

STRATA PLAN OF AIR SPACE PARCEL 2

SECTION 35 BLOCK 5 NORTH RANGE 2 WEST

NEW WESTMINSTER DISTRICT AIR SPACE PLAN EPP144914

CITY OF SURREY BCGS 92G.016



DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:300

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA
No. 1, SURREY, NAD83(CSRS) 4.0.0.BC.1.MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 80H2095 AND 8750, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

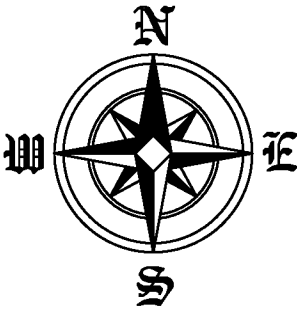
THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 80H2095 AND 8750.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995935 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 80H2095 AND 8750.

LEGEND

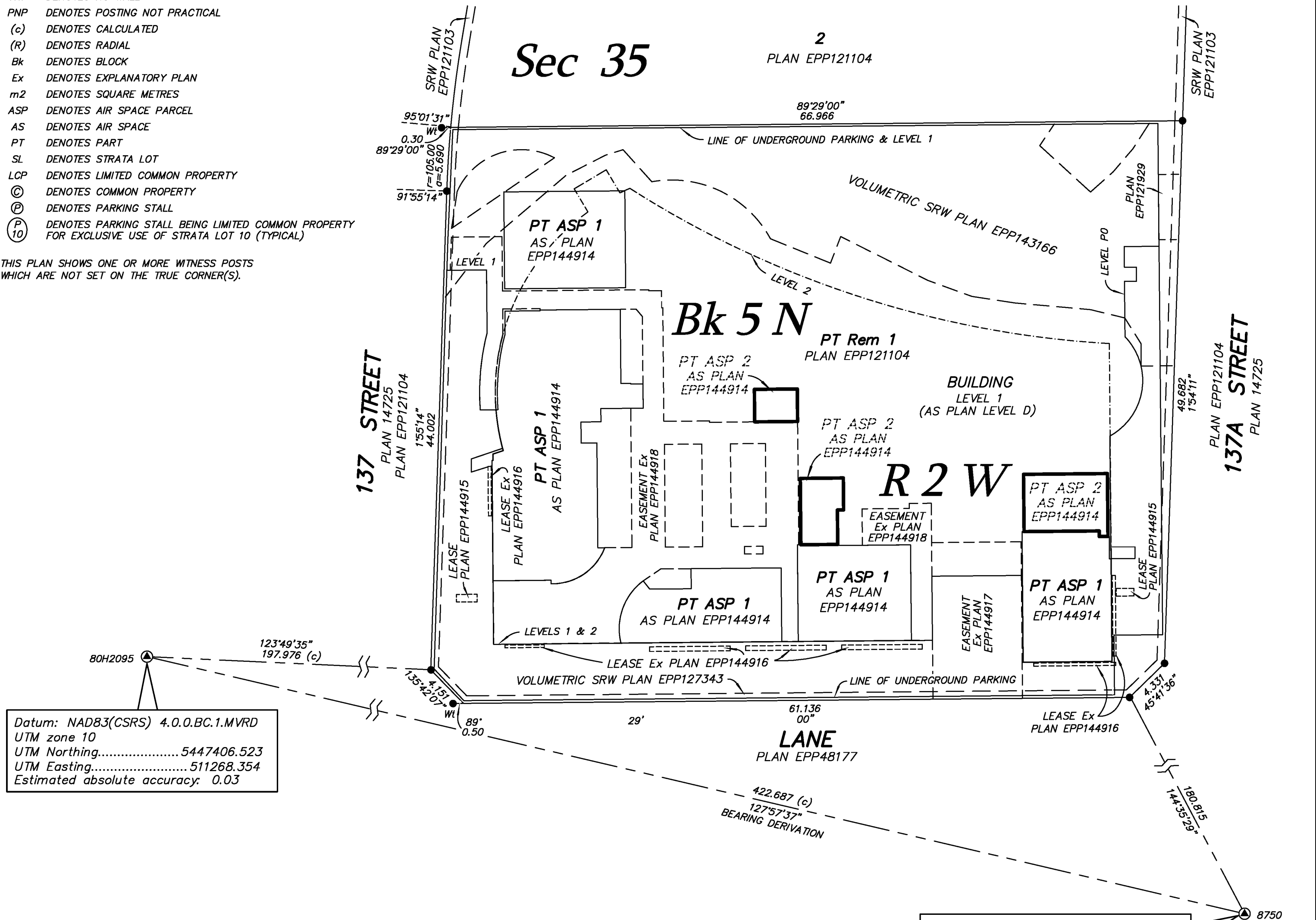
- DENOTES IRON POST FOUND
- DENOTES CONTROL MONUMENT
- DENOTES LEAD PLUG FOUND
- DENOTES LEAD PLUG PLACED
- Wt DENOTES WITNESS
- NW DENOTES NO WALL
- PNP DENOTES POSTING NOT PRACTICAL
- (c) DENOTES CALCULATED
- (R) DENOTES RADIAL
- Bk DENOTES BLOCK
- Ex DENOTES EXPLANATORY PLAN
- m2 DENOTES SQUARE METRES
- ASP DENOTES AIR SPACE PARCEL
- AS DENOTES AIR SPACE
- PT DENOTES PART
- SL DENOTES STRATA LOT
- LCP DENOTES LIMITED COMMON PROPERTY
- C DENOTES COMMON PROPERTY
- P DENOTES PARKING STALL
- P 10 DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 10 (TYPICAL)

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).



NAME OF DEVELOPMENT
CITY CENTRE 4

CIVIC ADDRESS:
9686 137 STREET
SURREY, B.C.



LEVEL 13 HAS BEEN OMITTED ON THIS PLAN

STRATA LOT BOUNDARIES ARE MEASURED TO THE CENTRE LINE OF INTERIOR WALLS, TO THE CORRIDOR SIDE OF CORRIDOR WALLS, TO THE OUTSIDE FACE OF CONCRETE ON ELEVATOR AND STAIR CORE WALLS AND 0.02m INSIDE THE OUTSIDE OF FACE OF GLASS AND STRUCTURAL WALL OF BUILDING ON EXTERIOR WALLS.

THE BUILDING SHOWN HEREON IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN

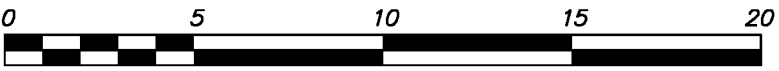
THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT BEEN PREVIOUSLY OCCUPIED

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 19th DAY OF JUNE, 2025.
DARRYL J. MITCHELL, BCLS 689

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

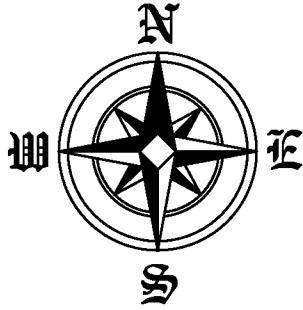
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DWG : 6340-FS2

BUILDING LOCATION



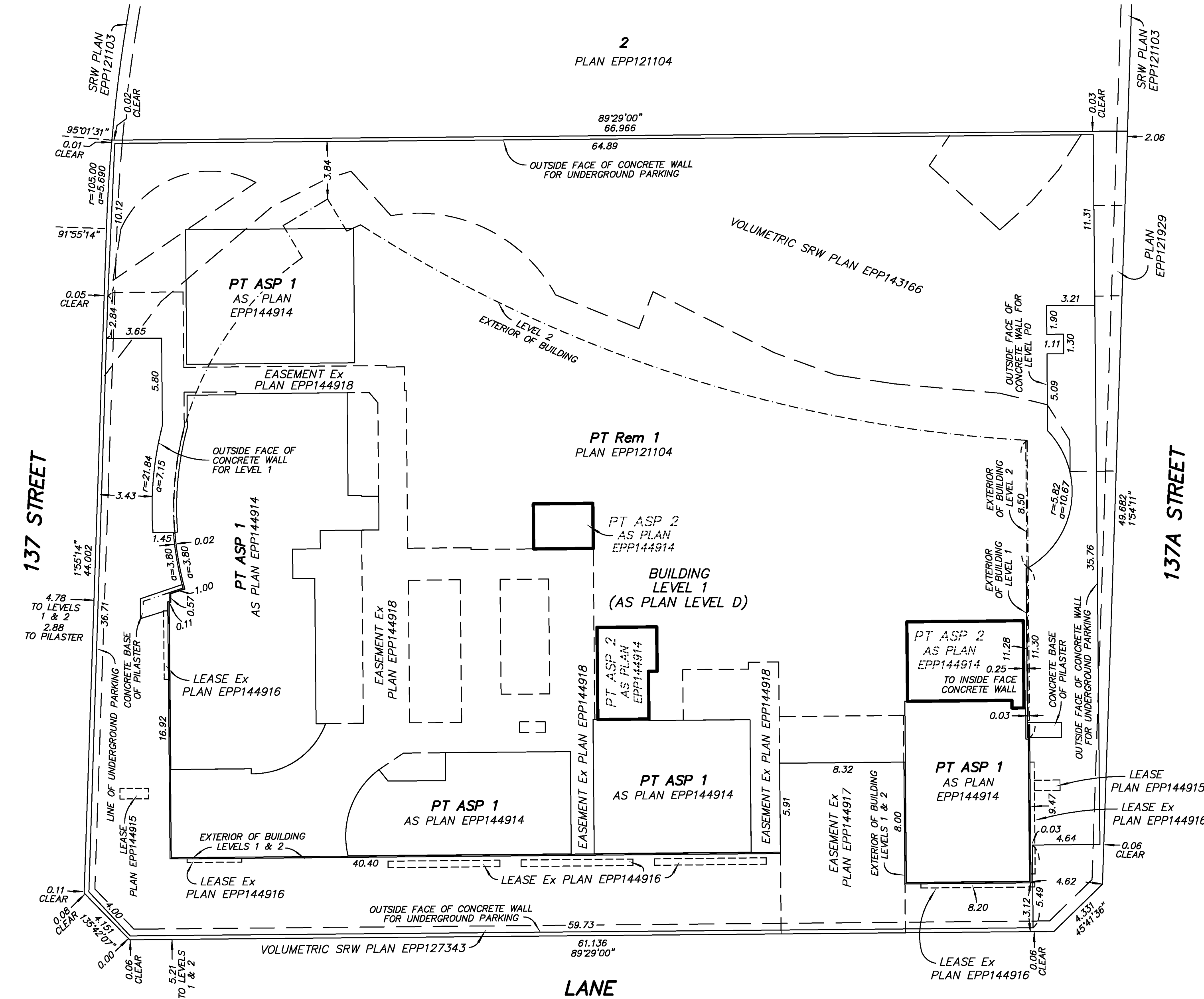
DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200



SHEET 2 OF 20 SHEETS

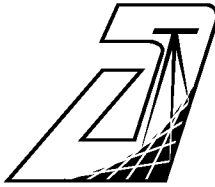
STRATA PLAN EPS11414



OFFSETS SHOWN ARE PERPENDICULAR TO PROPERTY LINES AND ARE MEASURED TO THE EXTERIOR FACE OF CONCRETE OR GLASS

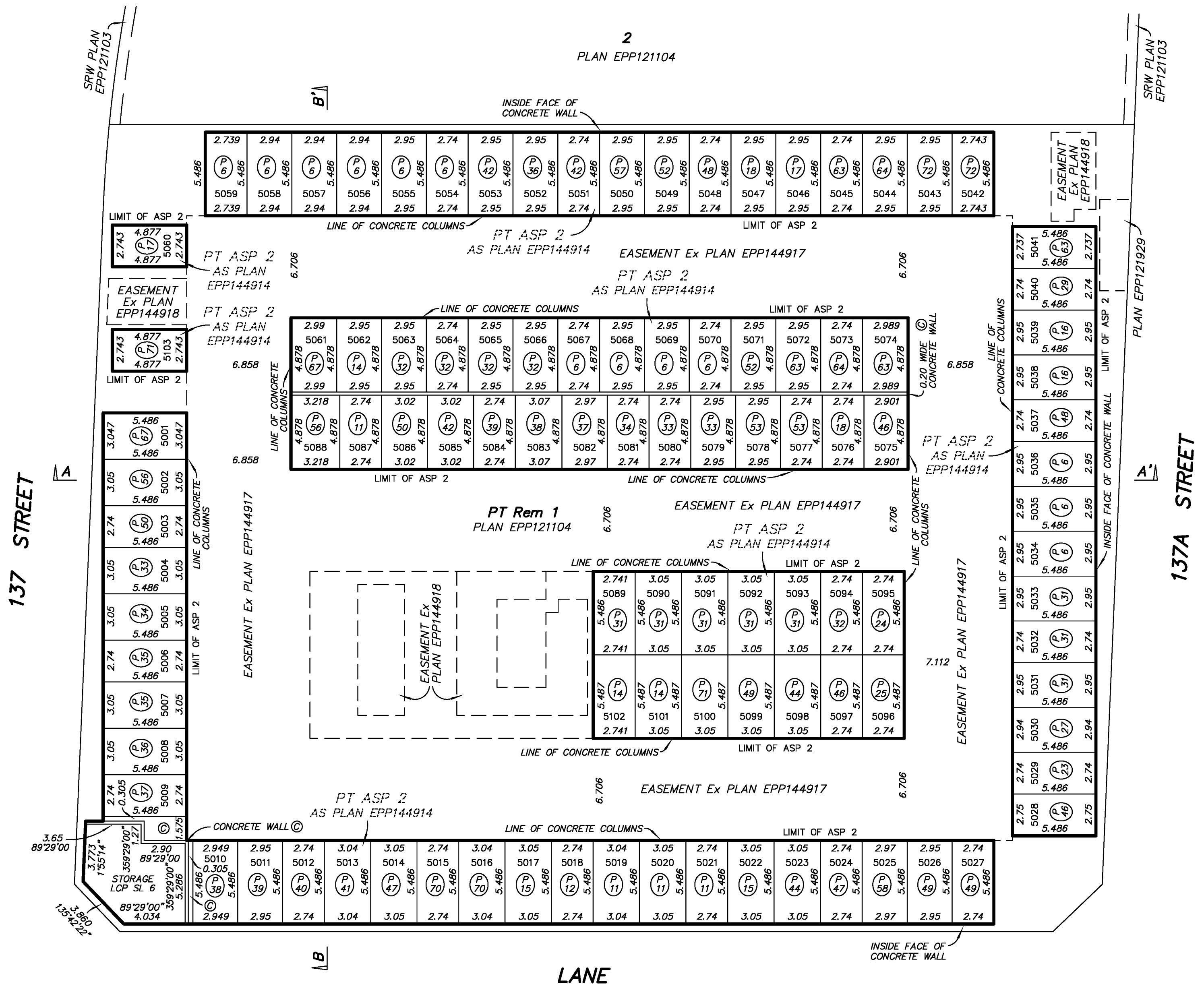
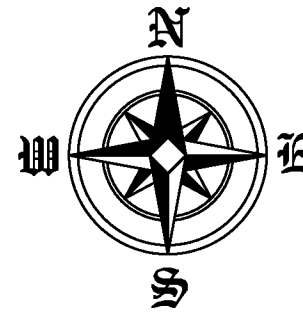
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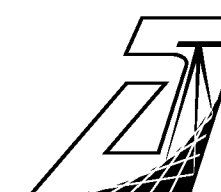


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SHEET 3 OF 20 SHEETS
STRATA PLAN EPS11414

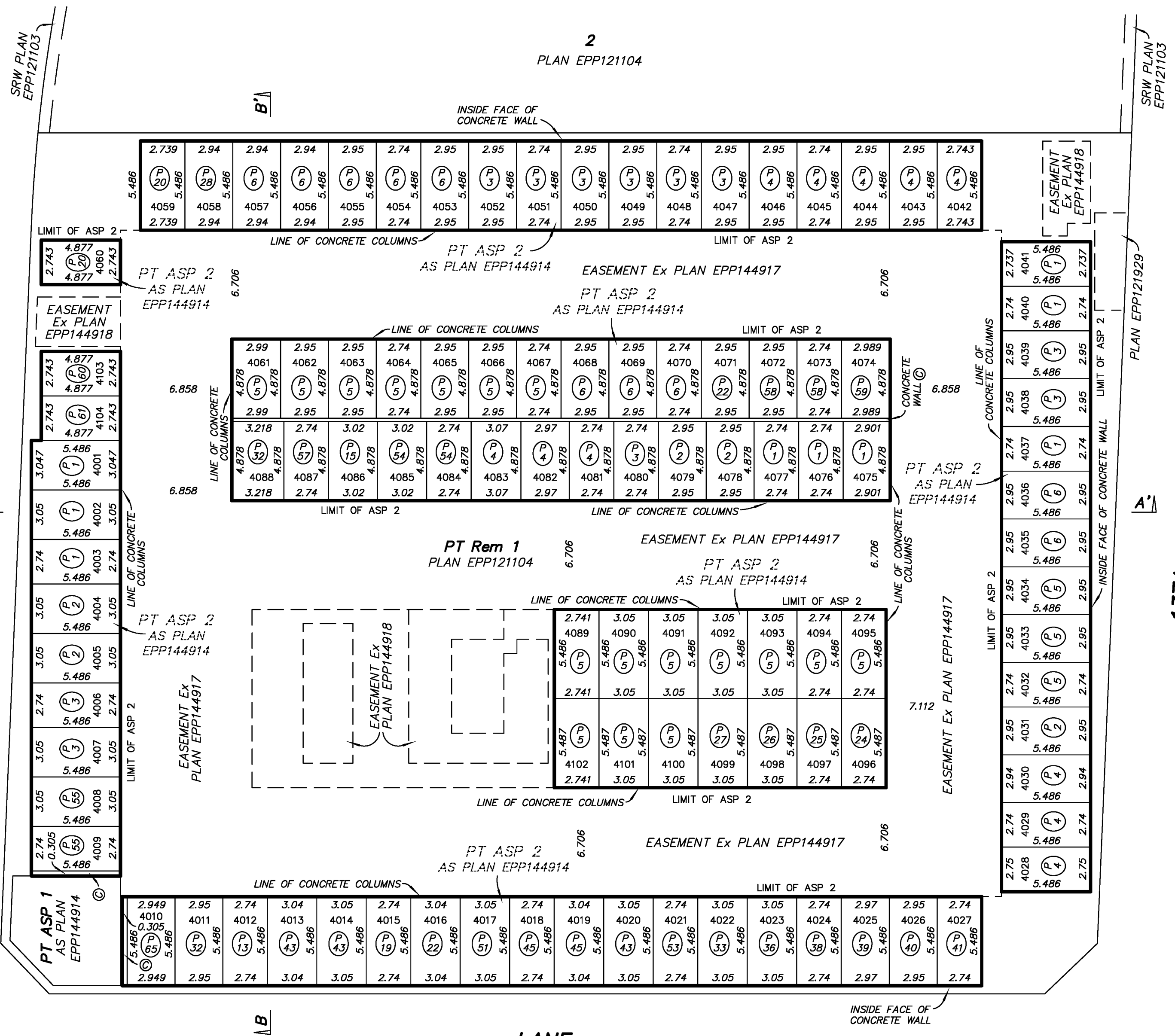


THE FIELD SURVEY REPRESENTED BY THIS PLAN
WAS COMPLETED ON THE 19th DAY OF JUNE, 2025.
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SHEET 4 OF 20 SHEETS
STRATA PLAN EPS11414

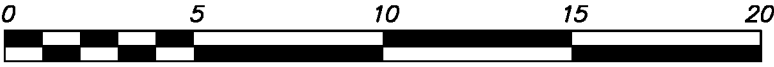


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FLOOR PLANS – UNDERGROUND PARKING LEVEL P3

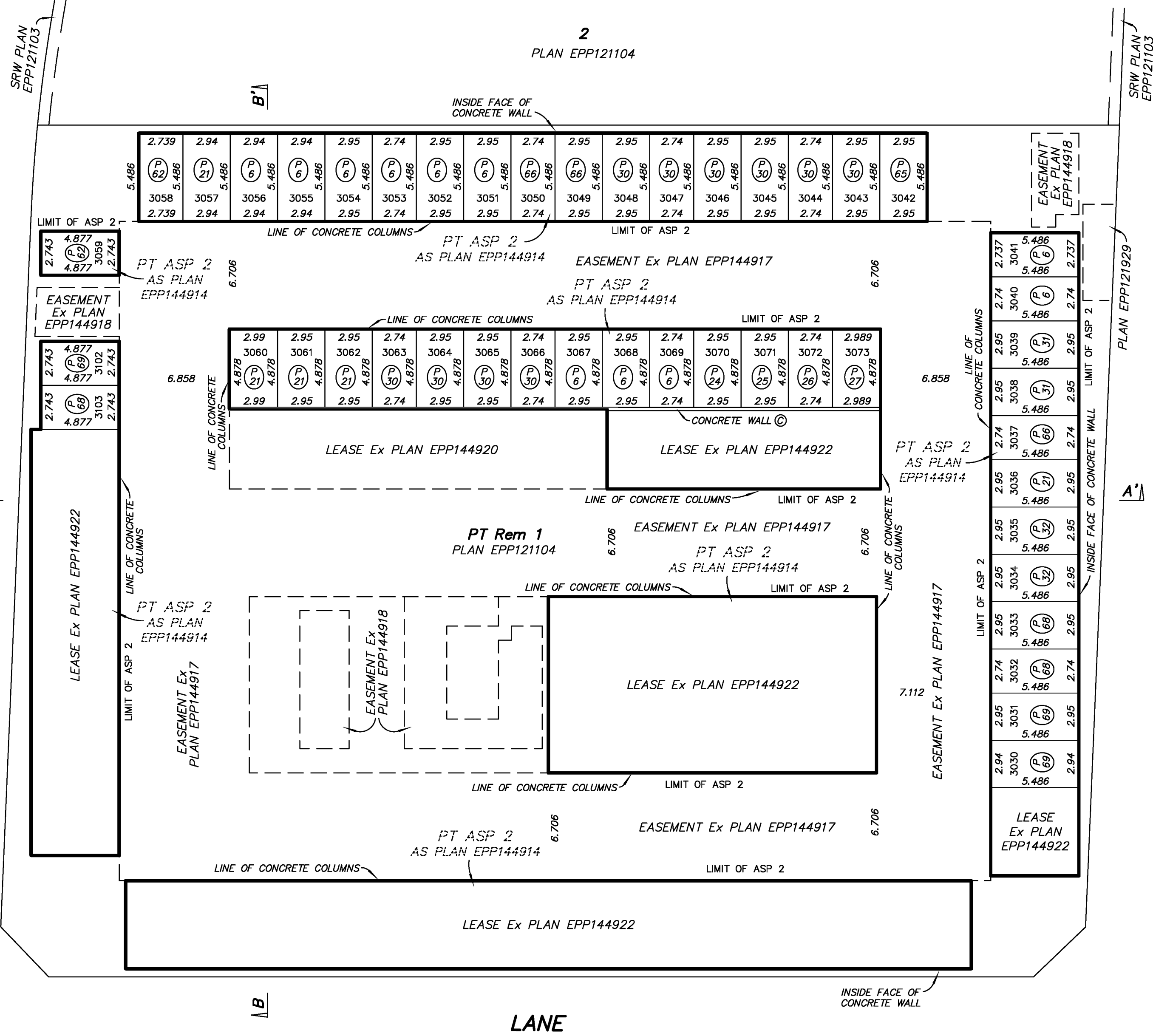
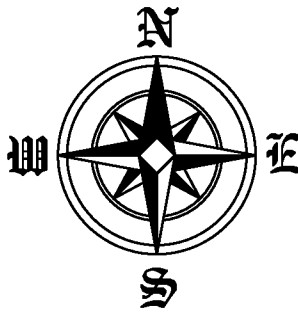
SHEET 5 OF 20 SHEETS

STRATA PLAN EPS11414



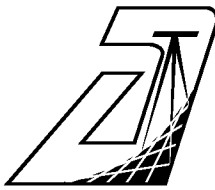
DISTANCES ARE IN METRES

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ALL ANGLES DEFLECT BY MULTIPLES OF 90 DEGREES UNLESS OTHERWISE INDICATED.

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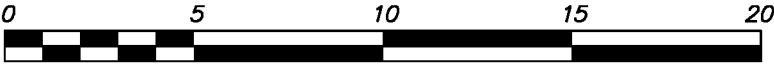


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FLOOR PLANS – UNDERGROUND PARKING LEVEL P1

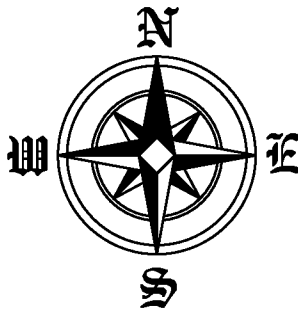
SHEET 6 OF 20 SHEETS

STRATA PLAN EPS11414



DISTANCES ARE IN METRES

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137 STREET

137A STREET

LANE

ALL ANGLES DEFLECT BY MULTIPLES OF 90 DEGREES UNLESS OTHERWISE INDICATED.

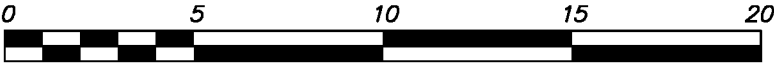
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DWG : 6340-FS2

FLOOR PLANS – UNDERGROUND PARKING LEVEL P0

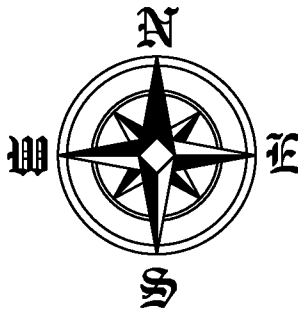
SHEET 7 OF 20 SHEETS

STRATA PLAN EPS11414



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137 STREET

137A STREET

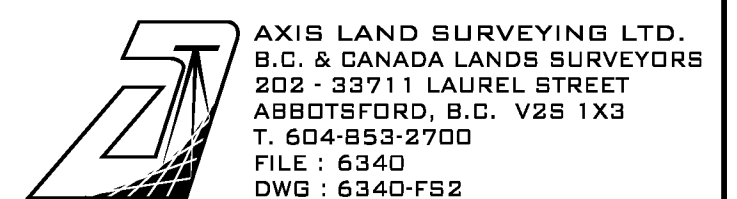
LANE

ALL ANGLES DEFLECT BY MULTIPLES OF 90 DEGREES UNLESS OTHERWISE INDICATED.

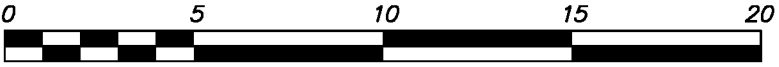
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SHEET 8 OF 20 SHEETS
STRATA PLAN EPS11414



FLOOR PLANS – LEVEL 2

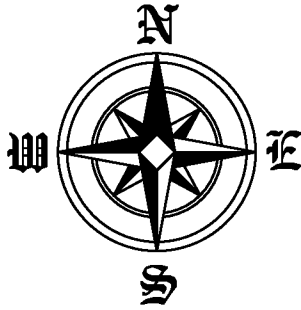


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SHEET 9 OF 20 SHEETS

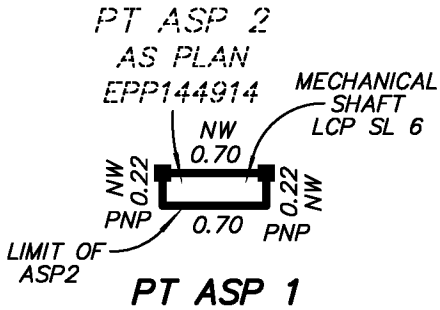
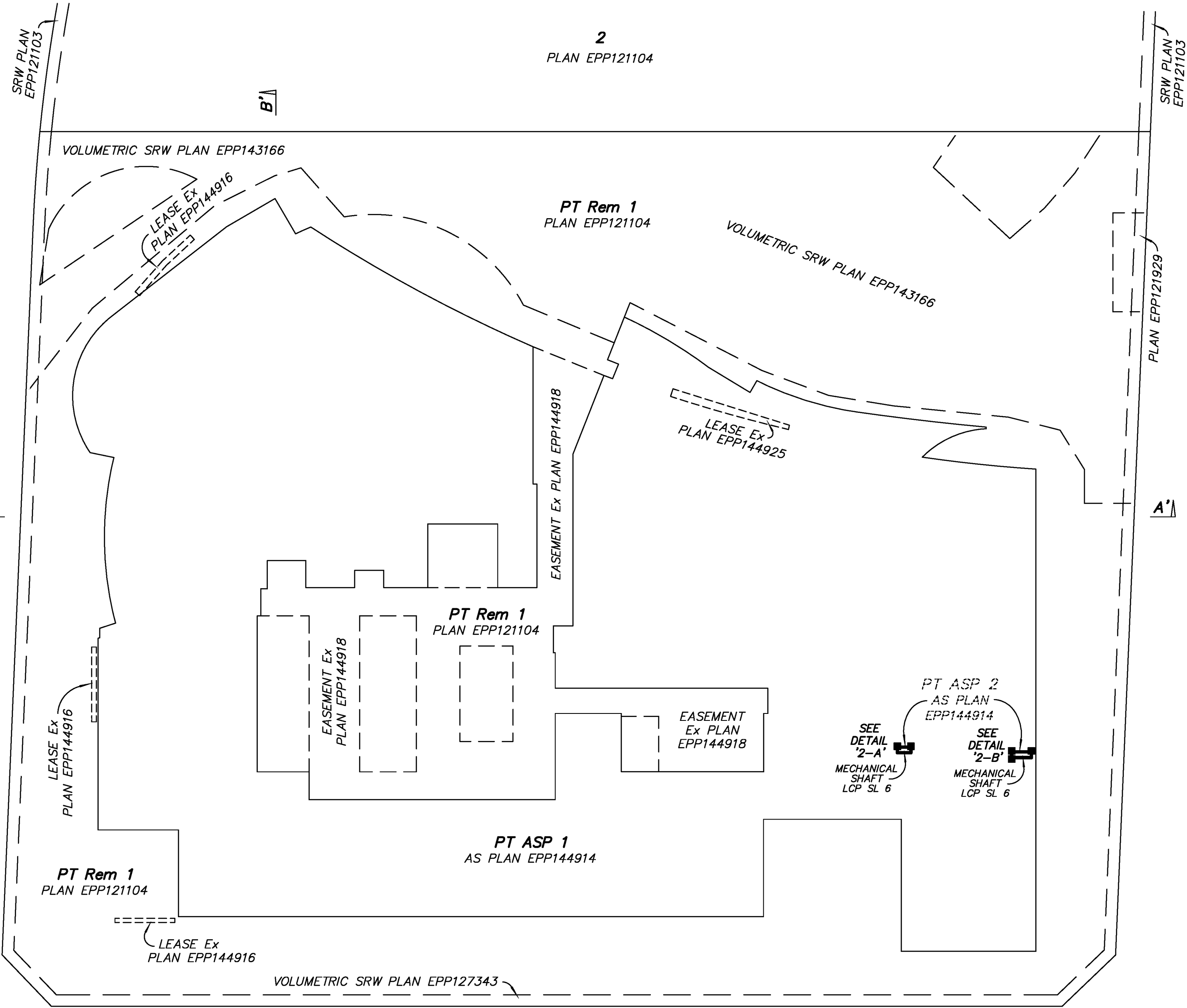
STRATA PLAN EPS11414



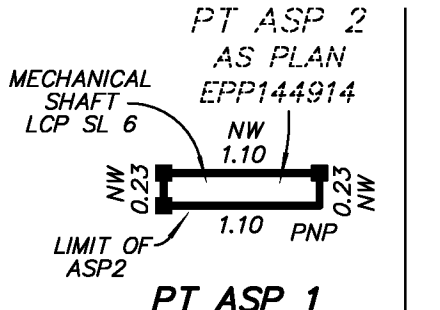
137 STREET

137A STREET

LANE
LEVEL 2



DETAIL '2-A'
NOT TO SCALE



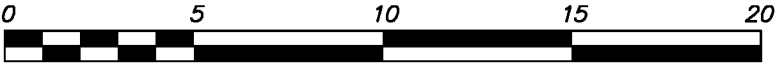
DETAIL '2-B'
NOT TO SCALE

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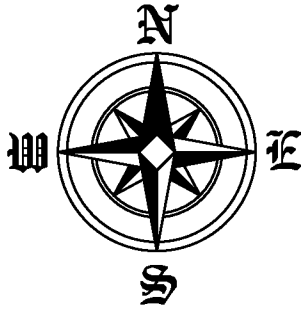
FLOOR PLANS – LEVEL 3



DISTANCES ARE IN METRES

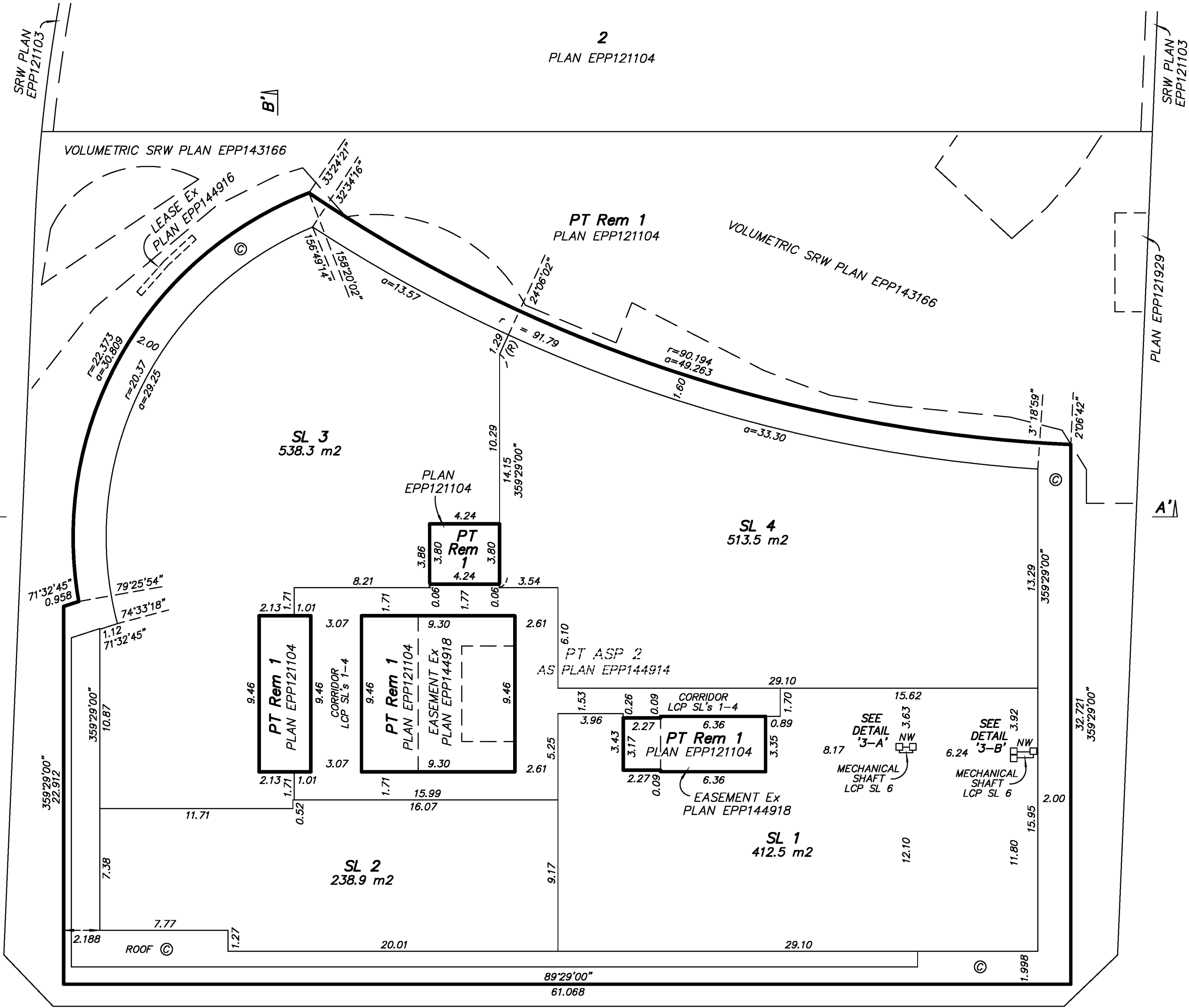
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SHEET 10 OF 20 SHEETS
STRATA PLAN EPS11414

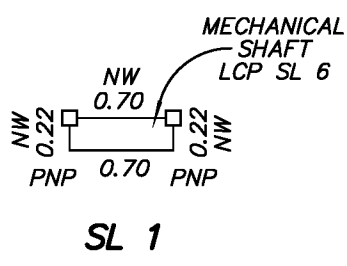


137 STREET

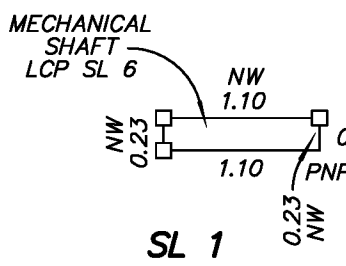
137A STREET



LANE
LEVEL 3



DETAIL '3-A'
NOT TO SCALE

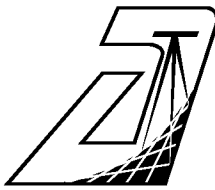


DETAIL '3-B'
NOT TO SCALE

STRATA LOT BOUNDARIES ARE MEASURED TO THE CENTRE LINE OF INTERIOR WALLS, TO THE CORRIDOR SIDE OF CORRIDOR WALLS, TO THE OUTSIDE FACE OF CONCRETE ON ELEVATOR AND STAIR CORE WALLS AND 0.02m INSIDE THE OUTSIDE OF FACE OF GLASS AND STRUCTURAL WALL OF BUILDING ON EXTERIOR WALLS.

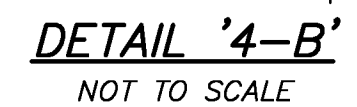
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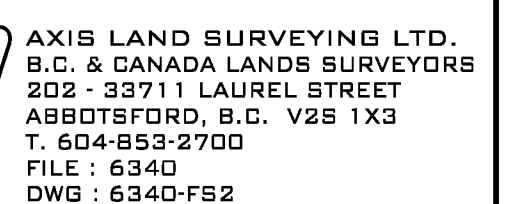
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SHEET 11 OF 20 SHEETS
STRATA PLAN EPS11414

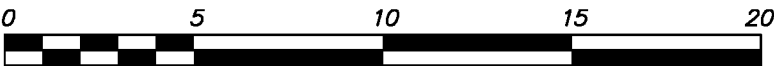


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SHEET 12 OF 20 SHEETS
STRATA PLAN EPS11414



FLOOR PLANS – LEVEL 6

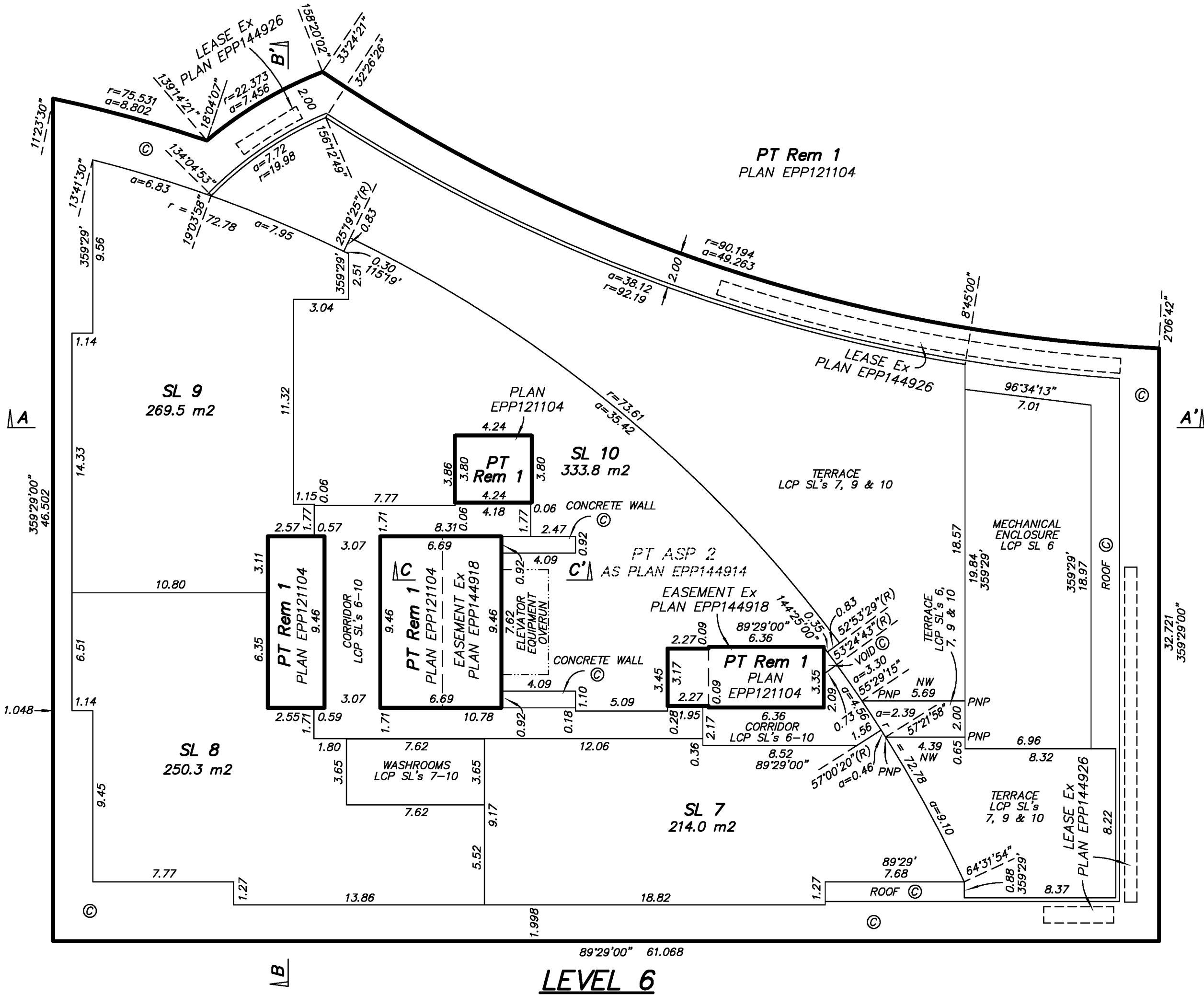
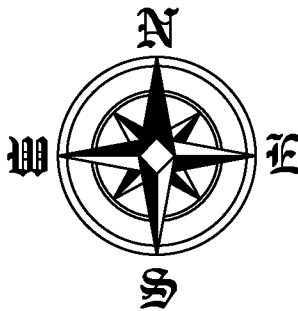


DISTANCES ARE IN METRES

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SHEET 13 OF 20 SHEETS

STRATA PLAN EPS11414



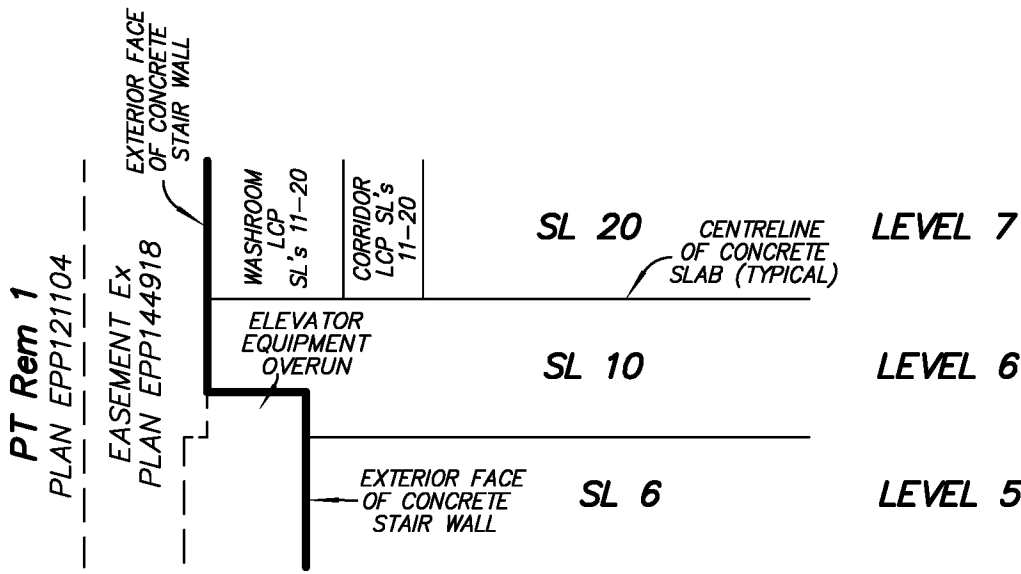
LEVEL 6

STRATA LOT BOUNDARIES ARE MEASURED TO THE CENTRE LINE OF INTERIOR WALLS, TO THE CORRIDOR SIDE OF CORRIDOR WALLS, TO THE OUTSIDE FACE OF CONCRETE ON ELEVATOR AND STAIR CORE WALLS AND 0.02m INSIDE THE OUTSIDE OF FACE OF GLASS AND STRUCTURAL WALL OF BUILDING ON EXTERIOR WALLS.

THE UPPER LIMIT OF LCP TERRACE AND MECHANICAL ENCLOSURE IS THE EXTENSION OF THE CENTRELINE OF THE CONCRETE FLOOR BETWEEN LEVELS 6 AND 7

ALL ANGLES DEFLECT BY MULTIPLES OF 90 DEGREES UNLESS OTHERWISE INDICATED.

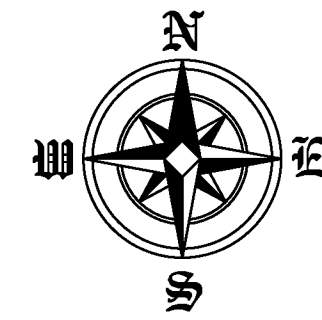
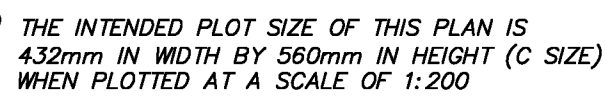
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CROSS SECTION C-C'

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SHEET 14 OF 20 SHEETS
STRATA PLAN EPS11414



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SL 21
304.4 m2

46'22" A'

46'22" A'

1.84 1.72 1.29

7

9.15
(C)

PLAN EFF

Diagram showing a line with a 42° angle and a perpendicular line with a $44^\circ 29'$ angle.

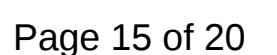
13.6

SL 21
304.4 m2

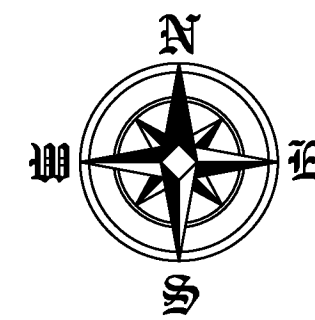
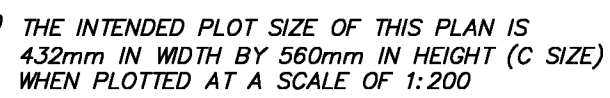
12

8.92
©

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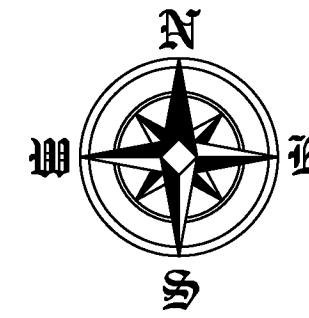
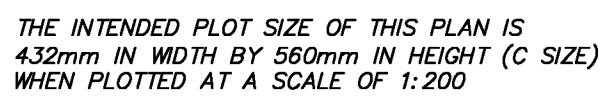
SHEET 16 OF 20 SHEETS
STRATA PLAN EPS11414



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SHEET 17 OF 20 SHEETS
STRATA PLAN EPS11414

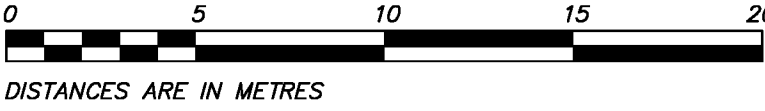


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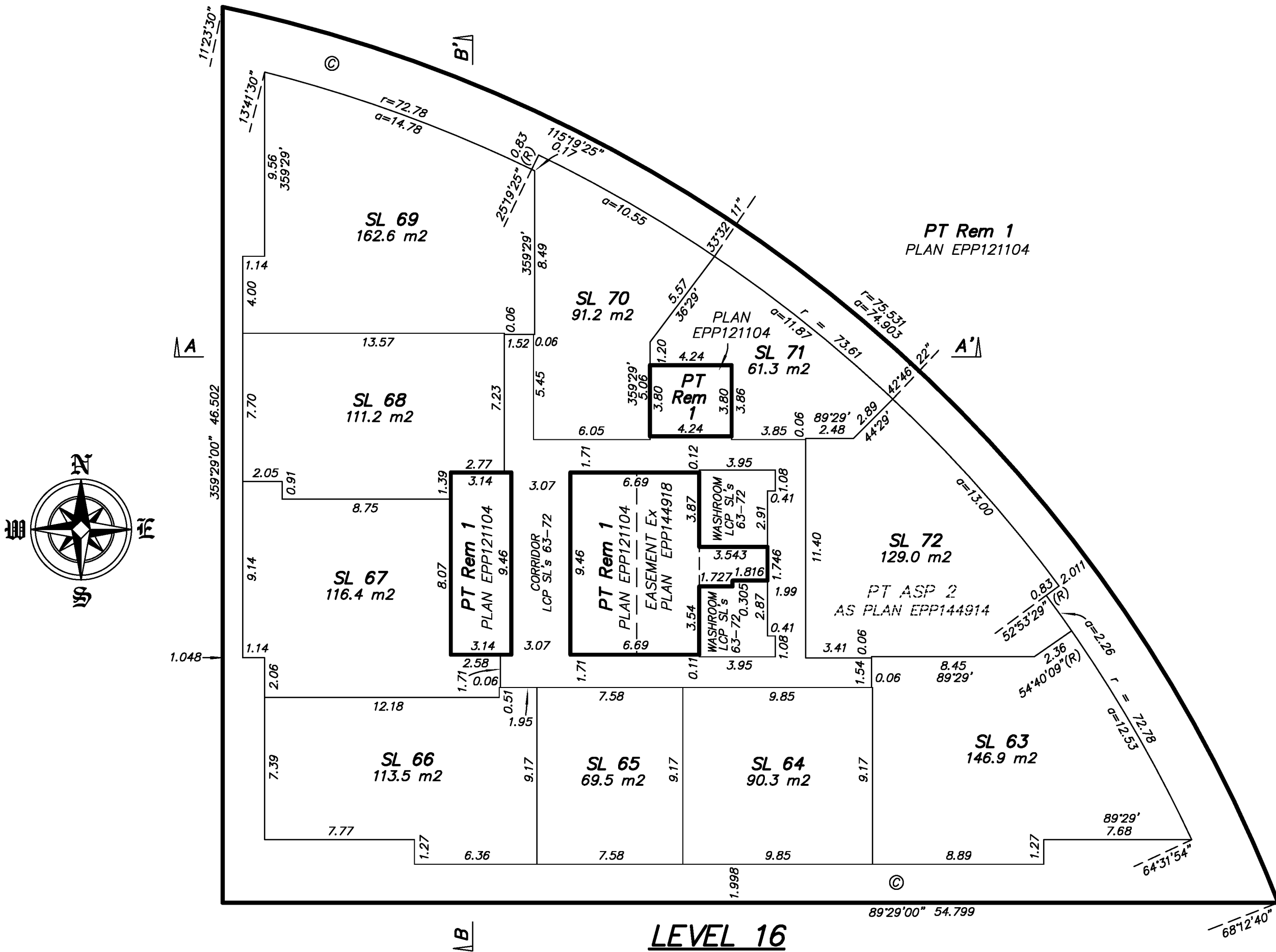
FLOOR PLANS – LEVEL 16



THE INTENDED PLOT SIZE OF THIS PLAN IS
4.32mm IN WIDTH BY 560mm IN HEIGHT (C SIZE)
WHEN PLOTTED AT A SCALE OF 1:200

DISTANCES ARE IN METRES

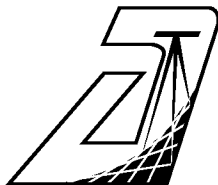
SHEET 18 OF 20 SHEETS
STRATA PLAN EPS11414



STRATA LOT BOUNDARIES ARE MEASURED TO THE CENTRE LINE OF INTERIOR WALLS, TO THE CORRIDOR SIDE OF CORRIDOR WALLS, TO THE OUTSIDE FACE OF CONCRETE ON ELEVATOR AND STAIR CORE WALLS AND 0.02m INSIDE THE OUTSIDE OF FACE OF GLASS AND STRUCTURAL WALL OF BUILDING ON EXTERIOR WALLS.

ALL ANGLES DEFLECT BY MULTIPLES OF 90 DEGREES UNLESS OTHERWISE INDICATED.

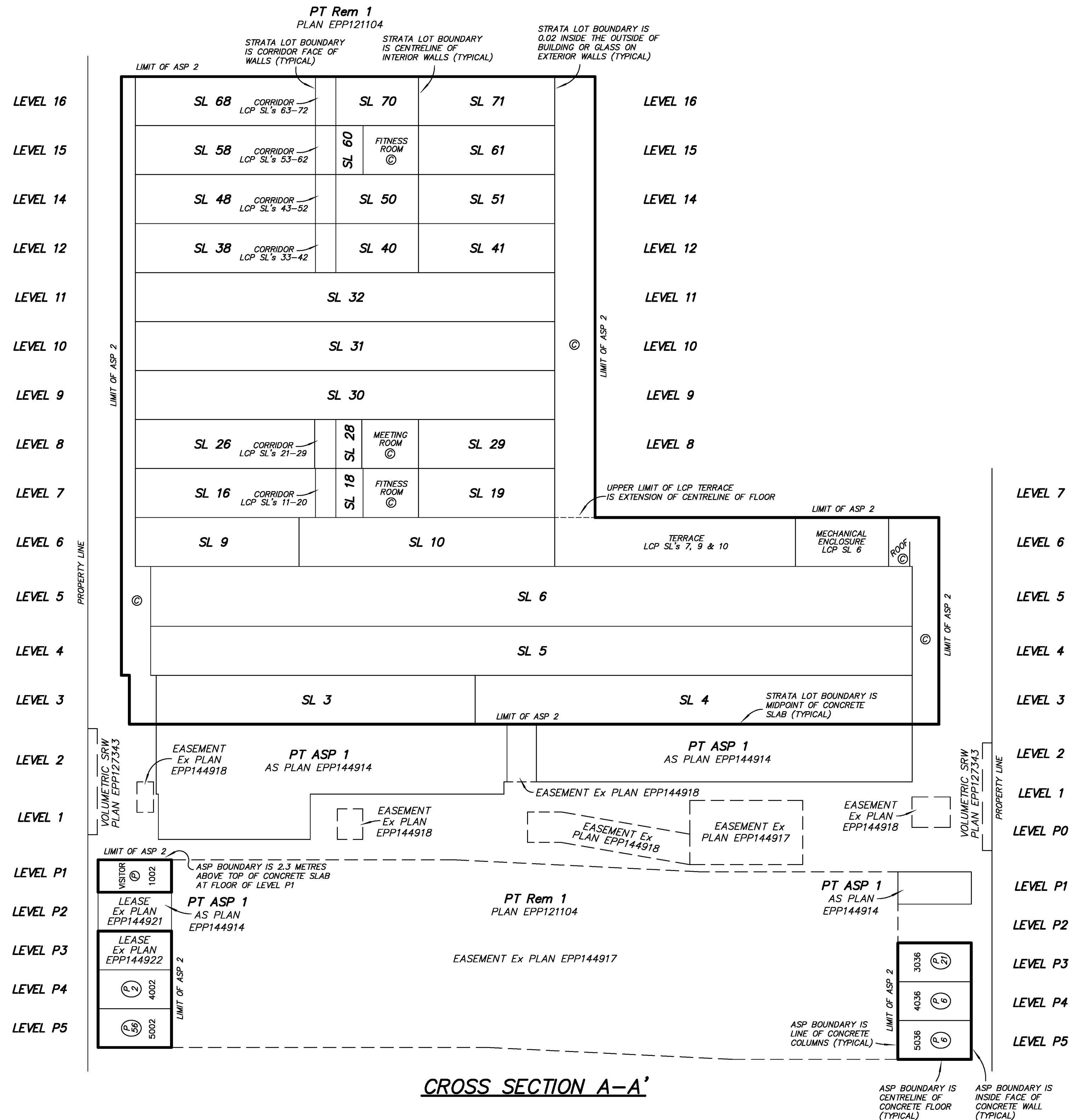
THE FIELD SURVEY REPRESENTED BY THIS PLAN
WAS COMPLETED ON THE 19th DAY OF JUNE, 2025.
DARRYL J. MITCHELL, BCLS 689



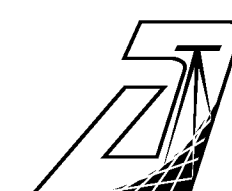
AXIS LAND SURVEYING LTD.
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ABBOTSFORD, B.C. V2S 1X3
T. 604-853-2700
FILE : 6340
DWG : 6340-FS2

SHEET 19 OF 20 SHEETS

STRATA PLAN EPS11414

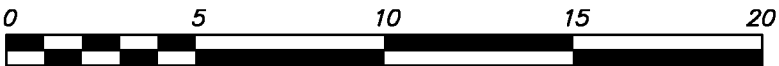


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CROSS SECTION B-B'

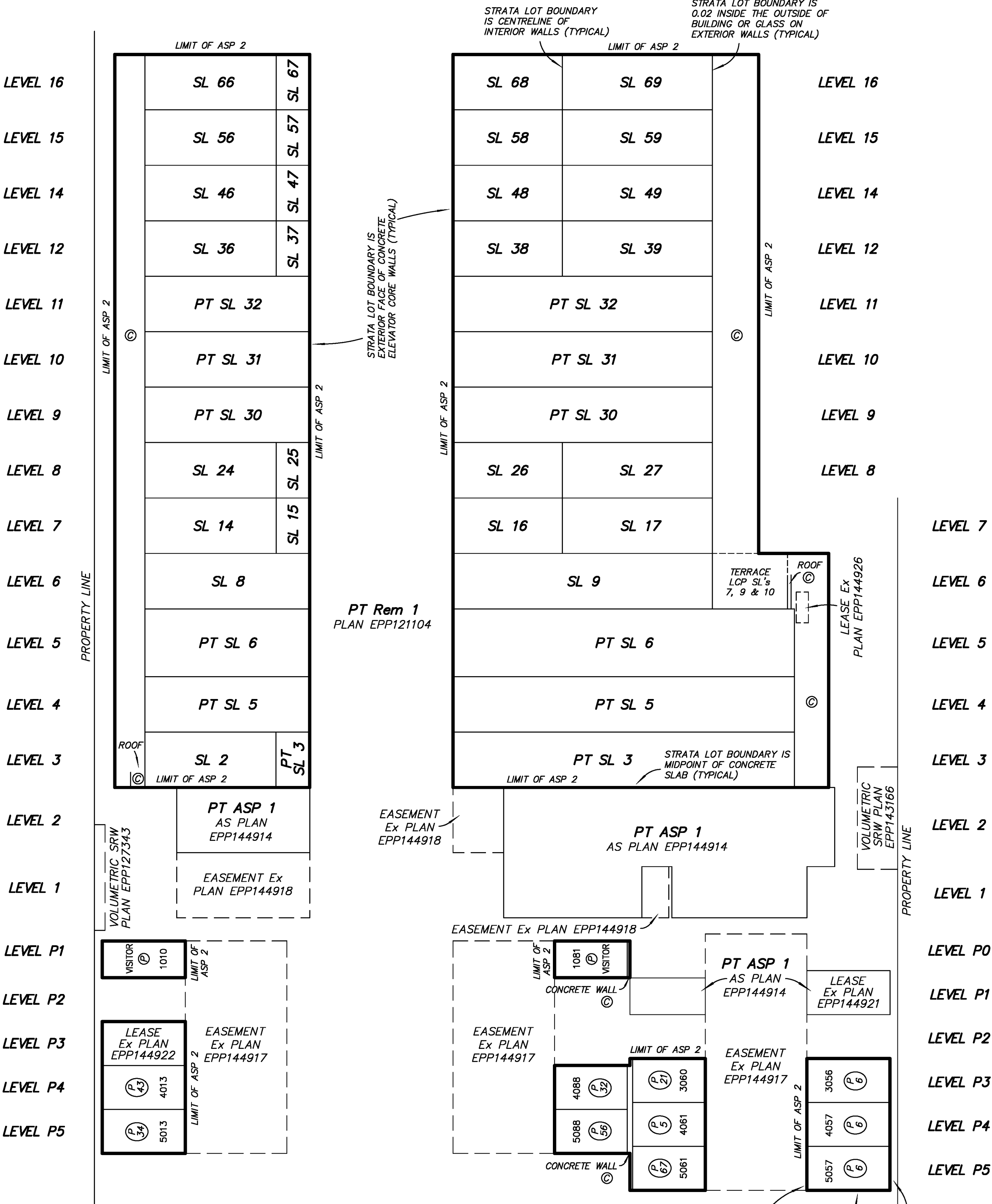


DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200

SHEET 20 OF 20 SHEETS

STRATA PLAN EPS11414



CROSS SECTION B-B'

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 19th DAY OF JUNE, 2025. DARRYL J. MITCHELL, BCLS 689

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