

16500A1

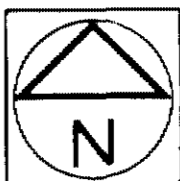
SHEET 1 OF 11 SHEETS

PHASED STRATA PLAN OF A PORTION OF LOT 1,
SECTION 28, BLOCK 5 NORTH, RANGE 1 WEST,
NEW WESTMINSTER DISTRICT, PLAN BCP12637

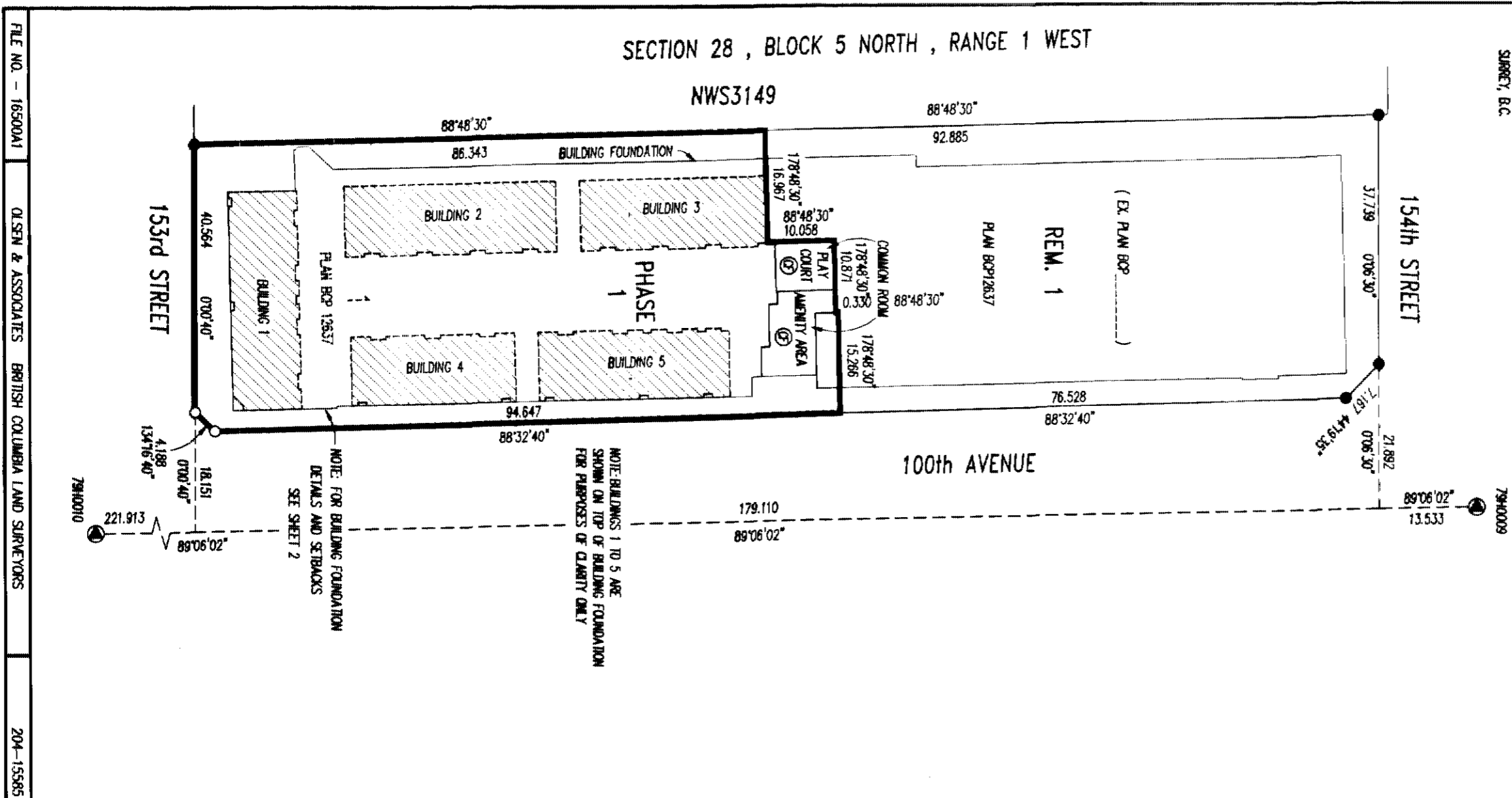
SCALE-1:750



INTEGRATED SURVEY AREA
No.1 (SURVEY) NA003 (CSRS)
B.C.G.S. 922017



CIVIC ADDRESS
15333 100th AVENUE
SURVEY, B.C.



NOTE: BUILDINGS 1 TO 5 ARE
SHOWN ON TOP OF BUILDING FOUNDATION
FOR PURPOSES OF CLARITY ONLY

NOTE: FOR BUILDING FOUNDATION
DETAILS AND SETBACKS
SEE SHEET 2

STRATA PLAN BCS 1537
PHASE 1

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C., OCT 5, 2005

Jan MacDonell
REGISTRAR

BX 378933-976

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

LEGEND

LOP	INDICATES	LIMITED COMMON PROPERTY
ST		STORAGE
sq.m.		SQUARE METRES
SL		STRATA LOT
PT		PART
⊙		COMMON PROPERTY
○		OLD IRON POST FOUND
●		IRON POST SET
□		OLD LEAD PLUG FOUND
◻		LEAD PLUG SET
⊗		OLD CONTROL MONUMENT FOUND
⊙		COMMON FACILITY

STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY
BY THE CORRECTION FACTOR 0.99999918.

GRID BEARINGS ARE DERIVED FROM OLD
CONTROL MONUMENTS 79H00009 AND 79H00010

I, RON ESSON, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN
HAVE NOT, AS OF July 29, 2005, BEEN
PREVIOUSLY OCCUPIED

* SECTION 241 (2) PROVIDES THAT THE ENDORSEMENT MUST
BE DATED NOT MORE THAN 180 DAYS BEFORE THE DATE THE
STRATA PLAN IS TENDERED FOR DEPOSIT.

I, RON ESSON, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY:
1 THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN
ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND
THAT IS THE SUBJECT OF THE STRATA PLAN SUBJECT
TO CLAUSE 2 OF THIS ENDORSEMENT.
2 THAT CERTAIN PARTS OF THE BUILDINGS ARE NOT
WITHIN THE EXTERNAL BOUNDARIES BUT APPROPRIATE
AND NECESSARY EASEMENTS OR OTHER INTERESTS
ARE REGISTERED UNDER NO. BX378933
AS SET OUT IN SECTION 244 (1) (f) OF THE
STRATA PROPERTY ACT.

DATE: September 5, 2005
R. Esson B. C. L. S.

I, RON ESSON, A BRITISH COLUMBIA LAND SURVEYOR,
OF SURVEY, 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 31st DAY OF
August, 2005. THE PLAN WAS COMPLETED
AND CHECKED AND THE CHECKLIST FILED UNDER 136751,
ON THE 5th DAY OF September, 2005.

FILE NO. - 16500A1
CLSEN & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
204-15585 24th AVENUE, SURVEY, B.C. V4A 2J4
PHONE: 531-4067
B.C.L.S.

16500A2

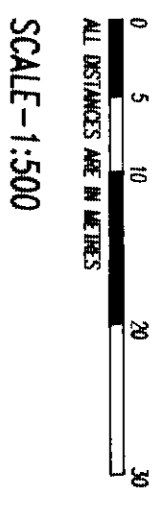
SHEET 2 OF 11 SHEETS

FOUNDATION DETAIL

154th STREET

STRATA PLAN BCS 1537

PHASE 1



I CERTIFY THAT THE COMMON FACILITY (COMMON ROOM) WHICH ACCORDING TO THE PHASED STRATA PLAN DECLARATION IN FORM P FILED FOR THIS STRATA PLAN WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAS BEEN PROVIDED FOR IN ACCORDANCE WITH SECTION 225 (2) OF THE STRATA PROPERTY ACT

DATE: September 30, 2005
APPROVING OFFICER FOR THE CITY OF SURREY: [Signature]

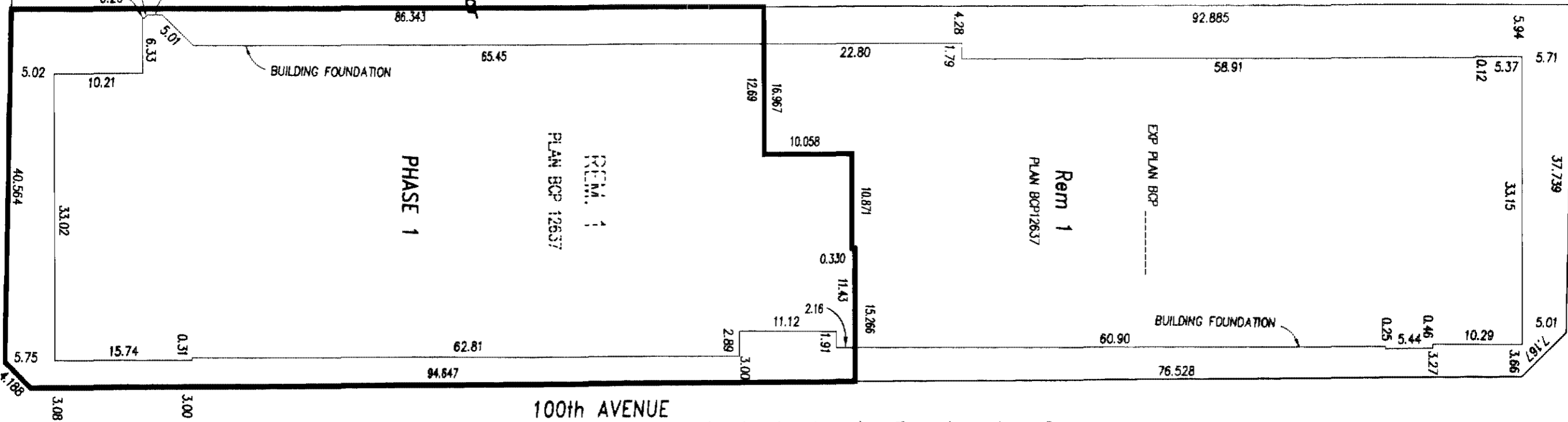
THE CITY OF SURREY AS HOLDER OF COVENANT BMS660226 HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN

AUTHORIZED SIGNATORY: D.W. McCallum, Mayor
AUTHORIZED SIGNATORY: Margaret Jones, City Clerk

WITNESS: [Signature]
ADDRESS AND OCCUPATION OF WITNESS: _____

APPROVED AS PHASE 1 OF A 2 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT

DATE: September 30, 2005
APPROVING OFFICER FOR THE CITY OF SURREY: [Signature]



MORTGAGEE: MONROSE MORTGAGE CORPORATION LTD. (INC. NO. A53471)

AUTHORIZED SIGNATORY: [Signature] Holly A. Dreiger, Vice President
Oksana C.A. Choptiany, Assistant Treasurer

WITNESS: [Signature] Jaime Feakes
ADDRESS AND OCCUPATION OF WITNESS: _____

Administrative Assistant
110-200 Graham Ave.
Winnipeg, MB

OWNER: EMERSON HOMES (GUILDFORD) LTD., INC. No.679326

AUTHORIZED SIGNATORY: [Signature] David Rind

WITNESS: [Signature] Mandy Bauman

ADDRESS AND OCCUPATION OF WITNESS: _____
200-1055 West Loebgic
Kamron, S.C.
[Signature]

MORTGAGEE: CONST CAPITAL SAVINGS CREDIT UNION

AUTHORIZED SIGNATORY: [Signature] Dave Benson
AUTHORIZED SIGNATORY: [Signature] Dean Sonnenberg

WITNESS: [Signature] Mandy Chpn
ADDRESS AND OCCUPATION OF WITNESS: _____

ADMINISTRATOR
300-5611 Cooney Rd
Richmond, BC

DATED THIS 5th DAY OF Sept. 2005
B.C.L.S. [Signature]

16500A3

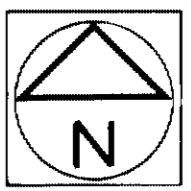
SHEET 3 OF 11 SHEETS

FLOOR PLANS

STRATA PLAN BCS /537

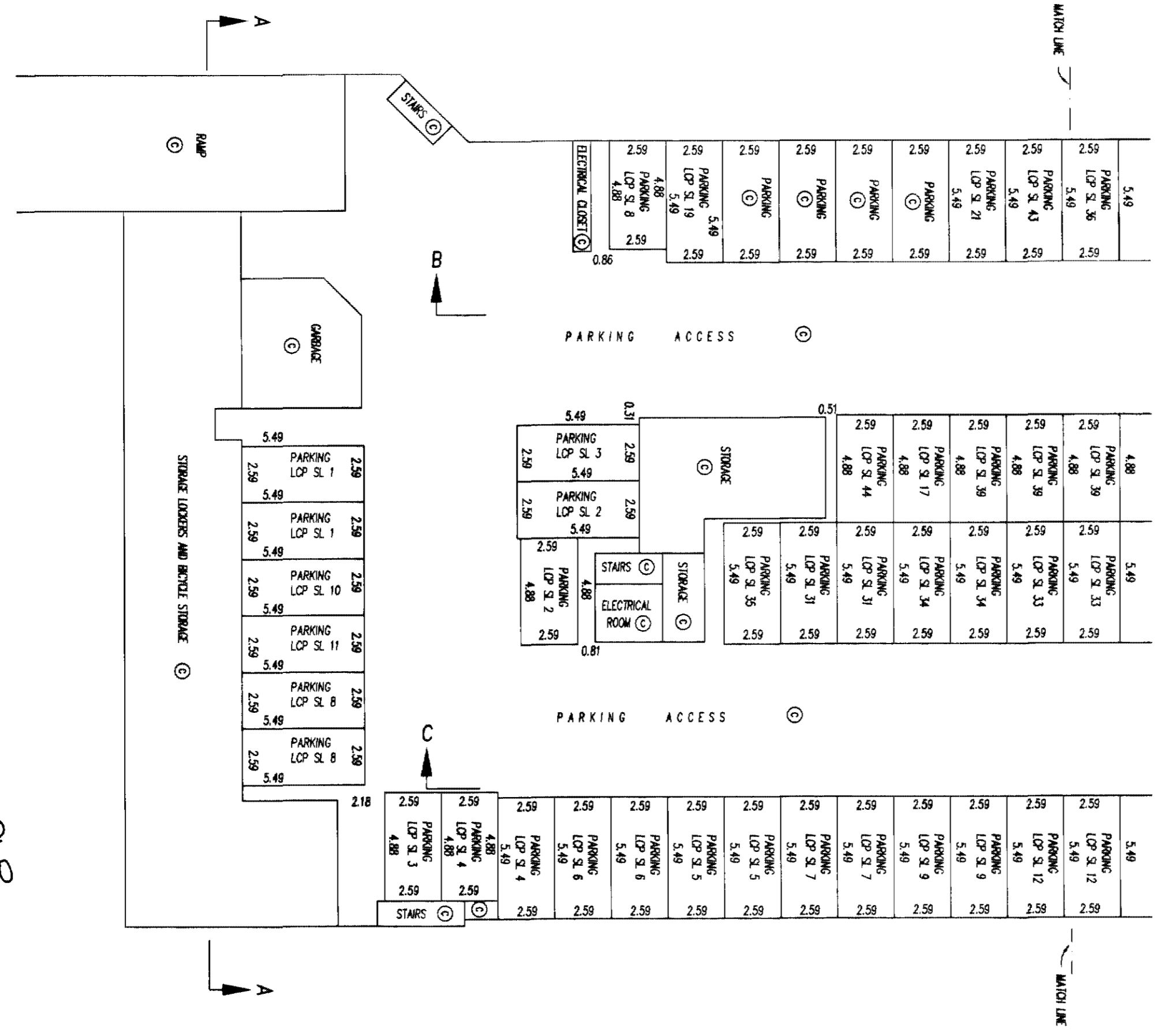
SCALE 1: 200
0 5 10 15
ALL DISTANCES IN METRES

PHASE 1



AMENDED PURSUANT TO Sec. 25B
STRATA PROPERTY ACT.
OCT 5, 2005. SEE BX 492107
AND AMENDED SHEET 3A.
BASEMENT FLOOR
(WEST)

SEE SHEET 4



DATED THIS 5th DAY OF Sept. 2005
B.C.L.S.

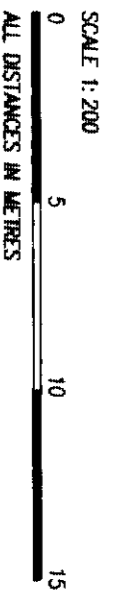
16500A3A

AMENDED SHEET 3 A SHEET 3 OF 11 SHEETS

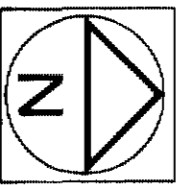
EXPLANATORY PLAN TO AMEND STRATA PLAN BCS /5372
TO DESIGNATE LIMITED COMMON PROPERTY FOR THE
BENEFIT OF STRATA LOTS 46, 57, 74 AND 88
PURSUANT TO SECTION 258 STRATA PROPERTY ACT.

STRATA PLAN BCS /537

PHASE 1



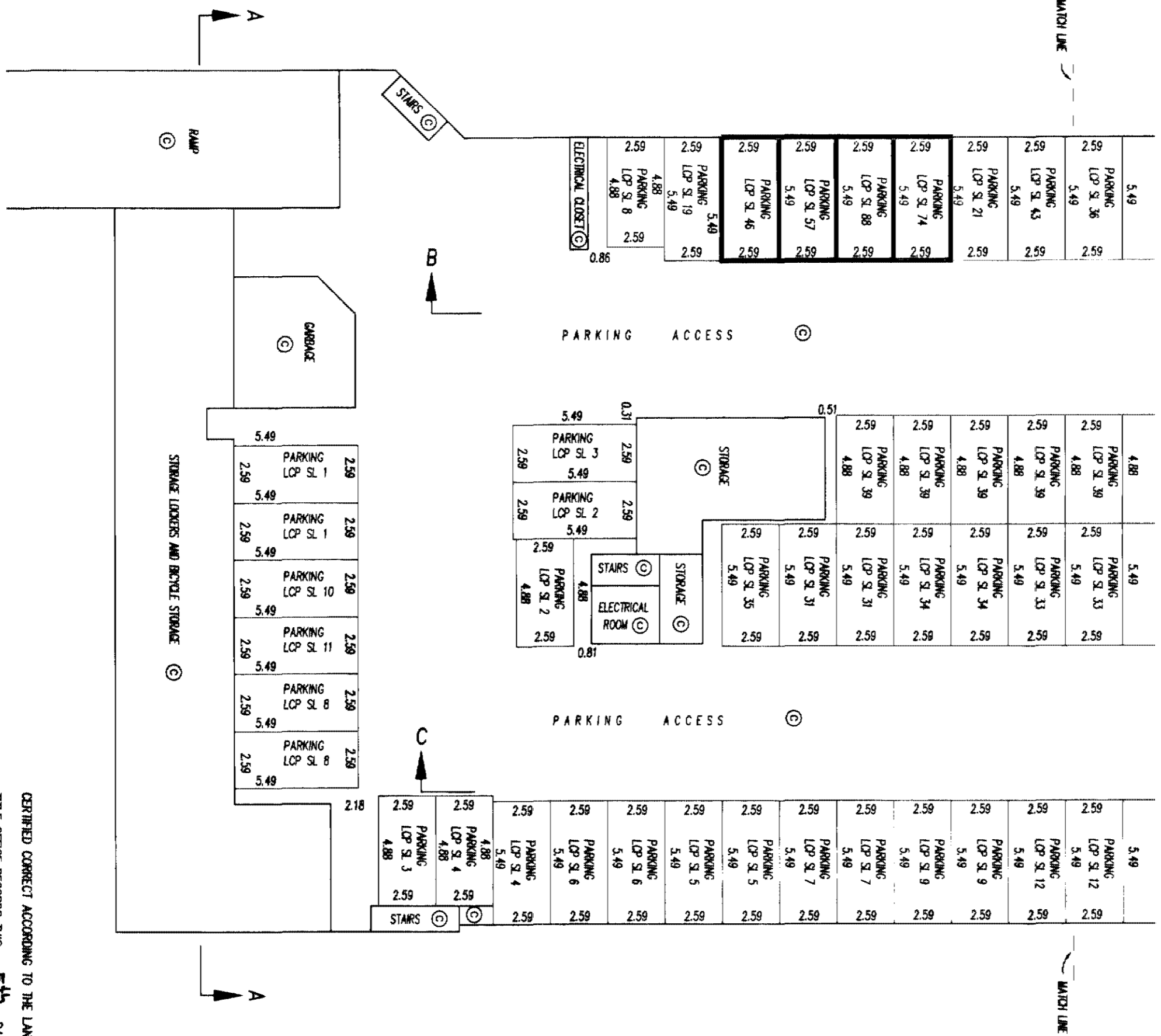
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C., OCT 5, 2005



BASEMENT FLOOR
(WEST)

Jan. MacDavid
Bx 492 107
REGISTRAR

SEE SHEET 4



CERTIFIED CORRECT ACCORDING TO THE LAND
TITLE OFFICE RECORDS THIS 5th DAY
OF September, 2005

ECP No. *92000* B.C.L.S.

1650044

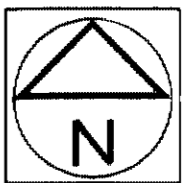
SHEET 4 OF 11 SHEETS

FLOOR PLANS

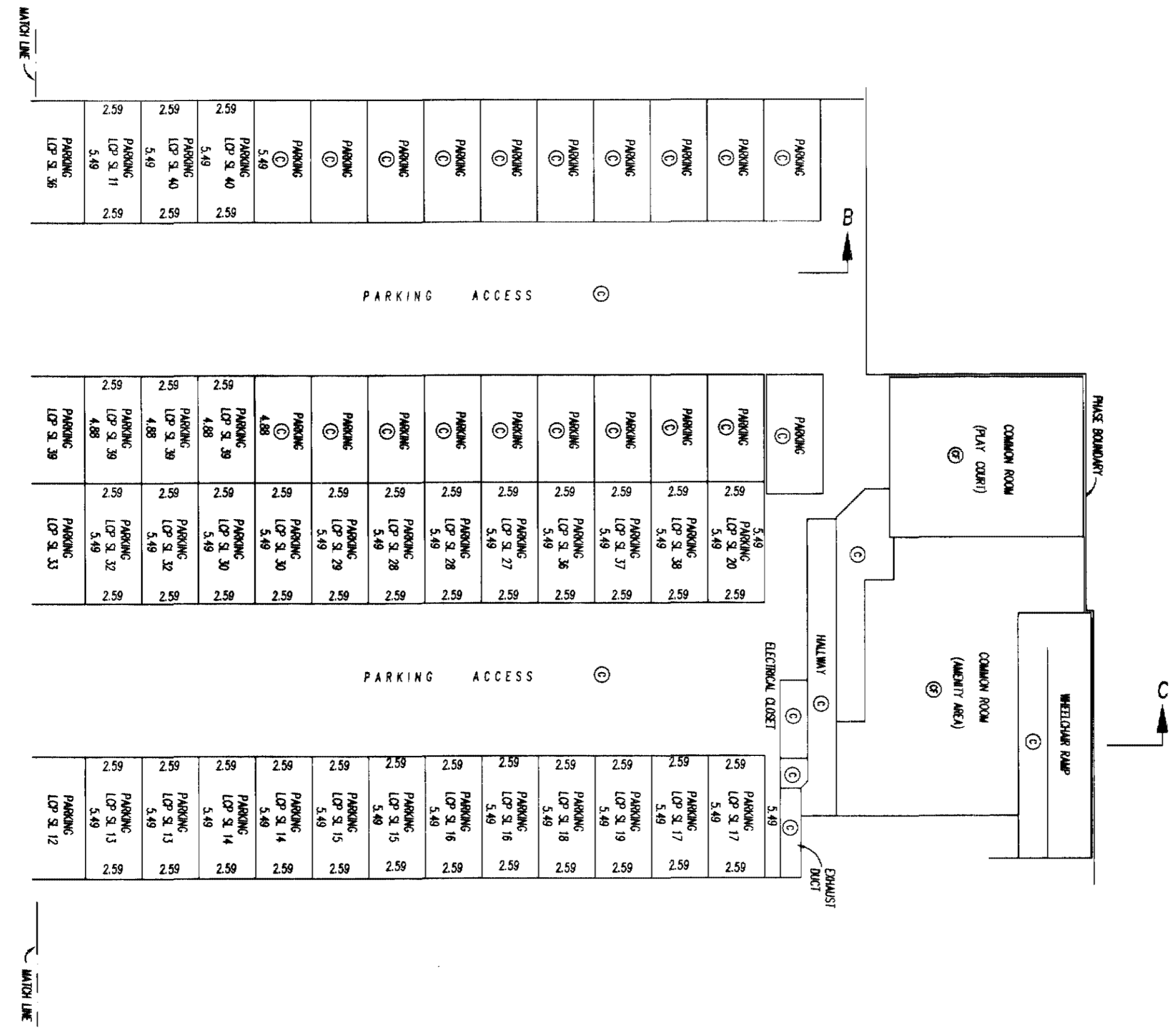
STRATA PLAN BCS 1537

SCALE 1: 200
0 5 10 15
ALL DISTANCES IN METRES

PHASE 1



BASEMENT FLOOR (EAST)



SEE SHEET 3

DATED THIS 5th DAY OF Sept. 2005

[Signature]

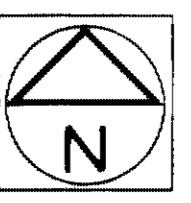
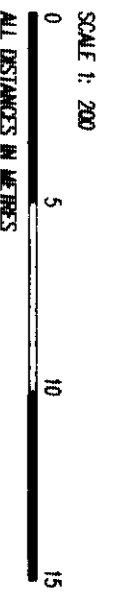
R.C.L.S.

1650045

SHEET 5 OF 11 SHEETS

FLOOR PLANS

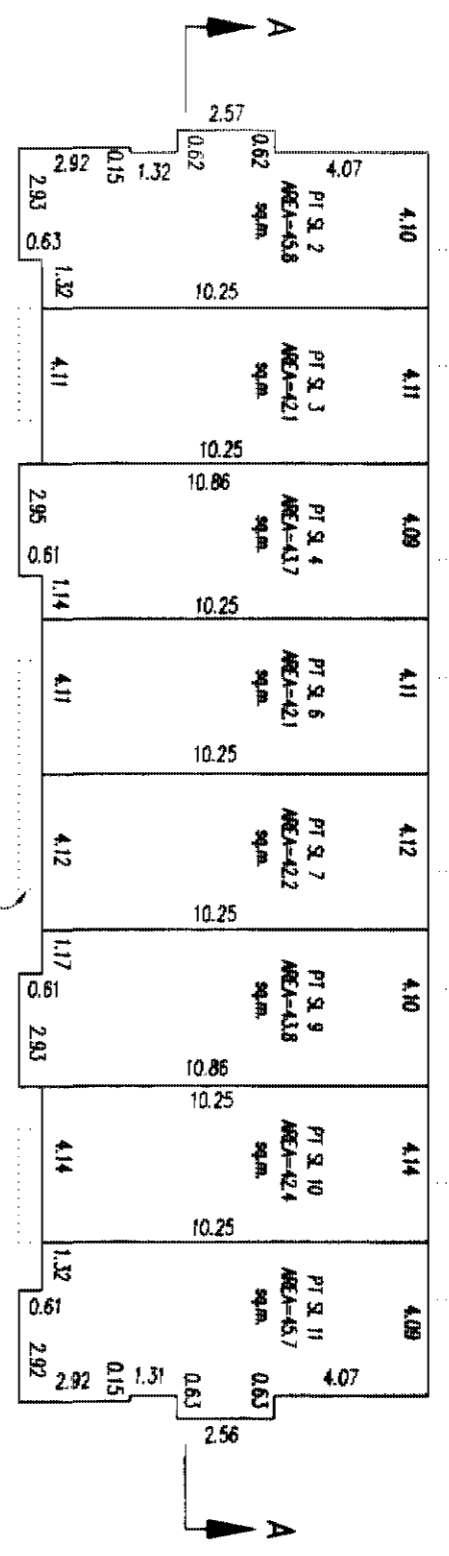
STRATA PLAN BCS 1537



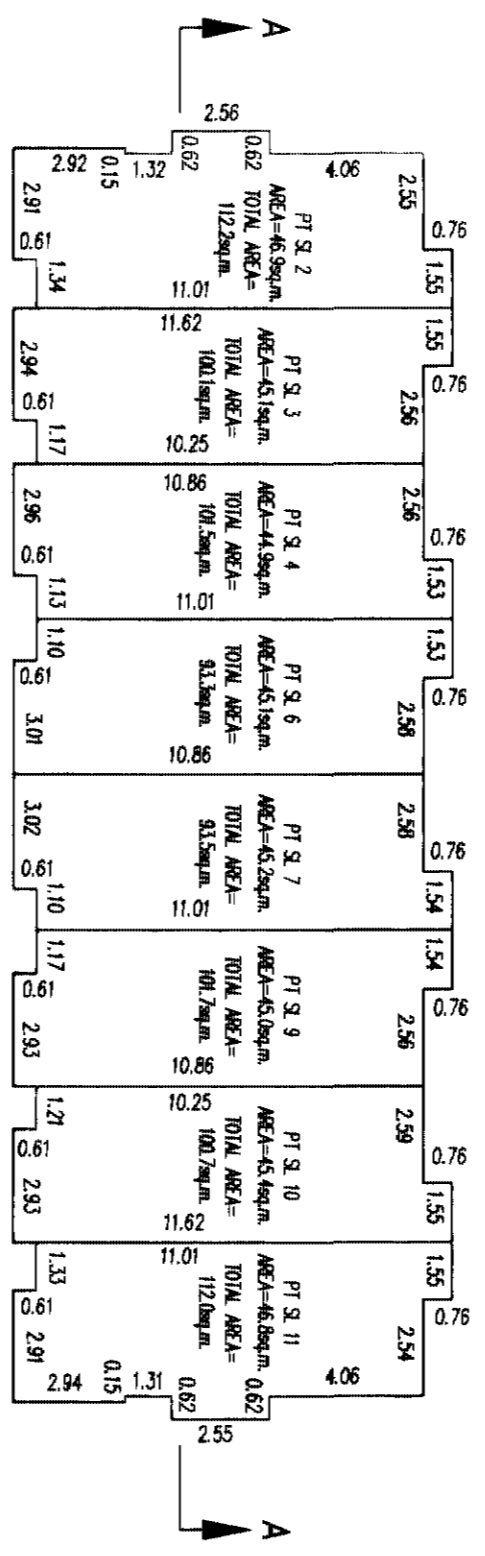
PHASE 1

BUILDING 1

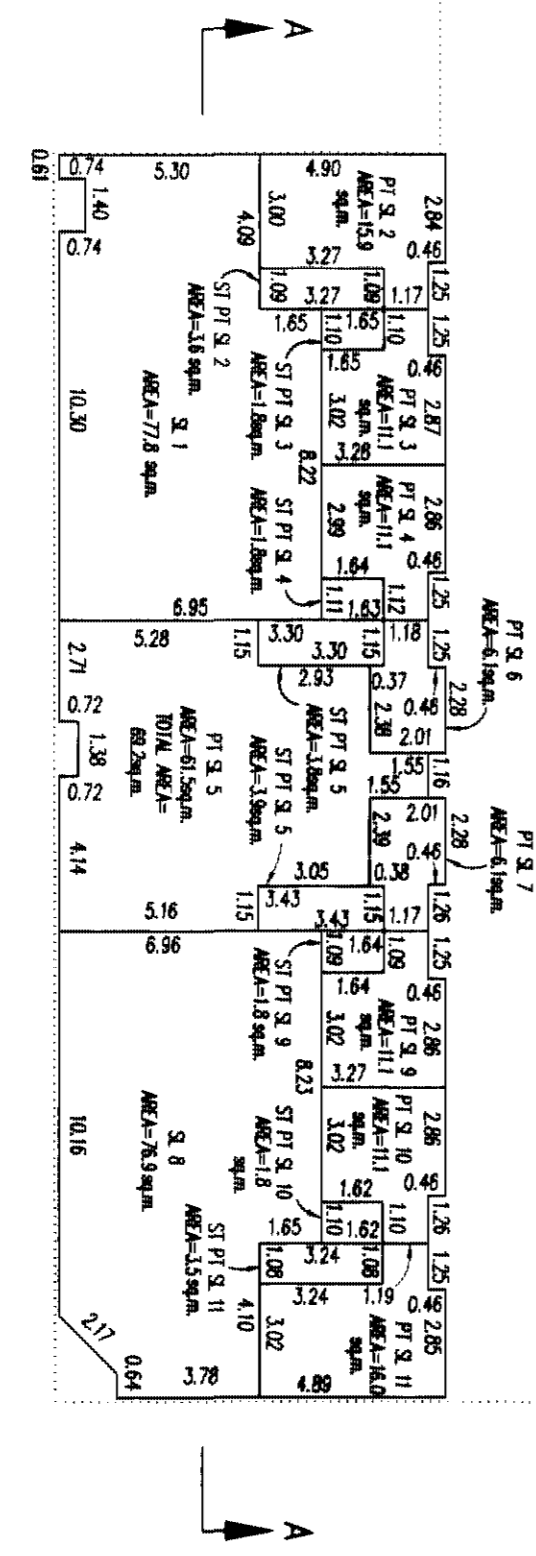
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



DATED THIS Sun DAY OF Sept. 2005

R.C.L.S.

[Signature]

1650006

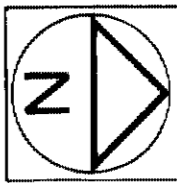
SHEET 6 OF 11 SHEETS

FLOOR PLANS

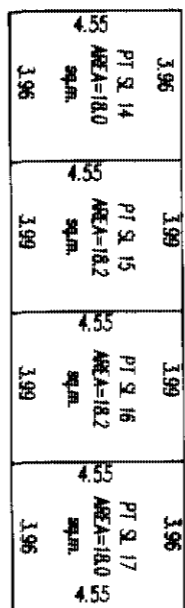
STRATA PLAN BCS 1537

PHASE 1

SCALE 1: 200

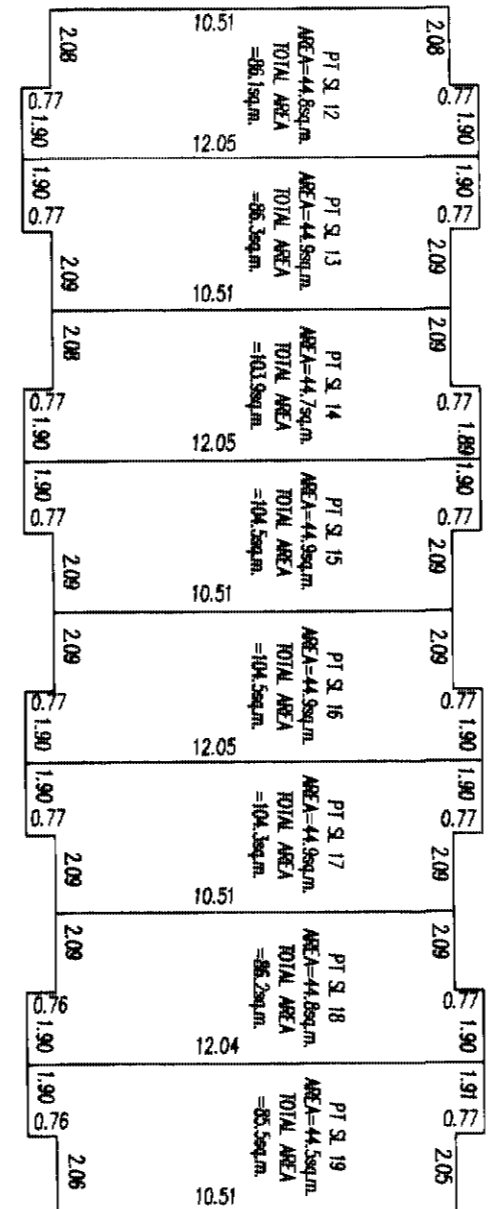


BUILDING 2
THIRD FLOOR

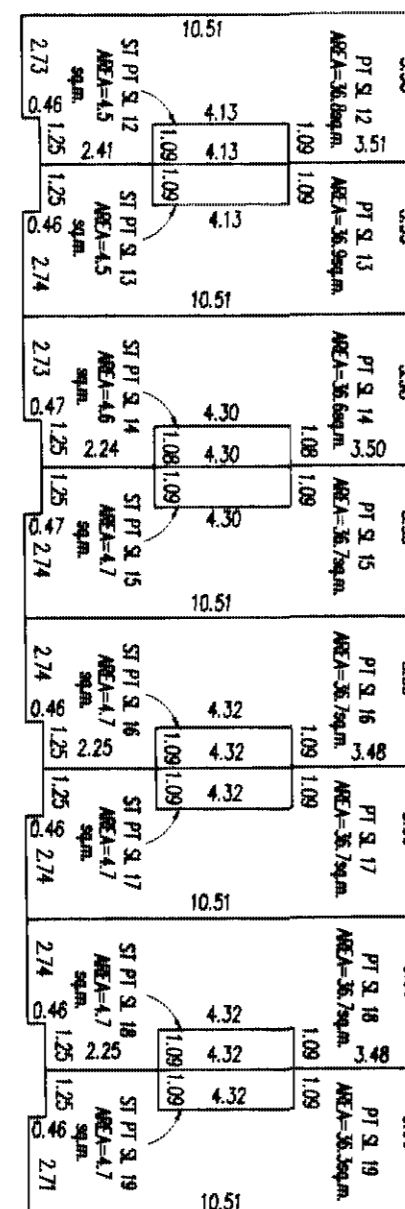


PERIMETER OF FLOOR BELOW

SECOND FLOOR



GROUND FLOOR



DATED THIS

5th

DAY OF

Sept.

2005

R.C.L.S.

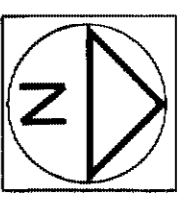
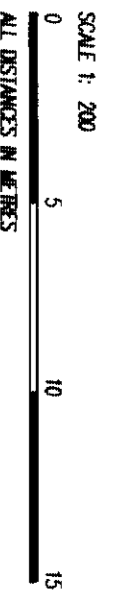
Handwritten signature

16500A7

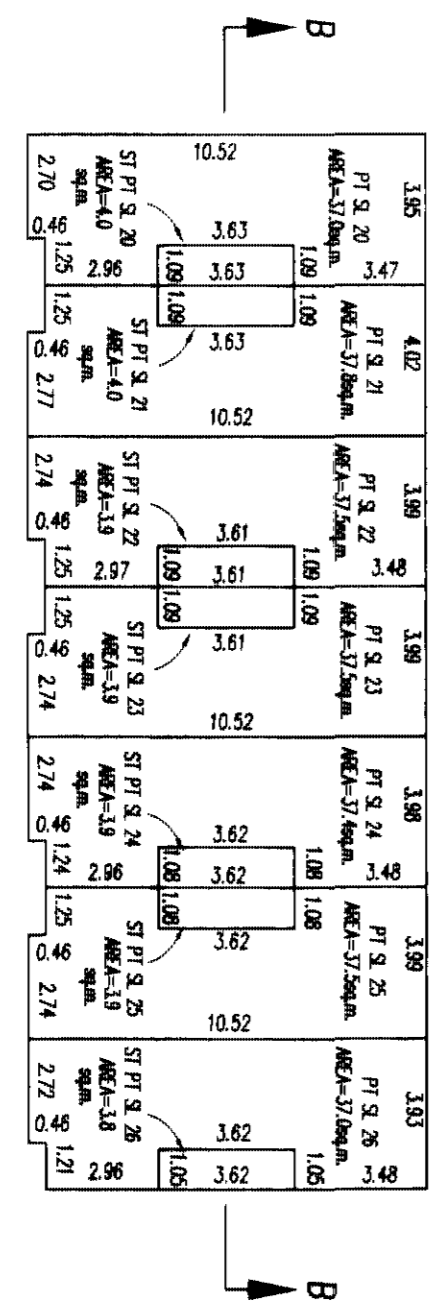
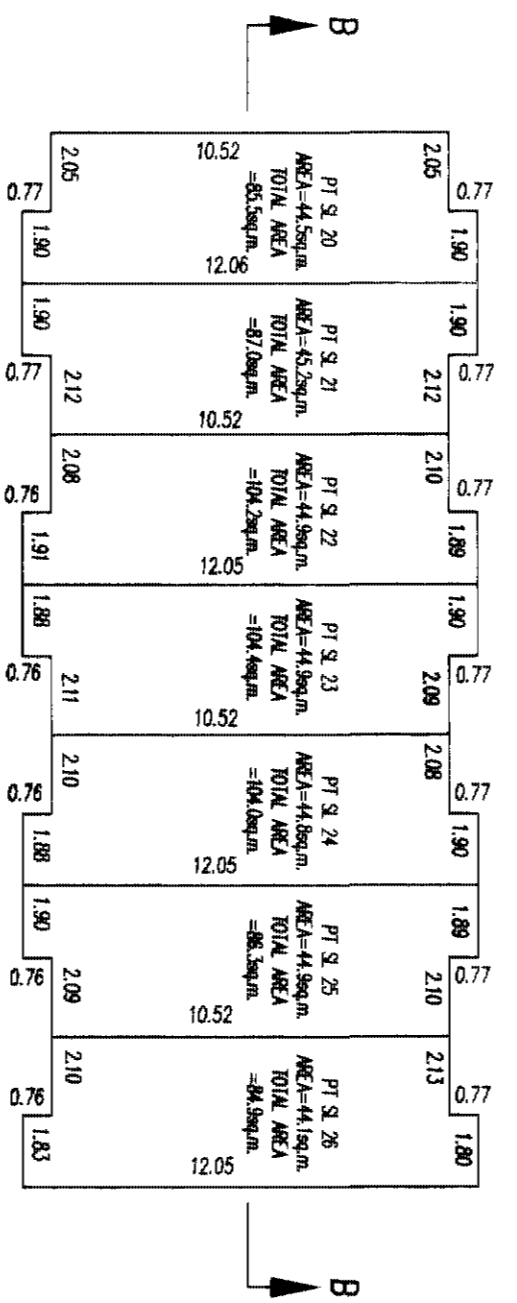
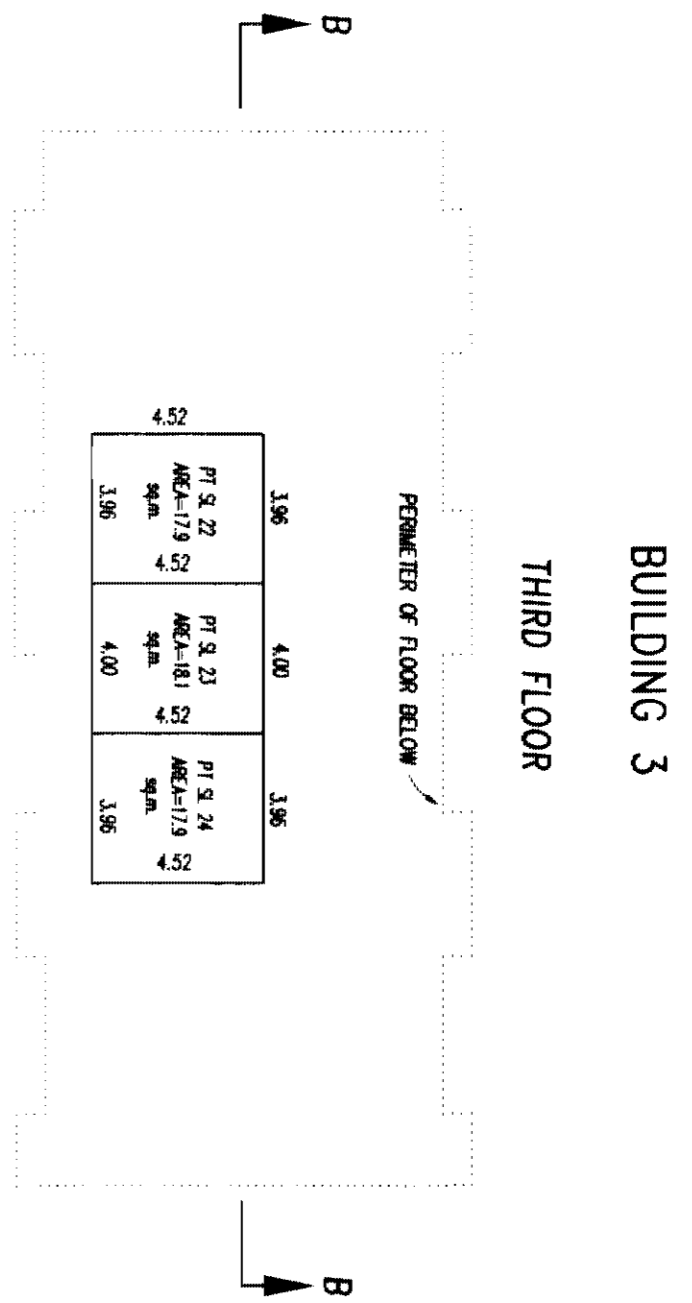
SHEET 7 OF 11 SHEETS

FLOOR PLANS

STRATA PLAN BCS 1537



PHASE 1



DATED THIS 5th DAY OF Sept. 2005

RJE

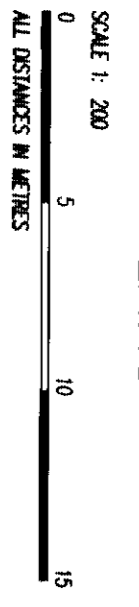
B.C.L.S.

1650048

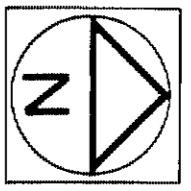
SHEET 8 OF 11 SHEETS

FLOOR PLANS

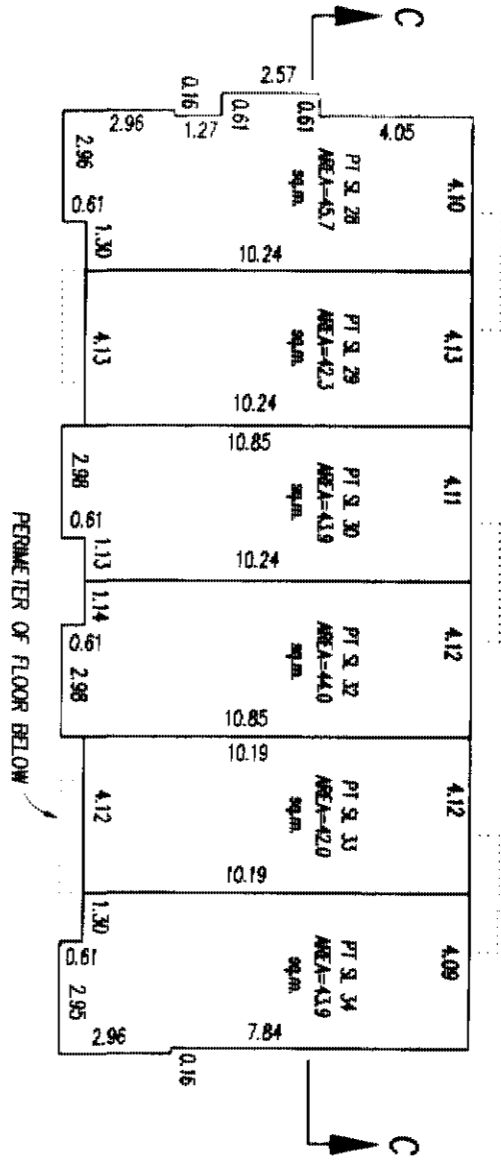
STRATA PLAN BCS /537



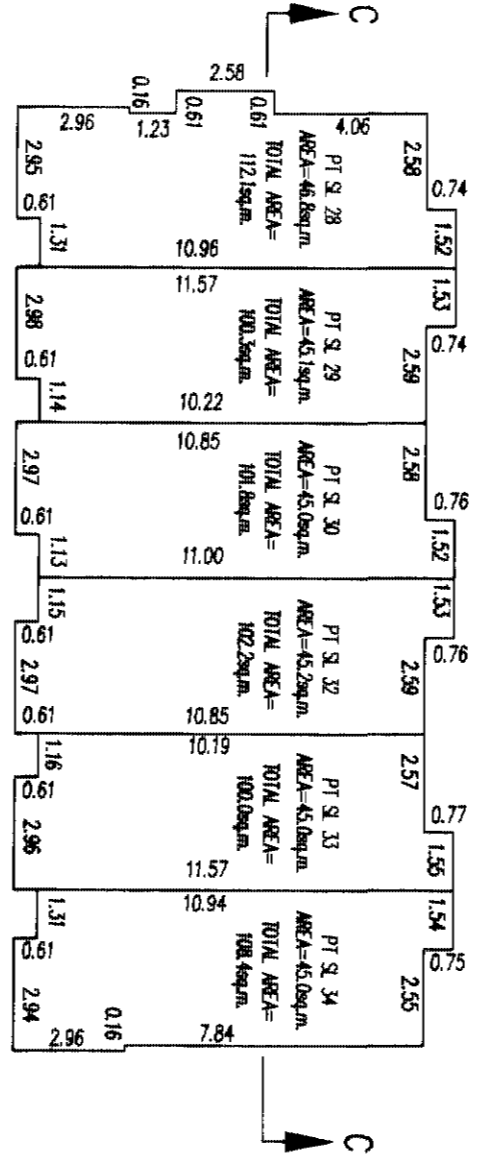
PHASE 1



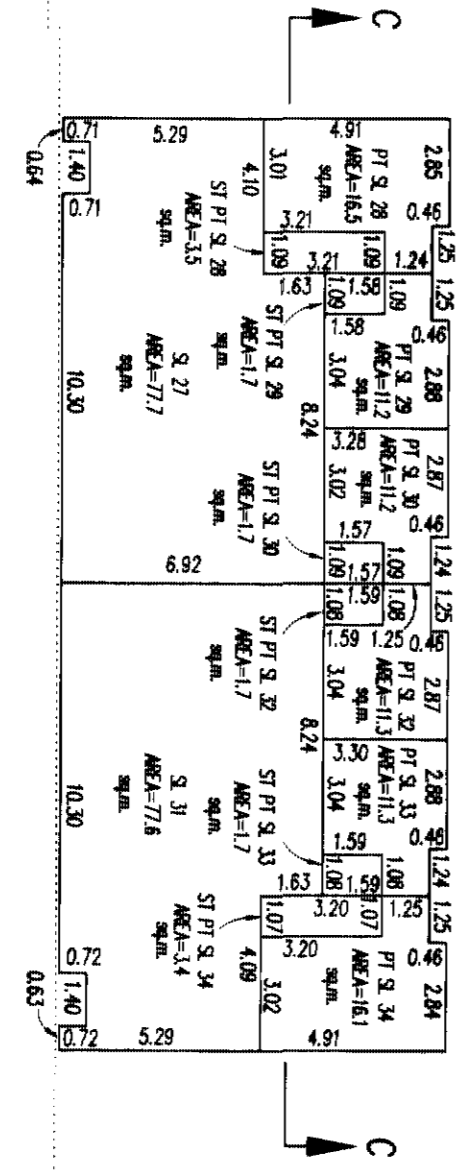
BUILDING 4



SECOND FLOOR



GROUND FLOOR



DATED THIS 5th DAY OF Sept. 2006

B.C.L.S.

1659049

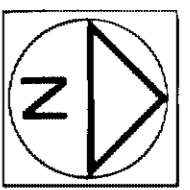
SHEET 9 OF 11 SHEETS

FLOOR PLANS

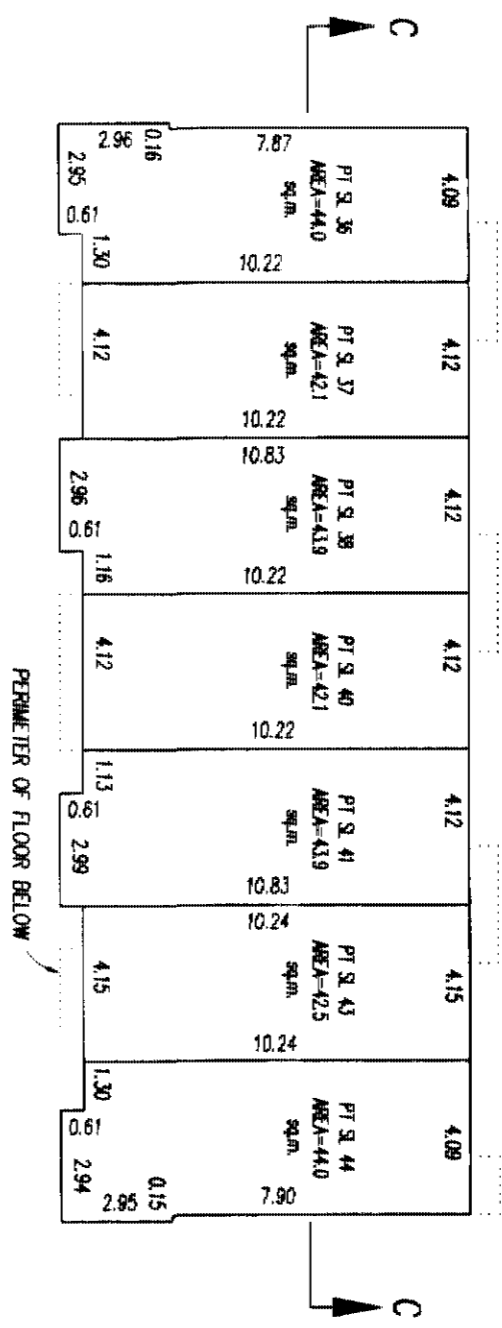
STRATA PLAN BCS 1537

SCALE 1: 200
0 5 10 15
ALL DISTANCES IN METRES

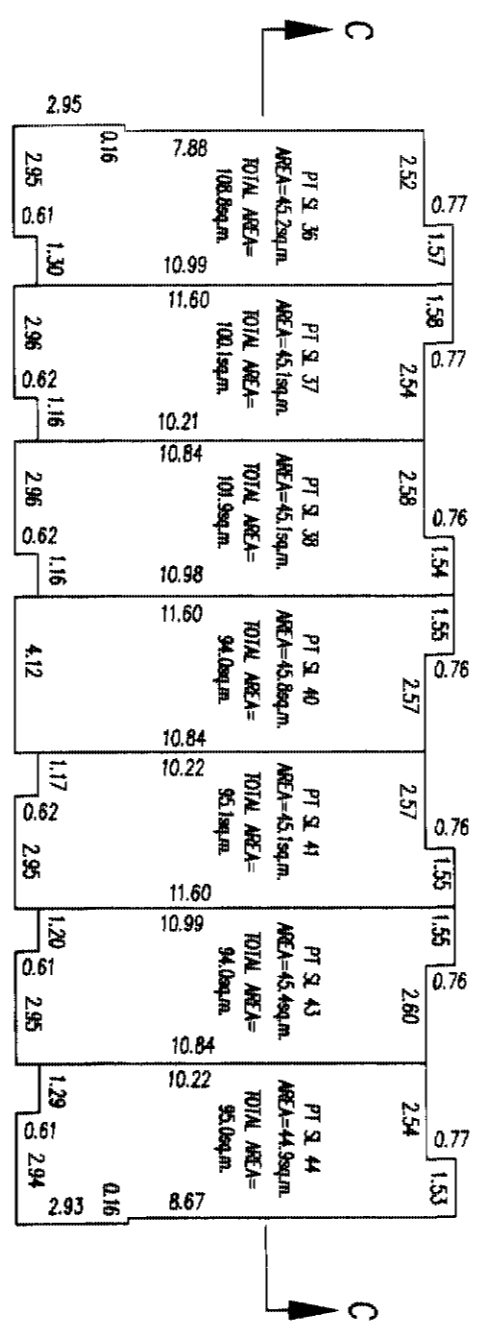
PHASE 1



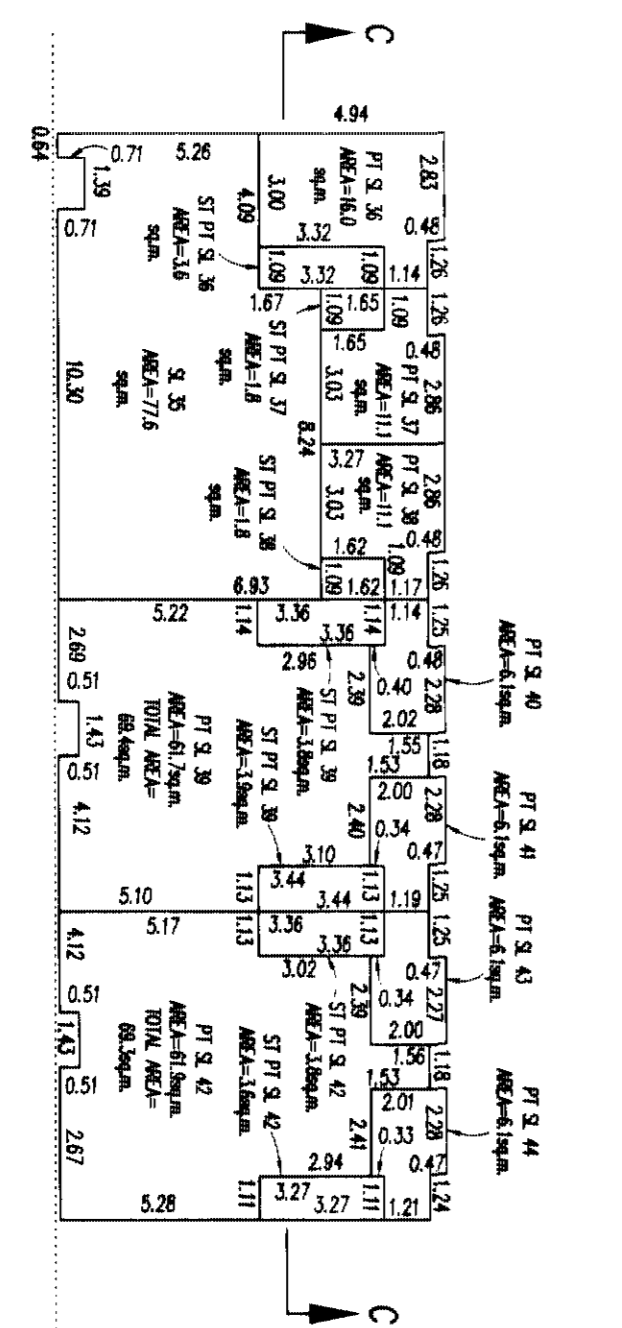
BUILDING 5 THIRD FLOOR



SECOND FLOOR



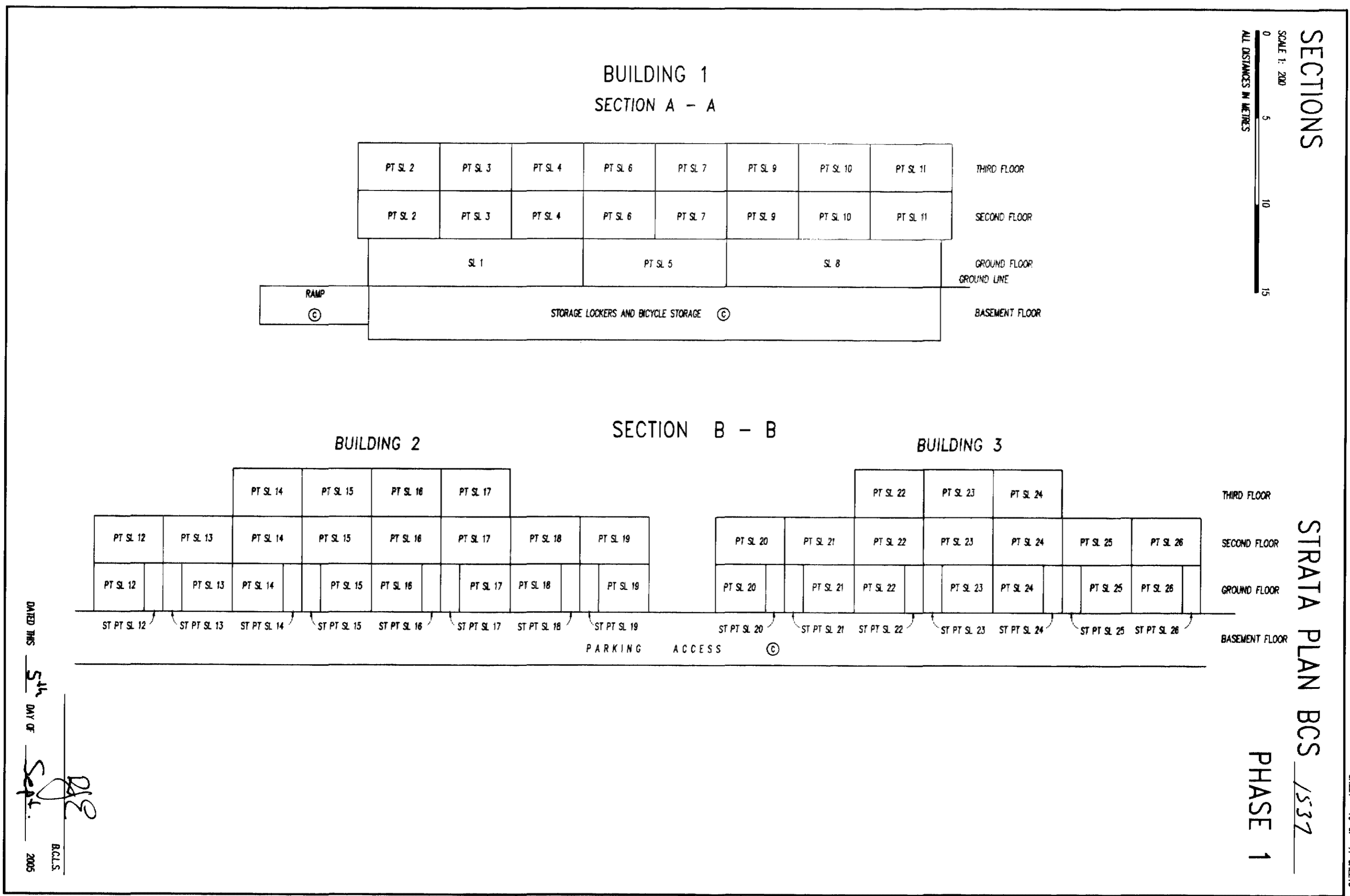
GROUND FLOOR

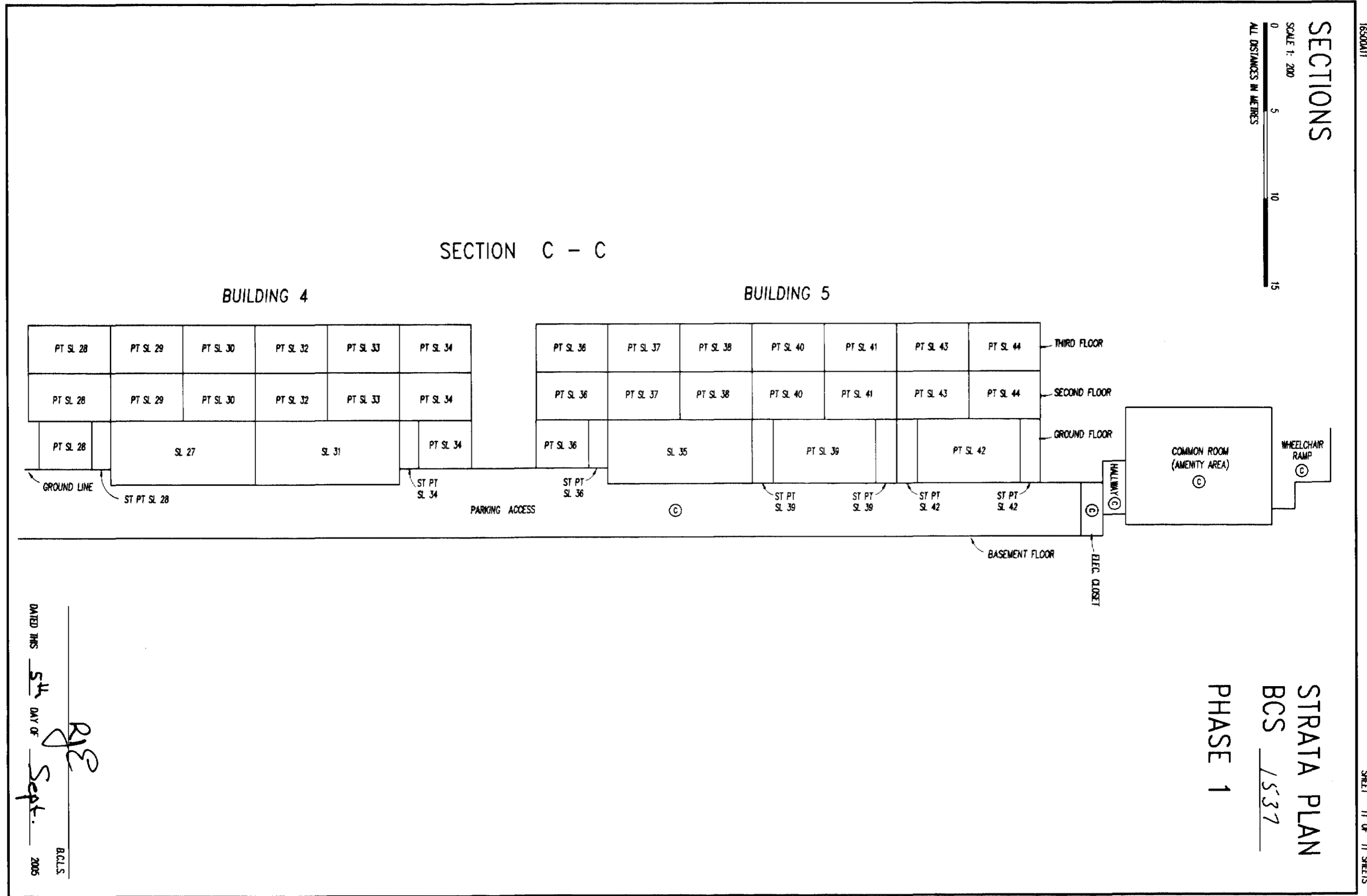


DATED THIS 5th DAY OF Sept. 2005

[Signature]

B.C.L.S.





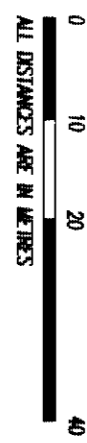
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SHEET 11 OF 11 SHEETS

71650081

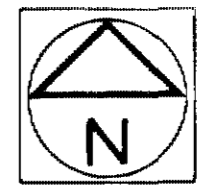
PHASED STRATA PLAN OF LOT 1, EXCEPT:
PHASE ONE STRATA PLAN BCS 1537
SECTION 28, BLOCK 5 NORTH, RANGE 1 WEST,
NEW WESTMINSTER DISTRICT, PLAN BCP12637

SCALE - 1:750

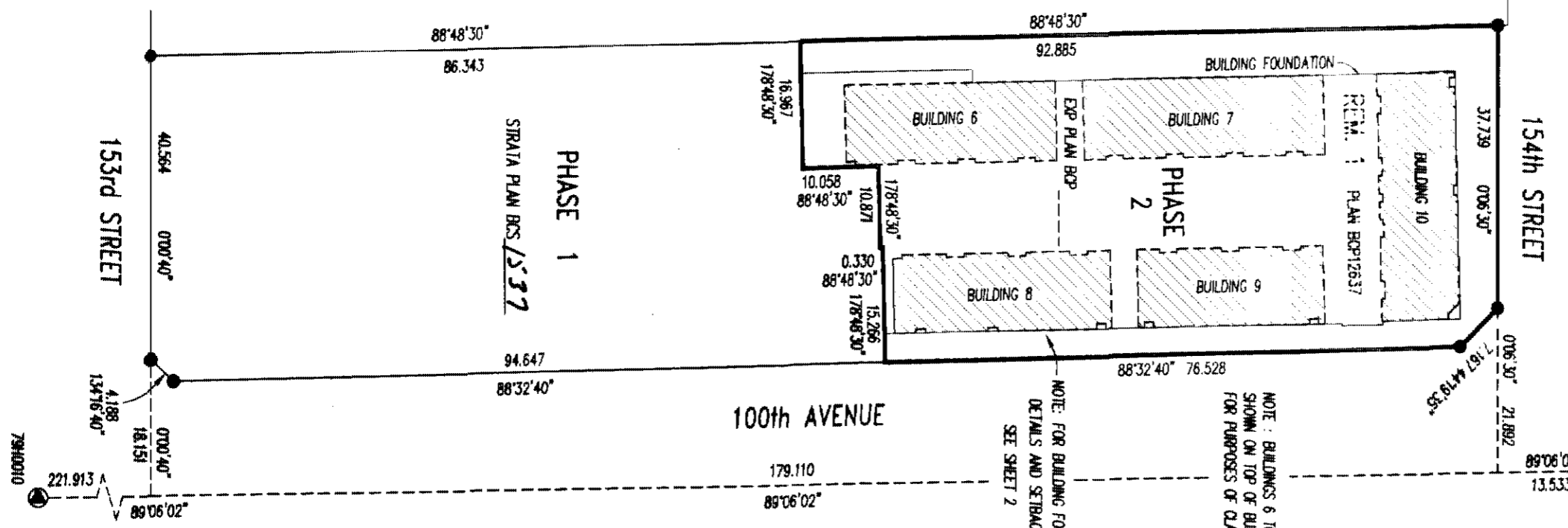


INTEGRATED SURVEY AREA
No.1 (SURVEY) MAJOR3 (CSRS)
B.C.G.S. 926017

CIVIC ADDRESS
1535 100th AVENUE
SURREY, B.C.



SECTION 28, BLOCK 5 NORTH, RANGE 1 WEST
STRATA PLAN NWP3149



NOTE: BUILDINGS 6 TO 10 ARE SHOWN ON TOP OF BUILDING FOUNDATION FOR PURPOSES OF CLARITY ONLY

NOTE: FOR BUILDING FOUNDATION DETAILS AND SETBACKS SEE SHEET 2

STRATA PLAN BCS 1537
PHASE 2

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C., Oct 5, 2005

Mr. W. Donald
REGISTRAR

BX 378983 - BX 379026

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

- LEGEND
LOP INDICATES LIMITED COMMON PROPERTY
ST STORAGE
sq.m. SQUARE METRES
SL STRATA LOT
PT PART
COMMON PROPERTY
OLD IRON POST FOUND
IRON POST SET
OLD LEAD PLUG FOUND
LEAD PLUG SET
OLD CONTROL MONUMENT FOUND
COMMON FACILITY

STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY BY THE CORRECTION FACTOR 0.99995918.

GRID BEARINGS ARE DERIVED FROM OLD CONTROL MONUMENTS 79H0009 AND 79H0010

I, RON ESSON, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN HAVE NOT, AS OF July 29, 2005, BEEN PREVIOUSLY OCCUPIED

* SECTION 241 (2) PROVIDES THAT THE ENDORSEMENT MUST BE DATED NOT MORE THAN 180 DAYS BEFORE THE DATE THE STRATA PLAN IS TENDERED FOR DEPOSIT.

I, RON ESSON, 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.
DATE: September 5, 2005

I, RON ESSON, 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 31st DAY OF August, 2005. THE PLAN WAS COMPLETED AND CHECKED AND THE CHECKLIST FILED UNDER 136754, ON THE 5th DAY OF September, 2005.

FILE NO. - 165008 QISEN & ASSOCIATES BRITISH COLUMBIA LAND SURVEYORS 204-15585 24th AVENUE, SURREY, B.C. V4A 2J4 PHONE: 531-4067 B.C.L.S.

SHEET 1 OF 11 SHEETS

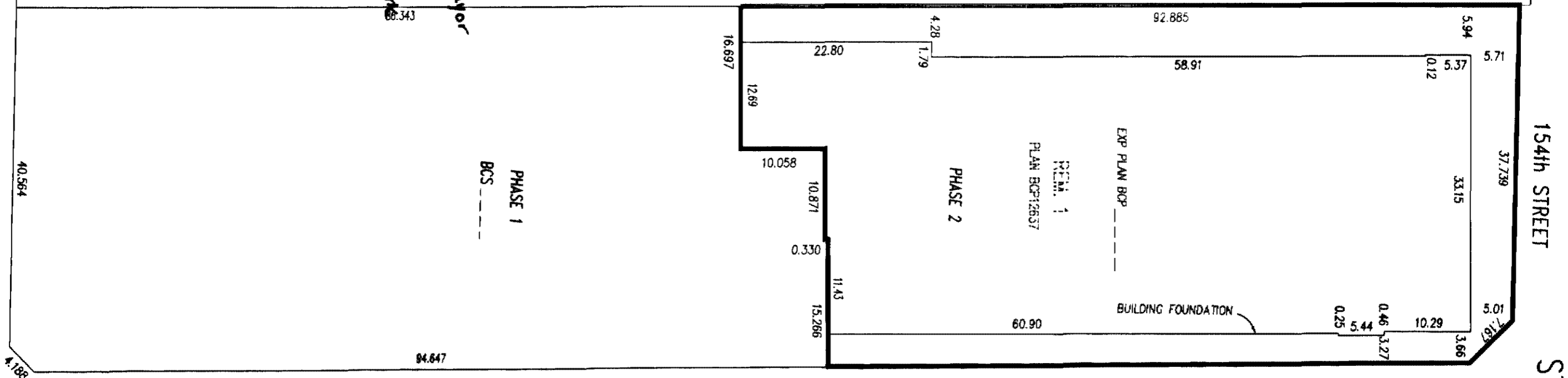
1650082

SHEET 2 OF 11 SHEETS

FOUNDATION DETAIL



SCALE - 1:500



STRATA PLAN BCS 1537

PHASE 2

MORTGAGE: MONROSE MORTGAGE CORPORATION LTD.
INC. No. A53471

Holly A. Dregger
AUTHORIZED SIGNATORY
Holly A. Dregger
Vice President

Okiana C.A. Choptiany
AUTHORIZED SIGNATORY
Okiana C.A. Choptiany
Assistant Treasurer

WITNESS: *J. Stebbles*
Jaime Feakes

ADDRESS AND OCCUPATION OF WITNESS:
Administrative Assistant
110 - 200 Graham Ave.
Winnipeg, MB

OWNER: EMERSON HOMES (GUILDERD) LTD., INC. No. 6793326

David Bird
AUTHORIZED SIGNATORY
David Bird

AUTHORIZED SIGNATORY

WITNESS: *Nancy Batters*
Nancy Batters

ADDRESS AND OCCUPATION OF WITNESS:
200 - east west keegan
Winnipeg, B.C.
Winnipeg

MORTGAGEE: COAST CAPITAL SAVINGS CREDIT UNION

Deane Benson
AUTHORIZED SIGNATORY
Deane Benson

AUTHORIZED SIGNATORY *Deane Benson*

WITNESS: *Nandy Chan*
NANDY CHAN

ADDRESS AND OCCUPATION OF WITNESS:
ADMINISTRATOR
300 - Ball Cooney RD
RICHMOND, BC

DATED THIS *5th* DAY OF *Sept* 2005
RJC
B.C.L.S.

THE CITY OF SURREY AS HOLDER OF COVENANT BMS60226 HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

D.W. McCallum
AUTHORIZED SIGNATORY
D.W. McCallum, Mayor

Margaret Jones
AUTHORIZED SIGNATORY
Margaret Jones, Clerk

WITNESS: *[Signature]*

ADDRESS AND OCCUPATION OF WITNESS:

APPROVED AS PHASE 2 OF A 2 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT

DATE: *September 30, 2005*

[Signature]
APPROVING OFFICER FOR THE CITY OF SURREY

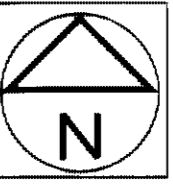
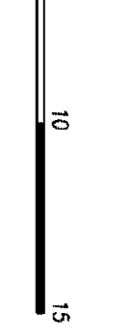
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SHEET 3 OF 11 SHEETS

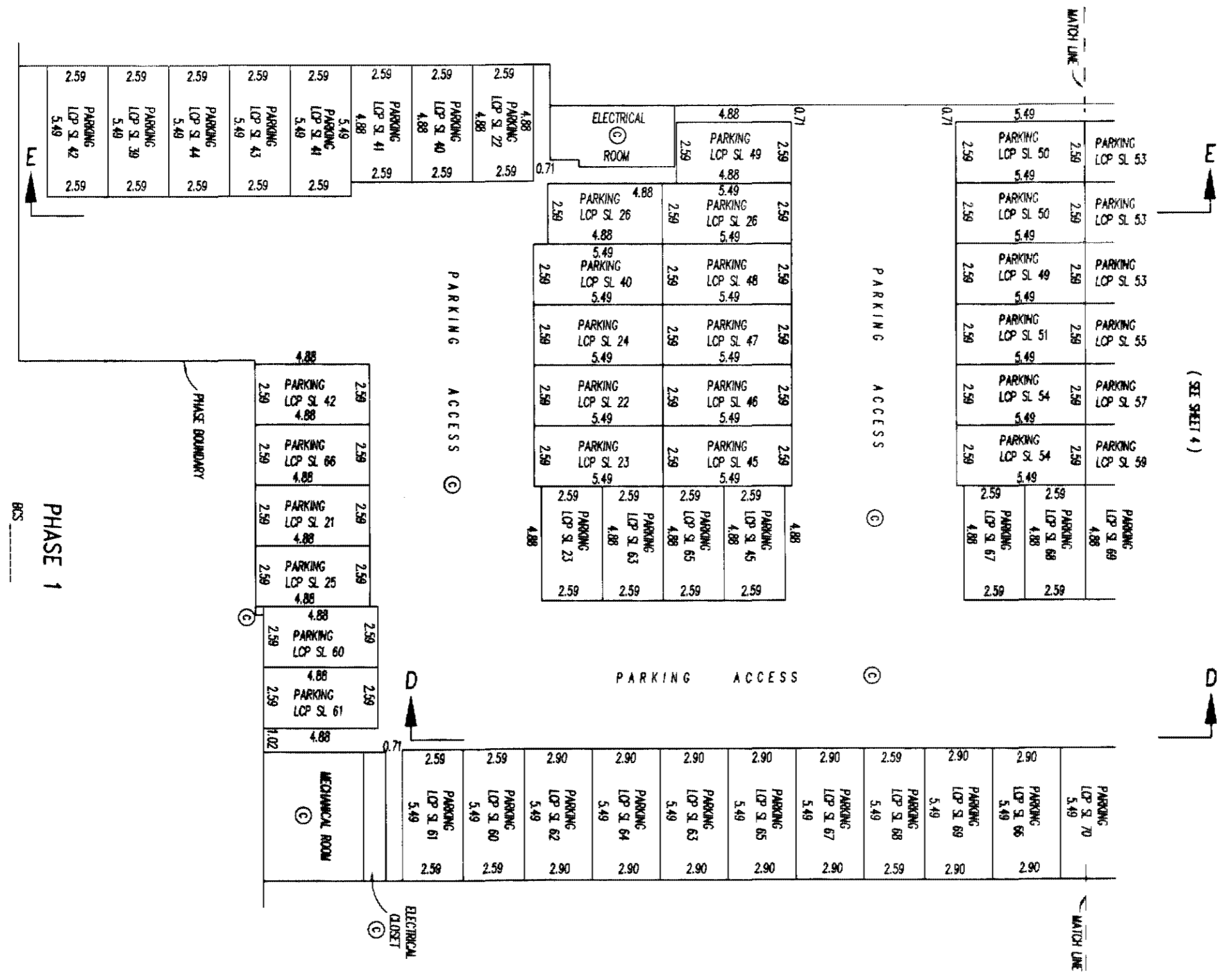
FLOOR PLANS

STRATA PLAN BCS /537

SCALE 1:200
ALL DISTANCES IN METRES



BASEMENT FLOOR (WEST)



PHASE 1
BCS

DATED THIS 5th DAY OF Sept. 2005

[Signature]

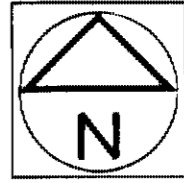
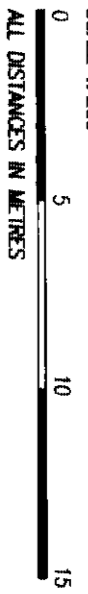
B.C.L.S.

1650084

SHEET 4 OF 11 SHEETS

FLOOR PLANS

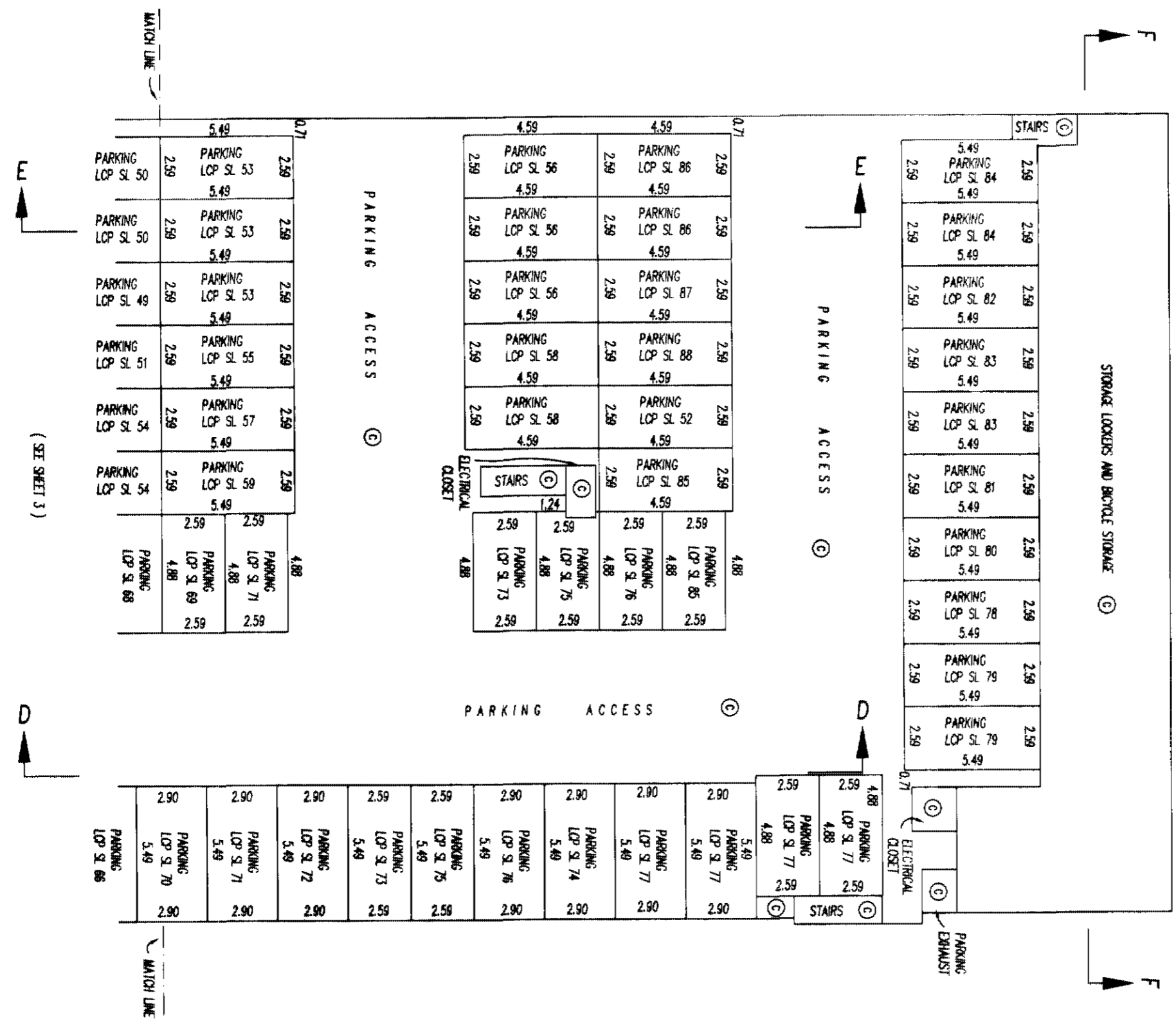
SCALE 1:200



BASEMENT FLOOR
(EAST)

STRATA PLAN BCS 1537

PHASE 2



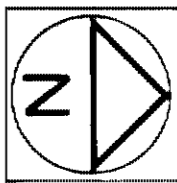
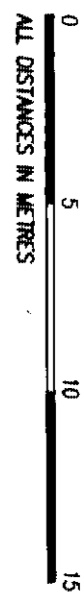
(SEE SHEET 3)

DATED THIS 5th DAY OF Sept. 2005
 B.C.L.S.

1650095

FLOOR PLANS

SCALE 1: 200



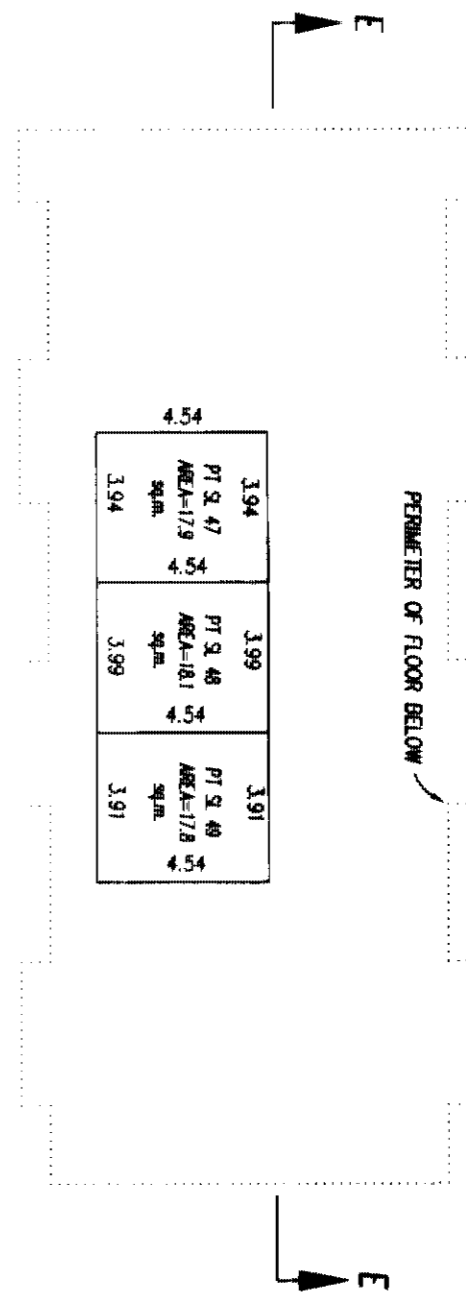
STRATA PLAN BCS 1537

PHASE 2

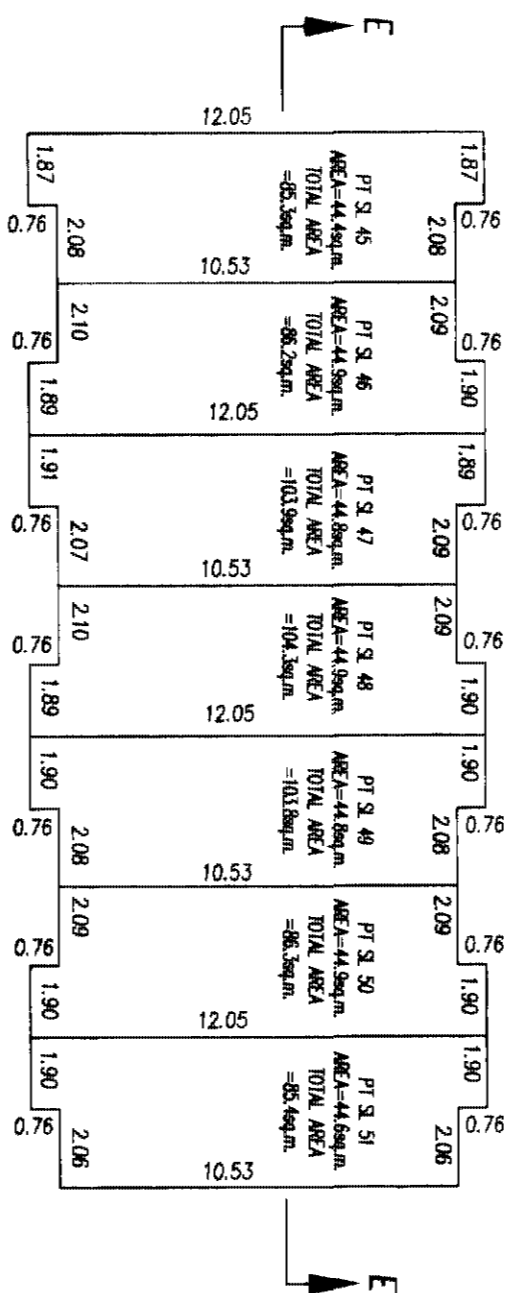
SHEET 5 OF 11 SHEETS

BUILDING 6

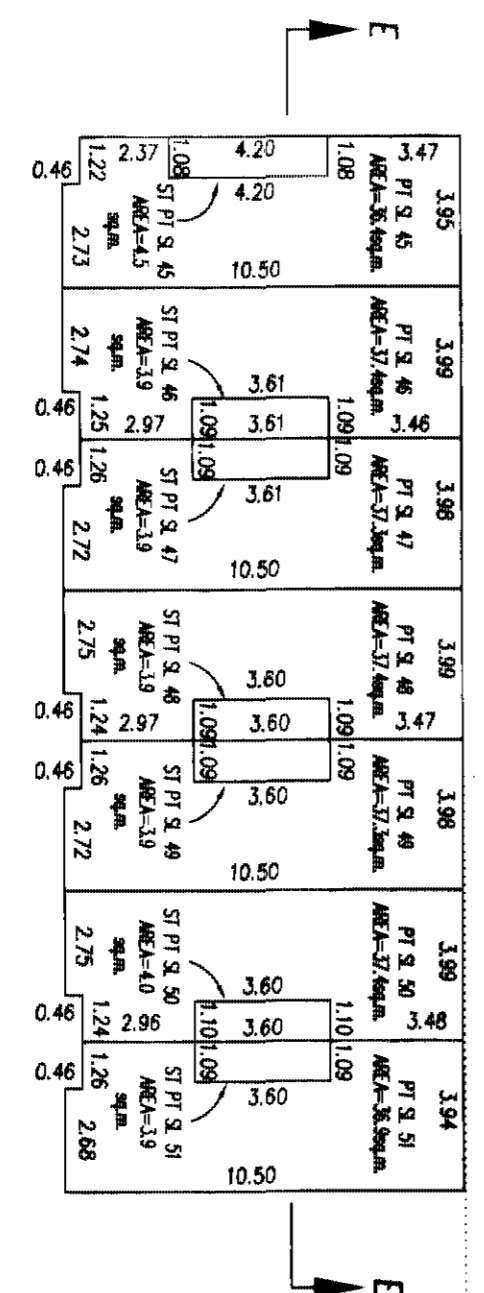
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



DATED THIS 24th DAY OF Sept. 2005
B.C.L.S.

1650086

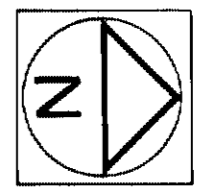
SHEET 6 OF 11 SHEETS

FLOOR PLANS

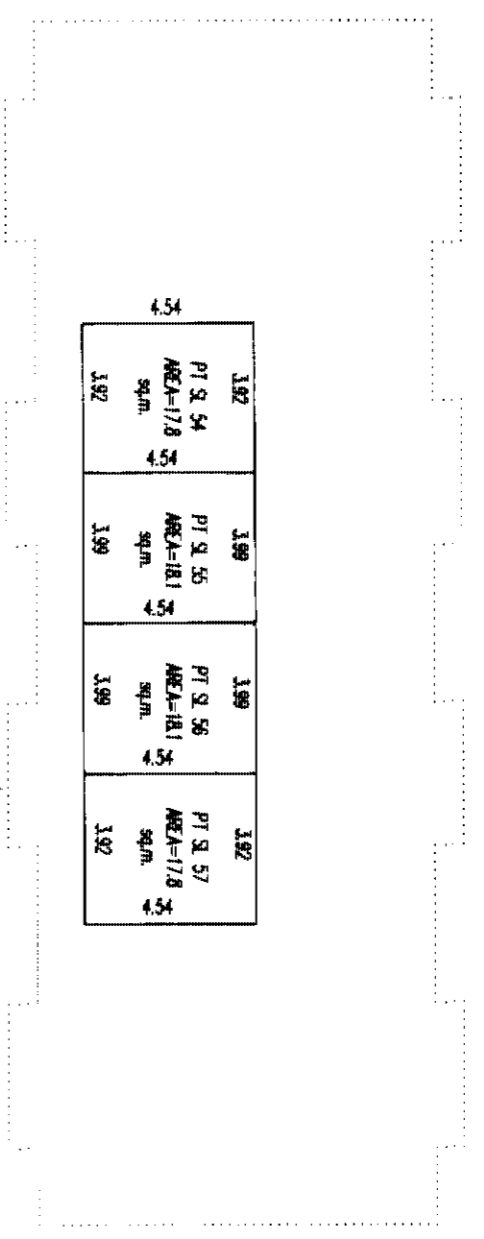
STRAITA PLAN BCS 1537

SCALE 1:200
0 5 10 15
ALL DISTANCES IN METRES

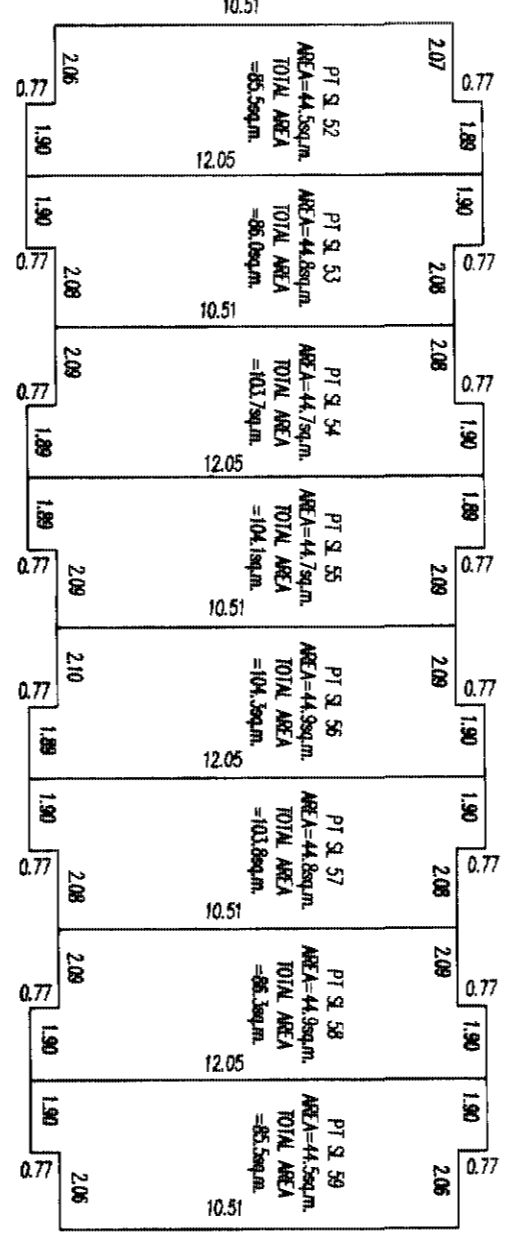
PHASE 2



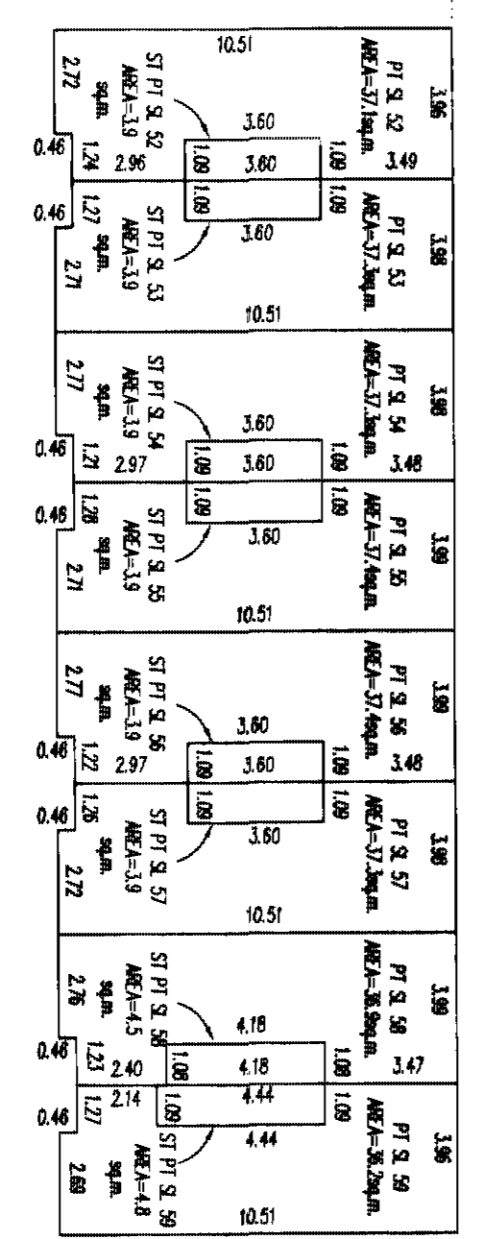
BUILDING 7 THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



DATED THIS 5th DAY OF Sept. 2005

B.C.L.S.

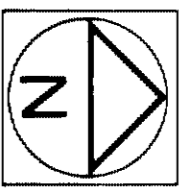
1650087

SHEET 7 OF 11 SHEETS

FLOOR PLANS

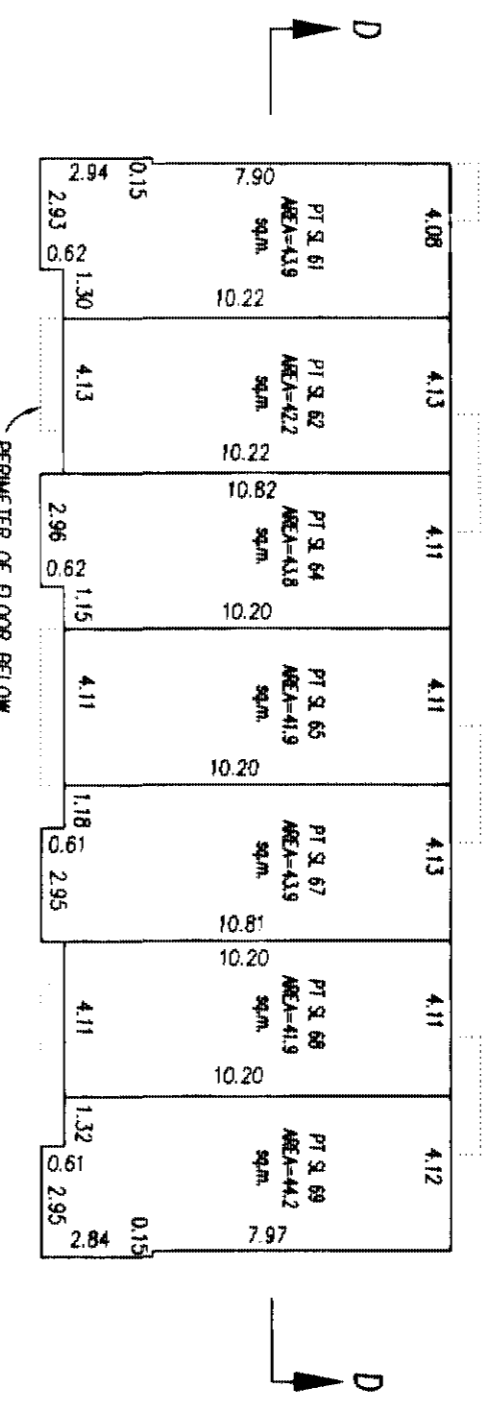
STRATA PLAN BCS 1537

PHASE 2

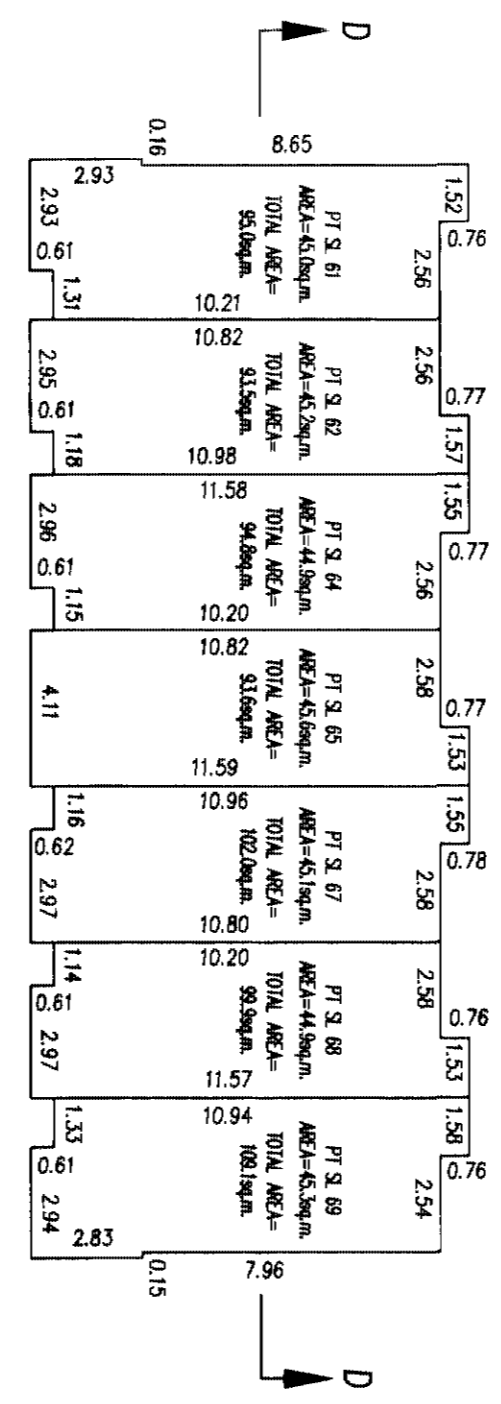


SCALE 1:200
0 5 10 15
ALL DISTANCES IN METRES

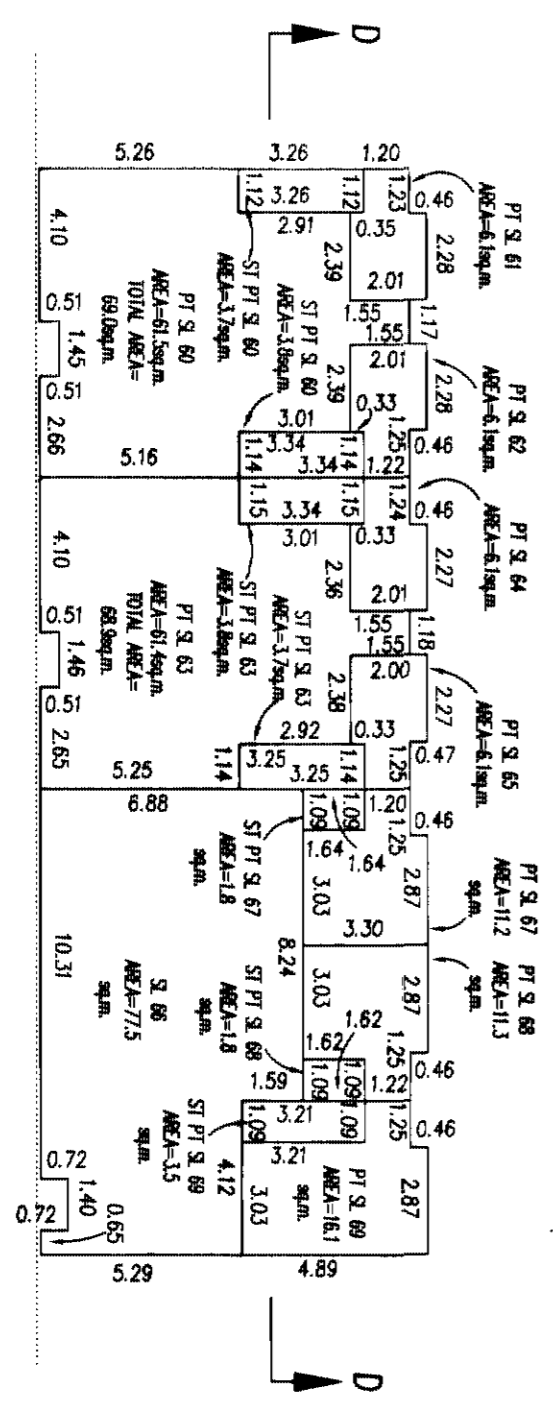
BUILDING 8 THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



DATED THIS 5th DAY OF Sept 2005
 B.C.L.S.

1650068

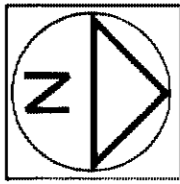
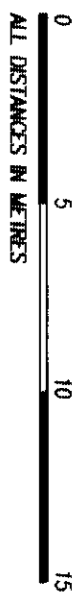
SHEET 8 OF 11 SHEETS

FLOOR PLANS

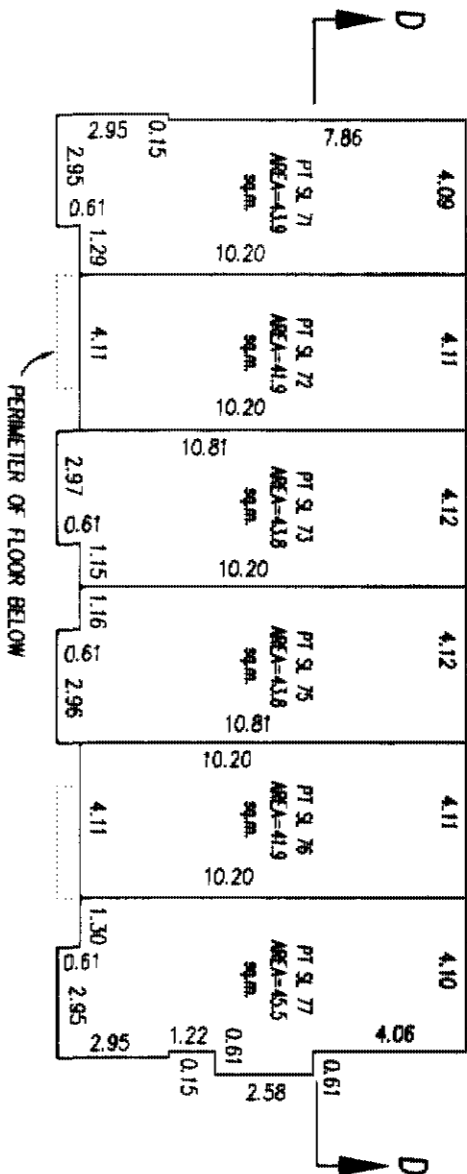
STRATA PLAN BCS /537

PHASE 2

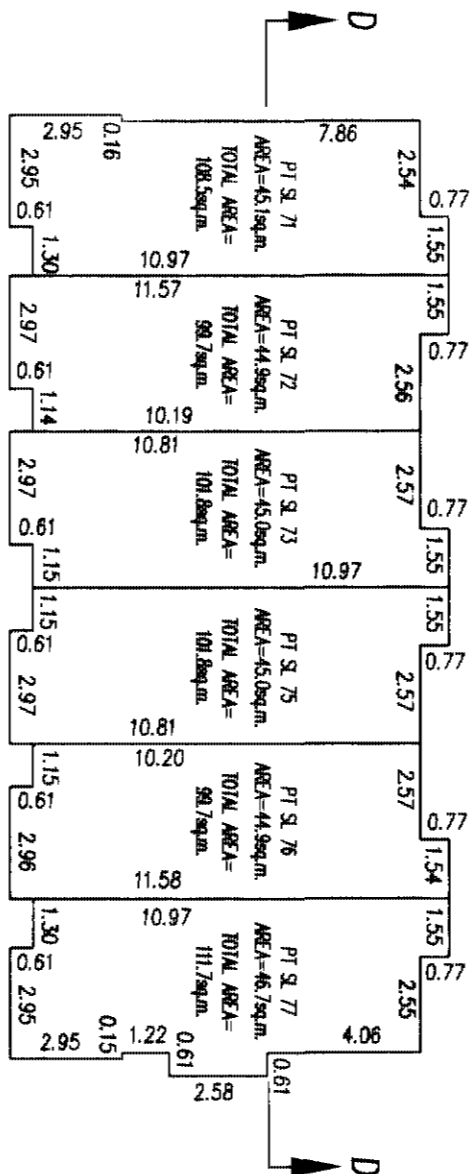
SCALE 1:200



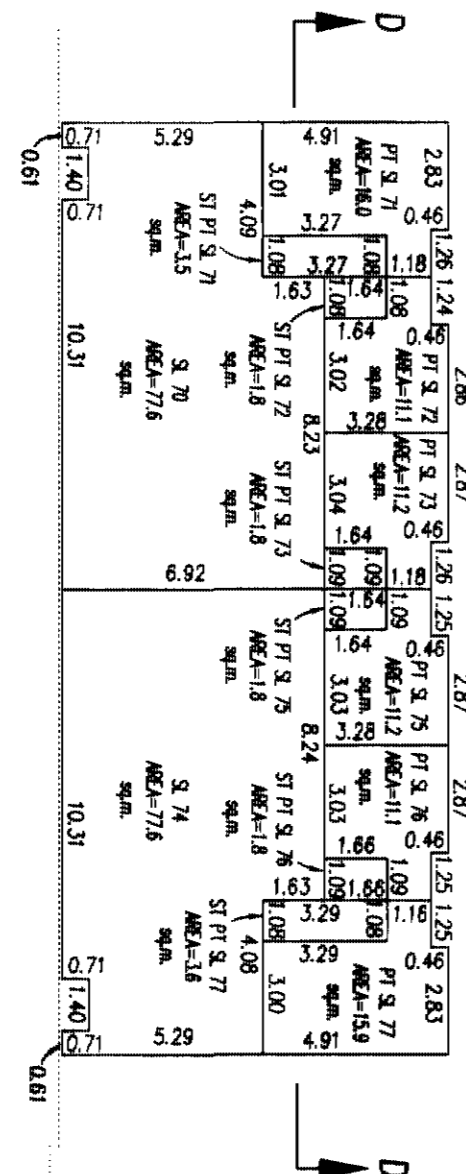
BUILDING 9 THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



DATED THIS 5th DAY OF Sept. 2005
B.C.L.S.

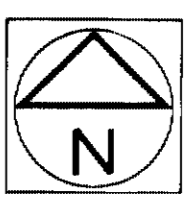
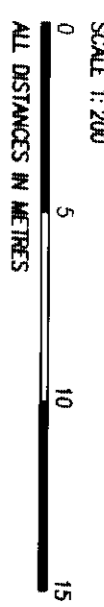
1650089

SHEET 9 OF 11 SHEETS

FLOOR PLANS

STRATA PLAN BCS 1537

SCALE 1:200

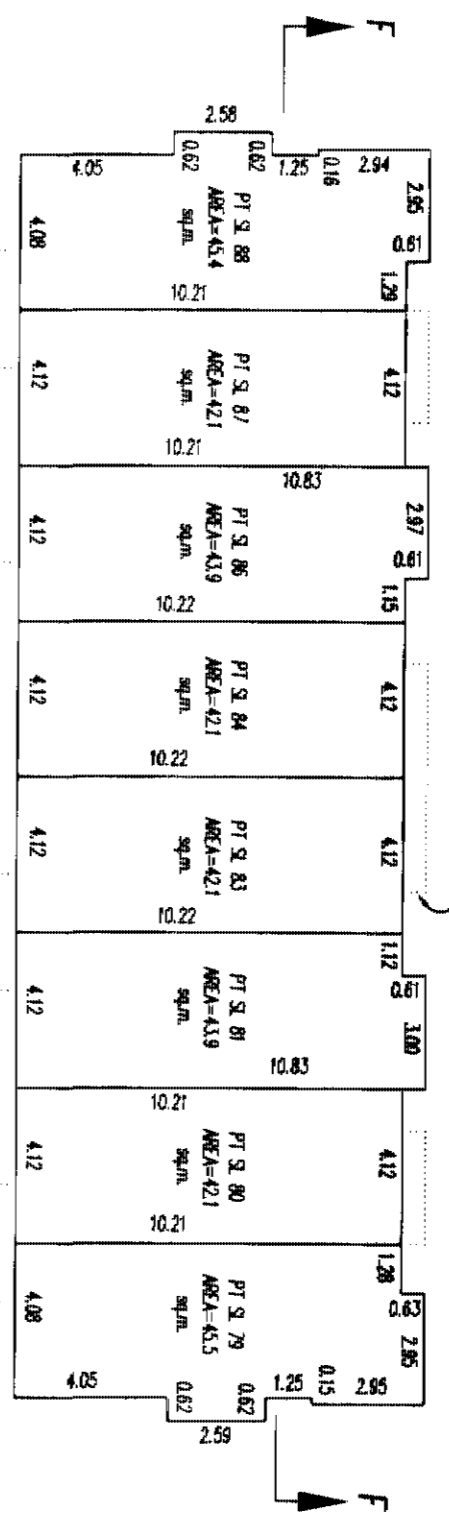


PHASE 2

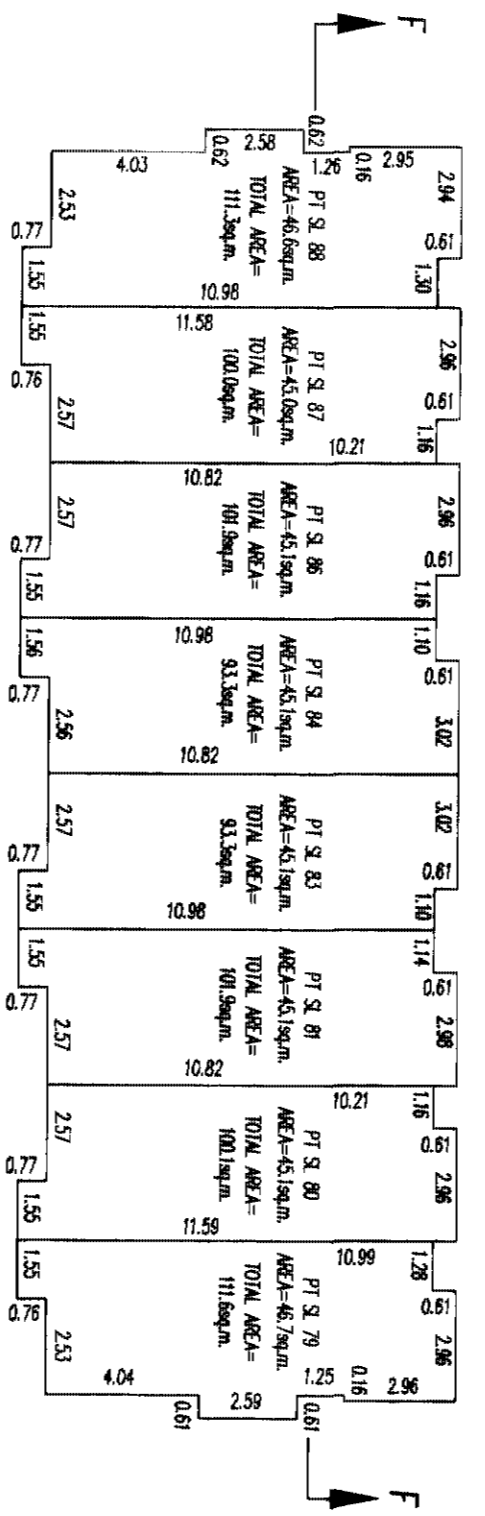
BUILDING 10

THIRD FLOOR

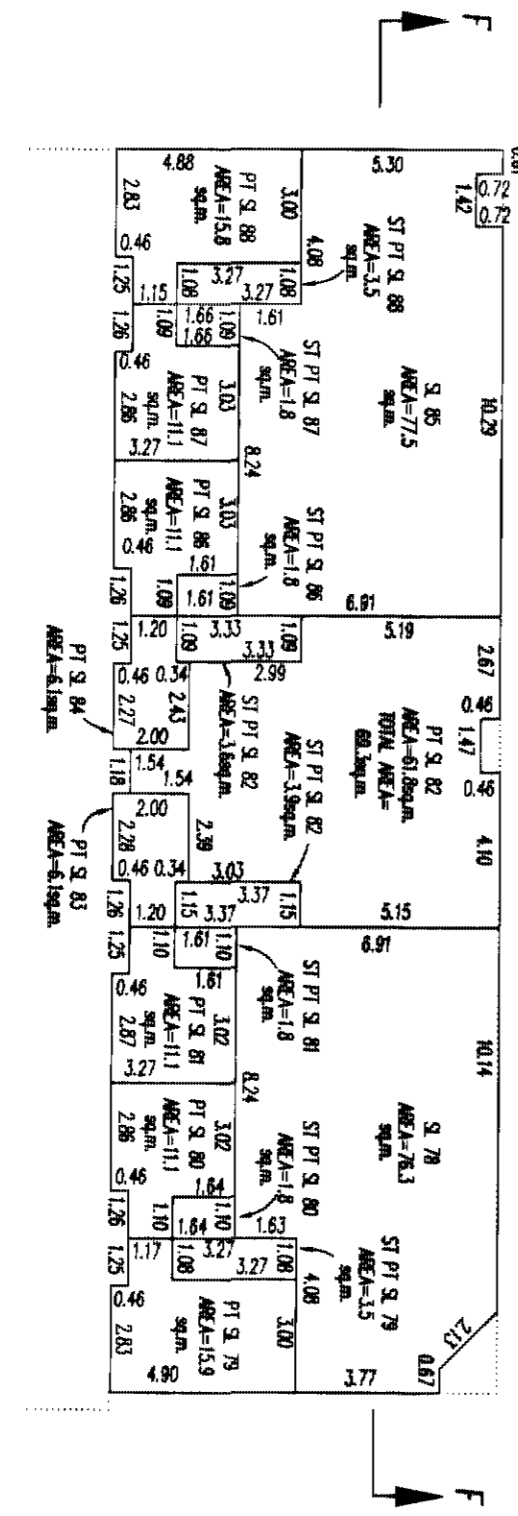
PERIMETER OF FLOOR BELOW



SECOND FLOOR



GROUND FLOOR



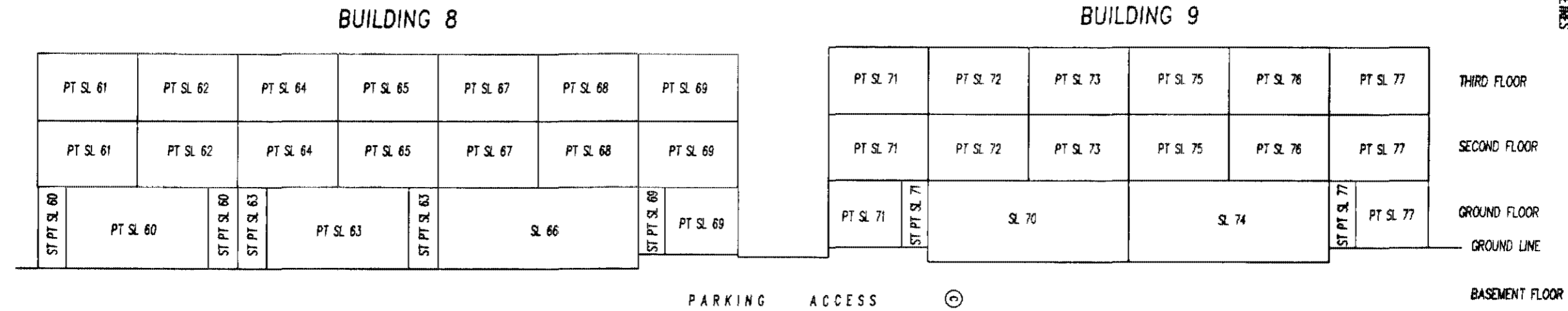
DATED THIS 5th DAY OF Sept. 2005

B.C.L.S.

SECTIONS
SCALE 1: 200
ALL DISTANCES IN METRES

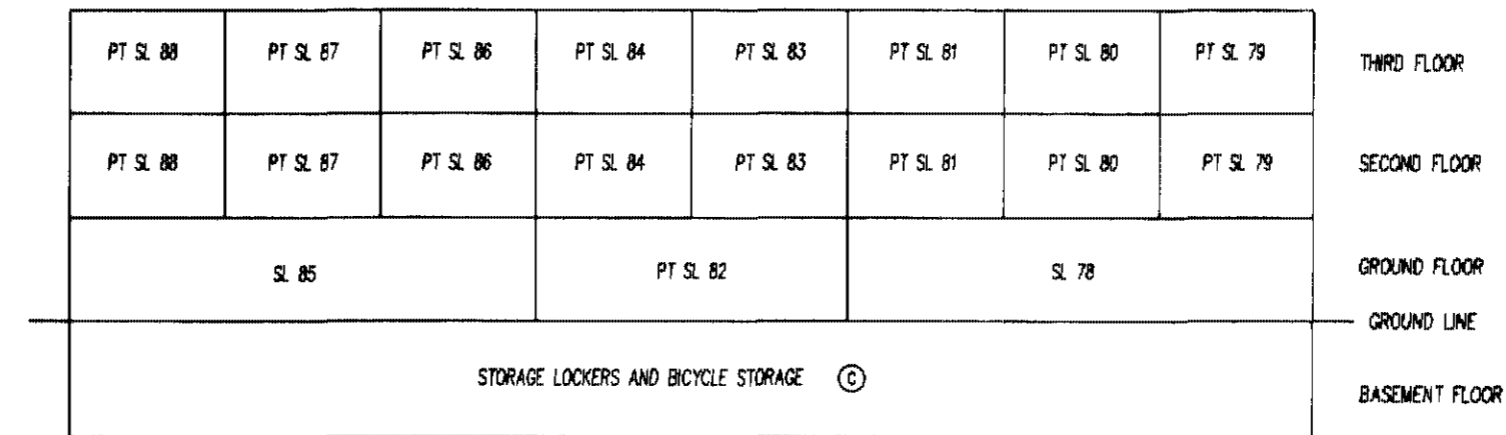
16500810

SECTION D-D



PARKING ACCESS (C)

BUILDING 10
SECTION F-F



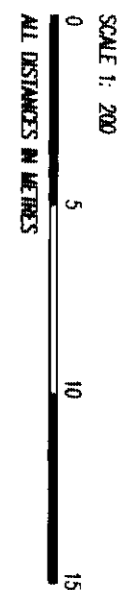
STRATA PLAN BCS 1537

PHASE 2

SHEET 10 OF 11 SHEETS

DATED THIS 5th DAY OF Sept.
 B.C.L.S.
 2005

SECTIONS

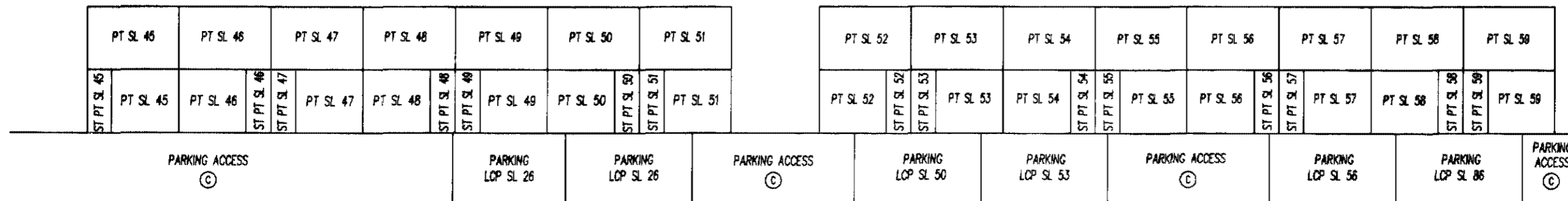


16500811

SECTION E-E

BUILDING 6

BUILDING 7



SECOND FLOOR
GROUND FLOOR
GROUND LINE
BASEMENT FLOOR

STRATA PLAN BCS 1537

PHASE 2

SHEET 11 OF 11 SHEETS

DATED THIS 5th DAY OF Sept. 2005
 B.C.L.S.
 R/S