

**SURVEY PLAN CERTIFICATION  
PROVINCE OF BRITISH COLUMBIA**

PAGE 1 OF 10 PAGES

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

**Mark Dailey**  
**2UC9FV**

Digitally signed by Mark Dailey  
2UC9FV  
DN: c=CA, cn=Mark Dailey 2UC9FV,  
o=BC Land Surveyor, ou=Verify ID at  
www.juricert.com/LKUP.cfm?  
id=2UC9FV  
Date: 2022.03.21 13:36:36 -07'00'

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

Mark J.R. Dailey  
Unit 216 12899-76th Avenue

Ph: (604) 501-6188  
email: info@dhaliwalsurvey.com

Surrey BC V3W 1E6

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **165-300-3128**

Plan Number: **EPS7036**

This original plan number assignment was done under Commission #: **867**

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: 2022 March 04 (YYYY/Month/DD) The checklist was filed under ECR#: 259135  
The plan was completed and checked on: 2022 March 21 (YYYY/Month/DD)

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2022 March 04 (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: 2022 March 04 (YYYY/Month/DD)

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

STRATA PLAN OVER PART OF LOT 'A', SECTION 8,  
TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN EPP105615

SHEET 01 OF 09 SHEETS  
STRATA PLAN EPS7036  
PHASE 1

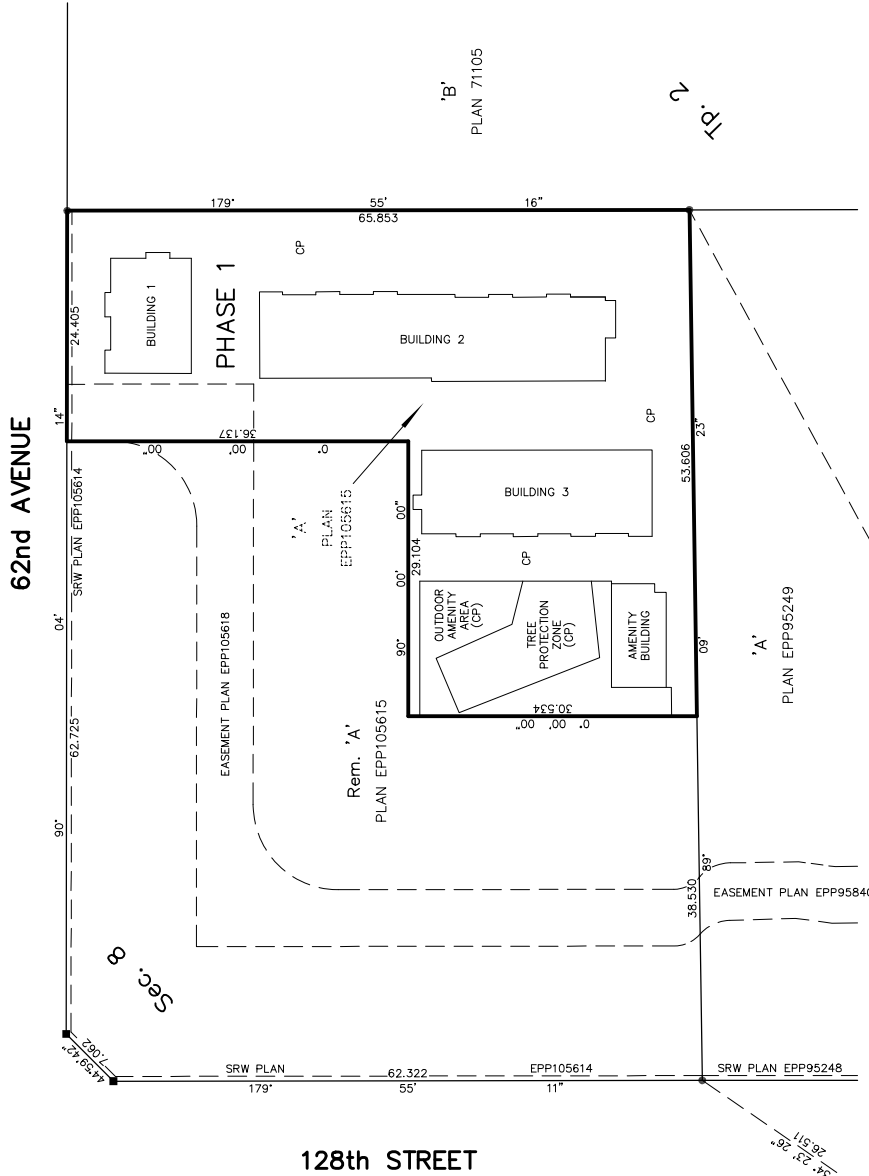
BCGS: 926-016

SCALE 1:400



(All distances are in metres)  
The intended plot size of this plan is 500mm in width by 432mm in height (sheet size C) when plotted at a scale of 1:400.

CURRENT CIVIC ADDRESS:  
12830-62 Avenue  
Surrey, BC



LEGEND:

- denotes Control Monument found
- denotes Standard Iron Post found
- denotes Lead Plug found
- CP denotes common property
- D denotes common property
- E denotes electrical
- HA denotes habitable area
- LCP denotes limited common property
- m2 denotes square metres
- NH denotes non-habitable
- NHA denotes non-habitable area
- P denotes patio
- PL denotes part of
- Rem. denotes remainder
- TEL denotes telephone
- TA denotes total area
- THA denotes total habitable area
- Typ. denotes typical
- ⊕ denotes Limited Common Property for Strata Lot 1 (Typ.)

Integrated Survey Area No. 1, Surrey, BC  
Datum: NAD83 (CSRS) 4.0,0,0 BC 1,0 MVD

Grid bearings are derived from observations between geodetic control monuments 5044 and 5045 and are referred to the central meridian for UTM zone 10.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOB published coordinates and standard deviations for geodetic control monuments 5044 and 5045.

This plan shows horizontal ground level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.999981, which has been derived from geodetic control monuments 5044 and 5045.

DHALIWA & ASSOCIATES  
LAND SURVEYING INC.

216 - 12899 76th Avenue  
Surrey, B.C. V3W 1E6  
phone: (604) 501-6188  
email: info@dhalawalandsurvey.com  
FILE: 1807004-ST1  
Drawn by: DS

This plan is Phase 01 of a 03 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 amenity buildings and outdoor amenity area in this phase are subject to the conditions set out in the Form P 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 this strata plan.

The field survey represented by this plan was completed on the 4th day of March, 2022.

Mark J.R. Dalley, BCLS #67

TABLE OF CONTROL MONUMENT UTM COORDINATES

TABLET MARKING	DATUM	ZONE	UTM N (m)	UTM E (m)	ABSOLUTE ACCURACY
5044	NAD 83 (CSRS)	10	54438982.971	509644.364	±0.03
5045	4.0,0,0 BC 1,0 MVD		5440200.476	509643.932	±0.04

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

**BUILDING FOUNDATIONS**

**STRATA PLAN EPS7036  
PHASE 1**

SHEET 02 OF 09 SHEETS

SCALE 1:250



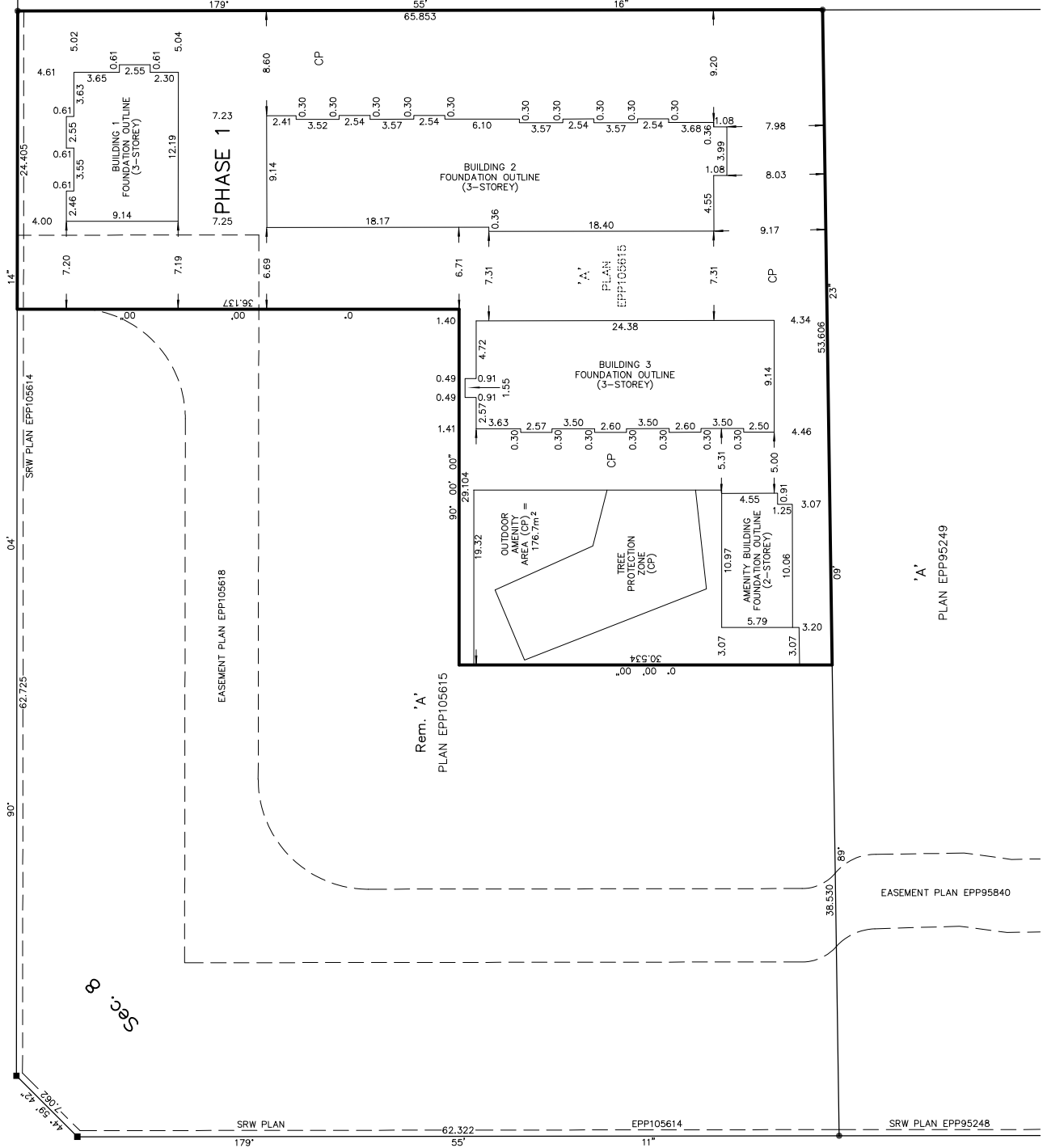
(All distances are in metres)

The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:250.



62nd AVENUE

128th STREET



NOTES:  
Offsets to property lines are perpendicular  
to the exterior face of building  
foundation walls.

**DHALIWA & ASSOCIATES**  
LAND SURVEYING INC.

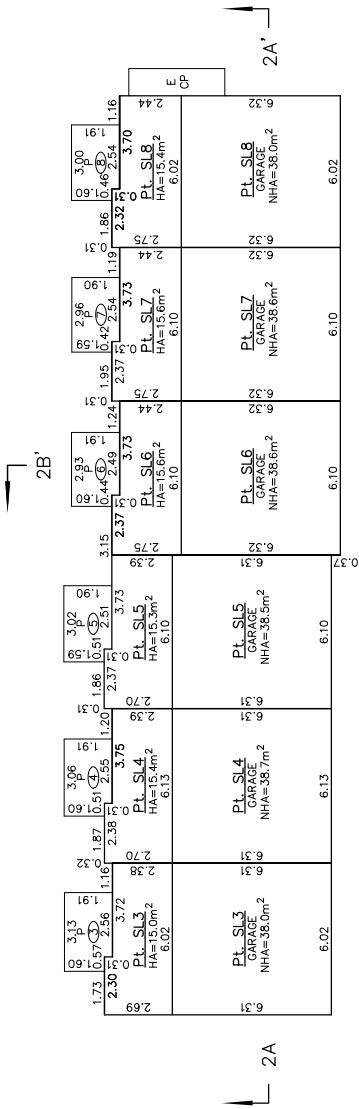
216 - 12899 76th Avenue  
Surrey, B.C. V3W 1E6  
phone: (604) 501-6188  
email: info@dhaliwalandsurvey.com  
FILE: 1807004-ST1  
Drawn by: DS



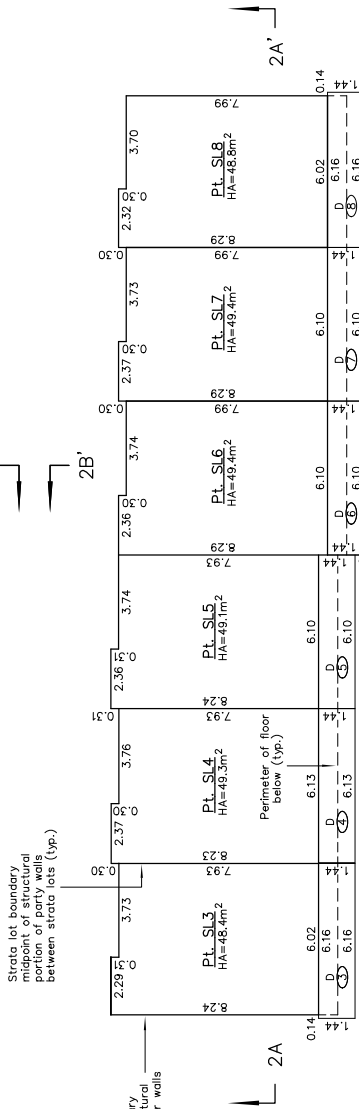


SCALE 1:150  
 The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:150.

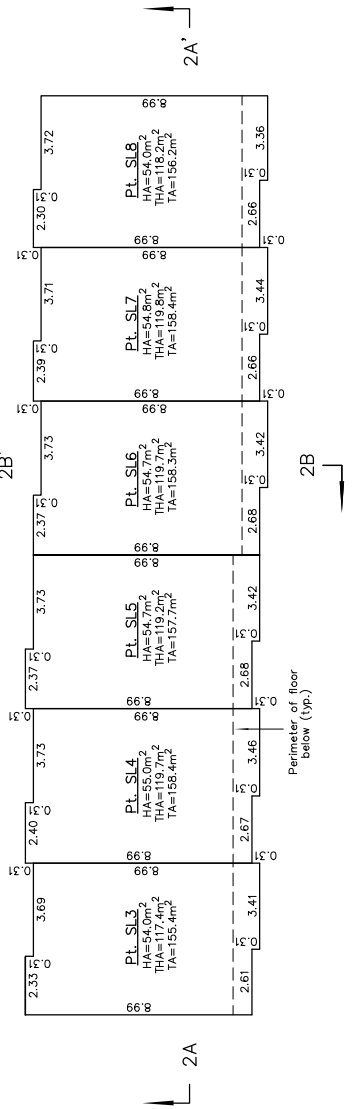
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**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 defect at multiples of 45° unless otherwise indicated.

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

**DHALIWAL & ASSOCIATES**  
 LAND SURVEYING INC.

216 - 12699 76th Avenue  
 Surrey, B.C. V3W 1E6  
 phone: (604) 501-6188  
 email: info@dhalawalsurvey.com  
 FILE: 1607004-ST1  
 Drawn by: DS

**HEIGHT BOUNDARY STATEMENT:**  
 All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.

**BUILDING 3**

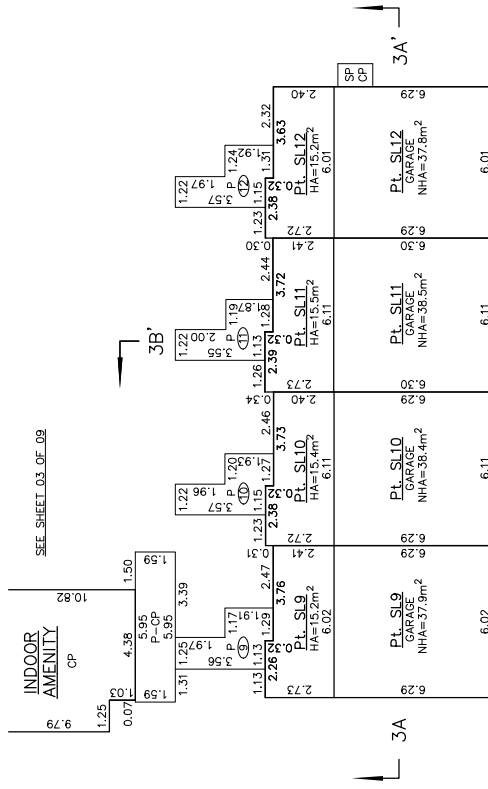
SCALE 1:150



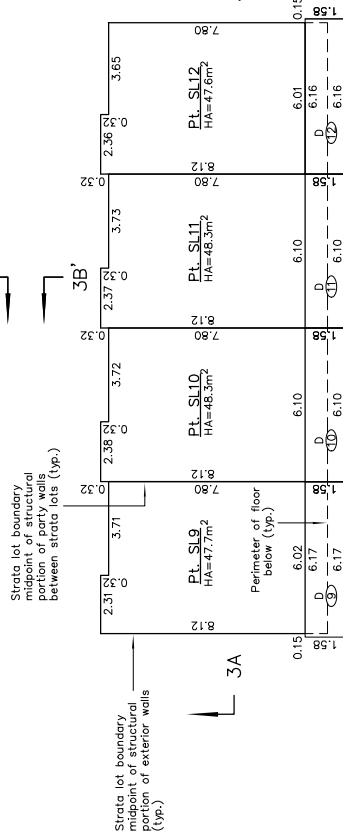
(All distances are in metres)

The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:150.

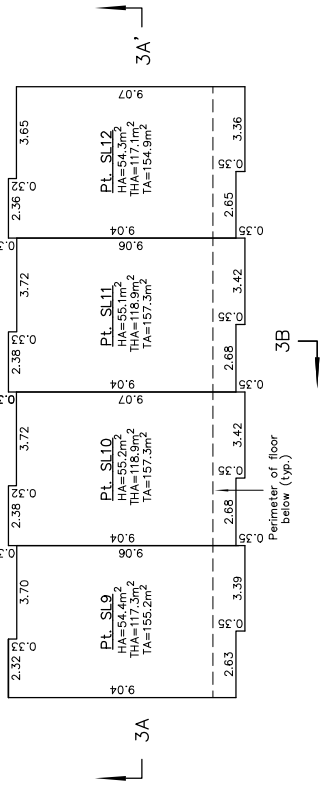
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**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 defect at multiples of 45° unless otherwise indicated.

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

**DHALIWAL & ASSOCIATES**  
LAND SURVEYING INC.

216 - 12699 76th Avenue  
Surrey, B.C. V3W 1E6  
phone: (604) 501-6188  
email: info@dhalivalsurvey.com  
FILE: 1807004-ST1

**HEIGHT BOUNDARY STATEMENT:**  
All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.

Drawn by: DS



**CROSS SECTIONS – AMENITY BUILDING**

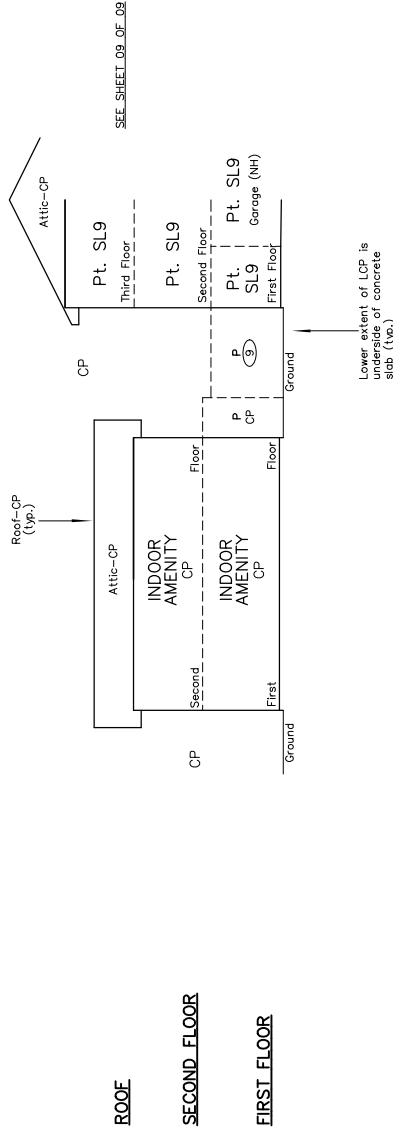
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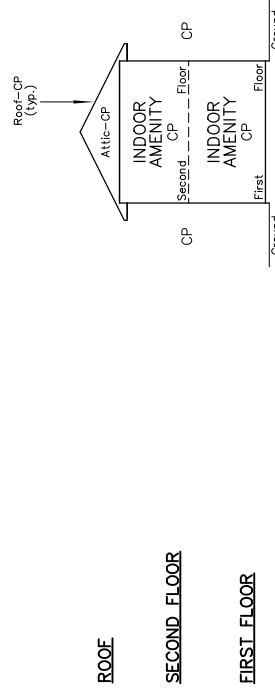
(All distances are in metres)

The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:150.

**SECTION A-A'**



**SECTION B-B'**



**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.

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

**DHALIHAL & ASSOCIATES**  
 LAND SURVEYING INC.

216 – 12699 76th Avenue  
 Surrey, B.C. V3W 1E6  
 phone: (604) 501-6188  
 email: info@dhalihalsurvey.com  
 FILE: 1807004-ST1

Drawn by: DS

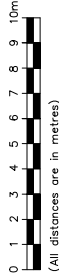
**HEIGHT BOUNDARY STATEMENT:**  
 All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.





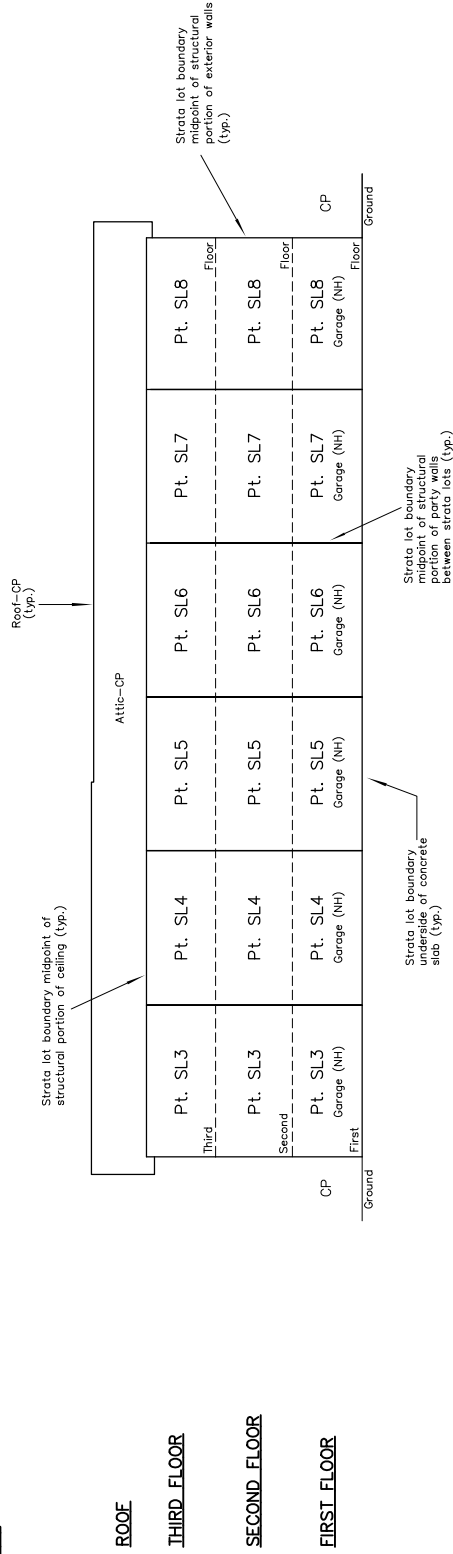
**CROSS SECTIONS - BUILDING 2**

SCALE 1:150

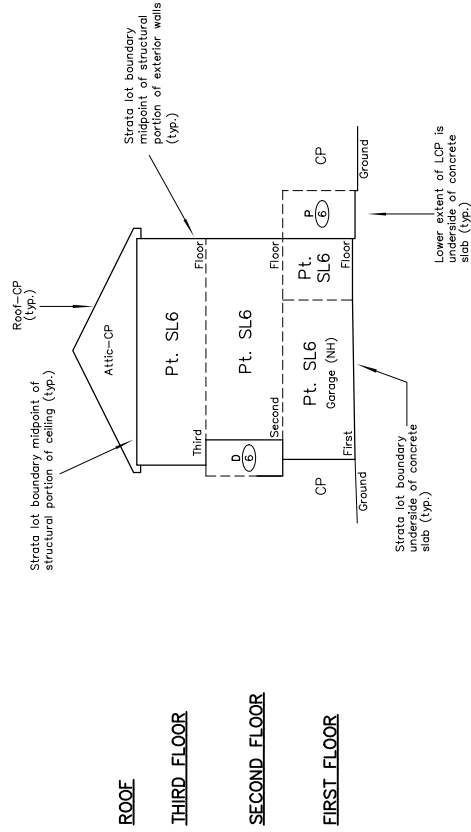


The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:150.

**SECTION 1A-1A'**



**SECTION 1B-1B'**



**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.

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

**DHALIWAJ & ASSOCIATES**  
 LAND SURVEYING INC.

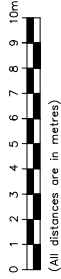
216 - 12899 76th Avenue  
 Surrey, B.C. V3W 1E6  
 phone: (604) 501-6188  
 email: info@dhalawal survey.com  
 FILE: 1807004-ST1

Drawn by: DS

**HEIGHT BOUNDARY STATEMENT:**  
 All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the coverage height of the strata lot within the same building unless otherwise indicated.

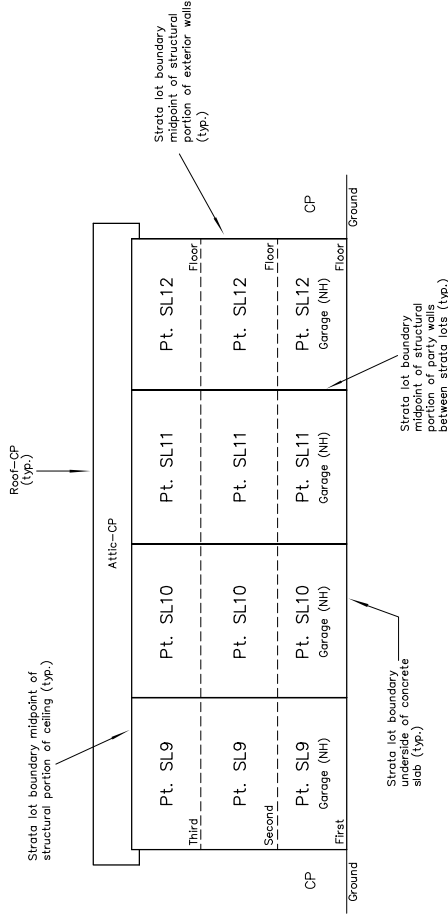
**CROSS SECTIONS – BUILDING 3**

SCALE 1:150



The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:150.

**SECTION 3A-3A'**



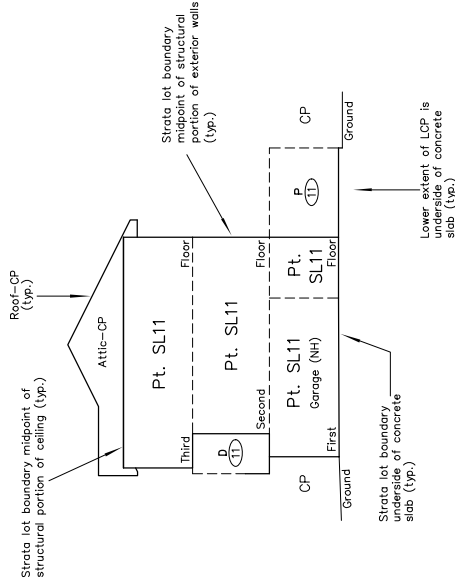
**ROOF**

**THIRD FLOOR**

**SECOND FLOOR**

**FIRST FLOOR**

**SECTION 3B-3B'**



**ROOF**

**THIRD FLOOR**

**SECOND FLOOR**

**FIRST FLOOR**

**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.

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

**DHALIWAL & ASSOCIATES**  
LAND SURVEYING INC.

216 – 12899 76th Avenue  
Surrey, B.C. V3W 1E6  
phone: (604) 501-6188  
email: info@dhalivalsurvey.com  
FILE: 1807004-ST1  
Drawn by: DS

**HEIGHT BOUNDARY STATEMENT:**  
All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

**Mark Dailey**  
**NNH34K**

Digitally signed by Mark Dailey  
NNH34K  
DN: c=CA, cn=Mark Dailey NNH34K,  
o=BC Land Surveyor, ou=Verify ID at  
www.juricert.com/LKUP.cfm?  
id=NNH34K  
Date: 2022.08.30 10:17:45 -07'00'

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

**Mark J.R. Dailey**  
**Unit 216 12899-76th Avenue**

Ph: (604) 501-6188  
email: info@dhaliwalsurvey.com

**Surrey** **BC V3W 1E6**

Surveyor General Certification [For Surveyor General Use Only]

Fee Collected for Document: \$0.00

2. PLAN IDENTIFICATION:

Control Number: **166-187-9866**

Plan Number: **EPS7036**

This original plan number assignment was done under Commission #: **867**

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: **2022 May 25** (YYYY/Month/DD) The checklist was filed under ECR#: **263851**  
The plan was completed and checked on: **2022 August 18** (YYYY/Month/DD)

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of **2022 May 25** (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: **2022 May 25** (YYYY/Month/DD)

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

LTO Document Reference: **CB96005**

This is an alteration to a previous version of this plan identified by control number: **165-645-5661**

DESCRIPTION OF ALTERATION: SEE SCHEDULE

References and scenery for "Covenants" CA8627958, CA8627962 and CA8627966 added to sheets 01 and 02.

**STRATA PLAN OVER PART OF LOT 'A', SECTION 8,  
 TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN EPP105615  
 EXCEPT STRATA PLAN EPS7036 (PHASE 1)**

BCGS: 92G-016

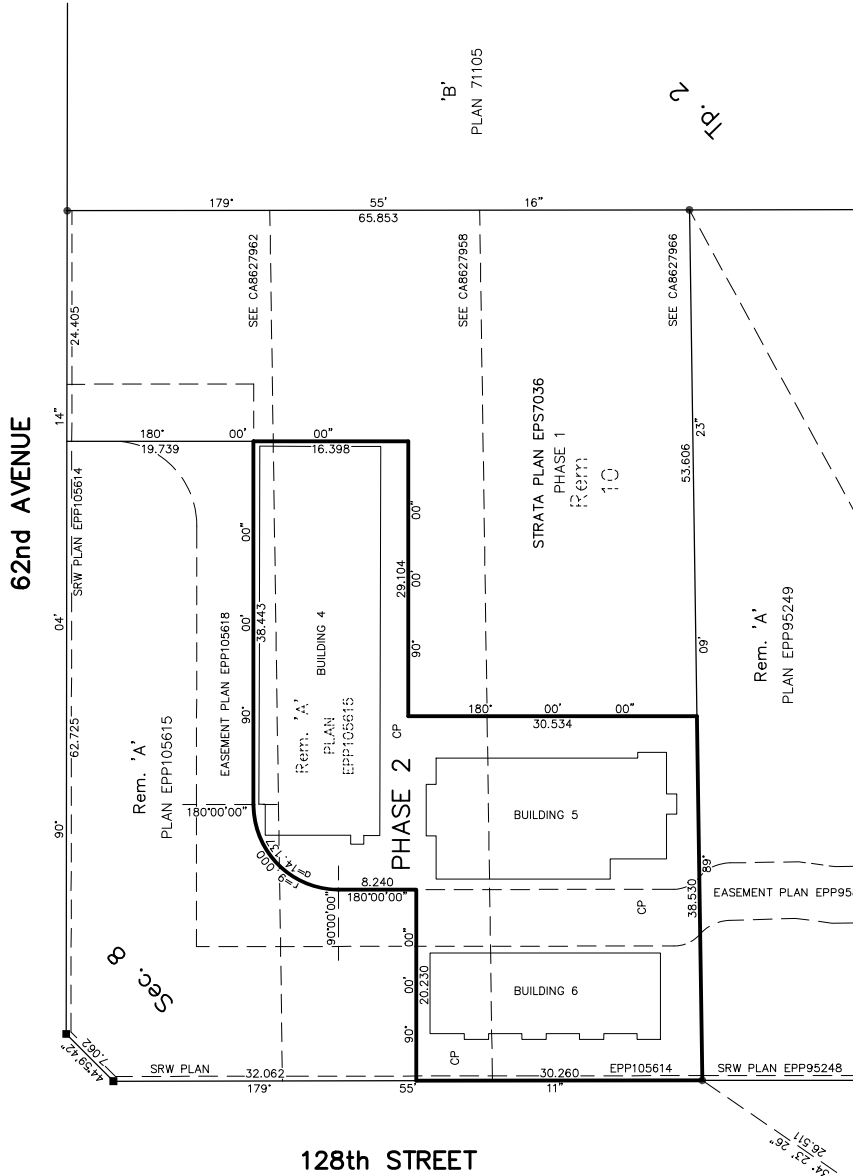
SCALE 1:400



(All distances are in metres)  
 The intended plot size of this plan is 560mm in width by  
 432mm in height (sheet size C) when plotted at a scale of 1:400.

CURRENT CIVIC ADDRESS:

12830-62 Avenue  
 Surrey, BC



**LEGEND:**

- denotes Control Monument found
- denotes Standard Iron Post found
- D denotes Lead Plug found
- denotes common property
- E denotes electrical
- FDN denotes foundation
- HA denotes habitable area
- LCP denotes limited common property
- m2 denotes square metres
- NH denotes non-habitable
- NHA denotes non-habitable area
- P denotes patio
- PL denotes part of
- Rem. denotes remainder
- SL denotes strata lot
- SP denotes sprinkler
- ST denotes storage
- TEL denotes telephone
- TA denotes total area
- THA denotes total habitable area
- yp. denotes typical
- denotes Limited Common Property for Strata Lot 1 (Yp.)

Integrated Survey Area No. 1, Surrey, BC  
 Datum: NAD83 (CSRS) 4.0,0.BC.1.MVRD

Grid bearings are derived from observations between geodetic control monuments 5044 and 5045 and are referred to the central meridian for UTM zone 10.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOB published coordinates and standard deviations for geodetic control monuments 5044 and 5045.

This plan shows horizontal ground level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.999981, which has been derived from geodetic control monuments 5044 and 5045.

**DHALIWA & ASSOCIATES  
 LAND SURVEYING INC.**

216 - 12899 76th Avenue  
 Surrey, B.C. V3W 1E6  
 phone: (604) 501-6188  
 email: info@dhalawalandsurvey.com  
 FILE: 1807004-ST2A  
 Drawn by: DS

**TABLE OF CONTROL MONUMENT UTM COORDINATES**

TABLET MARKING	DATUM	ZONE	UTM N (m)	UTM E (m)	ABSOLUTE ACCURACY
5044	NAD 83 (CSRS)	10	54438982.971	509644.364	±0.03
5045	4.0,0.BC.1.MVRD		5440200.476	509643.932	±0.04

THIS PLAN LIES WITHIN THE METRO VANCOUVER  
 REGIONAL DISTRICT - CITY OF SURREY

This plan is Phase 02 of a 03 phase strata plan under section 26 of the Strata Property Act. It is 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 this strata plan.  
 The field survey represented by this plan was completed on the 23th day of May, 2022.

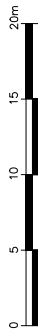
Mark J.R. Dalley, BCLS #67

**BUILDING FOUNDATIONS**

**STRATA PLAN EPS7036  
PHASE 2**

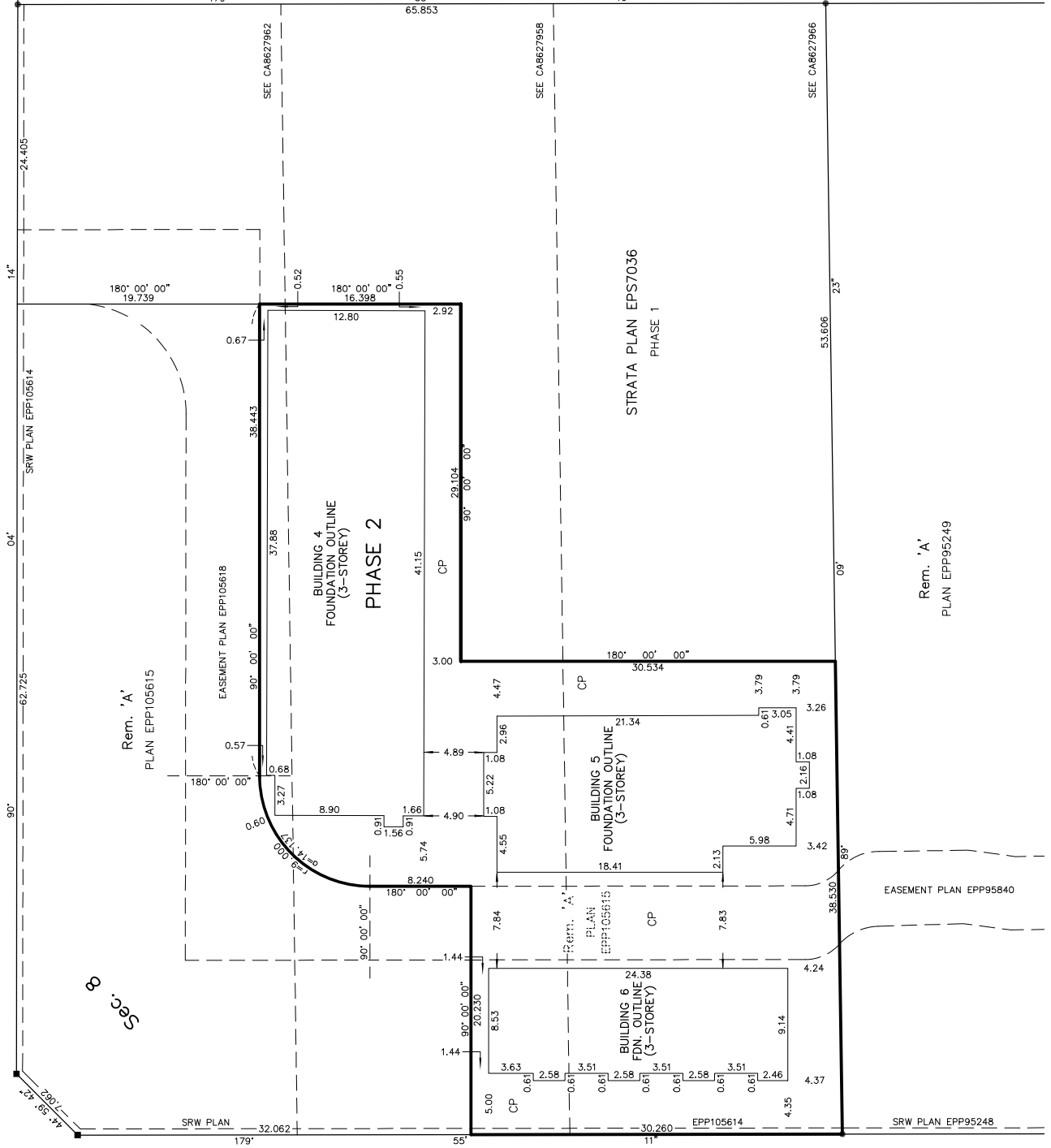
SHEET 02 OF 08 SHEETS

SCALE 1:250



(All distances are in metres)

The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:250.



62nd AVENUE

128th STREET



**NOTES:**  
Offsets to property lines are perpendicular to the exterior face of building foundation walls.

**DHALIWAL & ASSOCIATES  
LAND SURVEYING INC.**

216 - 12899 76th Avenue  
Surrey, B.C. V3W 1E6  
phone: (604) 501-6188  
email: info@dhalawal.com  
FILE: 1807004-ST2A

Drawn by: DS

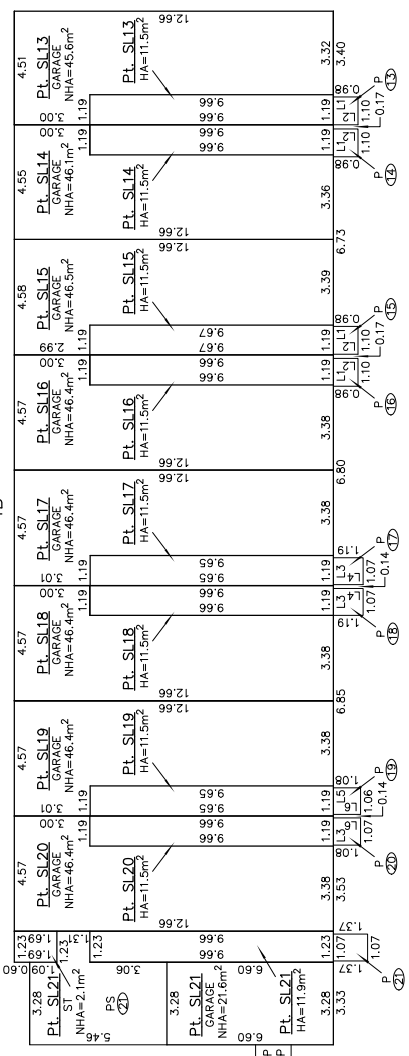
Mark J.R. Dalley, B.C.L.S. 867  
25th day of May, 2022.

SCALE 1:150

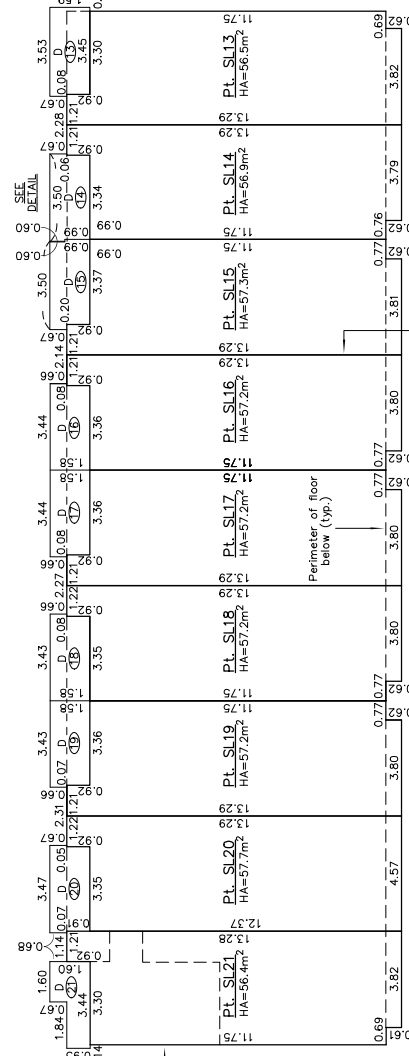


(All distances are in metres)  
 The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:150.

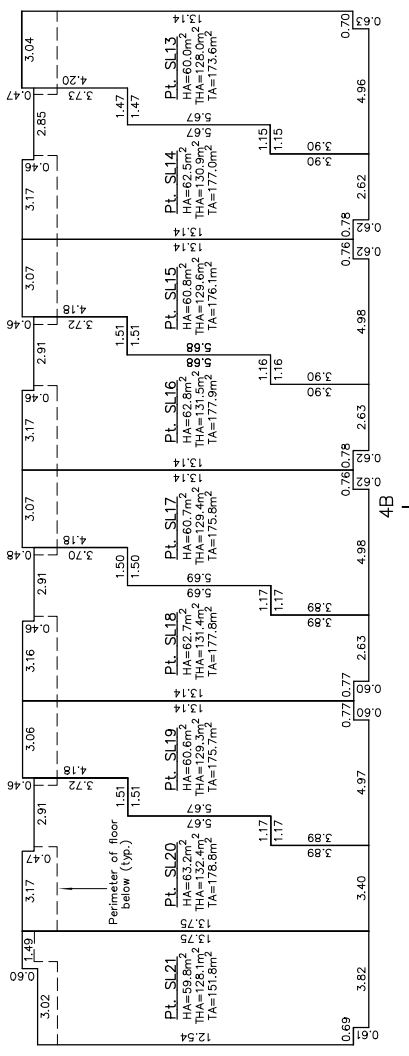
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**NOTES:**  
 1. 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.  
 2. All angles deflect at multiples of 45° unless otherwise indicated.  
 3. Section arrows on this plan point in the direction of view.

**DHALIWAL & ASSOCIATES**  
 LAND SURVEYING INC.  
 216 - 12899 76th Avenue  
 Surrey, B.C. V3W 1E6  
 phone: (604) 501-6188  
 email: info@dhalawal.com  
 FILE: 1807004-ST2A

Drawn by: DS

**HEIGHT BOUNDARY STATEMENT:**  
 All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.





**BUILDING 6**

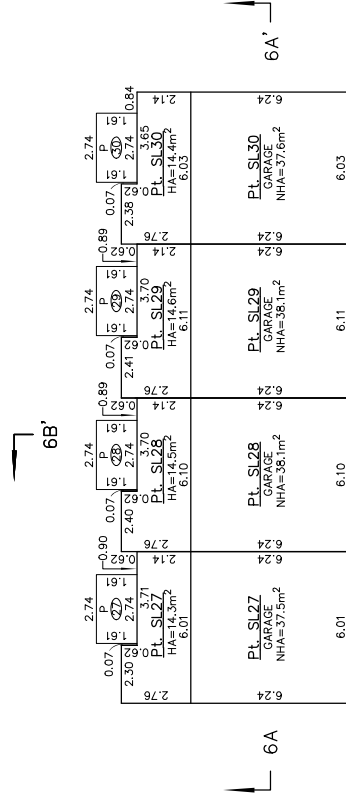
SCALE 1:150



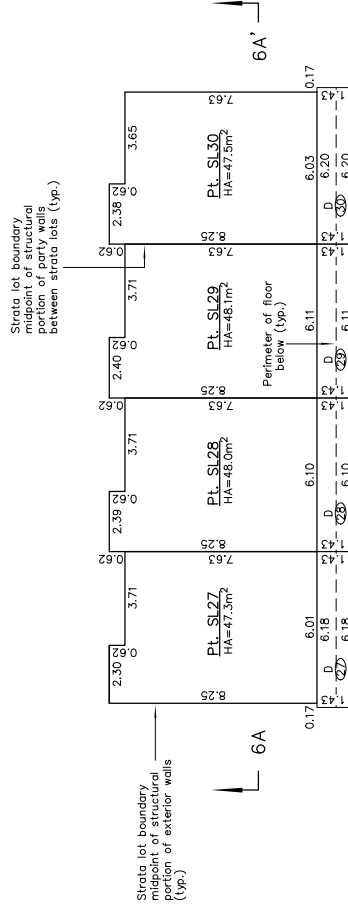
(All distances are in metres)

The intended plot size of this plan is 560mm in width by 432mm in height (sheet size C) when plotted at a scale of 1:150.

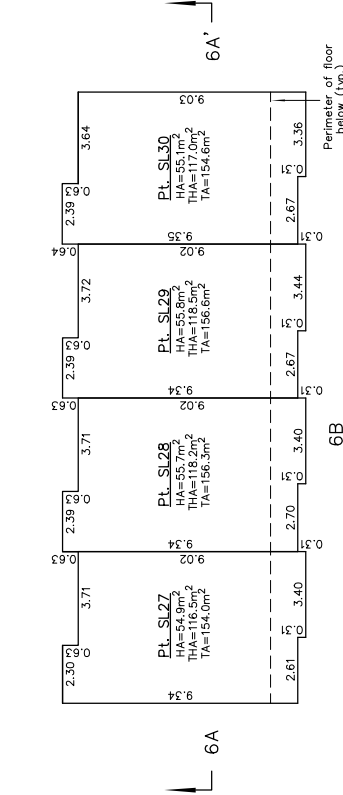
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**NOTES:**  
 1. The plan 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 otherwise indicated.

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

**DHALIWAL & ASSOCIATES**  
 LAND SURVEYING INC.

216 - 12899 76th Avenue  
 Surrey, B.C. V3W 1E6  
 phone: (604) 501-6188  
 email: info@dhalawal.com  
 FILE: 1807004-ST2A

Drawn by: DS

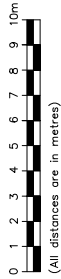
**HEIGHT BOUNDARY STATEMENT:**

All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.



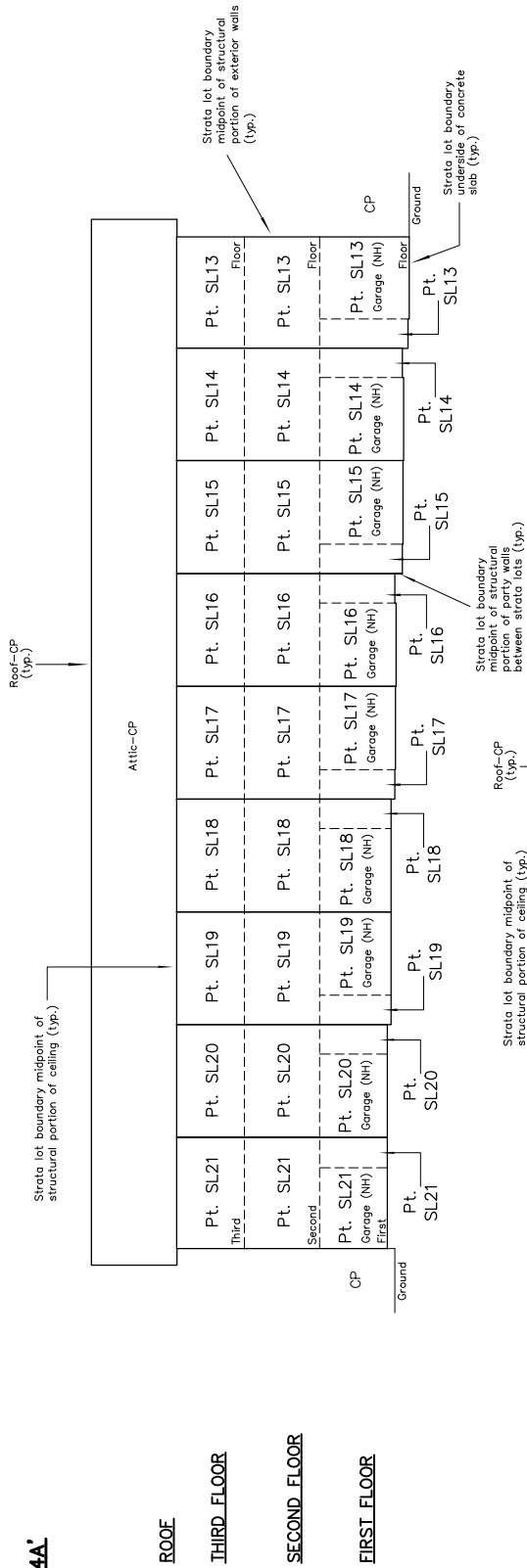
**CROSS SECTIONS - BUILDING 4**

SCALE 1:150

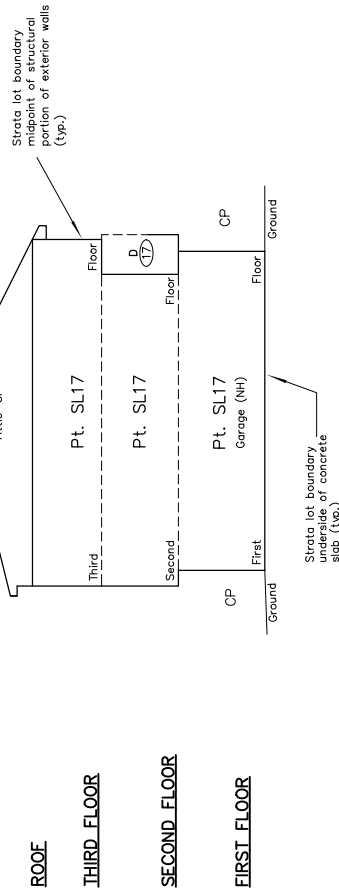


The intended plot size of this plan is 560mm in width by 432mm in height (sheet size C) when plotted at a scale of 1:150.  
(All distances are in metres)

**SECTION 4A-4A'**



**SECTION 4B-4B'**



**NOTES:**  
1. Section 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.

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

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

**DHALIWAL & ASSOCIATES**  
LAND SURVEYING INC.

216 - 12899 76th Avenue  
Surrey, B.C. V3W 1E6  
phone: (604) 501-6188  
email: info@dhalawal.com  
FILE: 1807004-ST2A

**HEIGHT BOUNDARY STATEMENT:**  
All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the coverage height of the strata lot within the same building unless otherwise indicated.

Drawn by: DS



**CROSS SECTIONS - BUILDING 6**

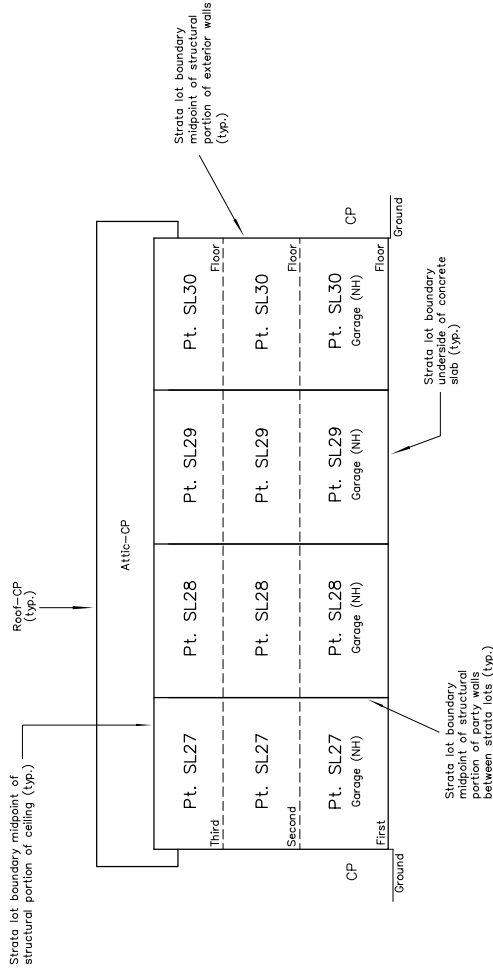
SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:150.

**SECTION 6A-6A'**



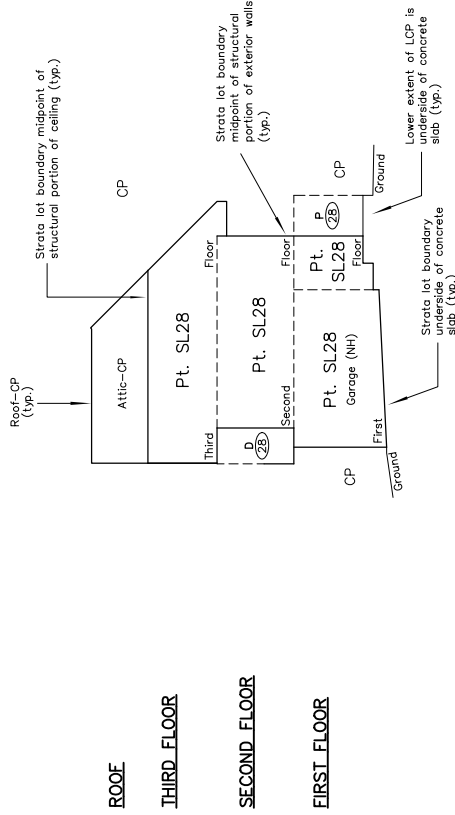
**ROOF**

**THIRD FLOOR**

**SECOND FLOOR**

**FIRST FLOOR**

**SECTION 6B-6B'**



**ROOF**

**THIRD FLOOR**

**SECOND FLOOR**

**FIRST FLOOR**

**NOTES:**  
 1. Section 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 otherwise indicated.

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

**DHALIWAL & ASSOCIATES**  
 LAND SURVEYING INC.

216 - 12899 76th Avenue  
 Surrey, B.C. V3W 1E6  
 phone: (604) 501-6188  
 email: info@dhalwal.com  
 FILE: 1807004-ST2A

Drawn by: DS

**HEIGHT BOUNDARY STATEMENT:**  
 All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.

NEW WESTMINSTER LAND TITLE OFFICE

Jul-20-2022 11:57:55.002

CBS96005

SURVEY PLAN CERTIFICATION  
PROVINCE OF BRITISH COLUMBIA

0867

PAGE 1 OF 9 PAGES

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

**Mark Dailey**  
**NNH34K**

Digitally signed by Mark Dailey  
NNH34K  
DN: c=CA, cn=Mark Dailey NNH34K,  
o=BC Land Surveyor, ou=Verify ID at  
www.juricert.com/LKUP.cfm?  
id=NNH34K  
Date: 2022.06.28 15:34:21 -07'00'

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

Mark J.R. Dailey  
Unit 216 12899-76th Avenue

Ph: (604) 501-6188  
email: info@dhaliwalsurvey.com

Surrey BC V3W 1E6

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **165-645-5661**

Plan Number: **EPS7036**

This original plan number assignment was done under Commission #: **867**

LTO Document Reference: **CB96005**

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:	2022	May	25	(YYYY/Month/DD)	The checklist was filed under ECR#:
The plan was completed and checked on:	2022	June	23	(YYYY/Month/DD)	262083

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2022 May 25 (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: 2022 May 25 (YYYY/Month/DD)

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

**STRATA PLAN OVER PART OF LOT 'A', SECTION 8,  
 TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN EPP105615  
 EXCEPT STRATA PLAN EPS7036 (PHASE 1)**

BCGS: 92G-016

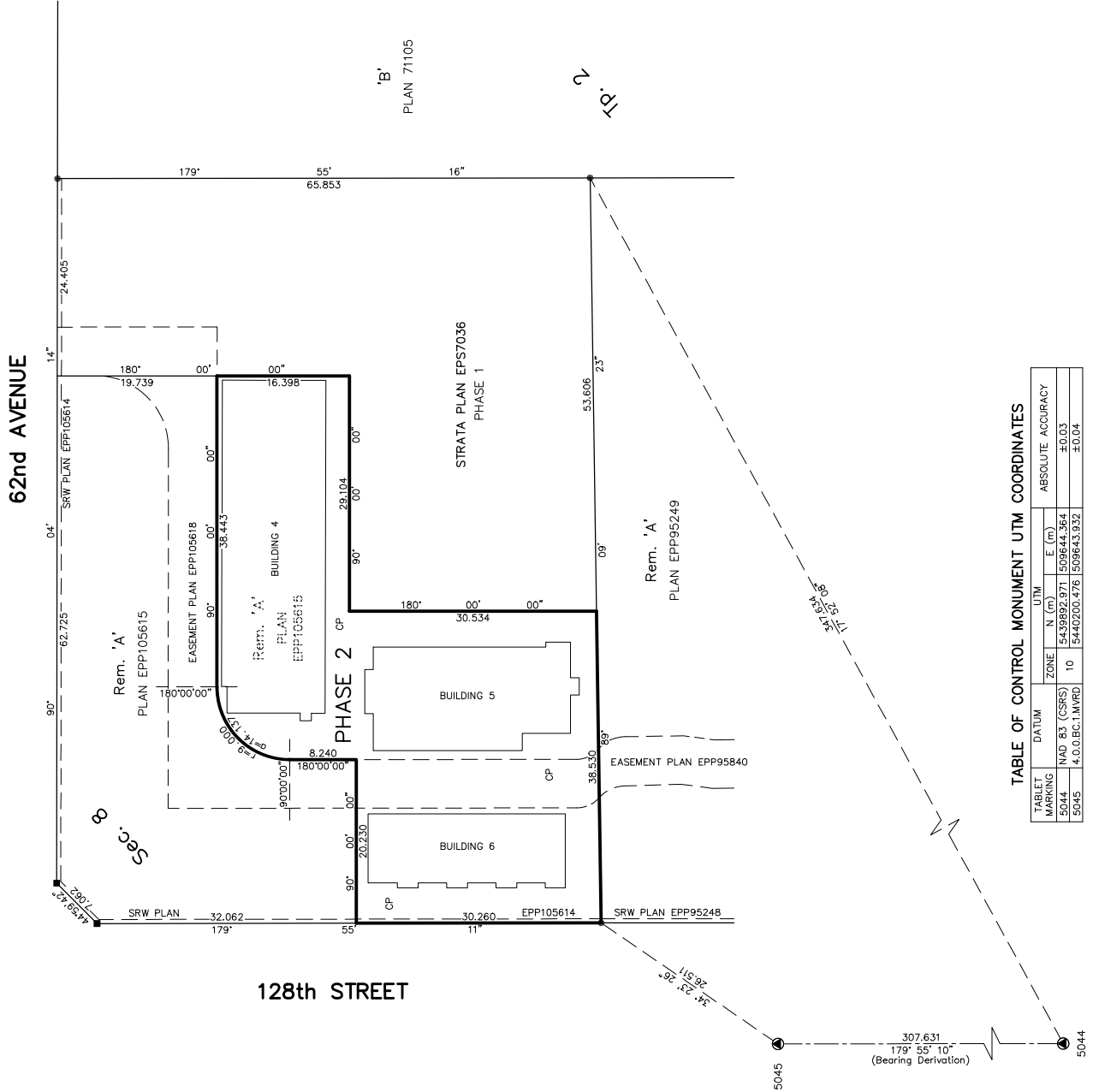
SCALE 1:400



(All distances are in metres)  
 The intended plot size of this plan is 560mm in width by 432mm in height (sheet size C) when plotted at a scale of 1:400.

CURRENT CIVIC ADDRESS:

12830-62 Avenue  
 Surrey, BC



This plan is Phase 02 of a 03 phase strata plan under section 24 of the Strata Property Act. It is 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 this strata plan.  
 The field survey represented by this plan was completed on the 23th day of May, 2022.  
 Mark J.R. Dailey, BCLS #67

TABLE OF CONTROL MONUMENT UTM COORDINATES

TABLET MARKING	DATUM	ZONE	UTM N (m)	UTM E (m)	ABSOLUTE ACCURACY
5044	NAD 83 (CSRS)	10	5438992.971	509644.364	±0.03
5045	4.0.0.BC.1.MVRD		5440200.476	509643.932	±0.04

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

LEGEND:

- denotes Control Monument found
- denotes Standard Iron Post found
- denotes Lead Plug found
- D denotes common property
- E denotes electrical
- FDN denotes foundation
- HA denotes habitable area
- LCP denotes limited common property
- m2 denotes square metres
- NH denotes non-habitable
- NHA denotes non-habitable area
- P denotes patio
- PL denotes part of
- Rem. denotes remainder
- SL denotes strata lot
- SP denotes sprinkler
- ST denotes storage
- TEL denotes telephone
- TA denotes total area
- THA denotes total habitable area
- yp. denotes typical
- denotes Limited Common Property for Strata Lot 1 (Yp.)

Integrated Survey Area No. 1, Surrey, BC  
 Datum: NAD83 (CSRS) 4.0.0.BC.1.MVRD

Grid bearings are derived from observations between geodetic control monuments 5044 and 5045 and are referred to the central meridian for UTM zone 10.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOB published coordinates and standard deviations for geodetic control monuments 5044 and 5045.

This plan shows horizontal ground level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9999981, which has been derived from geodetic control monuments 5044 and 5045.

**DHALIWA & ASSOCIATES  
 LAND SURVEYING INC.**

216 - 12899 76th Avenue  
 Surrey, B.C. V3W 1E6  
 phone: (604) 501-6188  
 email: info@dhalawalandsurveying.com  
 FILE: 1807004-S12  
 Drawn by: DS

**BUILDING FOUNDATIONS**

**STRATA PLAN EPS7036  
PHASE 2**

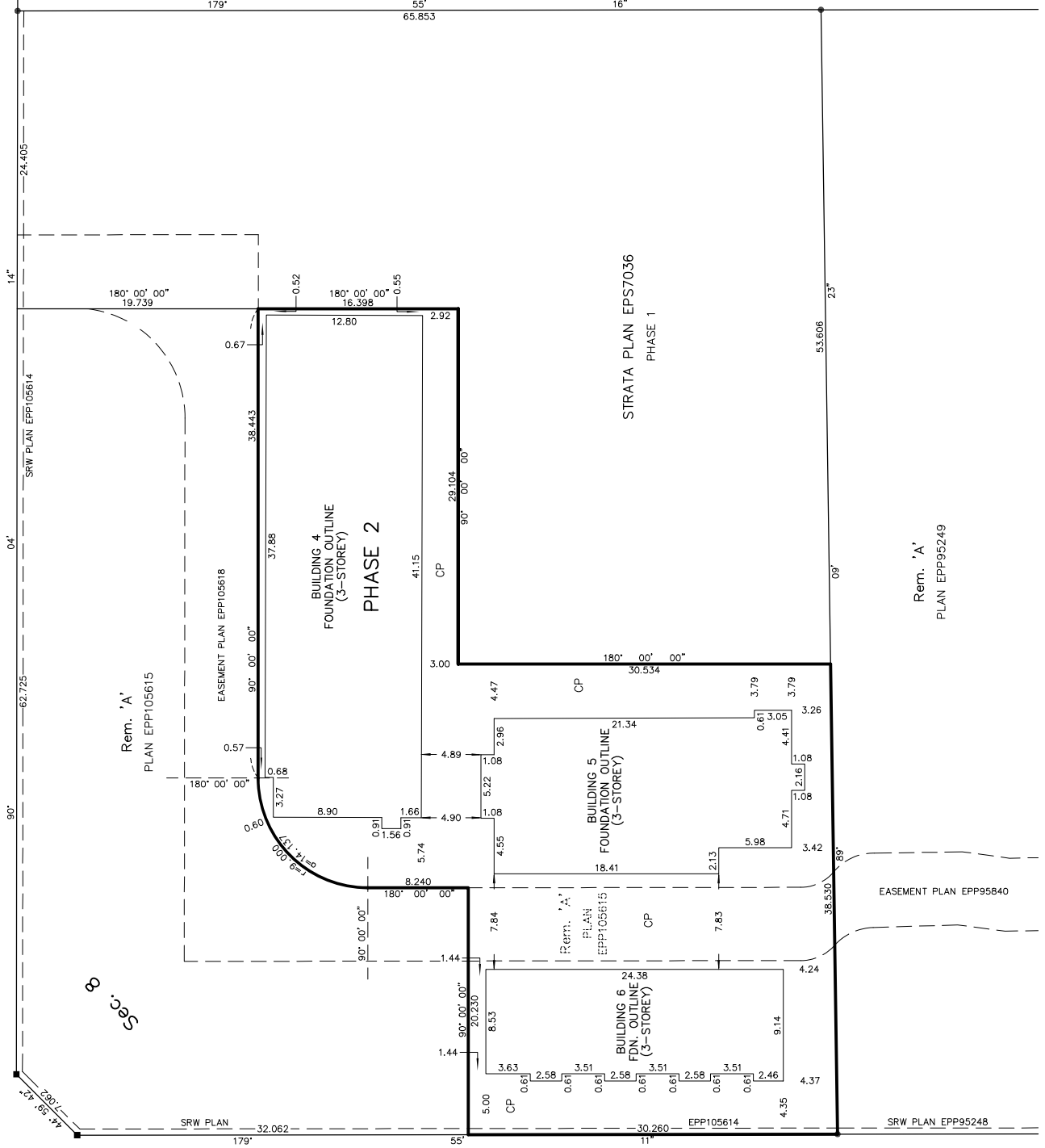
SHEET 02 OF 08 SHEETS

SCALE 1:250



(All distances are in metres)

The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:250.



128th STREET

STRATA PLAN EPS7036  
PHASE 1

Rem. 'A'  
PLAN EPP95249

NOTES:  
Offsets to property lines are perpendicular  
to the exterior face of the exterior  
face of building foundation walls.

**DHALIWAL & ASSOCIATES**  
LAND SURVEYING INC.

216 - 12899 76th Avenue  
Surrey, B.C. V3W 1E6  
phone: (604) 501-6188  
email: info@dhaliwalsurveying.com  
FILE: 1807004-ST2

Drawn by: DS

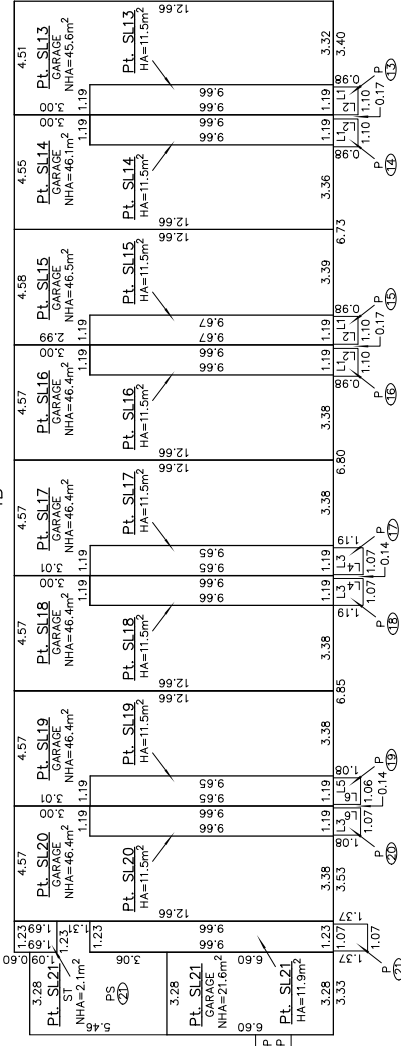
Mark J.R. Dalley, B.C.L.S. 867  
25th day of May, 2022.

SCALE 1:150

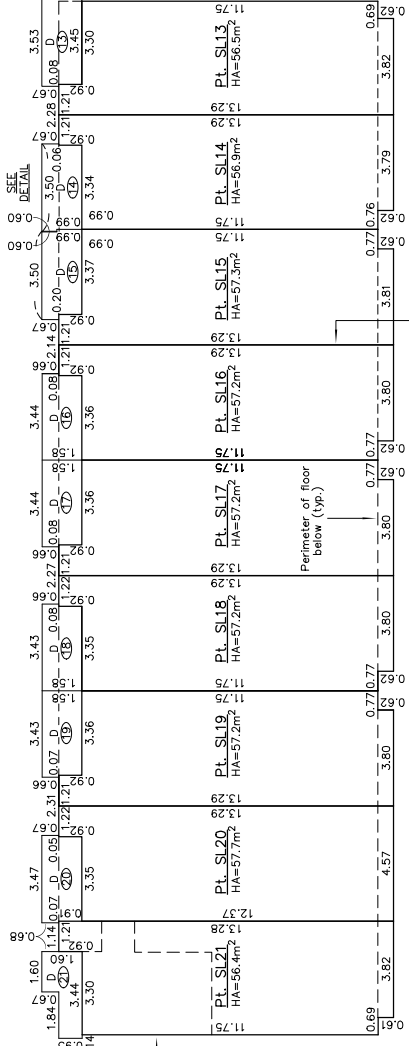


(All distances are in metres)  
 The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:150.

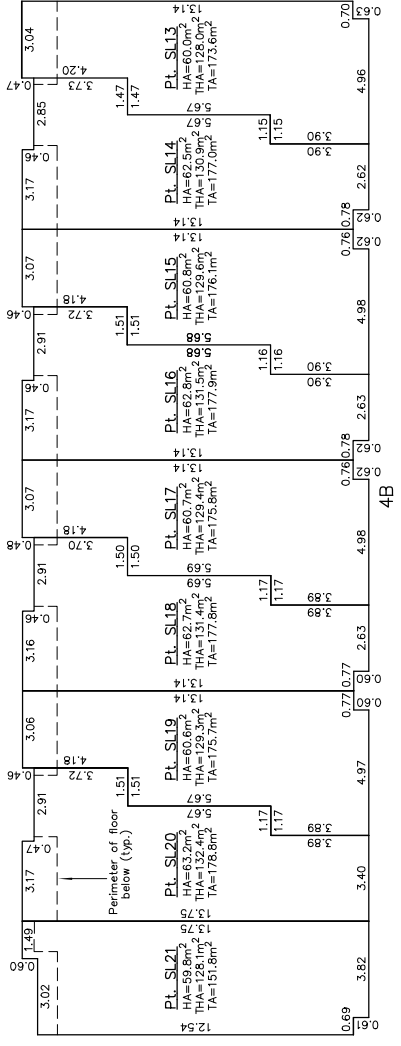
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



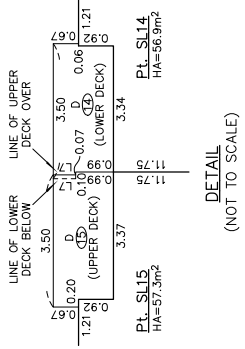
**NOTES:**  
 1. Shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.  
 2. All angles deflect at multiples of 45° unless otherwise indicated.  
 3. Section arrows on this plan point in the direction of view.

**HEIGHT BOUNDARY STATEMENT:**  
 All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.

**DHALIWAJ & ASSOCIATES**  
 LAND SURVEYING INC.  
 216 - 12899 76th Avenue  
 Surrey, B.C. V3W 1E6  
 phone: (604) 501-6188  
 email: info@dhalijwal.com  
 FILE: 1807004-S12

Drawn by: DS

Mark J.R. Dalley, B.S. 867  
 25th day of May, 2022.







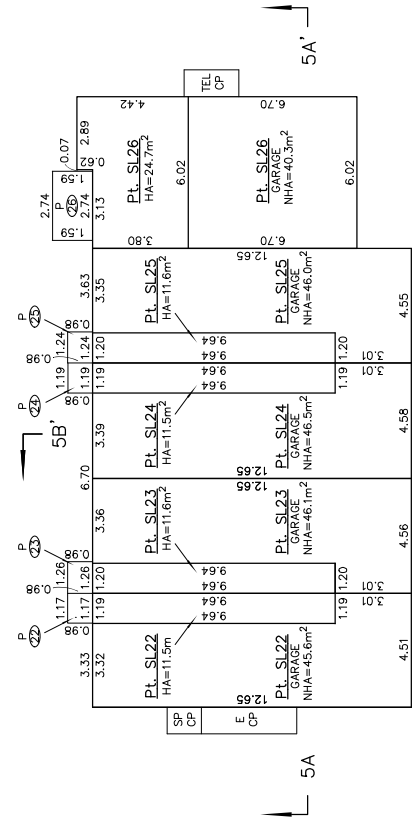
**BUILDING 5**

SCALE 1:150

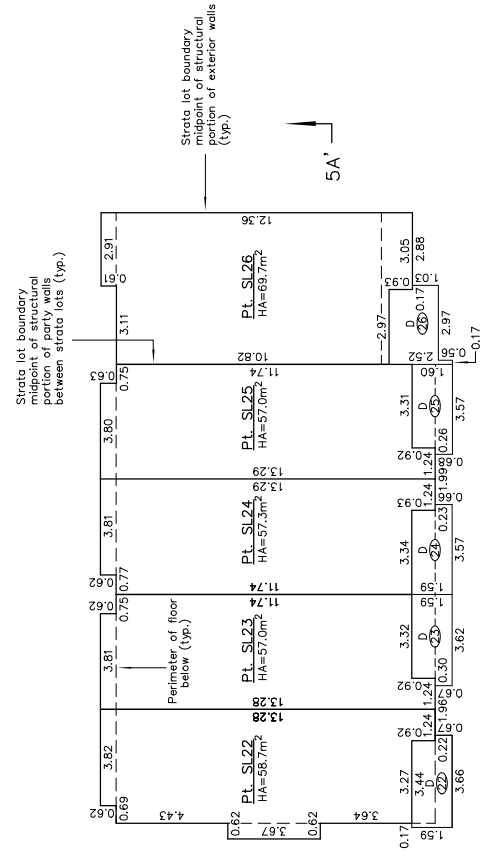


(All distances are in metres)  
 The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:150.

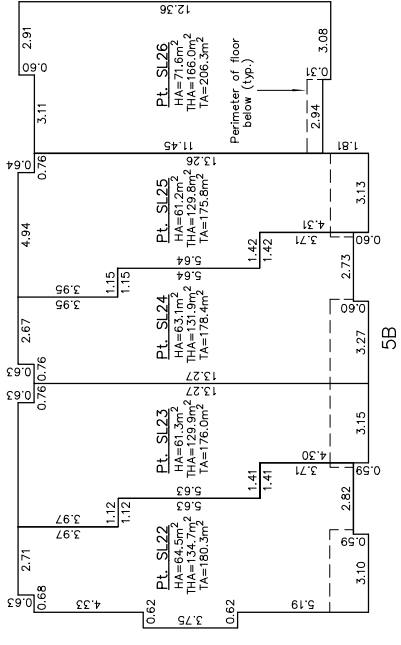
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**NOTES:**  
 1. Request 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.  
 2. All angles deflect at multiples of 45° unless otherwise indicated.  
 3. Section arrows on this plan point in the direction of view.

**HEIGHT BOUNDARY STATEMENT:**  
 All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.

**BUILDING 6**

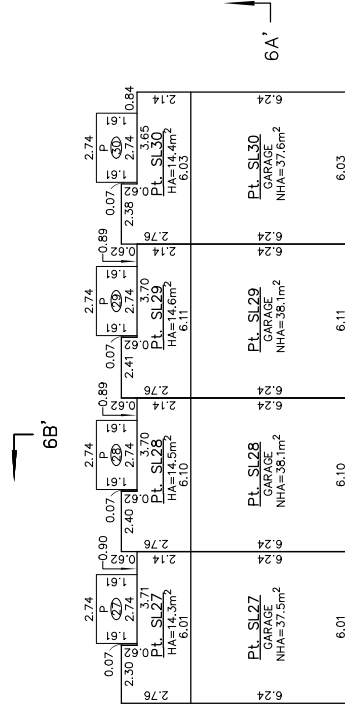
SCALE 1:150



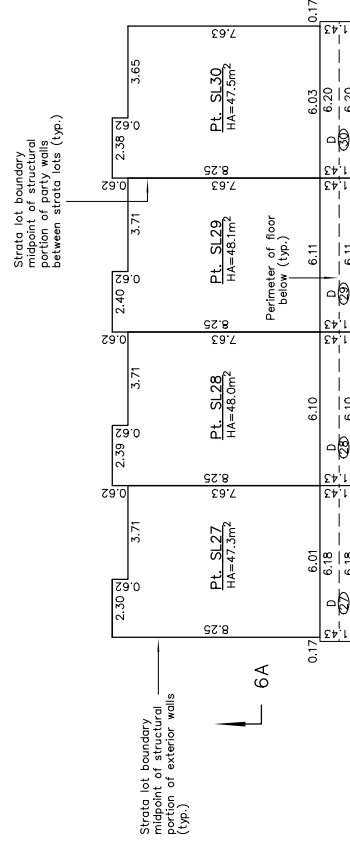
(All distances are in metres)

The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:150.

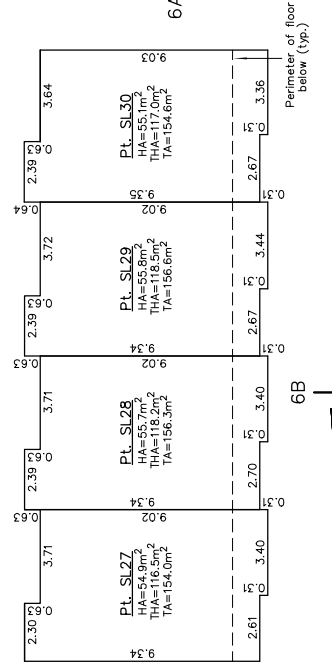
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**NOTES:**  
 1. Section 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 otherwise indicated.

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

**DHALIWAL & ASSOCIATES**  
 LAND SURVEYING INC.

216 - 12899 76th Avenue  
 Surrey, B.C. V3W 1E6  
 phone: (604) 501-6188  
 email: info@dhalawal.com  
 FILE: 1807004-S12

Drawn by: DS

**HEIGHT BOUNDARY STATEMENT:**

All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.



**CROSS SECTIONS - BUILDING 4**

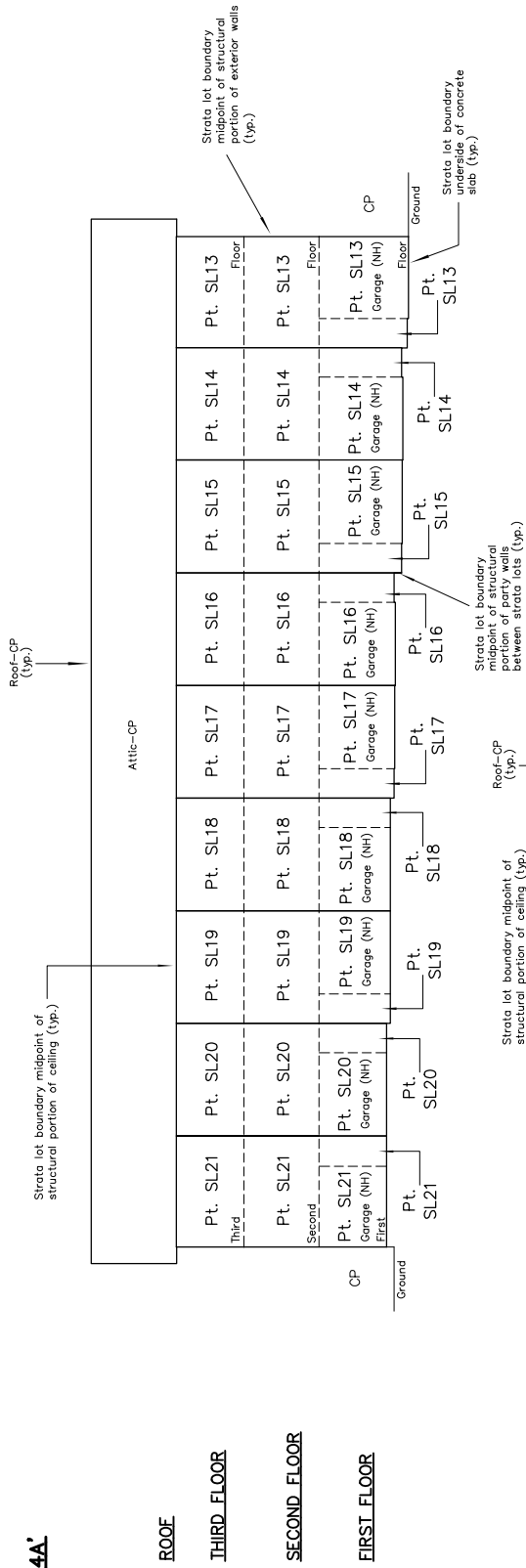
SCALE 1:150



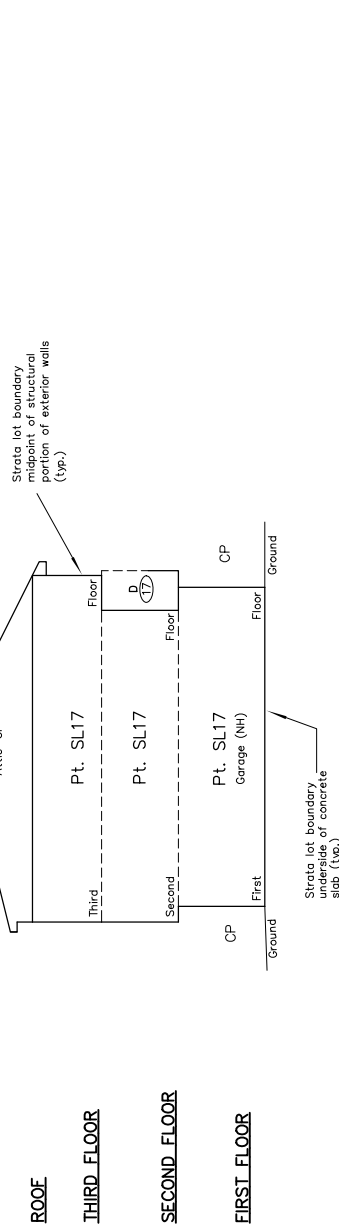
(All distances are in metres)

The intended plot size of this plan is 560mm in width by 432mm in height (sheet size C) when plotted at a scale of 1:150.

**SECTION 4A-4A'**



**SECTION 4B-4B'**



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 otherwise indicated.

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

**HEIGHT BOUNDARY STATEMENT.**  
 All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the coverage height of the strata lot within the same building unless otherwise indicated.

**DHALIWAL & ASSOCIATES**  
 LAND SURVEYING INC.

216 - 12699 76th Avenue  
 Surrey, B.C. V3W 1E6  
 phone: (604) 501-6188  
 email: info@dhalawal.com  
 FILE: 1807004-S12

Drawn by: DS



**CROSS SECTIONS – BUILDING 6**

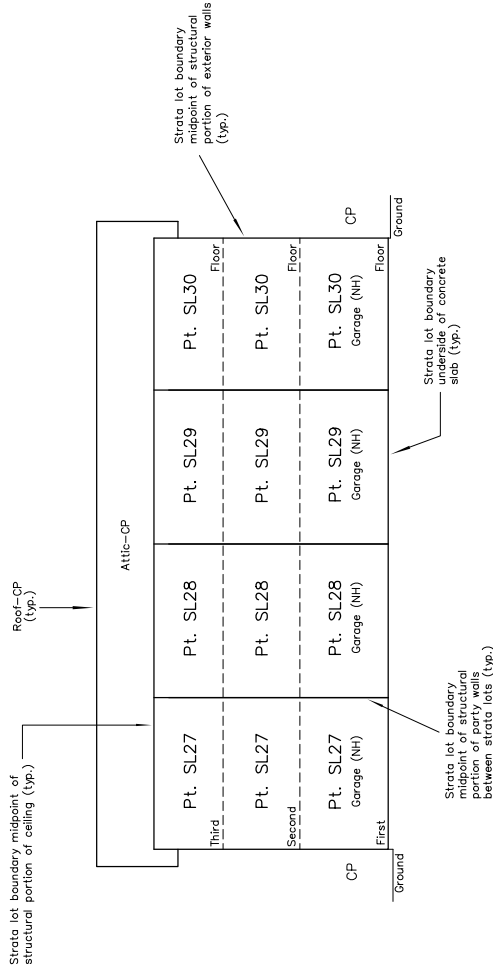
SCALE 1:150



(All distances are in metres)

The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:150.

**SECTION 6A-6A'**



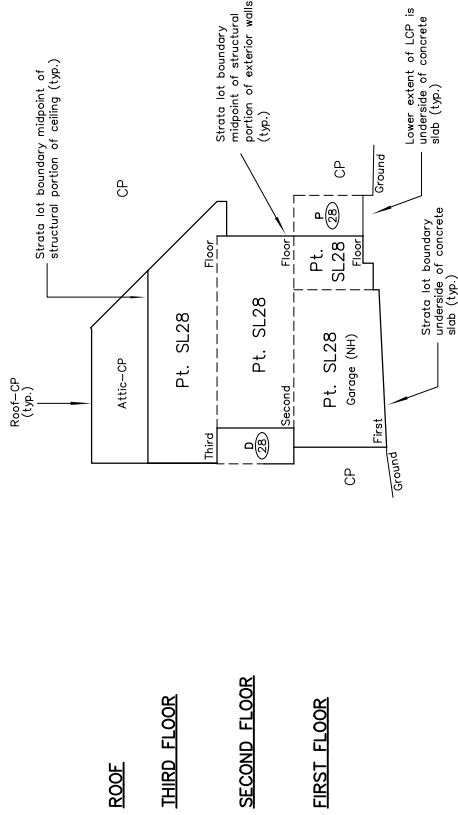
**ROOF**

**THIRD FLOOR**

**SECOND FLOOR**

**FIRST FLOOR**

**SECTION 6B-6B'**



**ROOF**

**THIRD FLOOR**

**SECOND FLOOR**

**FIRST FLOOR**

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 otherwise indicated.

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

**DHALIWAL & ASSOCIATES**  
 LAND SURVEYING INC.

216 – 12699 76th Avenue  
 Surrey, B.C. V3W 1E6  
 phone: (604) 501-6188  
 email: info@dhalawal.com  
 FILE: 1807004-S12

Drawn by: DS

**HEIGHT BOUNDARY STATEMENT:**  
 All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

**Mark Dailey**  
**NNH34K**

Digitally signed by Mark Dailey  
NNH34K  
DN: c=CA, cn=Mark Dailey NNH34K,  
o=BC Land Surveyor, ou=Verify ID at  
www.juricert.com/LKUP.cfm?  
id=NNH34K  
Date: 2022.08.30 10:24:30 -07'00'

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

**Mark J.R. Dailey**  
**Unit 216 12899-76th Avenue**

Ph: (604) 501-6188  
email: info@dhaliwalsurvey.com

**Surrey** **BC V3W 1E6**

Surveyor General Certification [For Surveyor General Use Only]

Fee Collected for Document: \$0.00

2. PLAN IDENTIFICATION:

Control Number: **166-188-0270**

Plan Number: **EPS7036**

This original plan number assignment was done under Commission #: **867**

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: **2022 May 25** (YYYY/Month/DD) The checklist was filed under ECR#: **263857**  
The plan was completed and checked on: **2022 August 19** (YYYY/Month/DD)

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of **2022 May 25** (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: **2022 May 25** (YYYY/Month/DD)

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

LTO Document Reference: **CB96025**

This is an alteration to a previous version of this plan identified by control number: **165-645-5311**

DESCRIPTION OF ALTERATION: SEE SCHEDULE

References and scenery for "Covenants" CA8627958, CA8627962 and CA8627966 added to sheets 01 and 02.

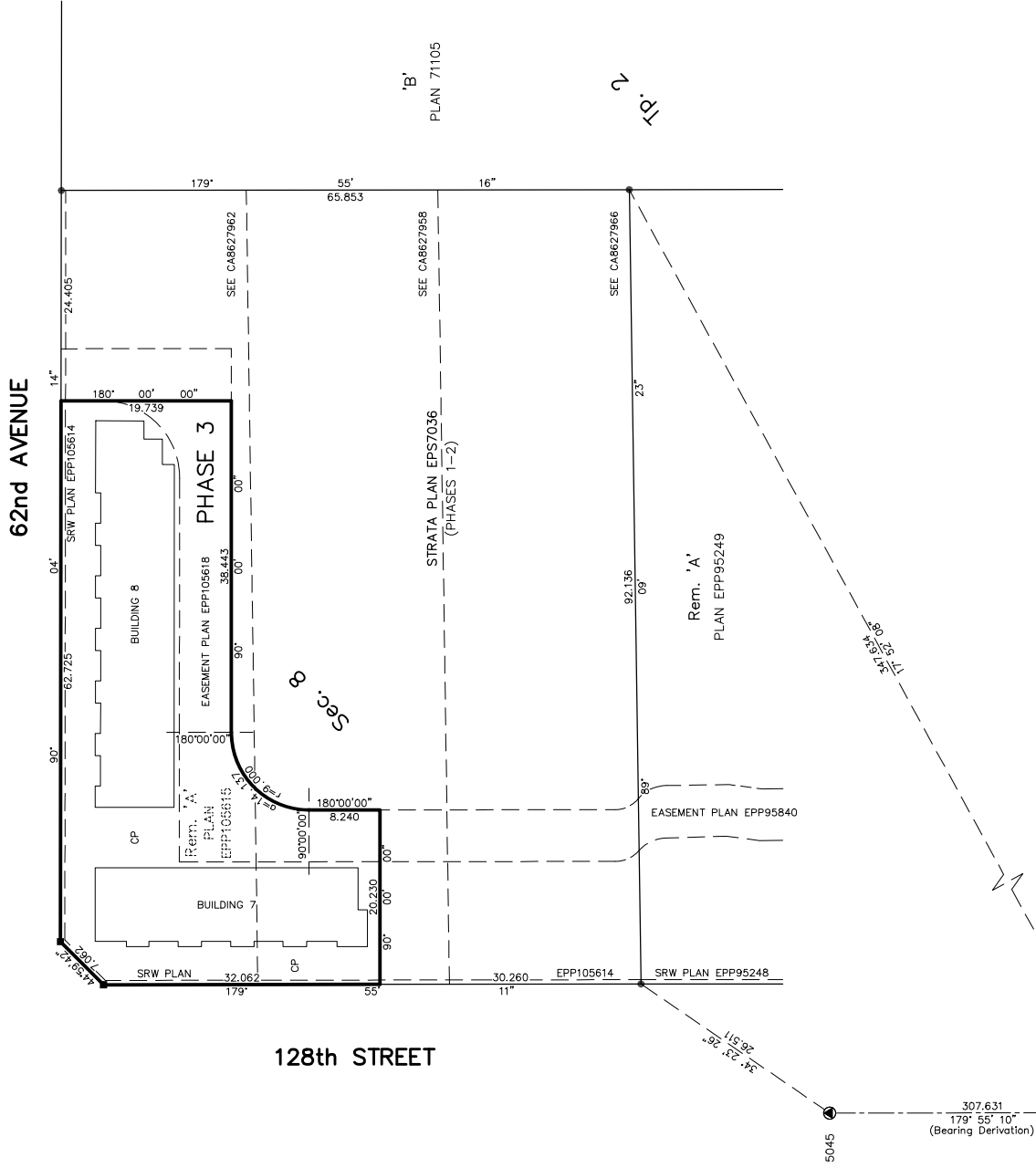
BCGS: 92G-016

SCALE: 1:400



(All distances are in metres)  
 The intended plot size of this plan is 560mm in width by 432mm in height (sheet size C) when plotted at a scale of 1:400.

**CURRENT CIVIC ADDRESS:**  
 12830-62 Avenue  
 Surrey, BC



**LEGEND:**

- denotes Control Monument found
- denotes Standard Iron Post found
- denotes Lead Plug found
- D denotes common property
- E denotes electrical
- FDN denotes foundation
- HA denotes habitable area
- LCP denotes limited common property
- m2 denotes square metres
- NH denotes non-habitable
- NHA denotes non-habitable area
- P denotes patio
- PL denotes part of
- Rem. denotes remainder
- SL denotes strata lot
- SP denotes sprinkler
- ST denotes storage
- TEL denotes telephone
- TA denotes total area
- THA denotes total habitable area
- yp. denotes typical
- denotes Limited Common Property for Strata Lot 1 (Yp.)

Integrated Survey Area No. 1, Surrey, BC  
 Datum: NAD83 (CSRS) 4.0,0,BC,1,CMRD

Grid bearings are derived from observations between geodetic control monuments 5044 and 5045 and are referred to the central meridian for UTM zone 10.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOB published coordinates and standard deviations for geodetic control monuments 5044 and 5045.

This plan shows horizontal ground level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.999981, which has been derived from geodetic control monuments 5044 and 5045.

**DHALIWA & ASSOCIATES  
 LAND SURVEYING INC.**

216 - 12899 76th Avenue  
 Surrey, B.C. V3W 1E6  
 phone: (604) 501-6188  
 email: info@dhalawalandsurvey.com  
 FILE: 1807004-ST3A  
 Drawn by: DS

**TABLE OF CONTROL MONUMENT UTM COORDINATES**

TABLET MARKING	DATUM	ZONE	UTM N (m)	UTM E (m)	ABSOLUTE ACCURACY
5044	NAD 83 (CSRS)	10	54389892.971	509644.364	±0.03
5045	4.0,0,BC,1,CMRD		5440200.476	509643.932	±0.04

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

This plan is Phase 03 of a 03 phase strata plan under section 28 of the Strata Property Act. It is 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 this strata plan.

The field survey represented by this plan was completed on the 23th day of May, 2022.

Mark J.R. Dalley, BCLS #67



**BUILDING FOUNDATIONS**

**STRATA PLAN EPS7036  
PHASE 3**

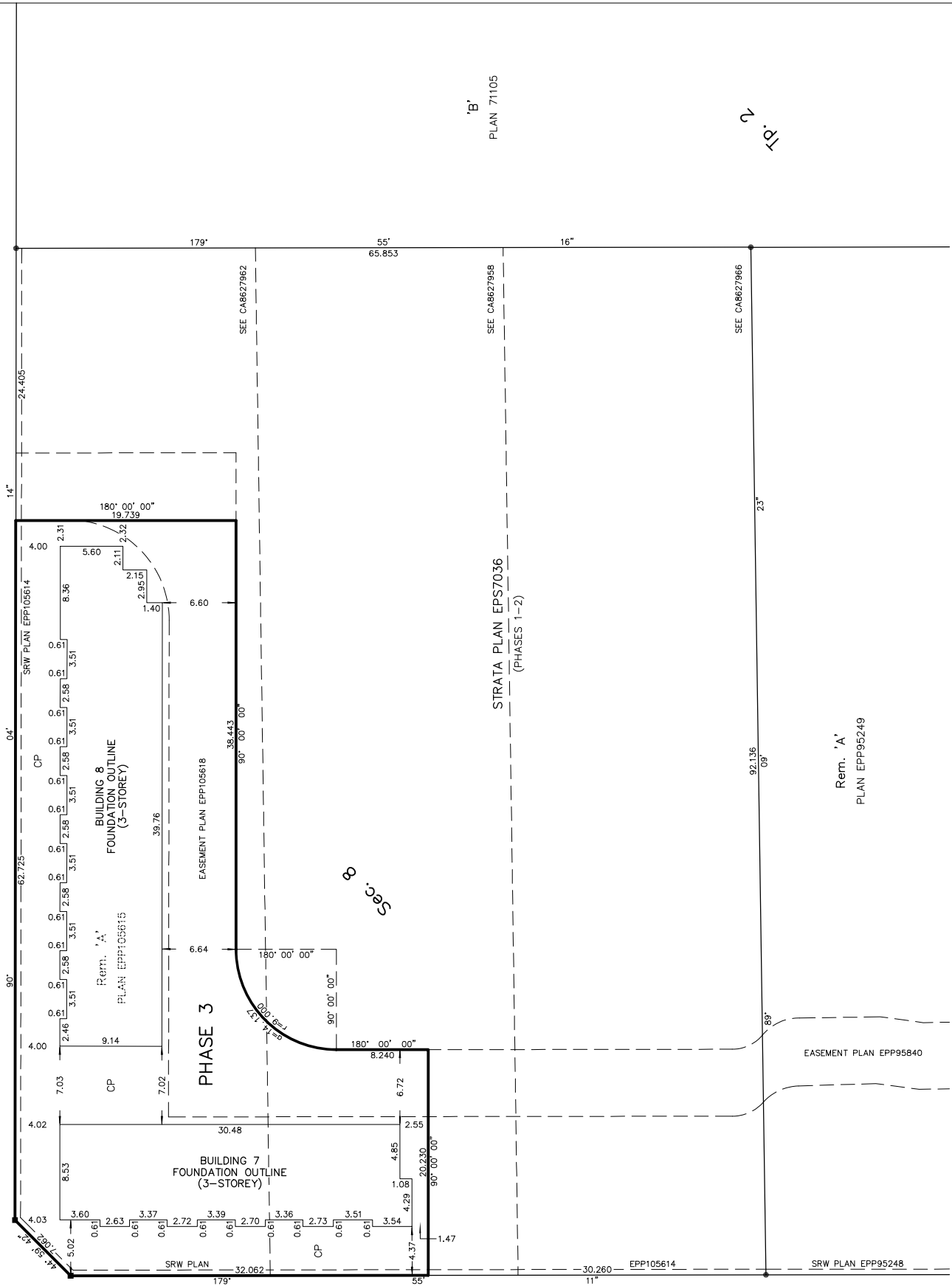
SHEET 02 OF 06 SHEETS

SCALE 1:250



(All distances are in metres)

The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:250.



128th STREET

NOTES:  
Offsets to property lines are perpendicular to the exterior face of building foundation walls.

**DHALIWA & ASSOCIATES**  
LAND SURVEYING INC.  
216 - 12899 76th Avenue  
Surrey, B.C. V3W 1E6  
phone: (604) 501-6188  
email: info@dhaliwalandsurvey.com  
FILE: 1807004-ST3A  
Drawn by: DS

**BUILDING Z**

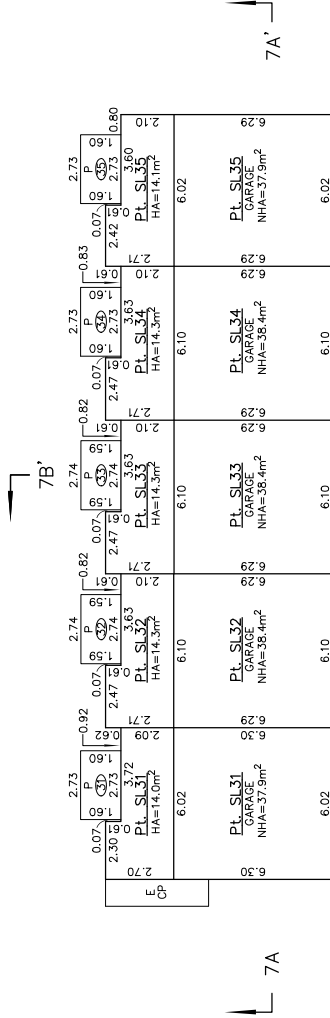
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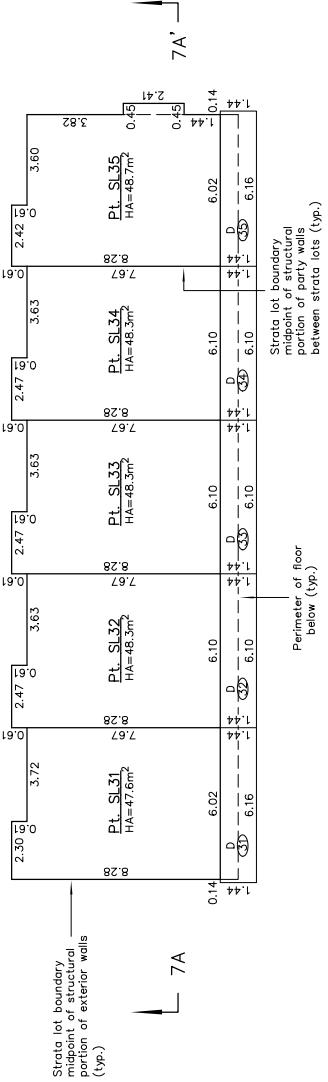
(All distances are in metres)  
The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:150.



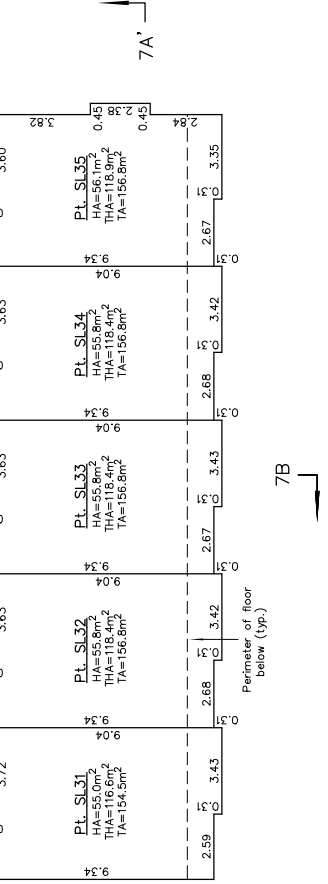
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**NOTES:**  
1. 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 otherwise indicated.

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

**DHALIWAL & ASSOCIATES**  
LAND SURVEYING INC.

216 - 12699 76th Avenue  
Surrey, B.C. V3W 1E6  
phone: (604) 501-6188  
email: info@dhalwal.com  
FILE: 1607004-ST3A

Drawn by: MS

**HEIGHT BOUNDARY STATEMENT:**  
All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.

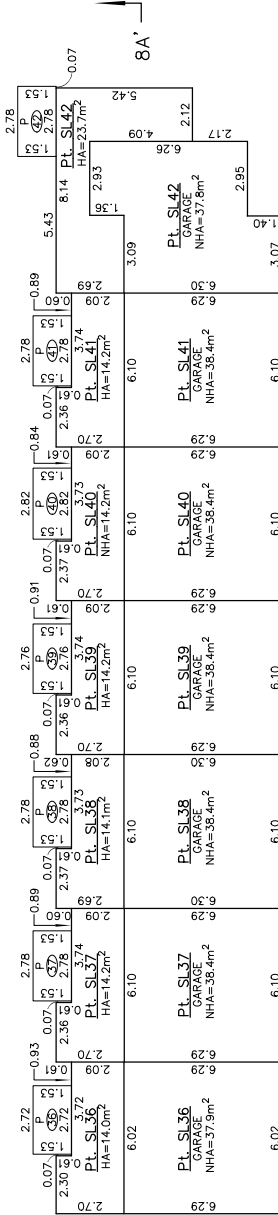
**BUILDING 8**

SCALE 1:150

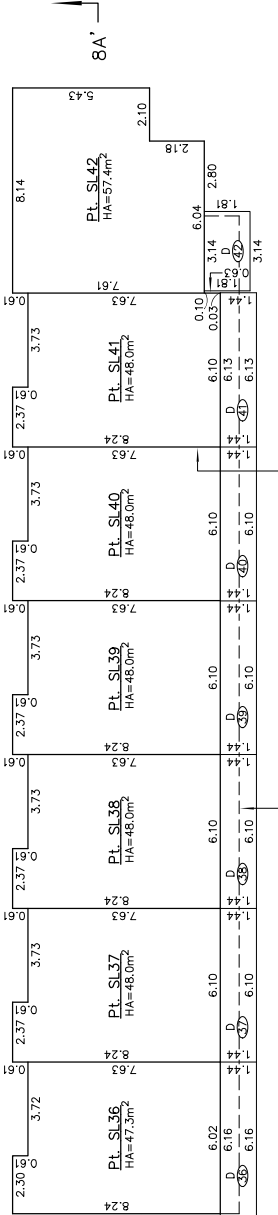


(All distances are in metres)  
 The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:150.

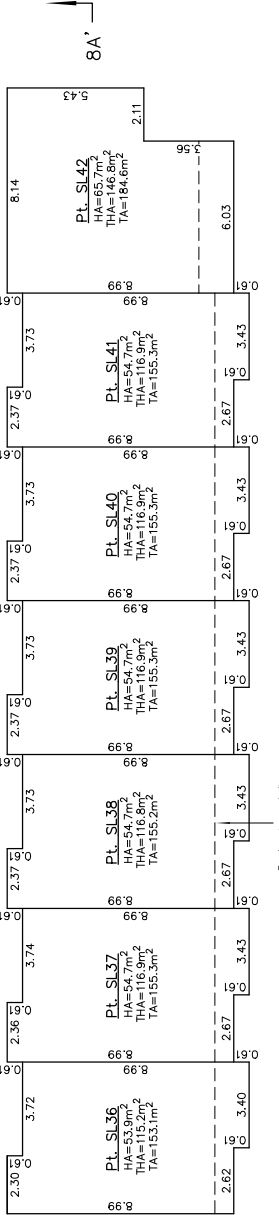
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



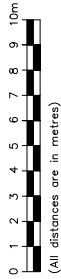
**NOTES:**  
 1. Strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.  
 2. All angles deflect at multiples of 45° unless otherwise indicated.  
 3. Section arrows on this plan point in the direction of view.

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 FILE: 1807004-ST3A  
 Drawn by: MS

**HEIGHT BOUNDARY STATEMENT:**  
 All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.

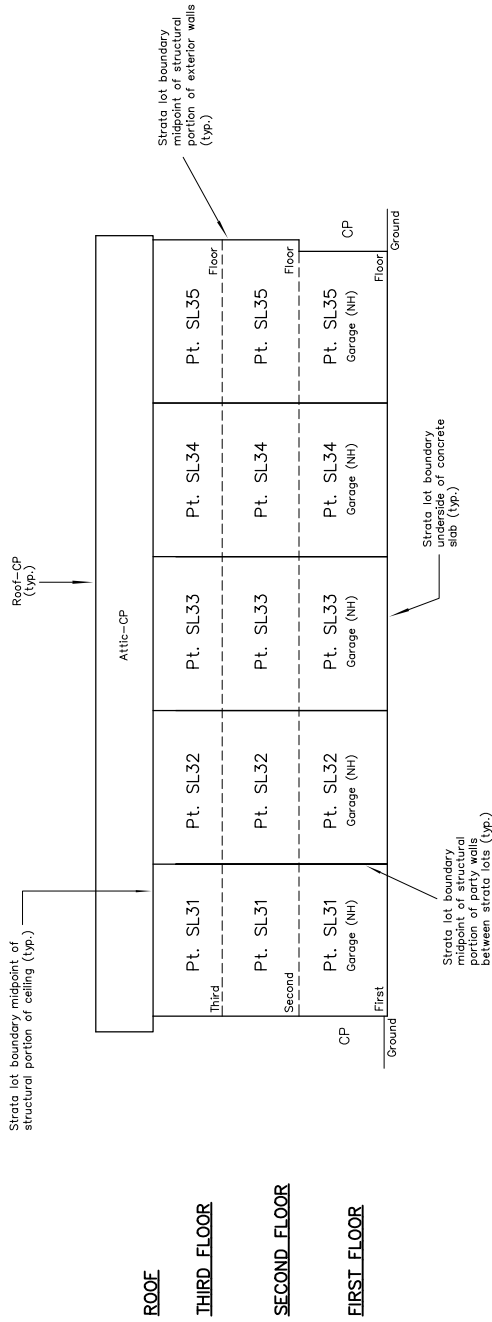
**CROSS SECTIONS – BUILDING Z**

SCALE 1:150

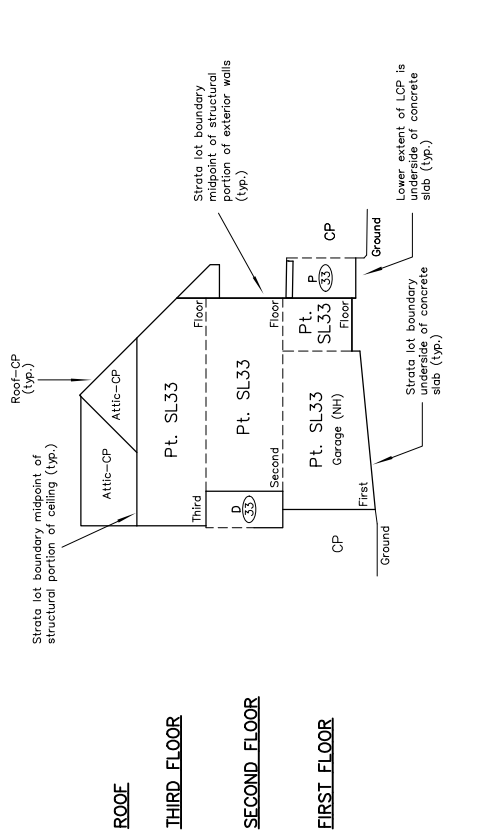


The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:150.  
(All distances are in metres)

**SECTION 7A-7A'**



**SECTION 7B-7B'**



**NOTES:**  
This sheet shows strata lot boundary dimensions to the midpoint of the midpoint between structural portions of party walls between strata lots.  
All angles deflect at multiples of 45° unless otherwise indicated.  
Section arrows on this plan point in the direction of view.

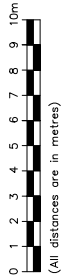
**DHALIWAL & ASSOCIATES**  
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FILE: 1807004-ST3A  
Drawn by: MS

**HEIGHT BOUNDARY STATEMENT:**  
All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.

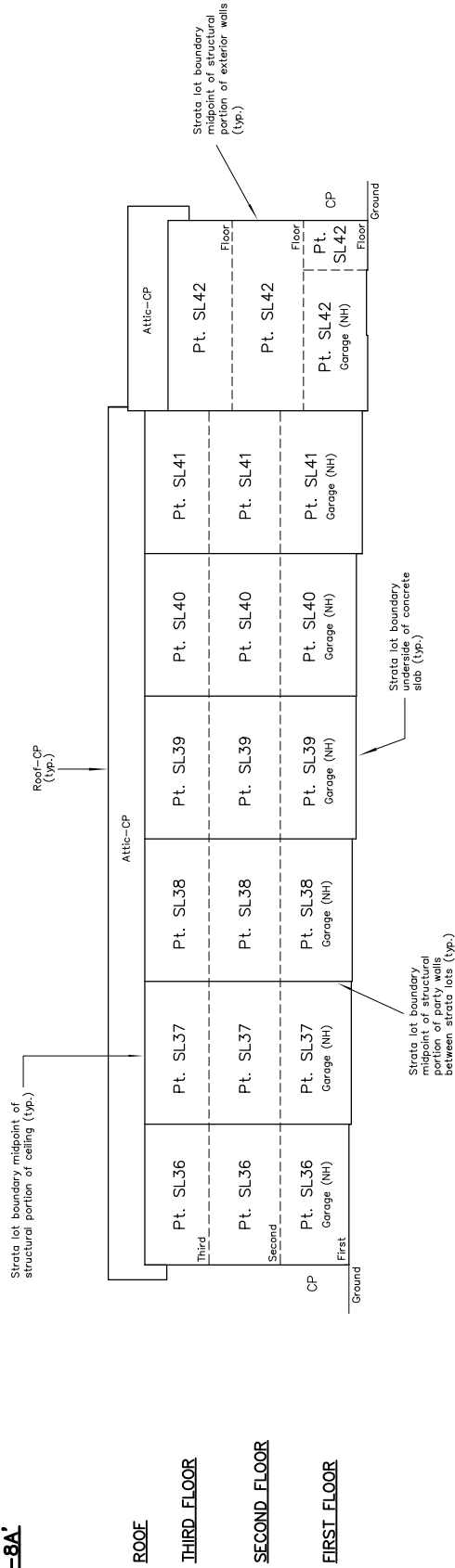
**CROSS SECTIONS – BUILDING 8**

SCALE 1:150

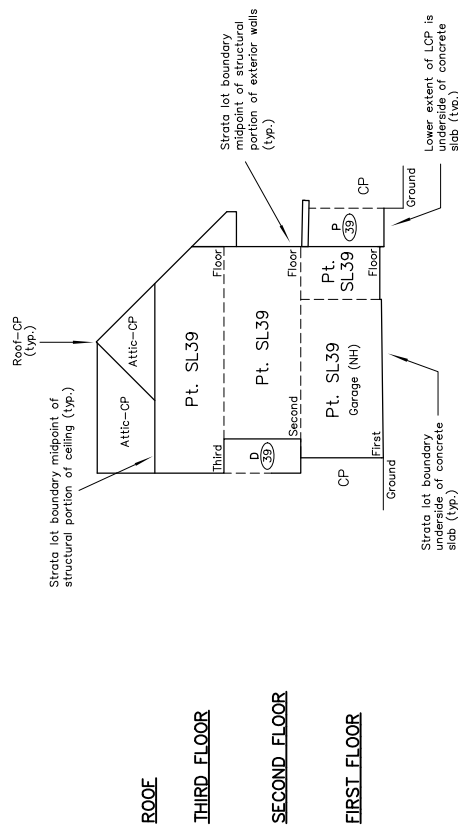


The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size C) when plotted at a scale of 1:150.  
(All distances are in metres)

**SECTION 8A-8A'**



**SECTION 8B-8B'**



**NOTES:**  
 1. Section 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.  
 2. All angles deflect at multiples of 45° unless otherwise indicated.  
 Section arrows on this plan point in the direction of view.

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**HEIGHT BOUNDARY STATEMENT:**  
 All patios and decks are defined as to the height by the centre of the floor above, or where there is no floor above by the average height of the strata lot within the same building unless otherwise indicated.