

STRATA PLAN OF AIR SPACE PARCEL 1
SECTION 23 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT
AIR SPACE PLAN EPP144730

SHEET 1 OF 13 SHEETS

STRATA PLAN EPS11526

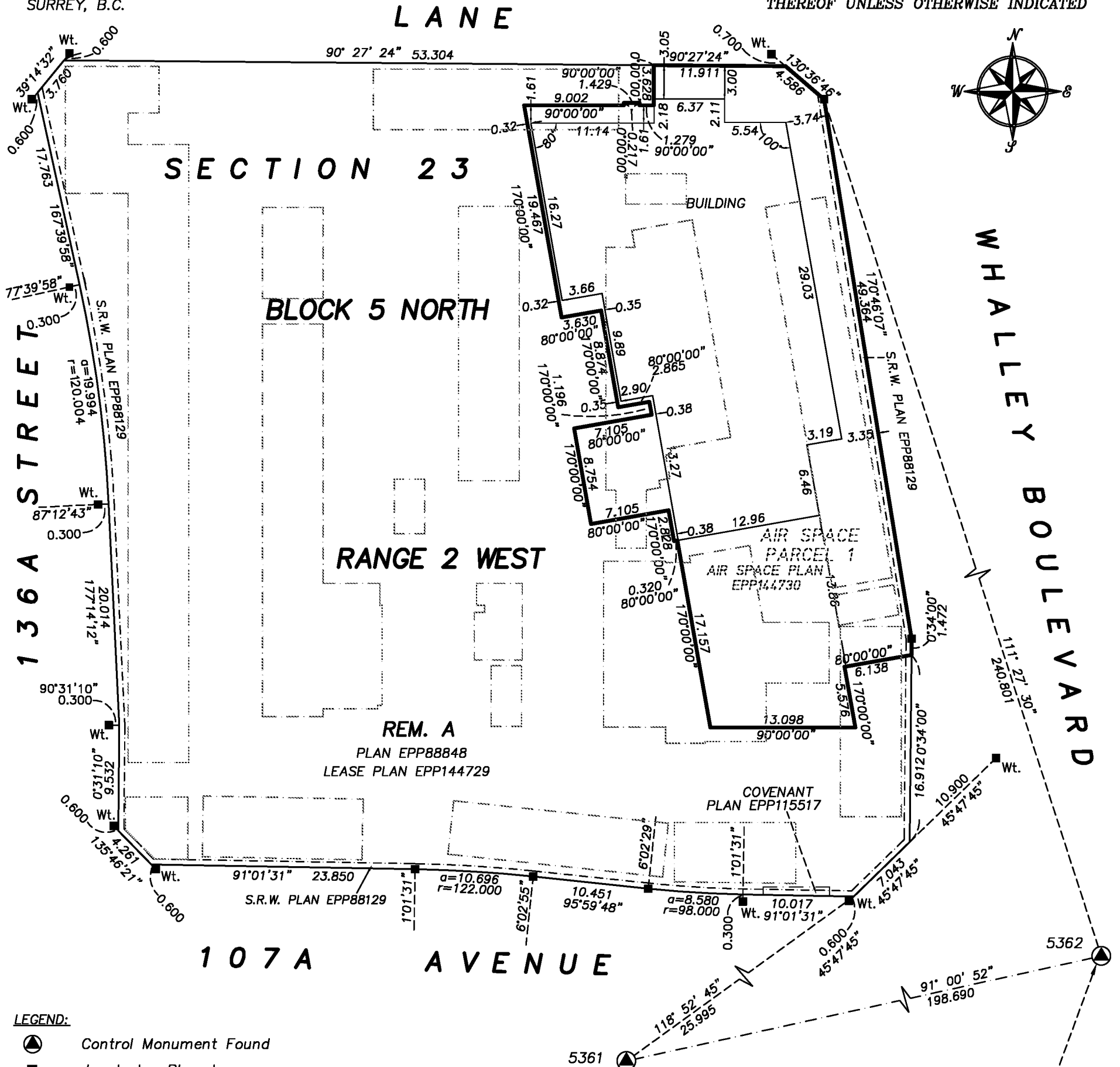
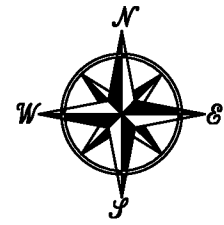
B.C.G.S. 92G.016
CITY OF SURREY

#10767 WHALLEY BLVD,
SURREY, B.C.

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



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- ▲ Control Monument Found
- Lead plug Placed
- L.C.P. denotes limited common property
- C.P. denotes common property
- S.L. denotes strata lot
- PT.S.L. denotes part strata lot
- denotes Lease Area EPP144729
- ⊠ denotes Duct space, C.P.
- typ. denotes typical
- Wt. denotes witness

NOTE:

Offsets shown are to exterior of foundation wall unless otherwise noted.

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 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Job No. 7490
 Drawn By: MY

UTM ZONE 10 Coordinates
 DATUM: NAD83 (CSRS) 4.0.0.BC.1.GVRD
 NORTHING: 5449424.438 m
 EASTING: 511483.787 m
 ABSOLUTE ACCURACY: 0.01m

UTM ZONE 10 Coordinates
 DATUM: NAD83 (CSRS) 4.0.0.BC.1.GVRD
 NORTHING: 5449420.921 m
 EASTING: 511682.382 m
 ABSOLUTE ACCURACY: 0.01m

The UTM coordinates and estimated absolute accuracy achieved have been derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 5361 and 5362. Integrated Survey Area No. 1, (SURREY), NAD83 (CSRS) 4.0.0.BC.1.GVRD Grid bearings are derived from geodetic control monuments 5361 and 5362. This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995888. The average combined factor has been determined based on control monuments 5361 and 5362.

Strata lot boundaries in this strata plan are defined as follows:
 Exterior face of exterior structural walls.
 Exterior face of structural walls adjacent to common properties
 Centreline of demising walls between strata lots.

Note:

This plan shows one or more witness posts which are not set on the true corners.

Patios and roof 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 strata lots within the same building, unless otherwise noted.

This plan lies within the City of Surrey. This plan lies within the Metro Vancouver Regional District.

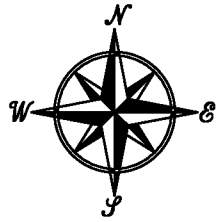
The field survey represented by this plan was completed on the 25th day of July, 2025. Johnson C. Tam, B.C.L.S 711.

LEVEL P2

ELEVATION: 85.04 TO 88.09
SEE AIR SPACE PLAN EPP144730 SHEET 3

SHEET 2 OF 13 SHEETS

STRATA PLAN EPS11526



LANE

REM. A
PLAN EPP88848



Outline of Air Space Parcel 1 at Ground Level (typ.)

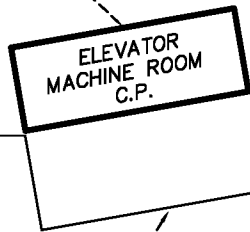
Outline of Air Space Parcel 1 at Ground Level (typ.)

S.R.W. PLAN EPP88129



WHALLEY BOULEVARD

Air Space Parcel 1 Boundary (typ.)



Outline of Air Space Parcel 1 @ Ground Level (typ.)



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File: 7490-FS (ASP 1)

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



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THEREOF UNLESS OTHERWISE INDICATED

NOTE:

This sheet shows strata lot boundary dimensions to the exterior face of exterior structural walls and the midpoint between structural portions of party walls between strata lots.

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

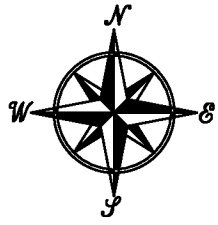
JOHNSON C. TAM, B.C.L.S.
July 25th, 2025.

LEVEL P1

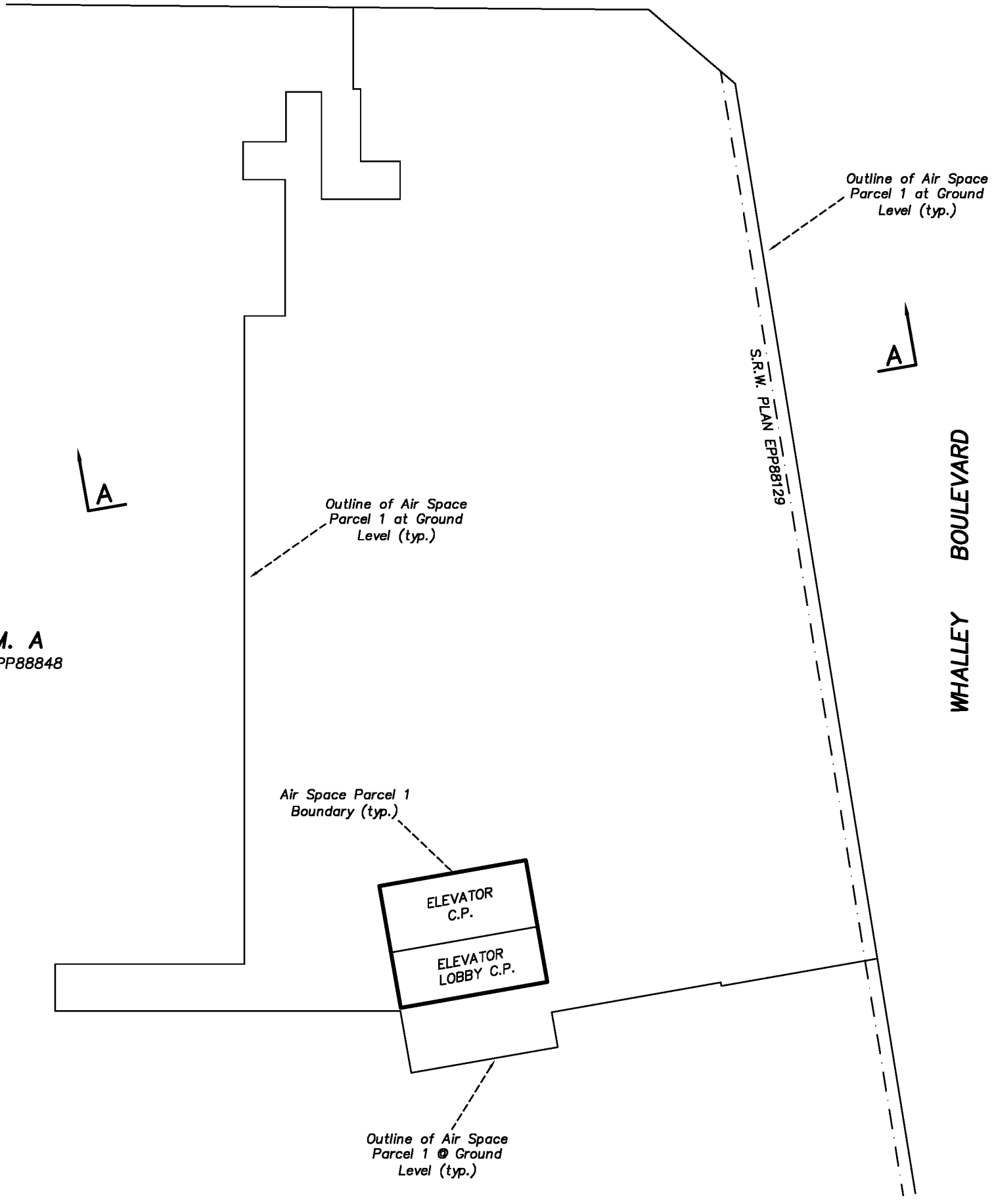
ELEVATION: 88.09 TO 93.50
SEE AIR SPACE PLAN EPP144730 SHEET 3

SHEET 3 OF 13 SHEETS

STRATA PLAN EPS11526



LANE



REM. A
PLAN EPP88848

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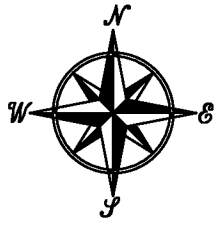
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L1 PARKING

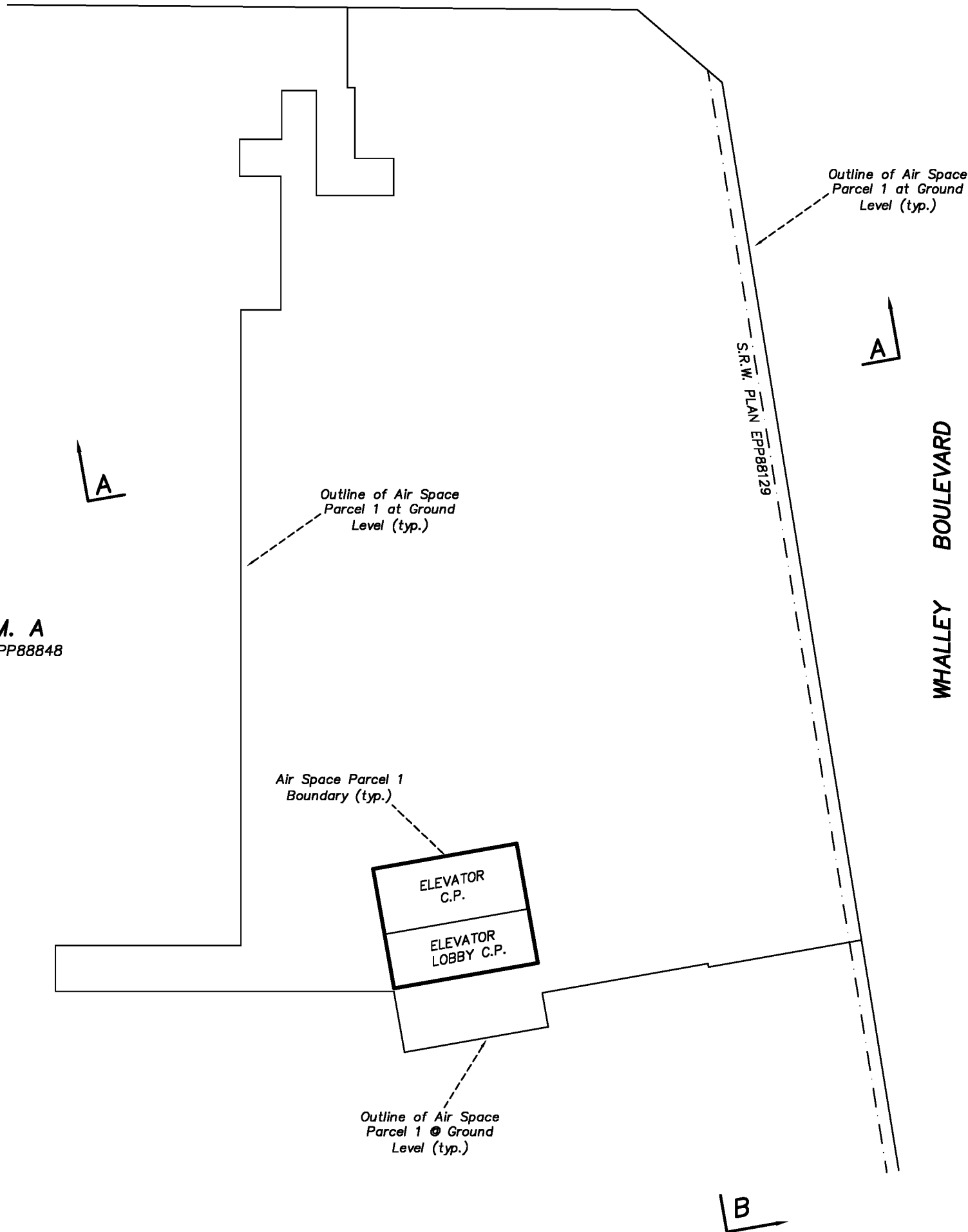
ELEVATION: 93.50 TO 96.01
SEE AIR SPACE PLAN EPP144730 SHEET 4

SHEET 4 OF 13 SHEETS

STRATA PLAN EPS11526



LANE



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JOHNSON C. TAM, B.C.L.S.
July 25th, 2025.

LEVEL 1

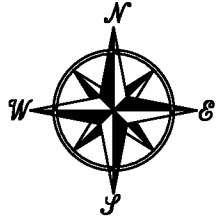
STRATA LOTS 1 TO 4

ELEVATION: 96.01 TO 100.89

SEE AIR SPACE PLAN EPP144730 SHEETS 5 TO 7

SHEET 5 OF 13 SHEETS

STRATA PLAN EPS11526

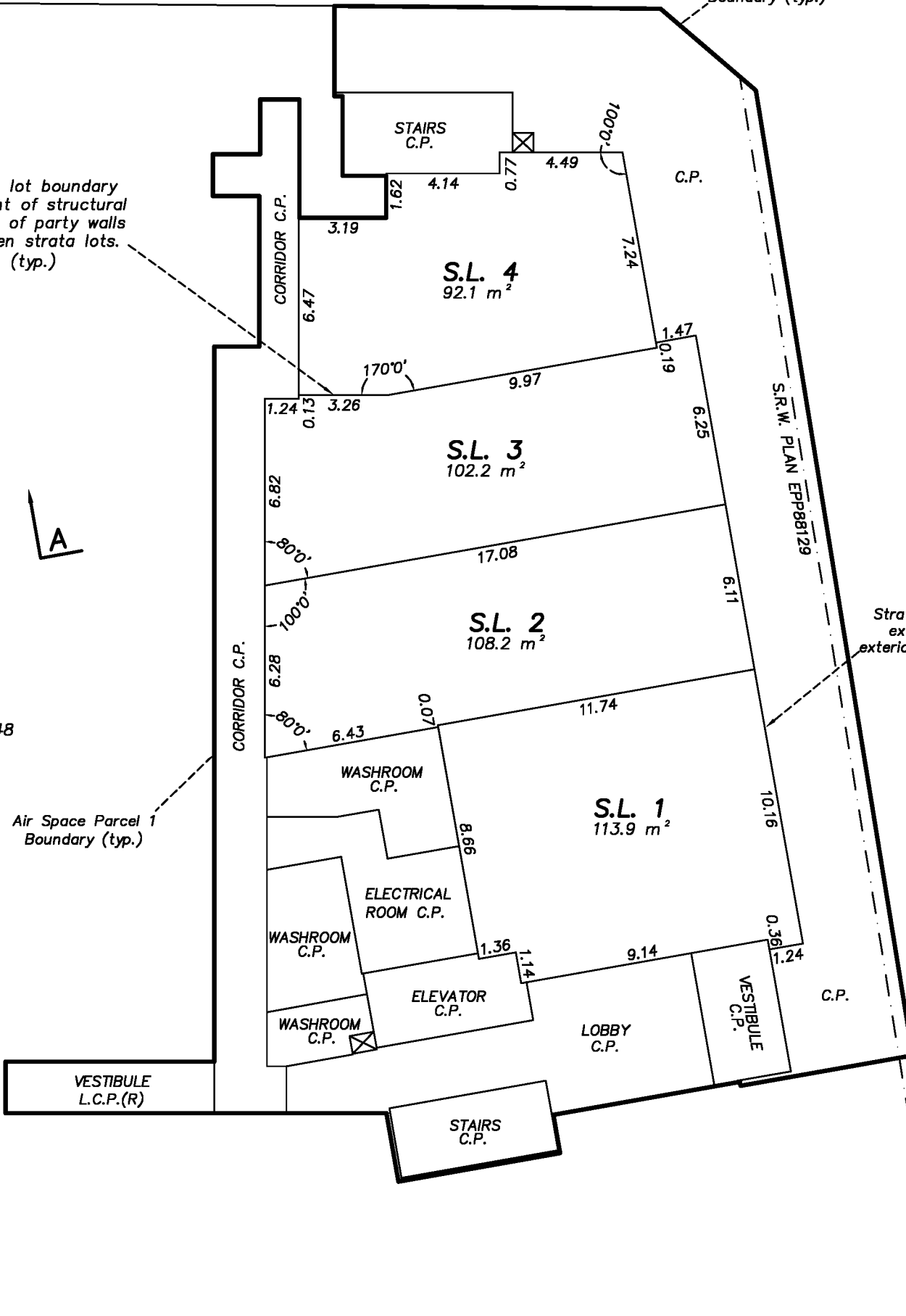


LANE



Air Space Parcel 1 Boundary (typ.)

Strata lot boundary midpoint of structural portion of party walls between strata lots. (typ.)



WHALLEY BOULEVARD

Strata lot boundary exterior face of exterior structural walls (typ.)

REM. A
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Air Space Parcel 1 Boundary (typ.)



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July 25th, 2025.

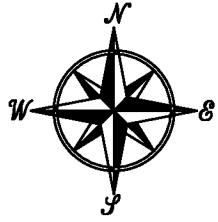
LEVEL 2

STRATA LOTS 5 TO 10

ELEVATION: 100.89 TO 104.55
SEE AIR SPACE PLAN EPP144730 SHEET 7

SHEET 6 OF 13 SHEETS

STRATA PLAN EPS11526



LANE



Air Space Parcel 1
Boundary (typ.)

Strata lot boundary
midpoint of structural
portion of party walls
between strata lots.
(typ.)



Air Space Parcel 1
Boundary (typ.)



Strata lot boundary
exterior face of
exterior structural walls
(typ.)

REM. A
PLAN EPP88848

WHALLEY BOULEVARD



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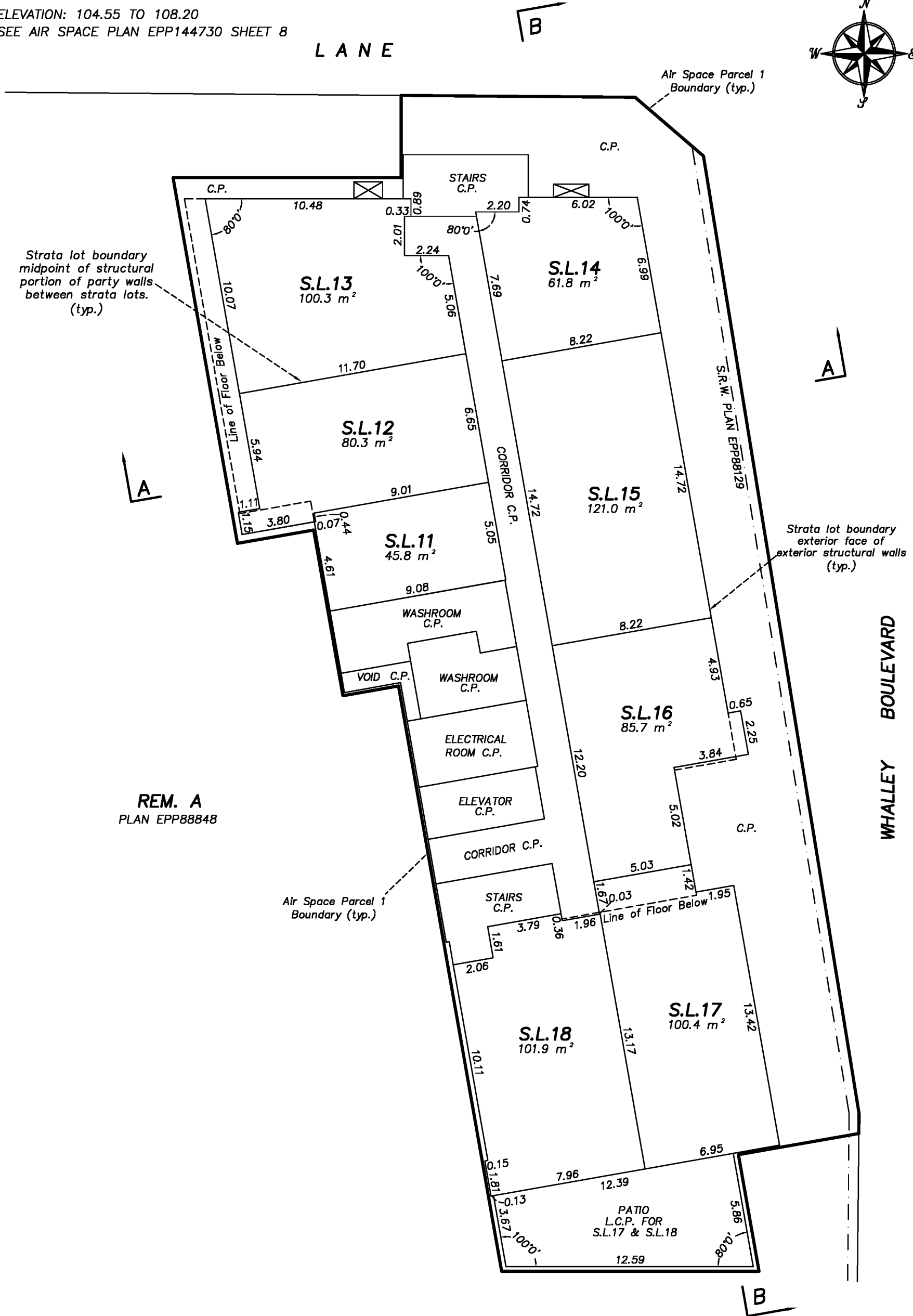
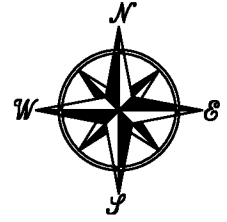
LEVEL 3

STRATA LOTS 11 TO 18

ELEVATION: 104.55 TO 108.20
SEE AIR SPACE PLAN EPP144730 SHEET 8

SHEET 7 OF 13 SHEETS

STRATA PLAN EPS11526



REM. A
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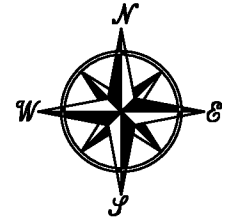
LEVEL 4

STRATA LOTS 19 TO 26

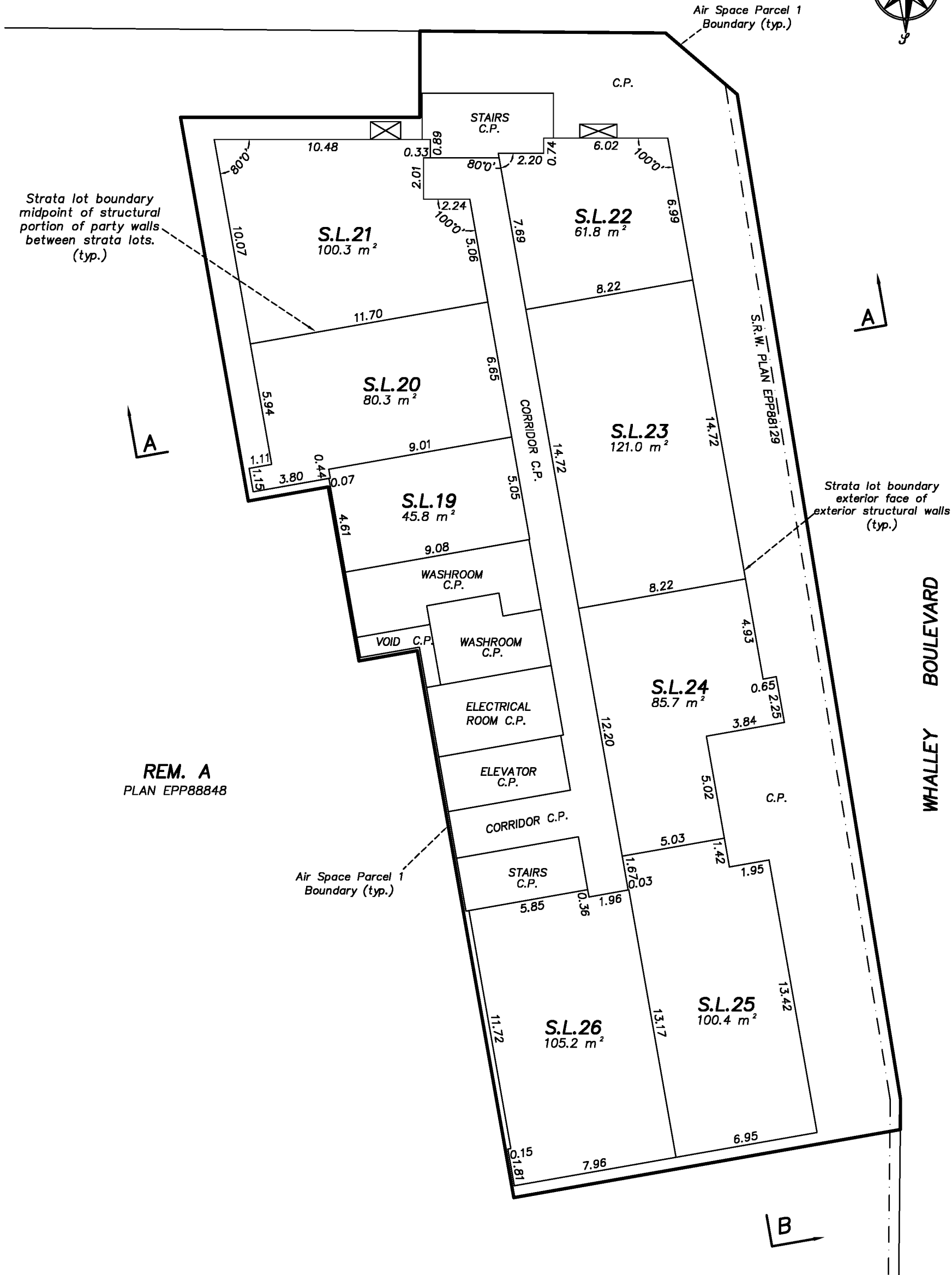
ELEVATION: 108.20 TO 111.86
SEE AIR SPACE PLAN EPP144730 SHEET 9

SHEET 8 OF 13 SHEETS

STRATA PLAN EPS11526



LANE



Strata lot boundary midpoint of structural portion of party walls between strata lots. (typ.)

Strata lot boundary exterior face of exterior structural walls (typ.)

REM. A
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Air Space Parcel 1 Boundary (typ.)

Air Space Parcel 1 Boundary (typ.)

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LEVEL 5

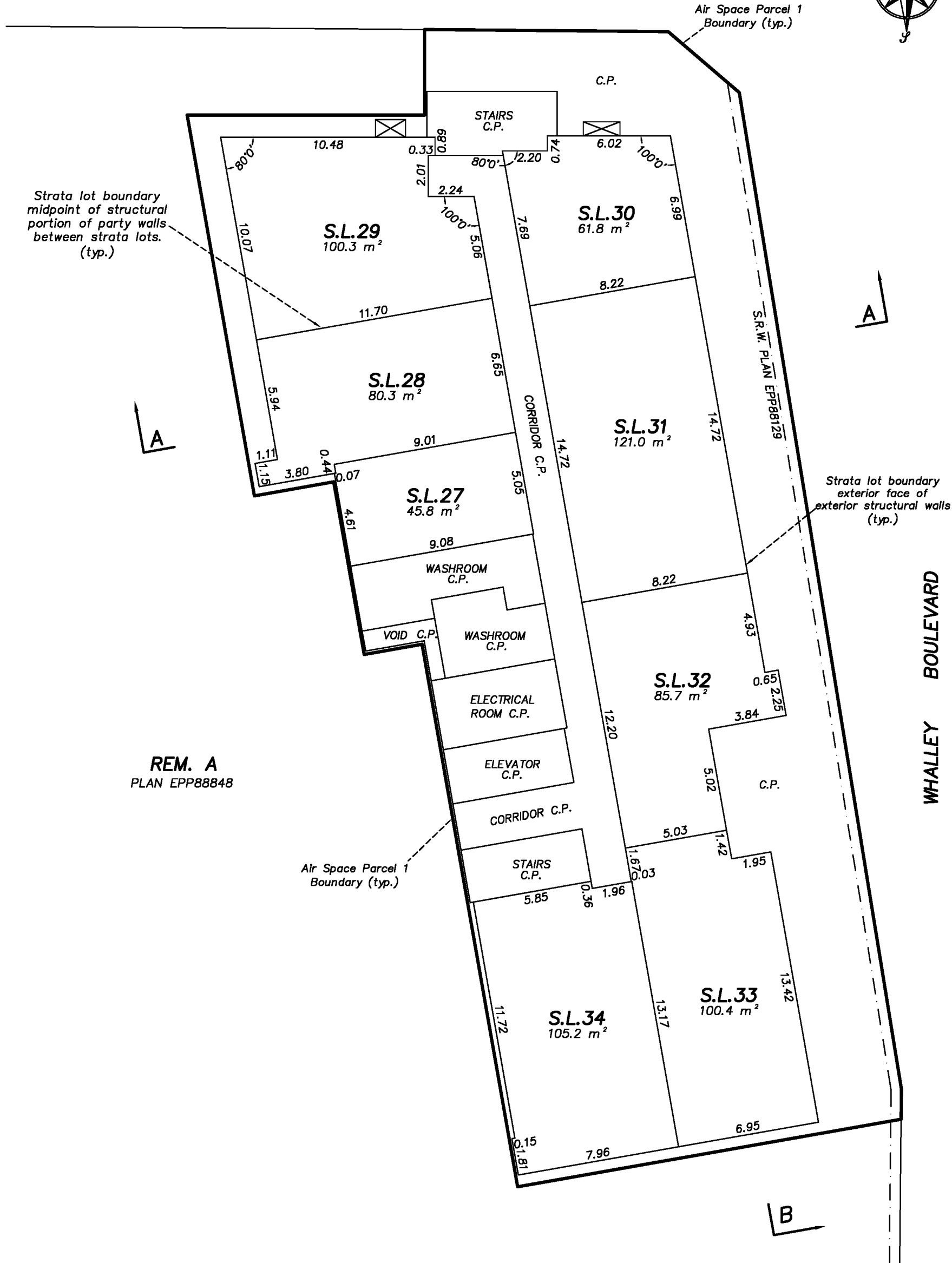
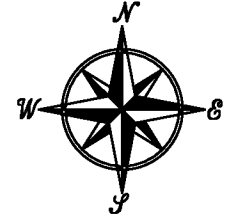
STRATA LOTS 27 TO 34

ELEVATION: 111.86 TO 115.52
SEE AIR SPACE PLAN EPP144730 SHEET 9

SHEET 9 OF 13 SHEETS

STRATA PLAN EPS11526

LANE



Strata lot boundary midpoint of structural portion of party walls between strata lots. (typ.)

Strata lot boundary exterior face of exterior structural walls (typ.)

REM. A
PLAN EPP88848

Air Space Parcel 1 Boundary (typ.)

Air Space Parcel 1 Boundary (typ.)

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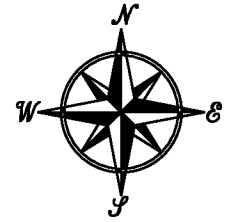
LEVEL 6

STRATA LOTS 35 TO 42

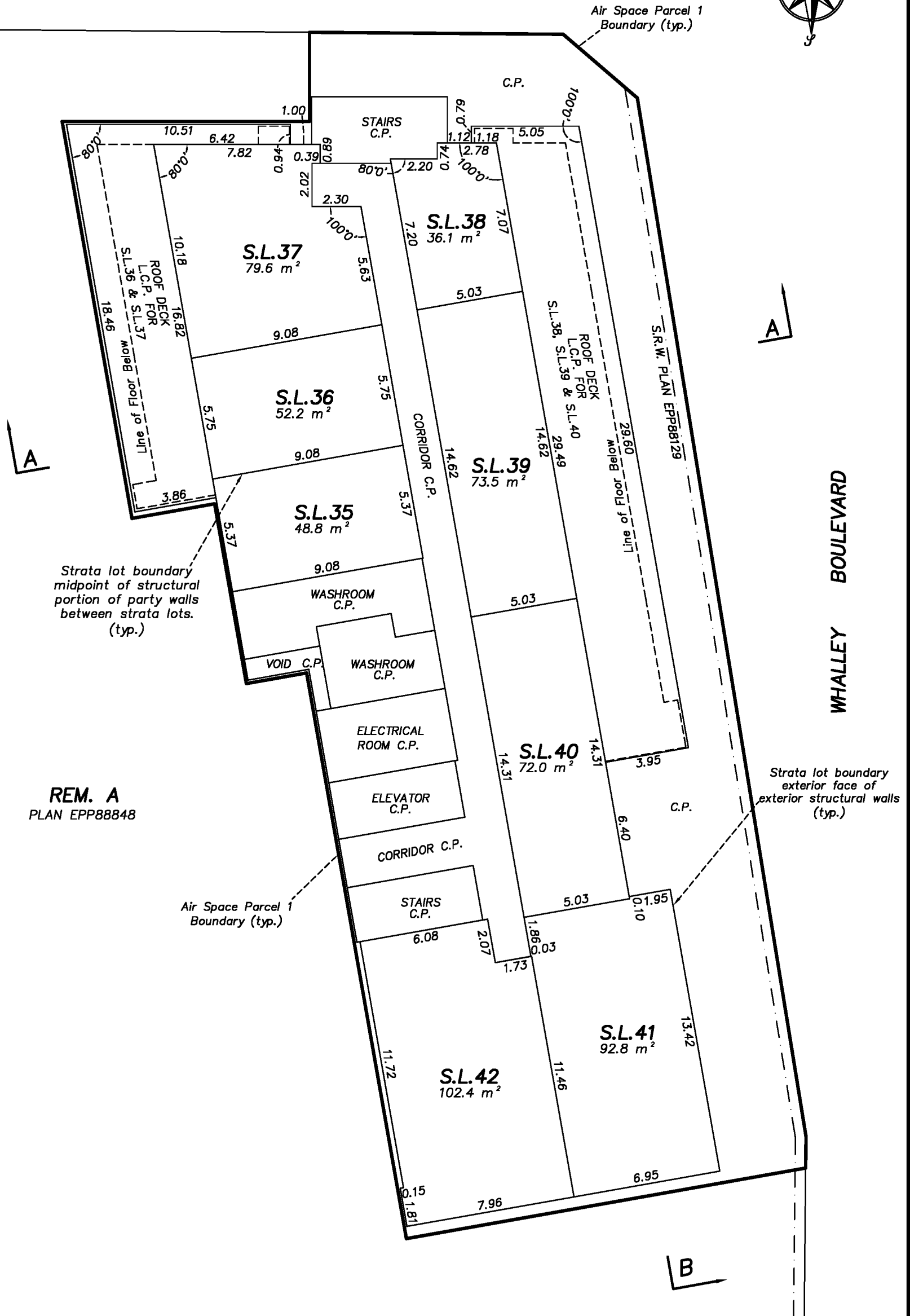
ELEVATION: 115.52 TO 119.18
SEE AIR SPACE PLAN EPP144730 SHEET 9

SHEET 10 OF 13 SHEETS

STRATA PLAN EPS11526



LANE



REM. A
PLAN EPP88848

Strata lot boundary
midpoint of structural
portion of party walls
between strata lots.
(typ.)

Strata lot boundary
exterior face of
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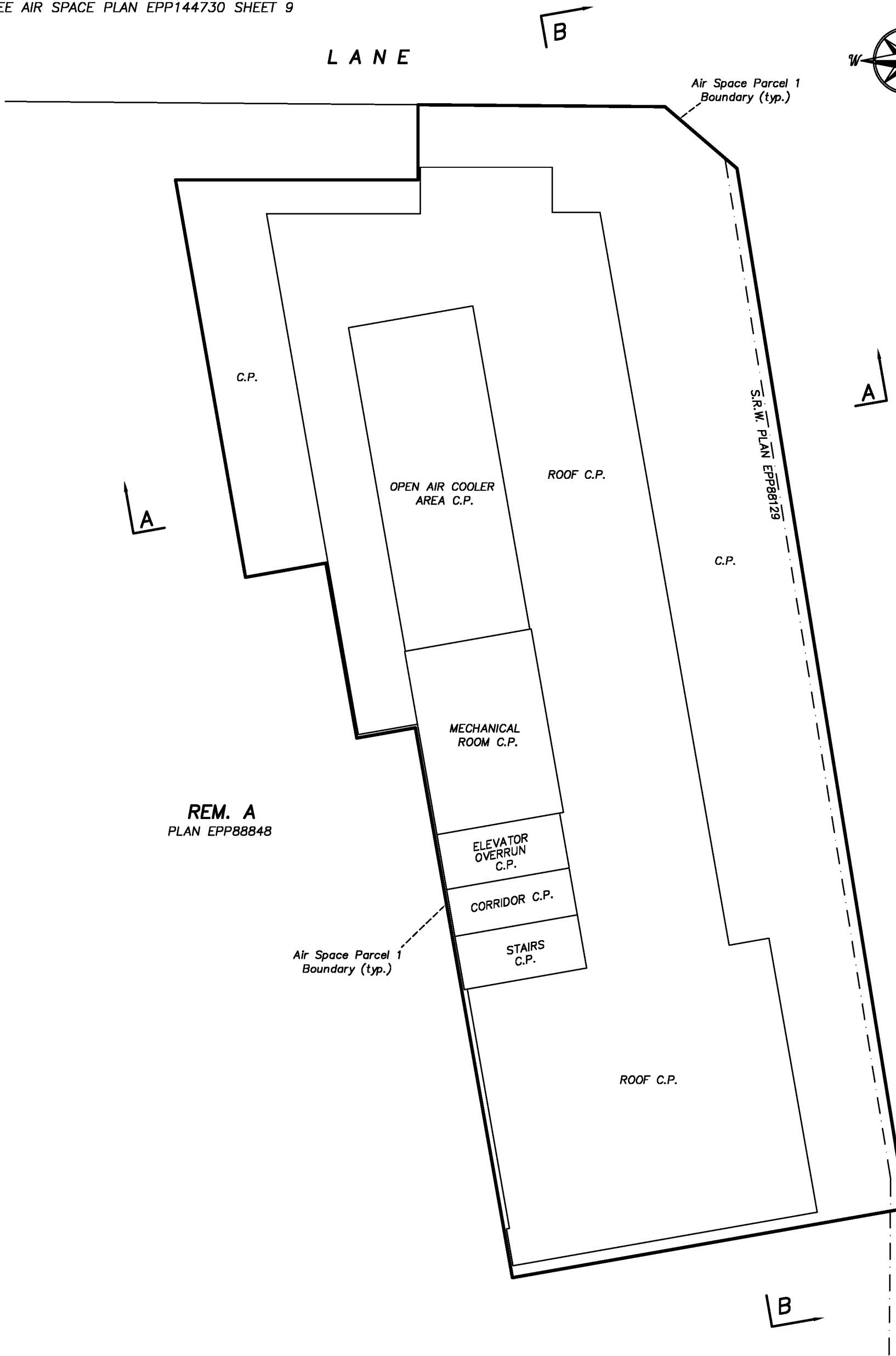
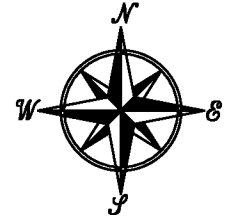
ROOF LEVEL

ELEVATION: 119.18 TO 123.04
SEE AIR SPACE PLAN EPP144730 SHEET 9

SHEET 11 OF 13 SHEETS

STRATA PLAN EPS11526

LANE



REM. A
PLAN EPP88848

Air Space Parcel 1
Boundary (typ.)

Air Space Parcel 1
Boundary (typ.)

S.R.W. PLAN EPP88129

WHALLEY BOULEVARD

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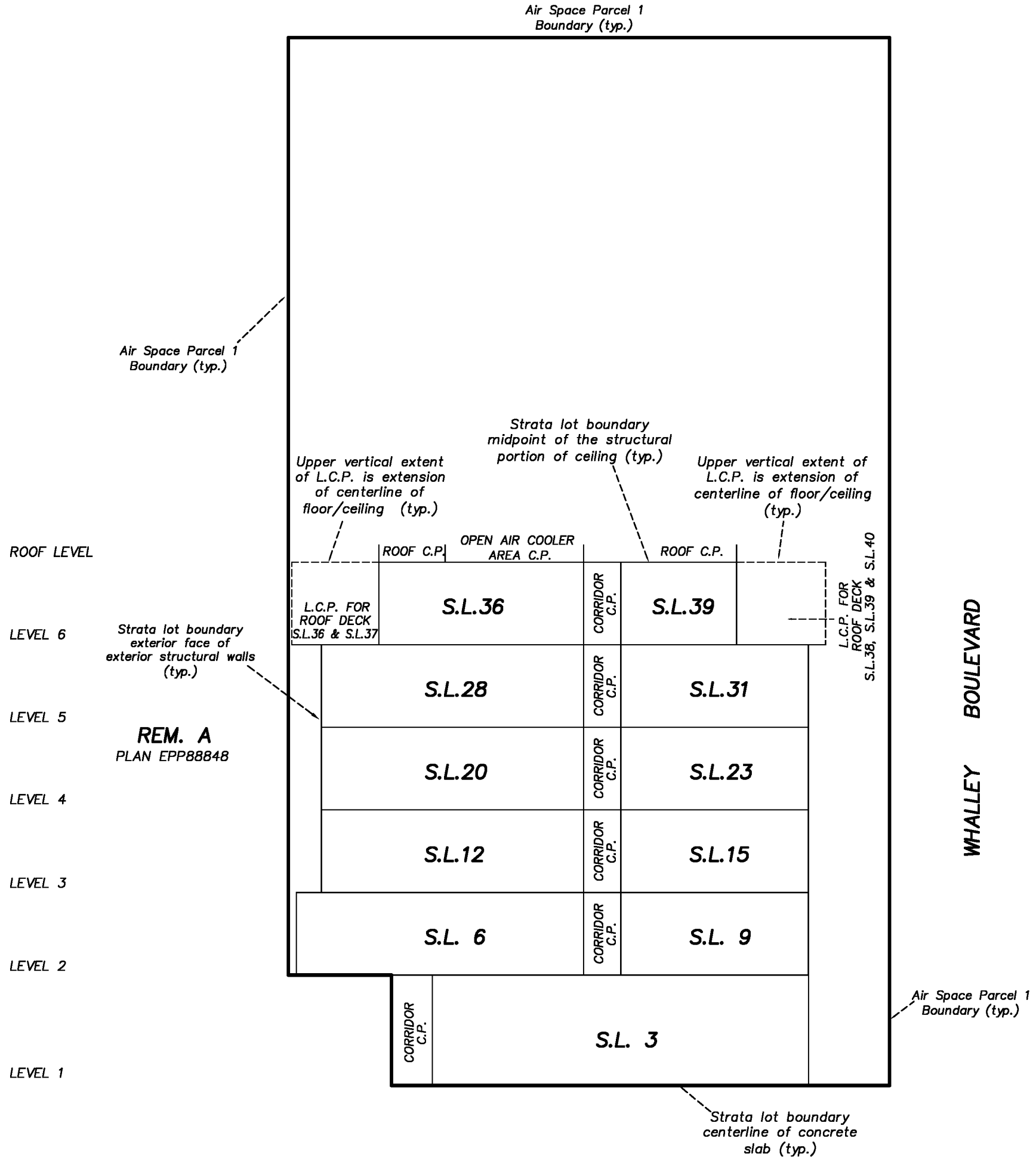
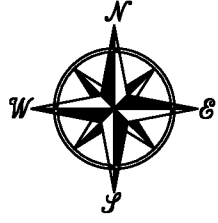
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July 25th, 2025.

BUILDING CROSS SECTION

SHEET 12 OF 13 SHEETS

STRATA PLAN EPS11526



CROSS SECTION A - A

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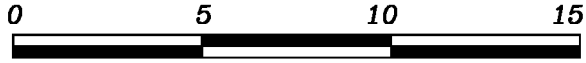
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BUILDING CROSS SECTION

SHEET 13 OF 13 SHEETS

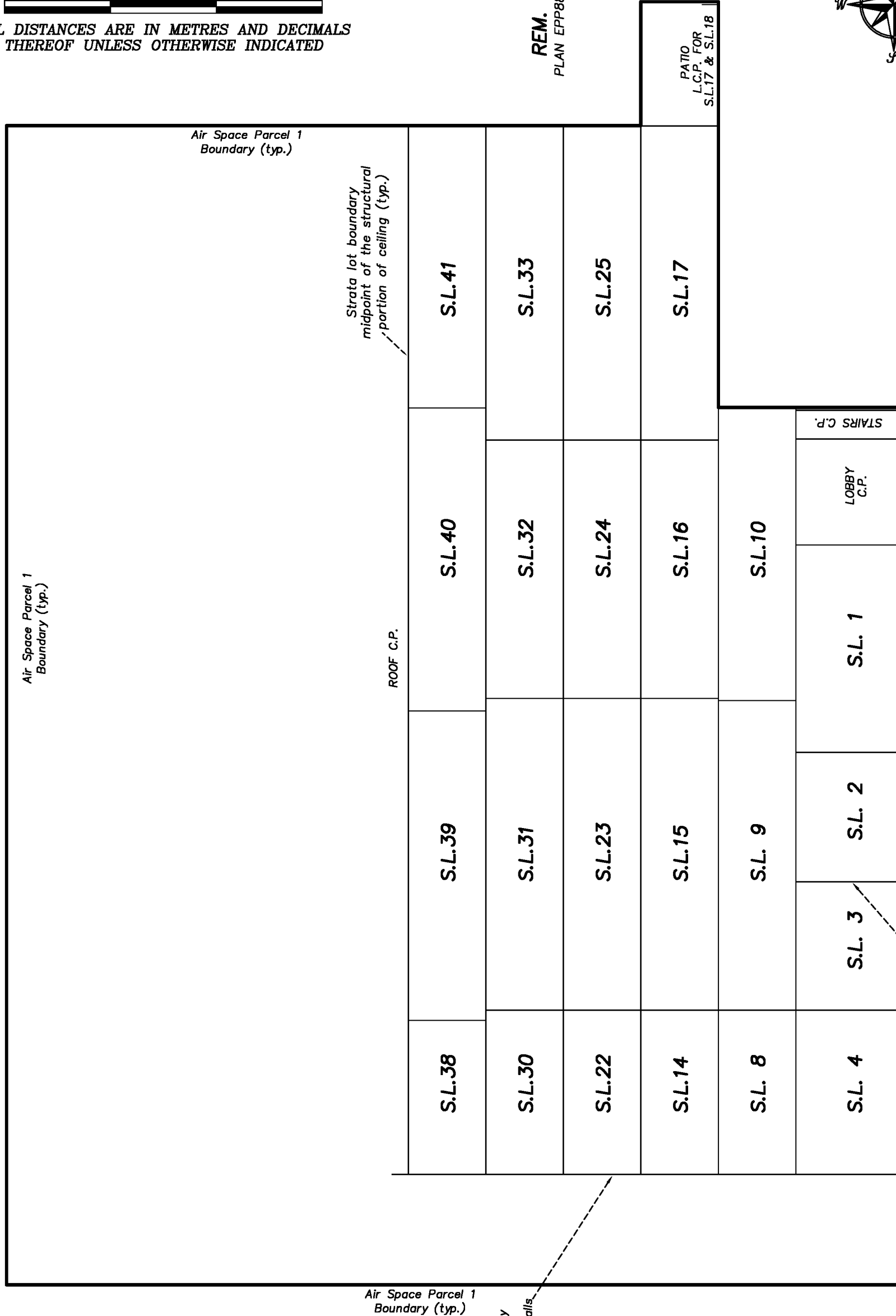
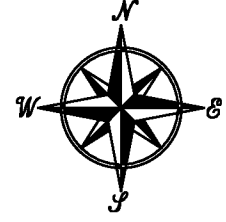
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REM. A
PLAN EPP88848



CROSS SECTION B - B

LANE

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