

STRATA PLAN OF LOT C EXCEPT:
AIR SPACE PARCEL 1, AIR SPACE
PLAN BCP 28127, DISTRICT LOT 95,
GROUP 1, N.W.D., PLAN BCP6930

STRATA PLAN BCS 2183

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

THIS 17 DAY OF JAN 2007

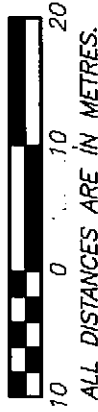
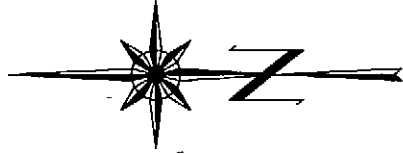
"CITY OF BURNABY"

B.C.G.S. 92G.026

Deputy REGISTRAR IAN MACDONALD

BB353483

SCALE 1:600



ALL DISTANCES ARE IN METRES.

"EMERSON"

7063 HALL AVENUE
BURNABY, BC

SEE SHEET #2 FOR
BOUNDARY DIMENSIONS

SEE SHEET #3 FOR
BUILDING LOCATION
AND DIMENSIONS

INTEGRATED SURVEY AREA No. 25
(BURNABY) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.99958395

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 94H1720 AND 94H1479

- ⊙ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES LEAD PLUG FOUND
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- - DENOTES LEAD PLUG PLACED
- PT. - DENOTES PART
- SL. - DENOTES STRATA LOT
- ⊙ - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING
COMMON PROPERTY
- ⓂS - DENOTES MECHANICAL SPACE
BEING COMMON PROPERTY
- Ⓟ1 - DENOTES PATIO BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 1
TYPICAL
- Ⓟ5 - DENOTES TERRACE BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 5
TYPICAL
- Ⓟ15 - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 15
TYPICAL

THIS STRATA PLAN CONTAINS LIMITED COMMON
PROPERTY ACCORDING TO SEC. 73 (a)(i) OF
THE STRATA PROPERTY ACT.

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
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.

DATE: DECEMBER 18th, 2006.

Mike E Shaw

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE : 604-582-0717

DRAWING # 30569-8
FILE # 30569-8_FS
DATE : DECEMBER 18, 2006

STRATA PLAN
BCS1479

STRATA PLAN
BCS1461

STRATA PLAN
BCS1772

EASEMENT REF. PLAN BCP6940

S.R.W. PLAN BCP6935

OUTLINE OF
PARKING

BCP6932

PLAN

S.R.W.

RAMP Ⓢ

Rem C

PLAN BCP6930

DL 95

S.R.W. PLAN BCP6932

OUTLINE OF
PARKING

OUTLINE OF
LEVEL 2

OUTLINE OF
TOWER

EASEMENT
EXP. PLAN
BCP 28128

AIR SPACE Pcl. 1

AIR SPACE
PLAN BCP 28127

EASEMENT EXP. PLAN BCP6939

SRW PLAN BCP6934

F

PLAN BCP6930

NOTE:

ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL
TO, PERPENDICULAR TO, OR AT 45° DEFLECTION
TO, UNLESS OTHERWISE SHOWN.

NOTE:

THIS STRATA PLAN DOES NOT HAVE
A FOURTH AND A THIRTEENTH FLOOR

NOTE:

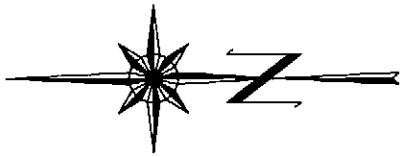
STRATA LOT BOUNDARIES ARE DEFINED AS
CENTER LINE OF WALL FOR DEMISING WALLS OF
STRATA LOTS AND 0.025 METRES (ONE INCH)
INSIDE ALL EXTERIOR WALLS OF STRATA LOTS.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

BOUNDARY DIMENSIONS

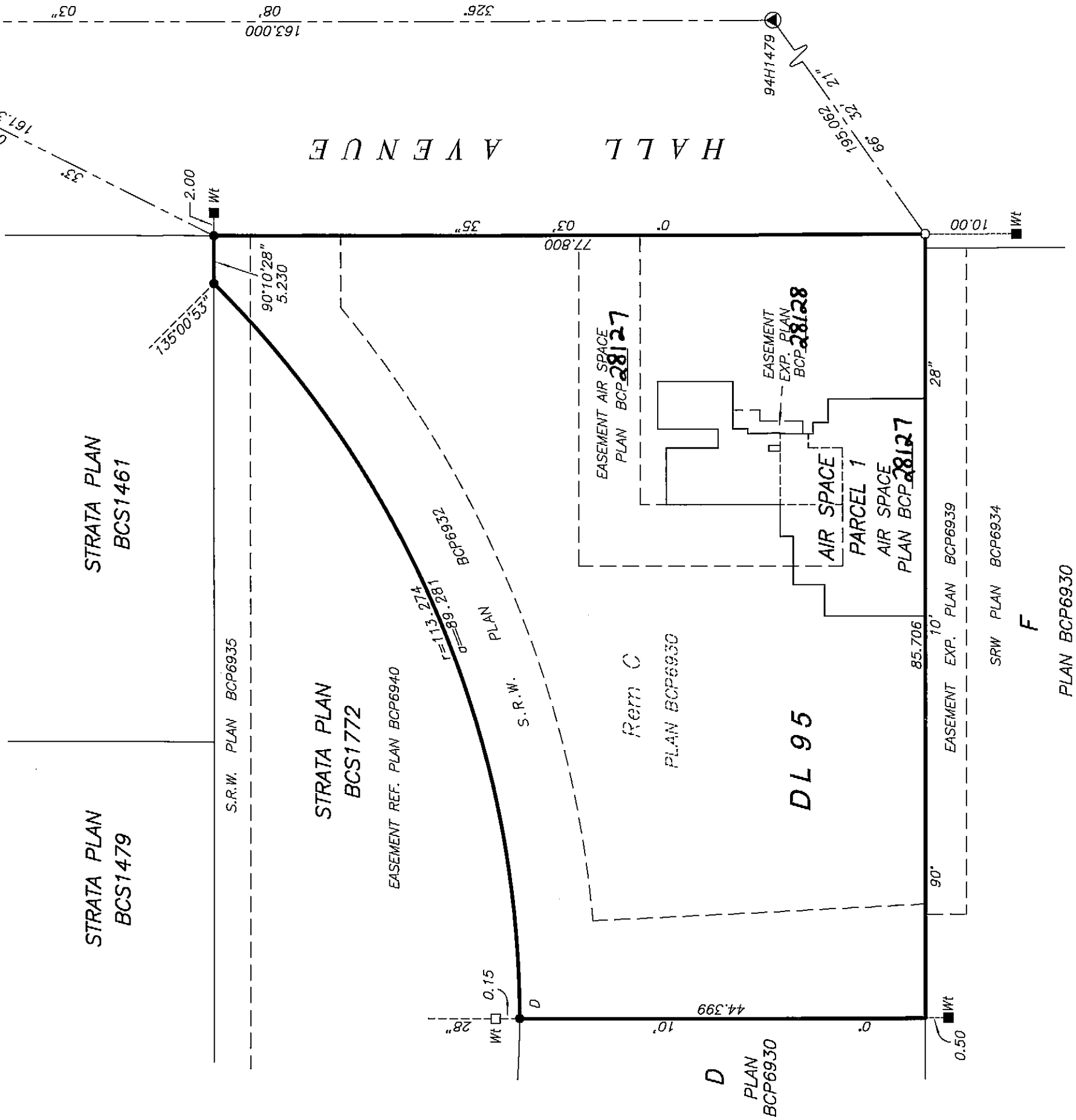
STRATA PLAN BCS 2183



SCALE 1:500



ALL DISTANCES ARE IN METRES.



I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, OF LANGLEY, 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 15th DAY OF DECEMBER, 2006. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP58901, 19th DAY OF DECEMBER, 2006.

Mike E. Shaw B.C.L.S.

DRAWING # 30569-8
FILE # 30569-8_Post

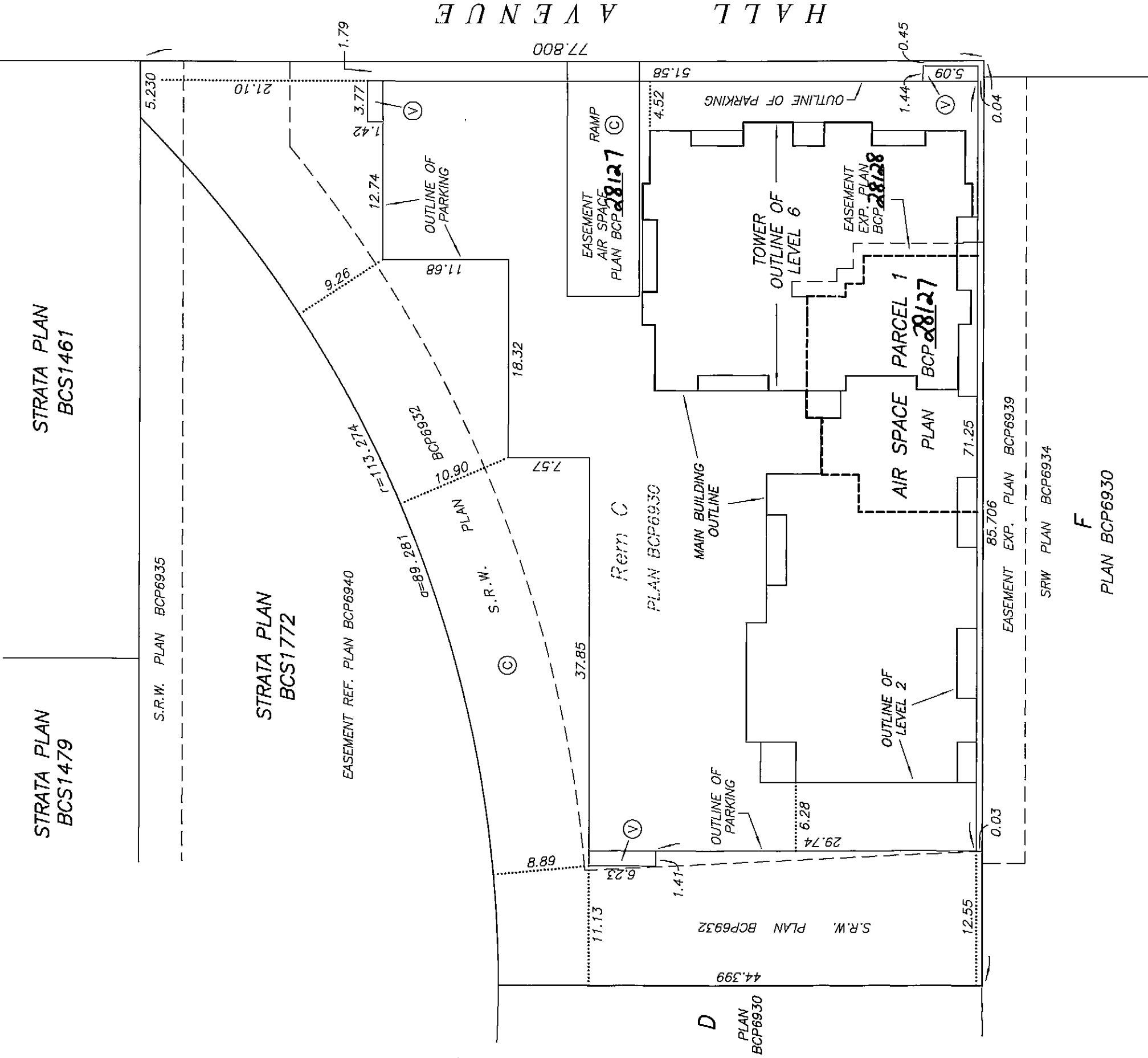
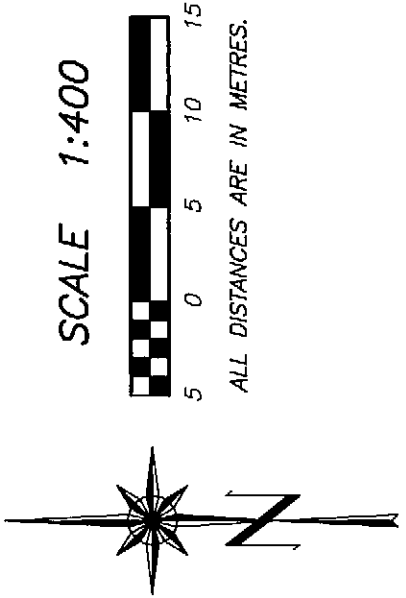
DATE : DECEMBER 18, 2006

M.E.S.

ORIGINAL

BUILDING LOCATION
AND DIMENSIONS

STRATA PLAN BCS 2183



STRATA PLAN BCS 2183

OWNER :

BOSA PROPERTIES (HIGHGATE) INC.
INCORPORATION No. 636666

AUTHORIZED SIGNATORY DALE BOSA

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES
DALE C.A. DE VRIES

LA-WYER

OCCUPATION OF WITNESS
1201. 4565 KINGSWAY
BURNABY, B.C. V5H 4T8
ADDRESS OF WITNESS

MORTGAGEE :

BCMC CONSTRUCTION FUND CORPORATION
(INCORPORATION No. B08716305)

AUTHORIZED SIGNATORY KEVIN J. WEIR

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

ALEX CHUI
LAWYER

OCCUPATION OF WITNESS
301-2440 JUTLAND RD
VICTORIA, BC V8T 5K6
ADDRESS OF WITNESS

THE CITY OF BURNABY
REGISTERED OWNER OF COVENANTS BV335847,
BV335849, BV335851, BV335860, BV335863, BV335867,
BV335869, BV335871, BW549351 AND BW61094
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY Ann L. Lorentsen
Admin. Officer

MORTGAGEE :

CANADIAN IMPERIAL BANK OF COMMERCE

AUTHORIZED SIGNATORY

RISK ANALYST

AUTHORIZED SIGNATORY

ANN MARIE MERRICK
Asst. General Manager

A. Shivnarain A. Shivnarain
WITNESS AS TO BOTH SIGNATURES Shivnarain

Notary

OCCUPATION OF WITNESS
595 Bay Street, 5th Floor
Toronto, Ontario M5G 2C2
ADDRESS OF WITNESS

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT, AS OF NOVEMBER 22, 2006, BEEN
PREVIOUSLY OCCUPIED.

Mike E. Shaw B.C.L.S.

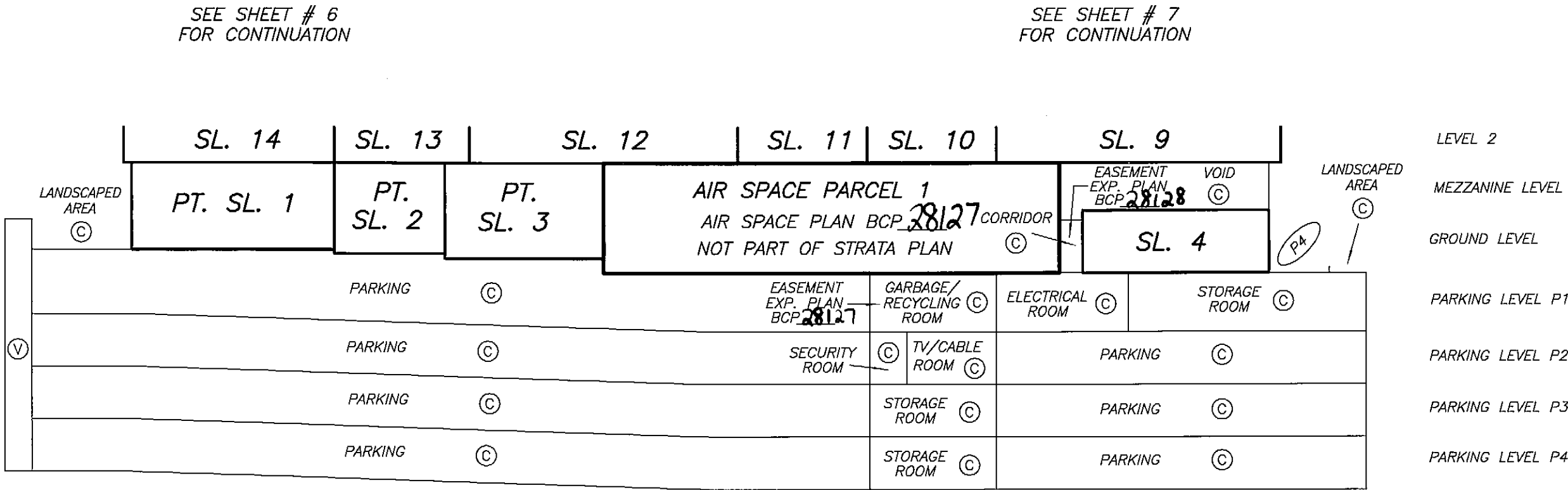
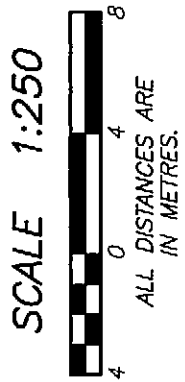
DATE : DECEMBER 18, 2006

M.E.S.

SHEET 5 OF 50 SHEETS

STRATA PLAN BCS 2183

SECTIONS



SECTION A – A'

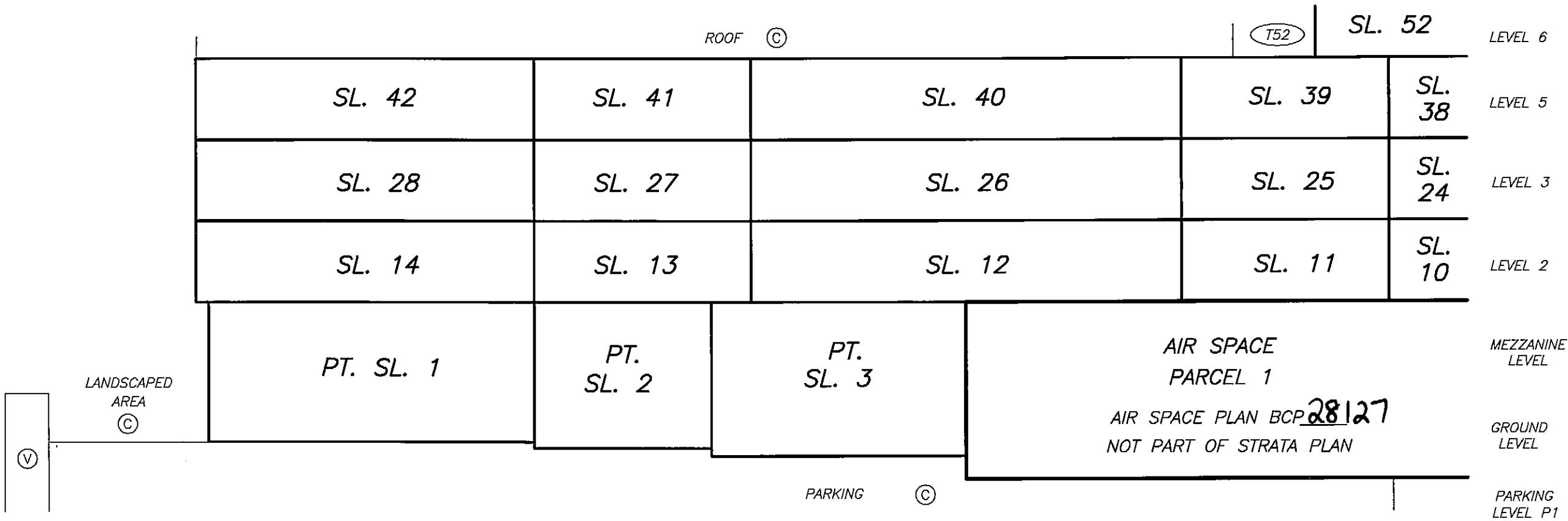
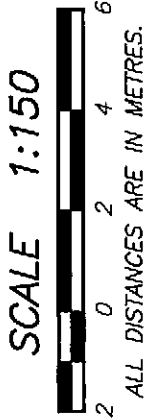
DATE : DECEMBER 18, 2006
M.E.S.

ORIGINAL

SHEET 6 OF 50 SHEETS

STRATA PLAN BCS 2183

SECTIONS



SEE SHEET # 5 FOR CONTINUATION

SECTION A - A'

SEE SHEET # 7
FOR CONTINUATION

DATE : DECEMBER 18, 2006

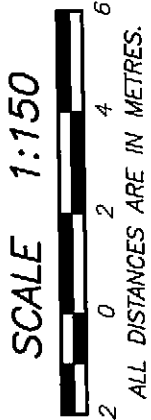
DRAWING # 30569-8
FILE # 30569-8_S2

M.E.S.

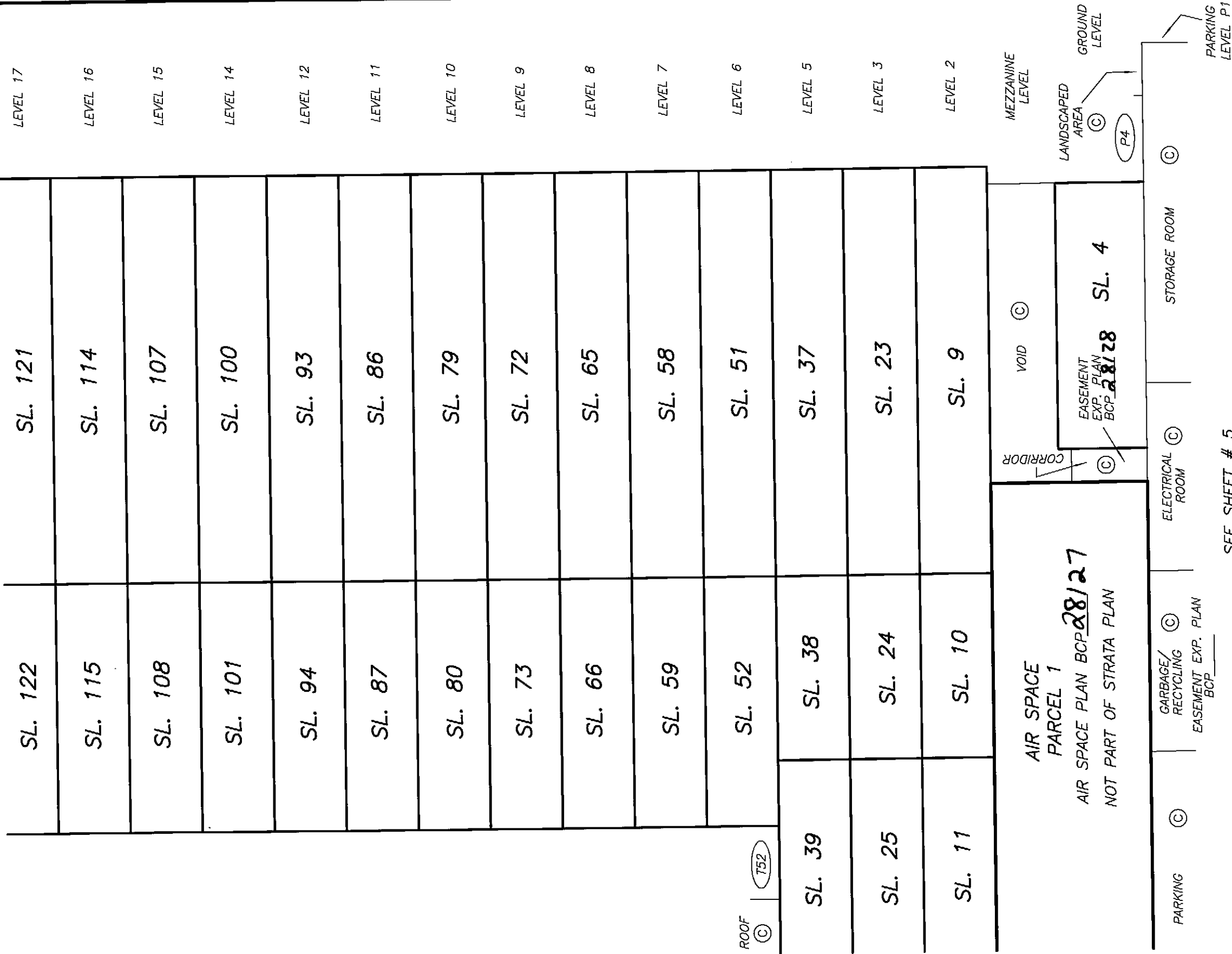
ORIGINAL

SECTIONS

STRATA PLAN BCS 2183



SEE SHEET # 8
FOR CONTINUATION



SEE SHEET # 6
FOR CONTINUATION

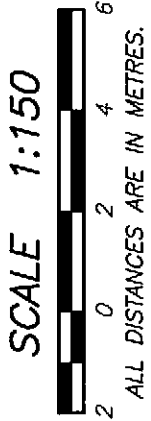
SEE SHEET # 5
FOR CONTINUATION

SECTION A - A'

DATE : DECEMBER 18, 2006
M.F.D.

SECTIONS

STRATA PLAN BCS 2183



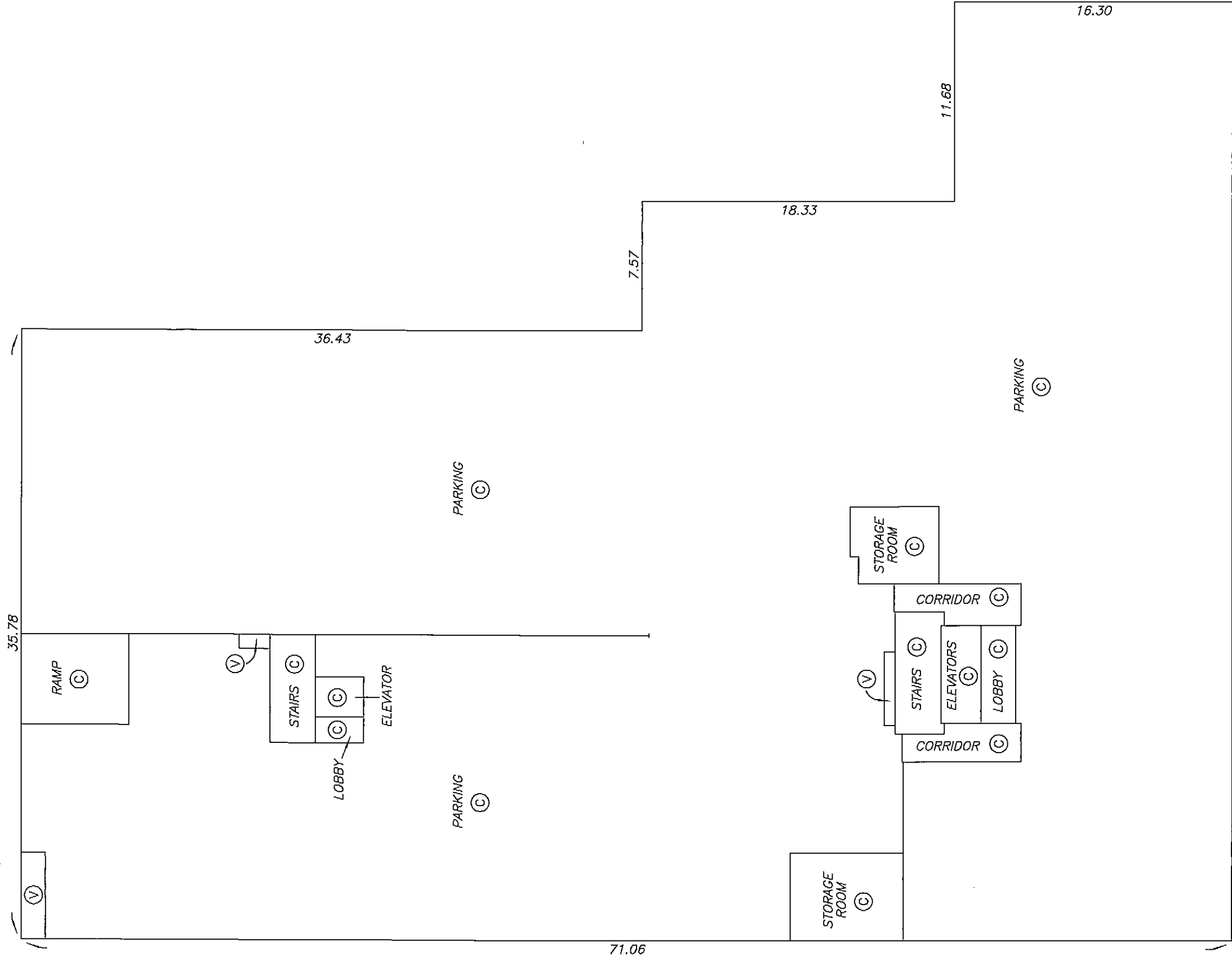
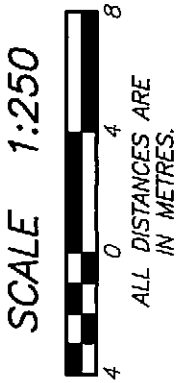
ROOF ©		ROOF LEVEL
SL. 212	SL. 211	
SL. 209	SL. 208	LEVEL 31
SL. 205		LEVEL 30
SL. 204		LEVEL 29
SL. 199	SL. 198	LEVEL 28
SL. 192	SL. 191	LEVEL 27
SL. 185	SL. 184	LEVEL 26
SL. 178	SL. 177	LEVEL 25
SL. 171	SL. 170	LEVEL 24
SL. 164	SL. 163	LEVEL 23
SL. 157	SL. 156	LEVEL 22
SL. 150	SL. 149	LEVEL 21
SL. 143	SL. 142	LEVEL 20
SL. 136	SL. 135	LEVEL 19
SL. 129	SL. 128	LEVEL 18
SL. 122	SL. 121	LEVEL 17
SL. 115	SL. 114	LEVEL 16

SEE SHEET # 7
FOR CONTINUATION

SECTION A – A'

PARKING LEVEL P4

STRATA PLAN BCS 2183



DATE : DECEMBER 18, 2006
M.E.D.

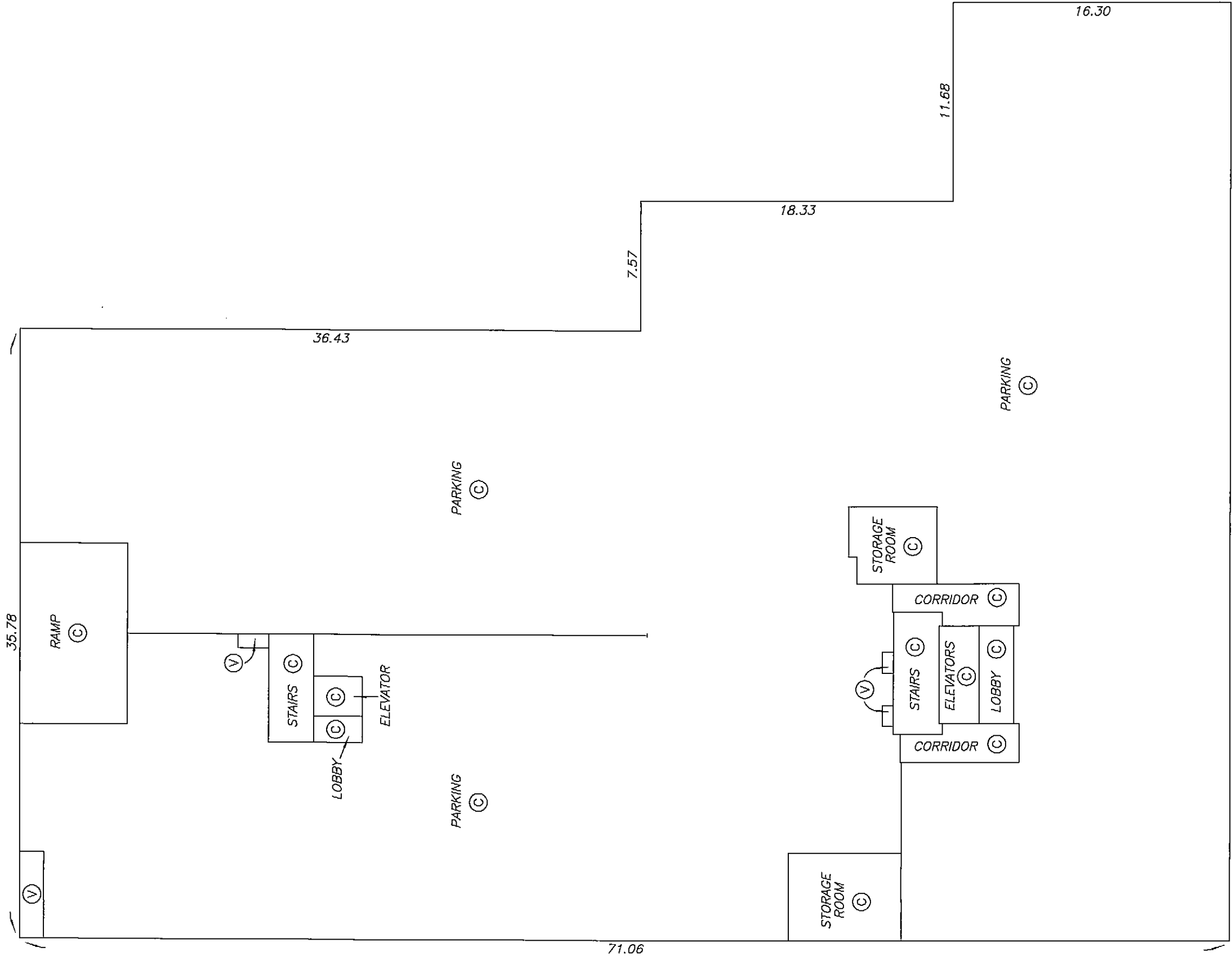
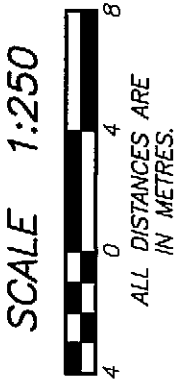
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FILE # 30569-8_P4

ORIGINAL

SHEET 10 OF 50 SHEETS

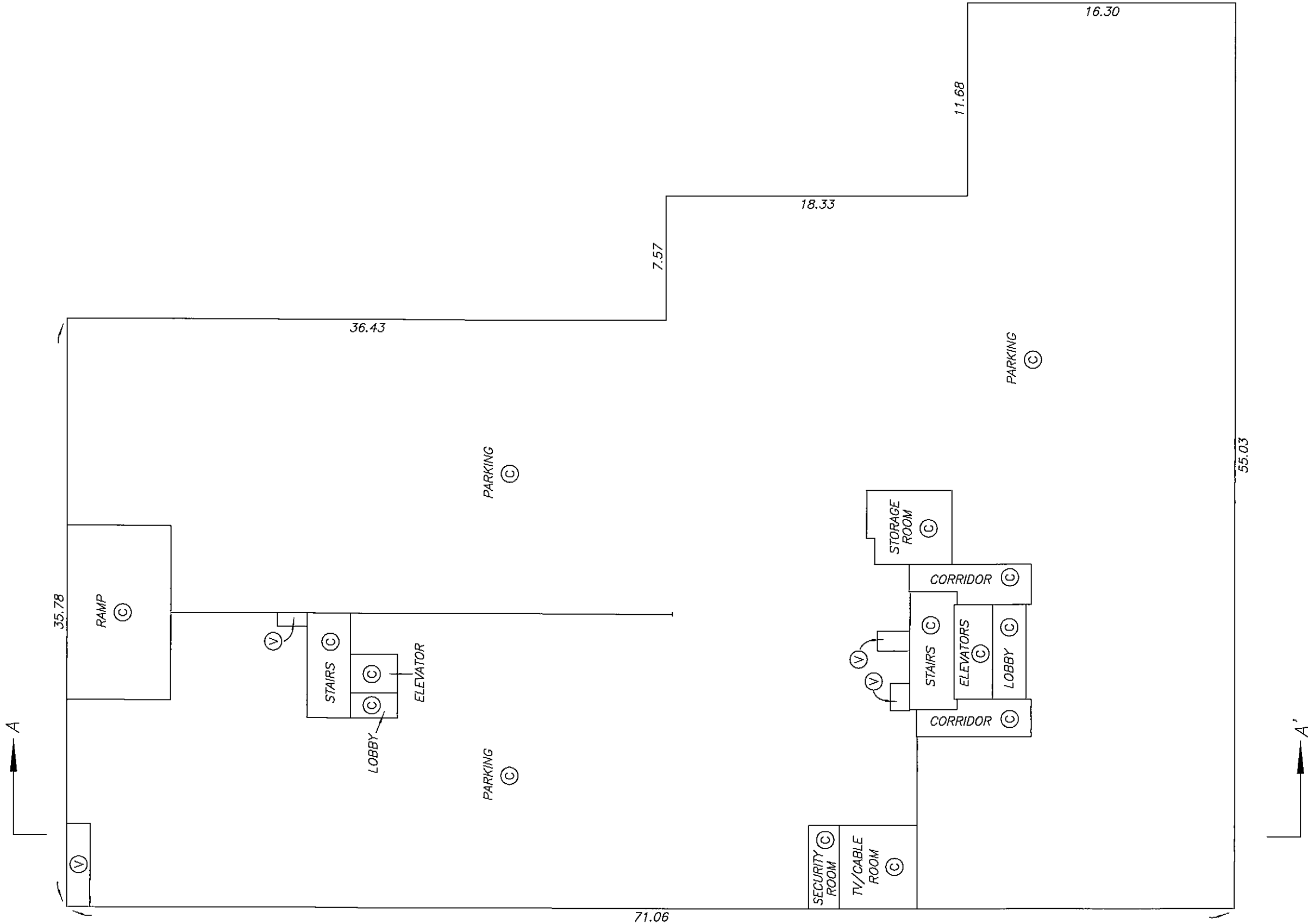
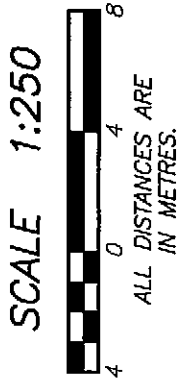
PARKING LEVEL P3

STRATA PLAN BCS 2183



PARKING LEVEL P2

STRATA PLAN BCS 2183



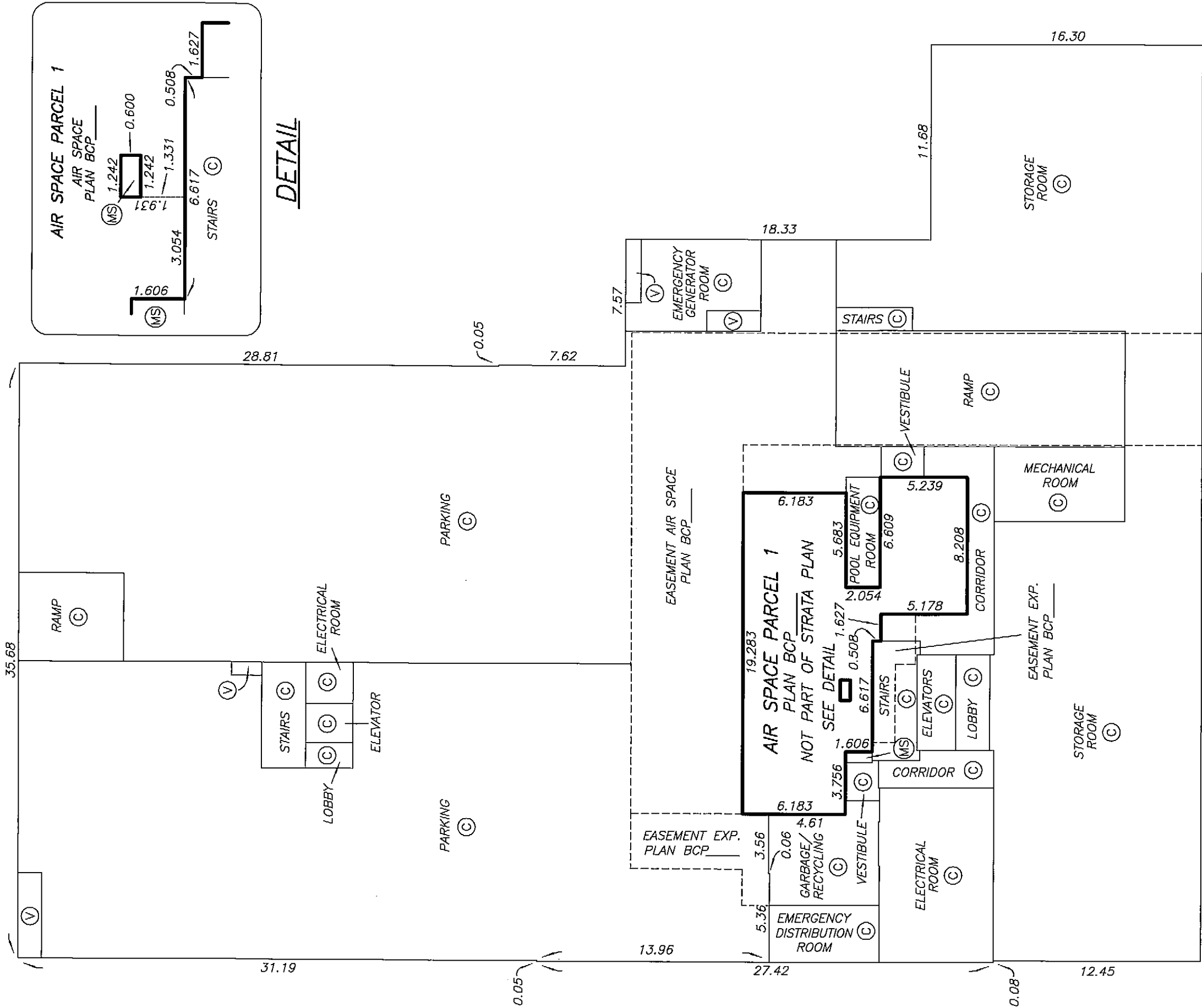
PARKING LEVEL P1

STRATA PLAN BCS 2183

SCALE 1:250



ALL DISTANCES ARE IN METRES.



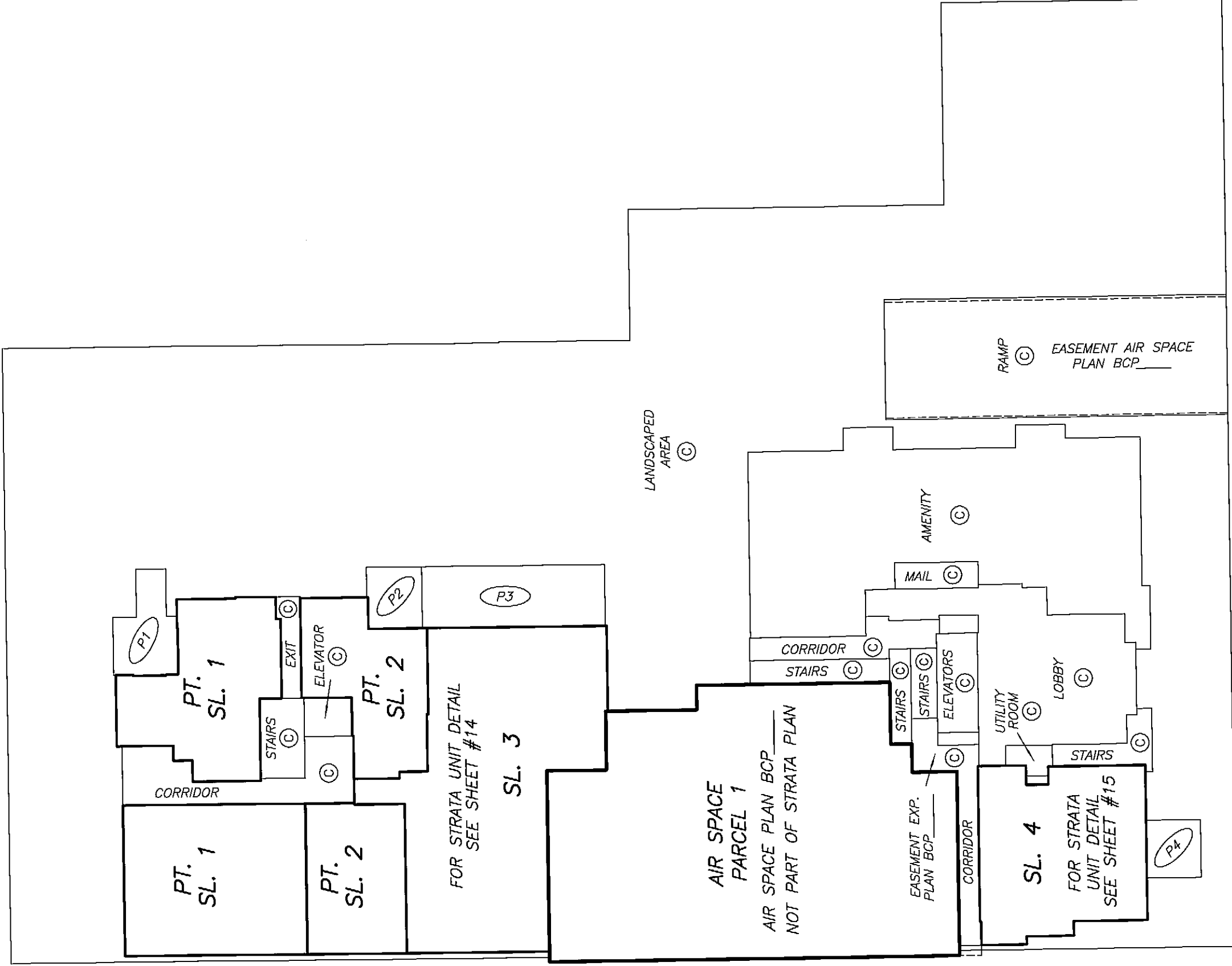
GROUND LEVEL
FLOOR PLAN

STRATA PLAN BCS 2183

SCALE 1:250



ALL DISTANCES ARE
IN METRES.



DATE : DECEMBER 18, 2006

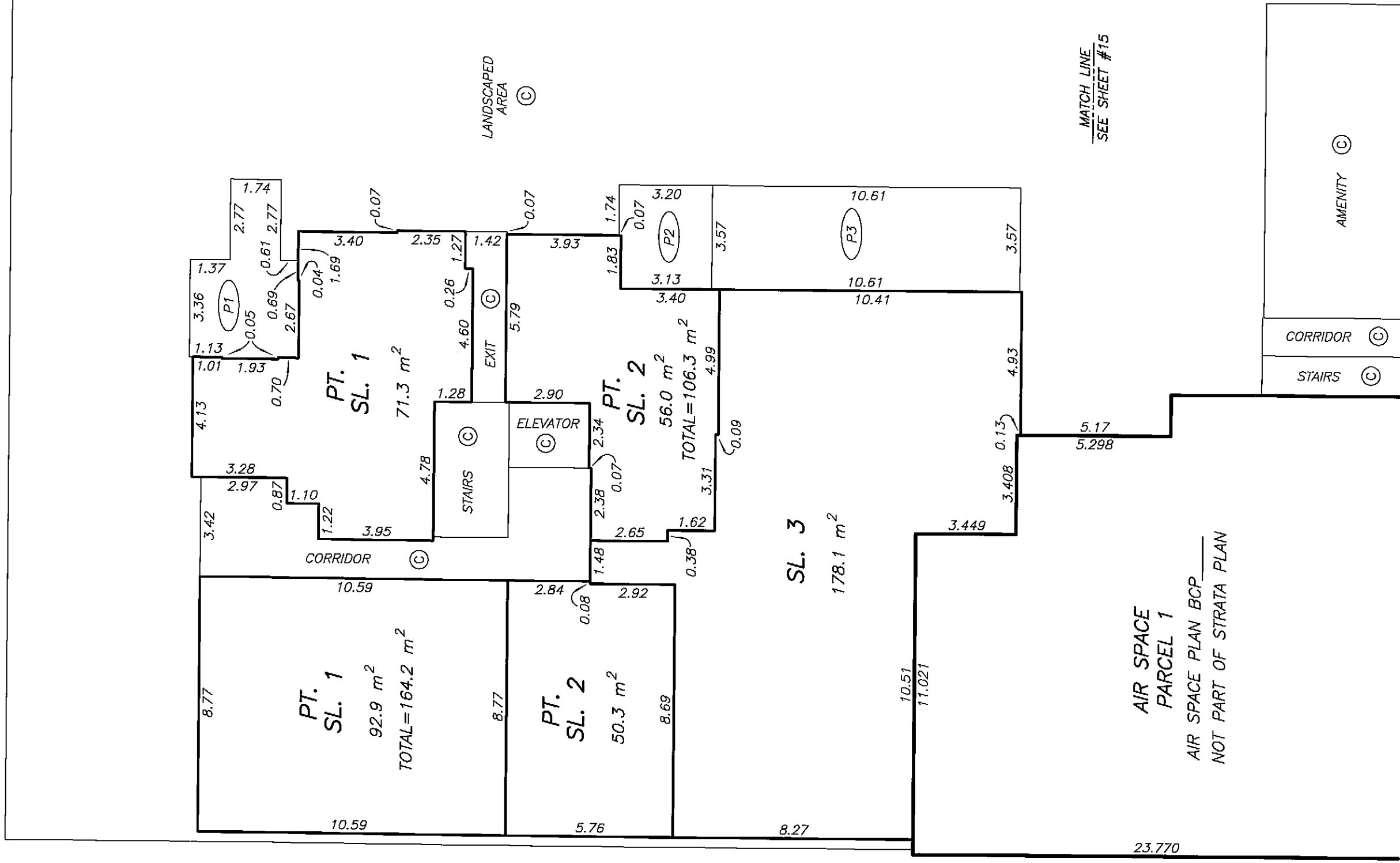
M.F.S.

DRAWING # 30569-8
FILE # 30569-8_GL_k

ORIGINAL

GROUND LEVEL FLOOR PLAN
WESTERN PORTION

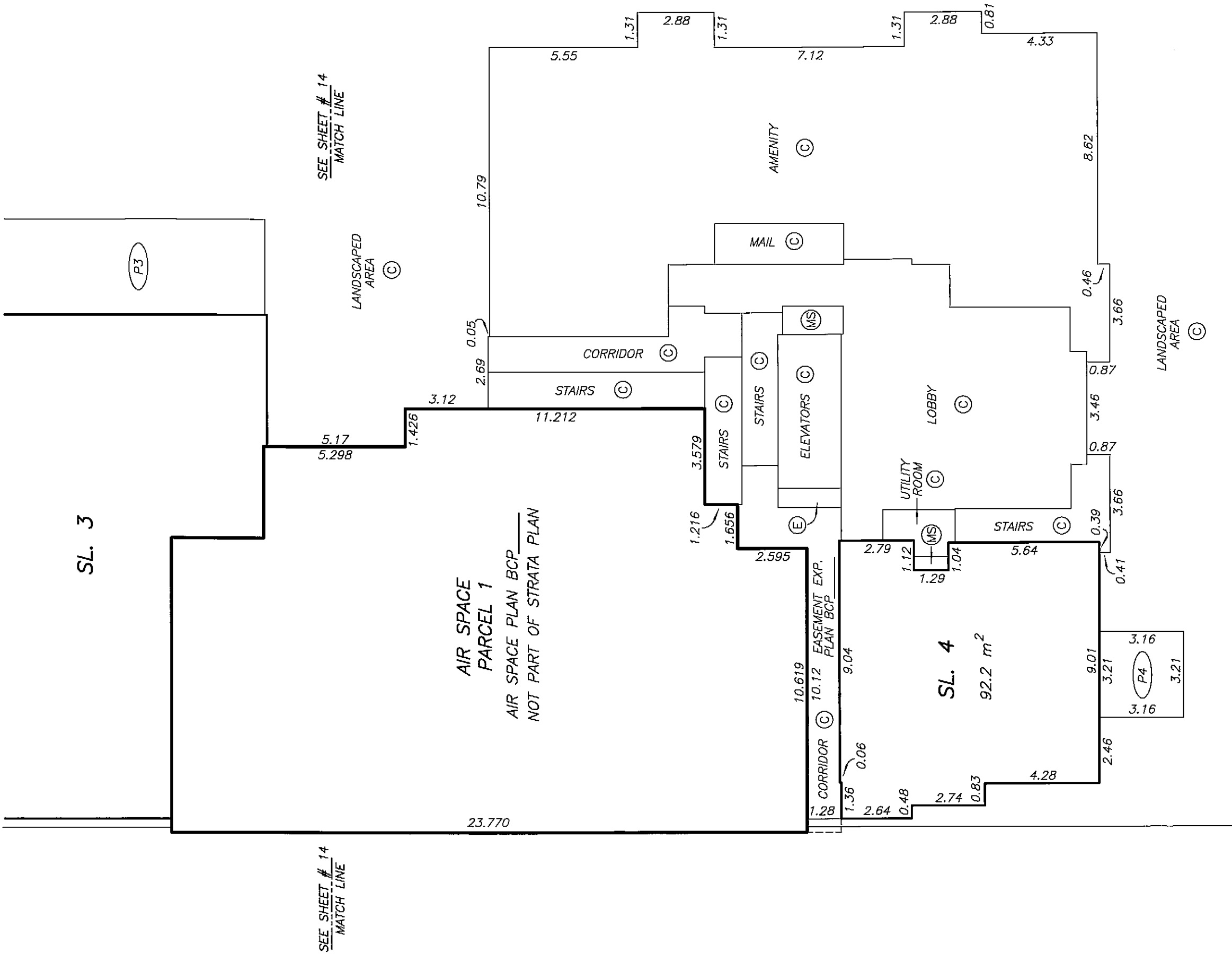
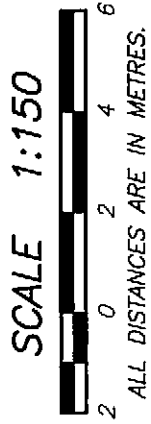
STRATA PLAN BCS 2183



SHEET 15 OF 50 SHEETS

GROUND LEVEL FLOOR PLAN
EASTERN PORTION

STRATA PLAN BCS 2183



DATE : DECEMBER 18, 2006

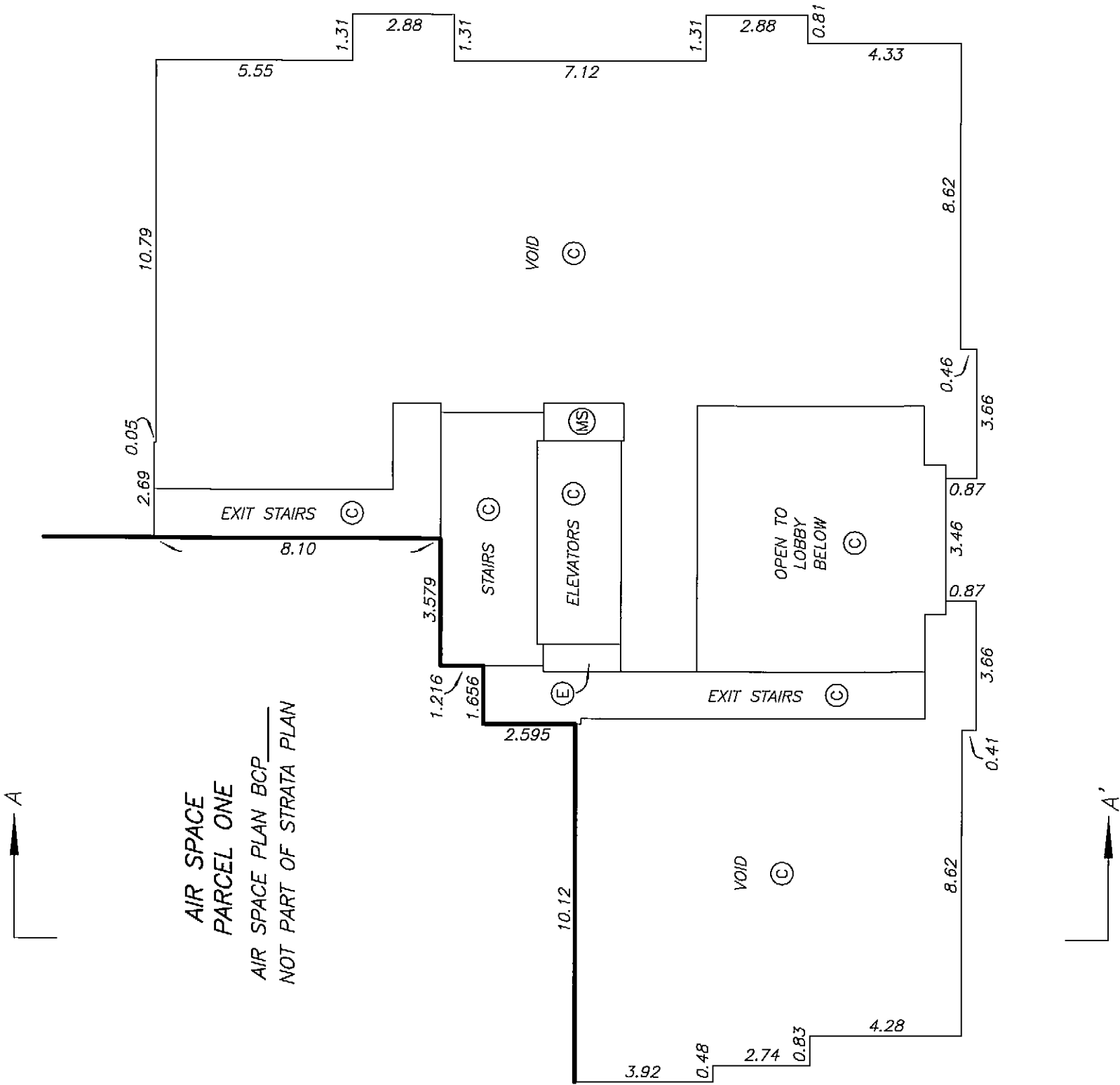
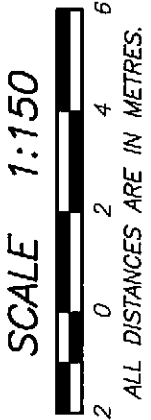
DRAWING # 30569-8
FILE # 30569-8_GL

M.E.D.

ORIGINAL

MEZZANINE LEVEL FLOOR PLAN
EASTERN PORTION

STRATA PLAN BCS 2183



LEVEL 2 FLOOR PLAN
WESTERN PORTION

STRATA PLAN BCS 2183

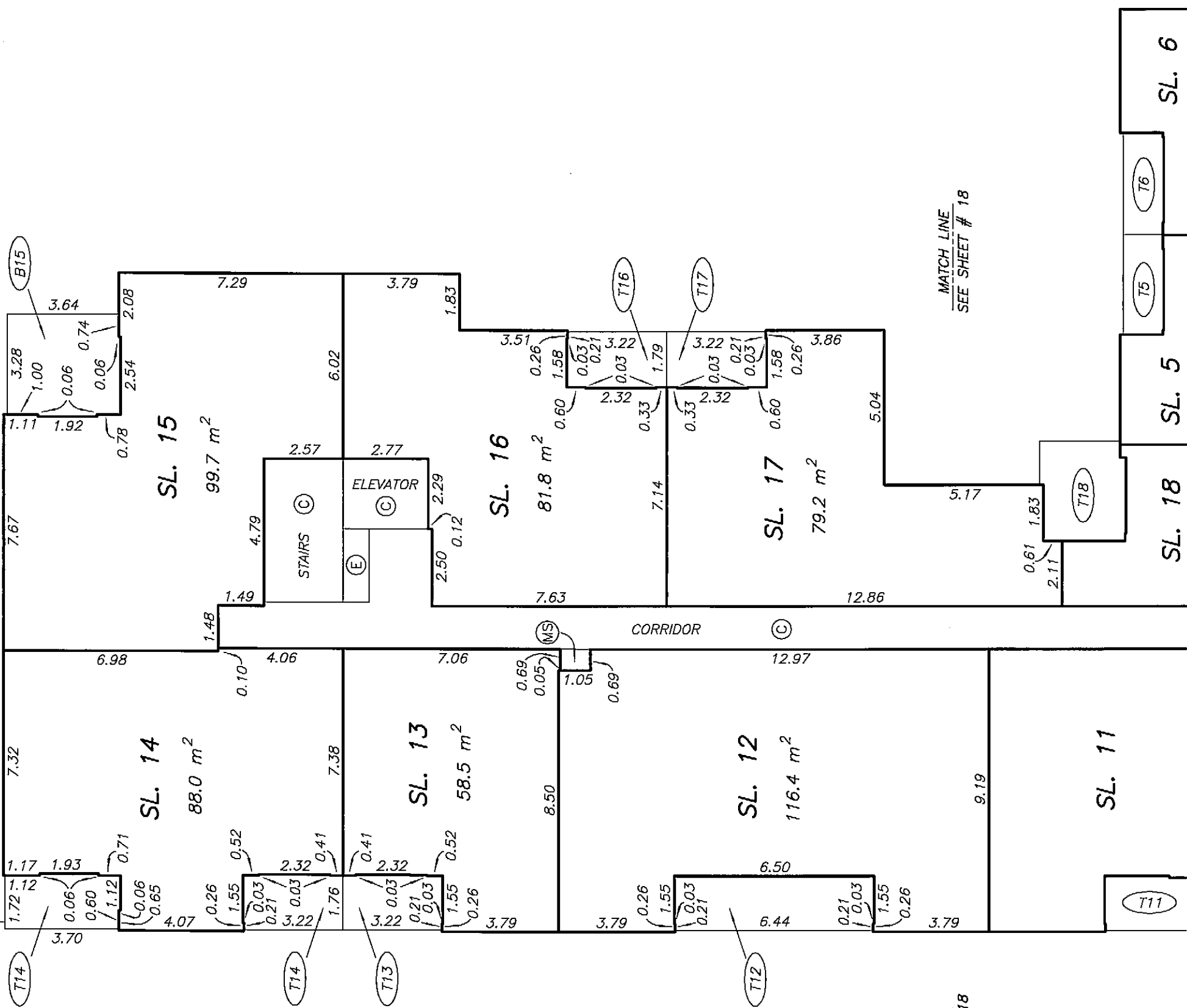
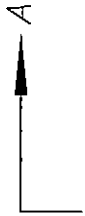
SCALE 1:150



ALL DISTANCES ARE IN METRES.



PERIMETER
OF FLOOR
BELOW



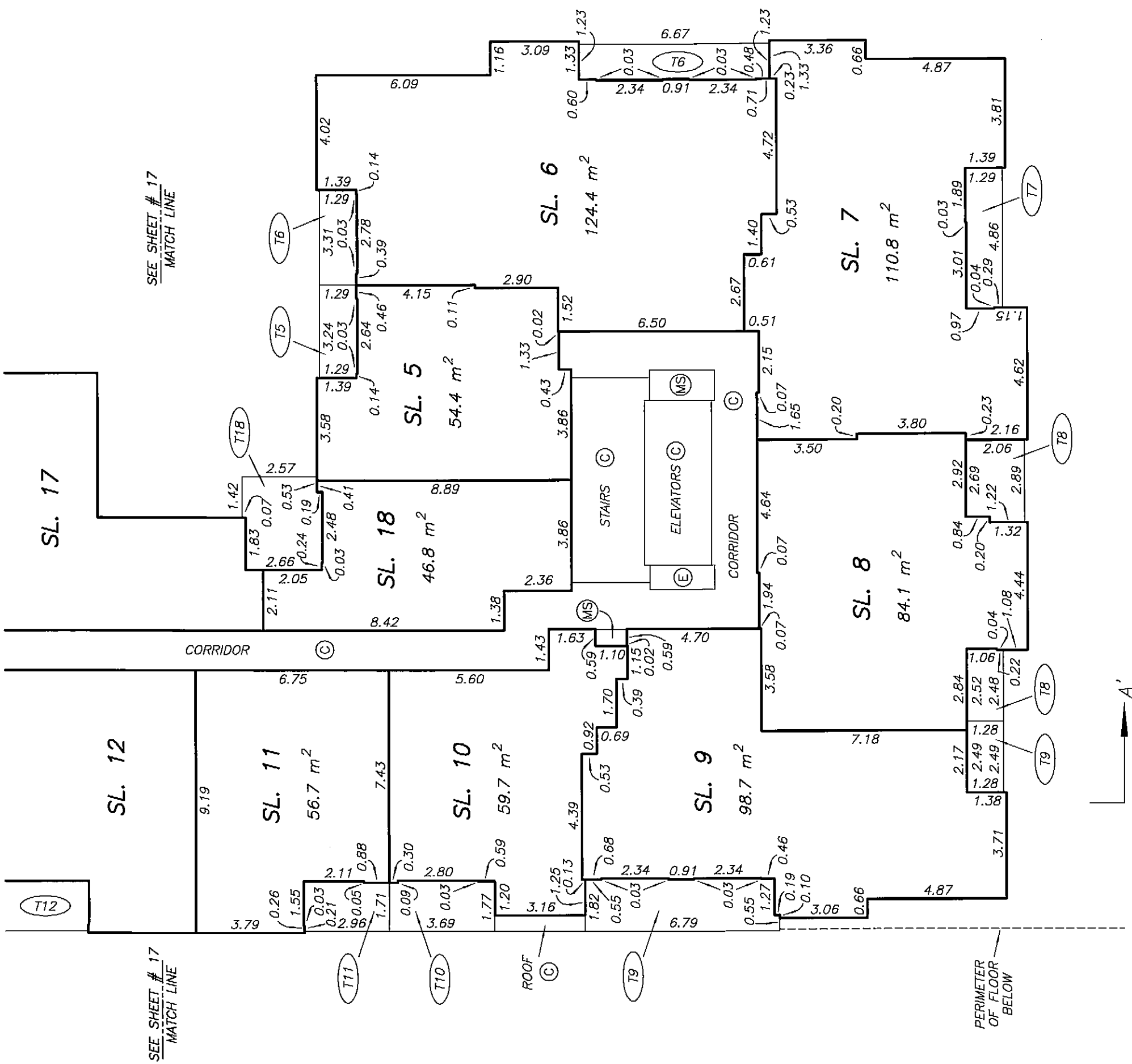
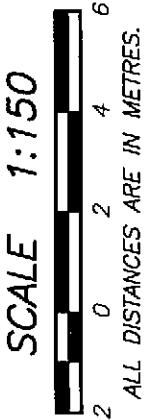
MATCH LINE
SEE SHEET # 18

MATCH LINE
SEE SHEET # 18



LEVEL 2 FLOOR PLAN
EASTERN PORTION

STRATA PLAN BCS 2183



DATE : DECEMBER 18, 2006

DRAWING # 30569-B
FILE # 30569-8_L2

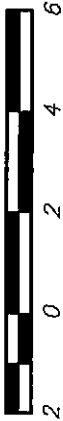
M.E.S.

ORIGINAL

LEVEL 3 FLOOR PLAN
WESTERN PORTION

STRATA PLAN BCS 2183

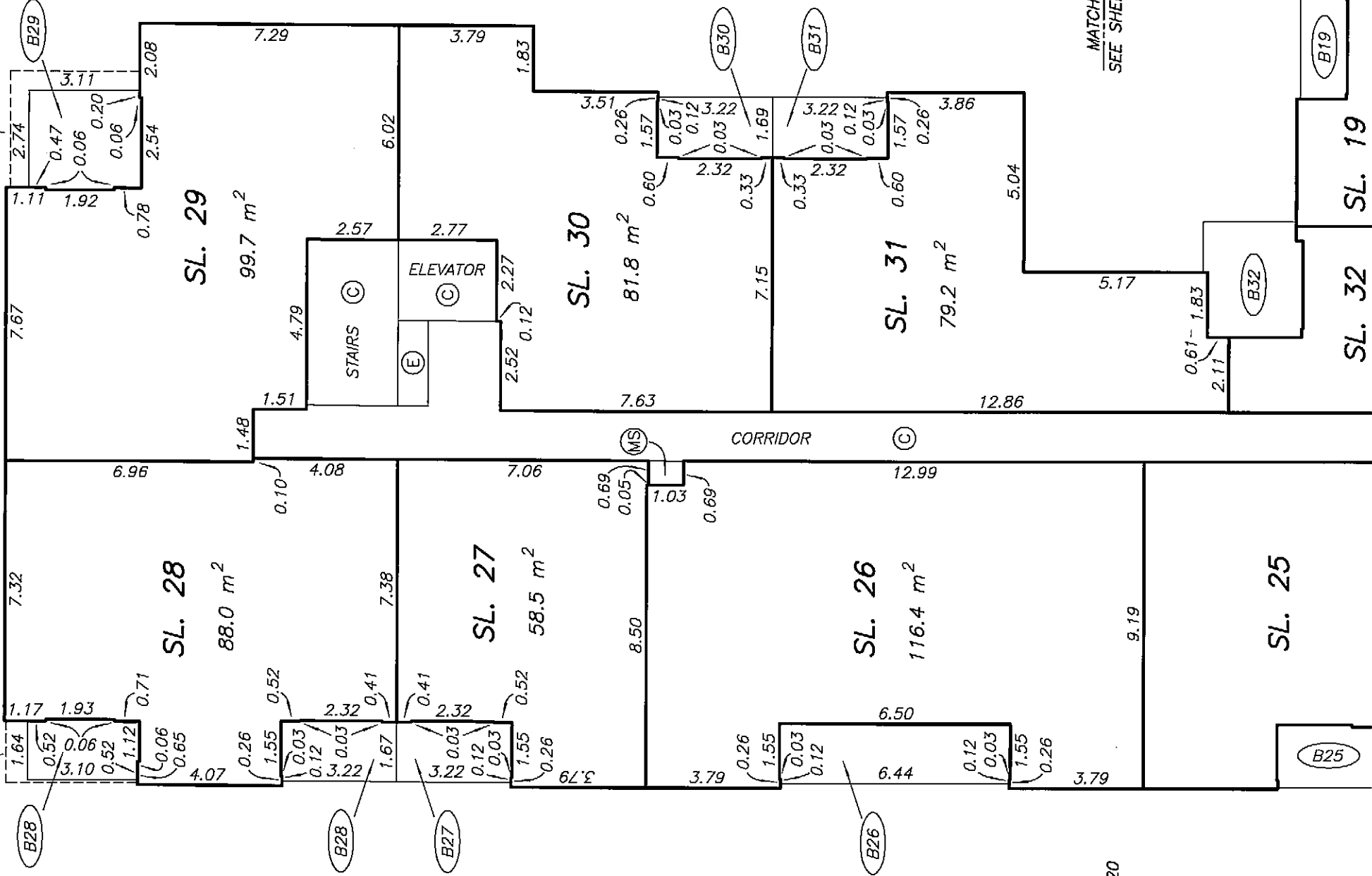
SCALE 1:150



ALL DISTANCES ARE IN METRES.



PERIMETER
OF FLOOR
BELOW



MATCH LINE
SEE SHEET # 20

MATCH LINE
SEE SHEET # 20



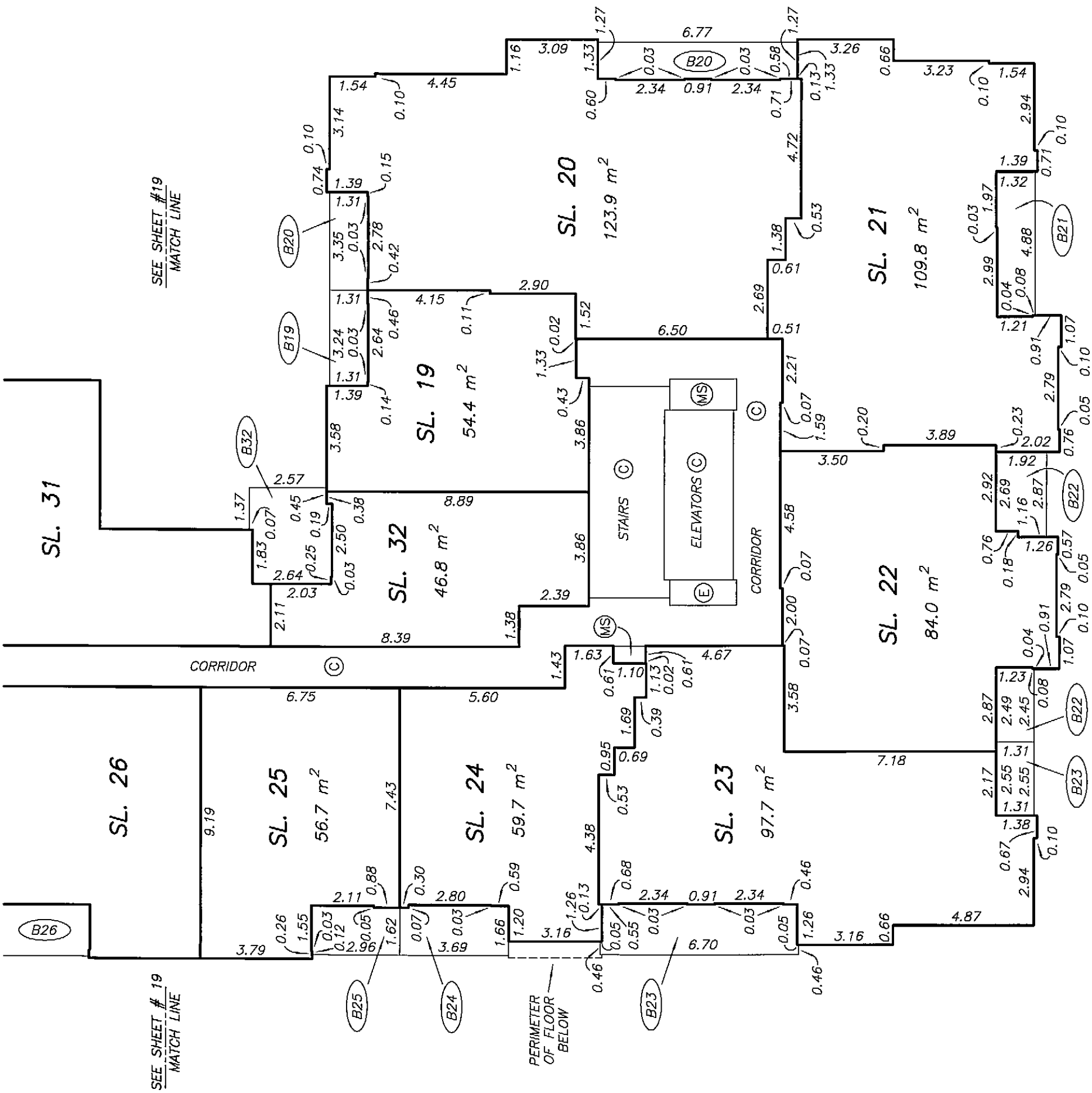
LEVEL 3 FLOOR PLAN
EASTERN PORTION

STRATA PLAN BCS 2183

SCALE 1:150

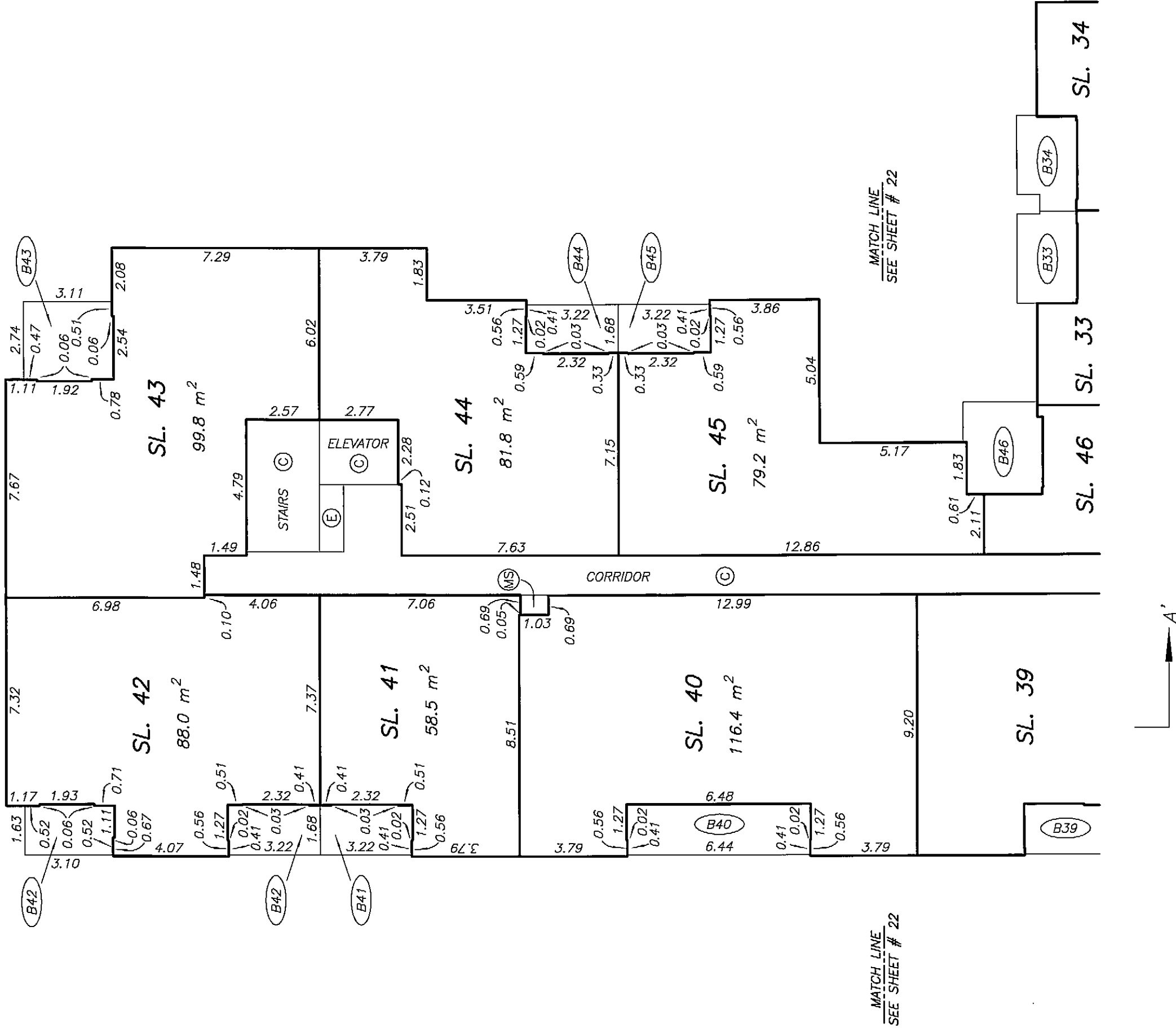
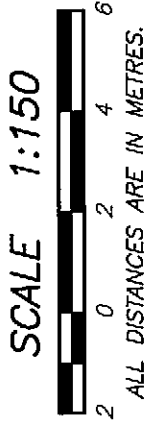


ALL DISTANCES ARE IN METRES.



LEVEL 5 FLOOR PLAN
WESTERN PORTION

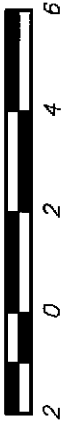
STRATA PLAN BCS 2183



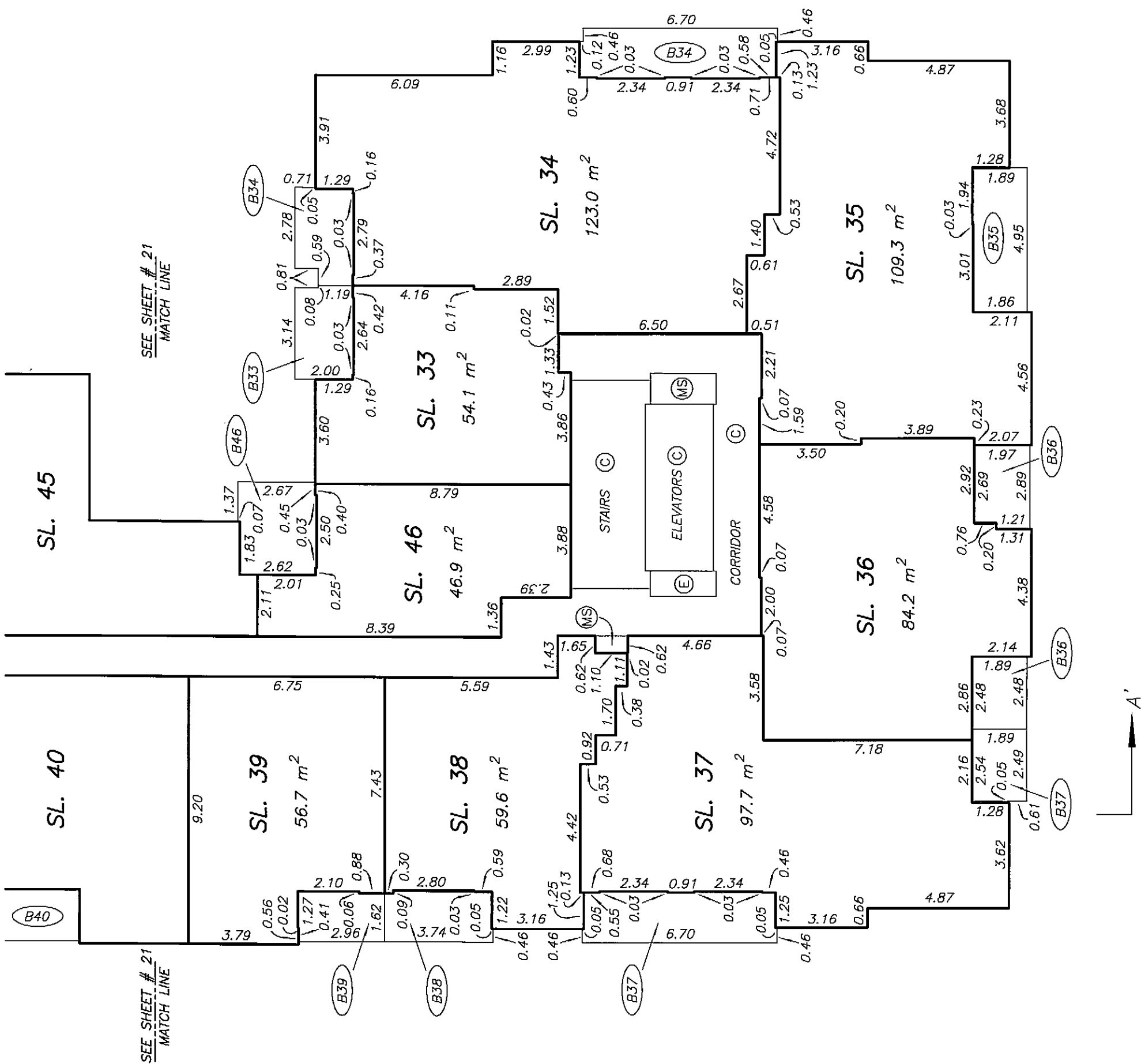
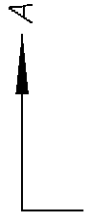
LEVEL 5 FLOOR PLAN
EASTERN PORTION

STRATA PLAN BCS 2183

SCALE 1:150



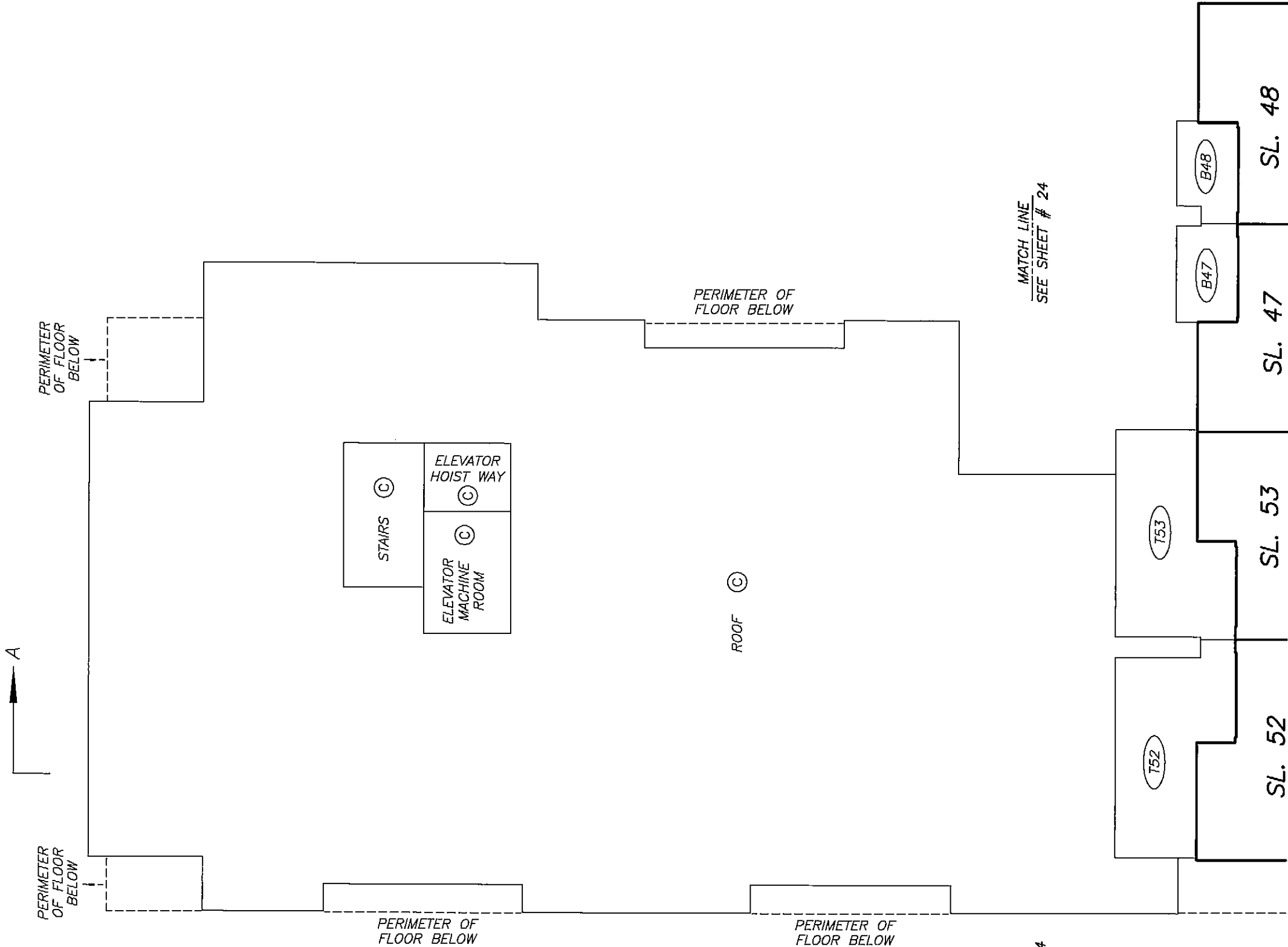
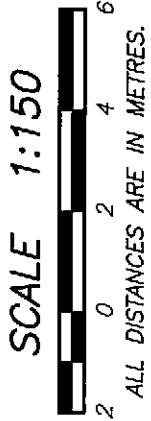
ALL DISTANCES ARE IN METRES.



SHEET 23 OF 50 SHEETS

LEVEL 6 FLOOR PLAN
WESTERN PORTION

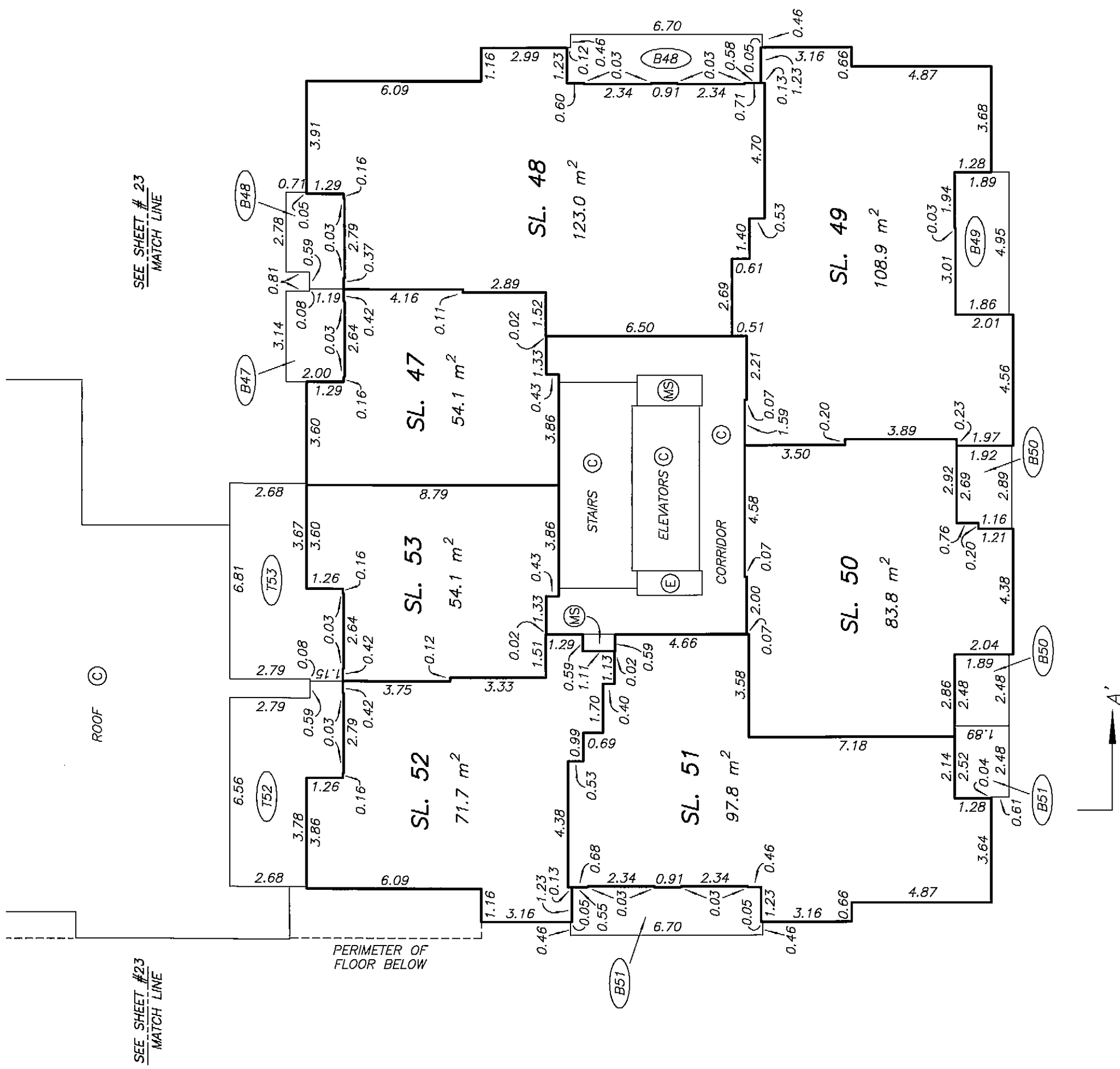
STRATA PLAN BCS 2183



STRATA PLAN BCS 2/83



ALL DISTANCES ARE IN METRES.

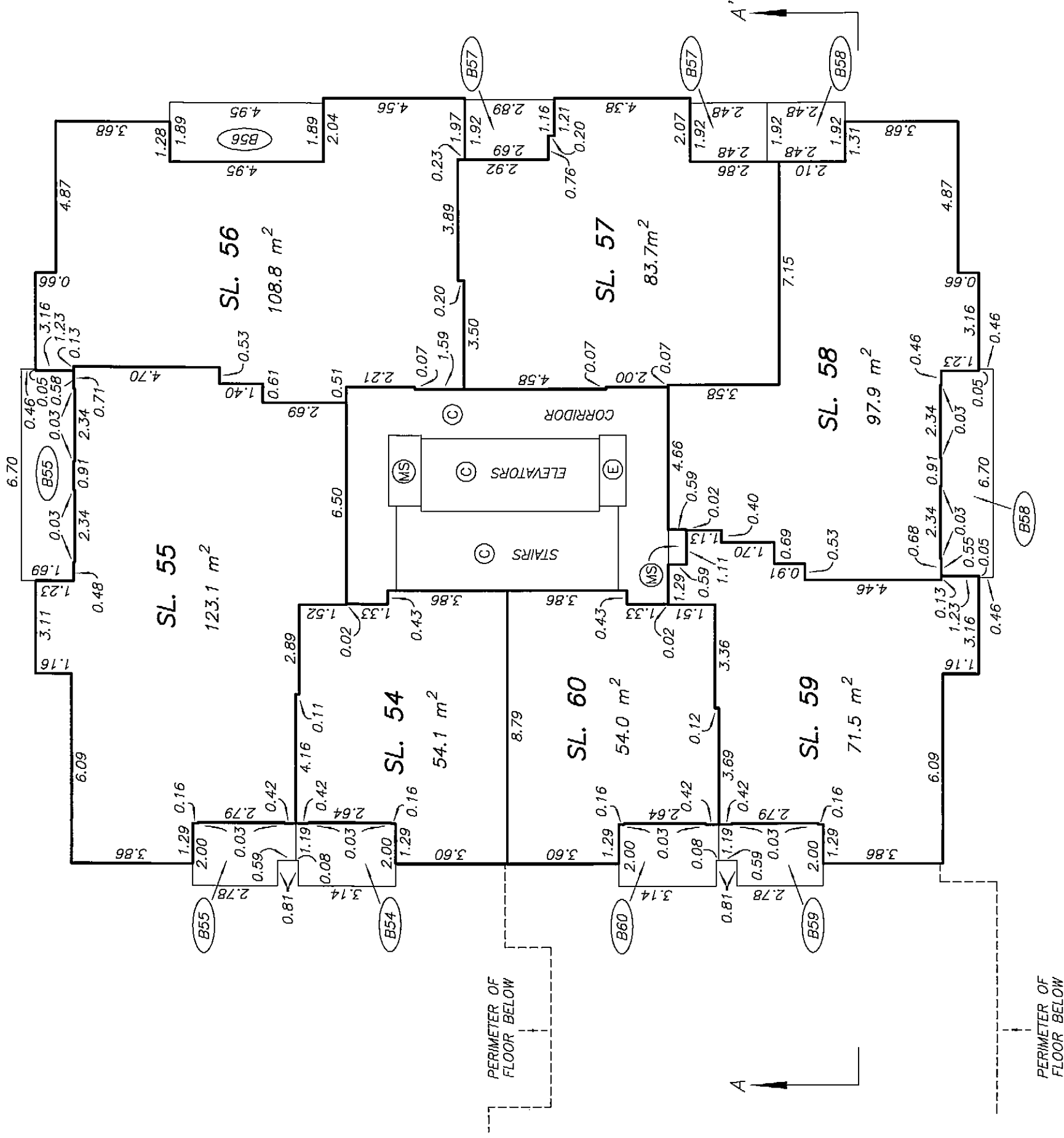


DRAWING # 30569-8
FILE # 30569-8_L6

ORIGINAL

LEVEL 7
FLOOR PLAN

STRATA PLAN BCS 2183



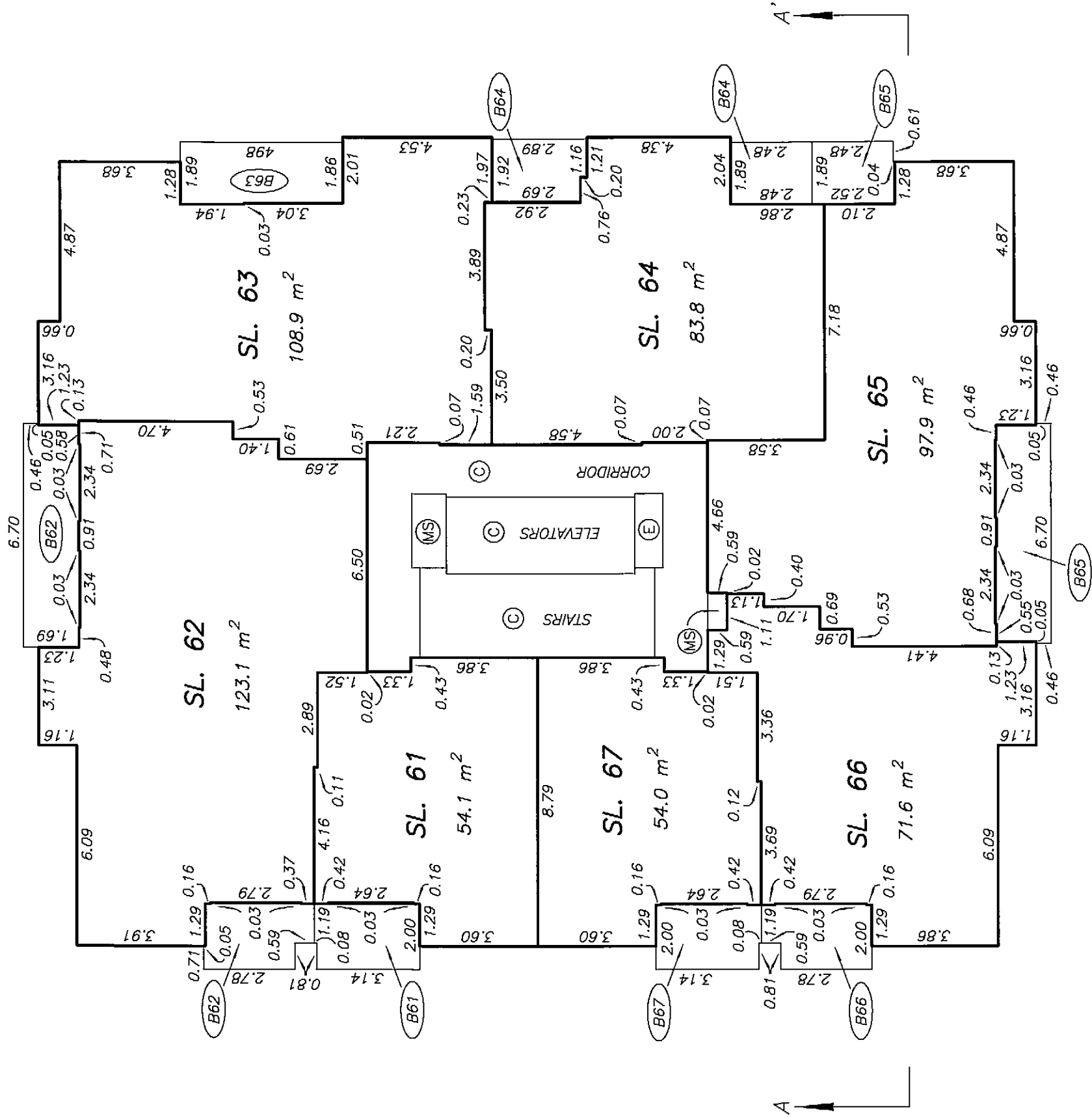
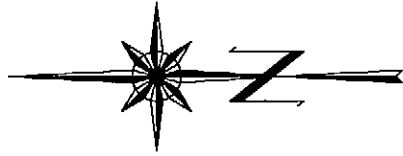
STRATA PLAN BCS 2183

LEVEL 8
FLOOR PLAN

SCALE 1:150



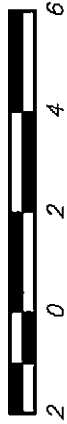
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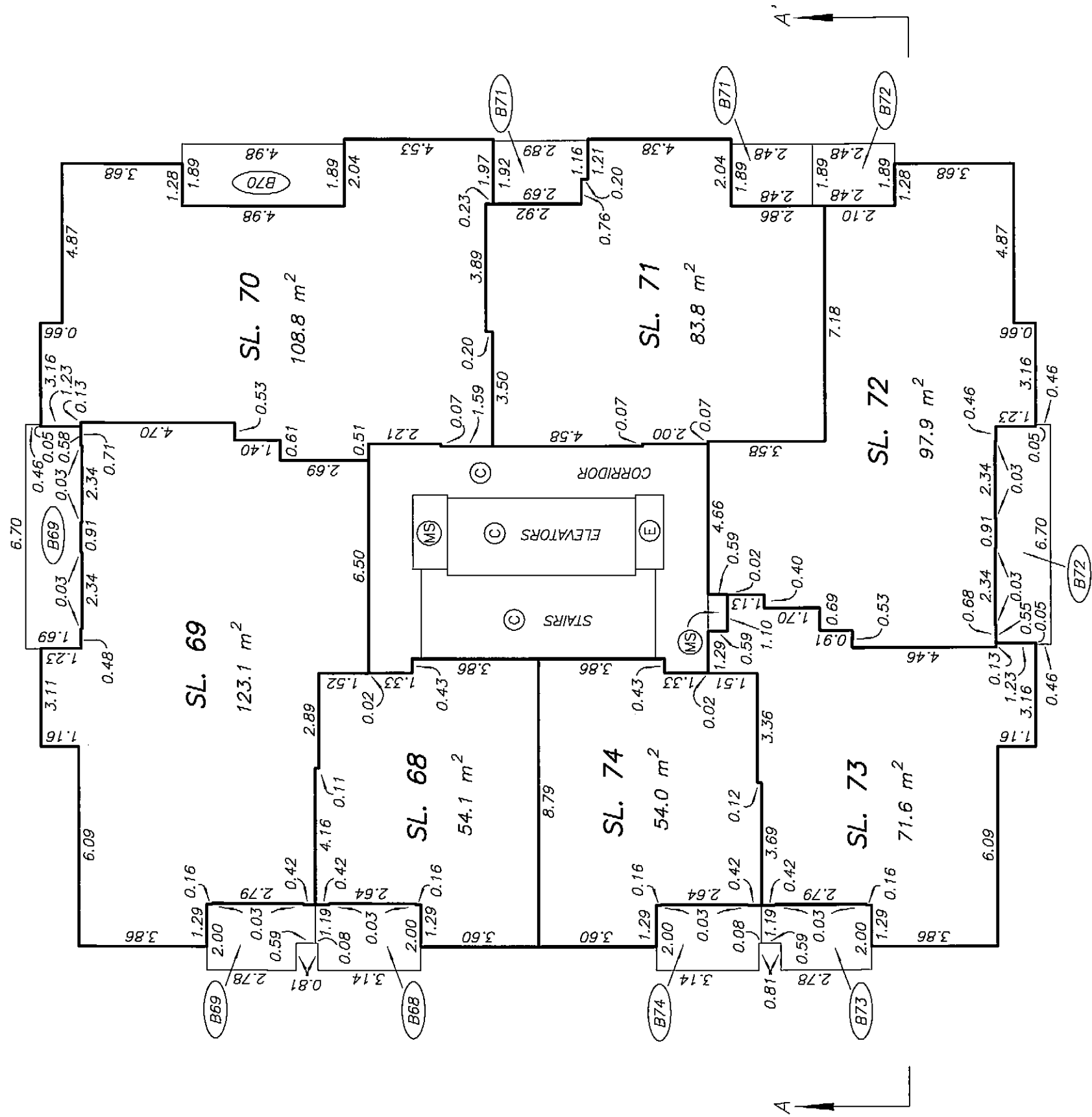
STRATA PLAN BCS 2183

LEVEL 9
FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 18, 2006

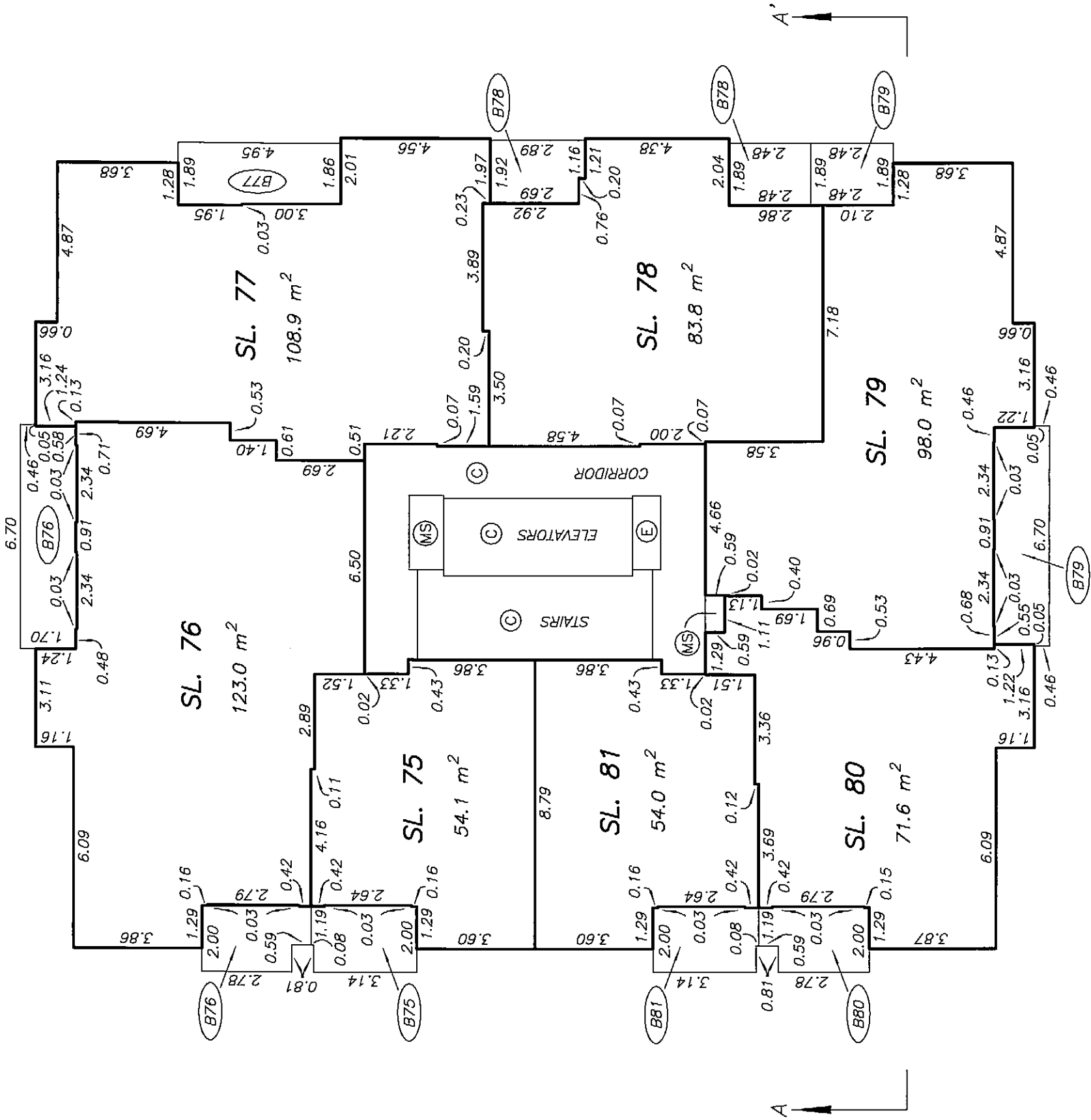
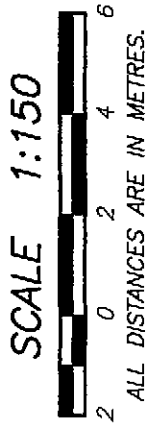
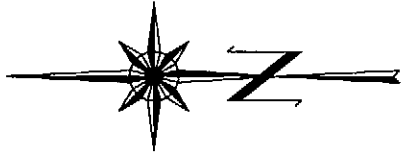
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FILE # 30569-8_19

M. E. S.

ORIGINAL

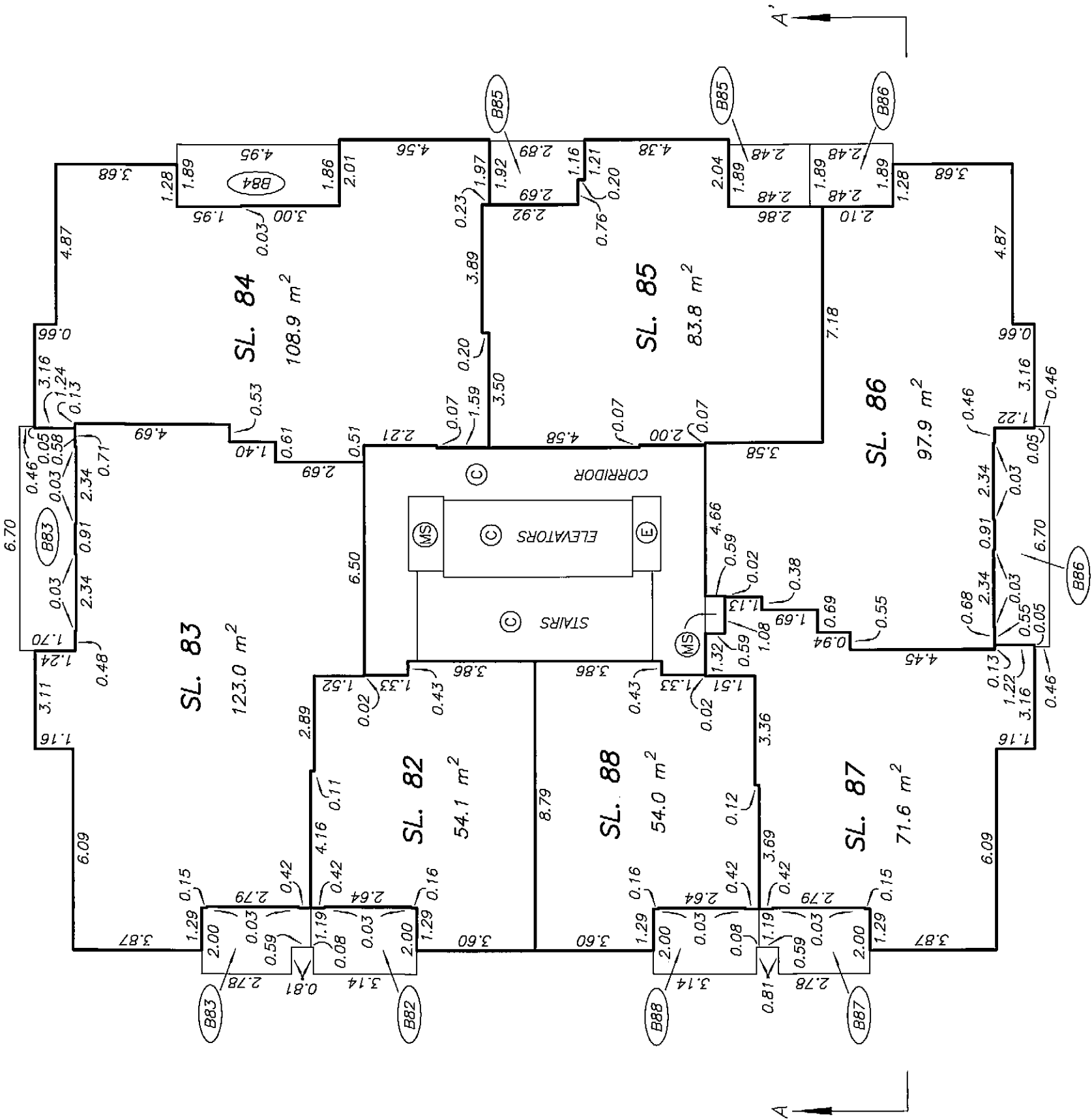
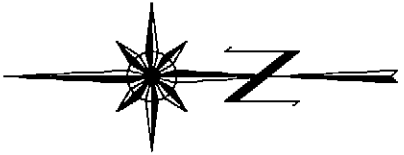
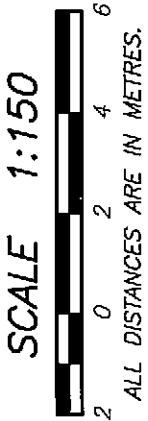
LEVEL 10
FLOOR PLAN

STRATA PLAN BCS 2183



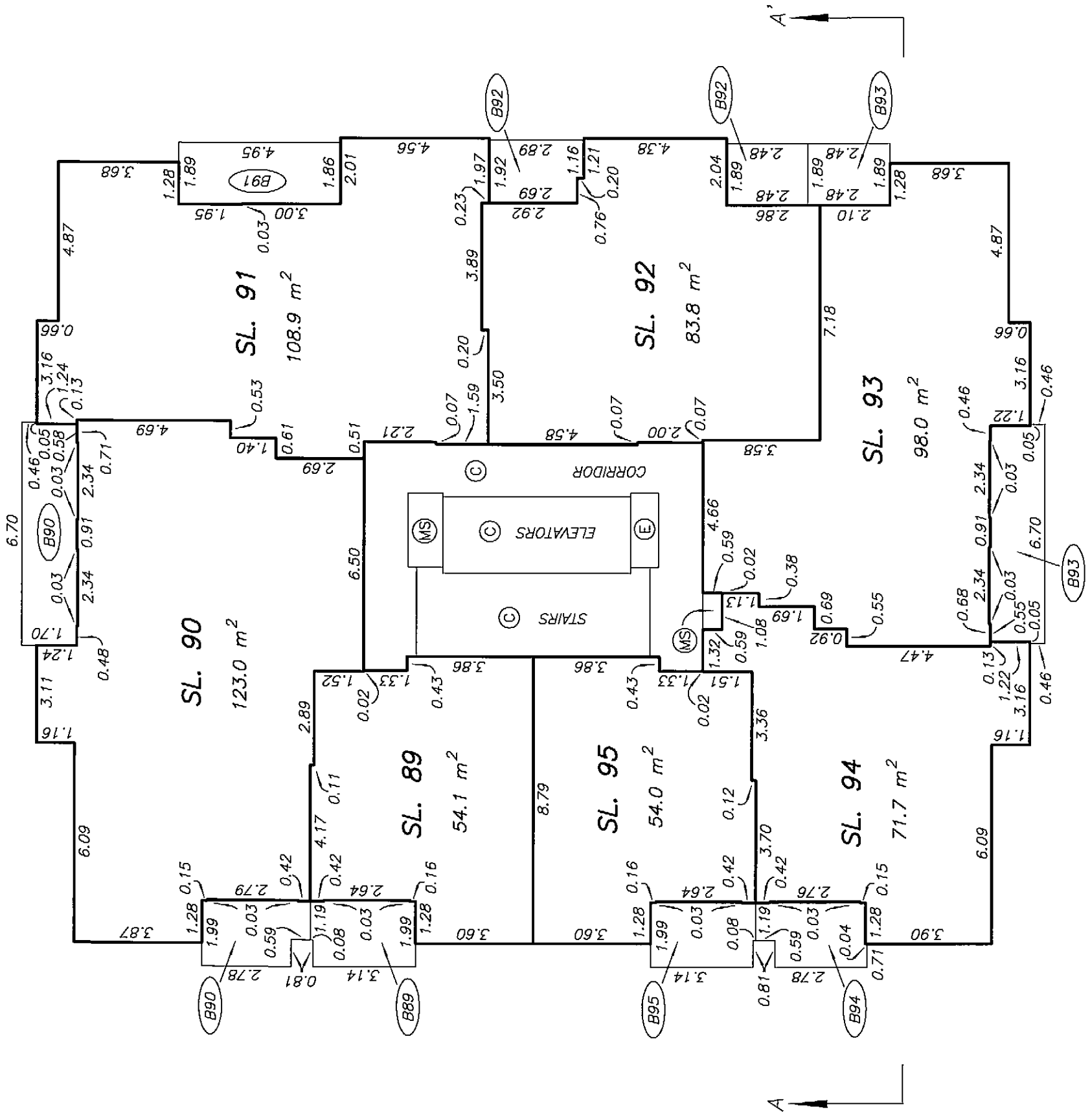
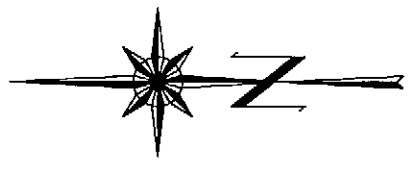
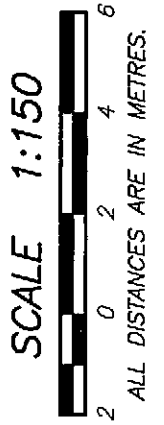
LEVEL 11
FLOOR PLAN

STRATA PLAN BCS 2183



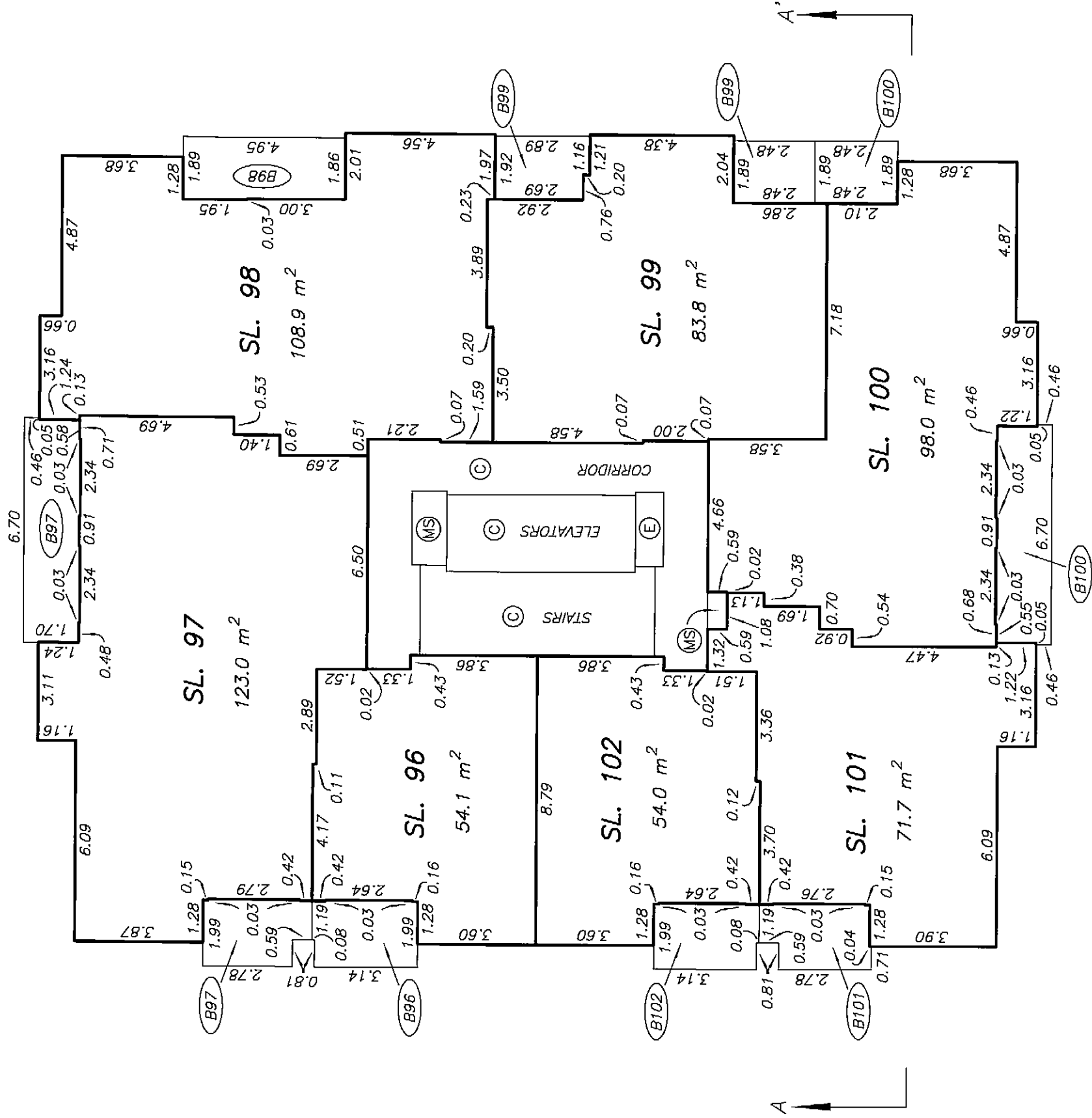
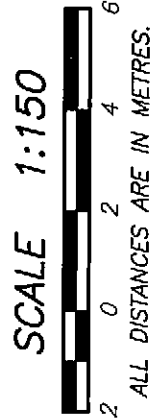
LEVEL 12
FLOOR PLAN

STRATA PLAN BCS 2183



STRATA PLAN BCS 2183

LEVEL 14
FLOOR PLAN



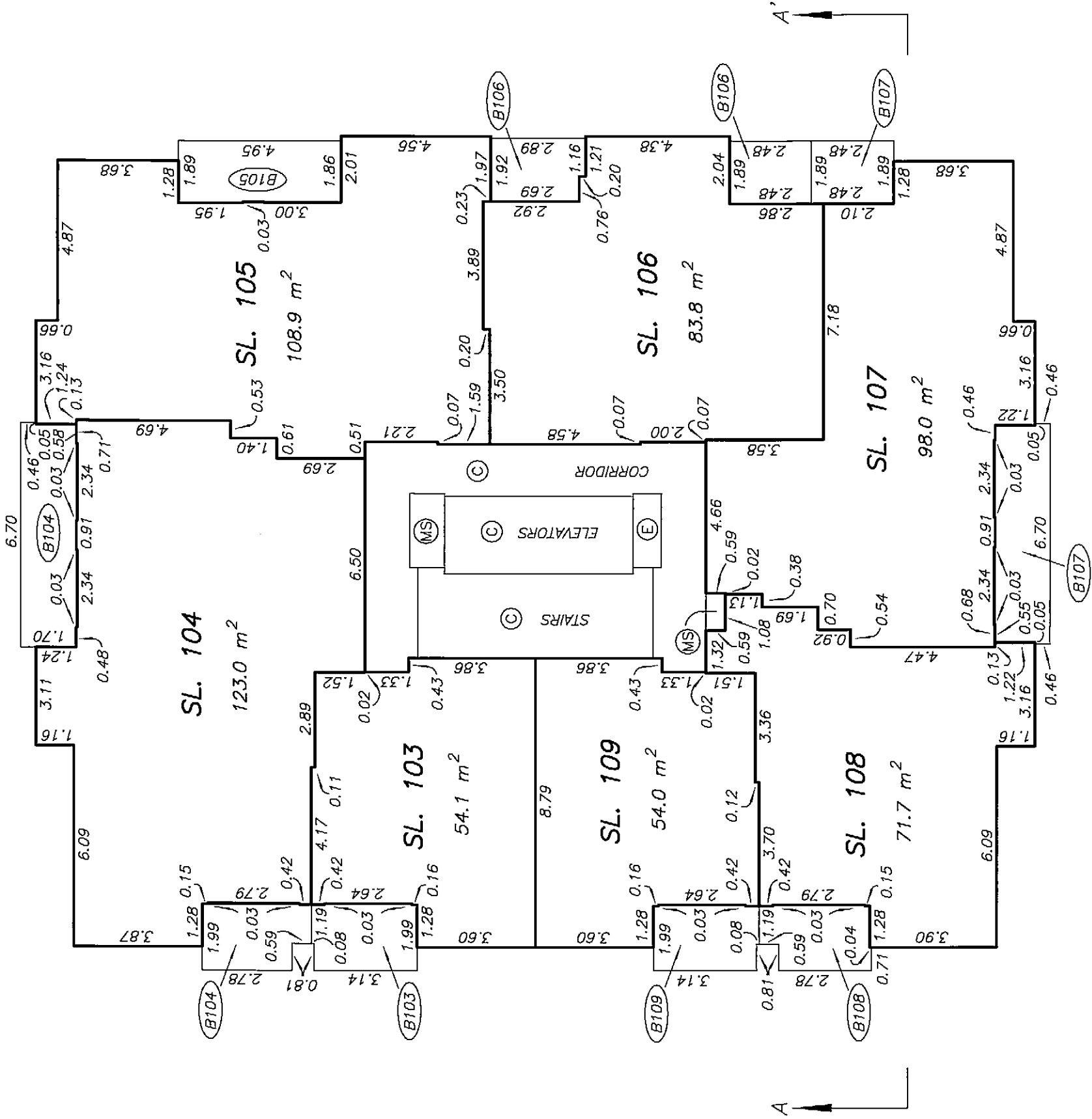
STRATA PLAN BCS 2183

LEVEL 15
FLOOR PLAN

SCALE 1:150

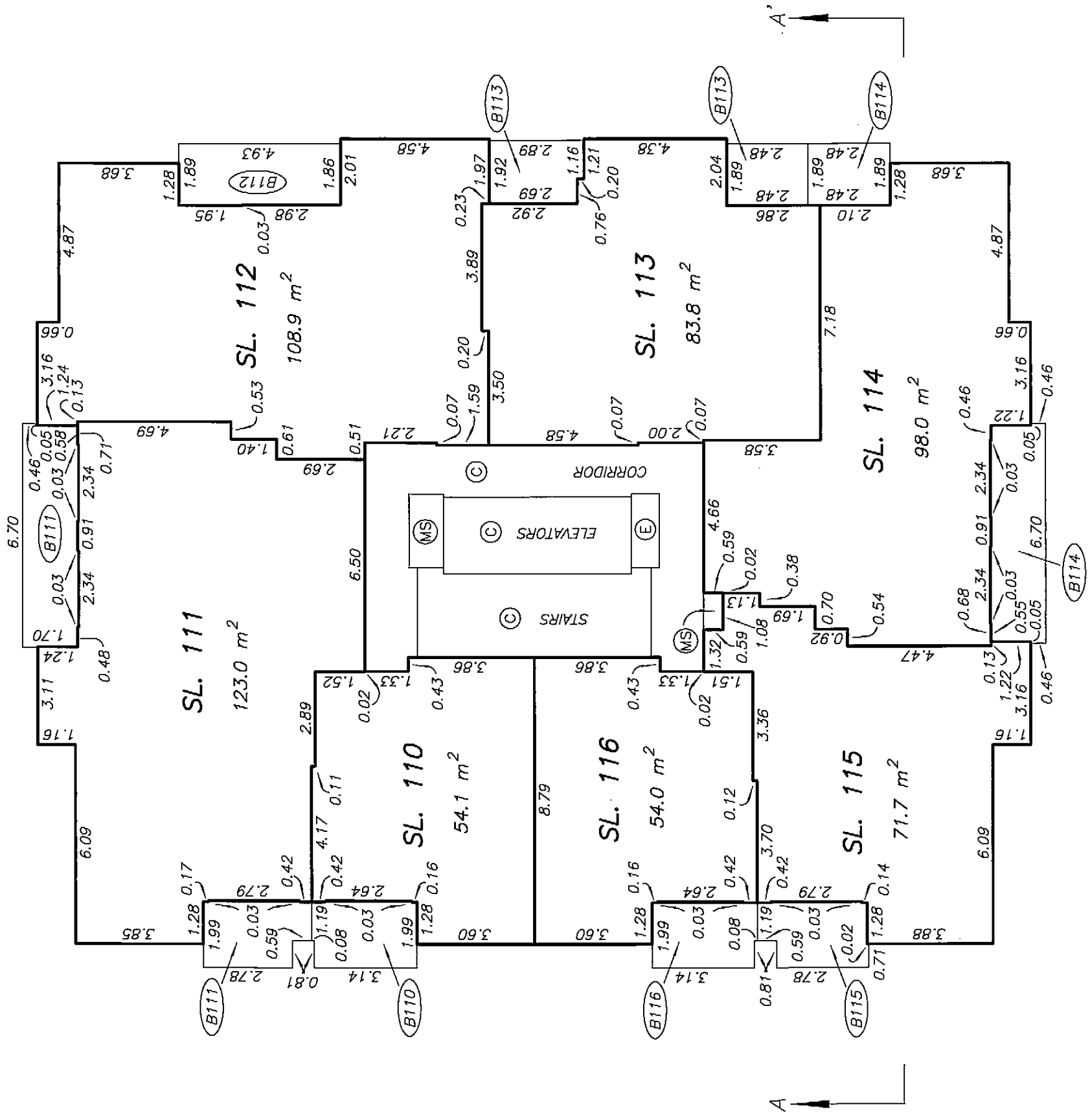
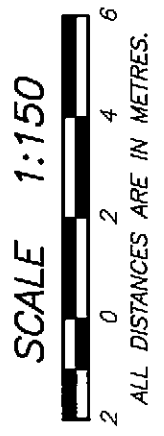


ALL DISTANCES ARE IN METRES.

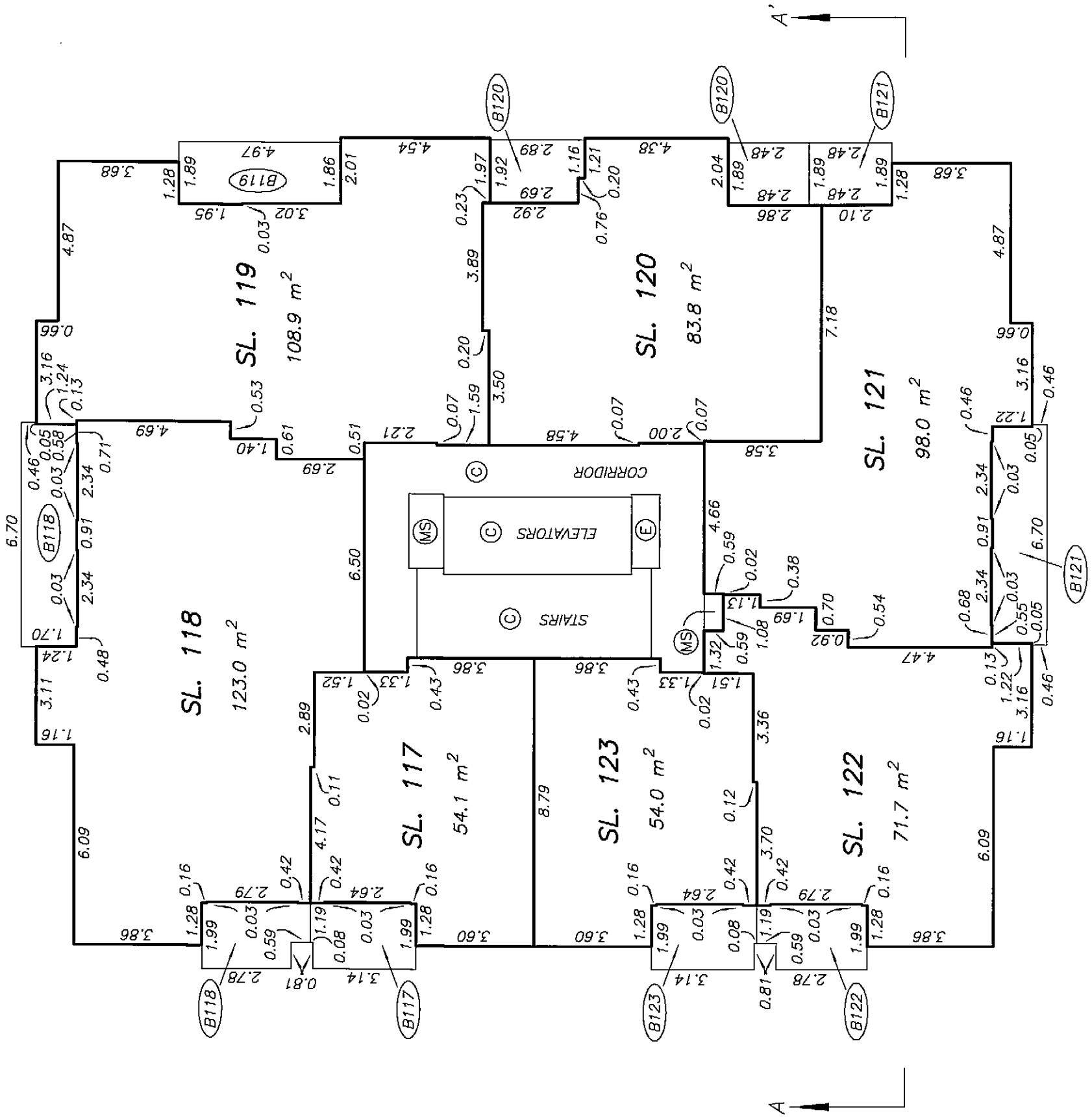
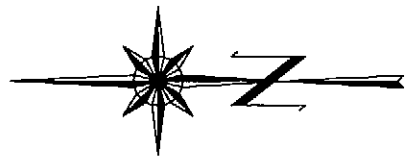
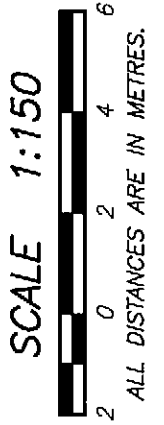


LEVEL 16
FLOOR PLAN

STRATA PLAN BCS 2183



LEVEL 17
FLOOR PLAN
STRATA PLAN BCS 2183



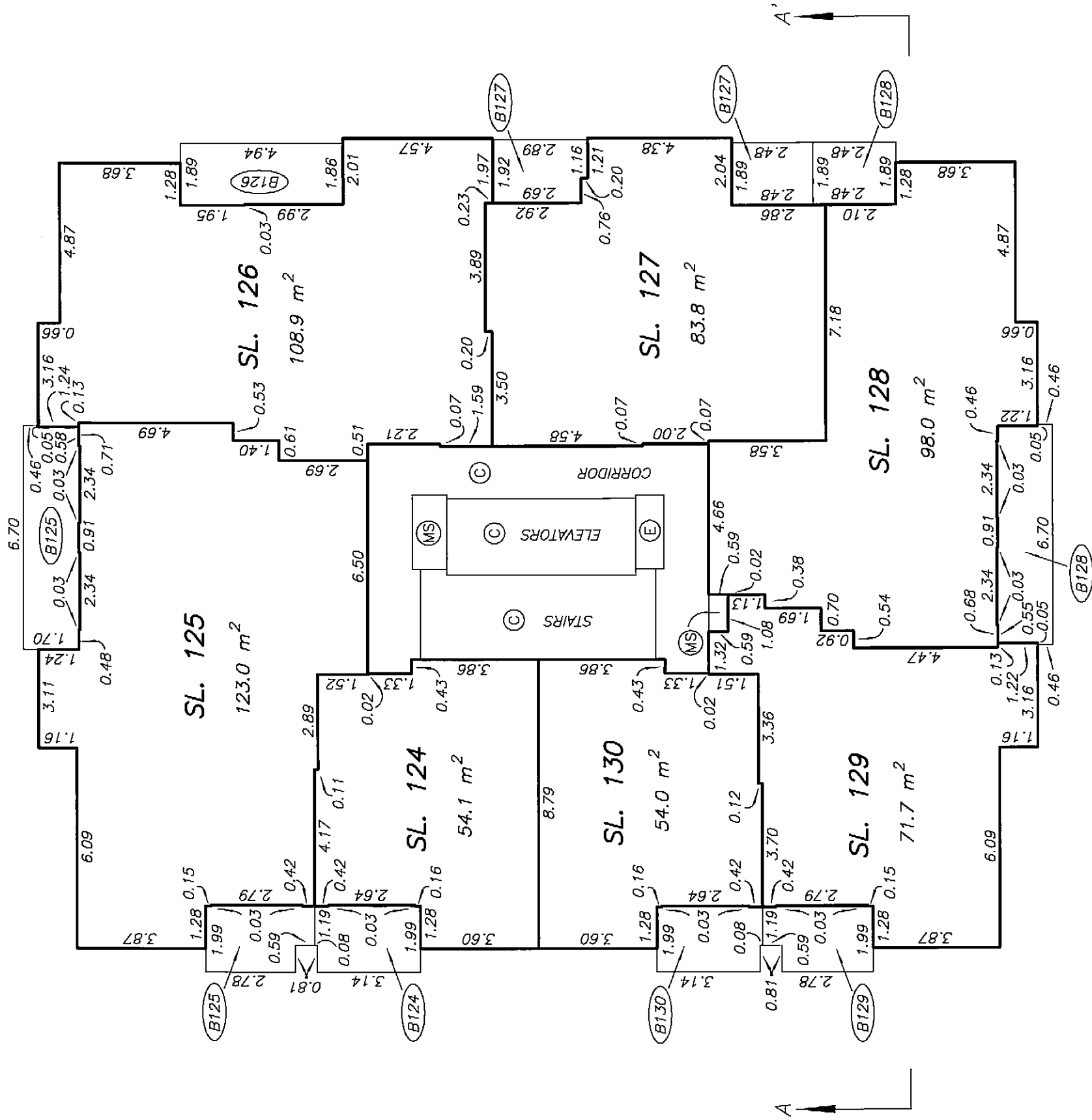
STRATA PLAN BCS 2183

LEVEL 18
FLOOR PLAN

SCALE 1:150

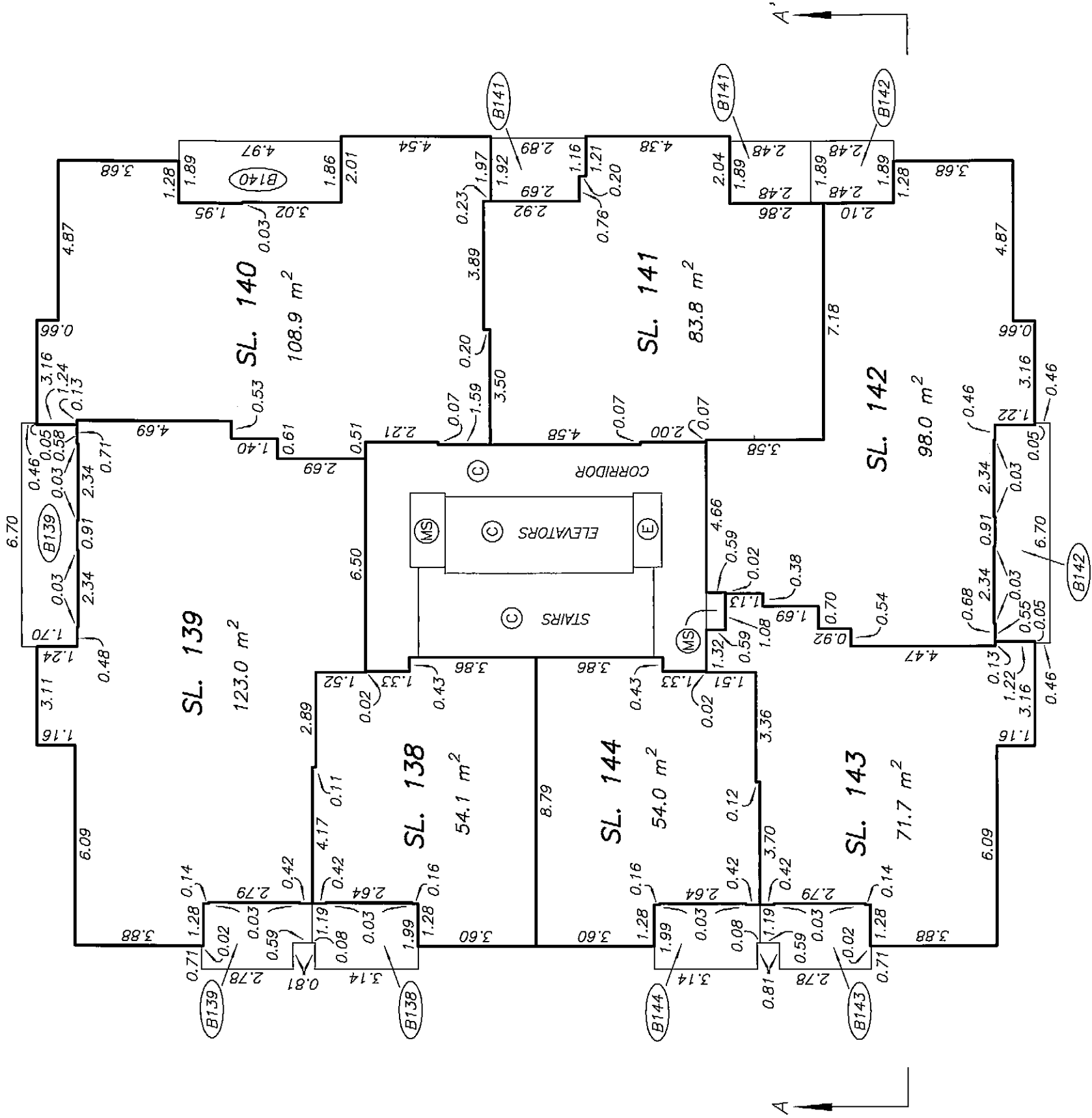
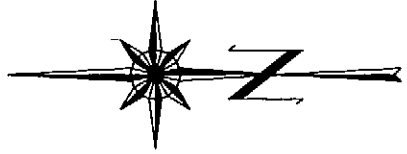
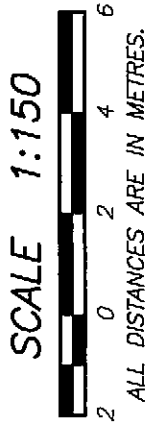


ALL DISTANCES ARE IN METRES.



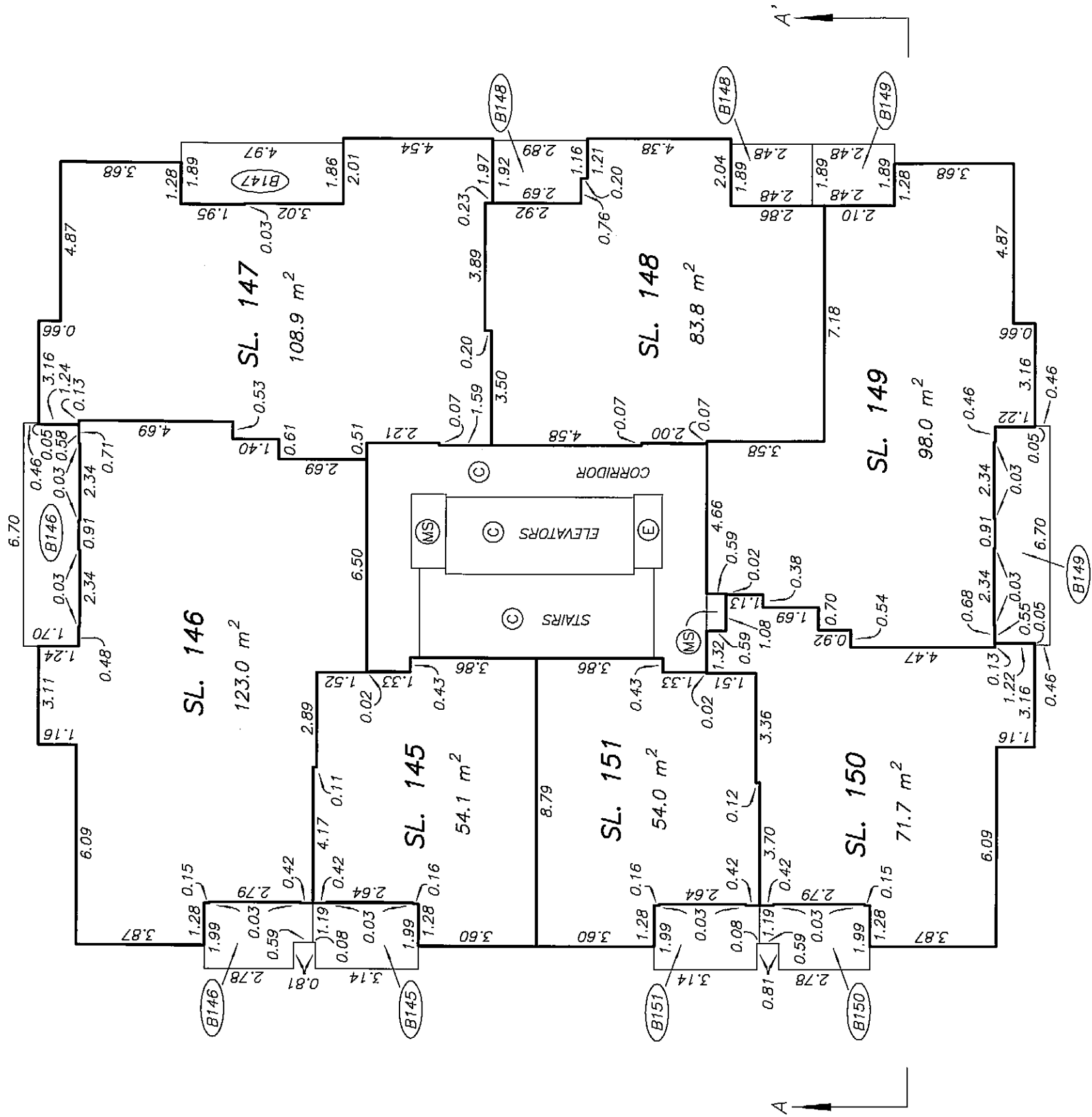
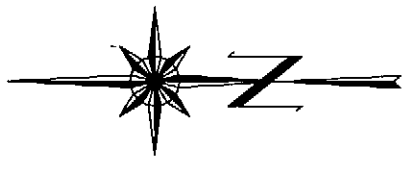
STRATA PLAN BCS 2183

LEVEL 20
FLOOR PLAN



LEVEL 21
FLOOR PLAN

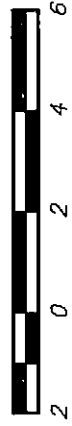
STRATA PLAN BCS 2183



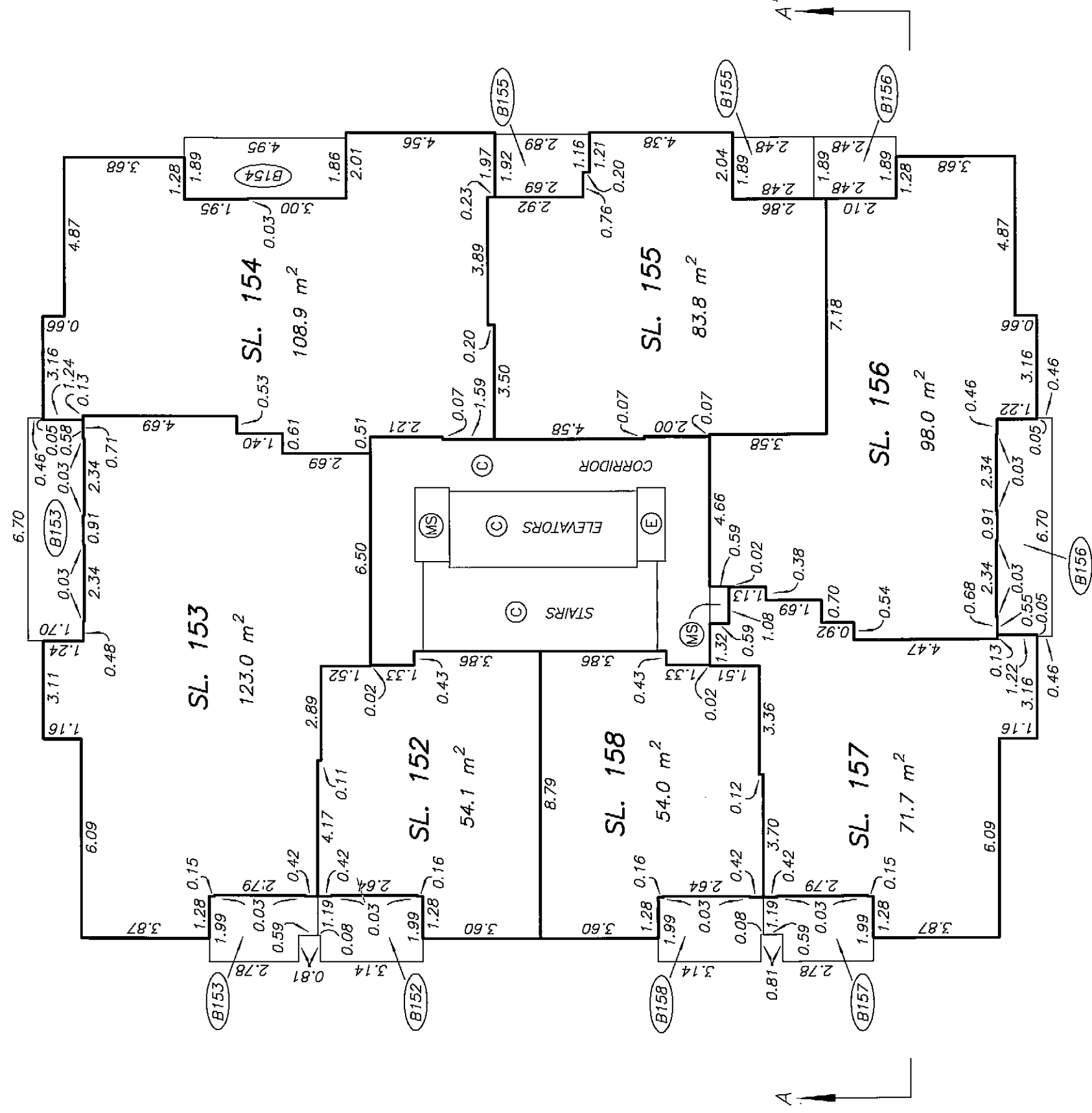
LEVEL 22
FLOOR PLAN

STRATA PLAN BCS 2183

SCALE 1:150



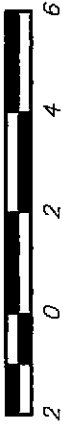
ALL DISTANCES ARE IN METRES.



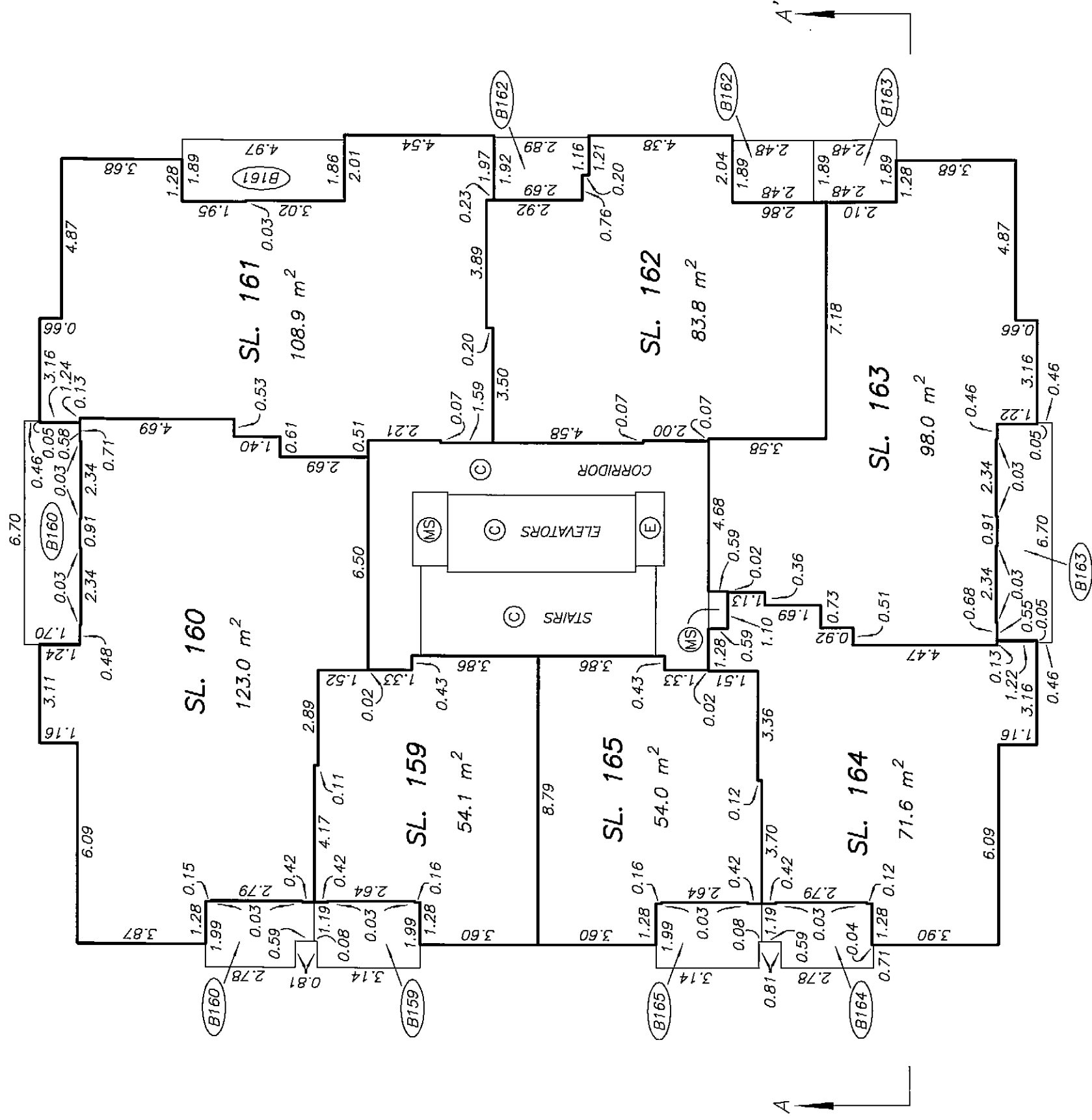
LEVEL 23
FLOOR PLAN

STRATA PLAN BCS 2183

SCALE 1:150



ALL DISTANCES ARE IN METRES.



M.E.S.

ORIGINAL

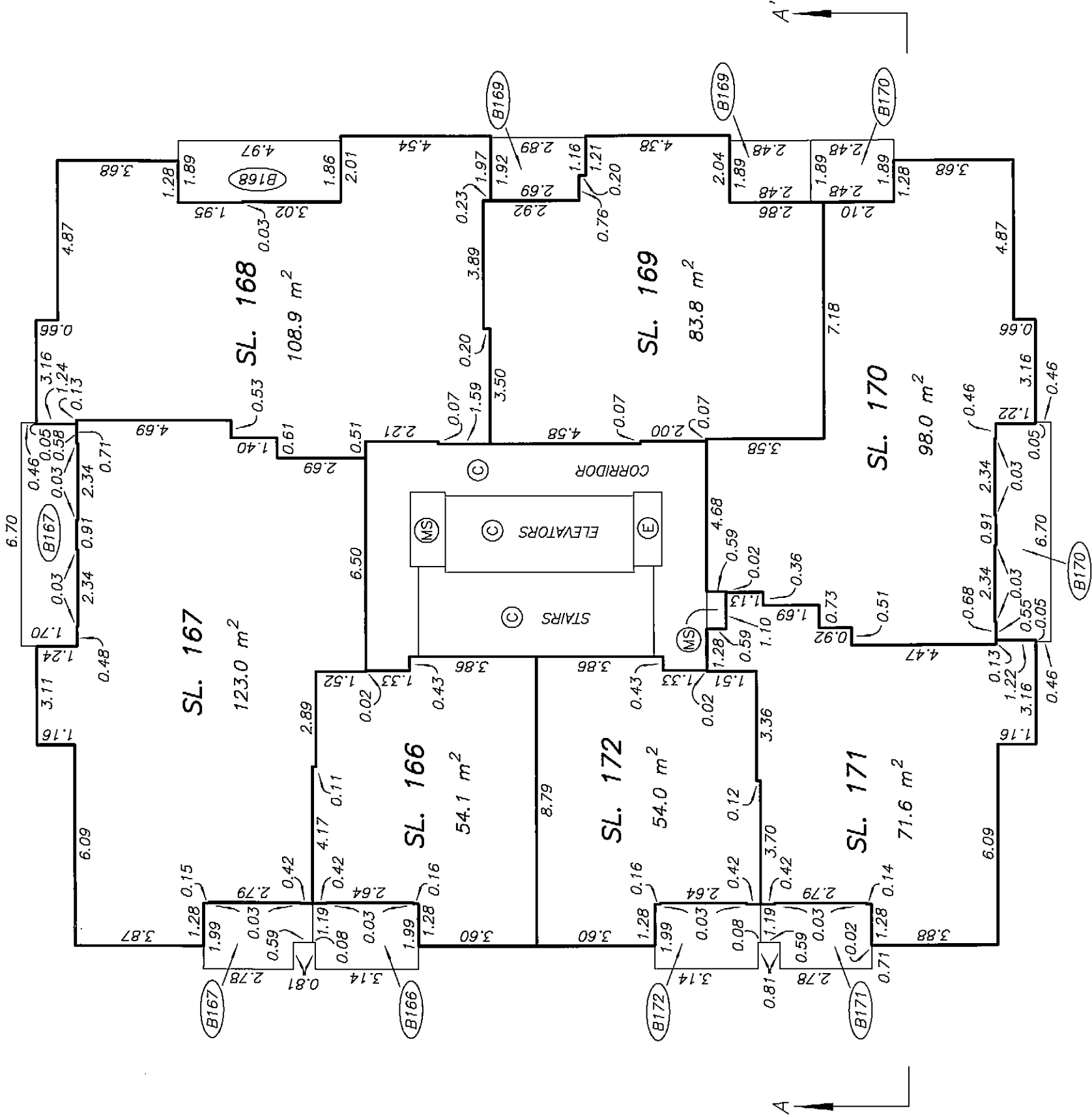
LEVEL 24
FLOOR PLAN

STRATA PLAN BCS 2183

SCALE 1:150



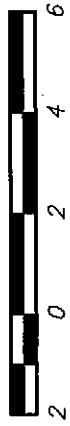
ALL DISTANCES ARE IN METRES.



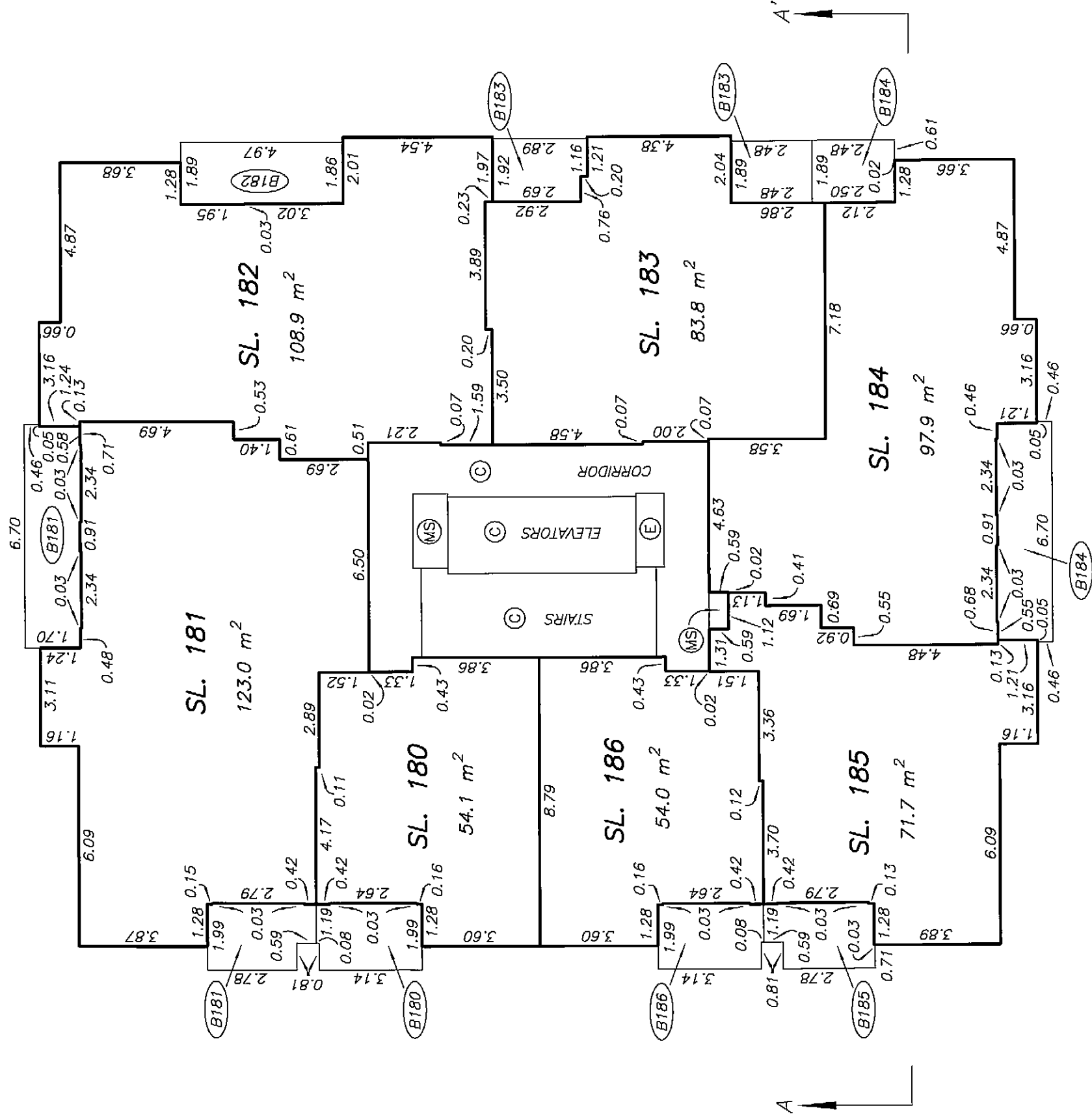
STRATA PLAN BCS 2183

LEVEL 26
FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 18, 2006

DRAWING # 30569-8
FILE # 30569-8_L26

M.F.S.

ORIGINAL

LEVEL 27

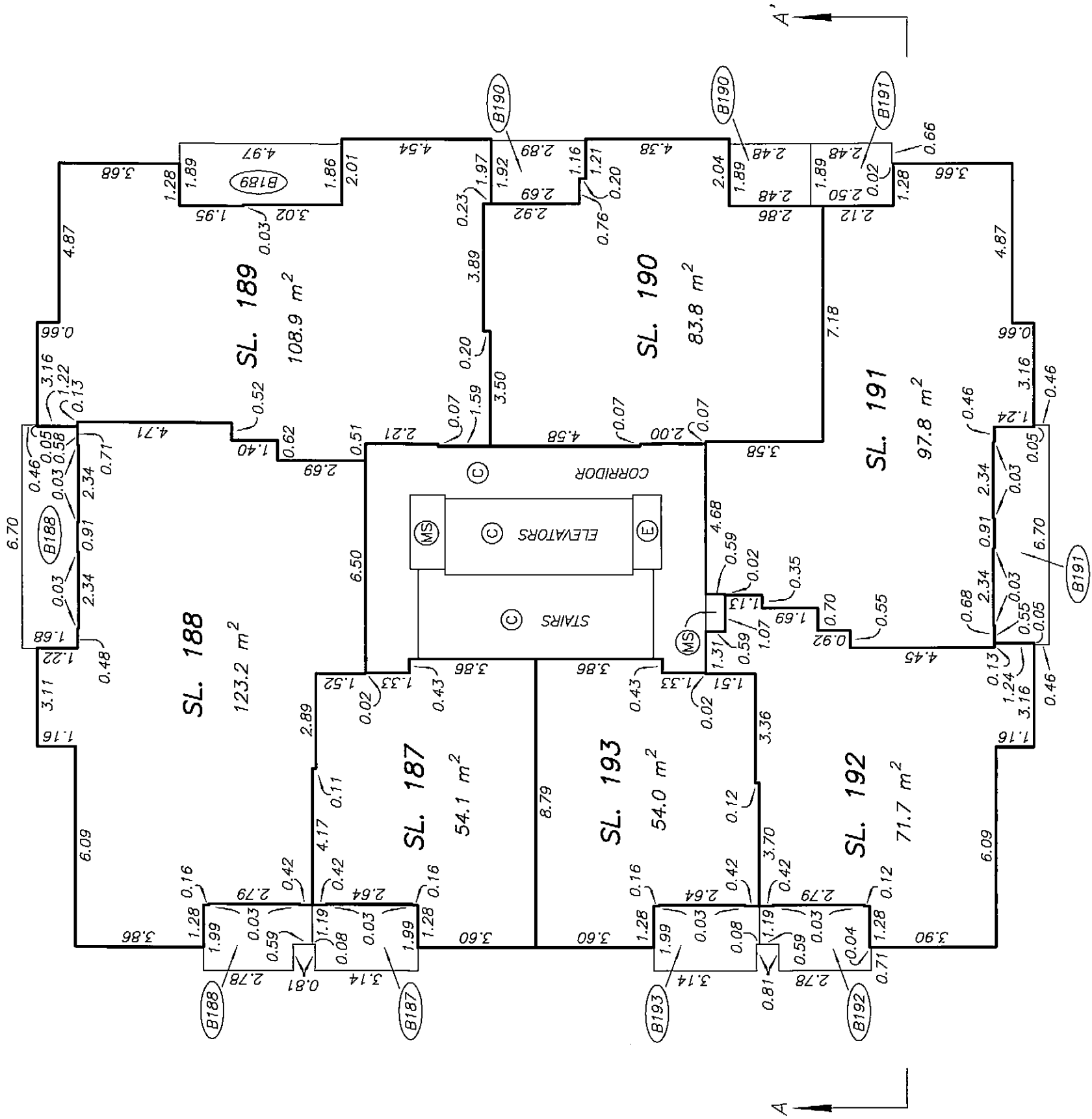
STRATA PLAN BCS 2183

FLOOR PLAN

SCALE 1:150

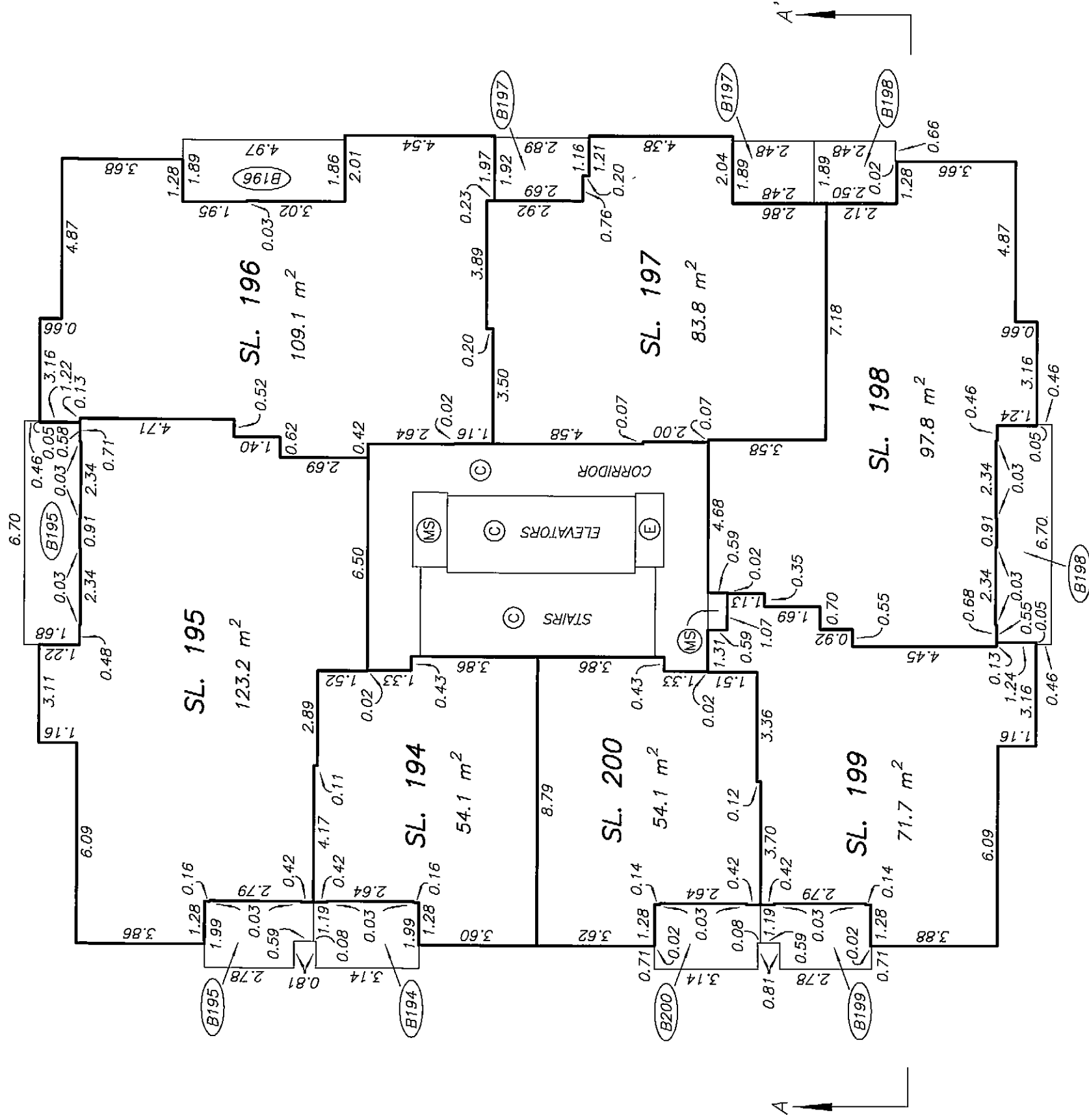
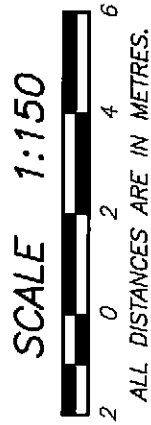


ALL DISTANCES ARE IN METRES.



STRATA PLAN BCS 2183

LEVEL 28
FLOOR PLAN



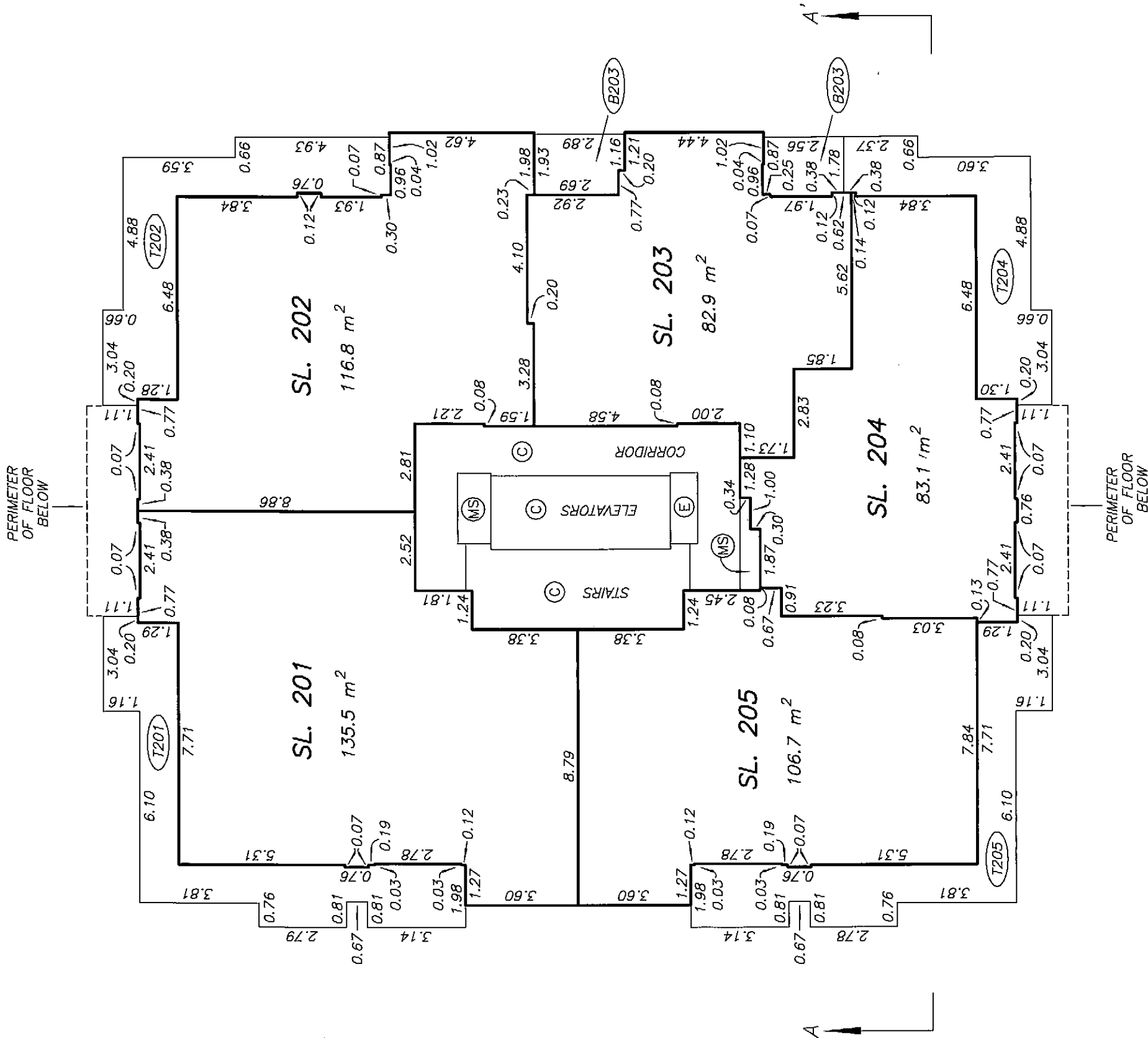
LEVEL 29
FLOOR PLAN

STRATA PLAN BCS 2183

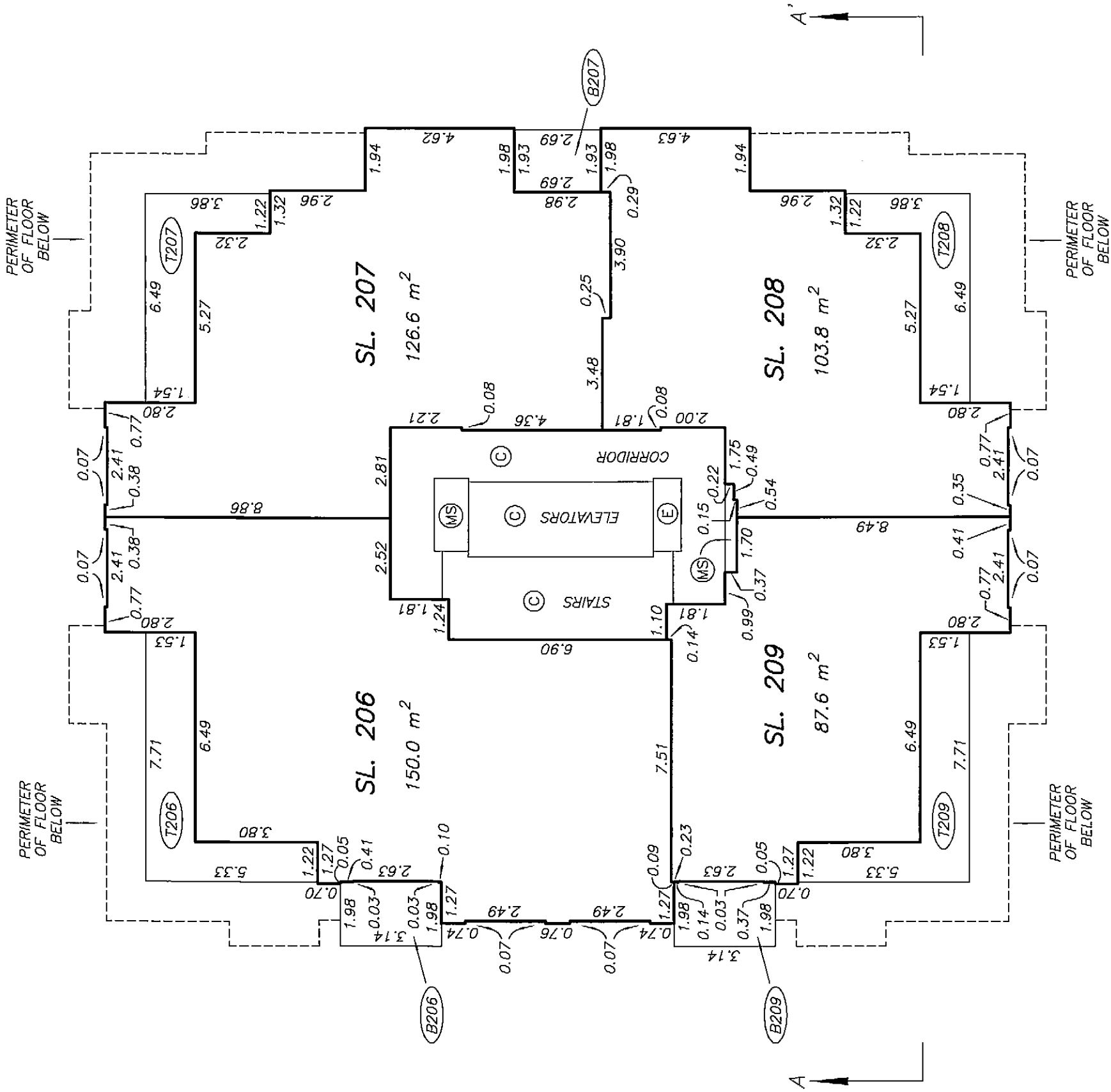
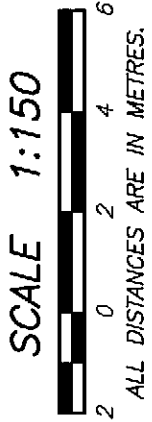
SCALE 1:150



ALL DISTANCES ARE IN METRES.



LEVEL 30
FLOOR PLAN
STRATA PLAN BCS 2183



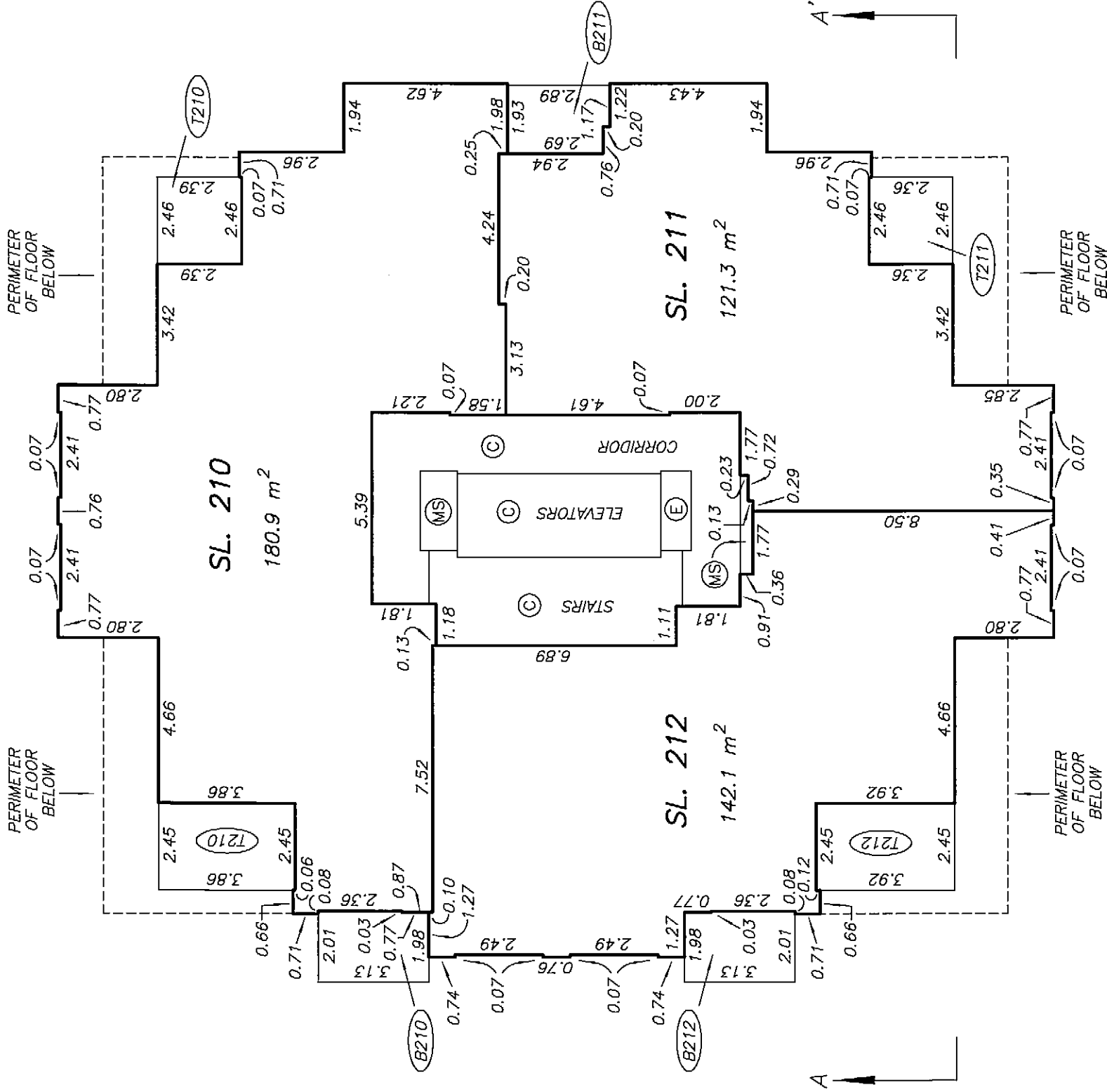
STRATA PLAN BCS 2183

LEVEL 31
FLOOR PLAN

SCALE 1:150

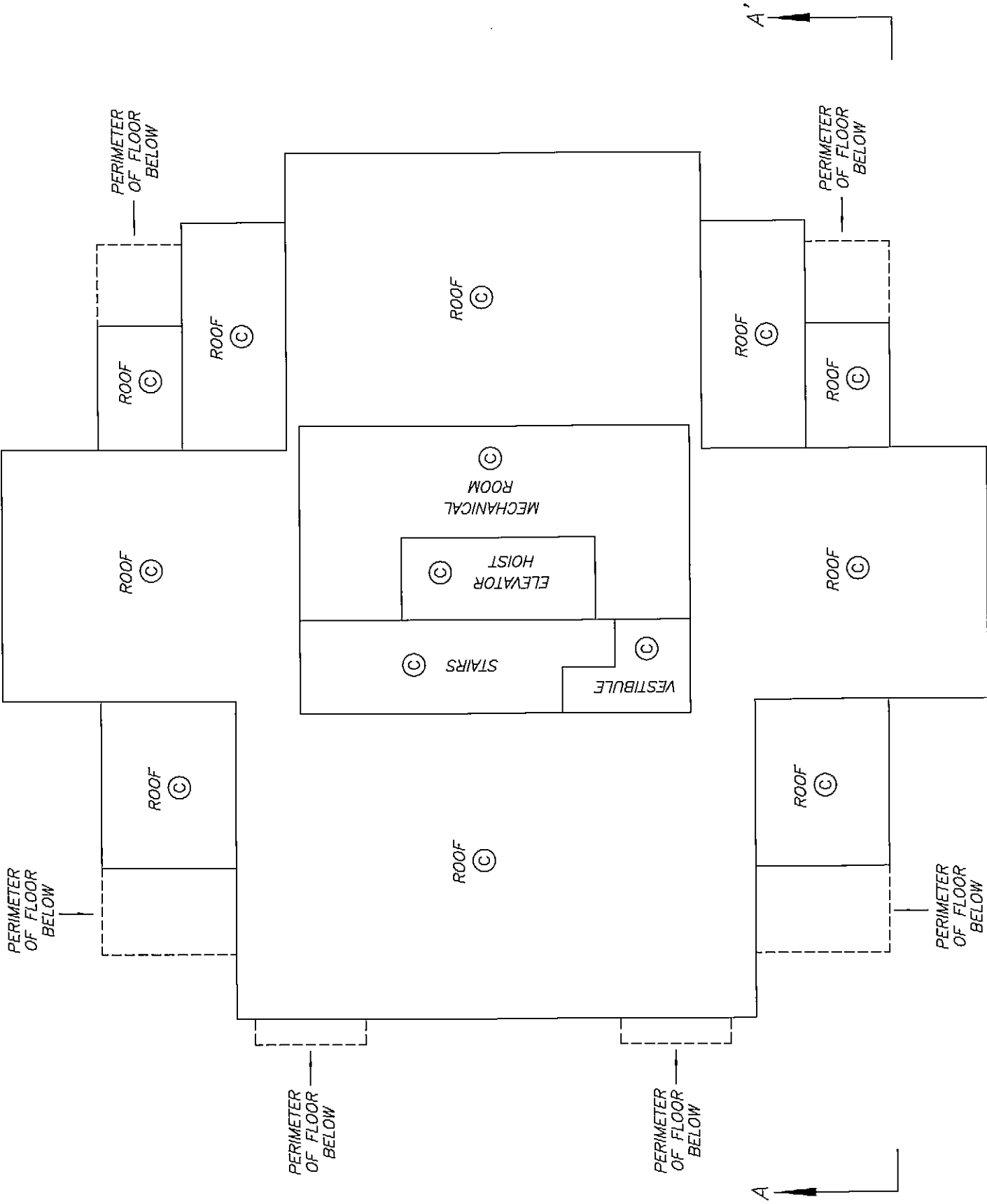
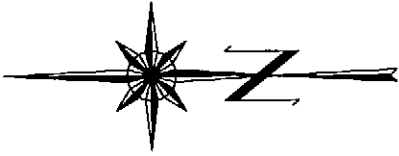
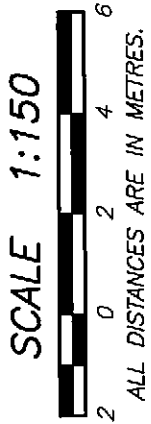


ALL DISTANCES ARE IN METRES.



ROOF LEVEL

STRATA PLAN BCS 2183



SHEET 50 OF 50 SHEETS

ELEVATOR MACHINE
ROOM LEVEL

STRATA PLAN BCS 2183

