

SHEET 1 OF 61 SHEETS

STRATA PLAN OF PART OF LOT 1, STRATA PLAN BCS 2622
EXCEPT: PART SUBDIVIDED BY AIR SPACE PHASE 1
PLAN BCP 33453, DISTRICT LOT 125,
GROUP 1, N.W.D., PLAN BCP19017

"CITY OF BURNABY"

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

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

THIS 9 DAY OF November, 2007.

Registrar
BB/35/76-353

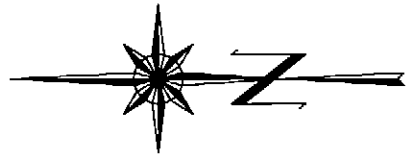
SCALE 1:1000



ALL DISTANCES ARE IN METRES.

"LEGACY"

5688 LOUGHEED HIGHWAY
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 0.9996006

ELEVATIONS ARE TO THE GVD DATUM DERIVED FROM
CITY OF BURNABY CONTROL MONUMENT 78H8962
LOCATED AT THE INTERSECTION OF HOLDOM AVE.
AND GORING STREET, ELEVATION = 15.199 METRES.

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 78H8962 AND 82H5044

- - 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
 - LCP - DENOTES LIMITED COMMON PROPERTY
 - © - DENOTES COMMON PROPERTY
 - ⓔ - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
 - ⓂⓈ - DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
 - Ⓢ - DENOTES COMMON FACILITY
 - Ⓟ - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
 - ⓇⓉ13 - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 13
 - Ⓟ - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 8
 - O/B - DENOTES OPEN TO BELOW, PART OF SL, BUT EXCLUDED FROM AREA CALCULATION.
 - Ⓢ - DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 1 TO 7 INCLUSIVE.
 - N/W - DENOTES BOUNDARY DEFINED BY LEAD PLUGS PLACED. (NO WALLS)
 - 0.00 - (TYPICAL)
- (NOT PART OF STRATA PLAN)
- 102
PLAN 56065

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 THE EXTERNAL BOUNDARIES OF THE LAND
THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: OCTOBER 23rd, 2007.

Mike E Shaw

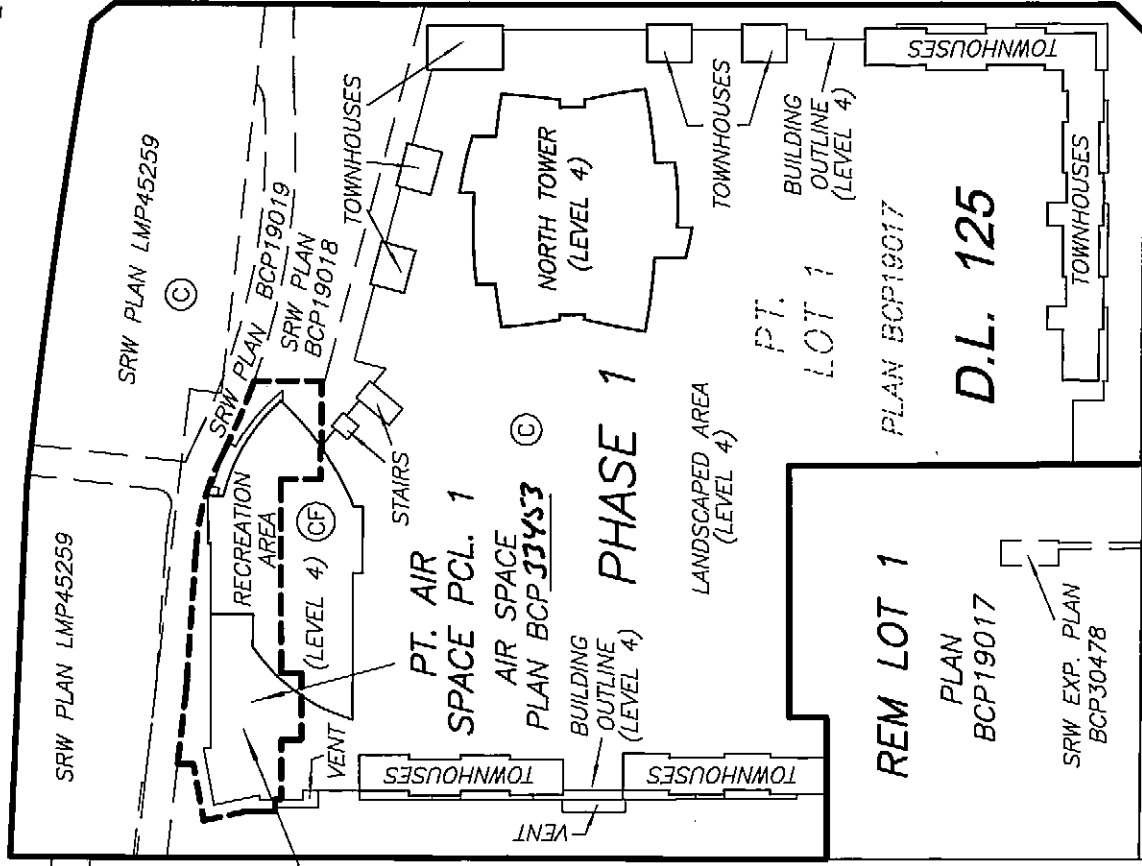
BENNETT LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C. V3R 5Y5
PHONE : 604-582-0717

DRAWING # 30512-26
FILE # 30512-26_FS
DATE : OCTOBER 23, 2007

SEE SHEETS #2 AND #3 FOR
BOUNDARY DIMENSIONS

SEE SHEETS #4, #5, #6 AND #7 FOR
BUILDING LOCATION AND DIMENSIONS

LOUGHEED HIGHWAY



HOLDOM AVENUE

GORING STREET

NOTE:

ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL
TO, PERPENDICULAR TO, OR AT 45° DEFLECTION TO
GRID BEARING 90°00'00", UNLESS OTHERWISE SHOWN.

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

THIS 07th DAY OF November, 2007.

Approving Officer for the
CITY OF BURNABY

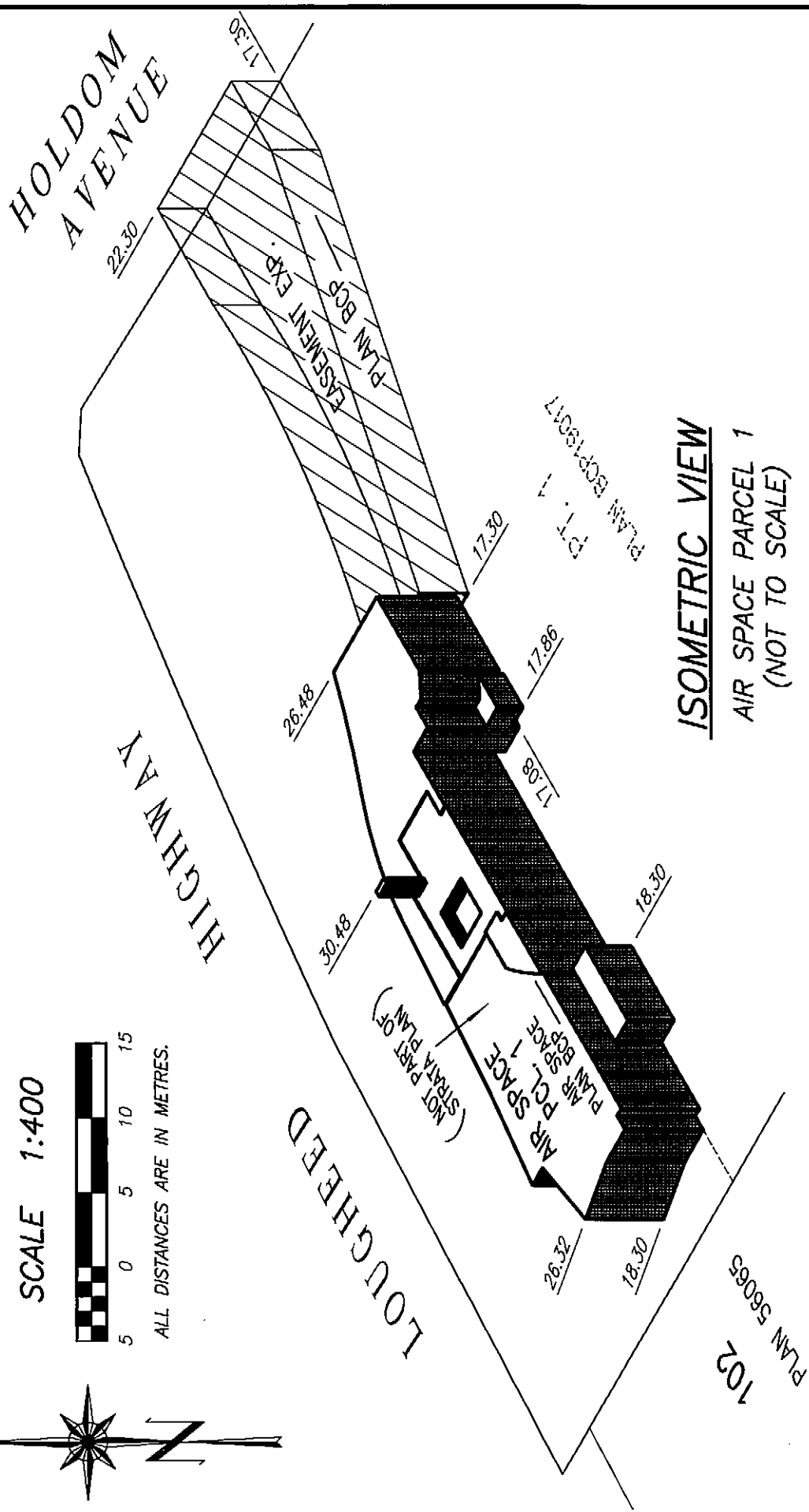
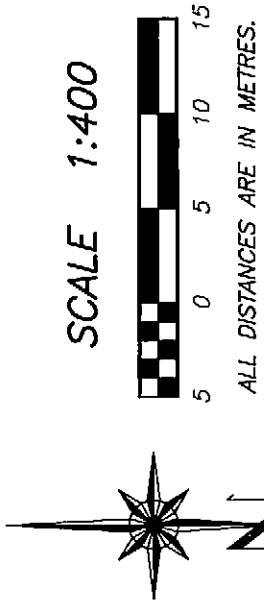
THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

BOUNDARY DIMENSIONS

STRATA PLAN BCS 2622

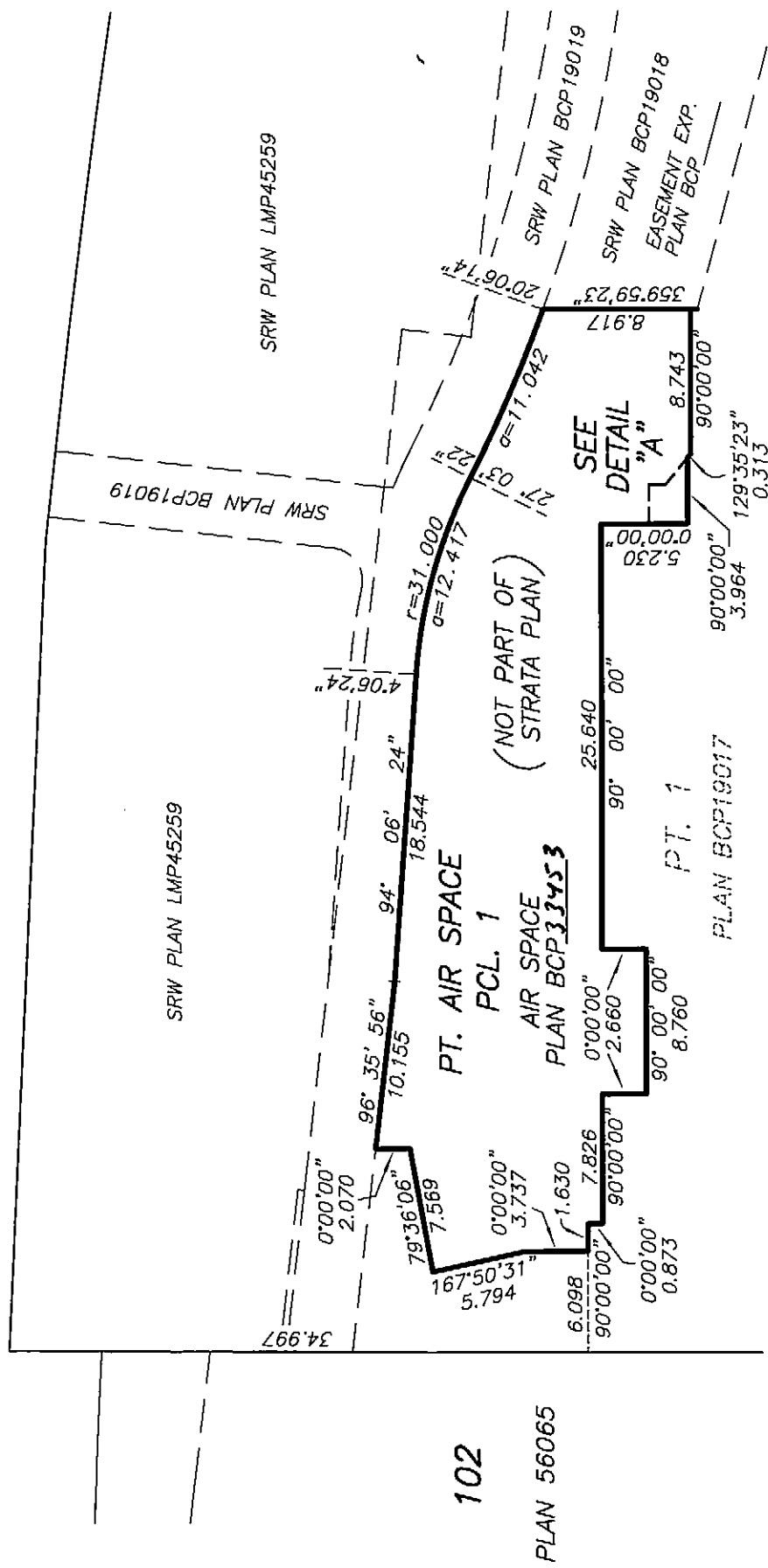
PHASE 1



ISOMETRIC VIEW

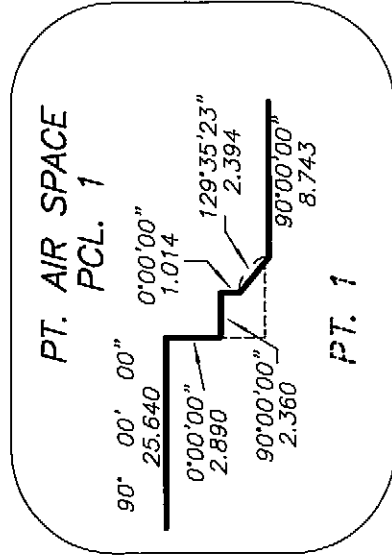
AIR SPACE PARCEL 1
(NOT TO SCALE)

LOUGHEED HIGHWAY



PLAN VIEW

ELEVATION 17.08 TO 21.58



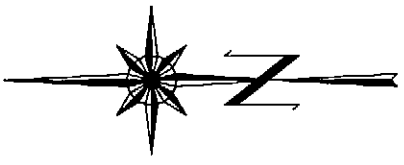
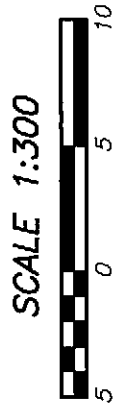
DETAIL "A"

ELEVATION 21.58 TO 30.48

DATE : OCTOBER 23, 2007
M.E.S.

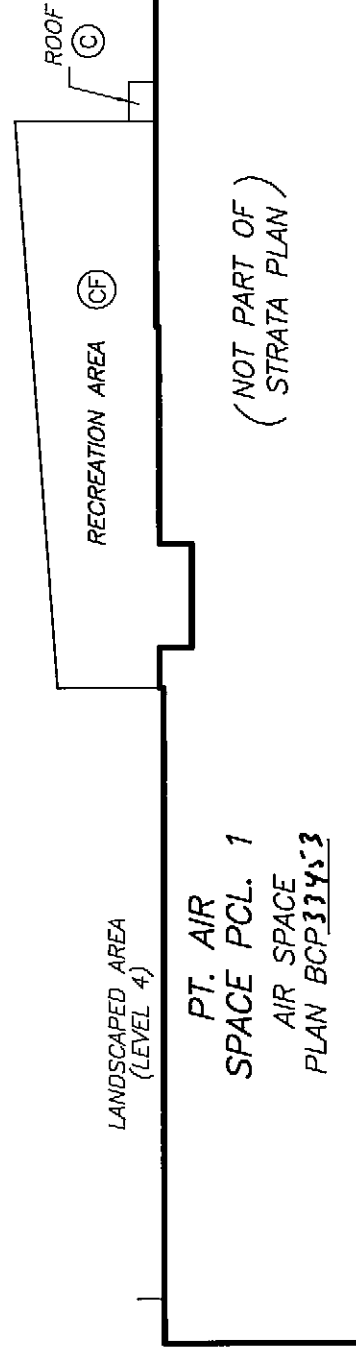
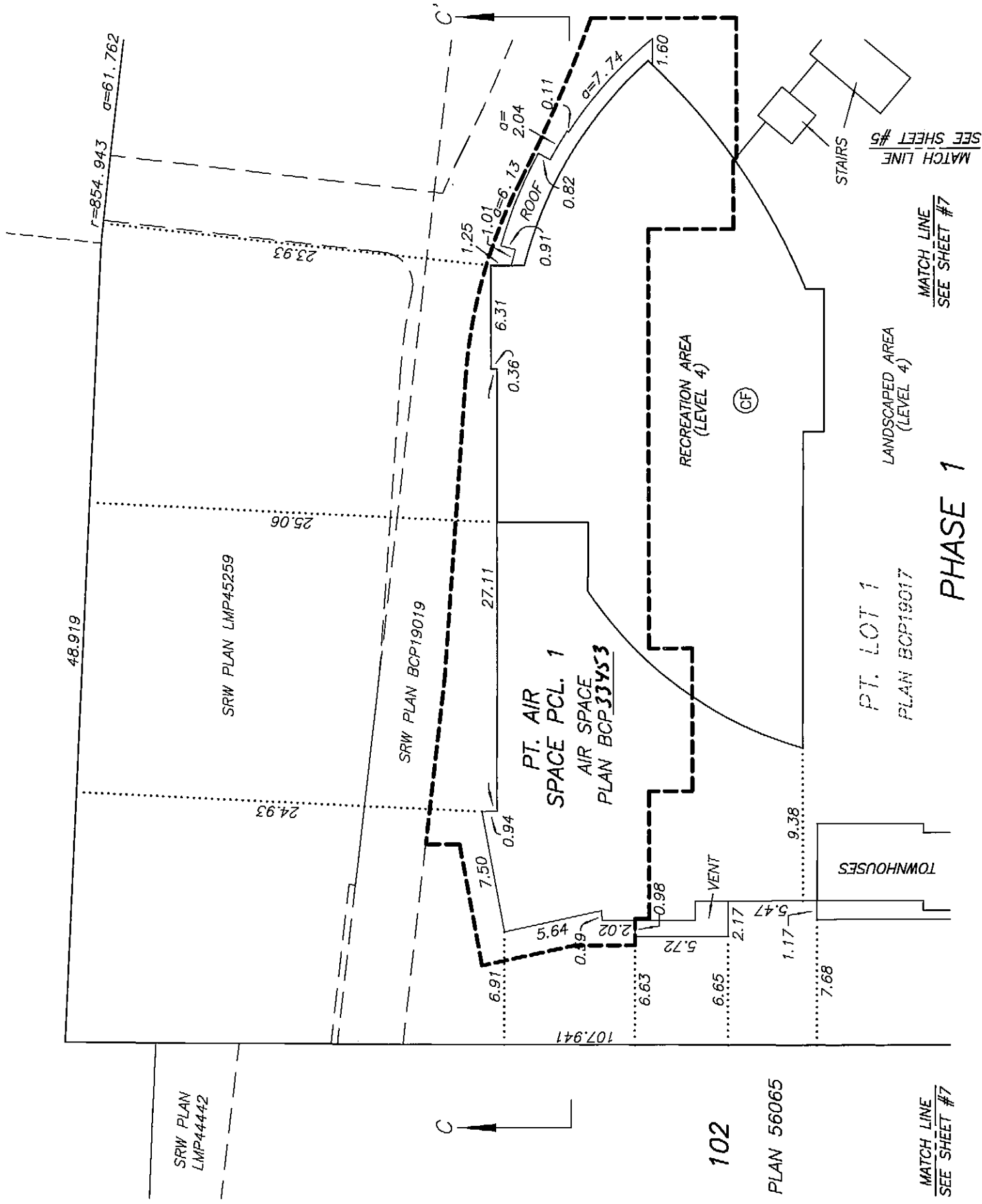
SHEET 4 OF 61 SHEETS

BUILDING LOCATION AND DIMENSIONS
NORTHWEST PORTION



MATCH LINE
SEE SHEET #5

LONGHEED HIGHWAY



SECTION C - C'

DATE : OCTOBER 23, 2007

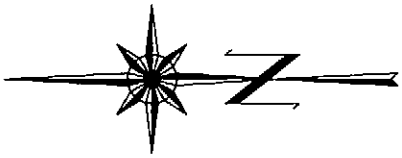
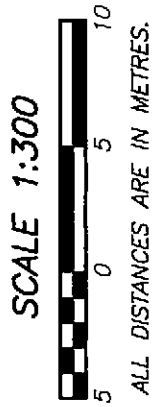
DRAWING # 30512-26
FILE # 30512-26_Ce

Dr. J. C. C.

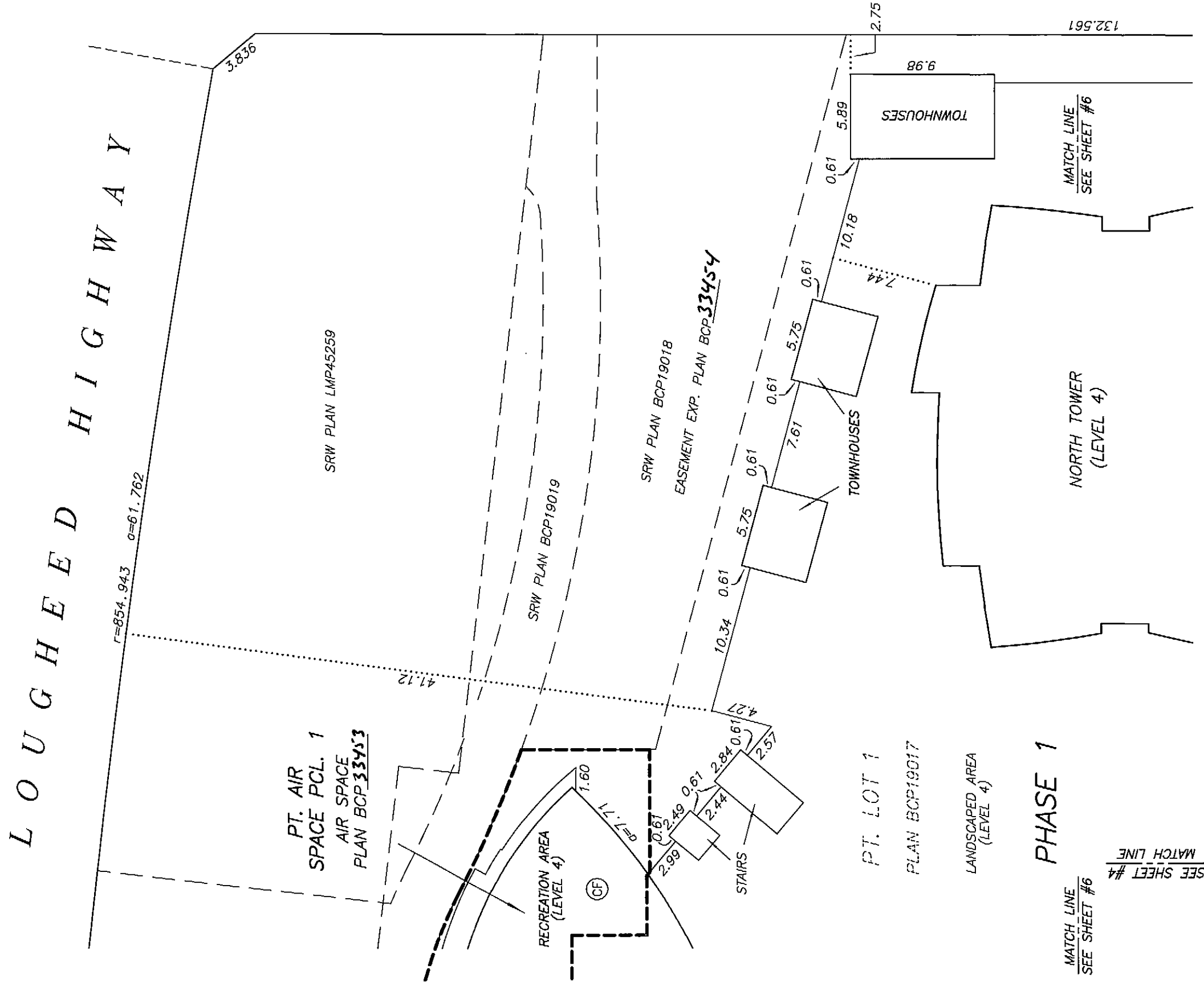
ORIGINAL

SHEET 5 OF 61 SHEETS

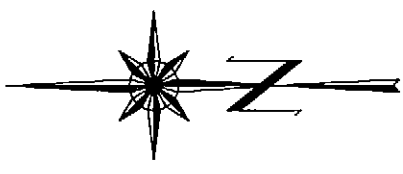
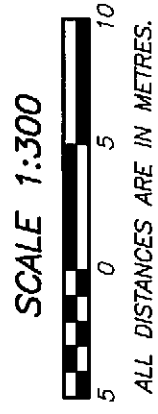
BUILDING LOCATION AND DIMENSIONS STRATA PLAN BCS 2622
NORTHEAST PORTION PHASE 1



SEE SHEET #4
MATCH LINE



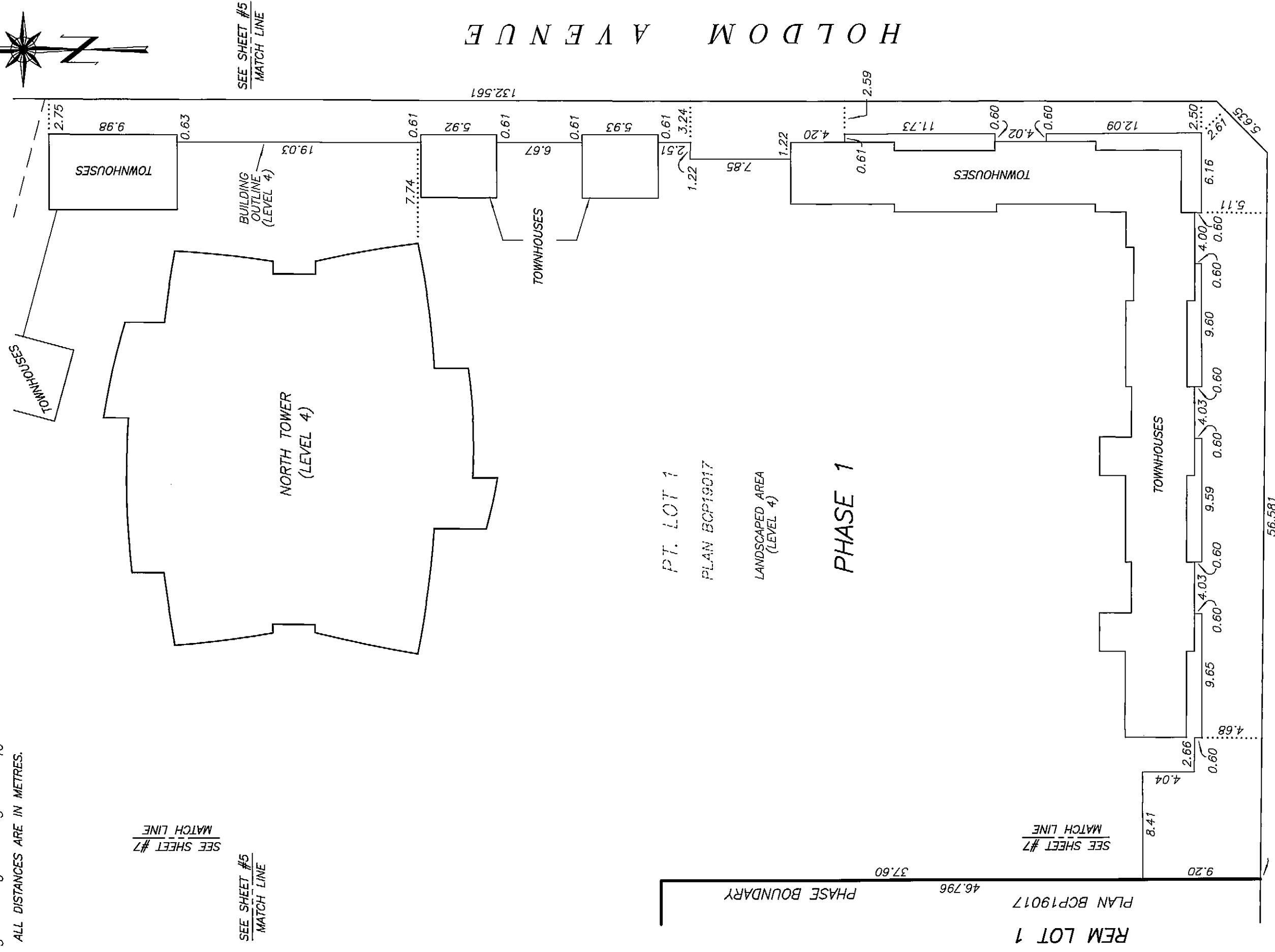
SLEEHS 19 FO 9 LEEHS
SHEET 6 OF 61 SHEETS



SEE SHEET #7
MATCH LINE

SEE SHEET #5
MATCH LINE

SEE SHEET #5
MATCH LINE



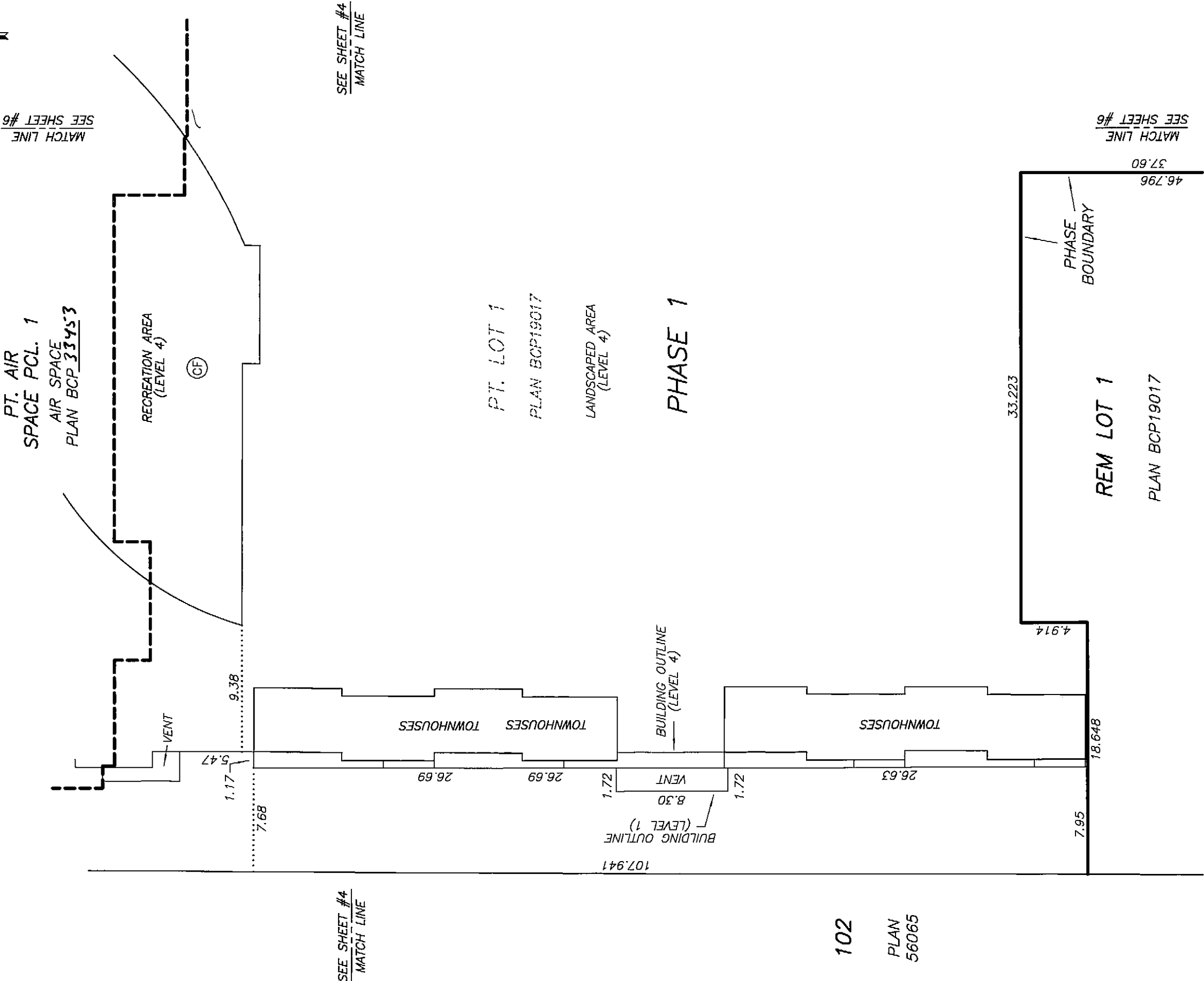
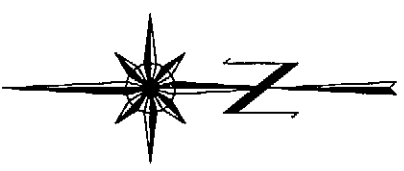
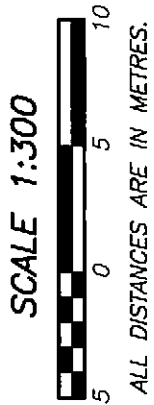
DRAWING # 30512-26
FILE # 30512-26_Ce

DATE : OCTOBER 23, 2007
M.E.S.

ORIGINAL

SHEET 7 OF 61 SHEETS

BUILDING LOCATION AND DIMENSIONS STRATA PLAN BCS 2622
SOUTHWEST PORTION PHASE 1



102
PLAN
56065

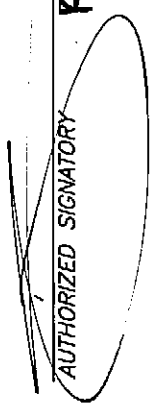
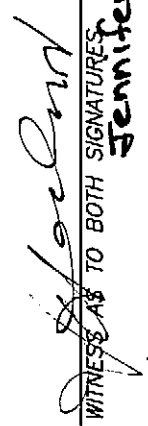
ORIGINAL

STRATA PLAN BCS 2622
PHASE 1

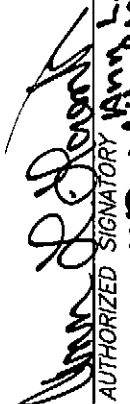
MORTGAGEE:
ROYAL BANK OF CANADA

AUTHORIZED SIGNATORY
KELLY MCKNIGHT
SR. ACCOUNT MANAGER

AUTHORIZED SIGNATORY
JEANNIE LEE
ACCOUNT MANAGER
J. Jenatton
WITNESS AS TO BOTH SIGNATURES
ADMIN. ASST
SUSAN TANJATMIS
WITNESS AS TO BOTH SIGNATURES
ADMIN. ASST
OCCUPATION OF WITNESS
36th FLR, 1055 W. GEORGIA ST.
VANCOUVER, B.C. V6E 3S5
ADDRESS OF WITNESS

OWNER:
EMBASSY DEVELOPMENT CORPORATION
(INCORPORATION No. 636861)

AUTHORIZED SIGNATORY
RYAN BOSE
AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES
JENNIFER HORNELAND
Lawyer
OCCUPATION OF WITNESS
1300-777 OAKSMITH ST.
VANCOUVER, B.C.
ADDRESS OF WITNESS

THE CITY OF BURNABY REGISTERED OWNER OF COVENANTS
BX469022, BX469024, BX469026, BX469028,
BX469032, BX469034 AND BX469036
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.


AUTHORIZED SIGNATORY
ANN L. LORENTESEN
WRD City Clerk

AUTHORIZED SIGNATORY

I CERTIFY THAT THE RECREATION AREA WITH 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.

2007 November 07
DATE

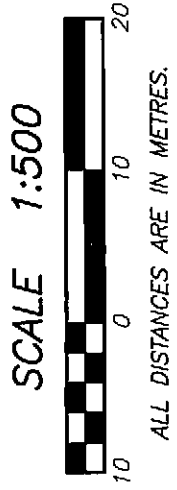

SIGNATURE OF APPROVING OFFICER
CITY OF BURNABY

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT, AS OF OCTOBER 23rd, 2007, BEEN
PREVIOUSLY OCCUPIED.

Mike E Shaw B.C.L.S.

SECTIONS

STRATA PLAN BCS 2622
PHASE 1

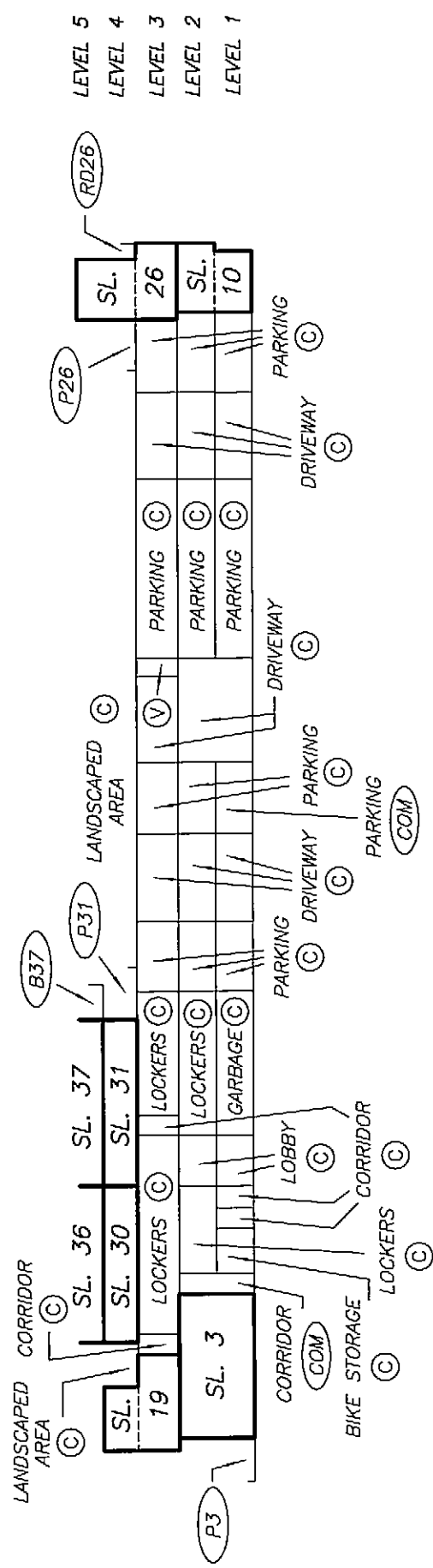


LEVEL 4	SL.	SL.	SL.	SL.	RD25
LEVEL 3	28	27	26	25	
LEVEL 2	SL.	SL.	SL.	SL.	
LEVEL 1	12	11	10	9	

STAIRS

SECTION B - B'

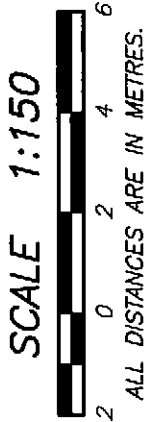
FOR CONTINUATION
SEE SHEET #10



SECTION A - A'

SECTION A - A'

STRATA PLAN BCS 2622
PHASE 1



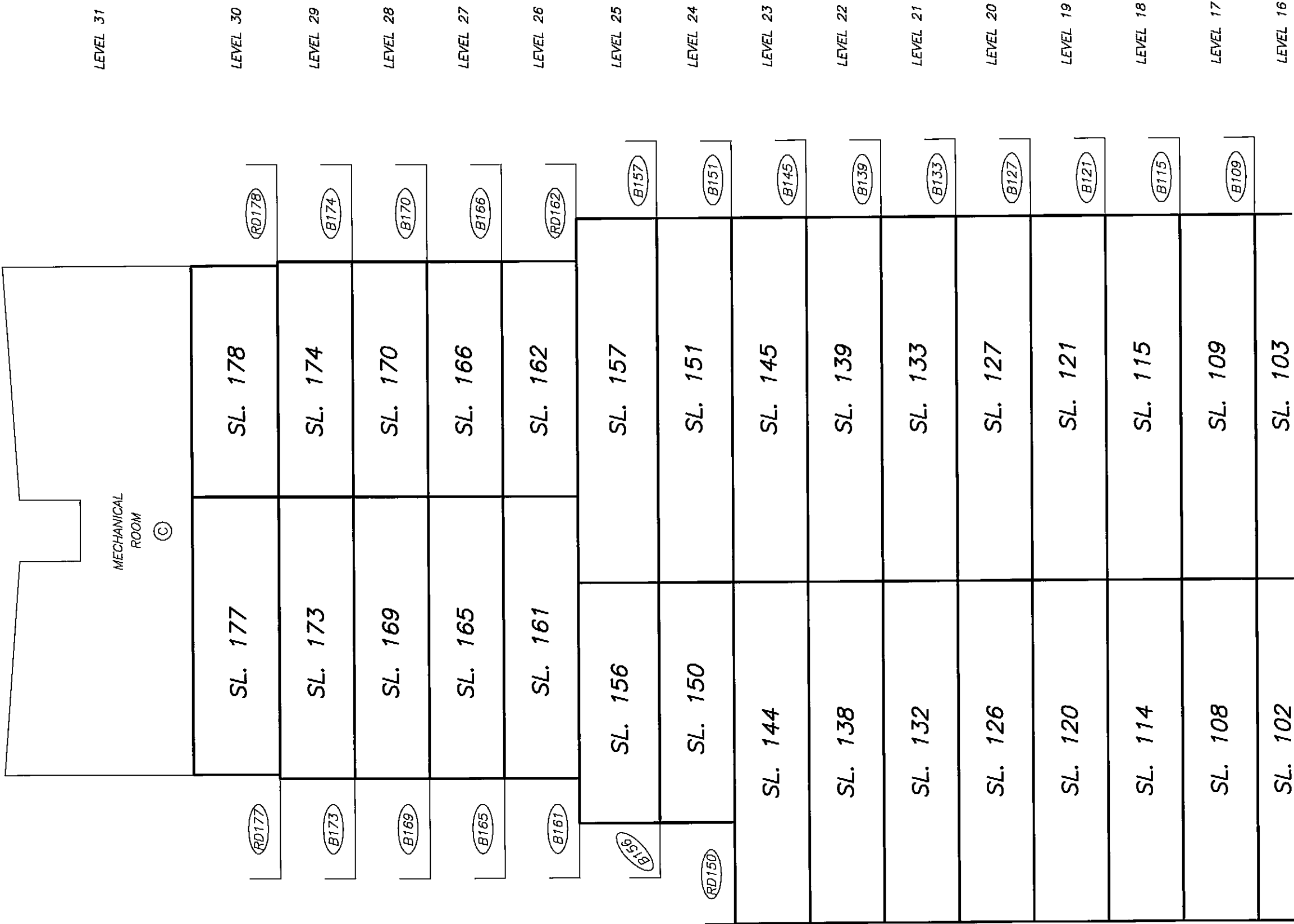
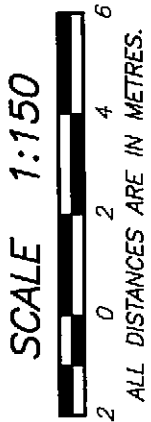
SEE SHEET #11 FOR CONTINUATION

SL. 108	SL. 109	LEVEL 17
SL. 102	SL. 103	LEVEL 16
SL. 96	SL. 97	LEVEL 15
SL. 90	SL. 91	LEVEL 14
SL. 84	SL. 85	LEVEL 13
SL. 78	SL. 79	LEVEL 12
SL. 72	SL. 73	LEVEL 11
SL. 66	SL. 67	LEVEL 10
SL. 60	SL. 61	LEVEL 9
SL. 54	SL. 55	LEVEL 8
SL. 48	SL. 49	LEVEL 7
SL. 42	SL. 43	LEVEL 6
SL. 36	SL. 37	LEVEL 5
SL. 30	SL. 31	LANDSCAPED AREA LEVEL 4
SL. 19	SL. 31	LANDSCAPED AREA LEVEL 3

SEE SHEET #9 FOR CONTINUATION

SECTION A - A'

STRATA PLAN BCS 2622
PHASE 1

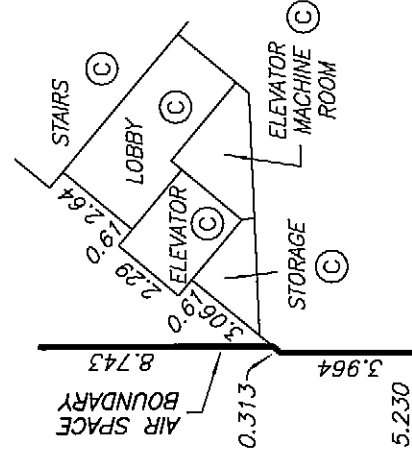
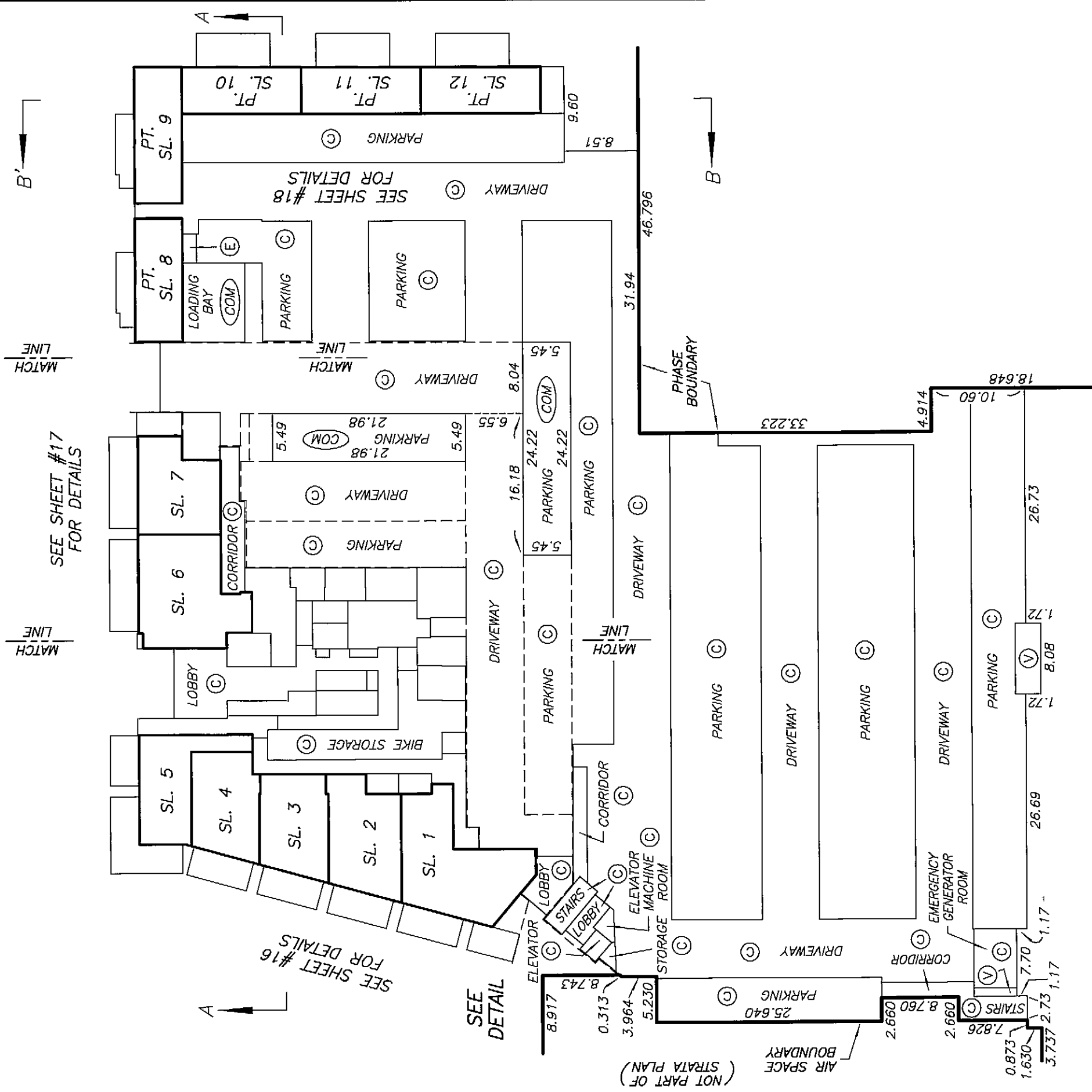
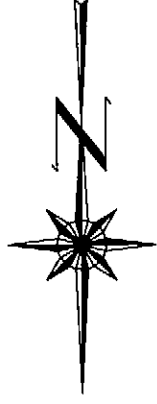
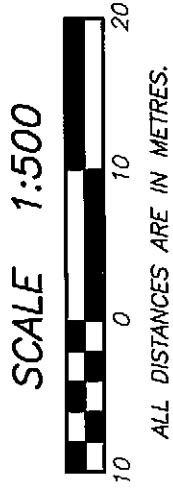


SEE SHEET #10 FOR CONTINUATION

DATE : OCTOBER 23, 2007
M.E.S.

LEVEL 1
KEY PLAN

STRATA PLAN BCS 2622
PHASE 1



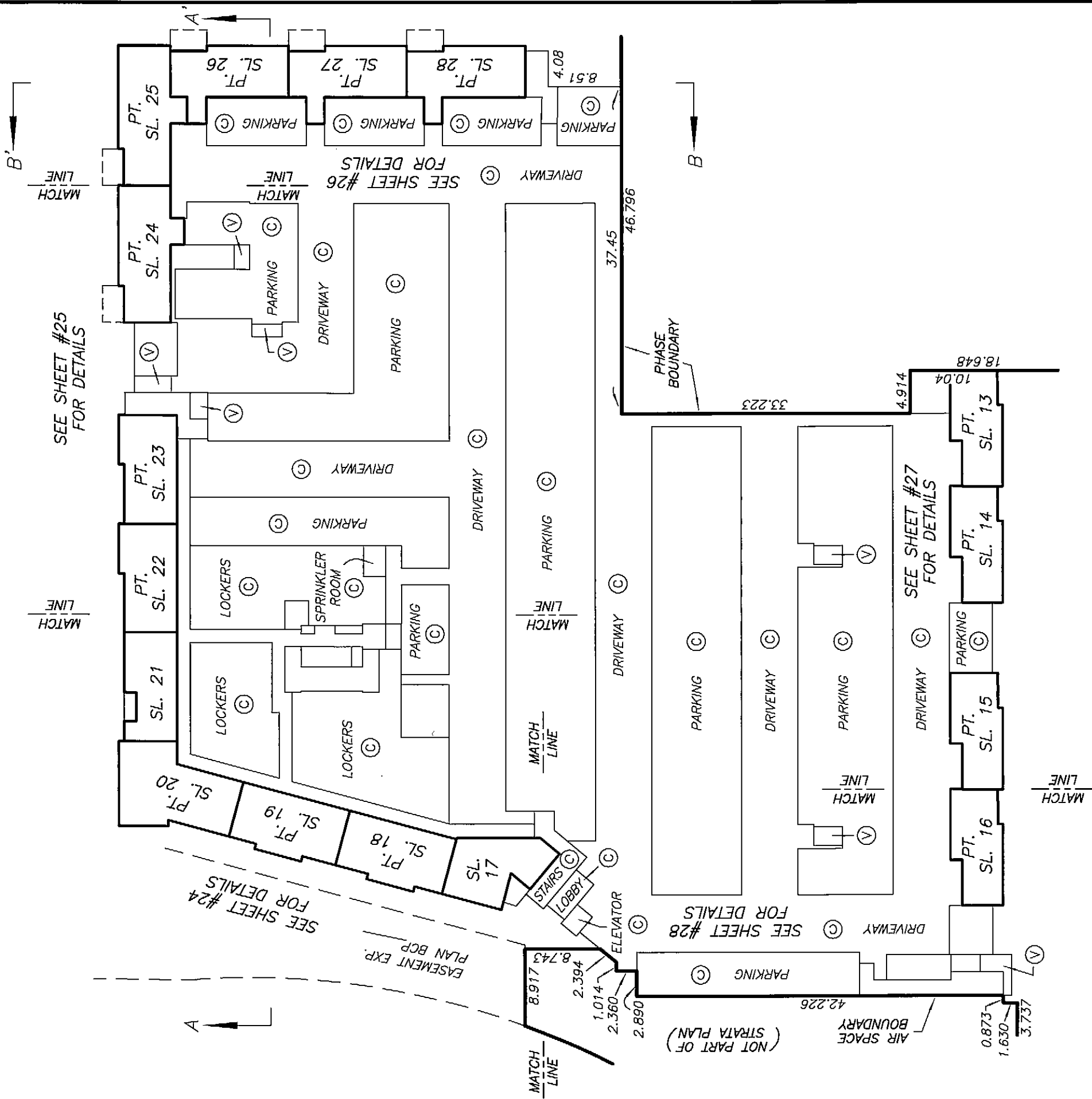
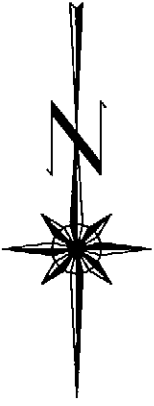
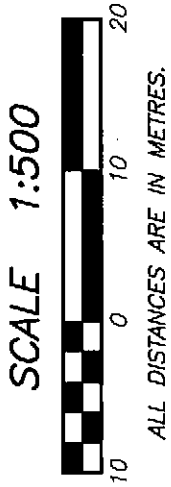
DETAIL

NOT TO SCALE

DATE : OCTOBER 23, 2007
M.E.S.

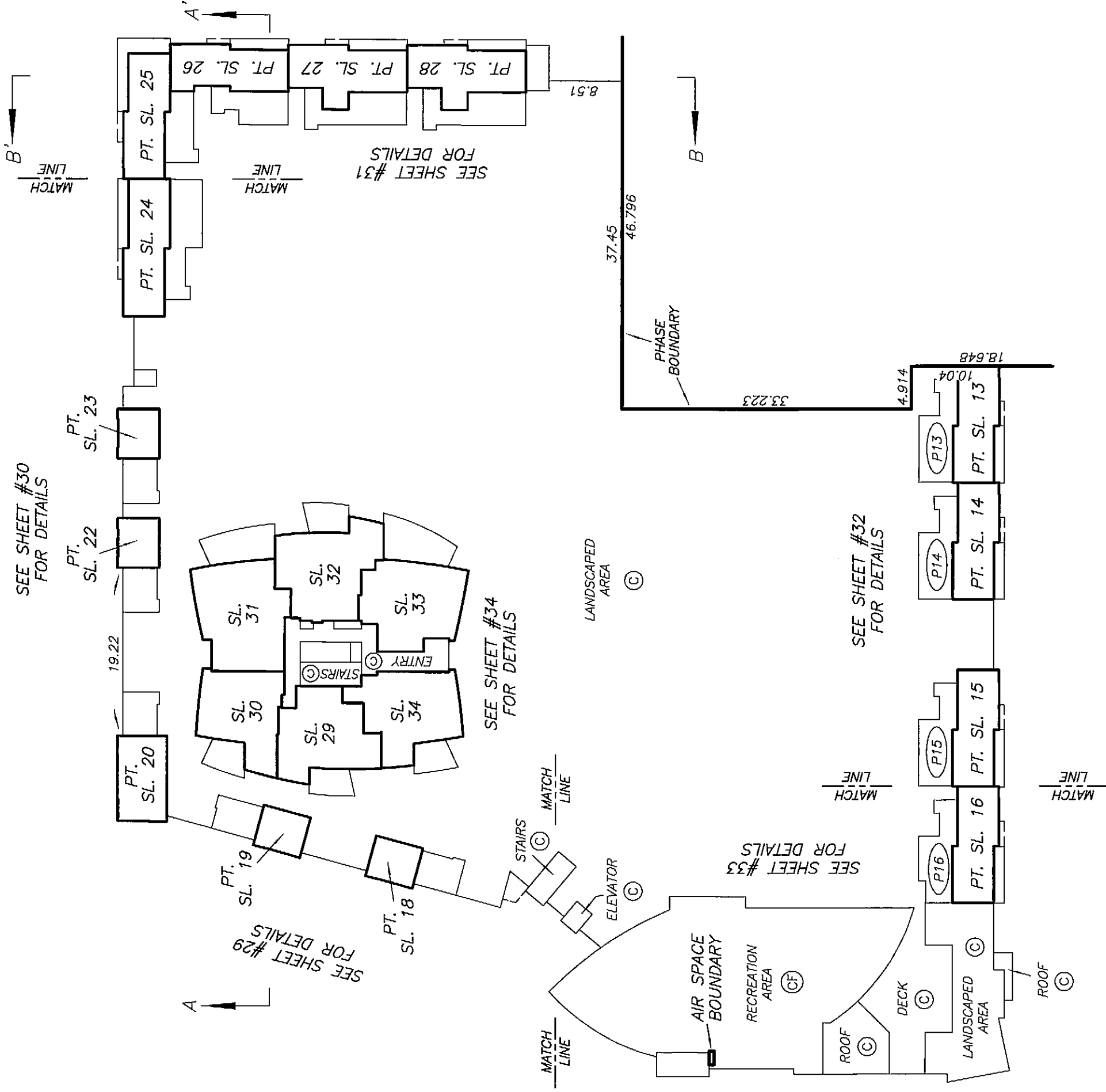
LEVEL 3
KEY PLAN

STRATA PLAN BCS 2622
PHASE 1



LEVEL 4
KEY PLAN

STRATA PLAN BCS 2622
PHASE 1

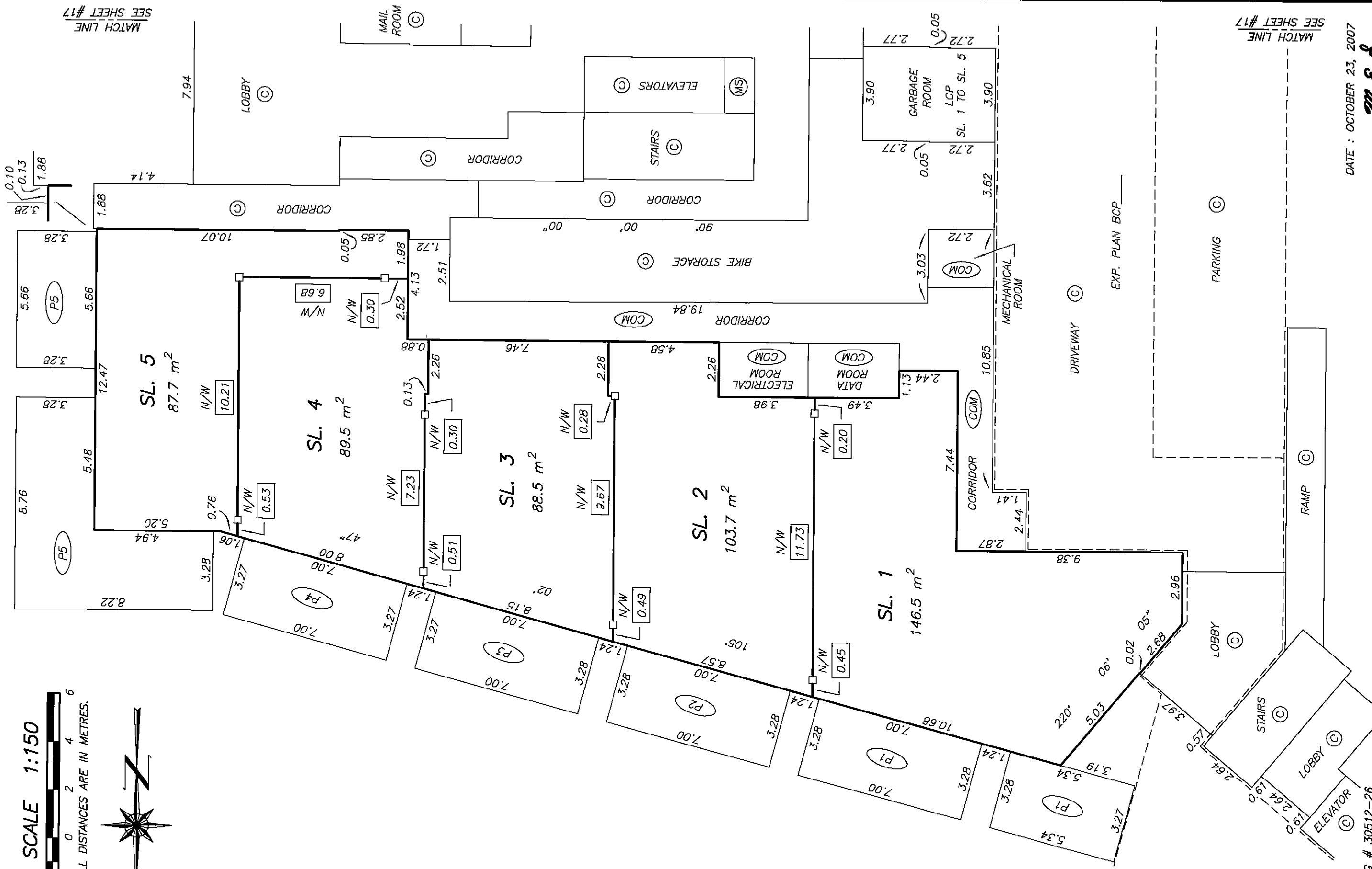


SHEET 16 OF 61 SHEETS

LEVEL 1 FLOOR PLAN
NORTHEAST PORTION

STRATA PLAN BCS 2622

PHASE 1



DRAWING # 30512-26
FILE # 30512-26_L1

DATE : OCTOBER 23, 2007

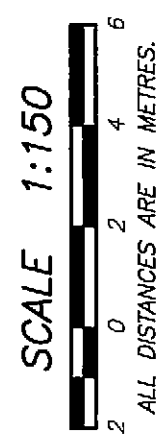
M.E.S.

ORIGINAL

SHEET 17 OF 61 SHEETS

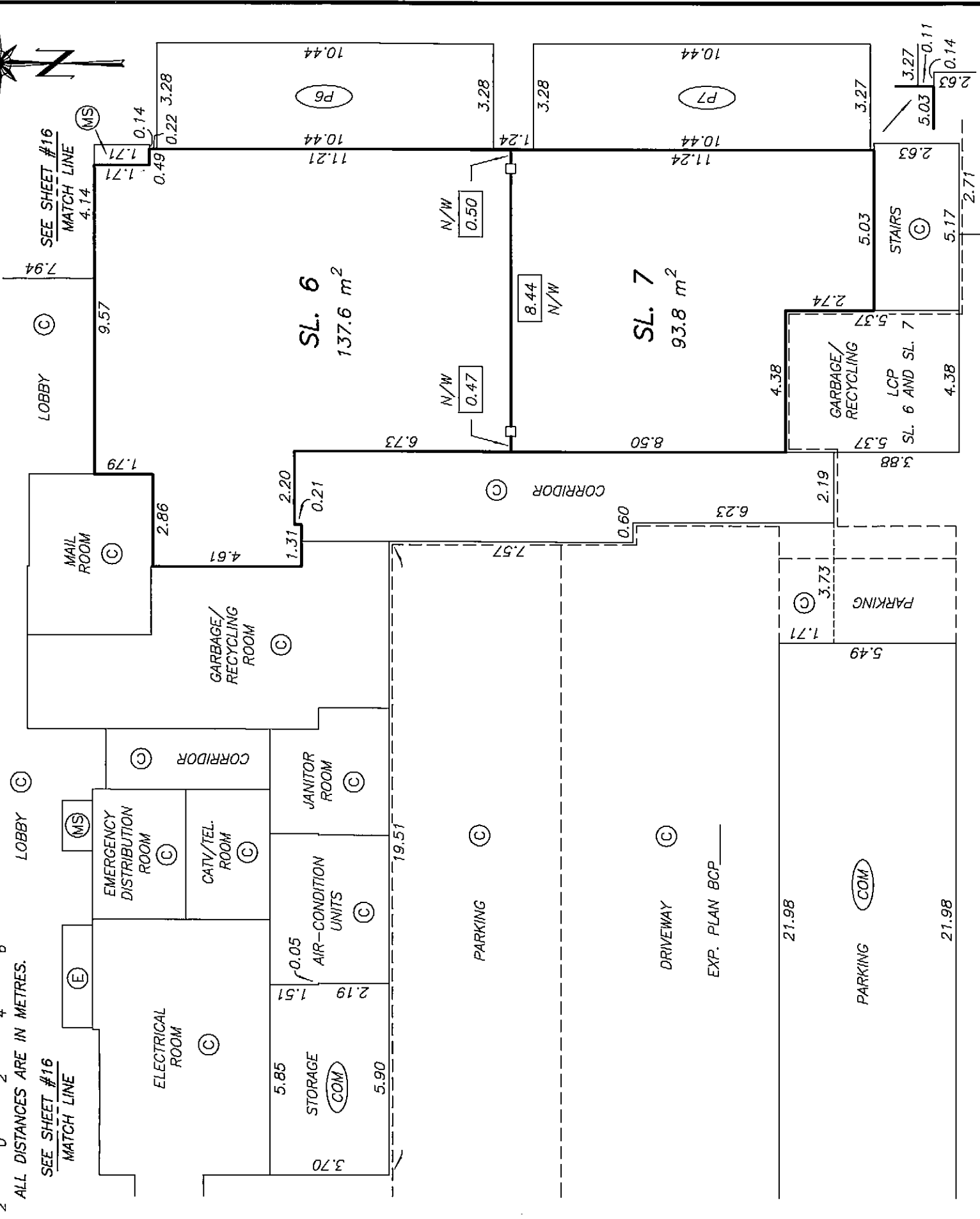
LEVEL 1 FLOOR PLAN
MIDDLE PORTION - EAST

STRATA PLAN BCS 2622
PHASE 1



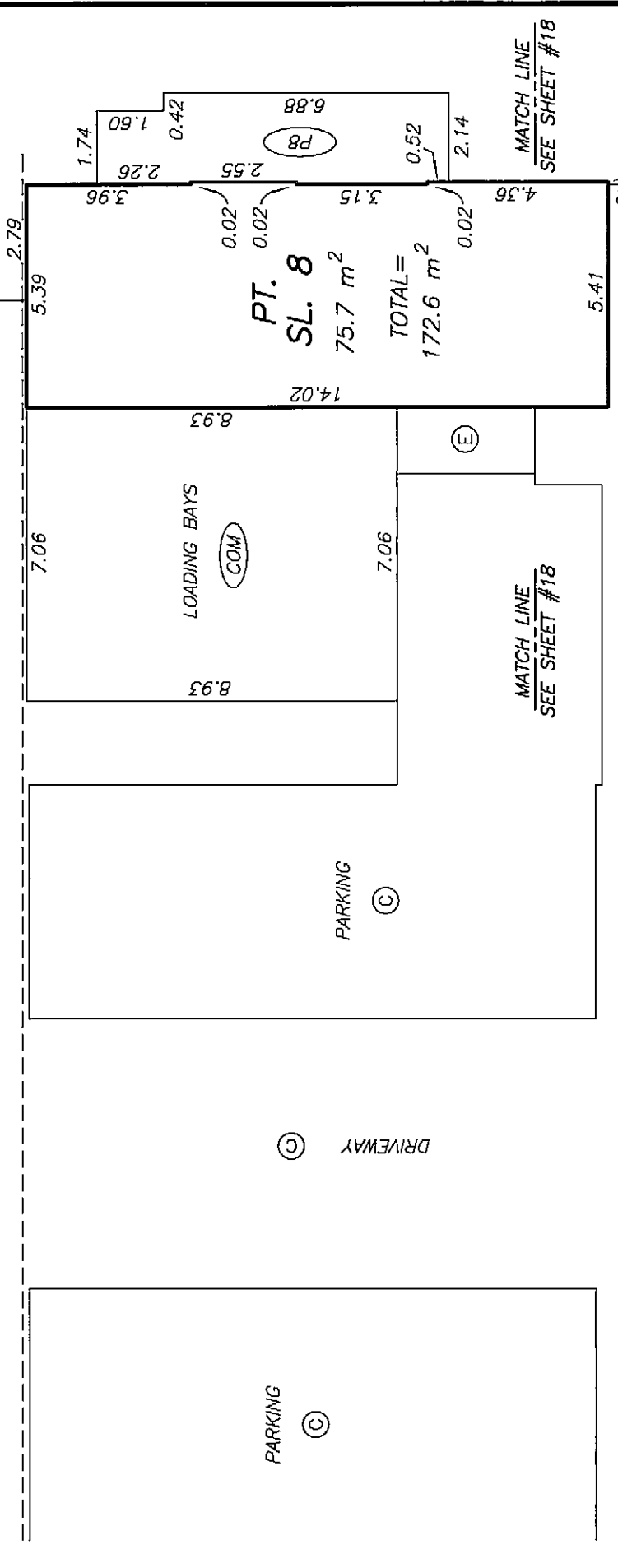
ALL DISTANCES ARE IN METRES.
SEE SHEET #16
MATCH LINE

SEE SHEET #16
MATCH LINE



DRIVEWAY (C)

EXP. PLAN BCP



DRIVEWAY (C)

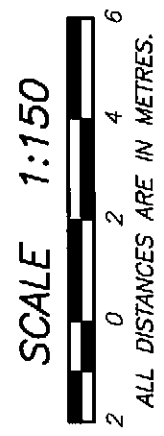
M.E.S.

ORIGINAL

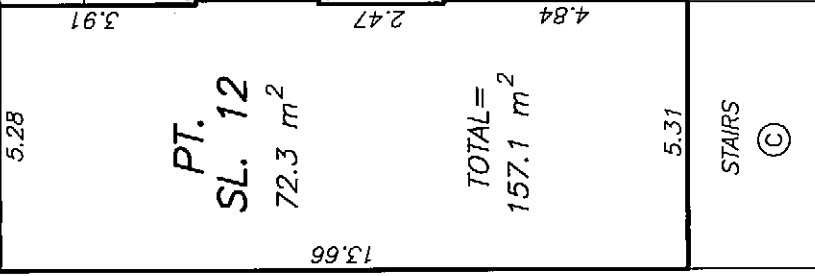
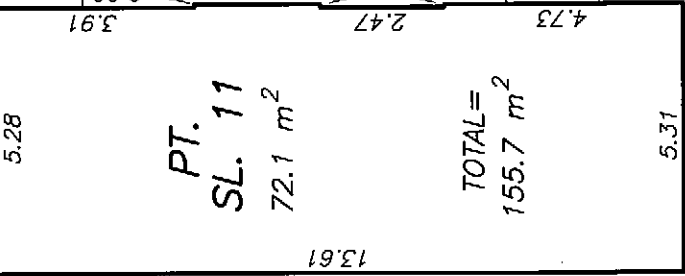
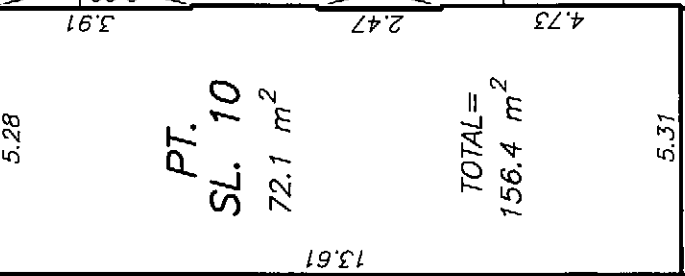
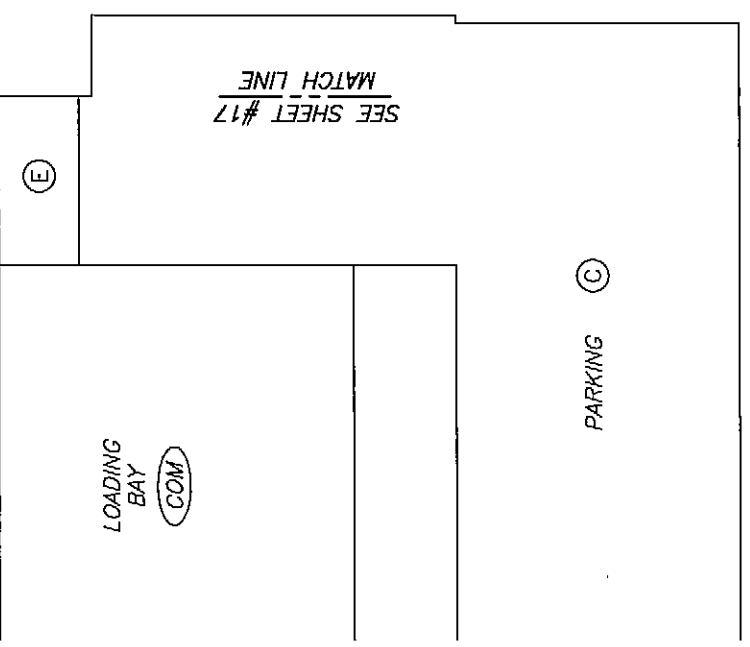
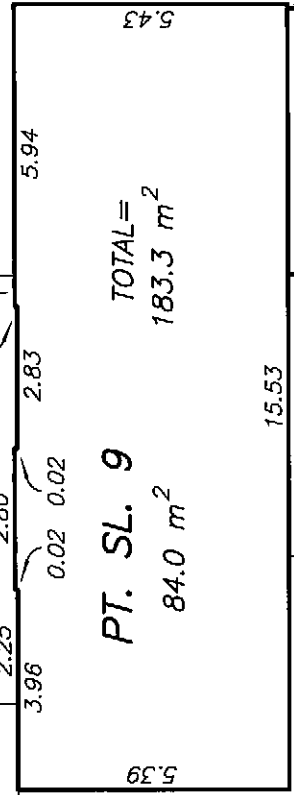
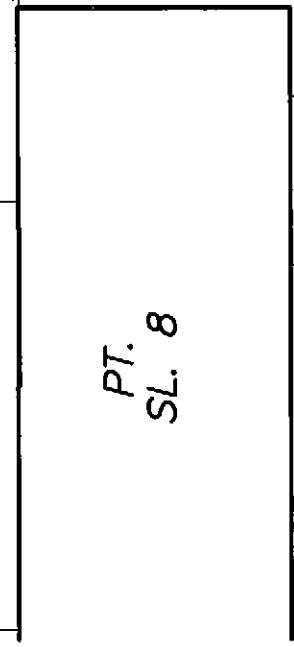
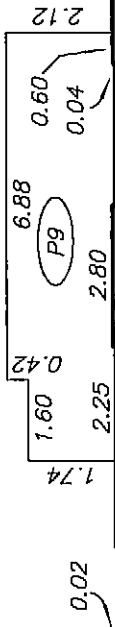
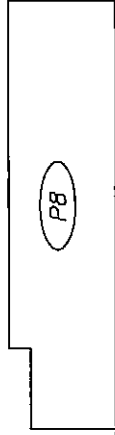
SHEET 18 OF 61 SHEETS

LEVEL 1 FLOOR PLAN
SOUTHEAST PORTION

STRATA PLAN BCS 2622
PHASE 1



SEE SHEET #17
MATCH LINE



DATE : OCTOBER 23, 2007
M.E.D.

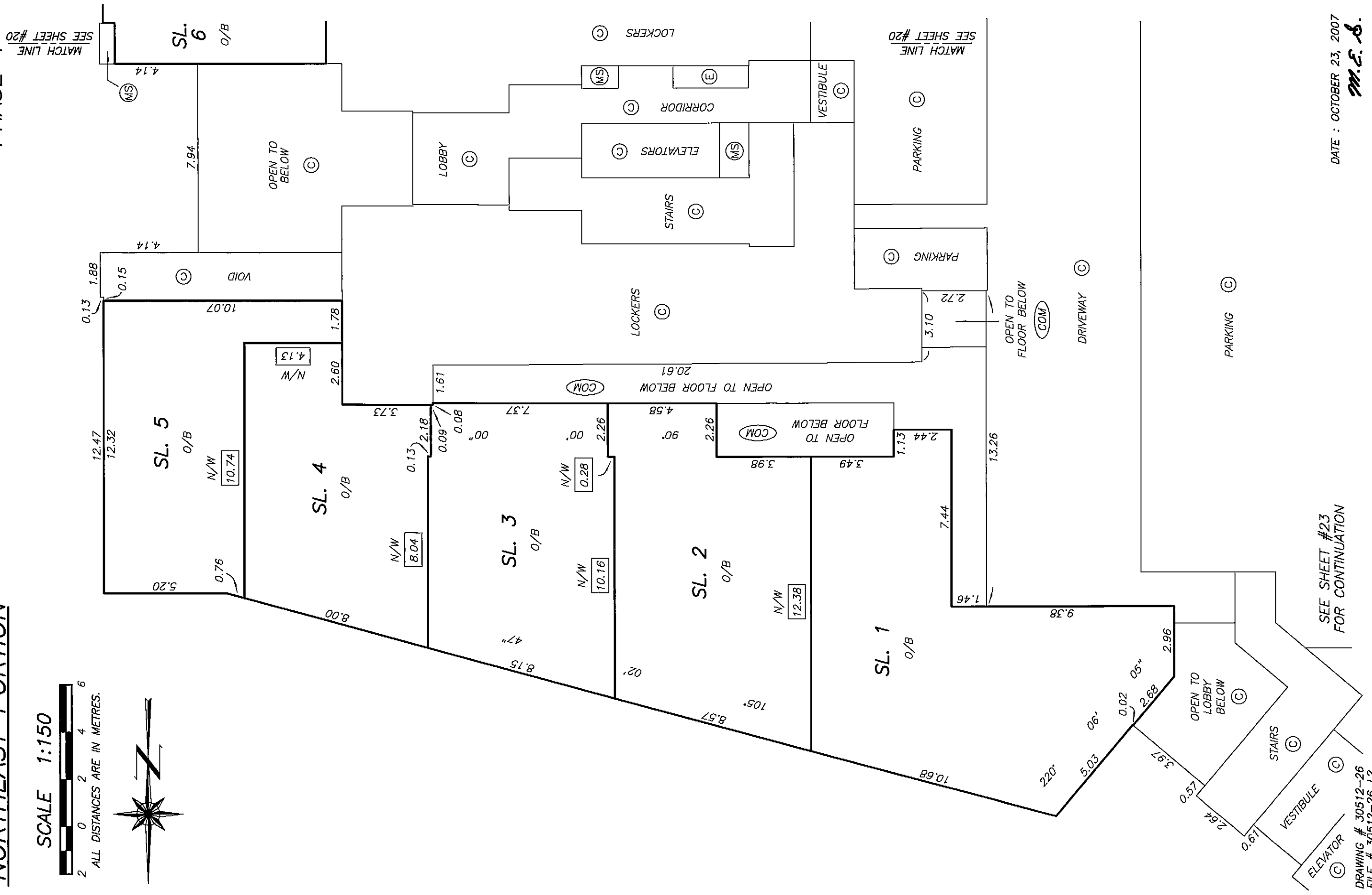
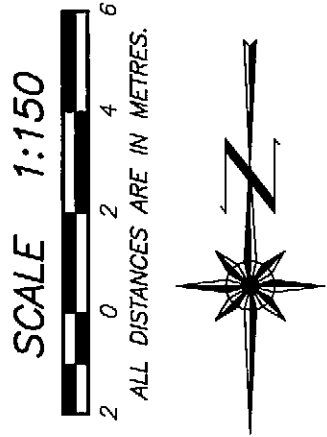
DRAWING # 30512-26
FILE # 30512-26_L1

ORIGINAL

SHEET 19 OF 61 SHEETS

LEVEL 2 FLOOR PLAN
NORTHEAST PORTION

STRATA PLAN BCS 2622
PHASE 1



SEE SHEET #23
FOR CONTINUATION

DATE : OCTOBER 23, 2007
M.E. S.

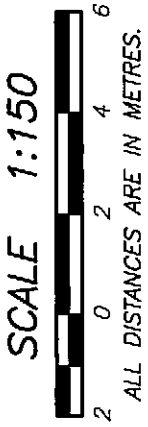
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FILE # 30512-26_L2

ORIGINAL

SHEET 20 OF 61 SHEETS

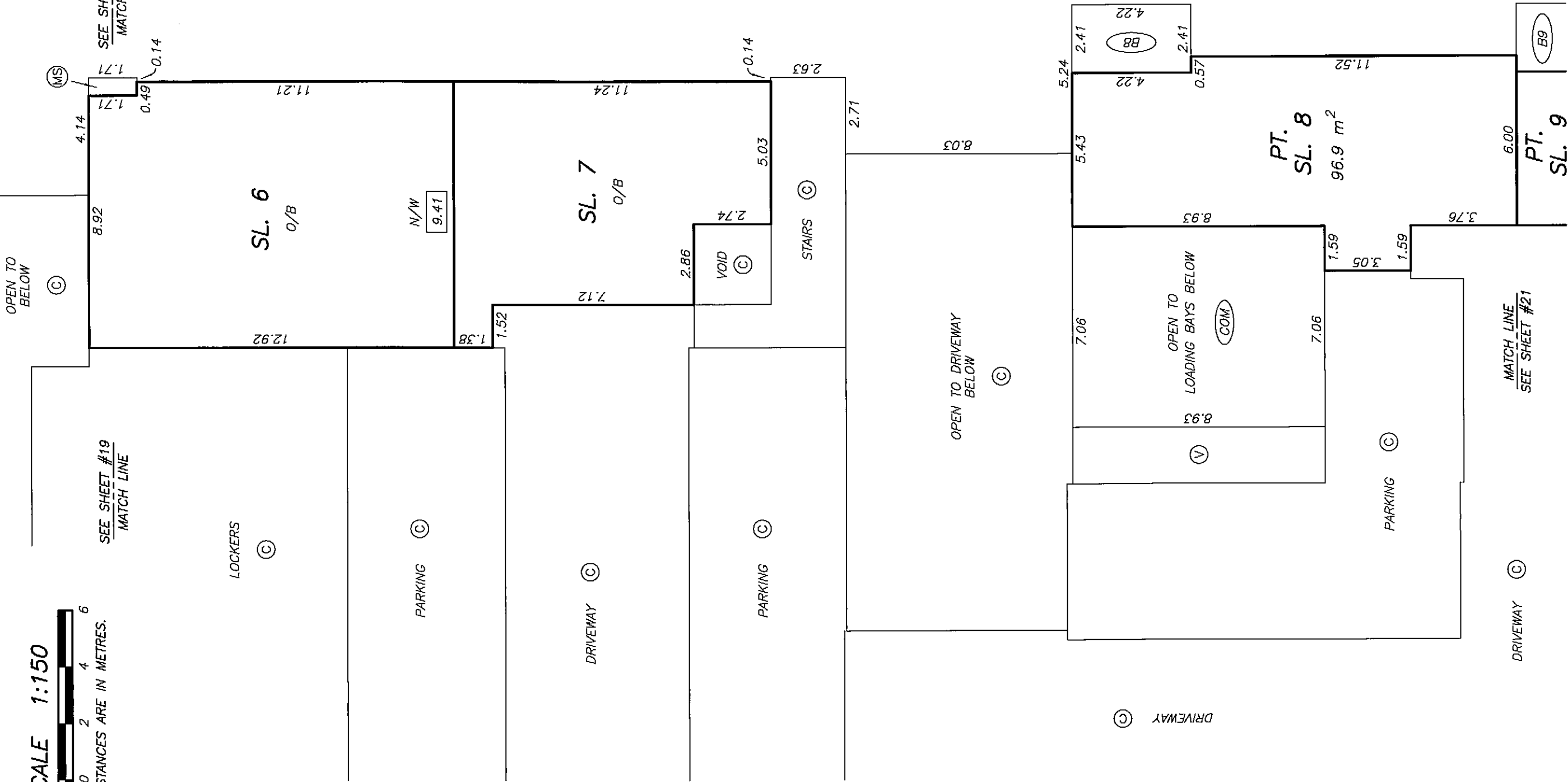
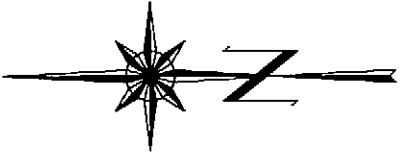
LEVEL 2 FLOOR PLAN
MIDDLE PORTION - EAST

STRATA PLAN BCS 2622
PHASE 1



SEE SHEET #19
MATCH LINE

SEE SHEET #19
MATCH LINE



MATCH LINE
SEE SHEET #21

MATCH LINE
SEE SHEET #21

DATE : OCTOBER 23, 2007

M.E.S.

DRAWING # 30512-26
FILE # 30512-26_L2

ORIGINAL

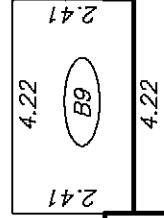
SHEET 21 OF 61 SHEETS

LEVEL 2 FLOOR PLAN
SOUTHEAST PORTION

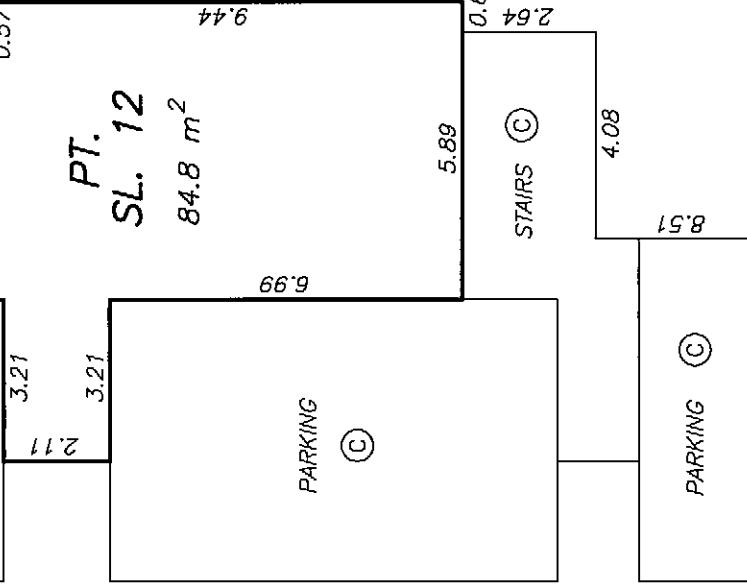
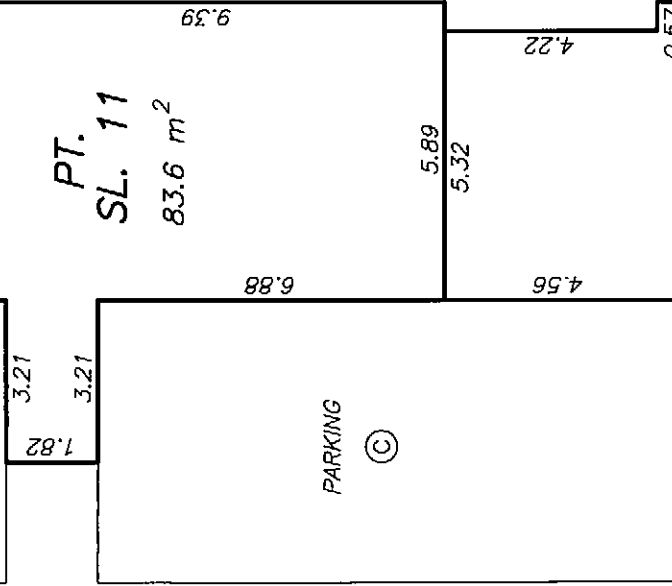
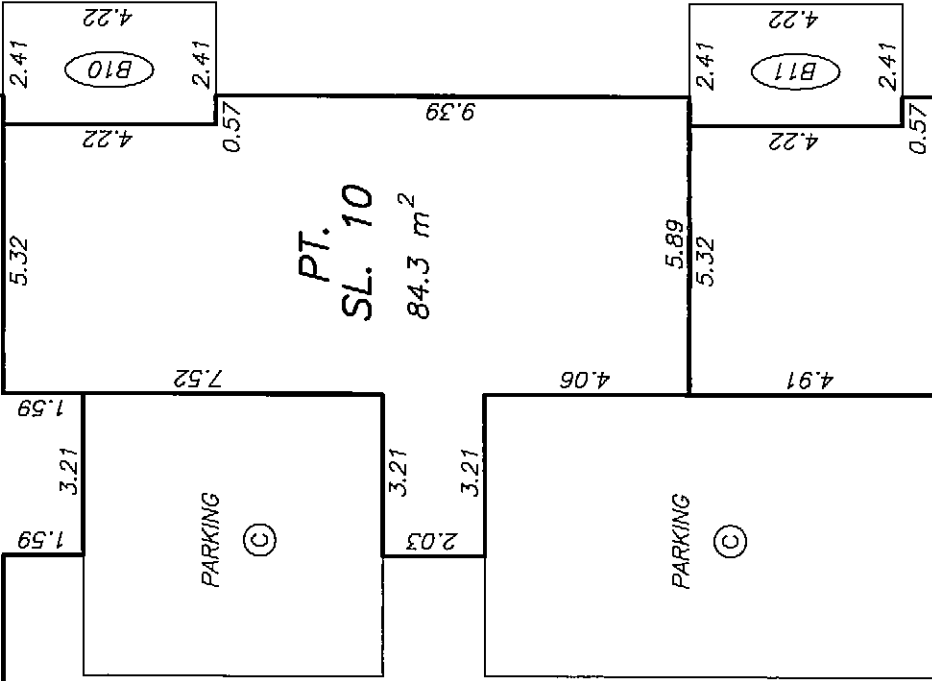
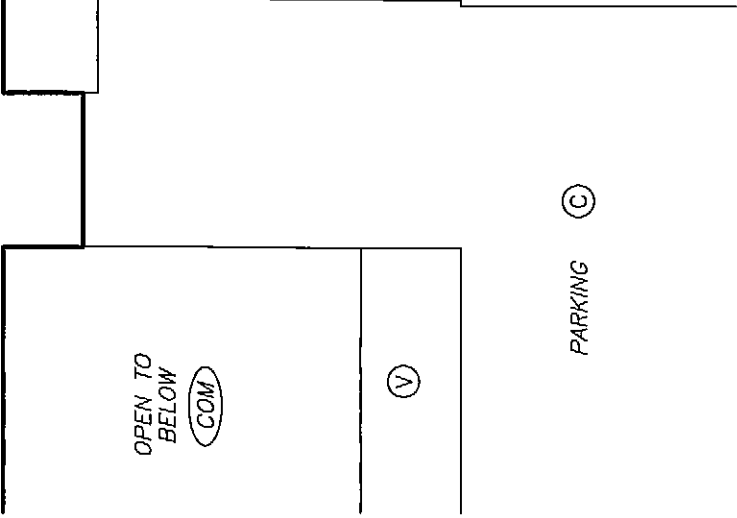
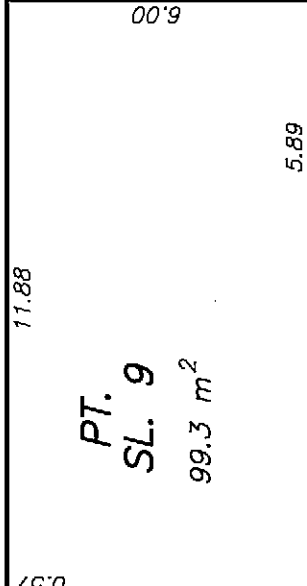
STRATA PLAN BCS 2622
PHASE 1



SEE SHEET #20
MATCH LINE



PT. 9
SL. 9
99.3 m²



PARKING (C)

STAIRS (C)

8.51

4.08

2.64

0.61

5.89

9.44

4.22

2.44

0.57

5.89

5.32

4.56

6.88

1.82

3.21

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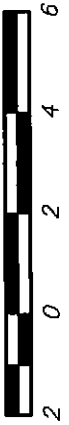
3.21

SHEET 23 OF 61 SHEETS

LEVEL 2 FLOOR PLAN
NORTHWEST PORTION

STRATA PLAN BCS 2622
PHASE 1

SCALE 1:150



ALL DISTANCES ARE IN METRES.

SEE SHEET #19
FOR CONTINUATION



PARKING ©

DRIVEWAY ©

PARKING ©

DRIVEWAY ©

PARKING ©

DRIVEWAY ©

PARKING ©

PT.
SL. 15

DATE : OCTOBER 23, 2007

M.E.S.

ORIGINAL

(NOT PART OF
STRATA PLAN)

AIR SPACE BOUNDARY

PARKING ©

25.640

2.890

2.360

1.014

2.394

8.743

3.06

1.90

2.28

ELEVATOR ©

STAIRS ©

VESTIBULE ©

SEE SHEET #19
FOR CONTINUATION

DRIVEWAY ©

STAIRS ©

OPEN TO
BELOW ©

PARKING ©

PT.
SL. 16
31.3 m²

7.57

4.11

2.50

1.22

0.56

MATCH LINE #22

SEE SHEET #22

3.70

4.11

3.14

2.44

3.60

4.67

1.78

1.47

0.20

5.79

5.79

1.17

2.18

4.76

0.99

0.873

1.630

3.737

8.826

8.760

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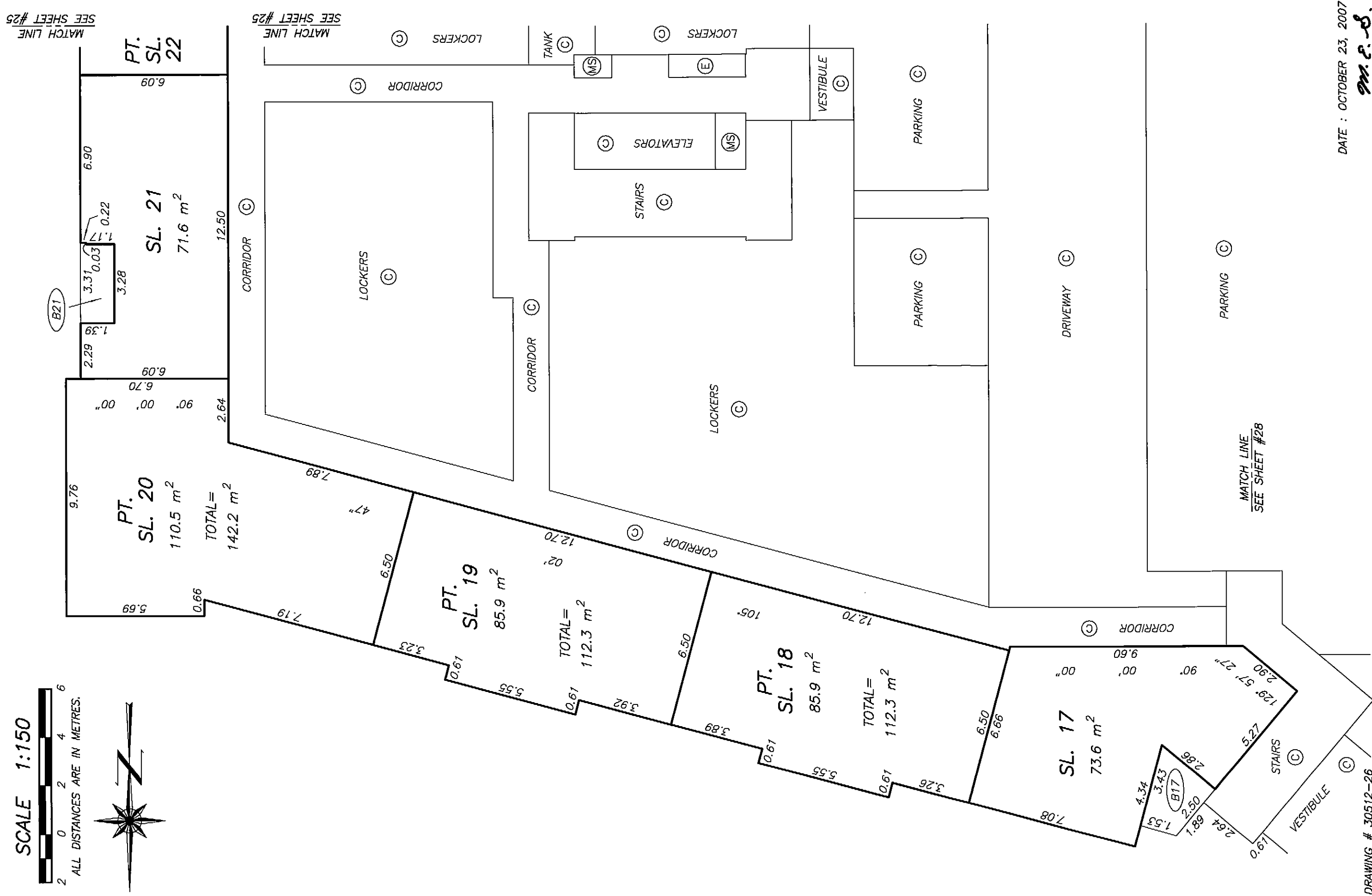
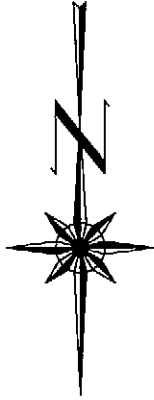
2.660

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SCALE 1:150

ALL DISTANCES ARE IN METRES.



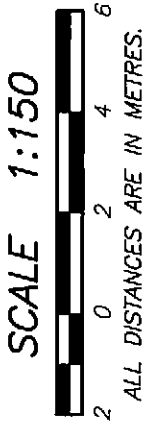
DRAWING # 30512-26
FILE # 30512-26_L3

DATE : OCTOBER 23, 2007
M. E. S.

ORIGINAL

LEVEL 3 FLOOR PLAN
MIDDLE PORTION - EAST

STRATA PLAN BCS 2622
PHASE 1



CORRIDOR (C)

SEE SHEET #24
MATCH LINE

LOCKERS (C)

PARKING (C)

DRIVEWAY (C)

PARKING (C)

DRIVEWAY (C)

PARKING (C)

PARKING (C)

MATCH LINE
SEE SHEET #26

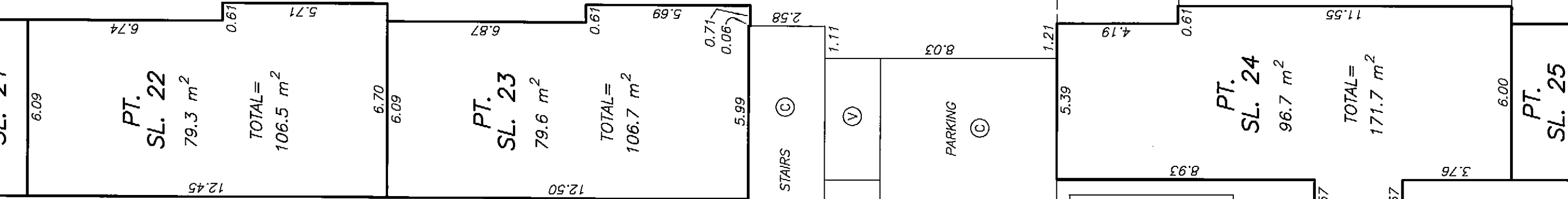
SL. 21

PT.
SL. 22
79.3 m²
TOTAL=
106.5 m²

PT.
SL. 23
79.6 m²
TOTAL=
106.7 m²

PT.
SL. 24
96.7 m²
TOTAL=
171.7 m²

PT.
SL. 25



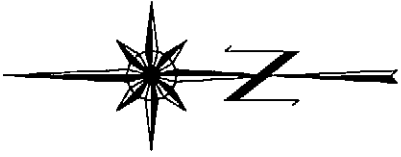
CORRIDOR (C)

STAIRS (C)

PARKING (C)

PERIMETER
OF FLOOR
BELOW

MATCH LINE
SEE SHEET #26

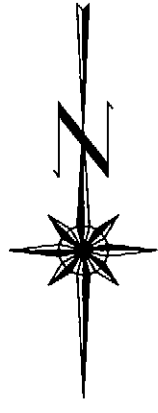
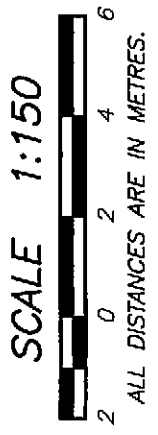


SEE SHEET #24
MATCH LINE

SHEET 26 OF 61 SHEETS

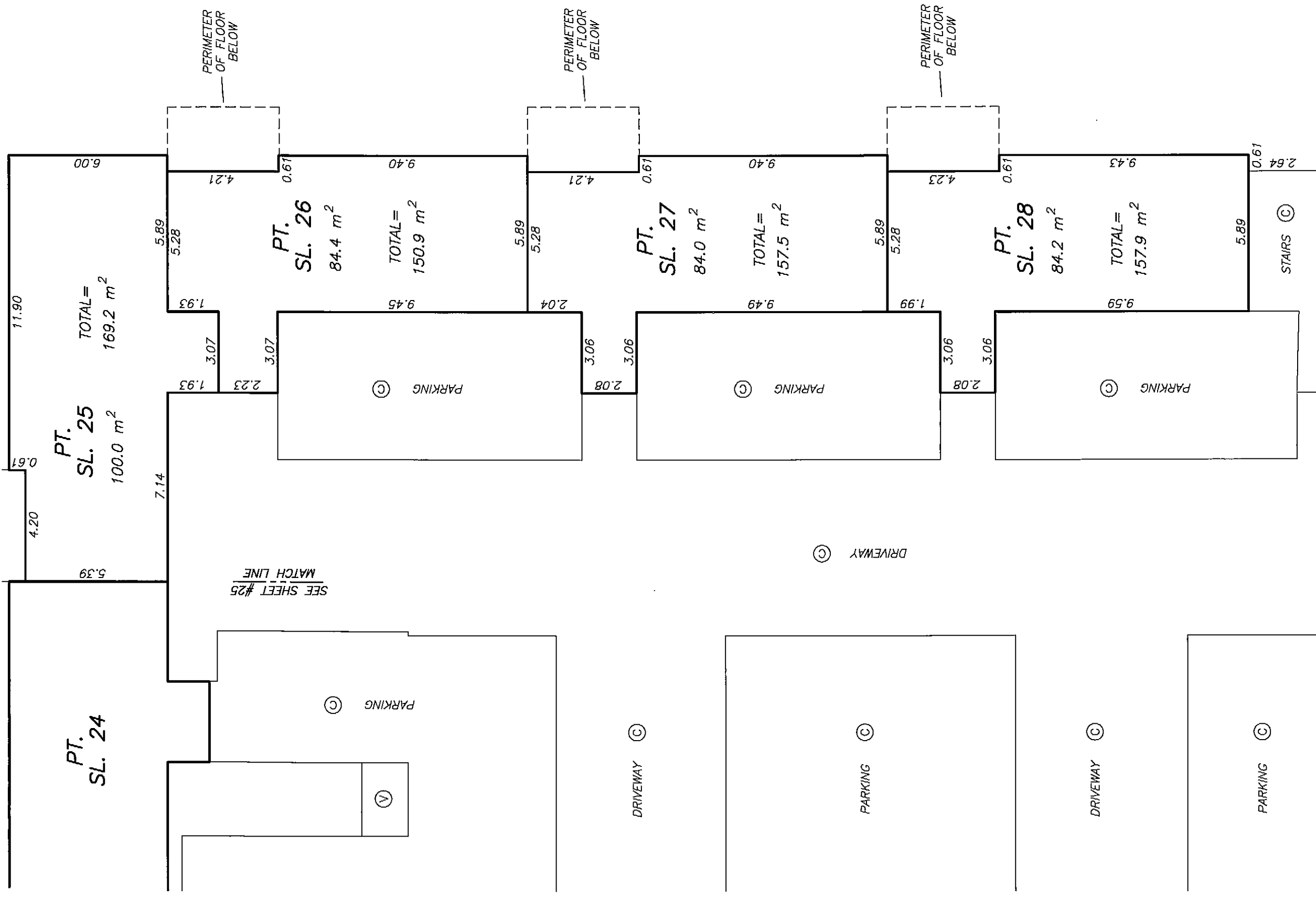
LEVEL 3 FLOOR PLAN
SOUTHEAST PORTION

STRATA PLAN BCS 2622
PHASE 1



SEE SHEET #25
MATCH LINE

PERIMETER
OF FLOOR
BELOW



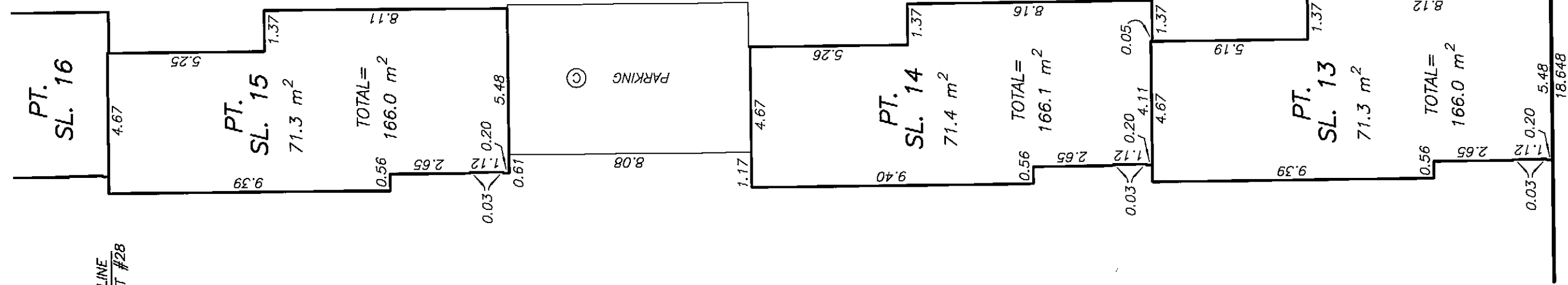
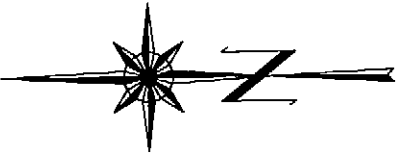
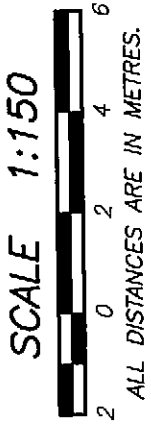
DATE : OCTOBER 23, 2007
M.E. &

DRAWING # 30512-26
FILE # 30512-26_L3

ORIGINAL

LEVEL 3 FLOOR PLAN
MIDDLE PORTION - WEST

STRATA PLAN BCS 2622
PHASE 1

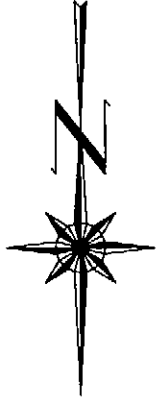
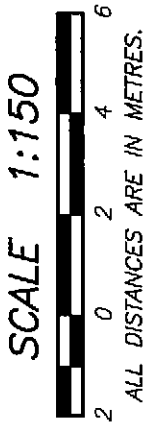


DATE : OCTOBER 23, 2007
M.E.S.

SHEET 28 OF 61 SHEETS

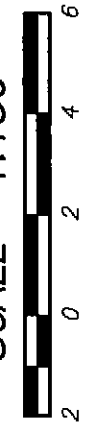
LEVEL 3 FLOOR PLAN
NORTHWEST PORTION

STRATA PLAN BCS 2622
PHASE 1



SEE SHEET #24
MATCH LINE

SEE SHEET #24
MATCH LINE



ALL DISTANCES ARE IN METRES.

STAIRS (C)

VESTIBULE (C)

ELEVATOR (C)

PARKING (C)

DRIVEWAY (C)

PARKING (C)

DRIVEWAY (C)

PARKING (C)

DRIVEWAY (C)

PARKING (C)

STAIRS (C)

PT. SL. 16

TOTAL = 166.0 m²

PT. SL. 15

71.3 m²

TOTAL = 166.0 m²

PT. SL. 15

STRATA PLAN BCS 2622
PHASE 1



DATE : OCTOBER 23, 2007

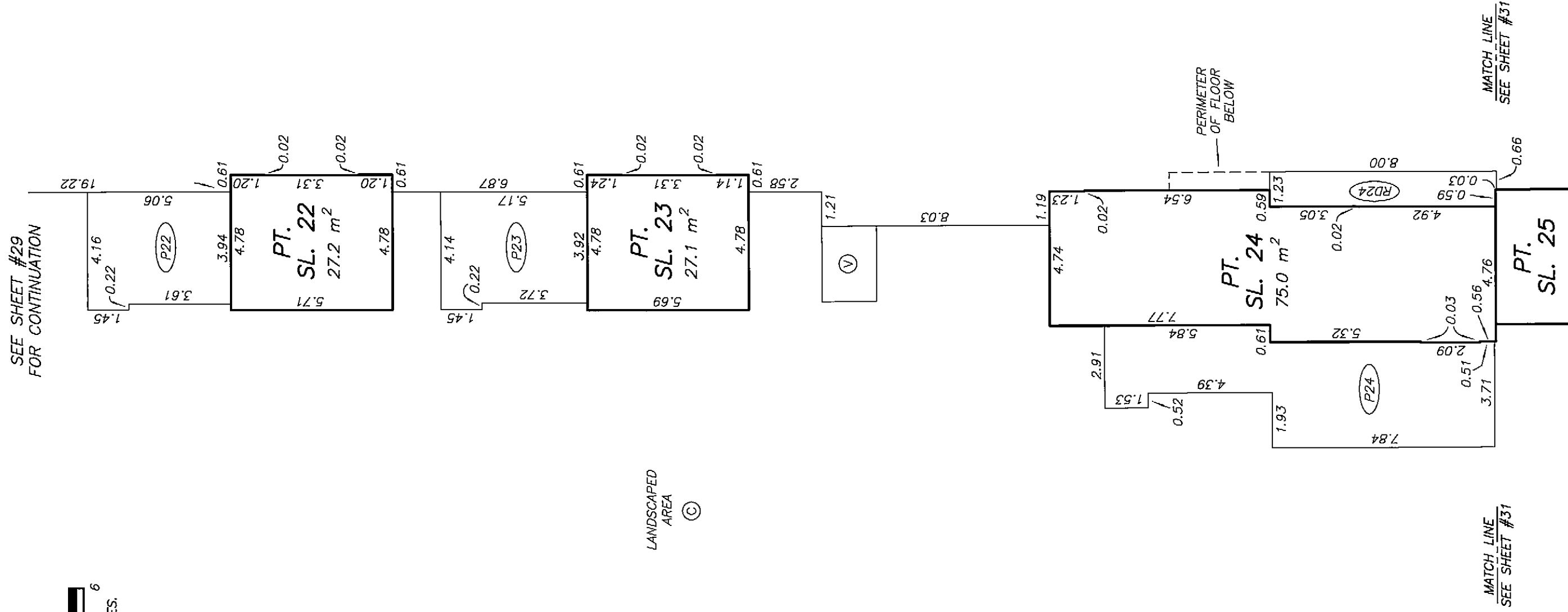
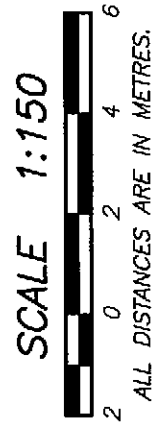
9.3.46

ORIGINAL

SHEET 30 OF 61 SHEETS

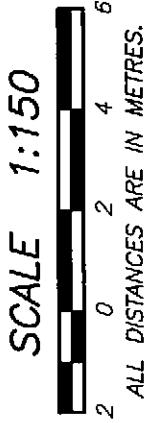
LEVEL 4 FLOOR PLAN
MIDDLE PORTION - EAST

STRATA PLAN BCS 2622
PHASE 1

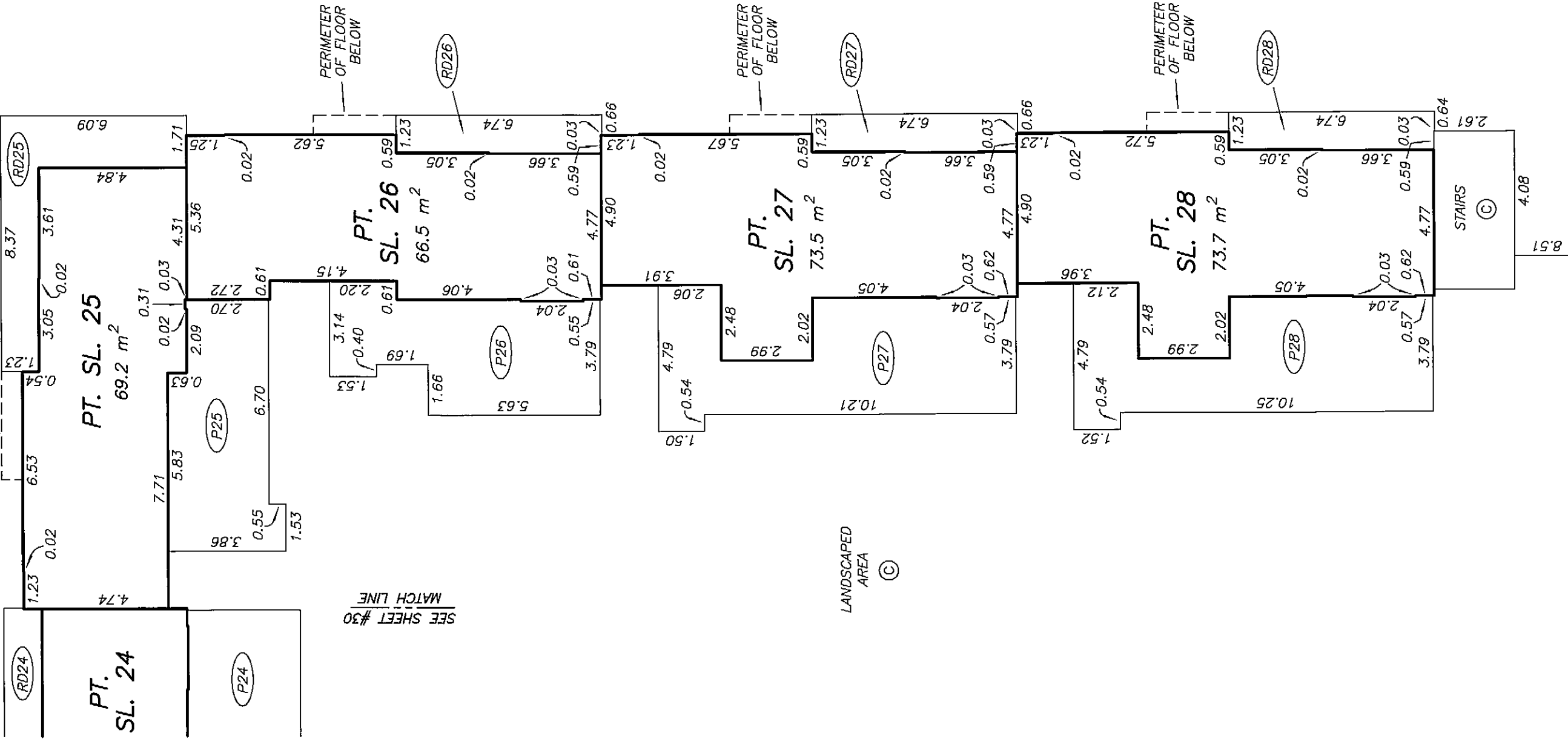


LEVEL 4 FLOOR PLAN
SOUTHEAST PORTION

STRATA PLAN BCS 2622
PHASE 1



PERIMETER
OF FLOOR
BELOW

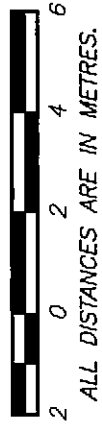


DATE : OCTOBER 23, 2007
M.E.S.

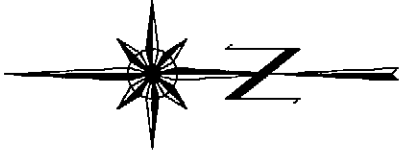
LEVEL 4 FLOOR PLAN
MIDDLE PORTION - WEST

STRATA PLAN BCS 2622
PHASE 1

SCALE 1:150

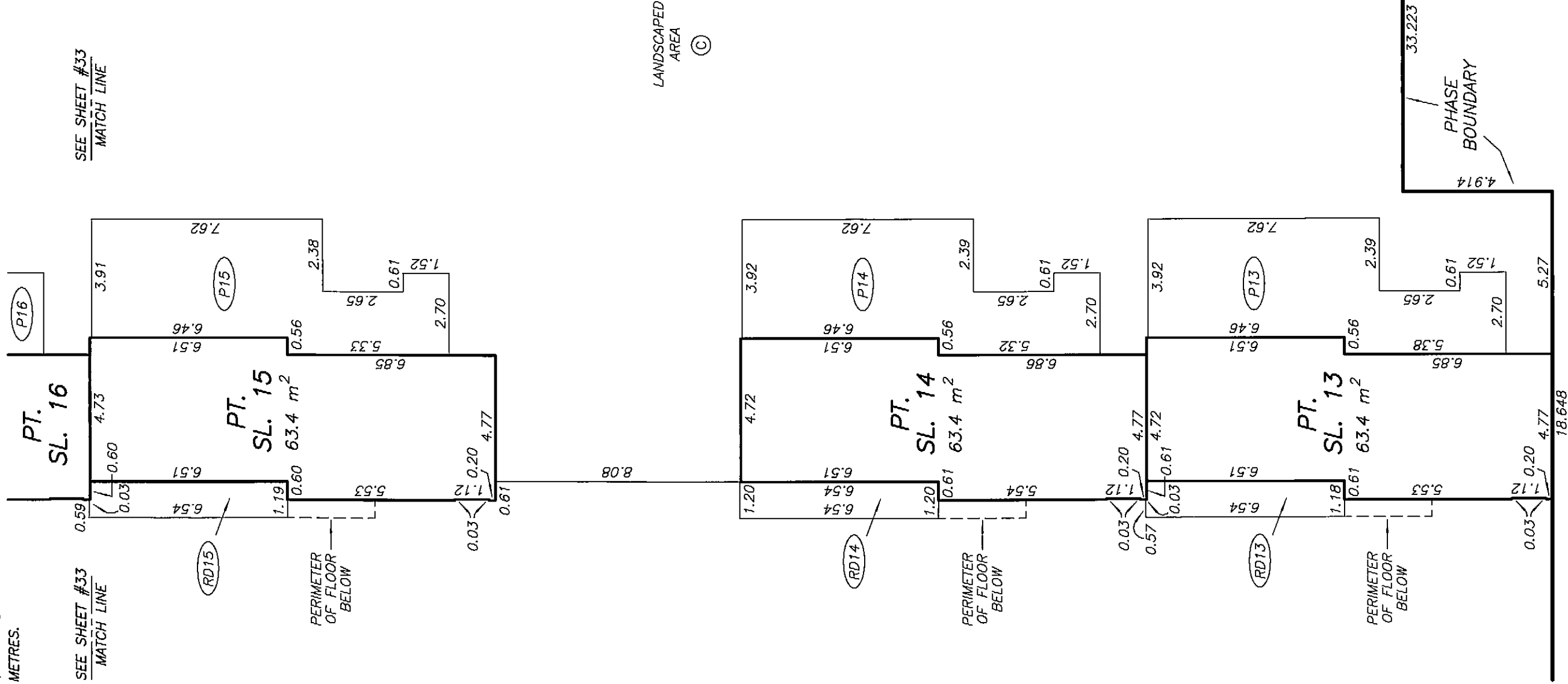


ALL DISTANCES ARE IN METRES.



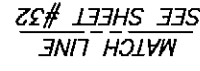
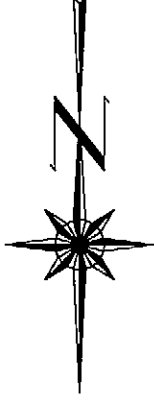
SEE SHEET #33
MATCH LINE

SEE SHEET #33
MATCH LINE



18.648

STRATA PLAN BCS 2622
PHASE 1



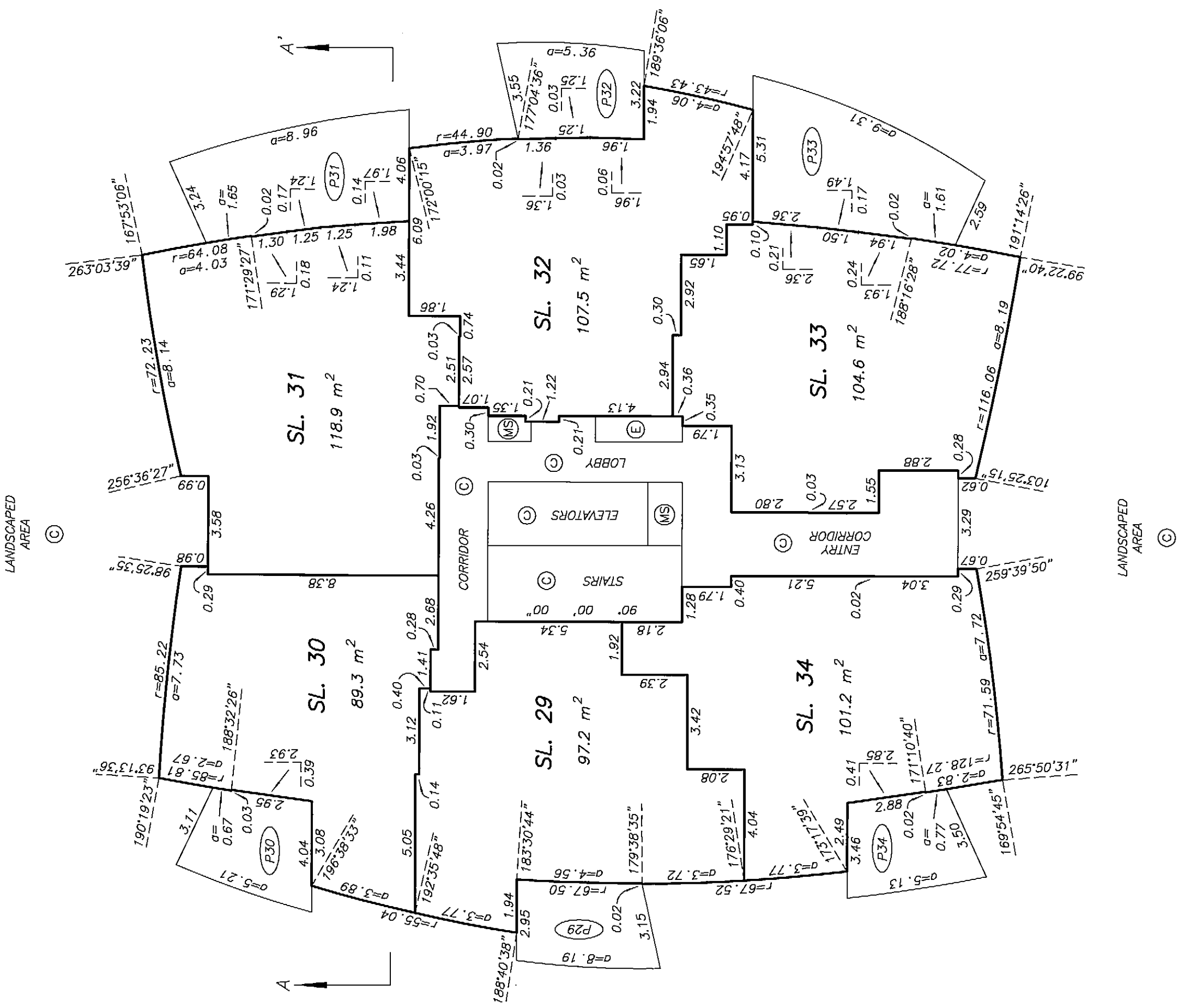
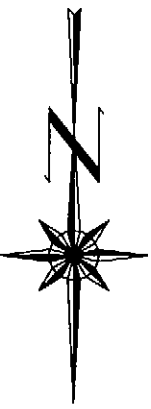
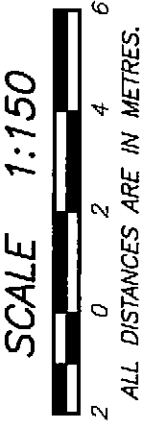
DATE : OCTOBER 23, 2007

M. C. D.

ORIGINAL

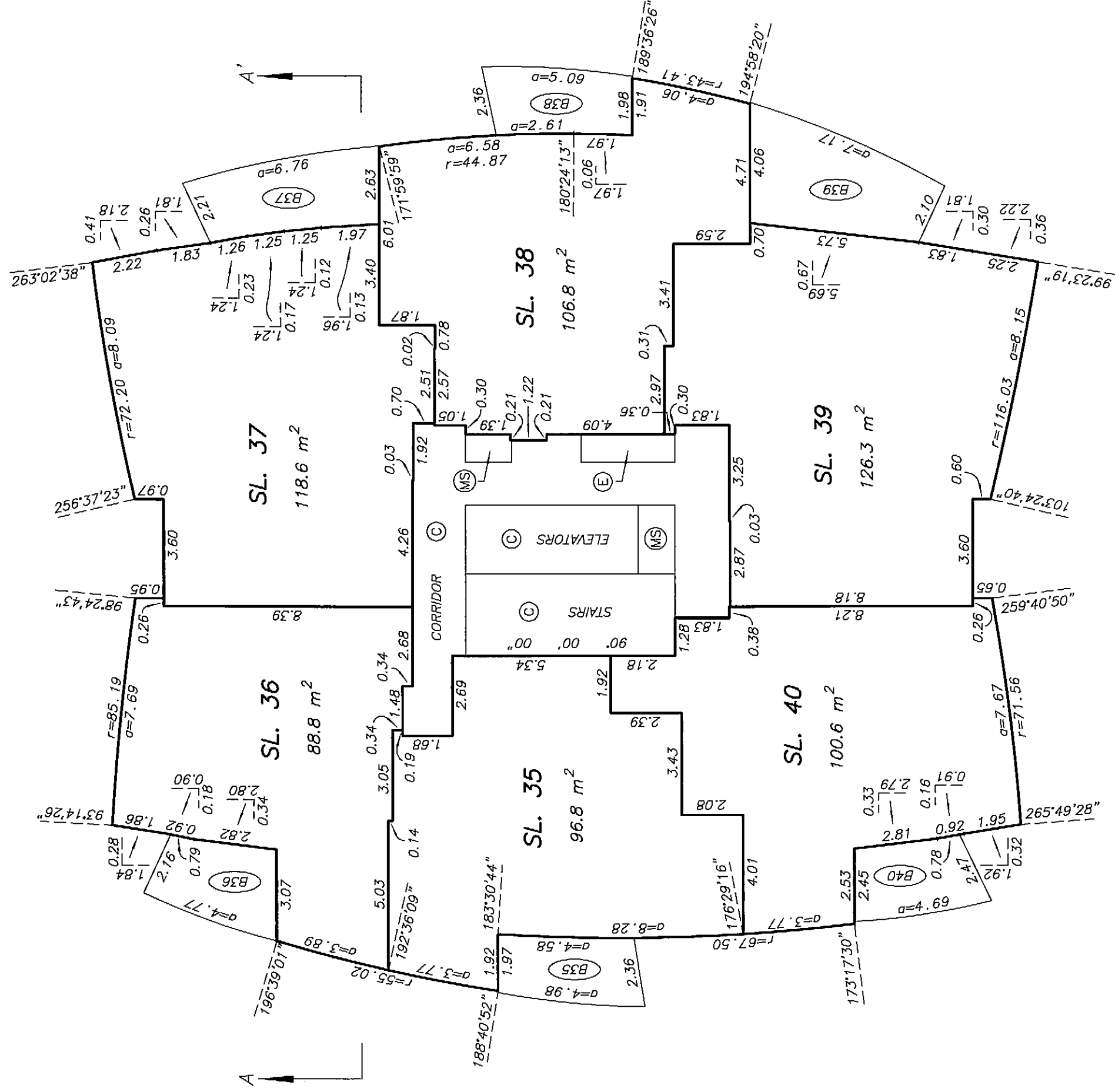
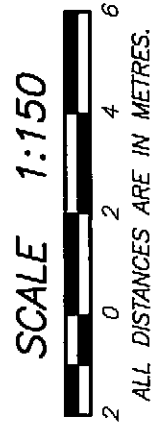
LEVEL 4
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1



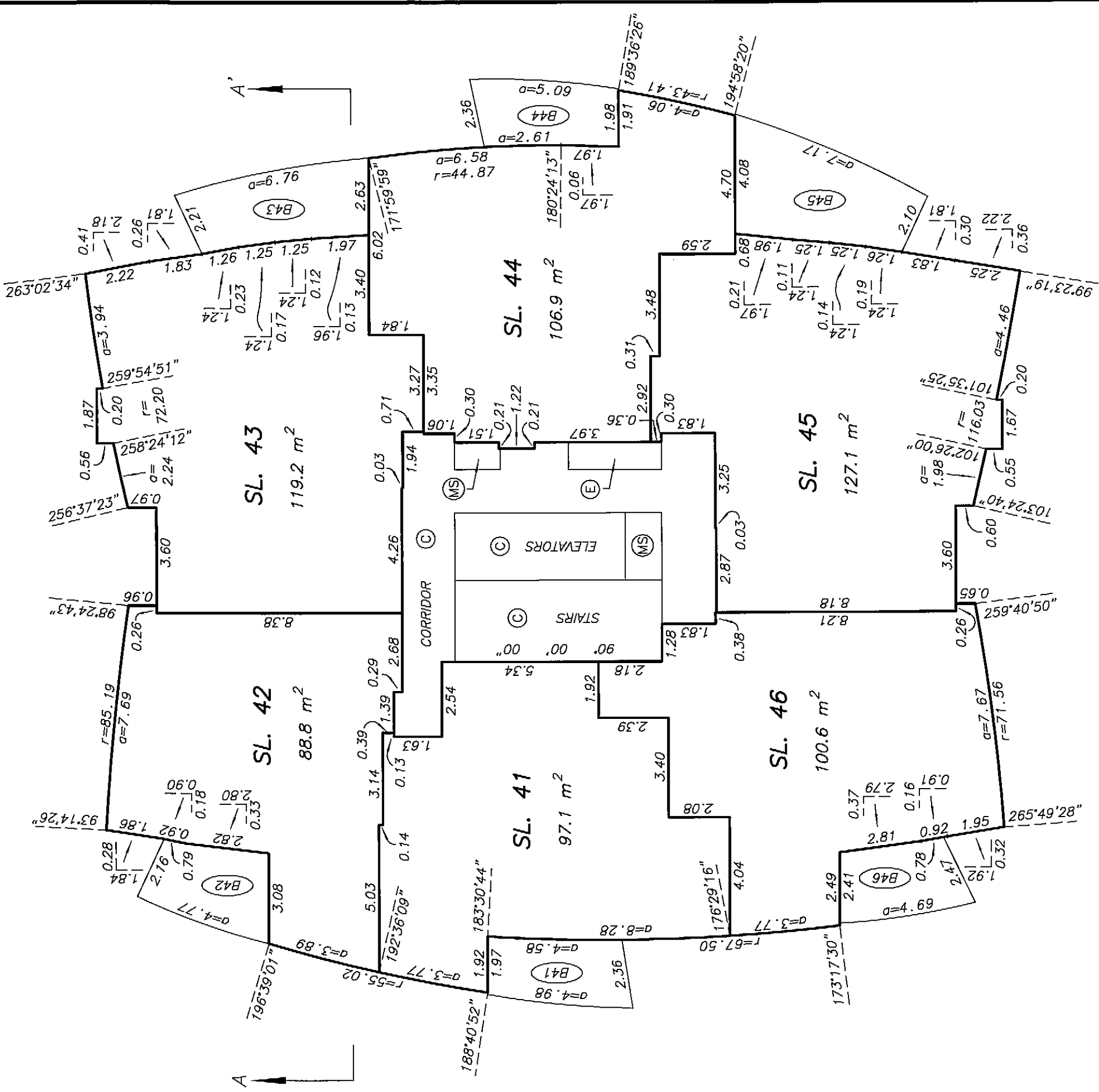
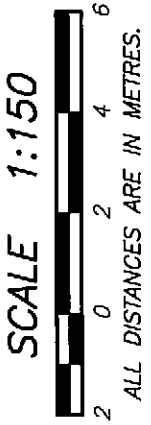
LEVEL 5
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1



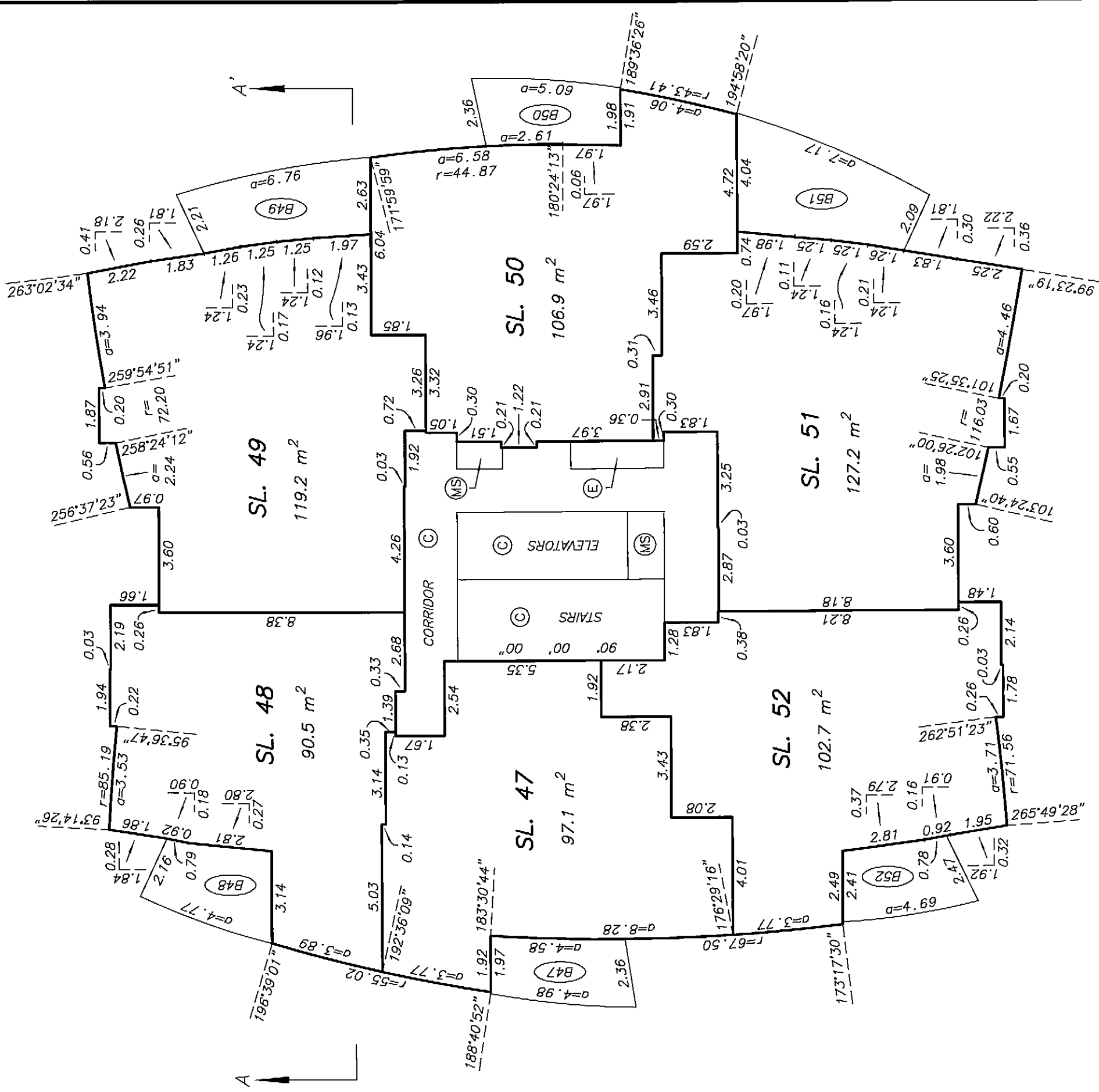
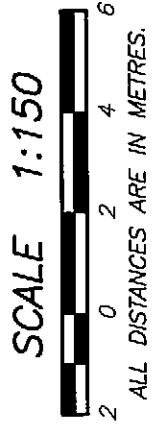
LEVEL 6
FLOOR PLAN

STRATA PLAN BCS 1622
PHASE 1



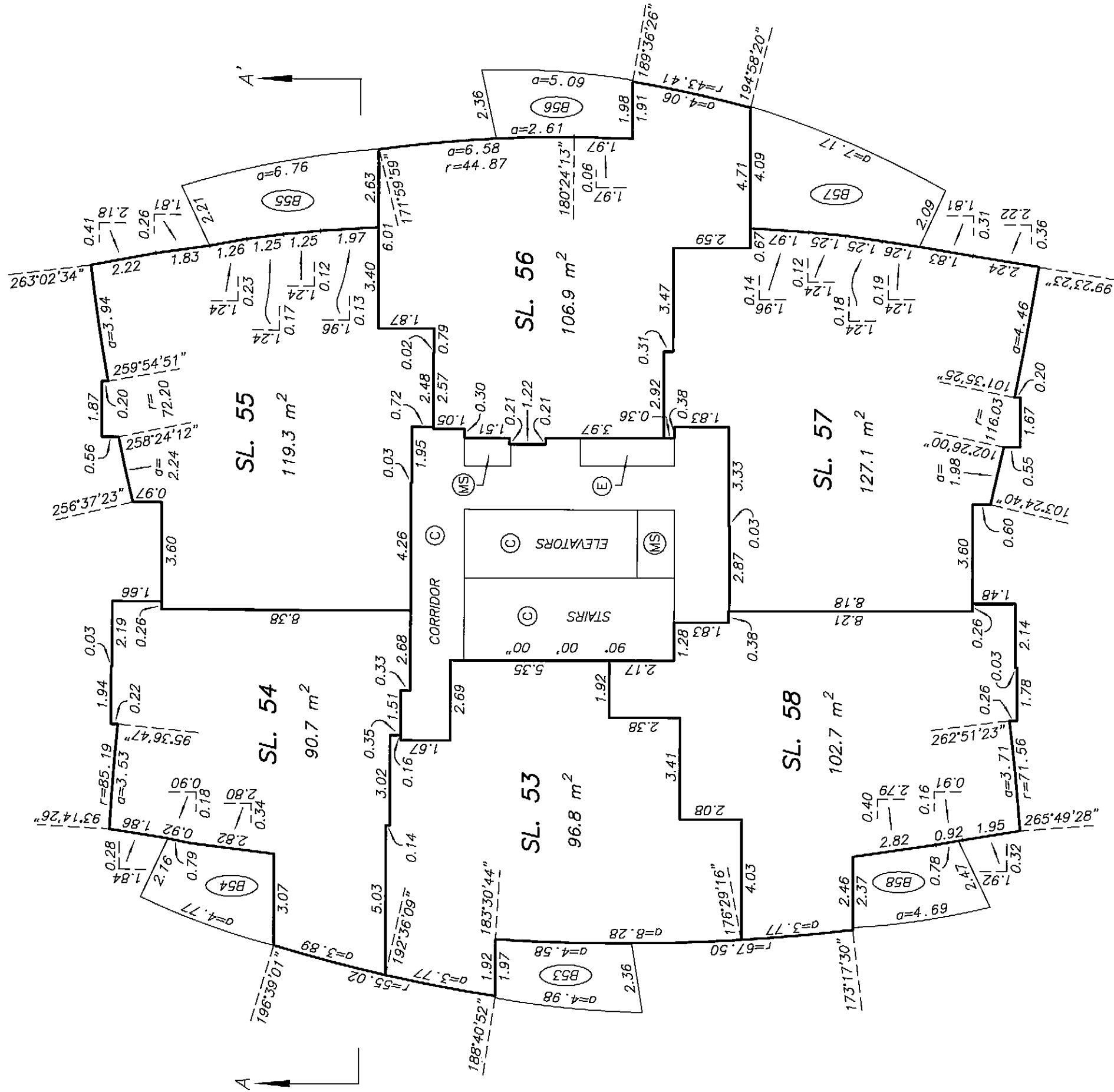
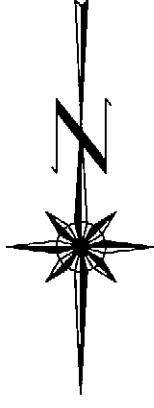
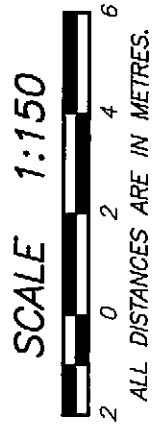
LEVEL 7
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1

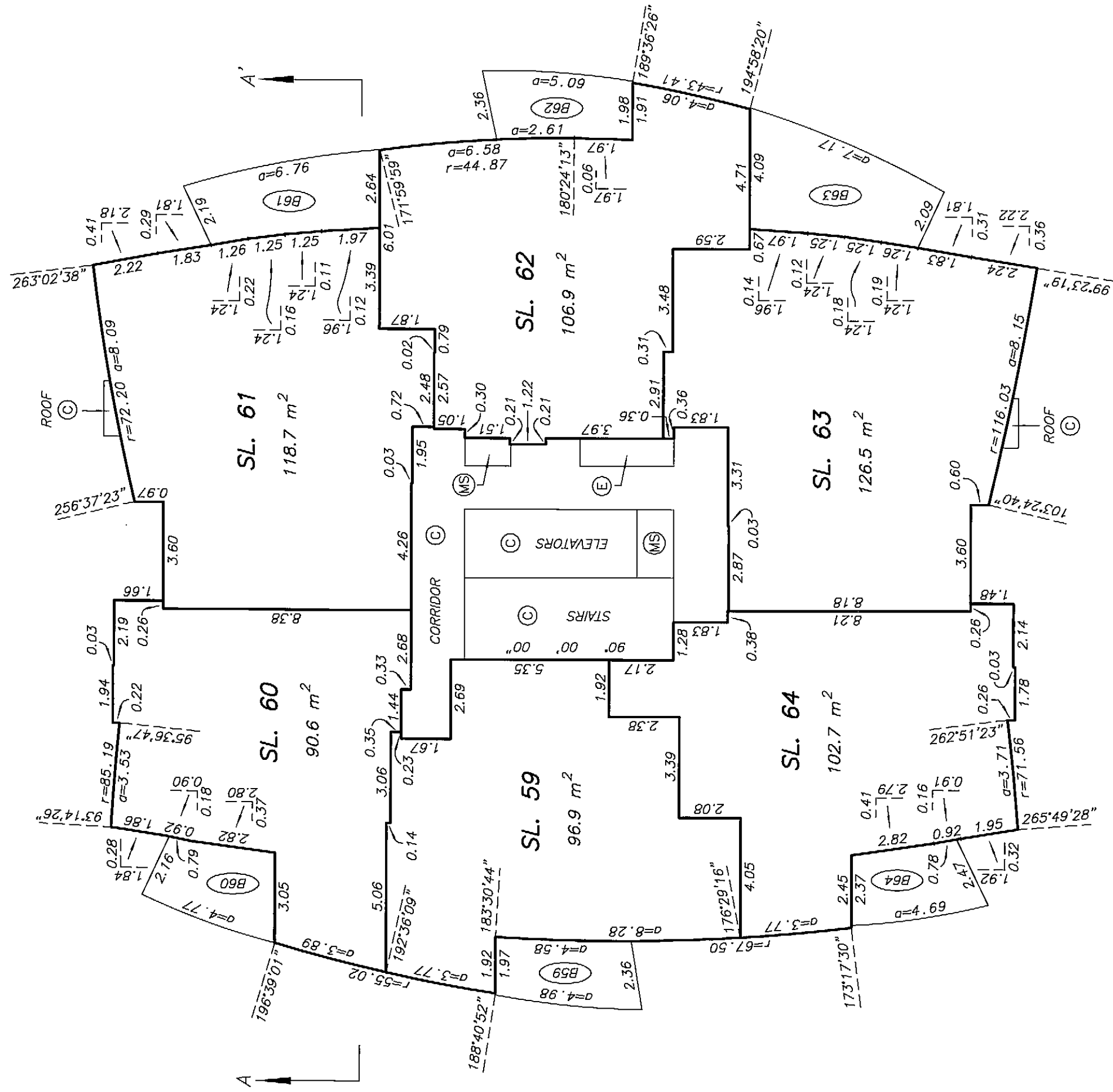


LEVEL 8
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1



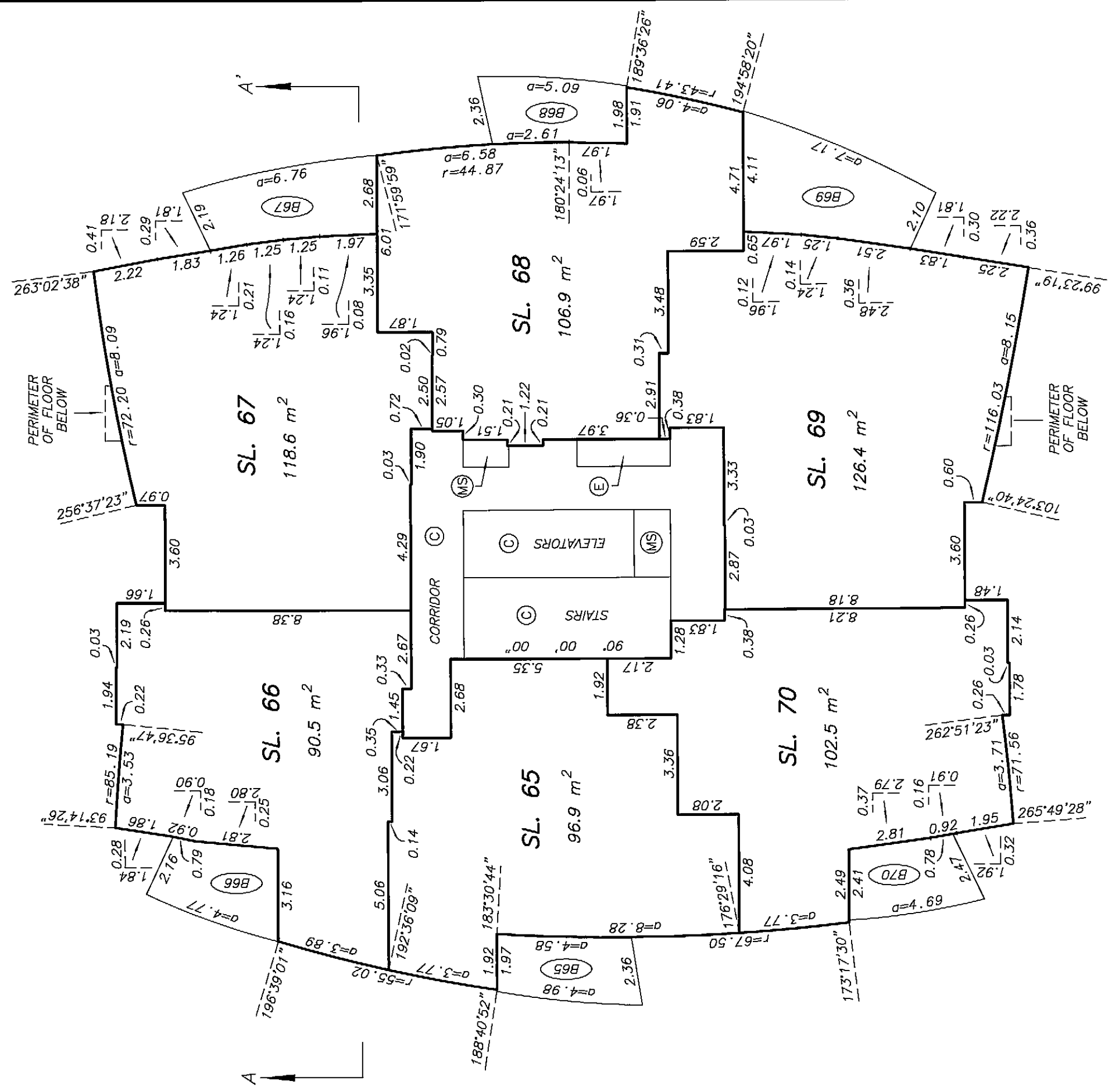
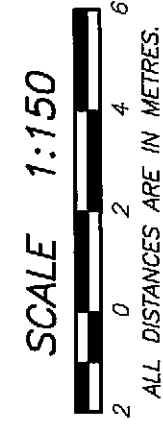
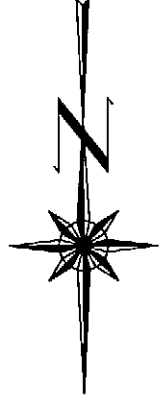
STRATA PLAN BCS 2622
PHASE 1



SHEET 40 OF 61 SHEETS

STRATA PLAN BCS 2622
PHASE 1

LEVEL 10
FLOOR PLAN



DATE : OCTOBER 23, 2007
M.E.D.

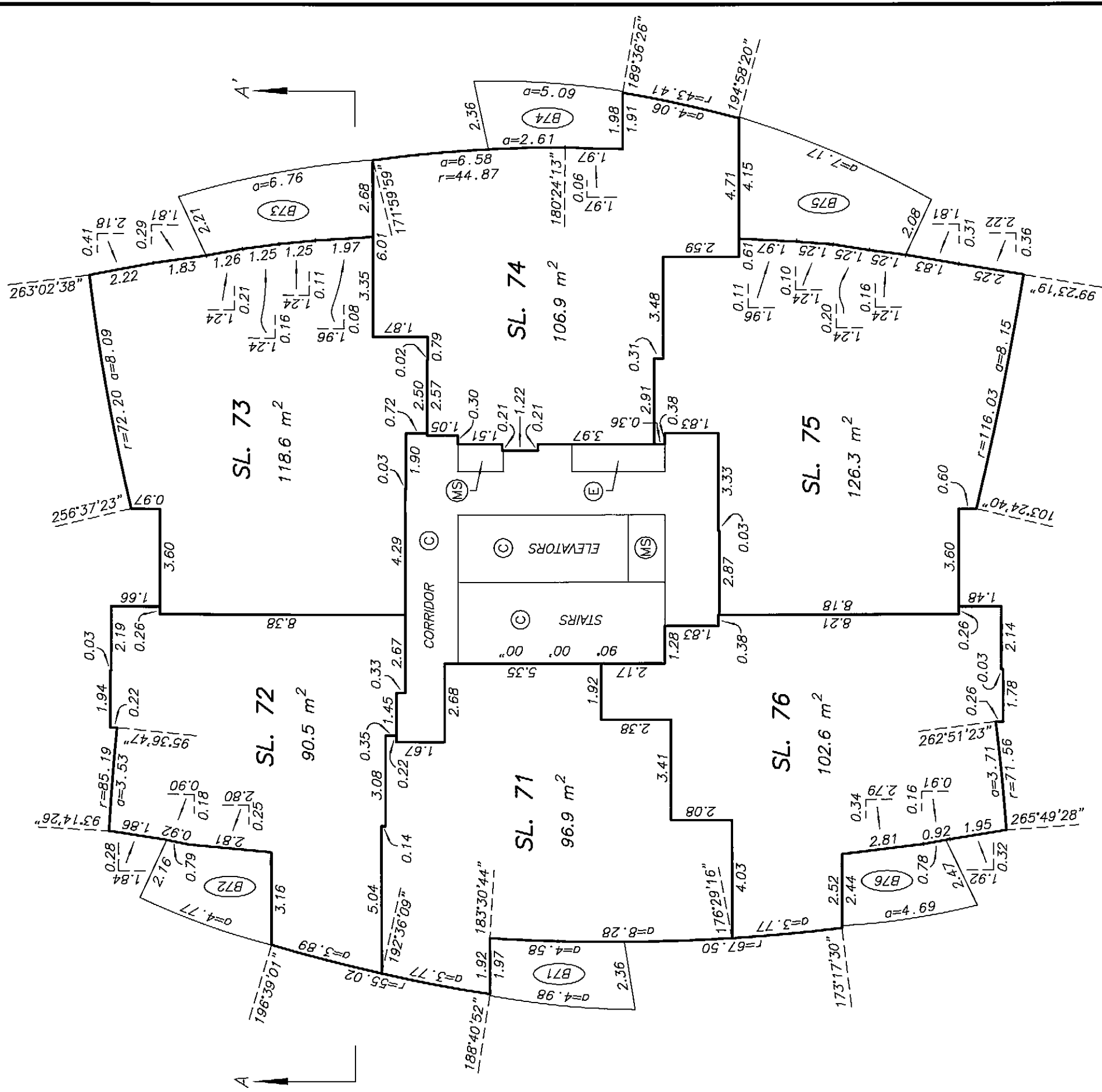
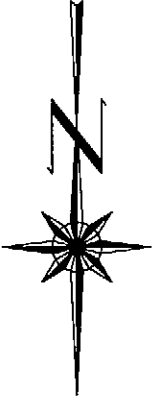
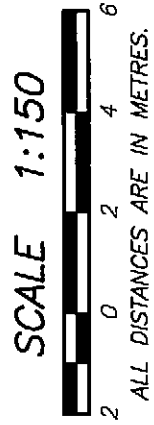
DRAWING # 30512-26_L10
FILE # 30512-26

ORIGINAL

SHEET 41 OF 61 SHEETS

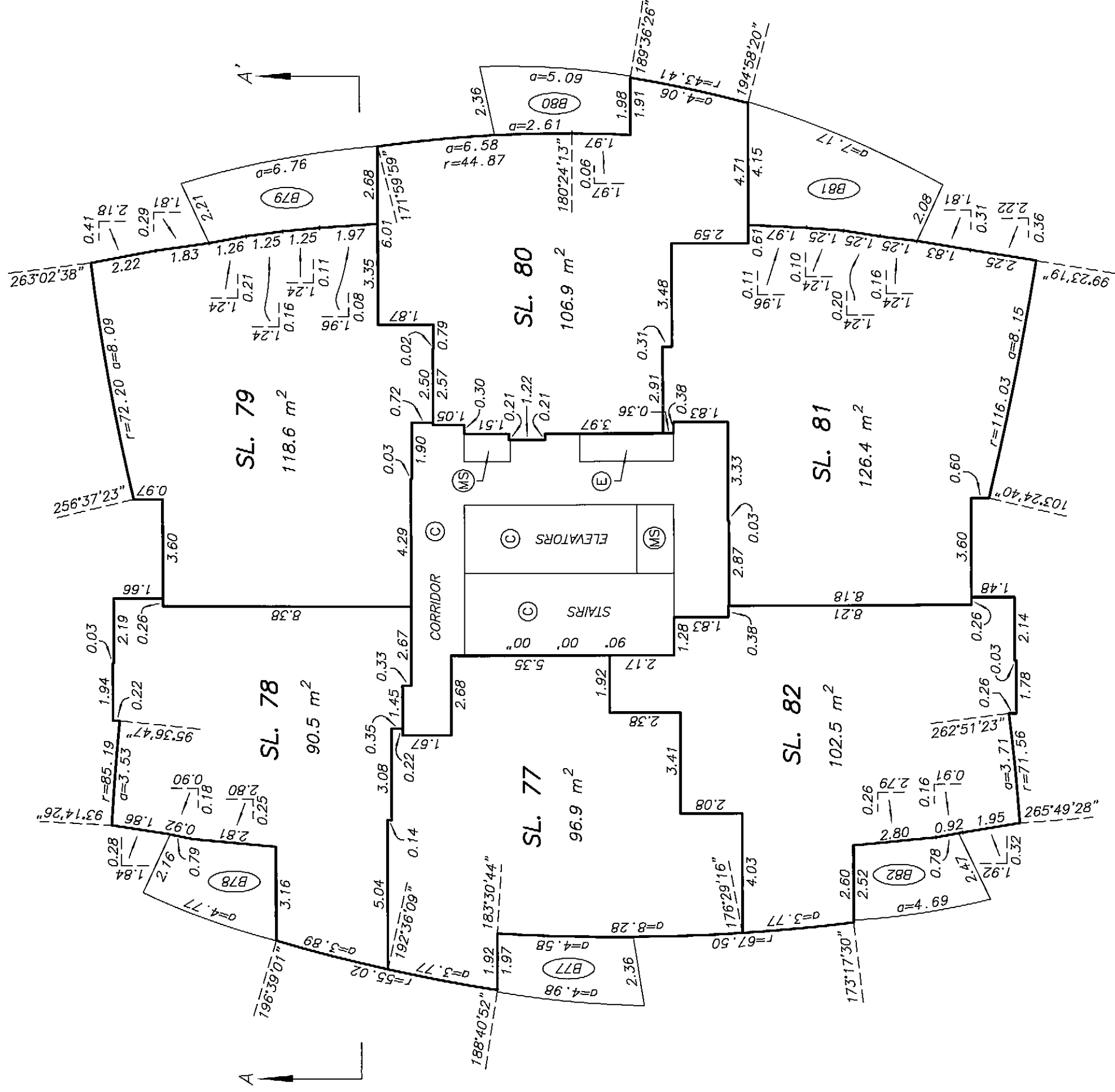
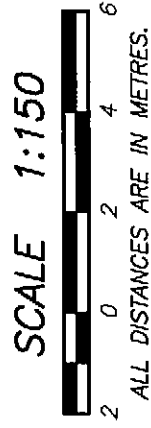
LEVEL 11
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1



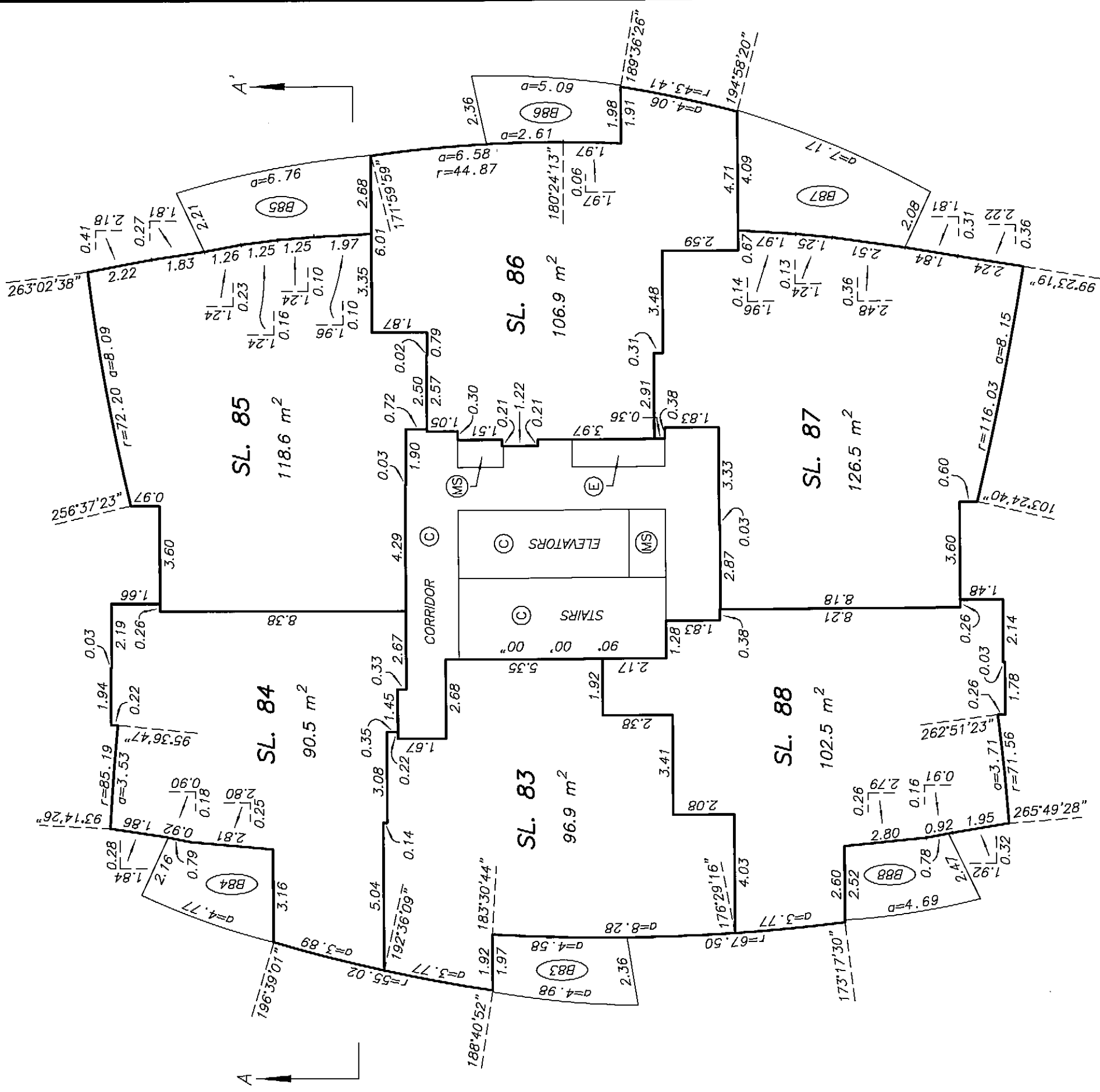
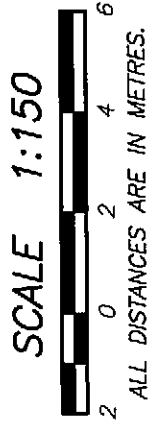
LEVEL 12
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1



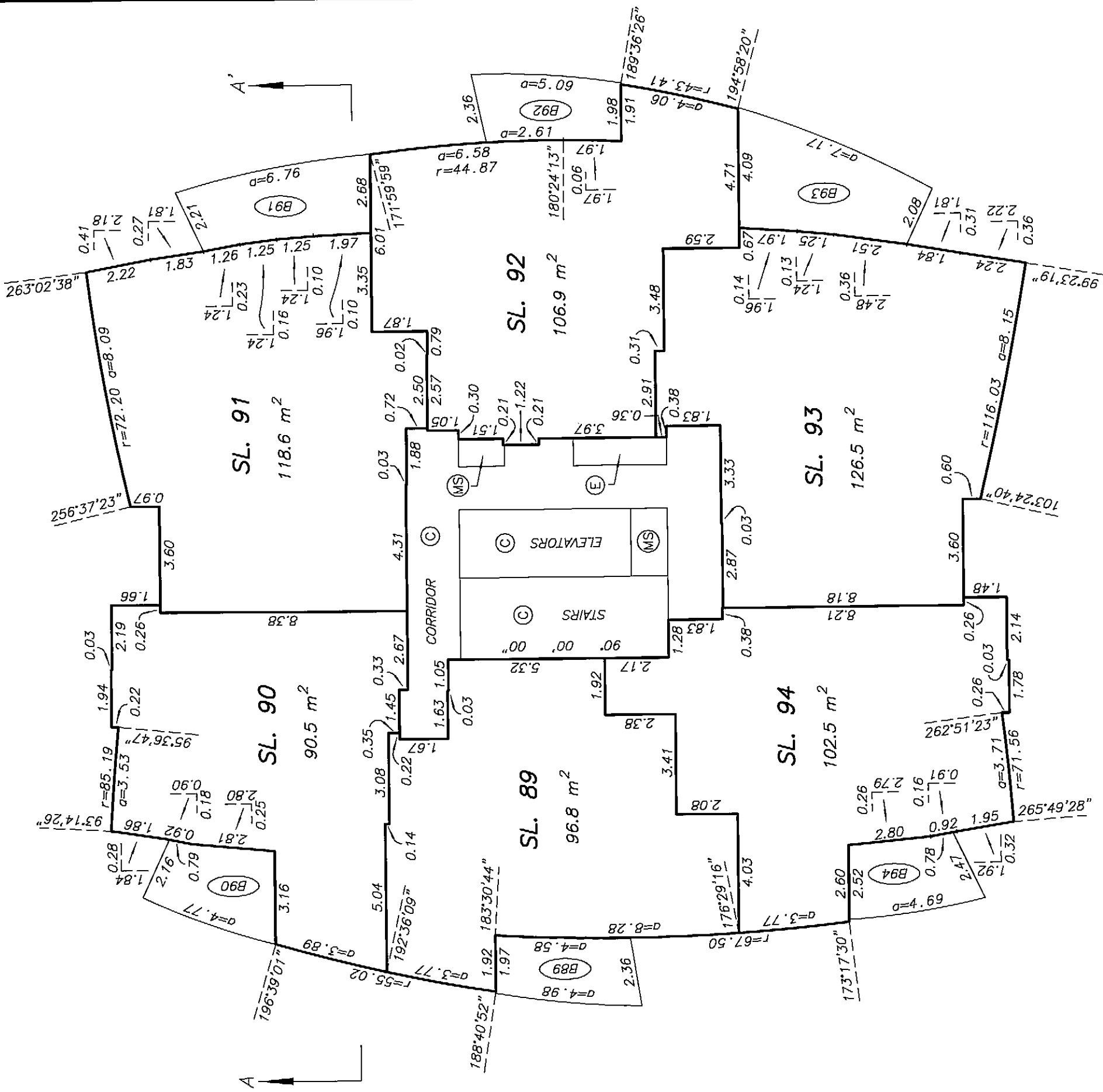
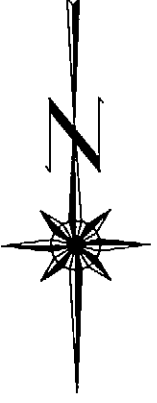
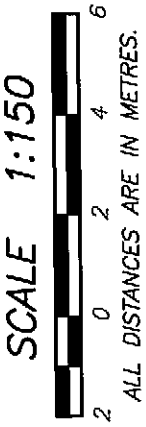
LEVEL 13
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1



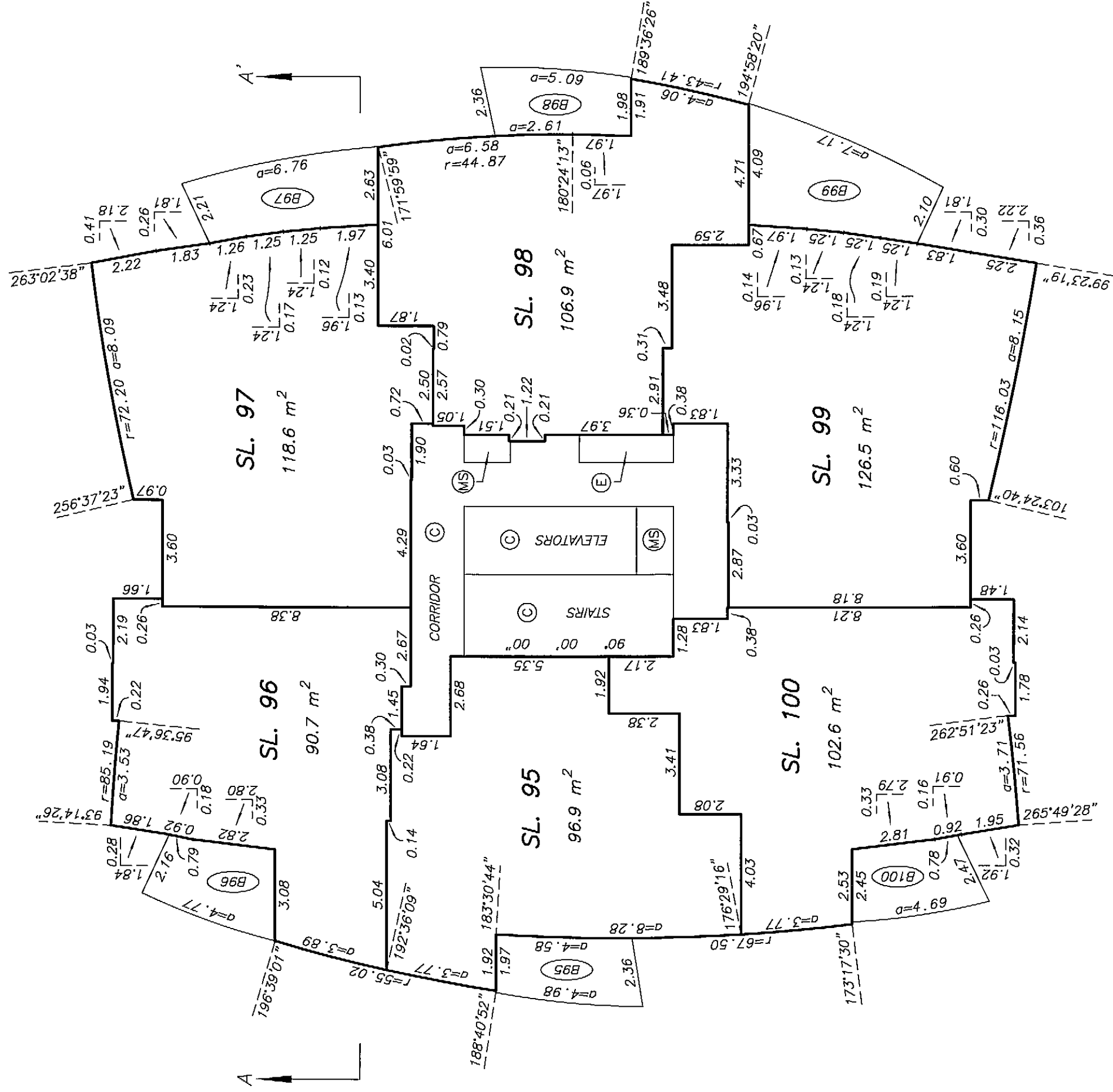
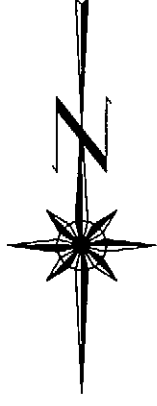
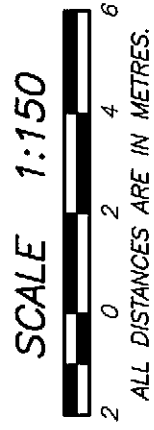
LEVEL 14
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1



LEVEL 15
FLOOR PLAN

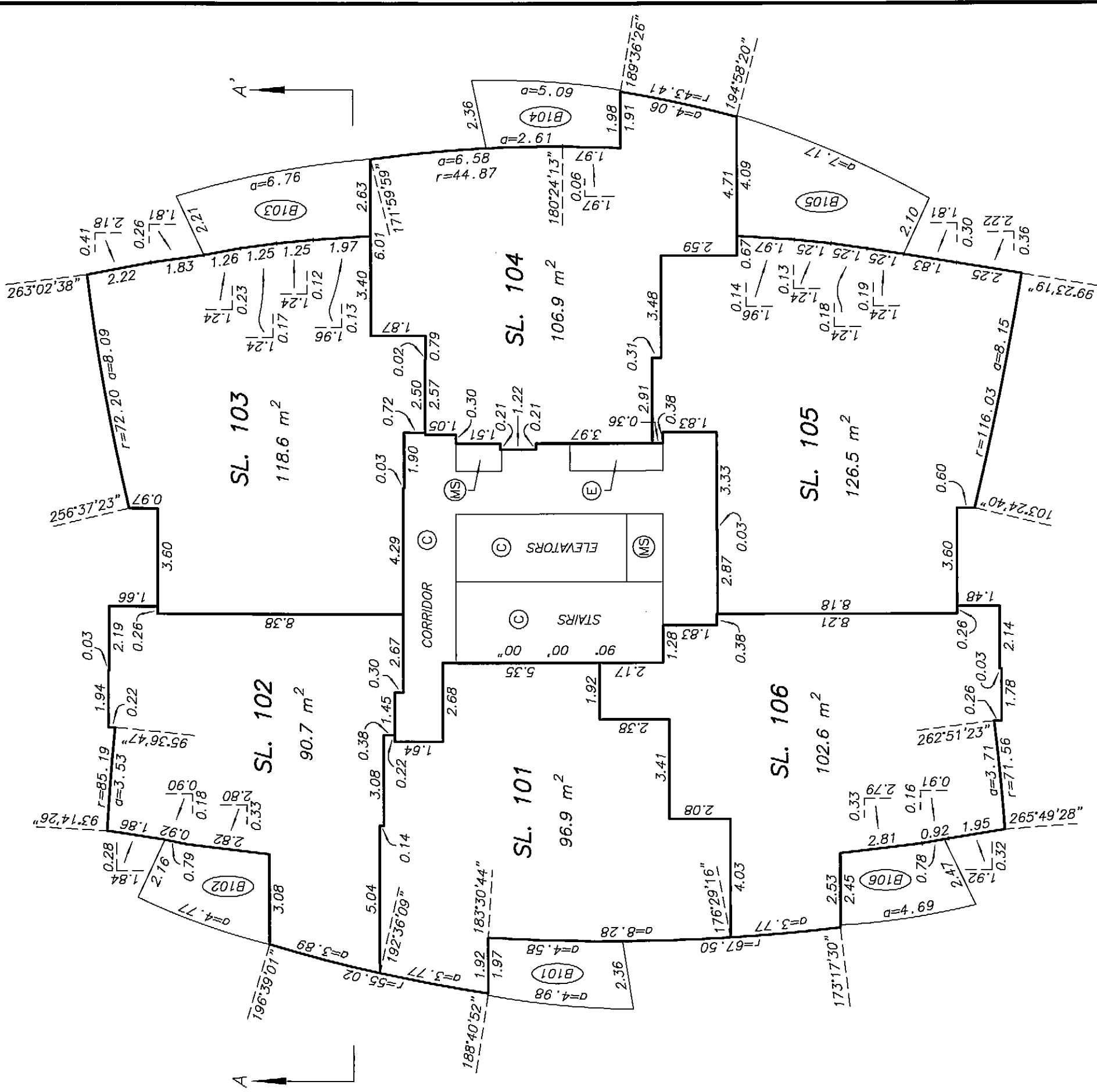
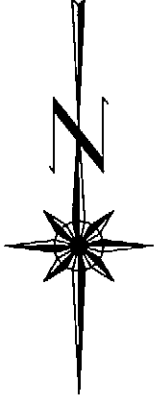
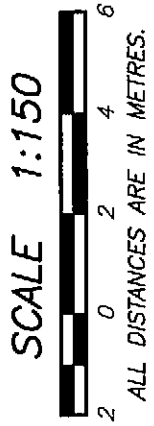
STRATA PLAN BCS 2622
PHASE 1



SHEET 46 OF 61 SHEETS

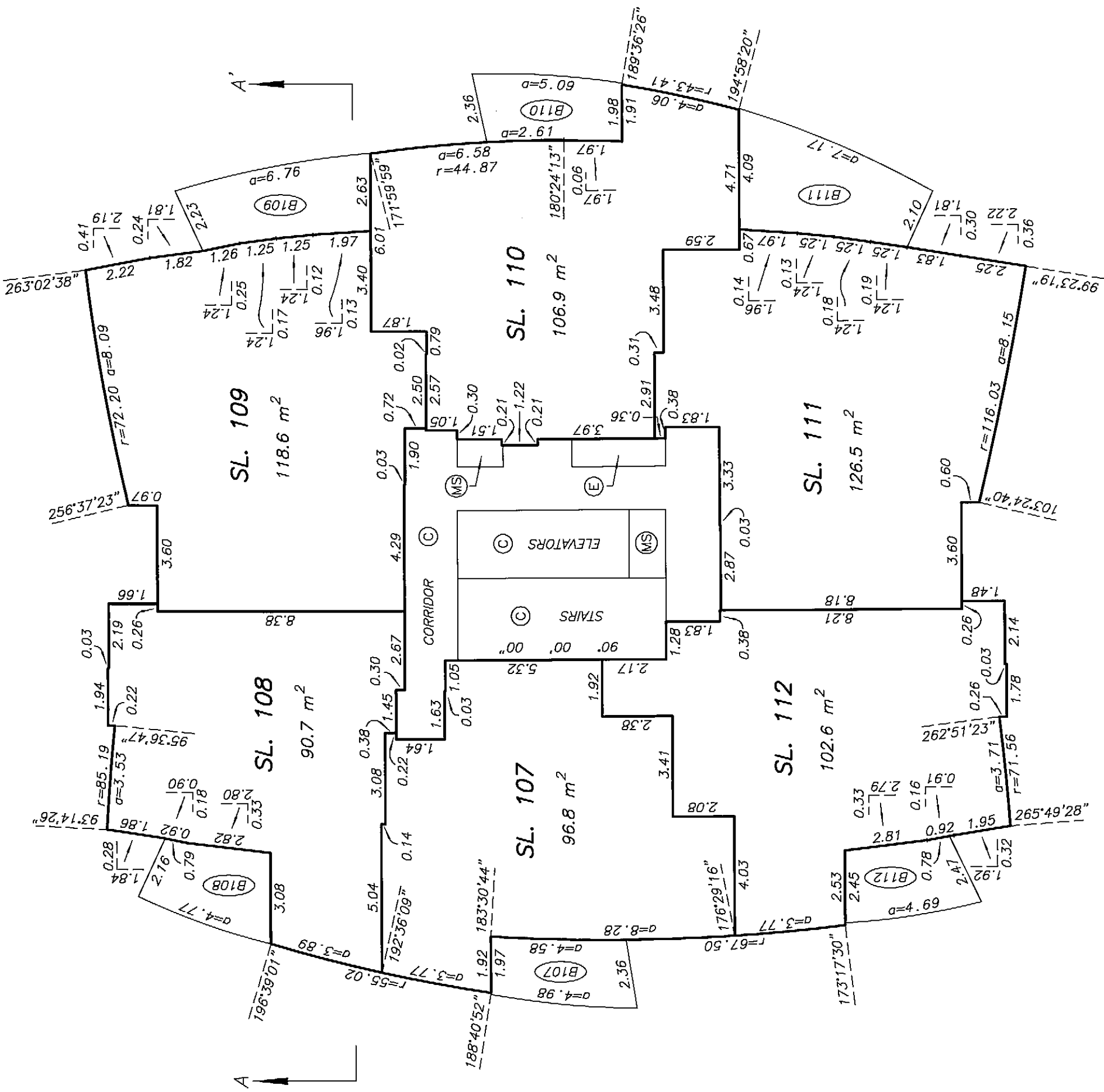
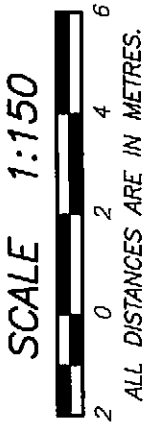
LEVEL 16
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1



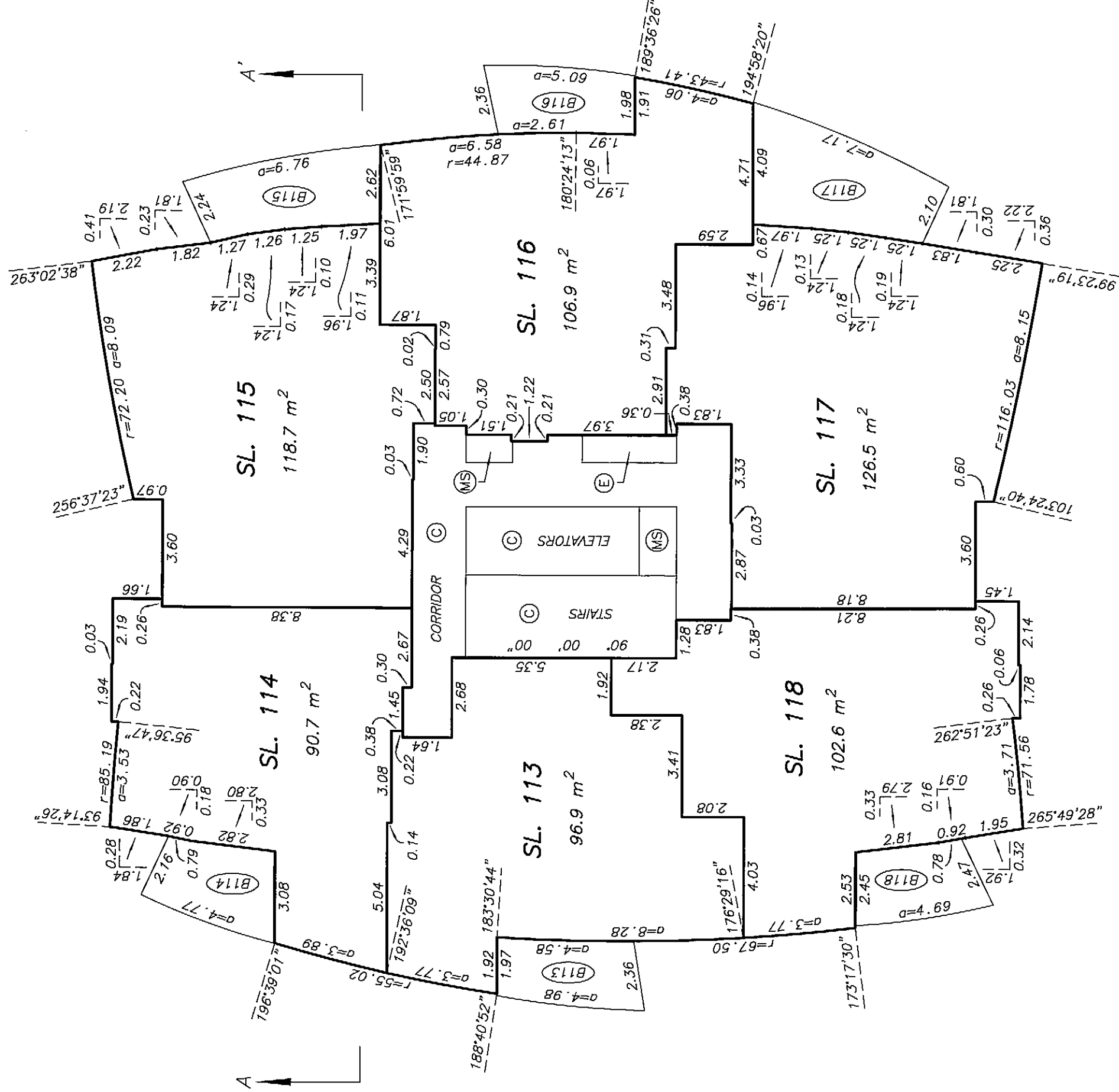
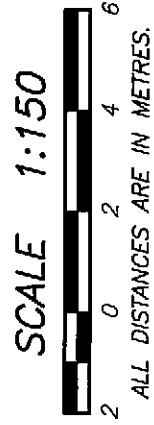
LEVEL 17
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1



LEVEL 18
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1



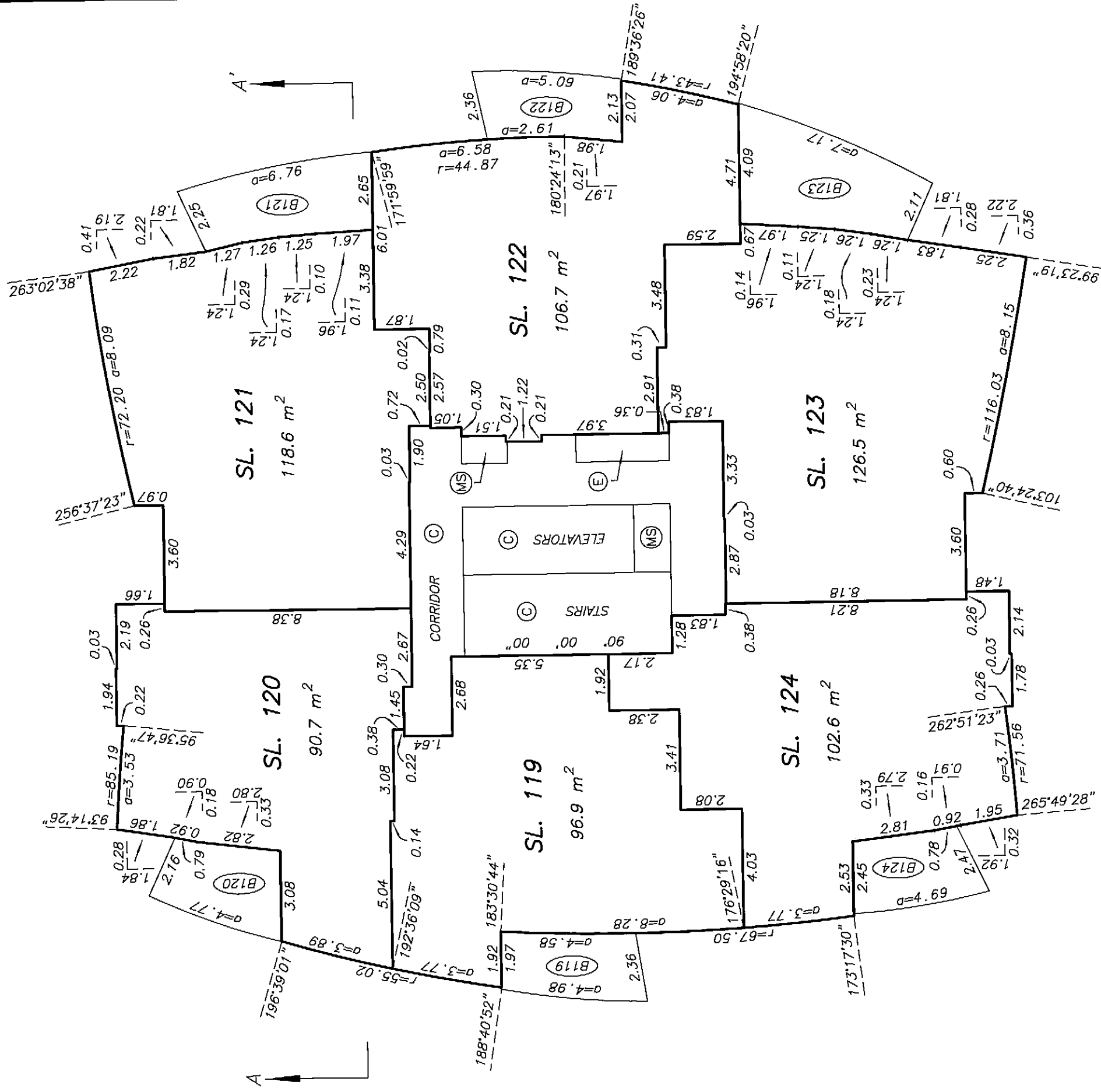
STRATA PLAN BCS 2622
PHASE 1



SCALE 1:150



ALL DISTANCES ARE IN METRES.



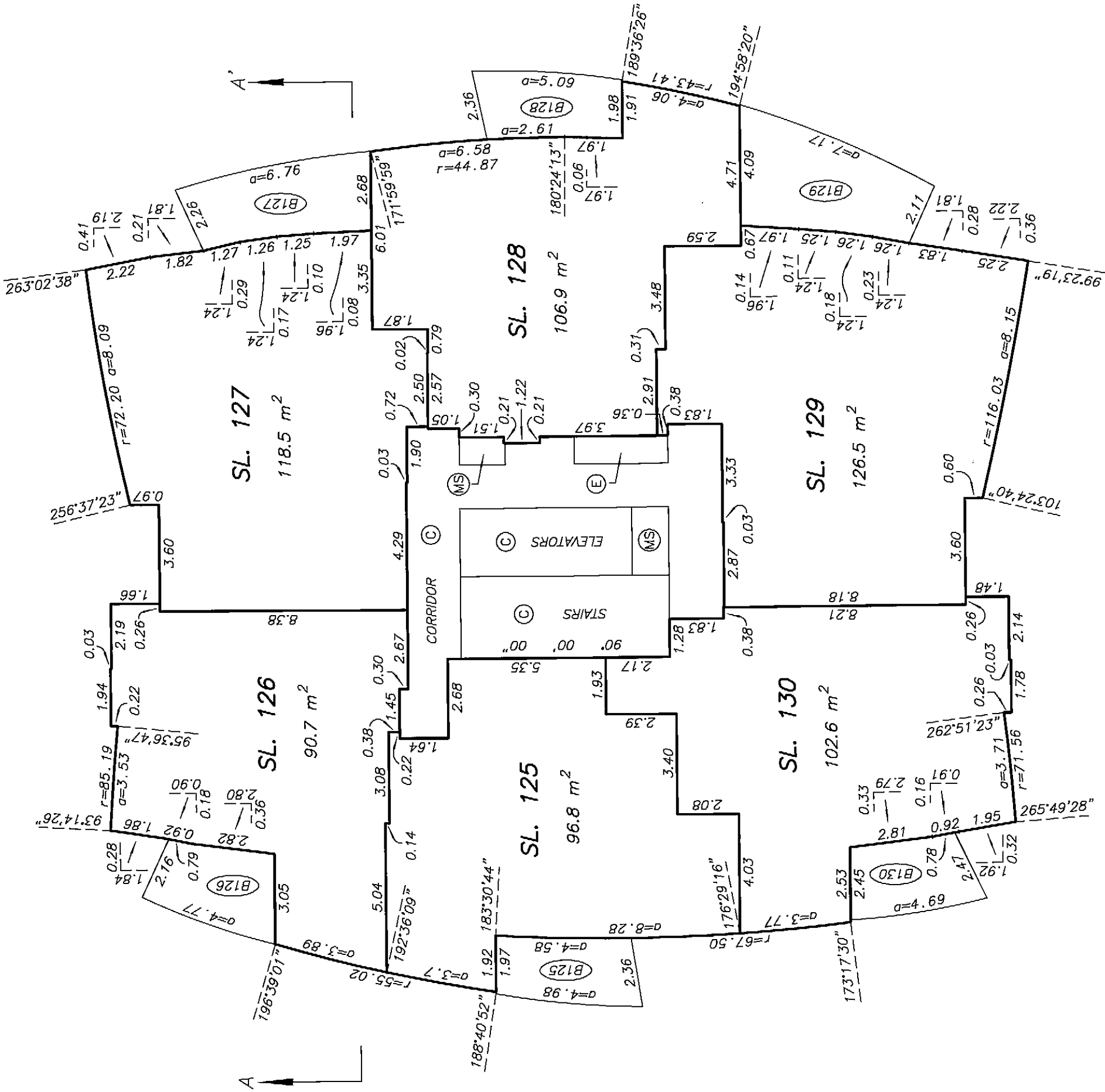
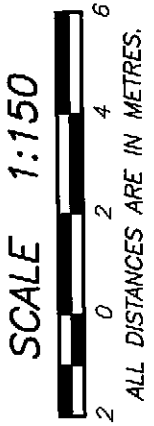
DRAWING # 30512-26_L19
FILE # 30512-26

DATE : OCTOBER 23, 2007
M.E.S.

ORIGINAL

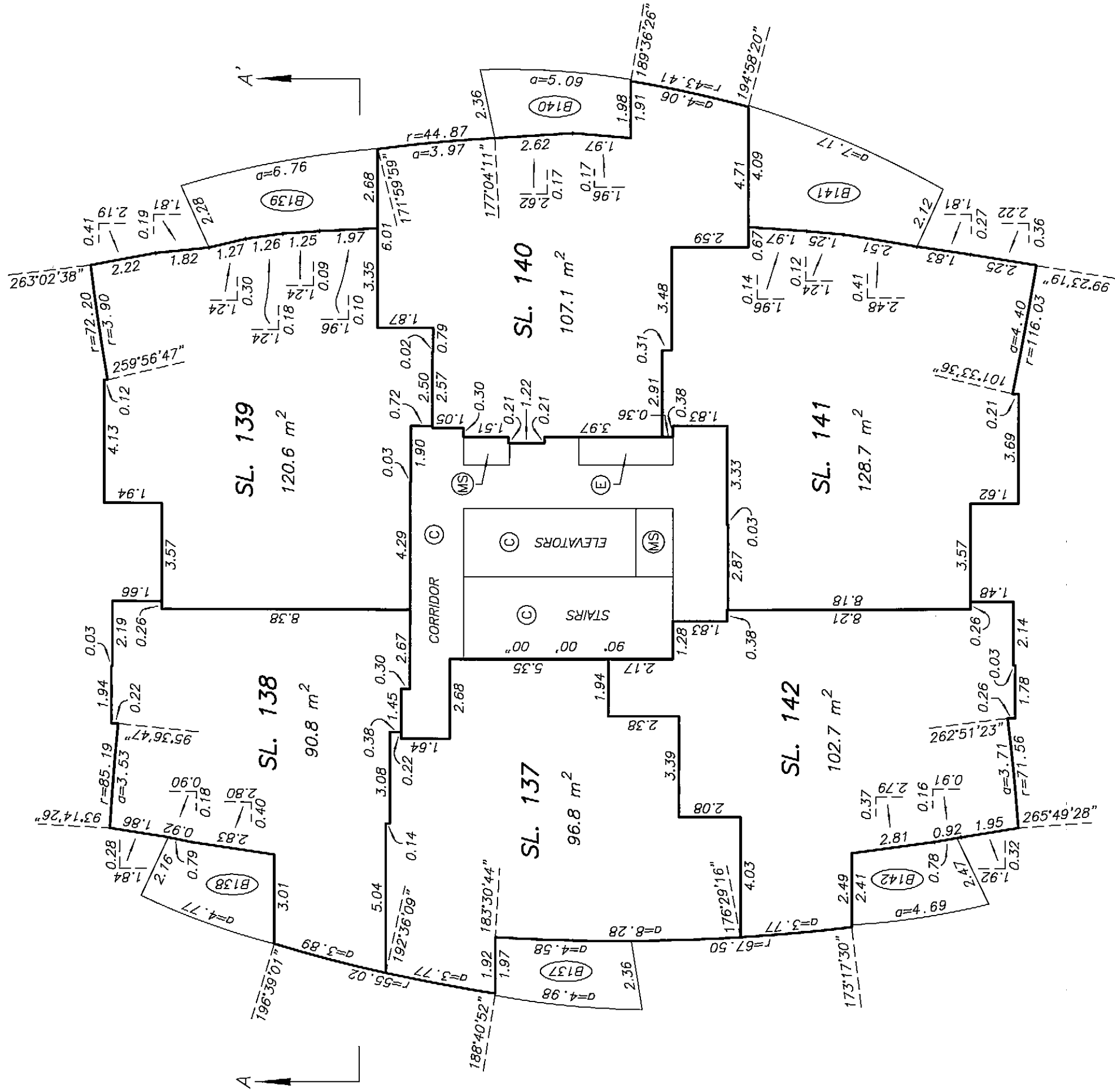
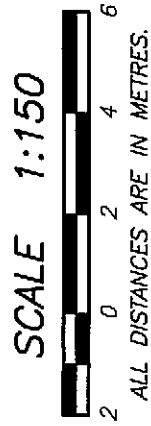
LEVEL 20
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1



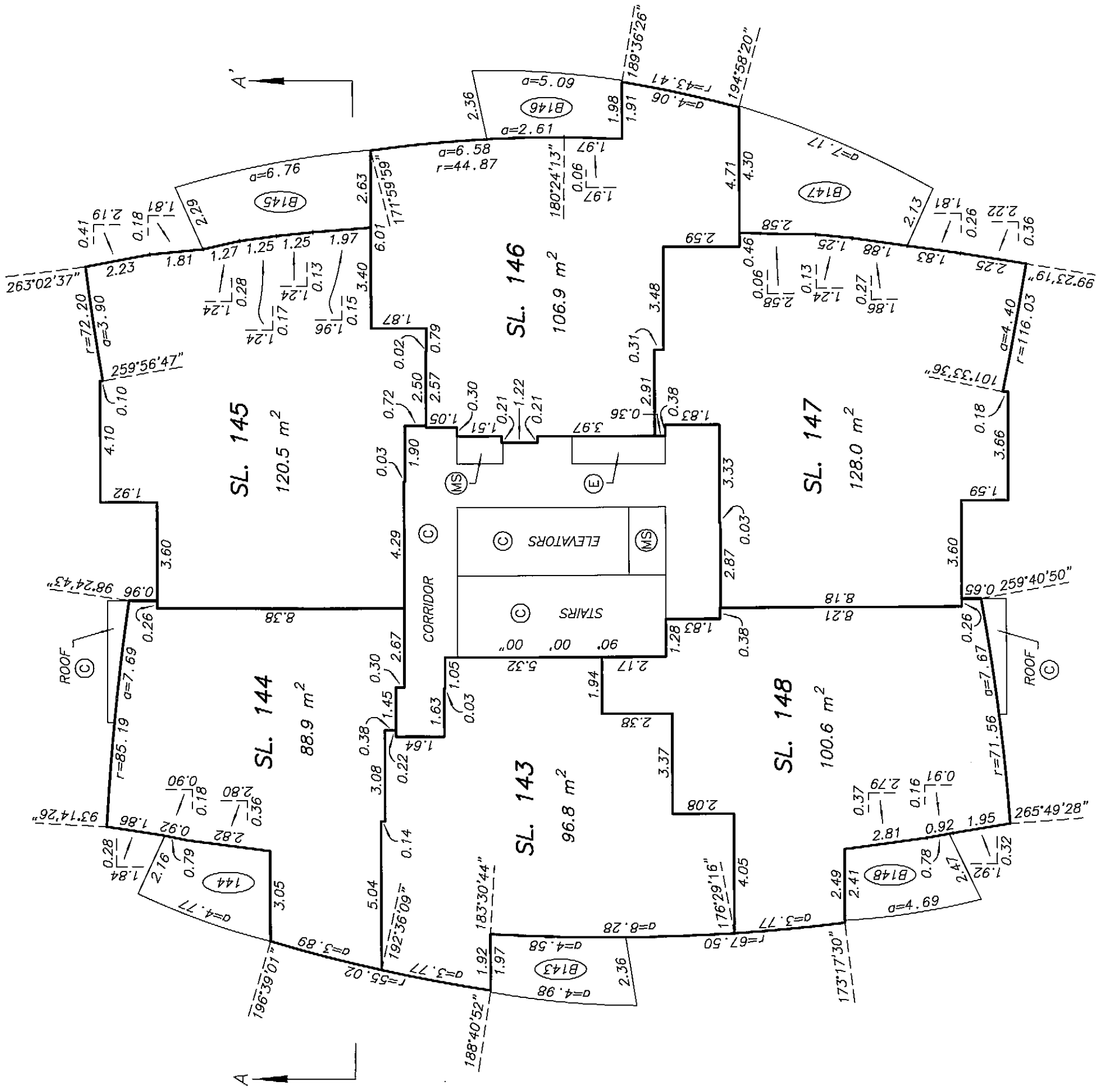
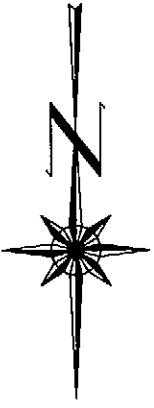
STRATA PLAN BCS 2622
PHASE 1

LEVEL 22
FLOOR PLAN



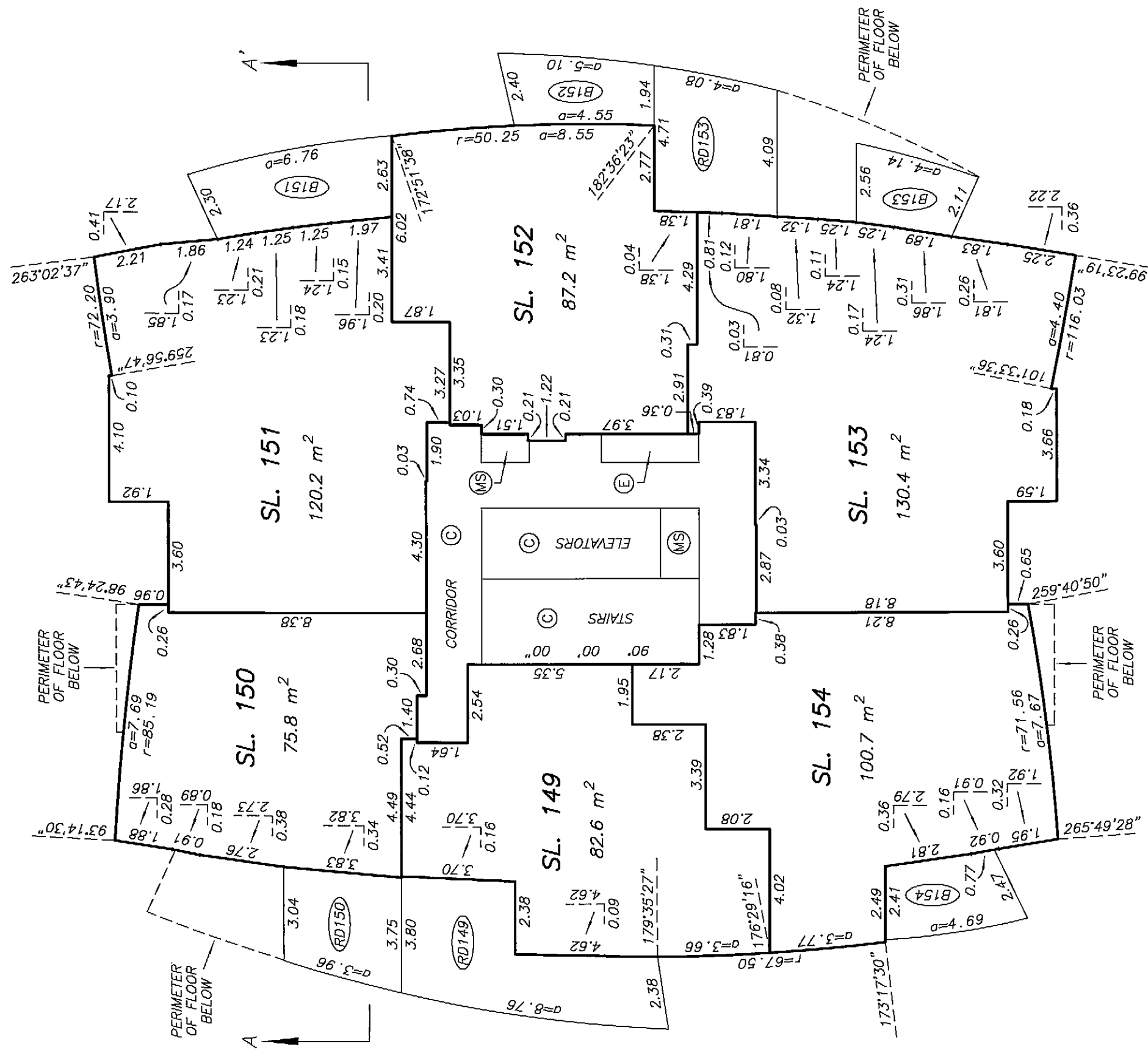
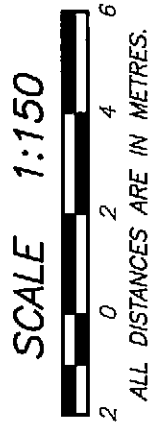
LEVEL 23
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1



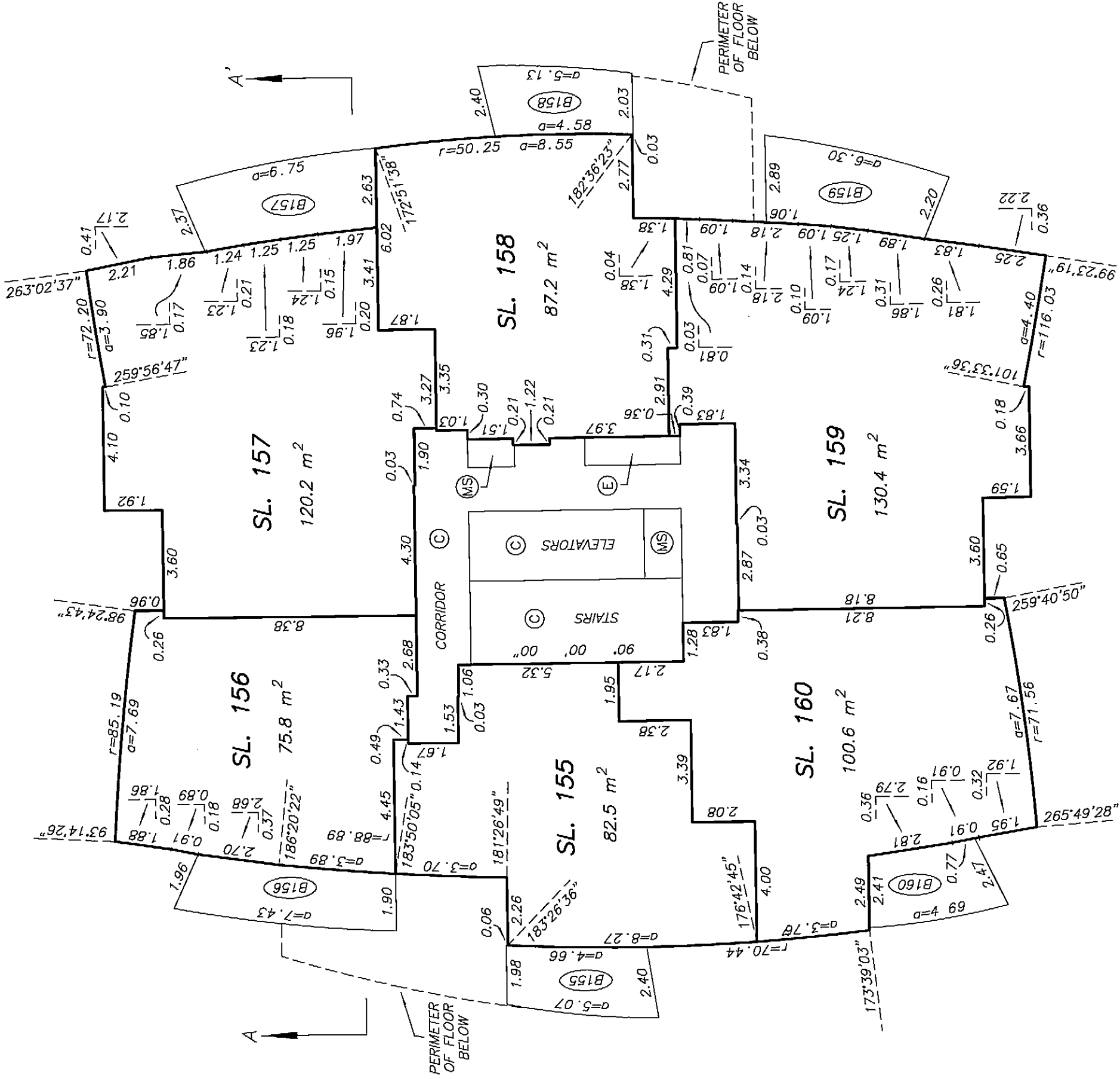
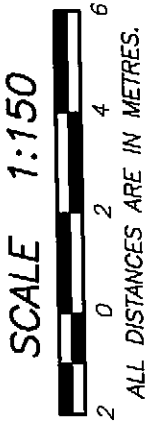
LEVEL 24
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1



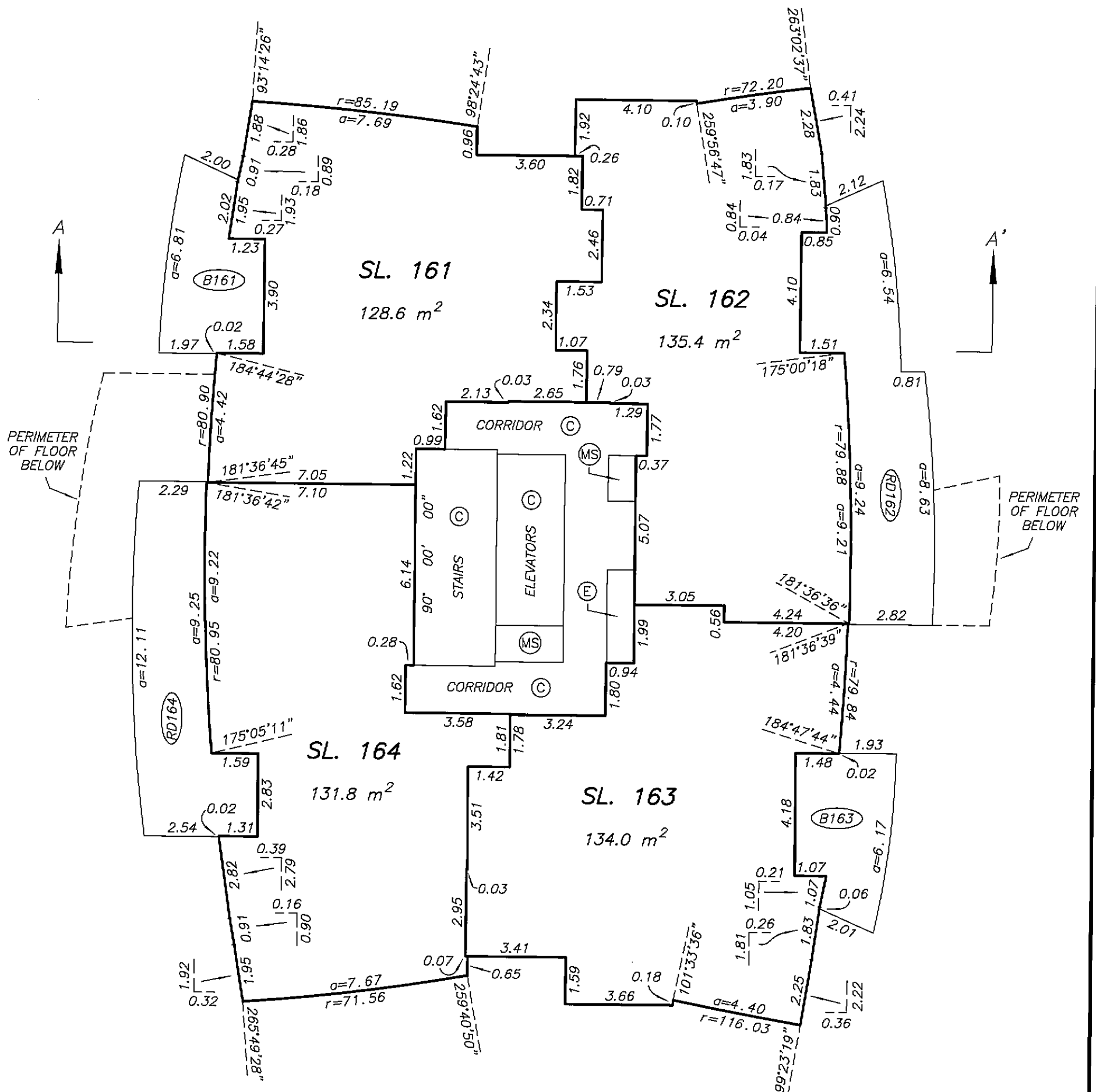
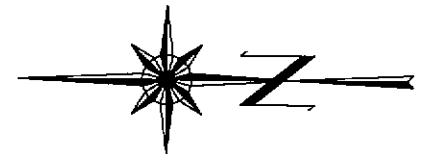
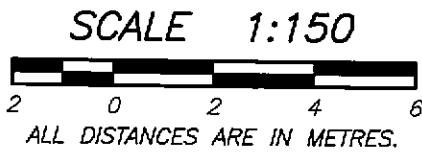
LEVEL 25
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1

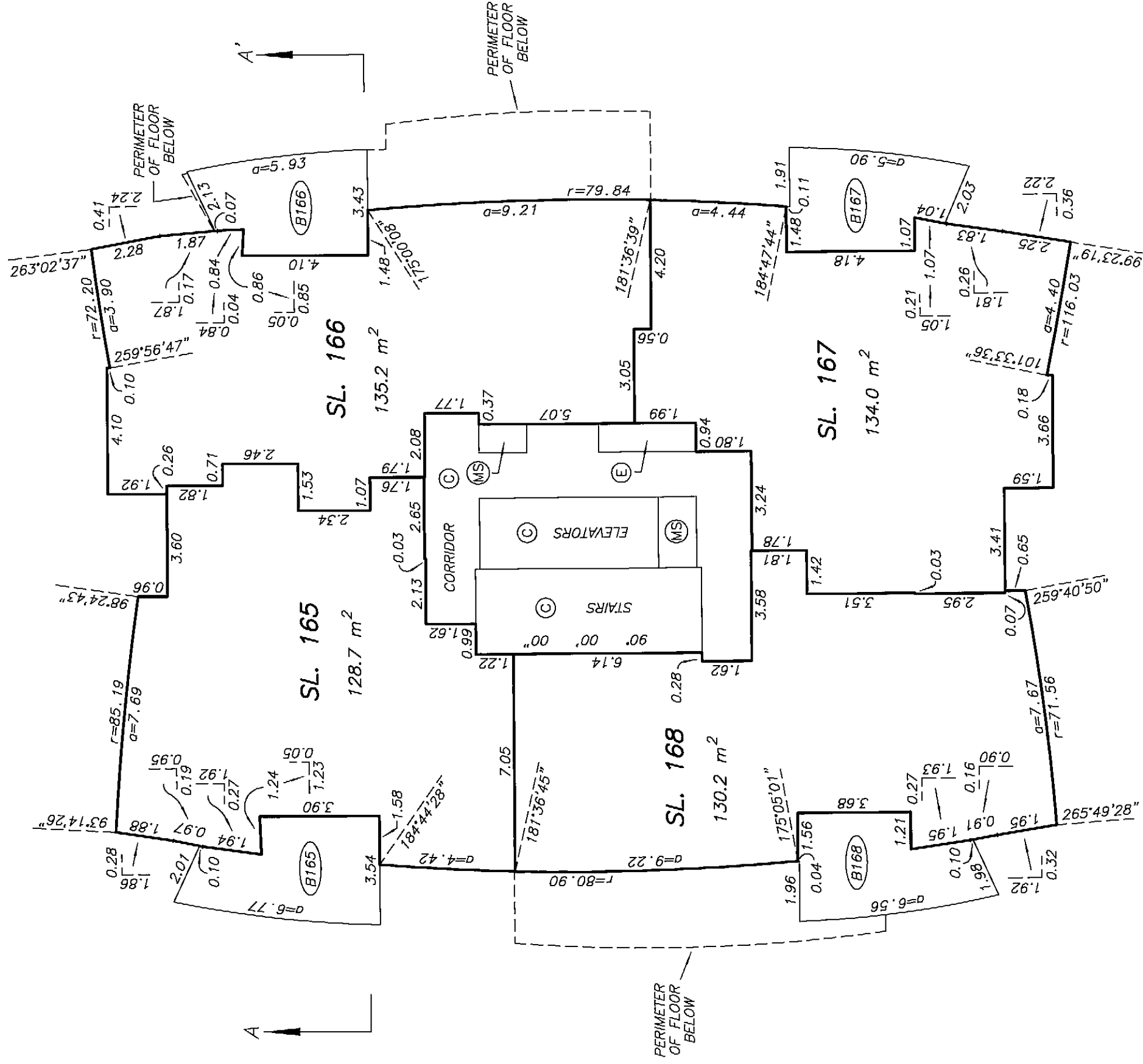


LEVEL 26
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1



STRATA PLAN BCS 2622
PHASE 1



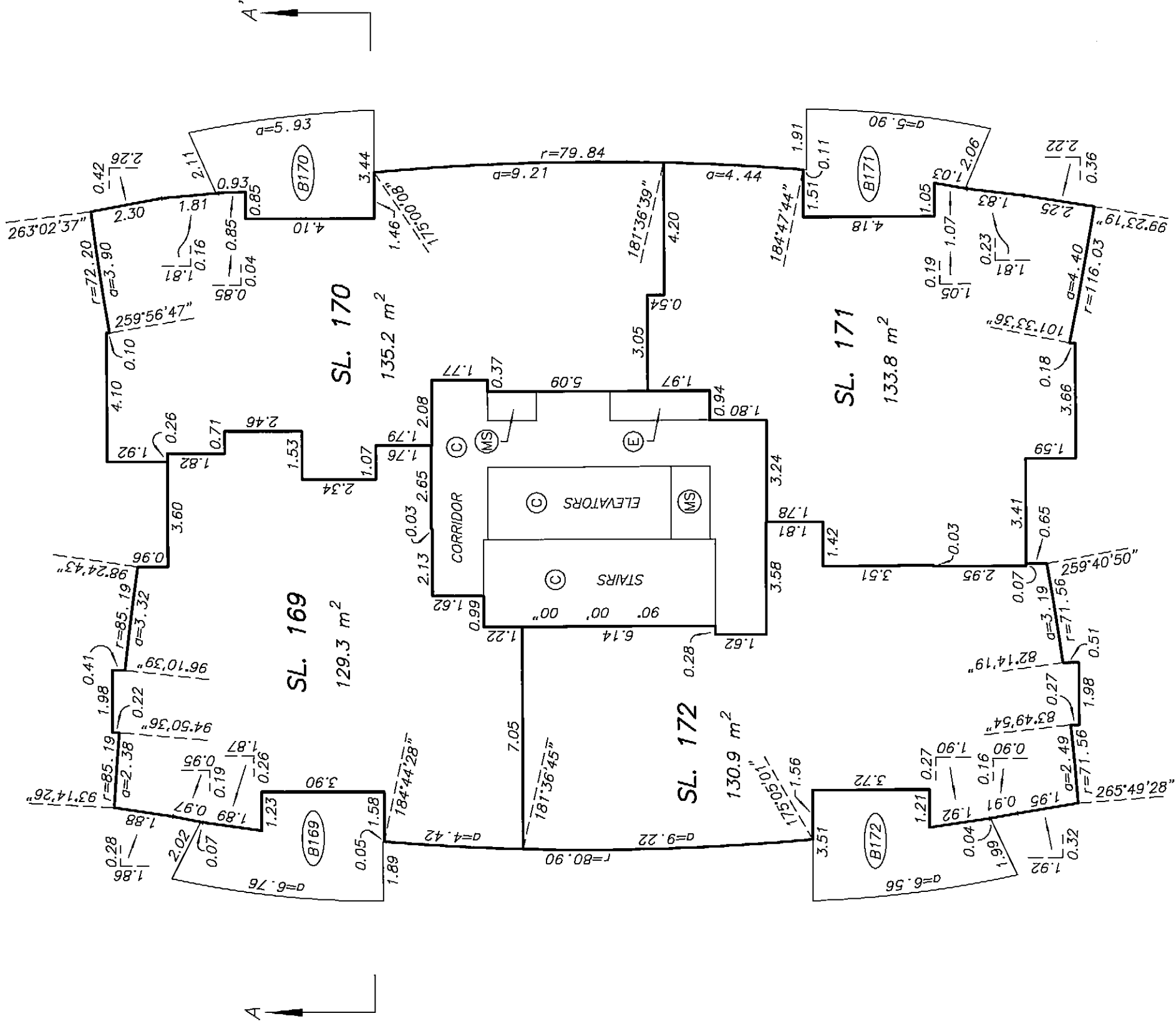
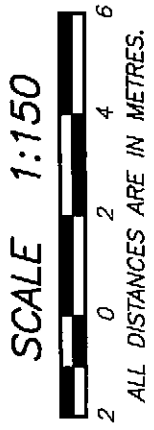
DATE : OCTOBER 23, 2007

M. E. S.

ORIGINAL

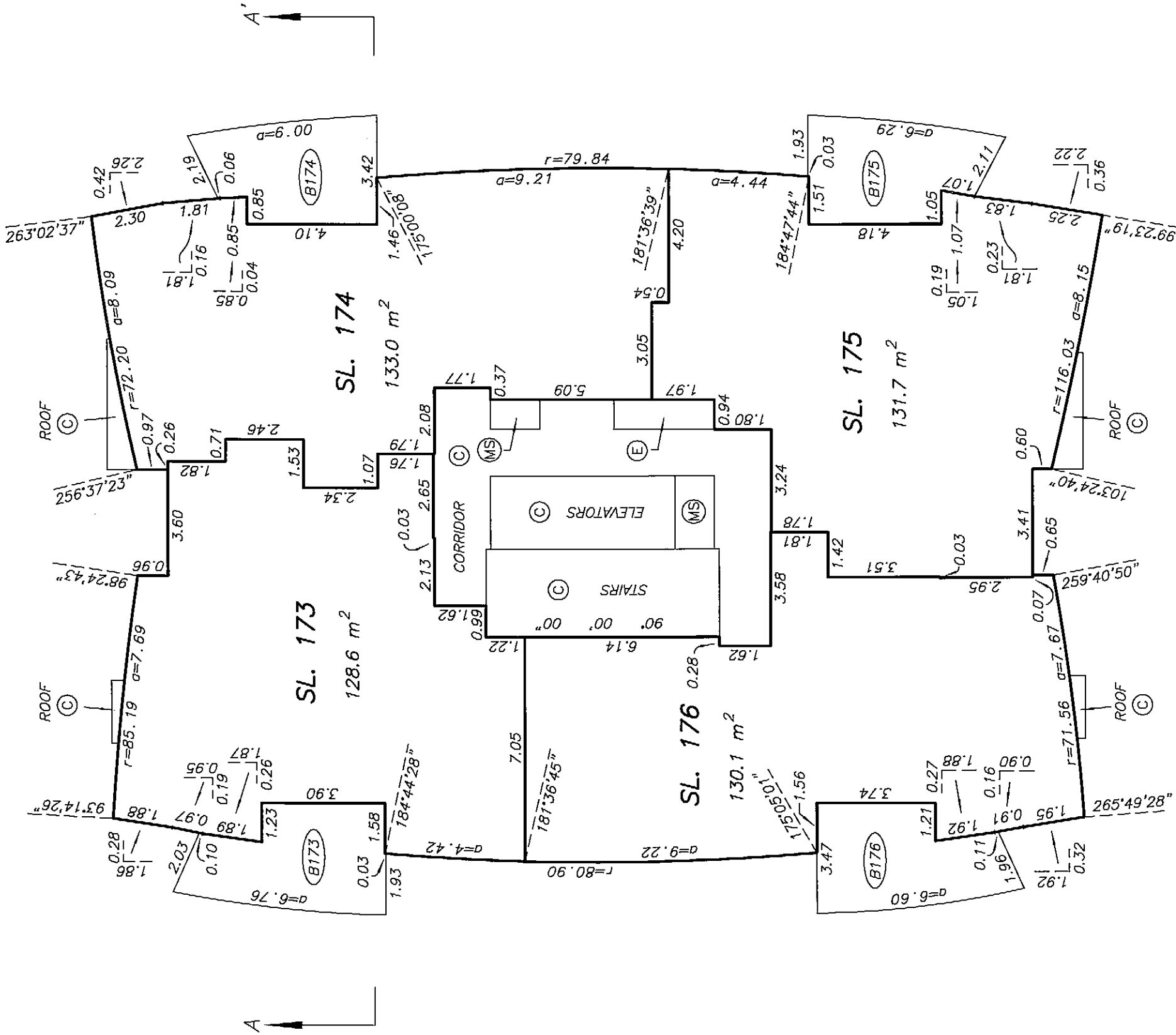
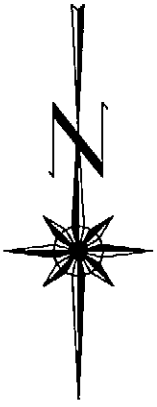
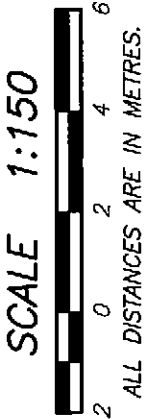
LEVEL 28
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1



LEVEL 29
FLOOR PLAN

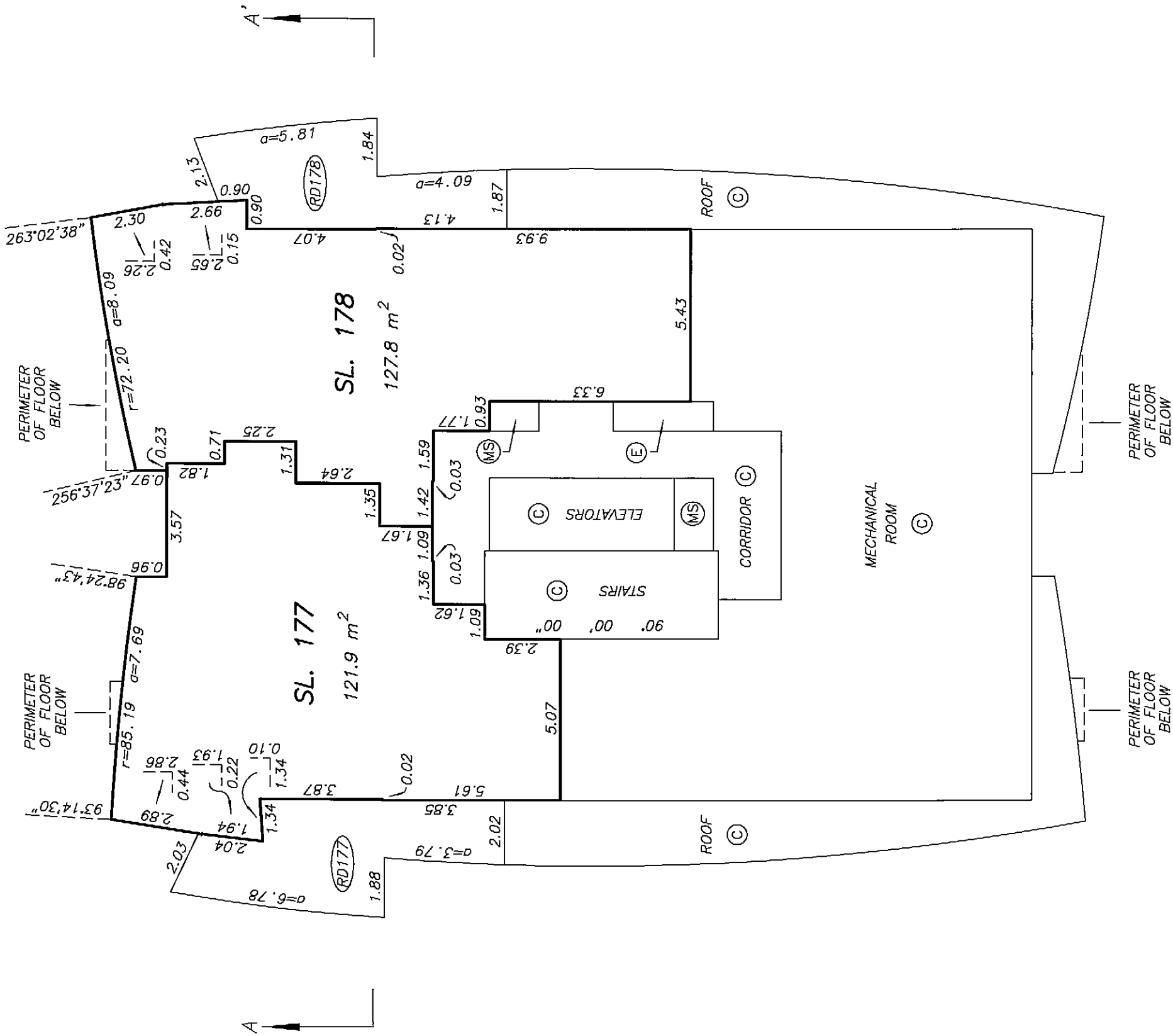
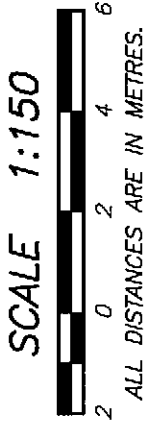
STRATA PLAN BCS 2622
PHASE 1



SHEET 60 OF 61 SHEETS

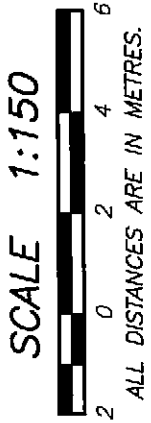
LEVEL 30
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 1

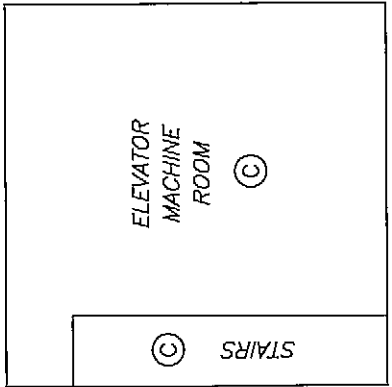


LEVEL 31
FLOOR PLAN

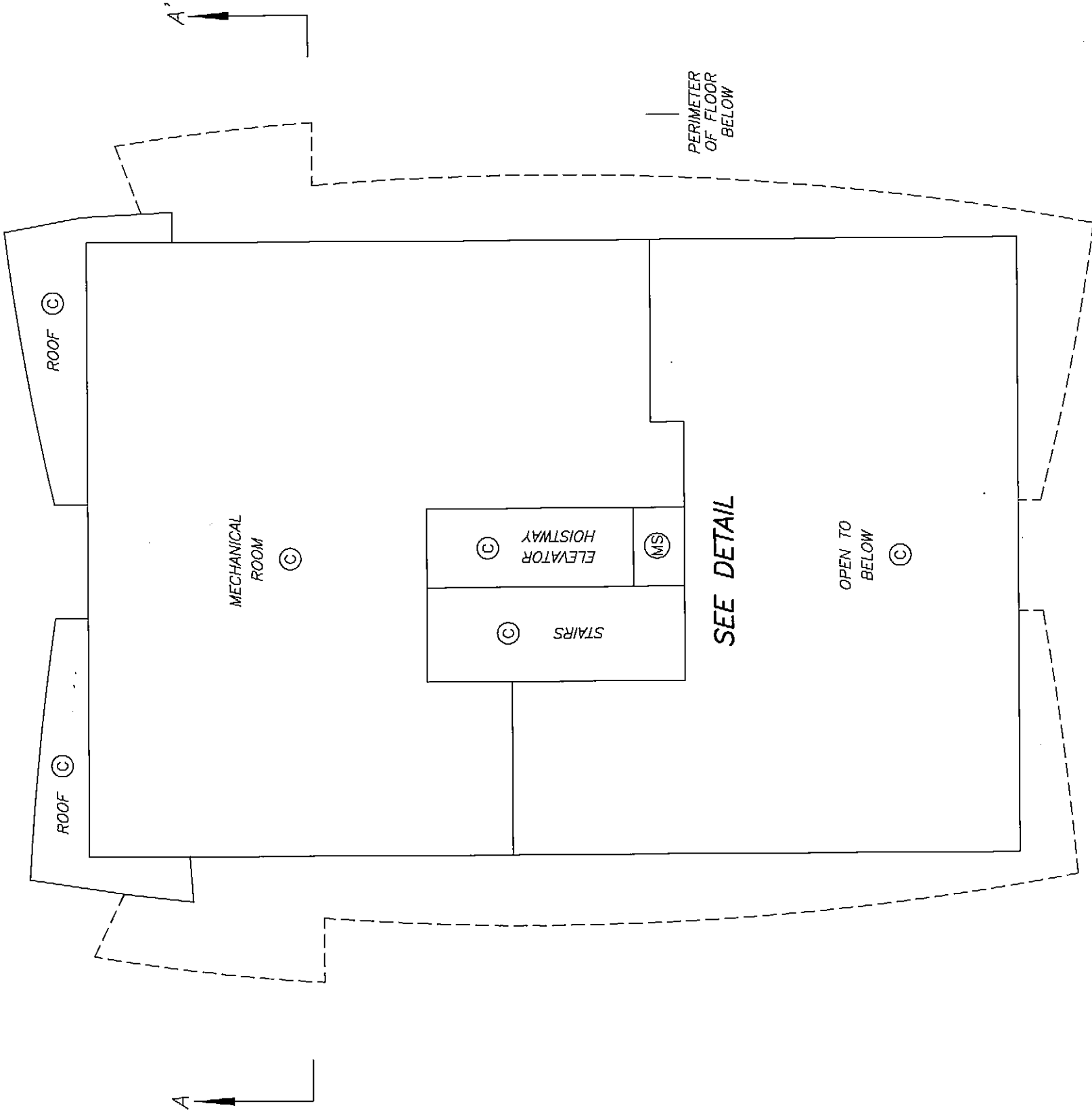
STRATA PLAN BCS 2622
PHASE 1



MEZZANINE
ABOVE CORE



DETAIL



STRATA PLAN OF LOT 1, DISTRICT
LOT 125, GROUP 1, N.W.D., PLAN
BCP19017, EXCEPT: PART AIR SPACE
PLAN BCP33453 AND PHASE ONE,
STRATA PLAN BCS2622

STRATA PLAN BCS 2622
PHASE 2

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

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

THIS 1 DAY OF APRIL, 2008

TAN MACDONALD / C.P.
REGISTRAR

BB216266-426

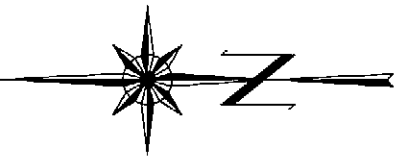
SCALE 1:1000



ALL DISTANCES ARE IN METRES.

"LEGACY"

5611 GORING 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 0.9996006

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 78H8962 AND 82H5044

- SL. - DENOTES STRATA LOT
- PT. - DENOTES PART
- © - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- ⓂS - DENOTES VENT BEING
BEING COMMON PROPERTY
- ⓈF - DENOTES COMMON FACILITY
- Ⓥ - DENOTES MECHANICAL SPACE
COMMON PROPERTY
- Ⓟ179 - DENOTES PATIO BEING LIMITED
COMMON PROPERTY FOR THE
TYPICAL EXCLUSIVE USE OF SL. 179
- ⓇD310 - DENOTES ROOF DECK BEING LIMITED
COMMON PROPERTY FOR THE
TYPICAL EXCLUSIVE USE OF SL. 310
- Ⓢ180 - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
TYPICAL EXCLUSIVE USE OF SL. 180
- O/B - DENOTES OPEN TO BELOW,
PART OF SL. BUT EXCLUDED
FROM AREA CALCULATION.
- ⓈOM - DENOTES LIMITED COMMON PROPERTY
FOR THE EXCLUSIVE USE OF
SL.'S 1 TO 7 INCLUSIVE.

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
GRID BEARING 90°00'00", UNLESS OTHERWISE SHOWN.

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: FEBRUARY 19th, 2008.

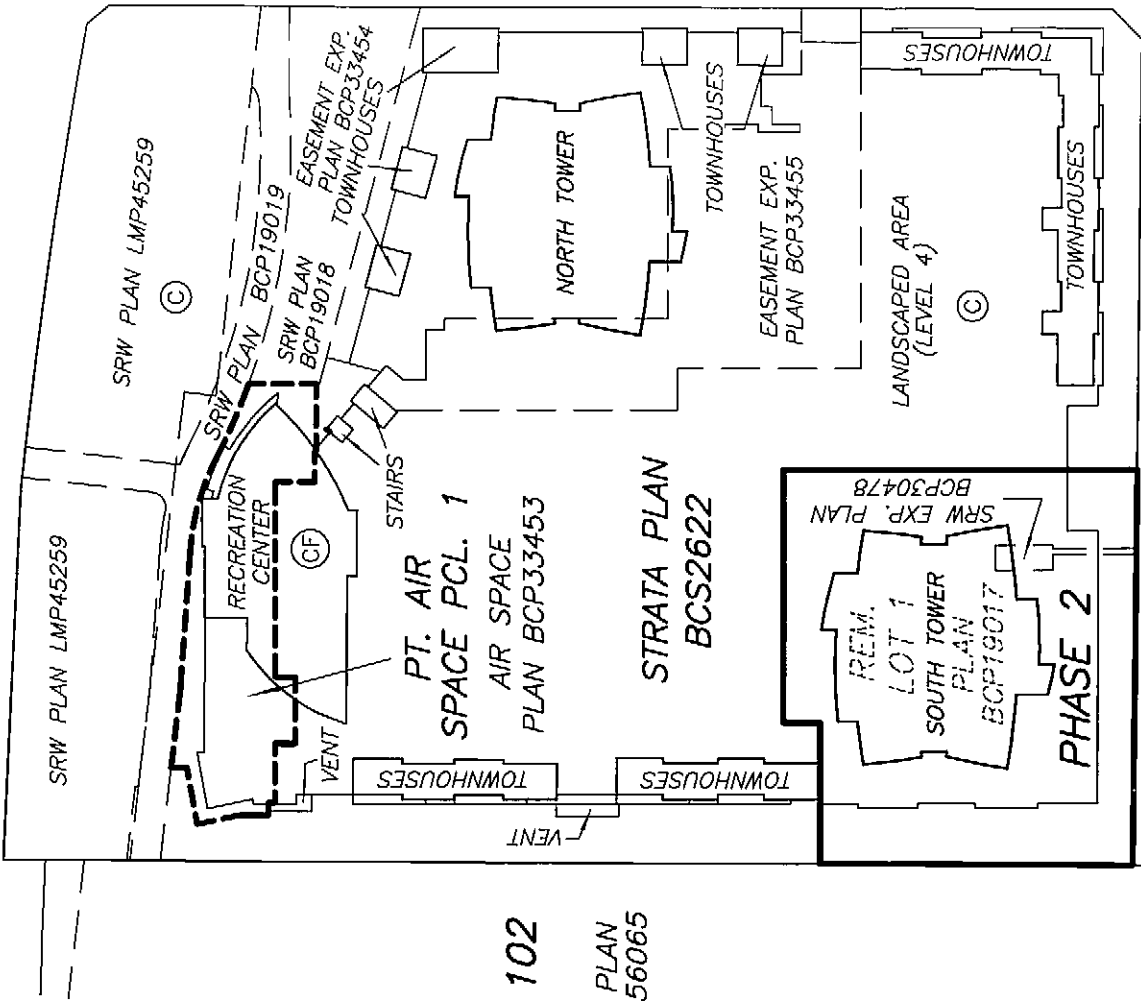
Mike E. Shaw

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

DRAWING # 30512-36
FILE # 30512-36_FS
DATE : FEBRUARY 19, 2008

SEE SHEET #2 FOR
BOUNDARY DIMENSIONS
SEE SHEET #3 FOR BUILDING
LOCATION AND DIMENSIONS

LOUGHEED HIGHWAY



GORING STREET

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

THIS 25th DAY OF March, 2008.

Tan Macdonald
APPROVING OFFICER FOR THE
CITY OF BURNABY

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

SHEET 2 OF 42 SHEETS

BOUNDARY DIMENSIONS

STRATA PLAN BCS 2622

PHASE 2

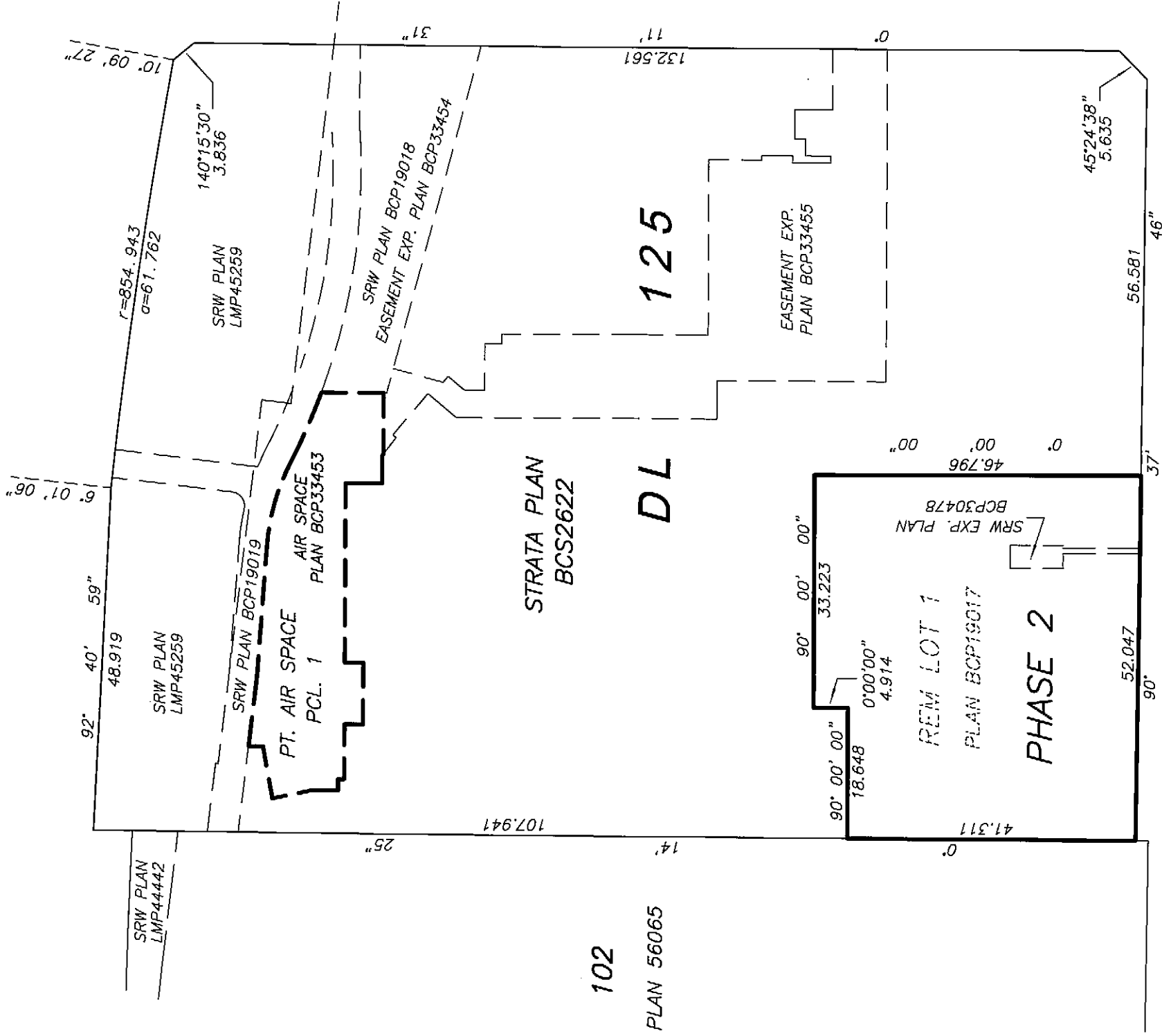
SCALE 1:750



ALL DISTANCES ARE IN METRES.



LOUGHEED HIGHWAY



HOLDOM AVENUE

GORING STREET

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 19th DAY OF FEBRUARY, 2008. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP78333, 13th DAY OF MARCH, 2008.

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

DATE : FEBRUARY 19, 2008

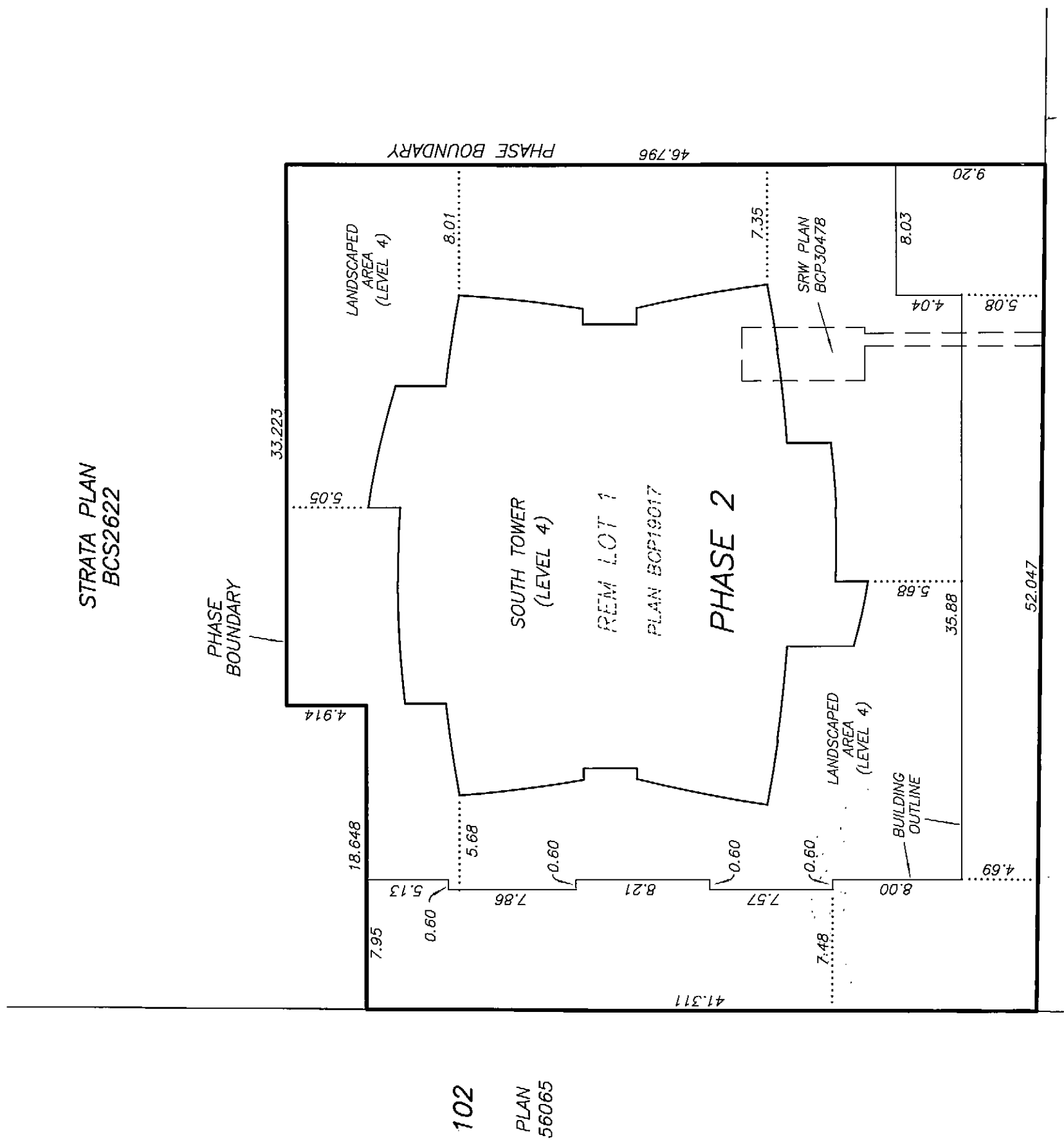
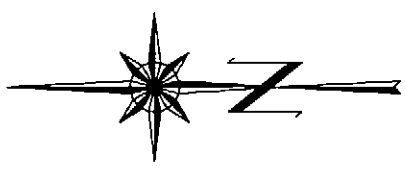
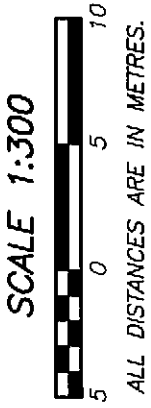
DRAWING # 30512-36
FILE # 30512-36_Post

M.E.S.

ORIGINAL

BUILDING LOCATION
AND DIMENSIONS

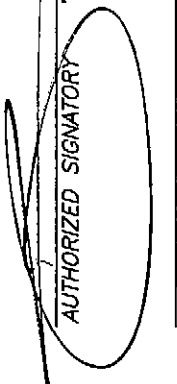
STRATA PLAN BCS 2622
PHASE 2



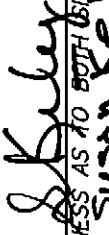
STRATA PLAN BCS 2622
PHASE 2

OWNER :

EMBASSY DEVELOPMENT CORPORATION
(INCORPORATION No. 636831)


AUTHORIZED SIGNATORY Ryan Bosa

AUTHORIZED SIGNATORY


WITNESS AS TO BOTH SIGNATURES
Susan Kelly
legal assistant

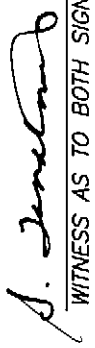
OCCUPATION OF WITNESS
~~1300-6115~~ 1300-777 Dunsmuir St.
Vancouver, BC, V7Y1B2
ADDRESS OF WITNESS
604-643-7956

MORTGAGEE :

ROYAL BANK OF CANADA


AUTHORIZED SIGNATORY
KELLY MCKNIGHT
SR. ASST. MANAGER


AUTHORIZED SIGNATORY
WESLEY MCELDRIE
ACCOUNT MANAGER


WITNESS AS TO BOTH SIGNATURES
SUSAN TANATOUS

ADMIN. ASST.
OCCUPATION OF WITNESS
36TH FLR., 1055 W. GEORGEA ST.
VANCOUVER, BC V6E 3S5
ADDRESS OF WITNESS

THE CITY OF BURNABY REGISTERED OWNER OF COVENANTS
BX469022, BX469024, BX469026, BX469028,
BB135165, BX469034 AND BX469036
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATORY


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 FEBRUARY 19th, 2008, BEEN
PREVIOUSLY OCCUPIED.

 B.C.L.S.

DATE : FEBRUARY 19, 2008.

DRAWING # 30512-36
FILE # 30512-3_Sign

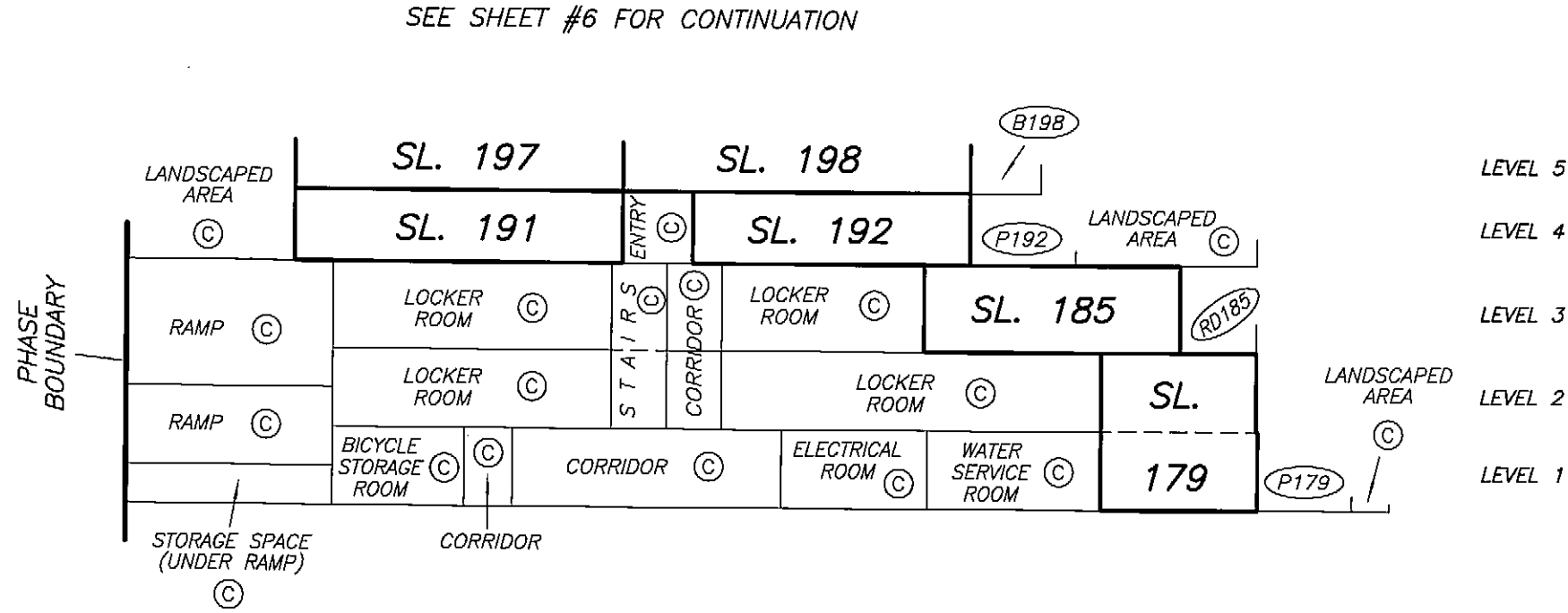
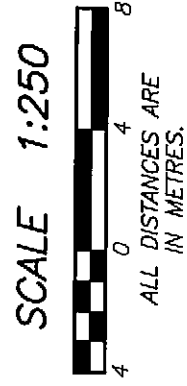


ORIGINAL

SHEET 5 OF 42 SHEETS

SECTION D - D'

STRATA PLAN BCS 2622
PHASE 2



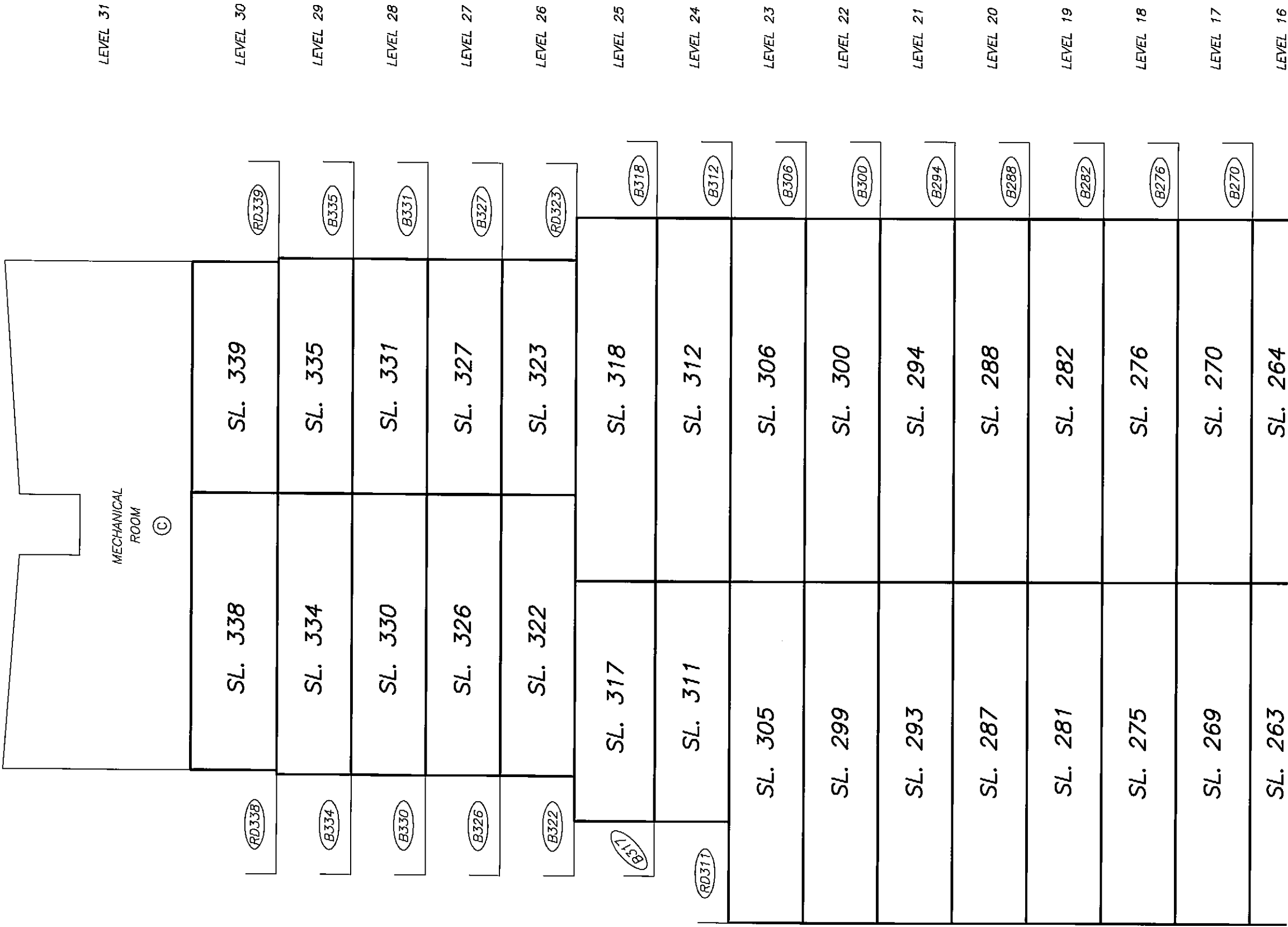
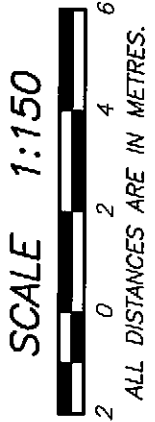
DATE : FEBRUARY 19, 2008
M.F.S.

DRAWING # 30512-36
FILE # 30512-36_S

ORIGINAL

SECTION D – D’

STRATA PLAN BCS 2622
PHASE 2

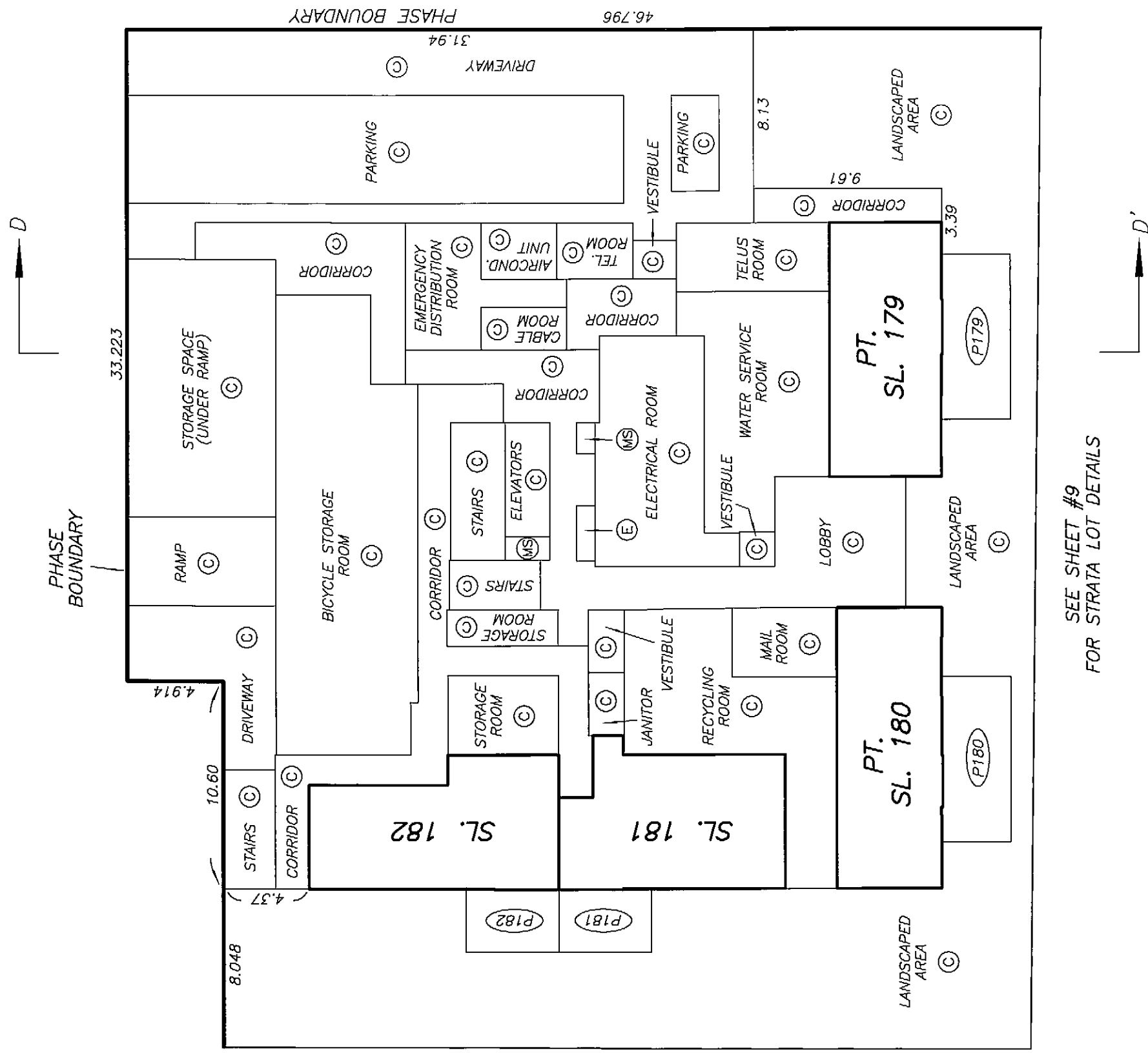
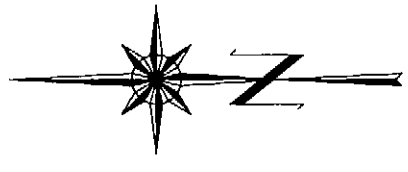


SEE SHEET #6 FOR CONTINUATION

LEVEL 1
KEY PLAN

STRATA PLAN BCS 2622
PHASE 2

SCALE 1:250



SEE SHEET #9
FOR STRATA LOT DETAILS

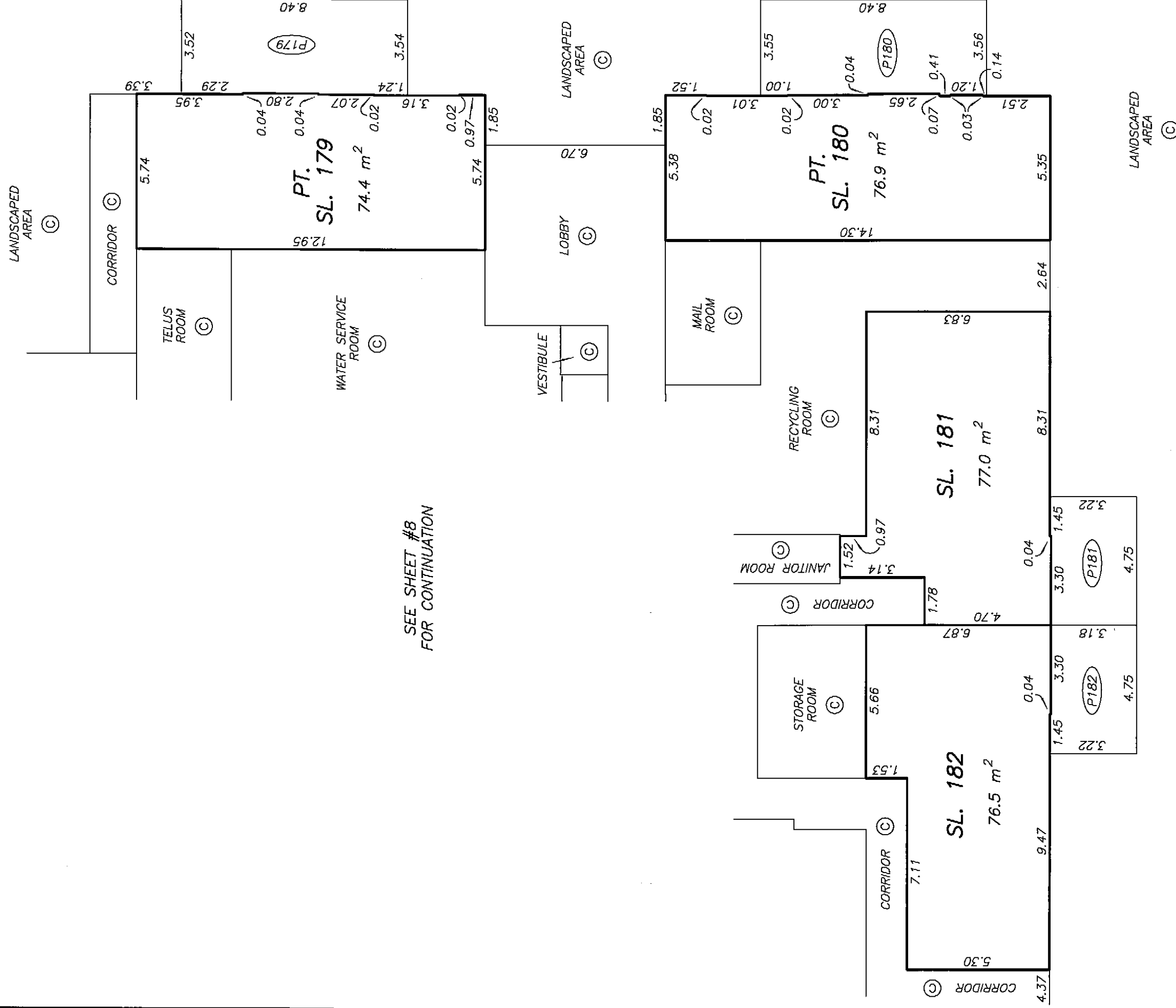
LEVEL 1
FLOOR PLAN

SCALE 1:150



2 0 2 4 6

ALL DISTANCES ARE IN METRES.



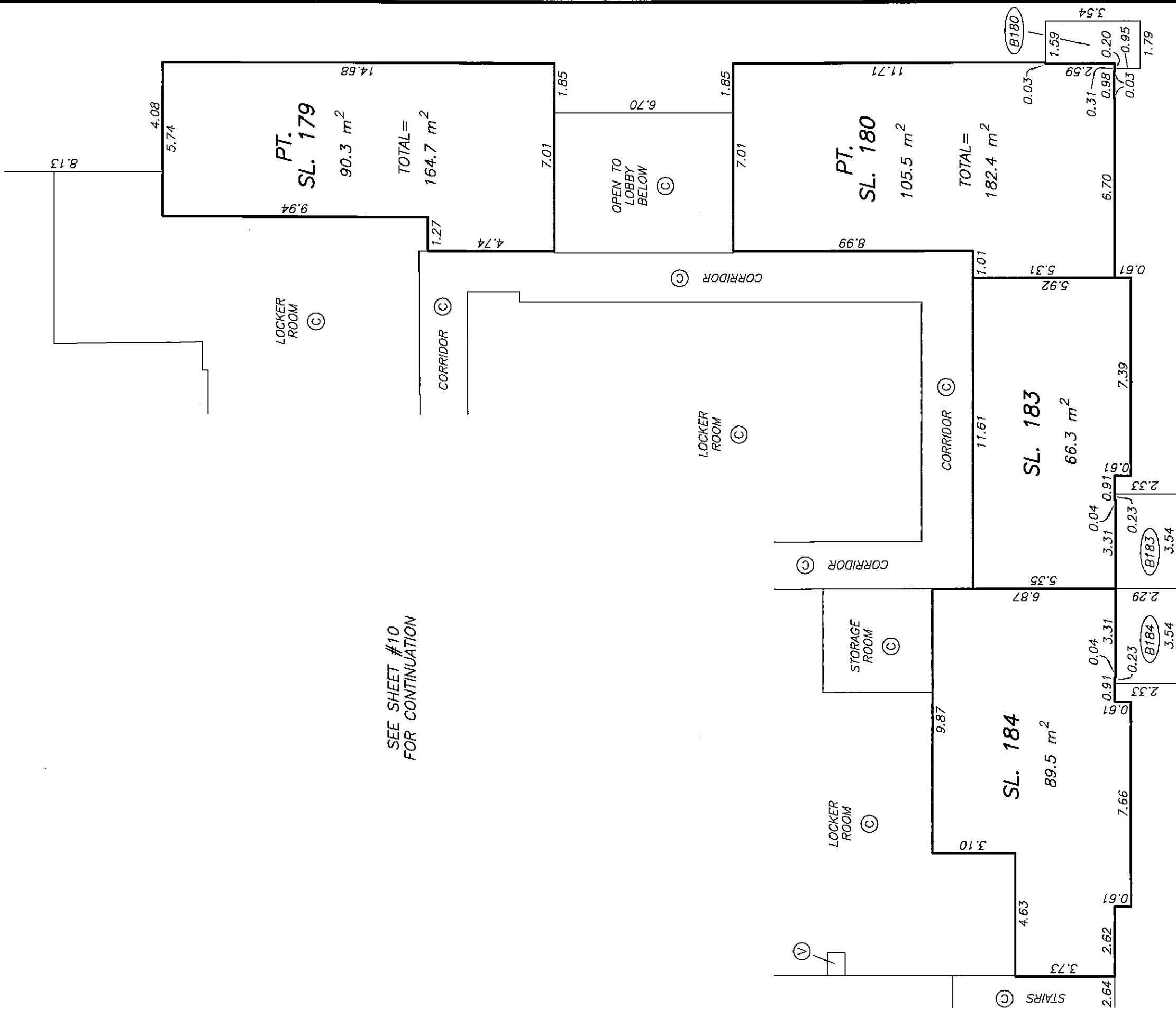
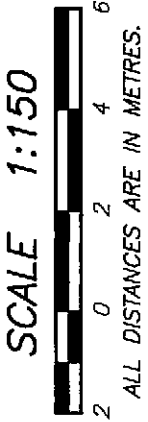
DRAWING # 30512-36
FILE # 30512-36_L1

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ORIGINAL

LEVEL 2
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2

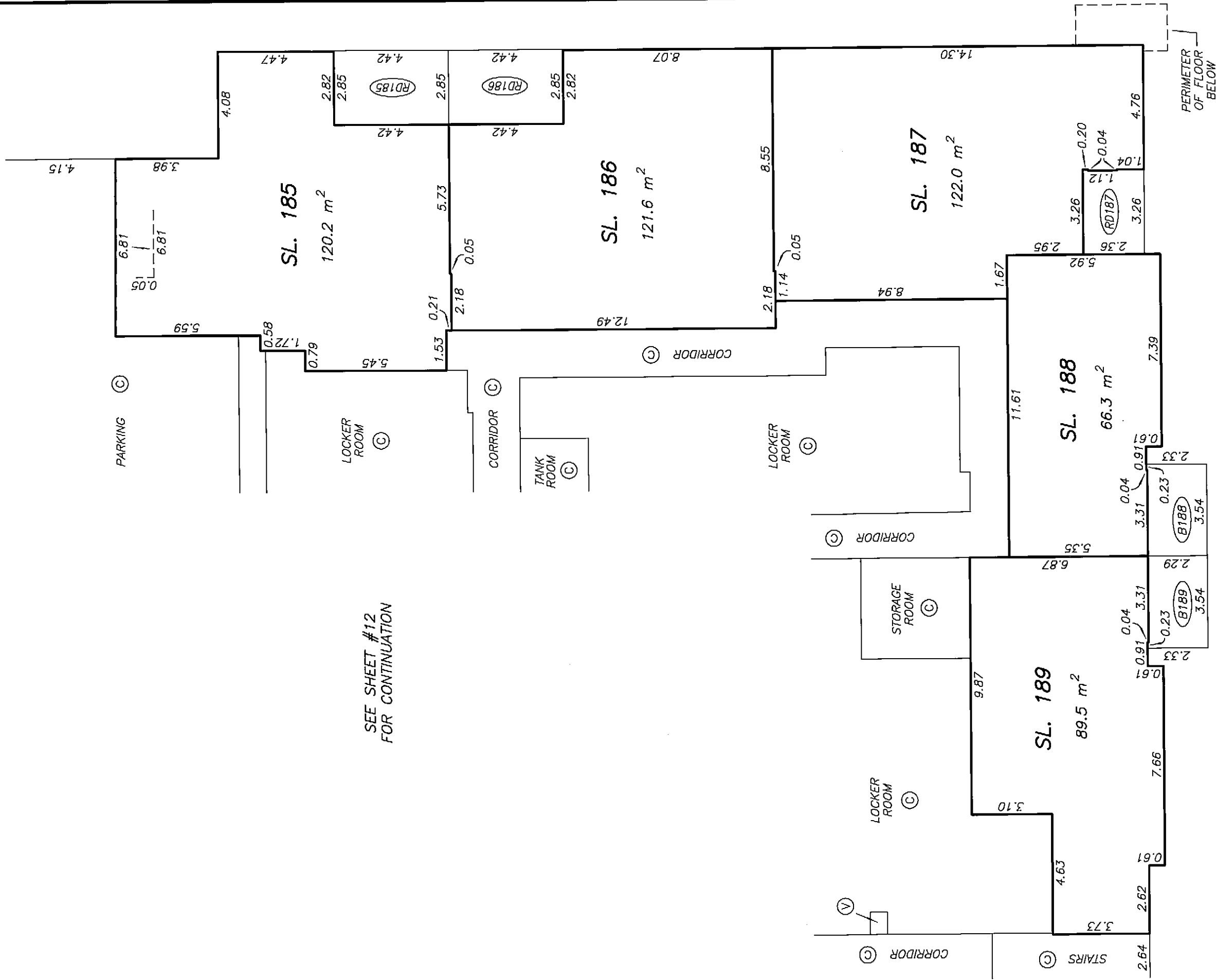
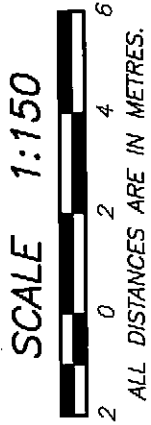


SEE SHEET #10
FOR CONTINUATION

SHEET 13 OF 42 SHEETS

LEVEL 3
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2



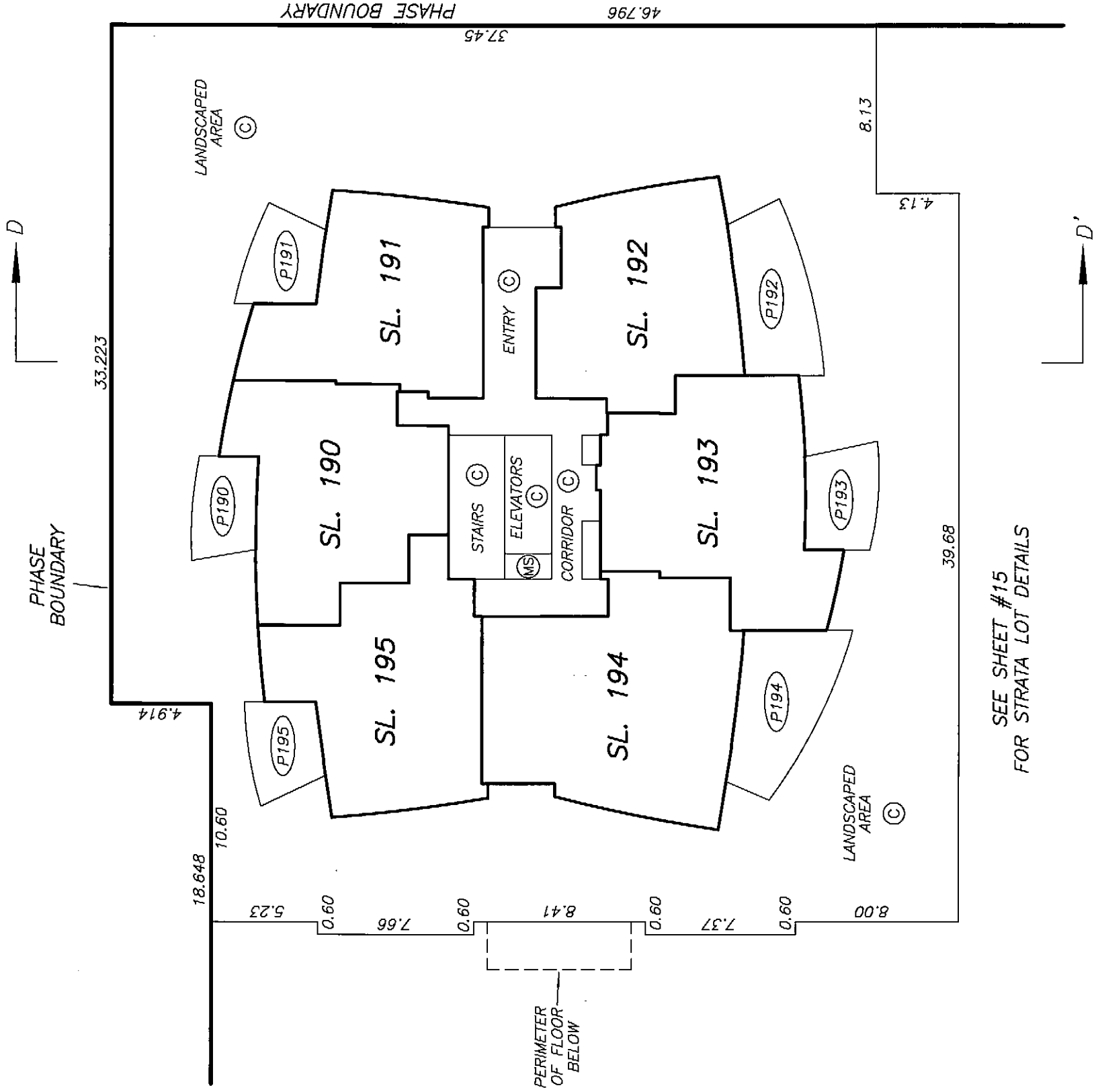
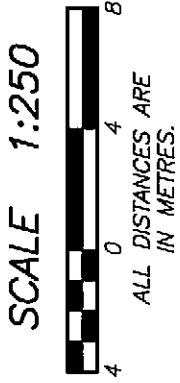
DATE : FEBRUARY 19, 2008
M.E.S.

DRAWING # 30512-36
FILE # 30512-36_L3

ORIGINAL

LEVEL 4
KEY PLAN

STRATA PLAN BCS 2622
PHASE 2



SEE SHEET #15
FOR STRATA LOT DETAILS

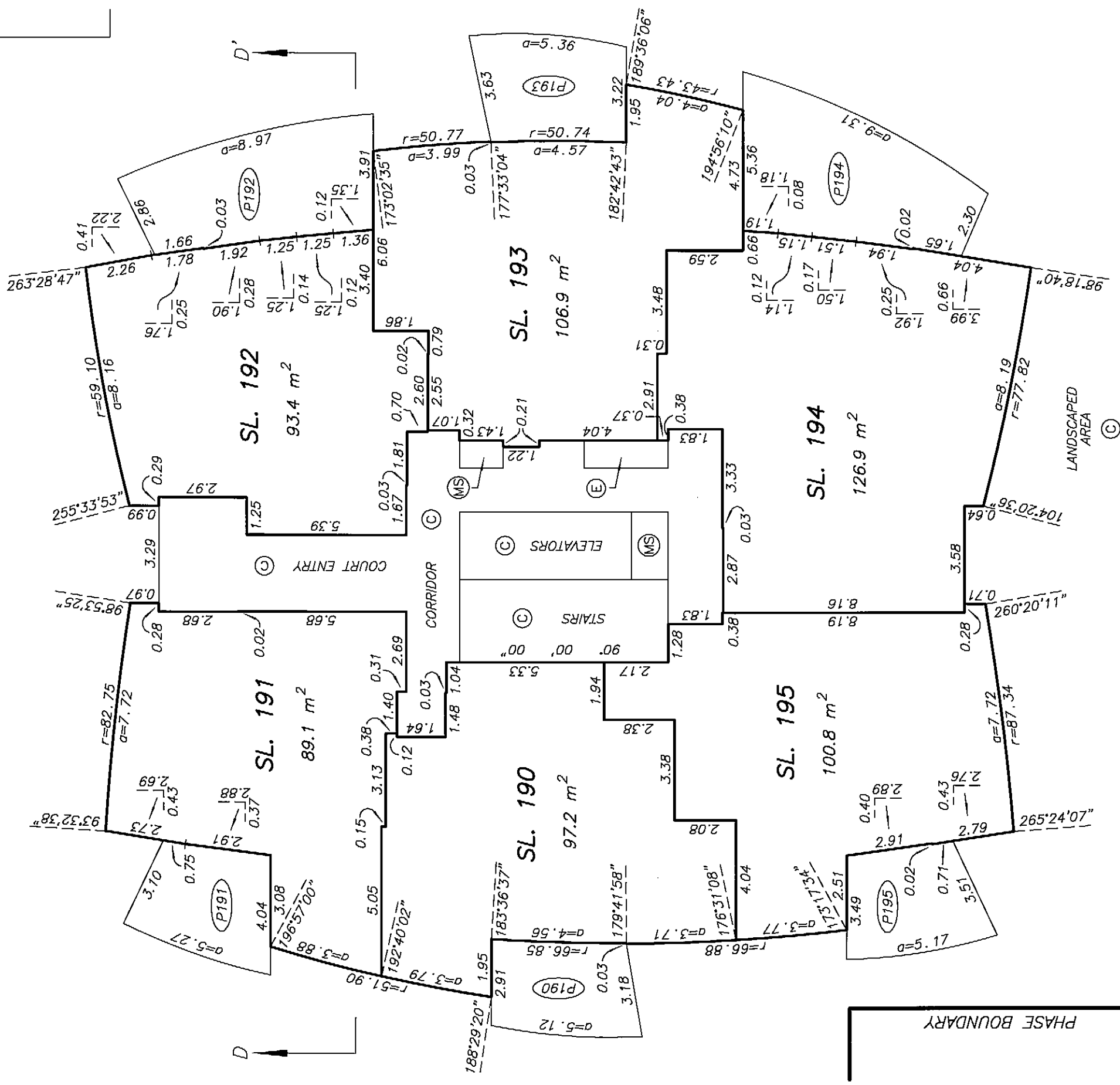
LEVEL 4
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2



PHASE BOUNDARY

LANDSCAPED
AREA

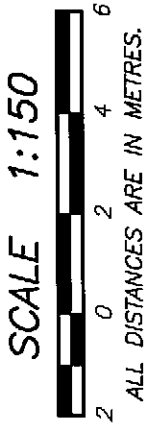


M.E.S.

ORIGINAL

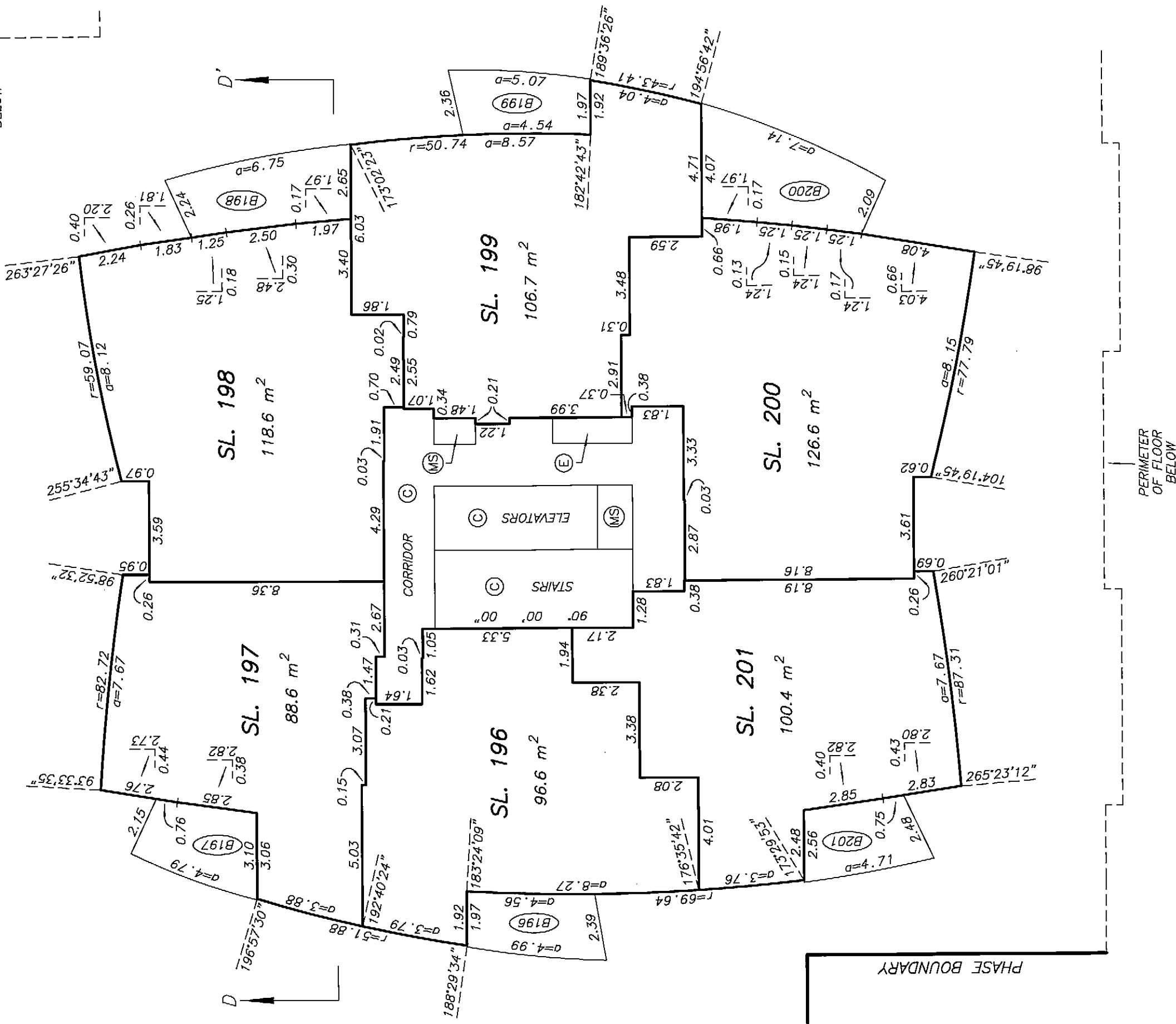
LEVEL 5
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2



PHASE BOUNDARY

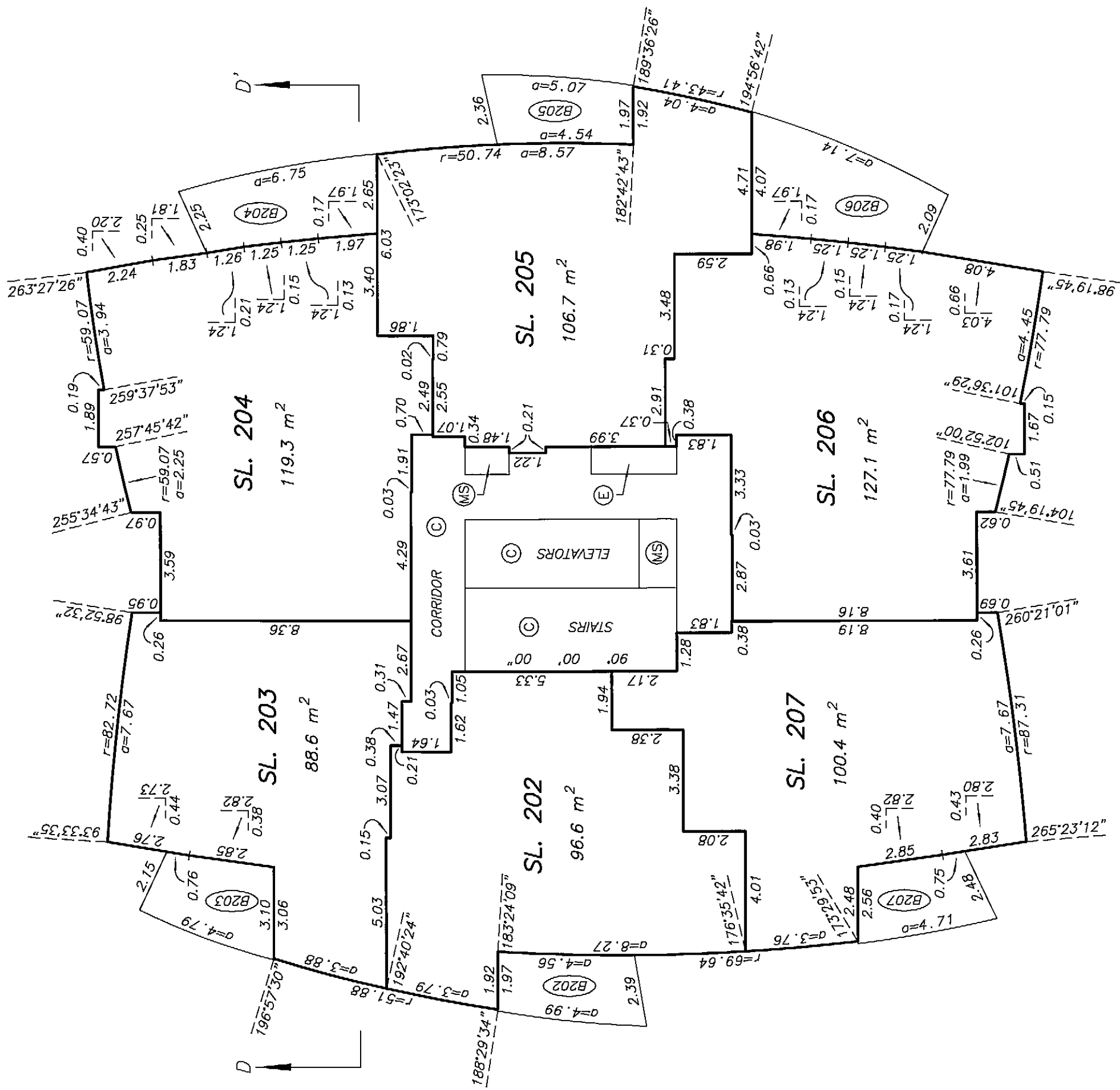
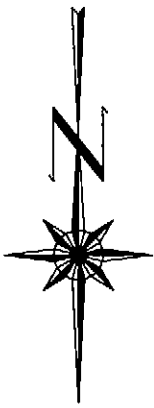
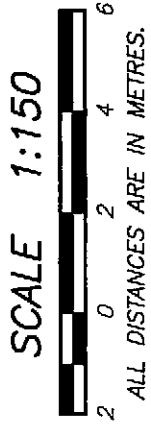
PERIMETER
OF FLOOR
BELOW



PERIMETER
OF FLOOR
BELOW

LEVEL 6
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2



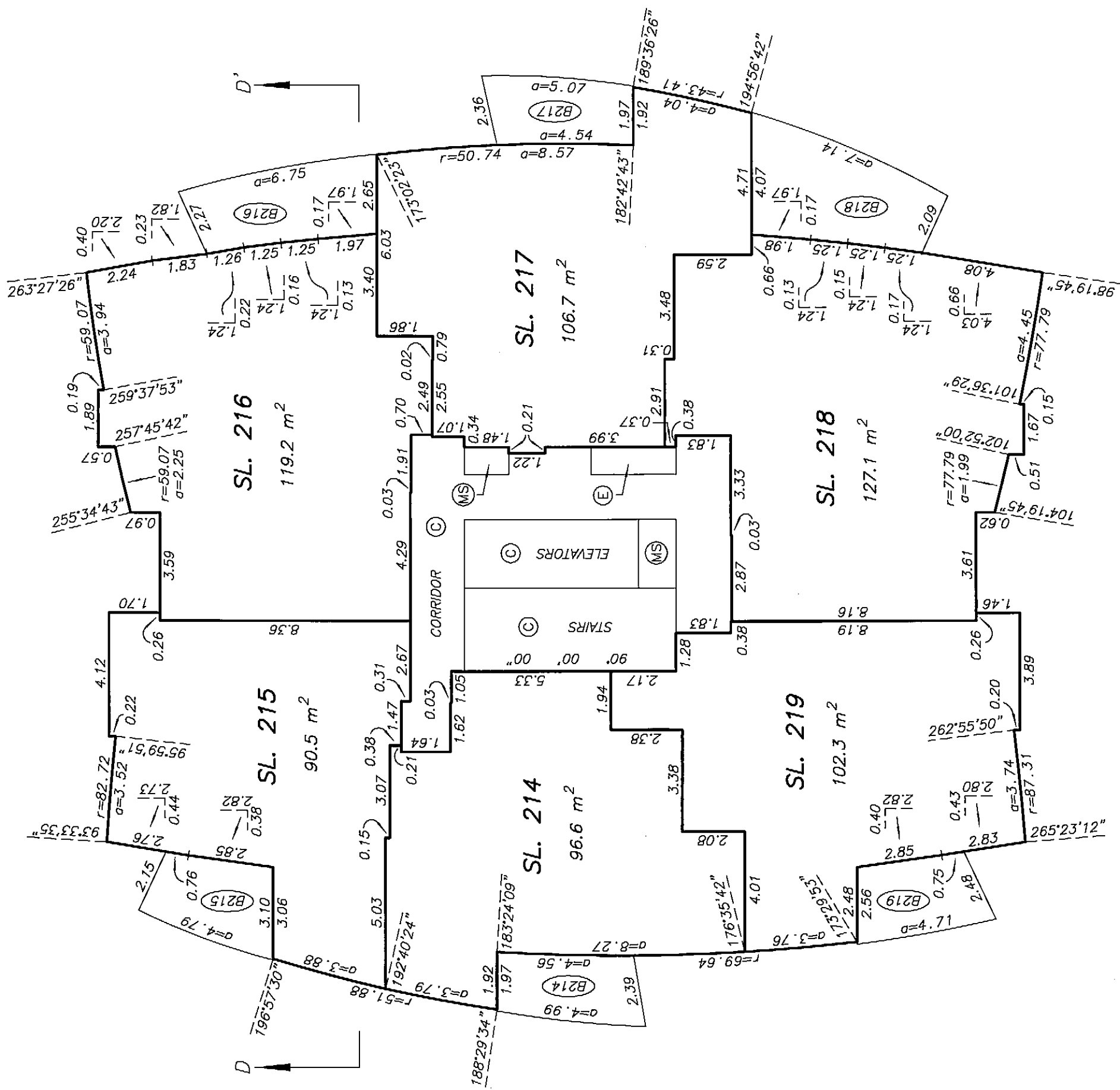
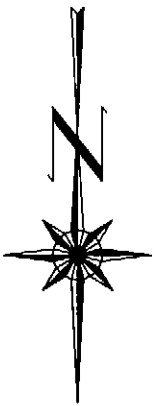
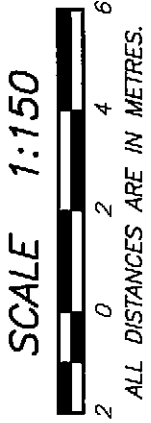
STRATA PLAN BCS 2622
PHASE 2



ORIGINAL

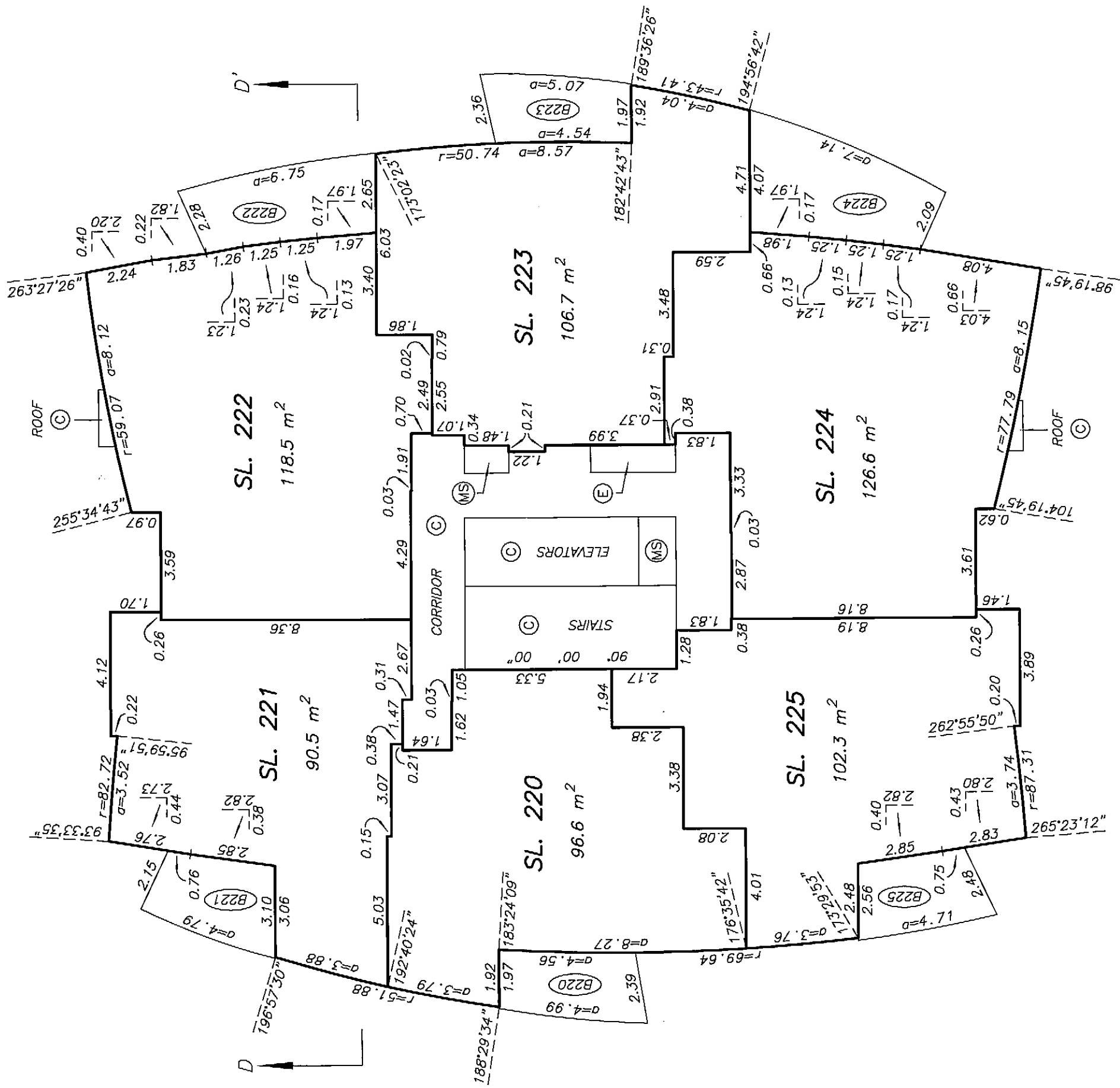
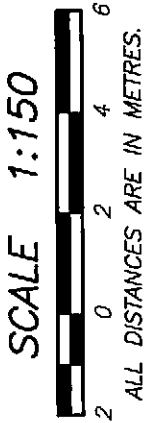
LEVEL 8
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2



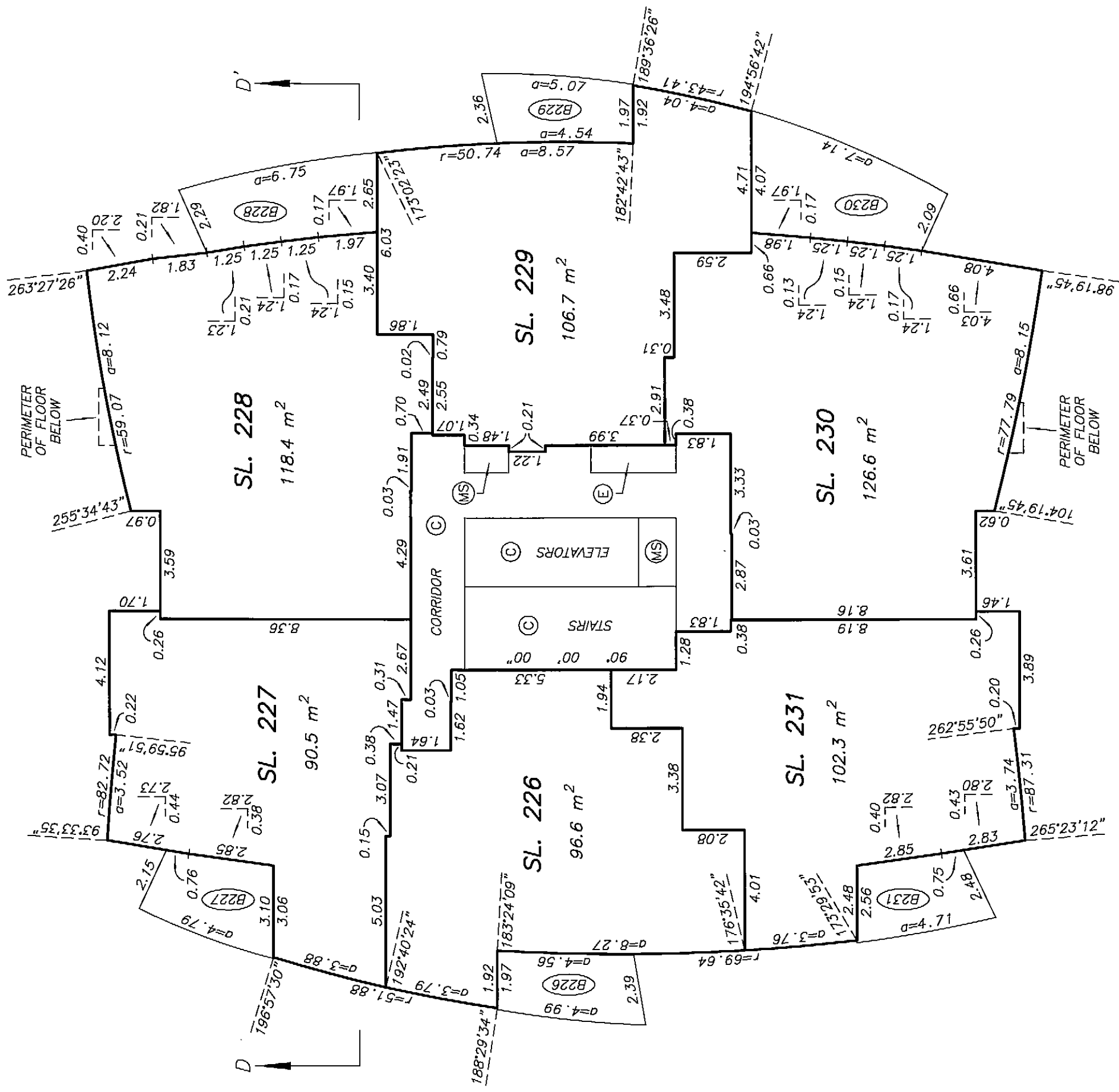
LEVEL 9
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2



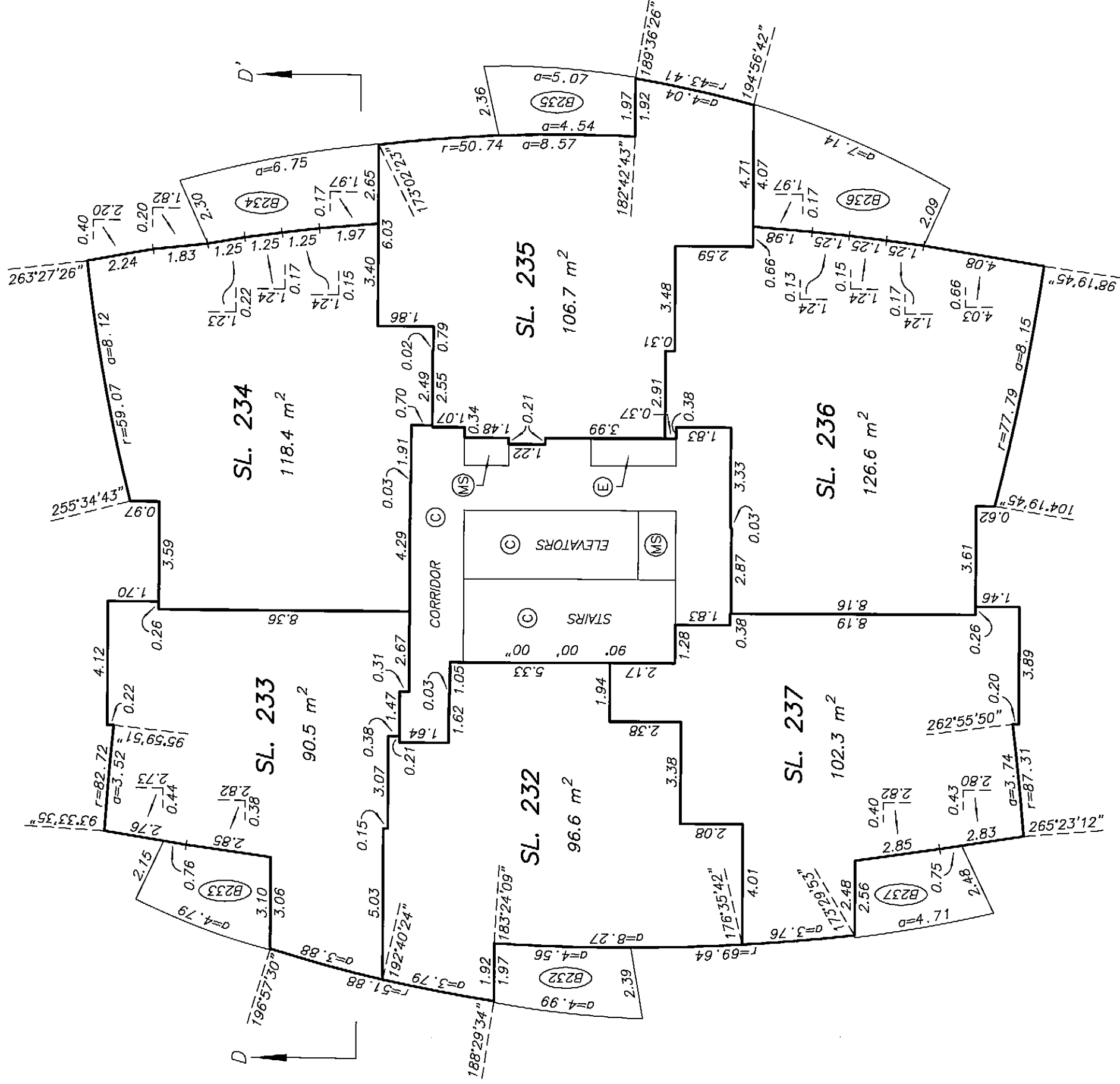
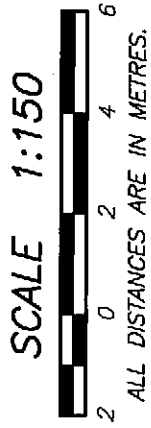
LEVEL 10
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2



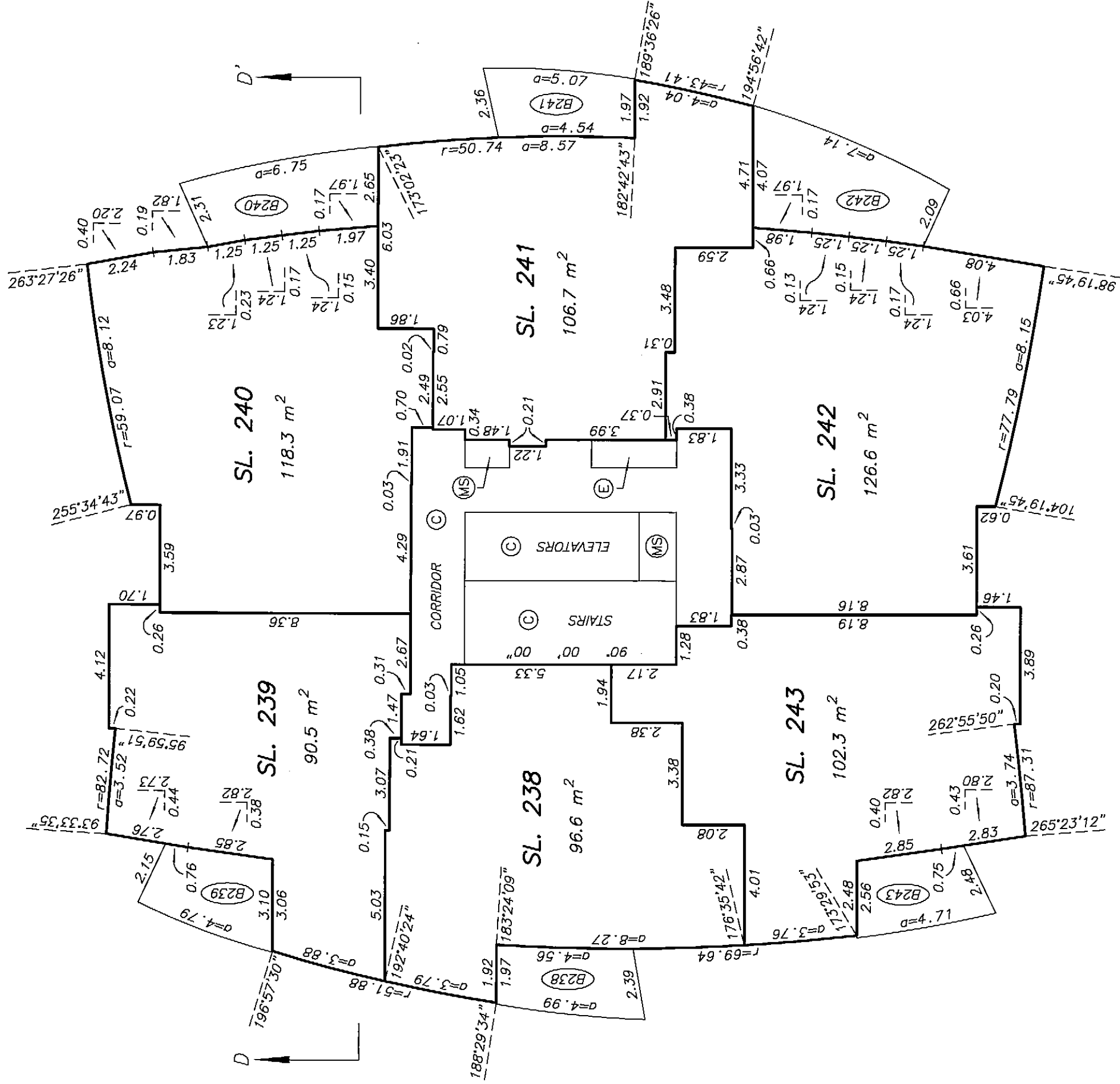
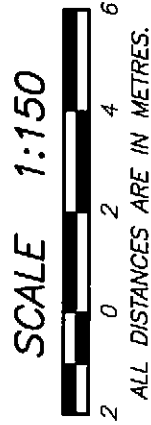
LEVEL 11
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2

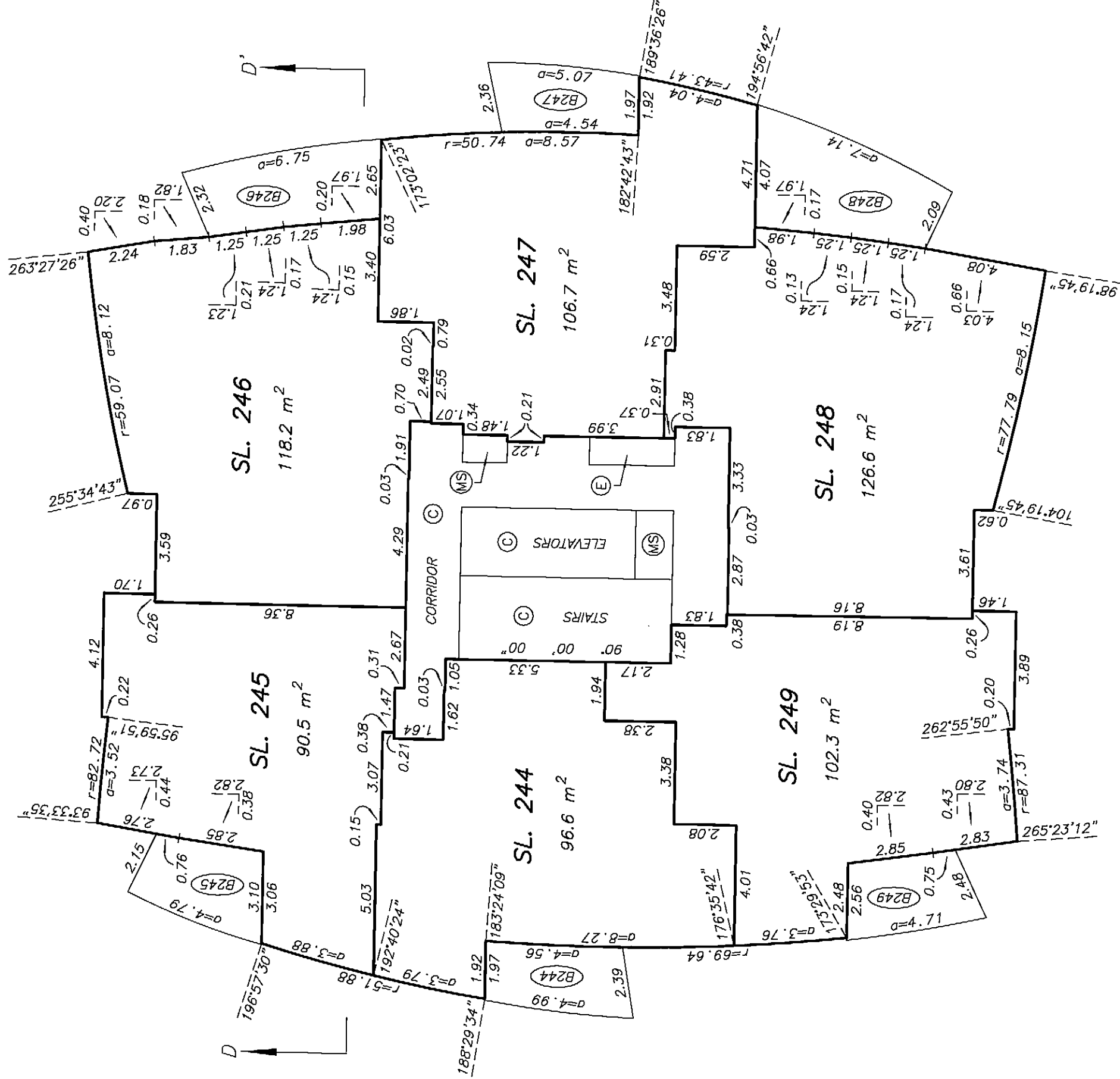
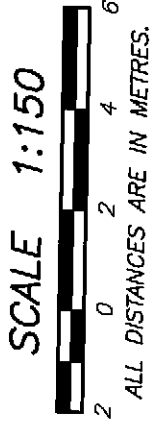


STRATA PLAN BCS 2622
PHASE 2

LEVEL 12
FLOOR PLAN

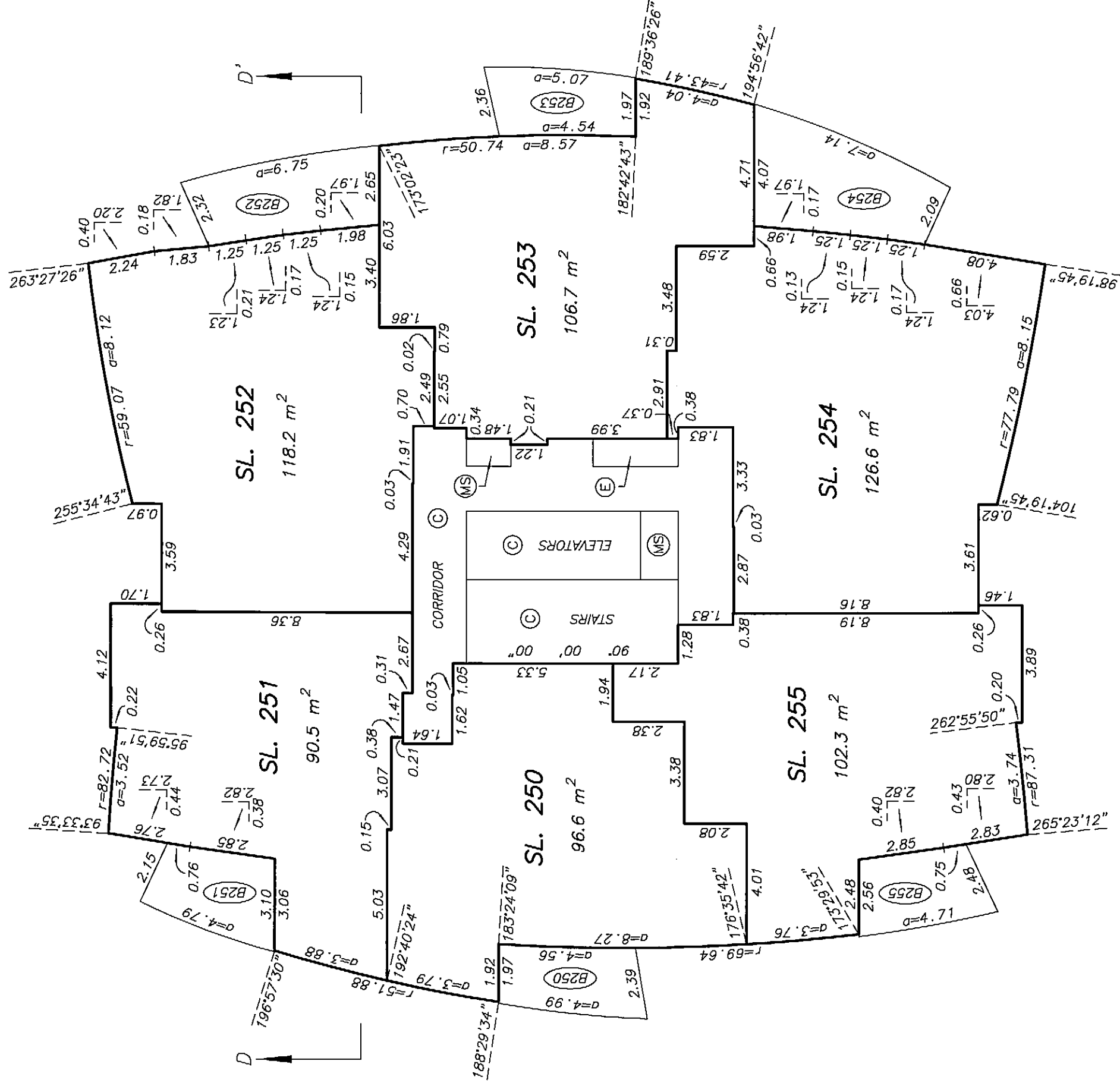
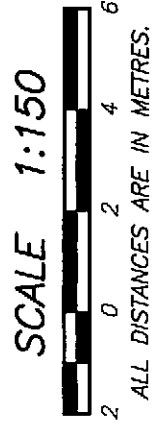


LEVEL 13
FLOOR PLAN
STRATA PLAN BCS 2622
PHASE 2



LEVEL 14
FLOOR PLAN

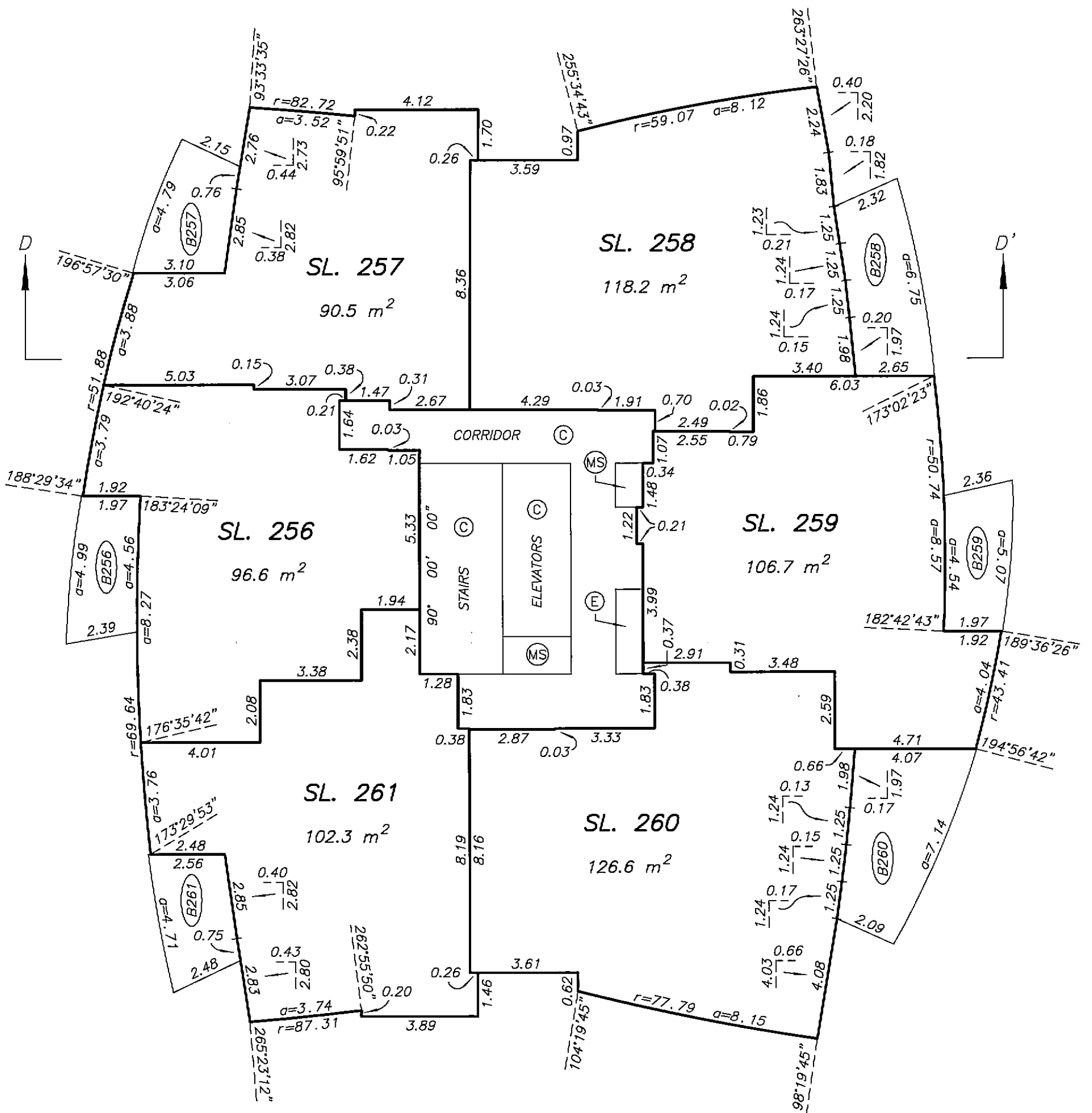
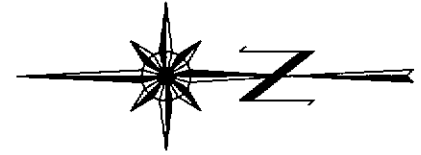
STRATA PLAN BCS 2622
PHASE 2



LEVEL 15 FLOOR PLAN

STRATA PLAN BCS 2622 PHASE 2

SCALE 1:150
ALL DISTANCES ARE IN METRES.



DATE : FEBRUARY 19, 2008

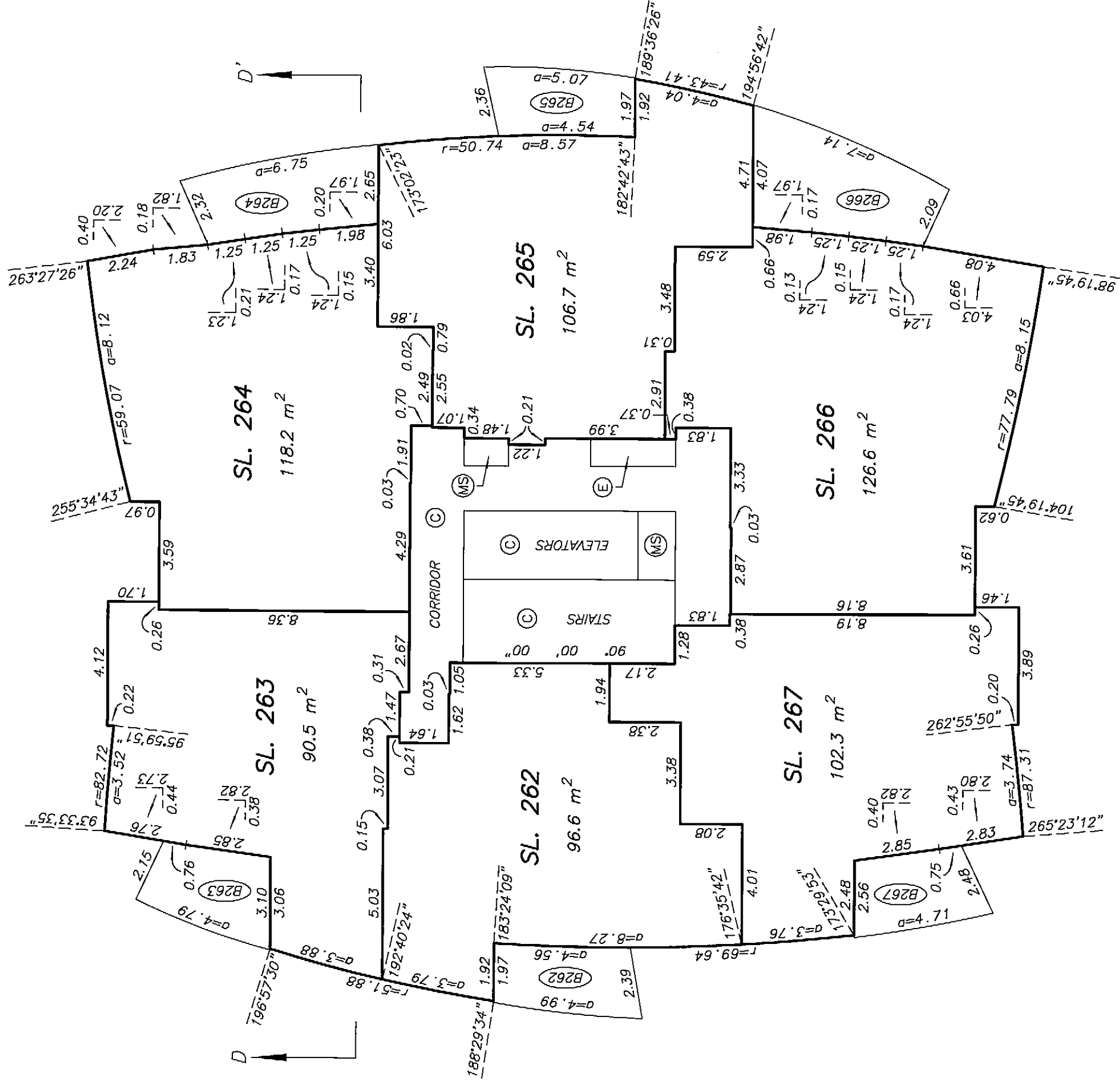
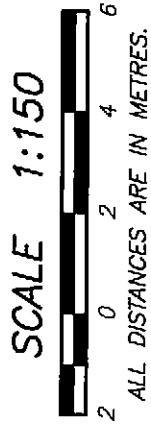
m.e.s.

DRAWING # 30512-36
FILE # 30512-36_L15

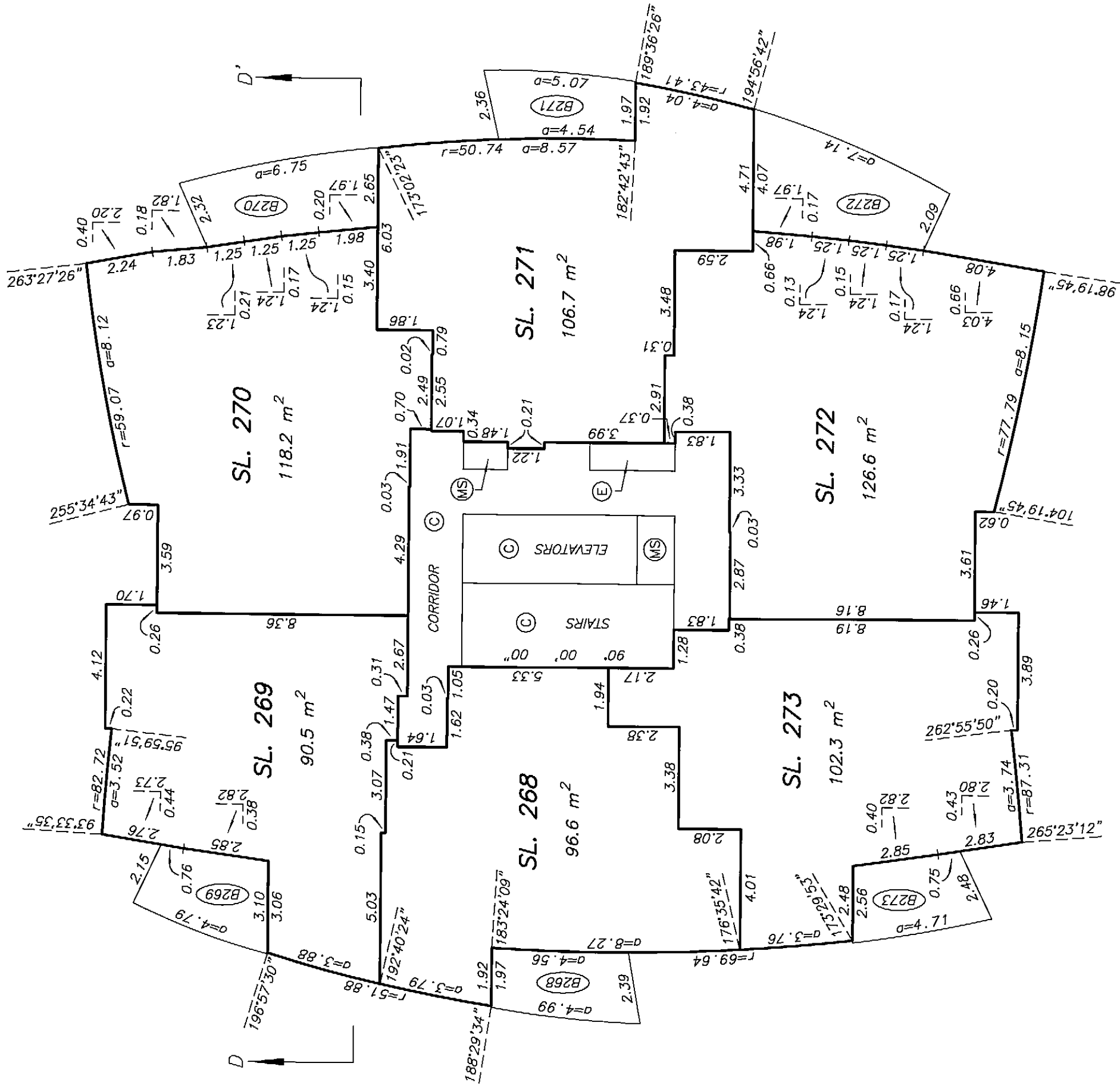
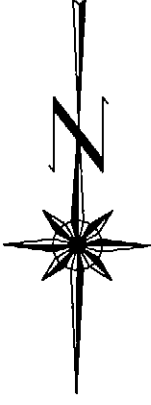
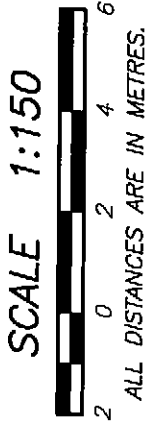
ORIGINAL

LEVEL 16
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2

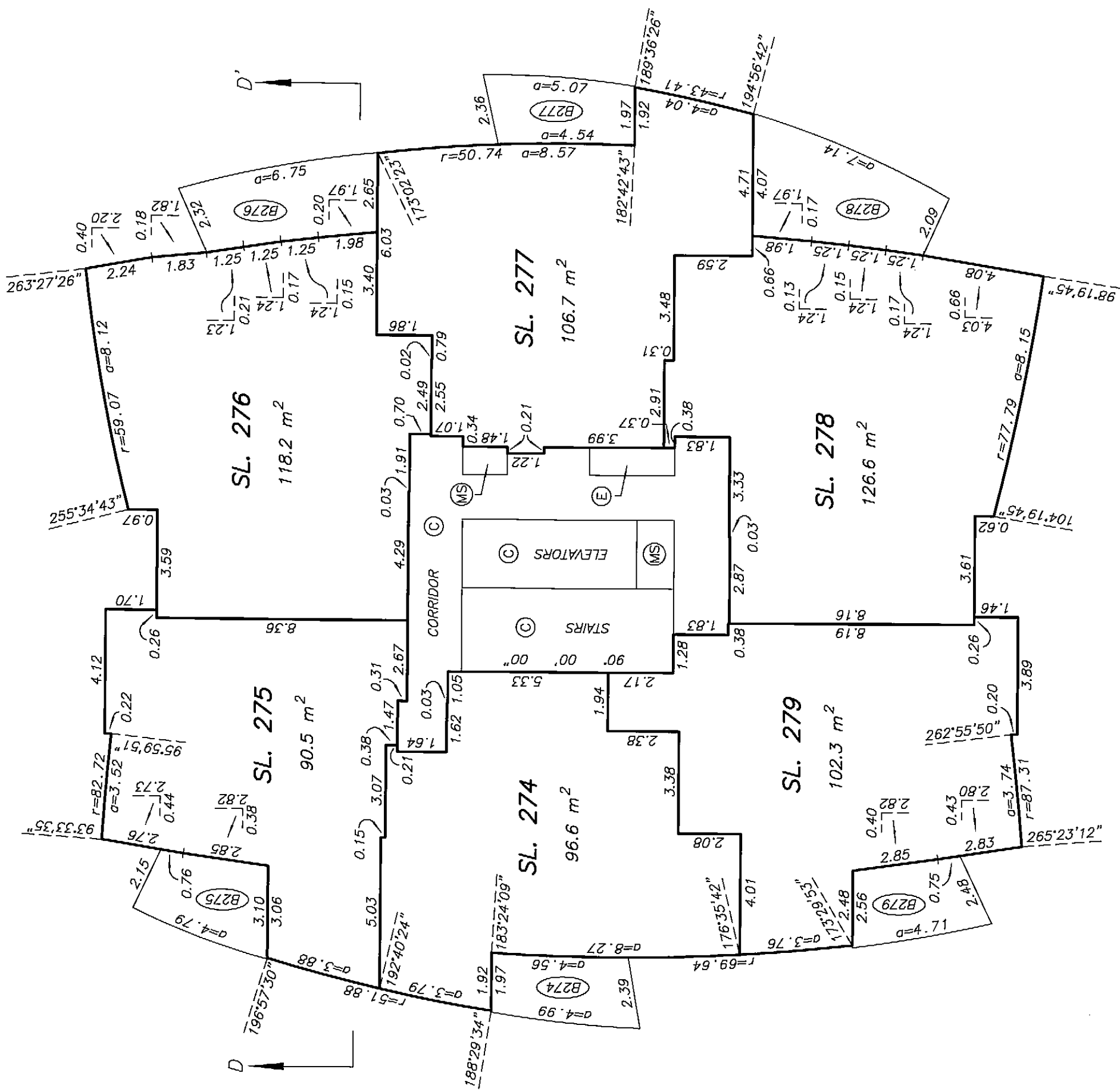
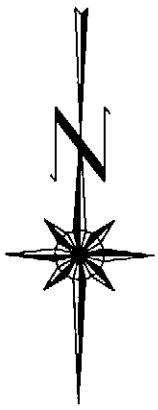
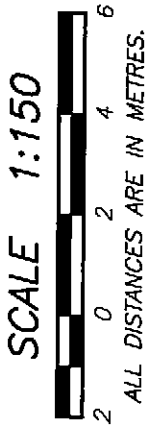


LEVEL 17
FLOOR PLAN
STRATA PLAN BCS 2622
PHASE 2



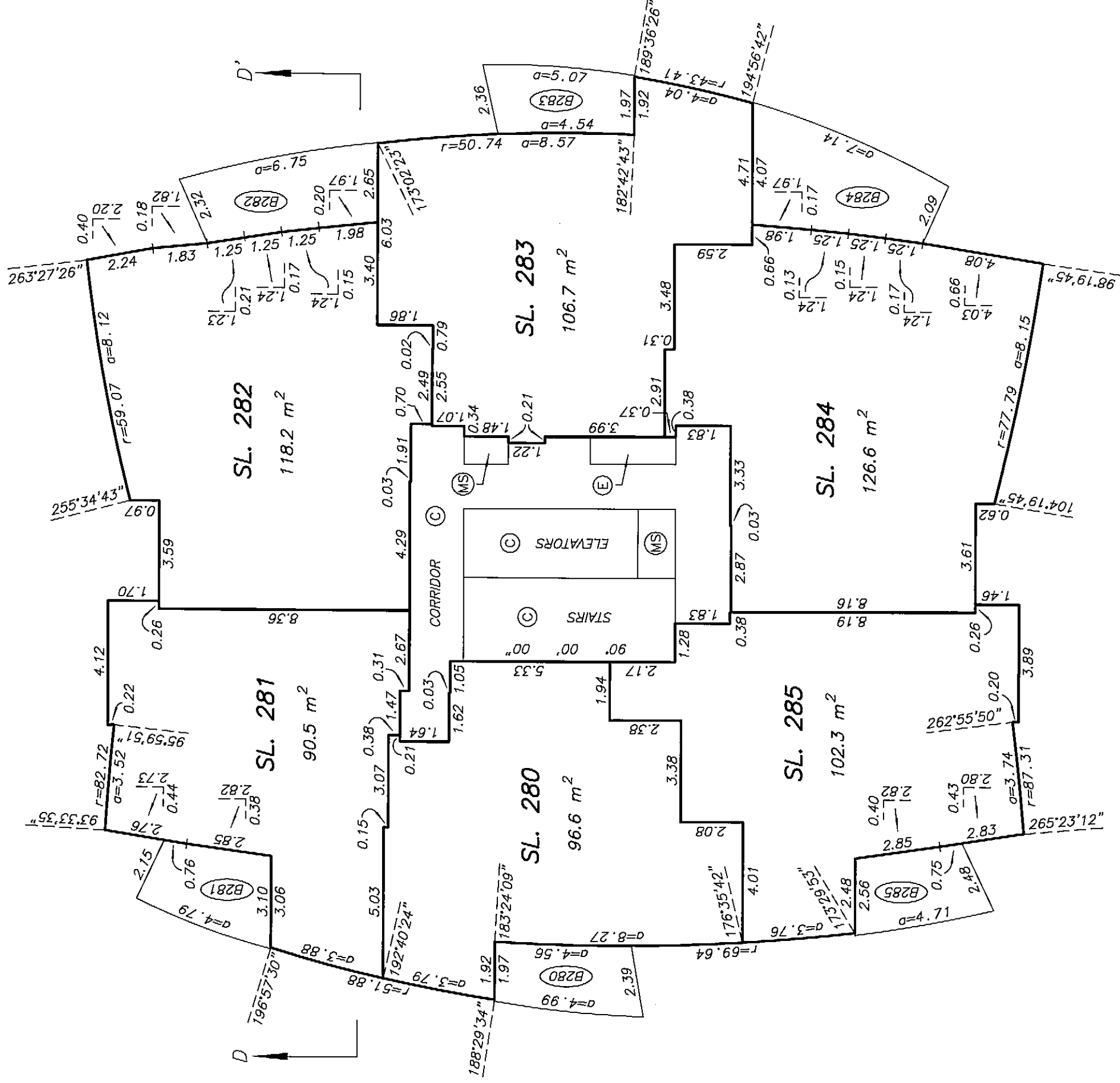
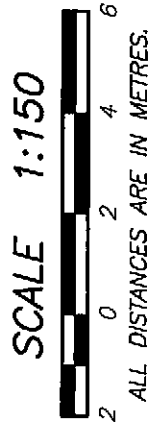
LEVEL 18
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2

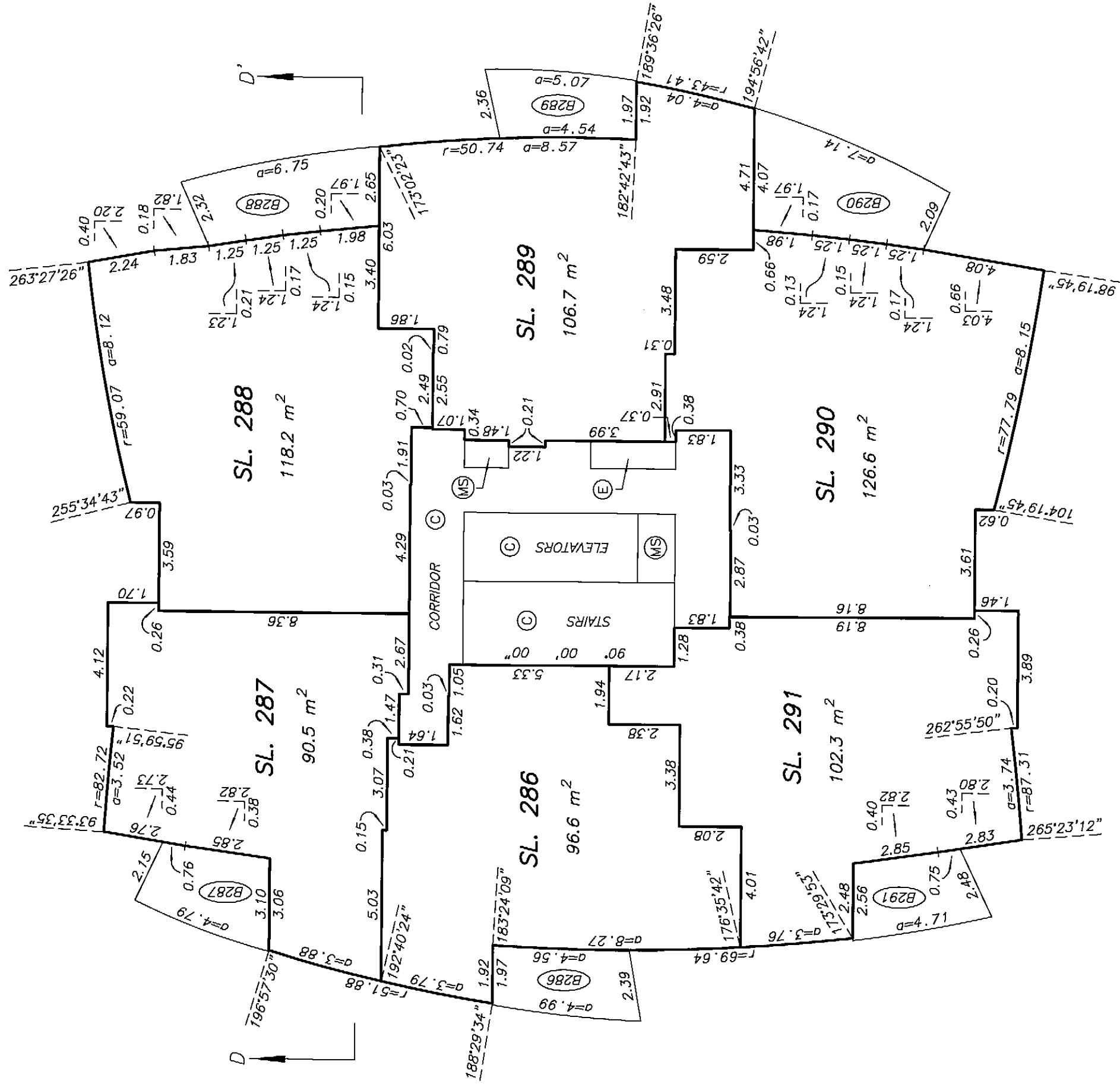
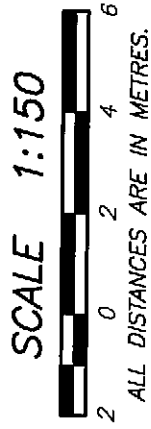


LEVEL 19
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2

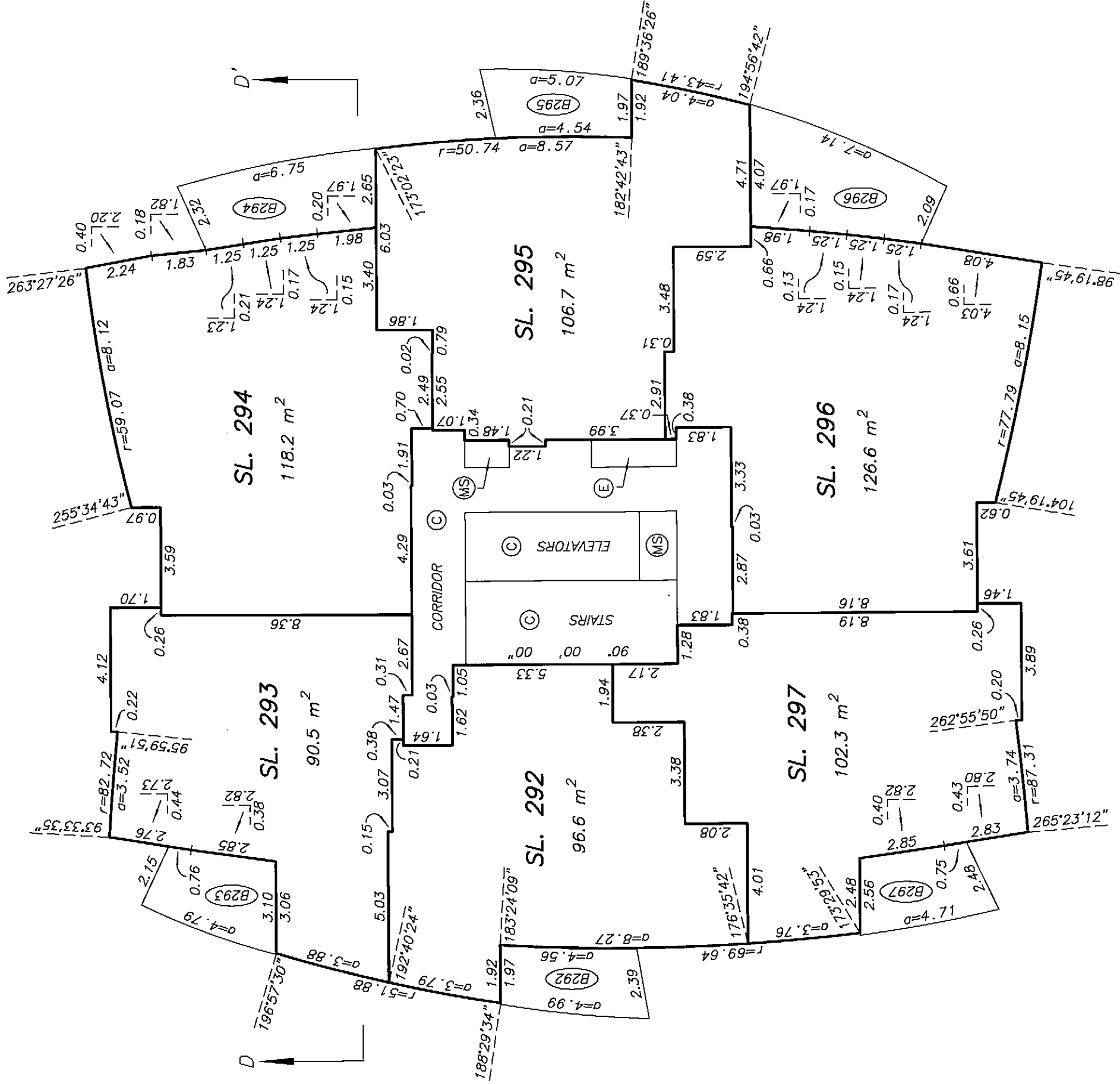
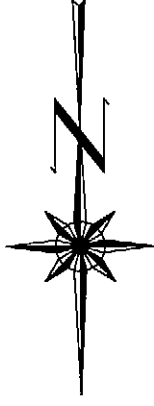
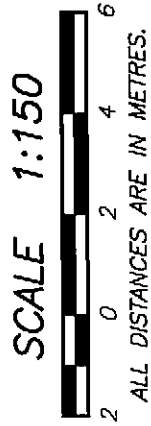


LEVEL 20
FLOOR PLAN
STRATA PLAN BCS 2622
PHASE 2



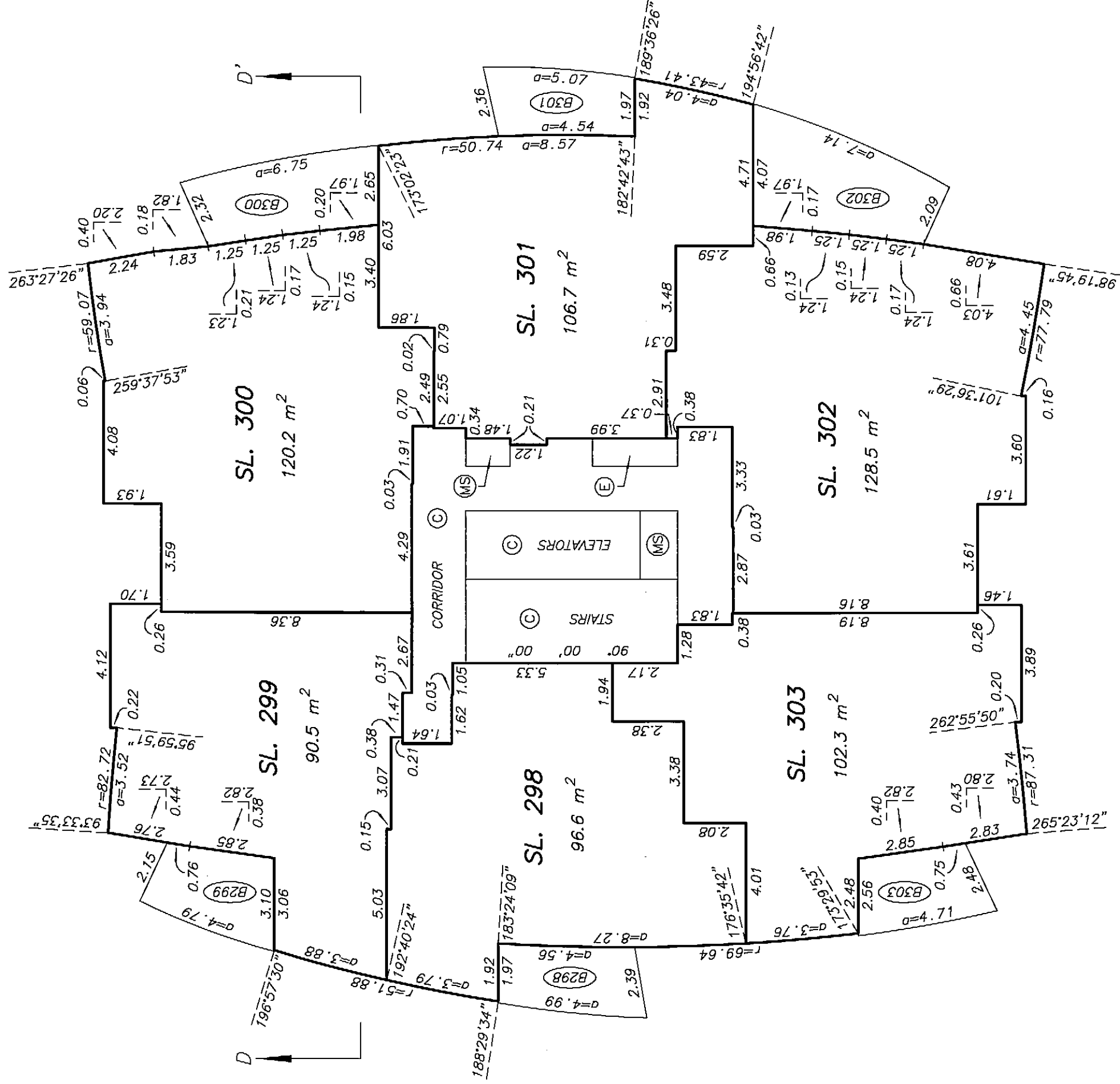
STRATA PLAN BCS 2622
PHASE 2

LEVEL 21
FLOOR PLAN



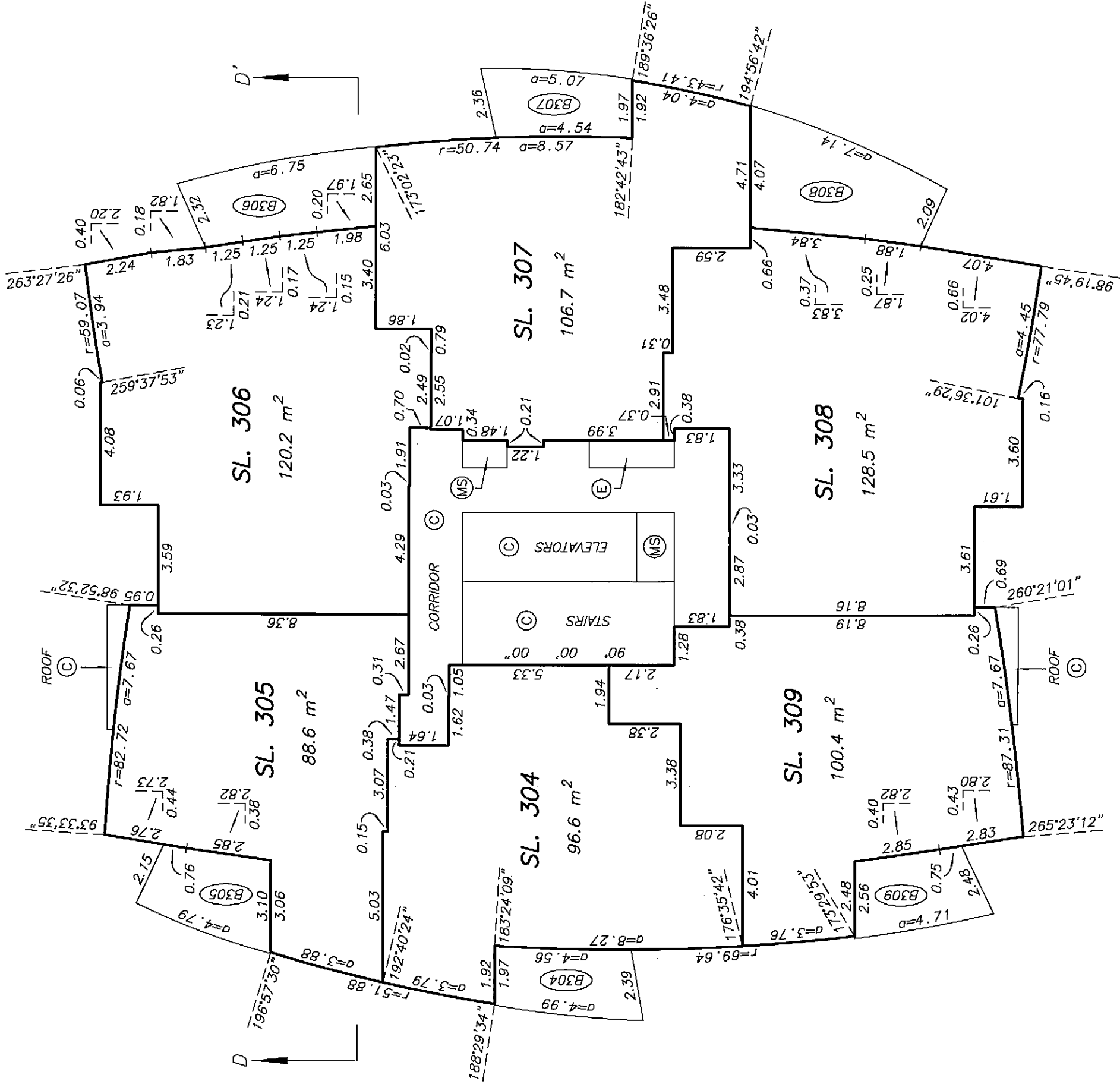
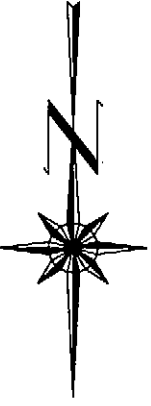
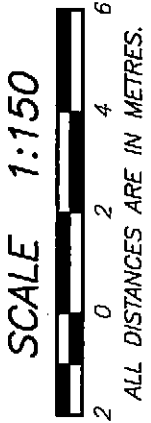
LEVEL 22
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2



LEVEL 23
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2



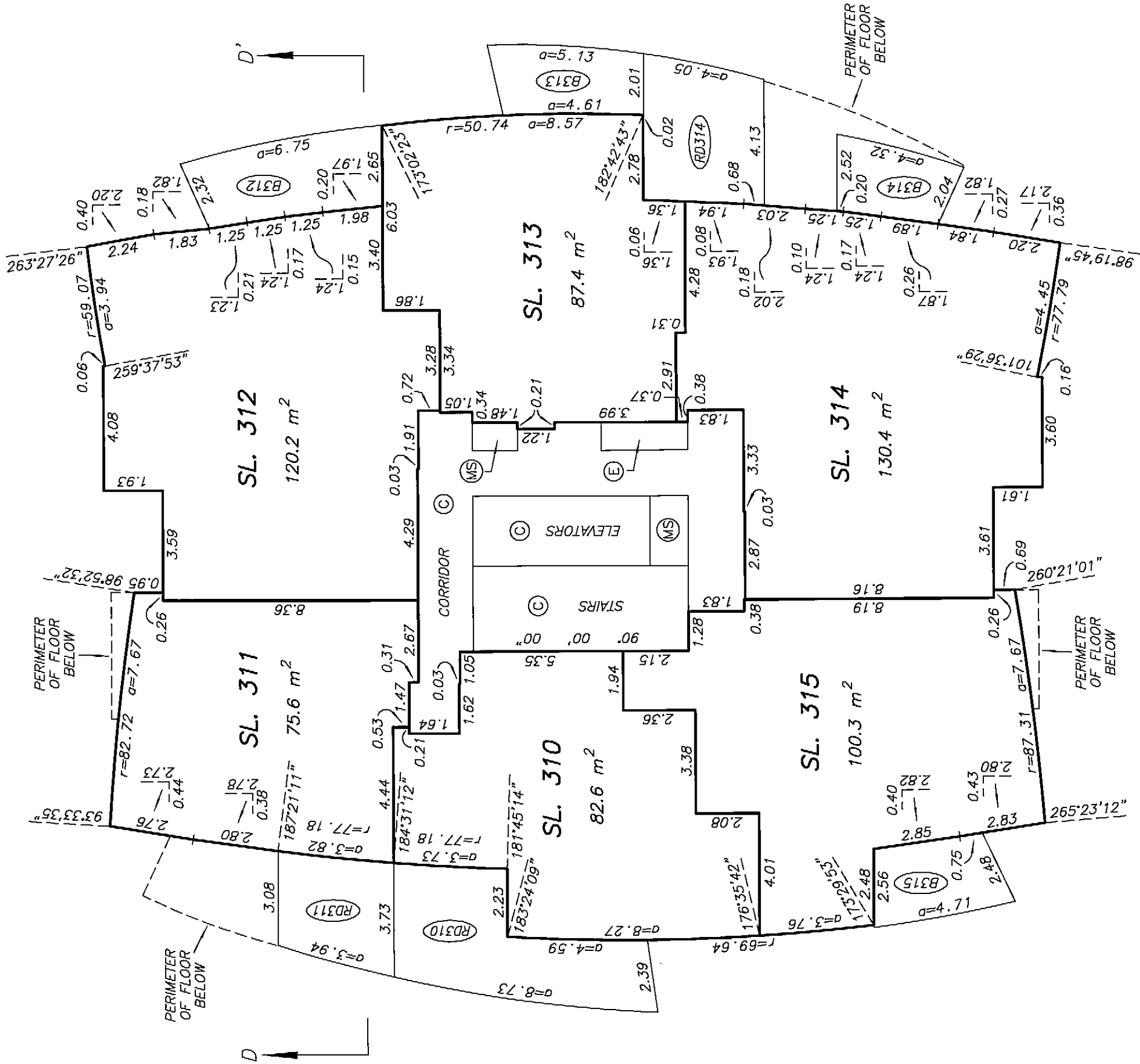
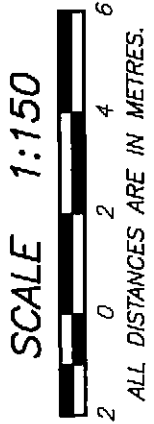
M.E.S.

ORIGINAL

SHEET 35 OF 42 SHEETS

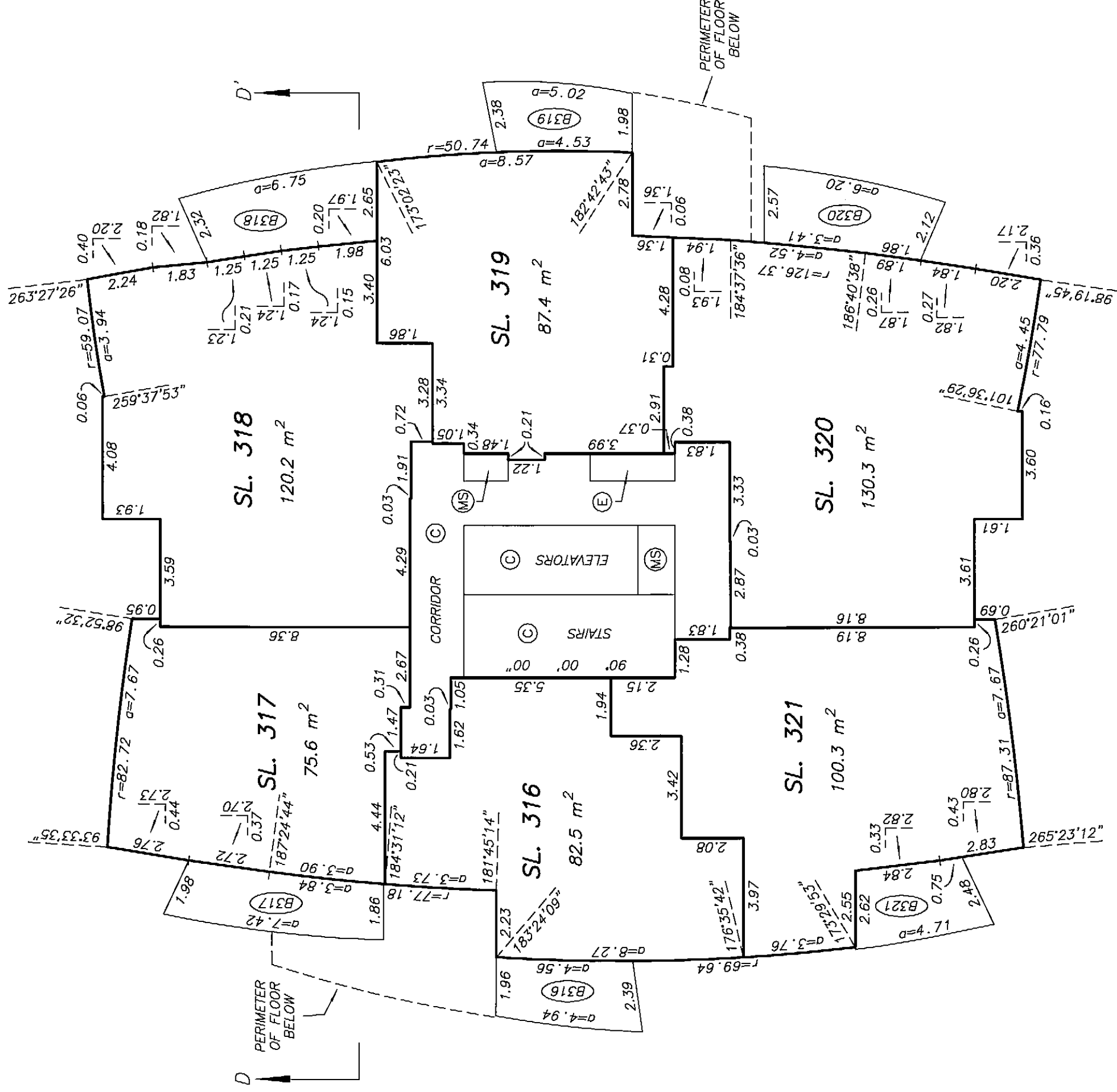
LEVEL 24
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2



LEVEL 25
FLOOR PLAN

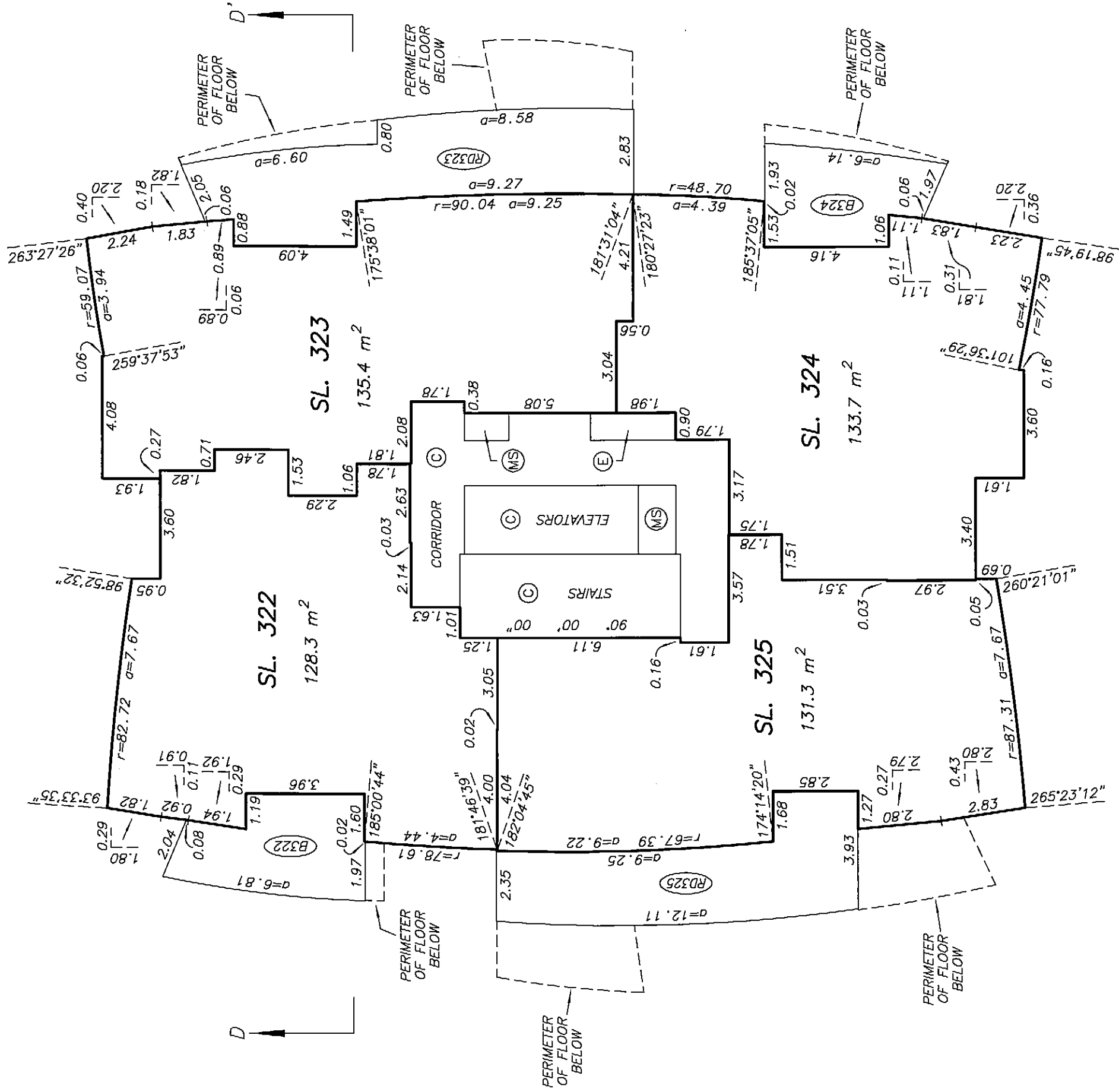
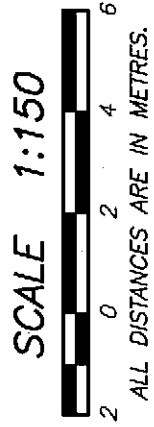
STRATA PLAN BCS 2622
PHASE 2



LEVEL 26
FLOOR PLAN

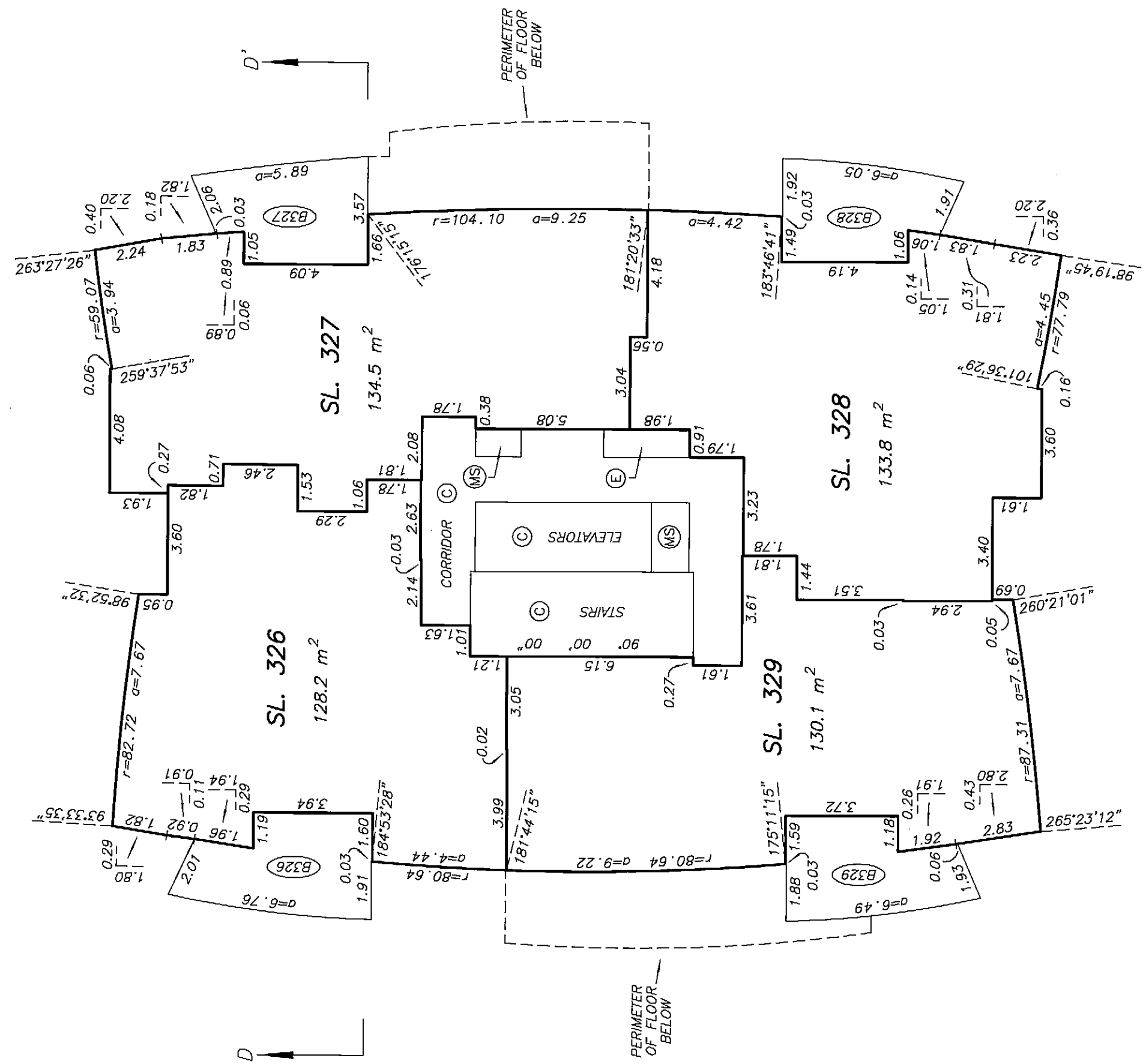
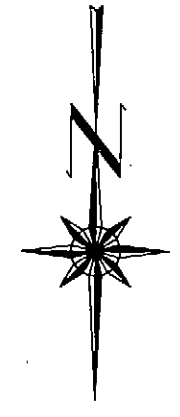
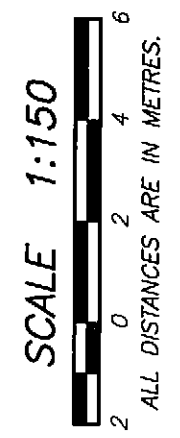
STRATA PLAN BCS 2622

PHASE 2



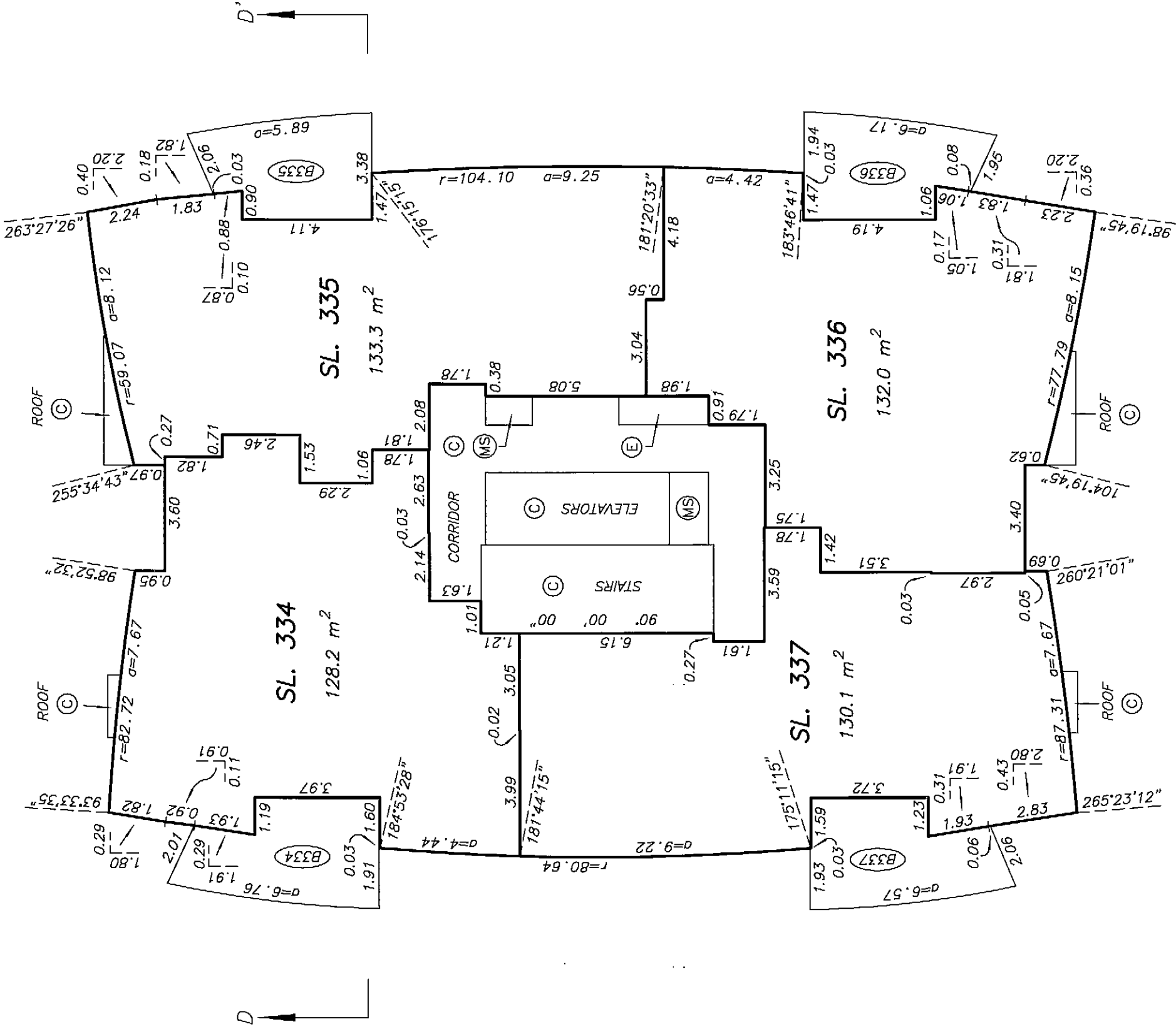
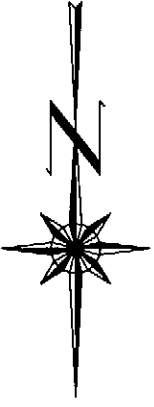
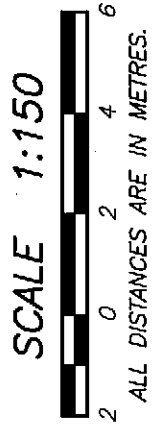
LEVEL 27
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2



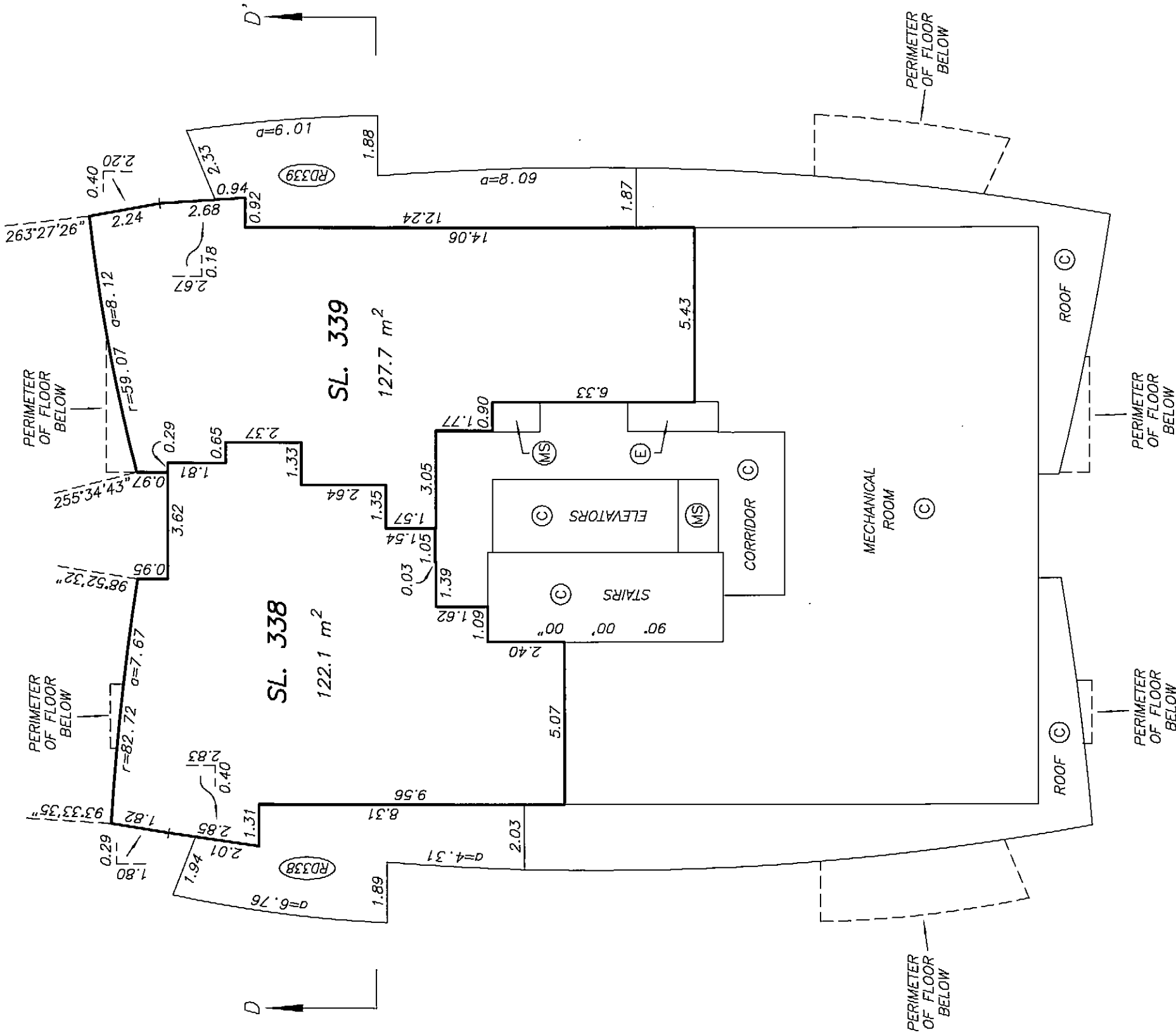
LEVEL 29
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2



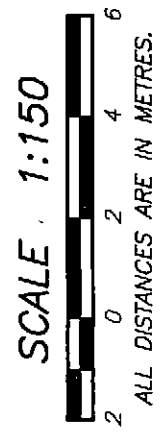
LEVEL 30
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2

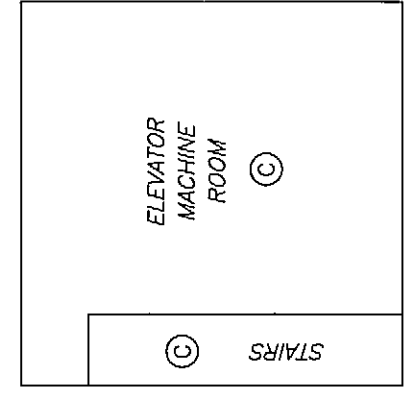


LEVEL 31
FLOOR PLAN

STRATA PLAN BCS 2622
PHASE 2



MEZZANINE
ABOVE CORE



DETAIL

