PHASED STRATA PLAN OF A PORTION OF LOT 1, SECTION 14, TOWNSHIP 1 NEW WESTMINSTER DISTRICT, PLAN LMP30180

STRATA PLAN BCS 613
PHASE ONE

CITY OF SURREY
B. C. G. S. 92G. 007

Integrated Survey Area No. 1: Surrey.

This plan shows ground level measured distances
Prior to computation of UTM co-ordinates,
multiply by combined factor 0.9995895 NAD83 (CSRS)

Deposited and Registered in the Land Title Office at New Westminster B. C.
this 26 day of NOV, 2003.

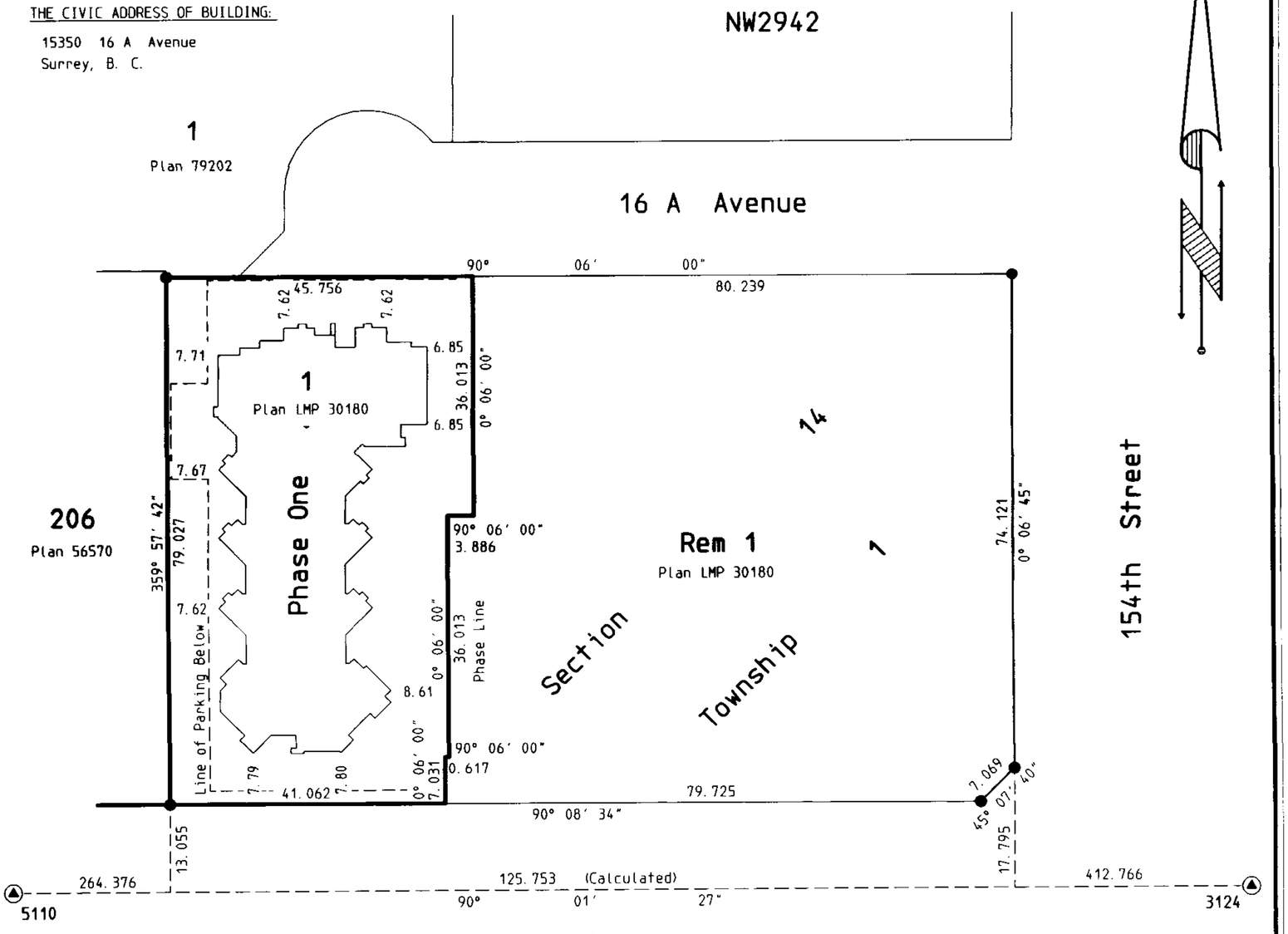
B. Bugera /CP
Registrar.

BV490606-659

SCALE 1: 750

10 5 0 10 20 30
All distances are in metres.

THE CIVIC ADDRESS OF BUILDING:
15350 16 A Avenue
Surrey, B. C.



16th Avenue

LEGEND

Strata Lot angles are 45° or 90° unless otherwise noted.
Grid Bearings are derived from observations
between control monuments 5110 and 3124.

- (▲) Denotes Control Monument Found
- ● Denotes Iron Post Found
- ○ Denotes Iron Post Placed
- SL Denotes Strata Lot
- (M) Denotes Mechanical being Common Property
- E Denotes Electrical Room being Common Property
- V Denotes Vent being Common Property
- (C) Denotes Common Property
- a= Denotes Arc Length Measurement
- (S. 15) Denotes Storage being Limited Common Property for Exclusive use of Strata Lot 15 (Typical)
- (T. 15) Denotes Terrace being Limited Common Property for Exclusive use of Strata Lot 15 (Typical)
- (P. 15) Denotes Parking being Limited Common Property for Exclusive use of Strata Lot 15 (Typical)

I, DAVID MARTENS, a British Columbia Land Surveyor
Certify that the building included in this
Strata Plan has not, as of September 25, 2003,
been previously occupied.

_____ B. C. L. S.

I, DAVID MARTENS of Langley, British Columbia
a British Columbia Land Surveyor, hereby 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.

Dated at Langley, B. C.
This 25th day of September, 2003.

_____ B. C. L. S.

I, D. S. Martens, a British Columbia Land Surveyor
of Langley 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 25th Day of September, 2003.
The plan was completed and checked, and the checklist
filed under No. 6367, on the 29th day of September, 2003.

_____, B. C. L. S.

D. S. Martens
B. C. Land Surveyor
21457 78th Avenue,
Langley B. C. V3A 6Y3
Telephone 888-2665

This Plan Lies Within The
Greater Vancouver Regional District.

FILED NWBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

SIGNATURES:

STRATA PLAN BCS 613

OWNER-DEVELOPER
OCEAN BAY PROPERTIES LTD.
(Inc No. 650411)

Authorized Signatory Jonathon Friesen

Authorized Signatory Gerald Heinrichs

Witness:

JoAnne Adamson
Name and Address of Witness:

496 Wallace Rd
Kelowna, BC
V1X 7N6

MORTGAGE (BV52213) and
ASSIGNMENT OF RENTS (BV52214)
CANADIAN WESTERN BANK

Authorized Signatory TIM RENNISON

Authorized Signatory BRUCE GIBBARD

Witness:

SHELLY CAMPBELL
Name and Address of Witness:

22ND FLOOR
1500 BURRARD ST
VANCOUVER BC
V6C 2R8

The City of Surrey as Holder of
Covenants BK303501, & BK303503,
and BV77657, & BV77659.

Authorized Signatory
D.W. MCCALLUM, MAYOR

Authorized Signatory
MARGARET JONES, CITY CLERK

Witness: SUSAN PALMER, ASSISTANT CITY CLERK

Name and Address of Witness:

MORTGAGE: As Joint Tenants
MORTGAGE. (BT463455)

Henry BASSEN

Witness:

Merrydell Bergen
Name and Address of Witness:

66 Rosery Dr N.W.
Calgary A.B.
T2K 1L7

Samuel BERGEN

Witness:

Merrydell Bergen
Name and Address of Witness:

66 Rosery Dr N.W.
CALGARY AB.
T2K 1L7

George SUMMACH

Witness:

Merrydell Bergen
Name and Address of Witness:

66 Rosery Dr N.W.
Calgary, AB
T2K 1L7

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: 25th November 2003

Approving Officer for the City of Surrey.

Approved as Phase 1 of a 3 Phase Strata Plan
Under Section 224 of the Strata Property Act.
this 25th day of November, 2003.

Approving Officer for the
City of Surrey
NICHOLAS LA

B. C. L. S.

September 25, 2003.
File: Alm-Ph1. St2

FILED NWBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

BUILDING FOUNDATION DETAIL

Sheet 3 of 9 Sheets.

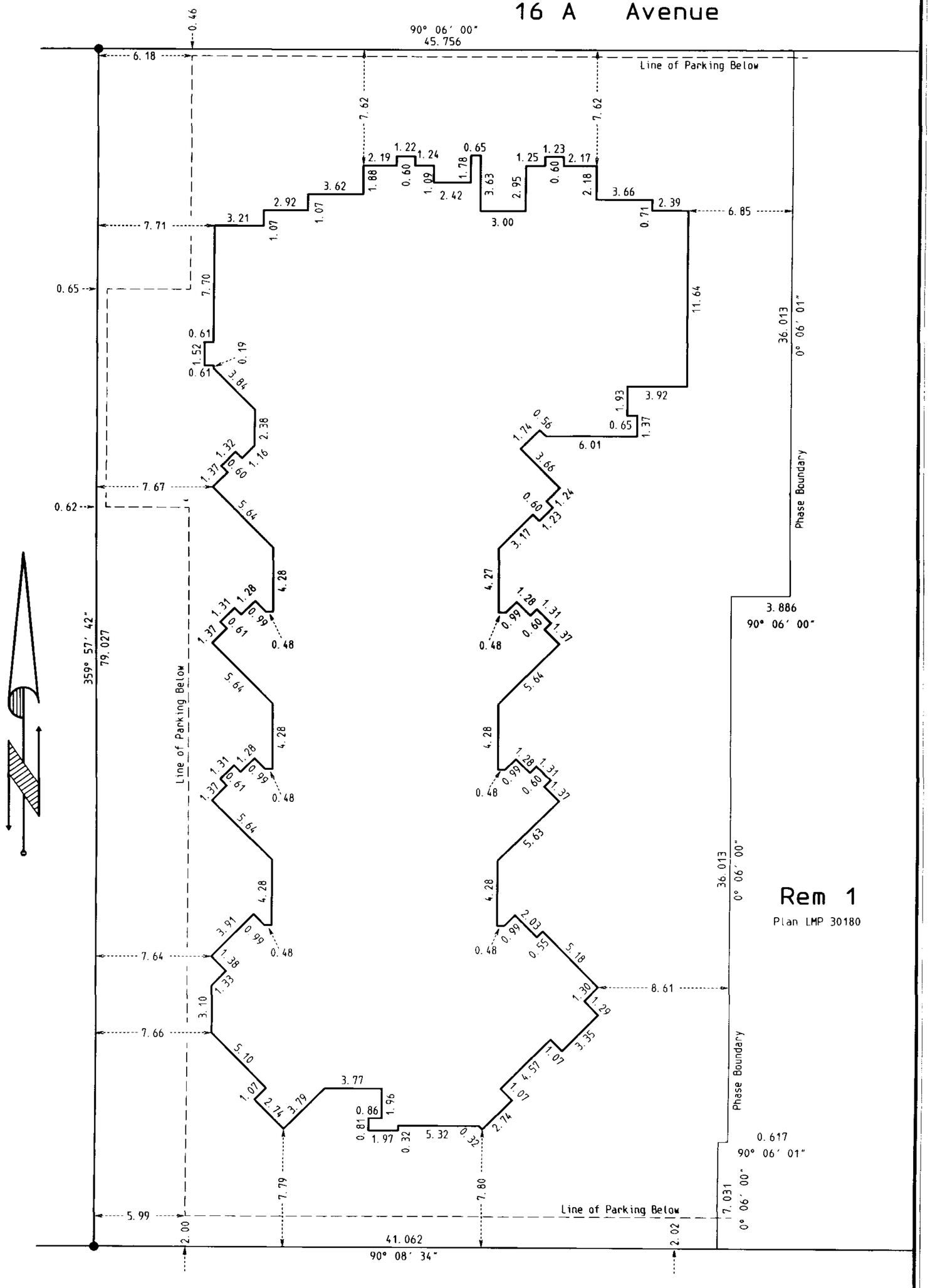
STRATA PLAN BCS 613

PHASE ONE

SCALE 1: 250

0 5 10 15 20

All Dimensions shown are in Metres.



B. C. L. S.

September 25, 2003.

File: Alm-Ph1. St3

FILED NWBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

FLOOR PLAN
PARKING LEVEL

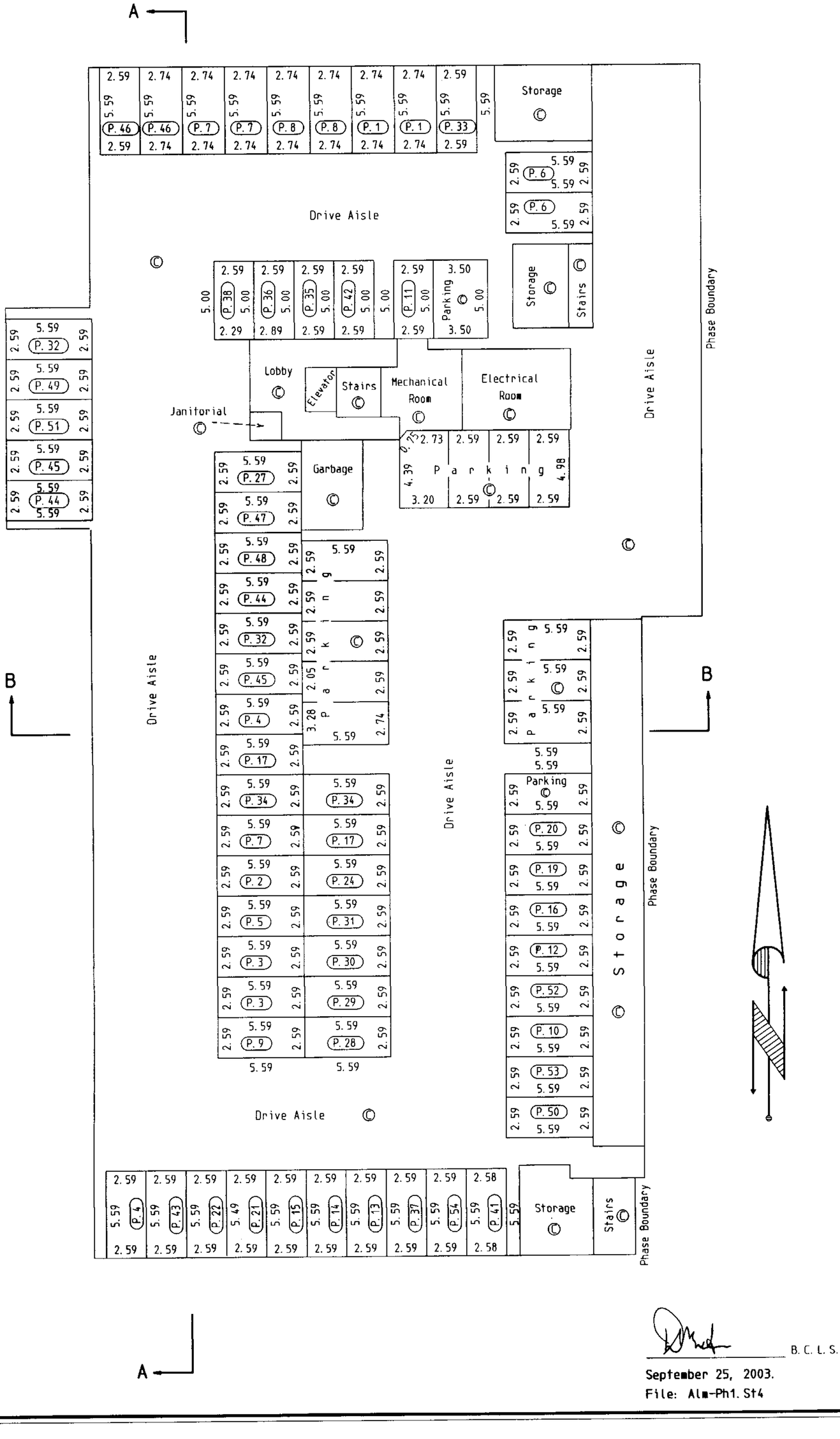
SCALE 1: 250

0 5 10 15 20

All Dimensions shown are in Metres.

STRATA PLAN BCS 613

PHASE ONE



B. C. L. S.

September 25, 2003.

File: Alm-Ph1. St4

FILED NWBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

FLOOR PLAN
GROUND FLOOR

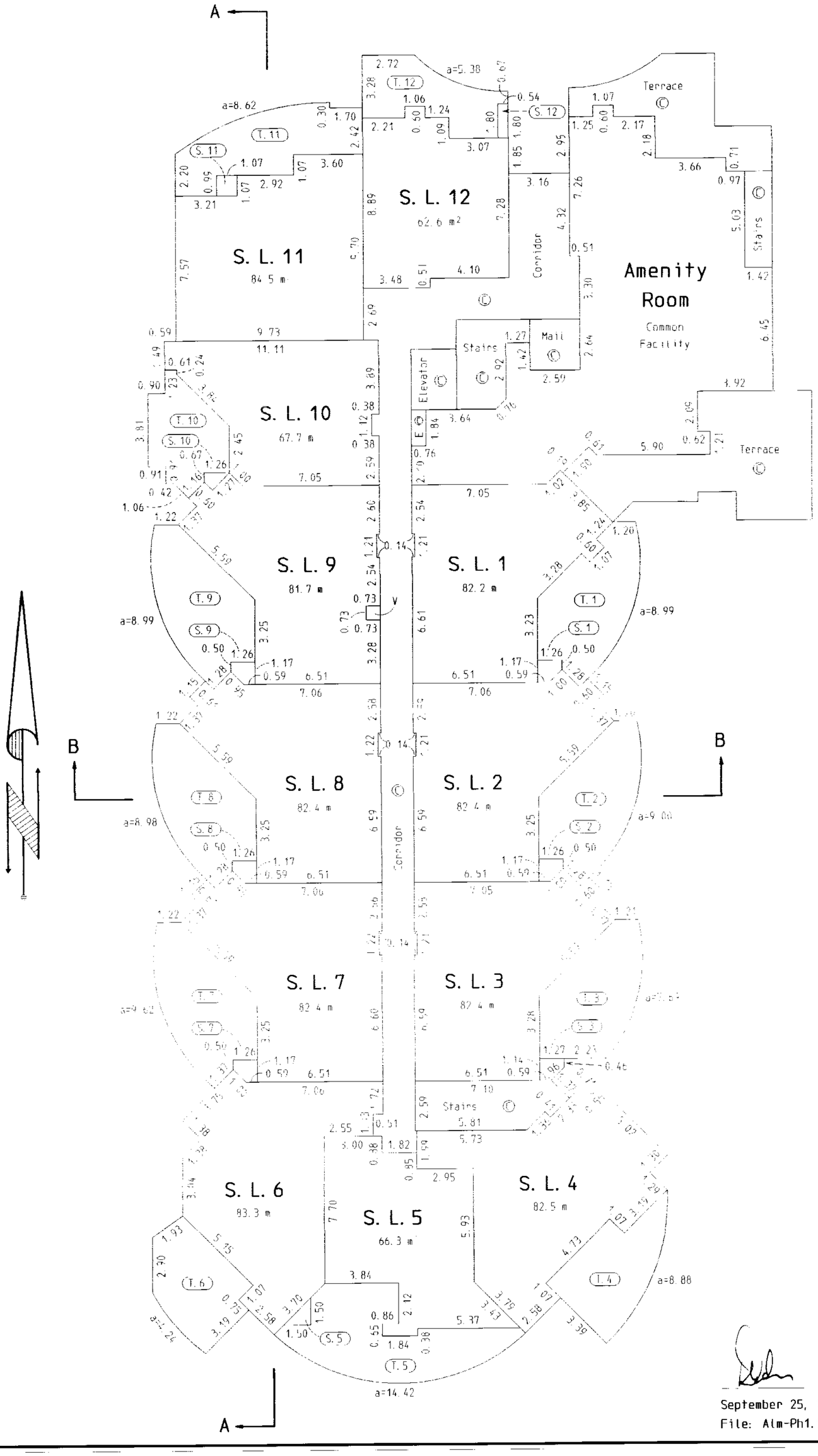
SCALE 1: 200

0 5 10 15 20

All Dimensions shown are in Metres.

STRATA PLAN BCS 613

PHASE ONE



B. C. L. S.

September 25, 2003.

File: Alm-Ph1. St5

FILED NWBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

FLOOR PLAN
SECOND FLOOR

SCALE 1: 200

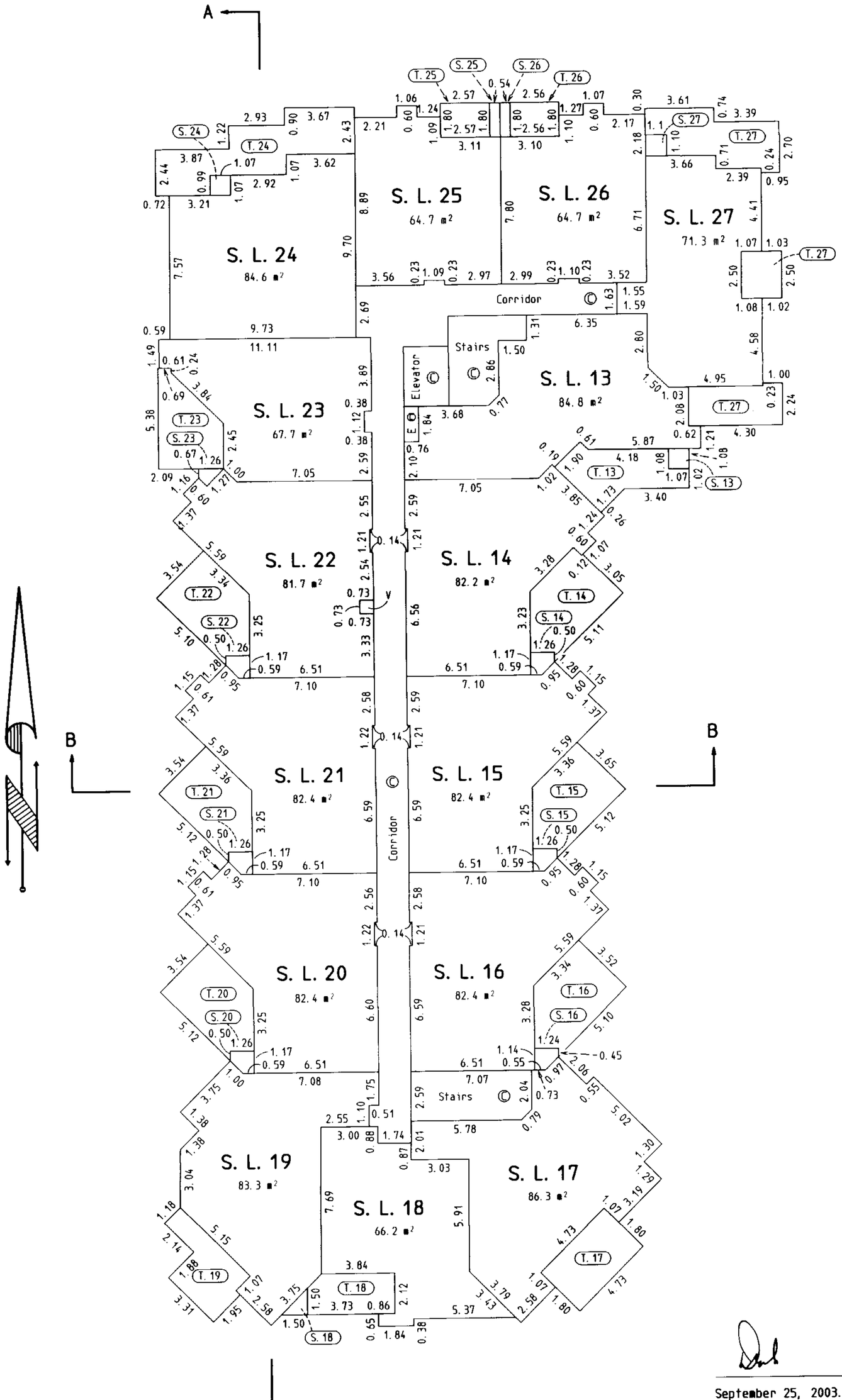
0 5 10 15 20

All Dimensions shown are in Metres.

Sheet 6 of 9 Sheets.

STRATA PLAN BCS 613

PHASE ONE



B. C. L. S.

September 25, 2003.

File: Alm-Ph1. St6

FILED NWBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

FLOOR PLAN
THIRD FLOOR

SCALE 1:200

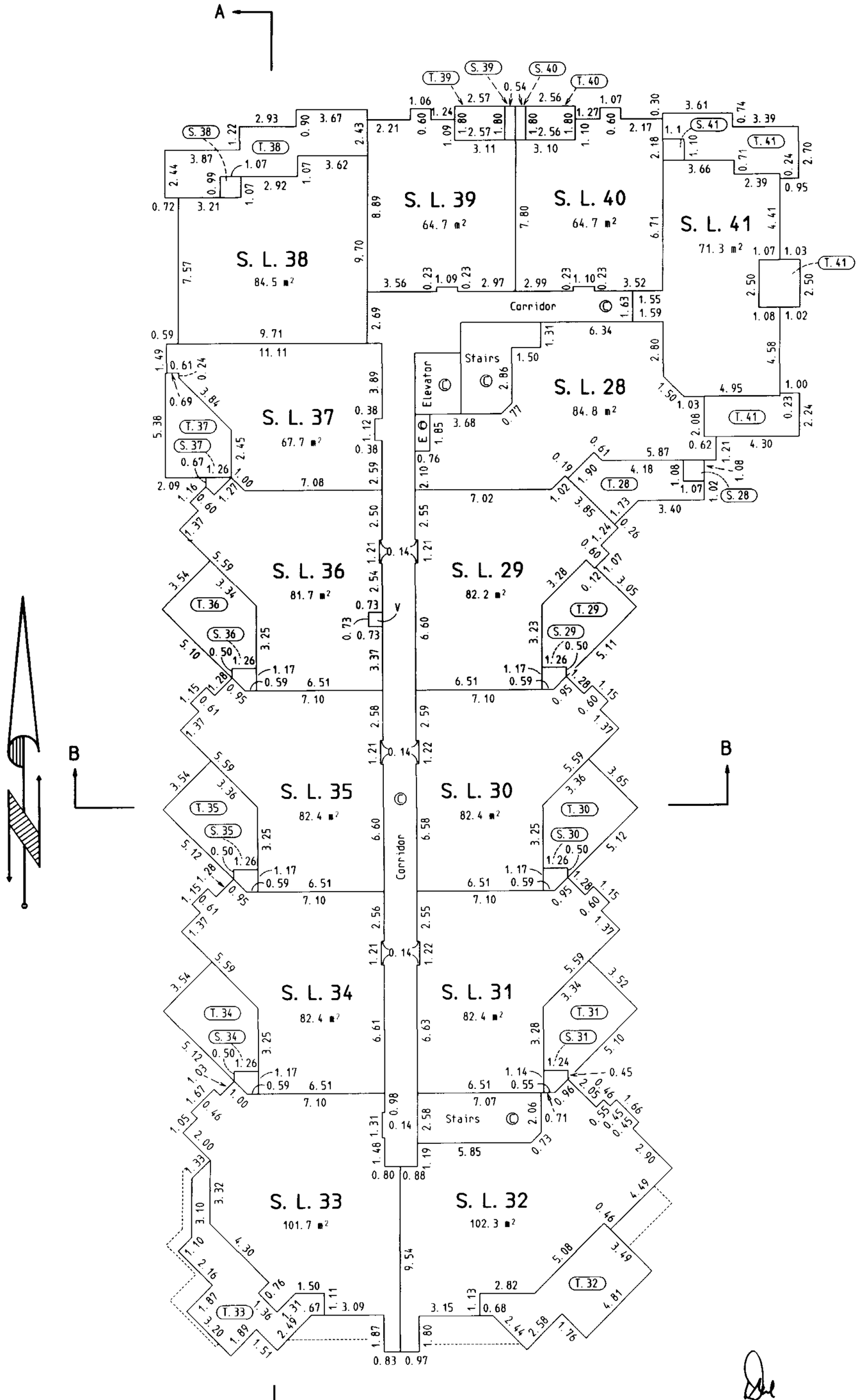
0 5 10 15 20

All Dimensions shown are in Metres.

Sheet 7 of 9 Sheets.

STRATA PLAN BCS 613

PHASE ONE



B. C. L. S.

September 25, 2003.

File: Alm-Ph1. St7

FILED NWBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

FLOOR PLAN
FOURTH FLOOR

SCALE 1: 200

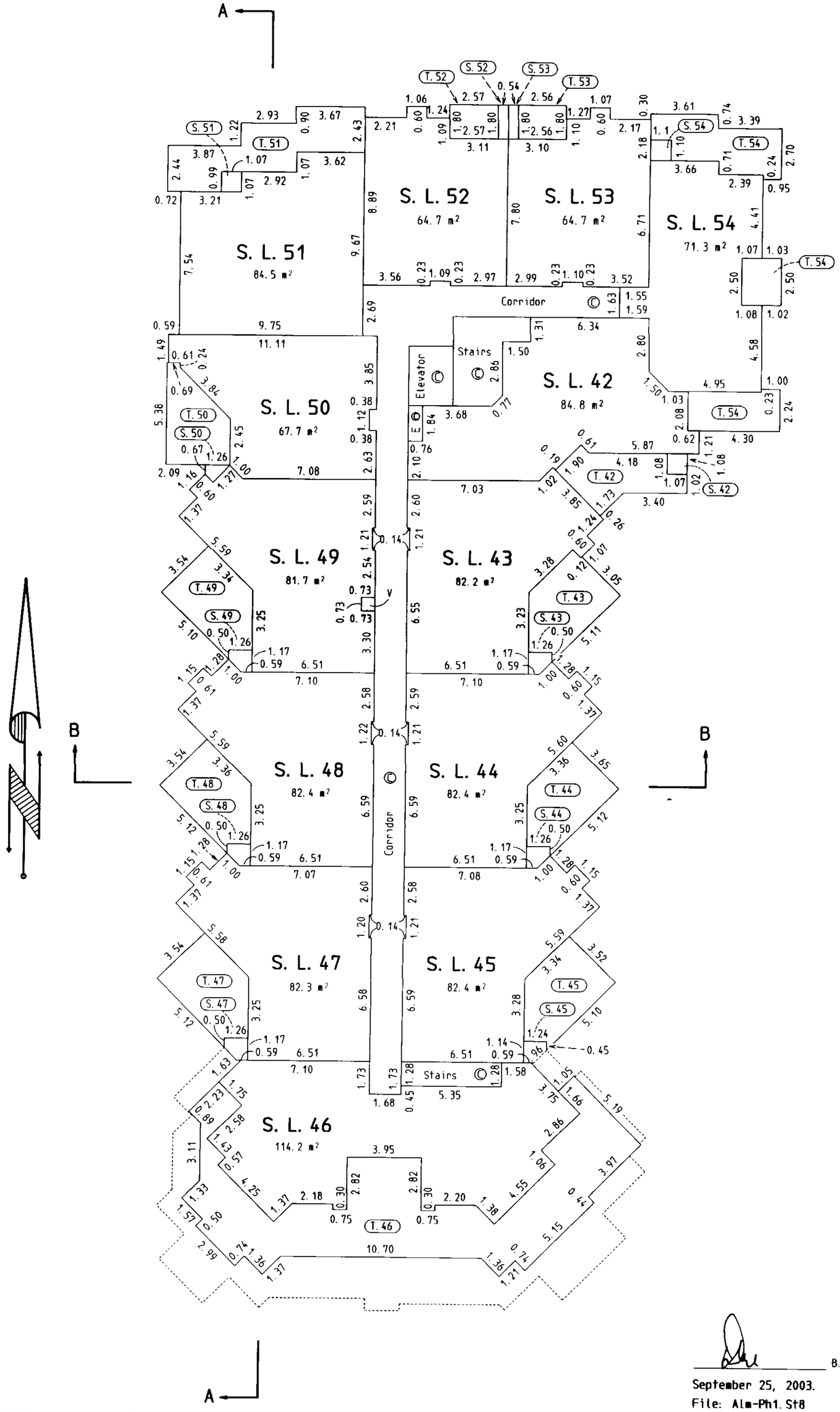
0 5 10 15 20

All Dimensions shown are in Metres.

Sheet 8 of 9 Sheets.

STRATA PLAN BCS 613

PHASE ONE



B. C. L. S.

September 25, 2003.

File: Alm-Ph1. St8

FILED NWBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

SECTIONS

SCALE 1: 250

0 5 10 15 20

All Dimensions shown are in Metres.

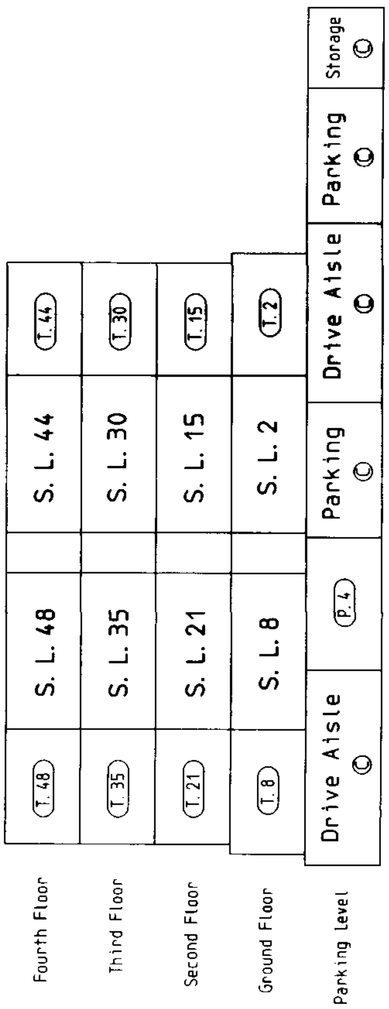
Sheet 9 of 9 Sheets.

STRATA PLAN BCS 613

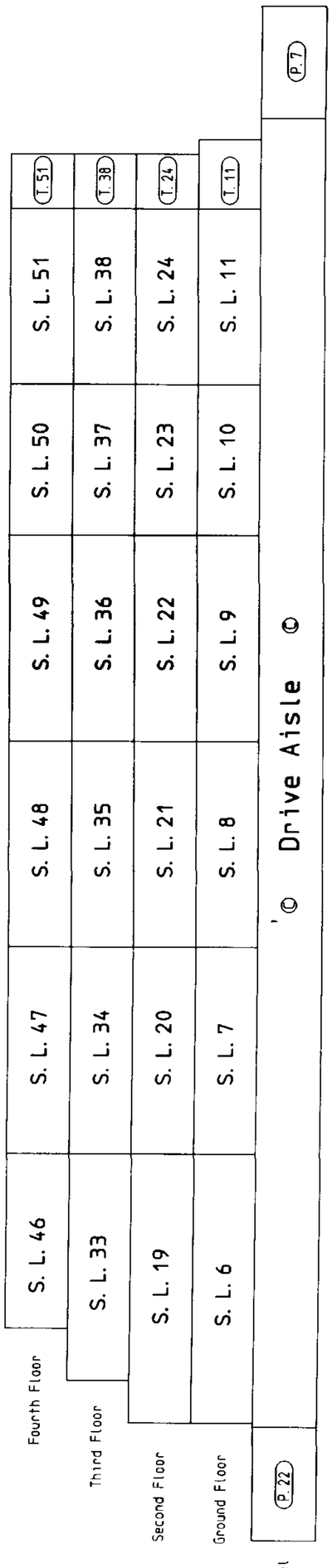
PHASE ONE

16 A Avenue

SECTION B-B



SECTION A-A



16th Avenue

B. C. L. S.

September 25, 2003.

File: Alm-Ph1. St9

FILED NWBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

PHASED STRATA PLAN OF A PORTION OF LOT 1, SECTION 14, TOWNSHIP 1 NEW WESTMINSTER DISTRICT, PLAN LMP30180

STRATA PLAN BCS 613
PHASE TWO

CITY OF SURREY
B. C. G. S. 92G. 007

Integrated Survey Area No. 1: Surrey.

This plan shows ground level measured distances
Prior to computation of UTM co-ordinates,
multiply by combined factor 0.9995895 NAD83 (CSRS)

Deposited and Registered in the Land Title Office at New Westminster B. C. this 10 day of JUNE, 2004.

Deputy D. Whitlock/GP Registrar.

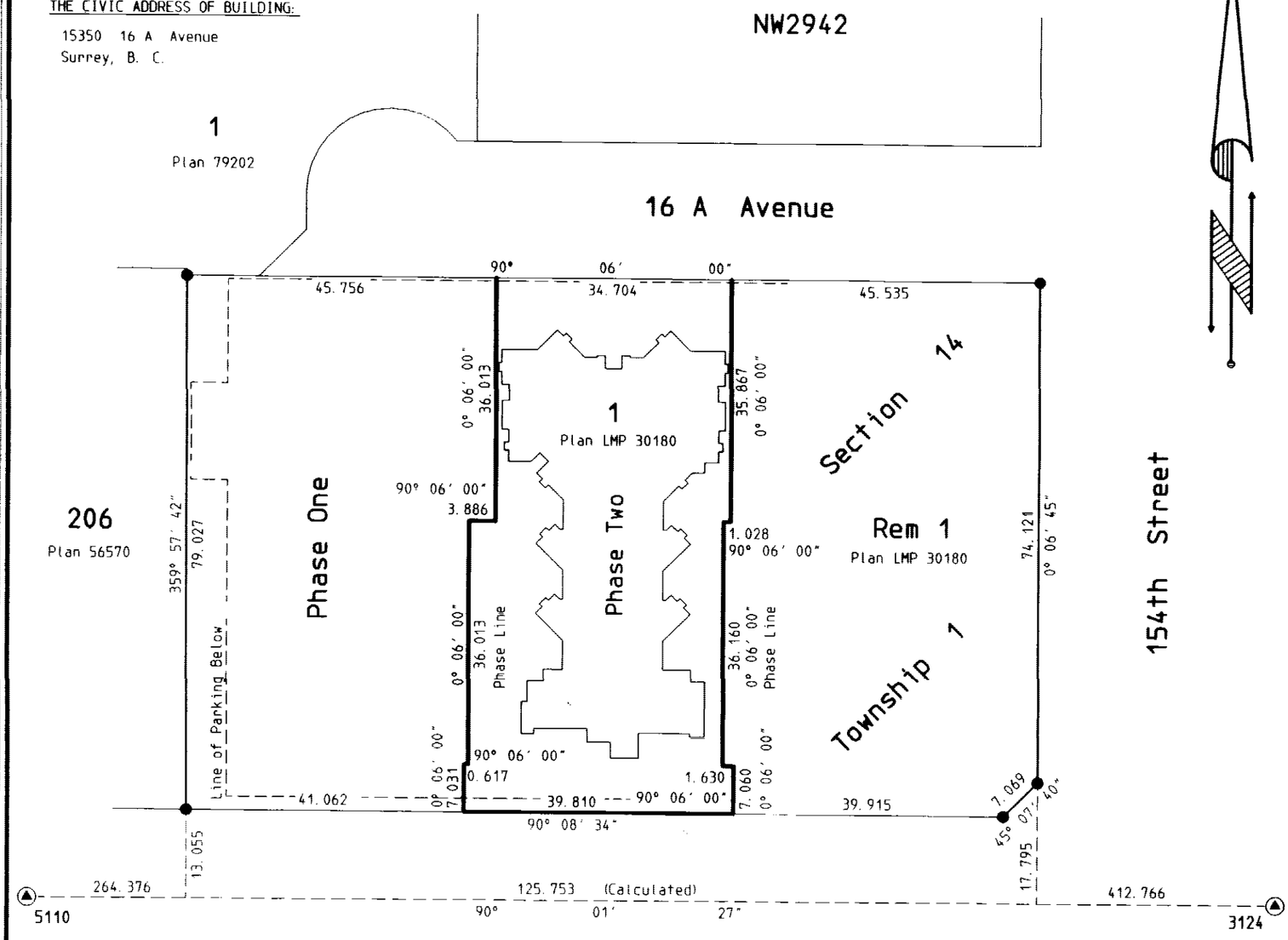
BW257713-764

SCALE 1: 750

10 5 0 10 20 30

All distances are in metres.

THE CIVIC ADDRESS OF BUILDING:
15350 16 A Avenue
Surrey, B. C.



16th Avenue

LEGEND

Strata Lot angles are 45° or 90° unless otherwise noted.
Grid Bearings are derived from observations between control monuments 5110 and 3124.

- ▲ Denotes Control Monument Found
- ● Denotes Iron Post Found
- ○ Denotes Iron Post Placed
- SL Denotes Strata Lot
- (M) Denotes Mechanical being Common Property
- E Denotes Electrical Room being Common Property
- V Denotes Vent being Common Property
- (C) Denotes Common Property
- a= Denotes Arc Length Measurement
- (S. 64) Denotes Storage being Limited Common Property for Exclusive use of Strata Lot 64 (Typical)
- (T. 64) Denotes Terrace being Limited Common Property for Exclusive use of Strata Lot 64 (Typical)
- (P. 64) Denotes Parking being Limited Common Property for Exclusive use of Strata Lot 64 (Typical)

D. S. Martens
B. C. Land Surveyor
21457 78th Avenue,
Langley B. C. V3A 6Y3
Telephone 888-2665

This Plan Lies Within The Greater Vancouver Regional District.

I, DAVID MARTENS, a British Columbia Land Surveyor Certify that the building included in this Strata Plan has not, as of March 19, 2004, been previously occupied.

_____ B. C. L. S.

I, DAVID MARTENS of Langley, British Columbia a British Columbia Land Surveyor, hereby 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.

Dated at Langley, B. C.
This 19th day of March, 2004.

_____ B. C. L. S.

I, D. S. Martens, a British Columbia Land Surveyor of Langley 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 19th Day of March, 2004.
The plan was completed and checked, and the checklist filed under No. 12972, on the 22nd day of March, 2004.

_____, B. C. L. S.

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

SIGNATURES:

STRATA PLAN BCS 613
PHASE TWO

OWNER-DEVELOPER
OCEAN BAY PROPERTIES LTD.
(Inc No. 650411)

Authorized Signatory

Authorized Signatory

Witness:

JoAnne Adamson
Name and Address of Witness:

496 Wallace Rd
Kelowna, BC
V1Y 7M6

MORTGAGE (BV52213) and
ASSIGNMENT OF RENTS (BV52214)
CANADIAN WESTERN BANK

Authorized Signatory Pat Dennison

Authorized Signatory M. FURLAN

Witness:

SHELLY CAMPBELL
Name and Address of Witness:

22 FLOOR 6666 BURRARD
VANCOUVER BC
V6C 2X8

The City of Surrey as Holder of
Covenants BK303501, & BK303503,
and BV77657, & BV77659.

Authorized Signatory
MAYOR D.W. (DOUG) McCALLUM

Authorized Signatory
MARGARET JONES, CITY CLERK

Witness:

Name and Address of Witness:

MORTGAGE: As Joint Tenants
MORTGAGE. (BT463455)

Henry BASSEN

Witness:

Melissa Summach
Name and Address of Witness:

268 Snowberry Circle
Calgary AB T3Z3C4

Samuel BERGEN

Witness:

Melissa Summach
Name and Address of Witness:

268 Snowberry Circle
Calgary AB T3Z3C4

George SUMMACH

Witness:

Melissa Summach
Name and Address of Witness:

268 Snowberry Circle
Calgary AB T3Z3C4

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: 10th June, 2004

Approving Officer for the City of Surrey.

Approved as Phase 2 of a 3 Phase Strata Plan
Under Section 224 of the Strata Property Act.
this 10th day of June, 2004.

Approving Officer for the
City of Surrey

B. C. L. S.

March 19, 2004.
File: Alm-Ph2. St2

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

BUILDING FOUNDATION DETAIL

SCALE 1: 250

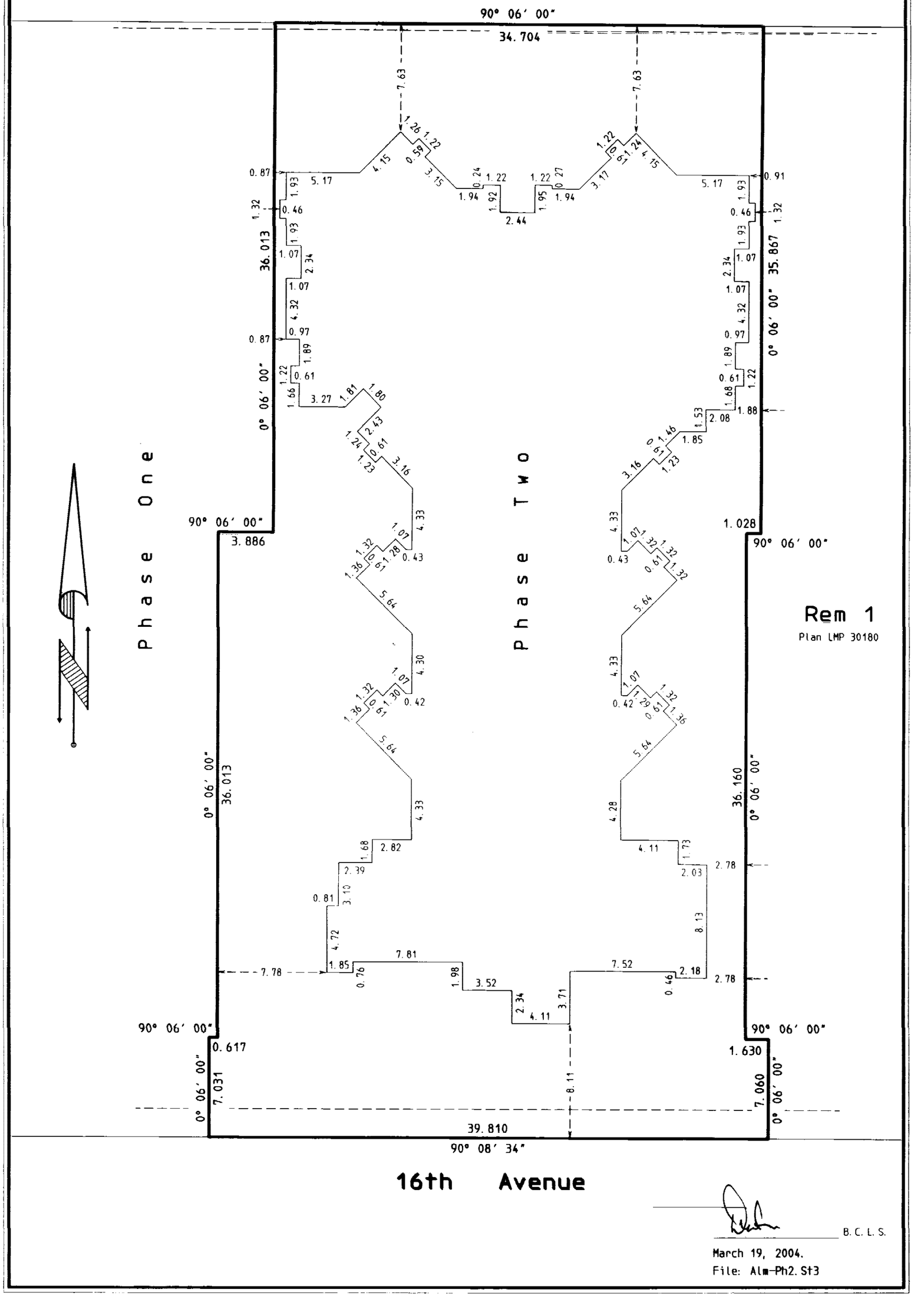
0 5 10 15 20

All Dimensions shown are in Metres.

Sheet 3 of 9 Sheets.

STRATA PLAN BCS 613
PHASE TWO

16 A Avenue



B. C. L. S.

March 19, 2004.
File: Alm-Ph2. St3

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

FLOOR PLAN
PARKING LEVEL

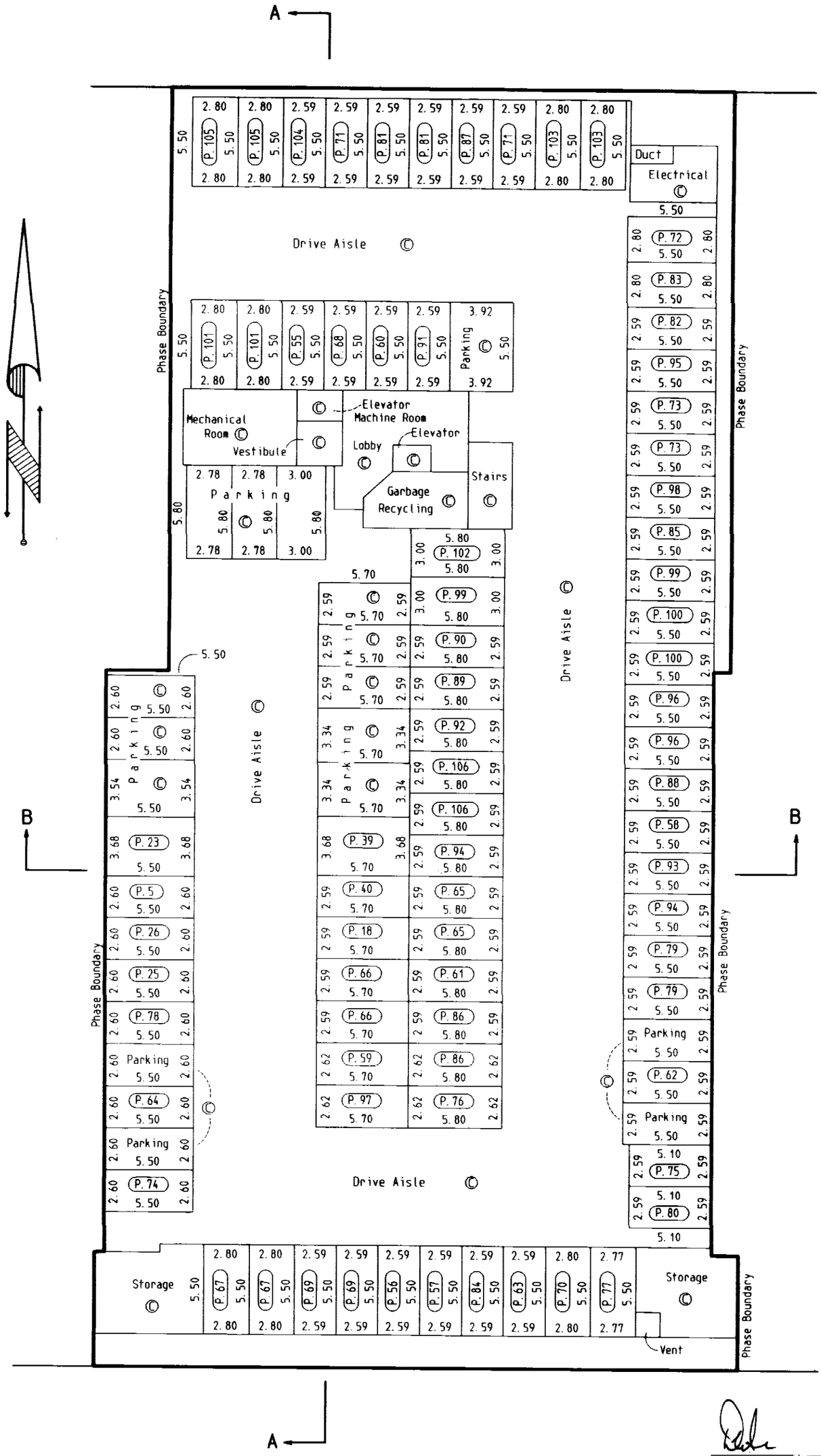
SCALE 1: 250

0 5 10 15 20

All Dimensions shown are in Metres.

Sheet 4 of 9 Sheets.

STRATA PLAN BCS 613
PHASE TWO



B. C. L. S.

March 19, 2004.

File: Ala-Ph2. St4

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

FLOOR PLAN
GROUND FLOOR

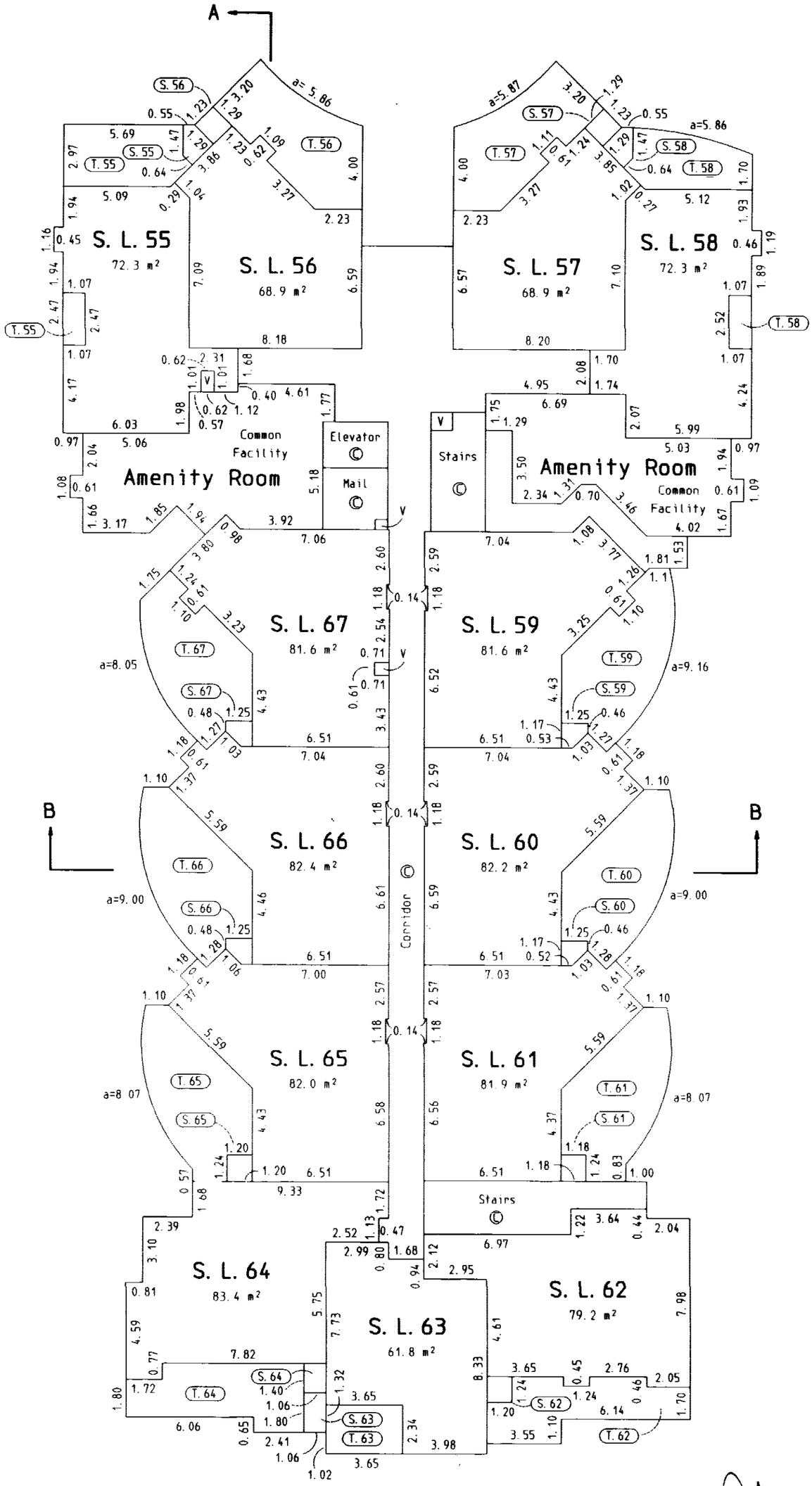
SCALE 1: 200

0 5 10 15 20

All Dimensions shown are in Metres.

Sheet 5 of 9 Sheets.

STRATA PLAN BCS 613
PHASE TWO



B. C. L. S.

March 19, 2004.

File: Alm-Ph2. St5

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

FLOOR PLAN
SECOND FLOOR

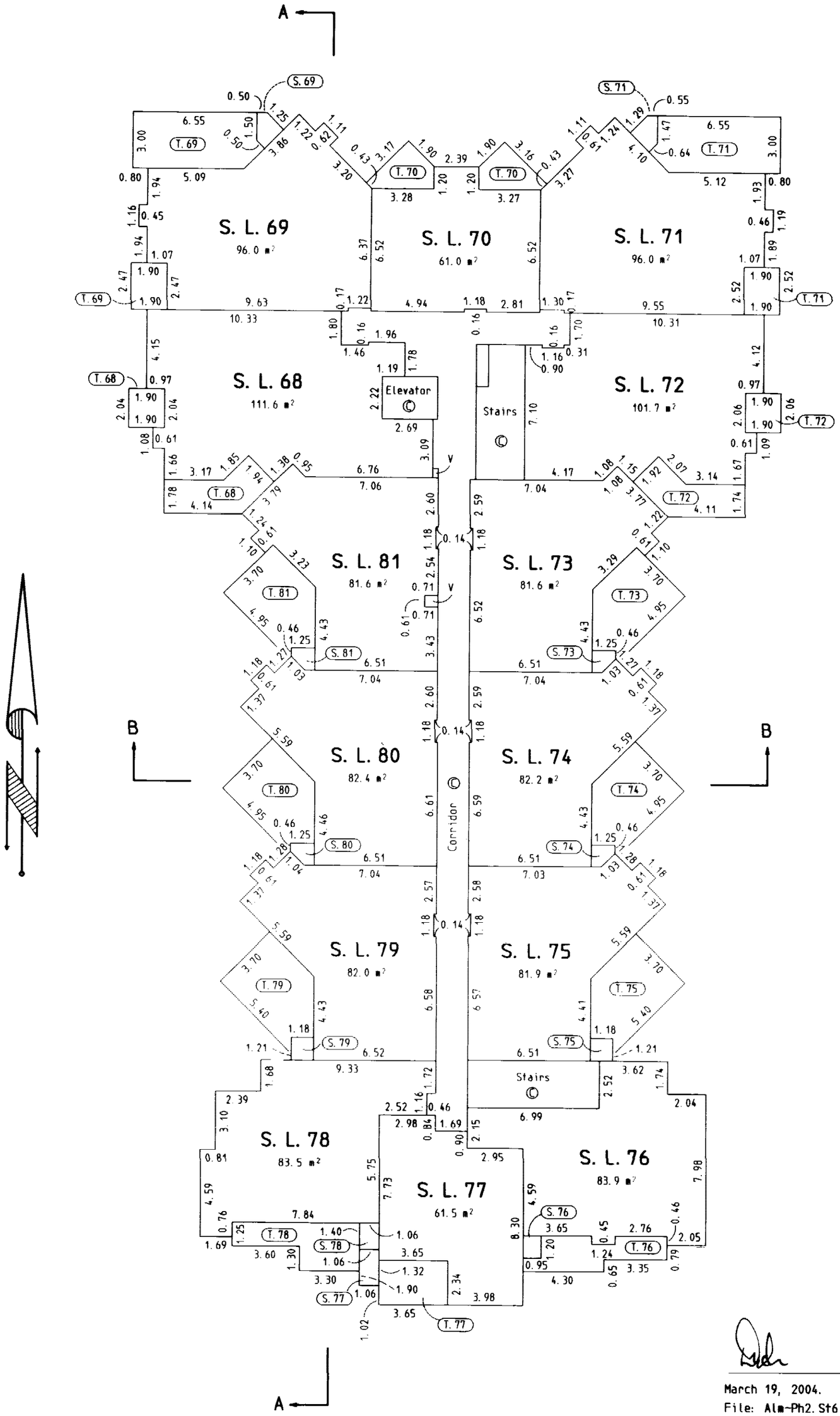
SCALE 1: 200

0 5 10 15 20

All Dimensions shown are in Metres.

Sheet 6 of 9 Sheets.

STRATA PLAN BCS 613
PHASE TWO



B. C. L. S.

March 19, 2004.
File: Alm-Ph2. St6

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

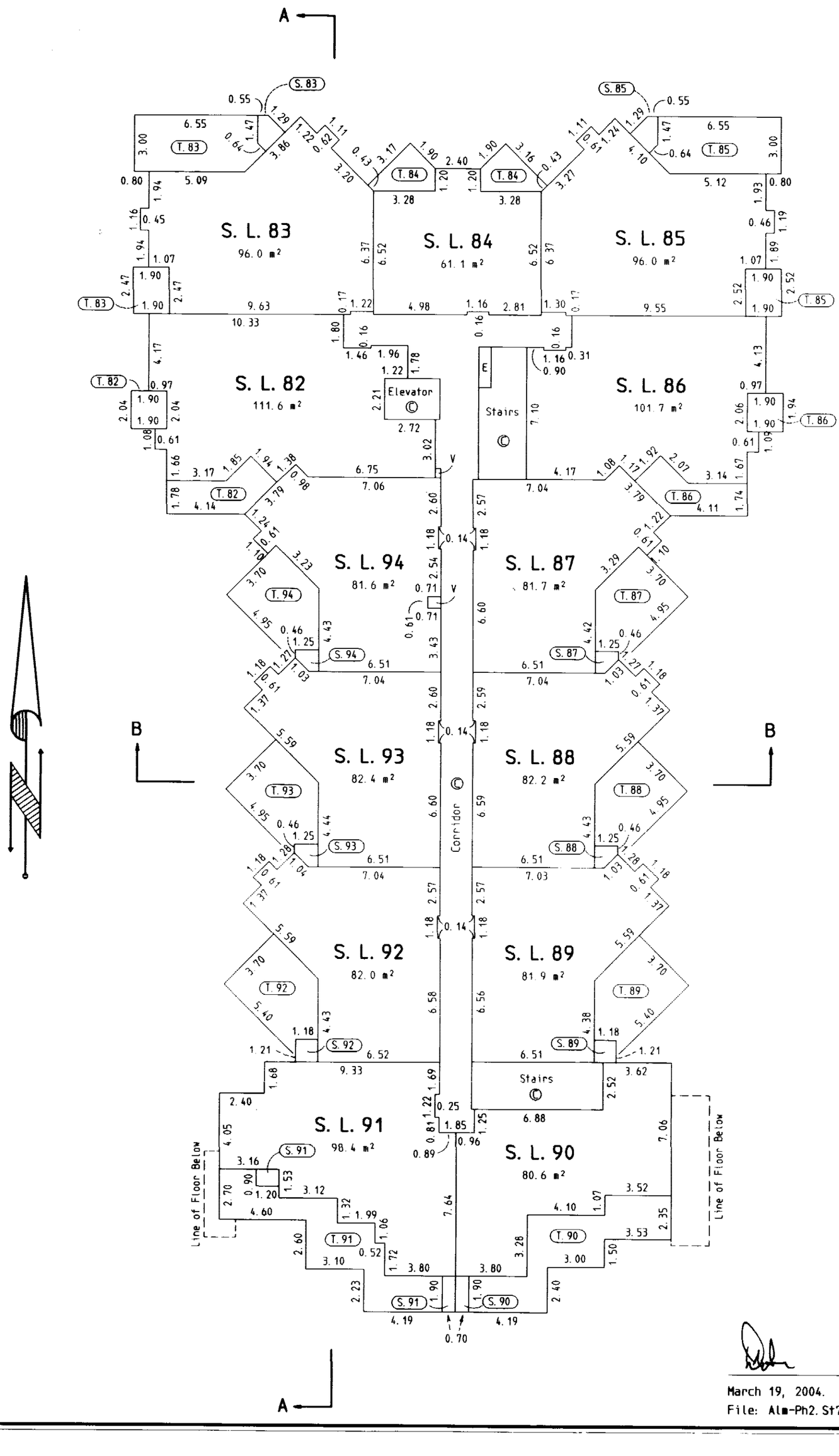
FLOOR PLAN
THIRD FLOOR

SCALE 1: 200

0 5 10 15 20

All Dimensions shown are in Metres.

STRATA PLAN BCS 613
PHASE TWO



B. C. L. S.

March 19, 2004.

File: Alm-Ph2. St7

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

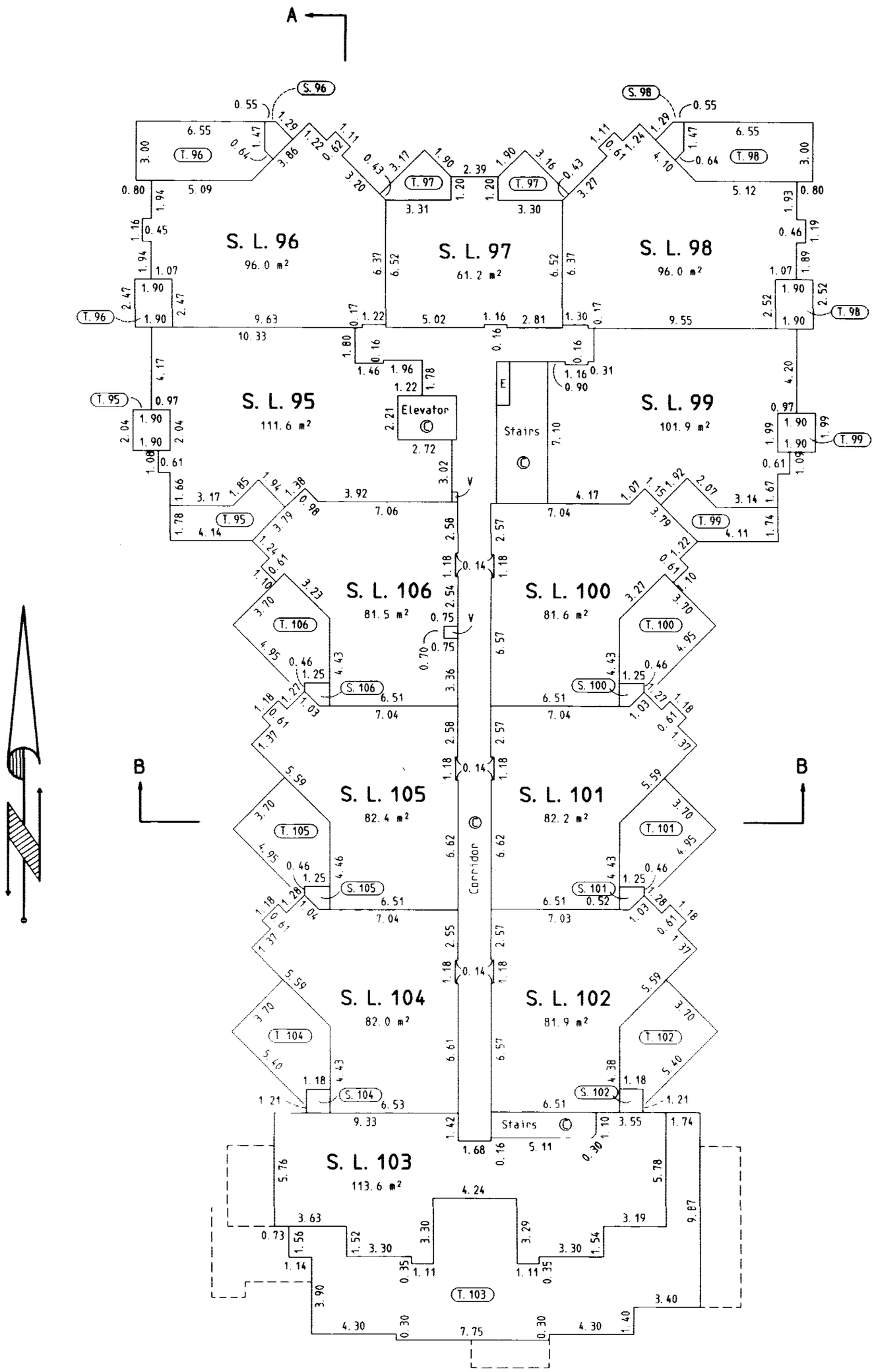
FLOOR PLAN
FOURTH FLOOR

SCALE 1: 200

0 5 10 15 20

All Dimensions shown are in Metres.

STRATA PLAN BCS 613
PHASE TWO



B.C.L.S.

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

SECTIONS

SCALE 1: 250

0 5 10 15 20

All Dimensions shown are in Metres.

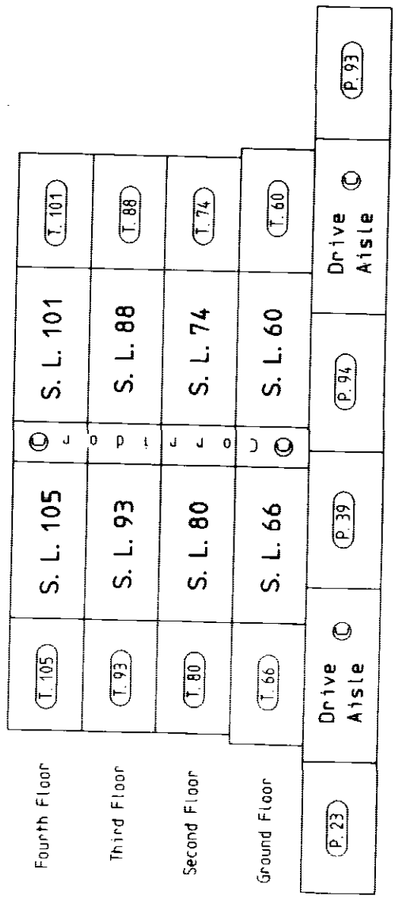
Sheet 9 of 9 Sheets.

STRATA PLAN BCS 613

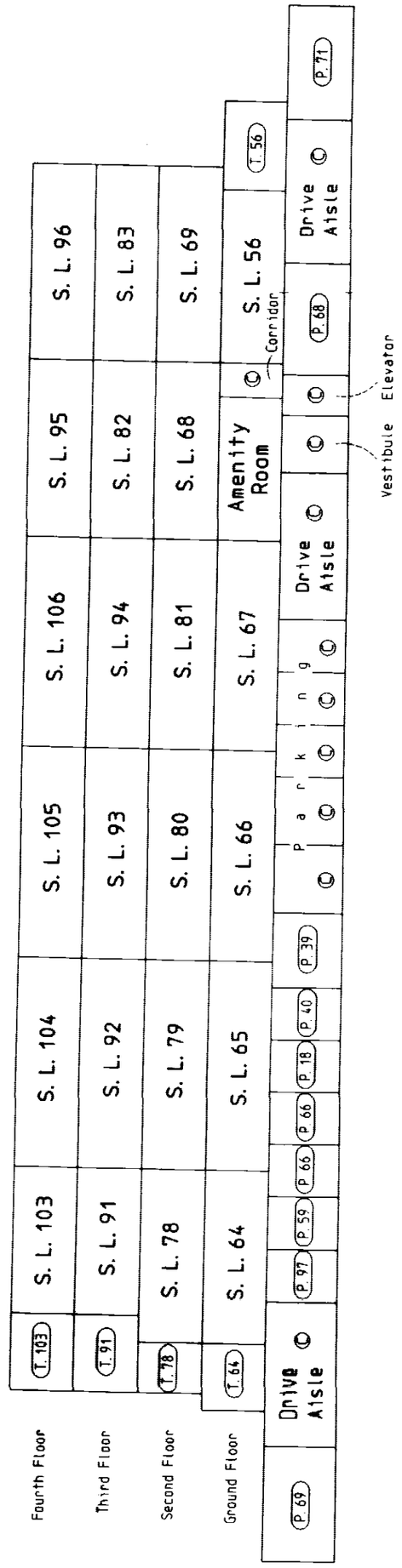
PHASE TWO

16 A Avenue

SECTION B-B



SECTION A-A



16th Avenue

B. C. L. S.

March 19, 2004.

File: Ala-Ph2. St9

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

PHASED STRATA PLAN OF A PORTION OF LOT 1, SECTION 14, TOWNSHIP 1 NEW WESTMINSTER DISTRICT, PLAN LMP30180

STRATA PLAN BCS 613

PHASE THREE

CITY OF SURREY
B. C. G. S. 92G. 007

Integrated Survey Area No. 1: Surrey.

This plan shows ground level measured distances
Prior to computation of UTM co-ordinates,
multiply by combined factor 0.9995895 NAD83 (CSRS)

Deposited and Registered in the Land Title Office at New Westminster B. C.
this 29th day of Dec., 2004.

I. MacDonald /as
Deputy Registrar.

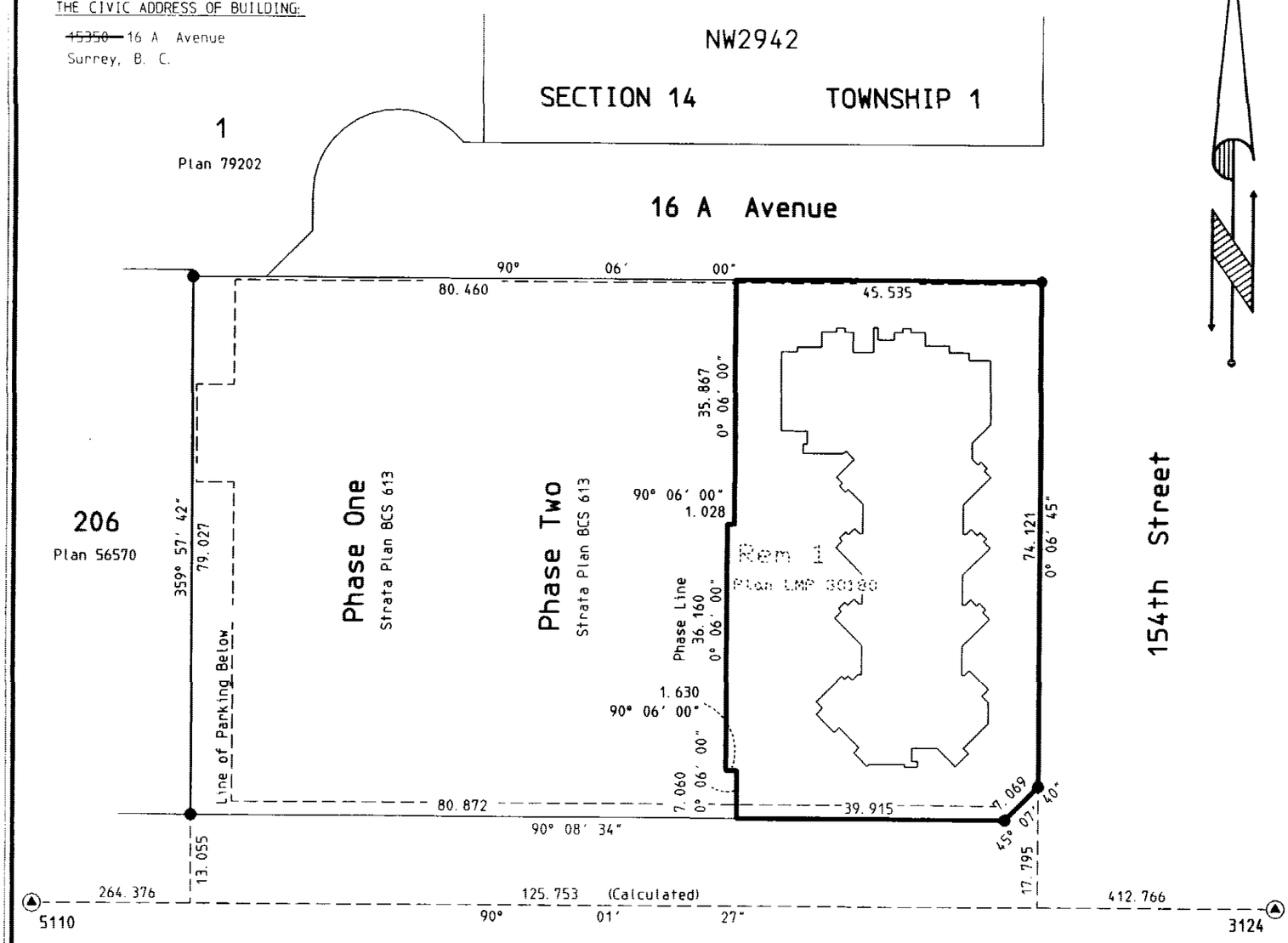
BW581891-941

SCALE 1: 750

10 5 0 10 20 30

All distances are in metres.

THE CIVIC ADDRESS OF BUILDING:
~~15350~~ 16 A Avenue
Surrey, B. C.



16th Avenue

LEGEND

Strata Lot angles are 45° or 90° unless otherwise noted.
Grid Bearings are derived from observations
between control monuments 5110 and 3124.

- Ⓐ Denotes Control Monument Found
- ● Denotes Iron Post Found
- ○ Denotes Iron Post Placed
- SL Denotes Strata Lot
- Ⓜ Denotes Mechanical being Common Property
- E Denotes Electrical Room being Common Property
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- Ⓒ Denotes Common Property
- a= Denotes Arc Length Measurement
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- (T. 64) Denotes Terrace being Limited Common Property for Exclusive use of Strata Lot 64 (Typical)
- (P. 64) Denotes Parking being Limited Common Property for Exclusive use of Strata Lot 64 (Typical)

I, DAVID MARTENS, a British Columbia Land Surveyor
Certify that the building included in this
Strata Plan has not, as of November 19, 2004,
been previously occupied.

_____ B. C. L. S.

I, DAVID MARTENS of Langley, British Columbia
a British Columbia Land Surveyor, hereby 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.

Dated at Langley, B. C.
This 19th day of November, 2004.

_____ B. C. L. S.

I, D. S. Martens, a British Columbia Land Surveyor
of Langley 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 19th Day of November, 2004.
The plan was completed and checked, and the checklist
filed under No. 24466, on the 29th day of November, 2004.

_____, B. C. L. S.

D. S. Martens
B. C. Land Surveyor
21457 78th Avenue,
Langley B. C. V3A 6Y3
Telephone 888-2665

This Plan Lies Within The
Greater Vancouver Regional District.

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

SIGNATURES:

STRATA PLAN BCS 613
PHASE THREE

OWNER-DEVELOPER
OCEAN BAY PROPERTIES LTD.
(Inc No. 650411)

Authorized Signatory GERALD HENRICHS

Authorized Signatory JONATHAN FRIESEN

Witness:

JoAnne Adamson
Name and Address of Witness:

496 Wallace Rd
Kelowna, BC
V1X 7M6

MORTGAGE (BV52213) and
ASSIGNMENT OF RENTS (BV52214)
CANADIAN WESTERN BANK

Authorized Signatory PAT RENNISON

Authorized Signatory KENNETH J. CUTTING

Witness: SHELLY CAMPBELL

SHELLY CAMPBELL
Name and Address of Witness:

2ND FL 1066 BURRARD
VANCOUVER BC
V6C 0X8.

The City of Surrey as Holder of
Covenants BK303501, & BK303503,
and BV77657, & BV77659.

Authorized Signatory MAYOR D.W. McCALLUM

Authorized Signatory MARGARET JONES, CITY CLERK

Witness:

Name and Address of Witness:

MORTGAGE: As Joint Tenants
MORTGAGE. (BT463455 & BW316203)

Henry BASSEN BT463455 & BW316203

Witness:

George Summach
Name and Address of Witness:

268 Snowberry
Calgary, AB.
T3Z 3C4

Samuel BERGEN BT463455

Witness:

Name and Address of Witness:

George SUMMACH BT463455 & BW316203

Witness:

Jo Anne Adamson
Name and Address of Witness:

496 Wallace Rd
Kelowna, BC
V1X 7M6

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: 23rd day of Dec., 2004.

Approving Officer for the City of Surrey.

NICHOLAS LAI

Approved as Phase 3 of a 3 Phase Strata Plan
Under Section 224 of the Strata Property Act.
this 23rd day of Dec., 2004.

Approving Officer for the
City of Surrey

NICHOLAS LAI

B. C. L. S.

November 19, 2004.
File: Alm-Ph3. S2

BUILDING FOUNDATION DETAIL

Sheet 3 of 9 Sheets.

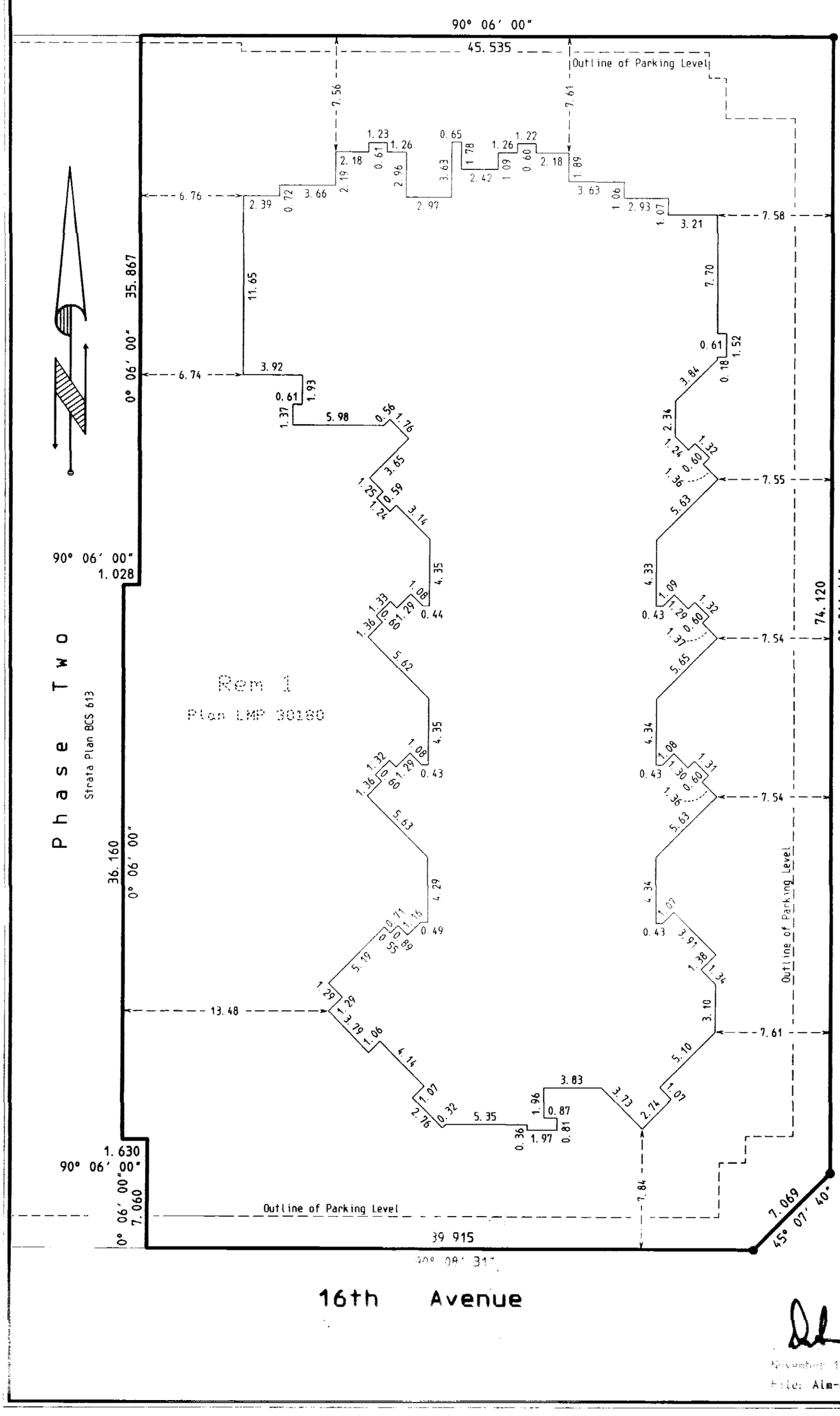
SCALE 1: 250

0 5 10 15 20

All Dimensions shown are in Metres.

STRATA PLAN BCS 613

PHASE THREE



November 14, 2003

File: Alm-Ph3.S3

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

FLOOR PLAN
PARKING LEVEL

SCALE 1: 250

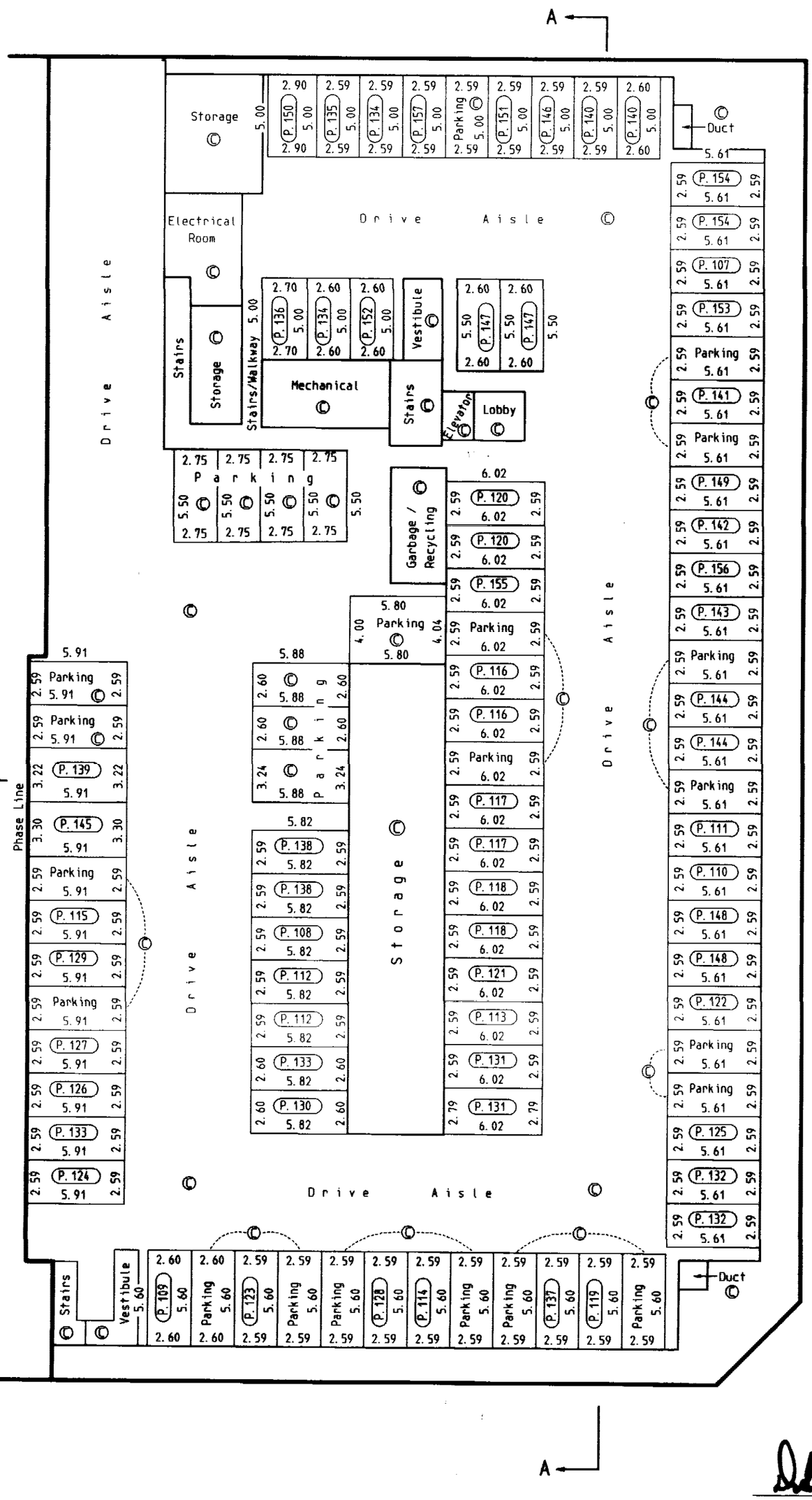
0 5 10 15 20

All Dimensions shown are in Metres.

Sheet 4 of 9 Sheets.

STRATA PLAN BCS 613

PHASE THREE



B. C. L. S.

November 19, 2004.

File: Alm-Ph3. S4

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

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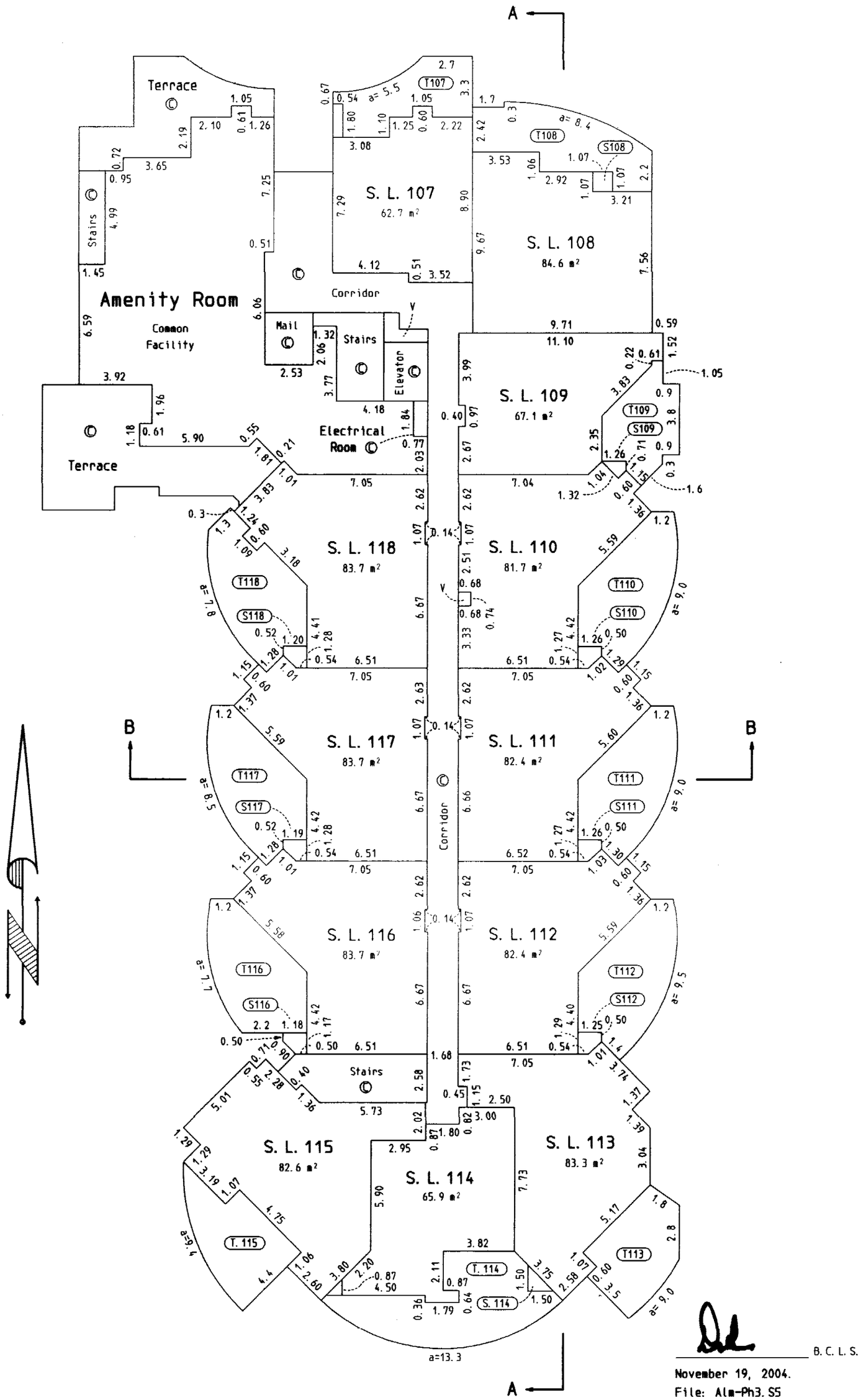
FLOOR PLAN
GROUND FLOOR

SCALE 1: 200

0 5 10 15 20

All Dimensions shown are in Metres.

STRATA PLAN BCS 613
PHASE THREE



B. C. L. S.

November 19, 2004.

File: Alm-Ph3. S5

FLOOR PLAN

SECOND FLOOR

SCALE 1: 200

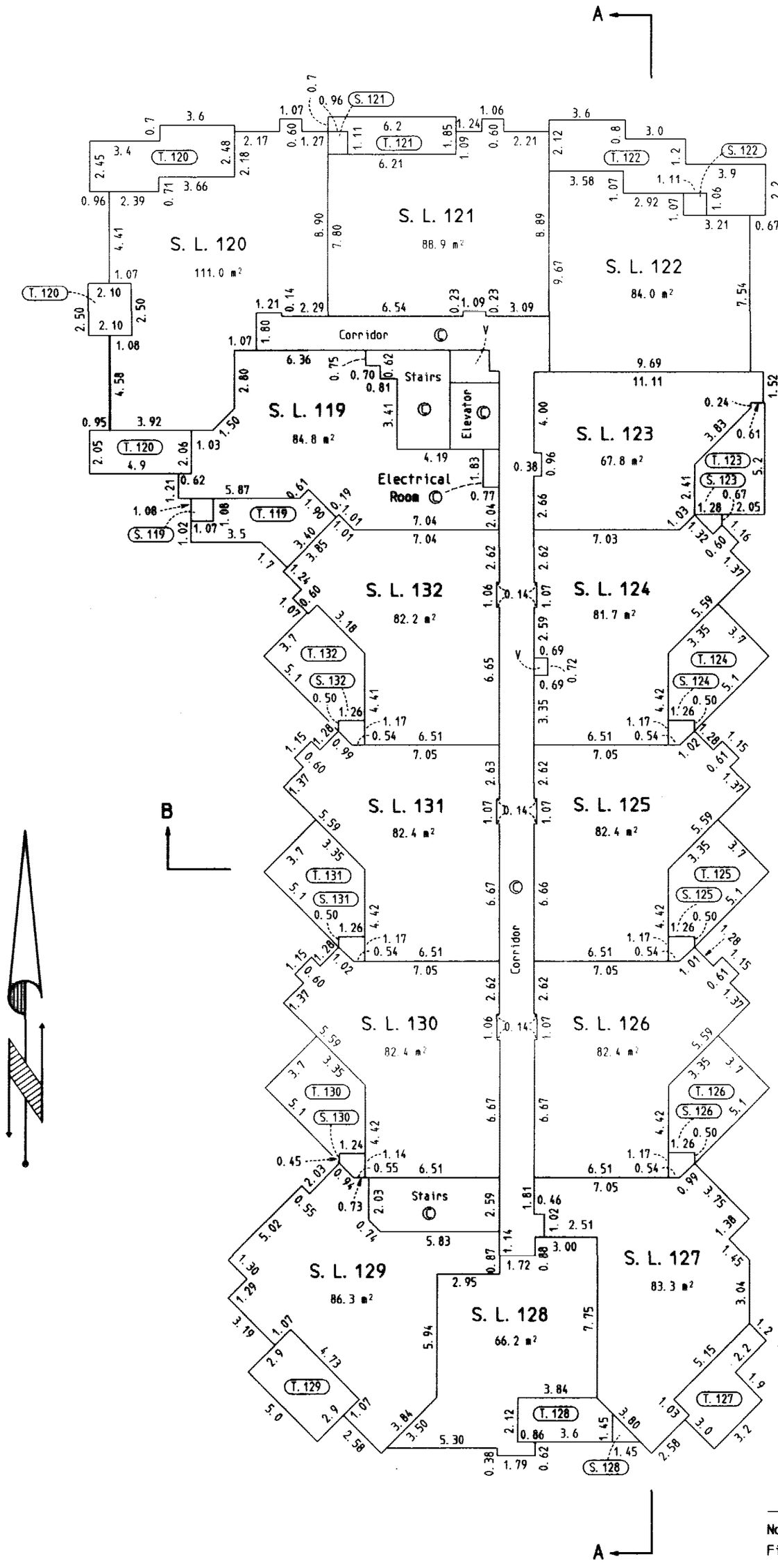
0 5 10 15 20

All Dimensions shown are in Metres.

Sheet 6 of 9 Sheets.

STRATA PLAN BCS 613

PHASE THREE



B. C. L. S.

November 19, 2004.

File: Alm-Ph3. S6

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

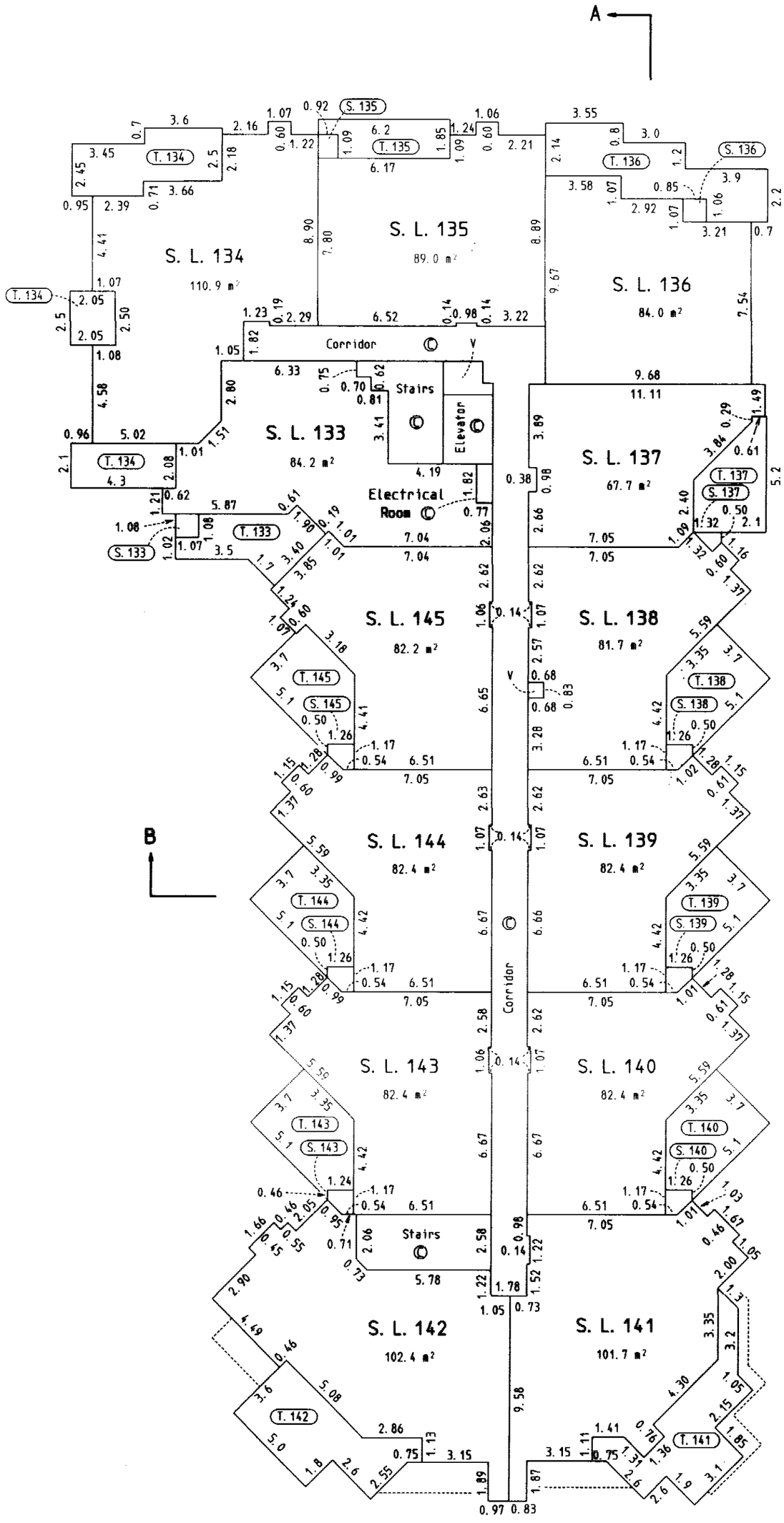
FLOOR PLAN
THIRD FLOOR

SCALE 1: 200

0 5 10 15 20

All Dimensions shown are in Metres.

STRATA PLAN BCS 613
PHASE THREE



B. C. L. S.

November 19, 2004.

File: Alm-Ph3. S7

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072

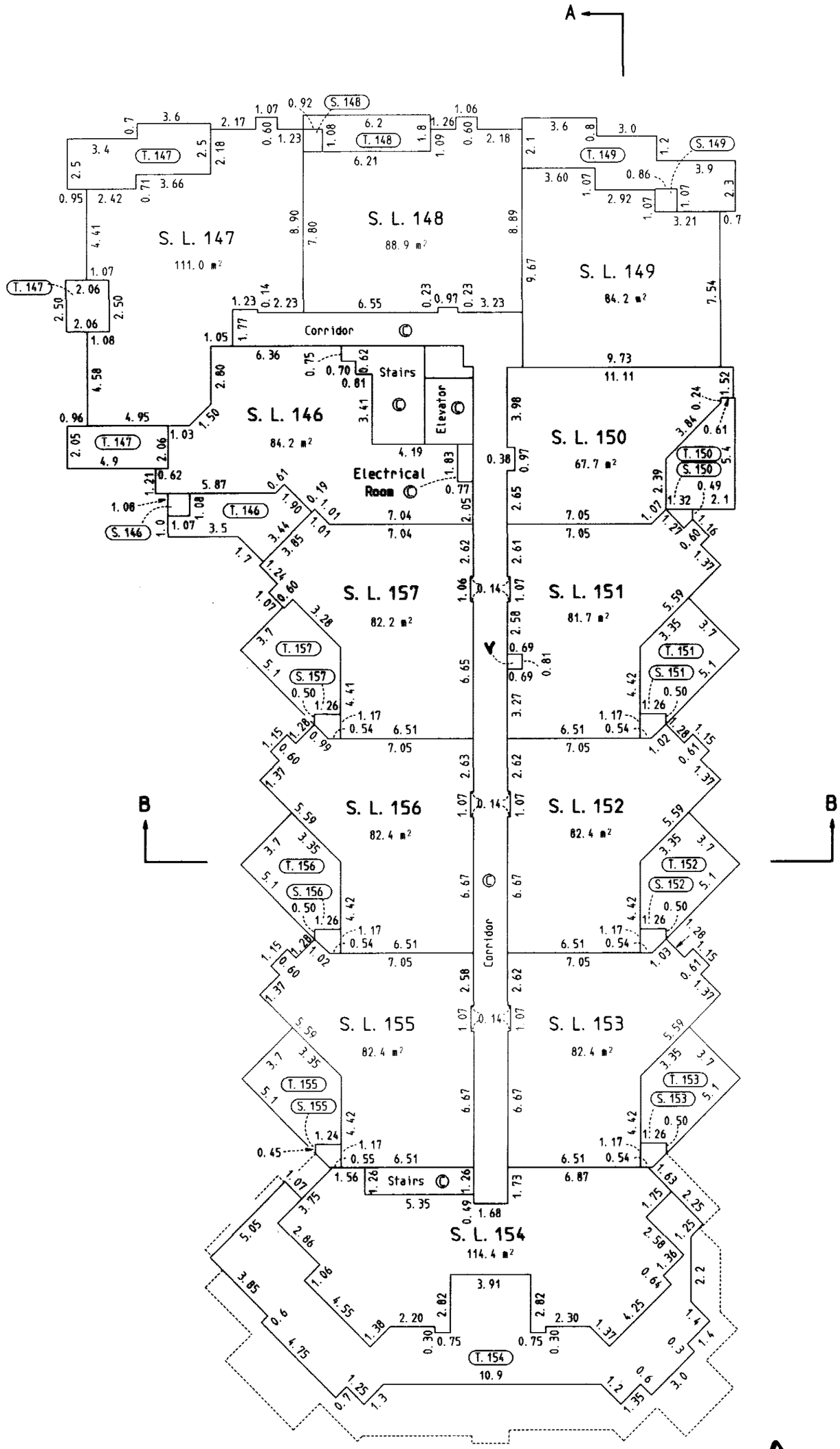
FLOOR PLAN
FOURTH FLOOR

SCALE 1: 200

0 5 10 15 20

All Dimensions shown are in Metres.

STRATA PLAN BCS 613
PHASE THREE



B. C. L. S.

November 19, 2004.

File: Alm-Ph3. S8

SECTIONS

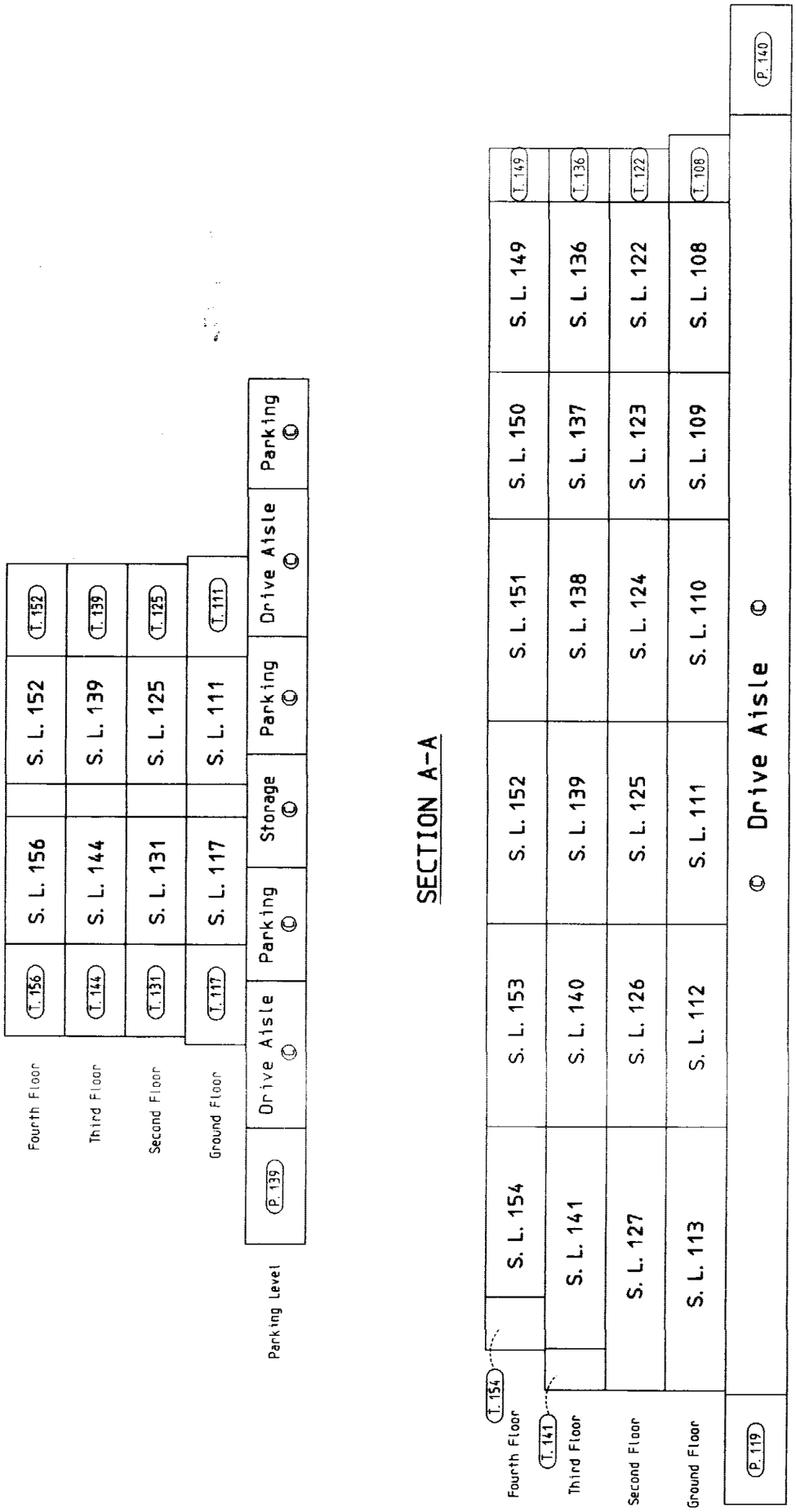
SCALE 1: 250

0 5 10 15 20

All Dimensions shown are in Metres.

STRATA PLAN BCS 613
PHASE THREE

16 A Avenue



16th Avenue

B. C. L. S.

November 19, 2004.
File: Alm-Ph3. s9

FILED NMBCS613 RCVD:2003-11-26 RQST:2010-07-06-12.32.19.072