

EXHIBIT "A"

STRATA PLAN OF PART OF LOT 1 SEC 30  
TOWNSHIP 2 NWD PLAN EPP \_\_\_\_\_

SHEET 1 OF 10 SHEETS

STRATA PLAN EPS

B.C.G.S. 92G.016

CIVIC ADDRESS OF PROPERTY  
8488 120th Street, Surrey BC

LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES LEAD PLUG SET
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- SL. DENOTES STRATA LOT
- LCP DENOTES LIMITED COMMON PROPERTY
- LCP-R DENOTES LIMITED COMMON PROPERTY FOR THE BENEFIT OF STRATA LOTS 8 TO 45 ("RESIDENTIAL")
- LCP-C DENOTES LIMITED COMMON PROPERTY FOR THE BENEFIT OF STRATA LOTS 1 TO 7 ("COMMERCIAL")
- (CP) DENOTES COMMON PROPERTY
- m<sup>2</sup> DENOTES DENOTES SQUARE METRES

Coordinates shown are for mapping purposes only.

ALL ANGLES SHOWN ARE 90° OR 45°

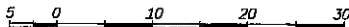
Strata lot boundary dimensions are shown to the exterior face of the concrete foundation and/or the exterior face of sheathing of exterior walls (including elevator walls) and the midpoint between structural portions of party walls between strata lots.

All Patios and/or 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 the strata lots within the same building, unless otherwise indicated.



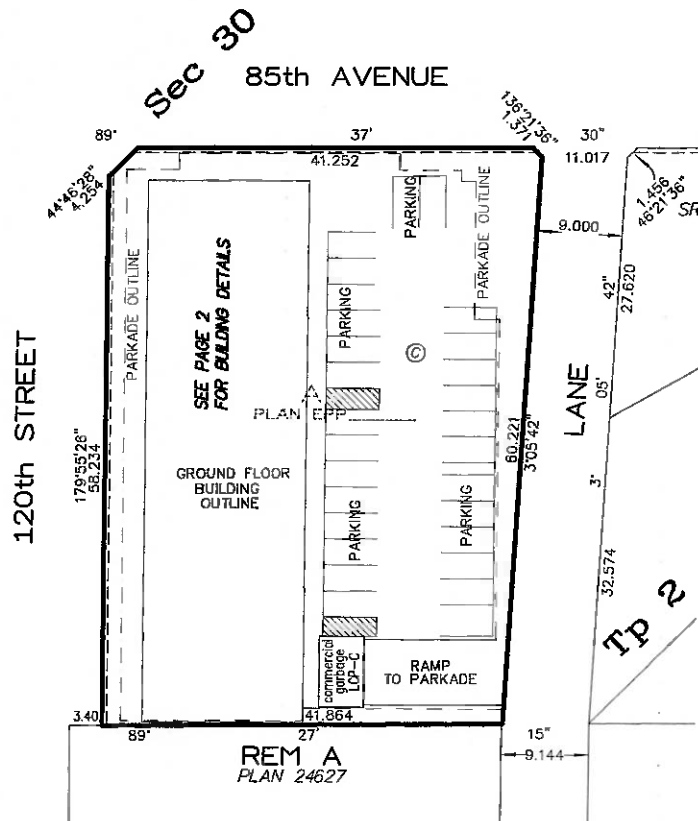
PRELIMINARY  
March 23, 2021

SCALE 1 : 500



ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 432mm in width and 280mm in height (B size) when plotted at a scale of 1:500.



INTEGRATED SURVEY AREA No. 1,  
CITY OF SURREY

NAD 83 (CSRS) 4.0.0.BC.1.GVRD

Grid bearings are derived from conventional survey observations to geodetic control monuments 8757 and 8761 and are referred to the central meridian of UTM Zone 10N.

The UTM coordinates and estimated absolute positional accuracy achieved are derived from GeoBC Mascot published information.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995889, which has been derived from control monument 8757.

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 on the \_\_\_th day of \_\_\_\_\_, 20\_\_.

M. Adam Fulkerson, BCLS 906

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT



**BUILDING OUTLINE DETAILS**

SHEET 2 OF 10 SHEETS

**STRATA PLAN EPS**

SCALE 1 : 250



ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 432mm in height and 280mm in width (B size) when plotted at a scale of 1:500.



**PRELIMINARY**  
March 23, 2021

85th AVENUE

120th STREET

PARKADE OUTLINE

LANE

REM A  
PLAN 24627

\_\_\_\_th day of \_\_\_\_\_, 20\_\_  
M. Adam Fulkerson, B.C.L.S. 906

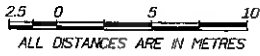
**TARGET**  
LAND SURVEYING  
SURREY, B.C.  
604-583-6161

# PARKADE LEVEL

SHEET 3 OF 10 SHEETS

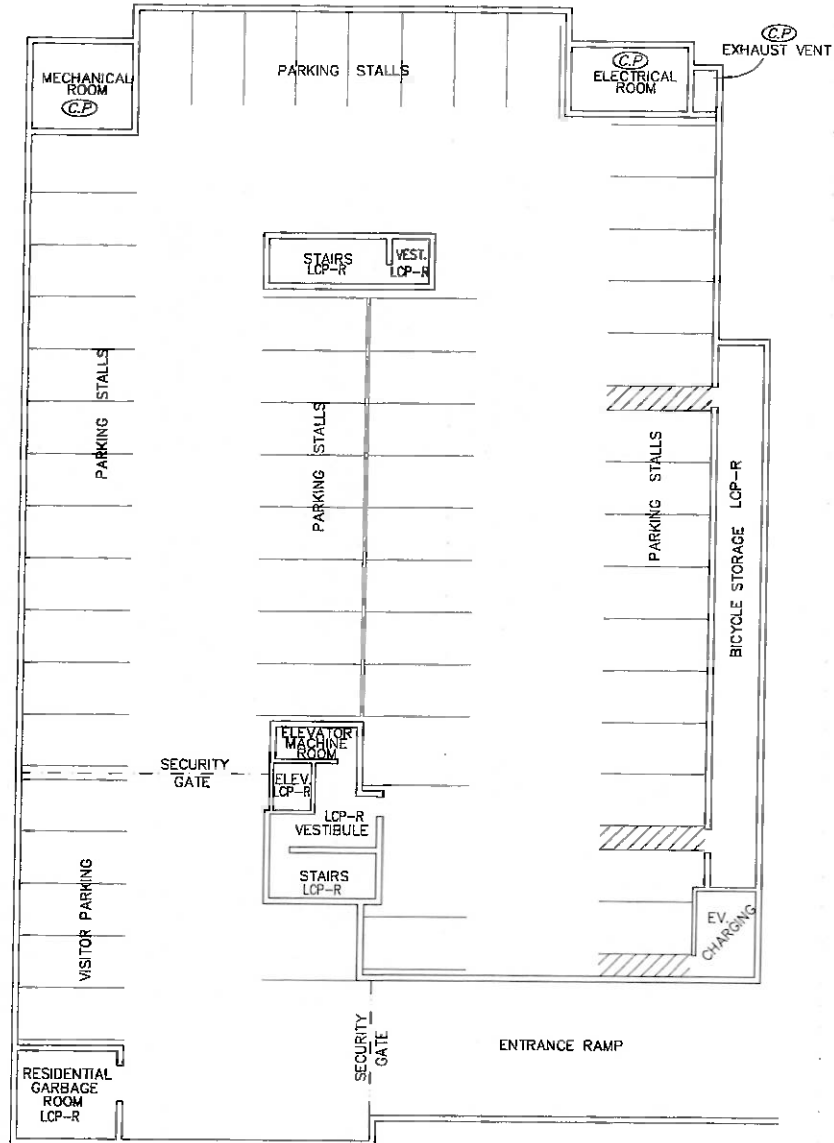
## STRATA PLAN EPS

SCALE 1 : 250



THIS PLAN IS NOT BE USED FOR CONVEYANCES. PLEASE REVIEW FINAL REGISTERED PLAN BEFORE COMPLETING A CONVEYANCE OF A PROPERTY SHOWN HEREON.

PRELIMINARY STRATA LINES AND AREAS BASED ON ARCHITECT PLAN PROVIDED BY ANKENMAN ASSOCIATES ARCHITECTS INC. DATED FEB. 2, 2021.



# PRELIMINARY

March 23, 2021

# GROUND FLOOR - FLOOR PLAN

SHEET 4 OF 10 SHEETS

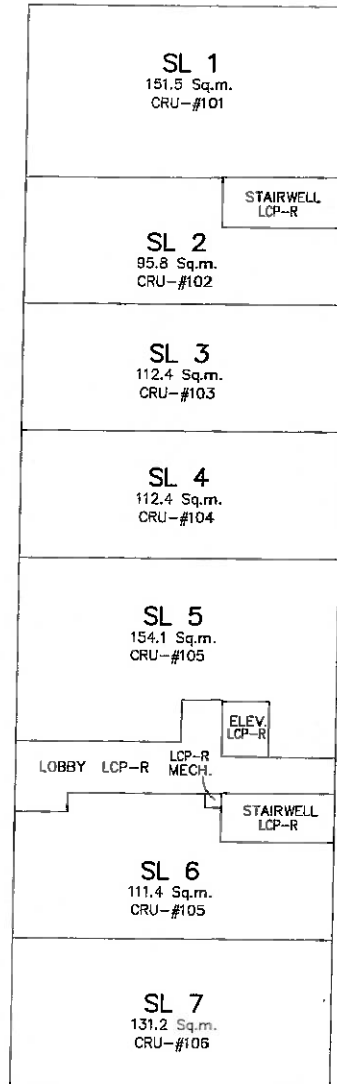
## STRATA PLAN EPS

SCALE 1 : 250



THIS PLAN IS NOT BE USED FOR CONVEYANCES. PLEASE REVIEW FINAL REGISTERED PLAN BEFORE COMPLETING A CONVEYANCE OF A PROPERTY SHOWN HEREON.

PRELIMINARY STRATA LINES AND AREAS BASED ON ARCHITECT PLAN PROVIDED BY ANKENMAN ASSOCIATES ARCHITECTS INC. DATED FEB. 2, 2021.



# PRELIMINARY

March 23, 2021

Strata lot boundary dimensions are shown to the exterior face of sheathing of exterior walls (including elevator walls) and the midpoint between structural portions of party walls between strata lots and common property and/or limited common property.

**TARGET**  
LAND SURVEYING  
SURREY B.C.  
604-583-6161

FILE: 8735-STRATA

# LEVEL 2 - FLOOR PLAN

SHEET 5 OF 10 SHEETS

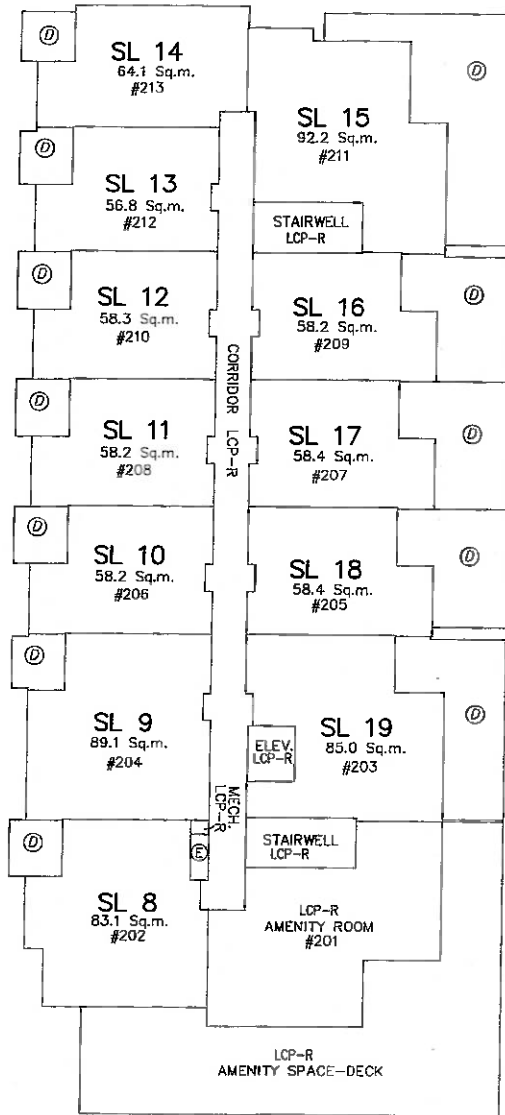
## STRATA PLAN EPS

SCALE 1 : 250



THIS PLAN IS NOT BE USED FOR CONVEYANCES. PLEASE REVIEW FINAL REGISTERED PLAN BEFORE COMPLETING A CONVEYANCE OF A PROPERTY SHOWN HEREON.

PRELIMINARY STRATA LINES AND AREAS BASED ON ARCHITECT PLAN PROVIDED BY ANKENMAN ASSOCIATES ARCHITECTS INC. DATED FEB. 2, 2021.



# PRELIMINARY

March 23, 2021

Strata lot boundary dimensions are shown to the exterior face of sheathing of exterior walls (including elevator walls) and the midpoint between structural portions of party walls between strata lots and common property and/or limited common property.

**TARGET**  
LAND SURVEYING  
SURREY B.C.  
604-583-6161

FILE: 8735-STRATA

# LEVEL 3 - FLOOR PLAN

SHEET 6 OF 10 SHEETS

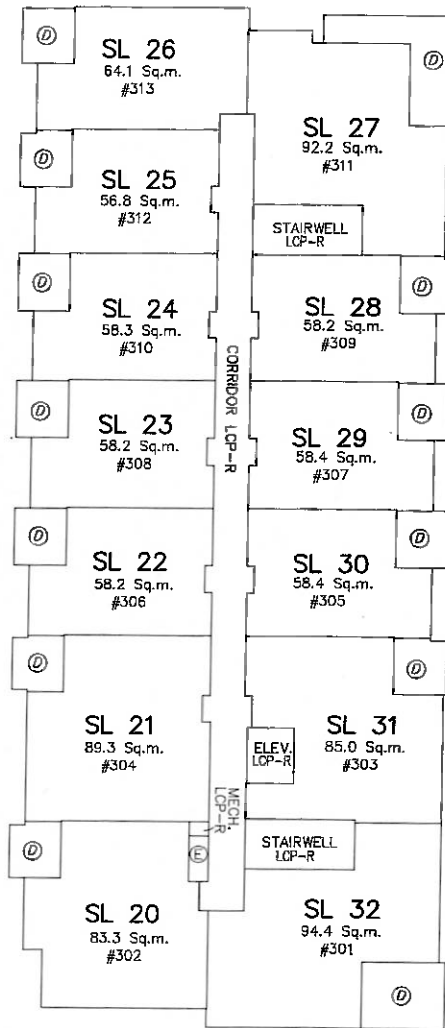
## STRATA PLAN EPS

SCALE 1 : 250

2.5 0 5 10  
ALL DISTANCES ARE IN METRES

THIS PLAN IS NOT BE USED FOR CONVEYANCES. PLEASE REVIEW FINAL REGISTERED PLAN BEFORE COMPLETING A CONVEYANCE OF A PROPERTY SHOWN HEREON.

PRELIMINARY STRATA LINES AND AREAS BASED ON ARCHITECT PLAN PROVIDED BY ANKENMAN ASSOCIATES ARCHITECTS INC. DATED FEB. 2, 2021.



# PRELIMINARY

March 23, 2021

Strata lot boundary dimensions are shown to the exterior face of sheathing of exterior walls (including elevator walls) and the midpoint between structural portions of party walls between strata lots and common property and/or limited common property.

**TARGET**  
LAND SURVEYING  
SURREY B.C.  
604-583-6161

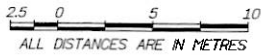
FILE: 8739-STRATA

# LEVEL 4 - FLOOR PLAN

SHEET 7 OF 10 SHEETS

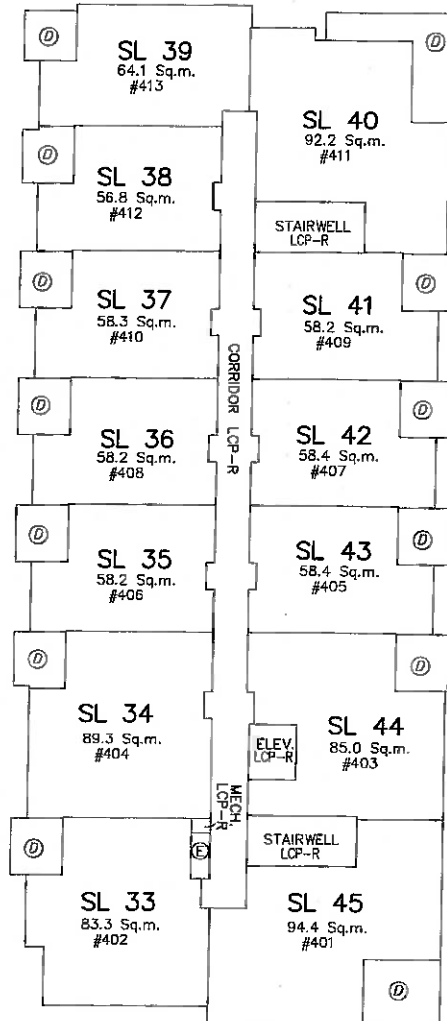
## STRATA PLAN EPS

SCALE 1 : 250



THIS PLAN IS NOT BE USED FOR CONVEYANCES. PLEASE REVIEW FINAL REGISTERED PLAN BEFORE COMPLETING A CONVEYANCE OF A PROPERTY SHOWN HEREON.

PRELIMINARY STRATA LINES AND AREAS BASED ON ARCHITECT PLAN PROVIDED BY ANKENMAN ASSOCIATES ARCHITECTS INC. DATED FEB. 2, 2021.



**PRELIMINARY**  
March 23, 2021

Strata lot boundary dimensions are shown to the exterior face of sheathing of exterior walls (including elevator walls) and the midpoint between structural portions of party walls between strata lots and common property and/or limited common property.

**TARGET**  
LAND SURVEYING  
SURREY B.C.  
604-583-6161

FILE: B735-STRATA

# ROOF LEVEL

SHEET 8 OF 10 SHEETS

## STRATA PLAN EPS

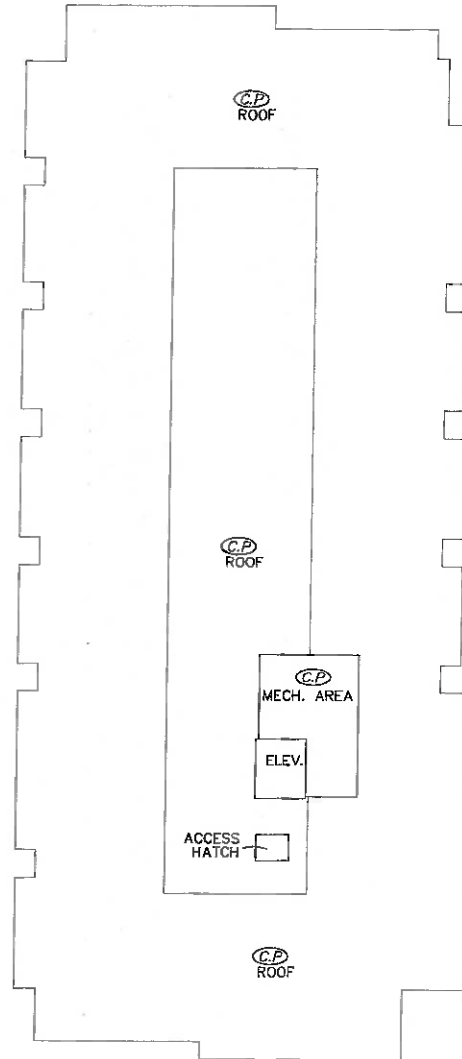
SCALE 1 : 250



ALL DISTANCES ARE IN METRES

THIS PLAN IS NOT BE USED FOR CONVEYANCES. PLEASE REVIEW FINAL REGISTERED PLAN BEFORE COMPLETING A CONVEYANCE OF A PROPERTY SHOWN HEREON.

PRELIMINARY STRATA LINES AND AREAS BASED ON ARCHITECT PLAN PROVIDED BY ANKENMAN ASSOCIATES ARCHITECTS INC. DATED FEB. 2, 2021.



# PRELIMINARY

March 23, 2021

Strata lot boundary dimensions are shown to the exterior face of sheathing of exterior walls (including elevator walls) and the midpoint between structural portions of party walls between strata lots and common property and/or limited common property.

**TARGET**  
LAND SURVEYING  
SURREY B.C.  
604-583-6161

FILE: 8735-STRATA




# CROSS SECTION A

SHEET 9 OF 10 SHEETS

## STRATA PLAN EPS

SCALE 1 : 250

  
ALL DISTANCES ARE IN METRES

THIS PLAN IS NOT BE USED FOR CONVEYANCES. PLEASE  
REVIEW FINAL REGISTERED PLAN BEFORE COMPLETING A  
CONVEYANCE OF A PROPERTY SHOWN HEREON.

PRELIMINARY STRATA LINES AND AREAS BASED ON  
ARCHITECT PLAN PROVIDED BY ANKENMAN ASSOCIATES  
ARCHITECTS INC. DATED FEB. 2, 2021.



# PRELIMINARY

March 23, 2021

  
**TARGET**  
LAND SURVEYING  
SURREY B.C.  
604-583-6161

FILE: 8735-STRATA

# CROSS SECTION B

SHEET 10 OF 10 SHEETS

## STRATA PLAN EPS

SCALE 1 : 250

2.5 0 5 10

ALL DISTANCES ARE IN METRES

THIS PLAN IS NOT BE USED FOR CONVEYANCES. PLEASE  
REVIEW FINAL REGISTERED PLAN BEFORE COMPLETING A  
CONVEYANCE OF A PROPERTY SHOWN HEREON.

PRELIMINARY STRATA LINES AND AREAS BASED ON  
ARCHITECT PLAN PROVIDED BY ANKENMAN ASSOCIATES  
ARCHITECTS INC. DATED FEB. 2, 2021.



# PRELIMINARY

March 23, 2021

**TARGET**  
LAND SURVEYING  
SURREY B.C.  
604-583-6161

FILE: 8735-STRATA