

NEW WESTMINSTER LAND TITLE OFFICE

Apr-11-2013 14:30:31.006

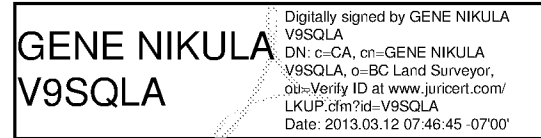
EPS1264

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

0803

PAGE 1 OF 17 PAGES

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you
(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and
(b) certify the matters set out in section 168.73 (4) of the Land Title Act,
Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.



1. BC LAND SURVEYOR: (Name, address, phone number)

Gene Paul Nikula
Unit 121
13140 80 Avenue
Surrey

BC V3W 3B2

Tel: 604-501-6188
Fax: 604-501-6189
Email: info@dhaliwalsurvey.com

Surveyor General Certification

2. PLAN IDENTIFICATION:

Control Number: 136-309-9605

Plan Number: EPS1264

This original plan number assignment was done under Commission #: 803

LTO Document Reference: CA3073088

3. CERTIFICATION:

Form 9 Explanatory Plan Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2013 January 10 (YYYY/Month/DD) The checklist was filed under ECR#:

The plan was completed and checked on: 2013 March 07 (YYYY/Month/DD) 146582

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2013 January 10 (YYYY/Month/DD) None Strata Form S

None Strata Form U1 Strata Form U1/U2

I am a British Columbia land surveyor and 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

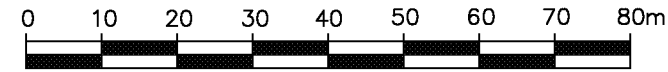
Certification Date: 0000 January 10 (YYYY/Month/DD)

Arterial Highway

4. ALTERATION:

STRATA PLAN OF PART OF LOT 3 DISTRICT LOT 389A AND 390A GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP27957

BCGS 92G.017
SCALE 1:1000



(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:1000.

Grid bearings are derived from Plan EPP27957.
Integrated Survey Area No. 1, Surrey, B.C.
Datum: NAD83 (CSRS)

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99959845 which has been derived from geodetic control monuments 5709 and 5851.

SHEET 1 OF 16 SHEETS
STRATA PLAN EPS1264
PHASE ONE

BARNSTON DRIVE EAST

4
PLAN
LMP38539

176th STREET

TRANS MOUNTAIN OIL PIPELINE R/W PLAN 13140
EASEMENT PLAN LMP38540
SRW PLAN LMP38537
DISTRICT LOT BOUNDARY

A
PLAN
82498

REM. 3
PLAN
EPP27957

D.L. 389A G. 2

2
PLAN
BCP49206

4
PLAN
EPP27957

D.L. 390A G. 2

177A STREET

LEGEND

- indicates standard iron post found
- SL indicates strata lot
- Pt indicates part of
- CP indicates common property
- LCP indicates limited common property of the indicated strata lot
- NW indicates no wall
- OTB indicates open to below area of the indicated strata lot
- G indicates garage of the indicated strata lot
- S indicates floor area under stairs of the indicated strata lot

Note: Garages, floor areas under stairs and open to below areas are not "habitable" and are not included in the calculation of unit entitlement.

- ⓔ indicates electrical room being common property
- Ⓟ indicates patio being limited common property
- ⓓ indicates deck/balcony being limited common property

This plan lies within the
City of Surrey
This plan lies within the
Greater Vancouver Regional District

This plan is Phase 1 of a 5 phase strata plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Surrey.

The buildings in this strata plan have not been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

The field survey represented by this plan was completed on the 10th day of January, 2013.

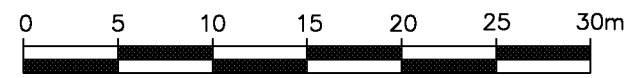
Gene Paul Nikula, BCLS

CIVIC ADDRESS:
9989 - Barnston Drive East
Surrey, B.C.

DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
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(ph) 501-6188
(fx) 501-6189
FILE: 0908001-ST2.DWG

BUILDING FOUNDATIONS

SCALE 1:400

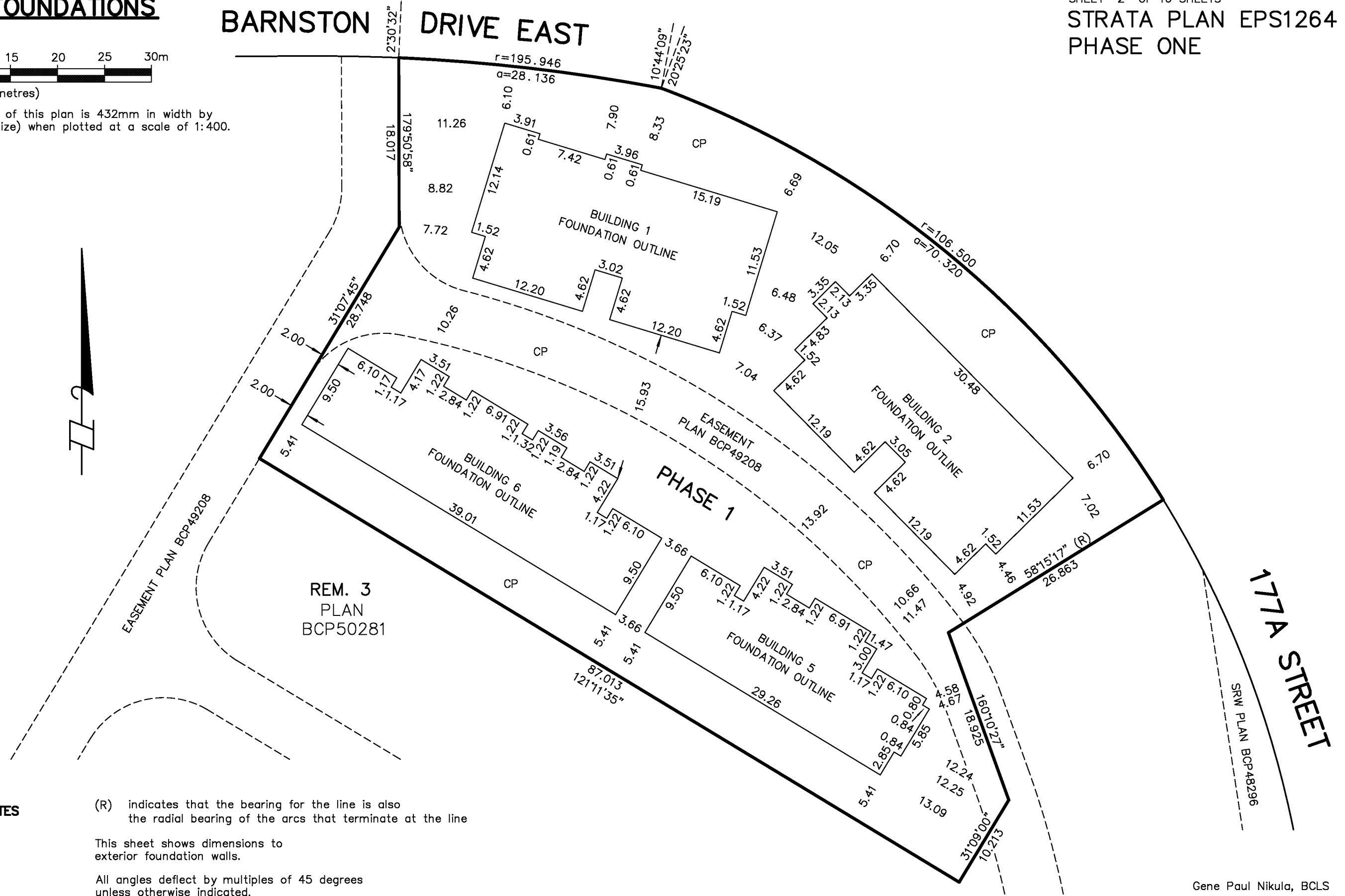


(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:400.

BARNSTON DRIVE EAST

SHEET 2 OF 16 SHEETS
STRATA PLAN EPS1264
PHASE ONE



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(R) indicates that the bearing for the line is also the radial bearing of the arcs that terminate at the line

This sheet shows dimensions to exterior foundation walls.

All angles deflect by multiples of 45 degrees unless otherwise indicated.

Gene Paul Nikula, BCLS
 10th day of January, 2013

BUILDING 1

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150.

FIRST FLOOR

This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

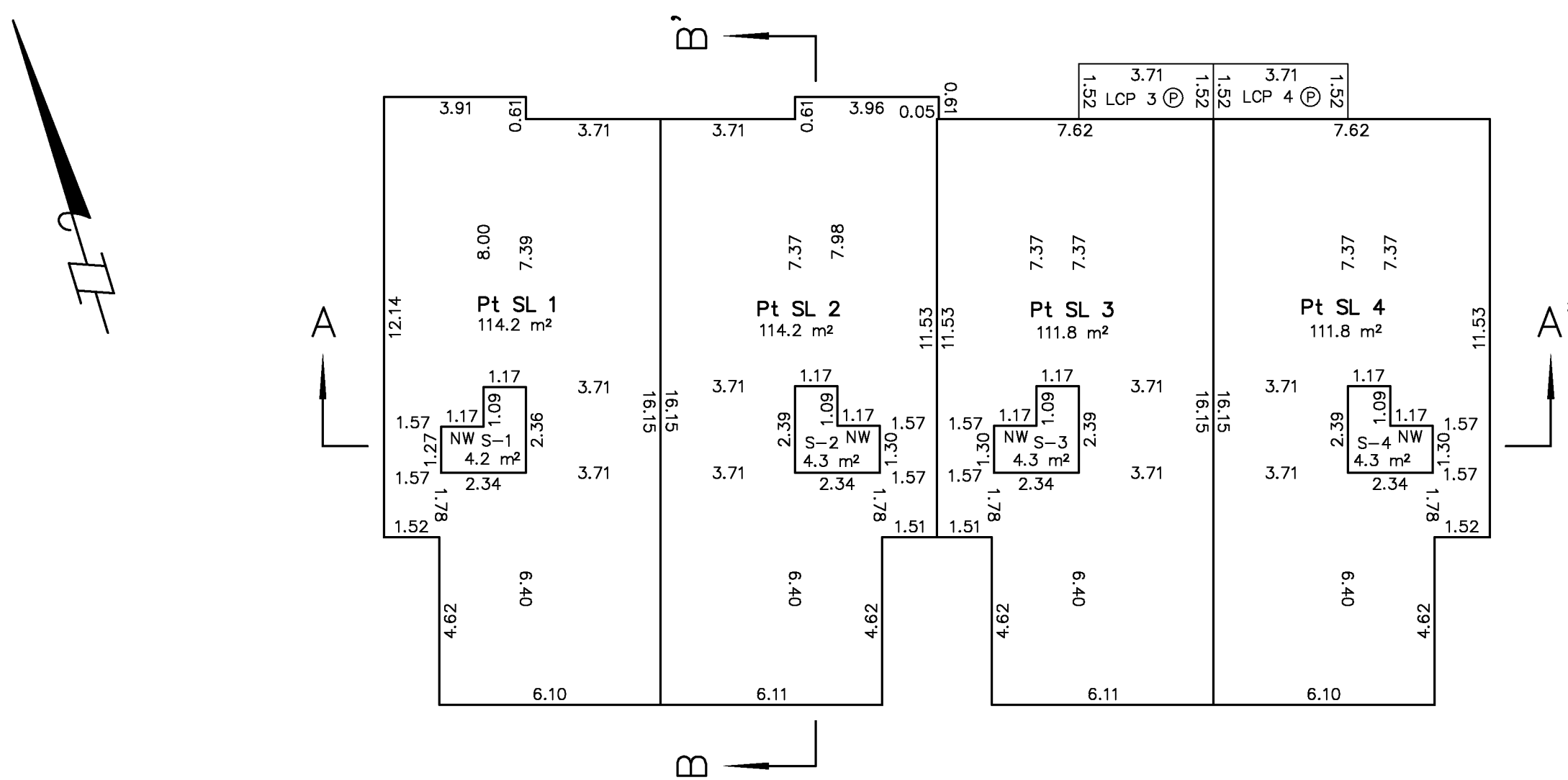
This sheet shows dimensions to the centreline of the structural portion of all interior walls.

All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.

SHEET 3 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE ONE



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Gene Paul Nikula, BCLS
 10th day of January, 2013

BUILDING 1

SCALE 1:150



(All distances are in metres)

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SECOND FLOOR

This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

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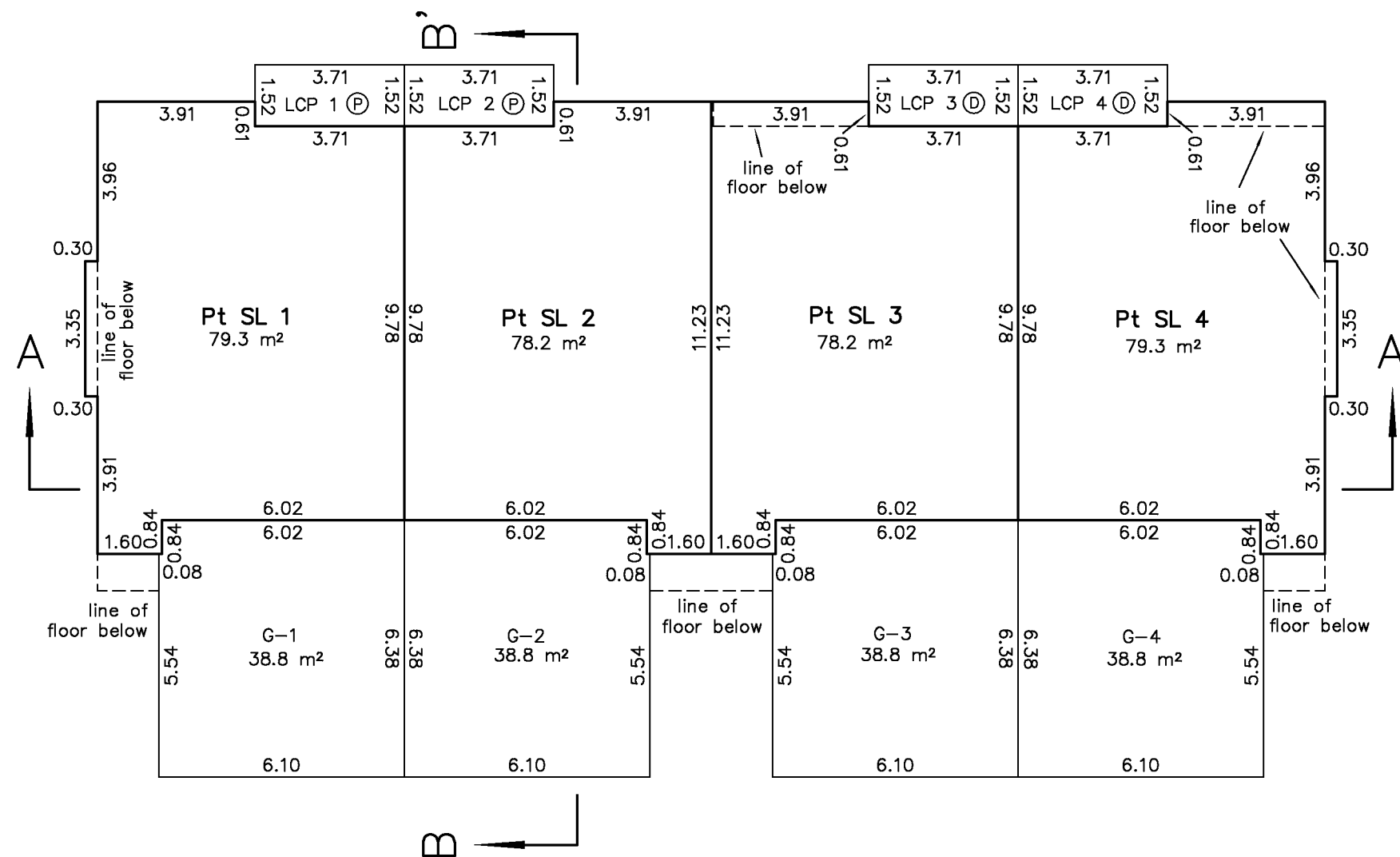
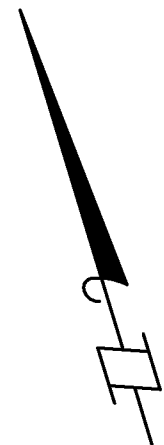
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SHEET 4 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE ONE



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Gene Paul Nikula, BCLS
 10th day of January, 2013

BUILDING 1

SCALE 1:150



(All distances are in metres)

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THIRD FLOOR

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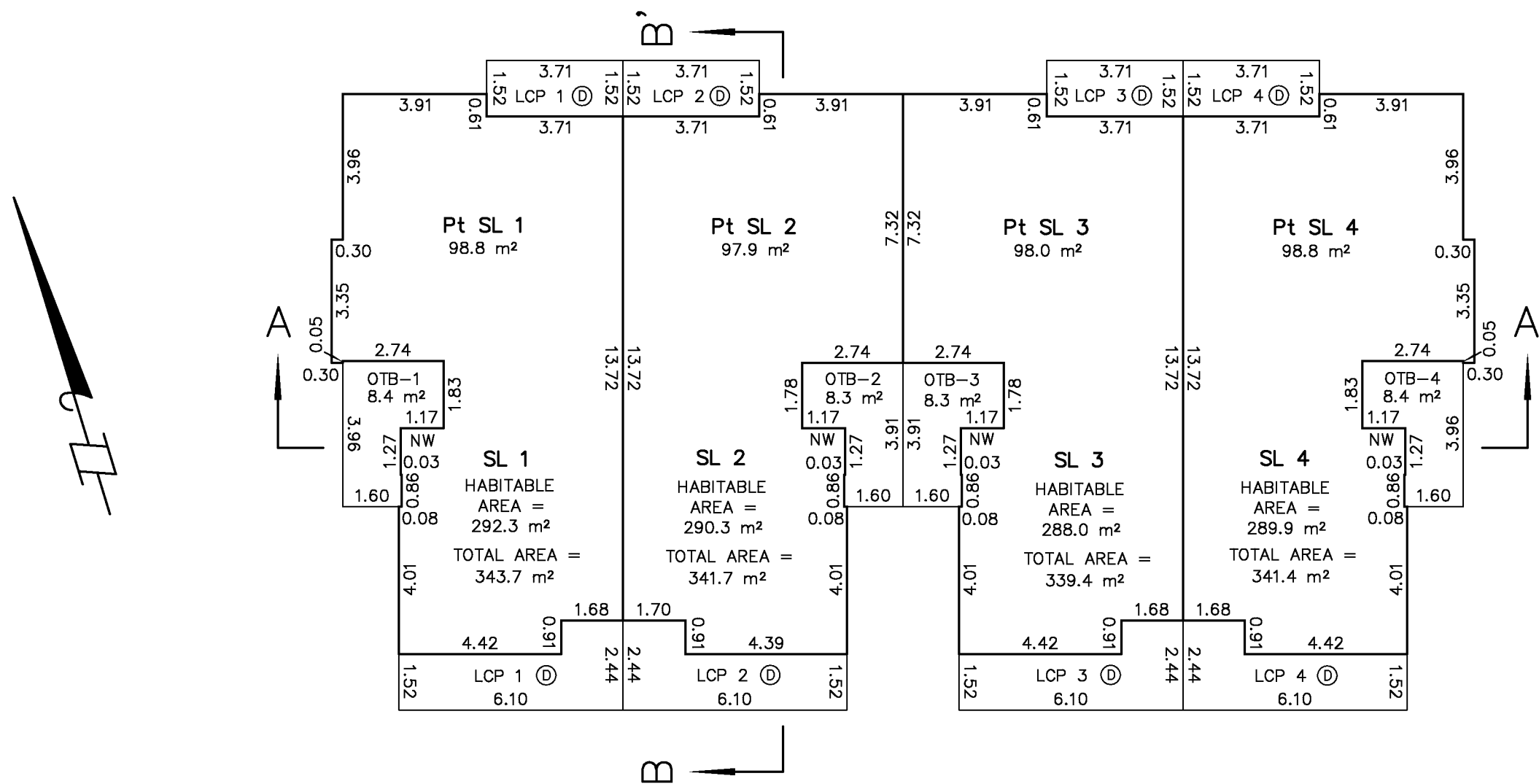
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SHEET 5 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE ONE



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Gene Paul Nikula, BCLS
 10th day of January, 2013

BUILDING 2

SCALE 1:150



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FIRST FLOOR

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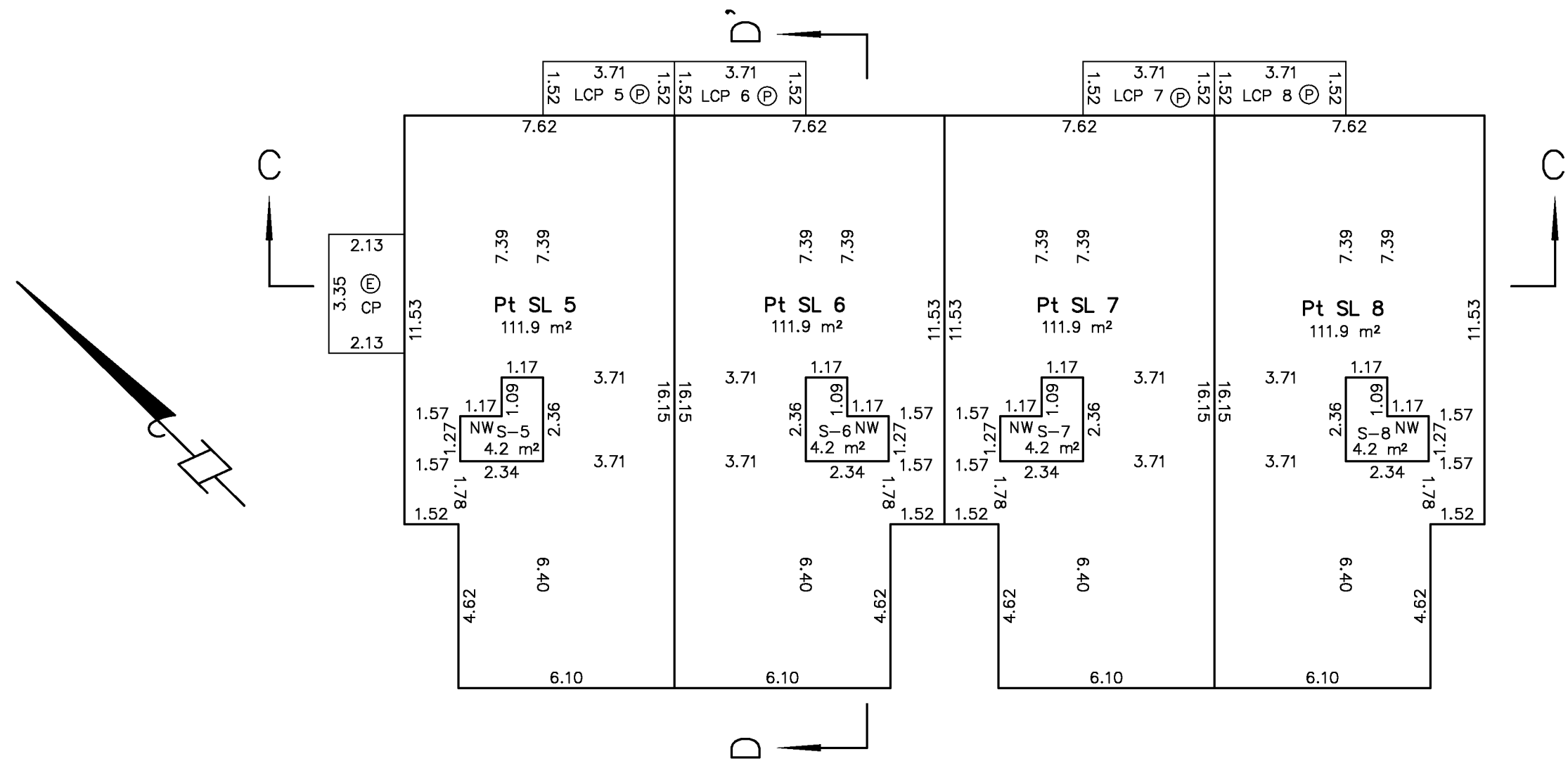
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SHEET 6 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE ONE



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Gene Paul Nikula, BCLS
 10th day of January, 2013

BUILDING 2

SCALE 1:150



(All distances are in metres)

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SECOND FLOOR

This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

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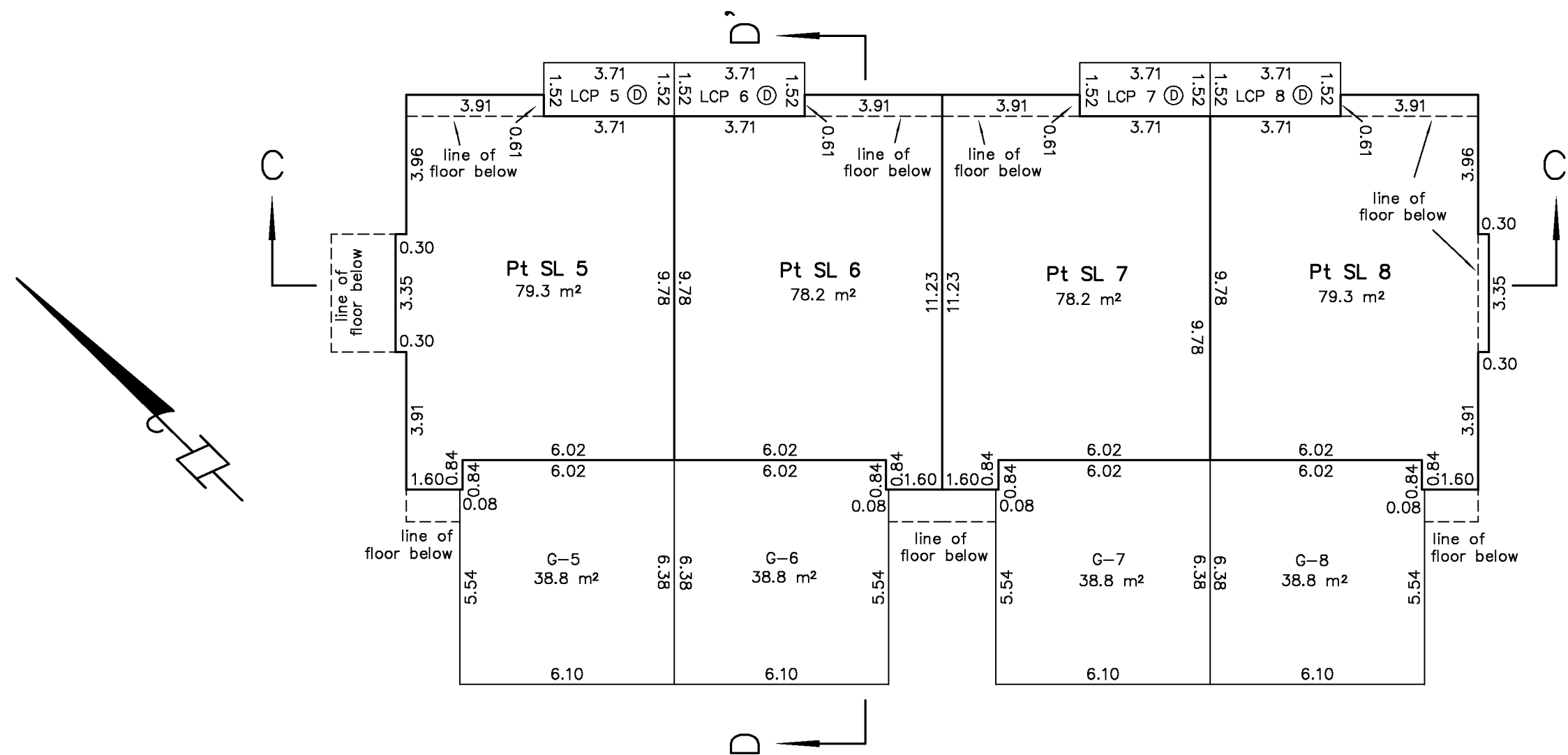
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SHEET 7 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE ONE



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Gene Paul Nikula, BCLS
 10th day of January, 2013

BUILDING 2

SCALE 1:150



(All distances are in metres)

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THIRD FLOOR

This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

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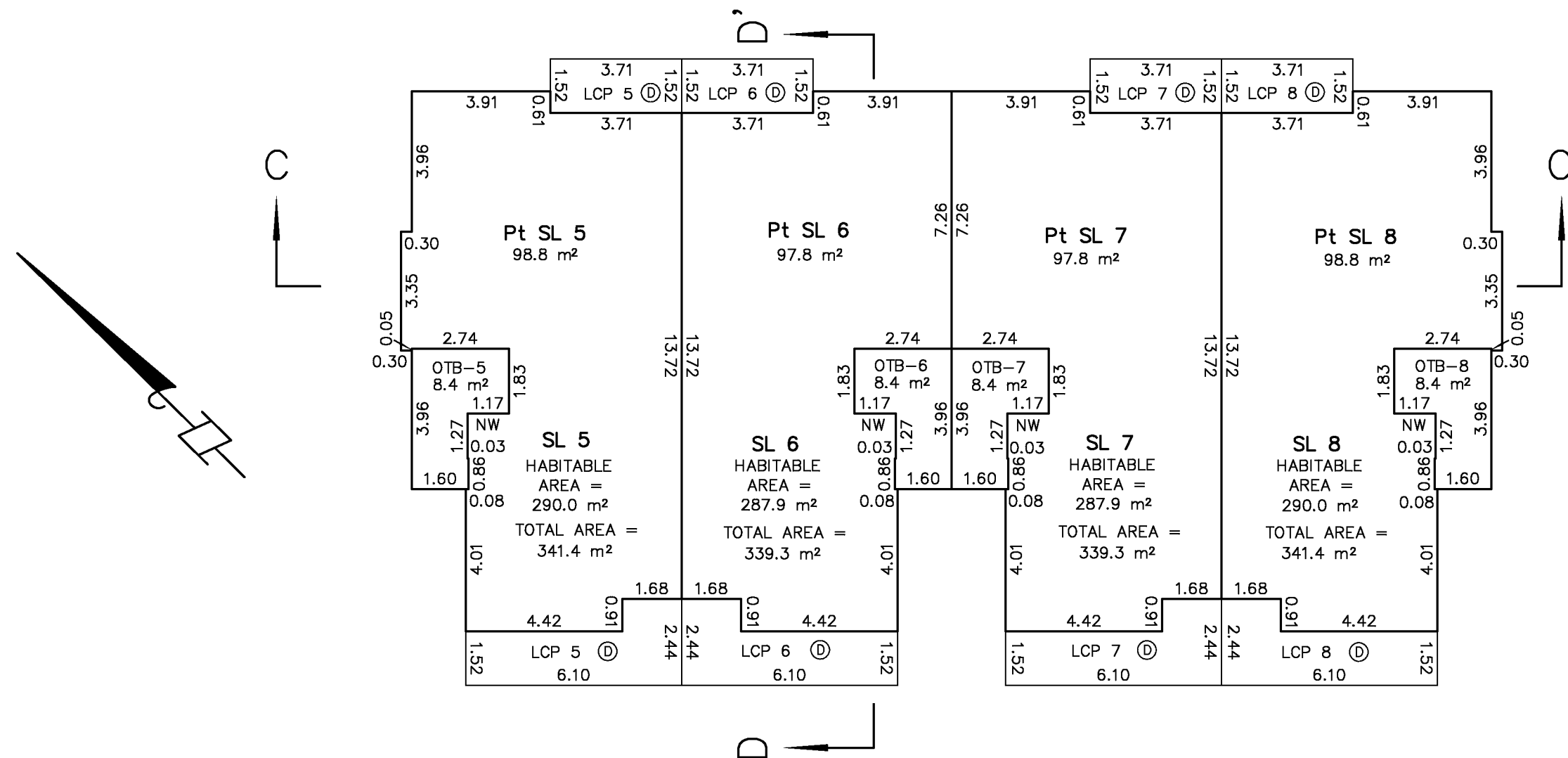
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SHEET 8 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE ONE



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Gene Paul Nikula, BCLS
 10th day of January, 2013

BUILDING 5

SCALE 1:150



(All distances are in metres)

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FIRST FLOOR

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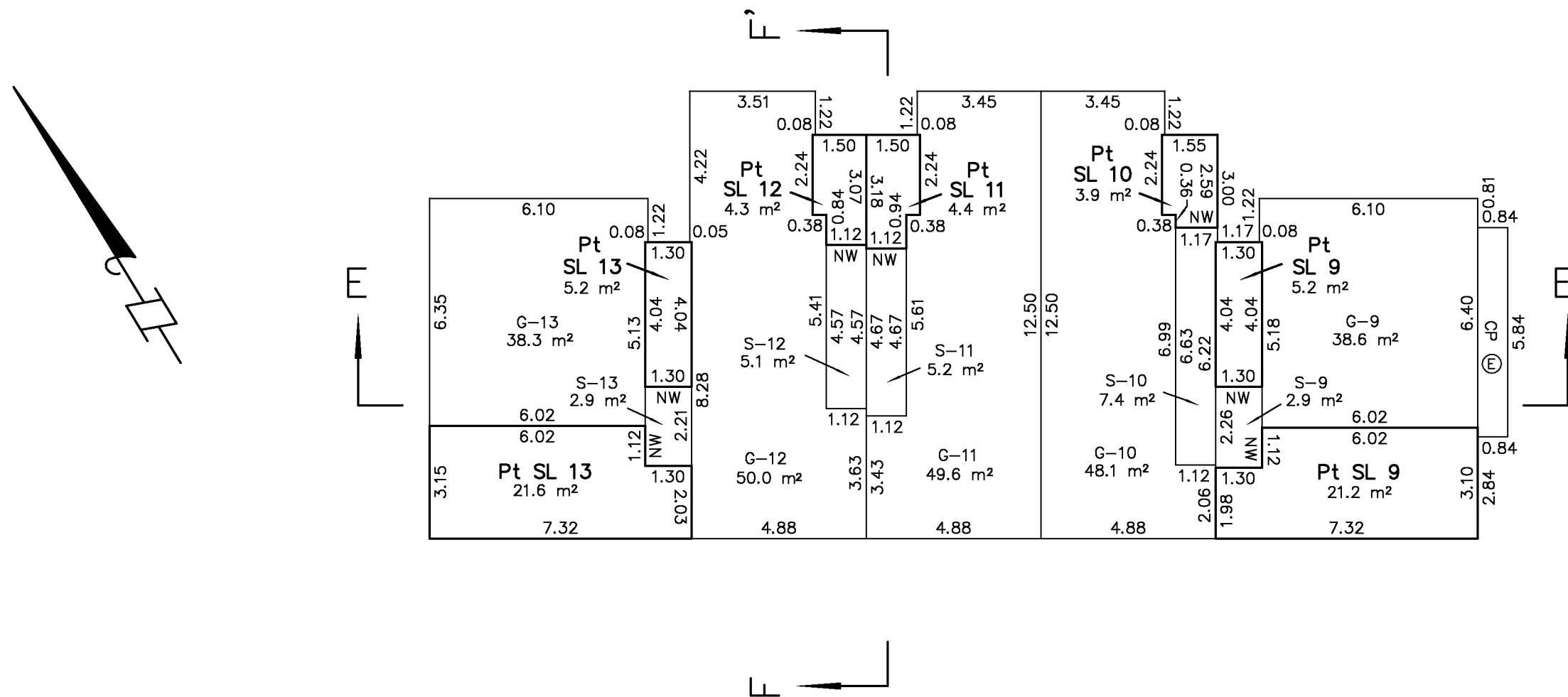
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SHEET 9 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE ONE



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Gene Paul Nikula, BCLS
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BUILDING 5

SCALE 1:150



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SECOND FLOOR

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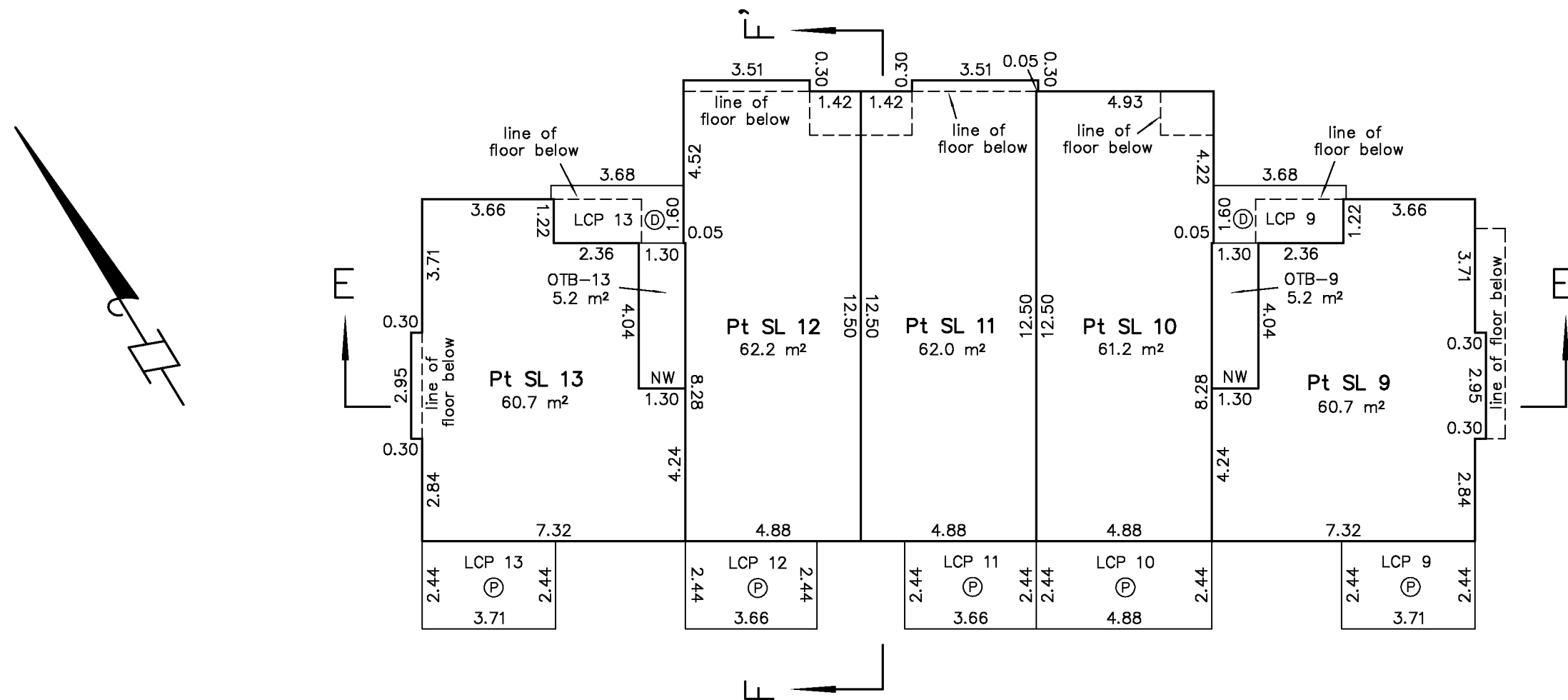
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SHEET 10 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE ONE



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Gene Paul Nikula, BCLS
 10th day of January, 2013

BUILDING 5

SCALE 1:150



(All distances are in metres)

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THIRD FLOOR

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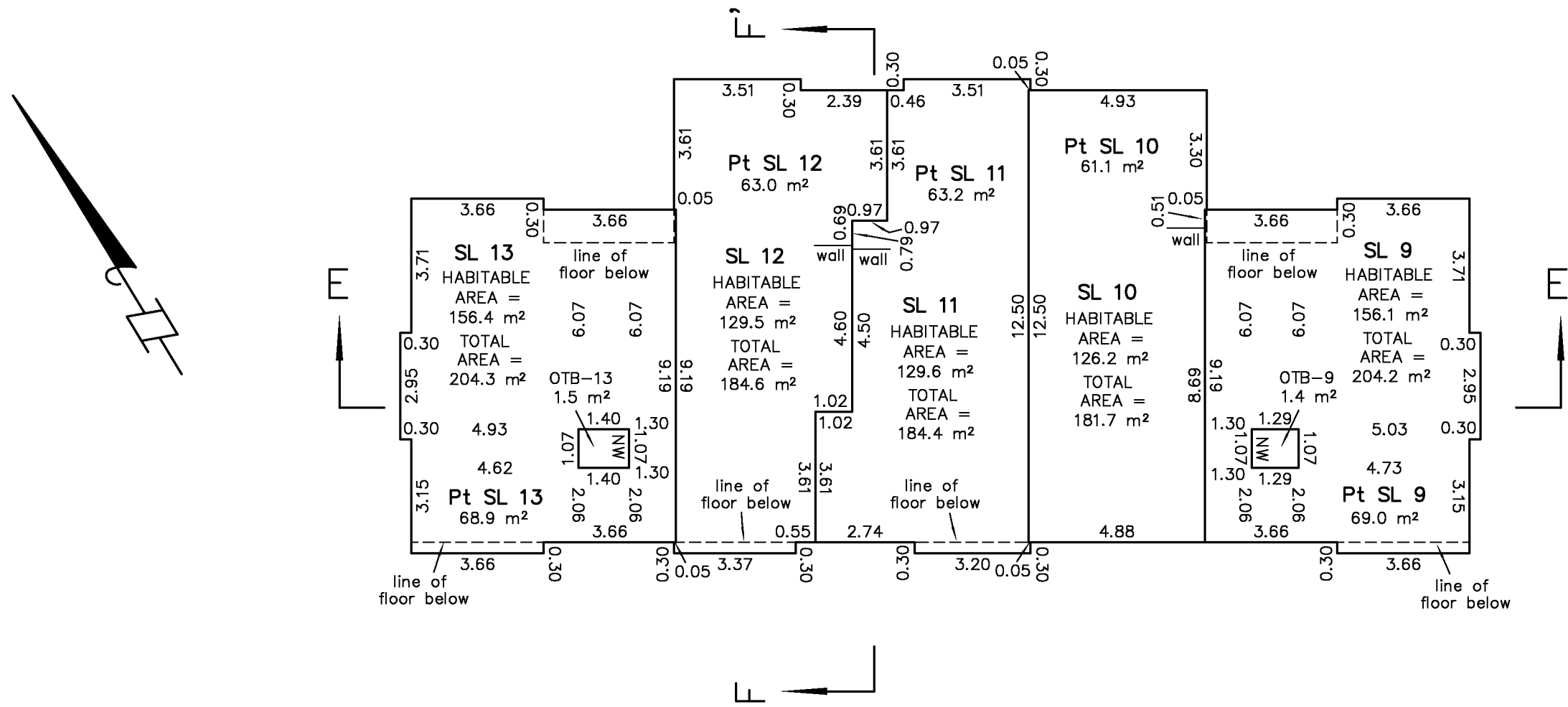
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SHEET 11 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE ONE



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Gene Paul Nikula, BCLS
 10th day of January, 2013

BUILDING 6

SCALE 1:150



(All distances are in metres)

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FIRST FLOOR

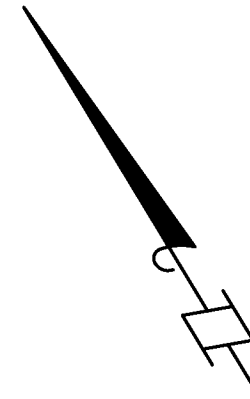
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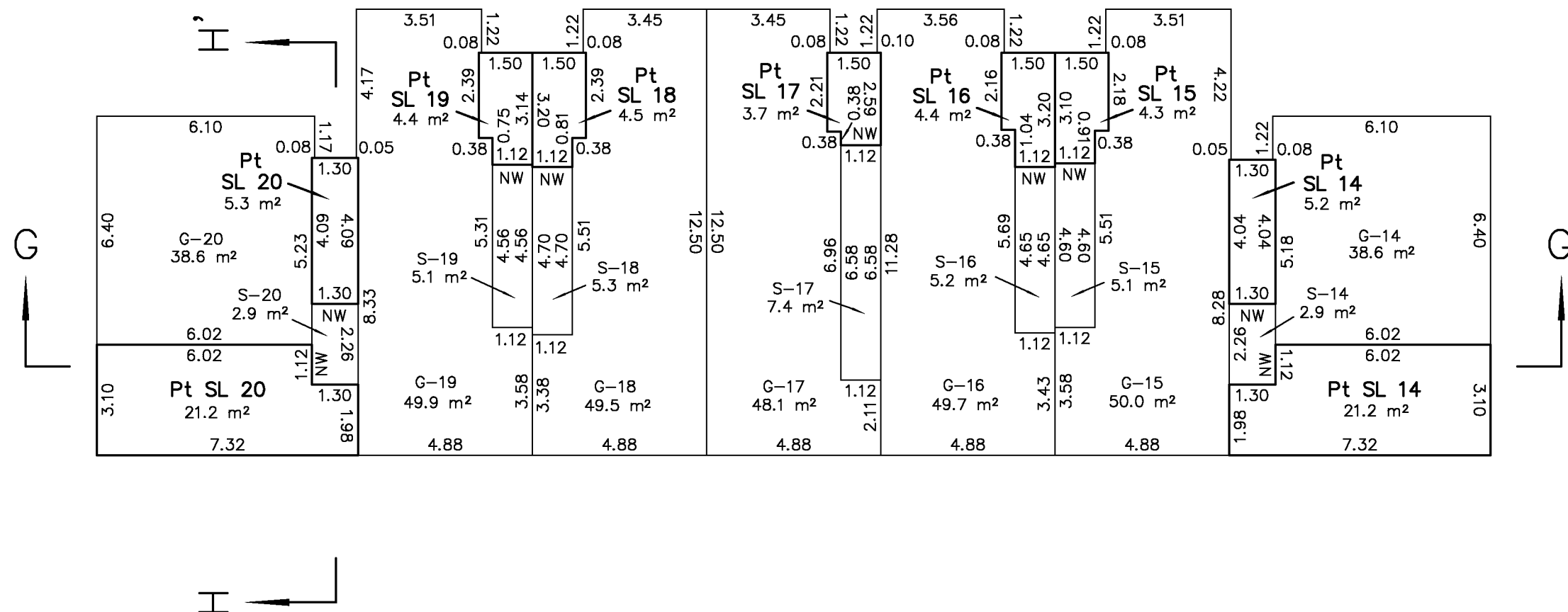
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SHEET 12 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE ONE



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 FILE: 0908001-ST2.DWG

Gene Paul Nikula, BCLS
 10th day of January, 2013

BUILDING 6

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150.

SECOND FLOOR

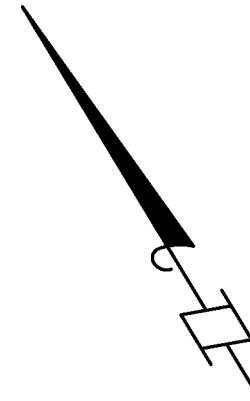
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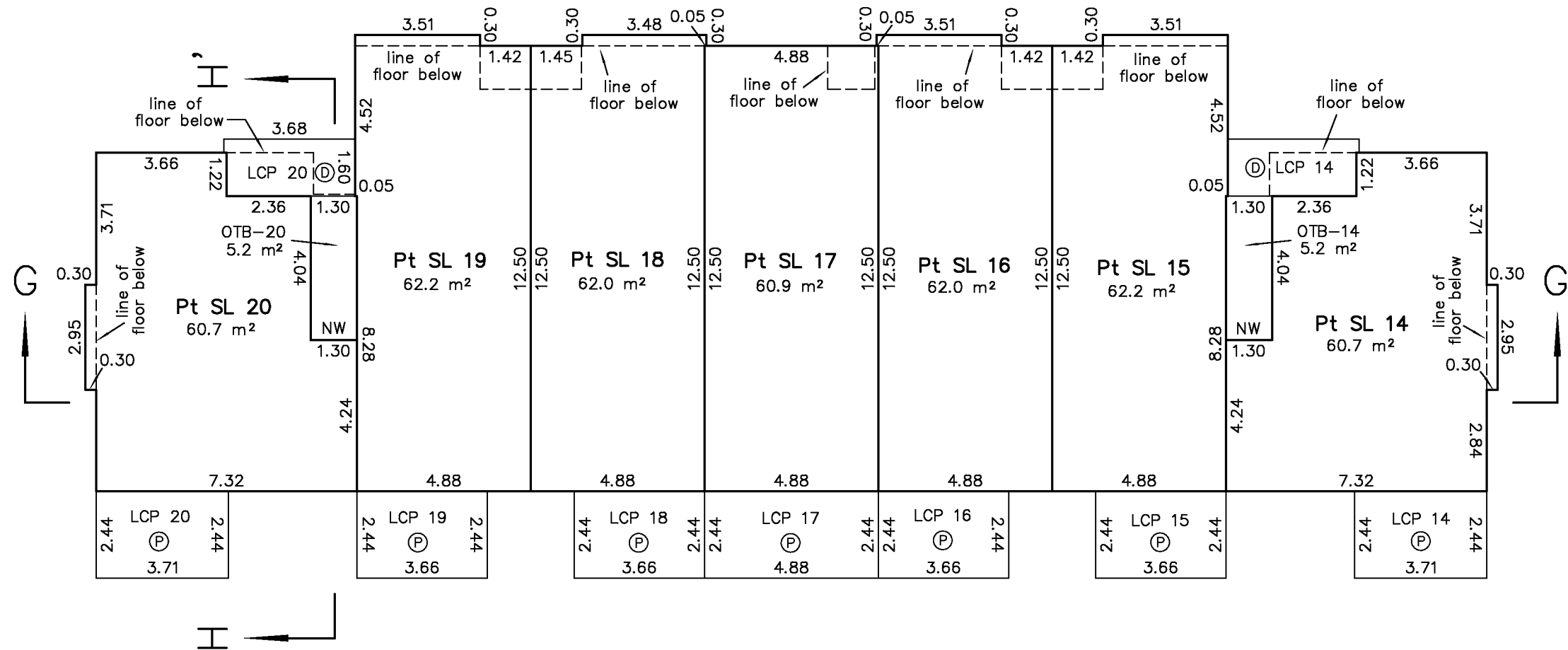
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SHEET 13 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE ONE



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Gene Paul Nikula, BCLS
 10th day of January, 2013

BUILDING 6

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150.

THIRD FLOOR

SHEET 14 OF 16 SHEETS
 STRATA PLAN EPS1264
 PHASE ONE

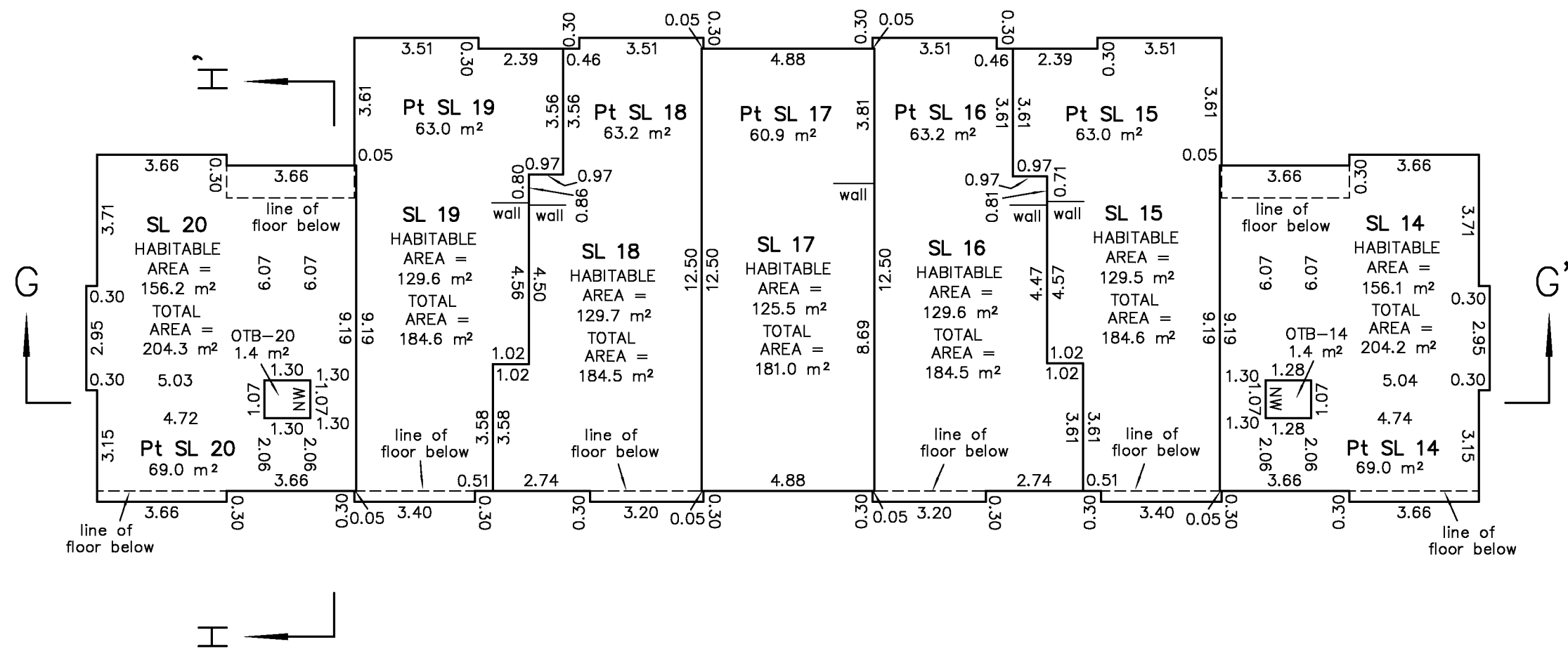
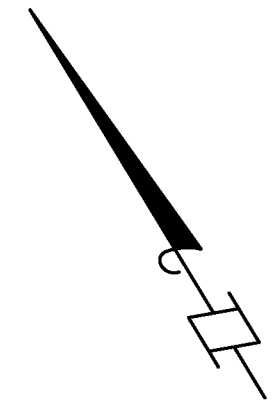
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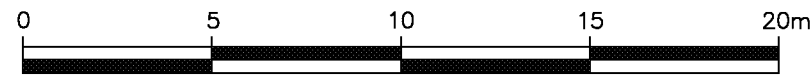


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Gene Paul Nikula, BCLS
 10th day of January, 2013

SECTIONS

SCALE 1:200



(All distances are in metres)

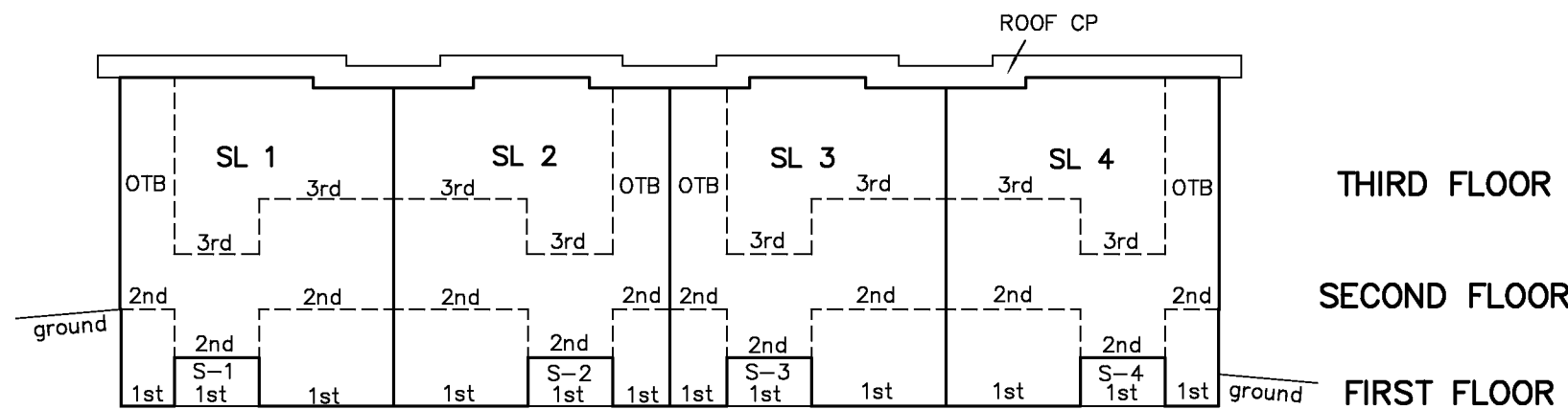
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SHEET 15 OF 16 SHEETS

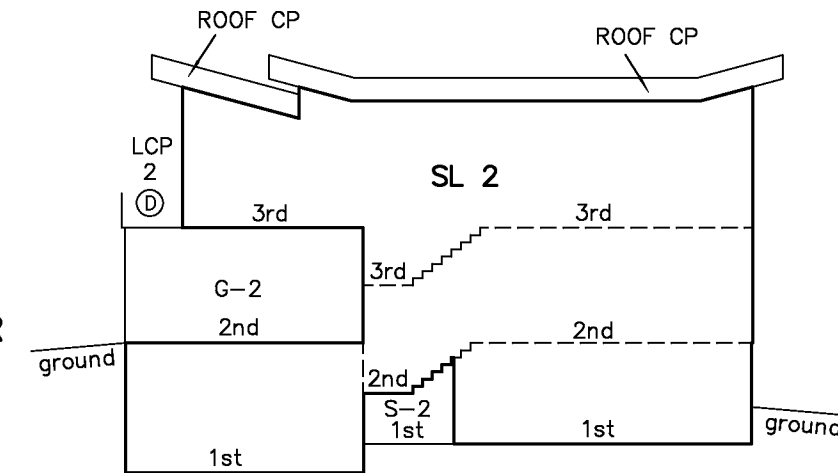
STRATA PLAN EPS1264 PHASE ONE

BUILDING 1

SECTION A-A'

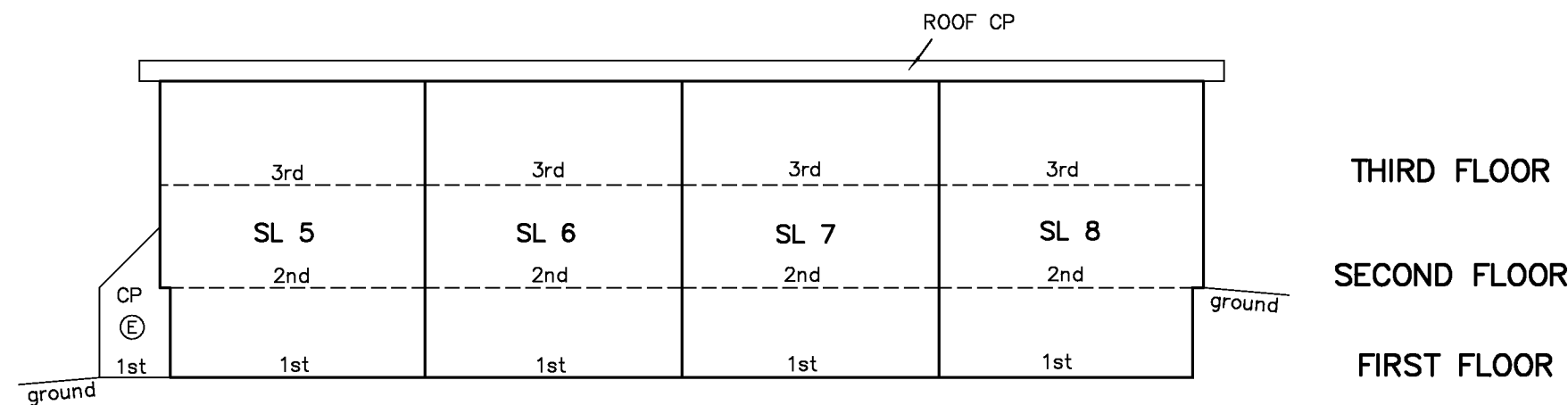


SECTION B-B'

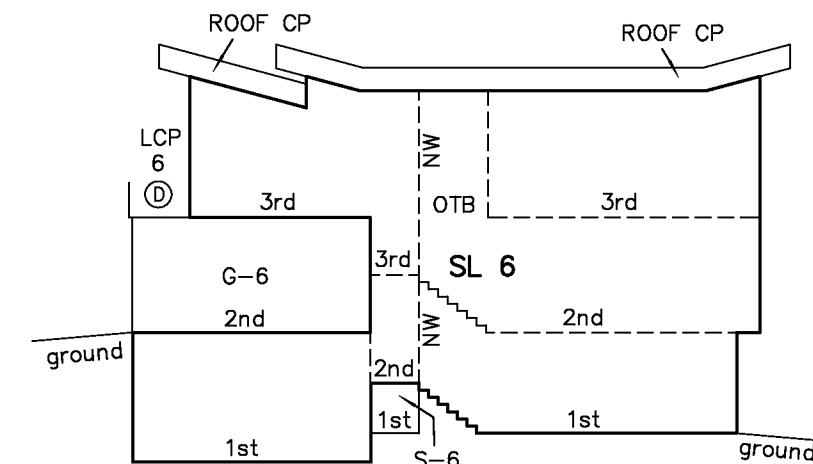


BUILDING 2

SECTION C-C'



SECTION D-D'

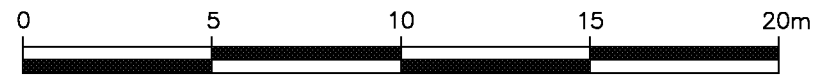


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Gene Paul Nikula, BCLS
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SECTIONS

SCALE 1:200



(All distances are in metres)

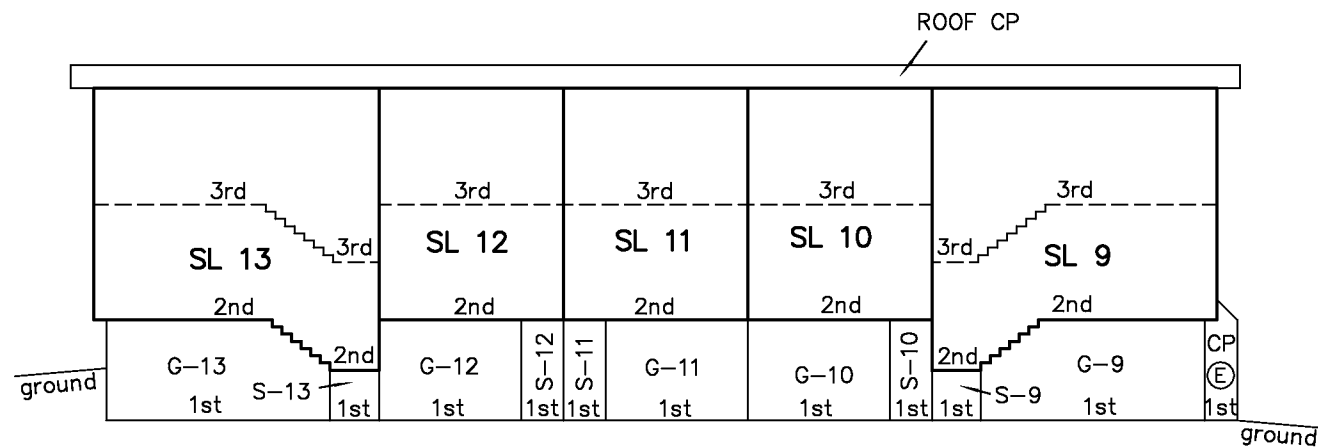
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200.

SHEET 16 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE ONE

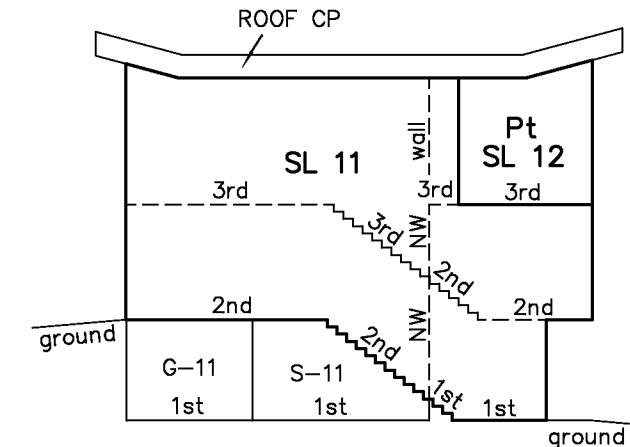
BUILDING 5

SECTION E-E'



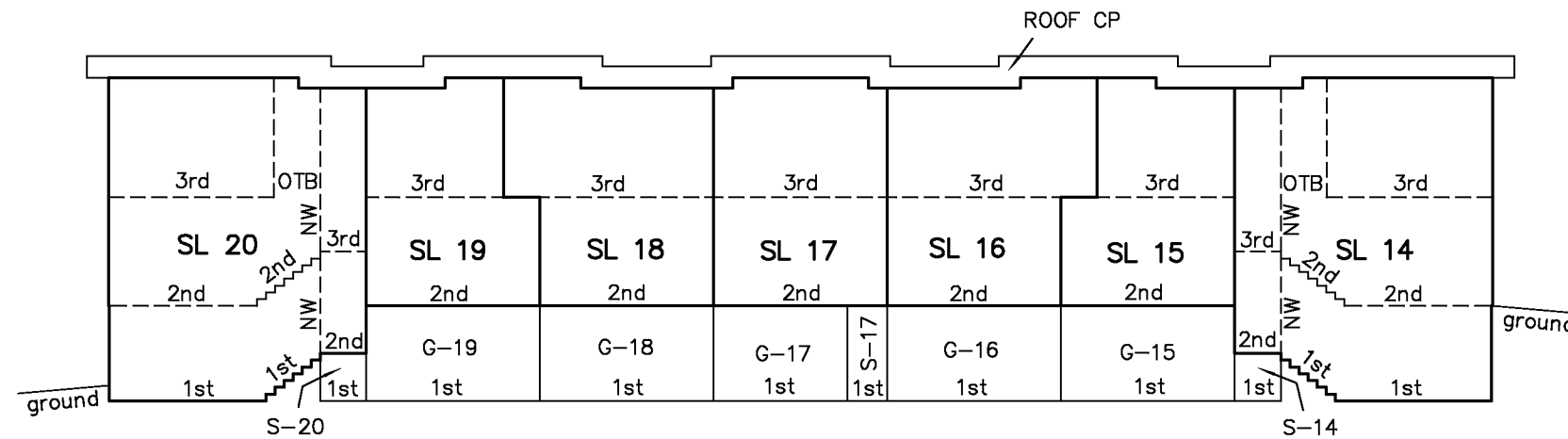
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR

SECTION F-F'



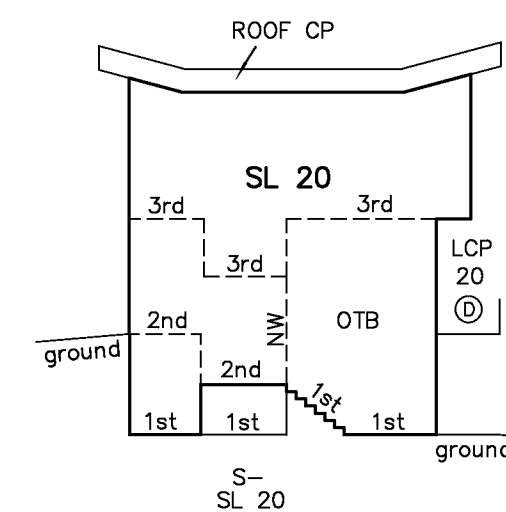
BUILDING 6

SECTION G-G'



THIRD FLOOR
SECOND FLOOR
FIRST FLOOR

SECTION H-H'



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 FILE: 0908001-ST2.DWG

Gene Paul Nikula, BCLS
 10th day of January, 2013

STRATA PLAN OF PART OF LOT 3 DISTRICT LOT 389A AND 390A GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP27957 EXCEPT PHASE ONE STRATA PLAN EPS1264

BCGS 92G.017
SCALE 1:1000



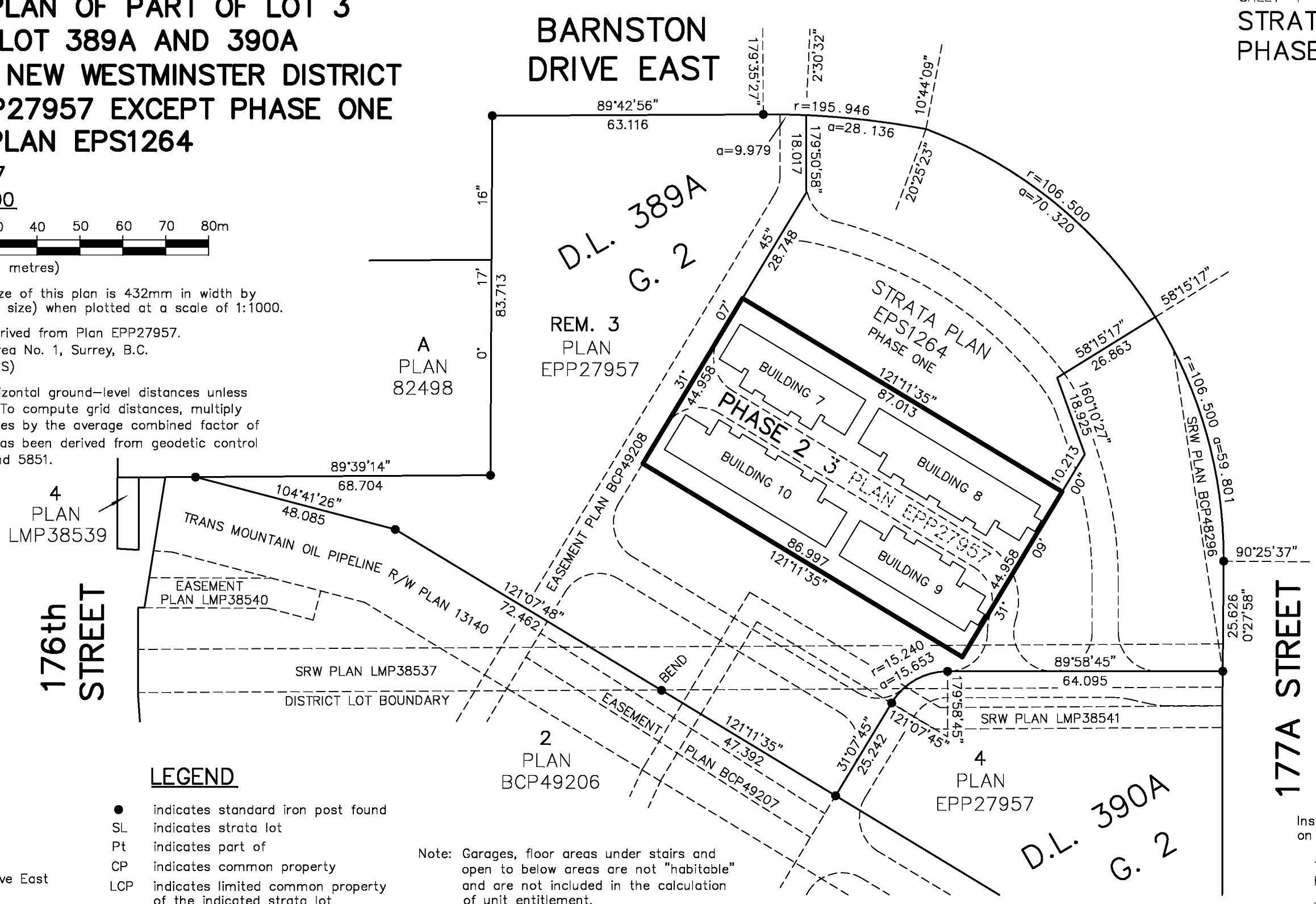
(All distances are in metres)

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Grid bearings are derived from Plan EPP27957.
Integrated Survey Area No. 1, Surrey, B.C.
Datum: NAD83 (CSRS)

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99959845 which has been derived from geodetic control monuments 5709 and 5851.

SHEET 1 OF 16 SHEETS
STRATA PLAN EPS1264
PHASE TWO



LEGEND

- indicates standard iron post found
- SL indicates strata lot
- Pt indicates part of
- CP indicates common property
- LCP indicates limited common property of the indicated strata lot
- NW indicates no wall
- OTB indicates open to below area of the indicated strata lot
- G indicates garage of the indicated strata lot
- S indicates floor area under stairs of the indicated strata lot

Note: Garages, floor areas under stairs and open to below areas are not "habitable" and are not included in the calculation of unit entitlement.

- ⓔ indicates electrical room being common property
- Ⓟ indicates patio being limited common property
- ⓓ indicates deck/balcony being limited common property

This plan lies within the City of Surrey
This plan lies within the Greater Vancouver Regional District

This plan is Phase 2 of a 5 phase strata plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Surrey.

CIVIC ADDRESS:
9989 - Barnston Drive East
Surrey, B.C.

DHALIWAL & ASSOCIATES
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121-13140 80th Avenue
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(fx) 501-6189
FILE: 0908001-ST3.DWG

Inspected under the Land Title Act on the 23rd day of August, 2013.

The buildings in this strata plan have not been previously occupied.

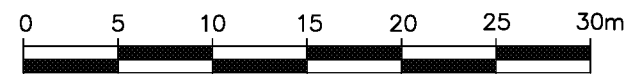
The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

The field survey represented by this plan was completed on the 21st day of May, 2013.

Gene Paul Nikula, BCLS 803

BUILDING FOUNDATIONS

SCALE 1:400



(All distances are in metres)

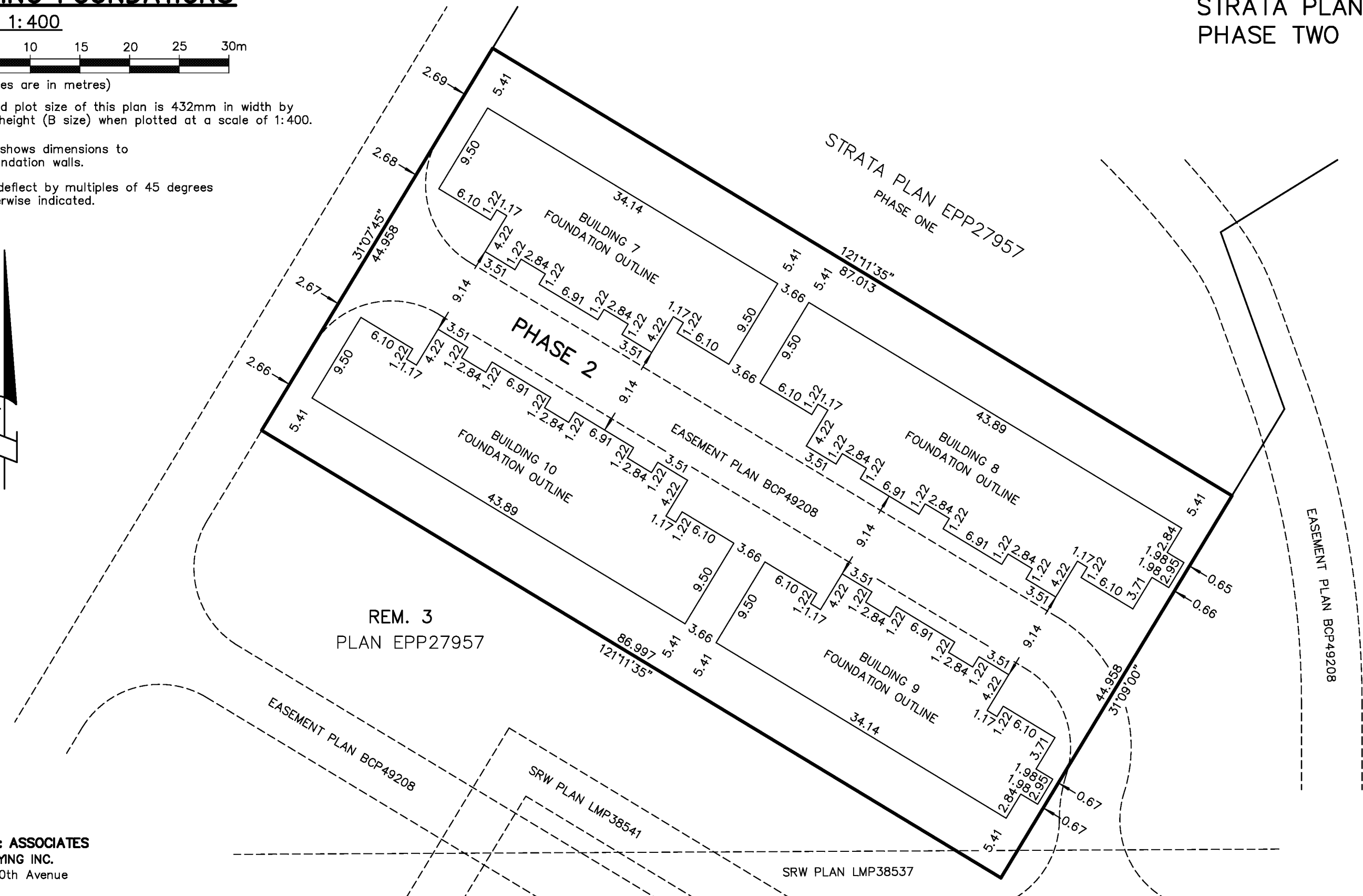
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:400.

This sheet shows dimensions to exterior foundation walls.

All angles deflect by multiples of 45 degrees unless otherwise indicated.



SHEET 2 OF 16 SHEETS
 STRATA PLAN EPS1264
 PHASE TWO



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Gene Paul Nikula, BCLS 803
 21st day of May, 2013

BUILDING 7

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150.

FIRST FLOOR

This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

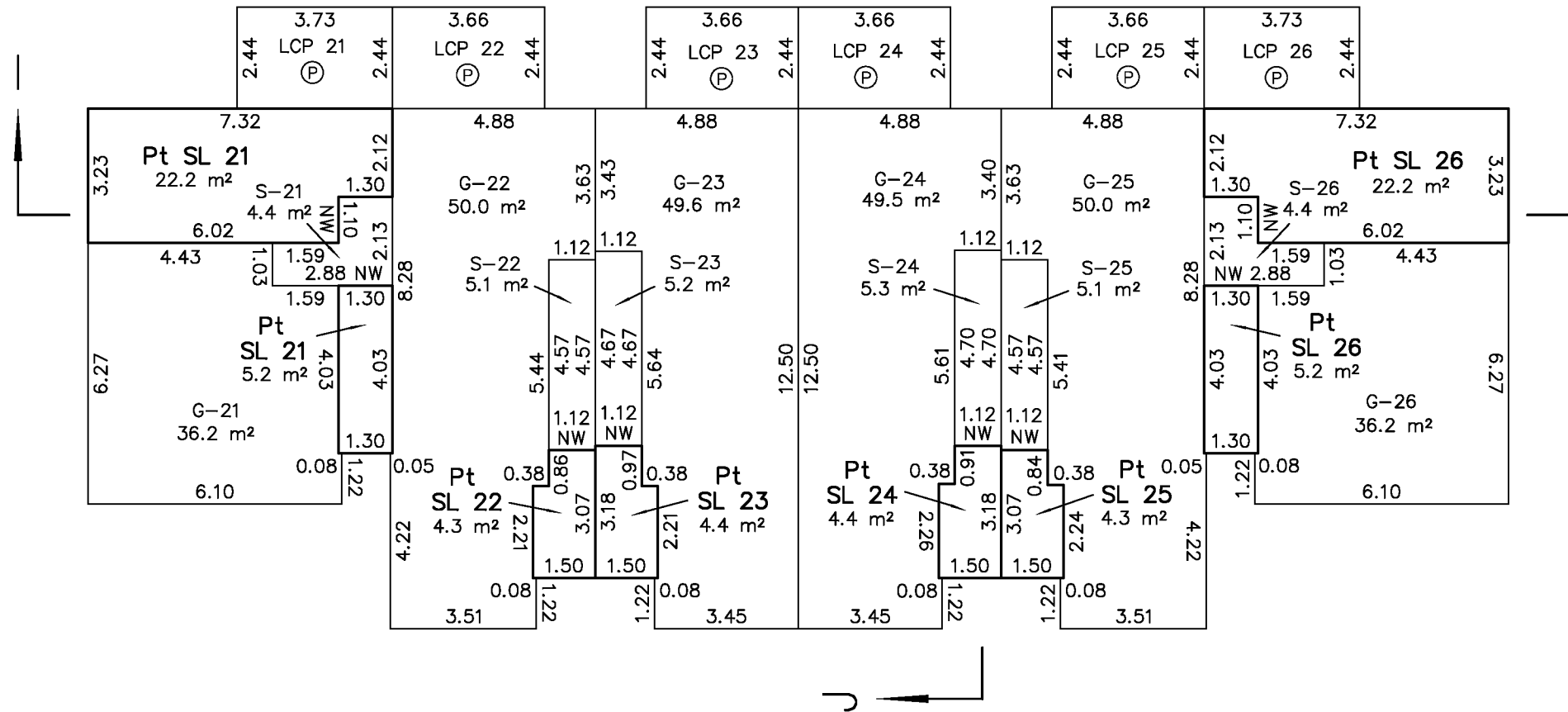
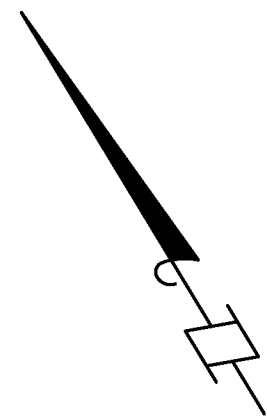
This sheet shows dimensions to the centreline of the structural portion of all interior walls.

All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.

SHEET 3 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE TWO



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Gene Paul Nikula, BCLS 803
 21st day of May, 2013

BUILDING 7

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150.

SECOND FLOOR

This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

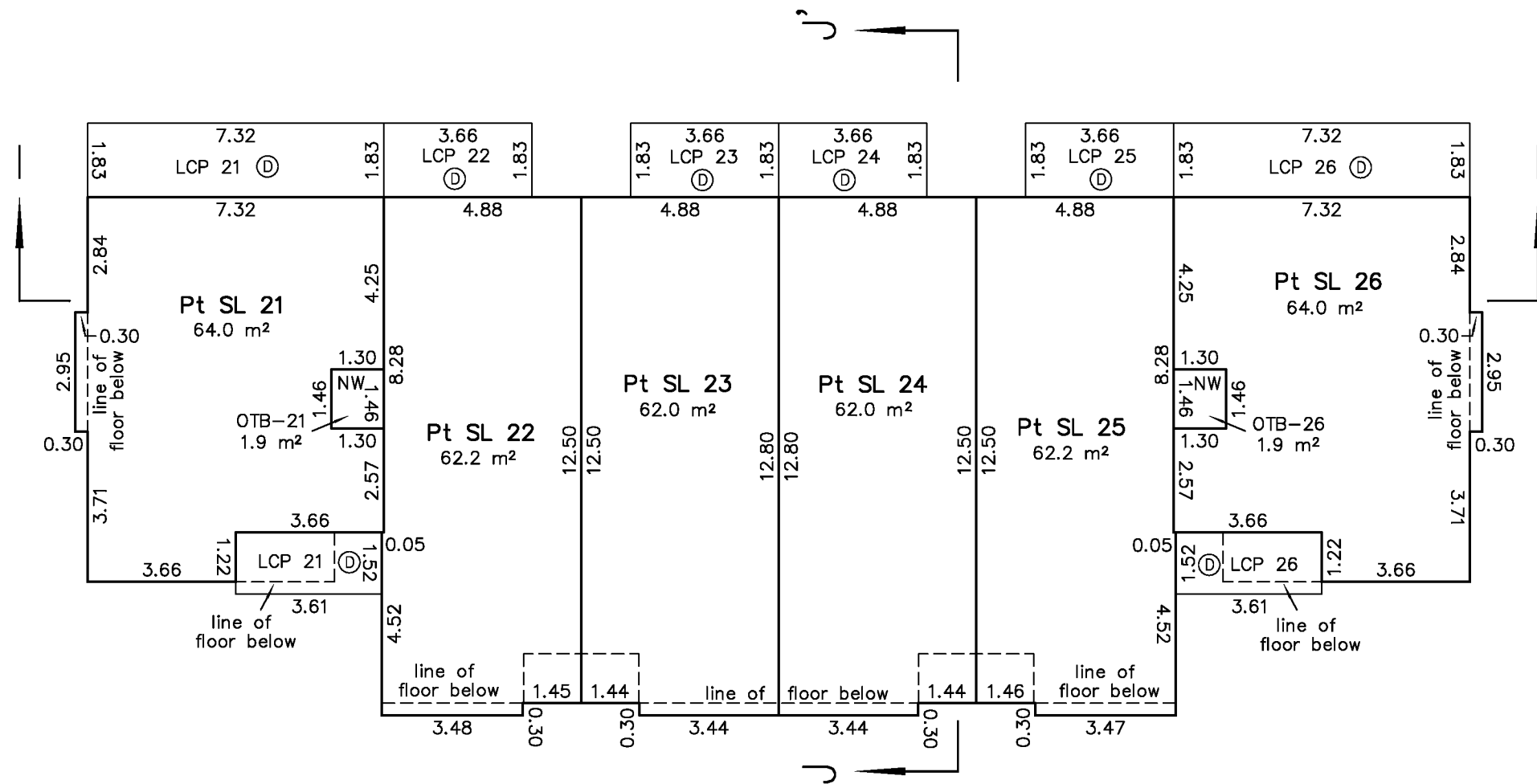
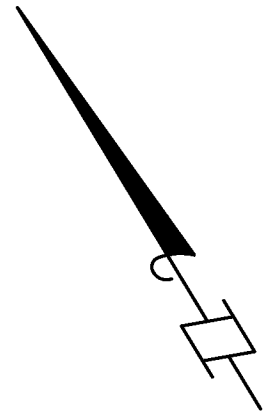
This sheet shows dimensions to the centreline of the structural portion of all interior walls.

All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.

SHEET 4 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE TWO



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Gene Paul Nikula, BCLS 803
 21st day of May, 2013

BUILDING 7

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150.

THIRD FLOOR

SHEET 5 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE TWO

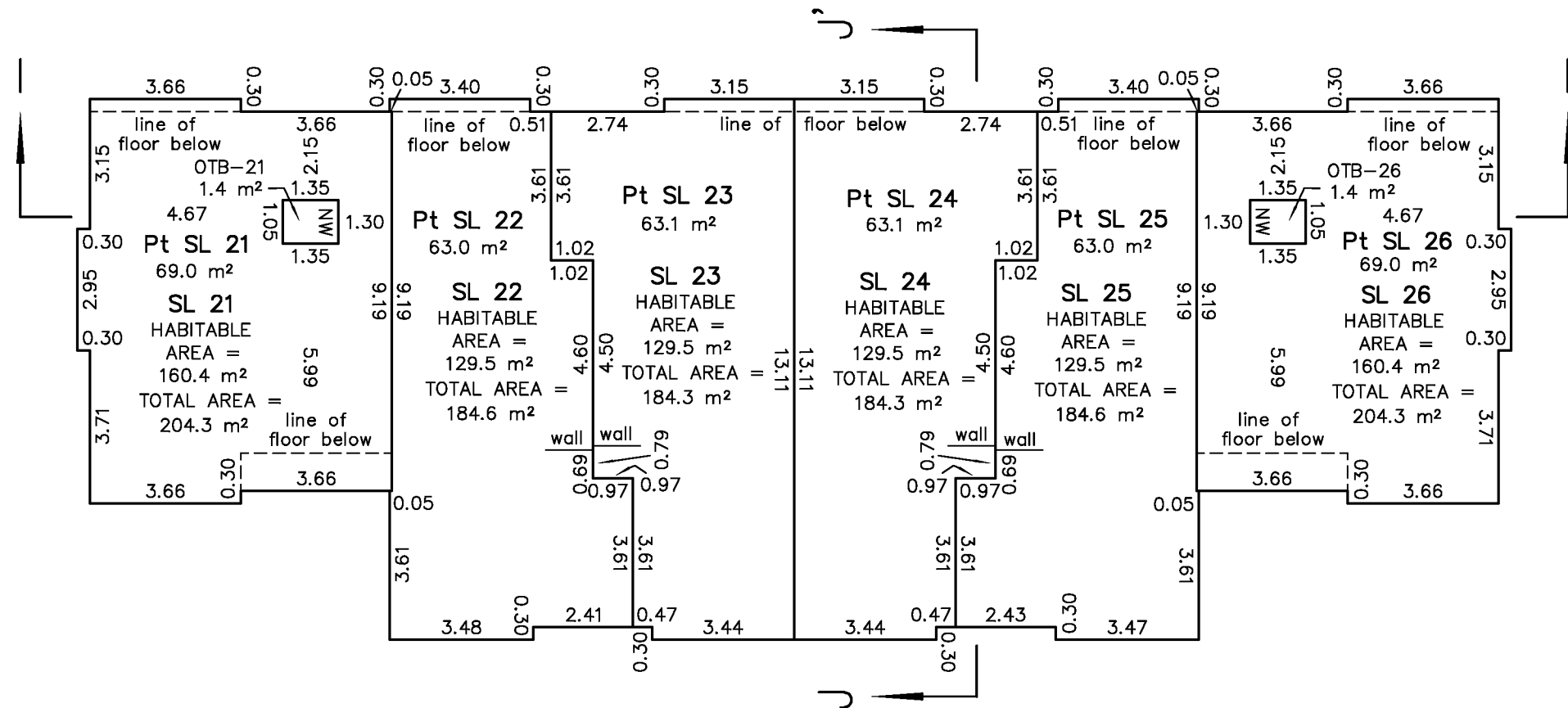
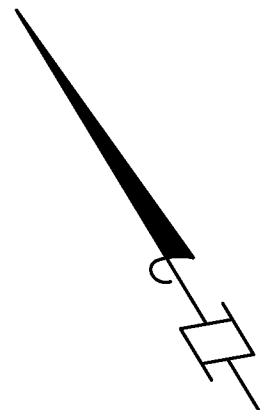
This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

This sheet shows dimensions to the centreline of the structural portion of all interior walls.

All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.



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Gene Paul Nikula, BCLS 803
 21st day of May, 2013

BUILDING 8

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150.

FIRST FLOOR

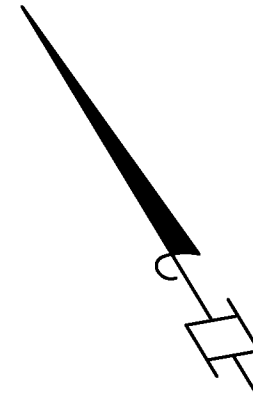
This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

This sheet shows dimensions to the centreline of the structural portion of all interior walls.

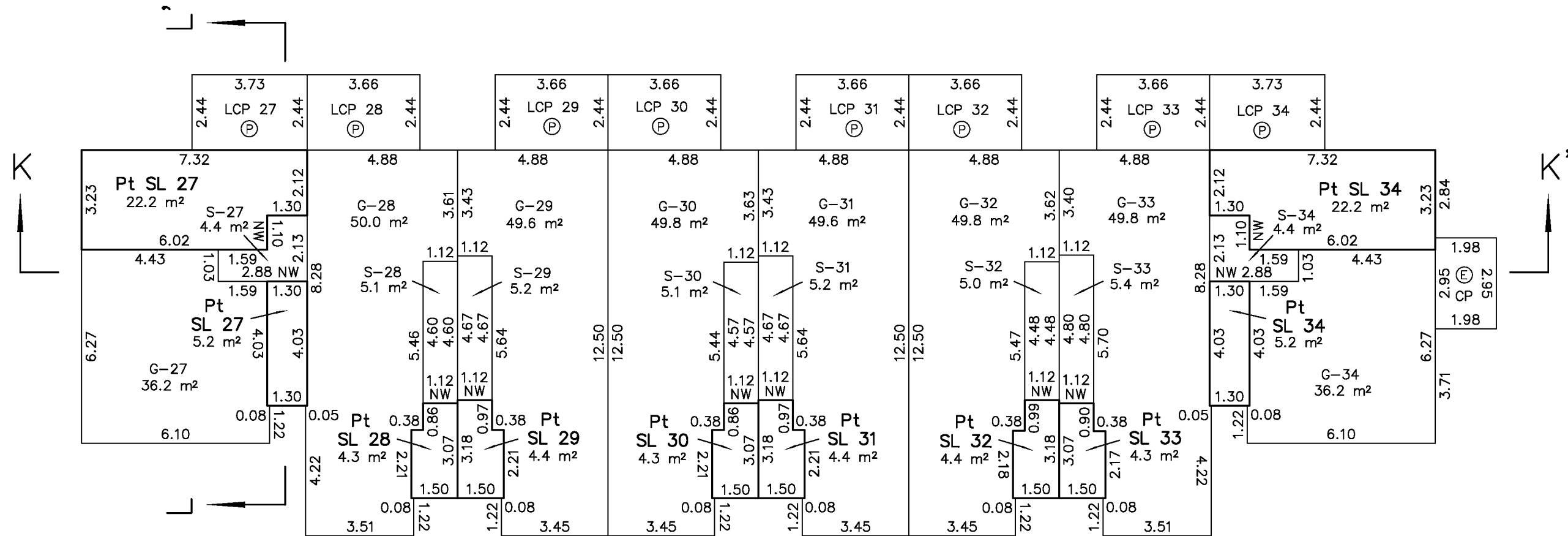
All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.



SHEET 6 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE TWO



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Gene Paul Nikula, BCLS 803
 21st day of May, 2013

BUILDING 8

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150.

SECOND FLOOR

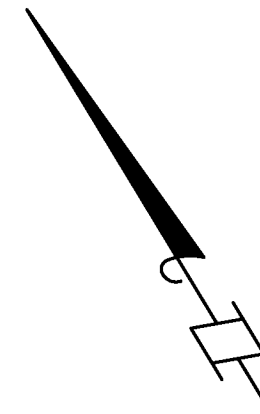
This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

This sheet shows dimensions to the centreline of the structural portion of all interior walls.

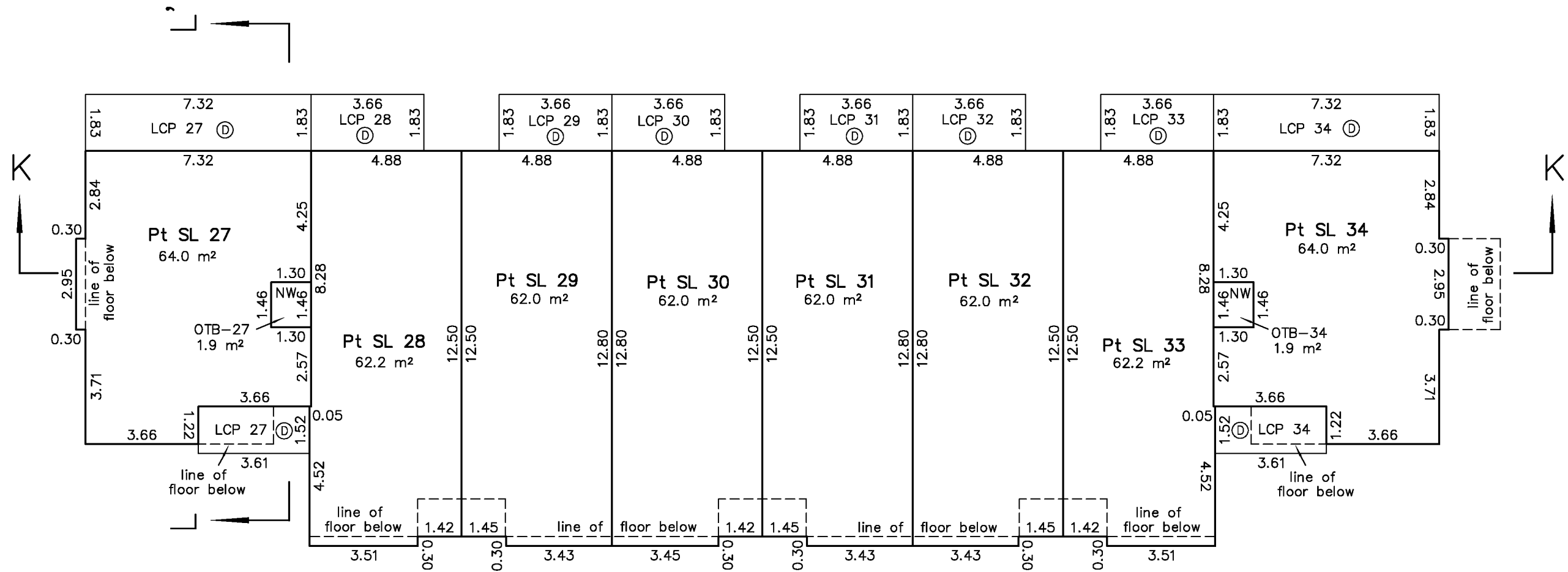
All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.



SHEET 7 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE TWO



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Gene Paul Nikula, BCLS 803
 21st day of May, 2013

BUILDING 8

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150.

THIRD FLOOR

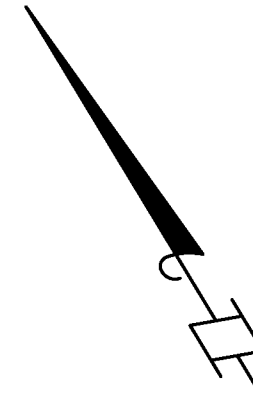
This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

This sheet shows dimensions to the centreline of the structural portion of all interior walls.

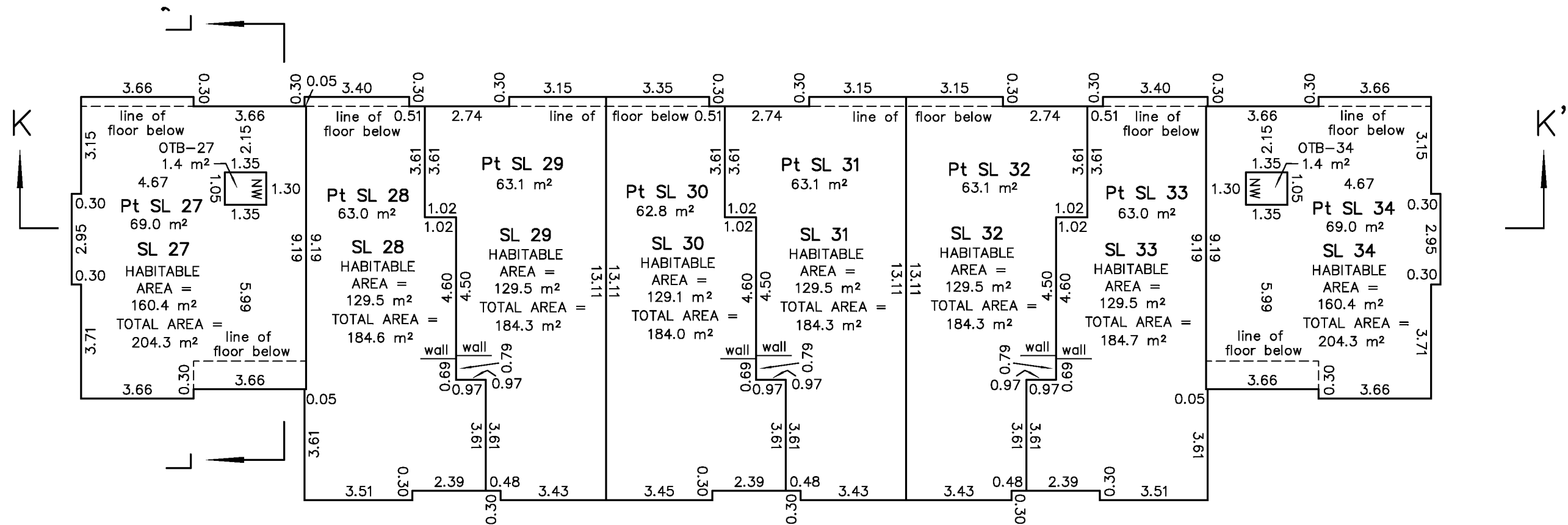
All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.



SHEET 8 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE TWO



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Gene Paul Nikula, BCLS 803
 21st day of May, 2013

BUILDING 9

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150.

FIRST FLOOR

This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

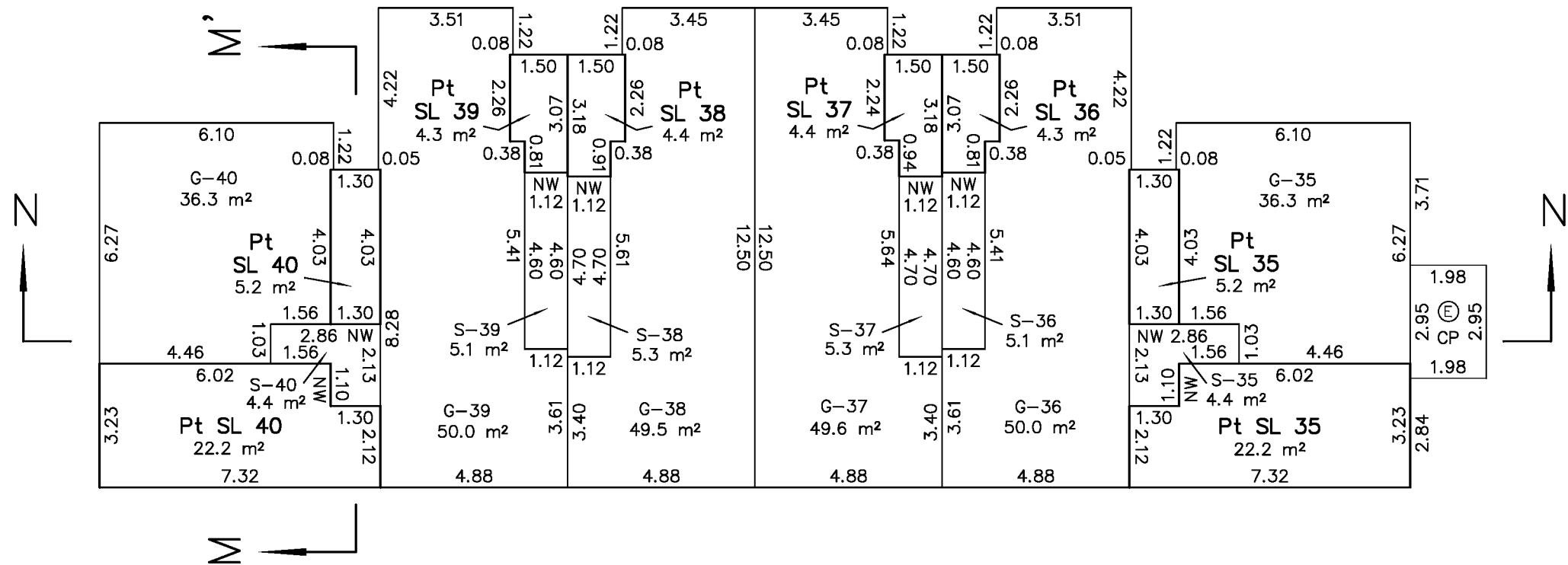
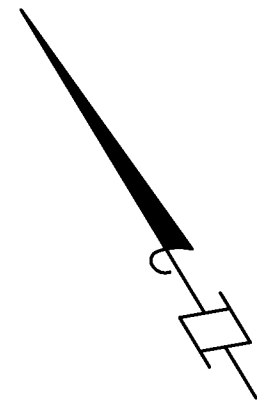
This sheet shows dimensions to the centreline of the structural portion of all interior walls.

All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.

SHEET 9 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE TWO



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Gene Paul Nikula, BCLS 803
 21st day of May, 2013

BUILDING 9

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150.

SECOND FLOOR

This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

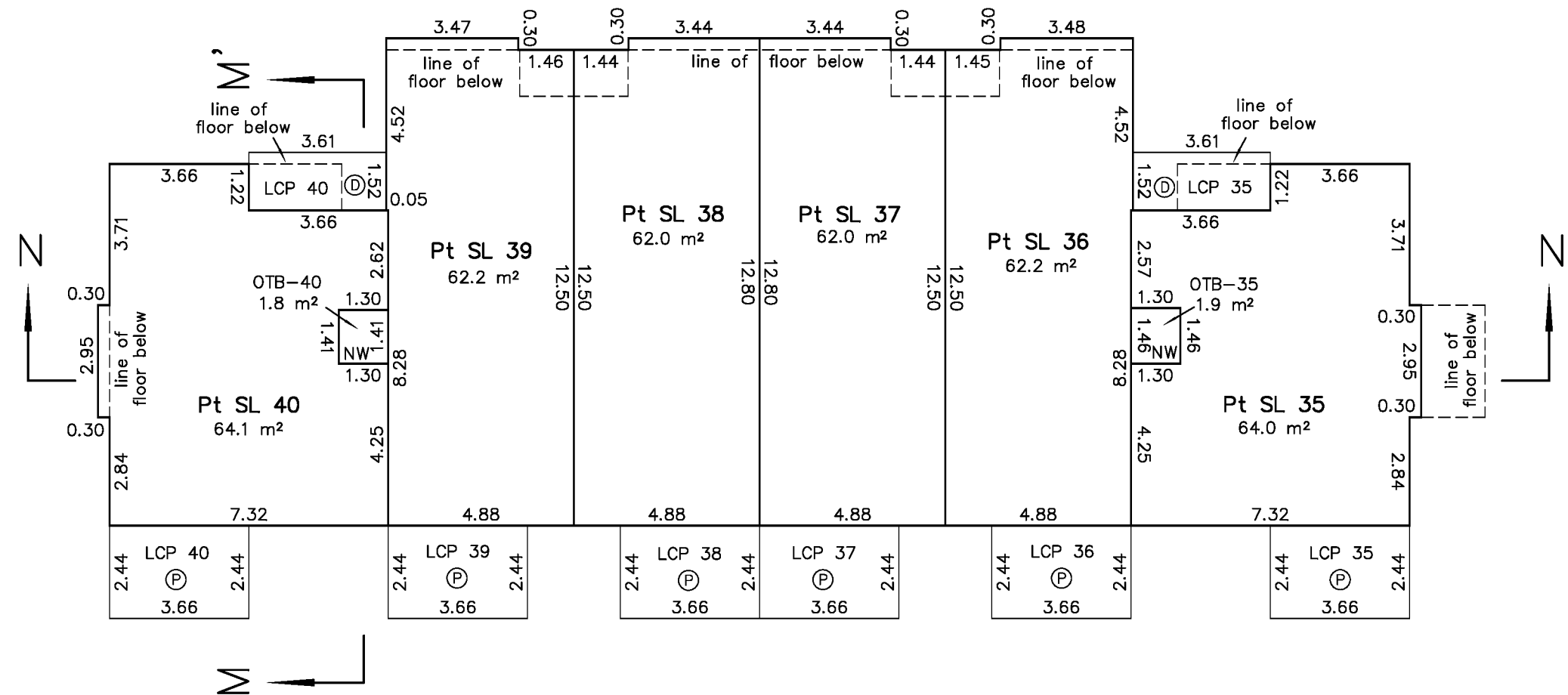
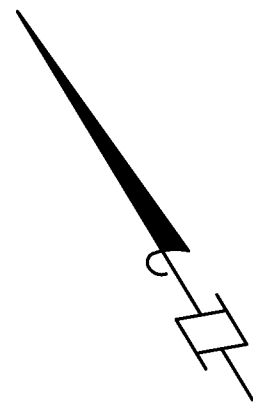
This sheet shows dimensions to the centreline of the structural portion of all interior walls.

All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.

SHEET 10 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE TWO



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Gene Paul Nikula, BCLS 803
 21st day of May, 2013

BUILDING 9

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150.

THIRD FLOOR

SHEET 11 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE TWO

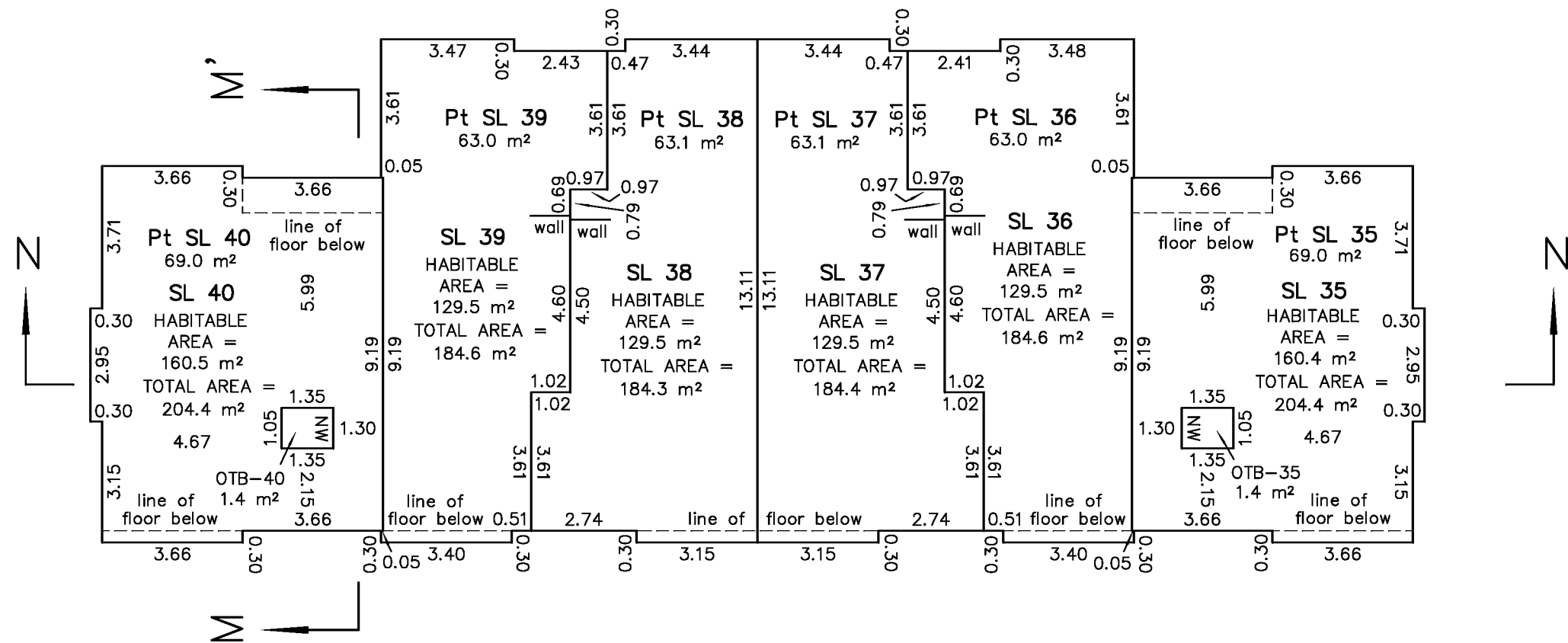
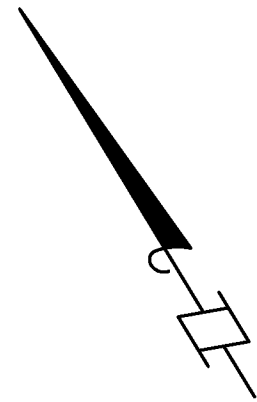
This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

This sheet shows dimensions to the centreline of the structural portion of all interior walls.

All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.



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Gene Paul Nikula, BCLS 803
 21st day of May, 2013

BUILDING 10

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150.

FIRST FLOOR

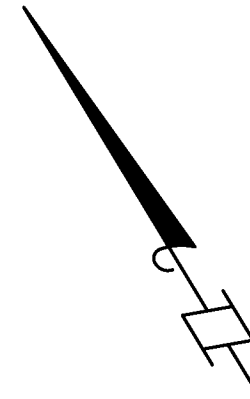
This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

This sheet shows dimensions to the centreline of the structural portion of all interior walls.

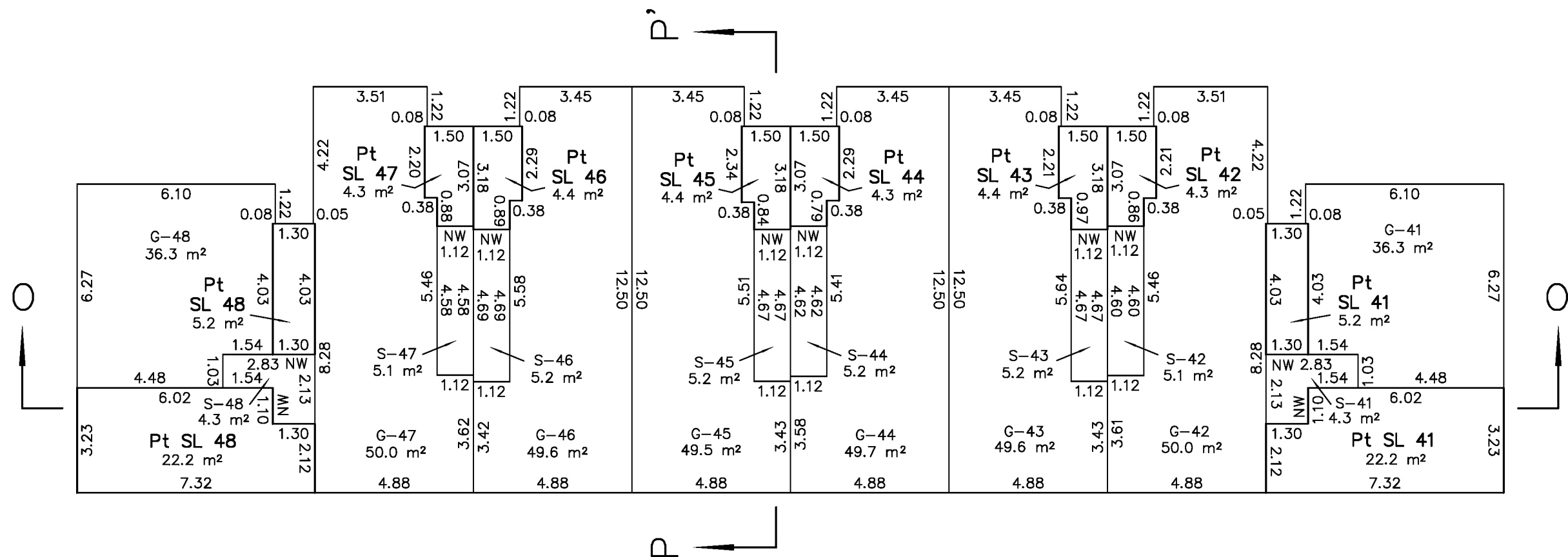
All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.



SHEET 12 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE TWO



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Gene Paul Nikula, BCLS 803
 21st day of May, 2013

BUILDING 10

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150.

SECOND FLOOR

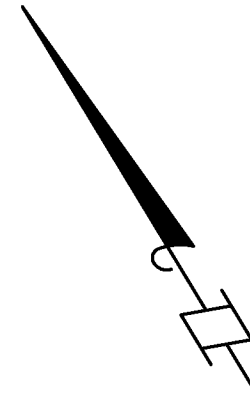
This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

This sheet shows dimensions to the centreline of the structural portion of all interior walls.

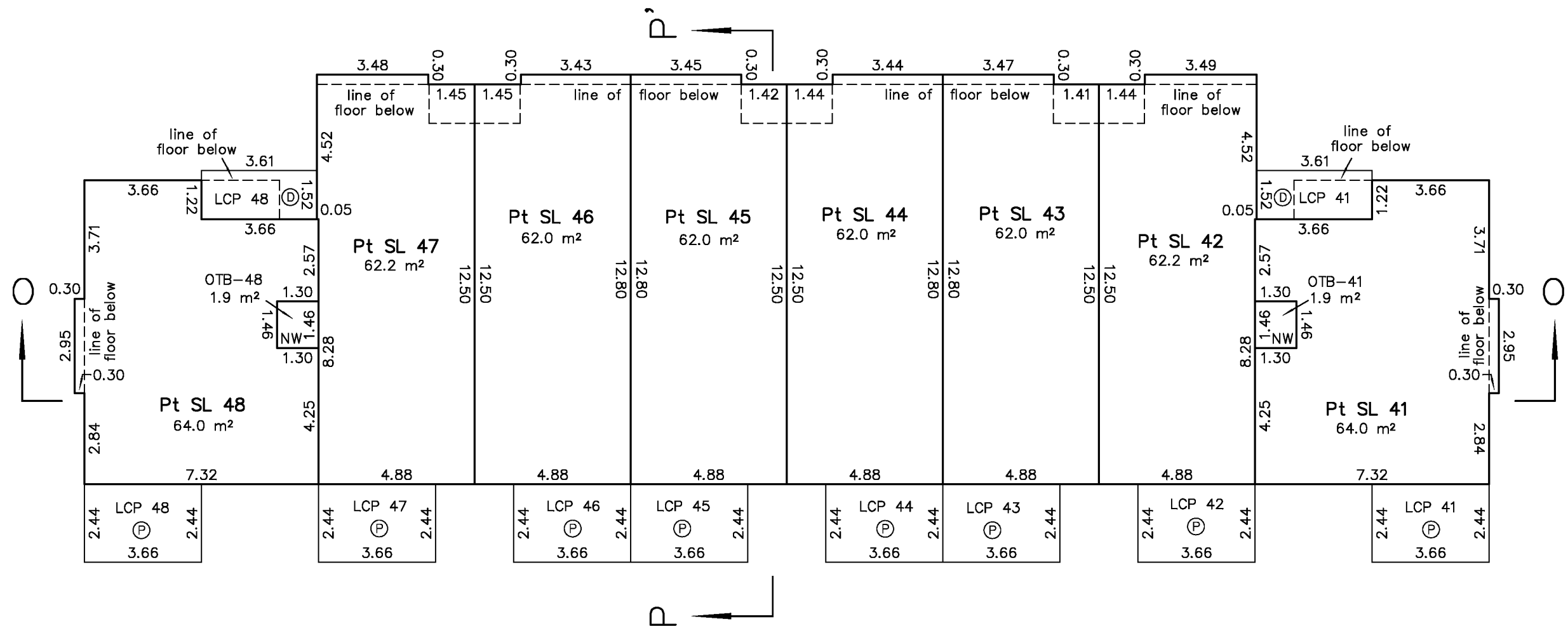
All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.



SHEET 13 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE TWO



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Gene Paul Nikula, BCLS 803
 21st day of May, 2013

BUILDING 10

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150.

THIRD FLOOR

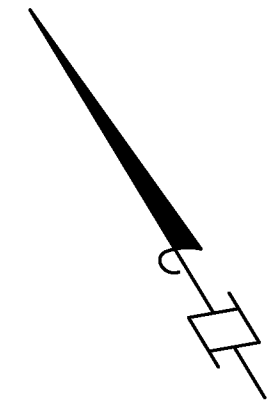
This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

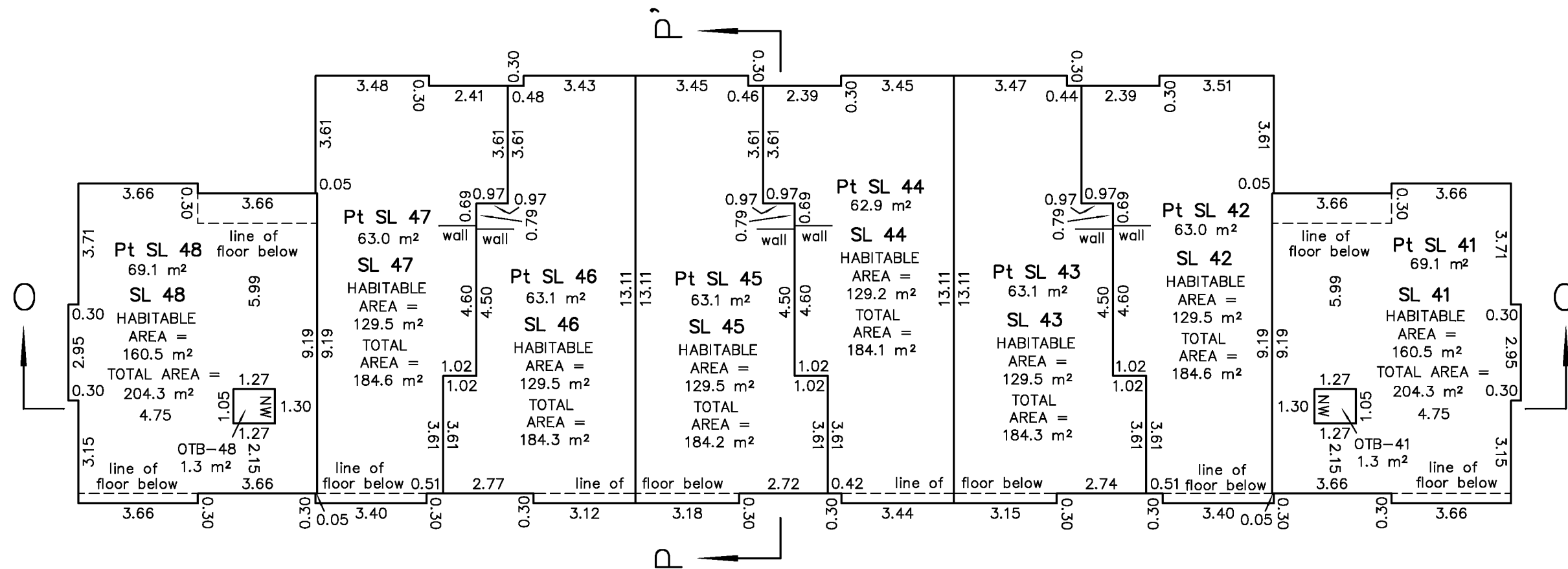
This sheet shows dimensions to the centreline of the structural portion of all interior walls.

All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.



SHEET 14 OF 16 SHEETS
STRATA PLAN EPS1264
PHASE TWO

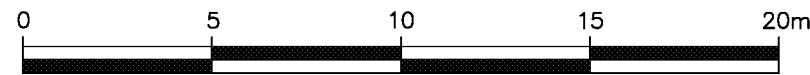


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 FILE: 0908001-ST3.DWG

Gene Paul Nikula, BCLS 803
 21st day of May, 2013

SECTIONS

SCALE 1:200



(All distances are in metres)

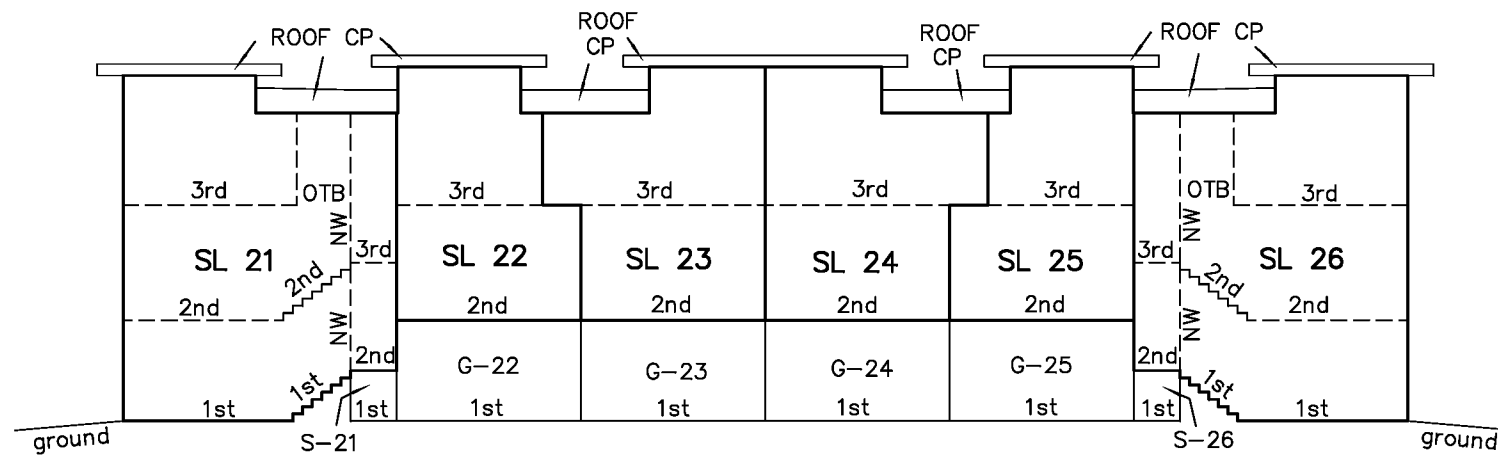
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200.

SHEET 15 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE TWO

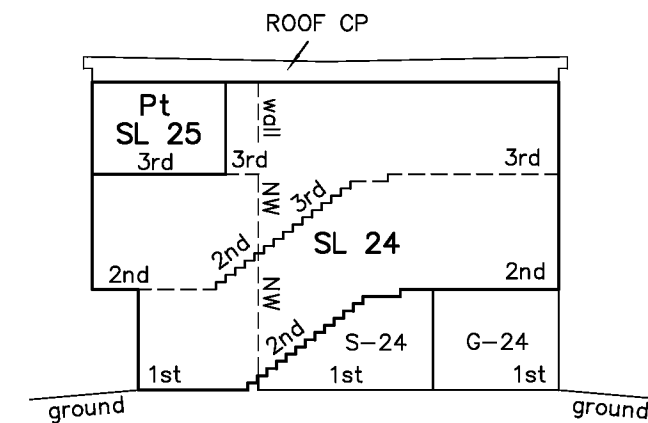
BUILDING 7

SECTION I-I'



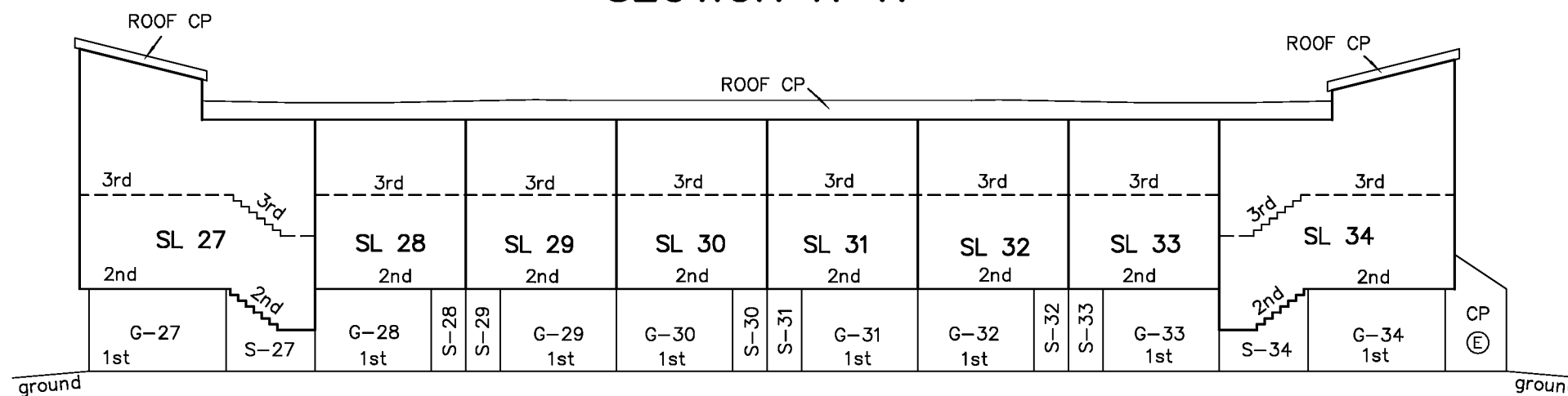
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR

SECTION J-J'



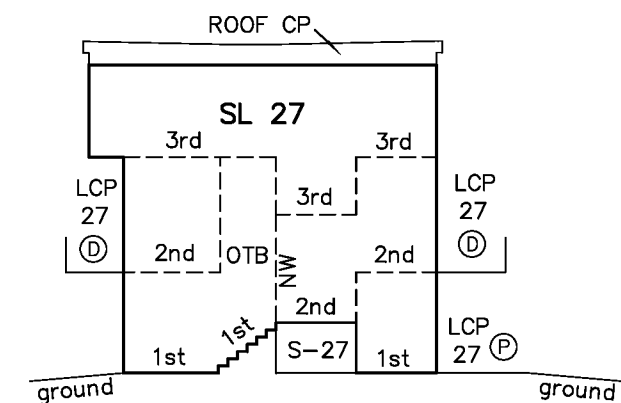
BUILDING 8

SECTION K-K'



THIRD FLOOR
SECOND FLOOR
FIRST FLOOR

SECTION L-L'

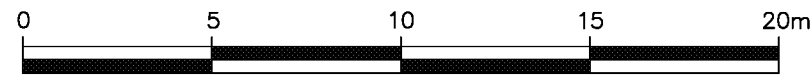


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Gene Paul Nikula, BCLS 803
 21st day of May, 2013

SECTIONS

SCALE 1:200



(All distances are in metres)

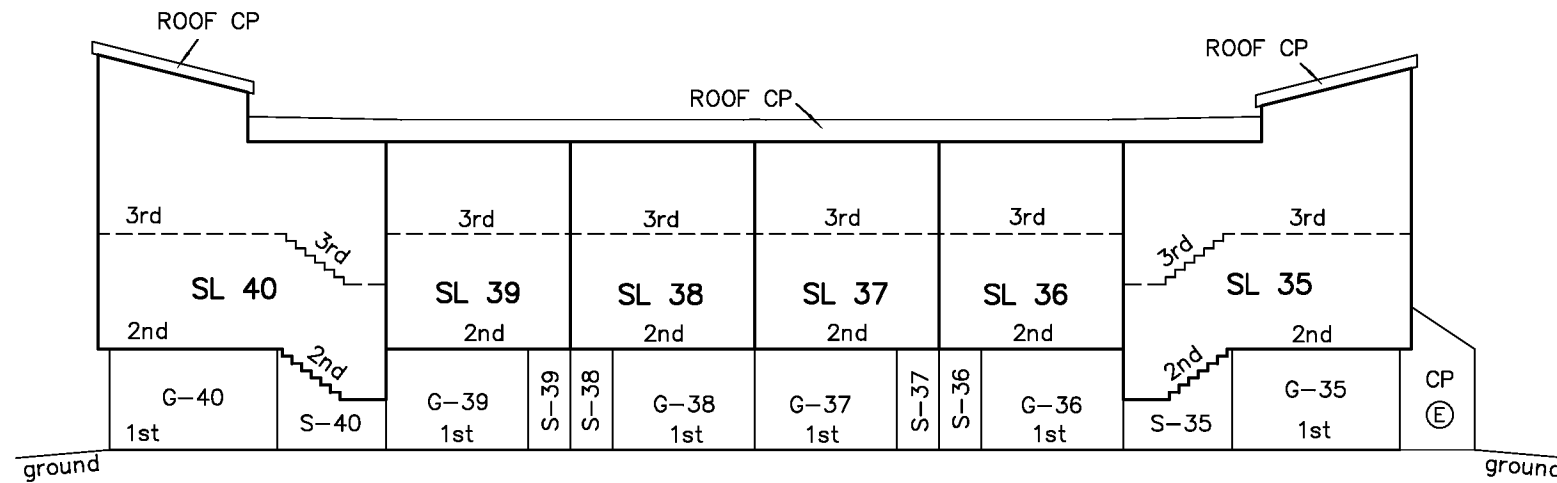
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200.

SHEET 16 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE TWO

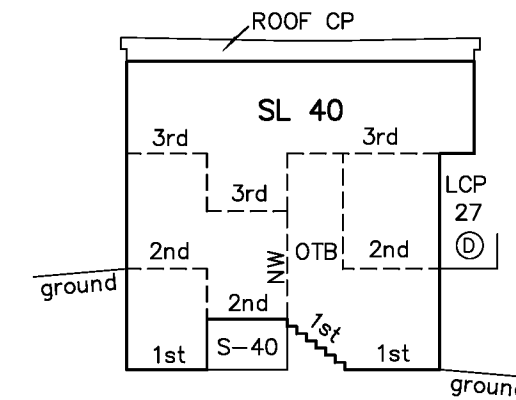
BUILDING 9

SECTION M-M'



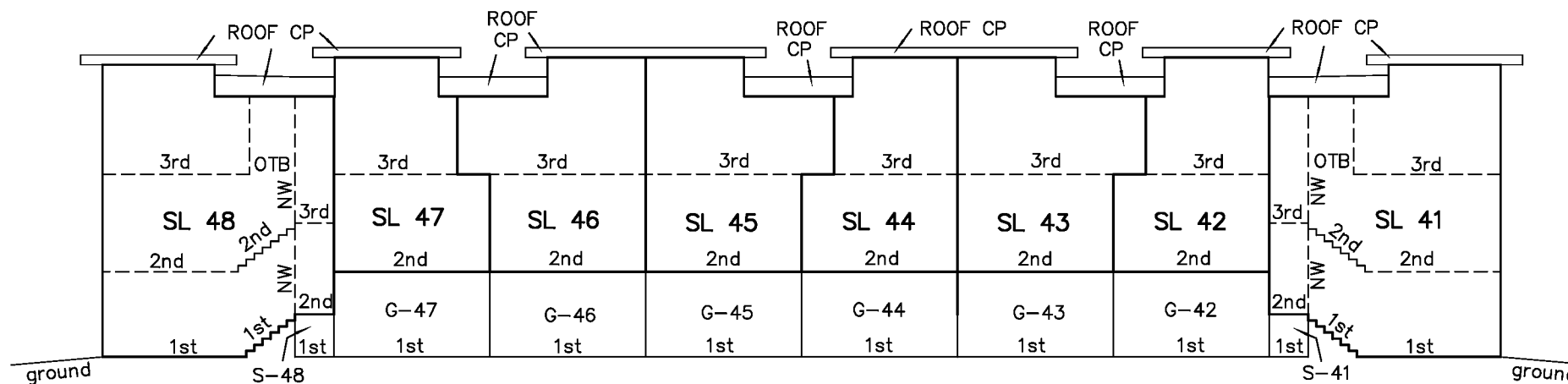
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR

SECTION N-N'



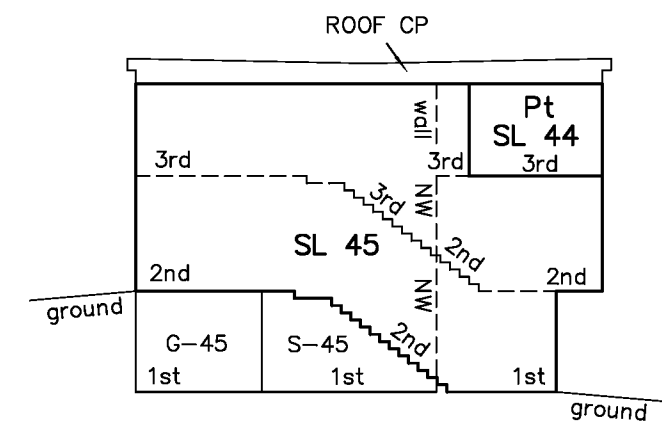
BUILDING 10

SECTION O-O'



THIRD FLOOR
SECOND FLOOR
FIRST FLOOR

SECTION P-P'

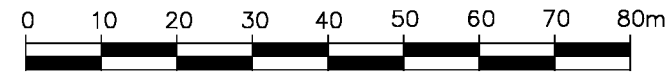


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Gene Paul Nikula, BCLS 803
 21st day of May, 2013

STRATA PLAN OF PART OF LOT 3 DISTRICT LOTS 389A AND 390A GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP27957 EXCEPT PHASES ONE AND TWO STRATA PLAN EPS1264

BCGS 92G.017
SCALE 1:1000



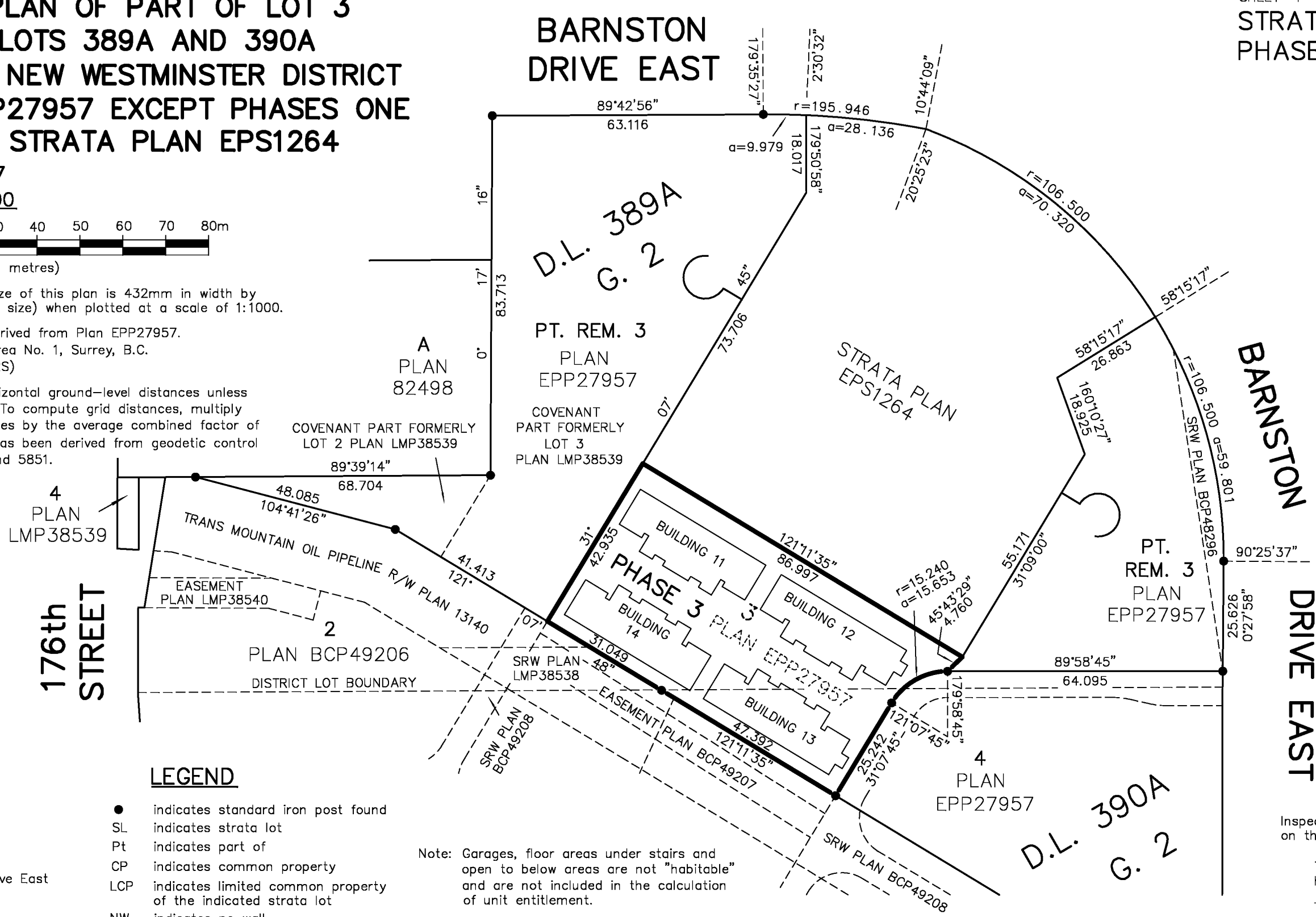
(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:1000.

Grid bearings are derived from Plan EPP27957.
Integrated Survey Area No. 1, Surrey, B.C.
Datum: NAD83 (CSRS)

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99959845 which has been derived from geodetic control monuments 5709 and 5851.

SHEET 1 OF 16 SHEETS
STRATA PLAN EPS1264
PHASE THREE



LEGEND

- indicates standard iron post found
- SL indicates strata lot
- Pt indicates part of
- CP indicates common property
- LCP indicates limited common property of the indicated strata lot
- NW indicates no wall
- OTB indicates open to below area of the indicated strata lot
- G indicates garage of the indicated strata lot
- S indicates floor area under stairs of the indicated strata lot

Note: Garages, floor areas under stairs and open to below areas are not "habitable" and are not included in the calculation of unit entitlement.

- ⓔ indicates electrical room being common property
- Ⓟ indicates patio being limited common property
- ⓓ indicates deck/balcony being limited common property

This plan lies within the City of Surrey
This plan lies within the Greater Vancouver Regional District

This plan is Phase 3 of a 5 phase strata plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Surrey.

Inspected under the Land Title Act on the 10th day of March, 2014.
The buildings in this strata plan have not been previously occupied.
The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.
The field survey represented by this plan was completed on the 11th day of October, 2013.
Gene Paul Nikula, BCLS 803

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Surrey, B.C.
DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
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V3W 1E6
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(fx) 501-6189
FILE: 0908001-ST4.DWG

BUILDING FOUNDATIONS

SCALE 1:300

This sheet shows dimensions to exterior foundation walls.

All angles deflect by multiples of 45 degrees unless otherwise indicated.



(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:300.

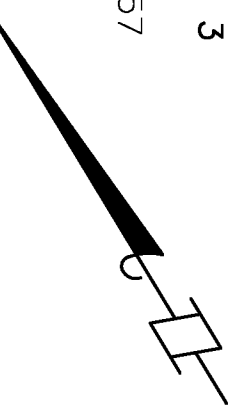
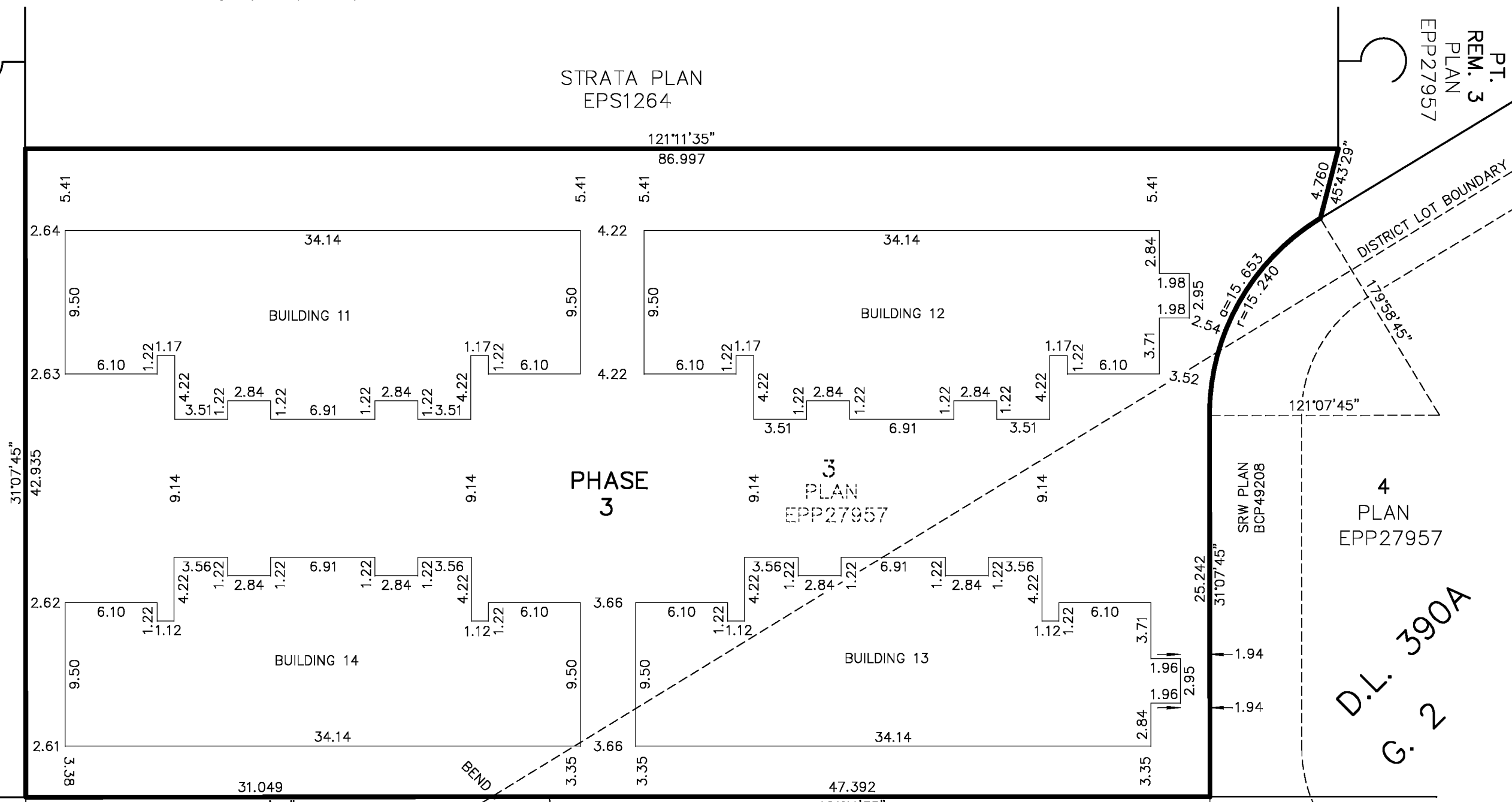
SHEET 2 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE THREE

PT. REM. 3
PLAN
EPP27957

PT. REM. 3
PLAN
EPP27957

STRATA PLAN
EPS1264



D.L. 389A
G. 2

D.L. 390A
G. 2

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SRW PLAN
BCP49208

TRANS MOUNTAIN OIL PIPELINE R/W PLAN 13140

COVENANT PART FORMERLY
LOT 2 PLAN LMP38539

COVENANT PART FORMERLY
LOT 3 PLAN LMP38539

EASEMENT PLAN BCP49207

2
PLAN BCP49206

Gene Paul Nikula, BCLS 803
11th day of October, 2013

BUILDING 11

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

FIRST FLOOR

This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

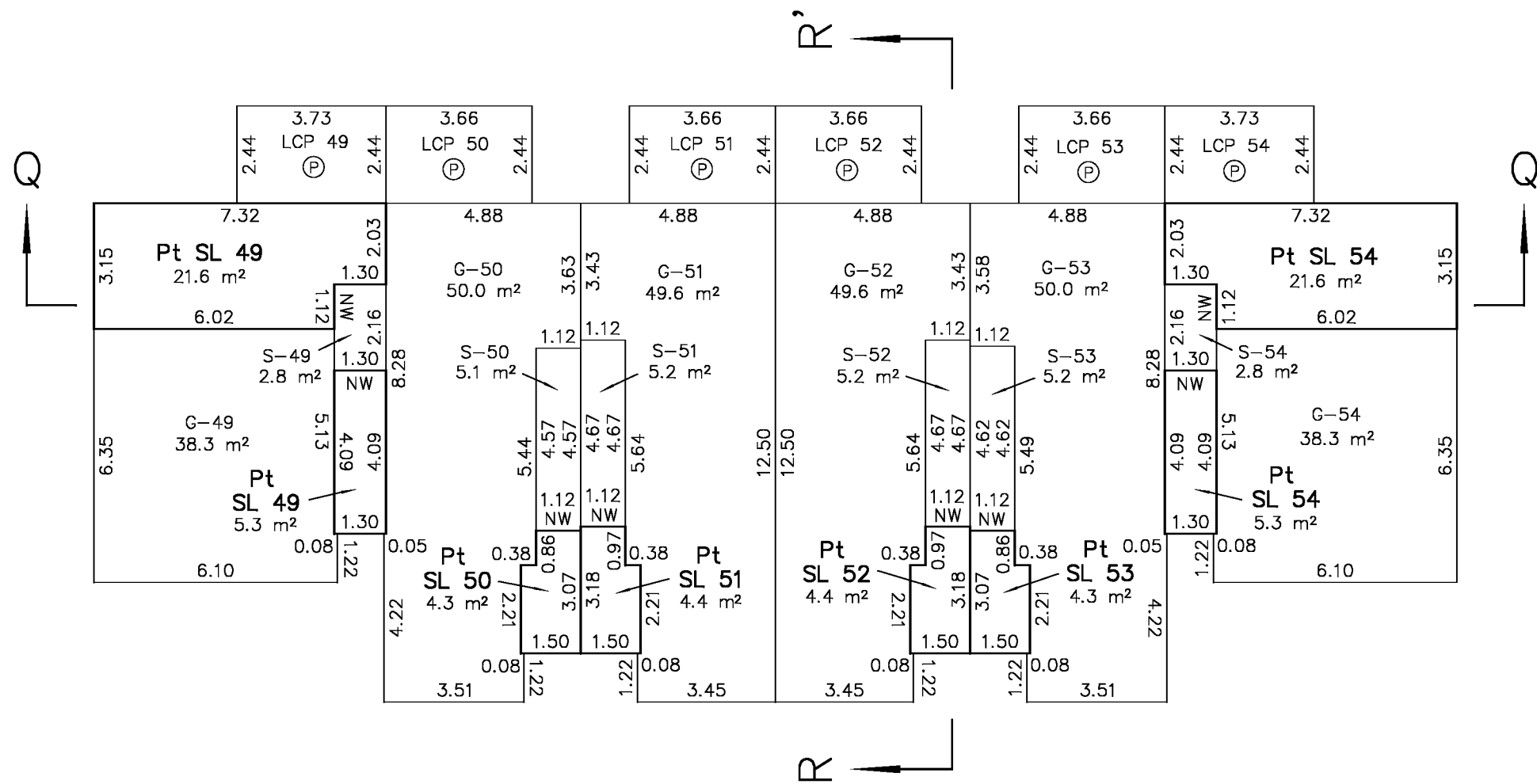
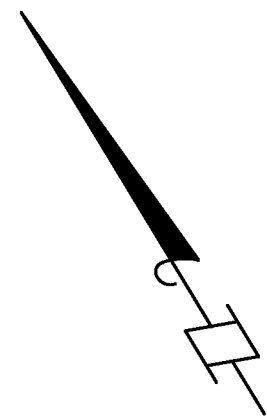
This sheet shows dimensions to the centreline of the structural portion of all interior walls.

All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.

SHEET 3 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE THREE



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Gene Paul Nikula, BCLS 803
 11th day of October, 2013

BUILDING 11

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

SECOND FLOOR

This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

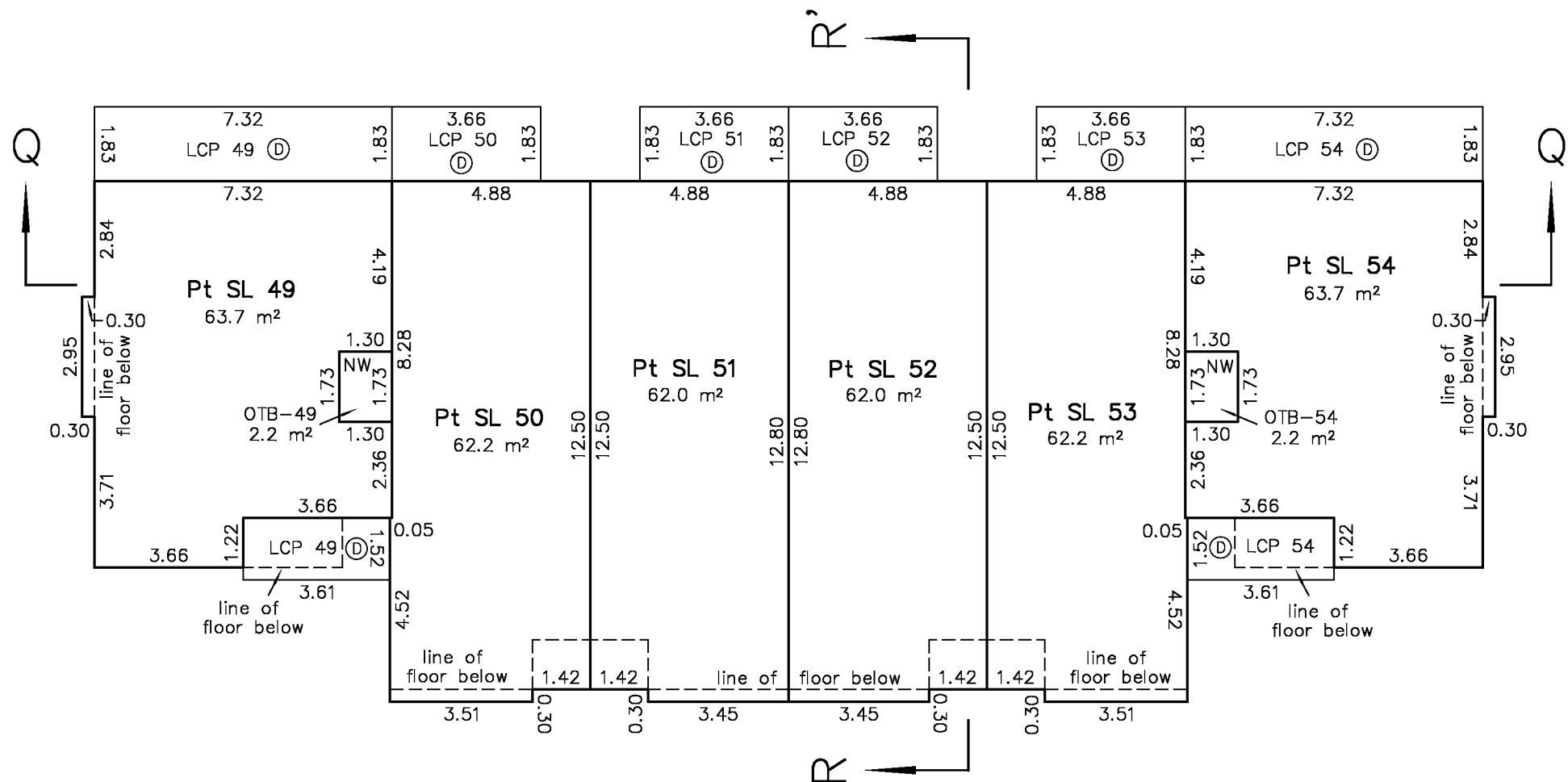
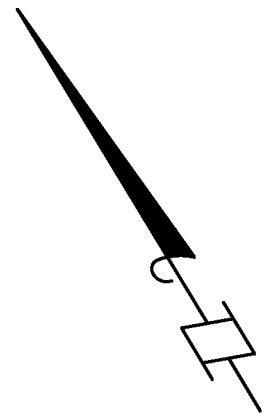
This sheet shows dimensions to the centreline of the structural portion of all interior walls.

All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.

SHEET 4 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE THREE



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Gene Paul Nikula, BCLS 803
 11th day of October, 2013

BUILDING 11

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

THIRD FLOOR

SHEET 5 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE THREE

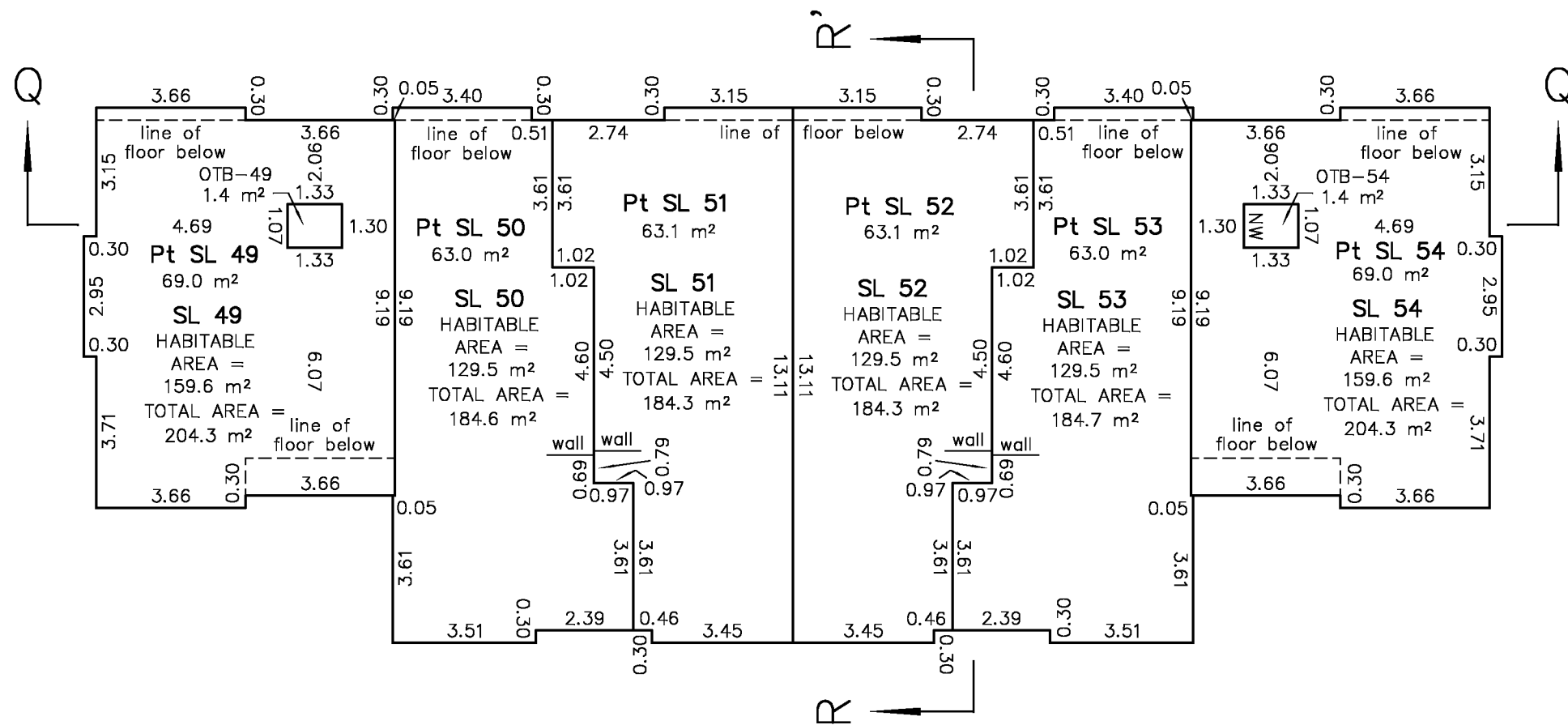
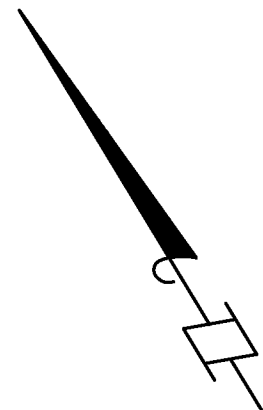
This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

This sheet shows dimensions to the centreline of the structural portion of all interior walls.

All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.



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Gene Paul Nikula, BCLS 803
 11th day of October, 2013

BUILDING 12

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

FIRST FLOOR

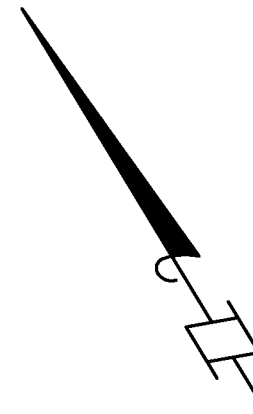
This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

This sheet shows dimensions to the centreline of the structural portion of all interior walls.

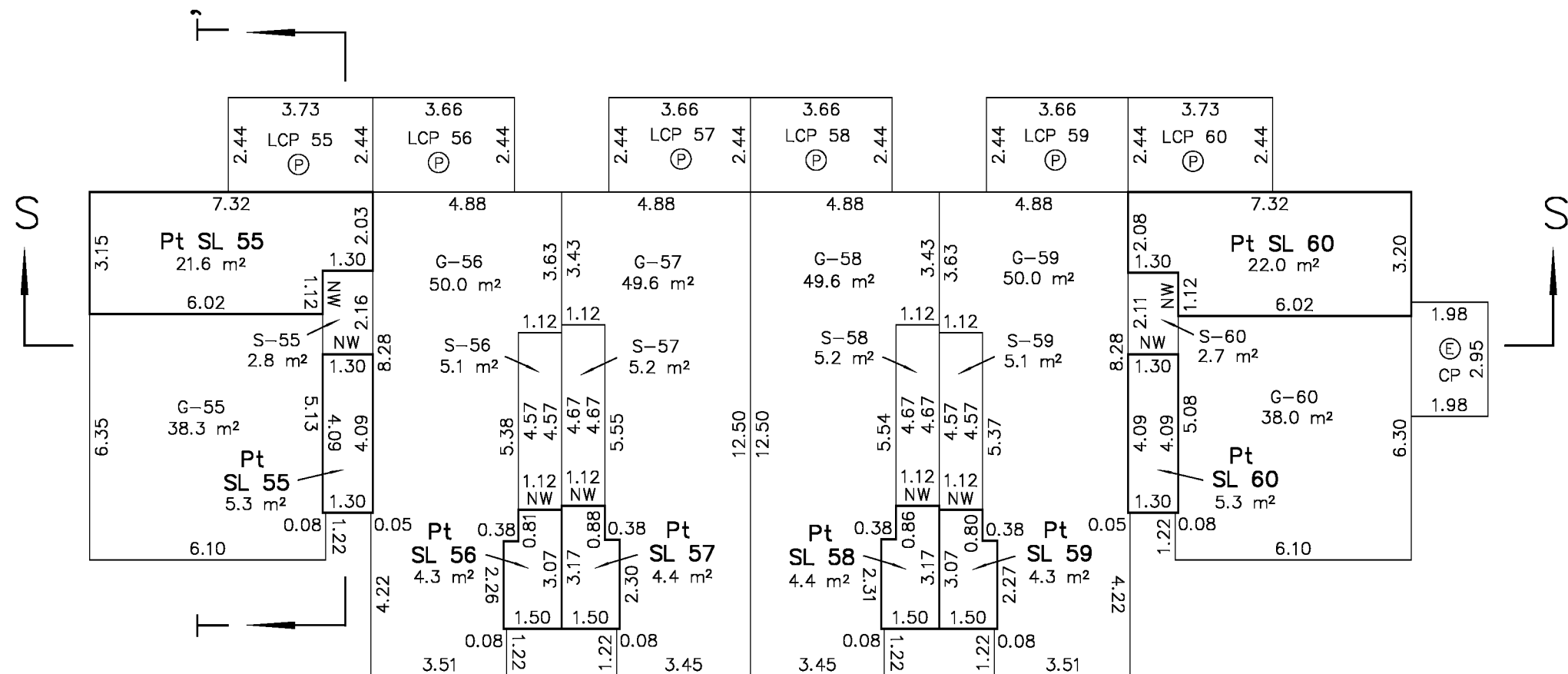
All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.



SHEET 6 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE THREE



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Gene Paul Nikula, BCLS 803
 11th day of October, 2013

BUILDING 12

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

SECOND FLOOR

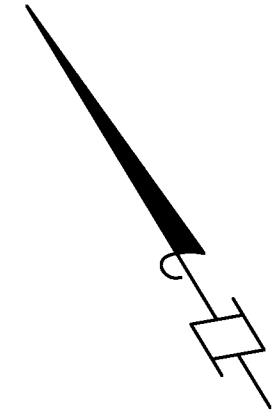
This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

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This sheet shows dimensions to the centreline of the structural portion of all interior walls.

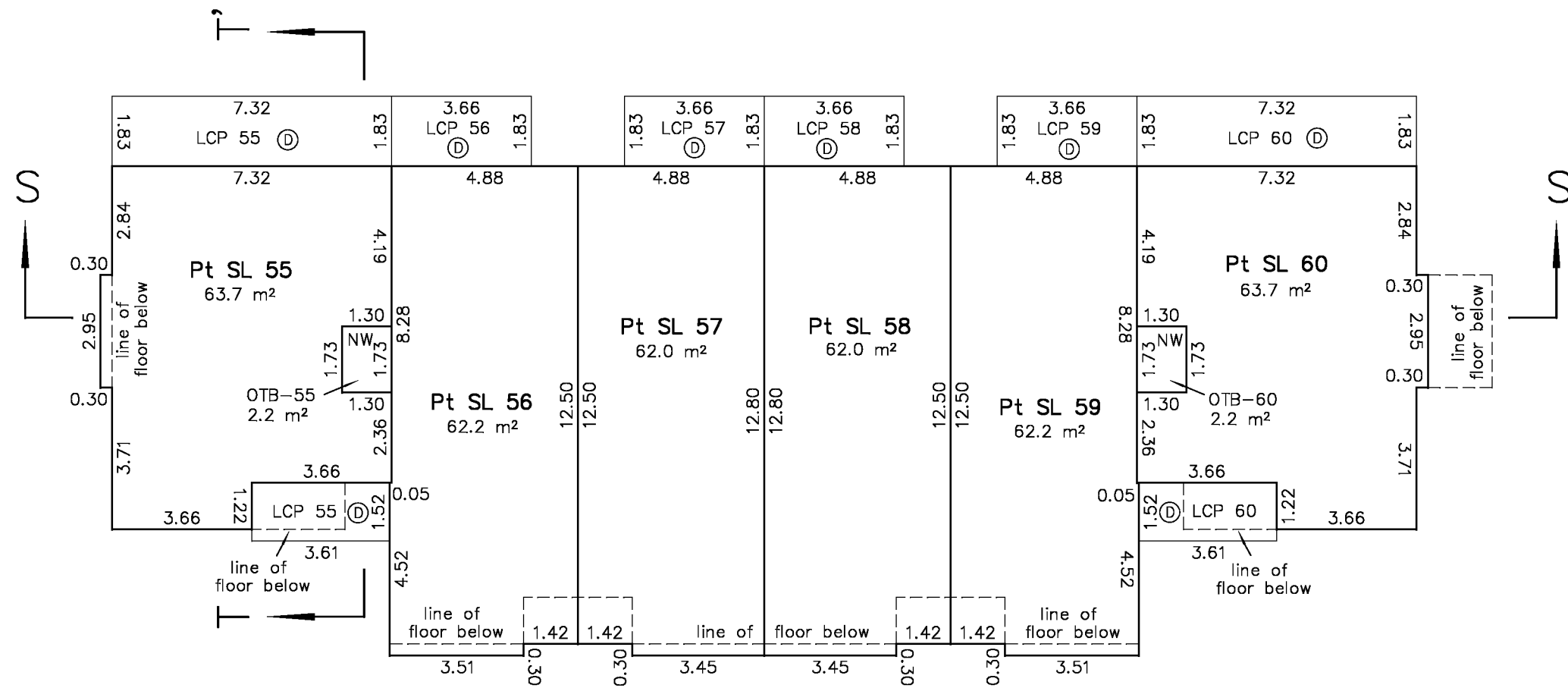
All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.



SHEET 7 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE THREE



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Gene Paul Nikula, BCLS 803
 11th day of October, 2013

BUILDING 12

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

THIRD FLOOR

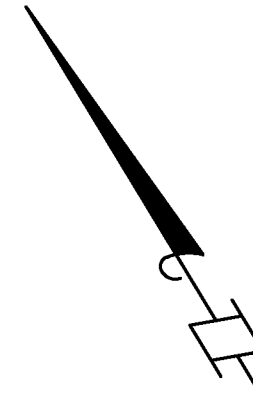
This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

This sheet shows dimensions to the centreline of the structural portion of all interior walls.

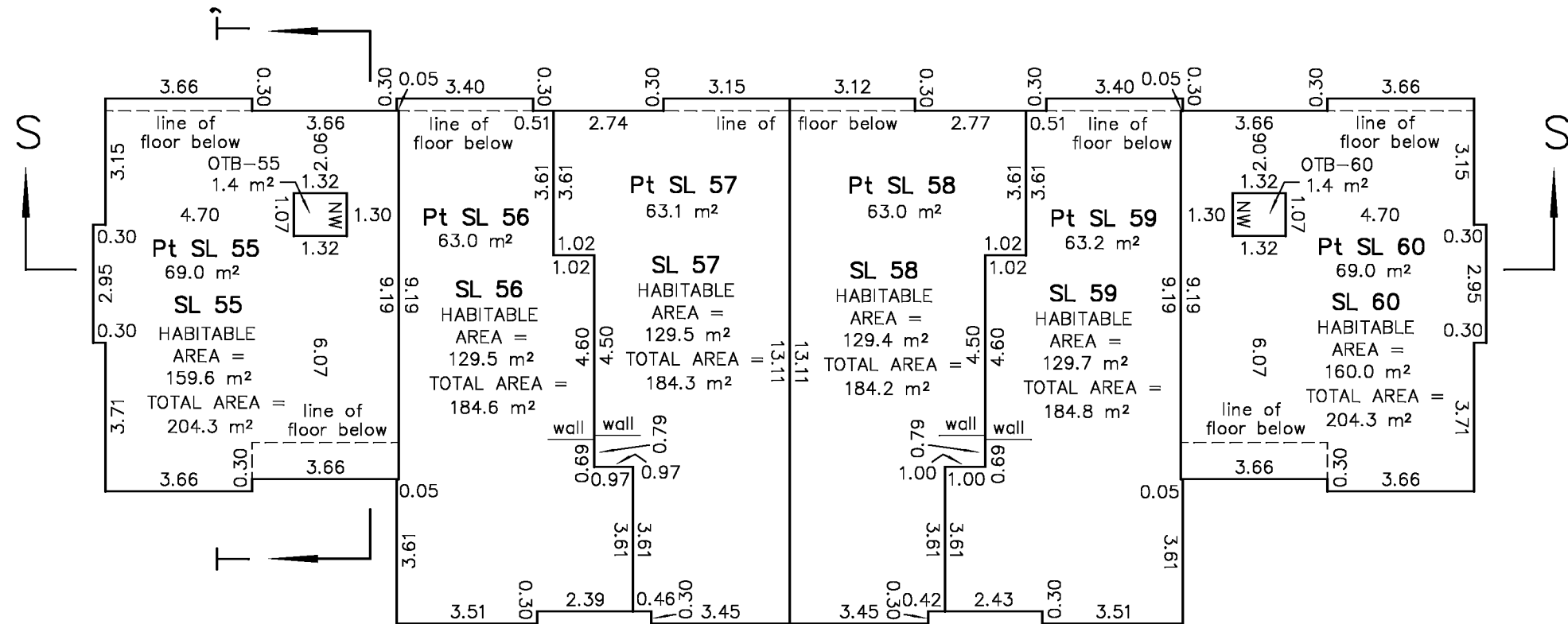
All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.



SHEET 8 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE THREE



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Gene Paul Nikula, BCLS 803
 11th day of October, 2013

BUILDING 13

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

FIRST FLOOR

SHEET 9 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE THREE

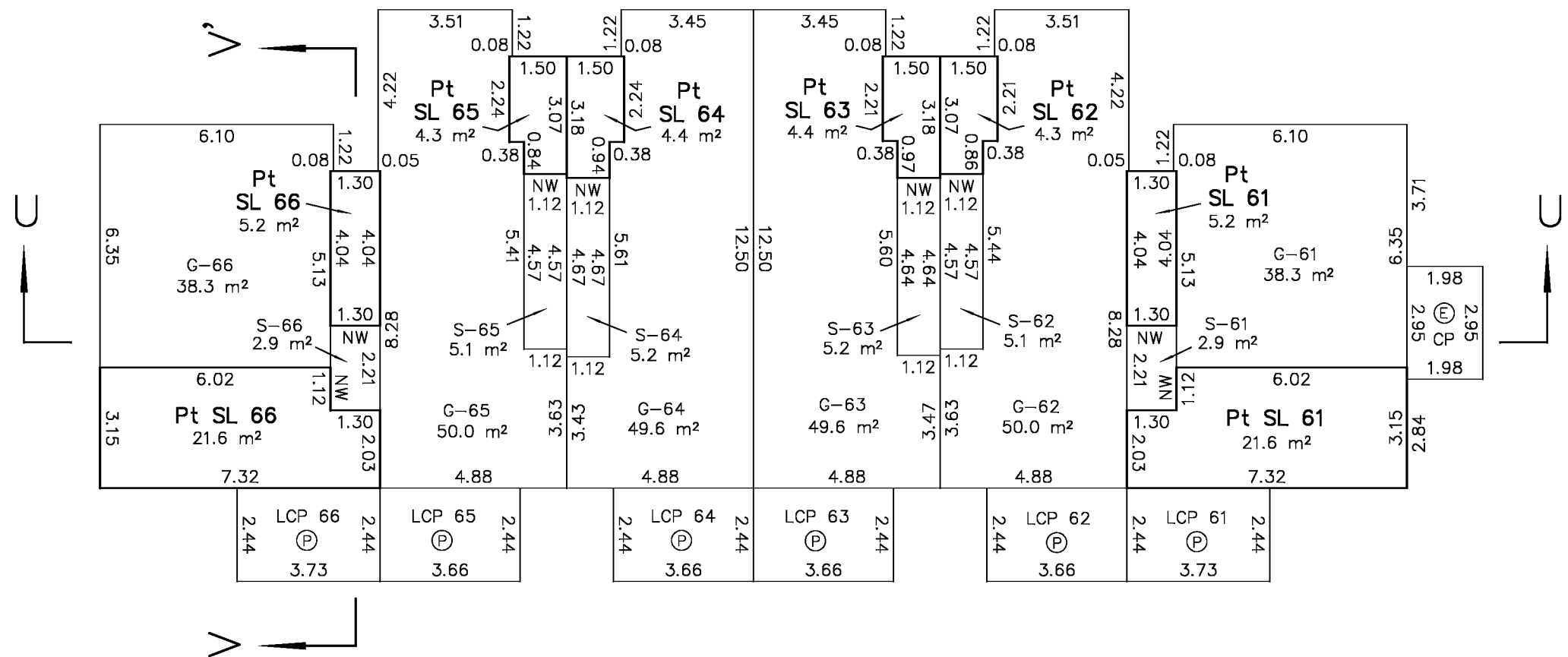
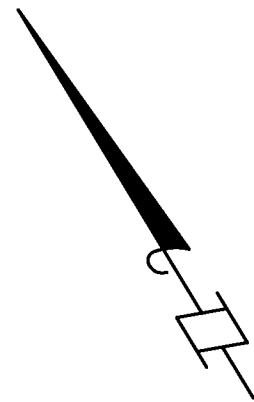
This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

This sheet shows dimensions to the centreline of the structural portion of all interior walls.

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Section arrows on this plan point in the direction of view.



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Gene Paul Nikula, BCLS 803
 11th day of October, 2013

BUILDING 13

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

SECOND FLOOR

This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

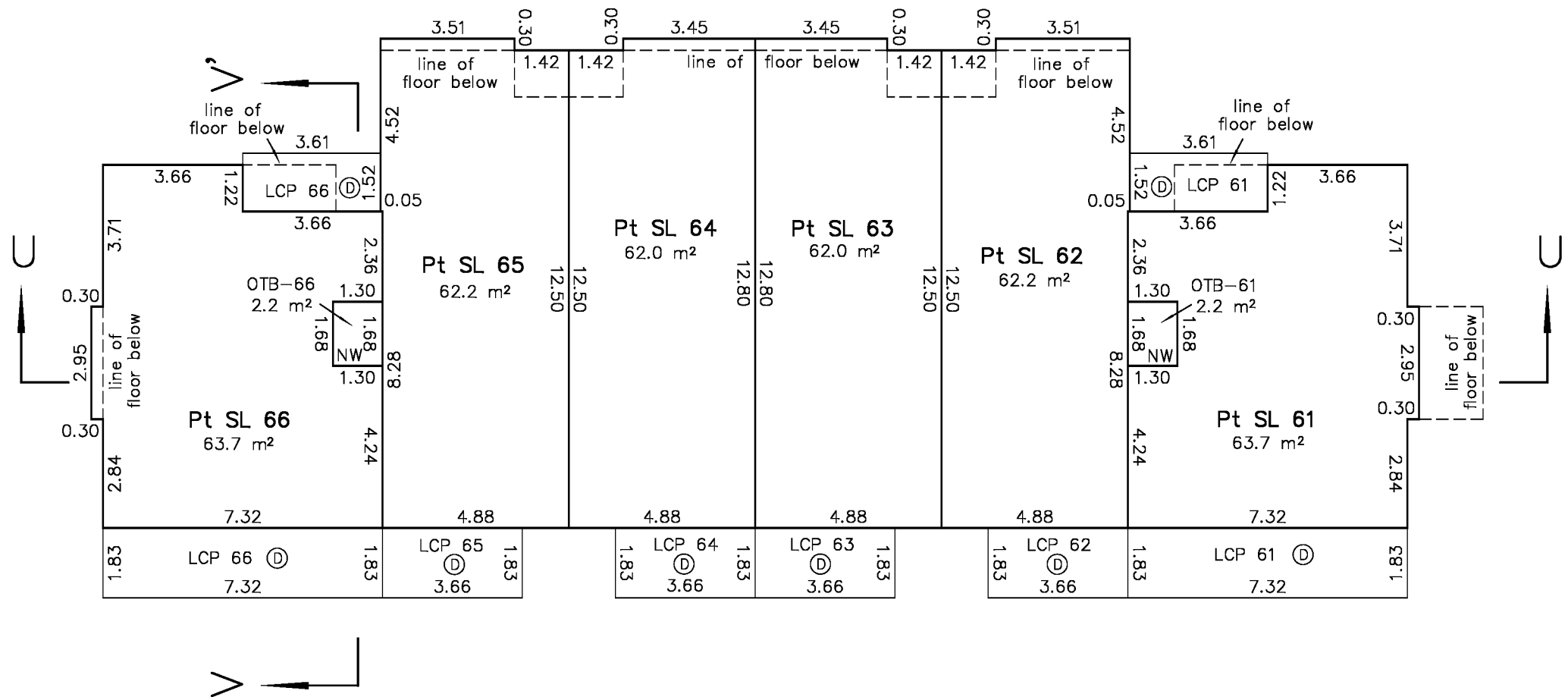
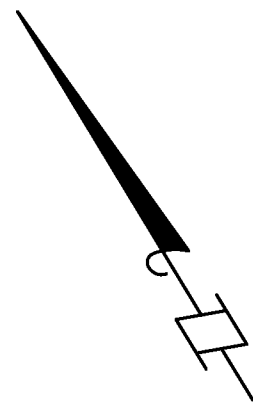
This sheet shows dimensions to the centreline of the structural portion of all interior walls.

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Section arrows on this plan point in the direction of view.

SHEET 10 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE THREE



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Gene Paul Nikula, BCLS 803
 11th day of October, 2013

BUILDING 13

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

THIRD FLOOR

This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

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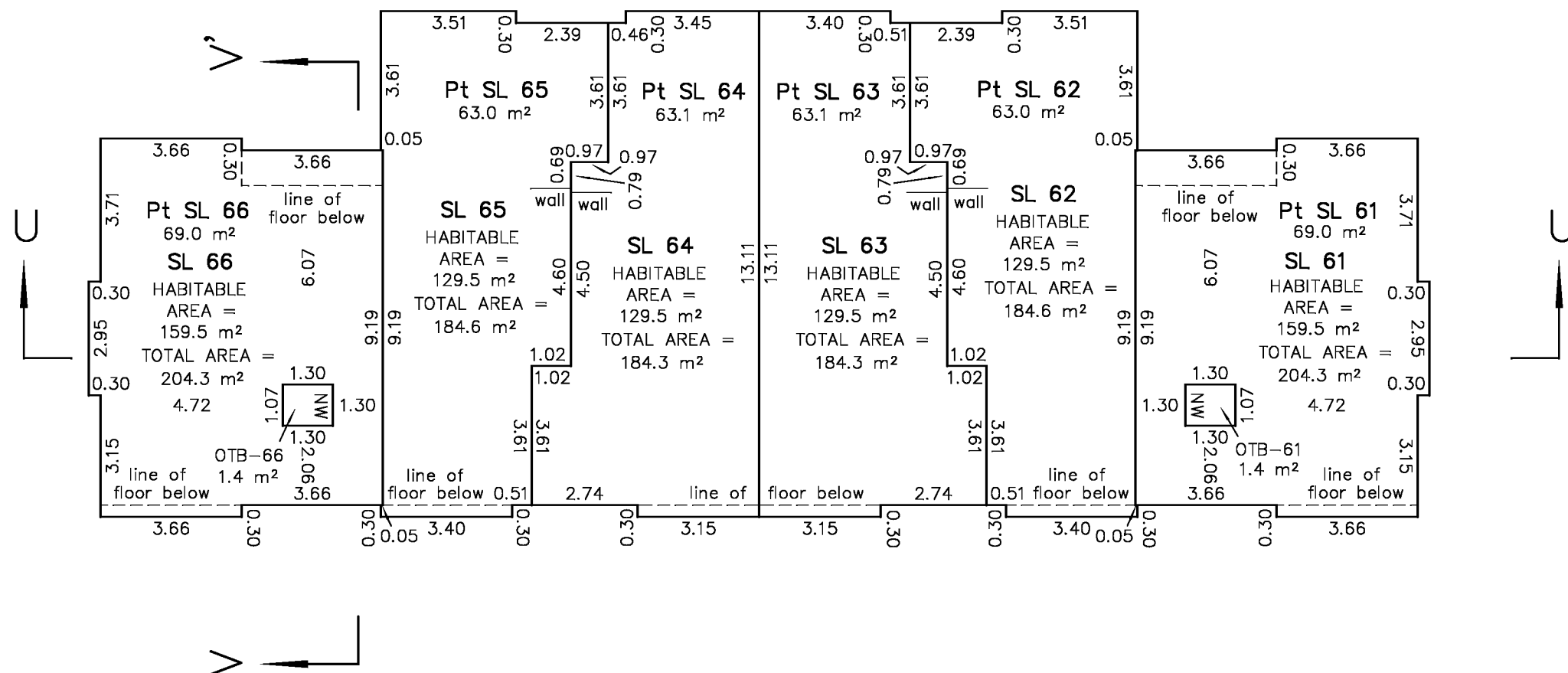
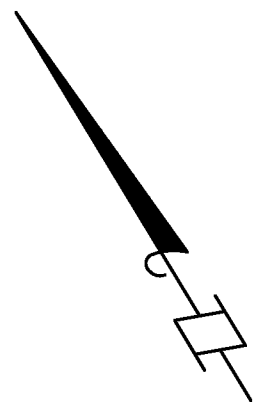
This sheet shows dimensions to the centreline of the structural portion of all interior walls.

All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.

SHEET 11 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE THREE



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 FILE: 0908001-ST4.DWG

Gene Paul Nikula, BCLS 803
 11th day of October, 2013

BUILDING 14

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

FIRST FLOOR

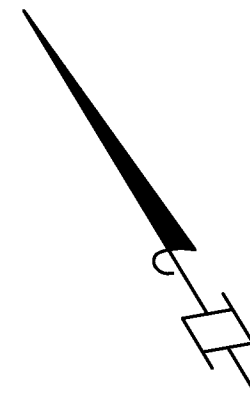
This sheet shows dimensions to the exterior face of the structural portion of all exterior walls.

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This sheet shows dimensions to the centreline of the structural portion of all interior walls.

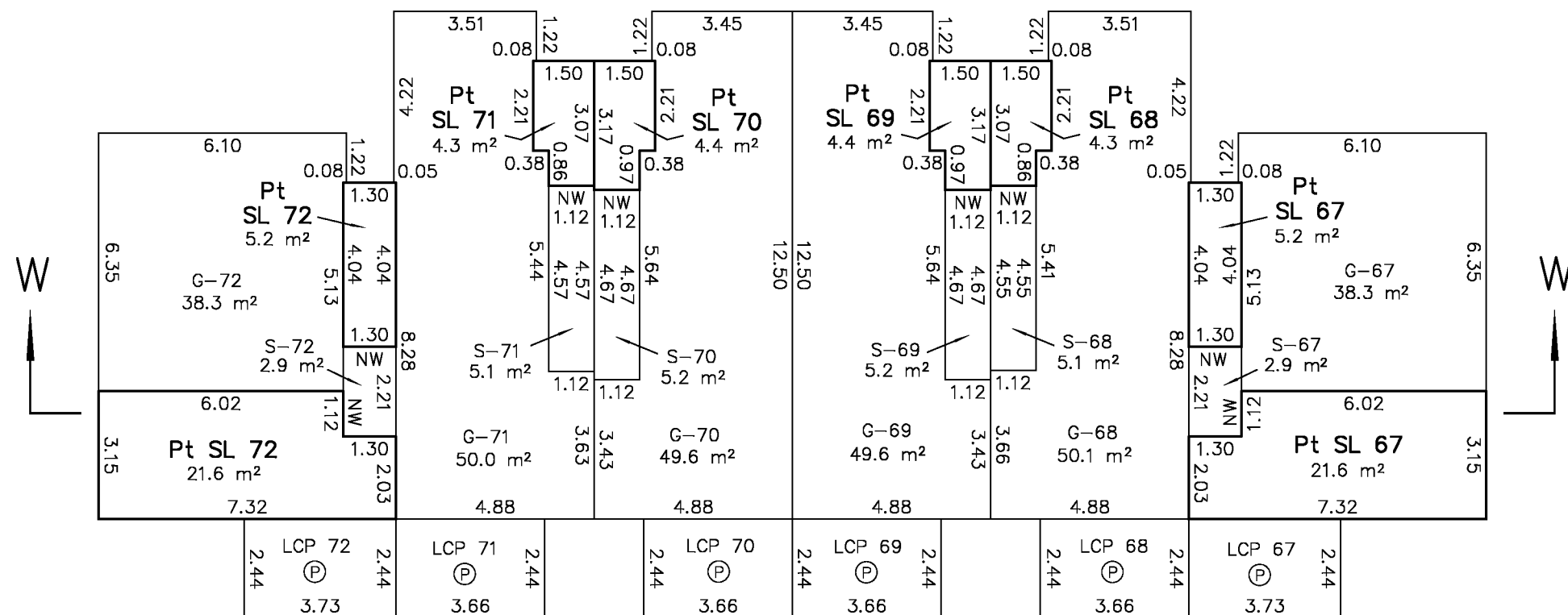
All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.



SHEET 12 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE THREE



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Gene Paul Nikula, BCLS 803
 11th day of October, 2013

BUILDING 14

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

SECOND FLOOR

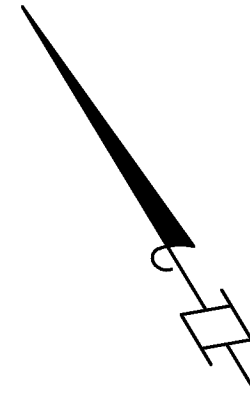
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All cladding, siding, covering, veneer, paint, and all other exterior finishing elements of all exterior walls is common property.

This sheet shows dimensions to the centreline of the structural portion of all interior walls.

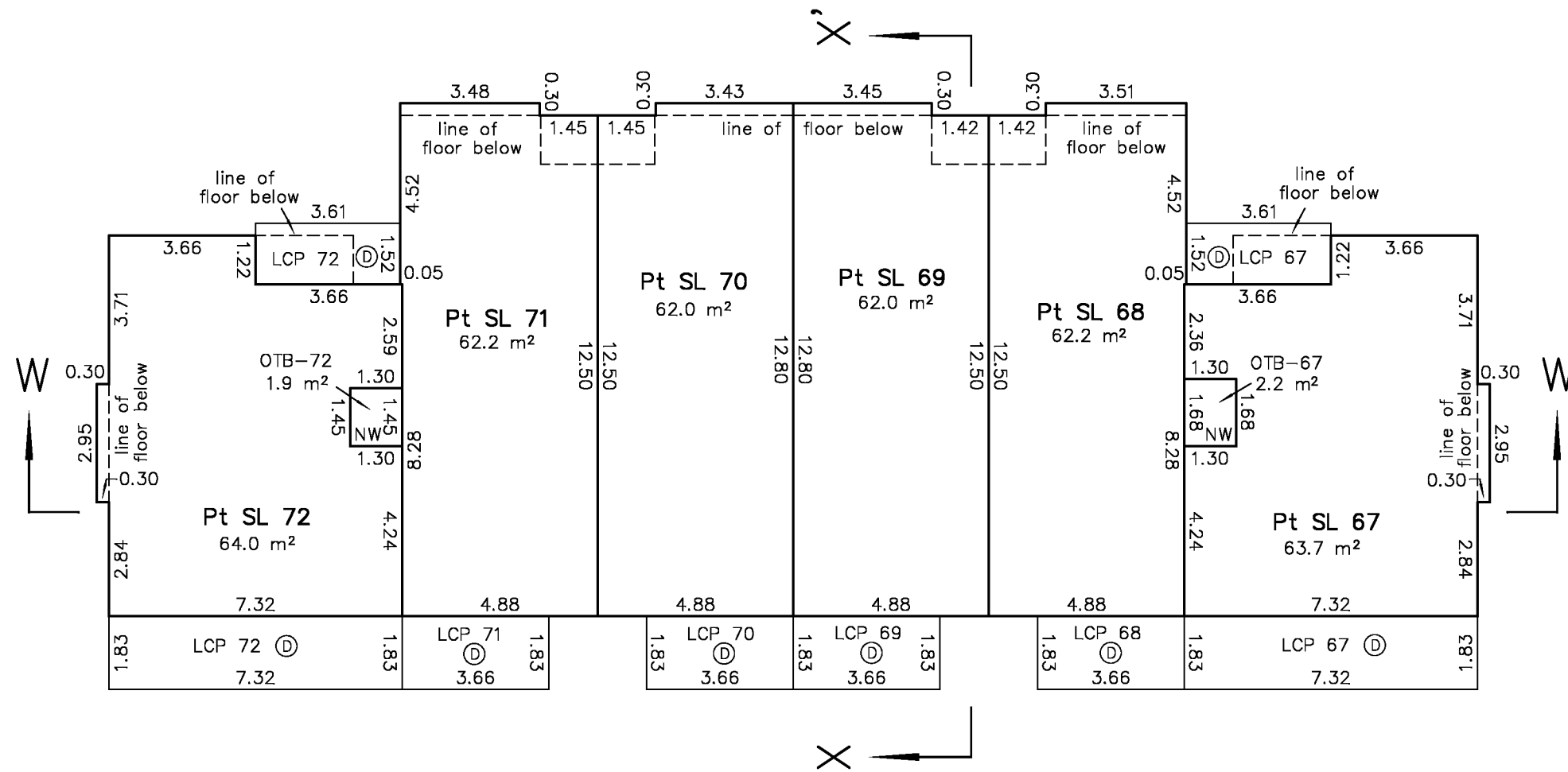
All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.



SHEET 13 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE THREE



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Gene Paul Nikula, BCLS 803
 11th day of October, 2013

BUILDING 14

SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

THIRD FLOOR

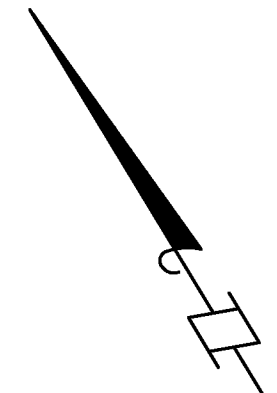
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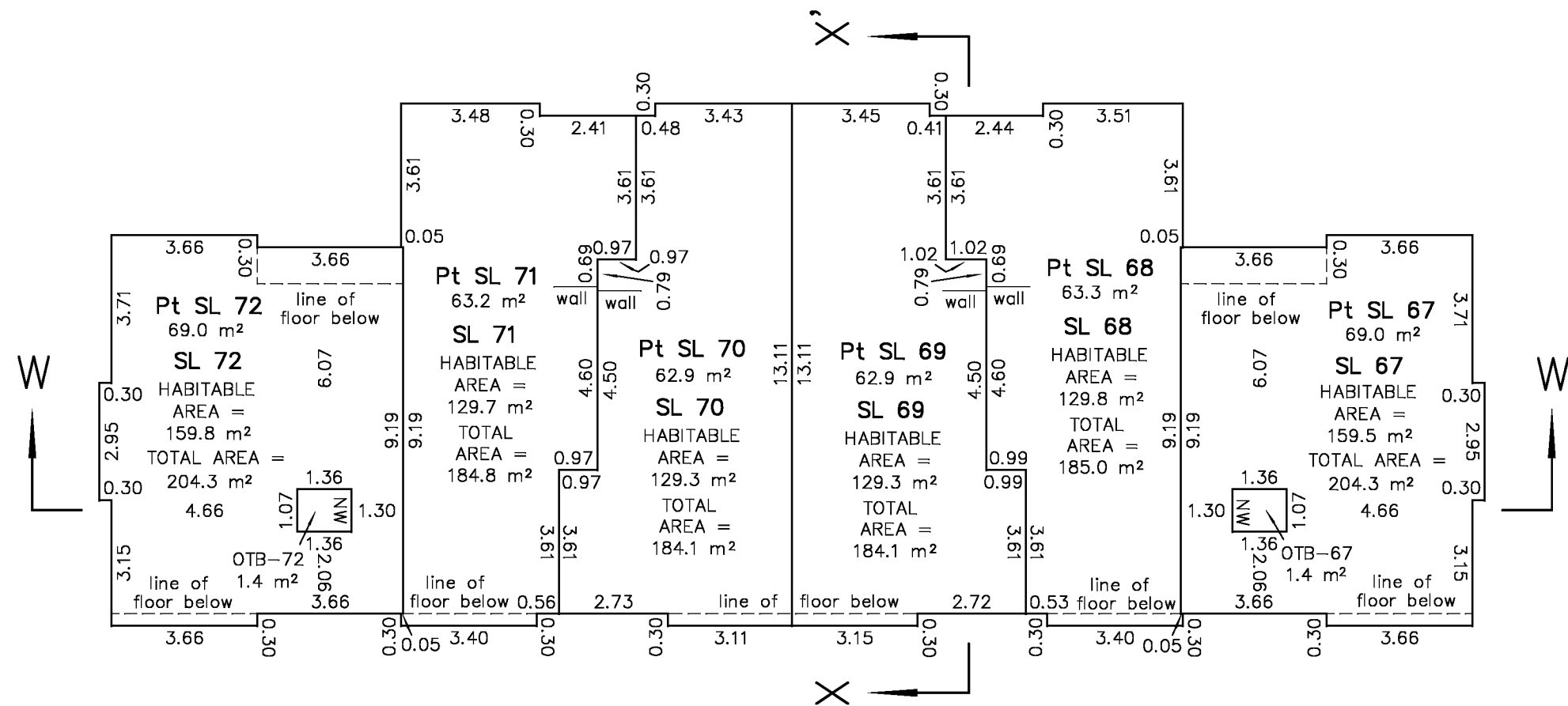
This sheet shows dimensions to the centreline of the structural portion of all interior walls.

All angles deflect by multiples of 45 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of view.



SHEET 14 OF 16 SHEETS
STRATA PLAN EPS1264
PHASE THREE



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 FILE: 0908001-ST4.DWG

Gene Paul Nikula, BCLS 803
 11th day of October, 2013

SECTIONS

SCALE 1:200



(All distances are in metres)

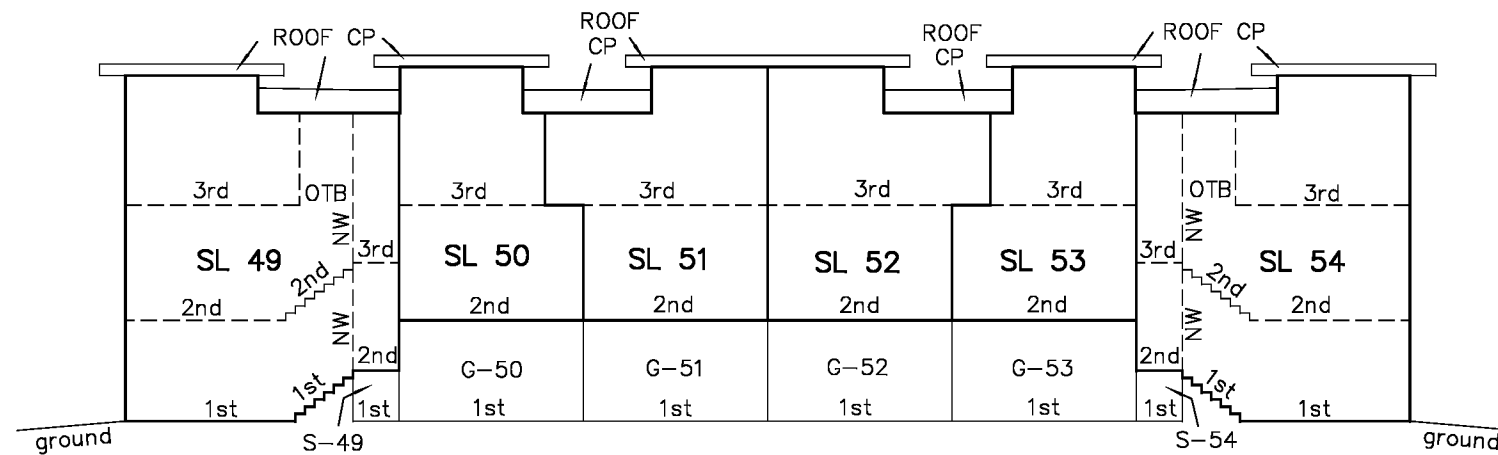
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

SHEET 15 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE THREE

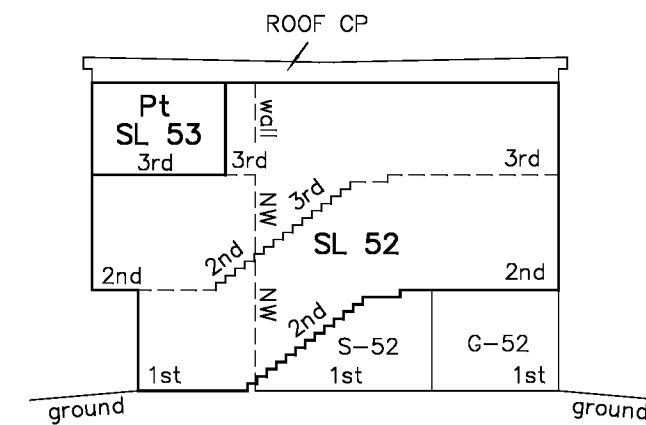
BUILDING 11

SECTION Q-Q'



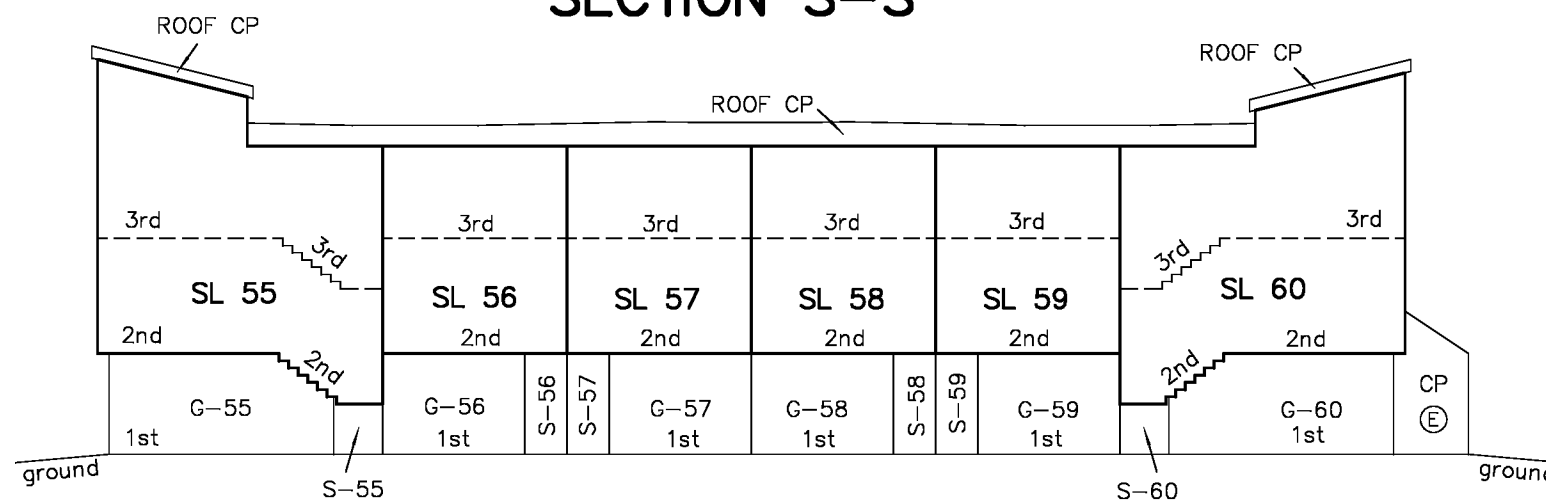
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR

SECTION R-R'



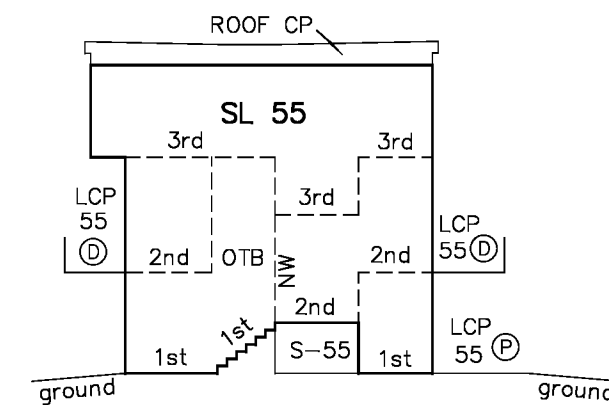
BUILDING 12

SECTION S-S'



THIRD FLOOR
SECOND FLOOR
FIRST FLOOR

SECTION T-T'



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Gene Paul Nikula, BCLS 803
 11th day of October, 2013

SECTIONS

SCALE 1:200

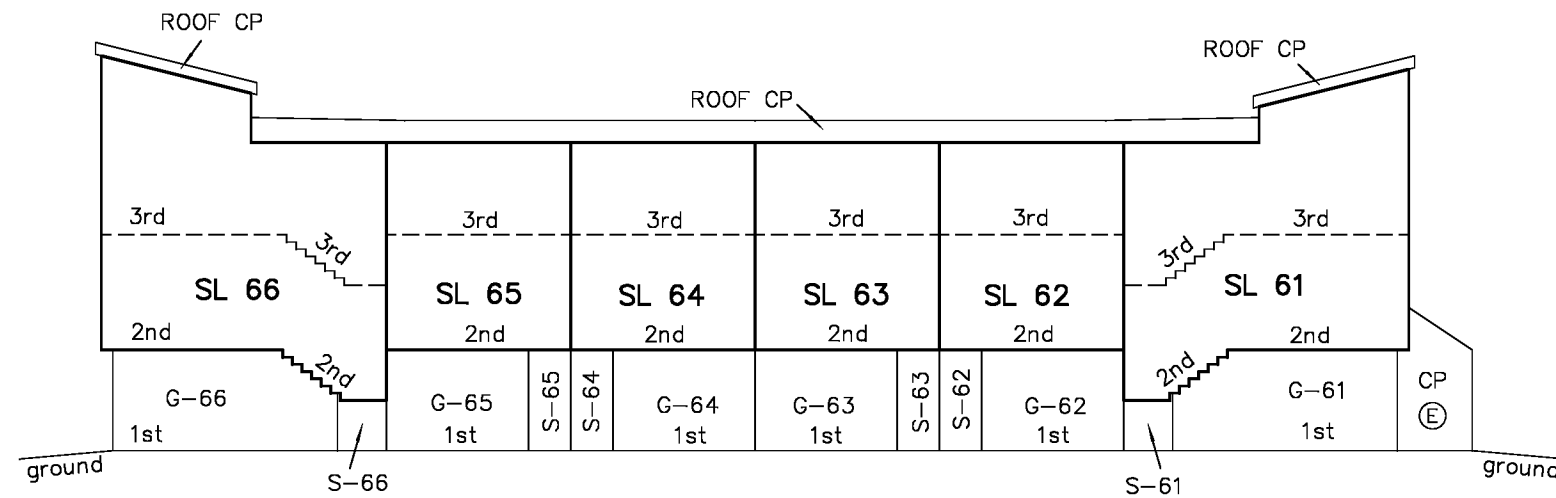


(All distances are in metres)

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

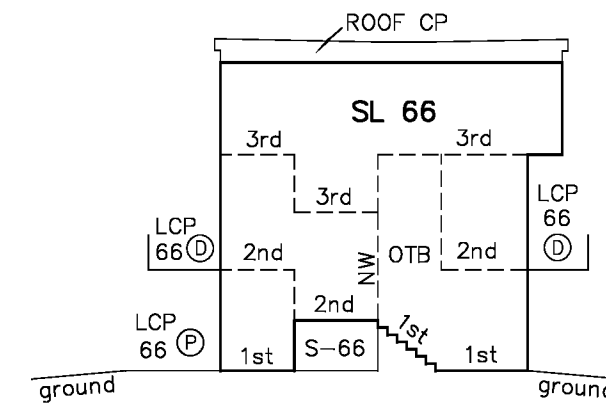
BUILDING 13

SECTION U-U'



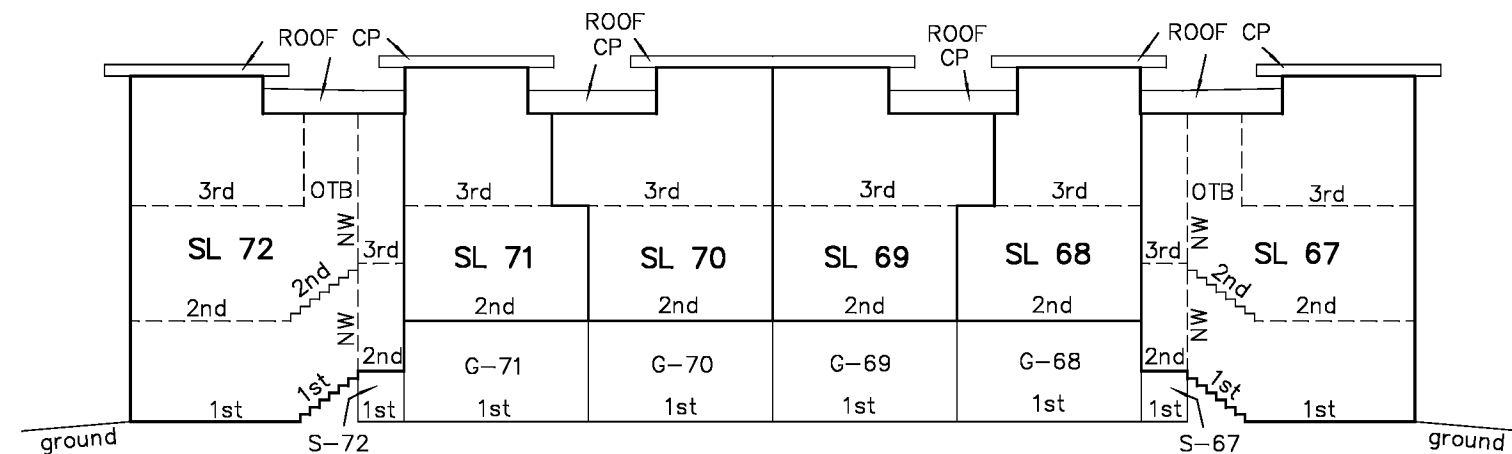
SECTION V-V'

THIRD FLOOR
 SECOND FLOOR
 FIRST FLOOR



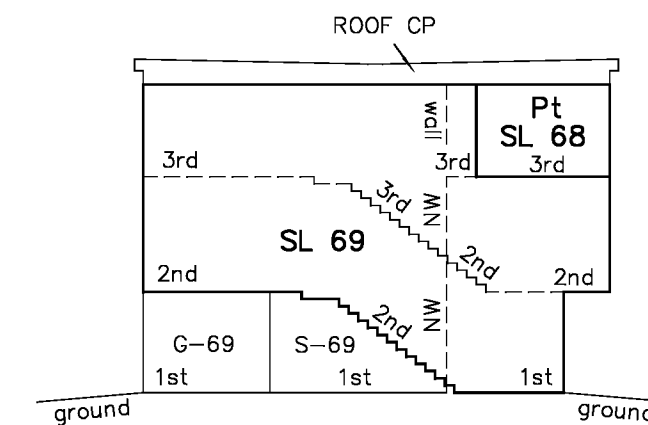
BUILDING 14

SECTION W-W'



THIRD FLOOR
 SECOND FLOOR
 FIRST FLOOR

SECTION X-X'

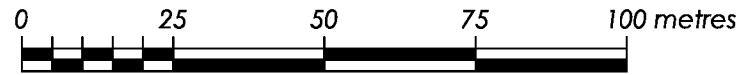


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Gene Paul Nikula, BCLS 803
 11th day of October, 2013

STRATA PLAN EPS1264 PHASE FOUR

STRATA PLAN OF PART OF LOT 3 DISTRICT LOTS 389A
AND 390A GROUP 2 NEW WESTMINSTER DISTRICT
PLAN EPP27957 EXCEPT PHASES ONE, TWO AND THREE
STRATA PLAN EPS1264
BCGS 92G.017

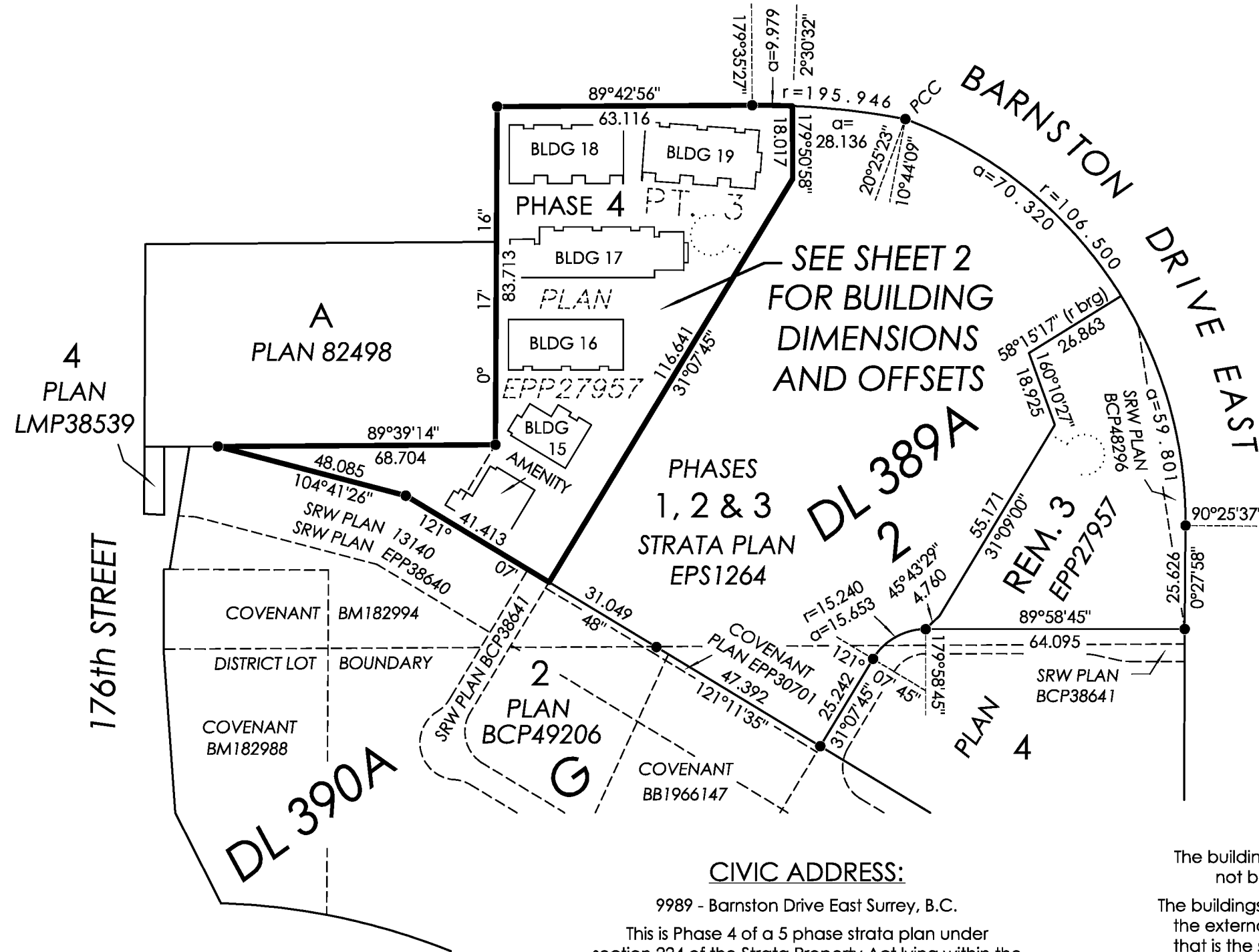


The intended plot size of this plan is 280 mm in width by 432 mm in height (B size) when plotted at a scale of 1:1250.

All bearings are grid bearings derived from Plan EPP27957.

LEGEND

- standard iron post found
 - Pt part of
 - nw no wall
 - CP common property
 - LCP limited common property
 - G- garage of the strata lot indicated
 - U- utility area or crawlspace that lies beneath the lowest staircase of the indicated strata lot
 - OTB- open to below; part of the indicated strata lot that has no floor at that building level.
- Note: Garages, utility and open to below areas are included in the 'total' area shown for each strata lot, but they are not 'habitable' as defined in the Strata Property Regulation and not included in the calculation of unit entitlement.
- (P) patio → limited common property of the indicated strata lot
 - (D) deck/balcony → limited common property of the indicated strata lot
 - (E) electrical room or closet → common property
- BLDG building



DHALIWAL & ASSOCIATES
 LAND SURVEYING INC.
 #216, 12899 76 Avenue
 Surrey, B.C. V3W 1E6
 phone: 604-501-6188
 email: info@dhaliwalsurvey.com

FILE: 0908001-ST5

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

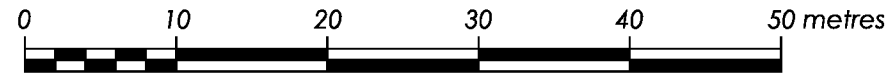
CIVIC ADDRESS:

9989 - Barnston Drive East Surrey, B.C.
 This is Phase 4 of a 5 phase strata plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Surrey.
 The common facilities in this phase (the amenity building and the exterior playground) are subject to the conditions set out in the Form P filed for this strata plan.

The buildings in this strata plan have not been previously occupied.
 The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.
 The field survey represented by this plan was completed on the 18th day of May, 2015.
 Gene Nikula, BCLS 803

SITE PLAN

SHEET 2 OF 16 SHEETS



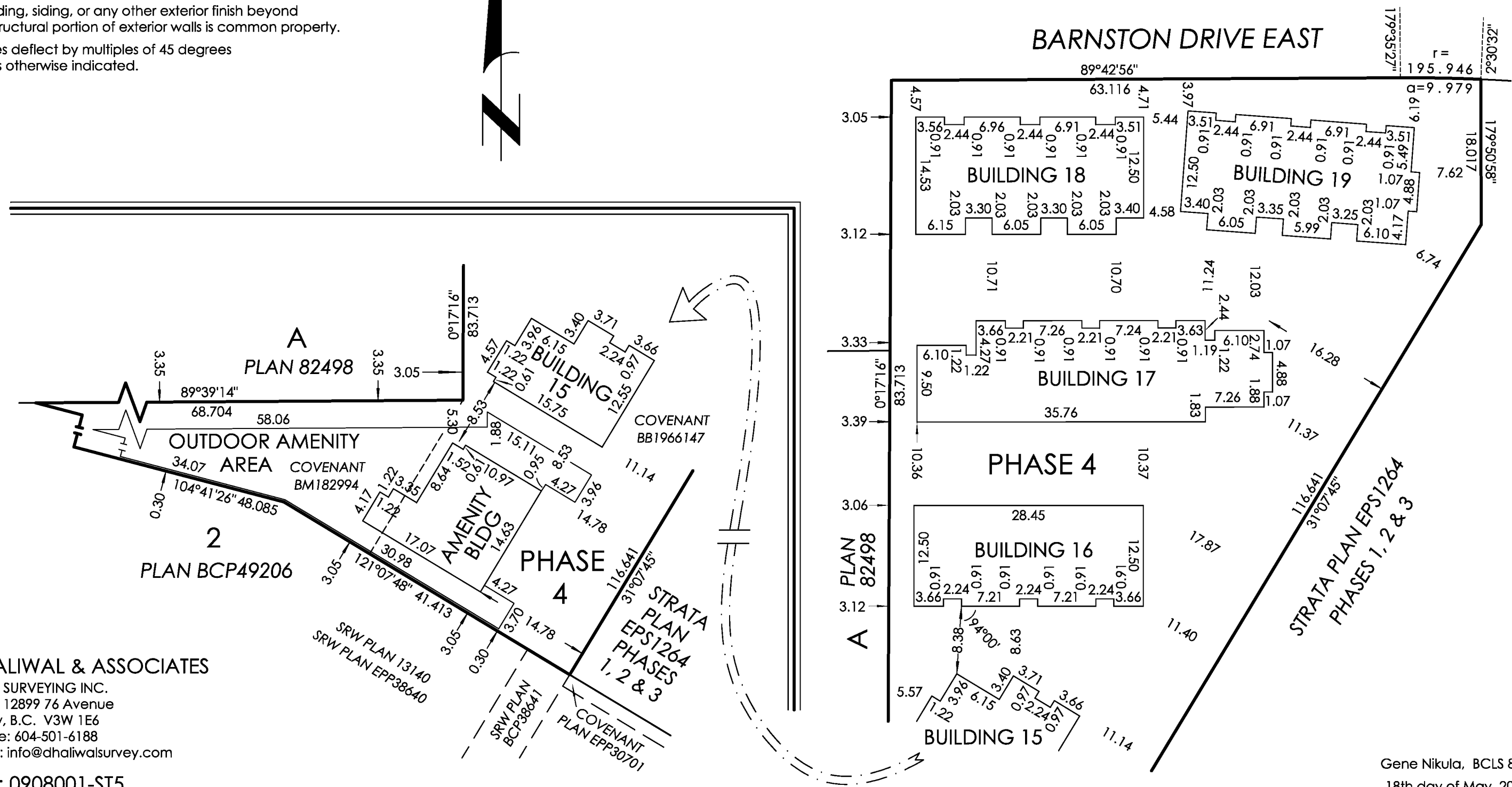
The intended plot size of this plan is 280 mm in width by 432 mm in height (B size) when plotted at a scale of 1:500.

This sheet shows dimensions to the exterior face of the structural portion of exterior walls at ground level.

Cladding, siding, or any other exterior finish beyond the structural portion of exterior walls is common property.

Angles deflect by multiples of 45 degrees unless otherwise indicated.

STRATA PLAN EPS1264 PHASE FOUR



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 LAND SURVEYING INC.
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 Surrey, B.C. V3W 1E6
 phone: 604-501-6188
 email: info@dhaliwalsurvey.com

FILE: 0908001-ST5

Gene Nikula, BCLS 803
 18th day of May, 2015

BUILDING 15

SHEET 3 OF 16 SHEETS



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All angles deflect by multiples of 45° unless otherwise shown.

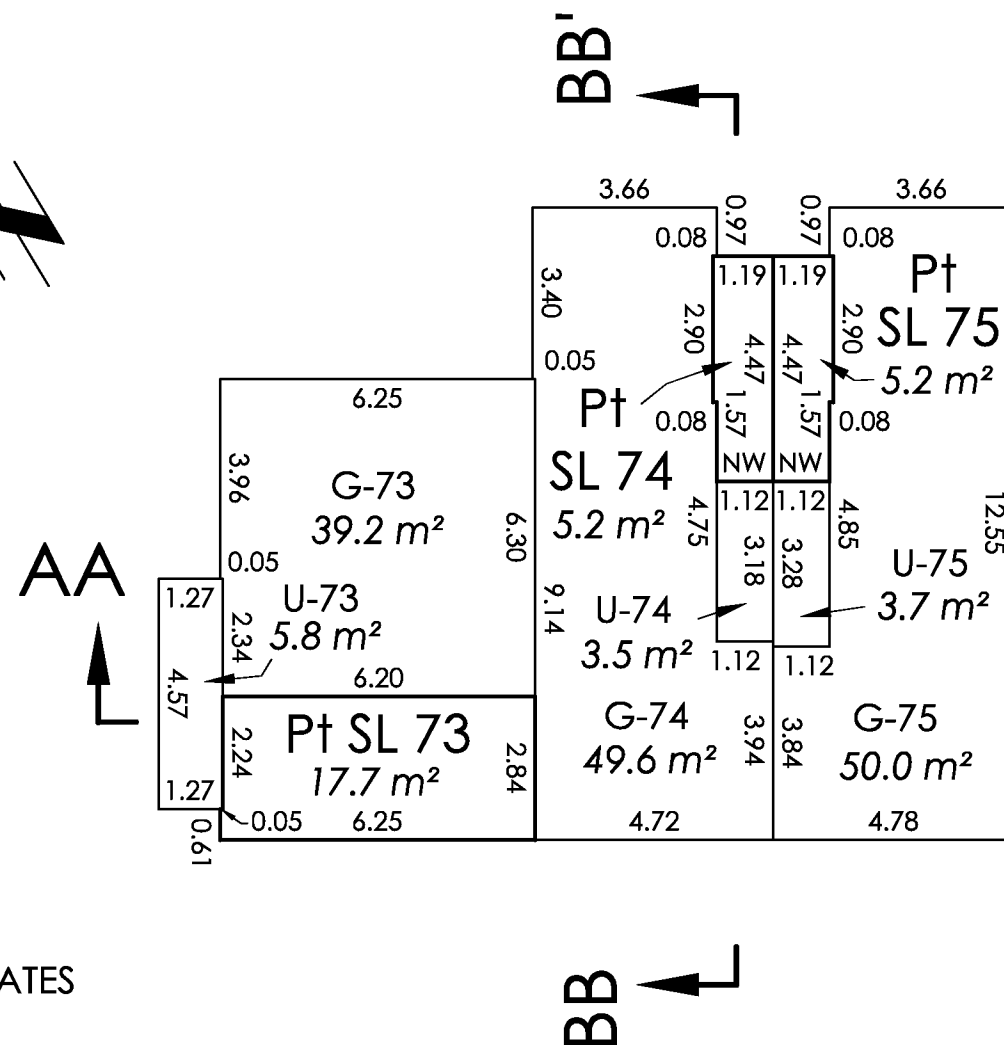
Exterior walls are measured to the exterior face of the structural portion. Cladding, siding and all other exterior finishing elements beyond the structural portion are part of common property.

Interior boundaries are the centrelines of interior walls

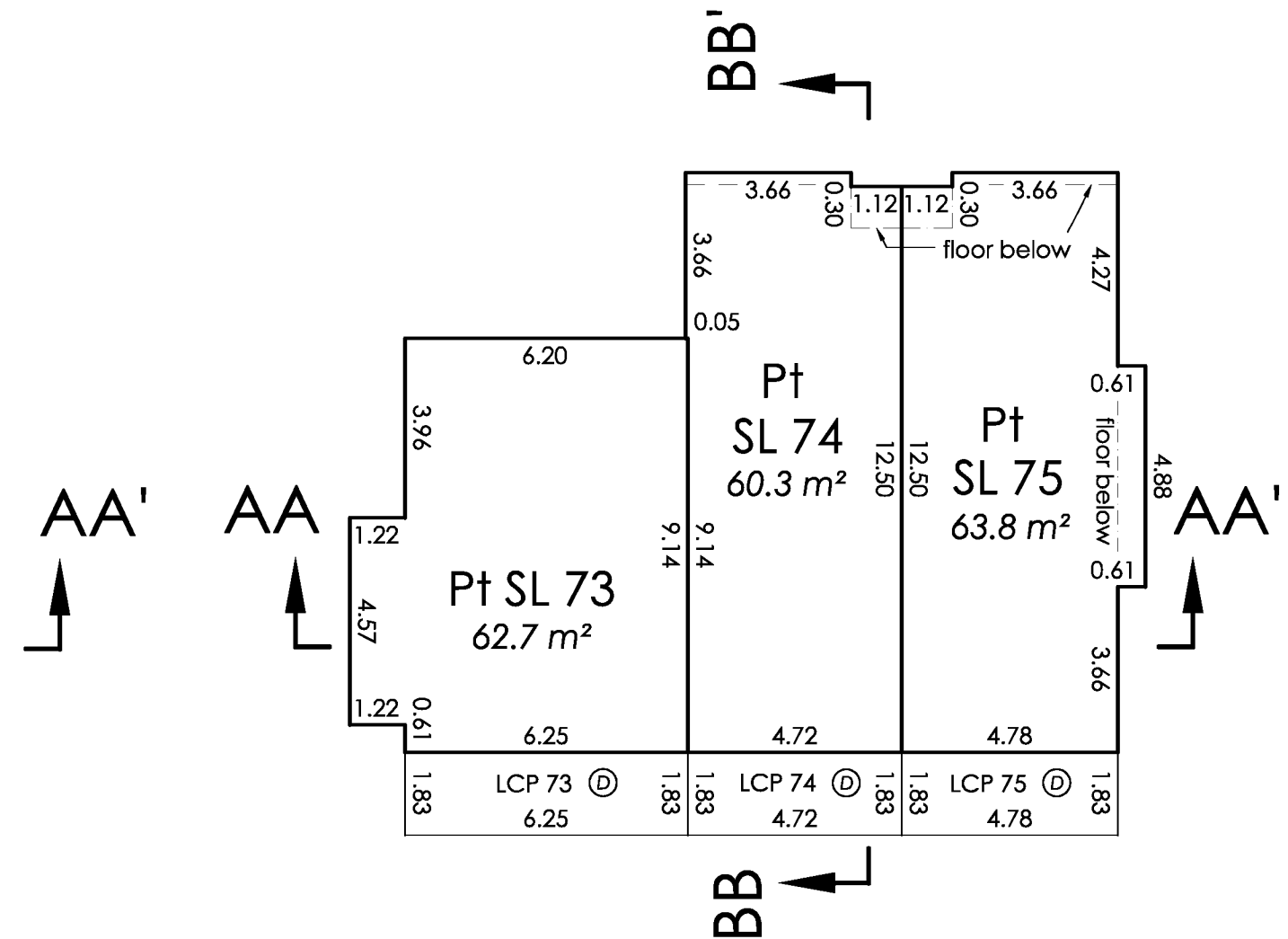
Section arrows point in the direction of view.

STRATA PLAN EPS1264 PHASE FOUR

BUILDING 15 - FIRST FLOOR



BUILDING 15 - SECOND FLOOR



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Gene Nikula, BCLS 803
 May 18th, 2015

BUILDING 15



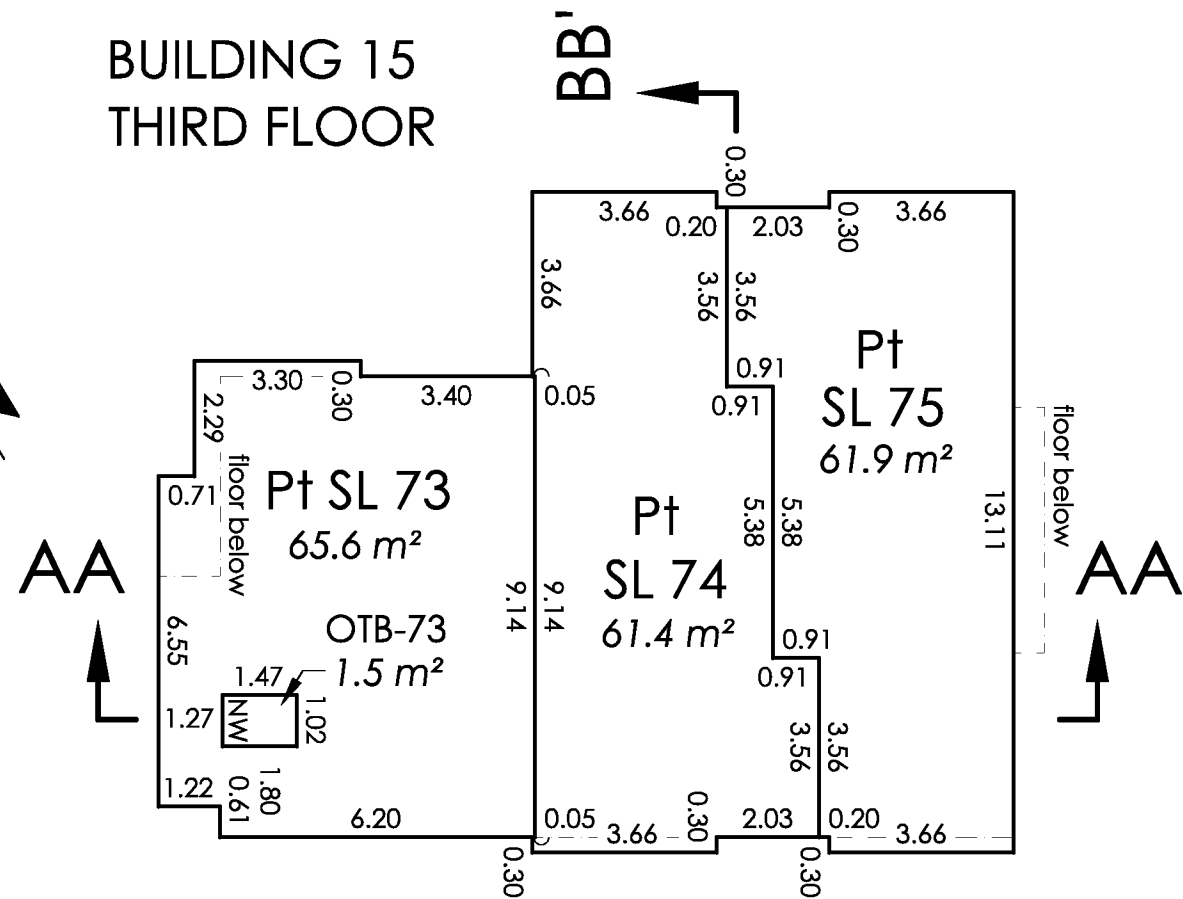
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All angles deflect by multiples of 45° unless otherwise shown.
 Exterior walls are measured to the exterior face of the structural portion. Cladding, siding and all other exterior finishing elements beyond the structural portion are part of common property.
 Interior boundaries are the centrelines of interior walls.
 Section arrows point in the direction of view.

STRATA PLAN EPS1264 PHASE FOUR

SHEET 4 OF 16 SHEETS

BUILDING 15 THIRD FLOOR



SL 73	SL 74	SL 75
Habitable Area = 146.0 m ²	Habitable Area = 126.9 m ²	Habitable Area = 130.9 m ²
Total Area = 192.5 m ²	Total Area = 180.0 m ²	Total Area = 184.6 m ²

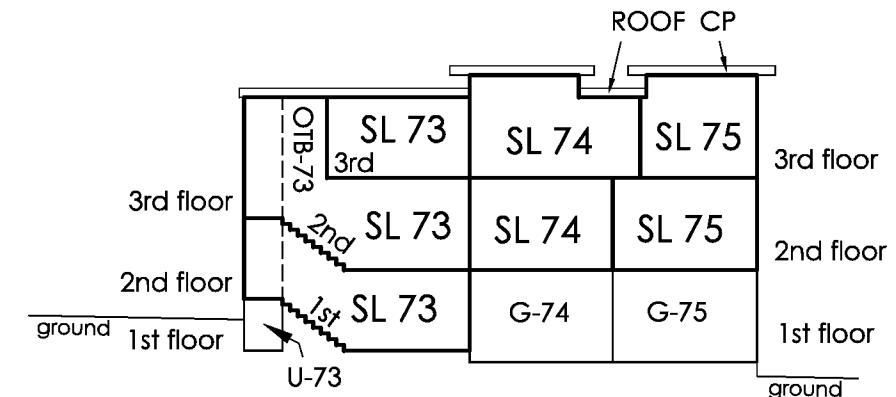
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BUILDING 15 SECTIONS

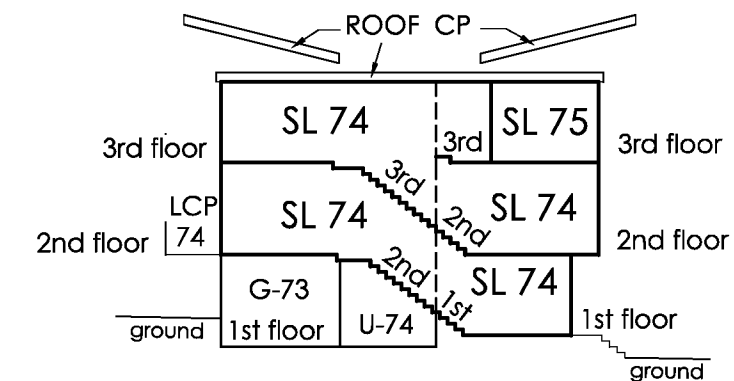


Sections are 1:250 at the intended plot size.

SECTION AA-AA'



SECTION BB-BB'



Gene Nikula, BCLS 803
 May 18th, 2015

BUILDING 16 - FIRST FLOOR

SHEET 5 OF 16 SHEETS



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

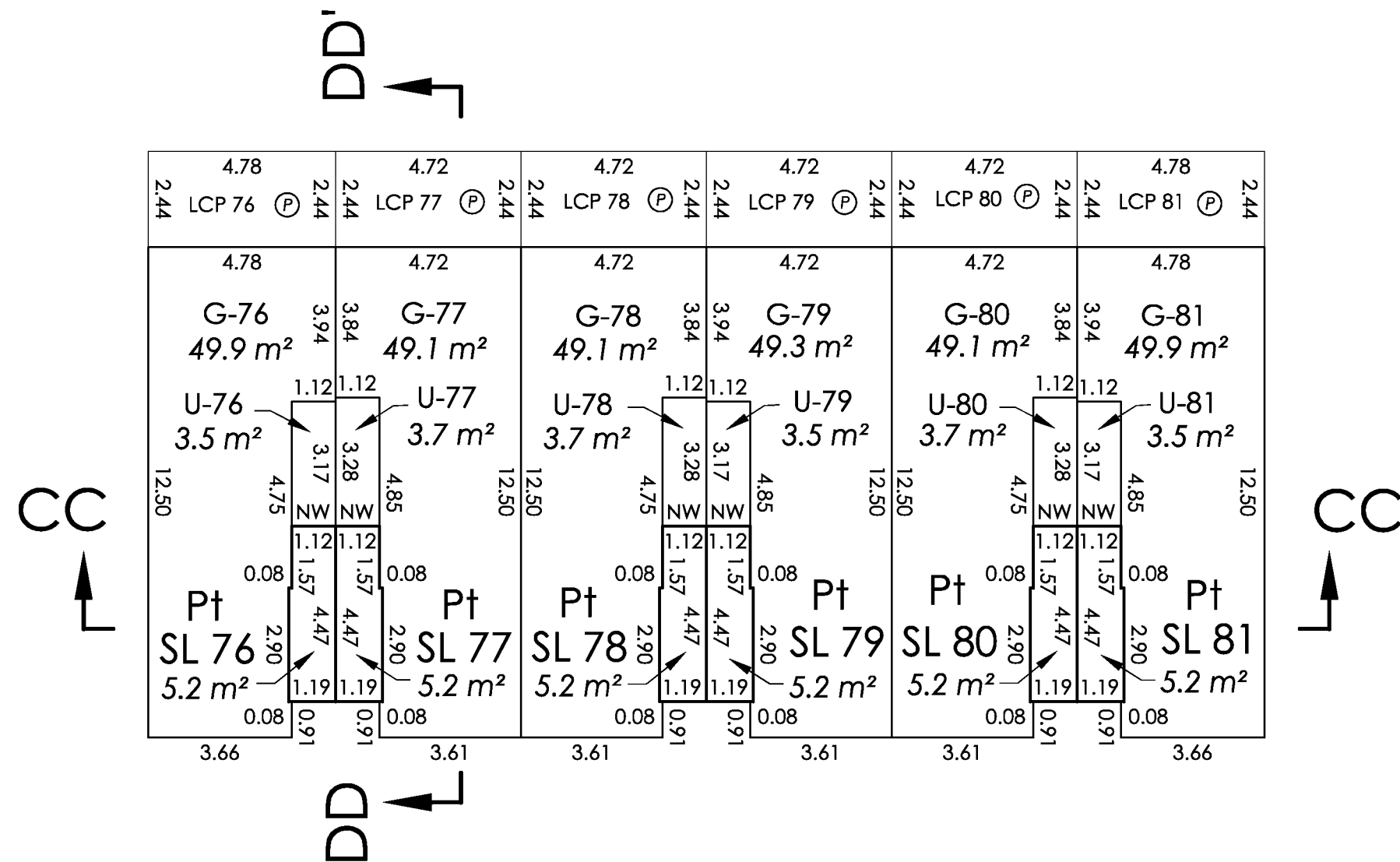
All angles deflect by multiples of 45° unless otherwise shown.

Exterior walls are measured to the exterior face of the structural portion. Cladding, siding and all other exterior finishing elements beyond the structural portion are part of common property.

Interior boundaries are the centrelines of interior walls.

Section arrows point in the direction of view.

STRATA PLAN EPS1264 PHASE FOUR



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Gene Nikula, BCLS 803
 May 18th, 2015

BUILDING 16 - SECOND FLOOR



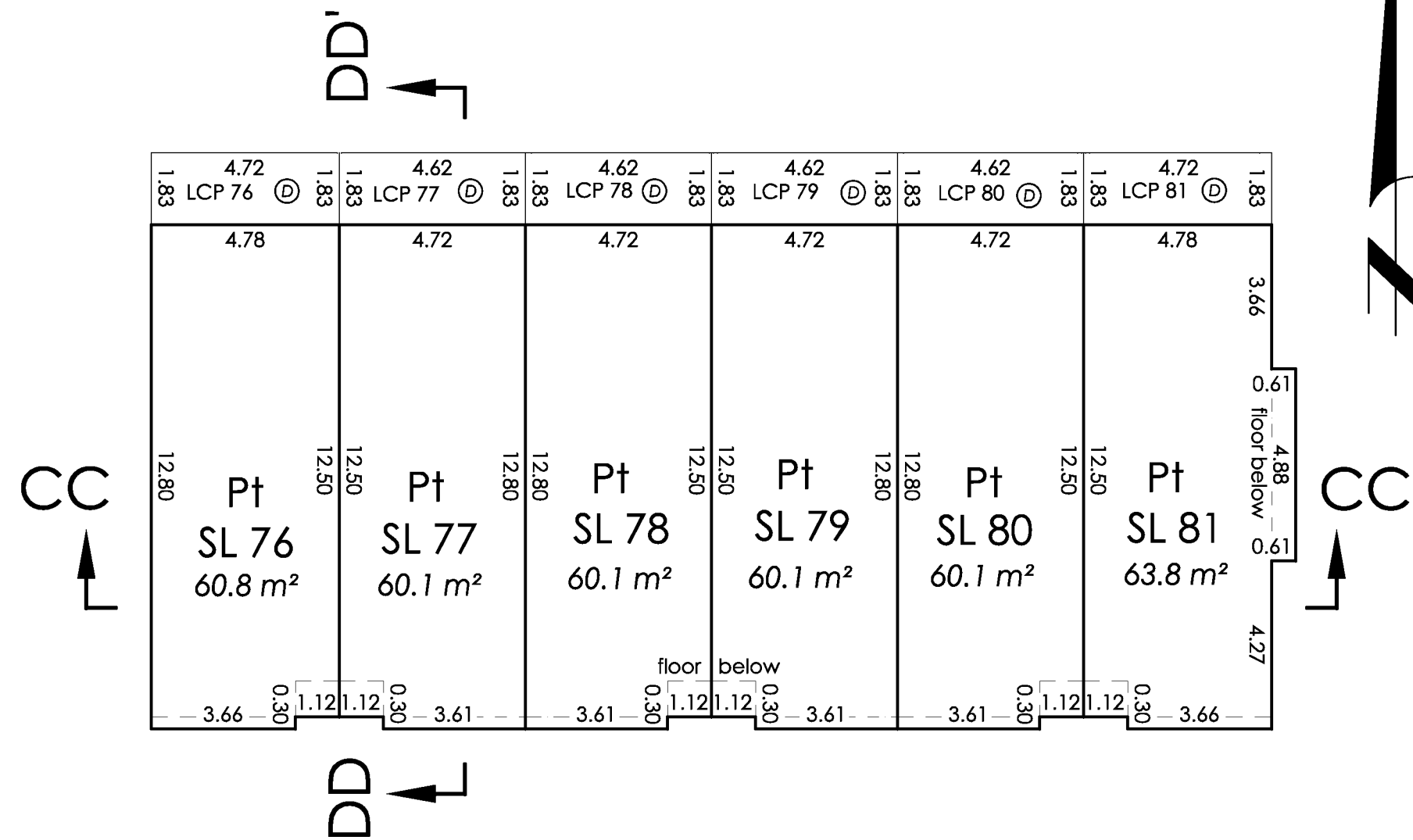
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All angles deflect by multiples of 45° unless otherwise shown.

Exterior walls are measured to the exterior face of the structural portion. Cladding, siding and all other exterior finishing elements beyond the structural portion are part of common property.

Interior boundaries are the centrelines of interior walls.

Section arrows point in the direction of view.



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SHEET 6 OF 16 SHEETS

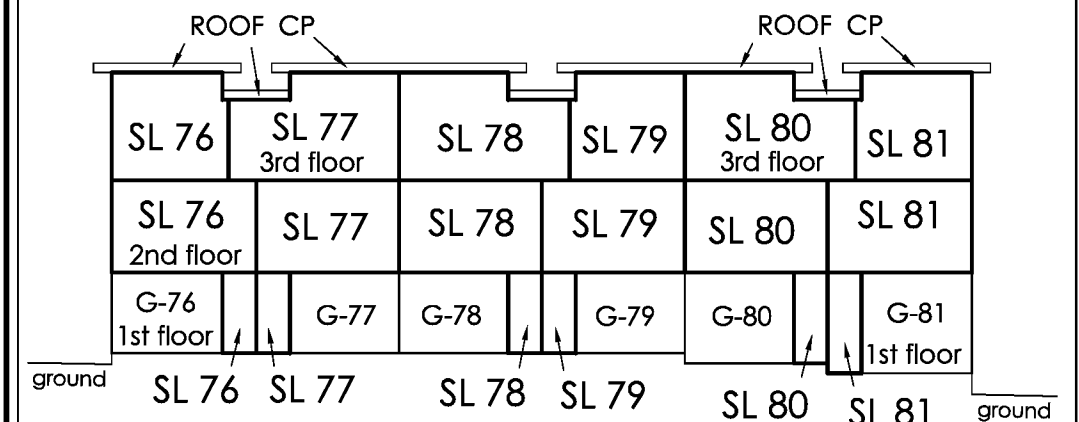
STRATA PLAN EPS1264 PHASE FOUR

BUILDING 16 SECTIONS

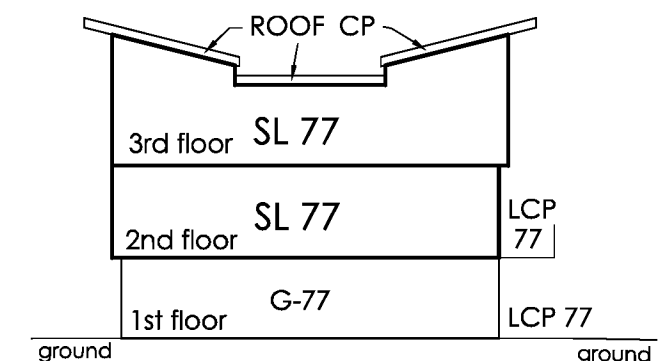


Sections are 1:250 at the intended plot size.

SECTION CC-CC'



SECTION DD-DD'



Gene Nikula, BCLS 803
 May 18th, 2015

BUILDING 16 - THIRD FLOOR

SHEET 7 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE FOUR



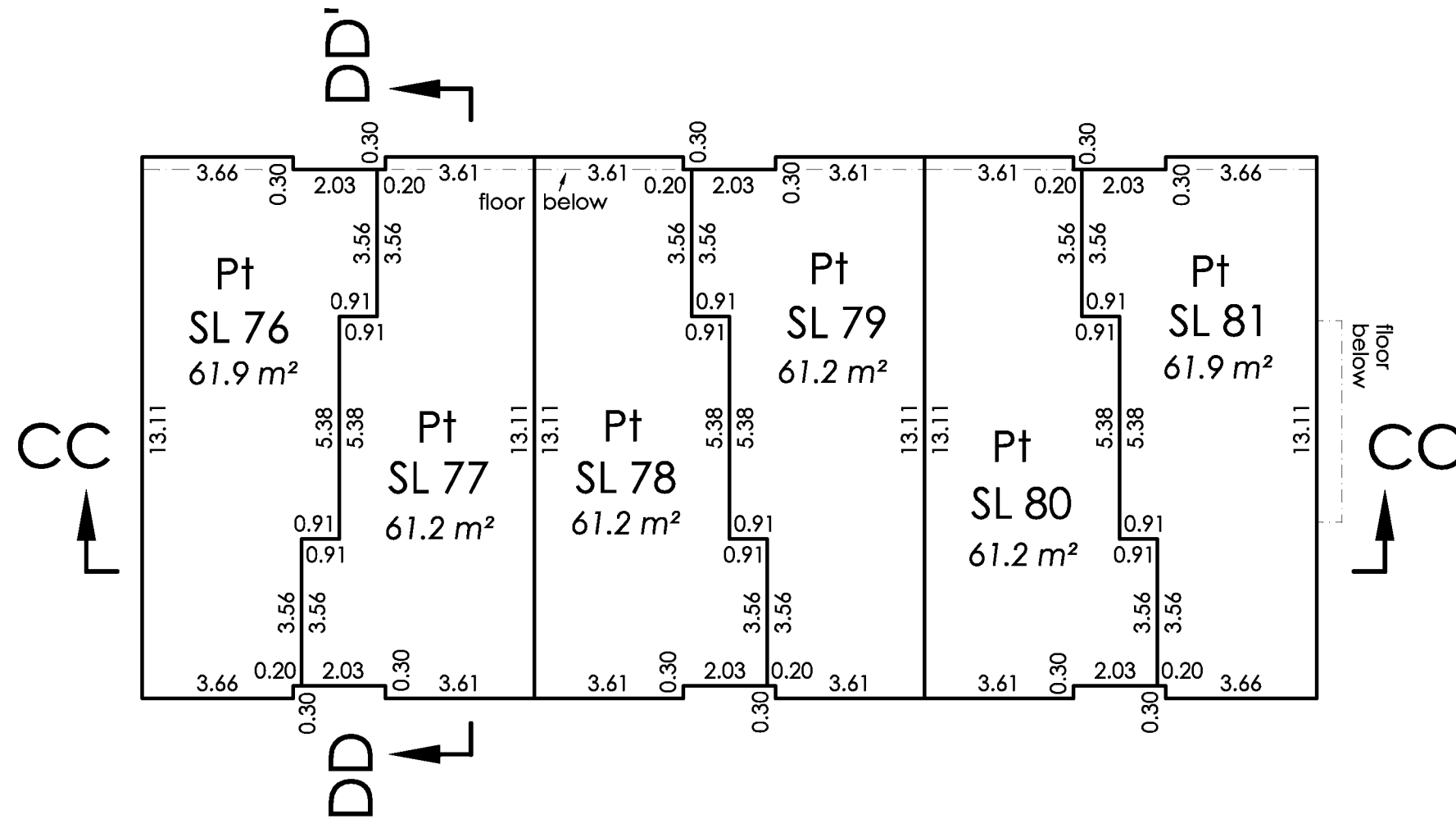
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All angles deflect by multiples of 45° unless otherwise shown.

Exterior walls are measured to the exterior face of the structural portion. Cladding, siding and all other exterior finishing elements beyond the structural portion are part of common property.

Interior boundaries are the centrelines of interior walls.

Section arrows point in the direction of view.



SL 76	SL 77	SL 78	SL 79	SL 80	SL 81
Habitable	Habitable	Habitable	Habitable	Habitable	Habitable
Area = 127.9 m ²	Area = 126.5 m ²	Area = 126.5 m ²	Area = 126.5 m ²	Area = 126.5 m ²	Area = 130.9 m ²
Total Area = 181.3 m ²	Total Area = 179.3 m ²	Total Area = 179.3 m ²	Total Area = 179.3 m ²	Total Area = 179.3 m ²	Total Area = 184.3 m ²

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Gene Nikula, BCLS 803
May 18th, 2015

BUILDING 17 - FIRST FLOOR

SHEET 8 OF 16 SHEETS



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

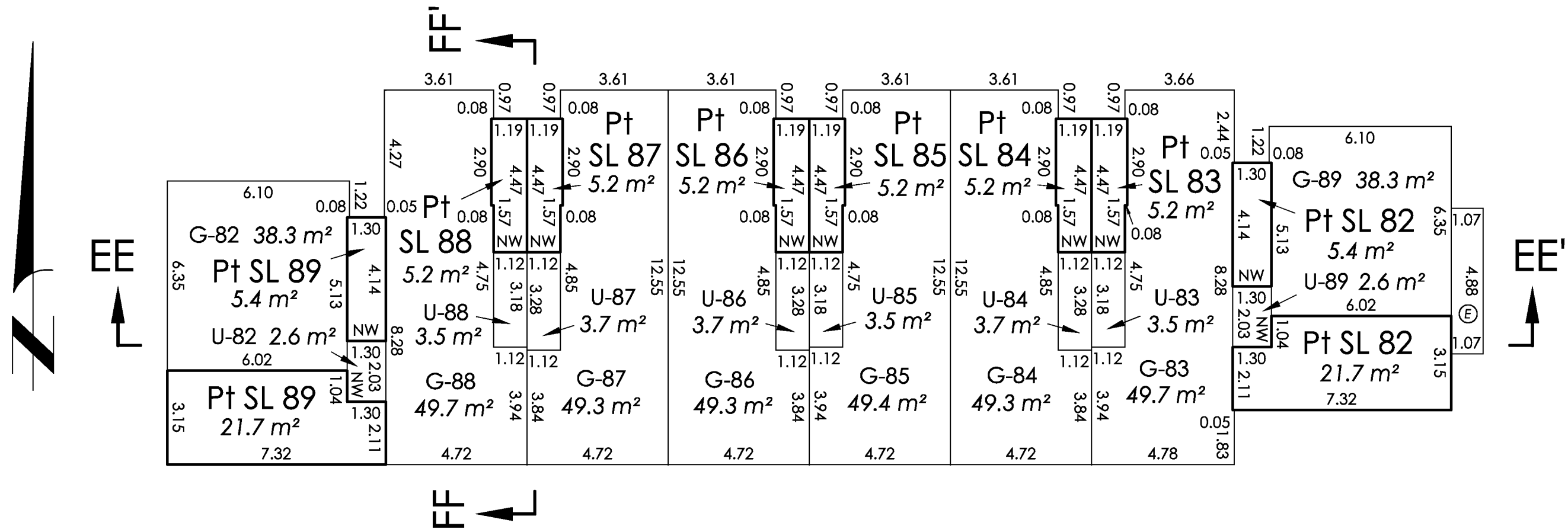
All angles deflect by multiples of 45° unless otherwise shown.

Exterior walls are measured to the exterior face of the structural portion. Cladding, siding and all other exterior finishing elements beyond the structural portion are part of common property.

Interior boundaries are the centrelines of interior walls.

Section arrows point in the direction of view.

STRATA PLAN EPS1264 PHASE FOUR



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Gene Nikula, BCLS 803
 May 18th, 2015

BUILDING 17 - SECOND FLOOR

SHEET 9 OF 16 SHEETS



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

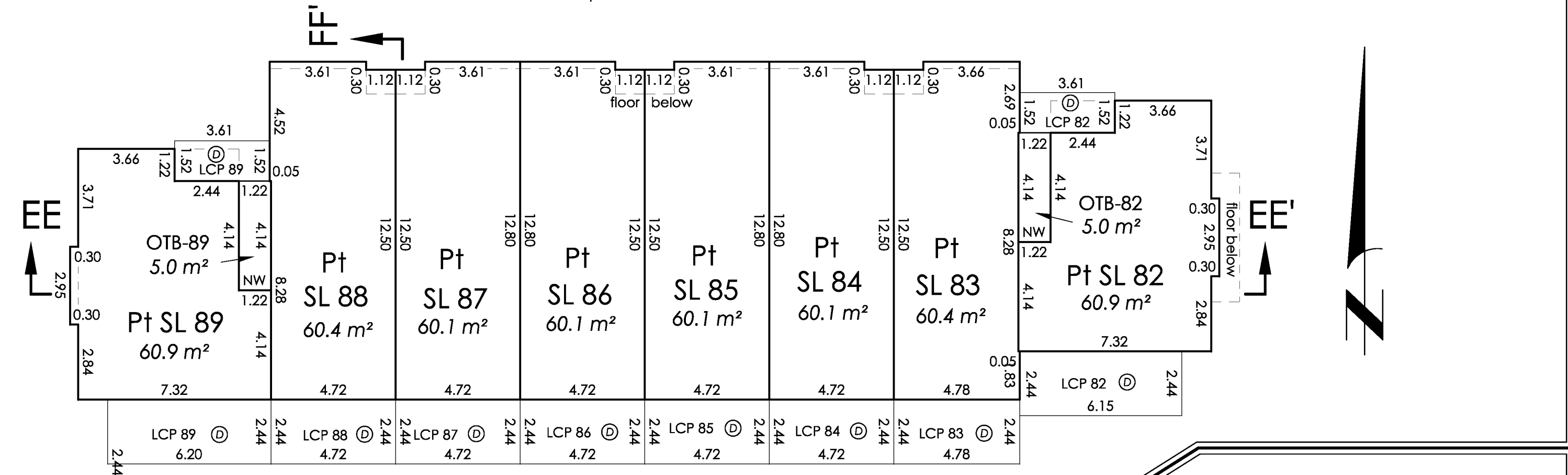
All angles deflect by multiples of 45° unless otherwise shown.

Exterior walls are measured to the exterior face of the structural portion. Cladding, siding and all other exterior finishing elements beyond the structural portion are part of common property.

Interior boundaries are the centrelines of interior walls.

Section arrows point in the direction of view.

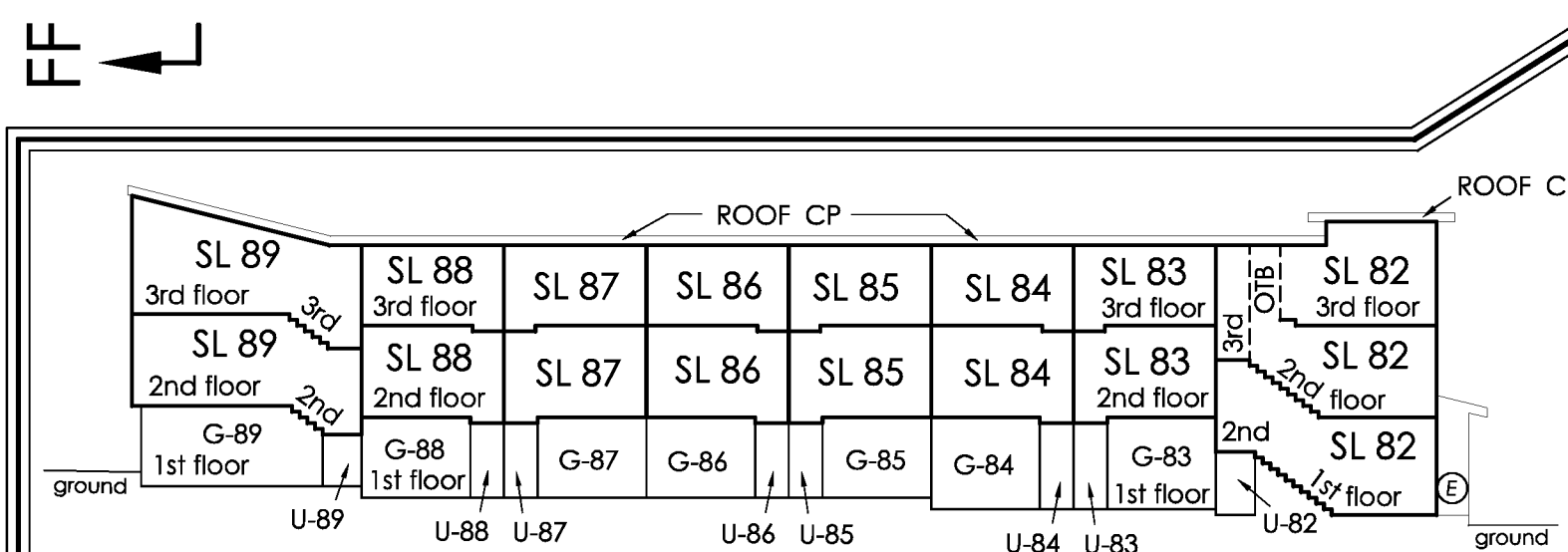
STRATA PLAN EPS1264 PHASE FOUR



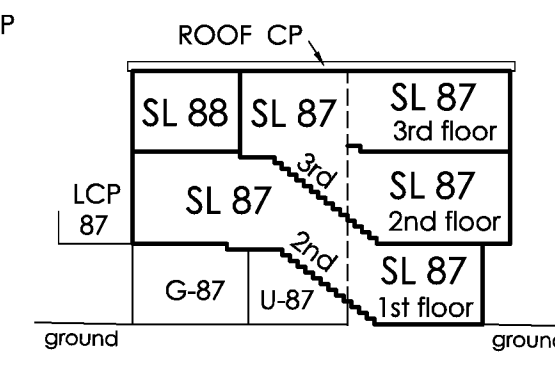
BUILDING 17 - SECTIONS



Sections are 1:250 at the intended plot size.



SECTION EE-EE'



SECTION FF-FF'

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May 18th, 2015

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BUILDING 17 - THIRD FLOOR

SHEET 10 OF 16 SHEETS



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

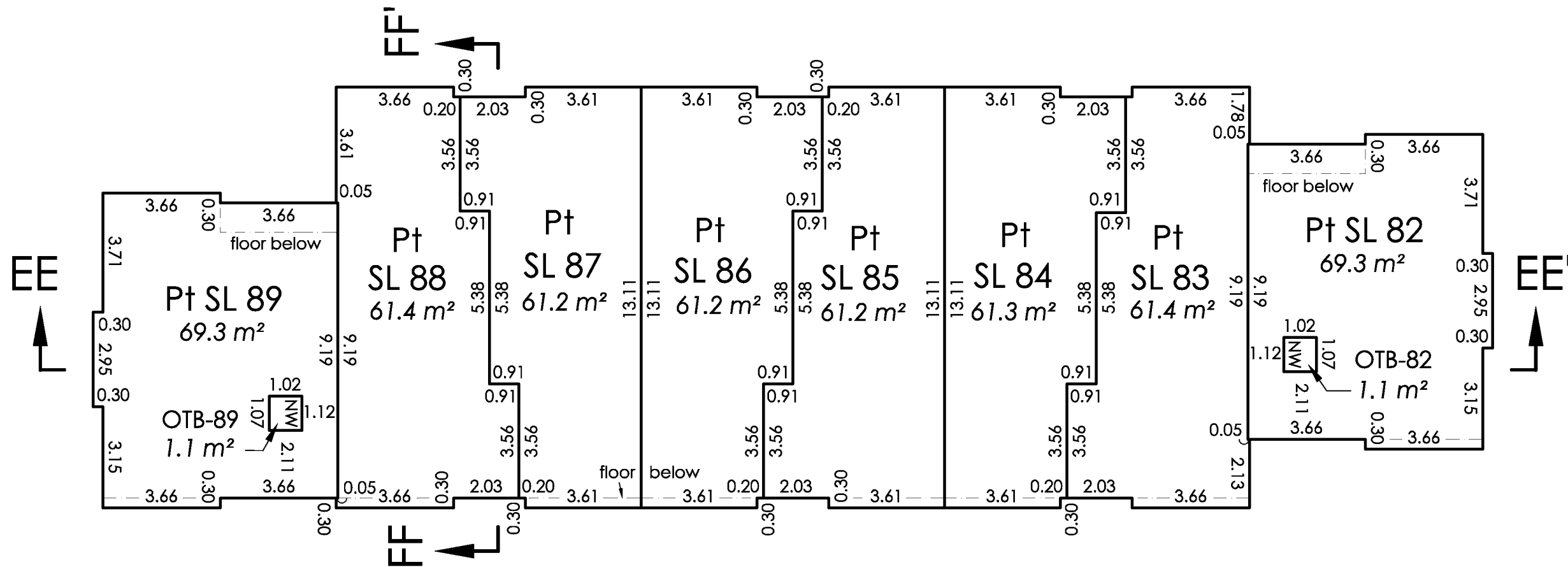
All angles deflect by multiples of 45° unless otherwise shown.

Exterior walls are measured to the exterior face of the structural portion. Cladding, siding and all other exterior finishing elements beyond the structural portion are part of common property.

Interior boundaries are the centrelines of interior walls.

Section arrows point in the direction of view.

STRATA PLAN EPS1264 PHASE FOUR



SL 89	SL 88	SL 87	SL 86	SL 85	SL 84	SL 83	SL 82
Habitable Area = 157.3 m ²	Habitable Area = 127.0 m ²	Habitable Area = 126.5 m ²	Habitable Area = 126.5 m ²	Habitable Area = 126.5 m ²	Habitable Area = 126.6 m ²	Habitable Area = 127.0 m ²	Habitable Area = 157.3 m ²
Total Area = 204.3 m ²	Total Area = 180.2 m ²	Total Area = 179.5 m ²	Total Area = 179.5 m ²	Total Area = 179.4 m ²	Total Area = 179.6 m ²	Total Area = 180.2 m ²	Total Area = 204.3 m ²

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Gene Nikula, BCLS 803
 May 18th, 2015

BUILDING 18 - FIRST FLOOR

SHEET 11 OF 16 SHEETS



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

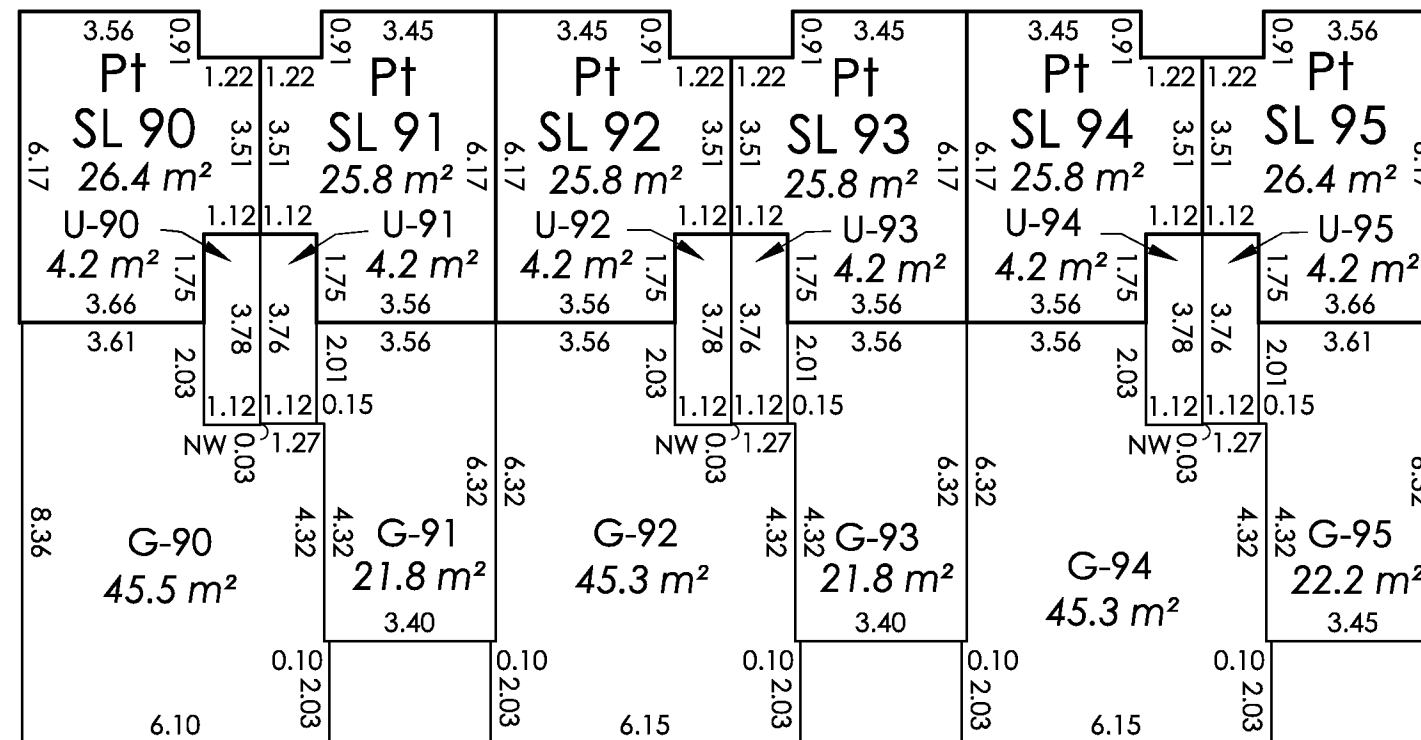
All angles deflect by multiples of 45° unless otherwise shown.

Exterior walls are measured to the exterior face of the structural portion. Cladding, siding and all other exterior finishing elements beyond the structural portion are part of common property.

Interior boundaries are the centrelines of interior walls.

Section arrows point in the direction of view.

STRATA PLAN EPS1264 PHASE FOUR



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FILE: 0908001-ST5

Gene Nikula, BCLS 803
May 18th, 2015

BUILDING 18 - SECOND FLOOR

SHEET 12 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE FOUR



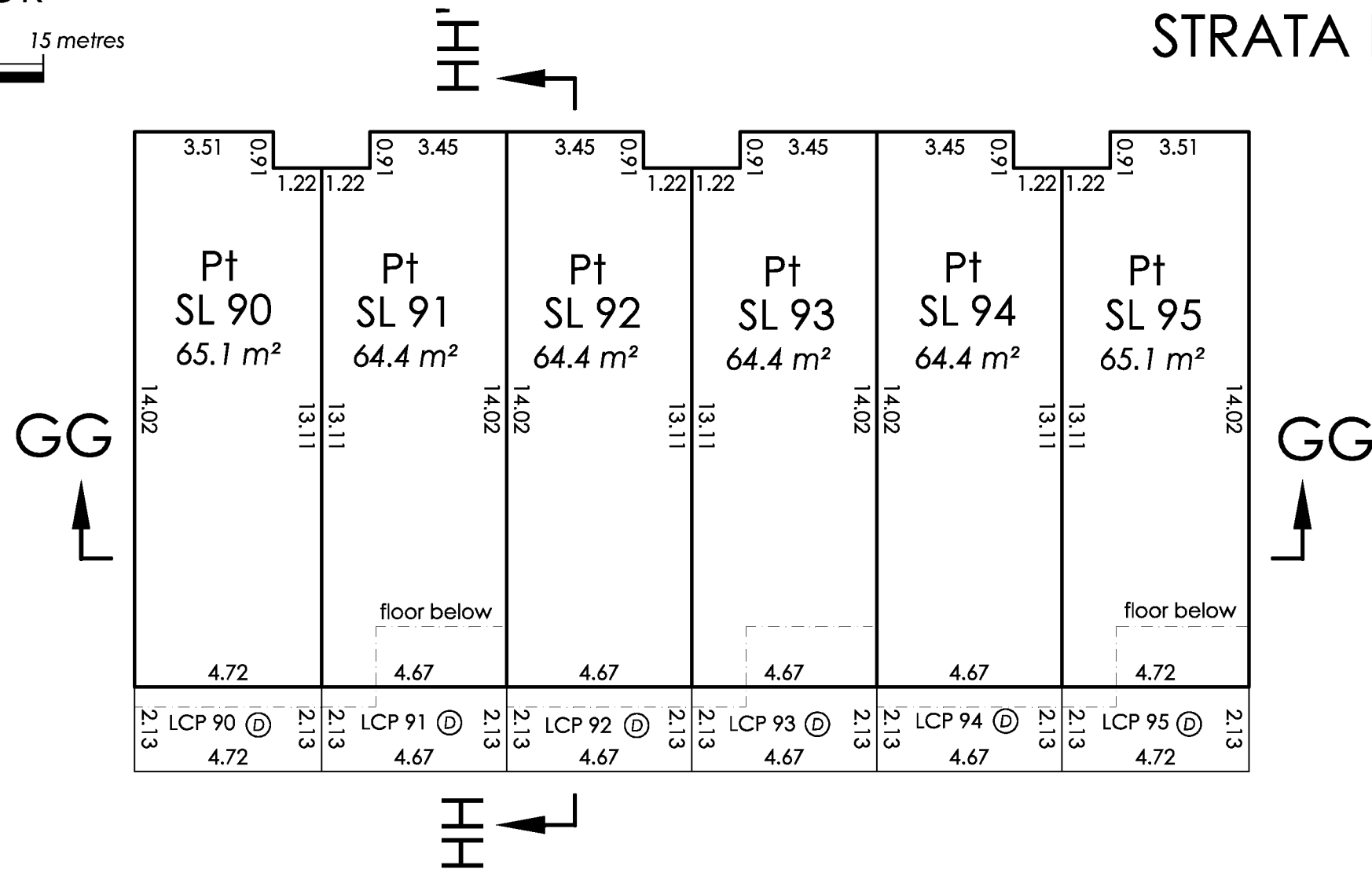
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All angles deflect by multiples of 45° unless otherwise shown.

Exterior walls are measured to the exterior face of the structural portion. Cladding, siding and all other exterior finishing elements are part of common property.

Interior boundaries are the centrelines of interior walls.

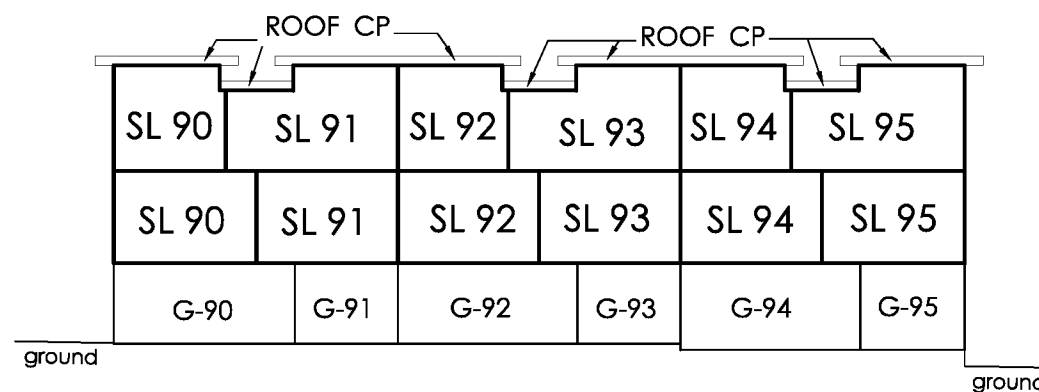
Section arrows point in the direction of view.



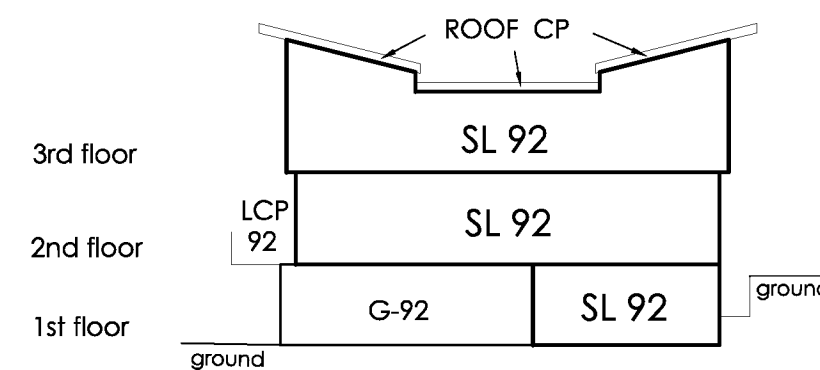
BUILDING 18 - SECTIONS



Sections are 1:250 at the intended plot size.



SECTION GG-GG'



SECTION HH-HH'

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 FILE: 0908001-ST5

Gene Nikula, BCLS 803
 May 18th, 2015

BUILDING 18 - THIRD FLOOR

SHEET 13 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE FOUR



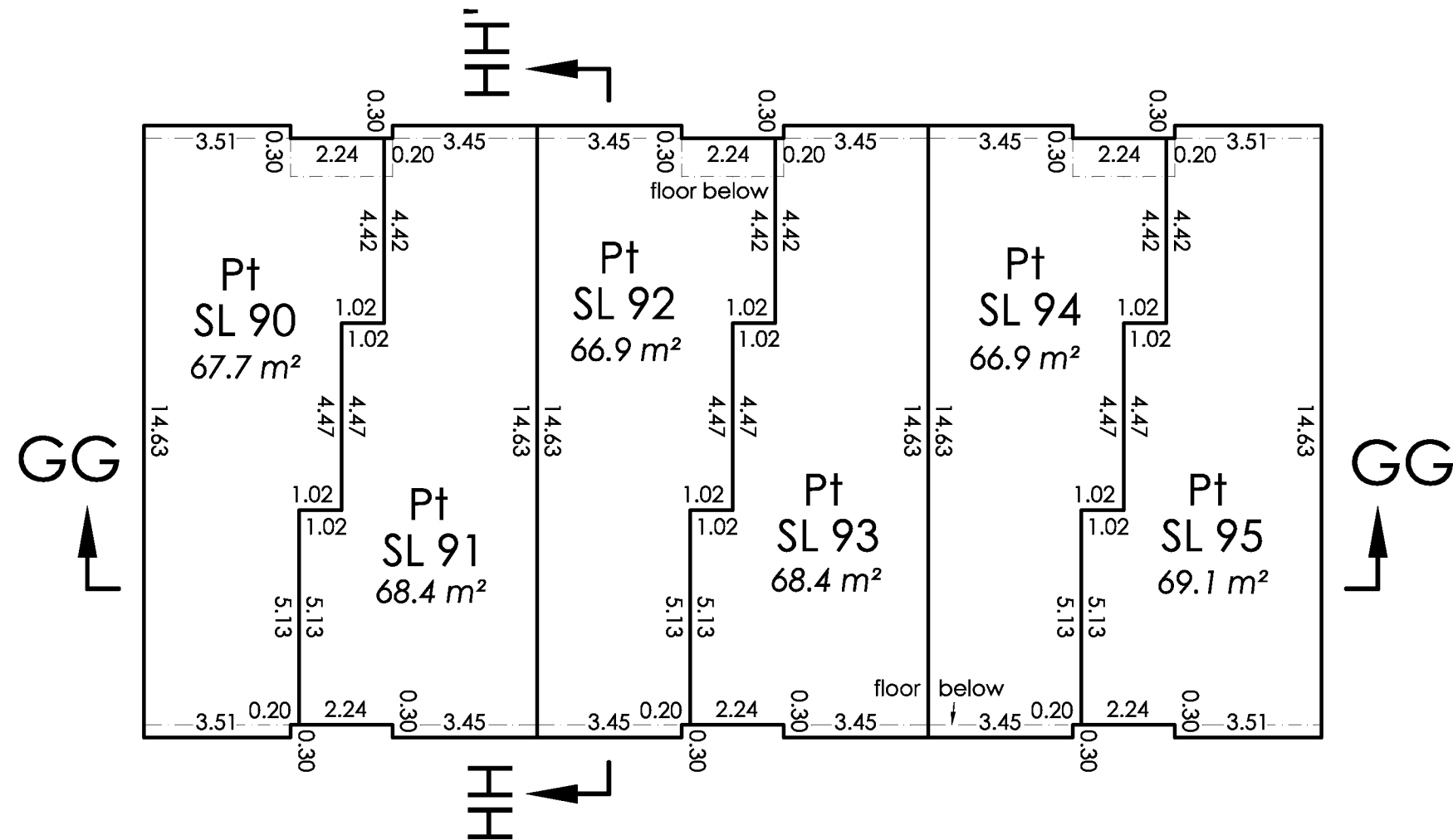
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All angles deflect by multiples of 45° unless otherwise shown.

Exterior walls are measured to the exterior face of the structural portion. Cladding, siding and all other exterior finishing elements beyond the structural portion are part of common property.

Interior boundaries are the centrelines of interior walls.

Section arrows point in the direction of view.



SL 90	SL 91	SL 92	SL 93	SL 94	SL 95
Habitable Area =	Habitable Area =	Habitable Area =	Habitable Area =	Habitable Area =	Habitable Area =
159.2 m ²	158.6 m ²	157.1 m ²	158.6 m ²	157.1 m ²	160.6 m ²
Total Area =	Total Area =	Total Area =	Total Area =	Total Area =	Total Area =
208.9 m ²	184.6 m ²	206.6 m ²	184.6 m ²	206.6 m ²	187.0 m ²

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FILE: 0908001-ST5

Gene Nikula, BCLS 803
 May 18th, 2015

BUILDING 19 - FIRST FLOOR

SHEET 14 OF 16 SHEETS



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

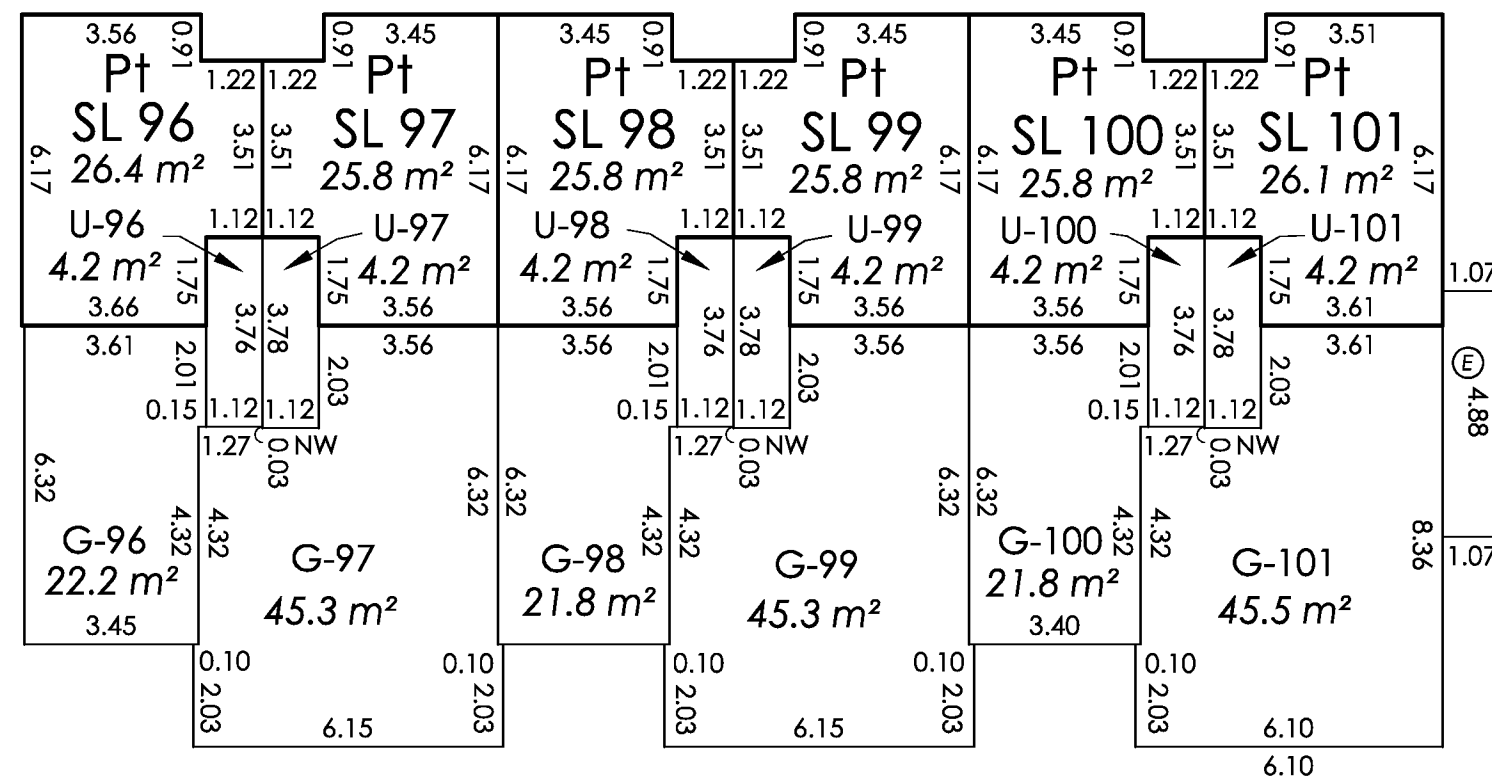
All angles deflect by multiples of 45° unless otherwise shown.

Exterior walls are measured to the exterior face of the structural portion. Cladding, siding and all other exterior finishing elements beyond the structural portion are part of common property.

Interior boundaries are the centrelines of interior walls.

Section arrows point in the direction of view.

STRATA PLAN EPS1264 PHASE FOUR



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FILE: 0908001-ST5

Gene Nikula, BCLS 803
May 18th, 2015

BUILDING 19 - SECOND FLOOR

SHEET 15 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE FOUR



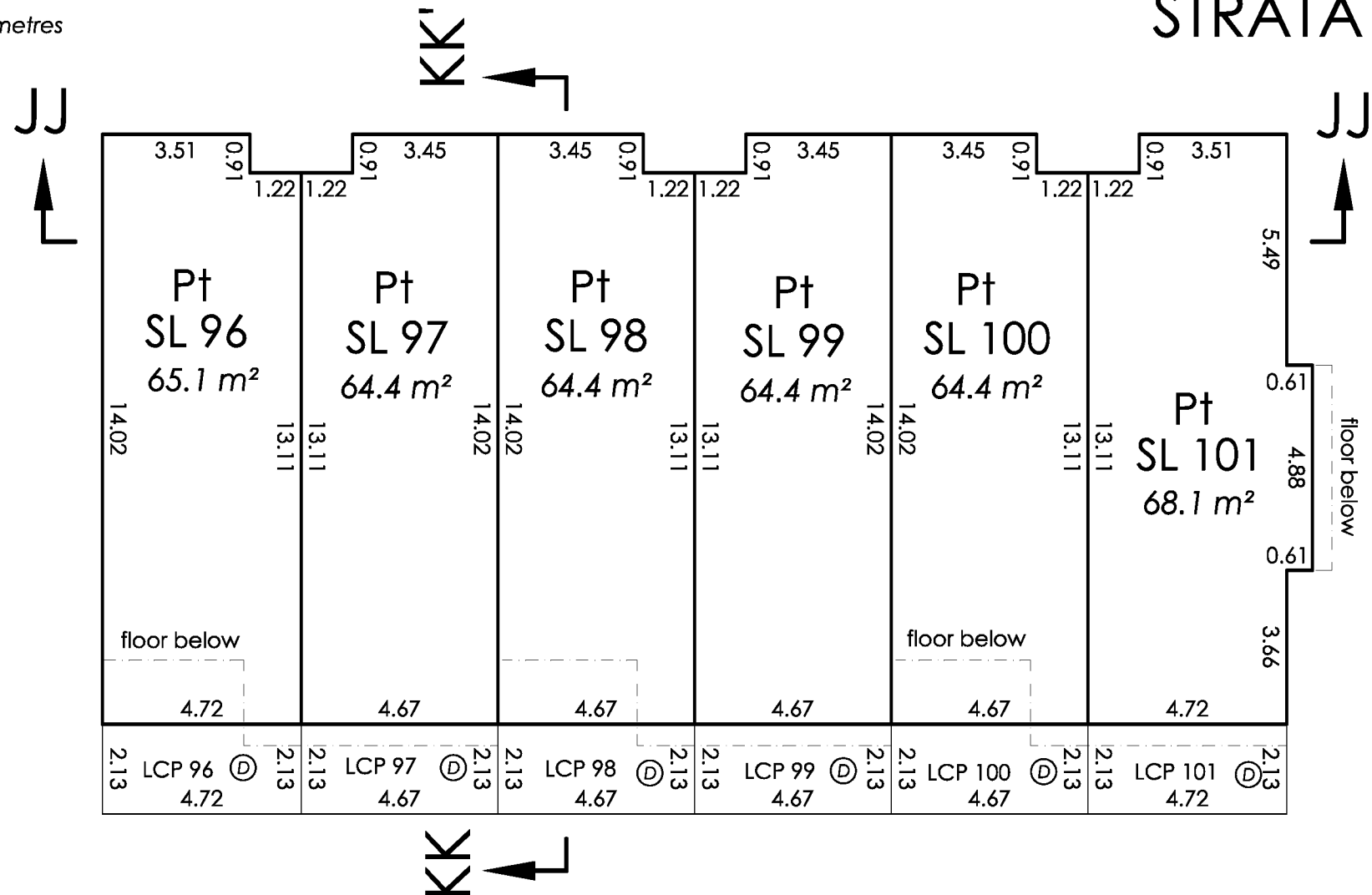
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All angles deflect by multiples of 45° unless otherwise shown.

Exterior walls are measured to the exterior face of the structural portion. Cladding, siding and all other exterior finishing elements are part of common property.

Interior boundaries are the centrelines of interior walls.

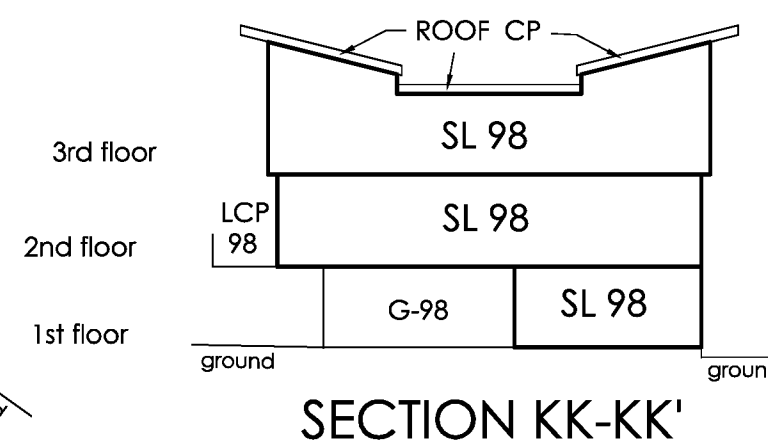
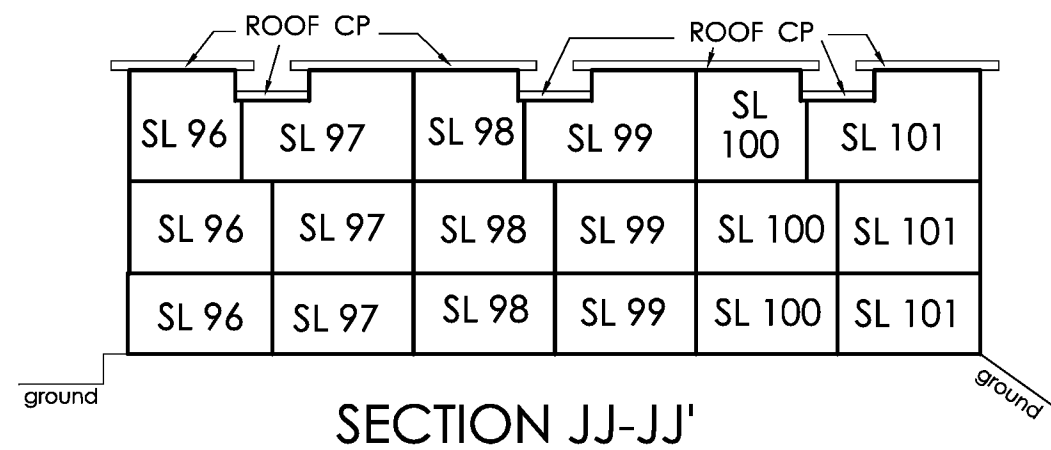
Section arrows point in the direction of view.



BUILDING 19 - SECTIONS



Sections are 1:250 at the intended plot size.



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Gene Nikula, BCLS 803
 May 18th, 2015

BUILDING 19 - THIRD FLOOR

SHEET 16 OF 16 SHEETS

STRATA PLAN EPS1264 PHASE FOUR



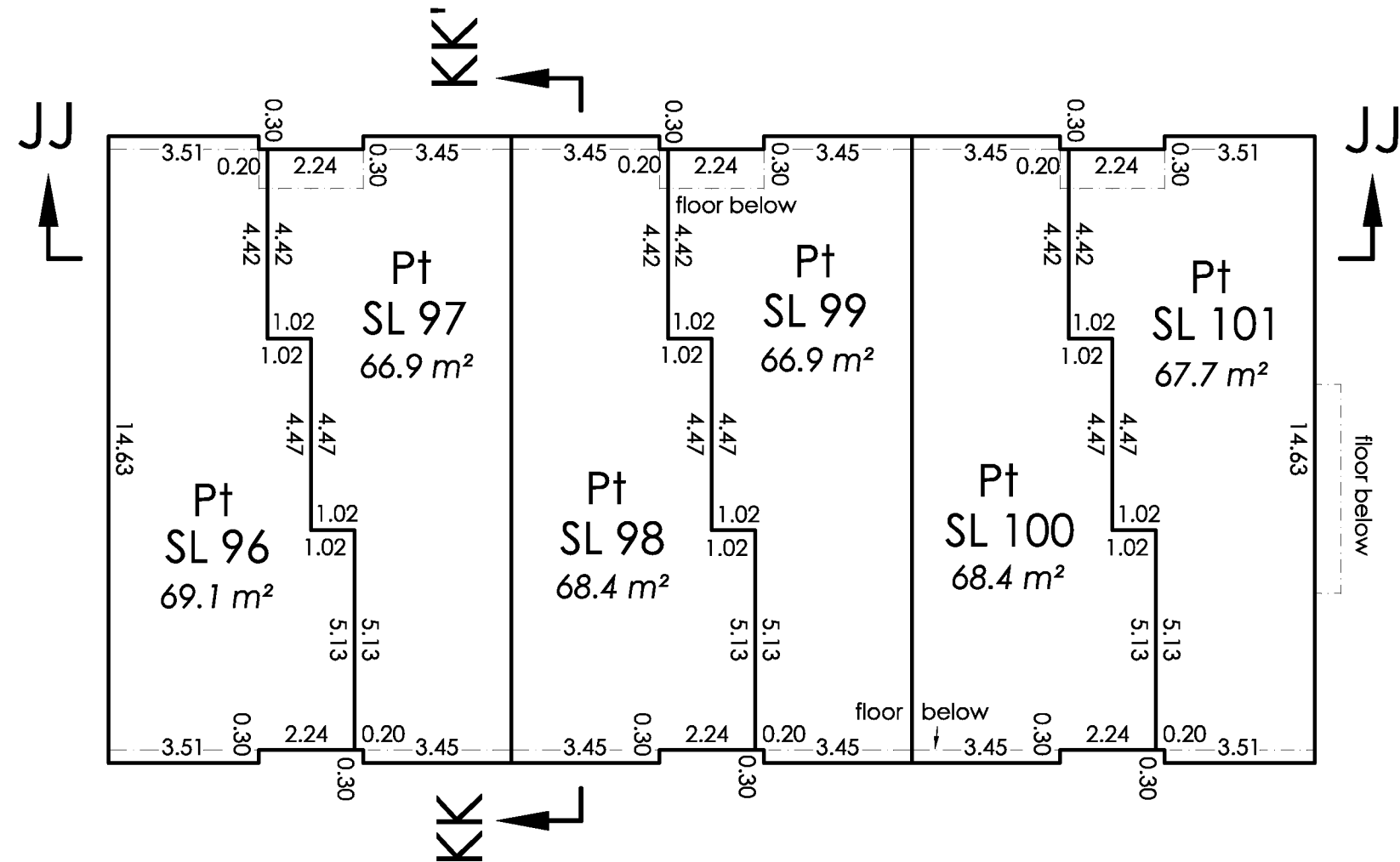
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All angles deflect by multiples of 45° unless otherwise shown.

Exterior walls are measured to the exterior face of the structural portion. Cladding, siding and all other exterior finishing elements beyond the structural portion are part of common property.

Interior boundaries are the centrelines of interior walls.

Section arrows point in the direction of view.



SL 96	SL 97	SL 98	SL 99	SL 100	SL 101
Habitable Area =	Habitable Area =	Habitable Area =	Habitable Area =	Habitable Area =	Habitable Area =
160.6 m ²	157.1 m ²	158.6 m ²	157.1 m ²	158.6 m ²	161.9 m ²
Total Area =	Total Area =	Total Area =	Total Area =	Total Area =	Total Area =
187.0 m ²	206.6 m ²	184.6 m ²	206.6 m ²	184.6 m ²	211.6 m ²

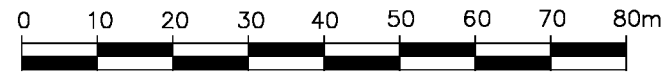
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 email: info@dhaliwalsurvey.com

FILE: 0908001-ST5

Gene Nikula, BCLS 803
 May 18th, 2015

**STRATA PLAN OF LOT 3
DISTRICT LOTS 389A AND 390A
GROUP 2 NEW WESTMINSTER DISTRICT
PLAN EPP27957 EXCEPT PHASES ONE, TWO,
THREE AND FOUR STRATA PLAN EPS1264**

BCGS 92G.017
SCALE 1:1000



(All distances are in metres)

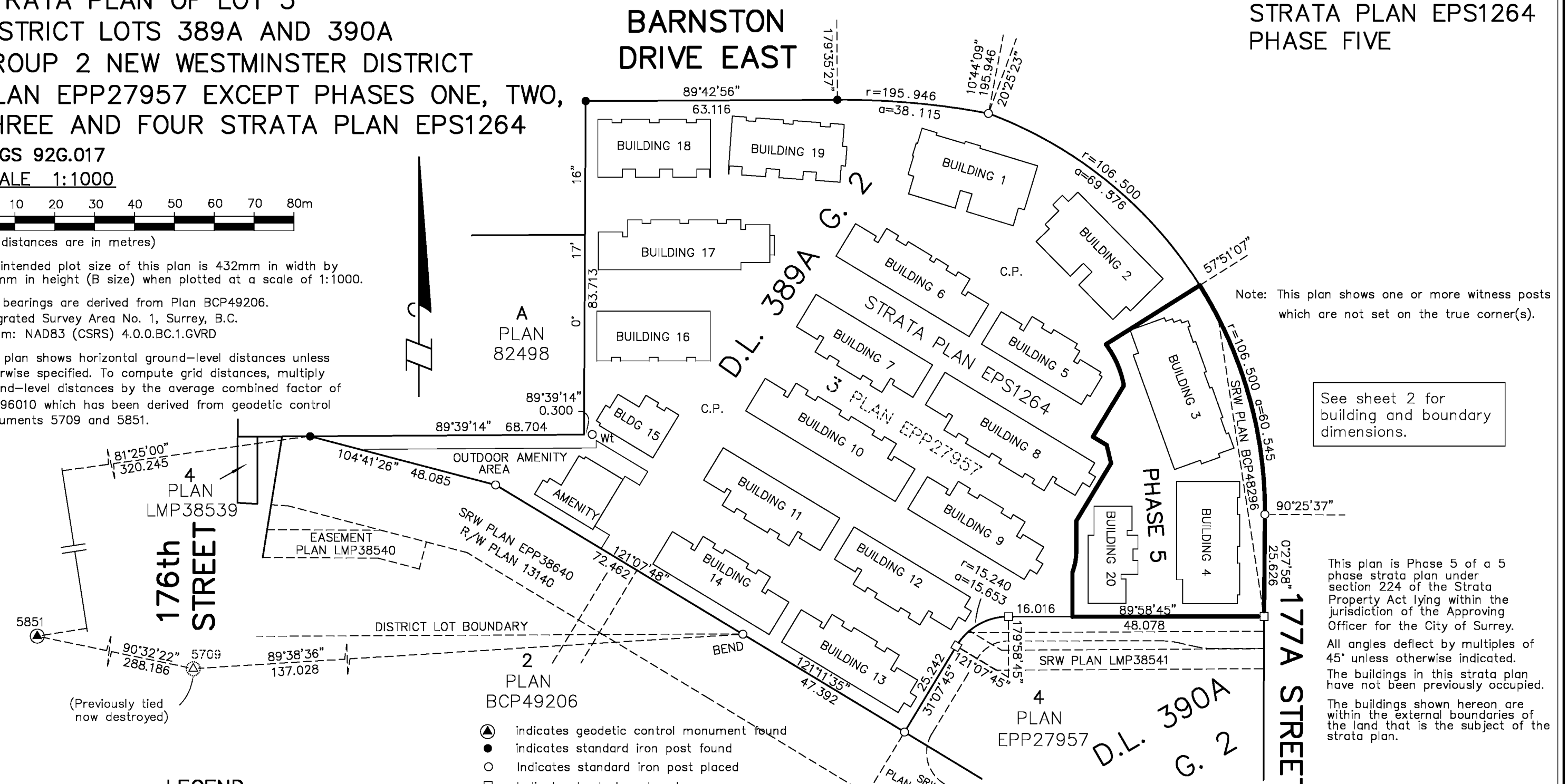
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:1000.

Grid bearings are derived from Plan BCP49206.
Integrated Survey Area No. 1, Surrey, B.C.
Datum: NAD83 (CSRS) 4.0.0.BC.1.GVRD

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996010 which has been derived from geodetic control monuments 5709 and 5851.

SHEET 1 OF 7 SHEETS

**STRATA PLAN EPS1264
PHASE FIVE**



Note: This plan shows one or more witness posts which are not set on the true corner(s).

See sheet 2 for building and boundary dimensions.

This plan is Phase 5 of a 5 phase strata plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Surrey.
All angles deflect by multiples of 45° unless otherwise indicated.
The buildings in this strata plan have not been previously occupied.
The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

CIVIC ADDRESS:
9989 - Barnston Drive East
Surrey, B.C.

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216 - 12899 76th Avenue
Surrey, B.C.
V3W 1E6
(ph) 501-6188
(fx) 501-6189
FILE: 0908001-ST6.DWG

LEGEND

- S.L. indicates strata lot
 - PT. indicates part of
 - U indicates utility space under stairs of the indicated strata lot
 - G indicates garage of the indicated strata lot
- Note: Utility spaces and garages are not habitable areas and are not included in the unit entitlement of any strata lot.

- ▲ indicates geodetic control monument found
- indicates standard iron post found
- indicates standard iron post placed
- indicates lead plug placed
- C.P. indicates common property
- ⓔ indicates electrical room being common property
- LCP indicates limited common property of the indicated strata lot
- Ⓟ indicates porch being limited common property of the indicated strata lot
- Ⓠ indicates balcony being limited common property of the indicated strata lot
- Ⓡ indicates driveway being limited common property of the indicated strata lot

TABLE OF CONTROL MONUMENT UTM COORDINATES

TABLET MARKING	DATUM	UTM		COMBINED SCALE FACTOR	ESTIMATED ACCURACY AT 95% CONFIDENCE (m)	
		ZONE	N (m)			E (m)
5709	NAD 83 (CSRS)	10	5447968.611	519353.079	0.9995992	±0.03
5851	4.0.0.BC.1.GVRD		5447971.323	519065.022	0.9995977	±0.04

This plan lies within the Greater Vancouver Regional District (City of Surrey)
Inspected under the Land Title Act on the 30th day of August, 2016
The field survey represented by this plan was completed on the 8th day of April, 2016.
Lorin Levac BCLS 881

BUILDING FOUNDATIONS

SCALE 1:400

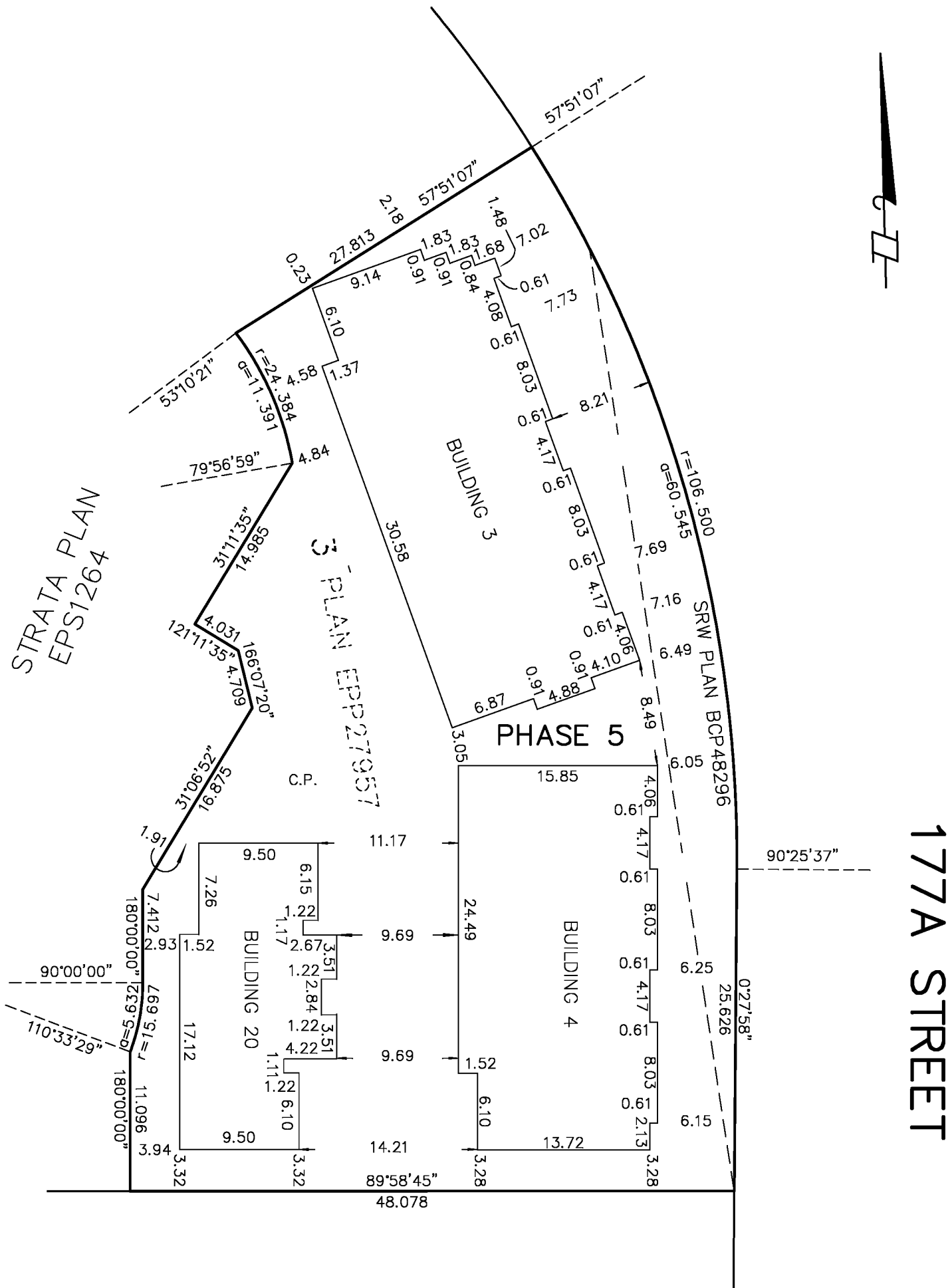


(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:400.

SHEET 2 OF 7 SHEETS

STRATA PLAN EPS1264 PHASE FIVE



4
PLAN
EPP27957

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 FILE: 0908001-ST6.DWG

Lorin Levac, BCLS 881
 the 8th day of April, 2016.

BUILDING 3

SCALE 1:200

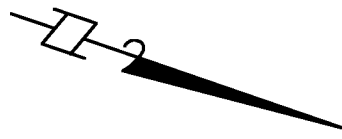


(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200.

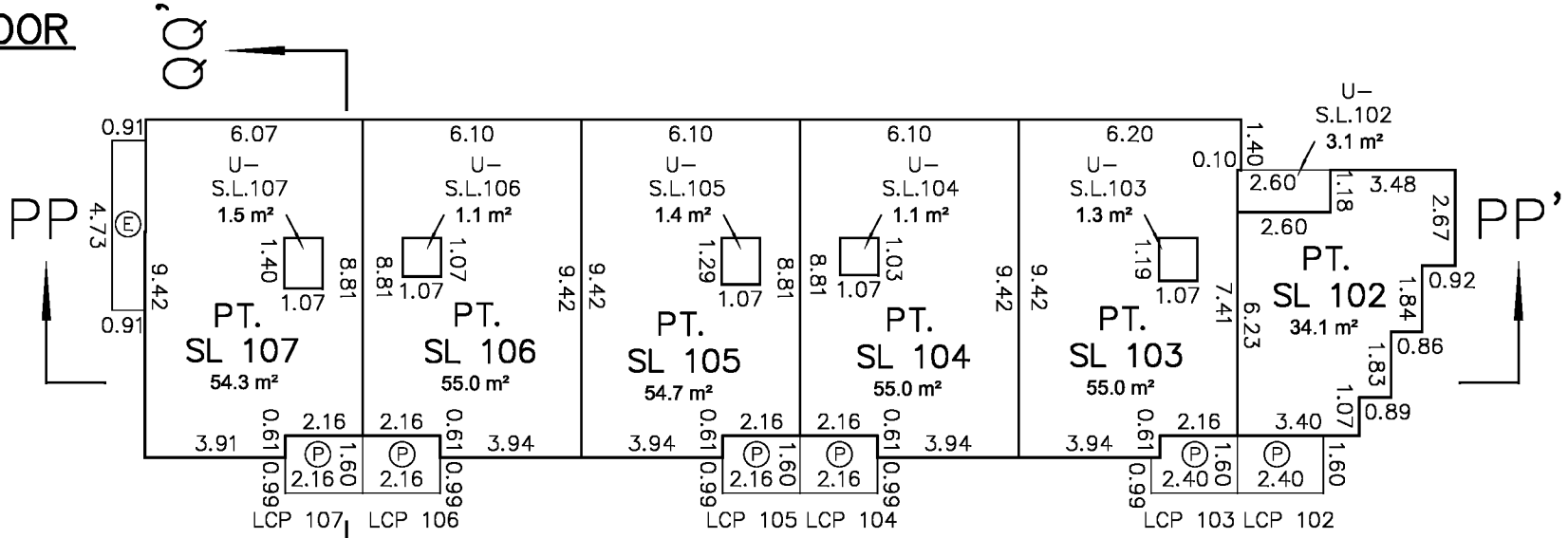
SHEET 3 OF 7 SHEETS

STRATA PLAN EPS1264 PHASE FIVE

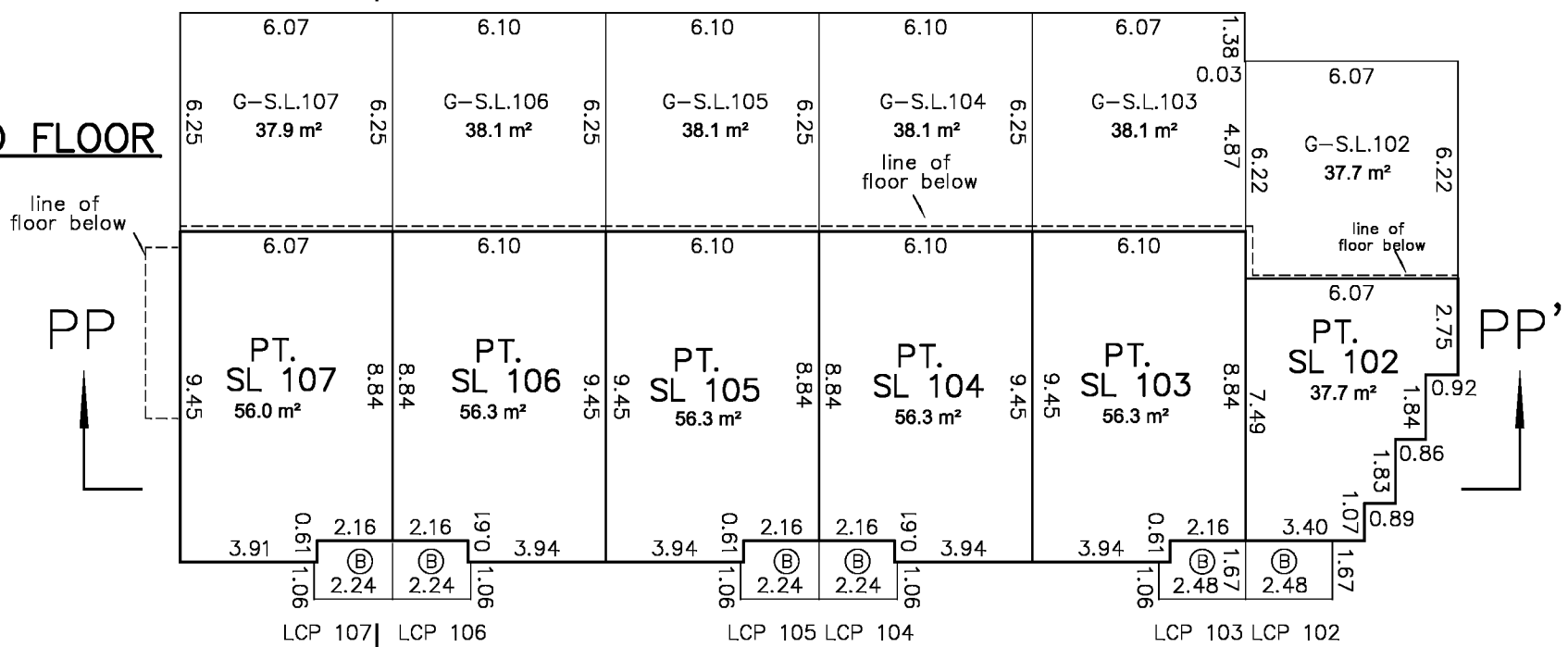


Section arrows on this plan point in the direction of view.

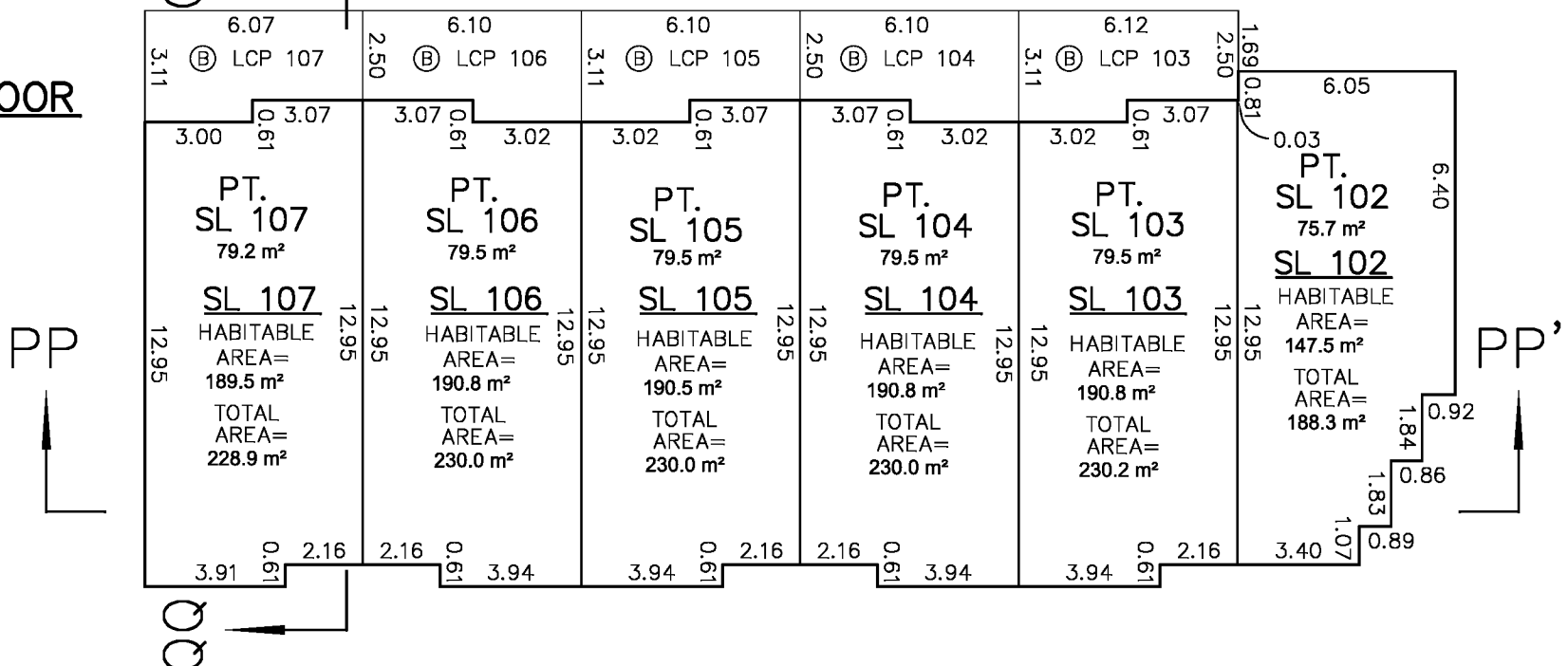
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Note: Strata lot boundaries are midway between the surfaces of the structural portions of the walls, floors and ceilings. All angles deflect by multiples of 45 degrees unless specified otherwise.

Height Boundary Statement: All patios and decks are defined as to height by the center of the floor above or its extensions, or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.

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Lorin Levac, BCLS 881
the 8th day of April, 2016.

BUILDING 4

SCALE 1:200



(All distances are in metres)

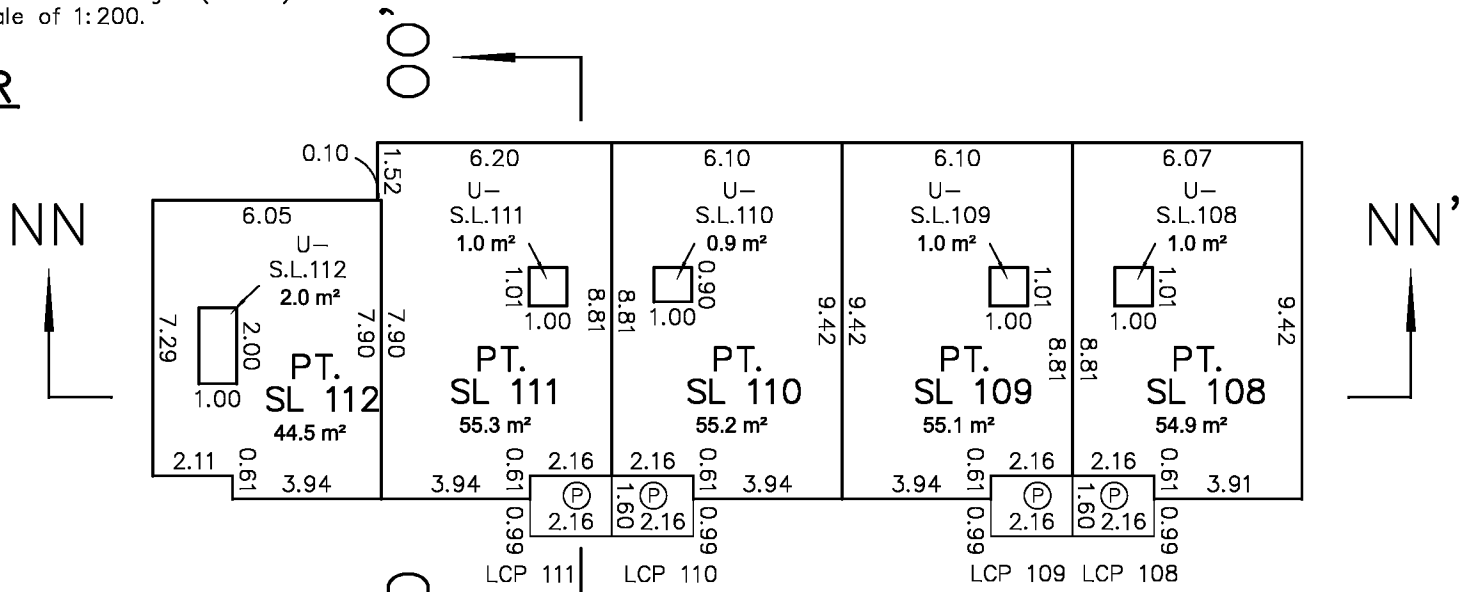
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200.

SHEET 4 OF 7 SHEETS

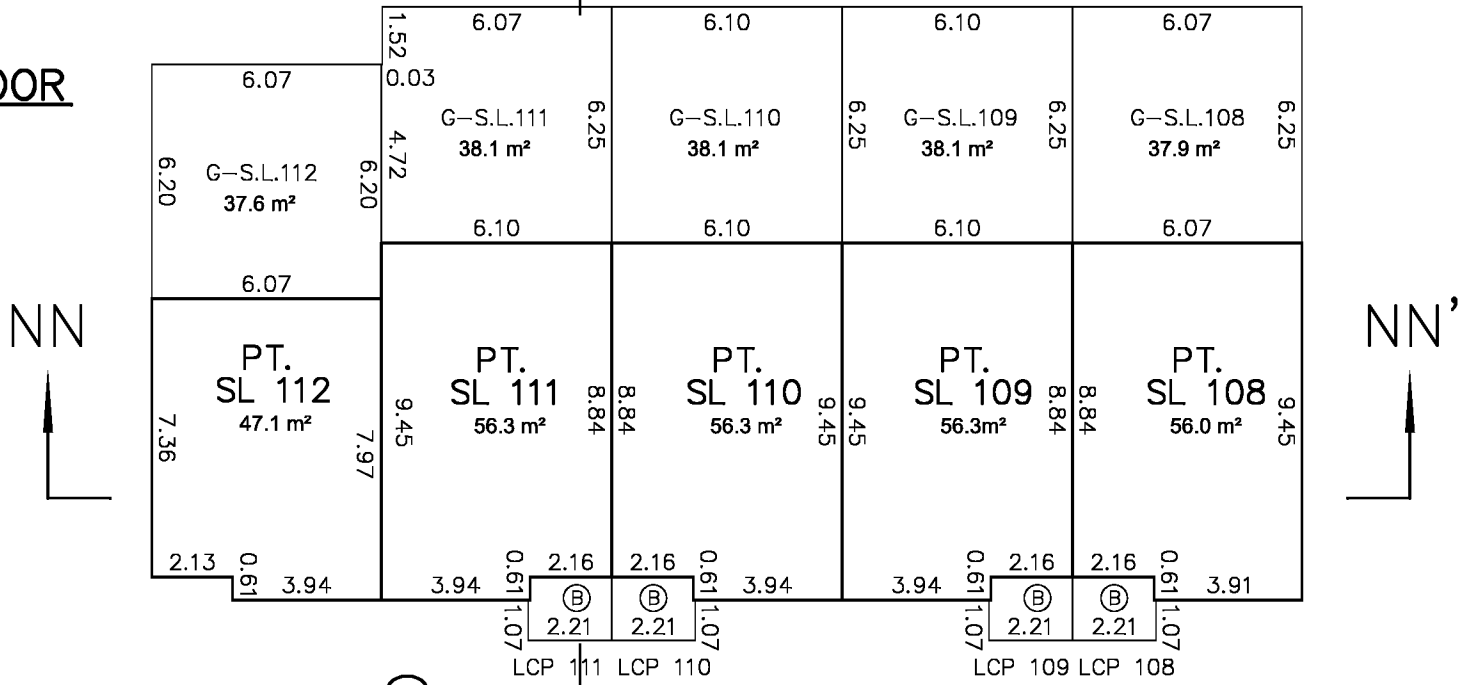
STRATA PLAN EPS1264 PHASE FIVE

Section arrows on this plan point in the direction of view.

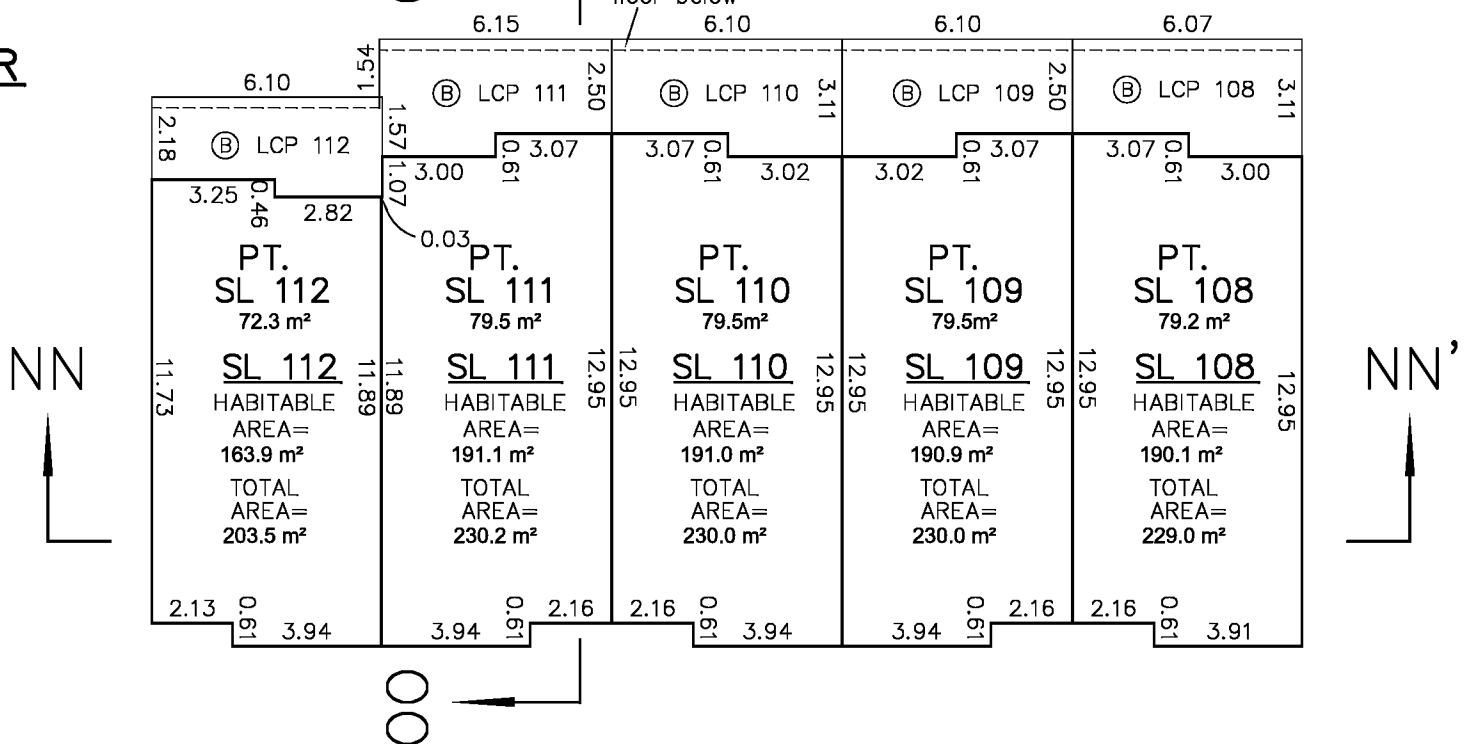
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Note: Strata lot boundaries are midway between the surfaces of the structural portions of the walls, floors and ceilings. All angles deflect by multiples of 45 degrees unless specified otherwise.

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SECTIONS
SCALE 1:200

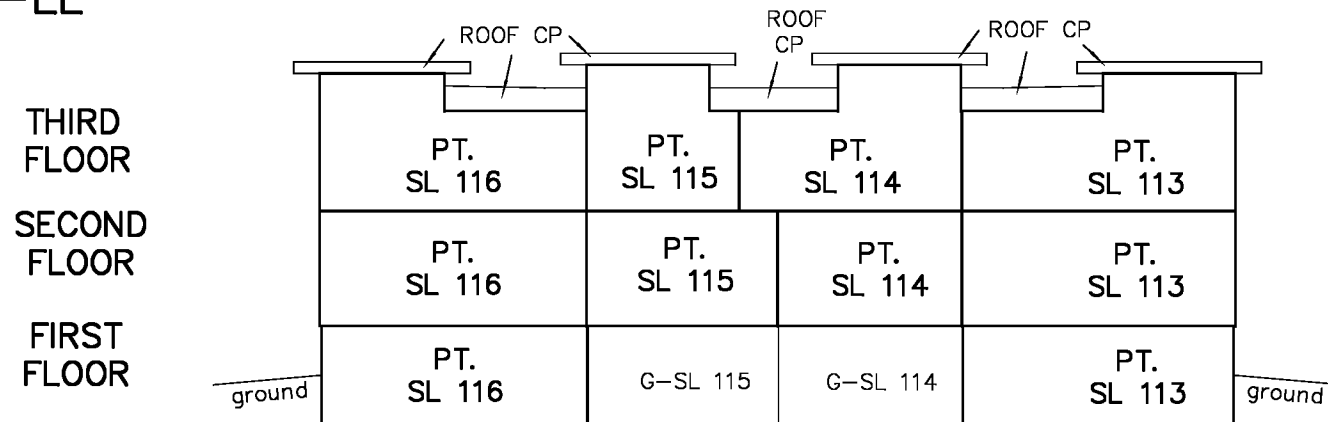
SHEET 6 OF 7 SHEETS
STRATA PLAN EPS1264
PHASE FIVE



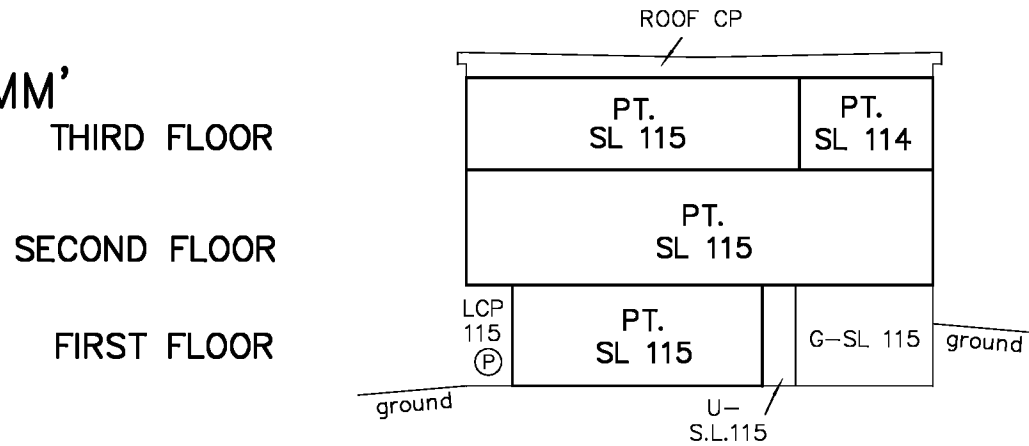
(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:200.

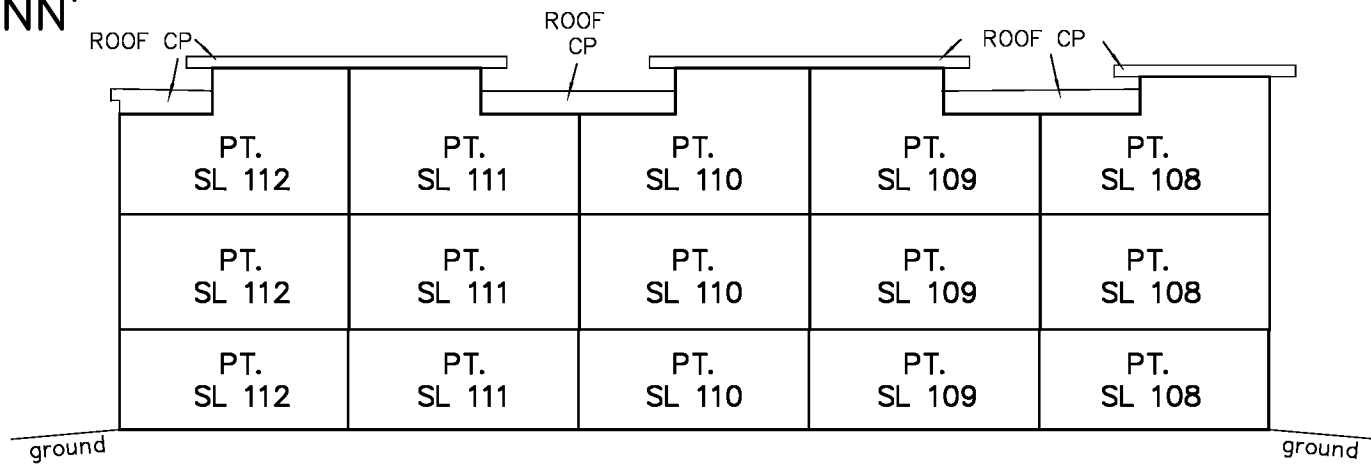
BUILDING 20
SECTION LL-LL'



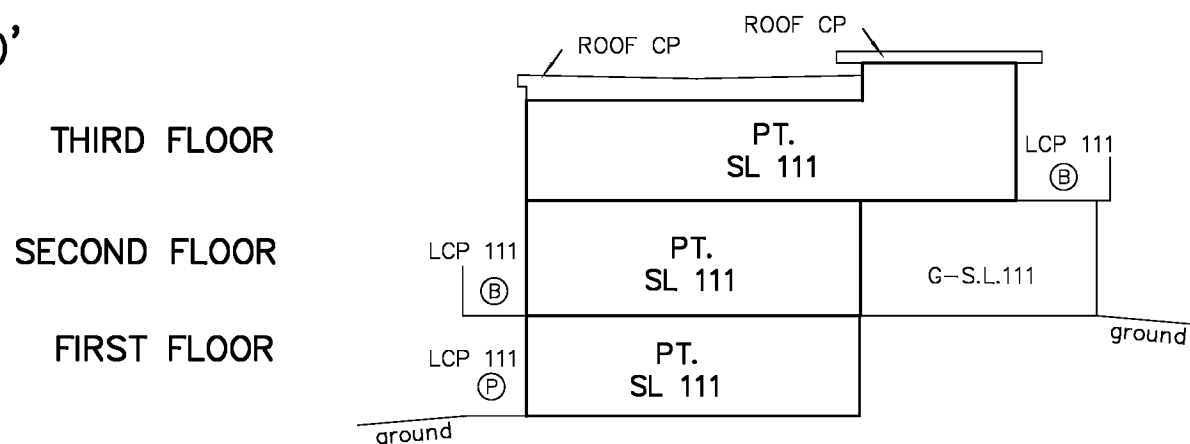
BUILDING 20
SECTION MM-MM'



BUILDING 4
SECTION NN-NN'



BUILDING 4
SECTION OO-OO'



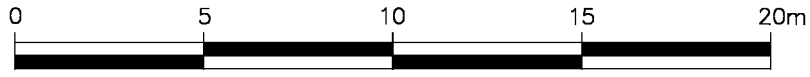
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SECTIONS
SCALE 1:200

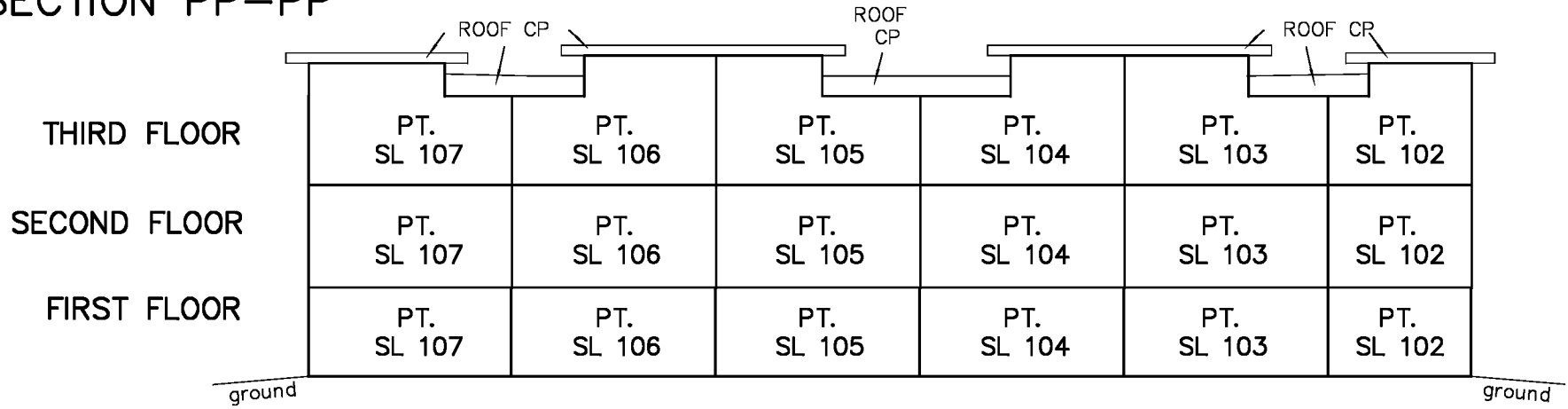
SHEET 7 OF 7 SHEETS
STRATA PLAN EPS1264
PHASE FIVE



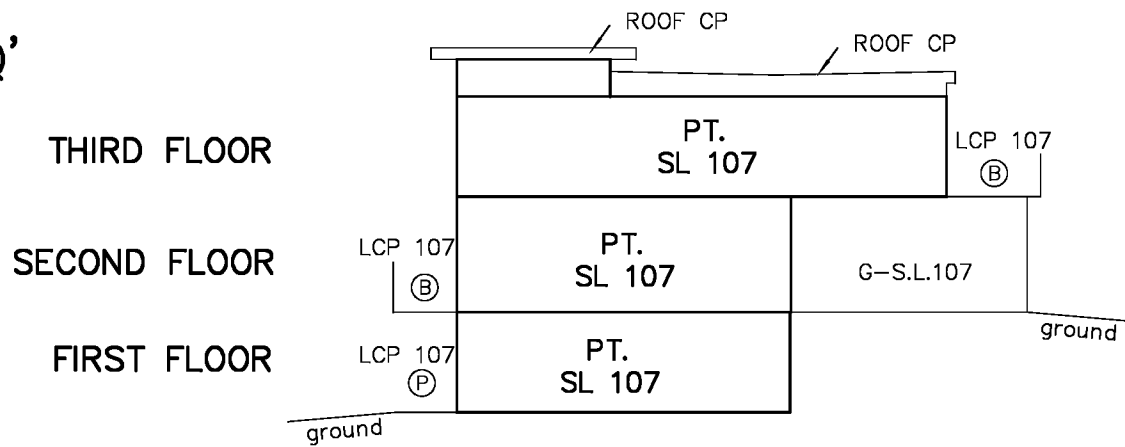
(All distances are in metres)

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BUILDING 3
SECTION PP-PP'



BUILDING 3
SECTION QQ-QQ'



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