

STRATA PLAN OF LOT A,
BLOCK B VICTORIA GARDENS,
GROUP 1, N.W.D., PLAN BCP16858

STRATA PLAN BCS 2781

"CITY OF NEW WESTMINSTER"
B.C.G.S. 92G.026

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

THIS 26 DAY OF FEBRUARY, 2008

TAN MACDONALD /CP
REGISTRAR

BB638387-508

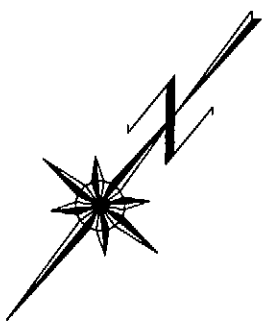
SCALE 1:500



ALL DISTANCES ARE IN METRES.

"QUANTUM"

39 SIXTH STREET
537 CLARKSON STREET
NEW WESTMINSTER, BC



INTEGRATED SURVEY AREA No. 49
(NEW WESTMINSTER) 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 0.9996020

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 89H6036 AND 92H0715.

- ▲ - 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
- MS - DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- P9 - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 9
- T112 - DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 112
- B3 - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 3
- RES - DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 3 TO 122 INCLUSIVE

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

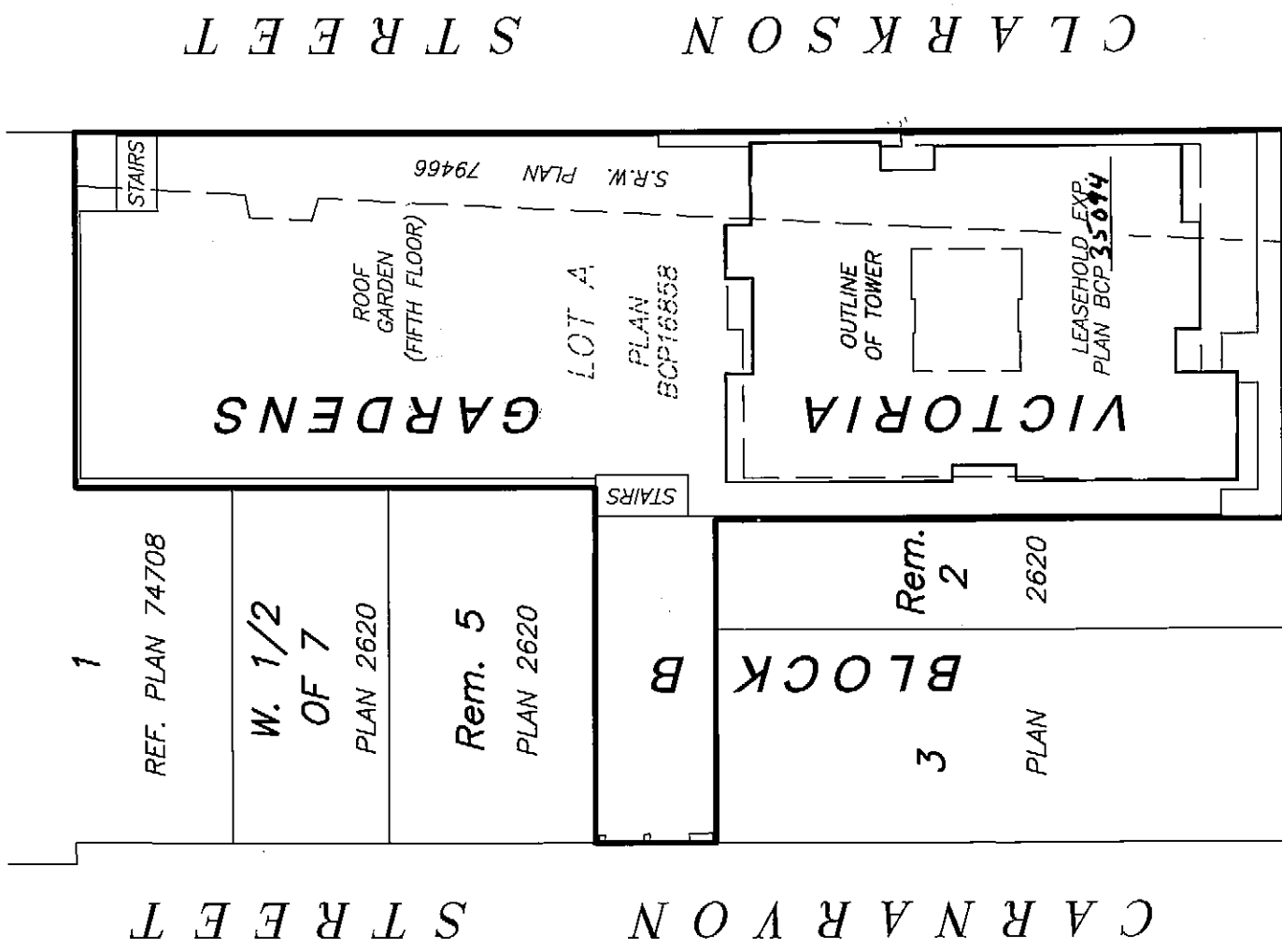
I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN
IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND
THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: DECEMBER 19th, 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 # 30575-14
FILE # 30575-14_FS
DATE : DECEMBER 19, 2007



SIXTH STREET

SEE SHEET #2 FOR
BOUNDARY DIMENSIONS

SEE SHEET #3 FOR
BUILDING LOCATION
AND DIMENSIONS

NOTE:

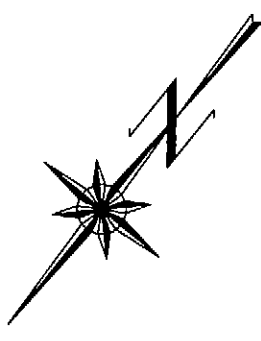
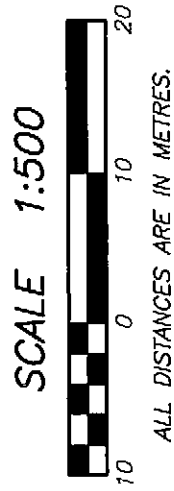
ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL
TO, PERPENDICULAR TO, OR AT 45° DEFLECTION
TO, UNLESS OTHERWISE SHOWN.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

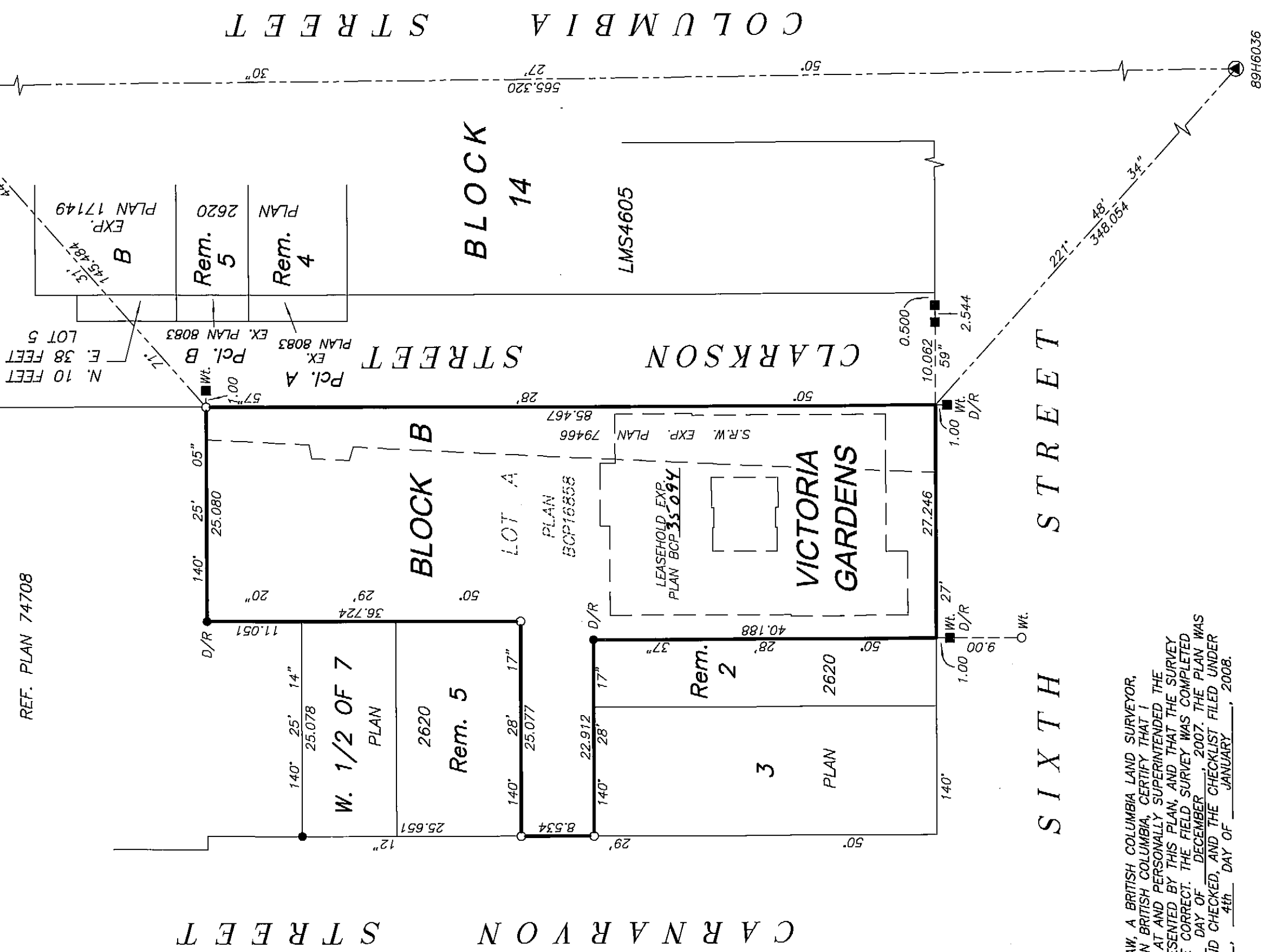
ORIGINAL

BOUNDARY DIMENSIONS

STRATA PLAN BCS 2781



1
REF. PLAN 74708



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 DECEMBER, 2007. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER
ECP75375, 4th DAY OF JANUARY, 2008.

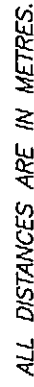
Mike E Shaw B.C.L.S.

DRAWING # 30575-14
FILE # 30575-14_Post

DATE : DECEMBER 19, 2007
M.E.S.

ORIGINAL

STRATA PLAN BCS 2781



DATE : DECEMBER 19, 2007

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ORIGINAL

STRATA PLAN BCS 2781

OWNER :

BOSA PROPERTIES (SIXTH ST.) INC.
(INCORPORATION No. 0700035)

AUTHORIZED SIGNATORY DALE BOSA

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

DALE C.A. DE VUYST

SOLICITOR

OCCUPATION OF WITNESS

1201-4555 KINGSWAY

BURNABY, B.C. V5H 4T8

ADDRESS OF WITNESS

MORTGAGEE :

CANADIAN WESTERN BANK
~~COAST CAPITAL SAVINGS CREDIT UNION~~

AUTHORIZED SIGNATORY MARIO FURLAN
~~COAST CAPITAL SAVINGS CREDIT UNION~~

AUTHORIZED SIGNATORY PAT KENNISON

WITNESS AS TO BOTH SIGNATURES

STEPHEN MCCULLOUGH

SOLICITOR

OCCUPATION OF WITNESS

1600-925 W. GEORGIA ST.

VANCOUVER, B.C. V6C 3L2

ADDRESS OF WITNESS

THE CITY OF NEW WESTMINSTER REGISTERED
OWNER OF COVENANTS BX556729 AND BX278861
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

Lorrie Williams
AUTHORIZED SIGNATORY LORRIE WILLIAMS
ACTING MAYOR

AUTHORIZED SIGNATORY

RICK PARR CITY CLERK

MORTGAGEE :

CANADIAN IMPERIAL BANK OF COMMERCE

AUTHORIZED SIGNATORY SAM BERTUCCHI
Senior Risk Analyst

AUTHORIZED SIGNATORY ANNA MARIE MERRICK
Asst. General Manager

WITNESS AS TO BOTH SIGNATURES

Notary for the Province of Ontario

OCCUPATION OF WITNESS

595 BAY ST. 5th floor

Toronto, Ont M5G 2C2

ADDRESS OF WITNESS

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT, AS OF DECEMBER 19th, 2007, BEEN
PREVIOUSLY OCCUPIED.

Mike E Shaw B.C.L.S.

MORTGAGEE

COAST CAPITAL SAVINGS CREDIT UNION

AUTHORIZED SIGNATORY DEAN WARRABURG

AUTHORIZED SIGNATORY W.P. (WES) BOYORSKI

WITNESS AS TO SIGNATURES LISA DALE

Administrator

OCCUPATION OF WITNESS

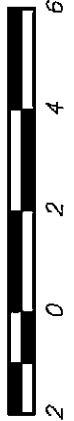
1st Floor, 15117-101 Avenue, Surrey BC

ADDRESS OF WITNESS V3R 8P7

SECTION A – A’

SCALE 1:150

STRATA PLAN BCS 2781



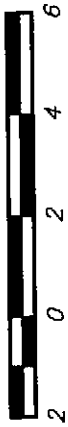
ALL DISTANCES ARE IN METRES.

LEASEHOLD EXP. PLAN BCP		ROOF RES		ROOF LEVEL
SL. 119	SL.	SL.	SL.	NINETEENTH FLOOR
SL. 112	113	114	114	EIGHTEENTH FLOOR
SL. 105		SL. 106		SEVENTEENTH FLOOR
SL. 97	SL. 98	SL. 99		SIXTEENTH FLOOR
SL. 89	SL. 90	SL. 91		FIFTEENTH FLOOR
SL. 81	SL. 82	SL. 83		FOURTEENTH FLOOR
SL. 73	SL. 74	SL. 75		THIRTEENTH FLOOR
SL. 65	SL. 66	SL. 67		TWELFTH FLOOR
SL. 57	SL. 58	SL. 59		ELEVENTH FLOOR
SL. 49	SL. 50	SL. 51		TENTH FLOOR
SL. 41	SL. 42	SL. 43		NINTH FLOOR
SL. 33	SL. 34	SL. 35		EIGHTH FLOOR
SL. 25	SL. 26	SL. 27		SEVENTH FLOOR
SL. 17	SL. 18	SL. 19		SIXTH FLOOR
SL. 9	SL. 10	SL. 11		FIFTH FLOOR
SL. 6	SL. 7	SL. 8		PARKING LEVEL 4
SL. 3	SL. 4	SL. 5		PARKING LEVEL 3
SL. 1	LOBBY/LOUNGE ©		SL. 2	PARKING LEVEL 2
CORRIDOR ©				PARKING LEVEL 1

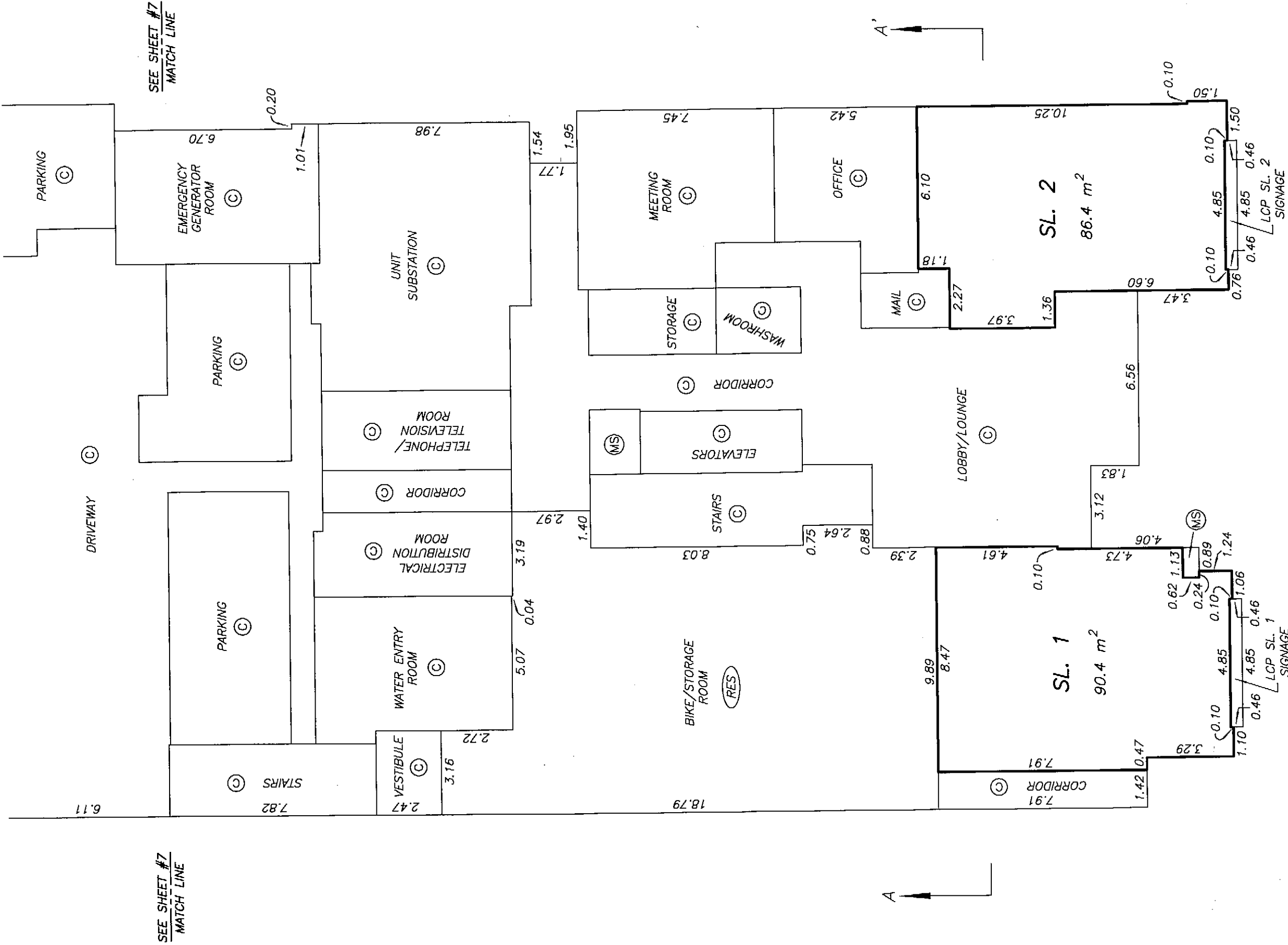
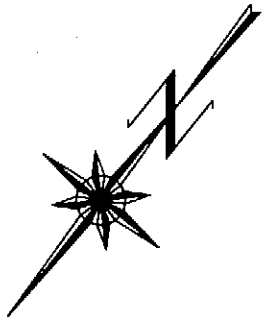
PARKING LEVEL 1
FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 2781

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 19, 2007

M.C.S.

SHEET 7 OF 31 SHEETS

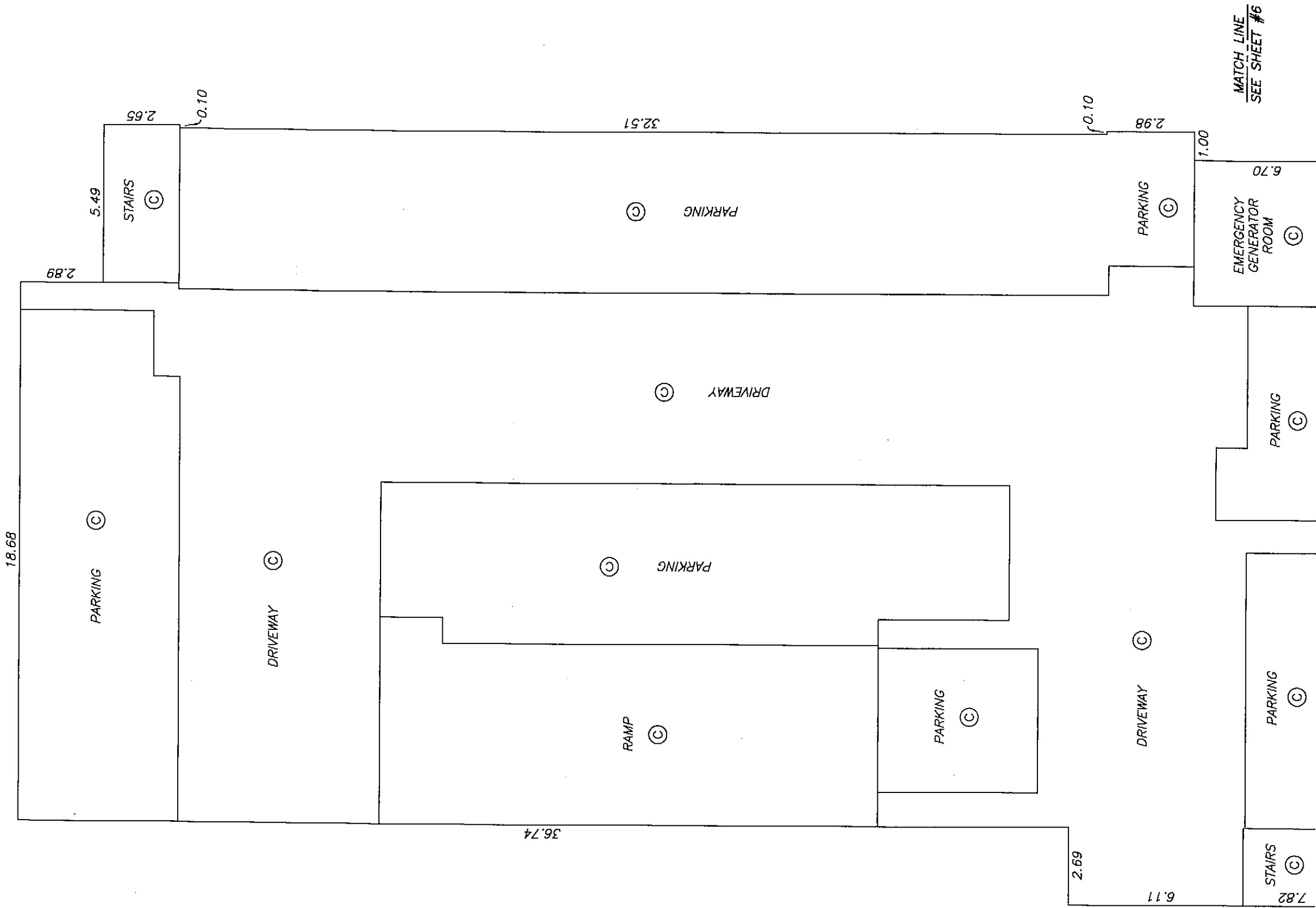
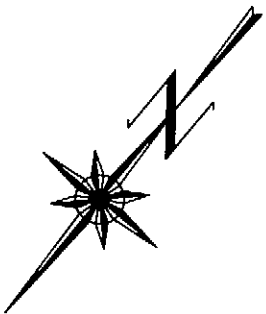
PARKING LEVEL 1
FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 2781

SCALE 1:150



ALL DISTANCES ARE IN METRES.



MATCH LINE
SEE SHEET #6

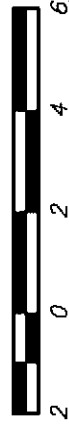
MATCH LINE
SEE SHEET #6

SHEET 8 OF 31 SHEETS

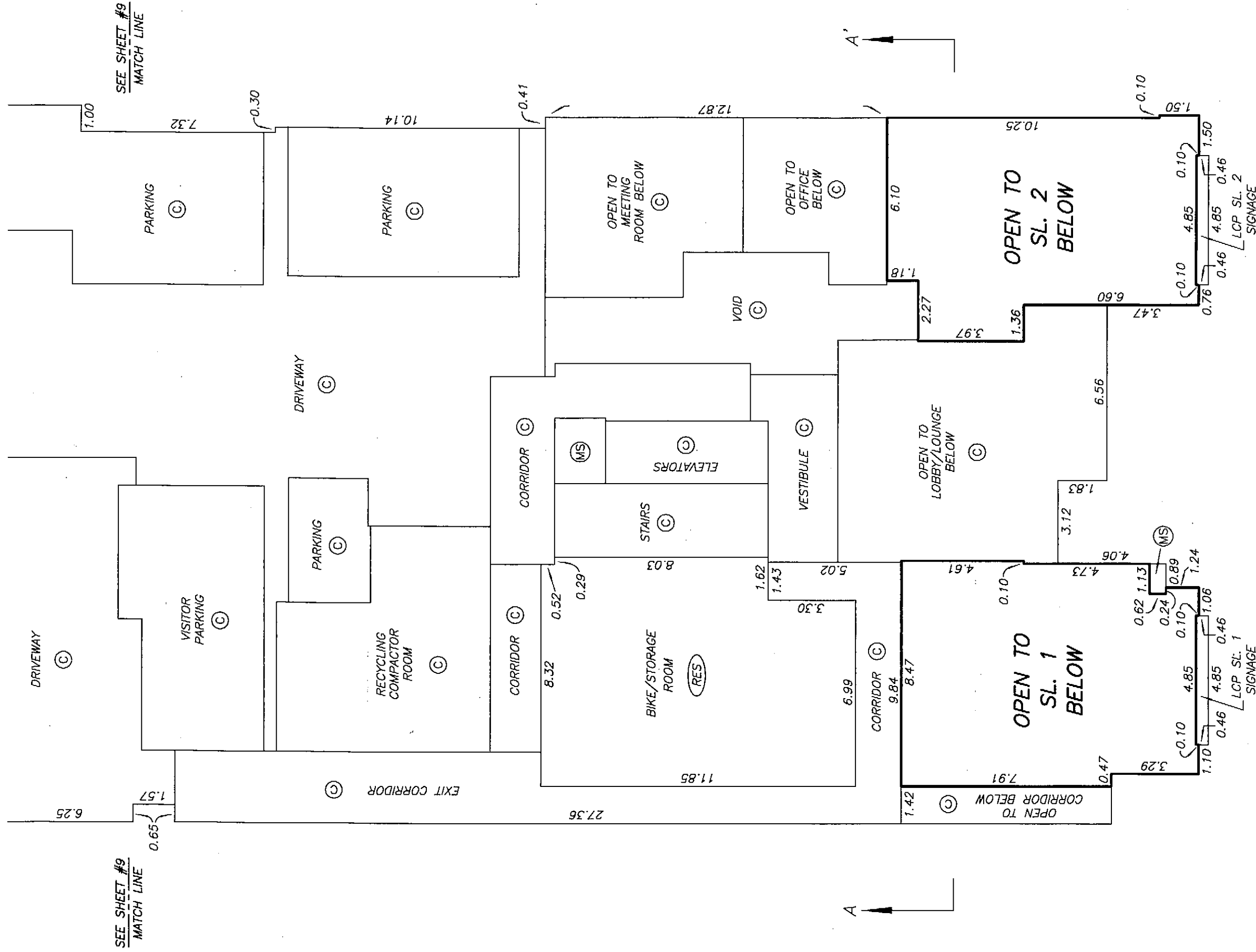
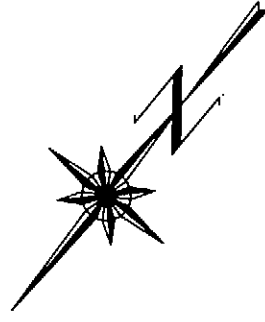
PARKING LEVEL 2
FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 2781

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 19, 2007

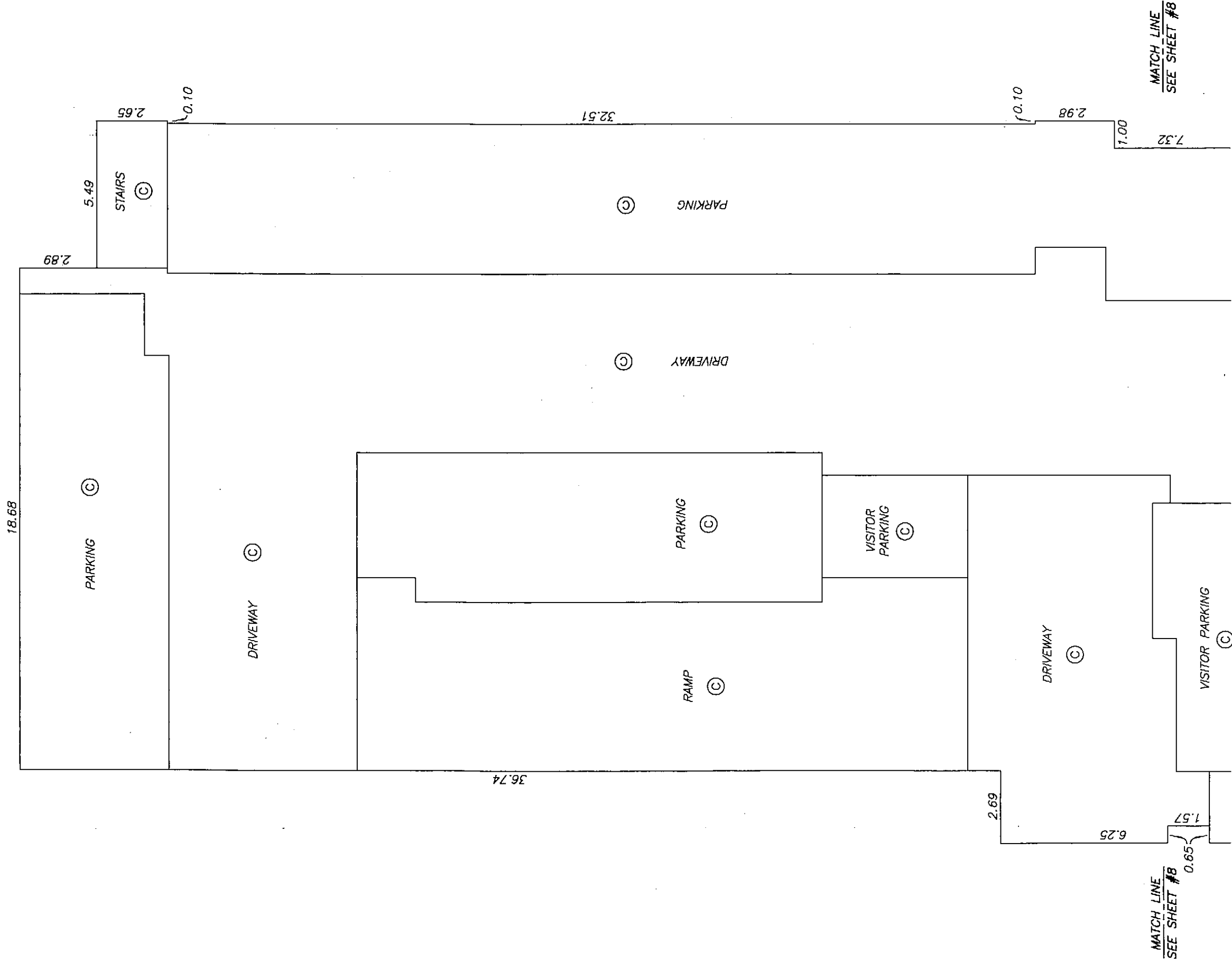
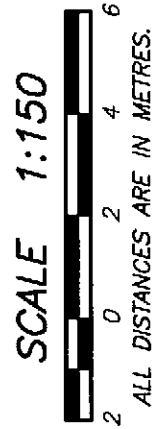
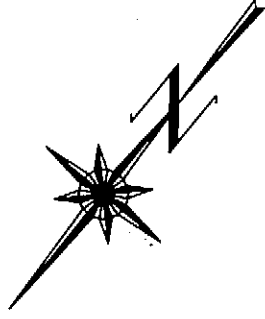
DRAWING # 30575-14
FILE # 30575-14_L2

M.E.B.

SHEET 9 OF 31 SHEETS

PARKING LEVEL 2
FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 2781



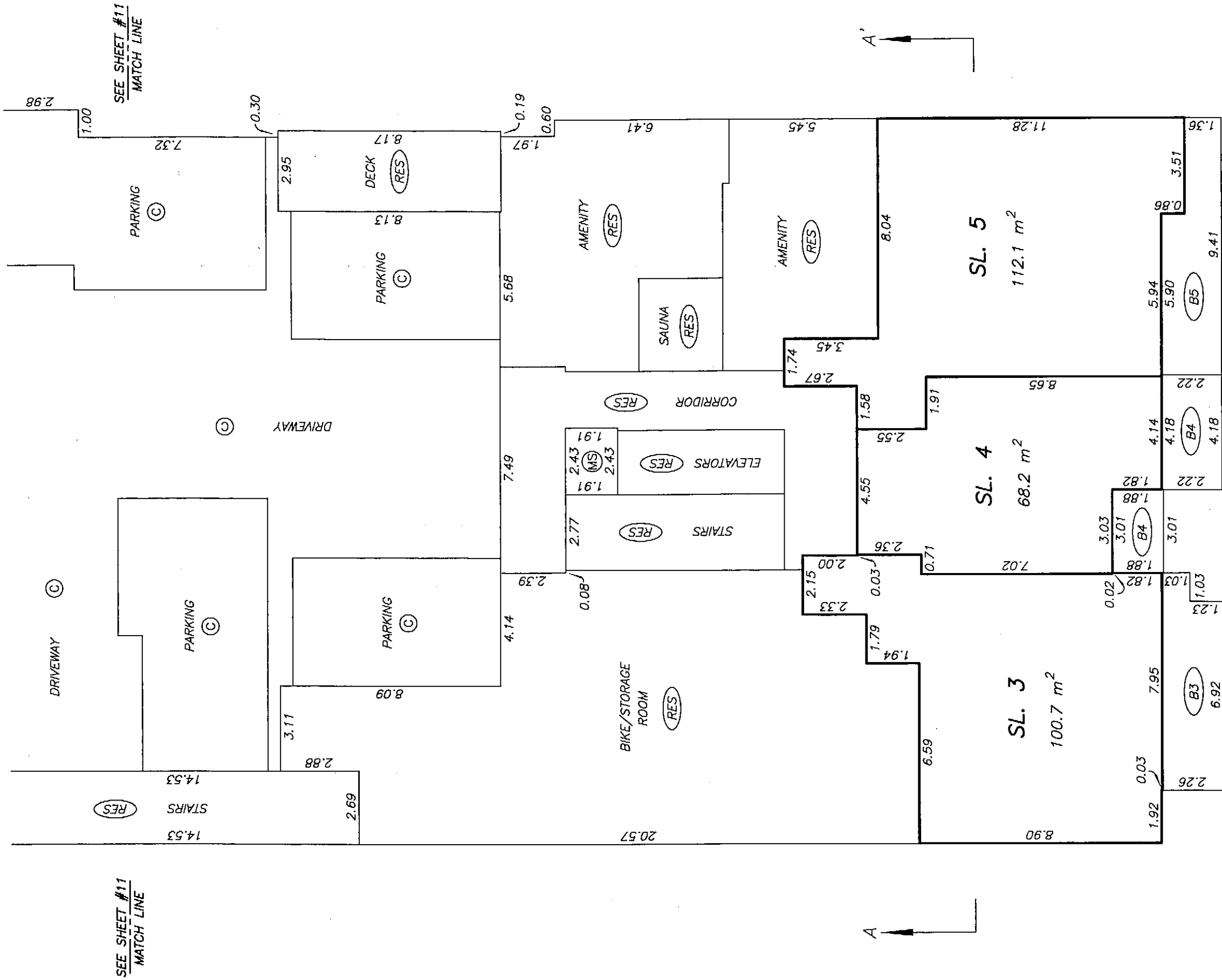
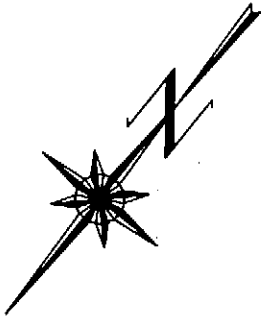
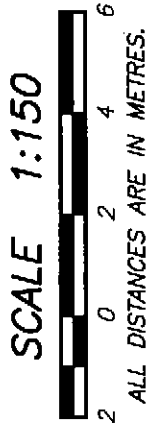
DATE : DECEMBER 19, 2007

DRAWING # 30575-14
FILE # 30575-14_L2

M.E.S.

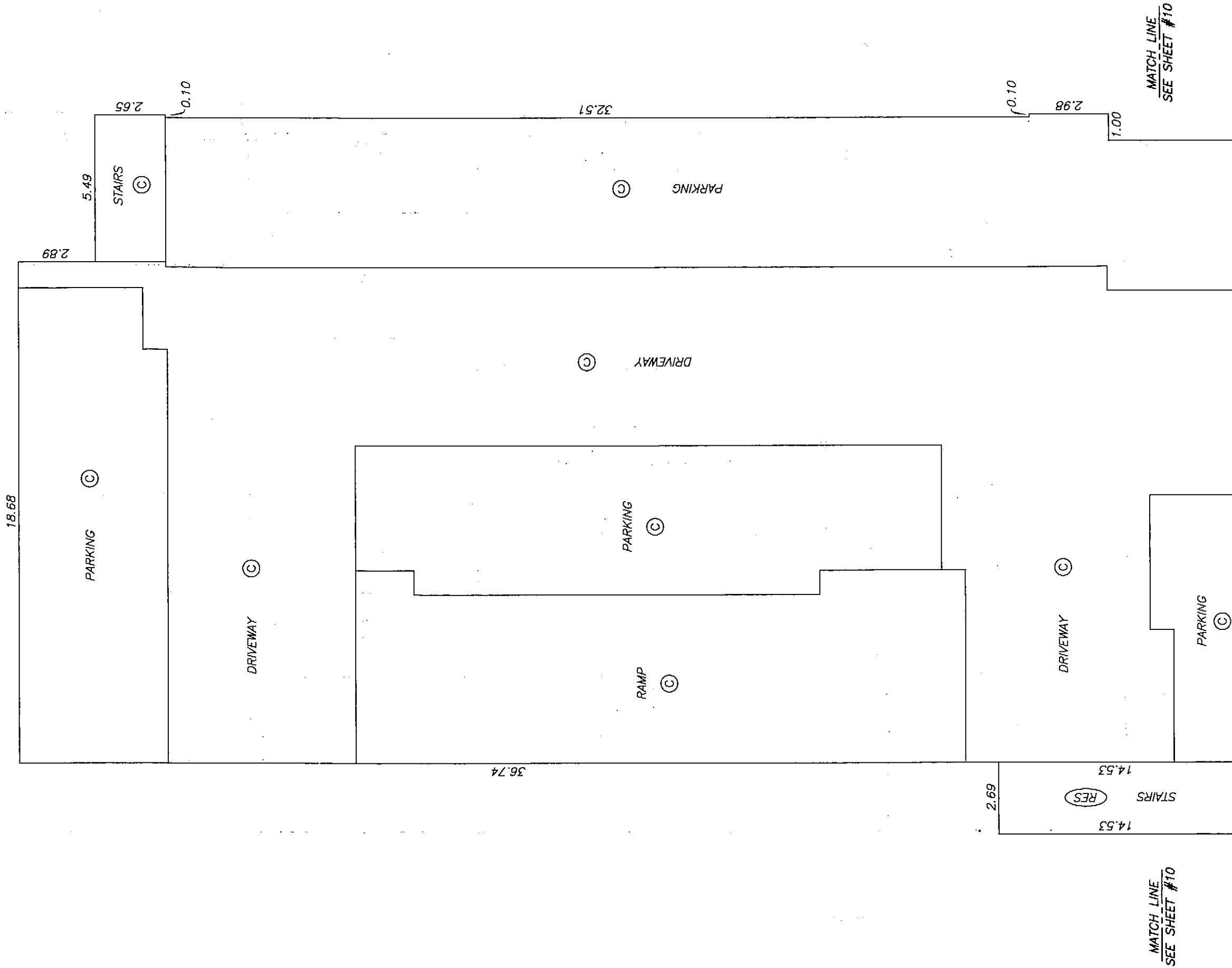
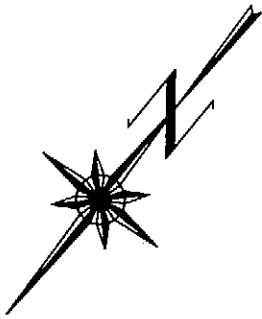
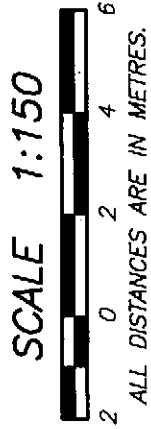
**PARKING LEVEL 3
FLOOR PLAN
WEST PORTION**

STRATA PLAN BCS 2781



PARKING LEVEL 3
FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 2781

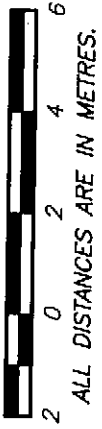


SHEET 12 OF 31 SHEETS

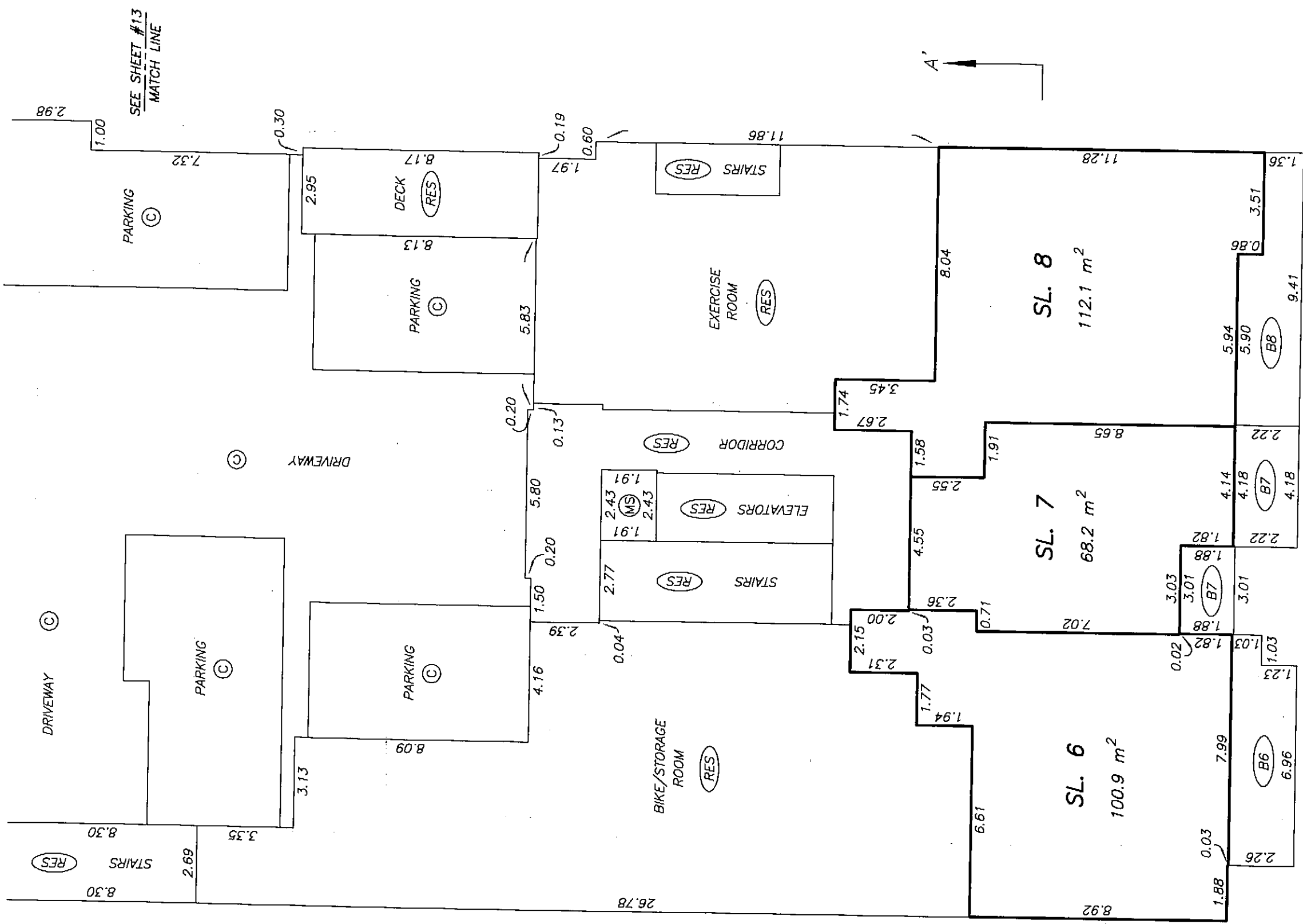
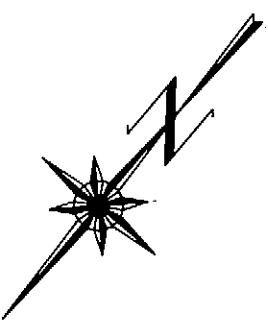
**PARKING LEVEL 4
FLOOR PLAN
WEST PORTION**

STRATA PLAN BCS 2781

SCALE 1:150



ALL DISTANCES ARE IN METRES.



SHEET 13 OF 31 SHEETS

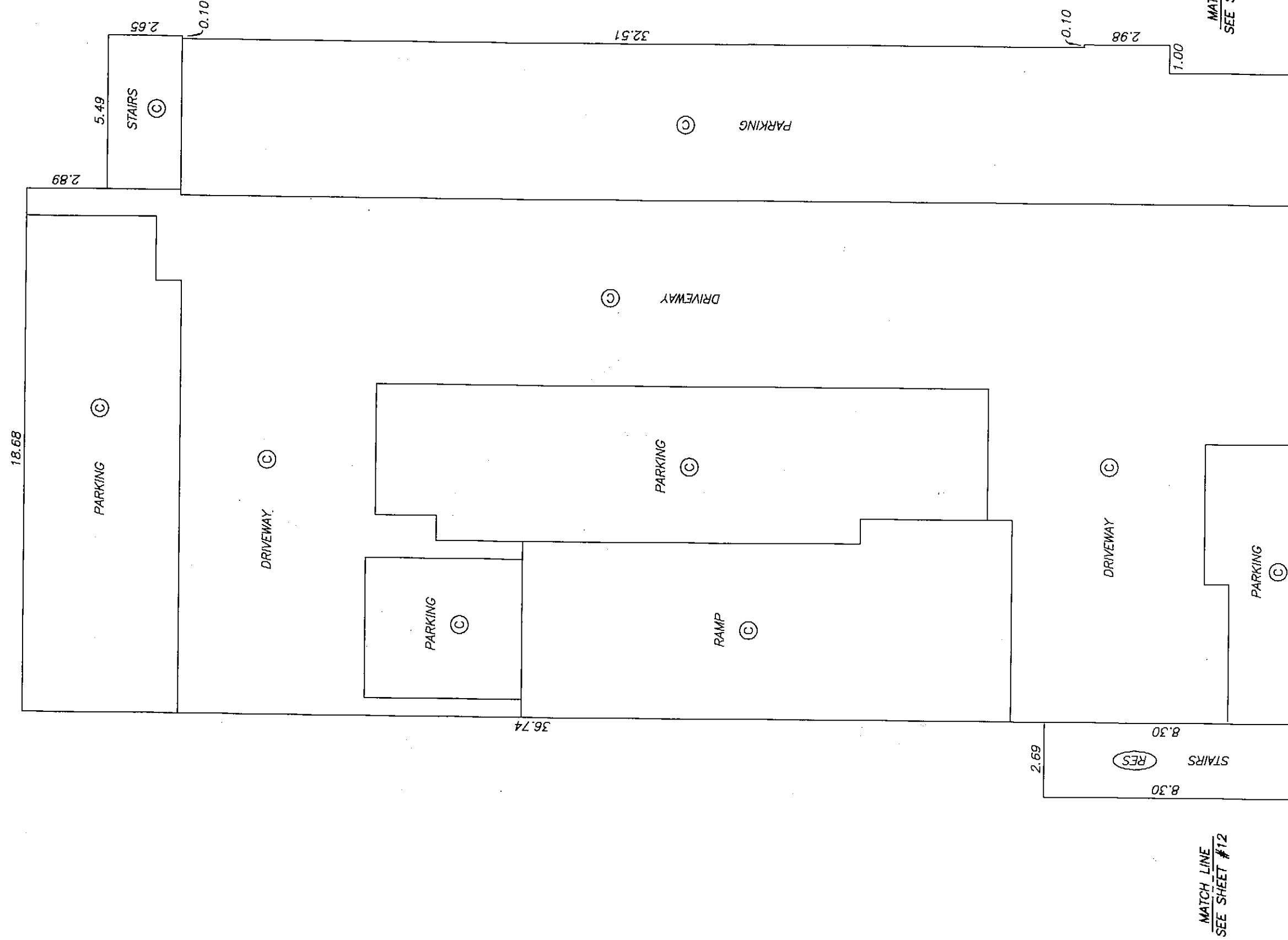
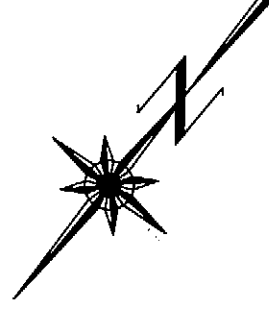
PARKING LEVEL 4
FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 2181

SCALE 1:150



ALL DISTANCES ARE IN METRES.



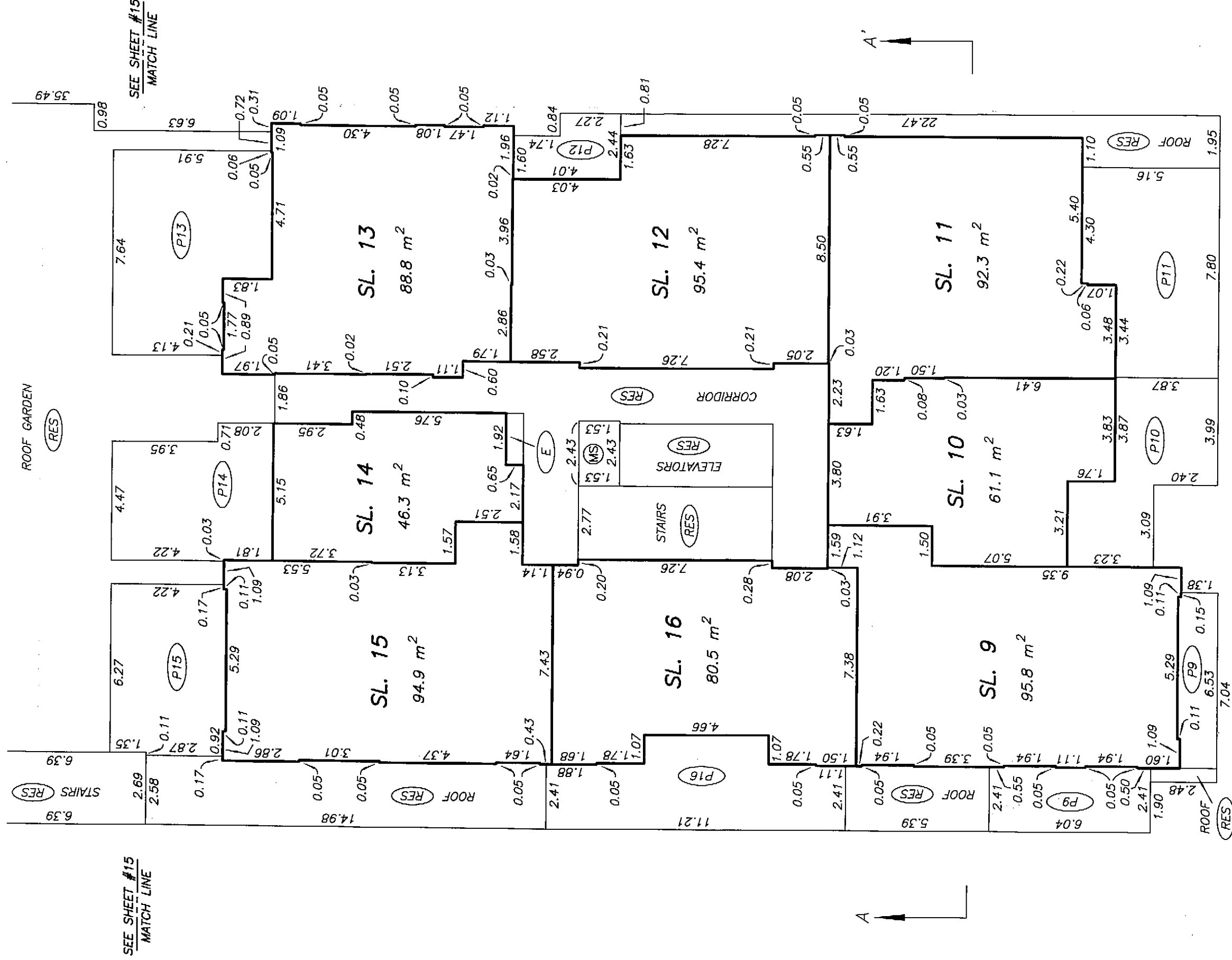
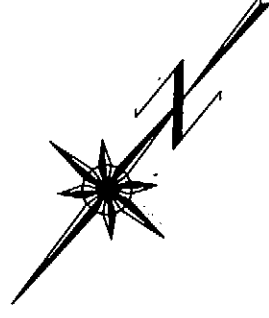
DATE : DECEMBER 19, 2007

DRAWING # 30575-14
FILE # 30575-14_L4

M. E. S.

FIFTH FLOOR PLAN
WEST PORTION

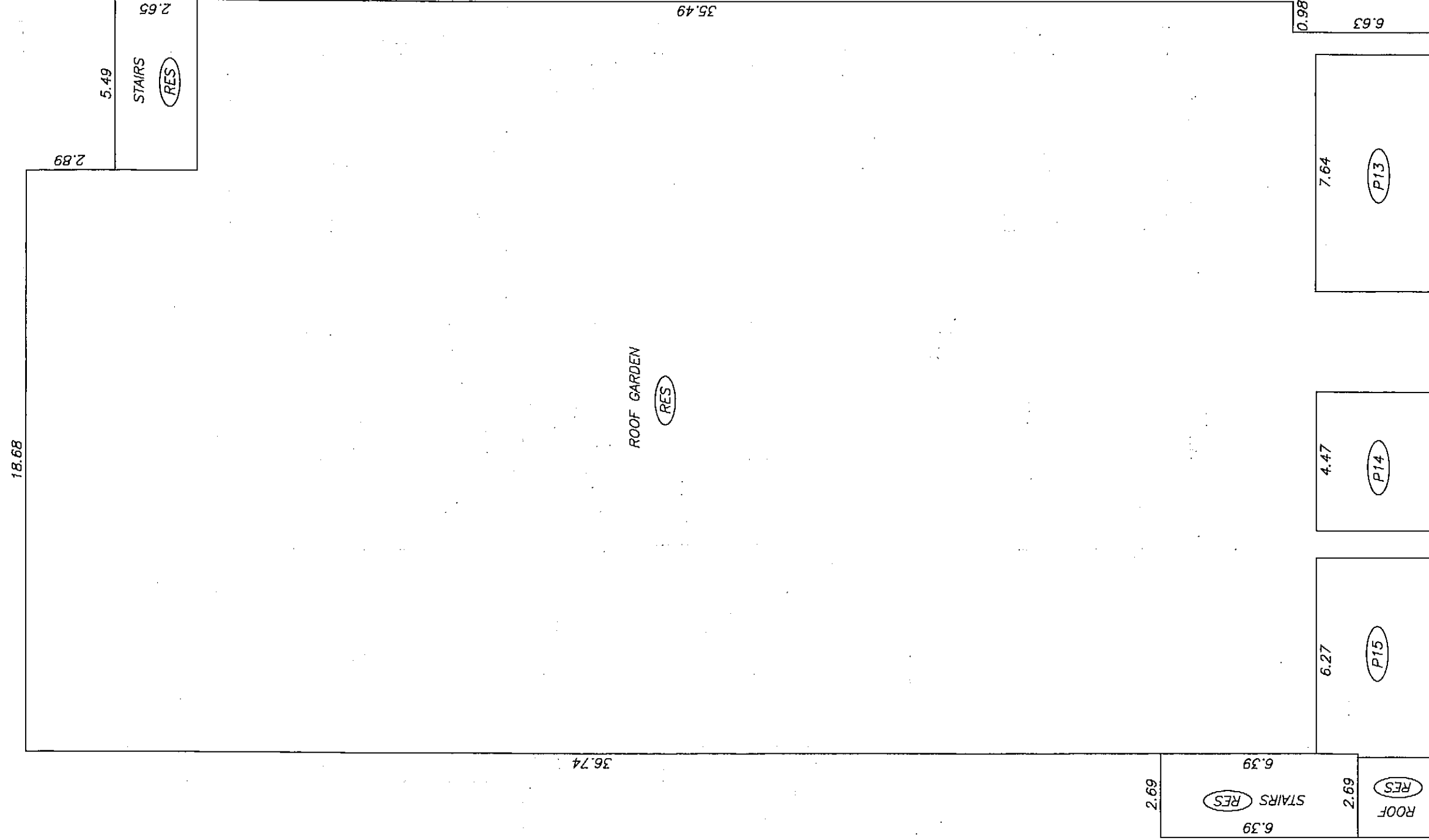
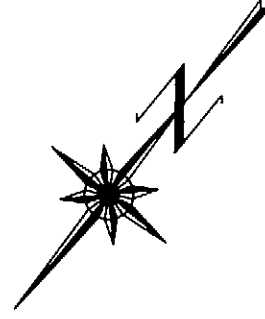
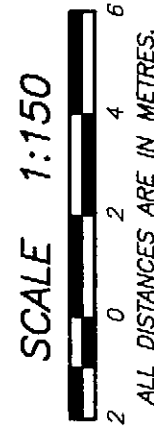
STRATA PLAN BCS 2781



SHEET 15 OF 31 SHEETS

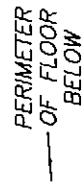
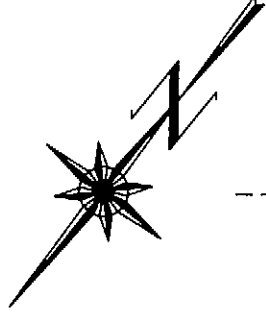
FIFTH FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 278/



DATE : DECEMBER 19, 2007
M.E.D.

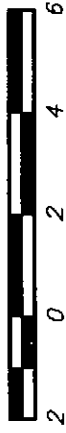
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FILE # 30575-14_L1



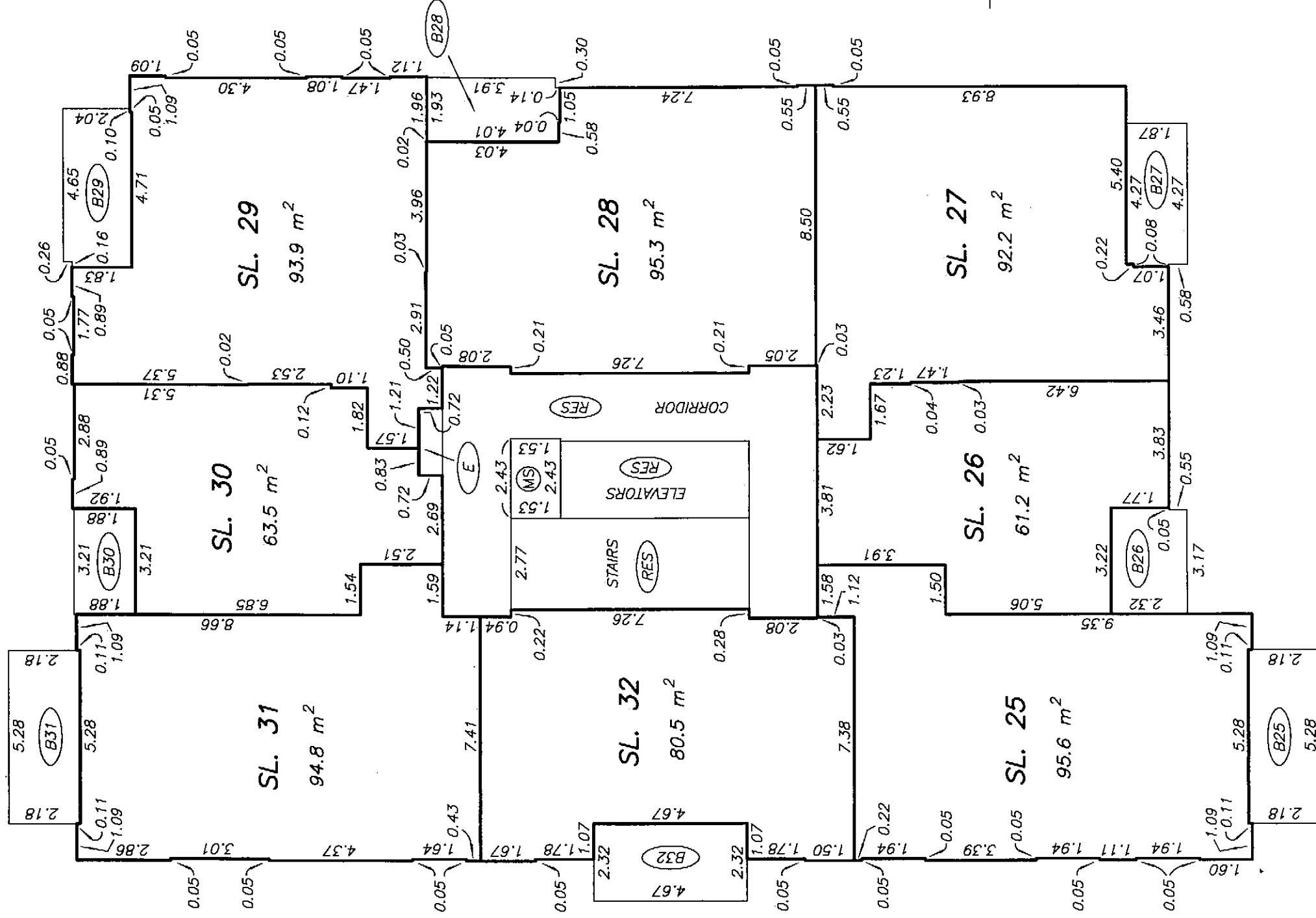
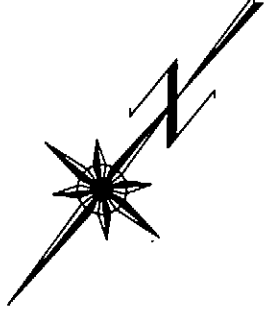
SEVENTH FLOOR PLAN

STRATA PLAN BCS 2781

SCALE 1:150



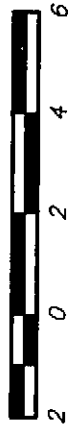
ALL DISTANCES ARE IN METRES.



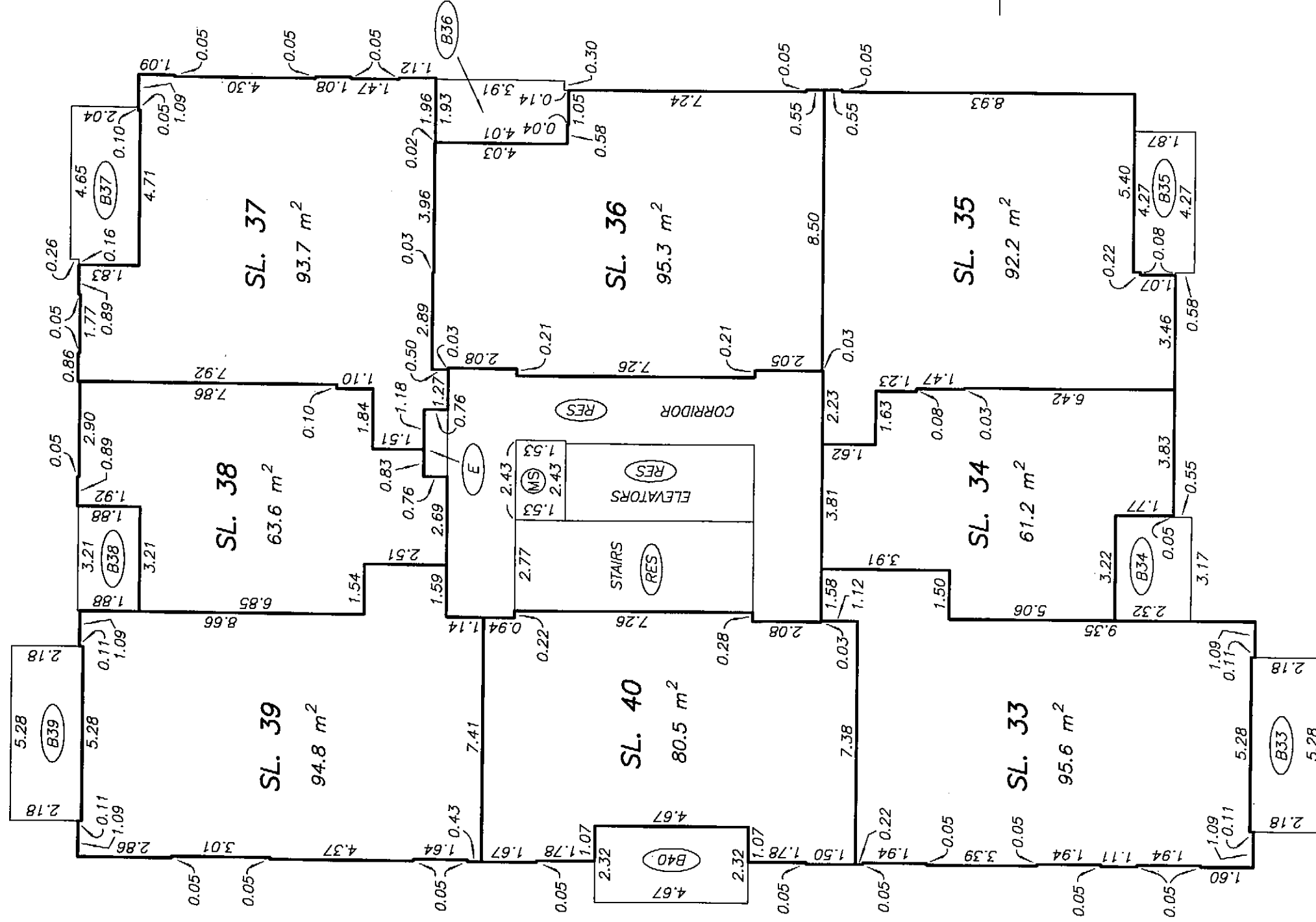
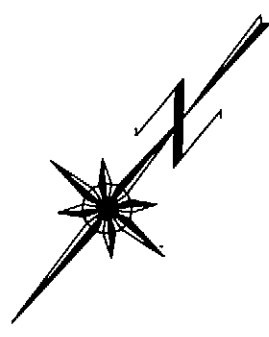
EIGHTH FLOOR PLAN

STRATA PLAN BCS 2781

SCALE 1:150

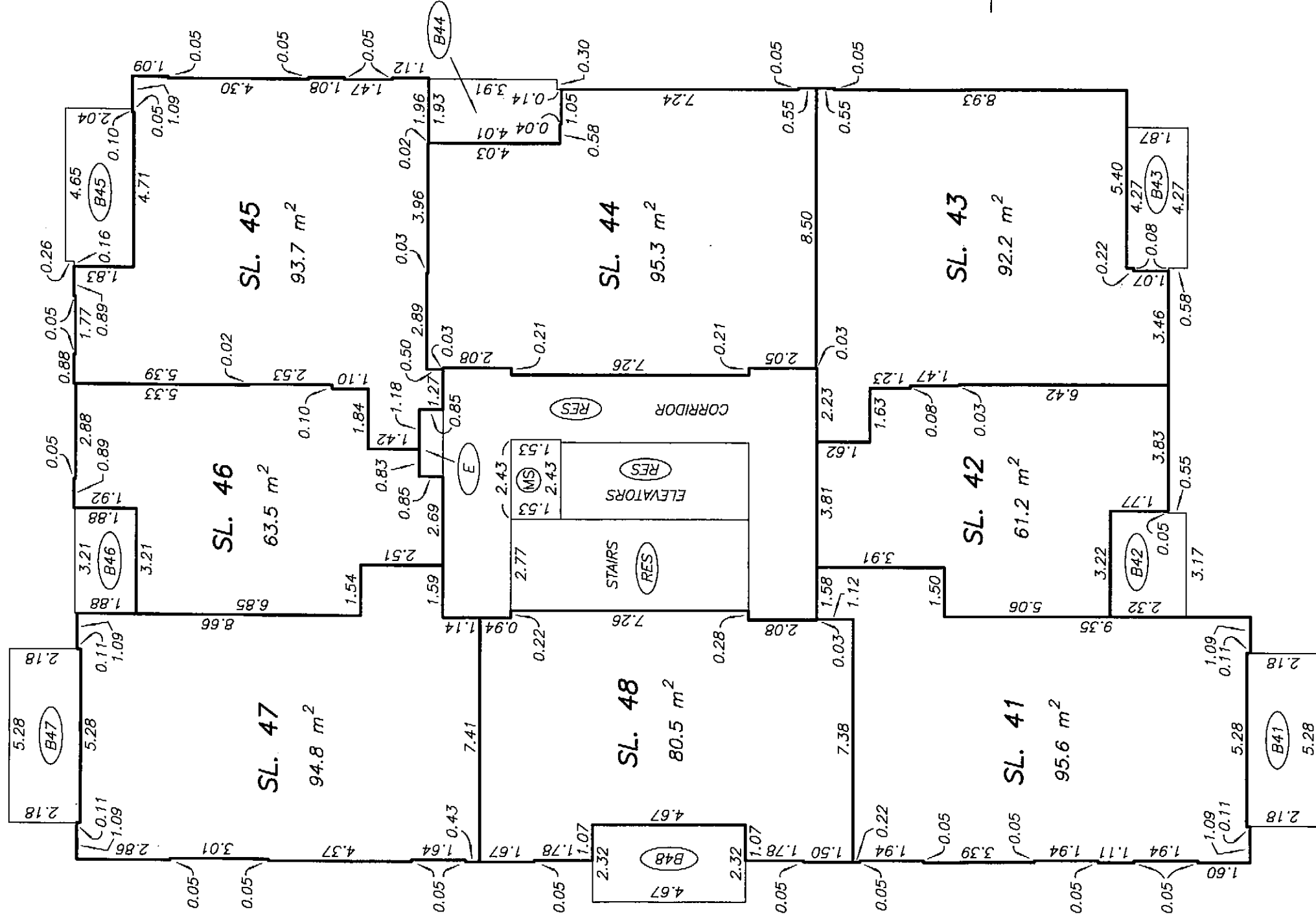
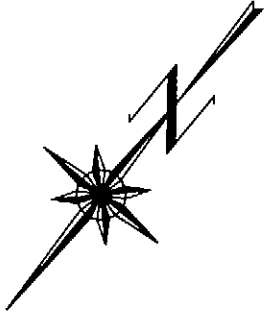


ALL DISTANCES ARE IN METRES.



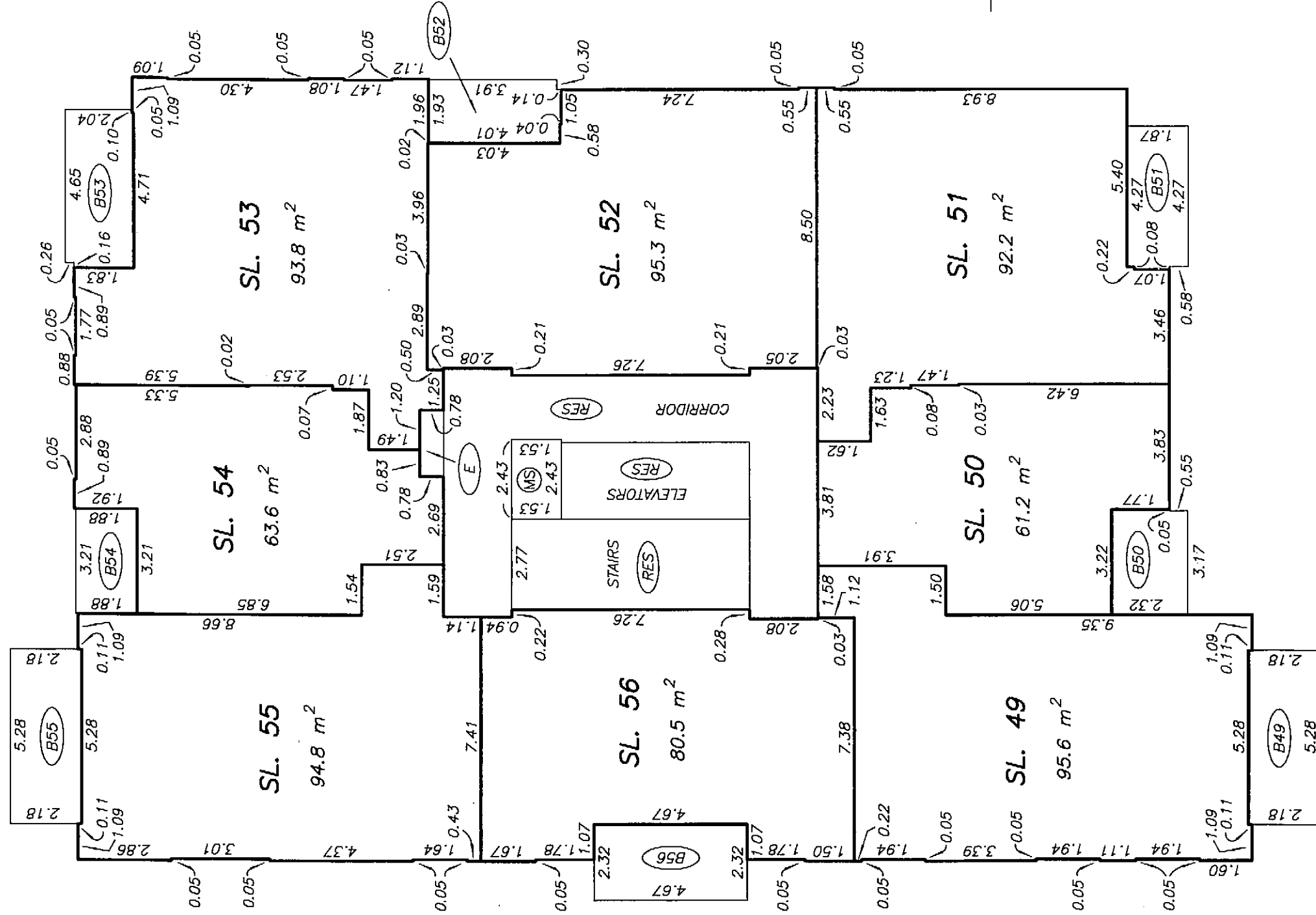
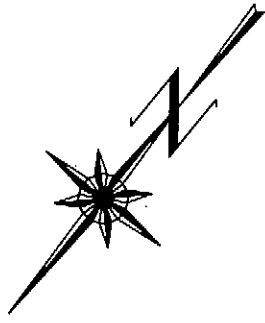
NINTH FLOOR PLAN

STRATA PLAN BCS 2781



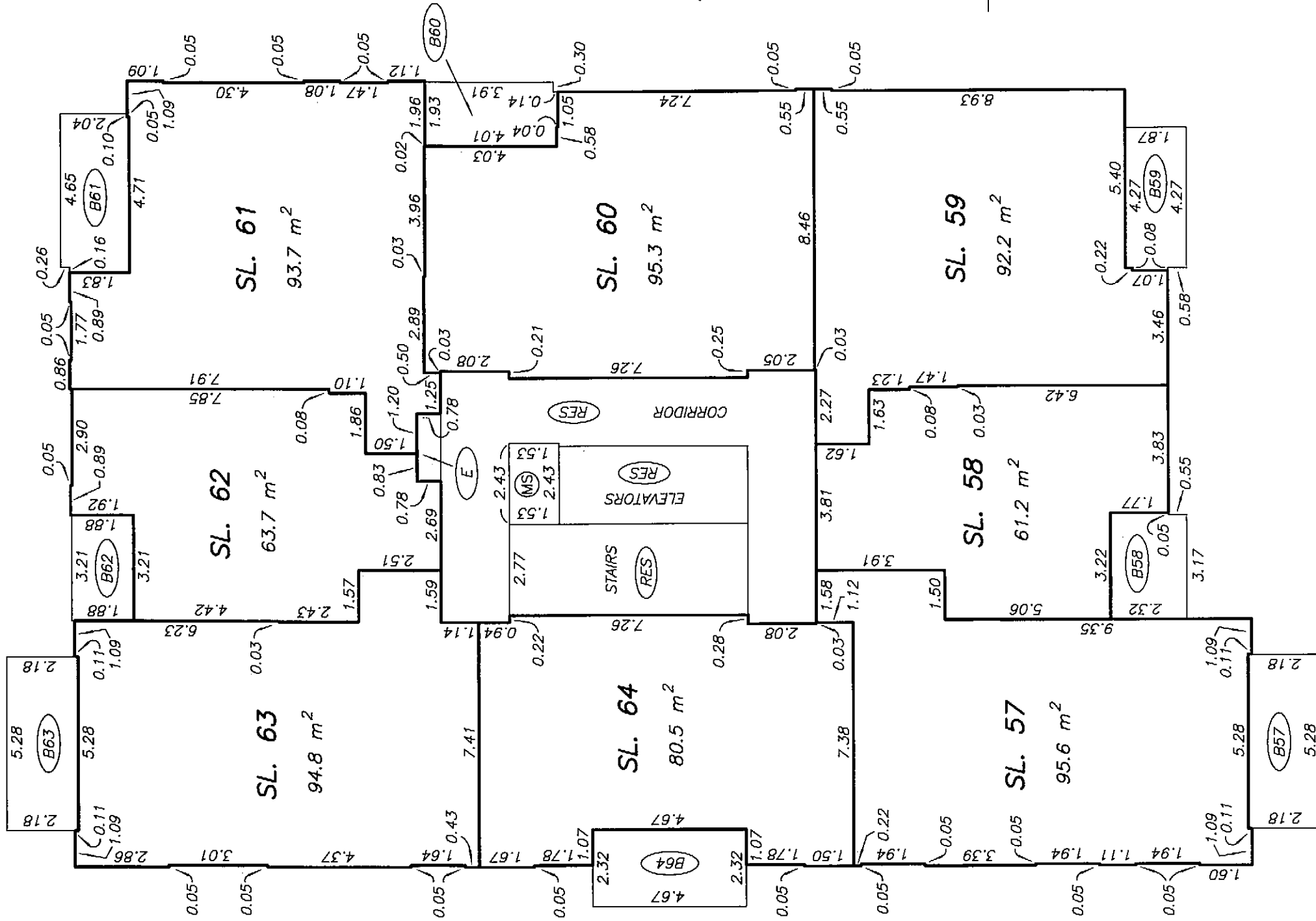
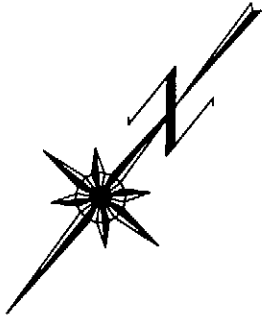
TENTH FLOOR PLAN

STRATA PLAN BCS 2781



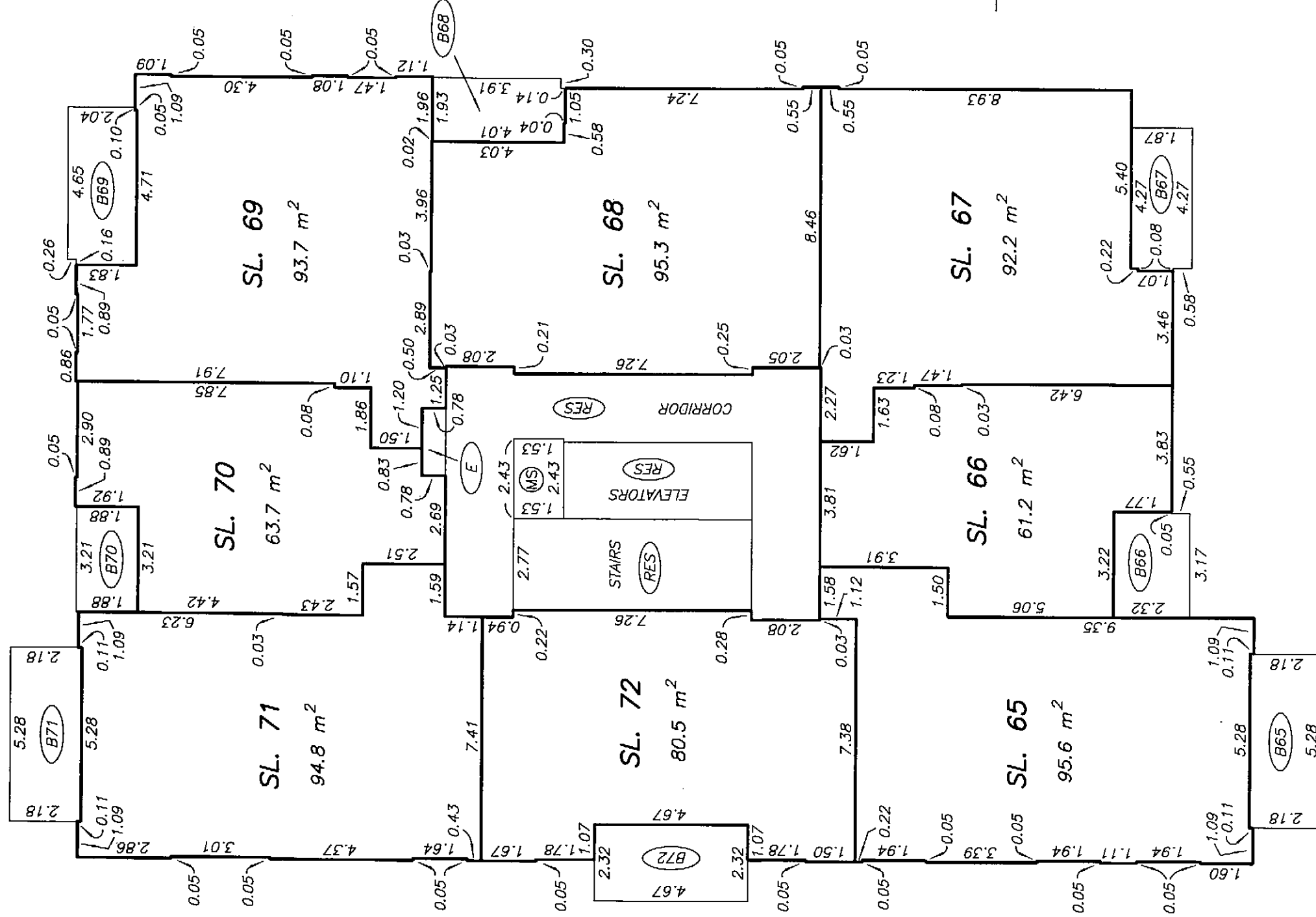
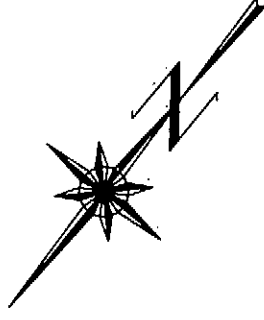
ELEVENTH FLOOR PLAN

STRATA PLAN BCS 2781



TWELFTH FLOOR PLAN

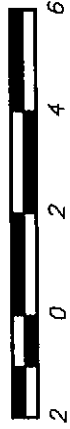
STRATA PLAN BCS 2781



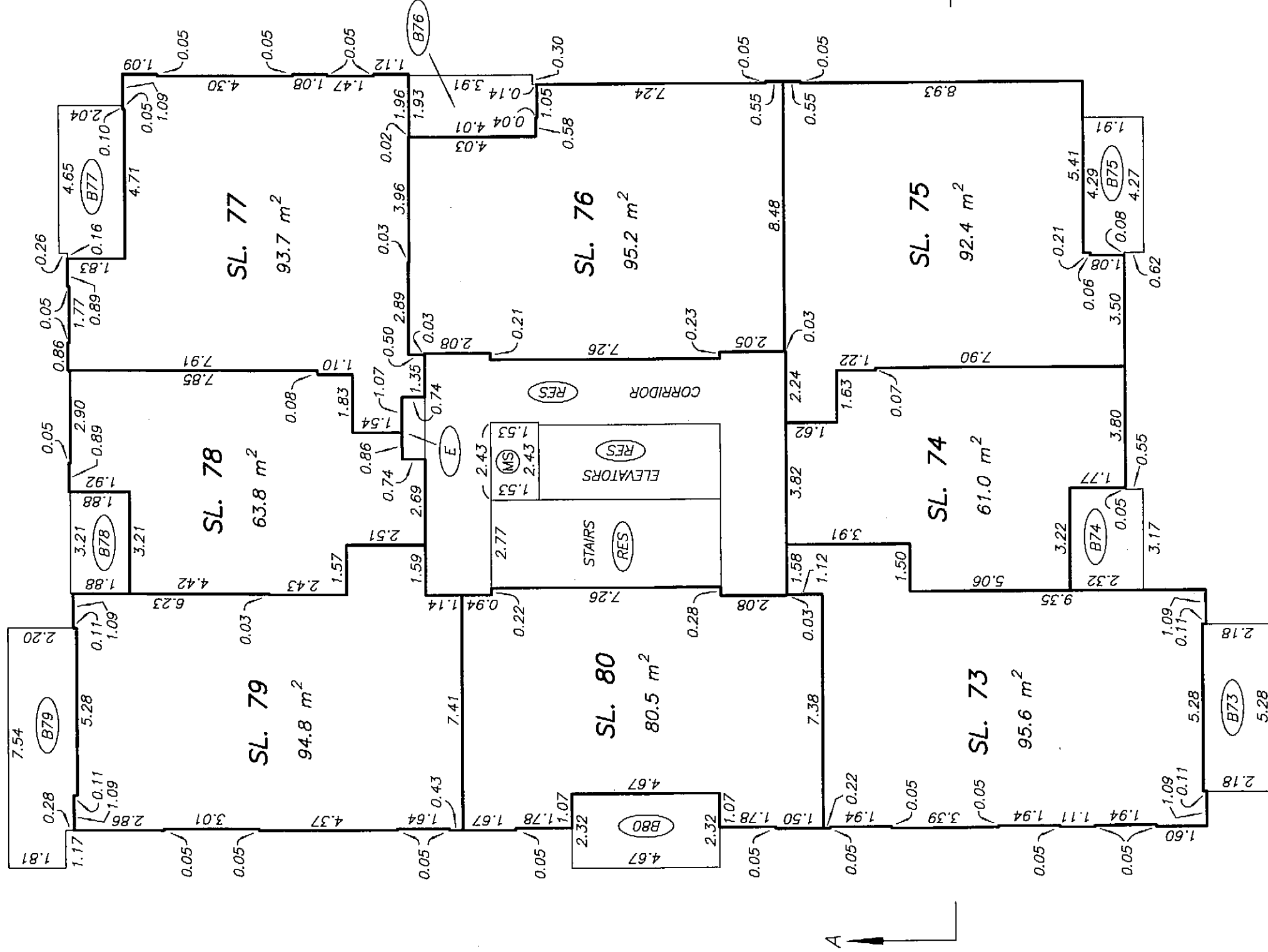
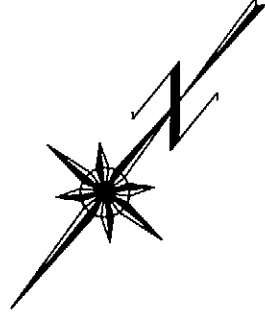
THIRTEENTH FLOOR PLAN

STRATA PLAN BCS 2781

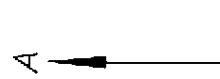
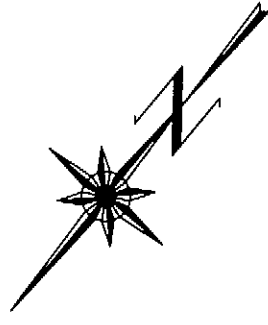
SCALE 1:150



ALL DISTANCES ARE IN METRES.



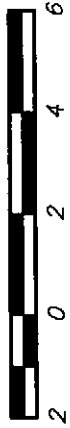
STRATA PLAN BCS 2781



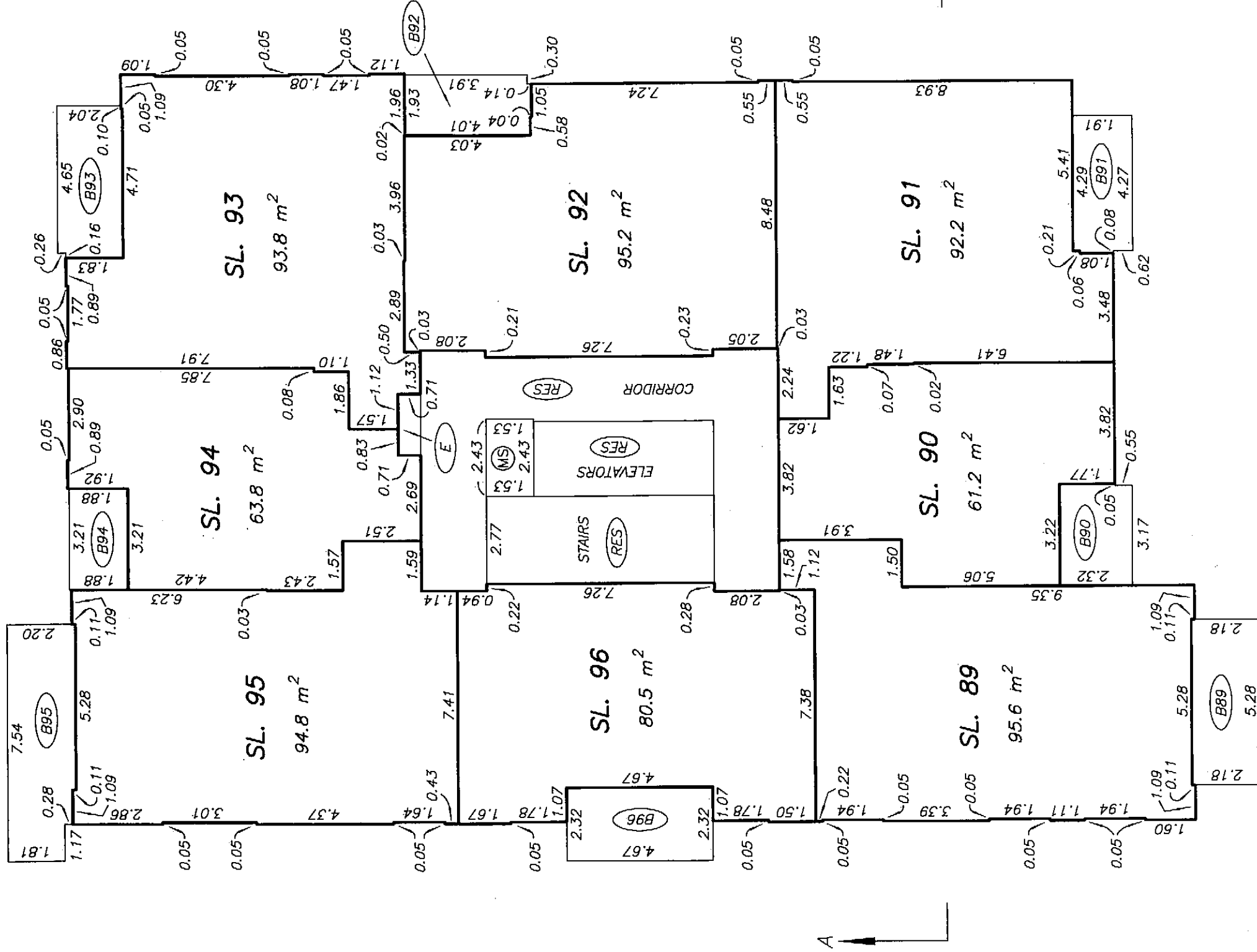
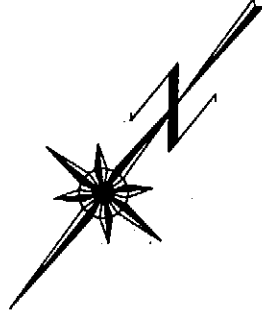
FIFTEENTH FLOOR PLAN

STRATA PLAN BCS 2781

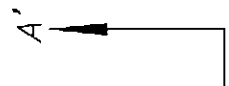
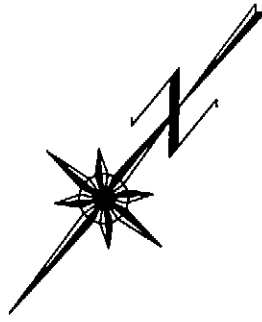
SCALE 1:150



ALL DISTANCES ARE IN METRES.



STRATA PLAN BCS 2781

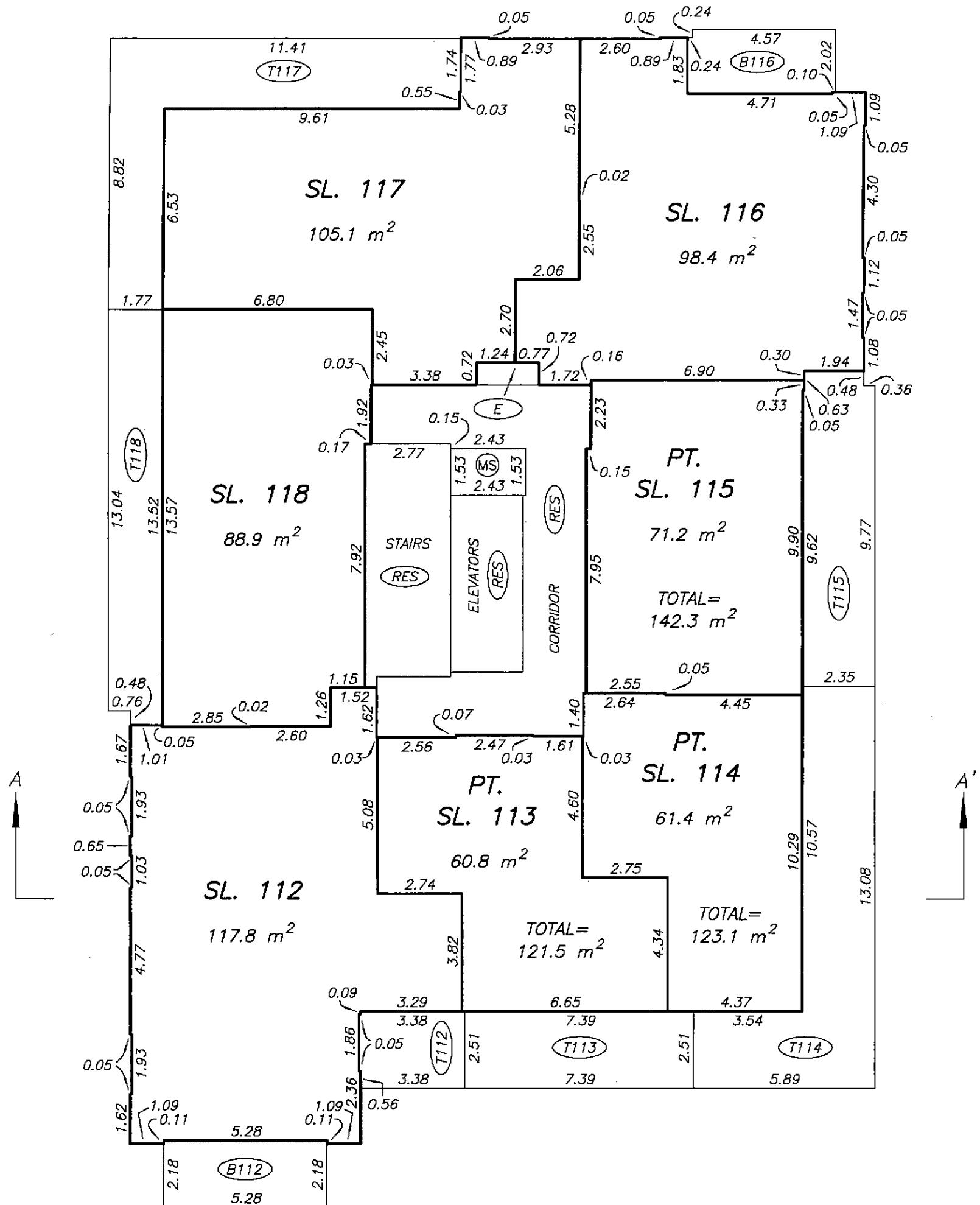
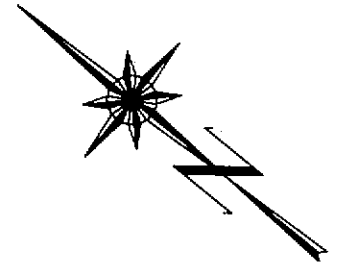
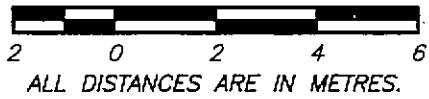


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EIGHTEENTH FLOOR PLAN

STRATA PLAN BCS 2781

SCALE 1:150

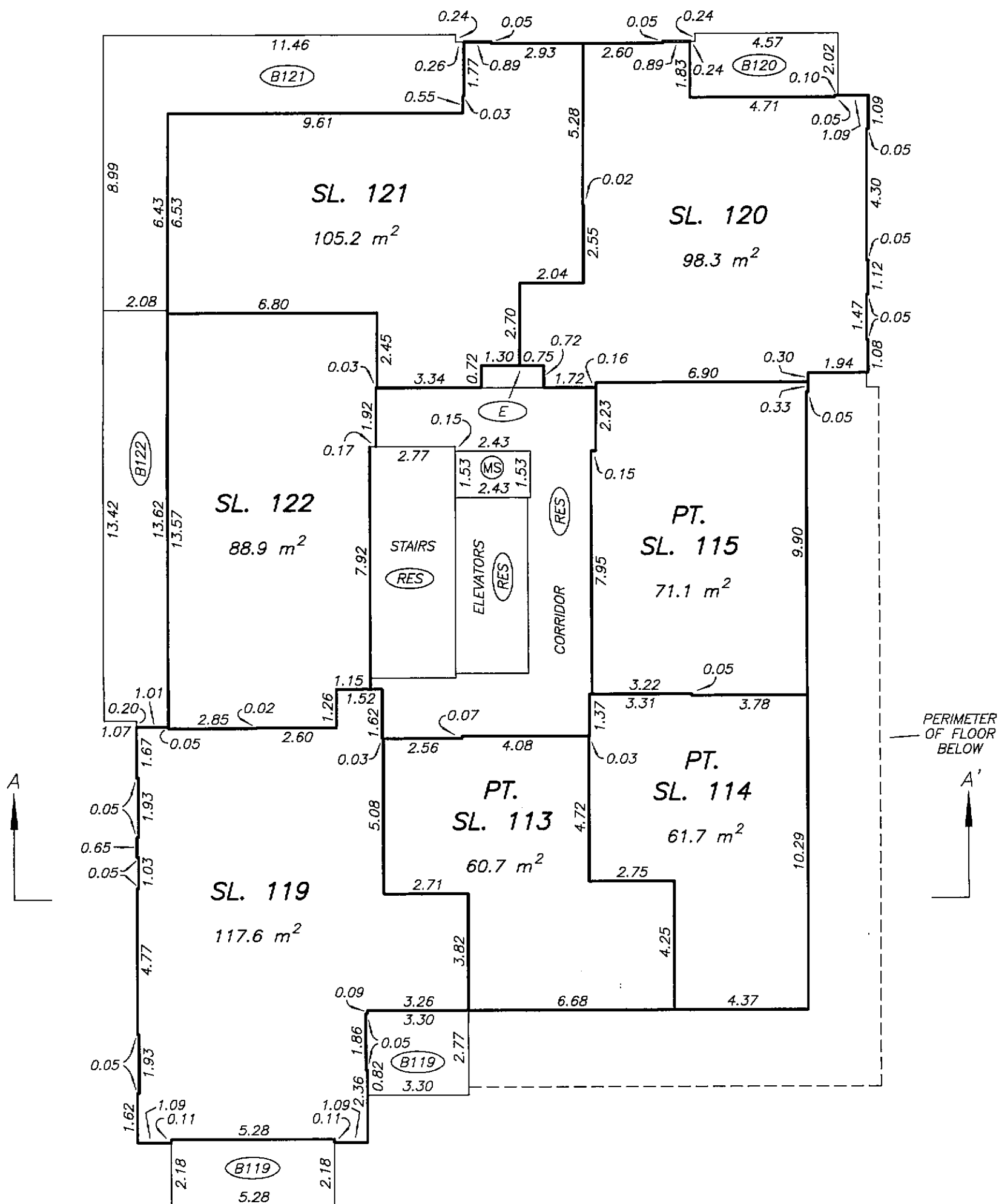
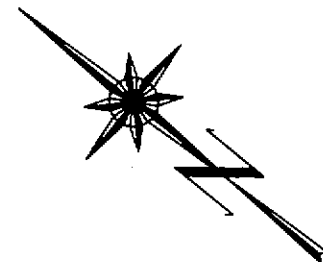
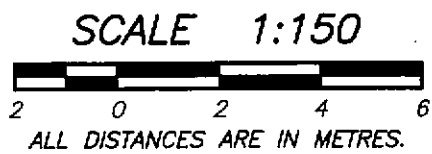


DATE : DECEMBER 19, 2007

M. E. S.

NINETEENTH FLOOR PLAN

STRATA PLAN BCS 2781

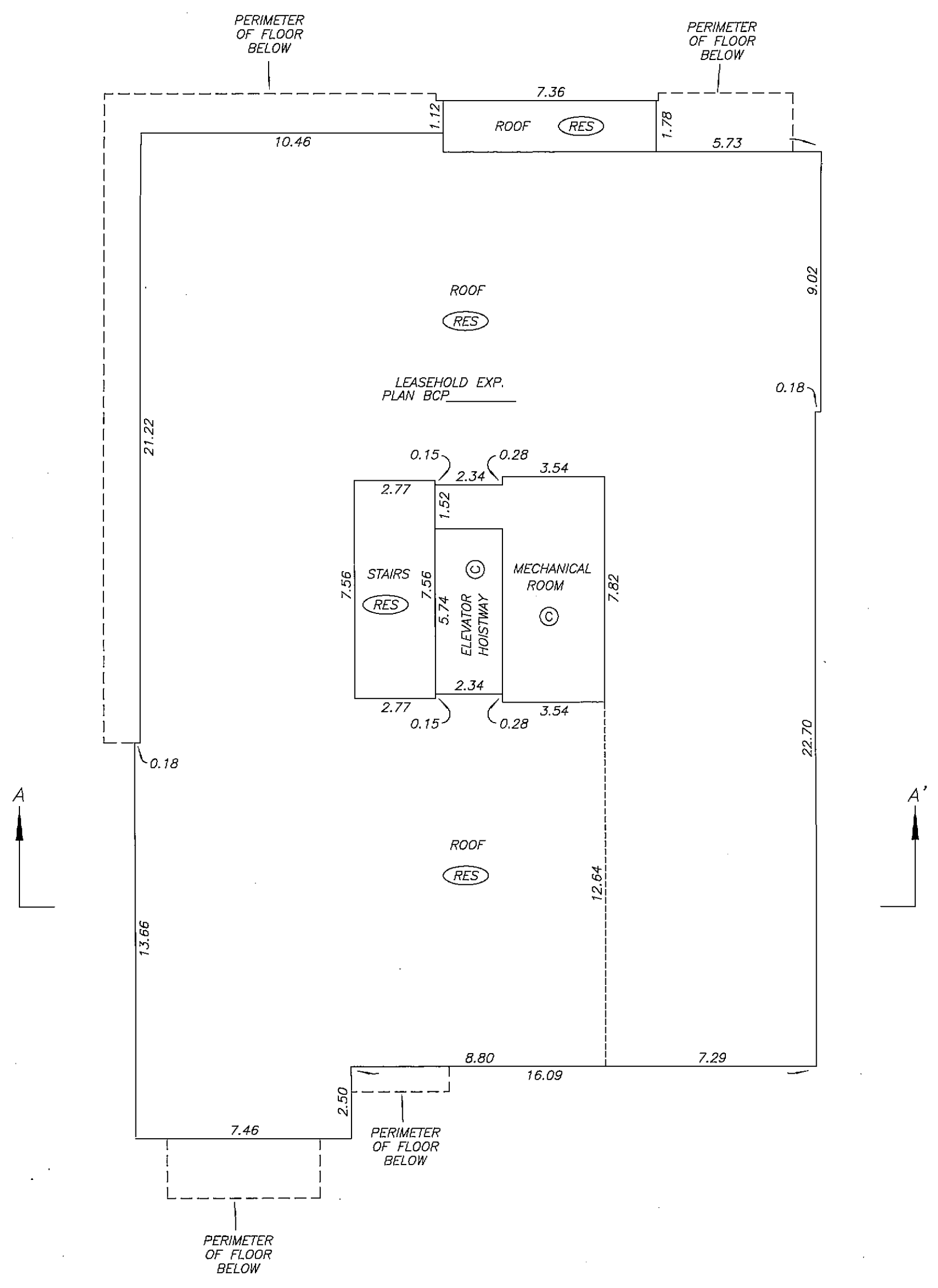
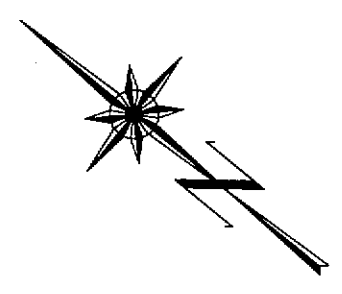
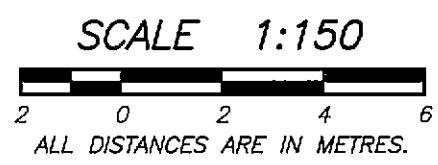


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M.E.S.

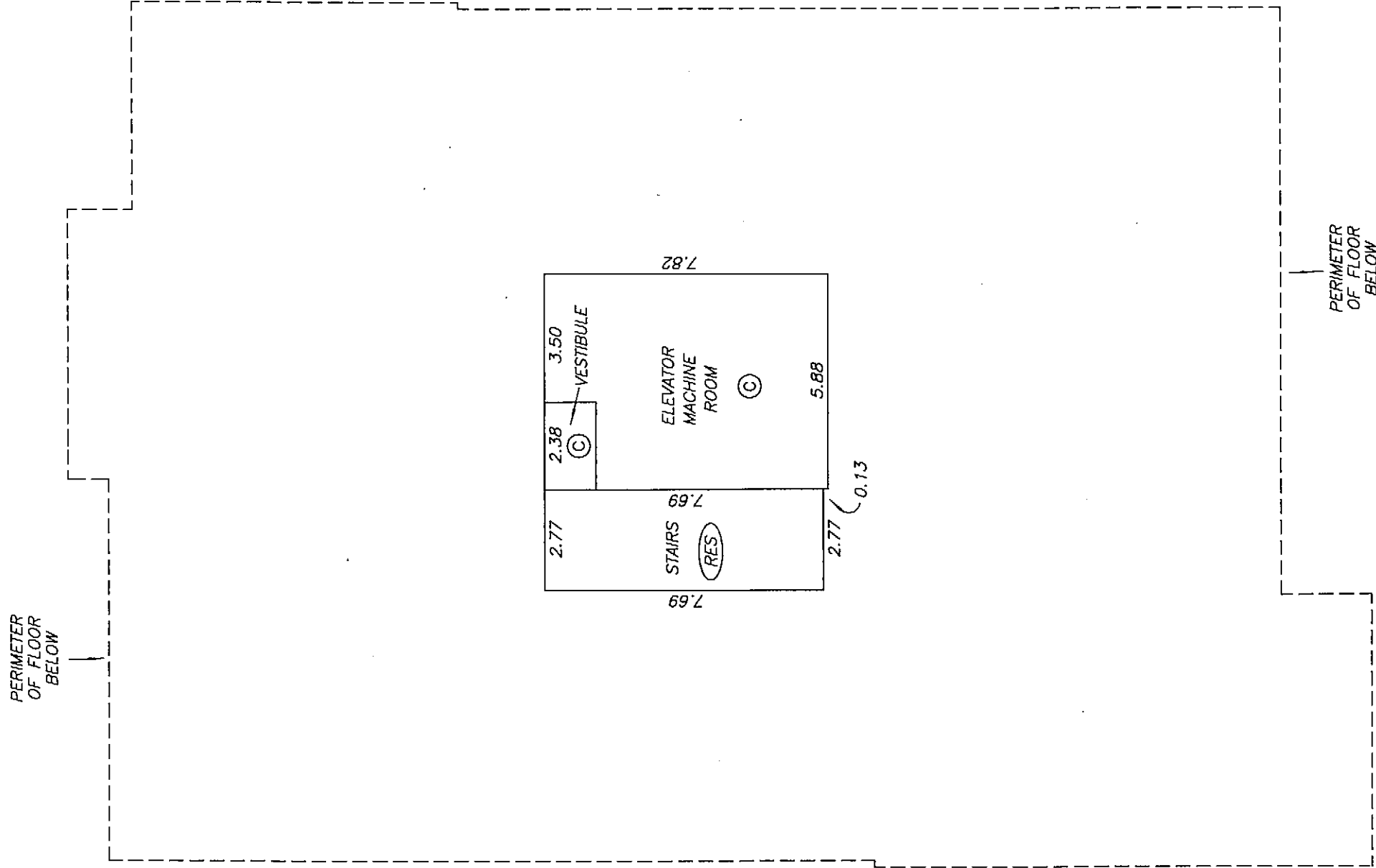
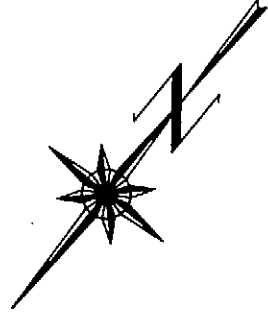
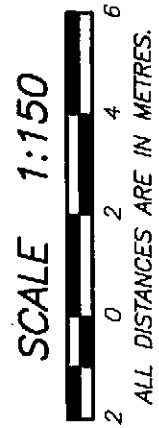
ROOF LEVEL FLOOR PLAN

STRATA PLAN BCS 2781



SHEET 31 OF 31 SHEETS

ELEVATOR MACHINE ROOM LEVEL STRATA PLAN BCS 2781



DATE : DECEMBER 19, 2007

DRAWING # 30575-14
FILE # 30575-14-L21

M.E.S.