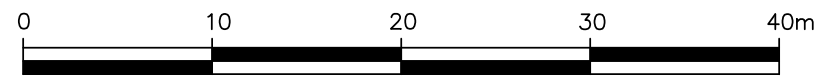


STRATA PLAN OF PART OF LOT A SECTION 30
TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 84061

BCGS: 92G.016
CITY OF SURREY

SCALE 1:400



(All distances are in metres)

The intended plot size of this plan is 560mm in width by 432mm in height (C size)

CIVIC ADDRESS:
8140-120th Street
Surrey, BC

LEGEND

- ▲ denotes geodetic control monument found
- denotes standard iron post found
- denotes lead plug found
- b/ub denotes bent/used base
- Ex denotes explanatory
- CP denotes common property
- ELEV. denotes elevator
- typ. denotes typical
- V denotes void
- U denotes utilities
- ELEC. denotes electrical area
- MECH. denotes mechanical area
- VEST. denotes vestibule
- OTB denotes open to below
- LCP denotes limited common property
- SL denotes Strata Lot
- Ⓟ denotes patio being limited common property
- "1" denotes Limited Common Property for Strata Lot 1 (typ.)
- a denotes area
- PT. denotes part

Integrated Survey Area No.1, Surrey B.C.
NAD 83 (CSRS) 4.0.0.BC.1.MVRD

Bearings are grid derived from observations between geodetic control monuments 78H8546 and 82H5495 and are referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated absolute accuracy achieved have been derived from the GeoBC MASCOT published coordinates and standard deviations for geodetic control monuments 78H8546 and 82H5495.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995887 which has been derived from geodetic control monuments 78H8546 and 82H5495.

TABLE OF CONTROL MONUMENT UTM COORDINATES

TABLET MARKING	DATUM	ZONE	UTM		ABSOLUTE ACCURACY
			N (m)	E (m)	
78H8546	NAD 83 (CSRS)	10	5,444,397.719	507,982.216	0.015m
82H5495	4.0.0.BC.1.MVRD		5,444,476.871	507,876.063	0.015m

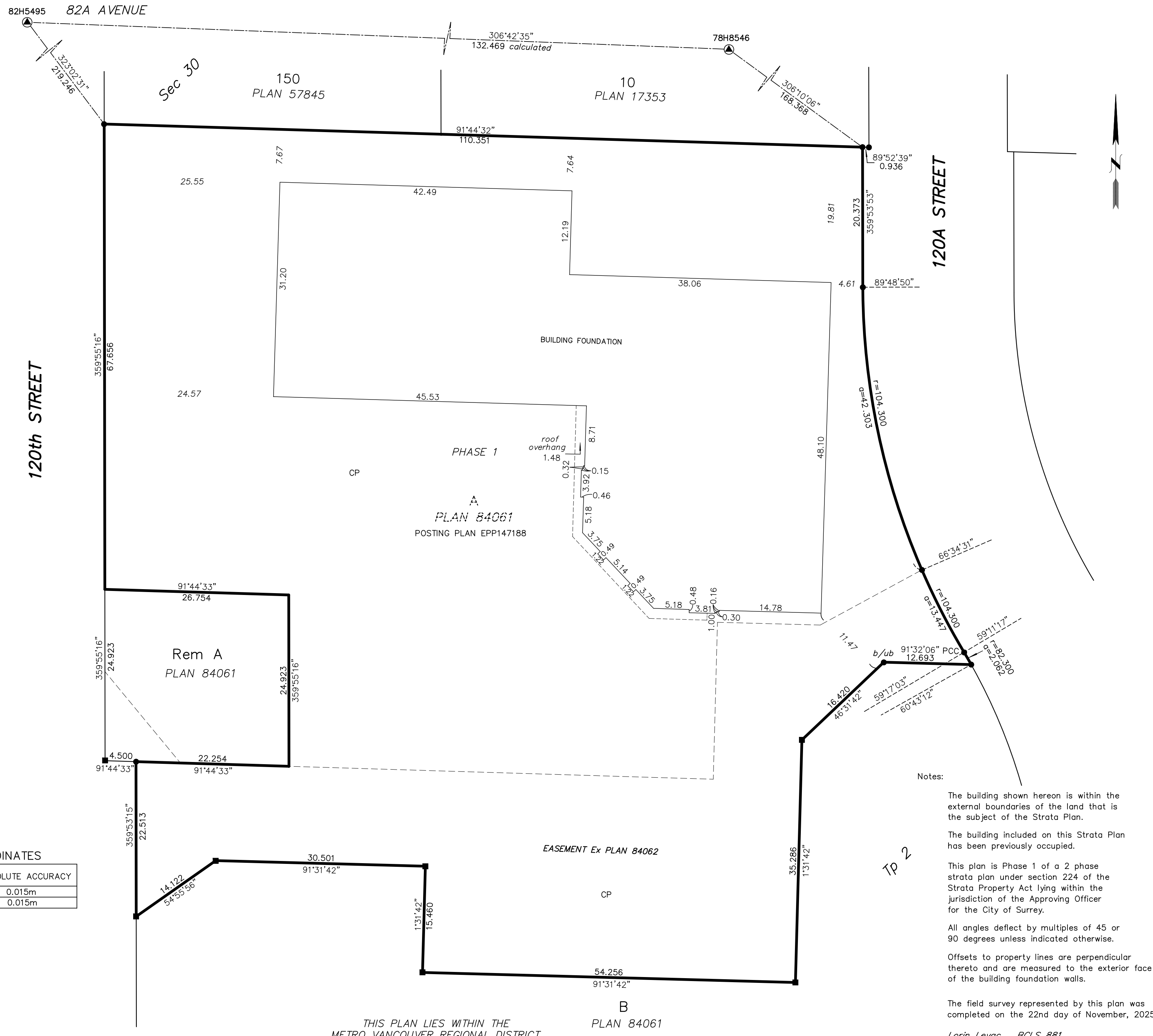
DHALIWAL & ASSOCIATES
LAND SURVEYING INC.

216-12899 76th Avenue
Surrey, B.C. V3W 1E6
phone: 604-501-6188
email: info@dhalivalsurvey.com

FILE: 2509001-ST1

SHEET 1 OF 4 SHEETS

STRATA PLAN EPS11455
PHASE 1



Notes:

The building shown hereon is within the external boundaries of the land that is the subject of the Strata Plan.

The building included on this Strata Plan has been previously occupied.

This plan is Phase 1 of a 2 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 or 90 degrees unless indicated otherwise.

Offsets to property lines are perpendicular thereto and are measured to the exterior face of the building foundation walls.

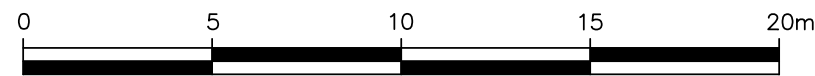
The field survey represented by this plan was completed on the 22nd day of November, 2025

Larin Levac BCLS 881

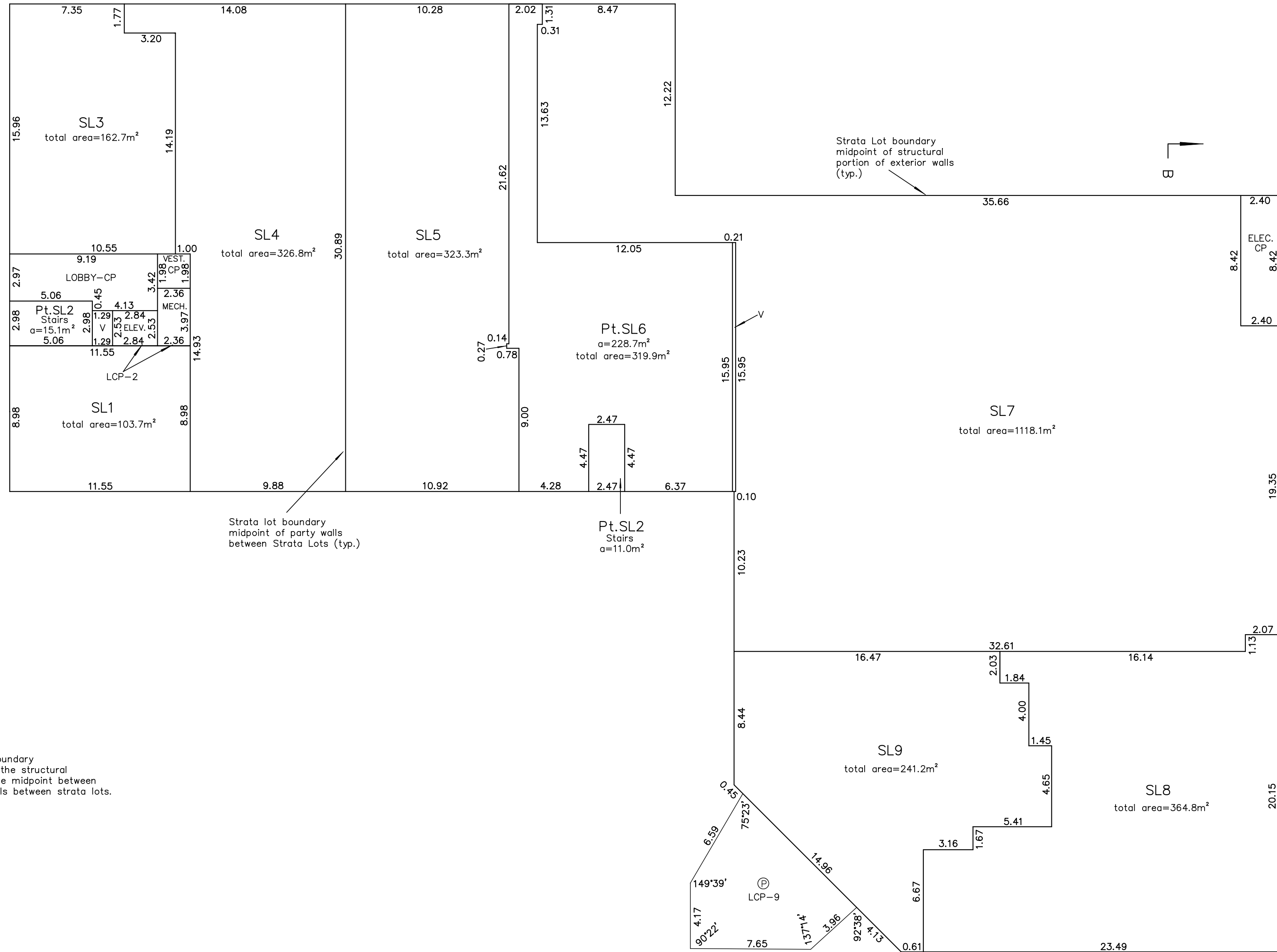
THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

BUILDING PLANS – MAIN FLOOR

SCALE 1:200



(All distances are in metres)
 The intended plot size of this plan is 560mm
 in width by 432mm in height (C size)



NOTE:

This sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

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FILE: 2509001-S11

HEIGHT BOUNDARY STATEMENT:

All patios are defined as to the height by the centreline of the floor above, or where there is no floor above by the average height of the Strata Lot within the same building unless indicated otherwise.

BUILDING PLANS – SECOND FLOOR

SCALE 1:200

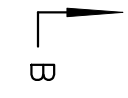


(All distances are in metres)
 The intended plot size of this plan is 560mm
 in width by 432mm in height (C size)

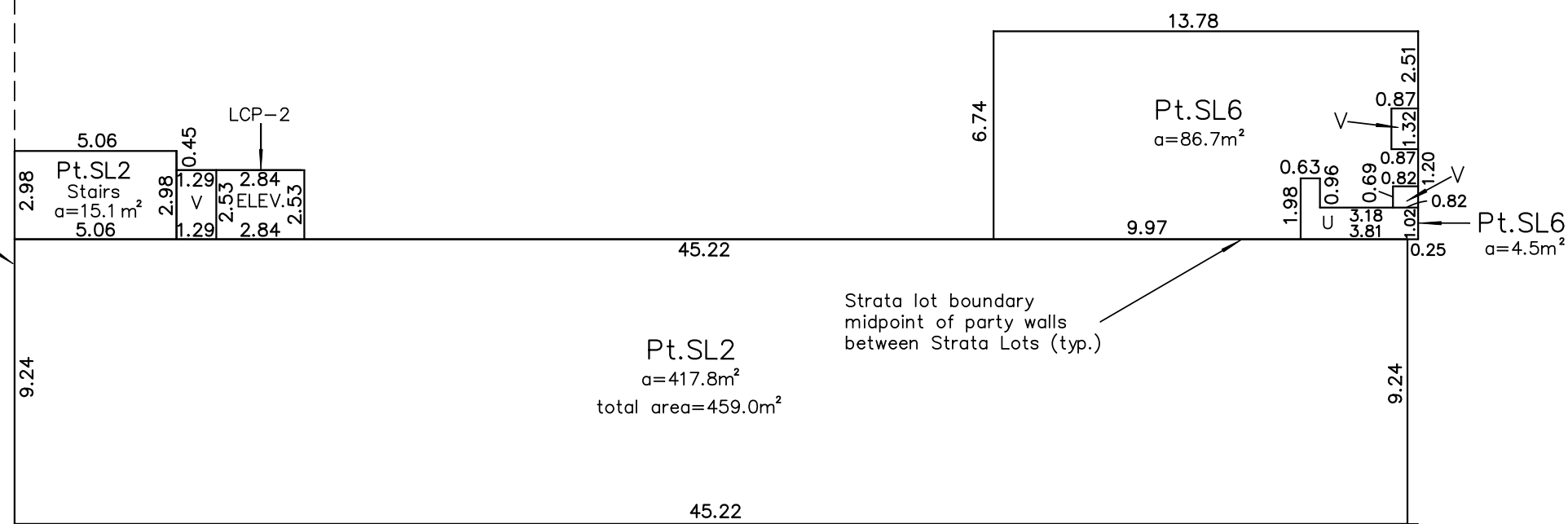


Outline of
 floor below (typ.)

OTB AREA



Strata Lot boundary
 midpoint of structural
 portion of exterior walls
 (typ.)



OTB AREA



NOTES:

This sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

All angles deflect at multiples of 45° unless indicated otherwise.

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