STRATA PLAN OF PARCEL 1
BLOCK 85 DISTRICT LOT 541 GROUP 1
NEW WESTMINSTER DISTRICT PLAN LMP51512

STRATA PLAN BCS 552

CITY OF VANCOUVER
B.C.G.S. 92G.025

0 25 50

SCALE 1 : 500 DISTANCES ARE METRIC

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C.
OCTOBER 15 2003

B. Bigras /CP
REGISTRAR

BV422898 - BV423082

INTEGRATED SURVEY AREA NO.31 (VANCOUVER)
NAD83(CSRS)
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9996008

LEGEND

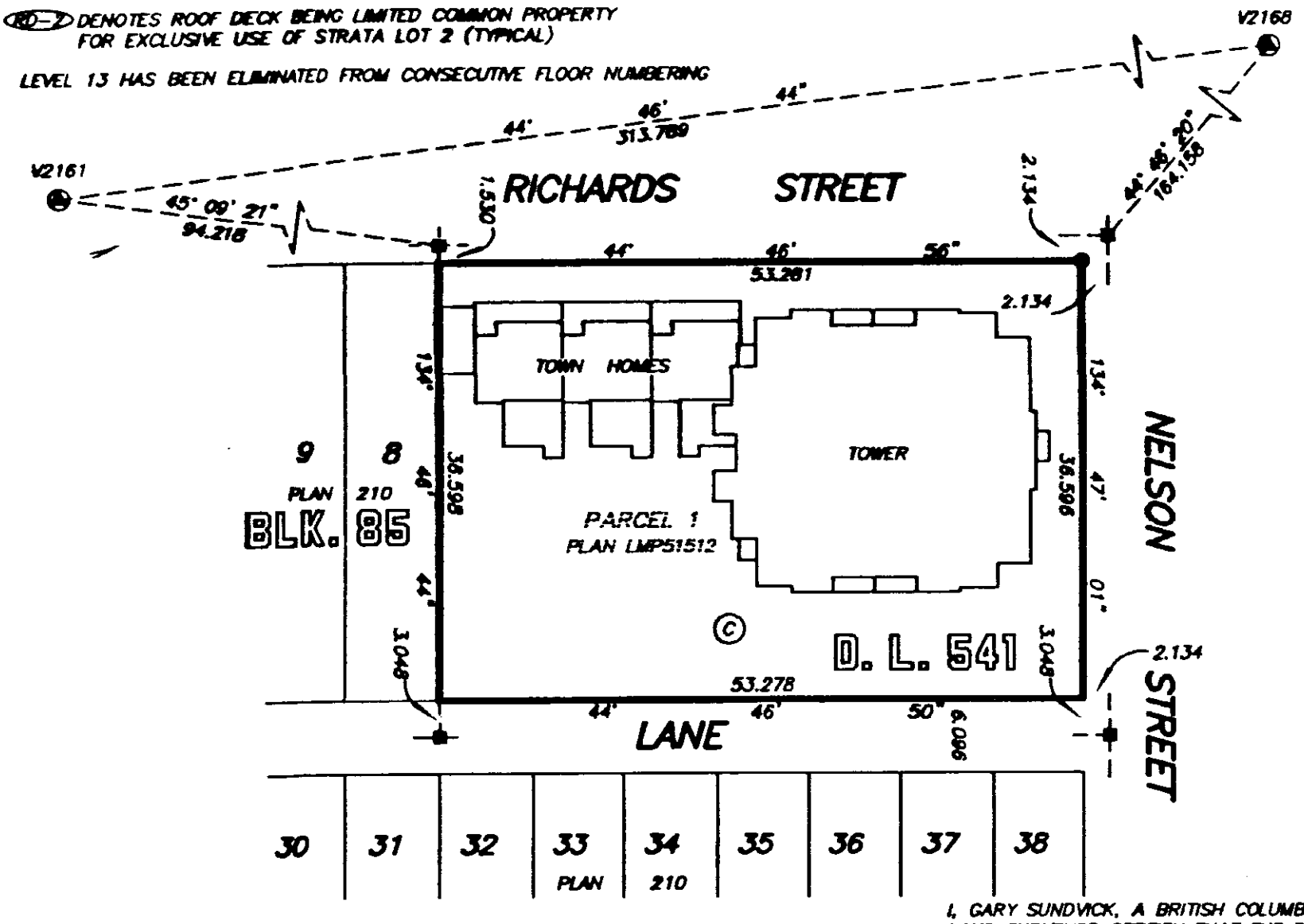
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS V2161 AND V2168

- ◉ DENOTES CONTROL MONUMENT
- ● DENOTES IRON POST FOUND
- S.L. DENOTES STRATA LOT
- PT. DENOTES PART
- m2 DENOTES SQUARE METRES
- LCP DENOTES LIMITED COMMON PROPERTY
- (C) DENOTES COMMON PROPERTY
- (E) DENOTES ELEVATOR BEING COMMON PROPERTY
- (D) DENOTES DUCT BEING COMMON PROPERTY
- (M) DENOTES MECHANICAL BEING COMMON PROPERTY
- (S) DENOTES STAIR BEING COMMON PROPERTY
- (B) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (P) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (P-1) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
- (RD) DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (RD-2) DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 2 (TYPICAL)

LEVEL 13 HAS BEEN ELIMINATED FROM CONSECUTIVE FLOOR NUMBERING

CIVIC ADDRESS:

1010 - RICHARDS STREET
VANCOUVER, B.C.



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 SURVEY WAS COMPLETED ON THE 7th DAY OF OCTOBER, 2003. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER ECP#8696. ON THE 7th DAY OF OCTOBER, 2003.

B.C.L.S.

I, GARY SUNDVICK, 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: 7th DAY OF OCTOBER, 2003.

B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

DYCK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
#4 - 19089 94th AVENUE
SURREY, B.C. V4N 3S4
TEL: 513-9611 FAX: 513-2202
FILE : 2616
DWG : 2616-S10

ORIGINAL

FILED VABCS552 S32034 2005-12-01-13.28.43.118806

STRATA PROPERTY ACT

OWNER:

POLYGON GALLERY TOWER LTD.
(INC. No.610424)

Name
Authorized Signatory RALF SCHMIDTKE

Name
Authorized Signatory NEIL CHRYSTAL

WITNESS AS TO BOTH SIGNATURES
Name Leanne Irving

900 1333 W. BROADWAY
ADDRESS
VANCOUVER, B.C.

DEVELOPMENT COORDINATOR
OCCUPATION OF WITNESS

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF OCTOBER 7th, 2003 BEEN PREVIOUSLY OCCUPIED.

B.C.L.S.

MORTGAGEES:

~~HSBC BANK CANADA~~ BANK OF NOVA SCOTIA

Name MICHAEL DOWNING
Authorized Signatory

Name
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name D. Miller

3400 - 650 W. GEORGIA VANCOUVER
ADDRESS
V6B 4N7

B. MILLER
OCCUPATION OF WITNESS

HSBC CAPITAL (CANADA) INC.

Name Robert K. Withers
Authorized Signatory DIRECTOR

Name NEIL JOHANSEN
Authorized Signatory MANAGING DIRECTOR

WITNESS AS TO BOTH SIGNATURES
Name Manuela Armenta.

200-885 W Georgia St.
ADDRESS
Vancouver, B.C. V6C 3G1

Credit officer
OCCUPATION OF WITNESS

HSBC BANK CANADA

NAME Gareth A. Bull
Authorized Signatory

NAME [illegible]
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name Manuela Armenta.

200-885 W. Georgia St.
ADDRESS
Vancouver, B.C. V6C 3G1

Credit Officer.
OCCUPATION OF WITNESS

OCTOBER 7, 2003
FILE: 2616-S10

ORIGINAL

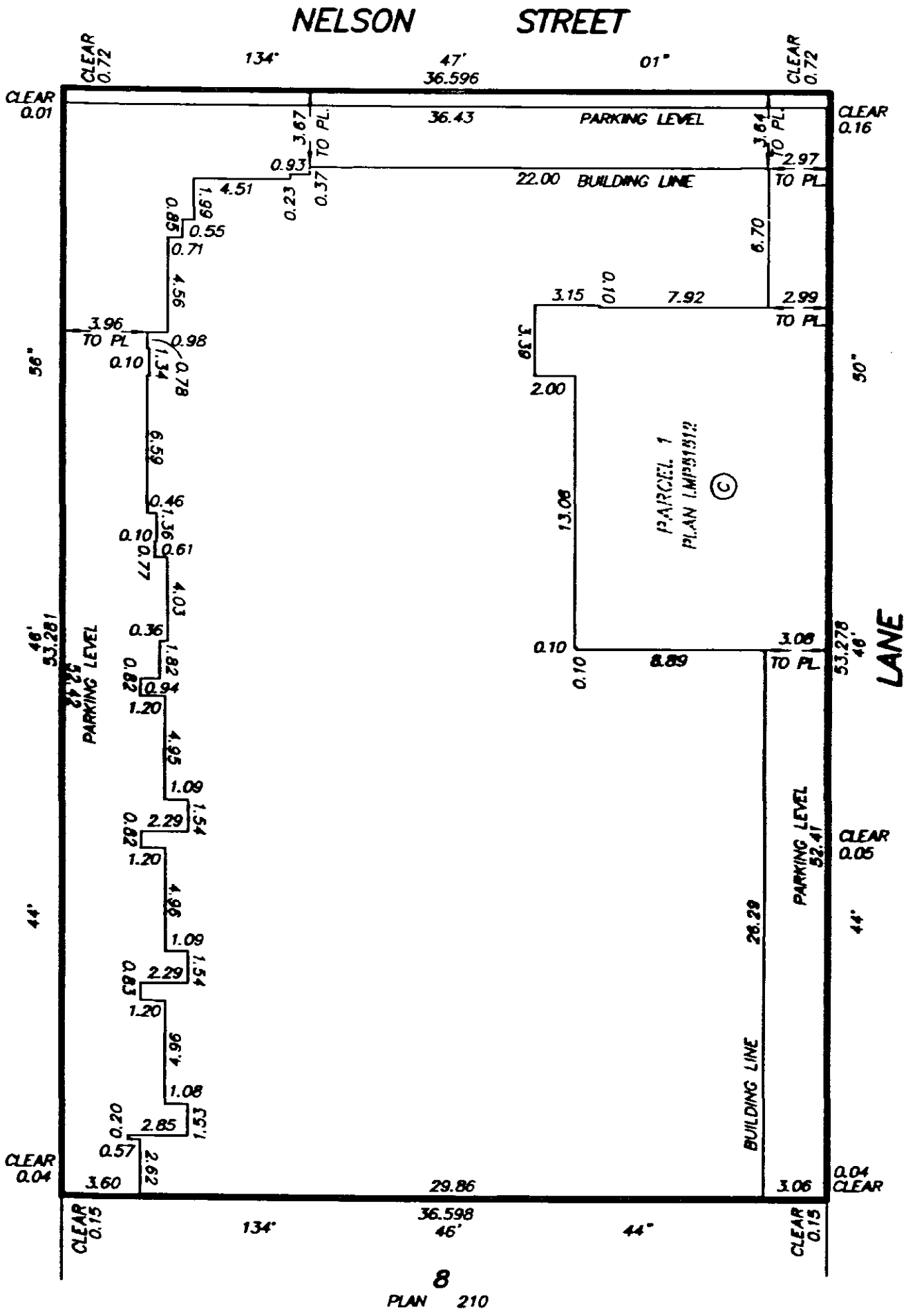
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

BIULDING LOCATION

STRATA PLAN BCS 552

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE METRIC



8

PLAN 210

OCTOBER 7, 2003

DWG : 2616-S11

ORIGINAL

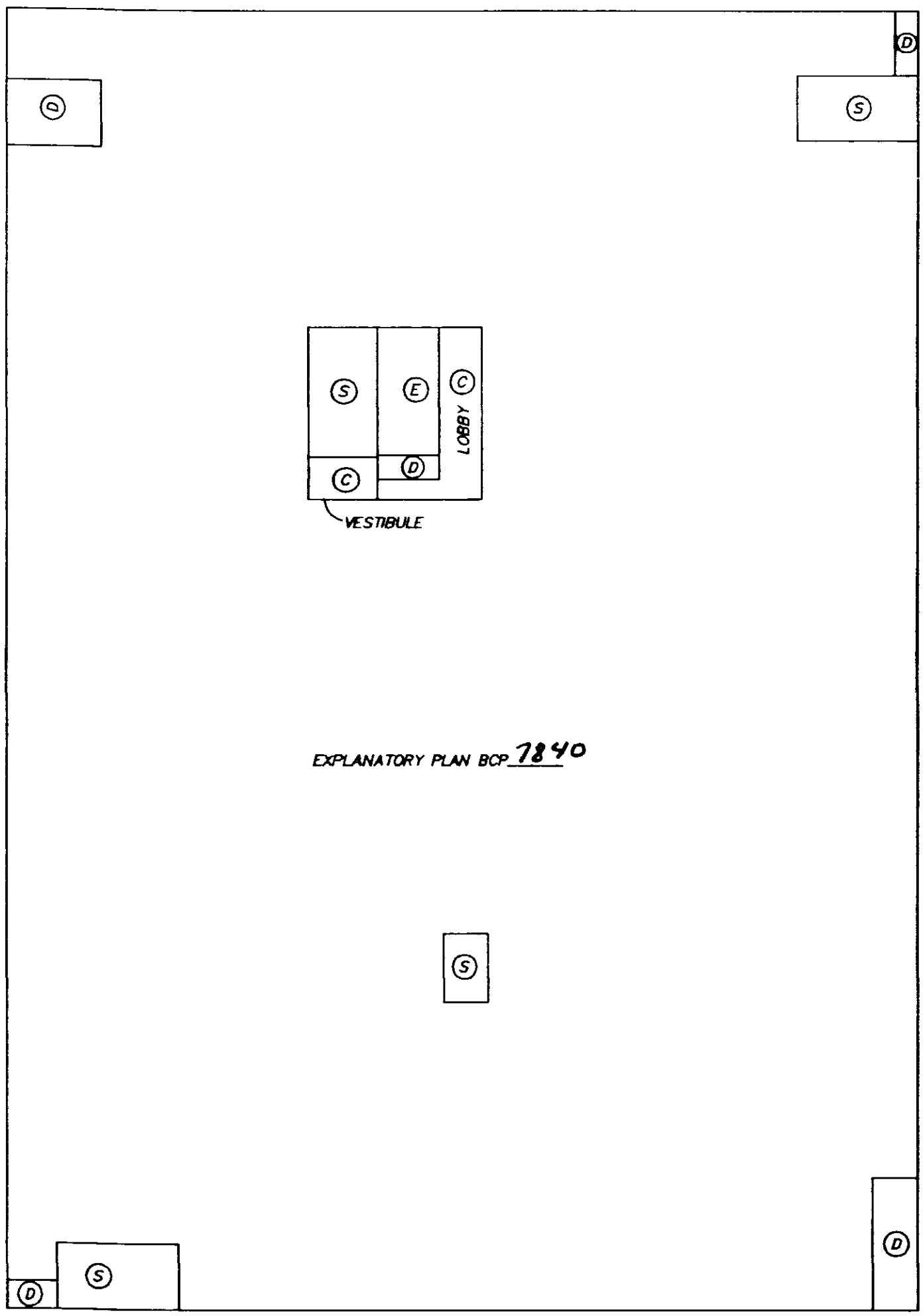
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

PARKING LEVEL P–3

STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



EXPLANATORY PLAN BCP 7840

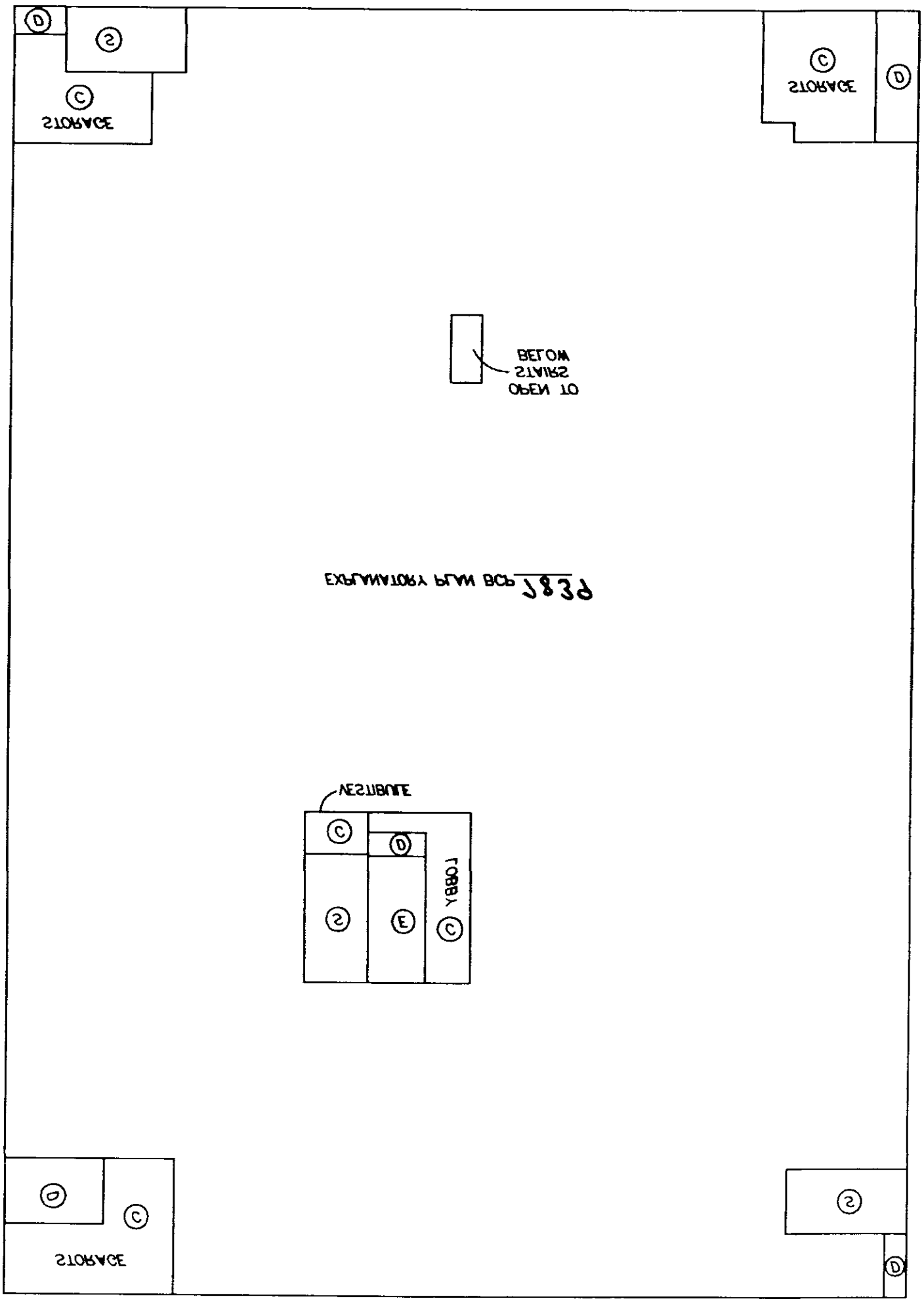
OCTOBER 7, 2003
FILE: 2616–S13

ORIGINAL

FILED VABCS552 S32034 2005-12-01-13.28.43.118806

FILED VABCS552 S32034 2005-12-01-13.28.43.118806

SITE: 5818-213 KENT
OCTOBER 1, 2003



SCALE 1:500 DISTANCES ARE METRIC

0 5 10 15

PARKING LEVEL P-3

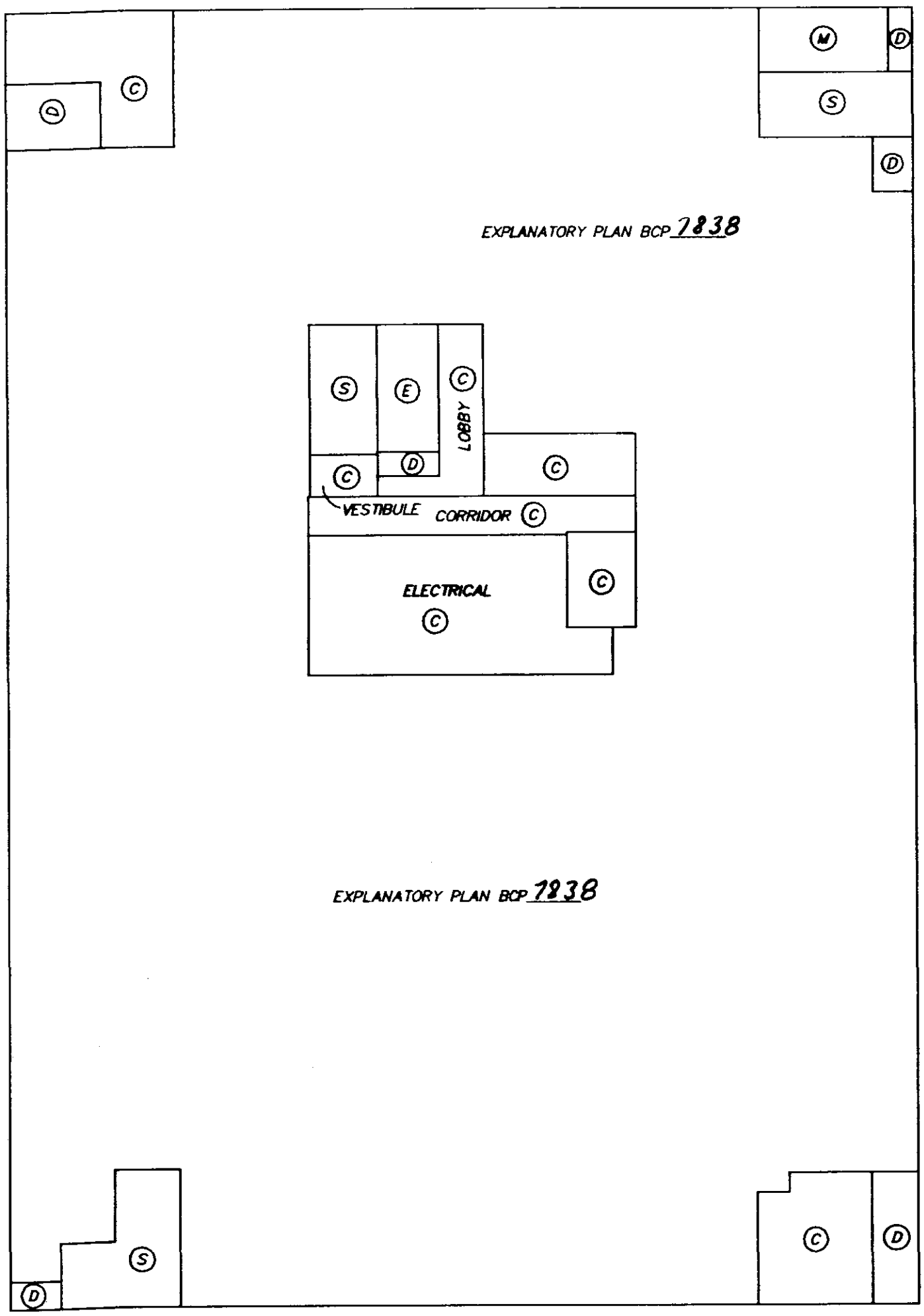
STRATA PLAN BCS 3225

PARKING LEVEL P–1

STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



OCTOBER 7, 2003
FILE: 2616–S13

ORIGINAL

FILED VABCS552 S32034 2005-12-01-13.28.43.118806

LOWER GROUND LEVEL

STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC

PERIMETER OF FLOOR BELOW

A

A'

ELEVATOR LOBBY

AMENITY ROOM

MAIL

WASH ROOMS

CORRIDOR

EXPLANATORY PLAN BCP 7841

VESTIBULE

GAS METER

RECYCLING GARBAGE ROOM

CORRIDOR

OPEN TO BELOW

EXPLANATORY PLAN BCP 7841

OPEN TO BELOW

EXPLANATORY PLAN BCP 7841

LOADING BAY

OCTOBER 7, 2003

FILE: 2616-S13 REV.1

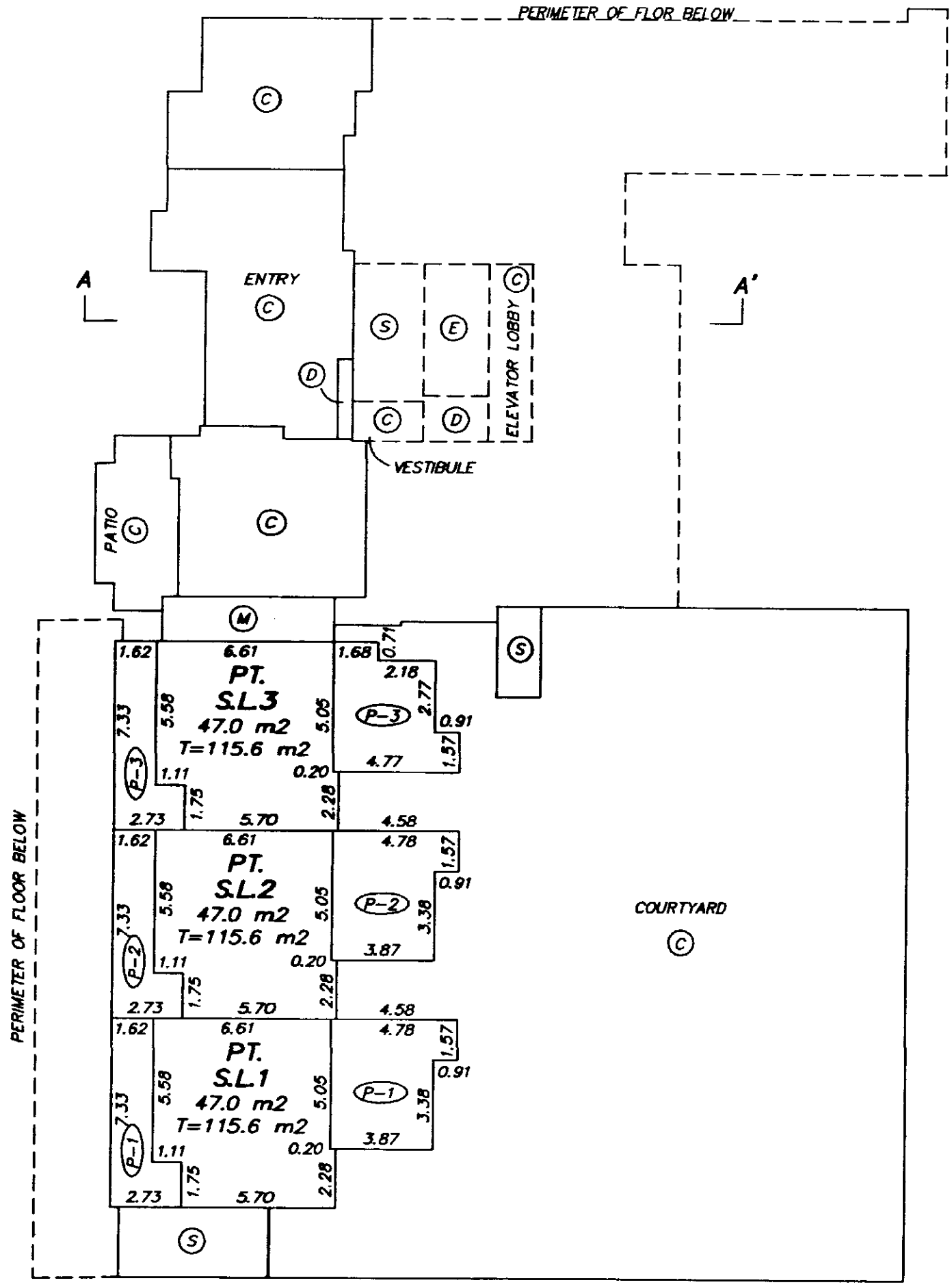
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

UPPER GROUND LEVEL

STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



OCTOBER 7, 2003
FILE: 2616-S13

ORIGINAL

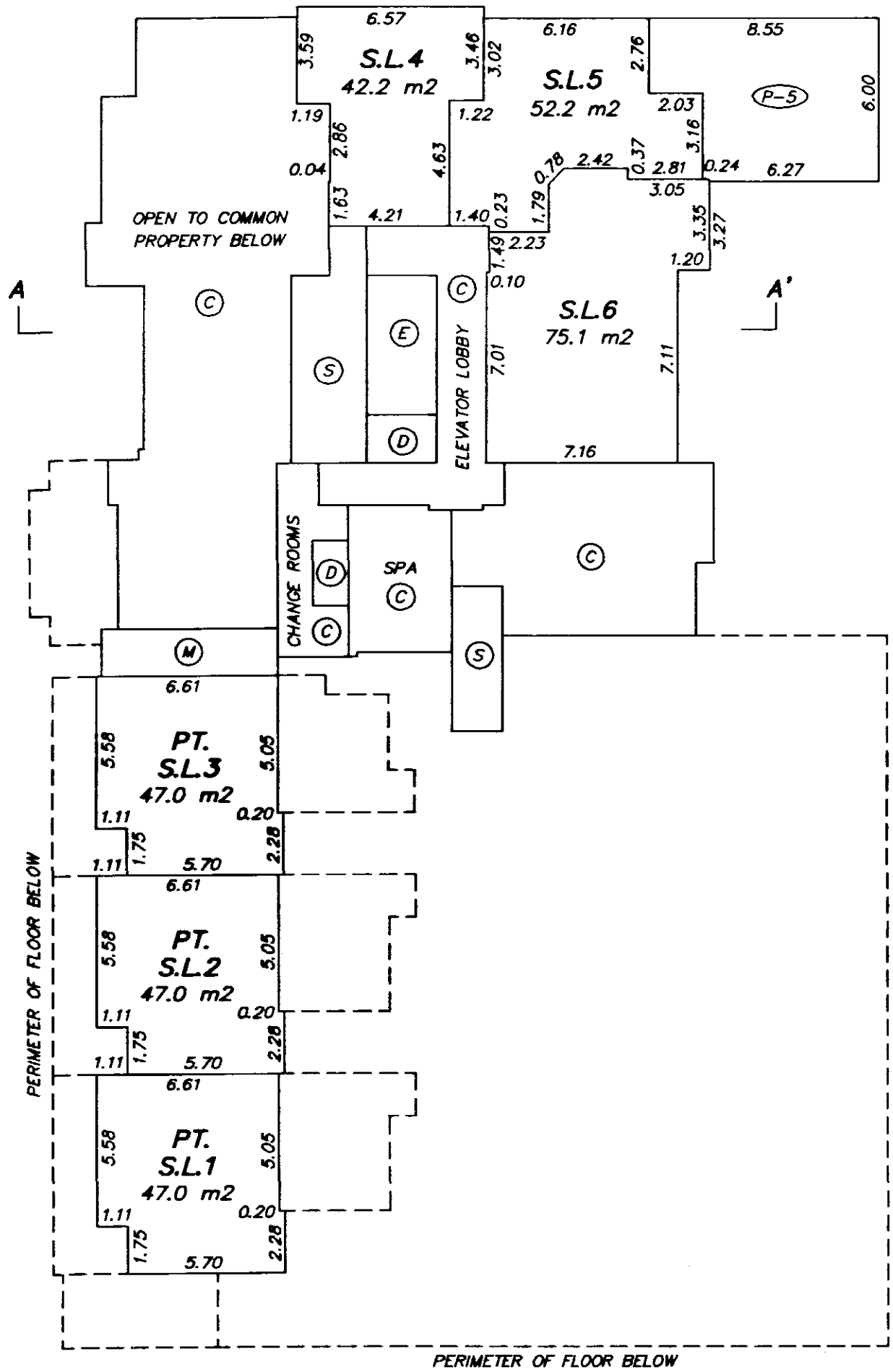
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

LEVEL 2

STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



OCTOBER 7, 2003
FILE: 2616-S13

ORIGINAL

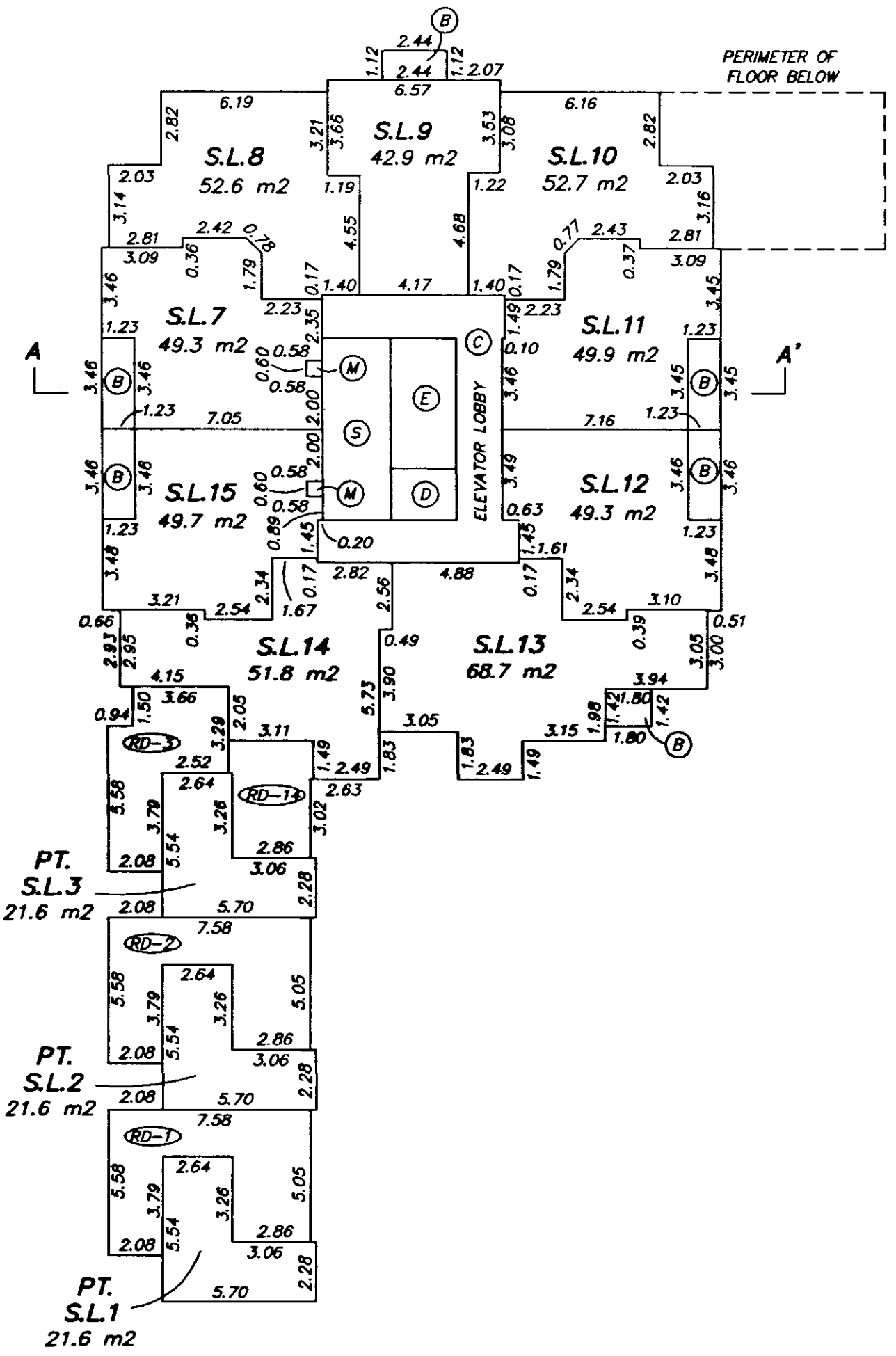
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

LEVEL 3

STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



OCTOBER 7, 2003
FILE: 2616-S13

ORIGINAL

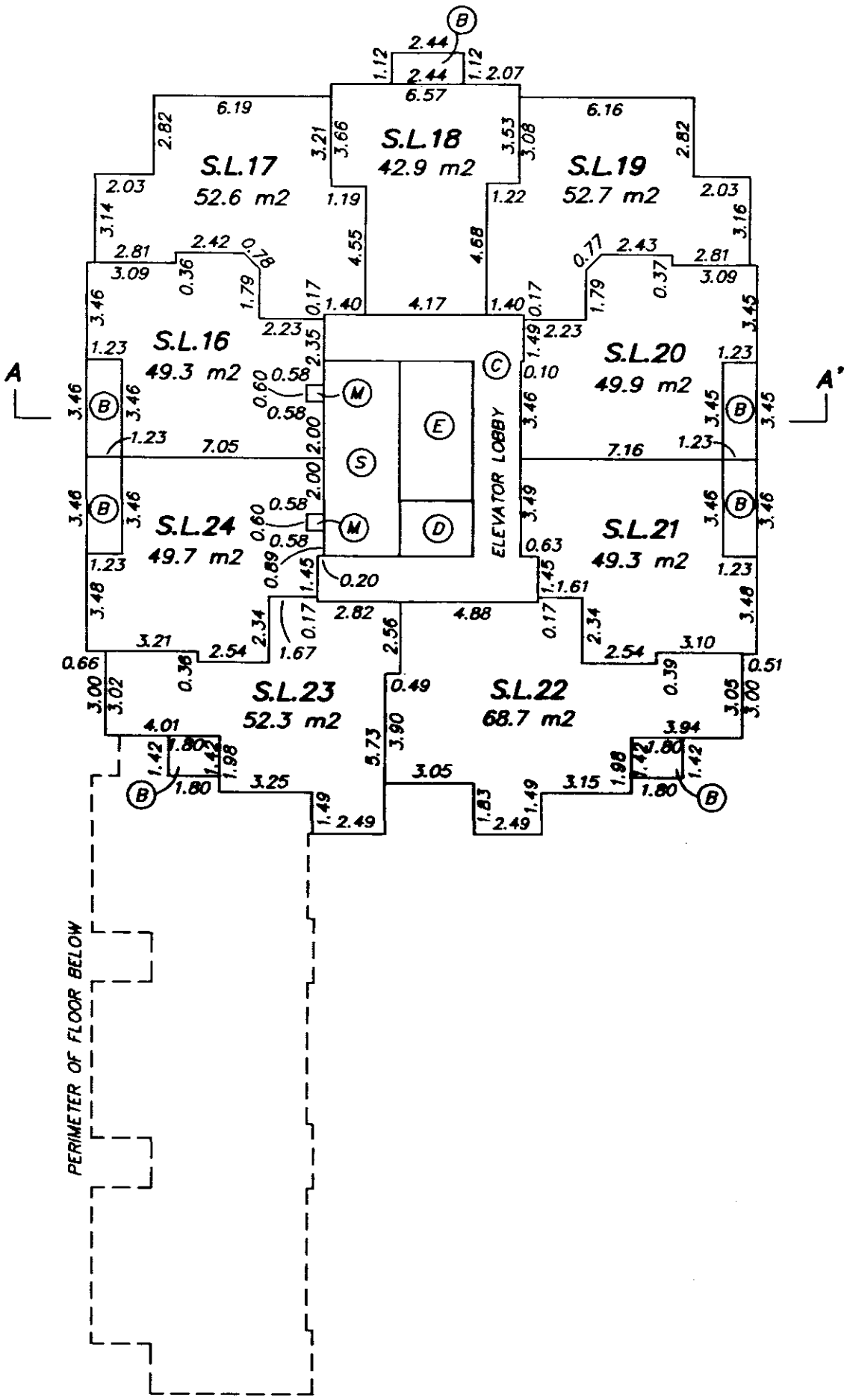
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

LEVEL 4

STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



OCTOBER 7, 2003
FILE: 2616–S13

ORIGINAL

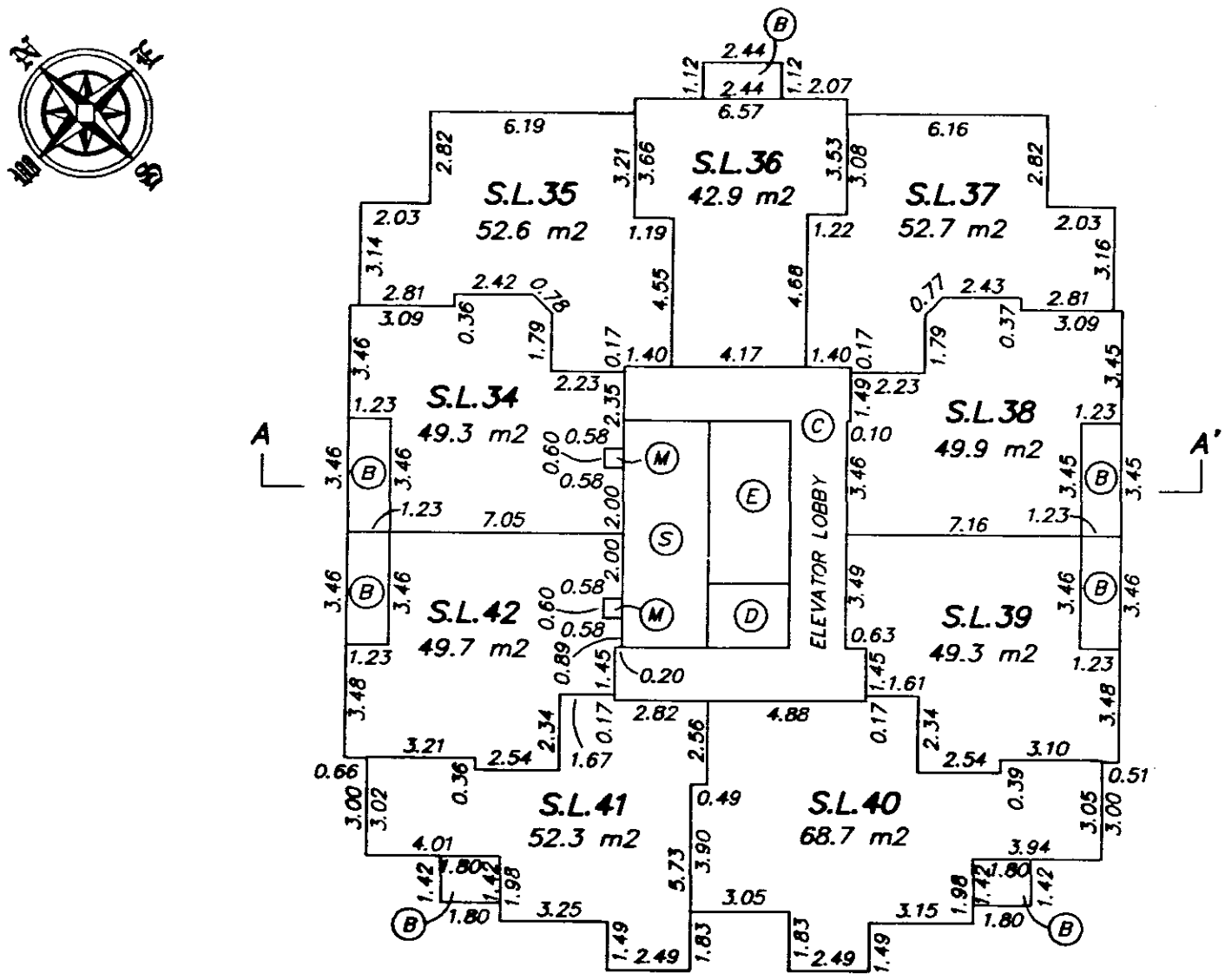
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

FLOOR PLANS

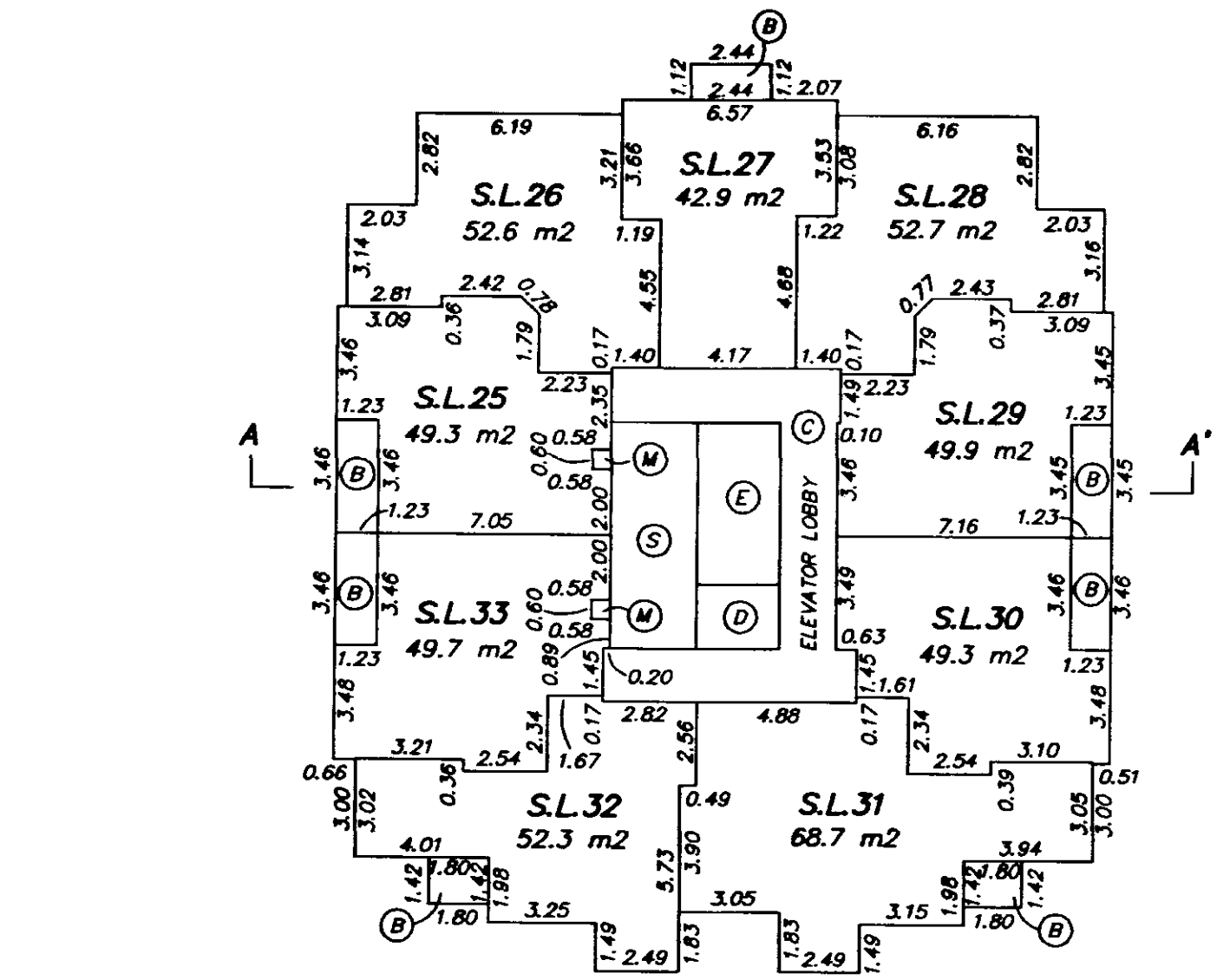
STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



LEVEL 6



LEVEL 5

OCTOBER 7, 2003
FILE: 2616-S13

ORIGINAL

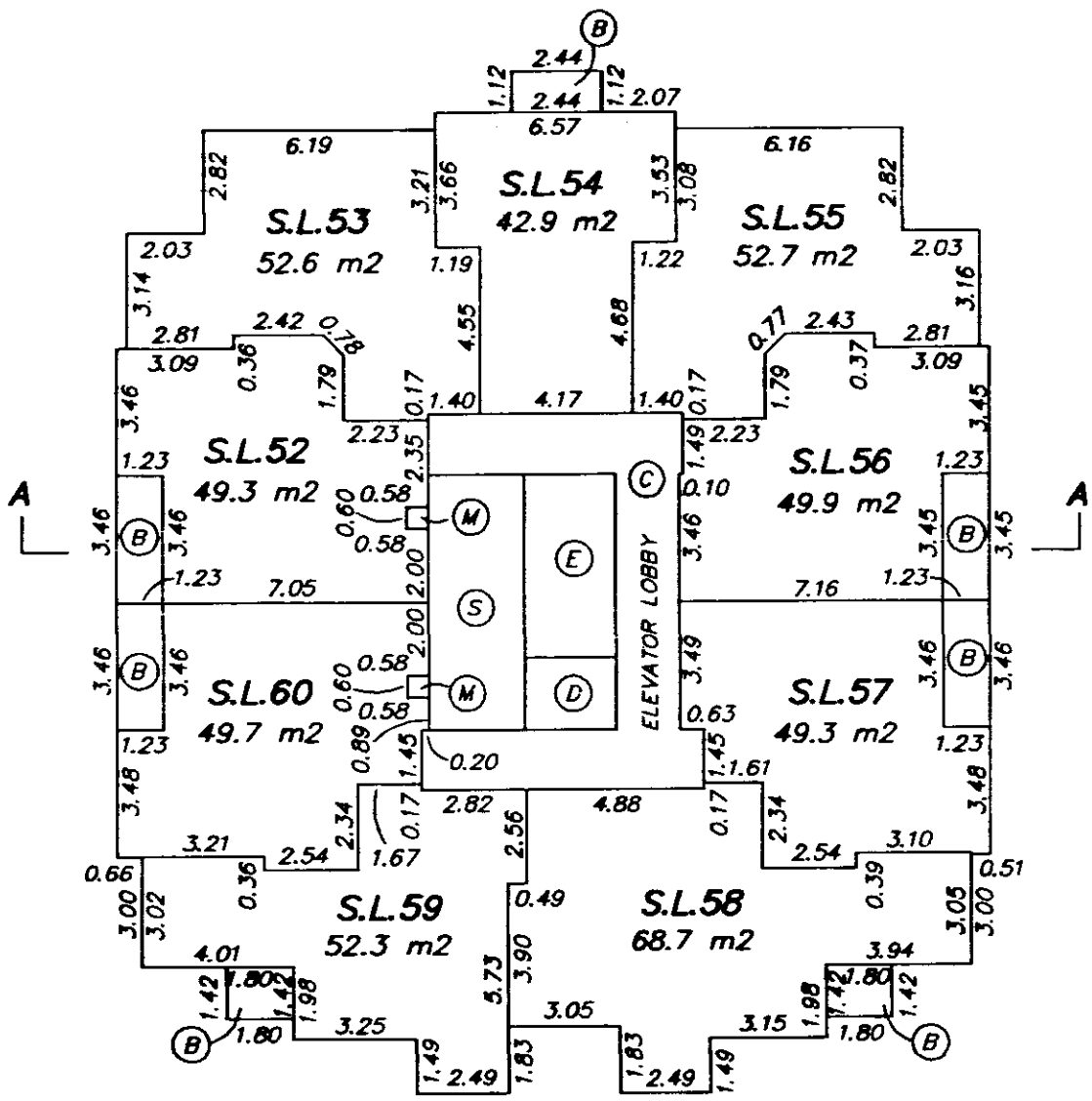
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

FLOOR PLANS

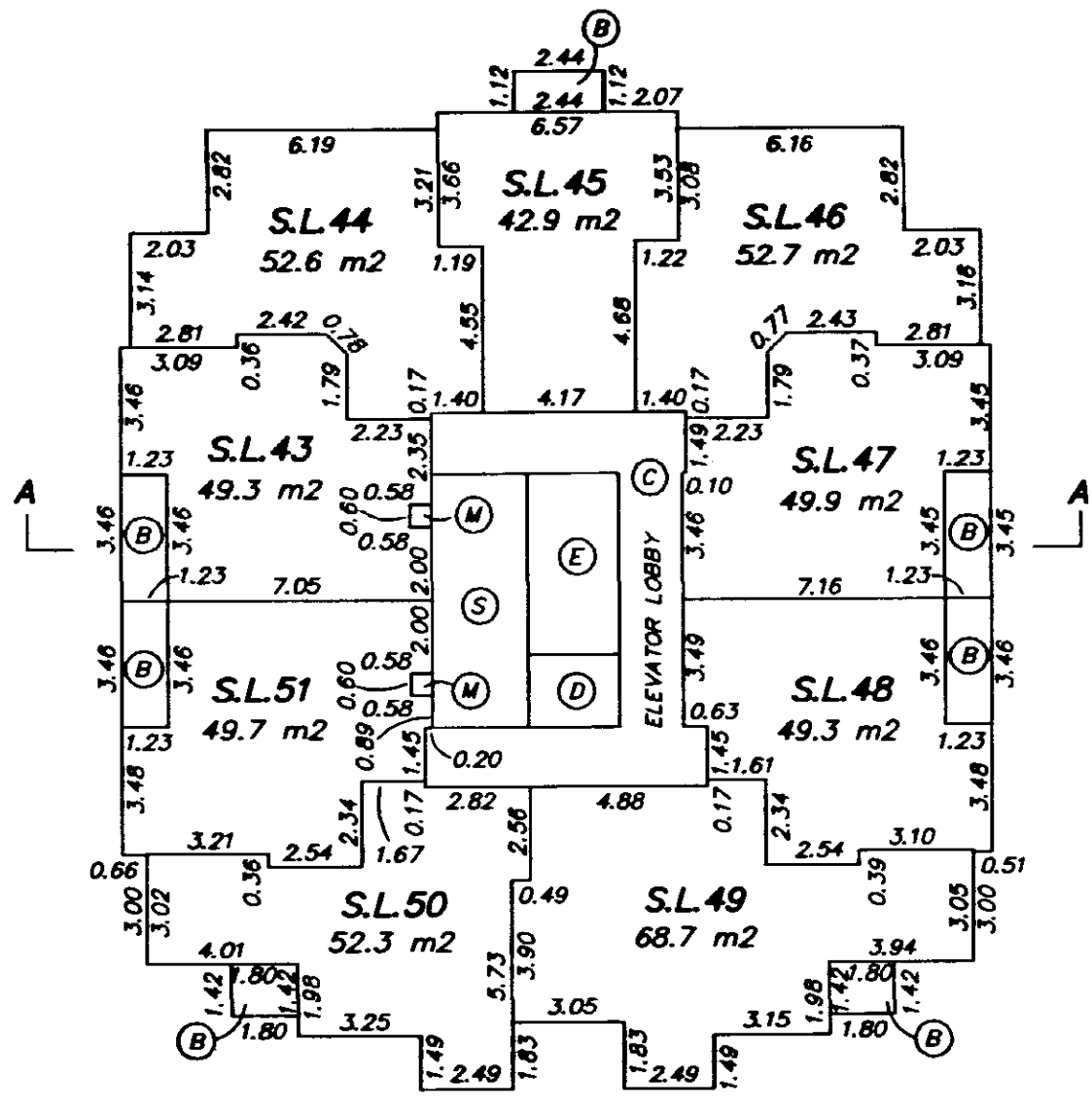
STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



LEVEL 8



LEVEL 7

OCTOBER 7, 2003
FILE: 2616-S13

ORIGINAL

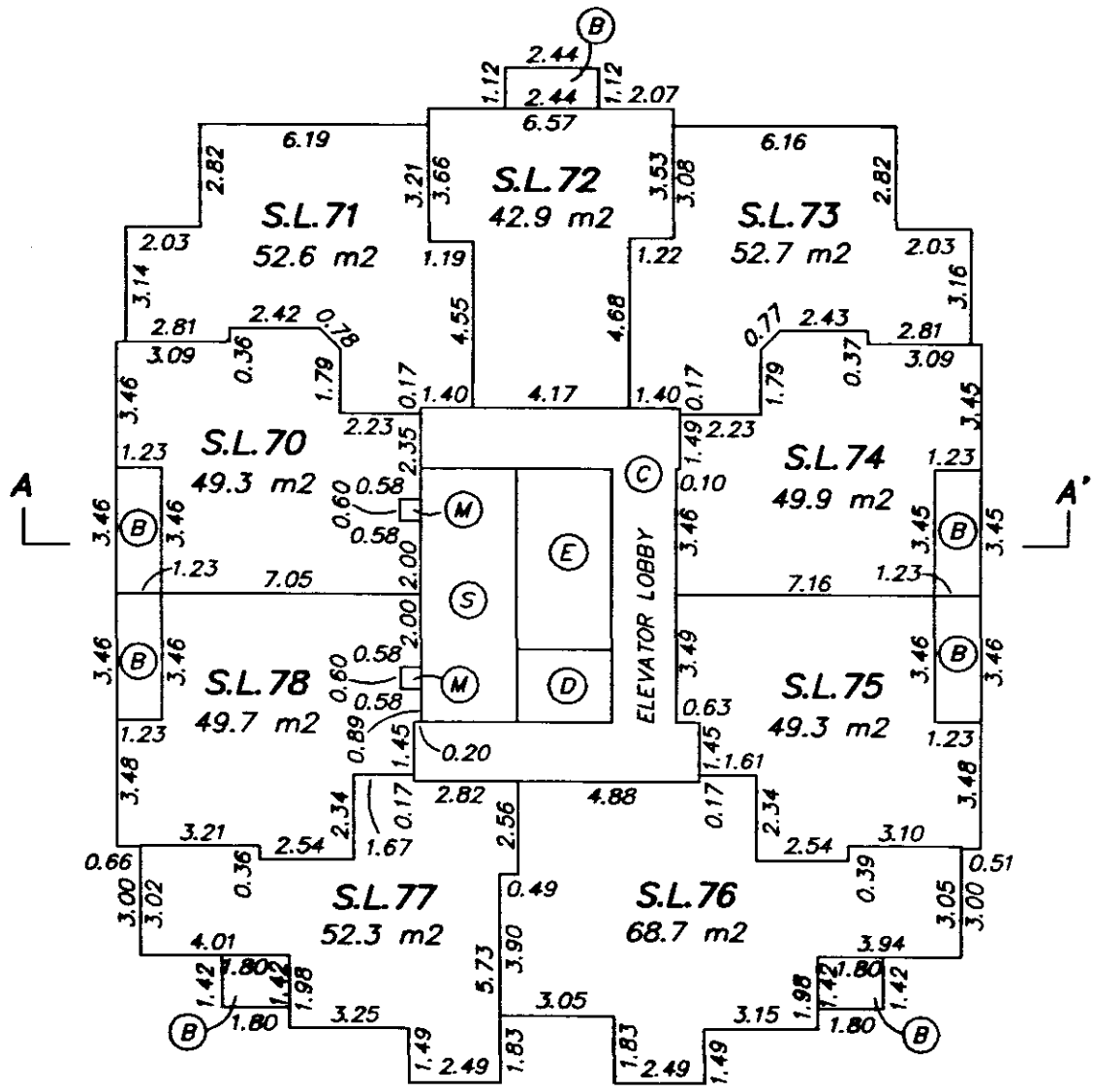
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

FLOOR PLANS

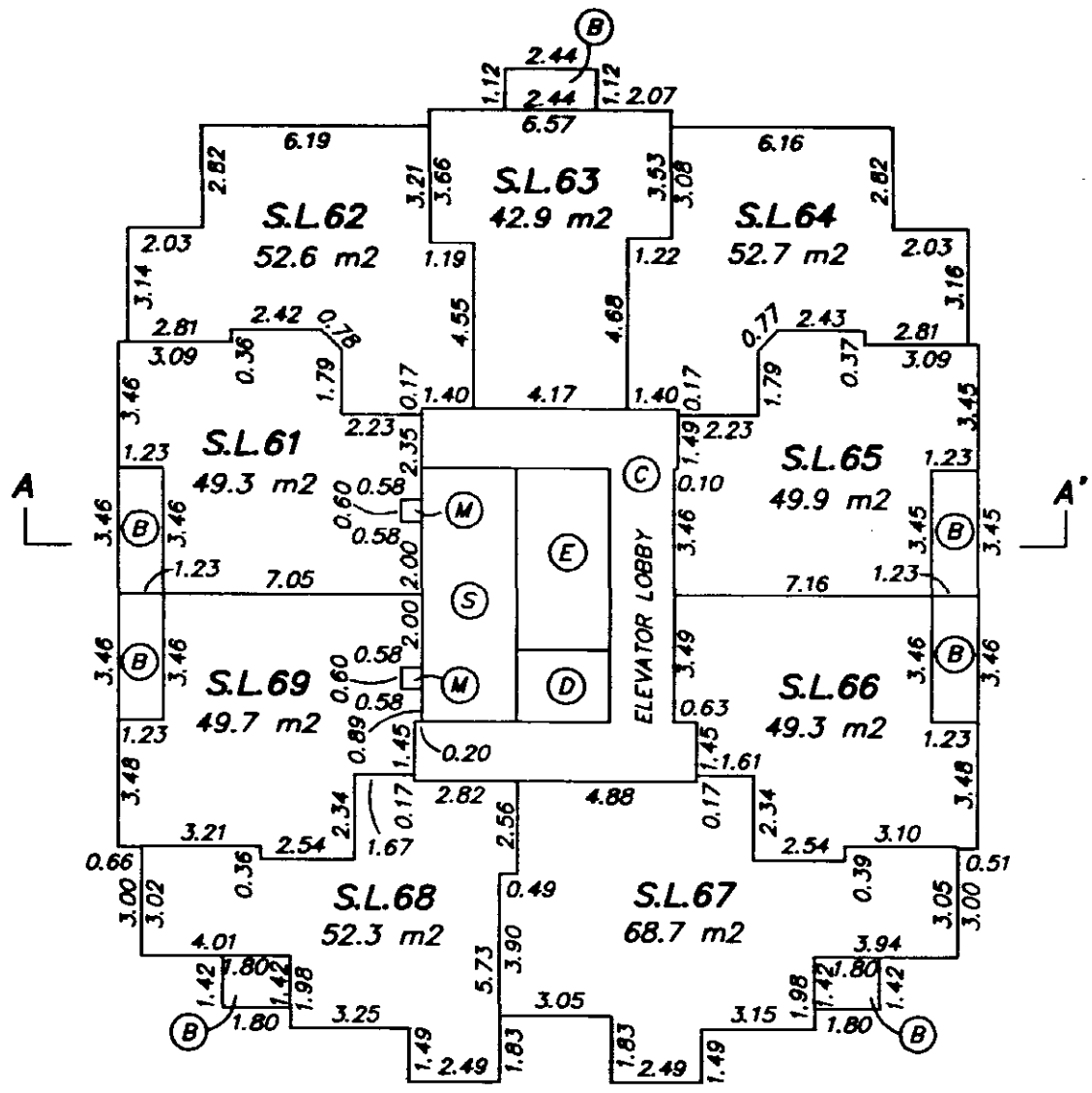
STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



LEVEL 10



LEVEL 9

OCTOBER 7, 2003
FILE: 2616-S13

ORIGINAL

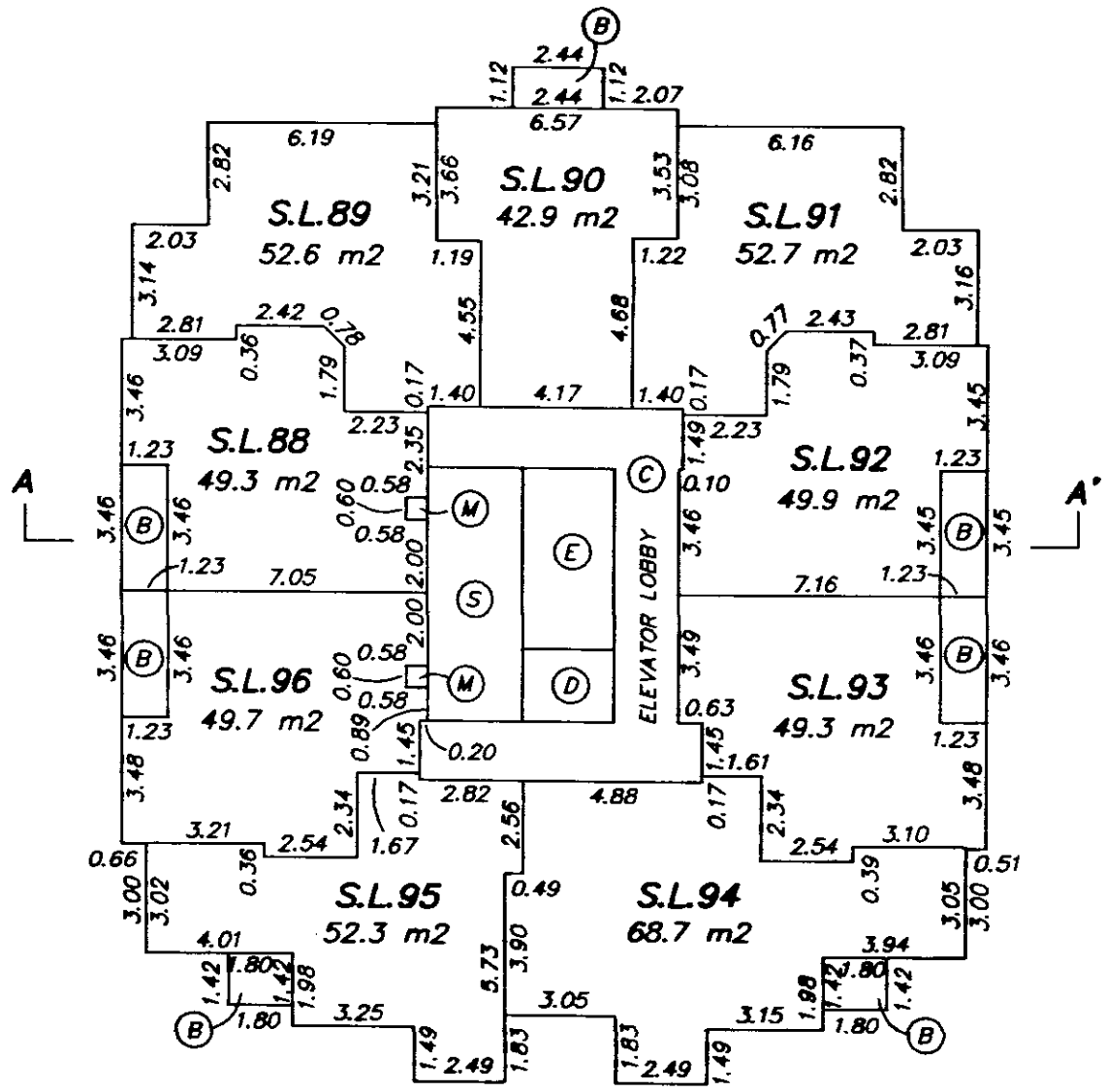
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

FLOOR PLANS

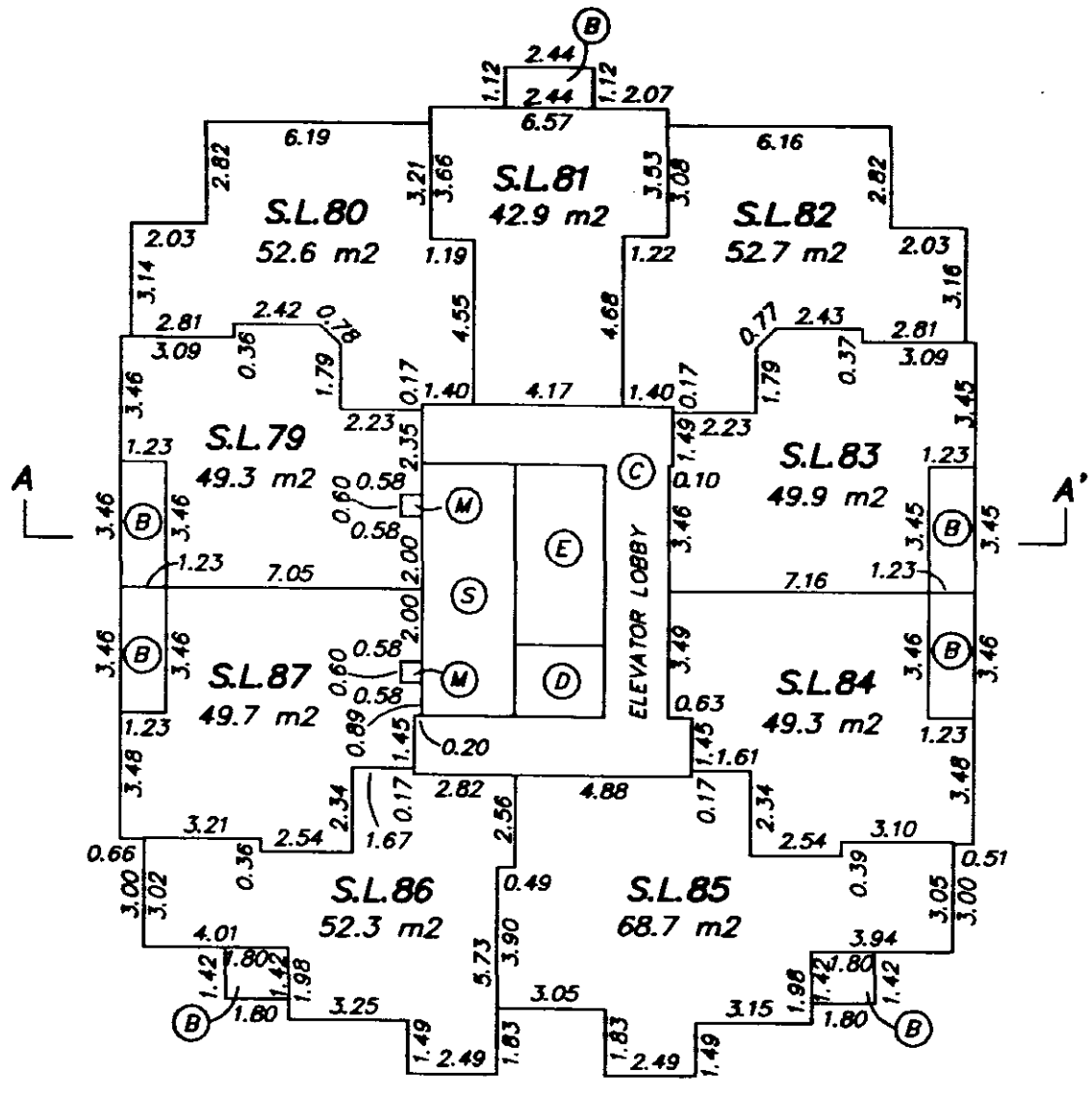
STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



LEVEL 12



LEVEL 11

OCTOBER 7, 2003
FILE: 2616-S13

ORIGINAL

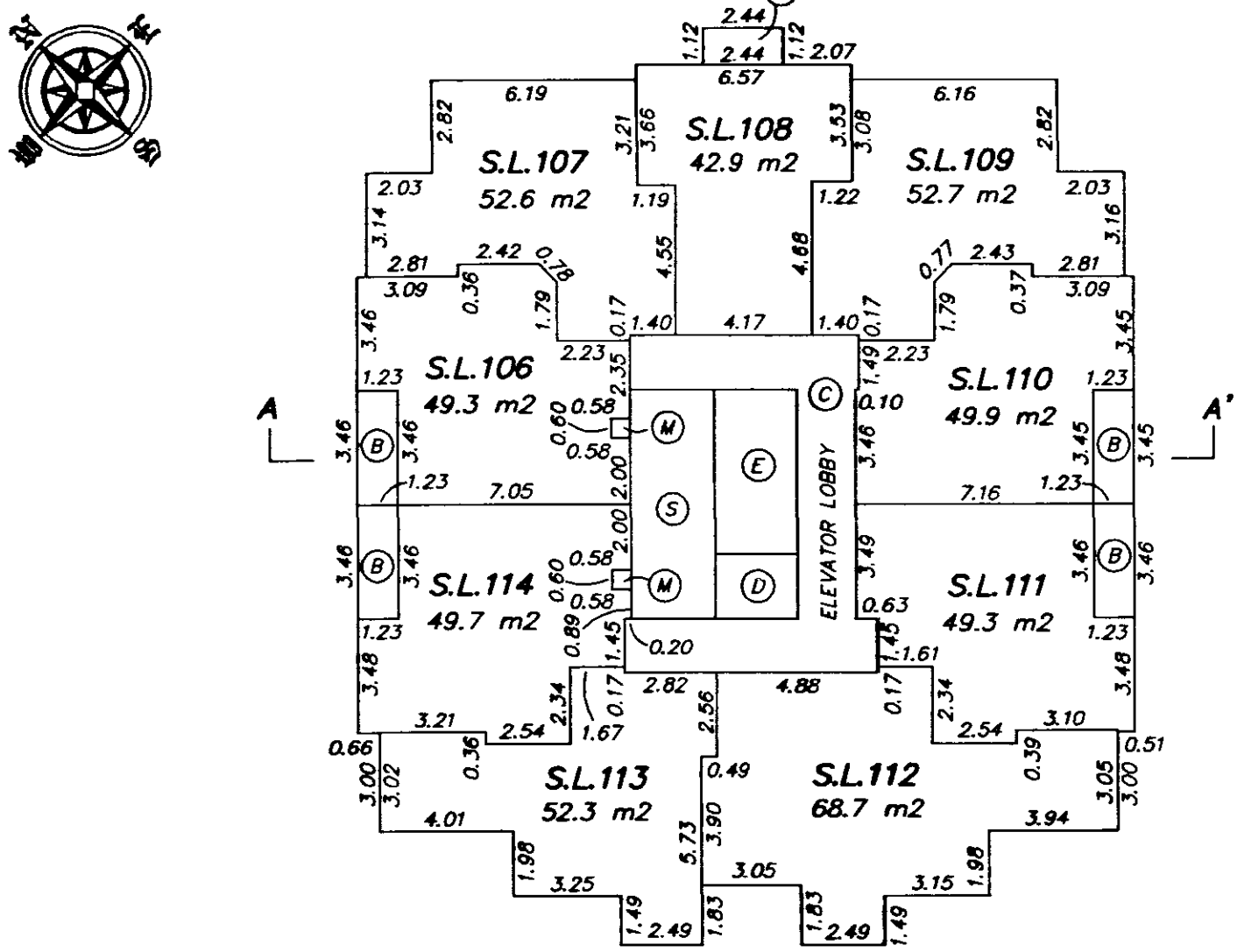
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

FLOOR PLANS

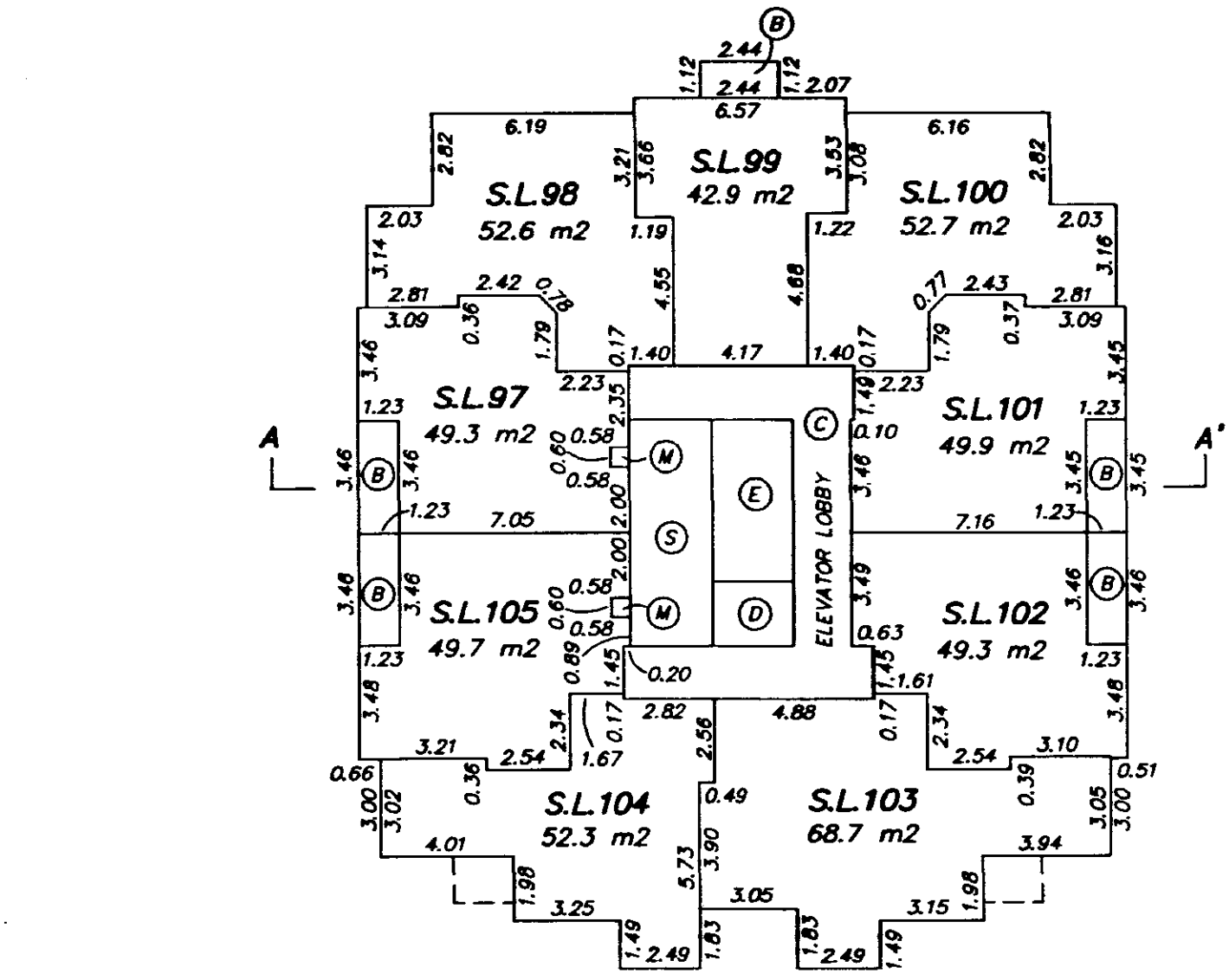
STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



LEVEL 15



LEVEL 14

NOTE: LEVEL 13 HAS BEEN ELIMINATED FROM CONSECUTIVE FLOOR NUMBERING

OCTOBER 7, 2003
FILE: 2616-S13

ORIGINAL

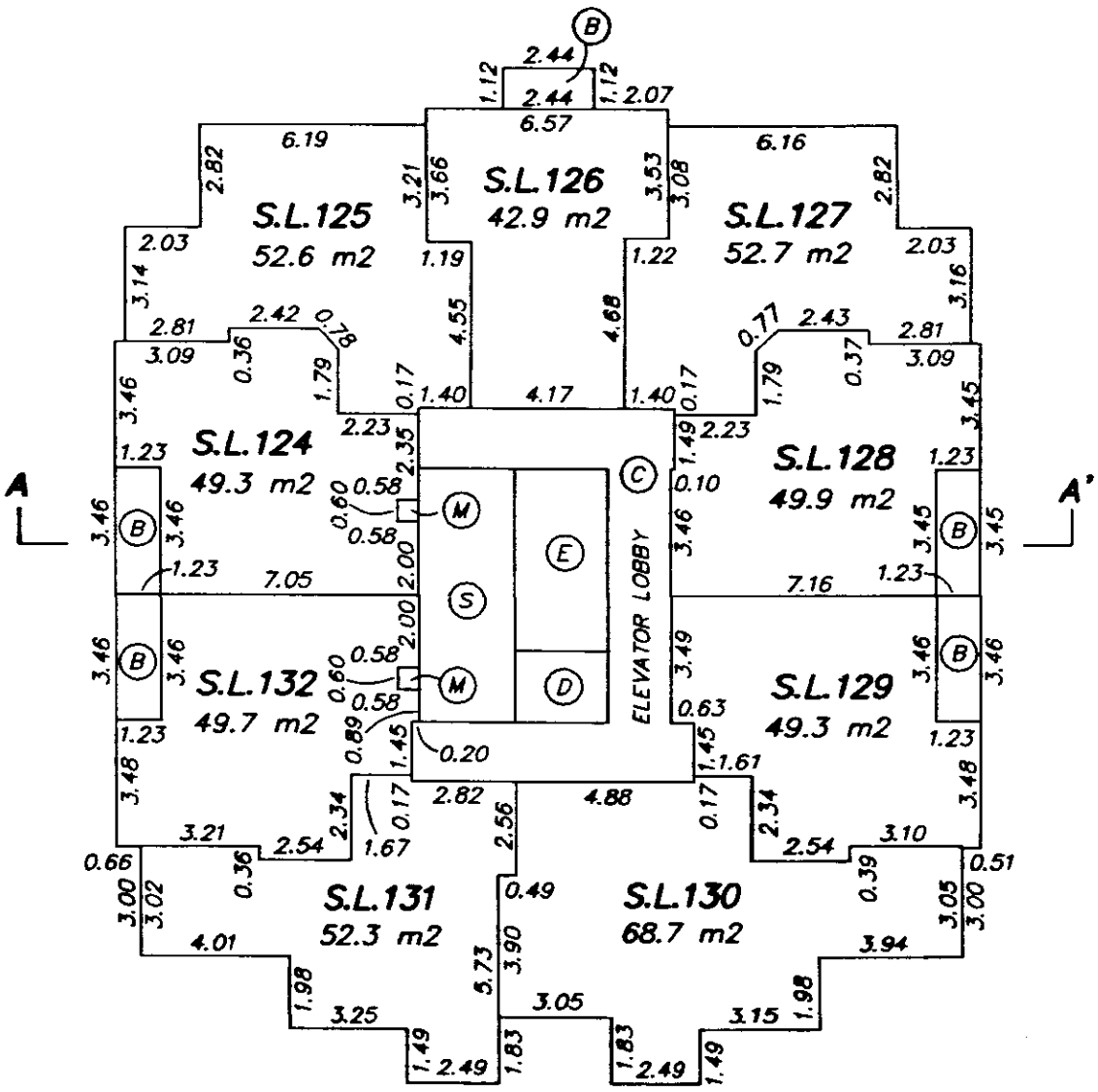
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

FLOOR PLANS

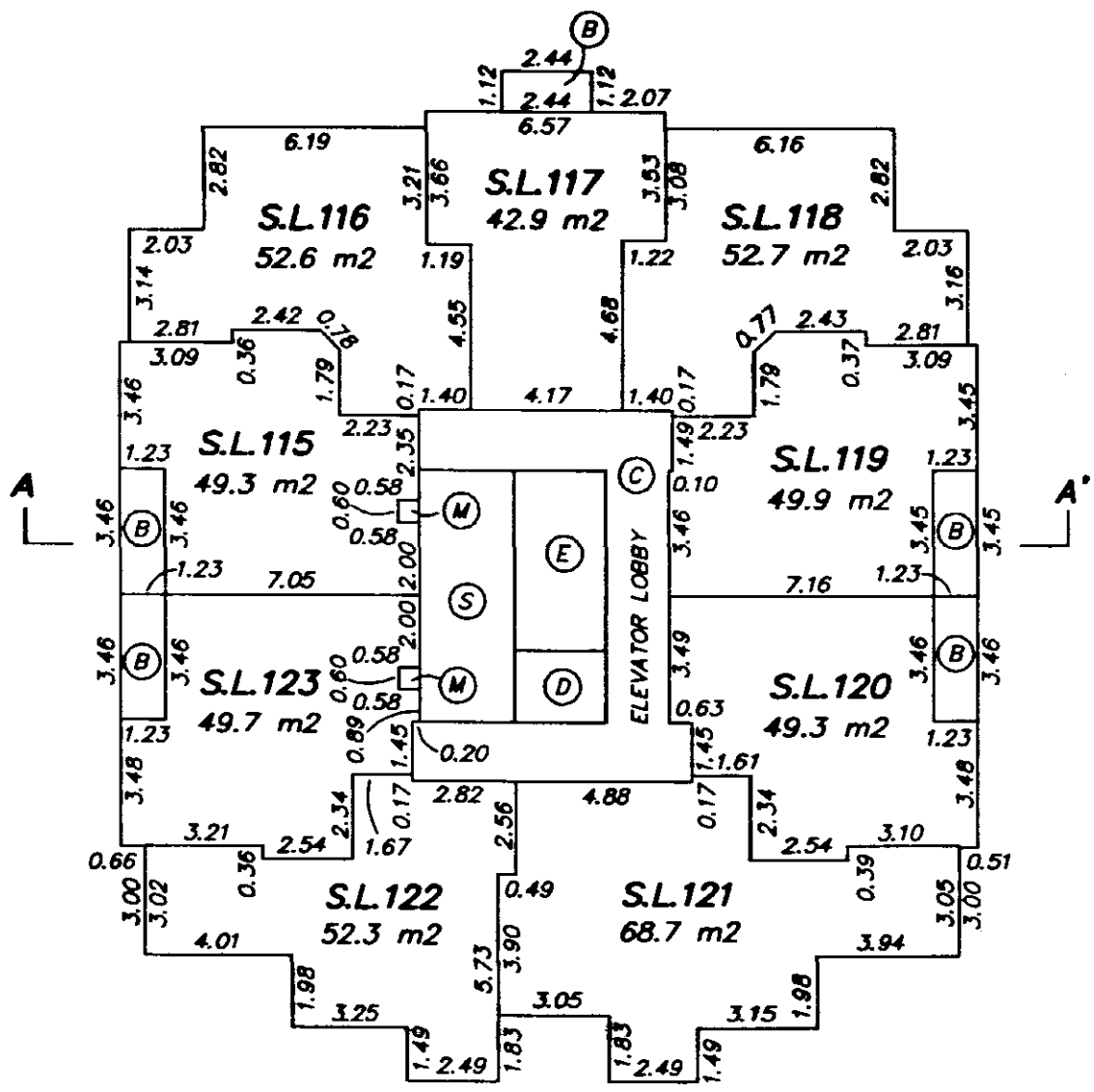
STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



LEVEL 17



LEVEL 16

OCTOBER 7, 2003
FILE: 2616-S13

ORIGINAL

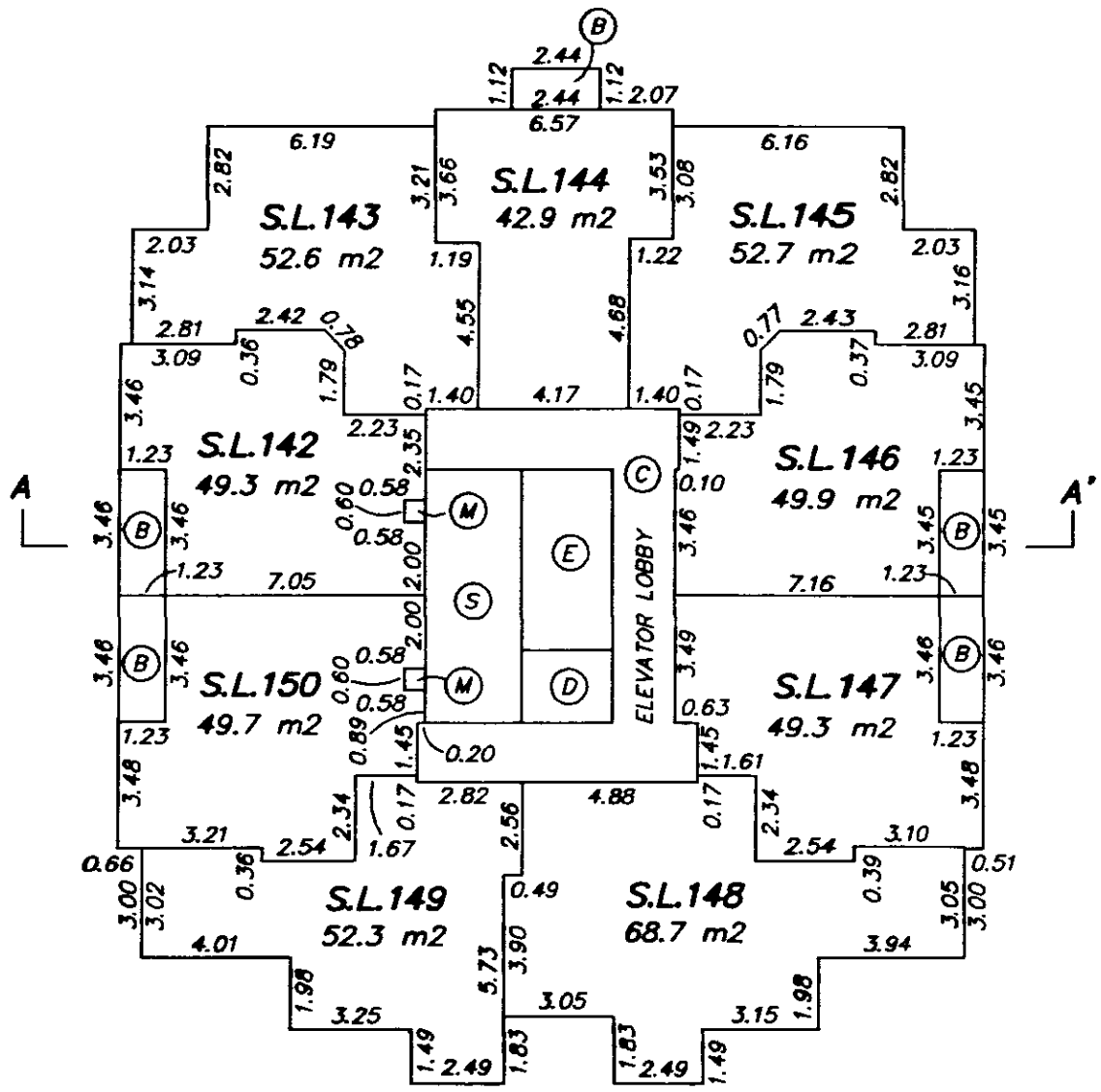
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

FLOOR PLANS

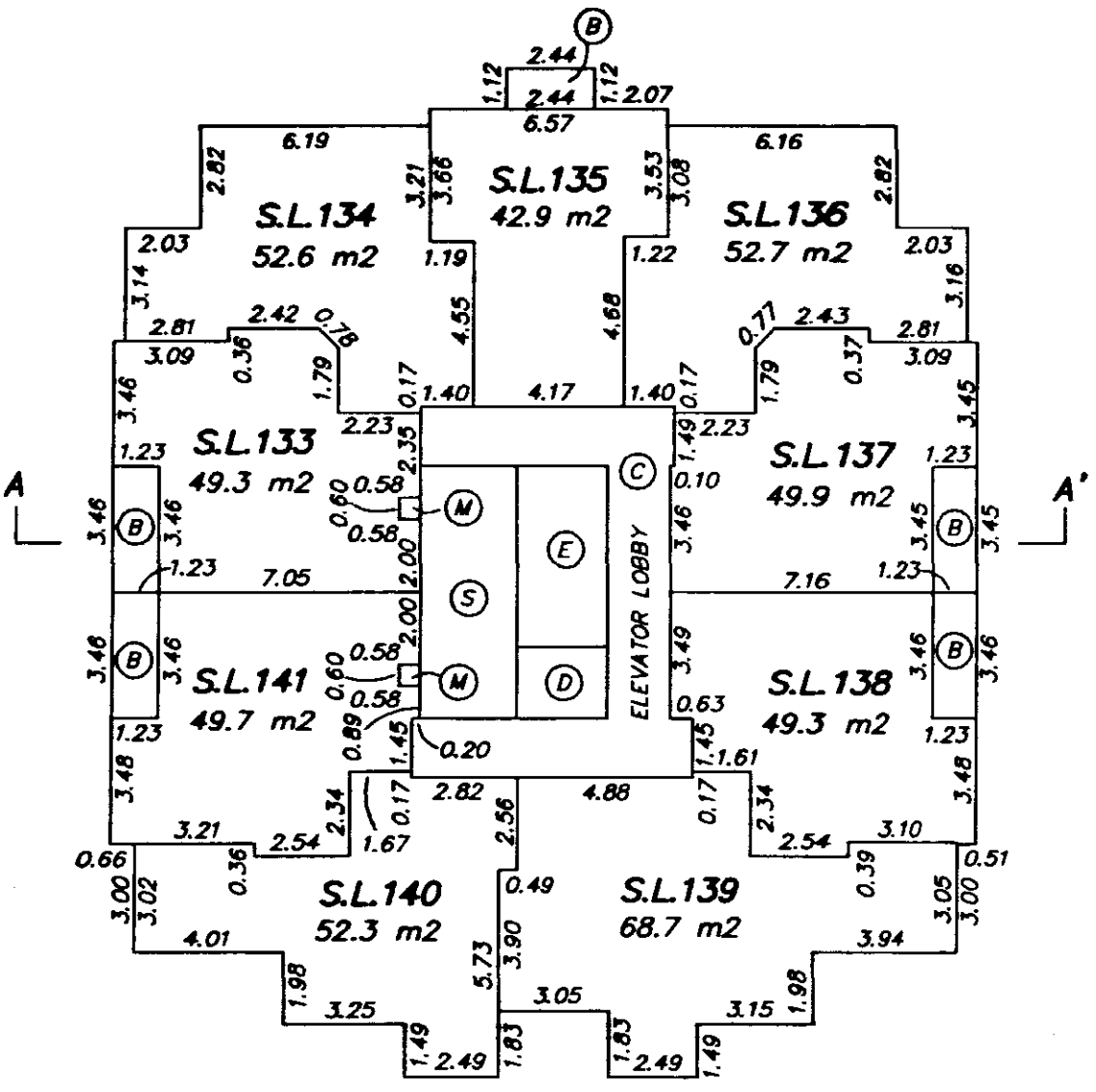
STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



LEVEL 19



LEVEL 18

OCTOBER 7, 2003
FILE: 2616-S13

ORIGINAL

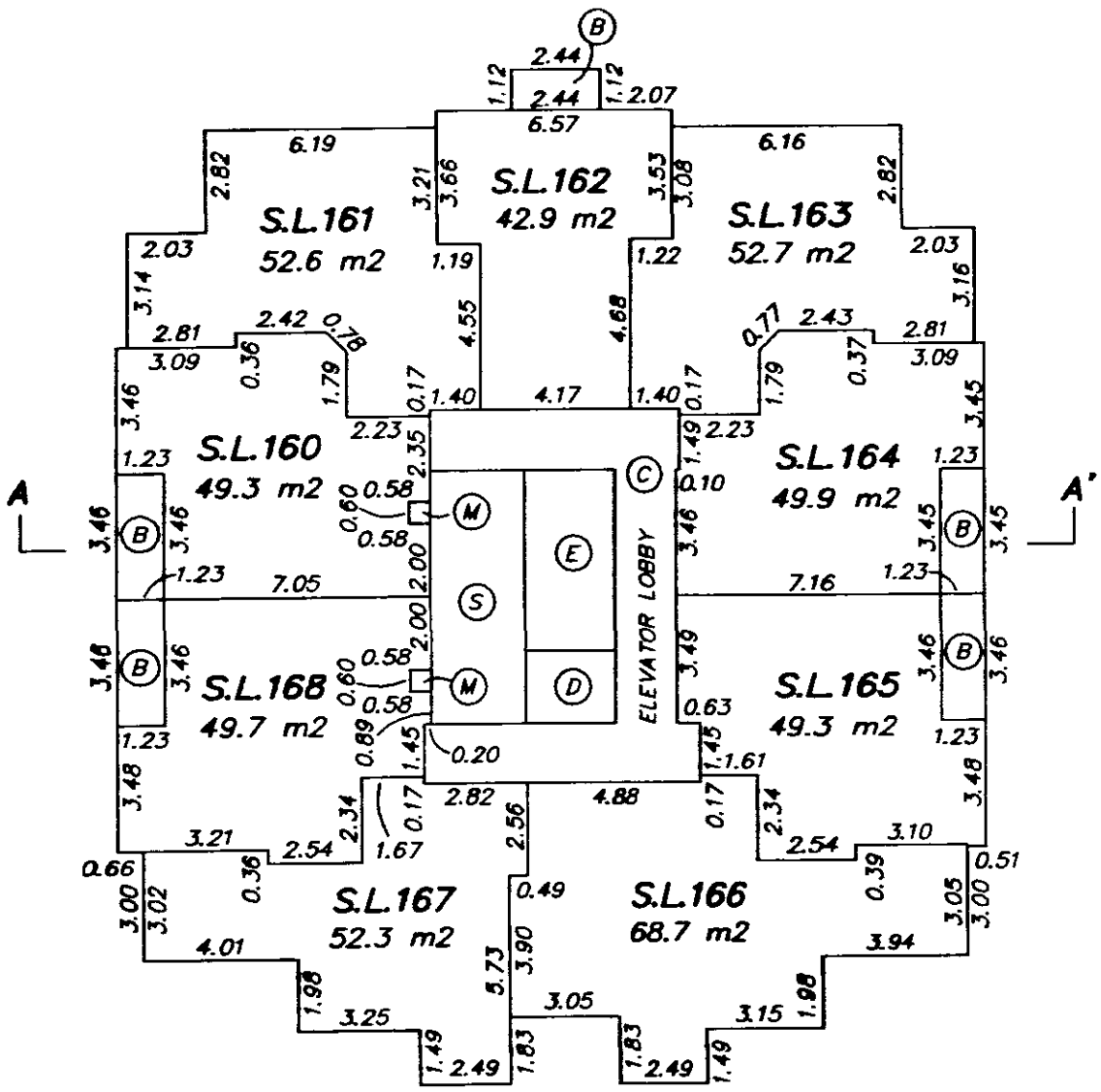
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

FLOOR PLANS

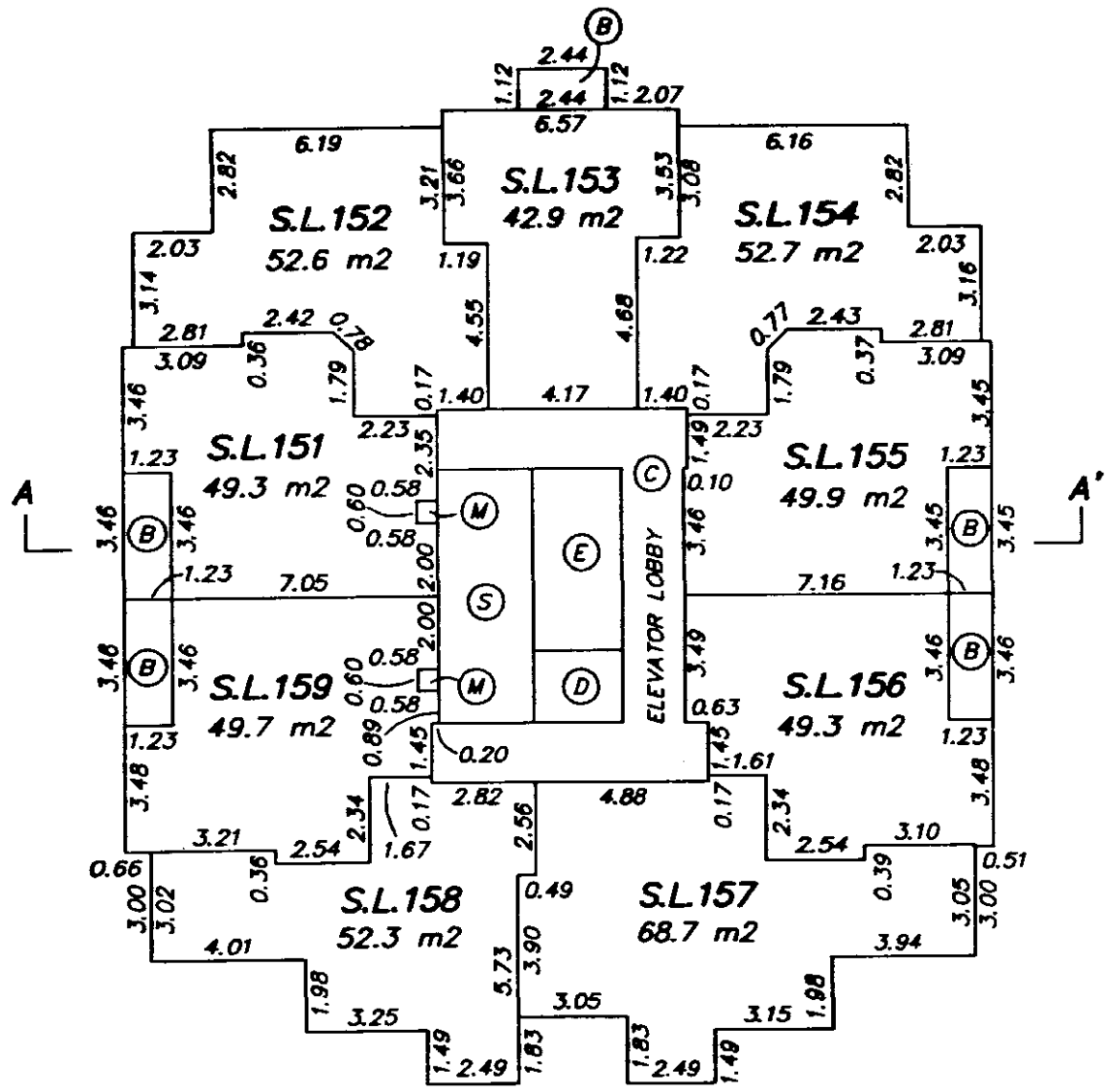
STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



LEVEL 21



LEVEL 20

OCTOBER 7, 2003
FILE: 2616-S13

ORIGINAL

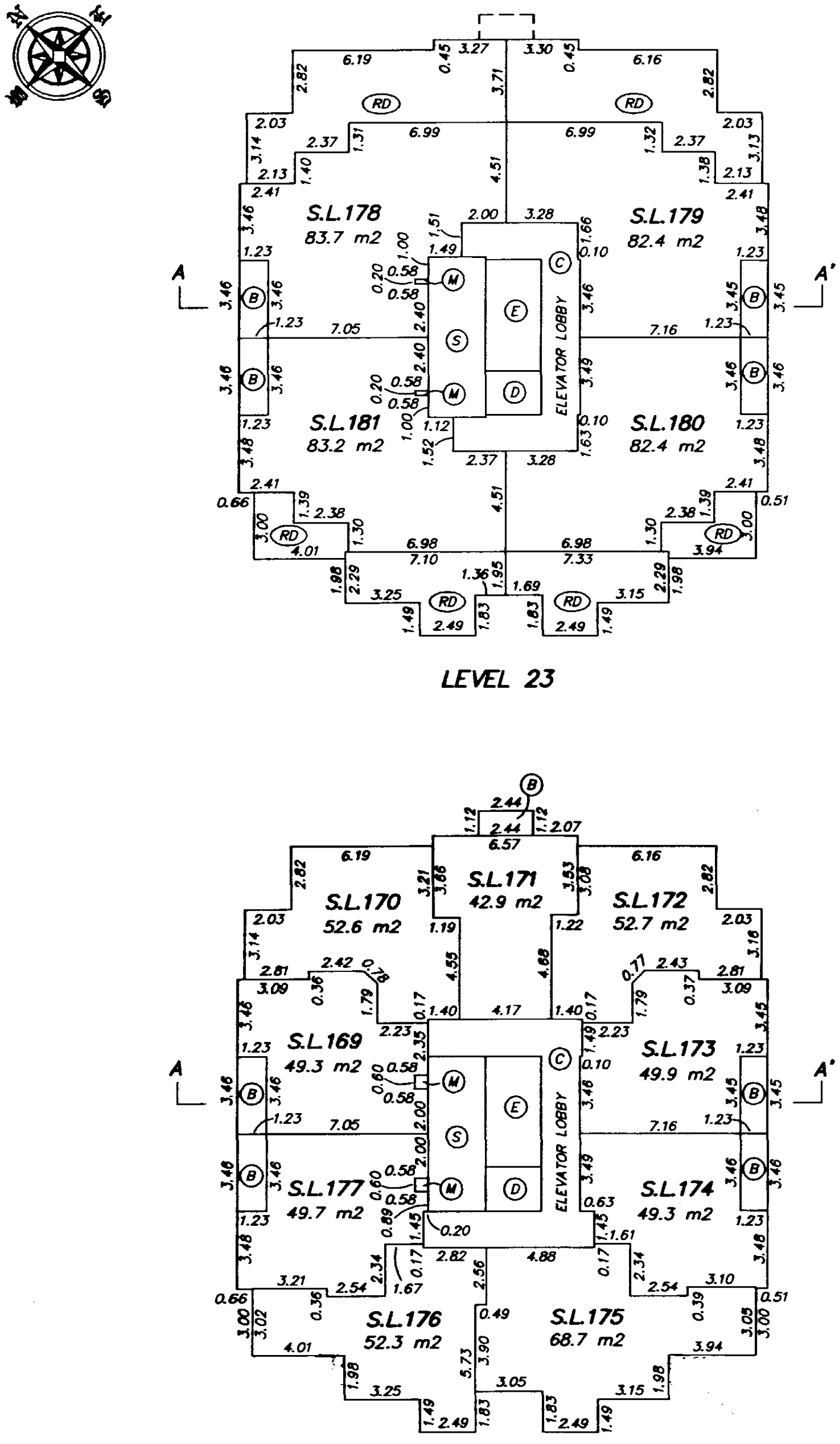
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

FLOOR PLANS

STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



LEVEL 23

LEVEL 22

OCTOBER 7, 2003
FILE: 2616-S13

ORIGINAL

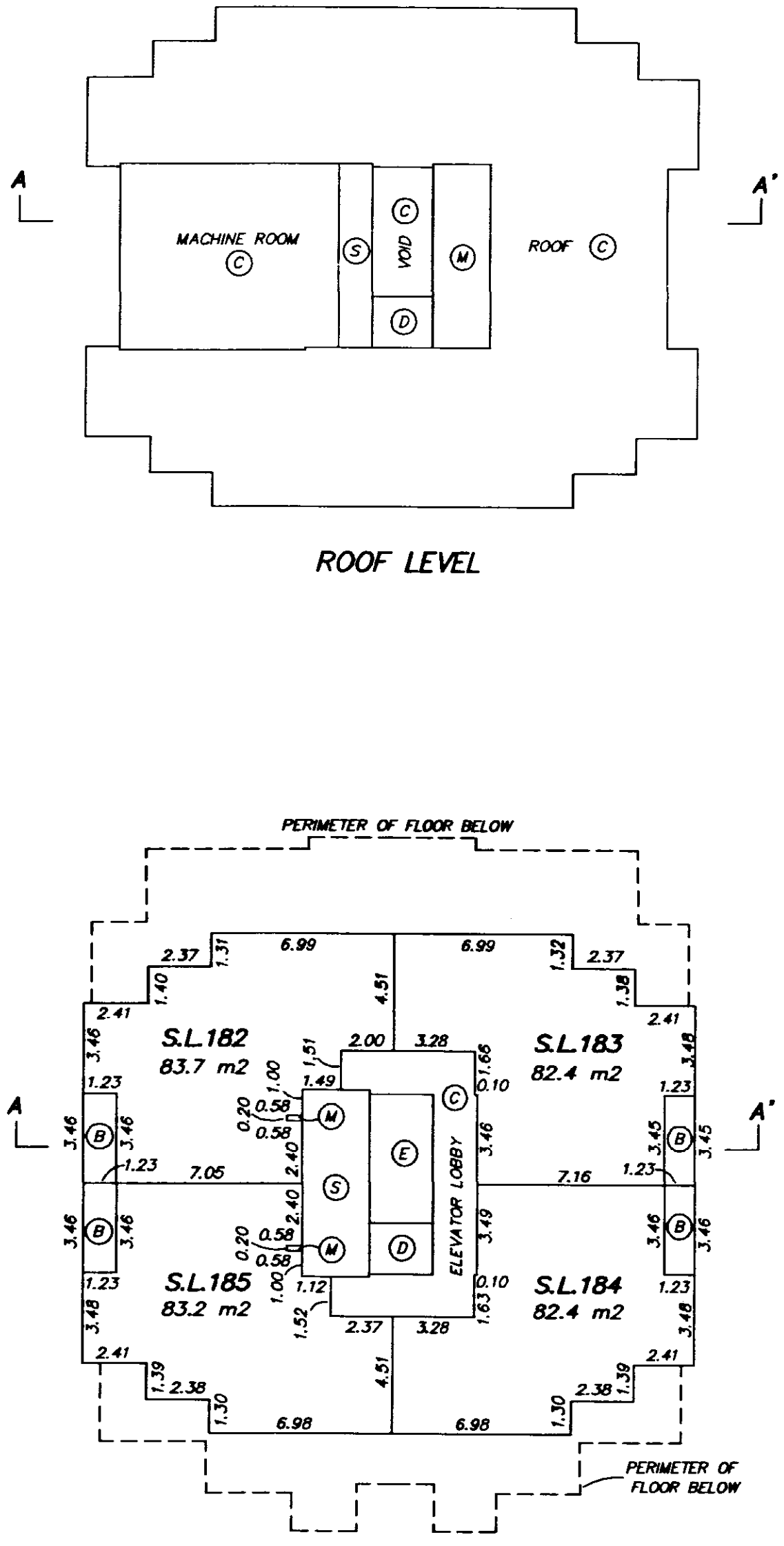
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

FLOOR PLANS

STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



LEVEL 24

OCTOBER 7, 2003
FILE: 2616-S13

ORIGINAL

FILED VABCS552 S32034 2005-12-01-13.28.43.118806

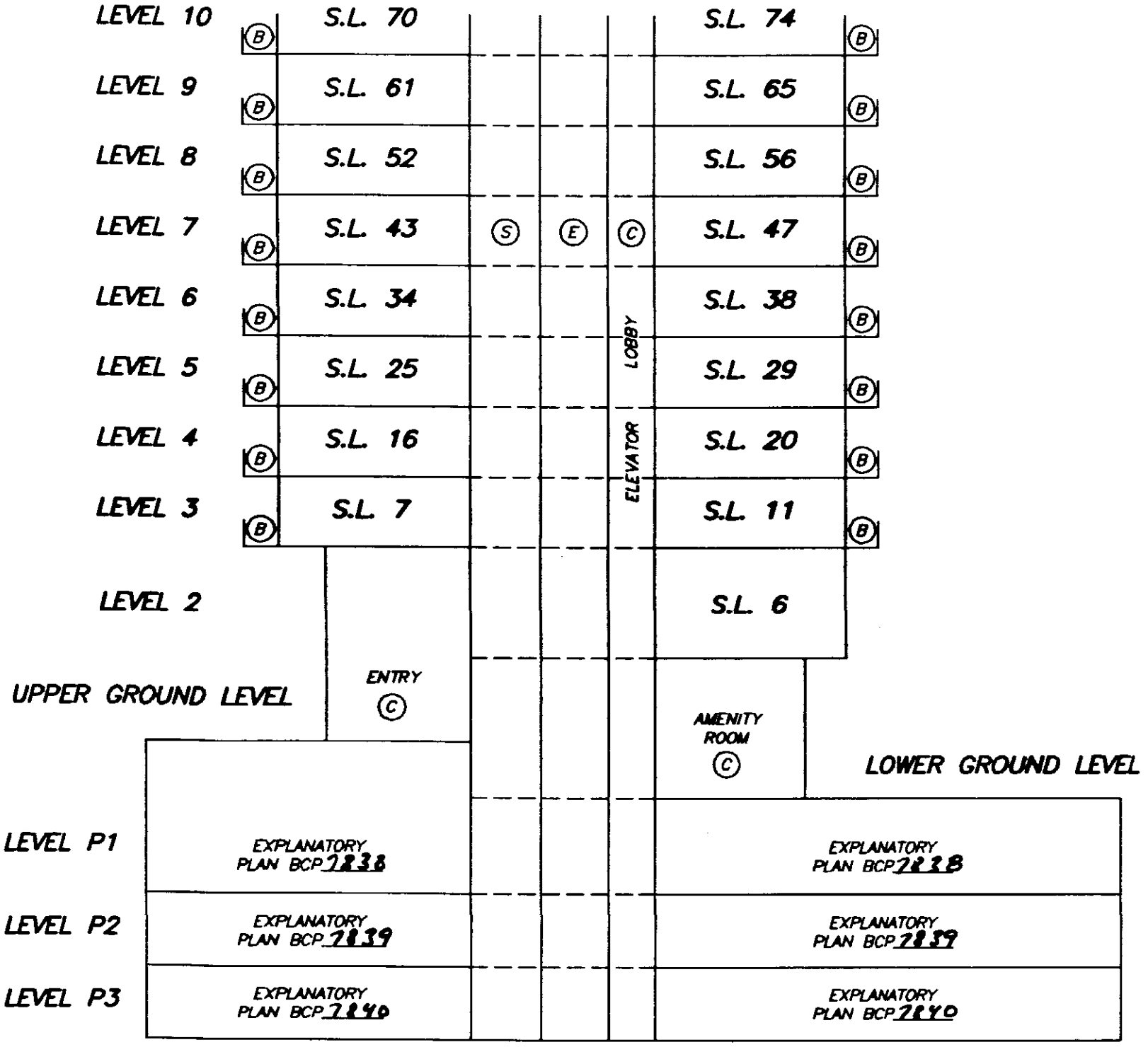
SECTION A – A'

STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC

(SEE SHEET 23 FOR CONTINUATION)



OCTOBER 7, 2003
FILE: 2616-S13

ORIGINAL

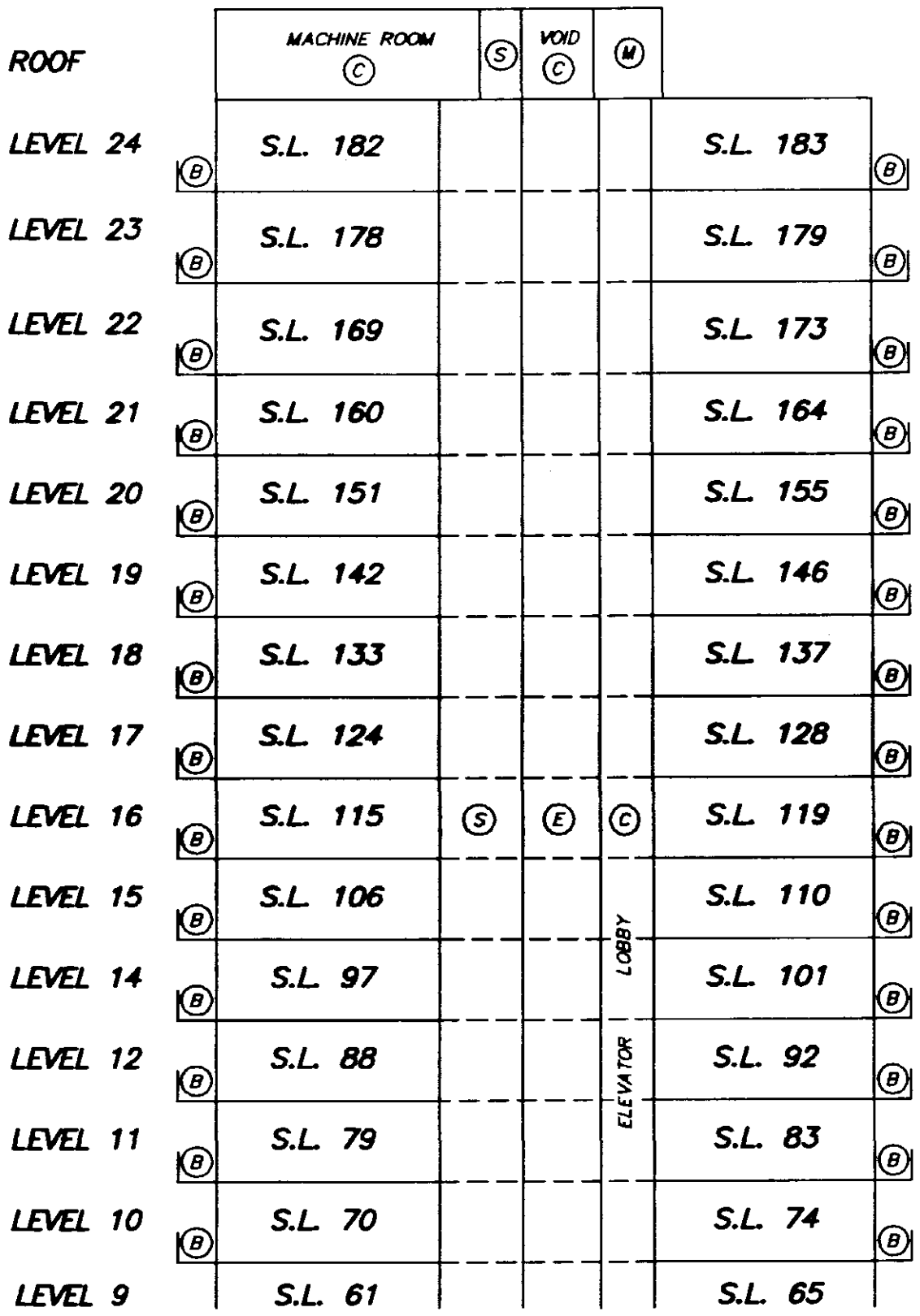
FILED VABCS552 S32034 2005-12-01-13.28.43.118806

SECTION A – A'

STRATA PLAN BCS 552

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



(SEE SHEET 22 FOR CONTINUATION)

OCTOBER 7, 2003
FILE: 2616–S13

ORIGINAL

FILED VABCS552 S32034 2005-12-01-13.28.43.118806