

STRATA PLAN OF LOT 1,
DISTRICT LOT 34, GROUP 1,
N.W.D., PLAN BCP22154

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

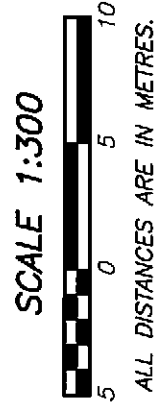
STRATA PLAN BCS 2392

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

THIS 13 DAY OF JUNE, 2007

Deputy REGISTRAR
IAN MACDONALD LG

"CLARKE HOUSE"
5575 JERSEY AVENUE
BURNABY, BC



JERSEY AVENUE

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 0.999587

LEGEND

BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 83H5914 AND 82H5074

- - DENOTES CONTROL MONUMENT FOUND
- - DENOTES STANDARD IRON POST FOUND
- D/R - DENOTES DESTROYED/RESET
- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- ⊙ - DENOTES COMMON PROPERTY
- LCP - DENOTES LIMITED COMMON PROPERTY
- APT - DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 2 TO 10 AND SL'S 12 TO 32
- E - DENOTES ELECTRICAL ROOM BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 2 TO 10 AND SL'S 12 TO 32
- MS - DENOTES MECHANICAL SPACE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 2 TO 10 AND SL'S 12 TO 32
- V - DENOTES VENT BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 2 TO 10 AND SL'S 12 TO 32
- P1 - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- B12 - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 12
- RD30 - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 30

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

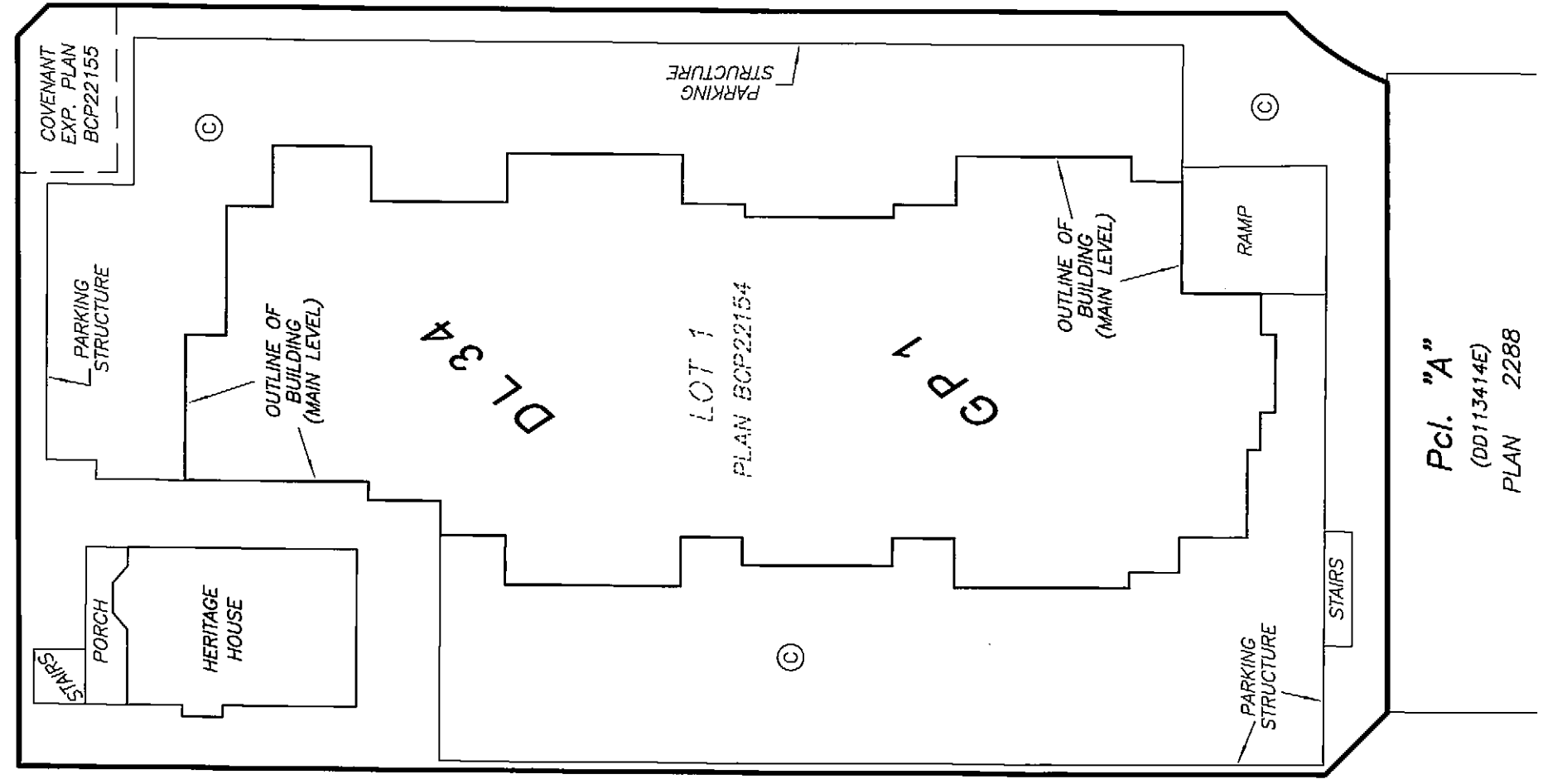
I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN
IS WITHIN THE THE EXTERNAL BOUNDARIES OF THE LAND
THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: MAY 4th, 2007.

Mike E Shaw

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

DRAWING # 30596-14
FILE # 30596-14_FS
DATE : MAY 4, 2007



SEE SHEET #2 FOR
BOUNDARY DIMENSIONS

SEE SHEET #3 FOR
BUILDING LOCATION
AND DIMENSIONS

NOTE:

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

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

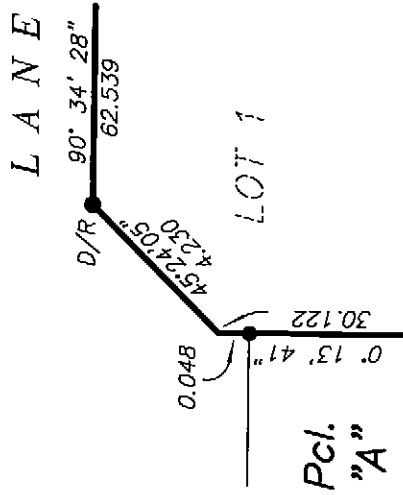
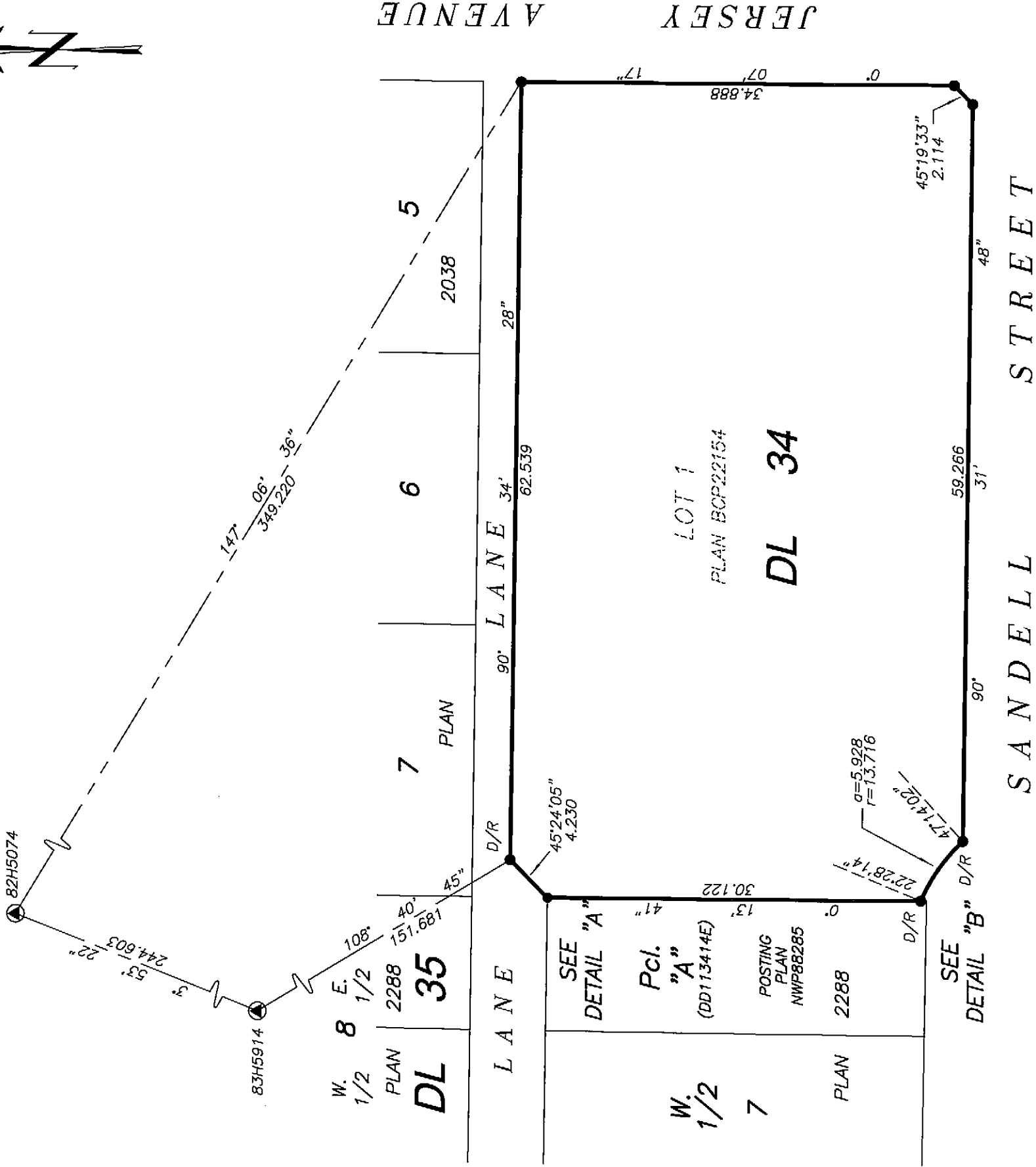
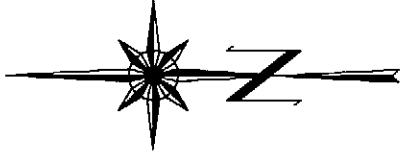
BOUNDARY DIMENSIONS

STRATA PLAN BCS 2392

SCALE 1:400

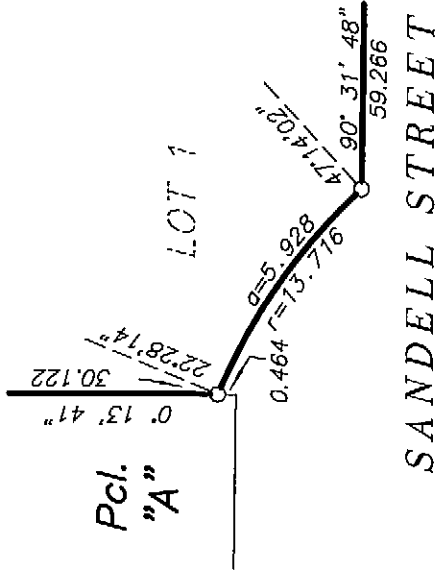


ALL DISTANCES ARE IN METRES.



DETAIL "A"

NOT TO SCALE



DETAIL "B"

NOT TO SCALE

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 4th DAY OF MAY, 2007. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP64571, 16th DAY OF MAY, 2007.

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

DRAWING # 30596-14
FILE # 30596-14_Post

DATE : MAY 4, 2007

M.E.S.

ORIGINAL

STRATA PLAN BCS 2392



S A N D E L L S T R E E T

[illegible]

Pcl.
"A"
(DD113414E)
PLAN 2288

DATE : MAY 4, 2007

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ORIGINAL

STRATA PLAN BCS 2392

OWNER :

AQUILA DEVELOPMENTS (JERSEY) INC.
(INCORPORATION No. 727183)



AUTHORIZED SIGNATORY DEREK BOSHA

~~AUTHORIZED SIGNATORY~~



~~WITNESS AS TO BOTH SIGNATURES~~

J. David Dunn
Barrister & Solicitor
Occupation of Witness
2900 - 895 Burrard Street
Vancouver, BC V7X 1J5
Address of Witness

MORTGAGEE :

MCAP FINANCIAL CORPORATION
(INCORPORATION No. A62340)



AUTHORIZED SIGNATORY Herman Kwan

~~AUTHORIZED SIGNATORY~~

D Wong
Witness AS TO BOTH SIGNATURES

Credit Analyst
Occupation of Witness

1400-1140 W. Pender St. Vancouver, BC
Address of Witness V6E 4G1

THE CITY OF BURNABY
REGISTERED OWNER OF COVENANTS
BAG2814, BAG2816 AND BAG2818
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.



AUTHORIZED SIGNATORY
SID CLEAVE, ADMINISTRATIVE OFFICER

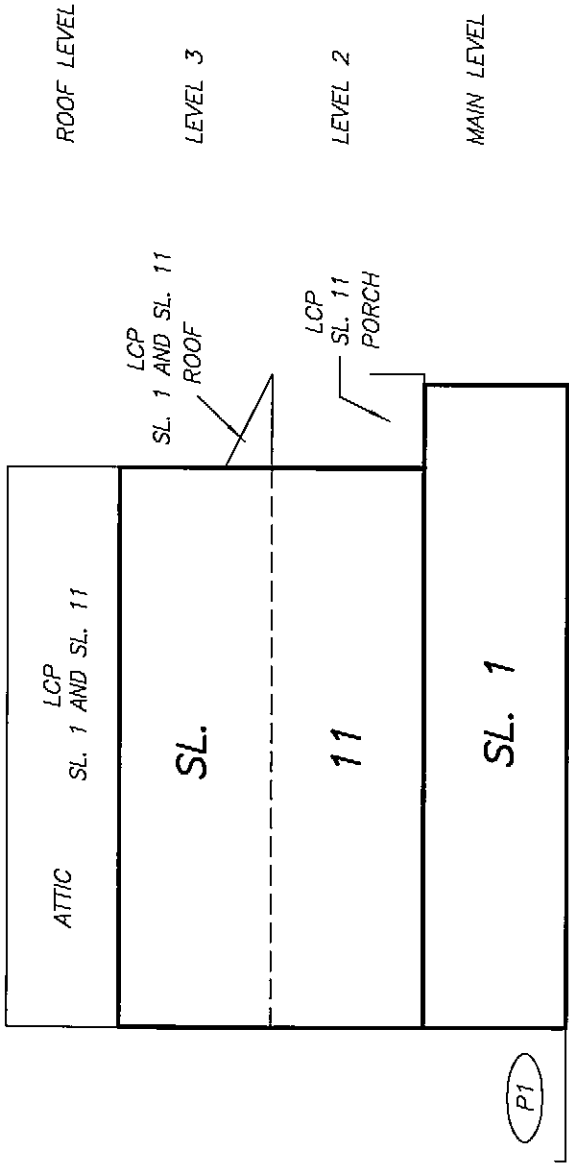
~~AUTHORIZED SIGNATORY~~

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT, AS OF MAY 4th , 2007, BEEN
PREVIOUSLY OCCUPIED.

Mike E Shaw B.C.L.S.

SECTION A - A'
HERITAGE HOUSE

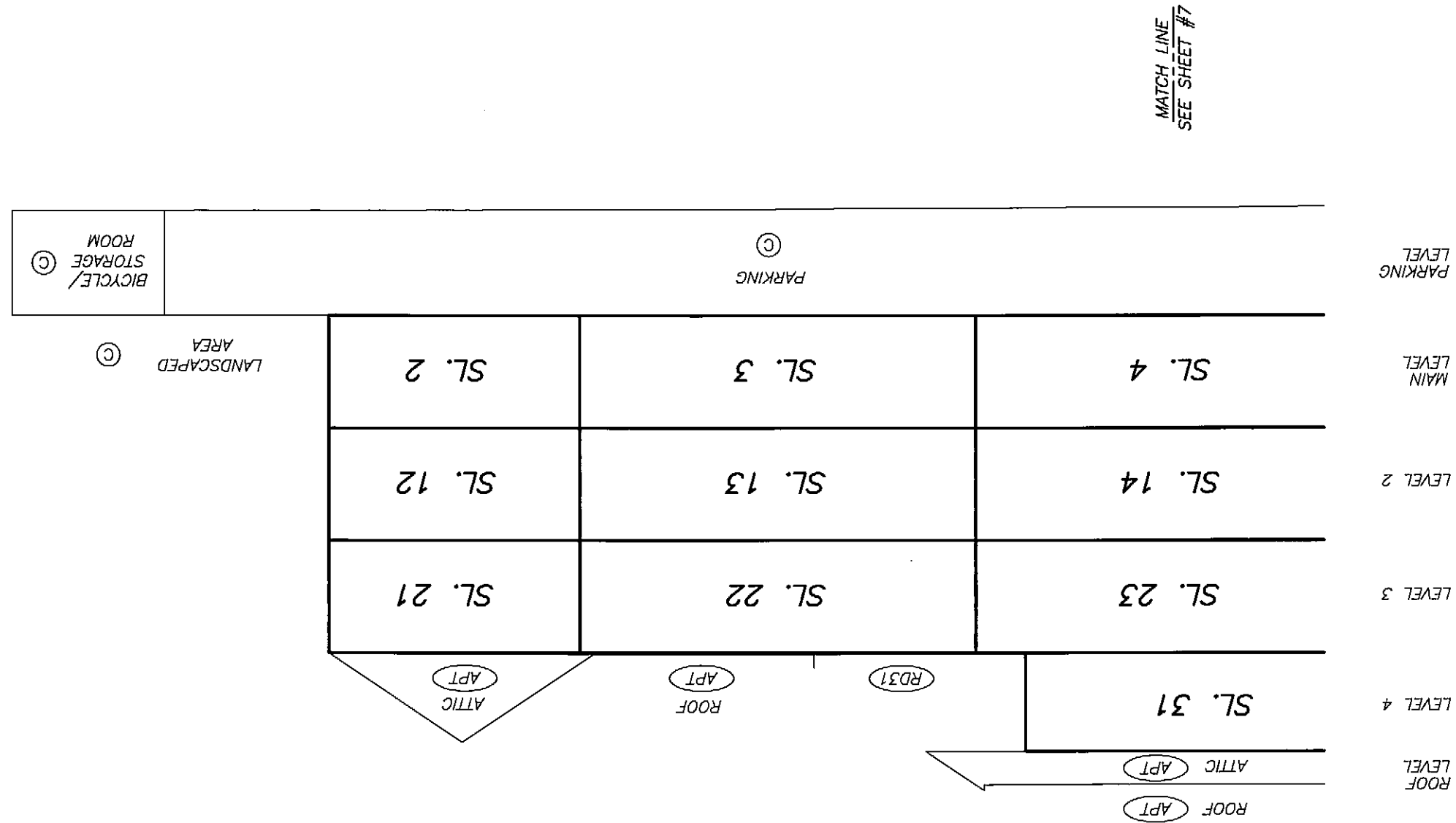
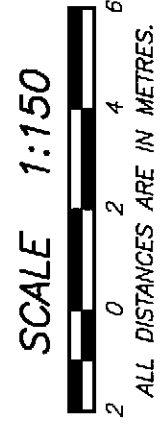
STRATA PLAN BCS 2392



SHEET 6 OF 19 SHEETS

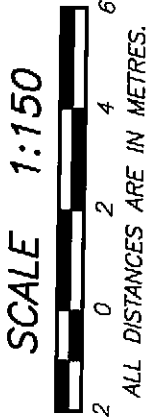
SECTION B - B'
EAST PORTION

STRATA PLAN BCS 2392

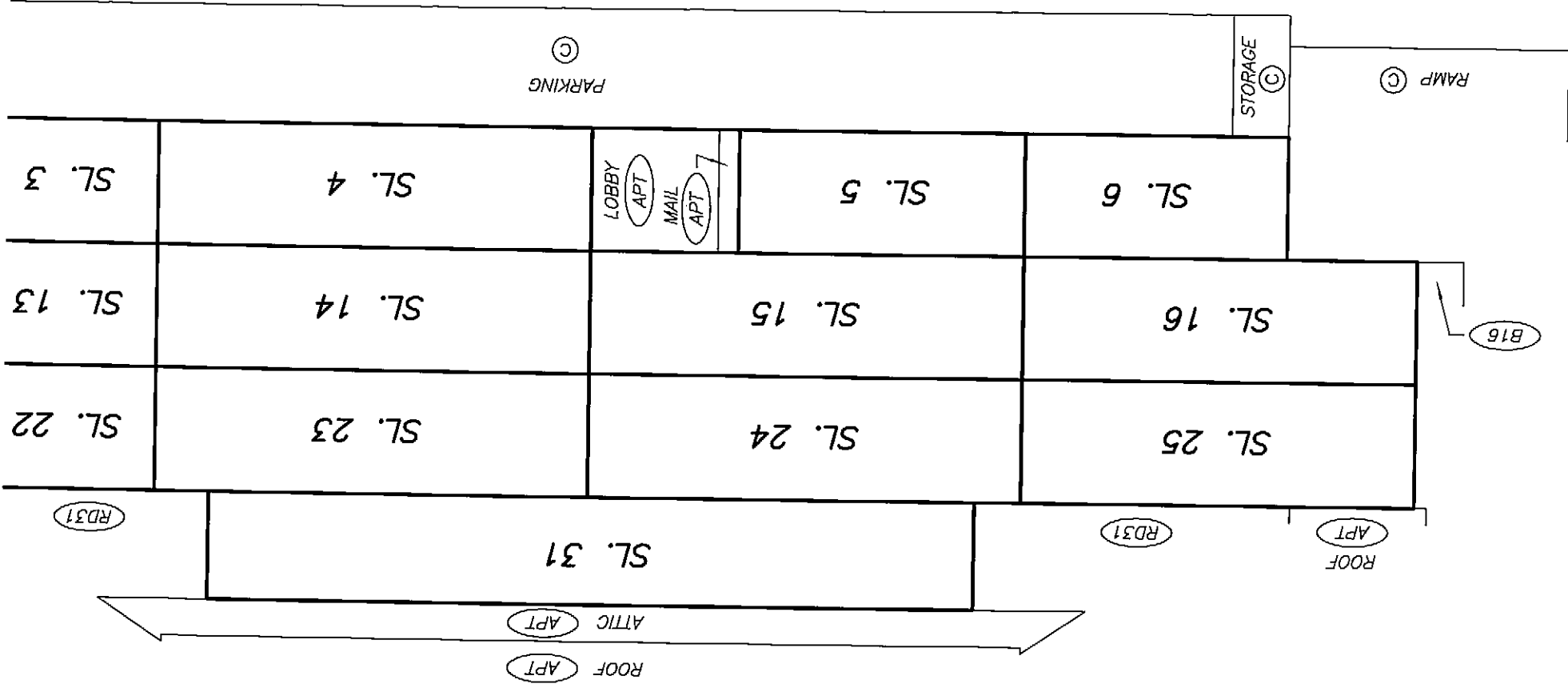


STRATA PLAN BCS 2392

SECTION B - B'
WEST PORTION



ROOF LEVEL
LEVEL 4
LEVEL 3
LEVEL 2
MAIN LEVEL
PARKING LEVEL

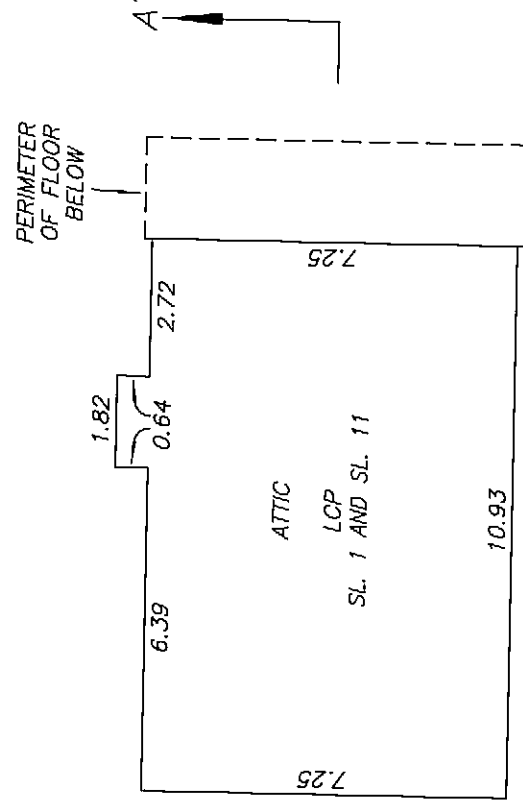
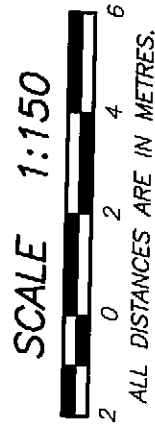


SEE SHEET #6
MATCH LINE

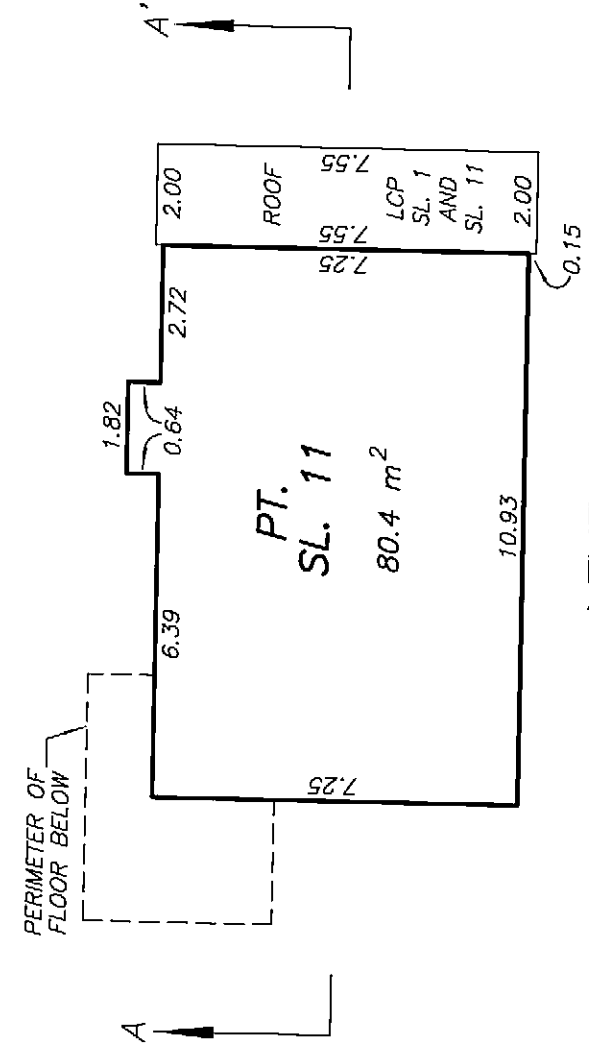
SEE SHEET #6
MATCH LINE

HERITAGE HOUSE
FLOOR PLANS

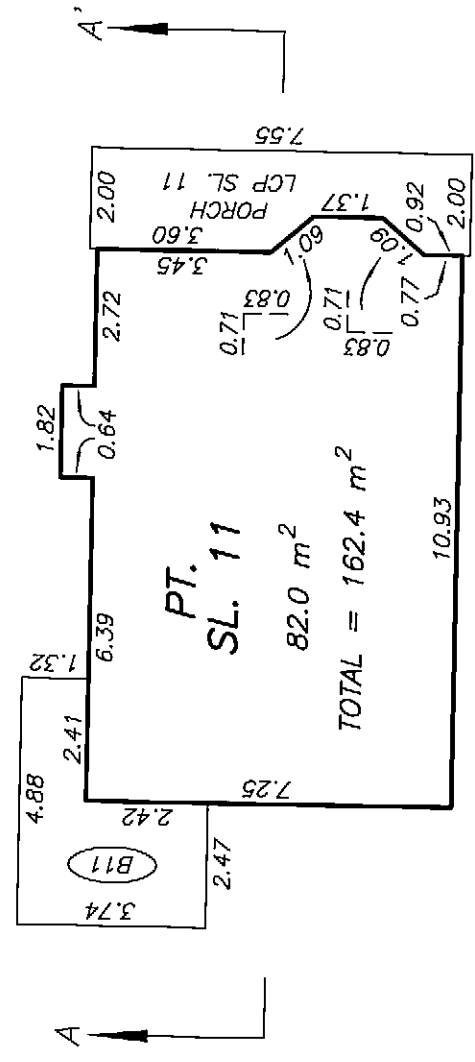
SHEET 8 OF 19 SHEETS
STRATA PLAN BCS 2392



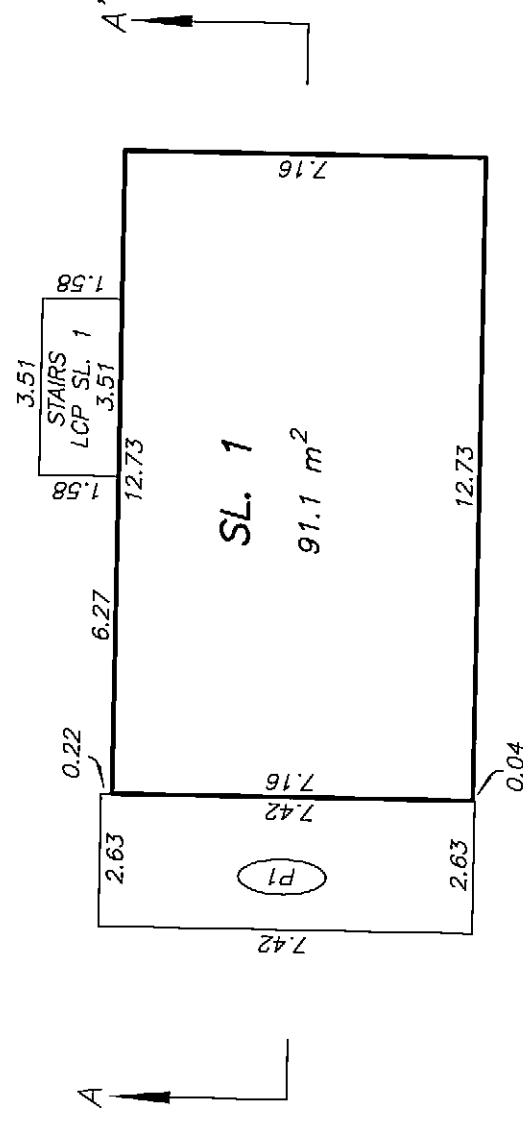
ROOF LEVEL



LEVEL 3



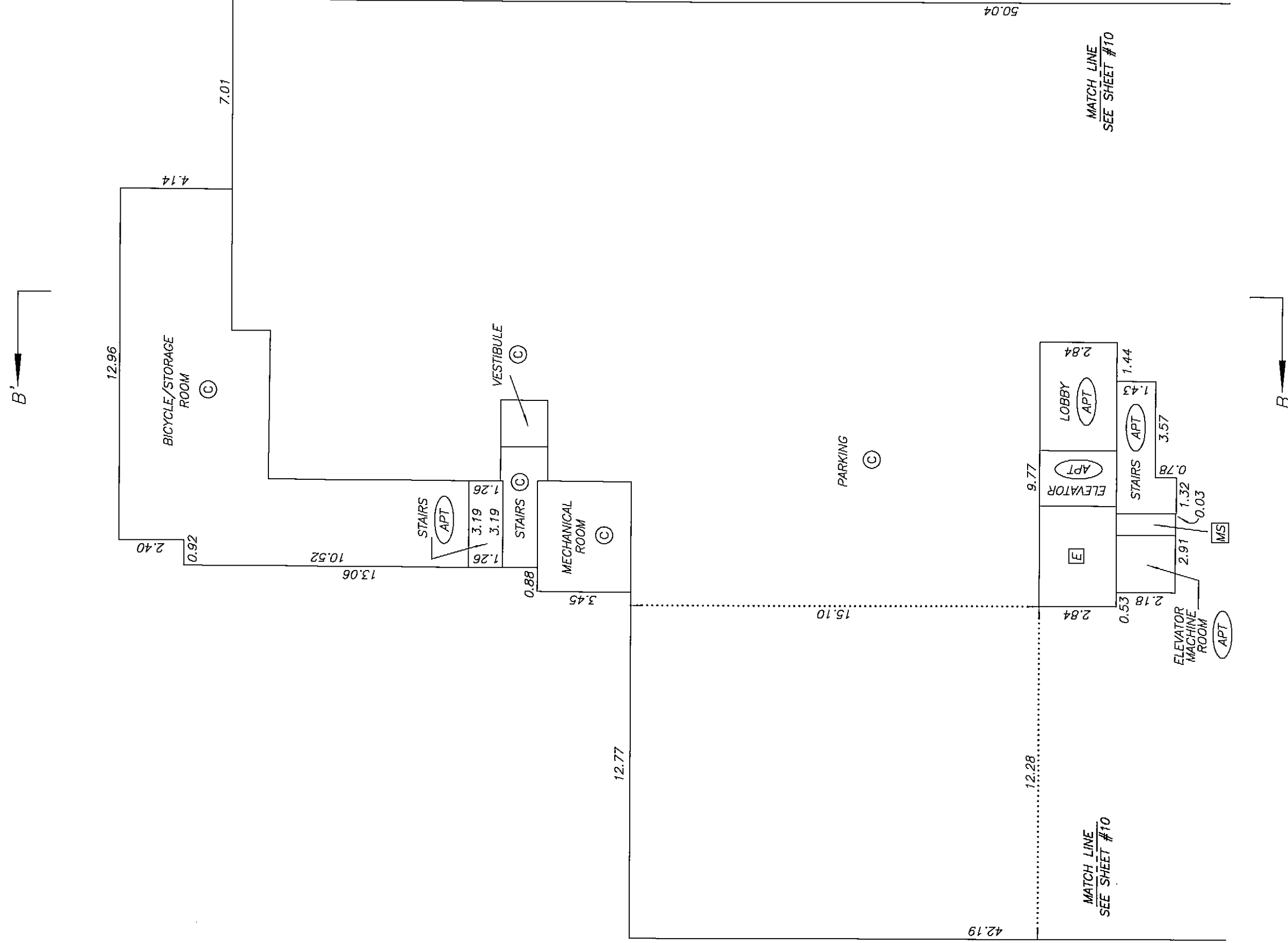
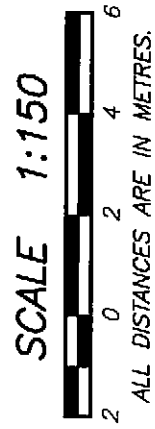
LEVEL 2



MAIN LEVEL

STRATA PLAN BCS 2392

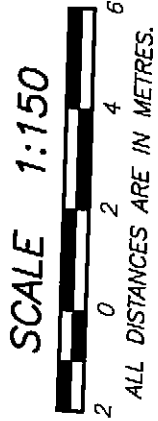
PARKING LEVEL
EAST PORTION



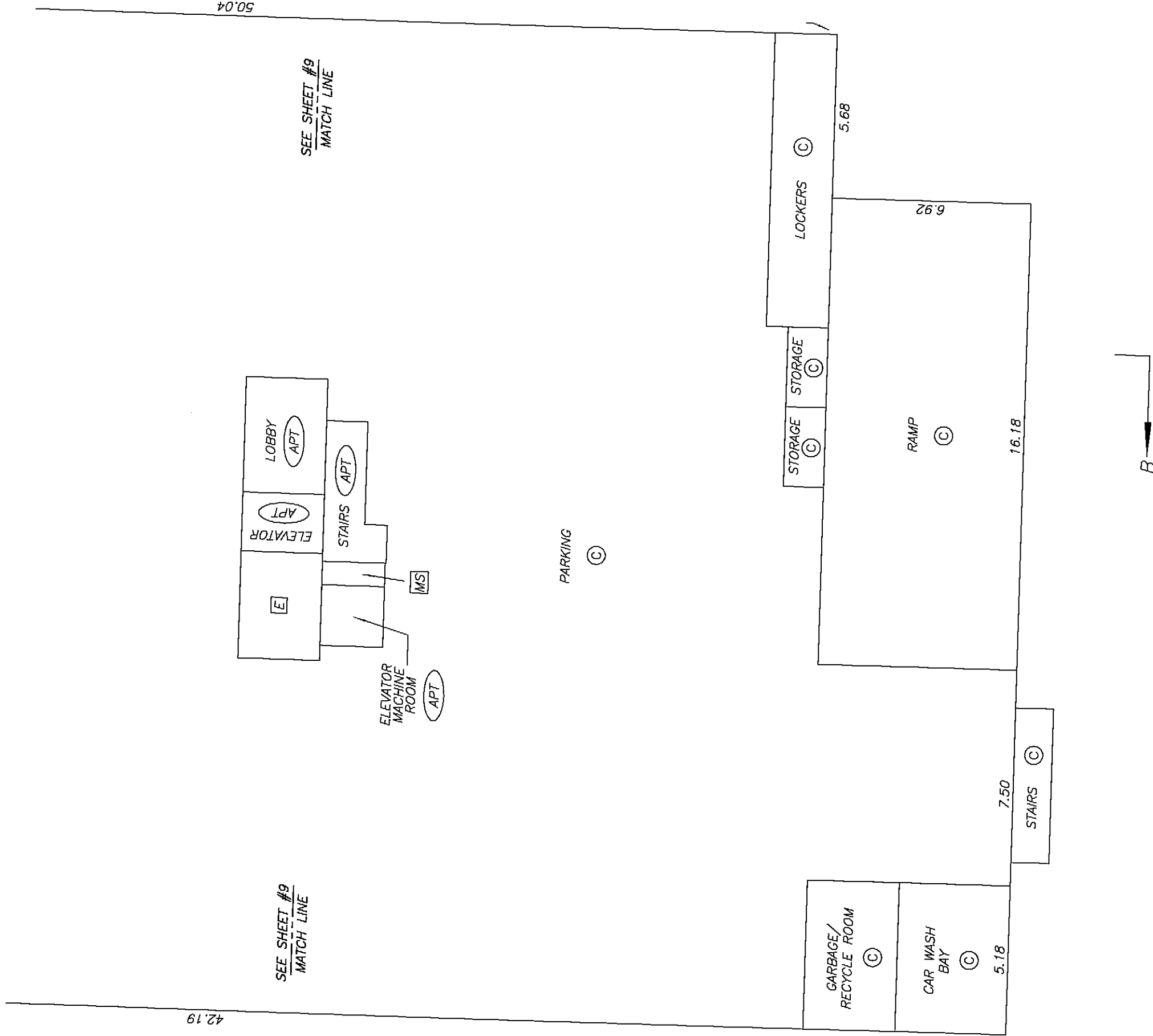
SHEET 10 OF 19 SHEETS

PARKING LEVEL
WEST PORTION

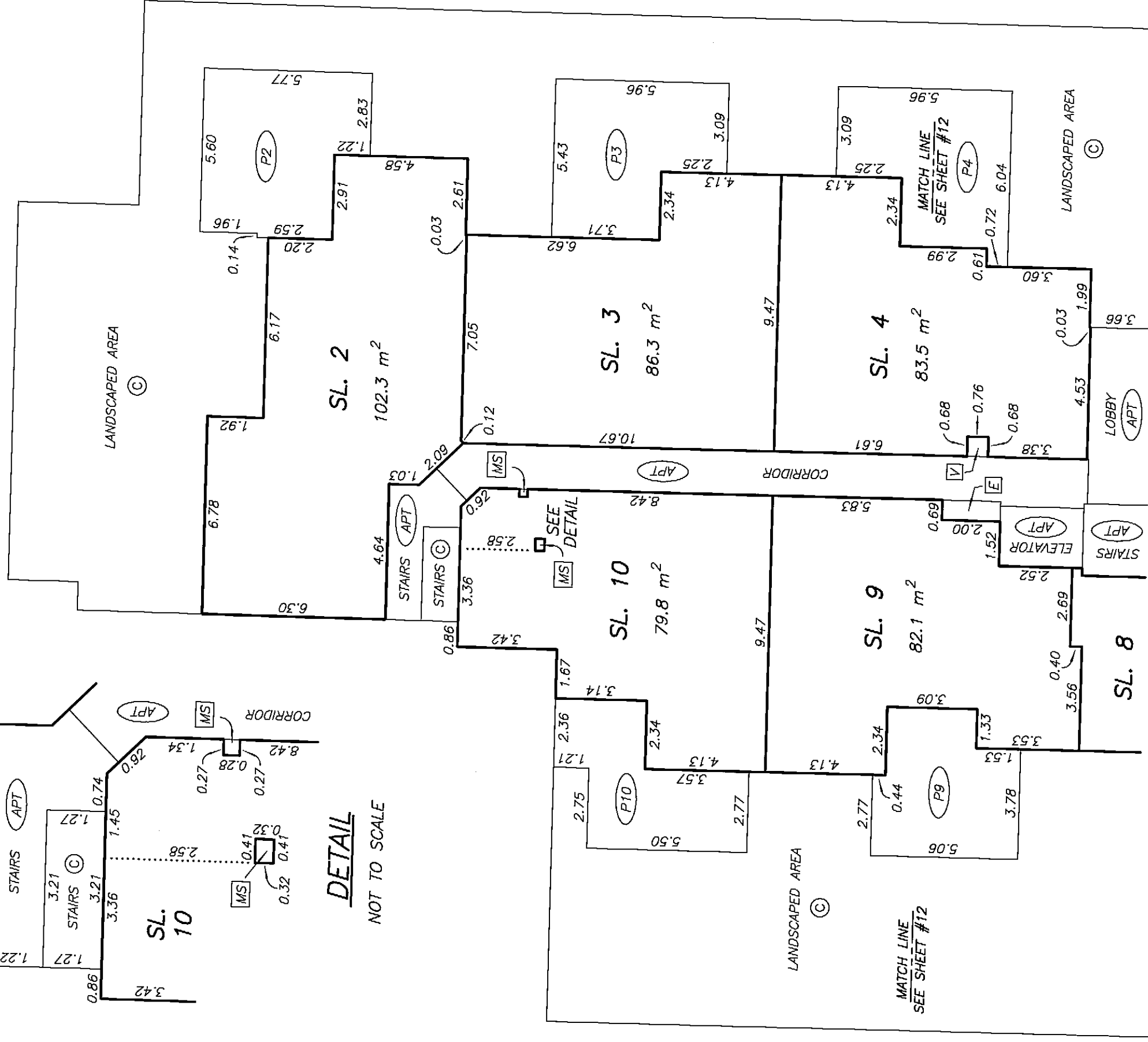
STRATA PLAN BCS 2392



B'



STRATA PLAN BCS 2392



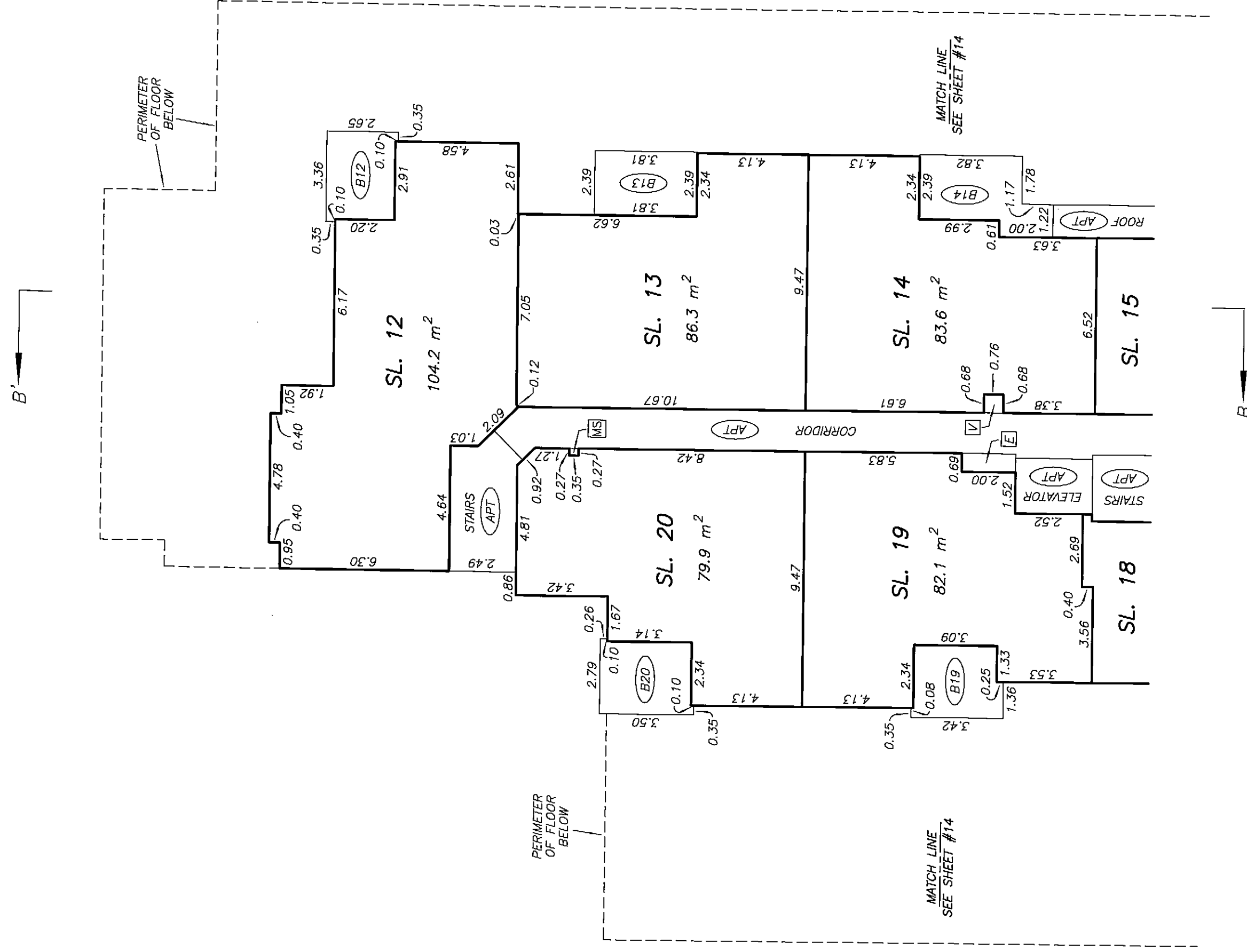
NOT TO SCALE

DATE : MAY 4, 2007

M. E. S.

ORIGINAL

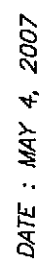
STRATA PLAN BCS 2392



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ORIGINAL

STRATA PLAN BCS 2392



M.C. 3

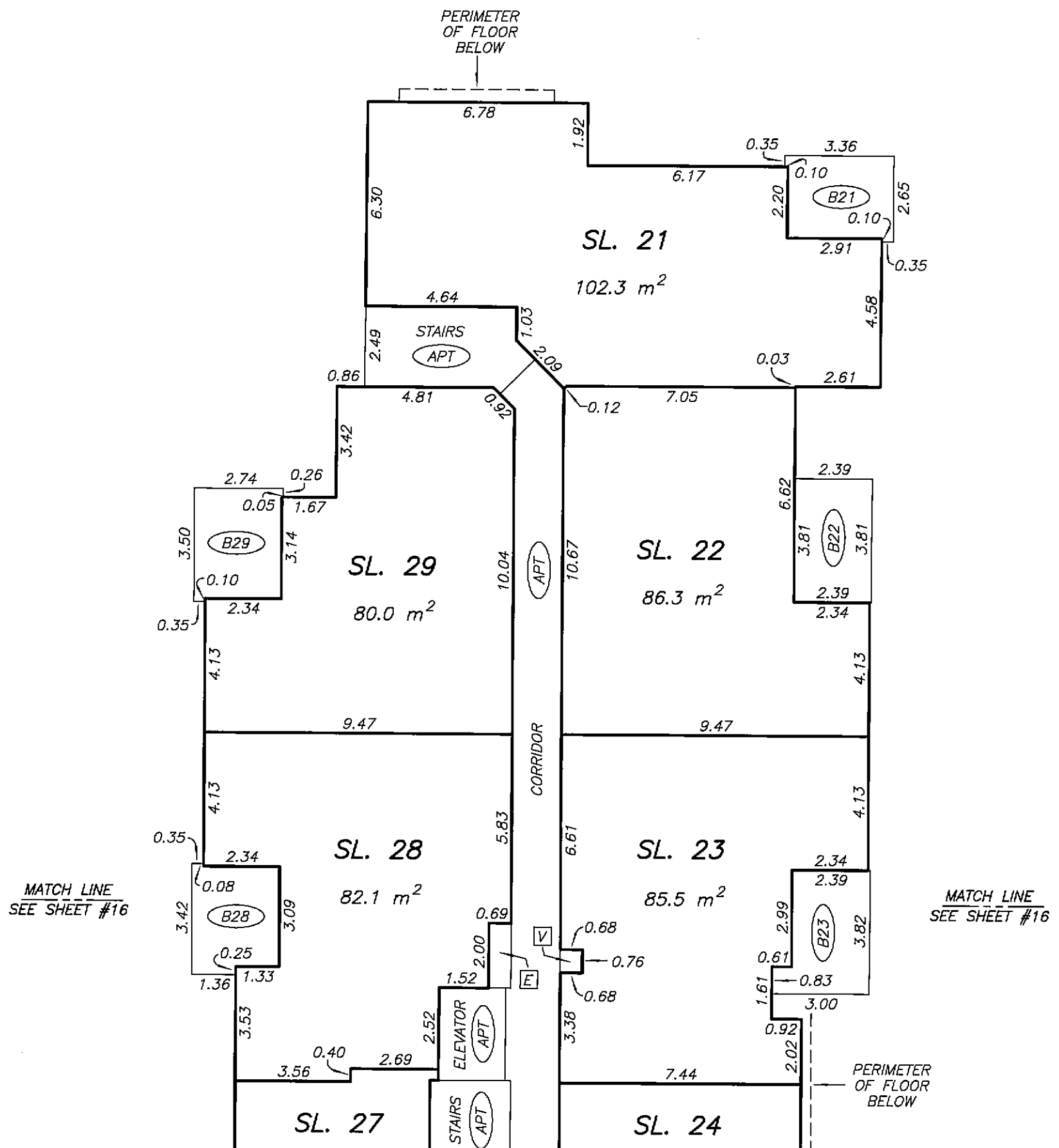
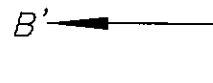
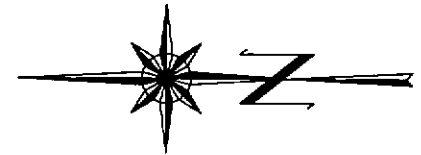
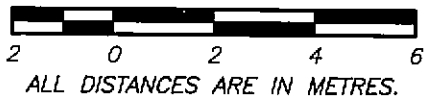
DRAWING # 30596-14
FILE # 30596-14_L2

ORIGINAL

LEVEL 3 FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 2392

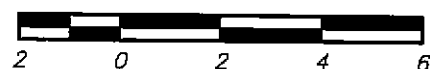
SCALE 1:150



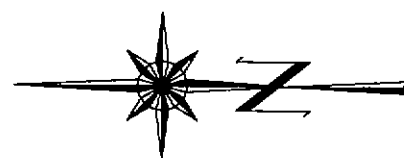
LEVEL 3 FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 2392

SCALE 1:150



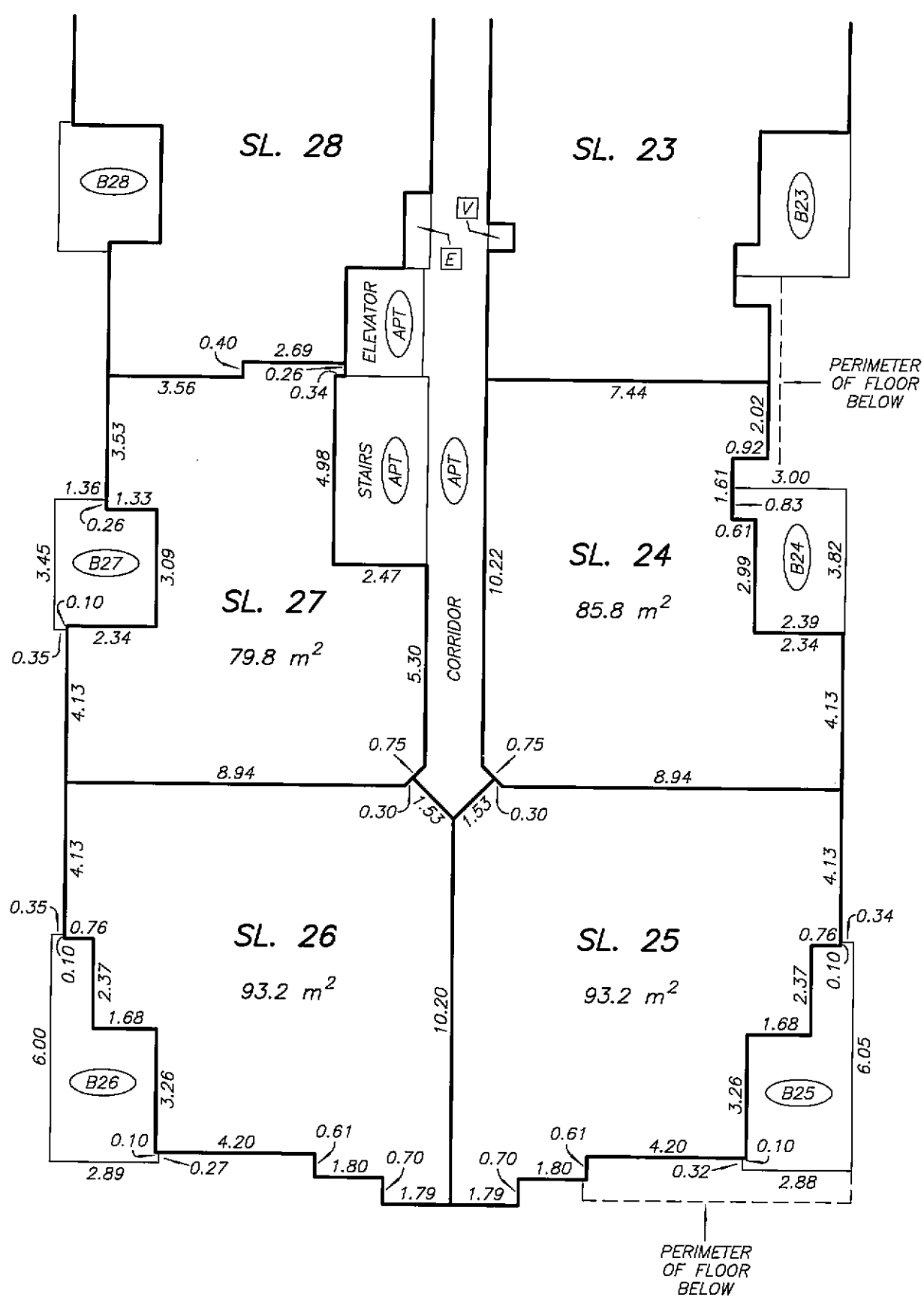
ALL DISTANCES ARE IN METRES.



A horizontal line with a point labeled B' on the left.

SEE SHEET #15
MATCH LINE

SEE SHEET #15
MATCH LINE



B _____

DRAWING # 30596-14
FILE # 30596-14_L3

DATE : MAY 4, 2007

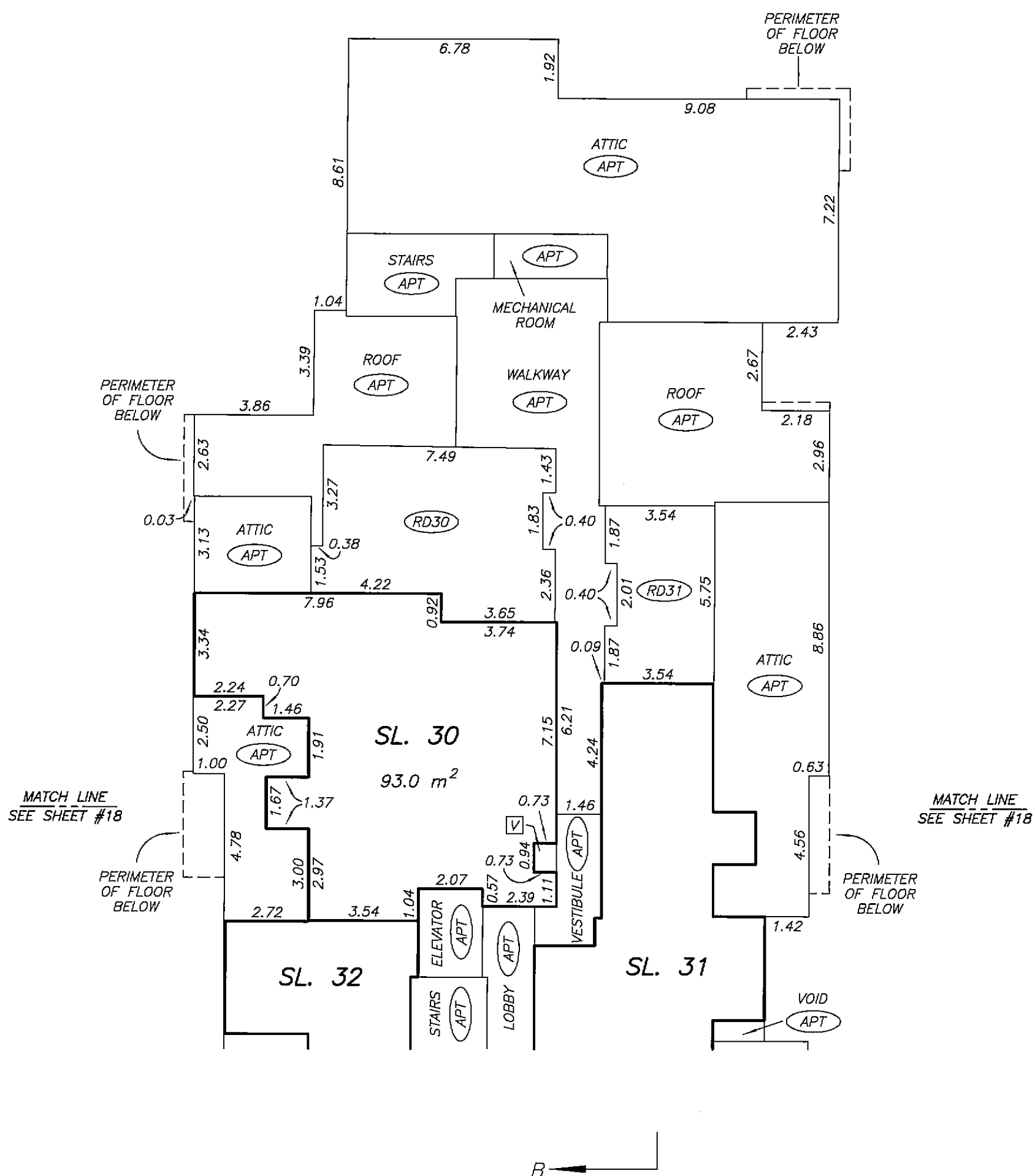
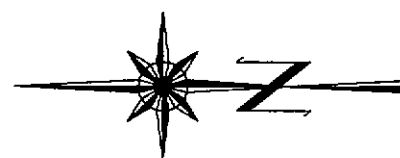
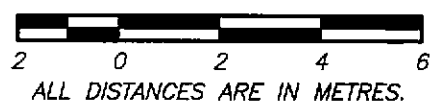
M. E. S.

ORIGINAL

LEVEL 4 FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 2392

SCALE 1:150



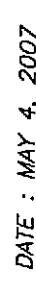
DATE : MAY 4, 2007

M.E.S.

DRAWING # 30596-14
FILE # 30596-14_L4

ORIGINAL

STRATA PLAN BCS 2392



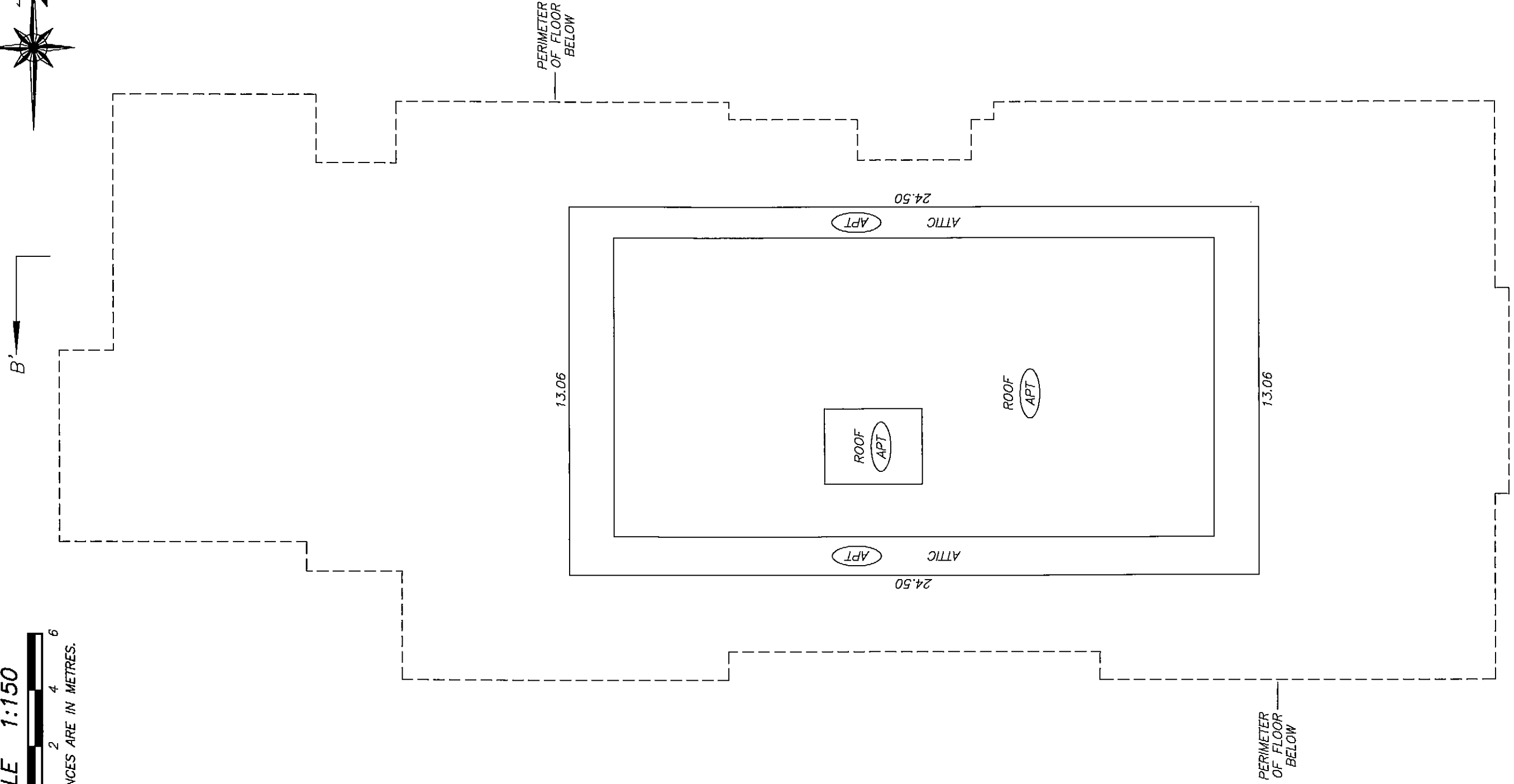
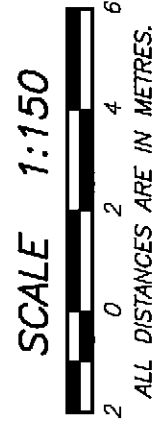
M.C.D.

ORIGINAL

SHEET 19 OF 19 SHEETS

ROOF LEVEL

STRATA PLAN BCS 2392



DATE : MAY 4, 2007
M.E.S.

DRAWING # 30596-14
FILE # 30596-14_RL

ORIGINAL