

STRATA PLAN OF LOT 1, DISTRICT
LOT 95, GROUP 1, N.W.D., PLAN
BCP25652, EXCEPT: PART SUBDIVIDED
BY AIR SPACE PLAN BCP39757

STRATA PLAN BCS 3295

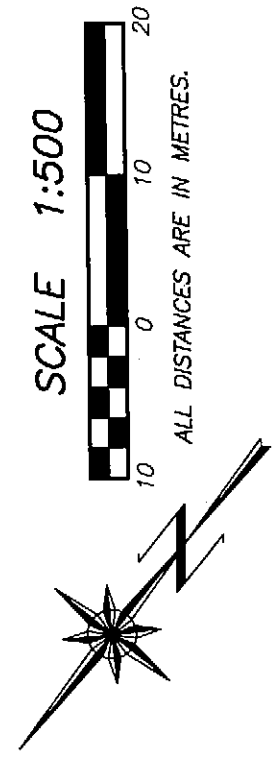
"CITY OF BURNABY"
B.C.G.S. 92G.026

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

THIS 29 DAY OF January, 2009.

Larry Blackuh per 801
REGISTRAR

ref: 881042532



"ESPRIT 1"
7328 ARCOLA STREET
BURNABY, BC

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

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL MEASURED
DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE
GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES
BY COMBINED FACTOR 0.9995842

ELEVATIONS ARE IN METRES AND DERIVED FROM
CITY OF BURNABY CONTROL MONUMENT 94H1720
ELEVATION = 123.975 METRES GEODETIC.

LEGEND

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

- - DENOTES CONTROL MONUMENT FOUND
- - DENOTES LEAD PLUG FOUND
- - DENOTES LEAD PLUG PLACED
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- NR - DENOTES NO RECORD
- D/R - DENOTES DESTROYED/RESET
- 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 PATIO BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 5
- Ⓟ - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 1
- Ⓟ - DENOTES TERRACE BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 168
- COMM. - DENOTES COMMERCIAL

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

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

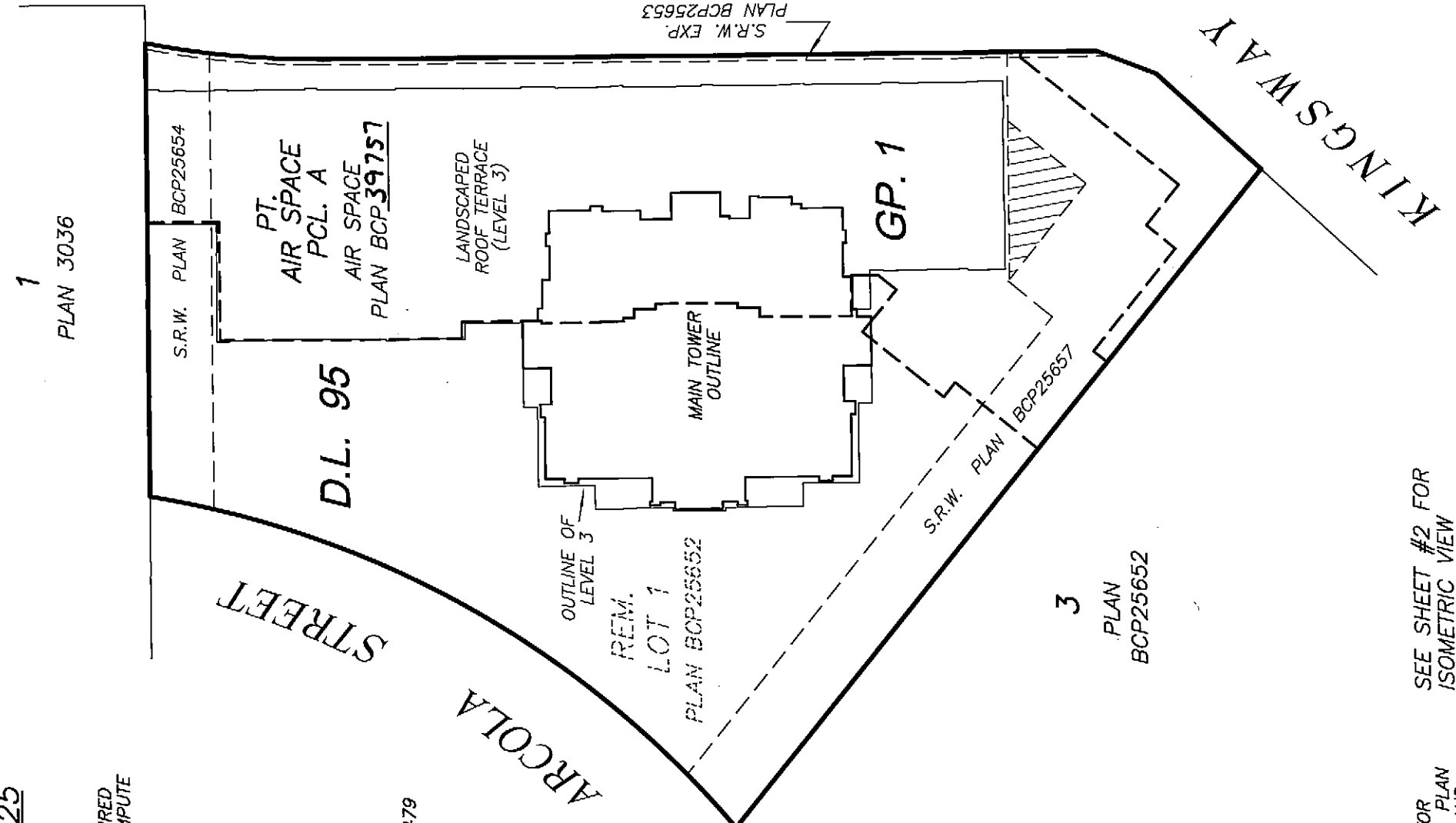
I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN
IS WITHIN THE THE EXTERNAL BOUNDARIES OF THE LAND
THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: DECEMBER 10th, 2008.

Mike E. Shaw

BENNETT LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C. V3R 5Y5
PHONE : 604-582-0717

DRAWING # 30609-36
FILE # 30609-36_FS
DATE : DECEMBER 10, 2008



SEE SHEET #2 FOR
ISOMETRIC VIEW

SEE SHEETS #3 TO #8
FOR PROPERTY DIMENSIONS
AND BUILDING LOCATION

NOTE:
THIS STRATA PLAN DOES NOT
HAVE A LEVEL 4.

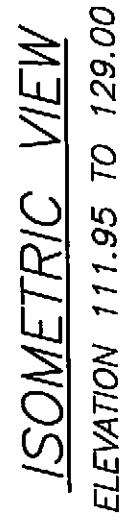
NOTE:
STRATA LOT BOUNDARIES ARE DEFINED AS
0.025 METRES (ONE INCH) IN FROM THE
EXTERIOR FACE OF WALLS; EXCEPT WHERE
THE STRATA LOT ADJOINS THE STAIRS,
ELEVATOR CORE AREA AND OTHER STRATA
LOTS, IN WHICH CASE THE CENTER LINE
OF THE STRUCTURAL WALL IS USED.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

STRATA PLAN BCS 3295

AIR SPACE PLAN BCP 39151

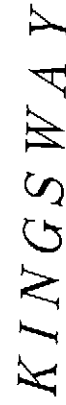
NOT PART OF STRATA PLAN



STRATA PLAN BCS 3295



ALL DISTANCES ARE IN METRES.



Wm E Shaw

DATE : DECEMBER 10, 2008

M. E. L.

DRAWING # 30609-36
FILE # 30609-36_Post

ORIGINAL

SHEET 4 OF 46 SHEETS

PROPERTY DIMENSIONS
AND BUILDING LOCATION

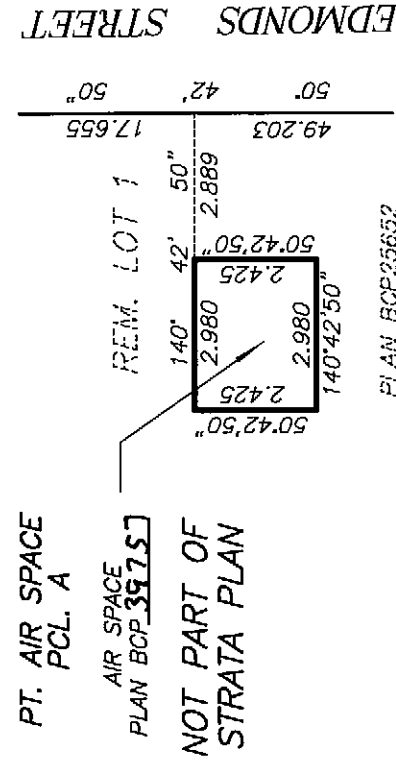
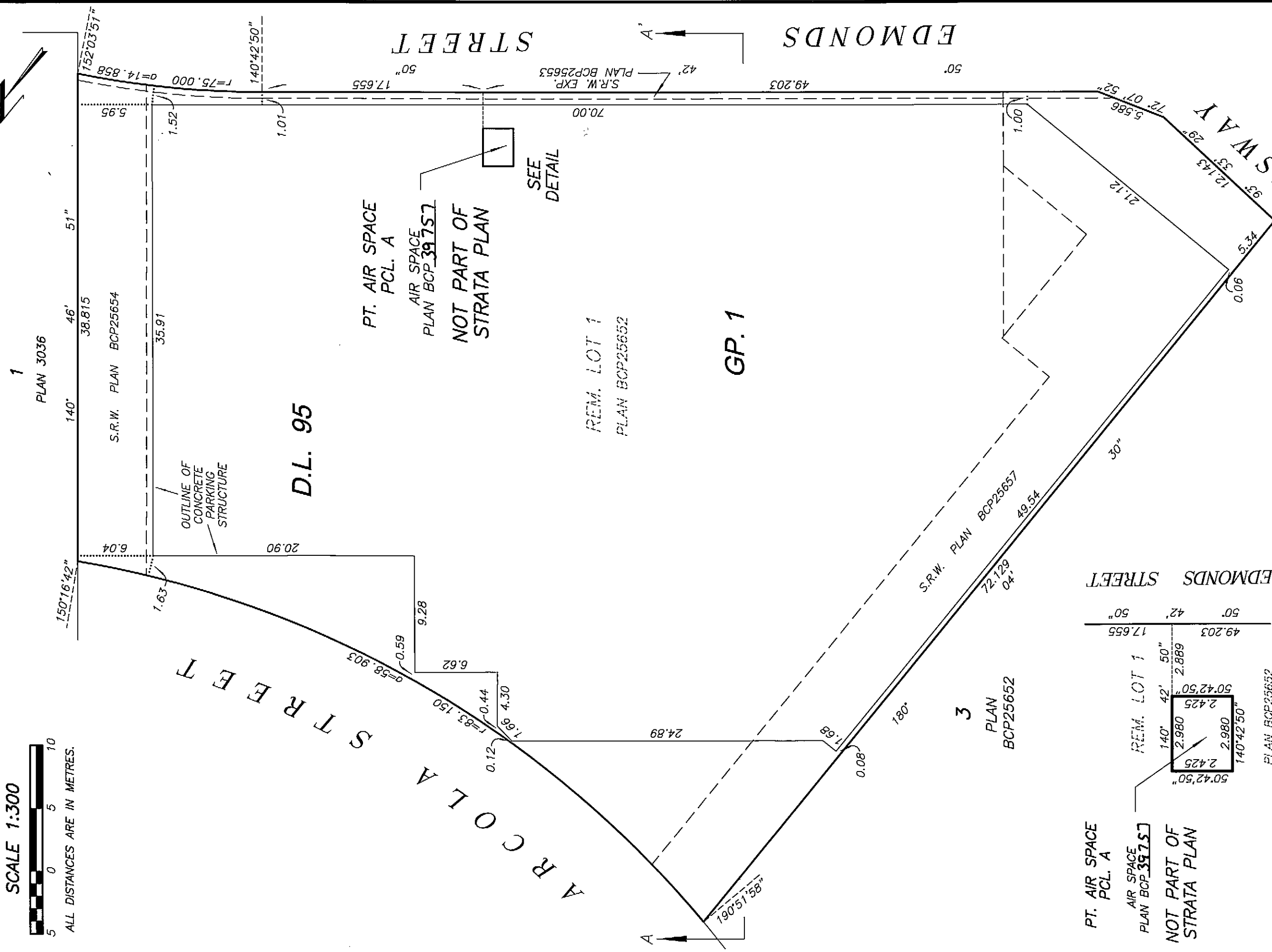
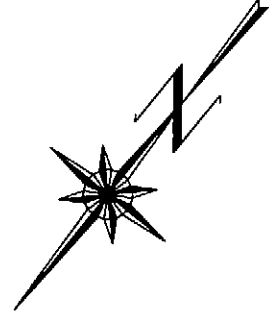
STRATA PLAN BCS 3295

ELEVATION 109.74 TO 112.55

SCALE 1:300



ALL DISTANCES ARE IN METRES.



DETAIL

NOT TO SCALE

DRAWING # 30609-36
FILE # 30609-36_CE_P2

DATE : DECEMBER 10, 2008

M.E.S.

ORIGINAL

STRATA PLAN BCS 3295



ALL DISTANCES ARE IN METRES.



NOT TO SCALE

DATE : DECEMBER 10, 2008

M. C. P.

DRAWING # 30609-36
FILE # 30609-36_CE_P1

ORIGINAL

PROPERTY DIMENSIONS
AND BUILDING LOCATION

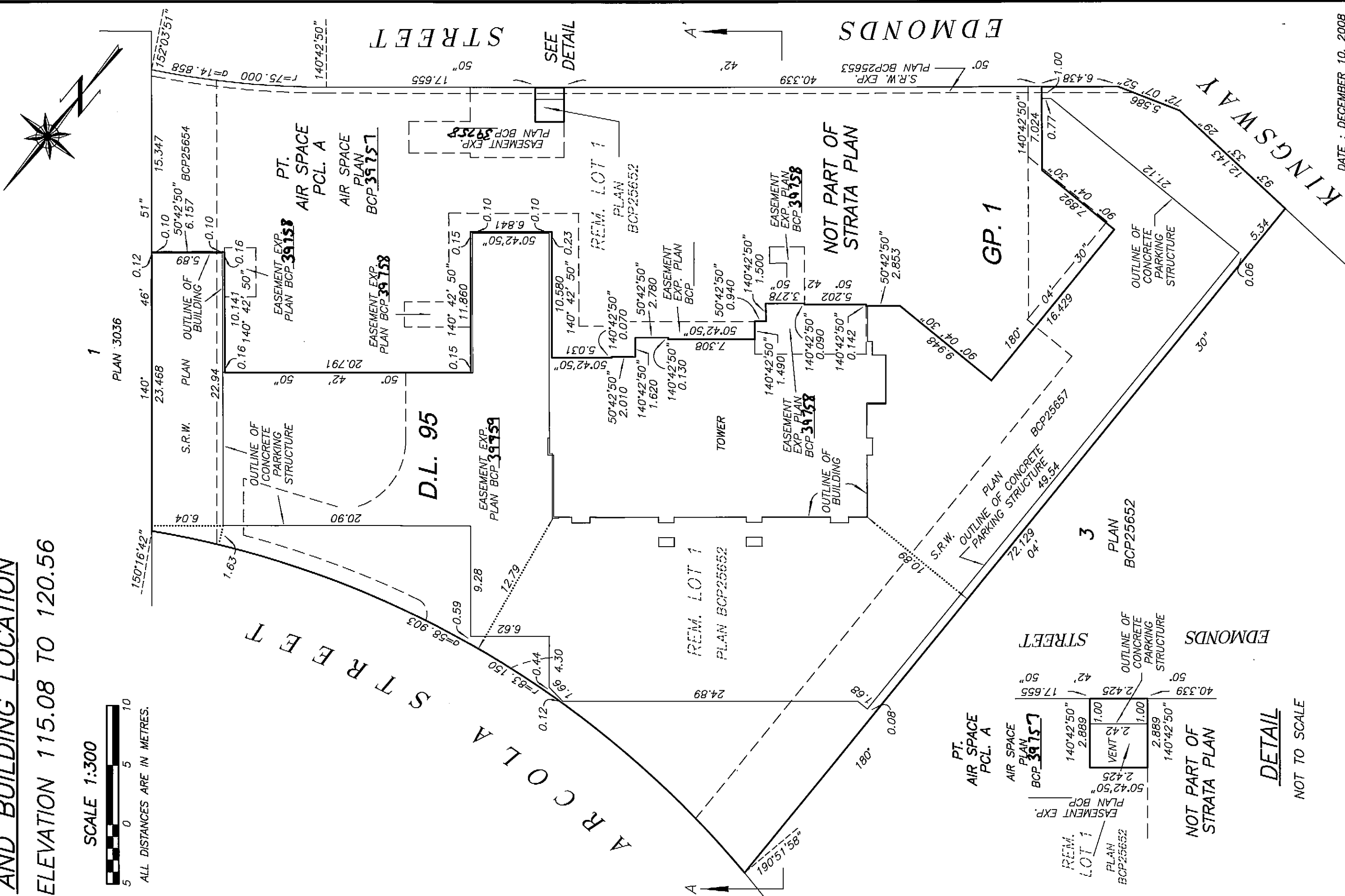
STRATA PLAN BCS 3295

ELEVATION 115.08 TO 120.56

SCALE 1:300



ALL DISTANCES ARE IN METRES.



DETAIL

NOT TO SCALE

PROPERTY DIMENSIONS
AND BUILDING LOCATION

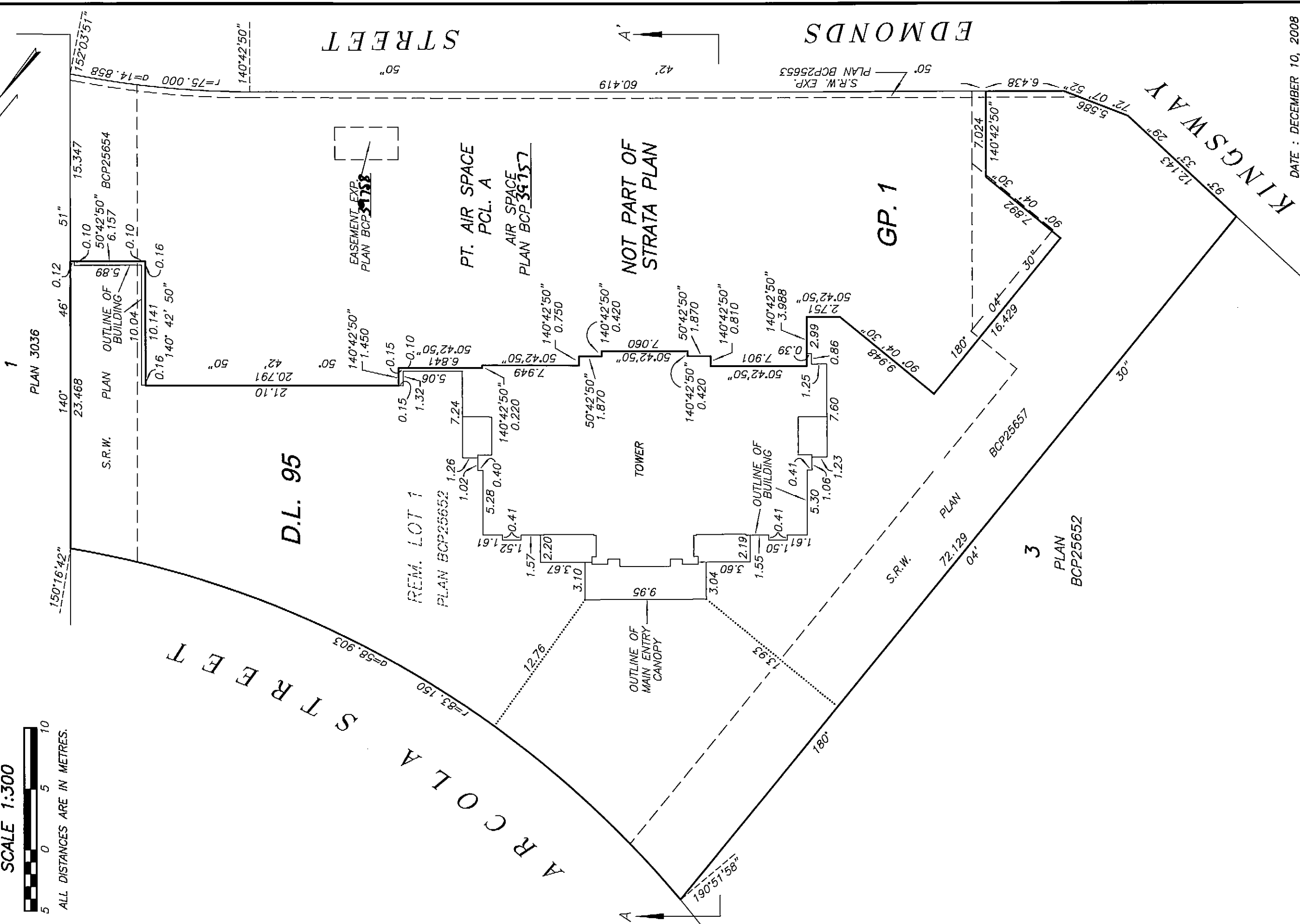
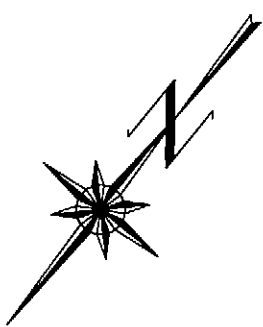
STRATA PLAN BCS 3295

ELEVATION 120.56 TO 124.56

SCALE 1:300



ALL DISTANCES ARE IN METRES.



PROPERTY DIMENSIONS
AND BUILDING LOCATION

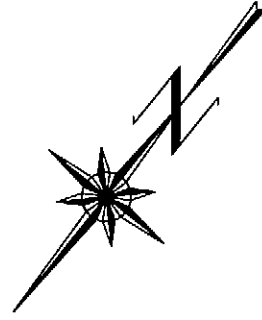
STRATA PLAN BCS 3295

ELEVATION 124.45 UP

SCALE 1:300

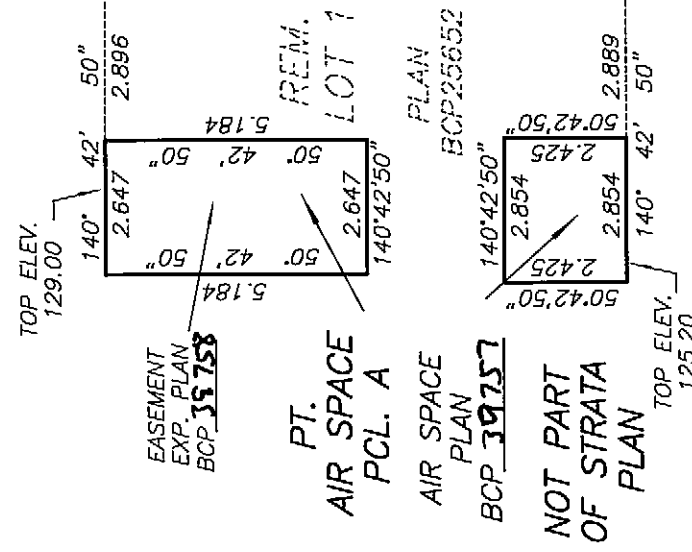
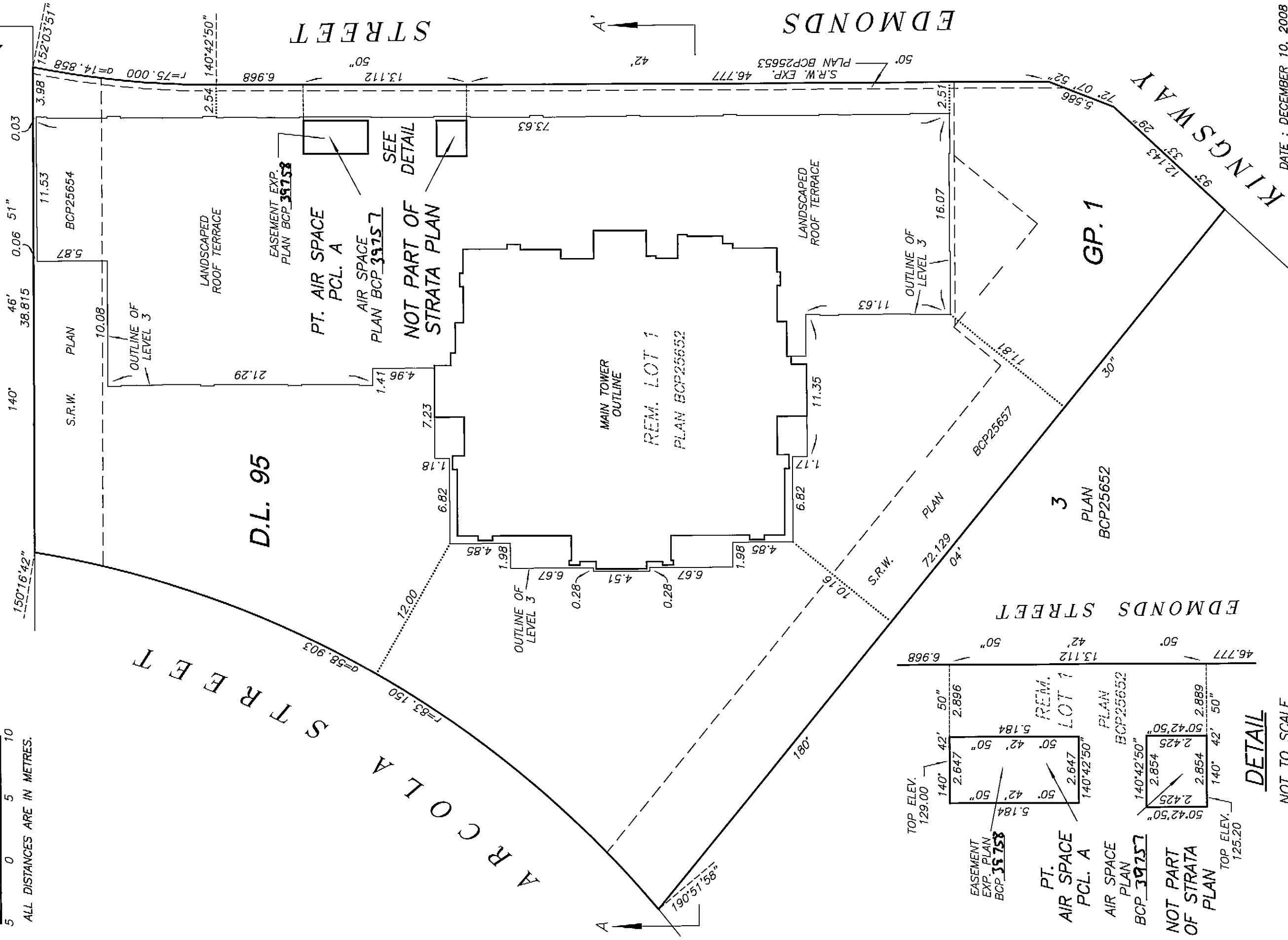


ALL DISTANCES ARE IN METRES.



1

PLAN 3036



DETAIL

NOT TO SCALE

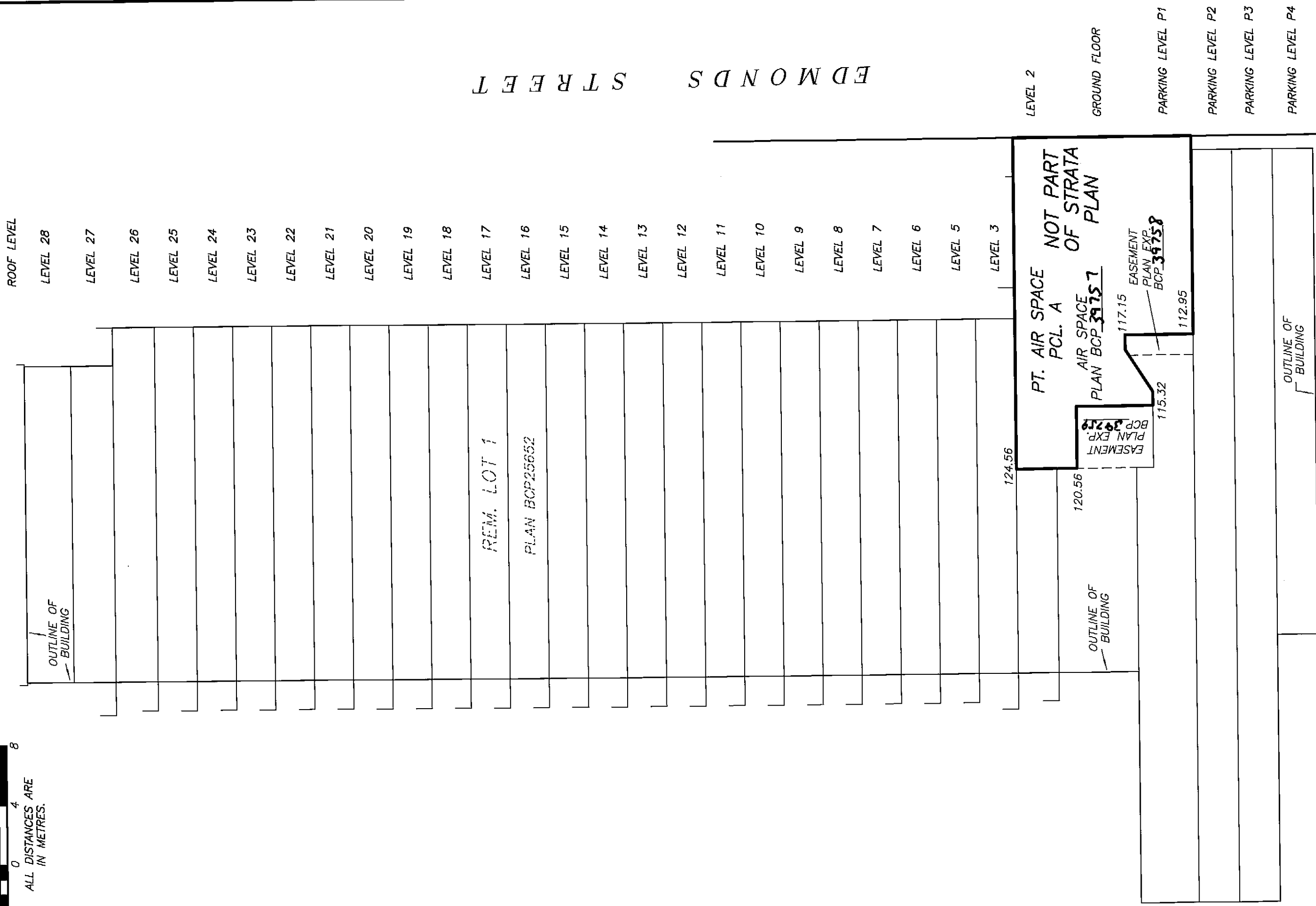
SECTION A - A'

STRATA PLAN BCS 3295

SCALE 1:250



ALL DISTANCES ARE
IN METRES.



STRATA PLAN BCS 3295

OWNER :

BOSA PROPERTIES (EDMONDS) INC.
(INCORPORATION No. 0758529)

AUTHORIZED SIGNATORY DALE BOSA

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES
DIRK C.A. DE VUYST

SOLICITOR

OCCUPATION OF WITNESS
1801-4555 KINGSWAY

BURNABY, BC V3H 4T8

ADDRESS OF WITNESS

THE CITY OF BURNABY REGISTERED OWNER OF
COVENANTS:

BA314128 BA314130 BA314135
BA314136 BA314137 BA314138
BA314139 BA314140 BB

HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATORY

S. Cleave
AUTHORIZED SIGNATORY

SID CLEAVE
Administrative Officer

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT, AS OF DECEMBER 10th , 2008, BEEN
PREVIOUSLY OCCUPIED.

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

MORTGAGEE :
~~PEOPLES TRUST COMPANY~~
~~PEOPLES TRUST COMPANY~~
~~(INCORPORATION No. 133943)~~
~~A40666~~

AUTHORIZED SIGNATORY
Cade, Steven Cyril

AUTHORIZED SIGNATORY

WITNESS AS TO ~~BOTH~~ SIGNATURES
Mandeep R. Dhalwal

Solicitor

OCCUPATION OF WITNESS
925 - 1600 West Georgia St

Vancouver, BC V6B 3L2

ADDRESS OF WITNESS

MORTGAGEE :
~~PEOPLES TRUST COMPANY~~
~~PEOPLES TRUST COMPANY~~
~~(INCORPORATION No. 133943)~~
~~A40666~~

AUTHORIZED SIGNATORY

Barrie M. Battley
AUTHORIZED SIGNATORY
Barrie Battley
Sr. Vice-President

WITNESS AS TO BOTH SIGNATURES

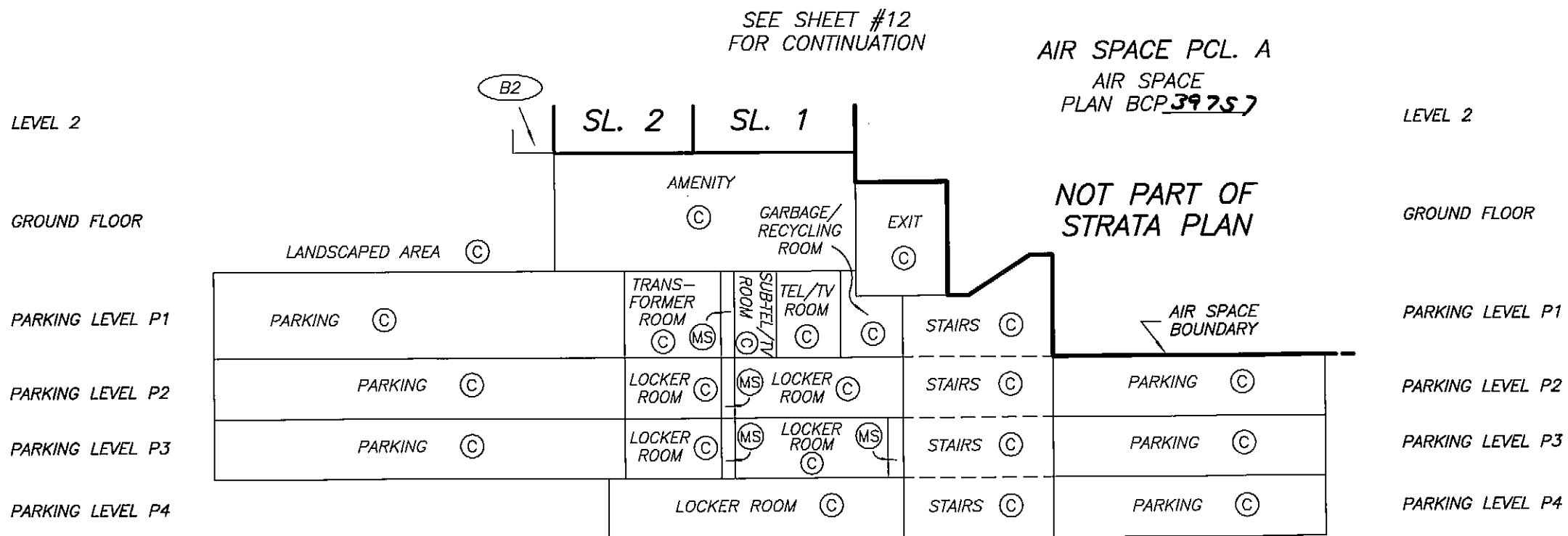
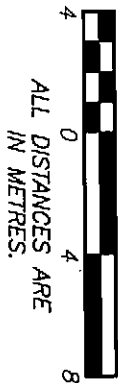
GARY M. YAFFE
OCCUPATION OF WITNESS
2900 - 595 Burrard St.
Vancouver, BC V7X 1J5
ADDRESS OF WITNESS

SECTION B - B'

STRATA PLAN BCS 3295

SHEET 11 OF 46 SHEETS

SCALE 1:250



DRAWING # 30609-36
FILE # 30609-36_SB-P

DATE : DECEMBER 10, 2008

M.E.B.

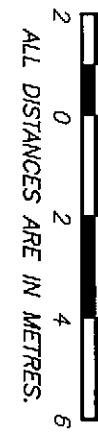
ORIGINAL

SECTION B - B'

STRATA PLAN BCS 3295

SHEET 12 OF 46 SHEETS

SCALE 1:150



- LEVEL 11
- LEVEL 10
- LEVEL 9
- LEVEL 8
- LEVEL 7
- LEVEL 6
- LEVEL 5
- LEVEL 3
- LEVEL 2
- GROUND FLOOR
- PARKING LEVEL P1

SEE SHEET #13 FOR CONTINUATION

B56	SL. 56	SL. 55	SL. 54
B49	SL. 49	SL. 48	SL. 47
B42	SL. 42	SL. 41	SL. 40
B35	SL. 35	SL. 34	SL. 33
B28	SL. 28	SL. 27	SL. 26
B21	SL. 21	SL. 20	SL. 19
B14	SL. 14	SL. 13	SL. 12
B8	SL. 8	SL. 7	SL. 6
B2	SL. 2	SL. 1	

P6

LANDSCAPED TERRACE

AIR SPACE
BOUNDARY

AIR SPACE PCL. A

AIR SPACE
PLAN BCP 39257

NOT PART OF
STRATA PLAN

AMENITY

EXIT

STAIRS

GARBAGE/
RECYCLING
ROOM

TEL/TV
ROOM

SUB-TEL/TV
ROOM

TRANSFORMER
ROOM

LANDSCAPED AREA

PARKING

SEE SHEET #11 FOR CONTINUATION

DRAWING # 30609-36
FILE # 30609-36-SB

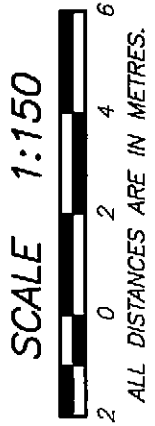
DATE : DECEMBER 10, 2008

M.E.S.

ORIGINAL

SECTION B - B'

STRATA PLAN BCS 3295



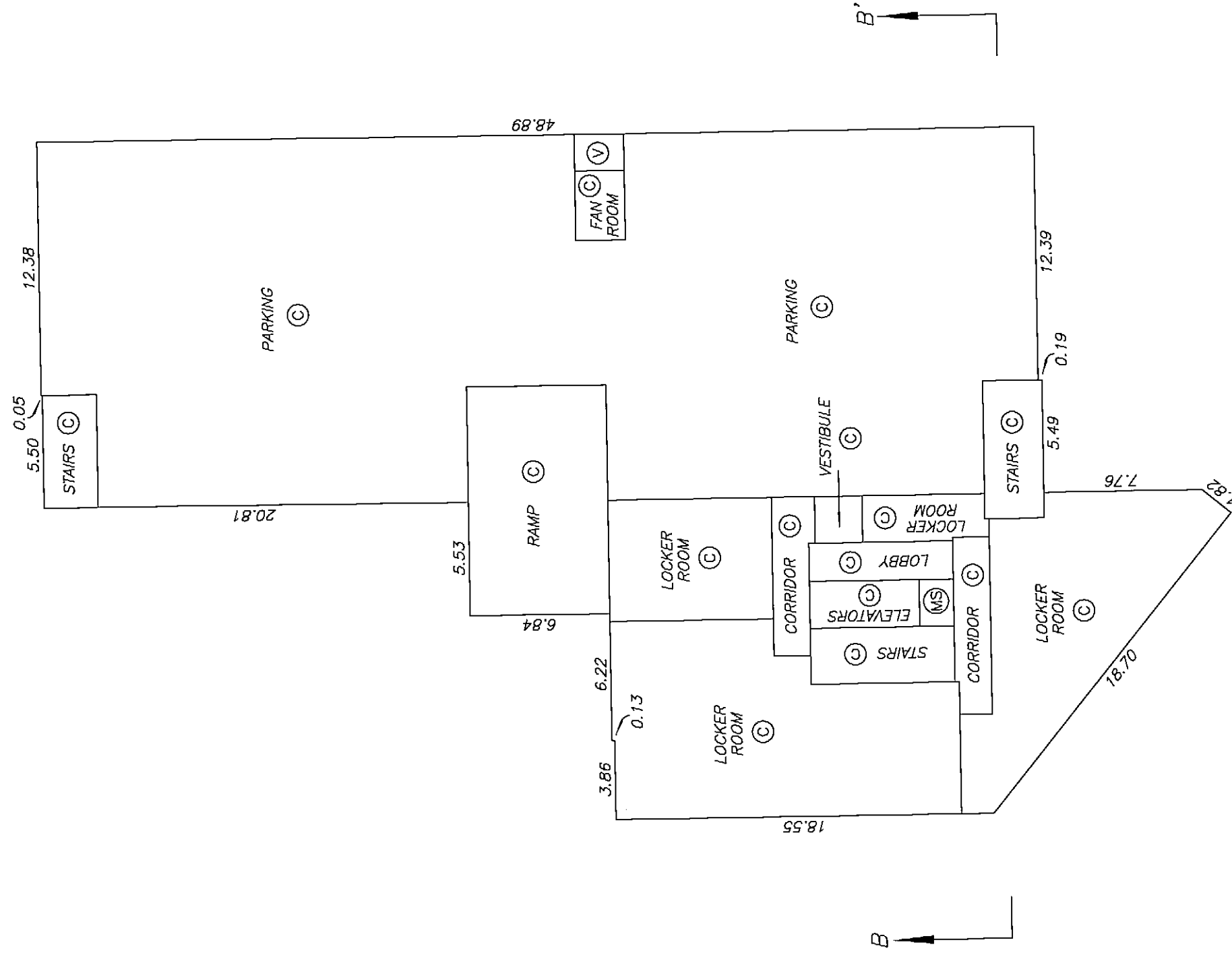
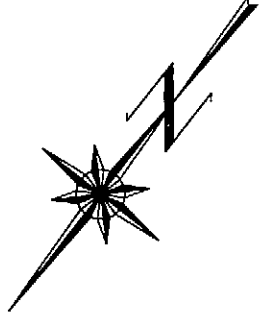
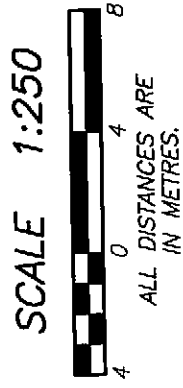
LEASEHOLD EXP PLAN BCP 32160		ROOF	Ⓒ	ROOF LEVEL
SL. 170		SL. 169		LEVEL 28
	SL. 167	SL. 166		LEVEL 27
	SL. 161	SL. 160	SL. 159	LEVEL 26
	SL. 154	SL. 153	SL. 152	LEVEL 25
	SL. 147	SL. 146	SL. 145	LEVEL 24
	SL. 140	SL. 139	SL. 138	LEVEL 23
	SL. 133	SL. 132	SL. 131	LEVEL 22
	SL. 126	SL. 125	SL. 124	LEVEL 21
	SL. 119	SL. 118	SL. 117	LEVEL 20
	SL. 112	SL. 111	SL. 110	LEVEL 19
	SL. 105	SL. 104	SL. 103	LEVEL 18
	SL. 98	SL. 97	SL. 96	LEVEL 17
	SL. 91	SL. 90	SL. 89	LEVEL 16
	SL. 84	SL. 83	SL. 82	LEVEL 15
	SL. 70	SL. 76	SL. 75	LEVEL 14
	SL. 70	SL. 69	SL. 68	LEVEL 13
	SL. 63	SL. 62	SL. 61	LEVEL 12
	SL. 56	SL. 55	SL. 54	LEVEL 11
	SL. 49	SL. 48	SL. 47	LEVEL 10

SEE SHEET #12
FOR CONTINUATION

DATE : DECEMBER 10, 2008
M.E.S.

PARKING LEVEL P4

STRATA PLAN BCS 3295



DATE : DECEMBER 10, 2008

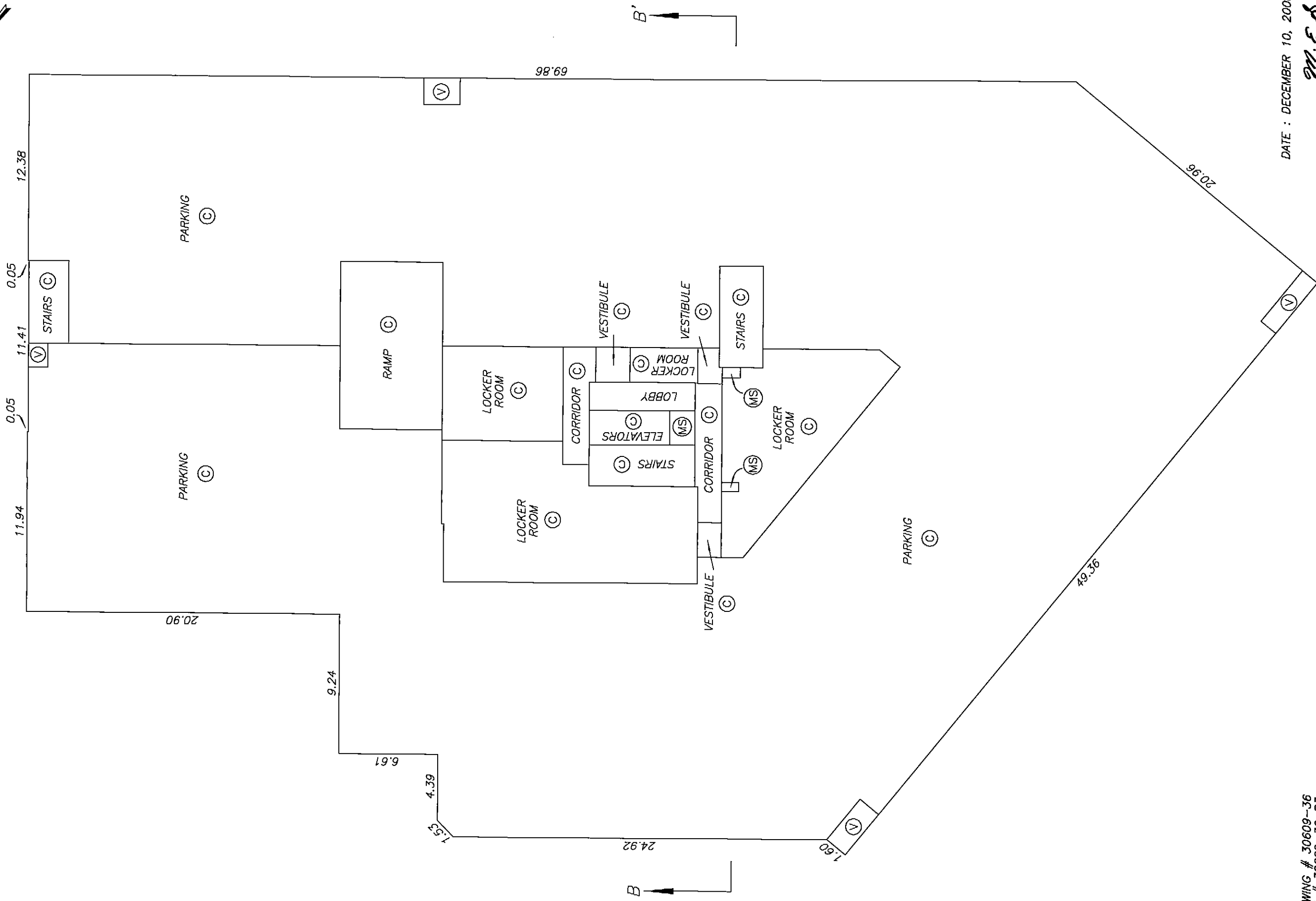
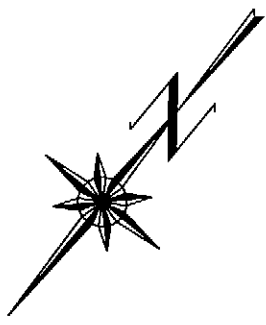
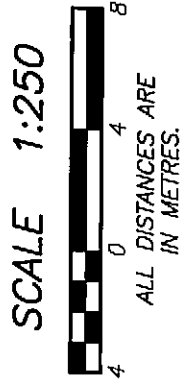
M. E. S.

DRAWING # 30609-36
FILE # 30609-36_P4

ORIGINAL

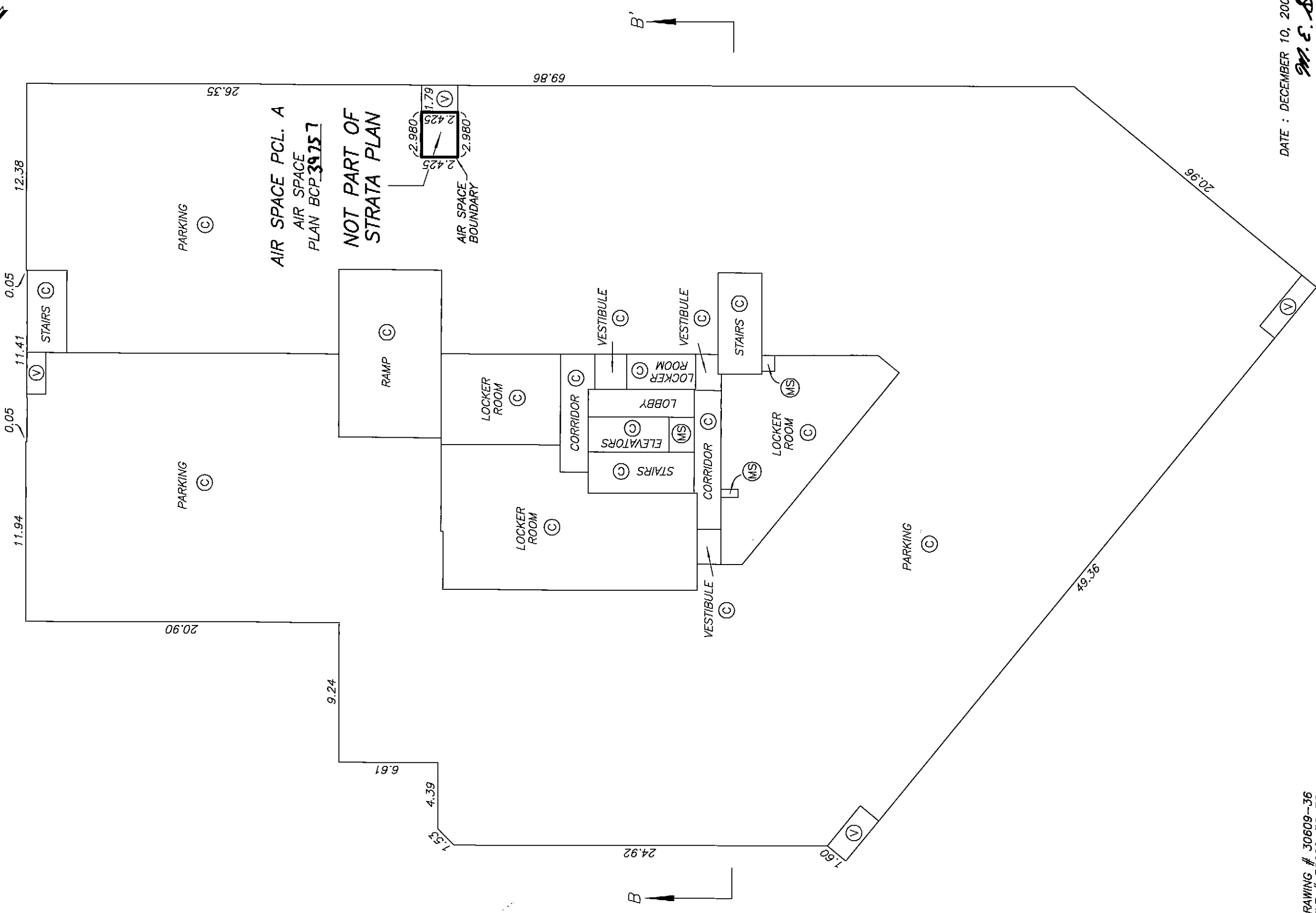
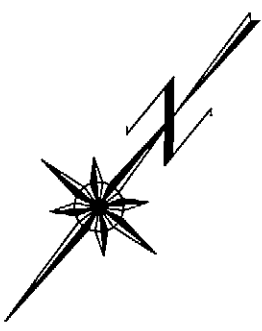
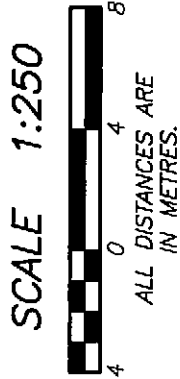
PARKING LEVEL P3

STRATA PLAN BCS 3295



PARKING LEVEL P2

STRATA PLAN BCS 3295



DATE : DECEMBER 10, 2008
M.E.D.

DRAWING # 30609-36
FILE # 30609-36_P2

ORIGINAL

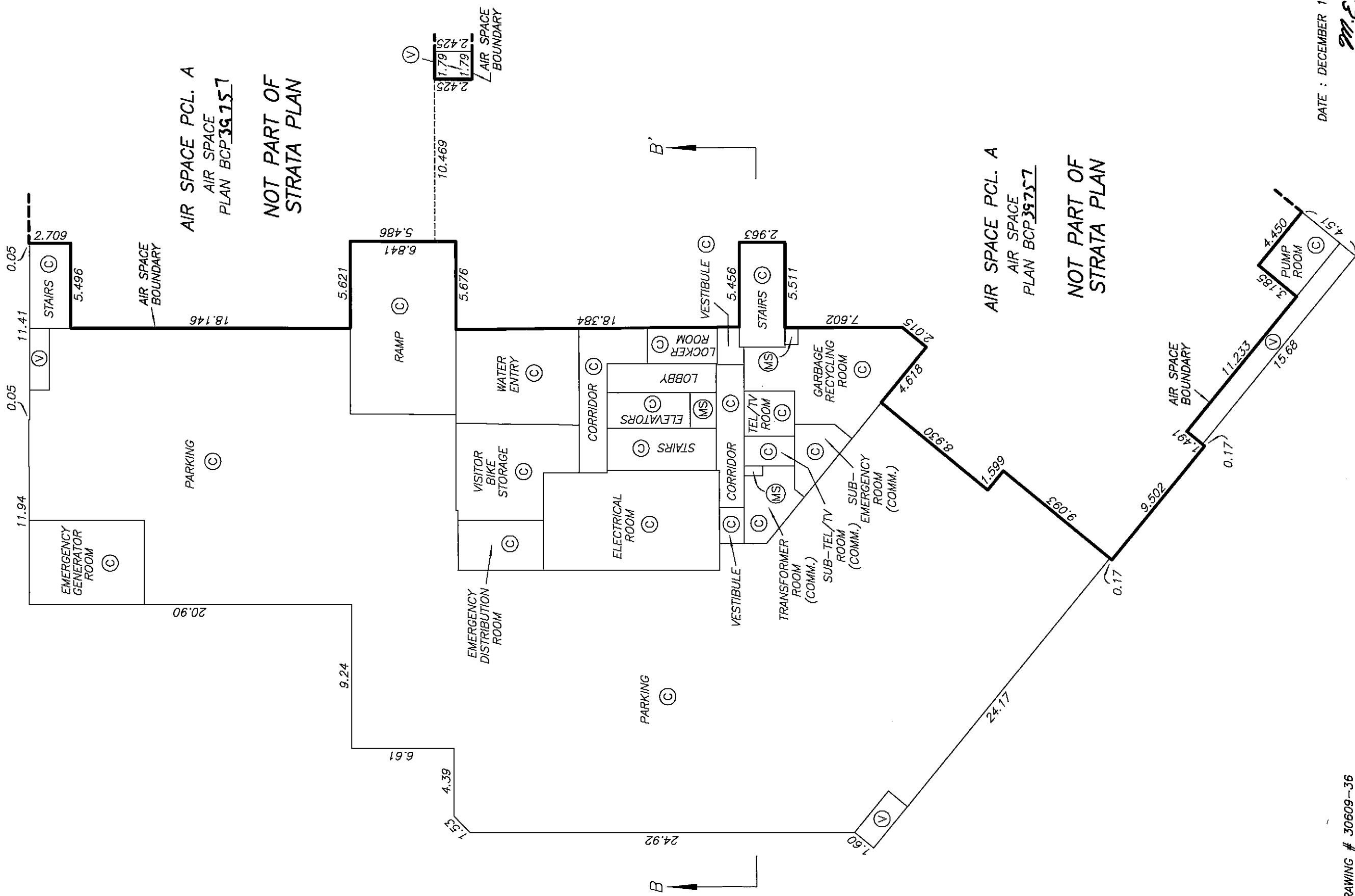
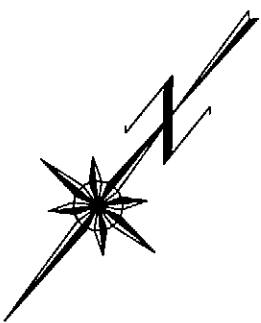
PARKING LEVEL P1

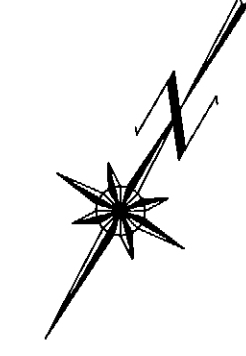
STRATA PLAN BCS 3295

SCALE 1:250



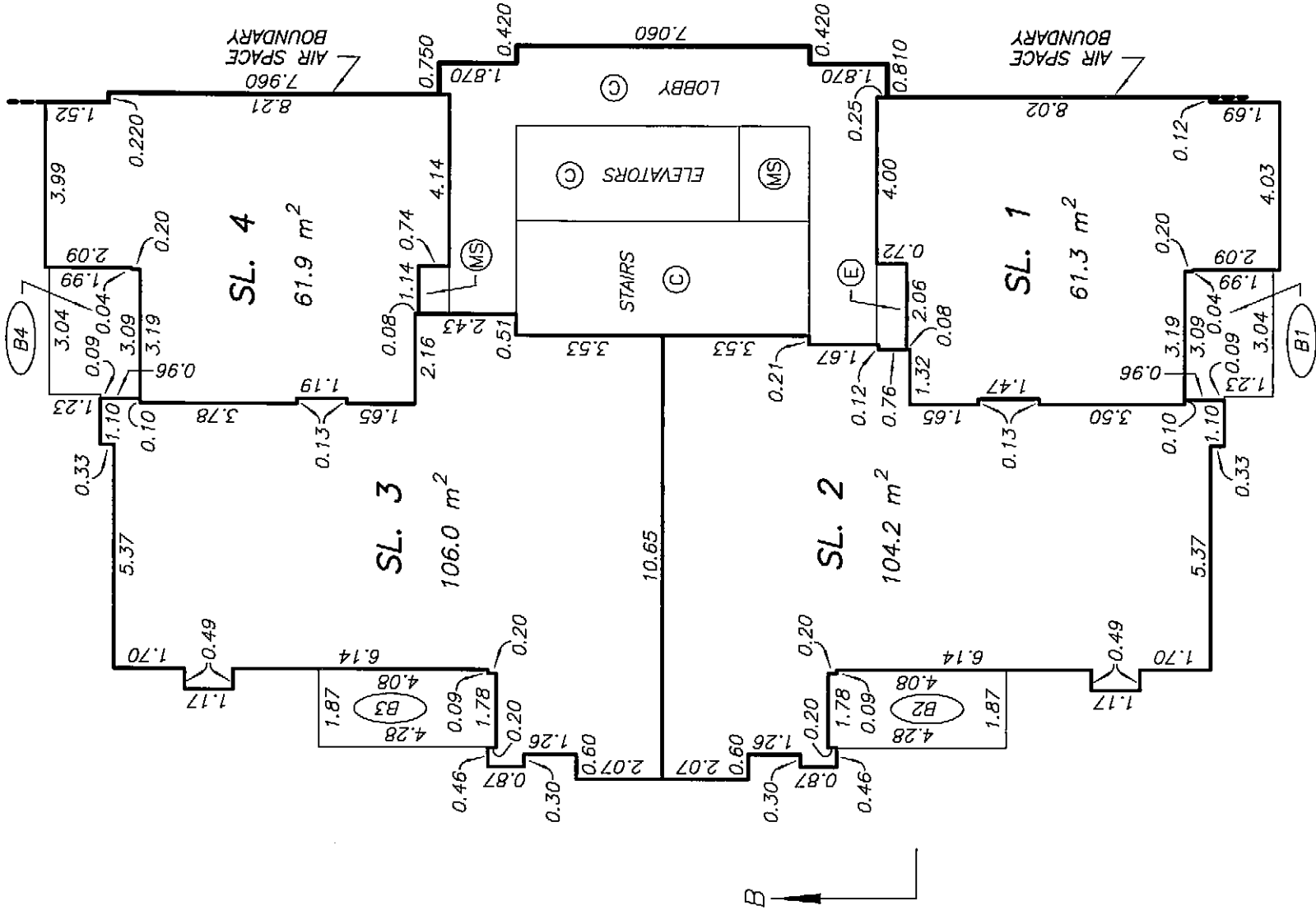
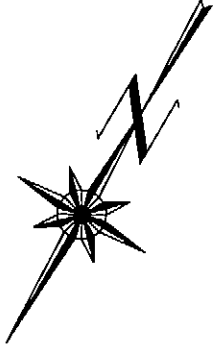
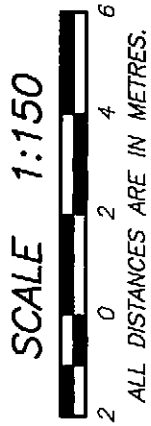
ALL DISTANCES ARE
IN METRES.





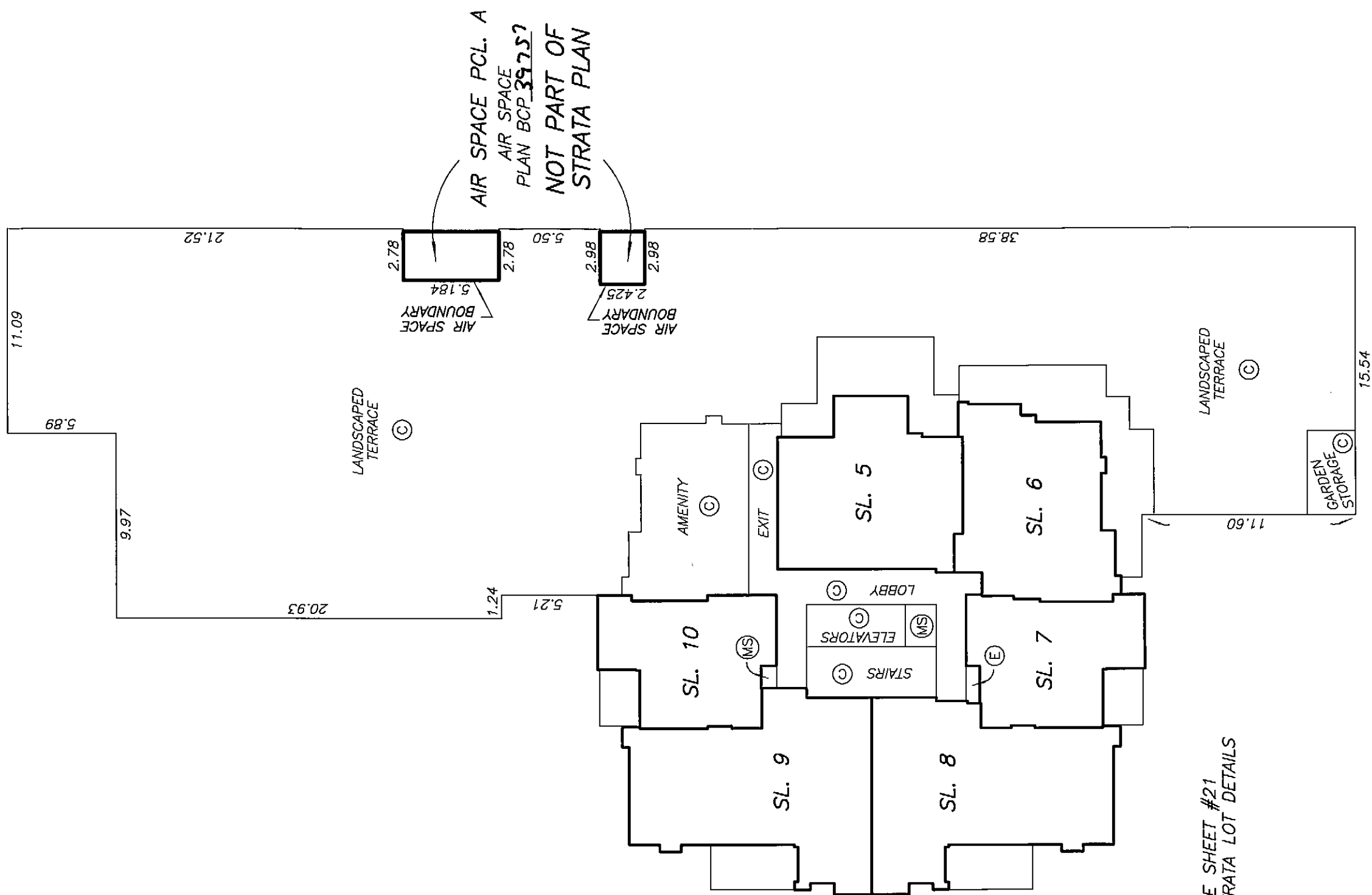
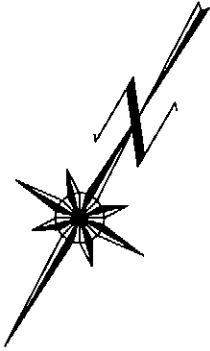
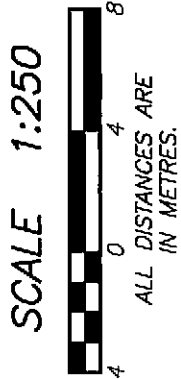
LEVEL 2
FLOOR PLAN

STRATA PLAN BCS 3295



LEVEL 3

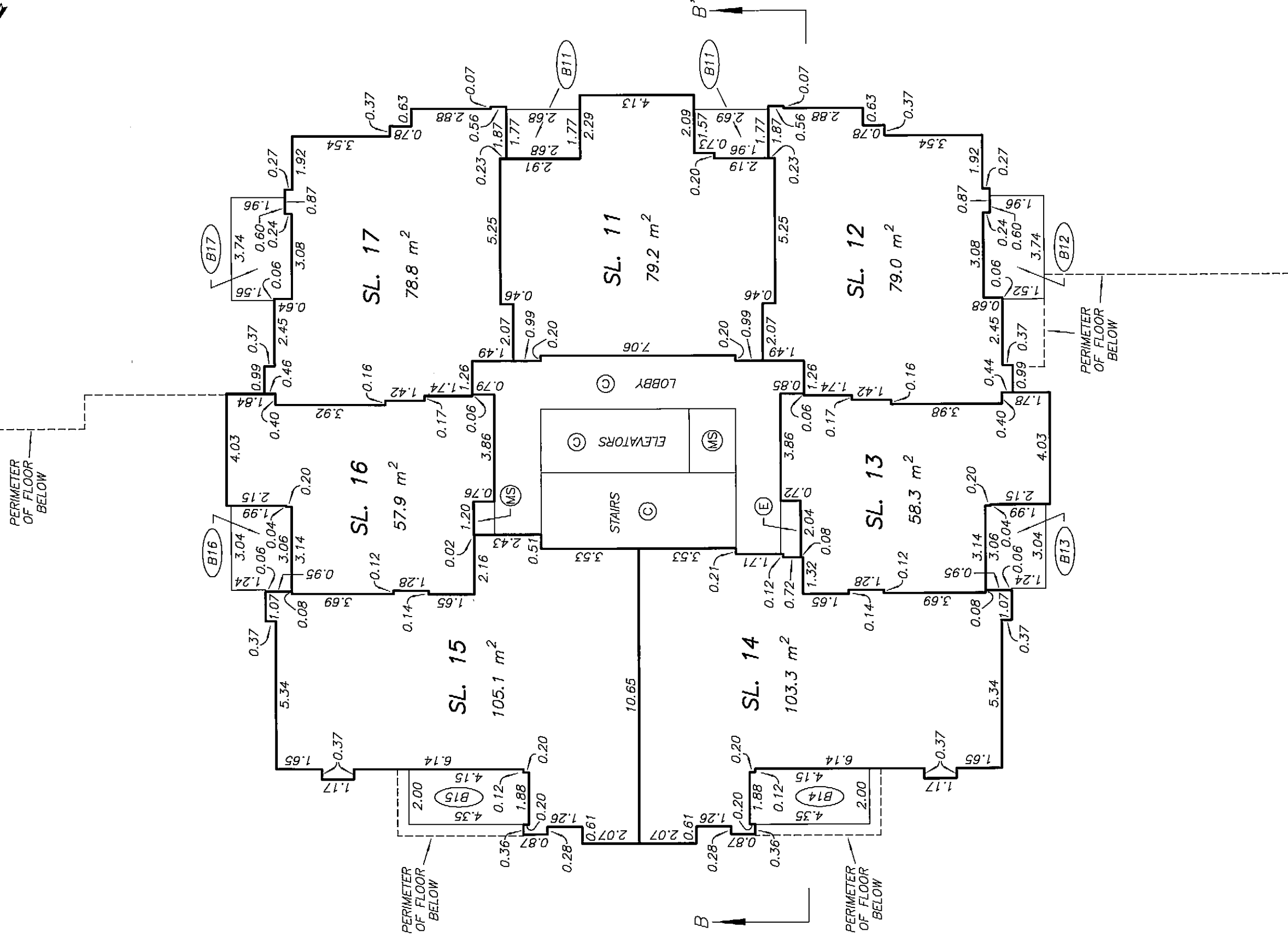
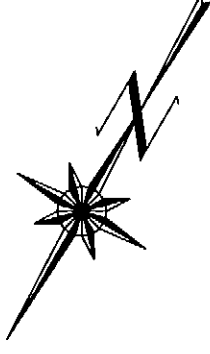
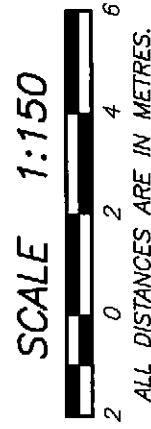
STRATA PLAN BCS 3295



SEE SHEET #21
FOR STRATA LOT DETAILS

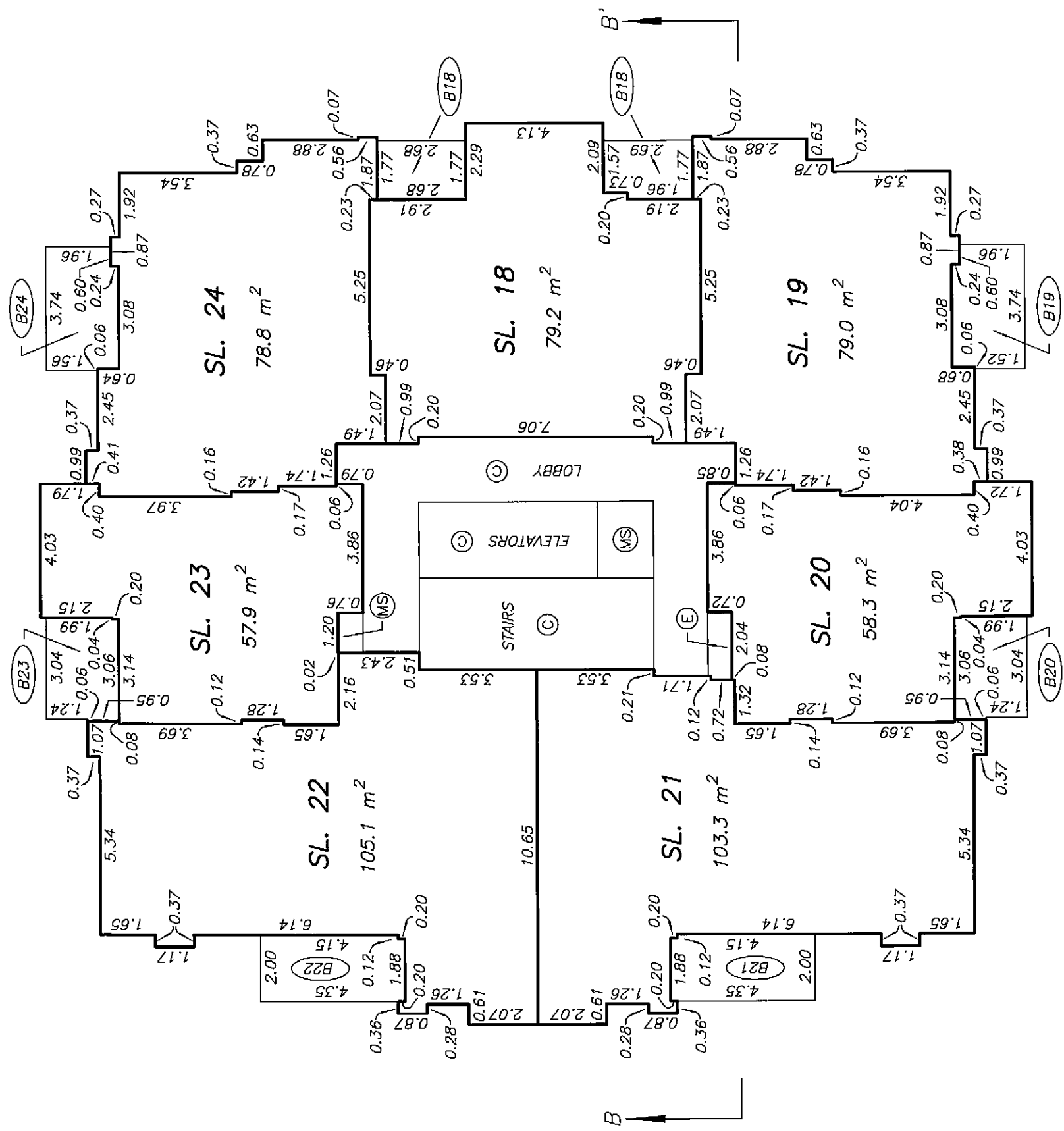
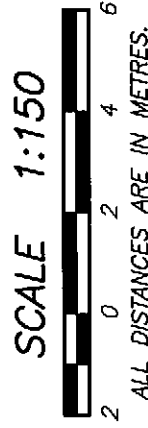
LEVEL 5
FLOOR PLAN

STRATA PLAN BCS 3295



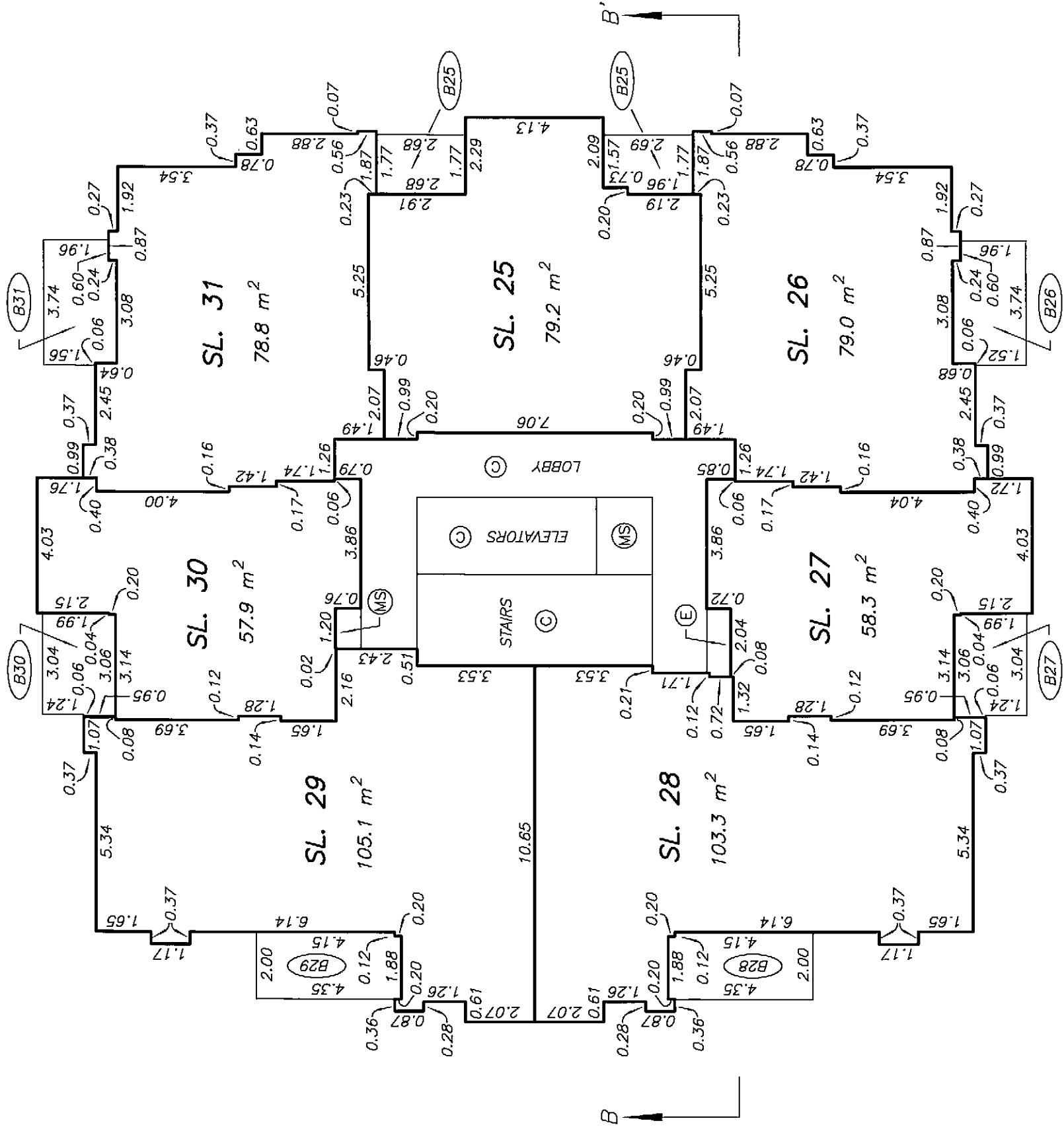
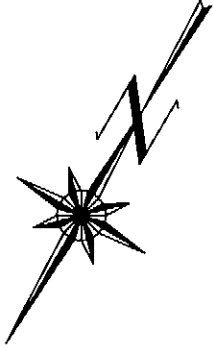
STRATA PLAN BCS 3295

LEVEL 6
FLOOR PLAN



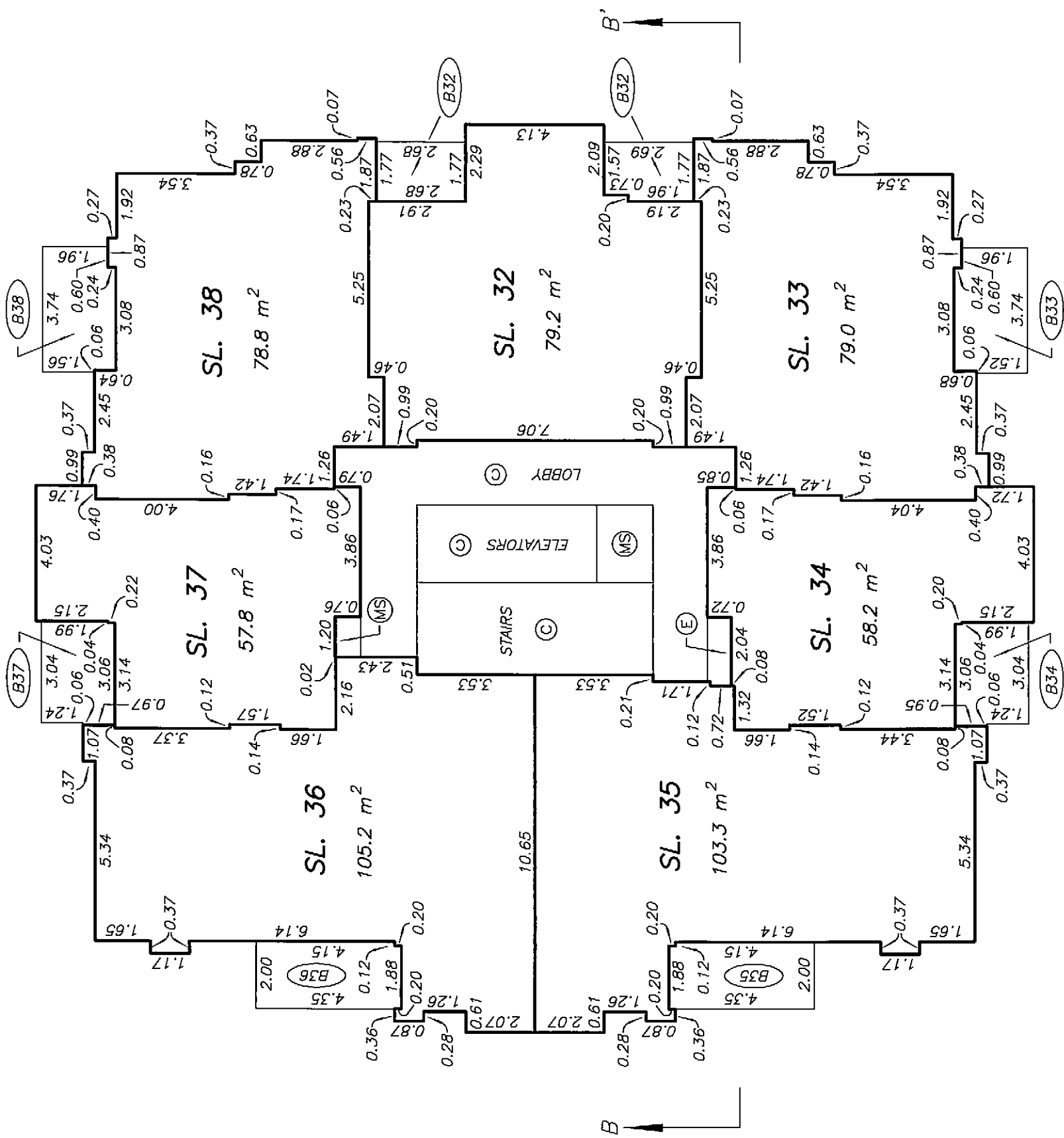
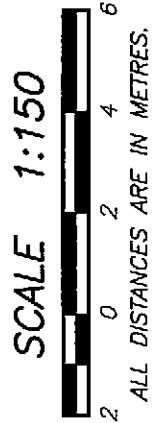
STRATA PLAN BCS 3295

LEVEL 7
FLOOR PLAN



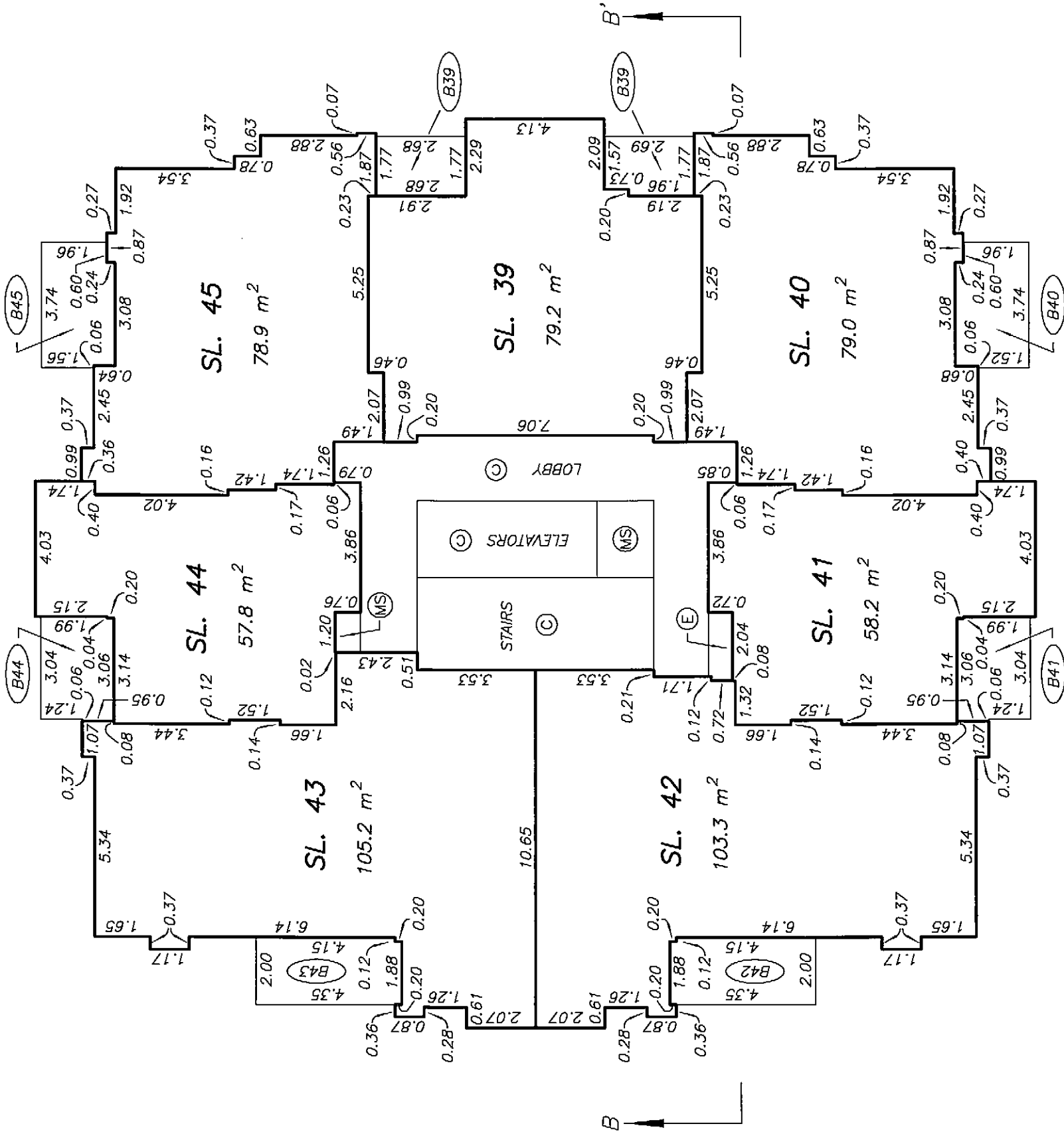
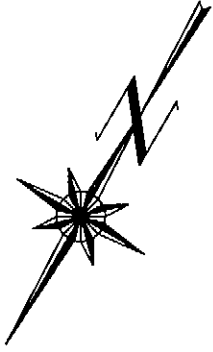
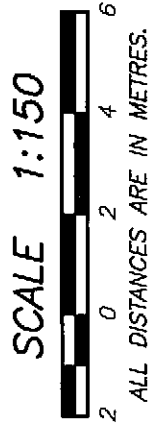
LEVEL 8
FLOOR PLAN

STRATA PLAN BCS 3295



LEVEL 9
FLOOR PLAN

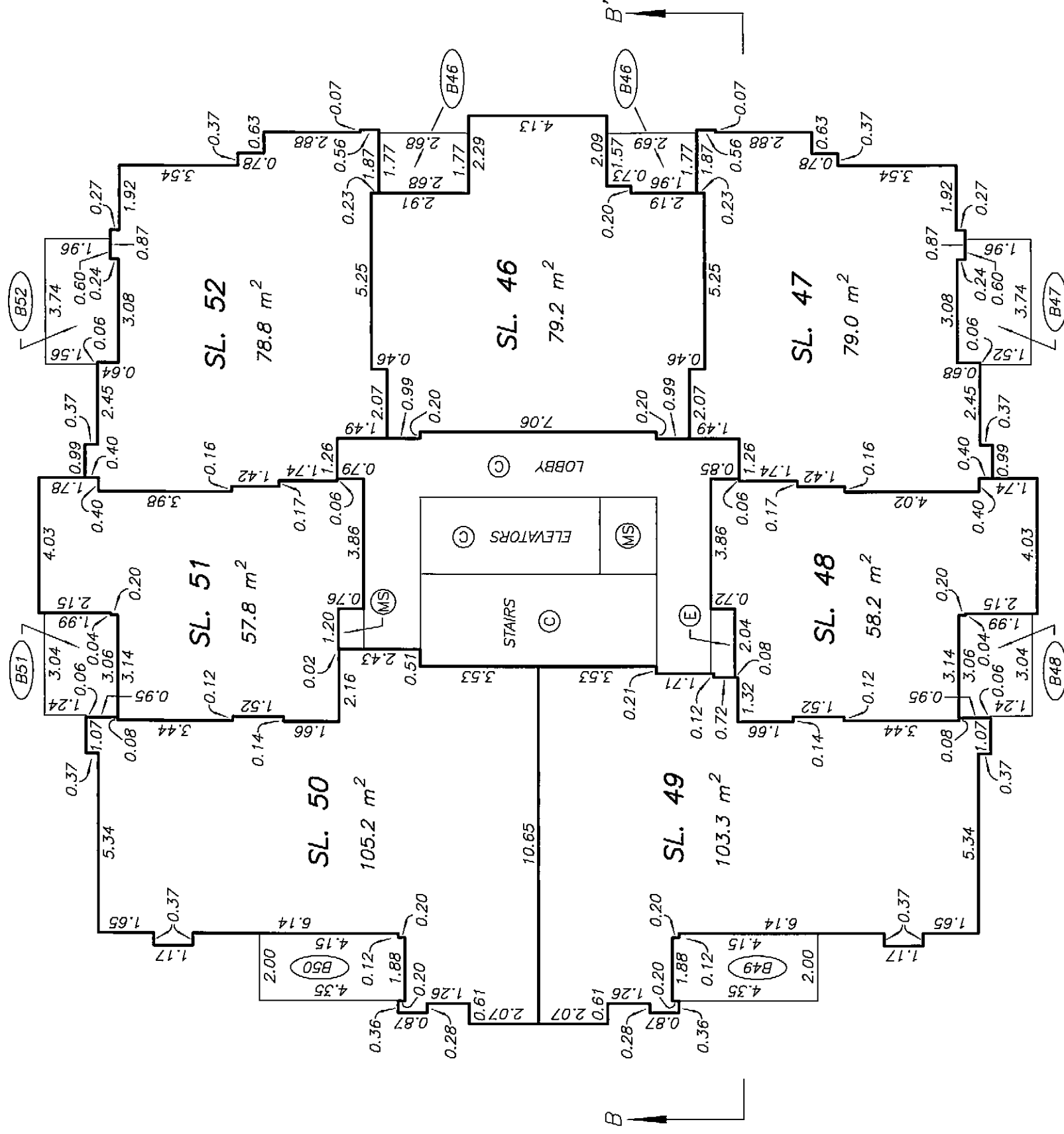
STRATA PLAN BCS 3295



STRATA PLAN BCS 3295

2	0	2	4	6	6
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ALL DISTANCES ARE IN METRES.



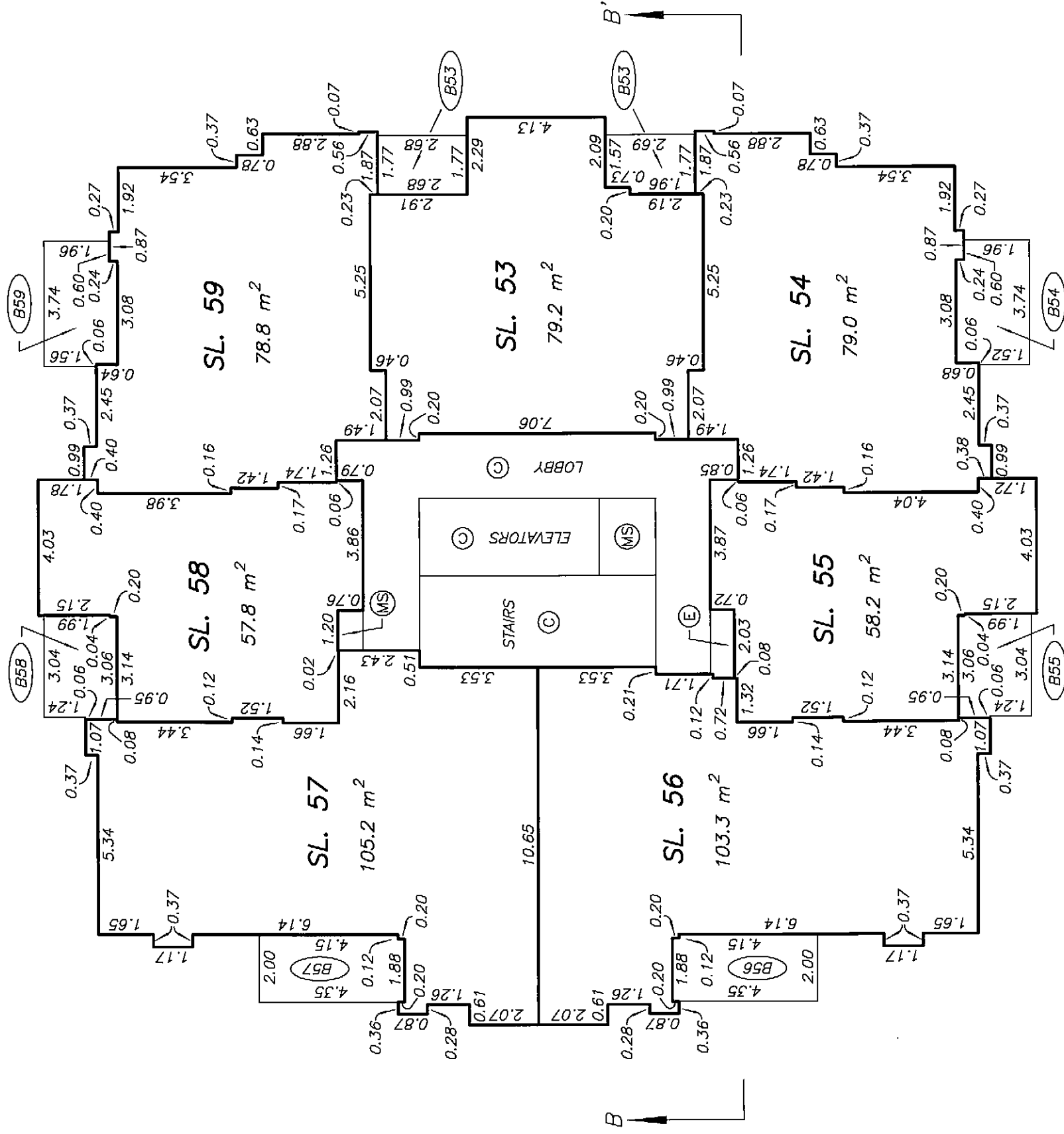
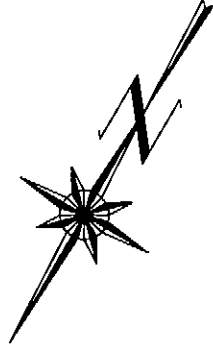
DATE : DECEMBER 10, 2008

9.3.16

ORIGINAL

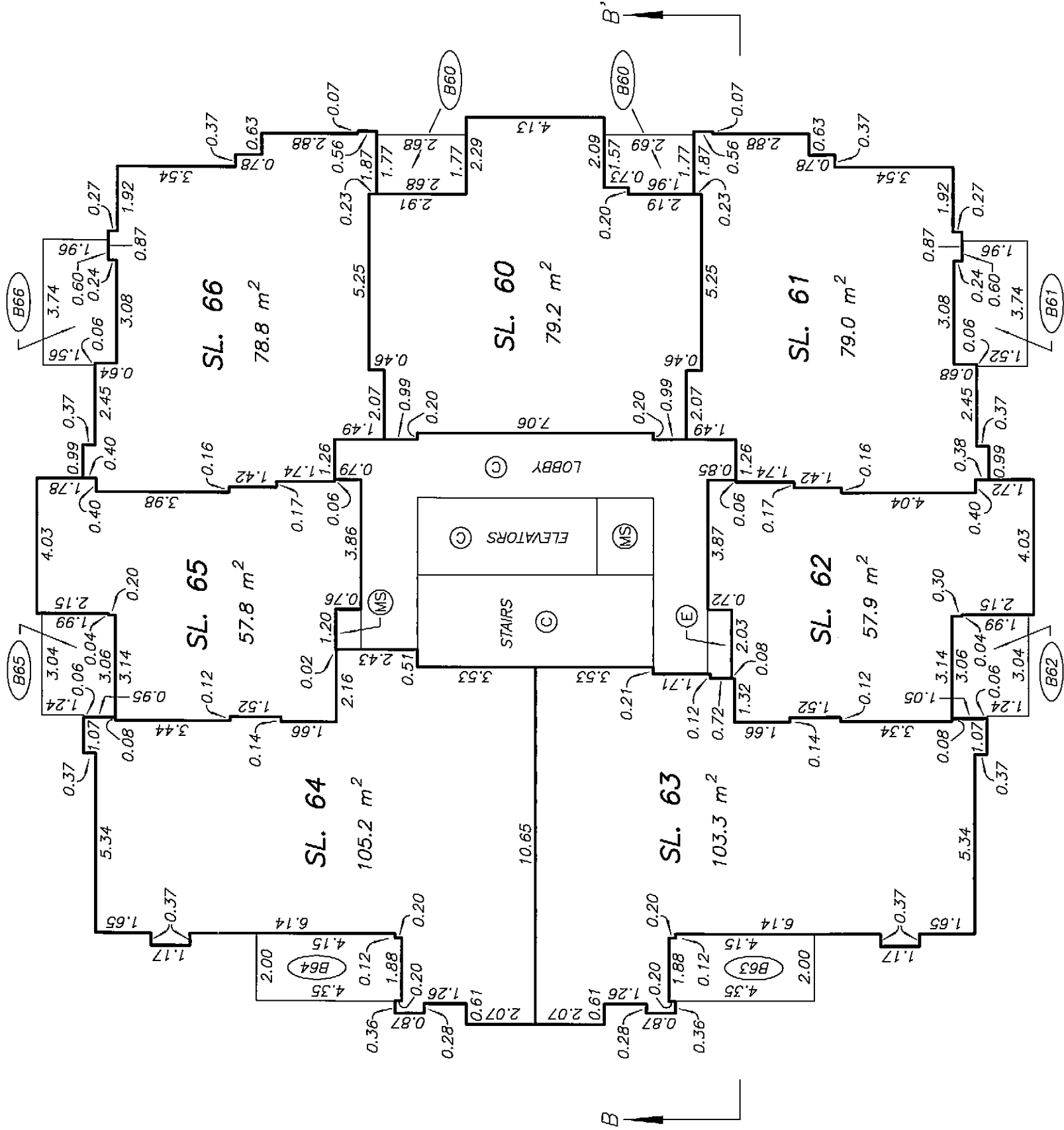
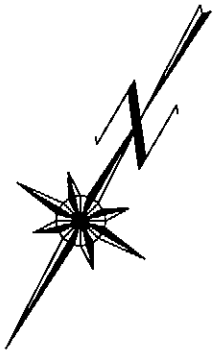
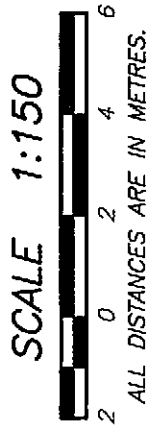
LEVEL 11
FLOOR PLAN

STRATA PLAN BCS 3295



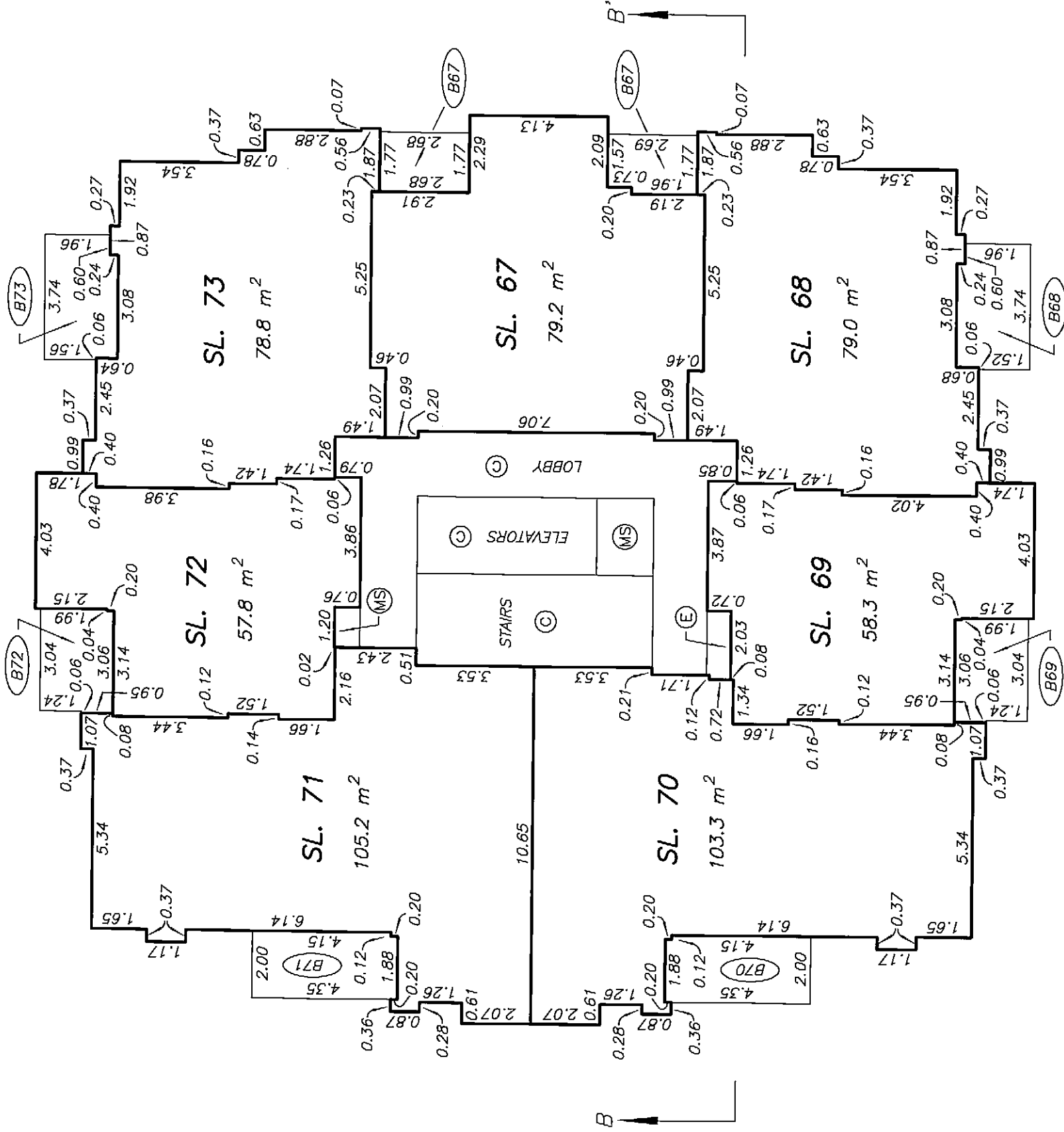
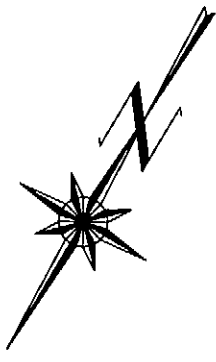
LEVEL 12
FLOOR PLAN

STRATA PLAN BCS 3295



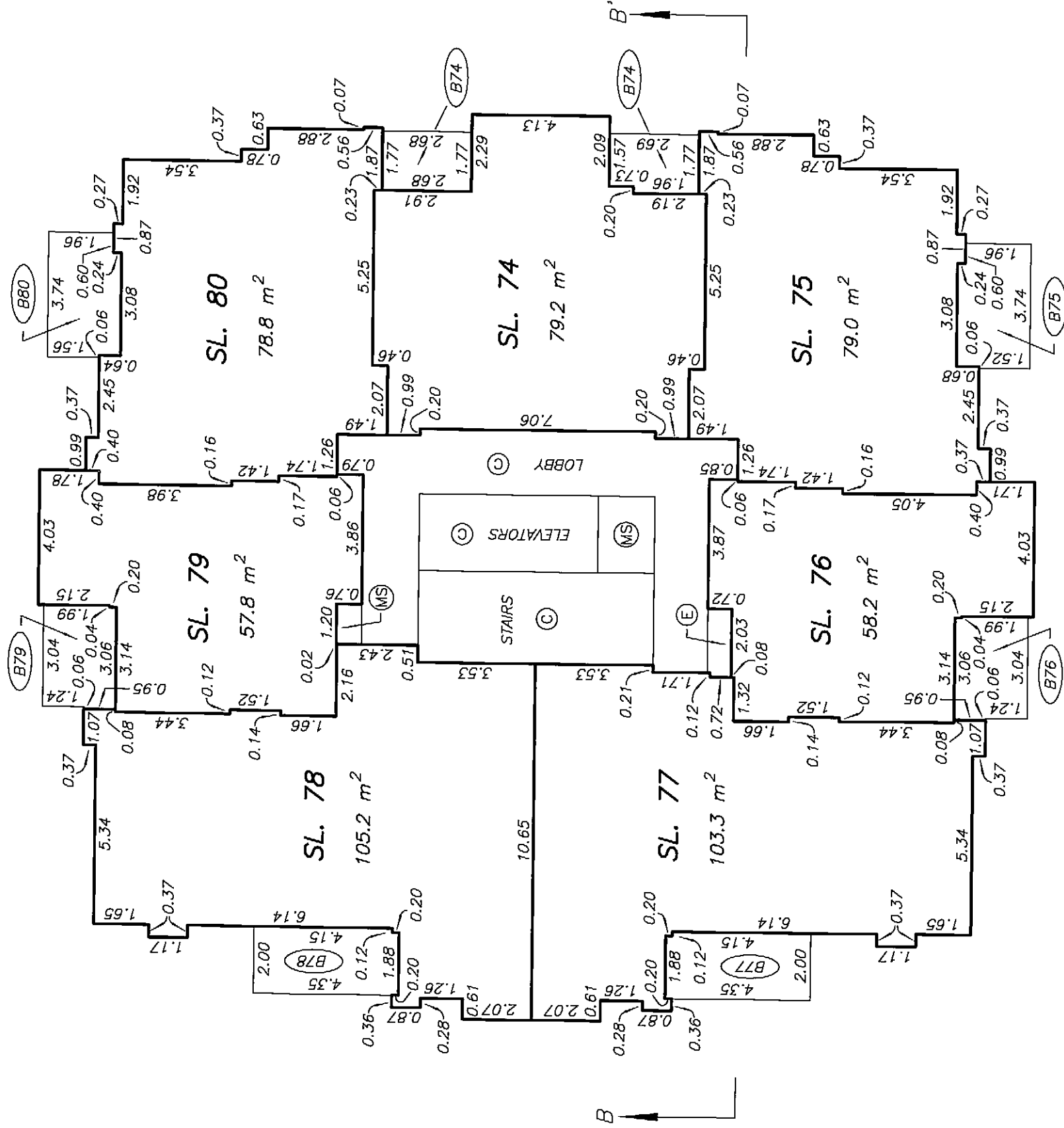
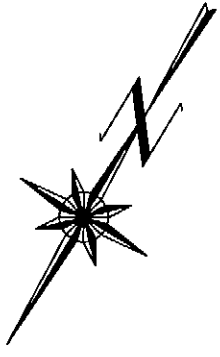
STRATA PLAN BCS 3295

LEVEL 13
FLOOR PLAN



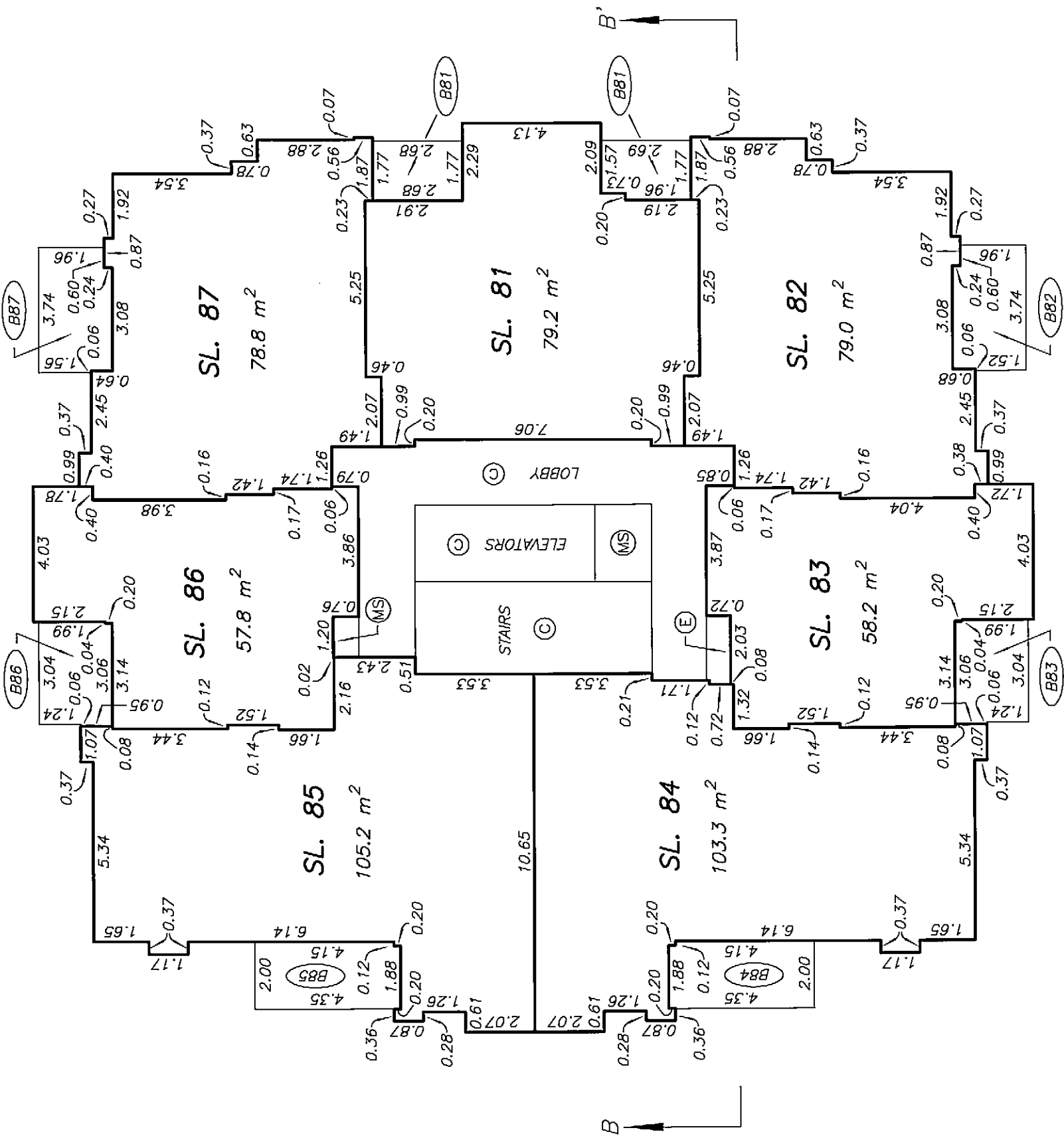
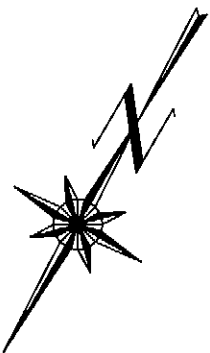
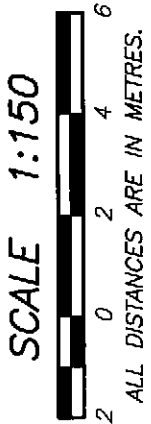
STRATA PLAN BCS 3295

LEVEL 14
FLOOR PLAN



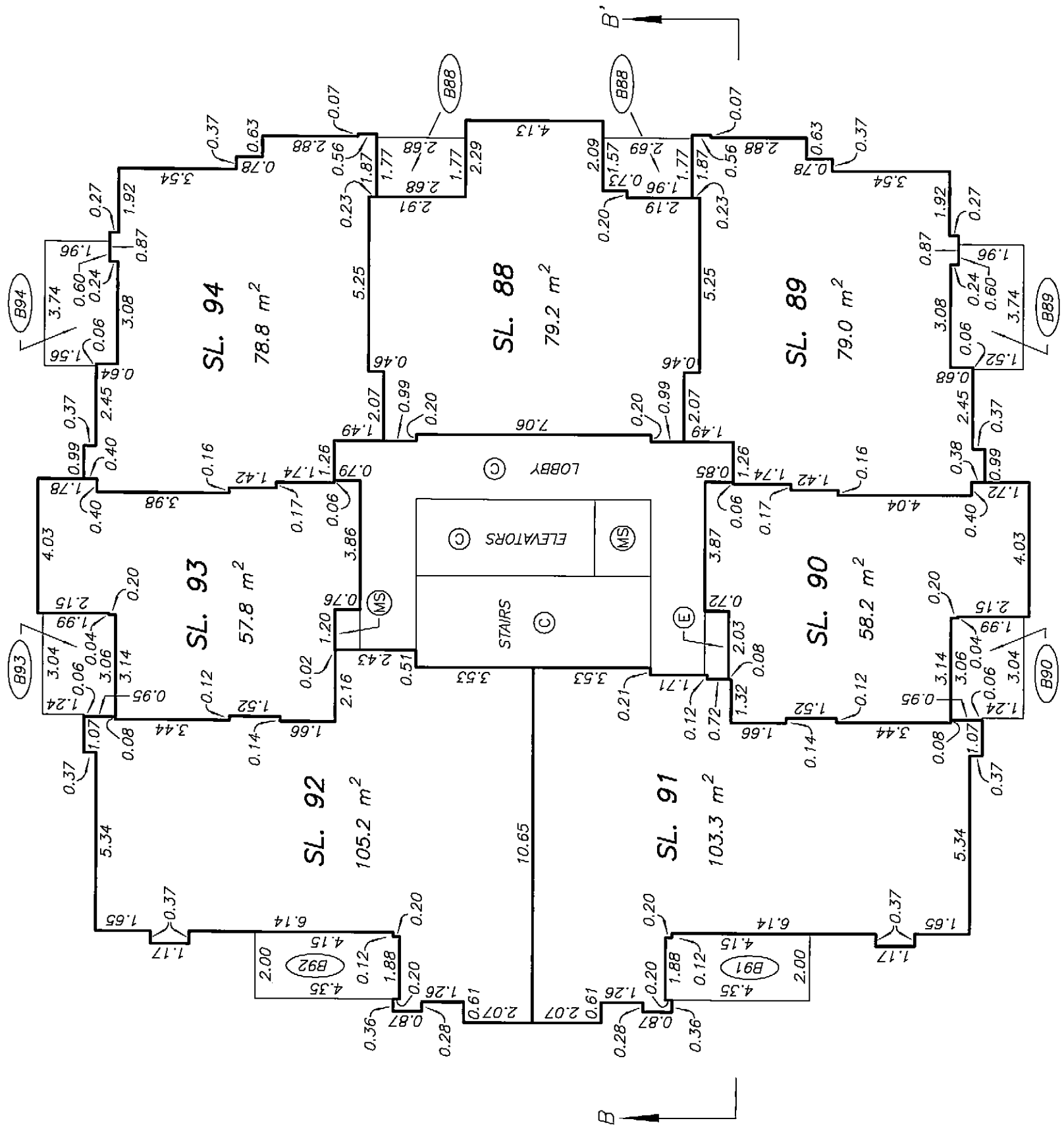
LEVEL 15
FLOOR PLAN

STRATA PLAN BCS 3295



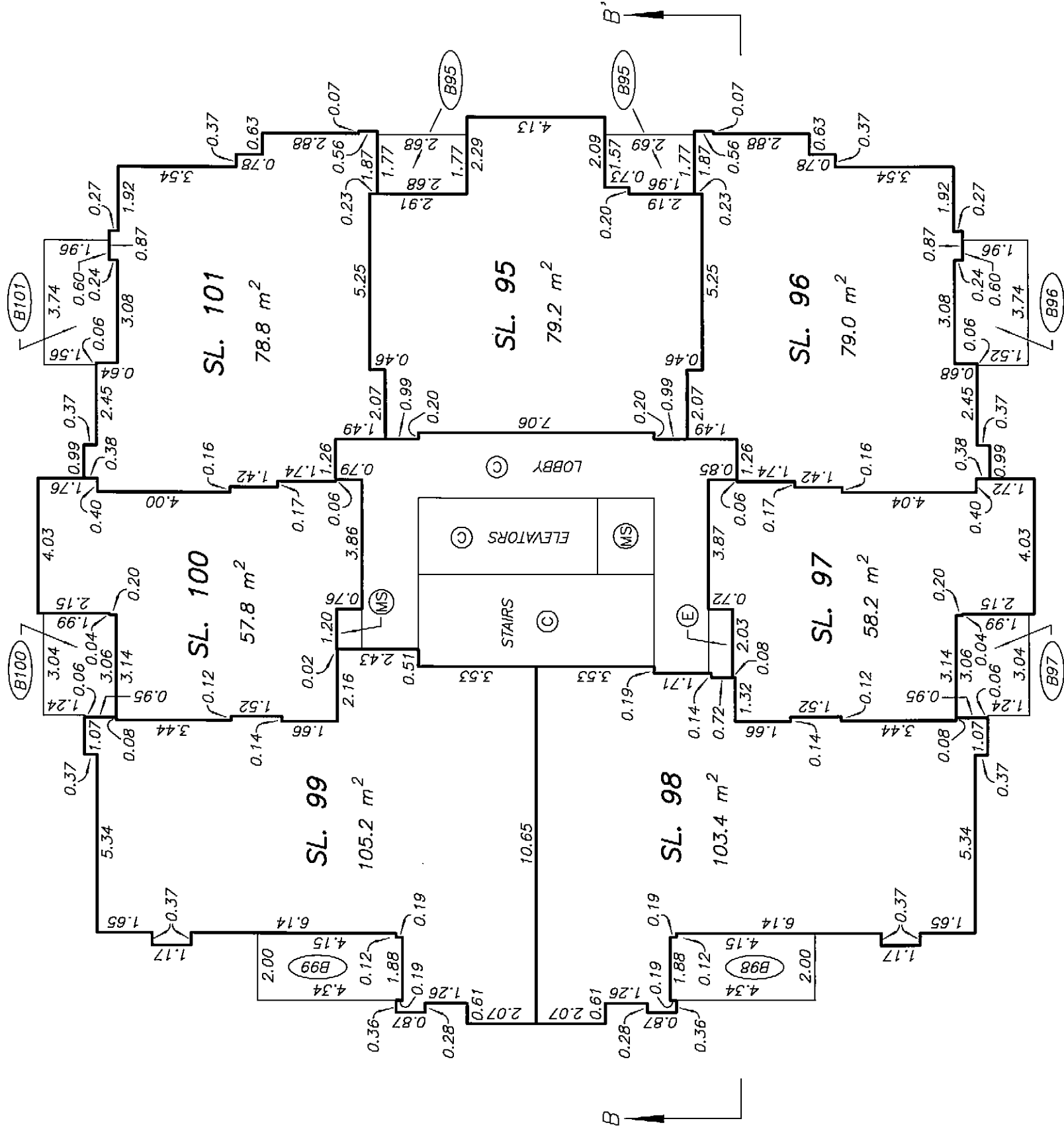
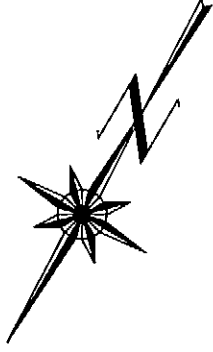
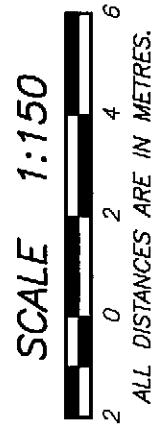
LEVEL 16
FLOOR PLAN

STRATA PLAN BCS 3295



STRATA PLAN BCS 3295

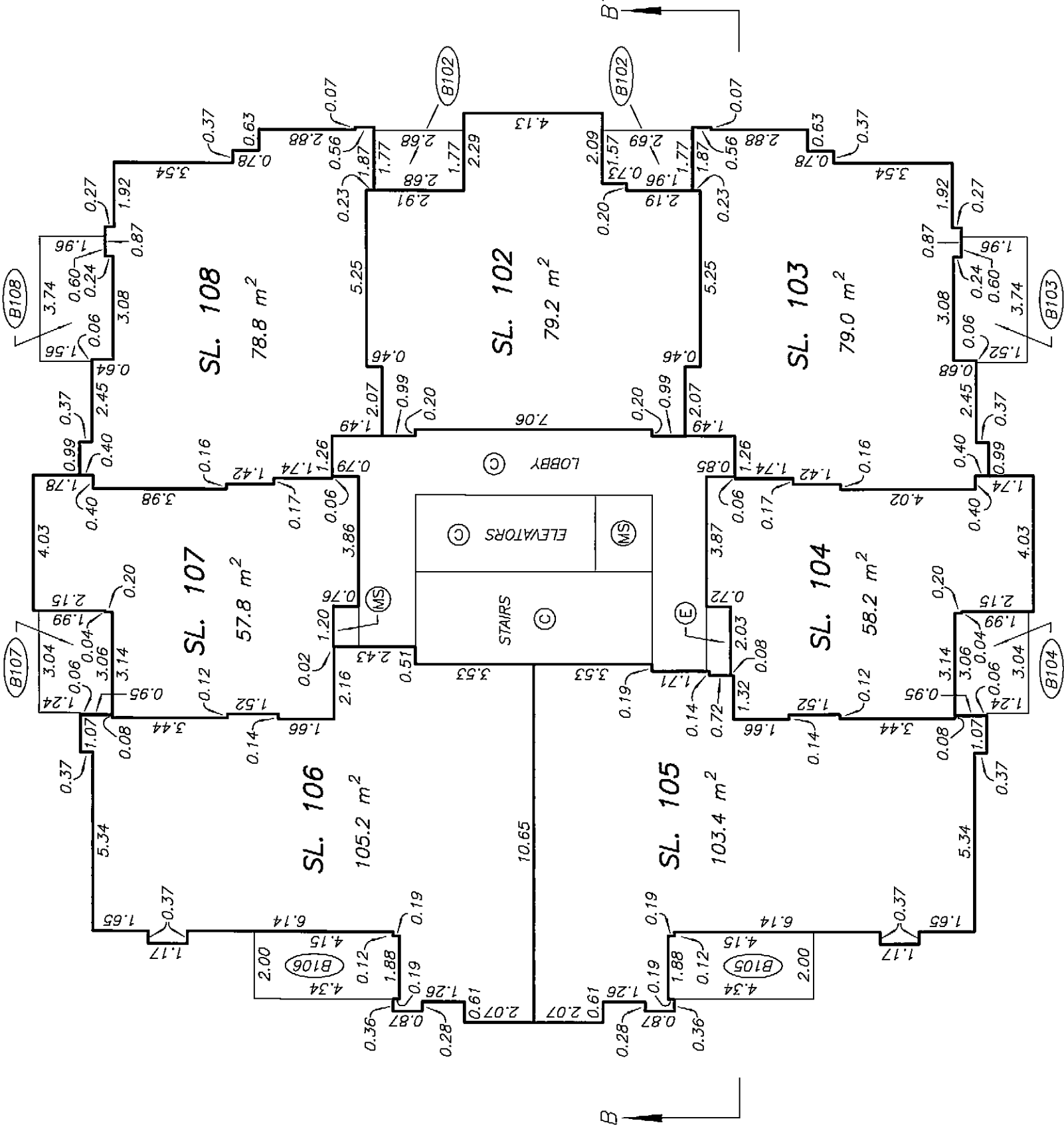
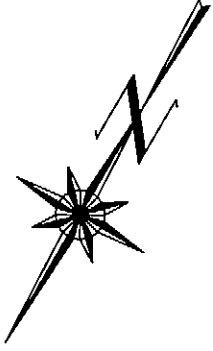
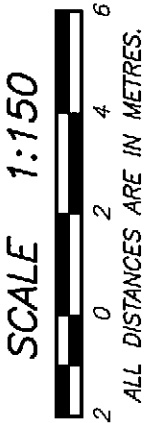
LEVEL 17
FLOOR PLAN



LEVEL 18

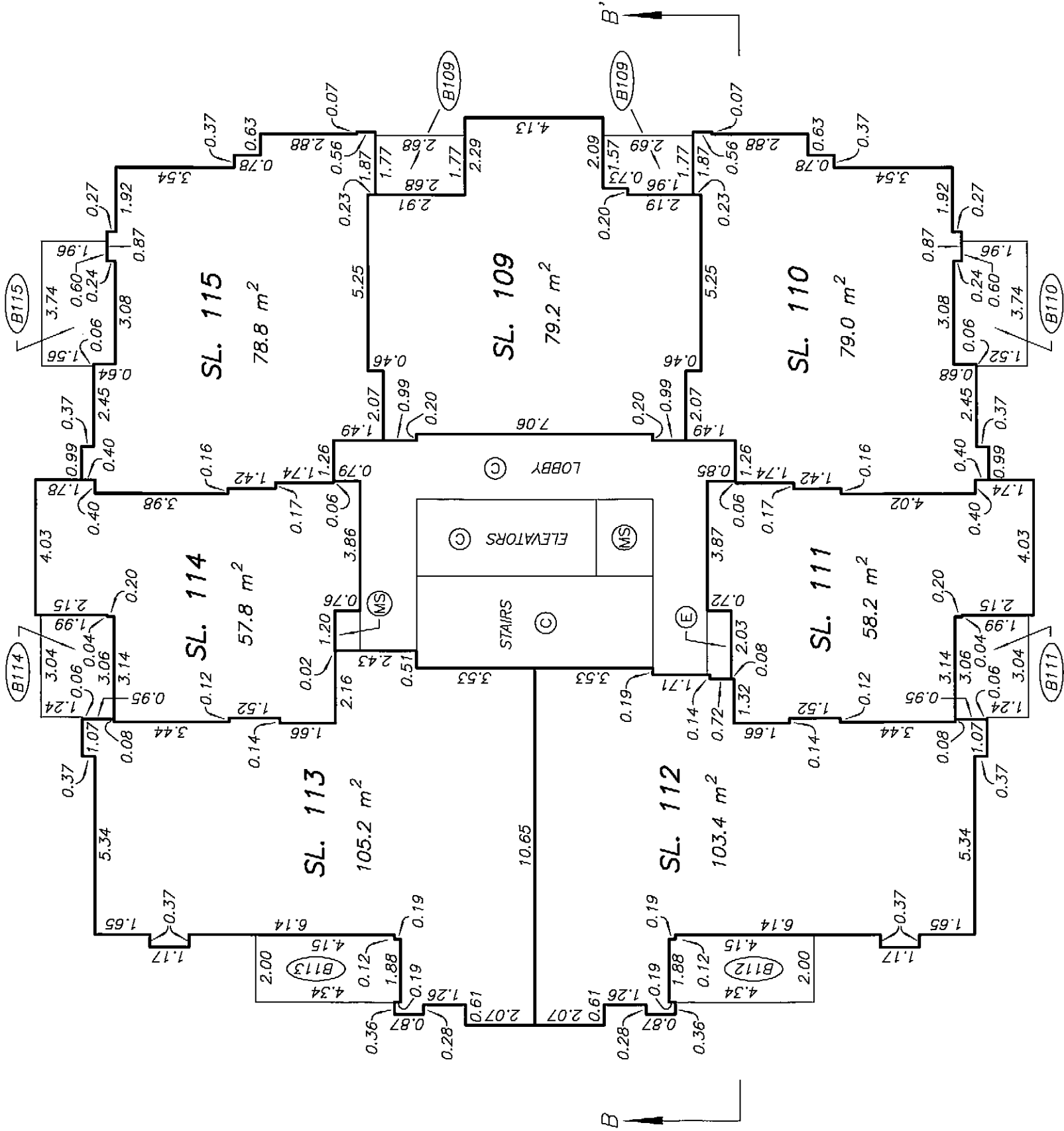
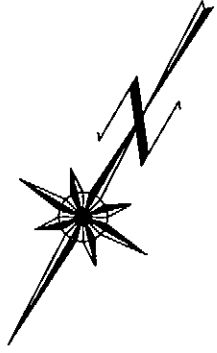
FLOOR PLAN

STRATA PLAN BCS 3295

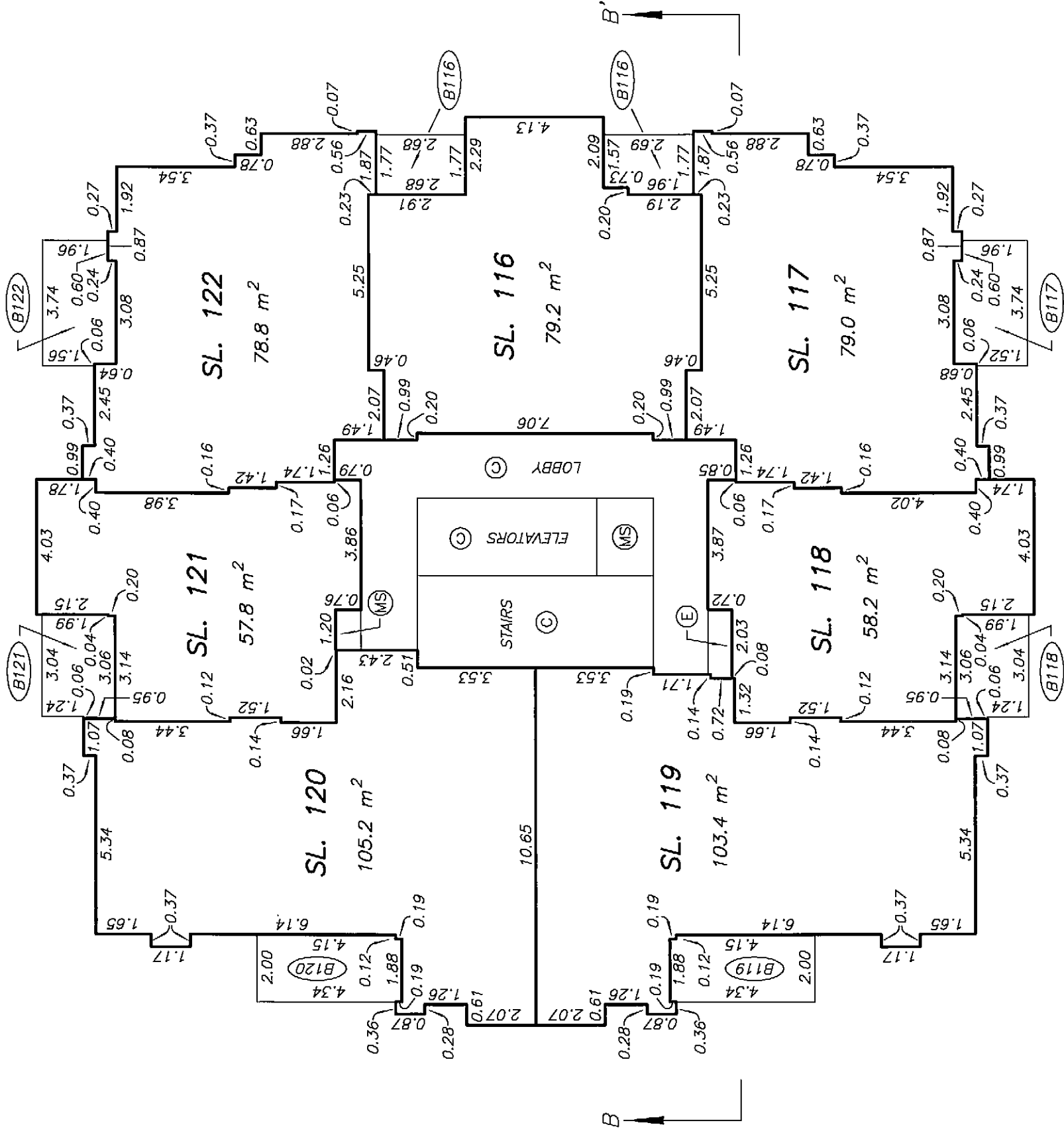
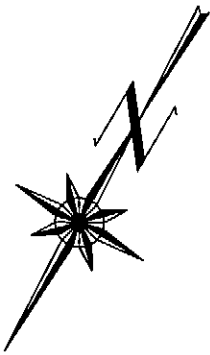
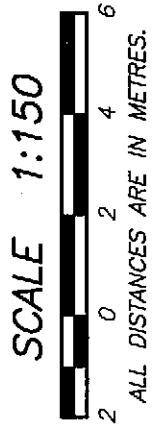


STRATA PLAN BCS 3295

LEVEL 19
FLOOR PLAN

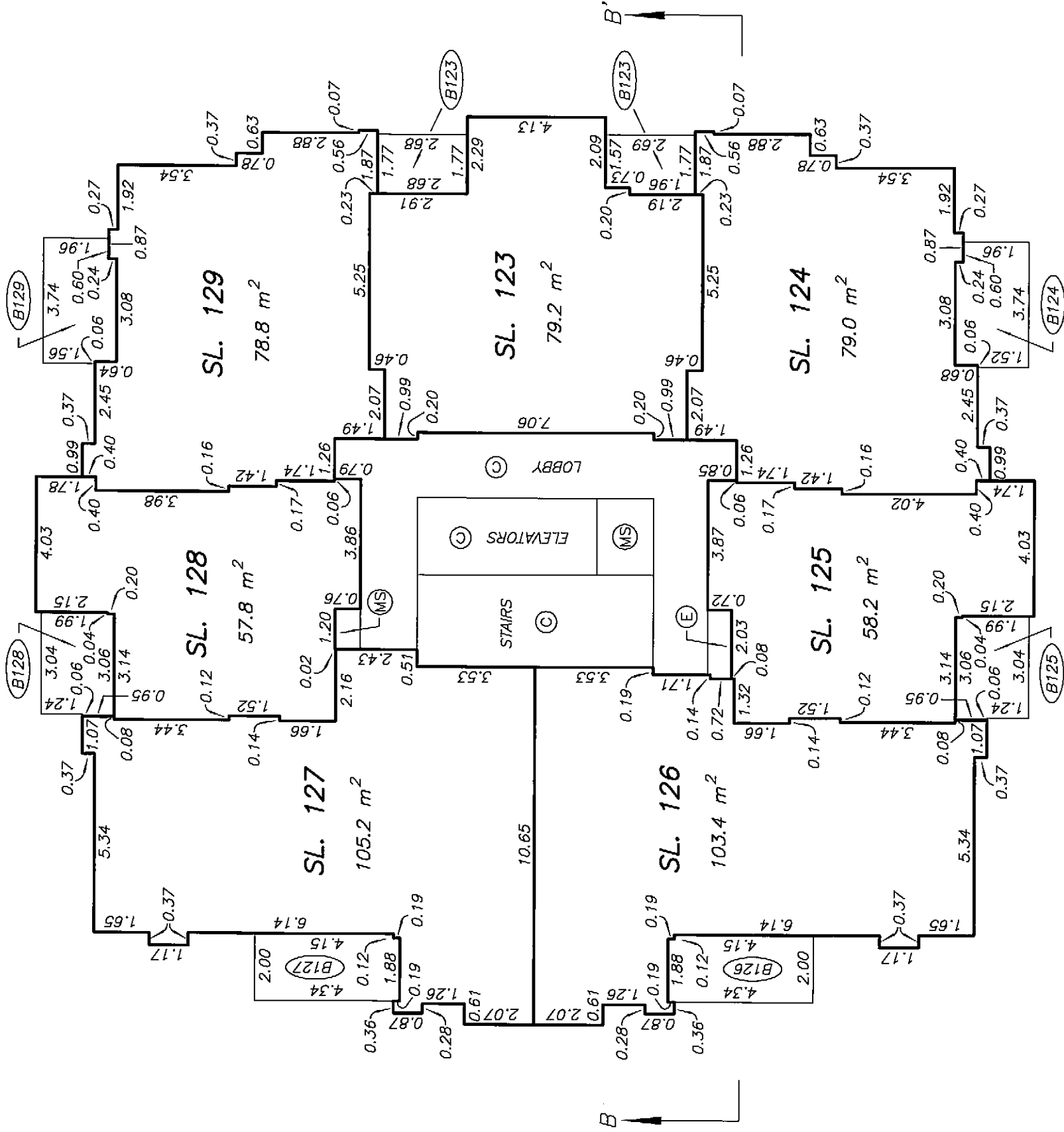
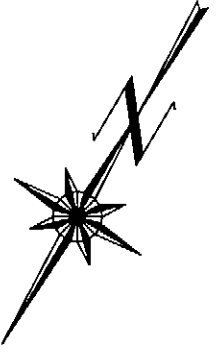
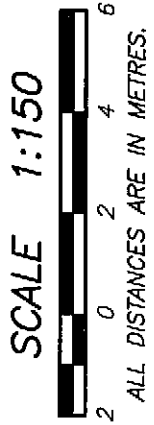


LEVEL 20
FLOOR PLAN
STRATA PLAN BCS 3295



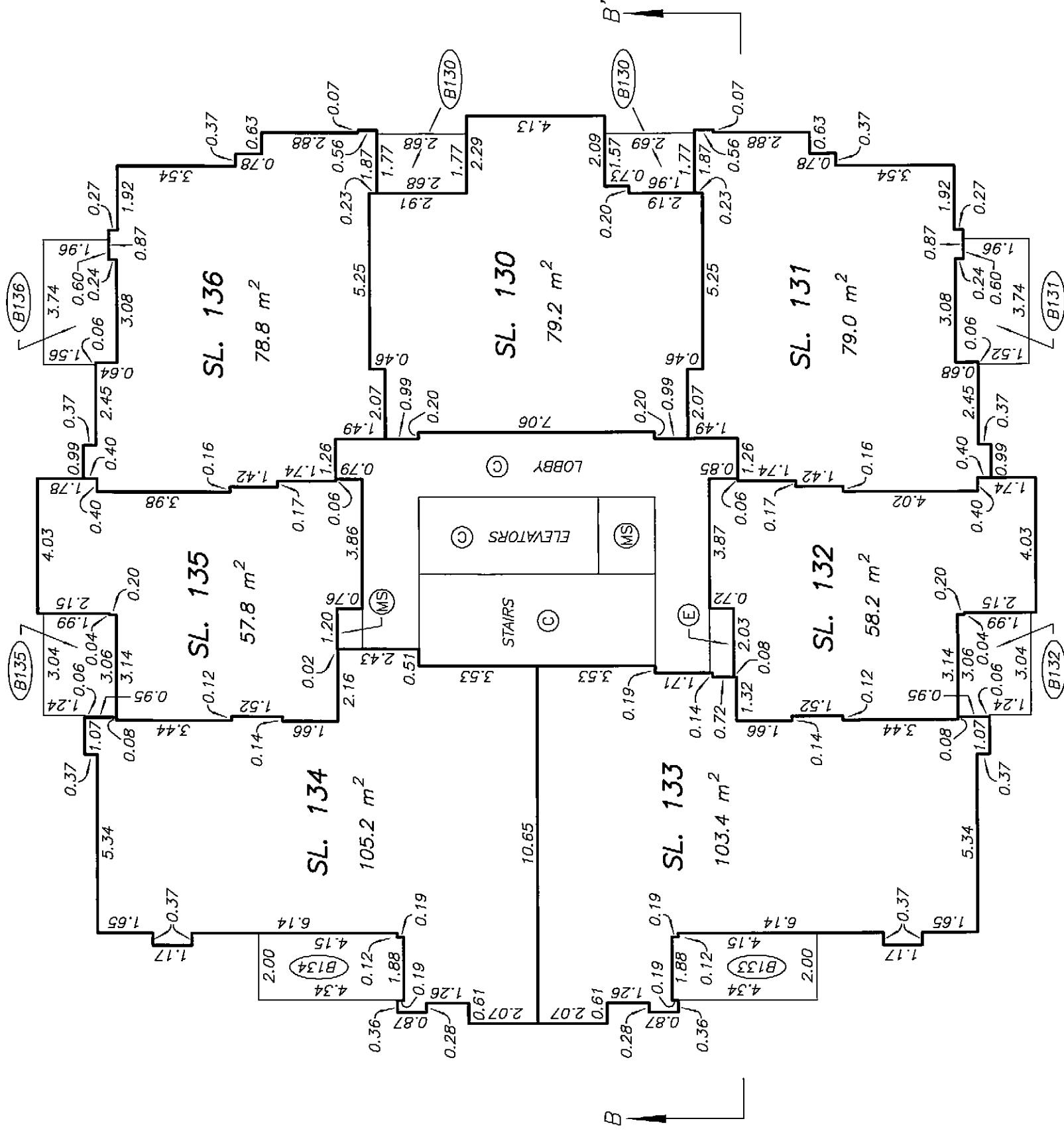
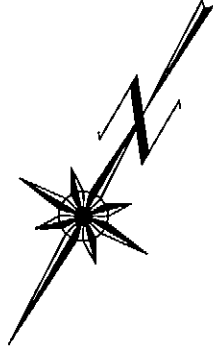
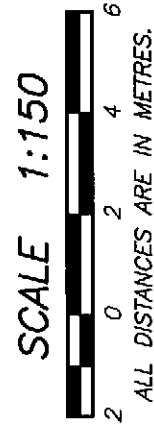
LEVEL 21
FLOOR PLAN

STRATA PLAN BCS 3295



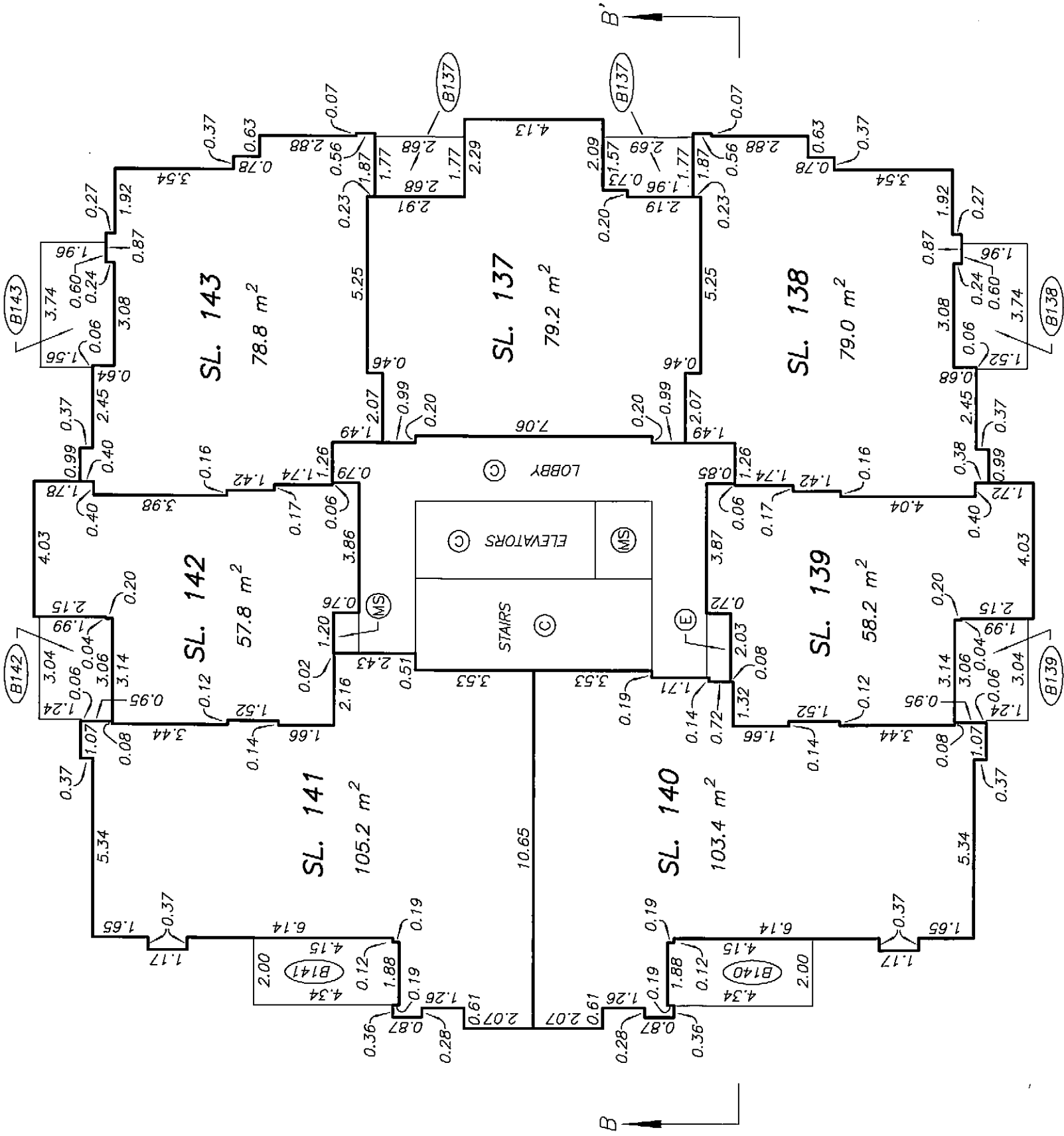
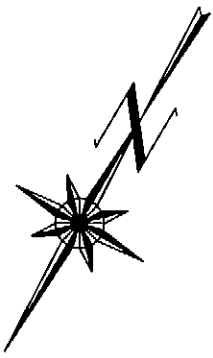
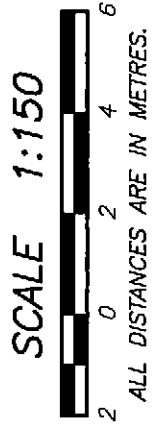
STRATA PLAN BCS 3295

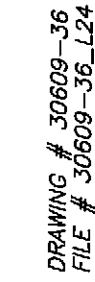
LEVEL 22
FLOOR PLAN



LEVEL 23
FLOOR PLAN

STRATA PLAN BCS 3295



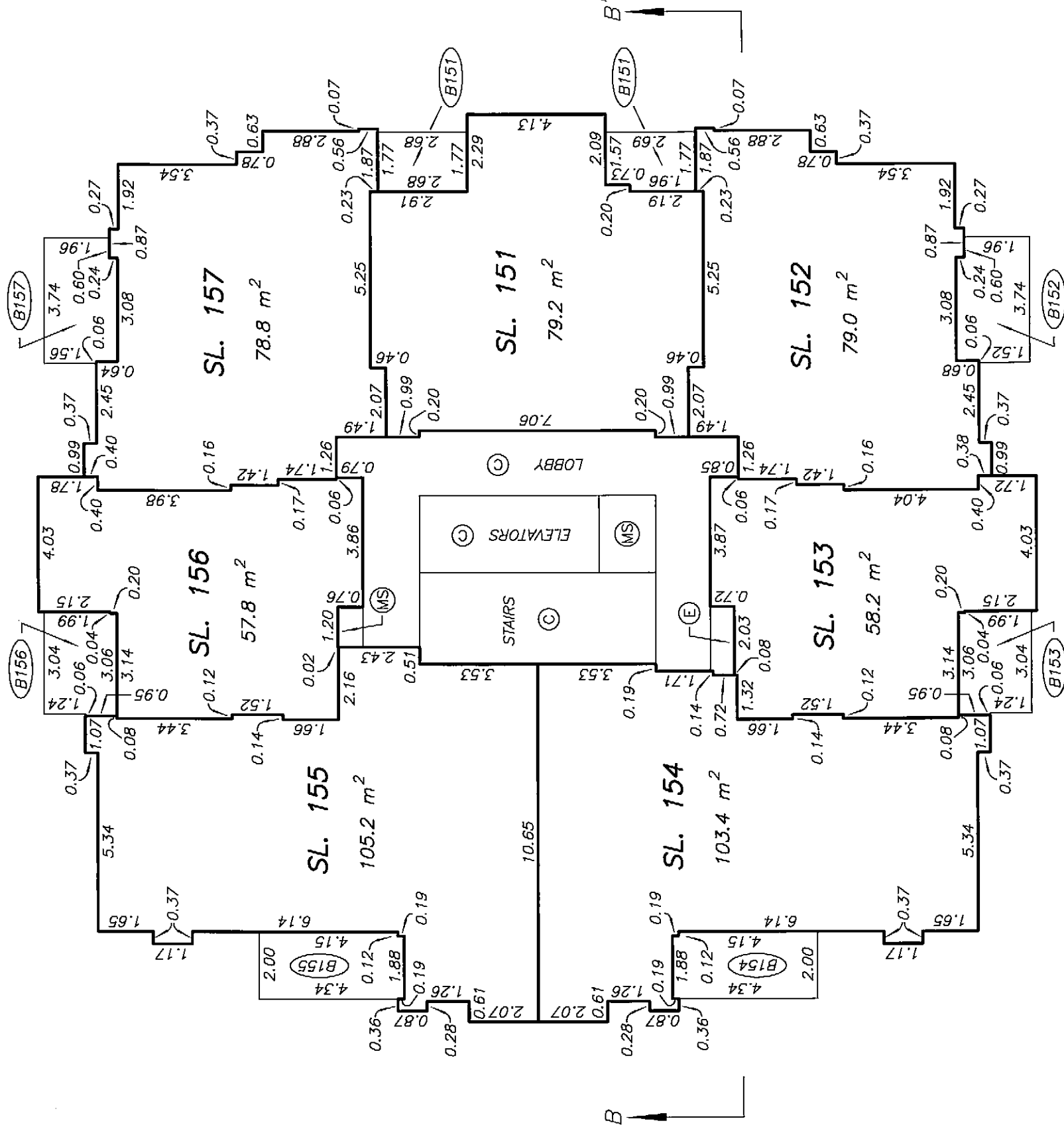
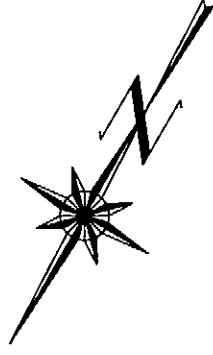
STRATA PLAN BCS ~~3295~~

23. 2

ORIGINAL

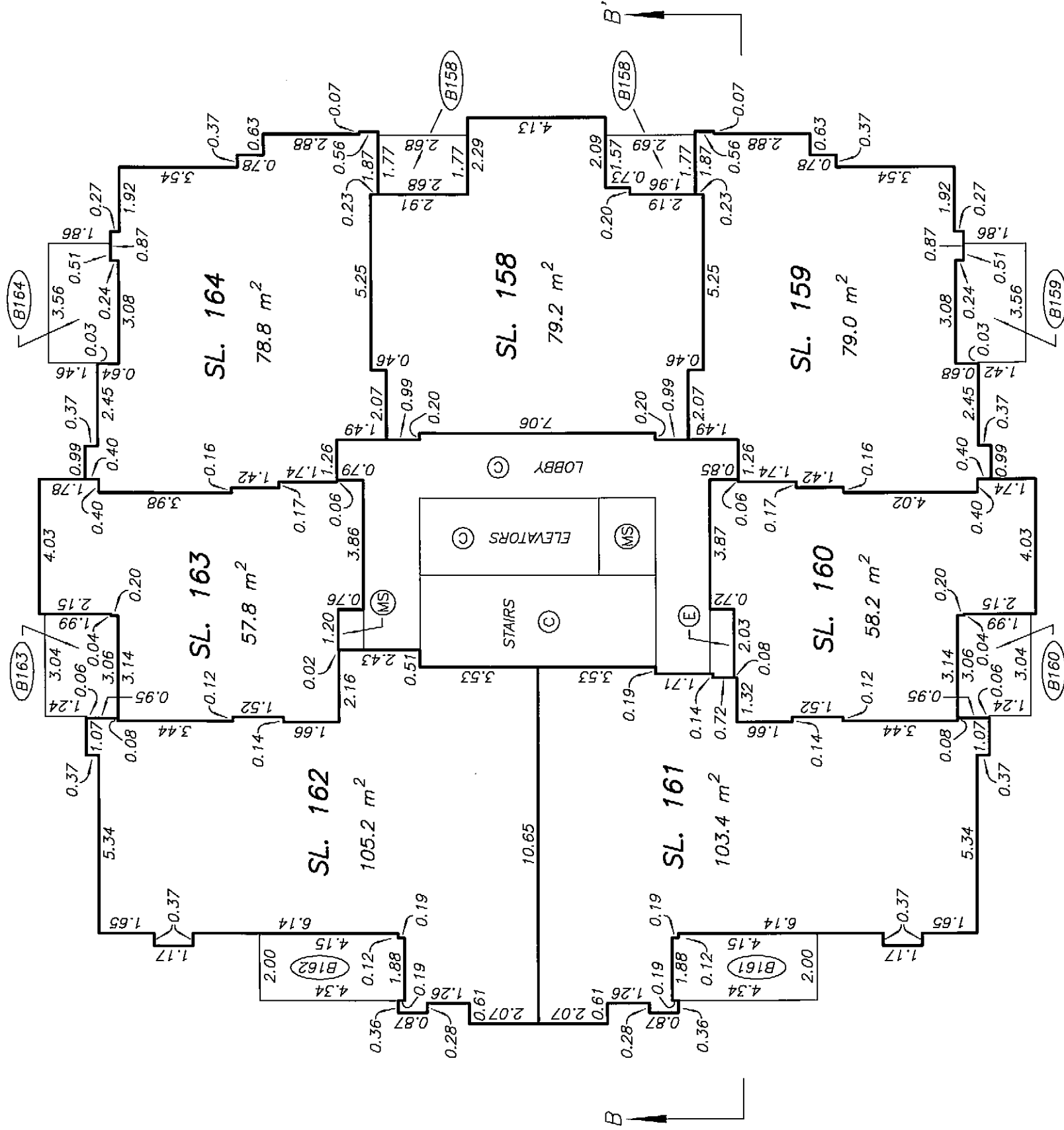
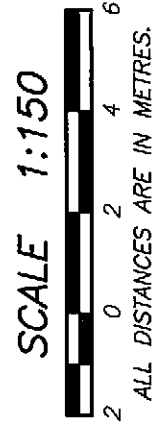
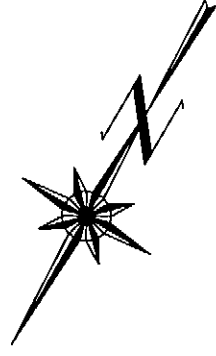
LEVEL 25
FLOOR PLAN

STRATA PLAN BCS 3295

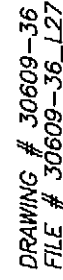
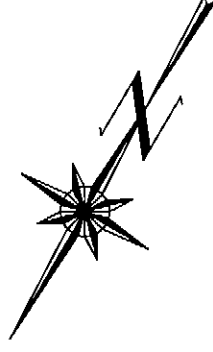


LEVEL 26
FLOOR PLAN

STRATA PLAN BCS 3295



STRATA PLAN BCS 3295



DATE : DECEMBER 10, 2008

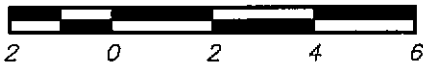
Dr. E. S.

ORIGINAL

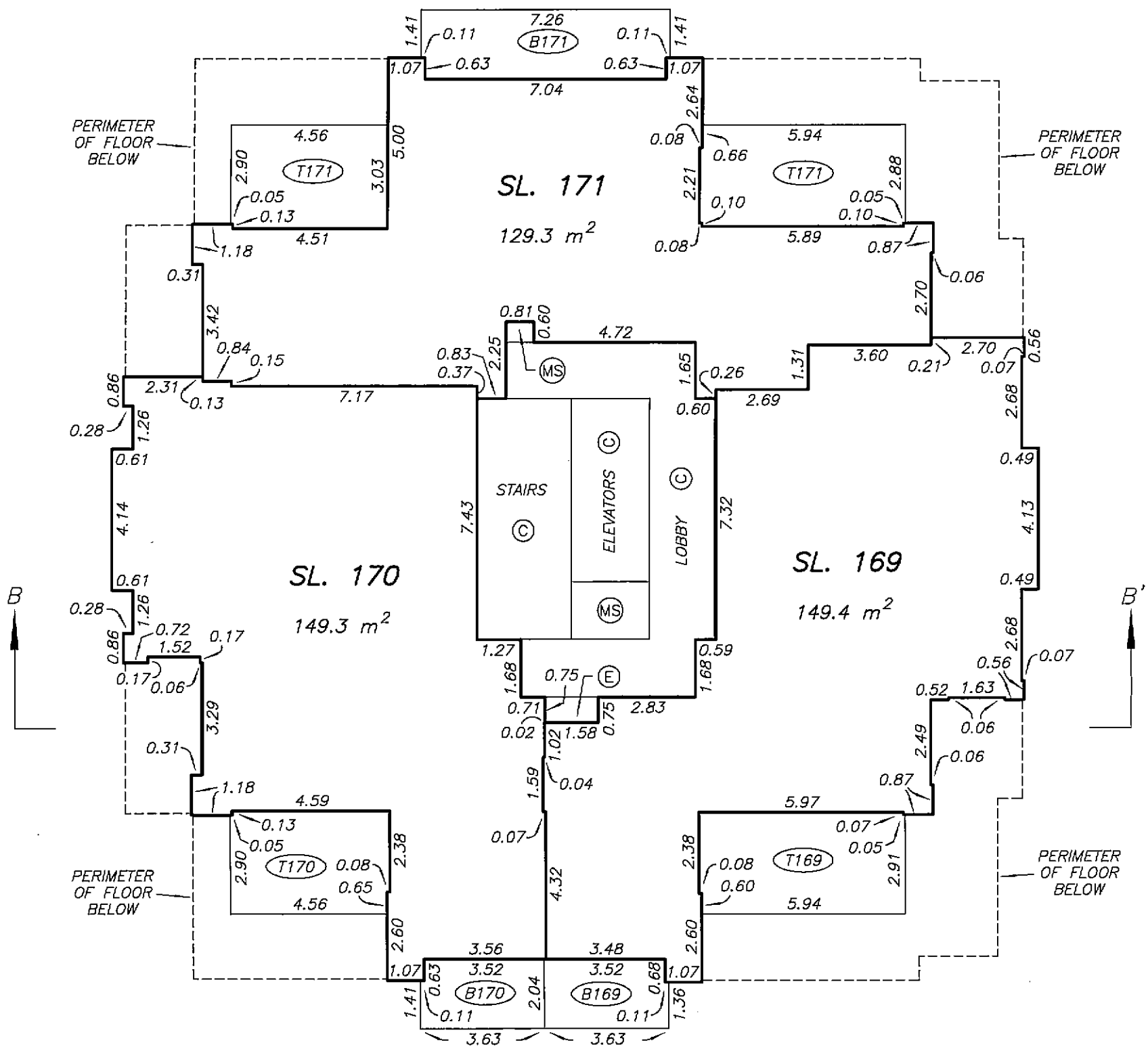
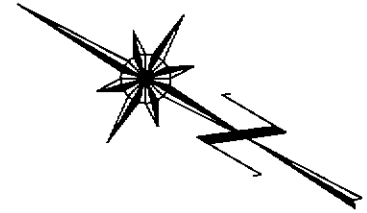
LEVEL 28
FLOOR PLAN

STRATA PLAN BCS 3295

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 10, 2008

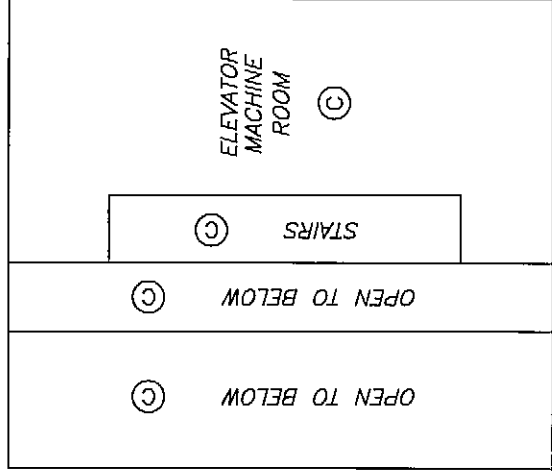
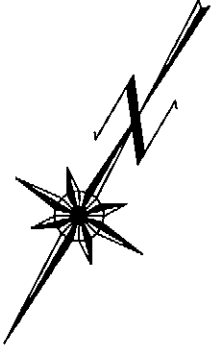
M. E. S.

DRAWING # 30609-36
FILE # 30609-36_L28

ORIGINAL

ROOF LEVEL
FLOOR PLAN

STRATA PLAN BCS 3295



ELEVATOR MACHINE
ROOM ABOVE

