

**STRATA PLAN OF AIR SPACE
PARCEL A, BLOCK 67, DISTRICT
LOT 541, GROUP 1, N.W.D.,
AIR SPACE PLAN BCP 37155**

STRATA PLAN BCS 2982

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

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

THIS 9 DAY OF JULY 2008

IAN MACDONALD / CP
REGISTRAR

BB877379-528

SCALE 1:300



ALL DISTANCES ARE IN METRES.

"RAFFLES"

555 ROBSON STREET
VANCOUVER, BC



**INTEGRATED SURVEY AREA No. 31
(VANCOUVER) 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 0.9996016

ELEVATIONS ARE IN METRES TO GIRD GEODETIC
DATUM BASED ON CITY OF VANCOUVER MONUMENT
V-3864, ELEVATION=14.165m LOCATED AT
BEATTY STREET AND ROBSON STREET

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS V-1910 AND V-3864

- ⊙ - 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
- ⊙ - DENOTES COMMON PROPERTY
- ⊙ - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- ⊙ - DENOTES VENT BEING
COMMON PROPERTY
- ⊙ - DENOTES MECHANICAL SPACE
BEING COMMON PROPERTY
- ⊙ - DENOTES ROOF DECK BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 6
- ⊙ - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 8

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

I, J. NEIL BENNETT, 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.

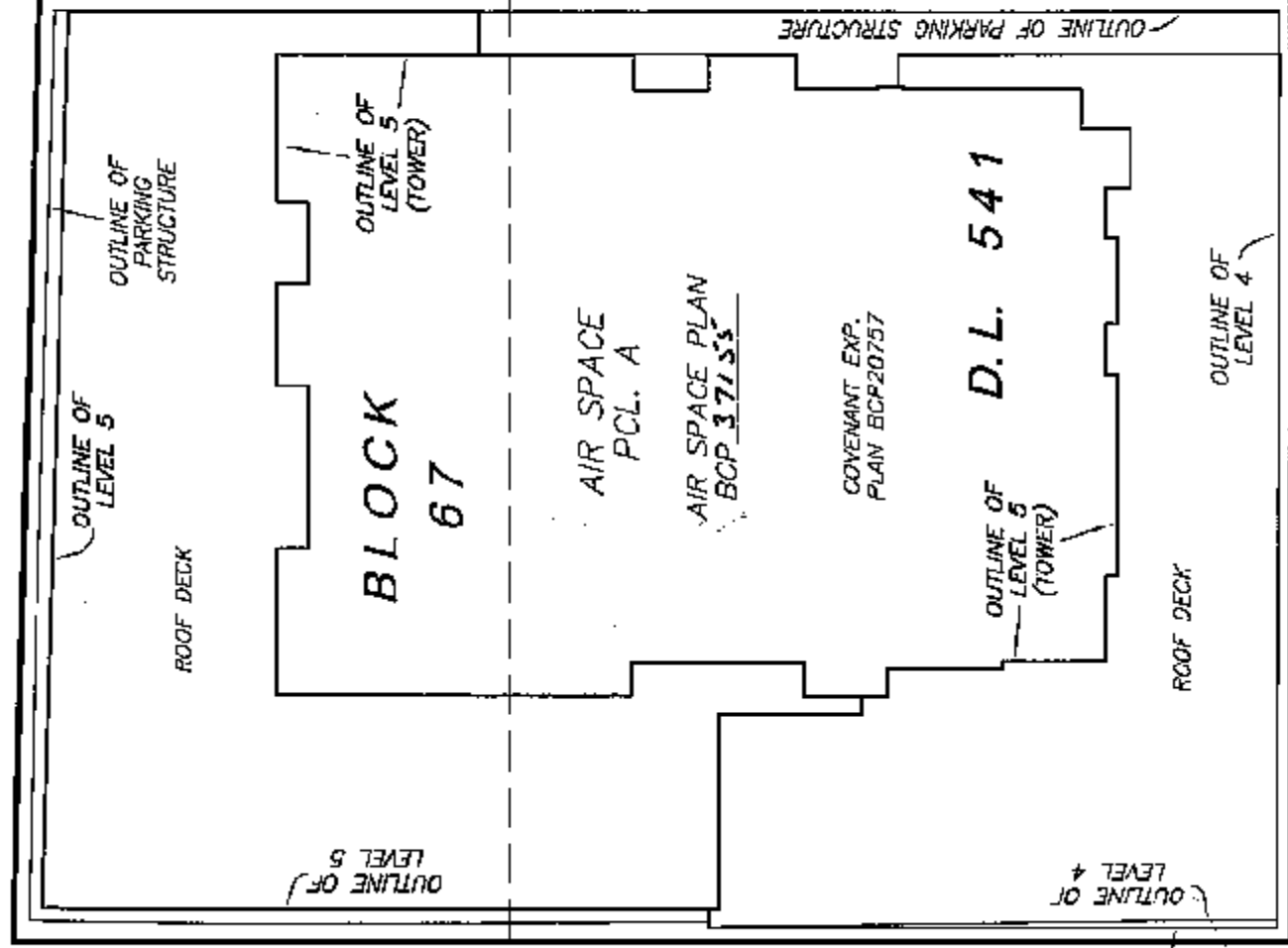
DATE: JUNE 26th, 2008.

[Signature]

BENNETT LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C. V3R 5Y5
PHONE : 604-582-0717

DRAWING # 30555-15
FILE # 30555-15_FS
DATE : JUNE 11, 2008

ROBSON STREET



CAMBIE STREET

"F"
PLAN LMP2703

SEE SHEET #2 FOR
ISOMETRIC VIEW

SEE SHEET #'S 3 TO 10
FOR BUILDING LOCATION
AND BOUNDARY DIMENSIONS

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

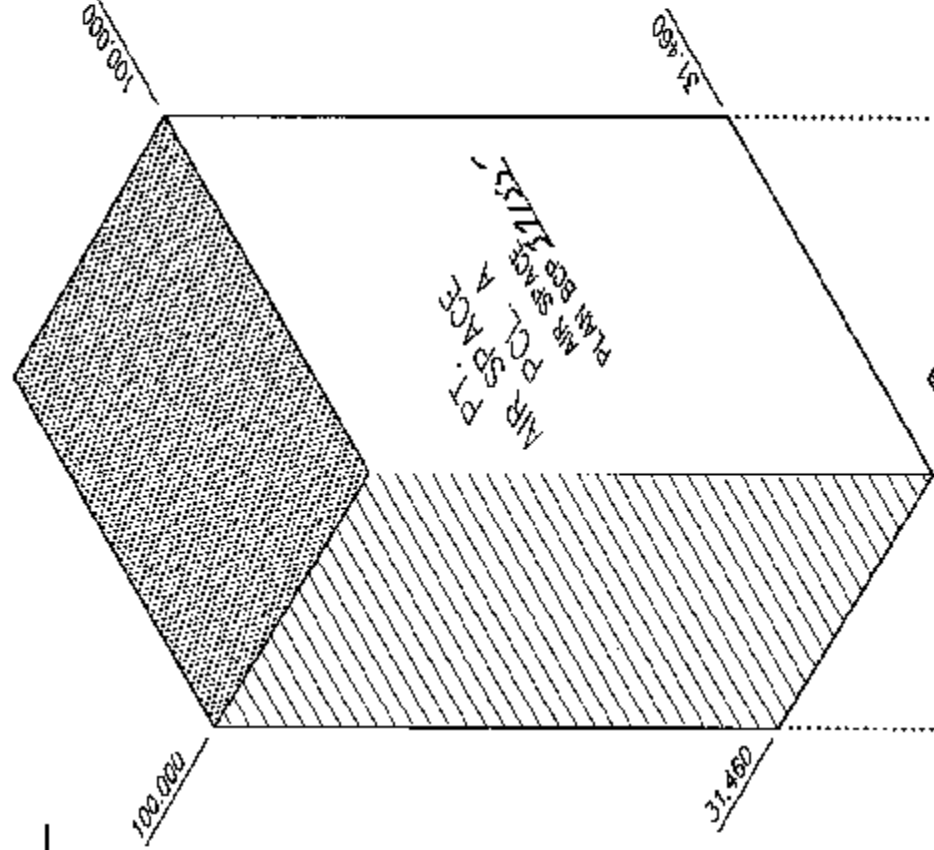
SHEET 2 OF 48 SHEETS

**ISOMETRIC VIEW OF AIR SPACE
PARCEL A, BLOCK 67, DISTRICT
LOT 541, GROUP 1, N.W.D.,
AIR SPACE PLAN BCP 37155**

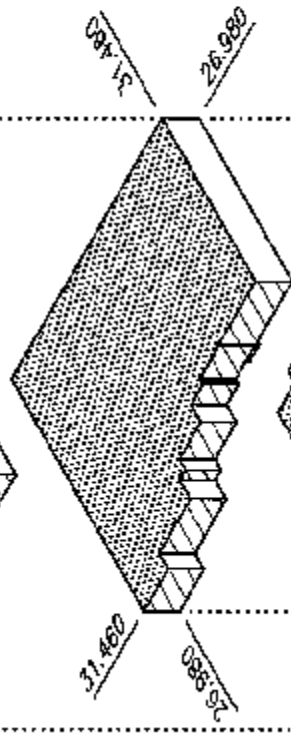
STRATA PLAN BCS 2982

NOT TO SCALE

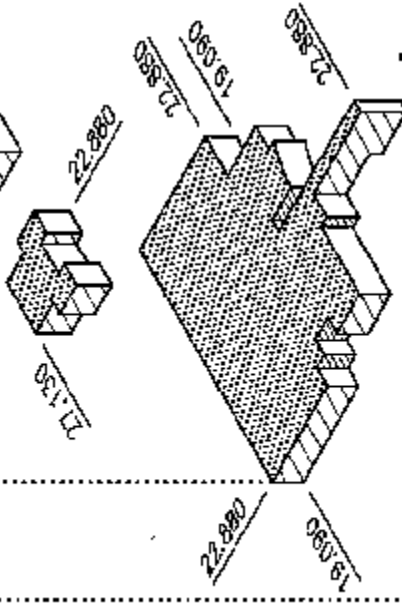
ISOMETRIC VIEW
ELEV. 31.460 TO 100.000



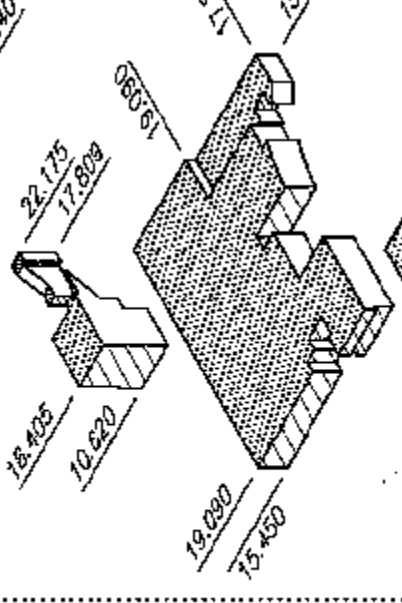
ISOMETRIC VIEW
ELEV. 25.860 TO 31.460



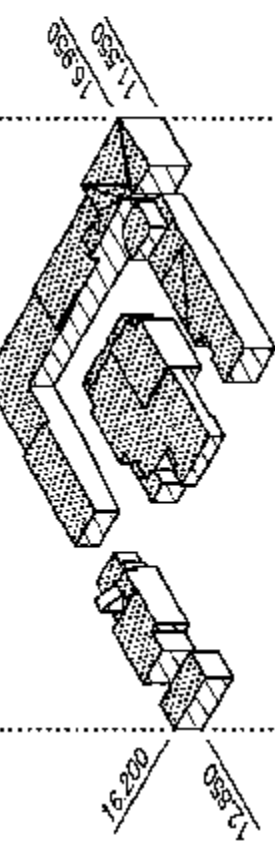
ISOMETRIC VIEW
ELEV. 22.880 TO 27.130



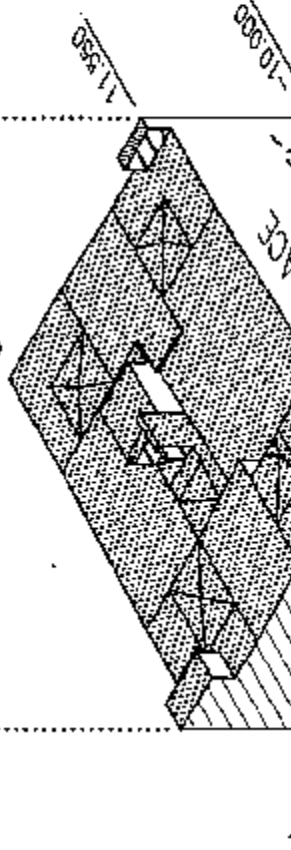
ISOMETRIC VIEW
ELEV. 10.620 TO 22.880



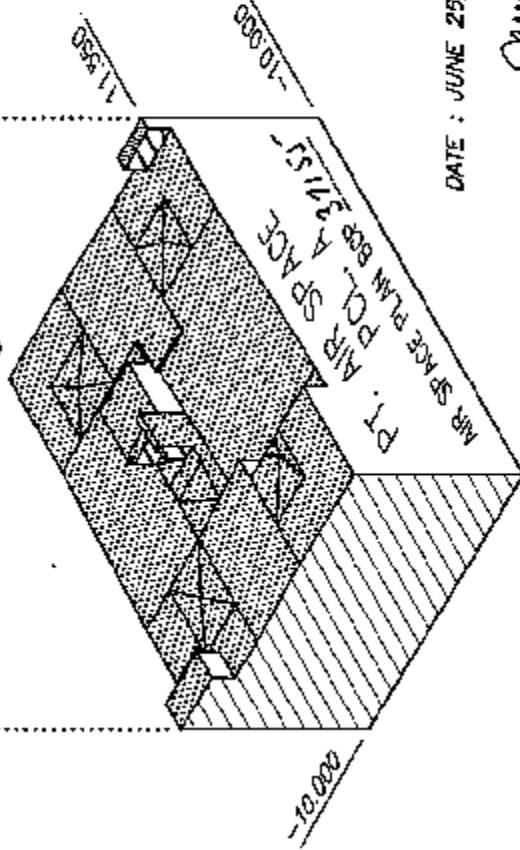
ISOMETRIC VIEW
ELEV. 14.440 TO 19.090



ISOMETRIC VIEW
ELEV. 11.550 TO 19.330



ISOMETRIC VIEW
ELEV. -10.000 TO 13.960



DRAWING # 30555-15
FILE # 30555-15_150

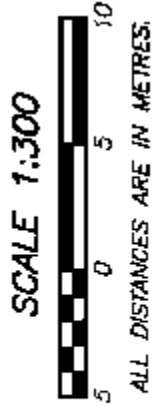
DATE : JUNE 25, 2008

gmb

ORIGINAL

PROPERTY DIMENSIONS

STRATA PLAN BCS 2982



ROBSON STREET

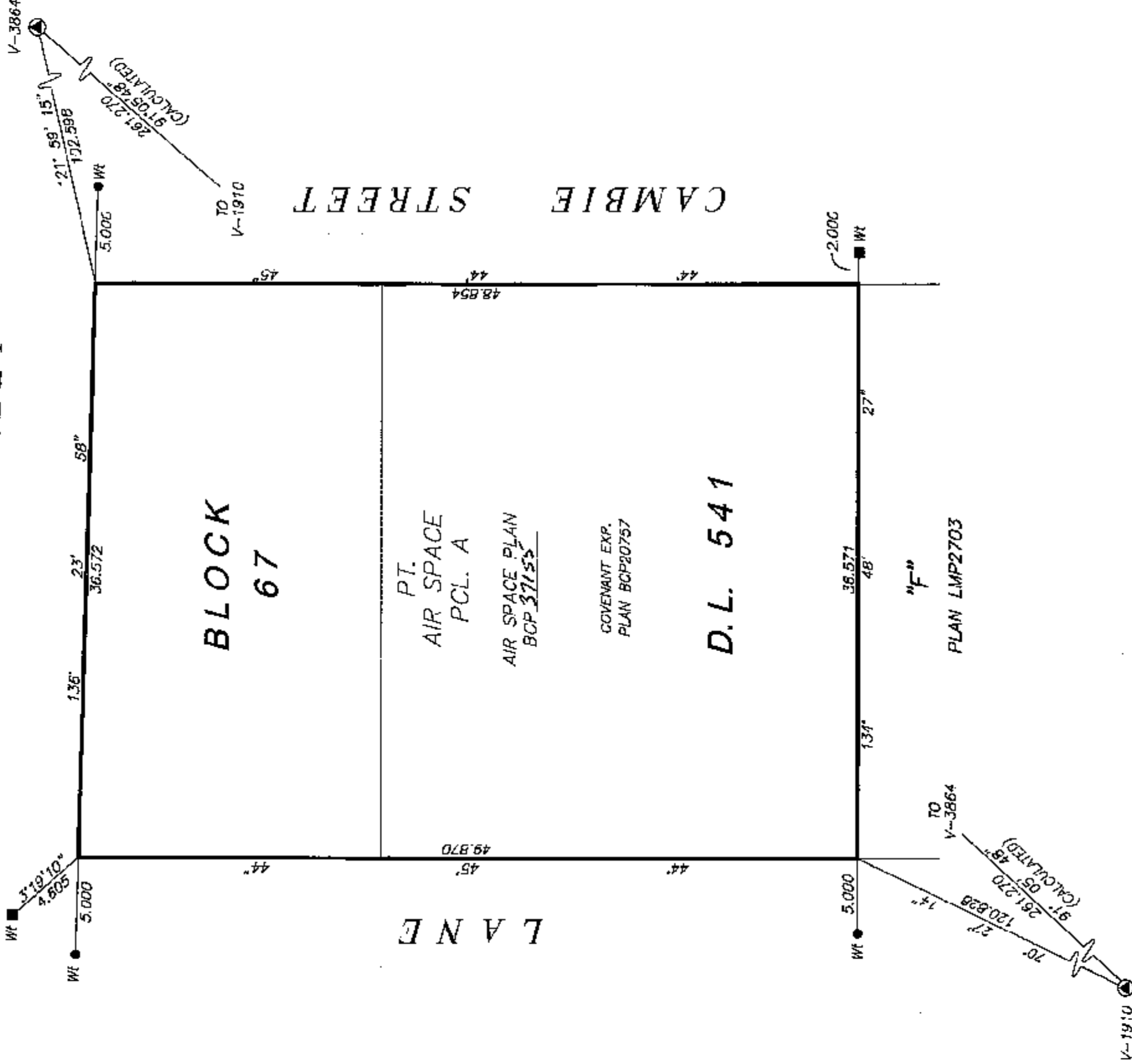
BLOCK
67

LANE

PT.
AIR SPACE
PCL. A
AIR SPACE PLAN
BCP 37155
COVENANT EXP.
PLAN BCP20757

D.L. 541

CAMBIE STREET



I, J. NEIL BENNETT, A BRITISH COLUMBIA LAND SURVEYOR
OF NORTH VANCOUVER 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 11th DAY OF JUNE, 2008. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER
83170, ON THE 27th DAY OF JUNE, 2008.

B.C.L.S.

DATE : JUNE 26, 2008

DRAWING # 30555-15
FILE # 30555-15_Post

ORIGINAL

PROPERTY DIMENSIONS
AND BUILDING LOCATION

STRATA PLAN BCS 2982

ELEVATION -10.000 TO 13.960

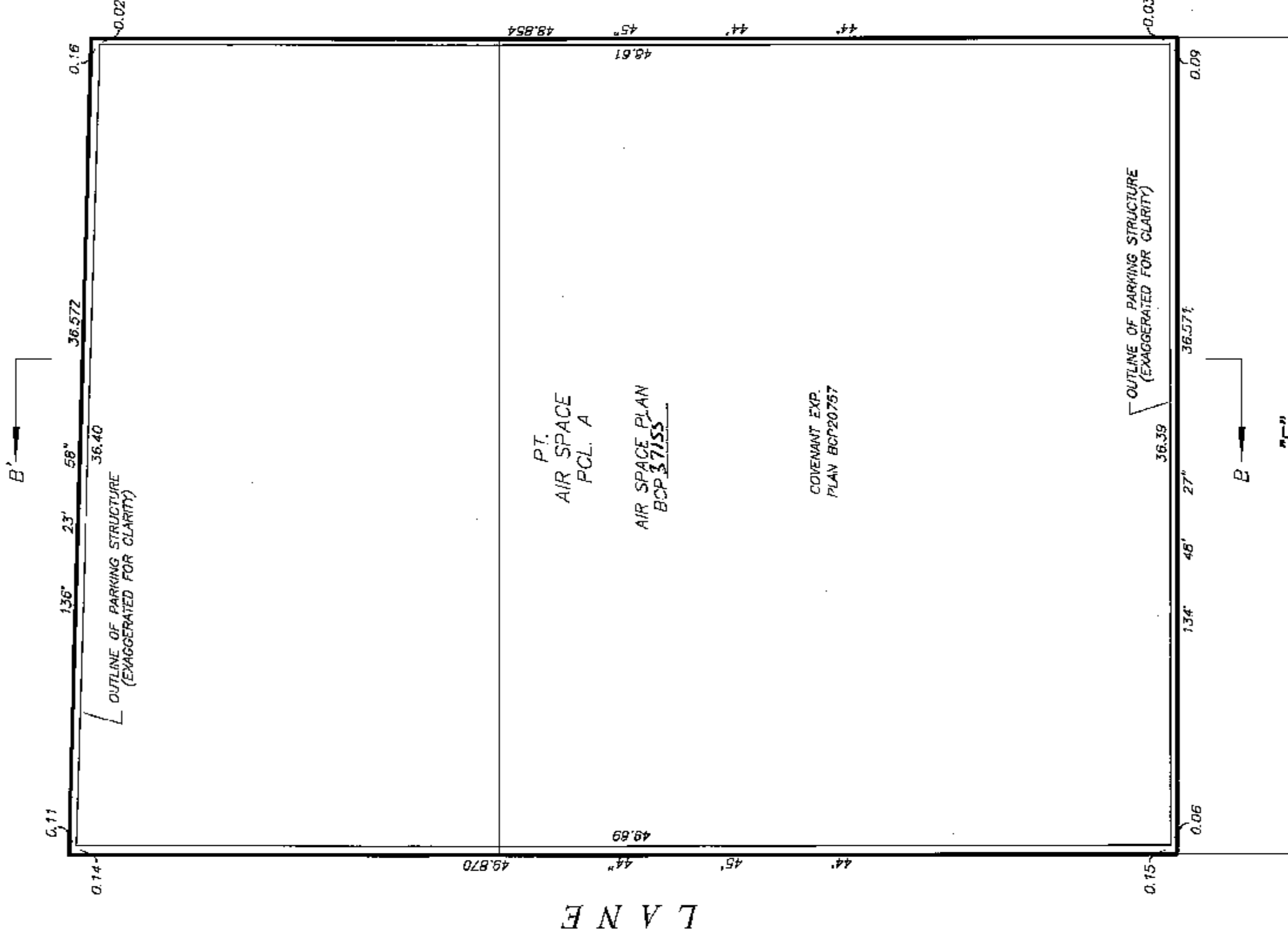
SCALE 1:200



ALL DISTANCES ARE IN METRES.



ROBSON STREET



"F"
PLAN LMP2703

gmb

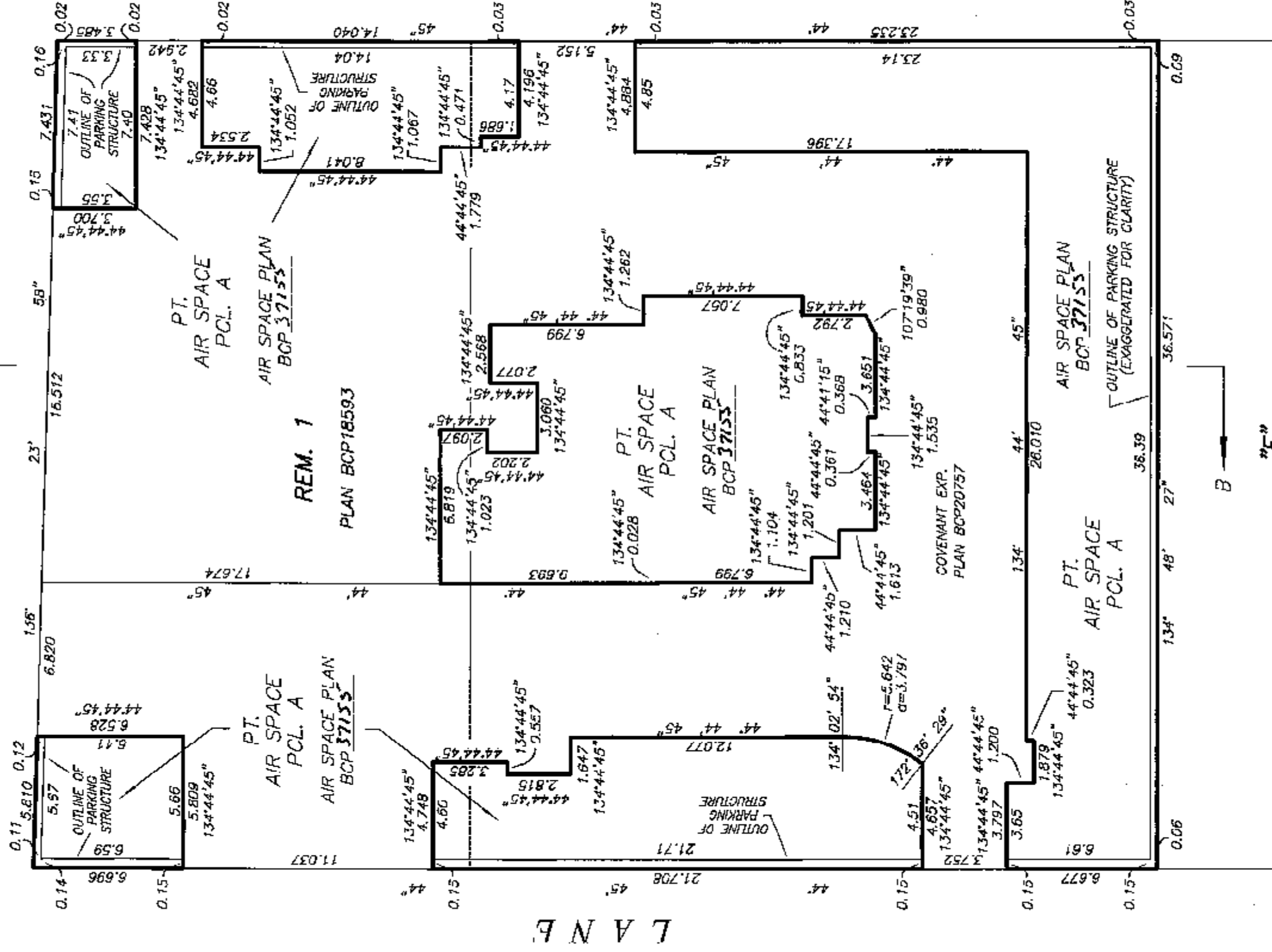
ORIGINAL

STRATA PLAN BCS 2982

SCALE 1:200



ALL DISTANCES ARE IN METRES.



PLAN LMP270.3

DRAWING # 30555-15
FILE # 30555-15_CEP1

DATE : JUNE 26, 2008

guz

ORIGINAL

SHEET 6 OF 46 SHEETS

PROPERTY DIMENSIONS
AND BUILDING LOCATION

STRATA PLAN BCS 2982

ELEVATION 14.440 TO 19.090

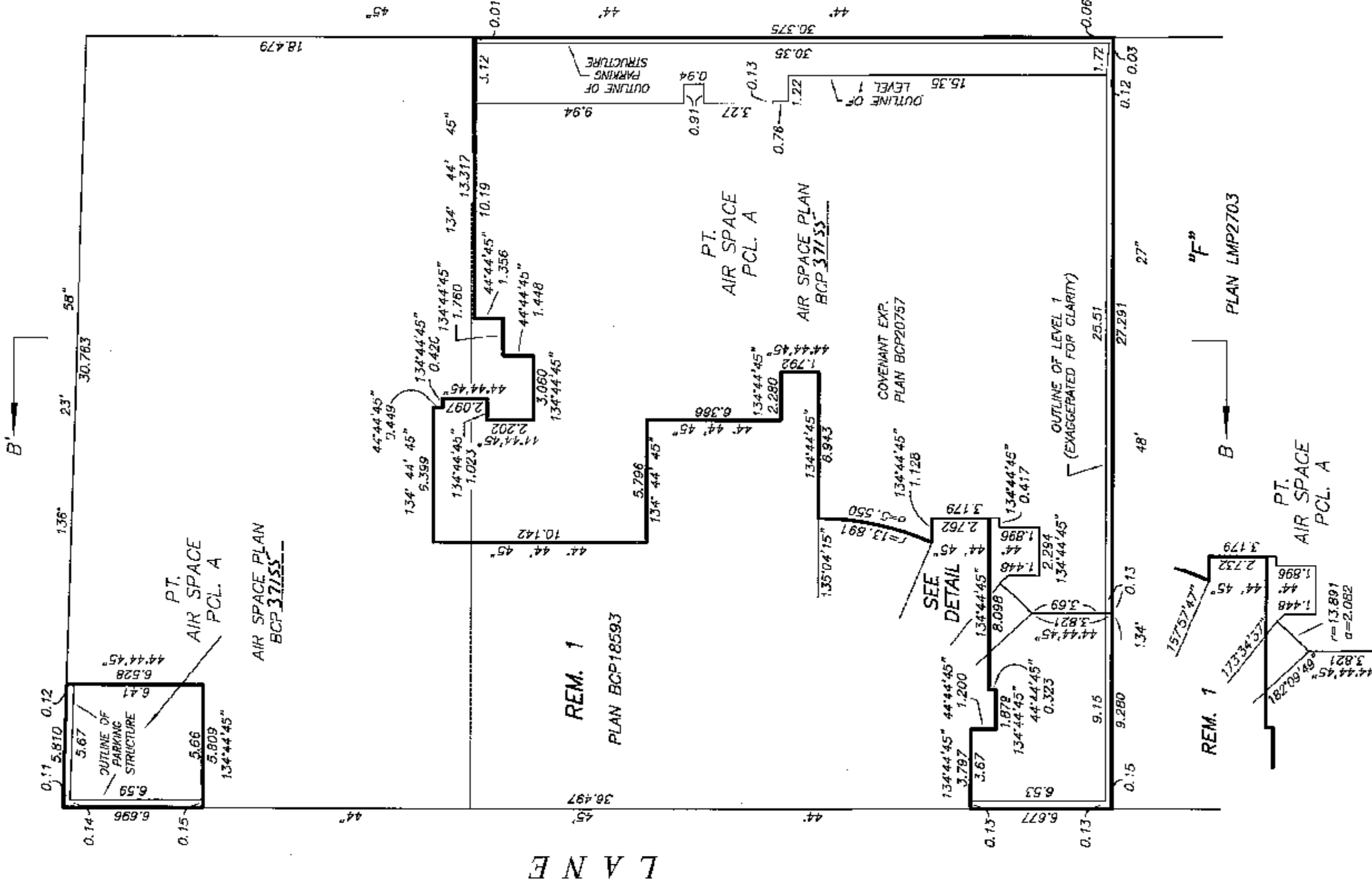
SCALE 1:200



ALL DISTANCES ARE IN METRES.



ROBSON STREET



DRAWING # 30555-15
FILE # 30555-15_CE_L1

DETAIL
NOT TO SCALE

DATE : JUNE 26, 2008

gms

ORIGINAL

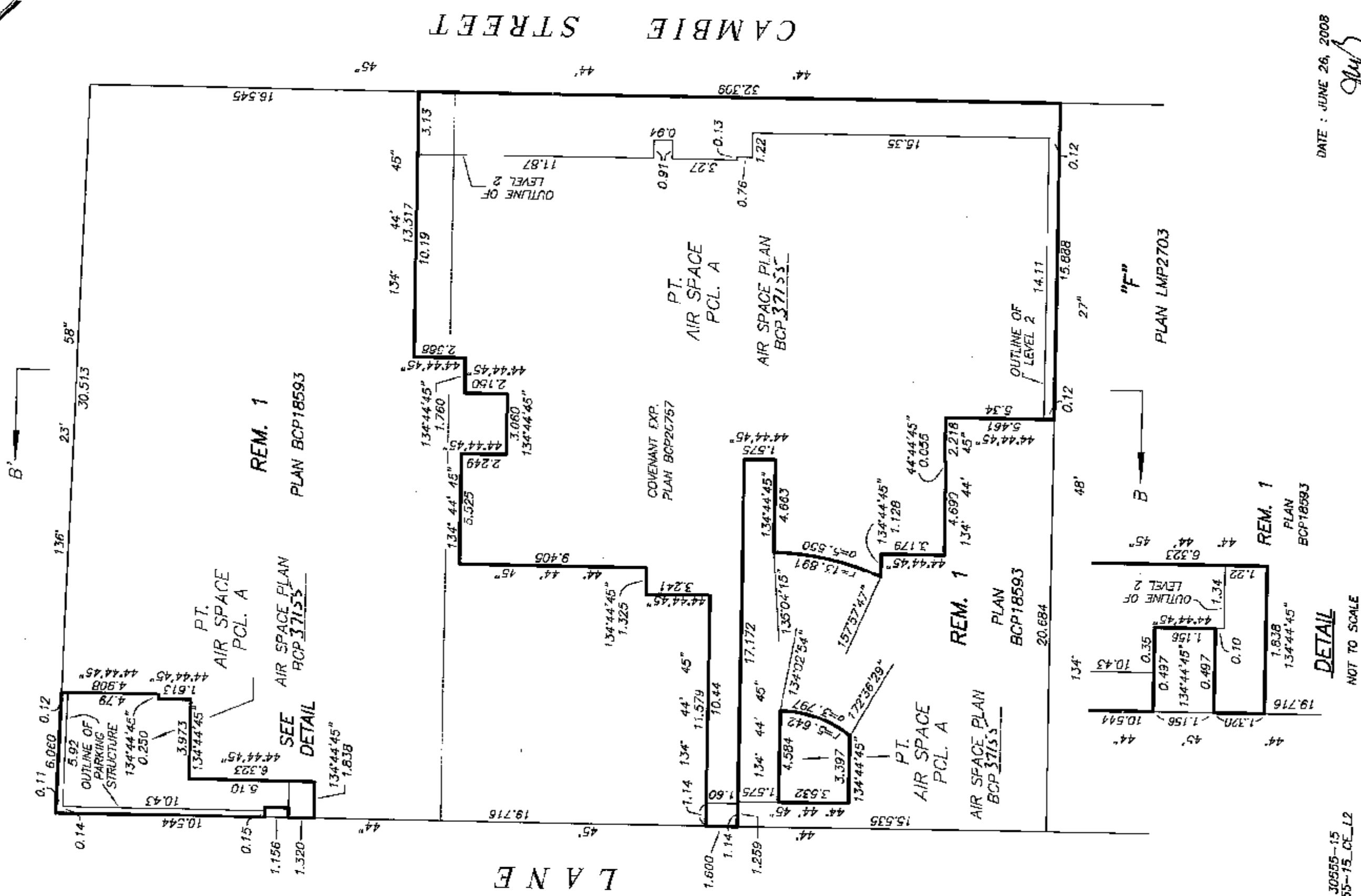
SHEET 7 OF 46 SHEETS

**PROPERTY DIMENSIONS
AND BUILDING LOCATION**
ELEVATION 10.620 TO 22.880

SCALE 1:200
0 3 6
ALL DISTANCES ARE IN METRES.



ROBSON STREET



STRATA PLAN BCS 2982

2 7 8
ALL DISTANCES ARE IN METRES.


$$\frac{136}{23} = 58$$

REM. 1
PLAN BCP18593

PT.
AIR SPACE
PCL. A

AIR SPACE PLAN
BCP 37155

COVENANT EXP.
PLAN BCP20757

"F"
PLAN IMP2703

DRAWING # 30555-15
FILE # 30555-15_CE_L3

DATE : JUNE 26, 2008

Yours

ORIGINAL

PROPERTY DIMENSIONS
AND BUILDING LOCATION

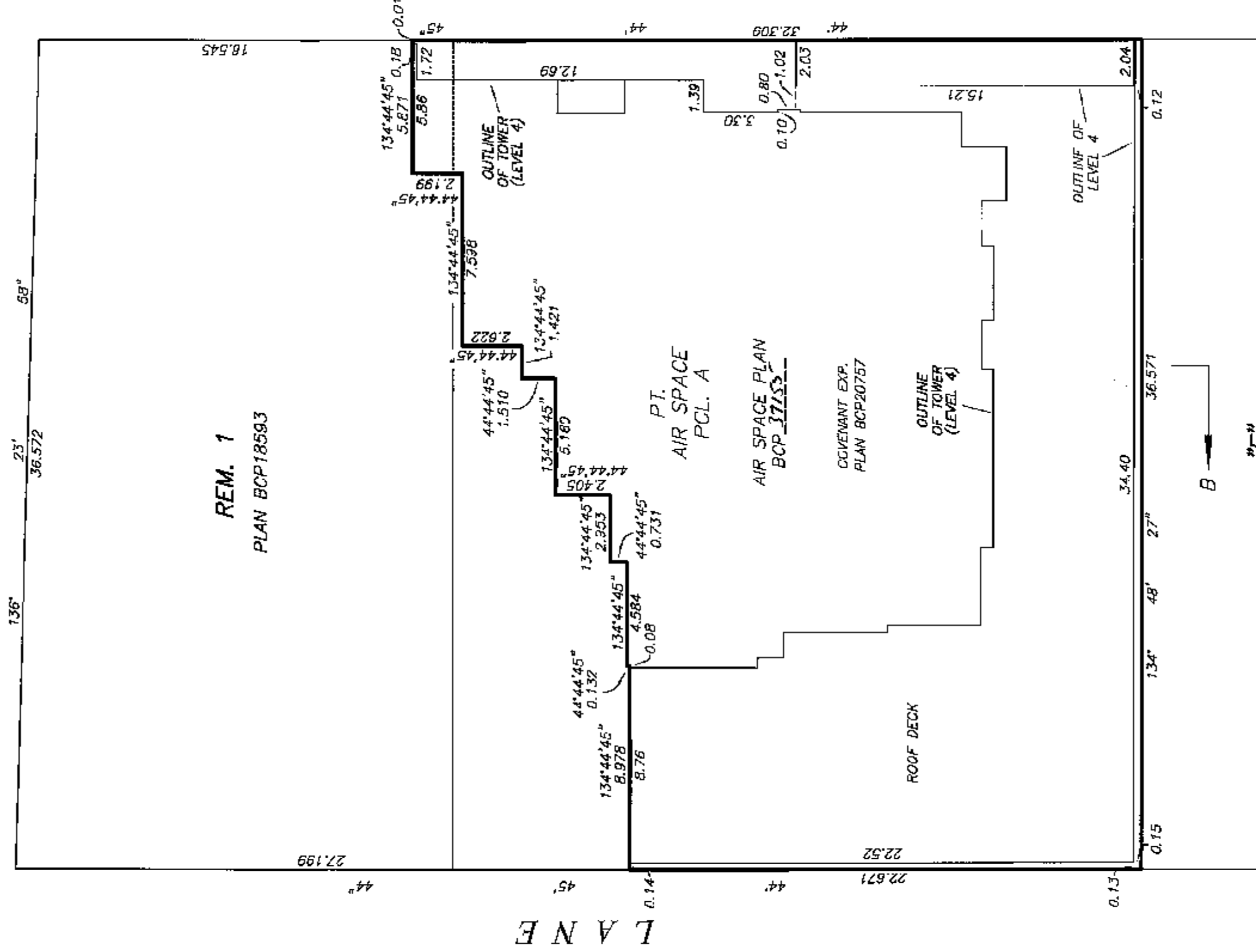
STRATA PLAN BCS 2982

ELEVATION 27.130 TO 31.460



ROBSON STREET

B'



"F"
PLAN LMP2703

DATE : JUNE 26, 2008

DRAWING # 30555-15
FILE # 30555-15_CE_L4

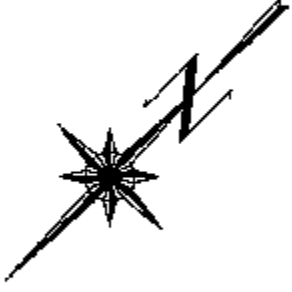
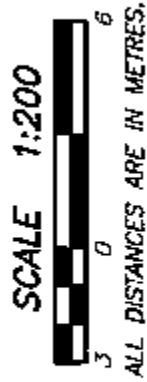
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ORIGINAL

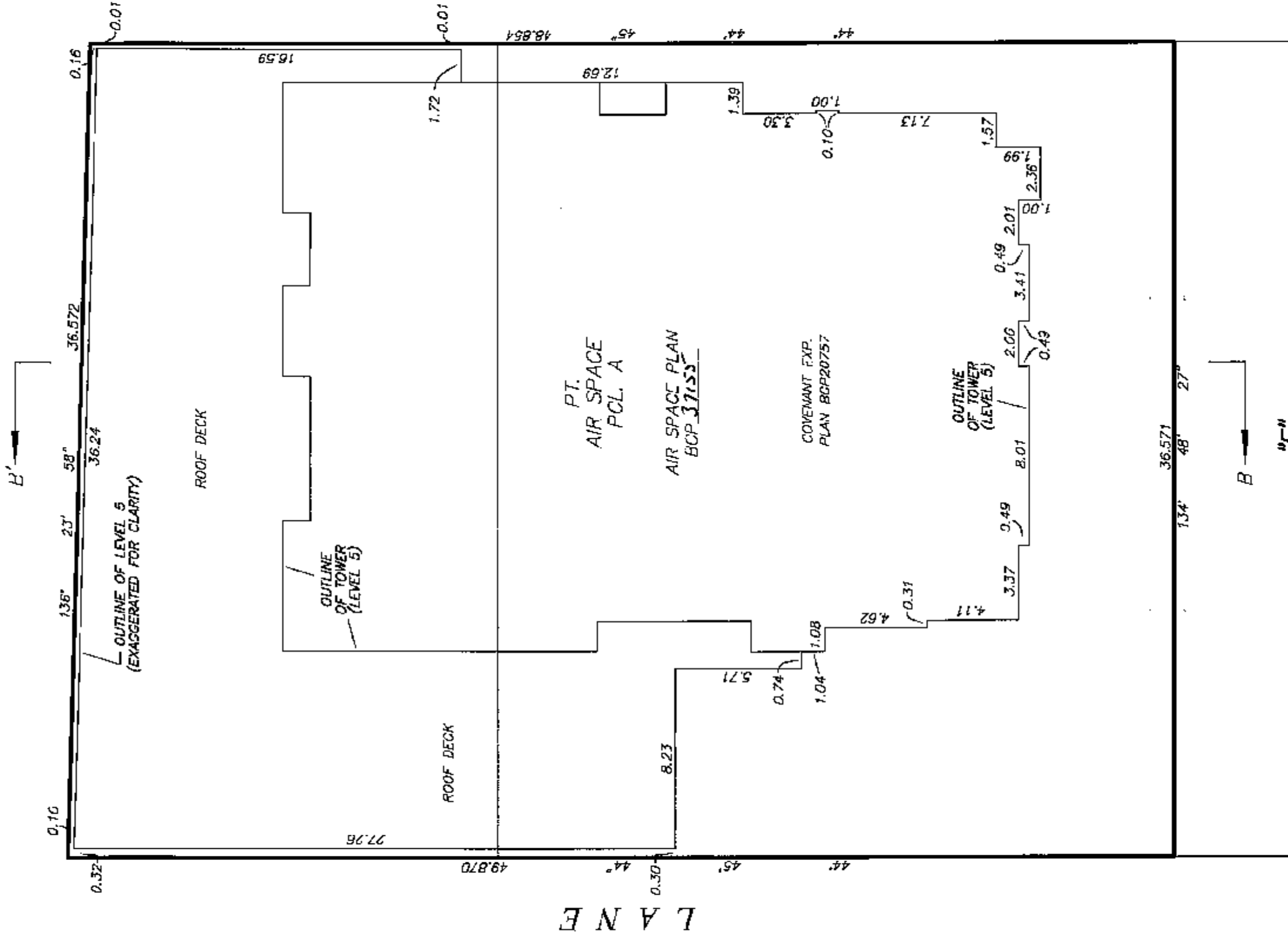
PROPERTY DIMENSIONS
AND BUILDING LOCATION

STRATA PLAN BCS 2982

ELEVATION 31.460 TO 100.000



ROBSON STREET



gmb

ORIGINAL

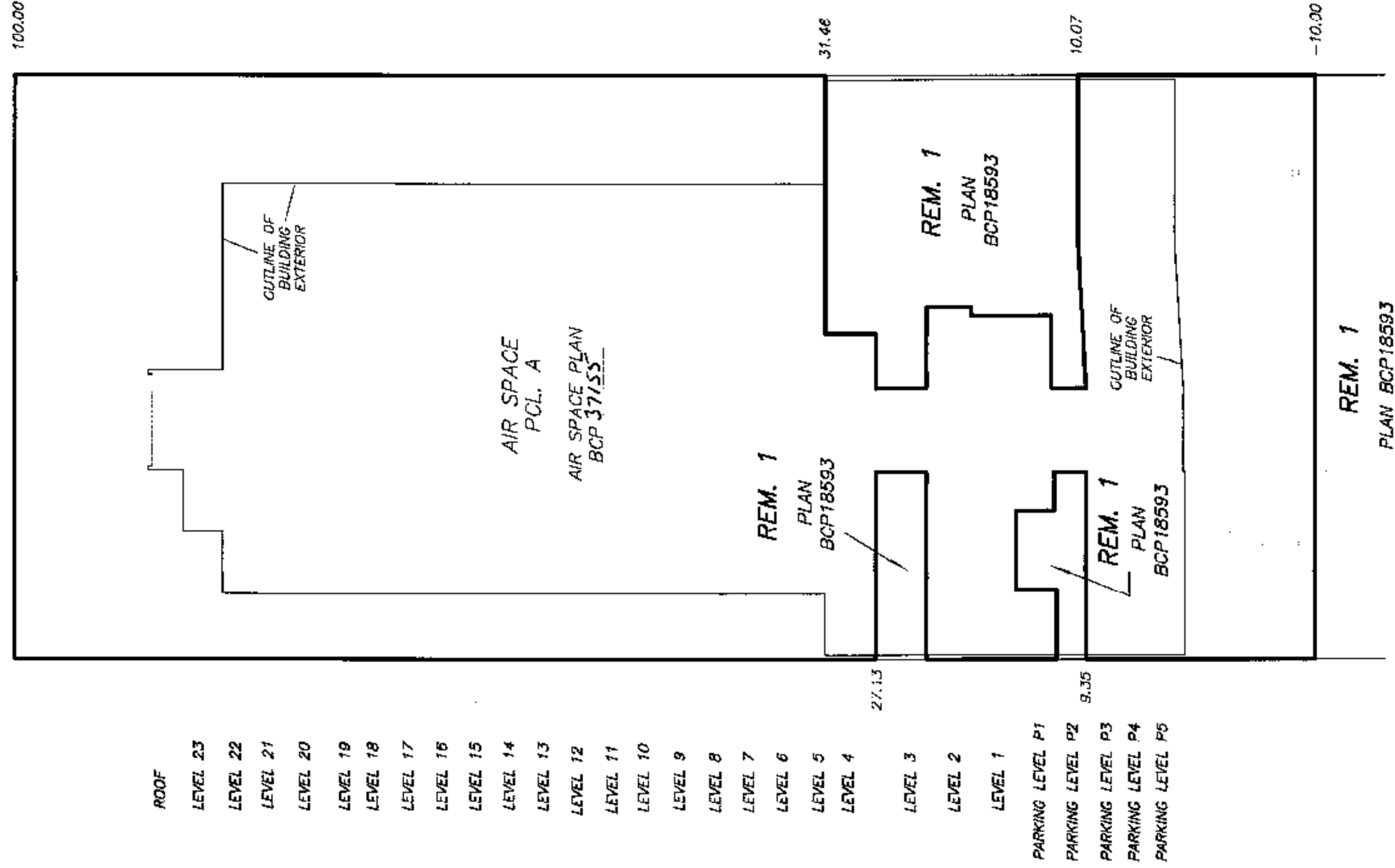
BUILDING LOCATION
SECTION B - B'

STRATA PLAN BCS 2982

SCALE 1:400



ALL DISTANCES ARE IN METRES.



gwb

ORIGINAL

STRATA PLAN BCS 2982

OWNER :

RAFFLES ON ROBSON DEVELOPMENT LTD.
(INCORPORATION No. 511806)


AUTHORIZED SIGNATORY
HAR TANTIO T30A

AUTHORIZED SIGNATORY


WITNESS AS TO BOTH SIGNATURES
GINNY TSAI

BARRISTER & SOLICITOR
OCCUPATION OF WITNESS
FRASER MILNER CASGRAIN LLP
1500-1040 WEST GEORGIA STREET
ADDRESS OF WITNESS
VANCOUVER, BC, V6E 4H8

MORTGAGEE :

UNITED OVERSEAS BANK LIMITED


K. JINKOH, GENERAL MANAGER
AUTHORIZED SIGNATORY UNITED OVERSEAS BANK

AUTHORIZED SIGNATORY


WITNESS AS TO BOTH SIGNATURES
VIVIAN XIA

ACCOUNT MANAGER, UOB
OCCUPATION OF WITNESS
#1680-650 WEST GEORGIA STREET,
VANCOUVER, B.C., V6B 4N9
ADDRESS OF WITNESS

THE CITY OF VANCOUVER
REGISTERED OWNER OF COVENANT BX463511
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.


AUTHORIZED SIGNATORY GRAHAM JOHNSON

AUTHORIZED SIGNATORY

I, J. NEIL BENNETT, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT, AS OF JUNE 11th, 2008, BEEN
PREVIOUSLY OCCUPIED.


B.C.L.S.

DATE : JUNE 26, 2008

DRAWING # 30555-15
FILE # 30555-15_Sig

gub

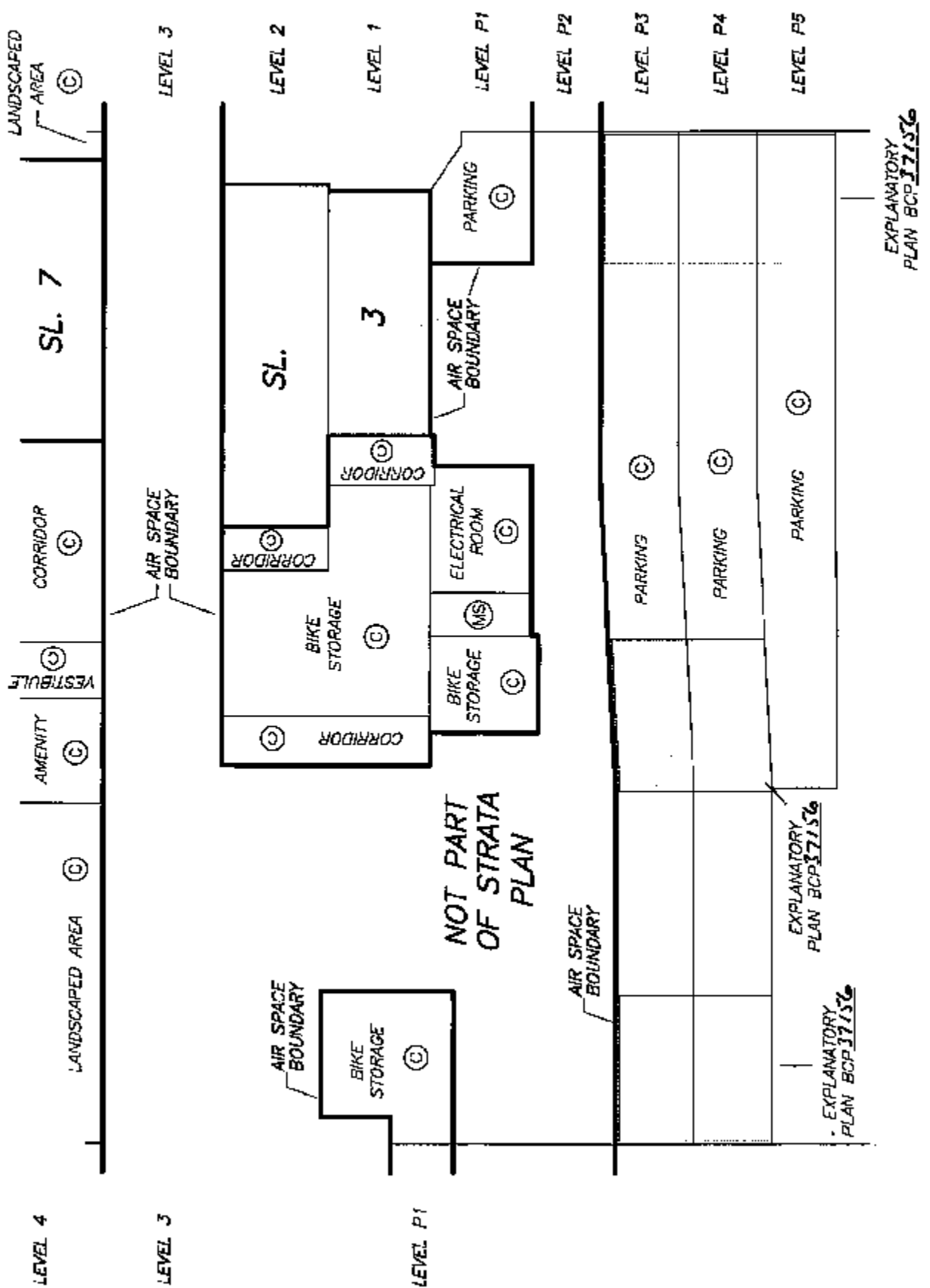
ORIGINAL

SECTION A - A'

STRATA PLAN BCS 2982



SEE SHEET #14
FOR CONTINUATION



quib

ORIGINAL

SECTION A - A'

STRATA PLAN BCS 2982



SEE SHEET #15
FOR CONTINUATION



SEE SHEET #13
FOR CONTINUATION

SECTION A - A'

STRATA PLAN BCS 2982

SCALE 1:150



ALL DISTANCES ARE IN METRES.

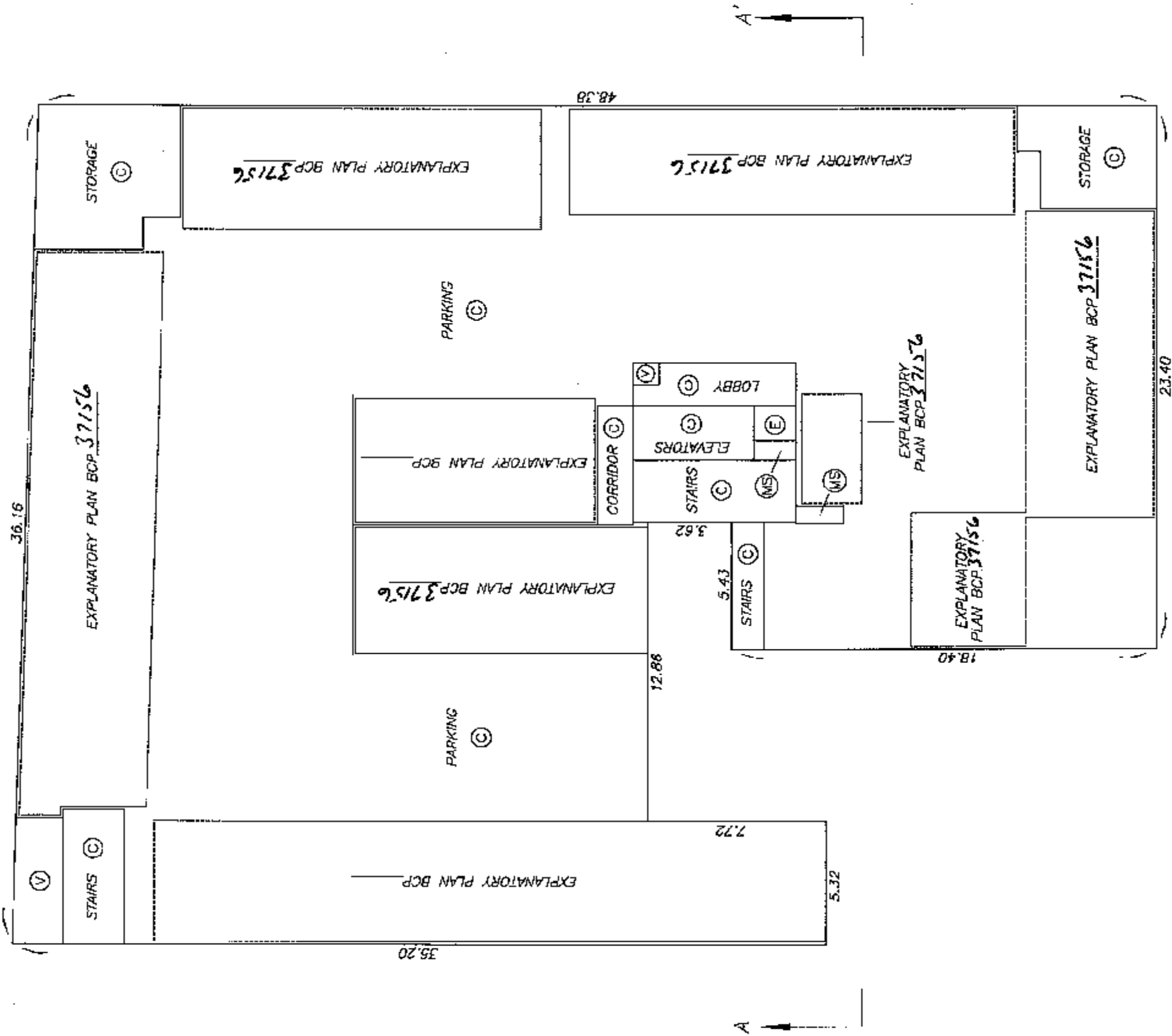
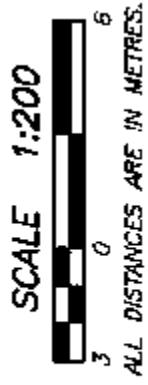
ROOF LEVEL	ROOF ©	
LEVEL 23	SL.	RD149
LEVEL 22	SL. 150	149
LEVEL 21	SL. 147	SL. 148 SL. 146
LEVEL 20	SL. 144	SL. 145 SL. 138
LEVEL 19	SL. 136	SL. 137 SL. 130
LEVEL 18	SL. 128	SL. 129 SL. 122
LEVEL 17	SL. 120	SL. 121 SL. 114
LEVEL 16	SL. 112	SL. 113 SL. 106
LEVEL 15	SL. 104	SL. 105 SL. 98
LEVEL 14	SL. 96	SL. 97 SL. 90
LEVEL 13	SL. 88	SL. 89 SL. 82
LEVEL 12	SL. 80	SL. 81 SL. 74

SEE SHEET #14
FOR CONTINUATION

SHEET 18 OF 48 SHEETS

PARKING LEVEL P5
FLOOR PLAN

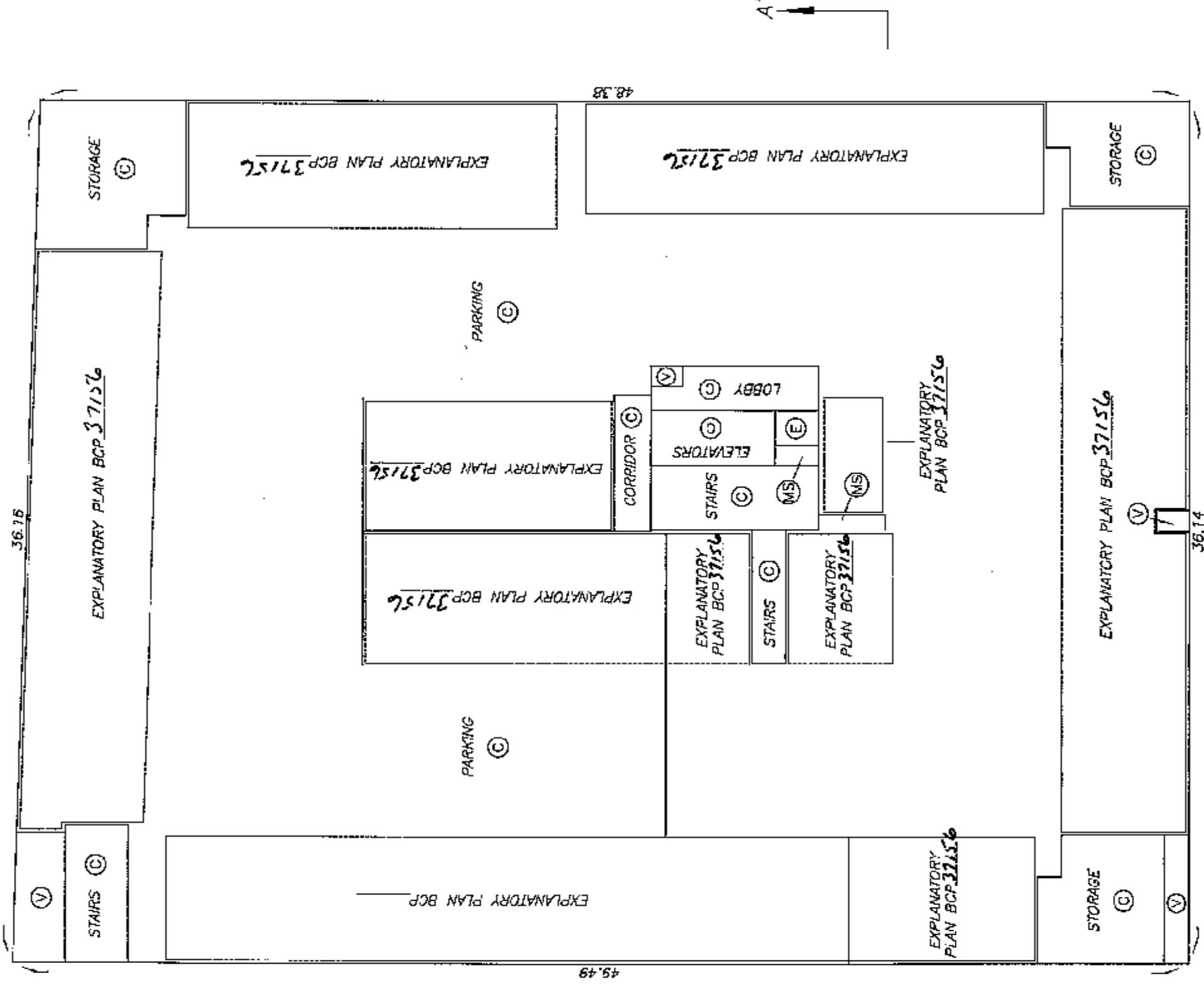
STRATA PLAN BCS 2982



gub

ORIGINAL

STRATA PLAN BCS 2982



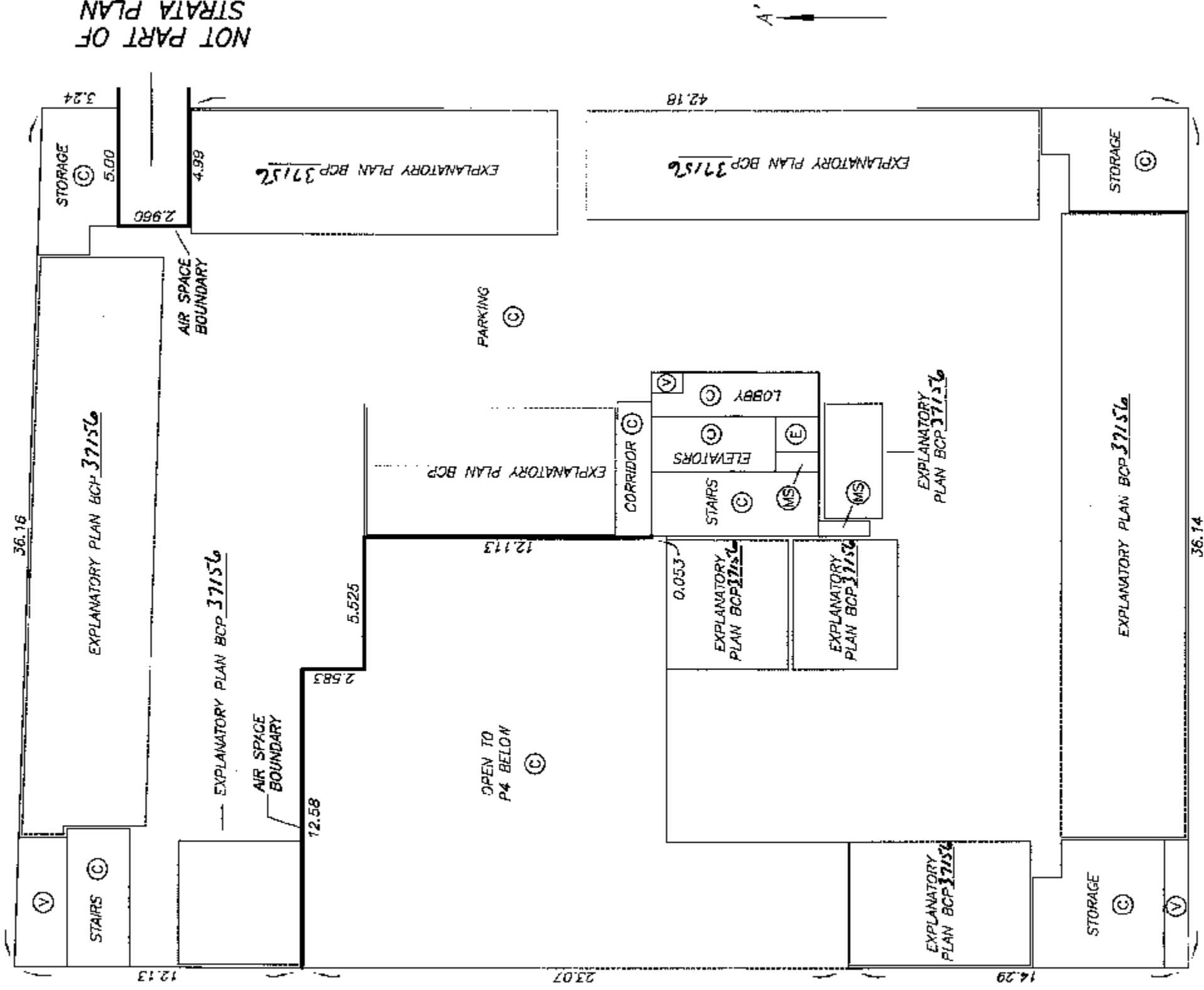
DATE : JUNE 26, 2008

22nd

ORIGINAL

**PARKING LEVEL P3
FLOOR PLAN**

STRATA PLAN BCS 2982



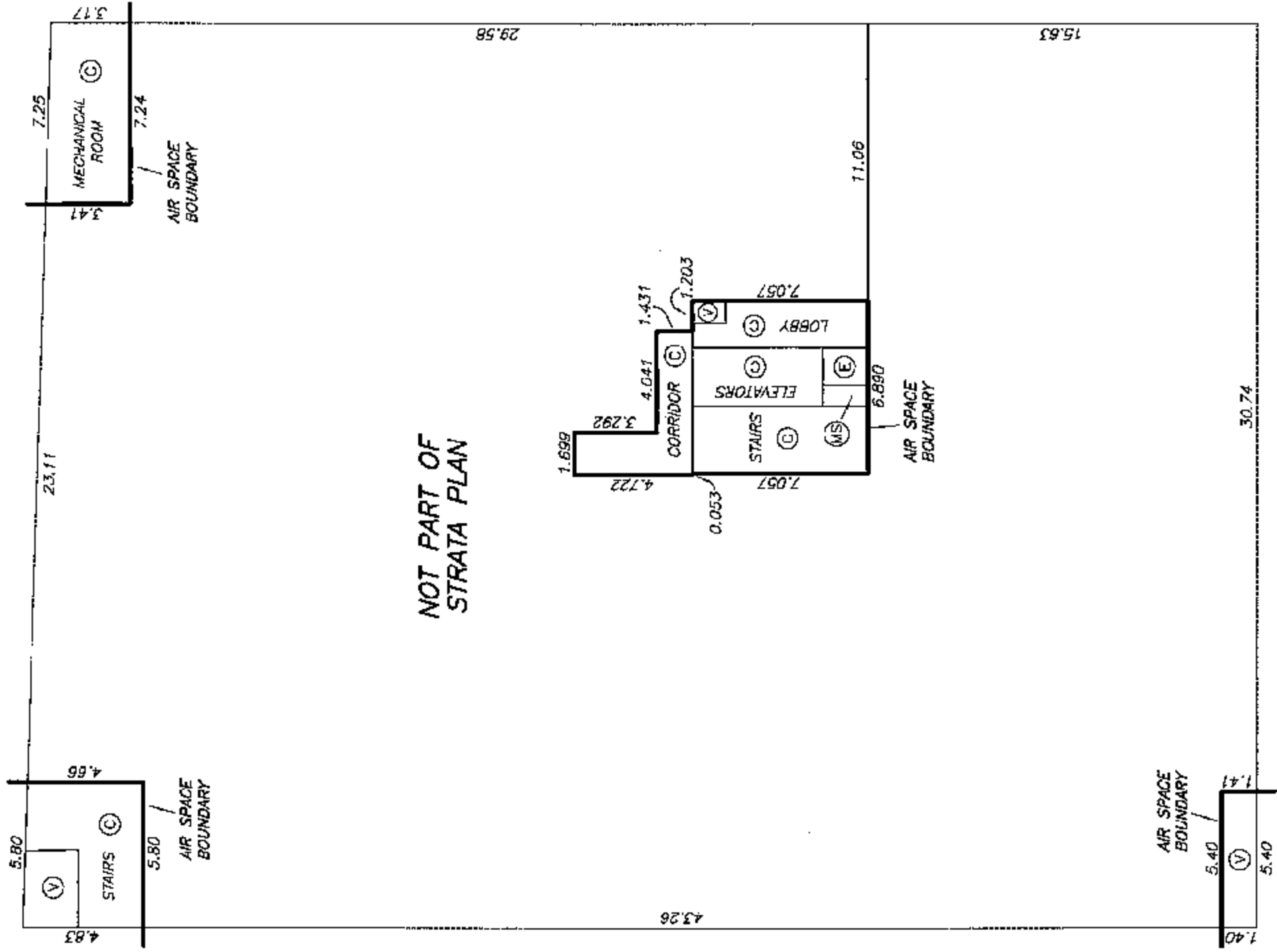
gmb

ORIGINAL

PARKING LEVEL P2
FLOOR PLAN

STRATA PLAN BCS 2982

SCALE 1:200
3 0 6
ALL DISTANCES ARE IN METRES.



gmb

ORIGINAL

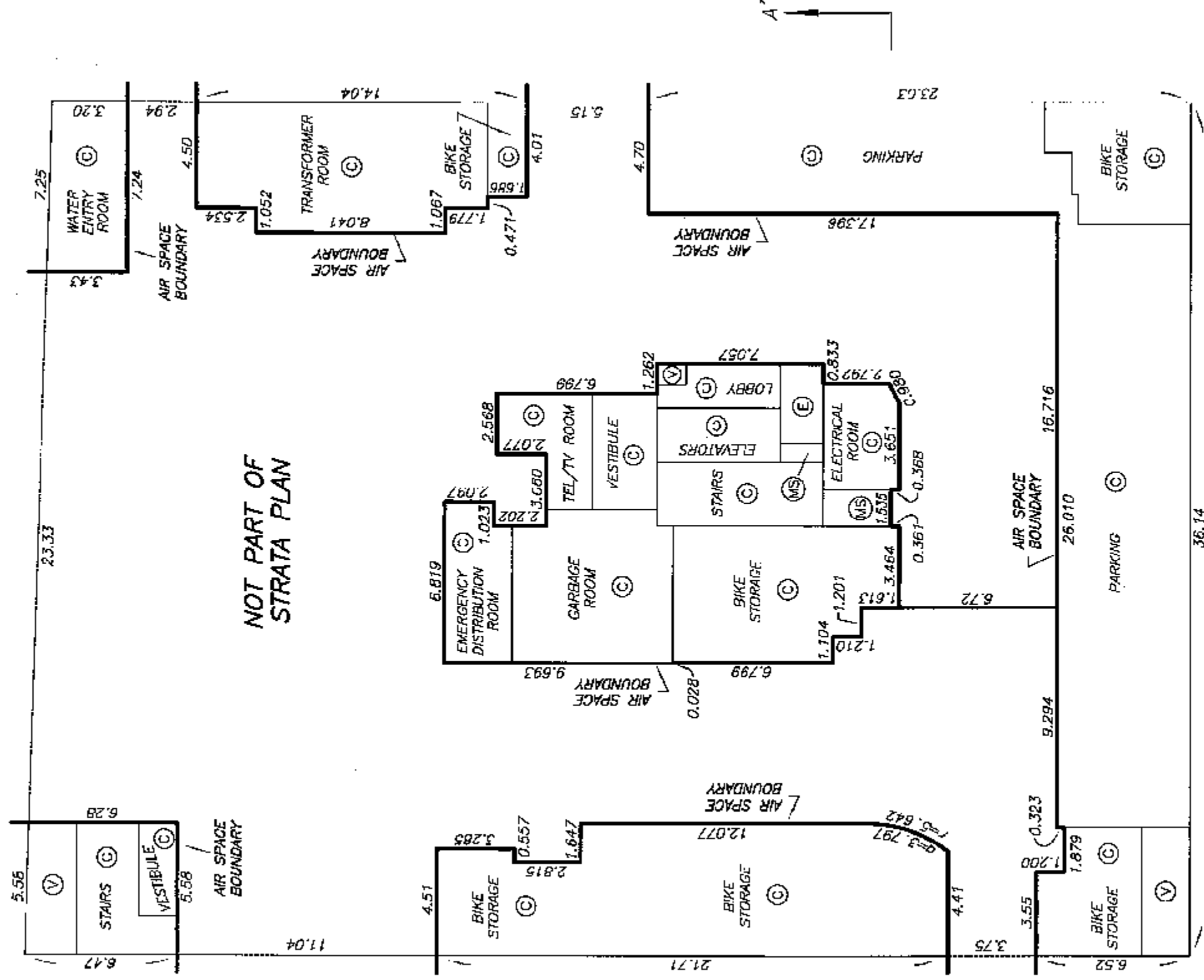
PARKING LEVEL P1 FLOOR PLAN

STRATA PLAN BCS 2982

SCALE 1:200



ALL DISTANCES ARE IN METRES.



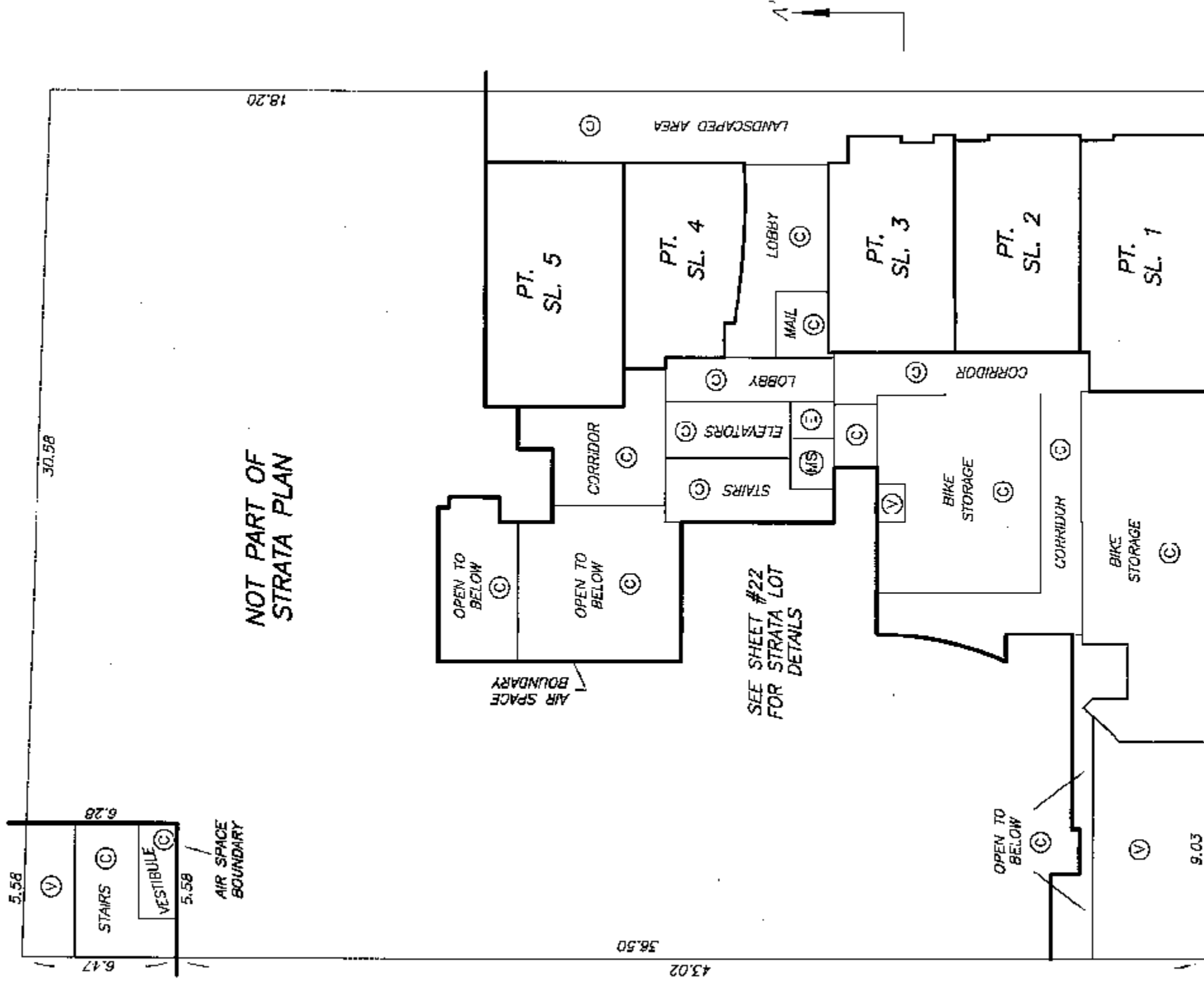
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ORIGINAL

LEVEL 1
KEY PLAN

STRATA PLAN BCS 1982

SCALE 1:200
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ALL DISTANCES ARE IN METRES.

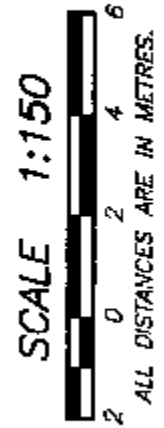


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ORIGINAL

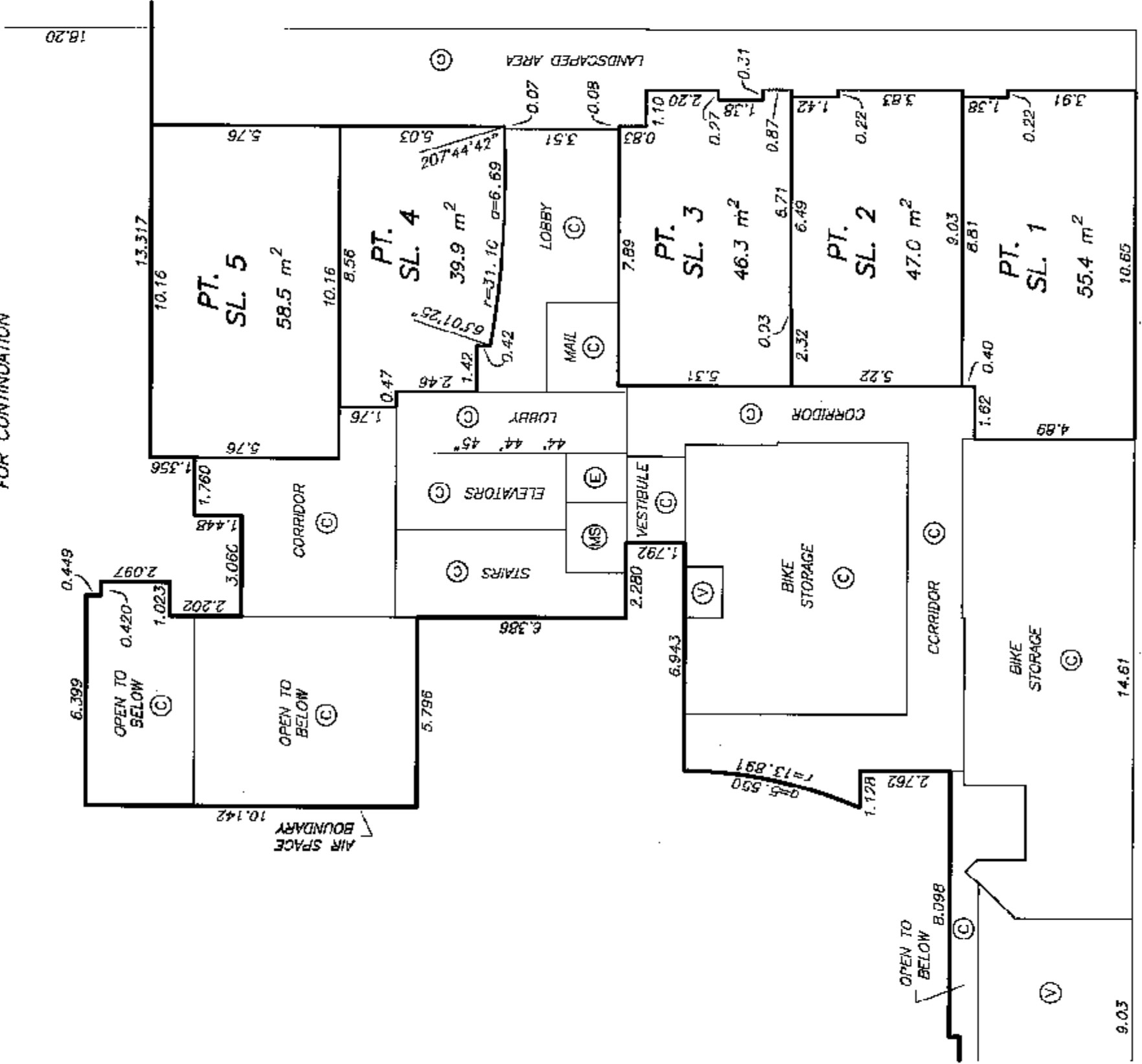
STRATA PLAN BCS 2982

LEVEL 1
FLOOR PLAN



NOT PART OF
STRATA PLAN

SEE SHEET #21
FOR CONTINUATION



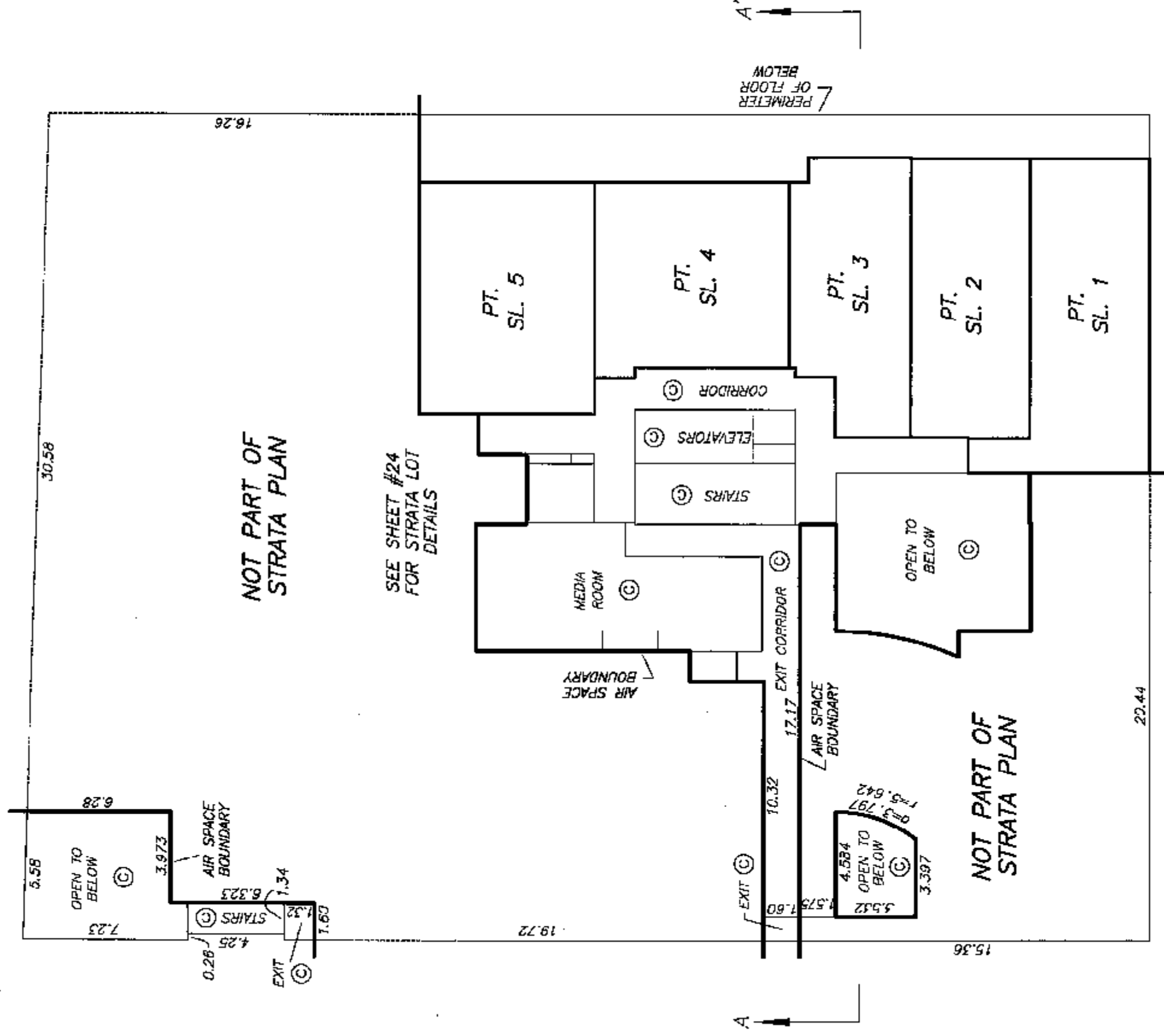
gwb

ORIGINAL

LEVEL 2 KEY PLAN

STRATA PLAN BCS 2982

SCALE 1:200
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ALL DISTANCES ARE IN METRES.

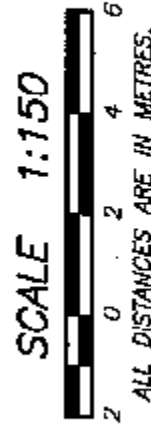


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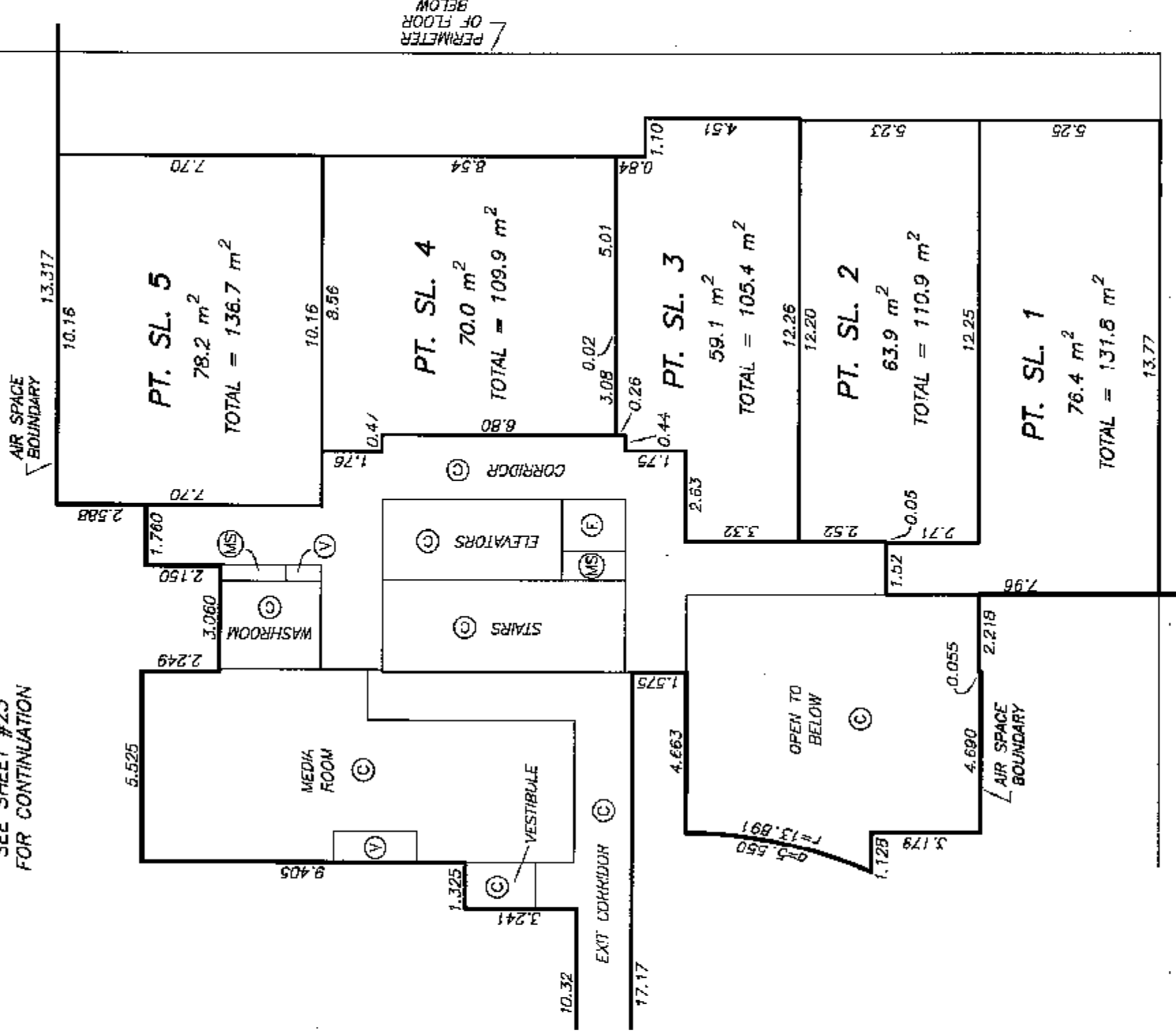
STRATA PLAN BCS 2982

LEVEL 2
FLOOR PLAN



NOT PART OF
STRATA PLAN

SEE SHEET #23
FOR CONTINUATION



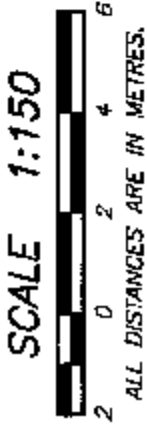
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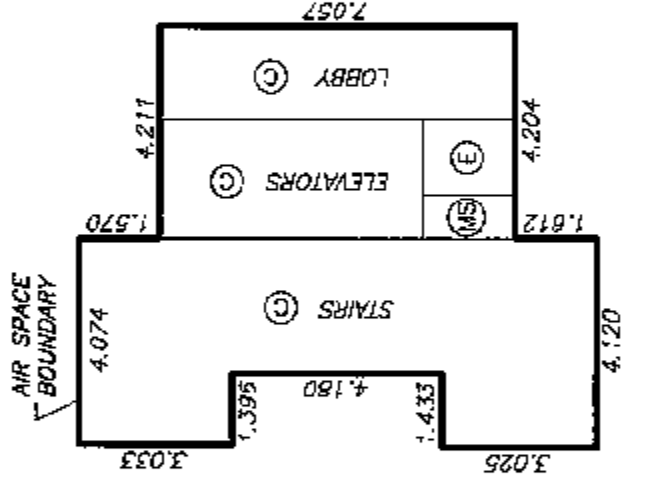
SHEET 25 OF 46 SHEETS

STRATA PLAN BCS 2982

LEVEL 3
FLOOR PLAN



NOT PART OF
STRATA PLAN



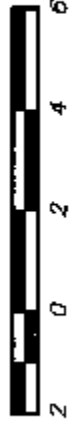
Handwritten signature

ORIGINAL

STRATA PLAN BCS 2982

LEVEL 4
FLOOR PLAN

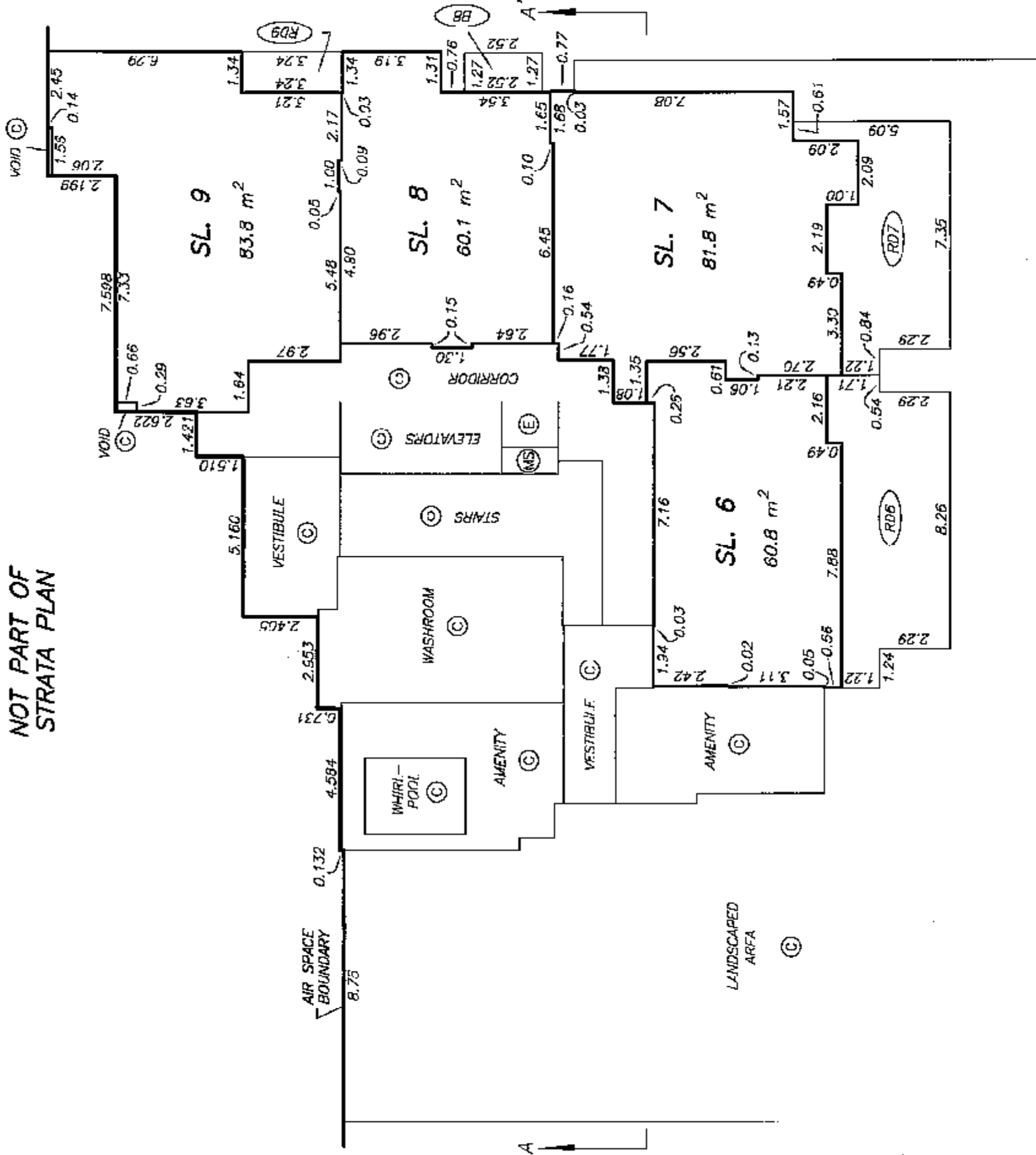
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ALL DISTANCES ARE IN METRES.



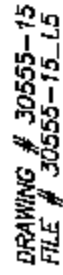
NOT PART OF
STRATA PLAN



gub

ORIGINAL

STRATA PLAN BCS 2982



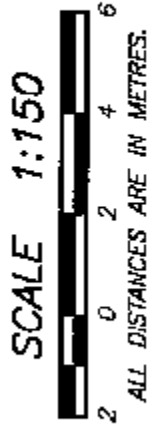
DATE : JUNE 26, 2008

July

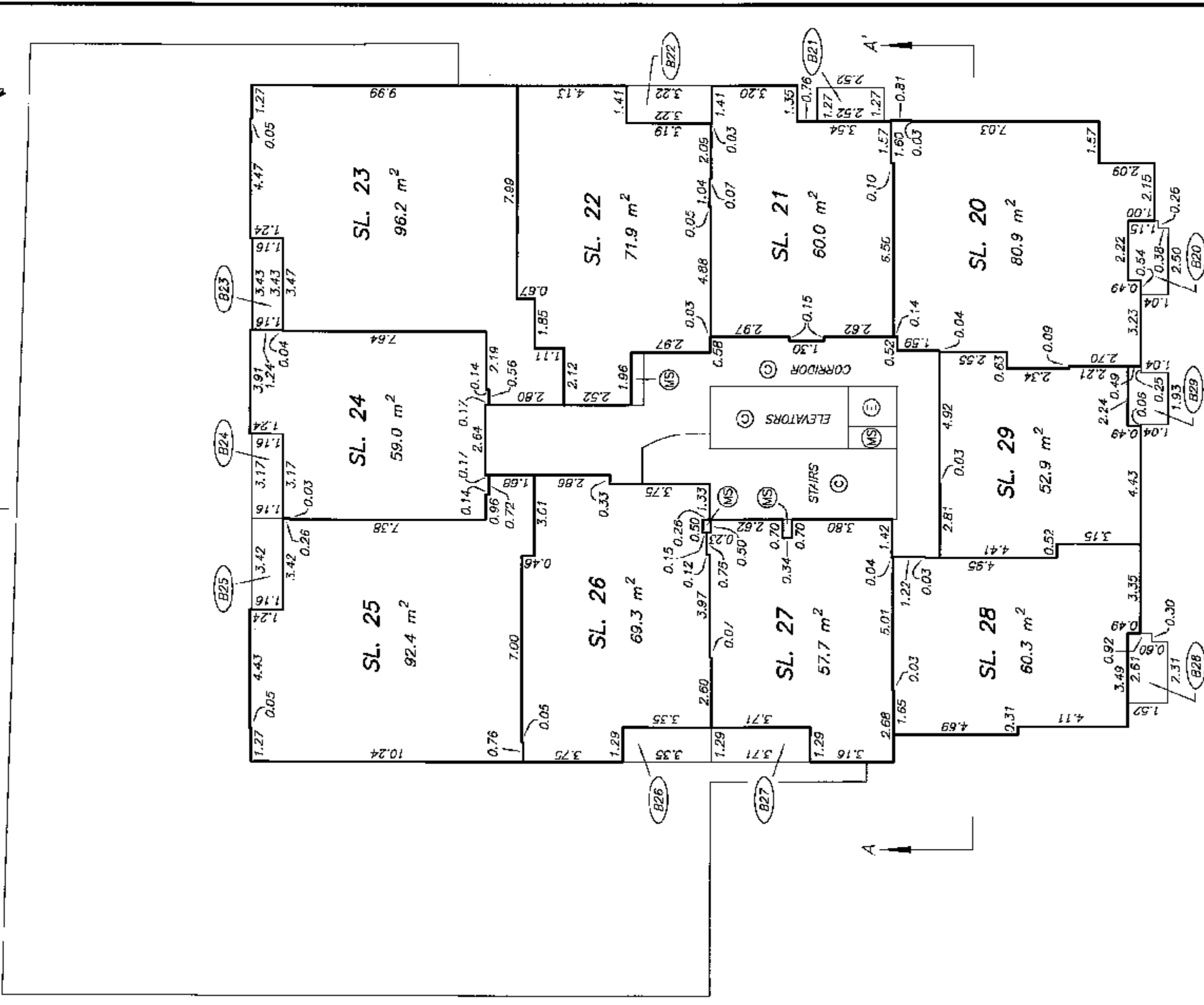
ORIGINAL

LEVEL 6 FLOOR PLAN

STRATA PLAN BCS 2982



PERIMETER
OF FLOOR
BELOW

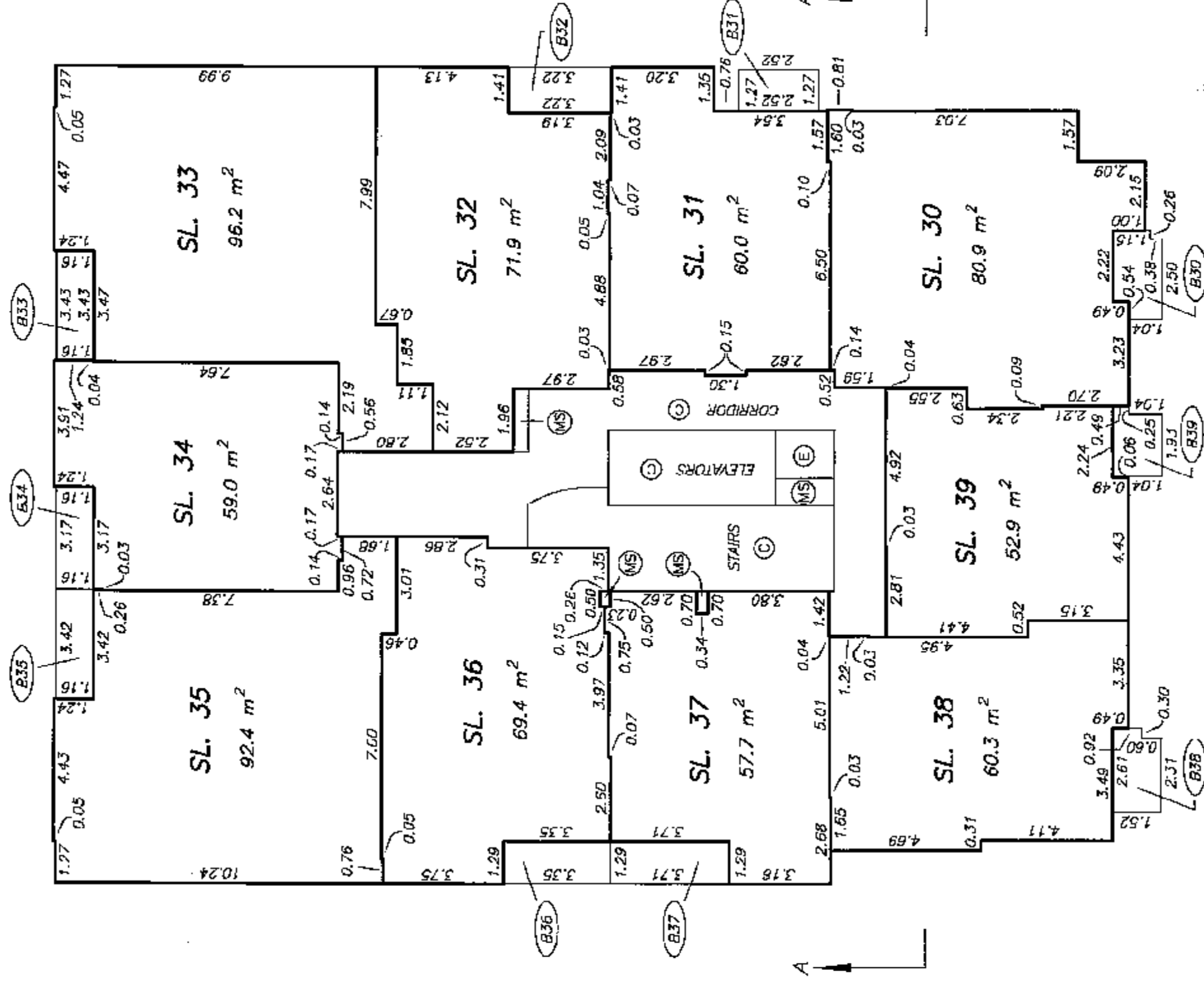
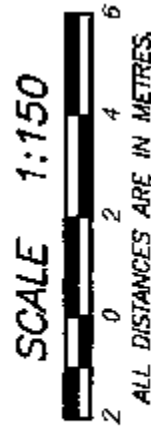


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ORIGINAL

STRATA PLAN BCS 2982

LEVEL 7
FLOOR PLAN

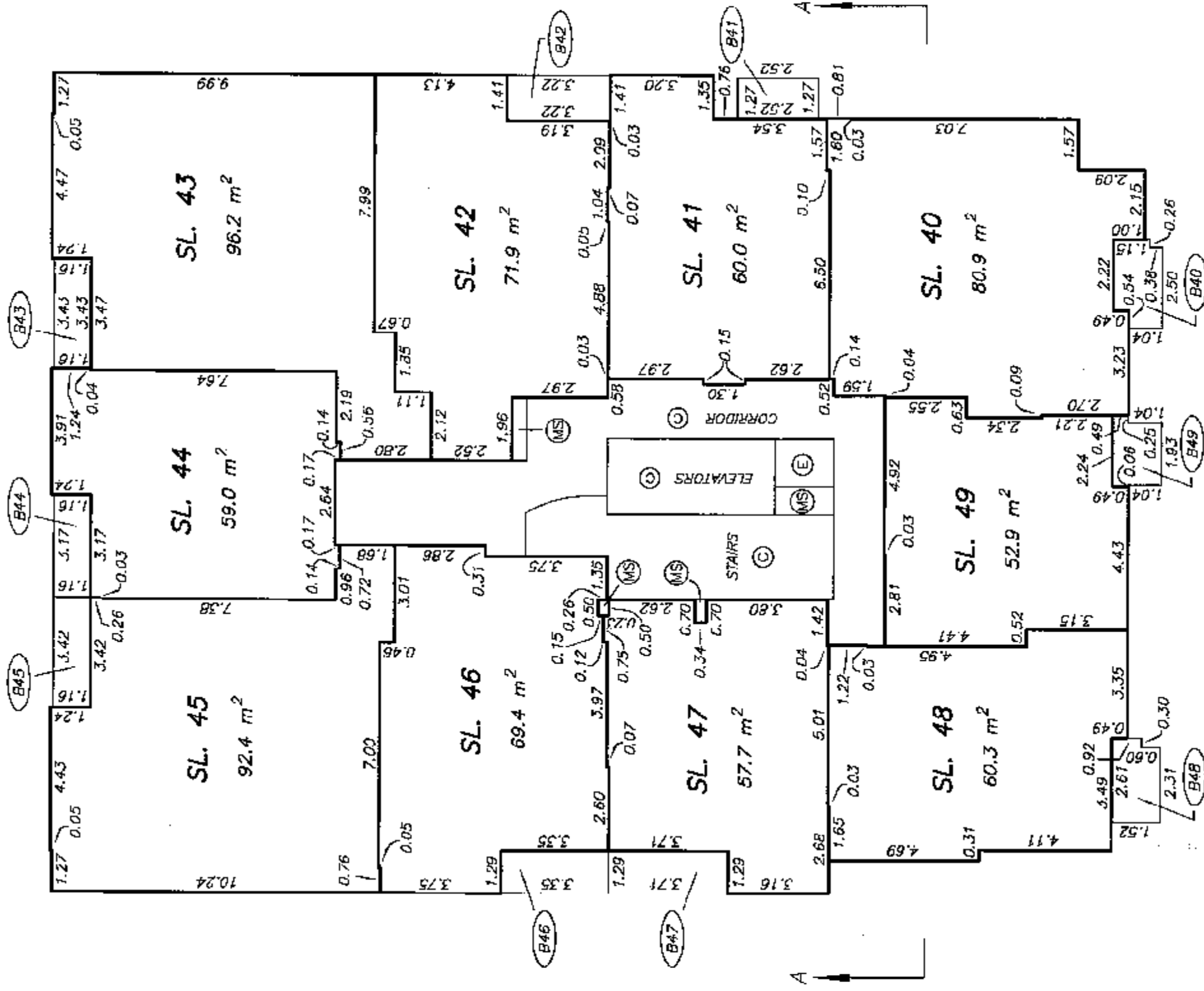
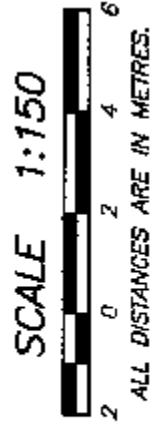


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ORIGINAL

LEVEL 8 FLOOR PLAN

STRATA PLAN BCS 2982



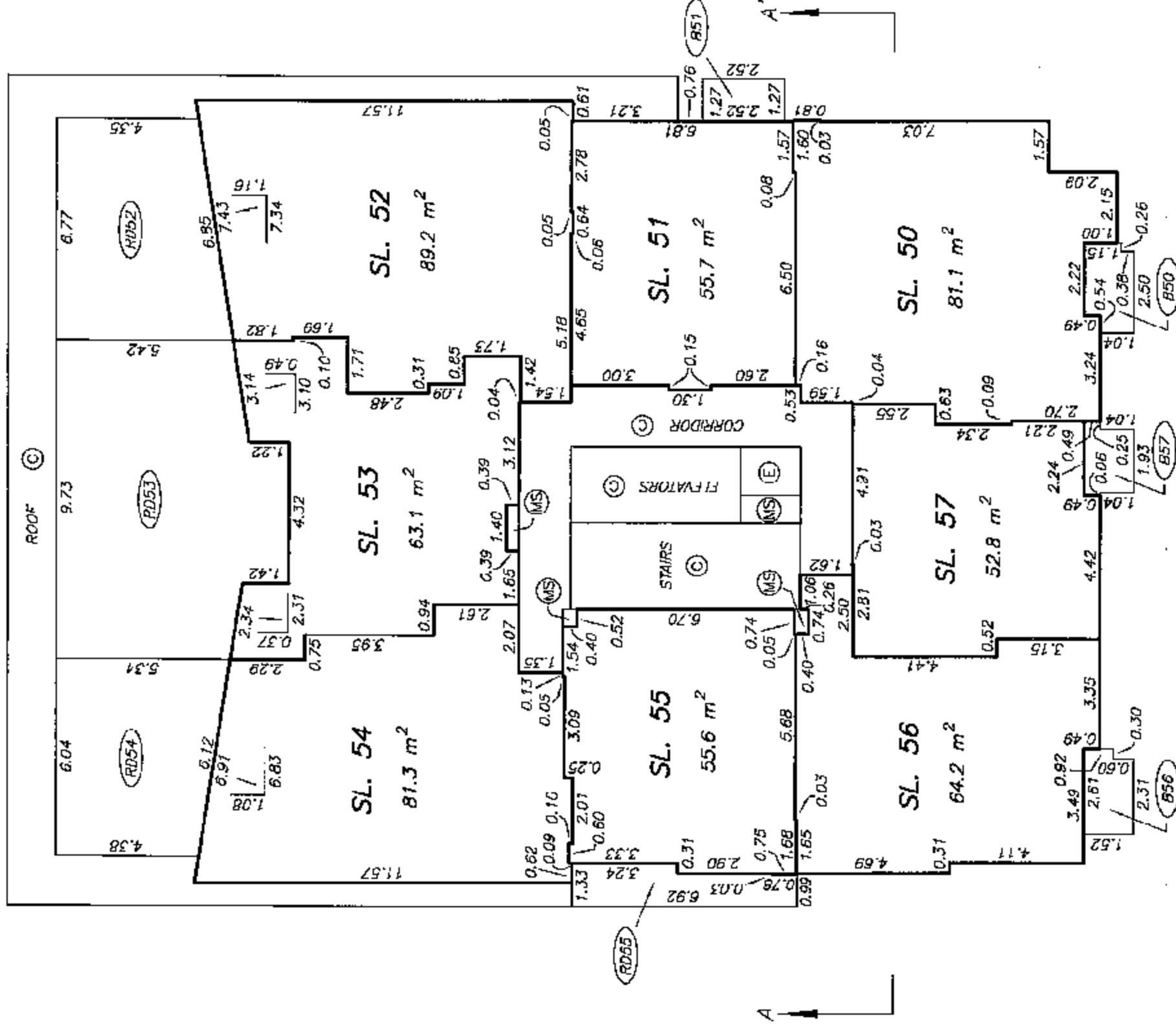
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ORIGINAL

STRATA PLAN BCS 2982

2	0	2	4	6
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ALL DISTANCES ARE IN METRES.



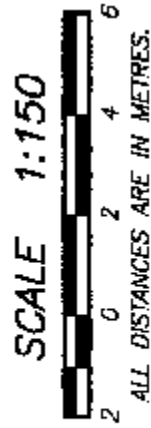
DATE : JUNE 26, 2008

Gift

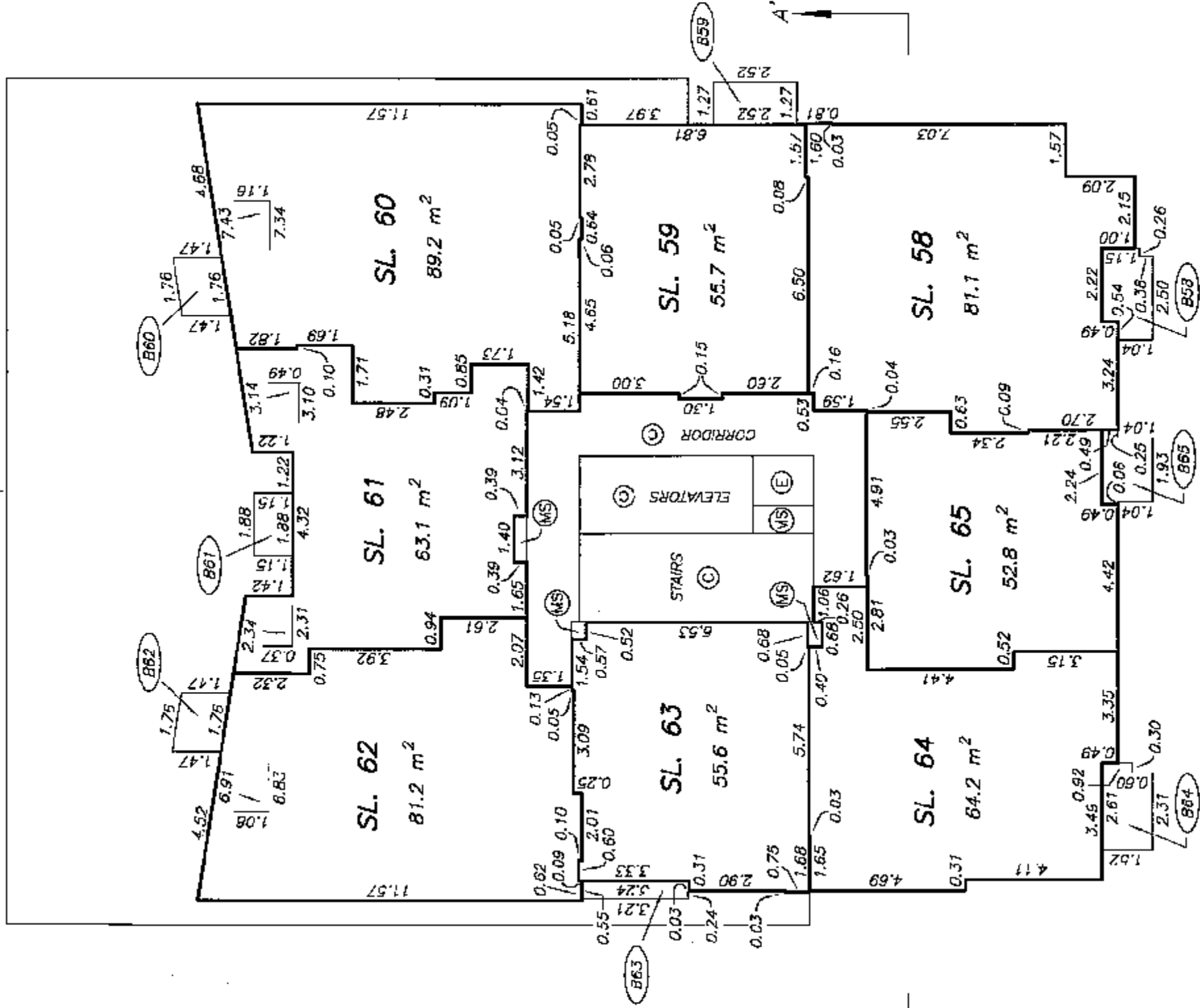
ORIGINAL

LEVEL 10

FLOOR PLAN



PERIMETER
OF FLOOR
BELOW



gmb

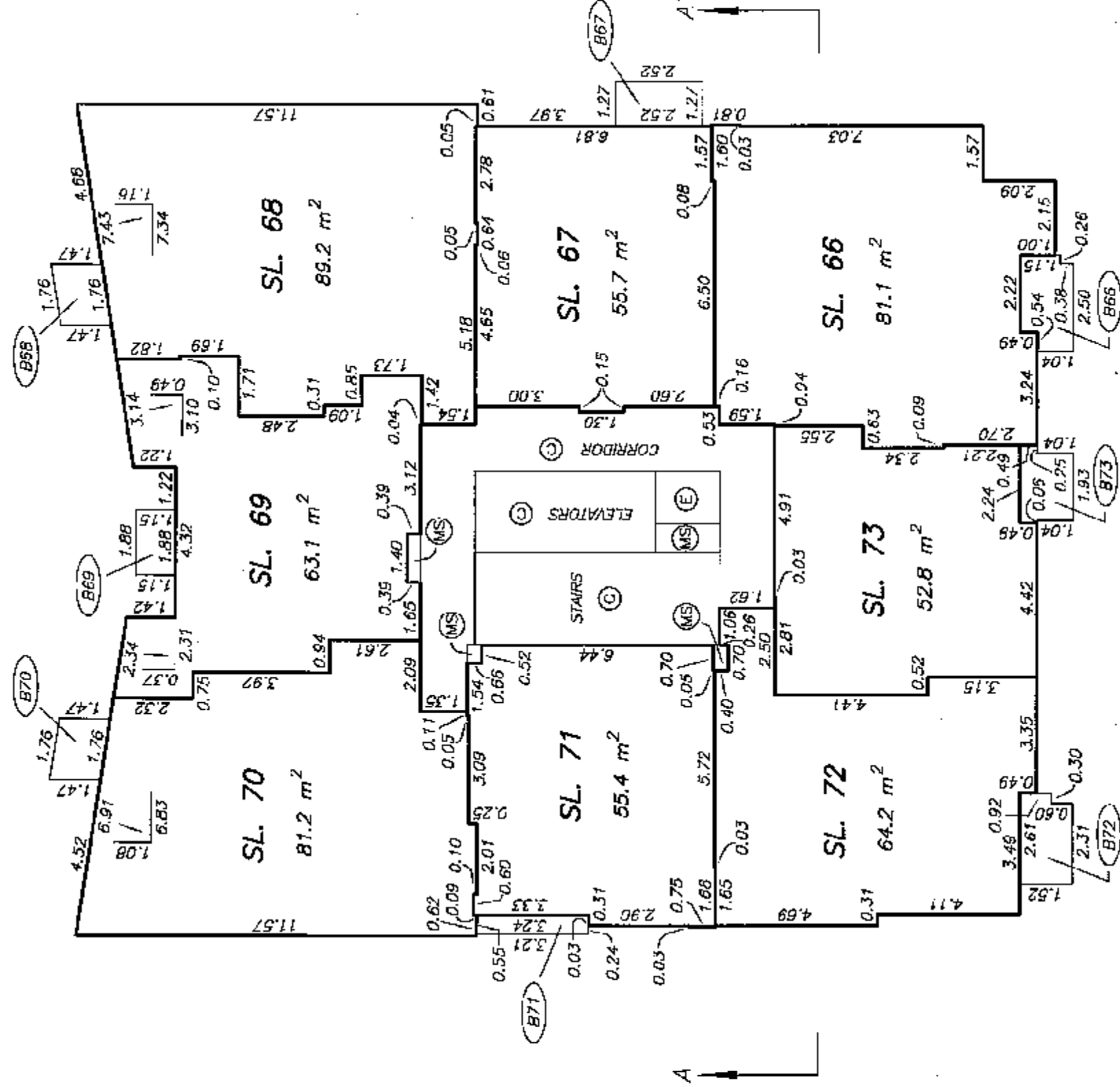
ORIGINAL

LEVEL 11 FLOOR PLAN

STRATA PLAN BCS 2982



SCALE 1:150
0 2 4 6
ALL DISTANCES ARE IN METRES.



gmb

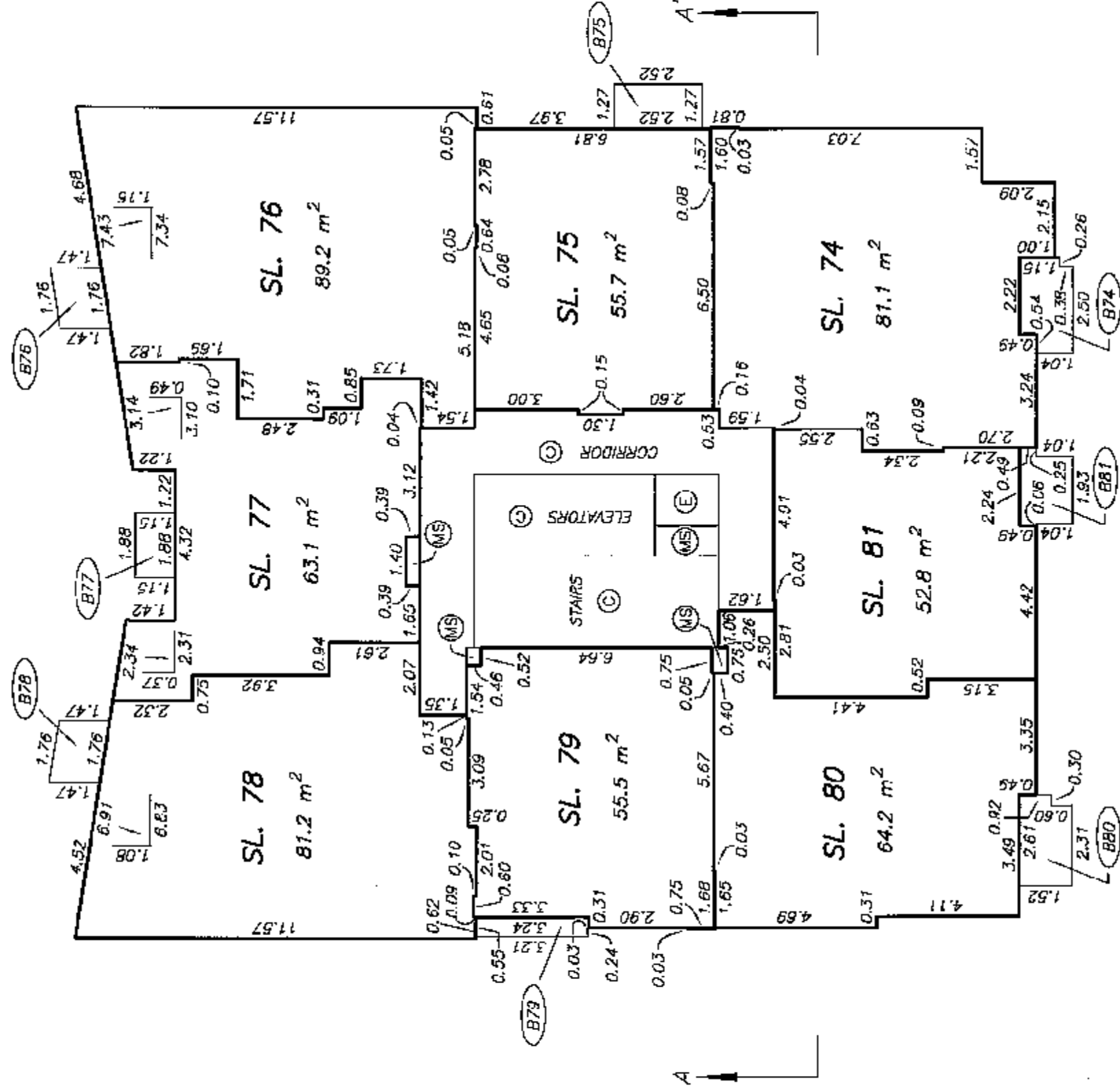
ORIGINAL

LEVEL 12 FLOOR PLAN

STRATA PLAN BCS 1982



SCALE 1:150
0 2 4 6
ALL DISTANCES ARE IN METRES.



gub

ORIGINAL

STRATA PLAN BCS 2982

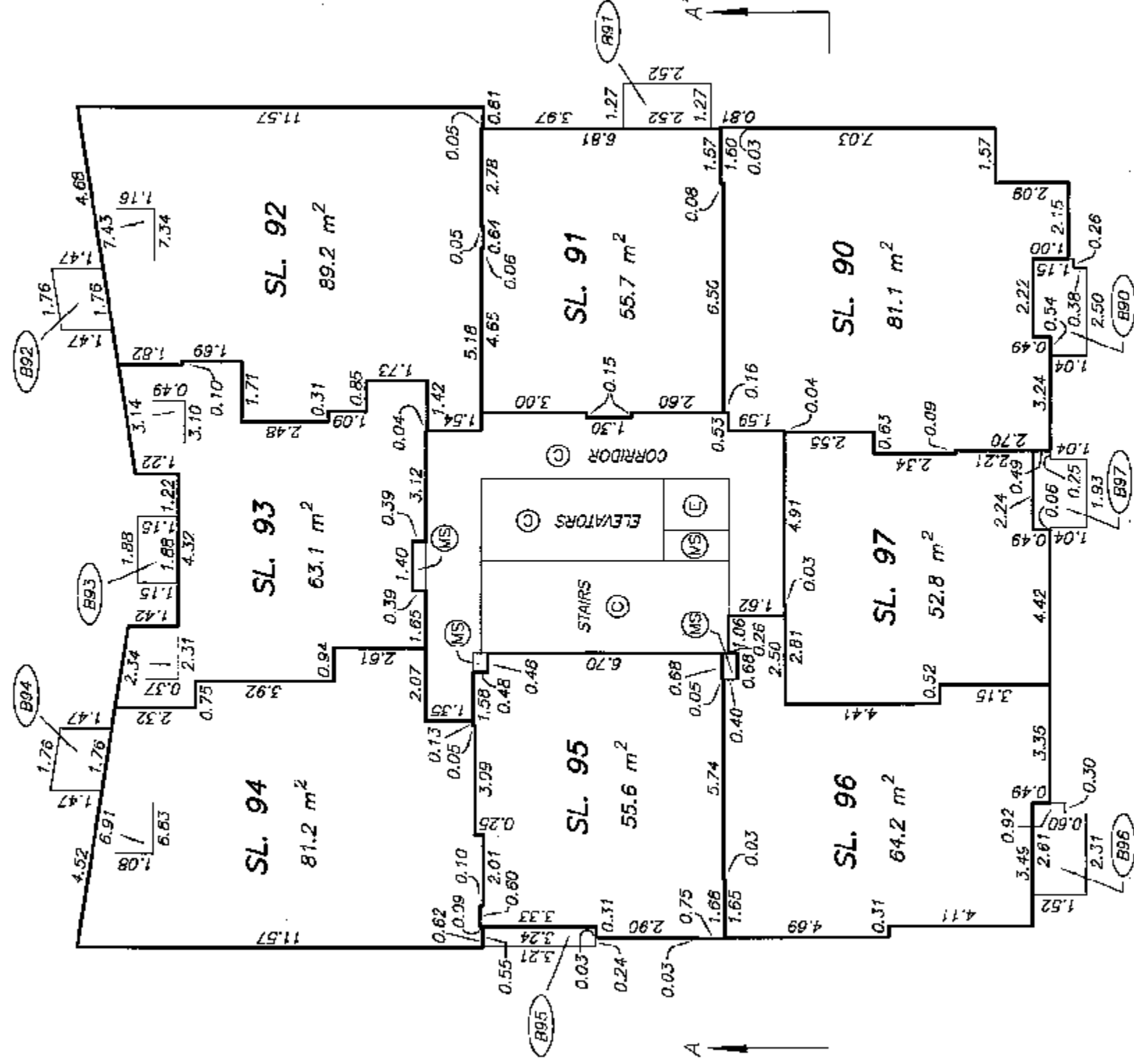


2008

ORIGINAL

STRATA PLAN BCS 2982

ALL DISTANCES ARE IN METRES.



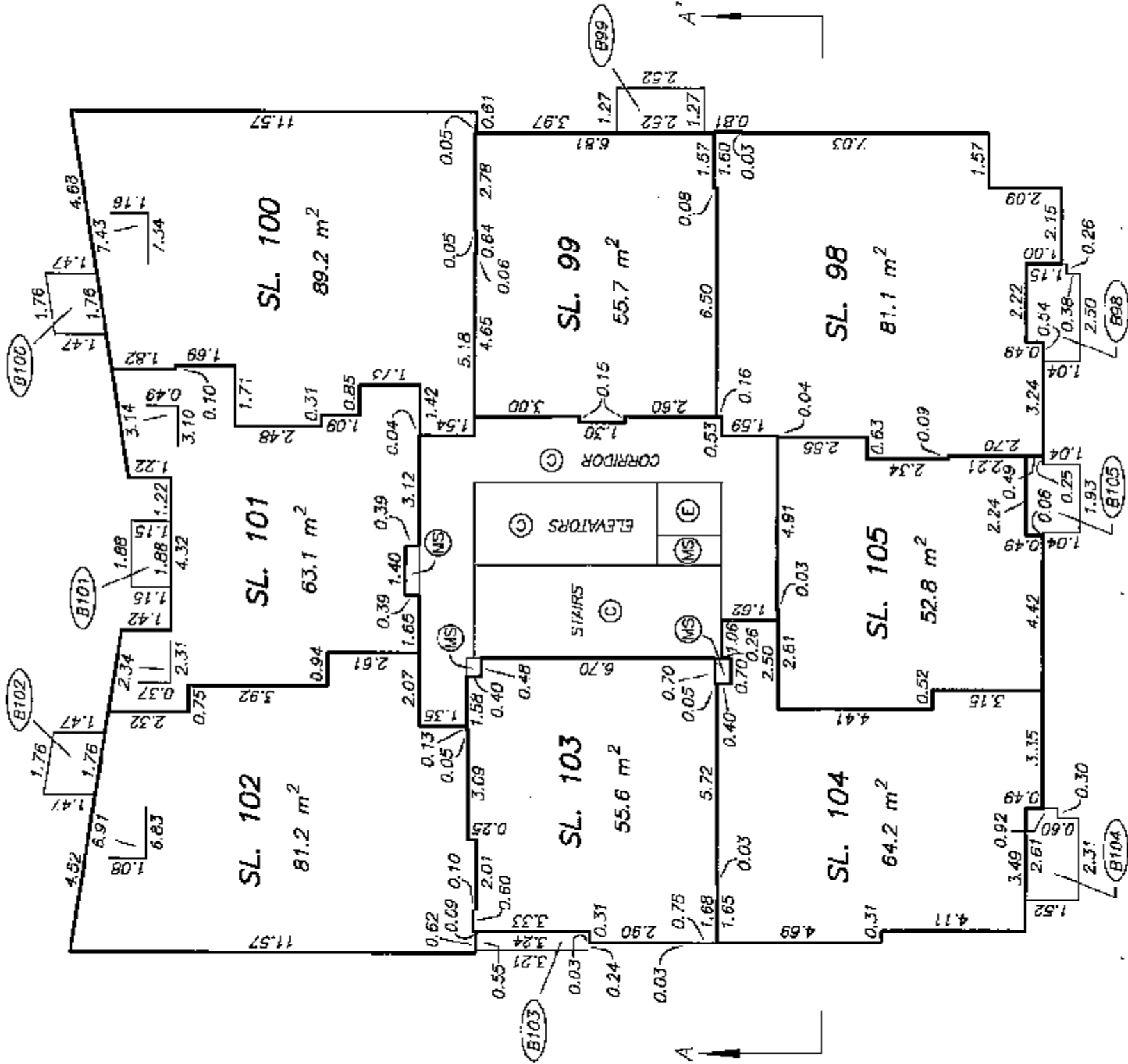
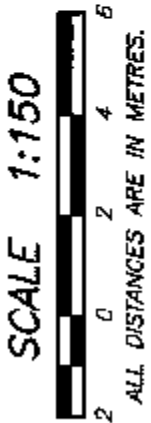
DATE : JUNE 26, 2008

gub

ORIGINAL

LEVEL 15 FLOOR PLAN

STRATA PLAN BCS 2982

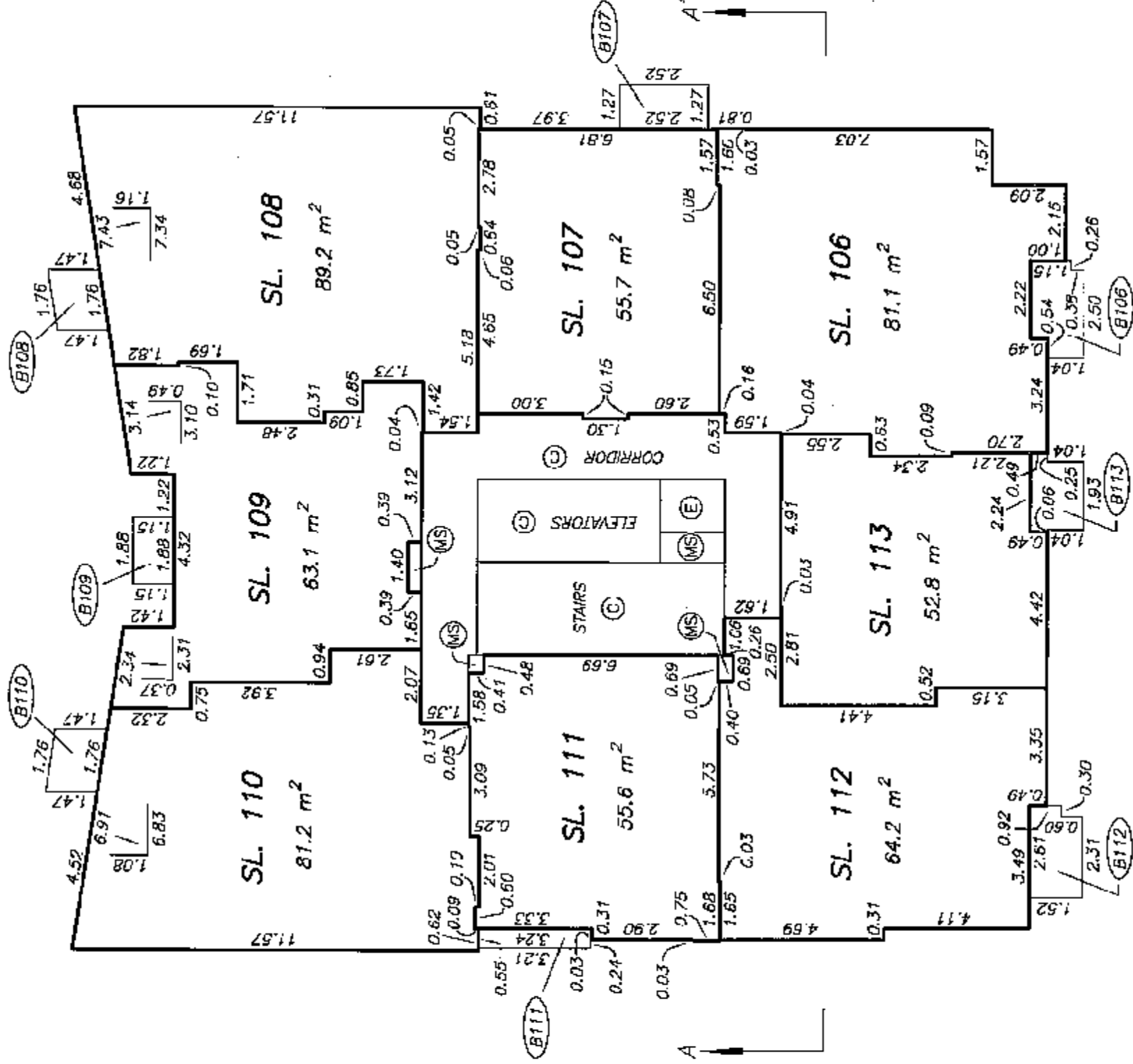
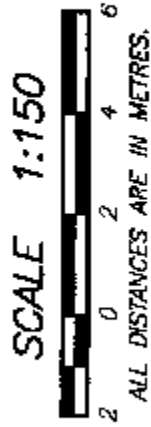


guy

ORIGINAL

STRATA PLAN BCS 2982

LEVEL 16
FLOOR PLAN

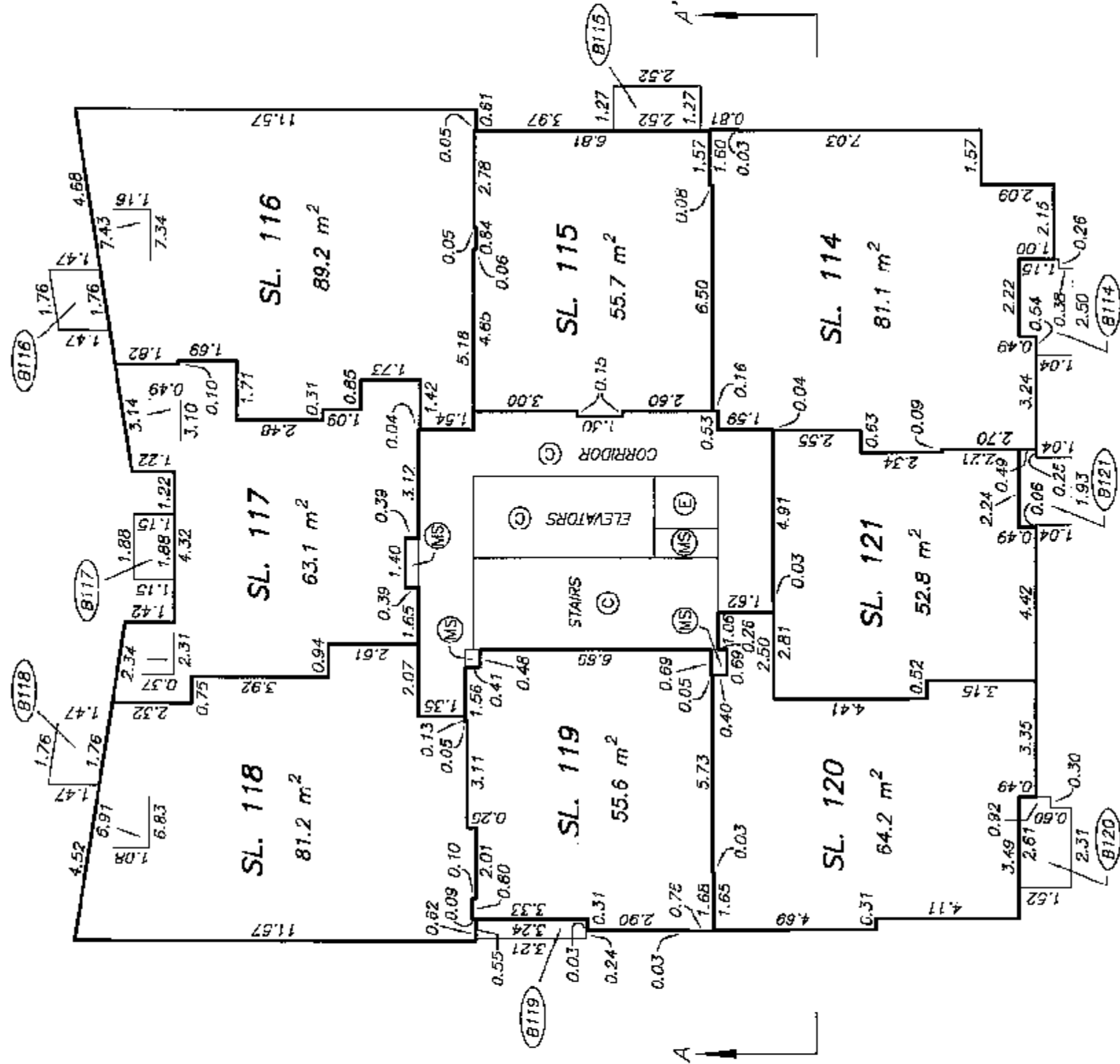
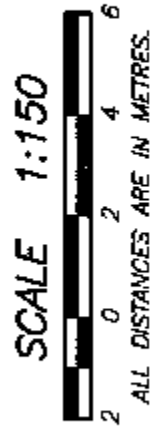


gmb

ORIGINAL

LEVEL 17

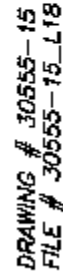
FLOOR PLAN



gwb

ORIGINAL

STRATA PLAN BCS 2982

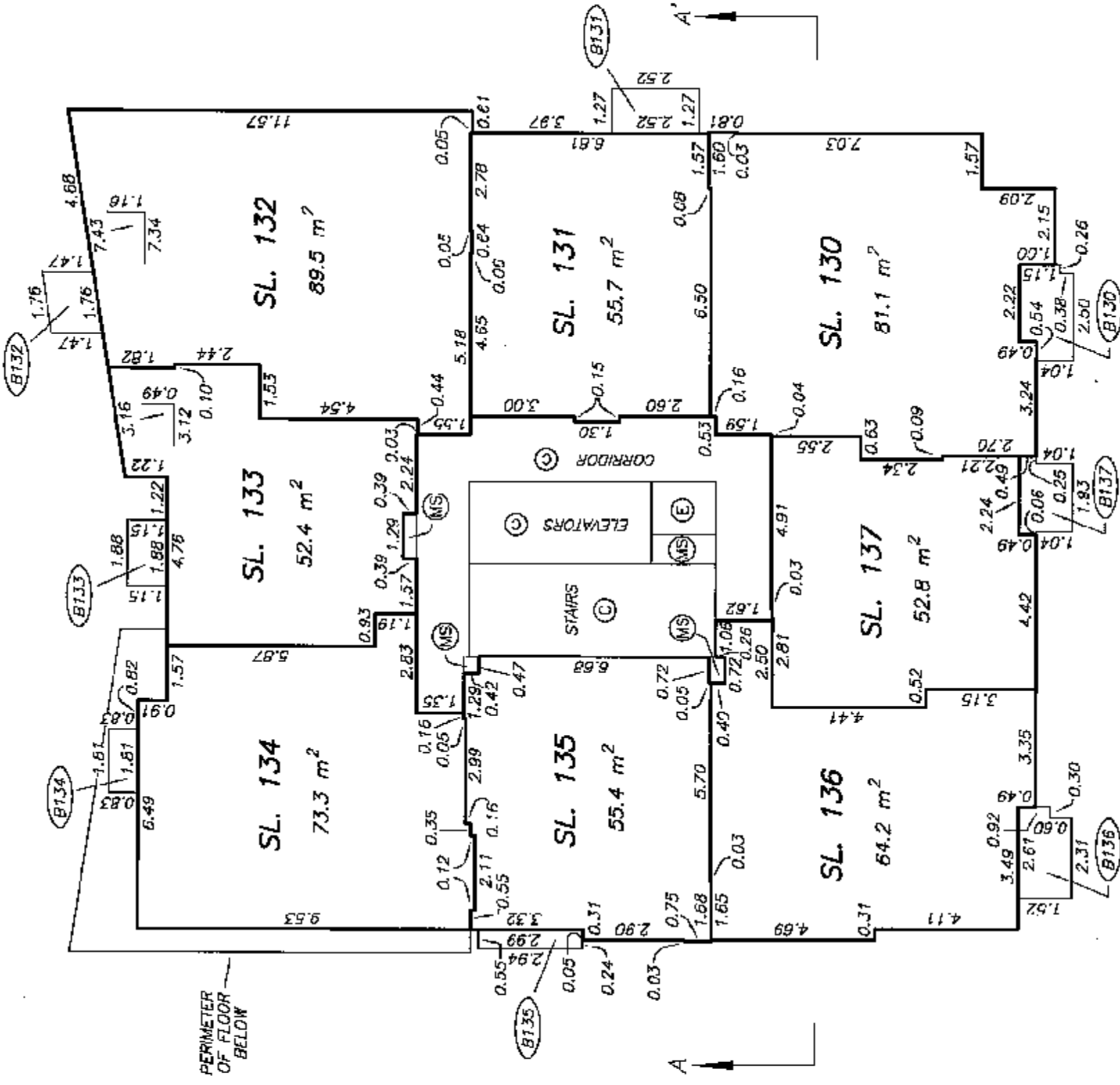
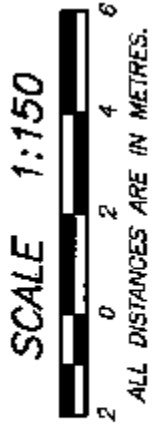


Yrnf

ORIGINAL

LEVEL 19 FLOOR PLAN

STRATA PLAN BCS 2982

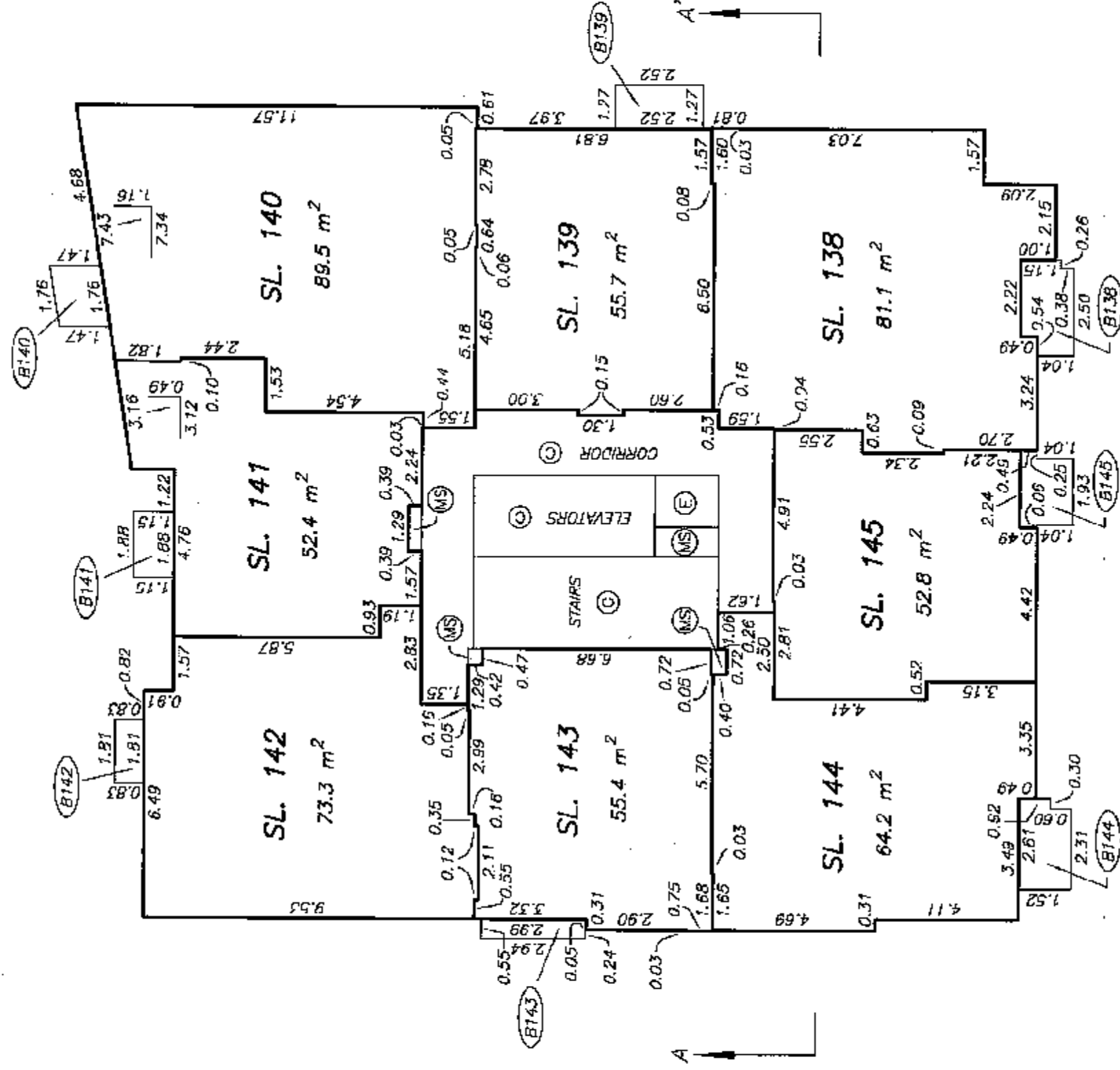
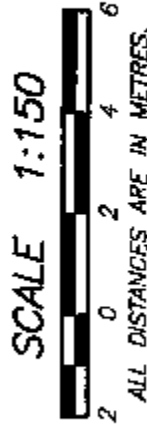


gwb

ORIGINAL

LEVEL 20 FLOOR PLAN

STRATA PLAN BCS 2982

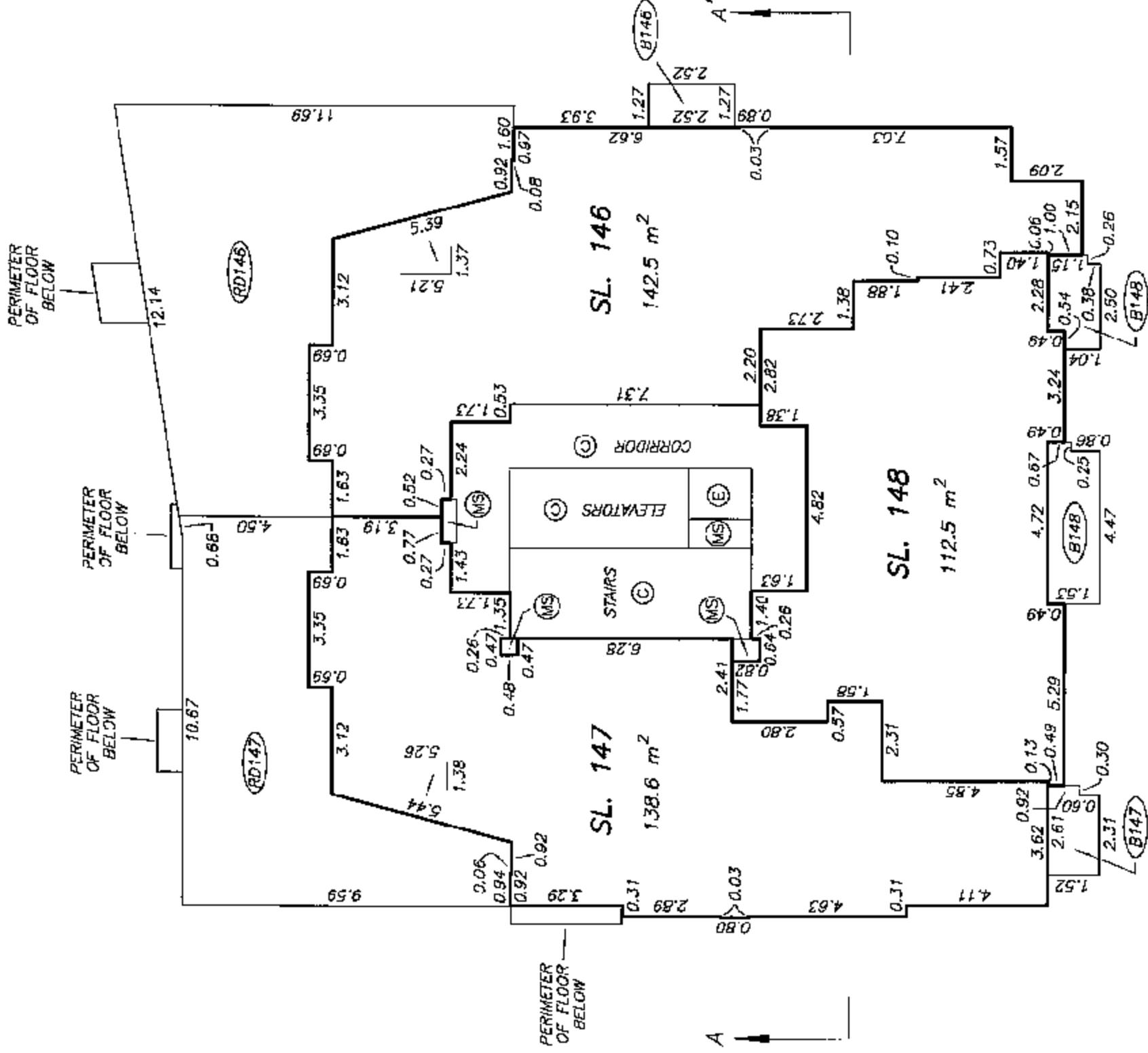
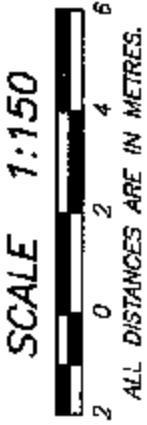


gub

ORIGINAL

LEVEL 21 FLOOR PLAN

STRATA PLAN BCS 2982



gmb

ORIGINAL

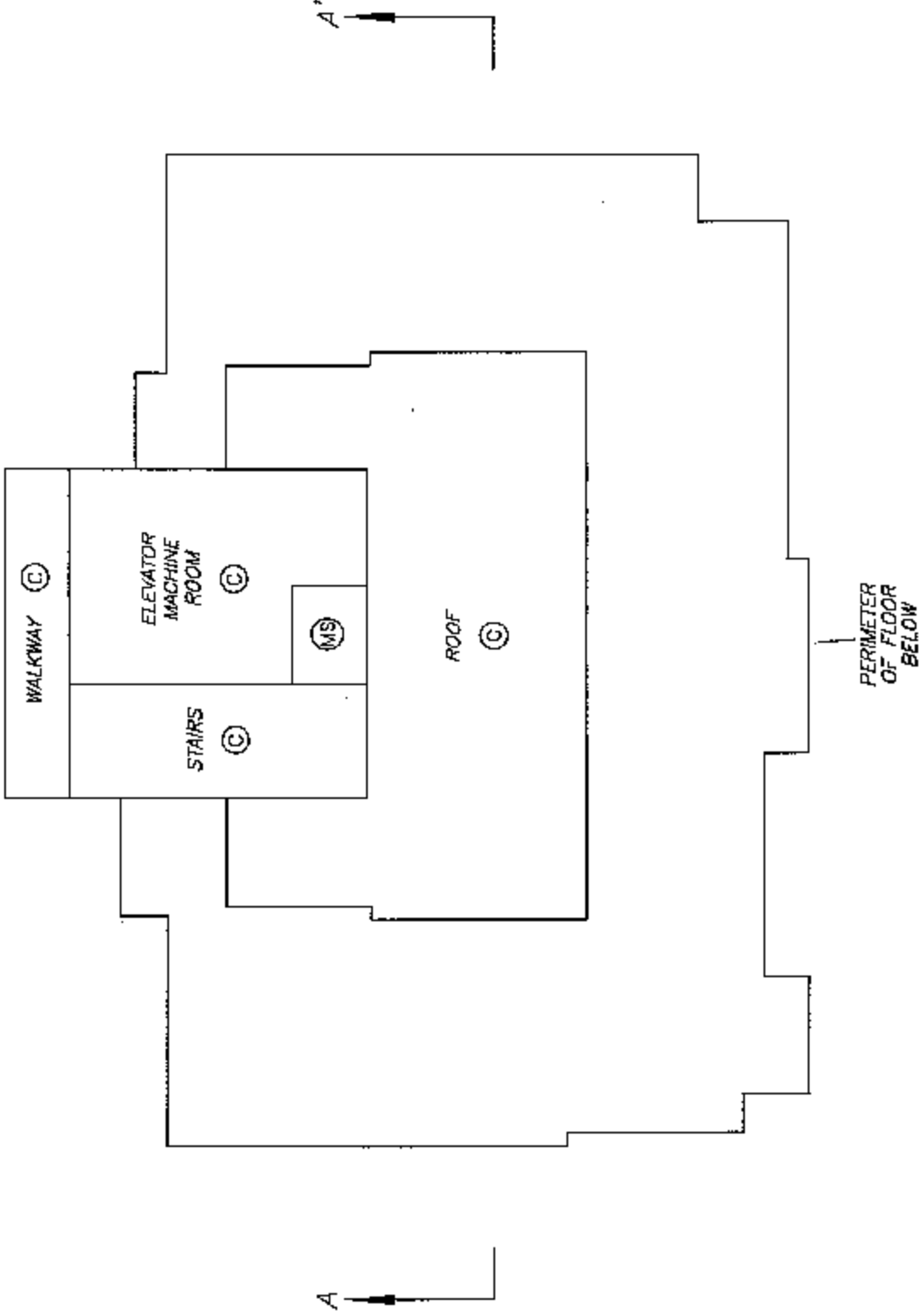
ROOF LEVEL
FLOOR PLAN

STRATA PLAN BCS 2982

SCALE 1:150



ALL DISTANCES ARE IN METRES.



gms

ORIGINAL