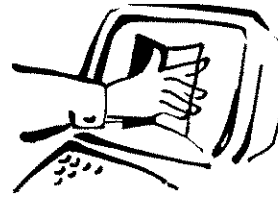


BC OnLine



BC OnLine Land Title Internet Service
Provided in co-operation with
Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL REF# J47736 REQUESTED:2009-05-19 12:30

CLIENT NAME: RE/MAX REAL ESTATE SERVICES AS
ADDRESS: REALTY LTD.
 410-650 WEST 41ST AVE NORTH OFFICE TOWER
 VANCOUVER BC V5Z 2M9

PICK-UP INSTRUCTIONS:

USER ID: PA74746 PLAN# BCS522 VA Filed RCVD:2003-09-25
ACCOUNT: 199822
FOLIO SNICKERSON

REMARKS:

Help Desk Victoria (250) 953-8200
 In B.C. 1-800-663-6102
Administration Office ... (250) 953-8250
Fax Number (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

**STRATA PLAN OF PARCEL A,
DISTRICT LOT 541, GROUP 1,
NEW WESTMINSTER DISTRICT,
PLAN LMP 51951**

STRATA PLAN BCS 522

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

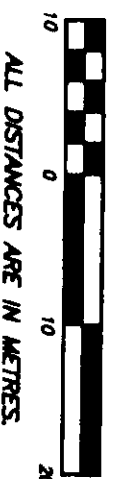
THIS 25 DAY OF SEPT, 2003

B. Bennett
REGISTRAR

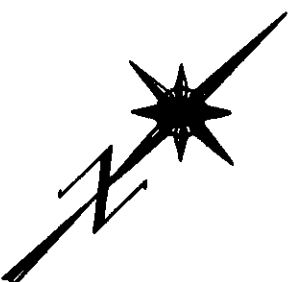
BL 391237 TO BL 391418

"CITY OF VANCOUVER"
B.C.G.S. 92G.025

SCALE 1:500



ALL DISTANCES ARE IN METRES.



"EDEN"
1225 RICHARDS STREET,
VANCOUVER, B.C.

INTEGRATED SURVEY AREA No. 31
(VANCOUVER) NAD-83 (CSRS)

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS V-2153 AND V-2162

- ① - DENOTES CONTROL MONUMENT FOUND
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- - DENOTES LEAD PLUG FOUND
- - DENOTES LEAD PLUG SET
- D/R - DENOTES DESTROYED / REPLACED
- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- ⊙ - DENOTES COMMON PROPERTY
- Ⓔ - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING COMMON PROPERTY
- ⓂS - DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- Ⓟ - DENOTES PLANTER BEING COMMON PROPERTY
- O/B - DENOTES OPEN TO BELOW, PART OF SL, BUT EXCLUDED FROM AREA CALCULATION
- Ⓕ - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 6
- Ⓟ6 - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 6
- Ⓜ6 - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 6
- Ⓜ - DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 1 TO SL 5 INCLUSIVE
- ⓂS - DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 6 TO SL 182 INCLUSIVE
- Ⓜ - DENOTES BOUNDARIES DEFINED BY LEAD PLUGS PLACED. (NO WALLS)
- Ⓜ - DENOTES BOUNDARIES DEFINED BY LEAD PLUGS PLACED. (NO WALLS)

SEE SHEET #2
FOR PROPERTY DIMENSIONS

SEE SHEET #3
FOR BUILDING LOCATION
AND DIMENSIONS.

ALL ANGLES ARE 45° OR 90° AND MULTIPLES
THEREOF, UNLESS OTHERWISE SHOWN

BALCONY AND PATIO AREAS DEFINED AS TO HEIGHT BY THE
CENTER OF THE FLOOR ABOVE OR IT'S EXTENSIONS OR WHERE
THERE IS NO FLOOR ABOVE, BY THE AVERAGE HEIGHT OF A
STRATA LOT WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.

I, J. NEIL BENNETT, A BRITISH COLUMBIA LAND SURVEYOR
CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN
ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT
IS THE SUBJECT OF THE STRATA PLAN.

DATED THIS 22th DAY OF AUGUST, 2003

J. Neil Bennett B.C.L.S.

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152ND STREET,
SURREY, B.C.
PHONE : 582-0717

DRAWING # 30377-12
FILE # 30377-12 JS
DATE : AUGUST 27, 2003

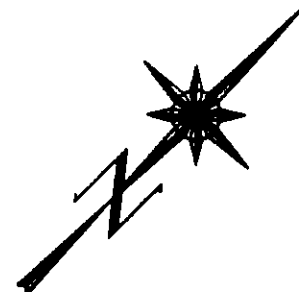
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

J. Neil Bennett B.C.L.S.

STRATA PLAN BCS 522

SHEET 2 OF 54 SHEETS

ALL DISTANCES ARE IN METRES.



DATE : AUGUST 27, 2003.

MB

**BUILDING LOCATION
AND DIMENSIONS**

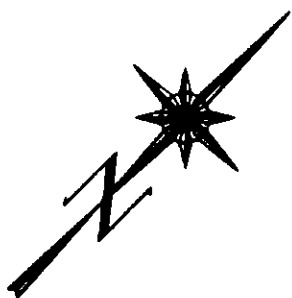
STRATA PLAN BCS 512

SHEET 3 OF 54 SHEETS

SCALE 1:250

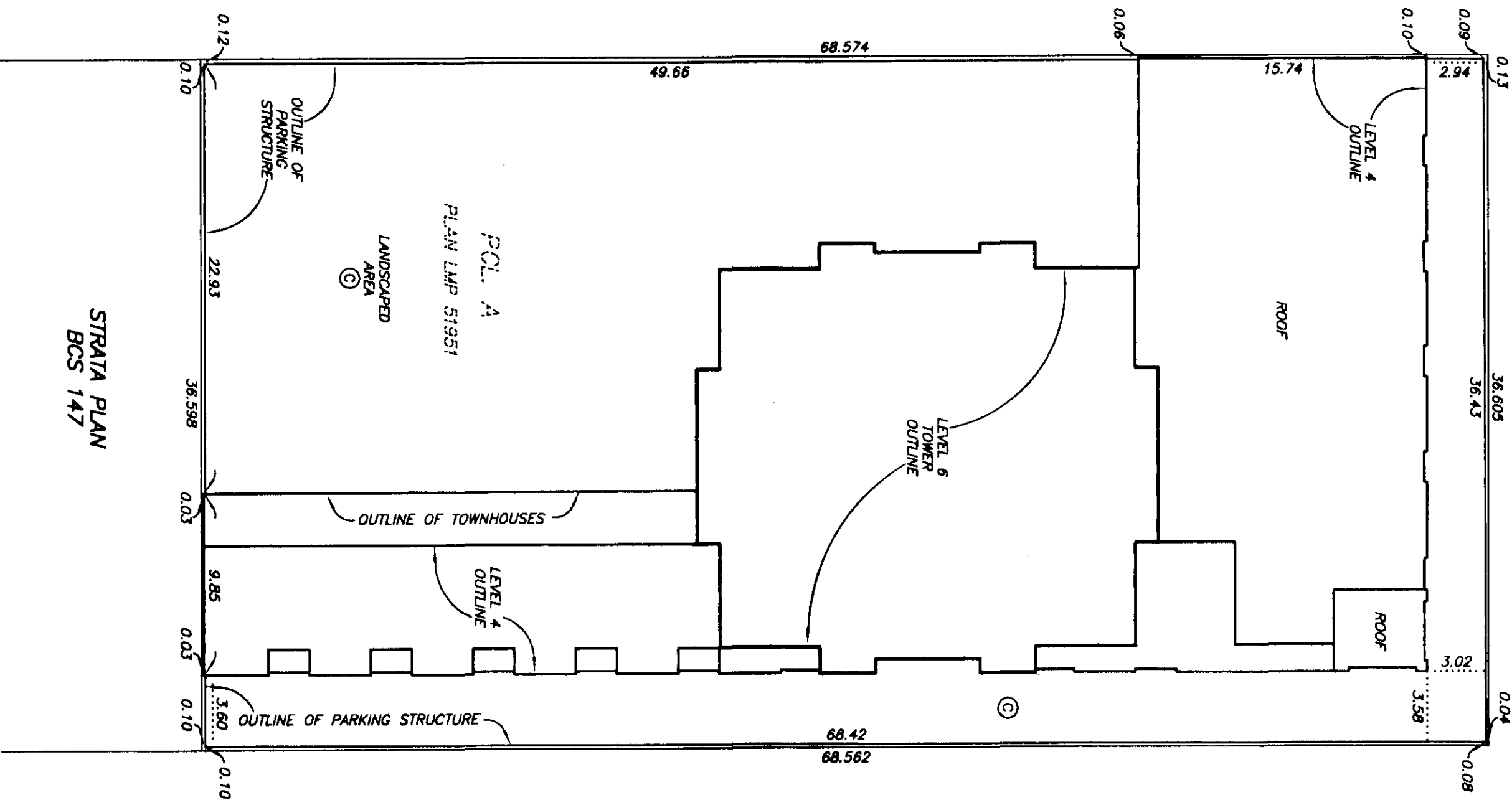


DAVIE STREET



LANE

RICHARDS STREET



STRATA PLAN
BCS 147

DATE : AUGUST 27, 2003.

DRAWING # 30377-12
FILE # 30377-12.00

STRATA PLAN BCS 522OWNER:BOSA VENTURES (1209) INC.
INCORPORATION NO. 599612AUTHORIZED SIGNATORY

COLIN BOSA

AUTHORIZED SIGNATORYWITNESS AS TO BOTH SIGNATURES

DICK C.A. DE VUYST

SOLICITOR

OCCUPATION OF WITNESS

1201-4555 KINGSWAY

BURNABY, B.C. V5H 4T8

ADDRESS OF WITNESSMORTGAGEE:WESTERN HOUSING DEVELOPMENT CORPORATION
INCORPORATION NO. 300436AUTHORIZED SIGNATORY
CATHERINE THOMASAUTHORIZED SIGNATORYWITNESS AS TO BOTH SIGNATURES

FRANCO TRASOLINI

SOLICITOR

OCCUPATION OF WITNESS

3900-666 Burnaby St.

Vancouver, B.C.

ADDRESS OF WITNESS

V6C 2Z7

MORTGAGEE:

CANADIAN WESTERN BANK

AUTHORIZED SIGNATORY MARIO FURLANIAUTHORIZED SIGNATORY

BRUCE GILBERT

WITNESS AS TO BOTH SIGNATURES

SHELLEY CAMPBELL

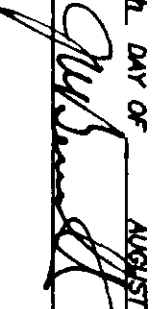
MANAGER FLE ADMIN

22ND FL. 1010 BURNBURY ST

VANCOUVER BC V6C 2Z8

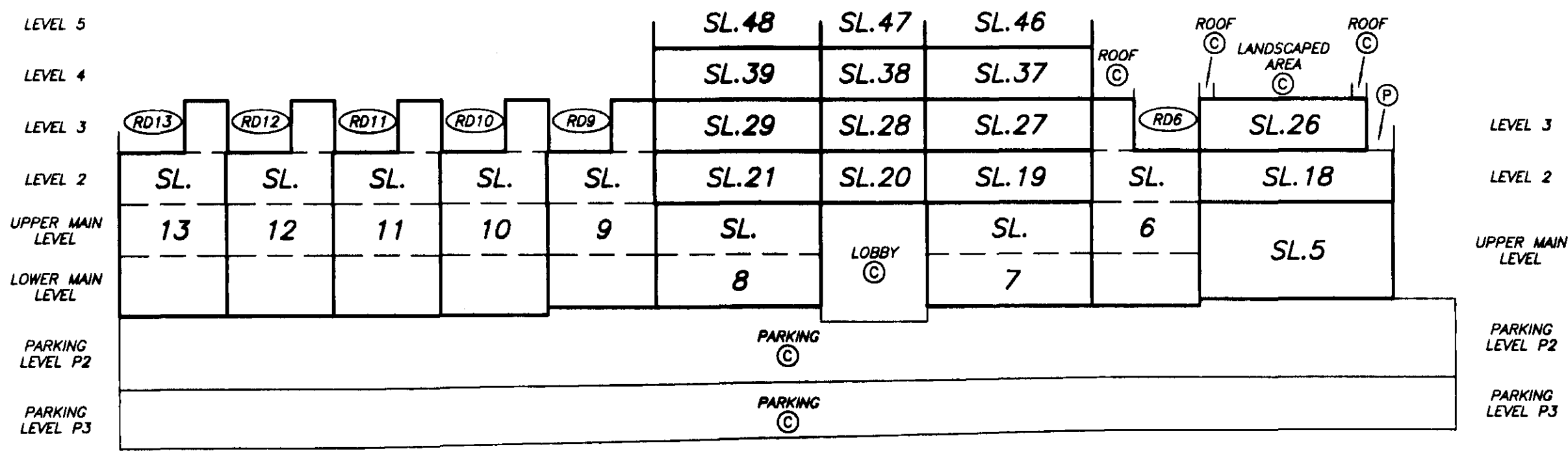
ADDRESS OF WITNESSI, J. NEIL BENNETT, A BRITISH COLUMBIA LAND SURVEYOR
OF NORTH VANCOUVER IN BRITISH COLUMBIA, HEREBY CERTIFY THAT
THE BUILDINGS SHOWN ON THIS STRATA PLAN HAVE NOT,
AS OF THE 27th DAY OF AUGUST, 2003,
BEEN PREVIOUSLY OCCUPIED.

DATED AT SURREY, B.C.

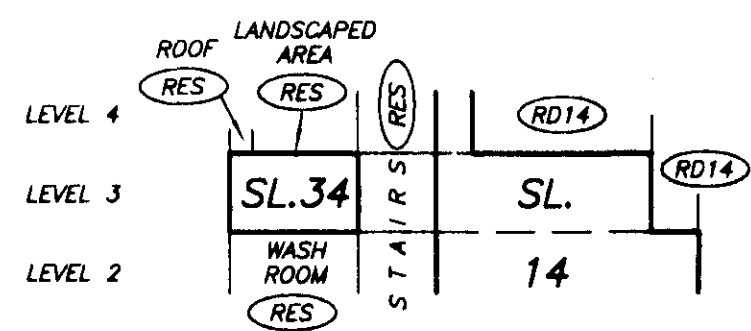
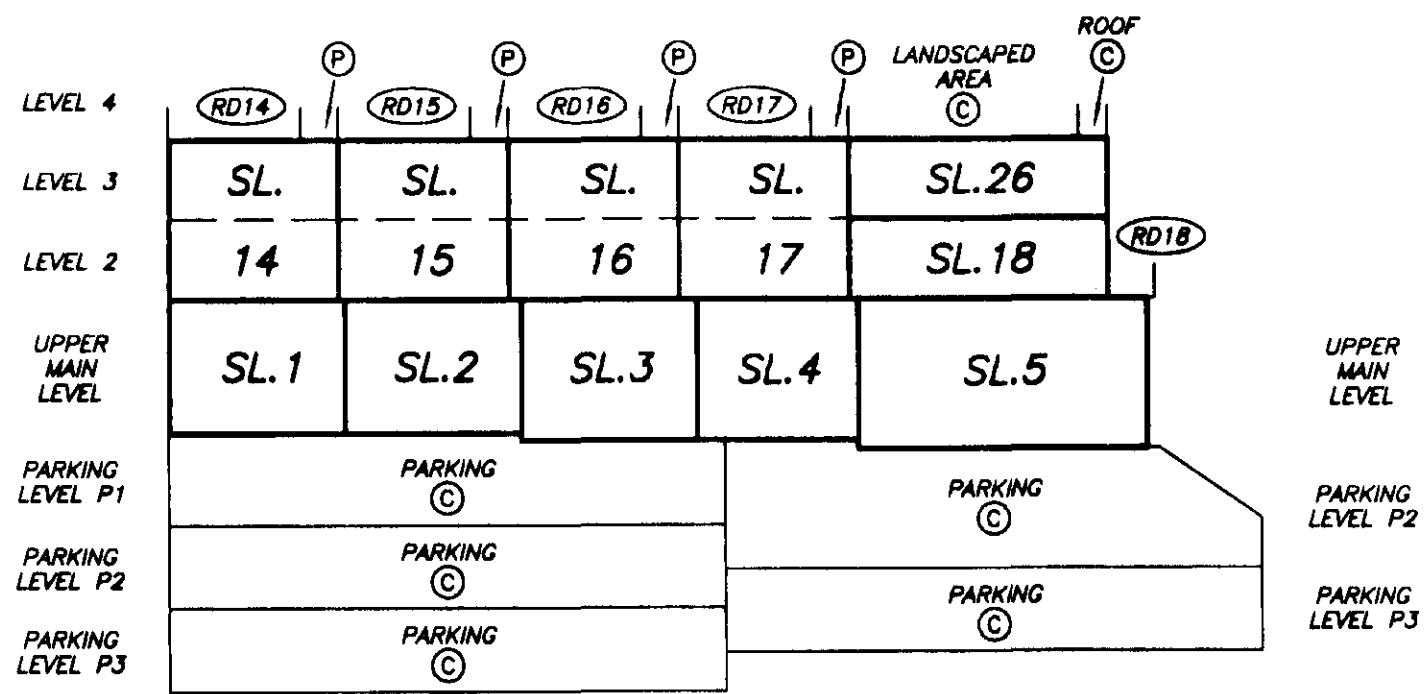
THIS 27th DAY OF AUGUST, 2003.
B.C.L.S.

DRAWING # 30377-12
FILE # 30377-12 Sm 250

SEE SHEET 7 FOR CONTINUATION



SECTION B - B'



SECTION E - E'

SECTION A - A'

DATE : AUGUST 27, 2003

SECTIONS

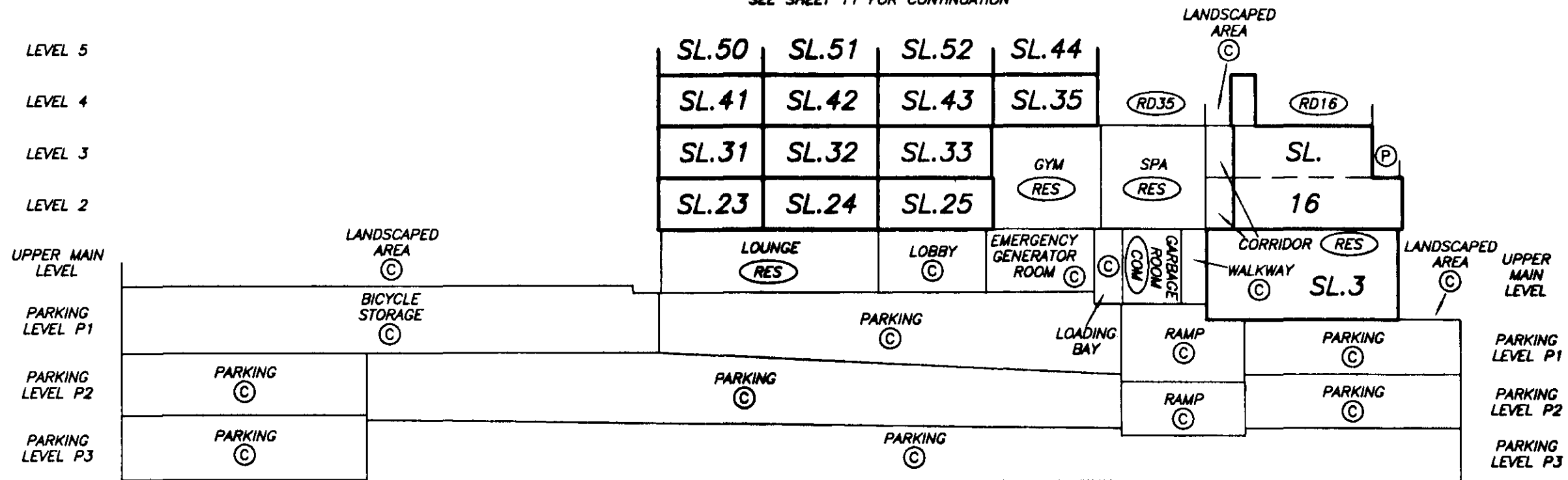
STRATA PLAN BCS 522

SECTIONS

SCALE 1:250

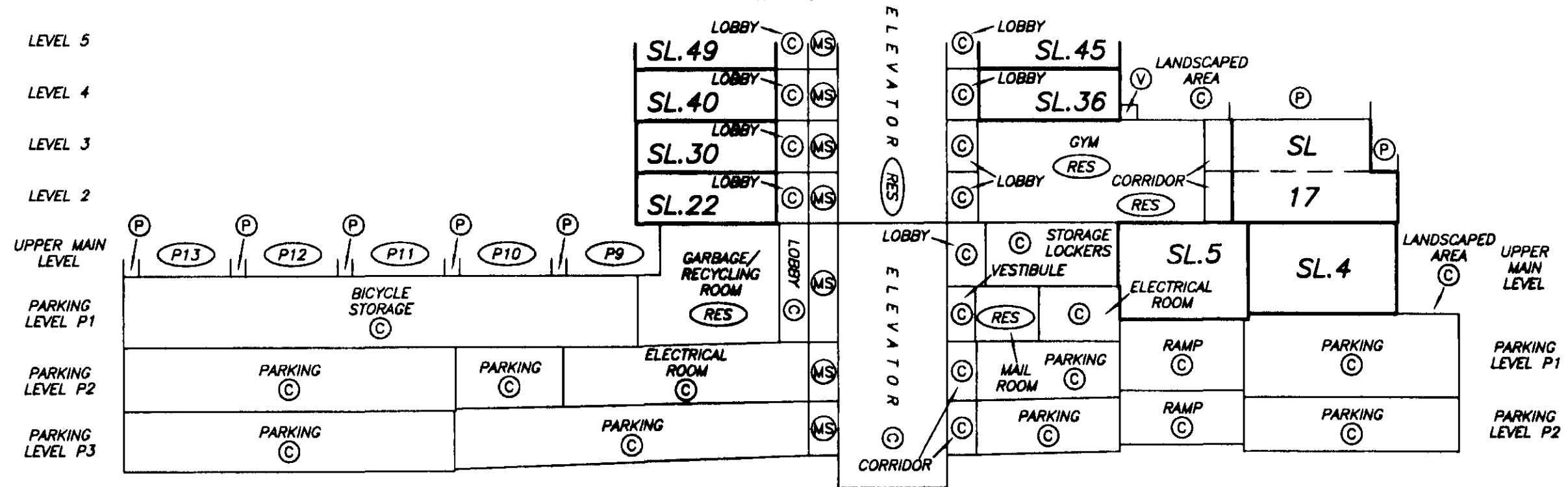
ALL DISTANCES ARE IN METRES.

SEE SHEET 11 FOR CONTINUATION



SECTION D - D'

SEE SHEET 9 FOR CONTINUATION



SECTION C - C'

STRATA PLAN BCS 522

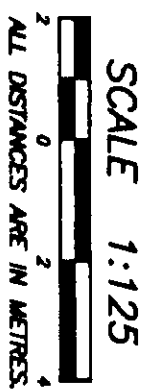
SHEET 6 OF 54 SHEETS

DRAWING # 30377-12
FILE # 30377-12_Sum_250

DATE : AUGUST 27, 2003.

SECTION B - B'

STRATA PLAN BCS 522



SEE SHEET 8 FOR CONTINUATION

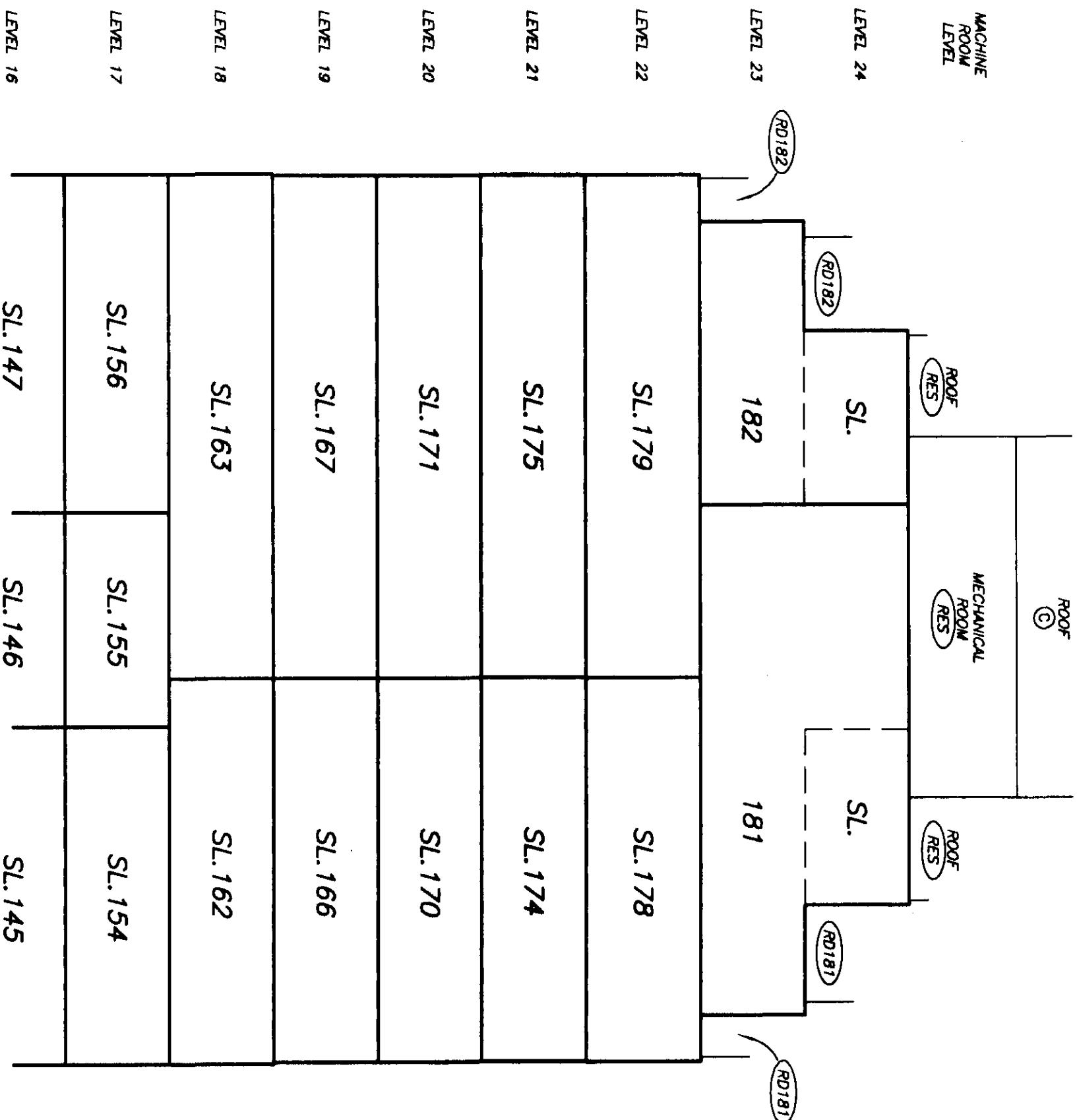
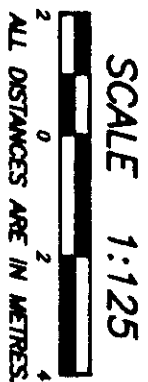
LEVEL 17	SL.156	SL.155	SL.154
LEVEL 16	SL.147	SL.146	SL.145
LEVEL 15	SL.138	SL.137	SL.136
LEVEL 14	SL.129	SL.128	SL.127
LEVEL 13	SL.120	SL.119	SL.118
LEVEL 12	SL.111	SL.110	SL.109
LEVEL 11	SL.102	SL.101	SL.100
LEVEL 10	SL.93	SL.92	SL.91
LEVEL 9	SL.84	SL.83	SL.82
LEVEL 8	SL.75	SL.74	SL.73
LEVEL 7	SL.66	SL.65	SL.64
LEVEL 6	SL.57	SL.56	SL.55
LEVEL 5	SL.48	SL.47	SL.46
LEVEL 4	SL.39	SL.38	SL.37

SEE SHEET 5 FOR CONTINUATION

DATE : AUGUST 27, 2003

SECTION B - B'

STRATA PLAN BCS 522



SEE SHEET 7 FOR CONTINUATION

SECTION C - C'

STRATA PLAN BCS 522

SCALE 1:125



SEE SHEET 10 FOR CONTINUATION

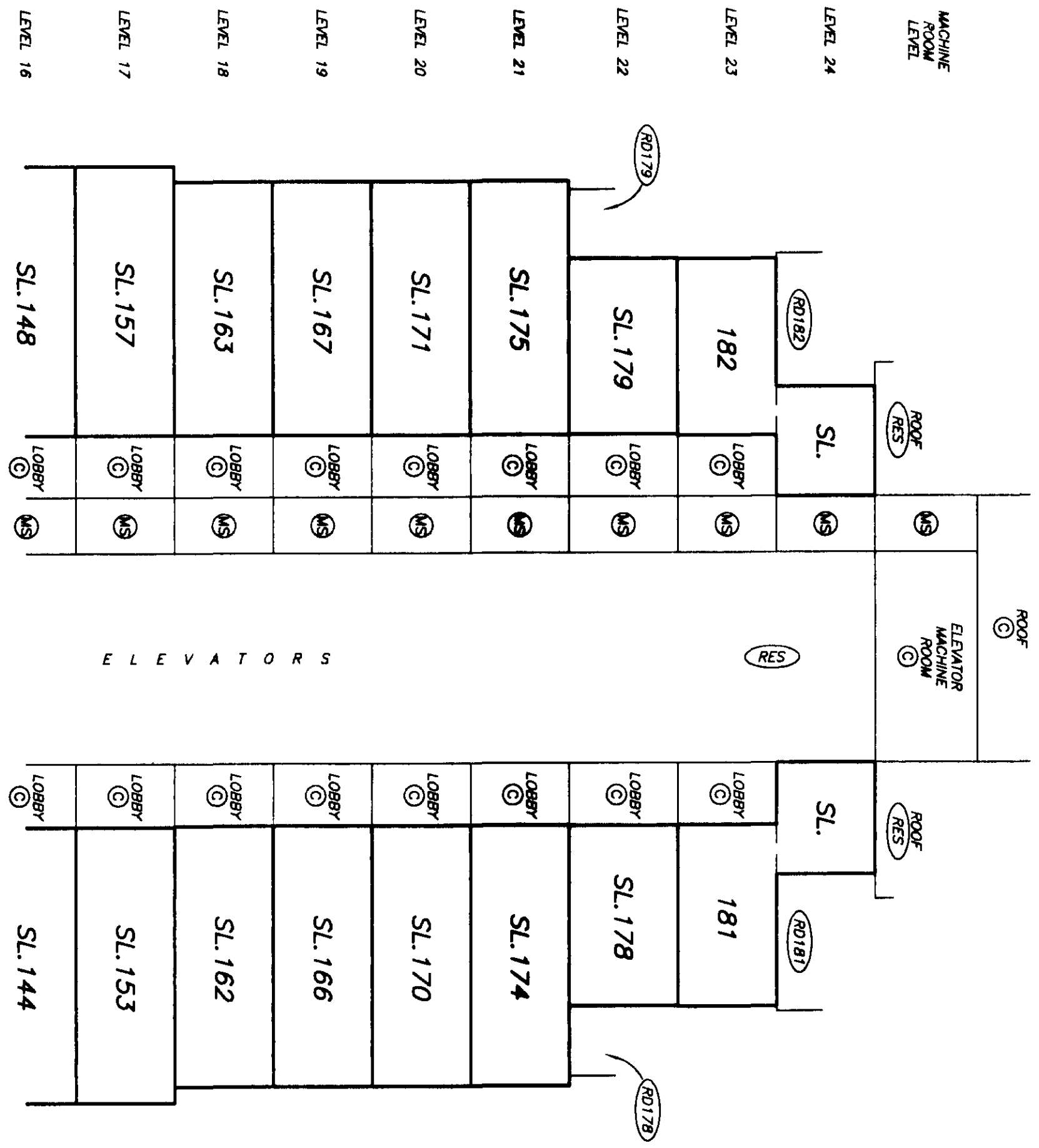
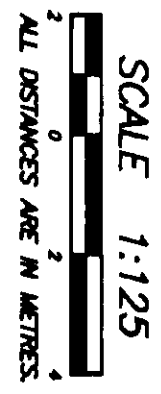
LEVEL 17	SL.157	LOBBY C	MS	RES	LOBBY C	SL.153
LEVEL 16	SL.148	LOBBY C	MS		LOBBY C	SL.144
LEVEL 15	SL.139	LOBBY C	MS		LOBBY C	SL.135
LEVEL 14	SL.130	LOBBY C	MS		LOBBY C	SL.126
LEVEL 13	SL.121	LOBBY C	MS		LOBBY C	SL.117
LEVEL 12	SL.112	LOBBY C	MS		LOBBY C	SL.108
LEVEL 11	SL.103	LOBBY C	MS		LOBBY C	SL.99
LEVEL 10	SL.94	LOBBY C	MS		LOBBY C	SL.90
LEVEL 9	SL.85	LOBBY C	MS		LOBBY C	SL.81
LEVEL 8	SL.76	LOBBY C	MS		LOBBY C	SL.72
LEVEL 7	SL.67	LOBBY C	MS		LOBBY C	SL.63
LEVEL 6	SL.58	LOBBY C	MS		LOBBY C	SL.54
LEVEL 5	SL.49	LOBBY C	MS		LOBBY C	SL.45
LEVEL 4	SL.40	LOBBY C	MS		LOBBY C	SL.36

ELEVATORS

SEE SHEET 6 FOR CONTINUATION

SECTION C - C'

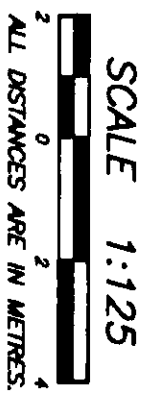
STRATA PLAN BCS 522



SEE SHEET 9 FOR CONTINUATION

SECTION D - D'

STRATA PLAN BCS 522



SEE SHEET 12 FOR CONTINUATION

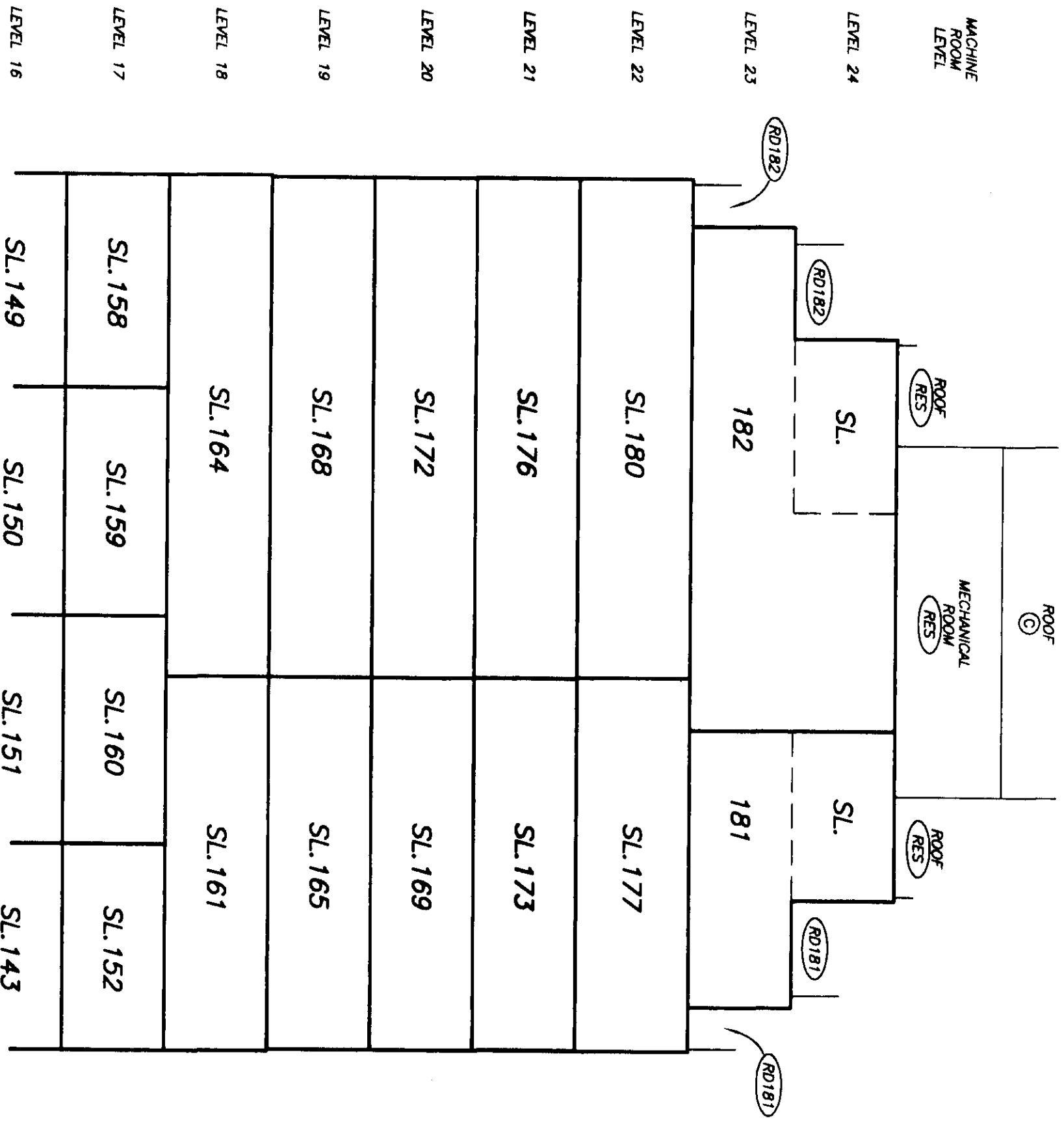
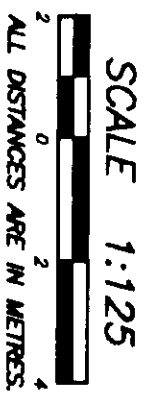
LEVEL 17	SL.158	SL.159	SL.160	SL.152
LEVEL 16	SL.149	SL.150	SL.151	SL.143
LEVEL 15	SL.140	SL.141	SL.142	SL.134
LEVEL 14	SL.131	SL.132	SL.133	SL.125
LEVEL 13	SL.122	SL.123	SL.124	SL.116
LEVEL 12	SL.113	SL.114	SL.115	SL.107
LEVEL 11	SL.104	SL.105	SL.106	SL.98
LEVEL 10	SL.95	SL.96	SL.97	SL.89
LEVEL 9	SL.86	SL.87	SL.88	SL.80
LEVEL 8	SL.77	SL.78	SL.79	SL.71
LEVEL 7	SL.68	SL.69	SL.70	SL.62
LEVEL 6	SL.59	SL.60	SL.61	SL.53
LEVEL 5	SL.50	SL.51	SL.52	SL.44
LEVEL 4	SL.41	SL.42	SL.43	SL.35

SEE SHEET 6 FOR CONTINUATION

DATE : AUGUST 27, 2003.

SECTION D - D'

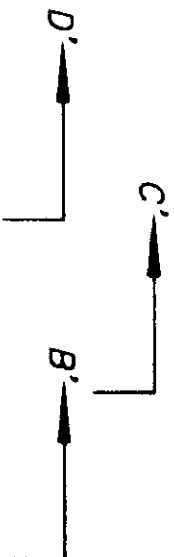
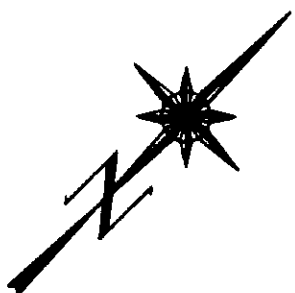
STRATA PLAN BCS 522



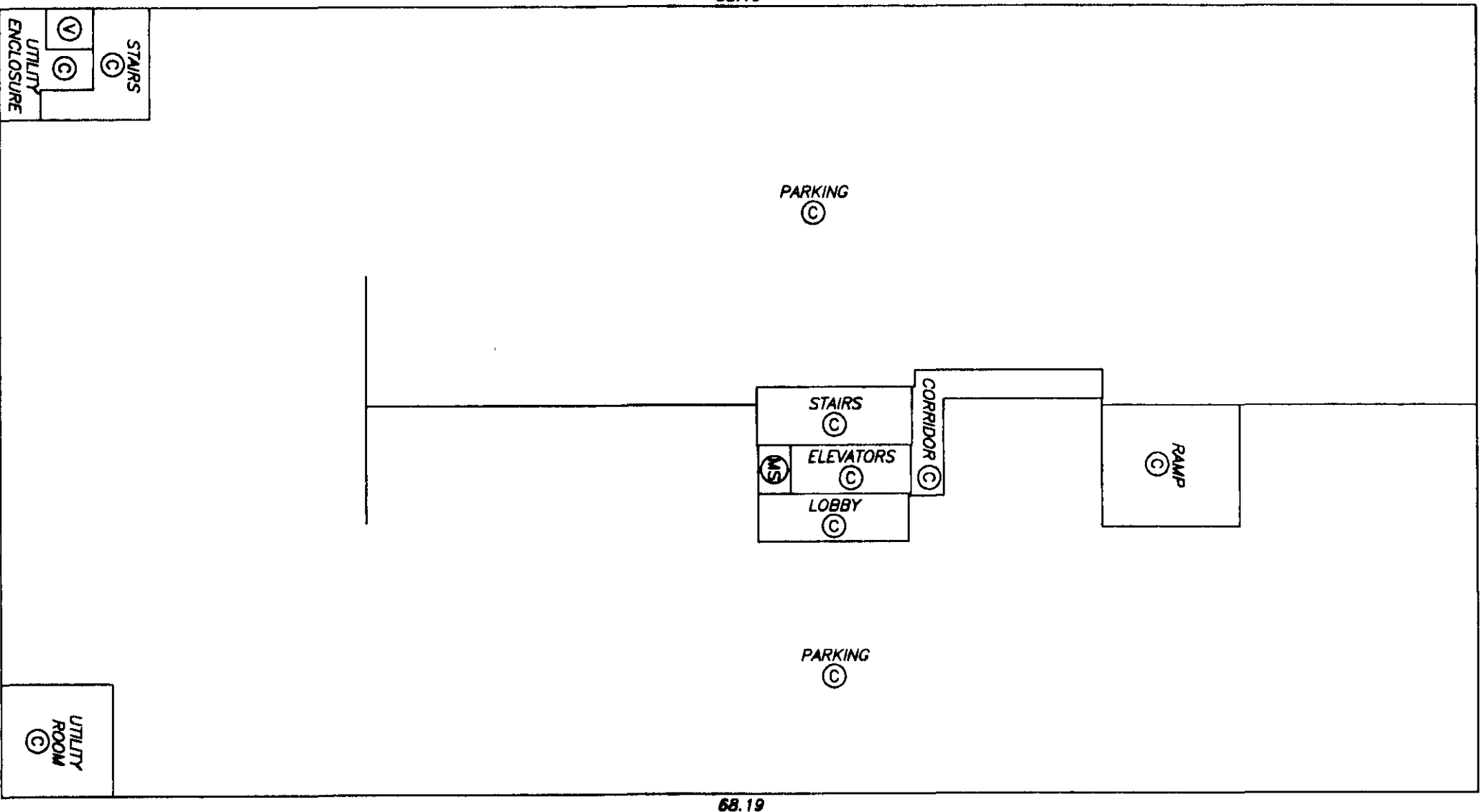
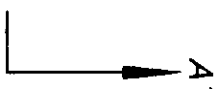
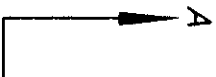
SEE SHEET 11 FOR CONTINUATION

**PARKING LEVEL P3
FLOOR PLAN**

SCALE 1:250



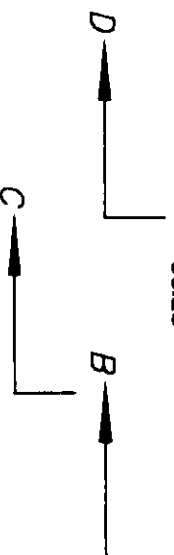
36.23



36.23

68.19

68.19



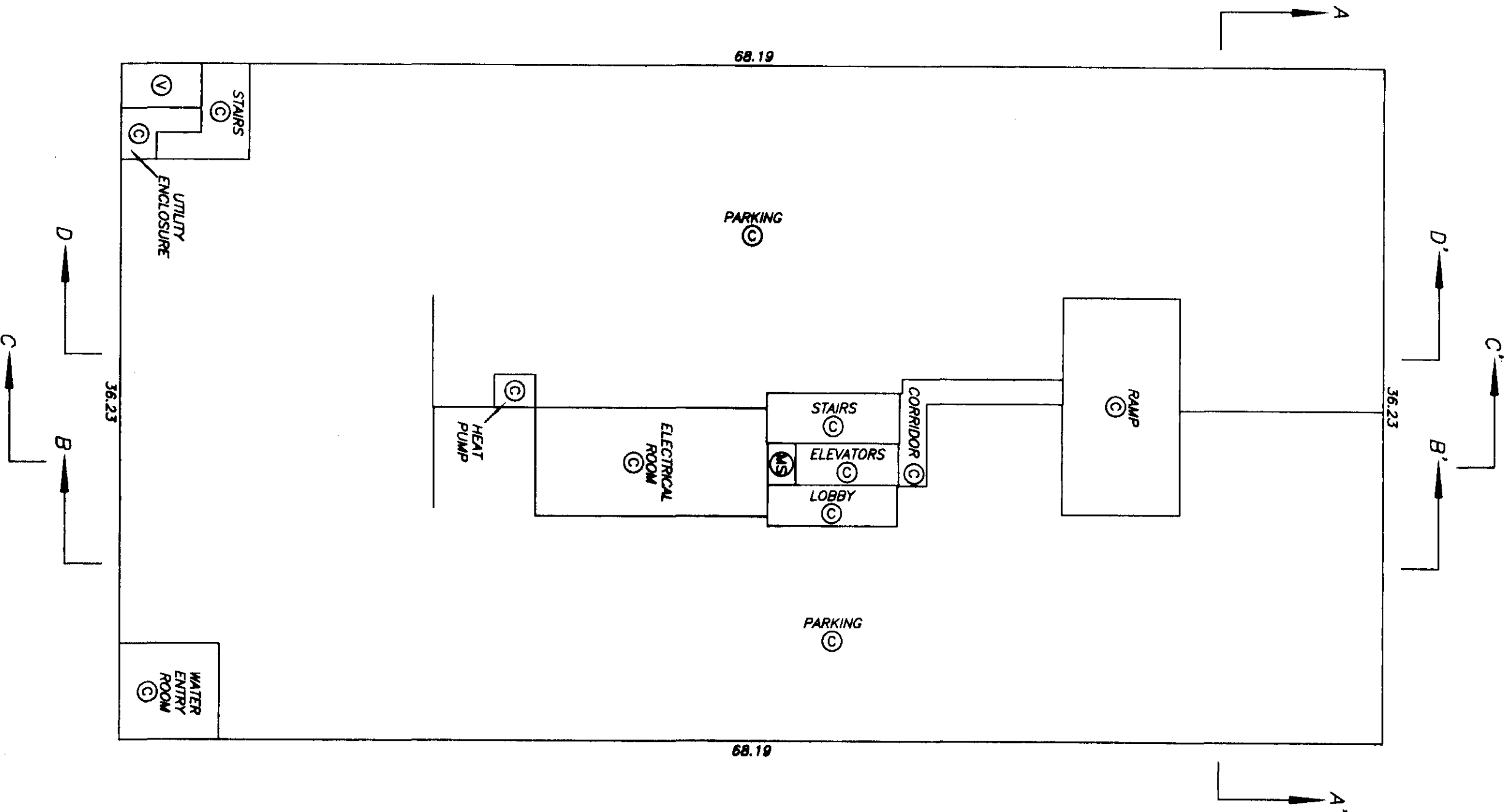
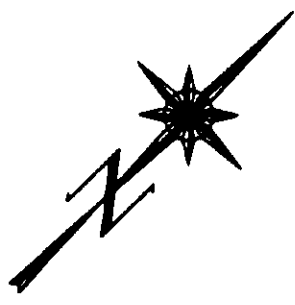
C

D

B

PARKING LEVEL P2
FLOOR PLAN

SCALE 1:250

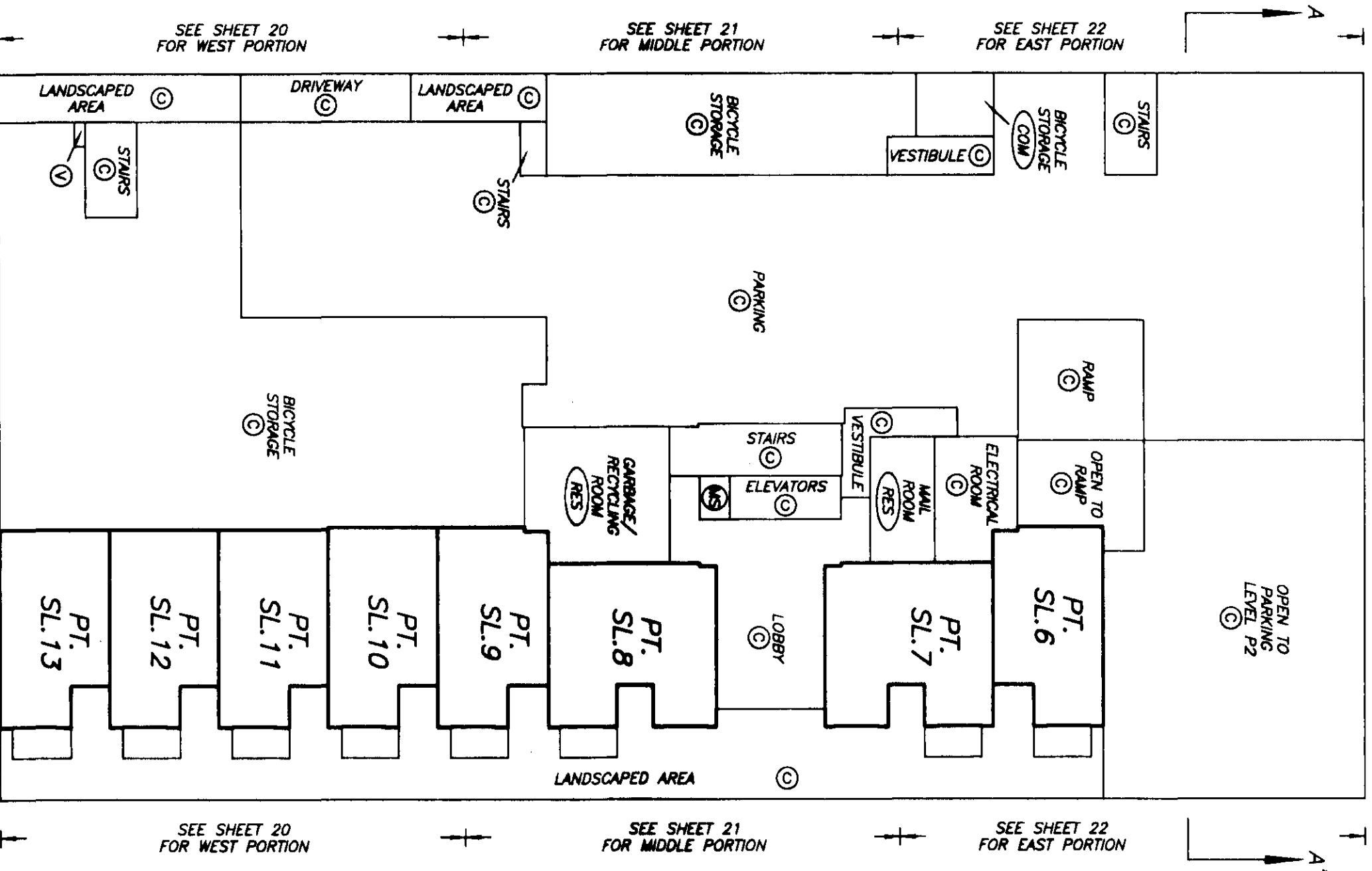
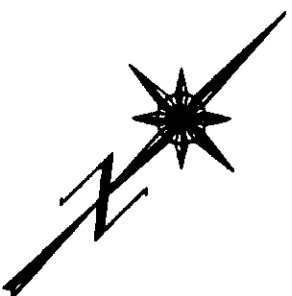


MAIN LEVEL AND
PARKING LEVEL P1
FLOOR PLAN

STRATA PLAN BCS 522

SHEET 15 OF 54 SHEETS

SCALE 1:250



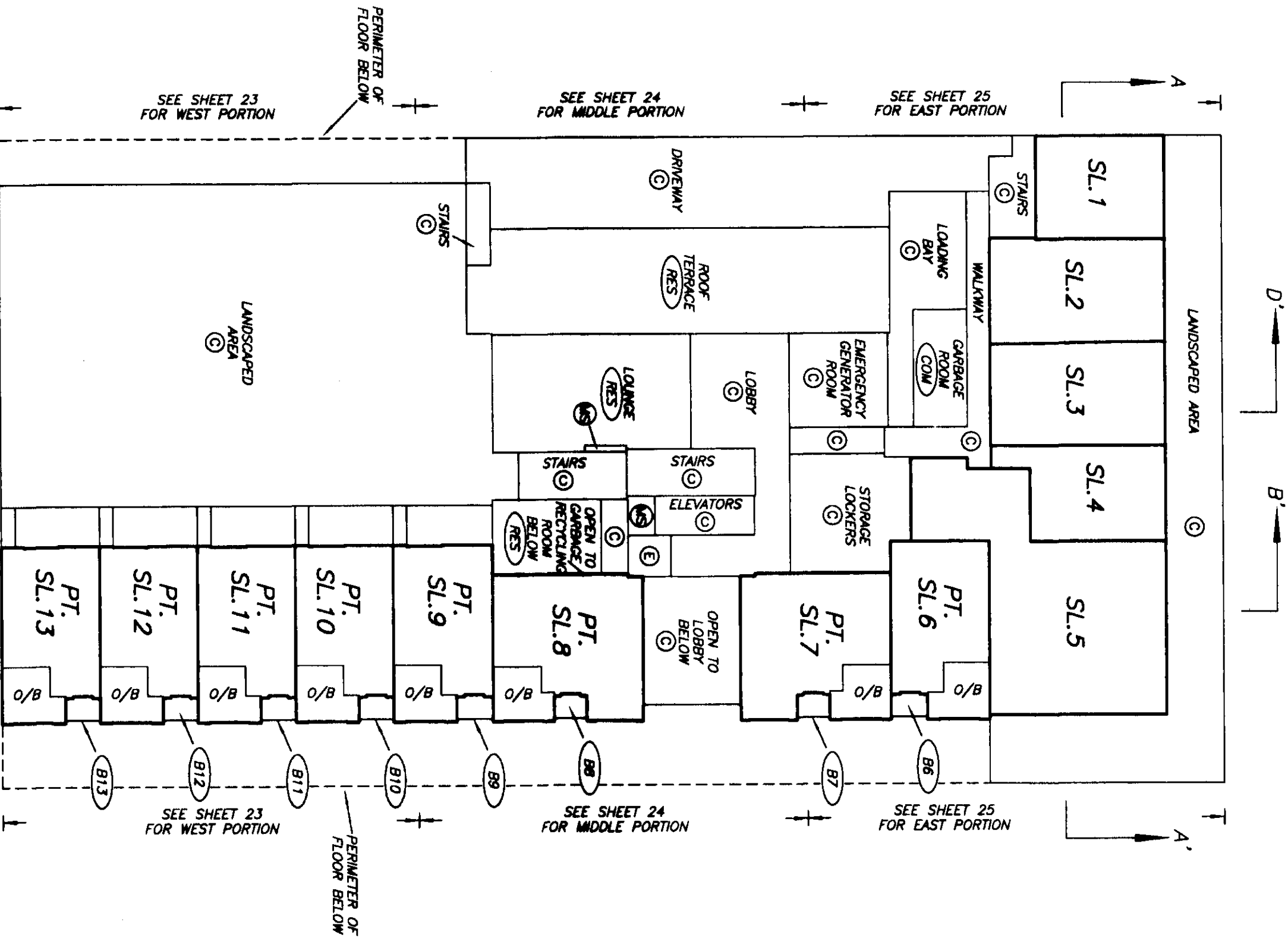
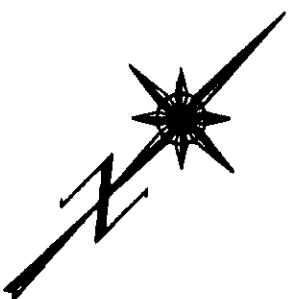
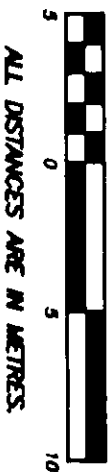
gwb

UPPER MAIN LEVEL
FLOOR PLAN

STRATA PLAN BCS 522

SHEET 16 OF 54 SHEETS

SCALE 1:250



DRAWING # 30377-12
FILE # 30377-12.0m

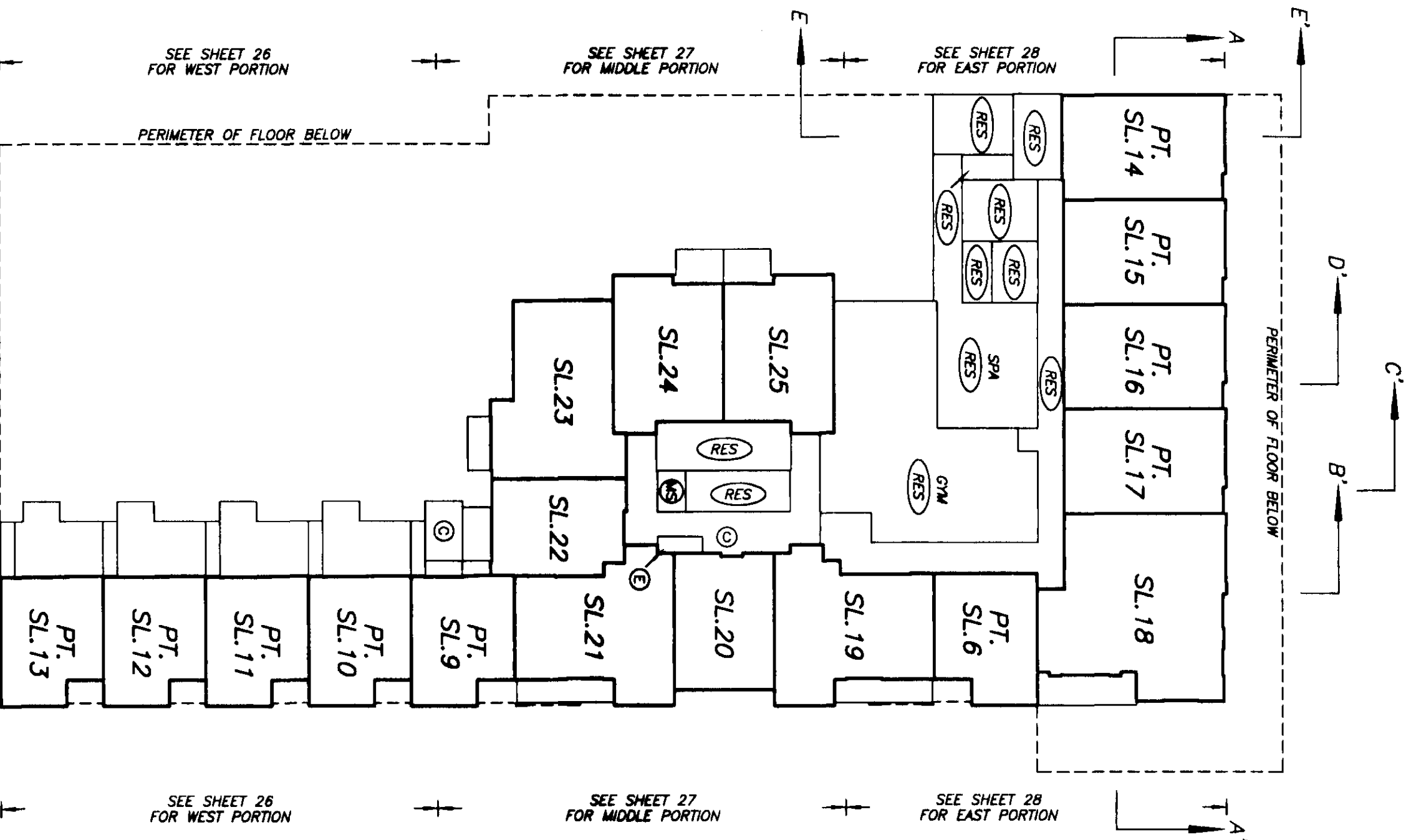
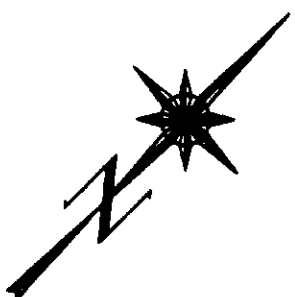
DATE: AUGUST 27, 2003
[Signature]

LEVEL 2
FLOOR PLAN

STRATA PLAN BCS 522

SHEET 17 OF 54 SHEETS

SCALE 1:250

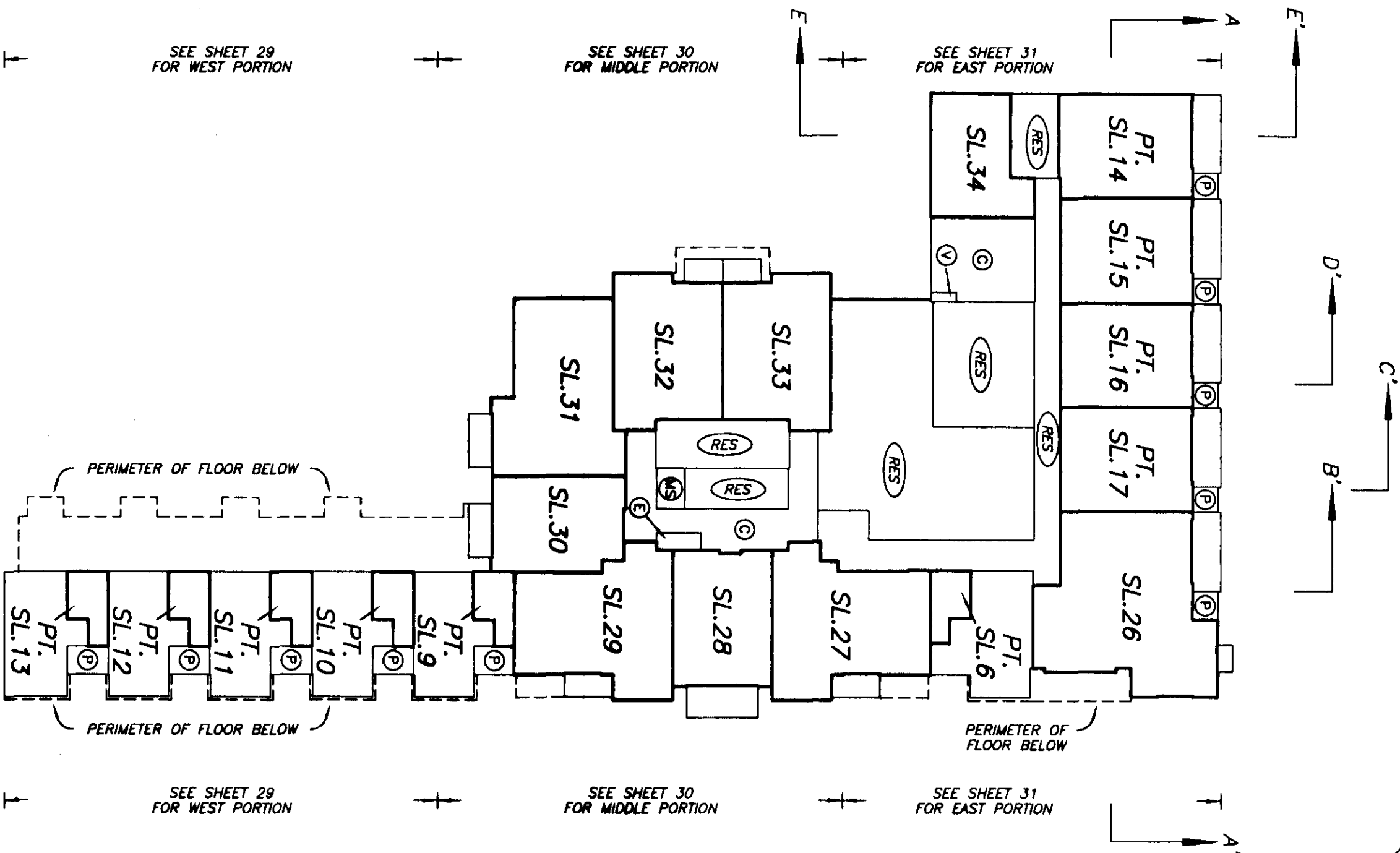
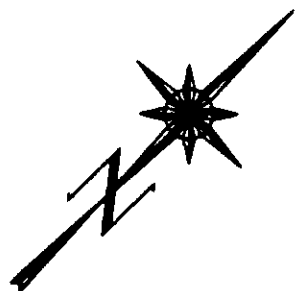


DRAWING # 30377-12
FILE # 30377-12.12

DATE : AUGUST 27, 2003
[Signature]

LEVEL 3
FLOOR PLAN

SCALE 1:250



DRAWING # 30377-12
FILE # 30377-12_L3

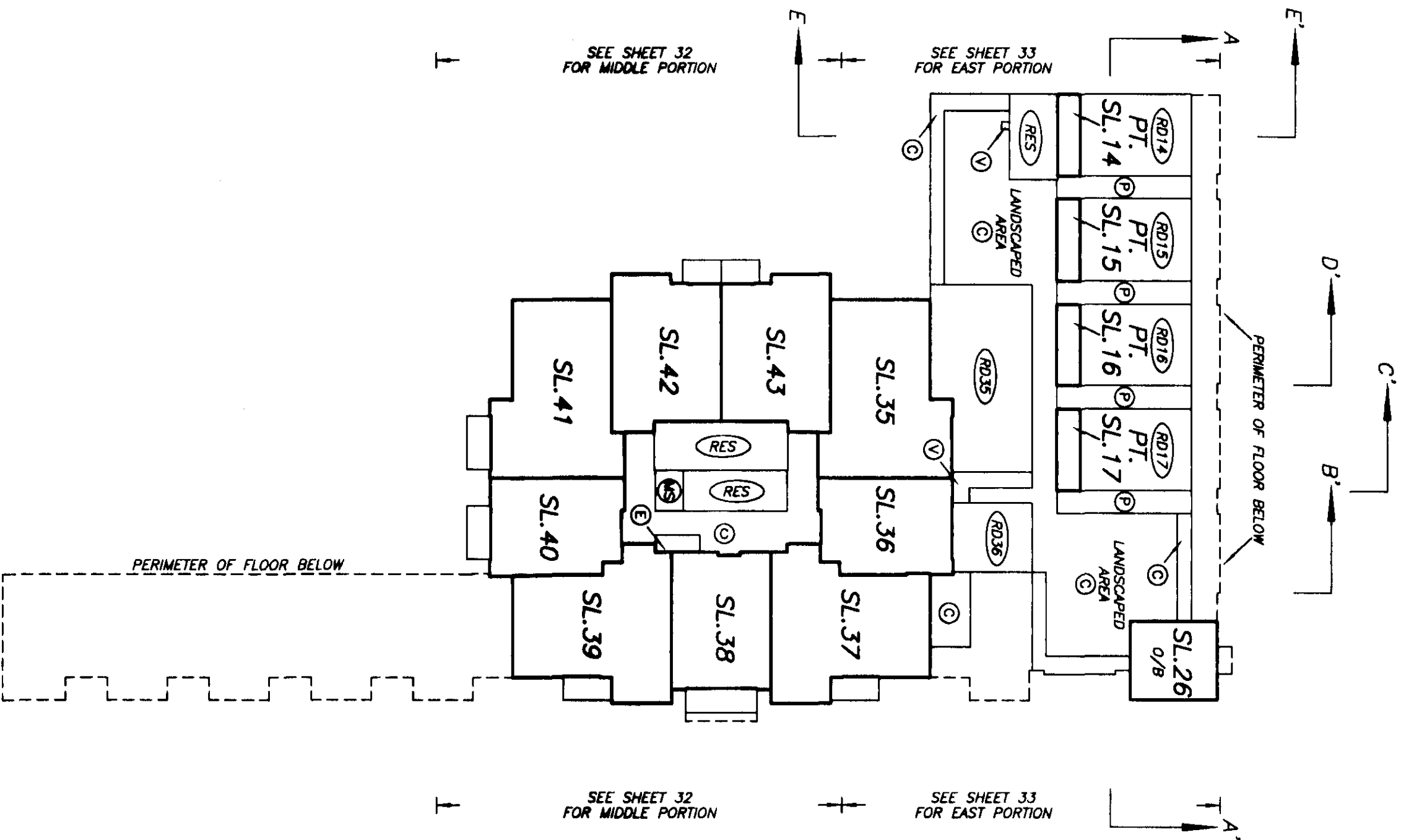
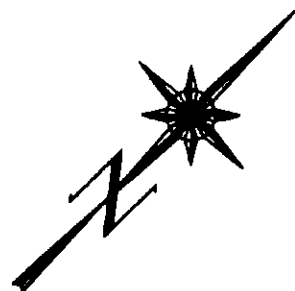
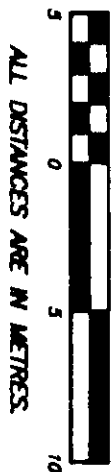
DATE August 27, 2003
[Signature]

LEVEL 4
FLOOR PLAN

STRATA PLAN BCS 522

SHEET 19 OF 54 SHEETS

SCALE 1:250

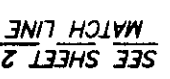
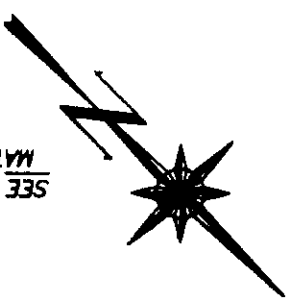


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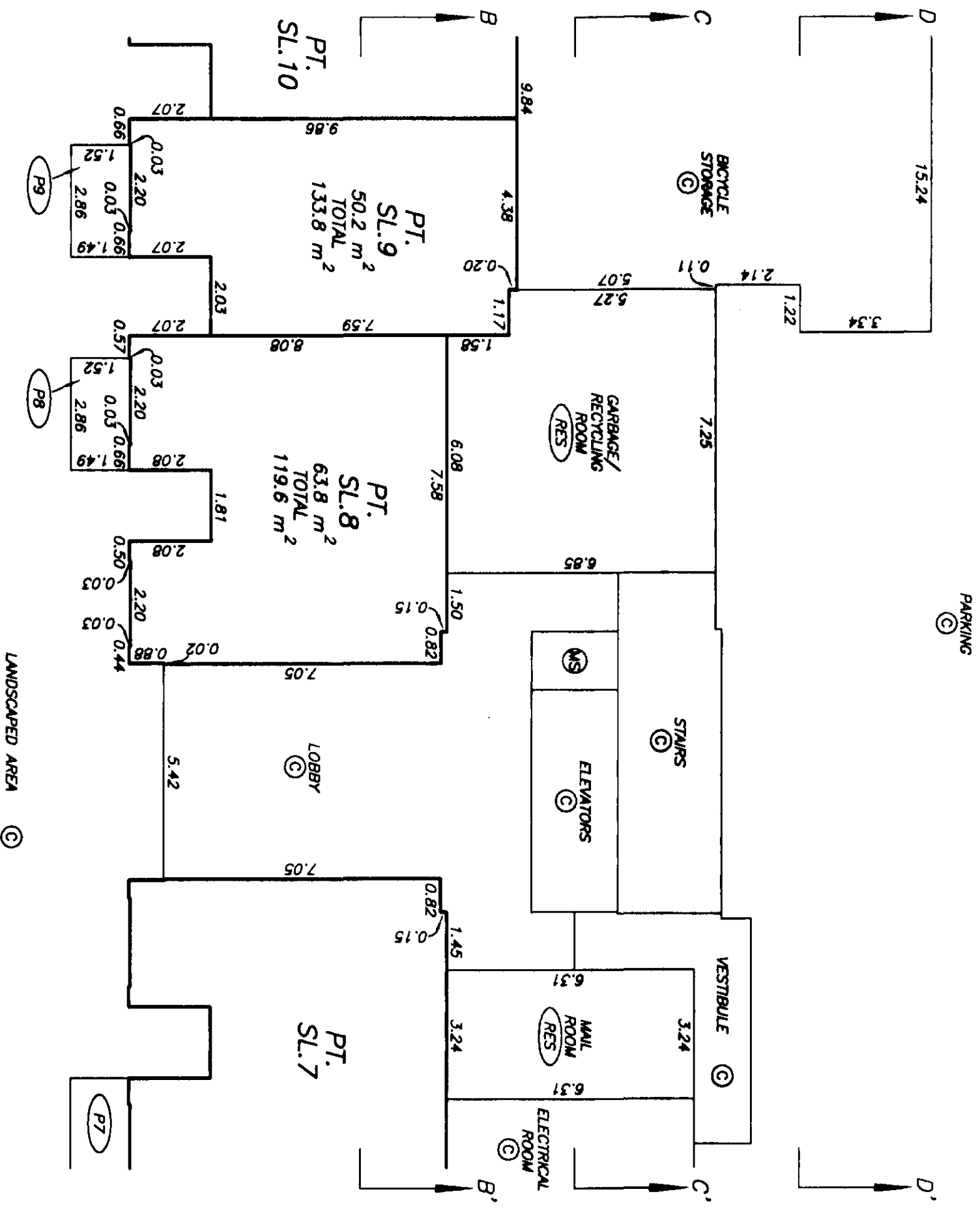
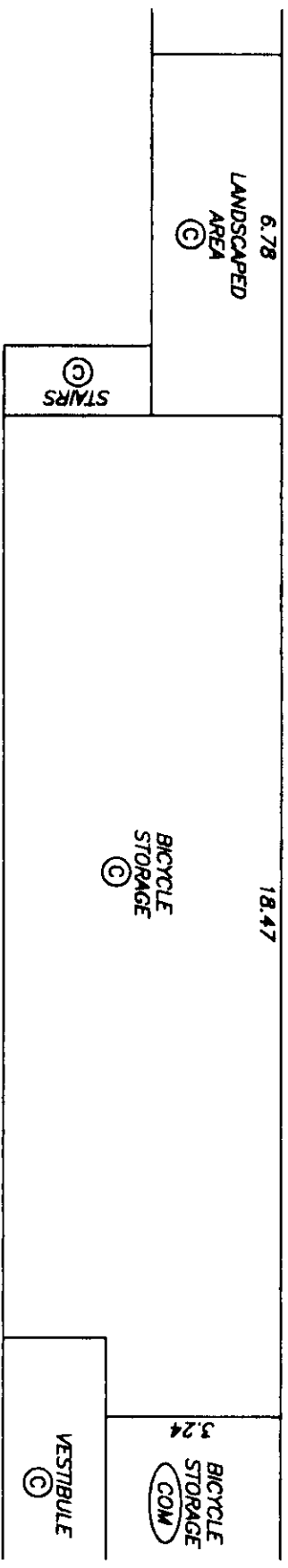
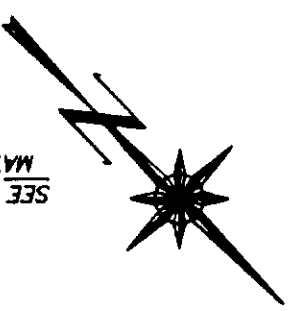
DATE: AUGUST 27, 2003
[Signature]

SCALE 1:125

SEE SHEET 21
MATCH LINE

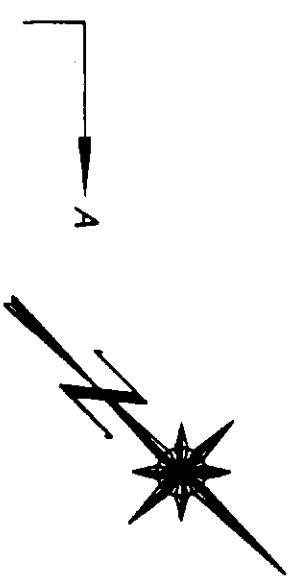
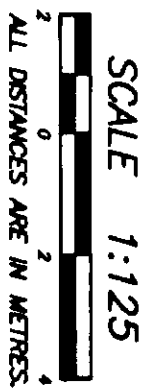


Jan

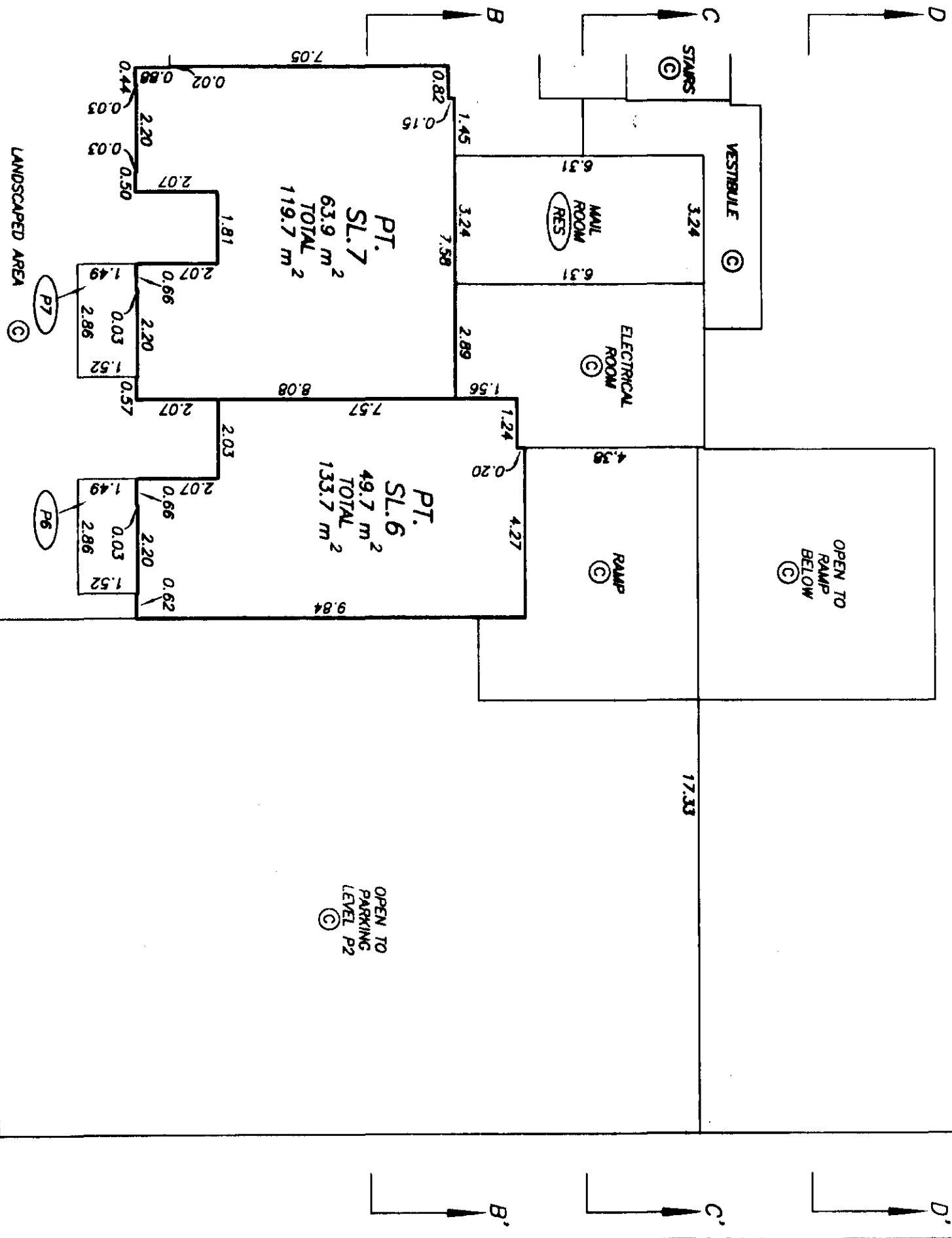
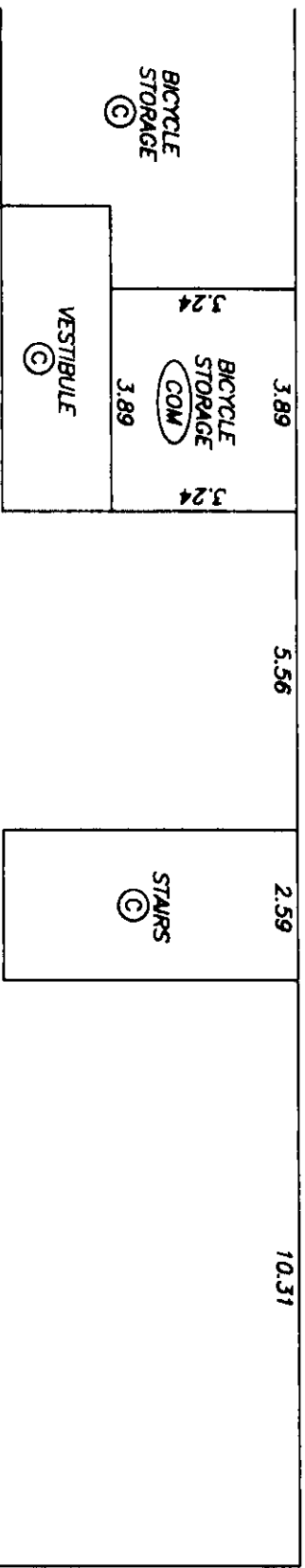


MAIN LEVEL AND
PARKING LEVEL P1
FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 522



MATCH LINE
SEE SHEET 21



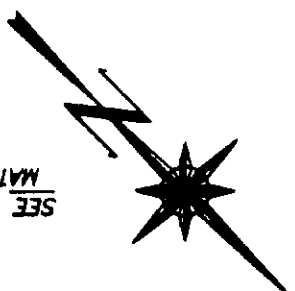
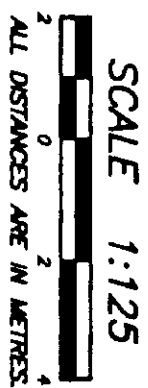
MATCH LINE
SEE SHEET 21



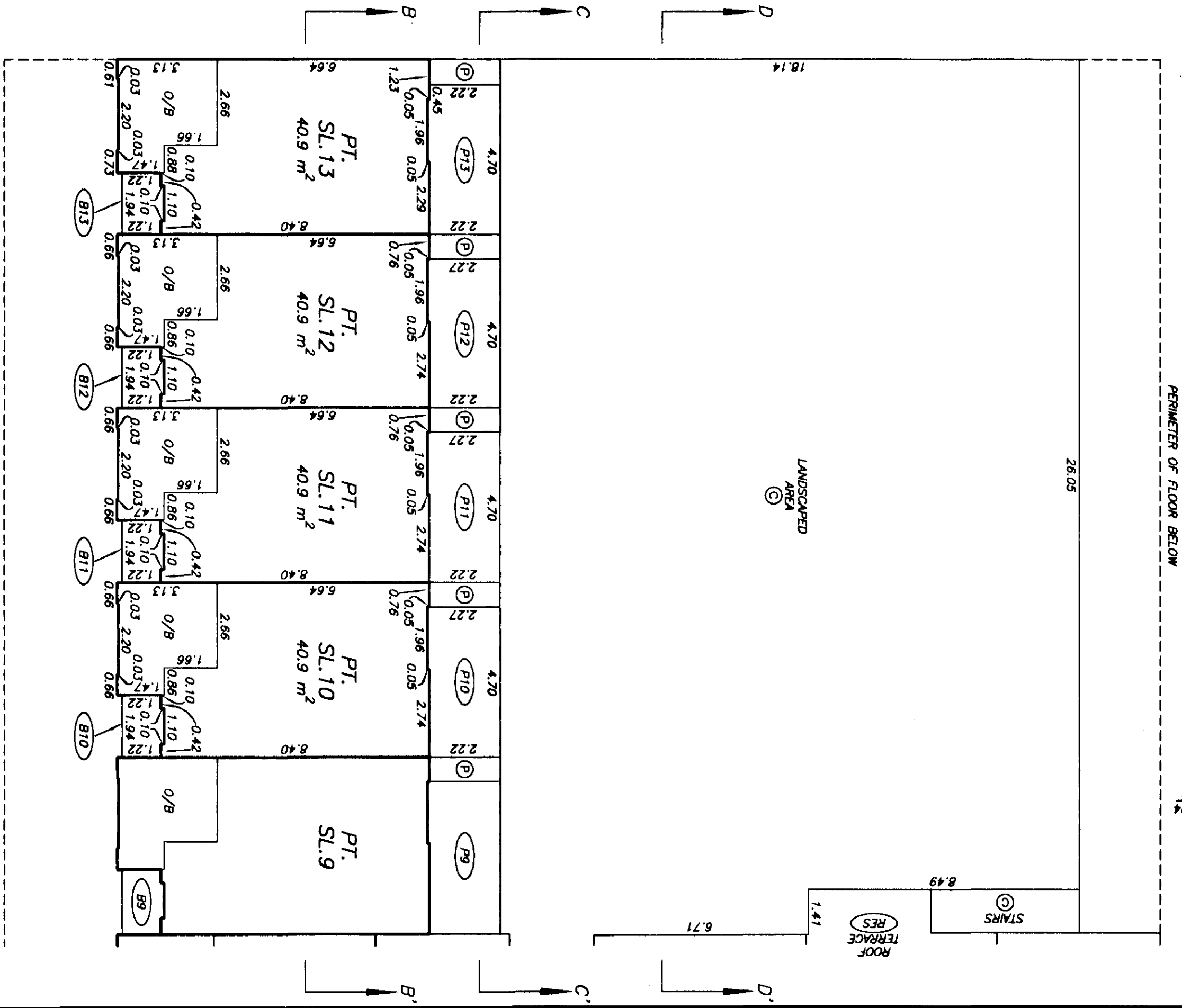
DATE : AUGUST 27, 2003

UPPER MAIN LEVEL
FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 522



SEE SHEET 24
MATCH LINE



PERIMETER OF FLOOR BELOW

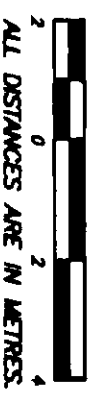
SEE SHEET 24
MATCH LINE

DATE : AUGUST 27, 2003

Handwritten signature

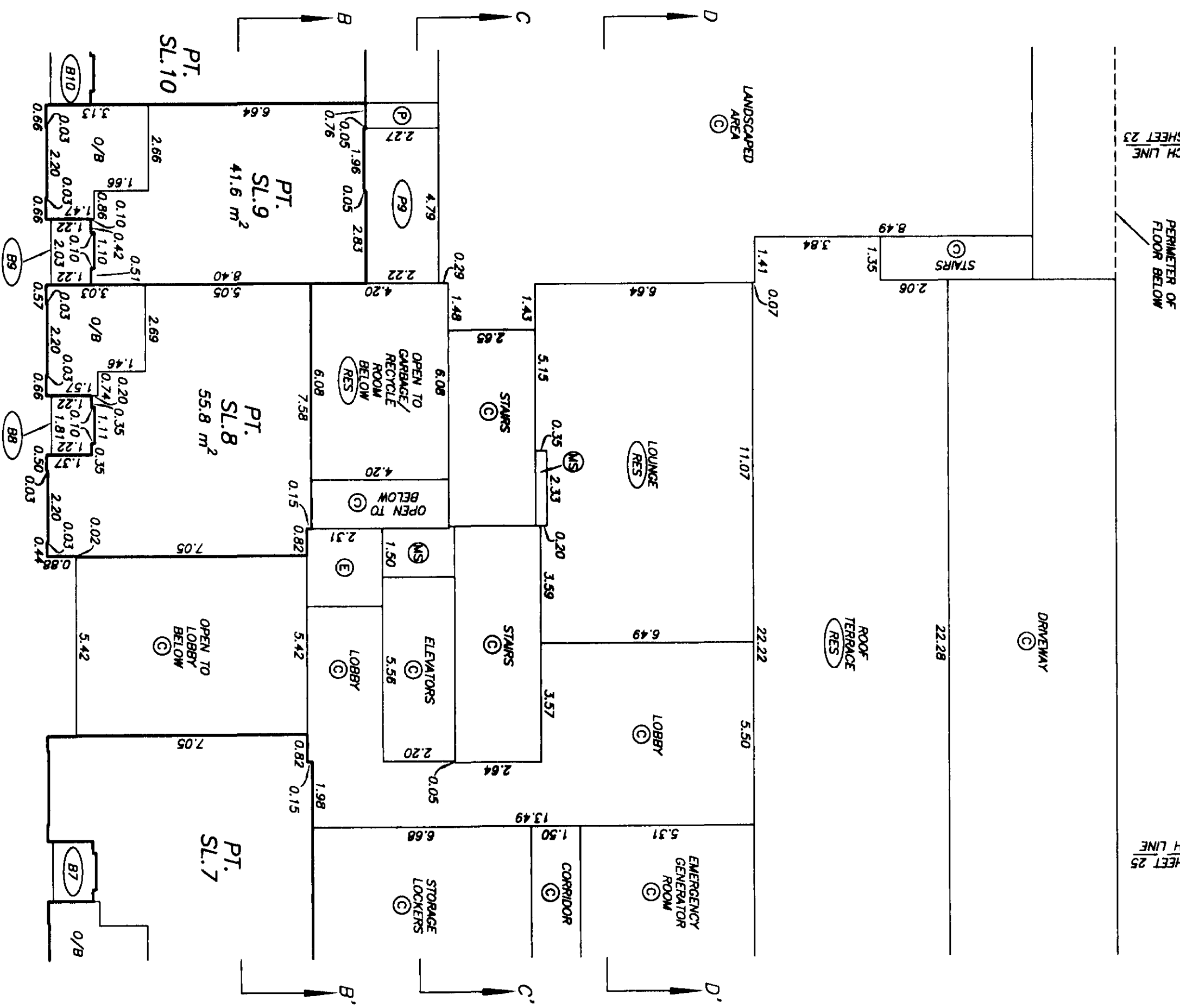
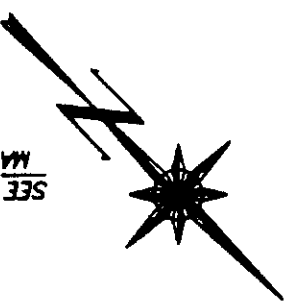
UPPER MAIN LEVEL
FLOOR PLAN
MIDDLE PORTION

STRATA PLAN BCS 522



MATCH LINE
SEE SHEET 23

MATCH LINE
SEE SHEET 25



MATCH LINE
SEE SHEET 23

MATCH LINE
SEE SHEET 25

gwb

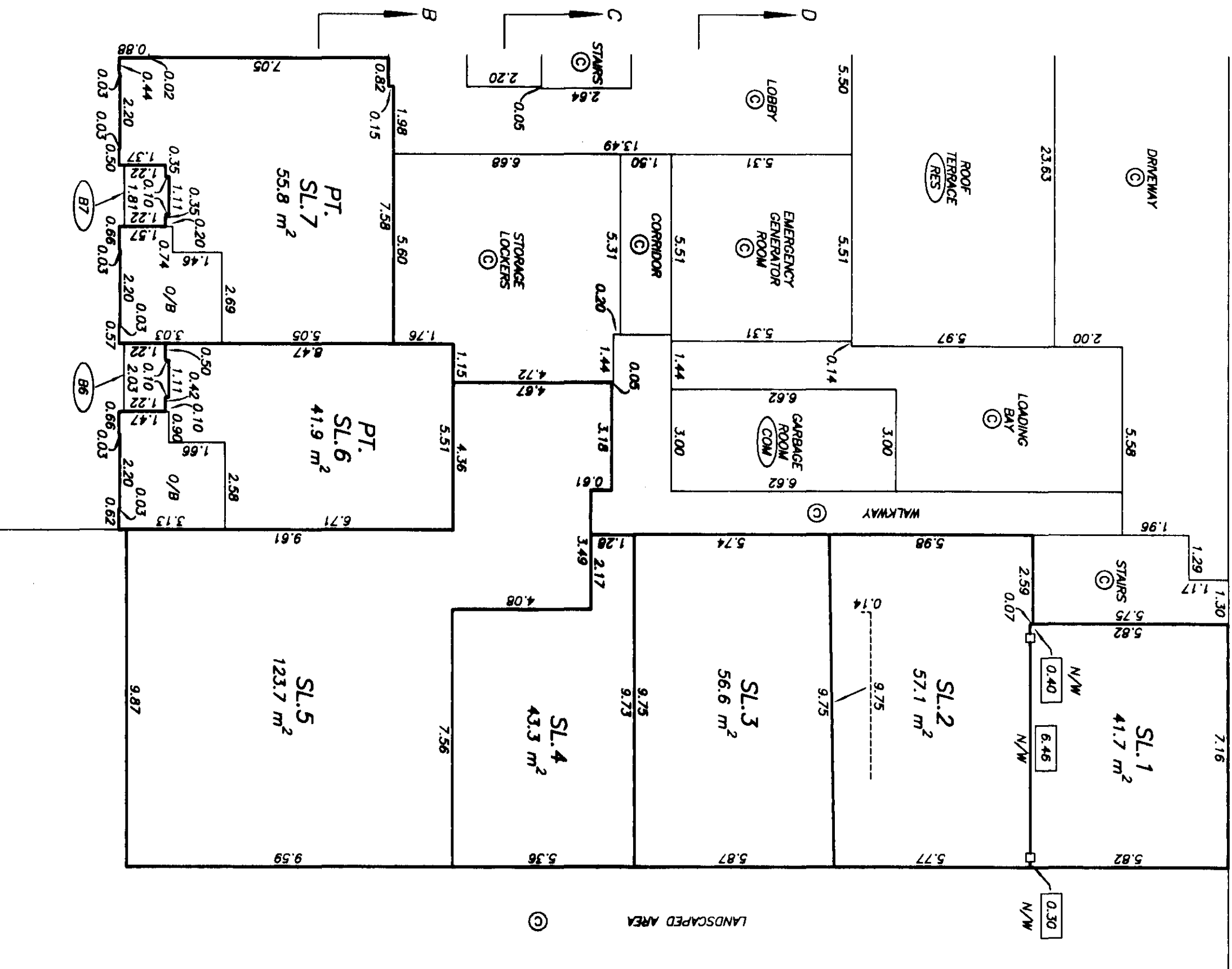
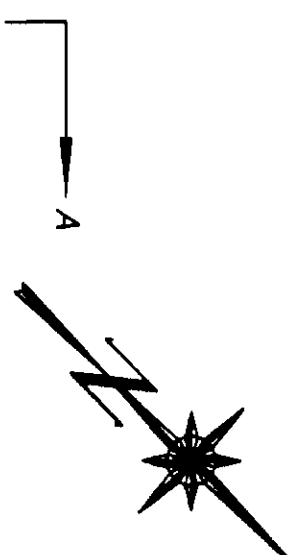
UPPER MAIN LEVEL
FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 522

SCALE 1:125



MATCH LINE
SEE SHEET 24



MATCH LINE
SEE SHEET 24

PERIMETER OF FLOOR BELOW



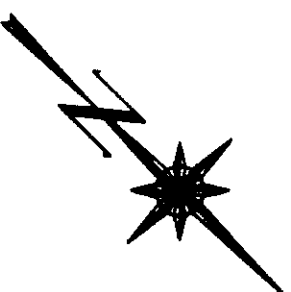
DATE: AUGUST 27, 2003

DRAWING # 30377-12
FILE # 30377-12_Um.dwg

STRATA PLAN BCS 522

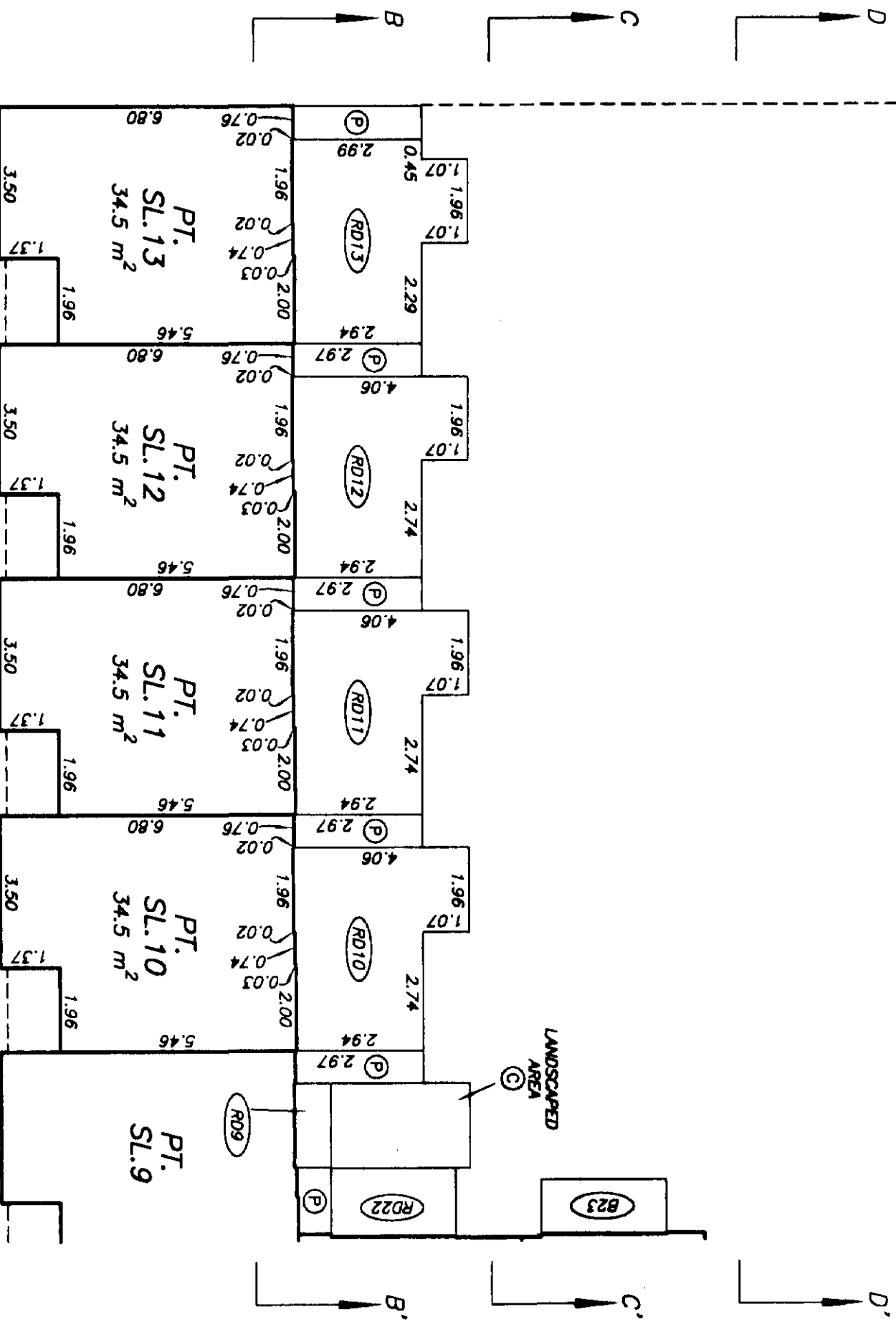
LEVEL 2
FLOOR PLAN
WEST PORTION

SCALE 1:125
ALL DISTANCES ARE IN METRES.



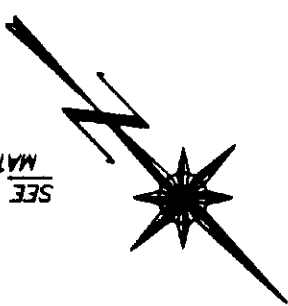
SEE SHEET 27
MATCH LINE

PERIMETER OF FLOOR BELOW



LEVEL 2
FLOOR PLAN
MIDDLE PORTION

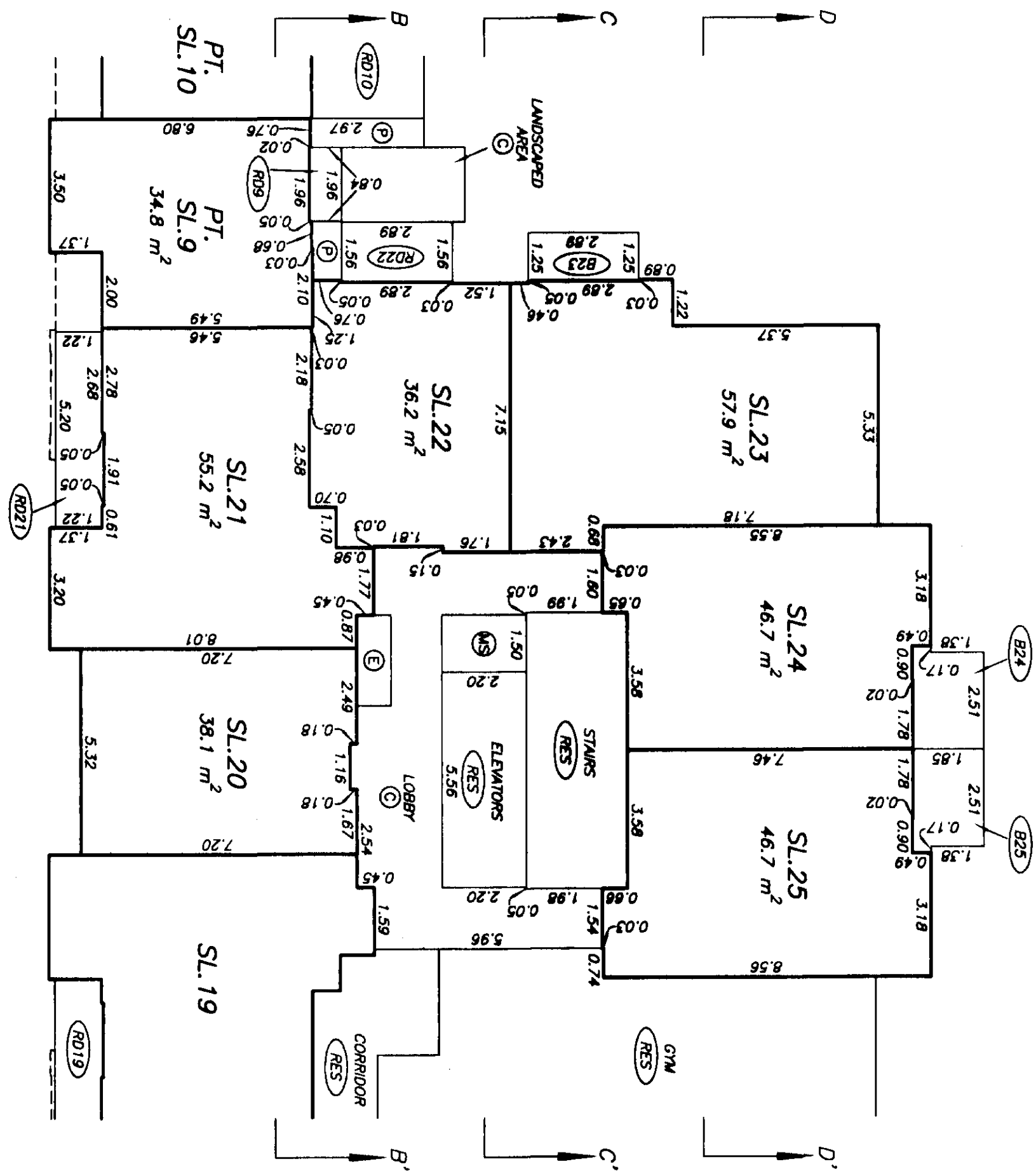
SCALE 1:125



SEE SHEET 28
MATCH LINE

PERIMETER OF FLOOR BELOW

SEE SHEET 26
MATCH LINE



SEE SHEET 26
MATCH LINE

SEE SHEET 28
MATCH LINE

gwb

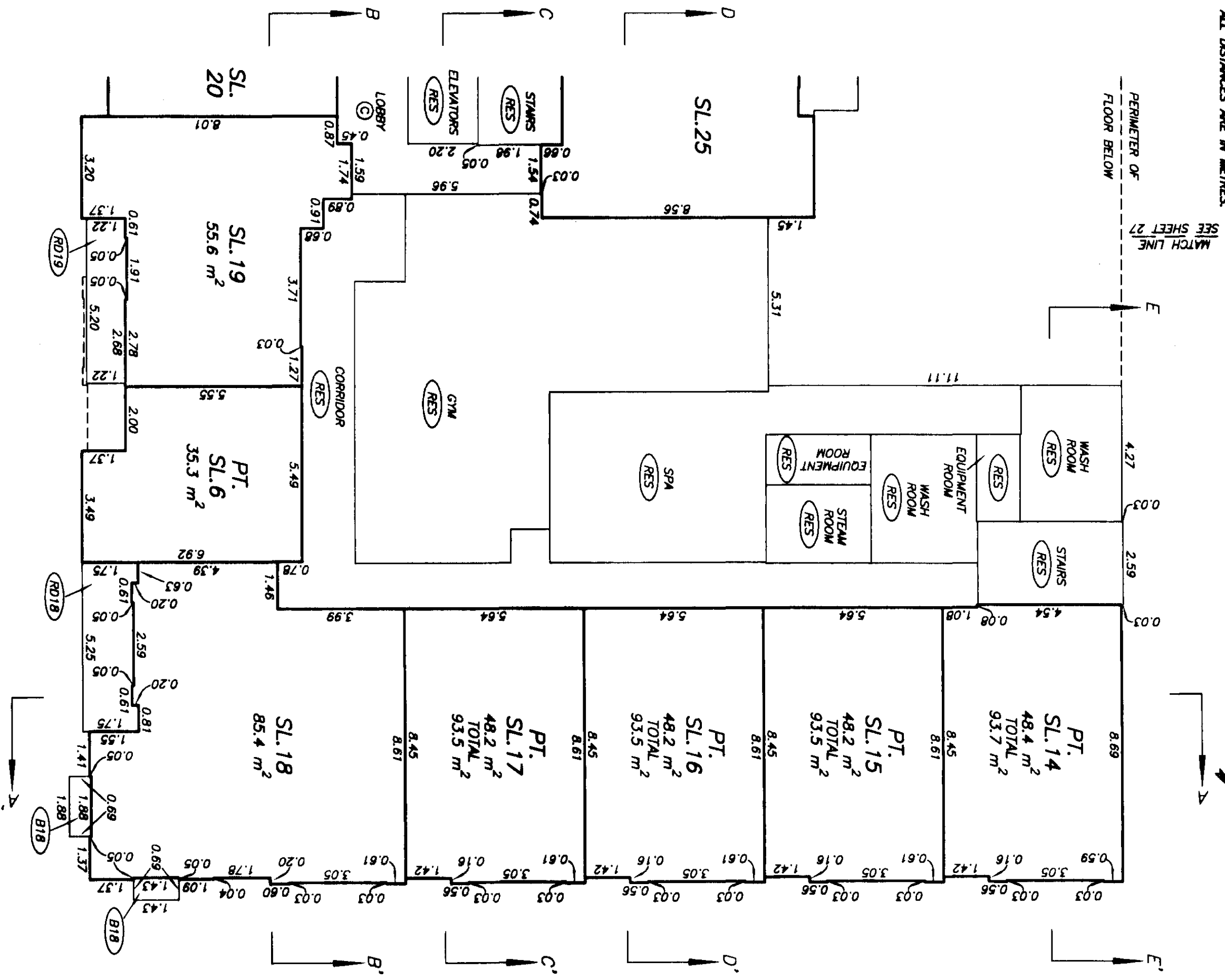
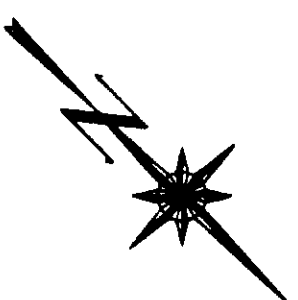
STRATA PLAN BCS 522

LEVEL 2
FLOOR PLAN
EAST PORTION

SCALE 1:125



ALL DISTANCES ARE IN METRES.



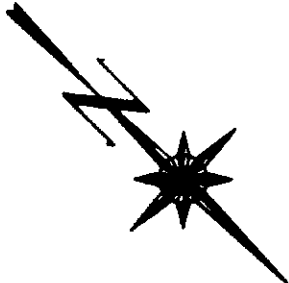
MATCH LINE
SEE SHEET 27

gud

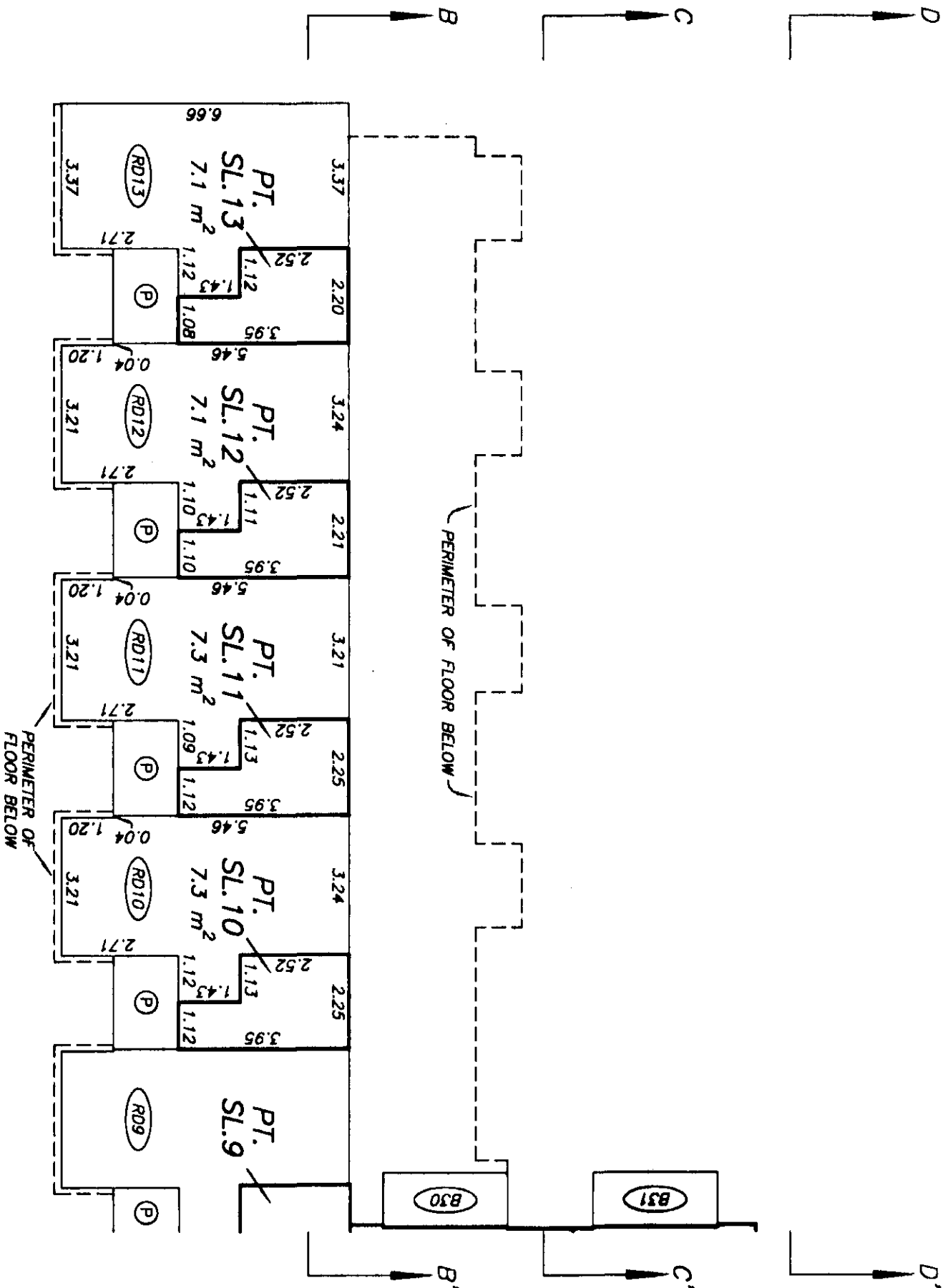
STRATA PLAN BCS 522

LEVEL 3
FLOOR PLAN
WEST PORTION

SCALE 1:125



SEE SHEET 30
MATCH LINE



SEE SHEET 30
MATCH LINE

DATE : AUGUST 27, 2003

gms

LEVEL 3

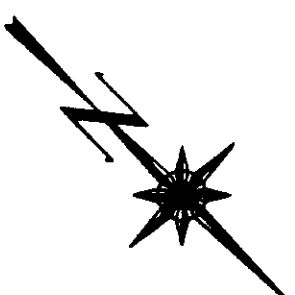
FLOOR PLAN
MIDDLE PORTION

STRATA PLAN BCS 522

SCALE 1:125

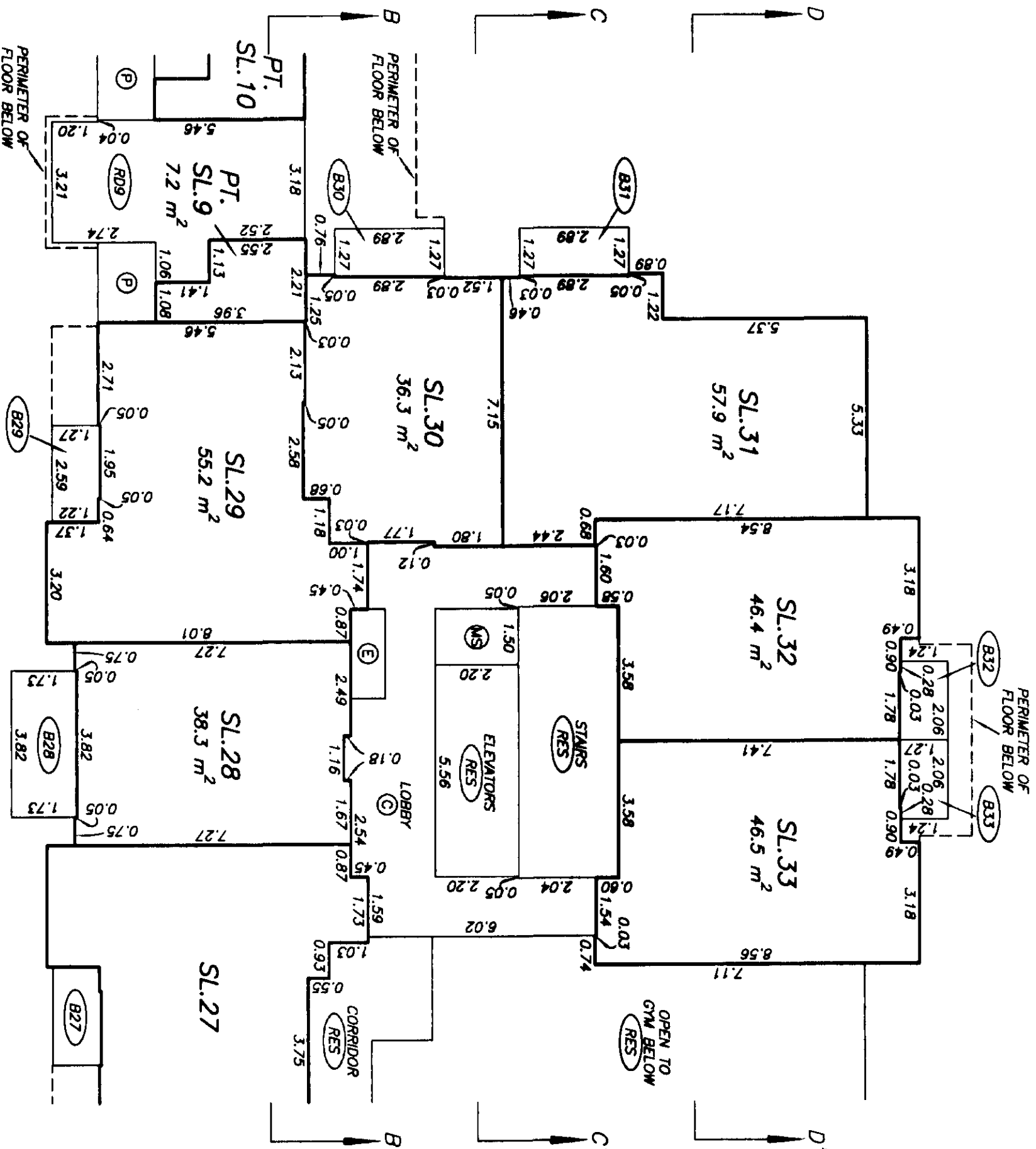


ALL DISTANCES ARE IN METRES.



MATCH LINE
SEE SHEET 29

MATCH LINE
SEE SHEET 31



MATCH LINE
SEE SHEET 29

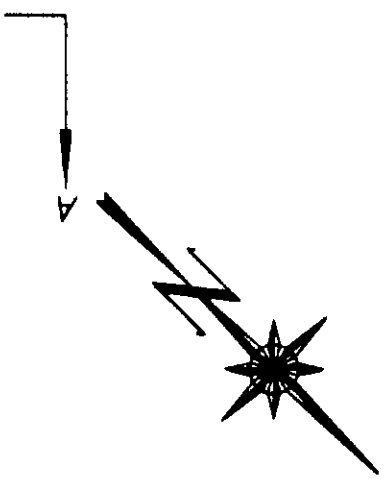
MATCH LINE
SEE SHEET 31

gub

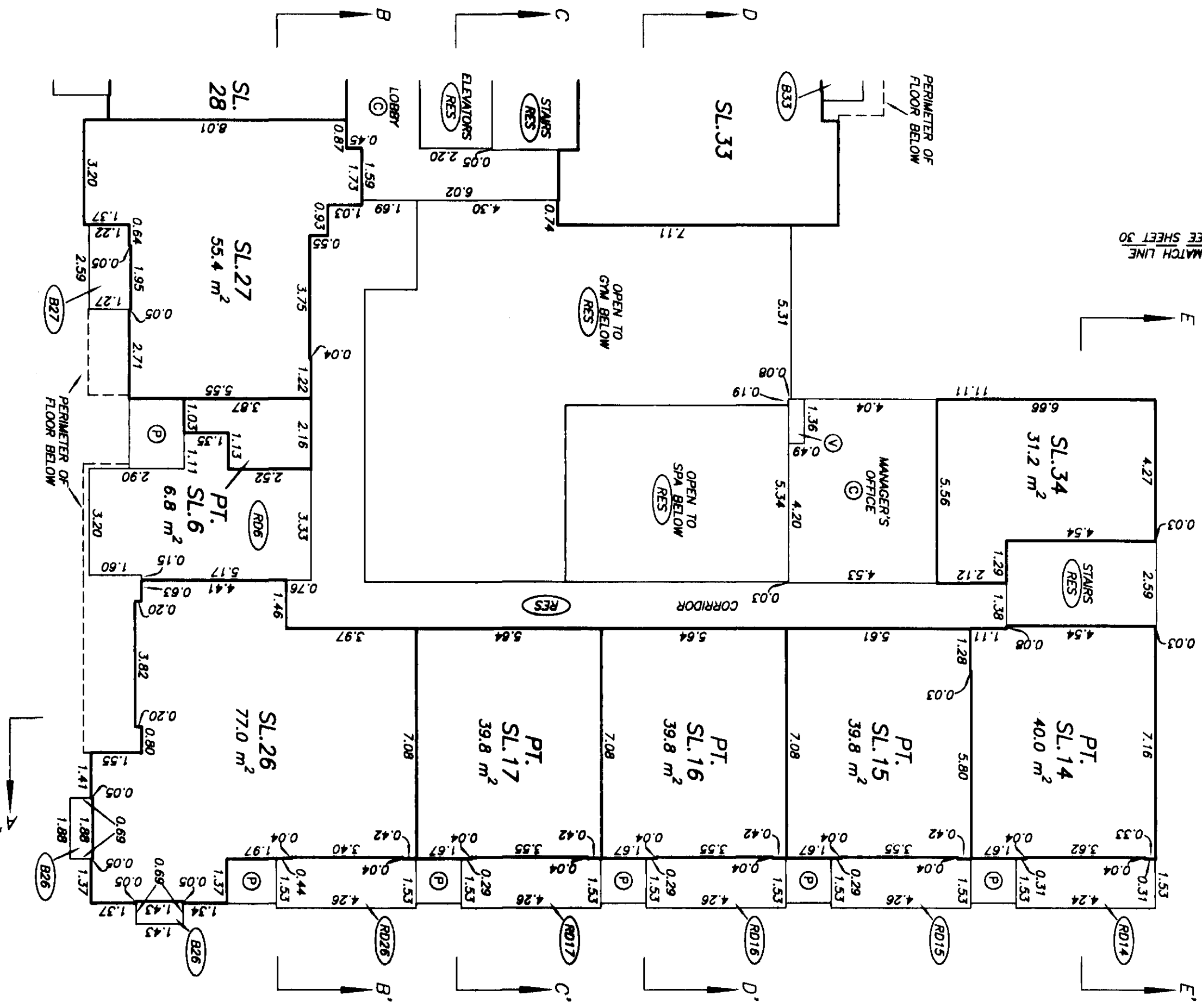
STRATA PLAN BCS 522

LEVEL 3
FLOOR PLAN
EAST PORTION

SCALE 1:125



MATCH LINE
SEE SHEET 30

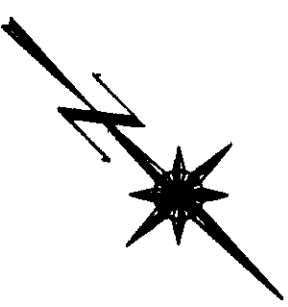


MATCH LINE
SEE SHEET 30

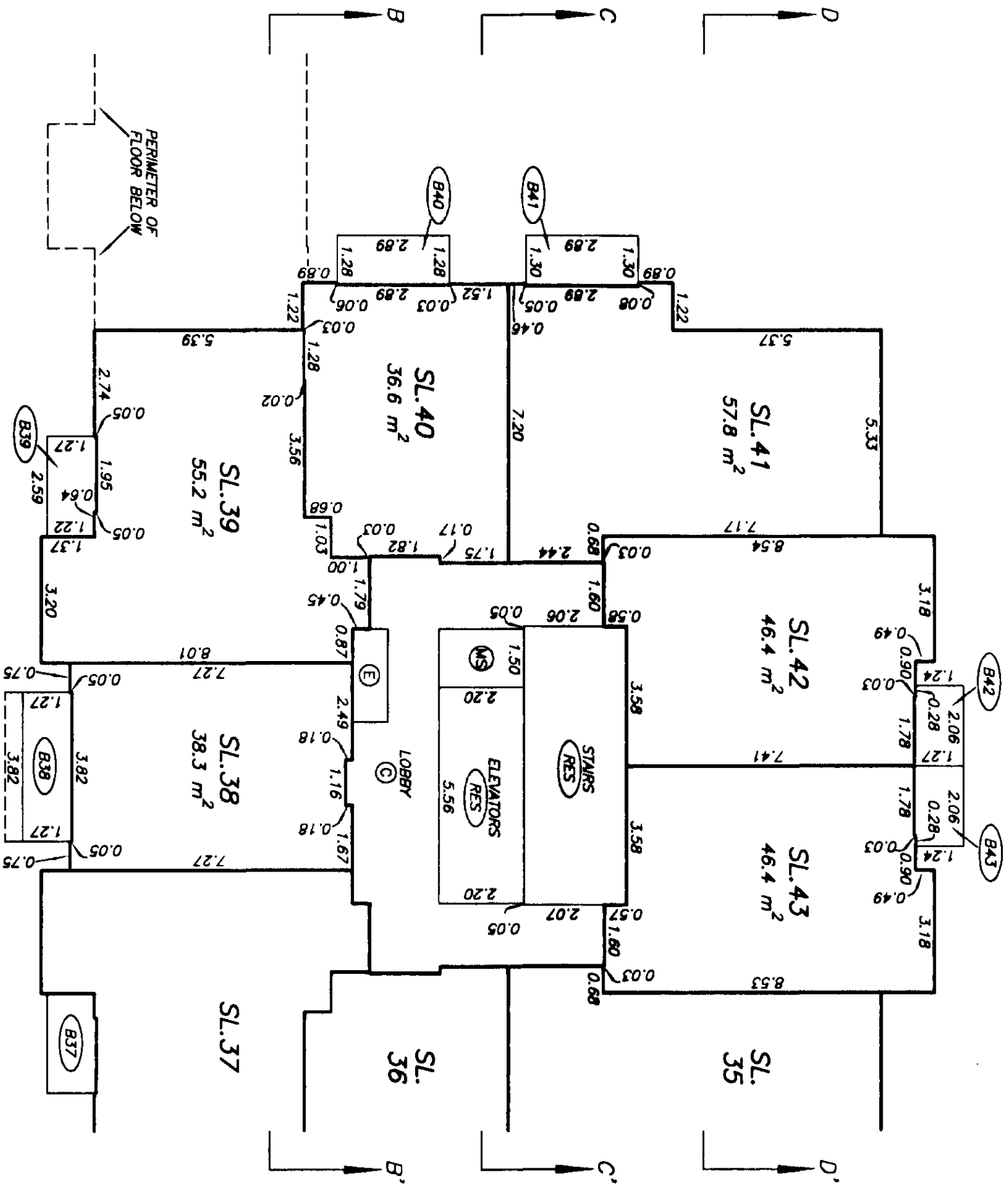
STRATA PLAN BCS 522

LEVEL 4
FLOOR PLAN
MIDDLE PORTION

SCALE 1:125



SEE SHEET 33
MATCH LINE



SEE SHEET 33
MATCH LINE

DATE : AUGUST 27, 2003

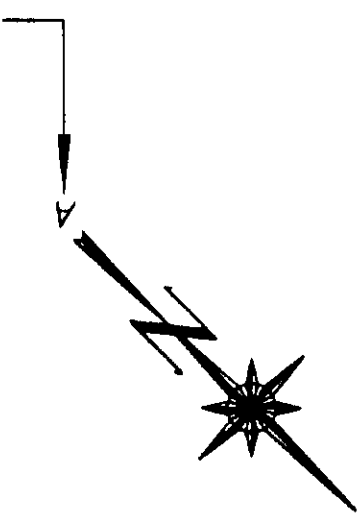
quib

LEVEL 4
FLOOR PLAN
EAST PORTION

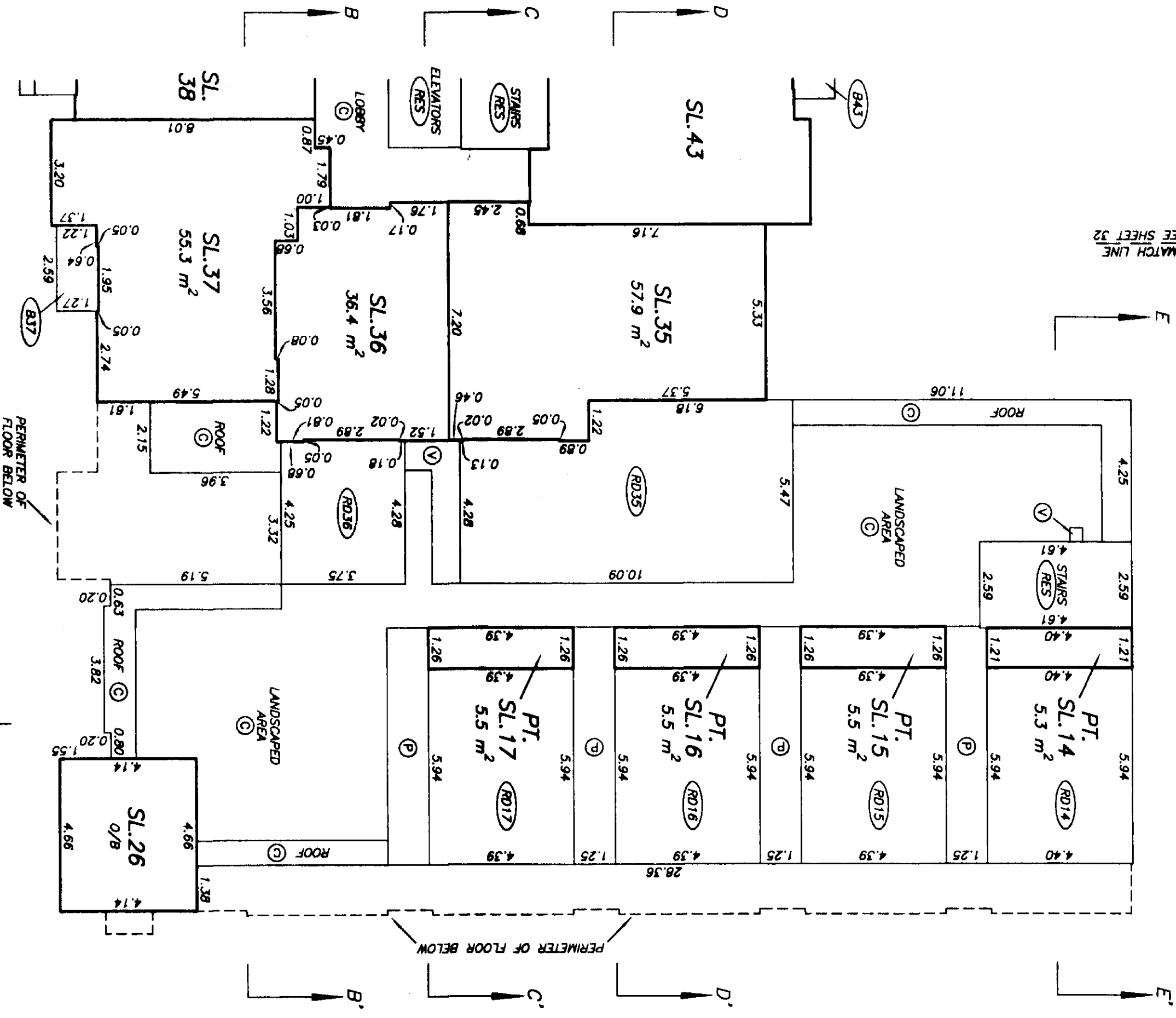
SCALE 1:125



STRATA PLAN BCS 522



SEE SHEET 32
MATCH LINE



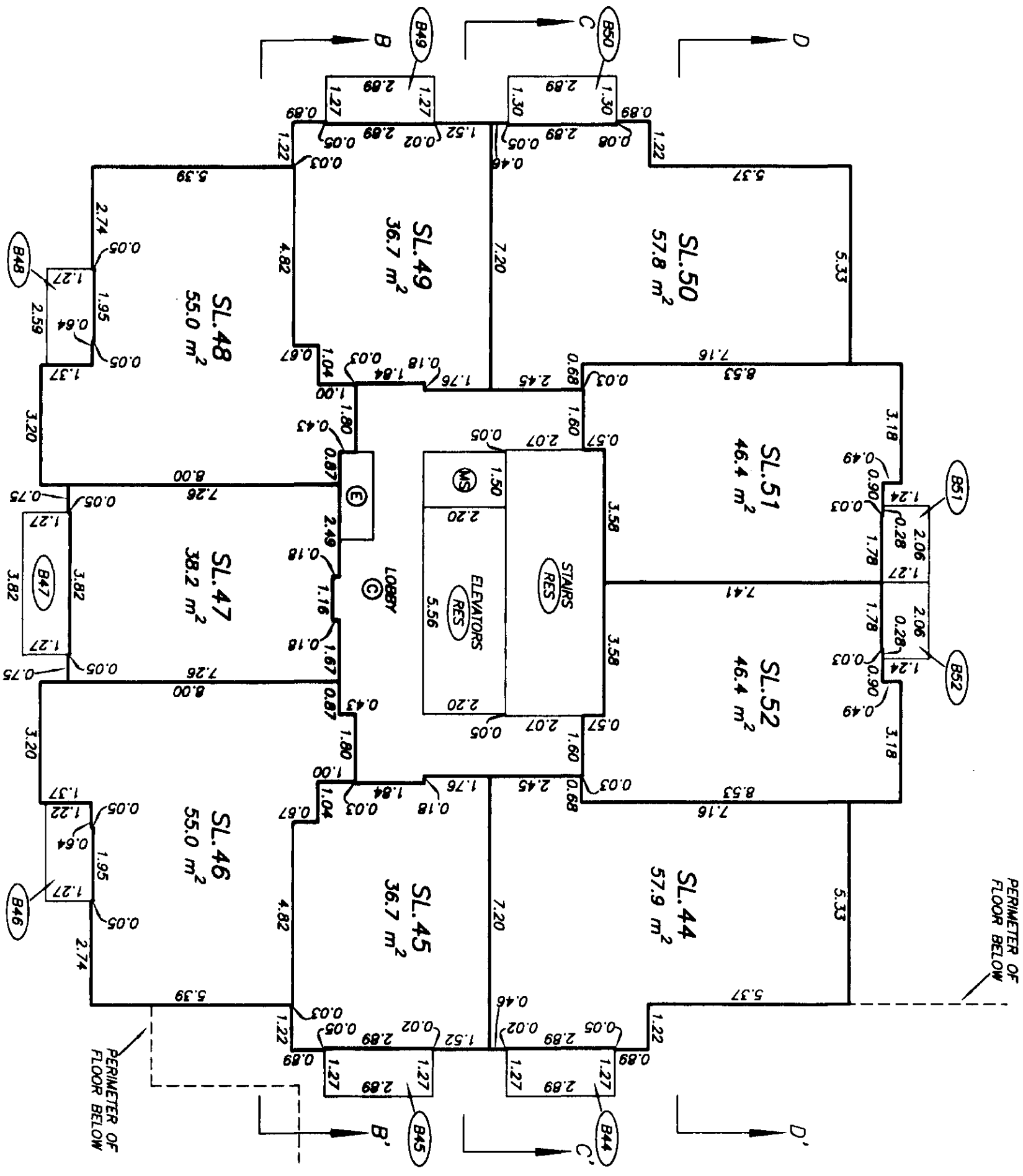
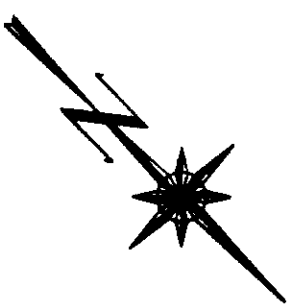
SEE SHEET 32
MATCH LINE

DRAWING # 30377-12
FILE # 30377-12.14.DWG

DATE: AUGUST 27, 2003

LEVEL 5
FLOOR PLAN

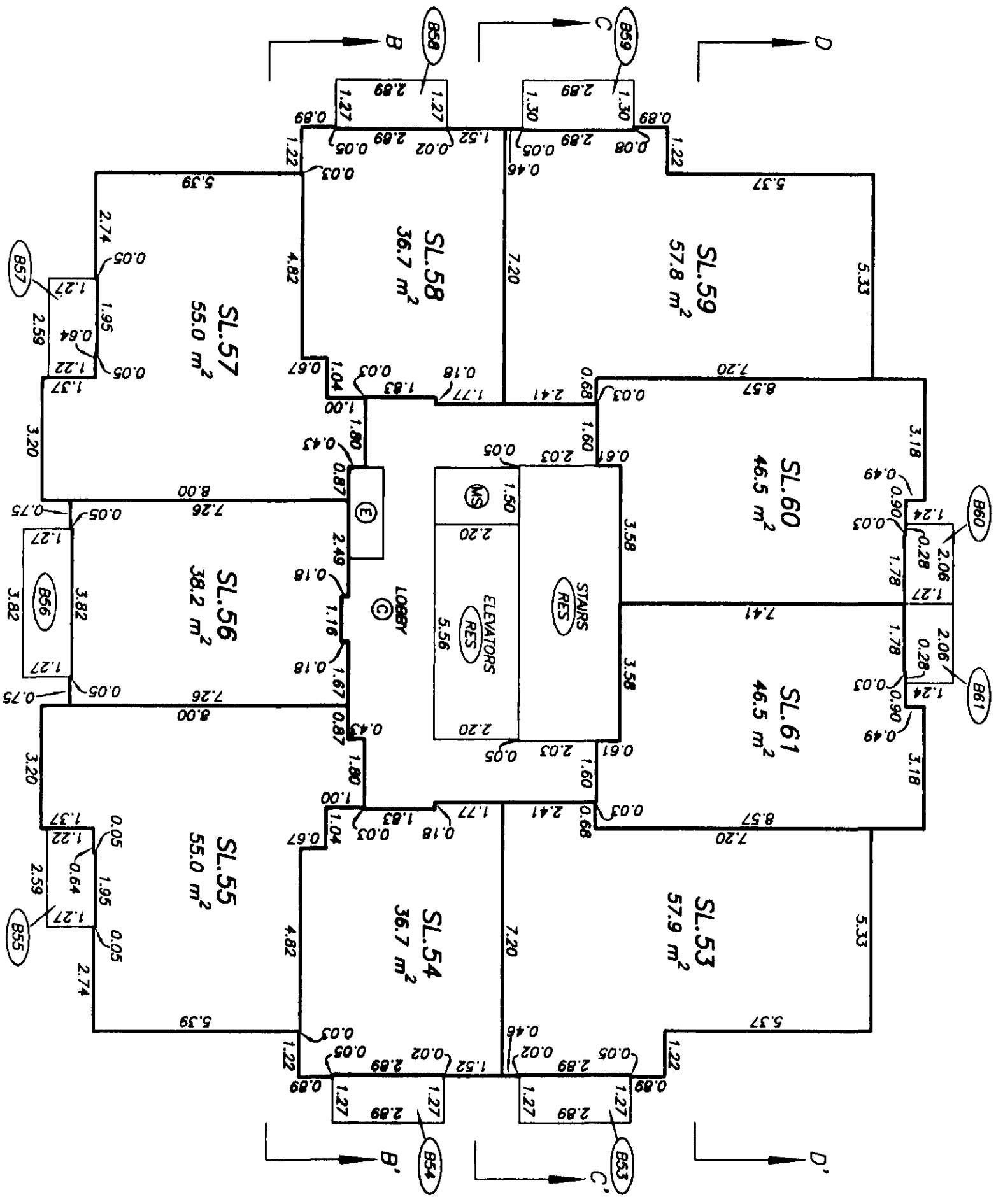
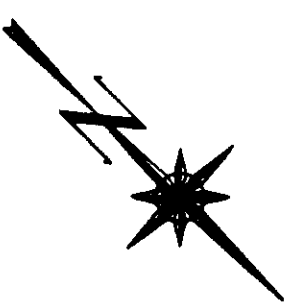
SCALE 1:125
ALL DISTANCES ARE IN METRES.



LEVEL 6 FLOOR PLAN

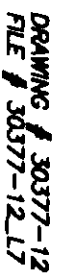
STRATA PLAN BCS 522

SCALE 1:125

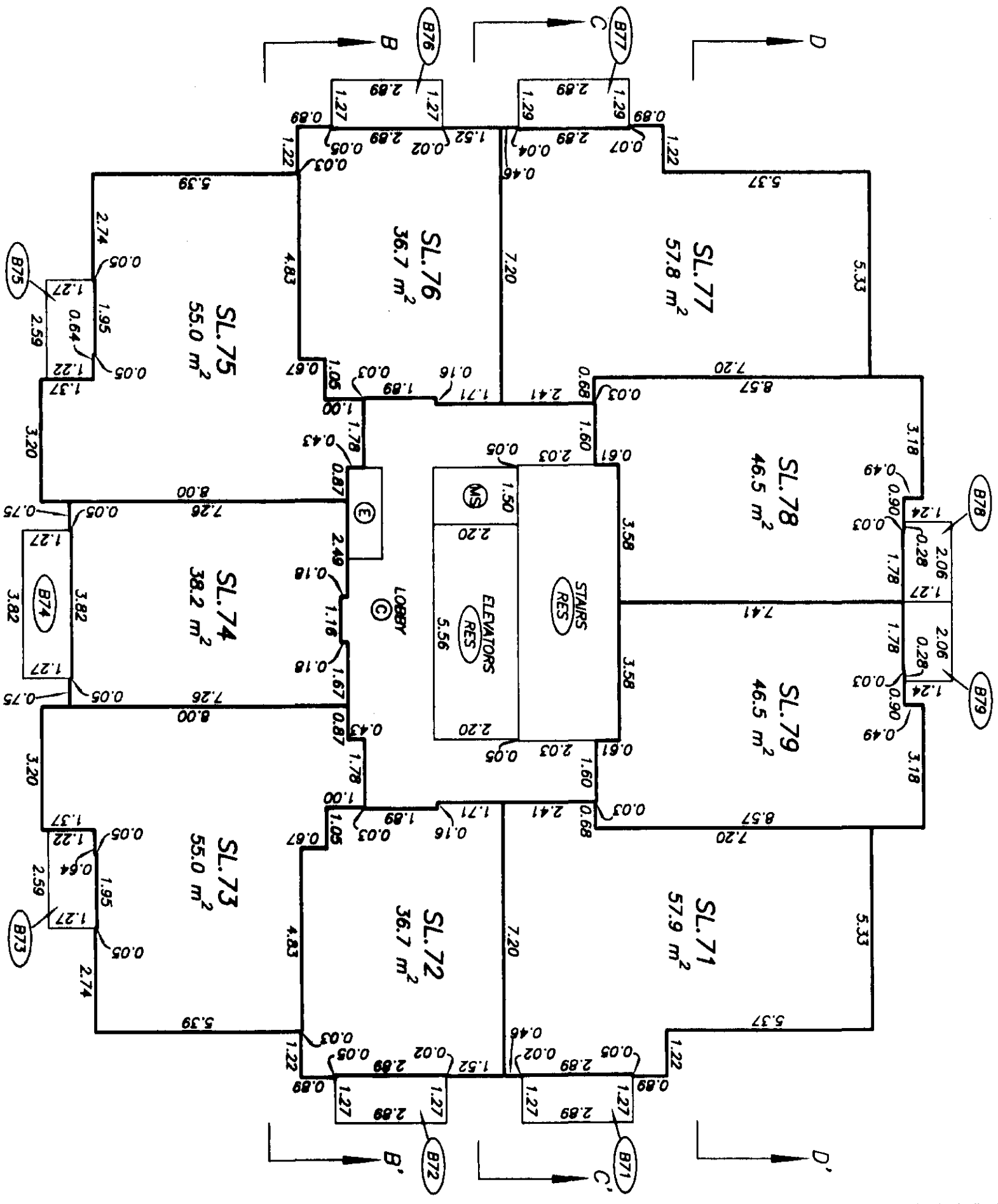


DRAWING # 30377-12
FILE # 30377-12.L6

DATE : AUGUST 27, 2003.



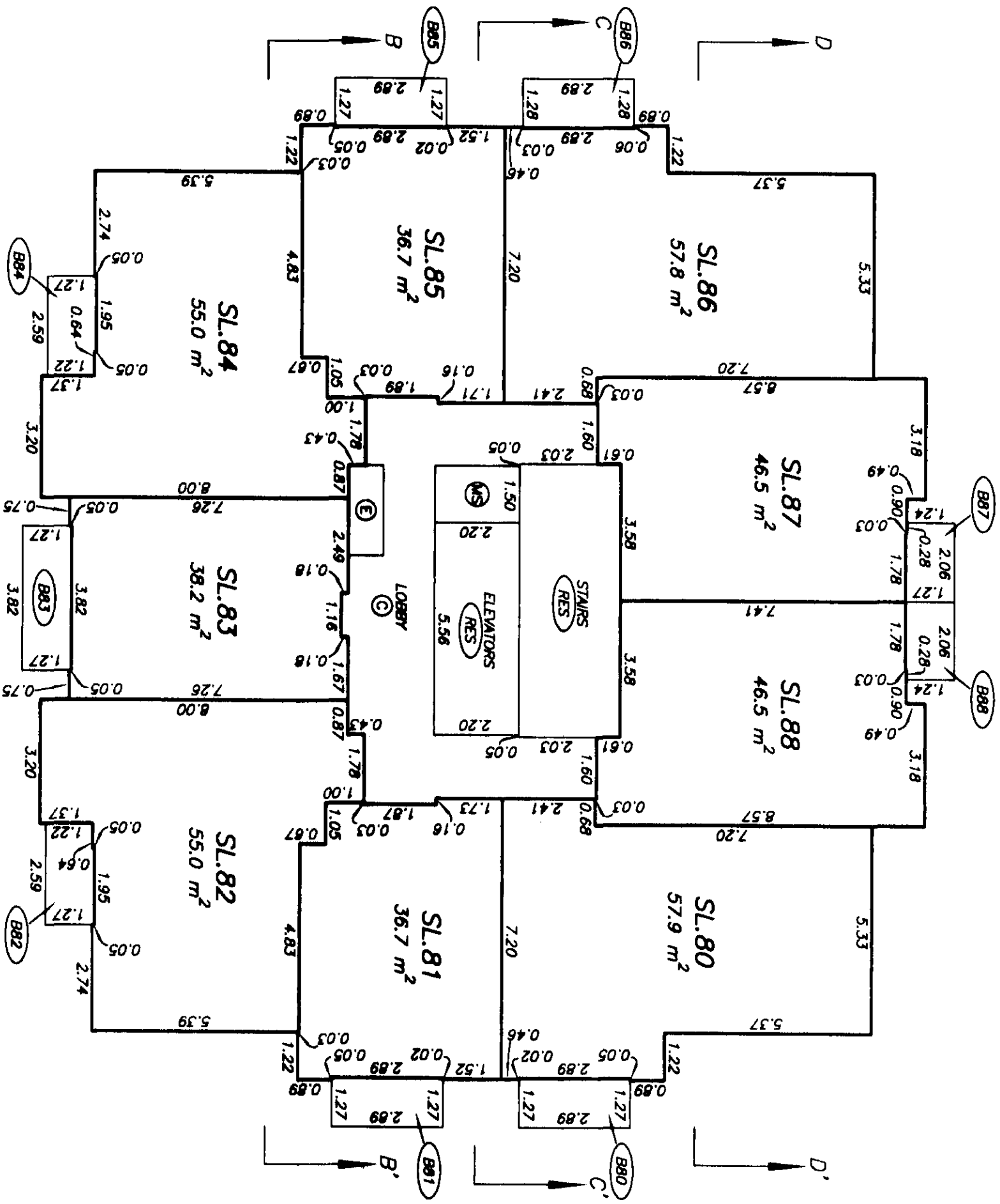
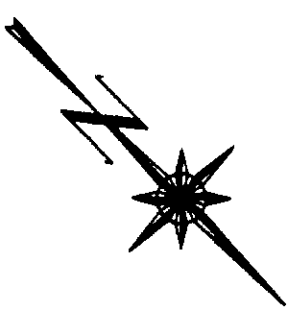
Jan 3



LEVEL 9 FLOOR PLAN

STRATA PLAN BCS 512

SCALE 1:125
ALL DISTANCES ARE IN METRES.

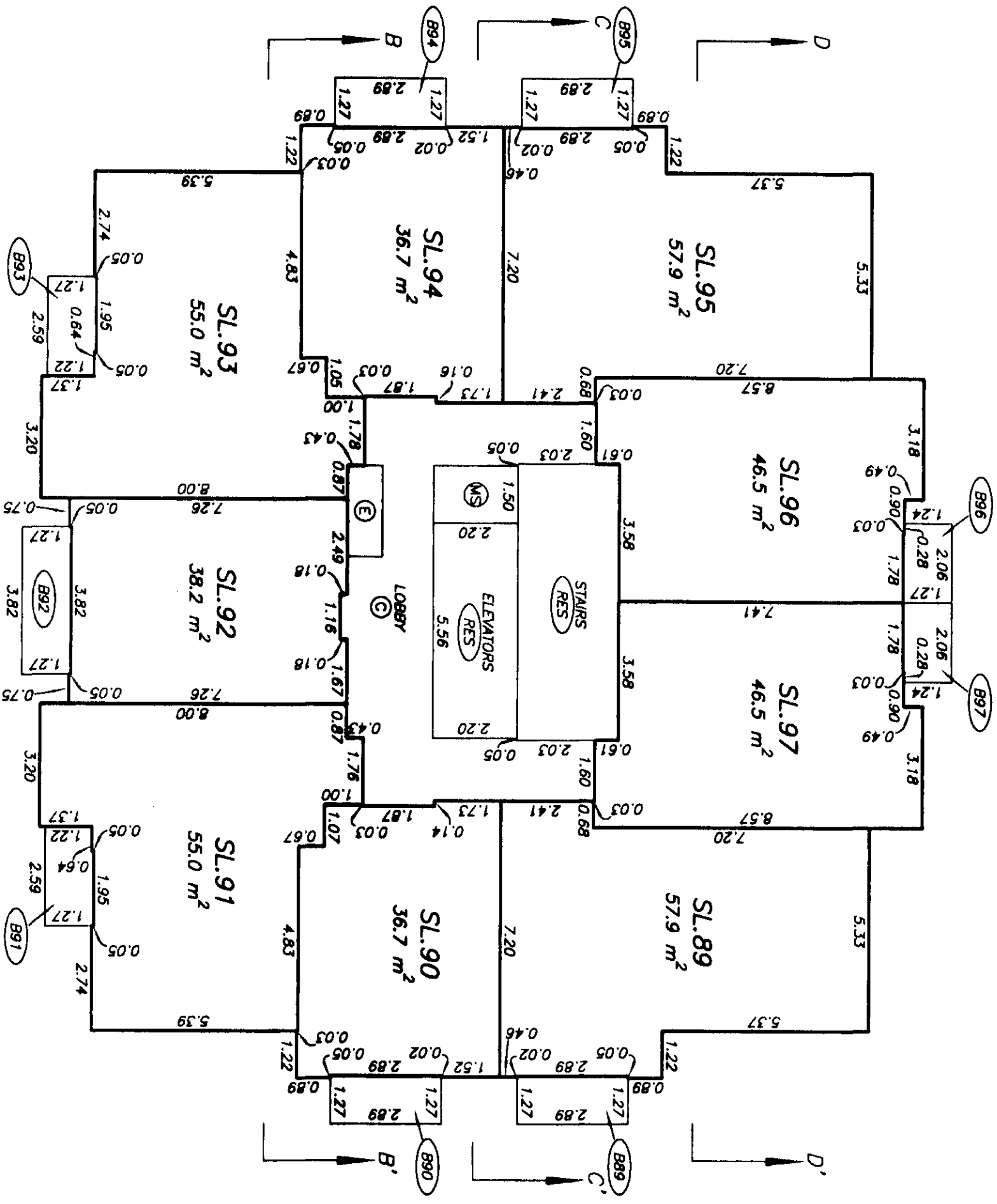
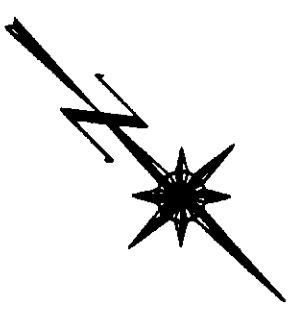


LEVEL 10 FLOOR PLAN

STRATA PLAN BCS 522

SHEET 39 OF 54 SHEETS

SCALE 1:125
ALL DISTANCES ARE IN METRES.



DRAWING # 30377-12
FILE # 30377-12.L10

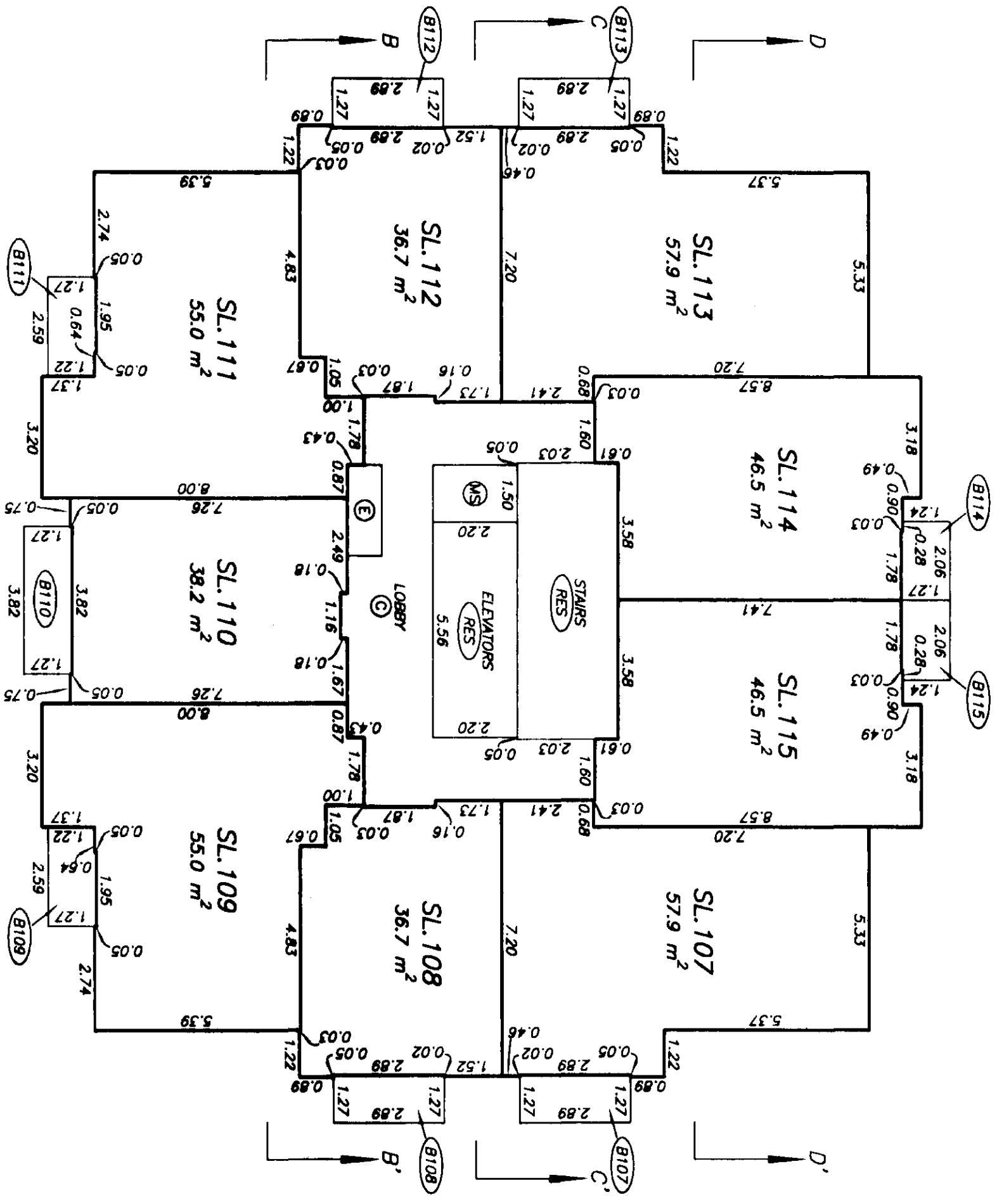
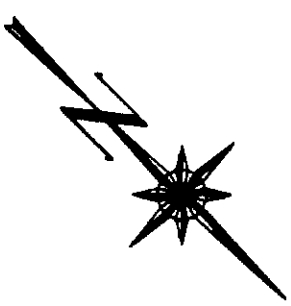
DATE : AUGUST 27, 2003

gmb

LEVEL 12 FLOOR PLAN

STRATA PLAN BCS 522

SCALE 1:125



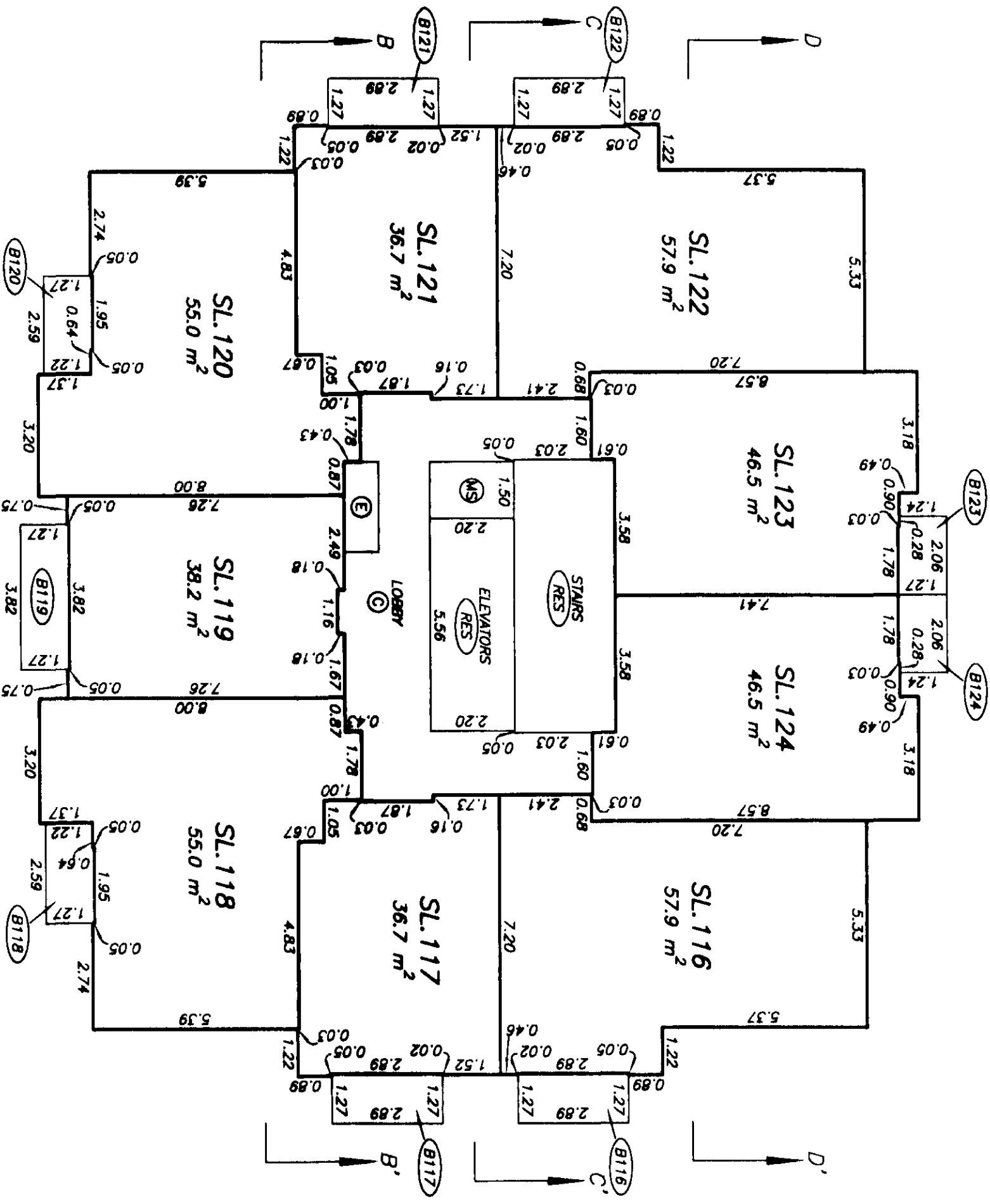
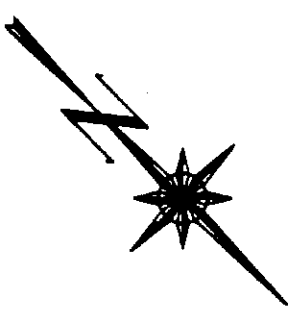
DRAWING # 30377-12
FILE # 30377-12.L12

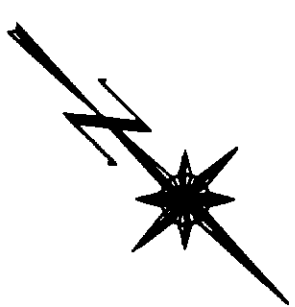
DATE AUGUST 27, 2003
[Signature]

LEVEL 13 FLOOR PLAN

STRATA PLAN BCS 522

SCALE 1:125
ALL DISTANCES ARE IN METRES.



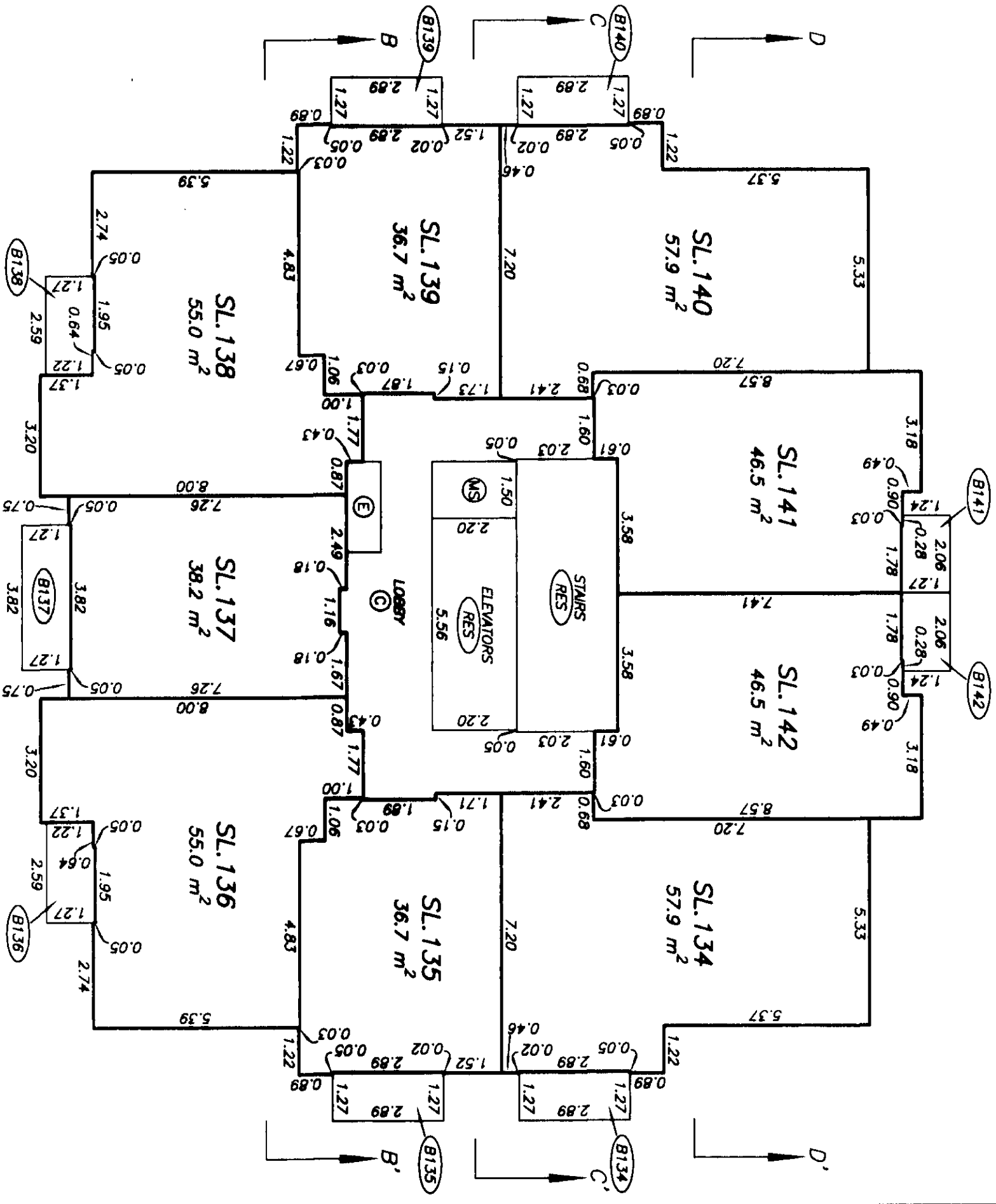
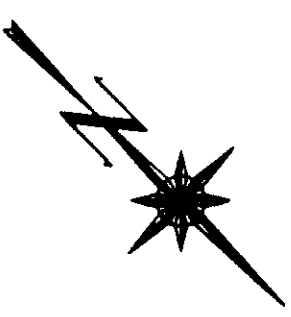


DATE : AUGUST 27, 2003.

LEVEL 15 FLOOR PLAN

STRATA PLAN BCS 522

SCALE 1:125

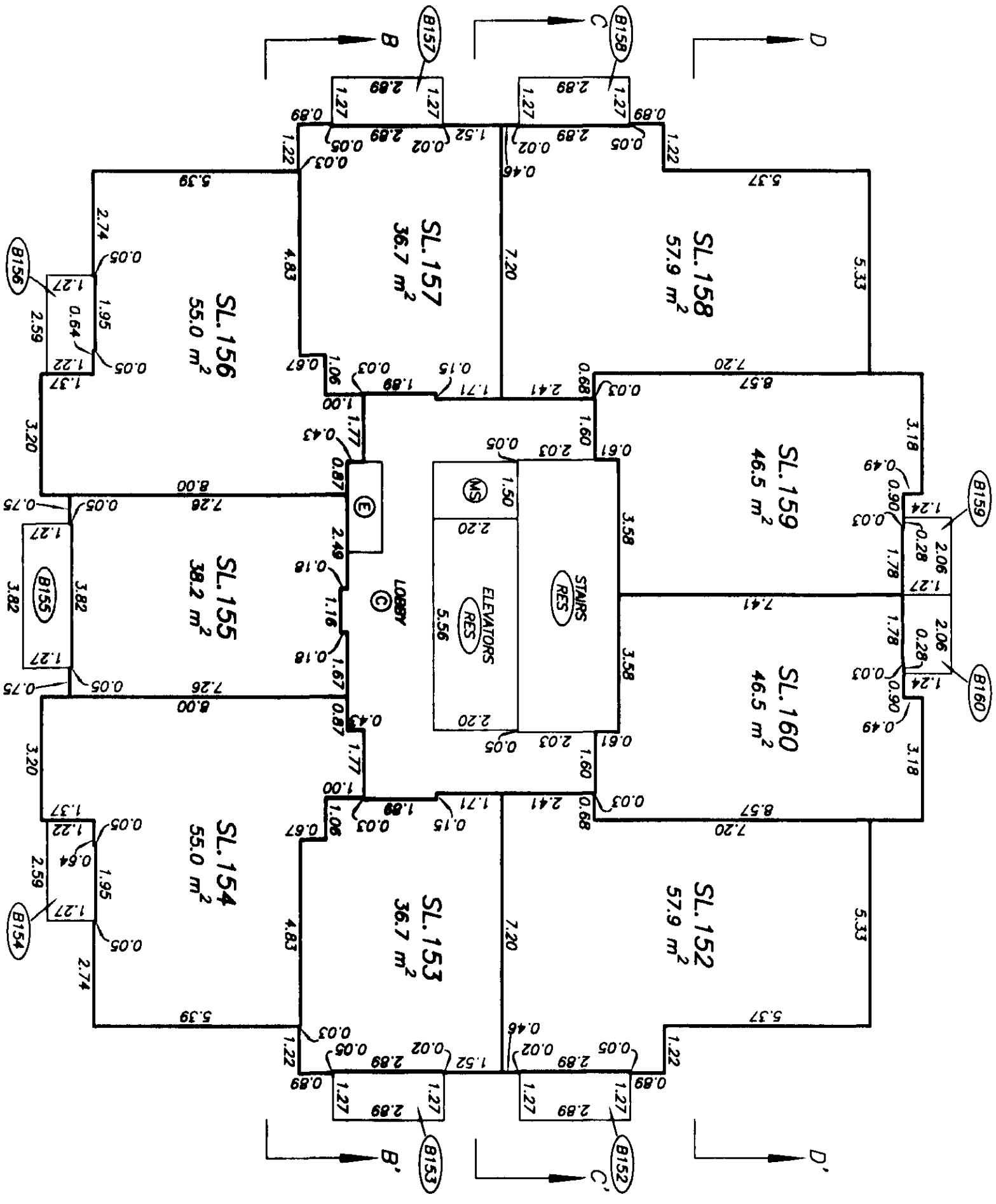
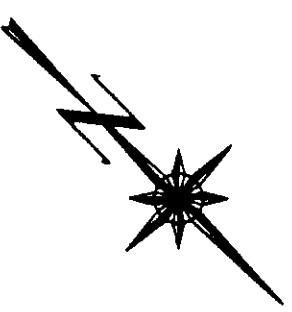


gwb

LEVEL 17 FLOOR PLAN

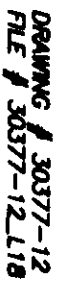
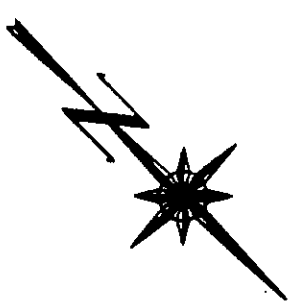
STRATA PLAN BCS 522

SCALE 1:125
ALL DISTANCES ARE IN METRES.



DRAWING # 30377-12
FILE # 30377-12.117

DATE AUGUST 27, 2003
[Signature]

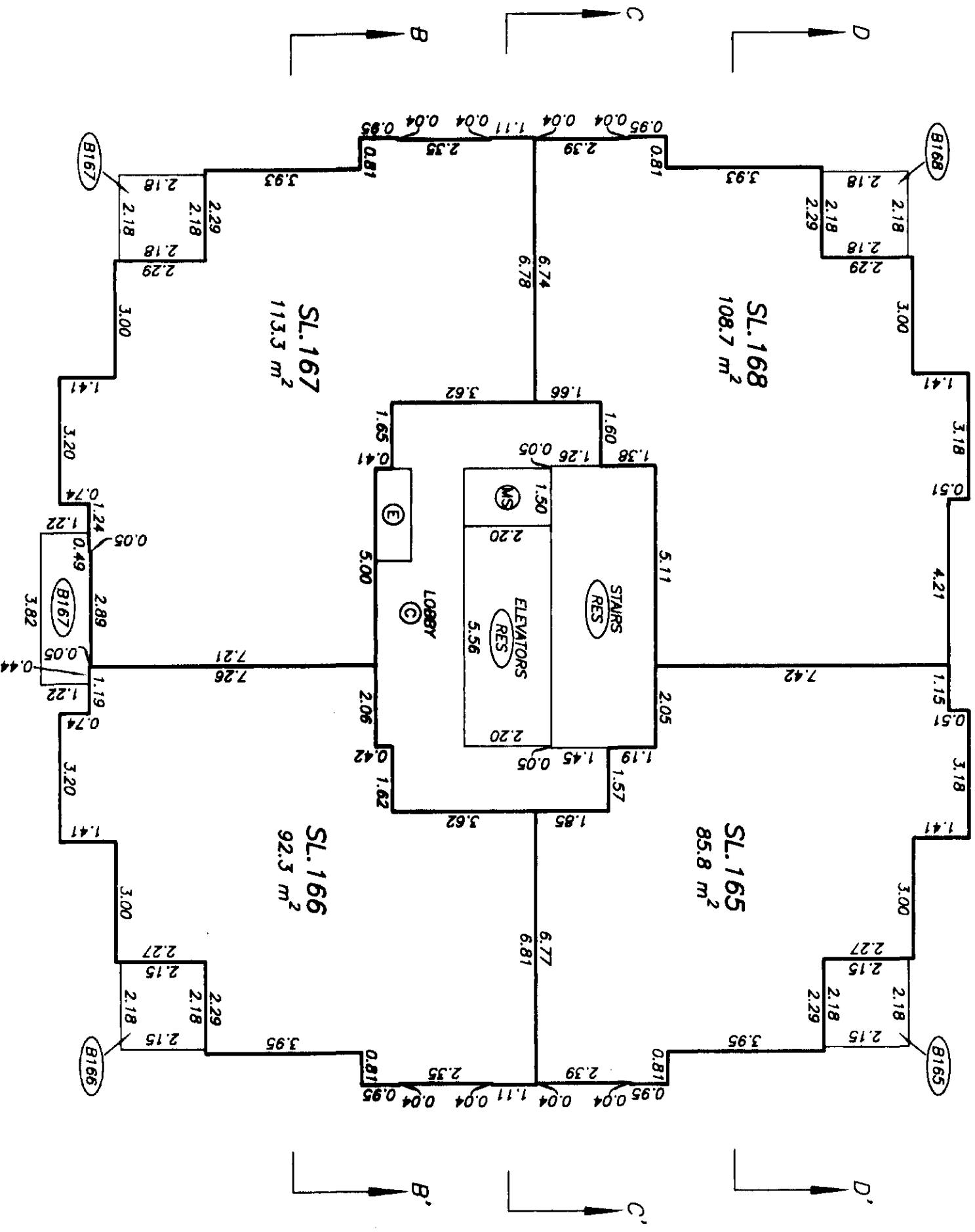
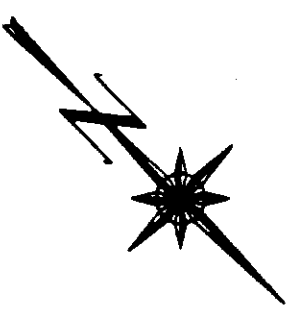


DATE : AUGUST 27, 2003.

LEVEL 19
FLOOR PLAN

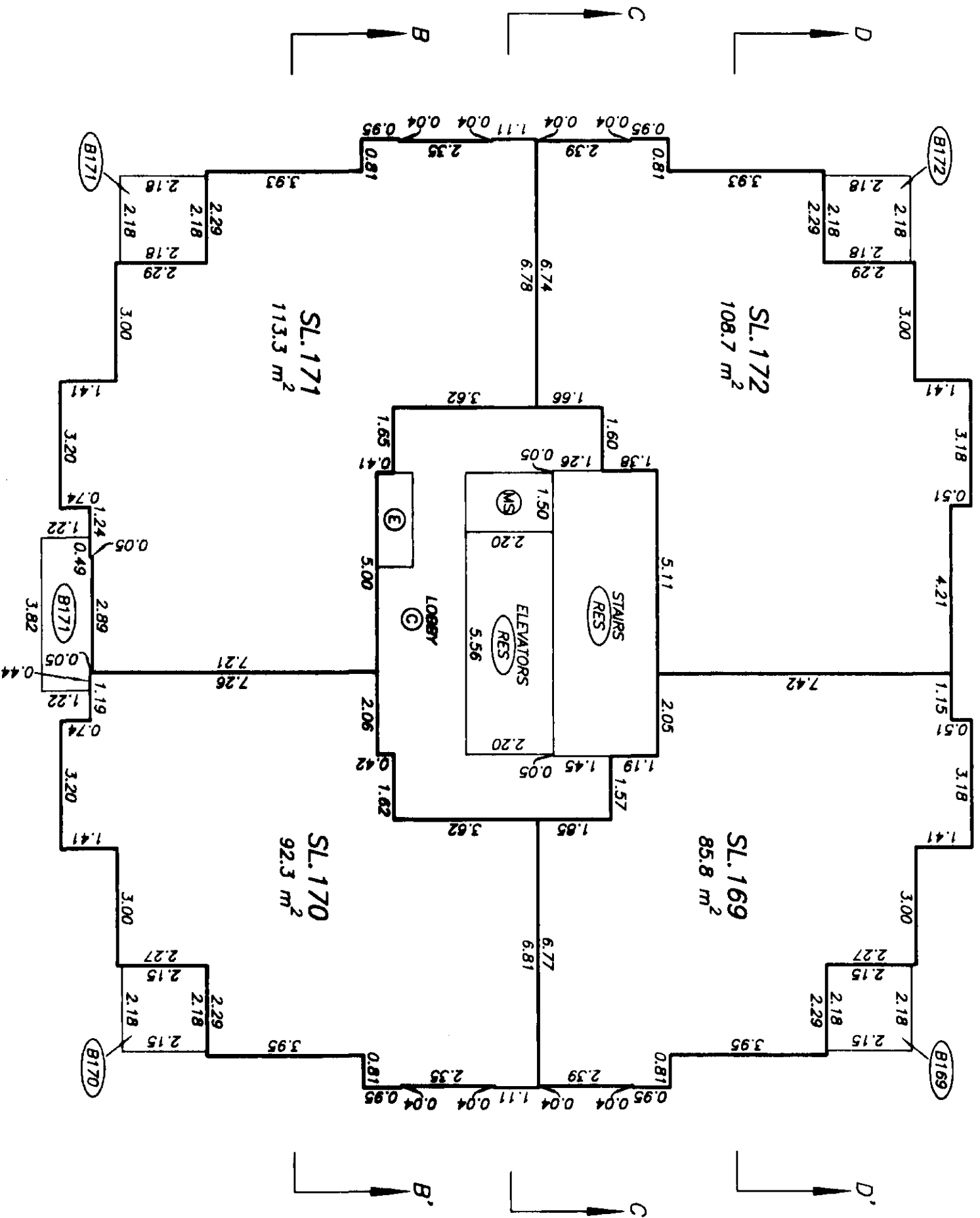
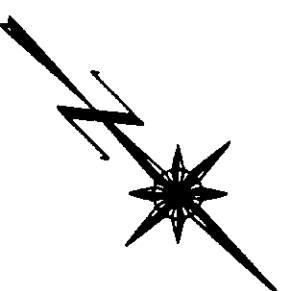
STRATA PLAN BCS 522

SCALE 1:125
ALL DISTANCES ARE IN METRES.



DRAWING # 30377-12
FILE # 30377-12.L19

DATE : AUGUST 27, 2003.
[Signature]

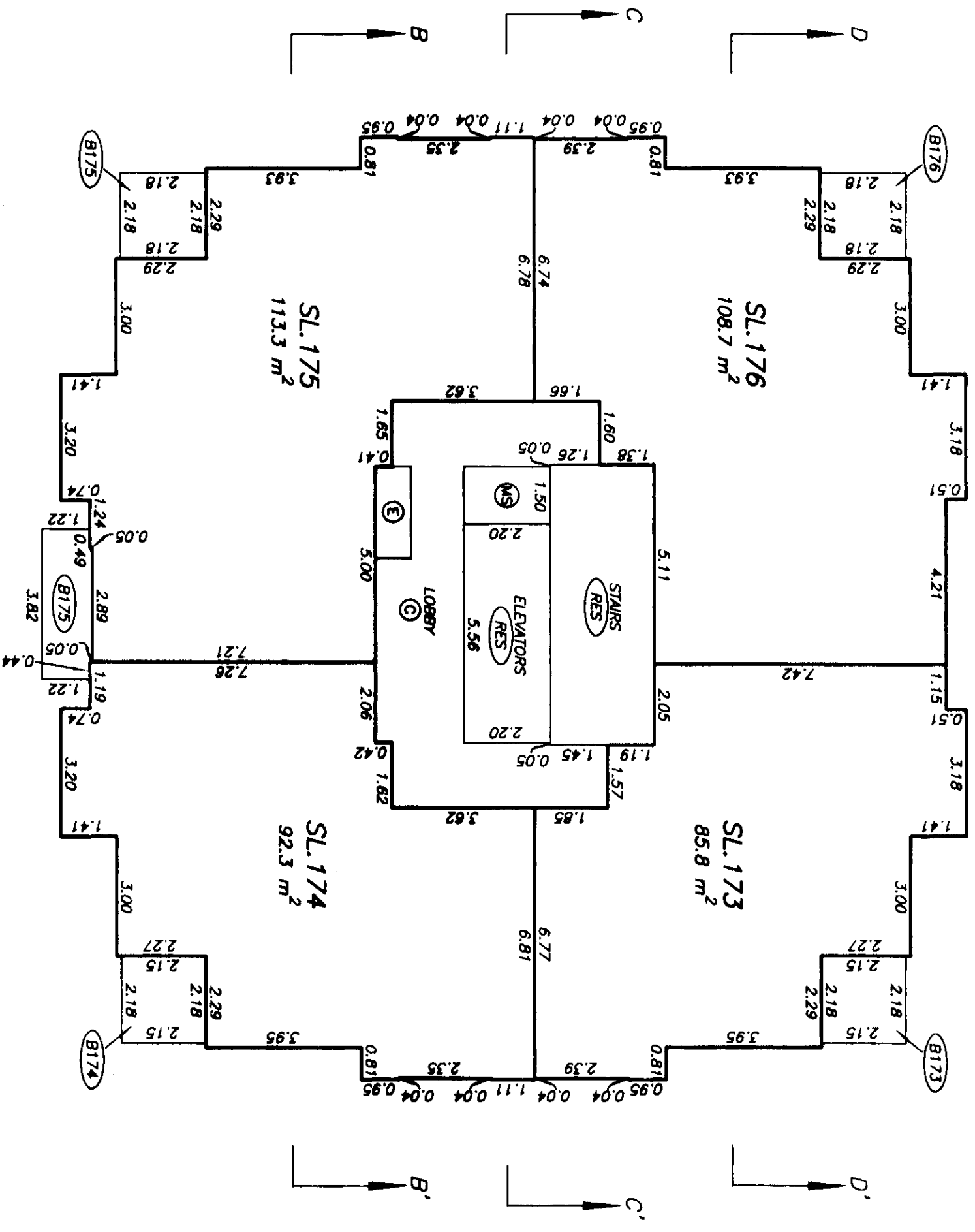
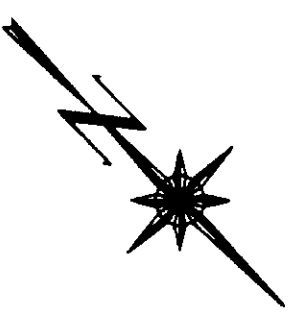


DATE: AUGUST 27, 2003.

LEVEL 21 FLOOR PLAN

STRATA PLAN BCS 522

SCALE 1:125
ALL DISTANCES ARE IN METRES.

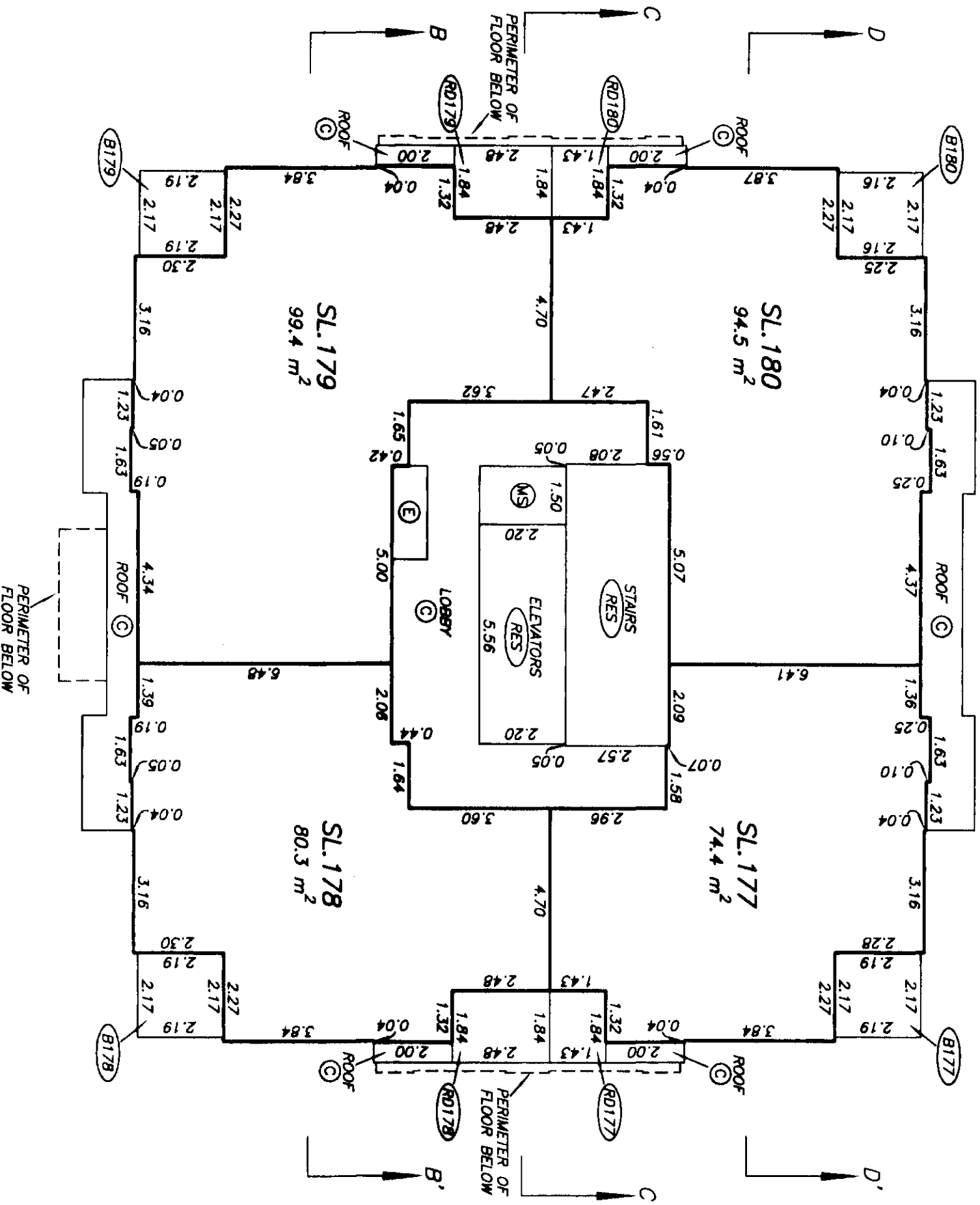
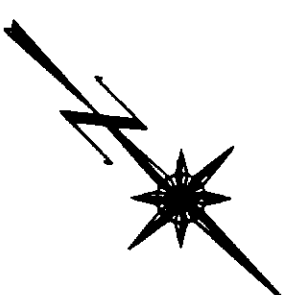


LEVEL 22
FLOOR PLAN

STRATA PLAN BCS 522

SHEET 51 OF 54 SHEETS

SCALE 1:125
ALL DISTANCES ARE IN METRES.

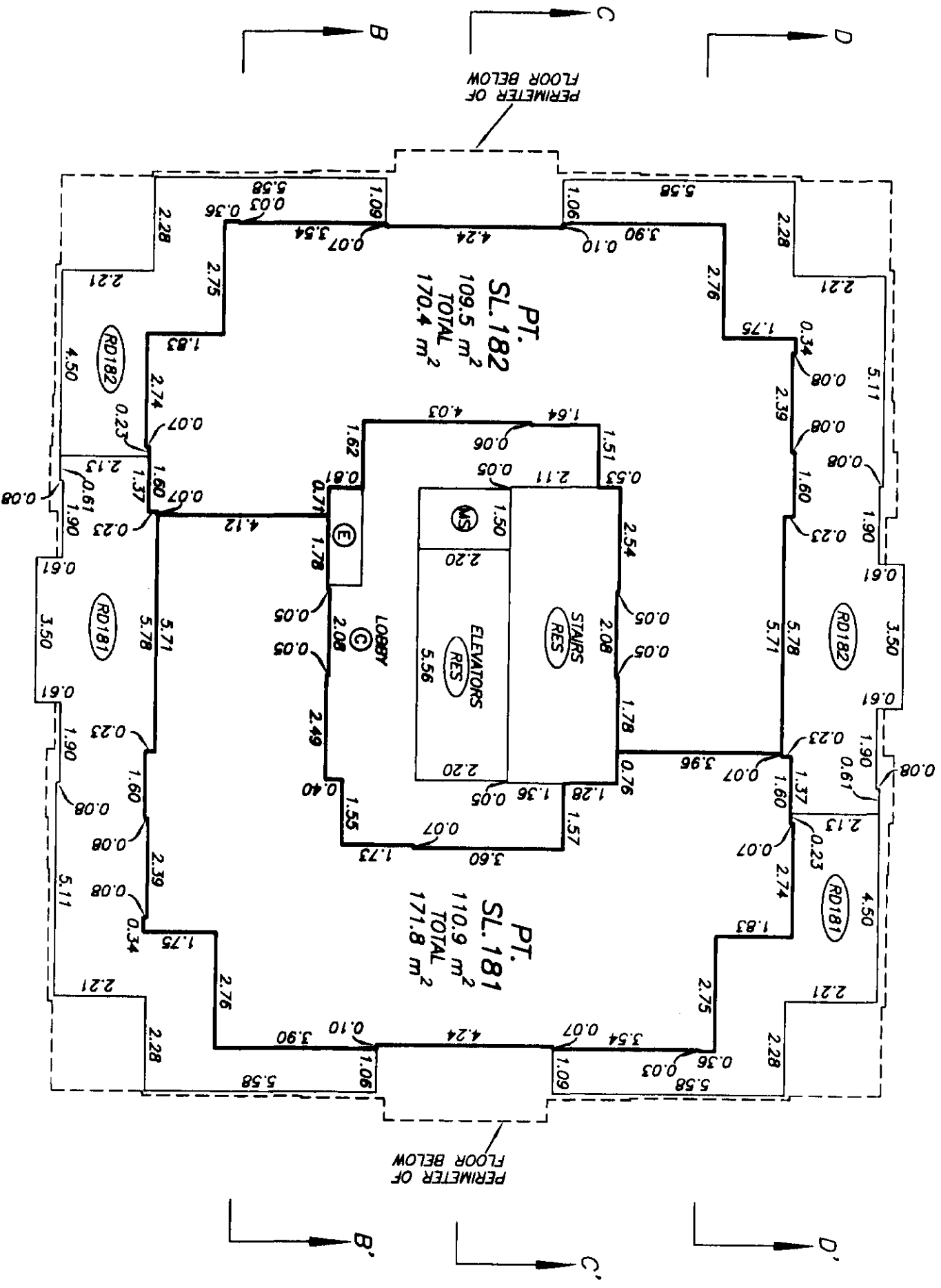
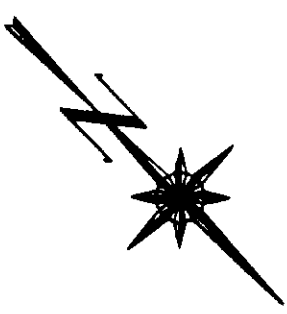


DRAWING # 30377-12
FILE # 30377-12.L22

DATE : AUGUST 27, 2003.
qud

LEVEL 23
FLOOR PLAN

SCALE 1:125
ALL DISTANCES ARE IN METRES.

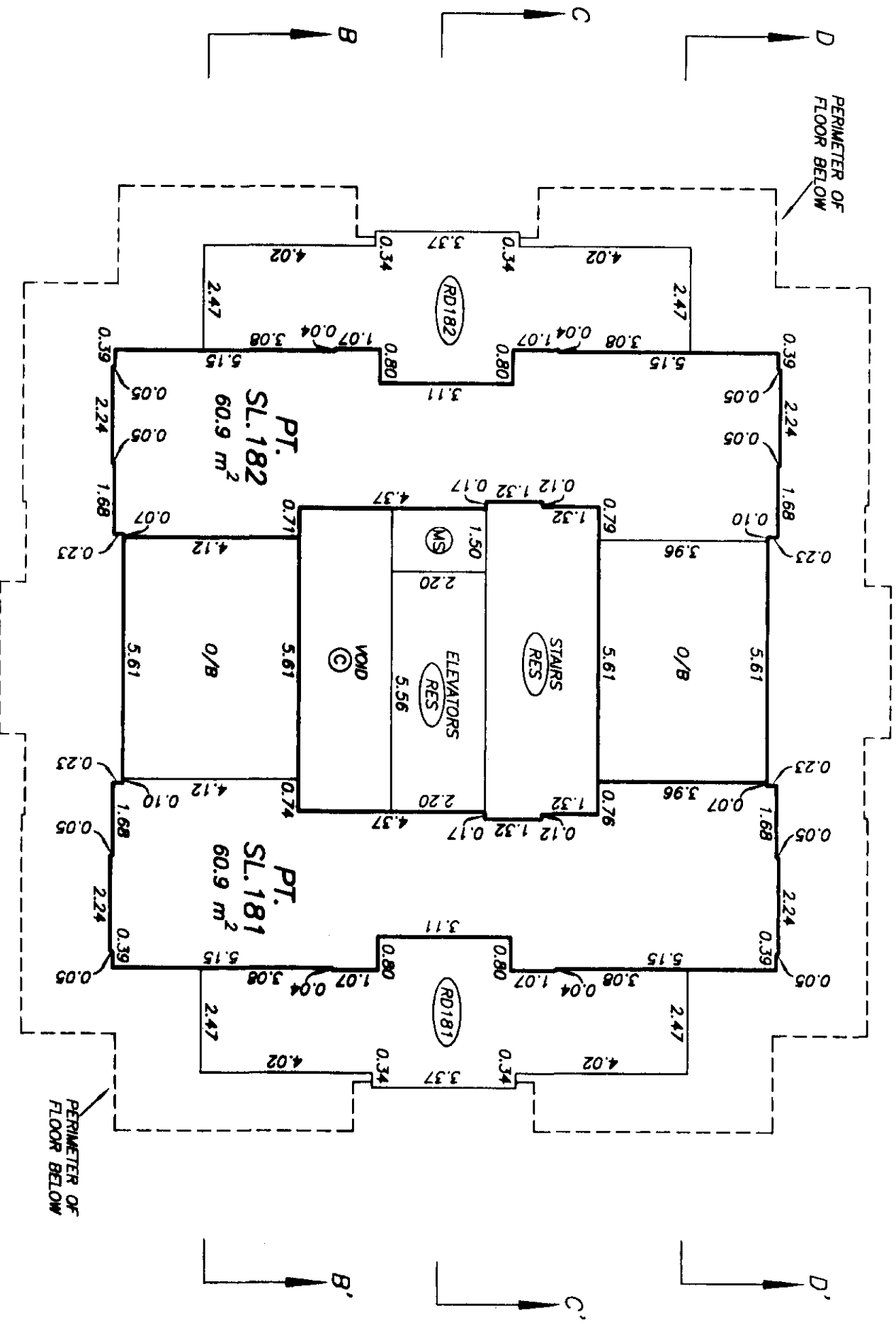
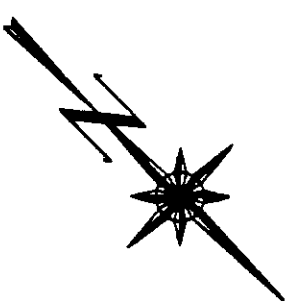


LEVEL 24 FLOOR PLAN

STRATA PLAN BCS 522

SHEET 53 OF 54 SHEETS

SCALE 1:125
ALL DISTANCES ARE IN METRES.



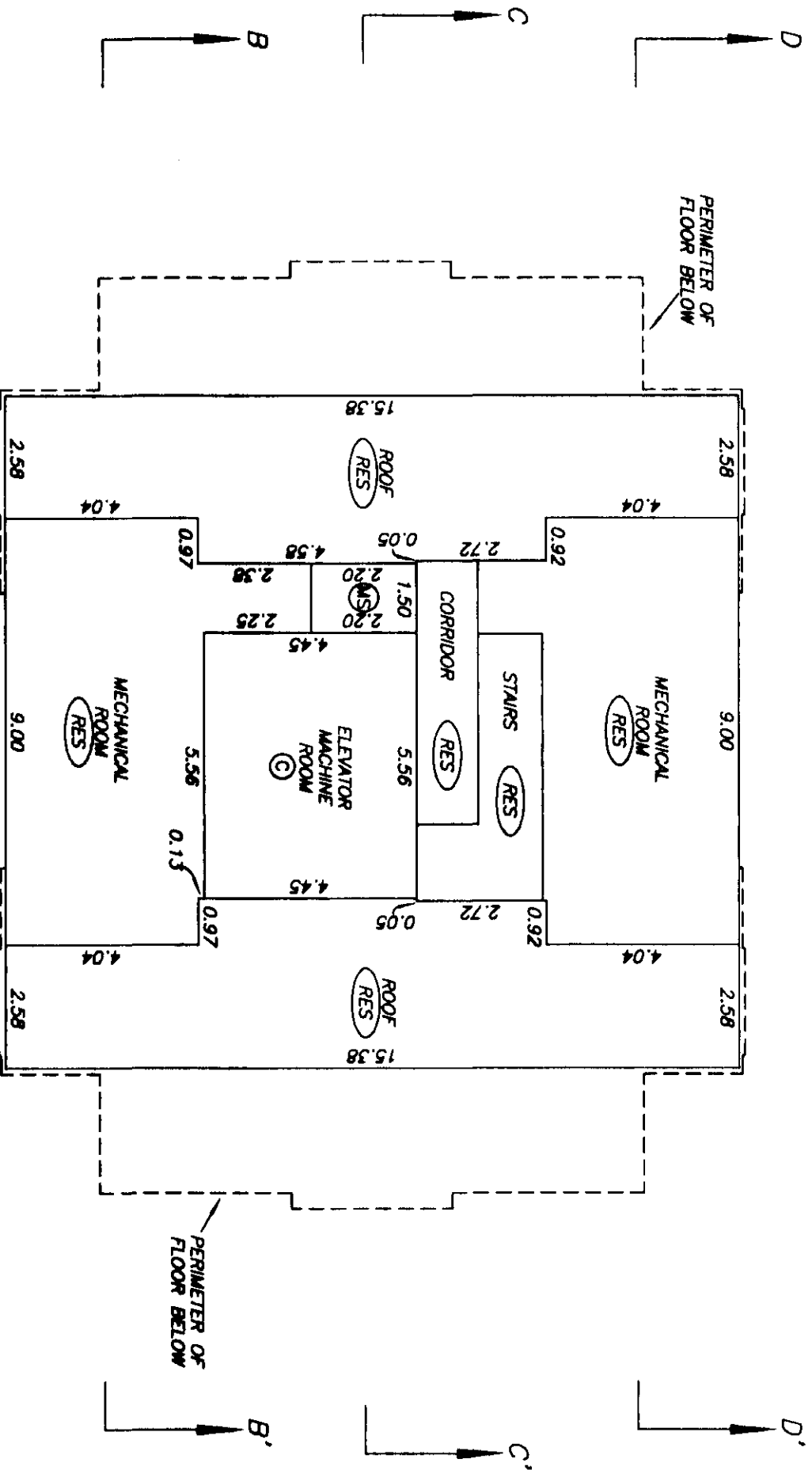
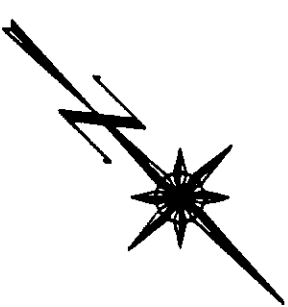
DRAWING # 30377-12
FILE # 30377-12.124

DATE: AUGUST 27, 2003
[Signature]

MACHINE ROOM LEVEL
FLOOR PLAN

STRATA PLAN BCS 522

SCALE 1:125
2 0 2 4
ALL DISTANCES ARE IN METRES.



DRAWING # 30377-12
FILE # 30377-12.MRL

DATE 1 AUGUST 27, 2003
gmb