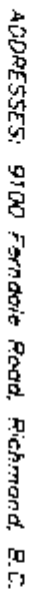


A vertical color calibration bar. On the left, a grayscale ramp is labeled from 0 to 50 in increments of 5. To the right of the grayscale ramp are several color patches, including a series of primary and secondary colors.

SEE SHEET 2 FOR
LOCATION AND DIMENSIONS

Don McDavid / 1200
-DEPUTY REGISTRAR

BA 468566-644



ALL ANGLES ARE 45 OR 90 DEGREES UNLESS OTHERWISE INDICATED

- SL DENOTES STRATA LOT
E DENOTES ELECTRIC CLOSET
V DENOTES VENT
D DENOTES DECK AREA (LOP)
BSL DENOTES BICYCLE STORAGE LOCKER
PS DENOTES PARKING SPACE
PSS DENOTES SMALL PARKING SPACE
VP DENOTES VISITOR PARKING SPACE
C DENOTES COMMON PROPERTY
P DENOTES PAVED AREA (LOP)
(LOP) DENOTES LIMITED COMMON PROPERTY

AREAS INDICATED AS D AND P,
ARE LIMITED COMMON PROPERTY APPURTENANT TO THE
STRATA LOT INDICATED,
i.e. D-97 OR P-78.

TOTAL AREA SHOWN ON UNIT PLANS DO NOT
INCLUDE UNITED COMMON PROPERTY.
LIMITED COMMON PROPERTY IS NOT
INCLUDED IN THE UNIT ENTITLEMENT

I, H. DAVID LIDDLE, OF ABBOTSFORD, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN HAVE NOT, AS OF THE 12TH DAY OF DECEMBER, 2005, BEEN PREVIOUSLY OCCUPIED.

THE PLAN WAS COMPLETED AND CHECKED, AND THE
CHECKLIST FILED UNDER # 43714
ON THE 28th DAY OF JANUARY, 2006.

I, H. DAVID LIDDLE, OF ABBOTSFORD
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
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.

Xth DAY OF SEPTEMBER, 2005.

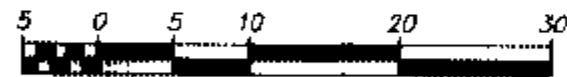
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 587-9789

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT
(CITY OF RICHMOND)

FILE 90784 ph2-title

BUILDING LOCATION

DIMENSIONS ARE TO OUTSIDE OF
CONCRETE FOUNDATION WALLS

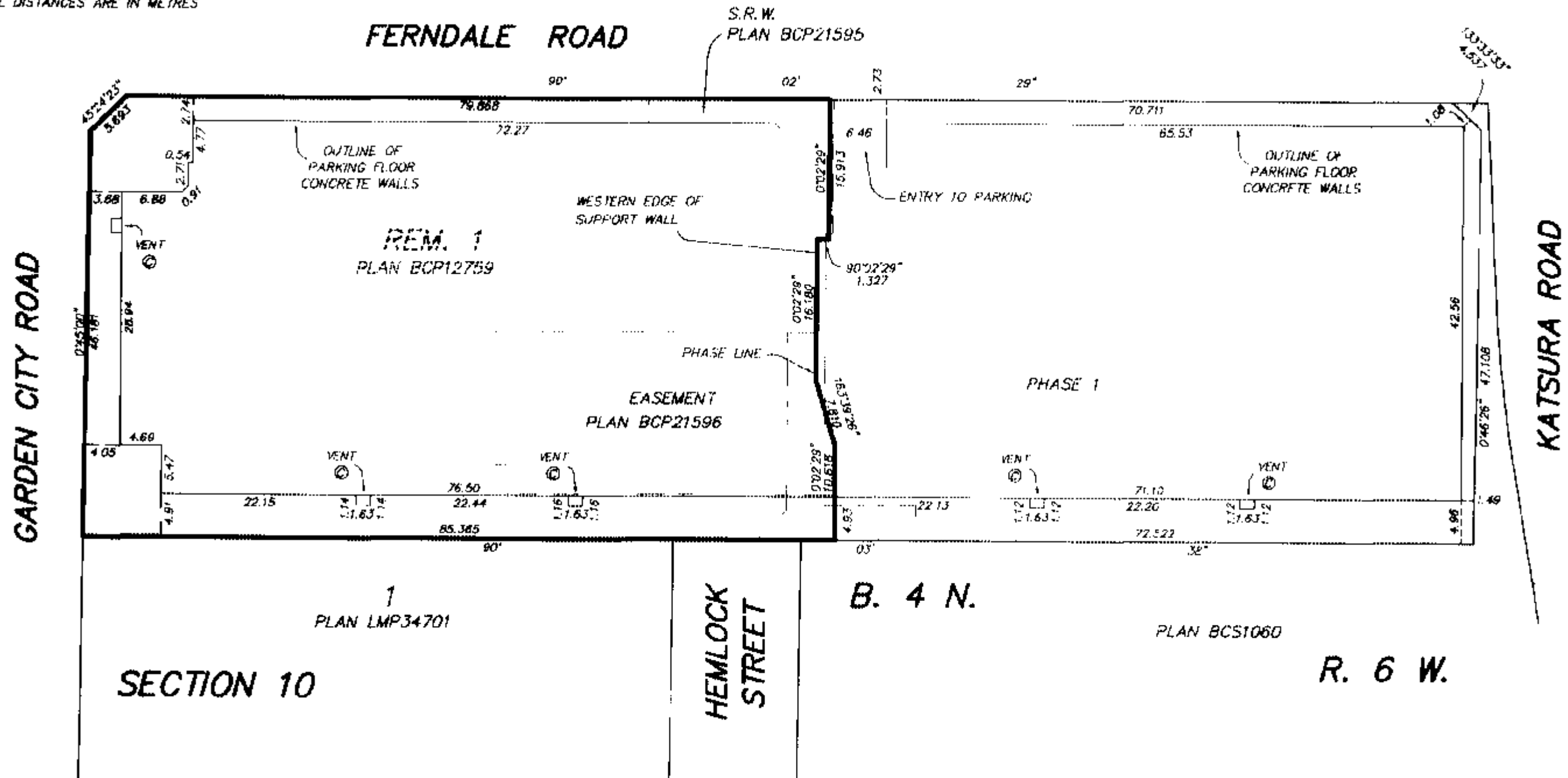


SCALE 1 : 500

ALL DISTANCES ARE IN METRES

SHEET 2 OF 10 SHEETS

STRATA PLAN BCS1659 PHASE 2



MURRAY & ASSOCIATES
201-12448 B2nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

Jan 22, 2008 10:00am Project: Strata Plan BCS1659 (2nd) (3rd) (4th) (5th) (6th) (7th) (8th) (9th) (10th) (11th) (12th) (13th) (14th) (15th) (16th) (17th) (18th) (19th) (20th) (21st) (22nd) (23rd) (24th) (25th) (26th) (27th) (28th) (29th) (30th) (31st) (32nd) (33rd) (34th) (35th) (36th) (37th) (38th) (39th) (40th) (41st) (42nd) (43rd) (44th) (45th) (46th) (47th) (48th) (49th) (50th) (51st) (52nd) (53rd) (54th) (55th) (56th) (57th) (58th) (59th) (60th) (61st) (62nd) (63rd) (64th) (65th) (66th) (67th) (68th) (69th) (70th) (71st) (72nd) (73rd) (74th) (75th) (76th) (77th) (78th) (79th) (80th) (81st) (82nd) (83rd) (84th) (85th) (86th) (87th) (88th) (89th) (90th) (91st) (92nd) (93rd) (94th) (95th) (96th) (97th) (98th) (99th) (100th) (101st) (102nd) (103rd) (104th) (105th) (106th) (107th) (108th) (109th) (110th) (111th) (112th) (113th) (114th) (115th) (116th) (117th) (118th) (119th) (120th) (121st) (122nd) (123rd) (124th) (125th) (126th) (127th) (128th) (129th) (130th) (131st) (132nd) (133rd) 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STRATA PLAN BCS1659
PHASE 2

KENSINGTON GATE DEVELOPMENTS LTD.
INC. NO. 875564

W.S. McAllister
AUTHORIZED SIGNATORY Ward McAllister
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Jennifer Reynolds
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

800-1199 West Hastings Van, BC
ADDRESS

Executive Assistant
OCCUPATION

MCAP FINANCIAL CORPORATION
INC. NO. A-50930

David C. Norton
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Susana Alves SUSANA ALVES
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

1140 W Pender St. Suite 1400
ADDRESS

Funding Administrator
OCCUPATION

C.A. EQUITIES LTD.
INC. NO. ~~800000~~ BC0731355
Formerly INC #299919

William Denier
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Jennifer Reynolds
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

800-1199 W. Hastings
ADDRESS

Executive Assistant
OCCUPATION

APPROVED AS PHASE 2 OF A 2 PHASE
STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATED THIS February 18th 2006

Alfred Delmonico
APPROVING OFFICER FOR THE
CITY OF RICHMOND

THE CITY OF RICHMOND, AS HOLDER OF COVENANT
CHARGES BX369294, BX604975, BX604977
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

David Weber
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

David Weber
AUTHORIZED SIGNATORY, David Weber, Corporate Officer
(PRINT NAME CLEARLY NEAR SIGNATURE)

Lee Manning LEE MANNING
WITNESS AS TO BOTH SIGNATURES ON DAVID WEBER
(PRINT NAME CLEARLY NEAR SIGNATURE)

6911 110 3 RD., RICHMOND, B.C. V6Y2C1
ADDRESS

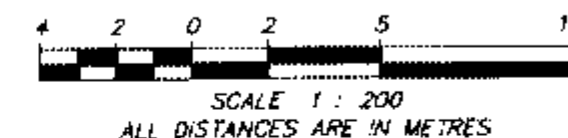
Commissioner for Taking Affidavits
OCCUPATION

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

17/2/06 B. C. L. S.
26, January, 2006

FILE 9078A ph2-forms

STRATA PLAN BCS1659
PHASE 2



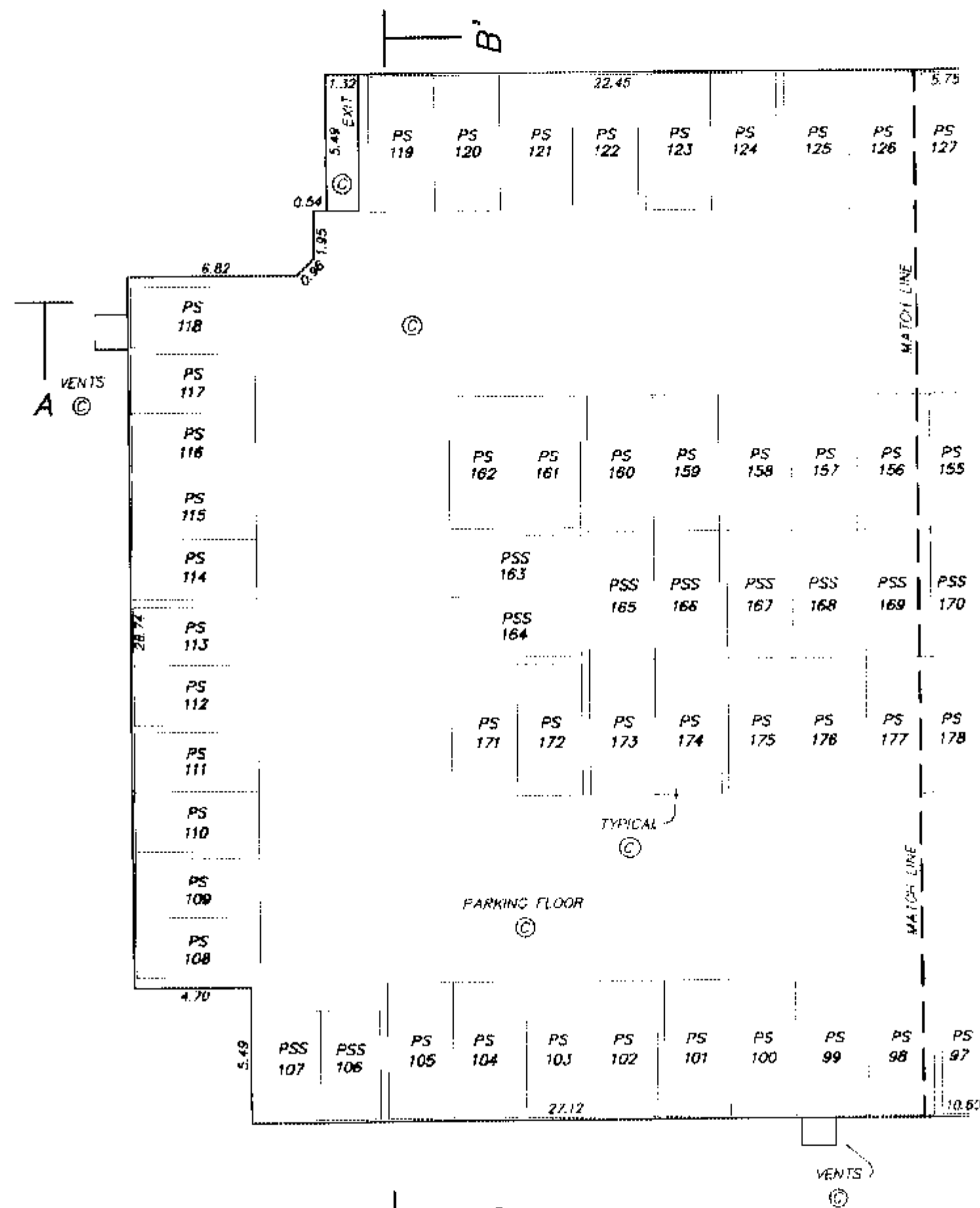
7/2/06 B.C.L.S.
26, January 2006

FILE 9078A ph2 parking-1

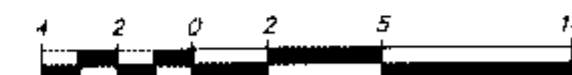
PARKING-2

SHEET 5 OF 10 SHEETS

STRATA PLAN BCS1659 PHASE 2



SEE SHEET 4



SCALE 1 : 200
ALL DISTANCES ARE IN METRES

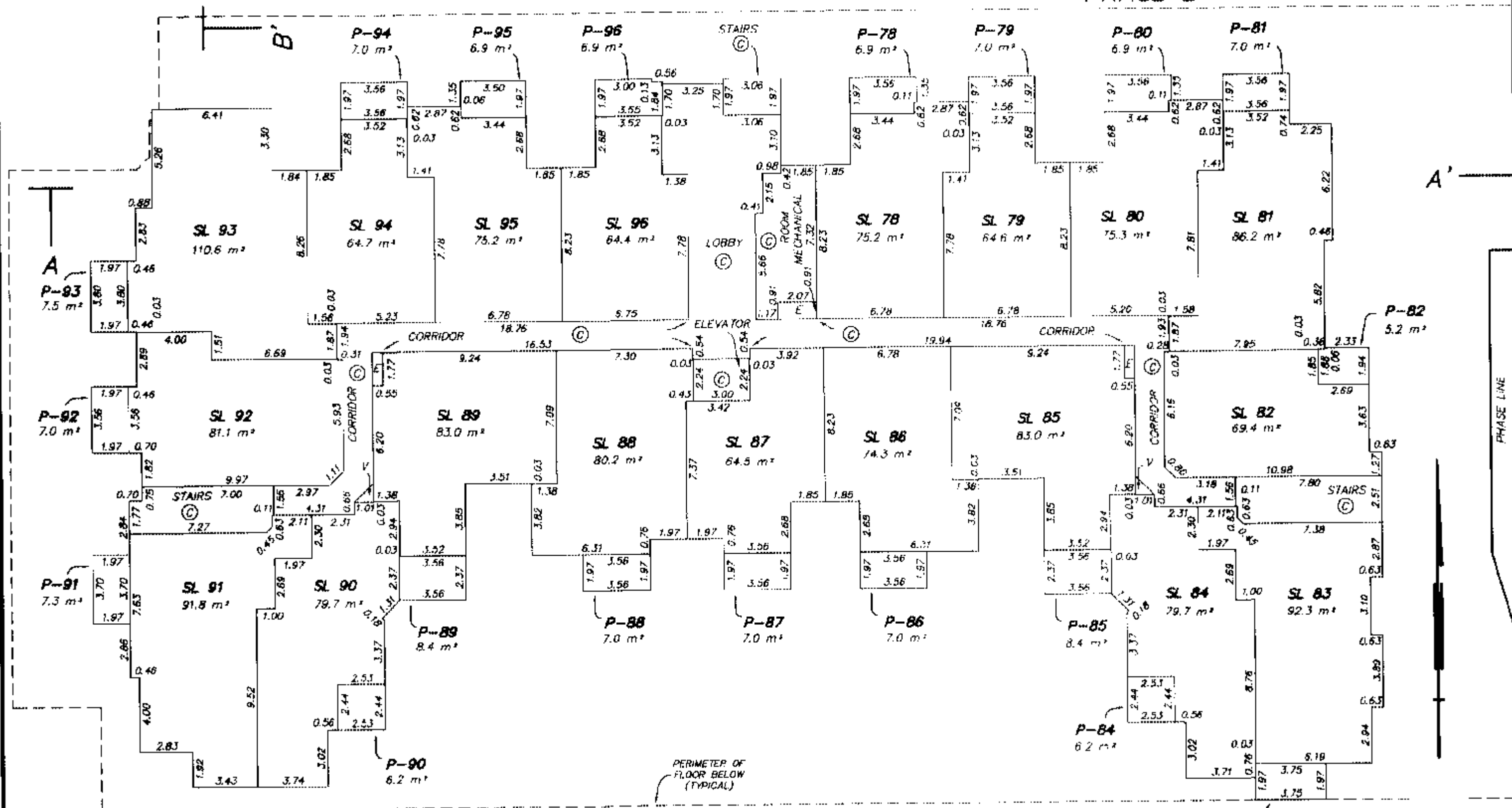
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

[Signature] B.C.L.S.
26, January 2006

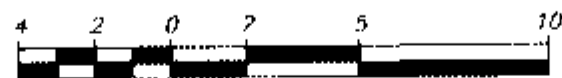
FILE 9078A ph2 parking-2

GROUND FLOOR

STRATA PLAN BCS1659 PHASE 2



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



SCALE 1 : 200
ALL DISTANCES ARE IN METRES

W.D.L. B.C.L.S.
26, January 2006

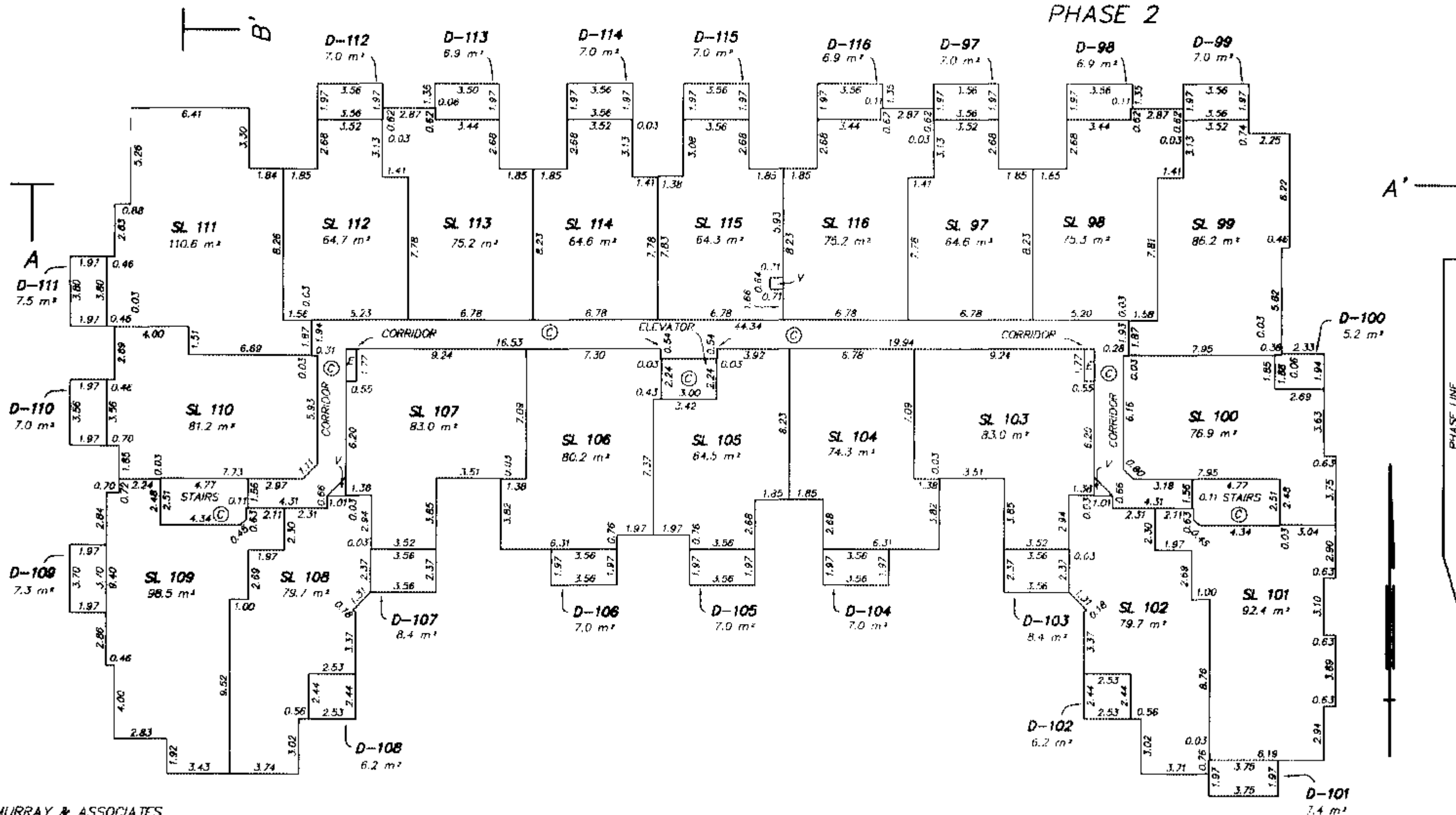
FILE 9078A ph2 ground

SECOND FLOOR

SHEET 7 OF 10 SHEETS

STRATA PLAN BCS1659

PHASE 2



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

SCALE 1 : 200
ALL DISTANCES ARE IN METRES

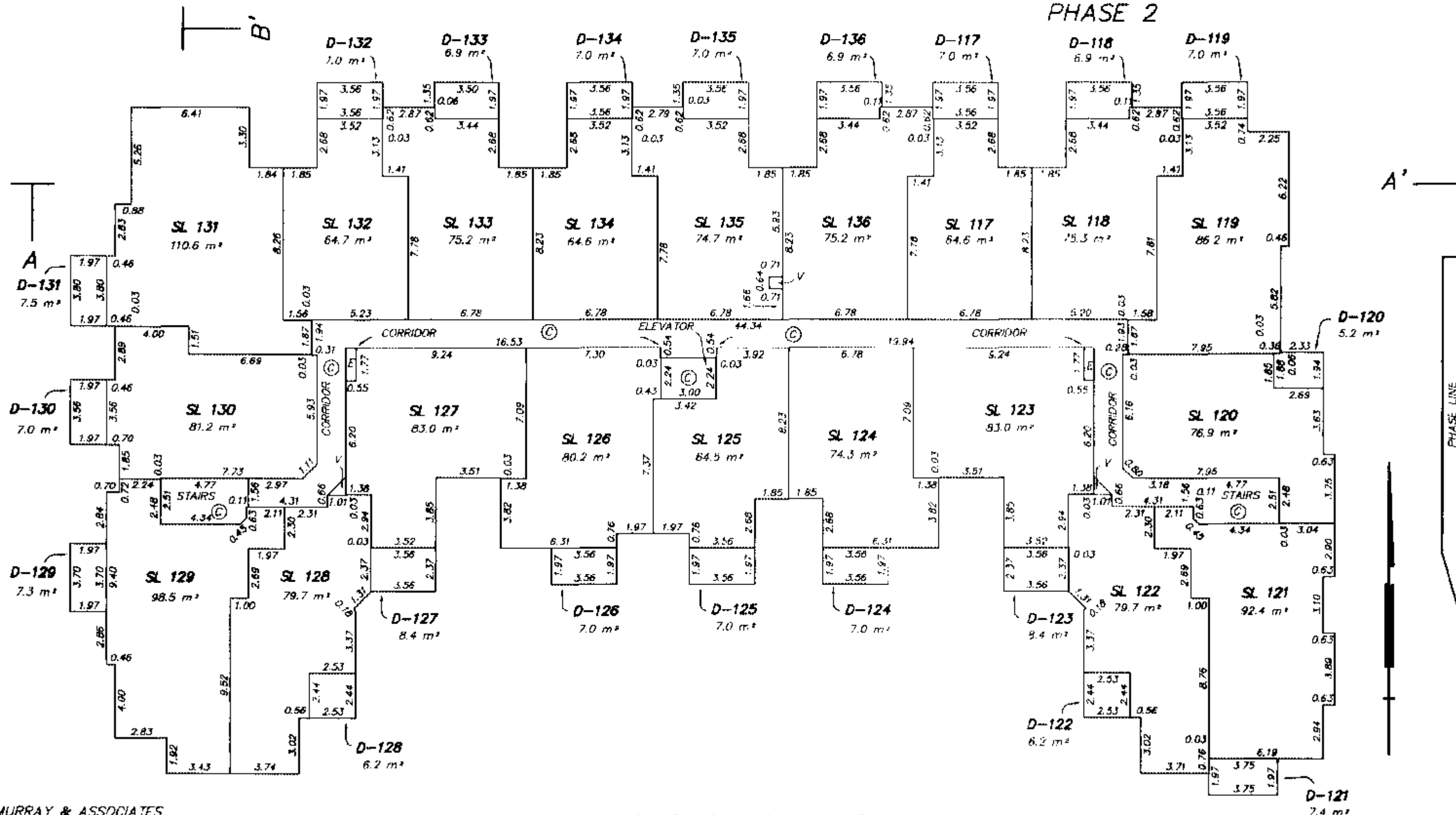
B.C.L.S.
28, January 2006

FILE 9078A ph2 second

THIRD FLOOR

SHEET 8 OF 10 SHEETS

STRATA PLAN BCS1659 PHASE 2



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



SCALE 1 : 200
ALL DISTANCES ARE IN METRES

[Signature] B.C.L.S.

26, January 2006

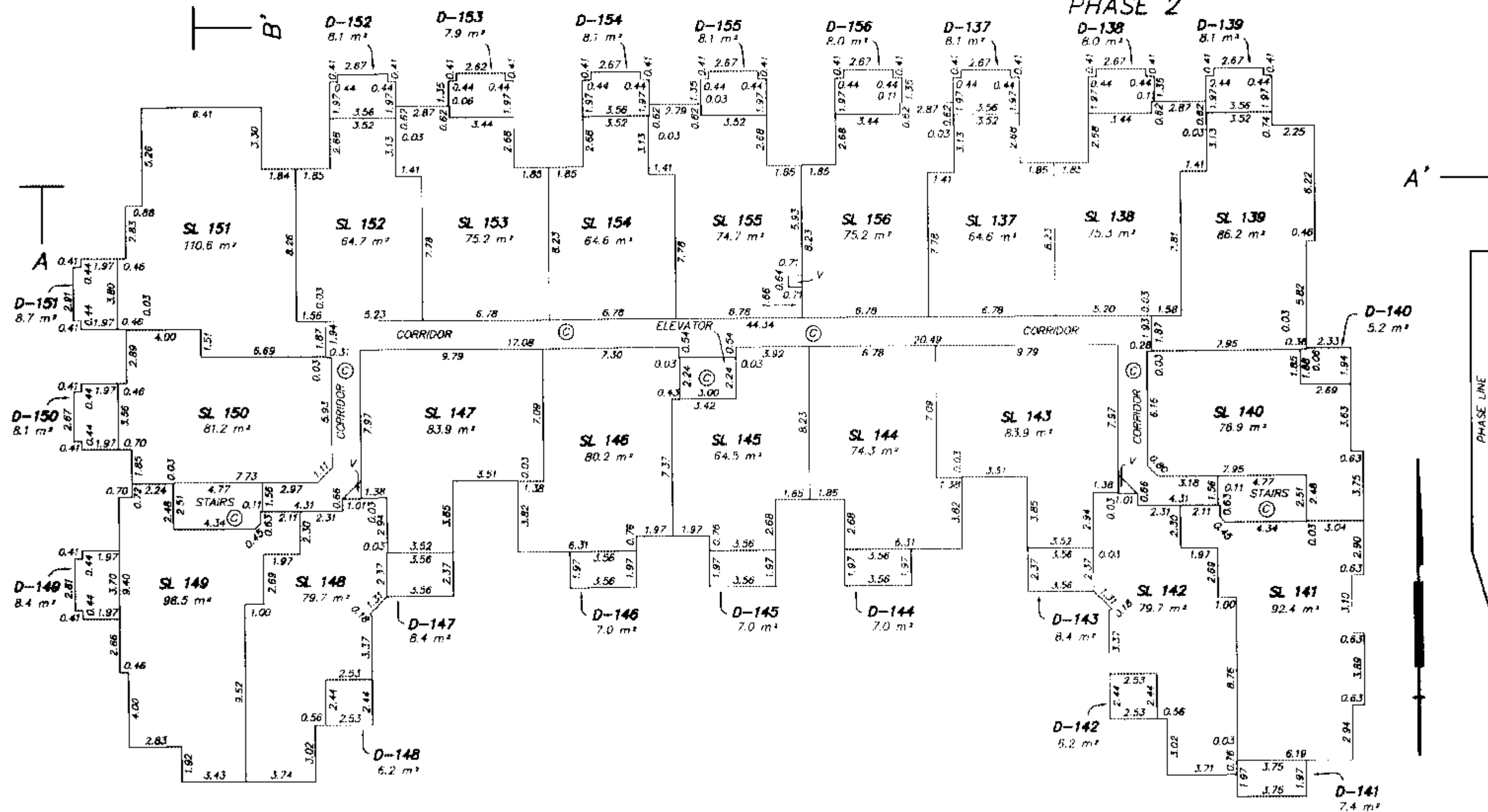
FILE 9078A ph2 third

FOURTH FLOOR

SHEET 9 OF 10 SHEETS

STRATA PLAN BCS1659

PHASE 2



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



SCALE 1 : 200
ALL DISTANCES ARE IN METRES

W.P. B.C.L.S.
26, January 2006

FILE 9078A ph2 fourth

BUILDING SECTIONS

HORIZONTAL SCALE 1:200
VERTICAL NOT TO SCALE

SHEET 10 OF 10 SHEETS

STRATA PLAN BCS1659 PHASE 2

FOURTH FLOOR	SL 151	SL 152	SL 153	SL 154	SL 155	SL 156	SL 137	SL 138	SL 139	
THIRD FLOOR	SL 131	SL 132	SL 133	SL 134	SL 135	SL 136	SL 117	SL 118	SL 119	
SECOND FLOOR	SL 111	SL 112	SL 113	SL 114	SL 115	SL 116	SL 97	SL 98	SL 99	
GROUND FLOOR	SL 93	SL 94	SL 95	SL 96	LOBBY Ⓢ	Ⓢ	SL 78	SL 79	SL 80	SL 81
SEE SHEET 5					PARKING FLOOR Ⓢ		MECHANICAL ROOM		SEE SHEET 4	

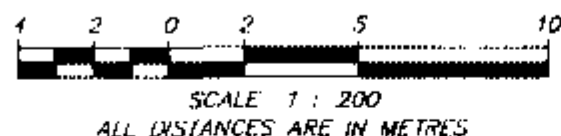
PARKING FLOOR

SECTION A - A'

FOURTH FLOOR	SL 149	STAIRS Ⓢ	SL 150	SL 151
THIRD FLOOR	SL 129	STAIRS Ⓢ	SL 130	SL 131
SECOND FLOOR	SL 109	STAIRS Ⓢ	SL 110	SL 111
GROUND FLOOR	SL 91	STAIRS Ⓢ	SL 92	SL 93
PARKING FLOOR	Ⓢ PS 105 PARKING FLOOR Ⓢ PS 119			

SECTION B - B'

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 587-9189



[Signature] B.C.L.S.
26, January 2006

FILE 9078A ph2 bldg sections

**STRATA PLAN OF A PORTION OF
LOT 1, SECTION 10, B.4.N., R.6.W.,
NEW WESTMINSTER DISTRICT,
PLAN BCP12759**

**STRATA PLAN BCS1659
PHASE 1**

R.C.S. REG. 015

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 28th DAY OF DEC. 2005

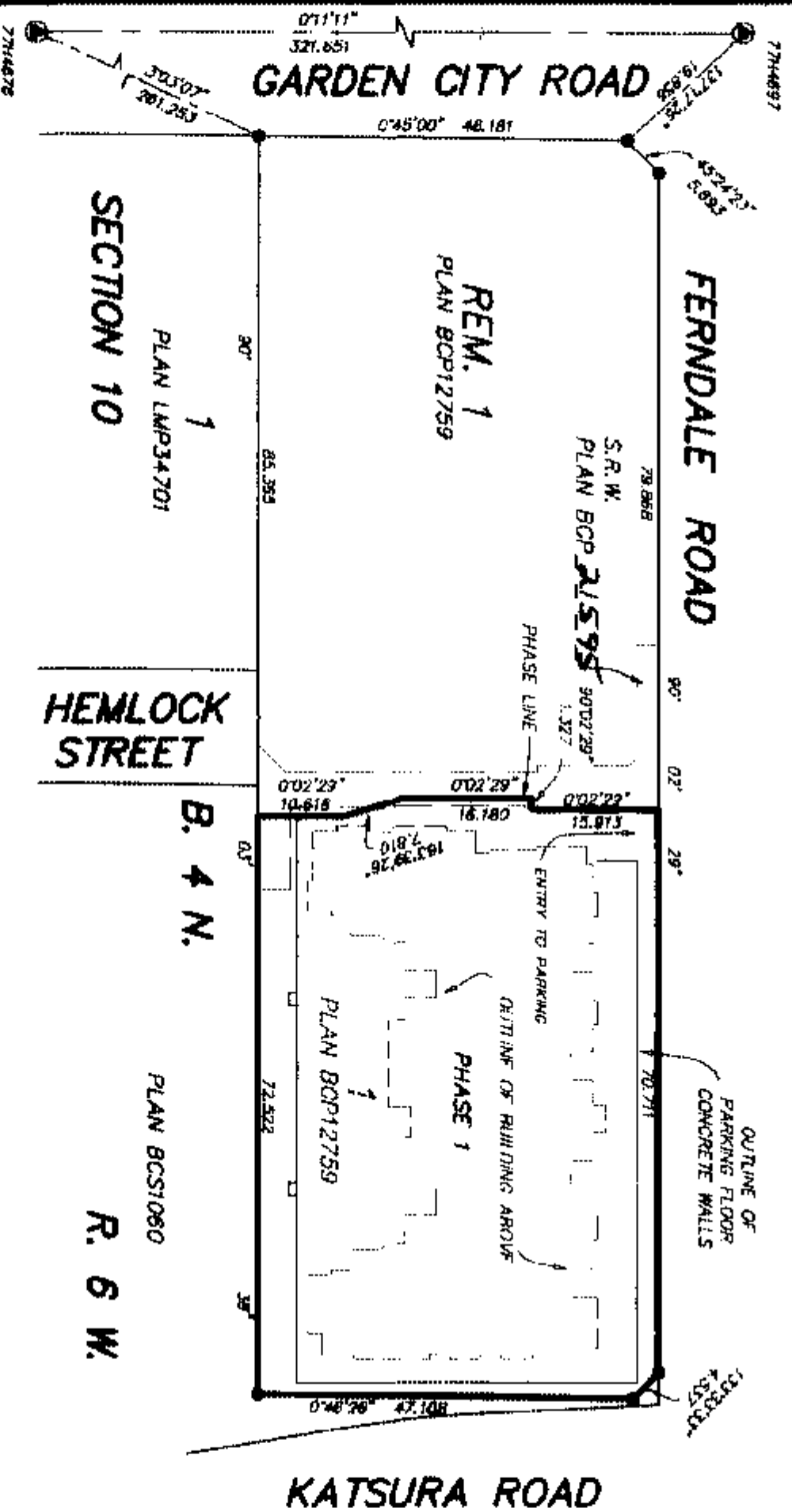
**LEGEND:**

- INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
CONTROL MONUMENTS 774697 AND 774676.
INTEGRATED SURVEY AREA #18, CITY OF RICHMOND.
DISTANCES SHOWN ARE GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY
BY THE MEAN COMBINED FACTOR 0.9996038 (NAD 83) 2005.

SEE SHEET 2 FOR
LOCATION AND DIMENSIONS

I. MacDonnell
DEPUTY REGISTRAR
FORM P - BX 604979
BX 604980 - 056



ADDRESSES: 9200 Ferndale Road, Richmond, B.C.

ALL ANGLES ARE 45 OR 90 DEGREES UNLESS OTHERWISE INDICATED

- SL DENOTES STRATA LOT
E DENOTES ELECTRIC CLOSET
V DENOTES VENT
D DENOTES DECK AREA (LOP)
BSL DENOTES BICYCLE STORAGE LOCKER
PS DENOTES PARKING SPACE
PSS DENOTES SMALL PARKING SPACE
VP DENOTES VISITOR PARKING SPACE
C DENOTES COMMON PROPERTY
P DENOTES PATIO AREA (LOP)
(LOP) DENOTES LIMITED COMMON PROPERTY

AREAS INDICATED AS D AND P,
ARE LIMITED COMMON PROPERTY APPURTENANT TO THE
STRATA LOT INDICATED,
I.E. D-20 OR P-1.

TOTAL AREA SHOWN ON UNIT PLANS DO NOT
INCLUDE LIMITED COMMON PROPERTY

LIMITED COMMON PROPERTY IS NOT
INCLUDED IN THE UNIT ENTITLEMENT

I, H. DAVID LIDDLE, OF ABBOTSFORD,
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS SHOWN ON
THIS STRATA PLAN HAVE NOT, AS OF THE
18th DAY OF DECEMBER, 2005,
BEEN PARTIALLY OCCUPIED.

H. David Liddle
C.L.S.

I, H. DAVID LIDDLE, A BRITISH COLUMBIA LAND SURVEYOR
OF ABBOTSFORD, 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 27th DAY OF SEPTEMBER, 2005.

THE PLAN WAS COMPLETED AND CHECKED, AND THE
CHECKLIST FILED UNDER #37900
ON THE 28th DAY OF SEPTEMBER, 2005.

H. David Liddle
C.L.S.

I, H. DAVID LIDDLE, OF ABBOTSFORD,
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
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.

27th DAY OF SEPTEMBER, 2005.

H. David Liddle
C.L.S.

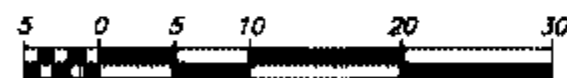
FILE 90784 ph1-ttl

**THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT
(CITY OF RICHMOND)**

**MURRAY & ASSOCIATES
201-12448 BROAD AVENUE
SURREY, B.C.
V3W 2E9
(604) 597-9189**

BUILDING LOCATION

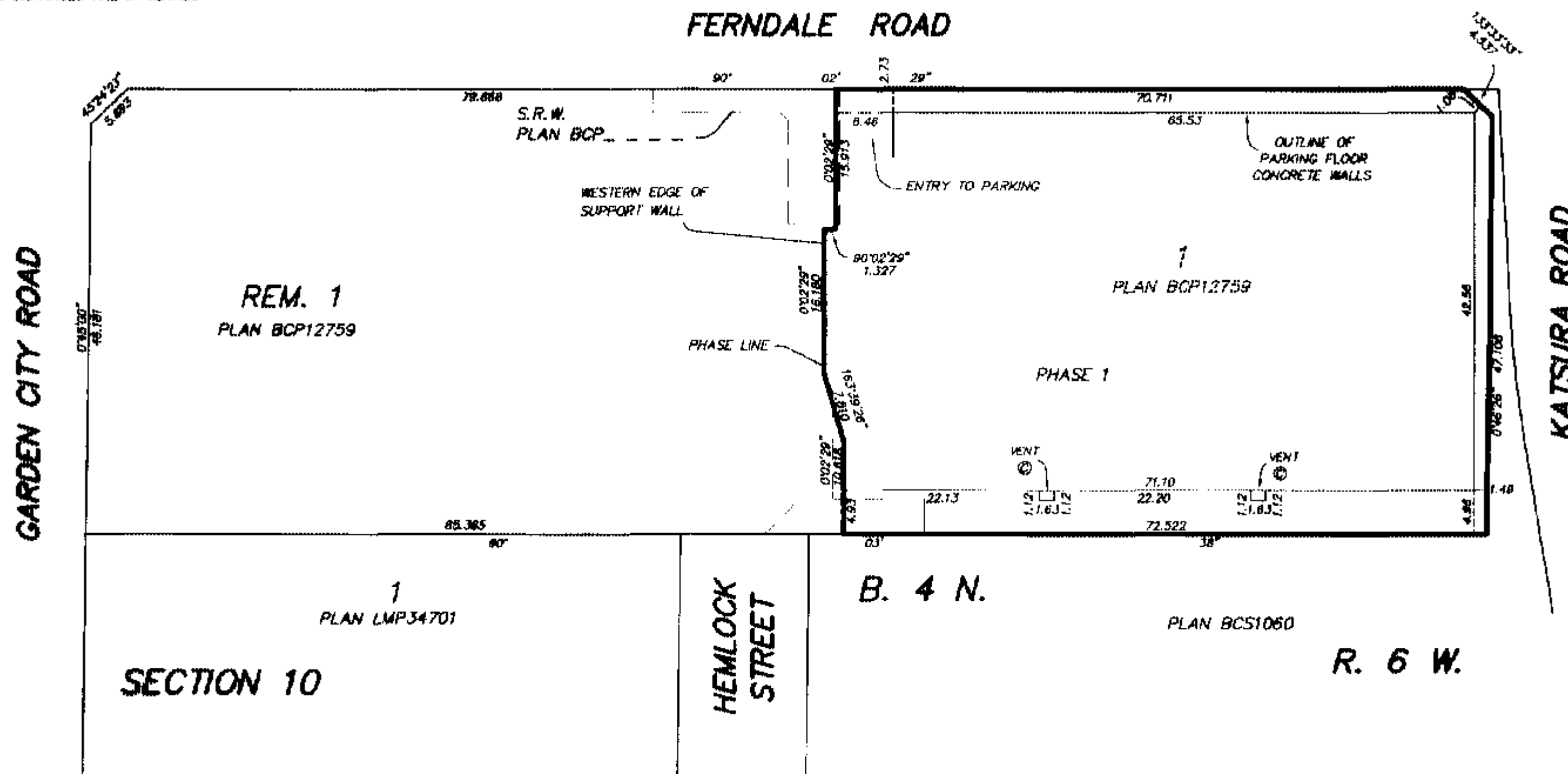
DIMENSIONS ARE TO OUTSIDE OF CONCRETE FOUNDATION WALLS



SCALE 1 : 500
ALL DISTANCES ARE IN METRES

SHEET 2 OF 10 SHEETS

STRATA PLAN BCS 1659 PHASE 1



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-8186

Dec 29 2005 12:09pm F:\0Lana Projects\F2\9078A\9078A Final Strata\Phase 1\9078A-unit-loc.dwg/ murray

1100 B.C.L.S.
28th September, 2005
FILE 9078A ph1 loc

ORIGINAL

STRATA PLAN BCS 1659
PHASE 1

KENSINGTON GATE DEVELOPMENTS LTD.
INC. NO. 875504

W.S. HULLISTON
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

N. MERS
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

*800-1199 W. HASTINGS ST. VANCOUVER B.C.
ADDRESS

DIRECTOR OF SALES
OCCUPATION

MCAP FINANCIAL CORPORATION
INC. NO. A-80000
81340

R.K. MACIVER
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

SUKI GREWAL
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

*1400-1140 W. PENDER ST. VANCOUVER, BC
ADDRESS

FUNDING OFFICER
OCCUPATION

C.A. EQUITIES LTD.
INC. NO. 80000 80781355

WILLIAM H DENIER
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

*800-1199 W. HASTINGS ST.
ADDRESS VAN. B.C.

Development Manager
OCCUPATION

APPROVED AS PHASE 1 OF A 2 PHASE
STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATED THIS 22nd of December 2005

ALD
APPROVING OFFICER FOR THE
CITY OF RICHMOND

THE CITY OF RICHMOND, AS HOLDER OF COVENANT
CHARGES BNC00294 AND BX604977
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN

Rob Howard
Acting Mayor, AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Gail Johnson
Acting Corporate Officer, AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

M. COLLEEN BURKE
WITNESS AS TO BOTH SIGNATURES Gail Johnson's signature
(PRINT NAME CLEARLY NEAR SIGNATURE)

6911 No. 3 Rd Richmond
ADDRESS

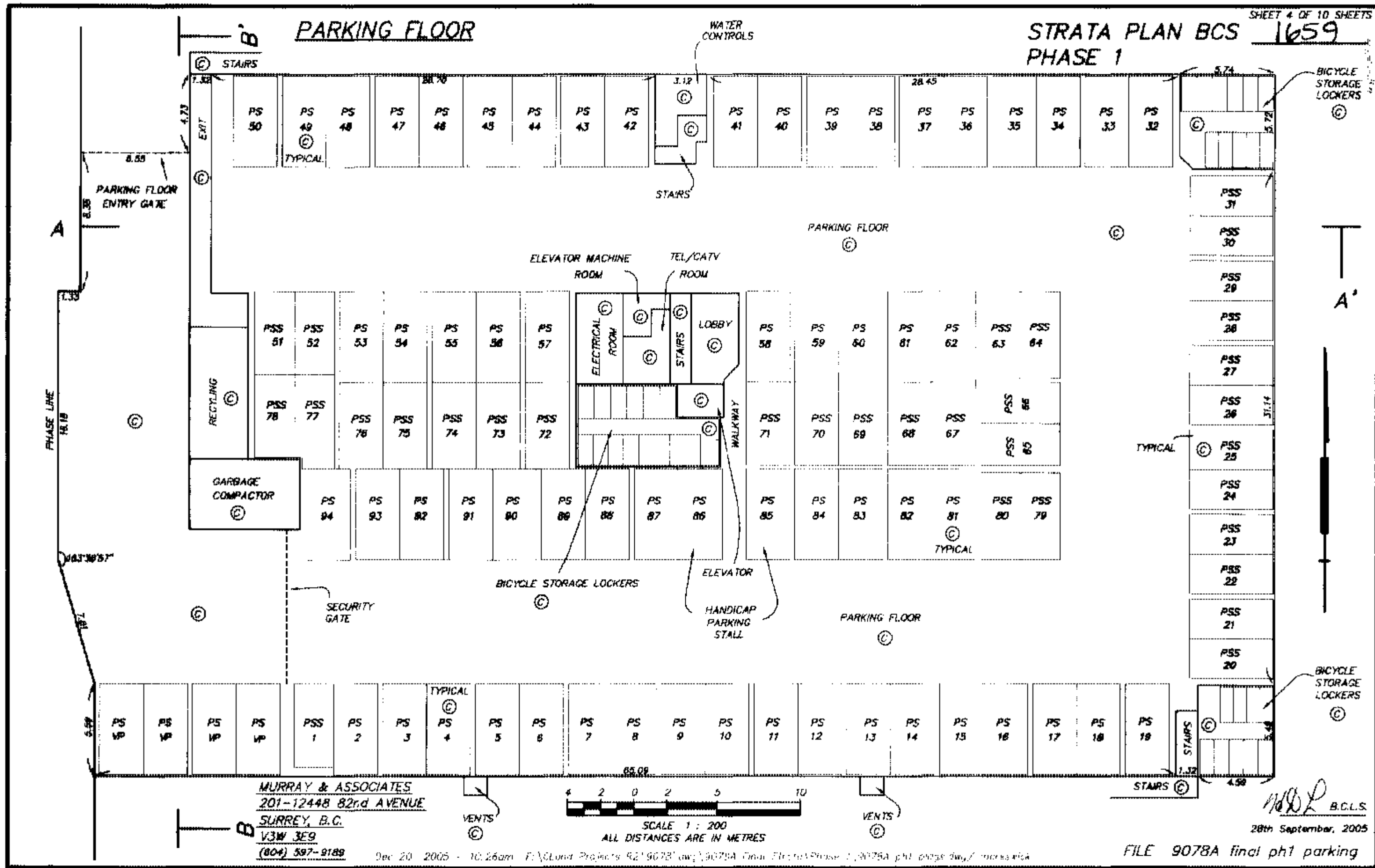
Barrister/Solicitor
OCCUPATION

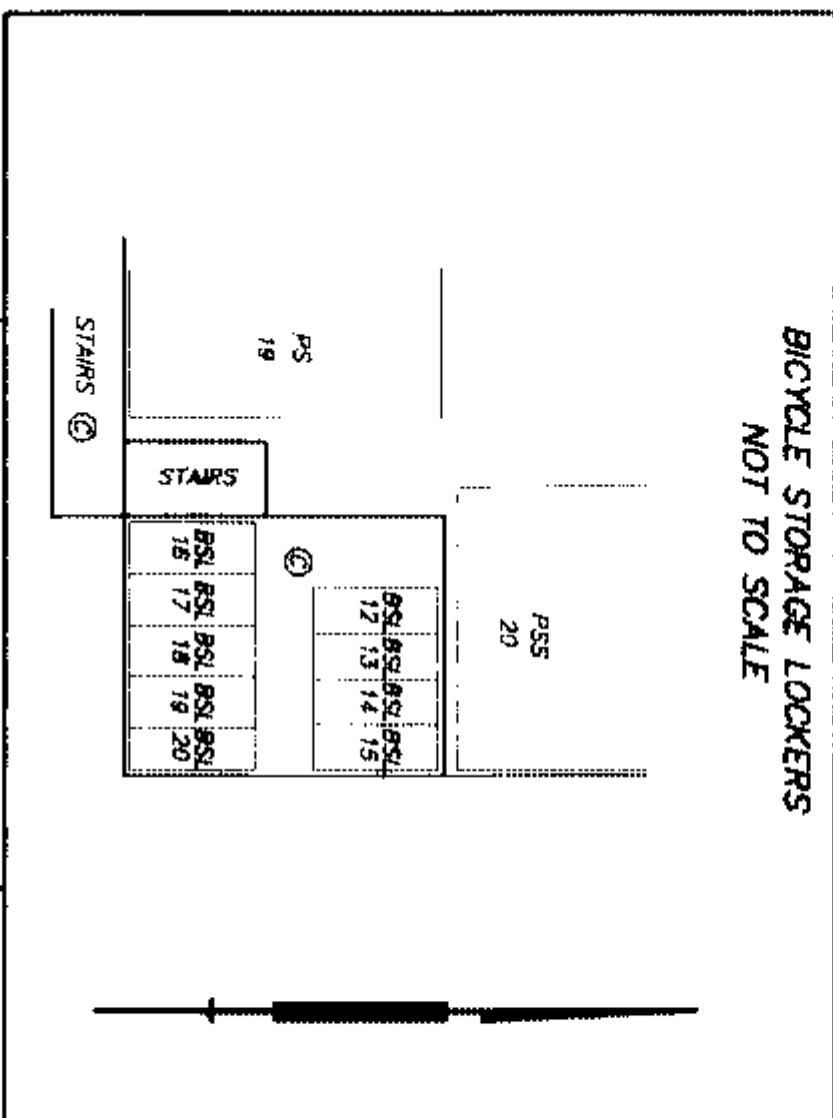
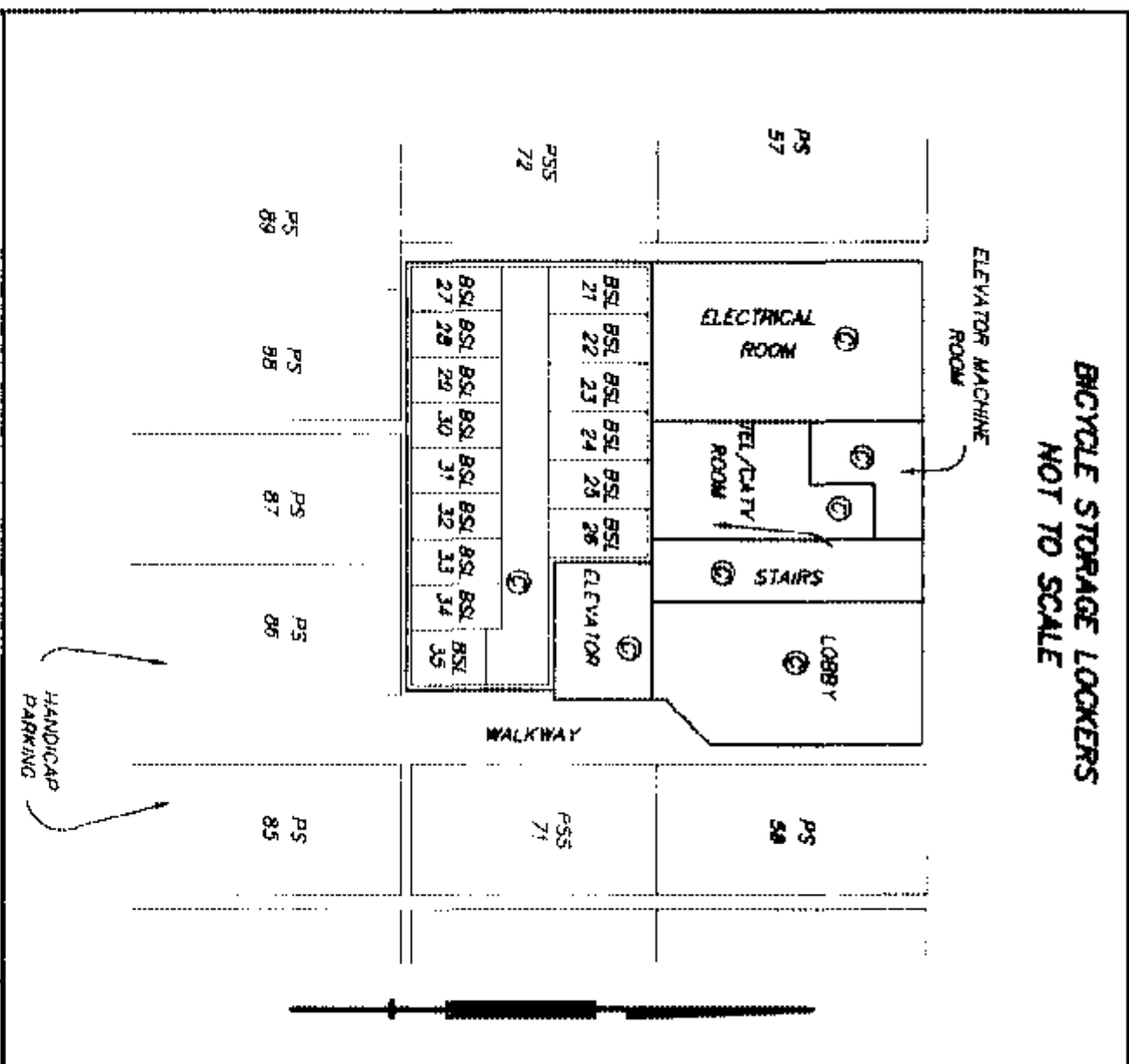
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 997-9180

W.D.P.
B. C. L. S.
28th September, 2005

FILE 9078A ph1-forms

ORIGINAL



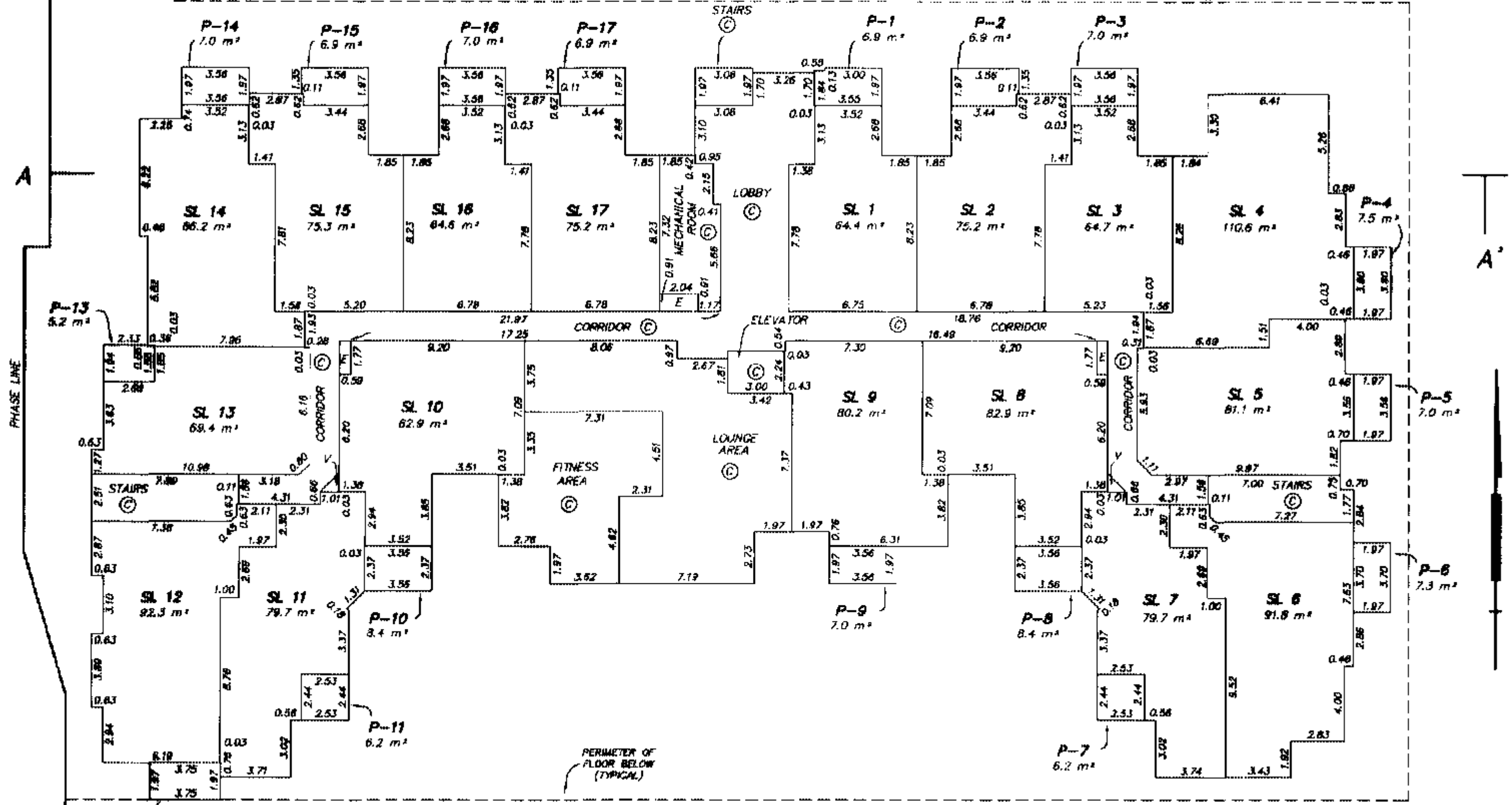


MURRAY & ASSOCIATES
201-12445 82ND AVENUE
SURREY, B.C.
V3W 2E9
(604) 587-9189

GROUND FLOOR

STRATA PLAN BCS 1659 PHASE 1

SHEET 6 OF 10 SHEETS



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



SCALE 1 : 200
ALL DISTANCES ARE IN METRES

7602 B.C.L.S.
28th September, 2005

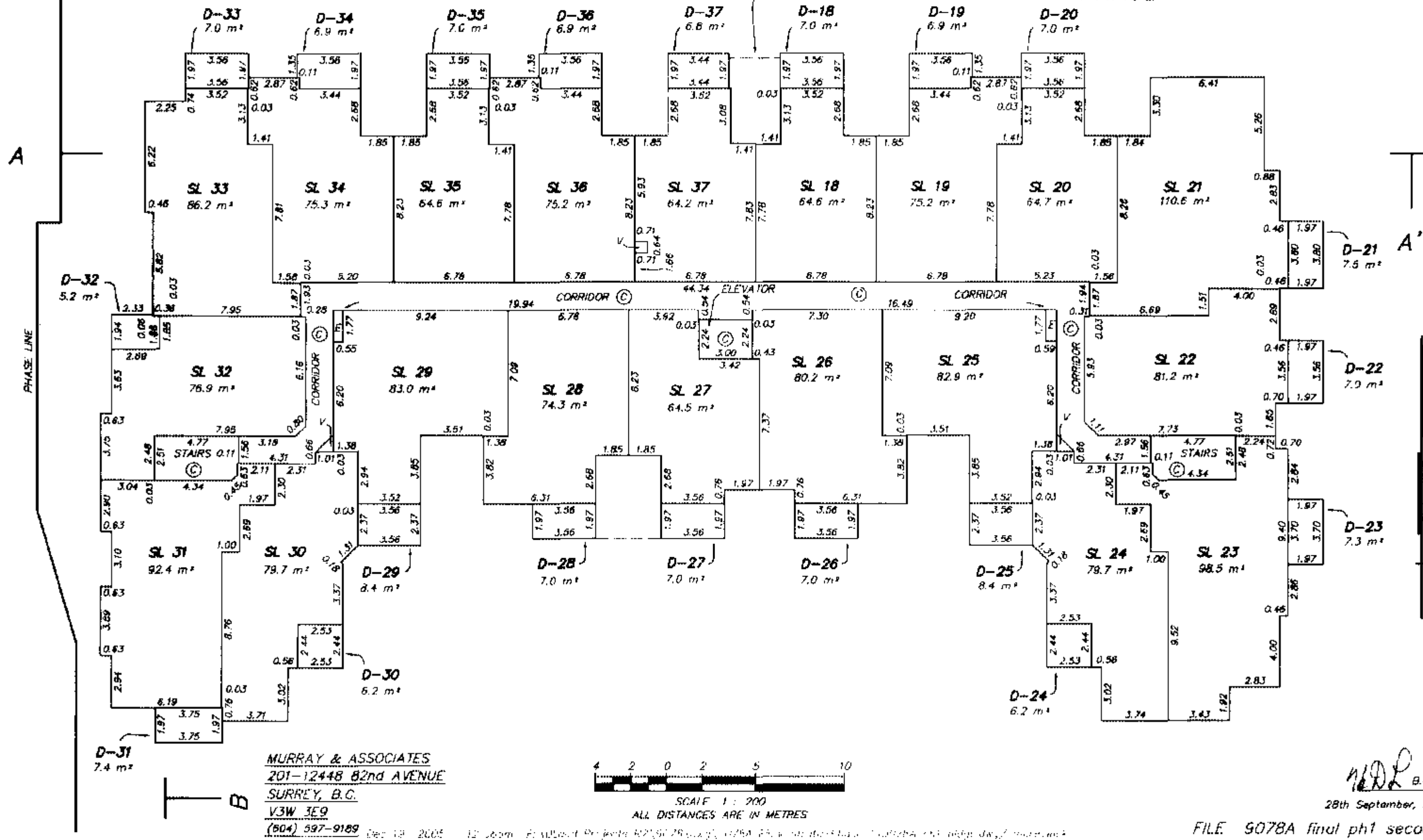
FILE 9078A final ph1 ground

ORIGINAL

SECOND FLOOR

SHEET 7 OF 10 SHEETS

STRATA PLAN BCS 1659 PHASE 1



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

SCALE 1:200
ALL DISTANCES ARE IN METRES

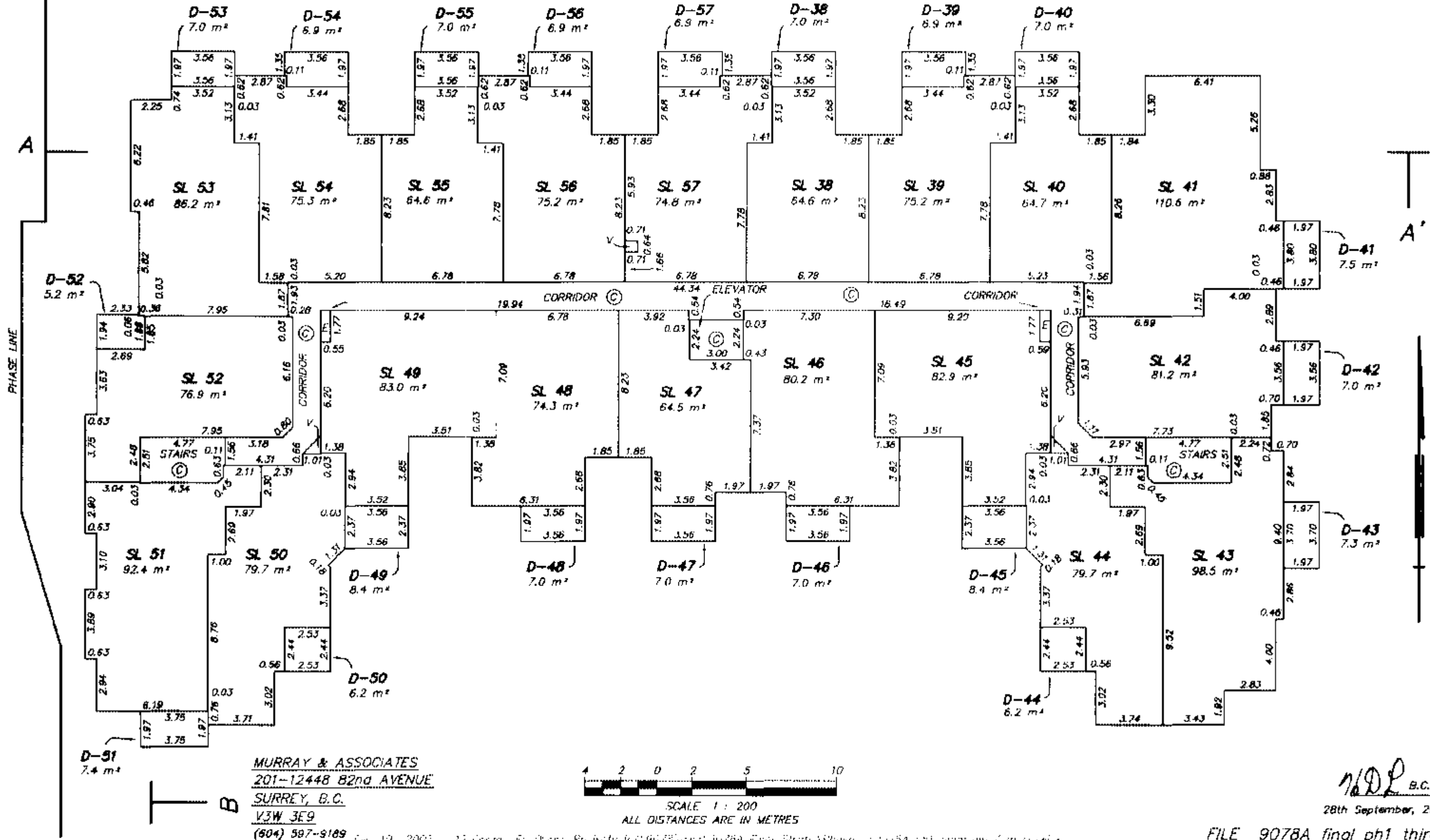
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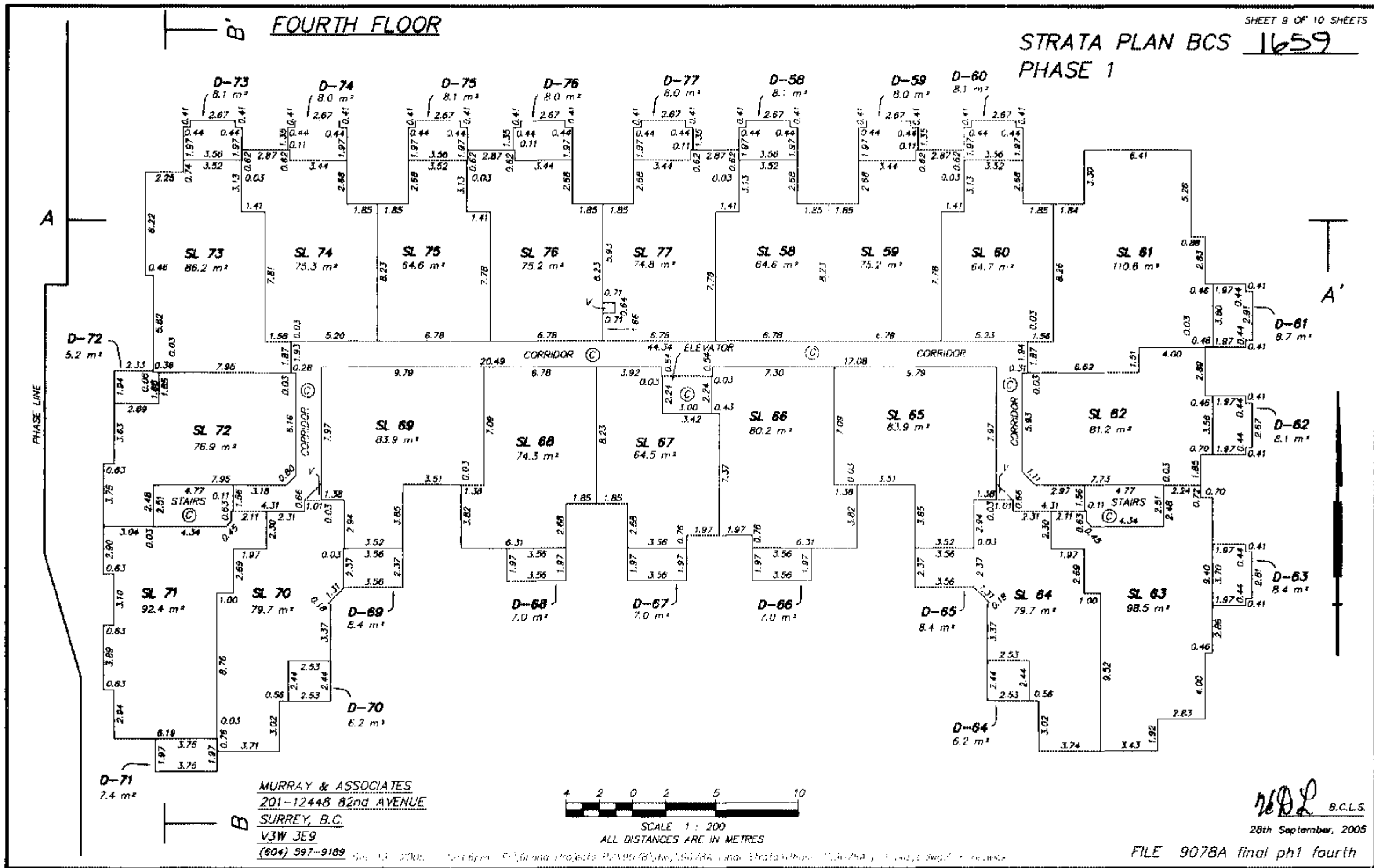
ORIGINAL

THIRD FLOOR

STRATA PLAN BCS 1659 PHASE 1

SHEET 8 OF 10 SHEETS



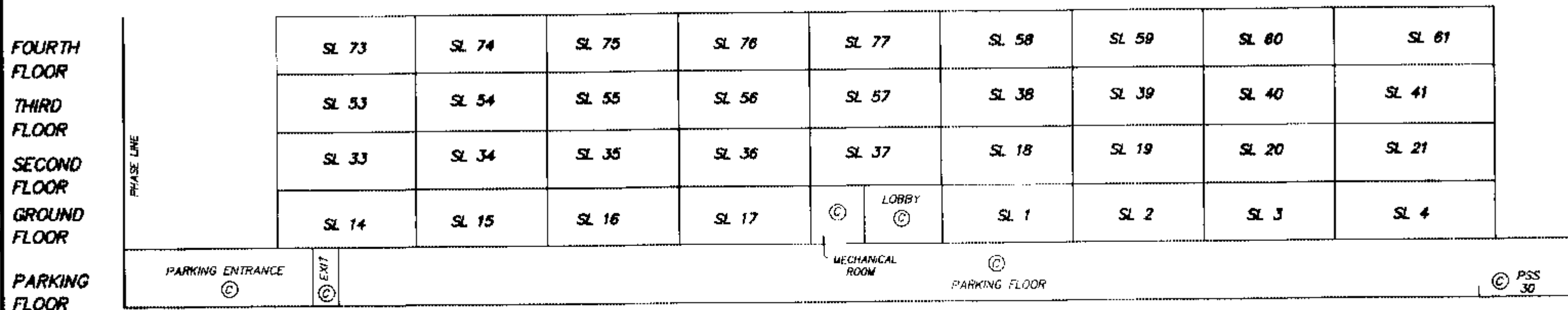


ORIGINAL

BUILDING SECTIONS

HORIZONTAL SCALE 1:200
VERTICAL NOT TO SCALE

STRATA PLAN BCS 1659
PHASE 1



SECTION A - A'

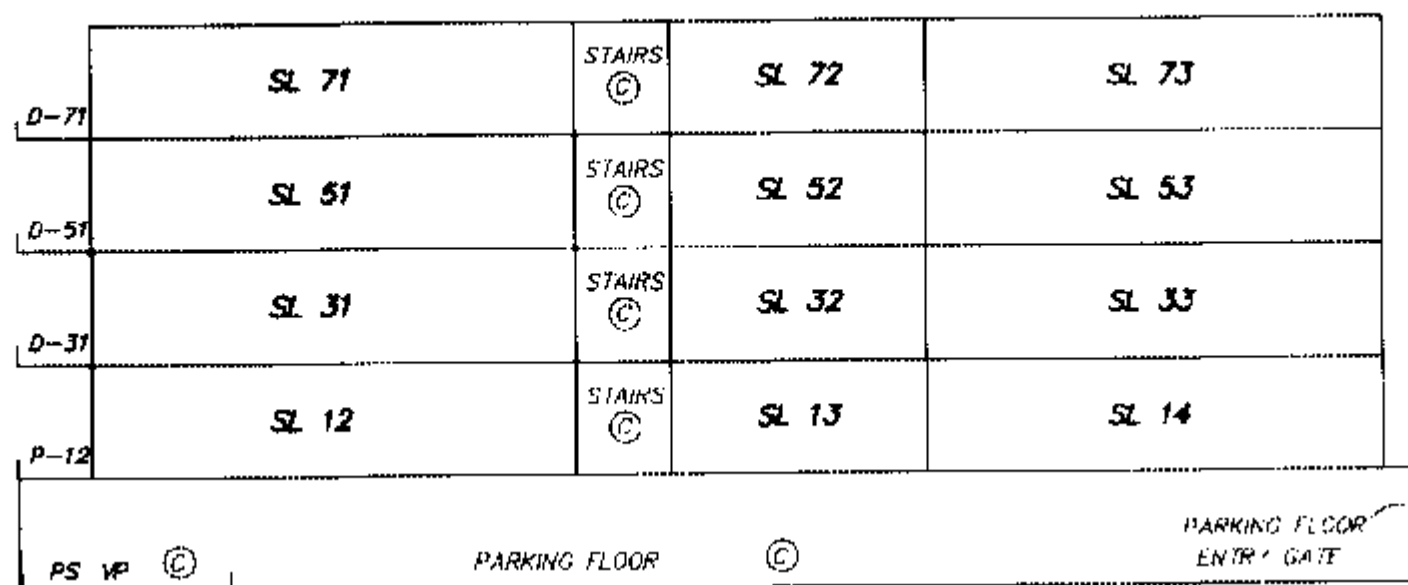
FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

GROUND FLOOR

PARKING FLOOR



SECTION B - B'



SCALE 1:200
ALL DISTANCES ARE IN METRES

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[Signature] B.C.L.S.
28th September, 2005

FILE 9078A ph1 bldg sections

ORIGINAL