

STRATA PLAN OVER LOT 1
EXCEPT FIRSTLY : PHASE ONE
STRATA PLAN BCS1748,
SECONDLY : PHASE TWO
STRATA PLAN BCS1748,
THIRDLY : PHASE THREE
STRATA PLAN BCS1748,
SECTION 25, TP. 2, N.W.D.,
PLAN BCP17969.
B.C.G.S. 92C.017

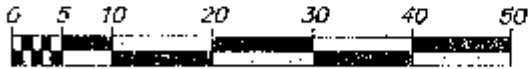
STRATA PLAN BCS 1748
PHASE 4

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 6th DAY OF FEBRUARY 2007

DEPUTY REGISTRAR

610 488 297

FOR BUILDING LOCATION SEE SHEET 2
FOR BUILDING DIMENSIONS SEE SHEET 3



SCALE 1 : 750
ALL DISTANCES ARE IN METRES

- INDICATES STANDARD IRON POST FOUND
- INDICATES CONTROL MONUMENT FOUND

SEC. 25

REM. 13
PLAN 27432

- SL DENOTES STRATA LOT
- PT DENOTES PART
- G DENOTES GARAGE AREA (LCP)
- D DENOTES DECK (LCP)
- P DENOTES PATIO (LCP)
- POR DENOTES PORCH (LCP)
- © DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY

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

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

LIMITED COMMON PROPERTY IS NOT
INCLUDED IN UNIT ENTITLEMENT

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
CONTROL MONUMENTS 5694 AND 5692,
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 0.9995970 (NAD 83 C.S.R.S. 2005)

ADDRESS: 16588 FRASER HIGHWAY, SURREY, B.C.

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
6th DAY OF FEBRUARY, 2007,
BEEN PREVIOUSLY OCCUPIED.

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)

165A STREET

TP. 2

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.
6th DAY OF FEBRUARY, 2007.

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 6th DAY OF FEBRUARY, 2007.

THE PLAN WAS COMPLETED AND CHECKED, AND THE
CHECKLIST FILED UNDER ECP# 60343
ON THE 4th DAY OF FEBRUARY, 2007.

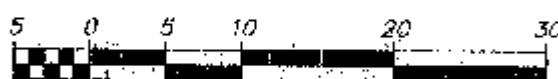
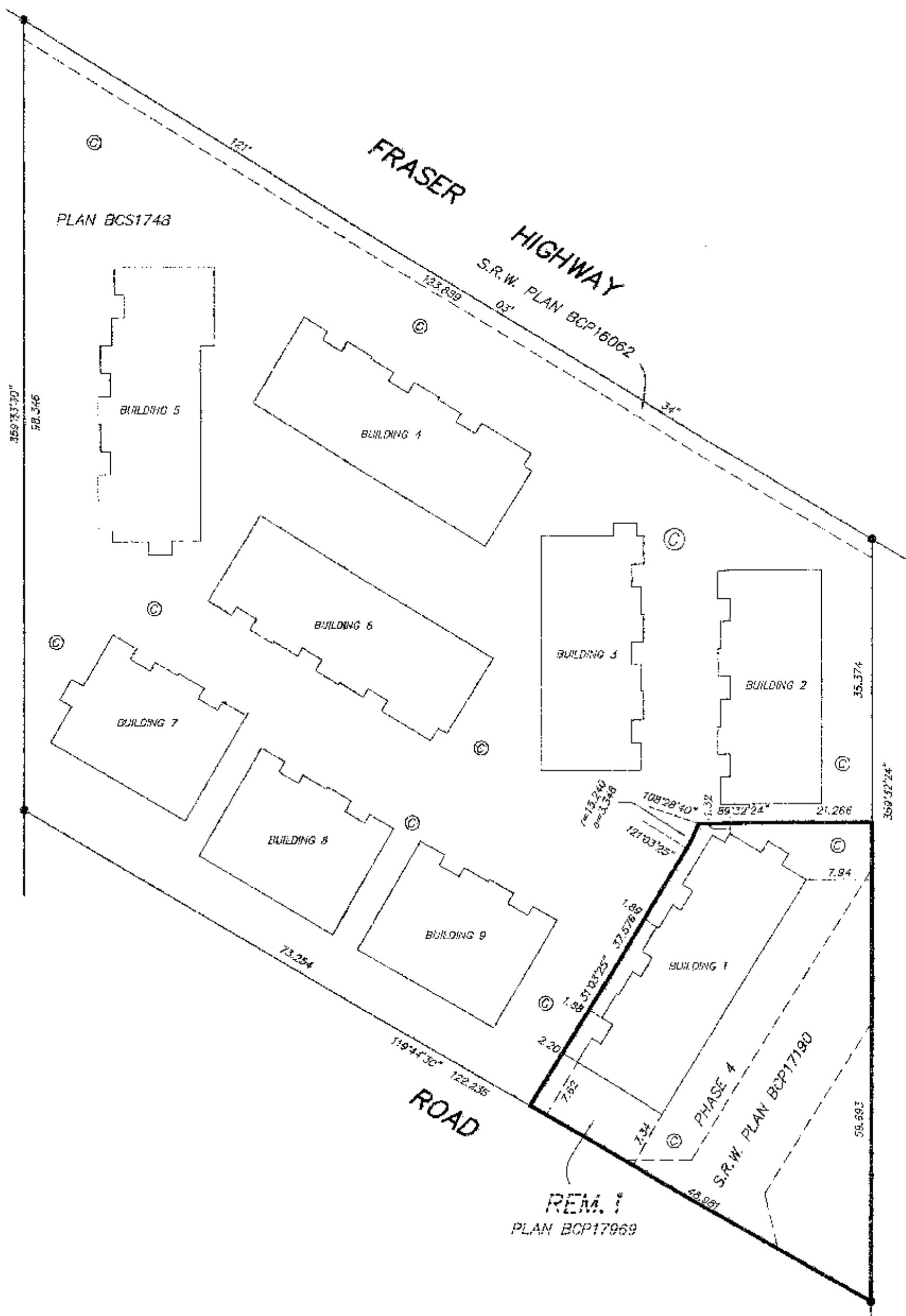
FILE 9027A-ph4-title

BUILDING LOCATION PLAN

SHEET 2 OF 5 SHEETS

STRATA PLAN BCS 1748 PHASE 4

- INDICATES STANDARD IRON POST FOUND
- ⊙ INDICATES CONTROL MONUMENT FOUND



SCALE 1 : 500
ALL DISTANCES ARE IN METRES

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

B.C.L.S.
6th February 2007

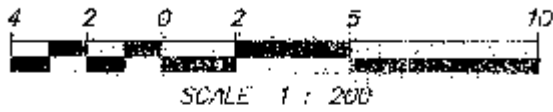
FILE 9027A ph 4 loc

BUILDING DIMENSIONS FOR
LOCATION PLAN

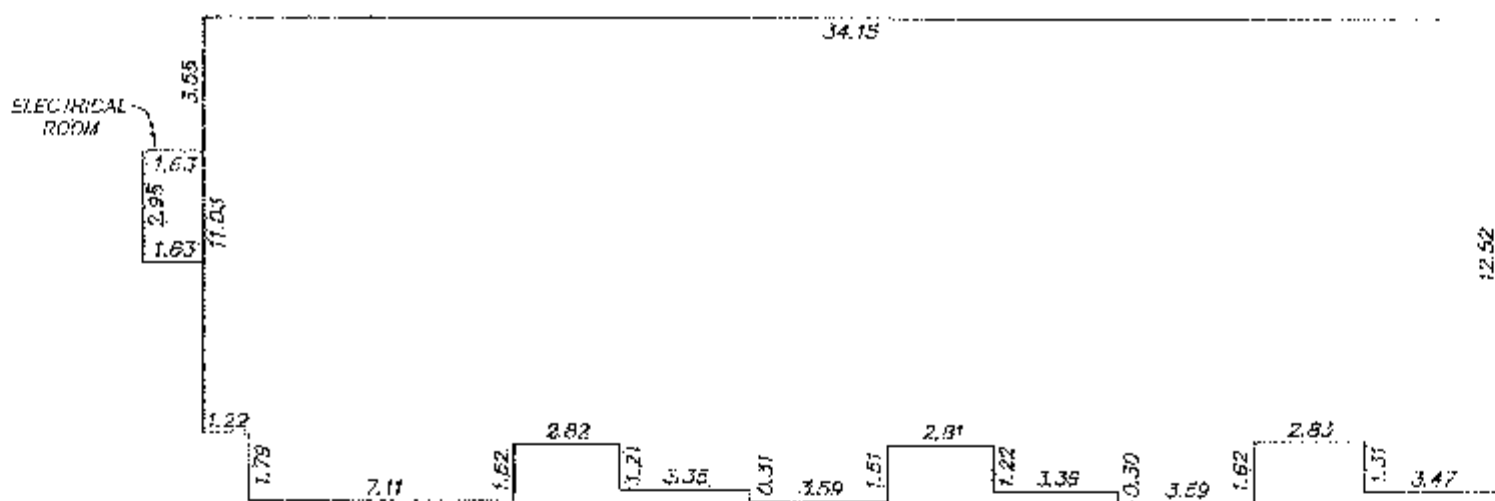
SHEET 3 OF 5 SHEETS

STRATA PLAN BCS 1748
PHASE 4

DIMENSIONS ARE TO OUTSIDE OF
CONCRETE FOUNDATION WALLS



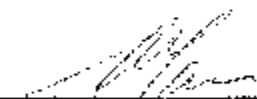
BUILDING 1



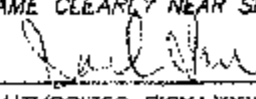
STRATA PLAN BCS 1748

PHASE 4

J.L.L. HOMES LTD.
INC. NO. 707382



AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)



AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)



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

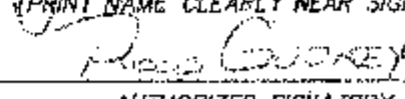
JOHN B. TOME
Barrister & Solicitor
7929 - 120th STREET
DELTA, B.C. V4C 6P6

OCCUPATION

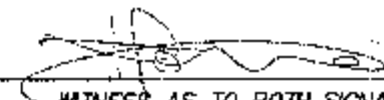
THE TORONTO-DOMINION BANK



AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)



AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)



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

JOHN D. TOME
Barrister & Solicitor
7929 - 120th STREET
DELTA, B.C. V4C 6P6

OCCUPATION

THE CITY OF SURREY, AS HOLDER OF COVENANT
CHARGES BX538013, BX538015, BX538017, AND BX538019
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

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

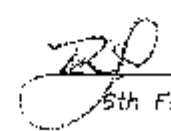
ADDRESS

OCCUPATION

APPROVED AS PHASE 4 OF A 4 PHASE
STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATED THIS 2007

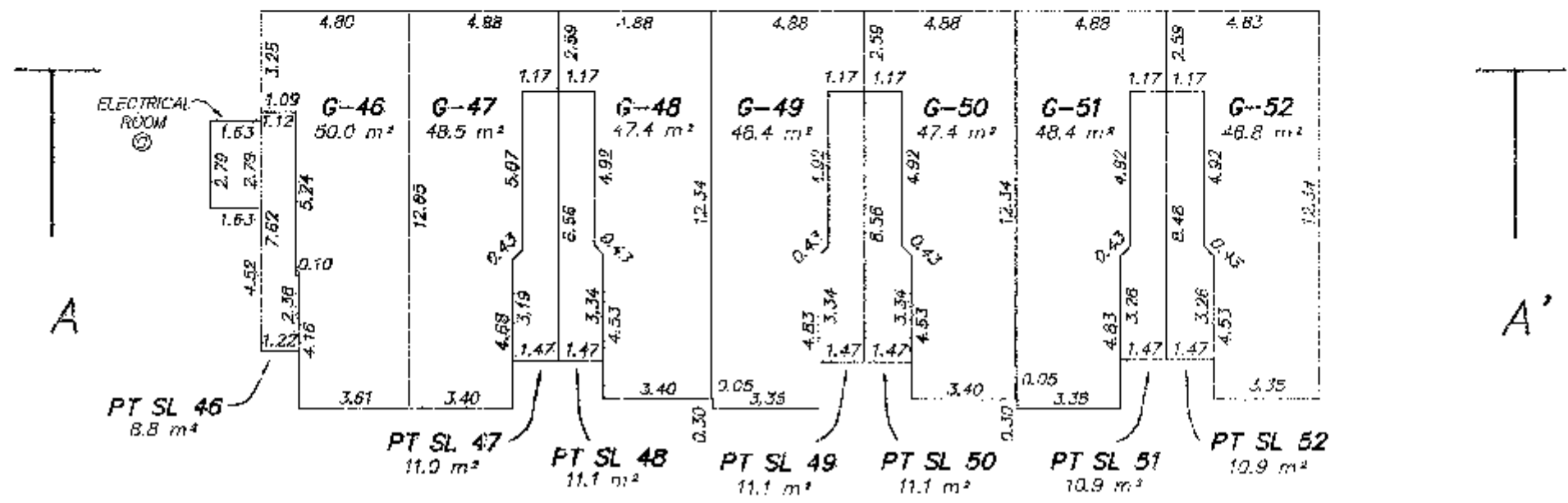
APPROVING OFFICER FOR THE
CITY OF SURREY

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 397-9189

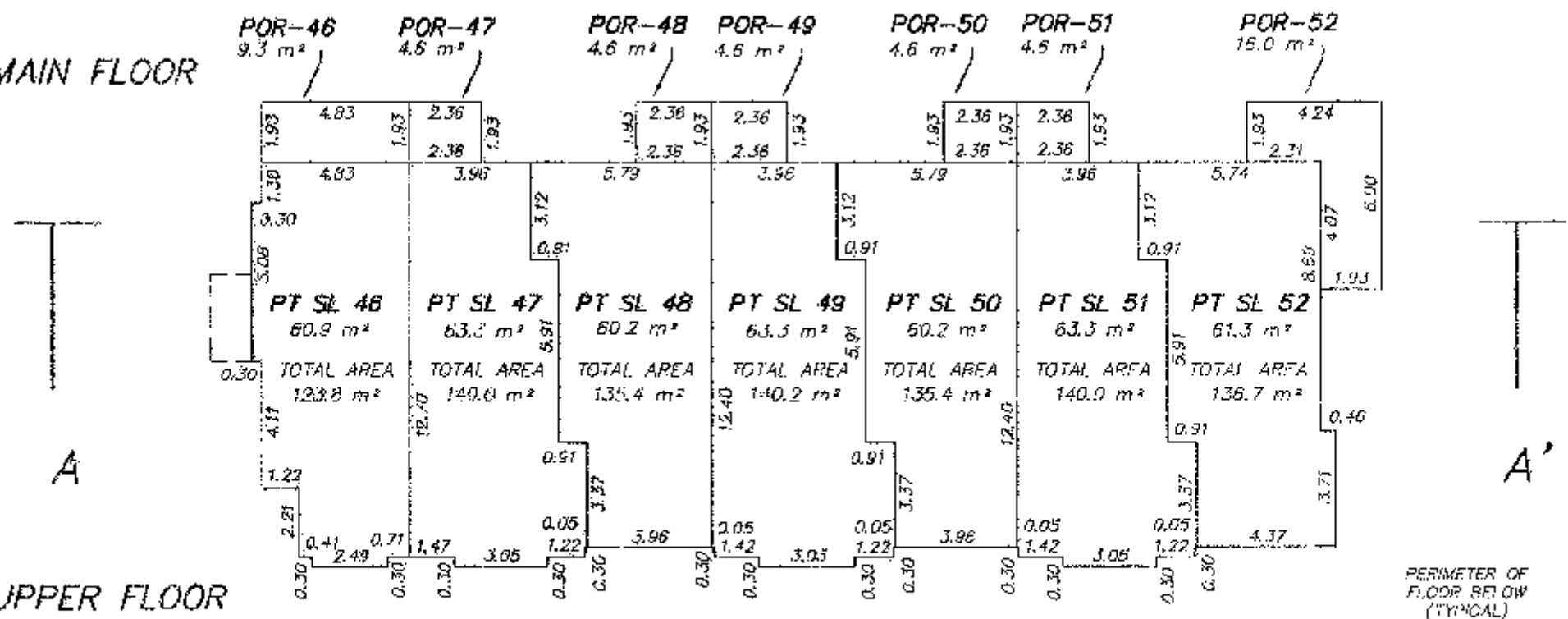
 B.C.L.S.
5th February, 2007
FILE 9027A-ph4-forms

STRATA PLAN BCS 1748
PHASE 4

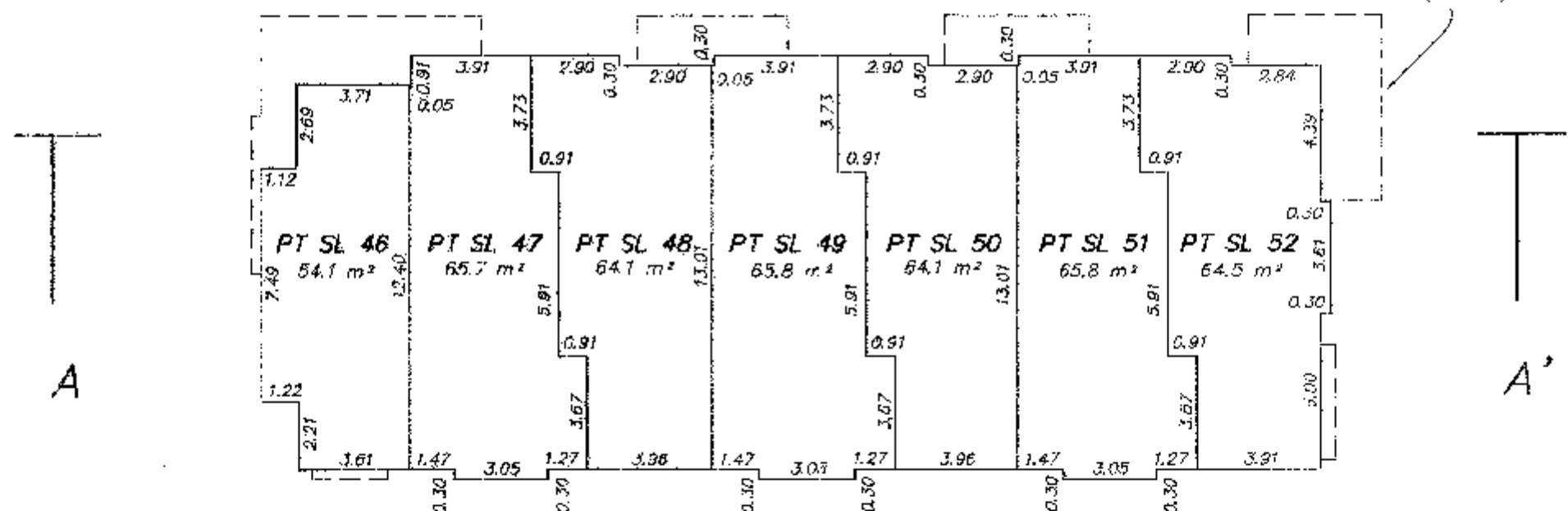
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



UPPER FLOOR

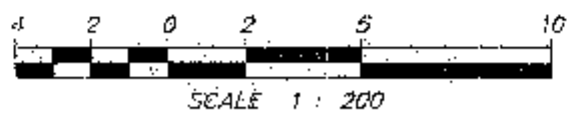
MAIN FLOOR

BASEMENT FLOOR

PT SL 46	PT SL 47	PT SL 48	PT SL 49	PT SL 50	PT SL 51	PT SL 52
PT SL 46	PT SL 47	PT SL 48	PT SL 49	PT SL 50	PT SL 51	PT SL 52
G-46	G-47	G-48	G-49	G-50	G-51	G-52

SECTION A - A'

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



FILE 9027A final bld 1