

1664911

SHEET 1 OF 9 SHEETS

# PHASED STRATA PLAN OF A PORTION OF LOT 7, DISTRICT LOTS 190, 233 AND 235, GROUP 1, N.W.D., PLAN BCP16637

## STRATA PLAN BCS 1961

PHASE 1

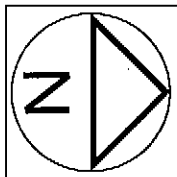
SCALE-1:1000

ALL DISTANCES ARE IN METRES

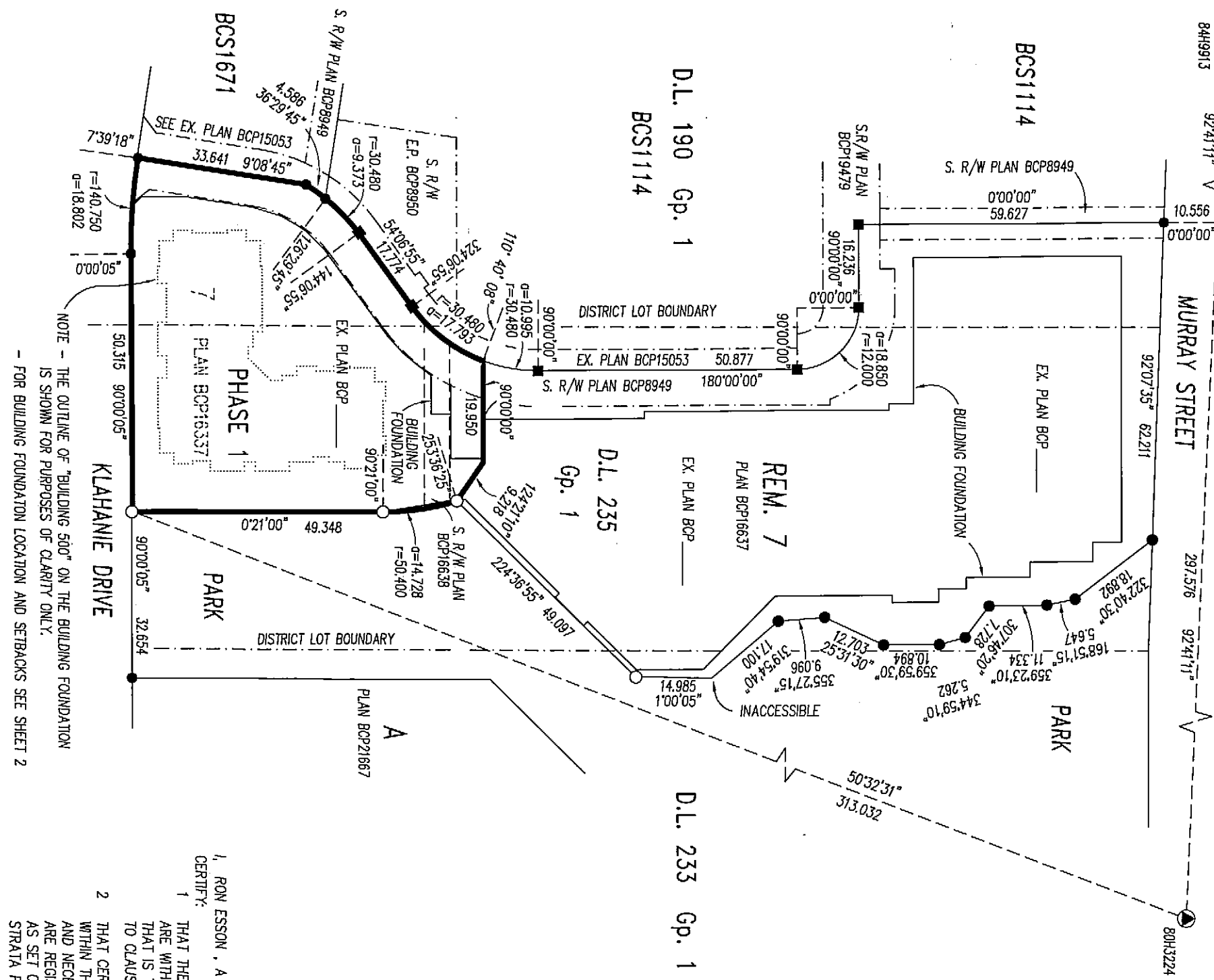
INTEGRATED SURVEY AREA  
No.35 (CITY OF PORT MOODY)  
NAD83 (CSRS)  
B.C.G.S. 926026

CIVIC ADDRESS  
500 KLAHANIE DRIVE  
PORT MOODY B.C.

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE  
AT NEW WESTMINSTER, B.C., July 21, 2006  
I. MacDonnell Registrar  
Deputy  
FORM P - 6194288  
DA 194289 - BA194340



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT



THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES,  
PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY  
BY THE COMBINED FACTOR 0.999603267.

GRID BEARINGS ARE DERIVED FROM  
OLD CONTROL MONUMENTS 82H9913 AND 80H3224

LEGEND  
INDICATES LIMITED COMMON PROPERTY  
SQUARE METRES  
STRATA LOT  
PART  
COMMON PROPERTY  
OLD IRON POST FOUND  
IRON POST SET  
OLD LEAD PLUG FOUND  
LEAD PLUG SET  
OLD CONTROL MONUMENT FOUND  
COMMON FACILITY

STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

1, RON ESSON, A BRITISH COLUMBIA LAND SURVEYOR,  
CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN  
HAVE NOT, AS OF May 4, 2006, BEEN  
PREVIOUSLY OCCUPIED

\* SECTION 241 (2) PROVIDES THAT THE ENDORSEMENT MUST  
BE DATED NOT MORE THAN 180 DAYS BEFORE THE DATE THE  
STRATA PLAN IS TENDERED FOR DEPOSIT.

1, RON ESSON, A BRITISH COLUMBIA LAND SURVEYOR,  
CERTIFY:  
1 THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN  
ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND  
THAT IS THE SUBJECT OF THE STRATA PLAN SUBJECT  
TO CLAUSE 2 OF THIS ENDORSEMENT.  
2 THAT CERTAIN PARTS OF THE BUILDINGS ARE NOT  
WITHIN THE EXTERNAL BOUNDARIES BUT APPROPRIATE  
AND NECESSARY EASEMENTS OR OTHER INTERESTS  
ARE REGISTERED UNDER No. \_\_\_\_\_  
AS SET OUT IN SECTION 244 (1) (f) OF THE  
STRATA PROPERTY ACT.

DATE: May 4, 2006  
Ron Esson B.C.L.S.

1, RON ESSON, A BRITISH COLUMBIA LAND SURVEYOR,  
OF SURREY, 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 3rd DAY OF  
May, 2005. THE PLAN WAS COMPLETED  
AND CHECKED, AND THE CHECKLIST FILED UNDER # 48009  
ON THE 4th DAY OF May, 2006.  
Ron Esson B.C.L.S.

166492A2

SHEET 2 OF 9 SHEETS

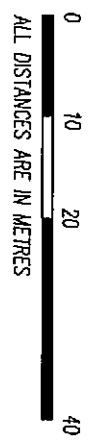
MURRAY STREET

STRATA PLAN BCS 1961

PHASE 1

BUILDING FOUNDATION DETAIL

SCALE - 1:750



OWNER : POLYGON KLAHANIE DEVELOPMENT LTD., (INC. No. 636904)

AUTHORIZED SIGNATORY *Neil Christal* NEIL CHRISTAL

AUTHORIZED SIGNATORY *Robert Brown* ROBERT BROWN

WITNESS :

*Eileen Louden* EILEEN LOUDEN

ADDRESS AND OCCUPATION OF WITNESS :

DEVELOPMENT COORDINATOR

900 - 1333 W. BROADWAY

VANCOUVER, BC V6H 4C2

MORTGAGEE : THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY *Peter Baxter* PETER BAXTER

AUTHORIZED SIGNATORY *Sean Paul Belar* SEAN PAUL BELAR

WITNESS :

*P. CHOW* P. CHOW

ADDRESS AND OCCUPATION OF WITNESS :

3400 - 650 W. GEORGIA VANCOUVER

V6B 4N7

BANKER

I CERTIFY THAT THE AMENITY ROOM WHICH ACCORDING TO THE PHASED STRATA PLAN DECLARATION IN FORM P FILED FOR THIS STRATA PLAN WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAS BEEN PROVIDED FOR IN ACCORDANCE WITH SECTION 225 (2) OF THE STRATA PROPERTY ACT.

DATE: AUGUST 3, 2006

SIGNATURE OF APPROVING OFFICER *[Signature]*

NAME OF MUNICIPALITY CITY OF PORT MOODY

THE CITY OF PORT MOODY AS HOLDER OF COVENANTS B130447, B4537386, B4425810 AND B4425813 HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

AUTHORIZED SIGNATORY *Giuseppe Trasciuni* GIUSEPPE TRASCUNI, MAYOR

AUTHORIZED SIGNATORY *Kelly Kenney* Kelly Kenney, City Clerk

WITNESS :

*[Signature]*

ADDRESS AND OCCUPATION OF WITNESS :

100 NEWPORT DRIVE

PORT MOODY, BC, V3H 3E1

DEPUTY CITY CLERK

APPROVED AS PHASE 1 OF A 2 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT

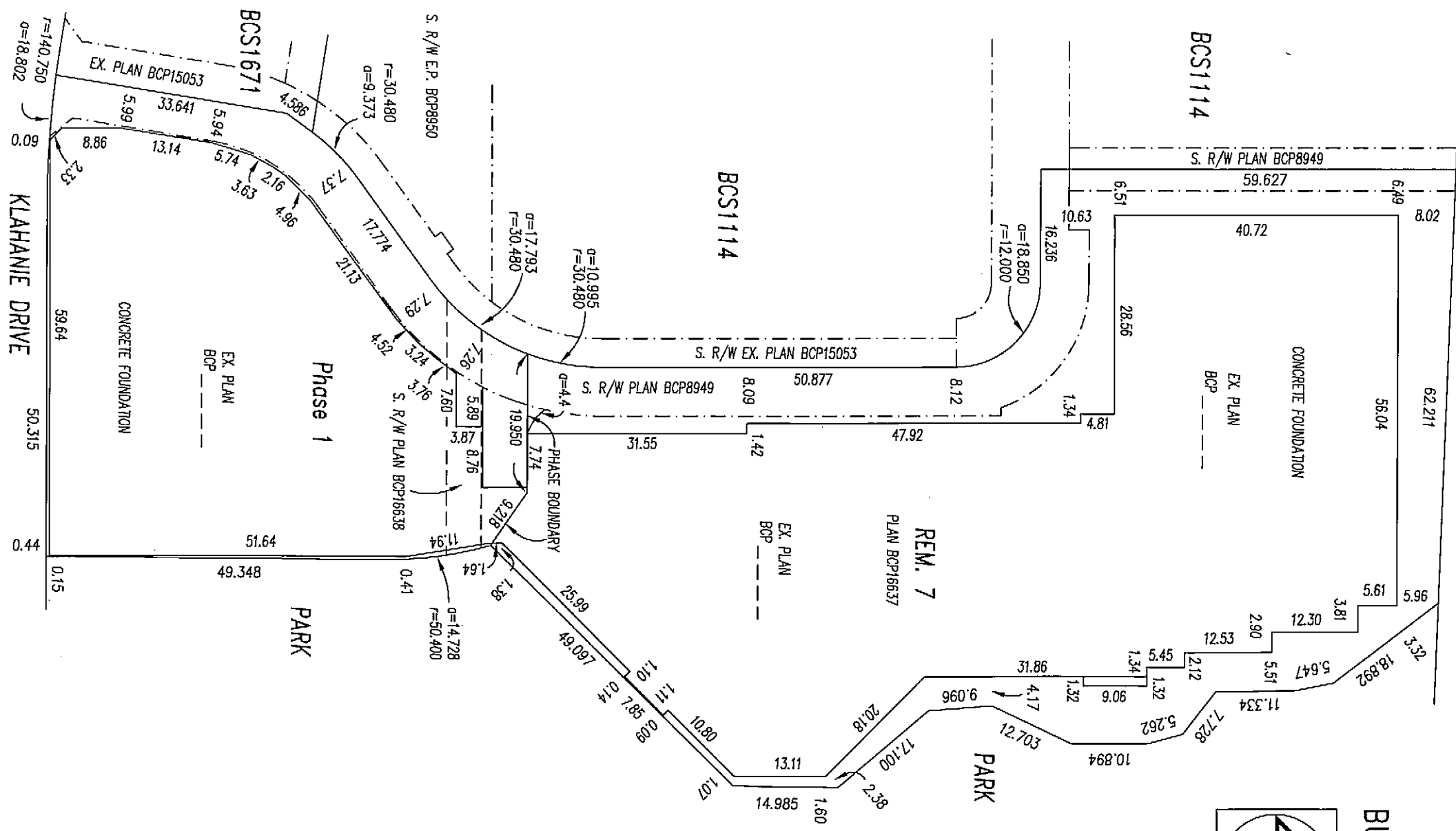
DATE: July 17, 2006

*[Signature]* APPROVING OFFICER FOR THE CITY OF PORT MOODY

TIM SAVOIE

DATED THIS 4th DAY OF May 2006

*[Signature]* B.C.L.S.



16649A3

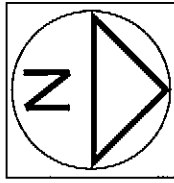
SHEET 3 OF 9 SHEETS

# FLOOR PLANS

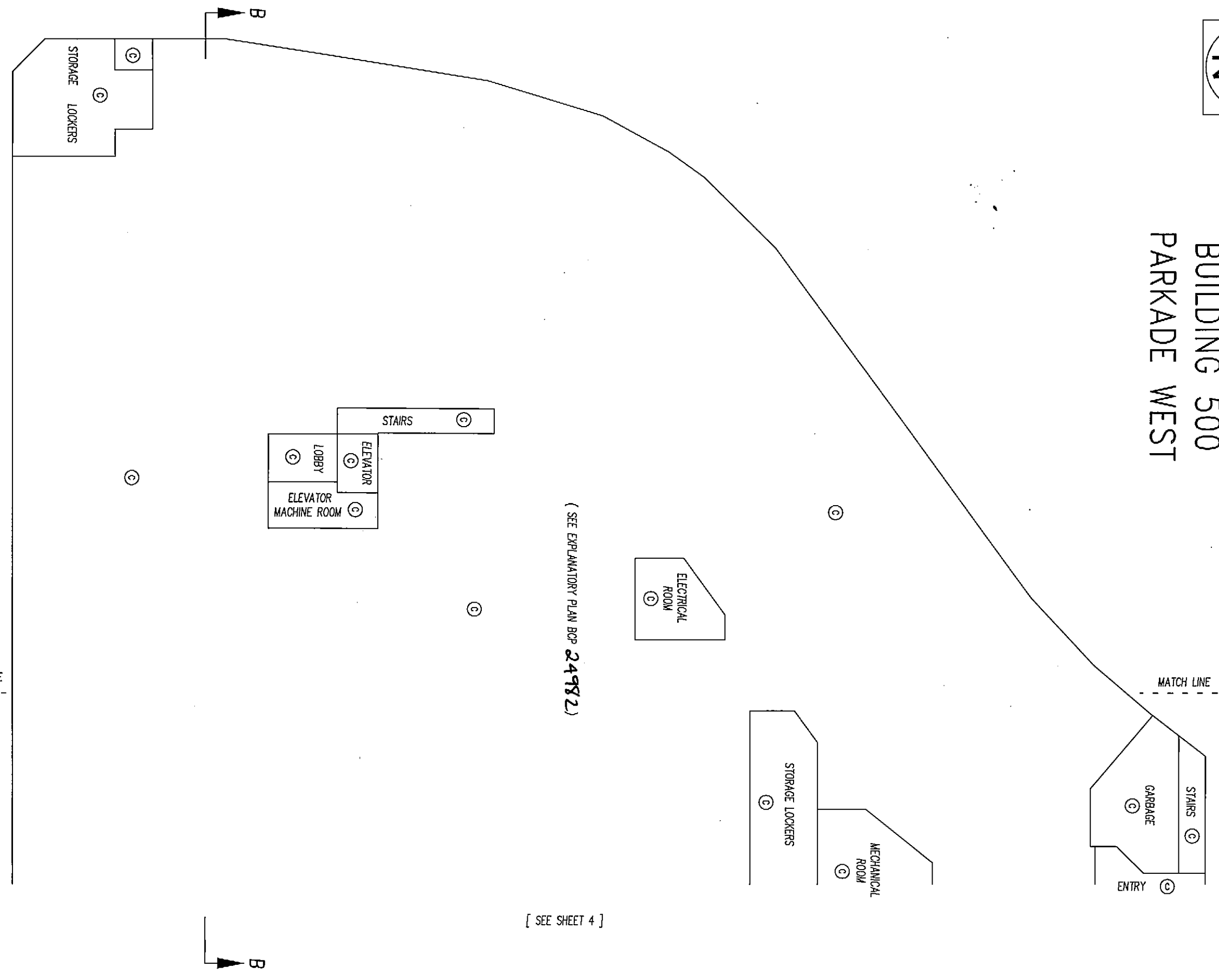
# STRATA PLAN BCS 1961

## PHASE 1

SCALE 1: 200



### BUILDING 500 PARKADE WEST



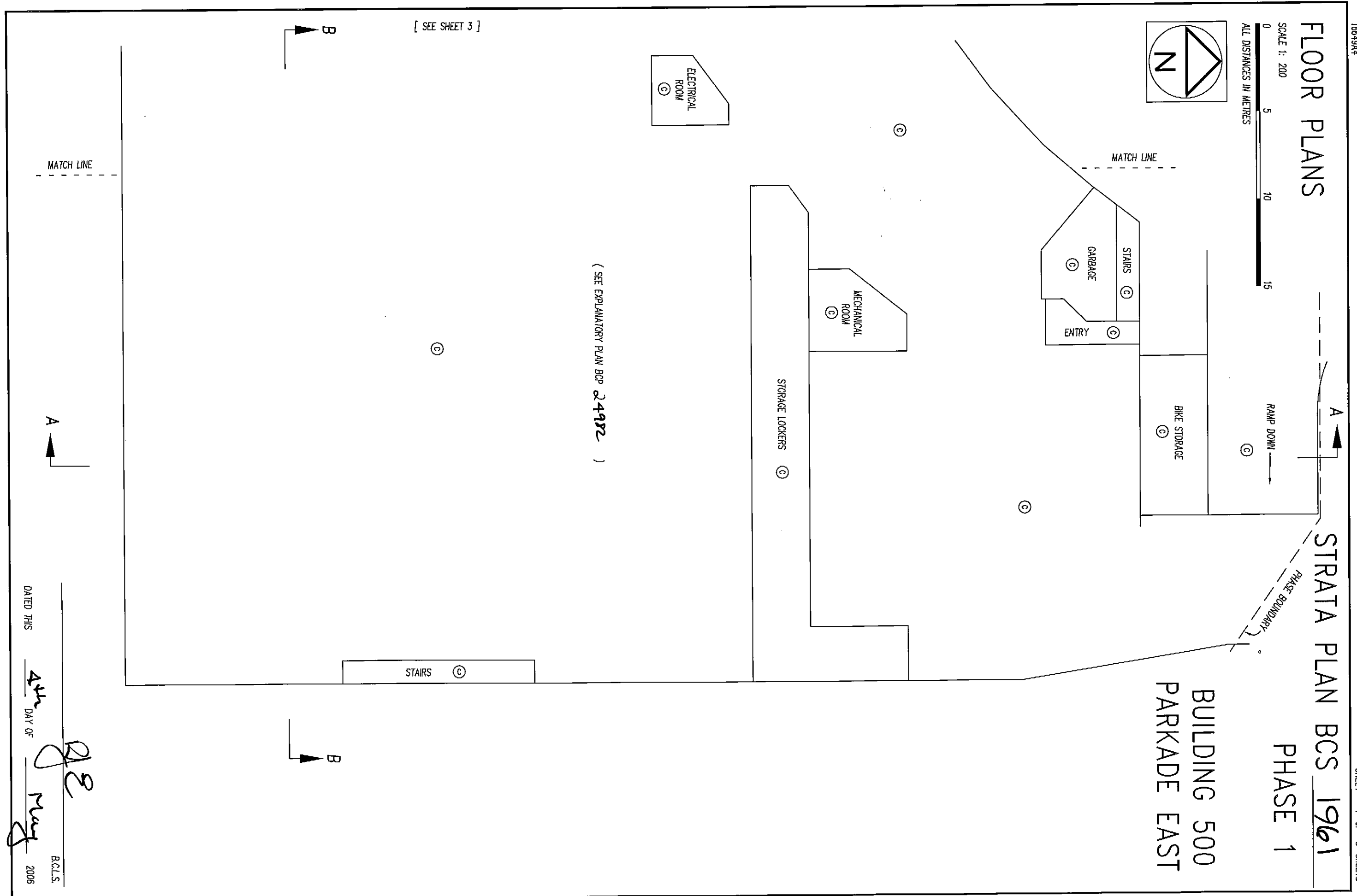
MATCH LINE

MATCH LINE

DATED THIS

4th DAY OF May 2006

B.C.L.S. 2006



DATED THIS 4th DAY OF May 2008  
 B.C.L.S.  
*[Signature]*

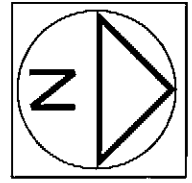
16649A5

SHEET 5 OF 9 SHEETS

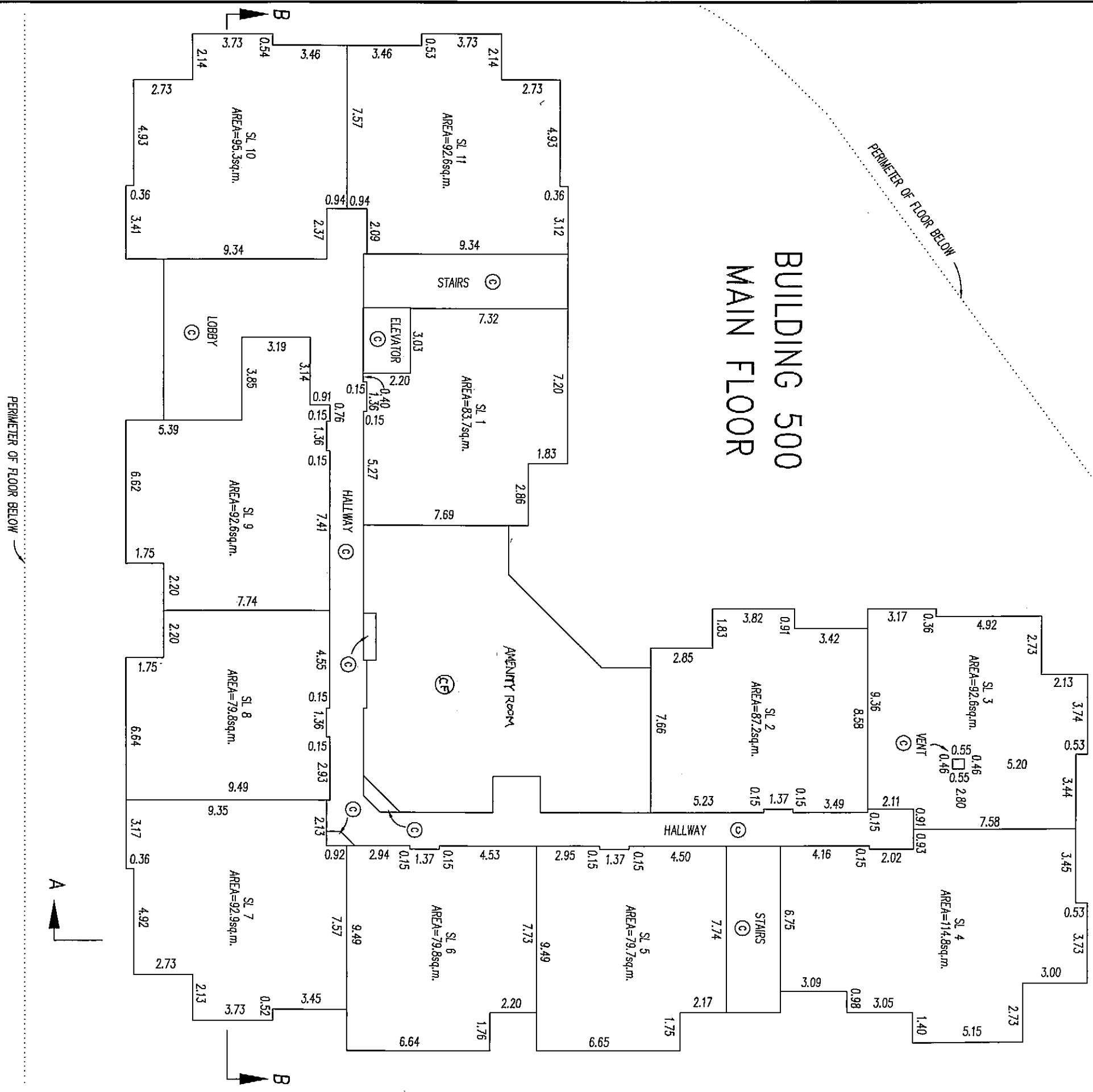
# FLOOR PLANS

# STRATA PLAN BCS 1961

SCALE 1: 200  
ALL DISTANCES IN METRES



## BUILDING 500 MAIN FLOOR



DATED THIS 4<sup>th</sup> DAY OF May 2006

B.C.L.S.

*[Handwritten Signature]*

16649A6

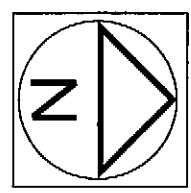
SHEET 6 OF 9 SHEETS

# FLOOR PLANS

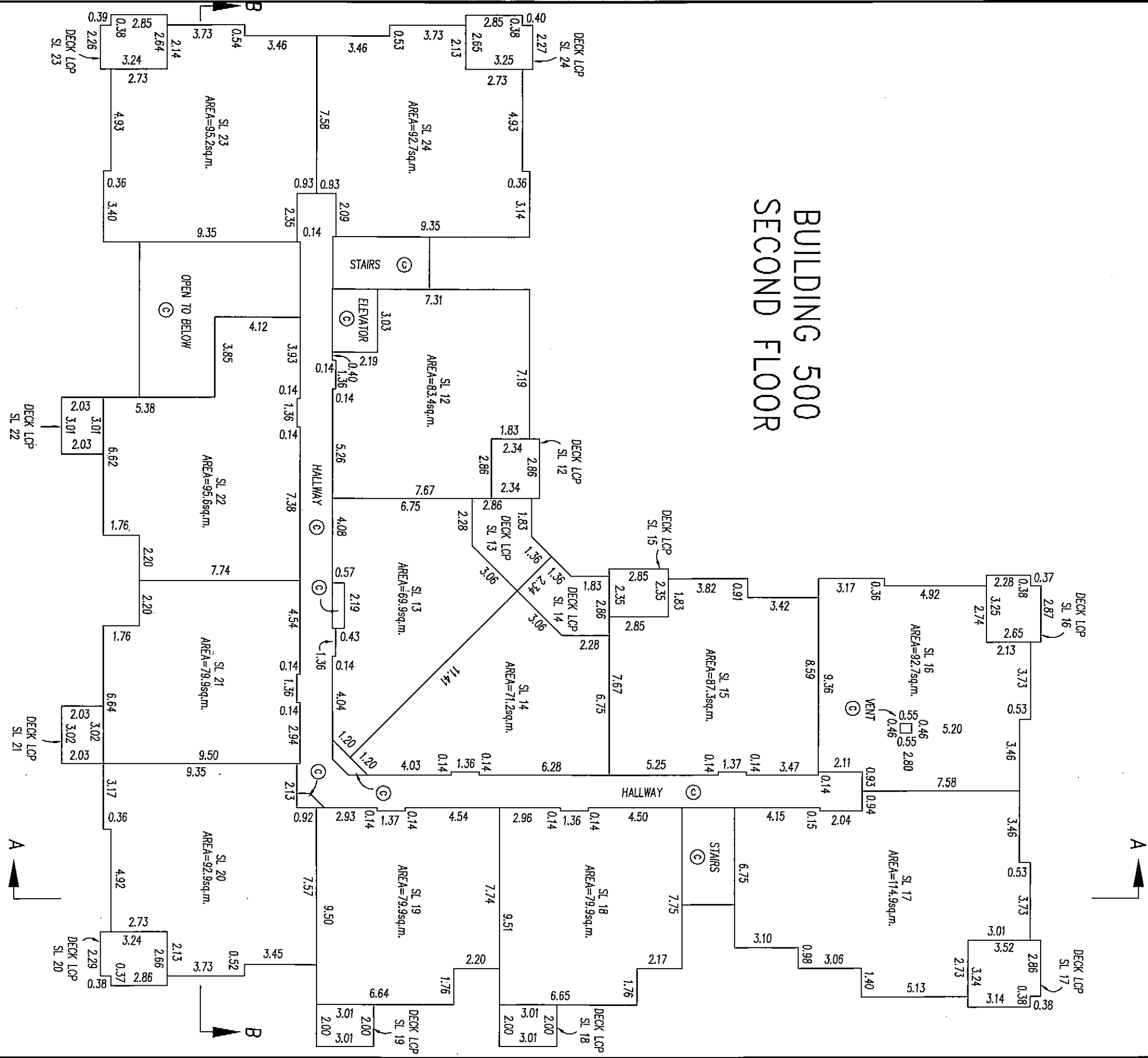
# STRATA PLAN BCS 1961

# PHASE 1

SCALE 1: 200  
ALL DISTANCES IN METRES



## BUILDING 500 SECOND FLOOR



DATED THIS 4th DAY OF May 2006

B.C.L.S.

*[Signature]*

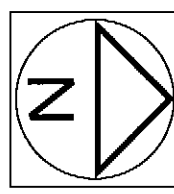
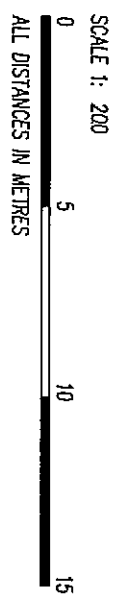
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SHEET 7 OF 9 SHEETS

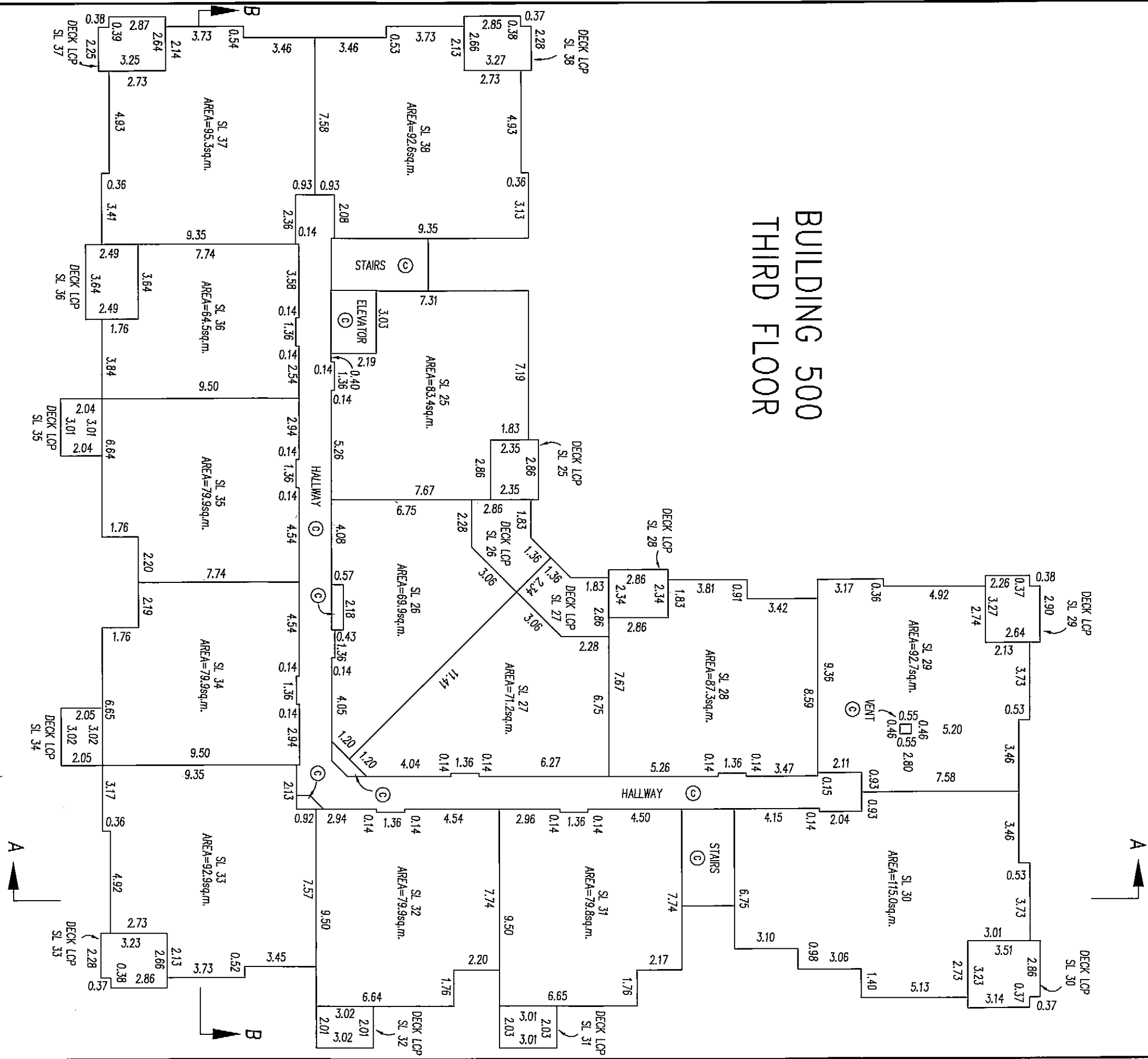
# FLOOR PLANS

# STRATA PLAN BCS 1961

## PHASE 1



### BUILDING 500 THIRD FLOOR



DATED THIS 4th DAY OF May 2006

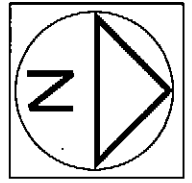
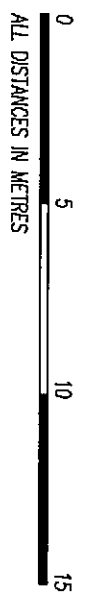
BC.L.S.

16619A8

SHEET 8 OF 9 SHEETS

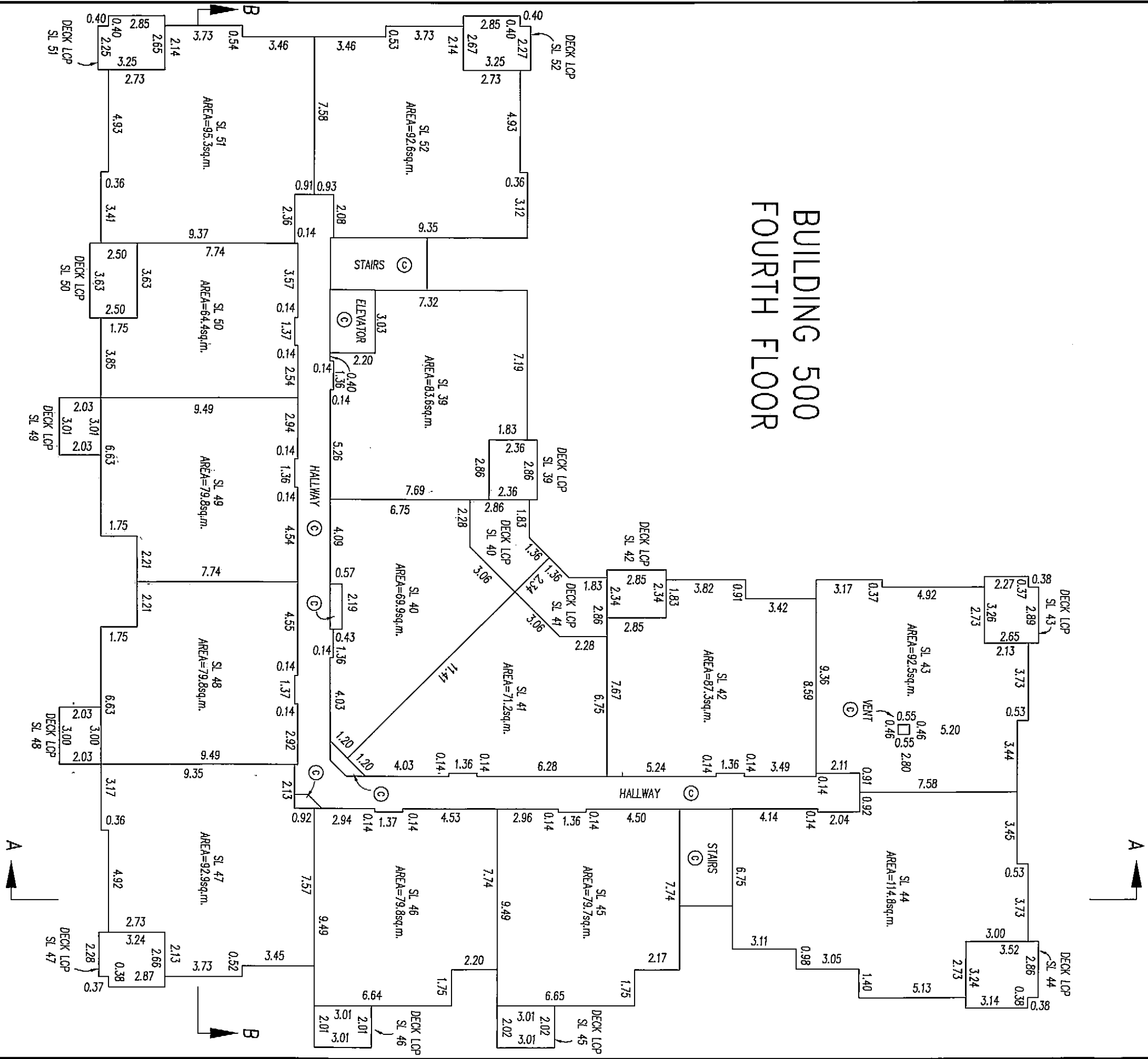
# FLOOR PLANS

SCALE 1: 200



# STRATA PLAN BCS 1961 PHASE 1

## BUILDING 500 FOURTH FLOOR

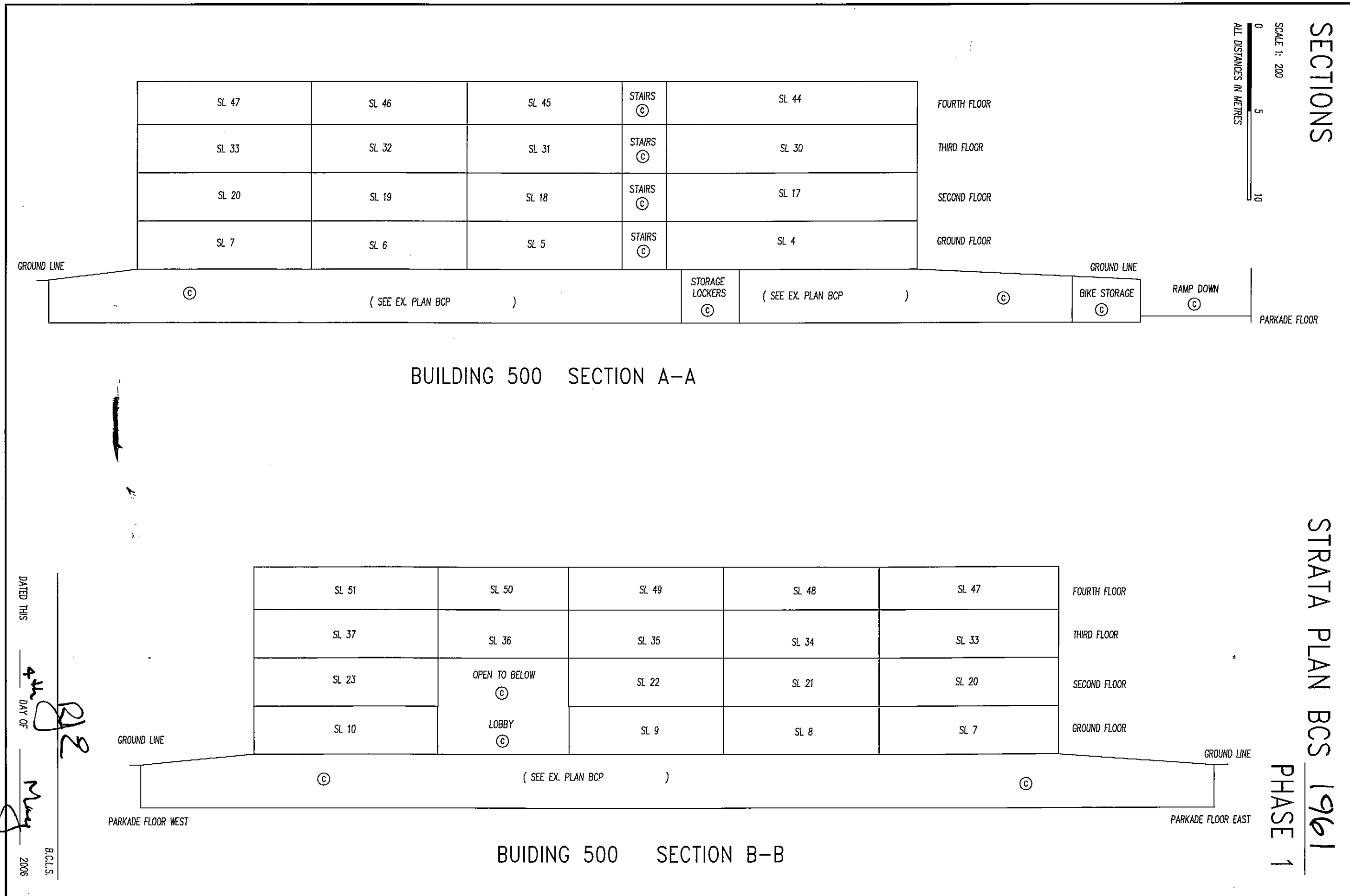


DATED THIS 4th DAY OF May 2006

*[Handwritten Signature]*

B.C.L.S.





DATED THIS 4th DAY OF May 2006

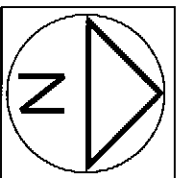
B.C.L.S.

1664981

SHEET 1 OF 16 SHEETS

# PHASED STRATA PLAN OF LOT 7, EXCEPT PHASE ONE STRATA PLAN BCS 1961 DISTRICT LOTS 190, 233 AND 235, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN BCP16637

## STRATA PLAN BCS 1961 PHASE 2



INTEGRATED SURVEY AREA  
NO.35 (CITY OF PORT MOODY)  
NAD83 (CSRS)  
B.C.G.S. 926026

SCALE - 1:1000  
0 10 20 40 60  
ALL DISTANCES ARE IN METRES

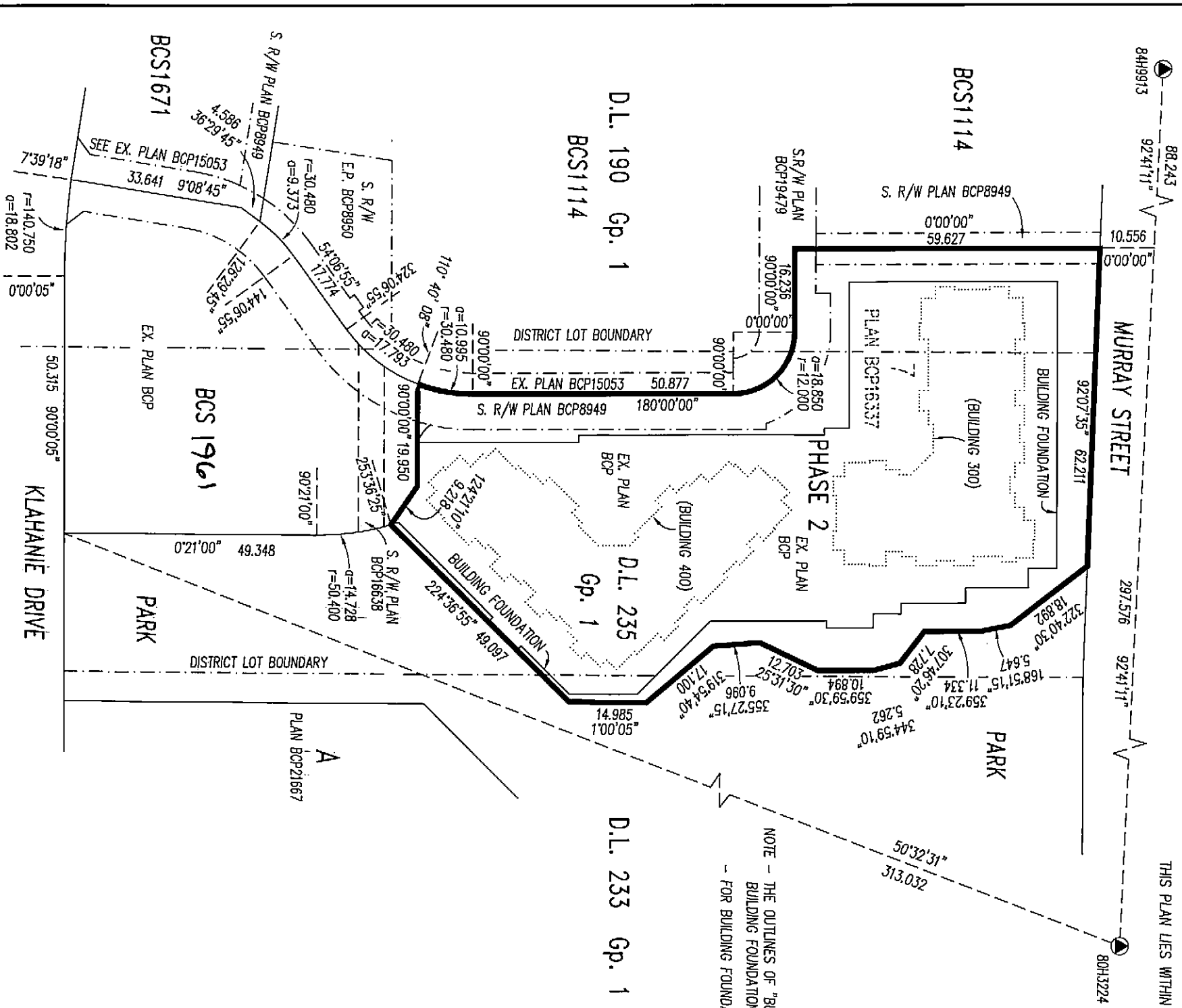
CIVIC ADDRESS  
500 KLAHANIE DRIVE  
PORT MOODY B.C.

BA194345 - BA194456  
FORM P - BA194281

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE  
AT NEW WESTMINSTER, B.C., July 21, 2006

I. MacDonnell Ios  
REGISTRAR



NOTE - THE OUTLINES OF "BUILDING 300" AND "BUILDING 400" ON THE  
BUILDING FOUNDATION ARE SHOWN FOR PURPOSES OF CLARITY ONLY.  
- FOR BUILDING FOUNDATION LOCATION AND SETBACKS SEE SHEET 2

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES,  
PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY  
BY THE COMBINED FACTOR 0.999603267.

GRID BEARINGS ARE DERIVED FROM  
OLD CONTROL MONUMENTS 82H9913 AND 80H3224

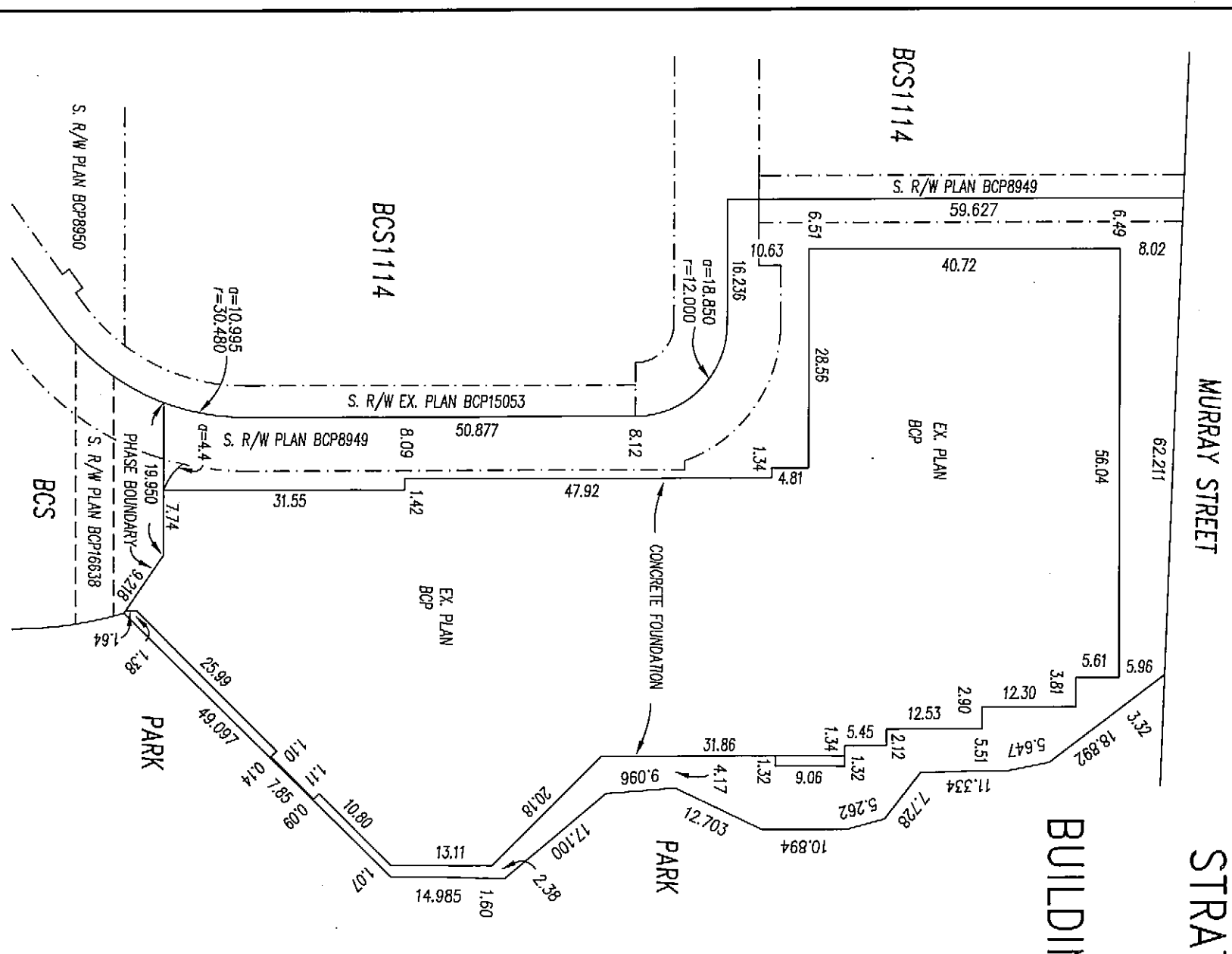
STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

- LEGEND
- LOP INDICATES LIMITED COMMON PROPERTY
  - sq.m. SQUARE METRES
  - SL STRATA LOT
  - PT PART
  - COMMON PROPERTY
  - OLD IRON POST FOUND
  - IRON POST SET
  - OLD LEAD PLUG FOUND
  - LEAD PLUG SET
  - OLD CONTROL MONUMENT FOUND

I, RON ESSON, A BRITISH COLUMBIA LAND SURVEYOR,  
CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN  
HAVE NOT, AS OF June 28, 2006, BEEN  
PREVIOUSLY OCCUPIED

I, RON ESSON, A BRITISH COLUMBIA LAND SURVEYOR,  
OF SURVEY, 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 20th DAY OF  
June, 2006. THE PLAN WAS COMPLETED  
AND CHECKED AND THE CHECKLIST FILED UNDER # 50629,  
ON THE 28th DAY OF June, 2006.

FILE NO. - 1664981 OLSEN & ASSOCIATES BRITISH COLUMBIA LAND SURVEYORS 204-15585 24th AVENUE, SURREY, B.C. V4A 2J4 PHONE: 531-4067



1664982

SHEET 2 OF 16 SHEETS

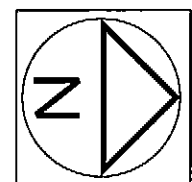
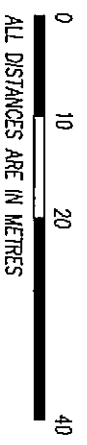
MURRAY STREET

STRATA PLAN BCS 1961

PHASE 2

BUILDING FOUNDATION DETAIL

SCALE-1:750



OWNER: POLYGON KLAHANE DEVELOPMENT LTD. (INC. No. 636904)

AUTHORIZED SIGNATORY **NEIL CRYSTAL**

AUTHORIZED SIGNATORY **ROBERT BRUNO**

WITNESS:

**ELEN LOUDEN**  
ELLEN LOUDEN

ADDRESS AND OCCUPATION OF WITNESS:

**DEVELOPMENT COORDINATOR**  
900-1333 W. BROADWAY  
VANCOUVER, BC V6H 4C2

MORTGAGEE: THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY **PETER BAXTER**

WITNESS:

**P. CHOW**  
P. CHOW

ADDRESS AND OCCUPATION OF WITNESS:

3400 - 650 W. GEORGIA VANCOUVER  
VANCOUVER  
BANKER

APPROVED AS PHASE 2 OF A 2 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT

DATE: **July 12, 2006**

APPROVING OFFICER FOR THE CITY OF PORT MOODY  
**Tim Savoie**  
Tim Savoie

AUTHORIZED SIGNATORY **Kelly Kennedy**  
KELLY KENNEDY, CITY CLERK

WITNESS:

**Will Venn**

ADDRESS AND OCCUPATION OF WITNESS:

100 NEWPORT DRIVE  
PORT MOODY BC V3H 6E1  
DEPUTY CITY CLERK

DATED THIS **28th** DAY OF **June** 2006

**RS**  
B.C.L.S.

THE CITY OF PORT MOODY AS HOLDER OF CONVEYANTS BT304477, BY537386, BY425810 AND BY425813 HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

AUTHORIZED SIGNATORY **Giuseppe Trasciuni**  
GIUSEPPE TRASCINI, MAYOR

AUTHORIZED SIGNATORY **Kelly Kennedy**  
KELLY KENNEDY, CITY CLERK

WITNESS:

**Will Venn**

ADDRESS AND OCCUPATION OF WITNESS:

100 NEWPORT DRIVE  
PORT MOODY BC V3H 6E1  
DEPUTY CITY CLERK

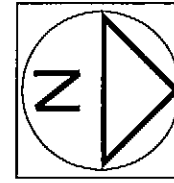
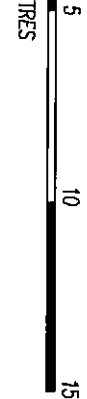
1664983

SHEET 3 OF 16 SHEETS

# FLOOR PLANS

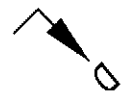
# STRATA PLAN BCS 1961

SCALE 1: 200  
ALL DISTANCES IN METRES

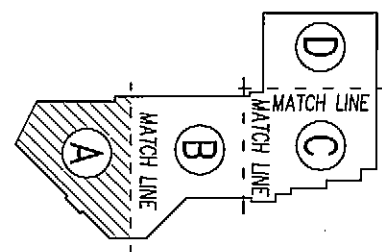


## PARKADE FLOOR

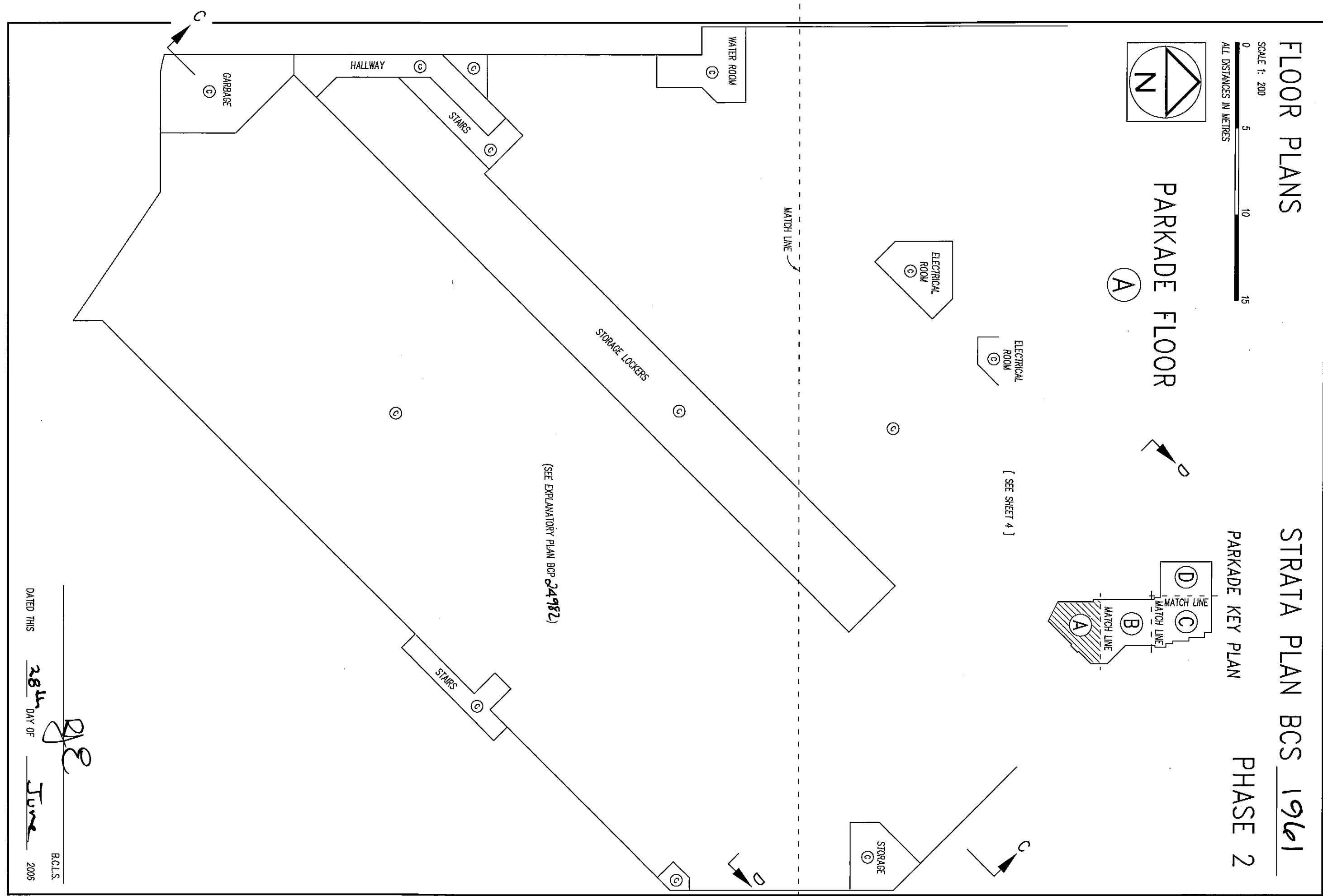
(A)



## PARKADE KEY PLAN



## PHASE 2



[ SEE SHEET 4 ]

(SEE EXPLANATORY PLAN BCP 24982)

DATED THIS 28<sup>th</sup> DAY OF June 2006  
B.C.L.S.  
*RJE*

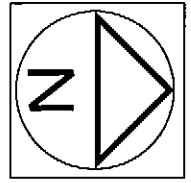
16649B4

SHEET 4 OF 16 SHEETS

# FLOOR PLANS

# STRATA PLAN BCS 1961

SCALE 1: 200  
ALL DISTANCES IN METRES  
0 5 10 15

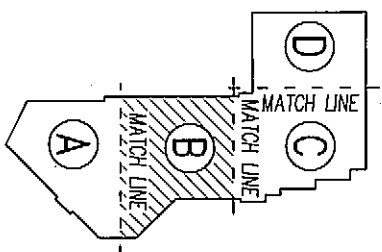


## PARKADE FLOOR

(B)

## PHASE 2

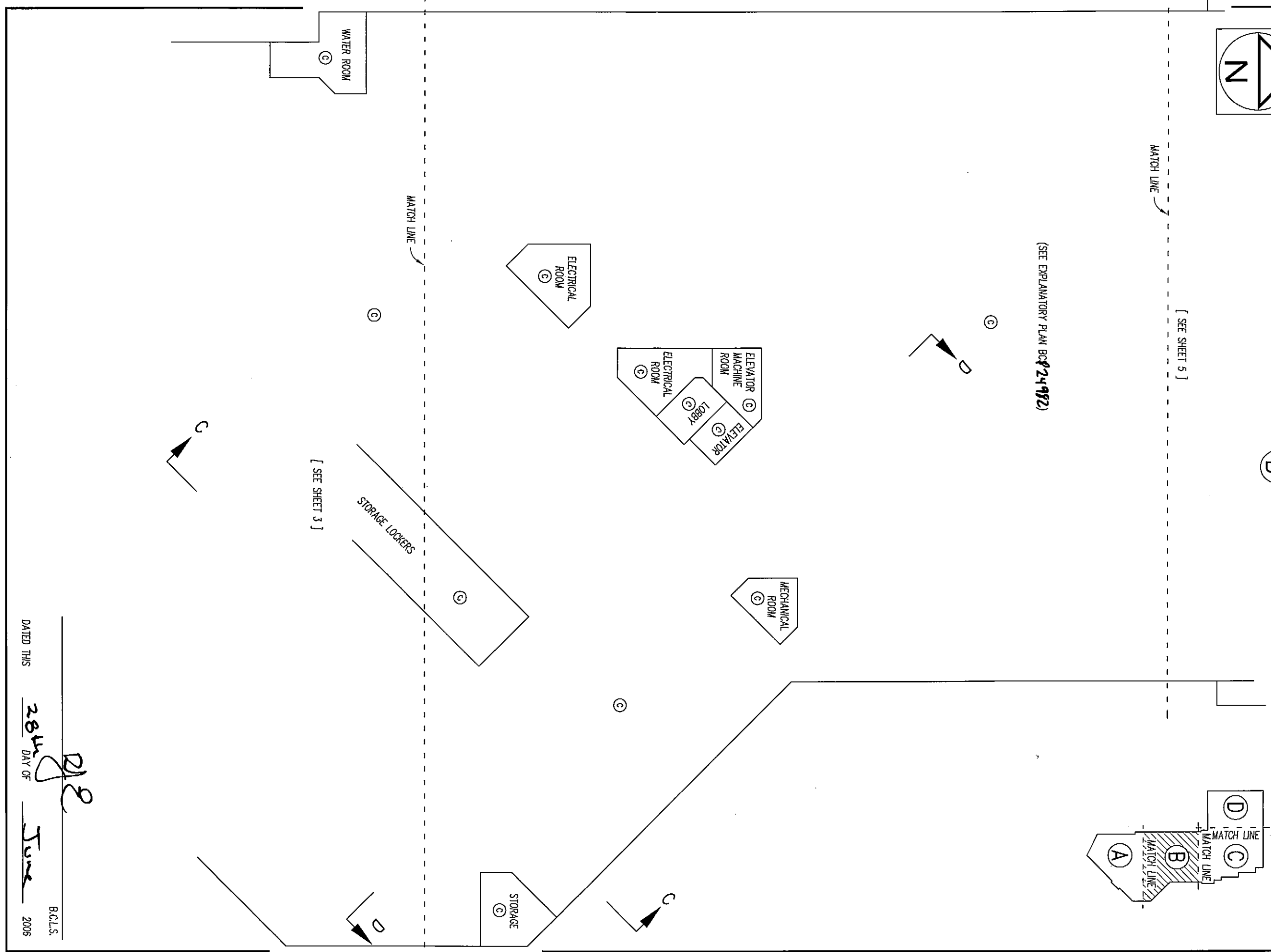
### PARKADE KEY PLAN



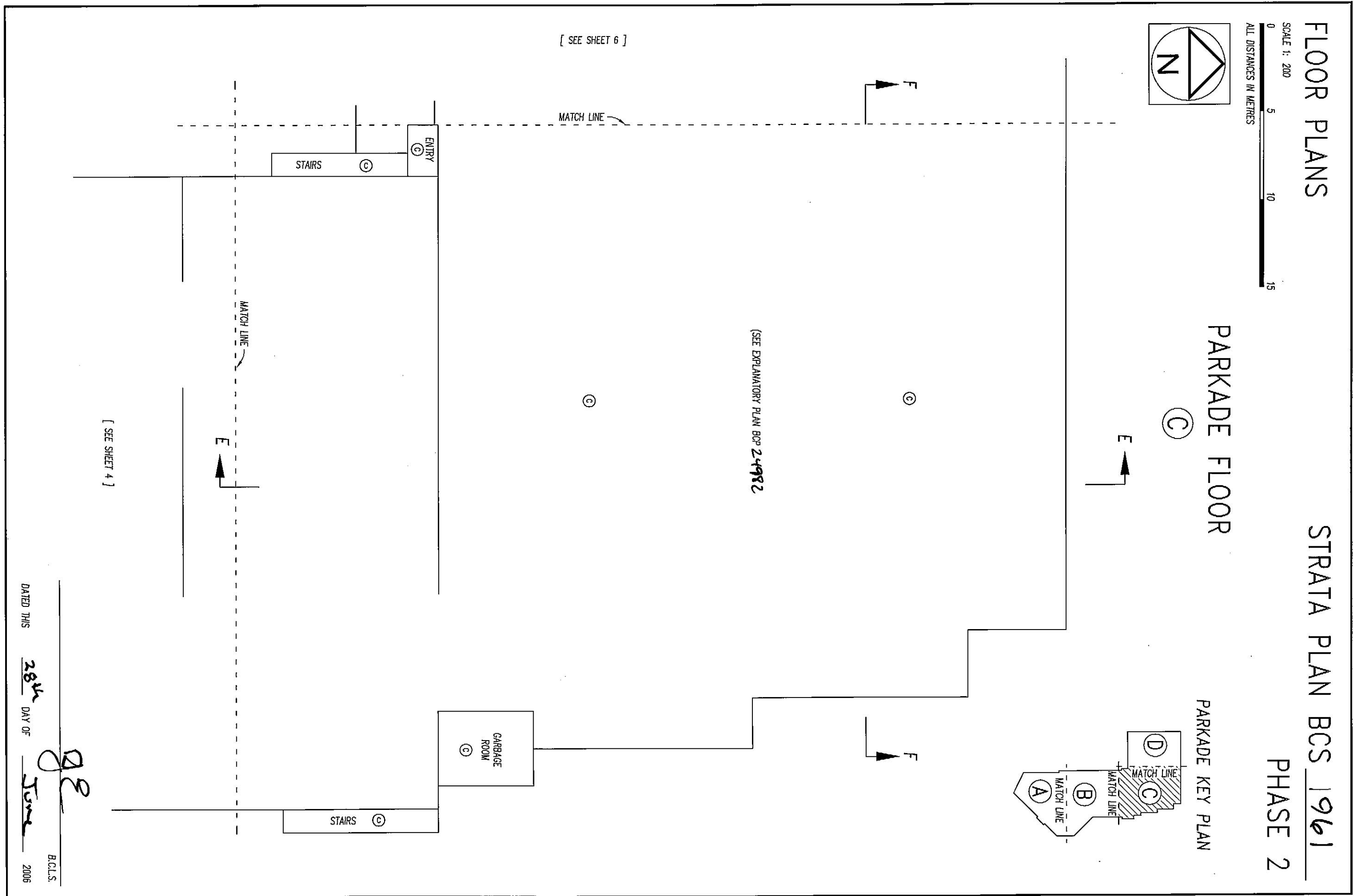
(SEE EXPLANATORY PLAN BCP 24992)

[ SEE SHEET 5 ]

[ SEE SHEET 3 ]



DATED THIS 28th DAY OF June 2006  
B.C.L.S.  
*DJE*



1064985

# FLOOR PLANS

SCALE 1: 200



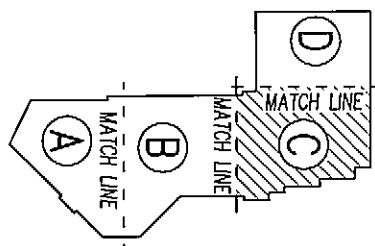
# STRATA PLAN BCS 1961

## PHASE 2

### PARKADE FLOOR

ⓐ

### PARKADE KEY PLAN



SHEET 5 OF 16 SHEETS

[ SEE SHEET 4 ]

[ SEE SHEET 6 ]

(SEE EXPLANATORY PLAN BCP 24982)

DATED THIS 28<sup>th</sup> DAY OF June 2006

B.C.L.S.

1664986

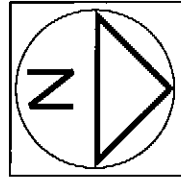
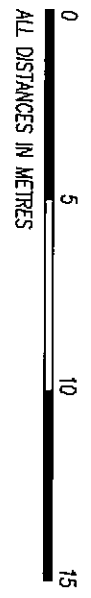
SHEET 6 OF 16 SHEETS

# FLOOR PLANS

# STRATA PLAN BCS 1961

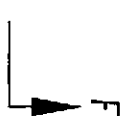
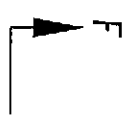
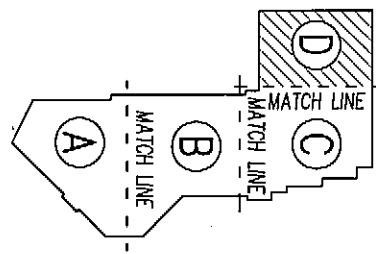
## PHASE 2

SCALE 1: 200

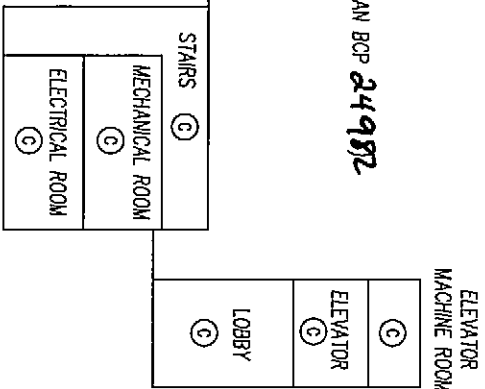


### PARKADE FLOOR

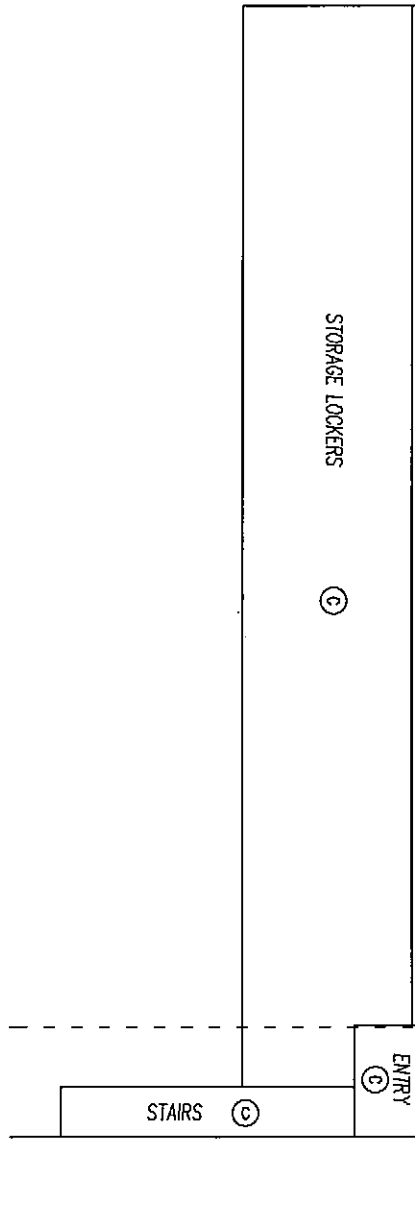
### PARKADE KEY PLAN



(SEE EXPLANATORY PLAN BOP 24982)



[ SEE SHEET 5 ]



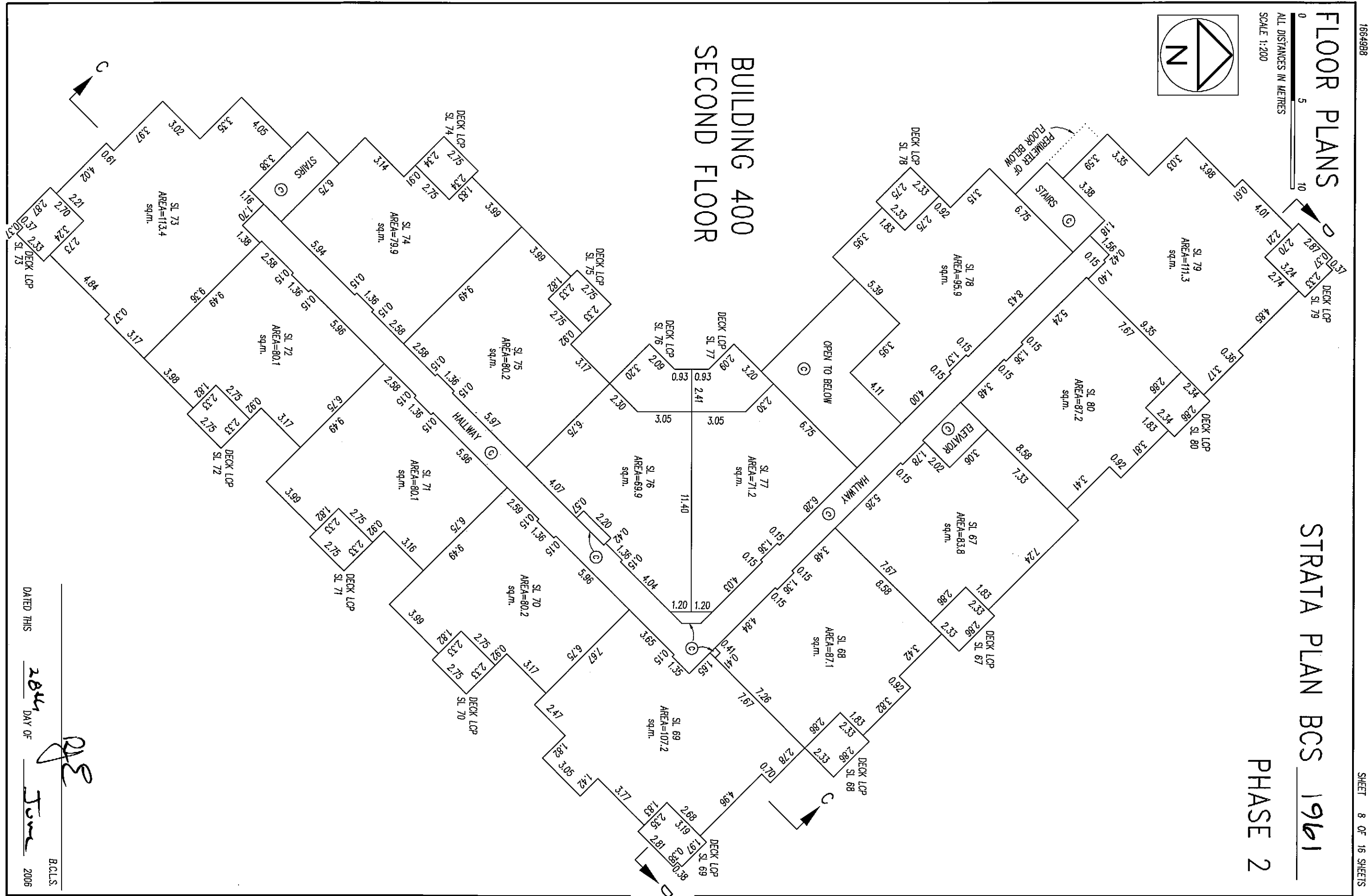
DATED THIS 28th DAY OF June 2006

*[Signature]*

B.C.L.S.







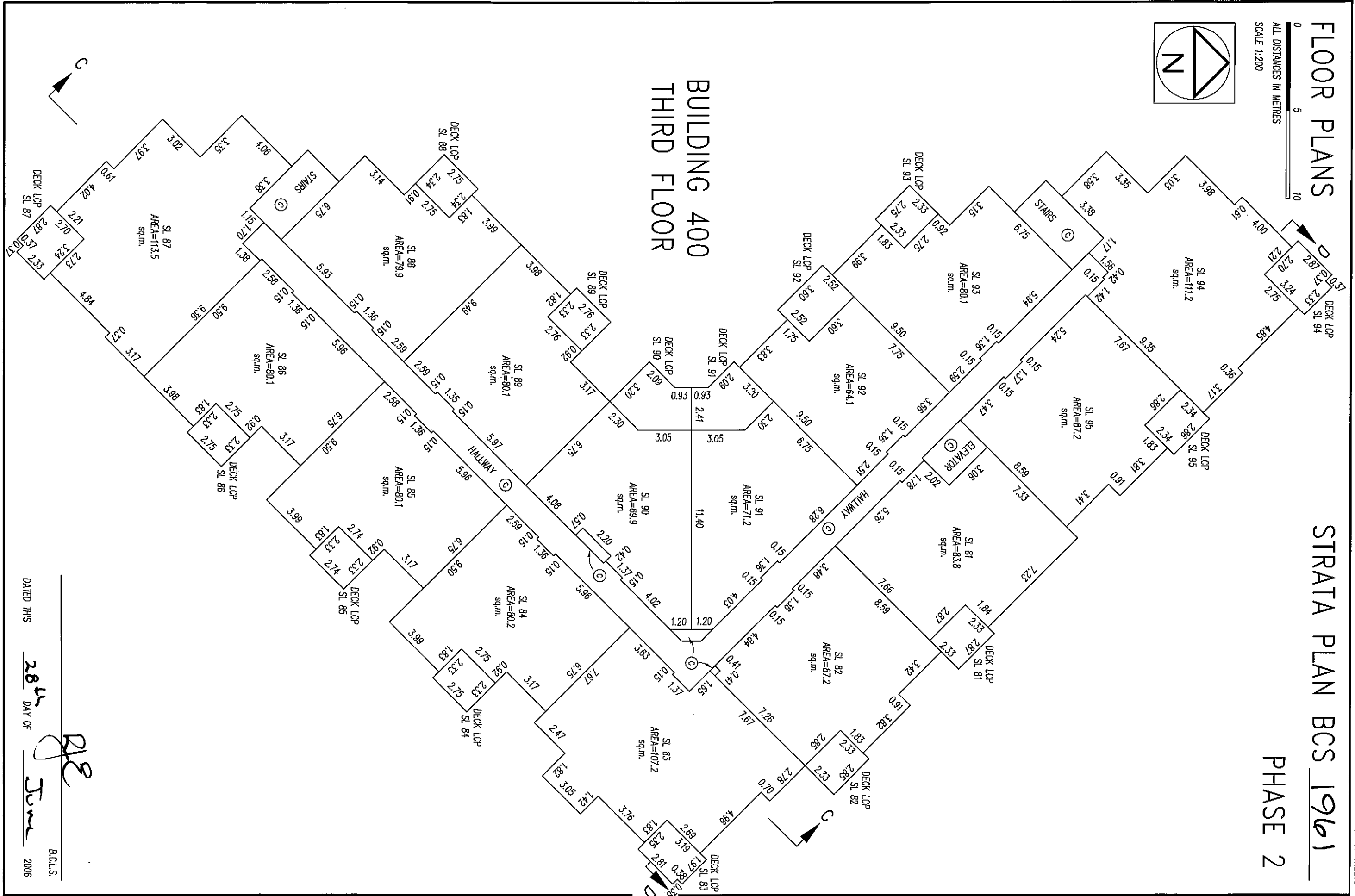
1684988

SHEET 8 OF 16 SHEETS

DATED THIS 28th DAY OF June 2006

B.C.L.S.

*[Signature]*

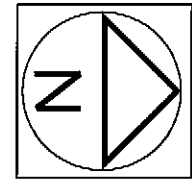


1664989

SHEET 9 OF 16 SHEETS

# FLOOR PLANS

ALL DISTANCES IN METRES  
SCALE 1:200



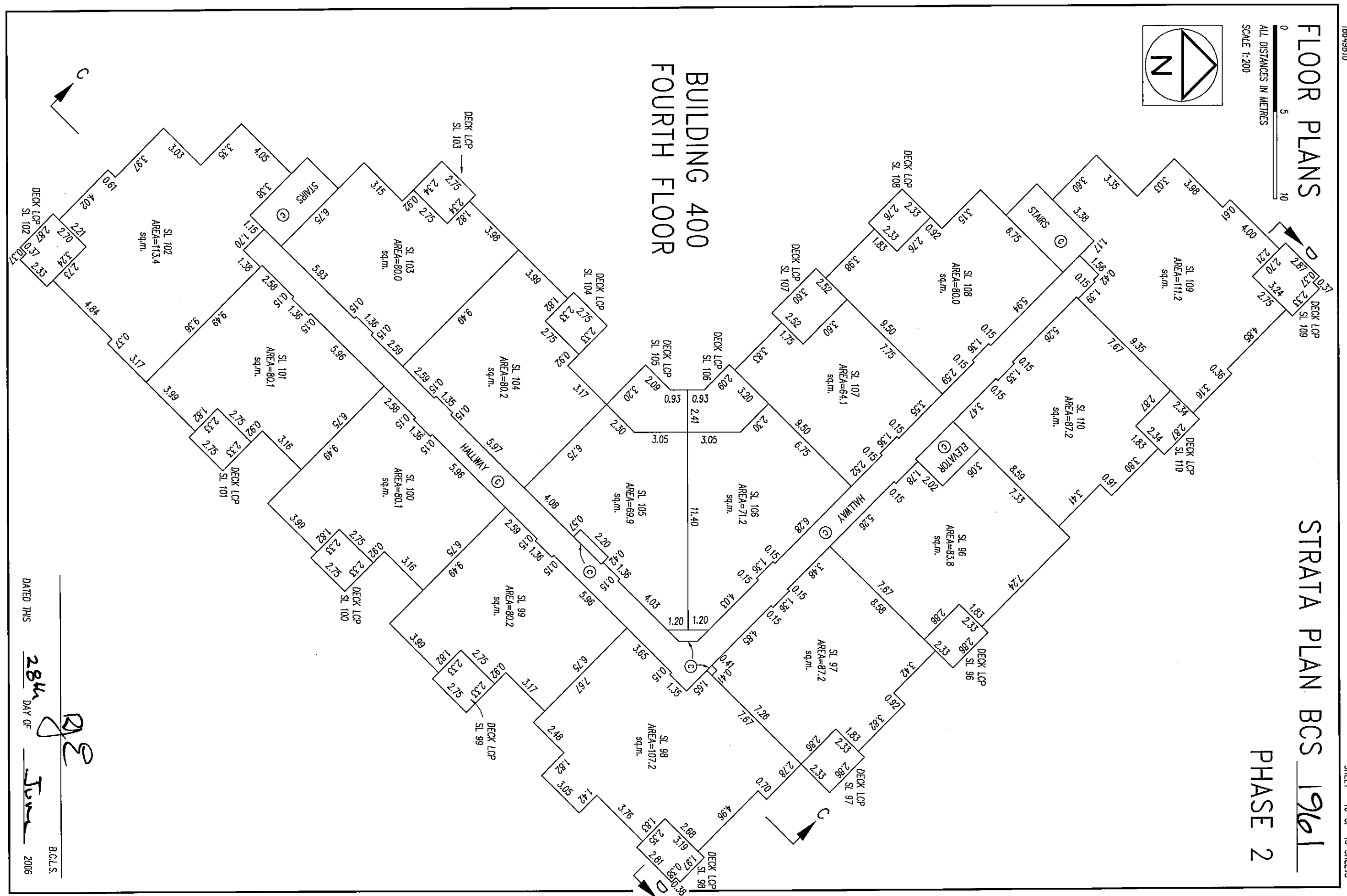
# STRATA PLAN BCS 1961

## PHASE 2

DATED THIS 28th DAY OF June

*[Signature]*

B.C.L.S. 2006



16649810

SHEET 10 OF 16 SHEETS

DATED THIS 28th DAY OF June 2006

B.C.L.S.

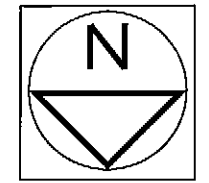
*[Signature]*

16649811

SHEET 11 OF 16 SHEETS

# FLOOR PLANS

0 5 10  
ALL DISTANCES IN METRES  
SCALE 1:200



# STRATA PLAN BCS 1961

F PHASE 2

## BUILDING 300 MAIN FLOOR



PERIMETER OF FLOOR BELOW

DATED THIS 28<sup>th</sup> DAY OF June 2006

BCLS.

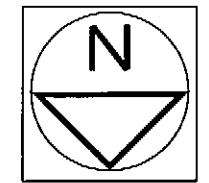
*[Signature]*

16649912

SHEET 12 OF 16 SHEETS

# FLOOR PLANS

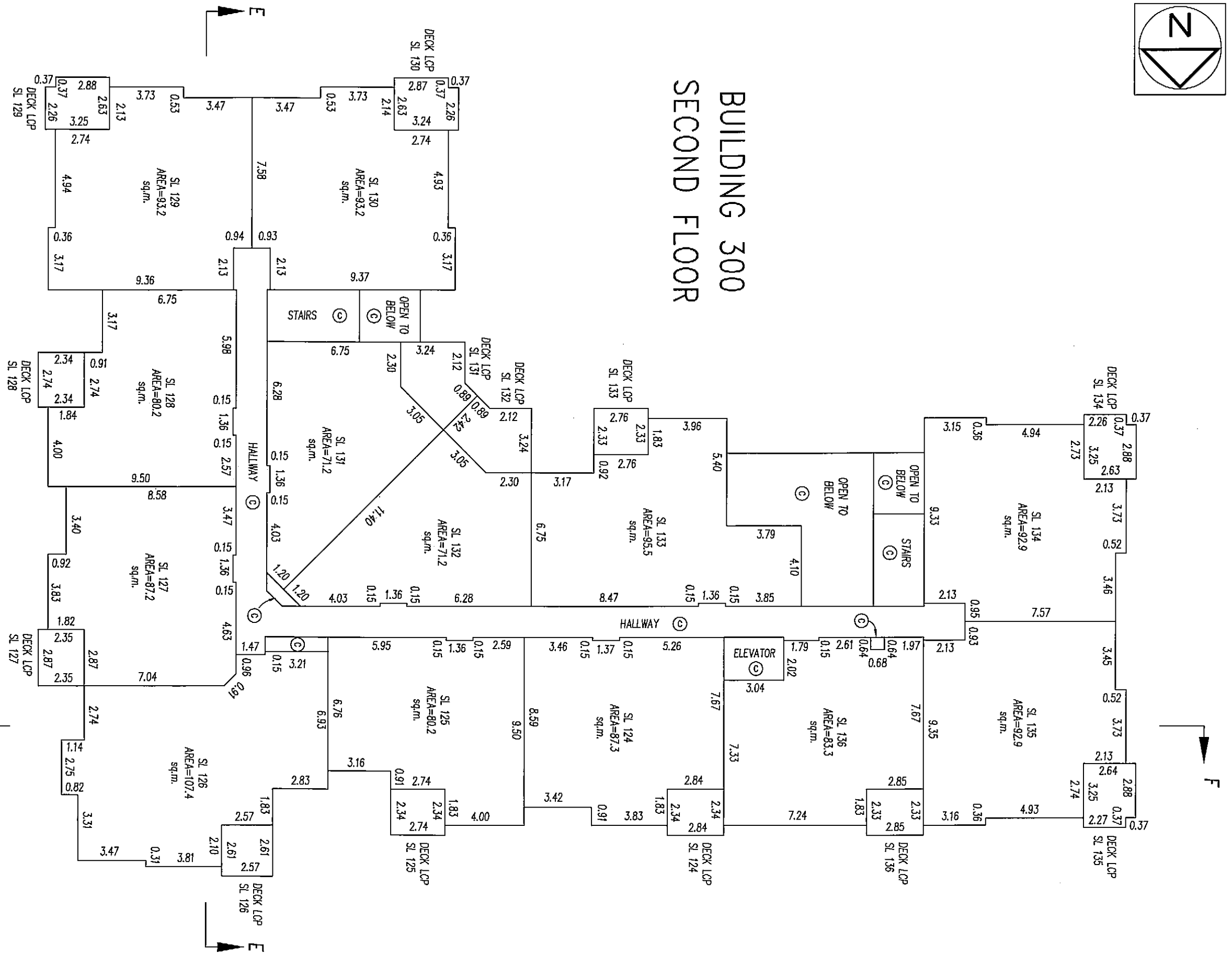
0 5 10  
ALL DISTANCES IN METRES  
SCALE 1:200



# STRATA PLAN BCS 1961

## PHASE 2

### BUILDING 300 SECOND FLOOR



DATED THIS 28<sup>th</sup> DAY OF June 2006

*[Signature]*

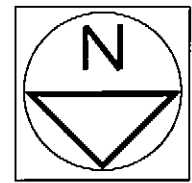
B.C.L.S.

16649B13

SHEET 13 OF 16 SHEETS

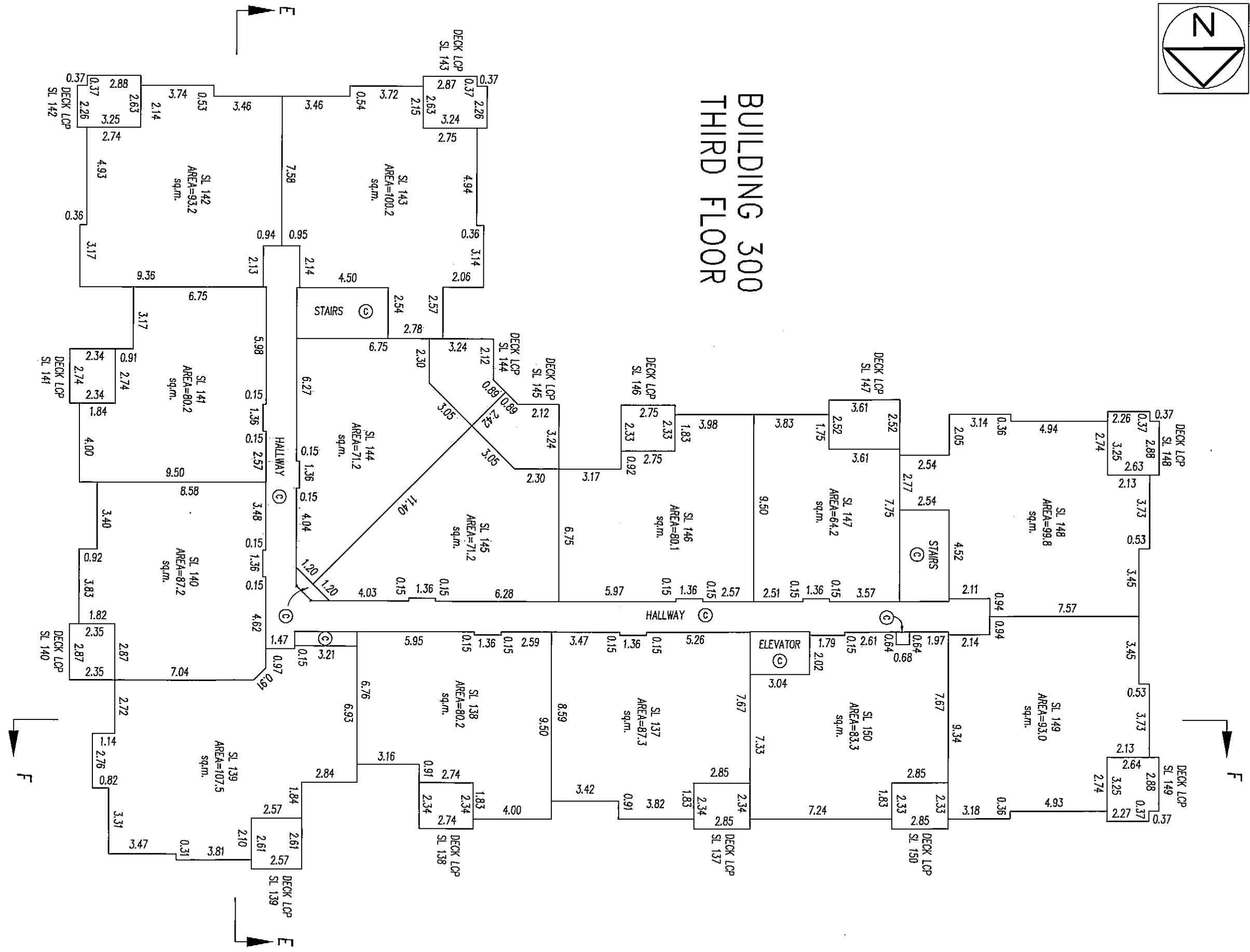
# FLOOR PLANS

ALL DISTANCES IN METRES  
SCALE 1:200



# STRATA PLAN BCS 1961 PHASE 2

## BUILDING 300 THIRD FLOOR



DATED THIS 28th DAY OF June 2006

B.C.L.S.

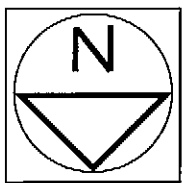
*[Signature]*

16649B14

SHEET 14 OF 16 SHEETS

# FLOOR PLANS

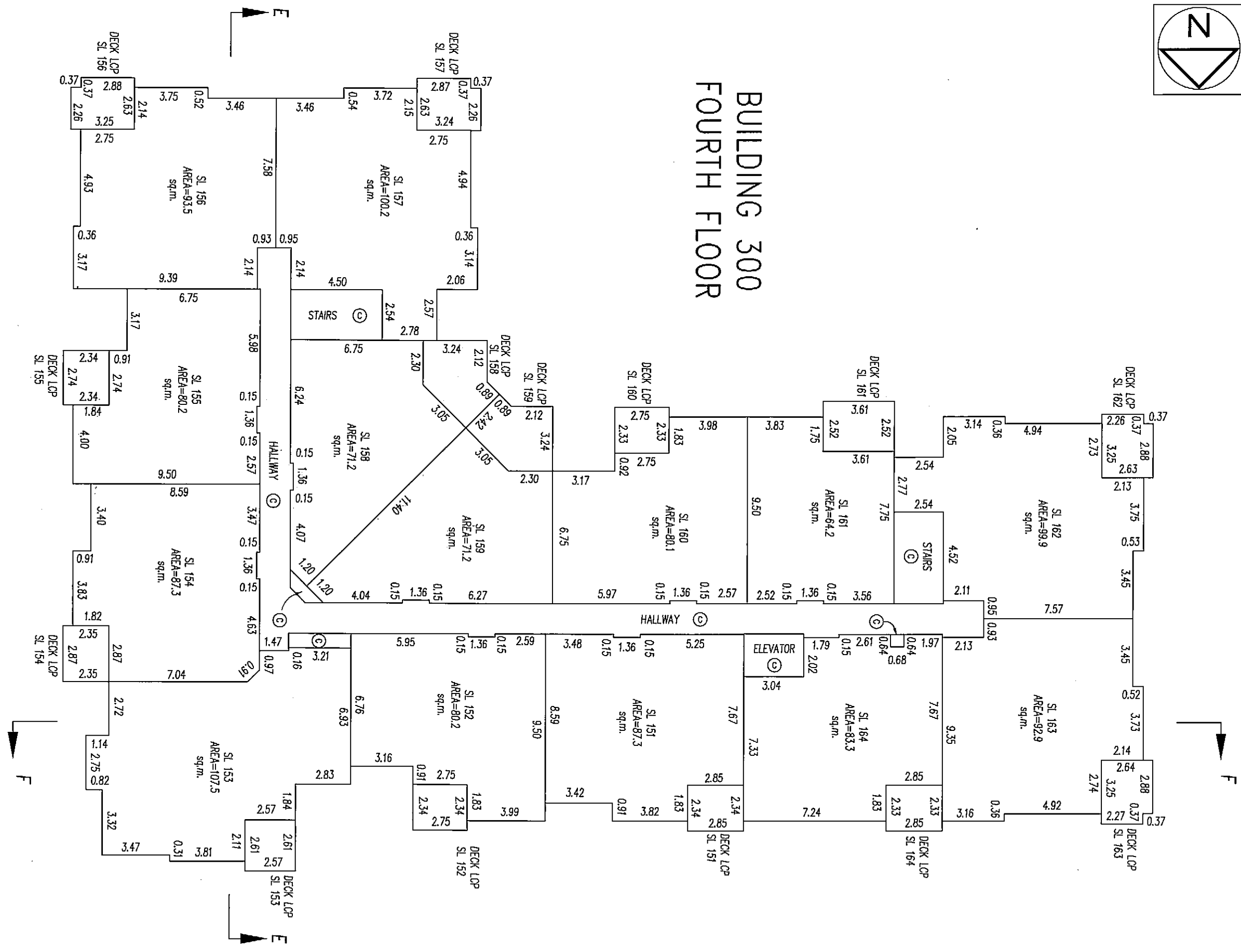
0 5 10  
ALL DISTANCES IN METRES  
SCALE 1:200



# STRATA PLAN BCS 1961

## PHASE 2

### BUILDING 300 FOURTH FLOOR

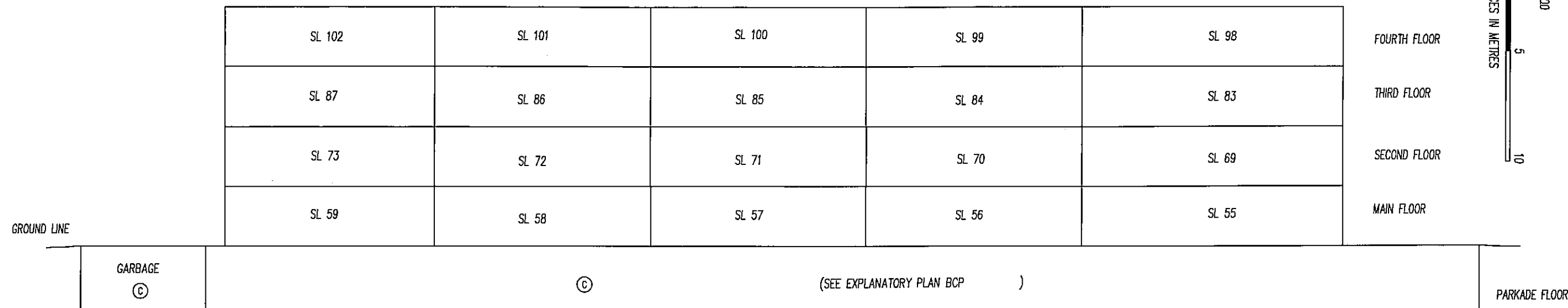


16619B15

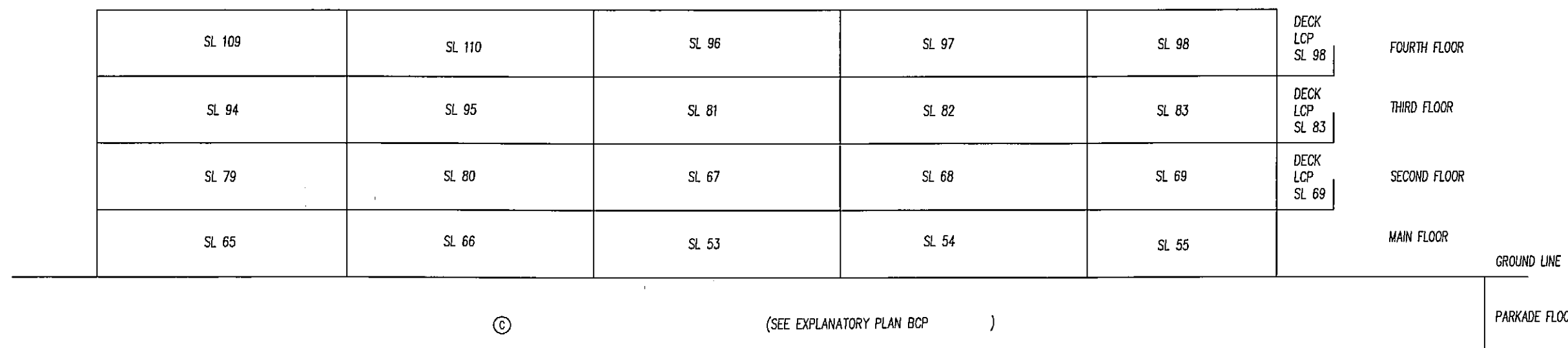
SECTIONS

SCALE 1: 200

ALL DISTANCES IN METRES  
0  
5  
10



BUILDING 400 SECTION C-C



BUILDING 400 SECTION D-D

STRATA PLAN BCS 1961

PHASE 2

SHEET 15 OF 16 SHEETS

DATED THIS

28th DAY OF

June

2006

B.C.L.S.

*Handwritten signature*

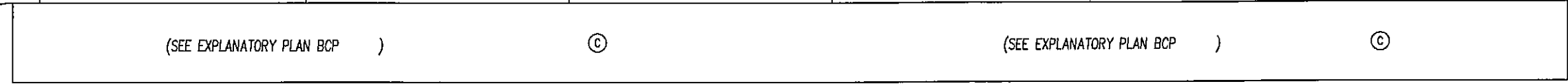


SECTIONS

SCALE 1: 200

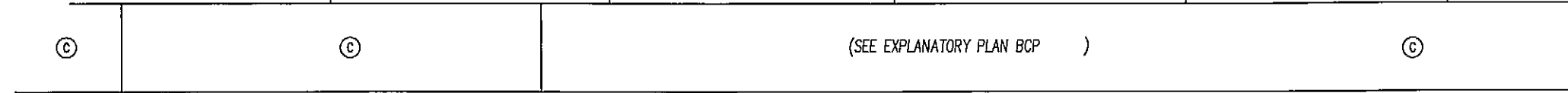


SL 163	SL 164	SL 151	SL 152	SL 153	FOURTH FLOOR
SL 149	SL 150	SL 137	SL 138	SL 139	THIRD FLOOR
SL 135	SL 136	SL 124	SL 125	SL 126	SECOND FLOOR
SL 122	SL 123	SL 111	SL 112	SL 113	MAIN FLOOR



BUILDING 300 SECTION F-F

SL 156	SL 155	SL 154	SL 153	FOURTH FLOOR
SL 142	SL 141	SL 140	SL 139	THIRD FLOOR
SL 129	SL 128	SL 127	SL 126	SECOND FLOOR
SL 116	SL 115	SL 114	SL 113	MAIN FLOOR



BUILDING 300 SECTION E-E

STRATA PLAN BCS 1961 PHASE 2

18649816

SHEET 16 OF 16 SHEETS

DATED THIS

28th DAY OF

June

2006

B.C.L.S.