STRATA PLAN OF A PORTION OF LOT A, SECTION 21, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN BCP19235

B.C.G.S. 92G.016

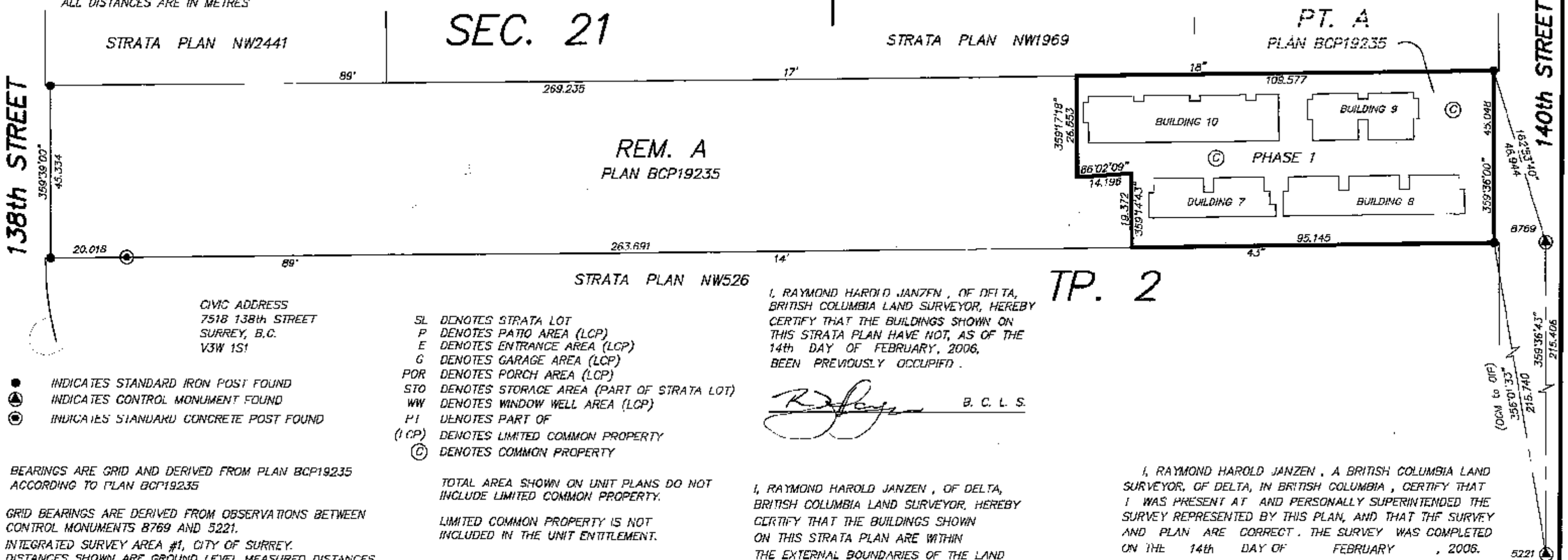
FOR BUILDING LOCATIONS SEE SHEET 2
FOR BUILDING DIMENSIONS SEE SHEETS 3 AND 4

20 10 0 10 30 50
SCALE 1 : 1000
ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 1790
PHASE 1

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS 29 DAY OF MARCH 2006

Ian MacDonald LCP
DEPUTY REGISTRAR
BA 363858 - 878



CIVIC ADDRESS
7518 138th STREET
SURREY, B.C.
V3W 1S1

● INDICATES STANDARD IRON POST FOUND
▲ INDICATES CONTROL MONUMENT FOUND
◉ INDICATES STANDARD CONCRETE POST FOUND

SL DENOTES STRATA LOT
P DENOTES PATIO AREA (LCP)
E DENOTES ENTRANCE AREA (LCP)
G DENOTES GARAGE AREA (LCP)
POR DENOTES PORCH AREA (LCP)
STO DENOTES STORAGE AREA (PART OF STRATA LOT)
WW DENOTES WINDOW WELL AREA (LCP)
PT DENOTES PART OF
(LCP) DENOTES LIMITED COMMON PROPERTY
Ⓒ DENOTES COMMON PROPERTY

BEARINGS ARE GRID AND DERIVED FROM PLAN BCP19235 ACCORDING TO PLAN BCP19235

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 8769 AND 5221.
INTEGRATED SURVEY AREA #1, CITY OF SURREY.
DISTANCES SHOWN ARE GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY THE MEAN COMBINED FACTOR 0.9995936 (NAD 83 C.S.R.S. 2005).

TOTAL AREA SHOWN ON UNIT PLANS DO NOT INCLUDE LIMITED COMMON PROPERTY.

LIMITED COMMON PROPERTY IS NOT INCLUDED IN THE UNIT ENTITLEMENT.

AREAS INDICATED AS E, G, P, WW, OR POR ARE LIMITED COMMON PROPERTY APPURTENANT TO THE STRATA LOT INDICATED.
i.e. E-1, G-1, P-1, WW-1 OR POR-1

STORAGE AREAS ARE PART OF THE STRATA LOT BUT NOT INCLUDED IN THE UNIT ENTITLEMENT.

I, RAYMOND HAROLD JANZEN, OF DELTA, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN HAVE NOT, AS OF THE 14th DAY OF FEBRUARY, 2006, BEEN PREVIOUSLY OCCUPIED.

B. C. L. S.

I, RAYMOND HAROLD JANZEN, OF DELTA, BRITISH COLUMBIA LAND SURVEYOR, HEREBY 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.
14th DAY OF FEBRUARY, 2006.

B. C. L. S.

I, RAYMOND HAROLD JANZEN, A BRITISH COLUMBIA LAND SURVEYOR, OF DELTA, 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 SURVEY WAS COMPLETED ON THE 14th DAY OF FEBRUARY, 2006.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER ECP# 44425 ON THE 14th DAY OF FEBRUARY, 2006

B. C. L. S.

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

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

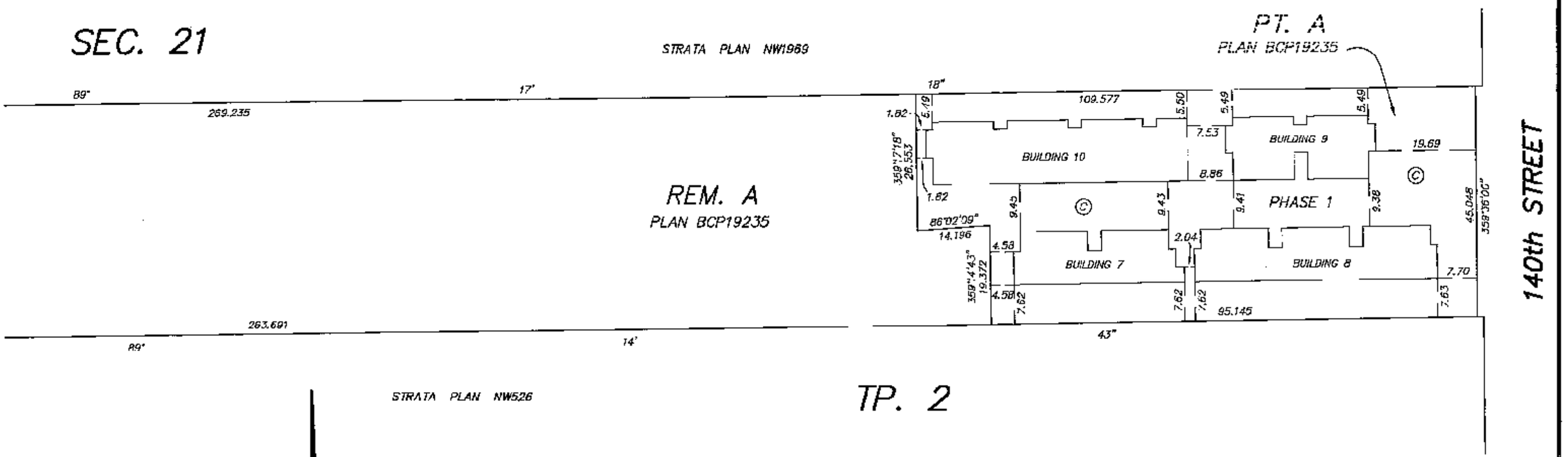
FILE 9083-ph1-title

BUILDING LOCATION PLAN

STRATA PLAN BCS 1790
PHASE 1

0 5 10 20 30 40 50

SCALE 1 : 750
ALL DISTANCES ARE IN METRES



MURRAY & ASSOCIATES
201–12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597–9189

B.C.L.S.
(14th FEBRUARY, 2006
FILE 9083–ph1–loc

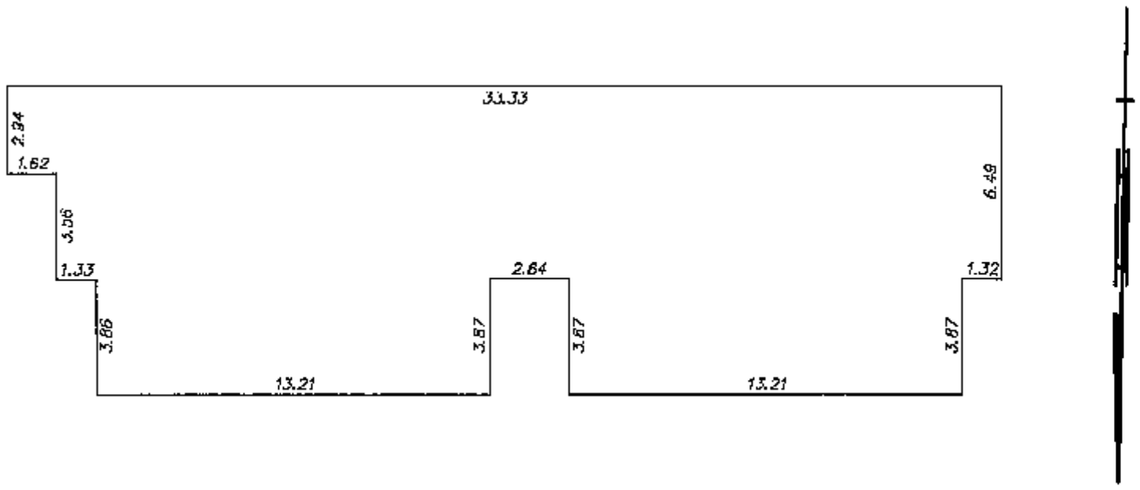
BUILDING DIMENSIONS FOR LOCATION SHEET

DIMENSIONS ARE TO OUTSIDE OF CONCRETE FOUNDATION WALLS

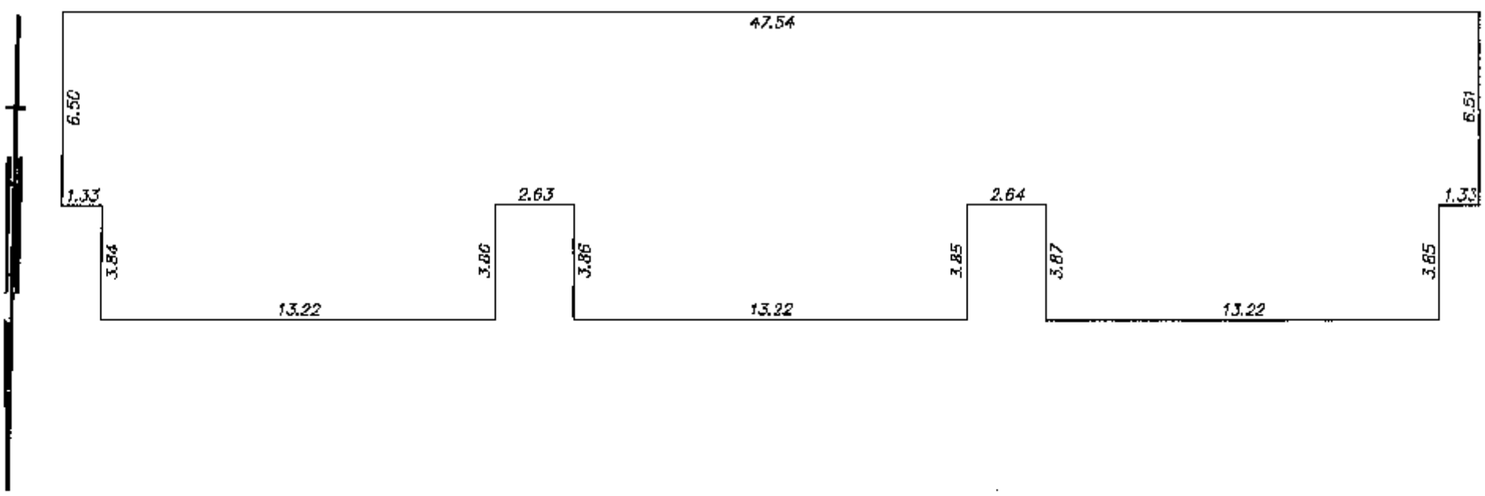
STRATA PLAN BCS 1790

PHASE 1

BUILDING 7



BUILDING 8



MURRAY & ASSOCIATES
201–12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597–9189

4 2 0 2 5 10

SCALE 1 : 200

B.C.L.S.
(14th) FEBRUARY, 2006

FILE 9083–final dim–1

FILED NWBCS1790 RCVD:2006-03-29 PRNT: 2008-07-28-13.32.15.933303

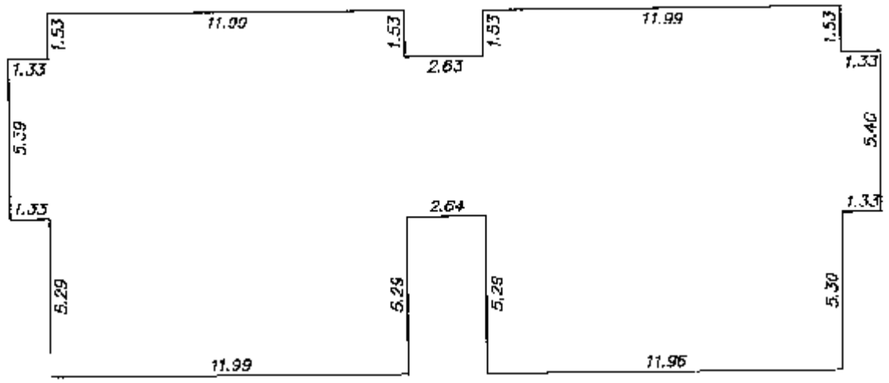
BUILDING DIMENSIONS FOR LOCATION SHEET

DIMENSIONS ARE TO OUTSIDE OF CONCRETE FOUNDATION WALLS

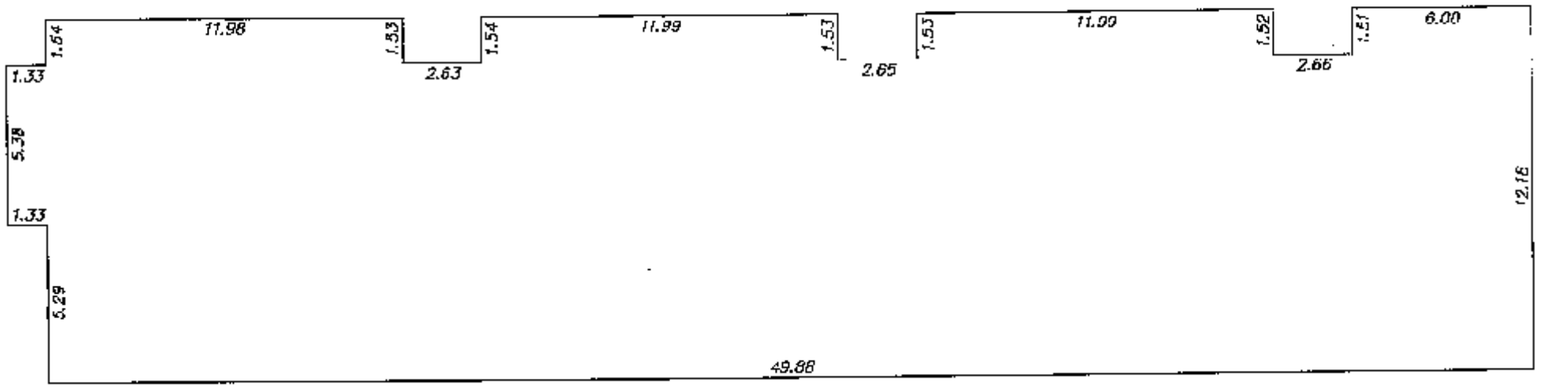
STRATA PLAN BCS 1790

PHASE 1

BUILDING 9



BUILDING 10



MURRAY & ASSOCIATES
201 - 12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

4 2 0 2 5 10

SCALE 1 : 200

B.C.L.S.
14th FEBRUARY, 2006

FILE 9083 final dim-2

STRATA PLAN BCS 1790
PHASE 1

LUGE HOLDINGS LTD.
INC. NO. 663896

Jerry Luking
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Stacey Yarwood
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

#201, 7795 - 128th Street
Surrey, BC V3W 4E6
ADDRESS

Executive Assistant
OCCUPATION

THE CITY OF SURREY, AS HOLDER OF COVENANT CHARGES BA 471716, BA471717 & BA 471718 HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN

AUTHORIZED SIGNATORY DIANNE L. WATTS, Mayor
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY MARGARET JONES, City Clerk
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

ADDRESS

OCCUPATION

APPROVED AS PHASE 1 OF A 4 PHASE
STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATED THIS 30th March 2006

APPROVING OFFICER FOR THE
CITY OF SURREY
NICHOLAS LAI

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

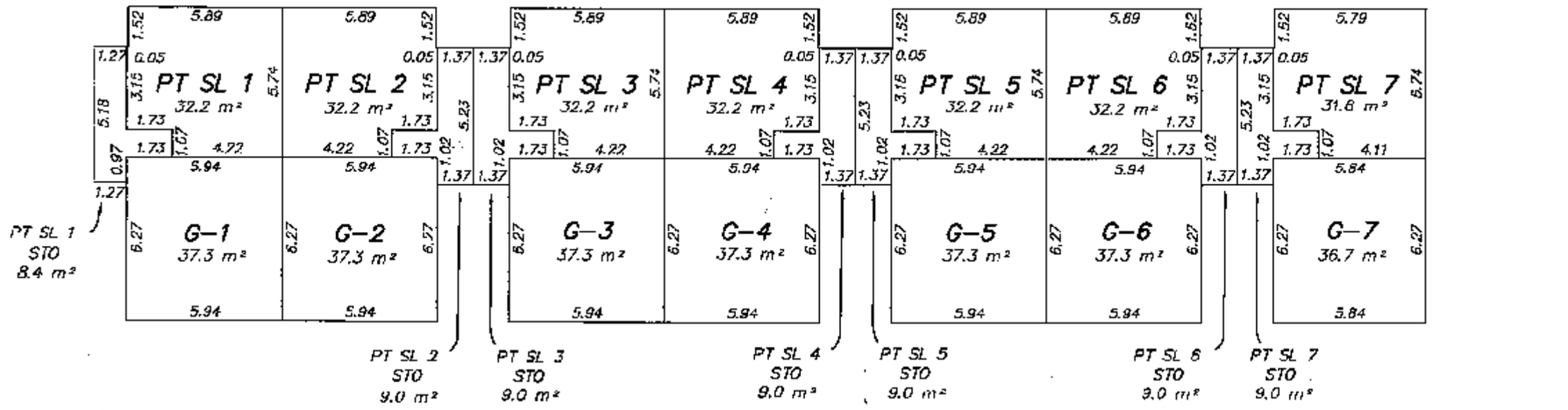
S. C. L. S.
14th February, 2006

FILE 9083-ph1-forms

BUILDING 10

STRATA PLAN BCS 1790
PHASE 1

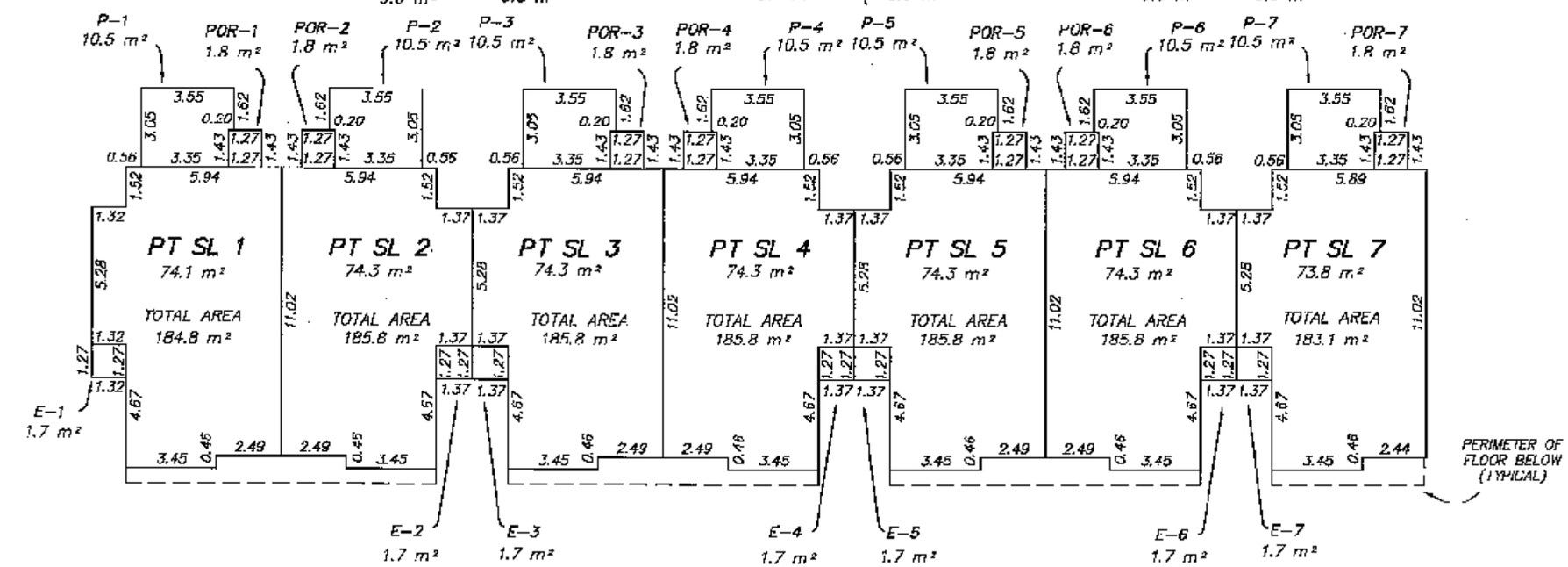
BASEMENT FLOOR



A

A'

MAIN FLOOR



A

A'

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

4 2 0 2 5 10
SCALE 1 : 200

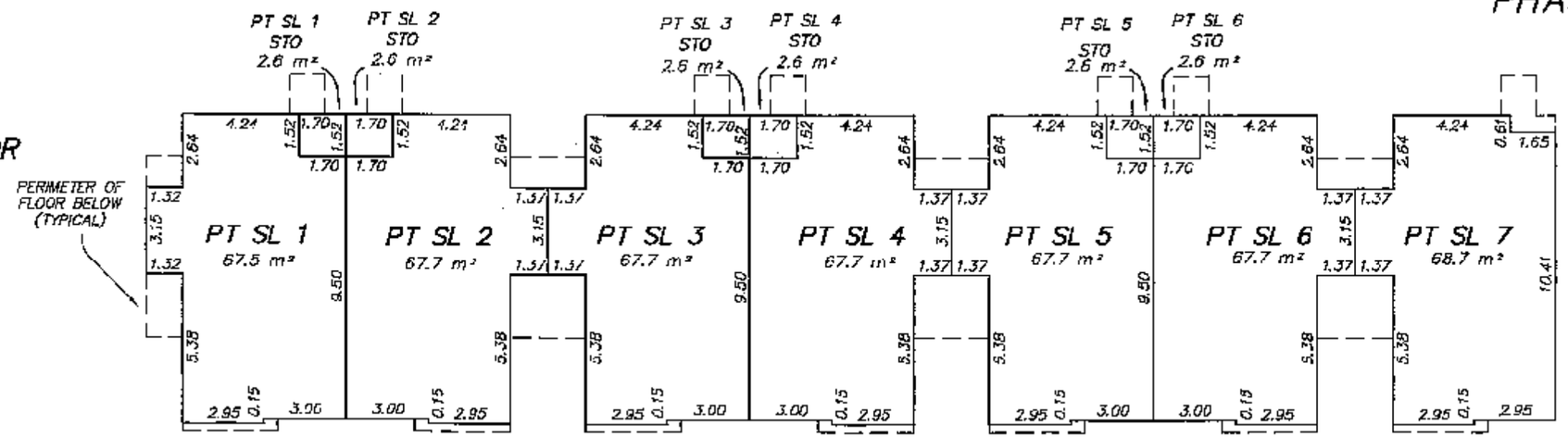
B.C.L.S.
14th FEBRUARY, 2006

FILE 9083 final ph1 bld10

BUILDING 10

STRATA PLAN BCS 1790
PHASE 1

UPPER FLOOR



A

A'

UPPER FLOOR	PT SL 1	PT SL 2	PT SL 3	PT SL 4	PT SL 5	PT SL 6	PT SL 7
MAIN FLOOR	PT SL 1	PT SL 2	PT SL 3	PT SL 4	PT SL 5	PT SL 6	PT SL 7
BASEMENT FLOOR	G-1	G-2	G-3	G-4	G-5	G-6	G-7

SECTION A – A'

4 2 0 2 5 10

SCALE 1 : 200

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

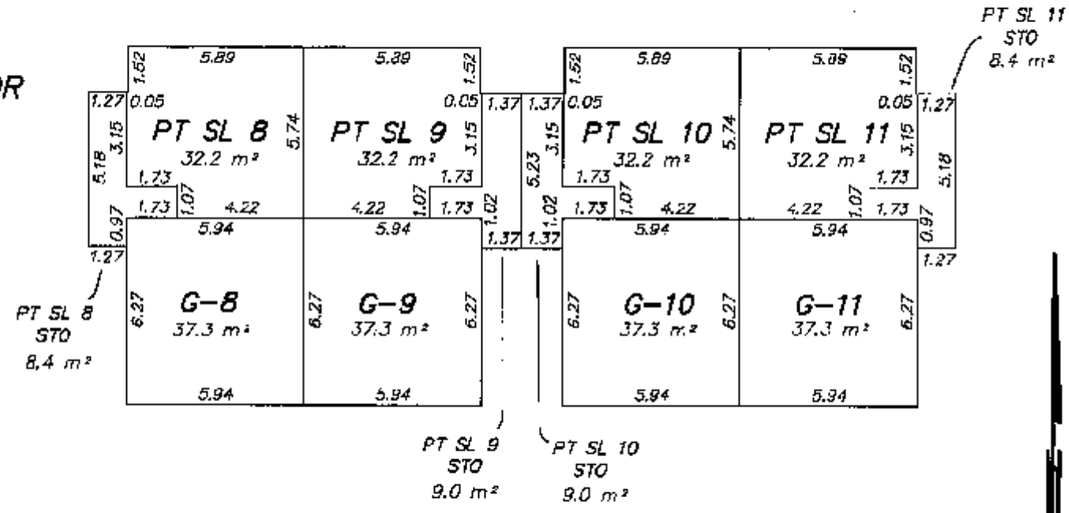
B.C.L.S.
14th FEBRUARY, 2006

FILE 9083 final ph1 bld10

BUILDING 9

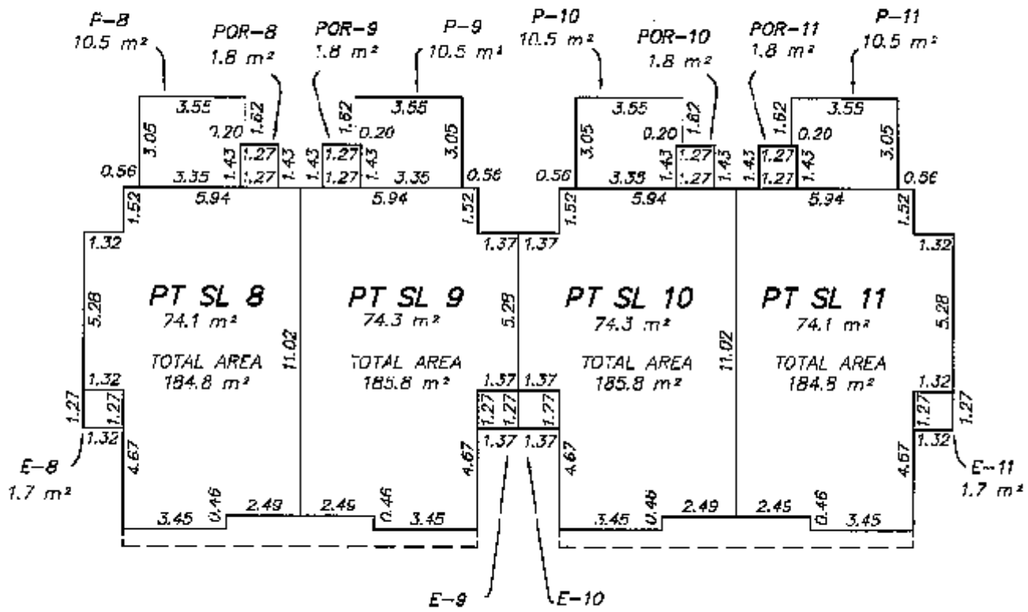
STRATA PLAN BCS 1790
PHASE 1

BASEMENT FLOOR



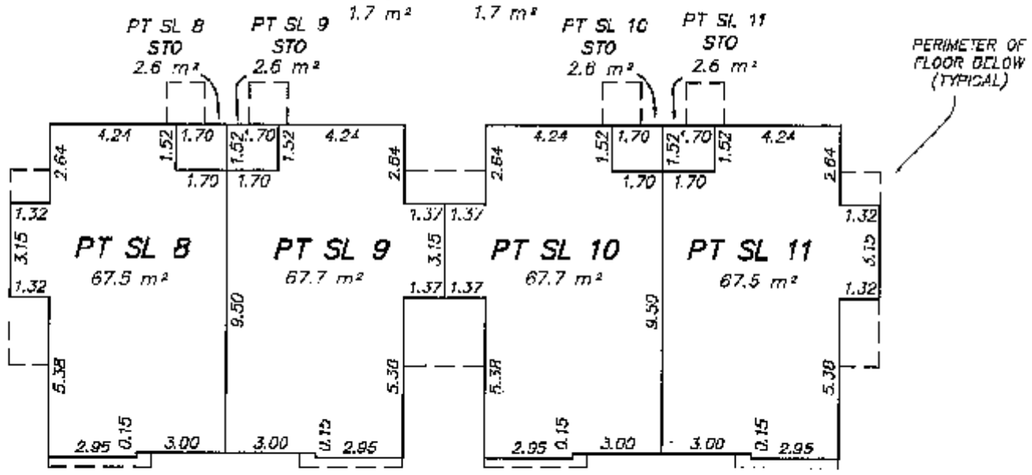
A — A'

MAIN FLOOR



A — A'

UPPER FLOOR



A — A'

UPPER FLOOR	PT SL 8	PT SL 9	PT SL 10	PT SL 11
MAIN FLOOR	PT SL 8	PT SL 9	PT SL 10	PT SL 11
BASEMENT FLOOR	G-8	G-9	G-10	G-11

SECTION A — A'

SCALE 1 : 200

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

B.C.L.S.
14th FEBRUARY, 2006

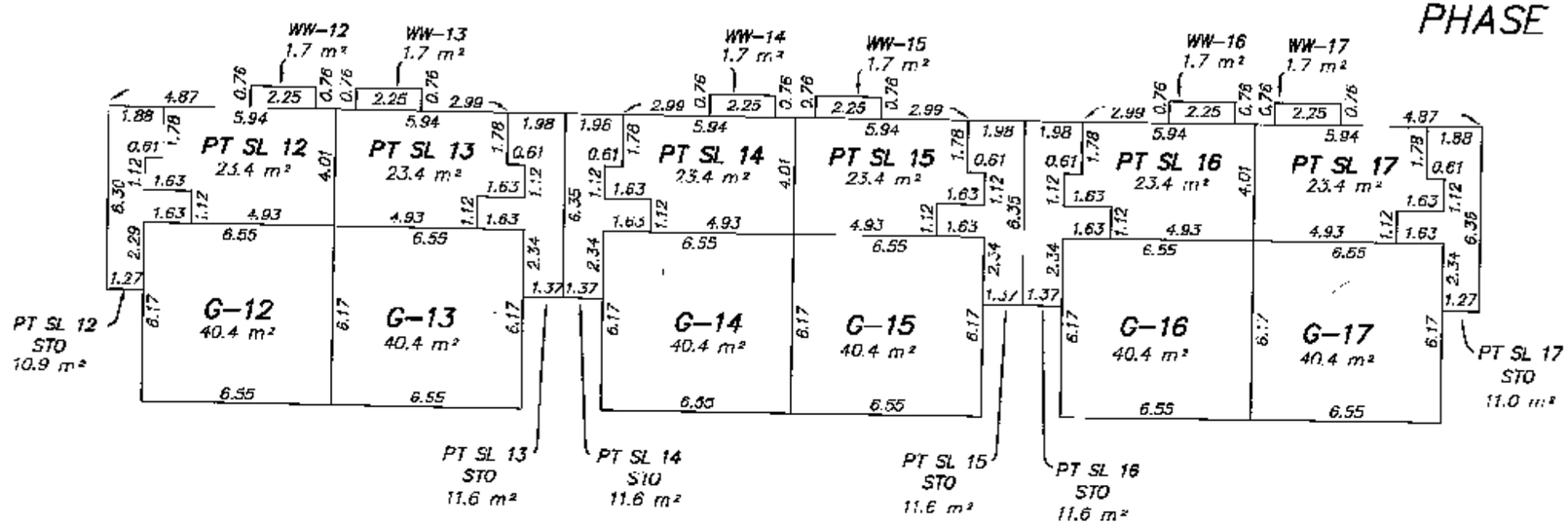
FILE 9083 final ph1 bld9

FILED NWBCS1790 RCVD:2006-03-29 PRNT: 2008-07-28-13.32.15.933303

BUILDING 8

STRATA PLAN BCS 1790
PHASE 1

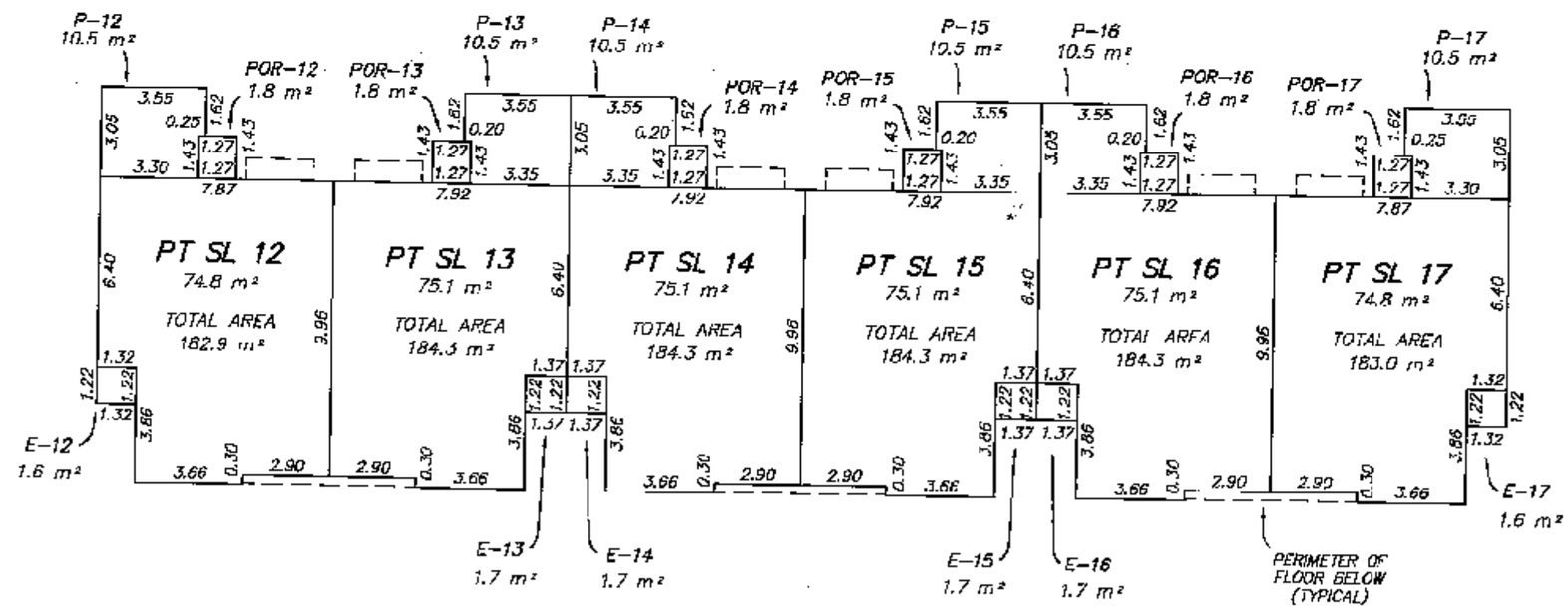
BASEMENT FLOOR



A

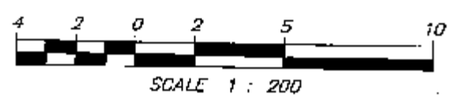
A'

MAIN FLOOR



A

A'



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597 9189

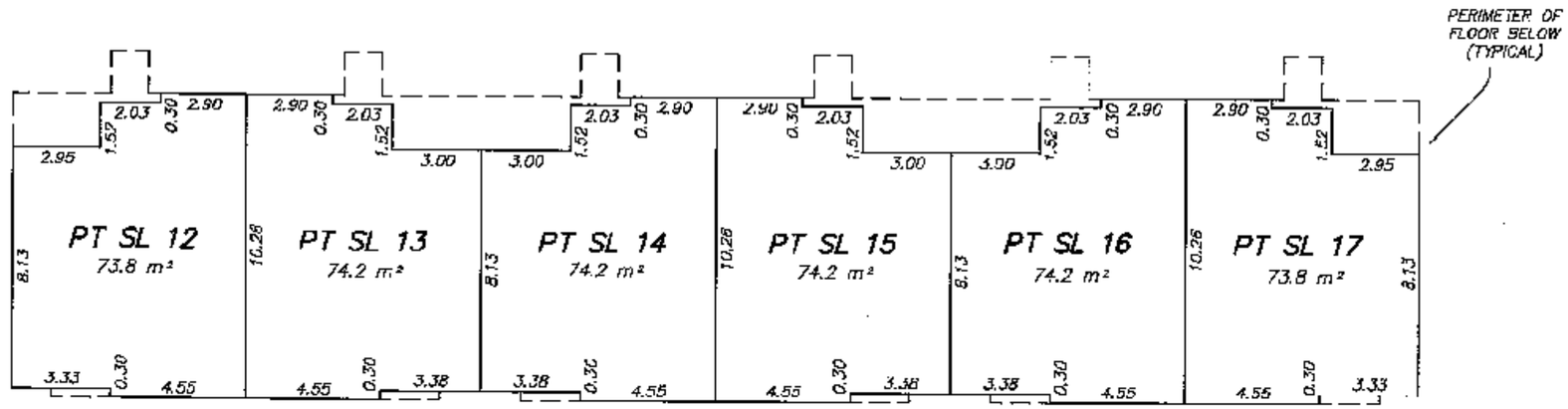
B.C.L.S.
14th FEBRUARY, 2006

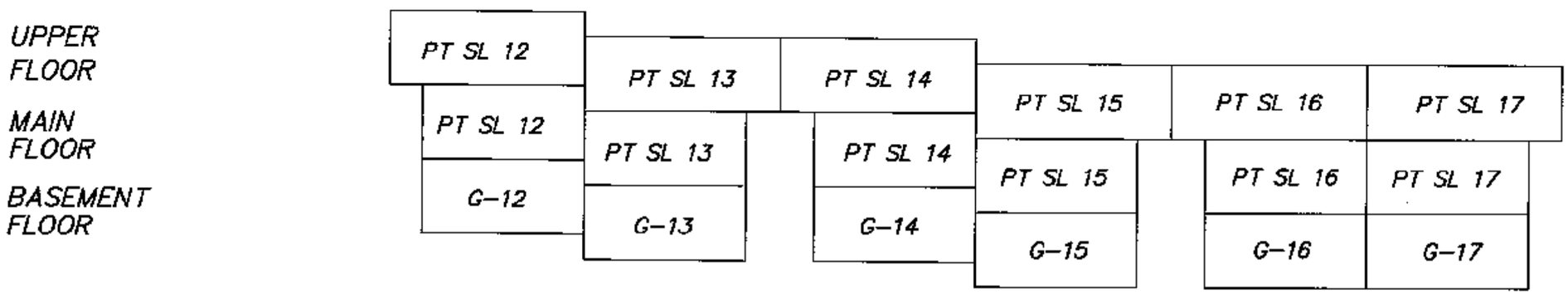
FILE 9083 final ph1 bld8

BUILDING 8

STRATA PLAN BCS 1790
PHASE 1

UPPER FLOOR





SECTION A – A'

SCALE 1 : 200

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

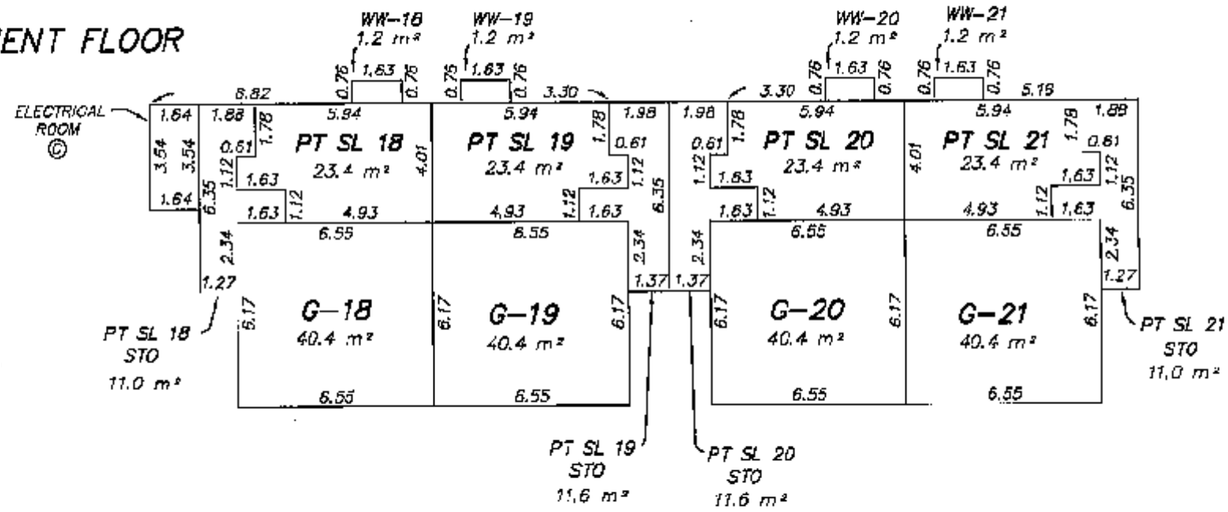
B.C.L.S.
14th FEBRUARY, 2006

FILE 9083 final ph1 bld8

BUILDING 7

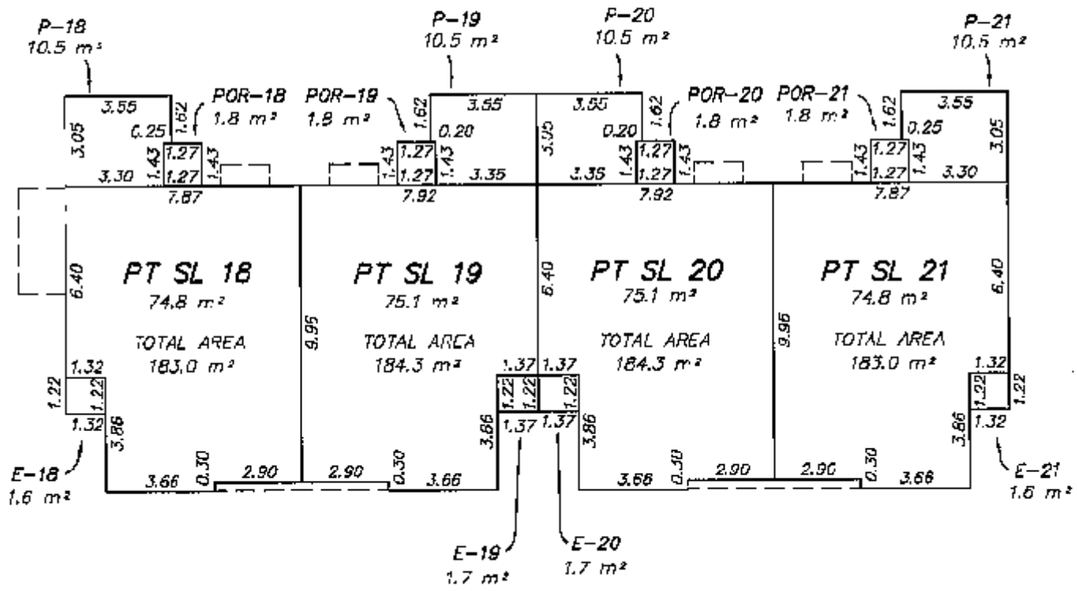
STRATA PLAN BCS 1190
PHASE 1

BASEMENT FLOOR



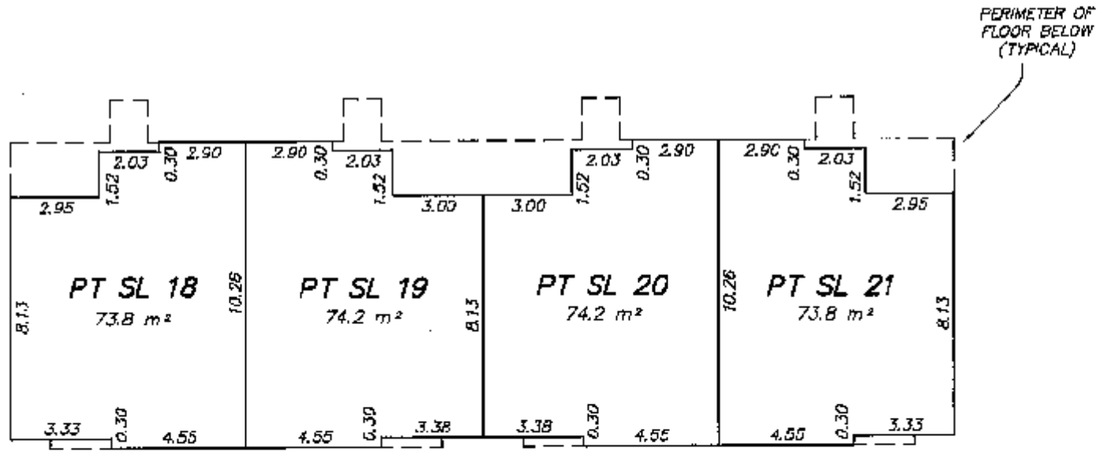
A — A'

MAIN FLOOR



A — A'

UPPER FLOOR



A — A'

UPPER FLOOR	PT SL 18	PT SL 19	PT SL 20	PT SL 21
MAIN FLOOR	PT SL 18	PT SL 19	PT SL 20	PT SL 21
BASEMENT FLOOR	G-18	G-19	G-20	G-21

SECTION A — A'

4 2 0 2 5 10

SCALE 1 : 200

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

B.C.L.S.
14th FEBRUARY, 2006

FILE 9083 final ph1 bld7

FILED NWBCS1790 RCVD:2006-03-29 PRNT: 2008-07-28-13.32.15.933303

STRATA PLAN OF A PORTION OF LOT A, SECTION 21, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN BCP19235

B.C.G.S. 92G.016

FOR BUILDING LOCATIONS SEE SHEET 2
FOR BUILDING DIMENSIONS SEE SHEET 3

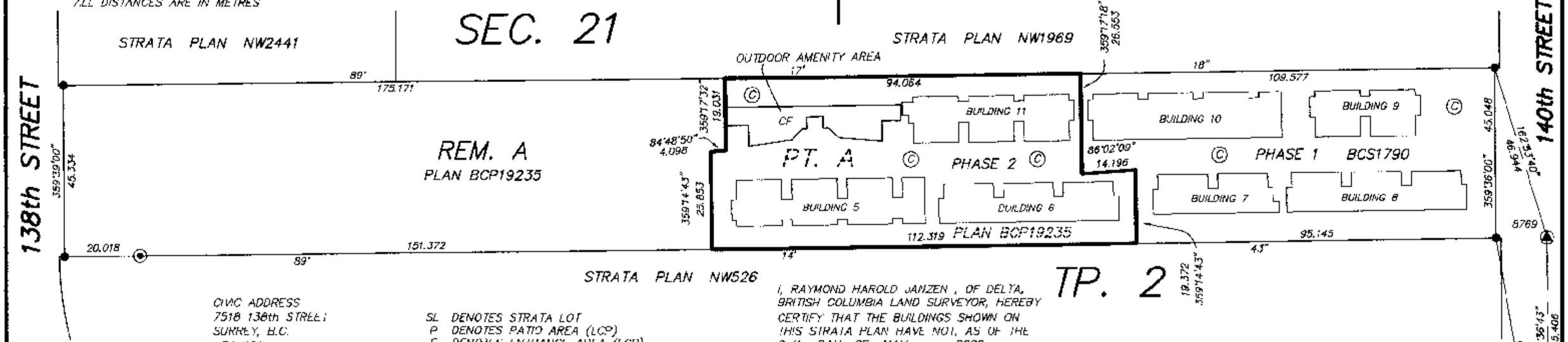
STRATA PLAN BCS 1790
PHASE 2

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 16 DAY OF JUNE 2006

J. MacDonald / CP
DEPUTY REGISTRAR

BA 294607 - 625

20 10 0 10 30 50
SCALE 1 : 1000
ALL DISTANCES ARE IN METRES



CIVIC ADDRESS
7518 138th STREET
SURREY, B.C.
V3W 1S1

- ● INDICATES STANDARD IRON POST FOUND
- ◉ INDICATES CONTROL MONUMENT FOUND
- ⊙ INDICATES STANDARD CONCRETE POST FOUND

BEARINGS ARE GRID AND DERIVED FROM PLAN BCP19235 ACCORDING TO PLAN BCP19235

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 8769 AND 5221, INTEGRATED SURVEY AREA #1, CITY OF SURREY.
DISTANCES SHOWN ARE GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY THE MEAN COMBINED FACTOR 0.9995936 (NAD 83 C.S.R.S. 2005).

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

SL	DENOTES STRATA LOT
P	DENOTES PATIO AREA (LCP)
E	DENOTES ENTRANCE AREA (LCP)
G	DENOTES GARAGE AREA (LCP)
POR	DENOTES PORCH AREA (LCP)
STO	DENOTES STORAGE AREA (PART OF STRATA LOT)
WW	DENOTES WINDOW WELL AREA (LCP)
PT	DENOTES PART OF
(LCP)	DENOTES LIMITED COMMON PROPERTY
©	DENOTES COMMON PROPERTY
CF	DENOTES COMMON FACILITY

TOTAL AREA SHOWN ON UNIT PLANS DO NOT INCLUDE LIMITED COMMON PROPERTY.

LIMITED COMMON PROPERTY IS NOT INCLUDED IN THE UNIT ENTITLEMENT.

AREAS INDICATED AS E, G, P, WW, OR POR ARE LIMITED COMMON PROPERTY APPURTENANT TO THE STRATA LOT INDICATED. i.e. E-1, G-1, P-1, WW-1 OR POR-1

STORAGE AREAS ARE PART OF THE STRATA LOT BUT NOT INCLUDED IN THE UNIT ENTITLEMENT.

I, RAYMOND HAROLD JANZEN, OF DELTA, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN HAVE NOT, AS OF THE 9 th DAY OF MAY, 2006, BEEN PREVIOUSLY OCCUPIED.

B. C. L. S.

I, RAYMOND HAROLD JANZEN, OF DELTA, BRITISH COLUMBIA LAND SURVEYOR, HEREBY 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.
9 th DAY OF MAY, 2006.

B. C. L. S.

I, RAYMOND HAROLD JANZEN, A BRITISH COLUMBIA LAND SURVEYOR, OF DELTA, 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 SURVEY WAS COMPLETED ON THE 9 th DAY OF MAY, 2006.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER ECP 48233 ON THE 9 th DAY OF MAY, 2006.

B. C. L. S.

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

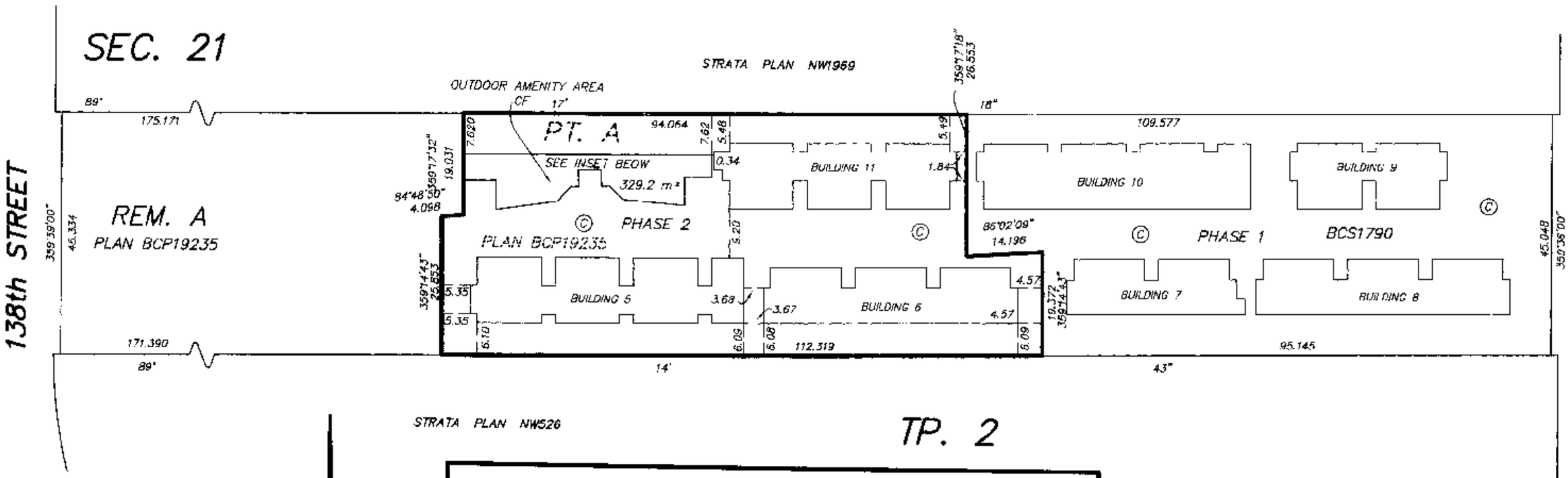
FILE 9083-ph2-title

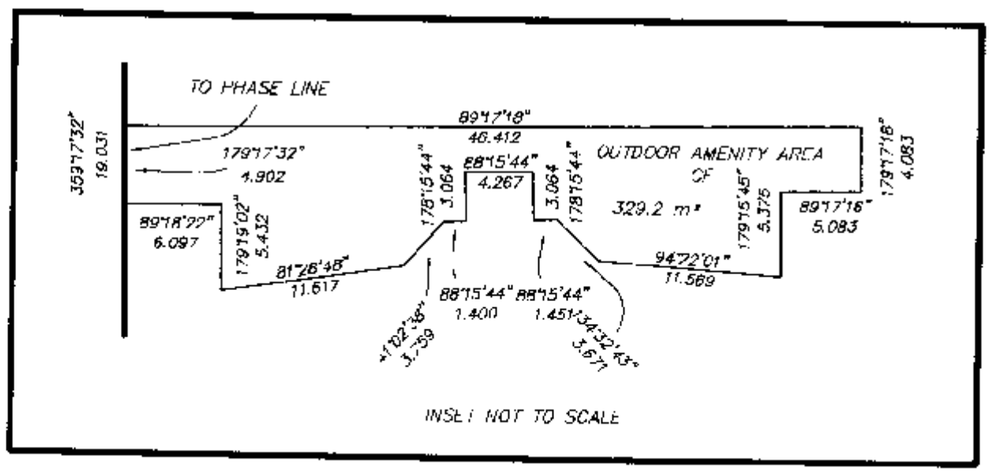
BUILDING LOCATION PLAN

STRATA PLAN BCS 1790
PHASE 2

0 5 10 20 30 40 50

SCALE 1 : 750
ALL DISTANCES ARE IN METRES





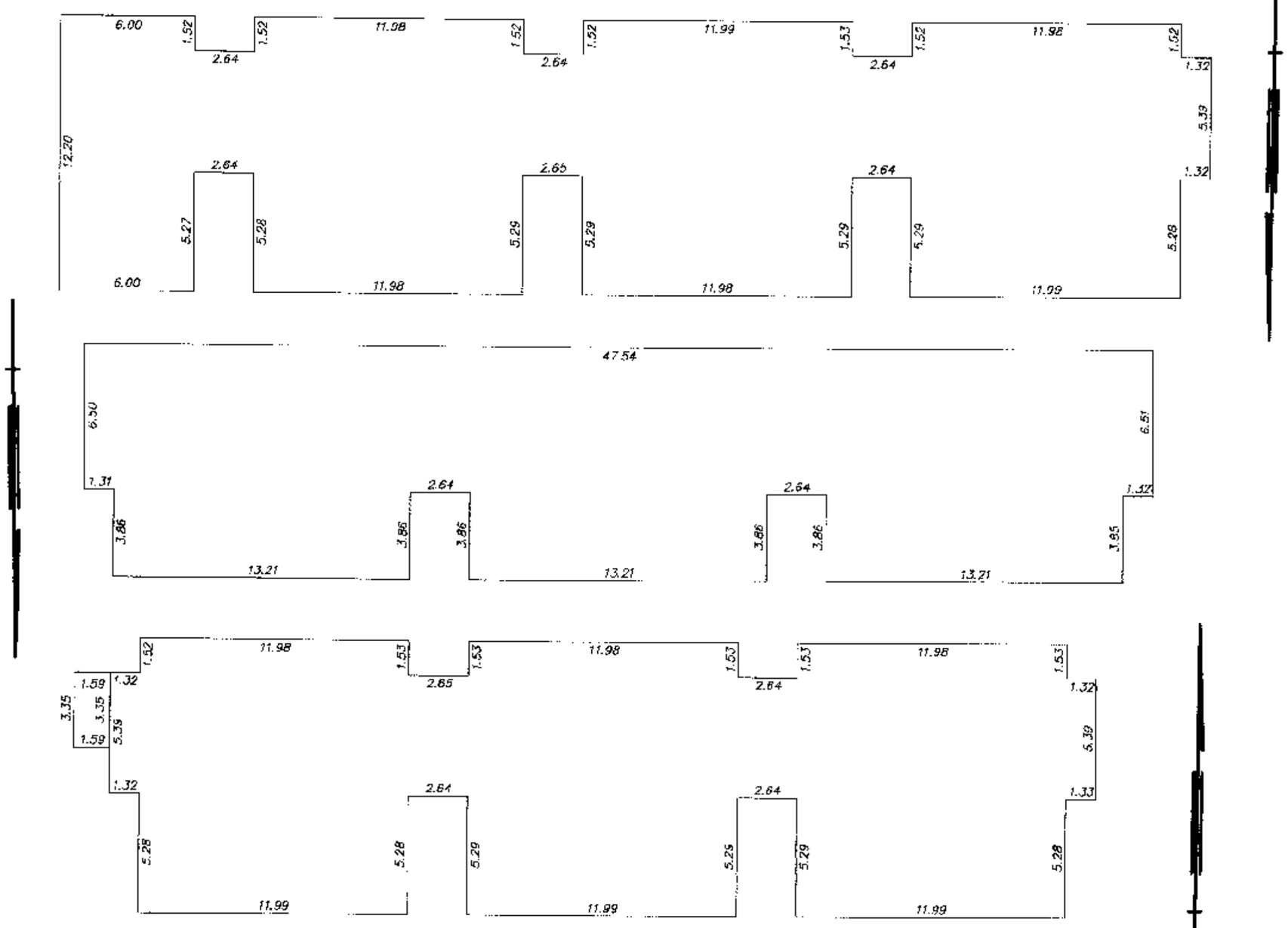
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

B.C.L.S.
9 th May 2006
FILE 9083-ph2-loc

BUILDING DIMENSIONS FOR LOCATION SHEET

STRATA PLAN BCS 1790 PHASE 2

DIMENSIONS ARE TO OUTSIDE OF CONCRETE FOUNDATION WALLS



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

B.C.L.S.
9 th May 2006

FILE 9083-ph2 dim -1

STRATA PLAN BCS 1790
PHASE 2

LUGE HOLDINGS LTD.
INC. NO. 663896

Harald Trepke
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Stacey Yarwood
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

#201, 7795 - 128th Street
Surrey, BC V3W 4E6
ADDRESS

Executive Assistant
OCCUPATION

THE CITY OF SURREY AS HOLDER OF COVENANT CHARGES BA 471716, BA 471717 AND BA 471718 HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN

AUTHORIZED SIGNATORY DIANNE L. WATTS, Mayor
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY MARGARET JONES, CITY CLERK
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

ADDRESS

OCCUPATION

I HEREBY CERTIFY THAT THE COMMON FACILITIES, BEING: OUTDOOR AMENITY AREA WHICH, ACCORDING TO FORM E TO THE ACT, WERE TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAVE BEEN SATISFACTORILY PROVIDED FOR. DATED THIS 13th DAY OF June 2006.

APPROVING OFFICER FOR THE CITY OF SURREY

NICHOLAS LAI
APPROVING OFFICER
CITY OF SURREY

APPROVED AS PHASE 2 OF A 4 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT. DATED THIS 13th day of June 2006

APPROVING OFFICER FOR THE CITY OF SURREY

NICHOLAS LAI
APPROVING OFFICER
CITY OF SURREY

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597 9189

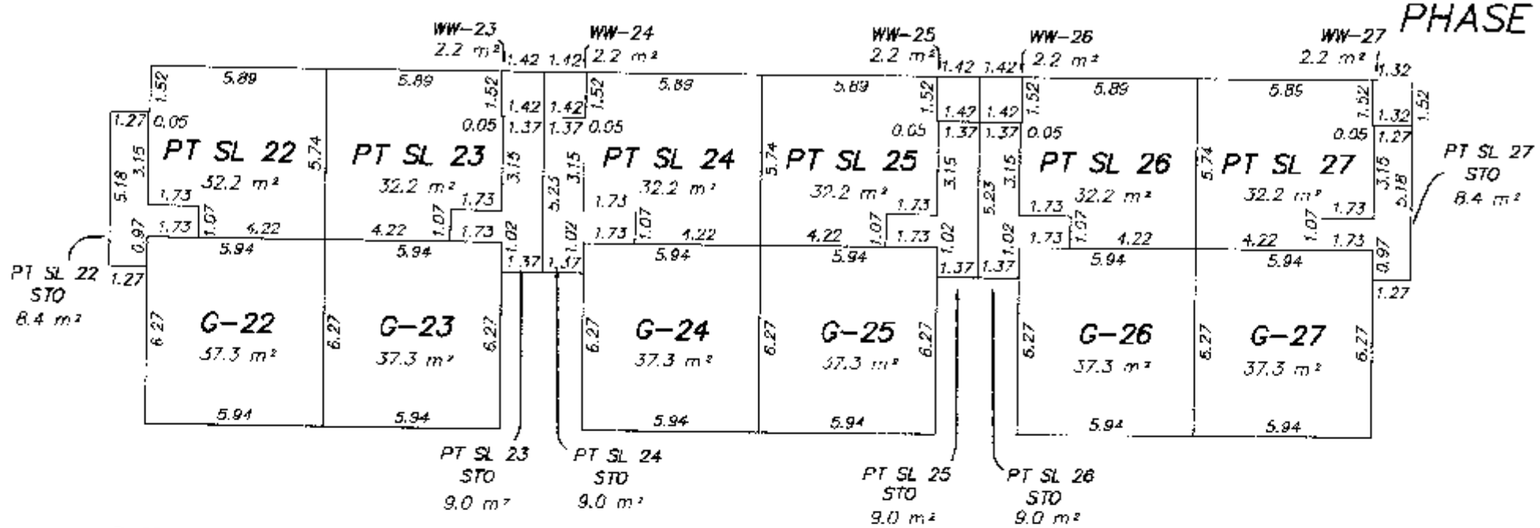
B. C. L. S.
9 th May 2006

FILE 9083-ph2-forms

BUILDING 11

STRATA PLAN BCS 1790
PHASE 2

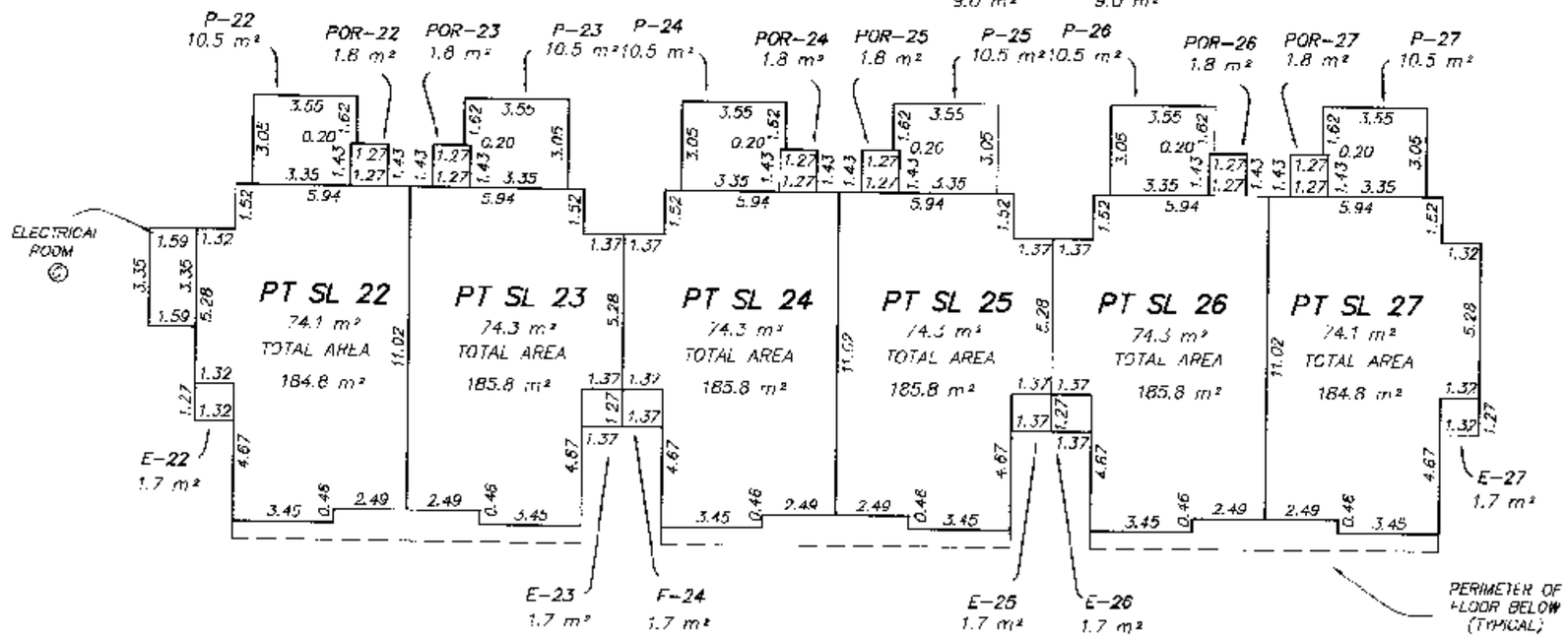
BASEMENT FLOOR



A

A'

MAIN FLOOR



A

A'

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

4 2 0 2 5 10
SCALE 1 : 200

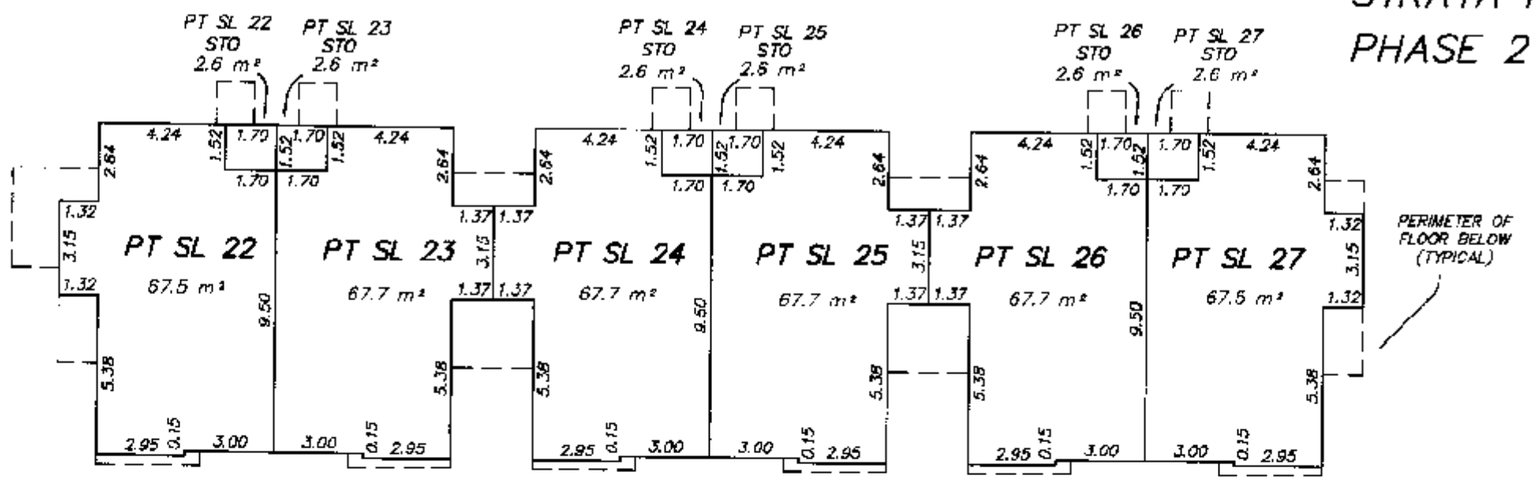
B.C.L.S.
9th May 2006

FILE 9083 final bld11

BUILDING 11

STRATA PLAN BCS 1790
PHASE 2

UPPER FLOOR



A

A'

UPPER FLOOR	PT SL 22	PT SL 23	PT SL 24	PT SL 25	PT SL 26	PT SL 27
MAIN FLOOR	PT SL 22	PT SL 23	PT SL 24	PT SL 25	PT SL 26	PT SL 27
BASEMENT FLOOR	G-22	G-23	G-24	G-25	G-26	G-27

SECTION A – A'

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

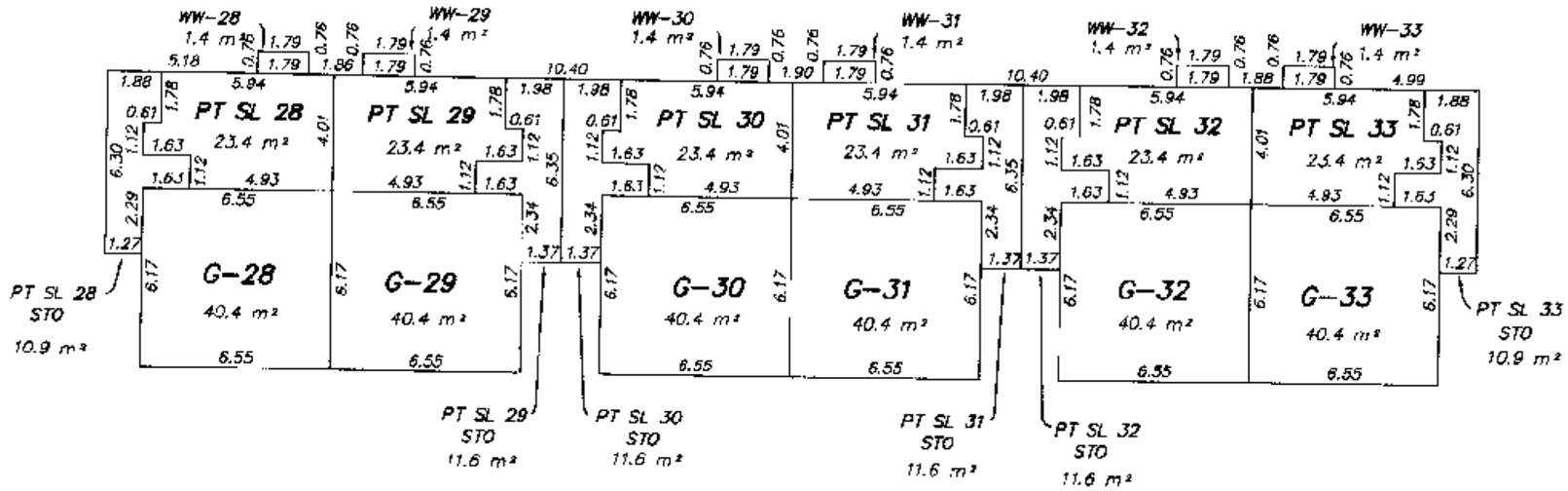
4 2 0 2 5 10
SCALE 1 : 200

B.C.L.S.
8th May 2006
FILE 9083 final bld11

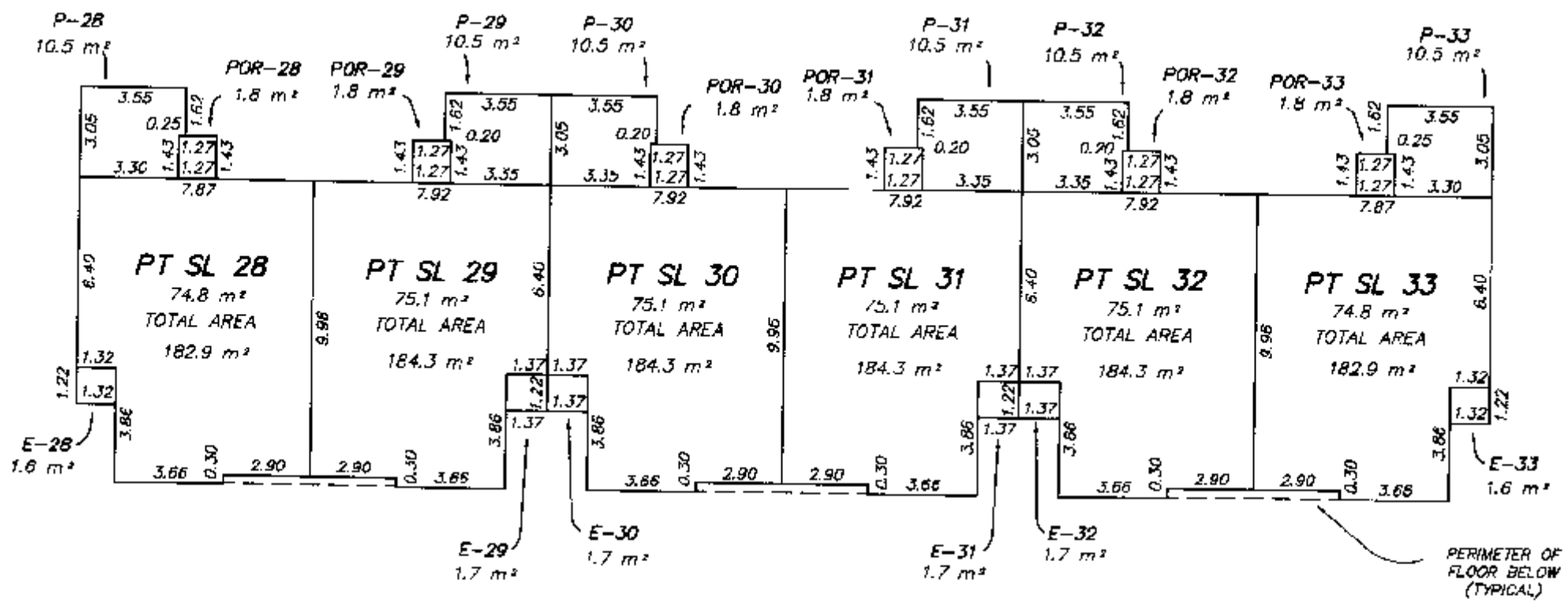
BUILDING 6

STRATA PLAN BCS 1790
PHASE 2

BASEMENT FLOOR



MAIN FLOOR



A — A'

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

4 2 0 2 5 10
SCALE 1 : 200

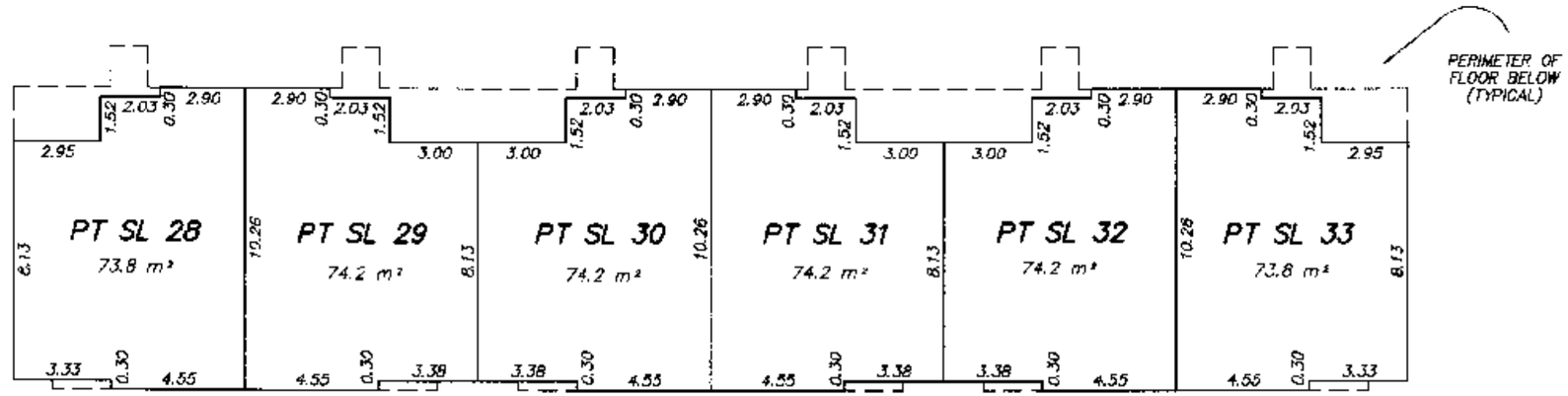
B.C.L.S.
9th May 2006

FILE 9083 final bld6

BUILDING 6

STRATA PLAN BCS 1790
PHASE 2

UPPER FLOOR



A

A'

UPPER FLOOR	PT SL 28	PT SL 29	PT SL 30	PT SL 31	PT SL 32	PT SL 33
MAIN FLOOR	PT SL 28	PT SL 29	PT SL 30	PT SL 31	PT SL 32	PT SL 33
BASEMENT FLOOR	G-28	G-29	G-30	G-31	G-32	G-33

SECTION A – A'

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

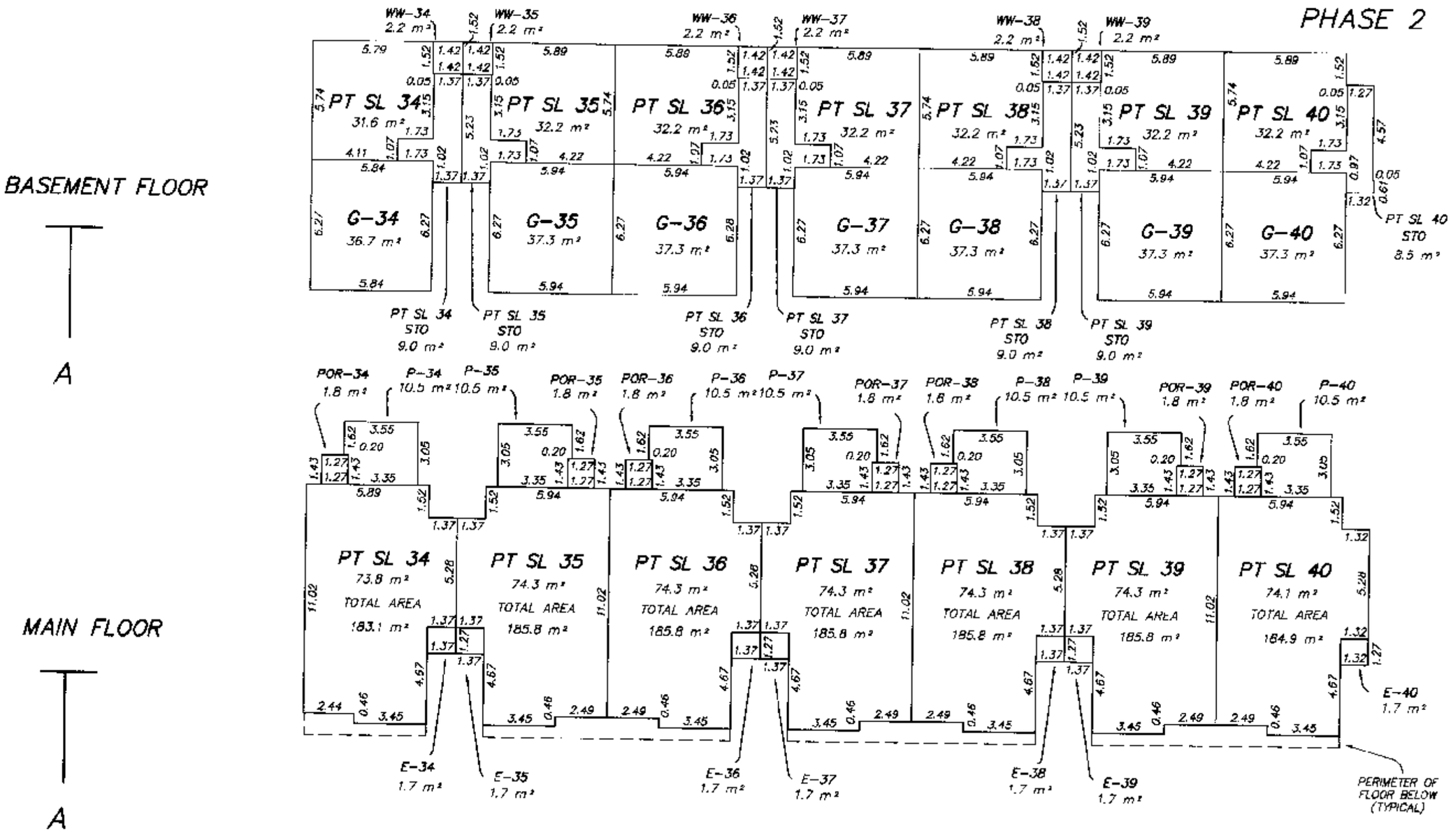
4 2 0 2 5 10
SCALE 1 : 200

B.C.L.S.
th May 2006

FILE 9083 final bld6

BUILDING 5

STRATA PLAN BCS 1790
PHASE 2



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

4 2 0 2 5 10
SCALE 1 : 200

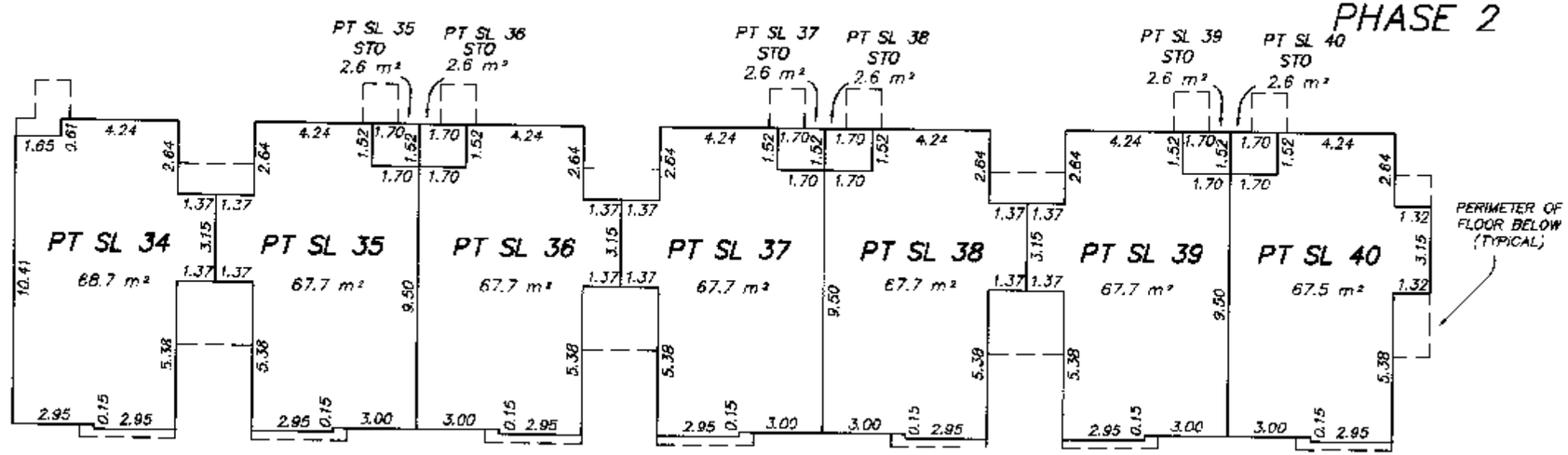
B.C.L.S.
9th May 2006

FILE 9083 final bld5

BUILDING 5

STRATA PLAN BCS 1790
PHASE 2

UPPER FLOOR



A

A'

UPPER FLOOR	PT SL 34	PT SL 35 / PT SL 36	PT SL 37 / PT SL 38	PT SL 39 / PT SL 40
MAIN FLOOR	PT SL 34	PT SL 35 / PT SL 36	PT SL 37 / PT SL 38	PT SL 39 / PT SL 40
BASEMENT FLOOR	G-34	G-35 / G-36	G-37 / G-38	G-39 / G-40

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

SECTION A – A'

4 2 0 2 5 10

SCALE 1 : 200

B.C.L.S.
9th May 2006

FILE 9083 final bld5

STRATA PLAN OF A PORTION OF LOT A, SECTION 21, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN BCP19235

B.C.G.S. 92G.016

FOR BUILDING LOCATIONS SEE SHEET 2
FOR BUILDING DIMENSIONS SEE SHEET 3

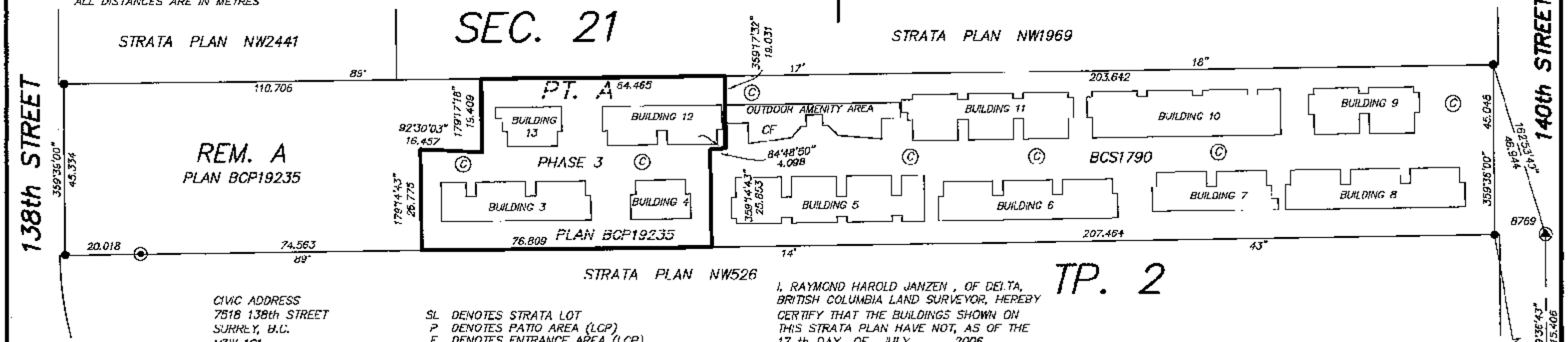
STRATA PLAN BCS 1790
PHASE 3

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 11 DAY OF AUGUST 2006

J. MacDonald /CP
DEPUTY REGISTRAR

BA534591-603

20 10 0 10 30 50
SCALE 1 : 1000
ALL DISTANCES ARE IN METRES



CIVIC ADDRESS
7518 138th STREET
SURREY, B.C.
V3W 1S1

- ● INDICATES STANDARD IRON POST FOUND
- ◭ INDICATES CONTROL MONUMENT FOUND
- ⊙ INDICATES STANDARD CONCRETE POST FOUND

SL	DENOTES STRATA LOT
P	DENOTES PATIO AREA (LCP)
E	DENOTES ENTRANCE AREA (LCP)
G	DENOTES GARAGE AREA (LCP)
POR	DENOTES PORCH AREA (LCP)
STO	DENOTES STORAGE AREA (PART OF STRATA LOT)
WW	DENOTES WINDOW WELL AREA (LCP)
PT	DENOTES PART OF
(LCP)	DENOTES LIMITED COMMON PROPERTY
Ⓒ	DENOTES COMMON PROPERTY
CF	DENOTES COMMON FACILITY

TOTAL AREA SHOWN ON UNIT PLANS DO NOT INCLUDE LIMITED COMMON PROPERTY.

LIMITED COMMON PROPERTY IS NOT INCLUDED IN THE UNIT ENTITLEMENT.

AREAS INDICATED AS E, G, P, WW, OR POR ARE LIMITED COMMON PROPERTY APPURTENANT TO THE STRATA LOT INDICATED.
i.e. E-1, G-1, P-1, WW-1 OR POR-1

STORAGE AREAS ARE PART OF THE STRATA LOT BUT NOT INCLUDED IN THE UNIT ENTITLEMENT.

BEARINGS ARE GRID AND DERIVED FROM PLAN BCP19235 ACCORDING TO PLAN BCP19235

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 8769 AND 5221, INTEGRATED SURVEY AREA #1, CITY OF SURREY.
DISTANCES SHOWN ARE GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY THE MEAN COMBINED FACTOR 0.9995936 (NAD 83 C.S.R.S. 2005).

I, RAYMOND HAROLD JANZEN, OF DELTA, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN HAVE NOT, AS OF THE 17 th DAY OF JULY, 2006, BEEN PREVIOUSLY OCCUPIED.

B. C. L. S.

I, RAYMOND HAROLD JANZEN, OF DELTA, BRITISH COLUMBIA LAND SURVEYOR, HEREBY 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.
17 th DAY OF JULY, 2006.

B. C. L. S.

I, RAYMOND HAROLD JANZEN, A BRITISH COLUMBIA LAND SURVEYOR, OF DELTA, 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 SURVEY WAS COMPLETED ON THE 17 th DAY OF JULY, 2006.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER ECP 51482 ON THE 17 th DAY OF JULY, 2006.

B. C. L. S.

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9185

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

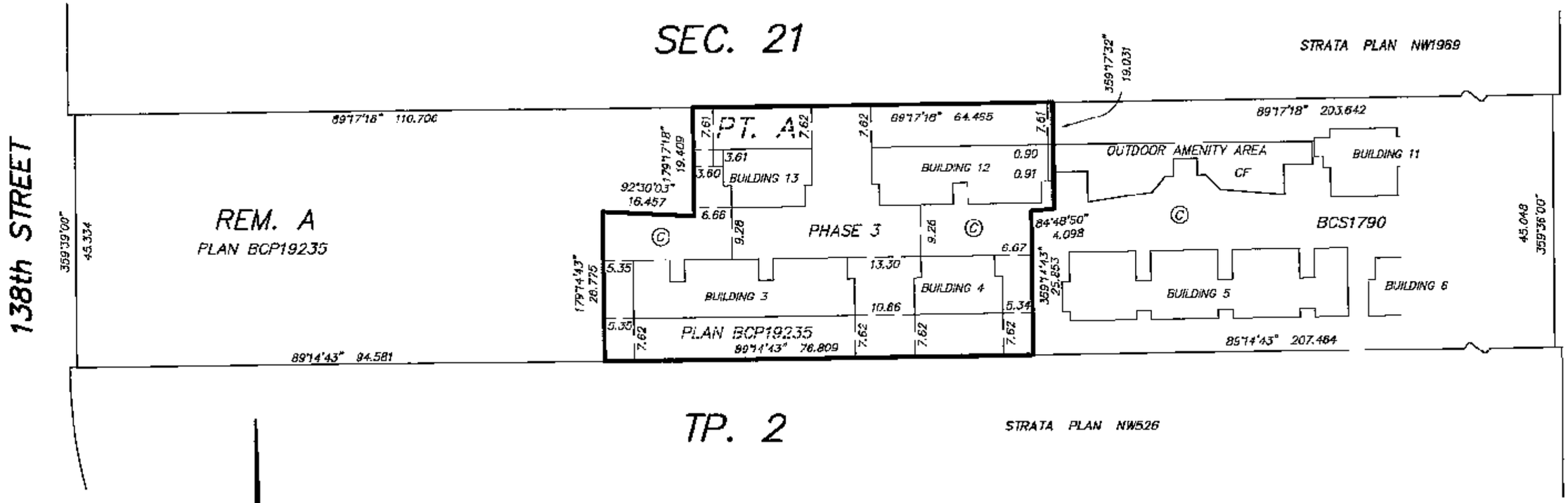
FILE 9083-ph 3-title

BUILDING LOCATION PLAN

STRATA PLAN BCS 1790
PHASE 3

0 5 10 20 30 40 50

SCALE 1 : 750
ALL DISTANCES ARE IN METRES



MURRAY & ASSOCIATES
201–12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597–9189

B.C.L.S.
17 th July 2006

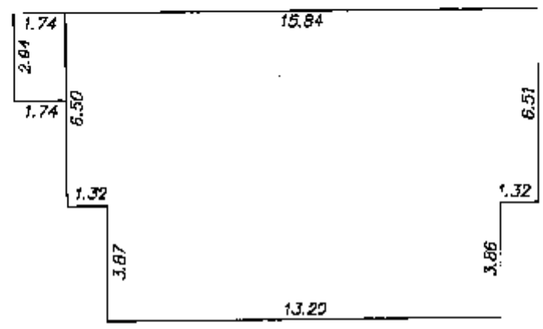
FILE 9083–ph 3–loc

BUILDING DIMENSIONS FOR LOCATION SHEET

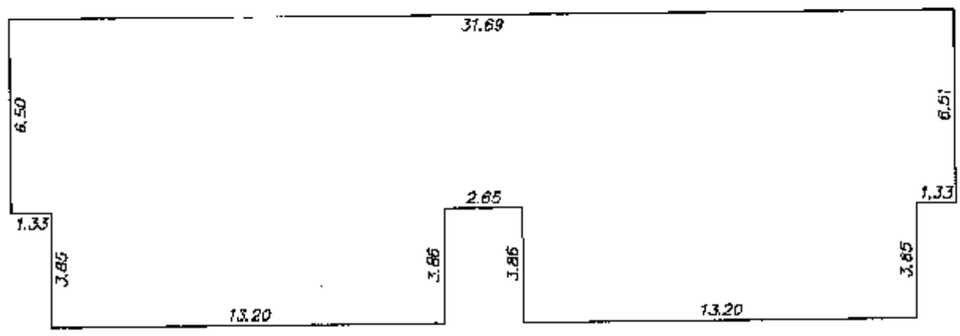
STRATA PLAN BCS 1790 PHASE 3

DIMENSIONS ARE TO OUTSIDE OF CONCRETE FOUNDATION WALLS

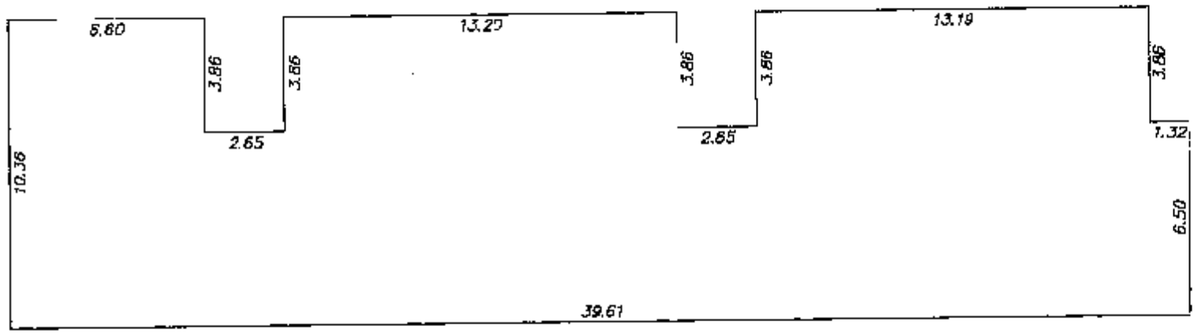
BUILDING 13



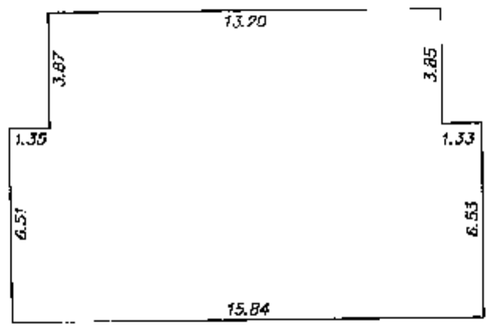
BUILDING 12



BUILDING 3



BUILDING 4



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

4 2 0 2 5 10

SCALE 1 : 200

B.C.L.S.
17th July 2006

FILE 9083-ph 3 dim-1

FILED NWBCS1790 RCVD:2006-03-29 PRNT: 2008-07-28-13.32.15.933303

STRATA PLAN BCS 1790
PHASE 3

LUGF HOLDINGS LTD.
INC. NO. 663896

Jerry Luking
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Stacey Yarwood
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

#201, 7795 - 128th Street
Surrey, BC V3W 4E6
ADDRESS

Executive Assistant
OCCUPATION

THE CITY OF SURREY AS HOLDER OF COVENANT
CHARGES BA 471716, BA 471717 AND BA 471718
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN

AUTHORIZED SIGNATORY ~~Mayor, Bta~~ Acting Mayor, Marvin Hunt
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY City Clerk, Margaret Jones
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

ADDRESS

OCCUPATION

APPROVED AS PHASE 3 OF A 4 PHASE
STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATED THIS 8th August 2006

APPROVING OFFICER FOR THE
CITY OF SURREY

NICHOLAS LAI
APPROVING OFFICER
CITY OF SURREY

MURRAY & ASSOCIATES
201–12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597–9189

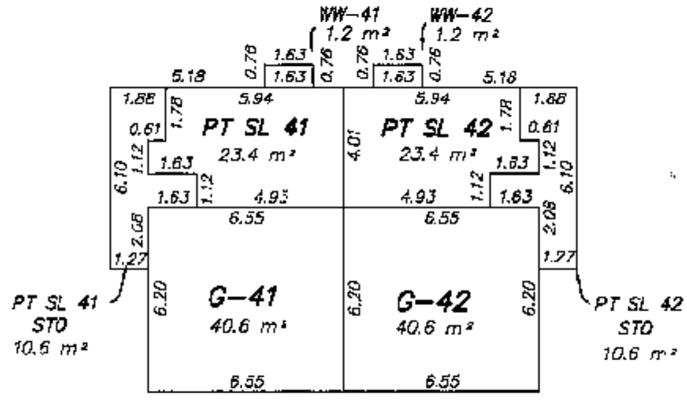
B. C. L. S.
17 th July 2006

FILE 9083–ph 3–forms

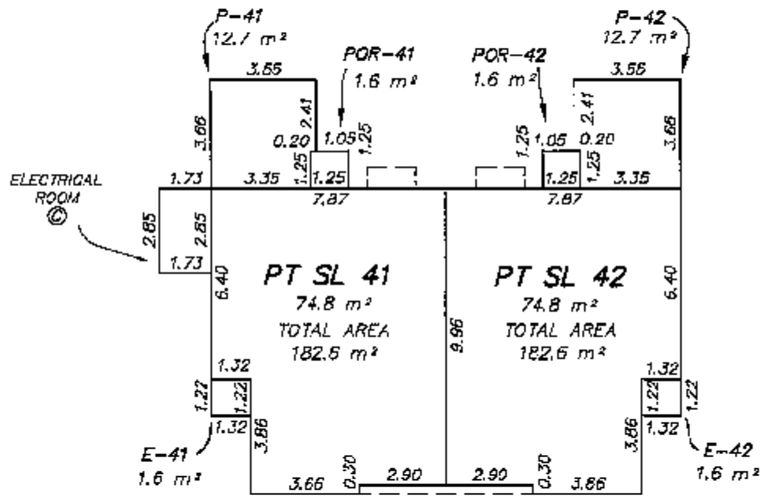
BUILDING 13

STRATA PLAN BCS 1790
PHASE 3

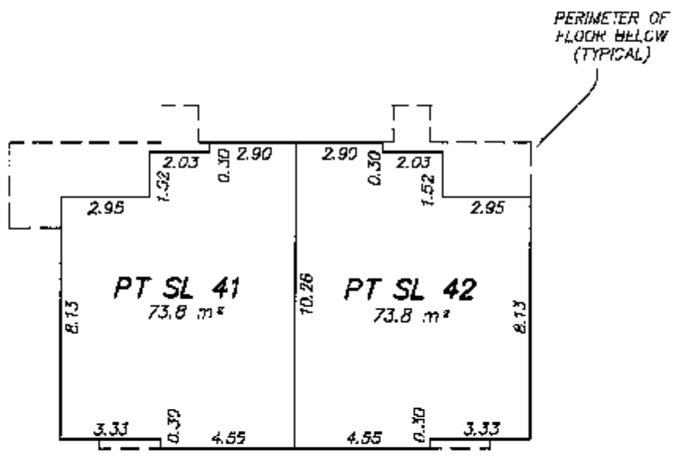
BASEMENT FLOOR



MAIN FLOOR



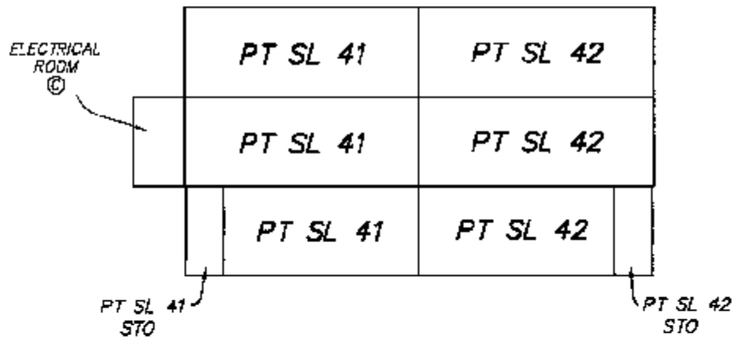
UPPER FLOOR



UPPER FLOOR

MAIN FLOOR

BASEMENT FLOOR



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

SECTION A – A'

4 2 0 2 5 10

SCALE 1 : 200

B.C.L.S.
17 th July, 2006

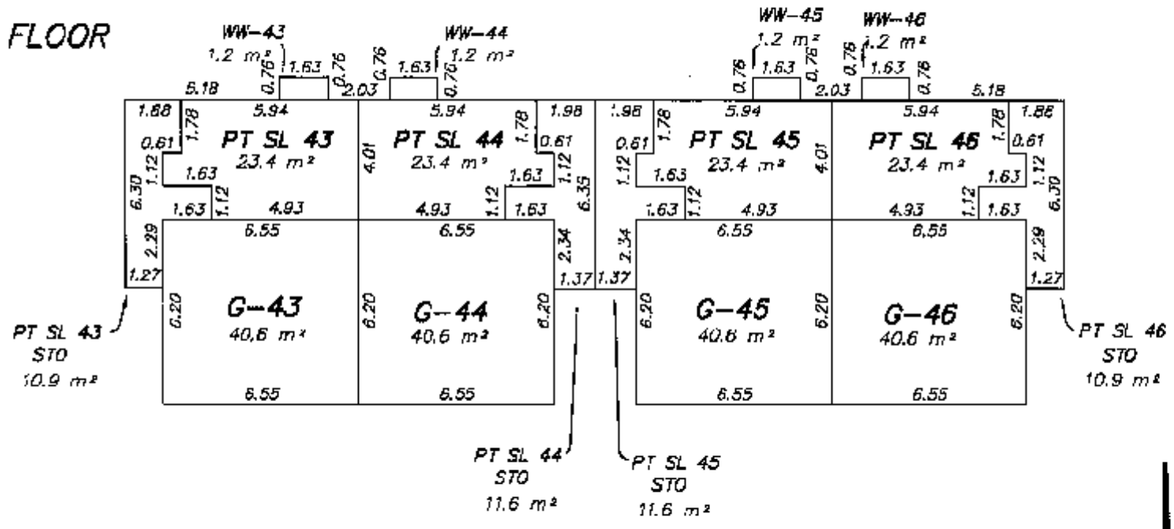
FILE 9083 final bld 13

FILED NMBCS1790 RCVD:2006-03-29 PRNT: 2008-07-28-13.32.15.933303

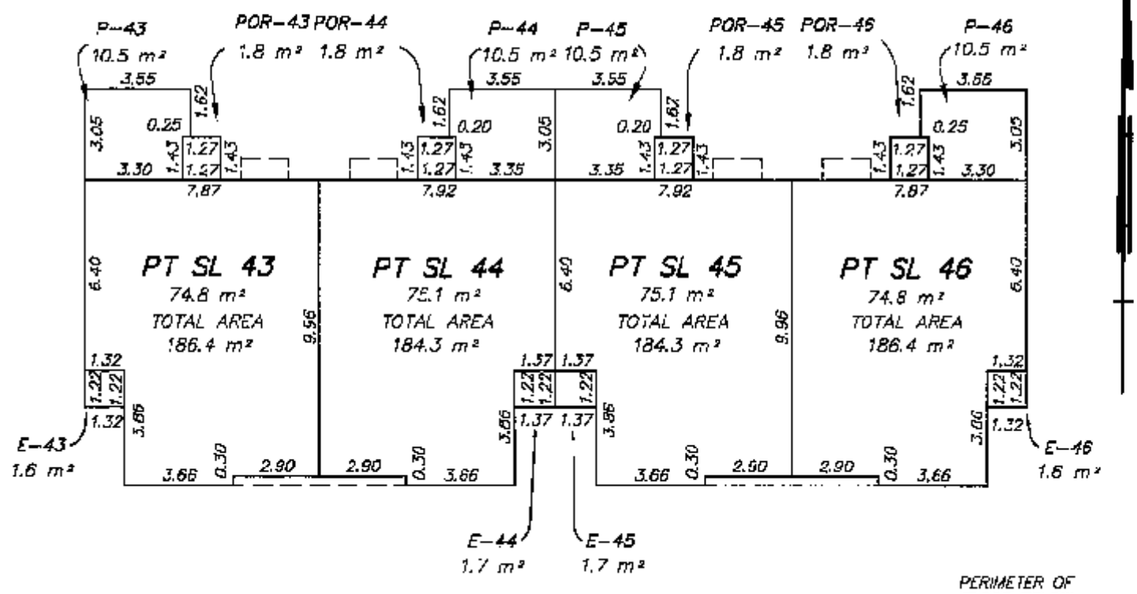
BUILDING 12

STRATA PLAN BCS 1790
PHASE 3

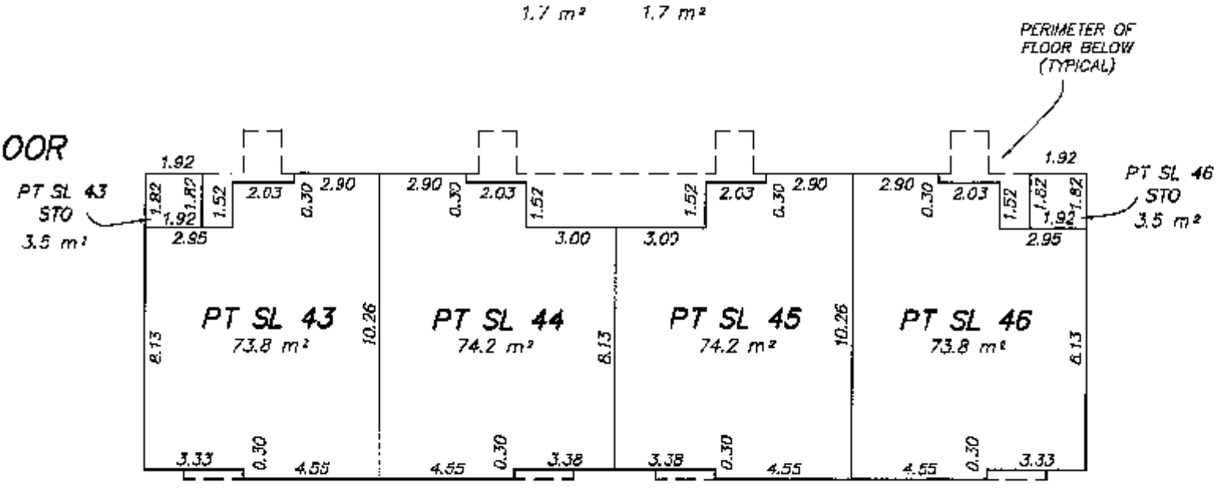
BASEMENT FLOOR

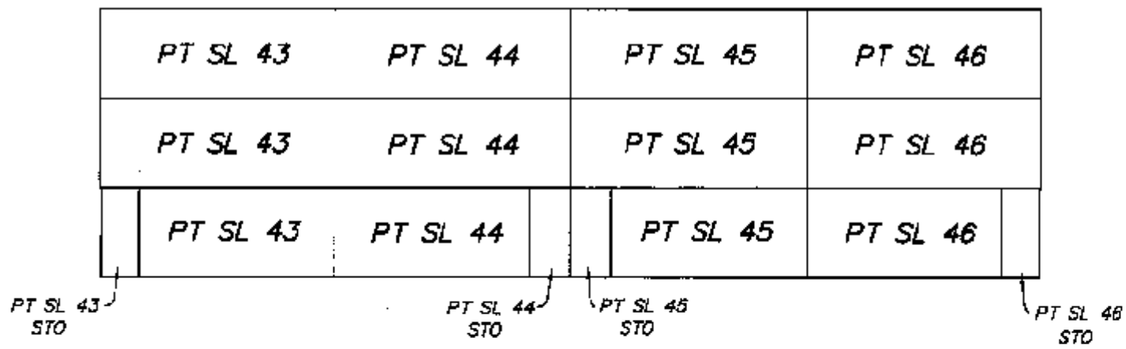


MAIN FLOOR



UPPER FLOOR





MURRAY & ASSOCIATES
201-12448 B2nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

SECTION A – A'

4 2 0 2 5 10

SCALE 1 : 200

B.C.L.S.
17 th July 2006

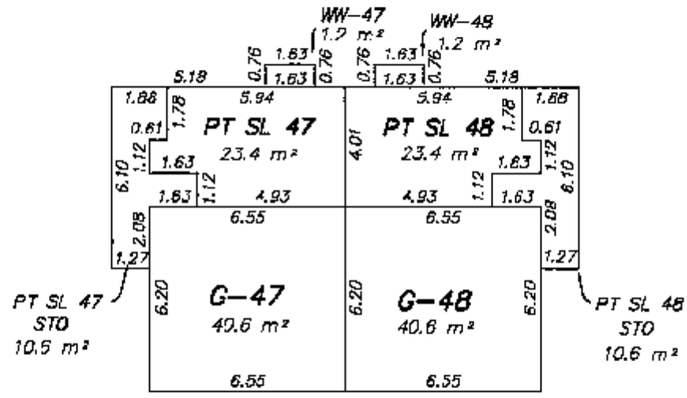
FILE 9083 final bld 12

FILED NMBCS1790 RCVD:2006-03-29 PRNT: 2008-07-28-13.32.15.933303

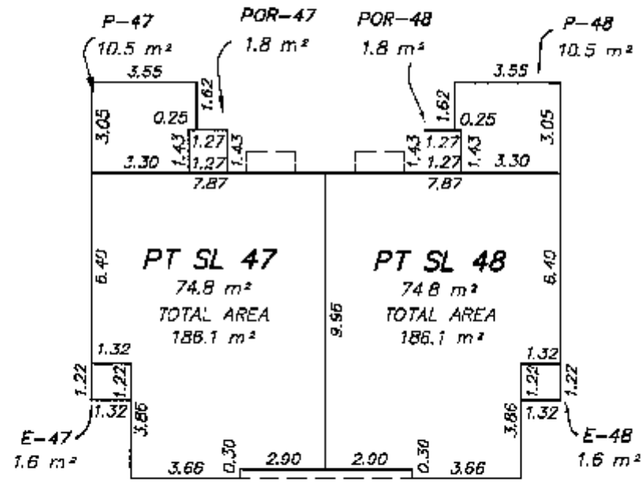
BUILDING 4

STRATA PLAN BCS 1790
PHASE 3

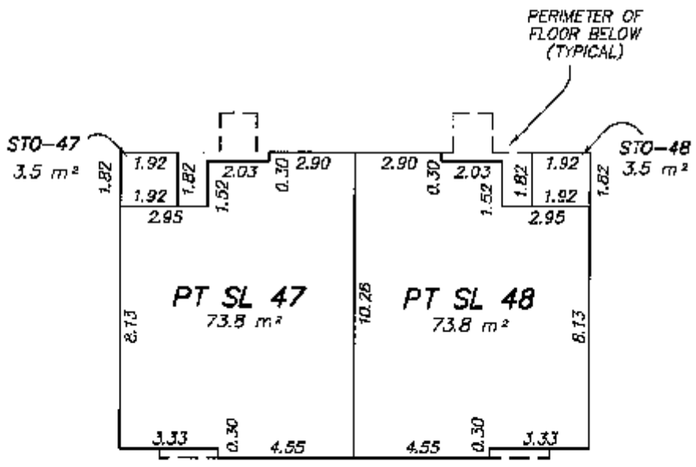
BASEMENT FLOOR

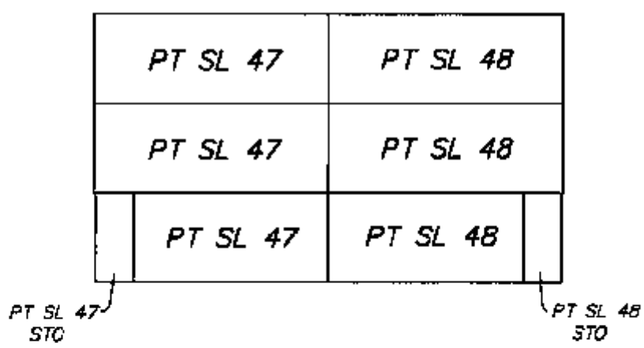


MAIN FLOOR



UPPER FLOOR





MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

SECTION A – A'

4 2 0 2 5 10

SCALE 1 : 200

B.C.L.S.
17 th July 2008

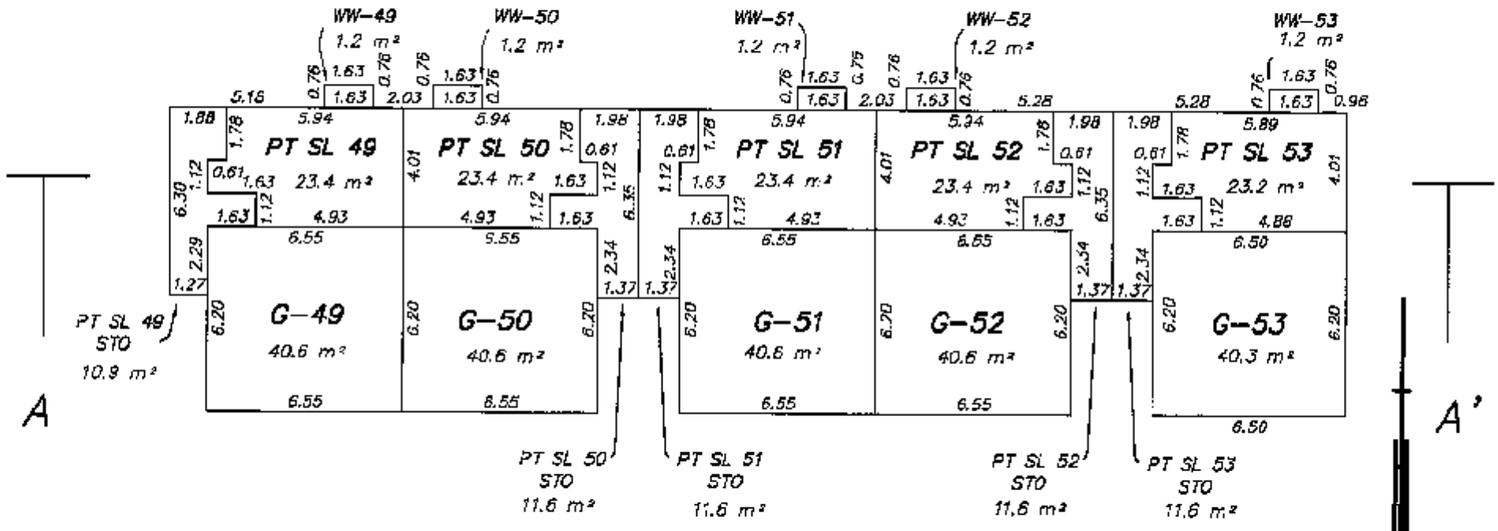
FILE 9083 final bld 4

FILED NMBCS1790 RCVD:2006-03-29 PRNT: 2008-07-28-13.32.15.933303

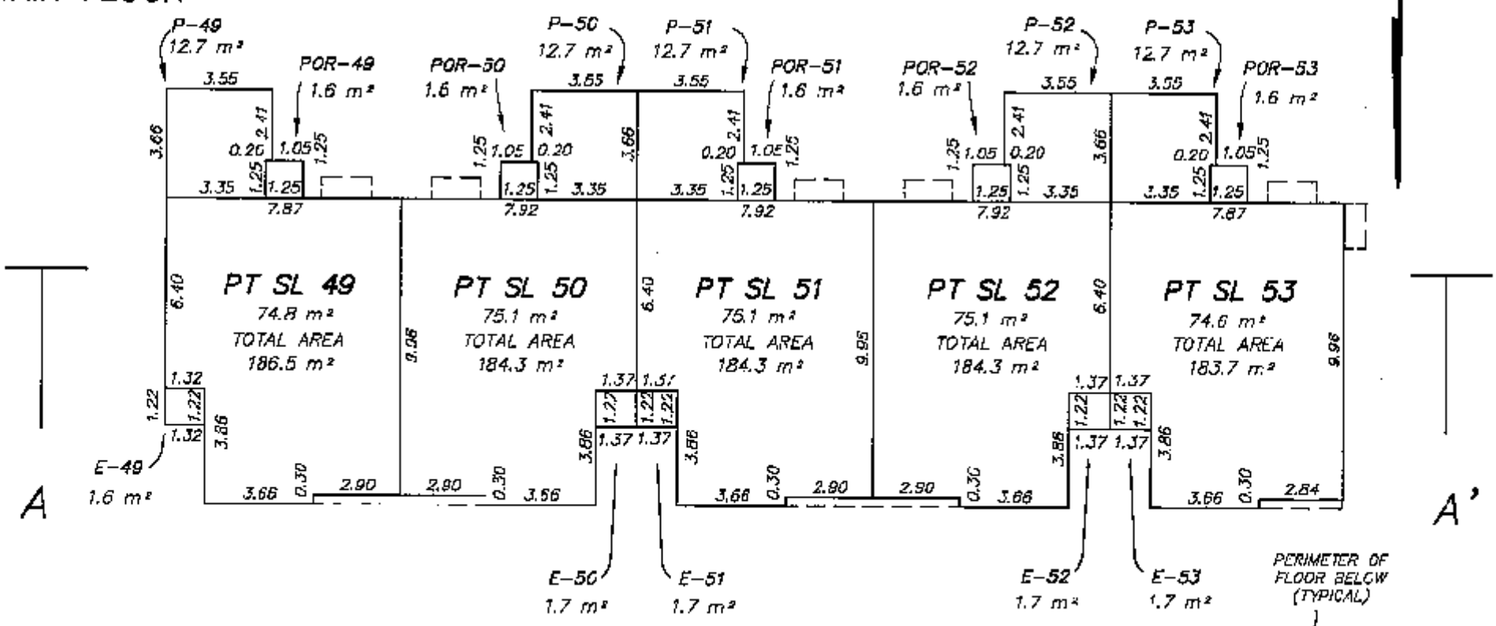
BUILDING 3

STRATA PLAN BCS 1790
PHASE 3

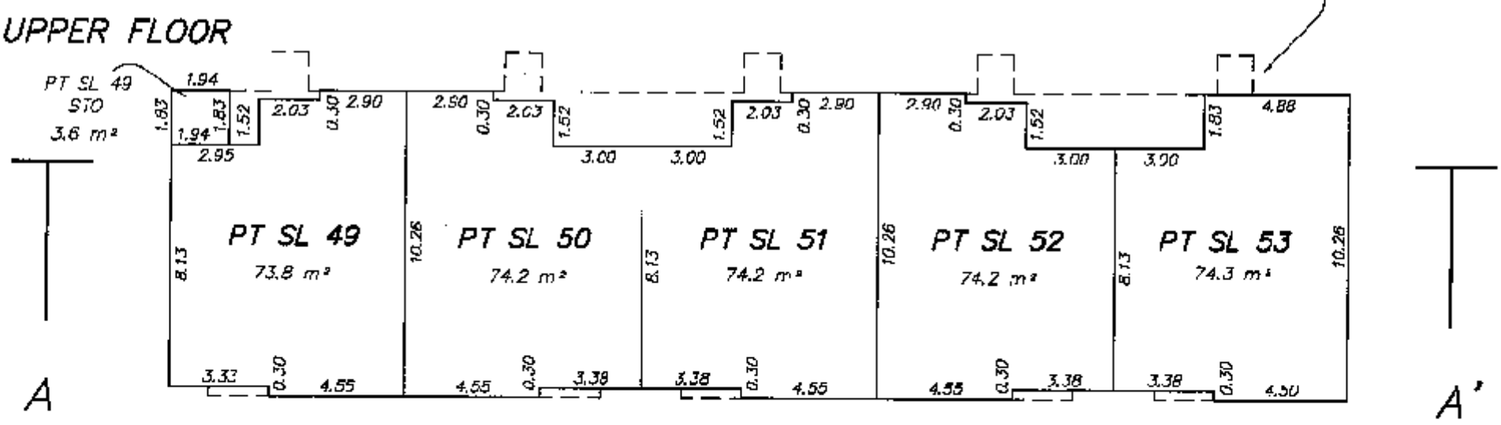
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



UPPER FLOOR	PT SL 49	PT SL 50	PT SL 51	PT SL 52	PT SL 53
MAIN FLOOR	PT SL 49	PT SL 50	PT SL 51	PT SL 52	PT SL 53
BASEMENT FLOOR	PT SL 49	PT SL 50	PT SL 51	PT SL 52	PT SL 53
	PT SL 49 STO	PT SL 50 STO	PT SL 51 STO	PT SL 52 STO	PT SL 53 STO

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

SECTION A – A'

4 2 0 2 5 10

SCALE 1 : 200

B.C.L.S.
17 th July, 2005

FILE 9083 final bld 3

FILED NMBCS1790 RCVD:2006-03-29 PRNT: 2008-07-28-13.32.15.933303

STRATA PLAN OF LOT A PLAN BCP19235 EXCEPT:– PHASES 1 THROUGH 3 INCLUSIVE STRATA PLAN BCS1790 SECTION 21, TOWNSHIP 2, NEW WESTMINSTER DISTRICT,

B.C.G.S. 92G.016

FOR BUILDING LOCATIONS SEE SHEET 2
FOR BUILDING DIMENSIONS SEE SHEET 3 & 4

20 10 0 10 30 50

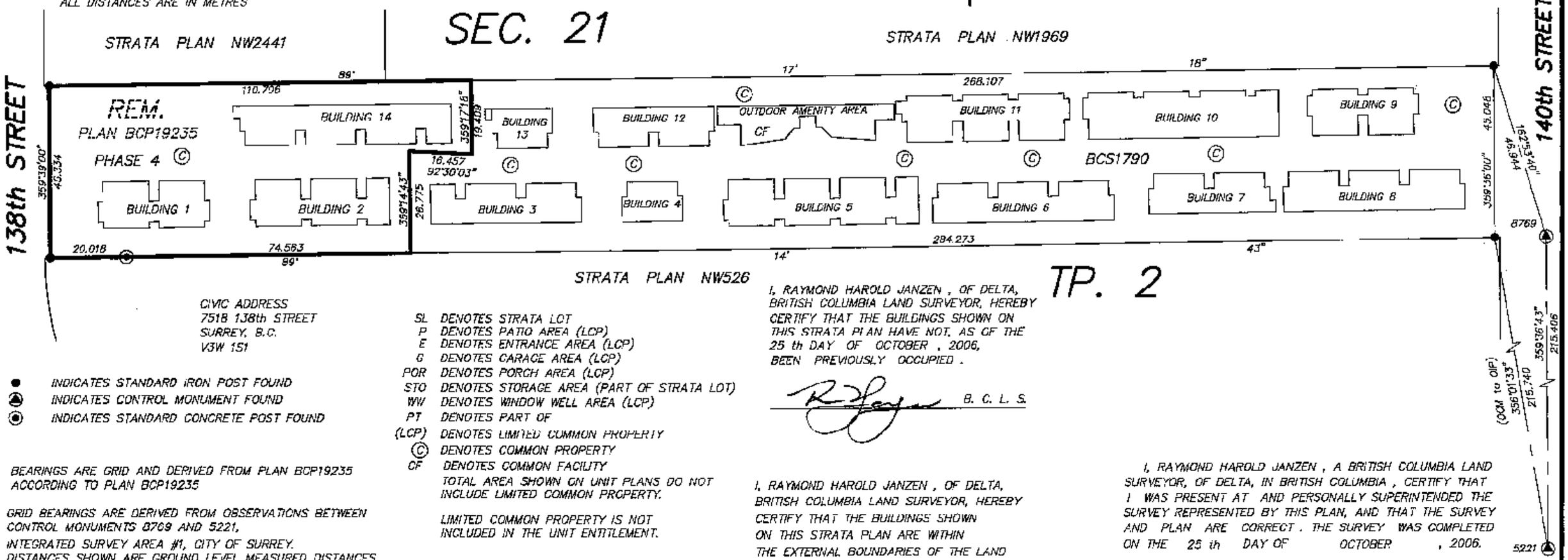
SCALE 1 : 1000
ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 1790 PHASE 4

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS 9th DAY OF NOV. 2006

I. MacDonald
DEPUTY REGISTRAR

BA444137-152



CIVIC ADDRESS
7518 138th STREET
SURREY, B.C.
V3W 1S1

● INDICATES STANDARD IRON POST FOUND
◬ INDICATES CONTROL MONUMENT FOUND
◉ INDICATES STANDARD CONCRETE POST FOUND

BEARINGS ARE GRID AND DERIVED FROM PLAN BCP19235 ACCORDING TO PLAN BCP19235

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 8769 AND 5221, INTEGRATED SURVEY AREA #1, CITY OF SURREY.
DISTANCES SHOWN ARE GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY THE MEAN COMBINED FACTOR 0.9995936 (NAD 83 C.S.R.S. 2005).

MURRAY & ASSOCIATES
201–12448 82nd AVENUE
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V3W 3E9
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SL	DENOTES STRATA LOT
P	DENOTES PATIO AREA (LCP)
E	DENOTES ENTRANCE AREA (LCP)
G	DENOTES GARAGE AREA (LCP)
POR	DENOTES PORCH AREA (LCP)
STO	DENOTES STORAGE AREA (PART OF STRATA LOT)
WW	DENOTES WINDOW WELL AREA (LCP)
PT	DENOTES PART OF
(LCP)	DENOTES LIMITED COMMON PROPERTY
©	DENOTES COMMON PROPERTY
CF	DENOTES COMMON FACILITY

TOTAL AREA SHOWN ON UNIT PLANS DO NOT INCLUDE LIMITED COMMON PROPERTY.

LIMITED COMMON PROPERTY IS NOT INCLUDED IN THE UNIT ENTITLEMENT.

AREAS INDICATED AS E, G, P, WW, OR POR ARE LIMITED COMMON PROPERTY APPURTENANT TO THE STRATA LOT INDICATED. i.e. E–1, G–1, P–1, WW–1 OR POR–1

STORAGE AREAS ARE PART OF THE STRATA LOT BUT NOT INCLUDED IN THE UNIT ENTITLEMENT.

I, RAYMOND HAROLD JANZEN, OF DELTA, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN HAVE NOT, AS OF THE 25 th DAY OF OCTOBER, 2006, BEEN PREVIOUSLY OCCUPIED.

B. C. L. S.

I, RAYMOND HAROLD JANZEN, OF DELTA, BRITISH COLUMBIA LAND SURVEYOR, HEREBY 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.
25 th DAY OF OCTOBER, 2006.

B. C. L. S.

I, RAYMOND HAROLD JANZEN, A BRITISH COLUMBIA LAND SURVEYOR, OF DELTA, 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 SURVEY WAS COMPLETED ON THE 25 th DAY OF OCTOBER, 2006.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER ECP# 56186 ON THE 24 th DAY OF OCTOBER, 2006.

B. C. L. S.

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

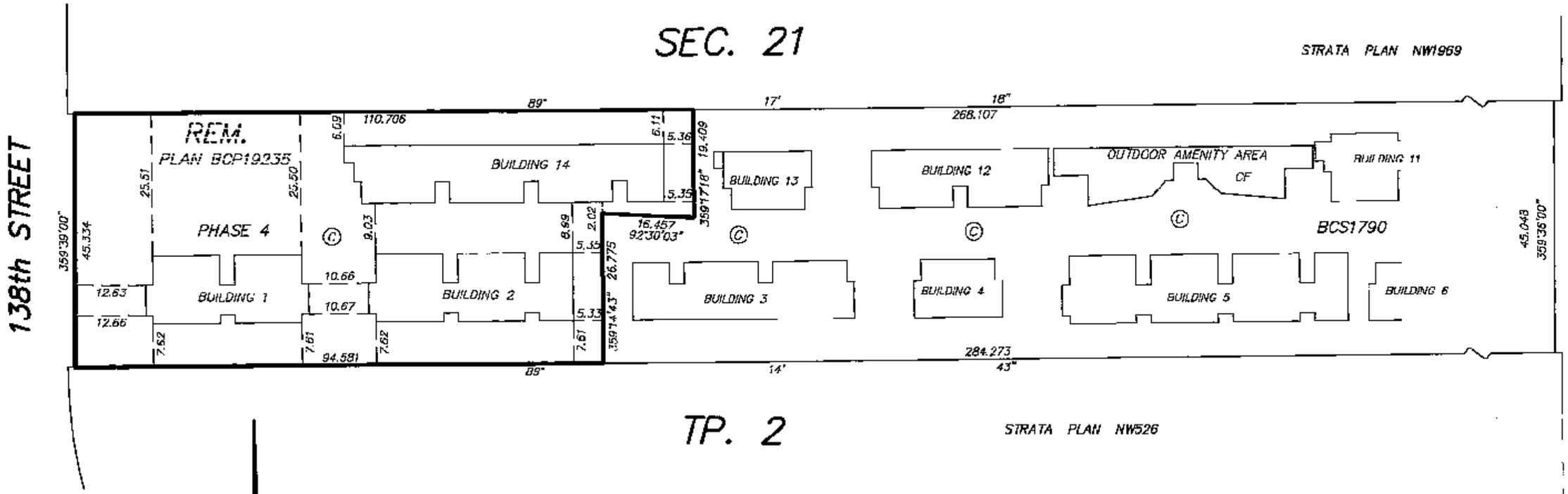
FILE 9083 ph3 title

BUILDING LOCATION PLAN

STRATA PLAN BCS 1790
PHASE 4

0 5 10 20 30 40 50

SCALE 1 : 750
ALL DISTANCES ARE IN METRES



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

B.C.L.S.
25th October 2006

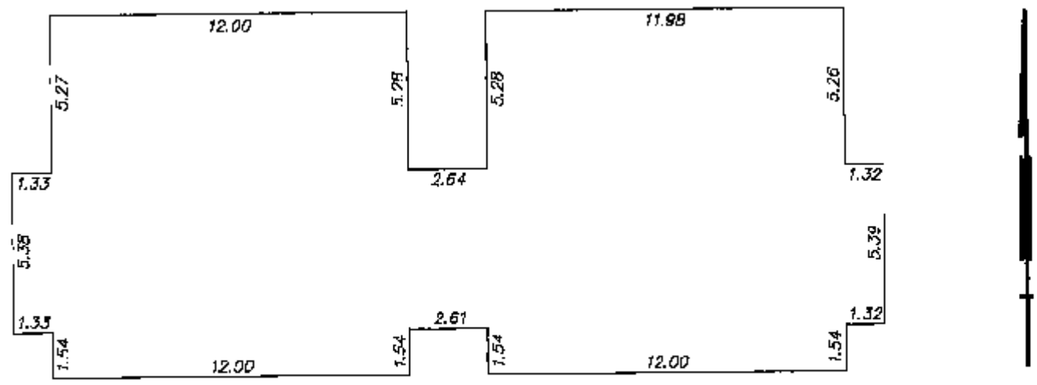
FILE 9083 ph3.loc

BUILDING DIMENSIONS FOR LOCATION SHEET

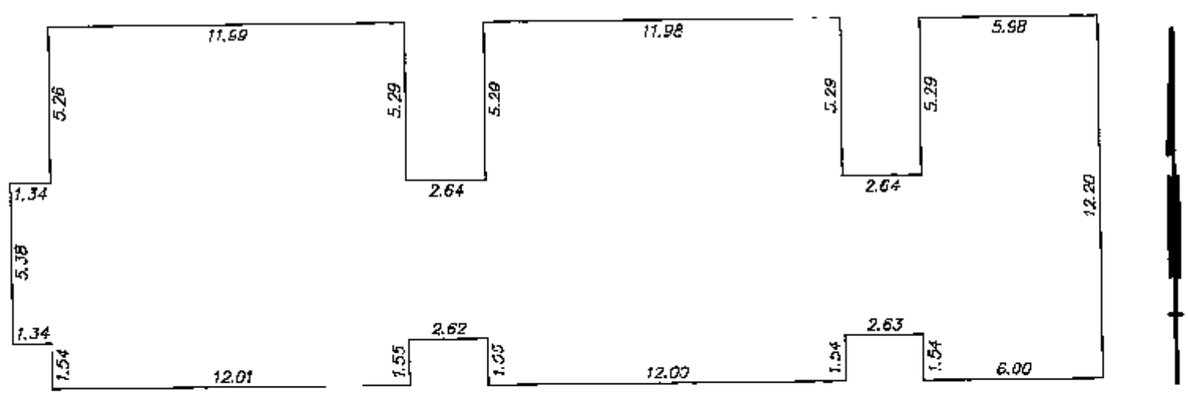
DIMENSIONS ARE TO OUTSIDE OF CONCRETE FOUNDATION WALLS

STRATA PLAN BCS 1790 PHASE 4

BUILDING 1



BUILDING 2



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
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4 2 0 2 5 10

SCALE 1 : 200

B.C.L.S.
25th October 2005

FILE 9083 ph4 dim-1

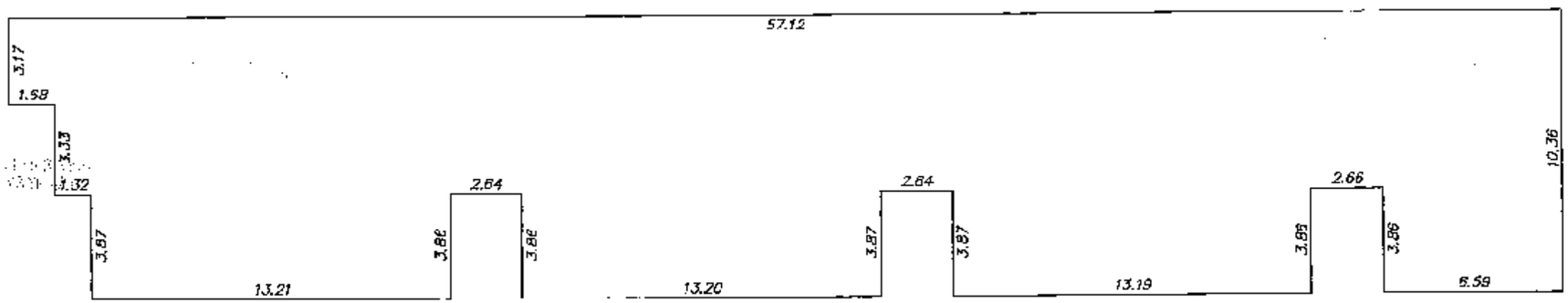
FILED NMBCS1790 RCVD:2006-03-29 PRNT: 2008-07-28-13.32.15.933303

BUILDING DIMENSIONS FOR LOCATION SHEET

DIMENSIONS ARE TO OUTSIDE OF CONCRETE FOUNDATION WALLS

STRATA PLAN BCS 1790
PHASE 4

BUILDING 14



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

4 2 0 2 5 10
SCALE 1 : 200

B.C.L.S.
25th October 2006

FILE 9083 ph4 dim-2

STRATA PLAN BCS 1790
PHASE 4

LUGE HOLDINGS LTD.
INC. NO. 663896

Harald Trepke

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Stacey Yarwood

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

#201, 7795 - 128th Street
Surrey, BC V3W 4E6
ADDRESS

Executive Assistant
OCCUPATION

THE CITY OF SURREY AS HOLDER OF COVENANT
CHARGES BA 471716, BA 471717, BA 471718 AND BA363883
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN

AUTHORIZED SIGNATORY MAYOR, DIANNE L. WATTS
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY CITY CLERK, MARGARET JONES
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

ADDRESS

OCCUPATION

APPROVED AS PHASE 4 OF A 4 PHASE
STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATED THIS 7th November 2006

APPROVING OFFICER FOR THE
CITY OF SURREY

NICHOLAS LAI
APPROVING OFFICER
CITY OF SURREY

MURRAY & ASSOCIATES
201–12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597–9189

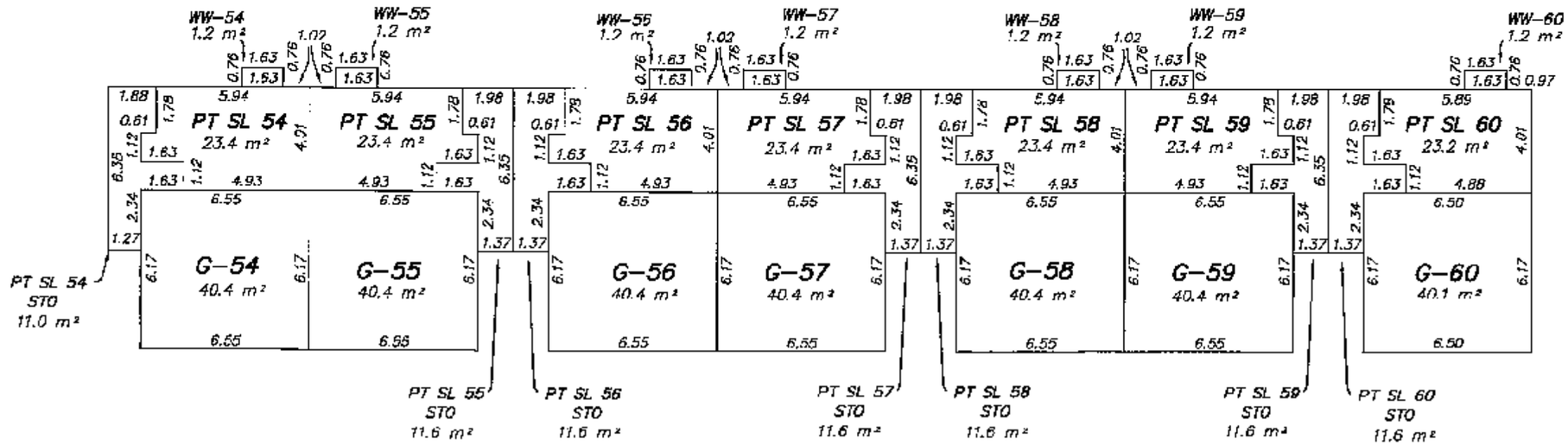
B. C. L. S.
25th October 2006

FILE 9083–ph 4–forms

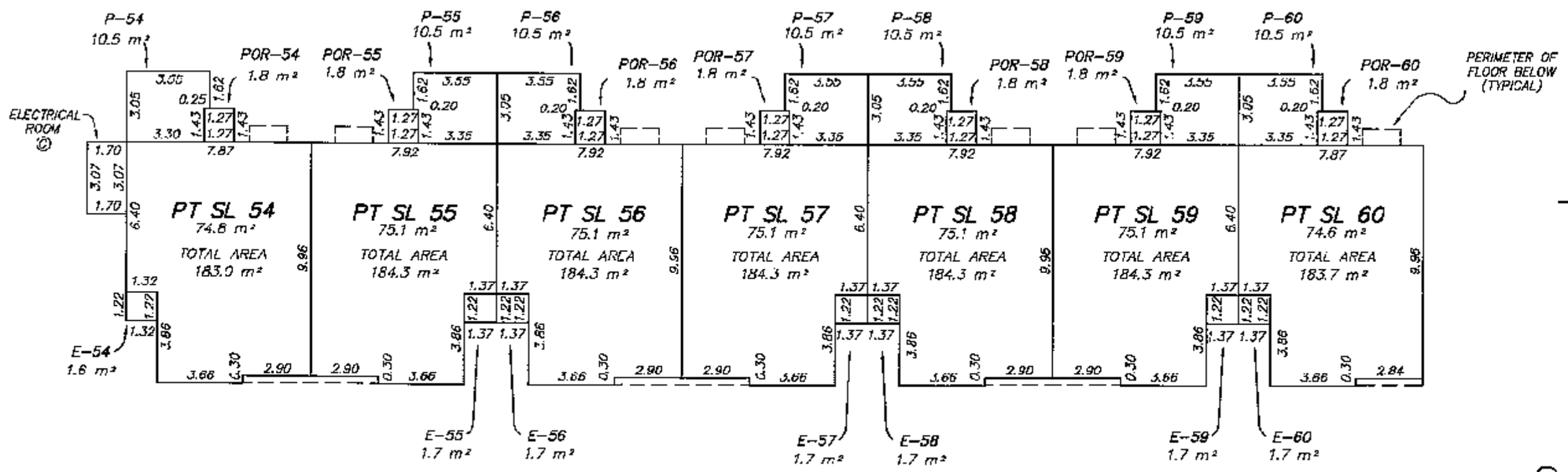
BUILDING 14

STRATA PLAN BCS 1790
PHASE 4

BASEMENT FLOOR



MAIN FLOOR



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4 2 0 2 5 10
SCALE 1 : 200

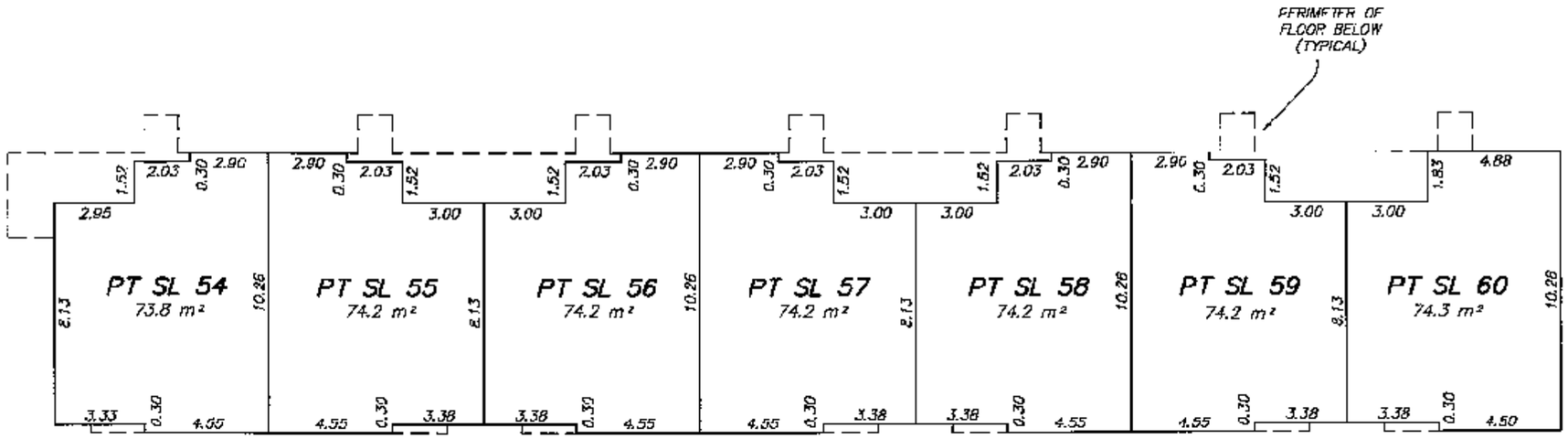
B.C.L.S.
25th October, 2006

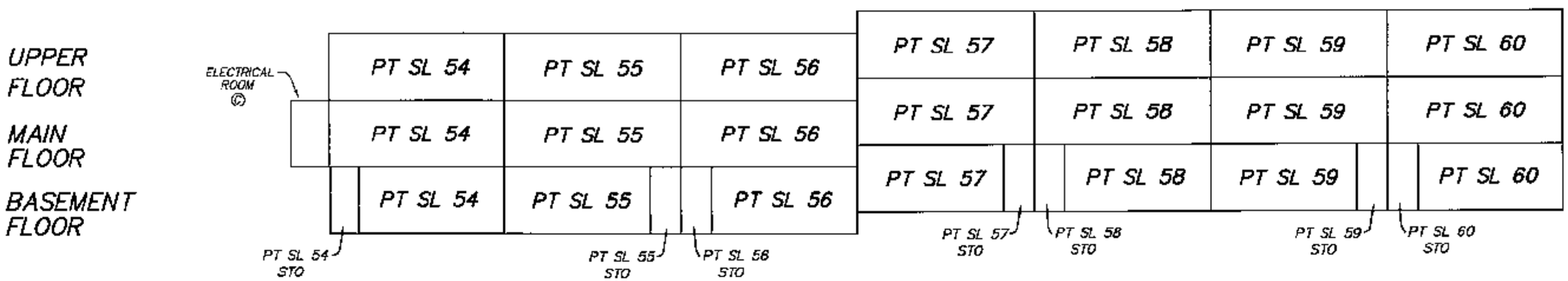
FILE 9083 final bld 14

BUILDING 14

STRATA PLAN BCS 1790
PHASE 4

UPPER FLOOR





SECTION A – A'

MURRAY & ASSOCIATES
201–12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597–9189

4 2 0 2 5 10
SCALE 1 : 200

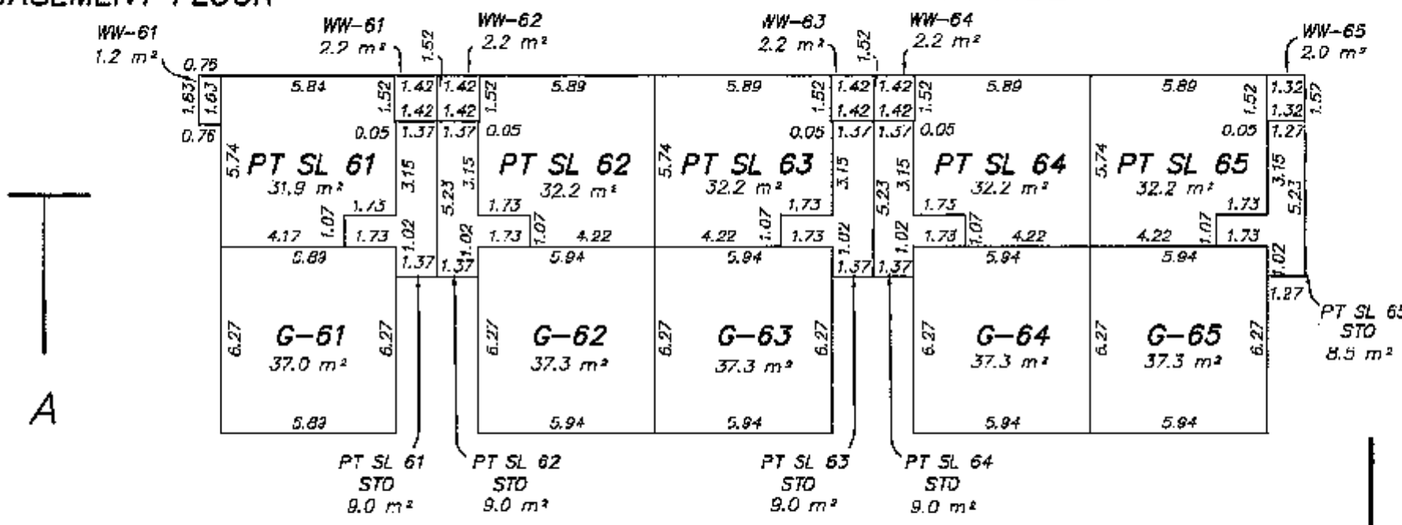
B.C.L.S.
25th October, 2006

FILE 9083 final bld 14

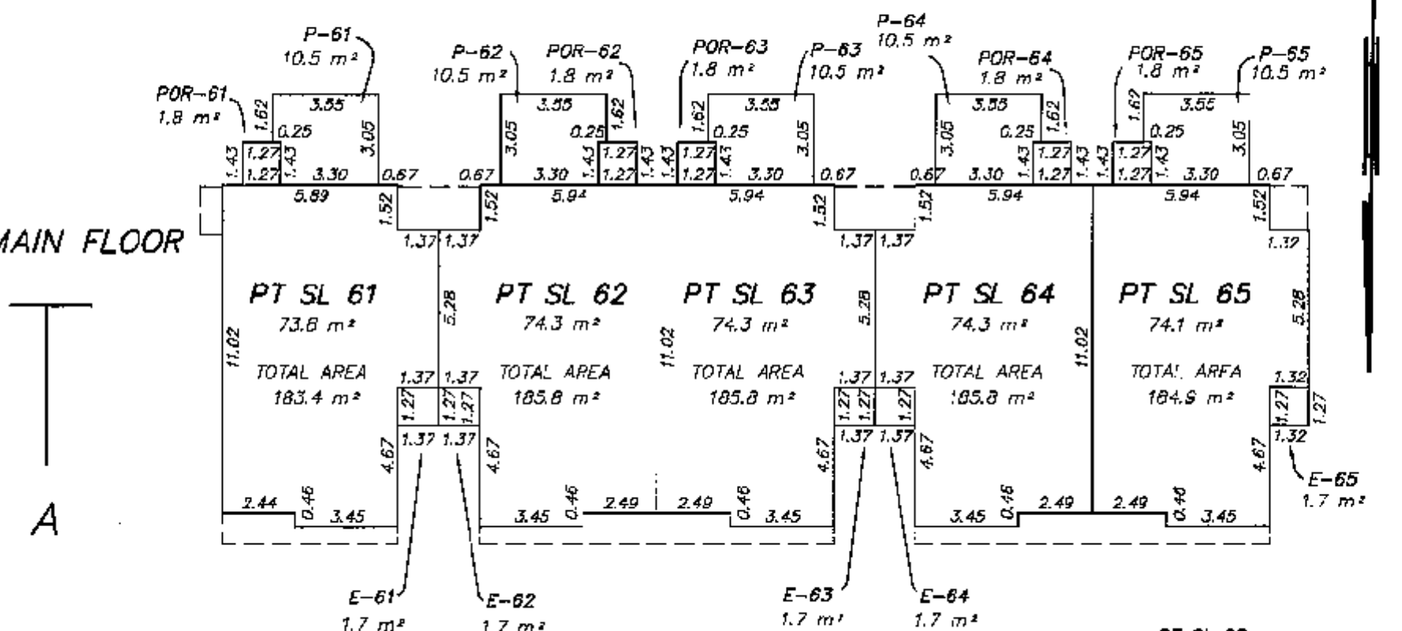
BUILDING 2

STRATA PLAN BCS 1790
PHASE 4

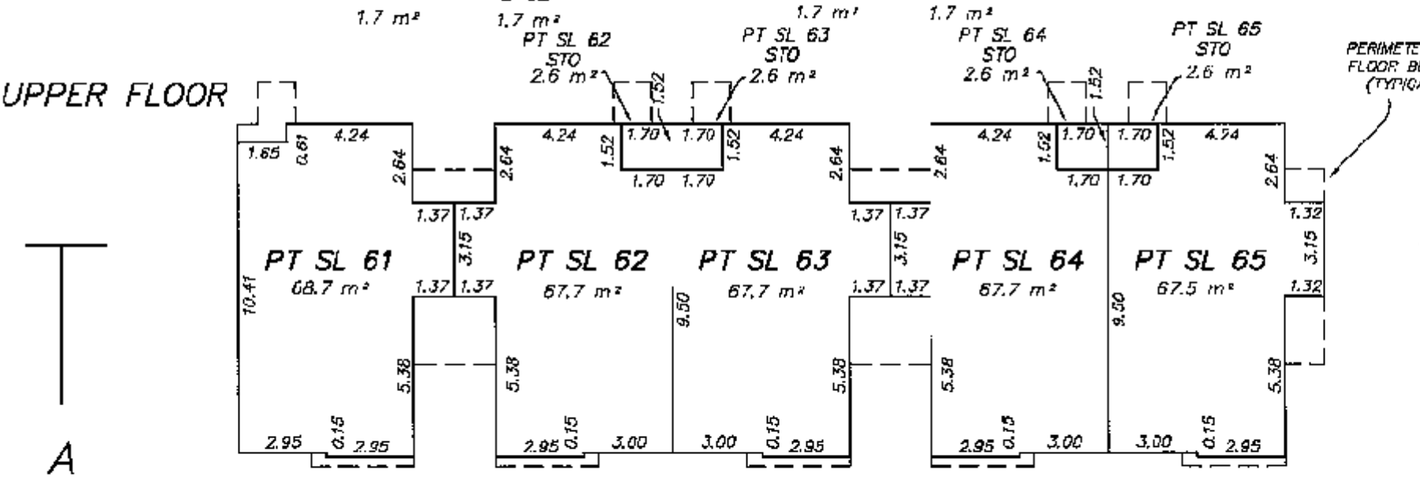
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



UPPER FLOOR	PT SL 61	PT SL 62	PT SL 63	PT SL 64	PT SL 65
MAIN FLOOR	PT SL 61	PT SL 62	PT SL 63	PT SL 64	PT SL 65
BASEMENT FLOOR	PT SL 61	PT SL 62	PT SL 63	PT SL 64	PT SL 65
	PT SL 61 STO	PT SL 62 STO	PT SL 63 STO	PT SL 64 STO	PT SL 65 STO

SECTION A – A'

MURRAY & ASSOCIATES
201–12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597–9189

4 2 0 2 5 10
SCALE 1 : 200

B.C.L.S.
25th October, 2006

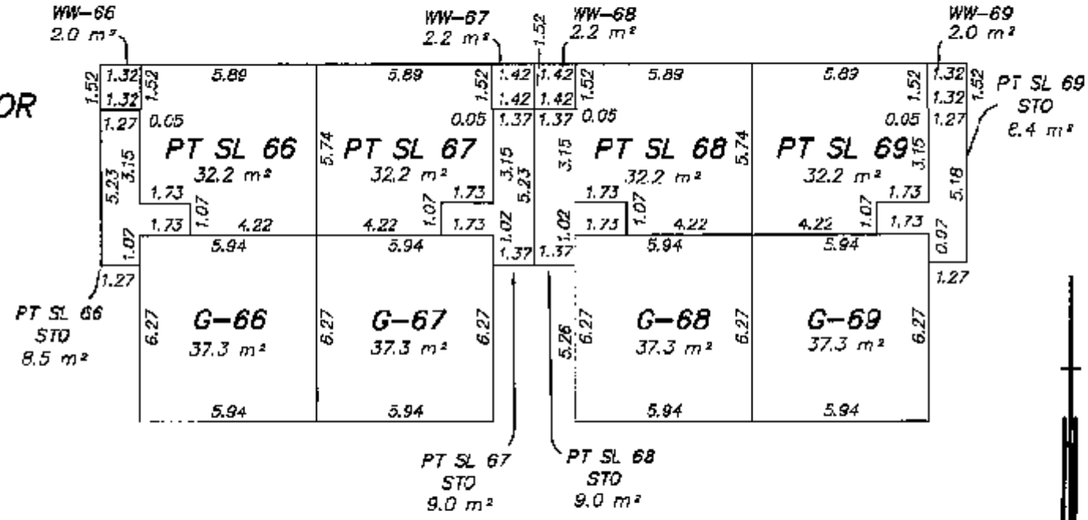
FILE 9083 final bld2

FILED NMBCS1790 RCVD:2006-03-29 PRNT: 2008-07-28-13.32.15.933303

BUILDING 1

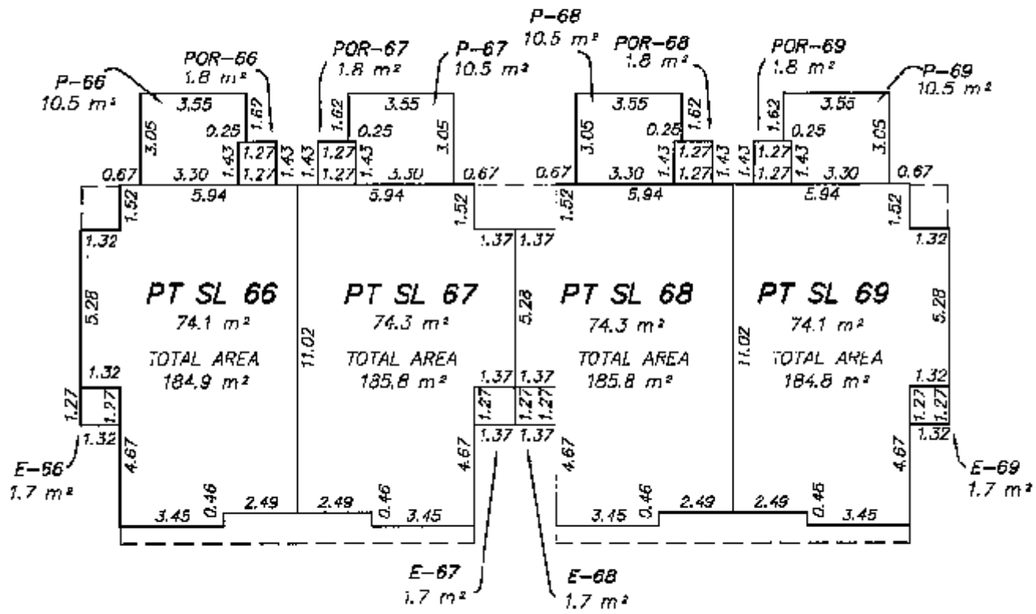
STRATA PLAN BCS 1790
PHASE 4

BASEMENT FLOOR



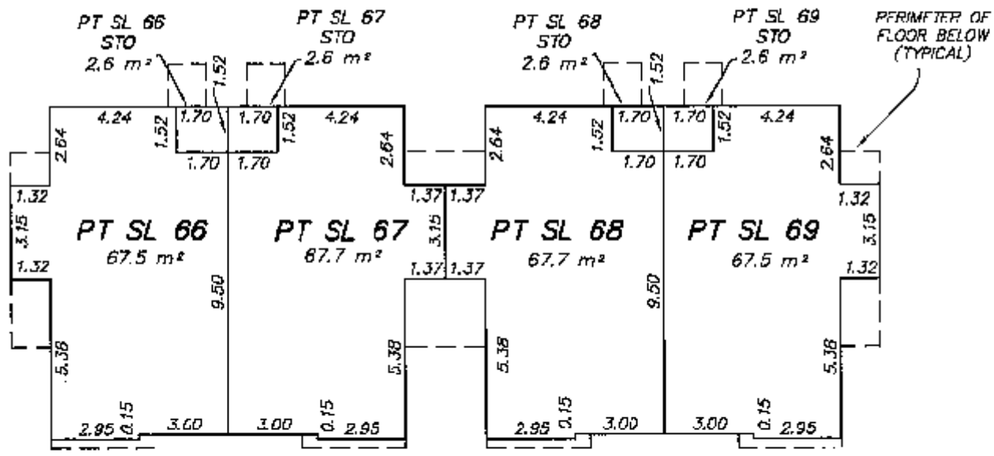
A — A'

MAIN FLOOR



A — A'

UPPER FLOOR



A — A'

UPPER FLOOR	PT SL 66	PT SL 67	PT SL 68	PT SL 69
MAIN FLOOR	PT SL 66	PT SL 67	PT SL 68	PT SL 69
BASEMENT FLOOR	PT SL 66	PT SL 67	PT SL 68	PT SL 69
	PT SL 66 STO	PT SL 67 STO	PT SL 68 STO	PT SL 69 STO

SECTION A — A'

4 2 0 2 5 10

SCALE 1 : 200

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
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B.C.L.S.
25th October, 2006

FILE 9083 final bld1

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