FILED NWBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

STRATA PLAN OF LOT 'A', DISTRICT LOT 233, GROUP 1, N.W.D. PLAN BCP19736.

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

SCALE 1:750

15 7.5 0 15 30 45

All Distances are in Metres.

STRATA PLAN BCS 2169

Deposited in the Land Title Office at New Westminster, B.C. on This 4 Day of JAN ,2007.

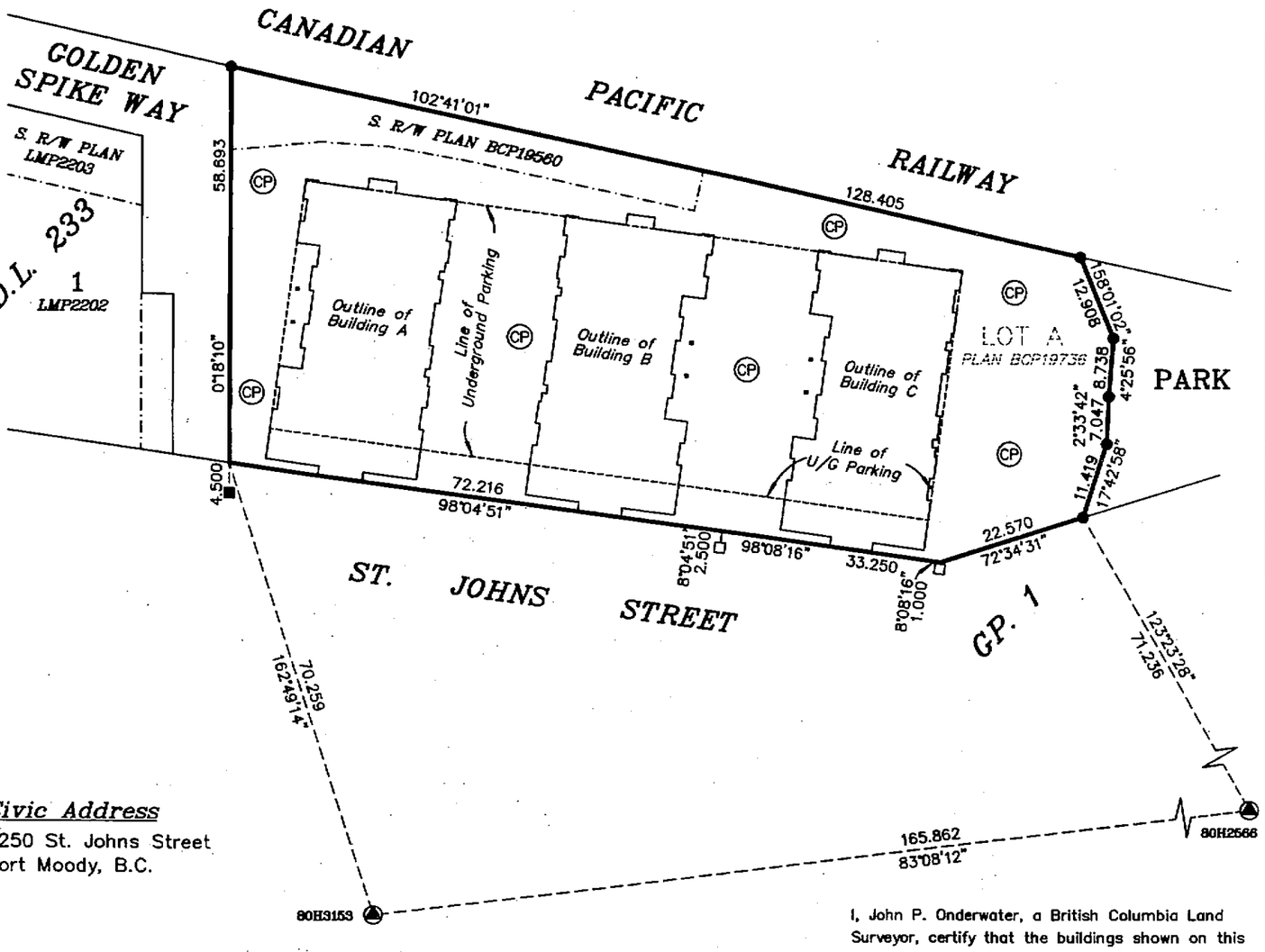
Ian MacDonald /CP
Registrar

Ref. No. BB51541 TO BB51660

LEGEND:

- SL Denotes Strata Lot
- A Denotes Area
- m2 Denotes Square Metres
- LCP Denotes Limited Common Property
- PA-1 Denotes Patio, LCP of Strata Lot 1 (Typical)
- Denotes Control Monument Found
- Denotes Standard Iron Post Found
- Denotes Lead Plug Set
- Denotes Lead Plug Found
- (CP) Denotes Common Property
- (CR) Denotes LCP of Strata Lots 3-40 inclusive, 43-80 inclusive, and 83-120 inclusive.
- PS-1 Denotes Parking Stall, LCP of SL 1 (Typical)

N



Civic Address

3250 St. Johns Street
Port Moody, B.C.

Grid Bearings are derived from OCMS 80H2566 & 80H3153

Integrated Survey Area No. 35
City of Port Moody

This plan shows ground level measured distances, prior to computation of U.T.M. coordinates multiply by combined factor of 0.9996000 NAD83 (CSRS)

Onderwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JPM0518_F1

I, John P. Onderwater, 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.

B.C.L.S.

I, John P. Onderwater, a British Columbia Land Surveyor, of Surrey, 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 December, 2006. The plan was completed and checked, and the checklist filed under #58290 on the 6th day of December, 2006.

B.C.L.S.

This Plan Lies Within The Greater Vancouver Regional District

Original

BUILDING DETAIL

SCALE 1:400

8 4 0 8 16 24

All Distances are in Metres

STRATA PLAN BCS2169

N

CANADIAN PACIFIC RAILWAY

S. R/W PLAN BCP19560

GOLDEN SPIKE WAY

1 LMP2202

S. R/W PLAN LMP2203

102°41'01"

126.405

58.693

0°18'10"

11.04

9.77

7.26

Line of U/G Parking

Outline of Building A

Outline of Building B

Outline of Building C

15.85

7.01

PARK

24.34

25.12

23.69

17.87

20.33

158°01'02"

12.908

8.738

4°25'56"

7.047

2°33'42"

11.419

17°42'58"

22.570

72°34'31"

33.250

98°04'51"

72.216

98°08'16"

BEND

ST. JOHNS STREET

Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 – 5830 176 'A' STREET
Cloverdale, B.C.
FILE: JPM0518_F2

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FILED NWBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

SIGNATURES

STRATA PLAN BCS 2169

Owner:
Rempel St. Johns Development Ltd.
(Inc. No. 690659)
(sign and print names clearly)

x _____
Authorized Signatory GARRY TODORUK

_____
Authorized Signatory HENRY REMPEL

_____ JUANITA BRAUN
Witness as to Signatures
#201 31284 WHEEL AVE
ABBOTSFORD, BC V2T 6G9
Address of Witness

EXECUTIVE ASSISTANT
Occupation of Witness

Mortgagee:
MCAP Financial Corporation
(Inc. No. A-62340)
(sign and print names clearly)

_____ Robert MacIver
Authorized Signatory

_____
Authorized Signatory

D.Wong Danny Wong
Witness as to Signatures
#1400 - 1140 W. Pender St. Vancouver, BC
Address of Witness V6E 4G1

Credit Analyst
Occupation of Witness

Mortgagee:
731473 B.C. Ltd.
(Inc. No. 731473)
(sign and print names clearly)

_____
Authorized Signatory JOHN REMPEL

_____
Authorized Signatory HENRY REMPEL

_____ JUANITA BRAUN
Witness as to Signatures
#201 31284 WHEEL AVE
ABBOTSFORD, BC V2T 6G9
Address of Witness

EXECUTIVE ASSISTANT
Occupation of Witness

FORM S
NEW DEVELOPMENT CERTIFICATE

I, John P. Onderwater, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not as of the 6th day of December, 2006, been previously occupied.

_____
B.C.L.S.

The City of Port Moody, the registered owner of Covenants BA362599, BA361747, and BE296911, hereby consent to the deposit of this strata plan.

Authorized Signatures

_____
Mayor GIUSEPPE TRASOLINI

_____
Clerk KELLY KENNEY

Dated this 6th day of December, 2006.

_____
B.C.L.S.

Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' STREET
Cloverdale, B.C.
FILE: JPM0518_F3

Original

FILED NW8CS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

FLOOR PLANS– UNDERGROUND PARKING LEVEL 2

STRATA PLAN BCS 2169

SCALE 1:200

4 2 0 4 8 12

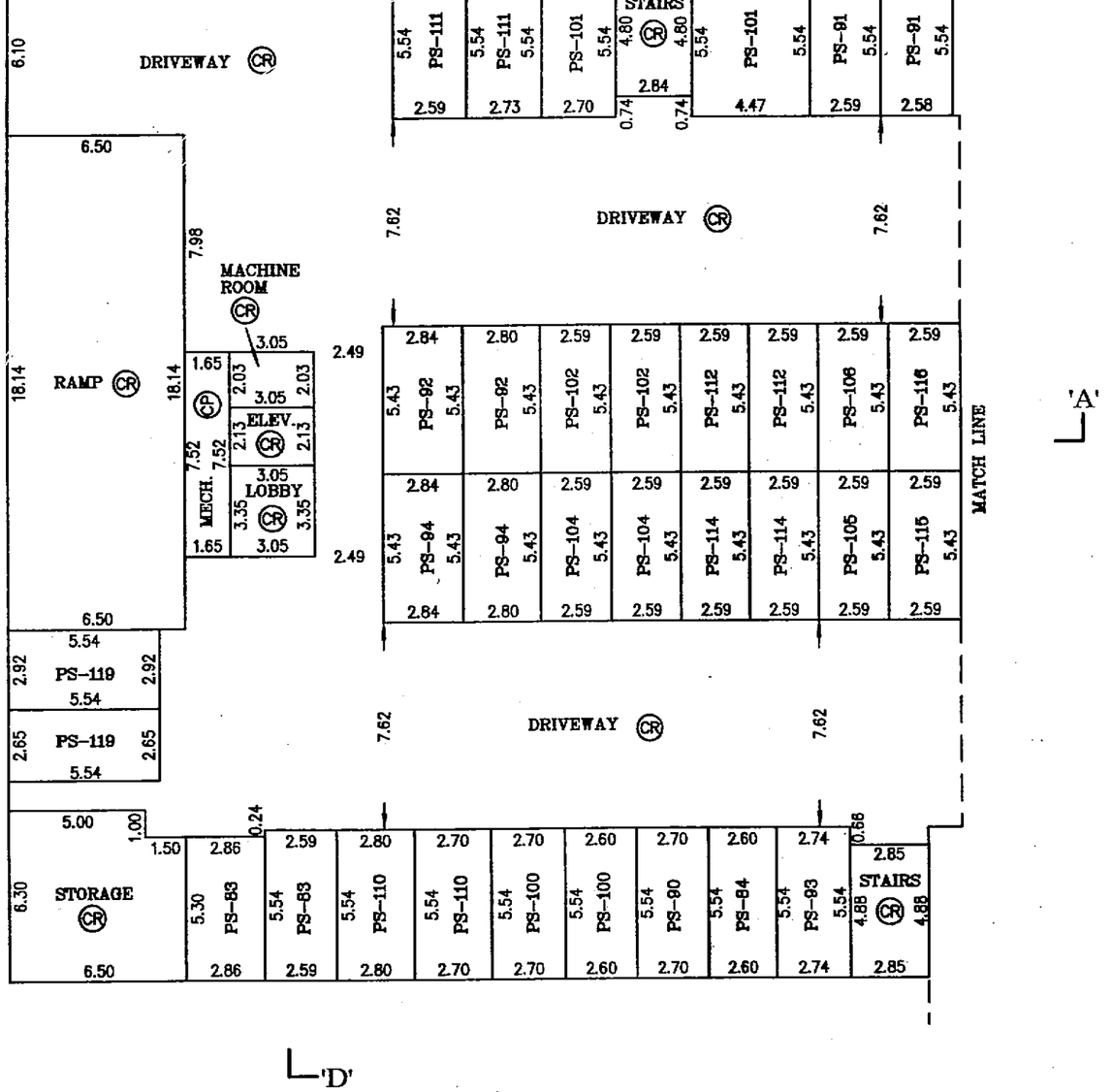
All Distances are in Metres

LEGEND:

PS–1 Denotes Parking Stall, LCP of SL 1 (Typical)

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.

N



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 – 5830 176 'A' STREET
Cloverdale, B.C.
FILE: JPM0518_F4

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FLOOR PLANS– UNDERGROUND PARKING LEVEL 2

SCALE 1:200

4 2 0 4 8 12

All Distances are in Metres

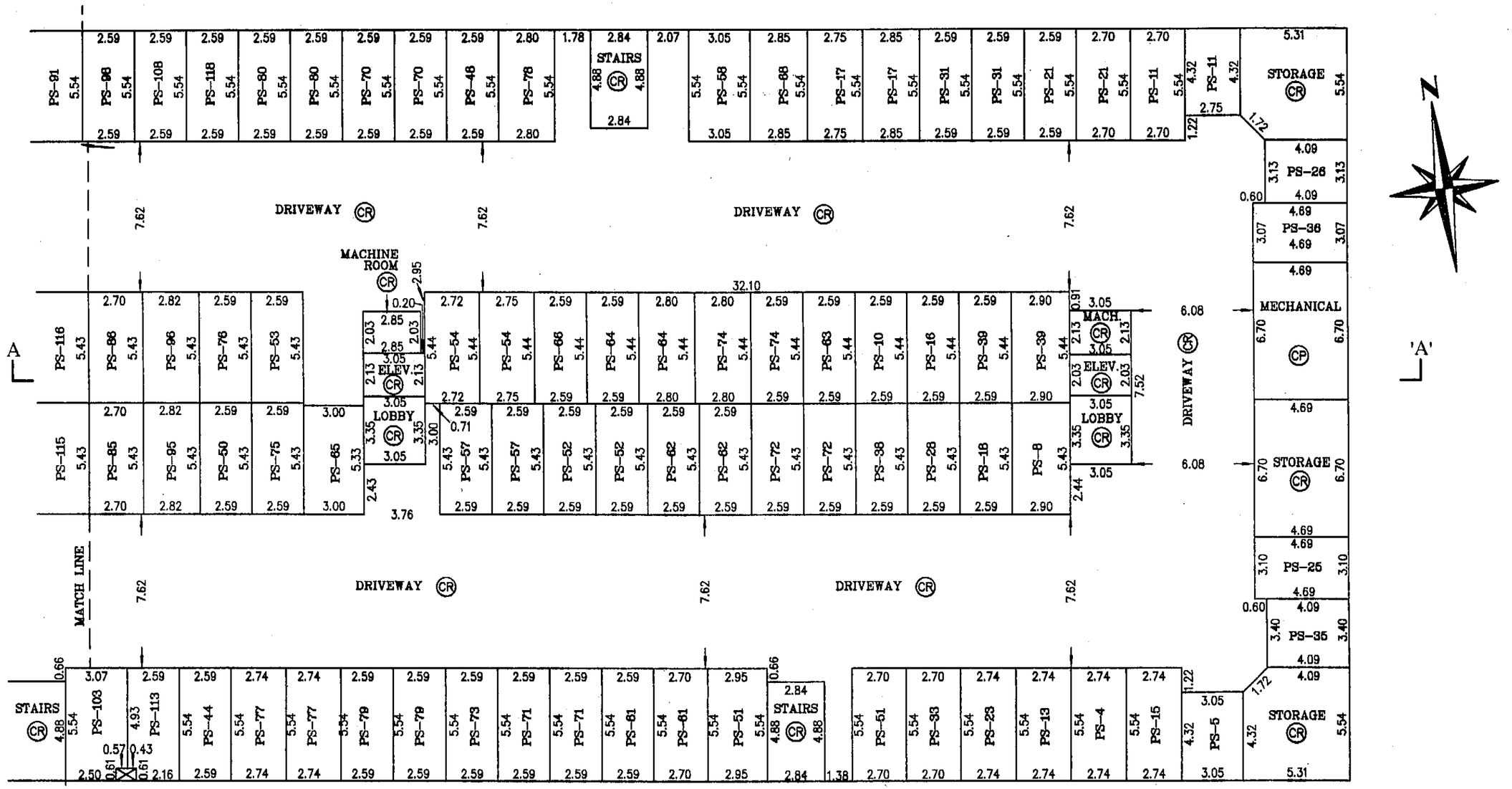
LEGEND:

PS–1 Denotes Parking Stall, LCP of SL 1 (Typical)

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.

⊠ Denotes Duct Space, Common Property

STRATA PLAN BCS 2169



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 – 5830 176 'A' STREET
Cloverdale, B.C.
FILE: JPM0518_F5

Dated this 6th day of December, 2006.

FILED NMBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30.15.33.34.994765

FLOOR PLANS– UNDERGROUND PARKING LEVEL 1

STRATA PLAN BCS 2169

SCALE 1:200

4 2 0 4 8 12

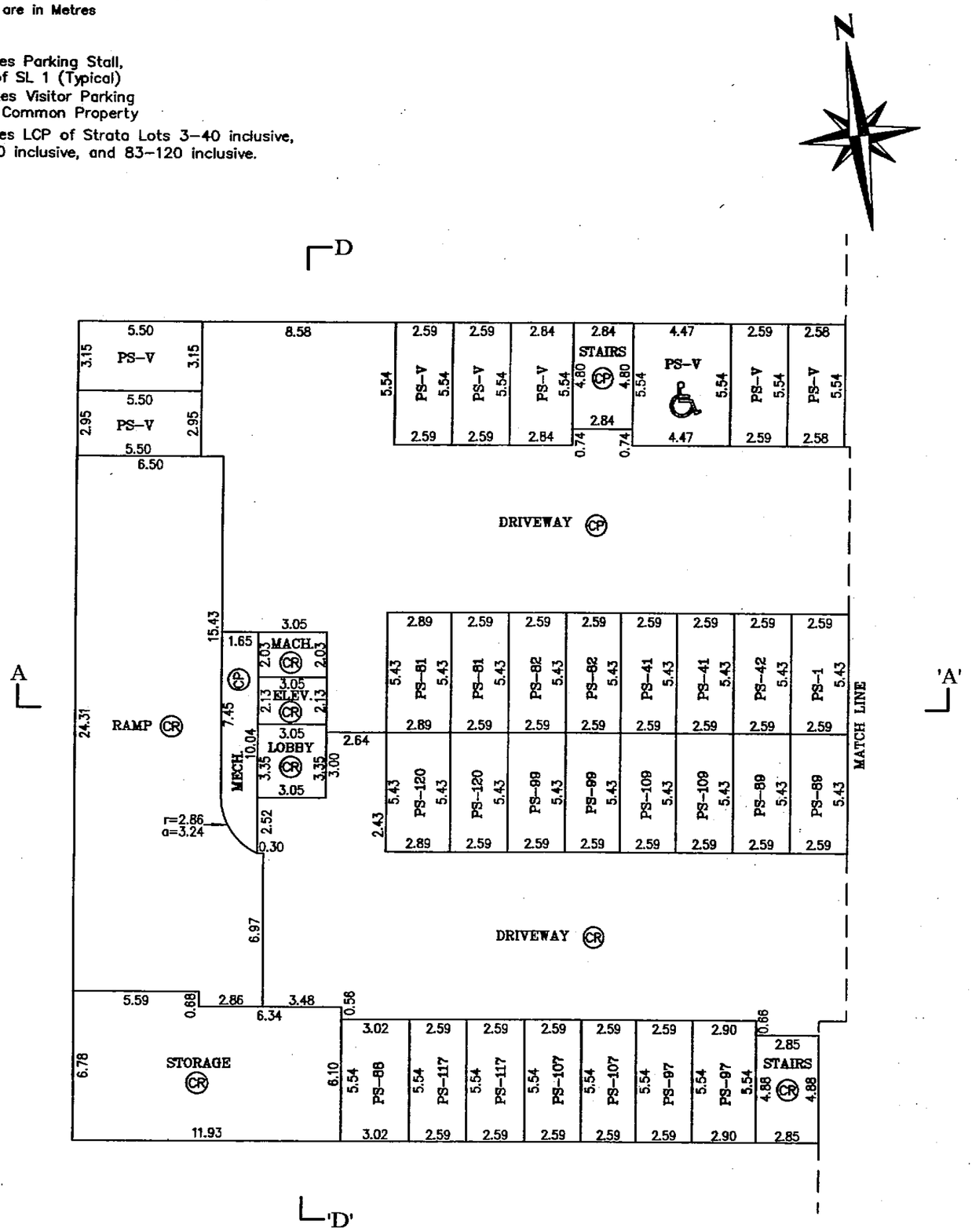
All Distances are in Metres

LEGEND:

PS–1 Denotes Parking Stall, LCP of SL 1 (Typical)

PS–V Denotes Visitor Parking Stall, Common Property

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 – 5830 176 'A' STREET
Cloverdale, B.C.
FILE: JPM0518_F6

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FILED NWBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

FLOOR PLANS– UNDERGROUND PARKING LEVEL 1

STRATA PLAN BCS 2169

SCALE 1:200

4 2 0 4 8 12

All Distances are in Metres

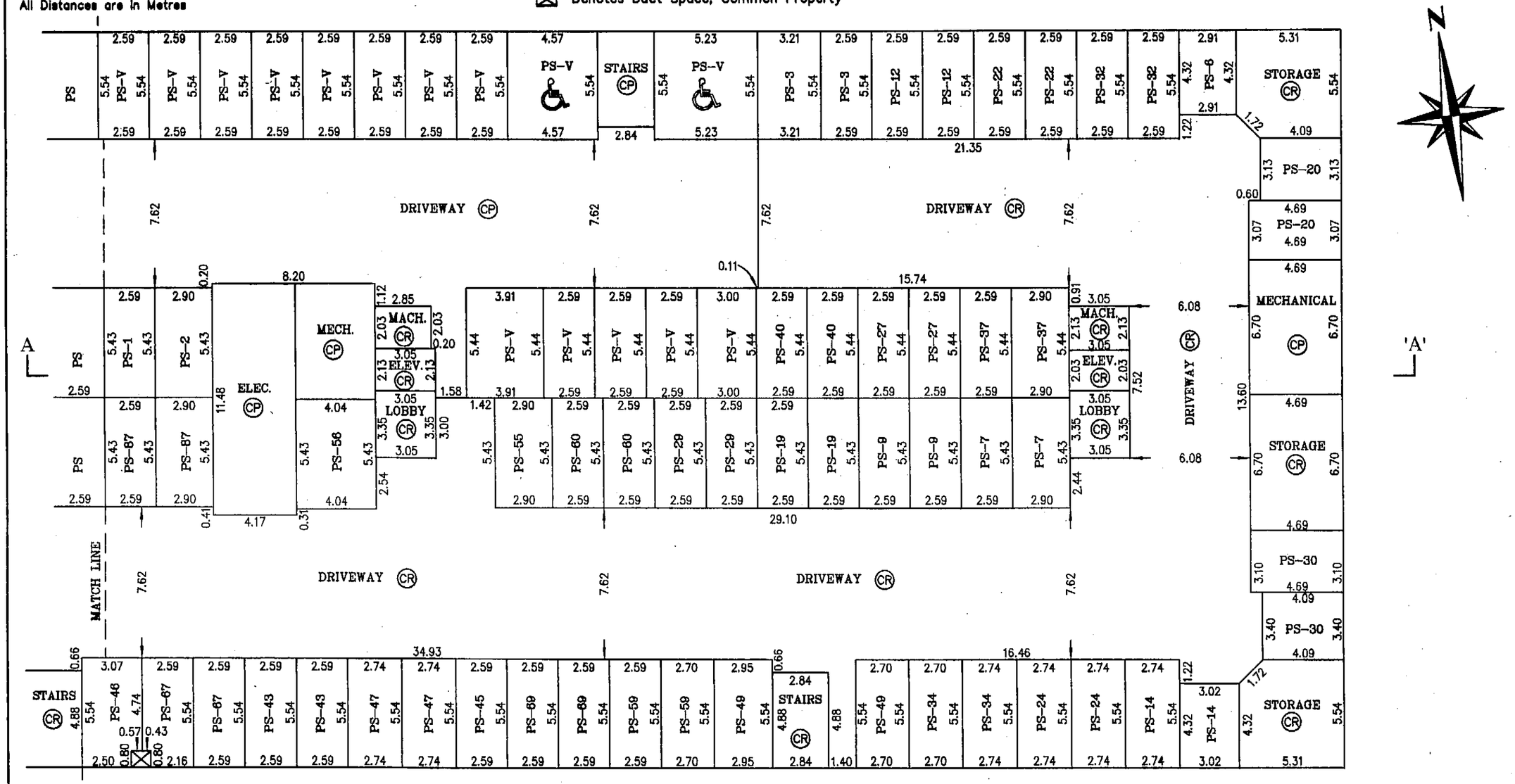
LEGEND:

PS–1 Denotes Parking Stall, LCP of SL 1 (Typical)

PS–V Denotes Visitor Parking Stall, Common Property

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.

Denotes Duct Space, Common Property



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 – 5830 176 'A' STREET
Cloverdale, B.C.
FILE: JPM0518_F7

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FILED NWBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

FLOOR PLANS – FIRST FLOOR
BUILDING C

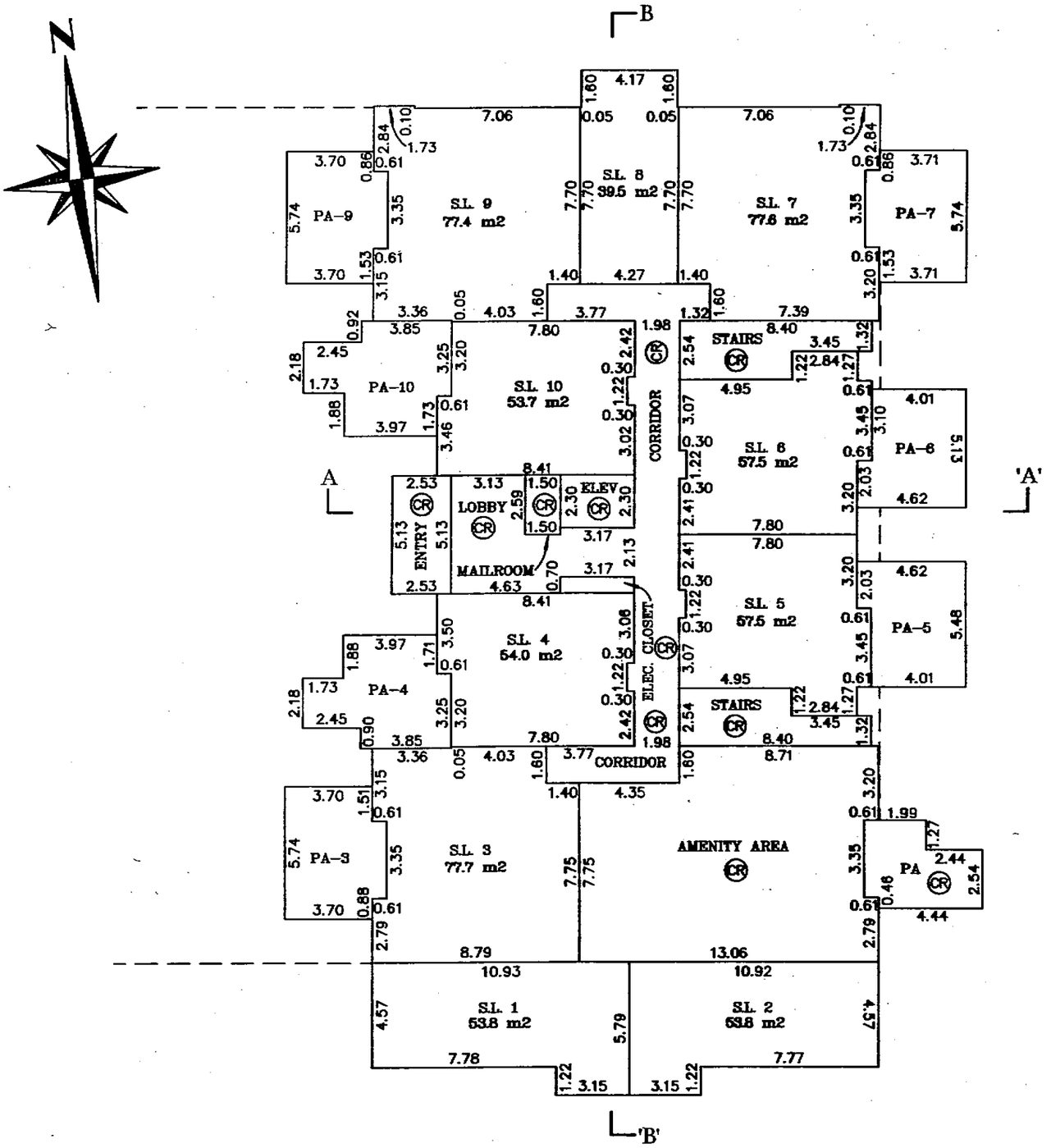
STRATA PLAN BCS 2169

SCALE 1:200

4 0 4 8 12

All distances are in metres.

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.



Onderwater Land Surveying
B.C. Land Surveyors
#104–5830 176A Street
Cloverdale B.C.

FILE: JPM0518_F8

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FILED NWBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

FLOOR PLANS – SECOND FLOOR
BUILDING C

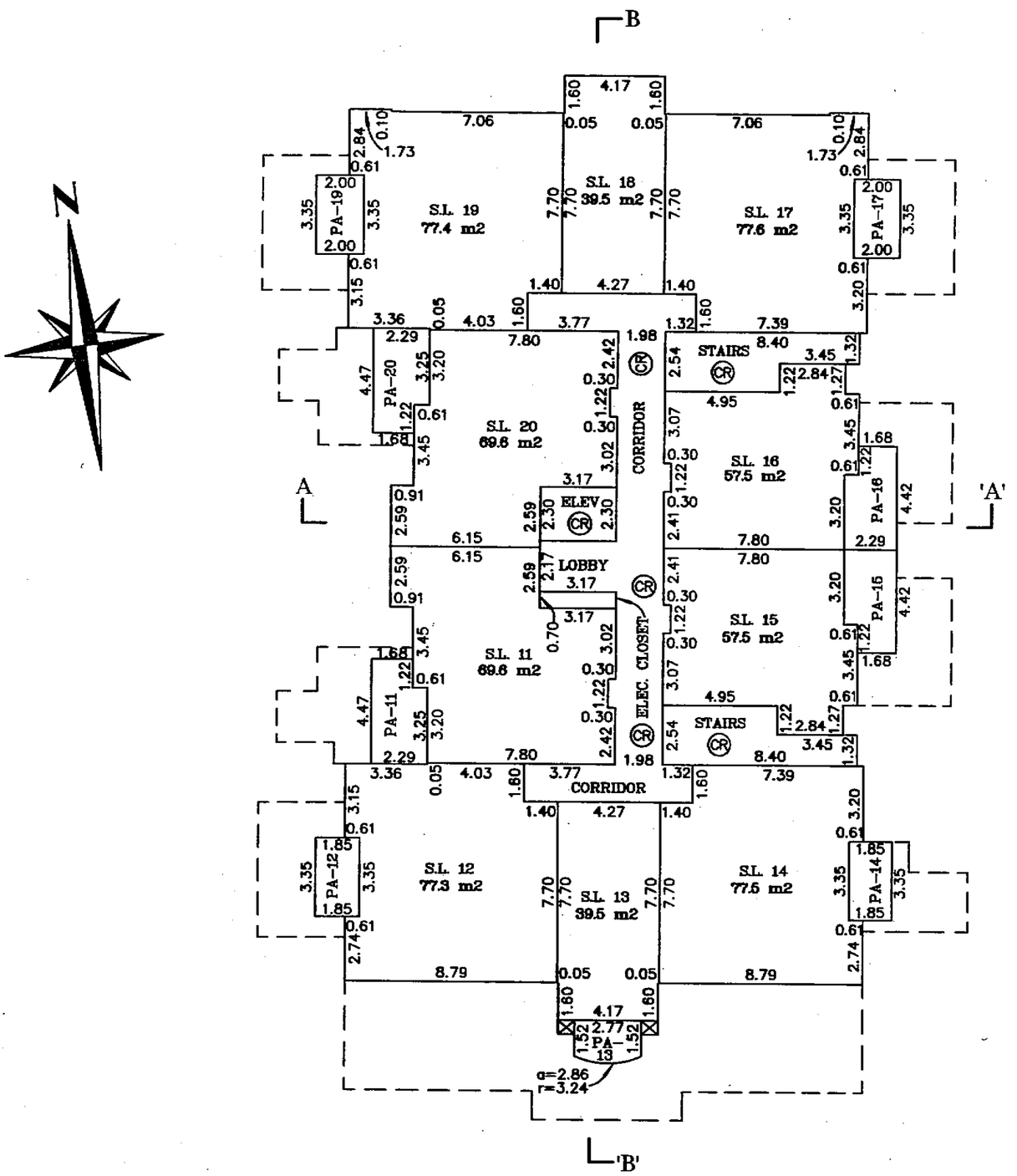
STRATA PLAN BCS 2169

SCALE 1:200

4 0 4 8 12

All distances are in metres.

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.



Onderwater Land Surveying
B.C. Land Surveyors
#104–5830 176A Street
Cloverdale B.C.

FILE: JPM0518_F9

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FILED NWBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

FLOOR PLANS – THIRD FLOOR
BUILDING C

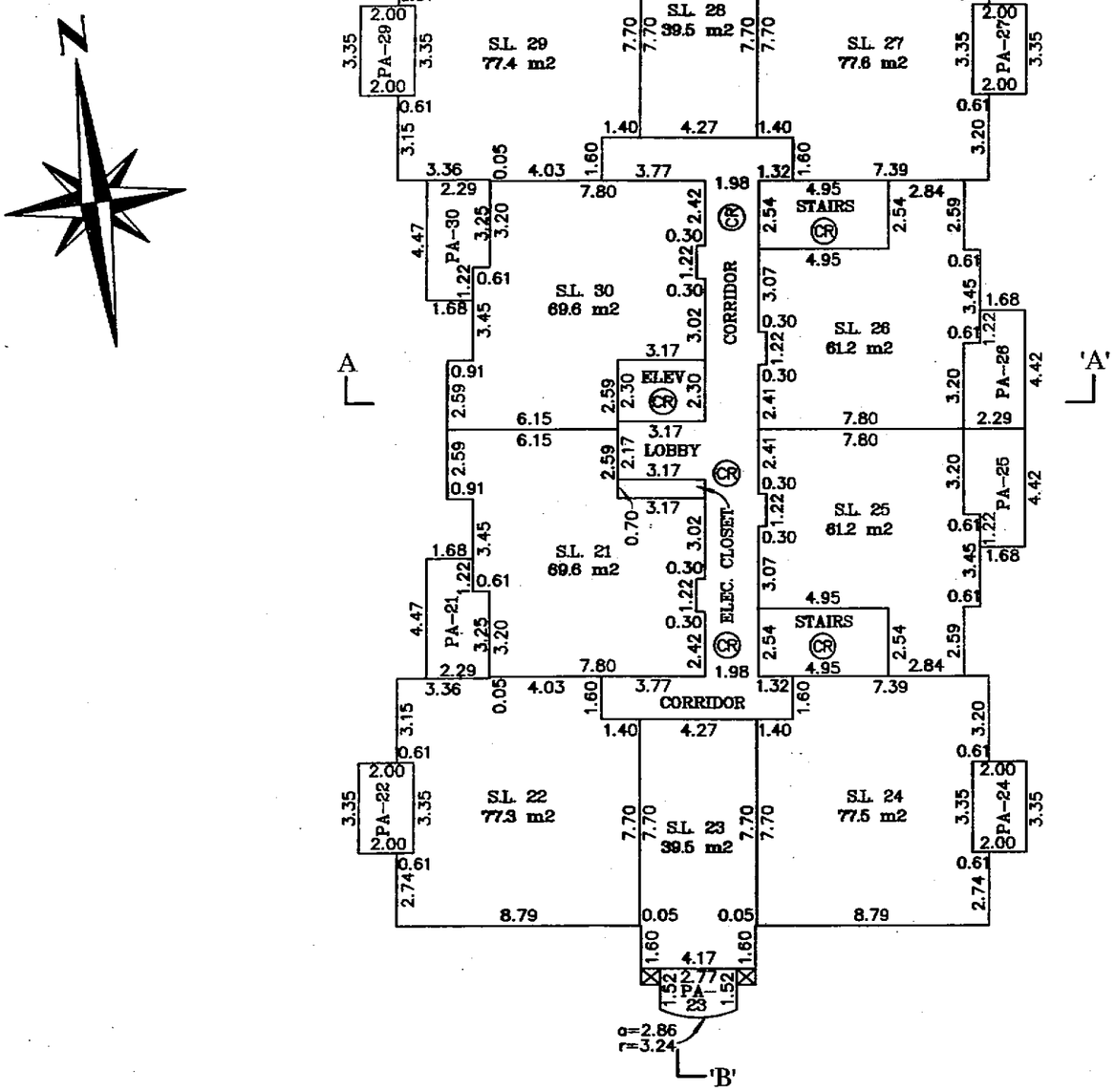
STRATA PLAN BCS 2169

SCALE 1:200

4 0 4 8 12

All distances are in metres.

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.



Onderwater Land Surveying
B.C. Land Surveyors
#104–5830 176A Street
Cloverdale B.C.

FILE: JPM0518_F10

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FLOOR PLANS – FOURTH FLOOR
BUILDING C

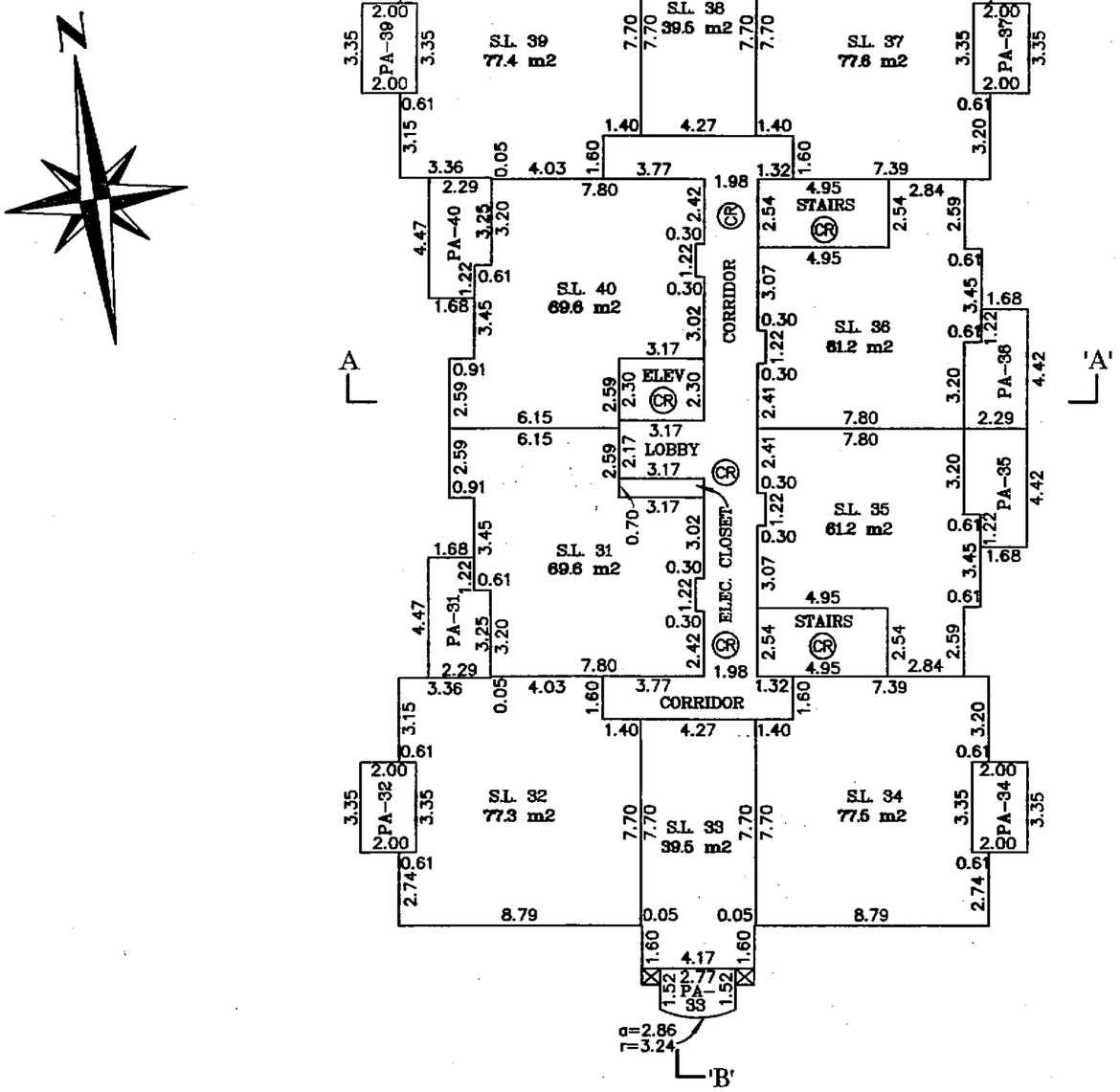
STRATA PLAN BCS 2169

SCALE 1: 200

4 0 4 8 12

All distances are in metres.

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.



Onderwater Land Surveying
B.C. Land Surveyors
#104–5830 176A Street
Cloverdale B.C.

FILE: JPM0518_F11

Dated this 6th day of December, 2006.

B.C.L.S.

Original

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FLOOR PLANS – FIRST FLOOR
BUILDING B

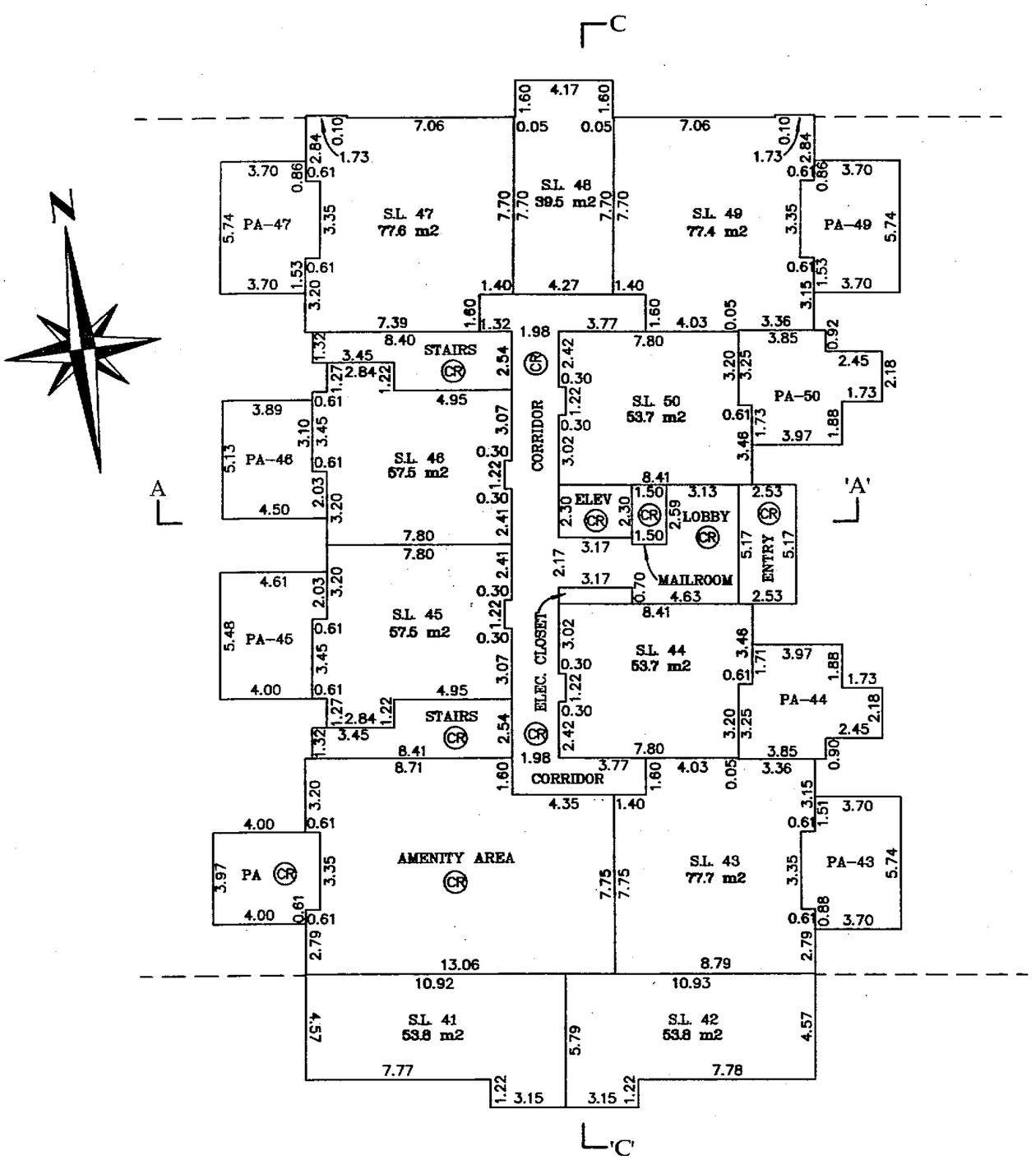
STRATA PLAN BCS 2169

SCALE 1:200

4 0 4 8 12

All distances are in metres.

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.



Onderwater Land Surveying
B.C. Land Surveyors
#104–5830 176A Street
Cloverdale B.C.

FILE: JPM0518_F12

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FILED NWBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

FLOOR PLANS – SECOND FLOOR
BUILDING B

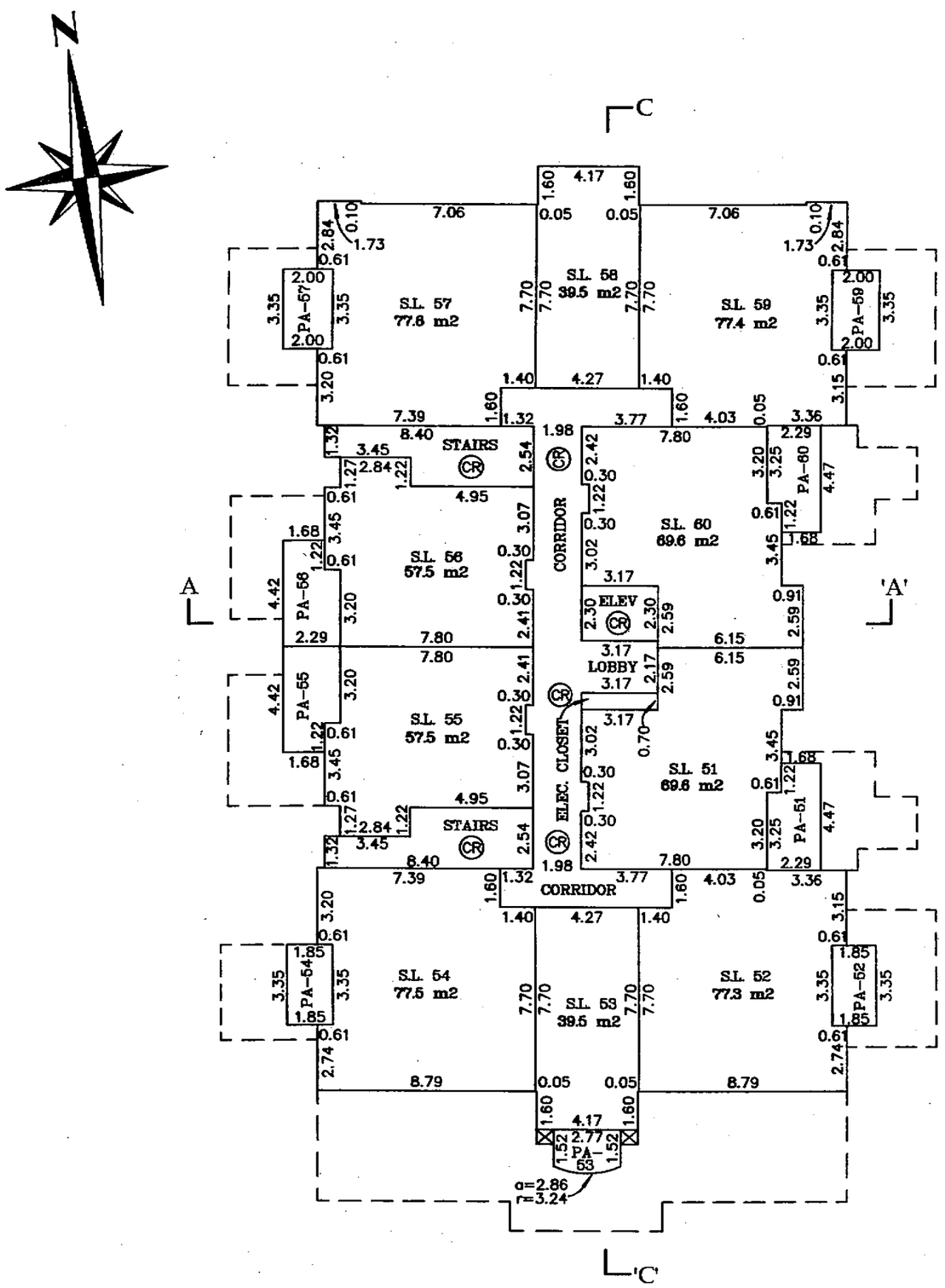
STRATA PLAN BCS 2169

SCALE 1:200

4 0 4 8 12

All distances are in metres.

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.



Onderwater Land Surveying
B.C. Land Surveyors
#104–5830 176A Street
Cloverdale B.C.

FILE: JPM0518_F13

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FILED NWBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

FLOOR PLANS – THIRD FLOOR
BUILDING B

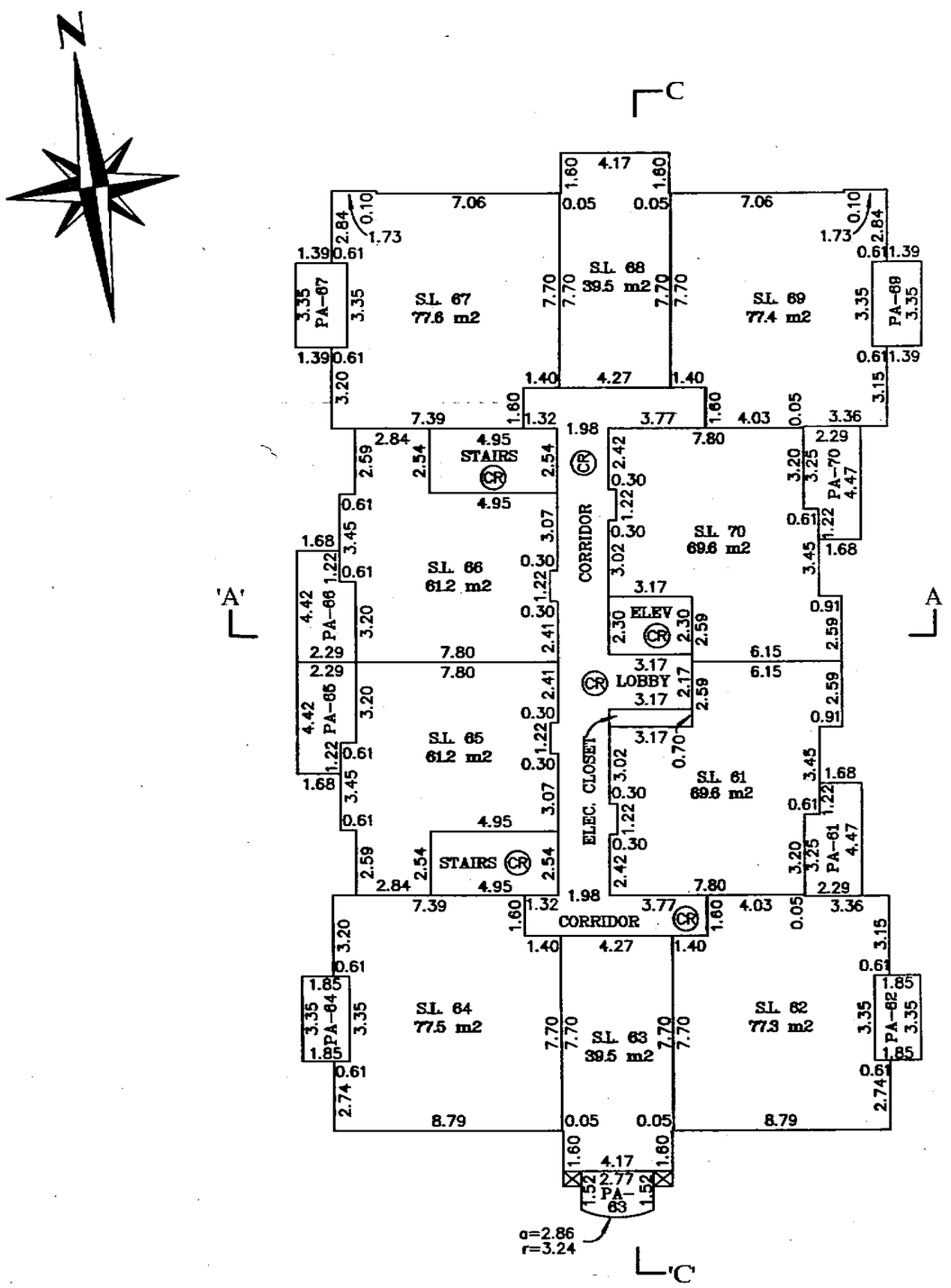
STRATA PLAN BCS 2169

SCALE 1:200

4 0 4 8 12

All distances are in metres.

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.



Onderwater Land Surveying
B.C. Land Surveyors
#104–5830 176A Street
Cloverdale B.C.

FILE: JPM0518_F14

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FLOOR PLANS – FOURTH FLOOR
BUILDING B

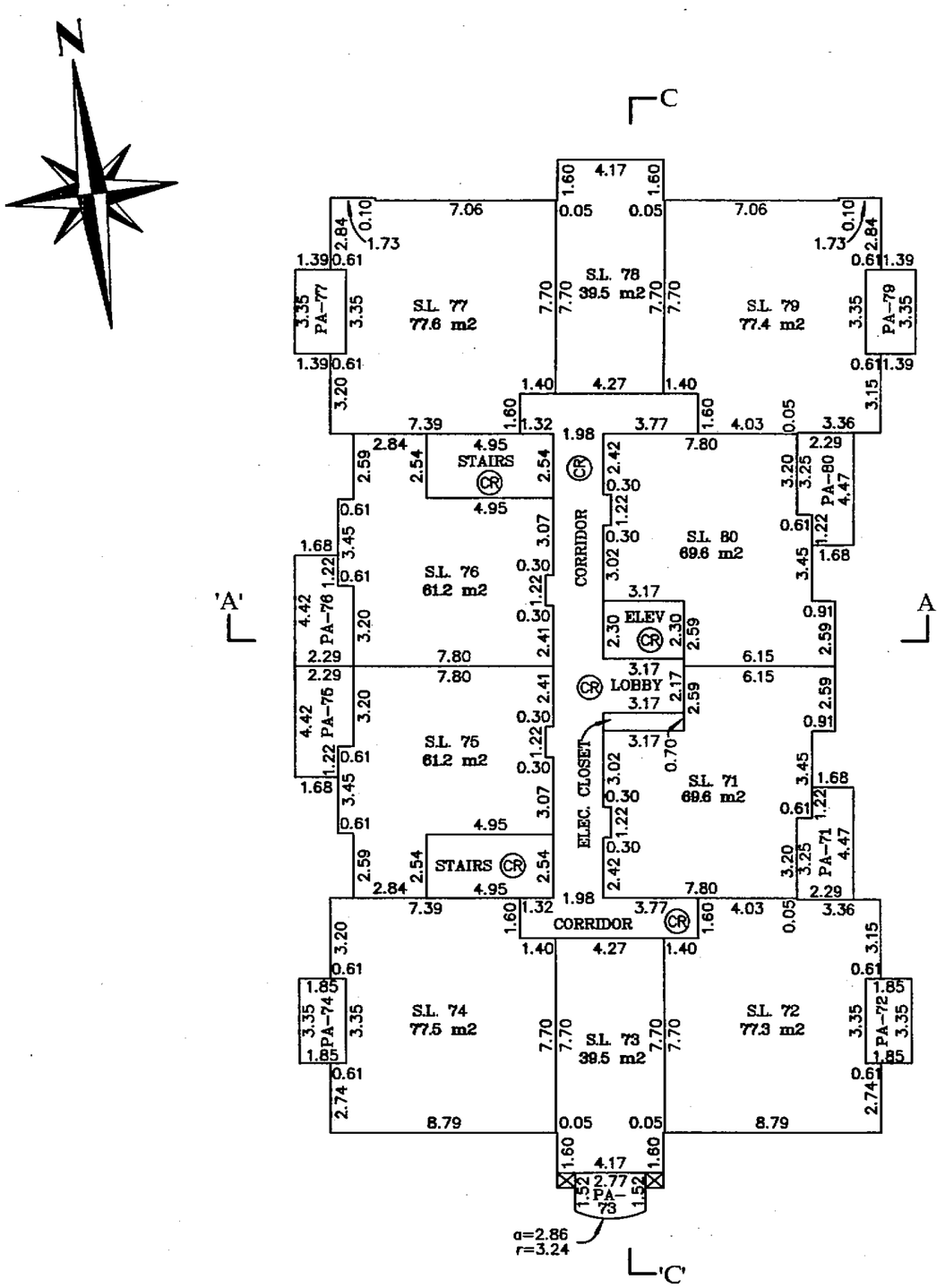
STRATA PLAN BCS 2169

SCALE 1:200

4 0 4 8 12

All distances are in metres.

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.



Onderwater Land Surveying
B.C. Land Surveyors
#104–5830 176A Street
Cloverdale B.C.

FILE: JPM0518_F15

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FILED NWBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

FLOOR PLANS – FIRST FLOOR
BUILDING A

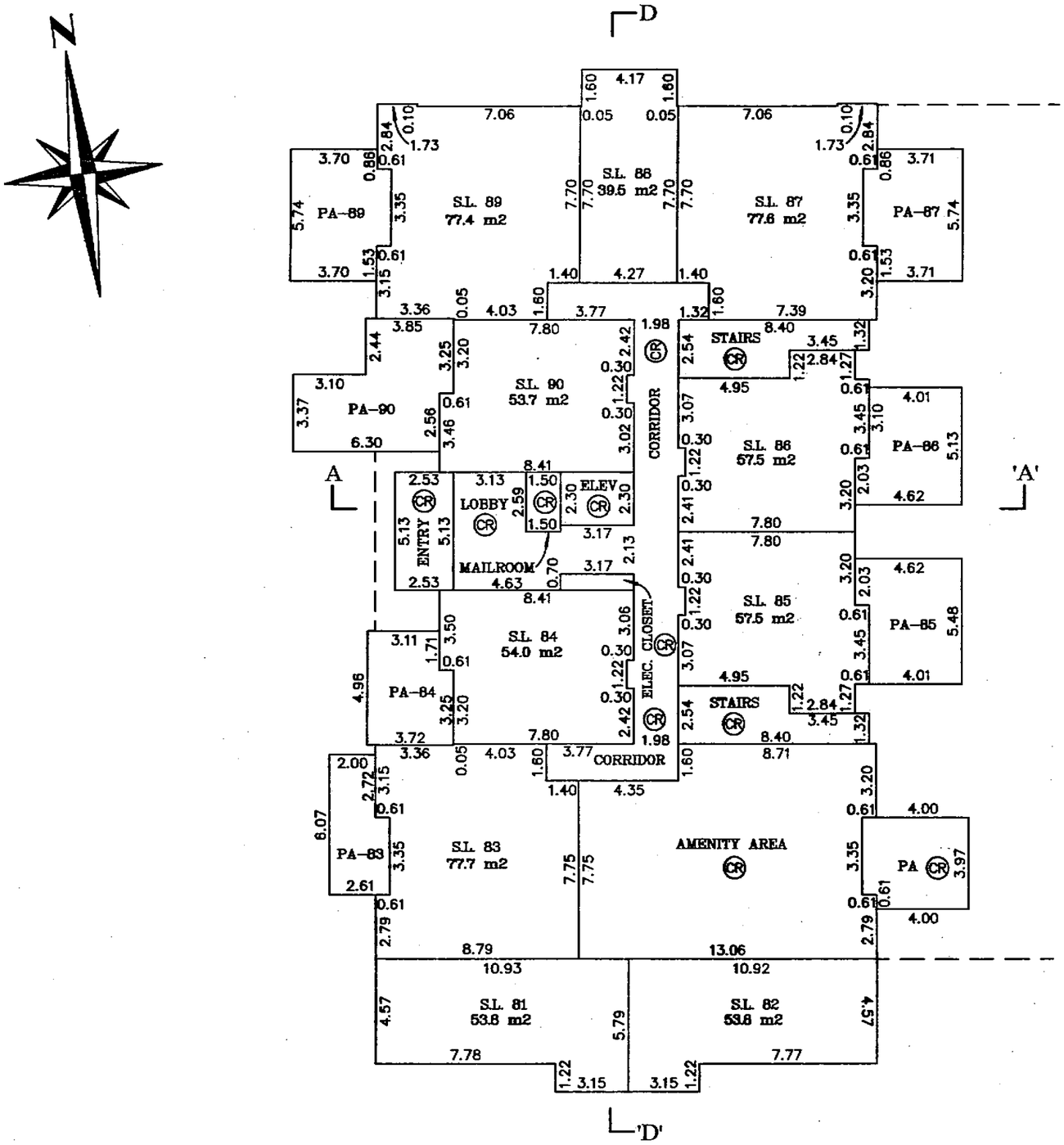
STRATA PLAN BCS 2169

SCALE 1:200

4 0 4 8 12

All distances are in metres.

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.



Onderwater Land Surveying
B.C. Land Surveyors
#104–5830 176A Street
Cloverdale B.C.

FILE: JPM0518_F16

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FILED NWBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

FLOOR PLANS – SECOND FLOOR
BUILDING A

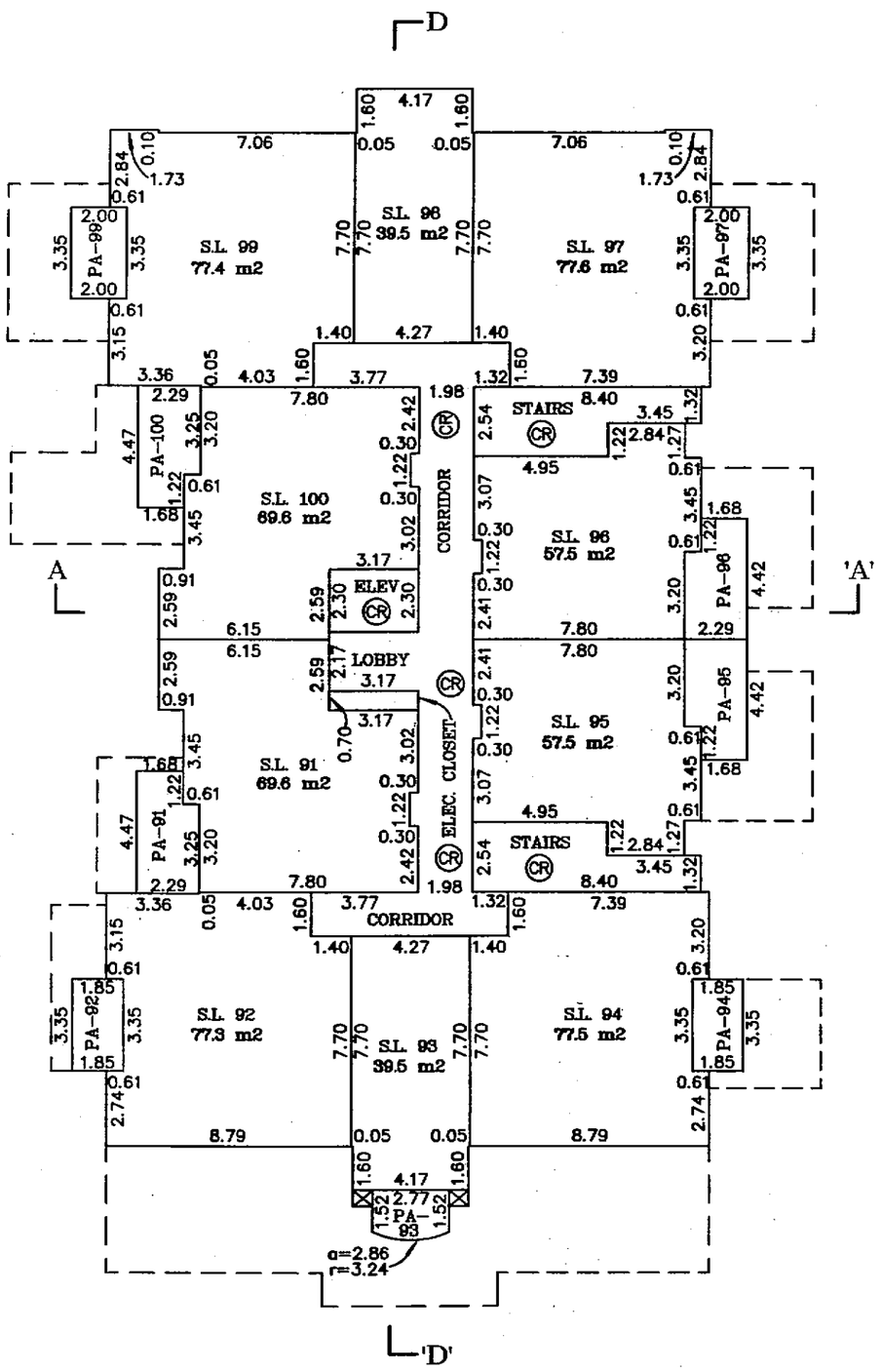
STRATA PLAN BCS 2169

SCALE 1:200

4 0 4 8 12

All distances are in metres.

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.



Onderwater Land Surveying
B.C. Land Surveyors
#104–5830 176A Street
Cloverdale B.C.

FILE: JPM0518_F17

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FILED NWBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

FILED NWBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

FLOOR PLANS – THIRD FLOOR
BUILDING A

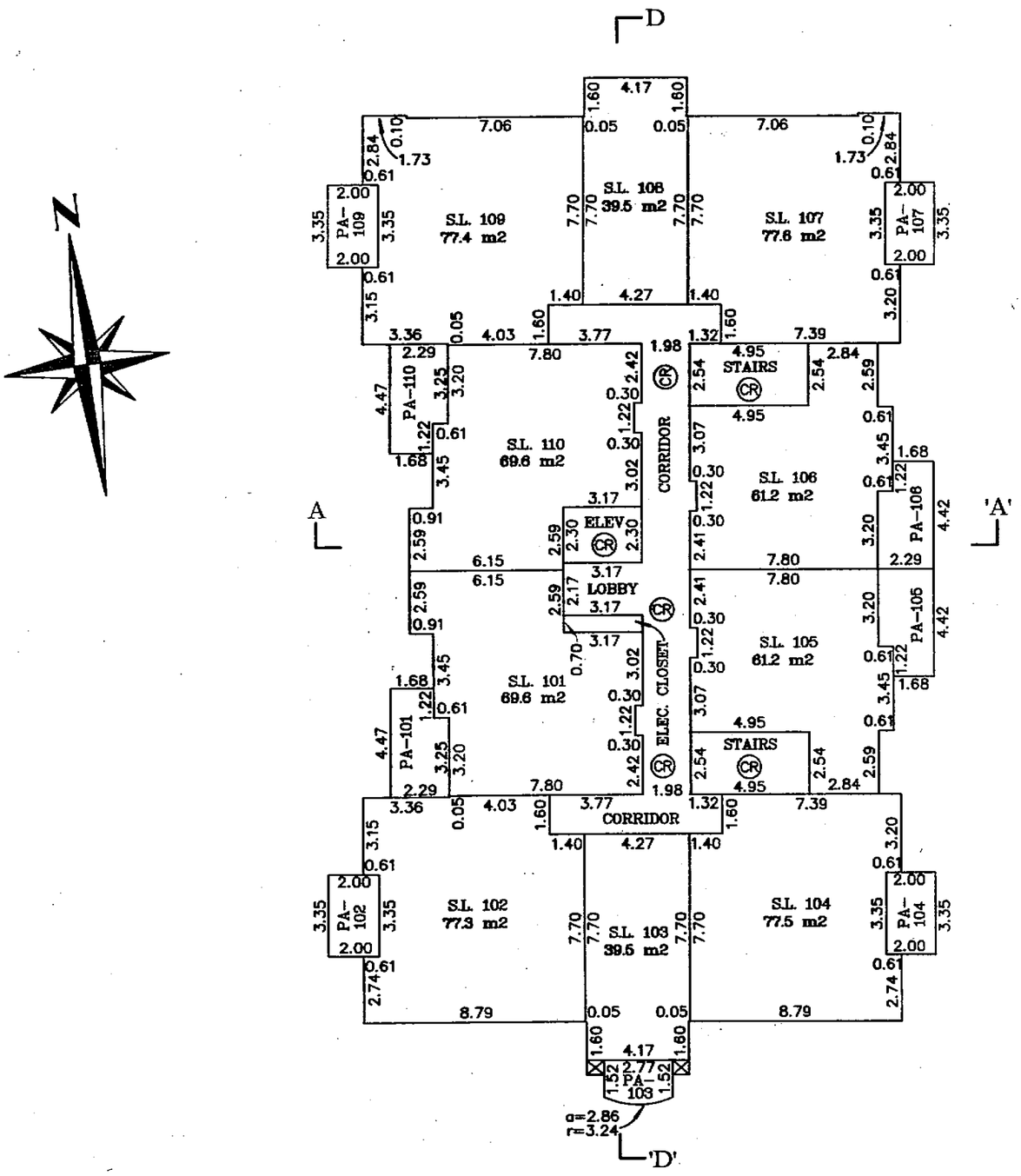
STRATA PLAN BCS2169

SCALE 1:200

4 0 4 8 12

All distances are in metres.

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.



Onderwater Land Surveying
B.C. Land Surveyors
#104–5830 176A Street
Cloverdale B.C.

FILE: JPM0518_F18

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FLOOR PLANS – FOURTH FLOOR BUILDING A

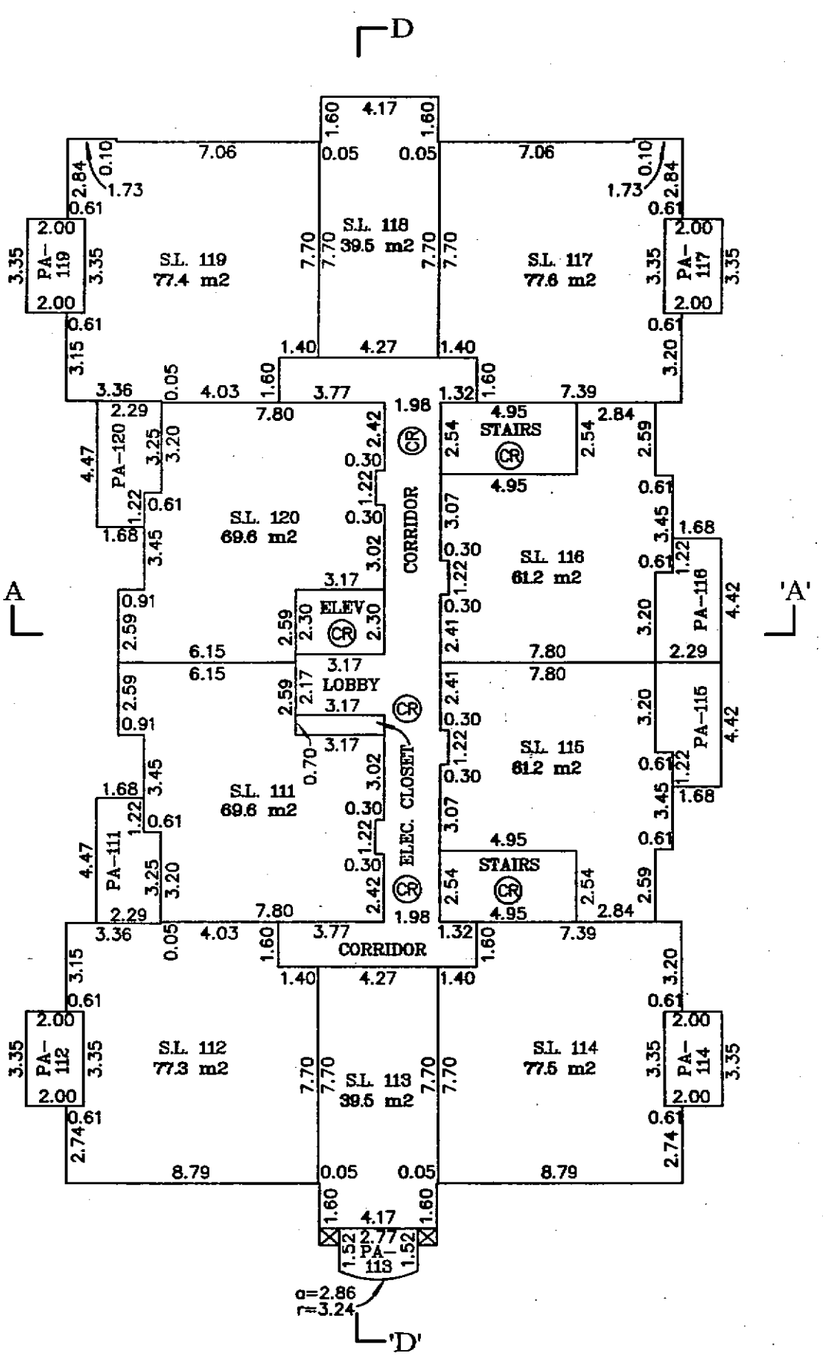
STRATA PLAN BCS 2169

SCALE 1:200

4 0 4 8 12

All distances are in metres.

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.



Onderwater Land Surveying
B.C. Land Surveyors
#104–5830 176A Street
Cloverdale B.C.

FILE: JPM0518_F19

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FILED NMBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

FILED NMBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

SECTIONS BUILDING C AND PARKING AREA

STRATA PLAN BCS 2169

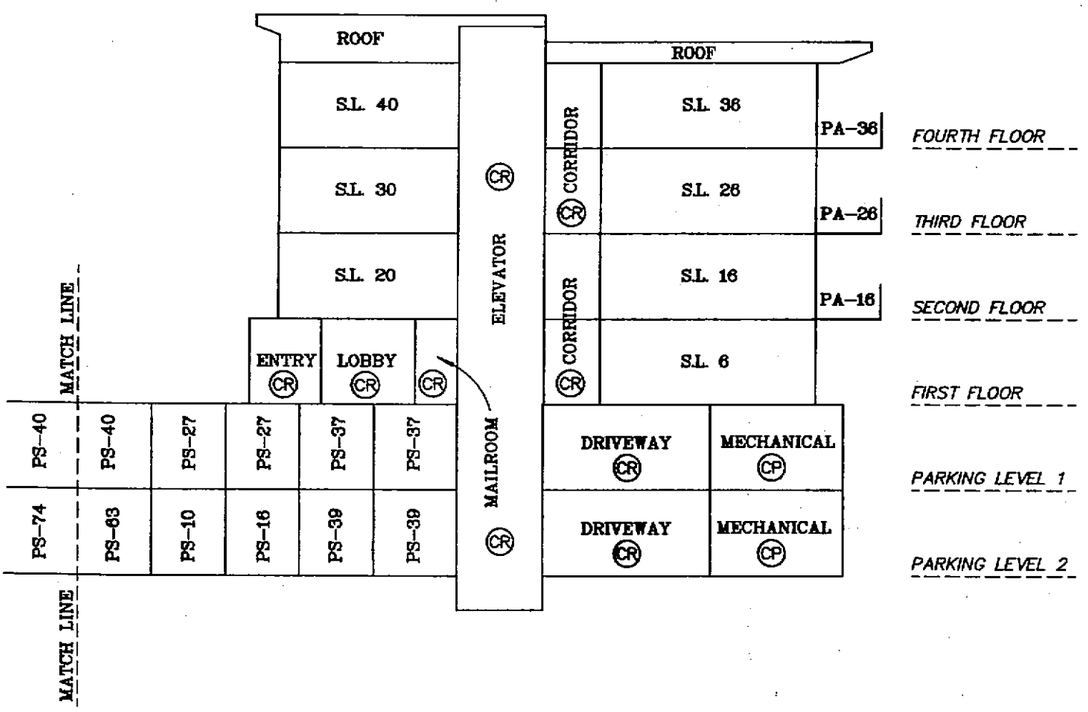
SCALE 1:200

4 0 4 8 12

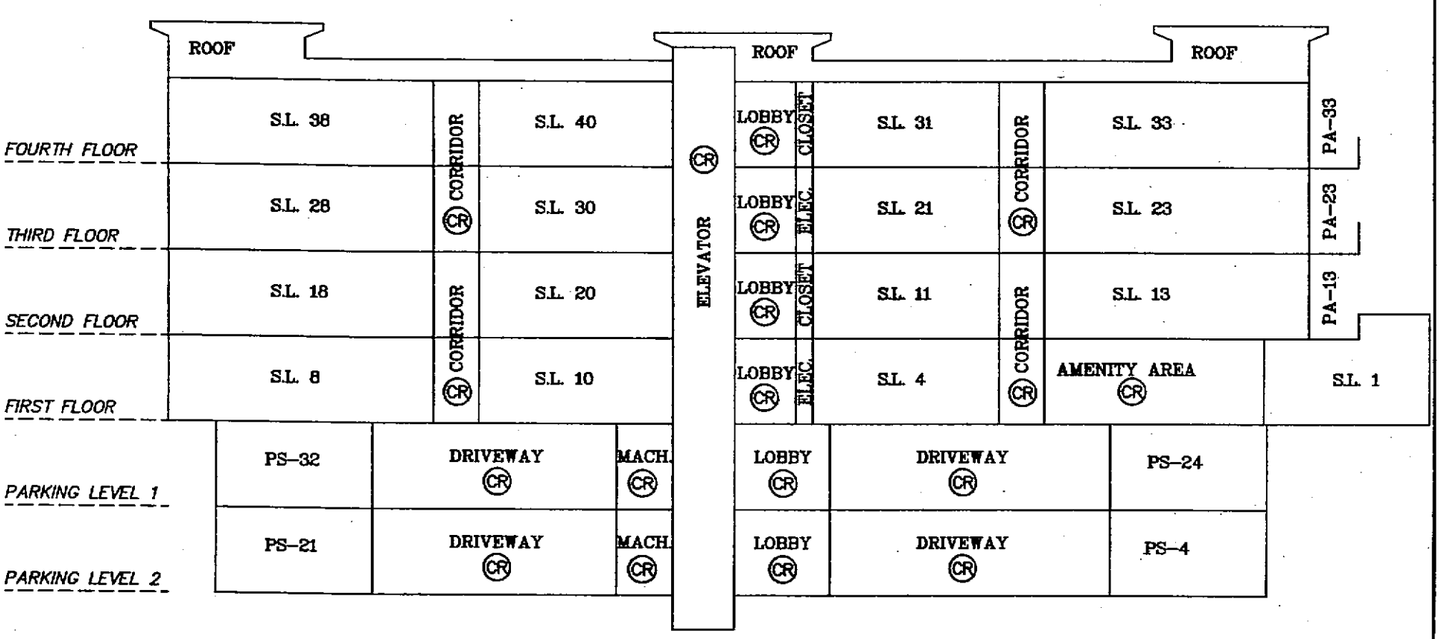
All distances are in metres.

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.

SECTION A–'A'



SECTION B–'B'



Onderwater Land Surveying
B.C. Land Surveyors
#104–5830 176A Street
Cloverdale B.C.

FILE: JPM0518_F20

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FILED NWBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

SECTIONS BUILDING B AND PARKING AREA

STRATA PLAN BCS 2169

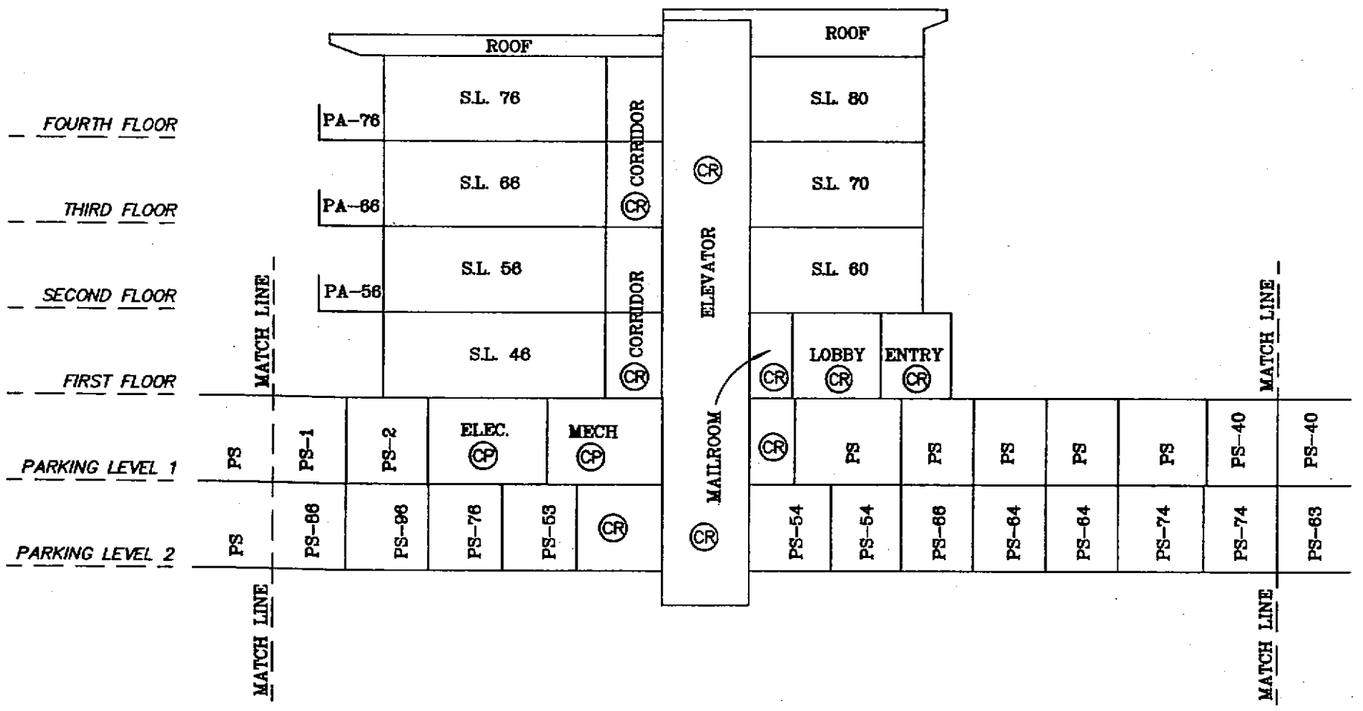
SCALE 1:200

4 0 4 8 12

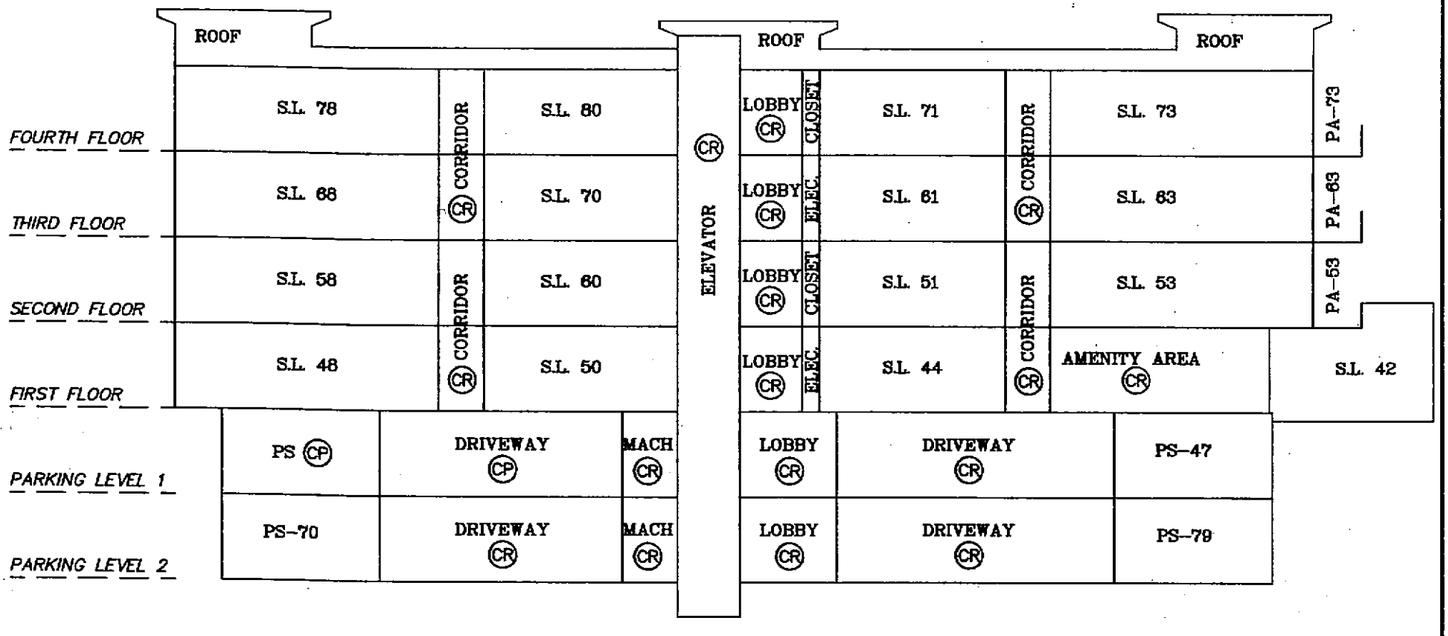
All distances are in metres.

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.

SECTION A–'A'



SECTION C–'C'



Onderwater Land Surveying
B.C. Land Surveyors
#104–5830 176A Street
Cloverdale B.C.

FILE: JPM0518_F21

Dated this 6th day of December, 2006.

B.C.L.S.

Original

FILED NWBCS2169 RCVD:2007-01-04 PRNT: 2008-04-30-15.33.34.994765

SECTIONS BUILDING A AND PARKING AREA

STRATA PLAN BCS 2169

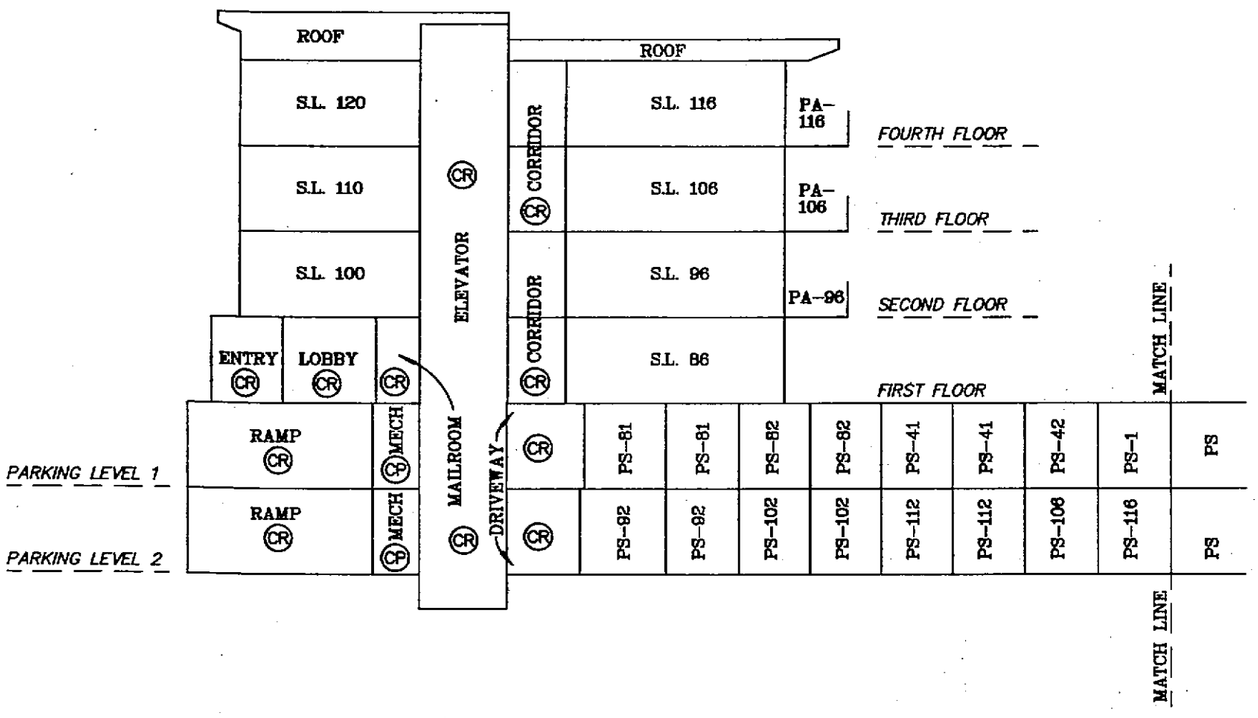
SCALE 1:200

4 0 4 8 12

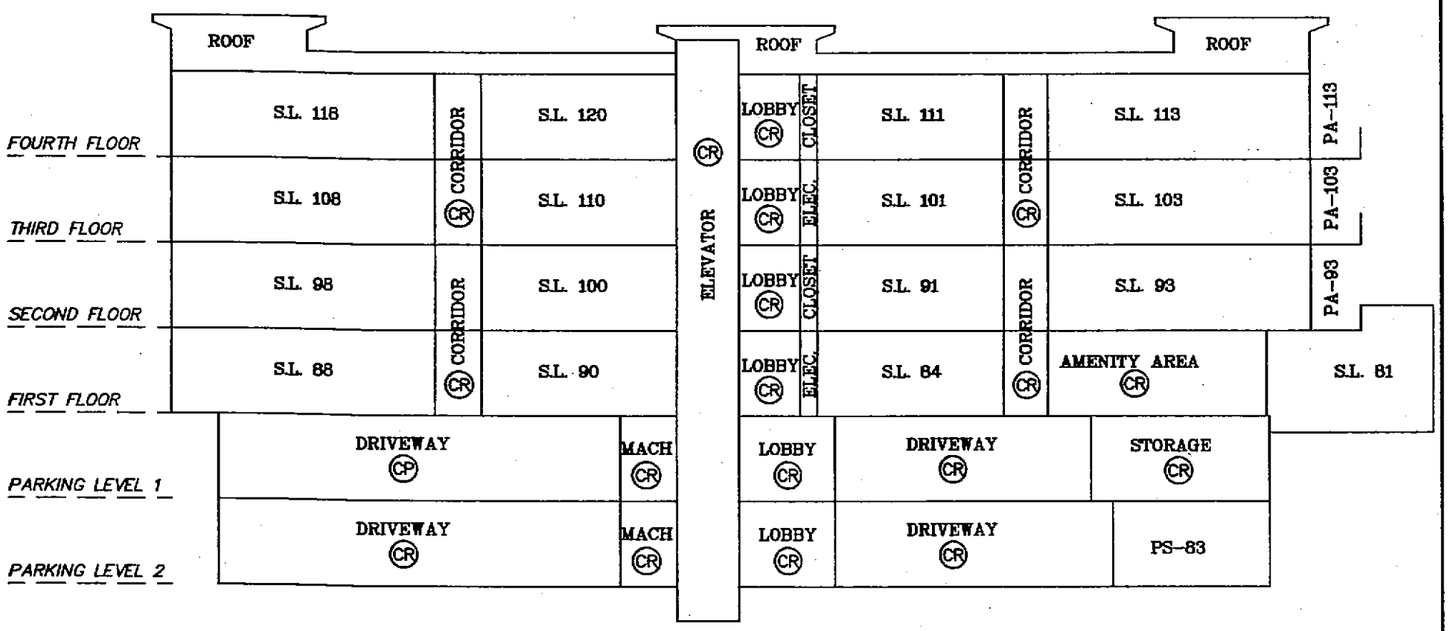
All distances are in metres.

(CR) Denotes LCP of Strata Lots 3–40 inclusive, 43–80 inclusive, and 83–120 inclusive.

SECTION A–'A'



SECTION D–'D'



Onderwater Land Surveying
B.C. Land Surveyors
#104–5830 176A Street
Cloverdale B.C.

FILE: JPM0518_F22

Dated this 6th day of December, 2006.

B.C.L.S.

Original