

STRATA PLAN OF LOT 1,
DISTRICT LOT 470, GROUP 1,
N.W.D., PLAN BCP18725

"CITY OF PORT MOODY"
B.C.G.S. 92G.026

SCALE 1:400



ALL DISTANCES ARE IN METRES.

"THE BENTLEY"
295 - GUILDFORD WAY
PORT MOODY, BC

INTEGRATED SURVEY AREA No. 35
(PORT MOODY) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9996015

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS
80H2568 AND 82H5263

- ⊙ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES LEAD PLUG FOUND
- - DENOTES STANDARD IRON POST PLACED
- - DENOTES STANDARD IRON POST FOUND
- D/R - DENOTES DESTROYED/RESET
- SL - DENOTES STRATA LOT
- Ⓢ - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING COMMON PROPERTY
- Ⓜ - DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- Ⓟ - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 2
- Ⓛ130 - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 130
- Ⓛ45 - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 45

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, 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: OCTOBER 24th, 2006.

Mike E. Shaw

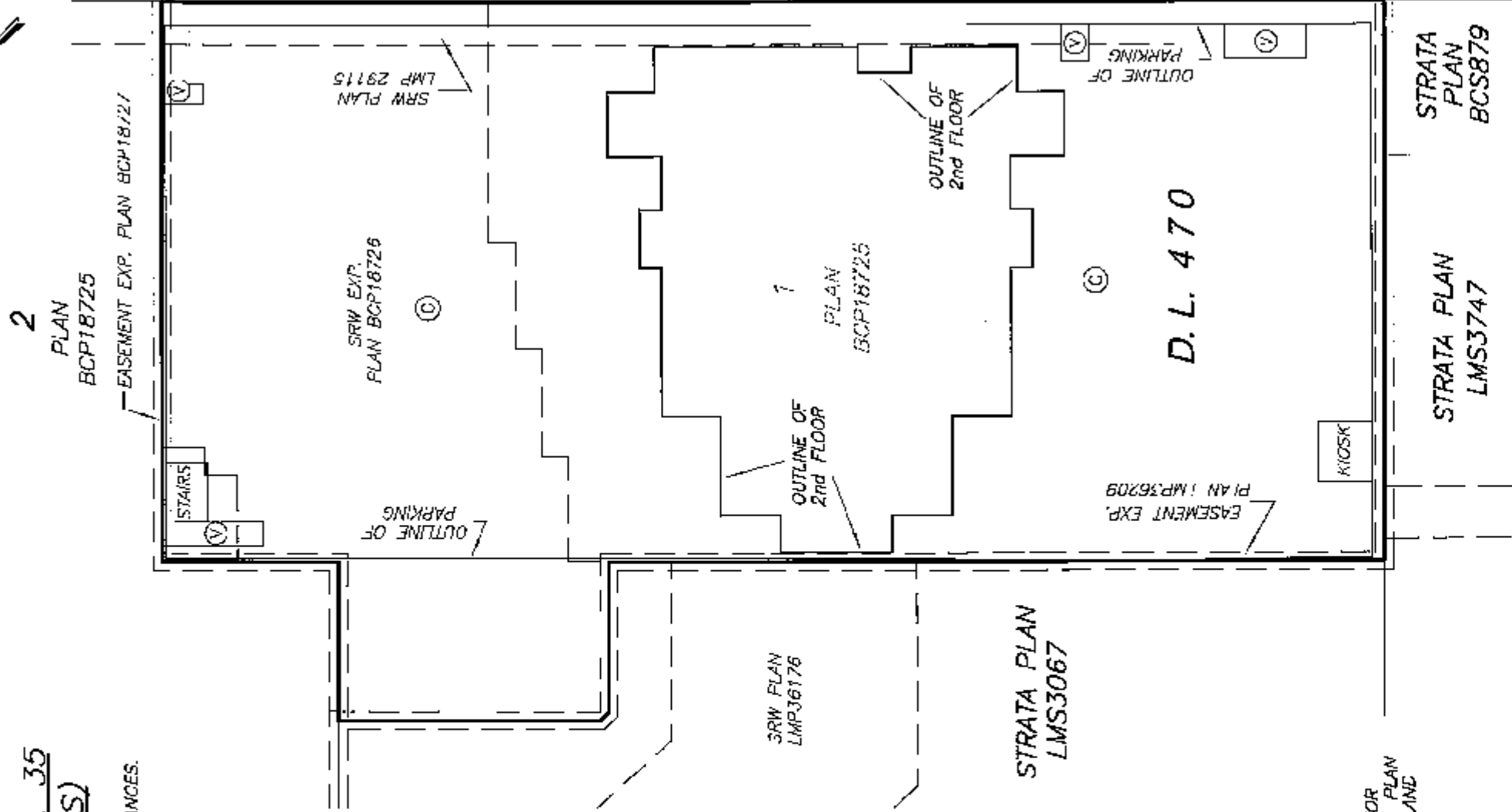
BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE: 604-582-0717

DRAWING # 30544-18
FILE # 30544-18_FS
DATE: OCTOBER 24, 2006

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

SFF SHEET #2 FOR
BOUNDARY DIMENSIONS

SFF SHEET #3 FOR
BUILDING LOCATION
AND DIMENSIONS



GUILDFORD
WAY

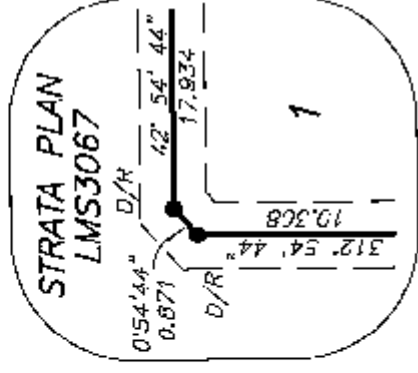
STRATA PLAN
LMS3747

STRATA PLAN
BCS879

STRATA PLAN BCS 2176

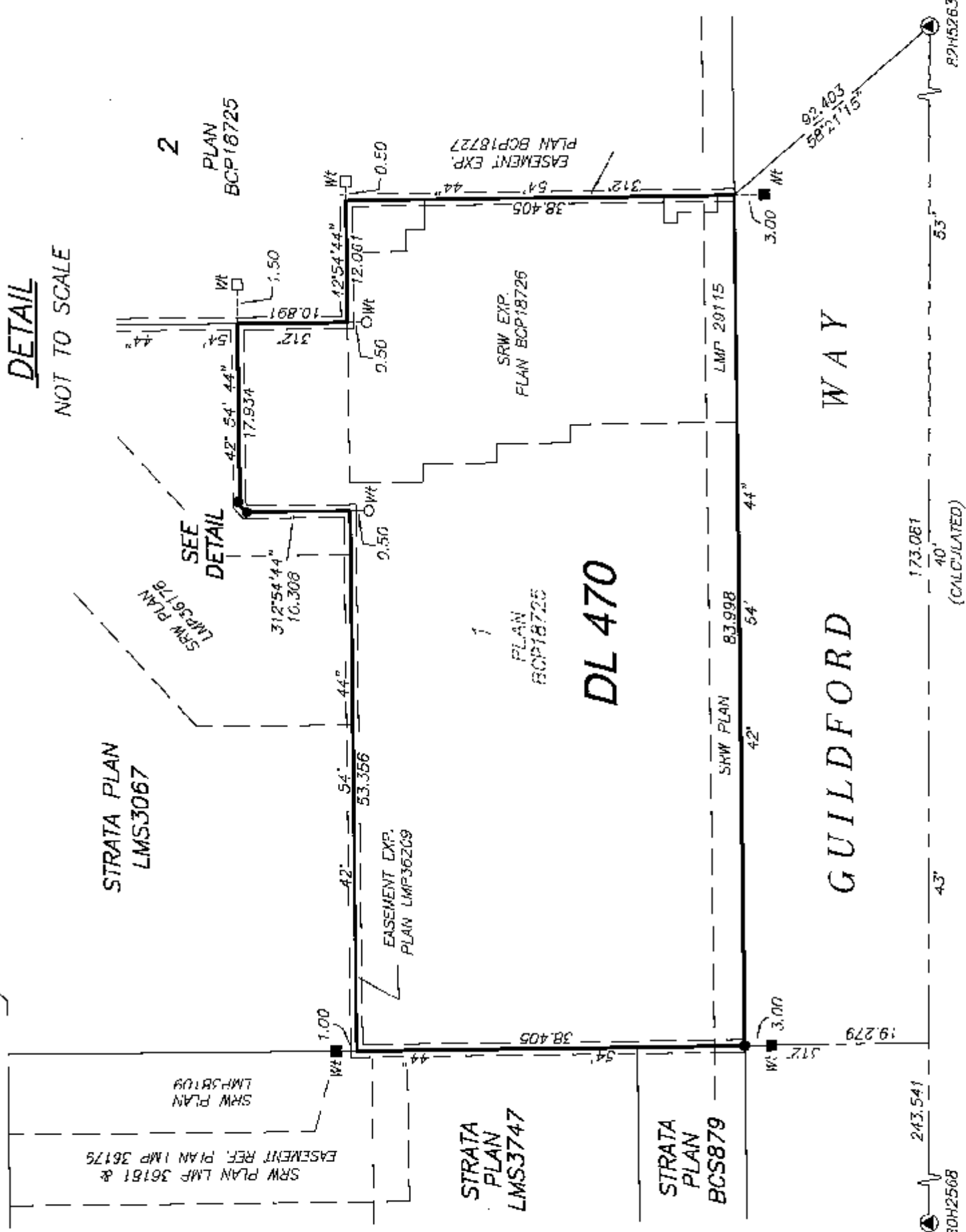


ALL DISTANCES ARE IN METRES.



DRIVE

DETAIL
NOT TO SCALE



Wm. E. Shaw B.C.L.S.

DATE : OCTOBER 24, 2006

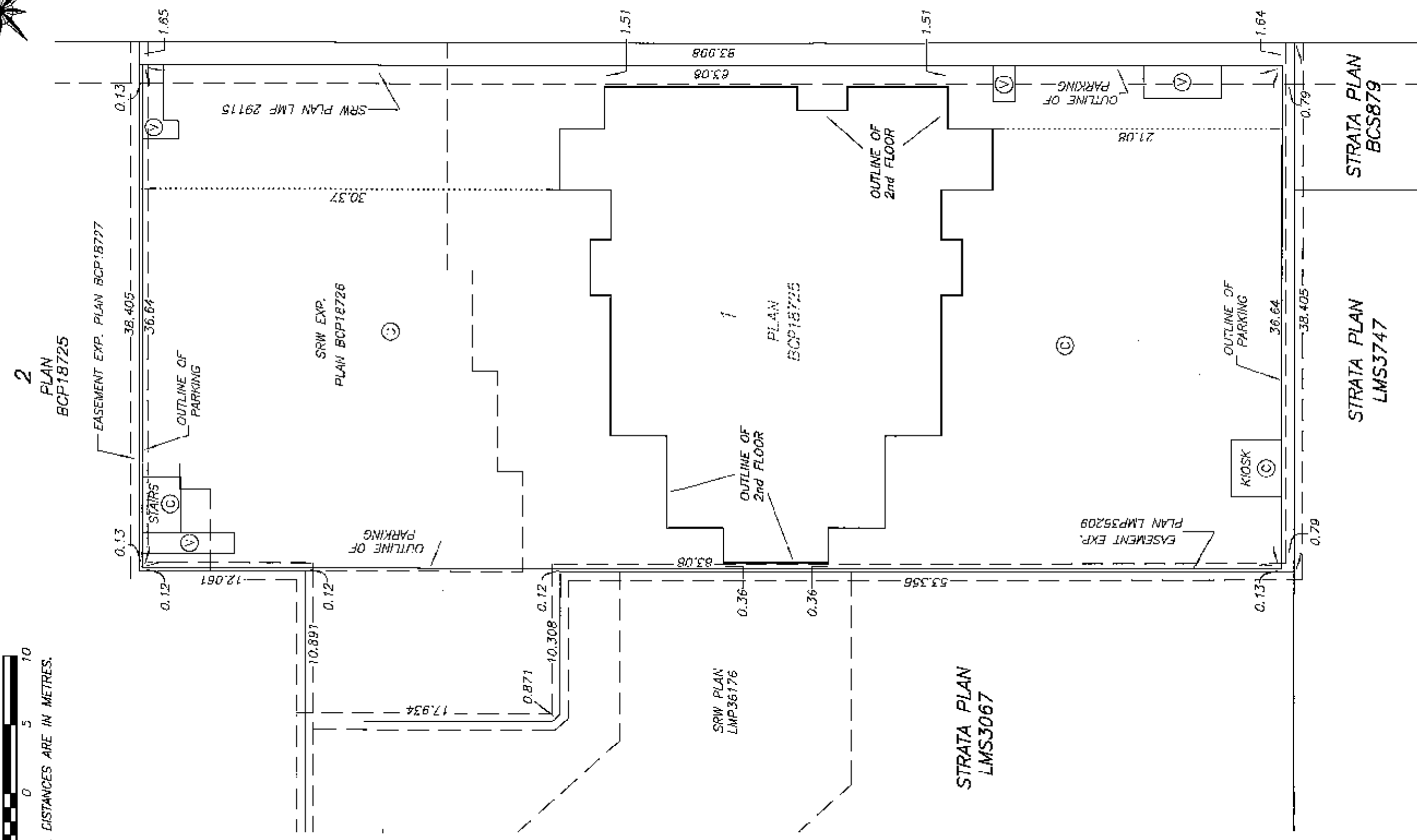
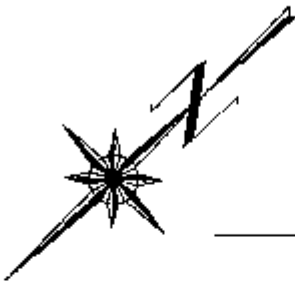
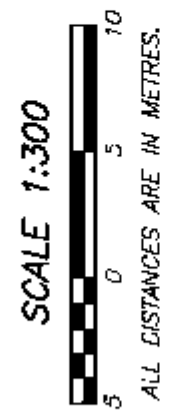
6

DRAWING # 30544-18
FILE # 30544-18_Post

ORIGINAL

**BUILDING LOCATION
AND DIMENSIONS**

STRATA PLAN BCS 2176



STRATA PLAN BCS 2176OWNER :

APPIA DEVELOPMENTS (SENTINEL) LIMITED
(INCORPORATION No. 875727)

AUTHORIZED SIGNATORY TIMMY NAT BOGA

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES
FRANCIS PETRUNIA

ADMINISTRATOR

OCCUPATION OF WITNESS
804-4398 BUCHANAN ST.

BURNABY, BC V5C 6R7

ADDRESS OF WITNESS

THE CORPORATION OF THE CITY OF PORT MOODY
REGISTERED OWNER OF COVENANTS B4270206,
B454986 AND B4352811 HEREBY CONSENTS
TO THE DEPOSIT OF THIS PLAN.

Shannon Kenney
AUTHORIZED SIGNATORY
Shannon Kenney, Acting Mayor

Kelly Kenney
AUTHORIZED SIGNATORY
Kelly Kenney, City Clerk

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT, AS OF OCTOBER 24th, 2008, BEEN
PREVIOUSLY OCCUPIED.

Mike E Shaw B.C.L.S.

MORTGAGEE :

ROYAL BANK OF CANADA

AUTHORIZED SIGNATORY KELLY MCNIGHT
SR. ACCOUNT MANAGER

AUTHORIZED SIGNATORY JEANIE LEE
ACCOUNT MANAGER

Susan Tanaymis
WITNESS AS TO BOTH SIGNATURES

ADMINISTRATIVE ASSISTANT

OCCUPATION OF WITNESS

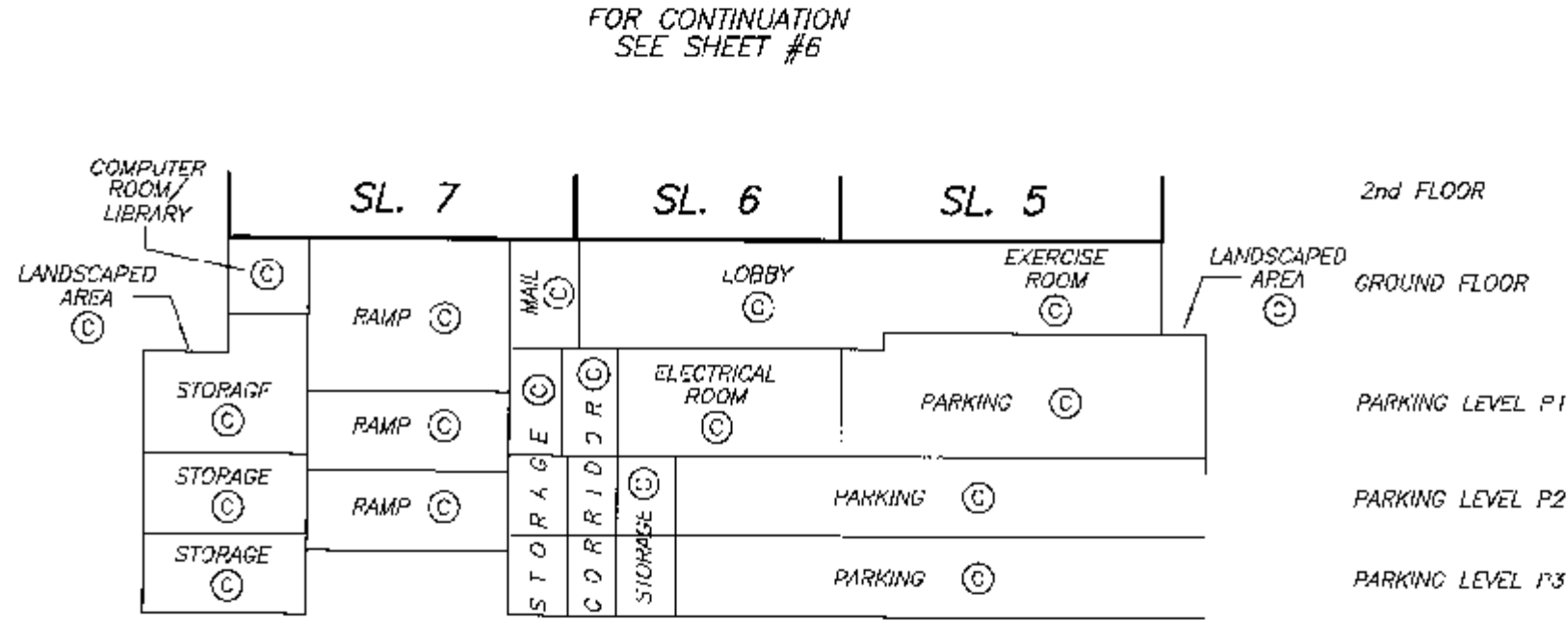
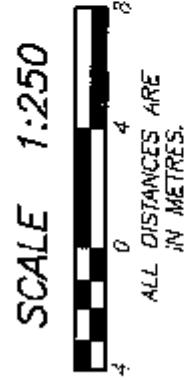
3674 FLE., 1055 W. GEORGIA ST.

VANCOUVER, BC V6E 3S5

ADDRESS OF WITNESS

SECTION A - A'

STRATA PLAN BCS 2176



ORIGINAL

DATE : OCTOBER 24, 2006
P. E. S.

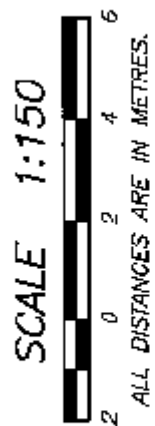
DRAWING # 30544-18
FILE # 30544-18_S

ORIGINAL

SHEET 6 OF 35 SHEETS

SECTION A - A'

STRATA PLAN BCS 2176



FOR CONTINUATION SEE SHEET #7					
SL. 77	SL. 76	SL. 75	12th FLOOR		
SL. 70	SL. 69	SL. 68	11th FLOOR		
SL. 63	SL. 62	SL. 61	10th FLOOR		
SL. 56	SL. 55	SL. 54	9th FLOOR		
SL. 49	SL. 48	SL. 47	8th FLOOR		
SL. 42	SL. 41	SL. 40	7th FLOOR		
SL. 35	SL. 34	SL. 33	6th FLOOR		
SL. 28	SL. 27	SL. 26	5th FLOOR		
SL. 21	SL. 20	SL. 19	4th FLOOR		
SL. 14	SL. 13	SL. 12	3rd FLOOR		
SL. 7	SL. 6	SL. 5	2nd FLOOR		
COMPUTER ROOM / LIBRARY ©	RAMP ©	MAIL ©	LOBBY ©	EXERCISE ROOM ©	GROUND FLOOR
FOR CONTINUATION SEE SHEET #5					

DATE : OCTOBER 24, 2006
M. E. S.

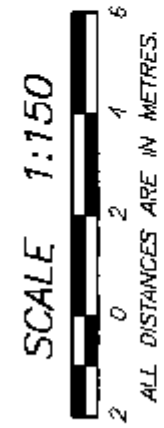
DRAWING # 30544-18
FILE # 30544-18_S1

ORIGINAL

SHEET 7 OF 35 SHEETS

STRATA PLAN BCS 2176

SECTION A - A'



	ROOF ©			
B137	SL. 137	SL. 136		22th FLOOR
B134	SL. 134	SL. 133		21st FLOOR
B131	SL. 131	SL. 130		20th FLOOR
	SL. 126	SL. 125	SL. 124	19th FLOOR
	SL. 119	SL. 118	SL. 117	18th FLOOR
	SL. 112	SL. 111	SL. 110	17th FLOOR
	SL. 105	SL. 104	SL. 103	16th FLOOR
	SL. 98	SL. 97	SL. 96	15th FLOOR
	SL. 91	SL. 90	SL. 89	14th FLOOR
	SL. 84	SL. 83	SL. 82	13th FLOOR
	SL. 77	SL. 76	SL. 75	12th FLOOR
	SL. 70	SL. 69	SL. 68	11th FLOOR

FOR CONTINUATION
SEE SHEET #6

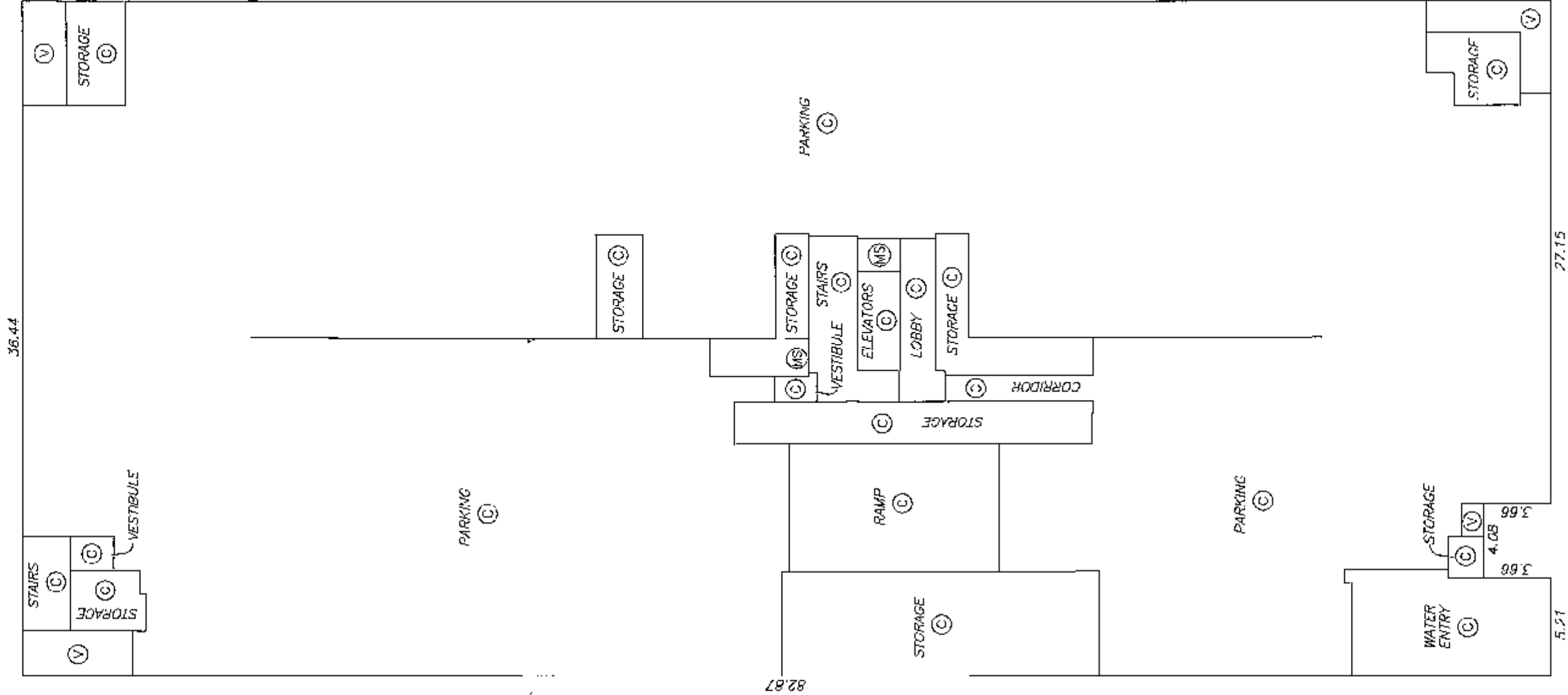
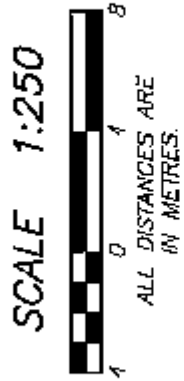
DATE : OCTOBER 24, 2006
M. E. S.

DRAWING # 30544-18
FILE # 30544-18_51

ORIGINAL

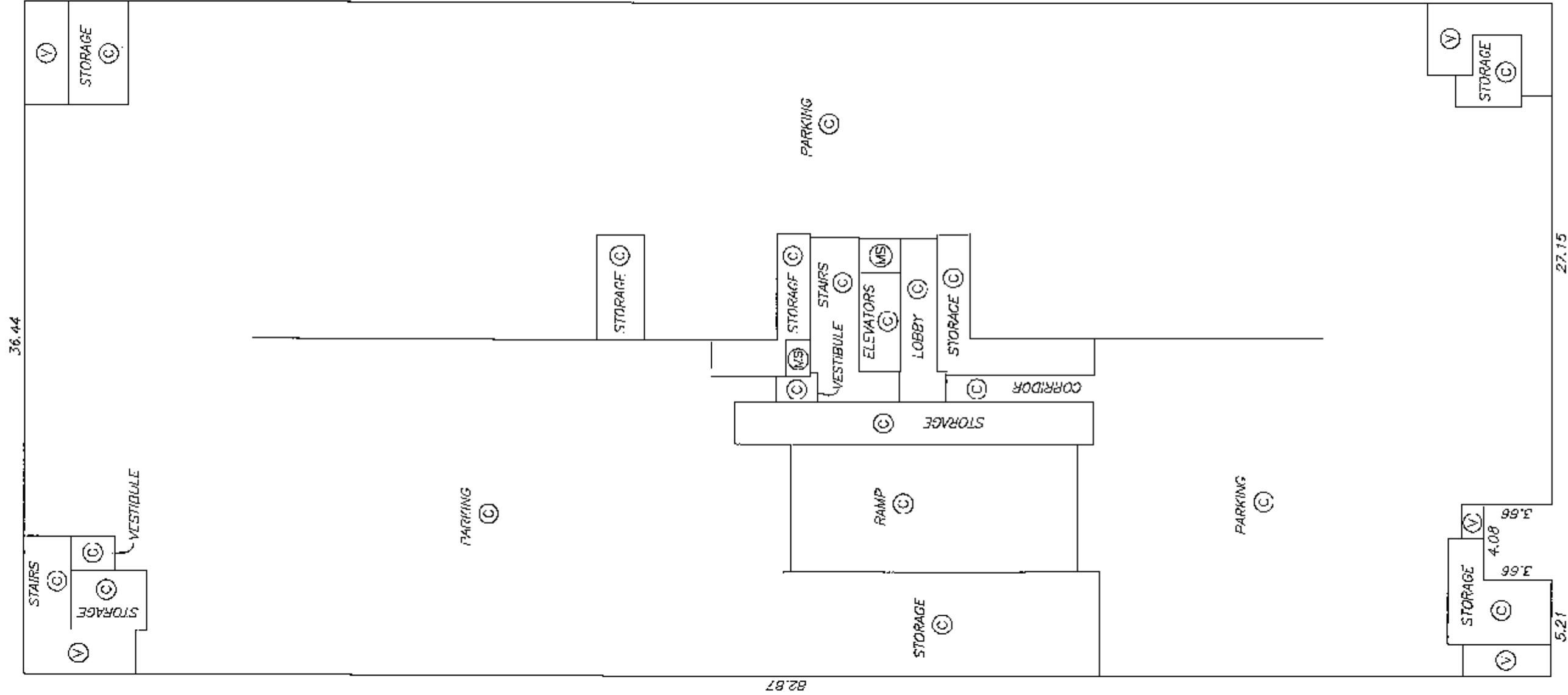
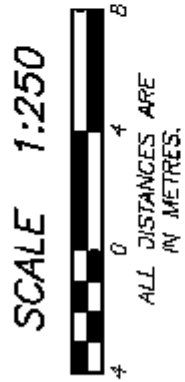
PARKING LEVEL P3

STRATA PLAN BCS 2176

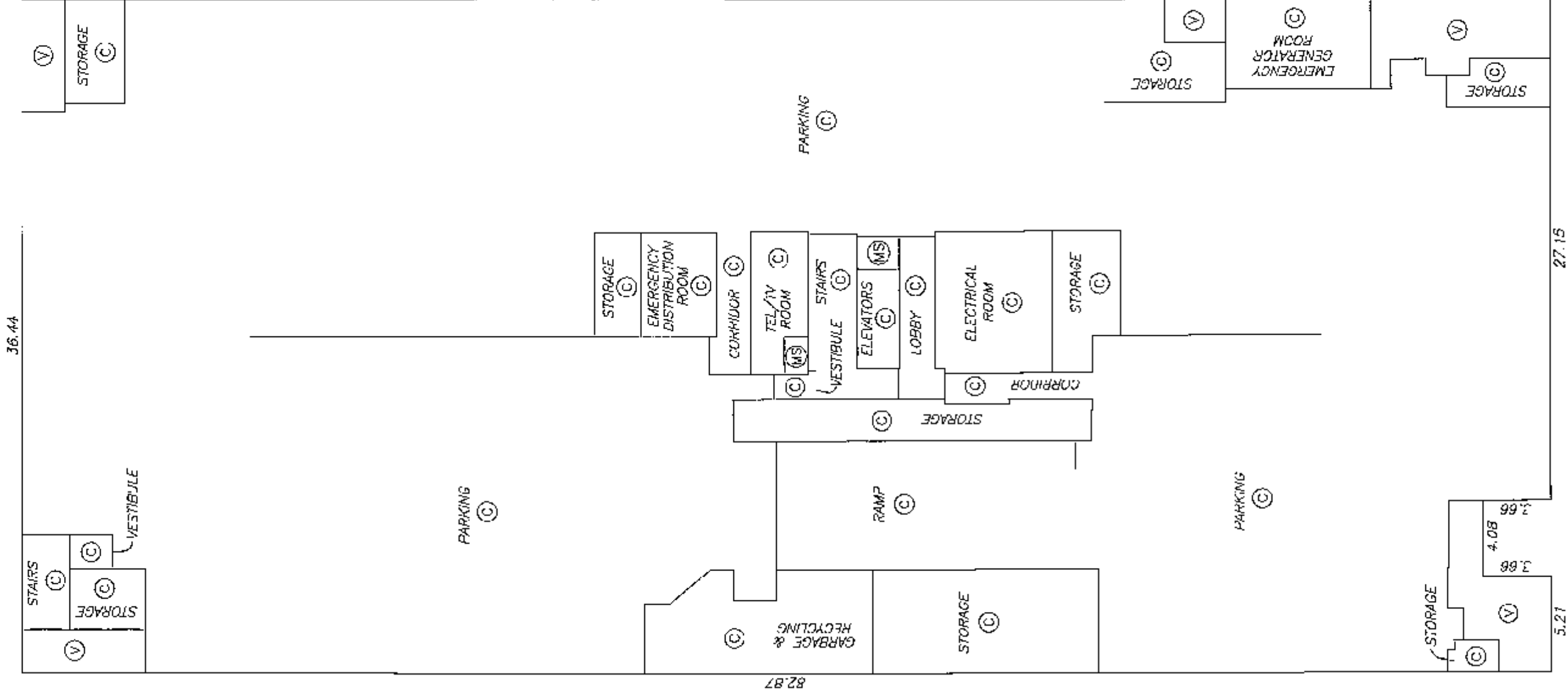
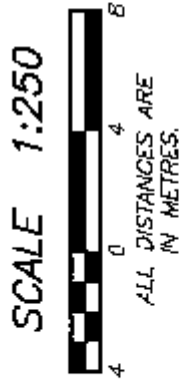


PARKING LEVEL P2

STRATA PLAN BCS 2176



PARKING LEVEL P1



DATE : OCTOBER 24, 2006

M.E.B.

DRAWING # 30544-18

FILE # 30544-18_P1

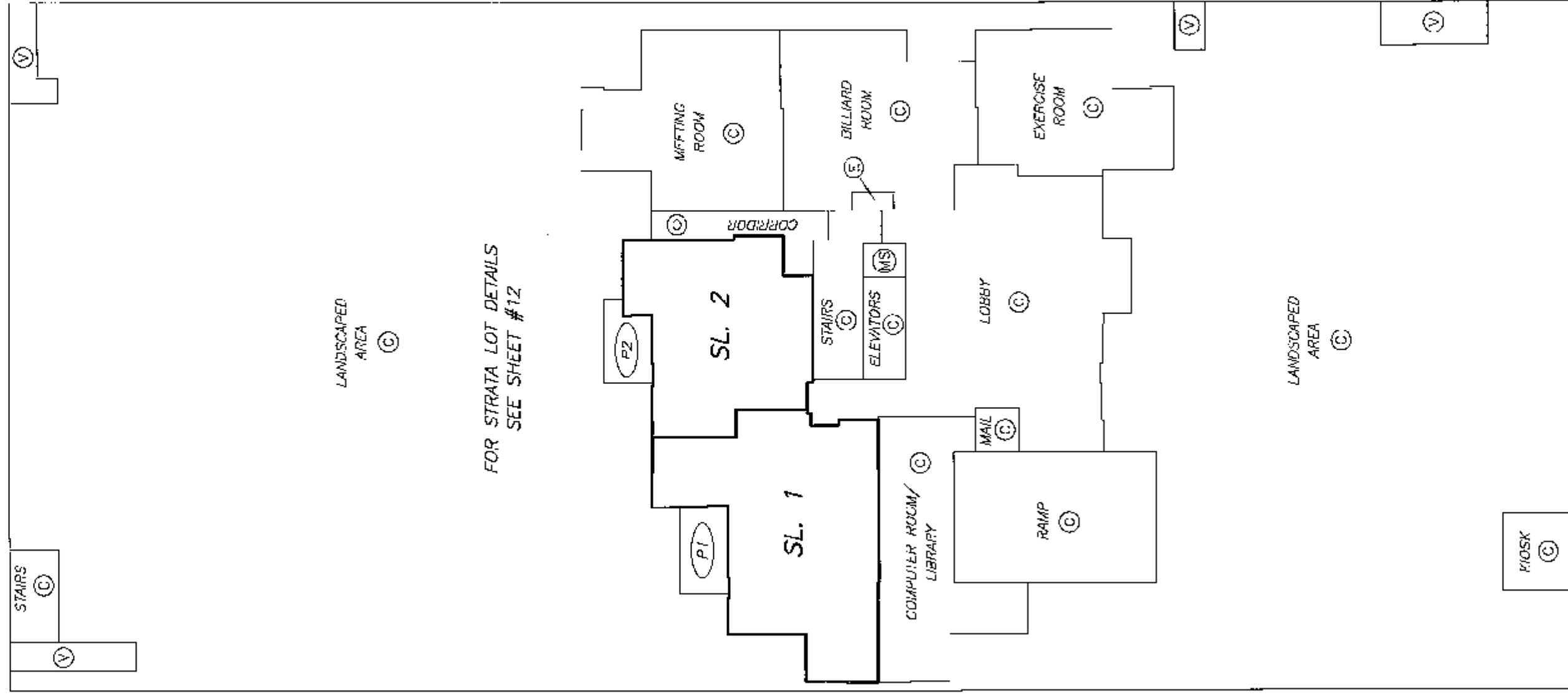
ORIGINAL

GROUND FLOOR PLAN
KEY PLAN

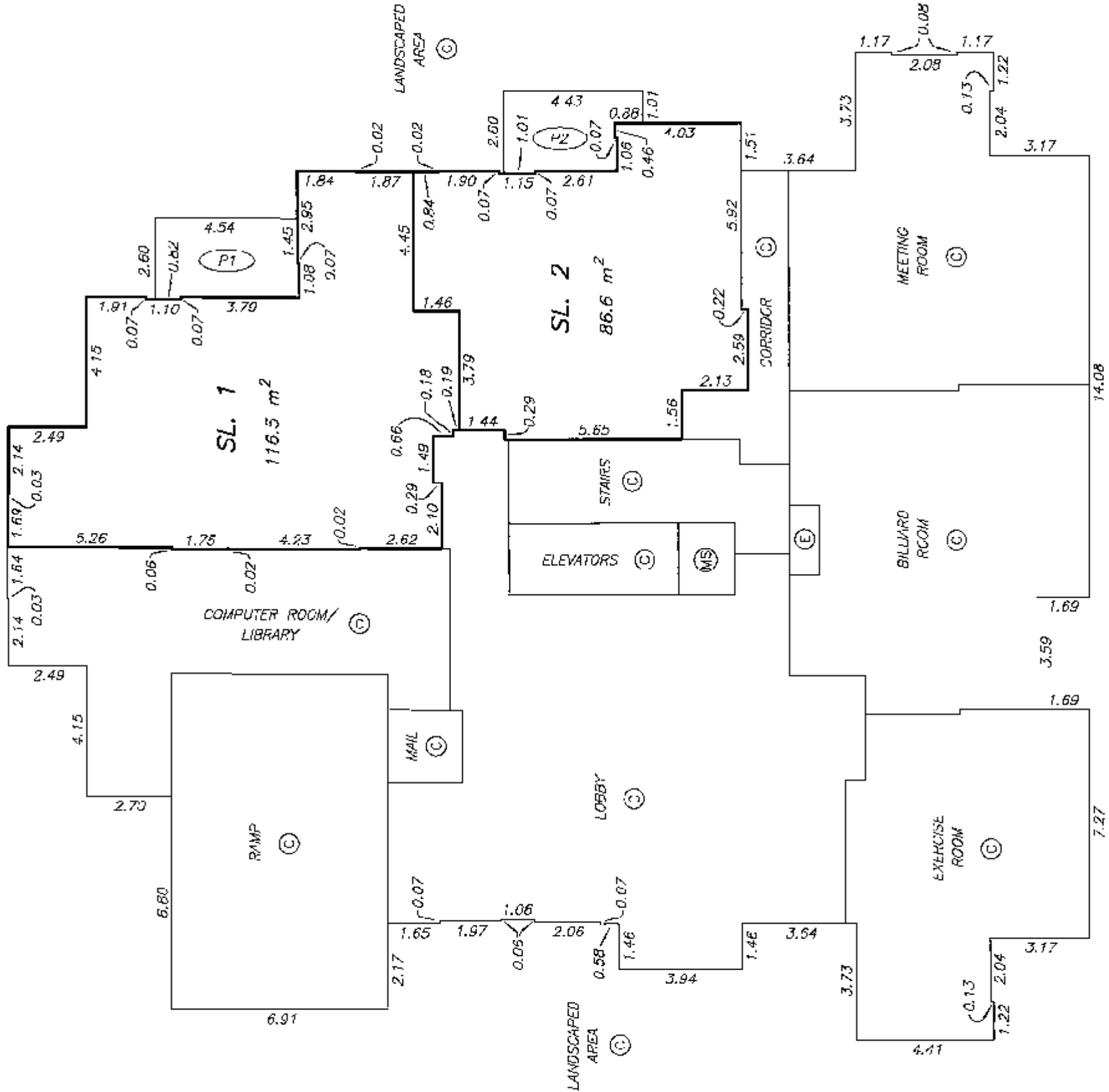
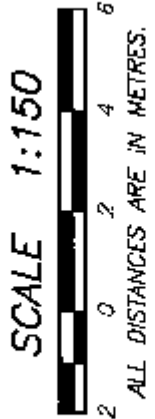
STRATA PLAN BCS 2176



SCALE 1:250

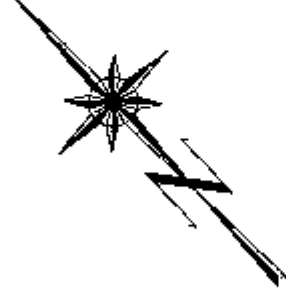
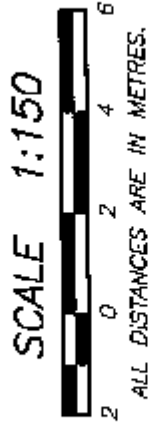


GROUND FLOOR PLAN



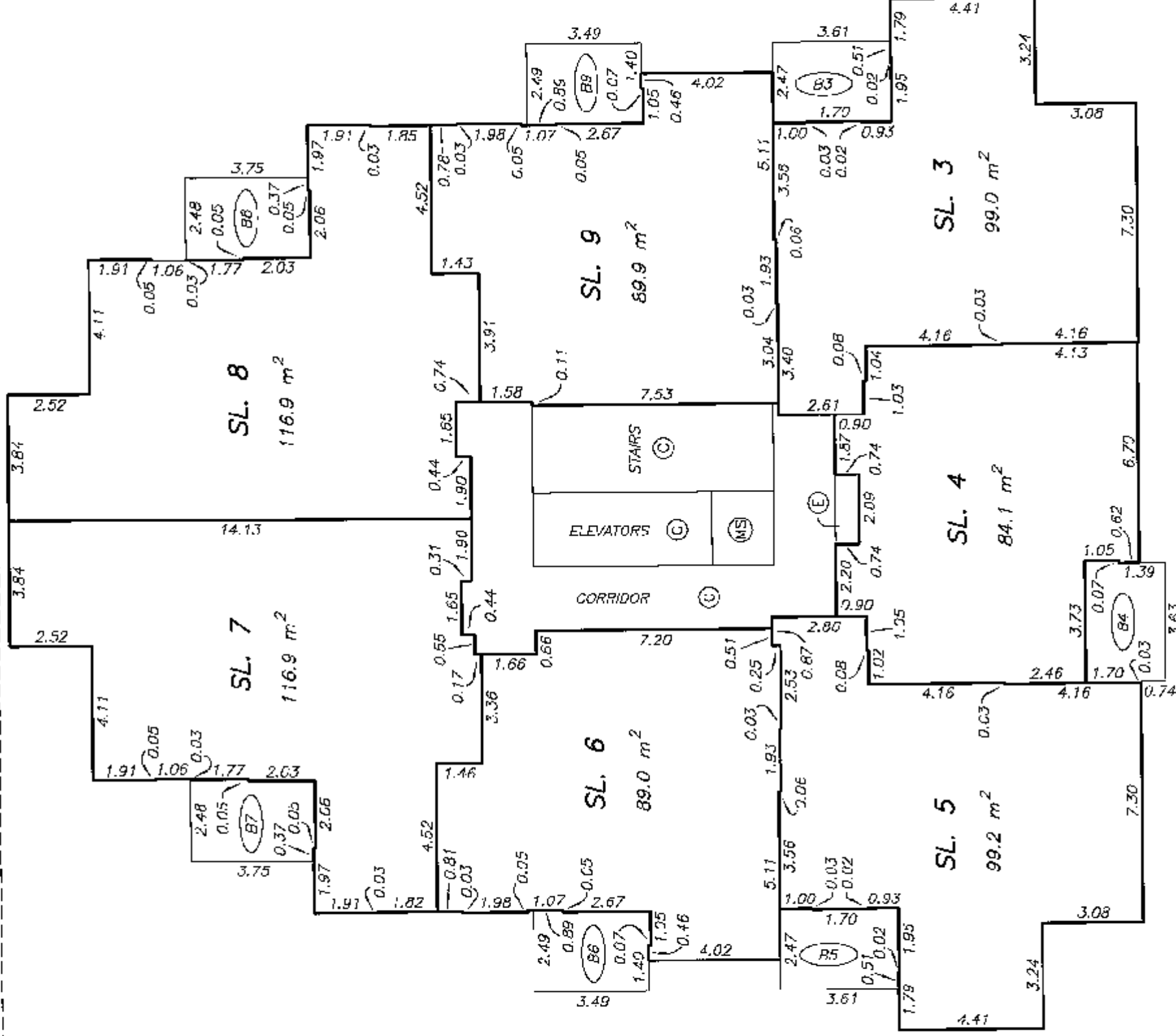
2nd FLOOR PLAN

STRATA PLAN BCS 2176



A

PERIMETER OF FLOOR BELOW



PERIMETER OF FLOOR BELOW

A'

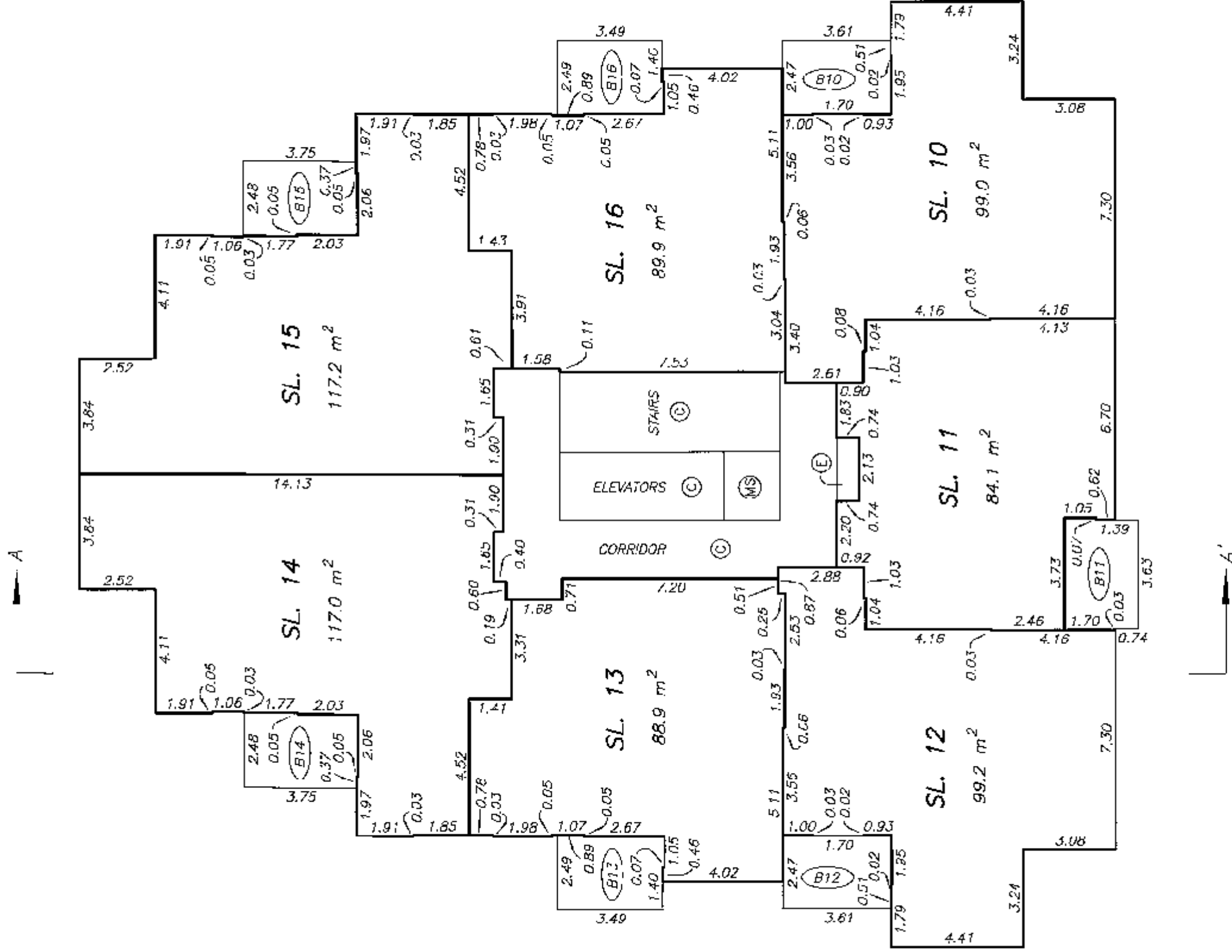
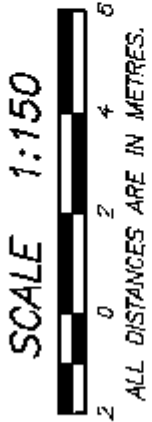
DATE : OCTOBER 24, 2006

DRAWING # 30544-18
FILE # 30544-18_L2

M.E.S.

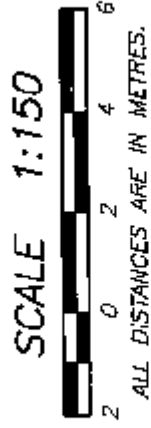
ORIGINAL

3rd FLOOR PLAN

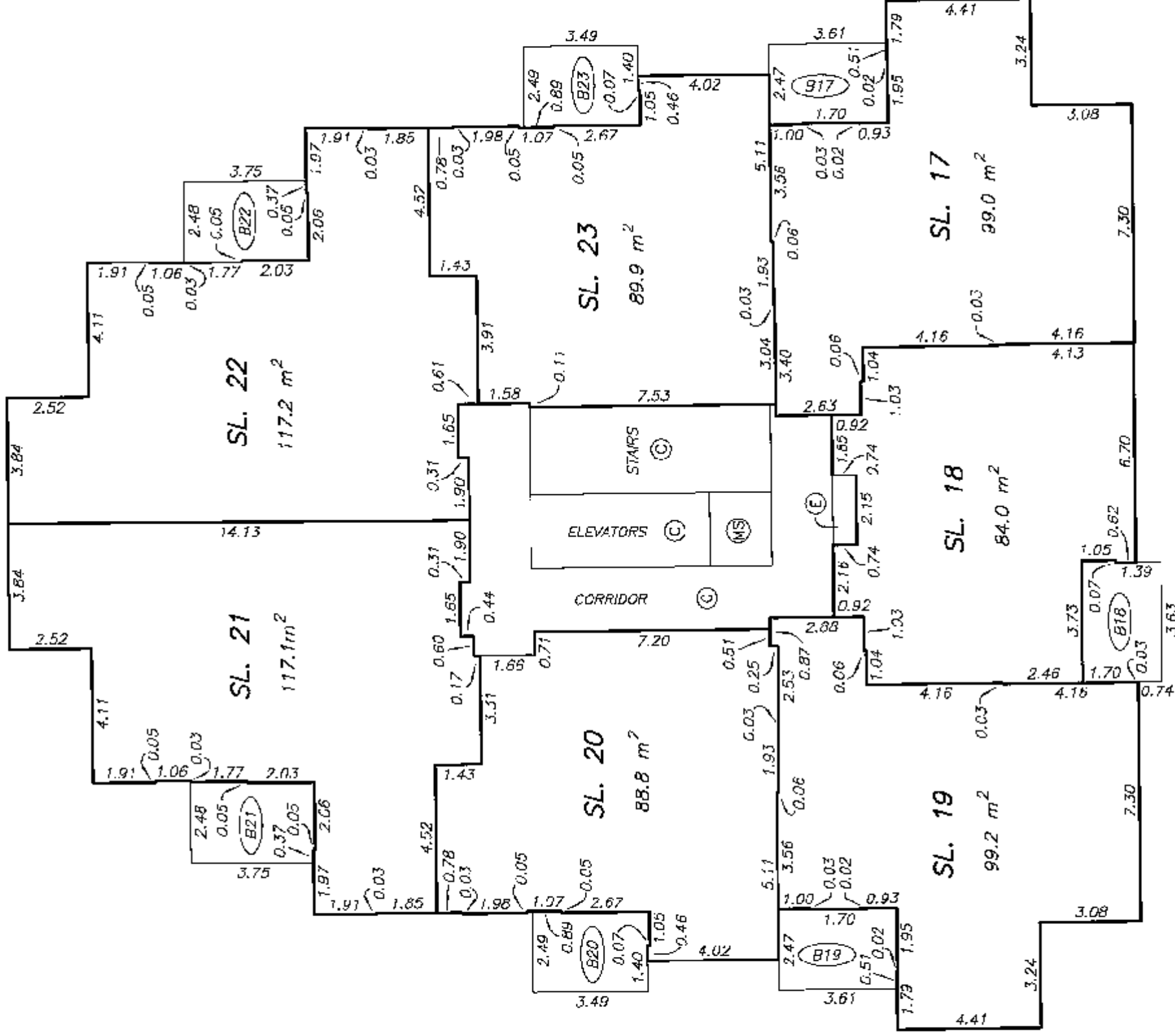


4th FLOOR PLAN

STRATA PLAN BCS 2176



A



A'

DATE : OCTOBER 24, 2006

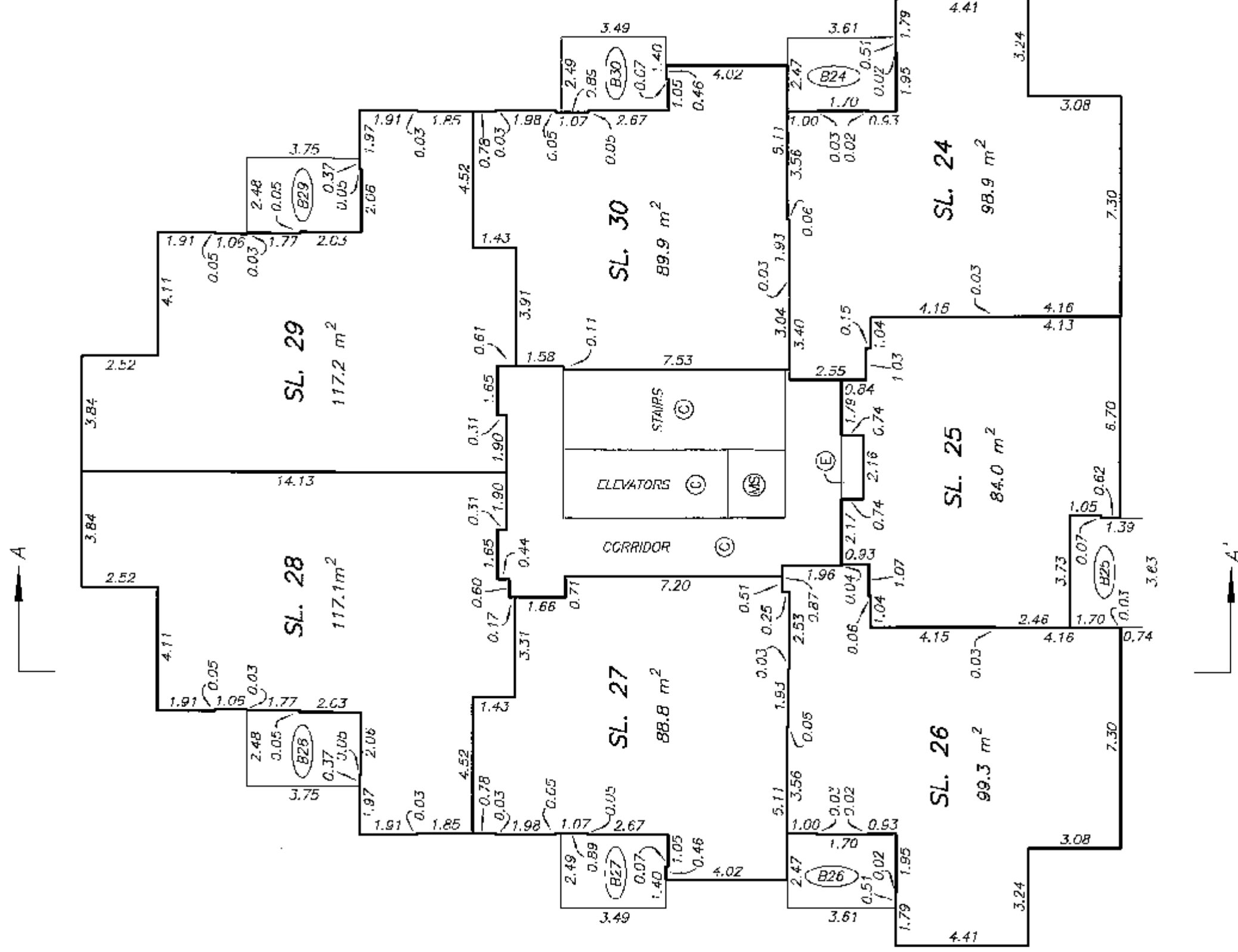
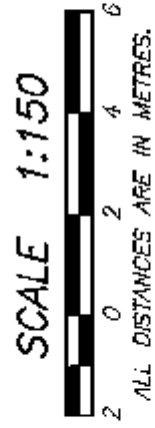
M.E.S.

DRAWING # 30544-18
FILE # 30544-18.L4

ORIGINAL

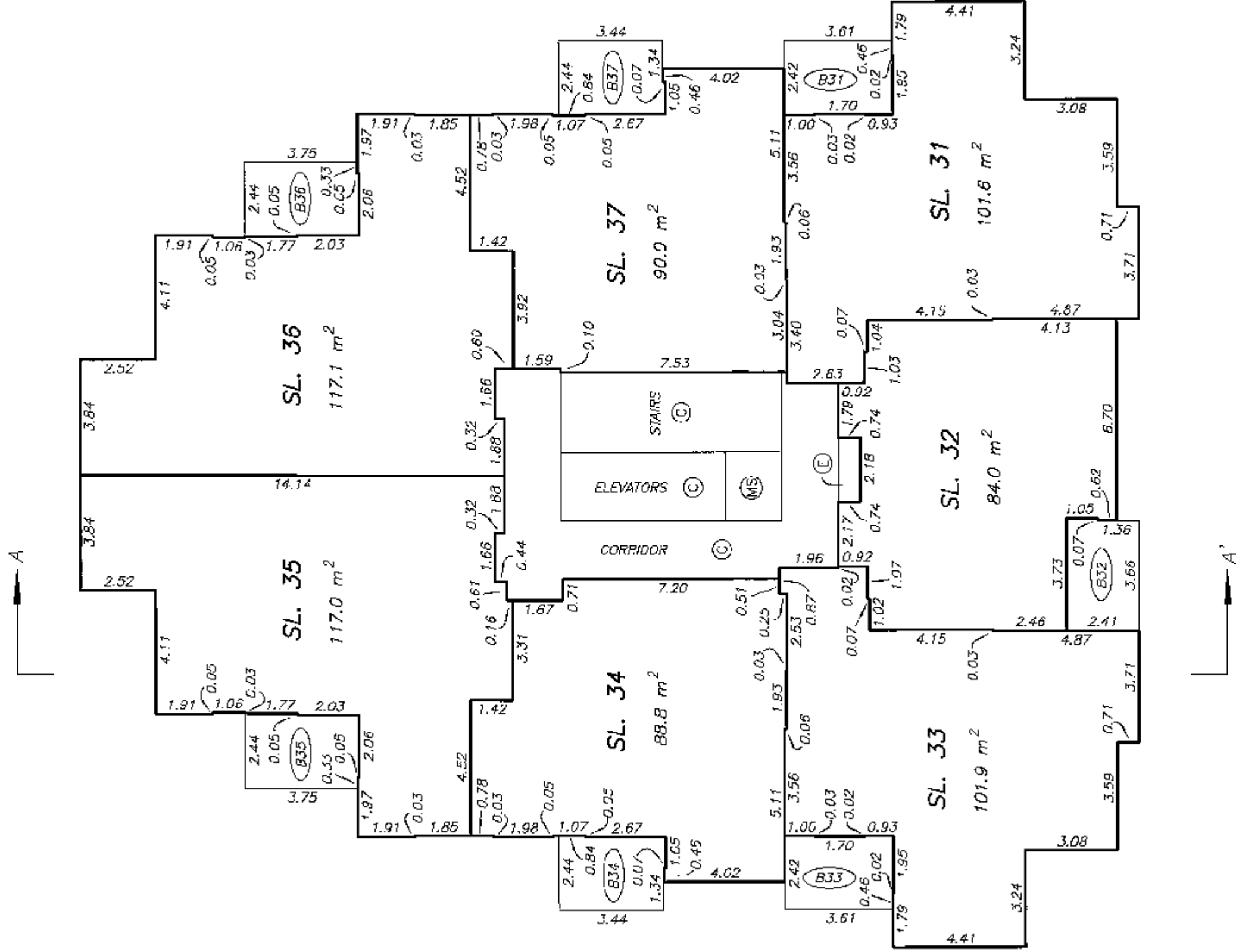
5th FLOOR PLAN

STRATA PLAN BCS 2176

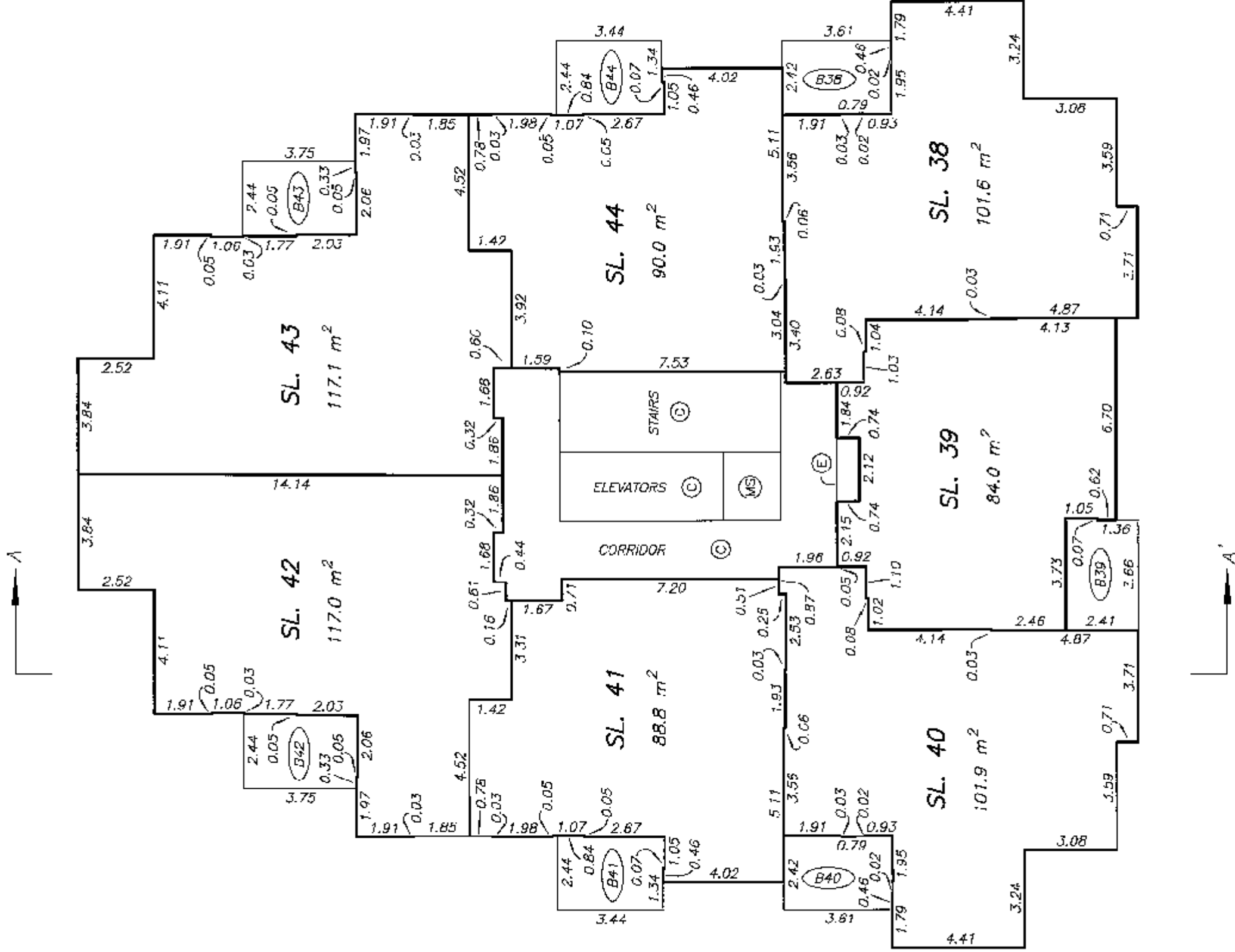


6th FLOOR PLAN

STRATA PLAN BCS 2176

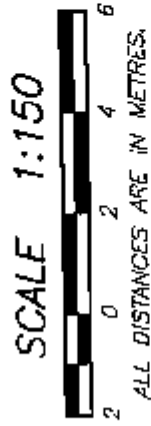
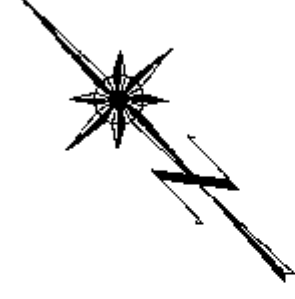


7th FLOOR PLAN

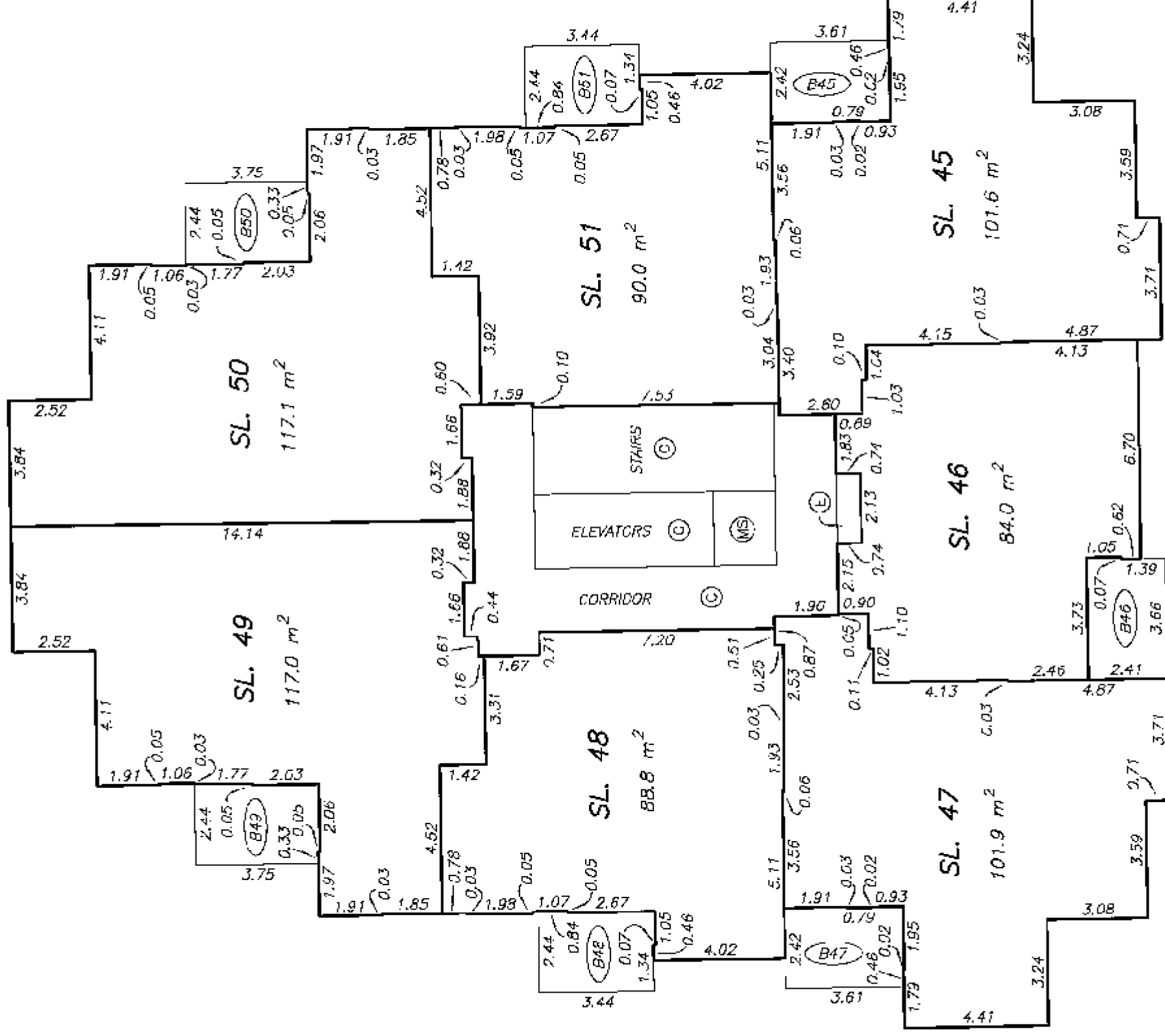


8th FLOOR PLAN

STRATA PLAN BCS 2176



A



A'

DATE : OCTOBER 24, 2006

M.E.B.

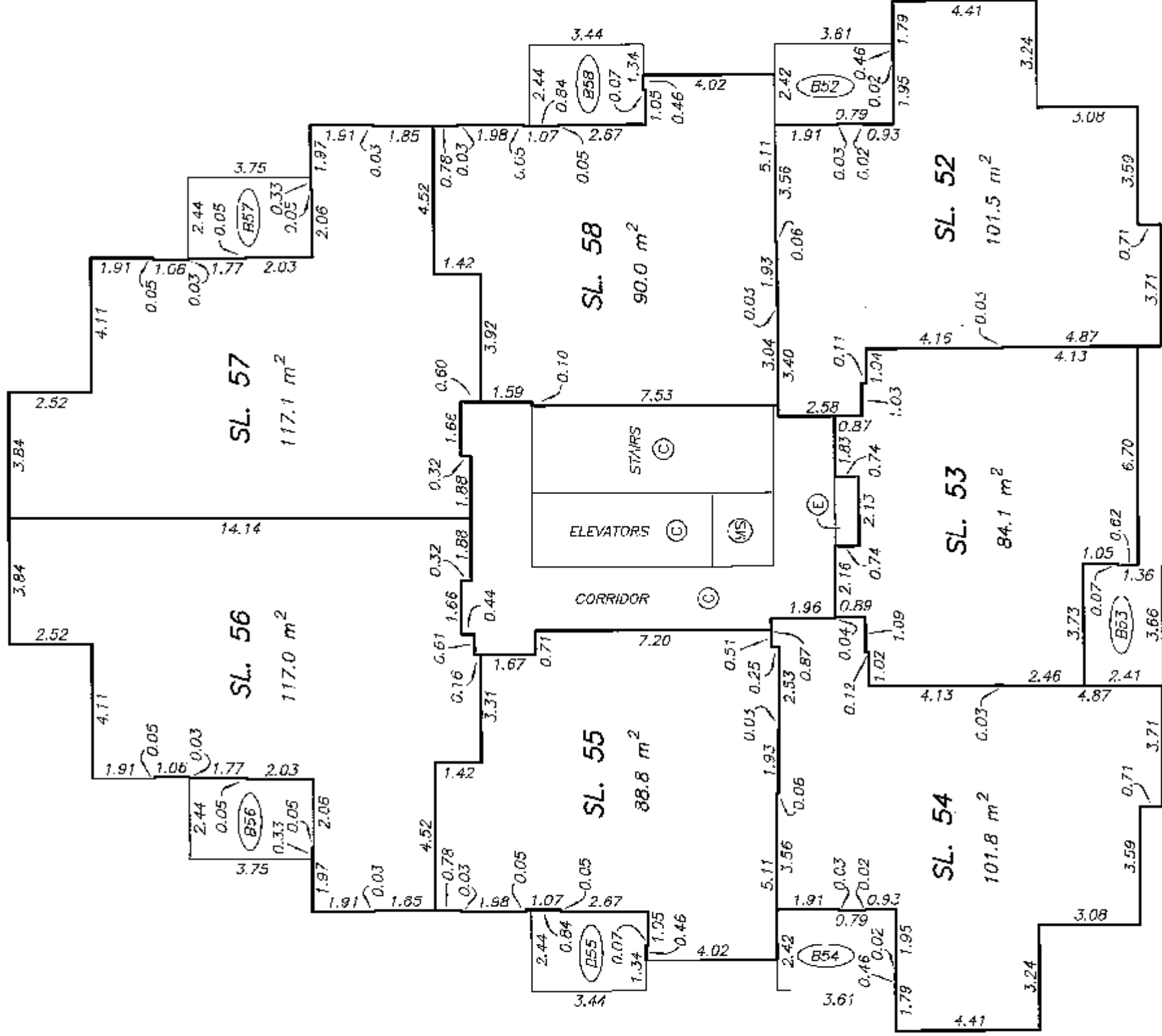
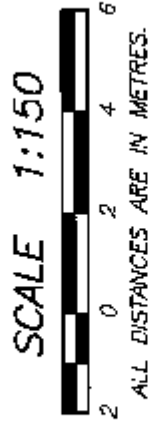
DRAWING # 30544-18
FILE # 30544-18_LB

ORIGINAL

9th FLOOR PLAN

STRATA PLAN BCS 2176

SHEET 20 OF 35 SHEETS



DATE : OCTOBER 24, 2006

M.E. d.

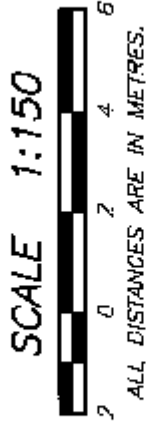
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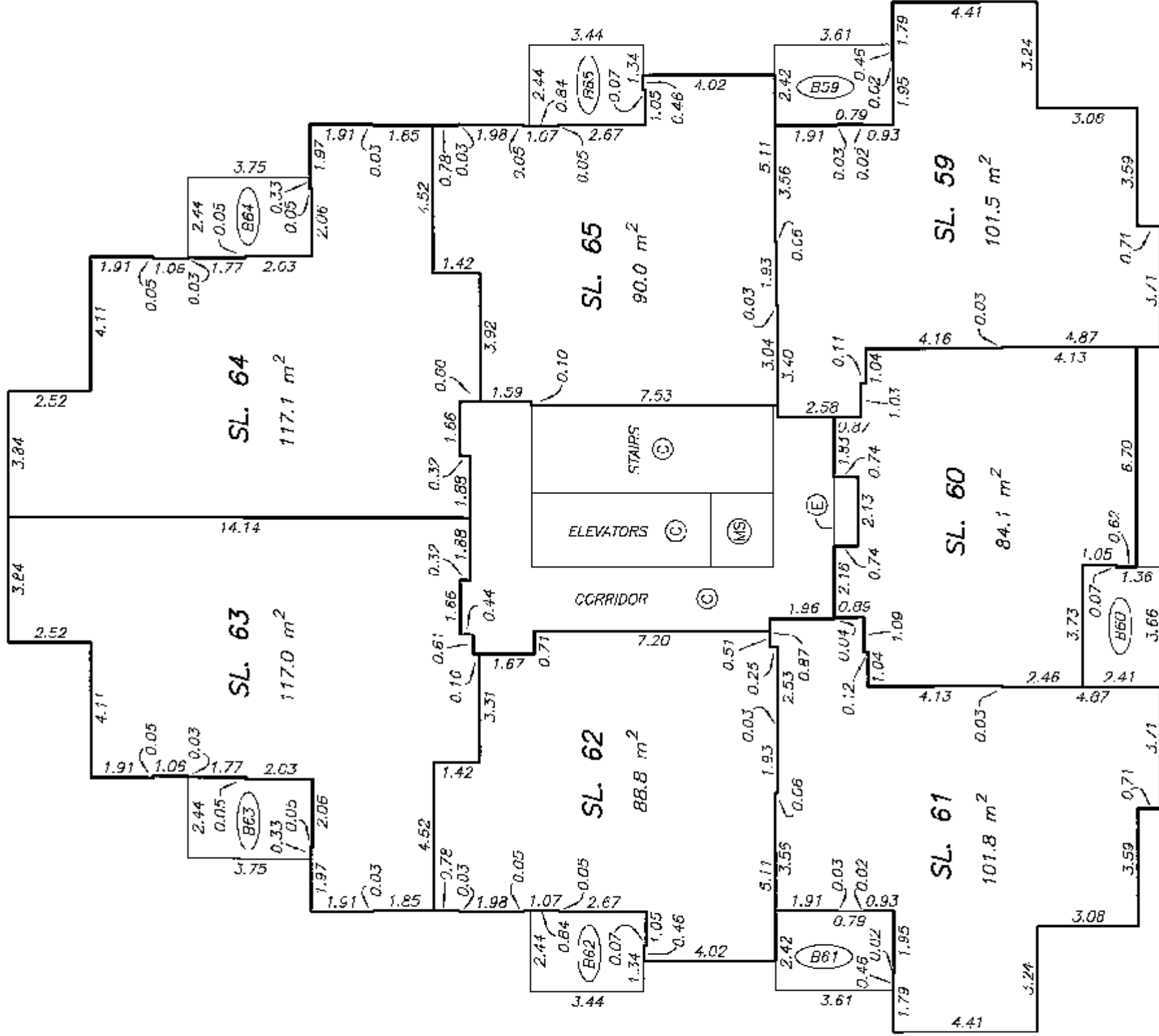
ORIGINAL

10th FLOOR PLAN

STRATA PLAN BCS 2176

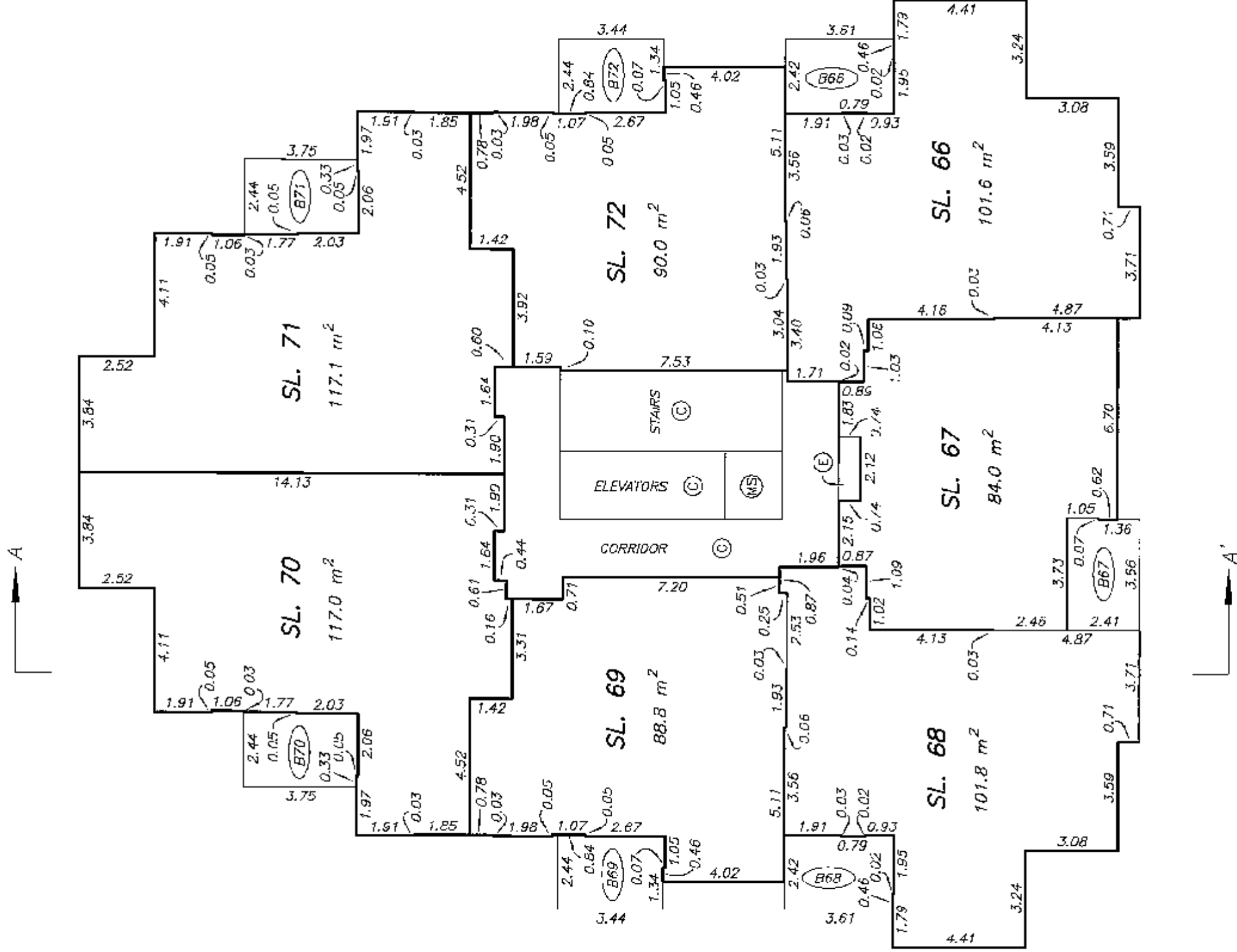
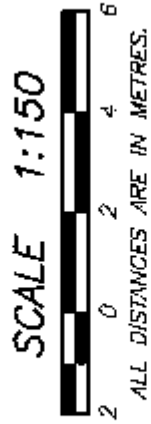


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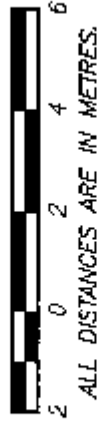
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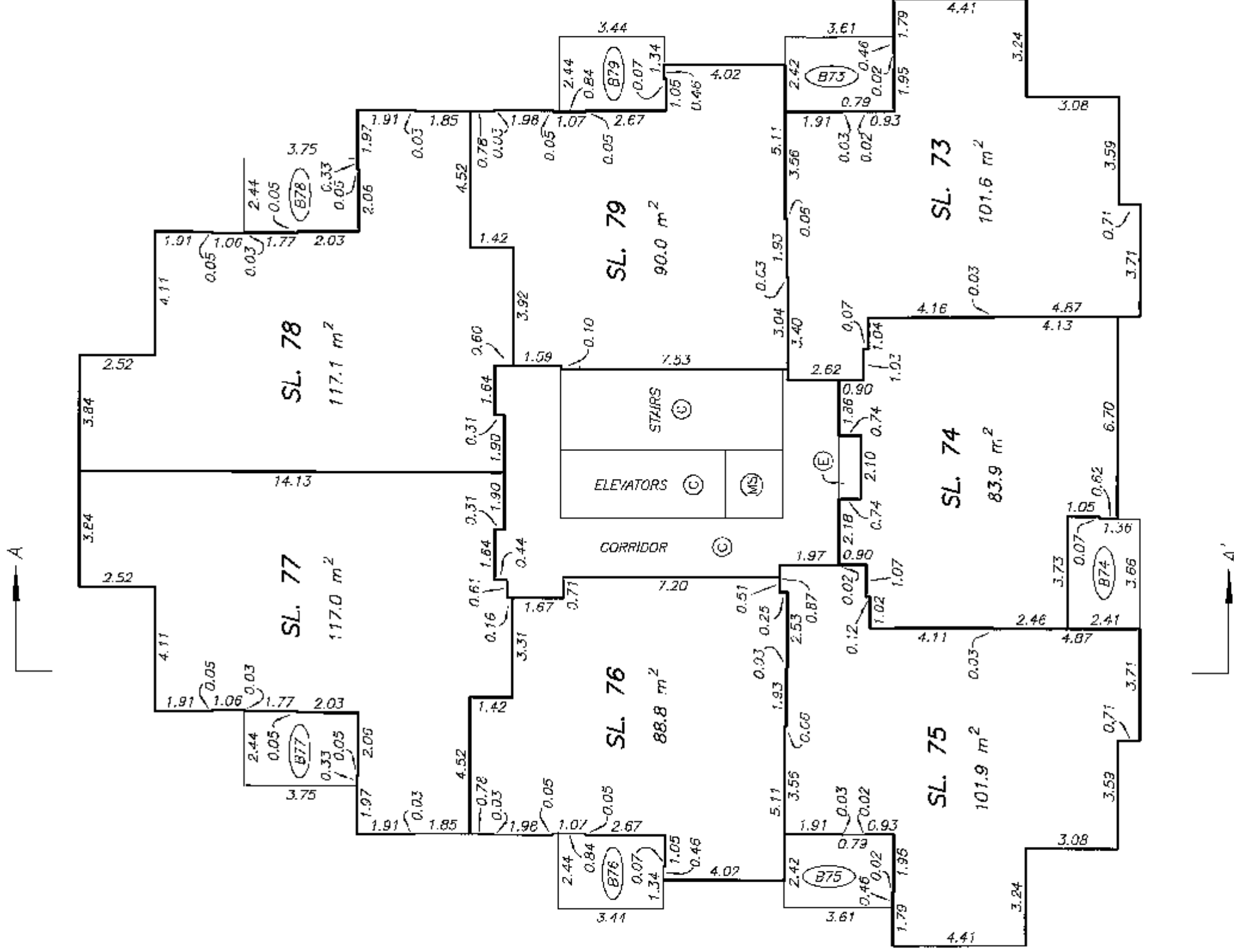
12th FLOOR PLAN

STRATA PLAN BCS 2176

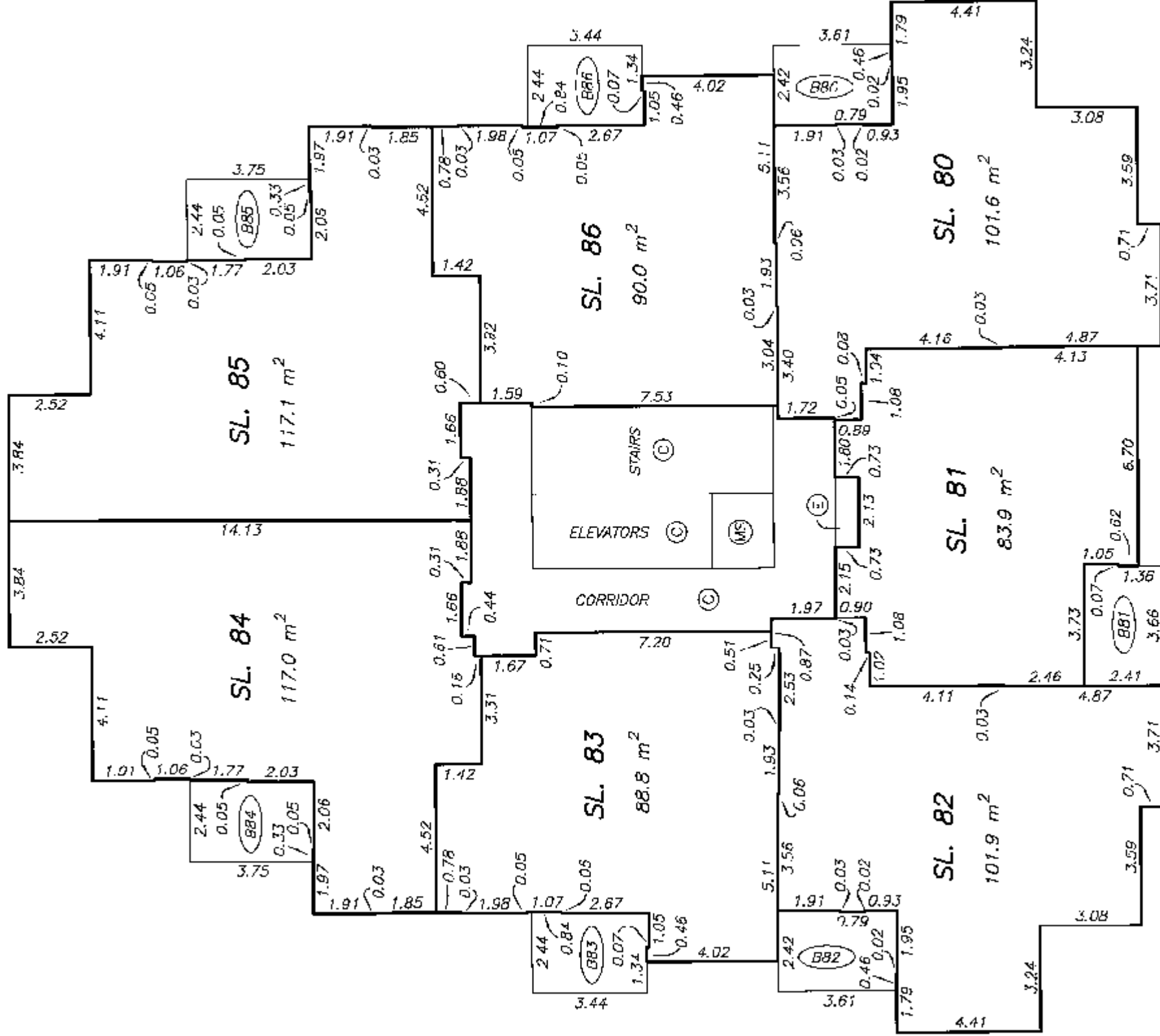
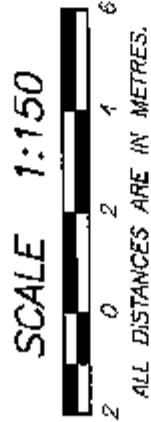
SCALE 1:150



ALL DISTANCES ARE IN METRES.



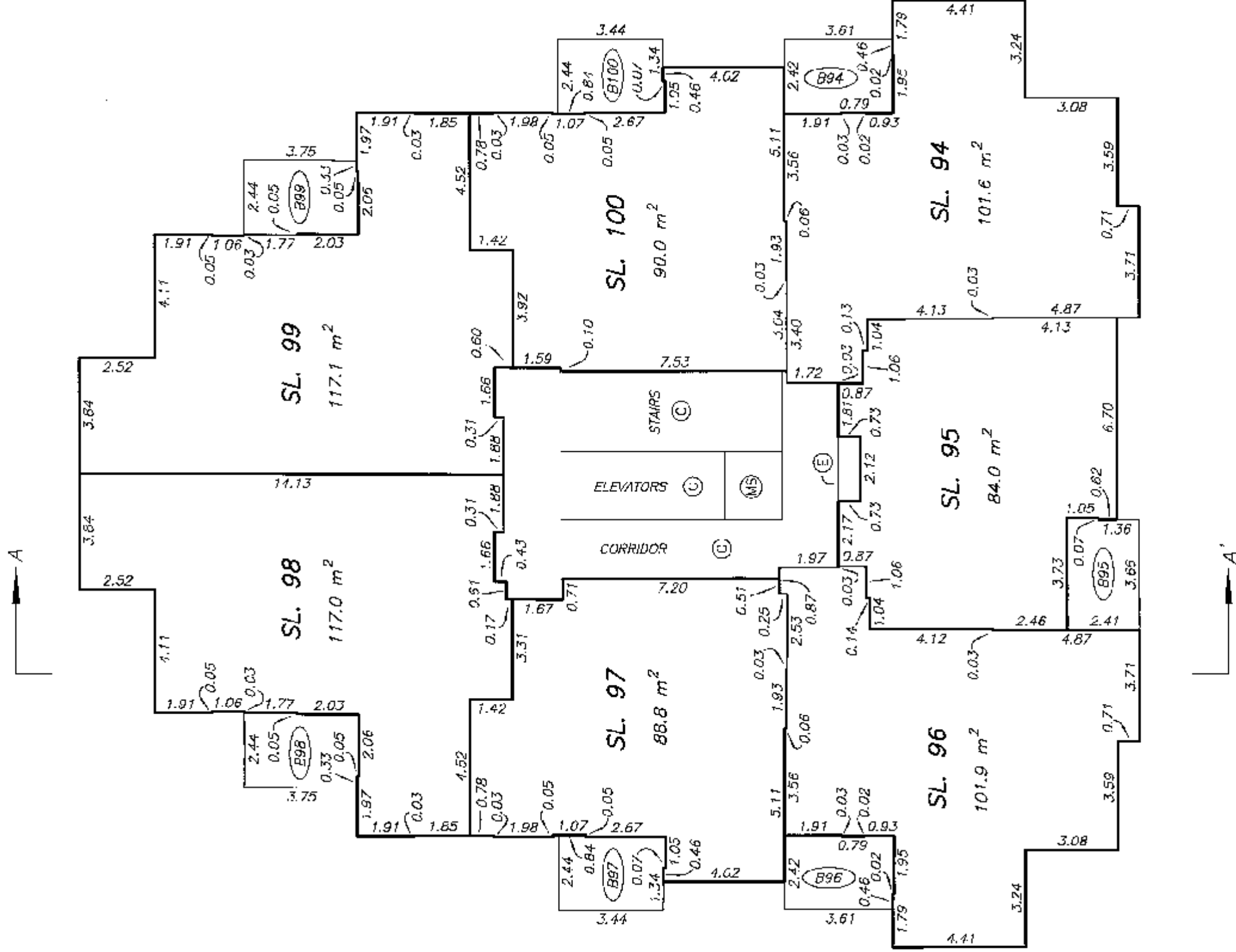
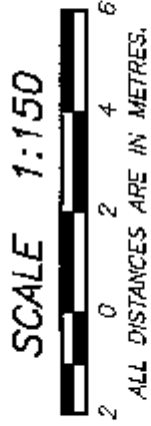
13th FLOOR PLAN



STRATA PLAN BCS 2176

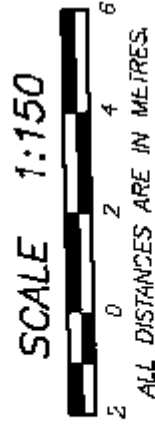
15th FLOOR PLAN

STRATA PLAN BCS 2176

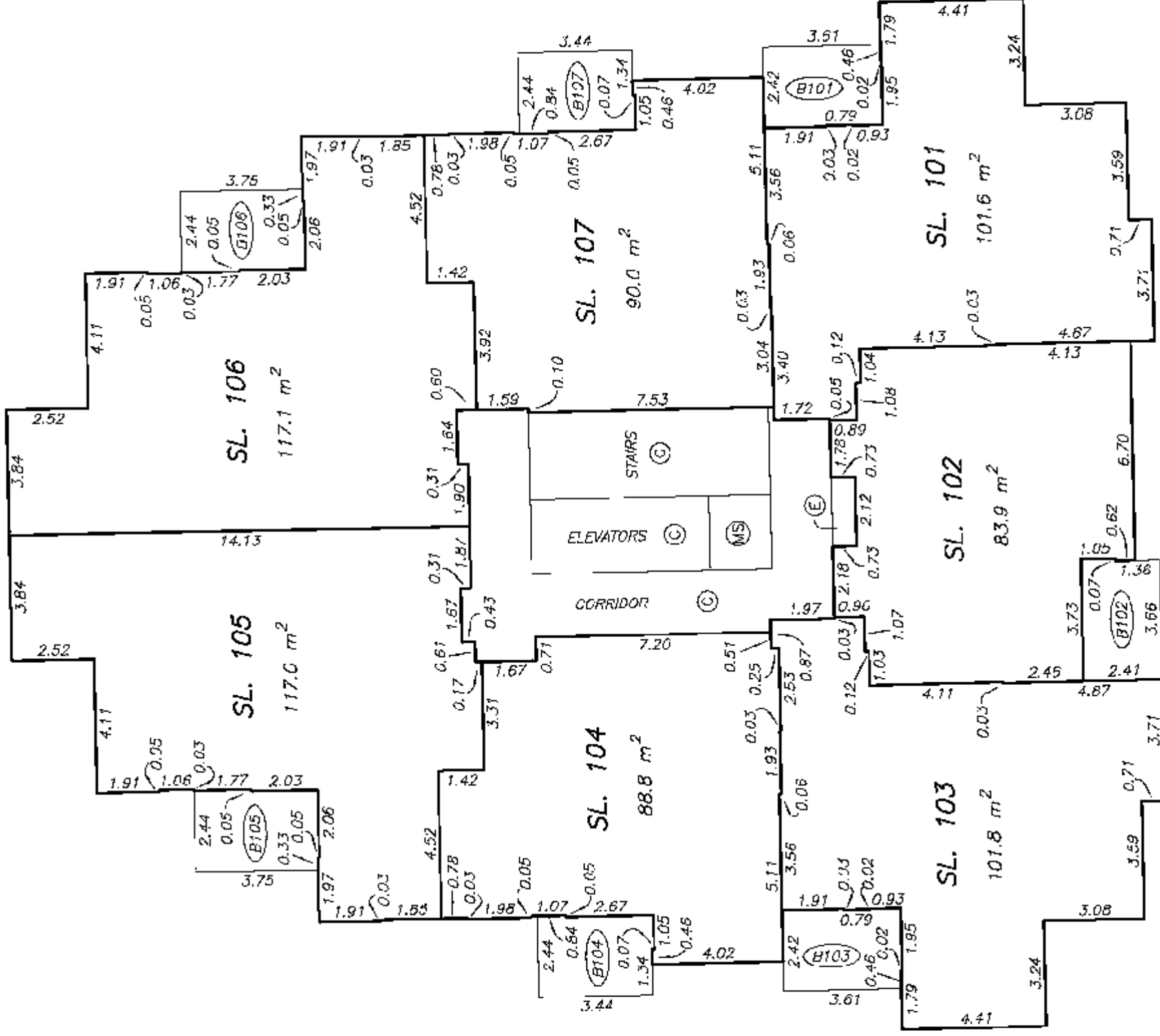


16th FLOOR PLAN

STRATA PLAN BCS 2176



A



A'

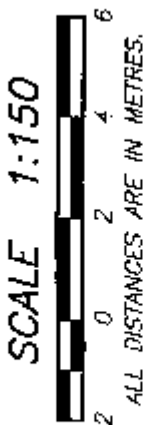
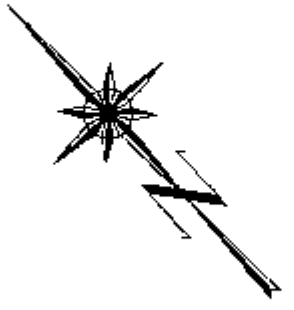
DATE : OCTOBER 24, 2006

M.E.S.

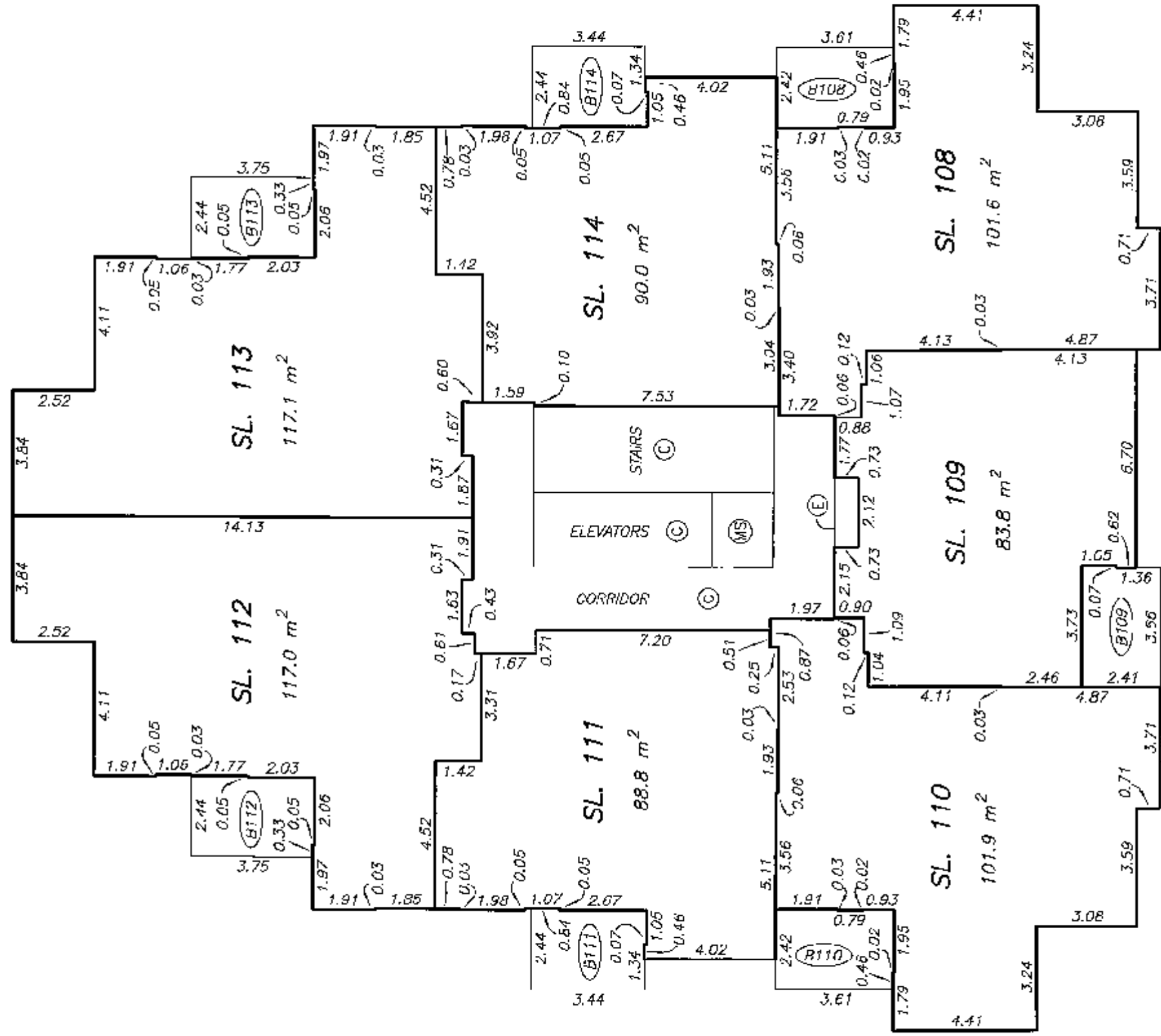
DRAWING # 30544-18
FILE # 30544-18_L16

ORIGINAL

17th FLOOR PLAN STRATA PLAN BCS 2176

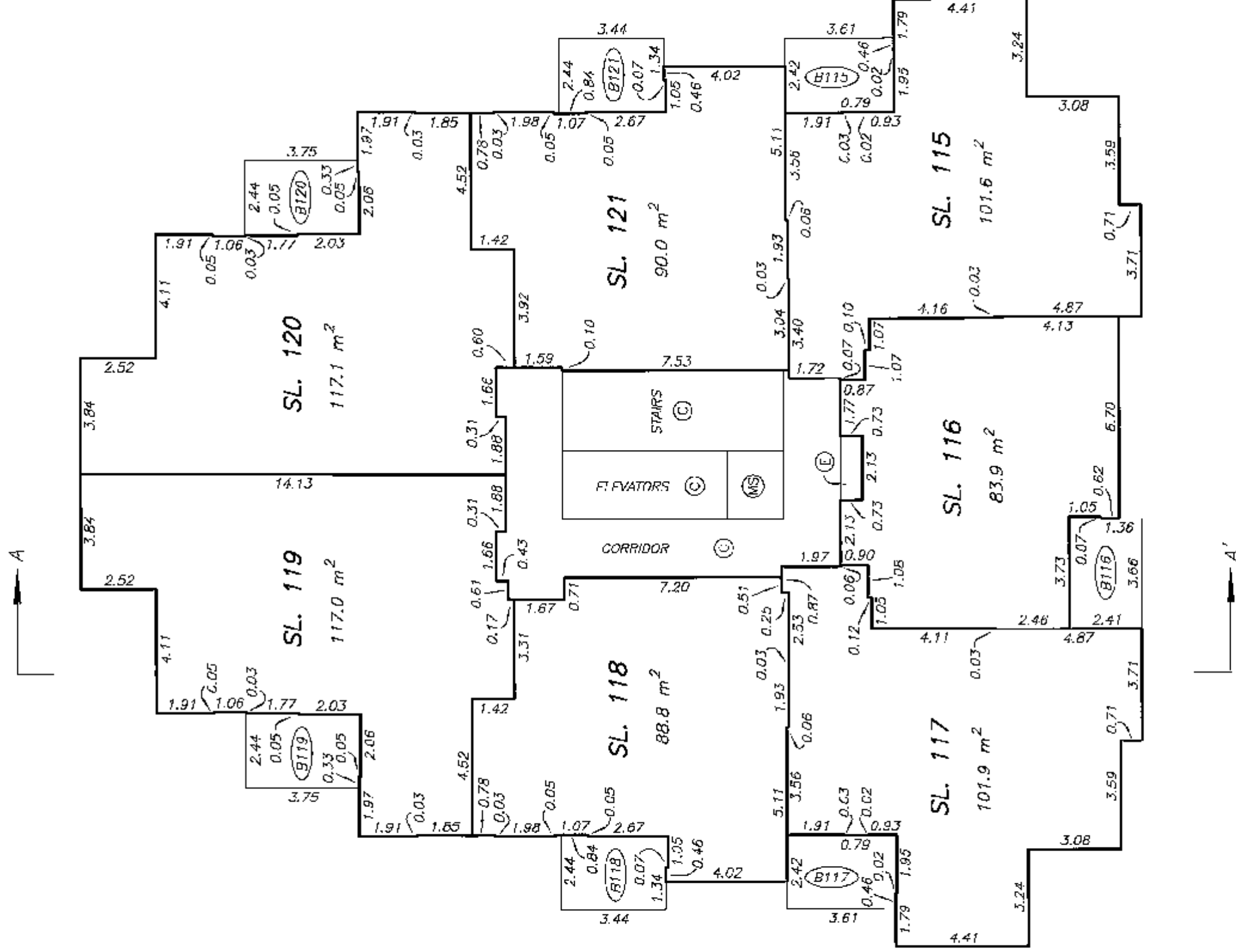


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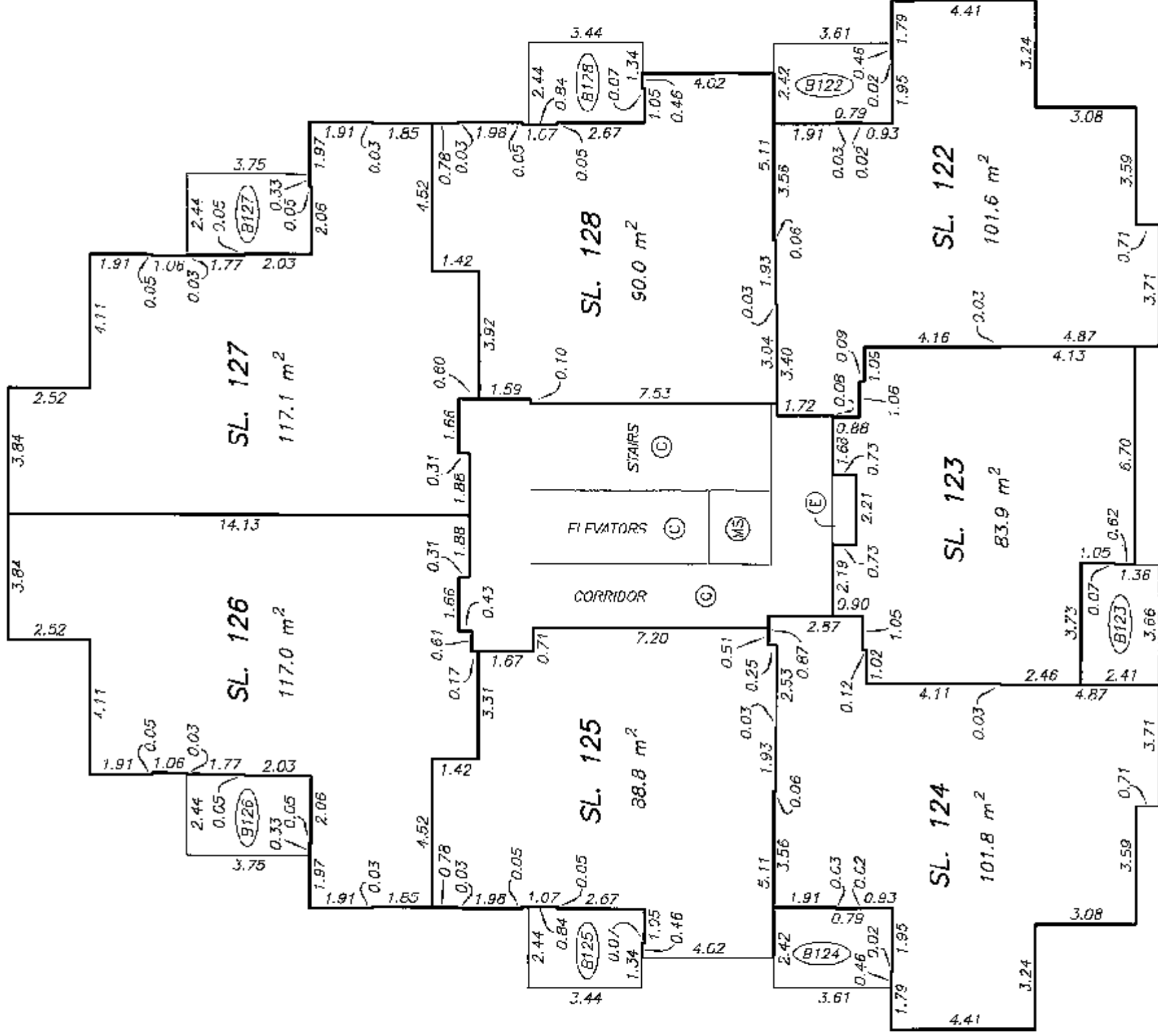
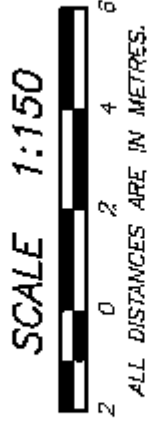
A'

18th FLOOR PLAN



19th FLOOR PLAN

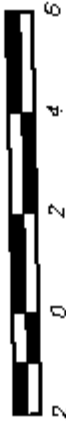
STRATA PLAN BCS 2176



STRATA PLAN BCS 2176

20th FLOOR PLAN

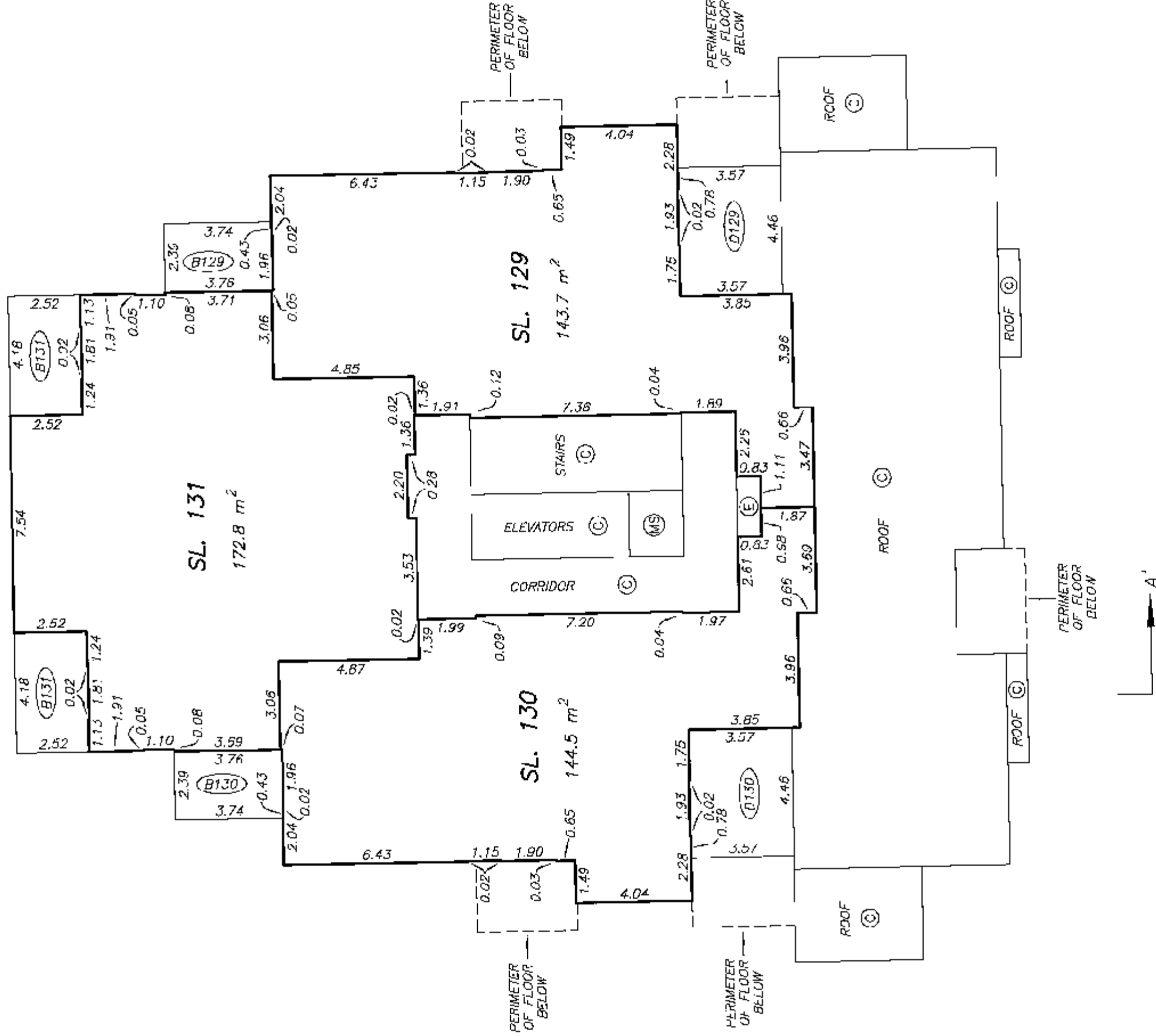
SCALE 1:150



ALL DISTANCES ARE IN METRES.



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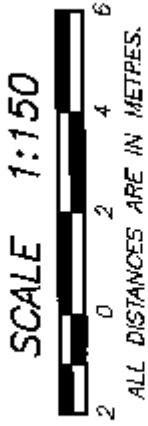


DATE : OCTOBER 24, 2006

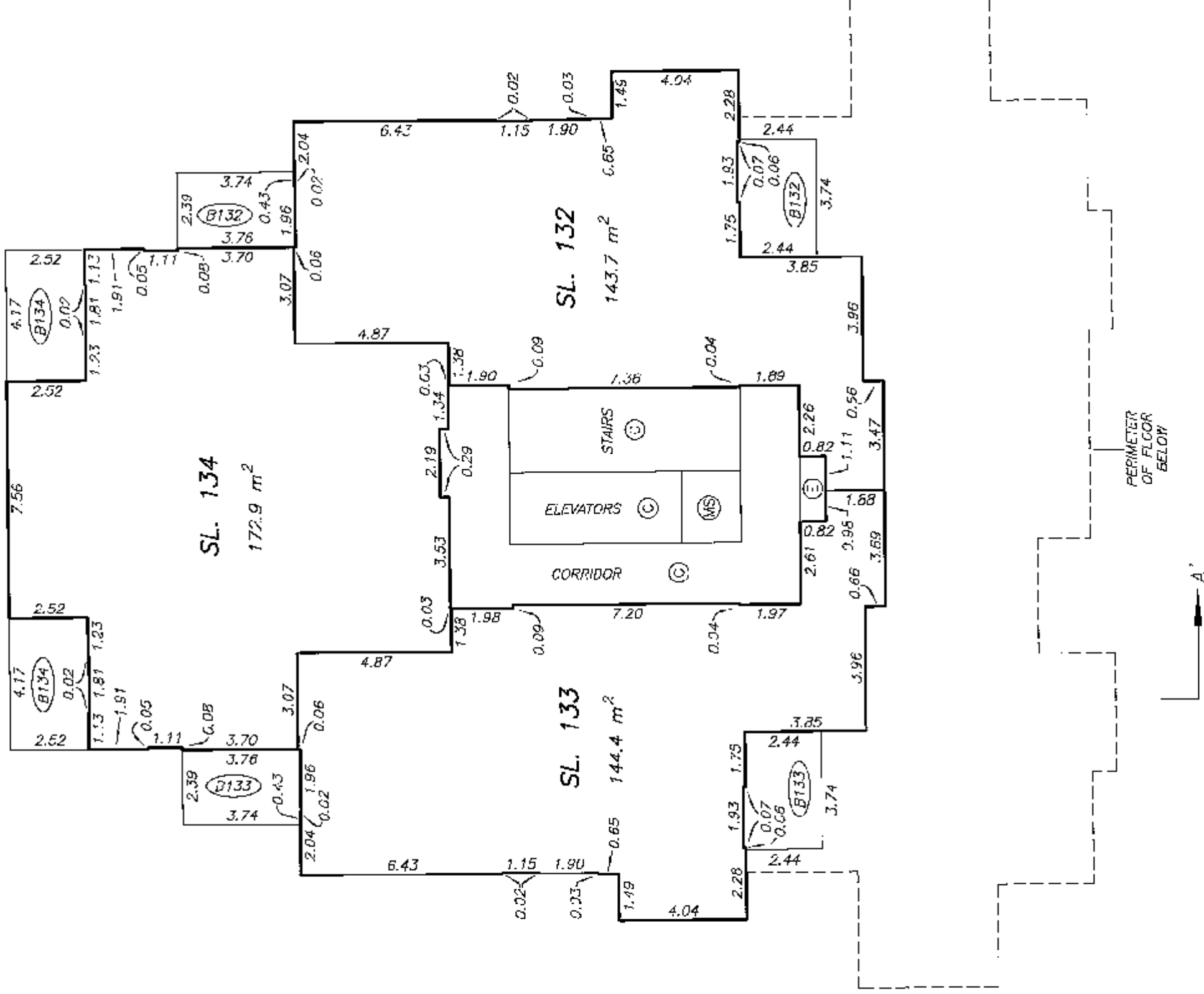
M.E. S.

DRAWING # 30544-18
FILE # 30544-18_L20

ORIGINAL

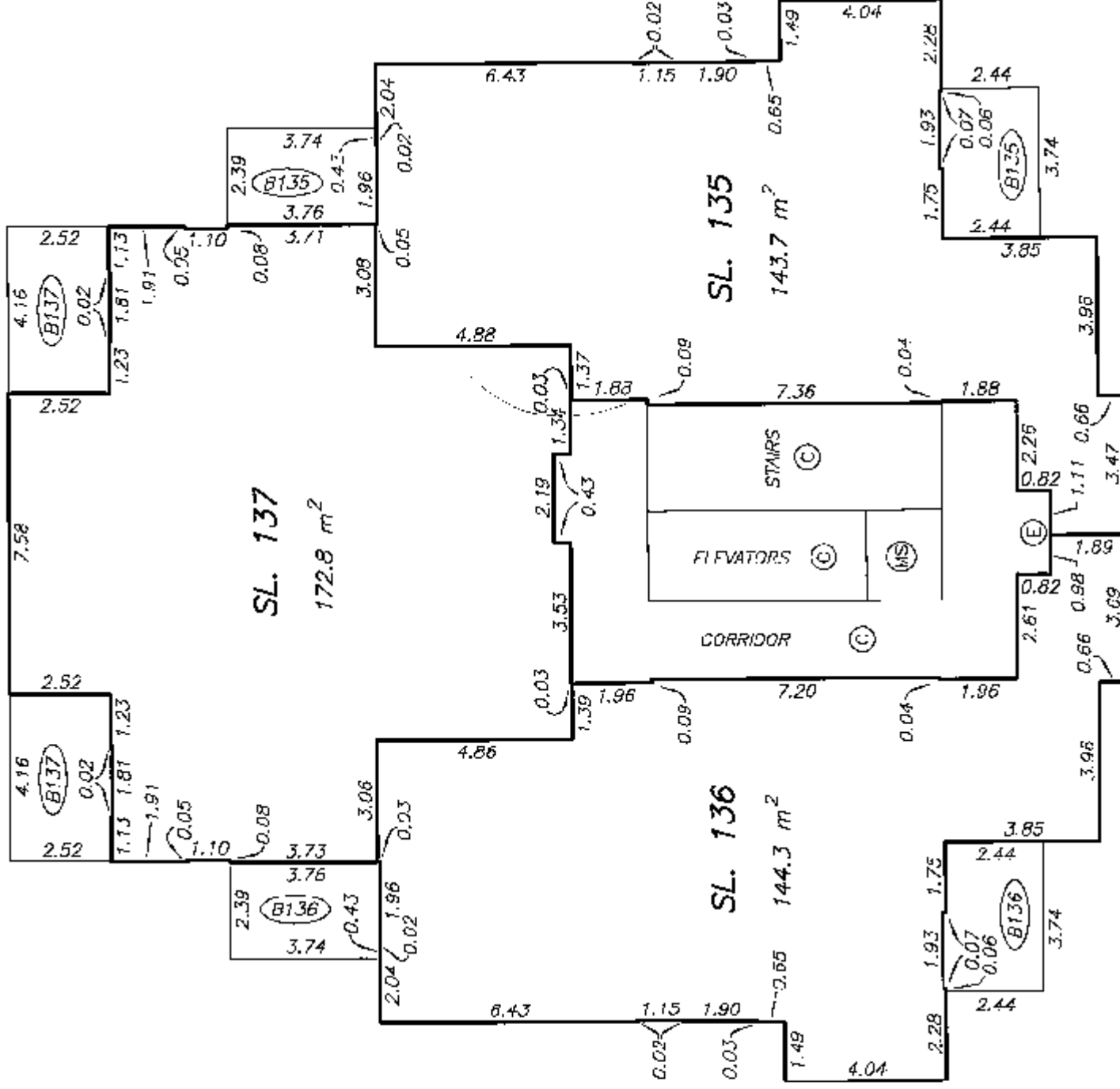
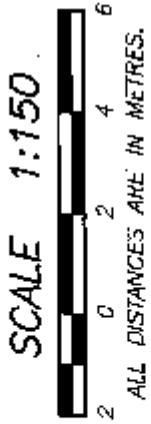


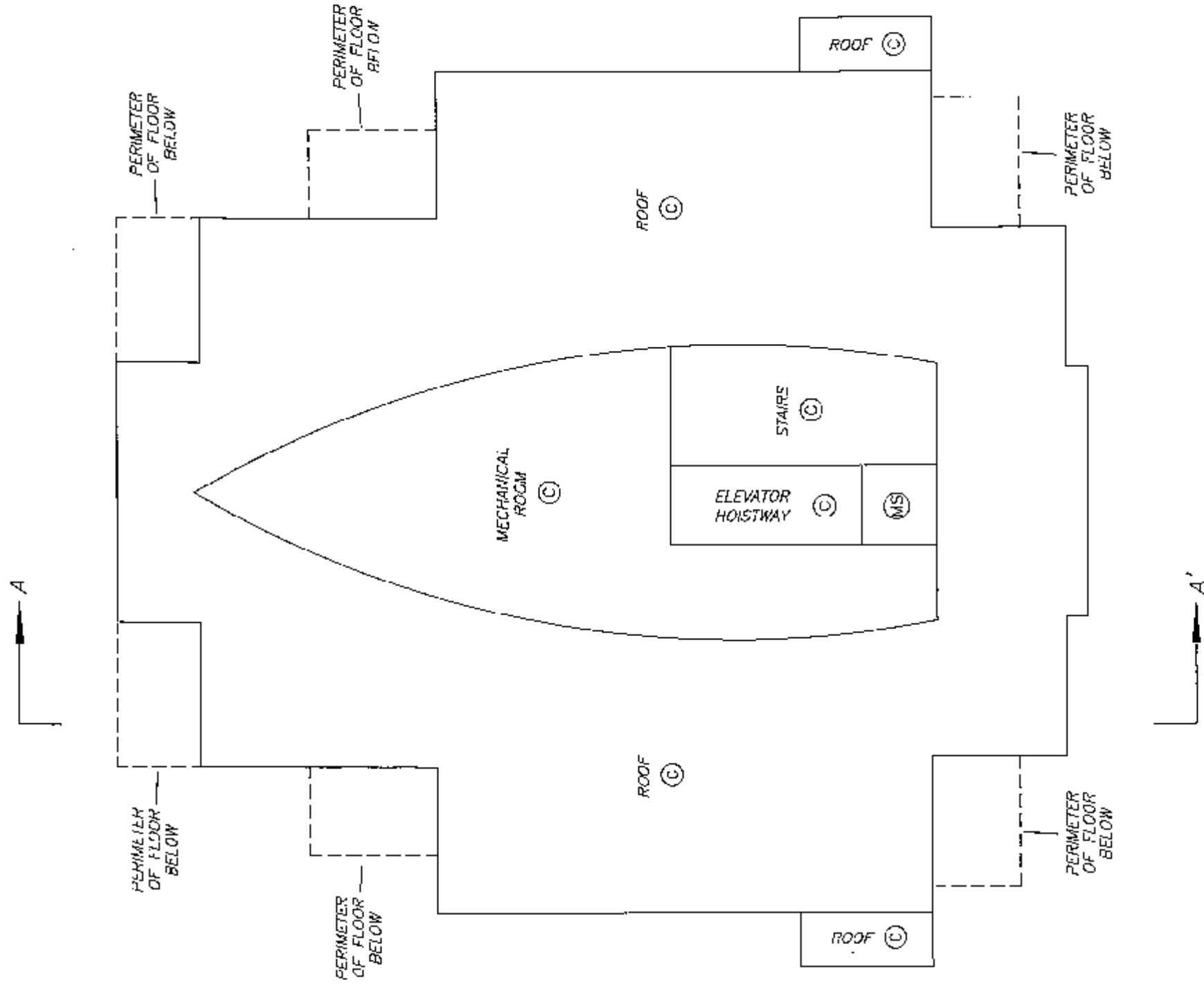
A



22nd FLOOR PLAN

STRATA PLAN BCS 2176



STRATA PLAN BCS 2176

Mr. C. S.

ORIGINAL

ELEVATOR MACHINE ROOM

FLOOR PLAN

STRATA PLAN BCS 2176

