

STRATA PLAN OF
AIR SPACE PARCEL ONE,
SEC. 35, BLK. 5, N., RGE. 2 W.,
N.W.D., AIR SPACE PLAN BCP 35/136

STRATA PLAN BCS 2785

DEPOSITED AND REGISTERED IN THE LAND TITLE
OFFICE AT NEW WESTMINSTER B.C.
THIS 28 DAY OF FEBRUARY, 2008.

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

IAN MAC DONALD / EP
DEPUTY REGISTRAR

BB835973-317



INTEGRATED SURVEY AREA No. 1 SURREY

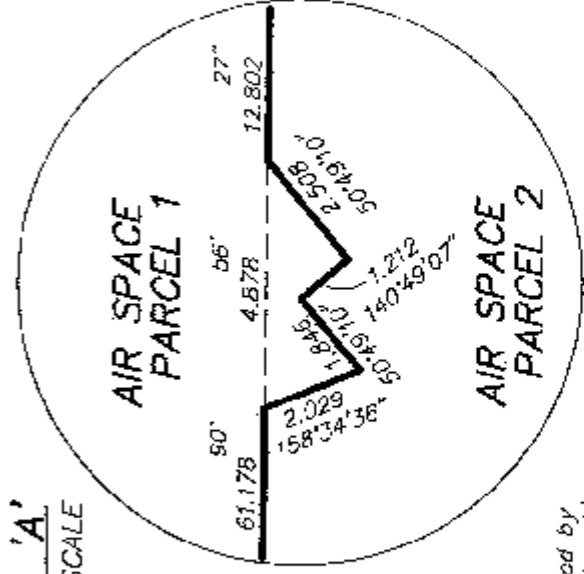
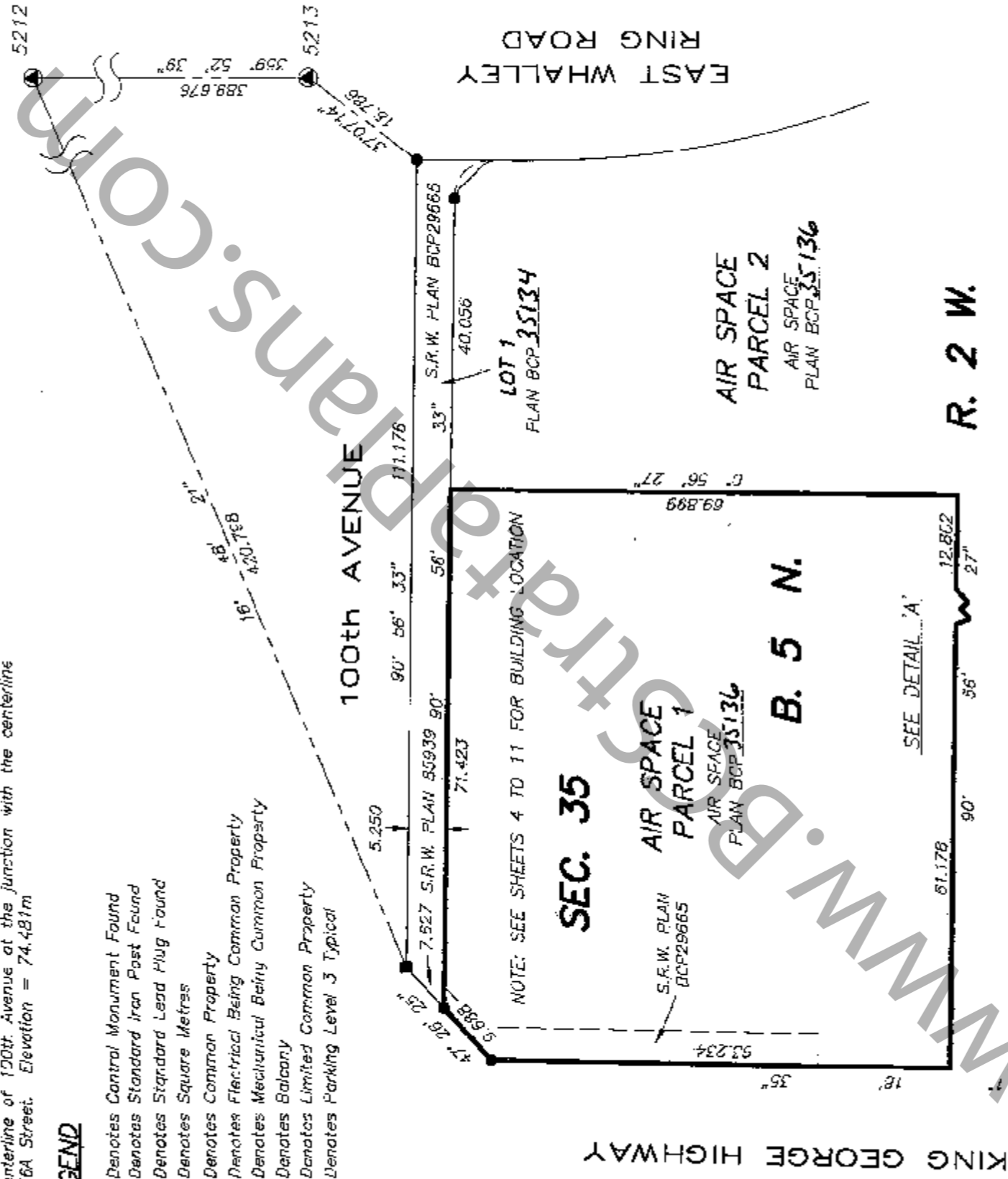
This plan shows horizontal ground level measured distances.
Prior to computation of U.T.M. coordinates multiply
by a combined factor of 0.99995929

Grid bearings are NAD 83 (CSRS) derived from
control monuments 5213 and 5212

Elevations are geodetic (CVD28 GVRD-2005 - in metres)
and are derived from Control Monument 5213 situated in Surrey
on centerline of 130th Avenue at the junction with the centerline
of 136A Street. Elevation = 74.481m

LEGEND

- Denotes Control Monument Found
- Denotes Standard Iron Post Found
- Denotes Standard Lead Plug Found
- m² Denotes Square Metres
- Ⓞ Denotes Common Property
- Ⓢ Denotes Electrical Being Common Property
- Ⓜ Denotes Mechanical Being Common Property
- Ⓟ Denotes Balcony
- LCP Denotes Limited Common Property
- P3 Denotes Parking Level 3 Typical



DETAIL 'A'
NOT TO SCALE

AIR SPACE
PARCEL 2
AIR SPACE
PLAN BCP 35/136

AIR SPACE
PARCEL 2
AIR SPACE
PLAN BCP 35/136

I, Shannor Underwater, a British Columbia Land Surveyor
of Surrey, in British Columbia, certify that I was
present at and personally supervised the survey
represented by this plan, and that the survey and
plan are correct. The field survey was completed on
the 17th day of January, 2008. The plan was completed
and checked, and the checklist filed under ECP#76147
on the 22nd day of January, 2008.

CMV ADDRESS:
13618, 100TH AVENUE
SURREY, B.C.

S. Underwater B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT

TARGET
LAND SURVEYING
targetlandsurveying.ca

STRATA PROPERTY ACT

STRATA PLAN BCS 2785

Owner:
JUNG DEVELOPMENTS INC.
(inc. No. 703281)
By its Authorized Signatories

[Signature]

Name: Hee Yong Yang

Name: -----

MORTGAGEE:
LEHMAN BROTHERS HOLDINGS INC.
By its Authorized Signatories

[Signature]

Name: JOELLE HALPERIN

Name: -----

Witness
As to both Signatures

[Signature]

Name: Sarah Batut

#2900-550 Burrard St.
Address of Witness VANCOUVER BC

Solicitor
Occupation of Witness

Witness
As to both Signatures

[Signature]

Name: Deanna Emilio

399 PARK AVE, NY, NY
Address of Witness

NOTARY PUBLIC
Occupation of Witness

MORTGAGEE:
CANADIAN IMPERIAL BANK OF COMMERCE
By its Authorized Signatories

[Signature]

Name: LEONA KAM

Name: ANN MARIE MERRICK

MORTGAGEE:
HEE YONG YANG
By its Authorized Signatories

[Signature]

Name: Hee Yong Yang

Name: -----

Witness
As to both Signatures

[Signature]

Name: ADITYAN DINI SHIVARAIN

515 BAY ST. #F. TORONTO, ONT. M5G 2C2
Address of Witness

NOTARY PUBLIC
Occupation of Witness

Witness
As to both Signatures

[Signature]

Name: Sarah Batut

#2900-550 Burrard St.
Address of Witness VANCOUVER BC

Solicitor
Occupation of Witness

The City of Surrey as holder of covenants
hereby consent to the filing of this plan.

By its Authorized Signatory
Name (Print): _____

I, Sharron Underwater, a British Columbia
Land Surveyor, of Surrey, 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 23rd Day of January, 2008

S. Underwat B.C.L.S.

Approved under the Land Title Act
This ___ day of _____ 2008

APPROVING OFFICER FOR THE
CITY OF SURREY

I, Sharron Underwater, a British Columbia
Land Surveyor, of Surrey, Certify that the
Building included in this Strata Plan has
not, as the 23rd Day of January, 2008
been Previously Occupied.

Dated this 23rd Day of January, 2008

S. Underwat B.C.L.S.

DATED THIS 23RD DAY OF
JANUARY, 2008.

80 B.C.L.S.

SHEET 3 OF 34 SHEETS

AIR SPACE PARCEL 1

STRATA PLAN BCS 2785

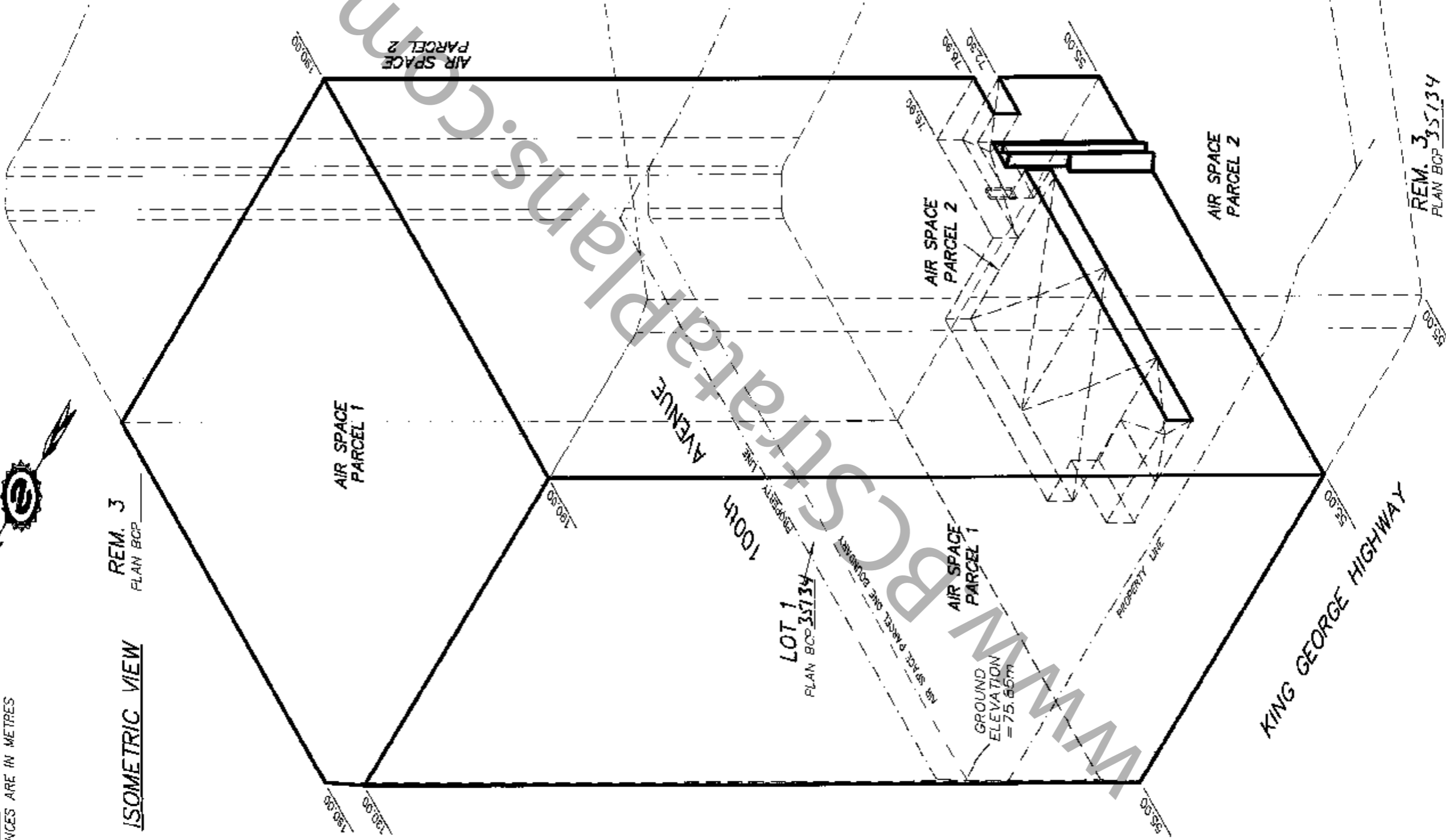
SCALE 1 : 750
5 10 20 30
ALL DISTANCES ARE IN METRES



NOTE: SEE SHEETS 4 TO 11 FOR BUILDING SIDEYARDS

REM. 3
PLAN BCP

ISOMETRIC VIEW



REM. 3
PLAN BCP 35134

DATED THIS 23RD DAY OF
JANUARY, 2008.

SD B.C.L.S.



FILE: 5439-S1
ORIGINAL

SHEET 4 OF 34 SHEETS

PARKING LEVEL P3 STRATA PLAN BCS 2785

SCALE 1 : 250



ALL DISTANCES ARE IN METRES



KING GEORGE HIGHWAY

1'16'35" AIR SPACE BOUNDARY

63.234

5.24

S.R.W. PLAN BCP29665

OUTSIDE FACE OF CONC. FOUNDATION

STAIRS

EXP. PLAN BCP 35135

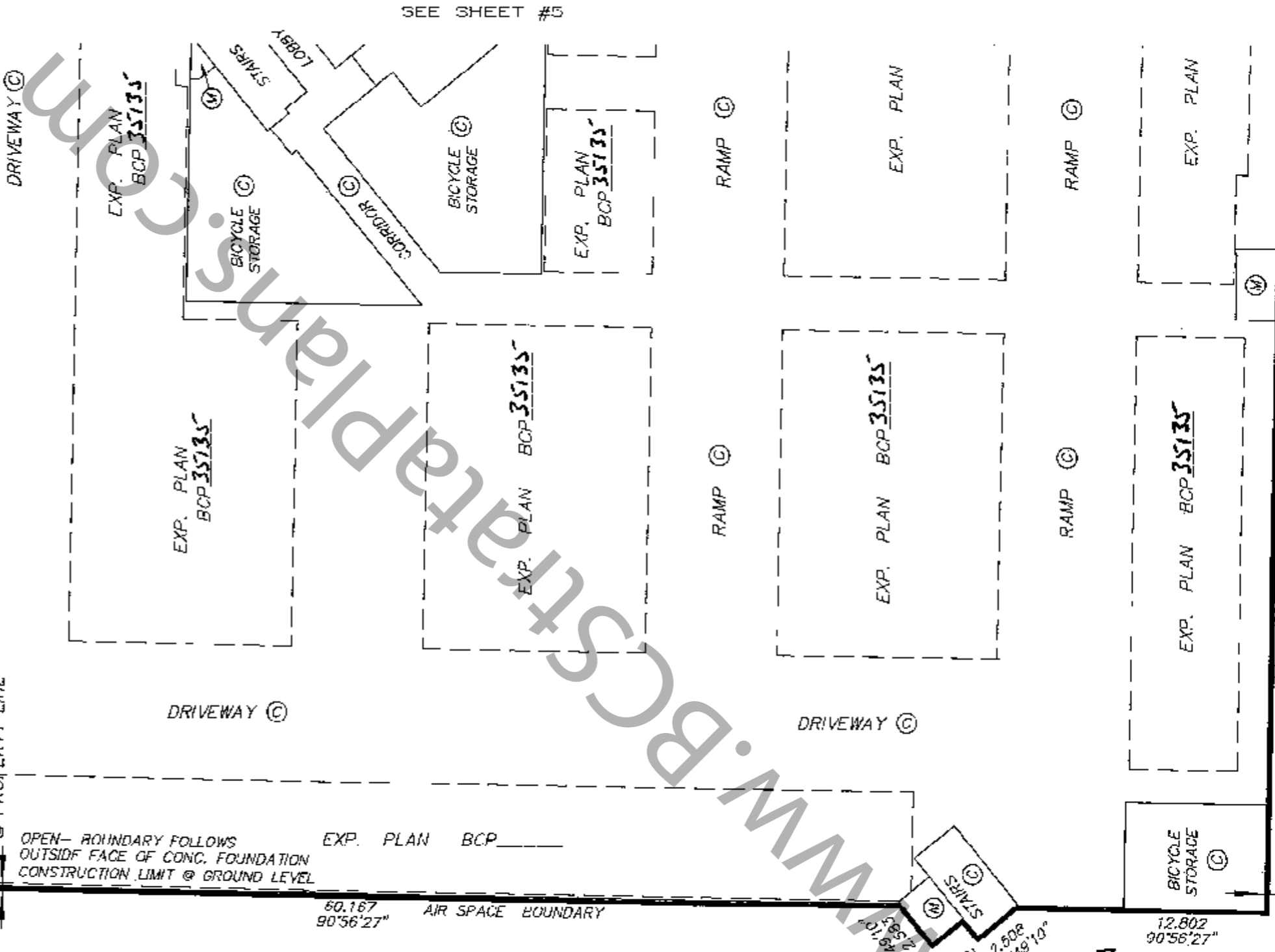
@ PROPERTY LINE

OPEN- BOUNDARY FOLLOWS OUTSIDE FACE OF CONC. FOUNDATION CONSTRUCTION LIMIT @ GROUND LEVEL

50.167 90°56'27" AIR SPACE BOUNDARY

AIR SPACE PARCEL 2

AIR SPACE PLAN BCP



SEE SHEET #5

@ PROPERTY LINE

OPEN- BOUNDARY FOLLOWS OUTSIDE FACE OF CONC. FOUNDATION CONSTRUCTION LIMIT @ GROUND LEVEL

69.899 0°56'27"

AIR SPACE PARCEL 2

AIR SPACE PLAN BCP 35136

DATED THIS 23RD DAY OF JANUARY, 2008.

Signature of surveyor

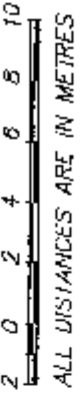
B.C.L.S.



SHEET 5 OF 34 SHEETS

PARKING LEVEL P3

SCALE 1 : 250



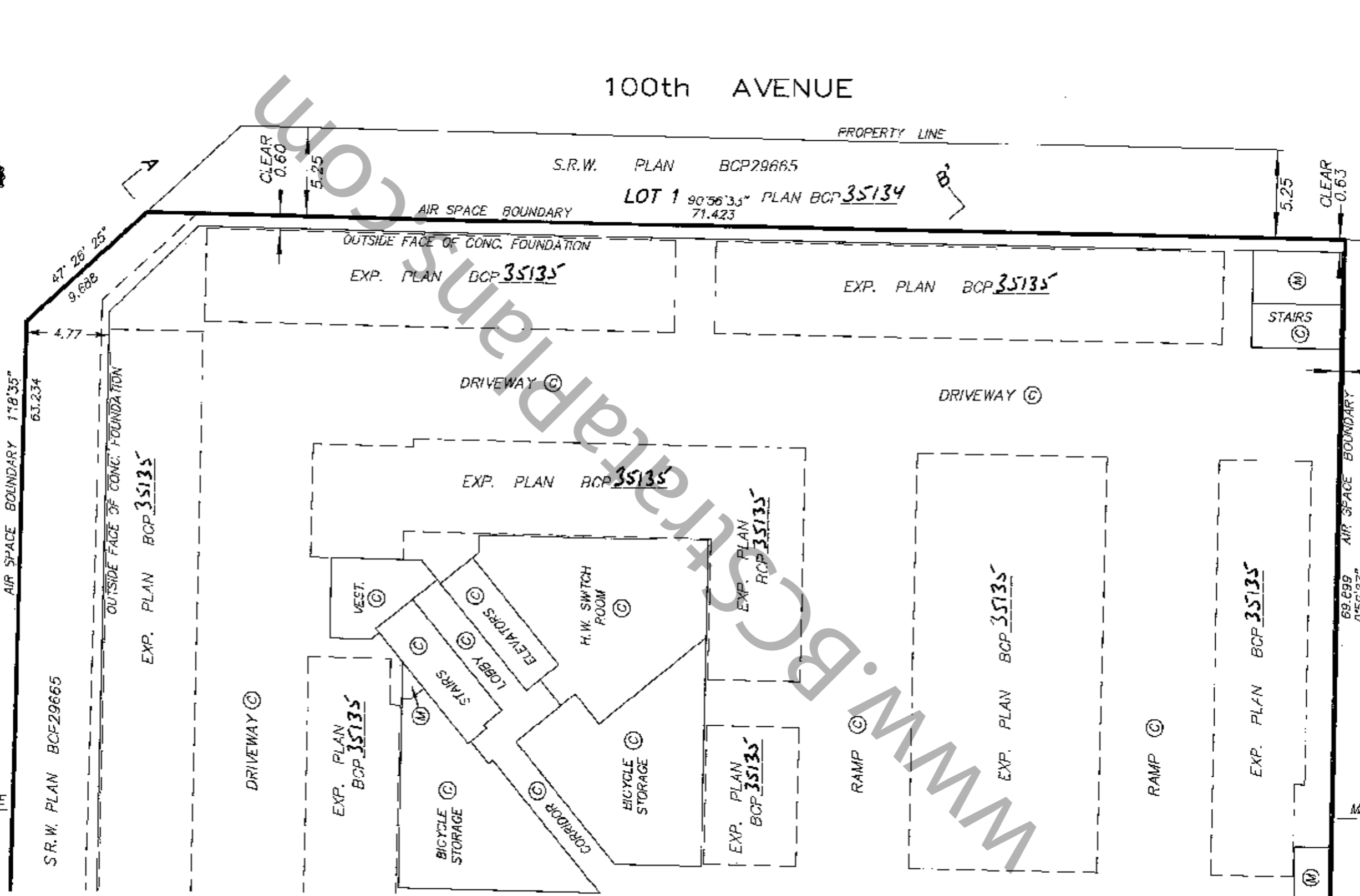
ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 2785

KING GEORGE HIGHWAY



MATCH LINE



100th AVENUE

S.R.W. PLAN BCP29665

LOT 1 90°56'35" PLAN BCP 35134 71.423

DATED THIS 23RD DAY OF JANUARY, 2008.

B.C.L.S.

PROPERTY LINE
OPEN- BOUNDARY FOLLOWS
OUTSIDE FACE OF CONC. FOUNDATION
CONSTRUCTION LIMIT @ GROUND LEVEL

AIR SPACE PARCEL 2
AIR SPACE
PLAN BCP 35136

TARGET LAND SURVEYING targetlandsurveying.ca

SEE SHEET #4

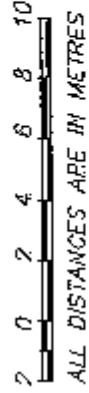
FILE: 5439-S2

ORIGINAL

SHEET 6 OF 34 SHEETS

STRATA PLAN BCS 2785

SCALE 1:250



ALL DISTANCES ARE IN METRES

PARKING LEVEL P2



KING GEORGE HIGHWAY

178'35" AIR SPACE BOUNDARY

63.234

OUTSIDE FACE OF CONC. FOUNDATION

5.24

STAIRS

(M)

PROPERTY LINE

OPEN - BOUNDARY FOLLOWS OUTSIDE FACE OF CONC. FOUNDATION CONSTRUCTION LIMIT @ GROUND LEVEL

81.178 90°56'27"

EXP. PLAN BCP 35135

AIR SPACE PARCEL 2

AIR SPACE PLAN BCP 35136

AIR SPACE BOUNDARY

S.R.W. PLAN BCP

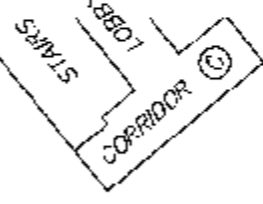
EXP. PLAN BCP 35135

DRIVEWAY

EXP. PLAN BCP 35135

EXP. PLAN BCP 35135

DRIVEWAY



SEE SHEET #7

BICYCLE STORAGE

EXP. PLAN BCP 35135

EXP. PLAN BCP 35135

RAMP

RAMP

EXP. PLAN BCP 35135

EXP. PLAN

RAMP

RAMP

EXP. PLAN BCP 35135

EXP. PLAN

AIR SPACE BOUNDARY 69.299 0°56'27"

AIR SPACE PARCEL 2

AIR SPACE PLAN BCP 35136

PROPERTY LINE OPEN - BOUNDARY FOLLOWS OUTSIDE FACE OF CONC. FOUNDATION CONSTRUCTION LIMIT @ GROUND LEVEL

DATED THIS 23RD DAY OF JANUARY, 2008.

Signature and B.C.L.S. text.

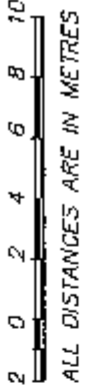


SHEET 7 OF 34 SHEETS

PARKING LEVEL P2

STRATA PLAN BCS 2785

SCALE 1:250



ALL DISTANCES ARE IN METRES



KING GEORGE HIGHWAY

MATCH LINE

AIR SPACE BOUNDARY 1'18'35"

63.234

S.R.W. PLAN BCP29665

47° 26' 25" 9.688

AIR SPACE BOUNDARY 1'18'35"

4.77

OUTSIDE FACE OF CONC. FOUNDATION

EXP. PLAN BCP 35135

DRIVEWAY (C)

EXP. PLAN BCP 35135

VEST. (C)

STAIRS (C)

LOBBY (C)

ELEVATORS (C)

CORRIDOR (C)

BICYCLE STORAGE (C)

EXP. PLAN BCP 35135

RAMP (C)

EXP. PLAN BCP 35135

RAMP (C)

EXP. PLAN BCP 35135

(M)

MATCH LINE

AIR SPACE PARCEL 2

AIR SPACE PLAN BCP 35136

69.899 0'56'27"

AIR SPACE BOUNDARY

(C) PROPERTY LINE

OPEN BOUNDARY FOLLOWS OUTSIDE FACE OF CONC. FOUNDATION CONSTRUCTION LIMIT @ GROUND LEVEL

STAIRS (C)

(M)

EXP. PLAN BCP

EXP. PLAN BCP

OUTSIDE FACE OF CONC. FOUNDATION

AIR SPACE BOUNDARY

S.R.W. PLAN BCP29665

LOT 1 90°56'33" PLAN BCP 35134 71.423

100th AVENUE

PROPERTY LINE



DATED THIS 23RD DAY OF

JANUARY, 2008.

Signature

B.C.L.S.

SEE SHEET #6

TARGET LAND SURVEYING targetlandsurveying.ca

FILE: 5439-S2

ORIGINAL

SHEET 8 OF 34 SHEETS

STRATA PLAN BCS 2785

SCALE 1 : 250

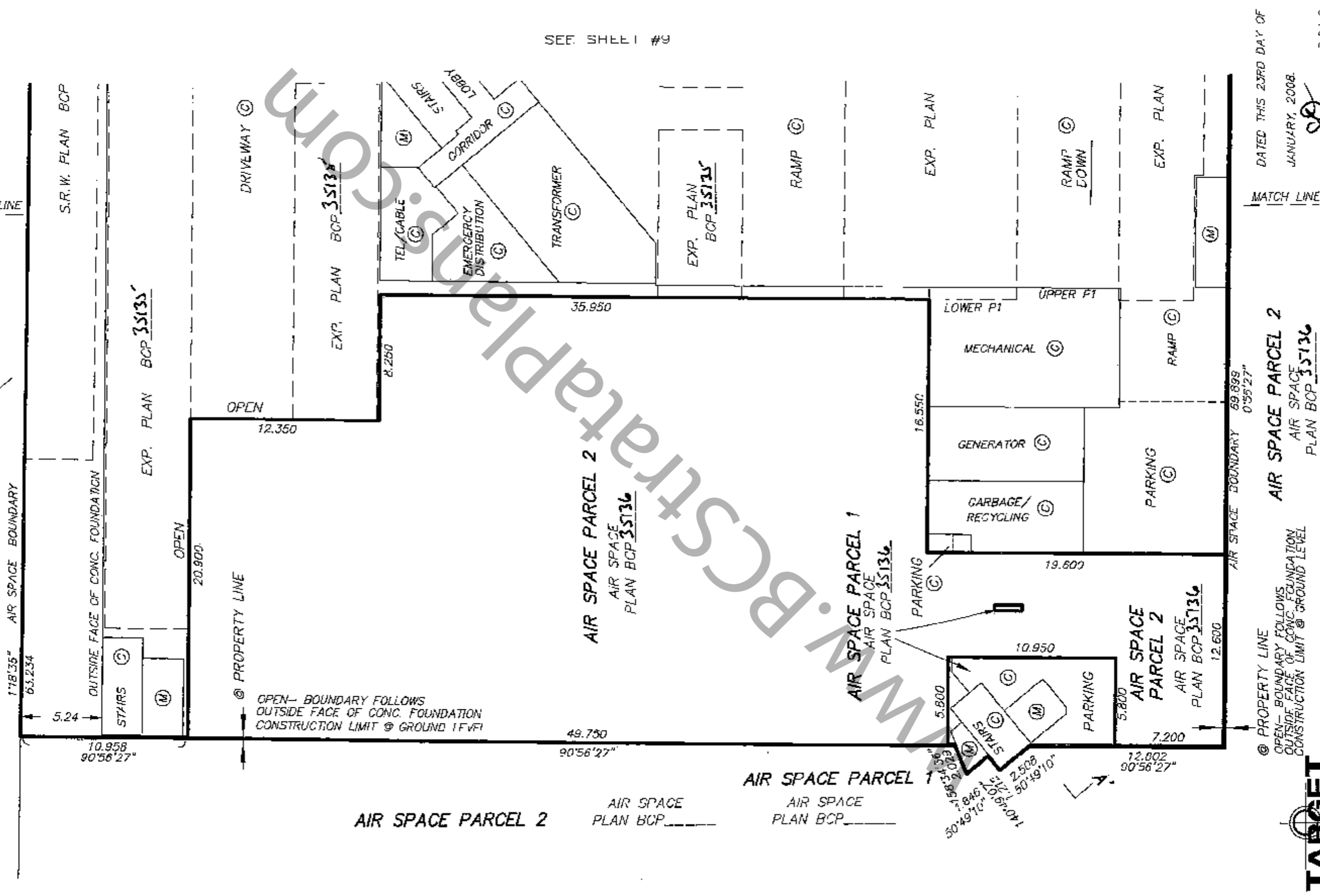


ALL DISTANCES ARE IN METRES

KING GEORGE HIGHWAY



PARKING LEVEL P1



SEE SHEET #9

DATED THIS 23RD DAY OF JANUARY, 2008.

B.C.L.S.



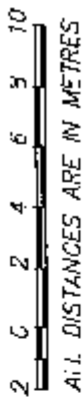
targetlandsurveying.ca

FILE: 5439-S2

ORIGINAL

PARKING LEVEL P1 STRATA PLAN BCS 2785

SCALE 1:250

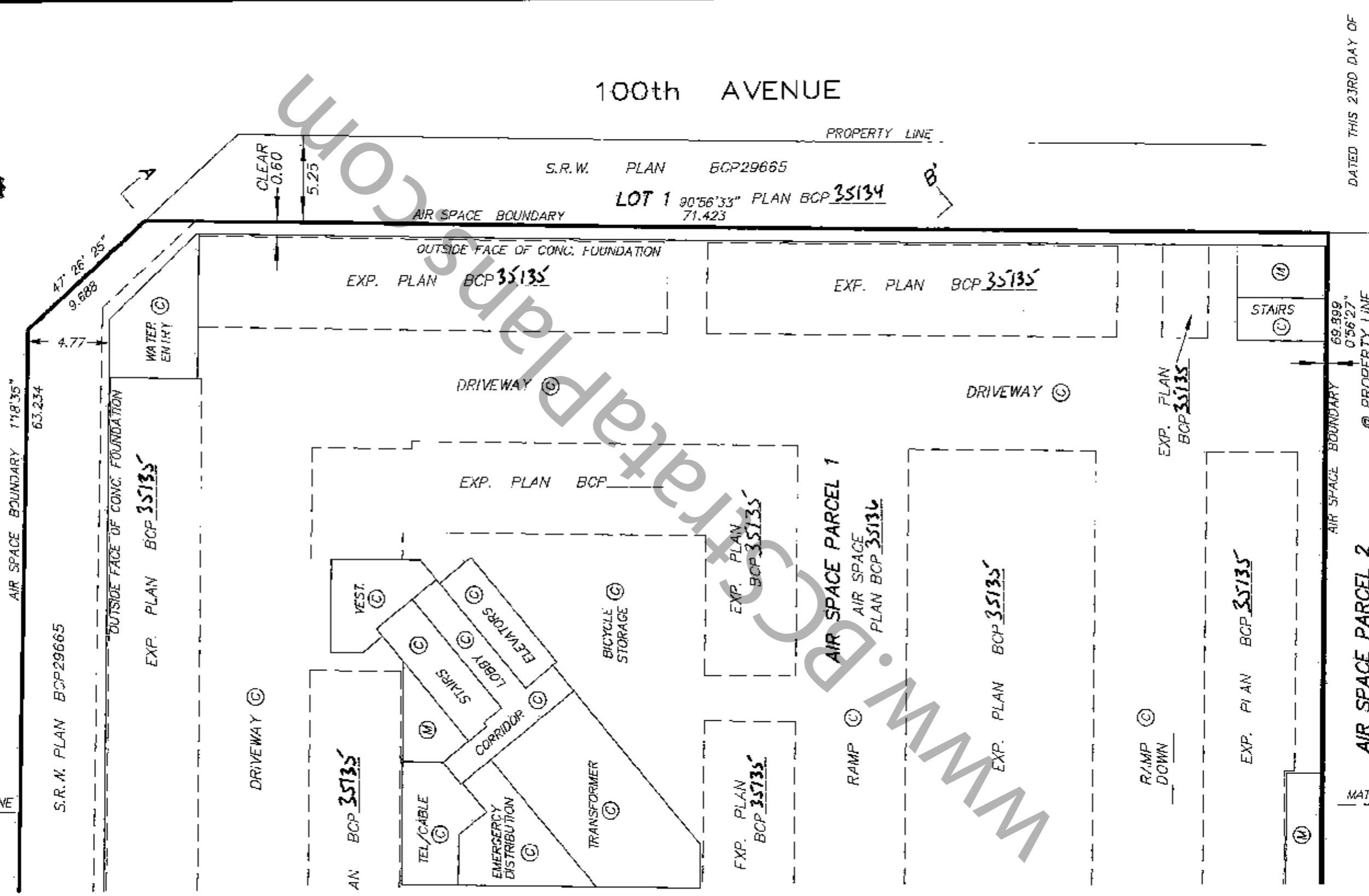


ALL DISTANCES ARE IN METRES

KING GEORGE HIGHWAY



MATCH LINE



S.R.W. PLAN BCP29665

LOT 1 90°56'33" PLAN BCP 35134 71.423

100th AVENUE

AIR SPACE PARCEL 1

AIR SPACE PARCEL 2

SEE SHEET #8

DATED THIS 23RD DAY OF JANUARY, 2008.

Signature of the surveyor.

B.C.L.S.

PROPERTY LINE

PROPERTY LINE

MATCH LINE

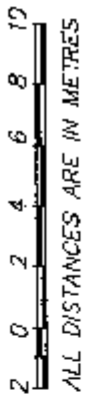
TARGET LAND SURVEYING targetlandsurveying.ca

SHEET 10 OF 34 SHEETS

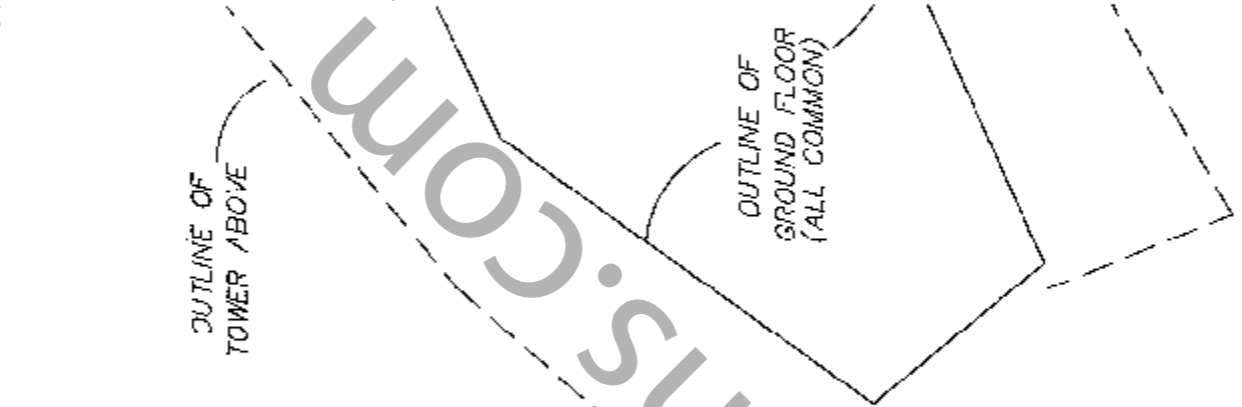
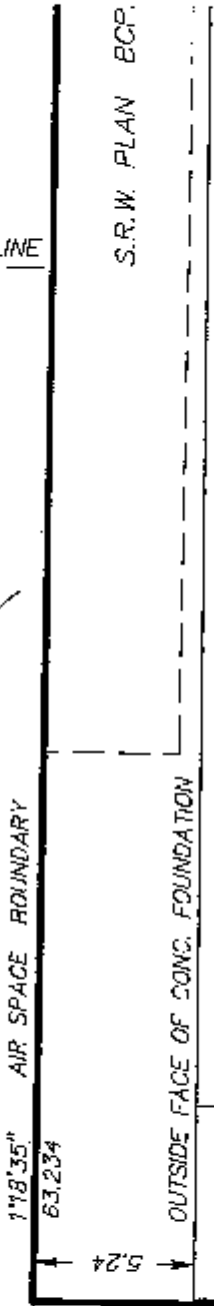
GROUND FLOOR

STRATA PLAN BCS 2785

SCALE 1 : 250



KING GEORGE HIGHWAY



SEE SHEET #11

61.178
90°56'27"

PROPERTY LINE

OUTSIDE FACE OF CONG. FOUNDATION
CONSTRUCTION LIMIT @ GROUND LEVEL
(OPEN BELOW ON PARKADE LEVELS)

AIR SPACE PARCEL 2

AIR SPACE
PLAN BCP 35136

AIR SPACE BOUNDARY

DRIVEWAY

PARKING

PARKING

PARKING

RAMP



AIR SPACE BOUNDARY 69.809
0°56'27"

OUTSIDE FACE OF CONG. FOUNDATION
CONSTRUCTION LIMIT @ GROUND LEVEL
(OPEN BELOW ON PARKADE LEVELS)

AIR SPACE PARCEL 2
AIR SPACE
PLAN BCP 35136

DATED THIS 23RD DAY OF
JANUARY, 2008.

B.C.L.S.

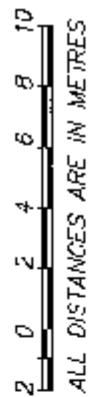


SHEET 11 OF 34 SHEETS

GROUND FLOOR

STRATA PLAN BCS 2785

SCALE 1 : 250



ALL DISTANCES ARE IN METRES

KING GEORGE HIGHWAY



MATCH LINE

AIR SPACE BOUNDARY 110'35"

63.234

S.R.W. PLAN BCP29665

47' 28" 23"
9.688

4.71

OUTSIDE FACE OF CONC. FOUNDATION

OUTLINE OF TOWER ABOVE

SEE SHEET #12 FOR DETAIL

OUTLINE OF GROUND FLOOR (ALL COMMON)

STAIRS (C)

SEE SHEET #10

S.R.W. PLAN BCP29665

LOT 1 90'56'33" PLAN BCP 35134
71.423

AIR SPACE BOUNDARY

100th AVENUE

PROPERTY LINE

5.25

CLEAR 0.60

0.63

CLEAR 0.63

STAIRS (C)

GAS STORAGE (C)

DRIVEWAY (C)

DRIVEWAY (C)

RAMP (C)

STAIRS (C)

MATCH LINE

AIR SPACE BOUNDARY

69.899

AIR SPACE PARCEL 2

AIR SPACE PLAN BCP 35134

OUTSIDE FACE OF CONC. FOUNDATION CONSTRUCTION LIMIT @ GROUND LEVEL (OPEN BELOW ON PARKADE LEVELS)

DATED THIS 23RD DAY OF JANUARY, 2008.

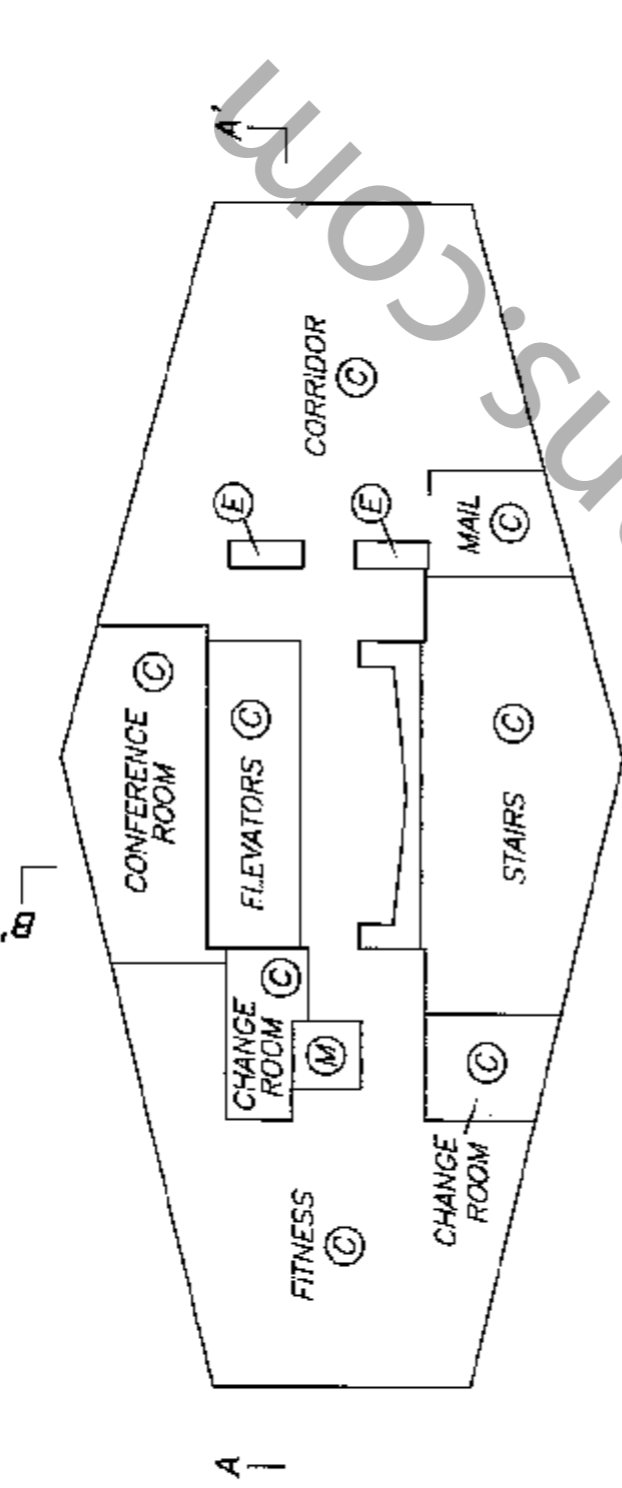
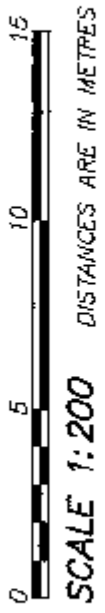
SO

B.C.L.S.

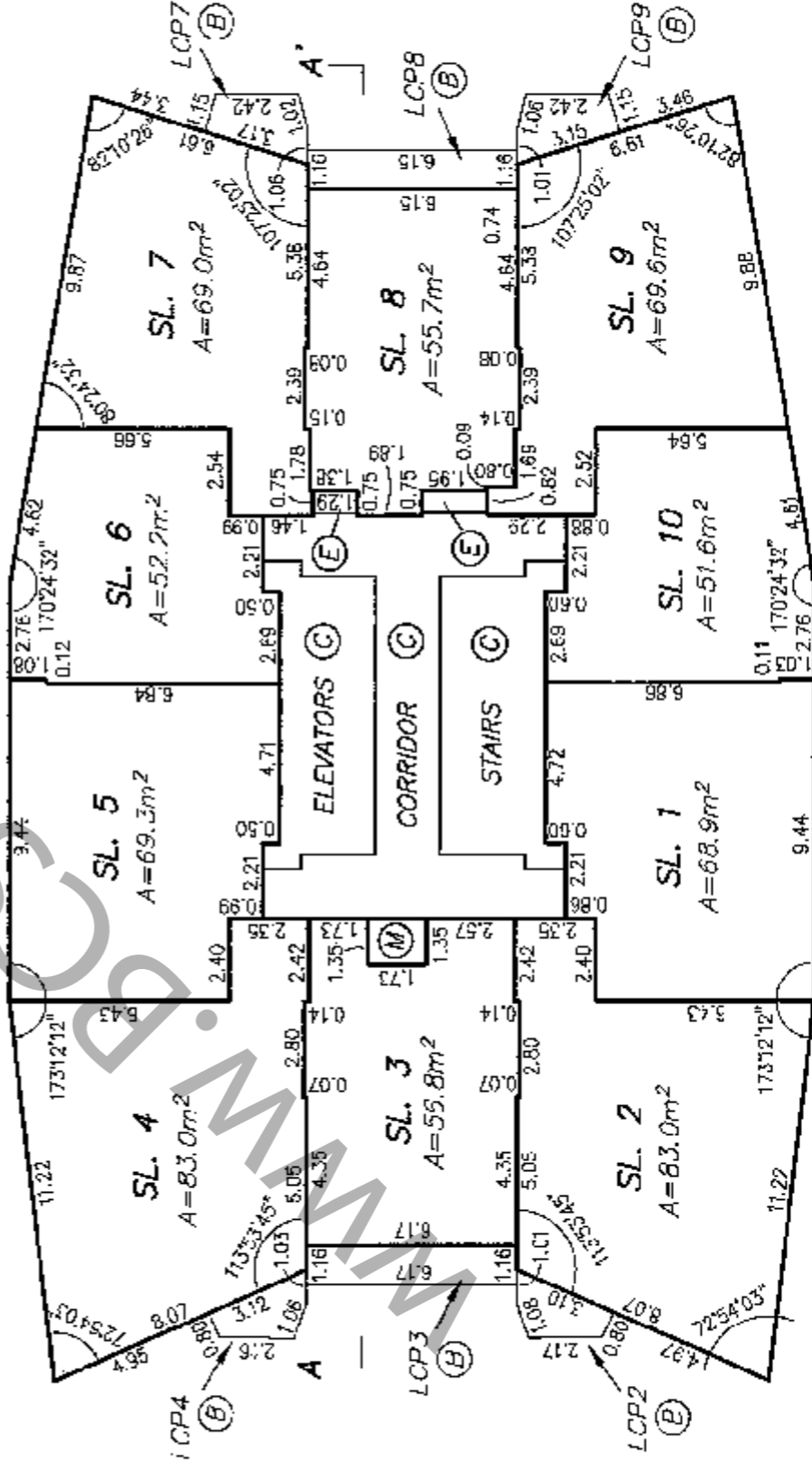


FLOOR PLANS

STRATA PLAN BCS 2785



GROUND FLOOR



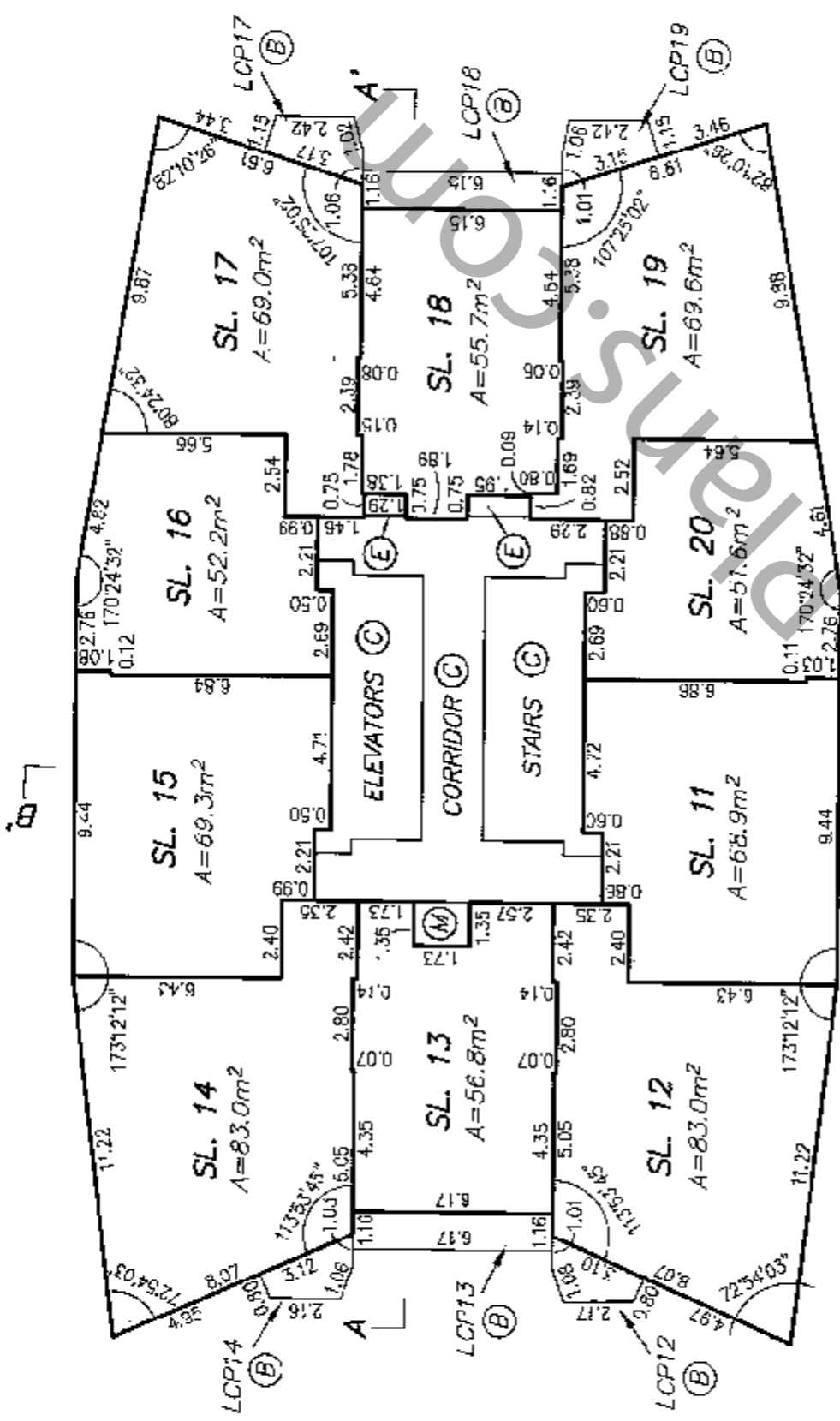
LEVEL 2



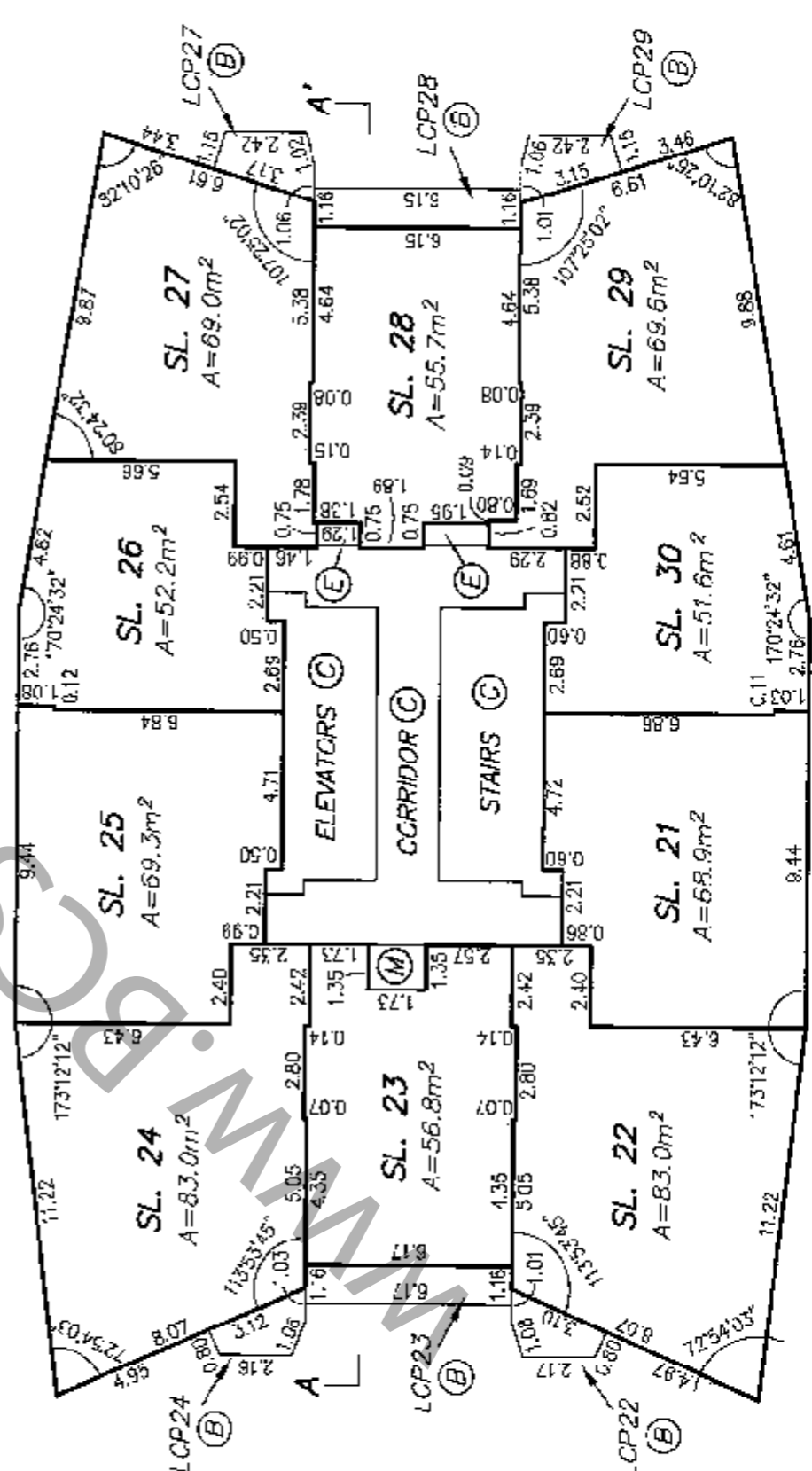
DATED THIS 23RD DAY OF
JANUARY, 2008.
B.C.L.S.

STRATA PLAN BCS 2785

FLOOR PLANS



LEVEL 3



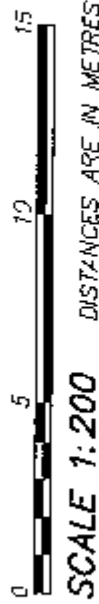
LEVEL 4

DATED THIS 23RD DAY OF
 JANUARY, 2008.
 [Signature]

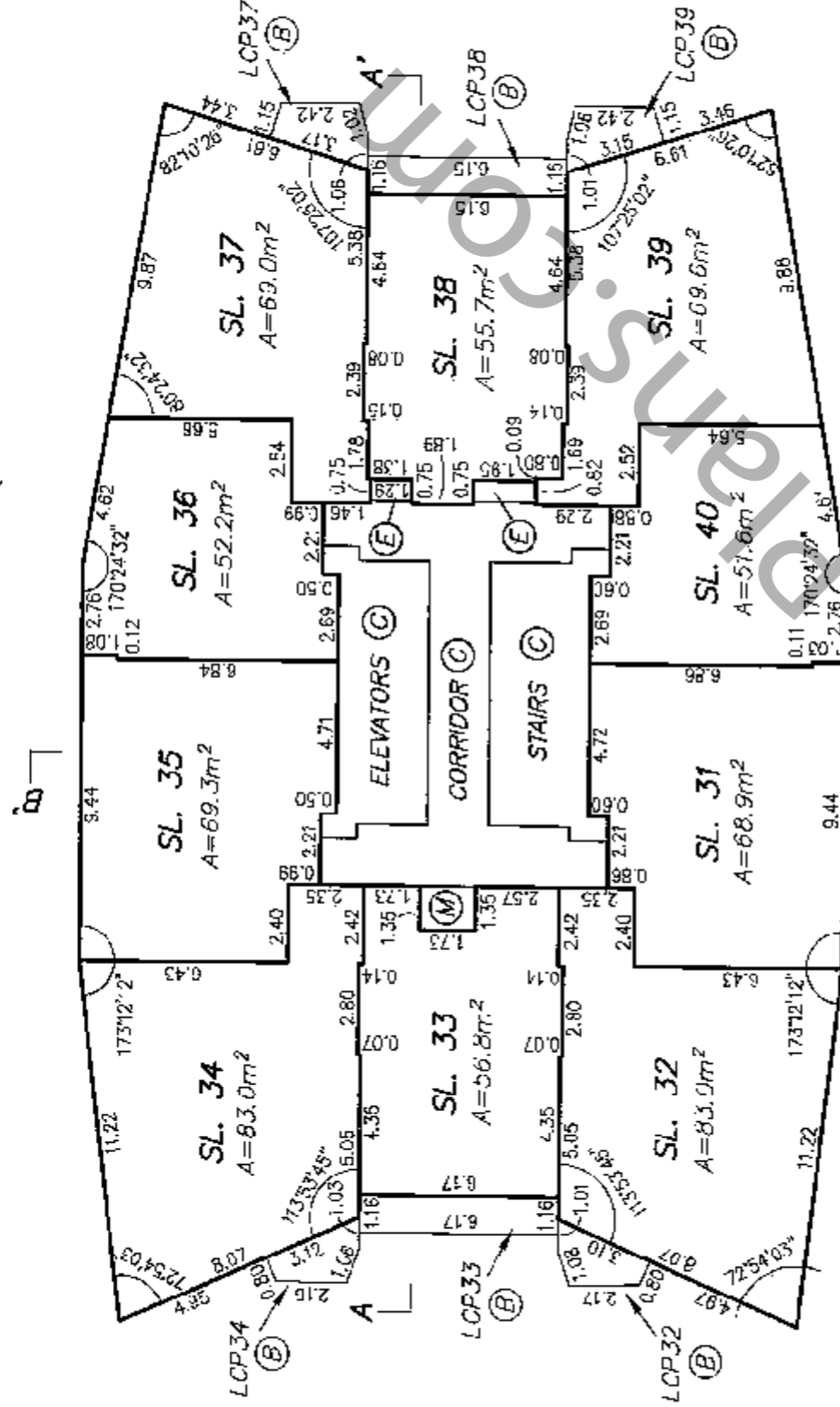
B.C.L.S.

STRATA PLAN BCS 2785

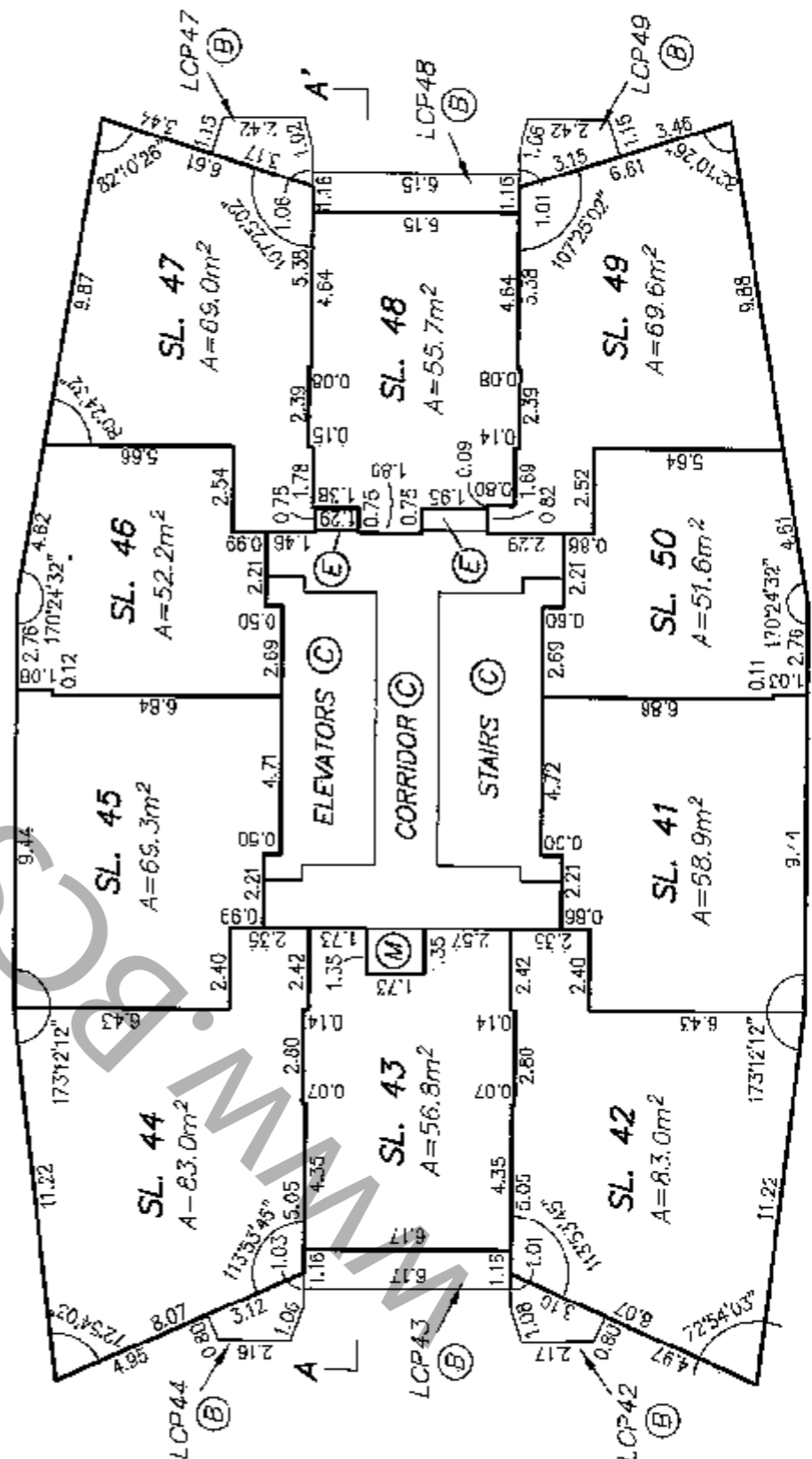
FLOOR PLANS



SCALE 1:200 DISTANCES ARE IN METRES



LEVEL 5



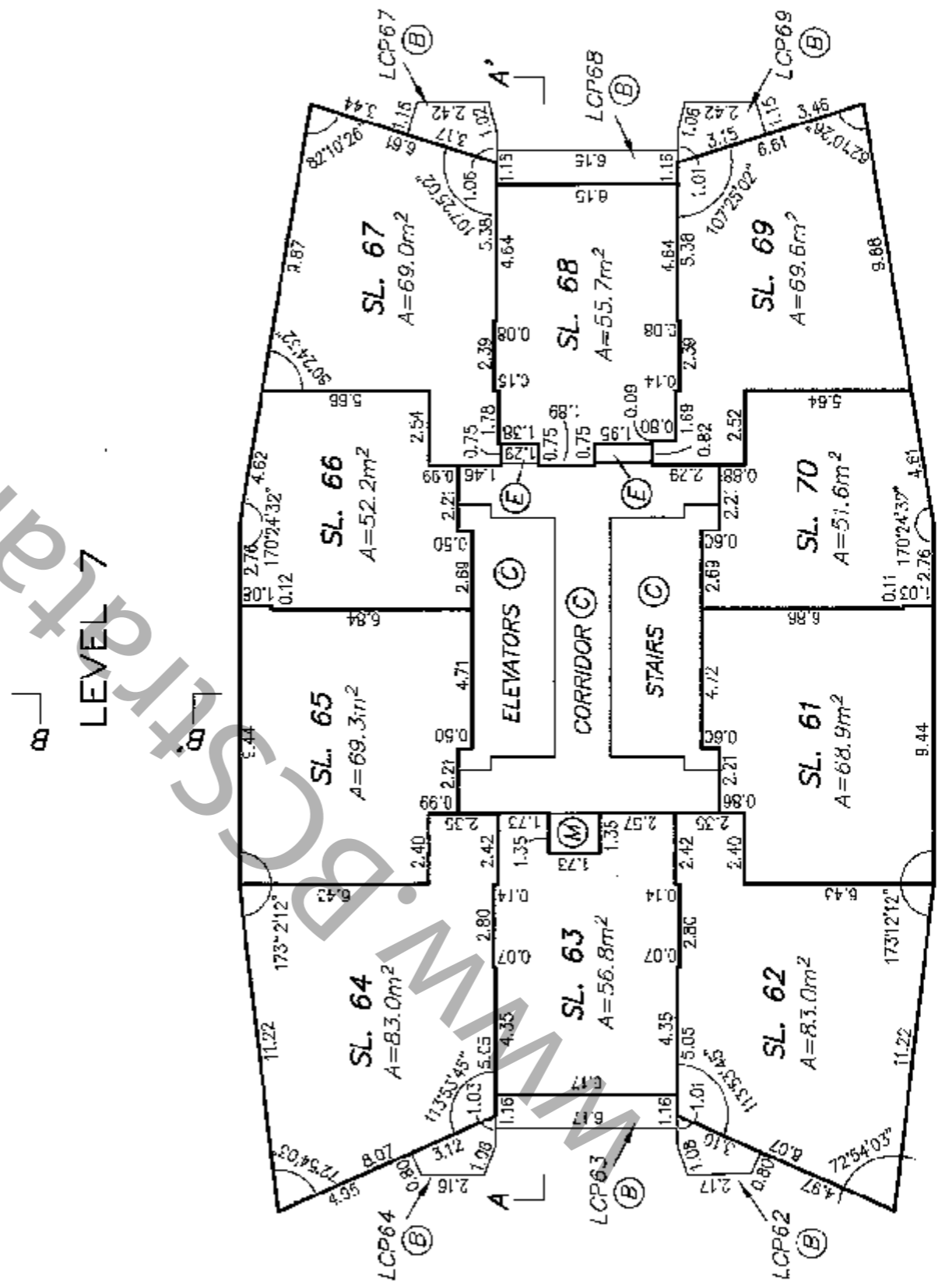
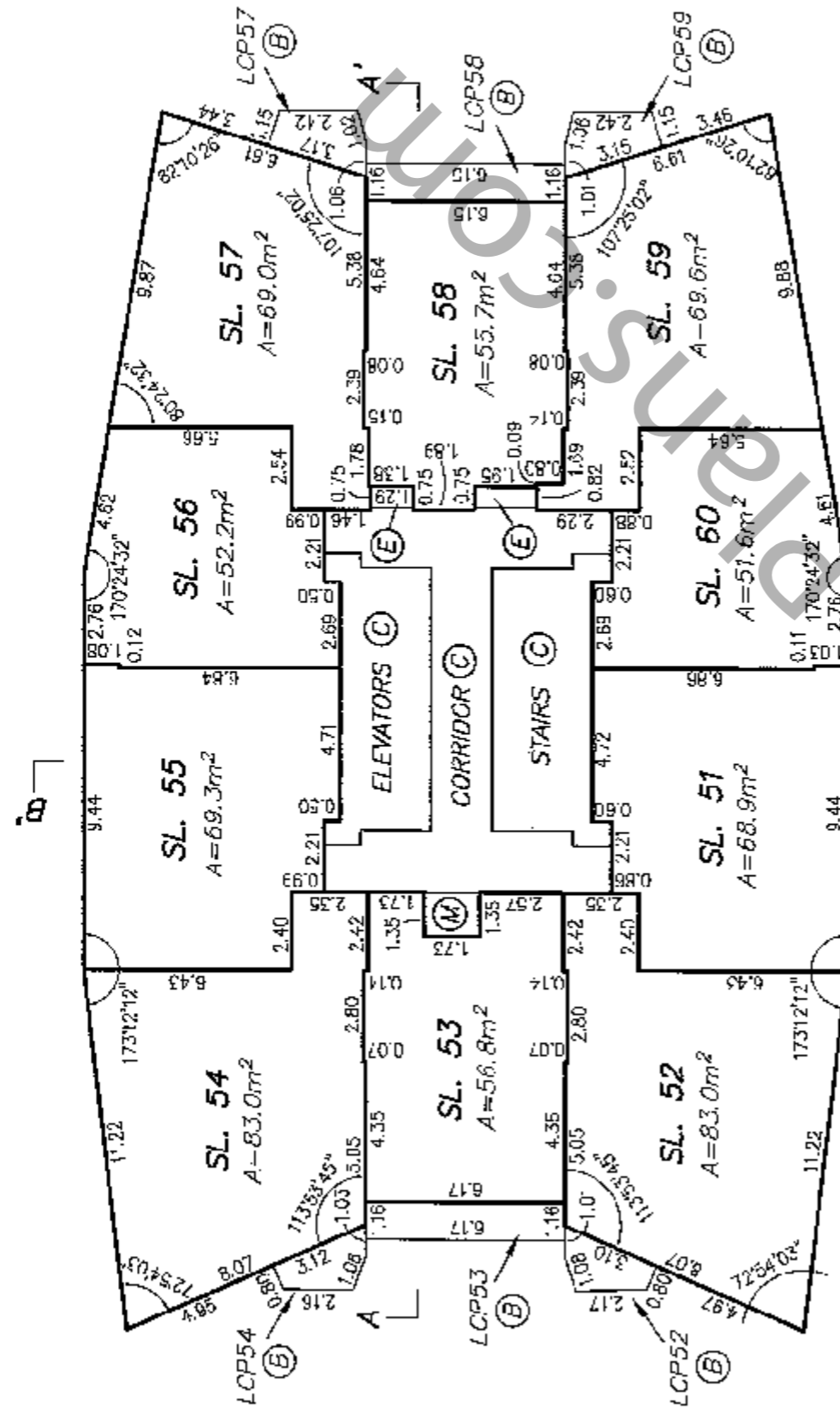
LEVEL 6

DATED THIS 23RD DAY OF JANUARY, 2008.

Signature and initials of the surveyor.

STRATA PLAN BCS 2785

FLOOR PLANS

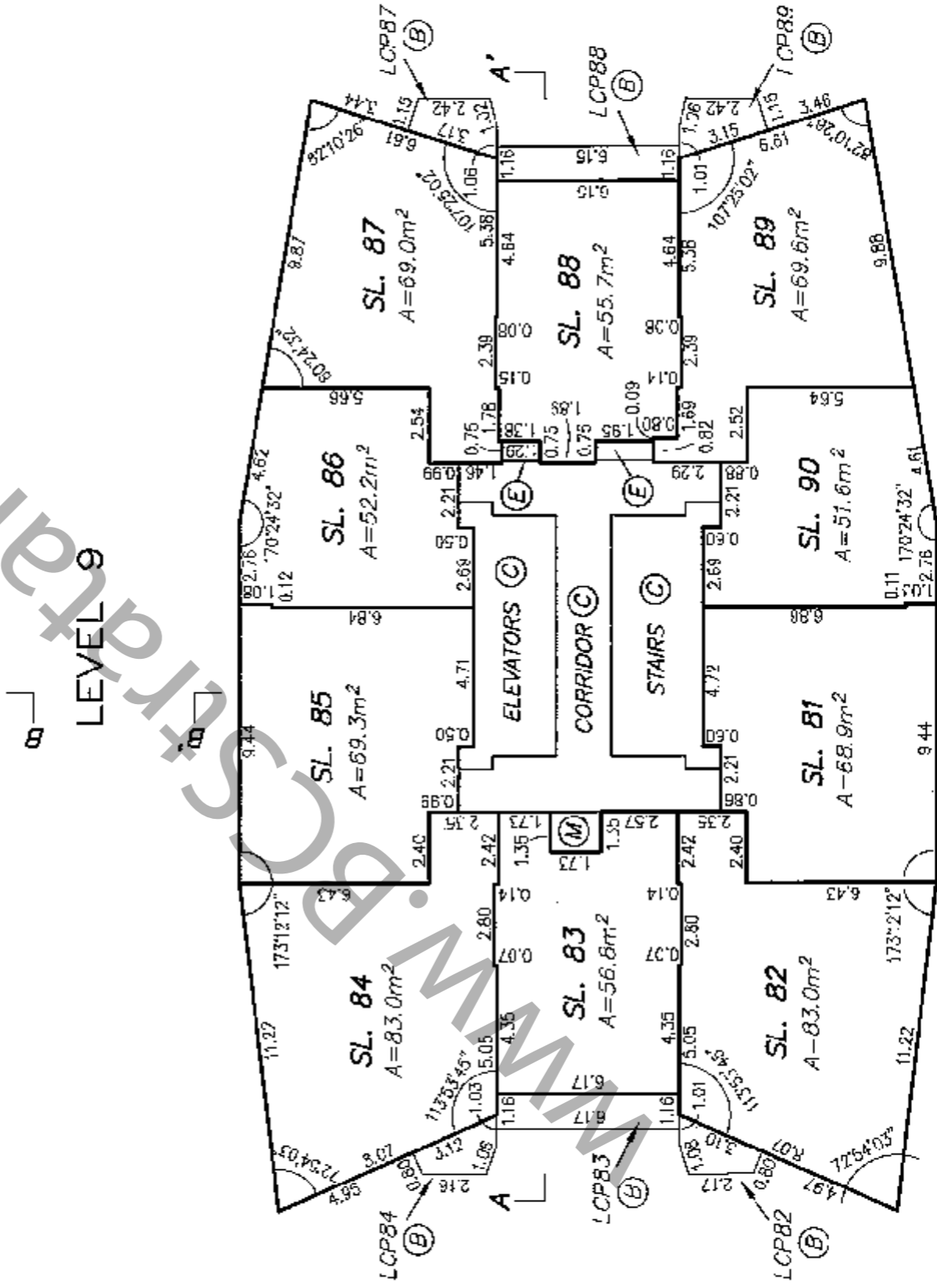
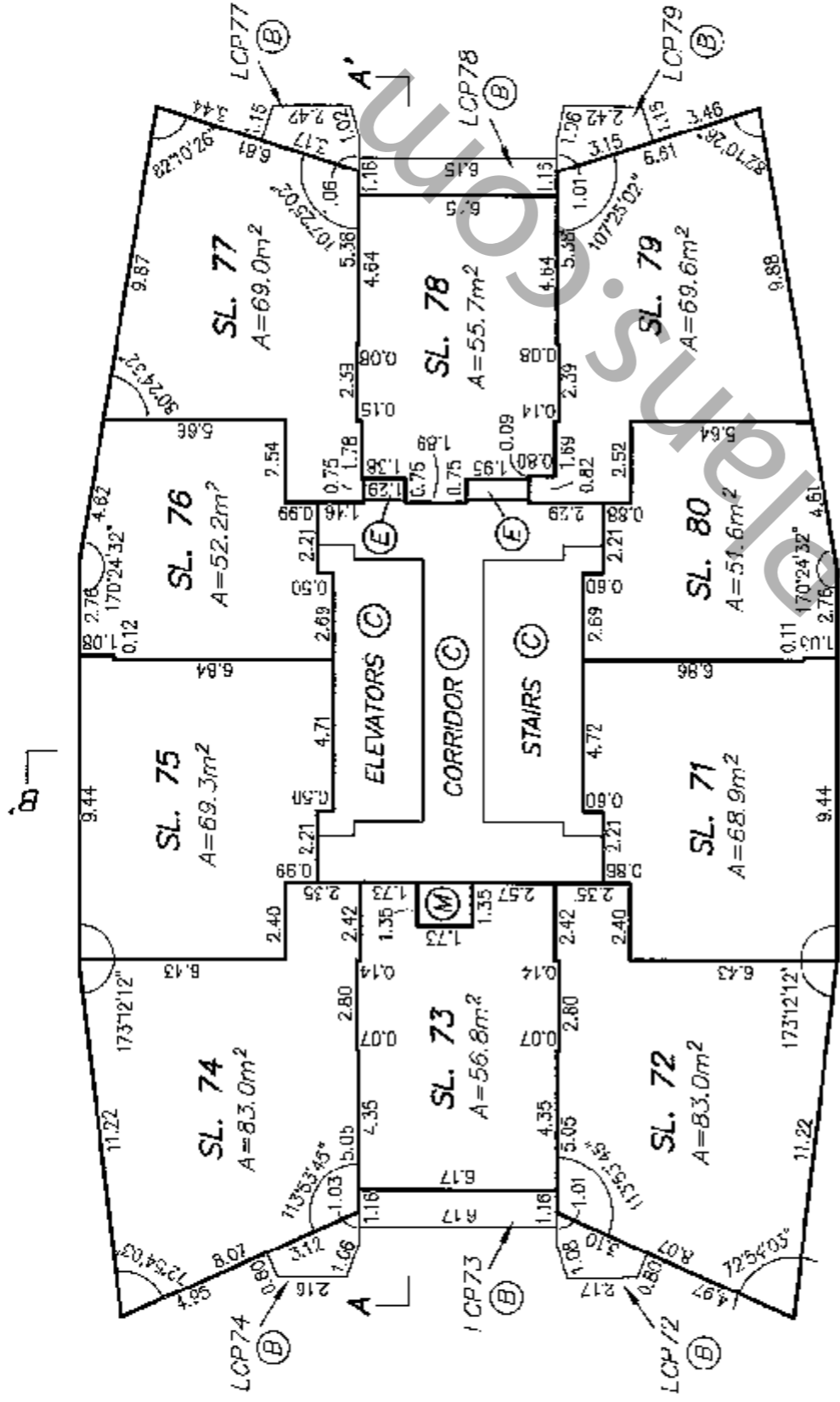


DATED THIS 23RD DAY OF
 JANUARY, 2008.

FLOOR PLANS

STRATA PLAN BCS 2785

STRATA PLAN BCS 2785



DATED THIS 23RD DAY OF
 JANUARY, 2008.
 [Signature]

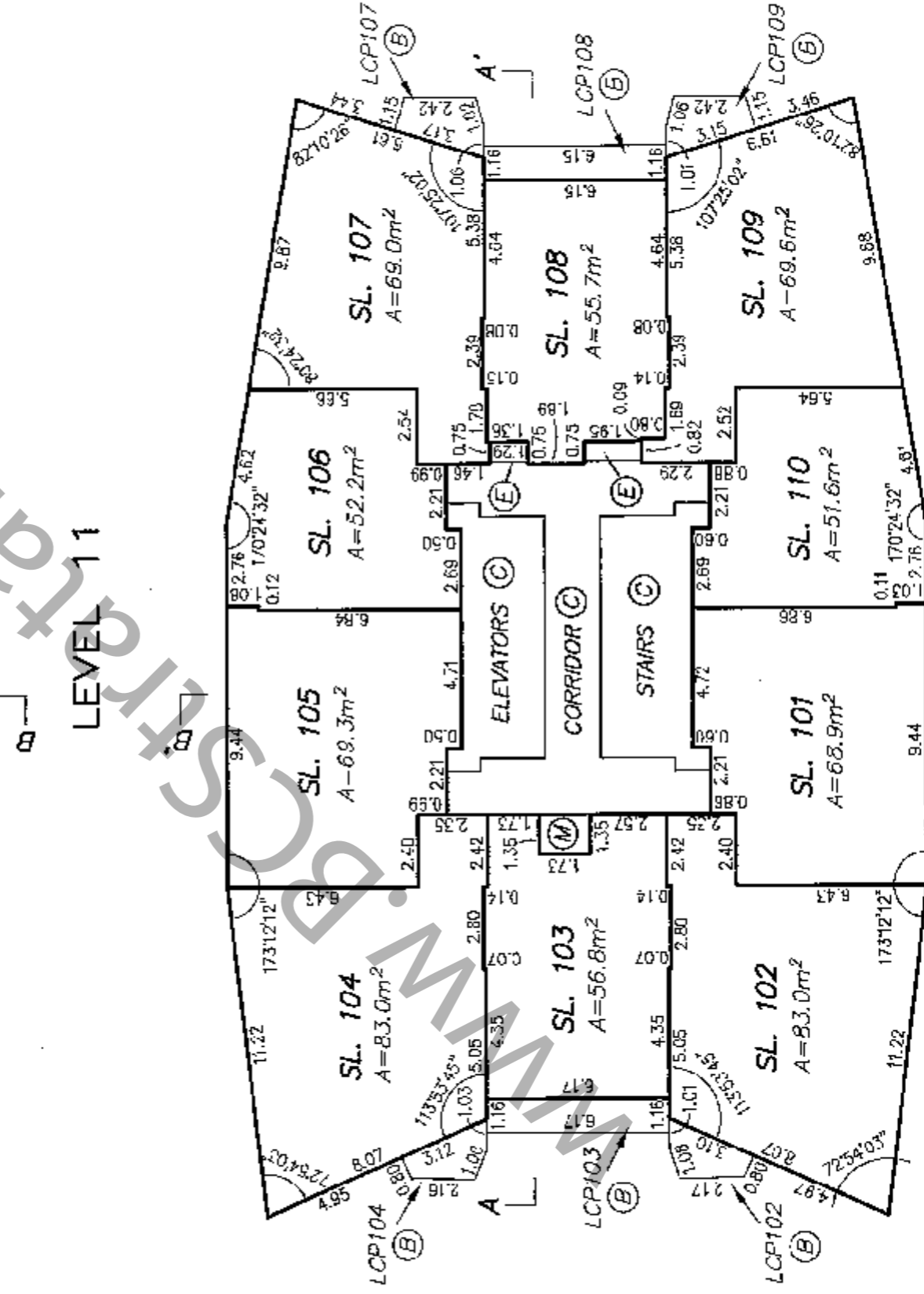
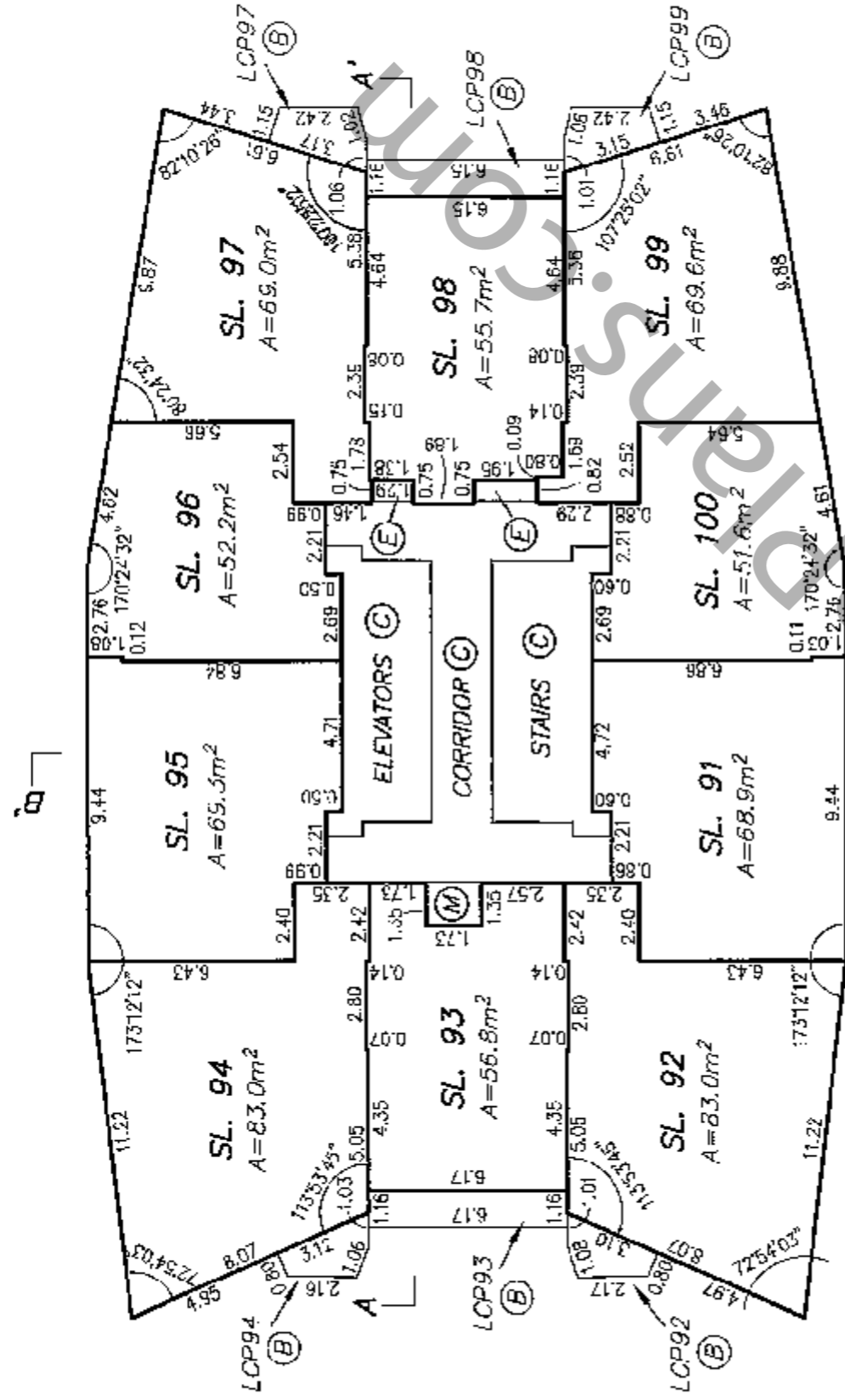


STRATA PLAN BCS 2785

FLOOR PLANS



SCALE 1:200 DISTANCES ARE IN METRES



DATED THIS 23RD DAY OF JANUARY, 2008.

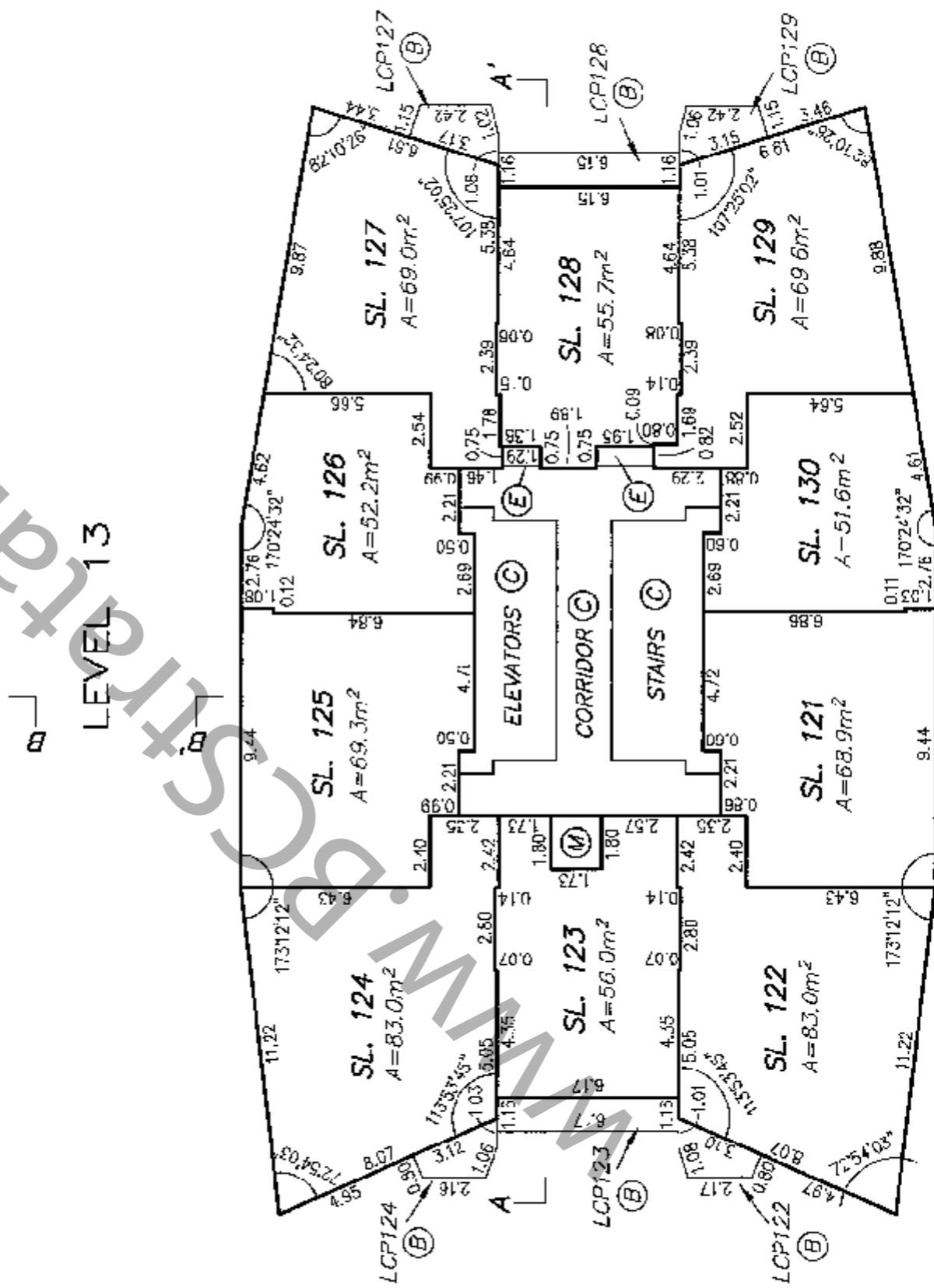
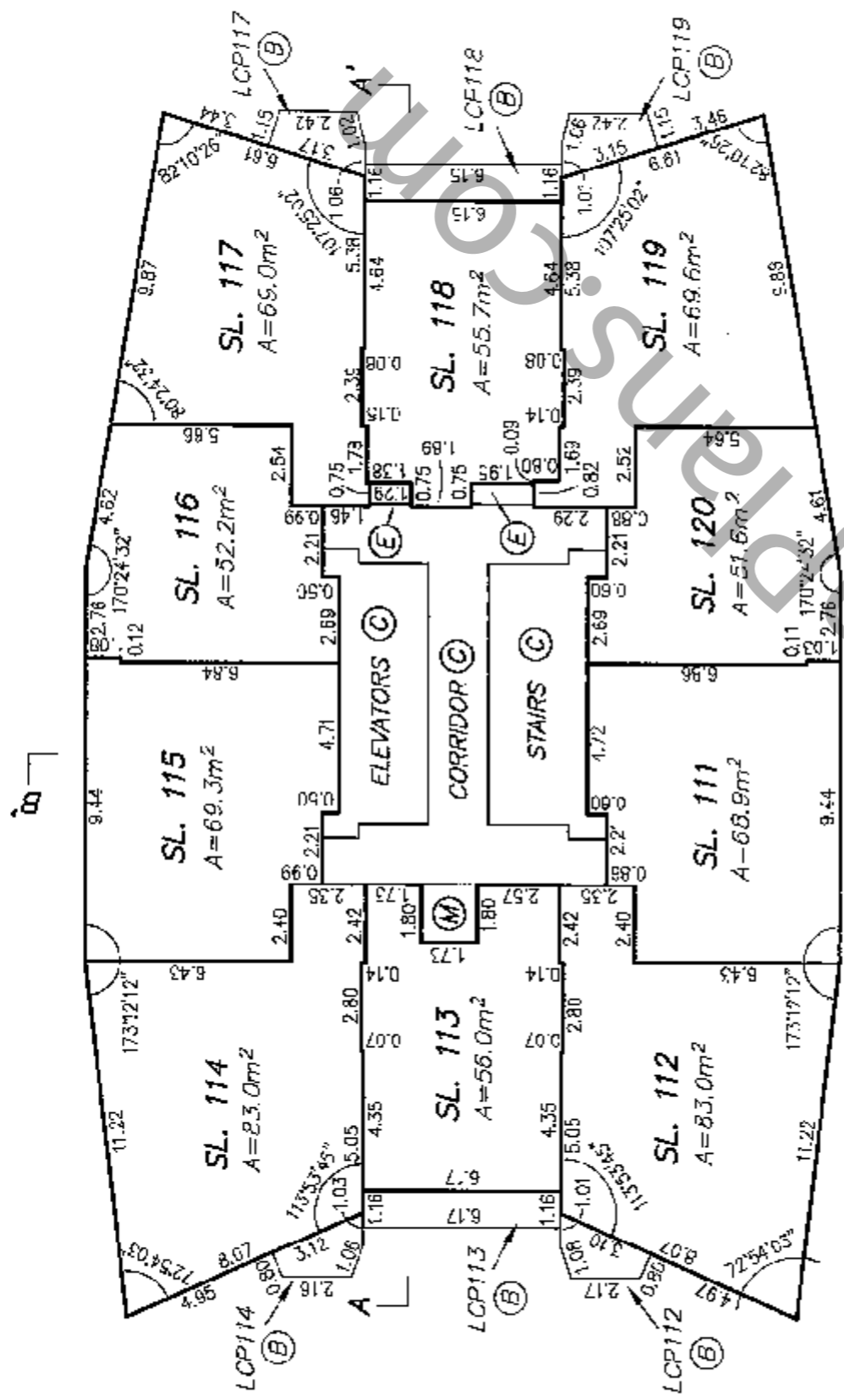
Signature and R.C.I.S. registration number.

FLOOR PLANS

STRATA PLAN BCS 2785



SCALE 1:200 DISTANCES ARE IN METRES



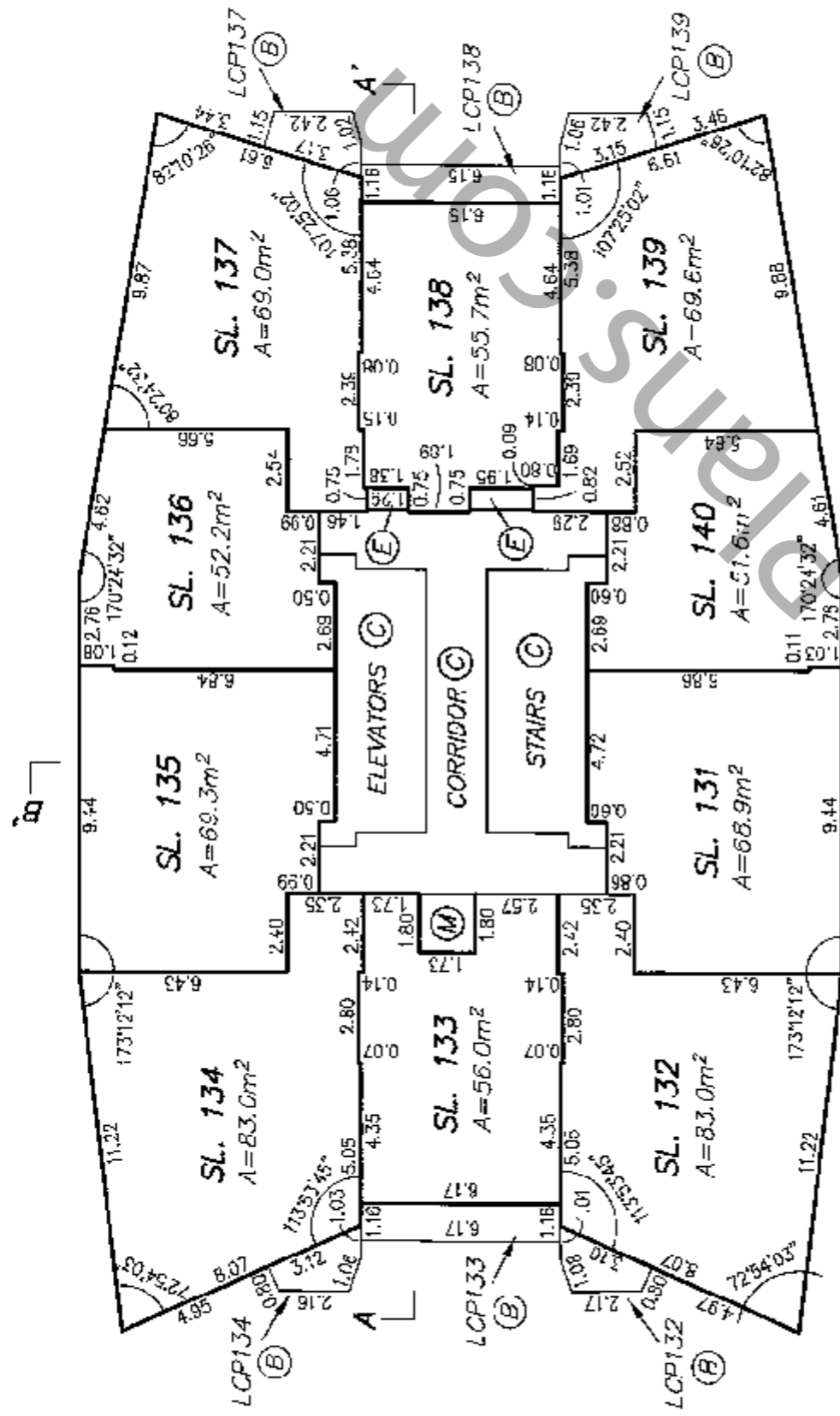
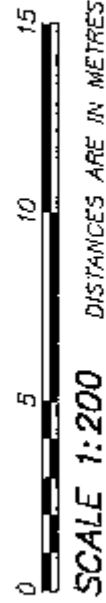
DATED THIS 23RD DAY OF

JANUARY, 2008.

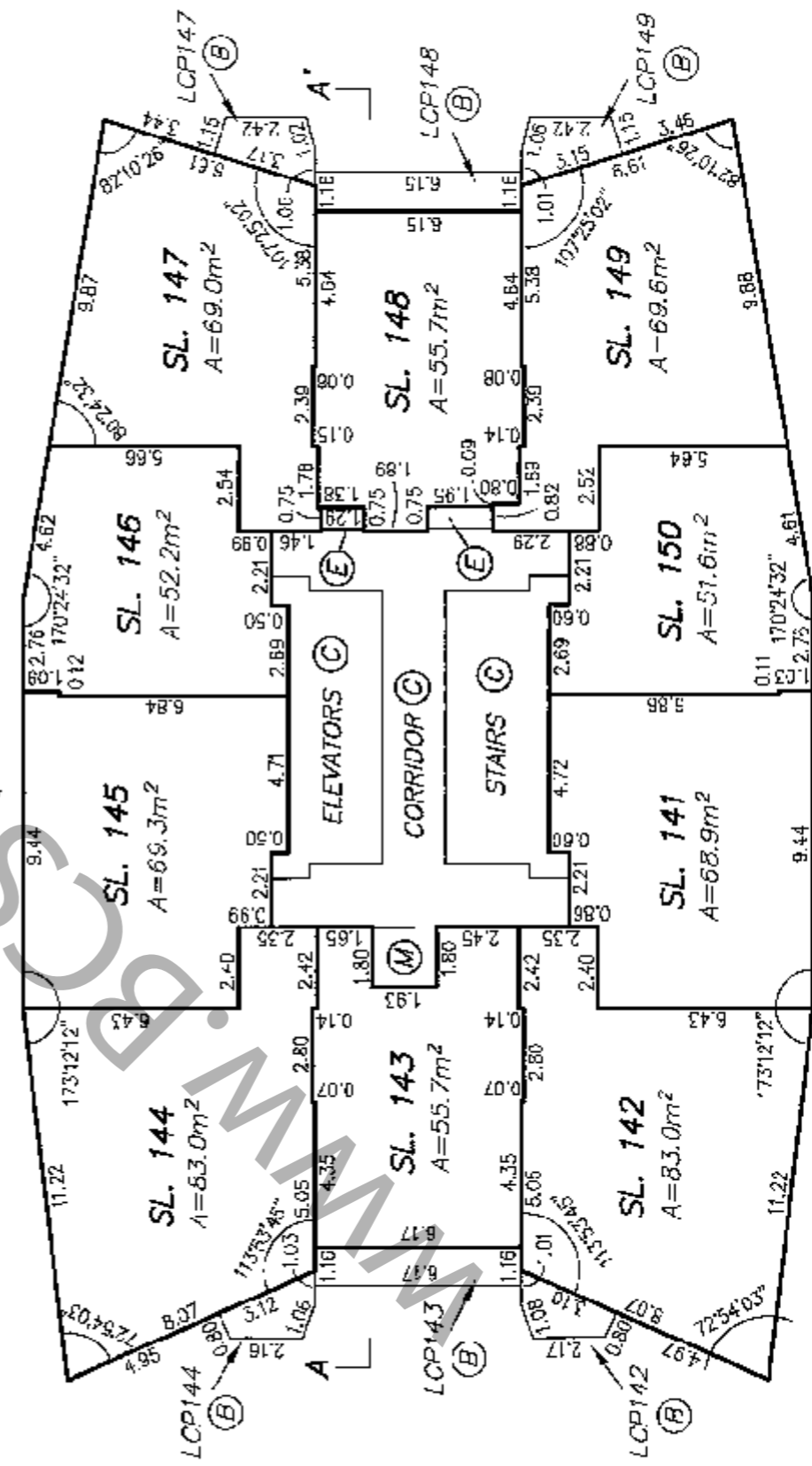
B.C.L.S.

STRATA PLAN BCS 2785

FLOOR PLANS



LEVEL 15



LEVEL 16

DATED THIS 23RD DAY OF JANUARY, 2008.

Signature and B.C.L.S. designation

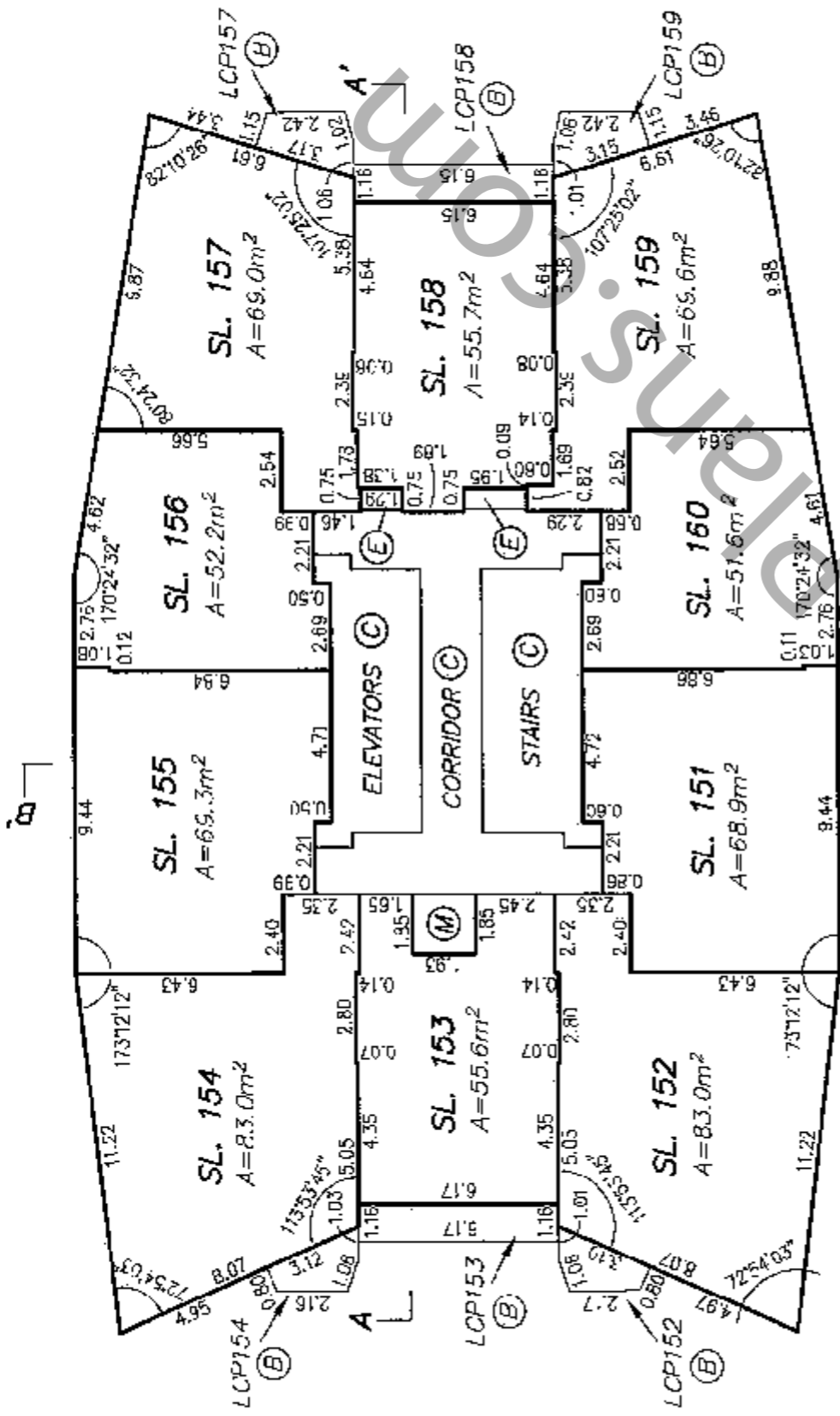


STRATA PLAN BCS 2785

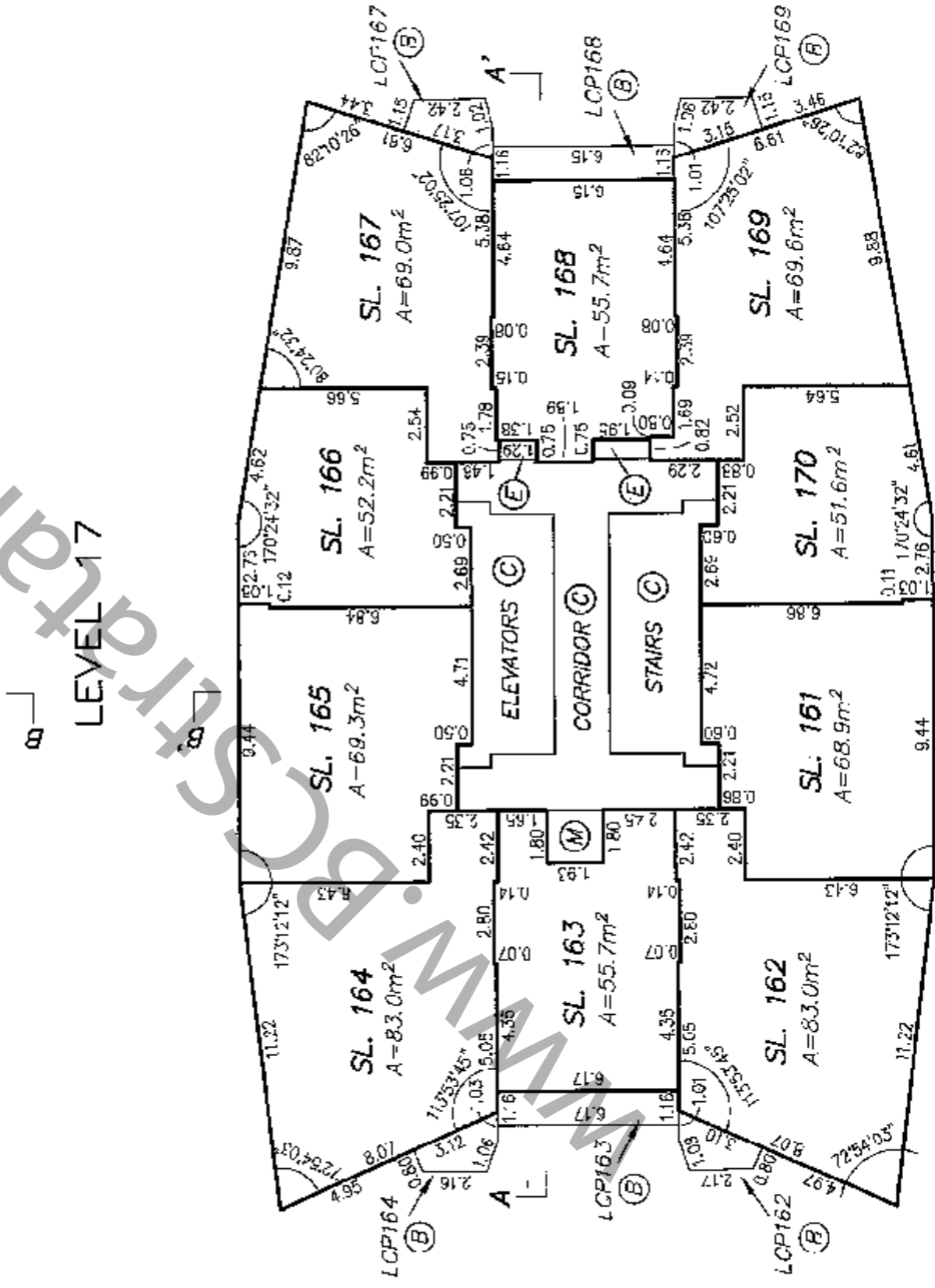
FLOOR PLANS



SCALE 1:200 DISTANCES ARE IN METRES



LEVEL 17



LEVEL 18



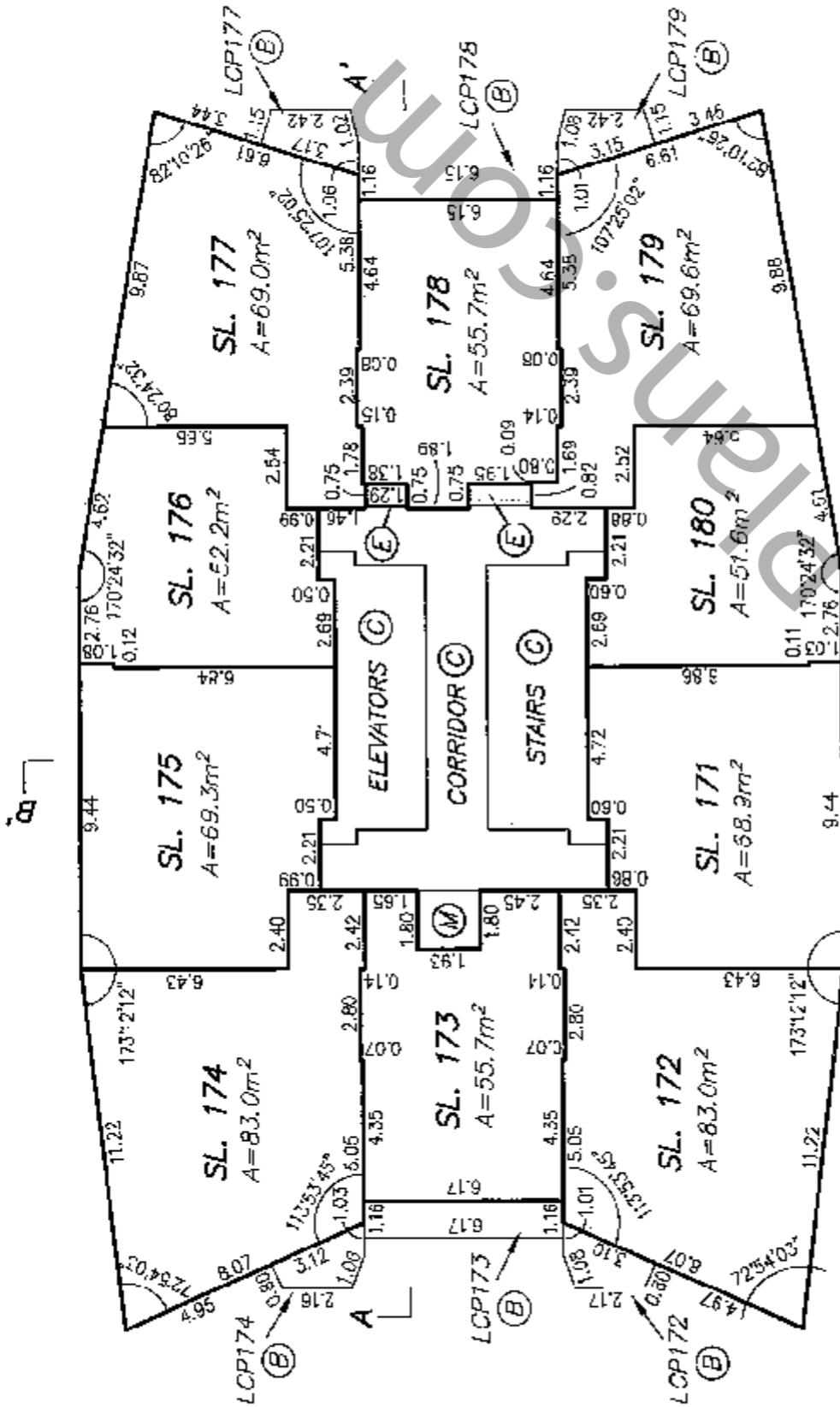
DATED THIS 23RD DAY OF JANUARY, 2008.

Signature and B.C.L.S. registration number.

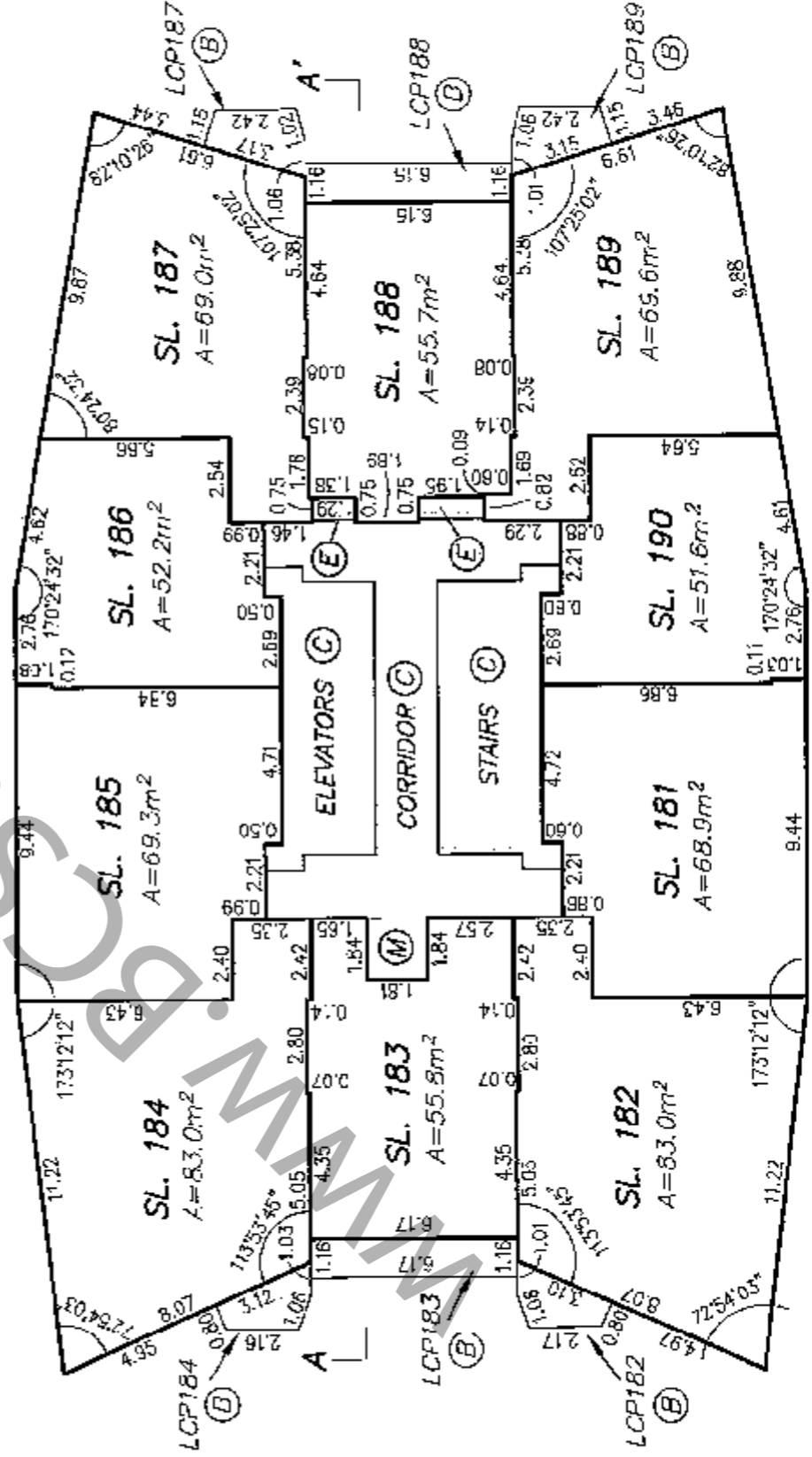
FLOOR PLANS

STRATA PLAN BCS 2785

LEVEL 19



LEVEL 20



DATED THIS 23RD DAY OF
JANUARY, 2008.

TARGET LAND SURVEYING
B.C.L.S.

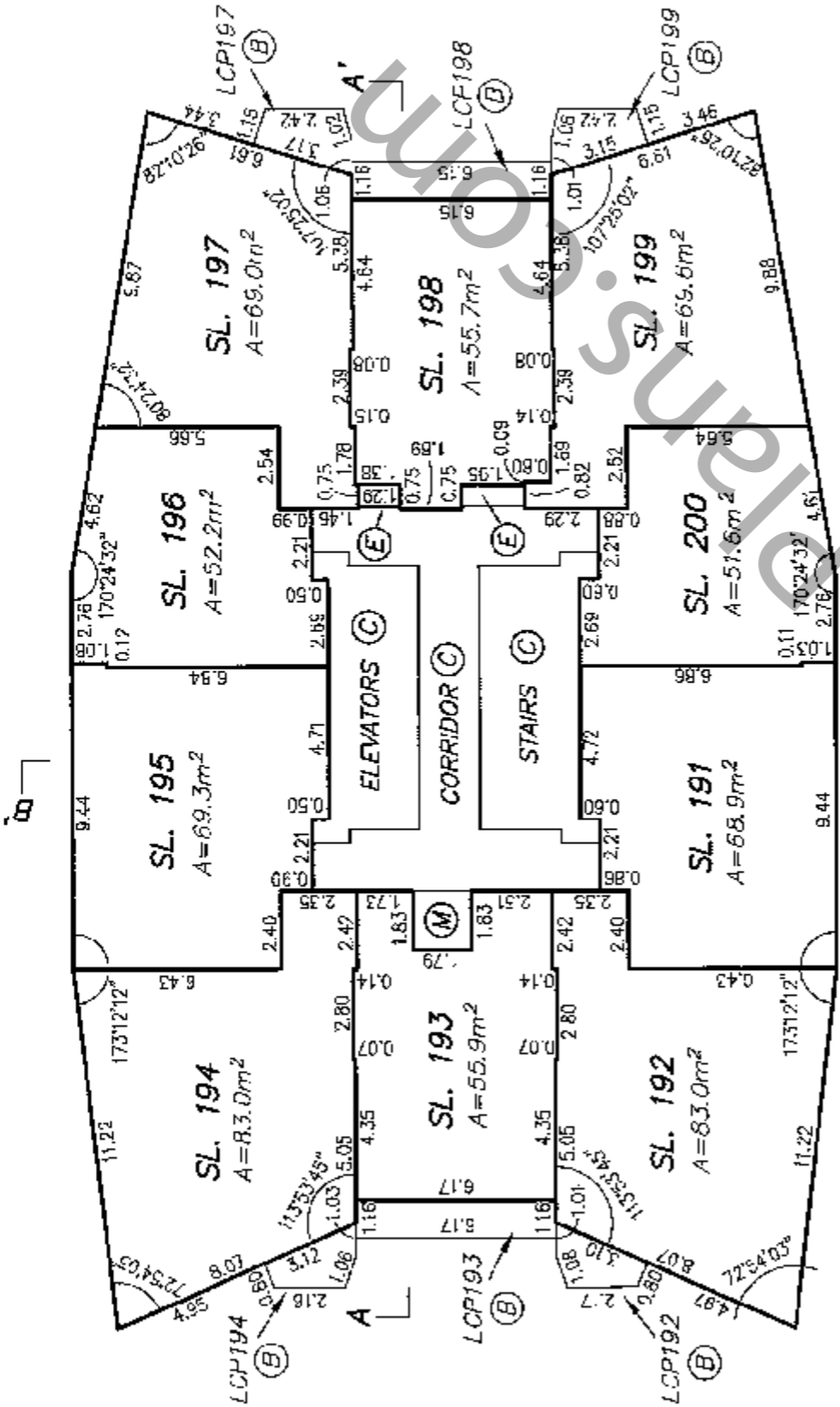
TARGET
LAND SURVEYING
targetlandsurveysing.ca

FLOOR PLANS

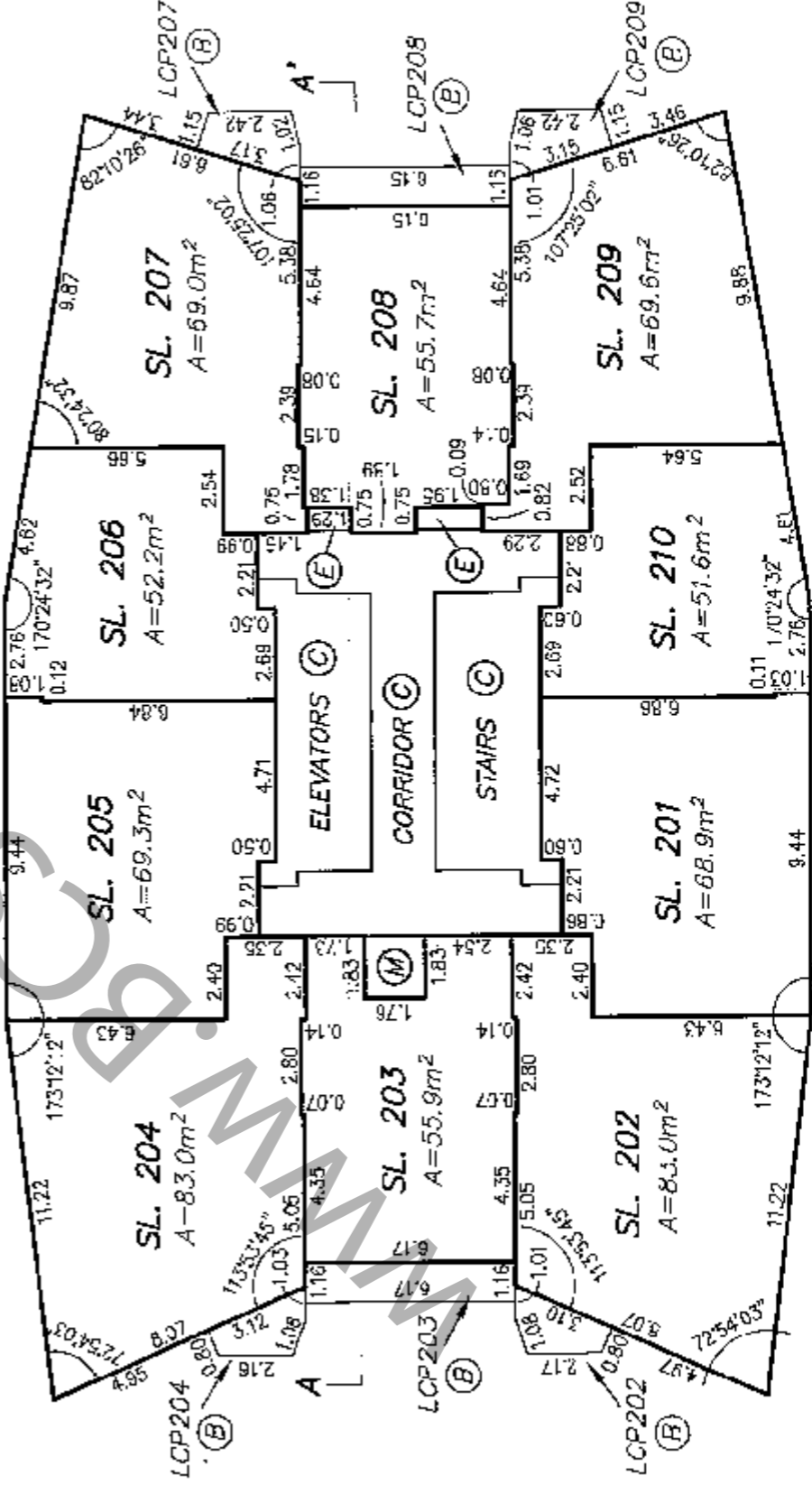
STRATA PLAN BCS 2785



SCALE 1:200 DISTANCES ARE IN METRES



LEVEL 21

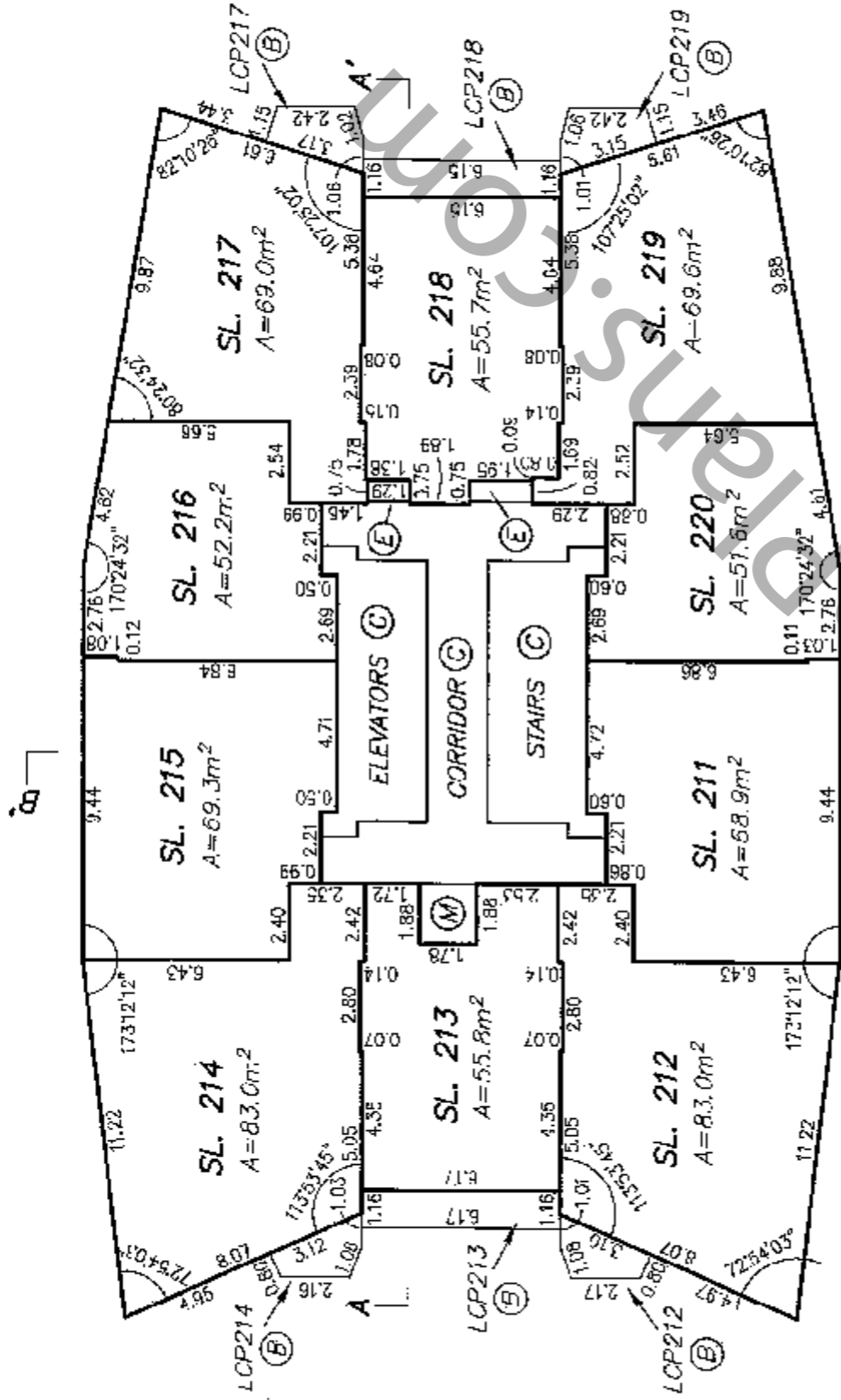


LEVEL 22

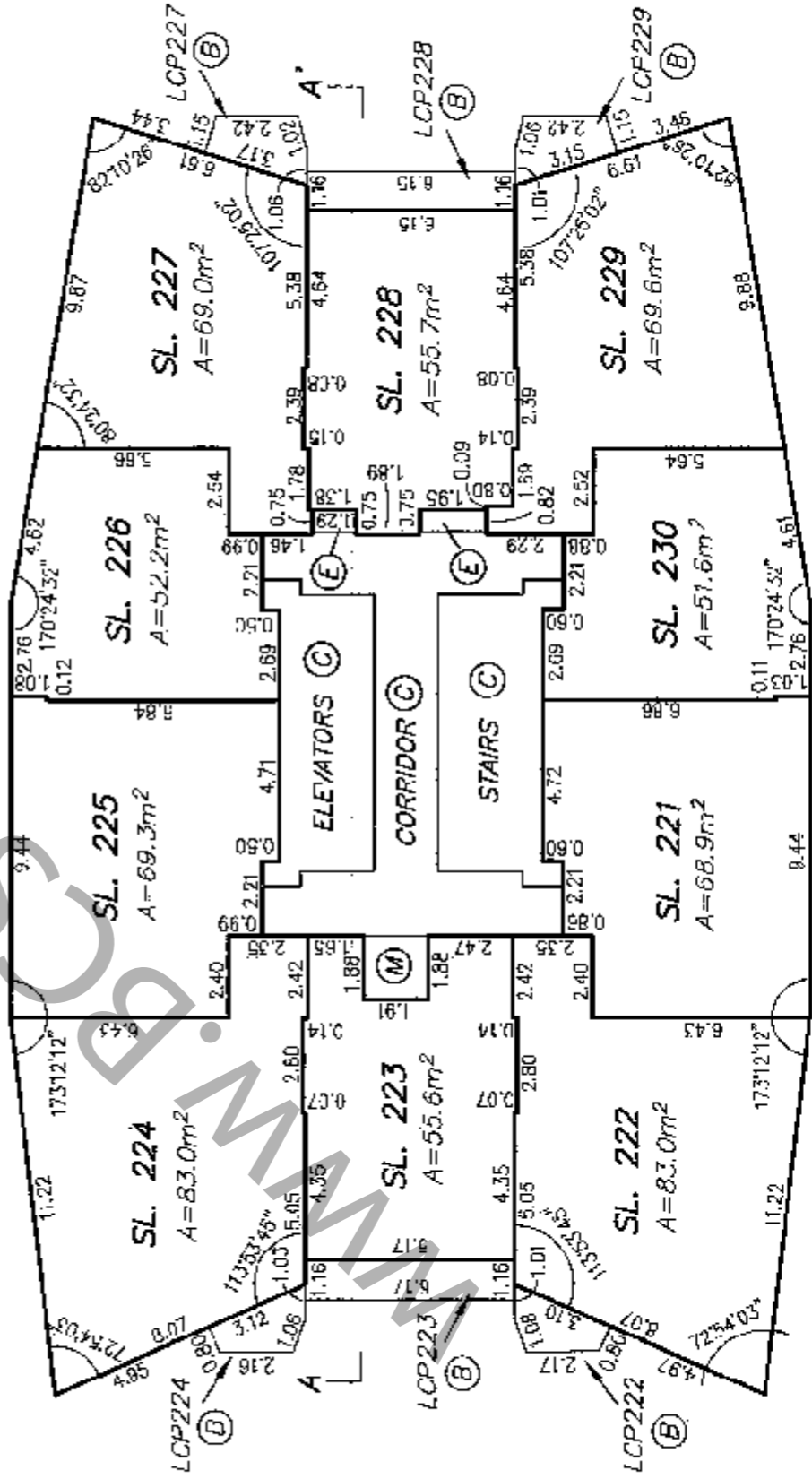
DATED THIS 23RD DAY OF
 JANUARY, 2008
 90 B.C.L.S.

FLOOR PLANS

STRATA PLAN BCS 2785



LEVEL 23



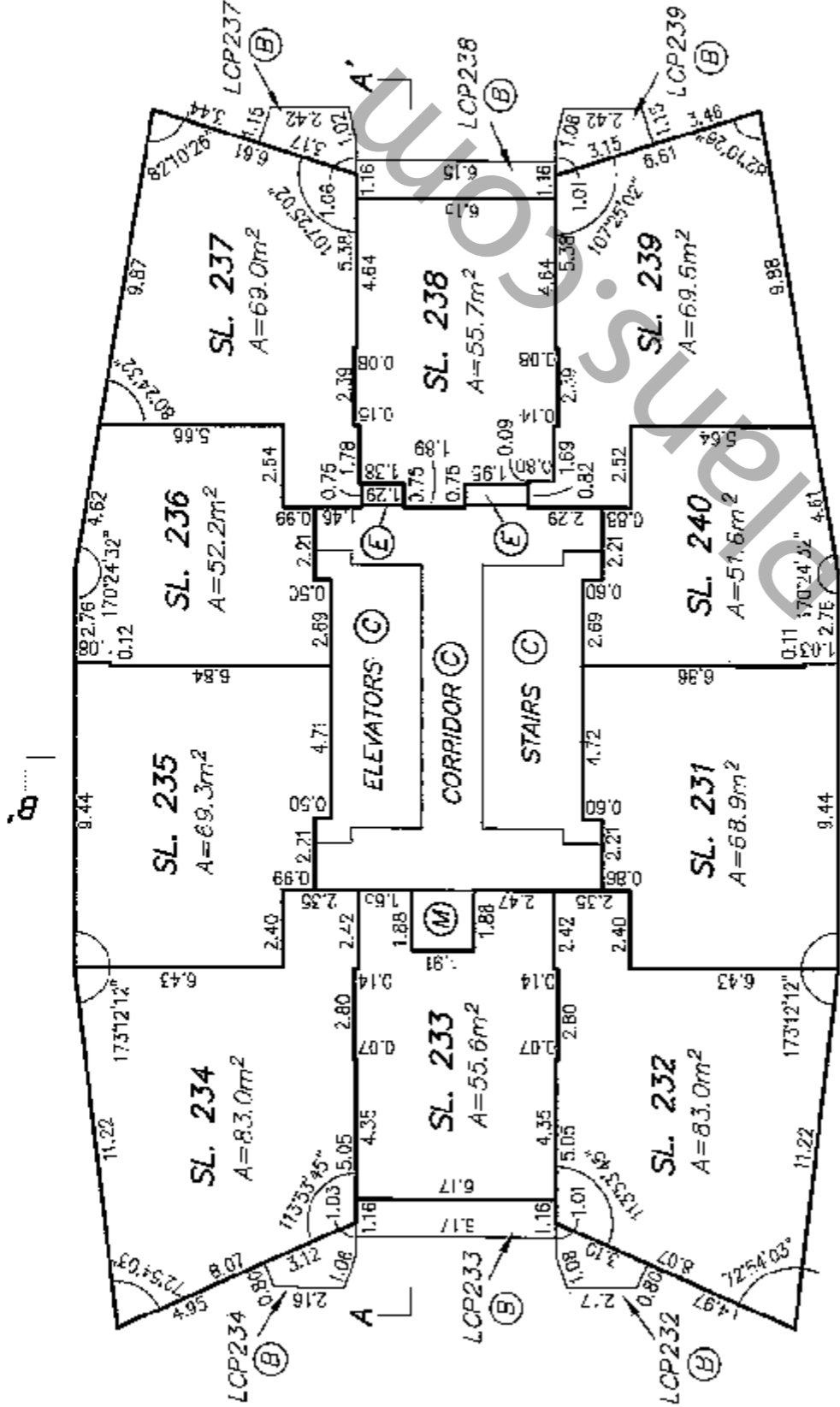
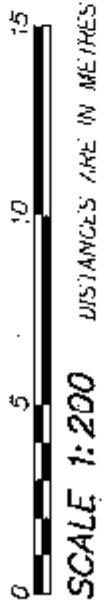
LEVEL 24

DATED THIS 25RD DAY OF
JANUARY, 2008.
[Signature] B.C.L.S.

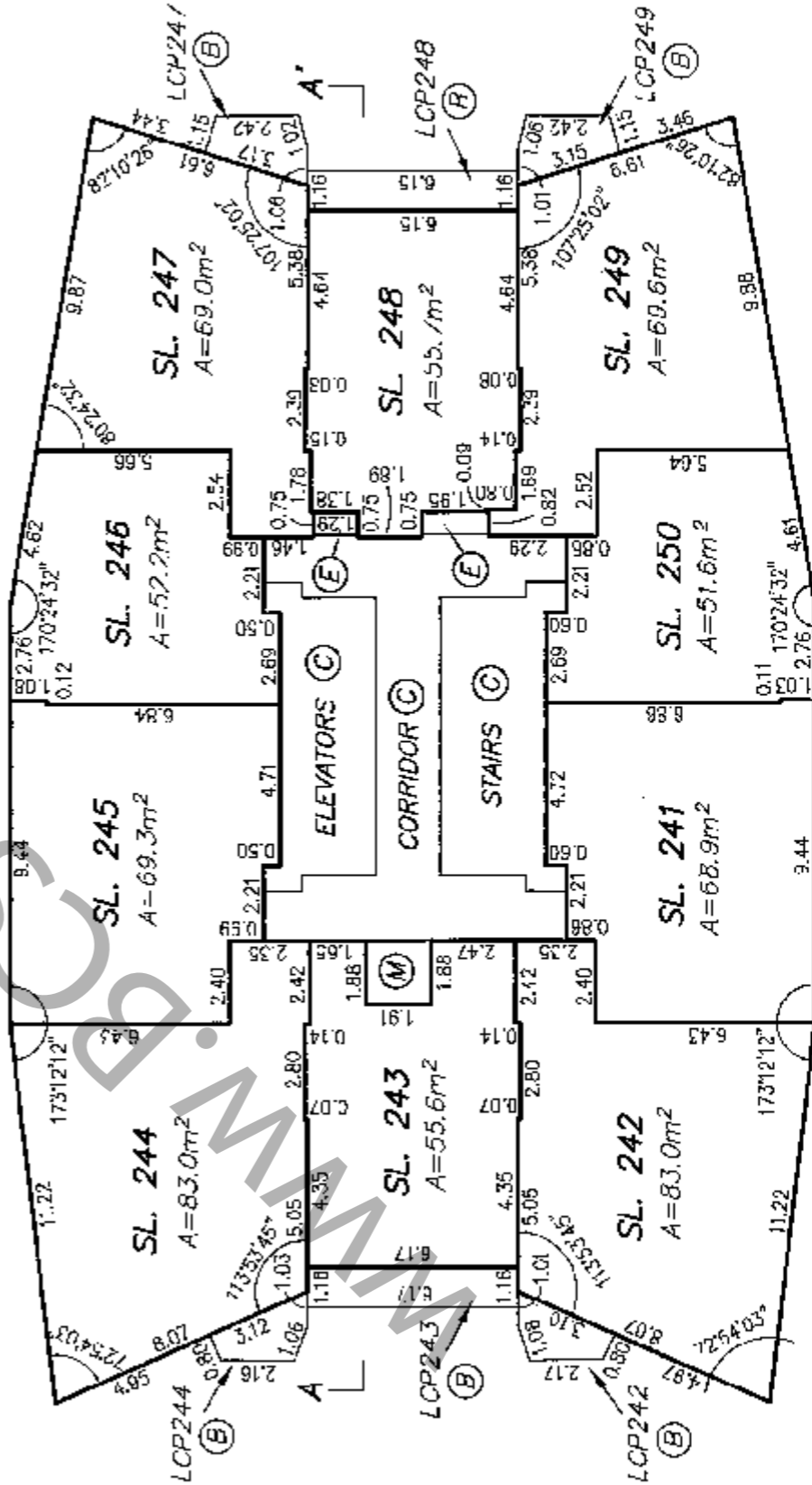


FLOOR PLANS

STRATA PLAN BCS 2785



LEVEL 25



LEVEL 26

DATED THIS 23RD DAY OF

JANUARY, 2008.

SB B.C.L.S.

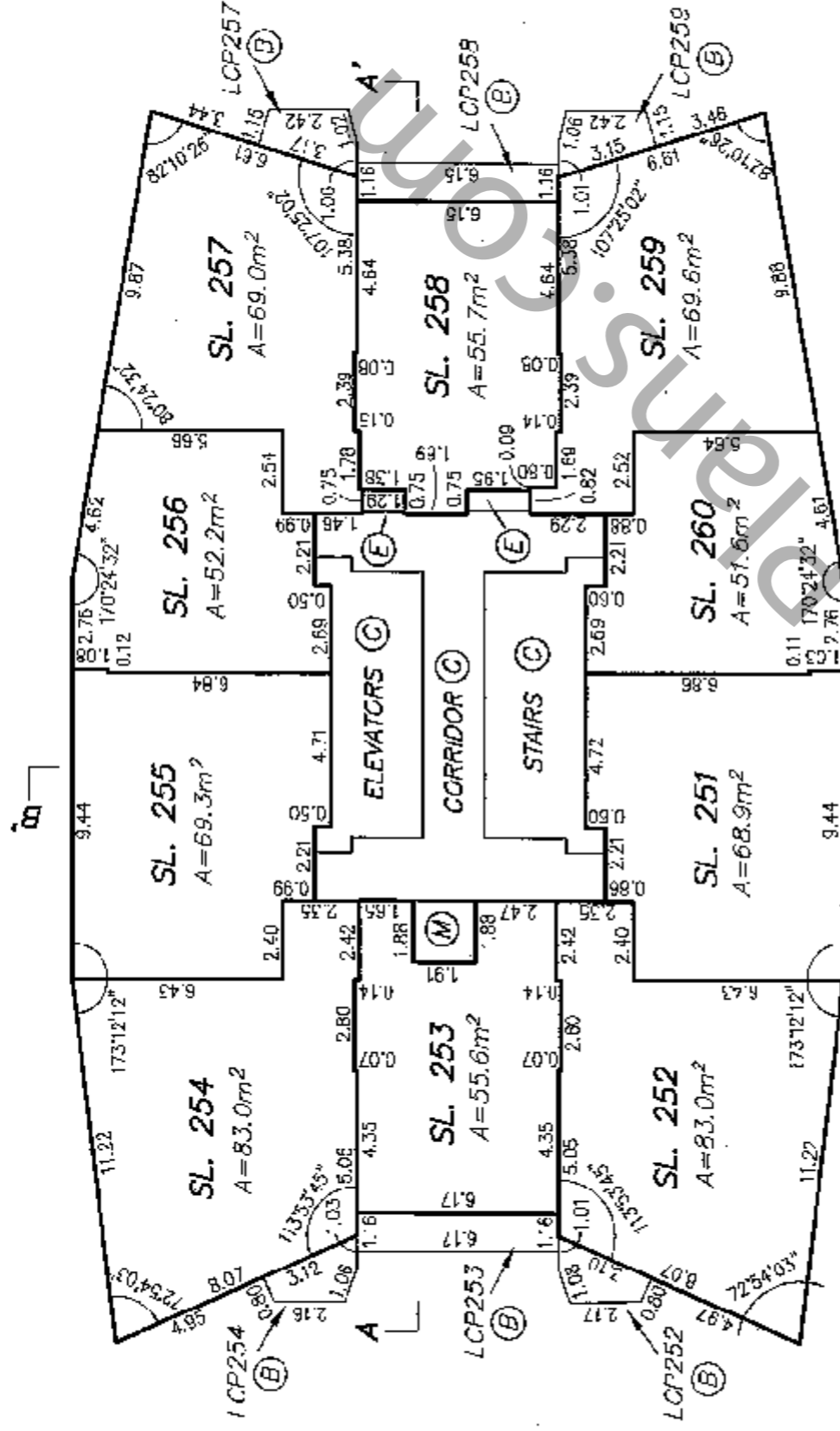


STRATA PLAN BCS 2785

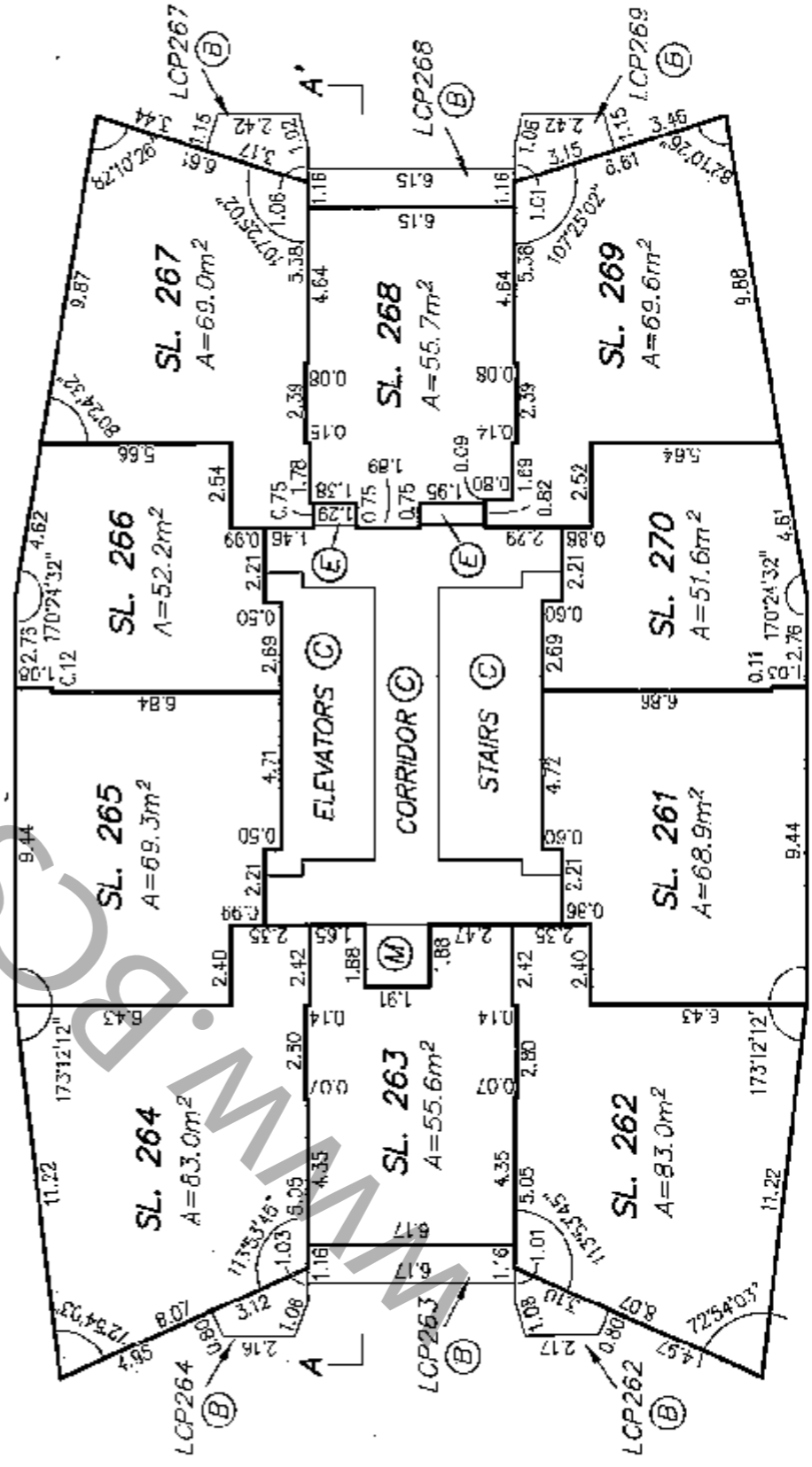
FLOOR PLANS



SCALE 1:200 DISTANCES ARE IN METRES



LEVEL 27



LEVEL 28

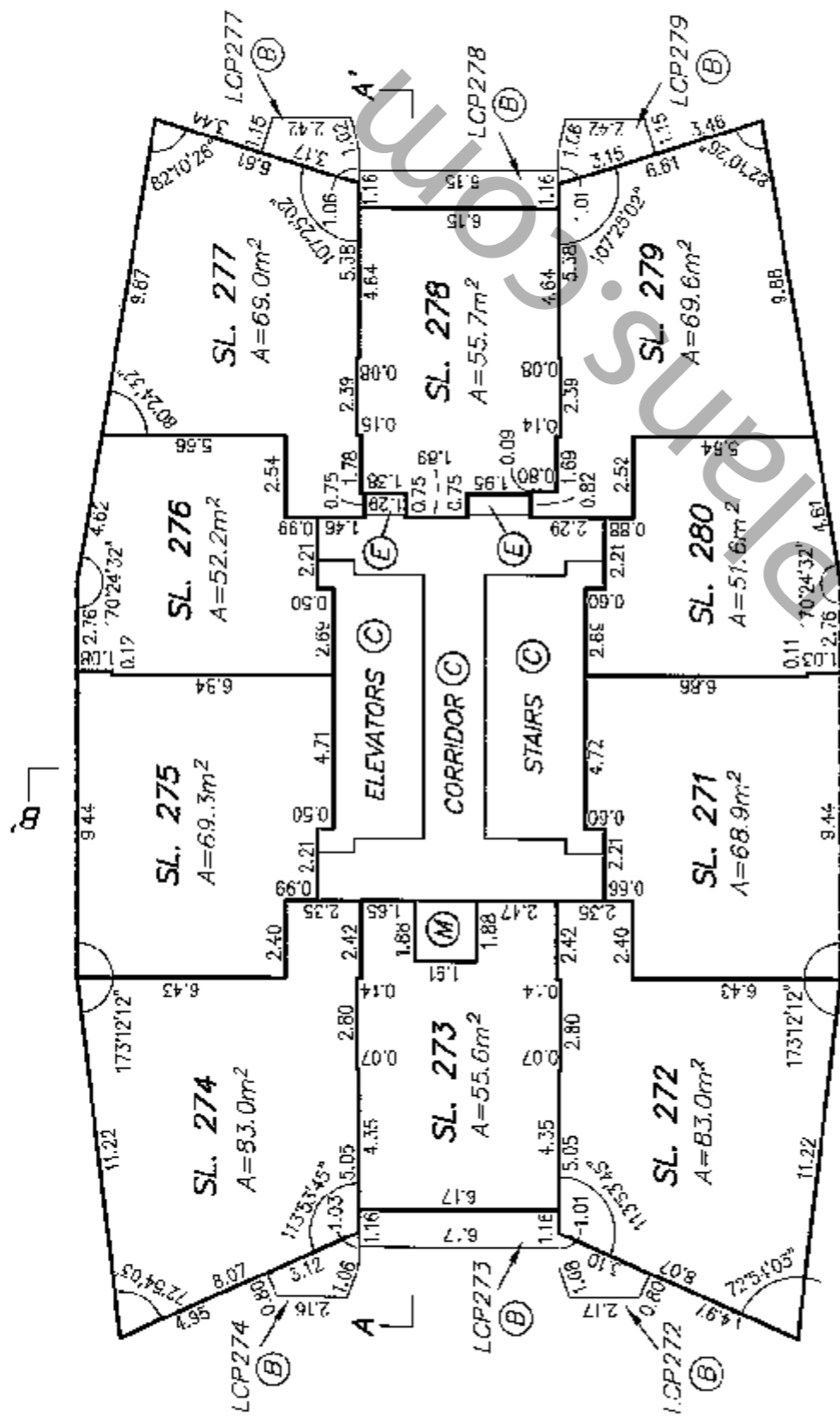
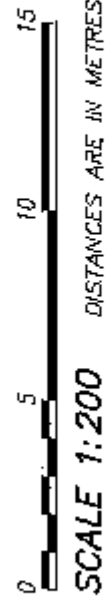
DATED THIS 23RD DAY OF

JANUARY, 2008.

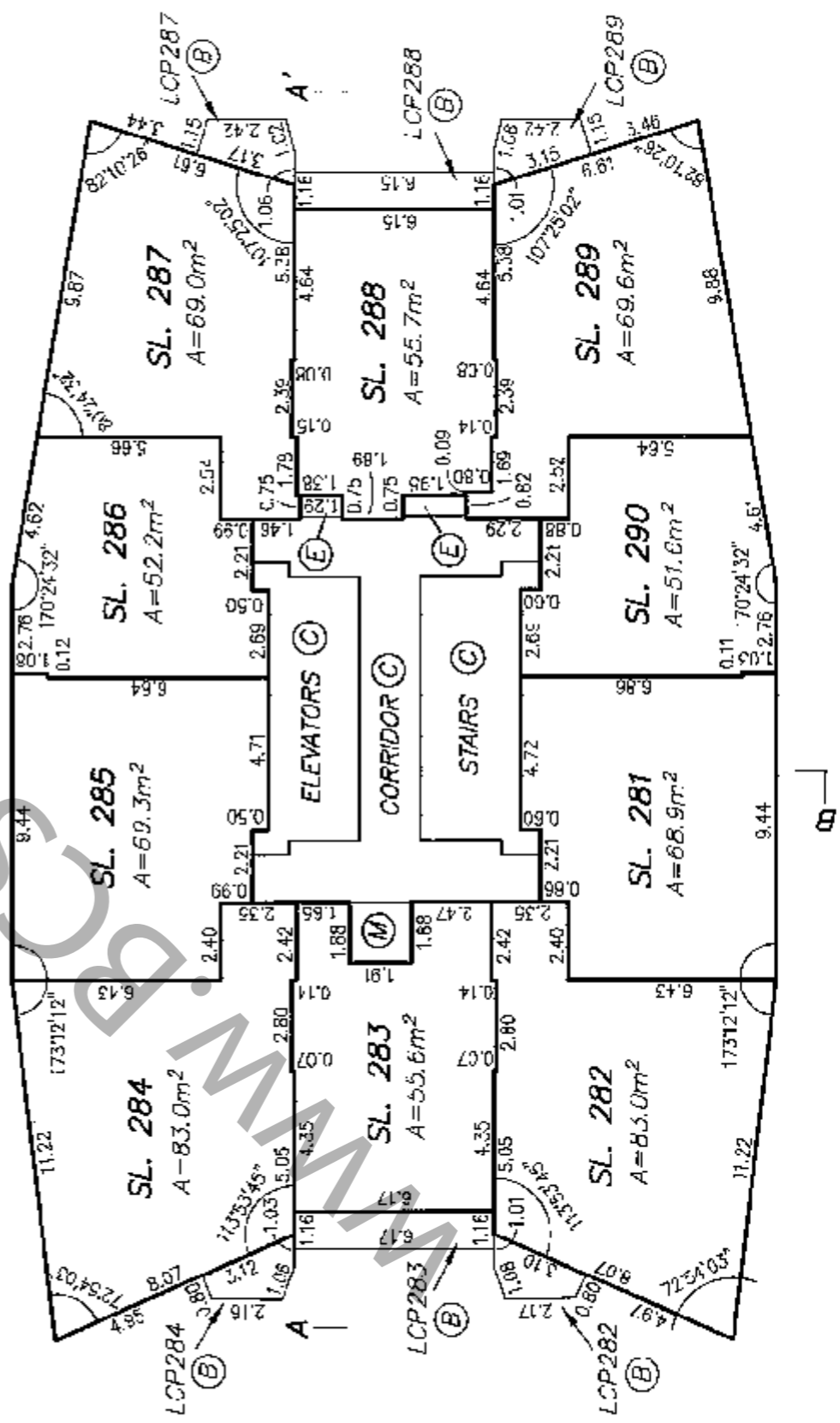
70 B.C.L.S.

FLOOR PLANS

STRATA PLAN BCS 2785



LEVEL 29



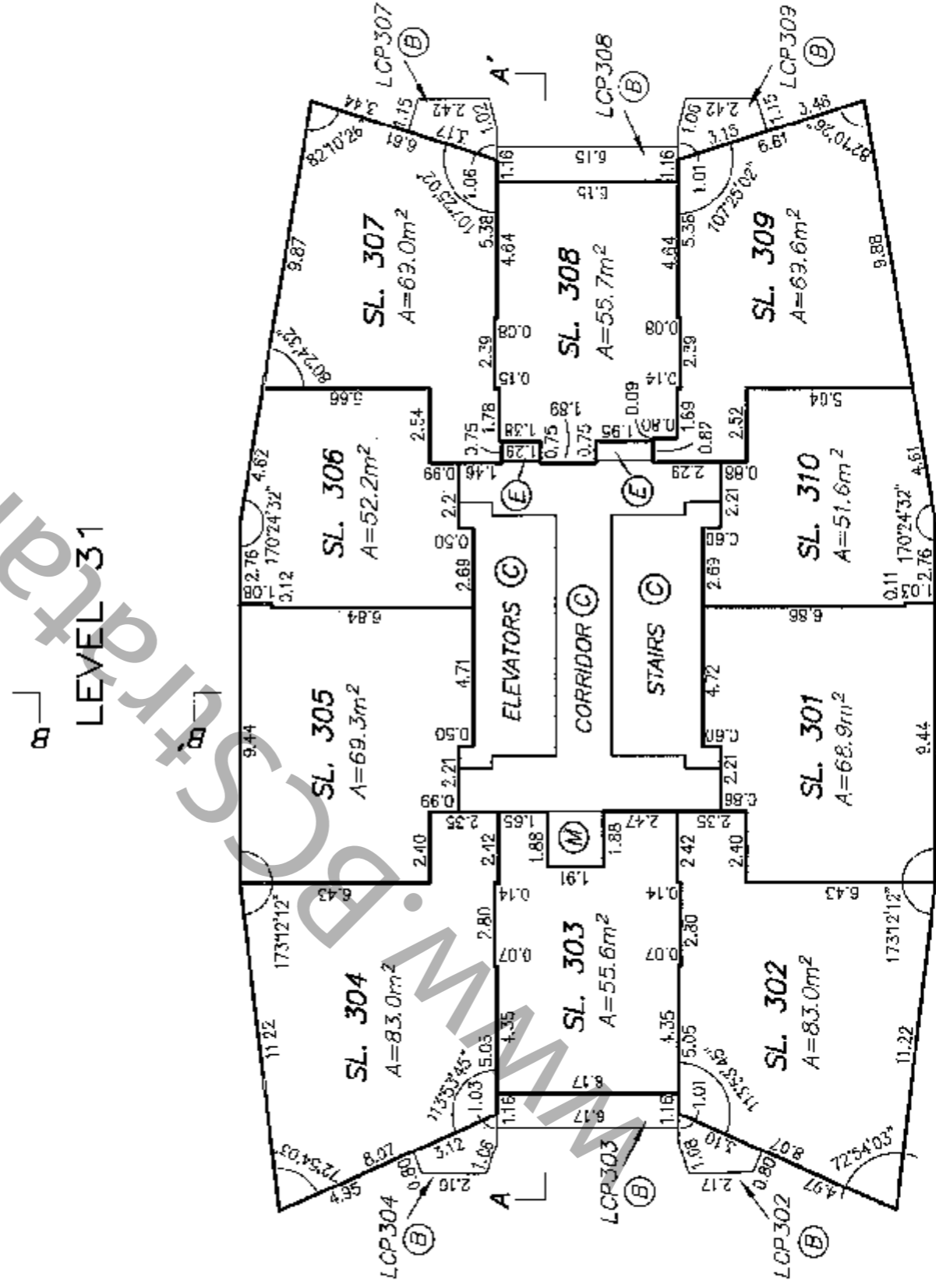
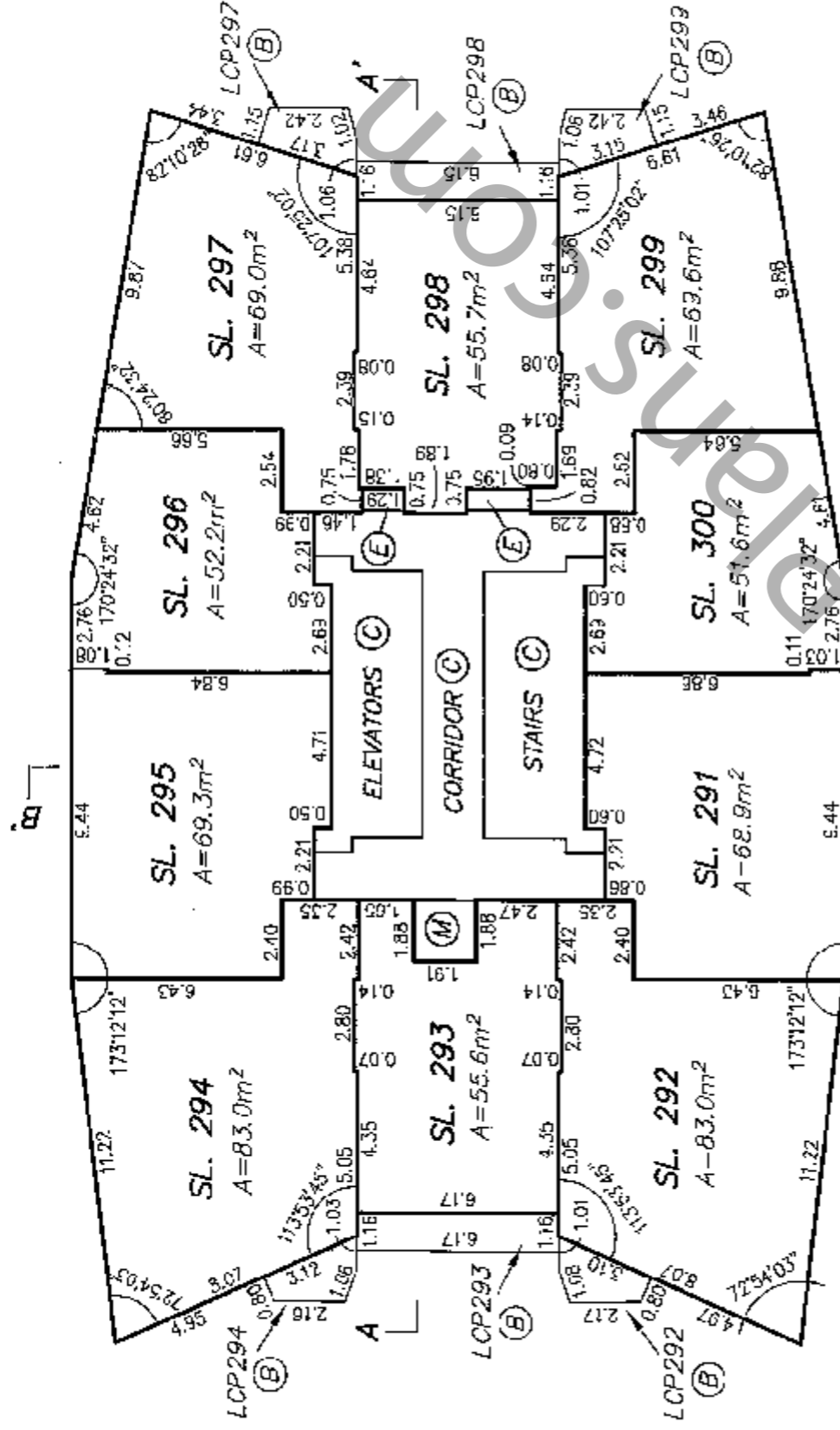
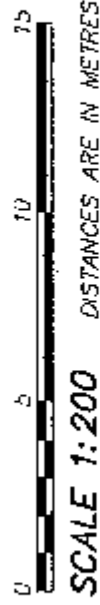
LEVEL 30

DATED THIS 23RD DAY OF
 JANUARY, 2008.

[Signature]
 R.C.I.S.

FLOOR PLANS

STRATA PLAN BCS 2785



DATED THIS 23RD DAY OF
JANUARY, 2008.

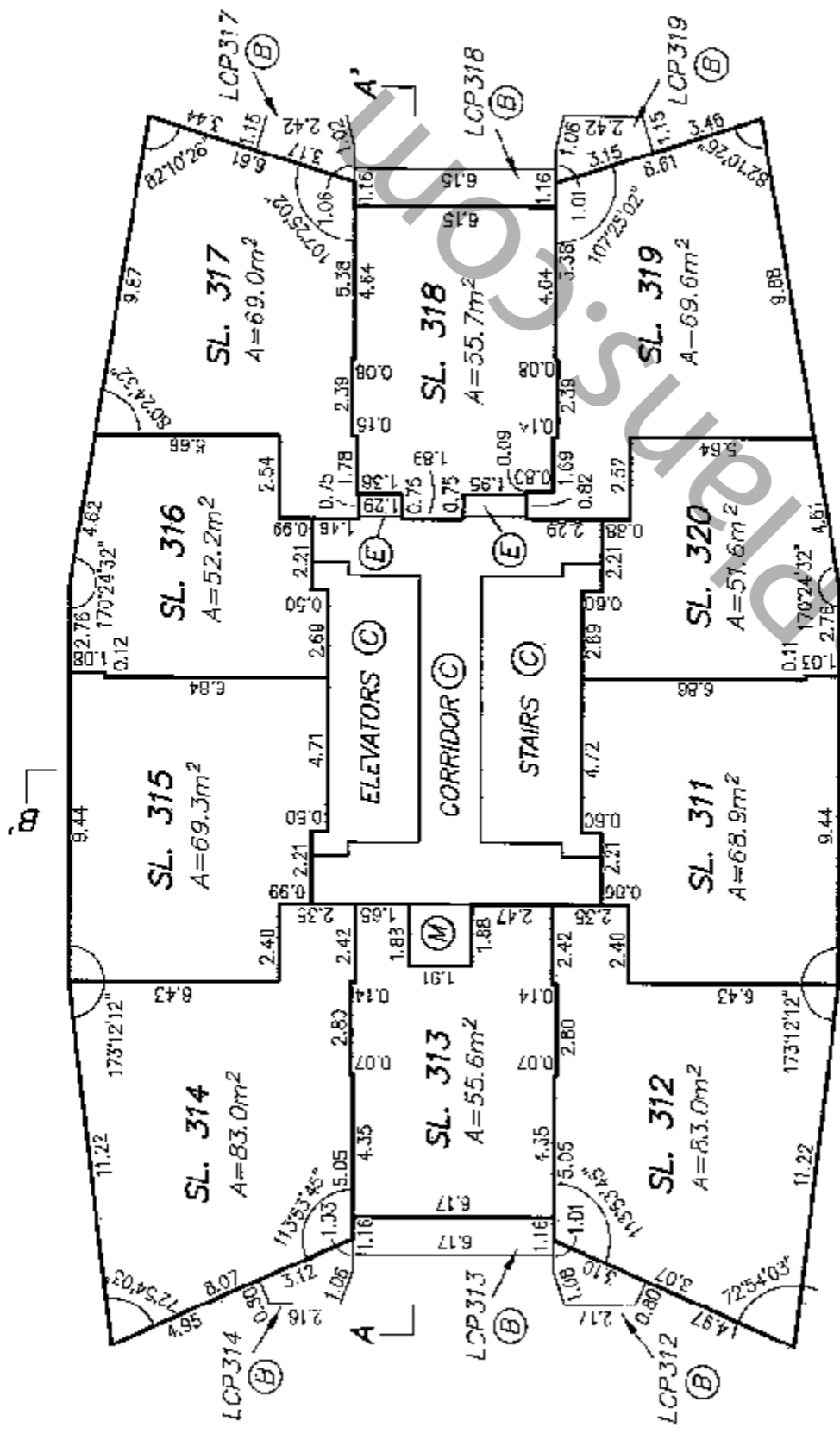
[Signature]
B.C.L.S.

FLOOR PLANS

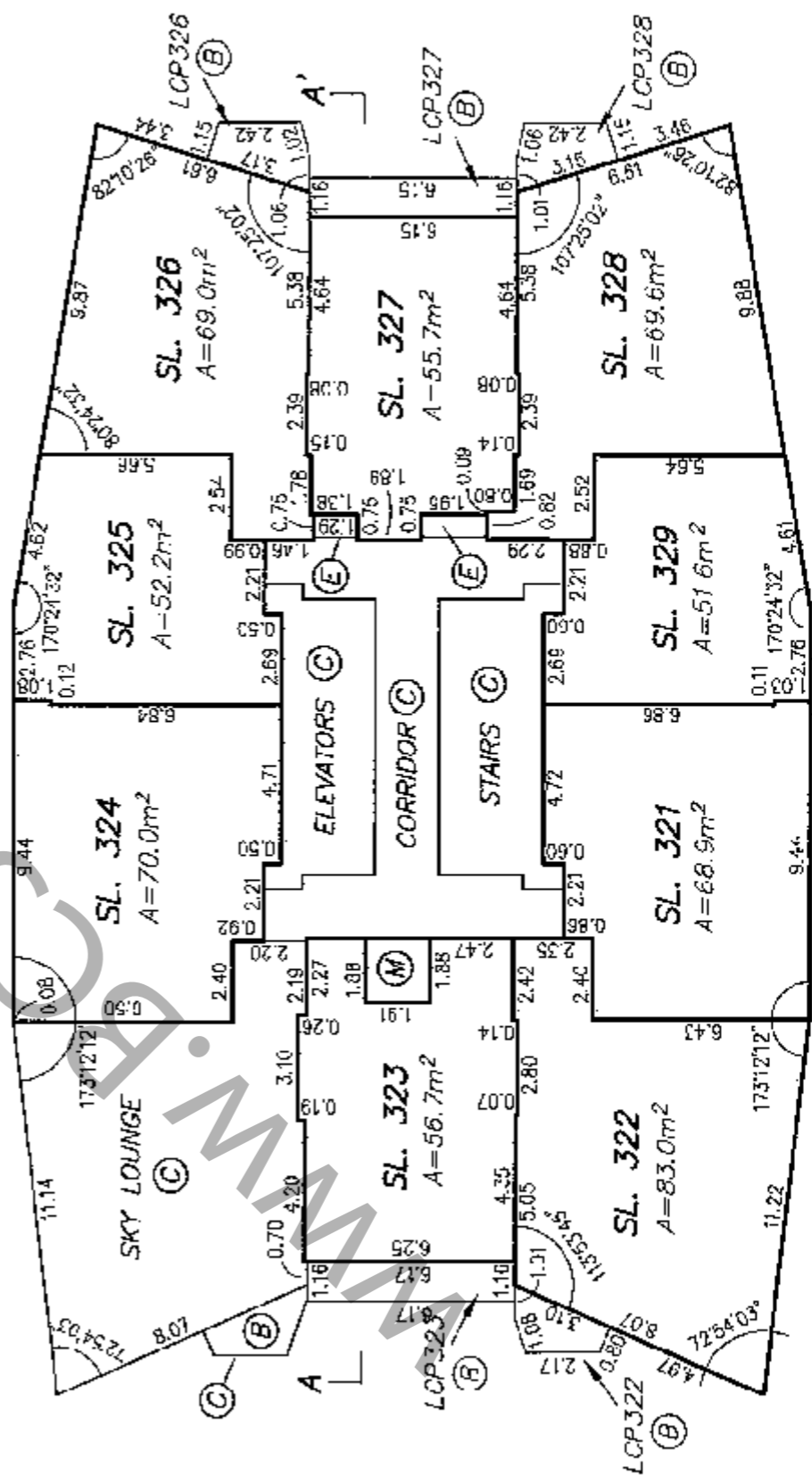
STRATA PLAN BCS 2785



SCALE 1:200 DISTANCES ARE IN METRES



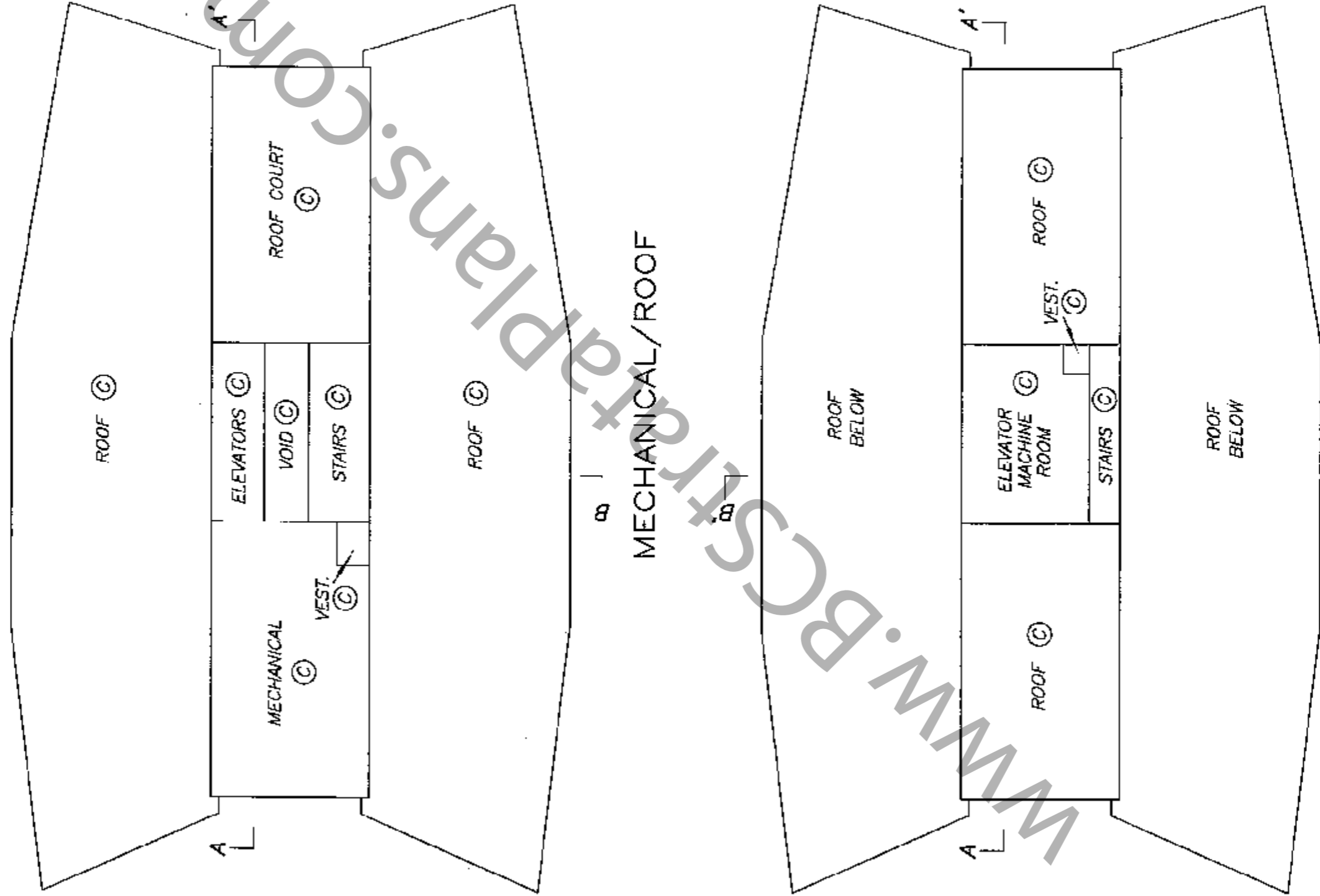
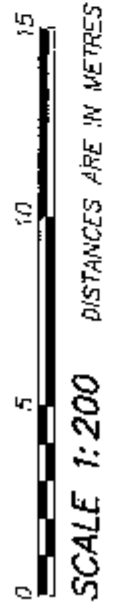
LEVEL 33



LEVEL 34

STRATA PLAN BCS 2785

FLOOR PLANS

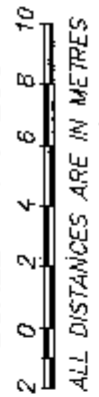


ELEVATOR PENTHOUSE/ROOF

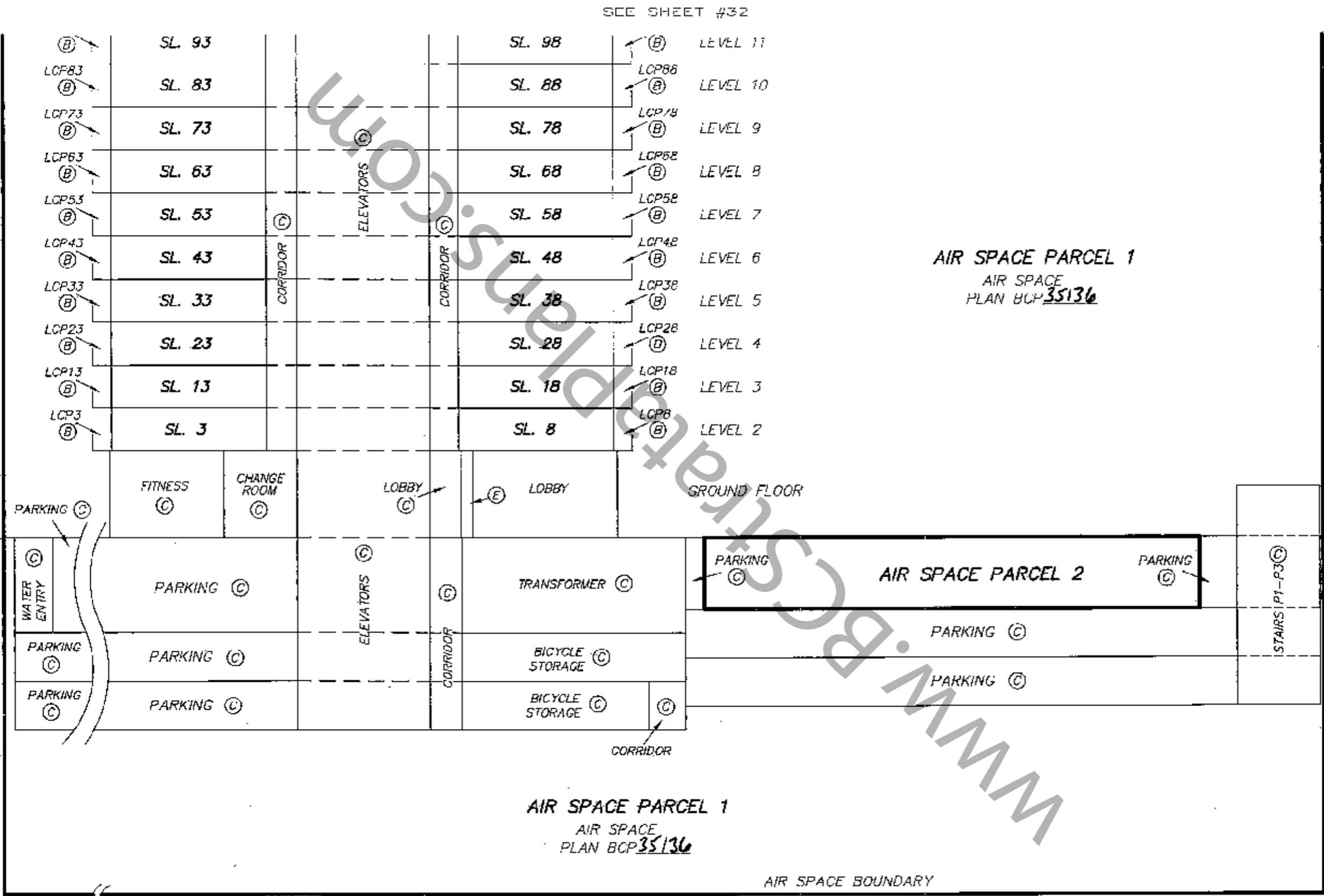
SHEET 31 OF 34 SHEETS

STRATA PLAN BCS 2785

SCALE 1:250



SECTION A - A'



AIR SPACE PARCEL 1
AIR SPACE
PLAN BCP 35136

SECTION A - A'

REM. 3
PLAN BCP 35134

DATED THIS 23RD DAY OF
JANUARY, 2008.

Target Land Surveying
B.C.L.S.

TARGET
LAND SURVEYING
targetlandsurveying.ca

FILE: 5439-S2

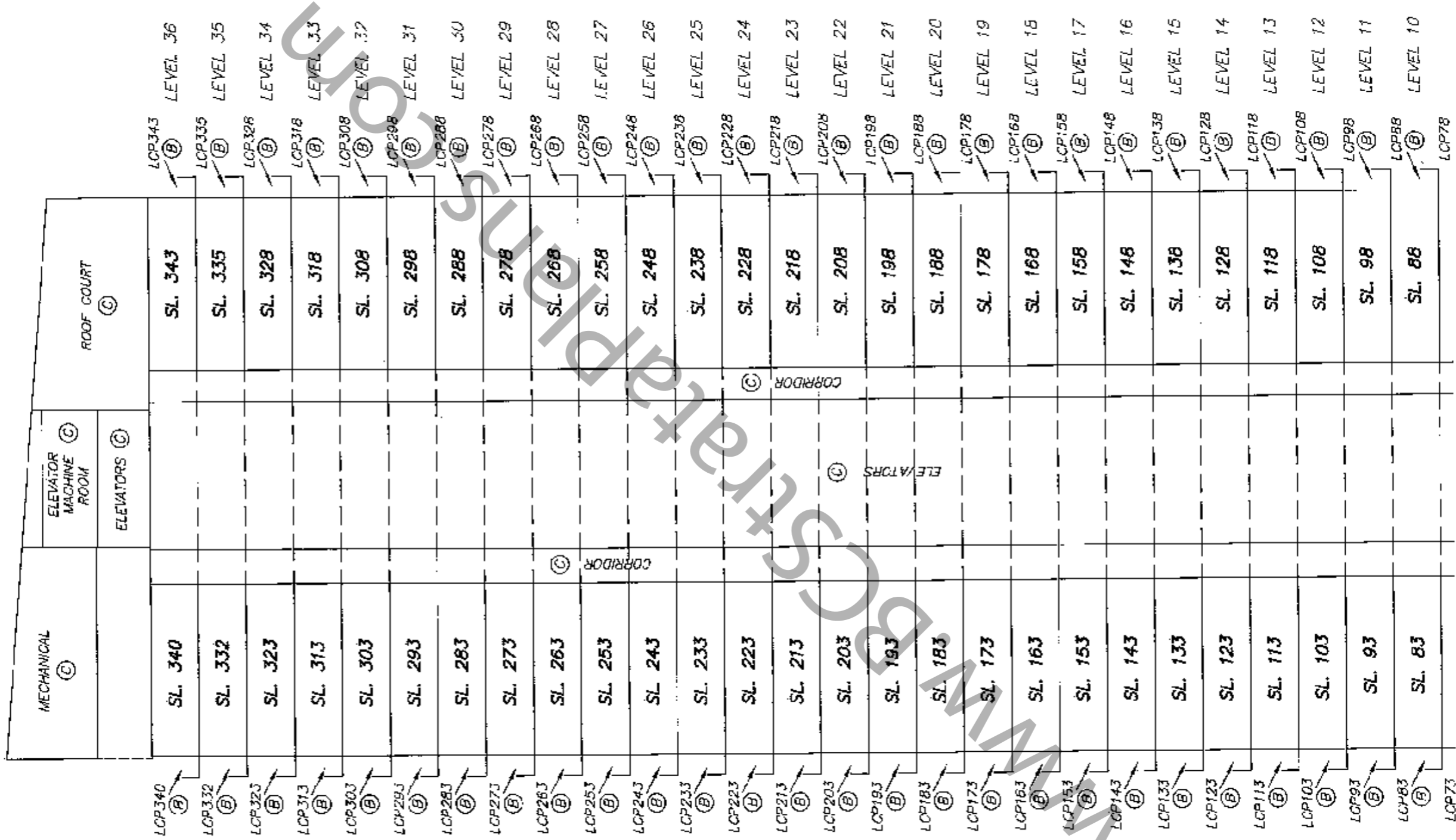
REM. 3 PLAN BCP 35131Y

STRATA PLAN BCS 2725

SECTION A - A'

AIR SPACE PARCEL 1
AIR SPACE
PLAN BCP 35136

SCALE 1 : 250
2 0 2 4 6 8 10
ALL DISTANCES ARE IN METRES



AIR SPACE BOUNDARY

SEE SHEET #31

SECTION A - A'

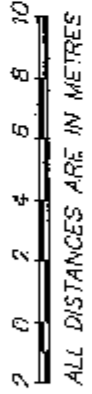
DATED THIS 23RD DAY OF

JANUARY, 2008.

SHEET 33 OF 34 SHEETS

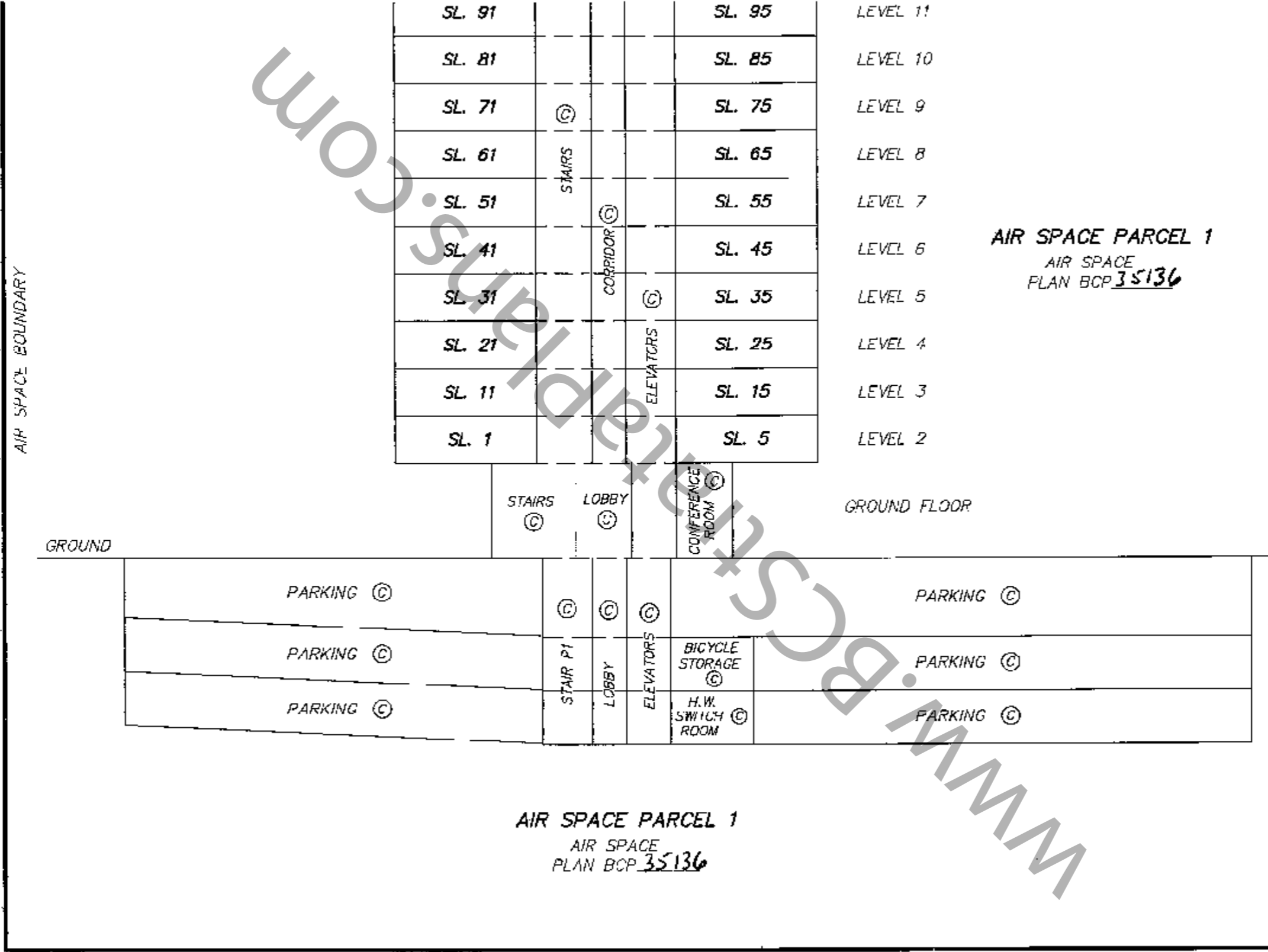
STRATA PLAN BCS 2285

SCALE 1 : 250



SECTION B - B'

SEE SHEET #34



SECTION B - B'

REM. 3
PLAN BCP _____

DATED THIS 23RD DAY OF
JANUARY, 2008.
SO B.C.L.S.

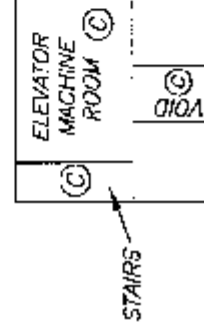
TARGET
LAND SURVEYING
targetandsurveying.ca

SECTION B - B' STRATA PLAN BCS 1785

REM. 3 PLAN BCP

SCALE 1 : 250
 2 0 2 4 6 8 10
 ALL DISTANCES ARE IN METRES

SL 338		SL 341	LEVEL 36
SL 330	⊙	SL 333	LEVEL 35
SL 321	STAIRS	SL 325	LEVEL 34
SL 311	⊙	SL 315	LEVEL 33
SL 301		SL 305	LEVEL 32
SL 291		SL 295	LEVEL 31
SL 281		SL 285	LEVEL 30
SL 271		SL 275	LEVEL 29
SL 261		SL 265	LEVEL 28
SL 251		SL 255	LEVEL 27
SL 241		SL 245	LEVEL 26
SL 231		SL 235	LEVEL 25
SL 221		SL 225	LEVEL 24
SL 211		SL 215	LEVEL 23
SL 201		SL 205	LEVEL 22
SL 191	⊙	SL 195	LEVEL 21
SL 181	⊙	SL 185	LEVEL 20
SL 171		SL 175	LEVEL 19
SL 161		SL 165	LEVEL 18
SL 151		SL 155	LEVEL 17
SL 141		SL 145	LEVEL 16
SL 131		SL 135	LEVEL 15
SL 121		SL 125	LEVEL 14
SL 111		SL 115	LEVEL 13
SL 101		SL 105	LEVEL 12
SL 91		SL 95	LEVEL 11
SL 81		SL 85	LEVEL 10



STAIRS
 ELEVATOR MACHINE ROOM
 VOID
 CORRIDOR
 ELEVATORS

AIR SPACE PARCEL 1
 AIR SPACE
 PLAN BCP 35136

SEE SHEET #33

SECTION B - B'

DATED THIS 23RD DAY OF
 JANUARY, 2008.

Ⓞ B.C.L.S.