STRATA PLAN OF PART OF LOT 1, EXCEPT: PHASE 1, PHASE 2, PHASE 3, AND PHASE 4, STRATA PLAN LMS4634, SECTION 15, BLOCK 5 NORTH, RANGE 2 WEST, N.W.D. PLAN LMP48965.

B.C.G.S. 92G.026 CITY OF SURREY

PHASE 5

STRATA PLAN LMS4634

Deposited in the Land Title Office at New Westminster, B.C. on This 15 Day of Dec 2009.

Registrar

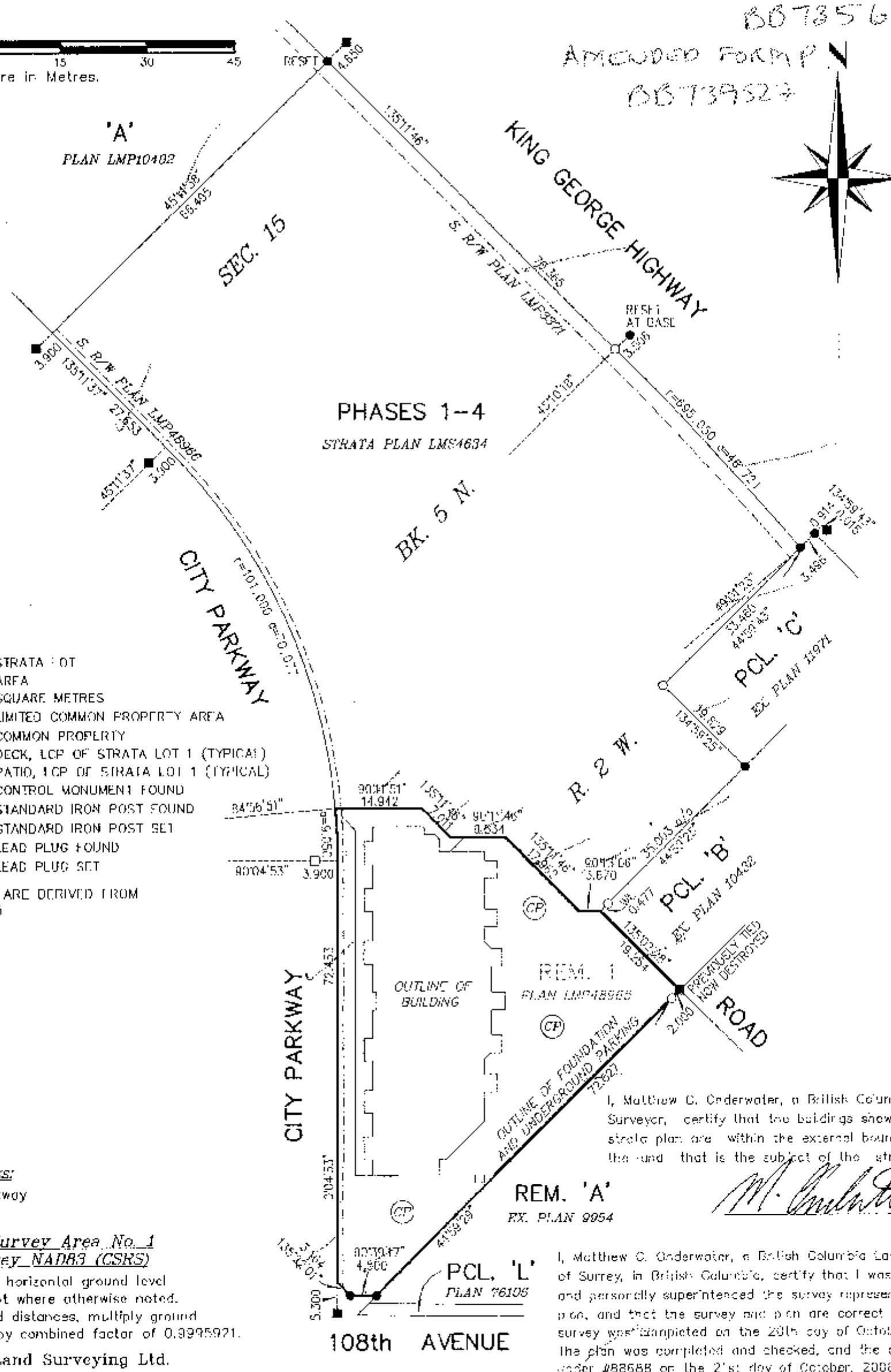
Ref. No. BB735563 – BB735617

AMENDED FORM P. BB739524

SCALE 1: 750

15 7.5 0 15 30 45

All Distances are in Metres.



LEGEND:

SL	DENOTES STRATA LOT
A	DENOTES AREA
m2	DENOTES SQUARE METRES
LCP	DENOTES LIMITED COMMON PROPERTY AREA
(CP)	DENOTES COMMON PROPERTY
D–1	DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)
PA–1	DENOTES PATIO, LCP OF STRATA LOT 1 (TYPICAL)
⊕	DENOTES CONTROL MONUMENT FOUND
●	DENOTES STANDARD IRON POST FOUND
○	DENOTES STANDARD IRON POST SET
■	DENOTES LEAD PLUG FOUND
□	DENOTES LEAD PLUG SET

GRID BEARINGS ARE DERIVED FROM PLAN LMP48965

Civic Address:
10822 City Parkway
Surrey B.C.

Integrated Survey Area No. 1
City of Surrey NAD83 (CSRS)
This plan shows horizontal ground level distances, except where otherwise noted.
To compute grid distances, multiply ground level distances by combined factor of 0.9995921.

Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 – 5630 176 'A' Street
Cloverdale, B.C.
FILE: JS06114_F1

This Plan Lies Within The Greater Vancouver Regional District

I, Matthew C. Onderwater, 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.

B.C.L.S.

I, Matthew C. Onderwater, a British Columbia Land Surveyor, of Surrey, 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 20th day of October, 2008. The plan was completed and checked, and the checklist filed under #88688 on the 21st day of October, 2008.

B.C.L.S.

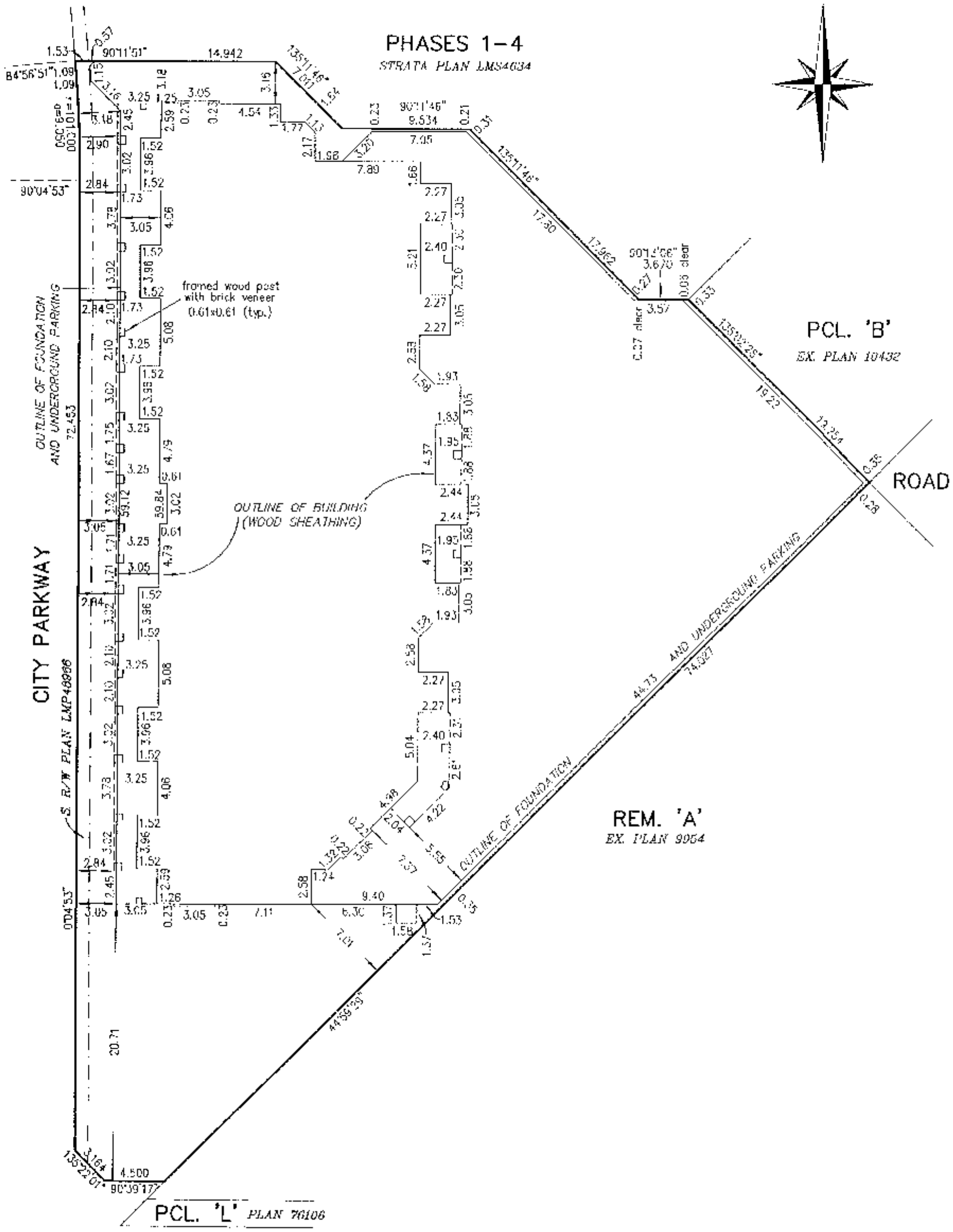
BUILDING DETAIL -- PHASE 5

STRATA PLAN LMS4634

SCALE 1:300

4 2 0 4 8 12

All Distances are in Metres.



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 – 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS06114_F2

Dated this 21st day of October, 2008.

B.C.L.S.

SIGNATURES – PHASE 5

STRATA PLAN LMS4634

OWNER:
Parkway Projects Ltd.
(Inc. No. 716629)
(sign and print name clearly)

Authorized Signatory Jagdip Singh Sivia

Authorized Signatory

Witness as to signature
Gregory P. van Popta
Barrister and Solicitor
10430 - 144th Street
Surrey, B.C. V3T 4V5
604-588-8721

Address of witness

Occupation of witness

MORTGAGEE:
HSBC Bank Canada

(sign and print name clearly)

Authorized Signatory
JOSEPH RANGEL
SENIOR ACCOUNT MANAGER

Authorized Signatory
PILAR LARIO AS NAILEN
ASSISTANT VICE PRESIDENT
COMMERCIAL FINANCIAL SERVICES

Witness as to signatures
HSBC BANK CANADA
885 West Georgia Street
Vancouver, B.C. V6C 3G1
Canada

Address of witness

JOCELYN MADRID
COMMERCIAL FINANCIAL
SERVICES OFFICER

Occupation of witness

FORM 5
NEW DEVELOPMENT CERTIFICATE

I, Matthew C. Onderwater, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not as of the 21st day of October, 2008, been previously occupied.

B.C.L.S.

FORM 9

Approved as Phase 5 of a 5 phase strata plan under Section 224 of the Strata Property Act this _____ day of _____, 2008.

Approving Officer
City of Surrey

The City Of Surrey
Holder of covenants BR49770
and BR49722, hereby consent to the deposit of this plan.

Mayor – Dianne Watts

City Clerk

Onderwater Land Surveying
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS06114 .F3

Dated this 21st day of October, 2008.

B.C.L.S.

FLOOR PLANS – BASEMENT LEVEL– PHASE 5

STRATA PLAN LMS4634

SCALE 1:250

4 2 0 4 8 12

All Distances are in Metres.

LEGEND:

PS DENOTES PARKING STALL (CP)

☒ DENOTES DUCT SPACE (CF)

'B'

PHASE LINE

PHASES 1–4

STRATA PLAN LMS4634

DRIVEWAY

PCL. 'B'

EX. PLAN 10432

PROPERTY LINE

RECYCLING & GARBAGE

STORAGE

STAIRS

'A'

A

STORM DETENTION

ELEC.

LOBBY

ELEV.

MECHANICAL ROOM

STOR.

BIKE STORAGE

VEST.

STAIRS

B

REM. 'A'

EX. PLAN 9954

Onderwater Land Surveying
B.C. Land Surveyors
#104 -- 5070 176 'A' Street
Cloverdale, B.C.
FILE: JS06114_[4

Dated this 21st day of October, 2008.

B.C.L.S

FLOOR PLANS — FIRST FLOOR — PHASE 5

SCALE 1:250

4 2 0 4 8 12

All Distances are in Metres.

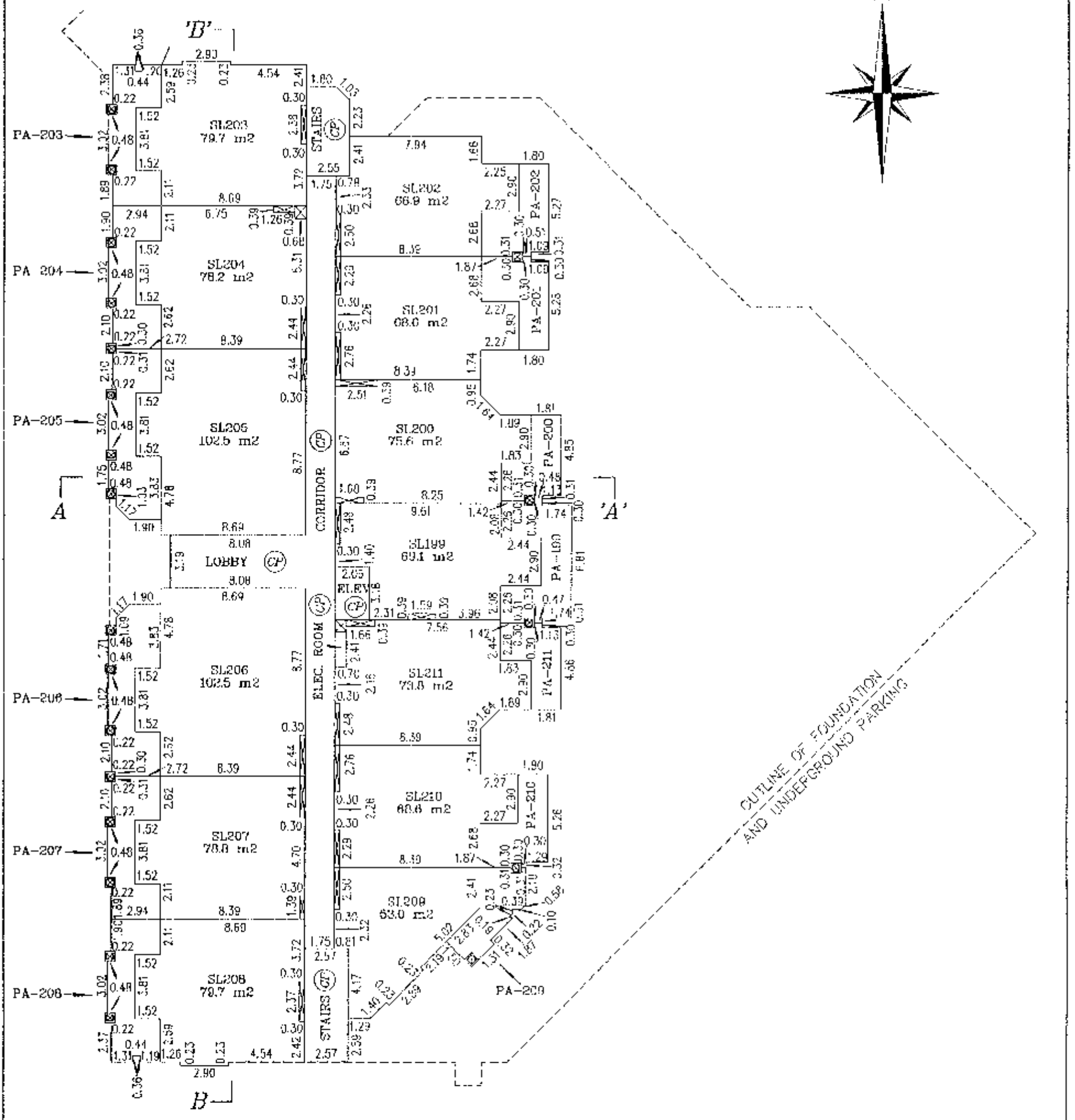
STRATA PLAN LMS4634

LEGEND:

PA-1 DENOTES PATIO, LCP OF STRATA LOT 1 (TYPICAL)

☒ DENOTES DUCT SPACE (CP)

▣ DENOTES WOOD POST 0.61m x 0.61m TYPICAL (CP)



Onderwater Land Surveying
B.C. Land Surveyors
#104 – 5830 176 'A' Street
Cloverdale, B.C.
FILE: J506114_F5

Dated this 21st day of October, 2008.

B.C.L.S.

FLOOR PLANS – SECOND FLOOR – PHASE 5

STRATA PLAN LMS4634

SCALE 1:250

4 2 0 4 8 12

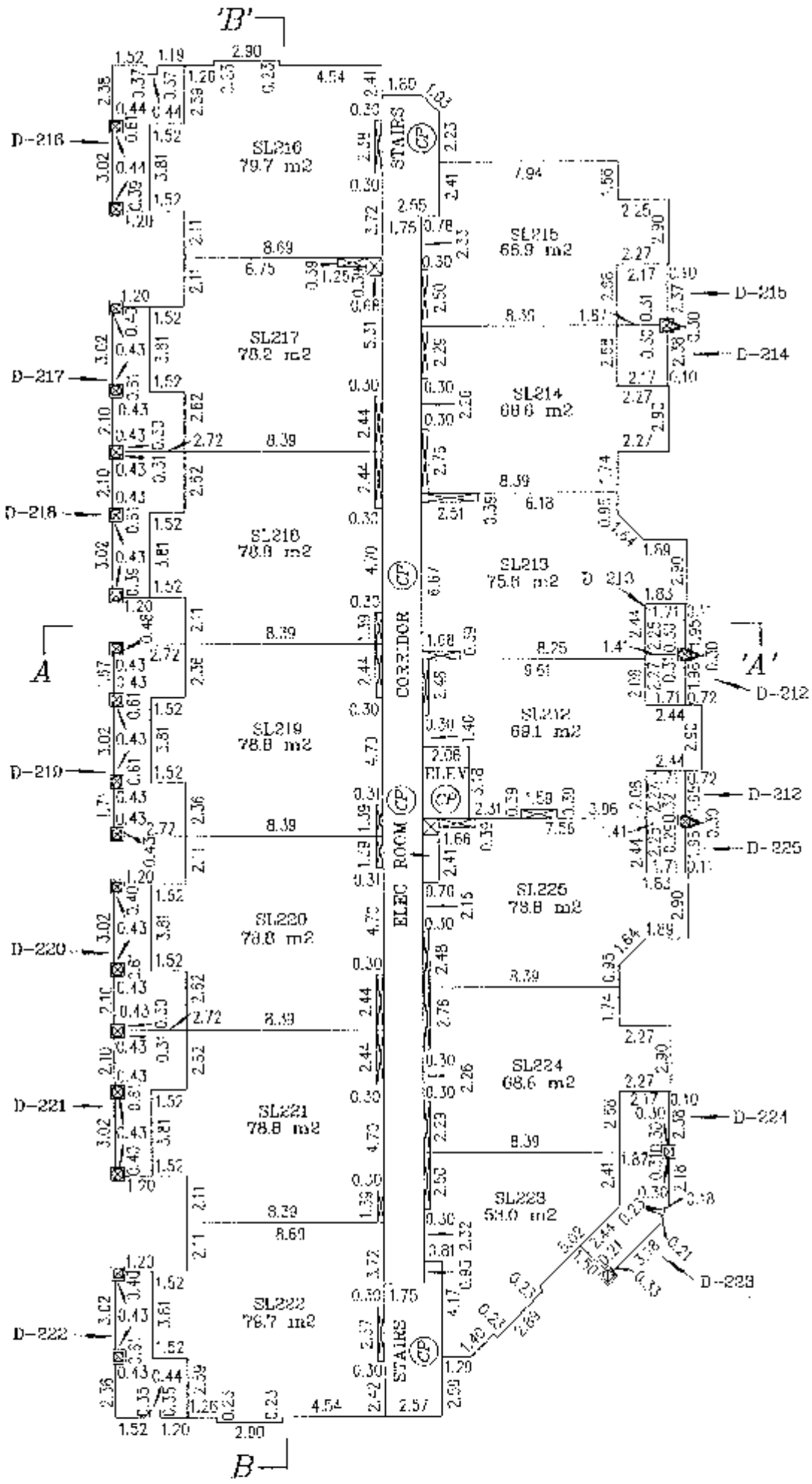
All Distances are in Metres.

LEGEND:

D–1 DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)

☒ DENOTES DUCT SPACE (CP)

■ DENOTES WOOD POST 0.61m x 0.61m TYPICAL (CP)



Underwater Land Surveying
B.C. Land Surveyors
#104 – 5630 176 'A' Street
Cloverdale, B.C.
FILE: JS06114_F6

Dated this 21st day of October, 2008.

B.C.L.S.

FLOOR PLANS – THIRD FLOOR – PHASE 5

STRATA PLAN LMS4634

SCALE 1:250

4 2 0 4 8 12

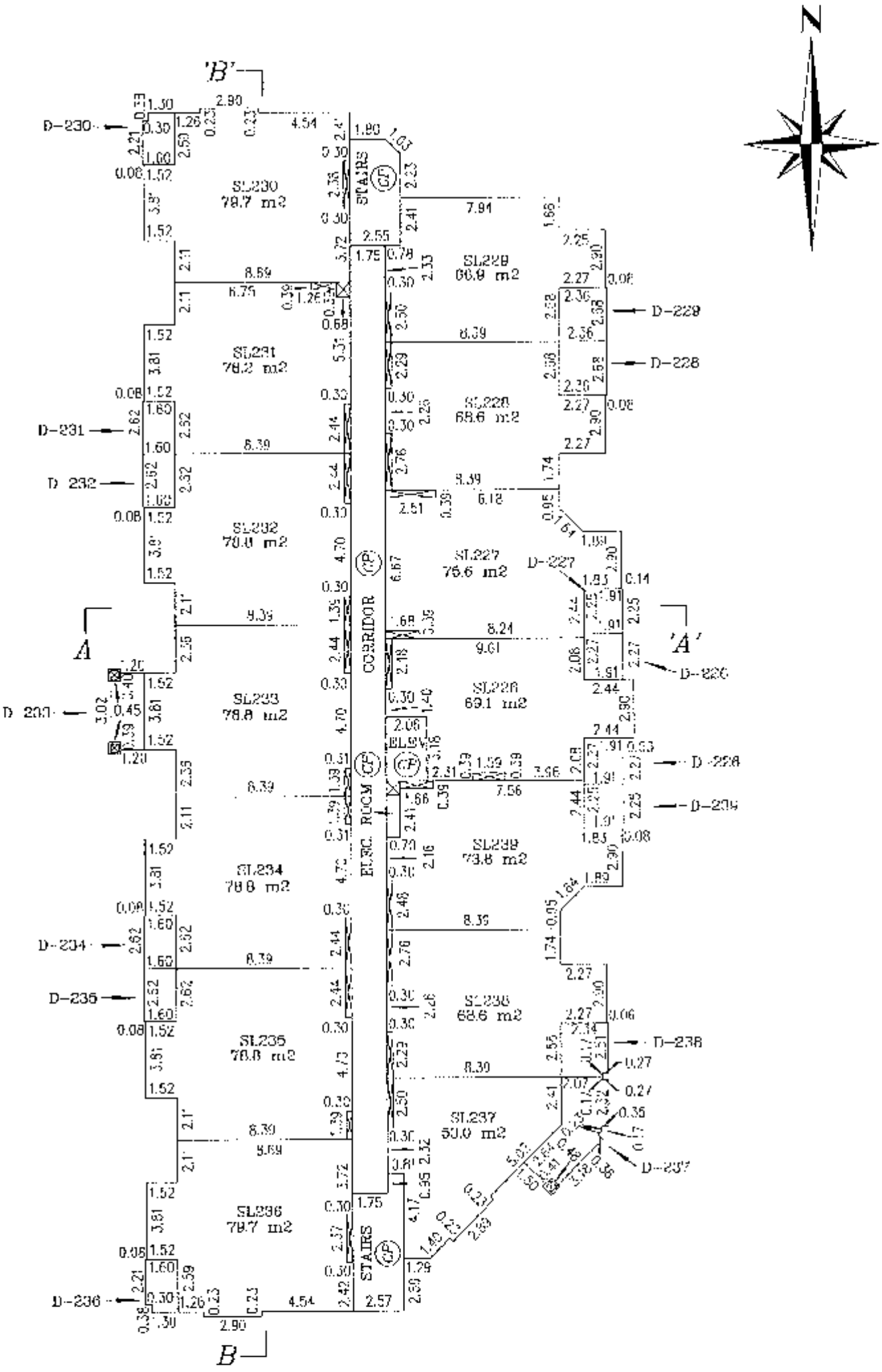
All Distances are in Metres.

LEGEND:

D–1 DENOTES DECK, LOT OF STRATA LOT 1 (TYPICAL)

⊠ DENOTES DUCT SPACE (CP)

▣ DENOTES WOOD POST 0.61m x 0.61m TYPICAL (CP)



Onderwater Land Surveying
B.C. Land Surveyors
#104 – 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS06114_F7

Dated this 21st day of October, 2008.

B.C.L.S.

FLOOR PLANS – FOURTH FLOOR – PHASE 5

STRATA PLAN LMS4634

SCALE 1:250

4 2 0 4 8 12

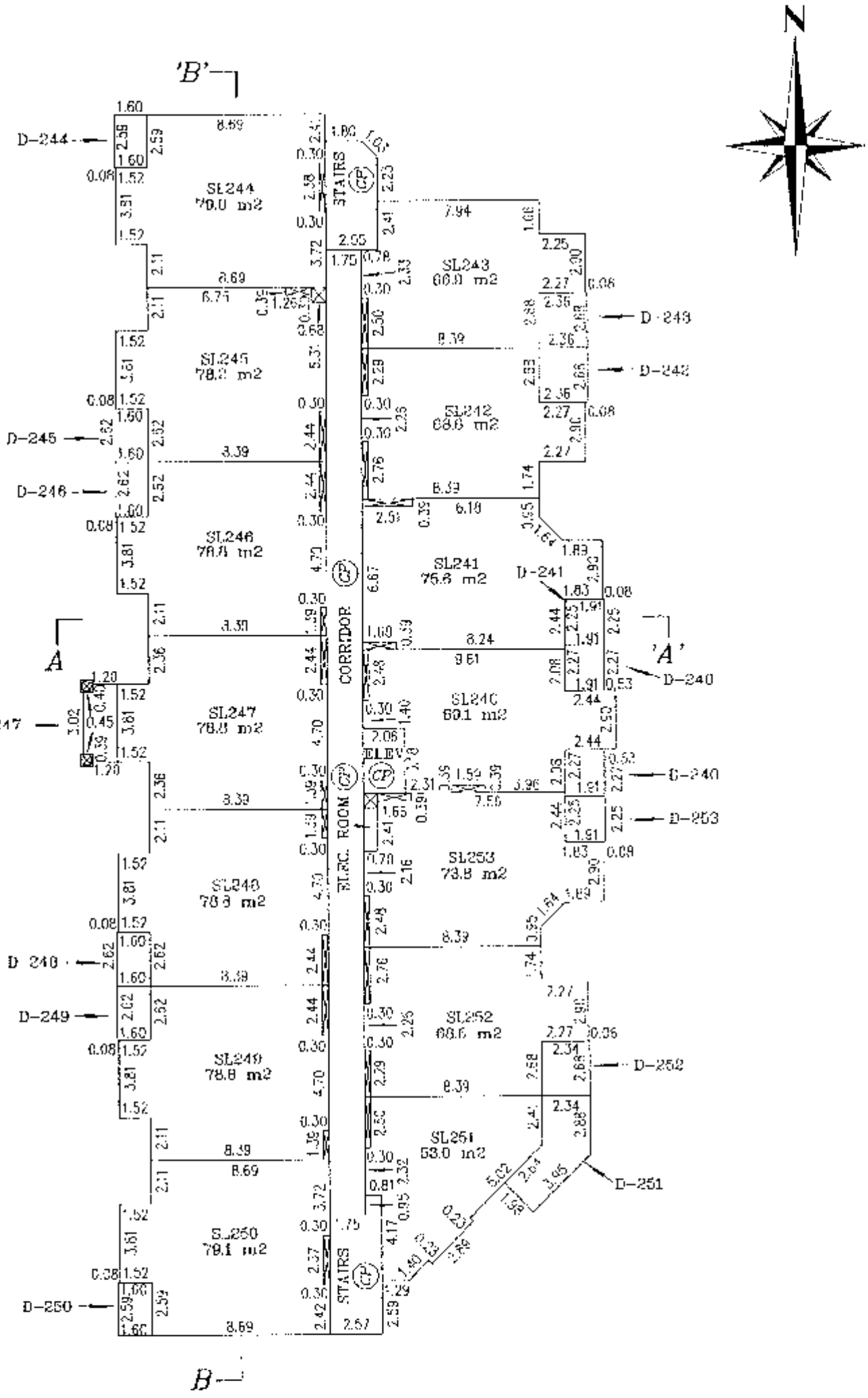
All Distances are in Metres.

LEGEND:

D-1 DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)

☒ DENOTES DUCT SPACE (CP)

▩ DENOTES WOOD POST 0.61m x 0.61m TYPICAL (CP)



Onderwater Land Surveying
B.C. Land Surveyors
#104 – 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS06114_F8

Dated this 21st day of October, 2008.

B.C.L.S.

SECTIONS – PHASE 5

STRATA PLAN LMS4634

SCALE 1:250

4 2 0 4 8 12

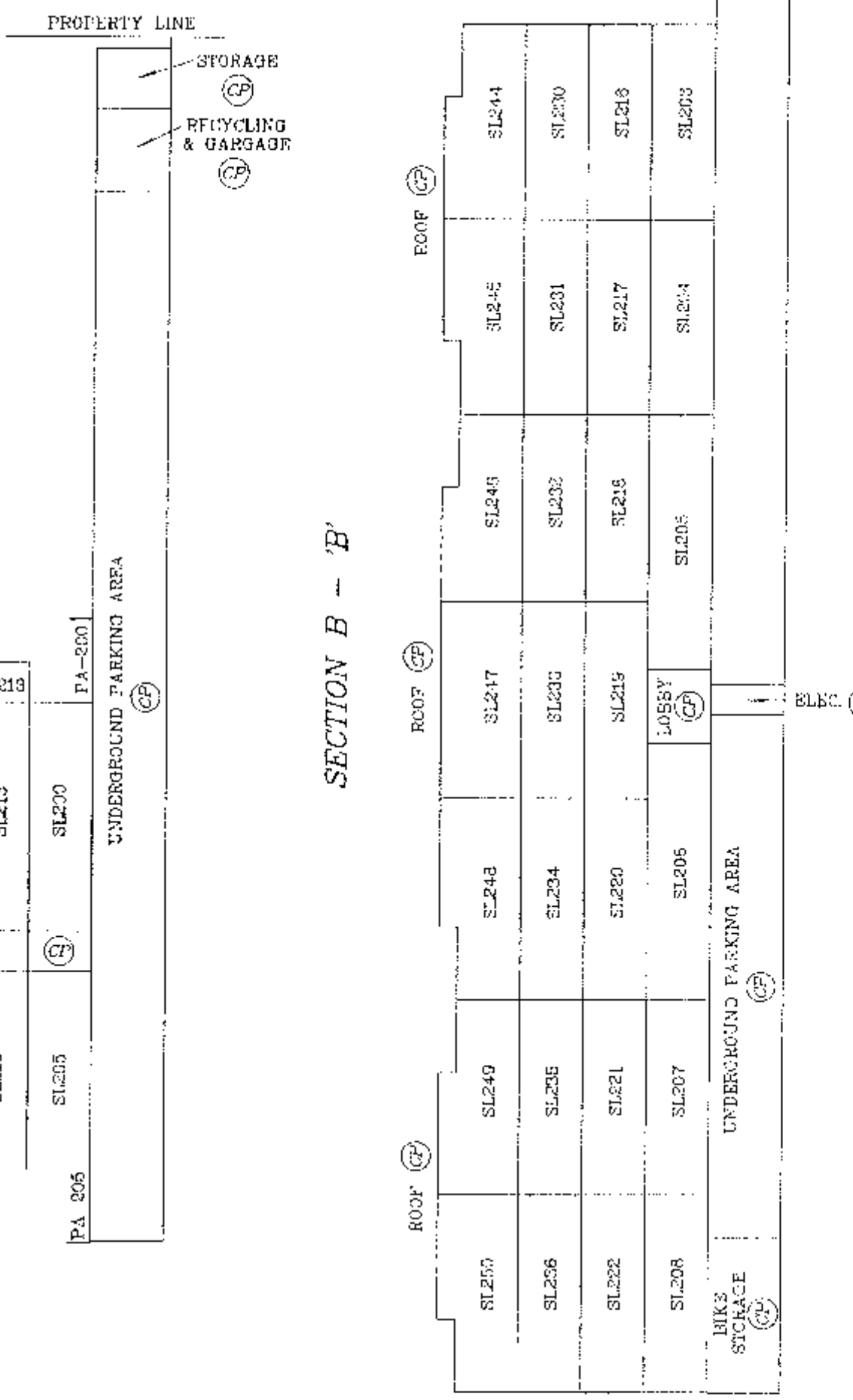
All Distances are in Metres.

LEGEND:

PA–1 DENOTES PATIO, LCP OF STRATA LOT 1 (TYPICAL)

D–1 DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)

N



Underwater Land Surveying
B.C. Land Surveyors
#104 – 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS06114_F9

Dated this 21st day of October, 2008.

B.C.L.S.