

**EXHIBIT "A"**  
**STRATA PLANS**

**STRATA PLAN OF LOT F  
BLOCK 33 OF DISTRICT LOT 185  
GROUP ONE PLAN 22199**

CITY OF VANCOUVER

NAME OF BUILDING  
"DORCHESTER TOWER"

THE CIVIC ADDRESS OF THE BUILDING IS:  
1265 BARCLAY STREET,  
VANCOUVER, B.C.

THE ADDRESS FOR SERVICE OF DOCUMENTS  
ON THE STRATA CORPORATION IS:  
THE OWNERS STRATA PLAN VR 2681  
C/O STE. 600 - 1090 W. PENDER STREET  
VANCOUVER, B.C.

FOR STRATA CORP  
MAIL ADDRESS  
SEE STRATA PLAN  
GENERAL INDEX

**KEY PLAN**

SCALE - 1:750 (METRIC)

10 0 20 40

STRATA PLAN V.R. 2681

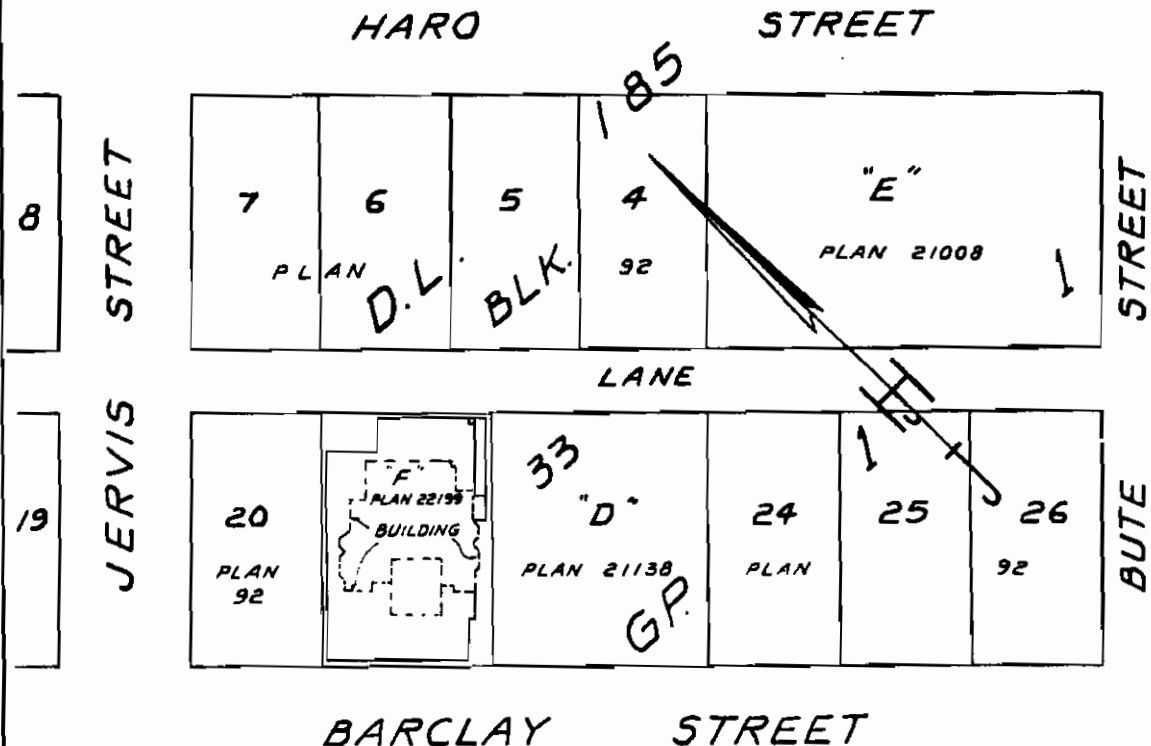
DEPOSITED AND REGISTERED IN  
THE LAND TITLE OFFICE AT  
VANCOUVER, B.C.  
THIS 20<sup>th</sup> DAY OF JUNE 1990

*[Signature]*  
DEPUTY REGISTRAR

GD 14064

**LEGEND:**

S.L. DENOTES STRATA LOT  
PT. " PART  
SQ.M. " SQUARE METRES  
C " COMMON PROPERTY  
LCP " LIMITED COMMON PROPERTY  
BALC. " BALCONY  
P.L. " PROPERTY LINE  
CF " COMMON FACILITY  
STE " SUITE



NOTE: ALL DIMENSIONS ARE TO  
EXTERIOR WALLS EXCEPT  
WHERE OTHERWISE SHOWN  
NOTE: BALCONIES AND PATIOS ARE NOT  
INCLUDED IN AREAS OF STRATA LOTS

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

HELGE JACOBSEN  
PROFESSIONAL B.C. LAND SURVEYOR  
2116 SALISBURY AVENUE  
PORT COQUITLAM, B.C.  
V3B 1Y1  
TEL. 941-7727

I, HELGE JACOBSEN OF PORT COQUITLAM, B.C. A BRITISH COLUMBIA  
LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDING ERECTED  
ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE  
EXTERNAL BOUNDARIES OF THAT PARCEL.  
DATED AT PORT COQUITLAM, B.C. THIS 30<sup>th</sup> DAY OF APRIL 1990

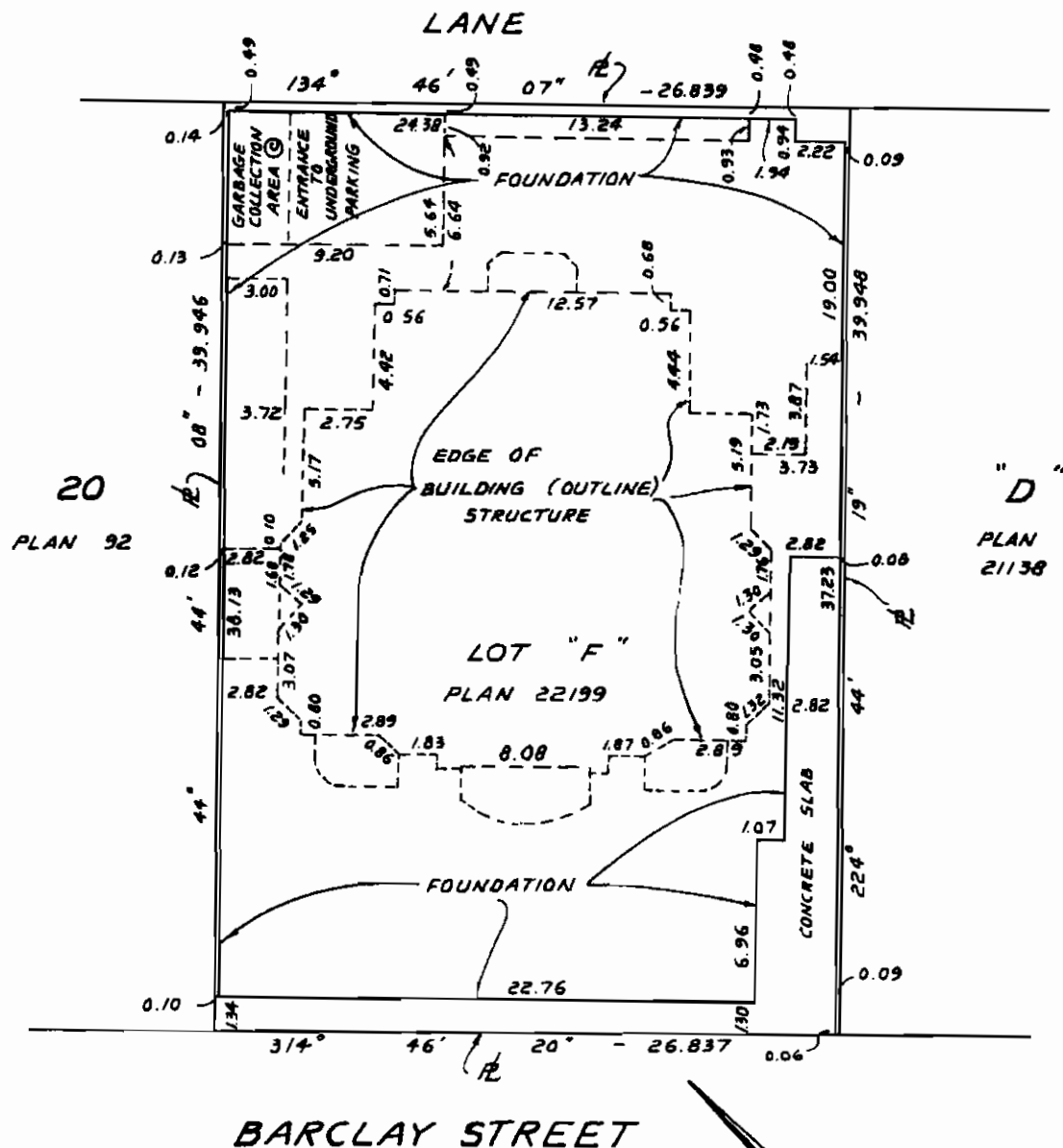
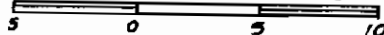
*[Signature]*

B.C.L.S.

STRATA PLAN V.R. 2681

# PLAN SHOWING LOCATION OF BUILDING ON LOT "F"

SCALE - 1:200 METRIC



NOTE: PROPERTY LINE OFFSET TIES ARE TO OUTER  
EDGE OF CONCRETE FOUNDATION

THIS SHEET SHOWS THE OUTLINE OF  
LOWER FLOORS AND BALCONIES AND THE  
LOCATION OF OUTSIDE WALLS OF THE MAIN  
STRUCTURE THEREON.

THIS 30<sup>th</sup> DAY OF APRIL 1990

STRATA PLAN VR 268.

CONDOMINIUM ACT

| LOT NUMBER | SHEET NUMBER | FORM 1                          | FORM 2                                      | FORM 3                       |
|------------|--------------|---------------------------------|---------------------------------------------|------------------------------|
|            |              | SCHEDULE OF<br>UNIT ENTITLEMENT | SCHEDULE OF<br>INTEREST UPON<br>DESTRUCTION | SCHEDULE OF<br>VOTING RIGHTS |
|            |              | UNIT ENTITLEMENT                | INTEREST UPON<br>DESTRUCTION                | NUMBER<br>OF VOTES           |
| 1          | 8 & 19       | 9                               | 246                                         |                              |
| 2          | 8 & 19       | 8                               | 214                                         |                              |
| 3          | 8 & 19       | 9                               | 256                                         |                              |
| 4          | 9 & 19       | 9                               | 243                                         |                              |
| 5          | 9 & 19       | 8                               | 227                                         |                              |
| 6          | 9 & 19       | 9                               | 252                                         |                              |
| 7          | 9 & 19       | 6                               | 152                                         |                              |
| 8          | 10 & 19      | 9                               | 257                                         |                              |
| 9          | 10 & 19      | 8                               | 239                                         |                              |
| 10         | 10 & 19      | 9                               | 266                                         |                              |
| 11         | 10 & 19      | 6                               | 161                                         |                              |
| 12         | 11 & 19      | 9                               | 257                                         |                              |
| 13         | 11 & 19      | 8                               | 239                                         |                              |
| 14         | 11 & 19      | 9                               | 266                                         |                              |
| 15         | 11 & 19      | 6                               | 161                                         |                              |
| 16         | 12 & 19      | 9                               | 267                                         |                              |
| 17         | 12 & 19      | 8                               | 248                                         |                              |
| 18         | 12 & 19      | 9                               | 277                                         |                              |
| 19         | 12 & 19      | 6                               | 171                                         |                              |
| 20         | 13 & 19      | 9                               | 267                                         |                              |
| 21         | 13 & 19      | 8                               | 248                                         |                              |
| 22         | 13 & 19      | 9                               | 277                                         |                              |
| 23         | 13 & 19      | 6                               | 171                                         |                              |
| 24         | 14 & 19      | 9                               | 277                                         |                              |
| 25         | 14 & 19      | 8                               | 261                                         |                              |
| 26         | 14 & 19      | 9                               | 288                                         |                              |
| 27         | 14 & 19      | 6                               | 178                                         |                              |
| 28         | 15 & 19      | 9                               | 286                                         |                              |
| 29         | 15 & 19      | 8                               | 269                                         |                              |
| 30         | 15 & 19      | 9                               | 296                                         |                              |
| 31         | 15 & 19      | 6                               | 182                                         |                              |
| 32         | 16 & 19      | 10                              | 343                                         |                              |
| 33         | 16 & 19      | 10                              | 343                                         |                              |
| 34         | 16 & 19      | 6                               | 189                                         |                              |
| 35         | 17 & 19      | 11                              | 363                                         |                              |
| 36         | 17 & 19      | 10                              | 363                                         |                              |
| AGGREGATE  |              | 297                             | 9000                                        |                              |

ACCEPTED AS TO FORMS 1, 2 AND 3

SUPERINTENDENT OF INSURANCE

Jan. 26, 1990 - 8

THIS 30<sup>th</sup> DAY OF APRIL 1990

B.C.L.S.

STRATA PLAN V.R. 2681

CONDOMINIUM ACTSTATUTORY DECLARATION

- I / WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
- 1) I / WE THE UNDERSIGNED (AM/ARE) THE OWNER/DEVELOPER OR THE DULY AUTHORIZED AGENT OF THE OWNER-DEVELOPER.
- 2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE
- I / WE MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT Richmond  
IN THE PROVINCE OF BRITISH COLUMBIA  
THIS 28 DAY OF MAY 1990

G. Hawkins  
A COMMISSIONER FOR TAKING AFFIDAVITS  
WITHIN THE PROVINCE OF BRITISH COLUMBIA

SECTION 8(1)NEW DEVELOPMENT CERTIFICATE

I, HELGE JACOBSEN OF PORT COQUITLAM, B.C.  
A BRITISH COLUMBIA LAND SURVEYOR, HEREBY  
CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA  
PLAN HAS NOT AS OF THE 30 DAY OF APRIL 1990  
BEEN PREVIOUSLY OCCUPIED.  
DATED AT PORT COQUITLAM, B.C. THIS 30 DAY  
OF APRIL, 1990.

Helge Jacobsen B.C.L.S.  
(SIGNATURE OF SURVEYOR)

OWNER  
MARISCHAL INVESTMENTS LTD.  
(INCORPORATION # 345182)

[Signature]  
AUTHORIZED SIGNATORY

[Signature]  
AUTHORIZED SIGNATORY

WITNESS

NAME

6411 Burnell ST  
ADDRESS Richmond, B.C.

Solicitor  
OCCUPATION

MORTGAGEE  
HONG KONG BANK OF CANADA

[Signature]  
AUTHORIZED SIGNATORY  
I.M. ROYER, 3000 PARKWAY, CREDIT

[Signature]  
AUTHORIZED SIGNATORY  
I.M. ROYER, 3000 PARKWAY, CREDIT  
WITNESS

NAME

HERB J. LINHART  
300-885 WEST GEORGIA ST  
VANCOUVER, B.C. V6C-3E9  
ADDRESS A COMMISSIONER FOR  
TAKING AFFIDAVITS  
FOR BRITISH COLUMBIA

OCCUPATION (AS TO BOTH SIGNATURES)

MORTGAGEE

[Signature]  
WAI MAN CHENG

WITNESS

NAME

[Signature]  
ADDRESS [Signature] CREDIT

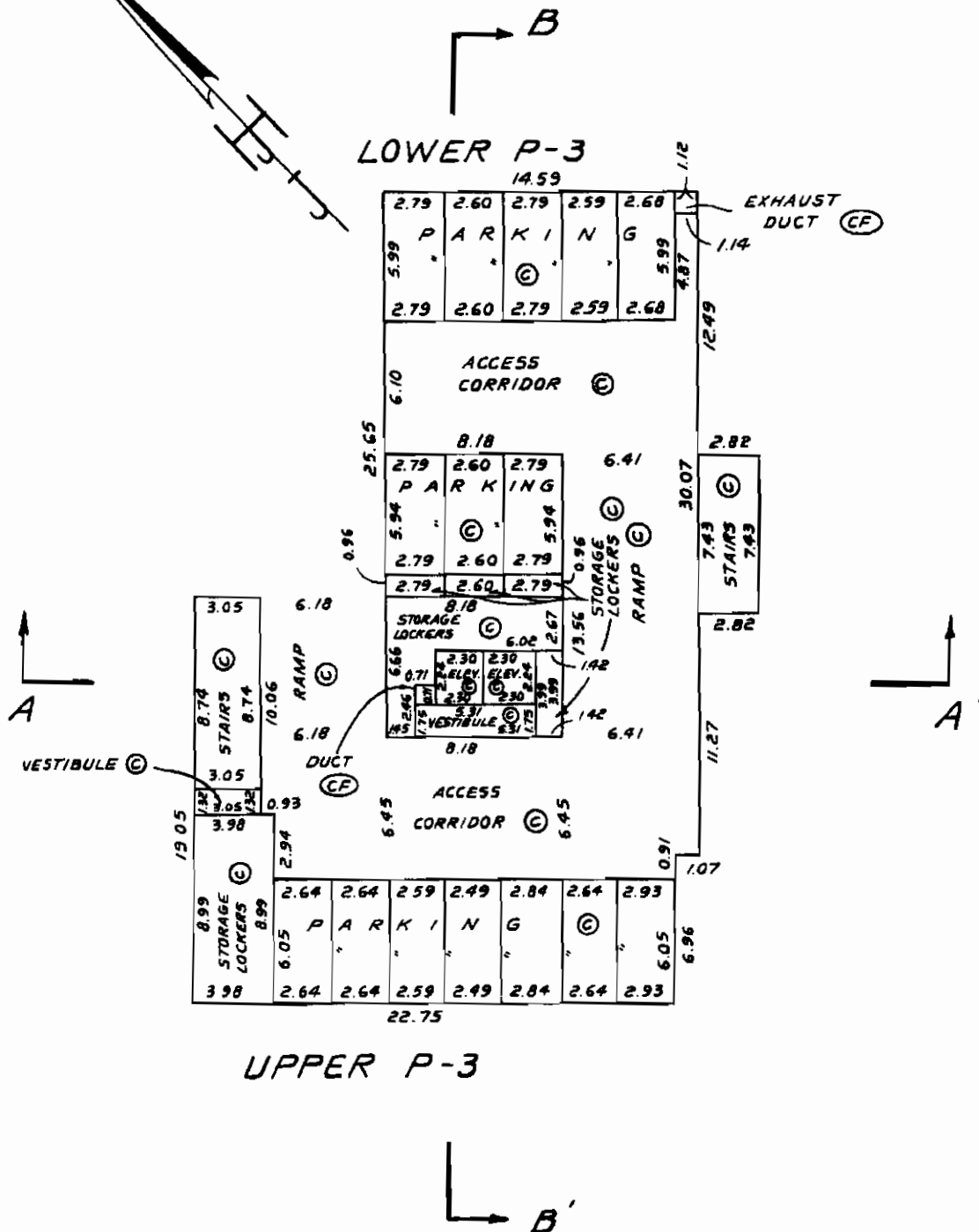
OCCUPATION

[Signature] B.C.L.S.  
THIS 30<sup>TH</sup> DAY OF APRIL 1990

STRATA PLAN V.R. 2681

# UNDERGROUND PARKING LEVEL P-3 AND BASEMENT

SCALE 1:200 METRIC

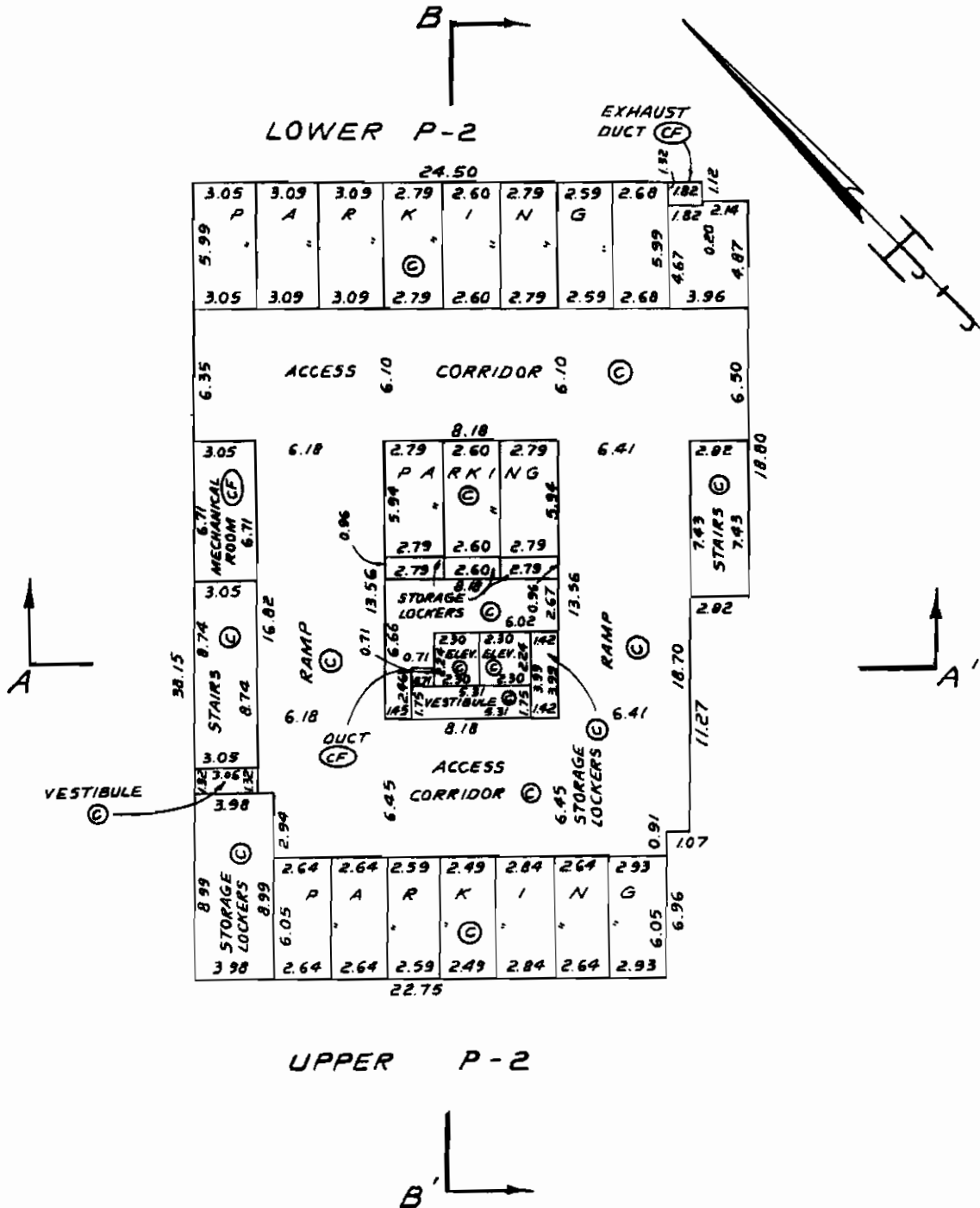
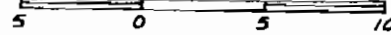


THIS 30<sup>th</sup> DAY OF APRIL 1990

STRATA PLAN V.R. 2681

UNDERGROUND PARKING LEVEL P-2  
AND BASEMENT

SCALE - 1:200 METRIC



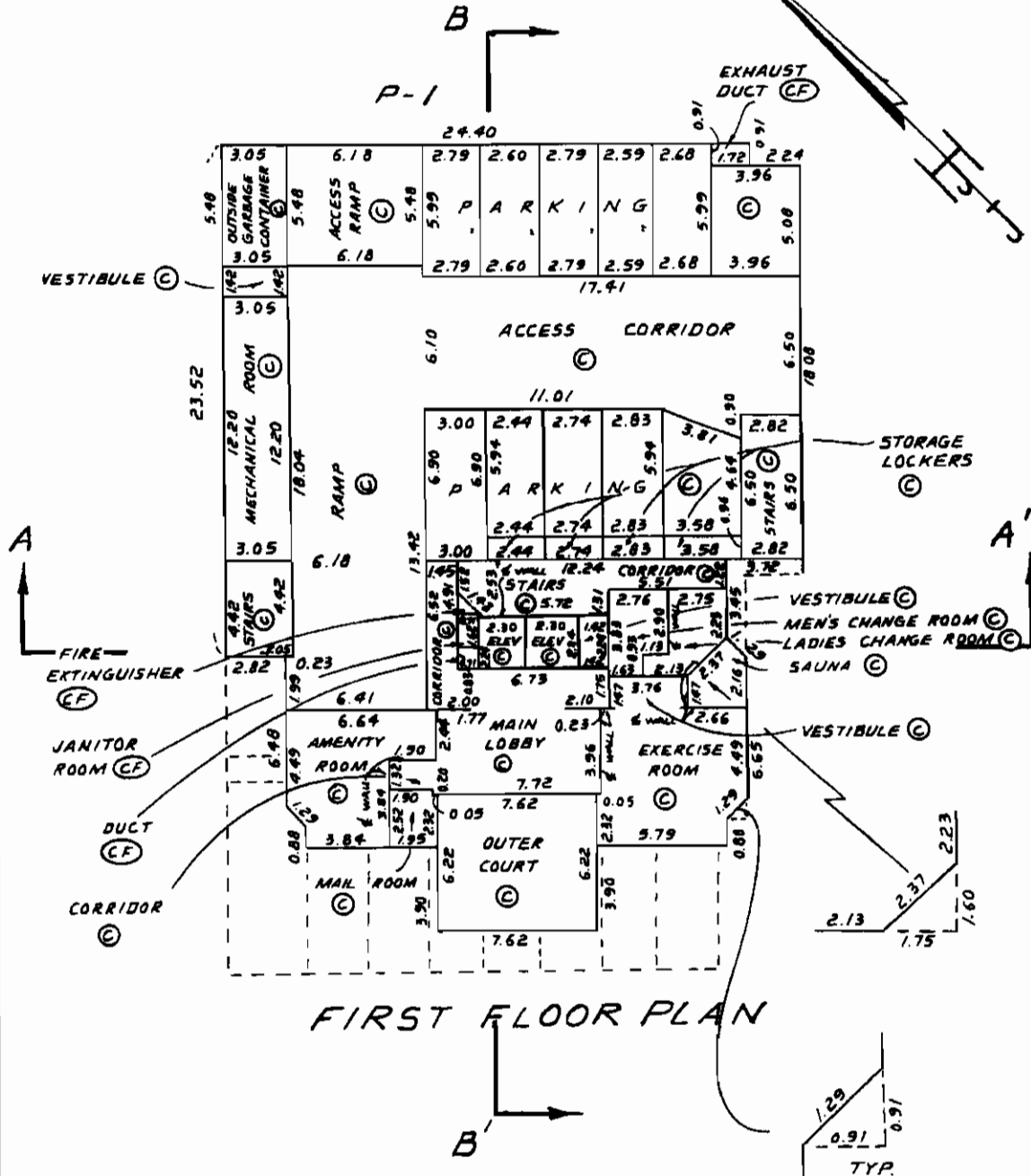
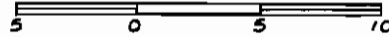
**B.C.L.S.**

THIS 30<sup>th</sup> DAY OF APRIL 1990

## STRATA PLAN VR .. 8.

UNDERGROUND PARKING LEVEL P-1  
AND FIRST FLOOR

SCALE - 1:200 METRIC



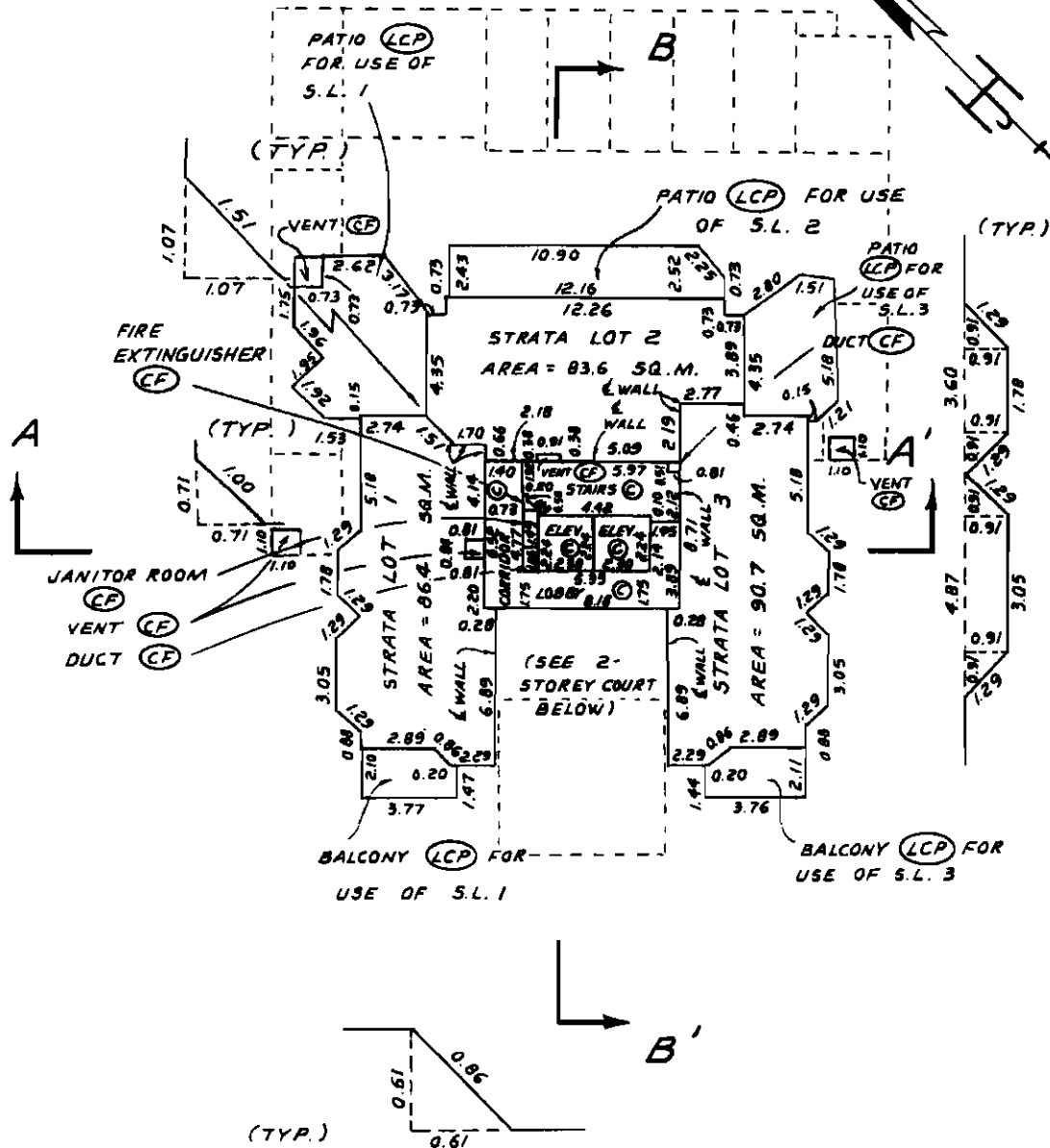
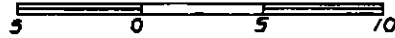
NOTE : ALL DIMENSIONS ARE TO  
EXTERIORS OF WALLS EXCEPT  
WHERE OTHERWISE SHOWN.

30<sup>th</sup> DAY OF APRIL 1990

B.C.L.S.

**SECOND FLOOR**

SCALE 1:200 METRIC



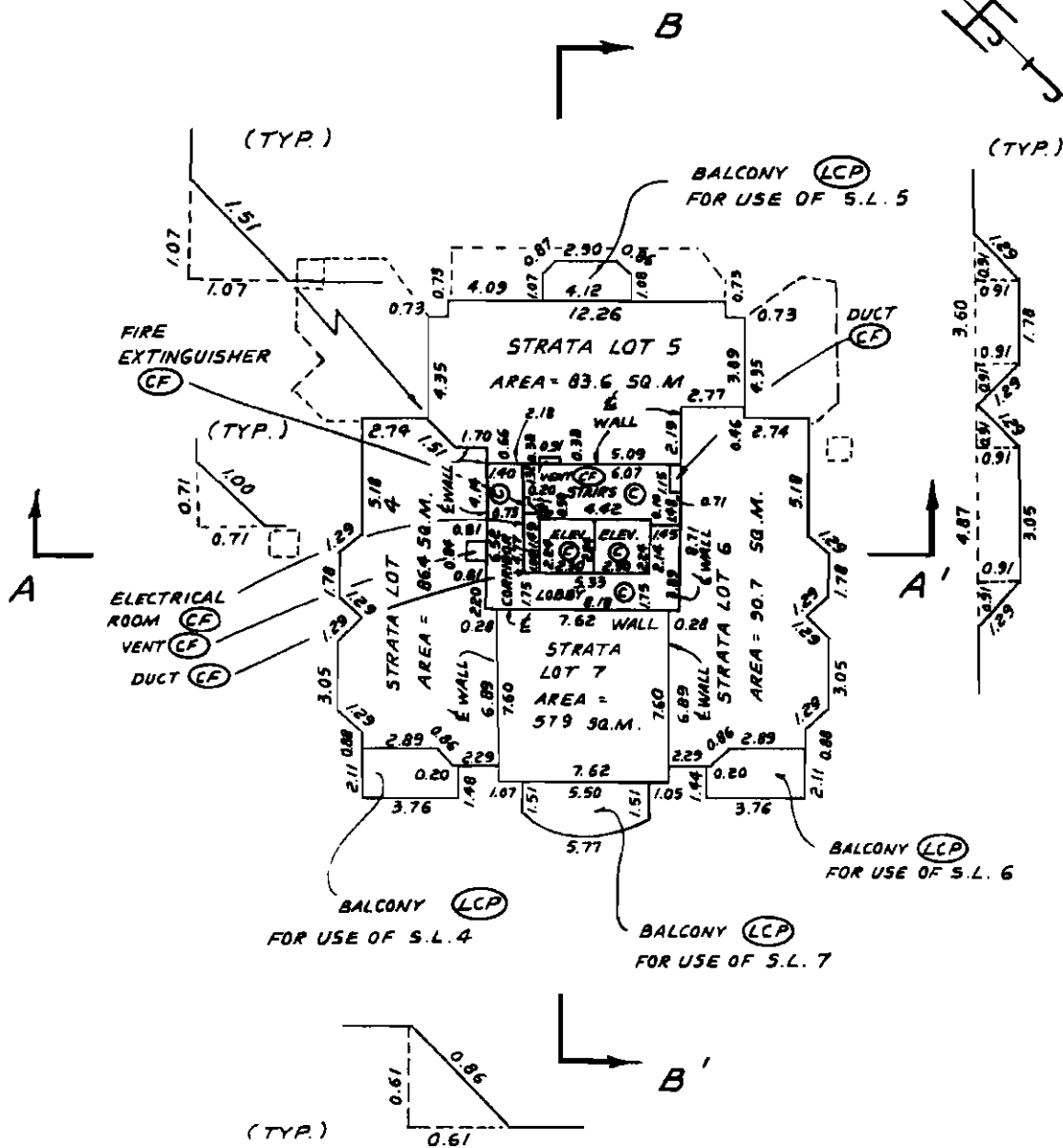
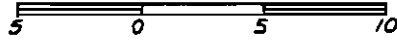
NOTE: ALL DIMENSIONS ARE TO  
EXTERIORS OF WALLS EXCEPT  
WHERE OTHERWISE SHOWN.

*[Signature]* B.C.L.S.  
THIS 30<sup>th</sup> DAY OF APRIL 1990

## STRATA PLAN V.R. 3. A.

**THIRD FLOOR**

SCALE 1:200 METRIC



NOTE: ALL DIMENSIONS ARE TO EXTERIORS OF WALLS EXCEPT WHERE OTHERWISE SHOWN.

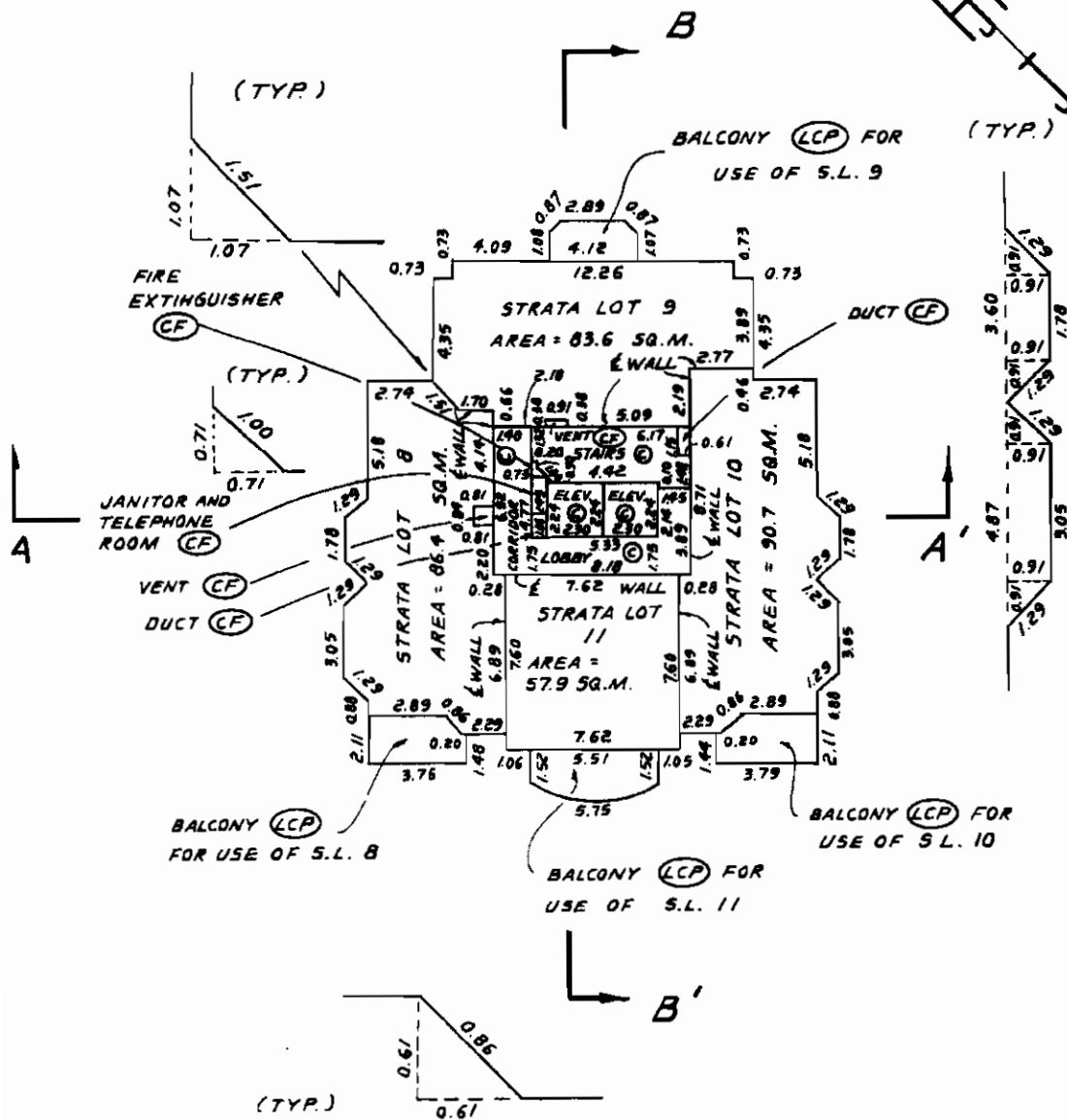
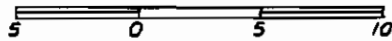
THIS 30<sup>TH</sup> DAY OF APRIL 1990

*[Signature]* B.C.L.S.

## STRATA PLAN V.R. 44A

## FOURTH FLOOR

SCALE 1:200 METRIC



NOTE: ALL DIMENSIONS ARE TO EXTERIORS OF WALLS EXCEPT WHERE OTHERWISE SHOWN

THIS 30<sup>TH</sup> DAY OF APRIL 1990

A horizontal number line with tick marks at 5, 0, 5, and 10. The line is divided into two equal segments by a tick mark at 7.5.

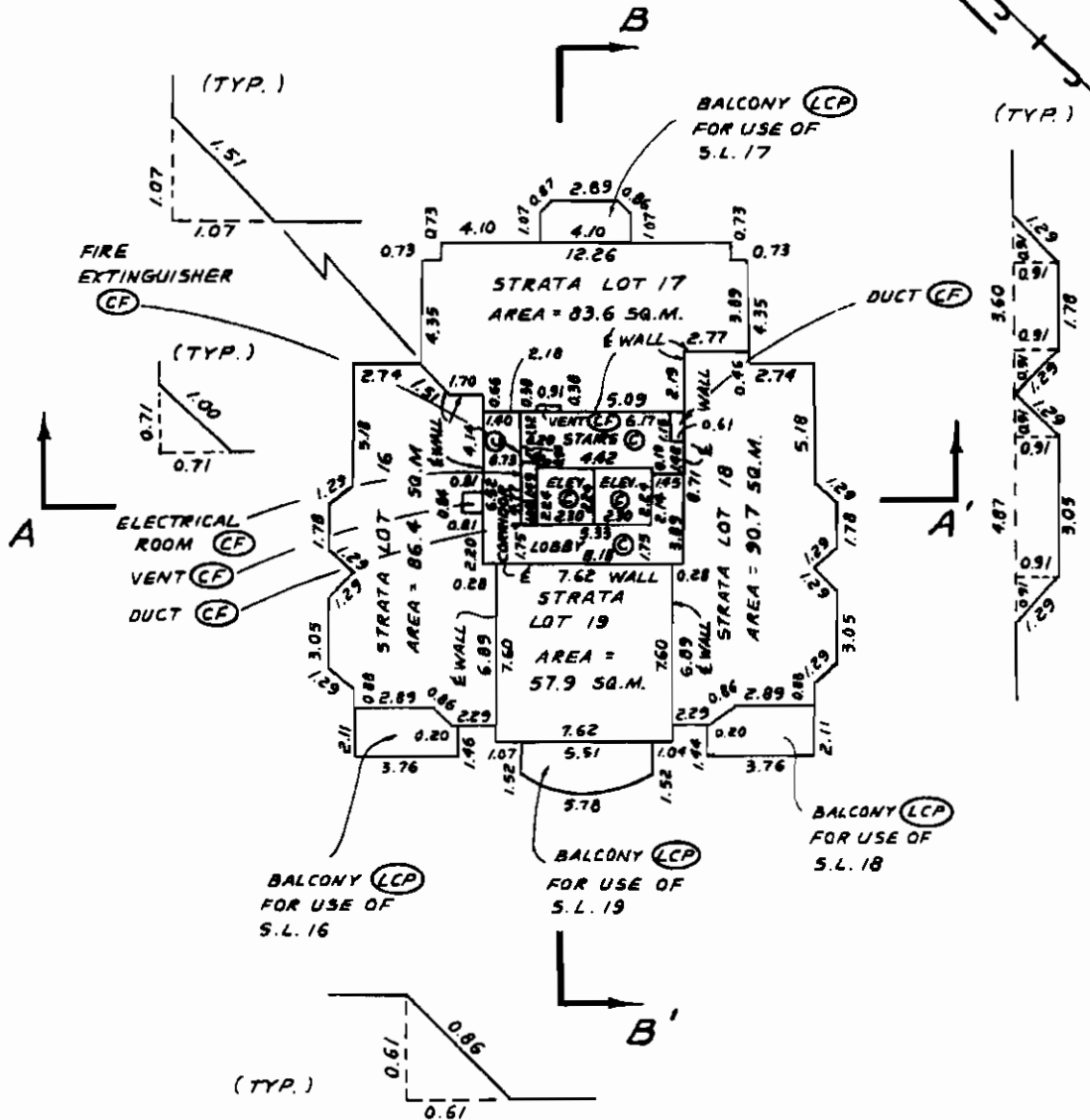


200 B.C.L.S.  
THIS 30<sup>th</sup> DAY OF APRIL 1990

STRATA PLAN V.R. 668.

**SIXTH FLOOR**

SCALE 1:200 METRIC



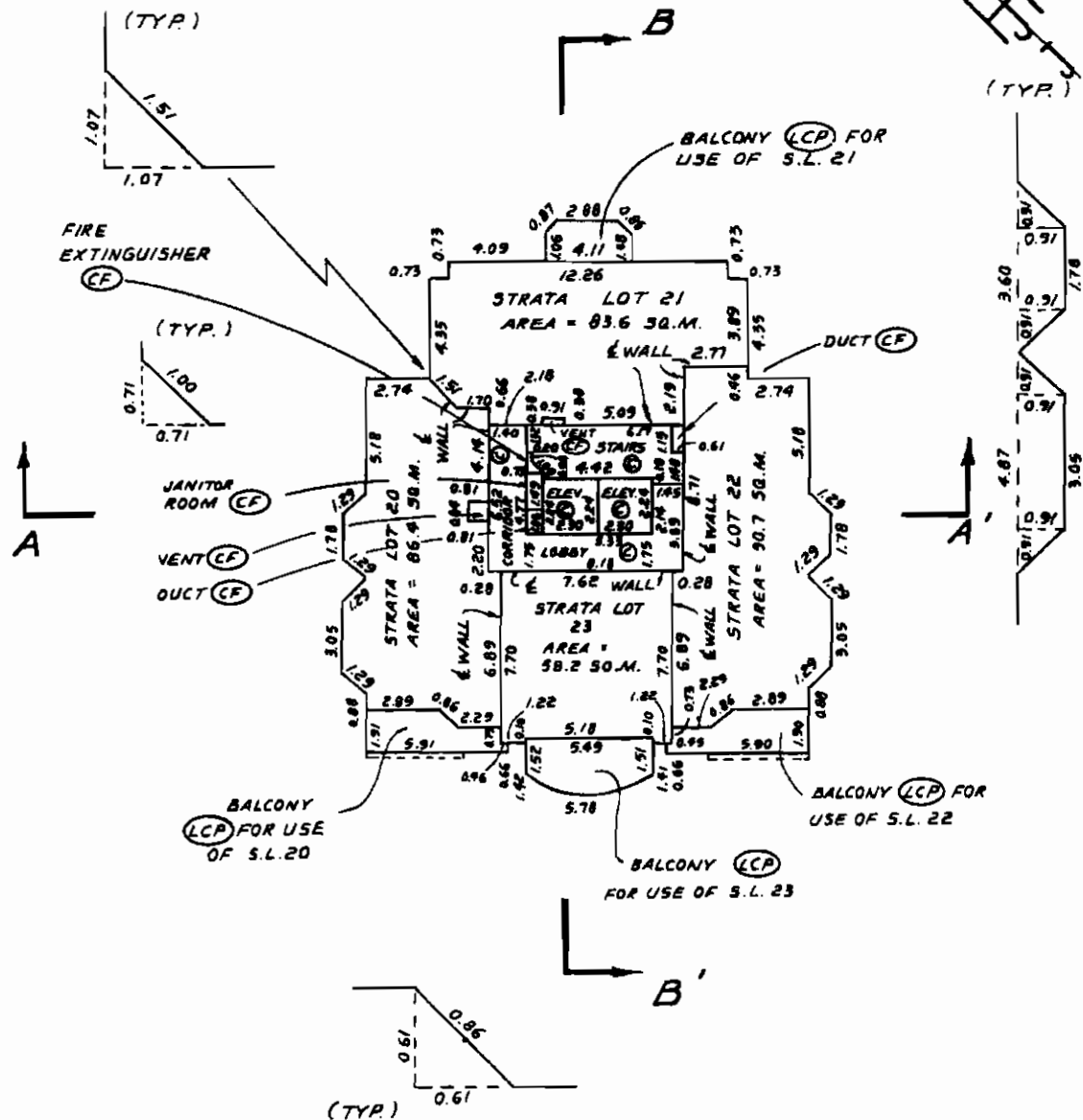
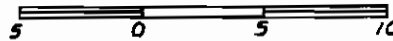
NOTE: ALL DIMENSIONS ARE TO  
EXTERIORS OF WALLS EXCEPT  
WHERE OTHERWISE SHOWN

*[Signature]* B.C.L.S.  
THIS 30<sup>TH</sup> DAY OF APRIL 1990

STRATA PLAN V.R. 1 &amp; 2.

**SEVENTH FLOOR**

SCALE 1:200 METRIC



NOTE: ALL DIMENSIONS ARE TO EXTERIORS OF WALLS EXCEPT WHERE OTHERWISE SHOWN

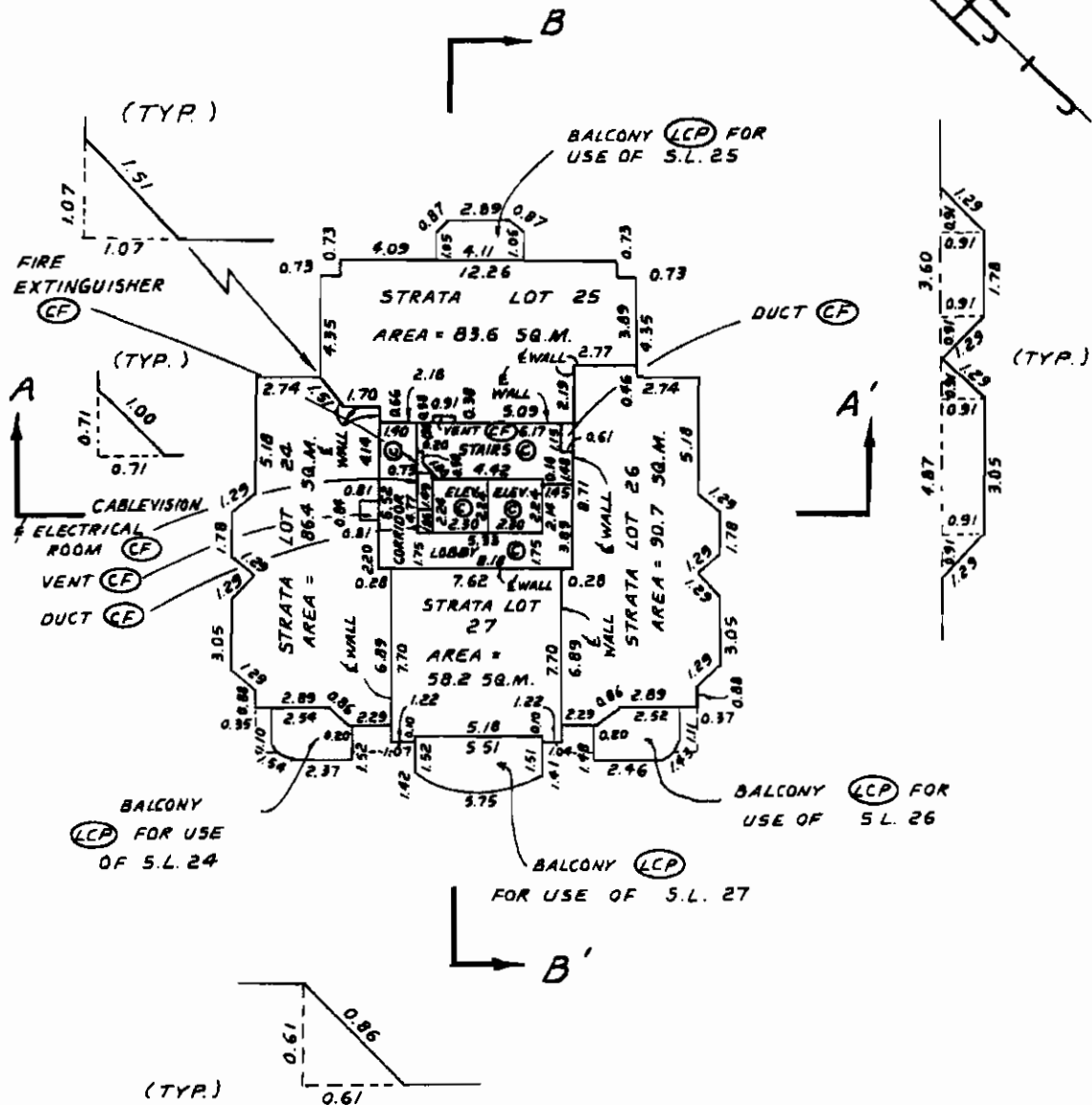
*200* B.C.L.S.  
THIS 30<sup>TH</sup> DAY OF APRIL 1990

## STRATA PLAN V.R. 2.0.01

## EIGHTH FLOOR

SCALE 1:200 METRIC

5 0 5 10



NOTE: ALL DIMENSIONS ARE TO EXTERIORS OF WALLS EXCEPT WHERE OTHERWISE SHOWN

THIS 30<sup>th</sup> DAY OF APRIL 1990

SCALE 1:200 METRIC

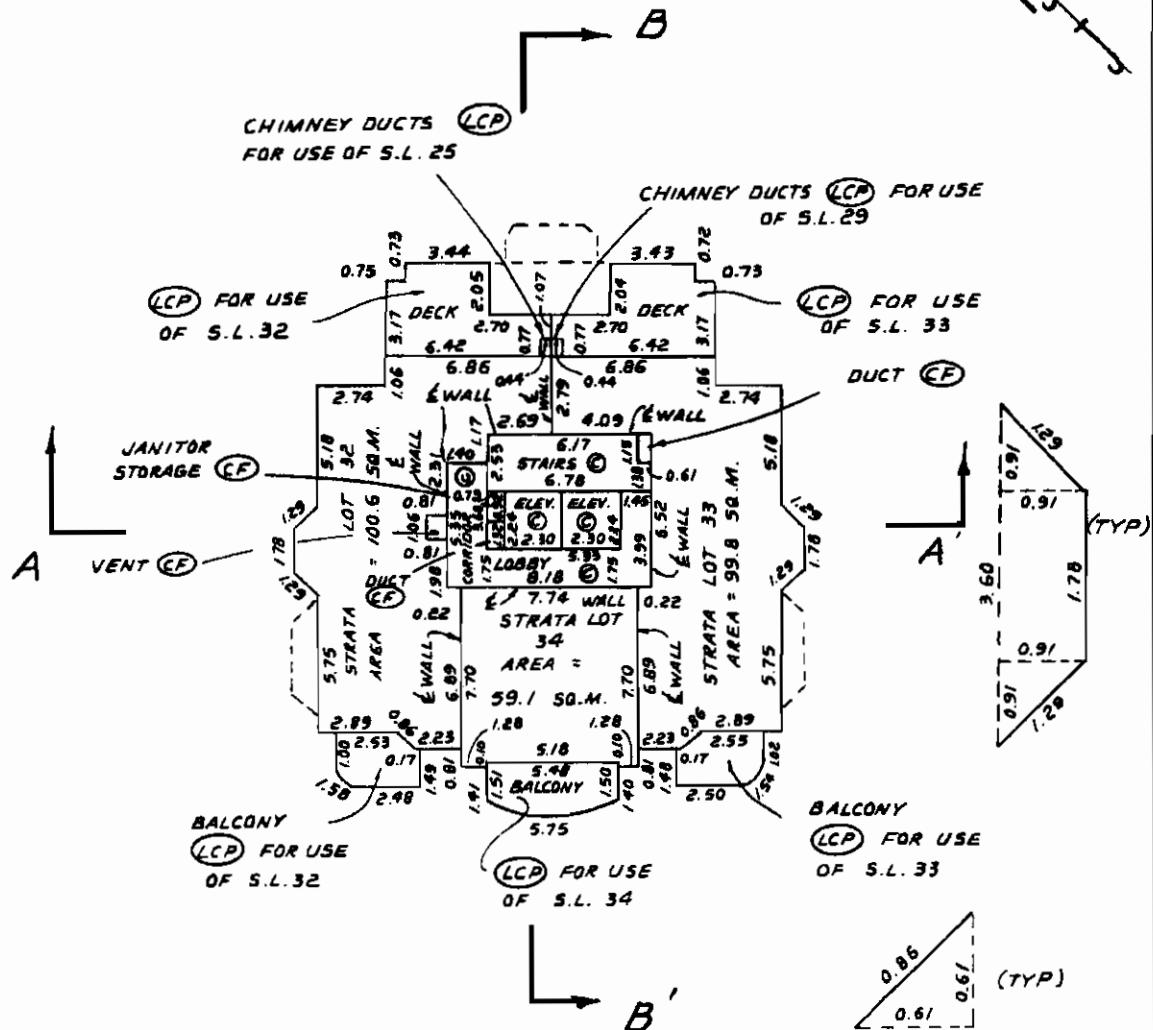
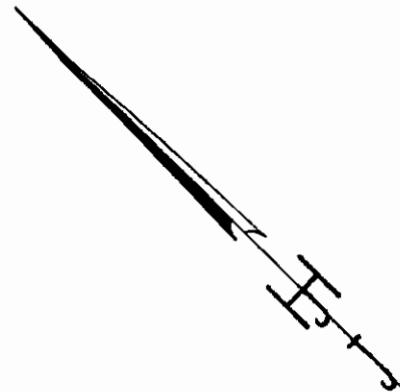
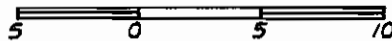


200 B.C.L.S.  
THIS 30<sup>th</sup> DAY OF APRIL 1990

STRATA PLAN V.R. 2. &amp; A.

**TENTH FLOOR**

SCALE 1:200 METRIC



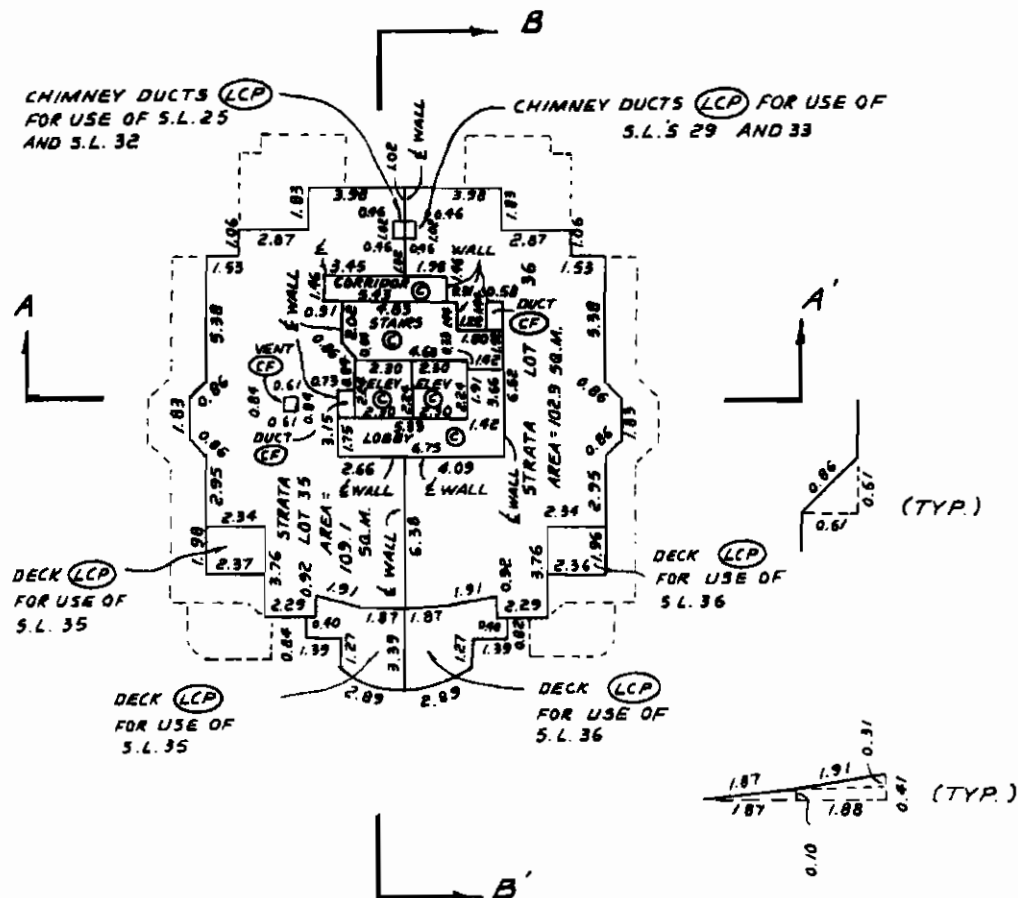
NOTE: ALL DIMENSIONS ARE TO  
EXTERIORS OF WALLS EXCEPT  
WHERE OTHERWISE SHOWN

*[Signature]* B.C.L.S.  
THIS 30<sup>th</sup> DAY OF APRIL 1990

STRATA PLAN V.R. 17. A.

**ELEVENTH FLOOR**

SCALE 1:200 METRIC



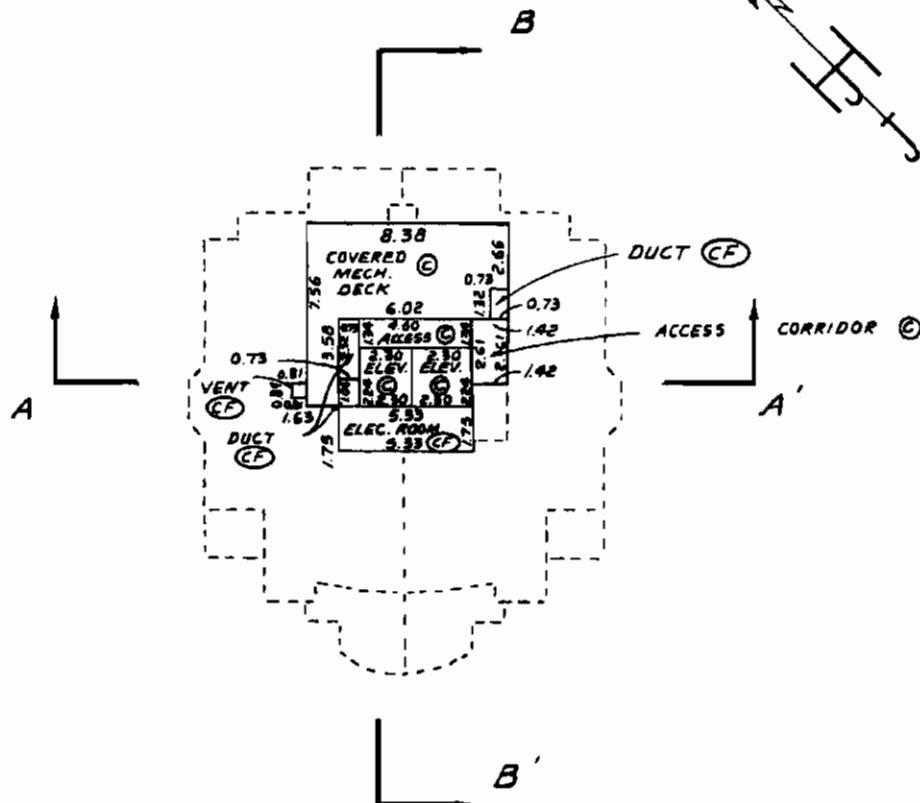
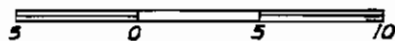
NOTE: ALL DIMENSIONS ARE TO EXTERIORS  
OF WALLS EXCEPT WHERE OTHERWISE  
SHOWN.

B.C.L.S.  
THIS 30<sup>th</sup> DAY OF APRIL 1990

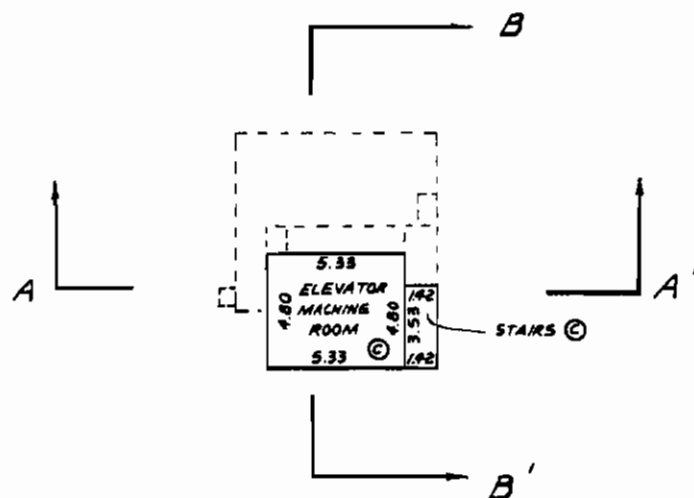
STRATA PLAN V.R. 1.1.1.1.

ROOF

SCALE 1:200 METRIC

ROOF MEZZANINE

SCALE 1:200 METRIC



2/100

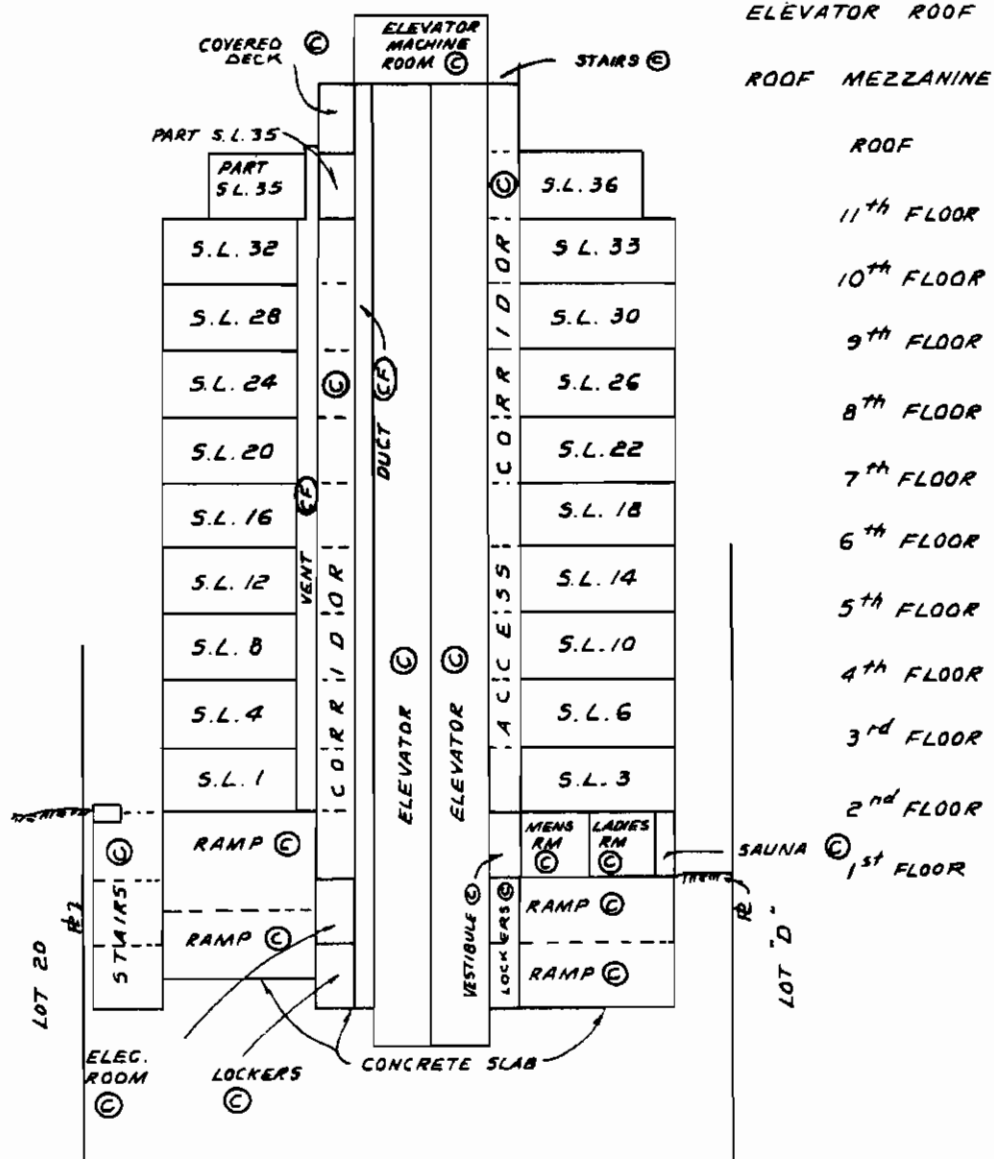
B.C.L.S.

THIS 30 DAY OF APR. 1990

**BUILDING SECTIONS**

SCALE - 1:200 METRIC

5 0 5 10



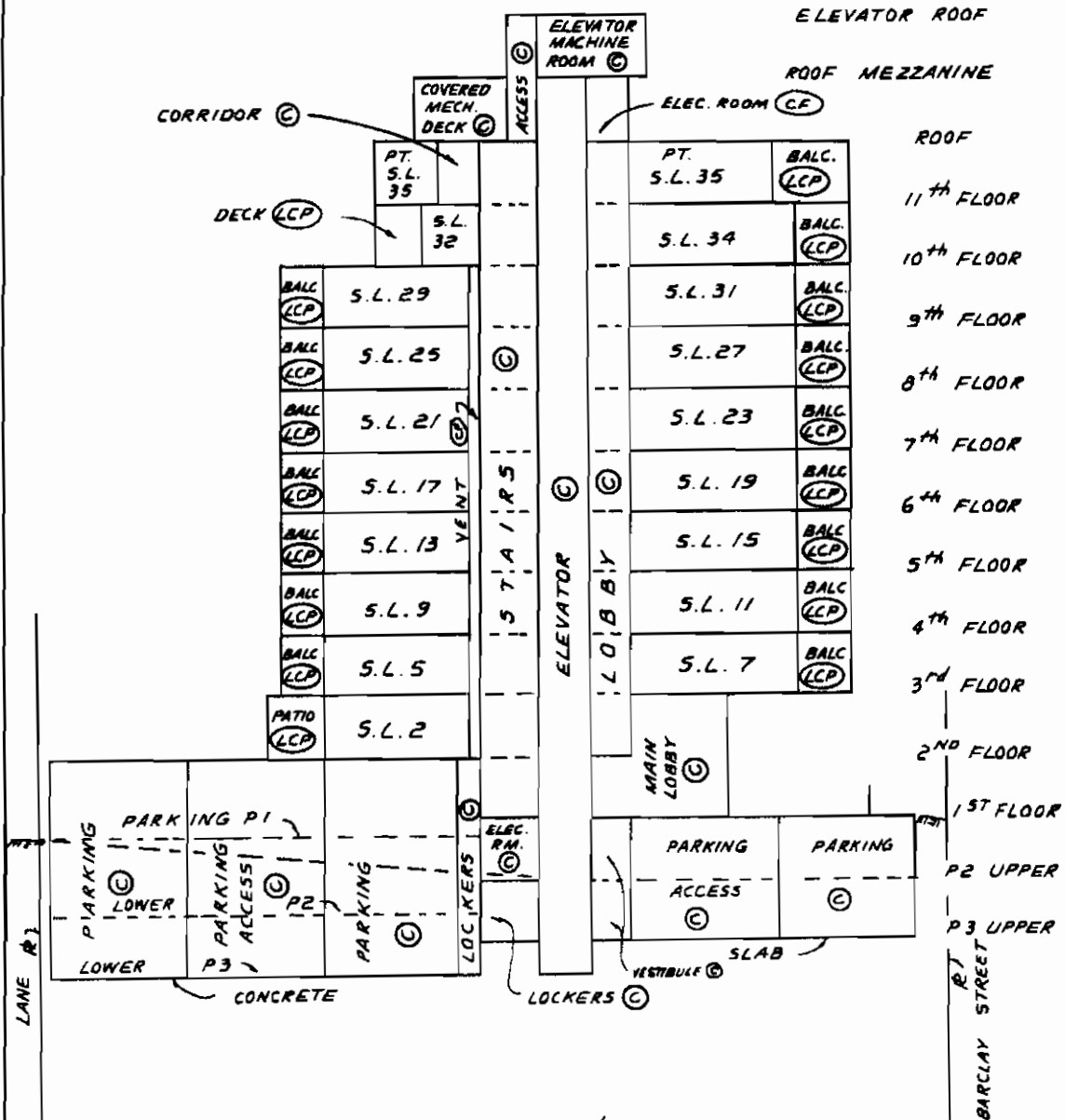
**SECTION A-A'**  
(LOOKING NORTHEAST)

30<sup>th</sup> DAY OF APRIL 1990

*[Signature]*  
B.C.L.S.

## BUILDING SECTIONS

SCALE - 1:200 METRIC



SECTION B-B'  
(LOOKING SOUTHEAST)

30<sup>th</sup> DAY OF APRIL 1990

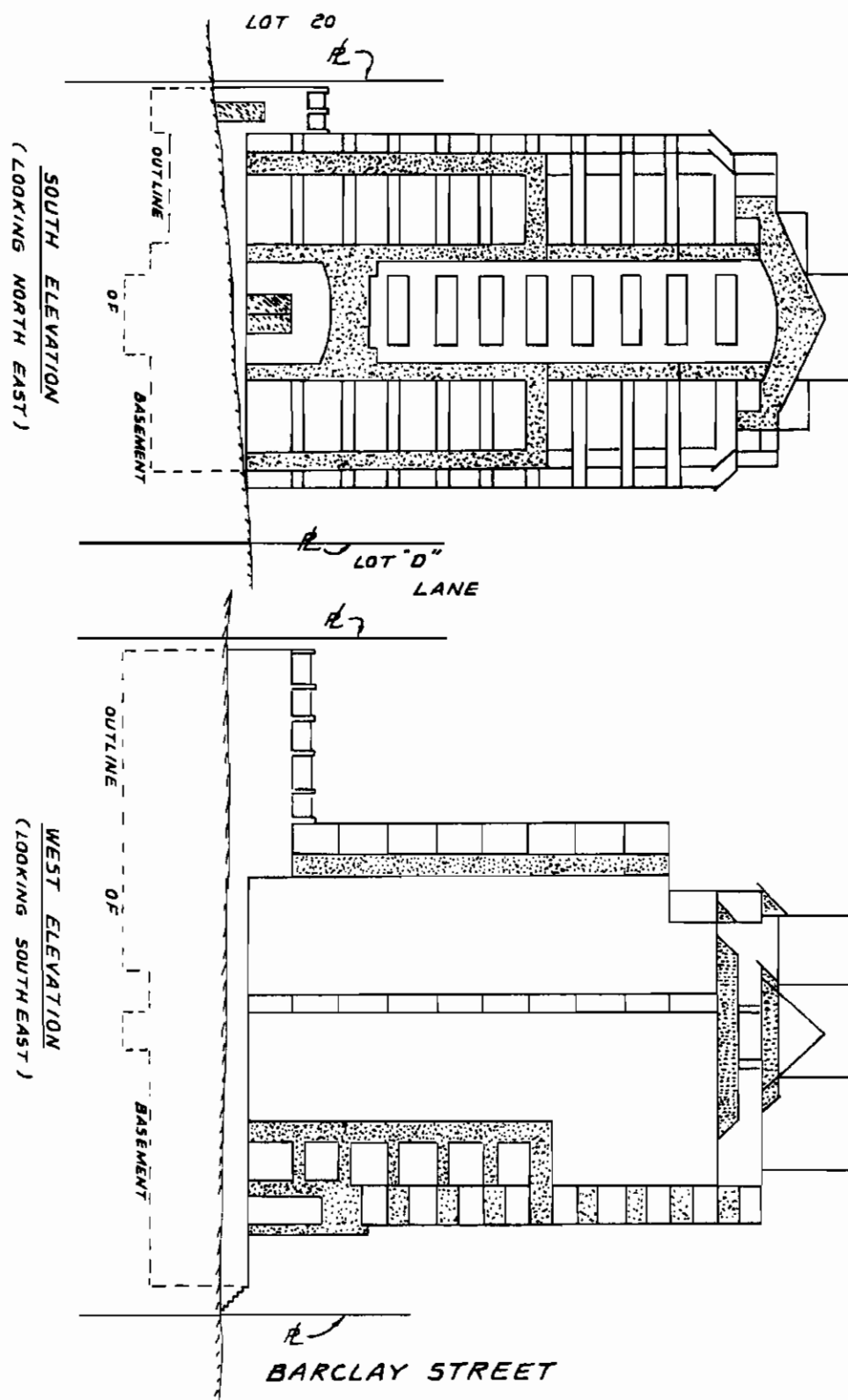
B.C.L.S.

## STRATA PLAN VR

ELEVATIONS OF BUILDING

SCALE 1:250 METRIC

5 0 5 10 15



*[Signature]*  
B.C.L.S.  
30<sup>th</sup> DAY OF APRIL 1990



STRATA PLAN V.R. 11.5

Worin

**LINDA J. O'NEAL, Rochester**

2100 B.C.L.S.  
THIS 30<sup>TH</sup> DAY OF APRIL 1990