

OR/EX/ML

STRATA PLAN BCS 542

PHASE 1

STRATA PROPERTY ACT

OWNER:

POLYGON SILVER SPRINGS DEVELOPMENT LTD.
(INCORPORATION No. 481367)

Name MICHAEL AUBAIN
Authorized Signatory

Name RAE SCHMIDTKE
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name JEANNIE JEANDET

ADDRESS 900 1333 W. BROADWAY

Vancouver, B.C.

DEVELOPMENT COORDINATOR
OCCUPATION OF WITNESS

MORTGAGEE:

THE BANK OF NOVA SCOTIA

Name WILEY D. JENNIFER
Authorized Signatory

Name PETER BAXTER
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name D. Miller

ADDRESS 3400-650 W. GEORGIA VANCOUVER

V6B 4N7

BANKER WITNESS

THE CITY OF COQUITLAM, THE REGISTERED OWNER
OF THE COVENANTS BP49501, BT110232, BT281744,
BT281747, BT281748, BT281751, BT281753, BT281767,
BT281768, BT281785, BT281797, BT281806 AND BT281808
HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN,
AUTHORIZED SIGNATURES

APPROVING OFFICER
CITY OF COQUITLAM

A. C. Day

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

DATE: Sept 30/03

APPROVING OFFICER
CITY OF COQUITLAM

A. C. Day

I, GARY SUNDICK, A BRITISH COLUMBIA LAND
SURVEYOR CERTIFY THAT THE BUILDINGS INCLUDED
IN THIS STRATA PLAN HAVE NOT, AS OF
SEPTEMBER 22nd, 2003 BEEN PREVIOUSLY OCCUPIED.

G. Sundick
B.C.L.S.

I CERTIFY THAT THE AMENITY FACILITY, OUTDOOR SPA AND POOL
WHICH 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,
HAVE BEEN PROVIDED FOR IN ACCORDANCE WITH
SECTION 225(2) OF THE STRATA PROPERTY ACT.

DATE: Sept 30/03

APPROVING OFFICER
CITY OF COQUITLAM

A. C. Day

I, GARY SUNDICK, A BRITISH COLUMBIA
LAND SURVEYOR CERTIFY THAT THE BUILDINGS
SHOWN ON THIS STRATA PLAN ARE WITHIN
THE EXTERNAL BOUNDARIES OF THE LAND THAT
IS THE SUBJECT OF THE STRATA PLAN.
DATE: SEPTEMBER 22, 2003

G. Sundick
B.C.L.S.

SEPTEMBER 22, 2003
FILE: 2809-511

ORIGINAL

BUILDING LOCATIONS

STRATA PLAN BCS 542
PHASE 1

REM. 1
PLAN BCP481



3
PLAN BCP481

2
PLAN BCP481

AMENITY
BUILDING
FOR BUILDING DIMENSIONS
SEE SHEET 5



SEC. 14

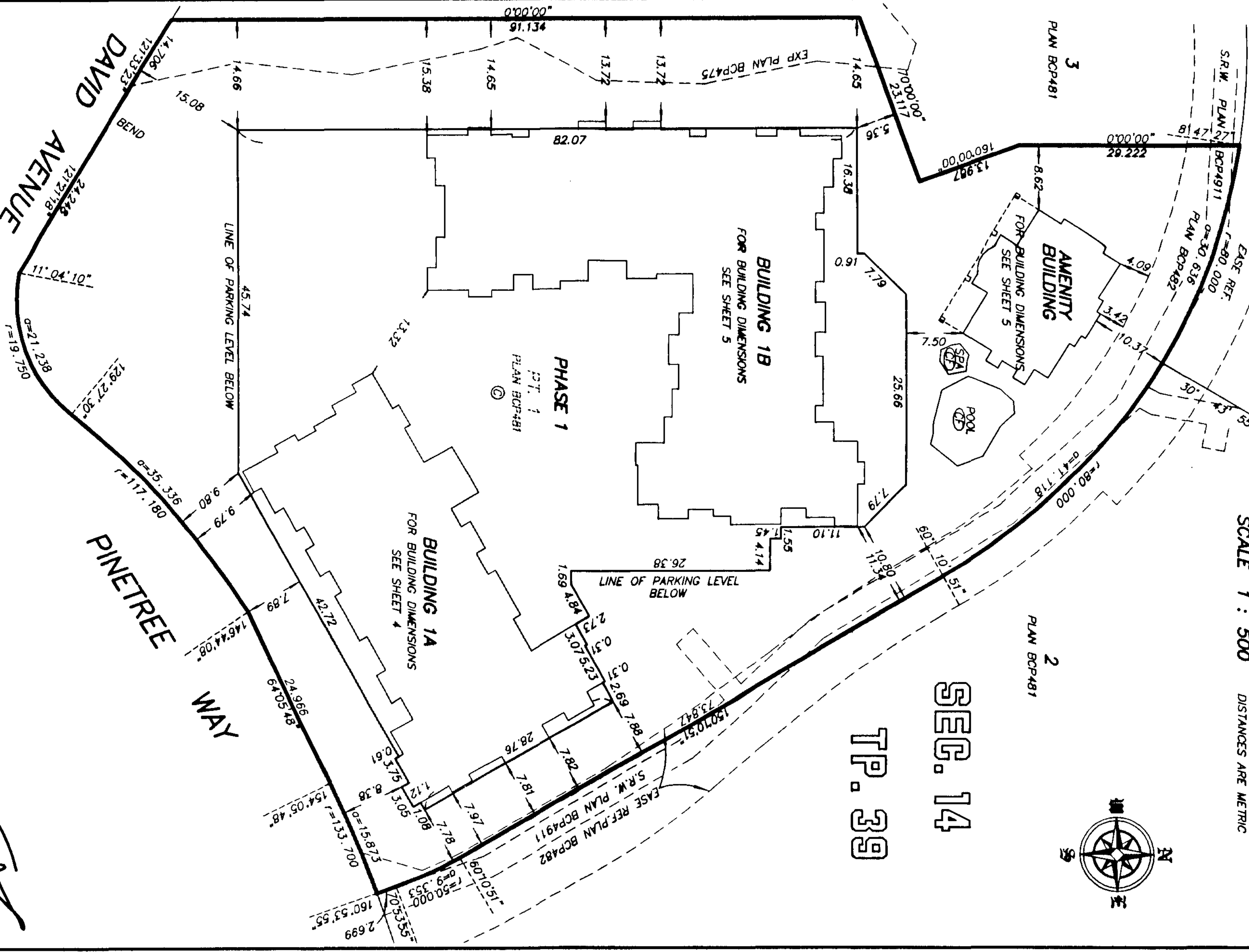
TP. 39

BUILDING 1B
FOR BUILDING DIMENSIONS
SEE SHEET 5

PHASE 1
PT. 1
PLAN BCP481

BUILDING 1A
FOR BUILDING DIMENSIONS
SEE SHEET 4

LINE OF PARKING LEVEL
BELOW



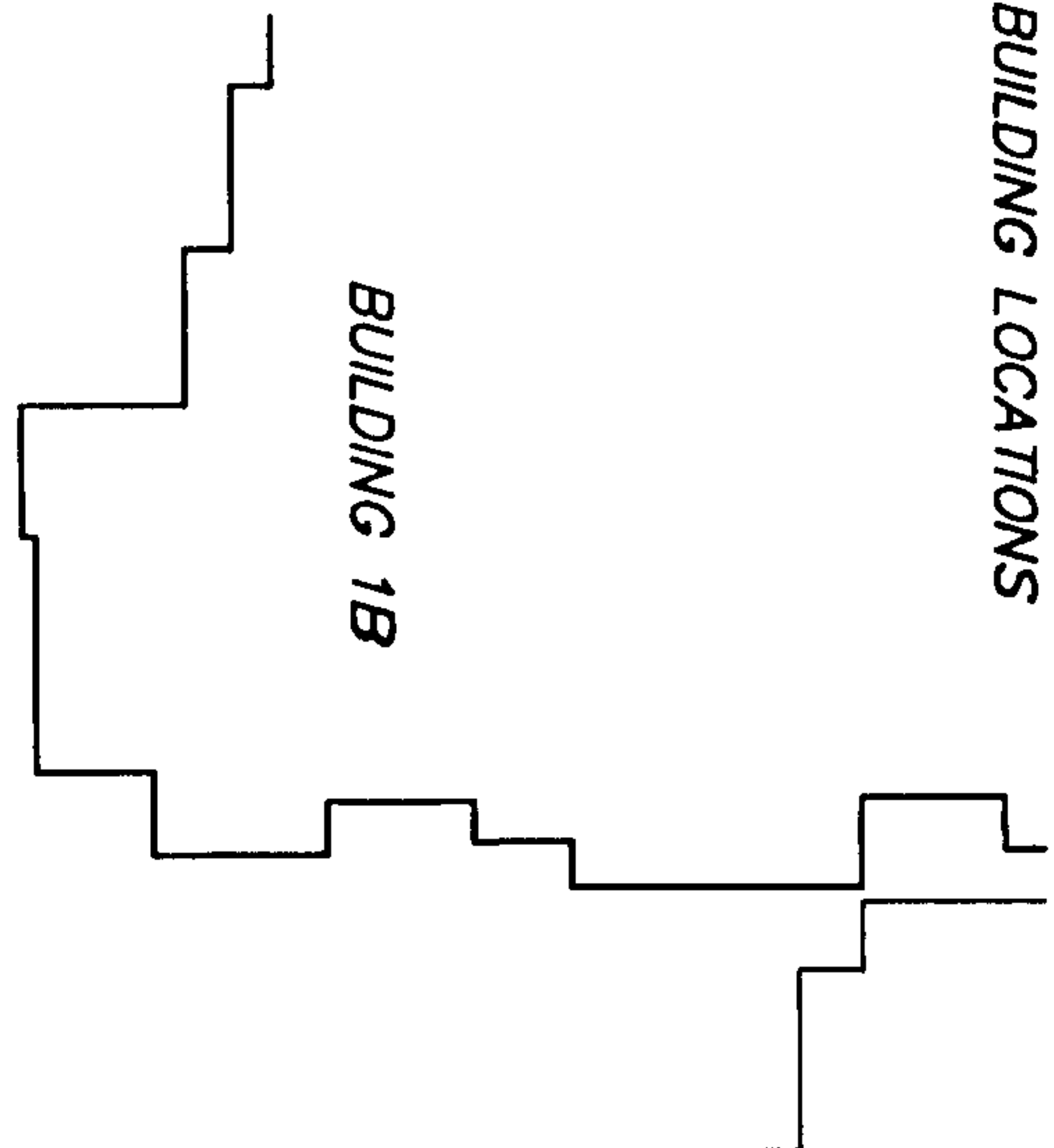
SEPTEMBER 22, 2003
FILE: 2809-S12 REV.1

ORIGINAL

BUILDING LOCATIONS

STRATA PLAN BCS 542
PHASE 1

BUILDING 1B



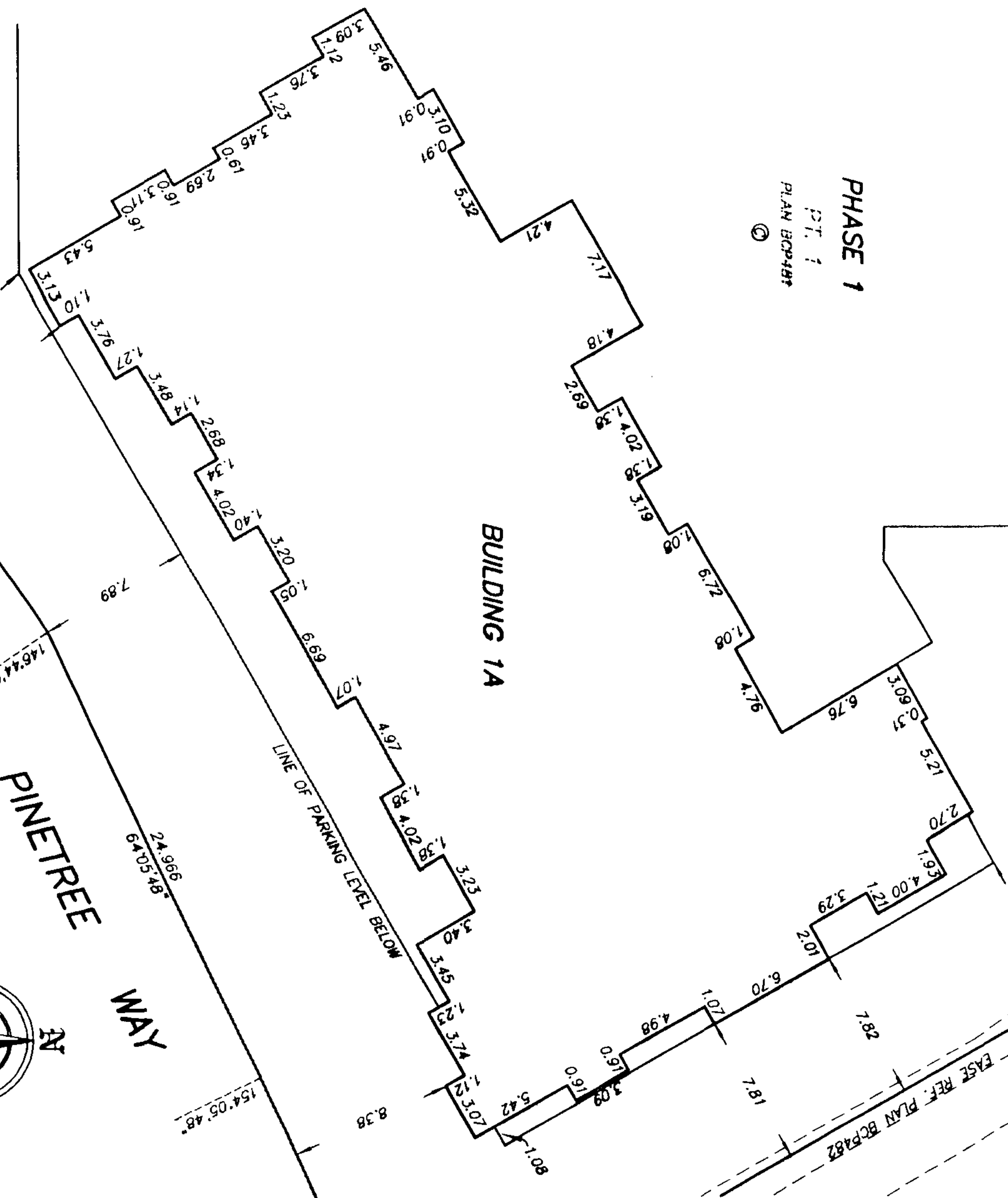
LINE OF PARKING LEVEL BELOW

PHASE 1

PT. 1
PLAN BCP487



BUILDING 1A



PINETREE
WAY

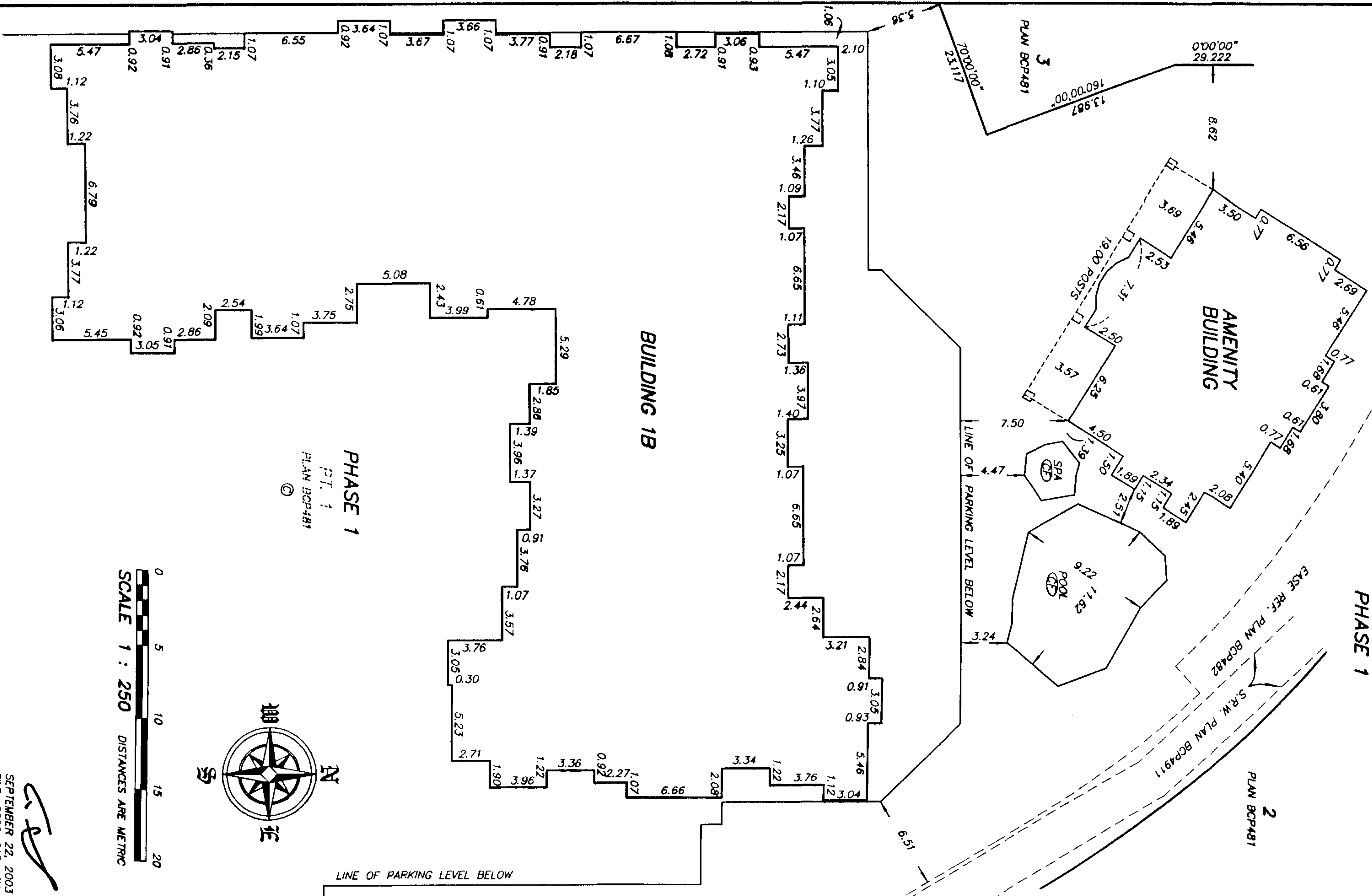


0 5 10 15 20
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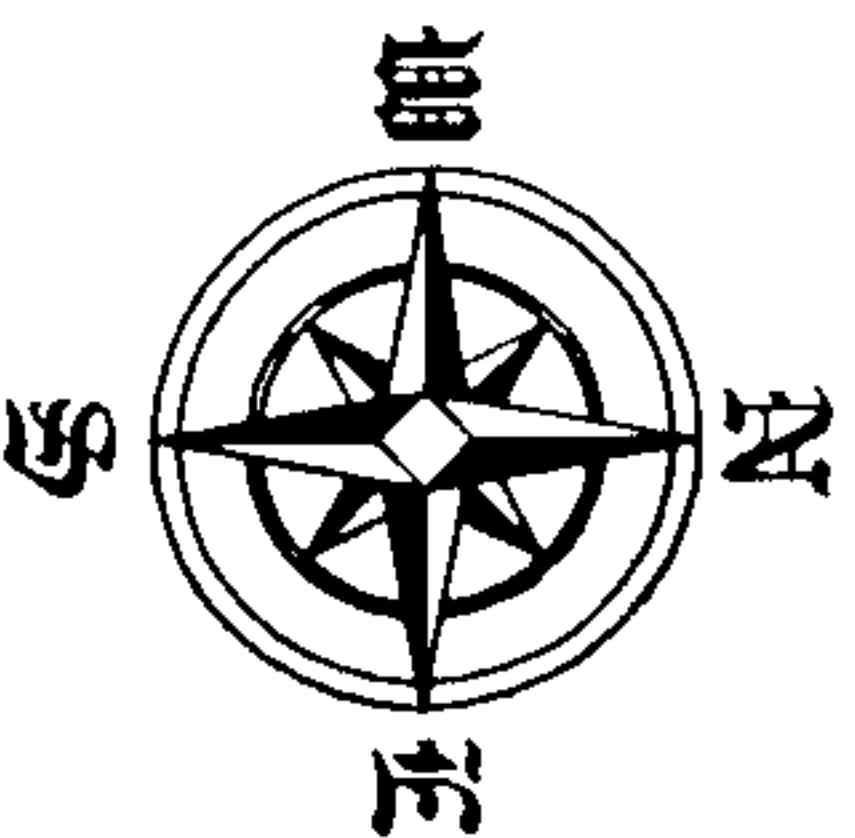
SEPTEMBER 22, 2003
FILE: 2809-S13 REV.1
28/6/2003

BUILDING LOCATIONS

STRATA PLAN BCS 54/2
PHASE 1



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SCALE 1 : 250 DISTANCES ARE METRIC

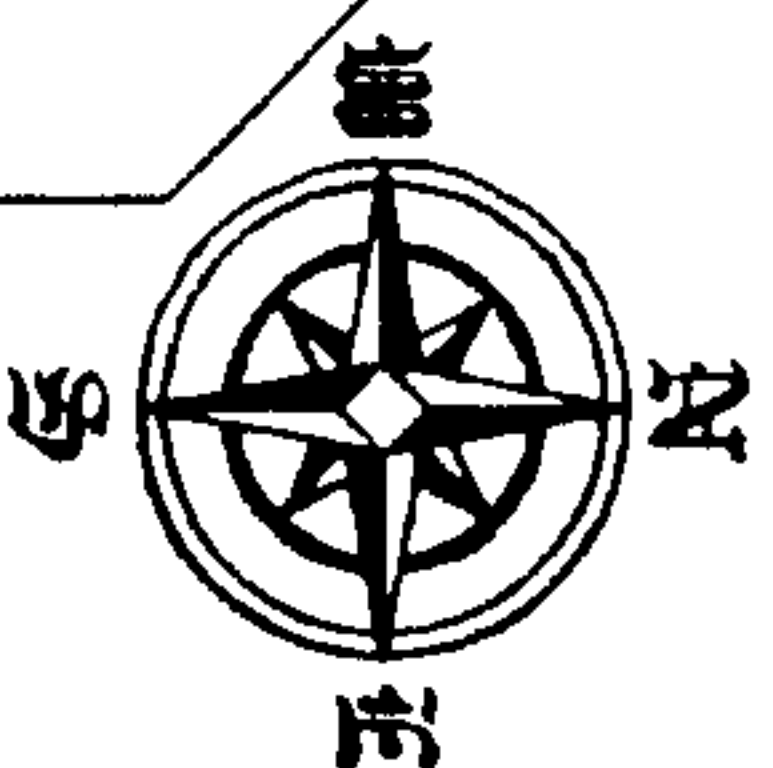


PHASE 1
P.T. 1
PLAN BCP481

LINE OF PARKING LEVEL BELOW

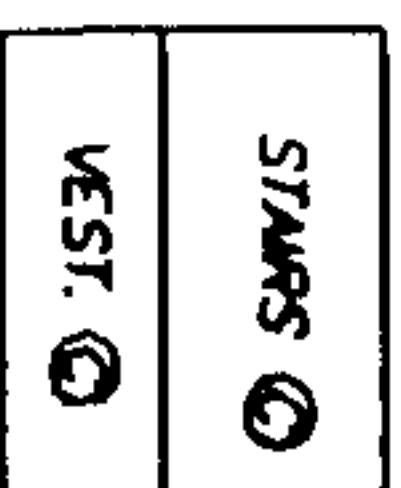
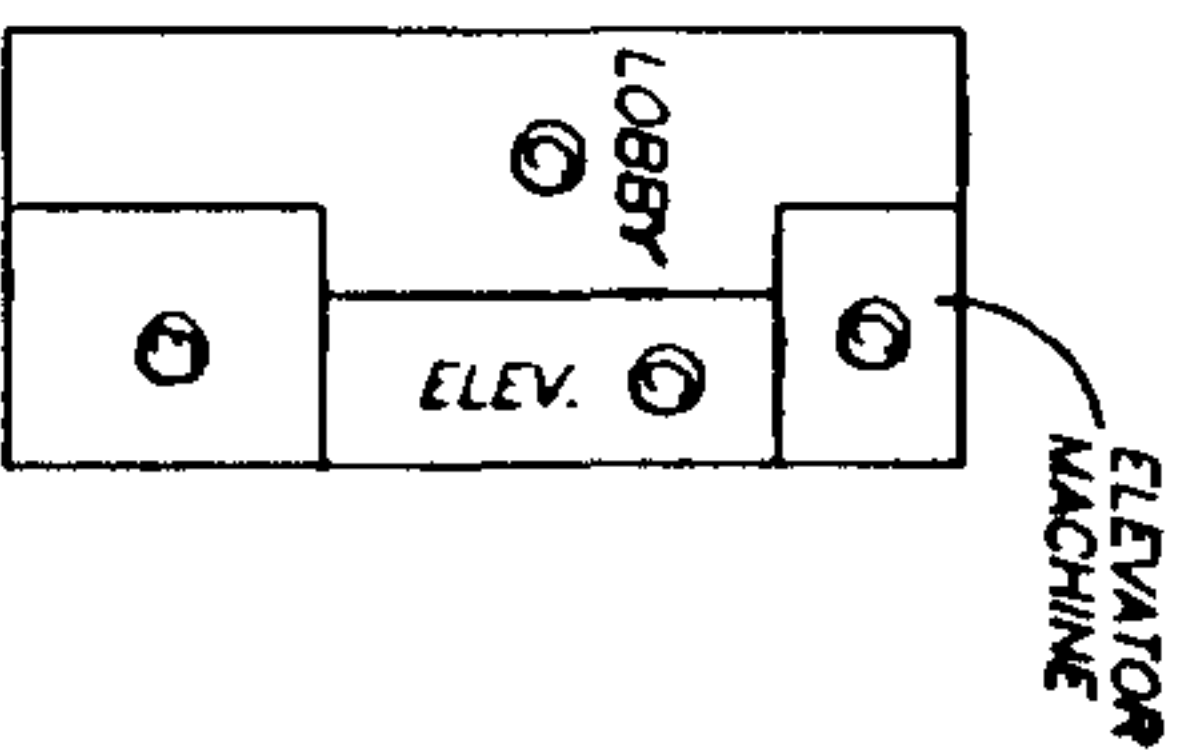
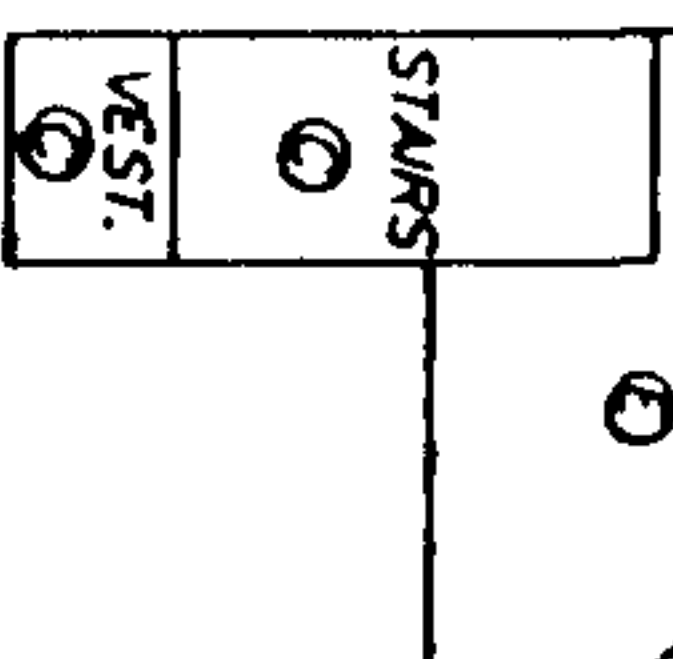
LEVEL P2 - WEST

STRATA PLAN BCS 542
PHASE 1

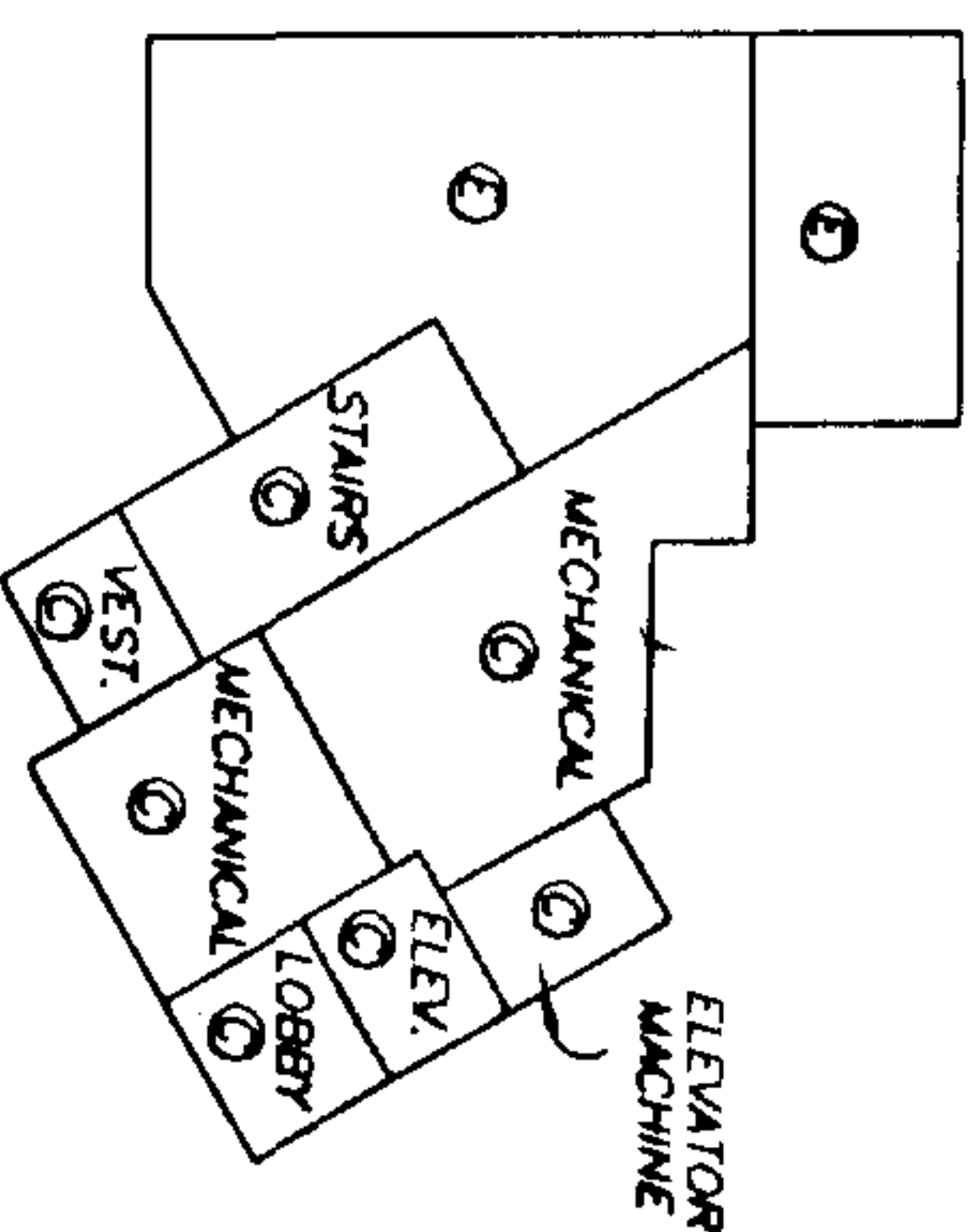


B
B'

RAMP



EXPLANATORY PLAN BCP 7695



BIKE
STORAGE

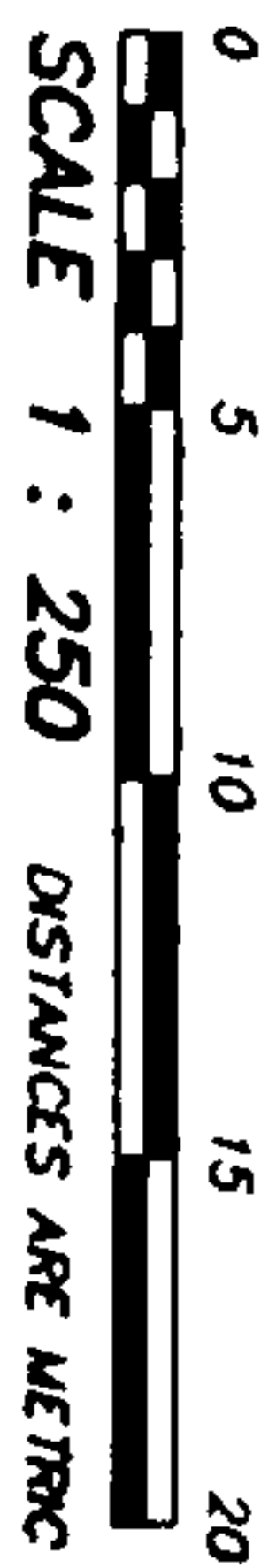
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SEPTEMBER 22, 2003
FILE: 2809-S14

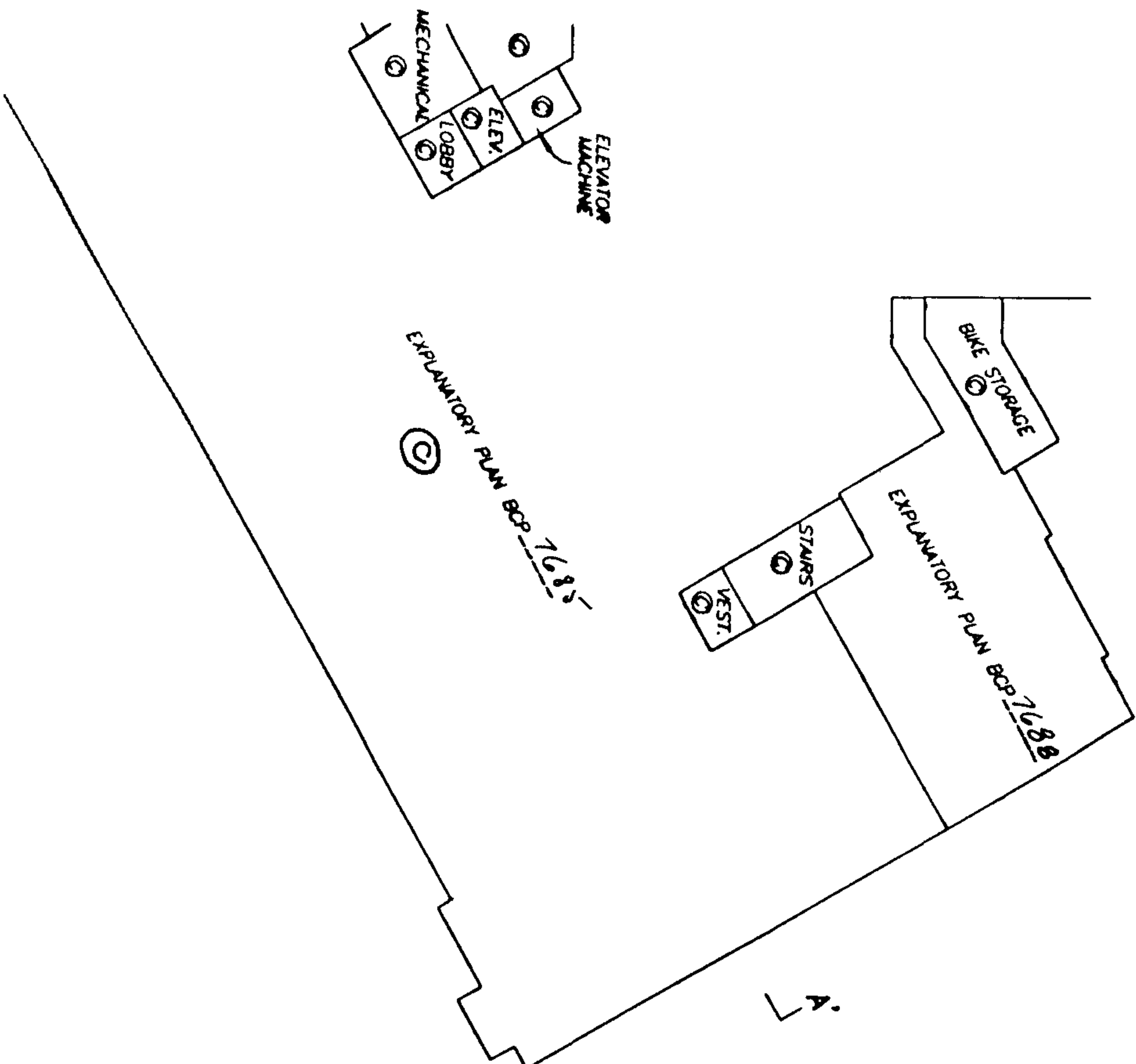
ORIGINAL

LEVEL P2 -- EAST

STRATA PLAN BCS 542
PHASE 1



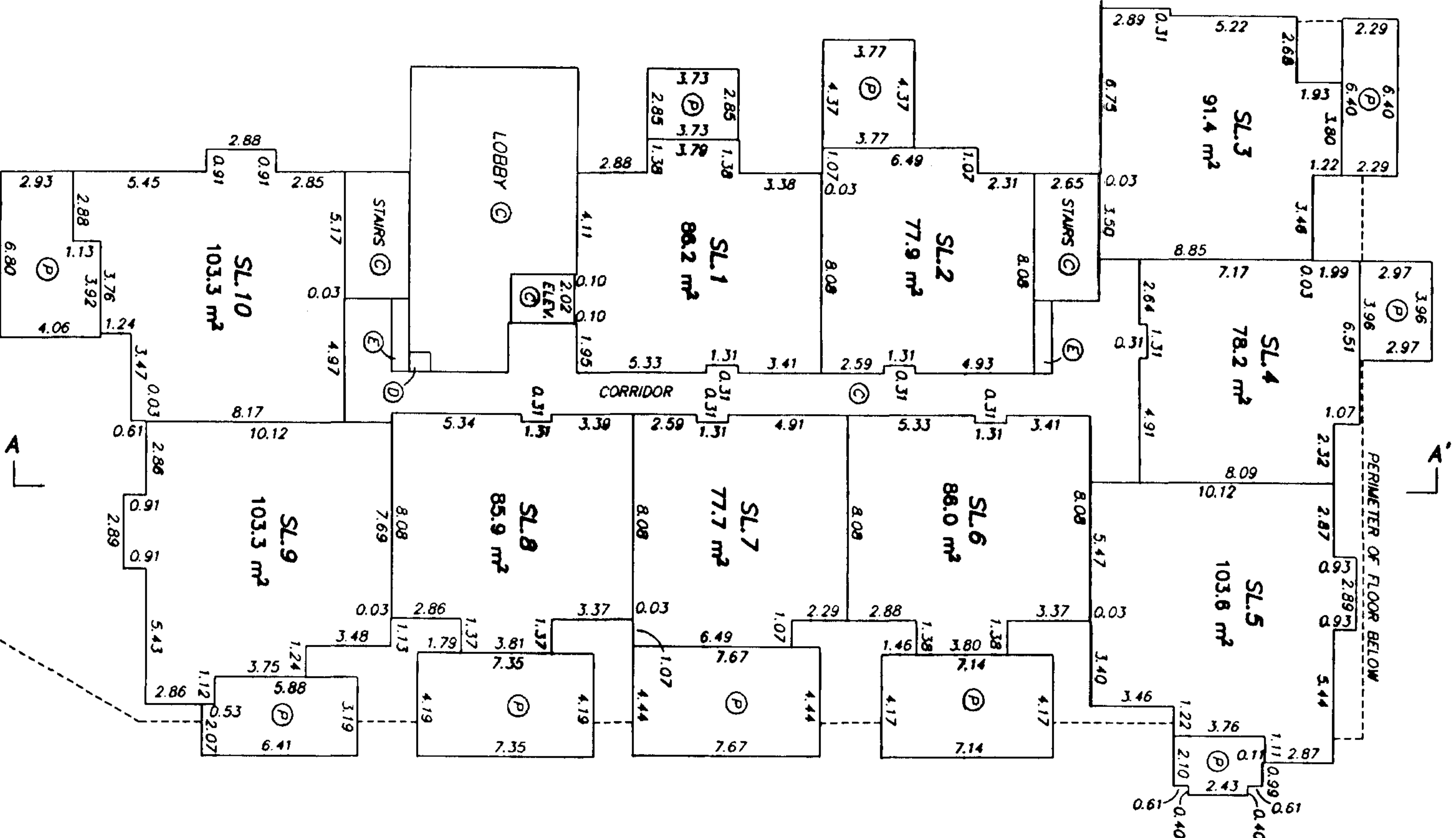
(SEE SHEET 6 FOR CONTINUATION)



SEPTEMBER 22, 2003
FILE: 2809-S14

ORIGINAL

SCALE 1 : 200 ALL DISTANCES ARE IN METRES



FILE: 2809-515

08/5/191

STRATA PLAN BCS 542
PHASE 1

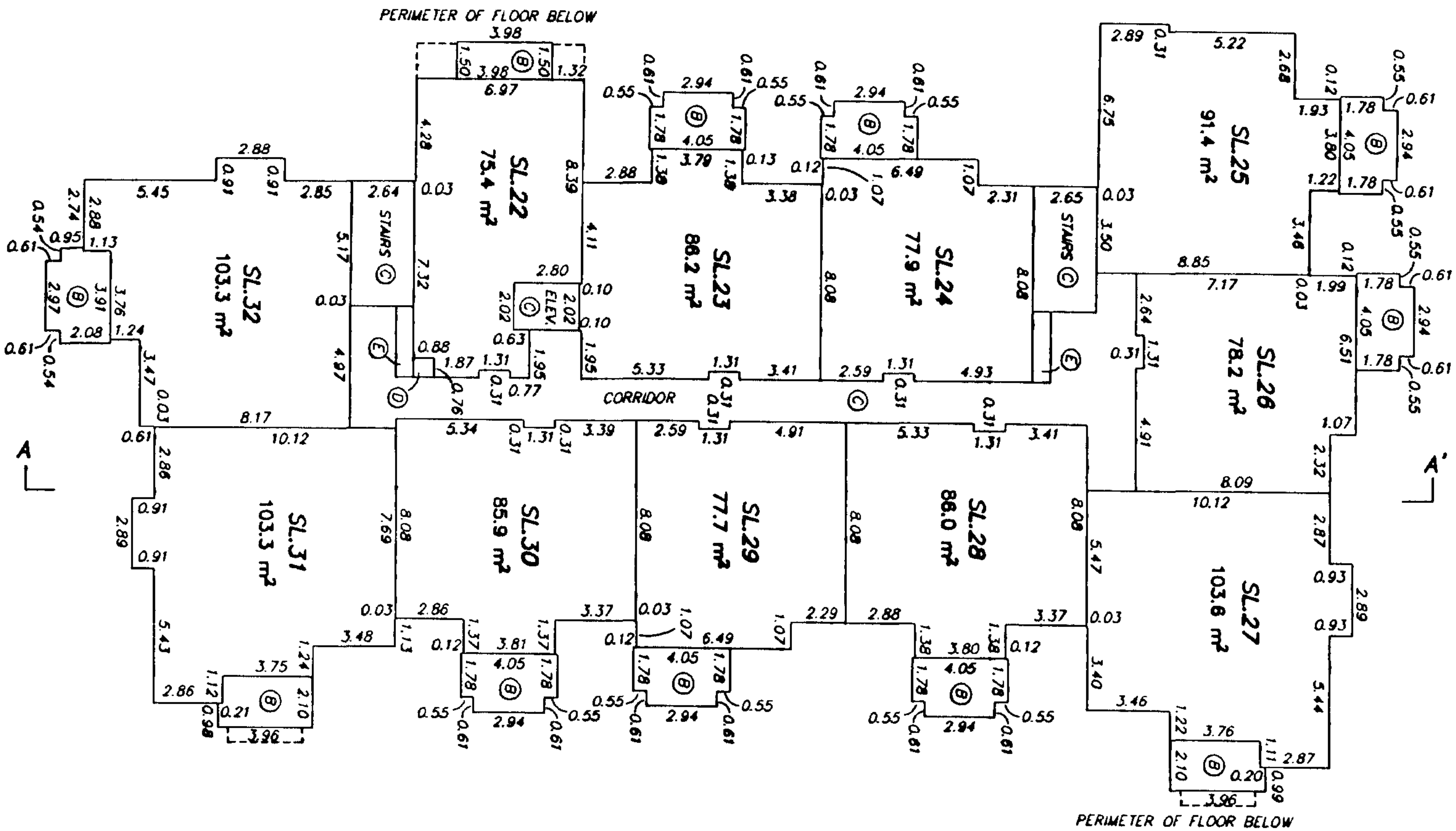


SEPTEMBER 22, 2003
FILE: 2809-515

**BUILDING 1A
THIRD FLOOR PLAN**

**STRATA PLAN BCS 542
PHASE 1**

SHEET 10 OF 23 SHEETS

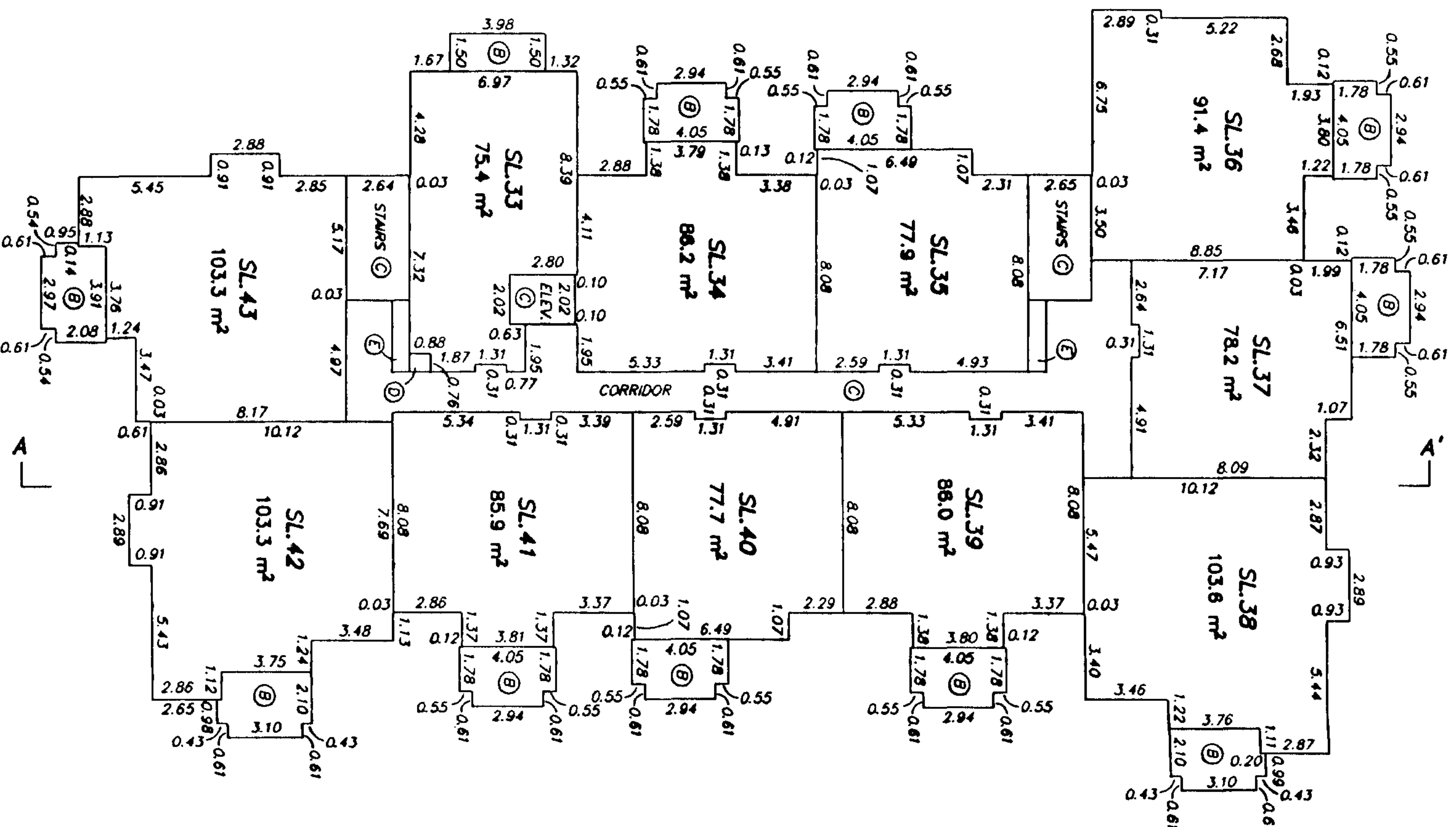


SEPTEMBER 22, 2003
FILE: 2809-515
ORIGINAL

BUILDING 1A
FOURTH FLOOR PLAN

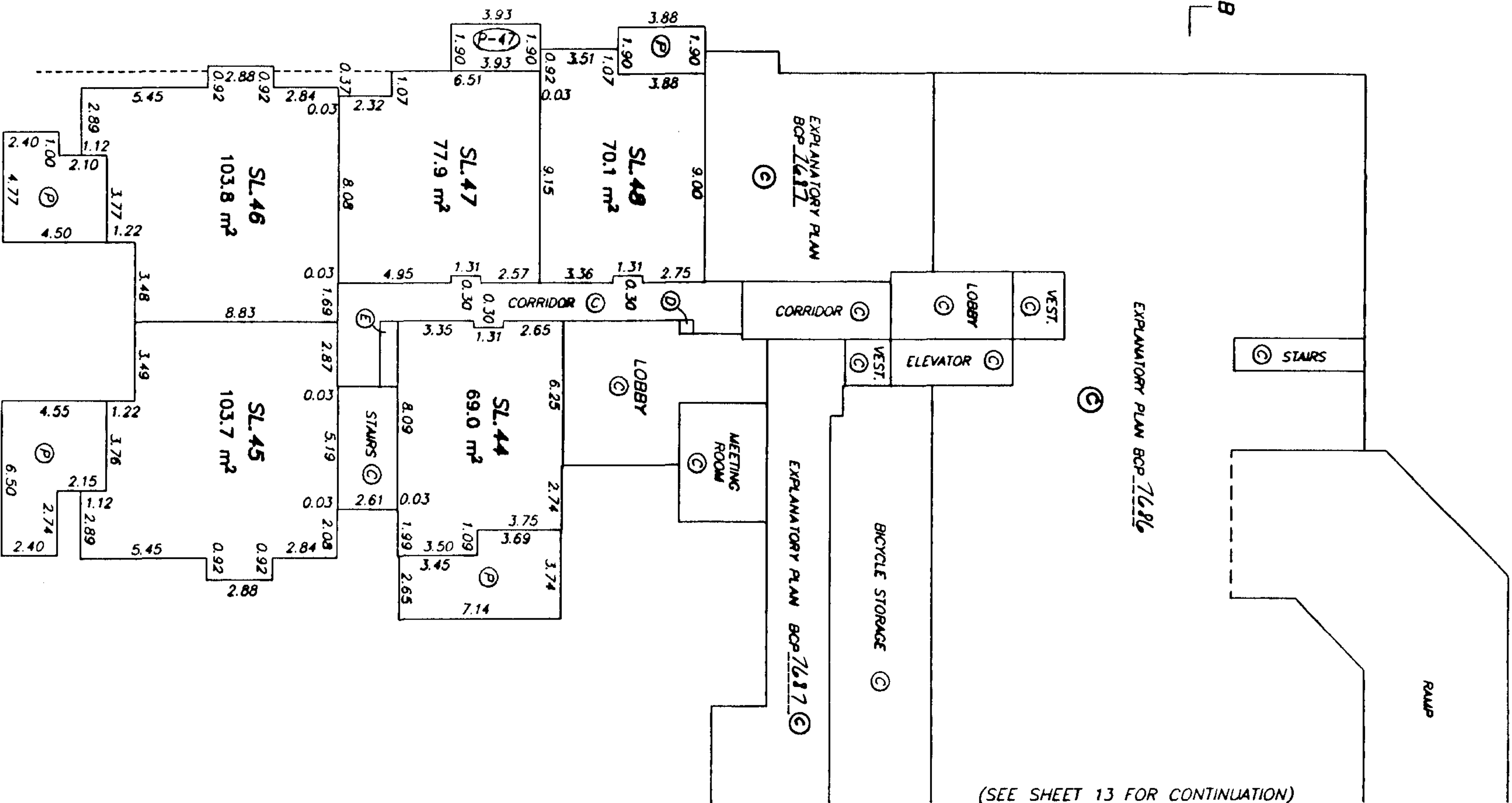
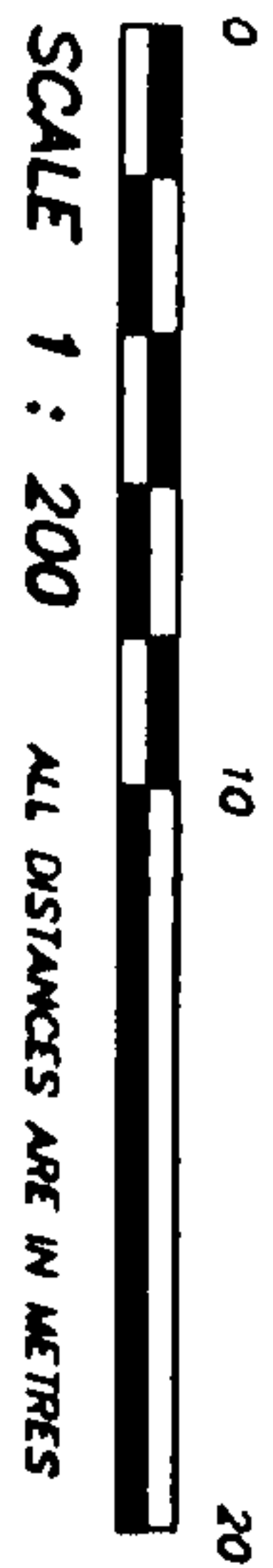
STRATA PLAN BCS 542
PHASE 1

0 10 20
SCALE 1 : 200 ALL DISTANCES ARE IN METRES



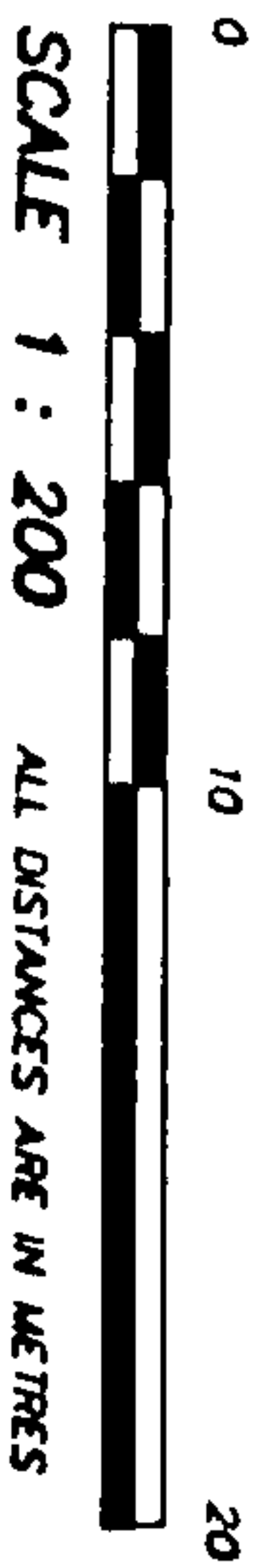
BUILDING 1B
LEVEL P1 - WEST

STRATA PLAN BCS 542
PHASE 1

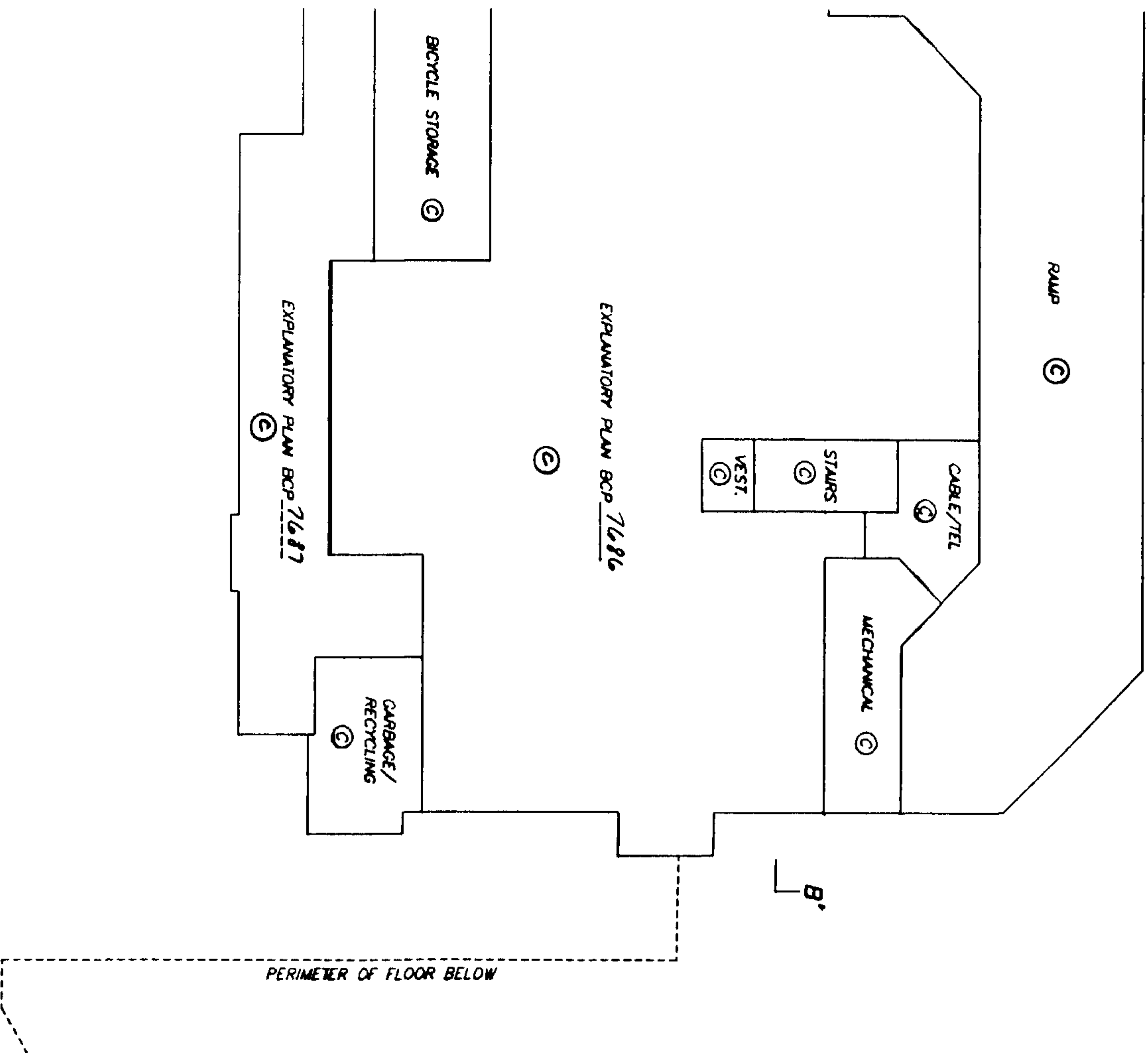


BUILDING 1B
LEVEL P1 - EAST

STRATA PLAN BCS 542
PHASE 1



(SEE SHEET 12 FOR CONTINUATION)

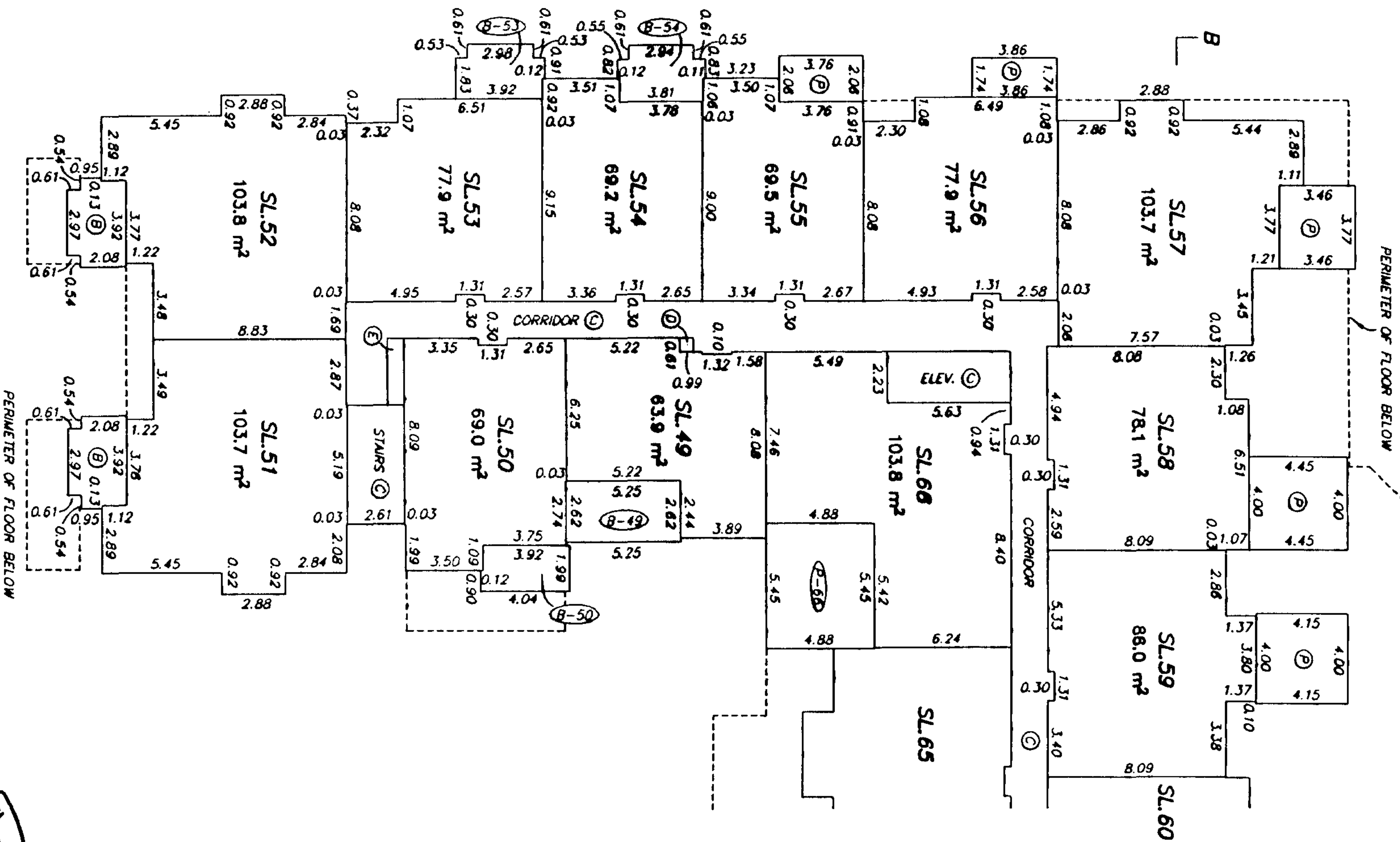
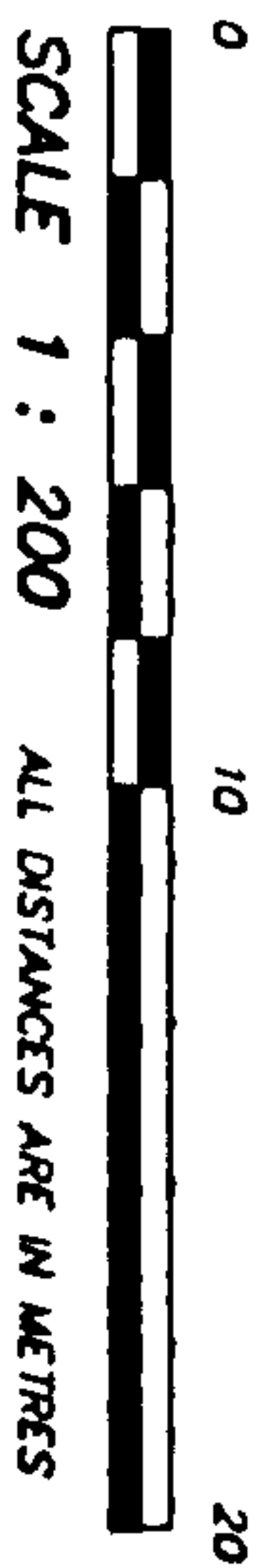


SEPTEMBER 22, 2003
FILE: 2809-S15
0/216/419L

BUILDING 1B
MAIN FLOOR - WEST

STRATA PLAN BCS 542
PHASE 1

SHEET 14 OF 23 SHEETS

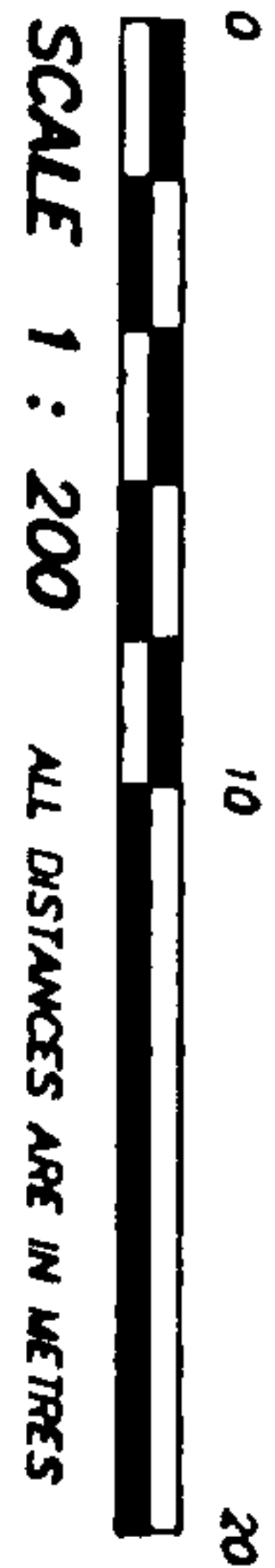


(SEE SHEET 15 FOR CONTINUATION)

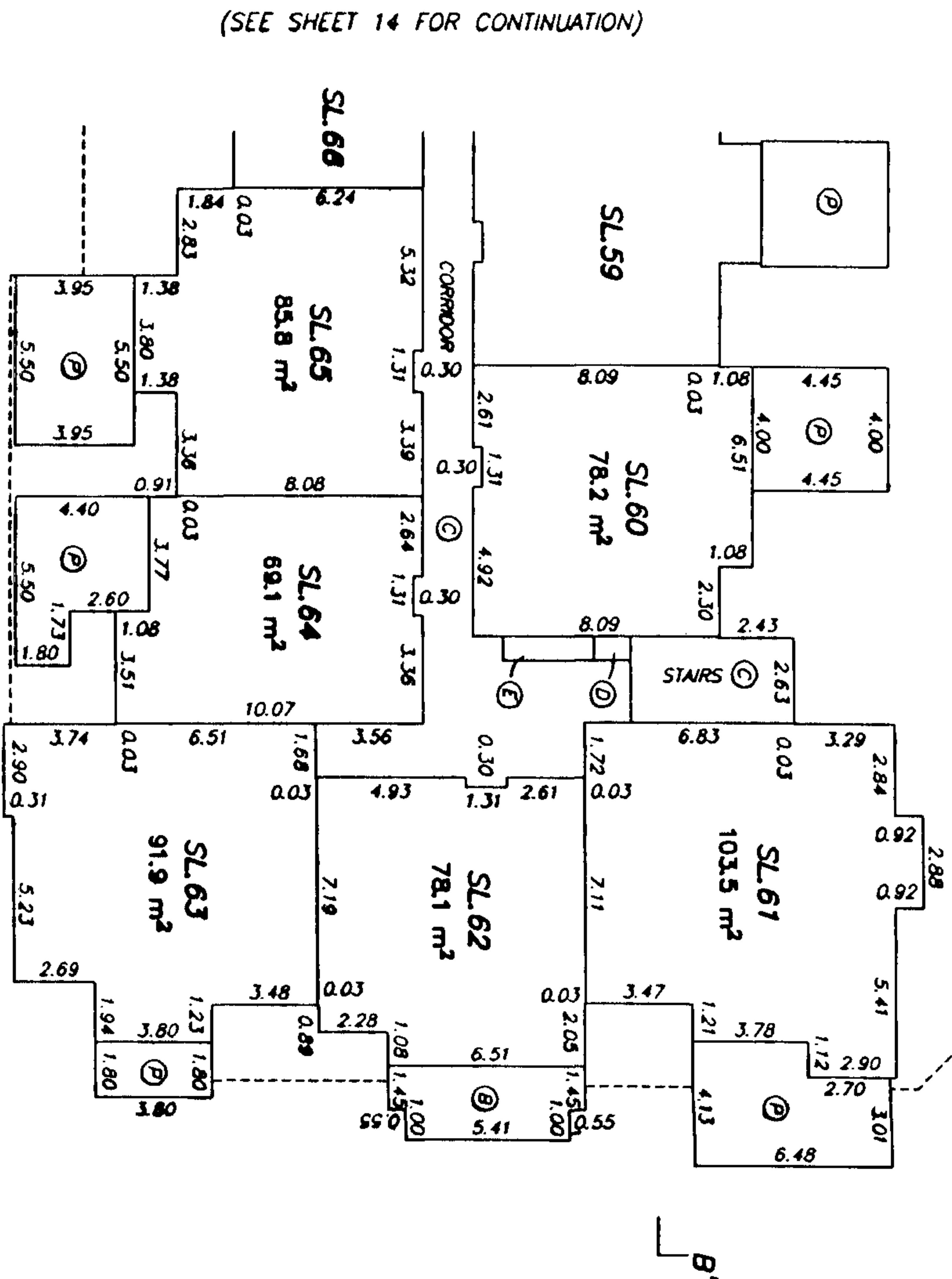
SEPTEMBER 22, 2003
FILE: 2808-515
ORIGINAL

**BUILDING 1B
MAIN FLOOR - EAST**

**STRATA PLAN BCS S'42
PHASE 1**



PERIMETER OF FLOOR BELOW



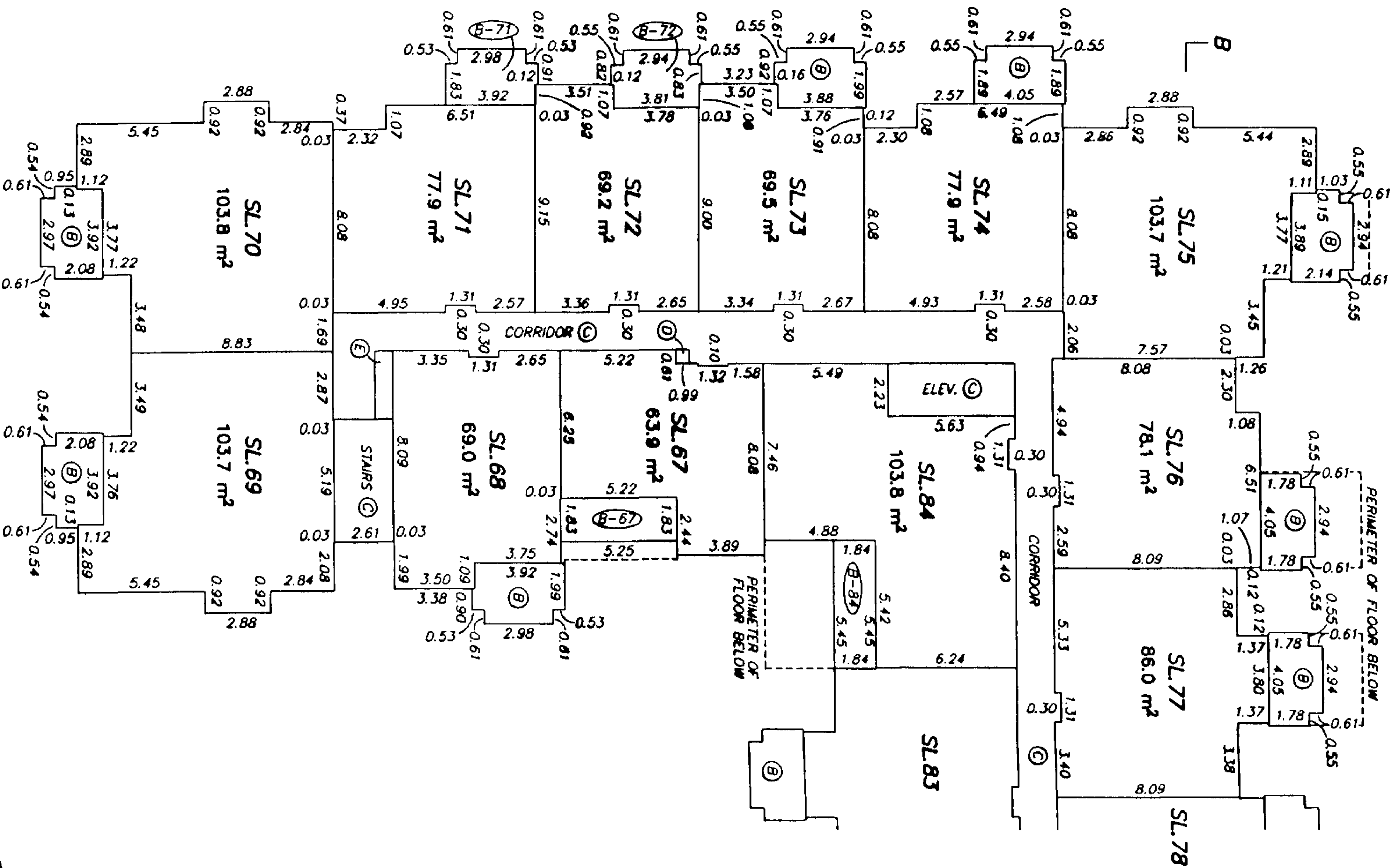
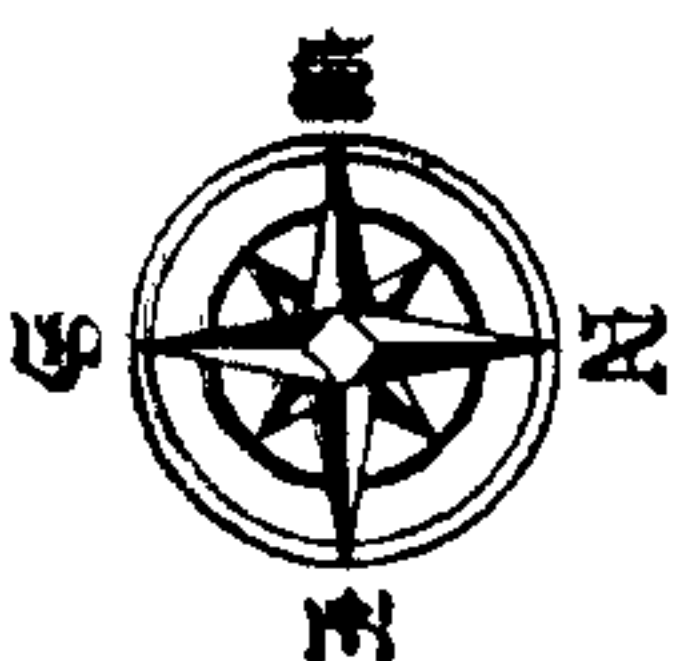
SEPTEMBER 22, 2003
FILE: 2809-S15

ORIGINAL

BUILDING 1B
SECOND FLOOR -- WEST

STRATA PLAN BCS 542
PHASE 1

SHEET 16 OF 23 SHEETS



(SEE SHEET 17 FOR CONTINUATION)

SEPTEMBER 22, 2003
FILE: 2809-575
ORIGINAL

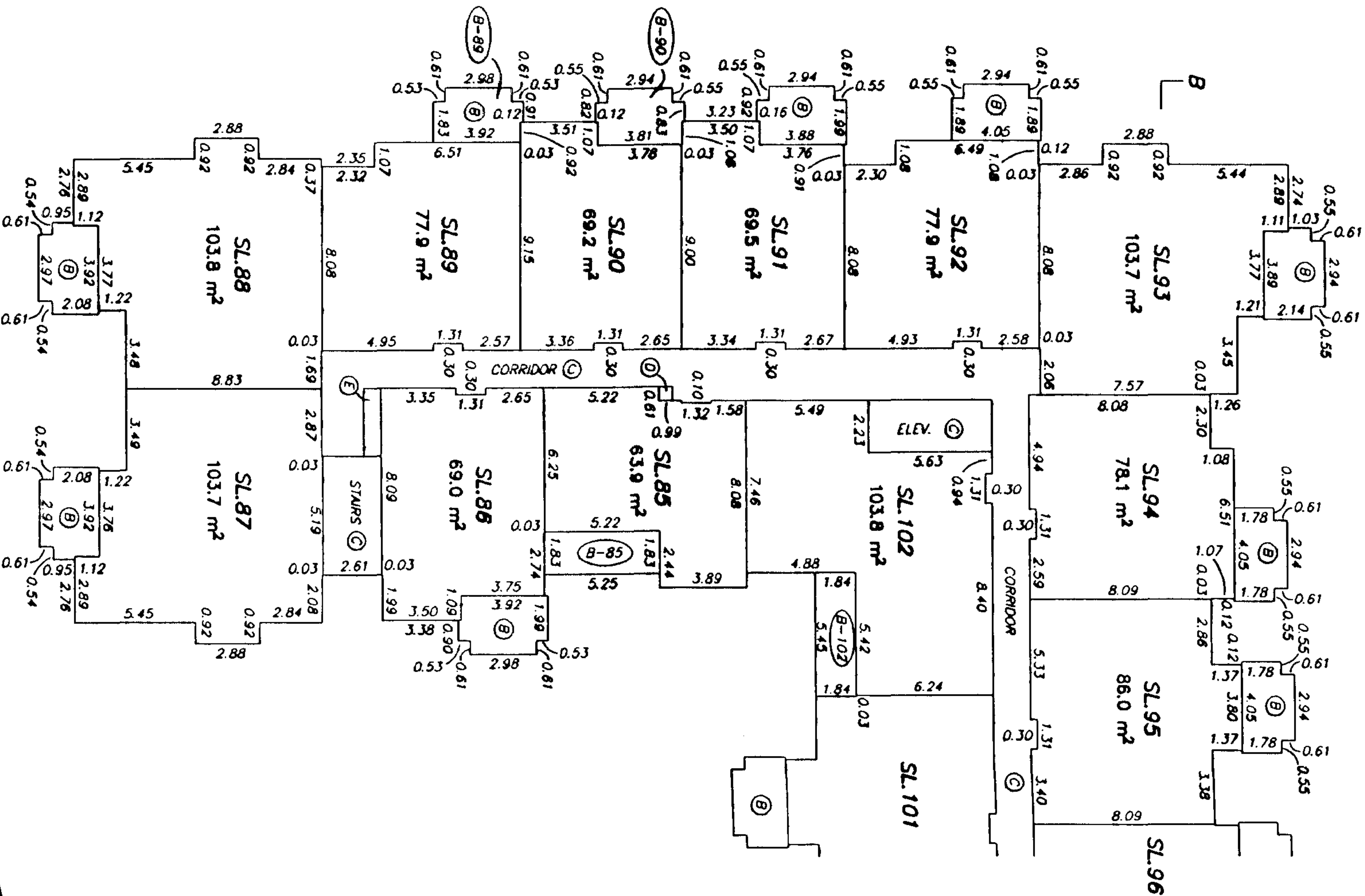
ORIGINAL

BUILDING 1B
THIRD FLOOR - WEST

STRATA PLAN BCS 542
PHASE 1

SHEET 18 OF 23 SHEETS

0 10 20
SCALE 1 : 200 ALL DISTANCES ARE IN METRES

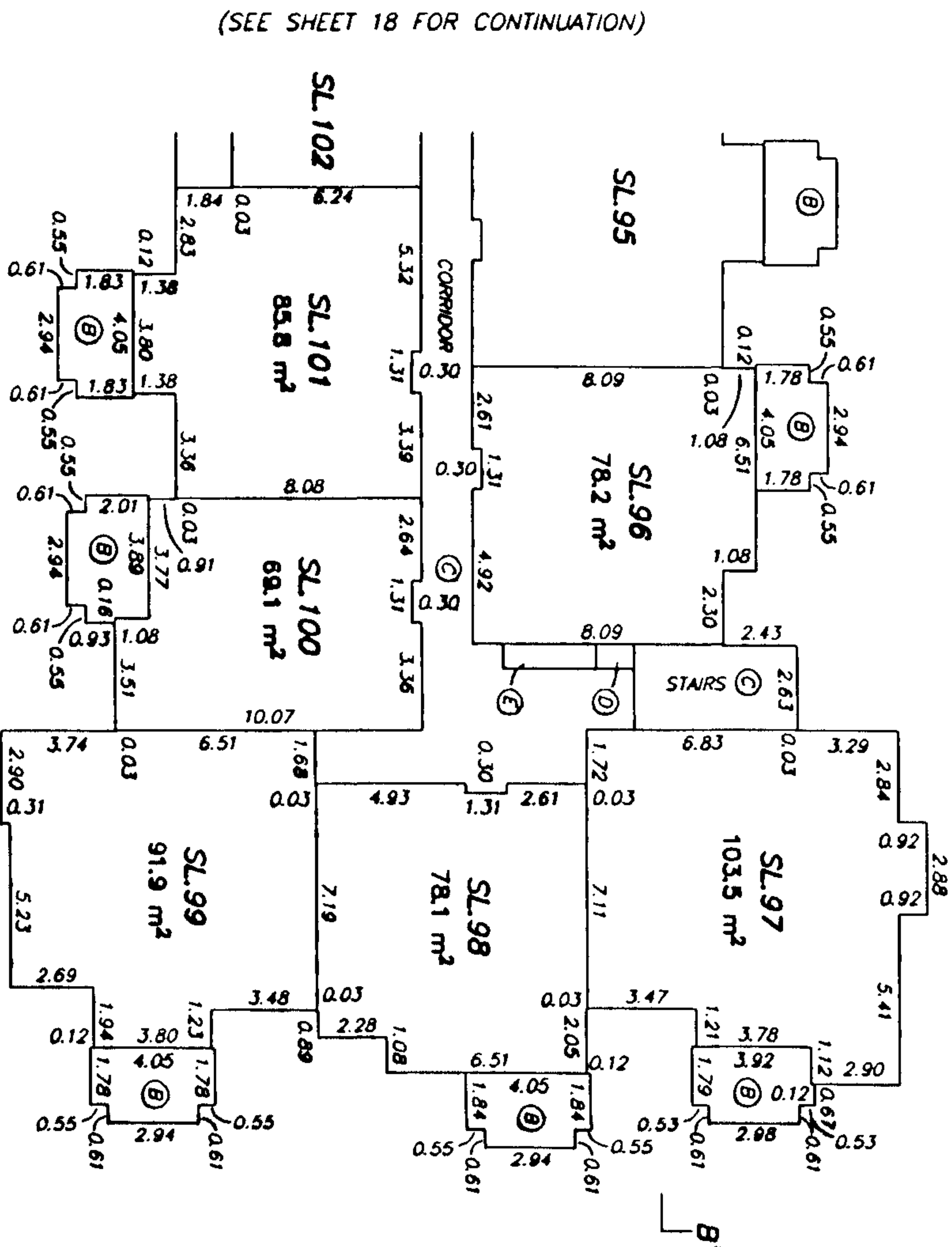


(SEE SHEET 19 FOR CONTINUATION)

SEPTEMBER 22, 2003
FILE: 2809-515
ORIGINAL

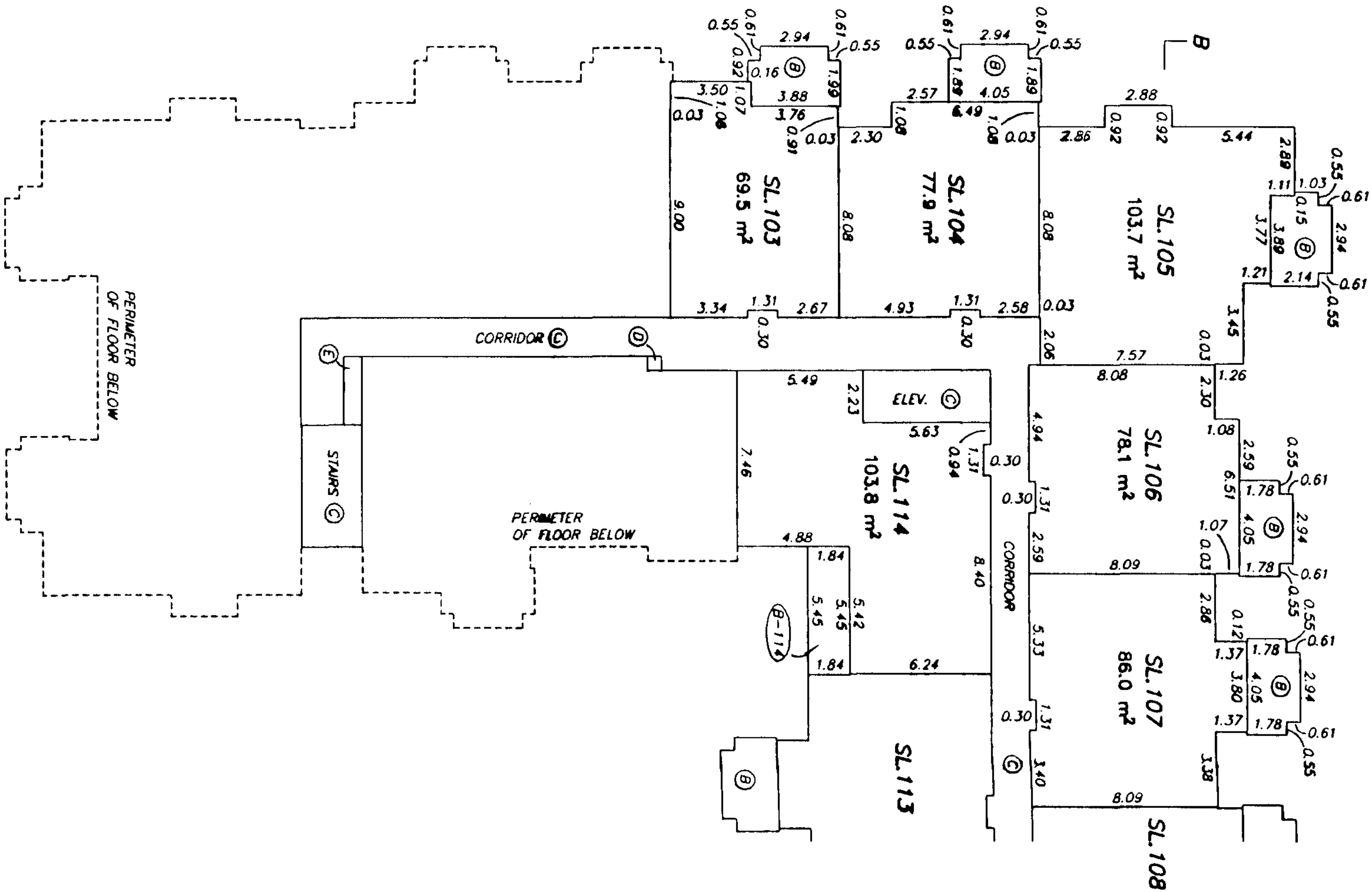
BUILDING 1B
THIRD FLOOR - EAST

STRATA PLAN BCS 54/2
PHASE 1



BUILDING 1B
FOURTH FLOOR - WEST

STRATA PLAN BCS 542
PHASE 1



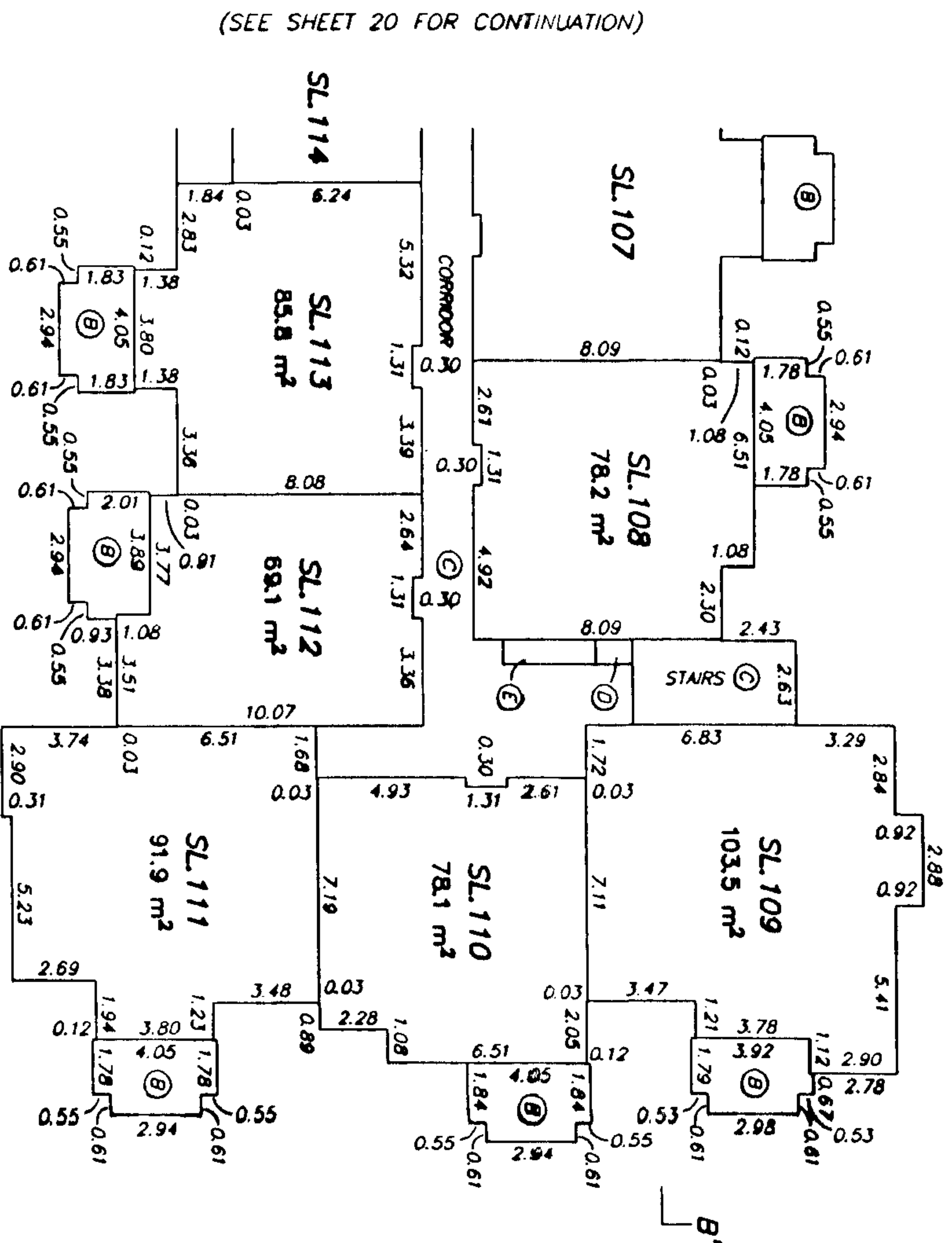
(SEE SHEET 21 FOR CONTINUATION)

SEPTEMBER 22, 2003
FILE: 2809-S15
ORIGINAL

BUILDING 1B
FOURTH FLOOR - EAST

STRATA PLAN BCS 542
PHASE 1

SHEET 21 OF 23 SHEETS

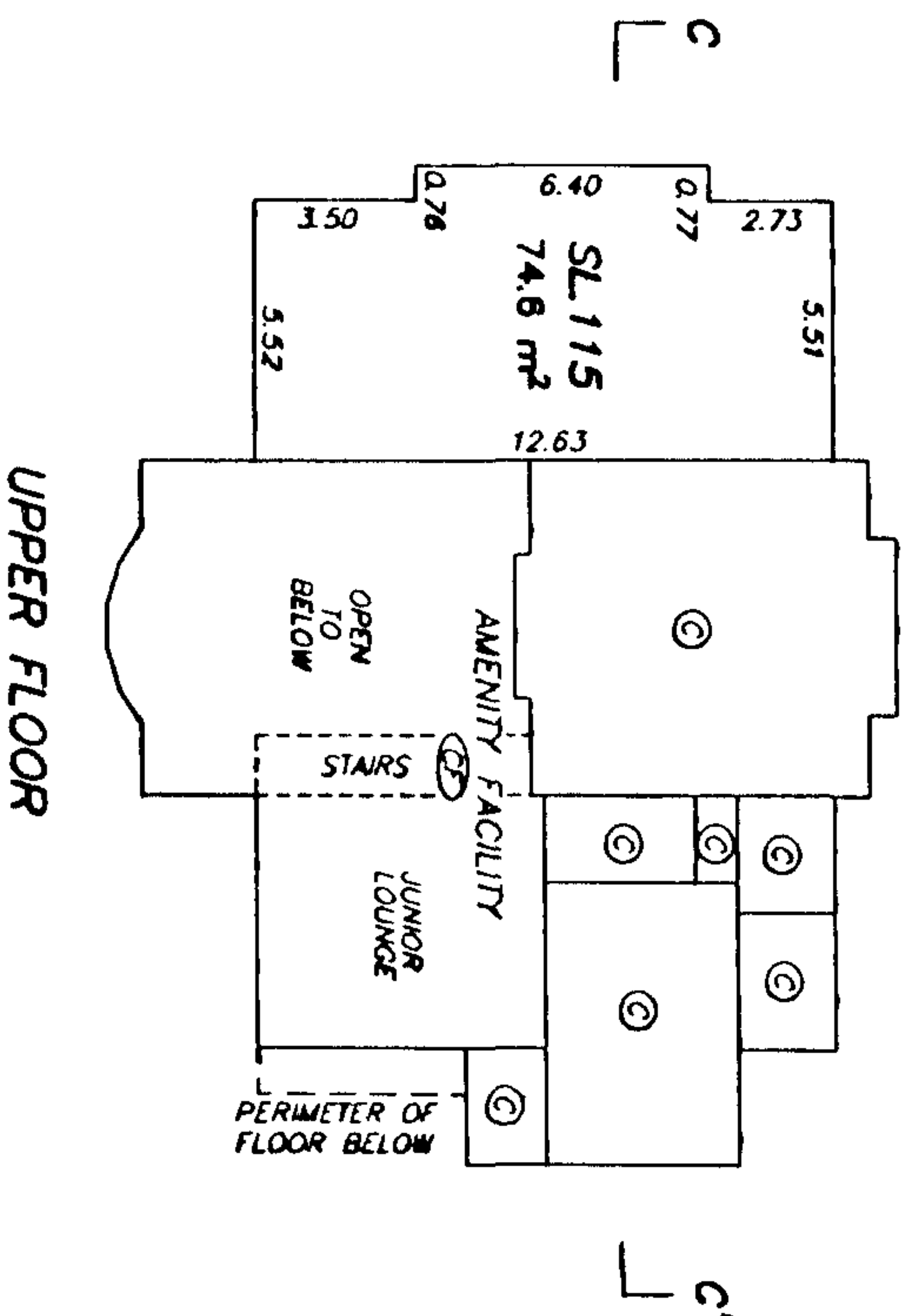


SEPTEMBER 22, 2003
FILE: 2809-515
ORIGINAL

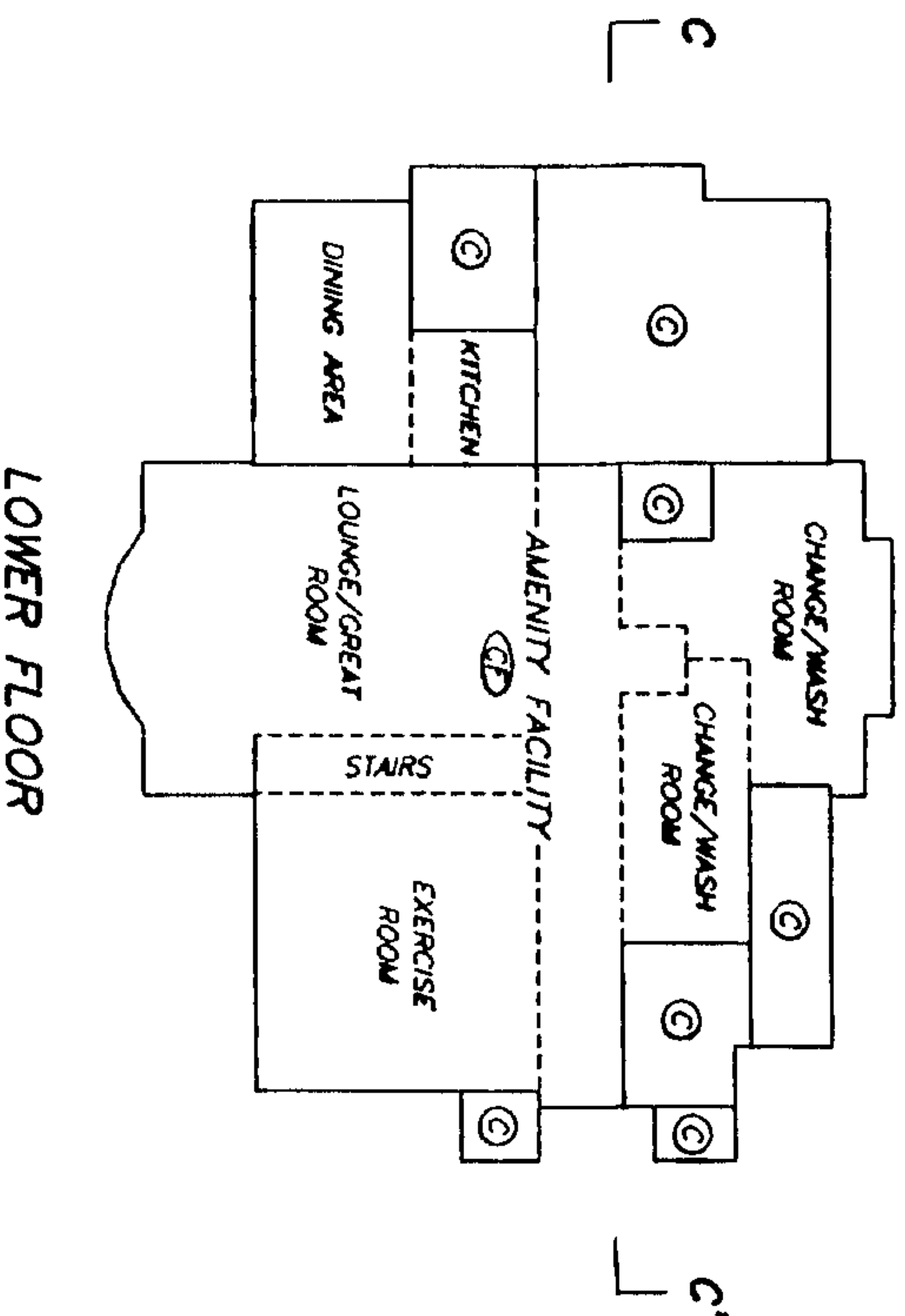
AMENITY BUILDING

STRATA PLAN BCS S'4/2

PHASE 1



UPPER FLOOR



LOWER FLOOR

UPPER FLOOR	SL115	⊙	⊙	⊙
LOWER FLOOR	⊙	AMENITY FACILITY Ⓢ		

SECTION C - C'

SEPTEMBER 22, 2003
FILE: 2809-S15

Handwritten signature
ORIGINAL



FOURTH FLOOR	SL.42	SL.41	SL.40	SL.39	SL.38
THIRD FLOOR	SL.31	SL.30	SL.29	SL.28	SL.27
SECOND FLOOR	SL.20	SL.19	SL.18	SL.17	SL.16
MAIN FLOOR	SL.9	SL.8	SL.7	SL.6	SL.5

LEVEL P2

EXPLANATORY PLAN BCP 7685 ©

SECTION A - A'

FOURTH FLOOR	SL.105	SL.106	SL.107	SL.108		SL.109
THIRD FLOOR	SL.93	SL.94	SL.95	SL.96		SL.97
SECOND FLOOR	SL.75	SL.76	SL.77	SL.78	STAIRS	SL.79
MAIN FLOOR	SL.57	SL.58	SL.59	SL.60	©	SL.61
LEVEL P1	EXPLANATORY PLAN BCP <u>7686</u> ©					EXPLANATORY PLAN BCP <u>7686</u> ©
LEVEL P2	EXPLANATORY PLAN BCP <u>7685</u> ©					EXPLANATORY PLAN BCP <u>7685</u> ©

SECTION B - B'

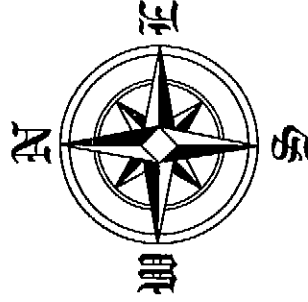
STRATA PLAN BCS 542
PHASE 1

ORIGINAL
SEPTEMBER 22, 2003
FILE: 2809-515

STRATA PLAN OF LOT 1
EXCEPT PHASE ONE STRATA PLAN BCS542
SECTION 14 TOWNSHIP 39
NEW WESTMINSTER DISTRICT PLAN BCP481

CITY OF COQUITLAM
B.C.G.S. 92G.027

STRATA PLAN BCS542
PHASE TWO



SCALE 1 : 1000 DISTANCES ARE IN METRES

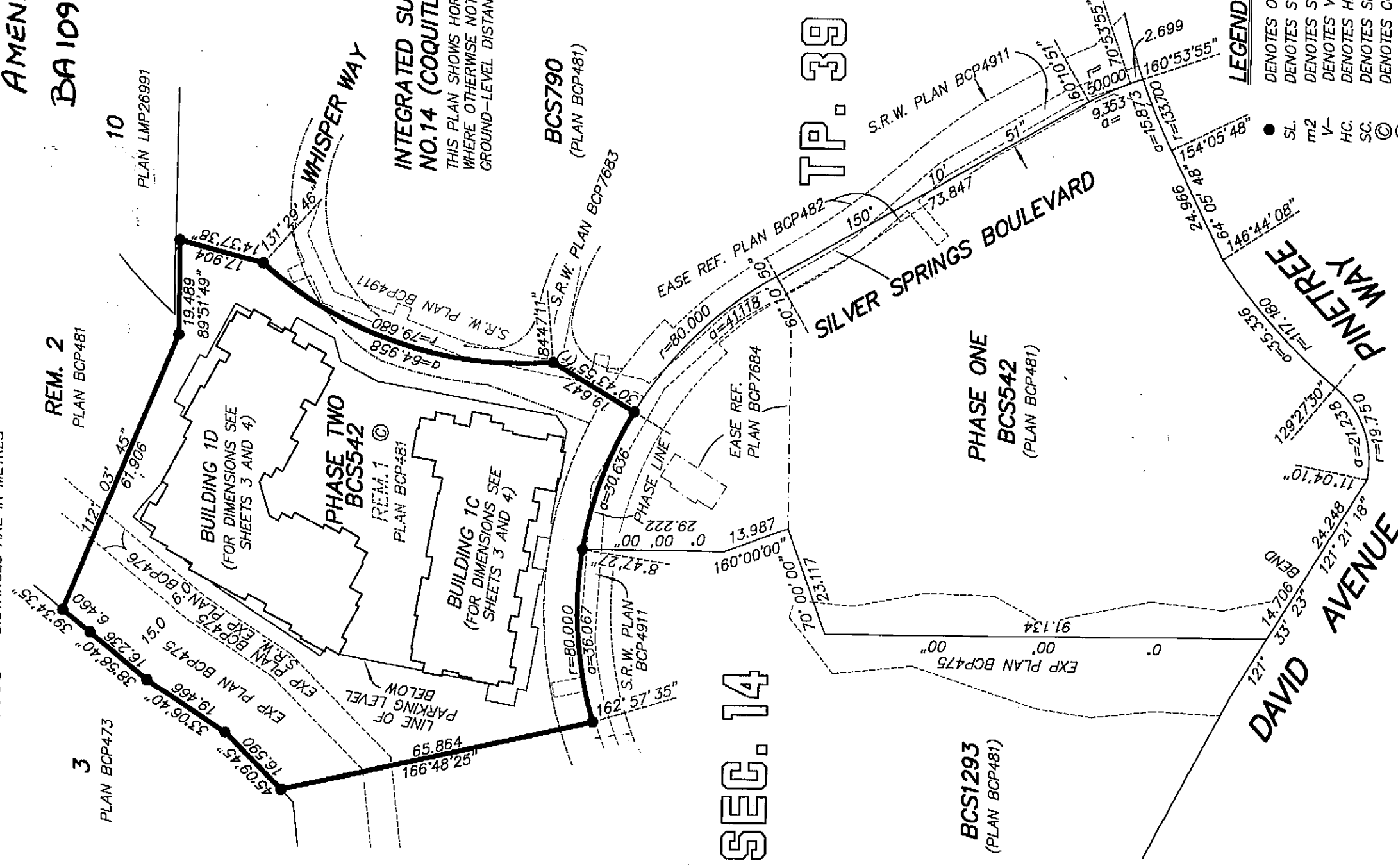
DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
June 23 2006

I. MacDonnell /os.
Deputy REGISTRAR

AMENDED FORM P - BA109595
BA109596 - BA109707

CIVIC ADDRESS :
2958, 2969 WHISPER WAY
COQUITLAM, B.C.

INTEGRATED SURVEY AREA
NO.14 (COQUITLAM) NAD83(CSRS)
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT
WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY
GROUND-LEVEL DISTANCES BY COMBINED FACTOR, 0.9995910



LEGEND

- SL DENOTES OLD IRON POST FOUND
- m2 DENOTES STRATA LOT
- V- DENOTES SQUARE METRES
- HC. DENOTES VISITOR
- SC. DENOTES HANDICAPPED
- ⊙ DENOTES SMALL CAR
- ⊙ DENOTES COMMON PROPERTY
- ⊙ DENOTES DUCT BEING COMMON PROPERTY
- ⊙ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- ⊙ DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- ⊙ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 129 (TYPICAL)
- ⊙ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- ⊙ DENOTES PATIO BEING COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 125 (TYPICAL)
- ⊙ DENOTES PLANTER BEING COMMON PROPERTY

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR,
OF LANGLEY, 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
ON THE 9th DAY OF JUNE, 2006. THE PLAN WAS COMPLETED
AND CHECKED, AND THE CHECKLIST FILED UNDER #49923.
ON THE 14th DAY OF JUNE, 2006

G. Sundvick

B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

DYCK AND ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4-19089-94th AVENUE
SURREY, B.C. V4N 3S4
TEL: 604-513-9611 FAX: 604-513-2202
FILE : 3162
DWG : 3162-S23

ORIGINAL

STRATA PLAN BCS542
PHASE TWO

STRATA PROPERTY ACT

OWNER:
POLYGON SILVER SPRINGS DEVELOPMENT LTD.
(INCORPORATION No. 481397)

Name NEIL CHANTEL
Authorized Signatory

Name ROBERT BRUNO
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name TANIA WILKINSON

900-1333 WEST BROADWAY
ADDRESS

VANCOUVER, BC V6H4C2

DEVELOPMENT COORDINATOR

OCCUPATION OF WITNESS

MORTGAGEE:
THE BANK OF NOVA SCOTIA

Name Paul Beker
Authorized Signatory

Name Sean-Paul Beker
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name Sharon Robinson

3400-650 W. Georgia St
ADDRESS

VANCOUVER, BC V6B 4N7

BANKER

OCCUPATION OF WITNESS

THE CITY OF COQUITLAM, THE REGISTERED OWNER OF THE COVENANTS BP49501, BT110232, BT281744, BT281747, BT281749, BT281751, BT281753, BT281767, BT281768, BT281785, BT281797, BT281806, BT281808 AND BX550936 HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN. AUTHORIZED SIGNATURES

Name Marcia H. Wilson MAYOR
APPROVING AUTHORITY
CITY OF COQUITLAM

Name Ante CITY CLERK

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

DATE: JUNE 22, 2006

Name Dee Munn
APPROVING OFFICER
CITY OF COQUITLAM

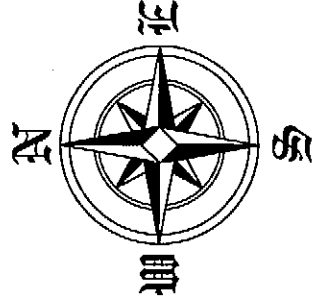
I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF JUNE 9, 2006 BEEN PREVIOUSLY OCCUPIED.

Name G. Sundvick
B.C.L.S.

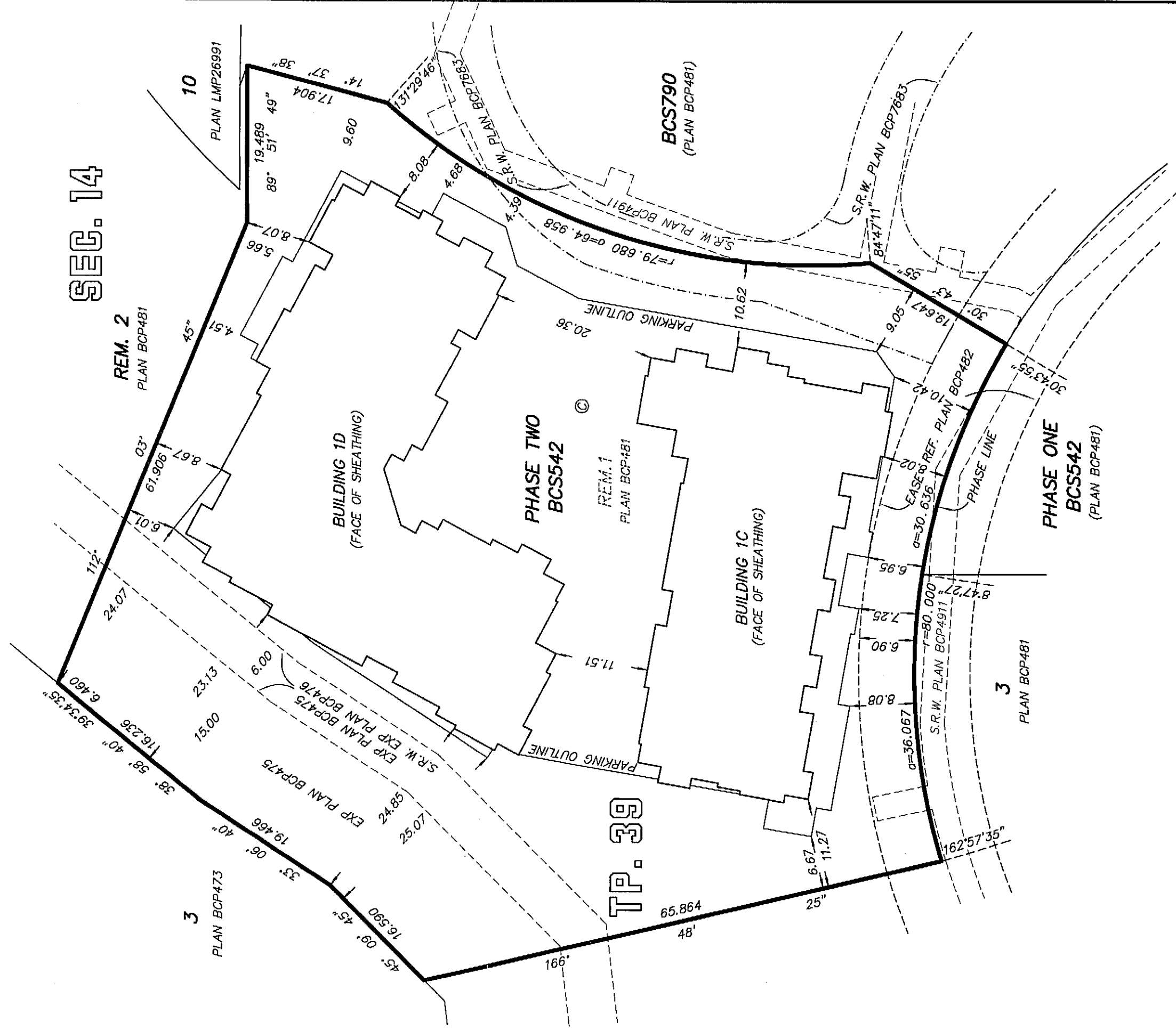
I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: JUNE 9, 2006
Name G. Sundvick
B.C.L.S.

STRATA PLAN BCS542
PHASE TWO



SCALE 1 : 500



JUNE 9, 2006
FILE: D 3162
DWG: 3162-S23

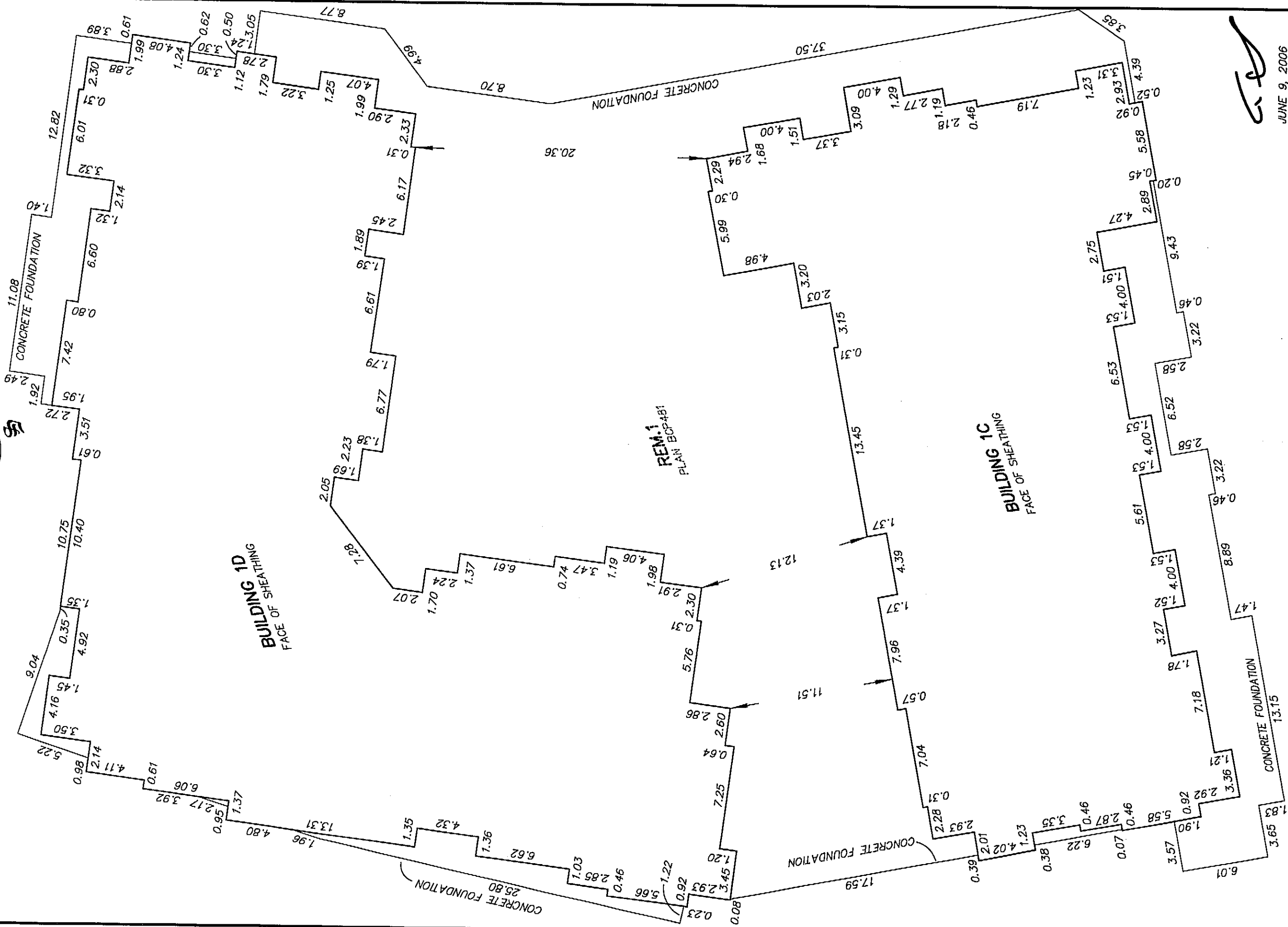
BUILDING DIMENSIONS



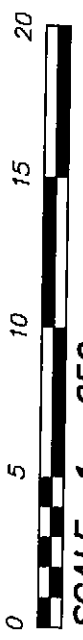
SCALE 1 : 250 DISTANCES ARE IN METRES



STRATA PLAN BCS542
PHASE TWO



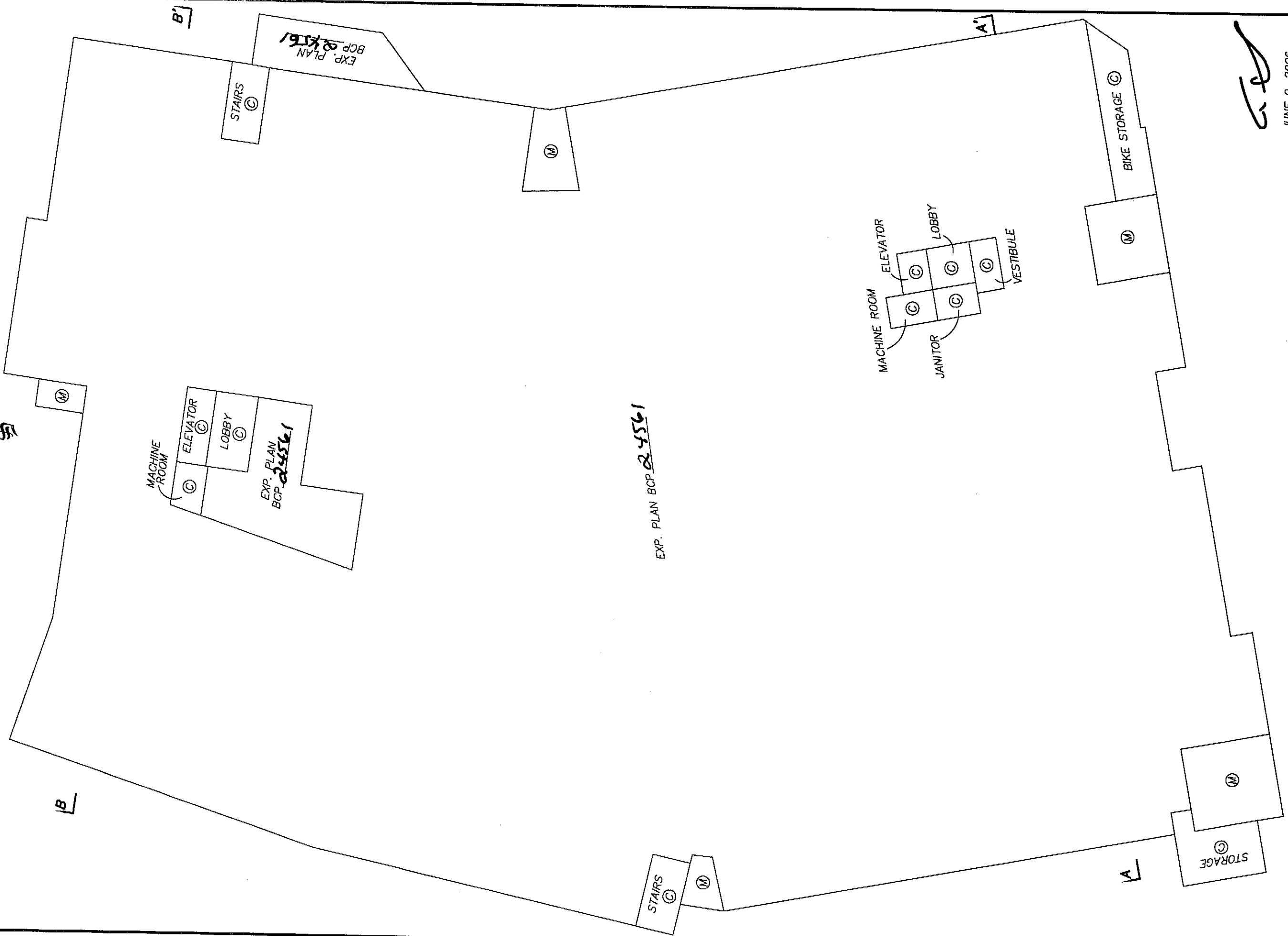
FLOOR PLAN
PARKING LEVEL P2



SCALE 1 : 250 DISTANCES ARE IN METRES
THIS FLOOR IS ENTIRELY COMMON PROPERTY



STRATA PLAN BCS542
PHASE TWO

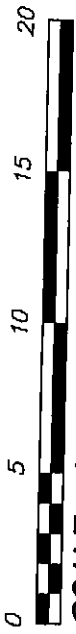


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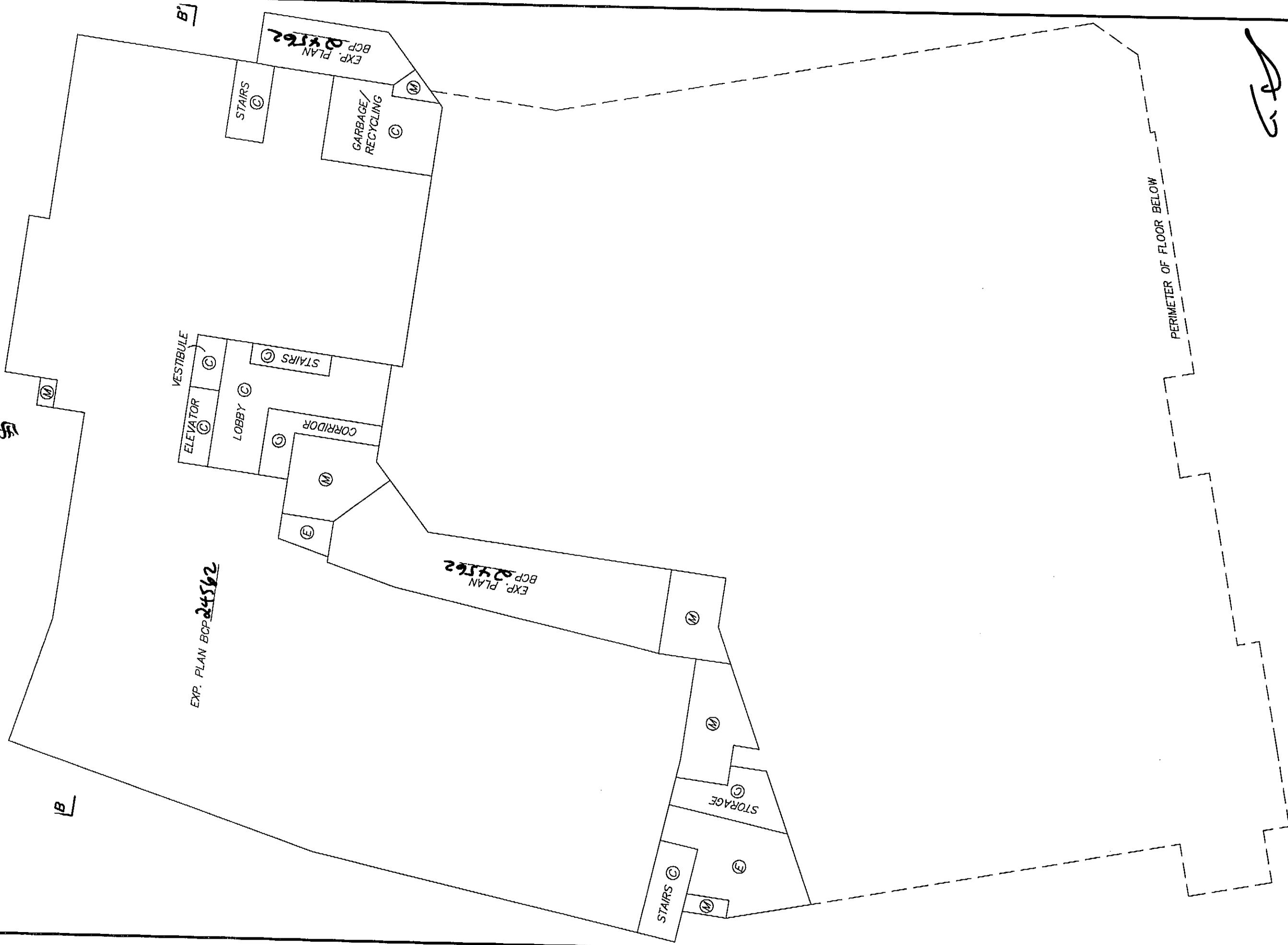
JUNE 9, 2006
FILE: D 3162
DWG: 3162-S23

FLOOR PLAN
PARKING LEVEL P1

STRATA PLAN BCS542
PHASE TWO



SCALE 1 : 250 DISTANCES ARE IN METRES
THIS FLOOR IS ENTIRELY COMMON PROPERTY



[Signature]

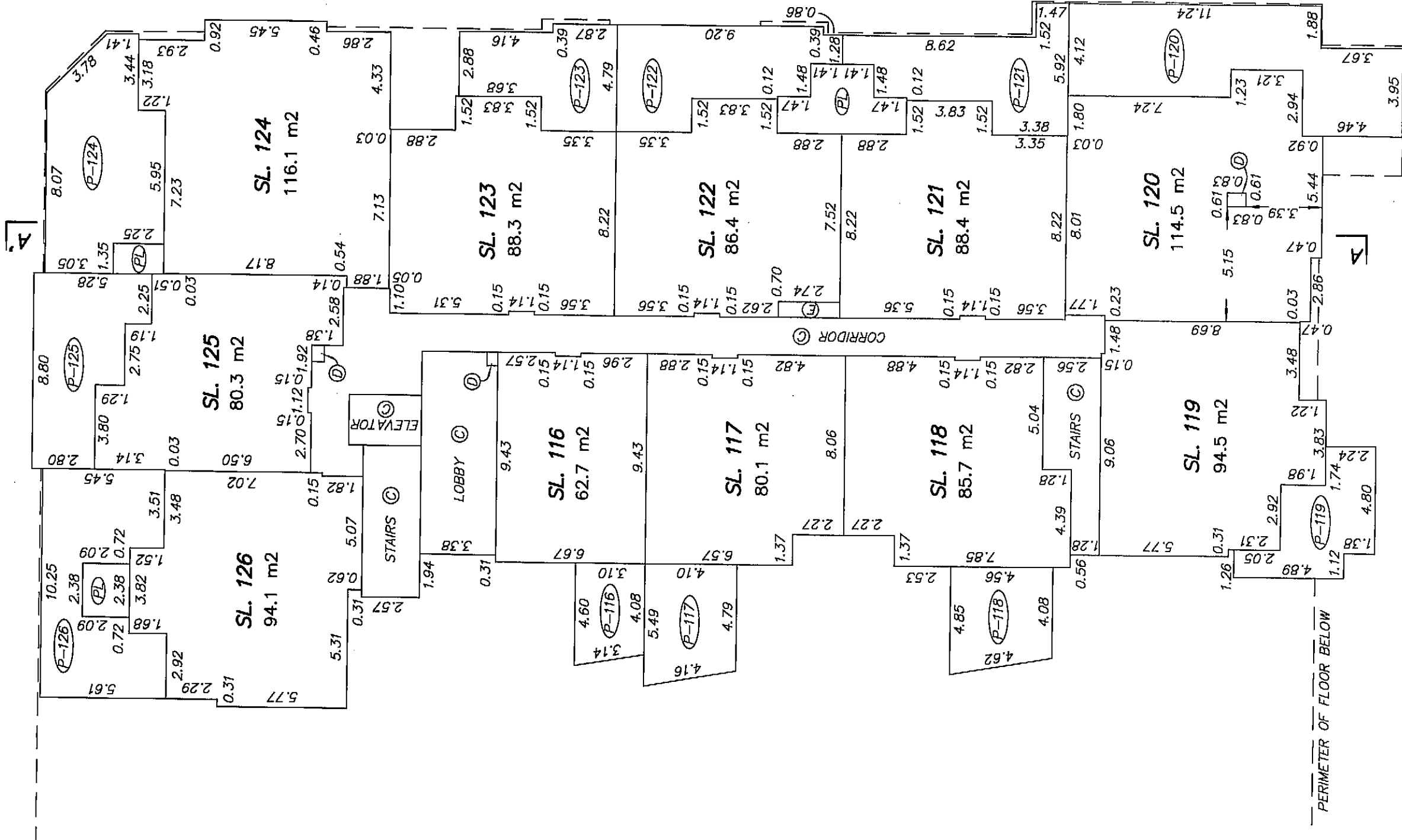
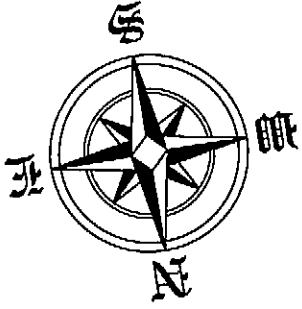
JUNE 9, 2006
FILE: D 3162
DWG: 3162-S23

FLOOR PLAN
BUILDING 1C - LEVEL 1



SCALE 1:200 DISTANCES ARE IN METRES

STRATA PLAN BCS542
PHASE TWO



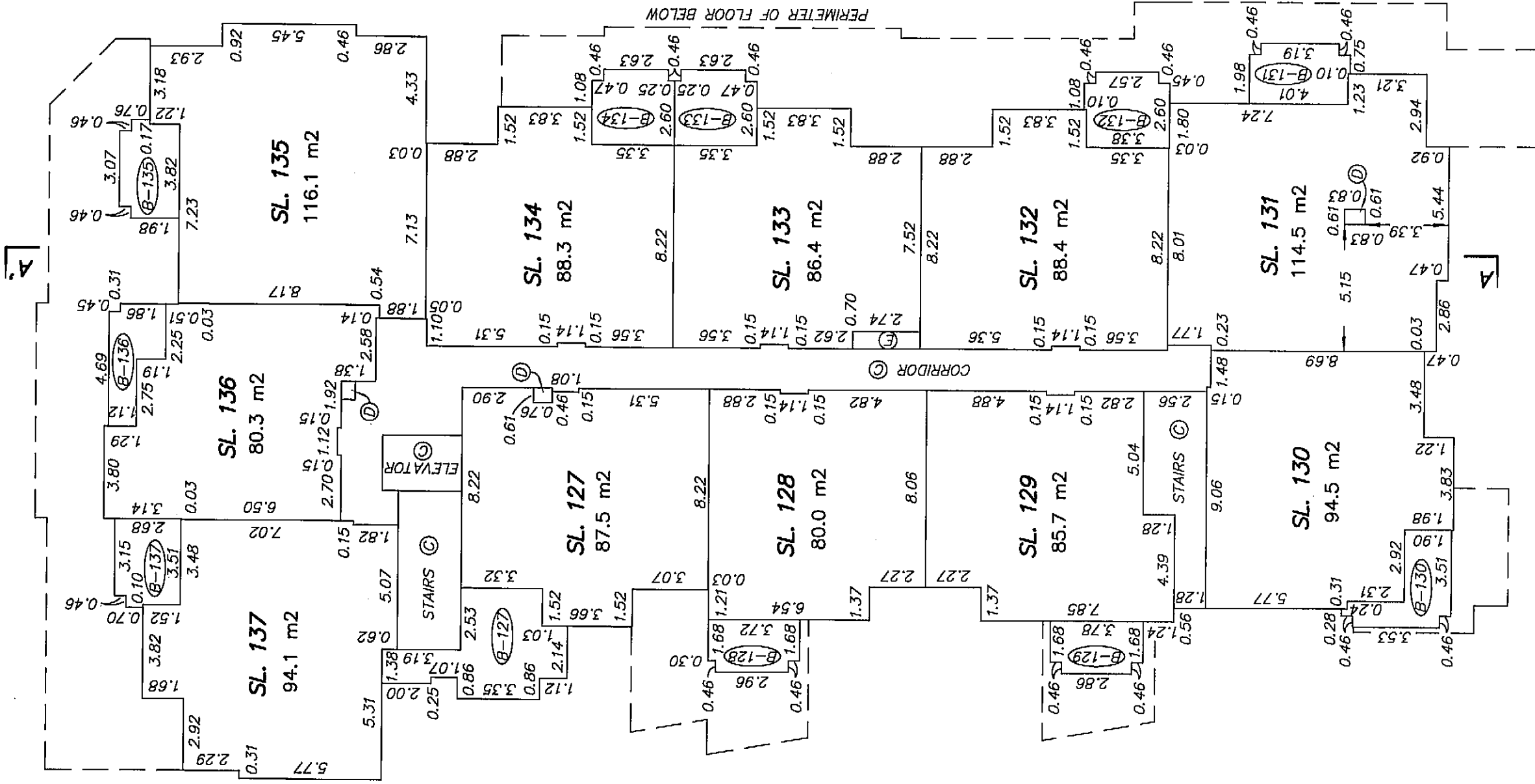
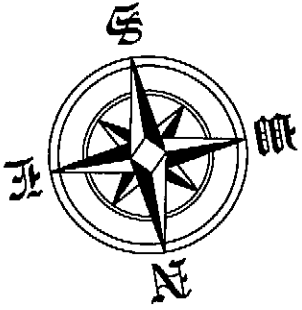
JUNE 9, 2006
FILE: D 3162
DWG: 3162-S23

FLOOR PLAN
BUILDING 1C - LEVEL 2

STRATA PLAN BCS542
PHASE TWO



SCALE 1:200 DISTANCES ARE IN METRES

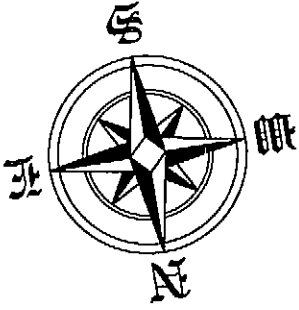



JUNE 9, 2006
FILE: D 3162
DWG: 3162-S23

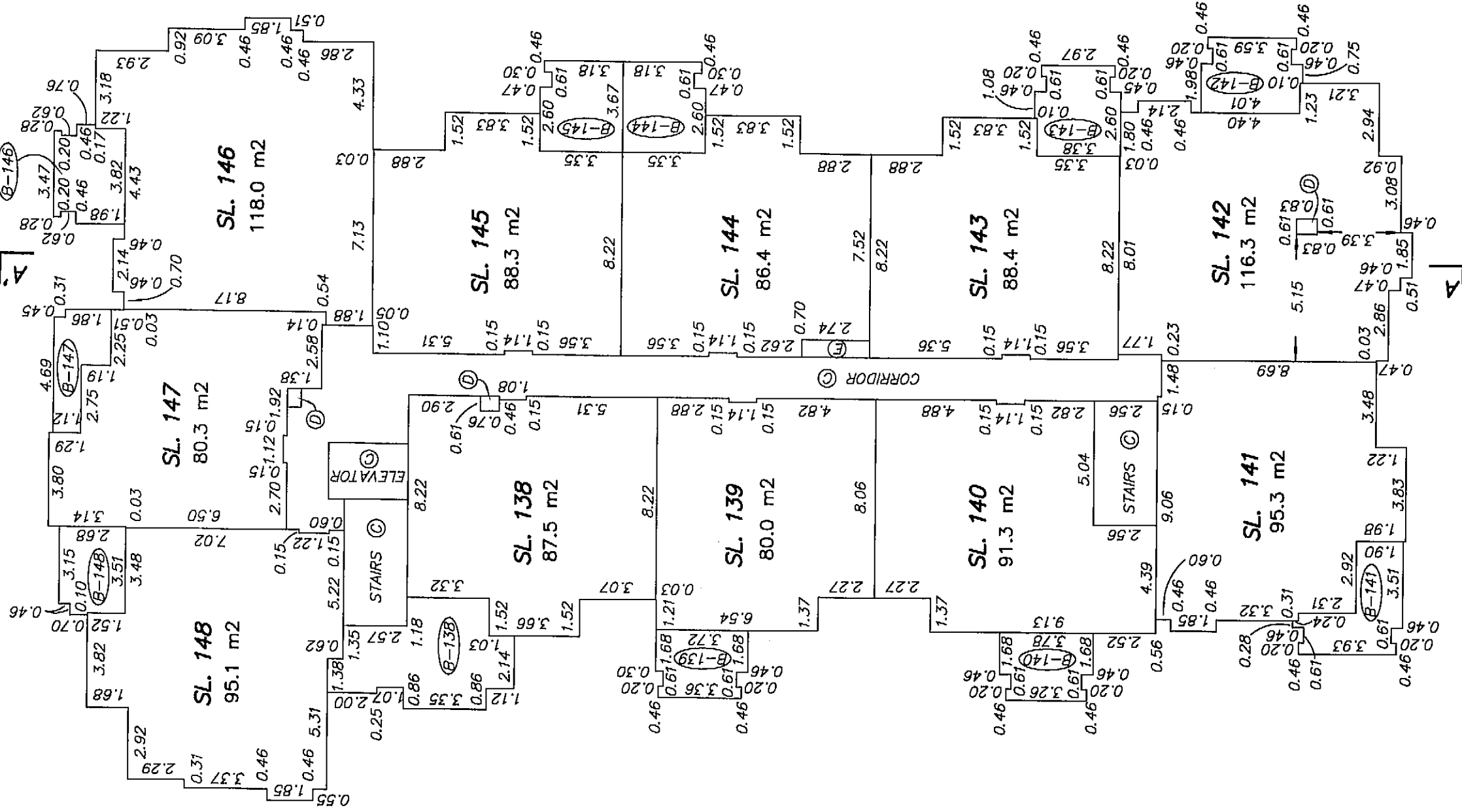
FLOOR PLAN
BUILDING 1C - LEVEL 3



SCALE 1:200 DISTANCES ARE IN METRES



STRATA PLAN BCS542
PHASE TWO

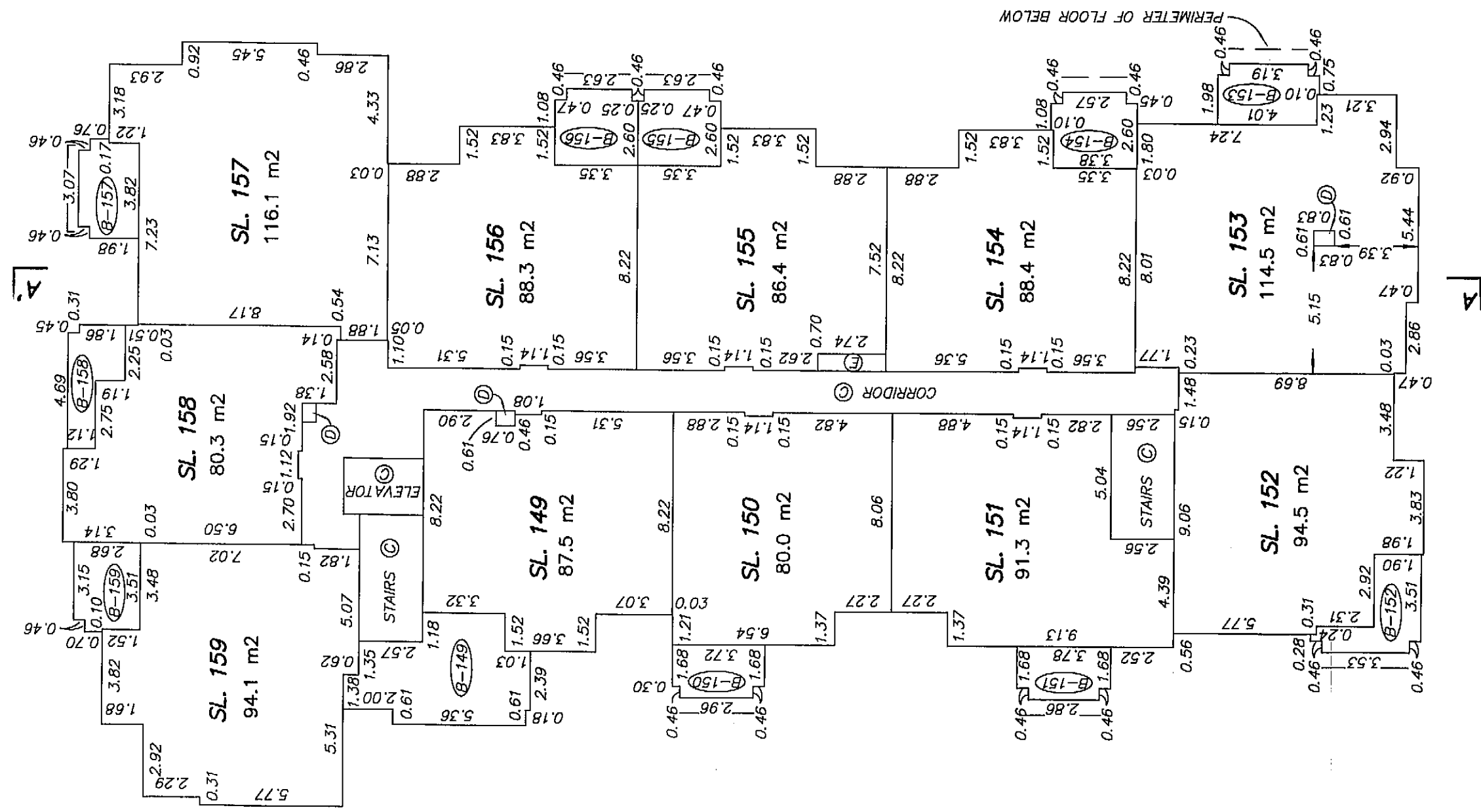
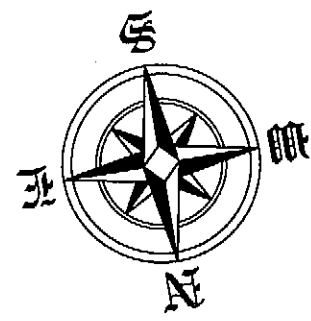


FLOOR PLAN
BUILDING 1C - LEVEL 4



SCALE 1:200 DISTANCES ARE IN METRES

STRATA PLAN BCS542
PHASE TWO



JUNE 9, 2006
FILE: D 3162
DWG: 3162-S23

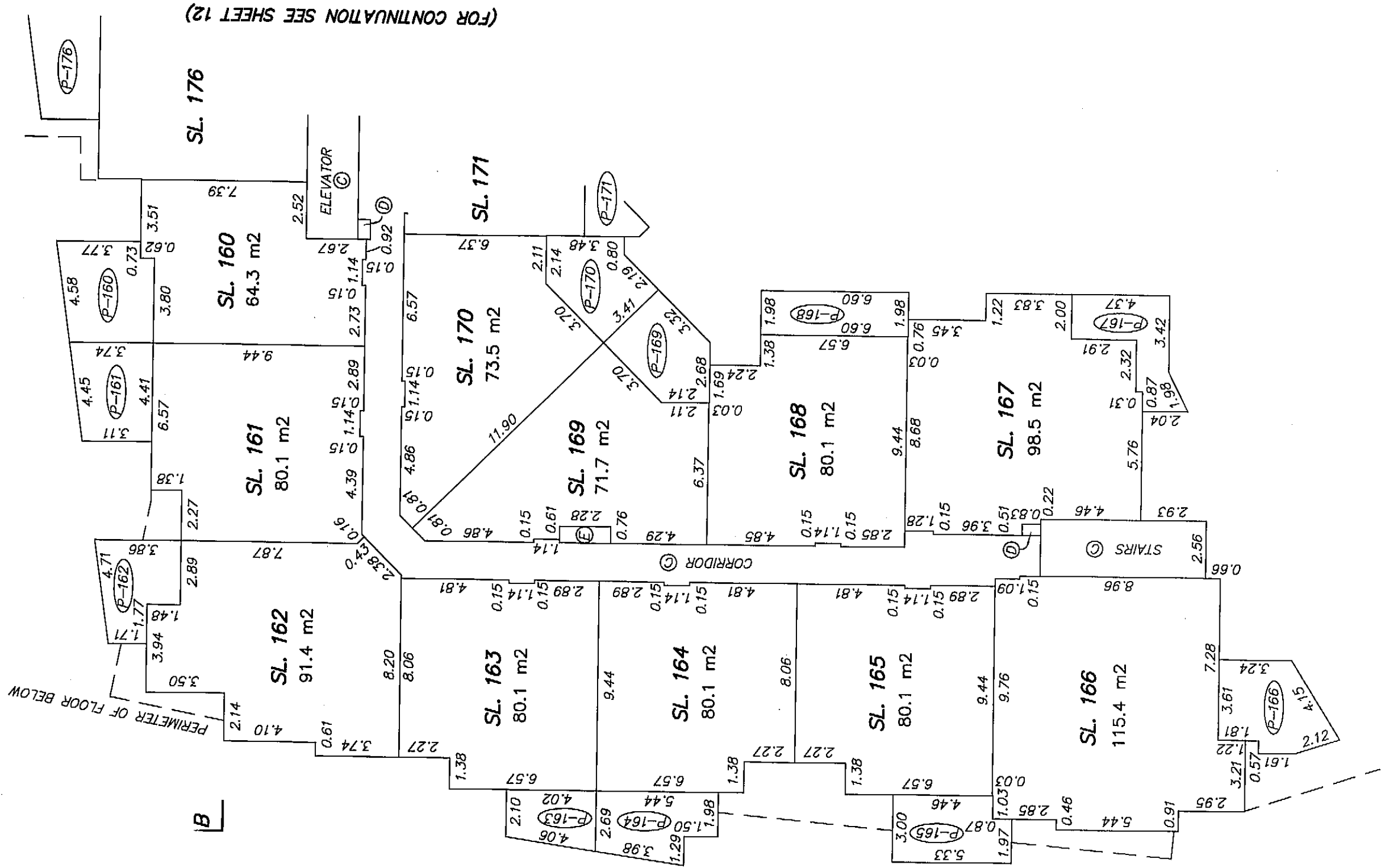
FLOOR PLAN
BUILDING 1D - LEVEL 1 WEST



SCALE 1:200 DISTANCES ARE IN METRES



STRATA PLAN BCS542
PHASE TWO



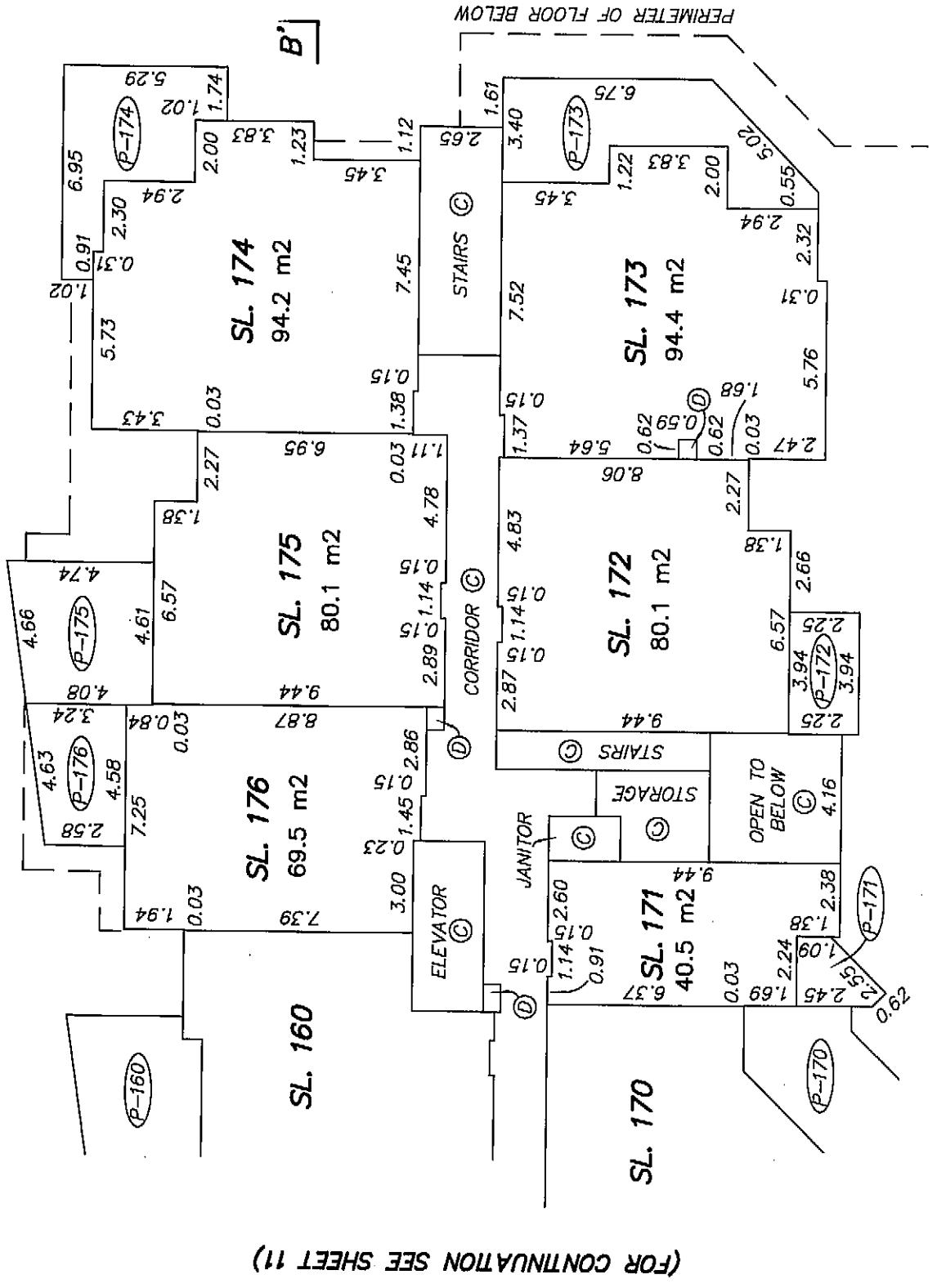
(FOR CONTINUATION SEE SHEET 12)

FLOOR PLAN
BUILDING 1D - LEVEL 1 EAST

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

STRATA PLAN BCS542
PHASE TWO



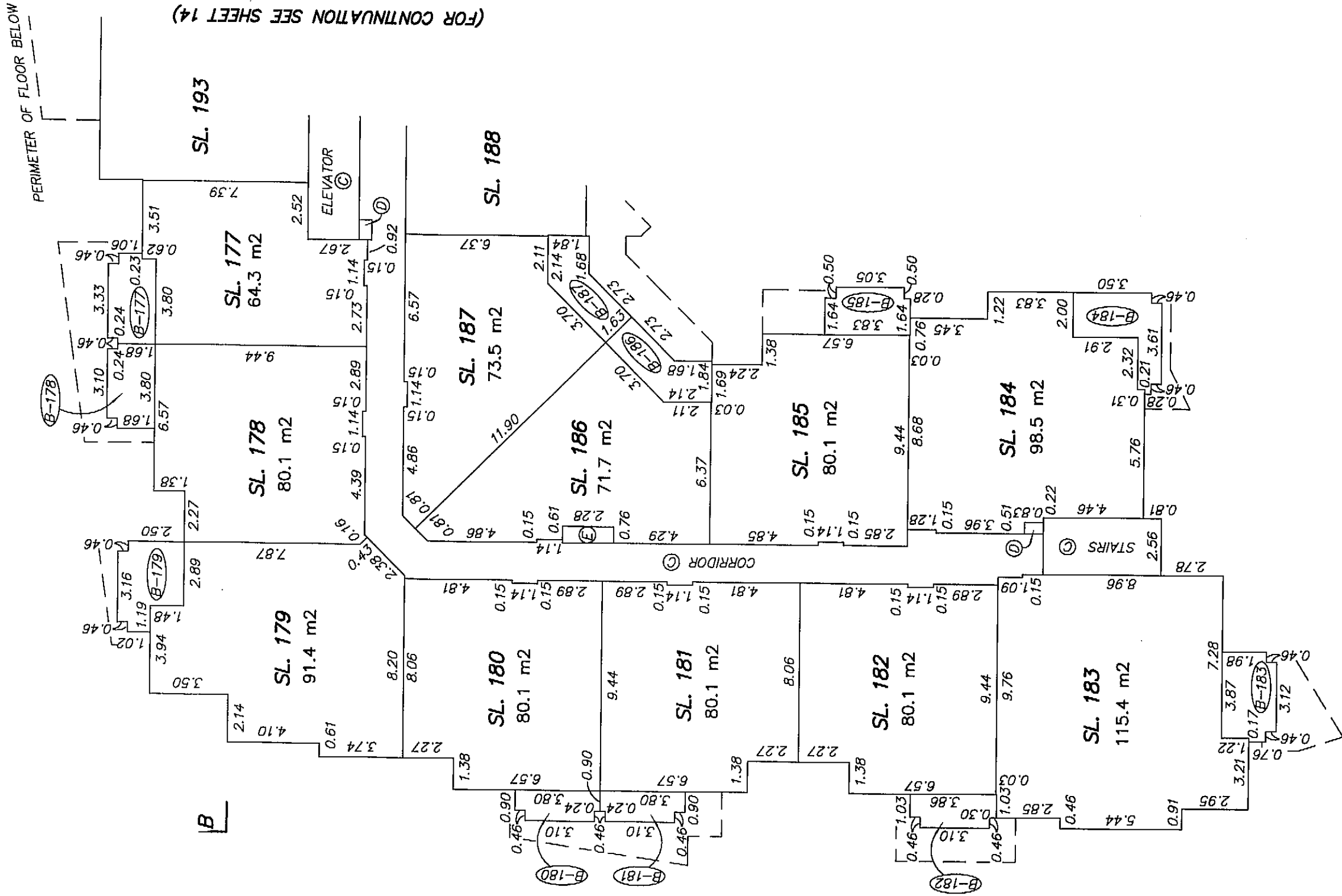
JUNE 9, 2006
FILE: D 3162
DWG: 3162-S23

FLOOR PLAN
BUILDING 1D - LEVEL 2 WEST

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

STRATA PLAN BCS542
PHASE TWO



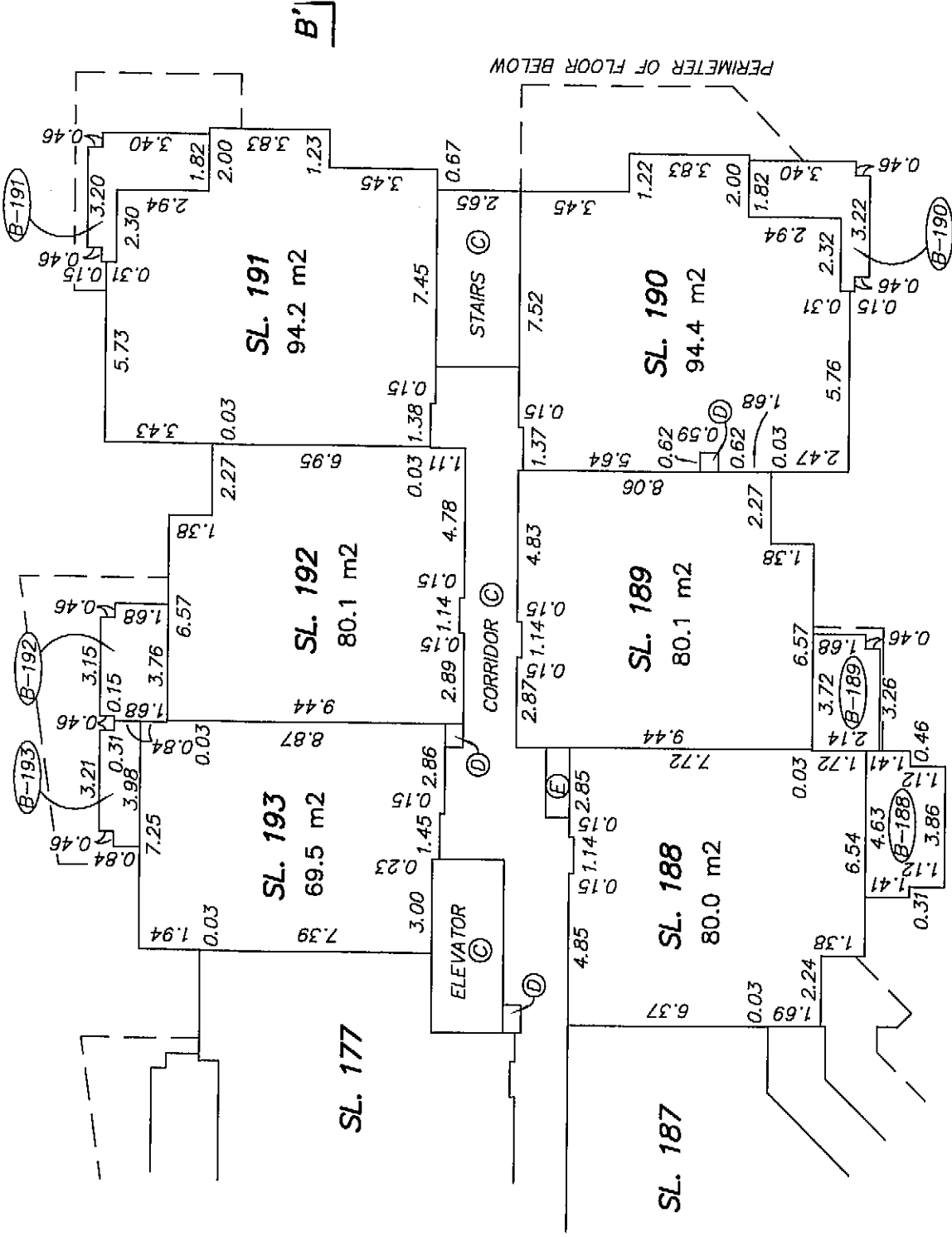
JUNE 9, 2006
FILE: D 3162
DWG: 3162-S23

FLOOR PLAN
BUILDING 1D - LEVEL 2 EAST

SCALE 1:200 DISTANCES ARE IN METRES



STRATA PLAN BCS542
PHASE TWO



(FOR CONTINUATION SEE SHEET 13)

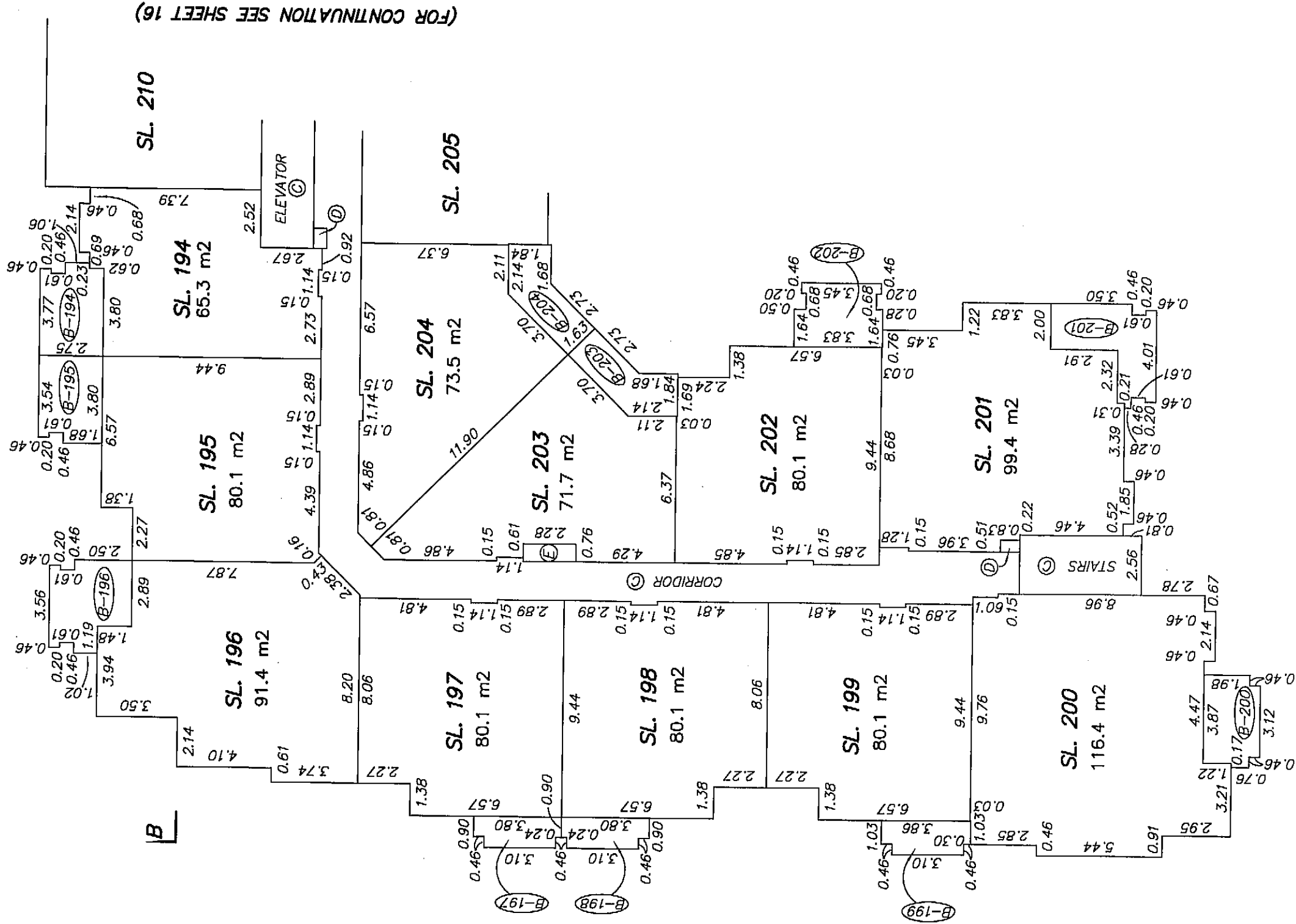
FLOOR PLAN
BUILDING 1D -- LEVEL 3 WEST



SCALE 1:200 DISTANCES ARE IN METRES



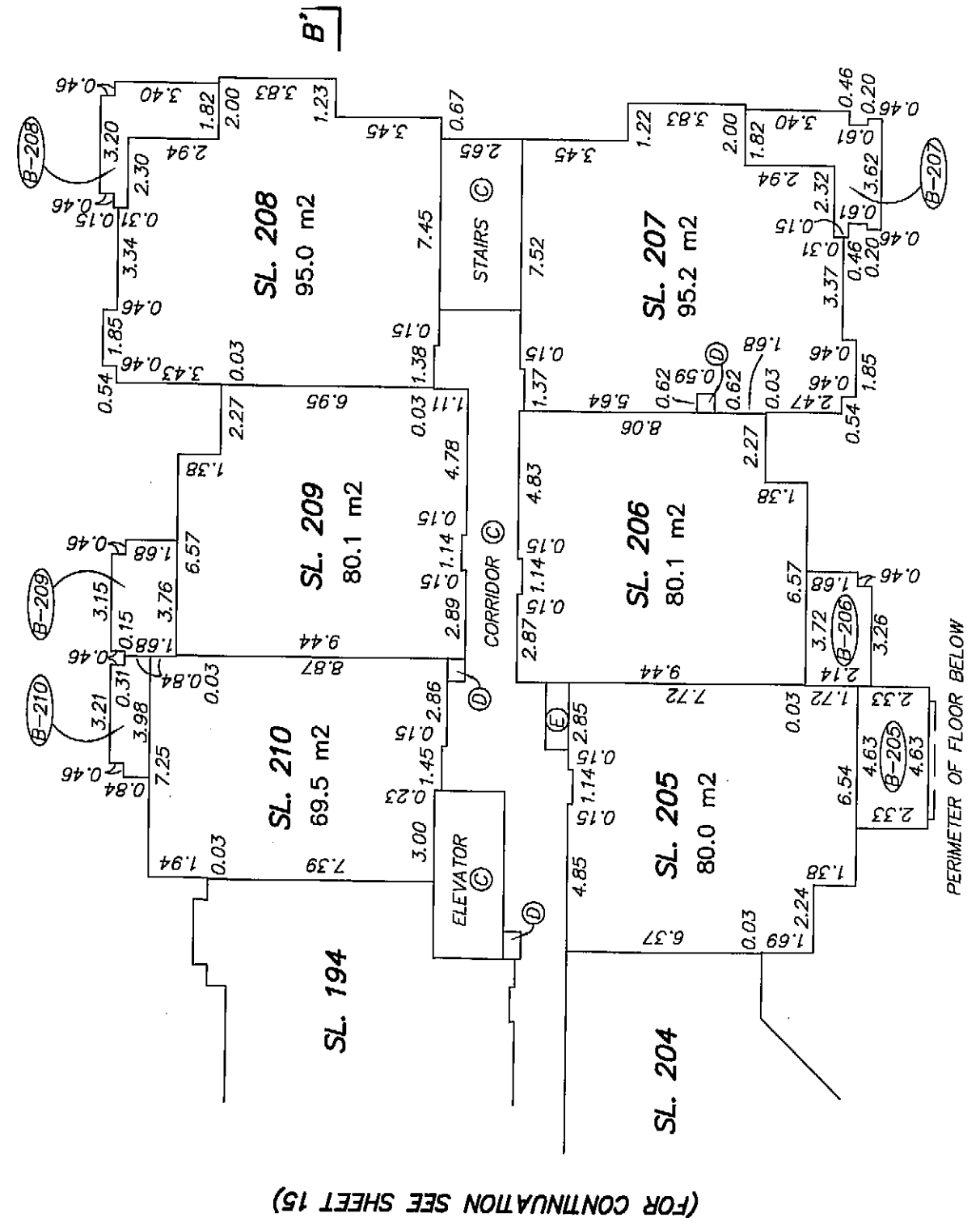
STRATA PLAN BCS542
PHASE TWO



JUNE 9, 2006
FILE: D 3162
DWG: 3162-S23

FLOOR PLAN
BUILDING 1D - LEVEL 3 EAST
SCALE 1:200 DISTANCES ARE IN METRES

STRATA PLAN BCS542
PHASE TWO

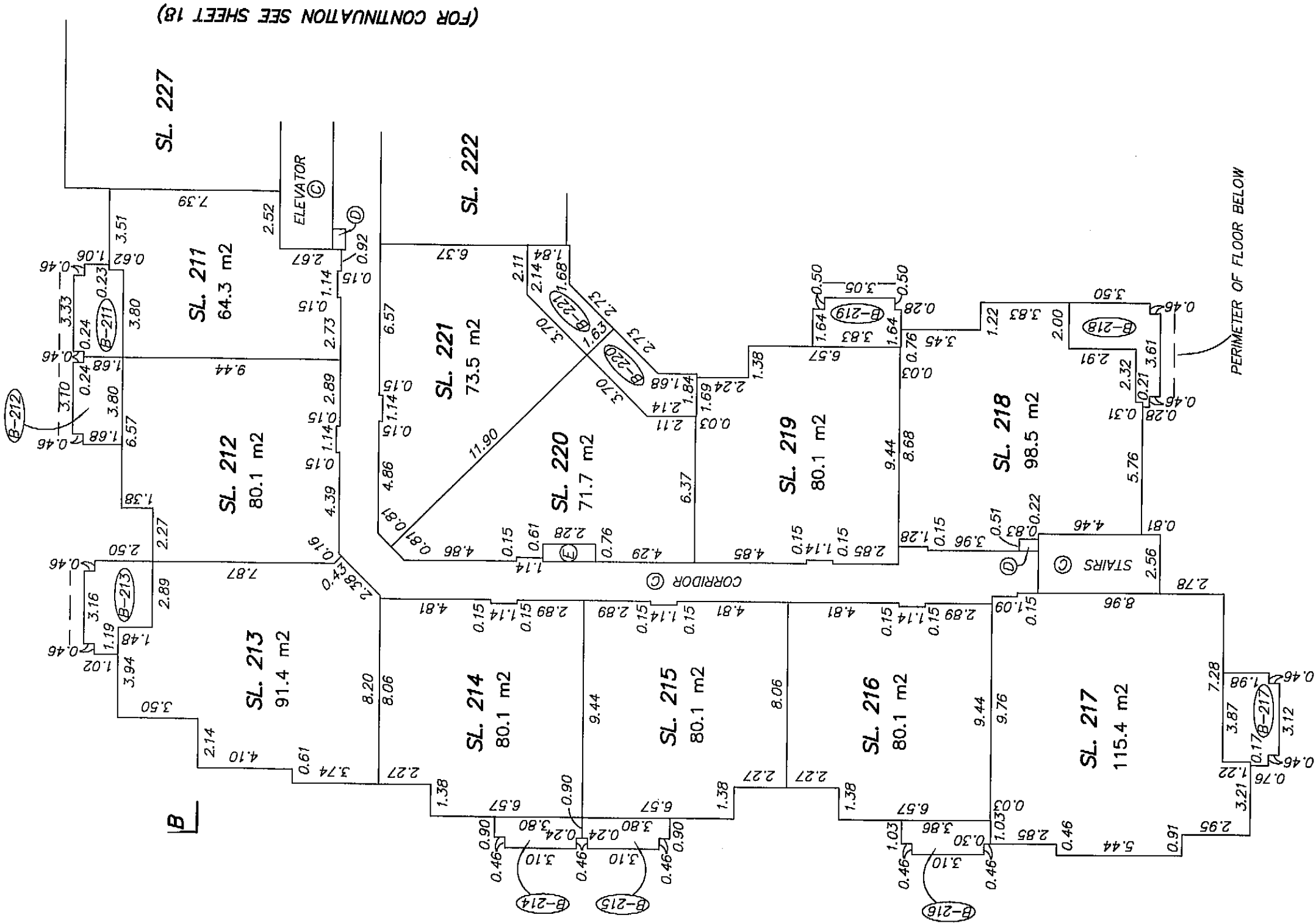


JUNE 9, 2006
FILE: D 3162
DWG: 3162-S23

FLOOR PLAN
BUILDING 1D -- LEVEL 4 WEST
SCALE 1:200 DISTANCES ARE IN METRES



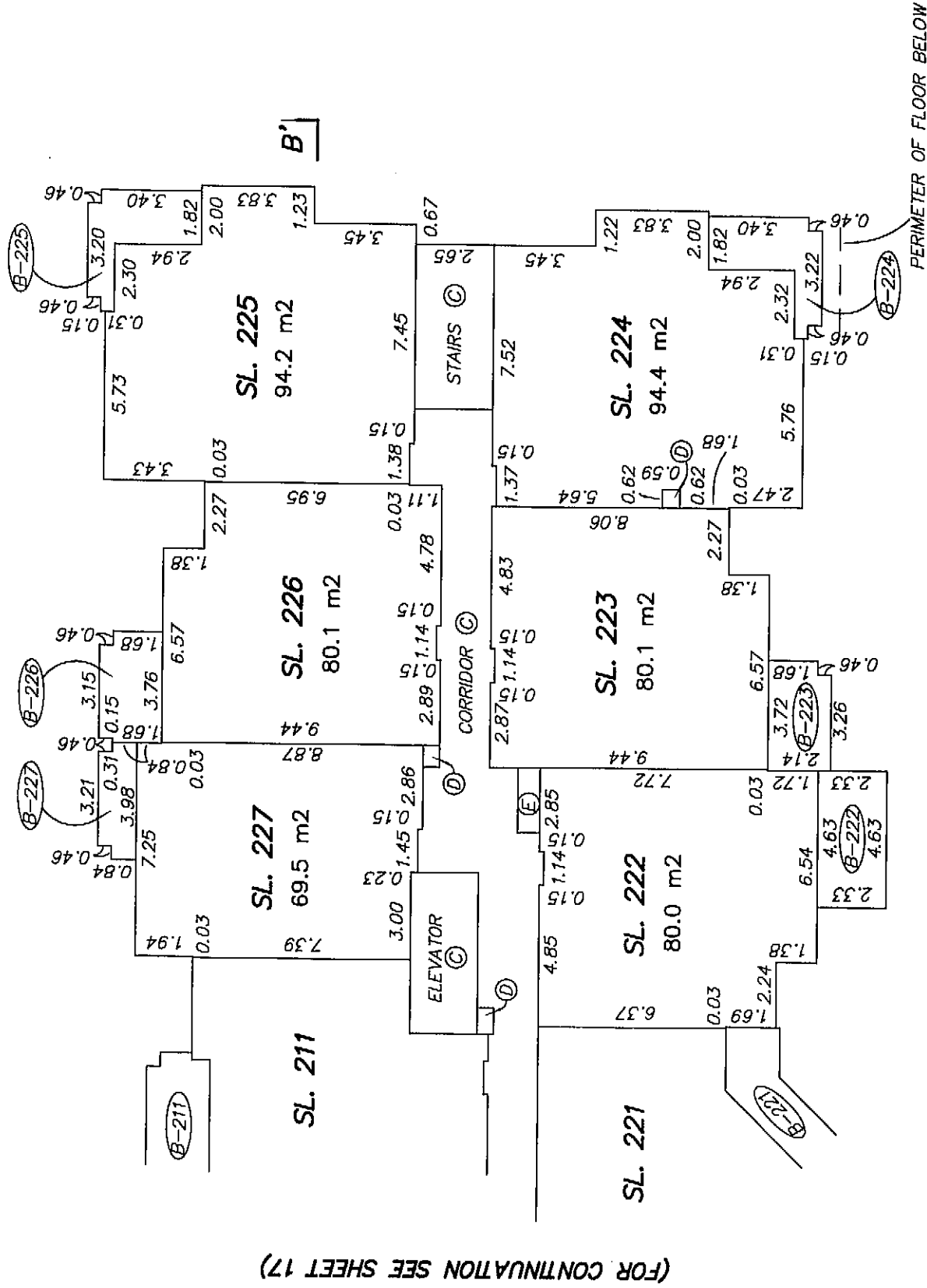
STRATA PLAN BCS542
PHASE TWO



FLOOR PLAN
BUILDING 1D - LEVEL 4 EAST
SCALE 1:200 DISTANCES ARE IN METRES



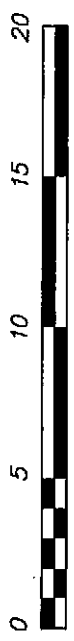
STRATA PLAN BCS542
PHASE TWO



JUNE 9, 2006
FILE: D 3162
DWG: 3162-S23

SECTIONS

STRATA PLAN BCS542
PHASE TWO



SCALE 1 : 250 DISTANCES ARE IN METRES

LEVEL 4	SL. 213	SL. 212	SL. 211	SL. 227	SL. 226	SL. 225
LEVEL 3	SL. 196	SL. 195	SL. 194	SL. 210	SL. 209	SL. 208
LEVEL 2	SL. 179	SL. 178	SL. 177	SL. 193	SL. 192	SL. 191
LEVEL 1	SL. 162	SL. 161	SL. 160	SL. 176	SL. 175	SL. 174
LEVEL P1	EXP. PLAN BCP_____					
LEVEL P2	EXP. PLAN BCP_____					

SECTION B – B’

LEVEL 4	SL. 153	SL. 154	SL. 155	SL. 156	SL. 157
LEVEL 3	SL. 142	SL. 143	SL. 144	SL. 145	SL. 146
LEVEL 2	SL. 131	SL. 132	SL. 133	SL. 134	SL. 135
LEVEL 1	SL. 120	SL. 121	SL. 122	SL. 123	SL. 124
LEVEL P1	EXP. PLAN BCP_____				

P-124

SECTION A – A’