

STRATA PLAN OF LOT 1, BLOCK 56, D. L. 171, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN LMP48439.

CITY OF BURNABY BCGS 92G.025

STRATA PLAN BCS 40

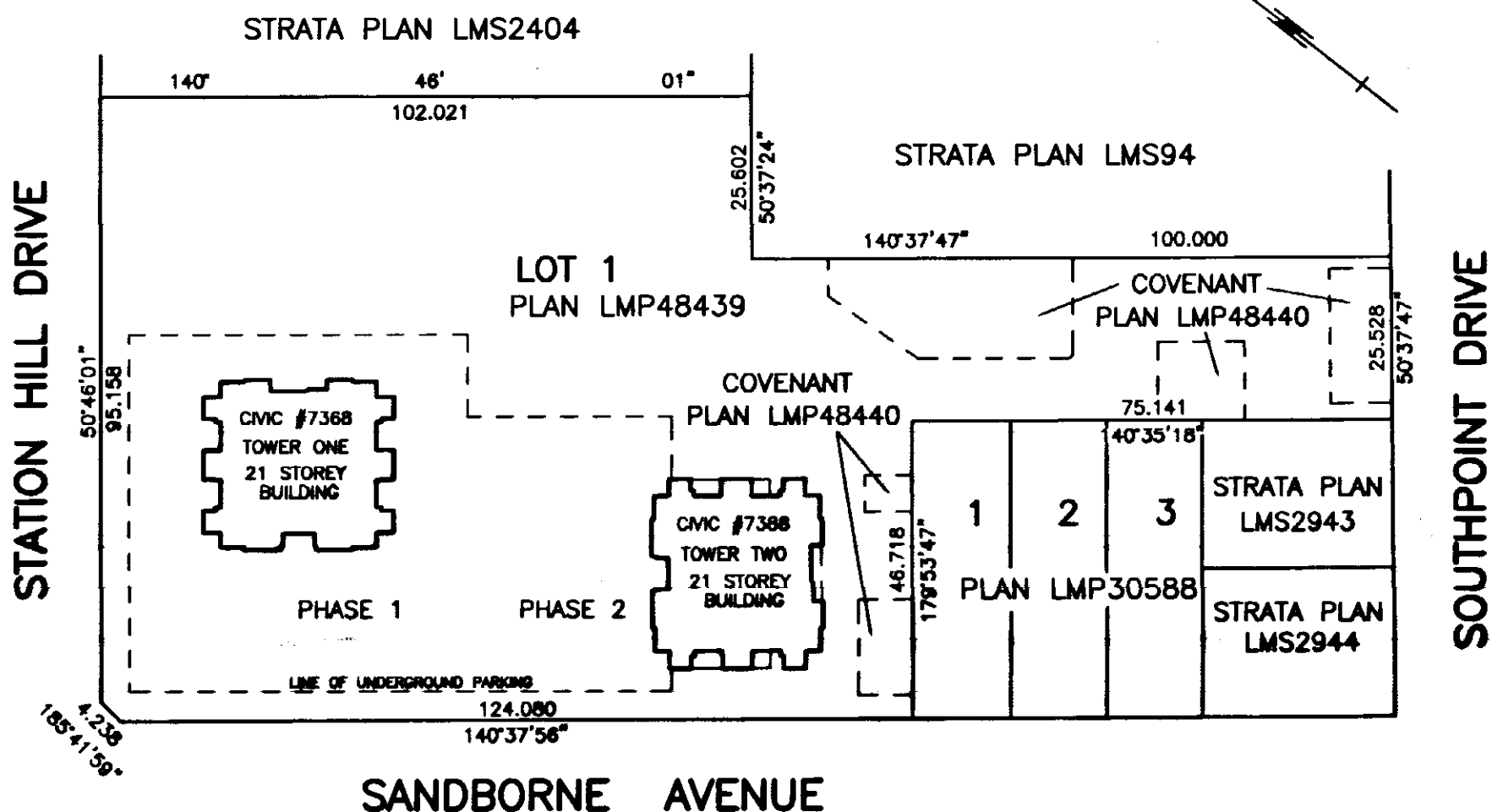
Deposited and registered in the Land
Title Office at New Westminster, BC
this 14 day of AUG. 2002.Brian Biggs - *Deputy Registrar*

REF. # BT 294541

SCALE 1 : 1000



KEY PLAN



NOTES:

All distances are in metres unless otherwise noted.
All angles are 45° or 90° unless otherwise noted.
13th Floor not use on both Tower.

STRATA LOT BOUNDARIES ARE DEFINED AS FOLLOWS:

1. Outside face of exterior building walls.
2. Outside stud face of corridor walls.
3. Centreline of party walls with adjacent Strata Lot.
4. Exterior face of elevator walls.
5. Outside face of glass.

LEGEND:

Bearings are astronomic and are derived
from Plan LMP19410.

- denotes standard iron post found.
- Wt denotes witness.
- © denotes common property
- SL denotes strata lot
- ④ denotes limited common property
for strata lot 4 (typical)
- TEL denotes telephone room
- FO denotes fibre optic room
- B denotes balcony
- P denotes patio
- A denotes area
- E denotes elevator
- TA denotes total area
- ST denotes storage
- SC denotes stairs
- C denotes corridor
- EC denotes electrical closet
- EL denotes elevator lobby
- PA denotes parking area
- PB denotes parking bay
- VEST denotes vestibule
- OTB denotes open to below
- SH denotes shaft
- T denotes terrace
- V denotes vent
- BS denotes bicycle storage
- VPB denotes visitor parking
- PT denotes part
- m² denotes square metres

MORGAN STEWART AND COMPANY

Surveyors and Engineers
1055 Seymour St. Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

CIVIC ADDRESS:

7368 AND 7388 SANDBORNE AVENUE
BURNABY, B.C.

NAME OF DEVELOPMENT

MAYFAIR PLACE

I, Richard S. Fu, a British Columbia Land Surveyor,
certify that the building shown on this strata plan
are within the external boundaries of the land that
is the subject of the strata plan.

Date: July 19, 2002

Richard S. Fu
B.C.L.S.

I, Richard S. Fu, a British Columbia Land
Surveyor, of Vancouver, 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 survey was completed on the
19th day of July, 2002.

Richard S. Fu
B.C.L.S.

LOCATION PLAN

STRATA PLAN BCS 40

SCALE 1 : 750



STATION HILL DRIVE

SANDBORNE AVENUE

SOUTHPOINT DRIVE

STRATA PLAN LMS2404

STRATA PLAN LMS94

LOT 1
PLAN LMP48439

CIVIC #7368
TOWER ONE
21 STOREY
BUILDING

CMIC #7388
TOWER TWO
21 STOREY
BUILDING

PLAN LMP30588

STRATA PLAN
LMS2944STRATA PLAN
LMS2943

WT

COVENANT
PLAN LMP484

COVENANT
PLAN LMP48440

SEE DETAIL 'A'

SEE DETAIL 'B'

DETAIL 'A'
SCALE 1:500

DETAIL 'B'
SCALE 1:500

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

DATE JULY 19 2002 Richard B.C.L.S.

I, Richard Fu, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not, as of July 19 2002, been previously occupied.

Richard Fu

* Section 241 (2) provides that the endorsement must be dated not more than 180 days before the date the strata plan is tendered for deposit.

OWNER:

STATION HILL PARK DEVELOPMENT
CORP. (INC. NO. 360249)

[Signature]

SHAHROKH MALEK
DIRECTOR
PRINT NAME _____
Authorized Signatory

[Signature]

SHAHRAM MALEKYAZDI
DIRECTOR
PRINT NAME _____
Authorized Signatory

[Signature]

WITNESS AS TO BOTH SIGNATURES:

HELENA MAURICE
COORDINATOR
NAME _____

ADDRESS 198 W. Hastings Street

Stella F. Box

Vancouver V6B 1H2
OCCUPATION _____

MORTGAGEE AND ASSIGNMENT
OF RENTS:

MCAP FINANCIAL CORPORATION
INCORPORATION NO. A50930

[Signature]

ALEX FOX
PRINT NAME _____
Authorized Signatory

[Signature]

PRINT NAME _____
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES:

NAME _____

ADDRESS _____
JAMES T. RUST
Surveyor and Engineer
9th FLR - 1105 WEST PENDER STREET
VANCOUVER, B.C. V6E 4M1
TEL (604) 682-1881

OCCUPATION _____

MORGAN STEWART AND COMPANY
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1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

STRATA PLAN BCS 40

COVENANT (BR1190)

CITY OF BURNABY

PRINT NAME _____
Authorized Signatory

[Signature]

Maryann Manuel
PRINT NAME _____
Authorized Signatory **Deputy Clerk**

S. Banks

WITNESS AS TO BOTH SIGNATURES:

NAME SONIA BANKS

ADDRESS 4949 CANADA WAY

BURNABY BC V5G 1M2

LEGAL ASSISTANT
OCCUPATION _____

LEASE BT 274099

STATION HILL PARK PARKING LTD. (INC. NO. 650431)

[Signature]

NAME **SHAHRAM MALEKYAZDI**
DIRECTOR

[Signature]

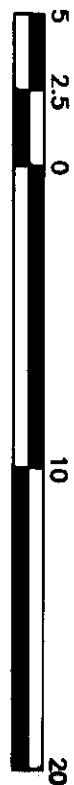
WITNESS

Robert G. Nikolski
ROBERT G. NIKOLSKI
Chartered Solicitor
FRASER MILLNER Casgrain
1500 10th West Georgia St
Vancouver B.C. V6B 4H8
Telephone (604) 687-4400

DATE July 19 2002 *Richard Fu* B.C.L.S.

SECTION A - A

SCALE 1 : 250



SHEET 4 OF 38 SHEETS

STRATA PLAN BCS 40

22ND FLOOR
21ST FLOOR
20TH FLOOR
19TH FLOOR
18TH FLOOR
17TH FLOOR
16TH FLOOR
15TH FLOOR
14TH FLOOR
12TH FLOOR
11TH FLOOR
10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR

ROOF		TOWER 1										ROOF	
PT SL 116		C	S	C	PT SL 117								
PT SL 116		C	S	C	PT SL 117								
T 113	SL 113	C	S	C	SL 114		T 113						
B 109	SL 109	C	S	C	SL 110		B 109						
B 105	SL 105	C	S	C	SL 106		B 105						
B 101	SL 101	C	S	C	SL 102		B 101						
B 97	SL 97	C	S	C	SL 98		B 97						
T 93	SL 93	C	S	C	SL 94		T 93						
SL 87		C	S	C	SL 90								
SL 81		C	S	C	SL 84								
SL 74		C	S	C	SL 78								
SL 66		C	S	C	SL 70								
SL 58		C	S	C	SL 62								
SL 50		C	S	C	SL 54								
SL 42		C	S	C	SL 46								
SL 34		C	S	C	SL 38								
SL 26		C	S	C	SL 30								
SL 18		C	S	C	SL 22								
SL 10		C	S	C	SL 14								
SL 2		C	S	C	SL 6								
P 2												P 8	
VPB	PA		BS	S		EL	ST	EXERCISE ROOM					
PB	PA	PB	BS	C	S	C	WASTE DISPOSAL	PB					
PB	PA	PB	ST	BS	S	C	BS	PB					
								CARWASH					

GROUND LEVEL

PARKING LEVEL 1

PARKING LEVEL 2

PARKING LEVEL 3

PA

PA

PA

MORGAN STEWART AND COMPANY

Surveyors and Engineers
1055 Seymour St. Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

DATE July 19, 2002 Richard B.C.L.S.

ACAD: 5735ST3.DWG

DATE PLOTTED: JULY 19, 2002.

FILE: 5735-ST3

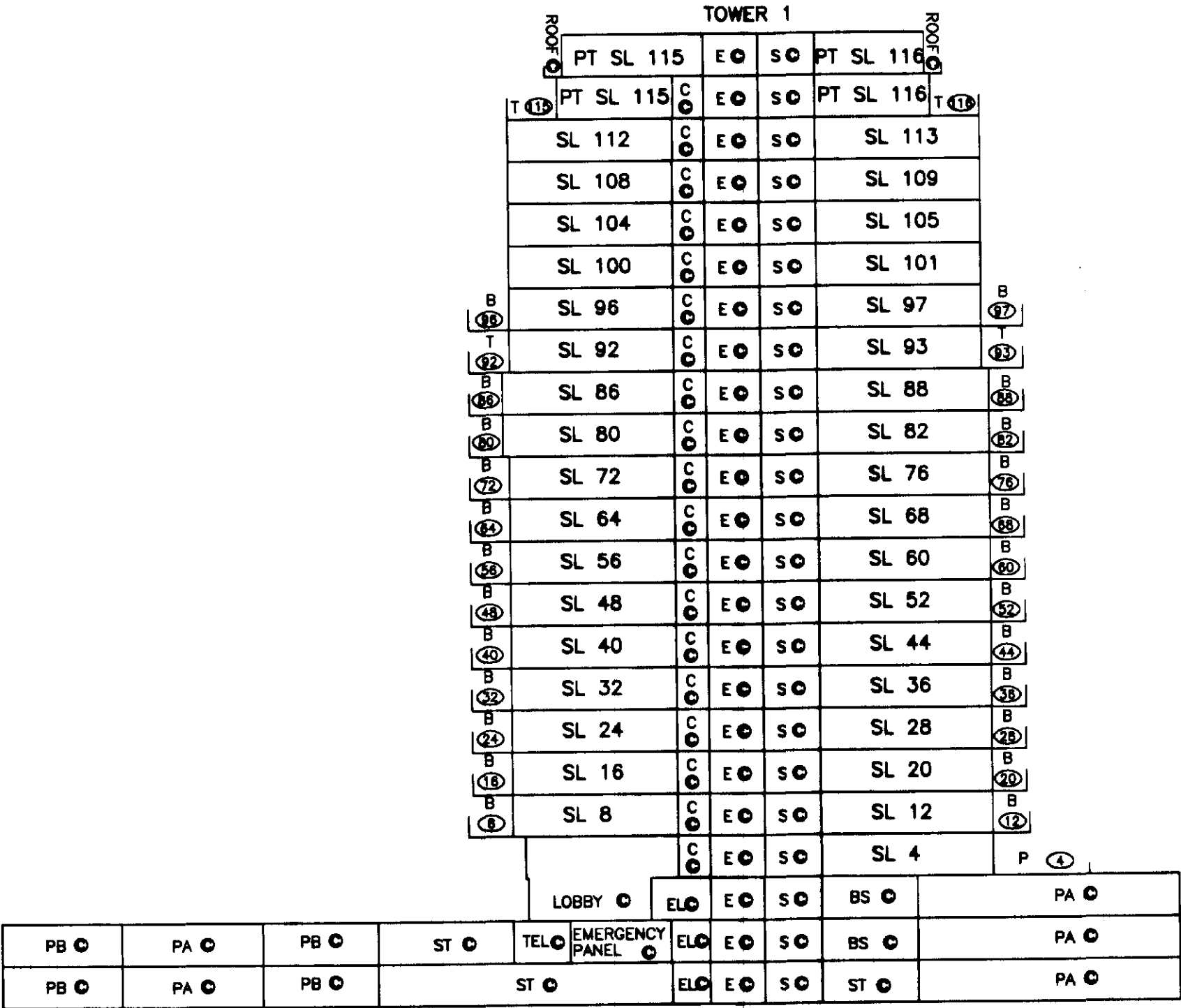
SECTION B - B

STRATA PLAN BCS 40

SCALE 1 : 250



- 22ND FLOOR
- 21ST FLOOR
- 20TH FLOOR
- 19TH FLOOR
- 18TH FLOOR
- 17TH FLOOR
- 16TH FLOOR
- 15TH FLOOR
- 14TH FLOOR
- 12TH FLOOR
- 11TH FLOOR
- 10TH FLOOR
- 9TH FLOOR
- 8TH FLOOR
- 7TH FLOOR
- 6TH FLOOR
- 5TH FLOOR
- 4TH FLOOR
- 3RD FLOOR
- 2ND FLOOR
- GROUND LEVEL
- PARKING LEVEL 1
- PARKING LEVEL 2



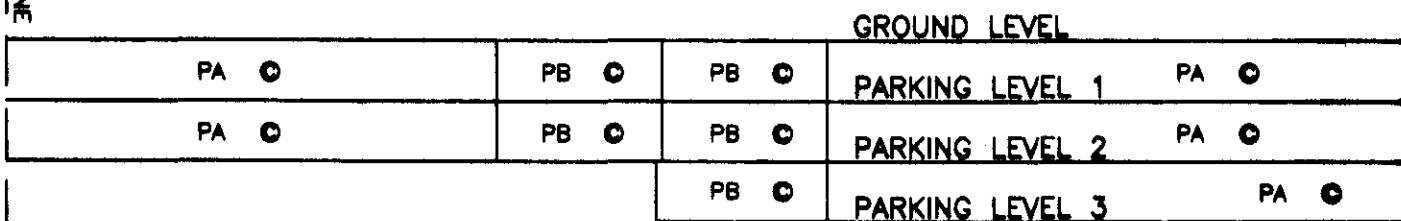
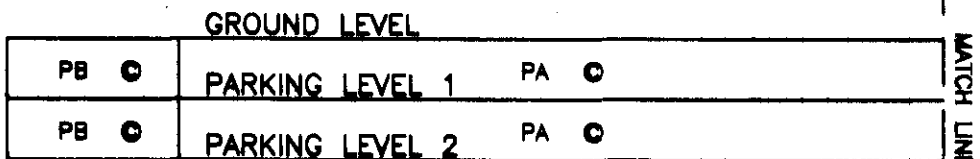
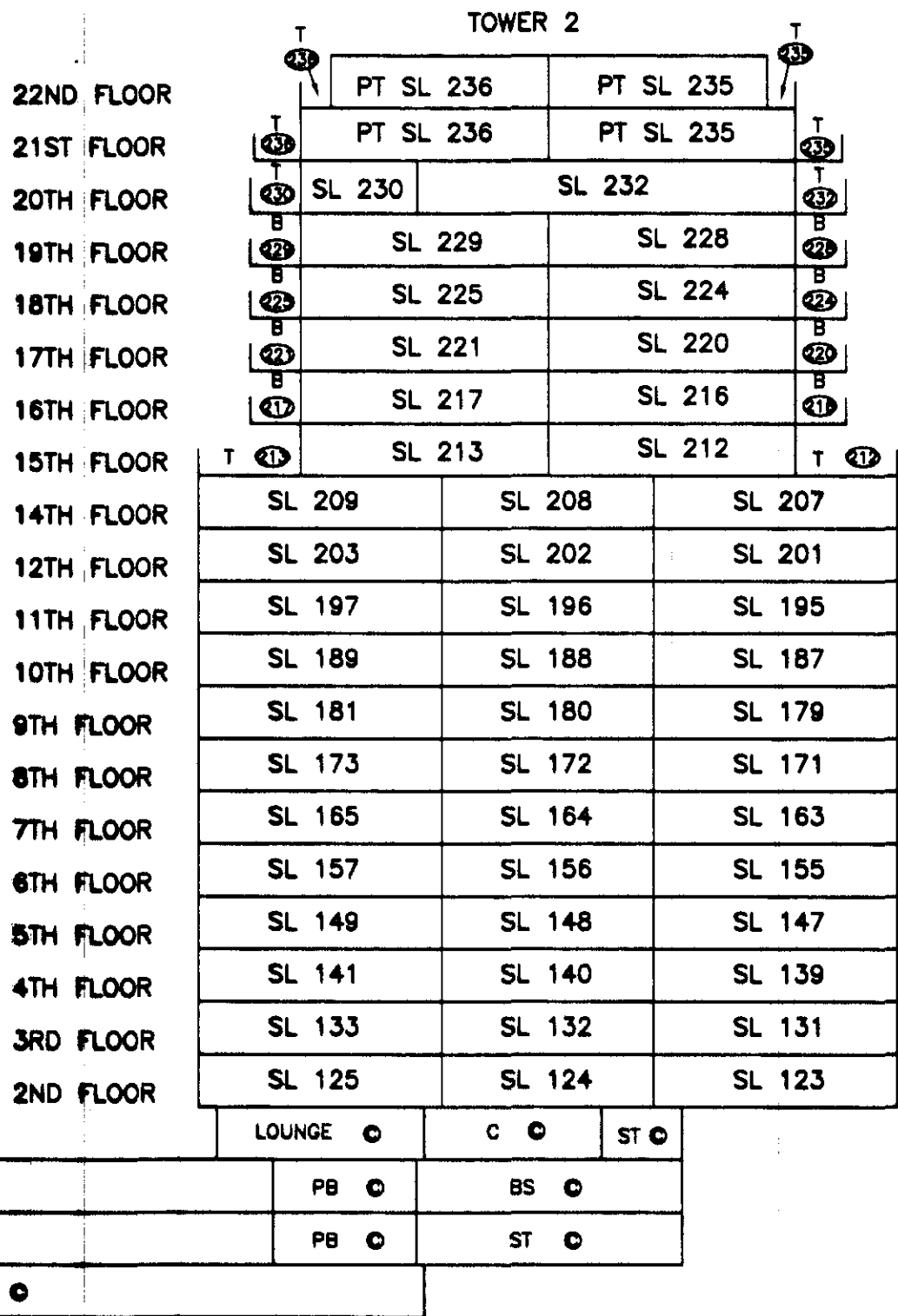
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1055 Seymour St, Vancouver, B.C.
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DATE July 19, 2002 Richard B.C.L.S.

SECTION C - C

STRATA PLAN BCS 40

SCALE 1 : 250



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SECTION D - D

STRATA PLAN BCS 40

SCALE 1 : 250



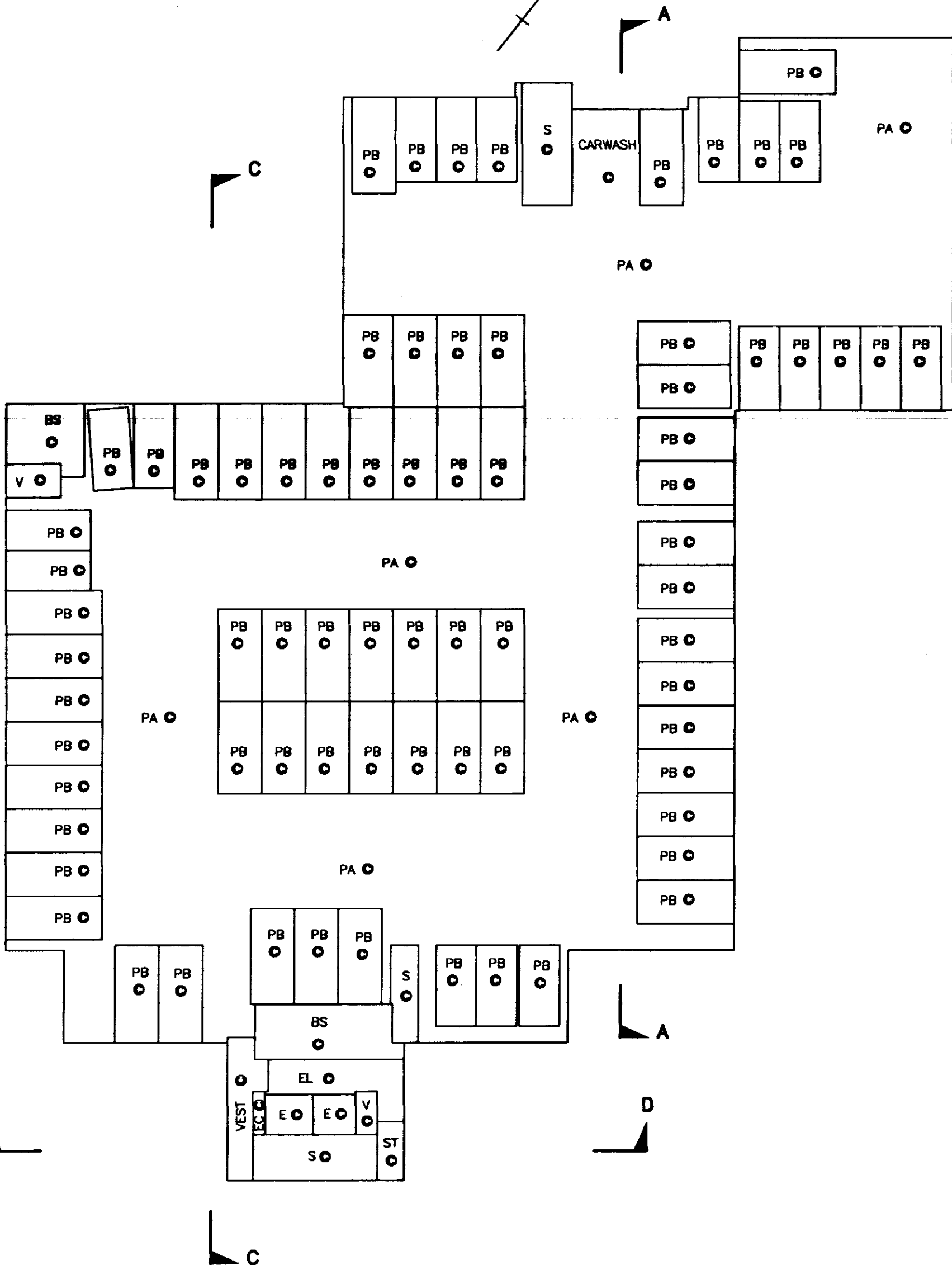
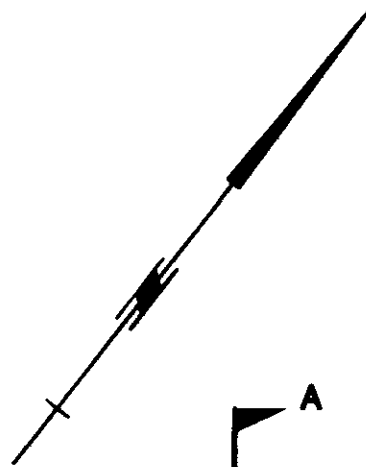
TOWER 2

22ND FLOOR	PT SL 235	C	S	C	PT SL 234	
21ST FLOOR	PT SL 235	C	S	C	PT SL 234	
20TH FLOOR	SL 232	C	S	C	SL 231	
19TH FLOOR	SL 228	C	S	C	SL 227	
18TH FLOOR	SL 224	C	S	C	SL 223	
17TH FLOOR	SL 220	C	S	C	SL 219	
16TH FLOOR	SL 216	C	S	C	SL 215	
15TH FLOOR	SL 212	C	S	C	SL 211	
14TH FLOOR	SL 208	C	S	C	SL 205	
12TH FLOOR	SL 202	C	S	C	SL 199	
11TH FLOOR	SL 196	C	S	C	SL 192	
10TH FLOOR	SL 188	C	S	C	SL 184	
9TH FLOOR	SL 180	C	S	C	SL 176	
8TH FLOOR	SL 172	C	S	C	SL 168	
7TH FLOOR	SL 164	C	S	C	SL 160	
6TH FLOOR	SL 156	C	S	C	SL 152	
5TH FLOOR	SL 148	C	S	C	SL 144	
4TH FLOOR	SL 140	C	S	C	SL 136	
3RD FLOOR	SL 132	C	S	C	SL 128	
2ND FLOOR	SL 124	C	S	C	SL 120	P (2)
GROUND LEVEL	ST	C	S LOBBY	VEST	HOBBY ROOM	
PARKING LEVEL 1	BS	C	S	C	ST	WASTE DISPOSAL
PARKING LEVEL 2	ST	VEST	S	C	ST	
PARKING LEVEL 3	VEST	S	ST			

PARKING LEVEL 3

STRATA PLAN BCS 40

SCALE 1 : 250

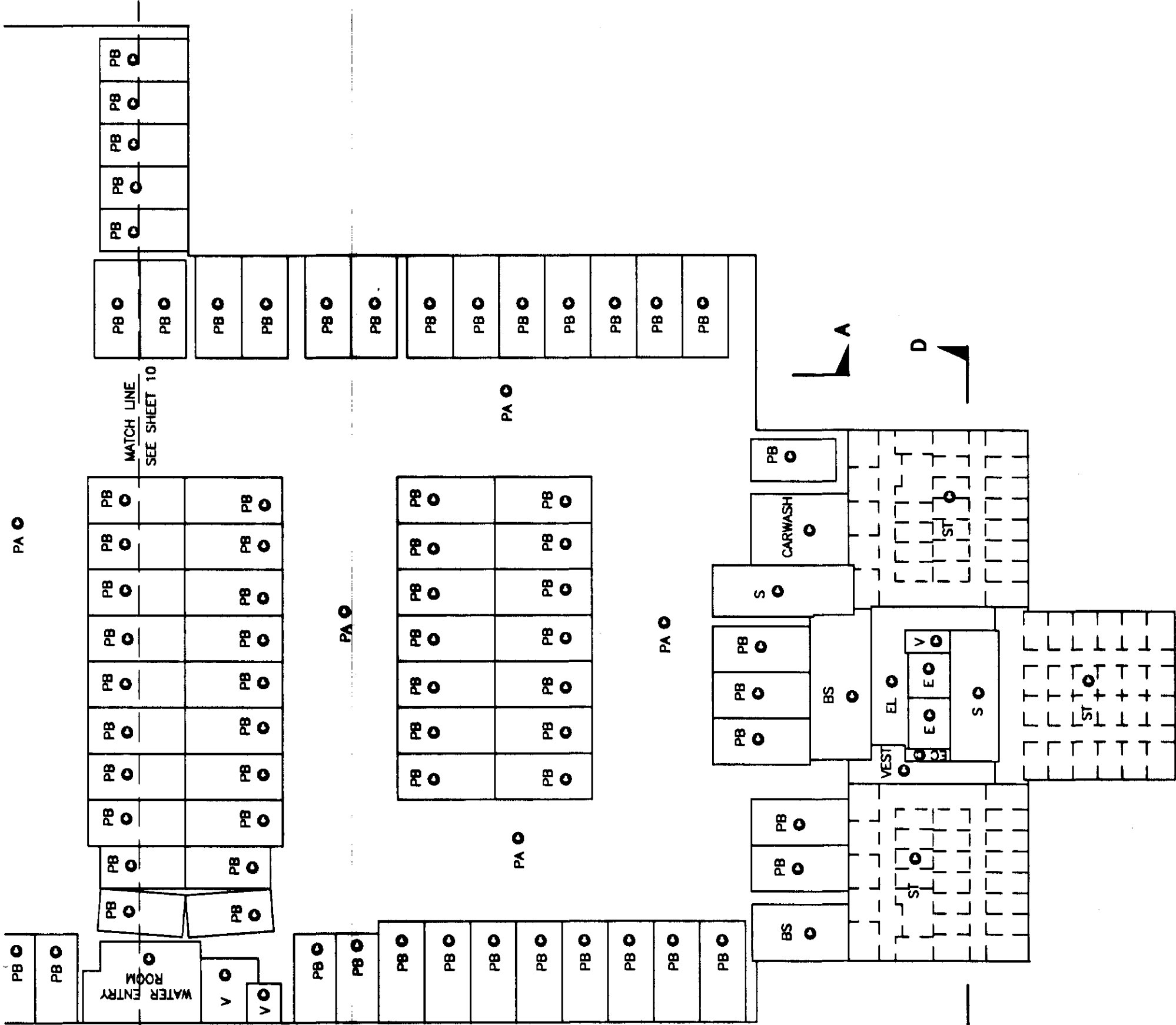
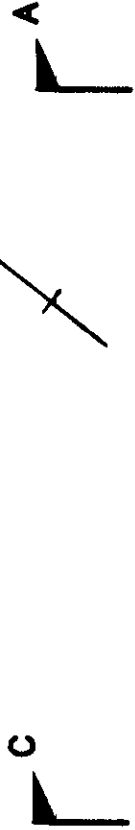
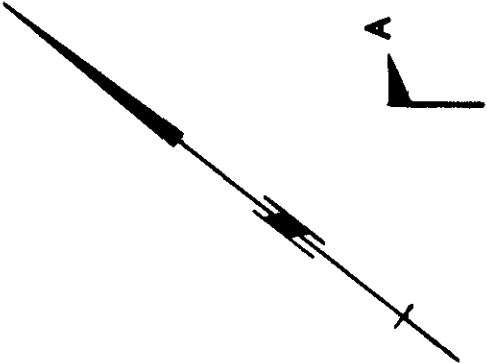


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DATE July 19, 2002 Richard B.C.L.S.

PARKING LEVEL 2

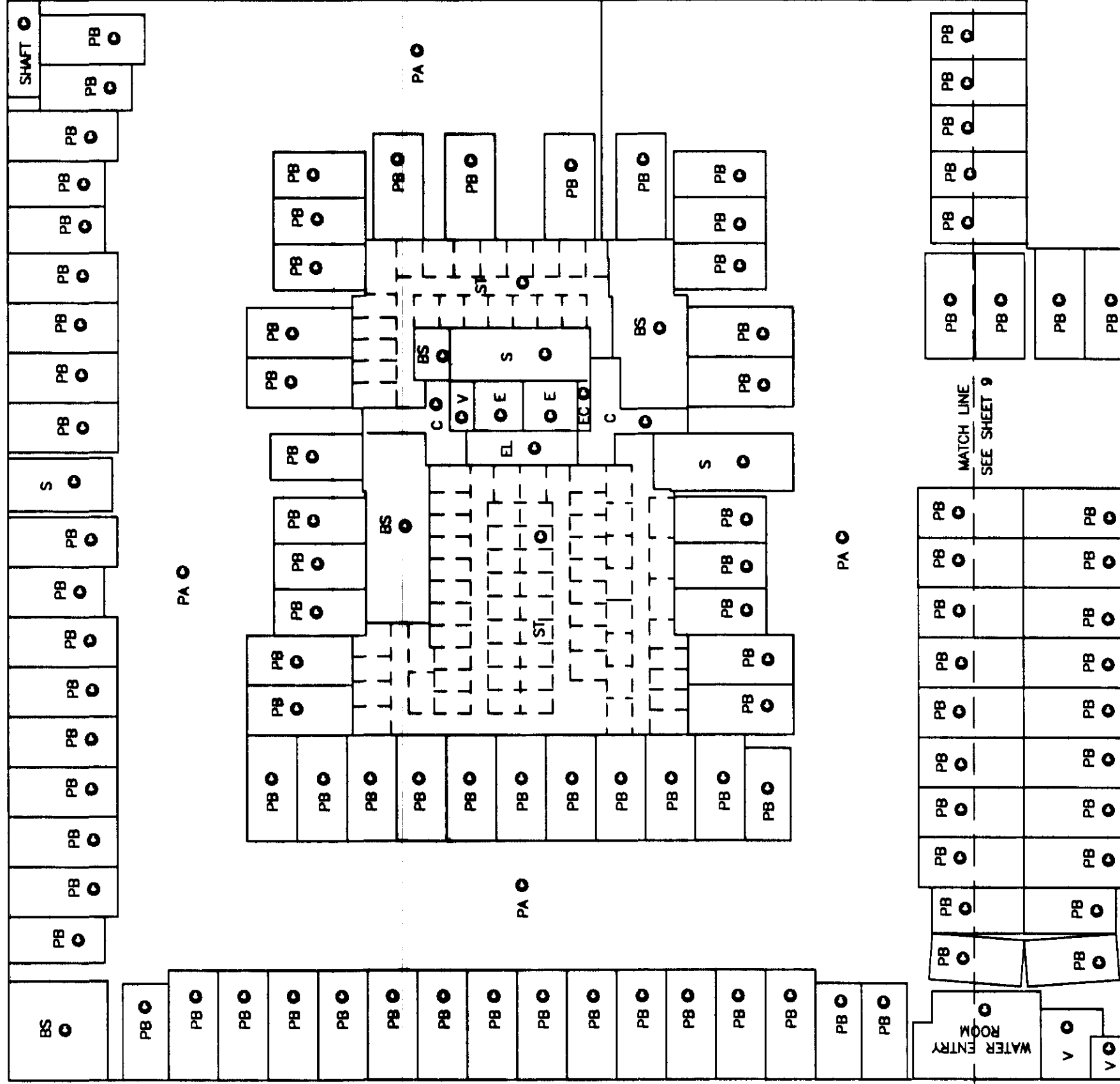
STRATA PLAN BCS 40



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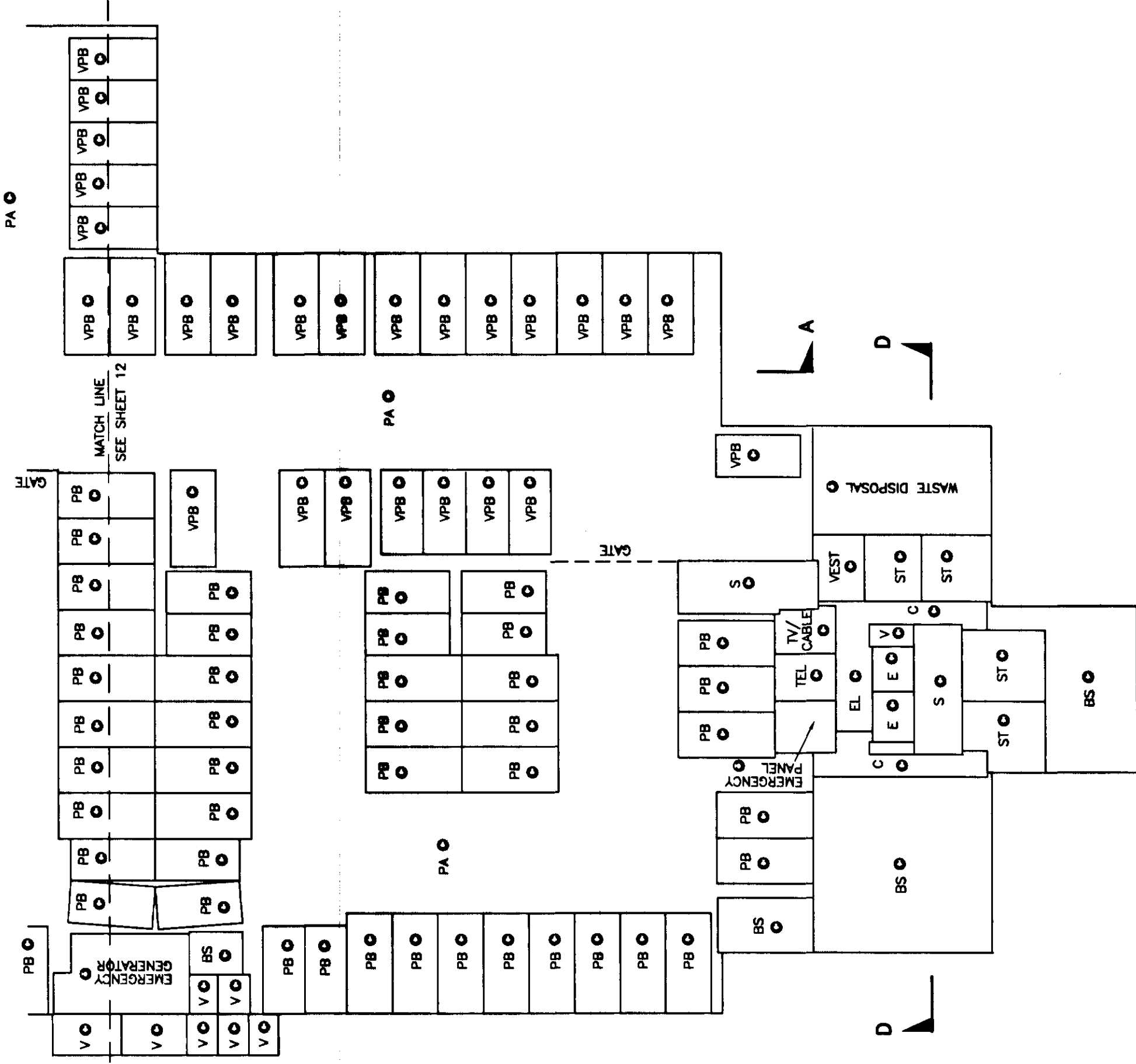
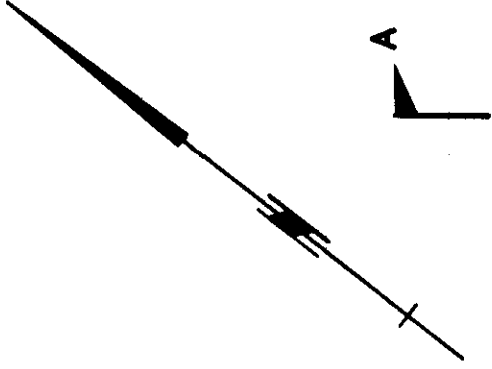
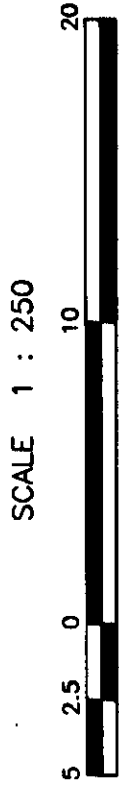
PARKING LEVEL 2

SCALE 1 : 250



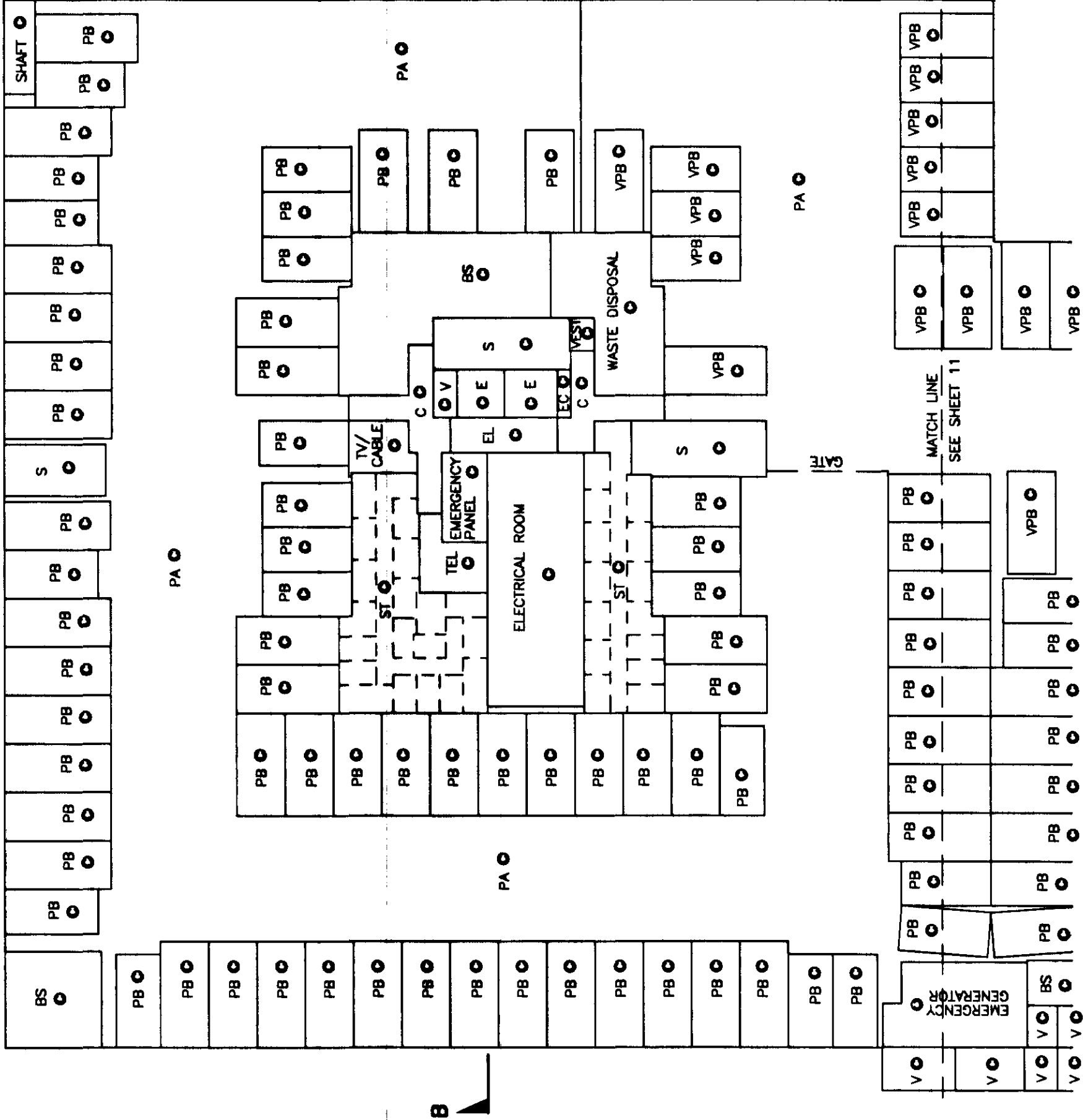
PARKING LEVEL 1

STRATA PLAN BCS 40



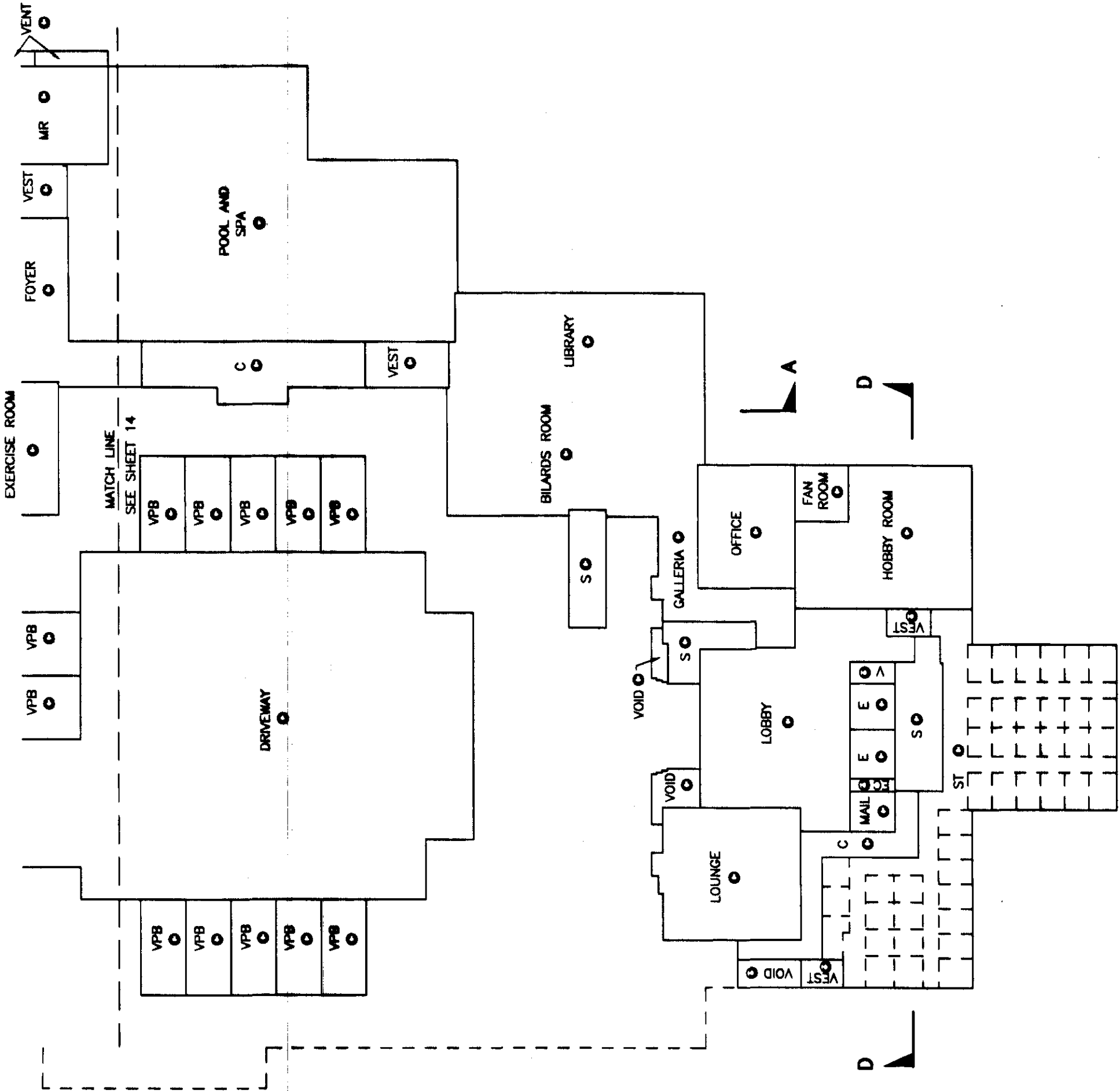
PARKING LEVEL 1

STRATA PLAN BCS 40



GROUND LEVEL

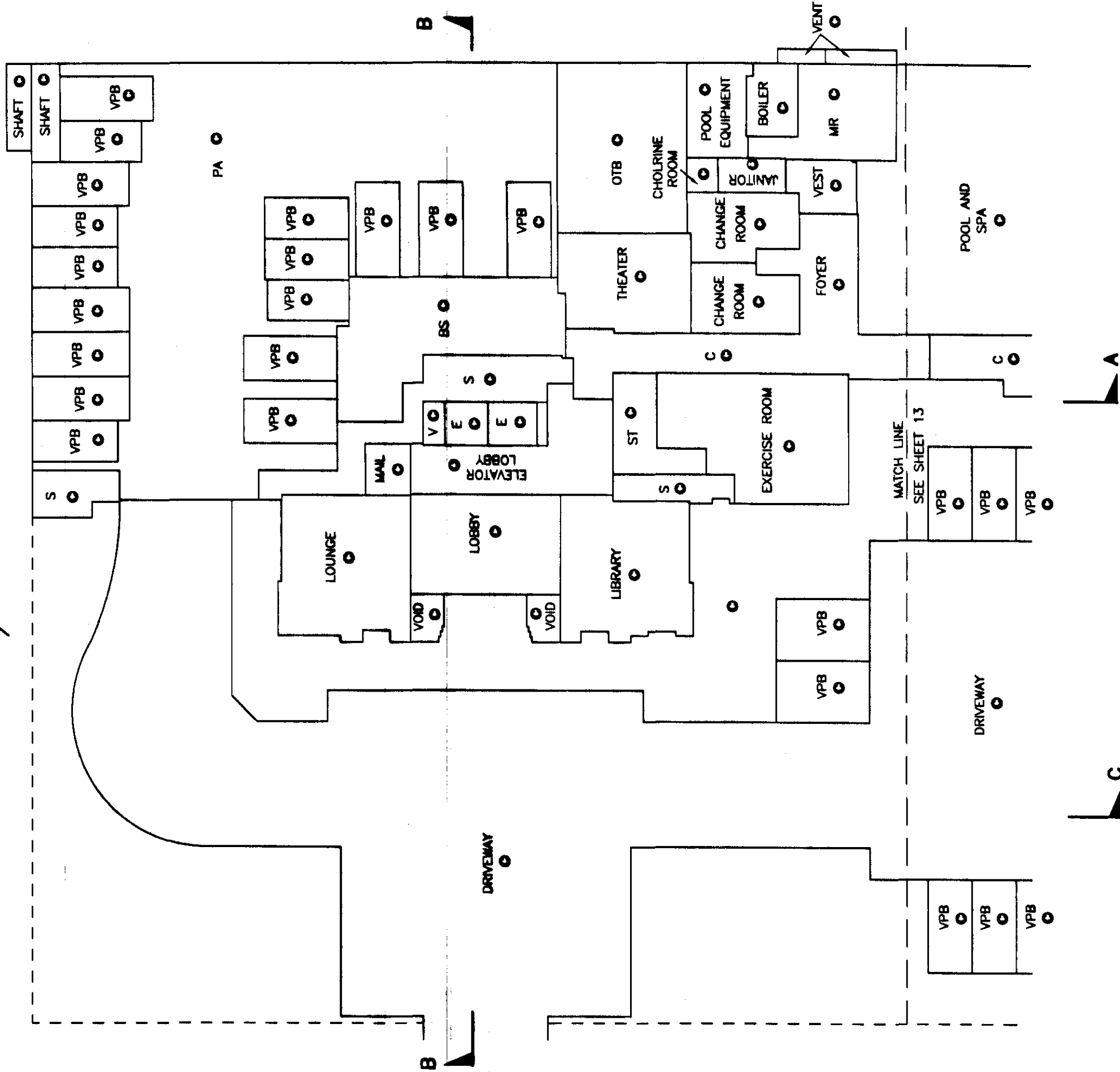
STRATA PLAN BCS 40



GROUND LEVEL

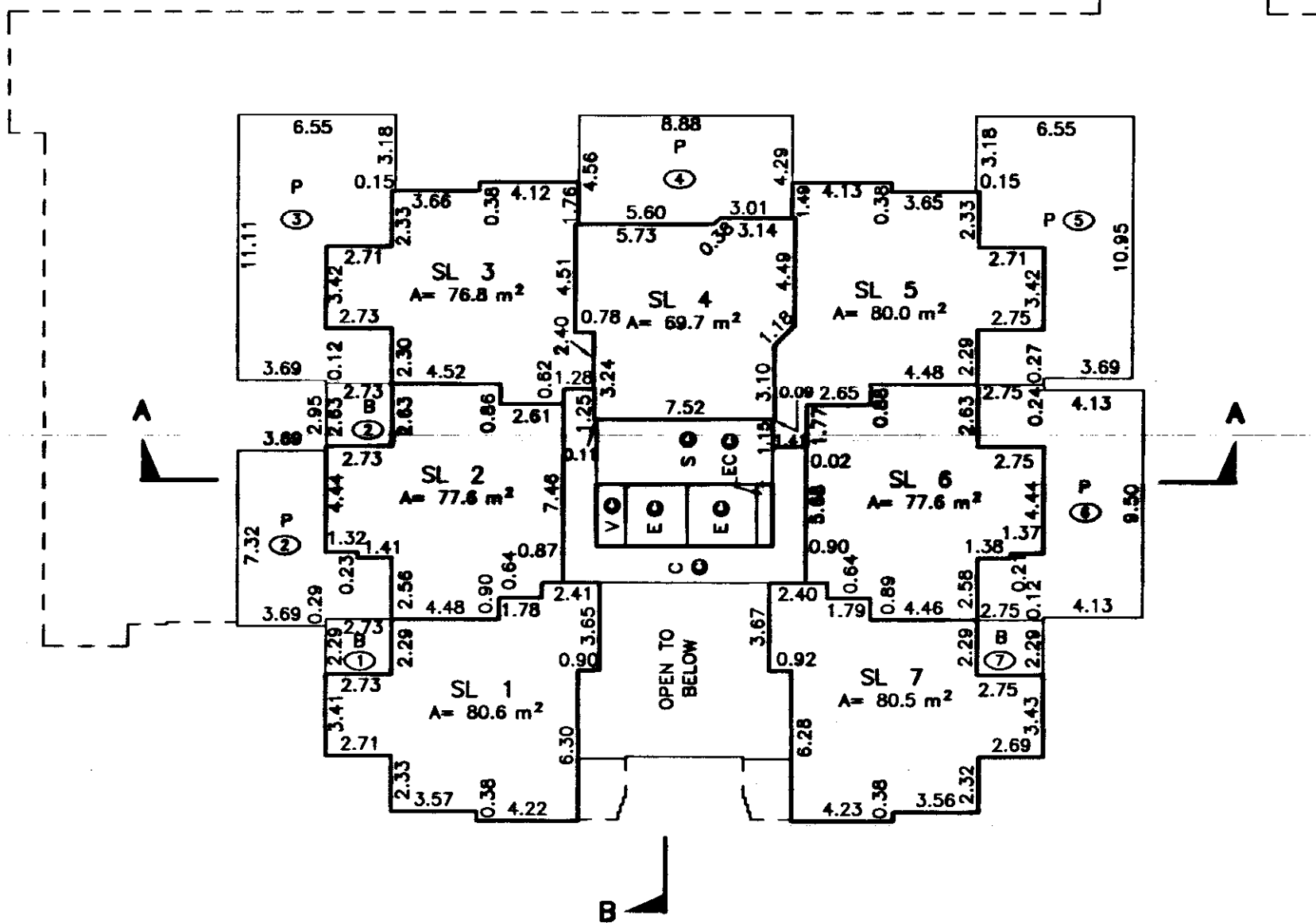
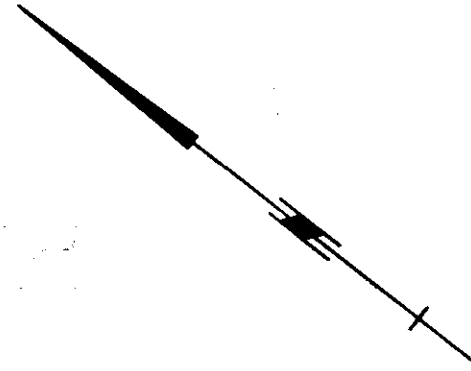
STRATA PLAN BCS 40

SCALE 1 : 250



TOWER ONESTRATA PLAN BCS **40**

SCALE 1 : 250

**2nd FLOOR**

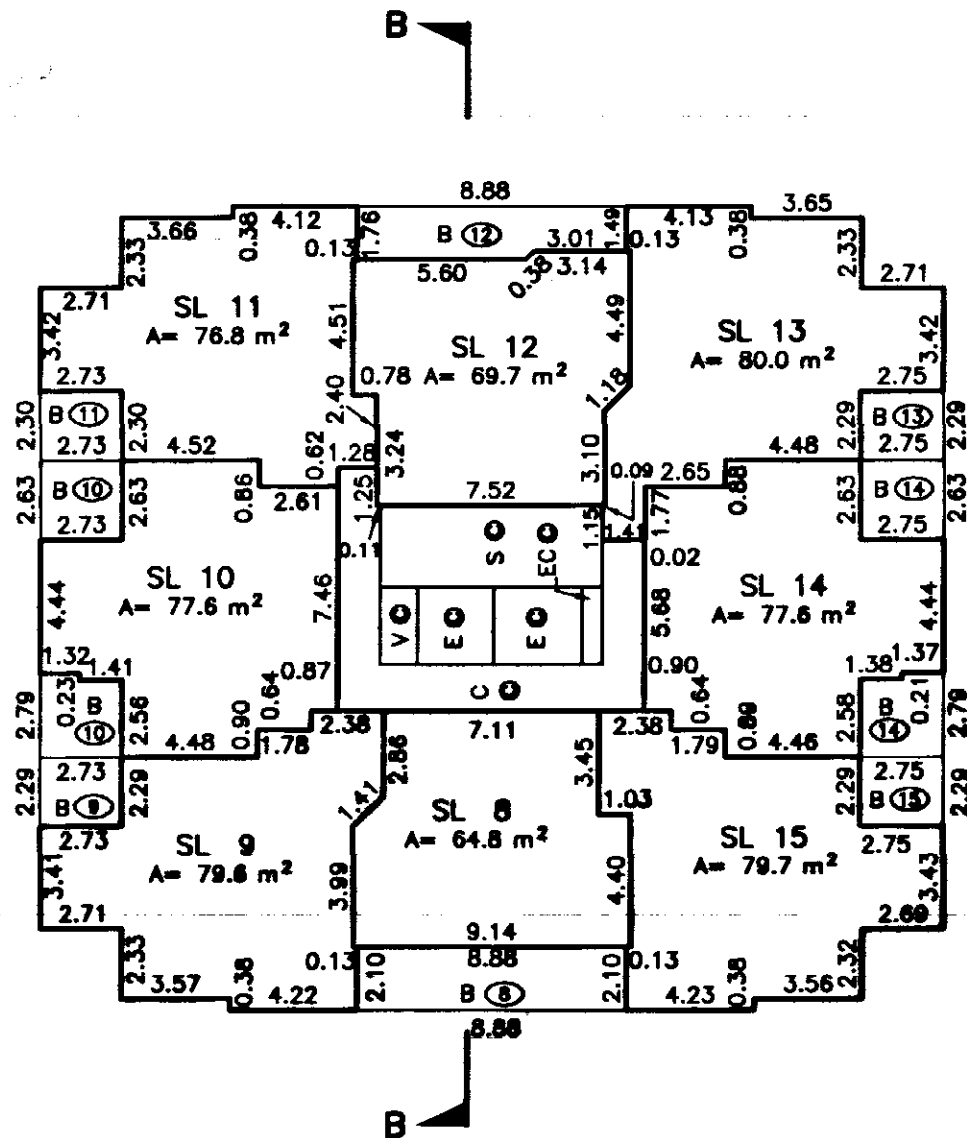
TOWER ONE

STRATA PLAN BCS 40

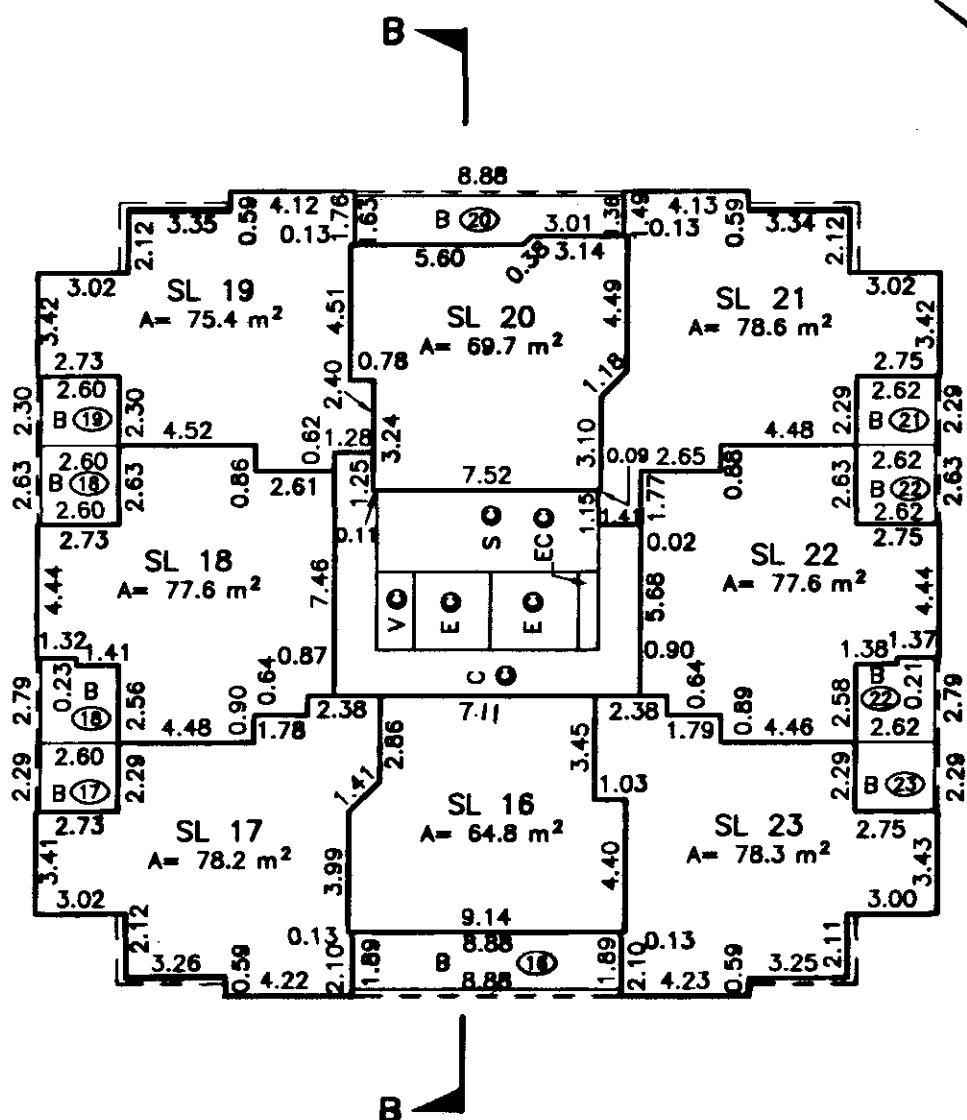
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3RD FLOOR



4TH FLOOR



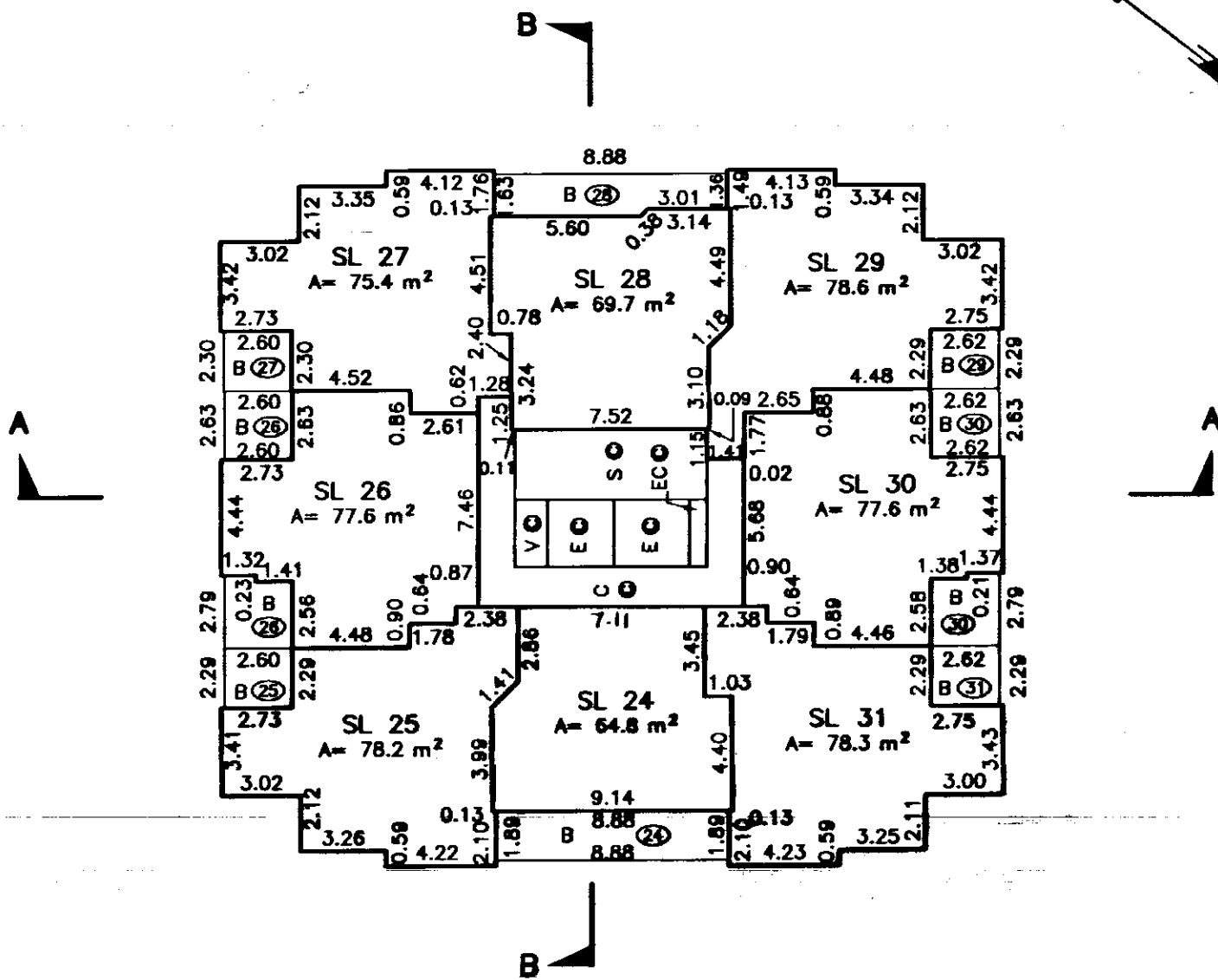
TOWER ONE

STRATA PLAN BCS 40

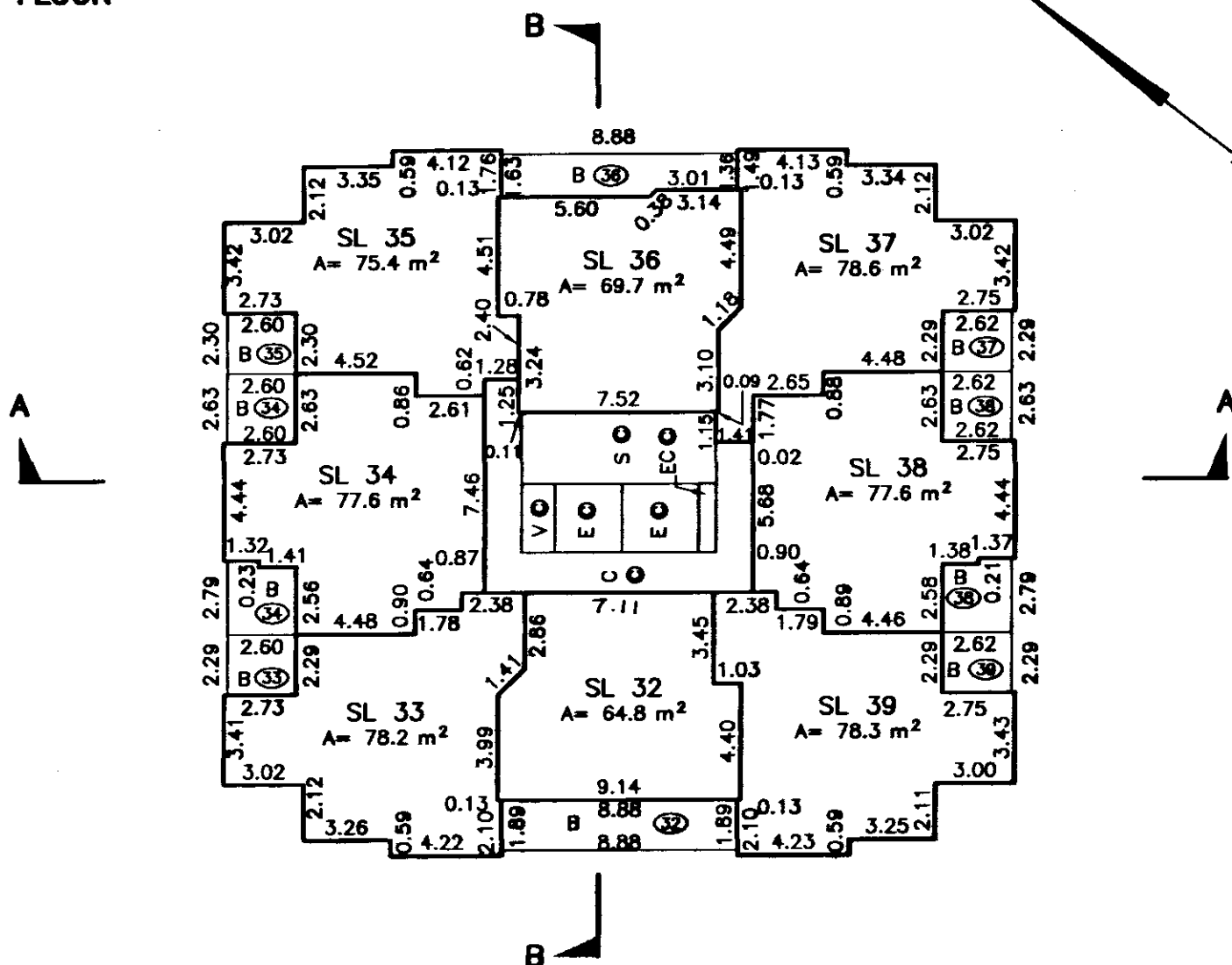
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5TH FLOOR



6TH FLOOR

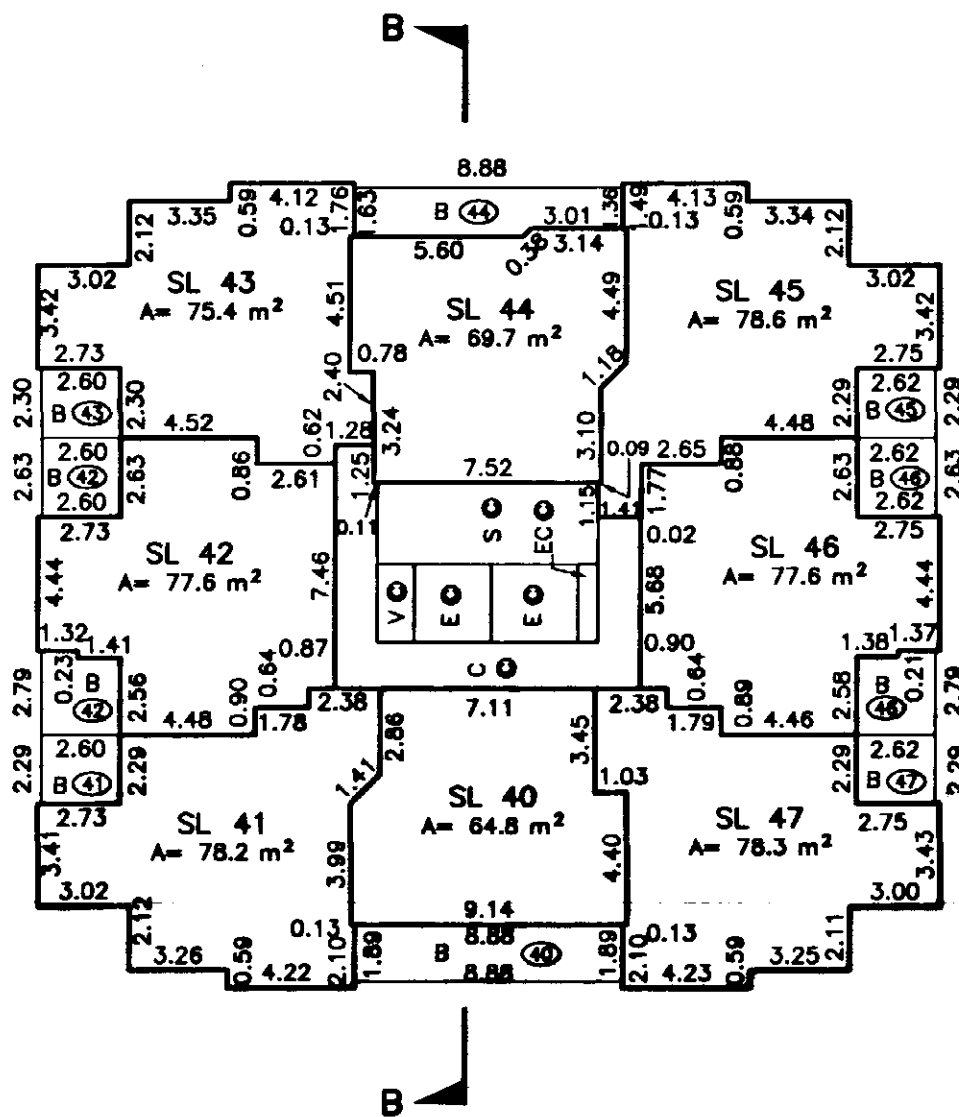
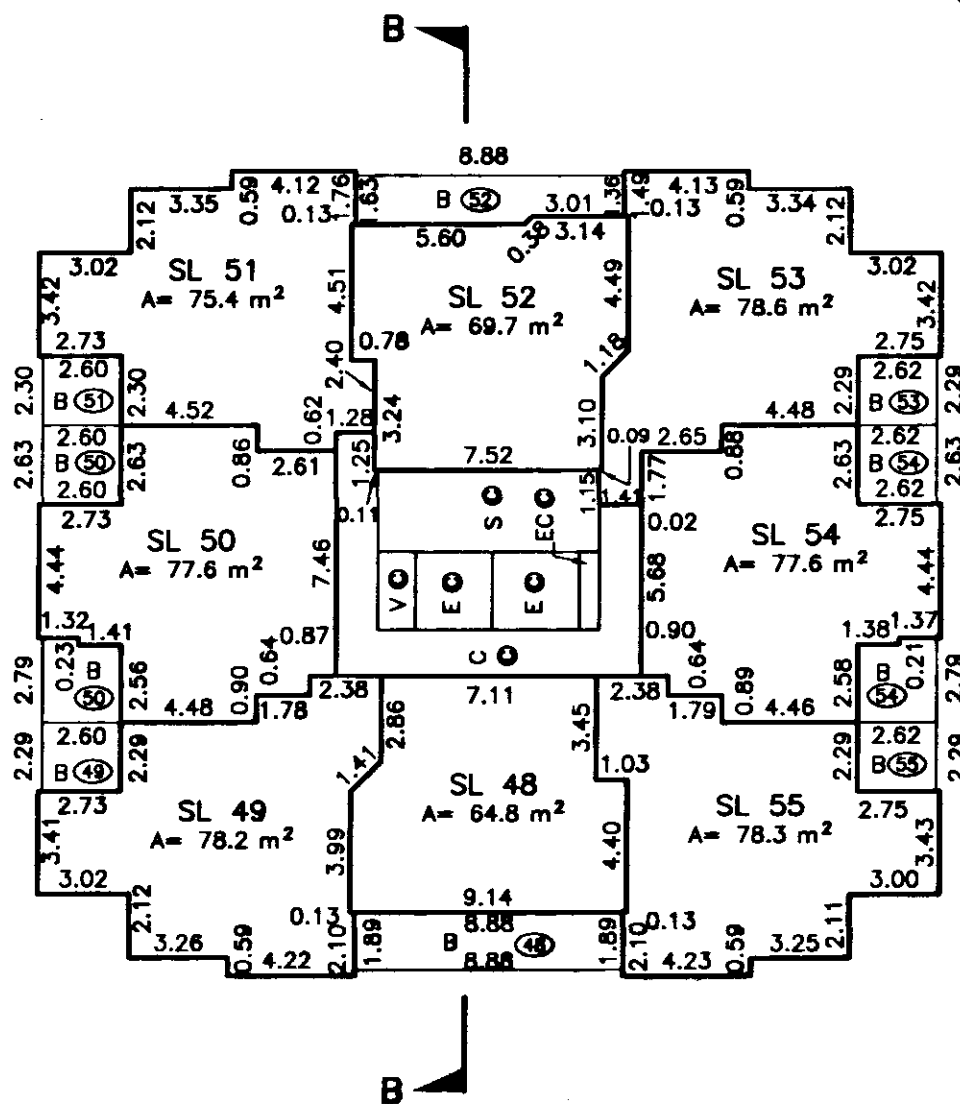


MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

DATE July 19, 2002 Richard J. B.C.L.S.

TOWER ONESTRATA PLAN BCS **40**

SCALE 1 : 250

**7TH FLOOR****8TH FLOOR****MORGAN STEWART AND COMPANY**

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DATE July 19, 2002 Pickard B.C.L.S.

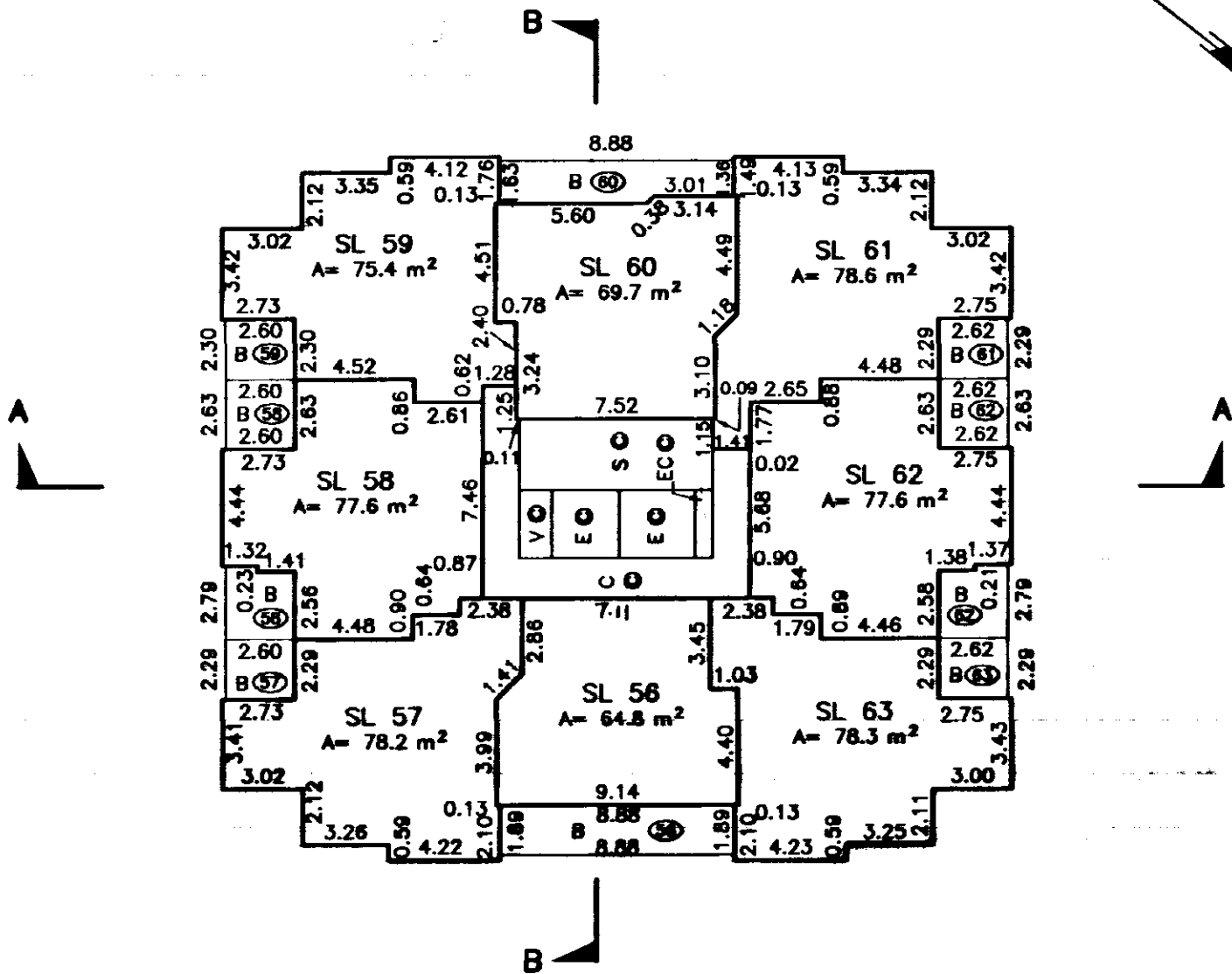
TOWER ONE

STRATA PLAN BCS 40

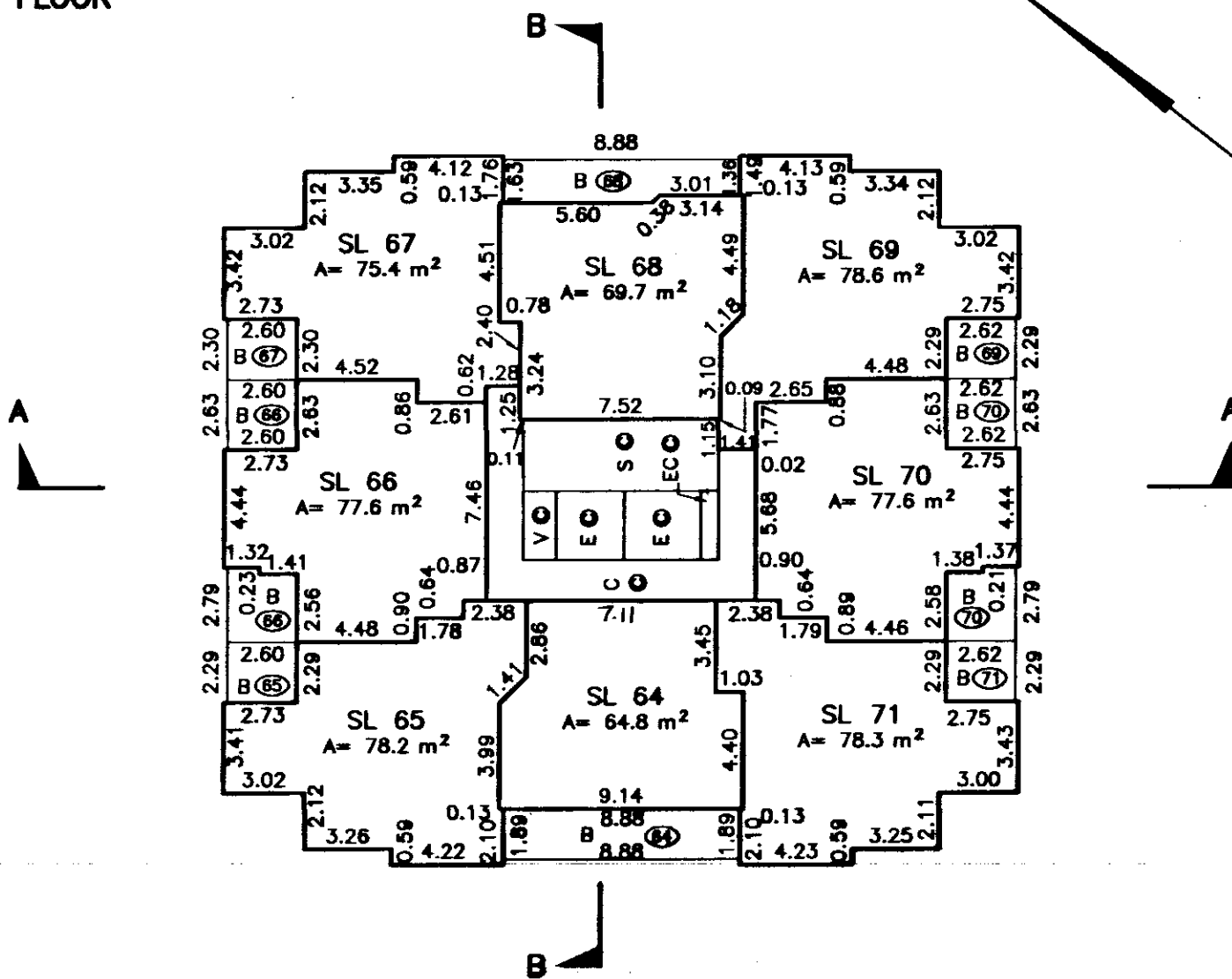
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9TH FLOOR



10TH FLOOR

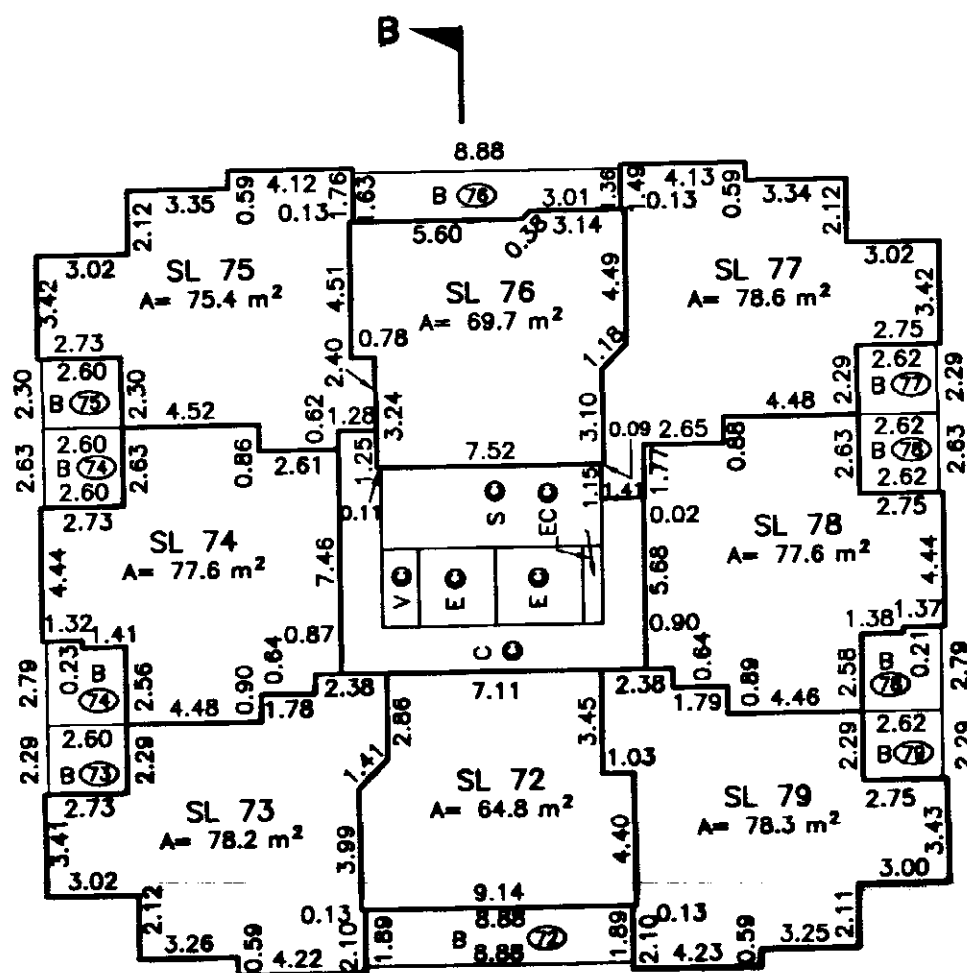
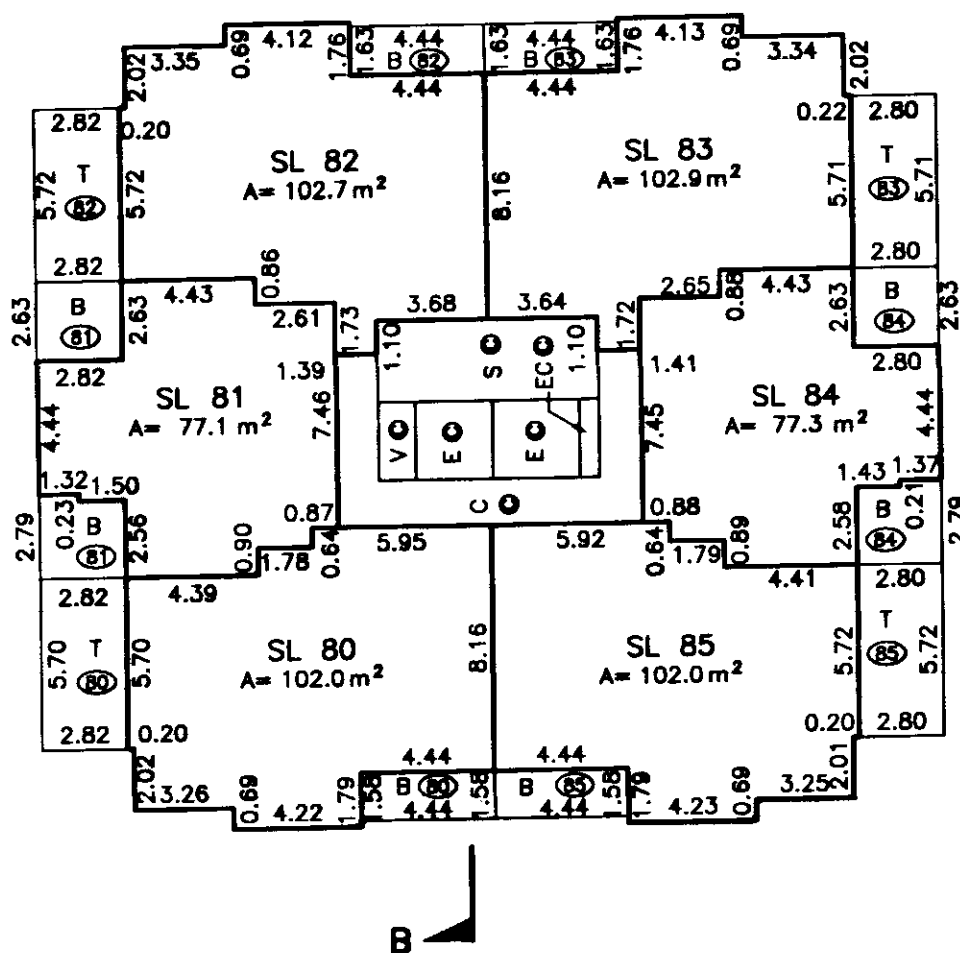


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DATE July 19, 2002 Richard B.C.L.S.

TOWER ONESTRATA PLAN BCS 40

SCALE 1 : 250

**11TH FLOOR****12TH FLOOR**

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DATE July 19, 2002 Richard B.C.L.S.

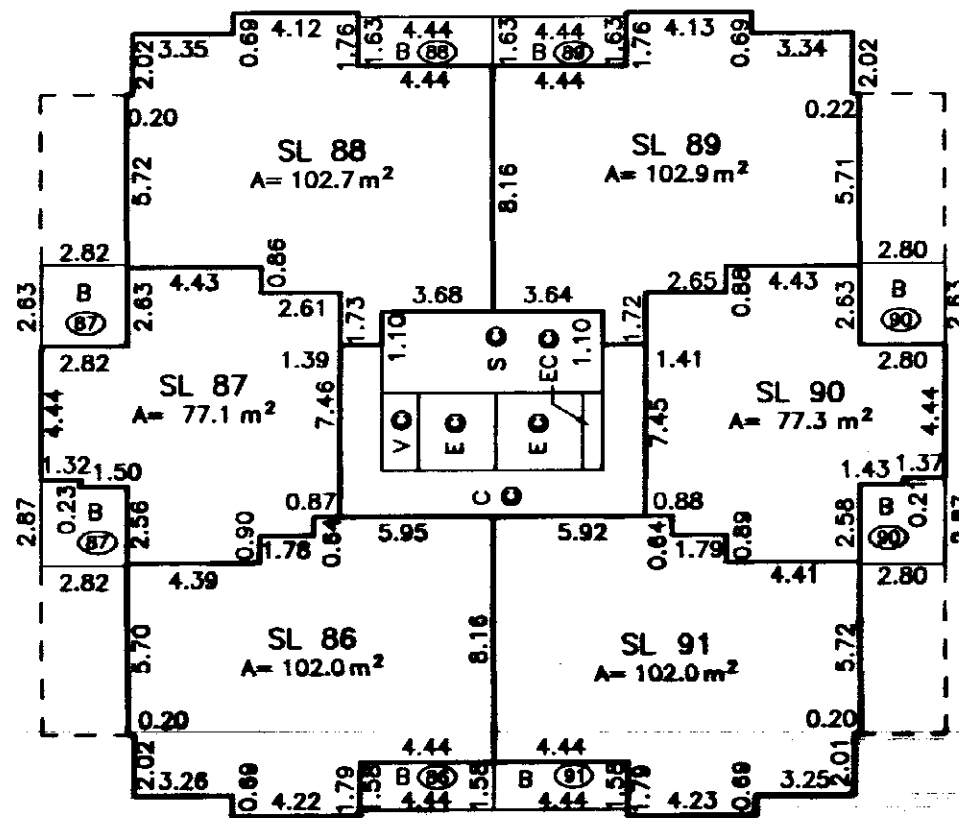
TOWER ONE

STRATA PLAN BCS 40

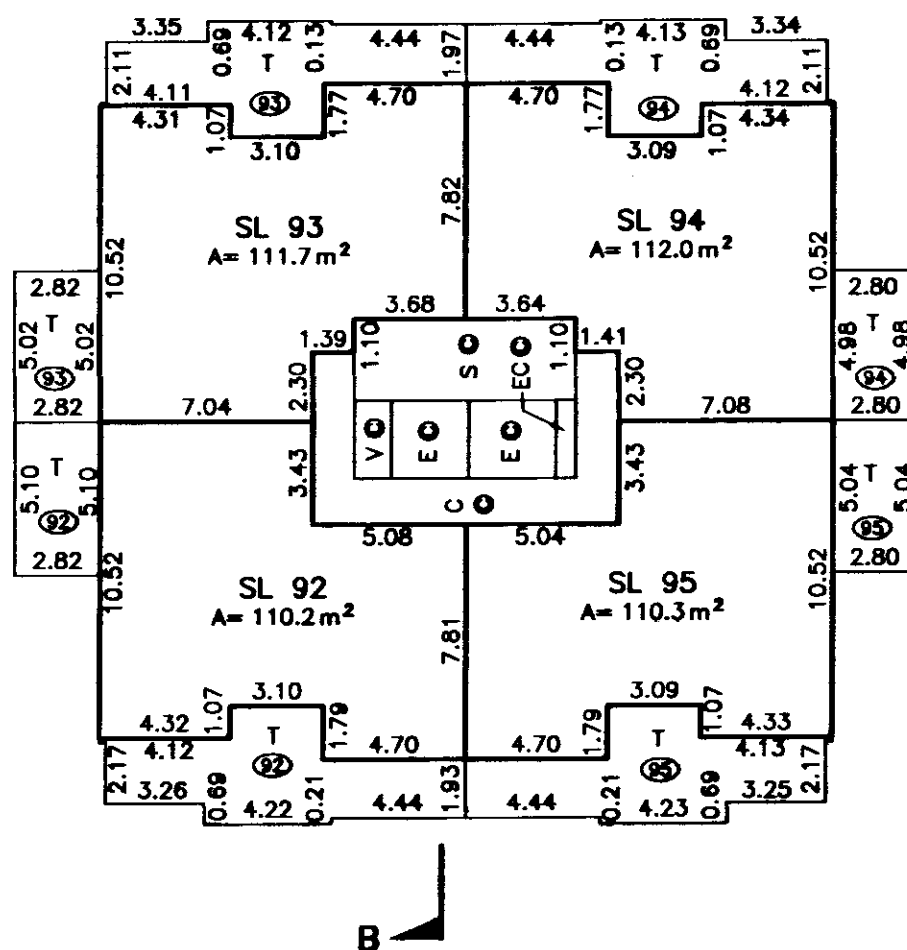
SCALE 1 : 250



14TH FLOOR



15TH FLOOR



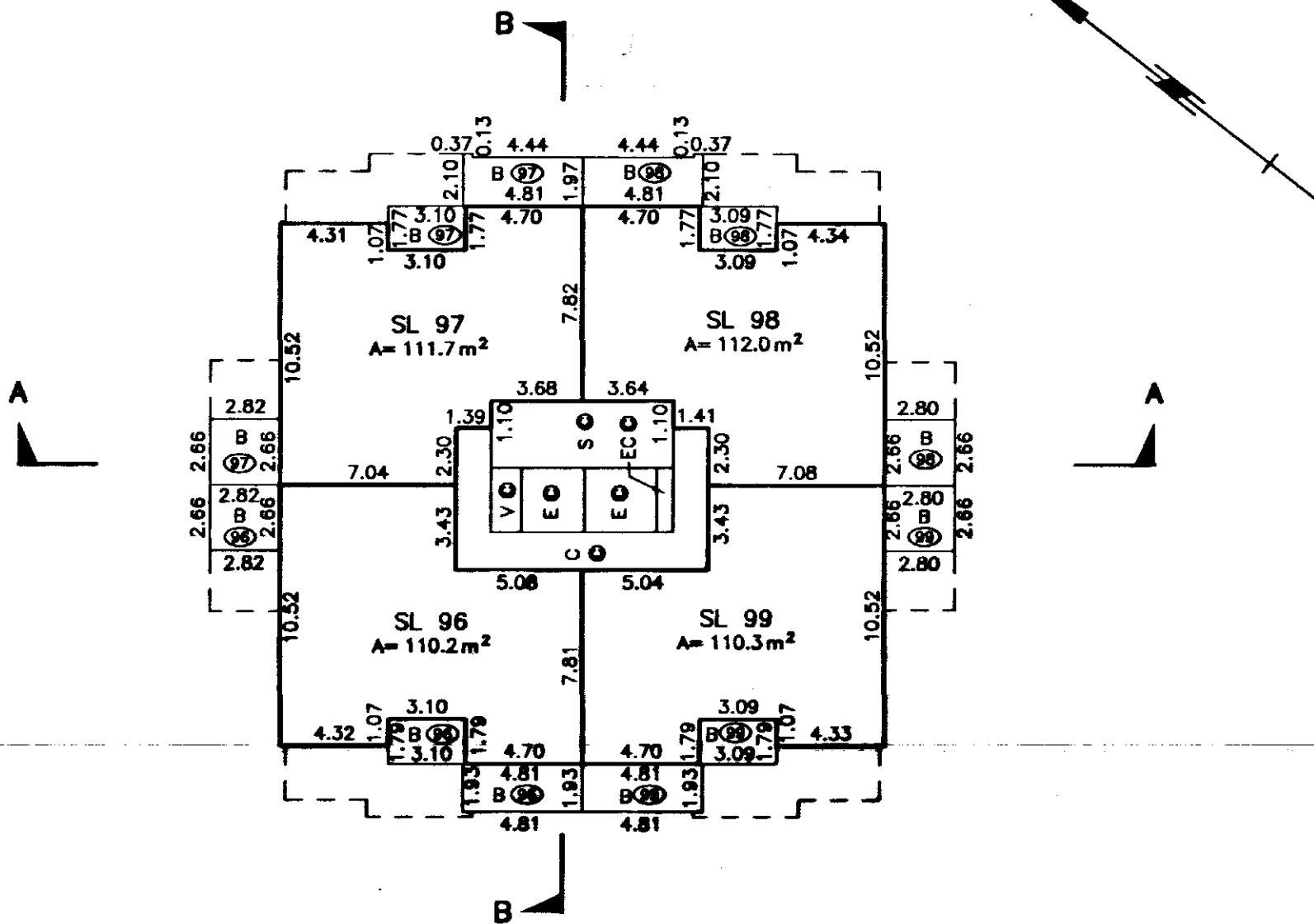
TOWER ONE

STRATA PLAN BCS 40

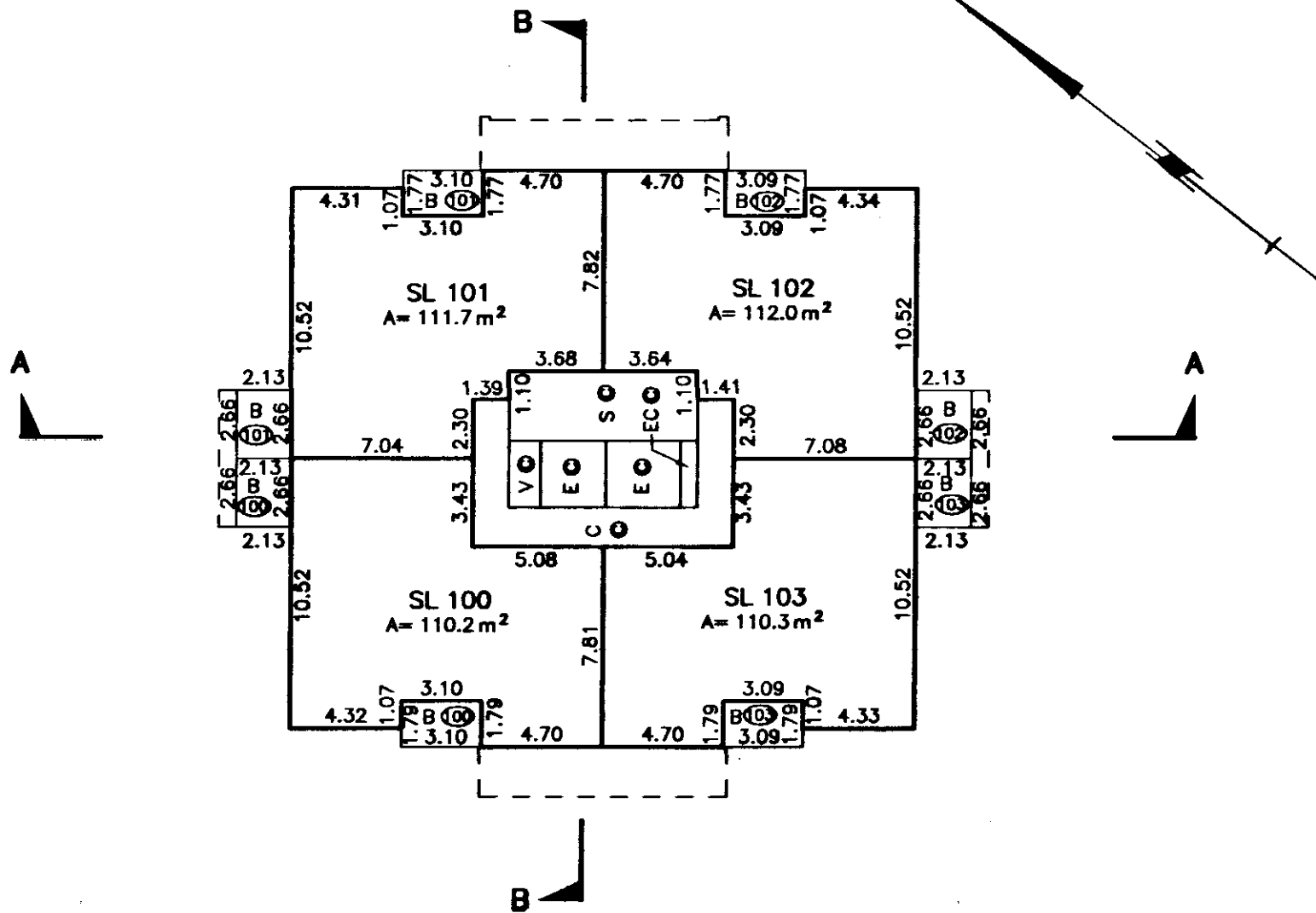
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16TH FLOOR

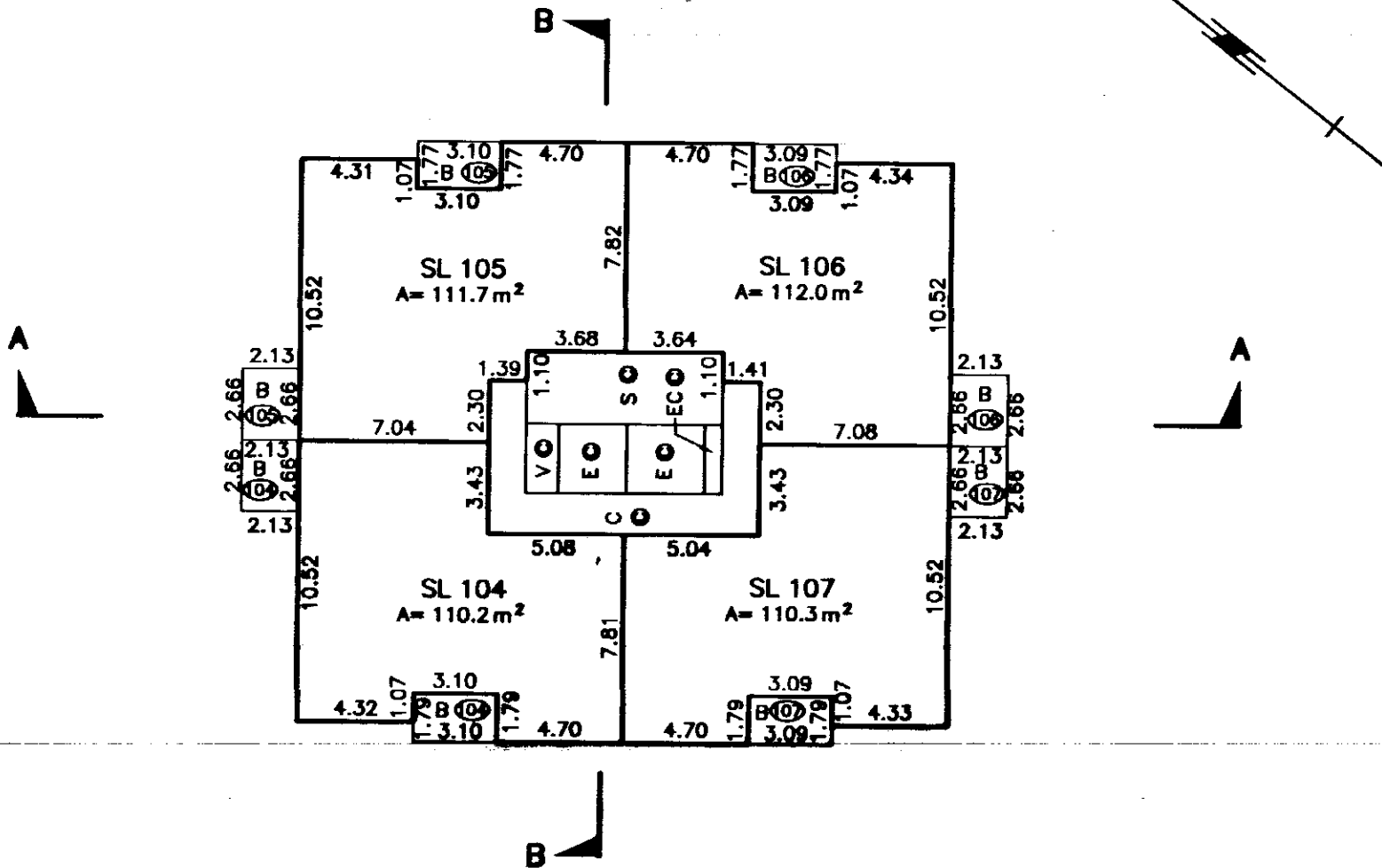
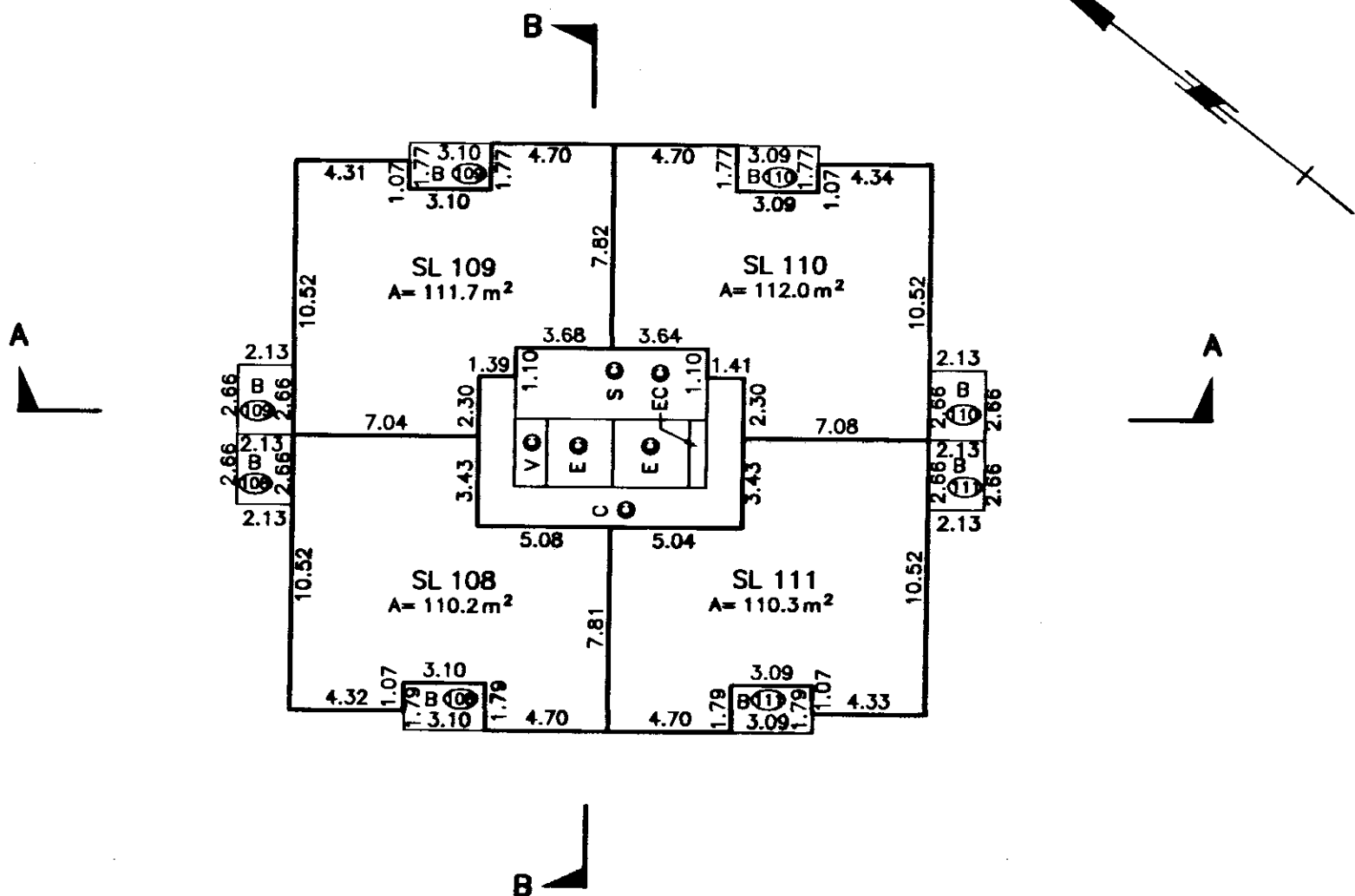


17TH FLOOR



TOWER ONESTRATA PLAN BCS 40

SCALE 1 : 250

**18TH FLOOR****19TH FLOOR**

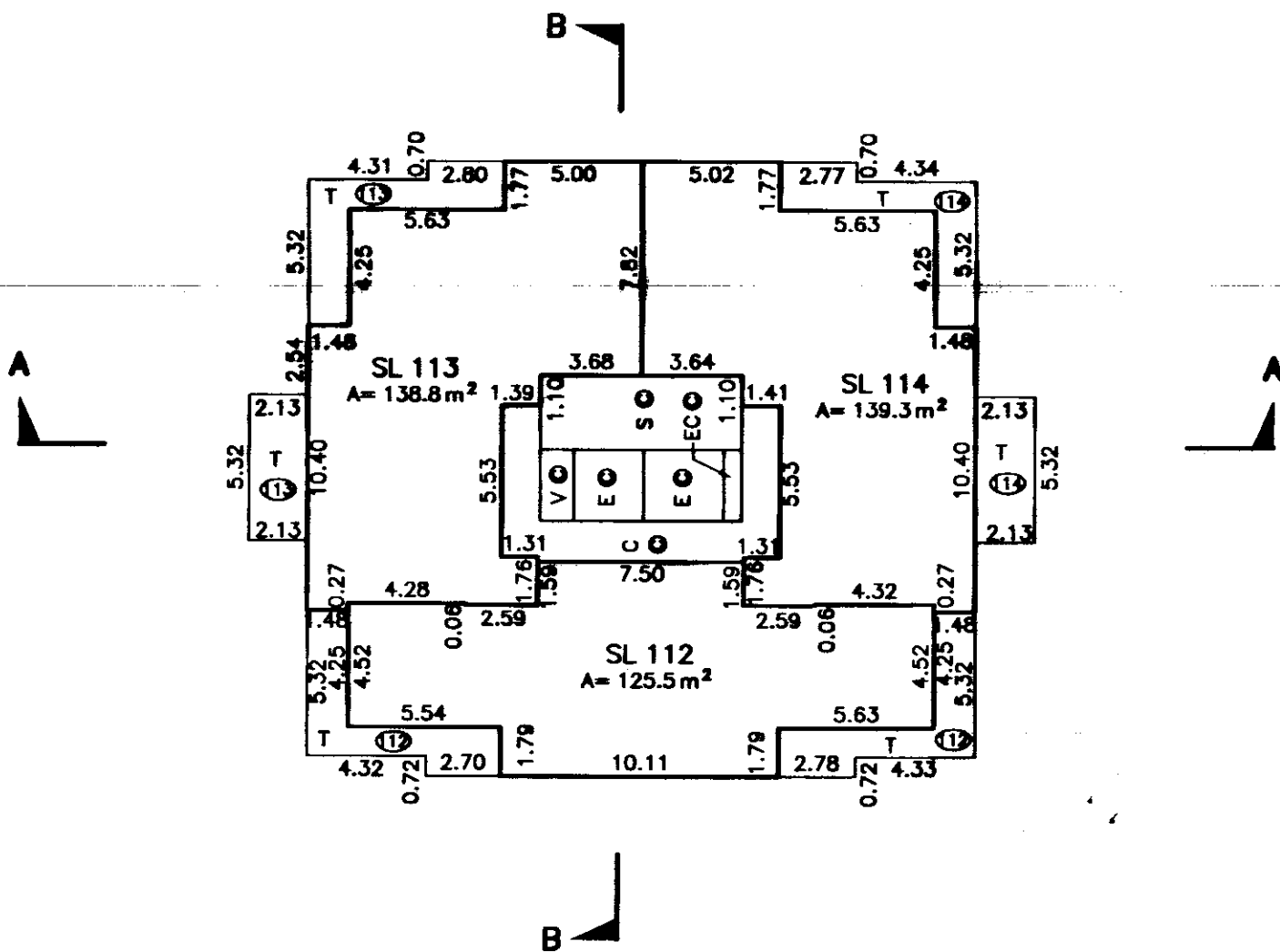
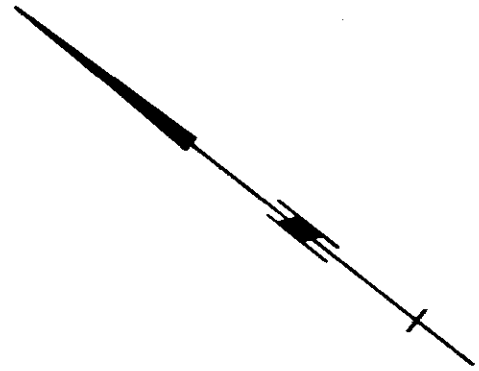
TOWER ONE

STRATA PLAN BCS 40

SCALE 1 : 250



20TH FLOOR



MORGAN STEWART AND COMPANY
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1055 Seymour St. Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

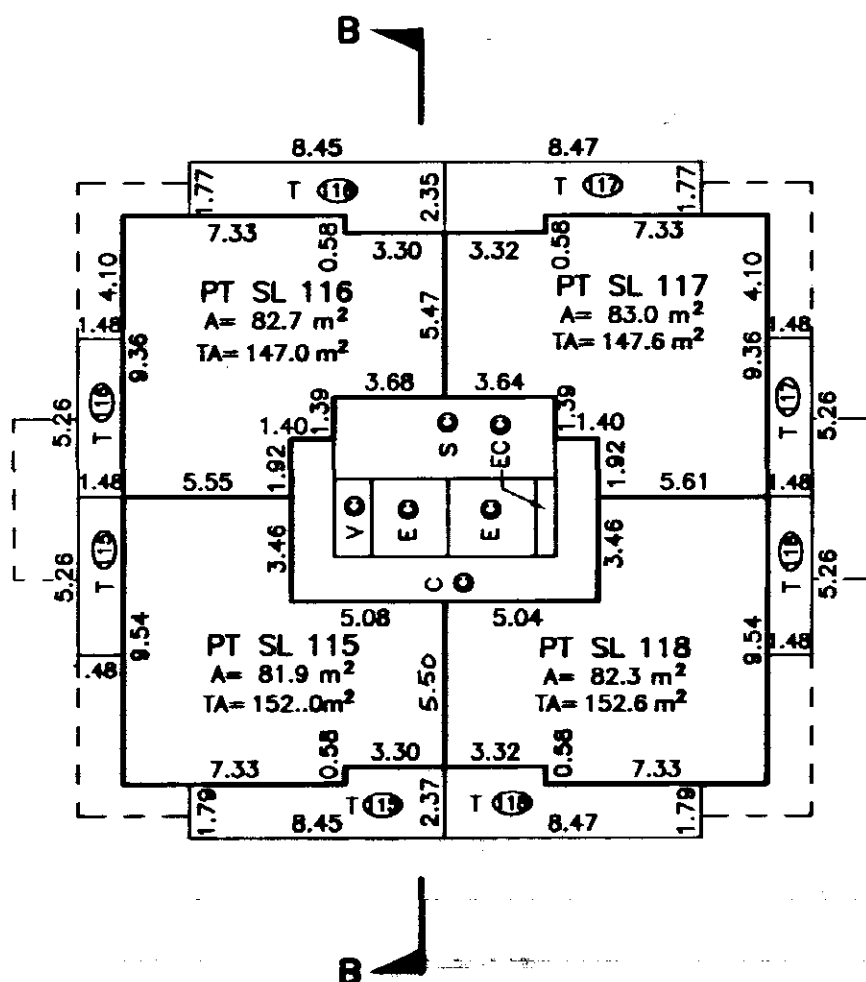
DATE July 19, 2002 Richard B.C.L.S.

STRATA PLAN BCS 40

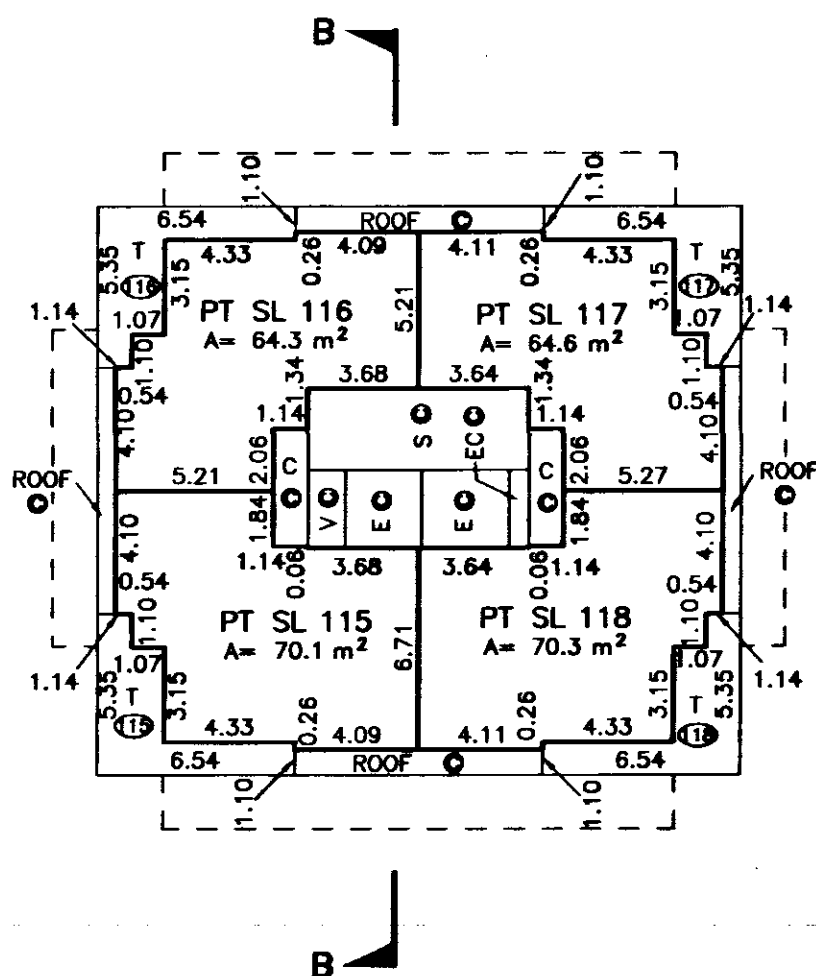
SCALE 1 : 250



21ST FLOOR



22ND FLOOR



MORGAN STEWART AND COMPANY
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DATE July 19, 2002 Richard B.C.L.S.

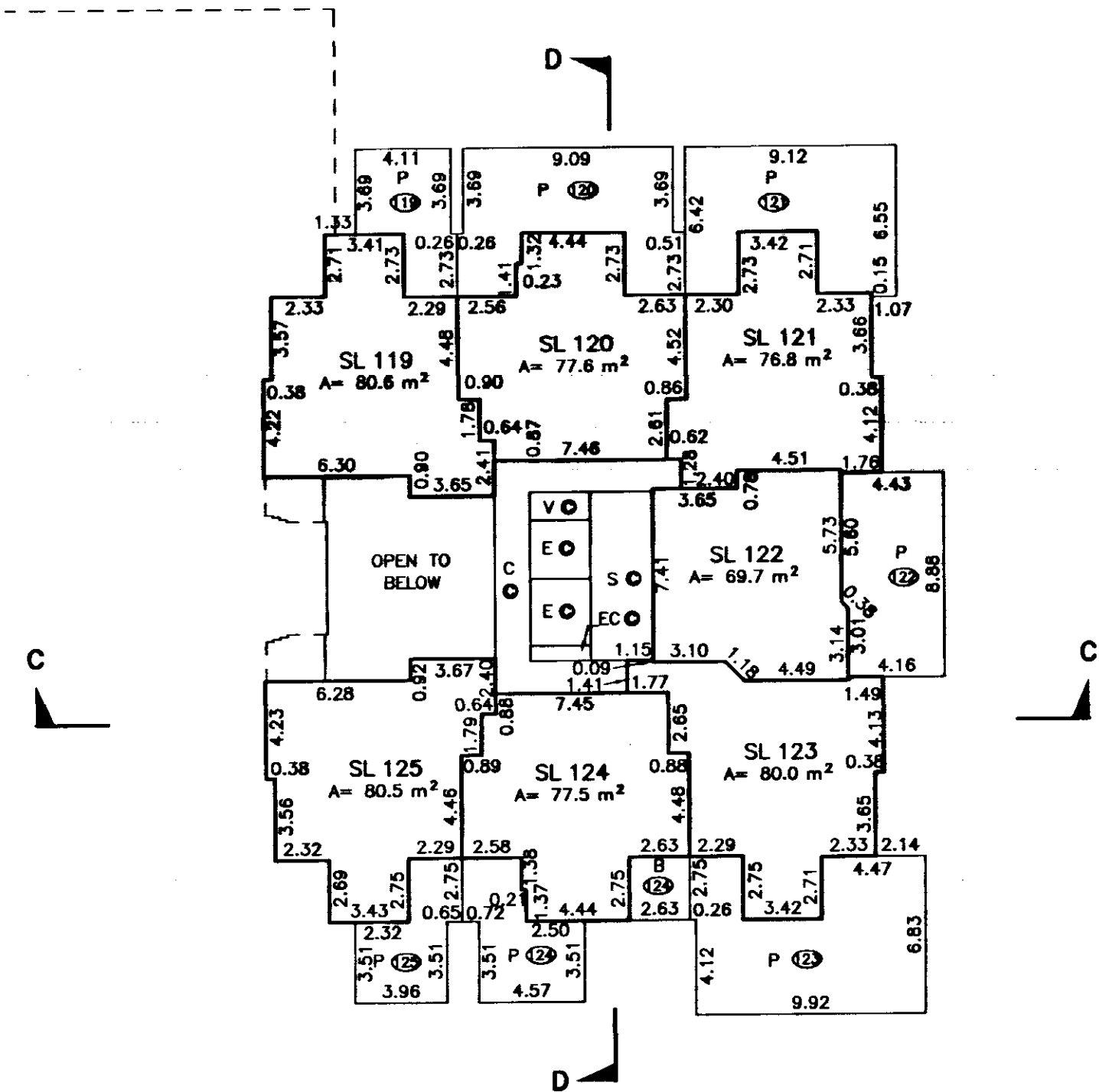
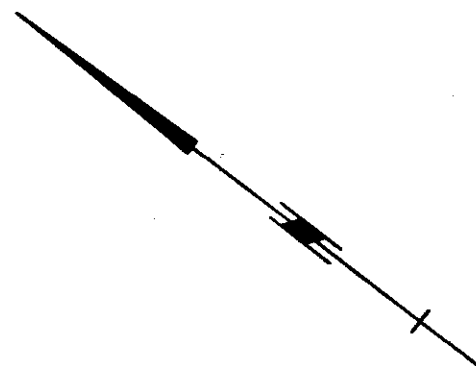
TOWER TWO

STRATA PLAN BCS 40

SCALE 1 : 250



2nd FLOOR



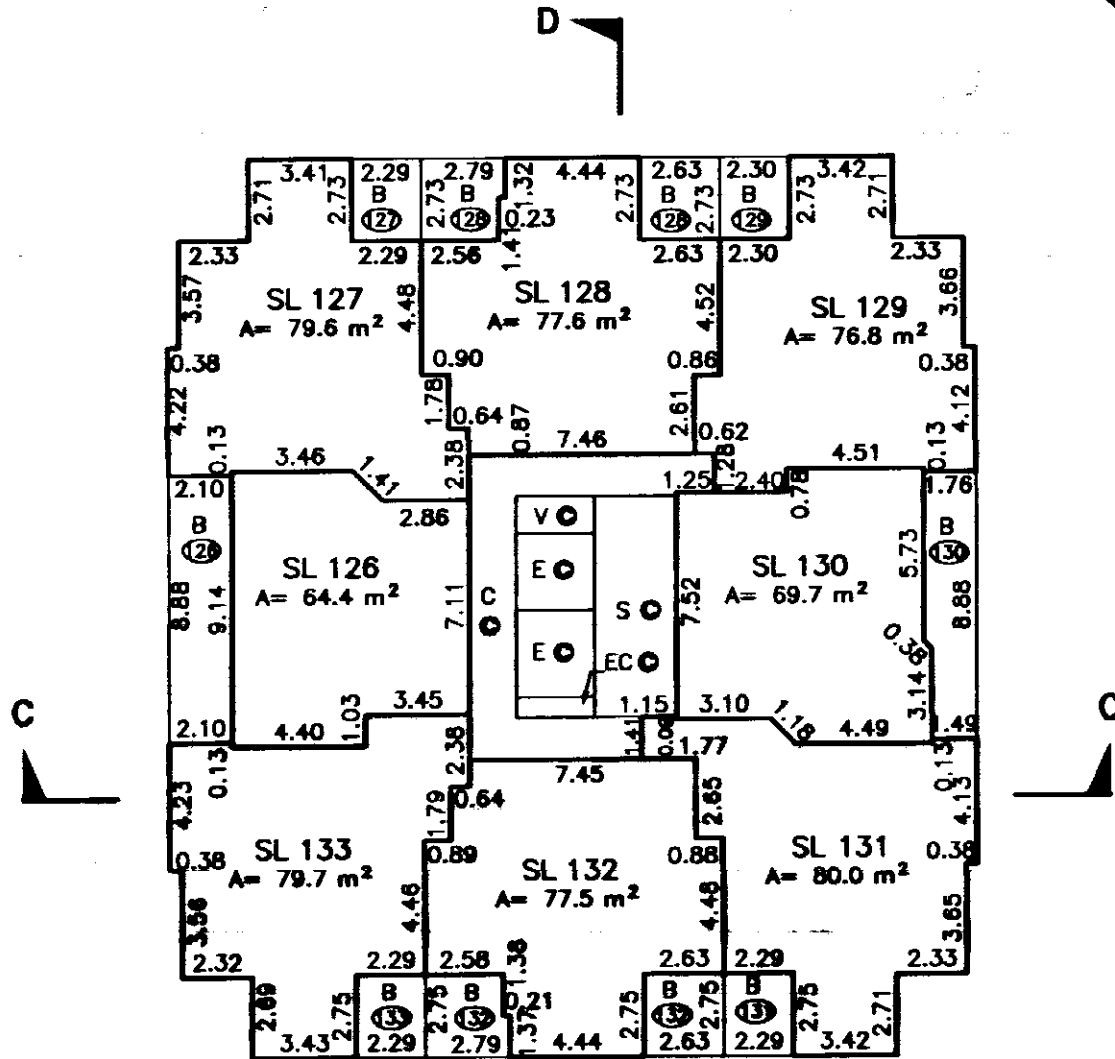
TOWER TWO

STRATA PLAN BCS 40

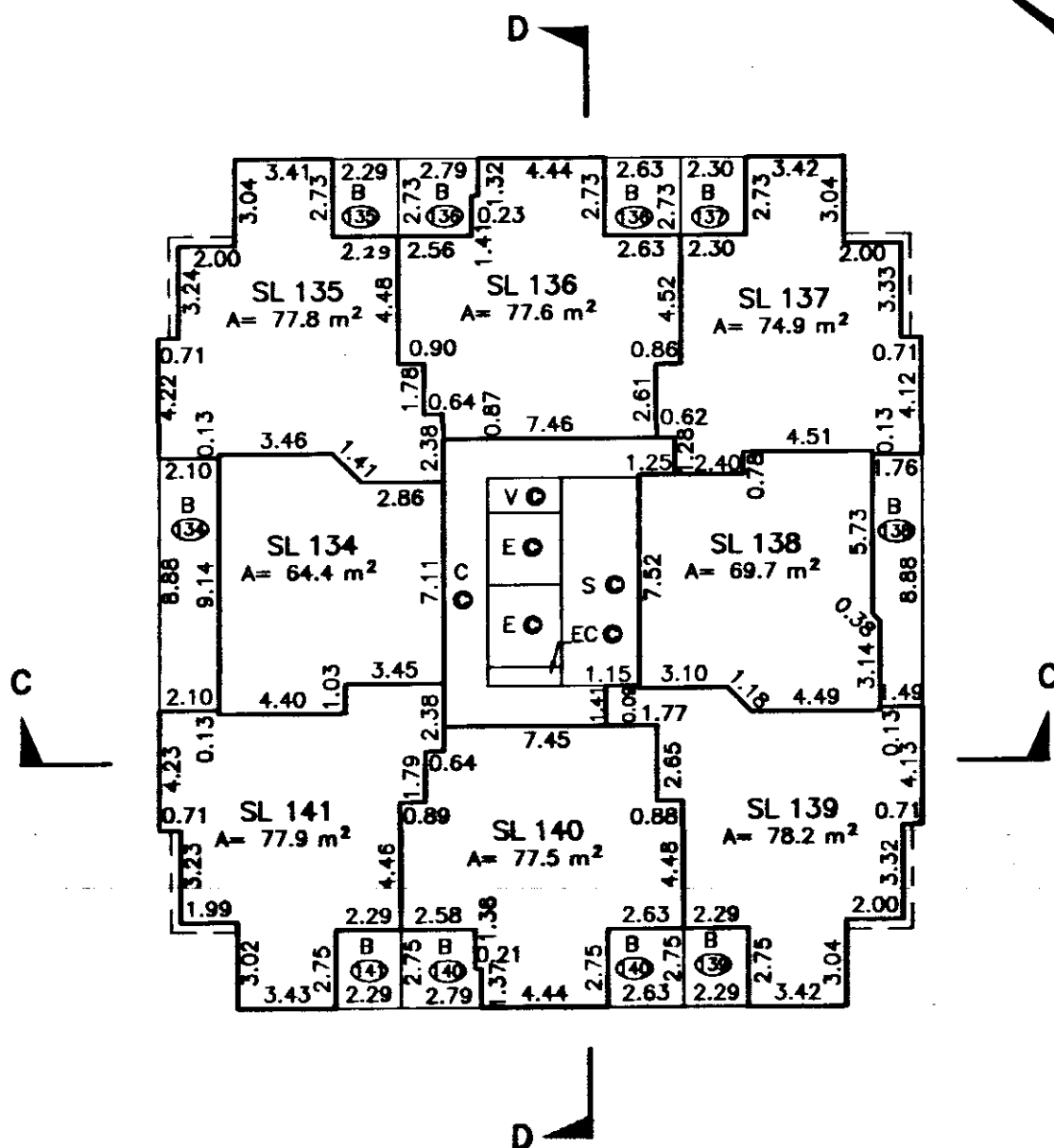
SCALE 1 : 250



3RD FLOOR



4TH FLOOR



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PHONE: 687-6866 FAX: 685-8071

DATE July 19, 2002 *Richard* B.C.L.S.

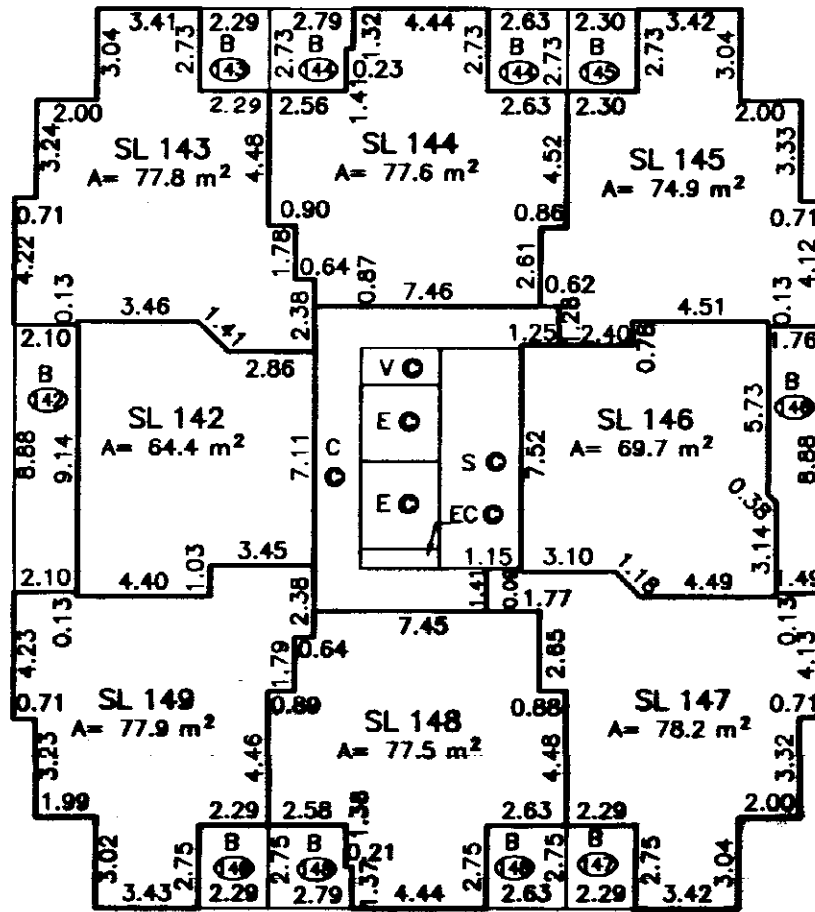
TOWER TWO

STRATA PLAN BCS 40

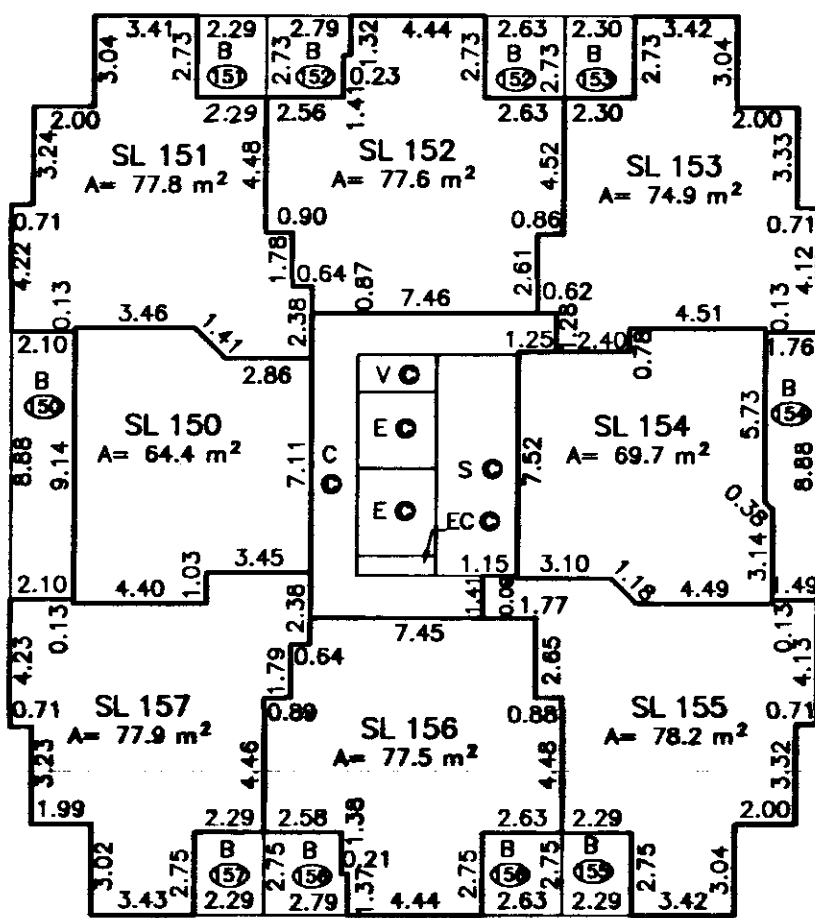
SCALE 1 : 250



5TH FLOOR



6TH FLOOR

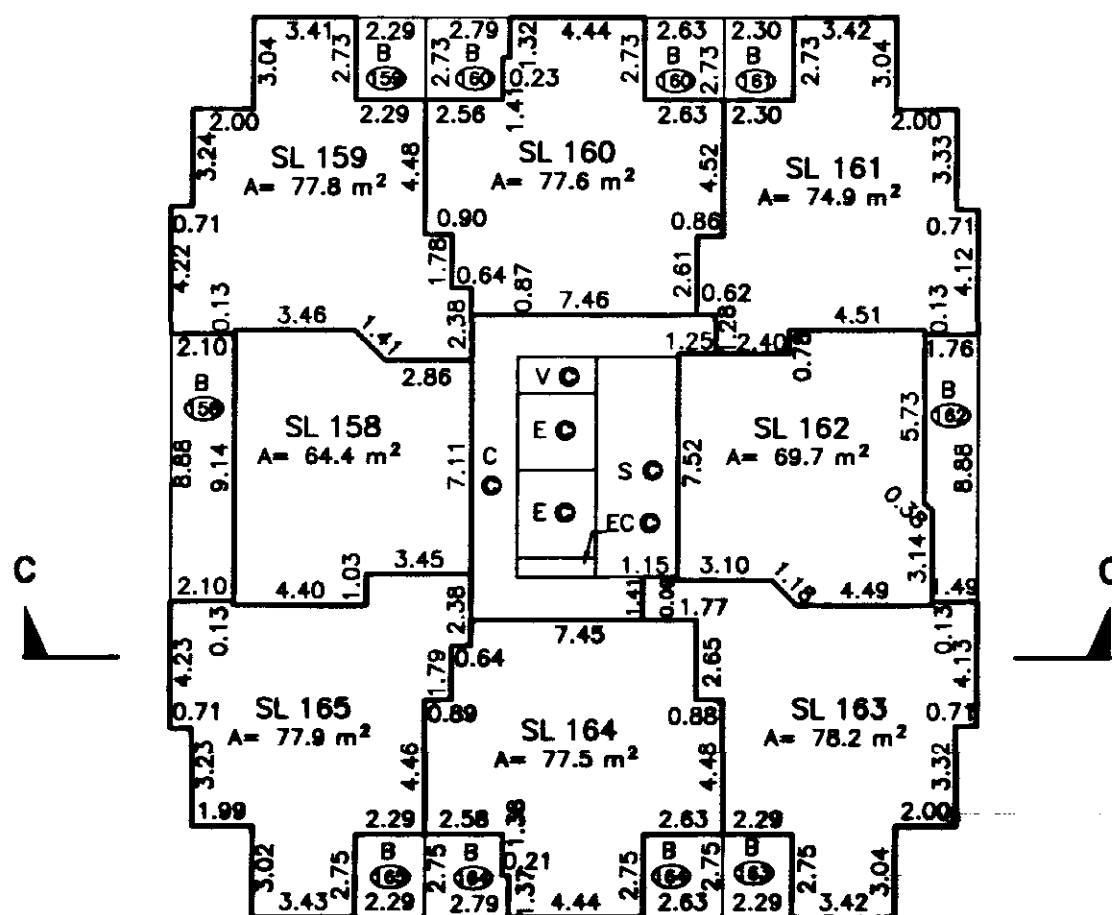
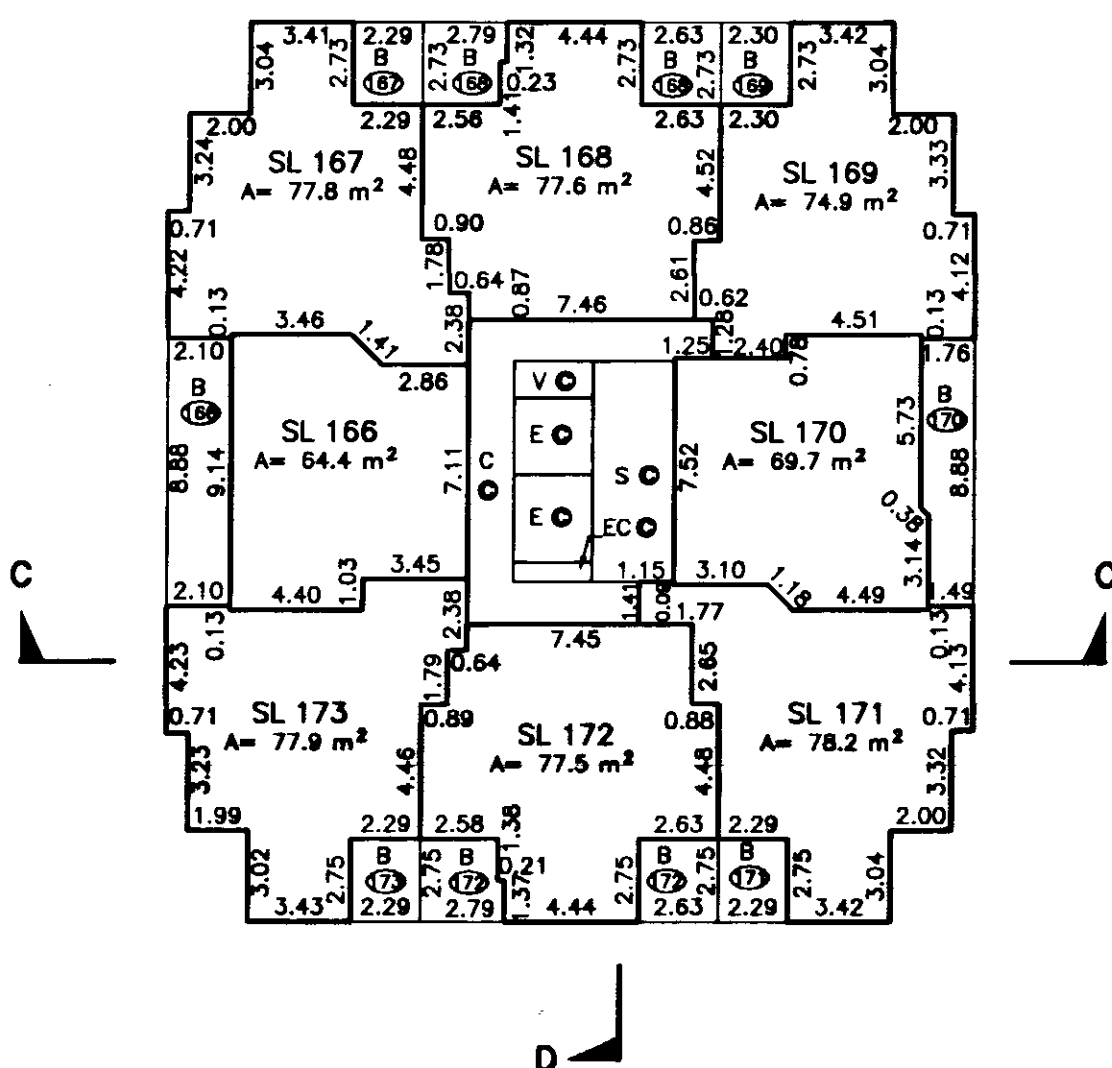


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TOWER TWOSTRATA PLAN BCS 40

SCALE 1 : 250

**7TH FLOOR****8TH FLOOR**

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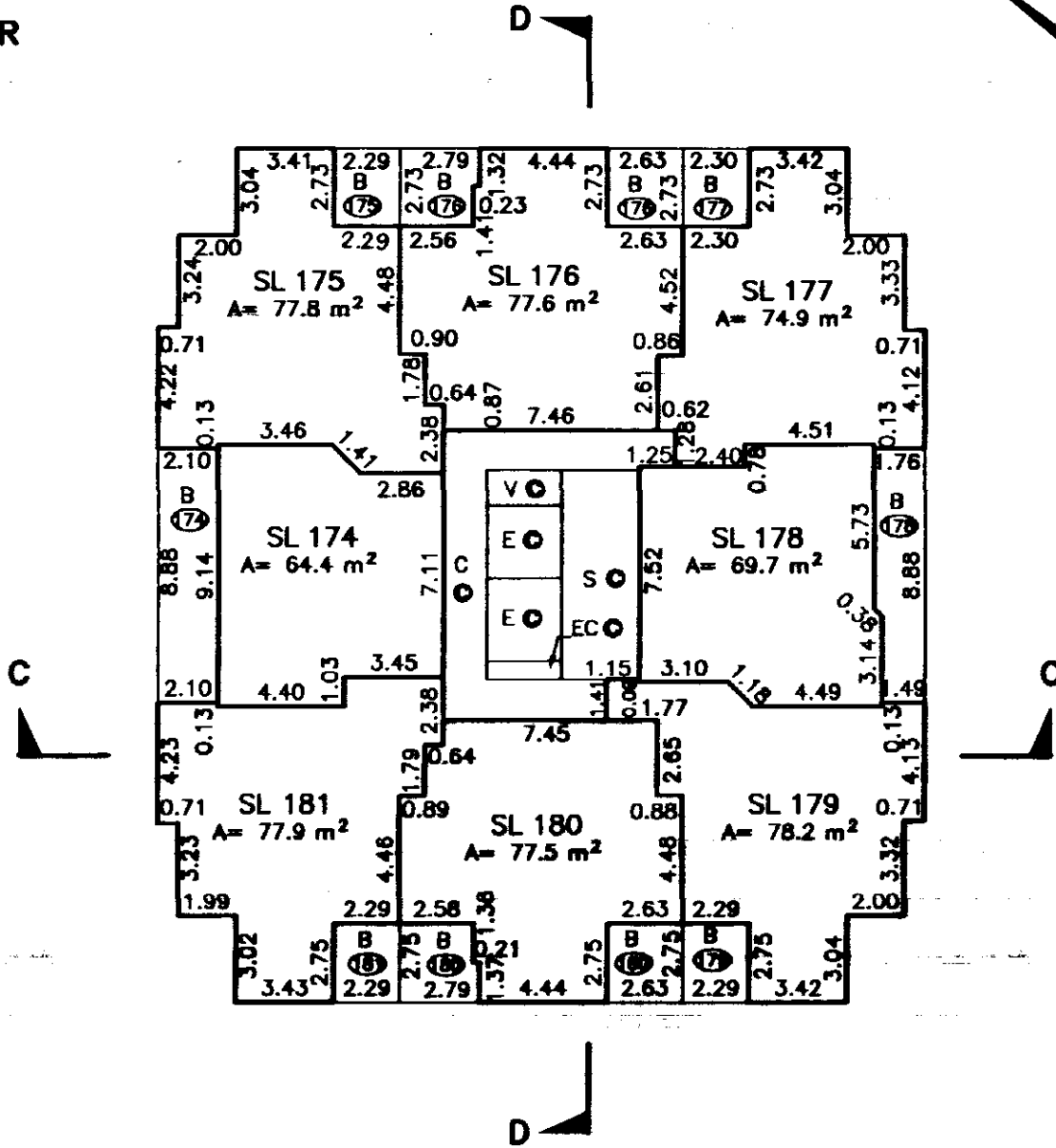
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STRATA PLAN BCS 40

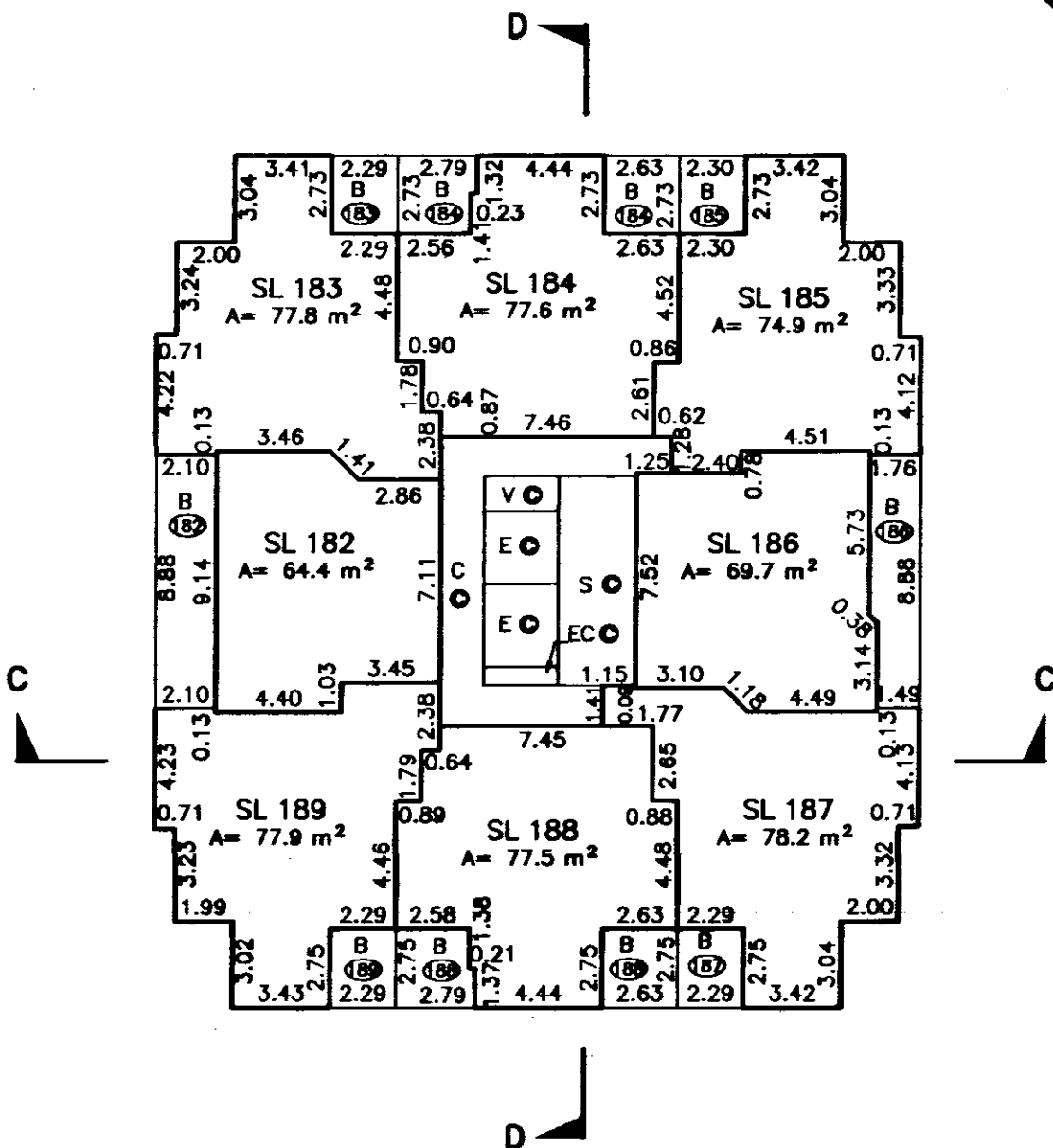
SCALE 1 : 250



9TH FLOOR



10TH FLOOR

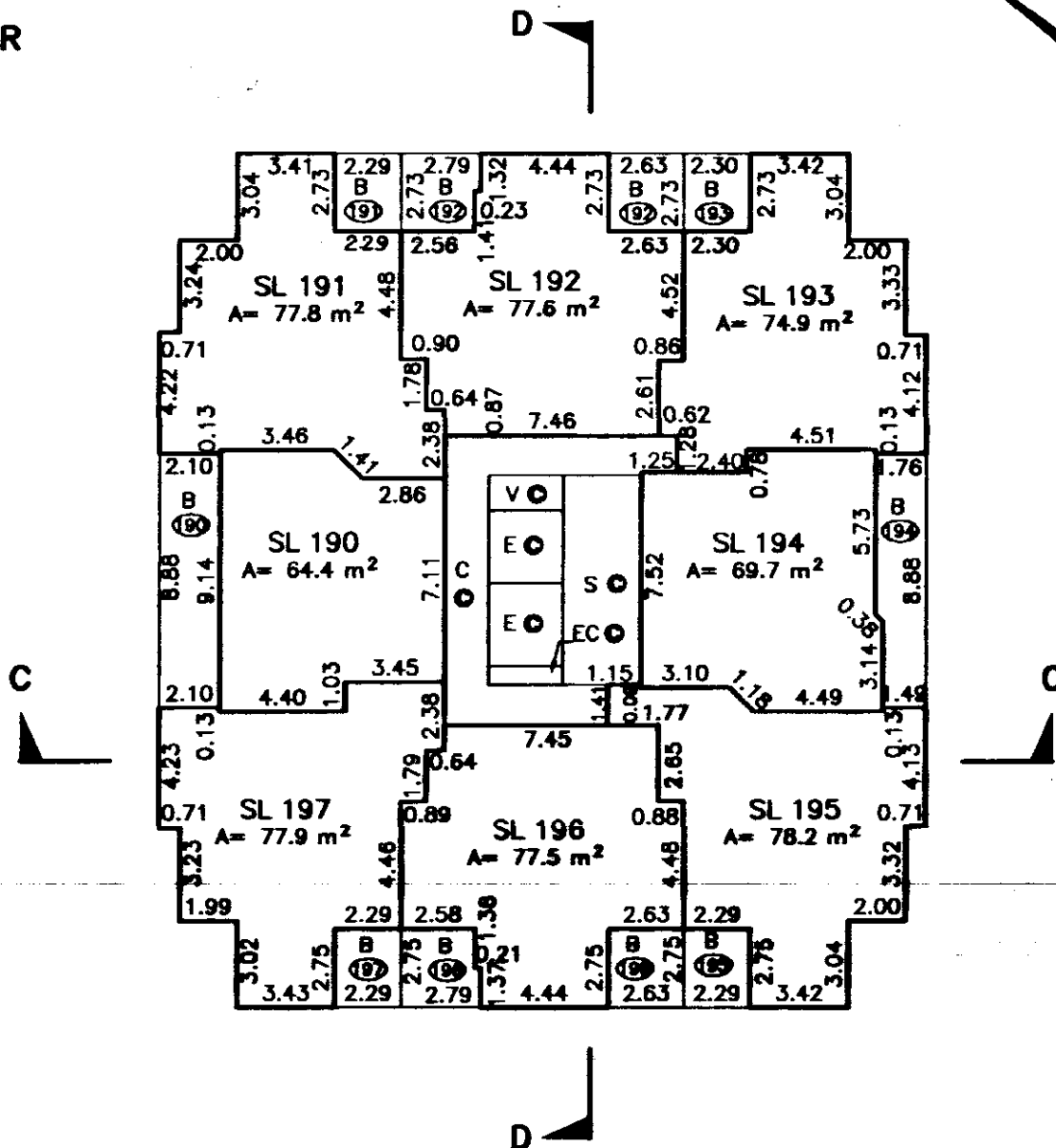
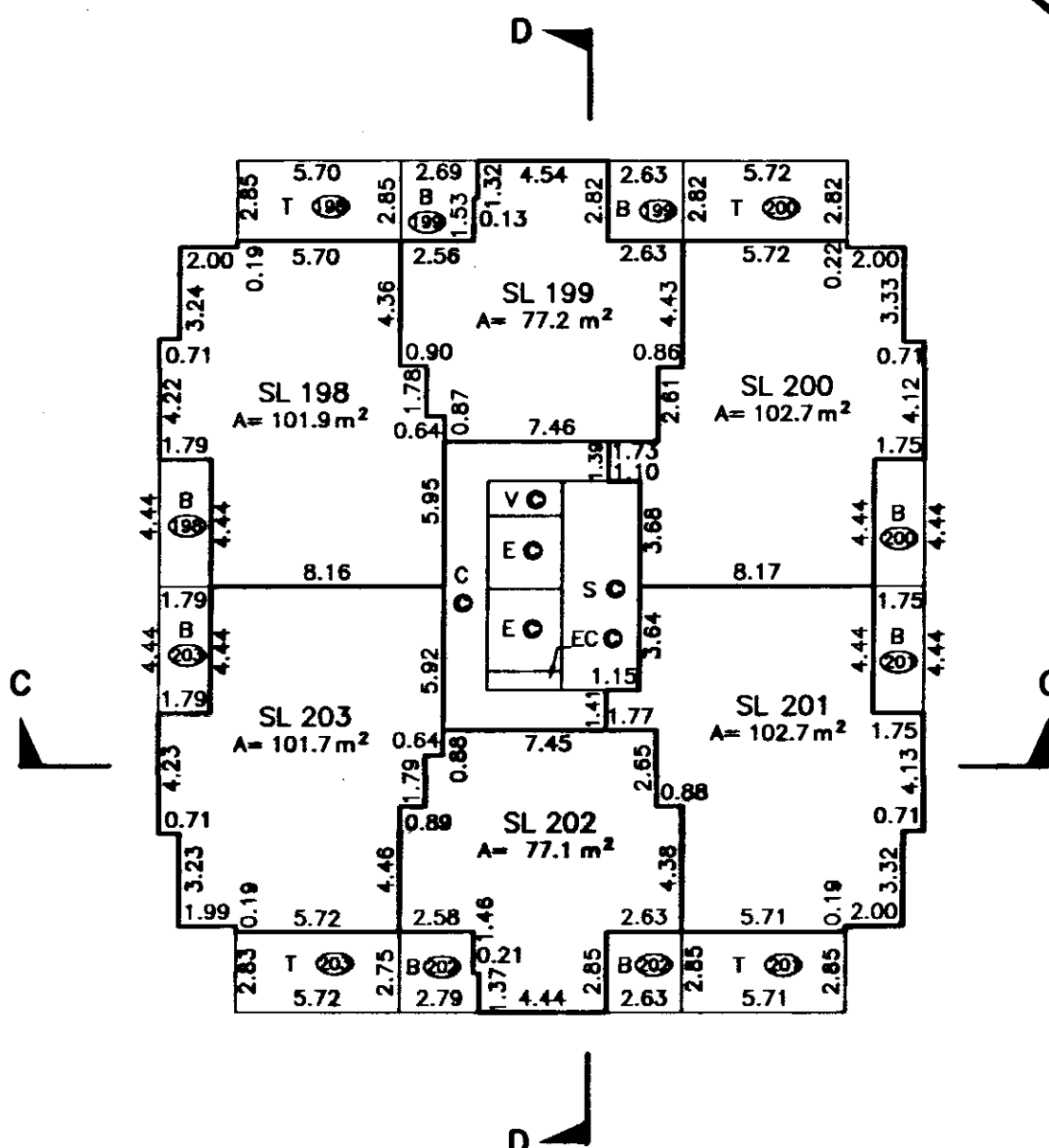


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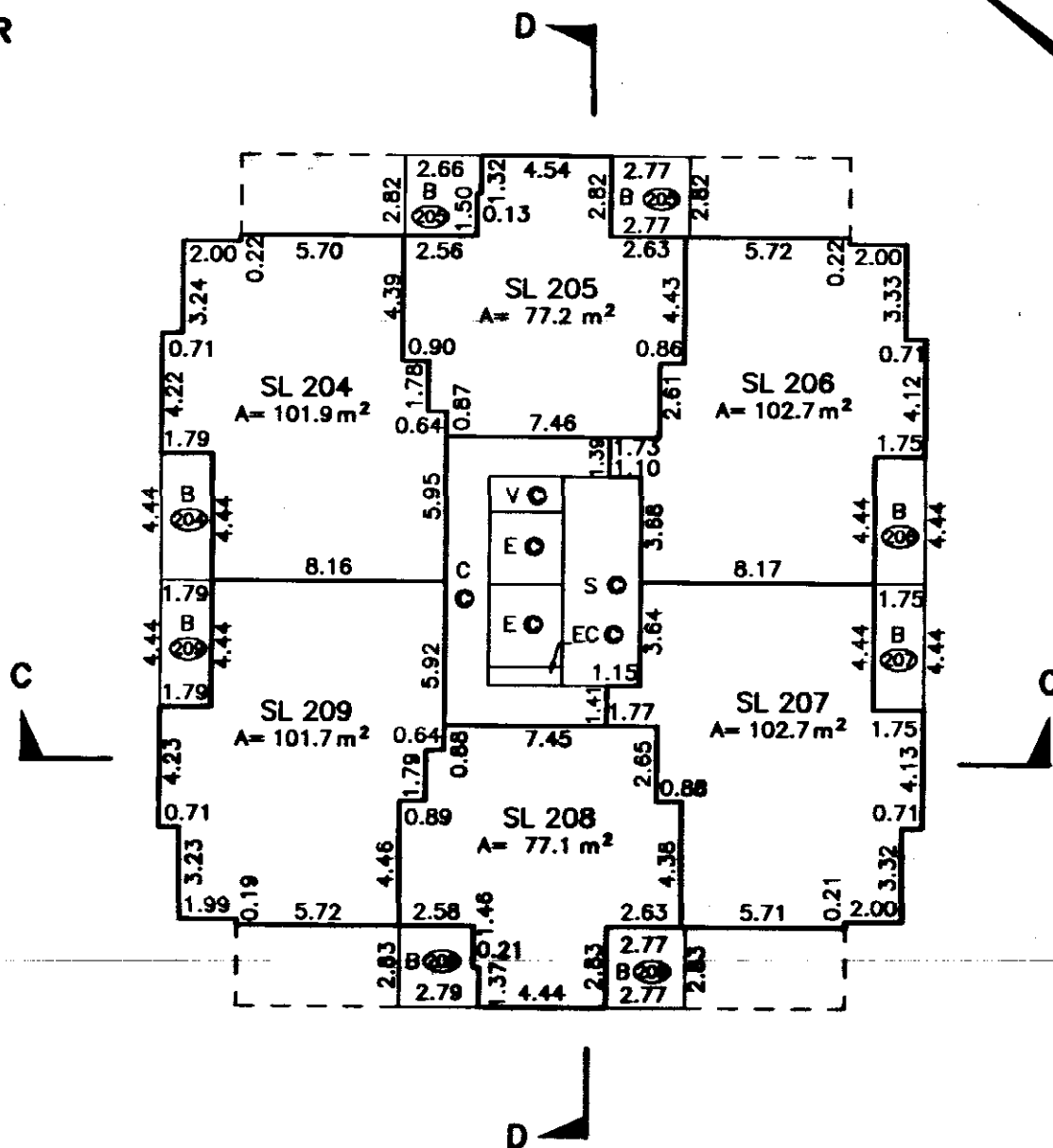
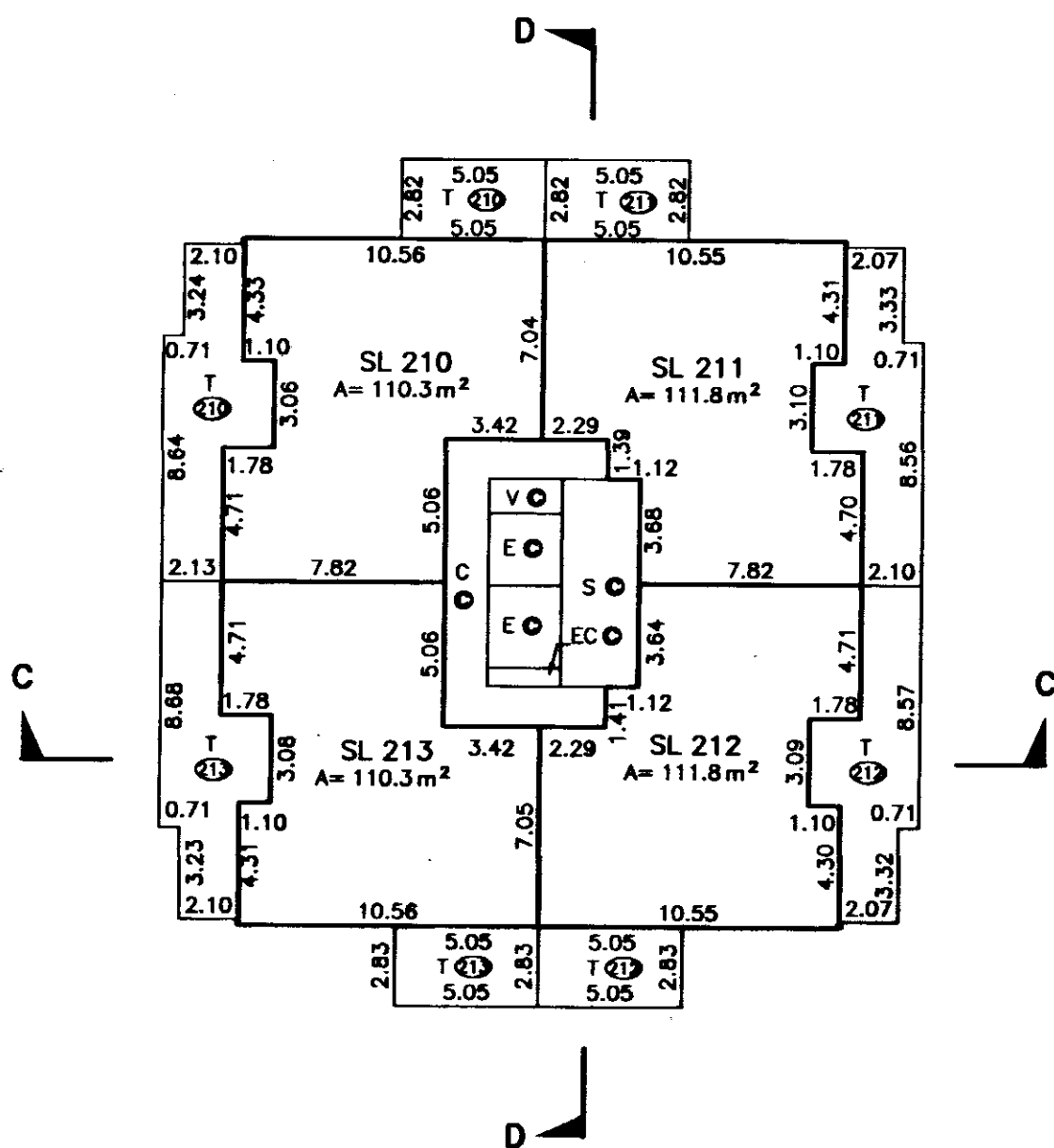
TOWER TWOSTRATA PLAN BCS 40

SCALE 1 : 250

**11TH FLOOR****12TH FLOOR**

TOWER TWOSTRATA PLAN BCS **40**

SCALE 1 : 250

**14TH FLOOR****15TH FLOOR**

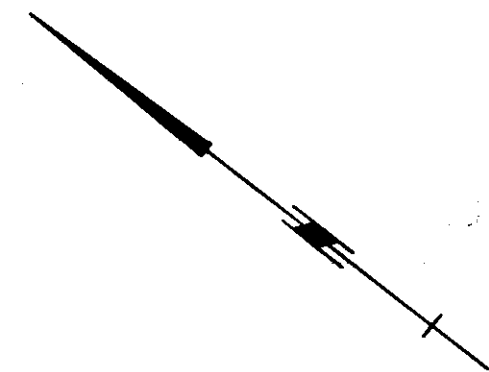
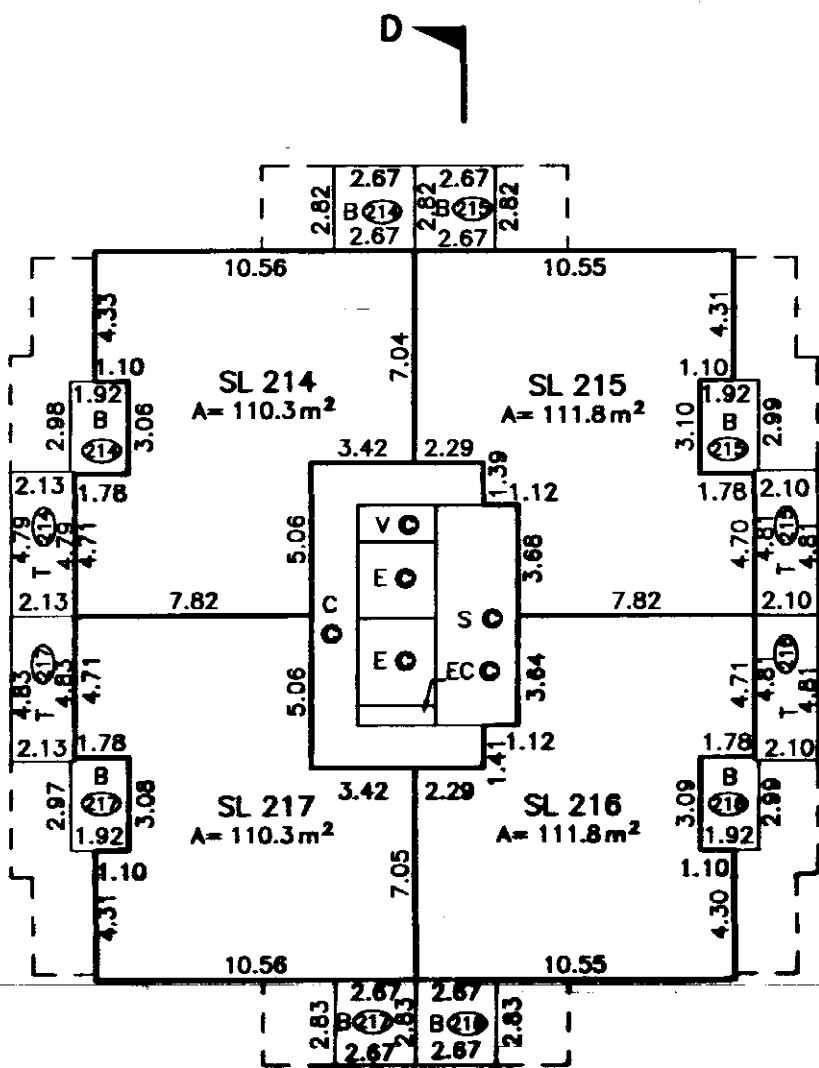
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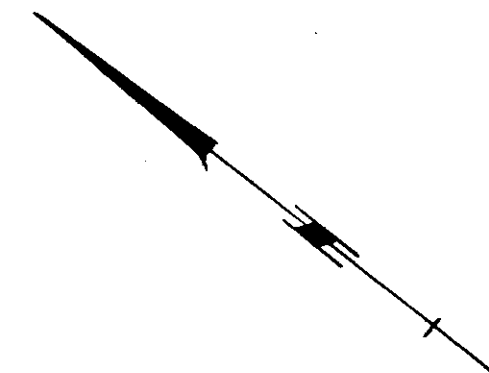
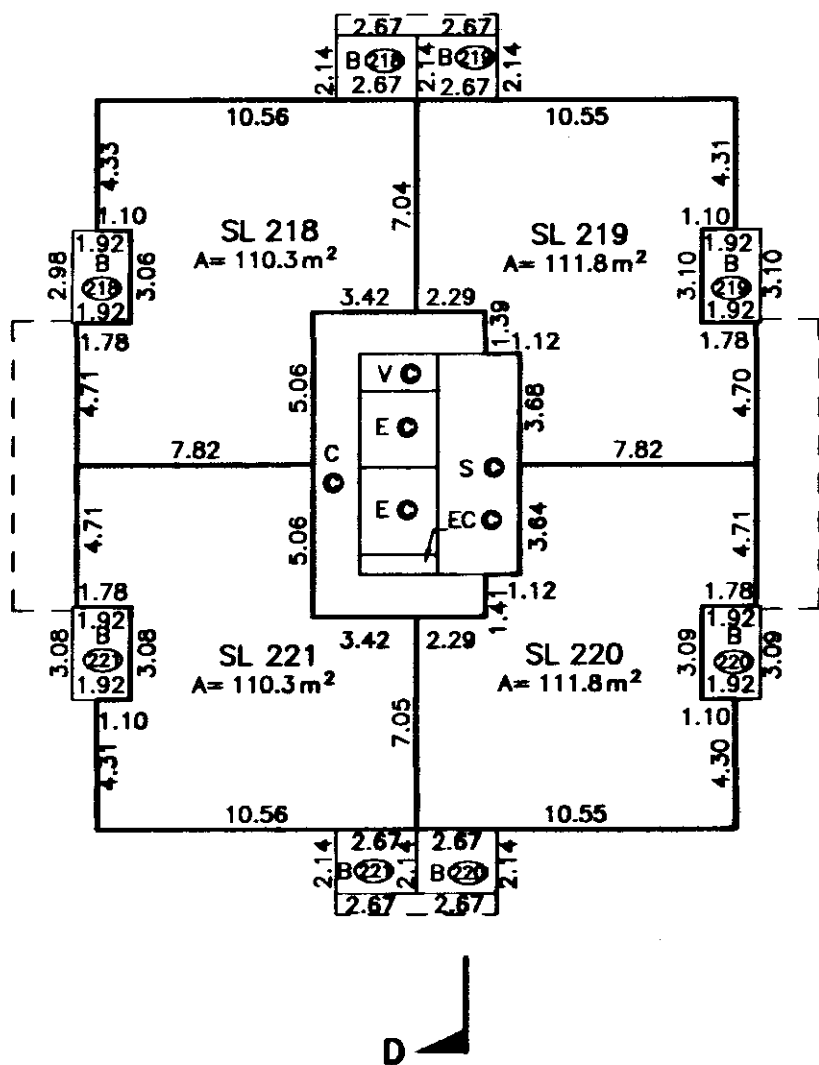
TWO

STRATA PLAN BCS 40

SCALE 1 : 250



OR



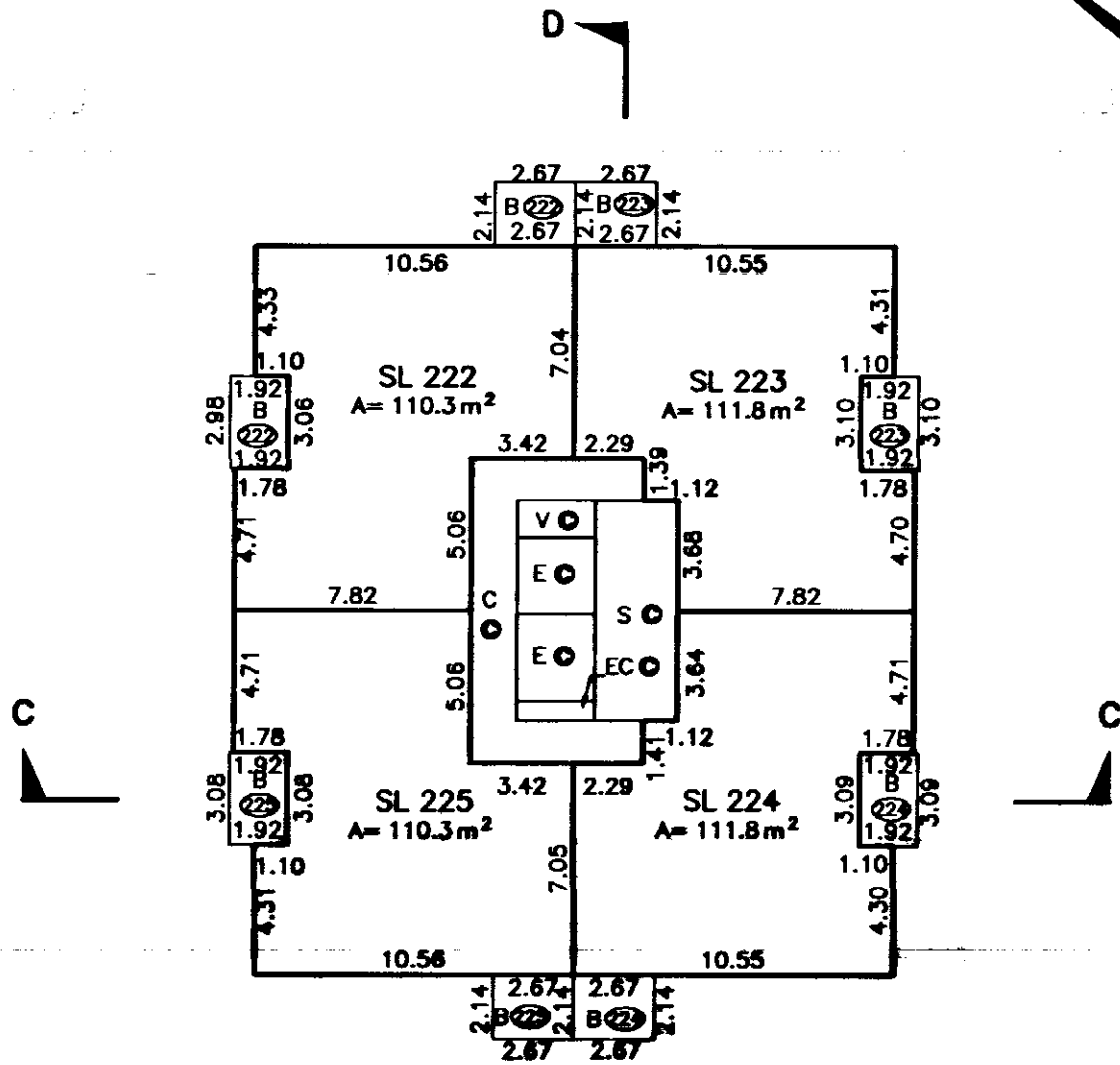
TOWER TWO

STRATA PLAN BCS 40

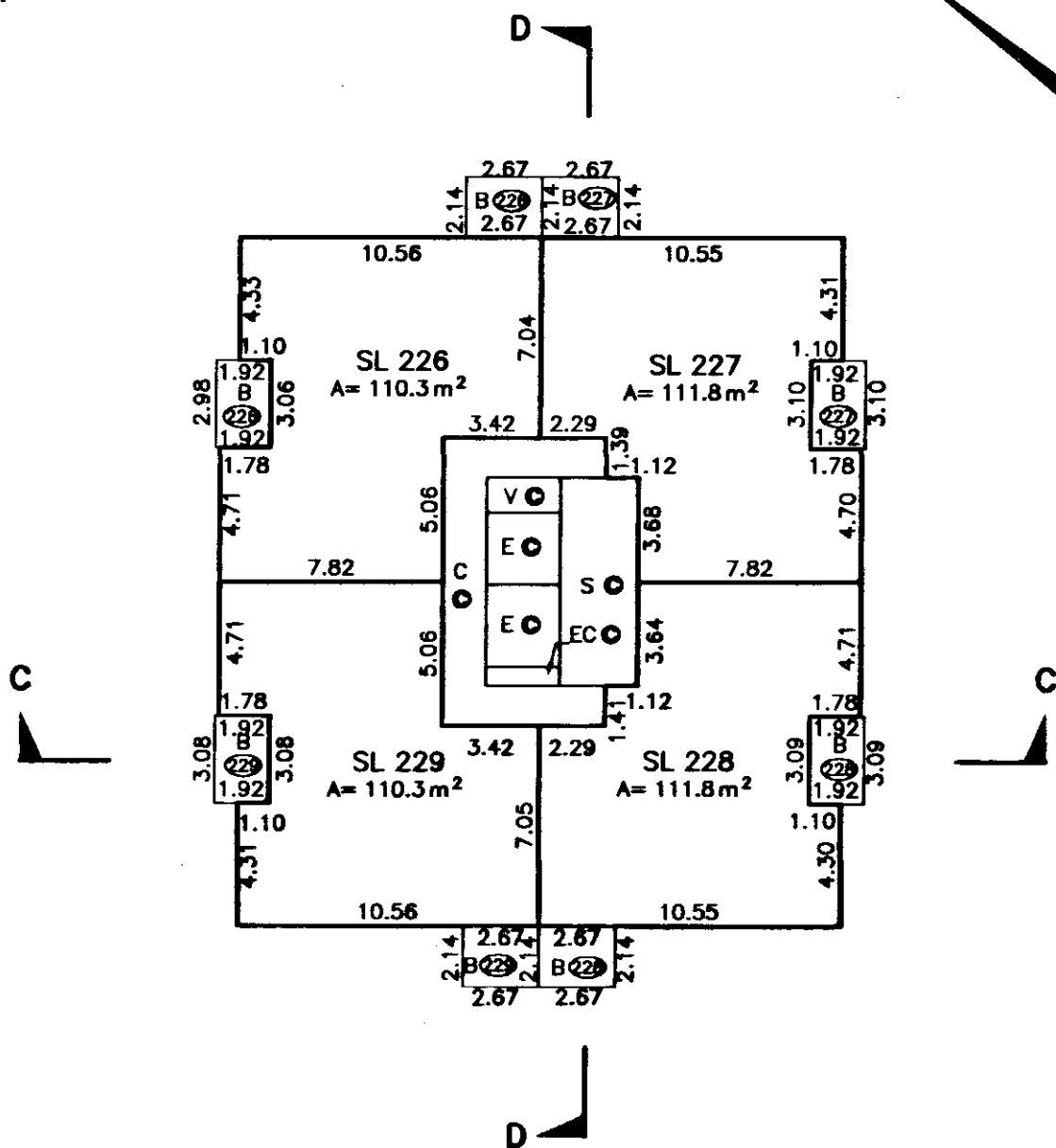
SCALE 1 : 250



18TH FLOOR



19TH FLOOR



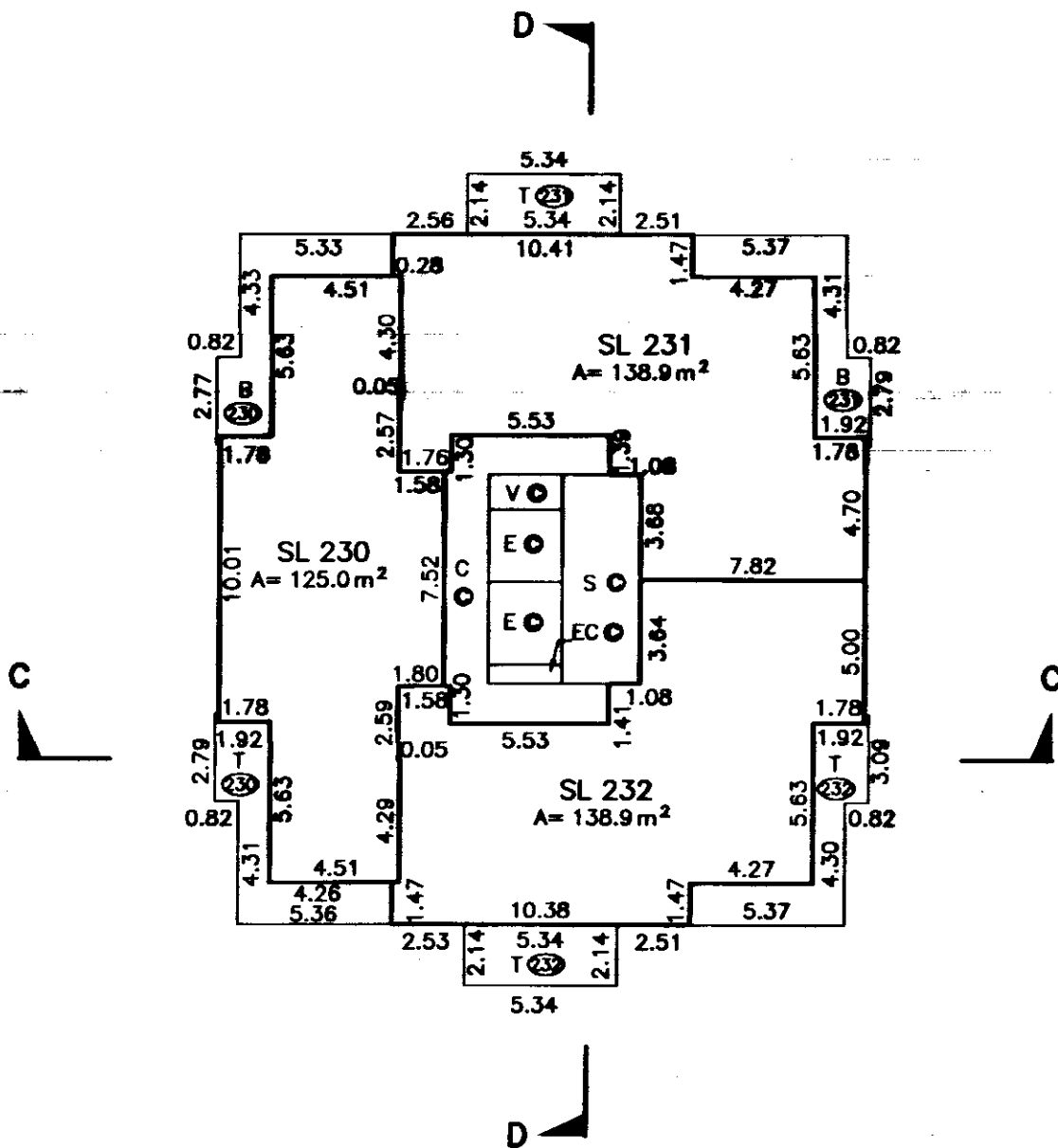
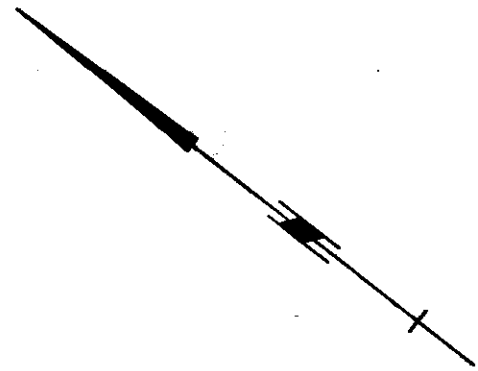
TOWER TWO

STRATA PLAN BCS 40

SCALE 1 : 250



20TH FLOOR



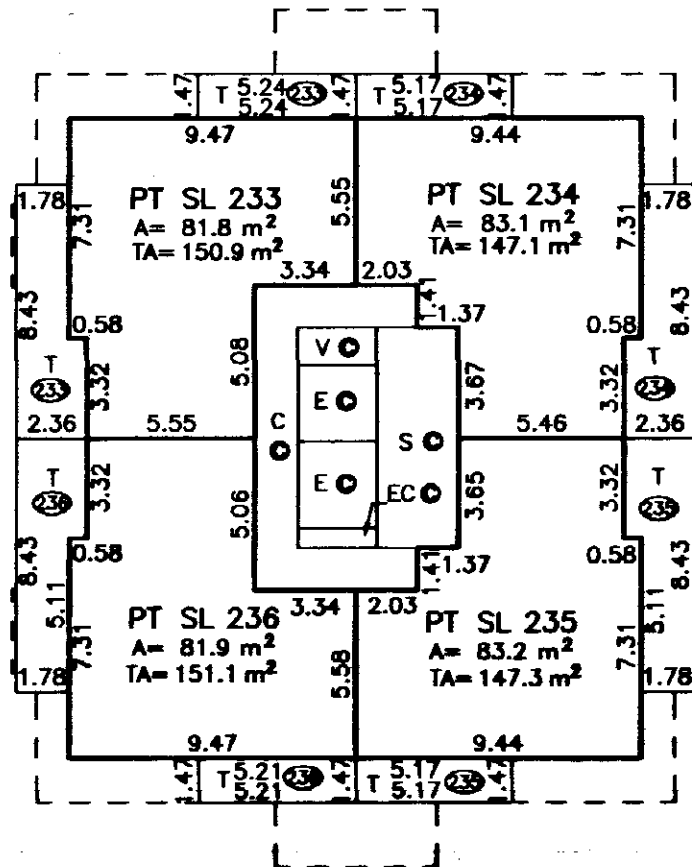
TOWER TWO

STRATA PLAN BCS 40

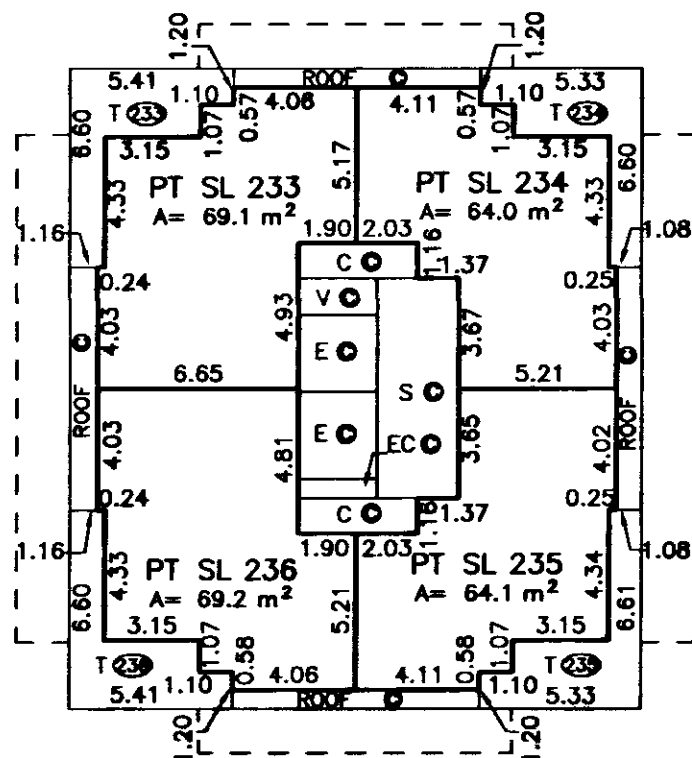
SCALE 1 : 250



21ST FLOOR



22ND FLOOR



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