

**STRATA PLAN OF LOT 1
DISTRICT LOT 526 GROUP 1
NEW WESTMINSTER DISTRICT PLAN LMP53645**

STRATA PLAN BCS 536

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

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
OCT 2 2003

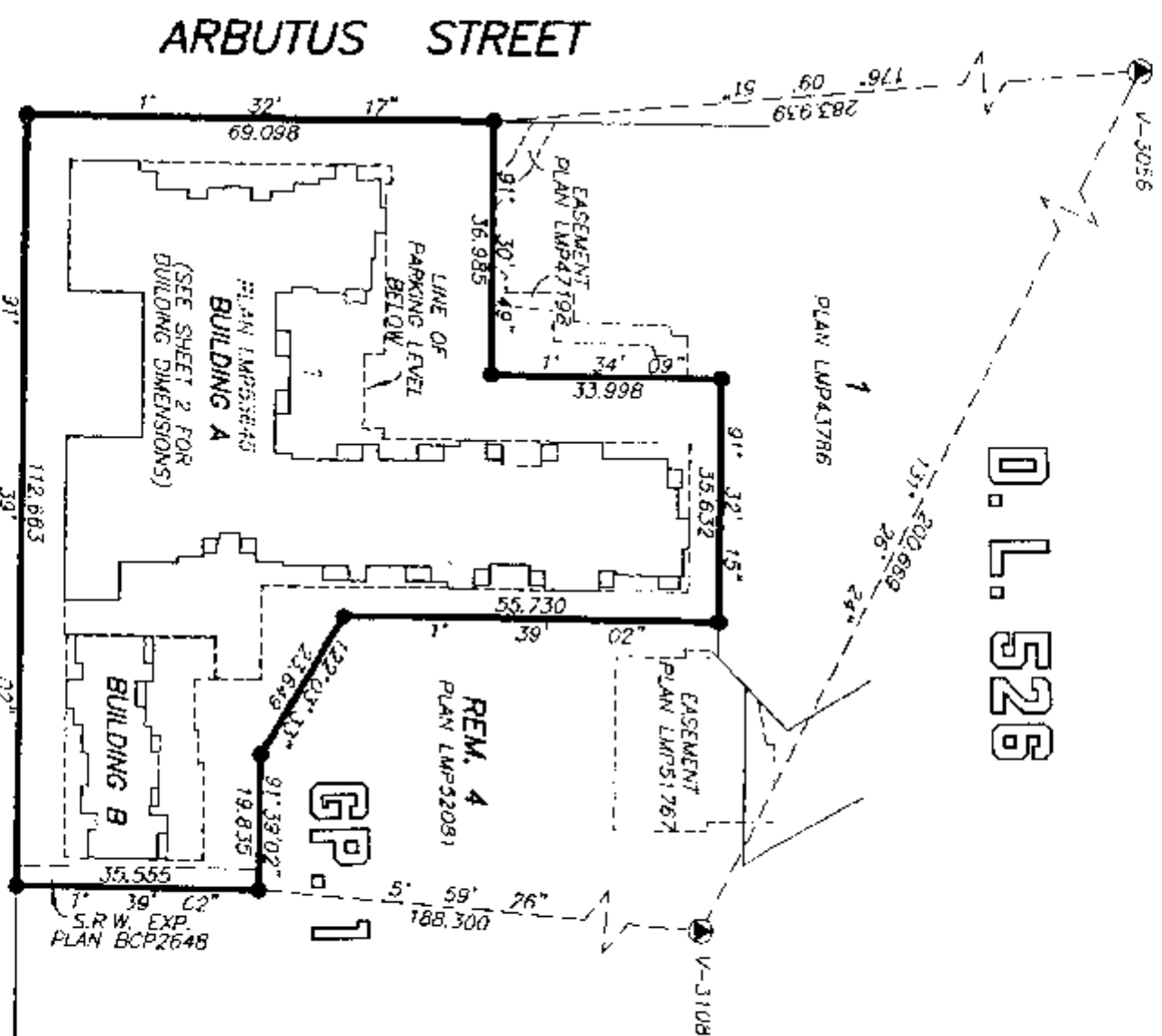


B. B. aqua leg
REGISTRAR

**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 0.999598/
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
GEODETIC CONTROL MONUMENTS V-3056 AND V-3108

CIVIC ADDRESS:
2083 WEST 33rd AVENUE
VANCOUVER, B.C.



LEGEND

- ▲ DENOTES CONTROL MONUMENT
- DENOTES IRON POST FOUND
- SL DENOTES STRATA LOT
- m2 DENOTES SQUARE METRES
- P1 DENOTES PART
- T DENOTES TOTAL
- ① DENOTES COMMON PROPERTY
- ② DENOTES DUCT BEING COMMON PROPERTY
- ③ DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
- ④ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- ⑤-98 DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 98 (TYPICAL)
- ⑥ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- ⑦ DENOTES GAS METERS BEING COMMON PROPERTY
- ⑧ DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- ⑨-10 DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 7 (TYPICAL)
- ⑪ DENOTES LIMITED COMMON PROPERTY
- ⑫ DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 2 (TYPICAL)

I, GARY SUNDACK, 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 FIELD SURVEY WAS COMPLETED ON
ON THE 15th DAY OF SEPTEMBER, 2003. THE PLAN WAS COMPLETED
AND CHECKED, AND THE CHECKLIST FILED UNDER #5607,
ON THE 16th DAY OF SEPTEMBER, 2003

I, GARY SUNDACK, A BRITISH COLUMBIA LAND
SURVEYOR CERTIFY THAT THE BUILDINGS INCLUDED
IN THIS STRATA PLAN HAVE NOT, AS OF
SEPTEMBER 15, 2003 BEEN PREVIOUSLY OCCUPIED.

C. S. A. D.

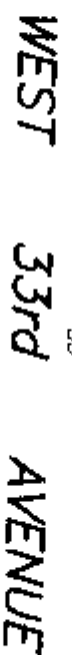
B.C.L.S.

C. S. A. D.

B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

DIYOK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
#4, 15089-94 AVENUE
SURREY, B.C. V4N 3S4
TEL: 604-513-9611
FAX: 604-513-2202
FILE: 2712-D
DWC: 2712D-S1



STRATA PLAN BCS 536

STRATA PROPERTY ACT

OWNERS:

POLYGON QUILCHENA PARK DEVELOPMENT LTD.
(INC. NO. 471393)

Name Michael Aidain
Authorized Signatory

Name Ralf Schmidtko
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name Tanya Mann

ADDRESS 900-1333 W. Broadway
Vancouver, BC

Development Coordinator
OCCUPATION OF WITNESS

MORTGAGEES:

THE BANK OF NOVA SCOTIA

Name Michael Dorrance
Authorized Signatory

Name PETER BAXTER
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name D. Ather

ADDRESS 650 W. Georgia Street
V6B 4N7 Vancouver, BC

Banker
OCCUPATION OF WITNESS

POLYGON DEVELOPMENT 104 LIMITED
(INC. NO. 523351)

Name Michael Aidain
Authorized Signatory

Name Ralf Schmidtko
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name Tanya Mann

ADDRESS 900-1333 W. Broadway
Vancouver, BC

Development Coordinator
OCCUPATION OF WITNESS

MCAP FINANCIAL CORPORATION

Name David E. Mark
Authorized Signatory

Name _____
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name Cliff Popoff

ADDRESS #140-1140 W. Pender St.
Vancouver, BC

Funding Officer
OCCUPATION OF WITNESS

CANADIAN WESTERN BANK

Name MARIO FURLAN
Authorized Signatory

Name B. GORD
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name Cliff Popoff

DIANNE POPADINAC
Credit Officer

ADDRESS Canradan Western Bank
22nd Floor - 666 Burrard Street
Vancouver, BC V6C 2X8

OCCUPATION OF WITNESS

THE CITY OF VANCOUVER, THE REGISTERED OWNER
OF THE COVENANTS BNE2654, BNE2656,
BNE2664, BNE2780 AND BTE22423
HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN,
AUTHORIZED SIGNATURES

JS Frances J. Connell
Authorized Signatory
FRANCES J. CONNELL

CITY OF VANCOUVER

I, GARY SUNDINCK, 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.
DATE: SEPTEMBER 15, 2003

CCSCLD

B.C.L.S.

FLOOR PLAN BUILDING A
LEVEL P2 WEST

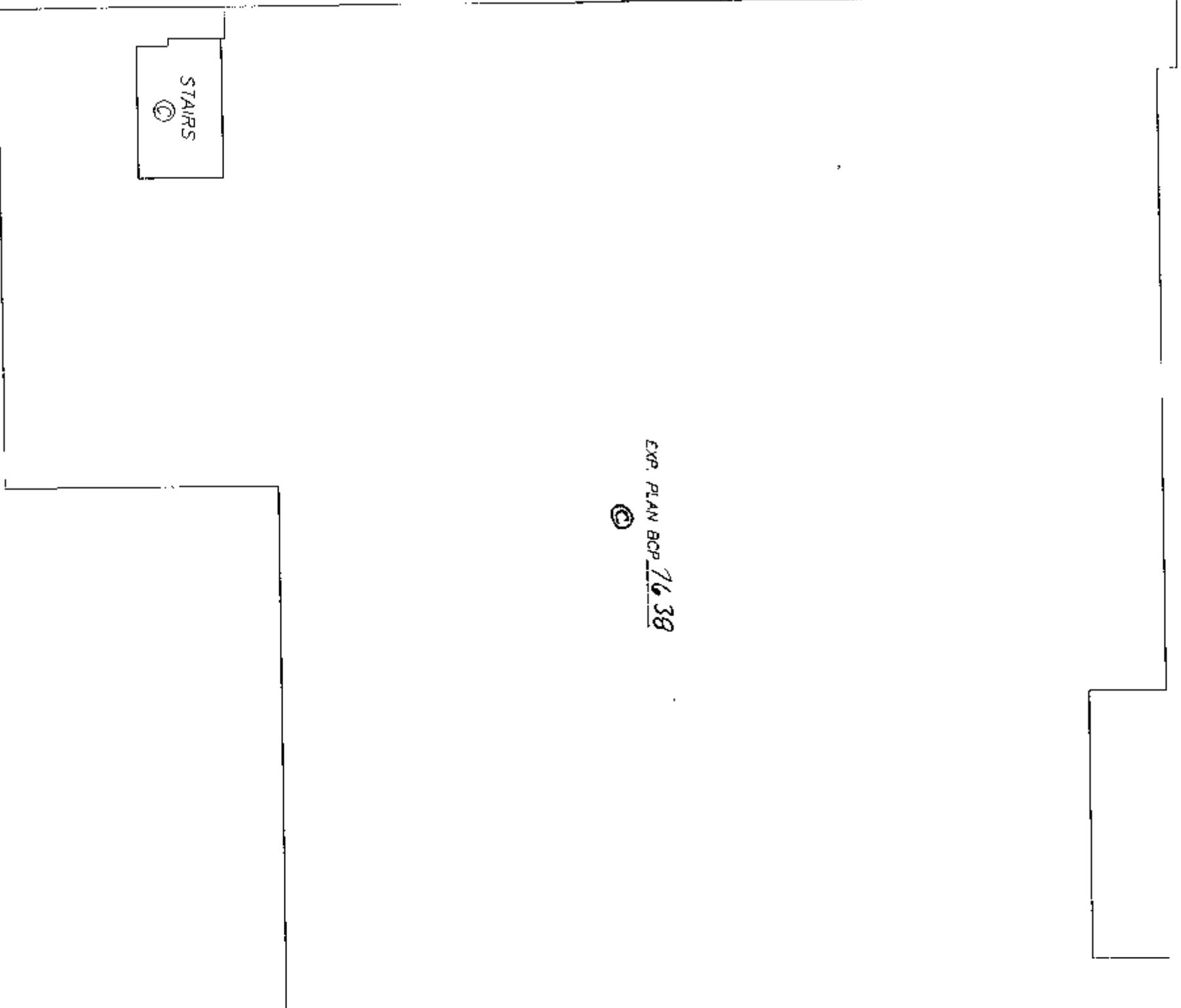
STRATA PLAN BCS 536



SCALE 1 : 200 ALL DISTANCES ARE IN METRES



A



(FOR CONTINUATION SHEET 5)

FLOOR PLAN BUILDING A LEVEL P2 EAST

STRATA PLAN BCS 536



SCALE 1 : 200 ALL DISTANCES ARE IN METRES



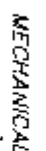
(FOR CONTINUATION SHEET 6)

(FOR CONTINUATION SHEET 4)

EXP. PLAN BCP 7638



ELEVATOR
MACHINE



MECHANICAL

GARBAGE ROOM



ELEVATOR



LOBBY

STAIRS



MECHANICAL



A'

EXP. PLAN BCP 7637



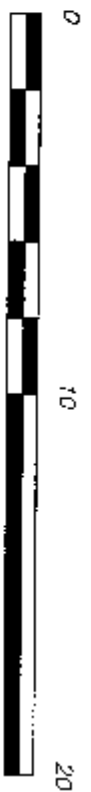
PT.
SL.1

PT.
SL.1

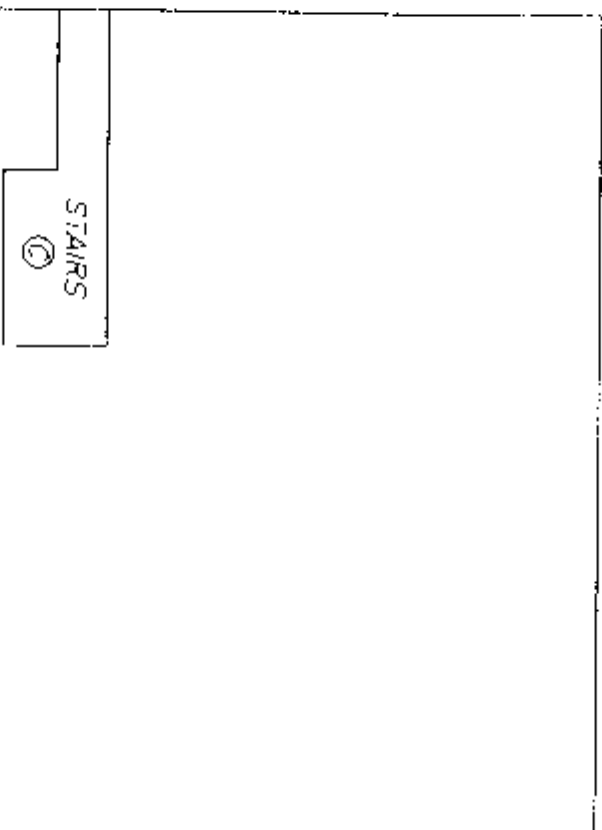
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FLOOR PLAN BUILDING A
LEVEL P2 NORTH

STRATA PLAN BCS 536

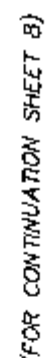
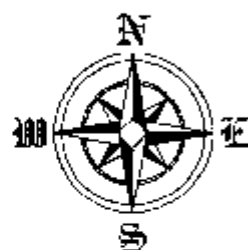


SCALE 1 : 200 ALL DISTANCES ARE IN METRES



EXP. PLAN BCP 7638
②

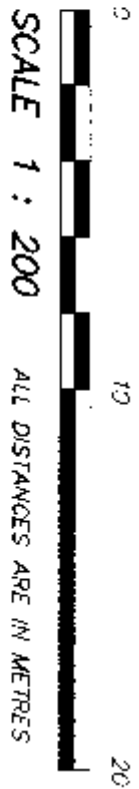
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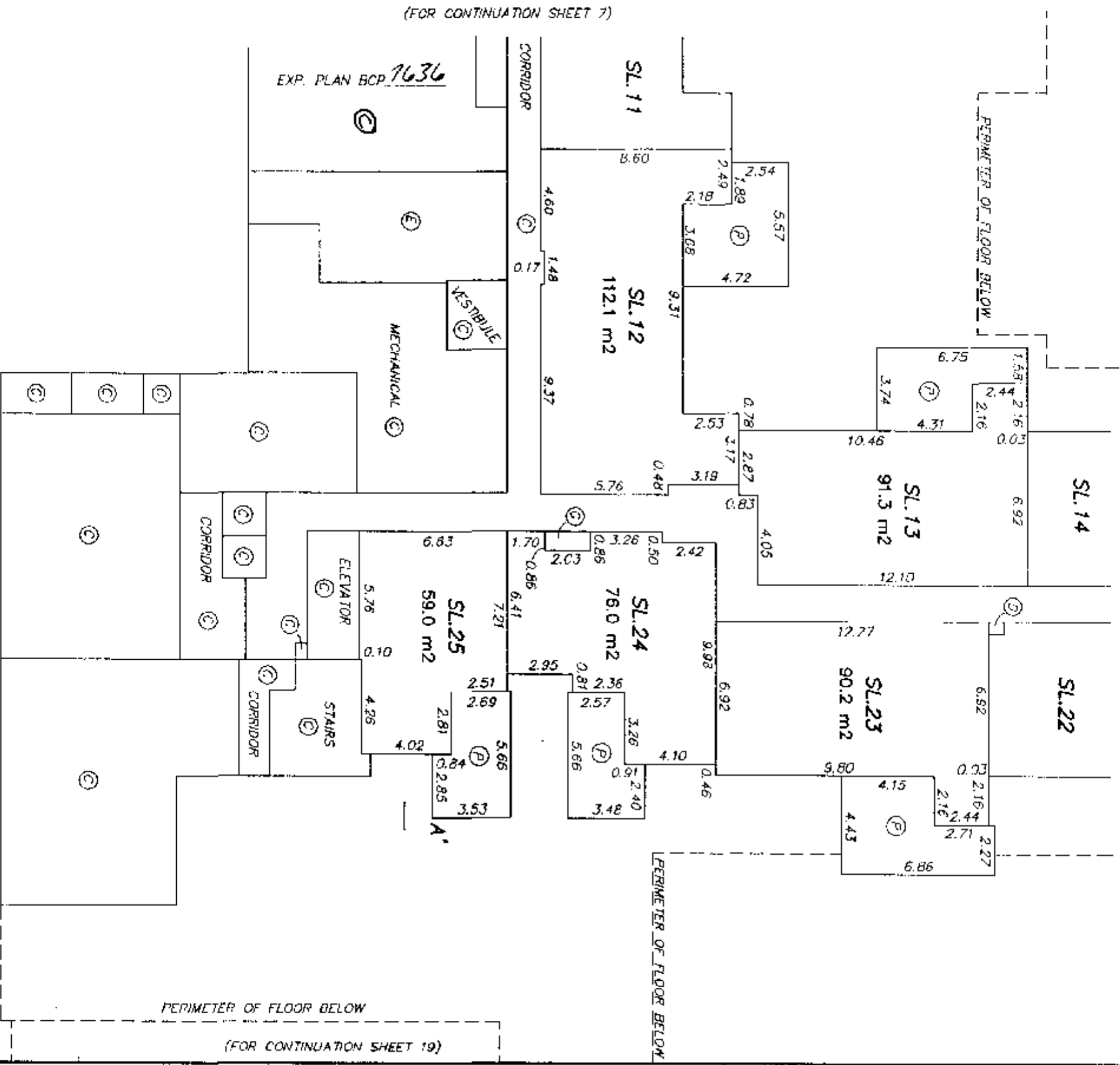
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FLOOR PLAN BUILDING A
1st FLOOR EAST

STRATA PLAN BCS 536

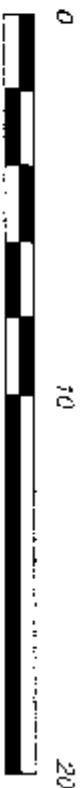


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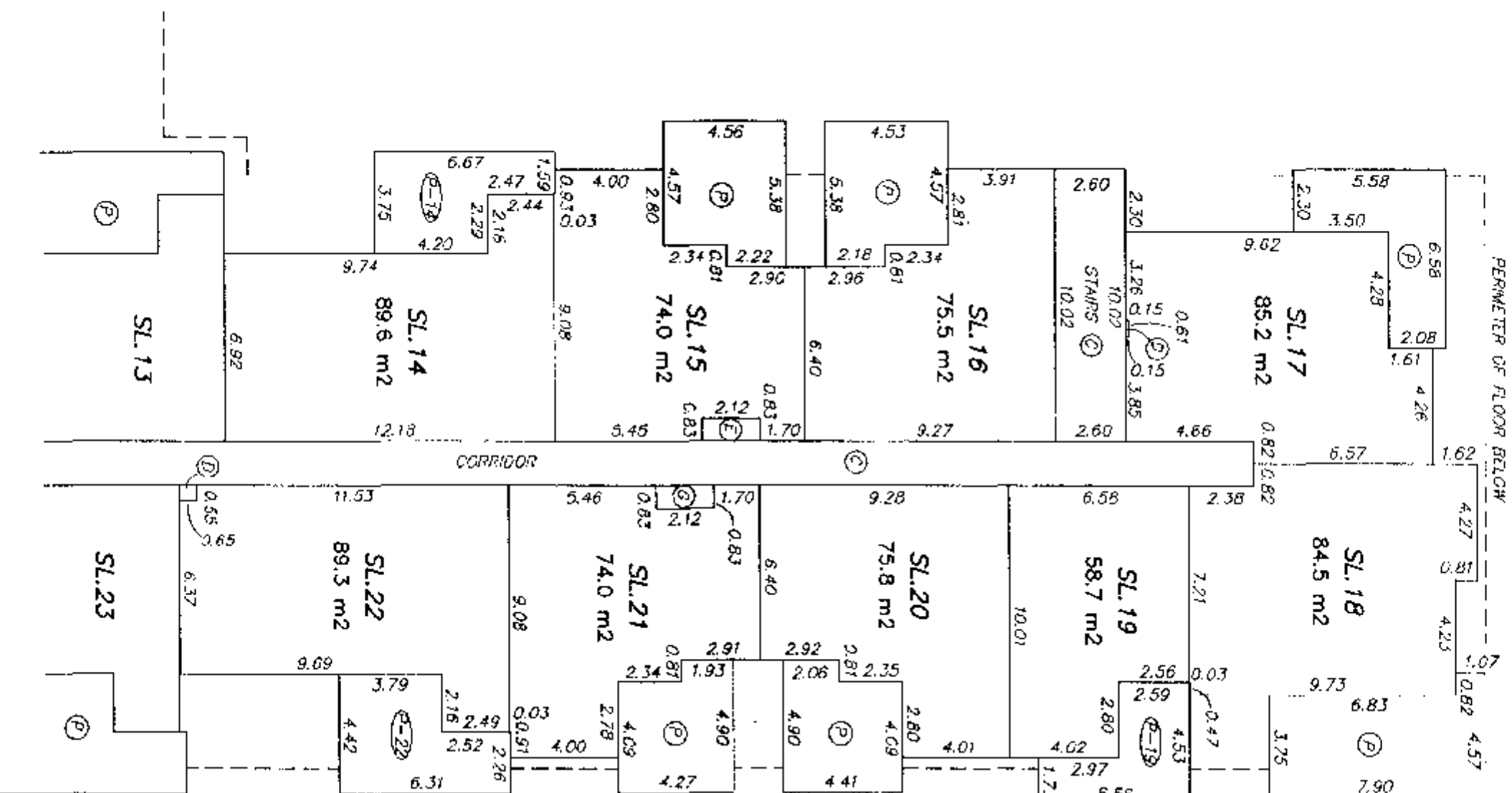
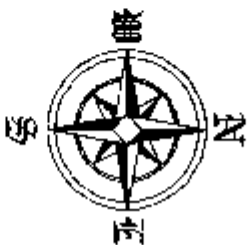


FLOOR PLAN BUILDING A
1st FLOOR NORTH

STRATA PLAN BCS 536



SCALE 1 : 200 ALL DISTANCES ARE IN METRES

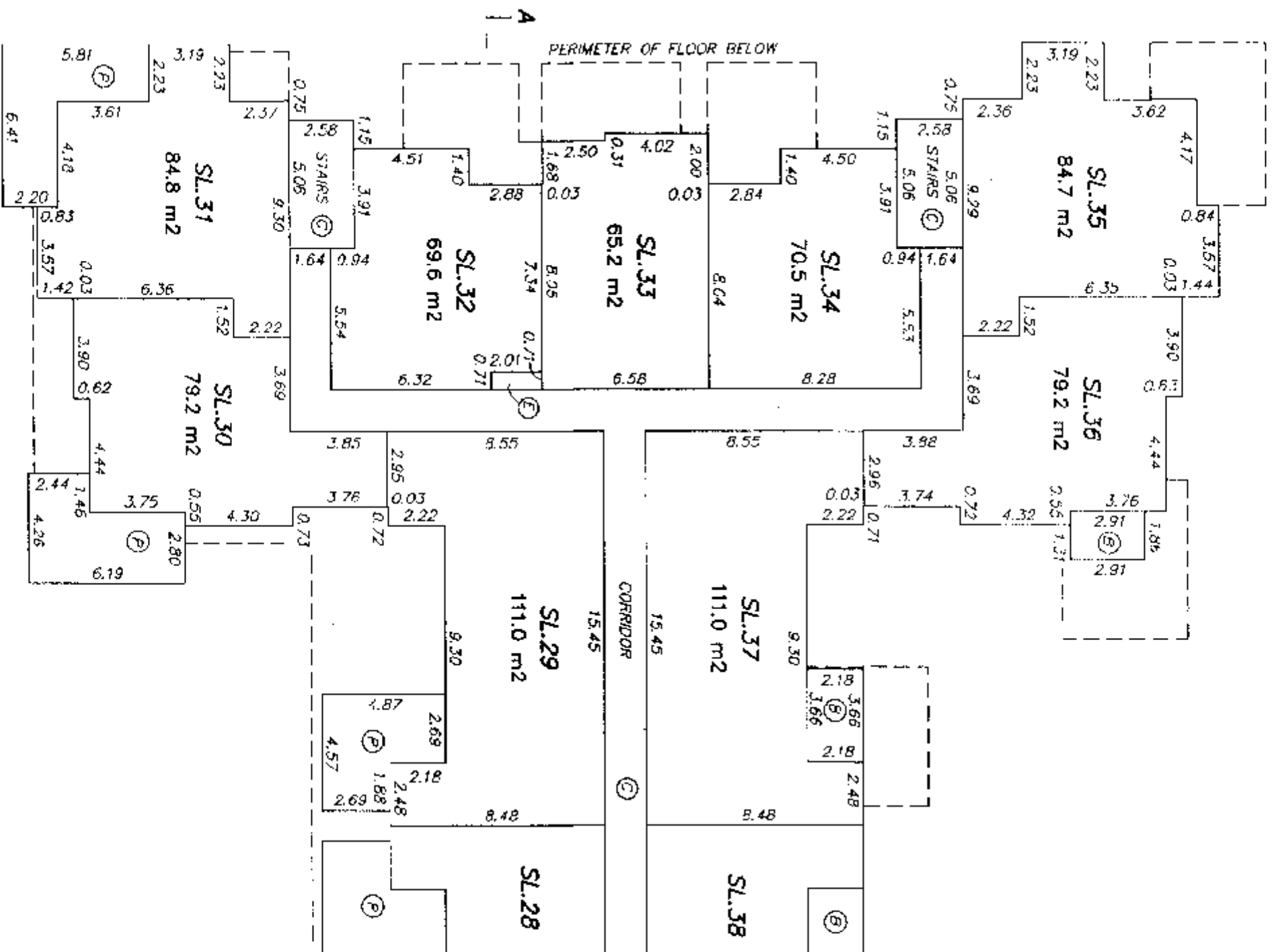
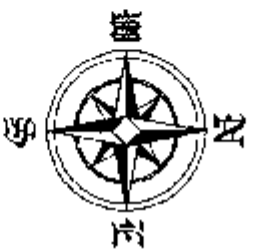


(FOR CONTINUATION SHEET B)

CC

FLOOR PLAN BUILDING A
2nd FLOOR WEST

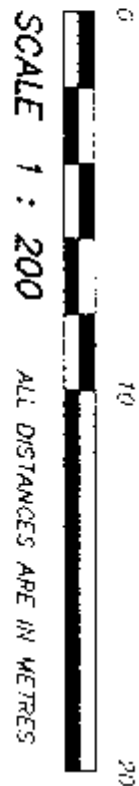
STRATA PLAN BCS 536



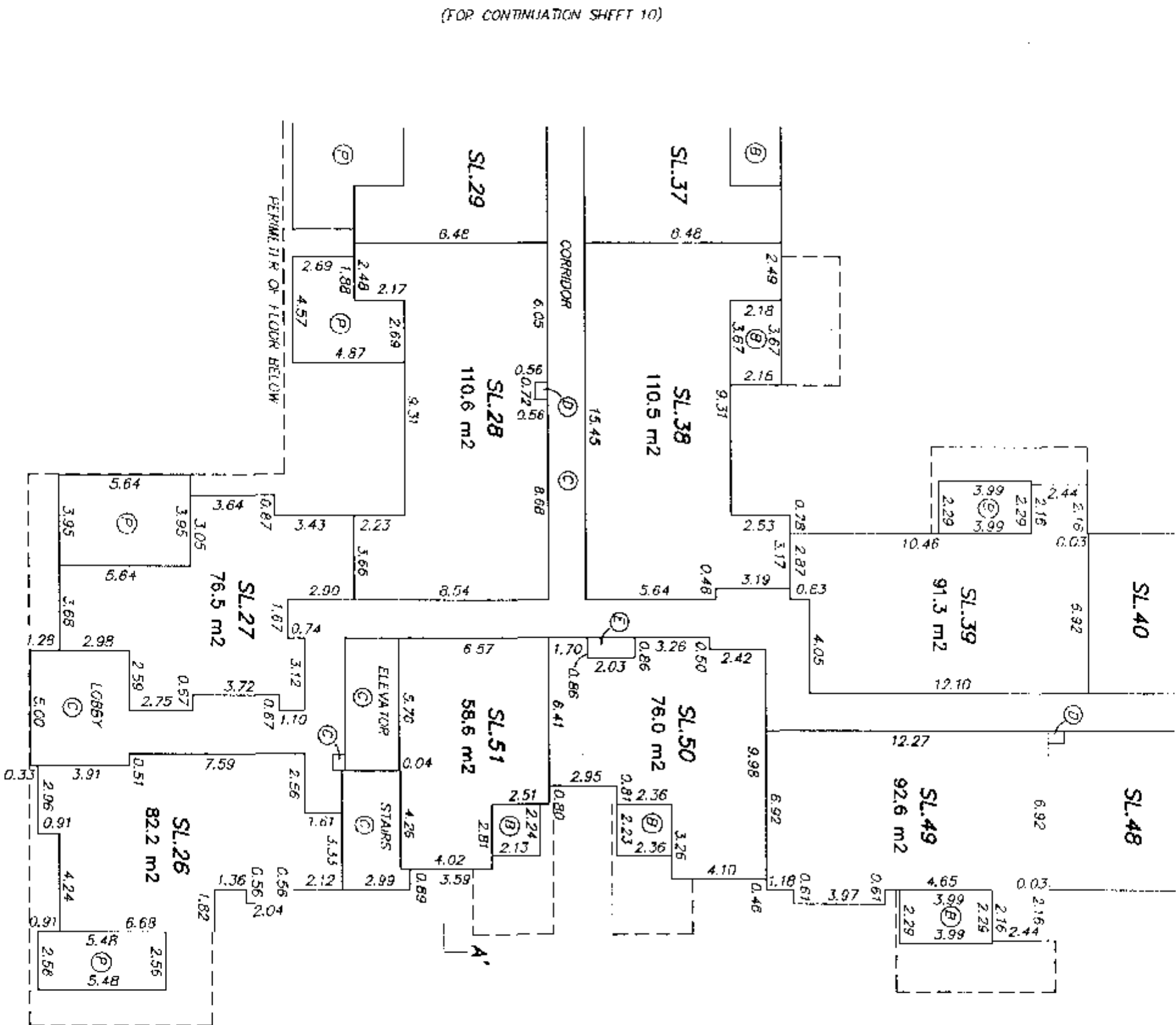
(FOR CONTINUATION SHEET 11)

FLOOR PLAN BUILDING A
2nd FLOOR EAST

STRATA PLAN BCS 536



(FOR CONTINUATION SHEET 12)



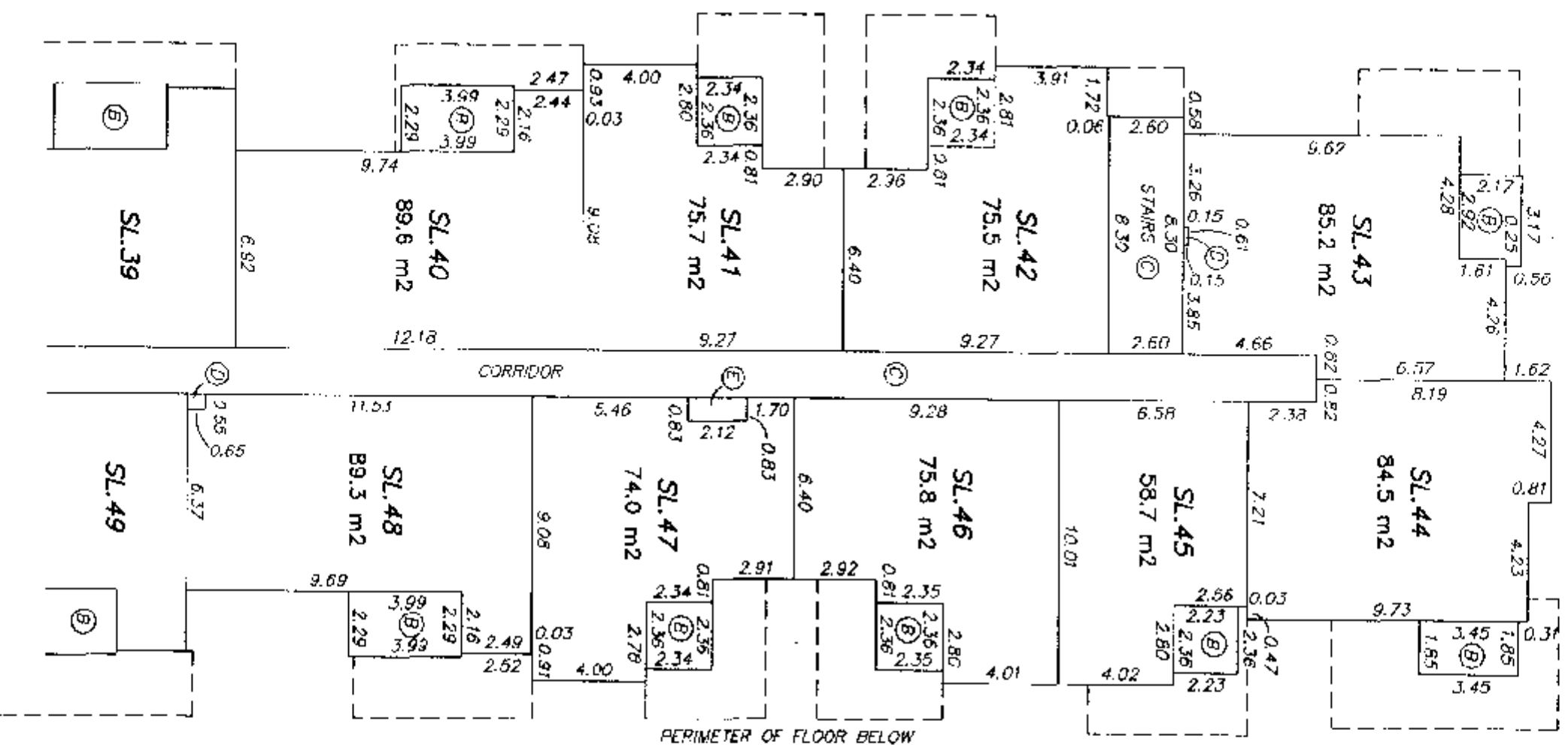
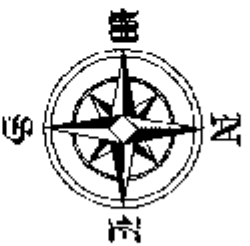
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FLOOR PLAN BUILDING A
2nd FLOOR NORTH

STRATA PLAN BCS 536

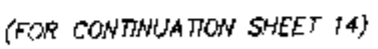


SCALE 1 : 200 ALL DISTANCES ARE IN METRES



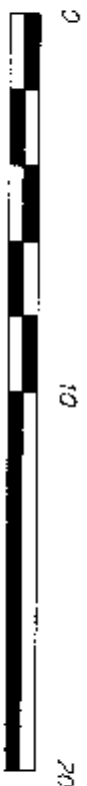
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STRATA PLAN BCS 536

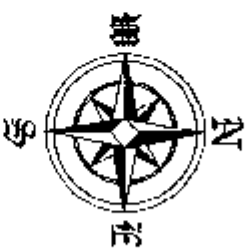


FLOOR PLAN BUILDING A
3rd FLOOR EAST

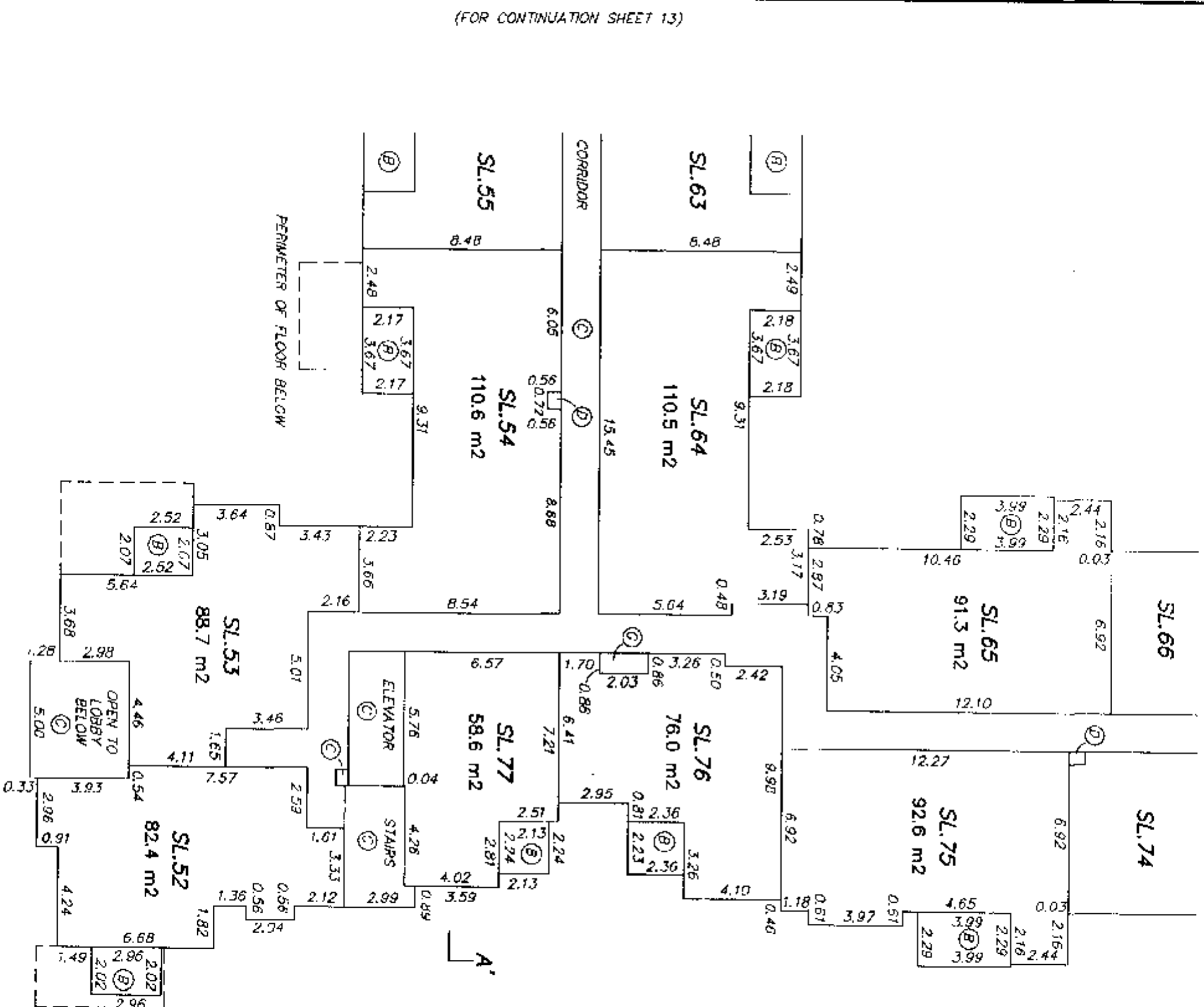
STRATA PLAN BCS 536



SCALE 1 : 200 ALL DISTANCES ARE IN METRES

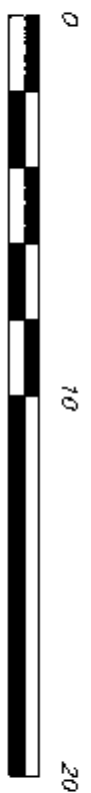


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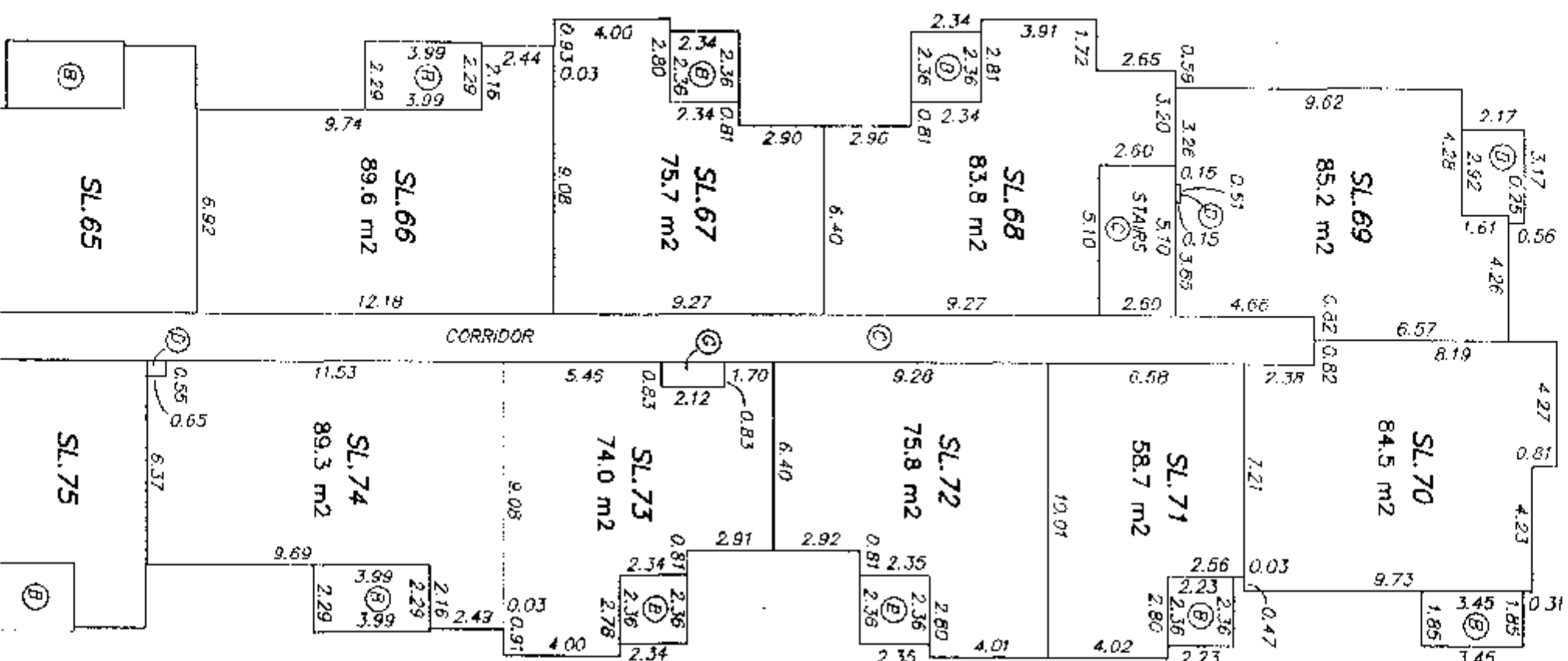


FLOOR PLAN BUILDING A
3rd FLOOR NORTH

STRATA PLAN BCS 536



SCALE 1 : 200 ALL DISTANCES ARE IN METRES



(FOR CONTINUATION SHEET 14)

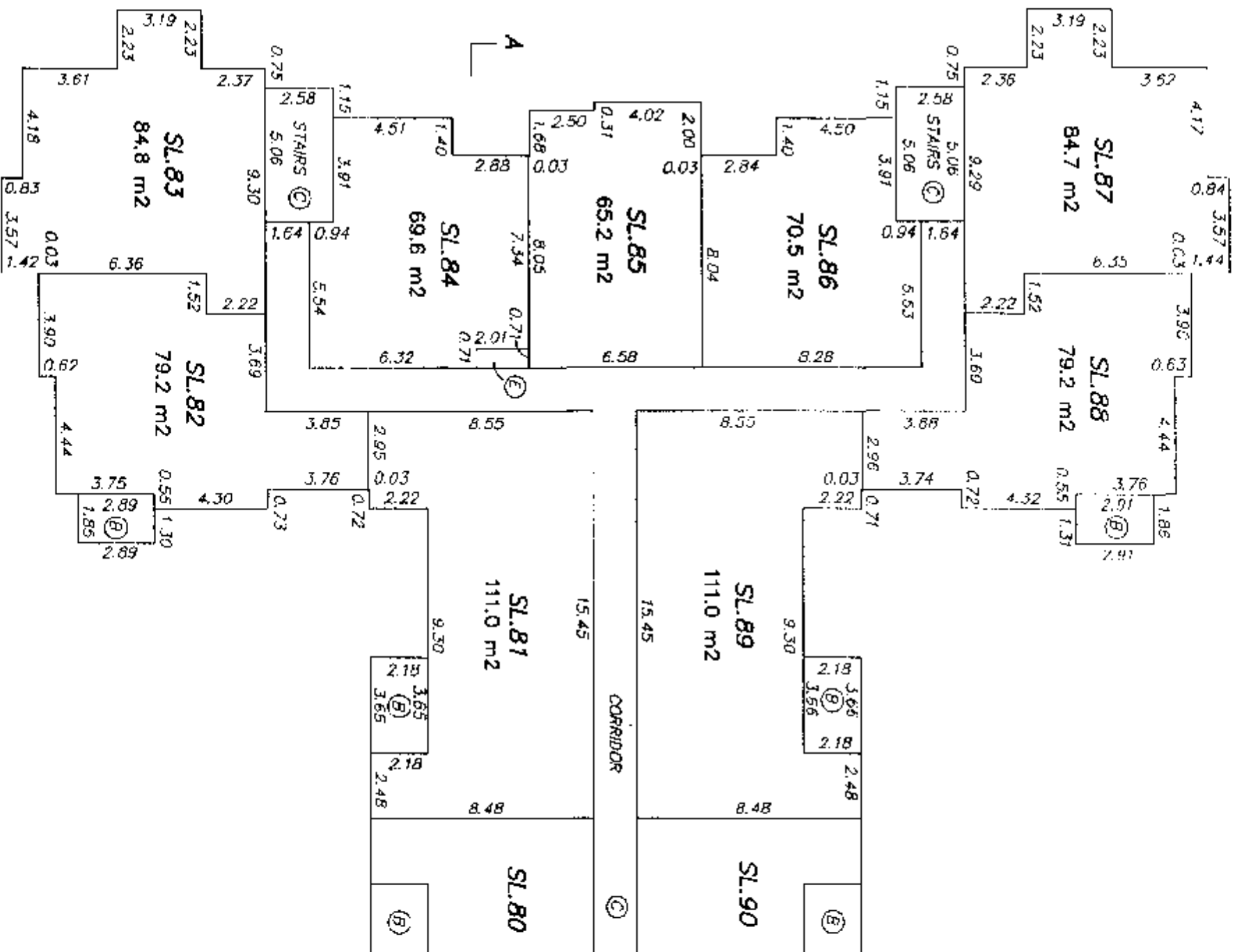
66

FLOOR PLAN BUILDING A 4th FLOOR WEST

STRATA PLAN BCS 536



SCALE 1 : 200 ALL DISTANCES ARE IN METRES



(FOR CONTINUATION SHEET 17)

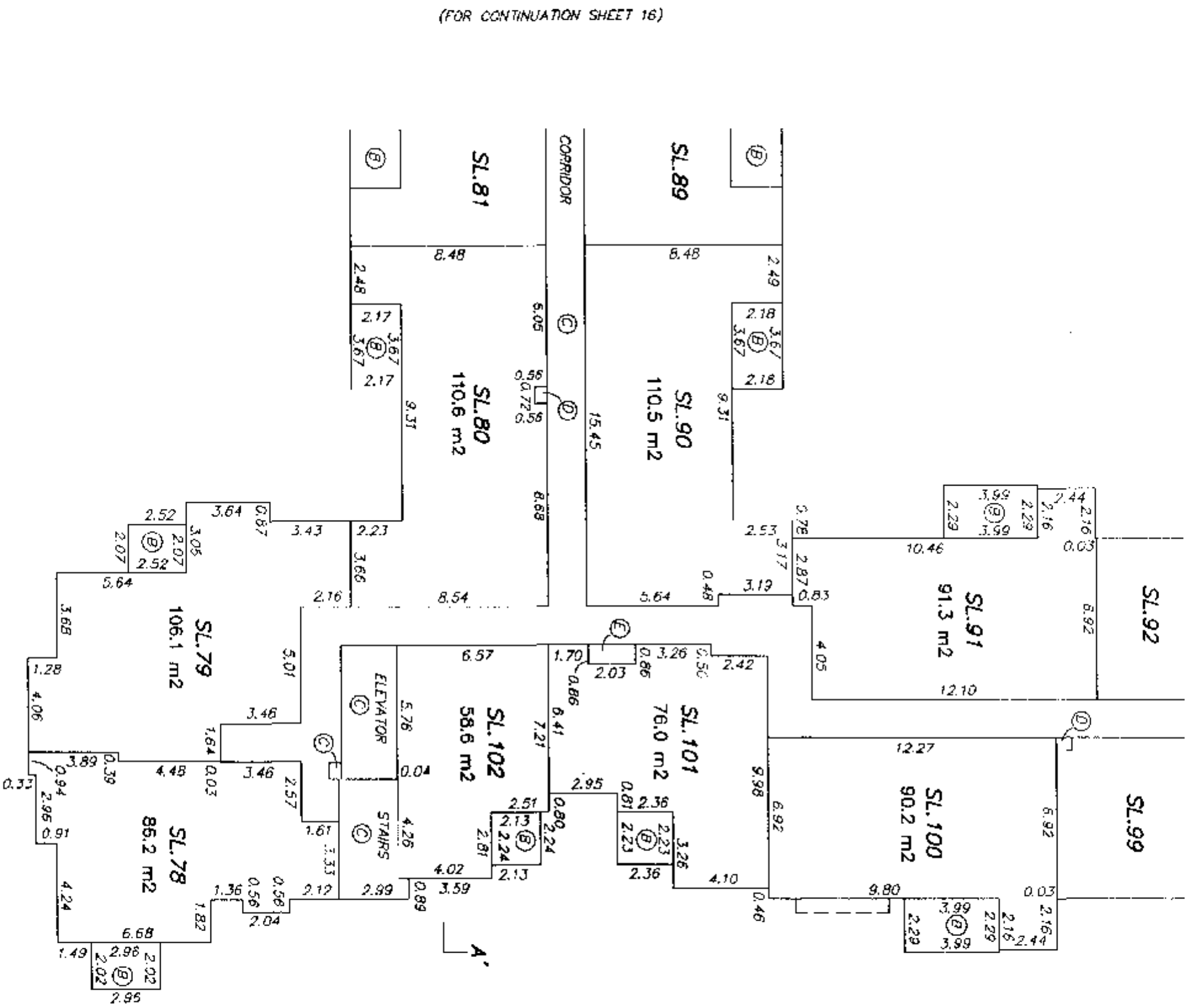
FLOOR PLAN BUILDING A
4th FLOOR EAST

STRATA PLAN BCS 536

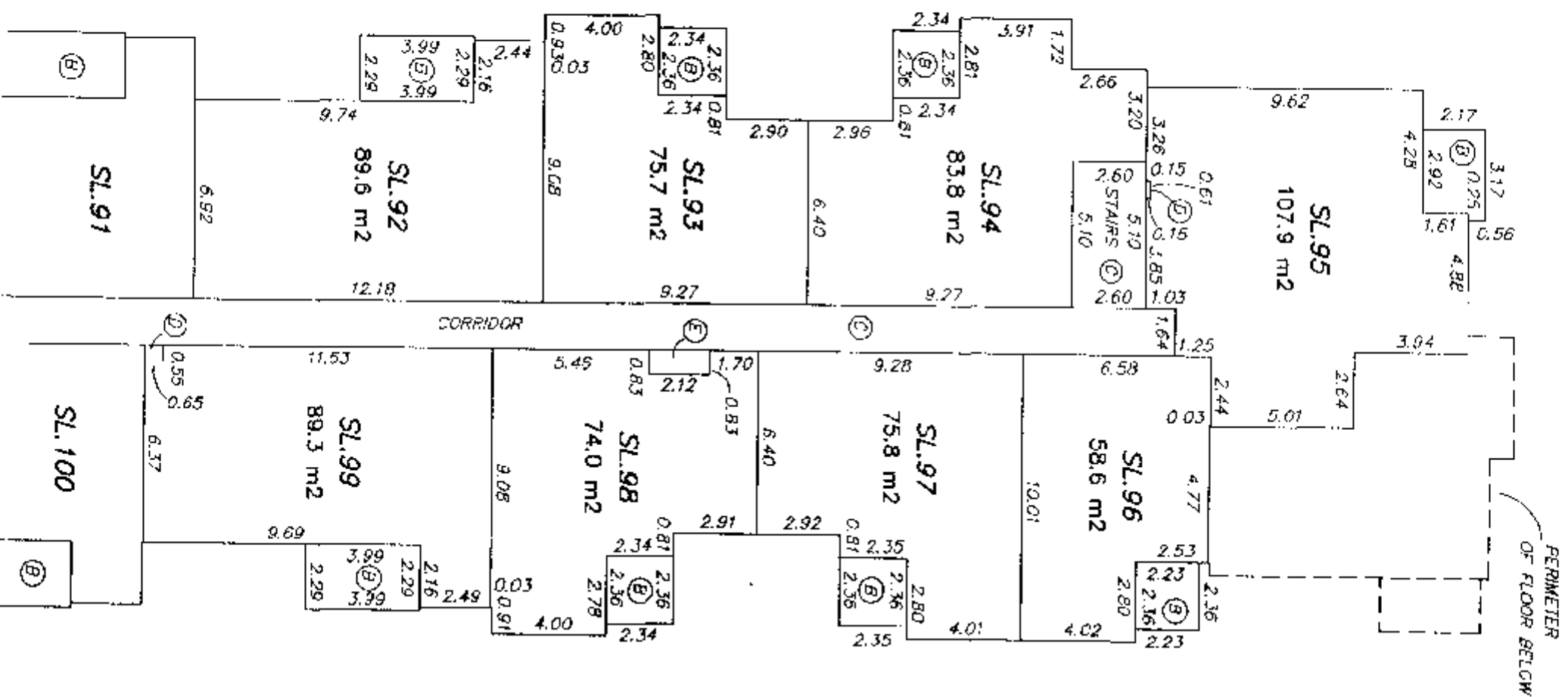
SHEET 17 OF 21 SHEETS



(FOR CONTINUATION SHEET 18)

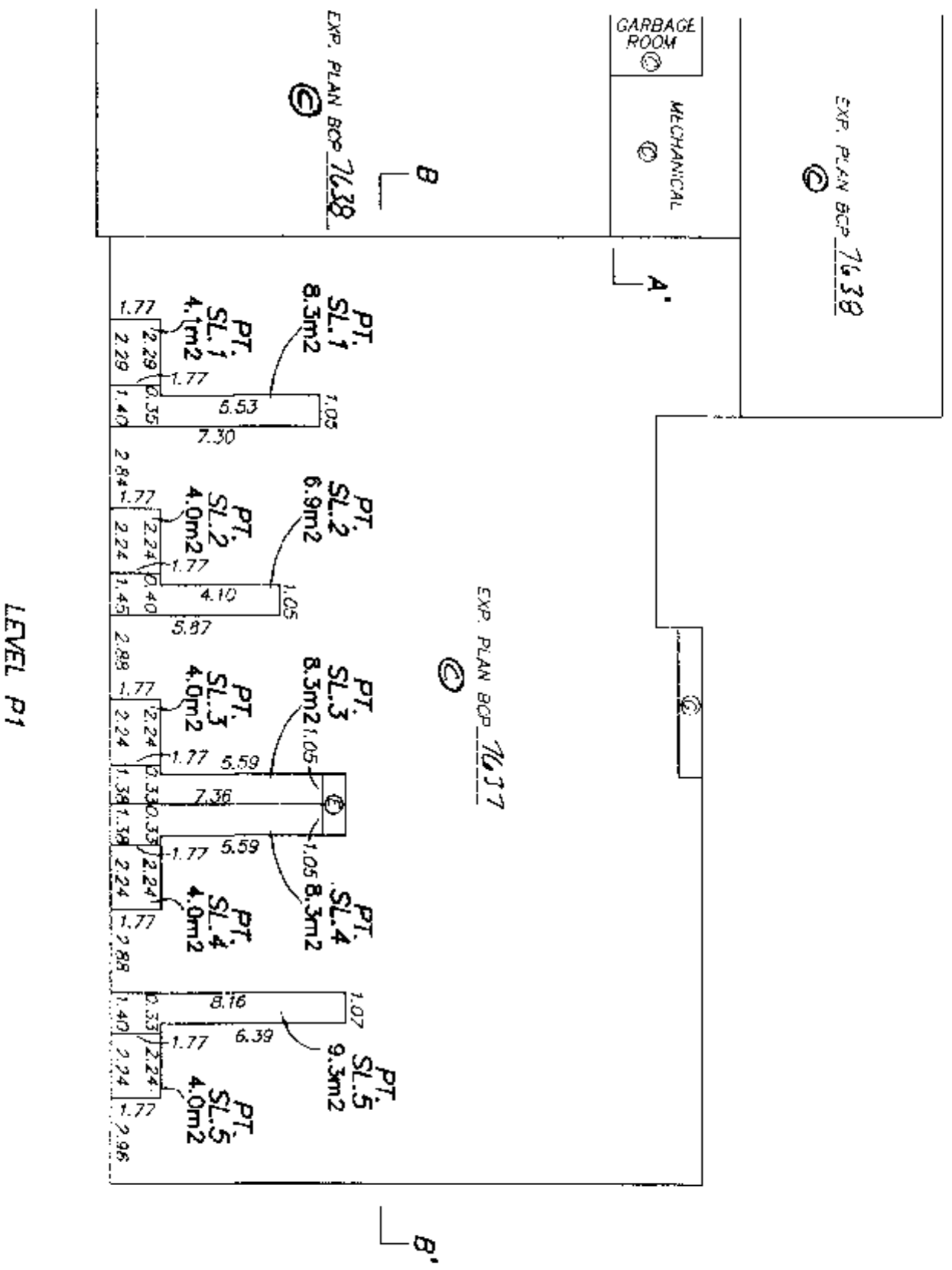


SCALE 1 : 200 ALL DISTANCES ARE IN METRES



(FOR CONTINUATION SHEET 17)

SEPTEMBER 15, 2003
FILE: 2712D-S2

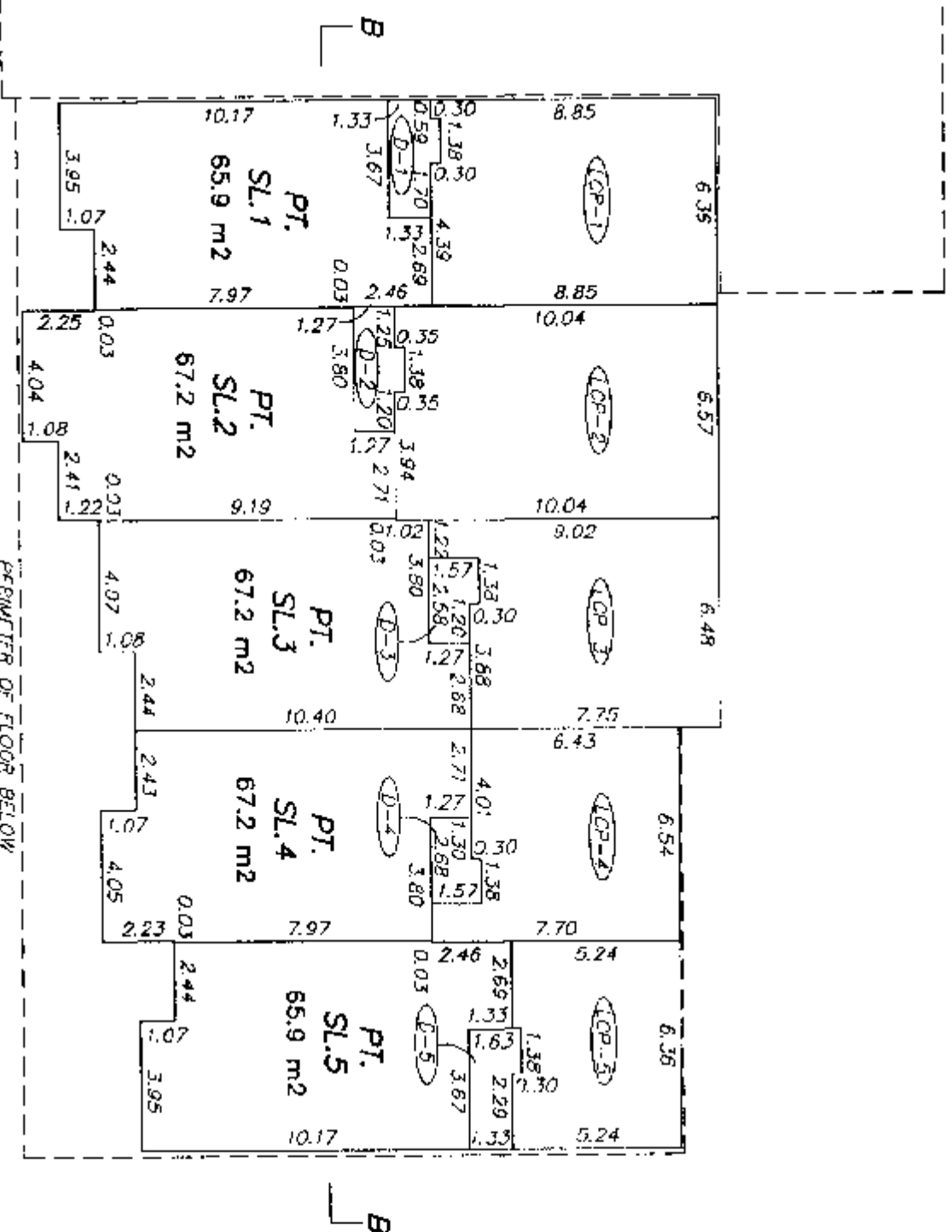
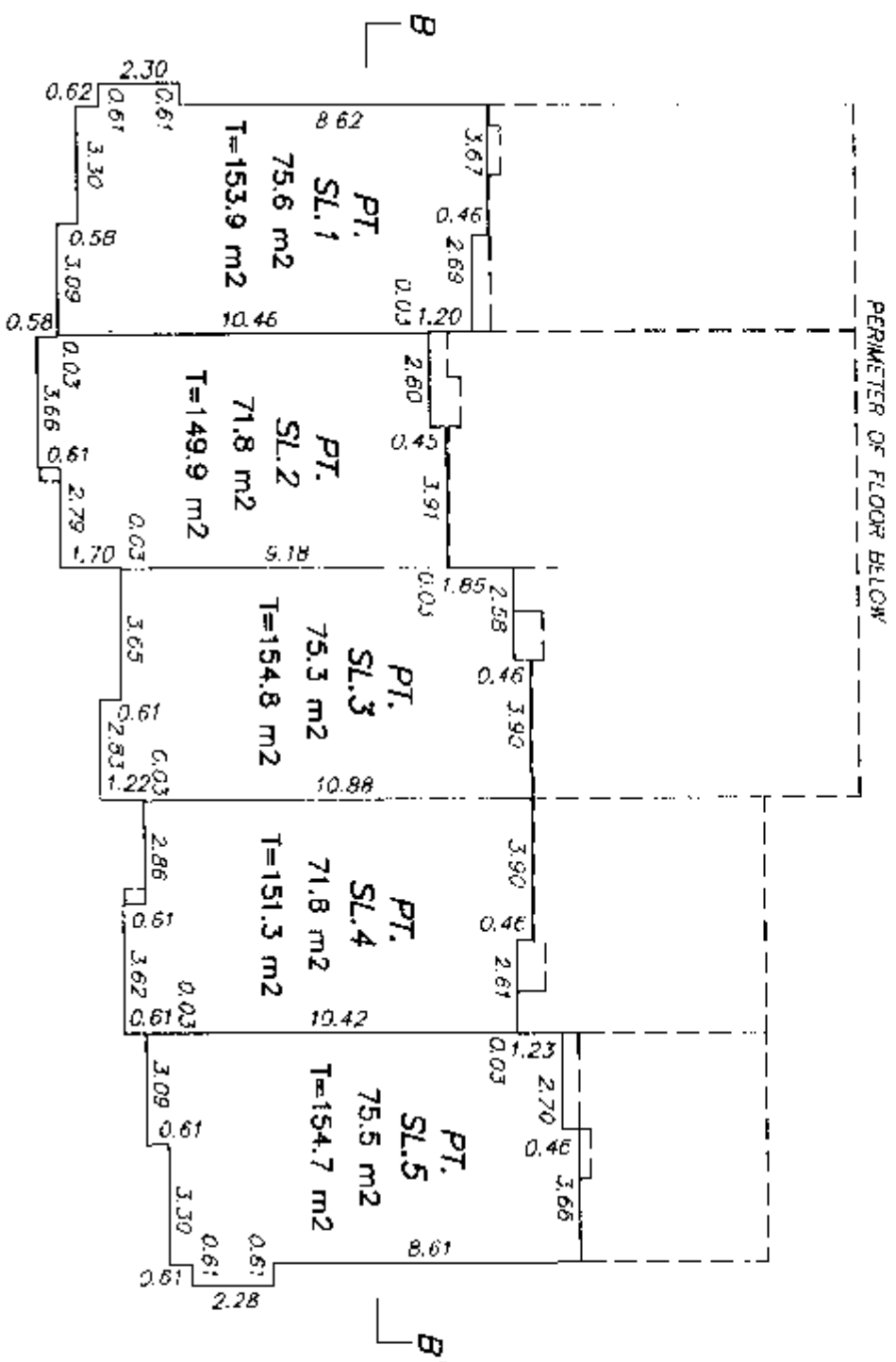
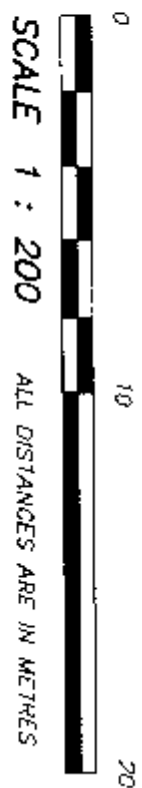


SEPTEMBER 16, 2003
FILE: 2712D-S2

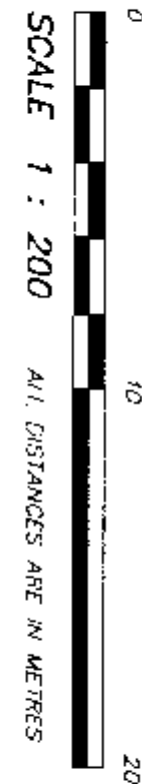
FLOOR PLANS
BUILDING B

STRATA PLAN BCS 536

SHEET 20 OF 21 SHEETS



SECTIONS



2nd FLOOR

1st FLOOR

LEVEL P1

PT. SL.1	PT. SL.2	PT. SL.3	PT. SL.4	PT. SL.5
EXP. PLAN BCP 7637 Ⓢ				

SECTION B - B'

LEVEL 4	SL.84		SL.81		SL.80			SL.102		
LEVEL 3	SL.58	CORRIDOR	SL.55		SL.54		CORRIDOR	SL.77		
LEVEL 2	SL.32	Ⓢ	SL.29		SL.28		Ⓢ	SL.51		
LEVEL 1	SL.6		EXP. PLAN BCP 7636 Ⓢ	Ⓢ	MECHANICAL Ⓢ		SL.25			
EXP. PLAN BCP 7636 Ⓢ							Ⓢ	Ⓢ	GARBAGE ROOM Ⓢ	MECHANICAL Ⓢ

SECTION A - A'

ELEVATOR
MACHINE

MECHANICAL

STRATA PLAN BCS 536

SHEET 24 OF 24 SHEETS

LEVEL P2

SEPTEMBER 15, 2003
FILE: 2712D-S2

22