STRATA PLAN OF
LOT A SECTION 23
BLOCK 3 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN BCP31151

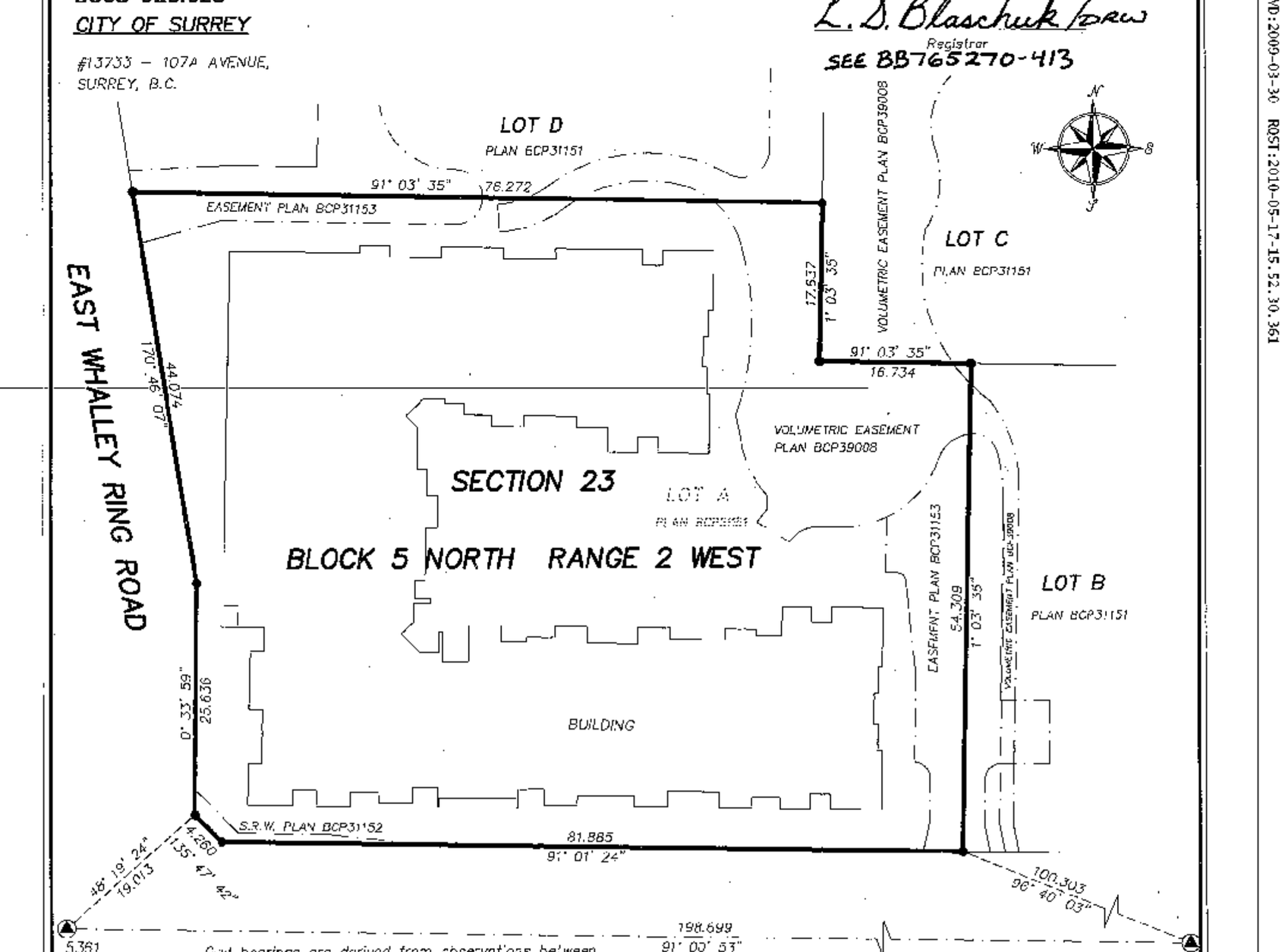
STRATA PLAN BCS3381

Deposited registered in the Land Title office at New Westminster, B.C. this 30TH day of MARCH, 2009.

L. S. Blaschuk LSRW
Registrar
SEE BB765270-413

BCGS 92G.025
CITY OF SURREY

#13733 – 107A AVENUE,
SURREY, B.C.



Grid bearings are derived from observations between control monuments 5361 and 5362.
Integrated Survey Area No. 1, (SURREY), NAD83 (CSRS)
This plan shows horizontal ground-level measured distances except where otherwise noted. To compute grid distances, multiply ground level distances by combined factor of 0.9995588.
This plan lies within the Greater Vancouver Regional District.

SCALE: 1:500

0 5 10 20 30 40

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

- Control Monument Found
- Standard Iron Post Found
- L.C.P. denotes limited common property
- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- (R) denotes limited common property for use of S.L.1 to 140
- (C) denotes limited common property for use of S.L.141 to 144
- ⊠ denotes shaft, common property
- EC denotes electrical closet, common propery
- P denotes patio
- B denotes balcony
- OTB denotes open to below

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 – 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 2820
Drawn By: KA/TH

I, Johnson C. Tam, a British Columbia Land Surveyor, of the City of Richmond 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 September, 2008. The plan was completed and checked, and the checklist filed under #94321, on the 18th day of March, 2009.

B.C.L.S.

I, Johnson C. Tam, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not, as of March 18th, 2009, been previously occupied.

B.C.L.S.

I, Johnson C. Tam, a British Columbia Land Surveyor, certify that the building shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan.
Date: March 18th, 2009.

B.C.L.S.

2820-FS-A-01

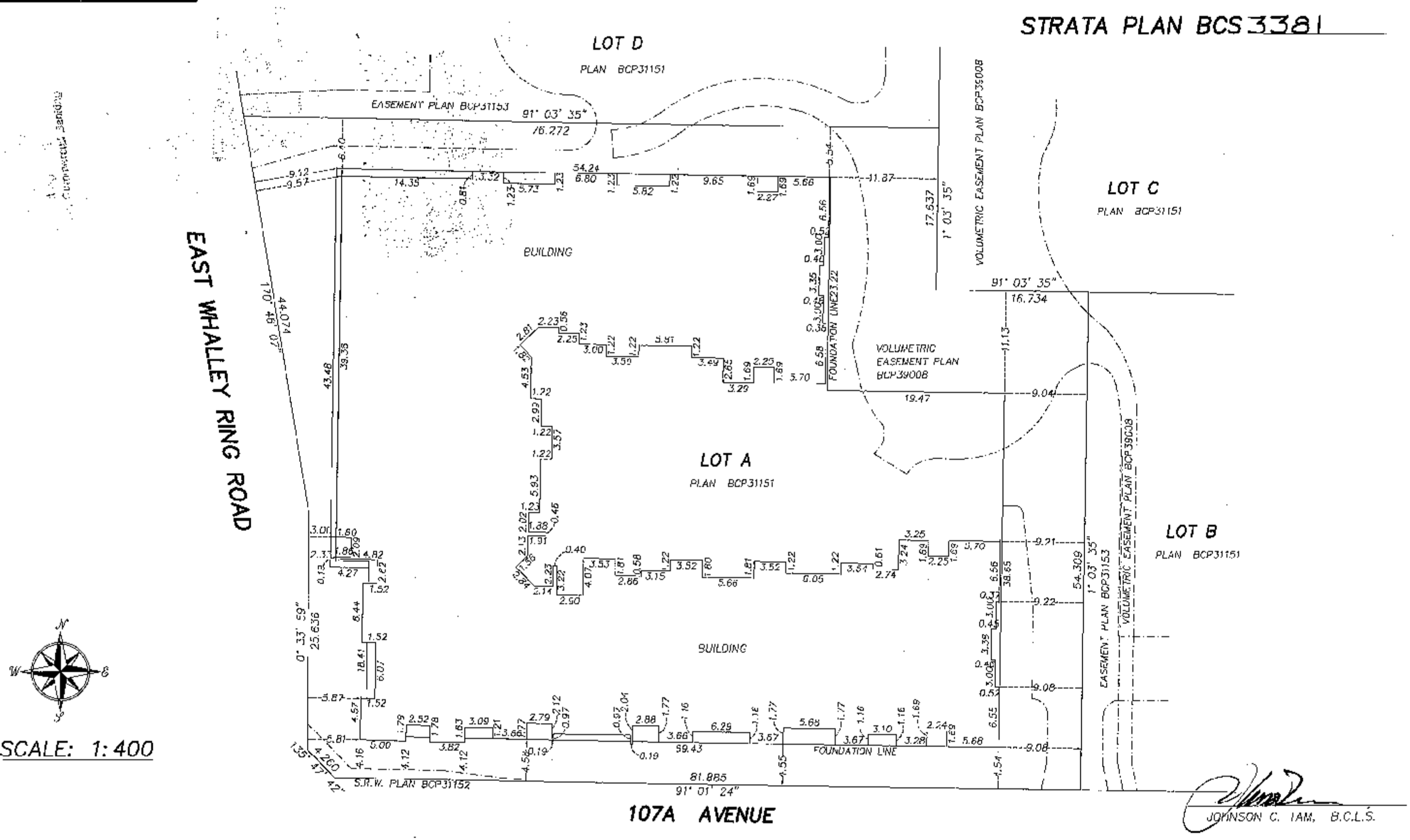
ORIGINAL

FILED NMBCS3381 RCVD:2009-03-30 RQST:2010-05-17-15.52.30.361

FILED NWBCS3381 RCVD:2009-03-30 RQST:2010-05-17-15.52.30.361

BUILDING DIMENSION

STRATA PLAN BCS3381



SCALE: 1:400

JOHNSON C. IAM, B.C.L.S.

March 18th, 2009.

2820-FS-A-C2

ORIGINAL

FILED NMBCS3381 RCVD:2009-03-30 ROST:2010-05-17 15.52.30.361

STRATA PLAN BCS 3381

OWNER:
TIEN SHER SURREY DEVELOPMENT GROUP INC., INC. NO. 0756116

AUTHORIZED SIGNATORY: CHARAN S. SETHI

Witness (SIGN & PRINT NAME) Pete Stringer

Address of Witness: 7981 17th Avenue Burnaby, BC V3N 1M4

Occupation of Witness: Controller

MORTGAGEE:
CANADIAN WESTERN BANK

AUTHORIZED SIGNATORY (SIGN & PRINT NAME) KATHRYN KANE ACCOUNT MANAGER

AUTHORIZED SIGNATORY (SIGN & PRINT NAME) Puneet Agrawal AVP, Commercial Banking PUNEET AGRAWAL

Witness as to both signatures (SIGN & PRINT NAME) VESNA STEFANOVIC

Address of Witness: VESNA STEFANOVIC A Commissioner for taking Affidavits for British Columbia Unit #1 7548 120th Street Surrey, BC V3W 3N1

Occupation of Witness: #1 - 7548 - 120TH ST. SURREY, B.C. A COMMISSIONER FOR TAKING AFFIDAVITS

The City of Surrey, the registered owner of covenant BB424261, BB424264, BB424268 BB424272, BB424273 and BB1025757 hereby consent to the deposit of this plan.

CITY OF SURREY BY ITS AUTHORIZED SIGNATORIES

Acting MAYOR: ~~DIANNE WATTS~~ Tom Gill

CLERK:

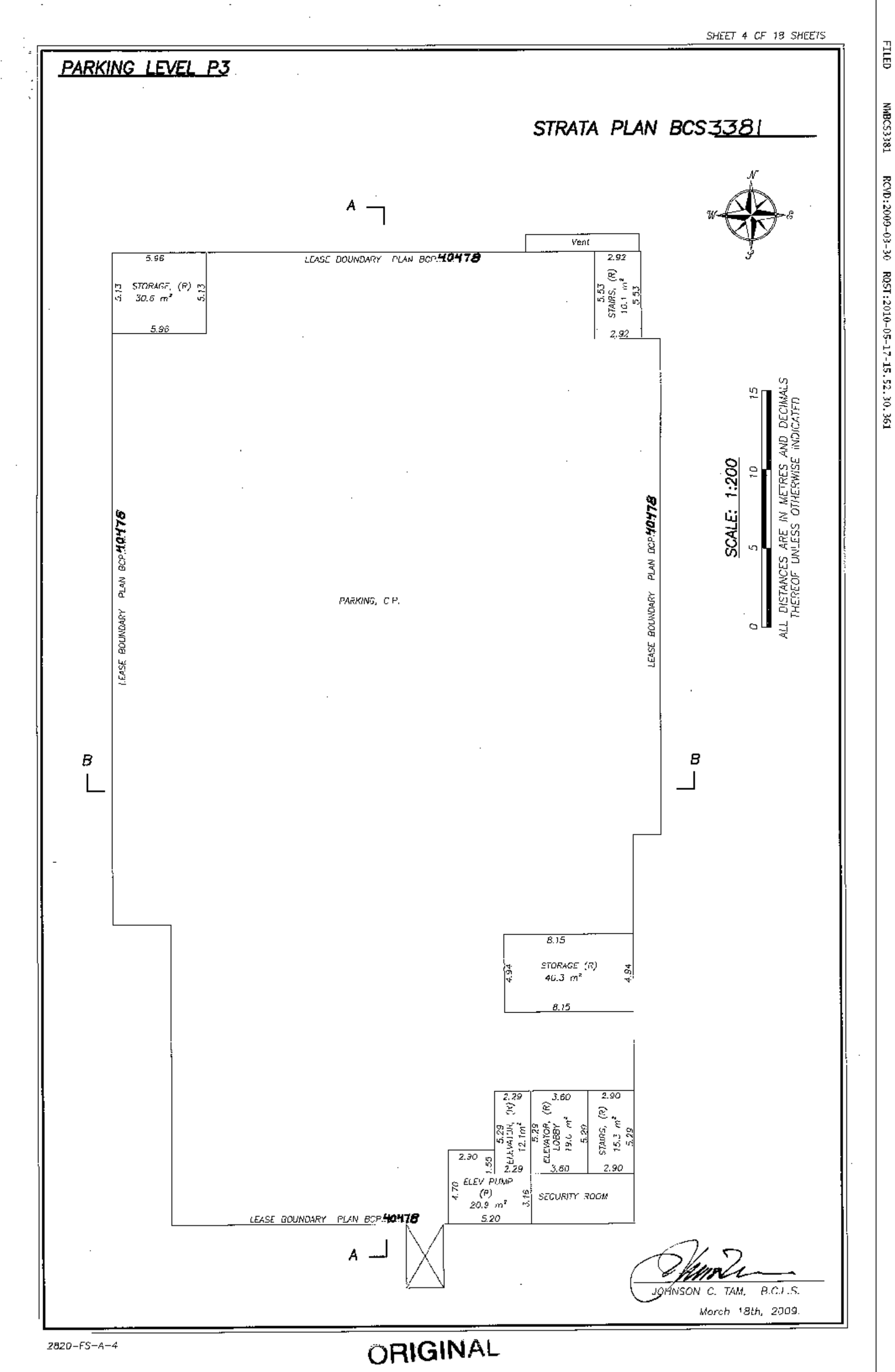
JOHNSON C. TAM, B.C.L.S.

March 18th, 2009.

ORIGINAL

PARKING LEVEL P3

STRATA PLAN BCS3381



JOHNSON C. TAM, B.C.L.S.

March 18th, 2009.

2820-FS-A-4

ORIGINAL

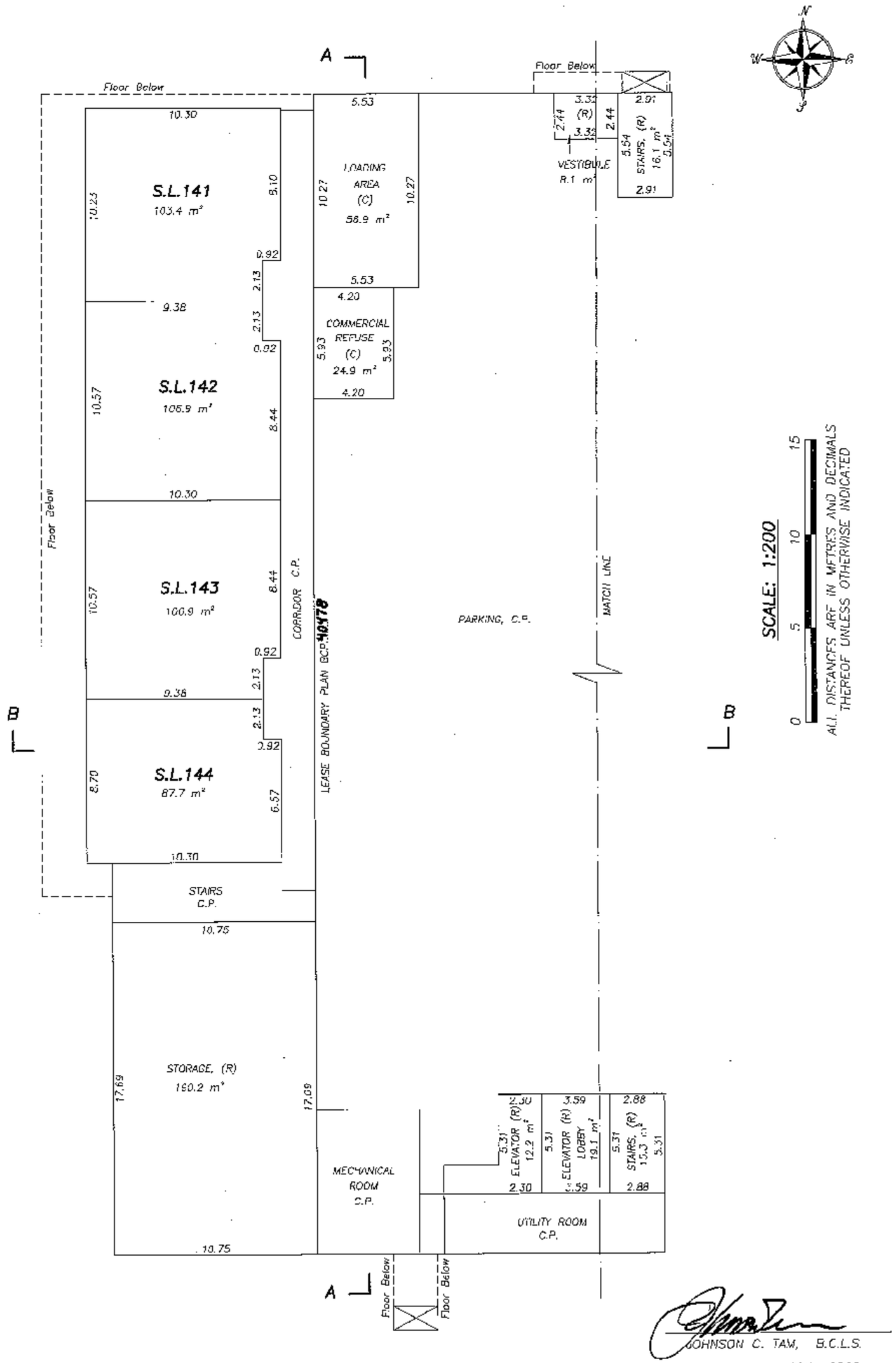
FILED NMBCS3381 RCVD:2009-03-30 RQST:2010-05-17.15.52.30.361

FILED NMBCS3381 RCVD:2009-03-30 RQST:2010-05-17.15.52.30.361

PARKING LEVEL P2 (WEST)

STRATA LOTS 141 TO 144

STRATA PLAN BCS3381



JOHNSON C. TAM, B.C.L.S.

March 18th, 2009.

2820-FS-A-5

ORIGINAL

PARKING LEVEL P2 (EAST)

STRATA PLAN BCS3381

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

6.23
2.44
STAIRS, (R)
3.32 24.2 m²
3.10
5.54
2.9

10.79
4.92
RESIDENTIAL REFUSE (R)
53.1 m²
4.92
10.79

LEASE BOUNDARY PLAN BCP.....

LEASE BOUNDARY PLAN BCP40478

MATCH LINE

B

B

PARKING, C.P.

3.67
4.48
STORAGE 16.4 m²
4.48
3.67
4.98
2.59
STAIRS, (R) 13.1 m²
2.59
4.98

LEASE BOUNDARY PLAN BCP40478

ELEV, (R)
LOBBY
STAIRS, (R)

UTILITY ROOM C.P.

ELECTRICAL ROOM C.P.

LEASE BOUNDARY PLAN BCP40478

JOHNSON C. TAM, B.C.L.S.

March 18th, 2009.

2820-FS A 6

ORIGINAL

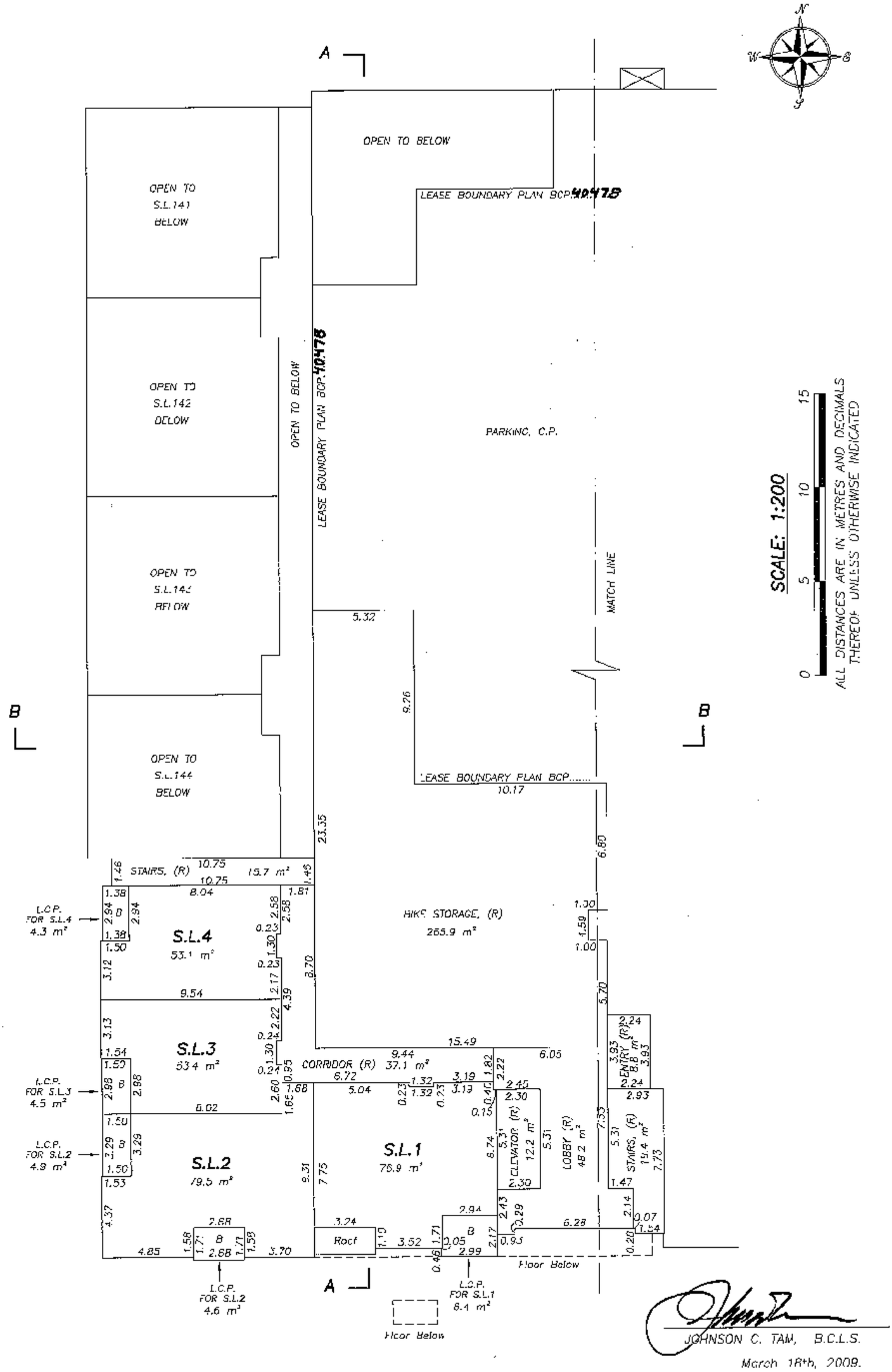
FILED NMBCS3381 RCVD:2009-03-30 RQST:2010-05-17.15.52.30.361

FILED NMBCS3381 RCVD:2009-03-30 ROST:2010-05-17-15.52.30.361

PARKING LEVEL P1 (WEST)

STRATA LOTS 1 TO 4

STRATA PLAN BCS3381



JOHNSON C. TAM, B.C.L.S.

March 18th, 2009.

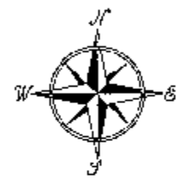
2820-FS-A-7

ORIGINAL

FILED NMBCS3381 RCVD:2009-03-30 RQST:2010-05-17.15.52.30.361

PARKING LEVEL P1 (EAST)

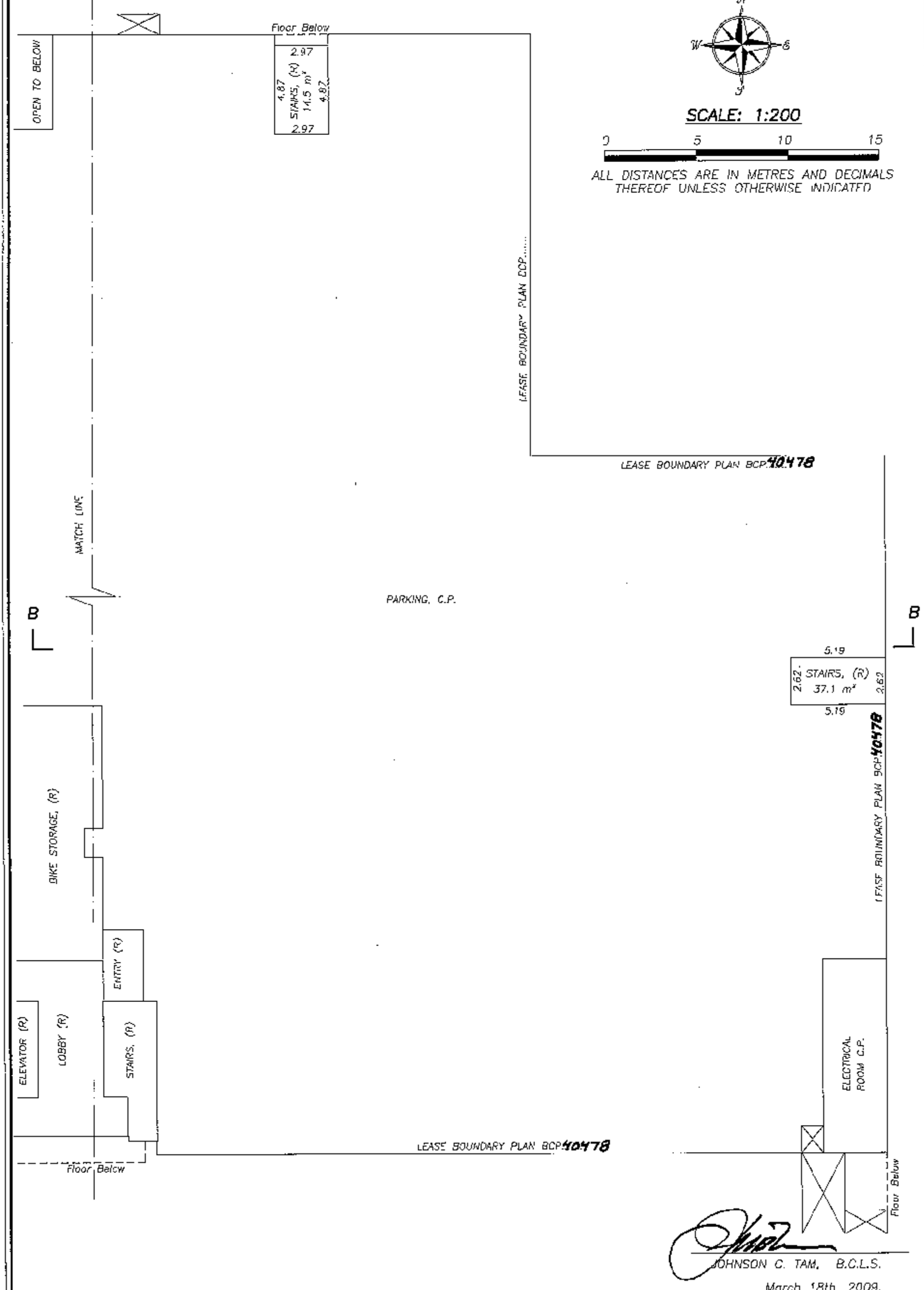
STRATA PLAN BCS3381



SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



JOHNSON C. TAM, B.C.L.S.

March 18th, 2009.

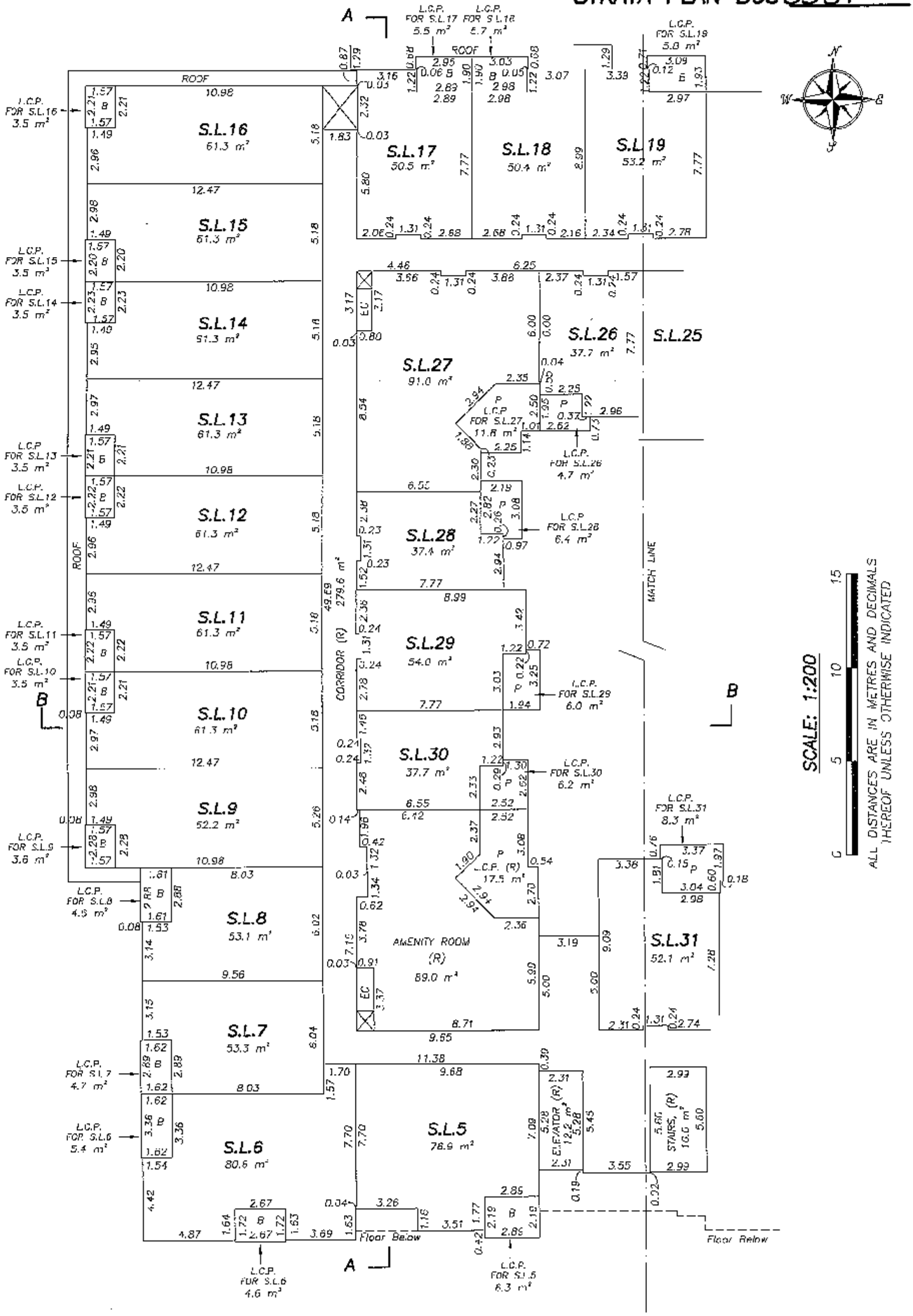
2820-FS-A-8

ORIGINAL

LEVEL R2 (WEST)

STRATA LOTS 5 TO 19, 26 TO 31

STRATA PLAN BCS3381



SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

JOHNSON C. TAM, B.C.L.S.

March 18th, 2009.

ORIGINAL

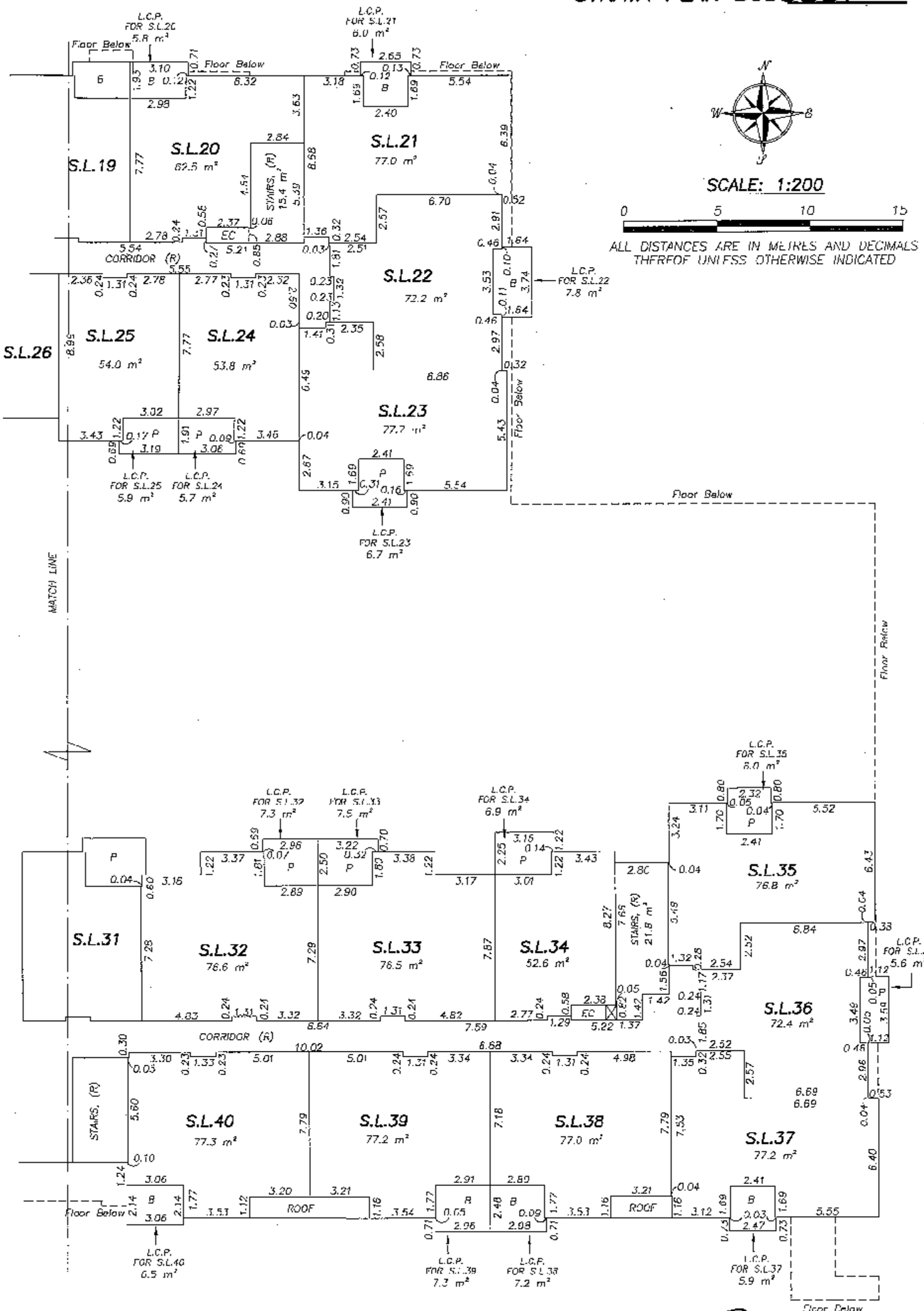
FILED NMBCS3381 RCVD:2009-03-30 ROST:2010-05-17-15.52.30.361

FILED NMBCS3381 RCVD:2009-03-30 RQST:2010-05-17.15.52.30.361

LEVEL R2 (EAST)

STRATA LOTS 20 TO 25, 32 TO 40

STRATA PLAN BCS3381



SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

JOHNSON C. TAM, B.C.L.S.

March 18th, 2009.

2820-FS-A-10

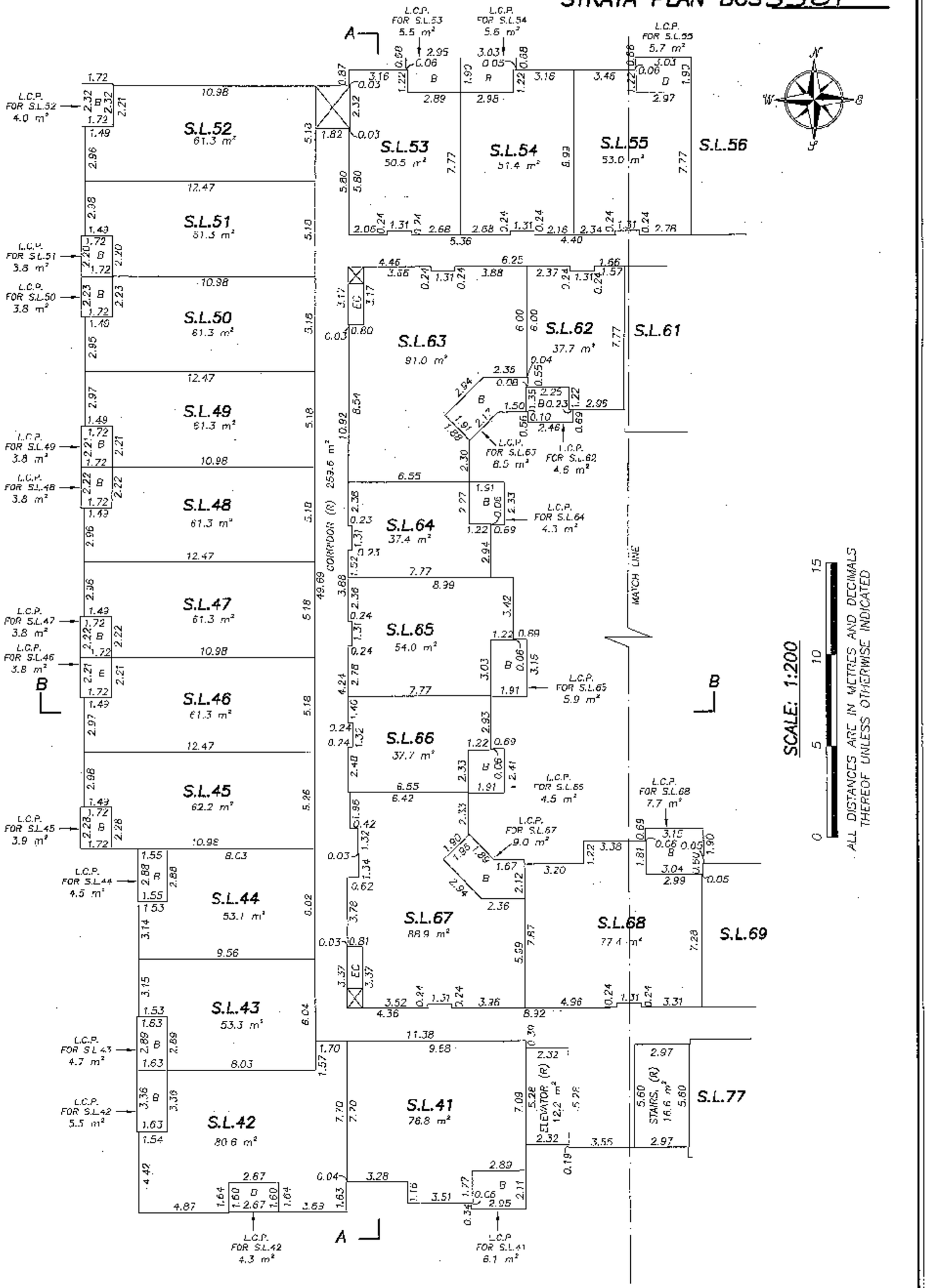
ORIGINAL

FILED NMBCS3381 RCVD:2009-03-30 ROST:2010-05-17-15.52.30.361

LEVEL R3 (WEST)

STRATA LOTS 41 TO 55, 62 TO 68

STRATA PLAN BCS3381



JOHNSON C. TAM, B.C.L.S.

March 18th, 2009.

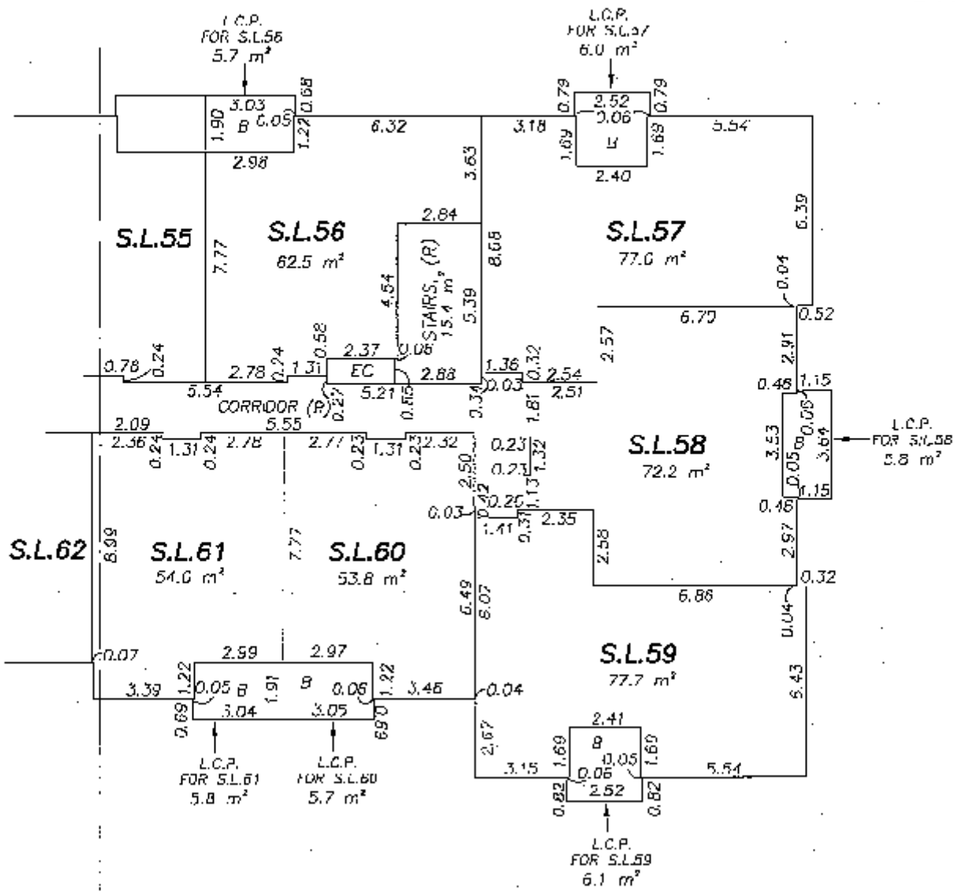
2820-FS-A-11

ORIGINAL

LEVEL R3 (EAST)

STRATA LOTS 56 TO 61, 69 TO 77

STRATA PLAN BCS3381

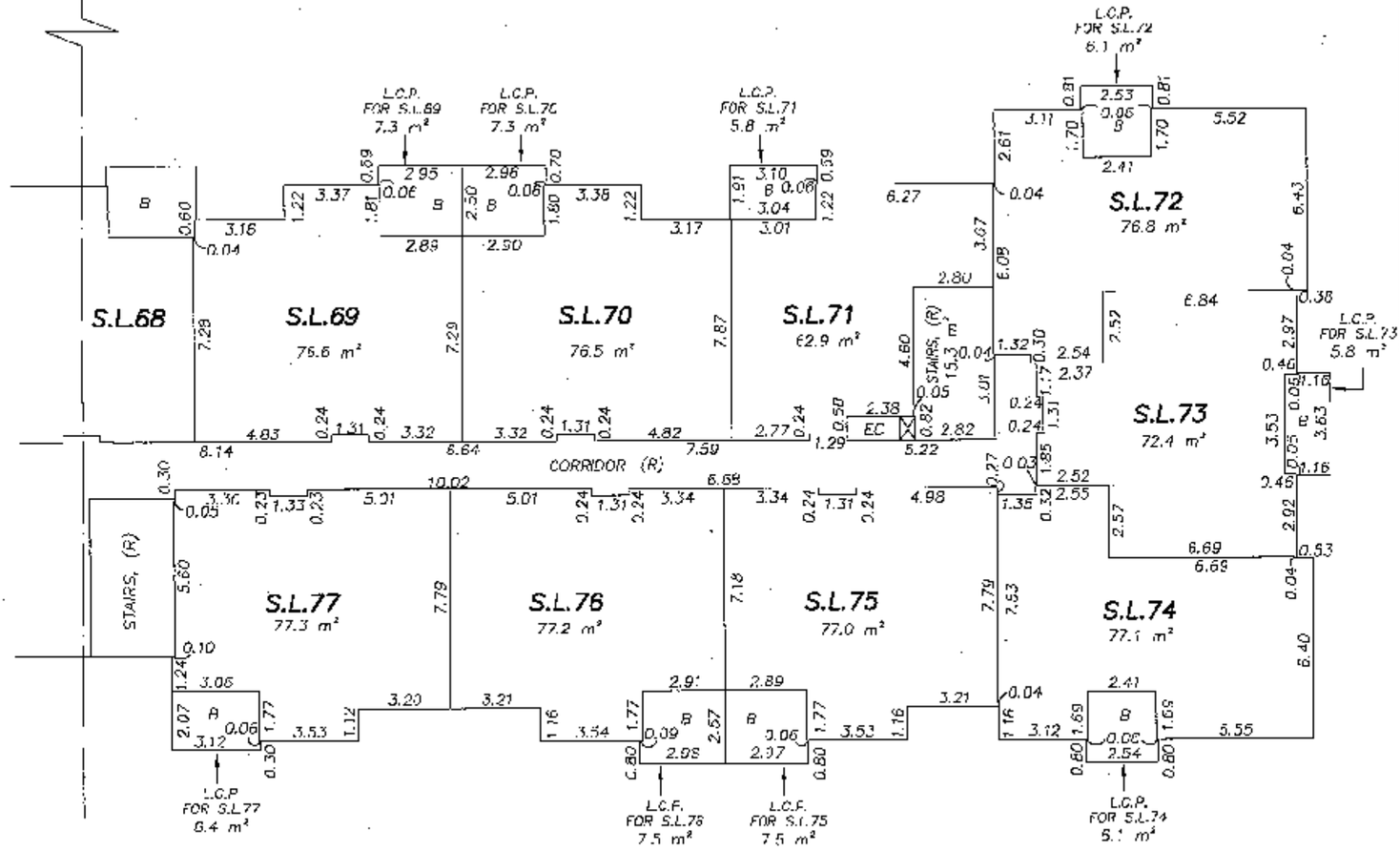


SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

MATCH LINE



JOHNSON C. TAM, B.C.L.S.

March 18th, 2009.

2820-FS-A-12

ORIGINAL

FILED NMBCS3381 RCVD:2009-03-30 RQST:2010-05-17.15.52.30.361

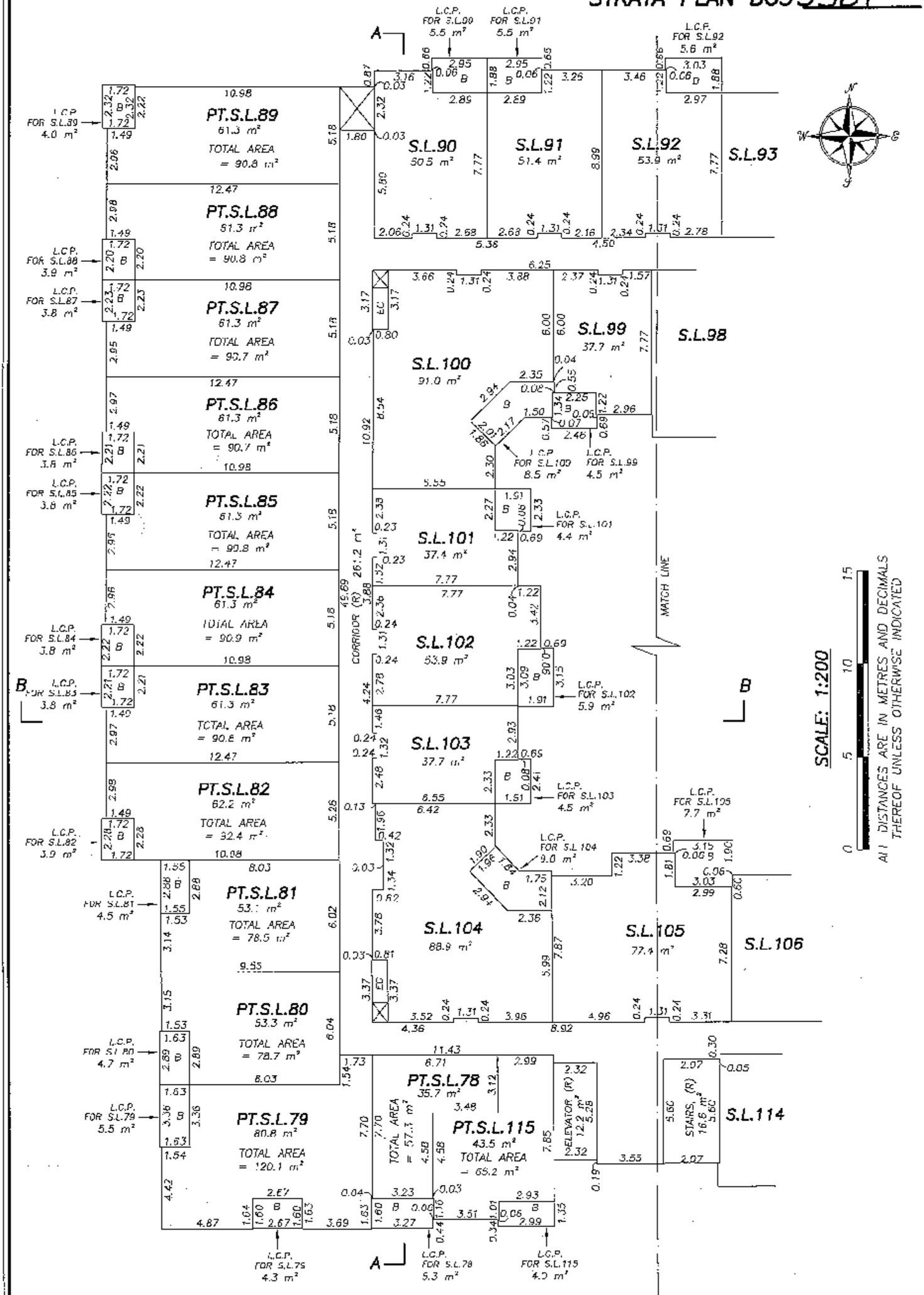
FILED NMBCS3381 RCVD:2009-03-30 RQST:2010-05-17-15.52.30.361

LEVEL R4 (WEST)

STRATA LOTS 90 TO 92, 99 TO 105

PART STRATA LOTS 78 TO 89, 115

STRATA PLAN BCS3381



JOHNSON C. TAM, B.C.L.S.

March 18th, 2009

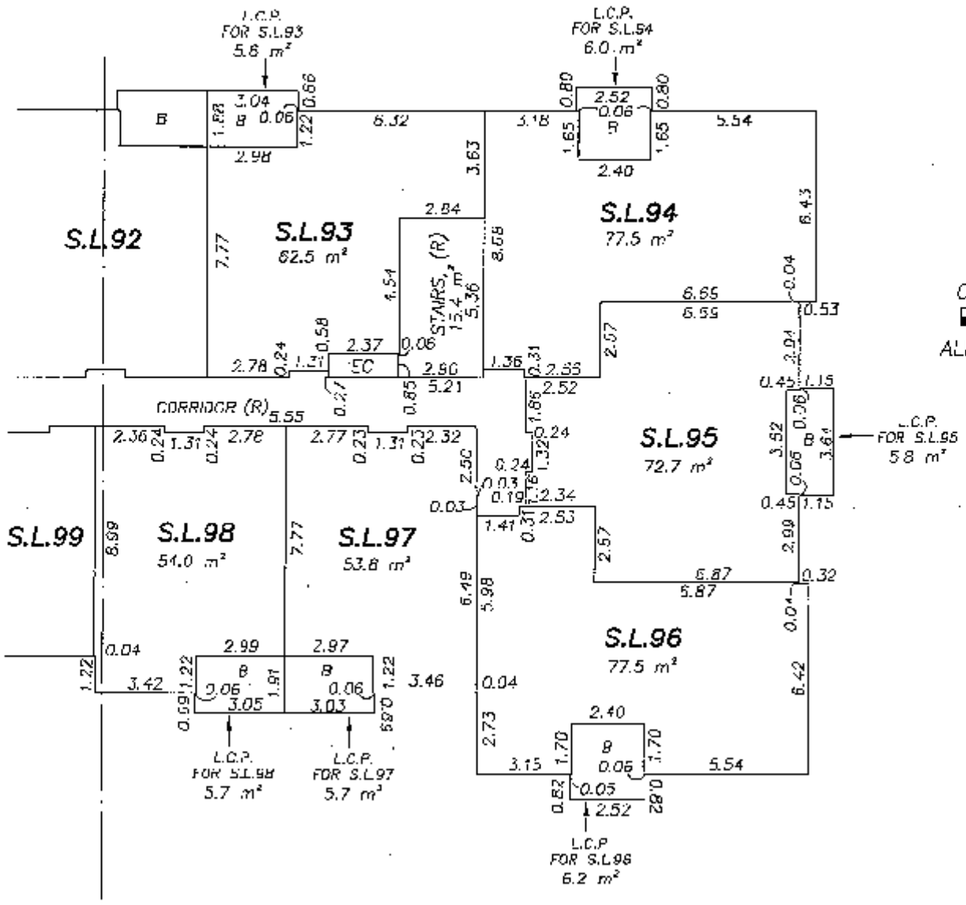
ORIGINAL

FILED NMBCS3381 RCVD:2009-03-30 RQST:2010-05-17.15.52.30.361

LEVEL R4 (EAST)

STRATA LOTS 93 TO 98, 106 TO 114

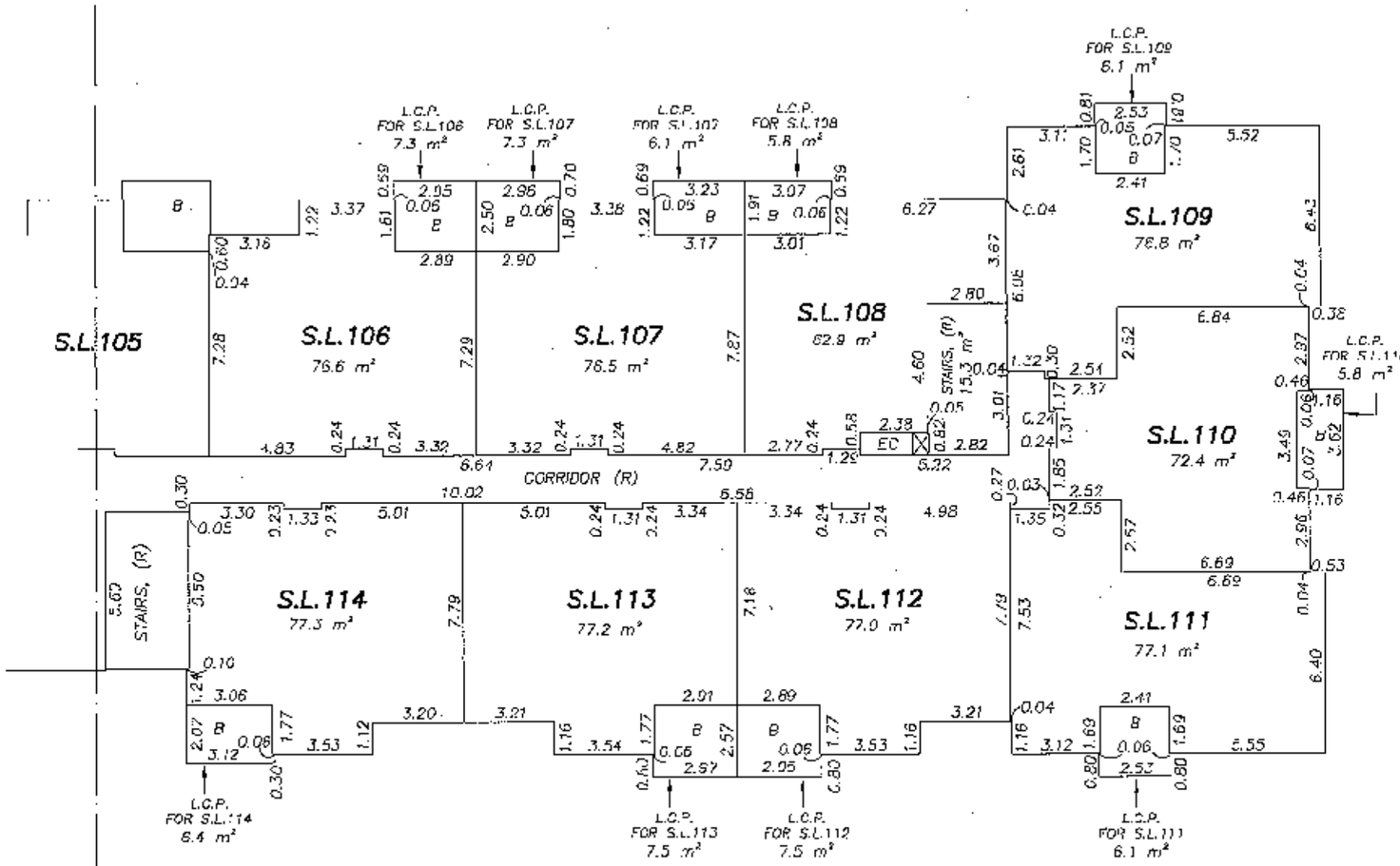
STRATA PLAN BCS3381



SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



JOHNSON C. TAM, B.C.L.S.

March 18th, 2009.

2820-PS-A-14

ORIGINAL

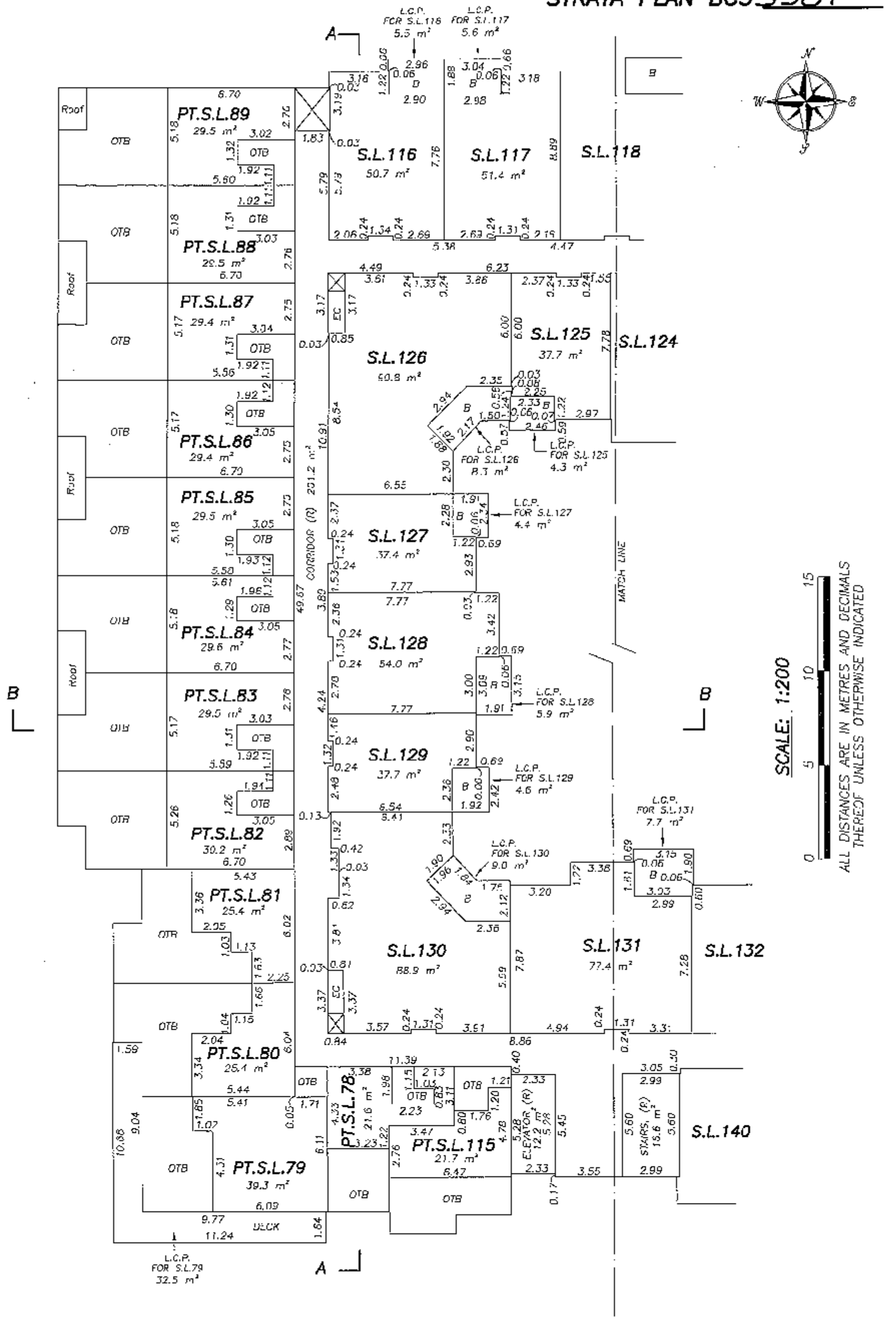
FILED NMBCS3381 RCVD:2009-03-30 RQST:2010-05-17.15.52.30.361

LEVEL R5 (WEST)

STRATA LOTS 116 TO 117, 125 TO 131

PART STRATA LOTS 78 TO 89, 115

STRATA PLAN BCS3381



SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

JOHNSON C. TAM, B.C.L.S.

March 18th, 2009.

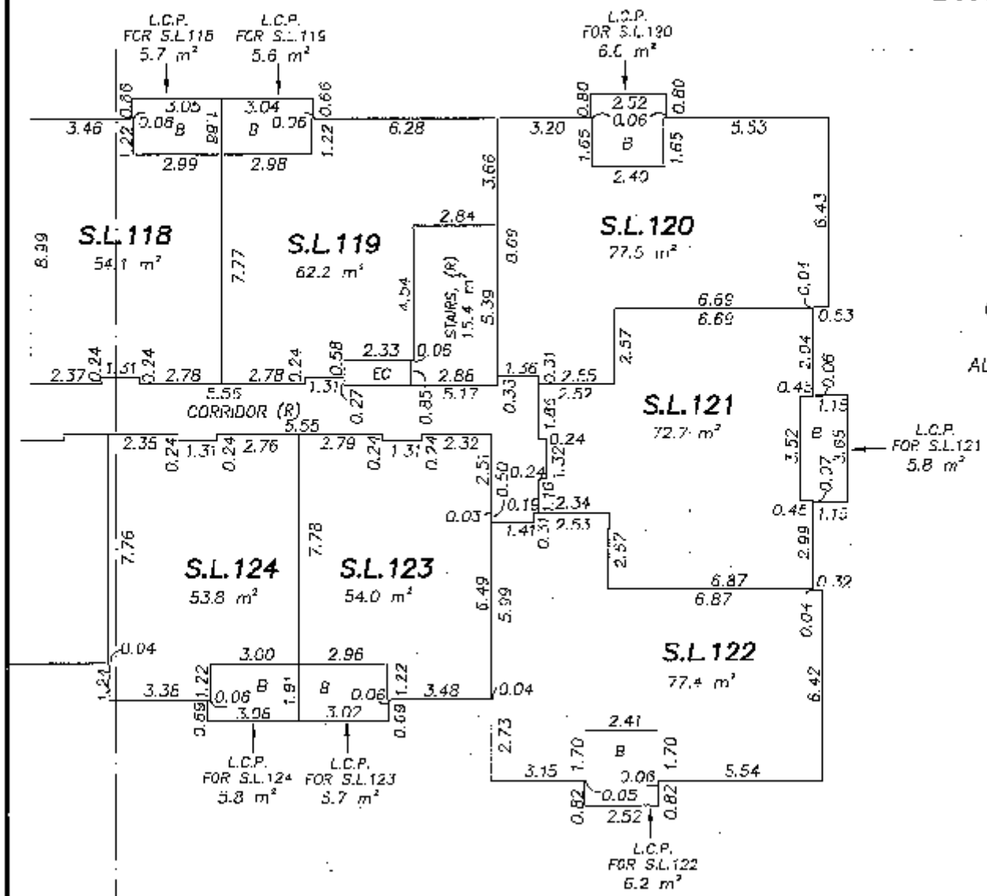
2820 FS A 15

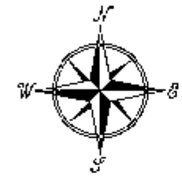
ORIGINAL

LEVEL R5 (EAST)

STRATA LOTS 118 TO 124, 132 TO 140

STRATA PLAN BCS3381



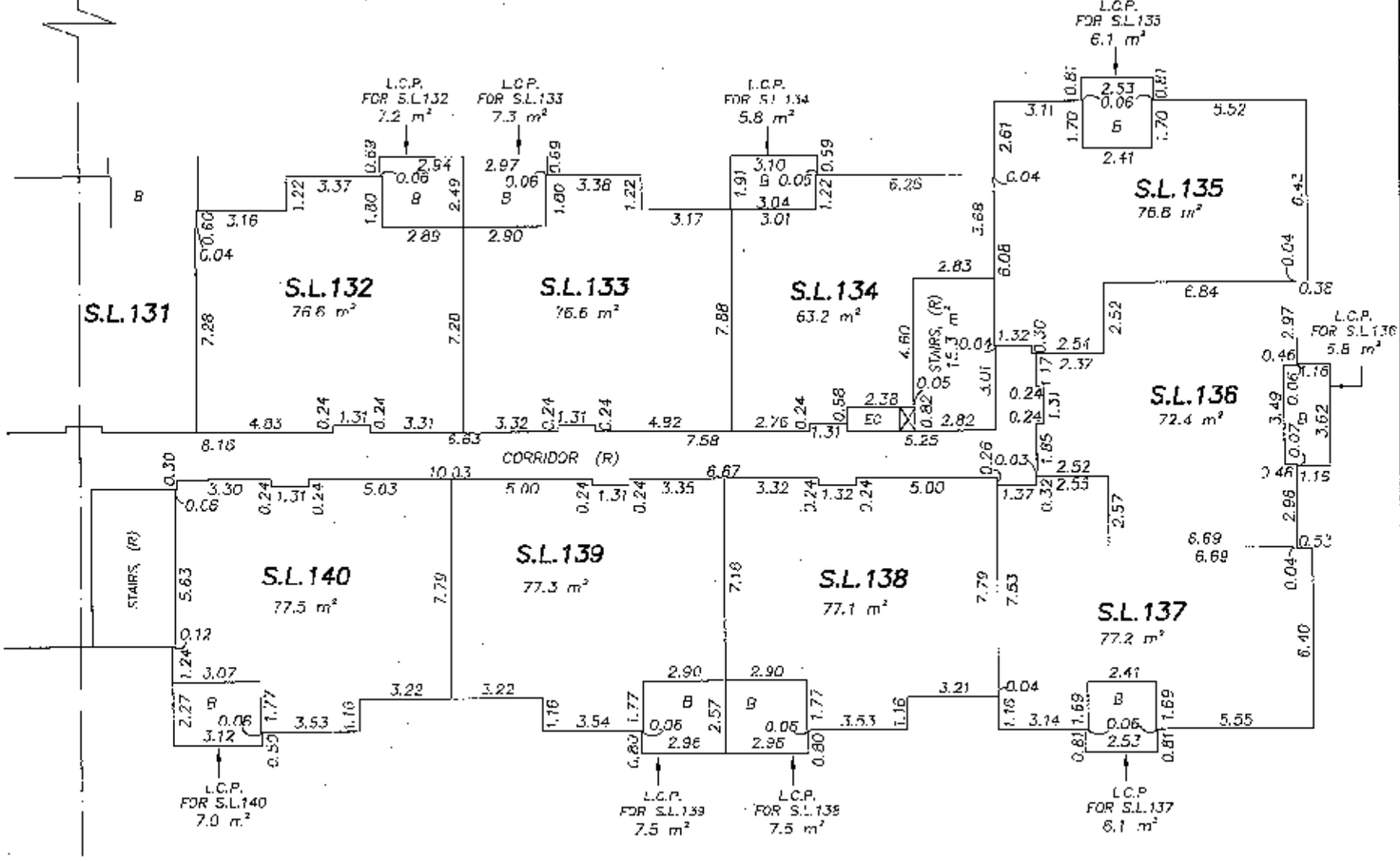


SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

MATCH LINE



JOHNSON C. TAM, B.C.L.S.

March 18th, 2009.

2820-FS-A-16

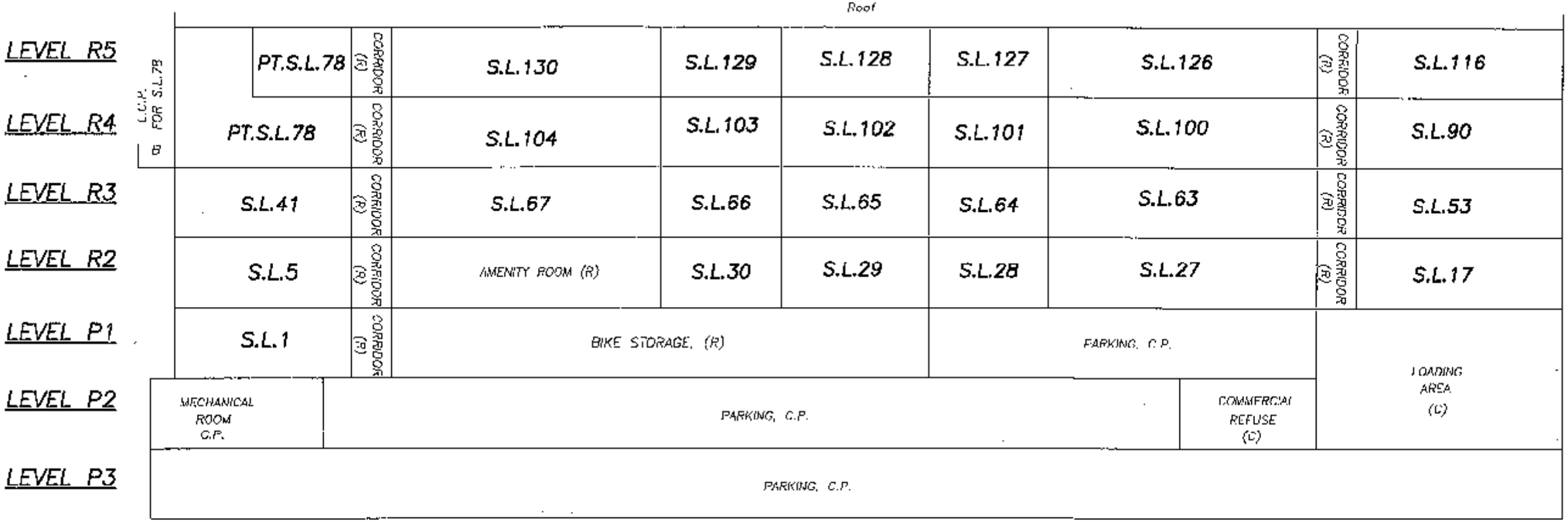
ORIGINAL

FILED NMBCS3381 RCVD:2009-03-30 RQST:2010-05-17.15.52.30.361

ORIGINAL

BUILDING SECTION

STRATA PLAN BCS3381



SECTION A–A

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

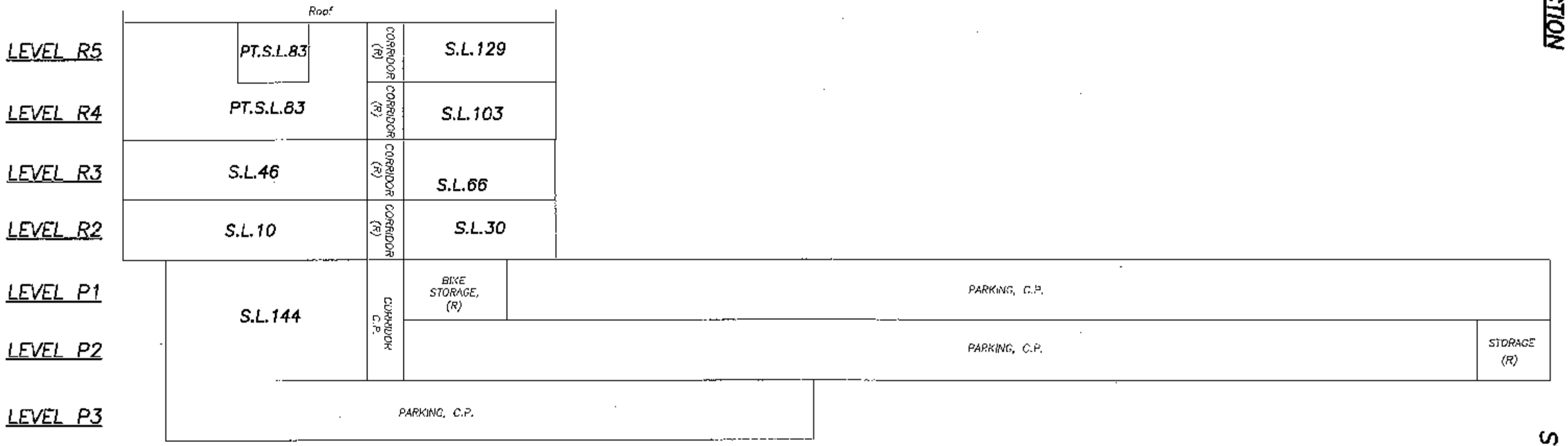
JOHNSON C. TAM, B.C.L.S.
March 13th, 2009.

FILED NWBCS3381 RCVD:2009-03-30 RQST:2010-05-17-15.52.30.361

2820-FS-A-18

ORIGINAL

BUILDING SECTION



SECTION B–B

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

JOHNSON C. TAM, B.C.L.S.

March 18th, 2009.

STRATA PLAN BCS 3381

FILED NMBCS3381 RCVD:2009-03-30 RQST:2010-05-17-15.52.30.361