

## NEW WESTMINSTER LAND TITLE OFFICE

Mar-27-2015 13:35:36.002

EPS2205

SURVEY PLAN CERTIFICATION  
PROVINCE OF BRITISH COLUMBIA

0808

PAGE 1 OF 16 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)

Gu Yu

#200 - 9128 152nd Street

(604)-583-1616

gordon.yu@hyengineering.com

Surrey

BC V3R 4E7

☐ Surveyor General Certification [For Surveyor General Use Only]

## 2. PLAN IDENTIFICATION:

Control Number: 142-549-8556

Plan Number: EPS2205

This original plan number assignment was done under Commission #: 808

LTO Document Reference: CA4304867

## 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: 2015 March 03 (YYYY/Month/DD) The checklist was filed under ECR#: 171565  
The plan was completed and checked on: 2015 March 04 (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 2015 March 03 (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: 2015 March 03 (YYYY/Month/DD)

Arterial Highway ☐4. ALTERATION: ☐

**SURVEY PLAN CERTIFICATION**  
**PROVINCE OF BRITISH COLUMBIA**

PAGE 1 OF 16 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

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<b>Gu Yu</b> <b>KQNPMR</b>	Digitally signed by Gu Yu KQNPMR DN: c=CA, cn=Gu Yu KQNPMR, o=BC Land Surveyor, ou=Verify ID at www.jurisoft.com/LKUP.cfm? id=KQNPMR Date: 2015.03.04 11:49:16 -08'00'
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**1. BC LAND SURVEYOR: (Name, address, phone number)**

Gu Yu

#200 - 9128 152nd Street

(604)-583-1616

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**2. PLAN IDENTIFICATION:**
Control Number: **142-549-8556**Plan Number: **EPS2205**This original plan number assignment was done under Commission #: **808**
**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:	2015	March	03	(YYYY/Month/DD)	The checklist was filed under ECR#:
The plan was completed and checked on:	2015	March	04	(YYYY/Month/DD)	171565

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2015 March 03 (YYYY/Month/DD)

☐ 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: 2015 March 03 (YYYY/Month/DD)

 Arterial Highway ☐
**4. ALTERATION:** ☐

**STRATA PLAN OF LOT 1  
SECTION 10 TOWNSHIP 1  
NEW WESTMINSTER DISTRICT PLAN EPP22235**

SHEET 1 OF 15 SHEETS

**STRATA PLAN EPS2205**

BCGS 92G.006

SCALE 1:600

0 10 20 30

ALL DIMENSIONS ARE IN METRES

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 1:600

INTEGRATED SURVEY AREA NO. 42, WHITE ROCK, BC, NAD83 (CSRS) 4.0.D.BC.1.GVRD.

**LEGEND**

- INDICATES STANDARD IRON POST FOUND
- INDICATES LEAD PLUG FOUND
- ⊙ INDICATES COMMON PROPERTY
- ELEC INDICATES ELECTRICAL ROOM
- MECH INDICATES MECHANICAL ROOM



1

PLAN

2

EPP25563

CIVIC ADDRESS:

14835 THRIFT AVENUE  
WHITE ROCK, BC

SRW EX. PLAN 18554

**Goggs Avenue**

**Sec 10**

**11**  
PLAN 19864

PLAN EPP22235

**Tp 1**

**Everall Street**

**Thrift Avenue**

BALCONY AND DECK AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE 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.

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1816  
(h) 583-1737  
File: 123590\_PG1.DWG

STRATA LOT MEASUREMENTS ARE 90° OR 45° OR 135° UNLESS NOTED OTHERWISE. STRATA LOT DIMENSIONS ARE MEASURED TO:

- CENTERLINE OF EXTERIOR WALLS
- CENTERLINE OF PARTY WALLS

DECK AND BALCONY AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: D-1, B-B)

GRID BEARINGS ARE DERIVED FROM PLAN EPP22235

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9995810

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - CITY OF WHITE ROCK

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR CITY OF WHITE ROCK

THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT BEEN PREVIOUSLY OCCUPIED.

THE BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED BY GU GORDON YU, BCLS #808 ON THE 3rd DAY OF MARCH, 2015.

# UNDERGROUND PARKING (WEST)

SHEET 2 OF 18 SHEETS

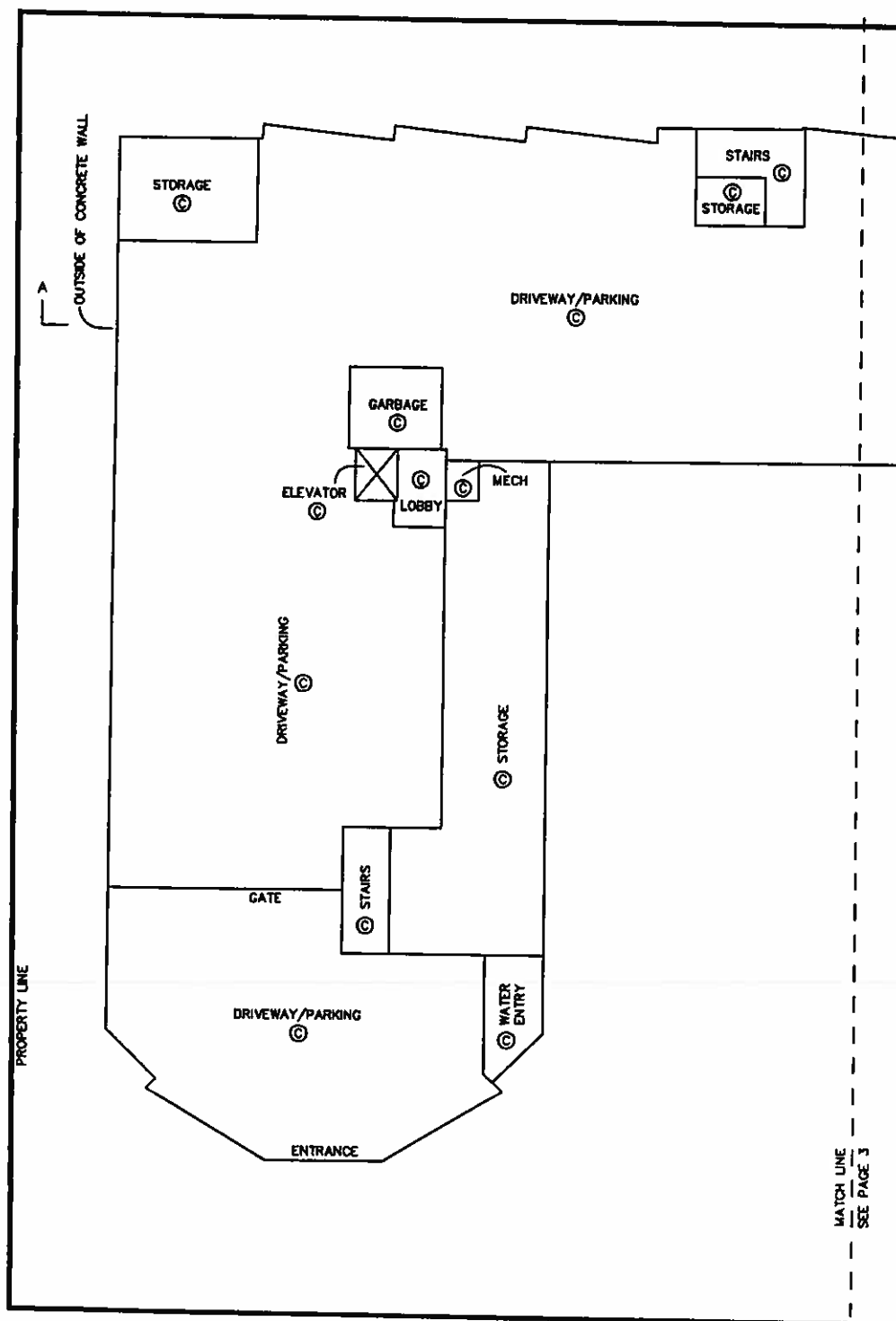
SCALE 1:250

STRATA PLAN EPS2205

0 5 10 15

All distances are in metres.

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 1:250



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(fx) 583-1737

Job : 123590LS

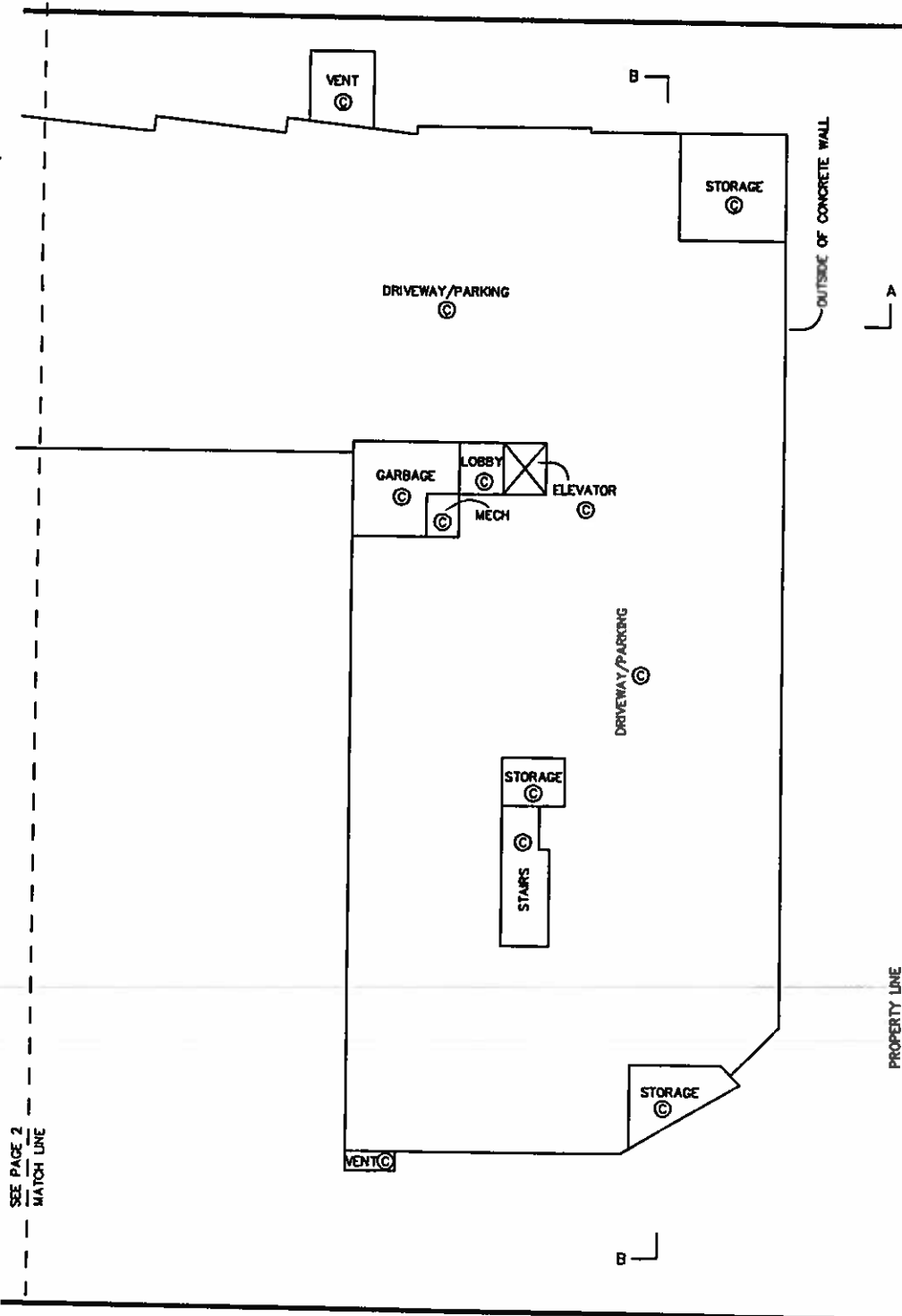
File: 123590\_UC\_W.DWG

Thrift Avenue

GU GORDON YU, BCLS  
DATE: MARCH 3, 2015

SCALE 1:250

STRATA PLAN EPS2205



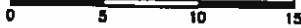
GU GORDON YU, BCLS  
DATE: MARCH 3, 2015

# GROUND FLOOR (WEST)

SHEET 4 OF 15 SHEETS

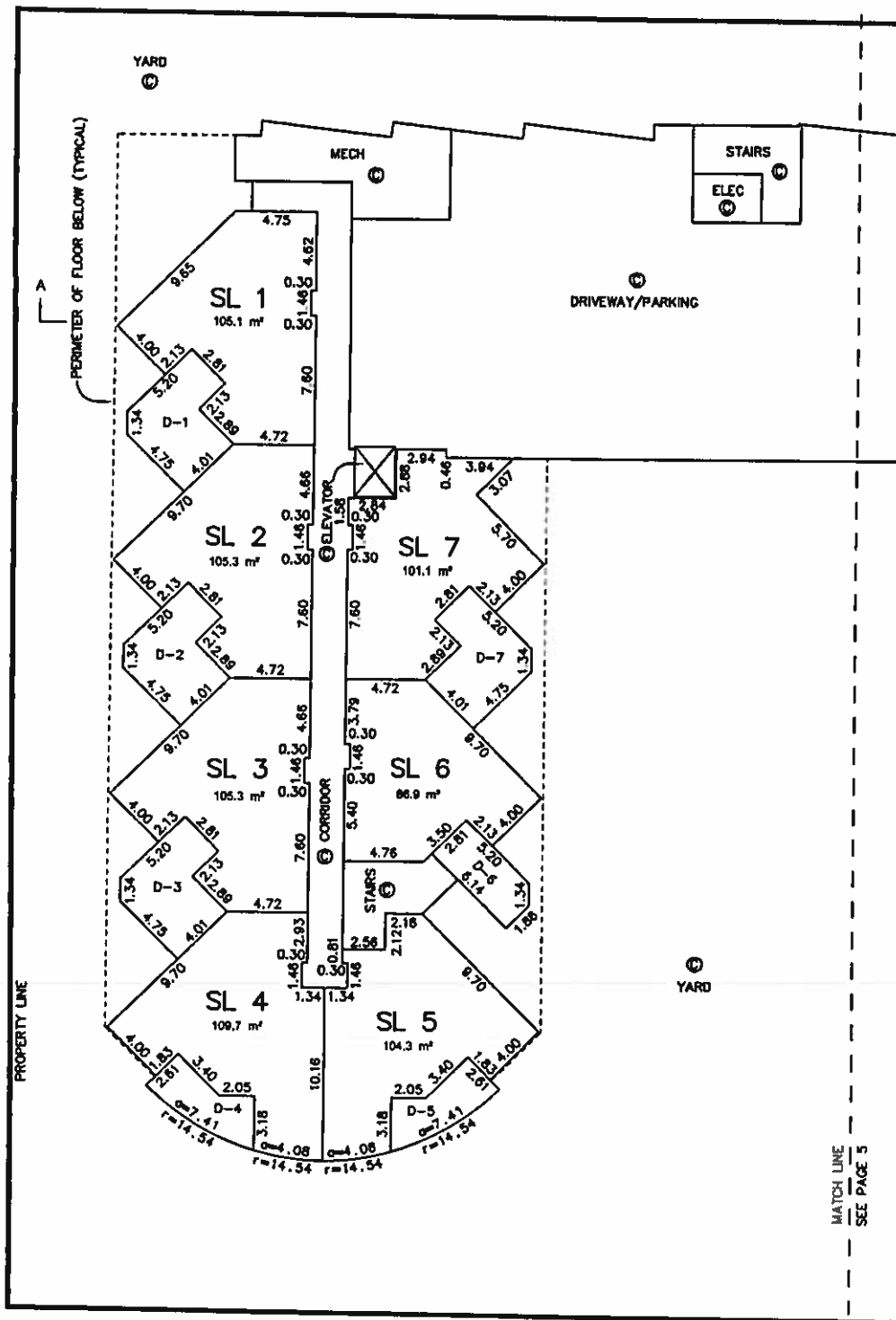
SCALE 1:250

## STRATA PLAN EPS2205



All distances are in metres.

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 1:250



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Job : 123590LS

File: 123590\_1\_W.DWG

Thrift Avenue

GU GORDON YU, BCLS

DATE: MARCH 3, 2015

# GROUND FLOOR (EAST)

SHEET 6 OF 15 SHEETS

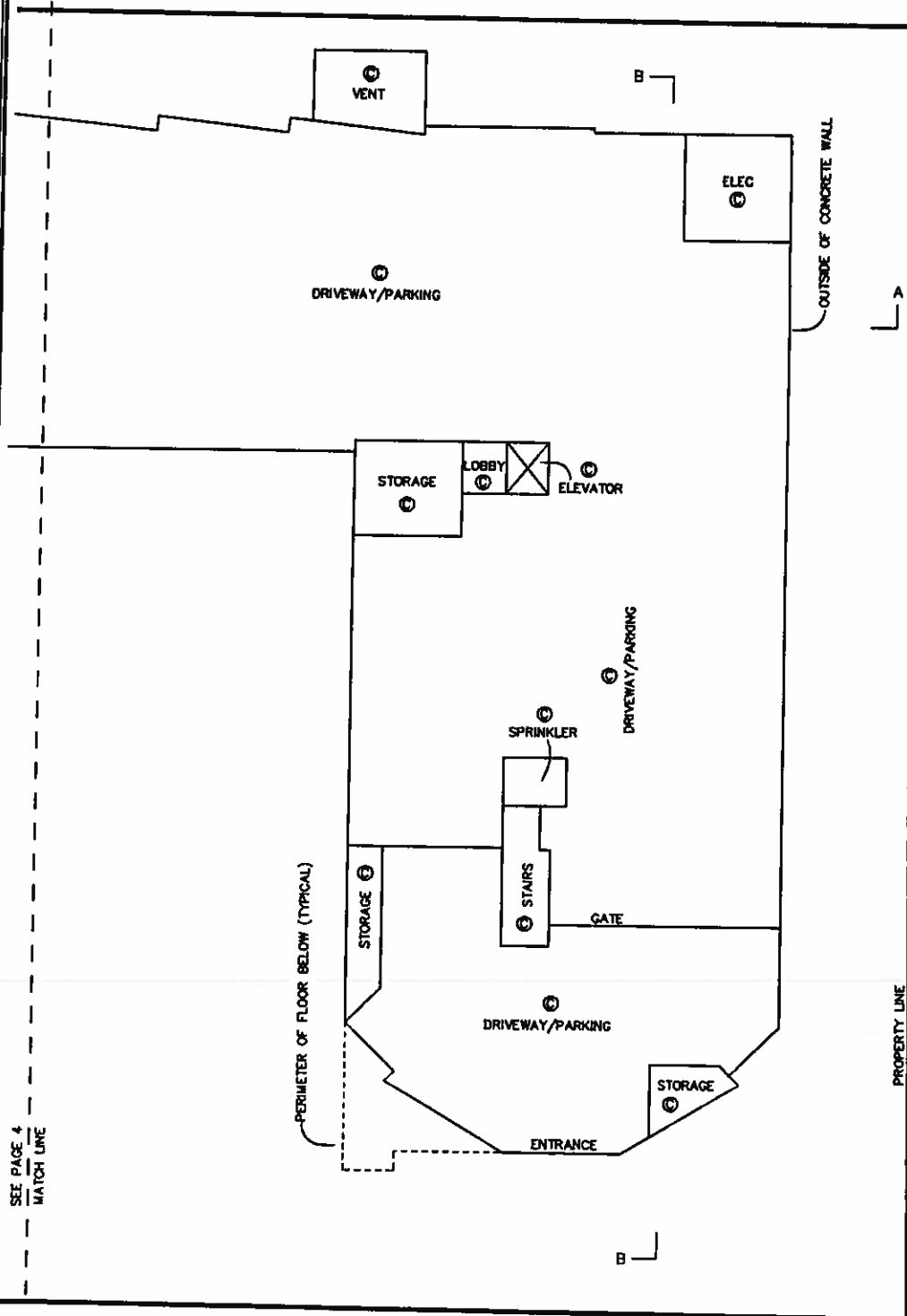
## STRATA PLAN EPS2205

SCALE 1:250



All distances are in metres.

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 1:250



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(fx) 583-1737

Job : 12359DLS

File: 123590\_1\_E.DWG

Thrift Avenue

GU GORDON YU, BCLS  
DATE: MARCH 3, 2015

# 2nd FLOOR (WEST)

SCALE 1:250

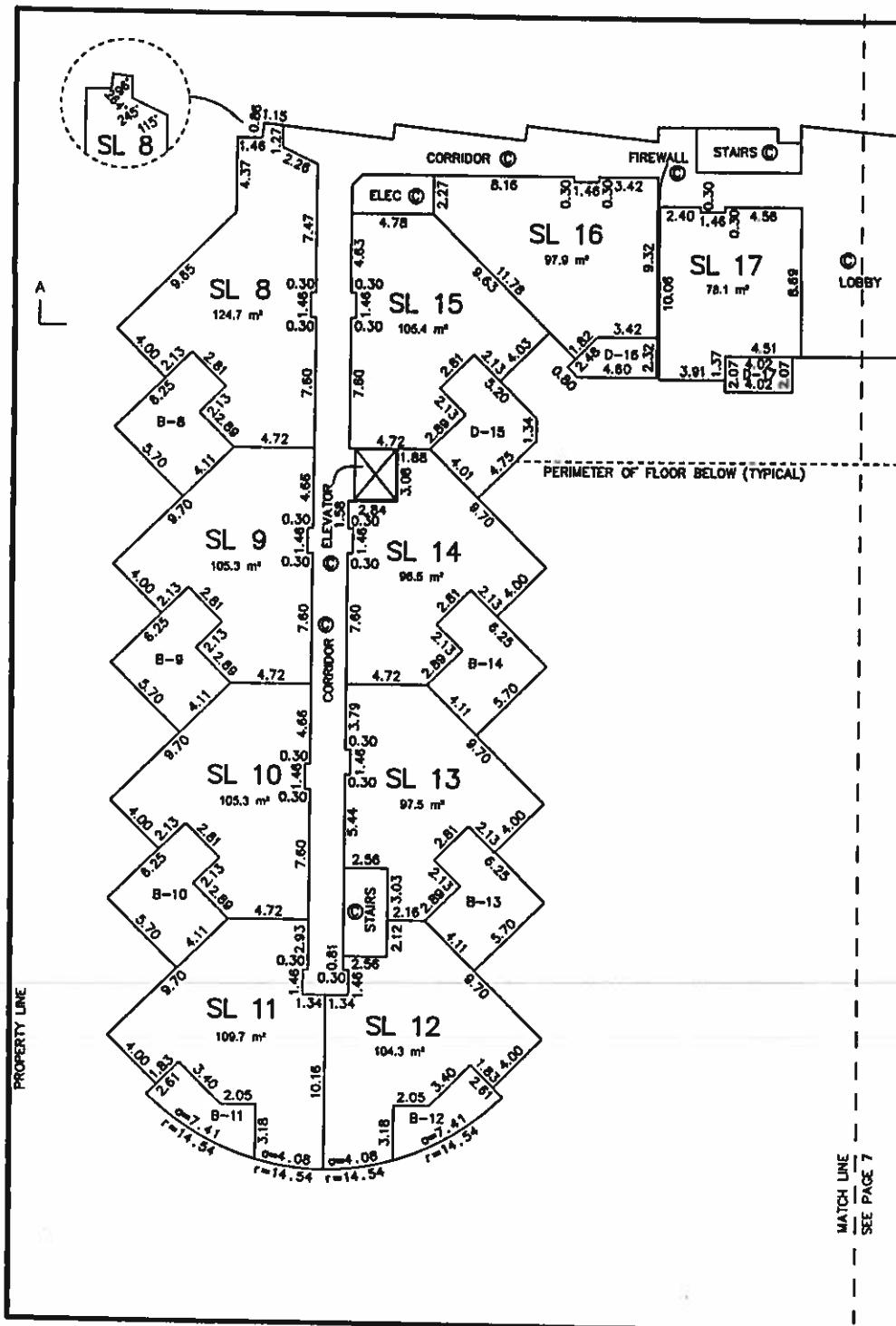


All distances are in metres.

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 1:250

SHEET 6 OF 16 SHEETS

## STRATA PLAN EPS2205



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(fx) 583-1737

Job : 123590LS

File: 123590\_2\_W.DWG

GU GORDON YU, BCLS  
DATE: MARCH 3, 2015



# 2nd FLOOR (EAST)

SCALE 1:250

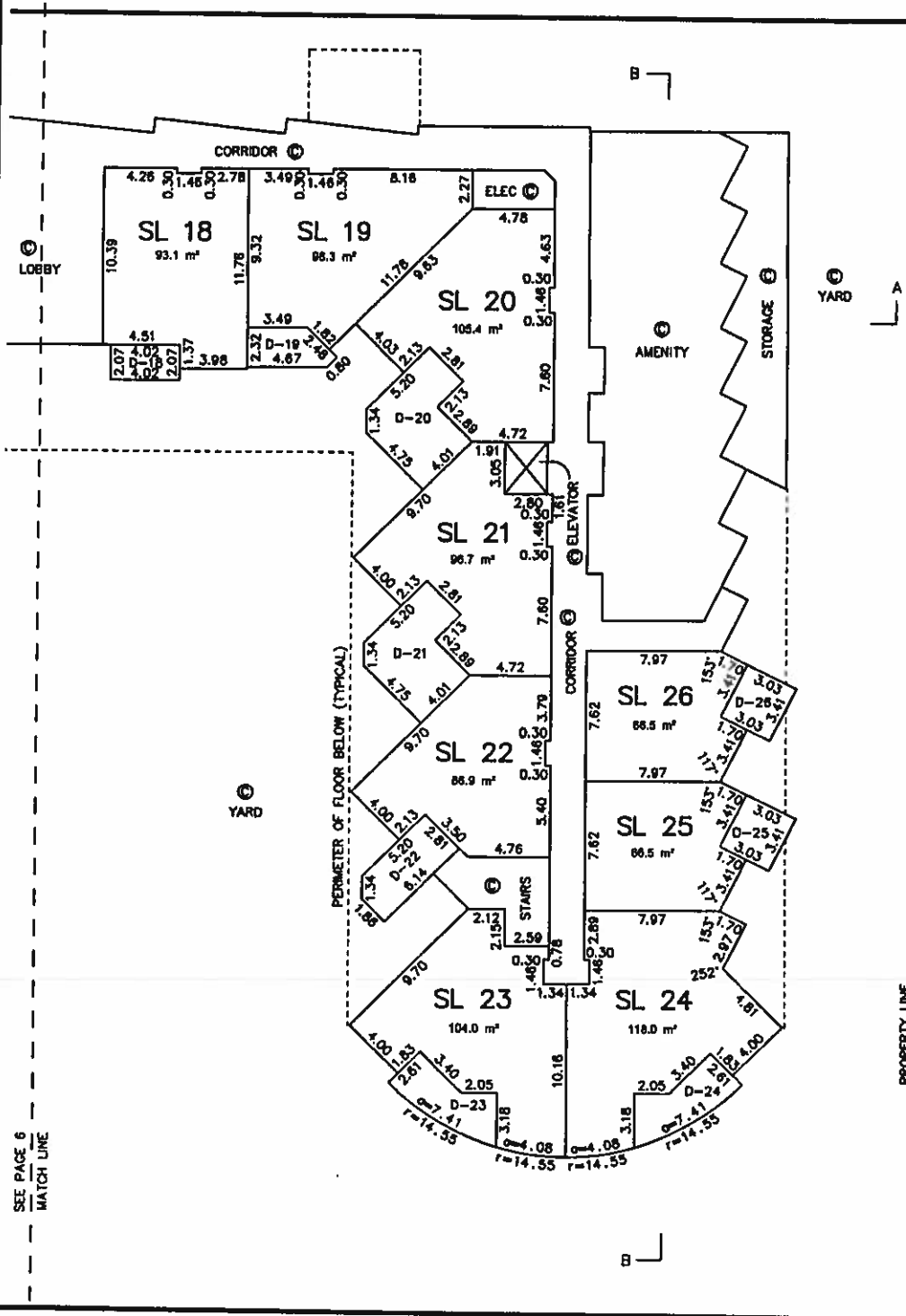


All distances are in metres.

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 1:250

SHEET 7 OF 15 SHEETS

## STRATA PLAN EPS2205



Everall Street

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(fx) 583-1737

Job : 123590LS  
File: 123590\_2\_E.DWG

Thrill Avenue

GU GORDON YU, BCLS  
DATE: MARCH 3, 2015

# 3rd FLOOR (WEST)

SCALE 1:250

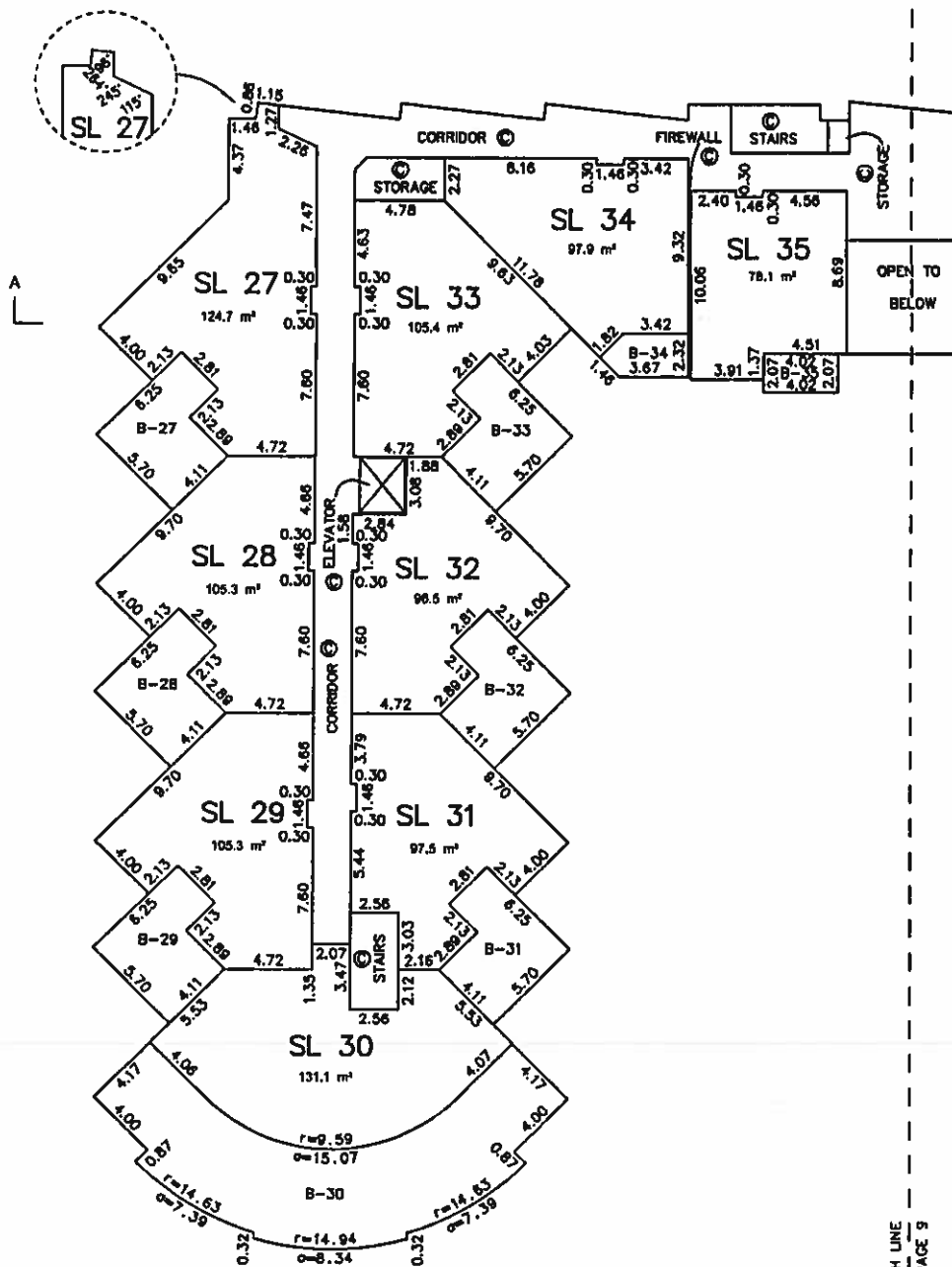


All distances are in metres.

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 1:250

SHEET 8 OF 15 SHEETS

## STRATA PLAN EPS2205



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Job : 123590LS

File: 123590\_3\_W.DWG

GU GORDON YU, BCLS

DATE: MARCH 3, 2015

# 3rd FLOOR (EAST)

SCALE 1:250

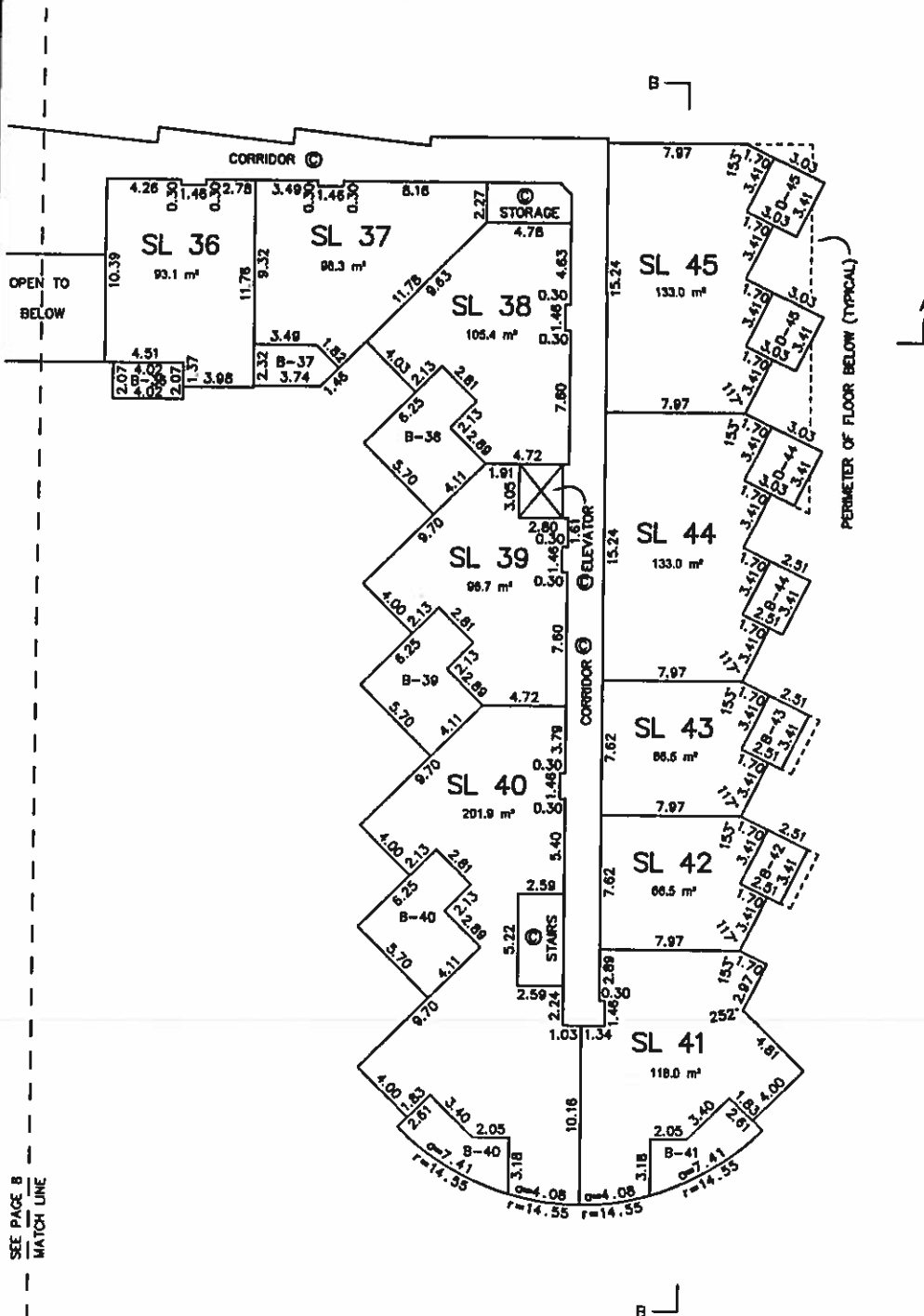


All distances are in metres.

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 1:250

SHEET 9 OF 15 SHEETS

## STRATA PLAN EPS2205



SEE PAGE 8  
MATCH LINE

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Job : 123590LS

File: 123590\_3\_E.DWG

GU GORDON YU, BCLS

DATE: MARCH 3, 2015

# 4th FLOOR (WEST)

SCALE 1:250

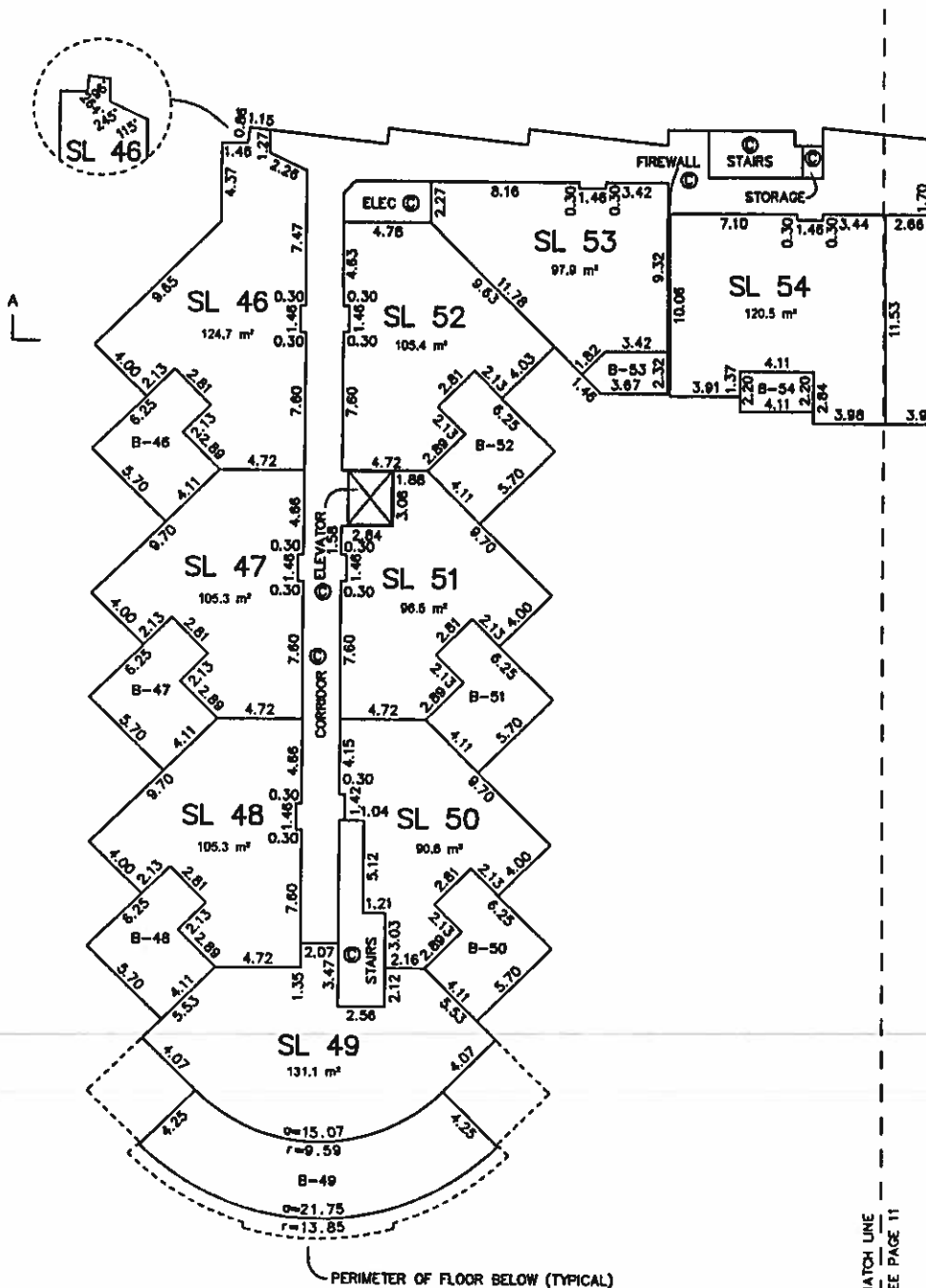


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 260 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

SHEET 10 OF 15 SHEETS

## STRATA PLAN EPS2205



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Job : 123590LS

File: 123590\_4\_W.DWG

GU GORDON YU, BCLS  
DATE: MARCH 3, 2015

# 4th FLOOR (EAST)

SCALE 1:250

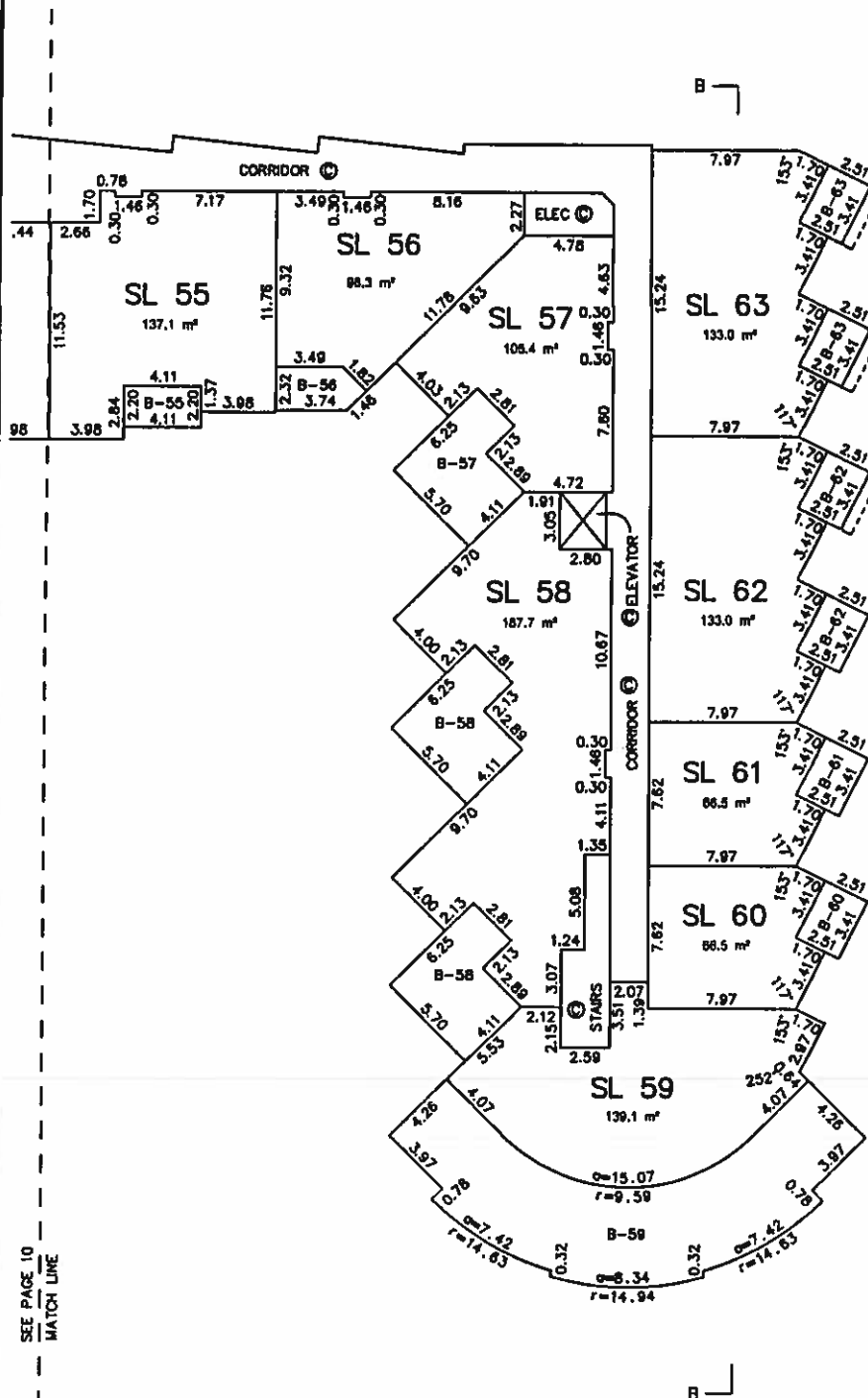


All distances are in metres.

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 1:250

## STRATA PLAN EPS2205

SHEET 11 OF 15 SHEETS



SEE PAGE 10  
MATCH LINE

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(fx) 583-1737

Job : 123590LS

File: 123590\_4\_E.DWG

GU GORDON YU, BCLS  
DATE: MARCH 3, 2015

# 5th FLOOR (WEST)

SCALE 1:250

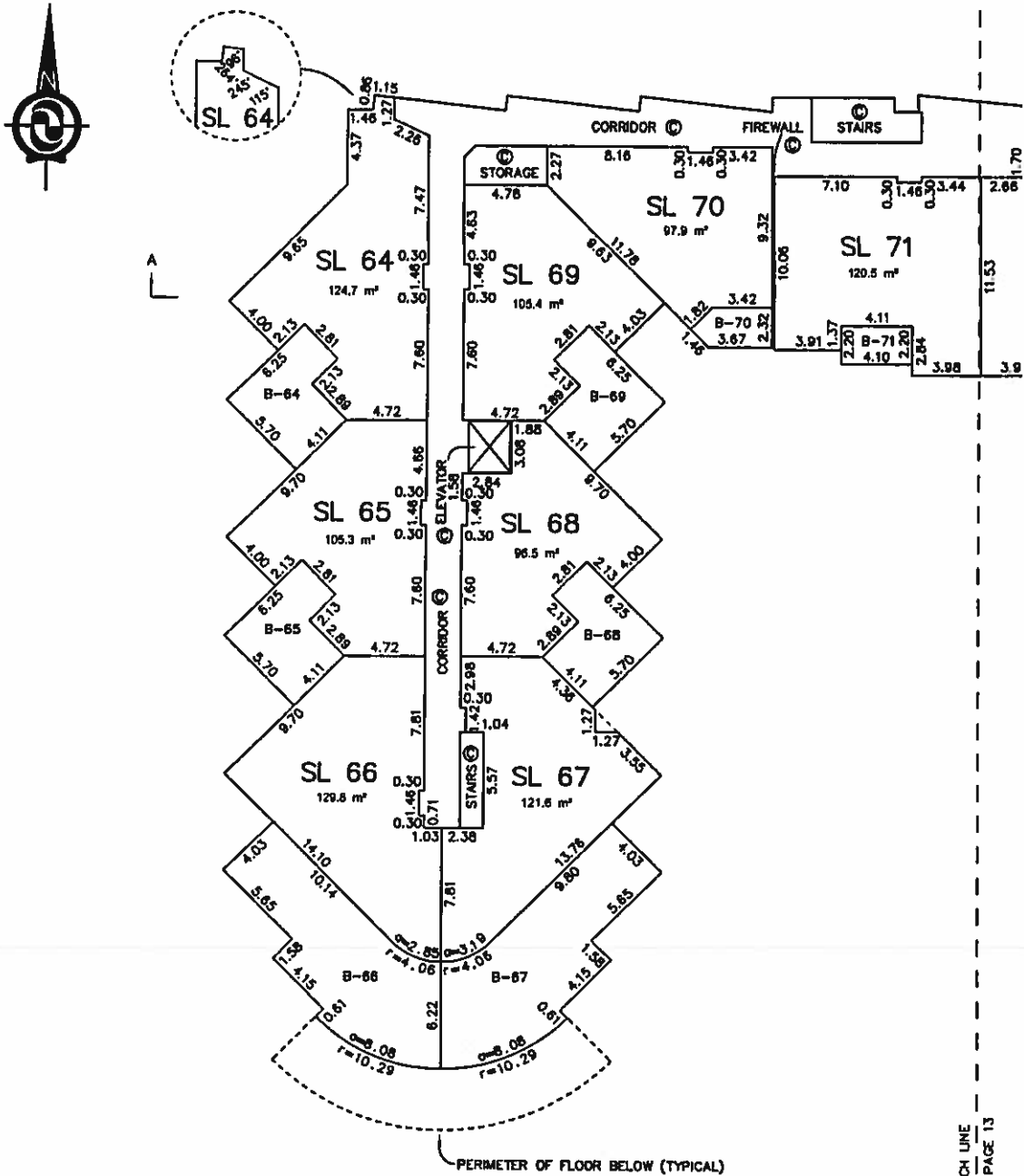


All distances are in metres.

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 1:250

SHEET 12 OF 15 SHEETS

## STRATA PLAN EPS2205



MATCH LINE  
SEE PAGE 13

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(fx) 583-1737

Job : 123590LS

File: 123590\_5\_W.DWG

GU GORDON YU, BCLS  
DATE: MARCH 3, 2015

# 5th FLOOR (EAST)

SCALE 1:250

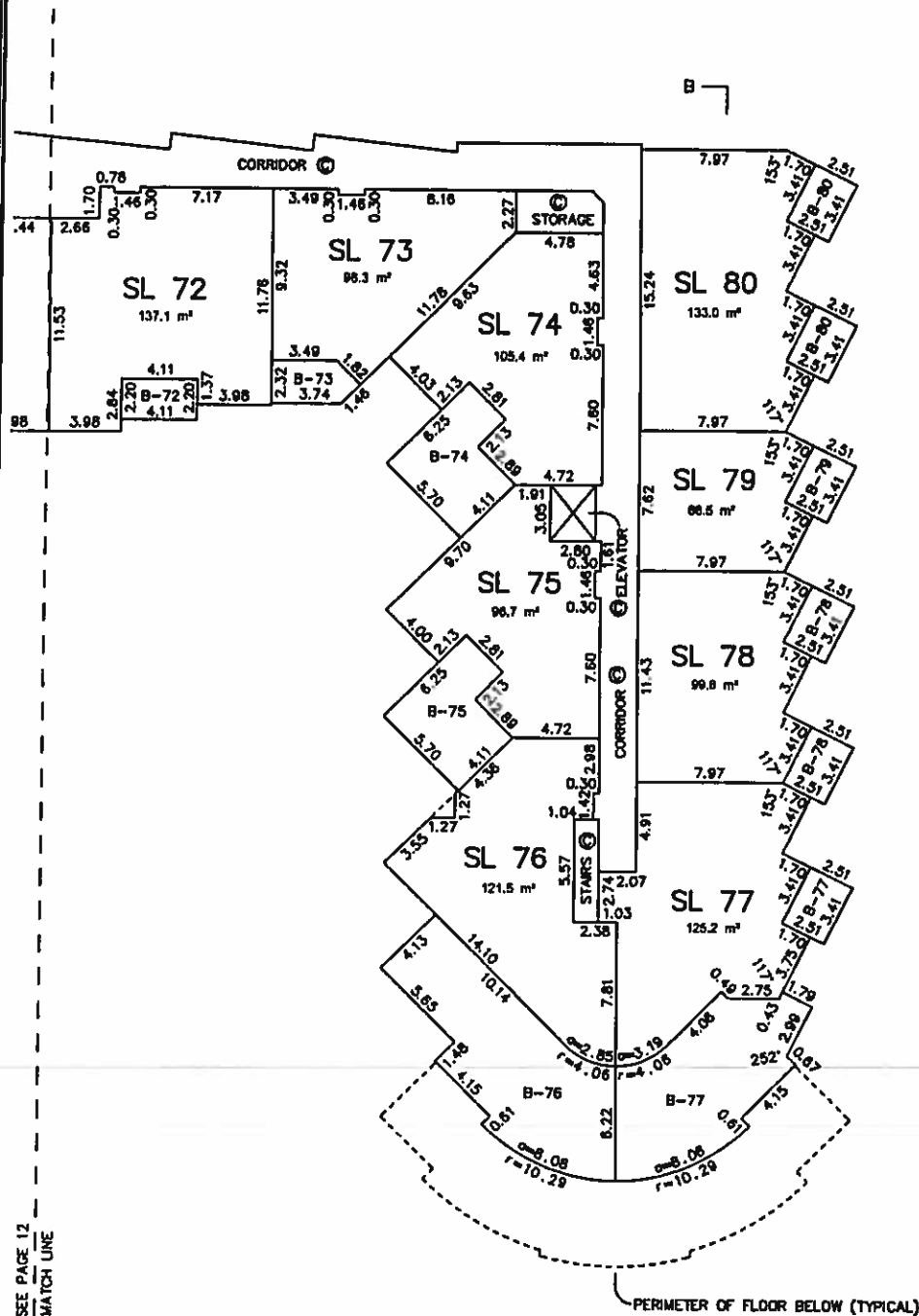


All distances are in metres.

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 1:250

SHEET 13 OF 15 SHEETS

## STRATA PLAN EPS2205



SEE PAGE 12  
MATCH LINE

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(fx) 583-1737

Job : 123590LS

File: 123590\_5\_E.DWG

GU GORDON YU, BCLS

DATE: MARCH 3, 2015

# SECTION A - A

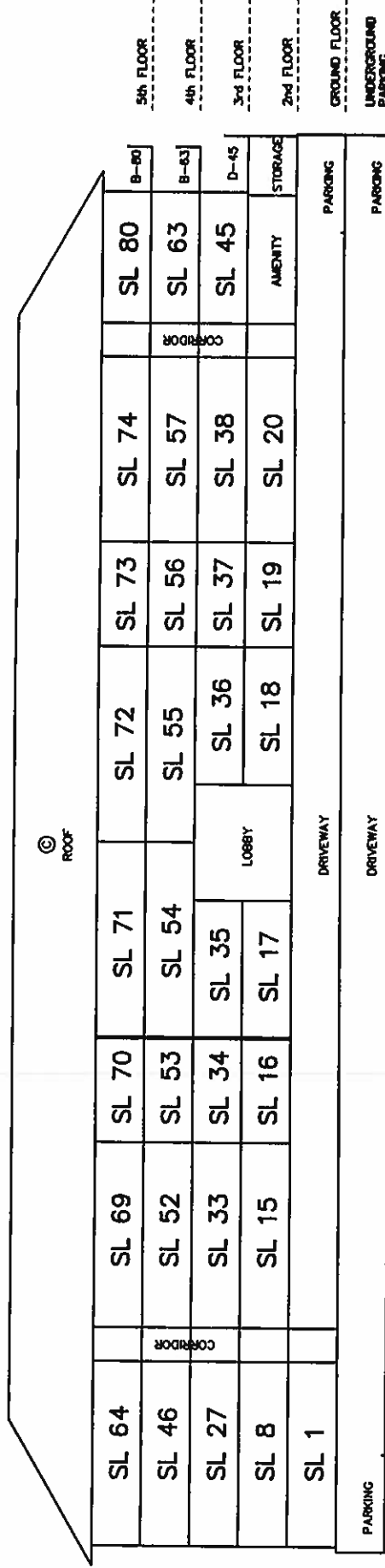
SCALE 1:250



All distances are in metres.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

SHEET 14 OF 15 SHEETS

## STRATA PLAN EPS2205



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(fx) 563-1737

Job : 123590LS

File: 123590\_SEC.A.DWG

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DATE: MARCH 3, 2015



# SECTION B - B

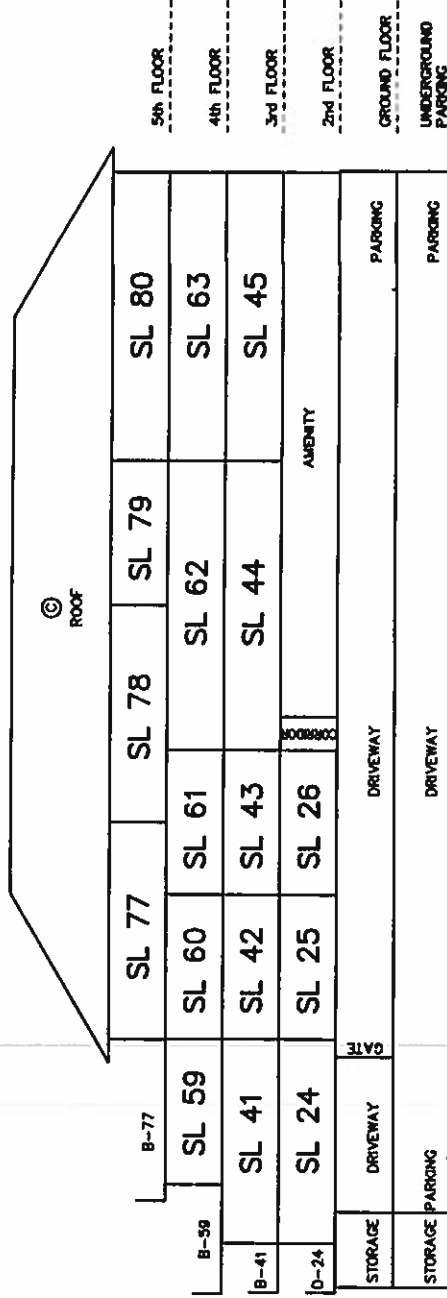
SCALE 1:250



All distances are in metres.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
290 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

## STRATA PLAN EPS2205

SHEET 15 OF 15 SHEETS



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.  
200, 9128 - 152nd STREET  
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(fx) 583-1737  
Job : 123590LS  
File: 123590\_SEC\_B.DWG

CU GORDON YU, BCLS  
DATE: MARCH 3, 2015