

STRATA PLAN OF PARCEL 1
SECTION 14 TOWNSHIP 1 N.W.D.
PLAN LMP52597
B.C.G.S. 92G.007
CITY OF SURREY

PLAN BCS 401

DEPOSITED AND REGISTERED IN THE LAND
 TITLE OFFICE AT NEW WESTMINSTER B.C. ON
 THIS 26th DAY OF June, 2003

B. Biglas Ips.
 DEPUTY REGISTRAR

BV240820-848

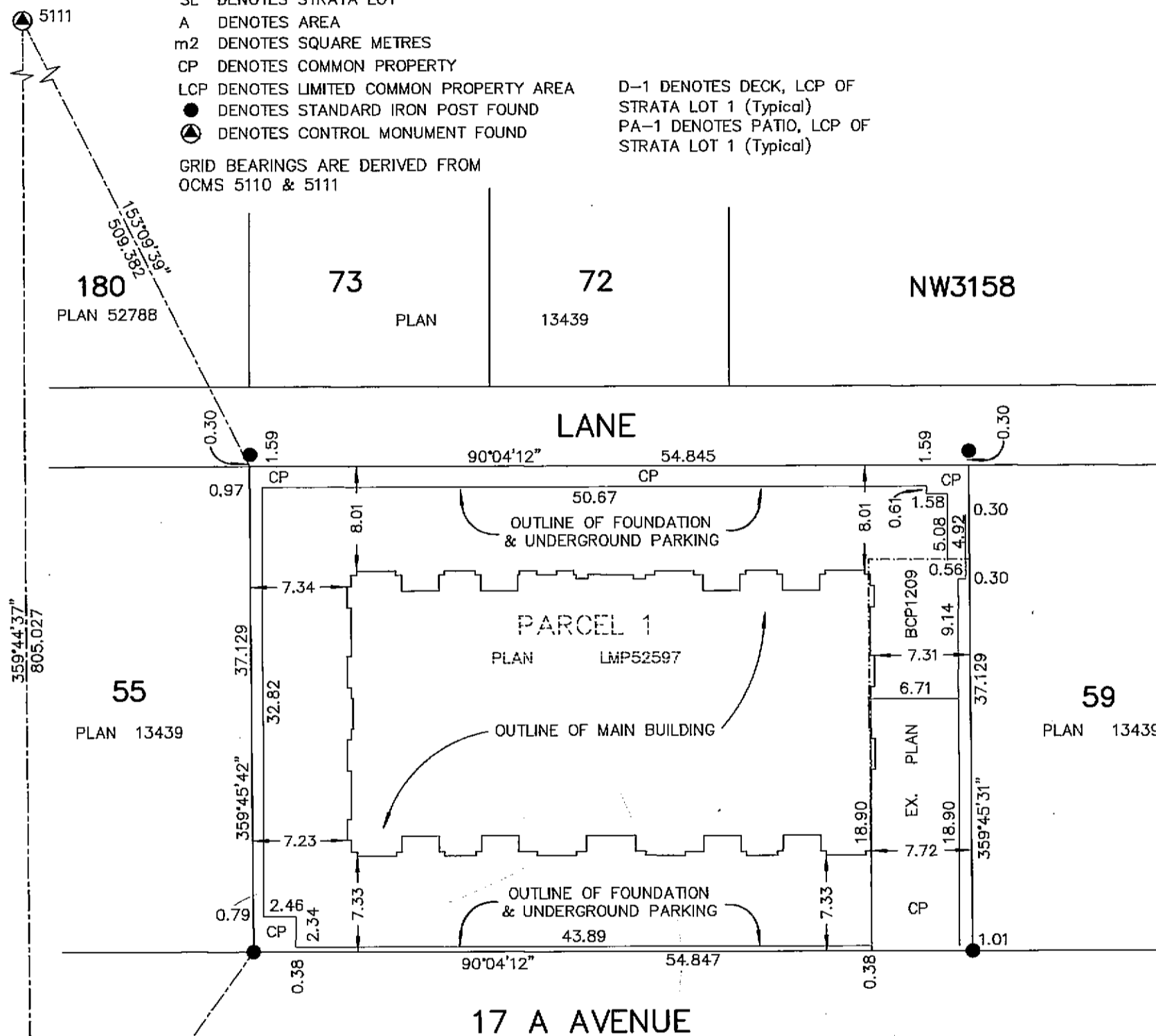
SCALE 1:400



ALL DISTANCES ARE IN METRES

LEGEND:

- SL DENOTES STRATA LOT
- A DENOTES AREA
- m2 DENOTES SQUARE METRES
- CP DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY AREA
- DENOTES STANDARD IRON POST FOUND
- ⊙ DENOTES CONTROL MONUMENT FOUND
- GRID BEARINGS ARE DERIVED FROM OCMS 5110 & 5111
- D-1 DENOTES DECK, LCP OF STRATA LOT 1 (Typical)
- PA-1 DENOTES PATIO, LCP OF STRATA LOT 1 (Typical)



CIVIC ADDRESS:
 15323 17A AVENUE
 SURREY, BC

I, John P. Onderwater, a British Columbia land surveyor, certify that the building shown on this strata plan is within the external boundaries of the land that is the subject of the strata plan.
 Dated this 7th day of May, 2003

John P. Onderwater
 B.C.L.S.

INTEGRATED SURVEY AREA NO.1

CITY OF SURREY

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES MULTIPLY BY COMBINED FACTOR OF 0.9995882 NAD83 (CSRS)

JOHN ONDERWATER & ASSOC.
 B.C. LAND SURVEYORS
 CLOVERDALE B.C.
 PHONE 604-574-7311
 FAX 604-574-3018
 FILE: JS0269F1

I, JOHN P. ONDERWATER, A BRITISH COLUMBIA LAND SURVEYOR, OF CLOVERDALE, 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 15th DAY OF APRIL, 2003 THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER ECP#846, ON THE 7th DAY OF MAY, 2003

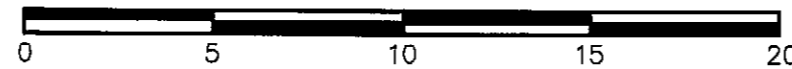
John P. Onderwater
 SIGNATURE OF B.C.L.S.

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT

ABU

BUILDING DETAIL

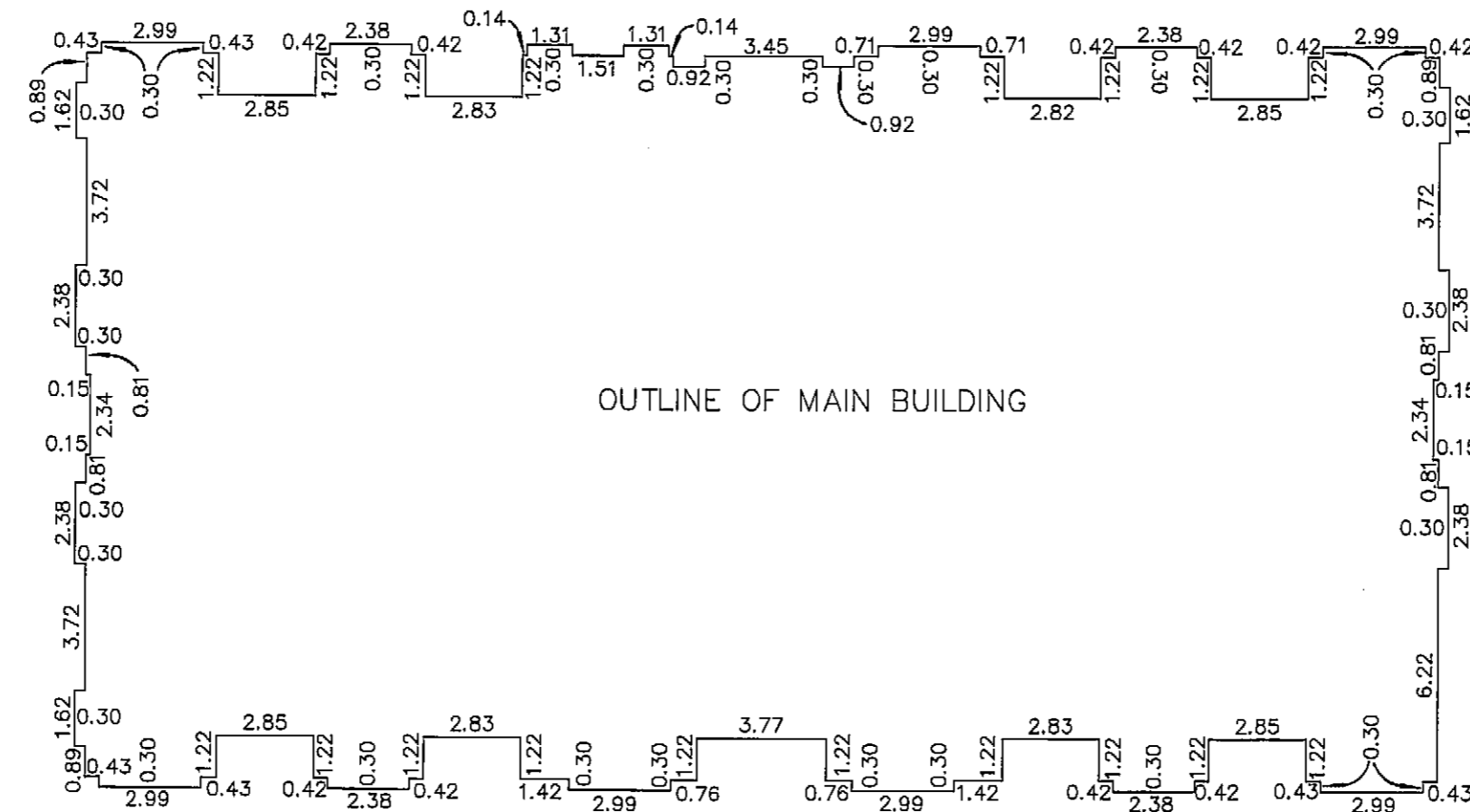
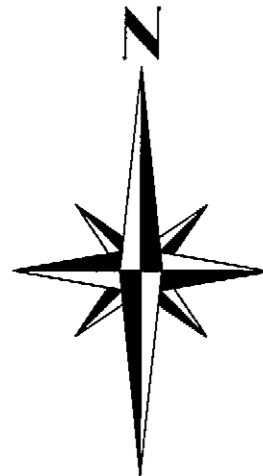
SCALE 1:200



ALL DISTANCES ARE IN METRES

SHEET 2 OF 9 SHEETS

STRATA PLAN BCS 401



JOHN ONDERWATER & ASSOC.
 B.C. LAND SURVEYORS
 CLOVERDALE B.C.
 PHONE 604-574-7311
 FAX 604-574-3018
 FILE: JS0269F2

Dated this 7th day of May, 2003


B.C.L.S.

APR

STRATA PLAN BCS 401

FORM S
NEW DEVELOPMENT CERTIFICATE

I, John P. Onderwater,
a British Columbia land surveyor,
certify that the building included in this
strata plan has not as of the 7th day
of May, 2003 been previously occupied.

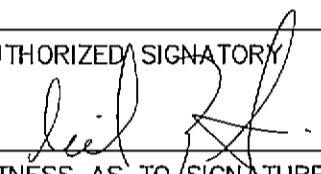


B.C.L.S.

OWNER: BIG SKY DEVELOPMENTS LTD.
(INC. NO. 553090)
(sign and print name clearly)



AUTHORIZED SIGNATORY **Tim Ayers**

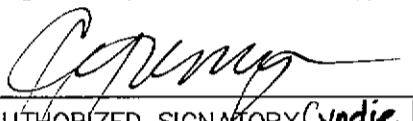
AUTHORIZED SIGNATORY


WITNESS AS TO SIGNATURES **Neil Ziola**

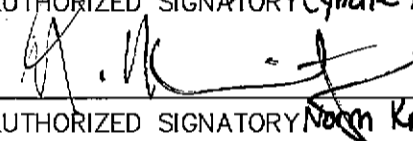
21308 78 AVE. DODGLEY
ADDRESS OF WITNESS

BUILDER
OCCUPATION OF WITNESS

MORTGAGEE: COAST CAPITAL SAVINGS CREDIT UNION
(sign and print name clearly)



AUTHORIZED SIGNATORY **Cyndie Kremyr**



AUTHORIZED SIGNATORY **Norm Krannitz**



WITNESS AS TO SIGNATURES **Stacey Genovese**

15117 -101 Ave, Surrey, B.C.
ADDRESS OF WITNESS

Administrative Assistant,
Commercial Lending
OCCUPATION OF WITNESS

Dated this 7th day of May, 2003

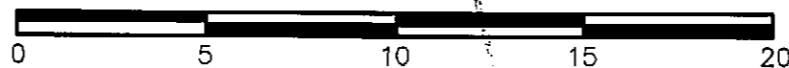


B.C.L.S.

KRM

FLOOR PLANS—BASEMENT LEVEL

SCALE 1:200



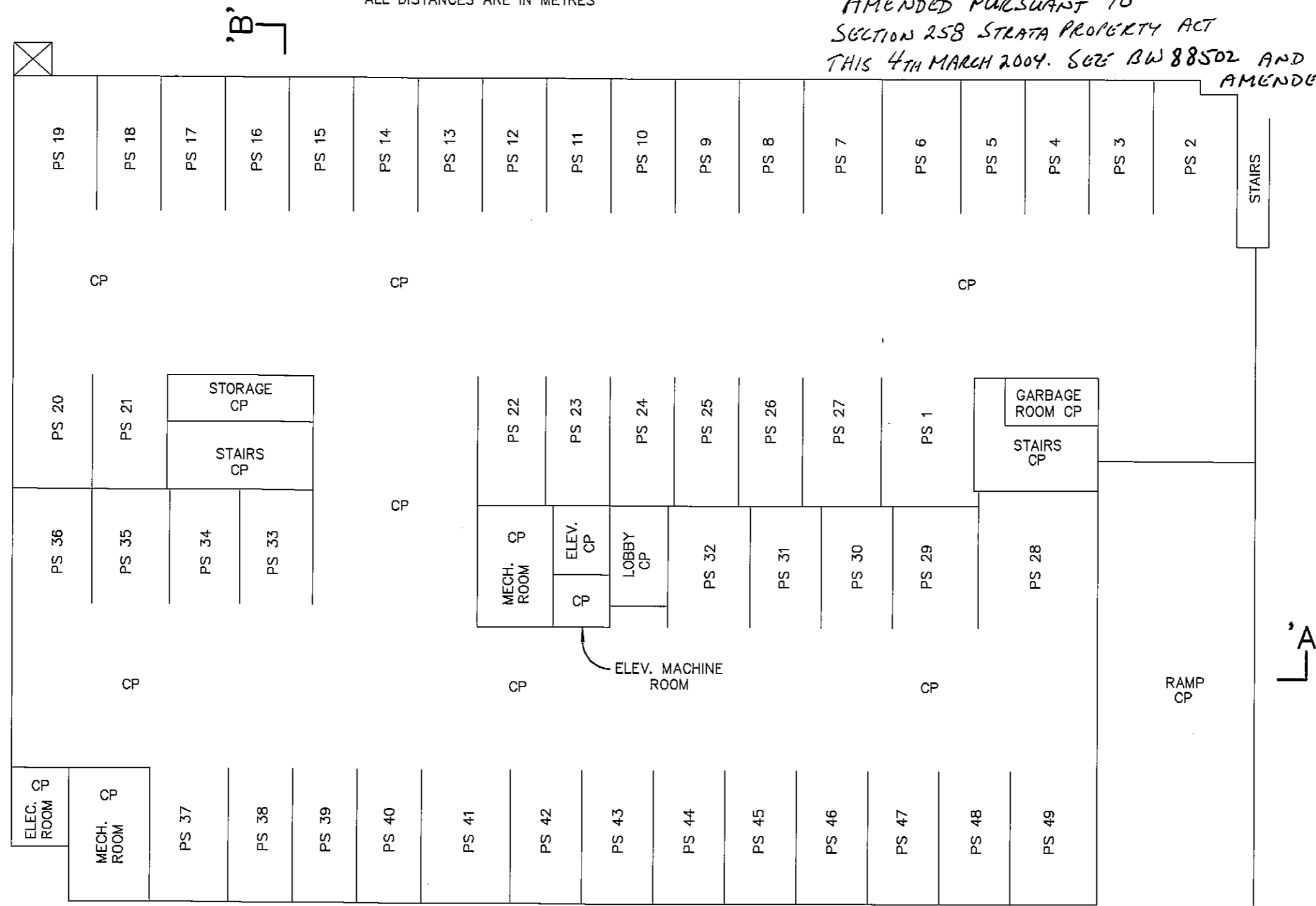
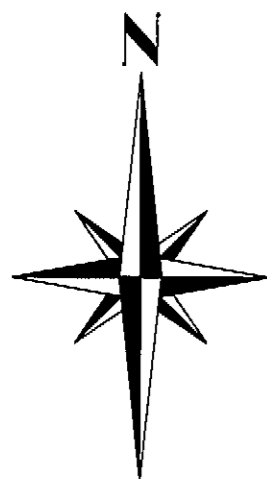
ALL DISTANCES ARE IN METRES

SHEET 4 OF 9 SHEETS

STRATA PLAN BCS 401

AMENDED PURSUANT TO
SECTION 25B STRATA PROPERTY ACT
THIS 4TH MARCH 2004. SEE BW 88502 AND
AMENDED SHEET 4A.

LEGEND:
PS DENOTES PARKING STALL



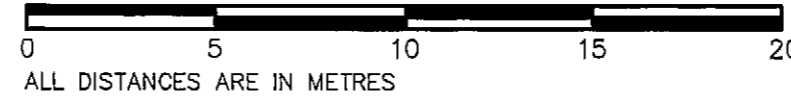
JOHN ONDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
PHONE 604-574-7311
FAX 604-574-3018
FILE: JS0269F4

Dated this 7th day of May, 2003

[Signature]
B.C.L.S.

FLOOR PLANS—FIRST FLOOR

SCALE 1:200

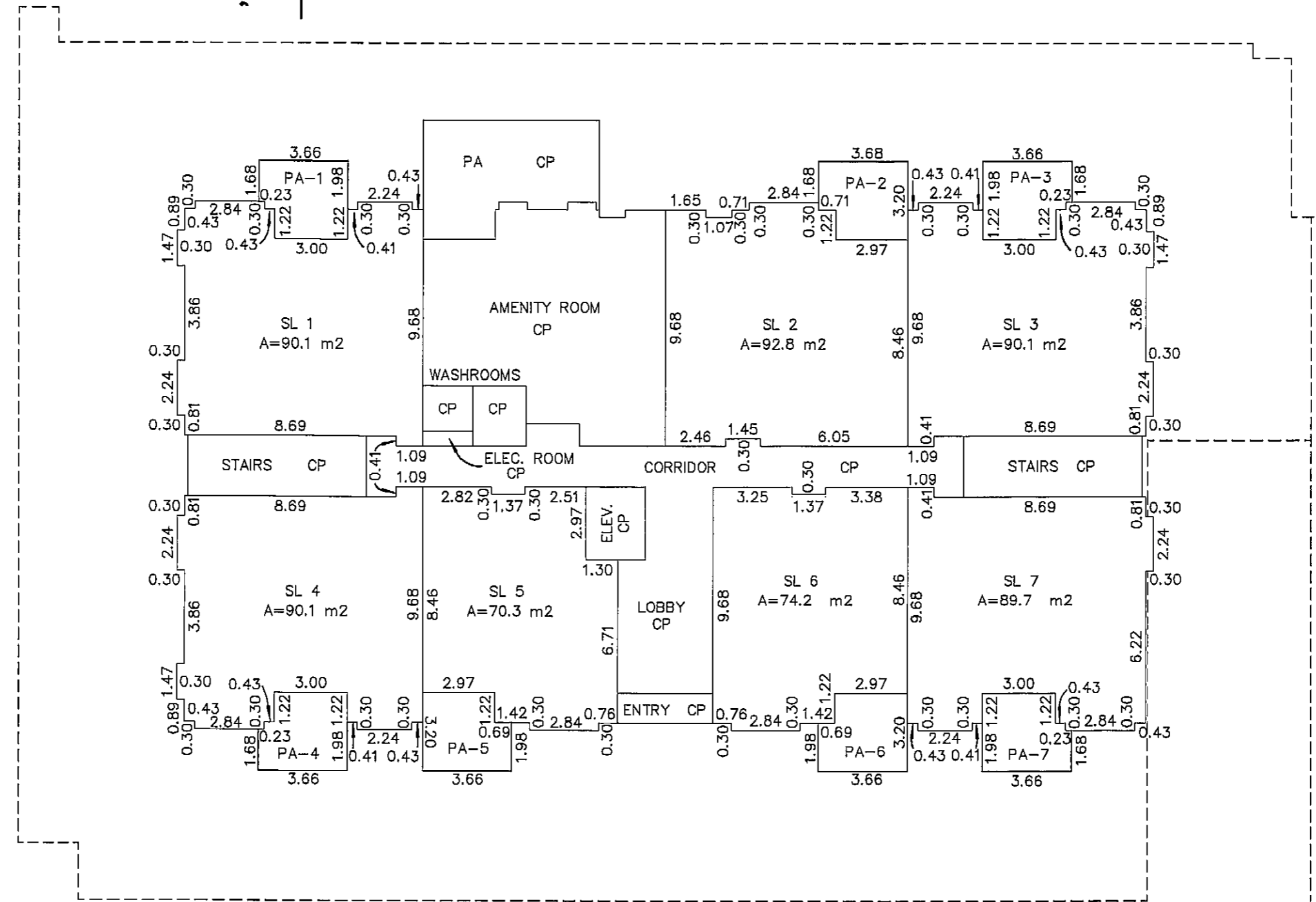
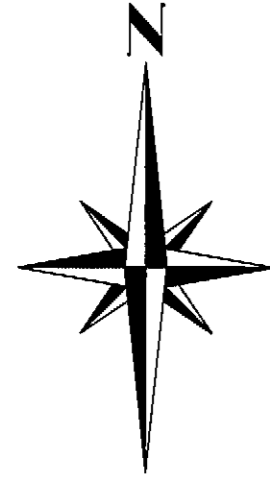


SHEET 5 OF 9 SHEETS

STRATA PLAN BCS 401

LEGEND:

D-1 DENOTES DECK, LCP OF STRATA LOT 1 (Typical)
 PA-1 DENOTES PATIO, LCP OF STRATA LOT 1 (Typical)



JOHN UNDERWATER & ASSOC.
 B.C. LAND SURVEYORS
 CLOVERDALE B.C.
 PHONE 604-574-7311
 FAX 604-574-3018
 FILE: JS0269F5

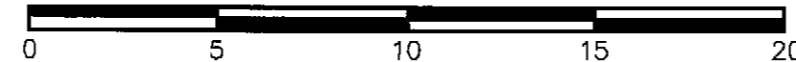
Dated this 7th day of May, 2003

[Signature]
 B.C.L.S.

AM

FLOOR PLANS—SECOND FLOOR

SCALE 1:200



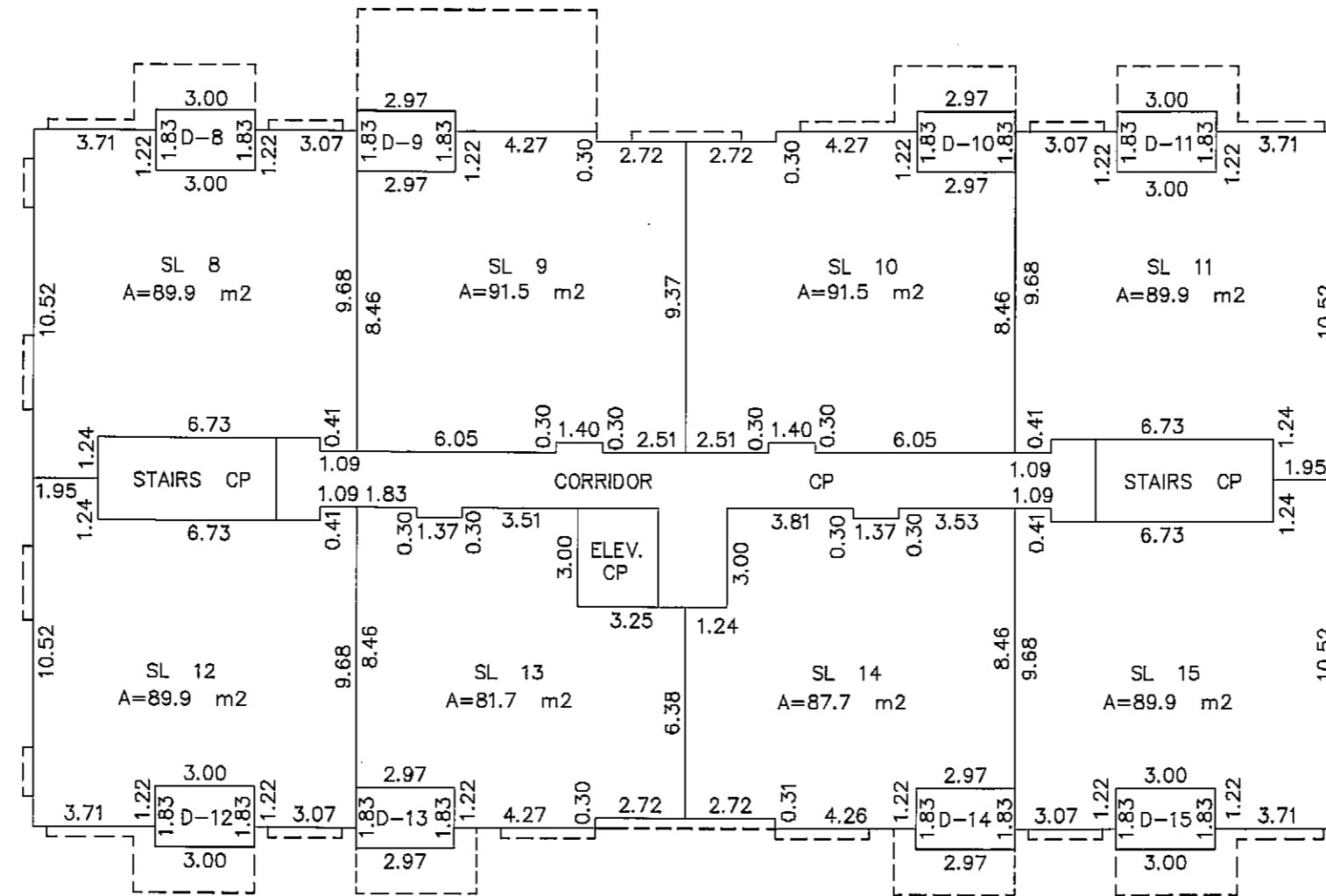
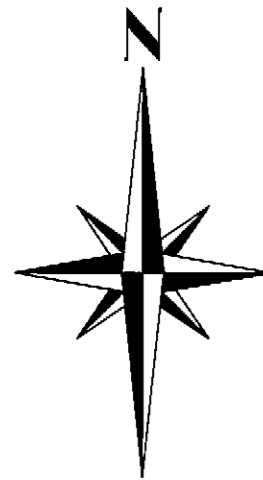
ALL DISTANCES ARE IN METRES

SHEET 6 OF 9 SHEETS

STRATA PLAN BCS 401

LEGEND:

D-1 DENOTES DECK, LCP OF STRATA LOT 1 (Typical)
 PA-1 DENOTES PATIO, LCP OF STRATA LOT 1 (Typical)



A

A

B

JOHN UNDERWATER & ASSOC.
 B.C. LAND SURVEYORS
 CLOVERDALE B.C.
 PHONE 604-574-7311
 FAX 604-574-3018
 FILE: JS0269F6

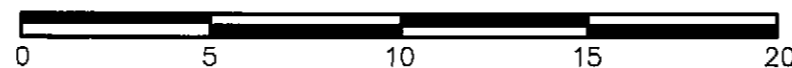
Dated this 7th day of May, 2003

B.C.L.S.

12/14

FLOOR PLANS—FOURTH FLOOR

SCALE 1:200



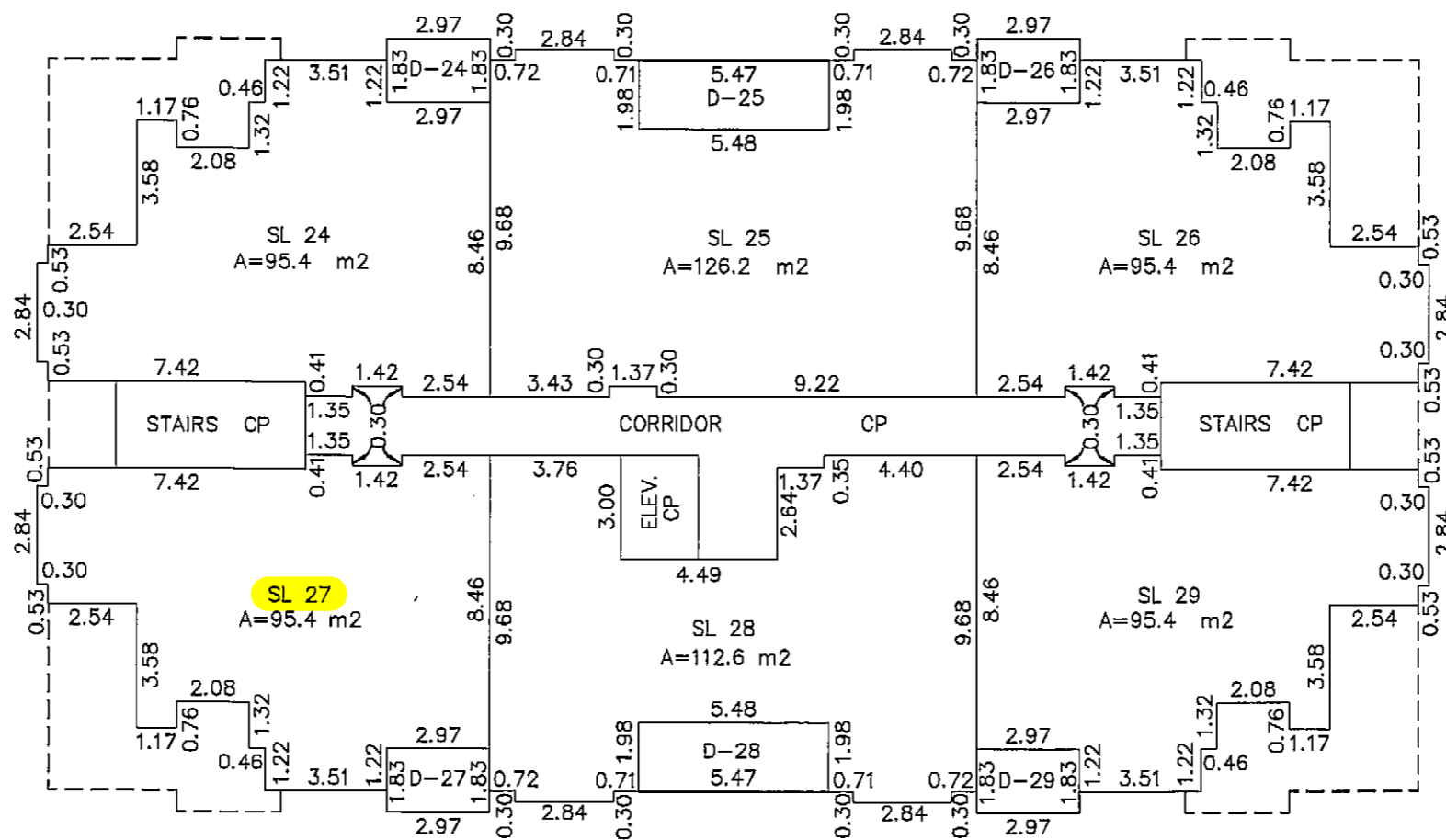
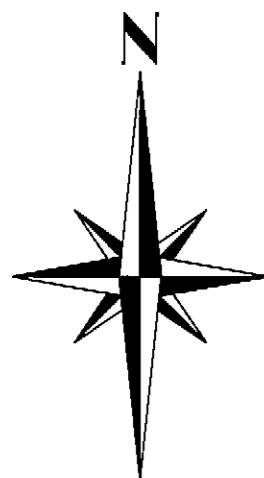
ALL DISTANCES ARE IN METRES

SHEET 8 OF 9 SHEETS

STRATA PLAN BCS 401

LEGEND:

D-1 DENOTES DECK, LCP OF STRATA LOT 1 (Typical)
 PA-1 DENOTES PATIO, LCP OF STRATA LOT 1 (Typical)



A

A

B

JOHN ONDERWATER & ASSOC.
 B.C. LAND SURVEYORS
 CLOVERDALE B.C.
 PHONE 604-574-7311
 FAX 604-574-3018
 FILE: JS0269F8

Dated this 7th day of May, 2003

John Underwater
 B.C.L.S.

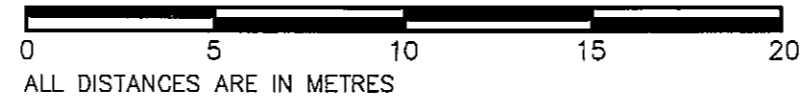
Handwritten initials 'JH'

SECTIONS:

SCALE 1:200

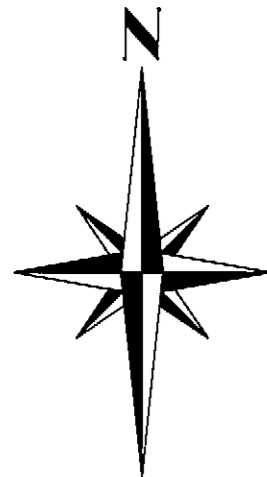
SHEET 9 OF 9 SHEETS

STRATA PLAN BCS 401

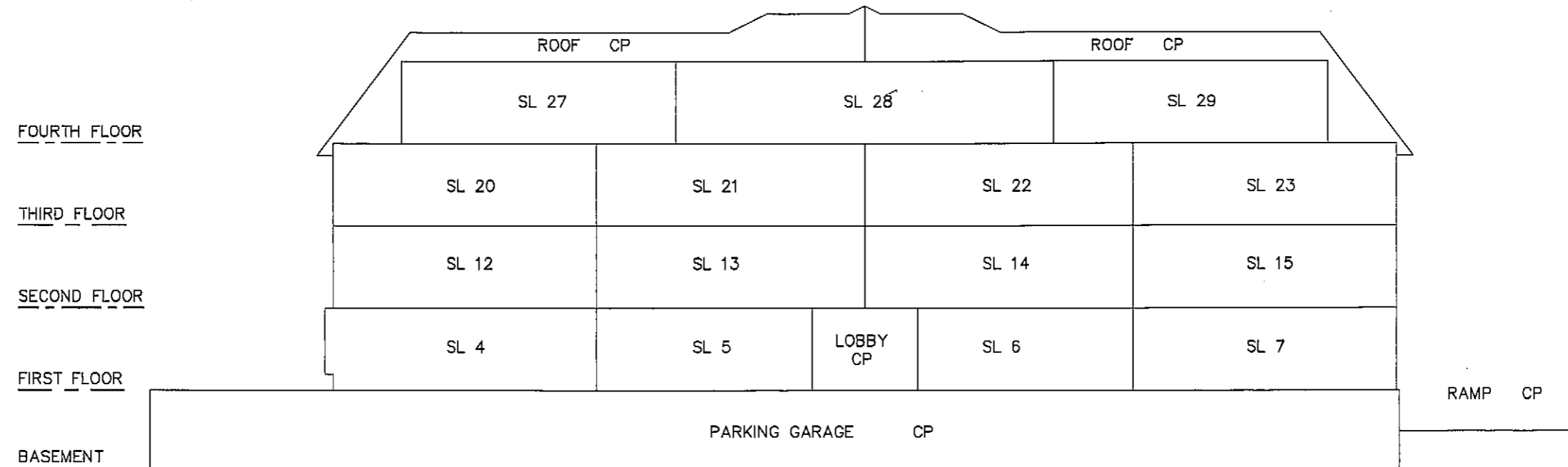


LEGEND:

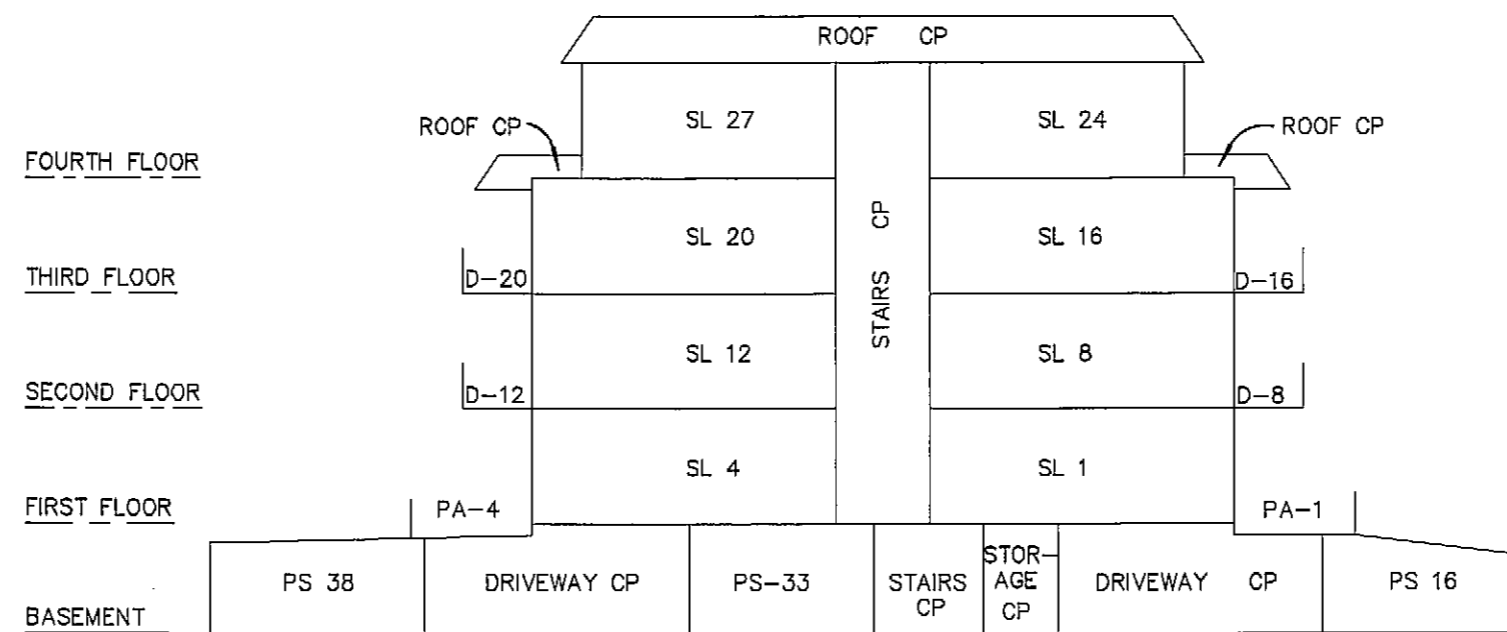
D-1 DENOTES DECK, LCP OF STRATA LOT 1 (Typical)
 PA-1 DENOTES PATIO, LCP OF STRATA LOT 1 (Typical)



SECTION A-'A'



SECTION B-'B'



JOHN ONDERWATER & ASSOC.
 B.C. LAND SURVEYORS
 CLOVERDALE B.C.
 PHONE 604-574-7311
 FAX 604-574-3018
 FILE: JS0269F9

Dated this 7th day of May, 2003

B.C.L.S.

Handwritten initials