

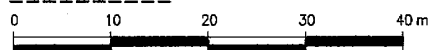
STRATA PLAN OF LOT X OF THE PUBLIC HARBOUR OF BURRARD INLET, PLAN BCP 23314

STRATA PLAN BCS 1820

Deposited and registered in the Land
Title Office at New Westminster, BC
this 19th day of April, 2006.

BCGS 92G.025 CITY OF VANCOUVER

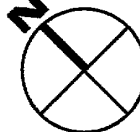
SCALE : 1:500



This Plan lies within the Greater Vancouver Regional District

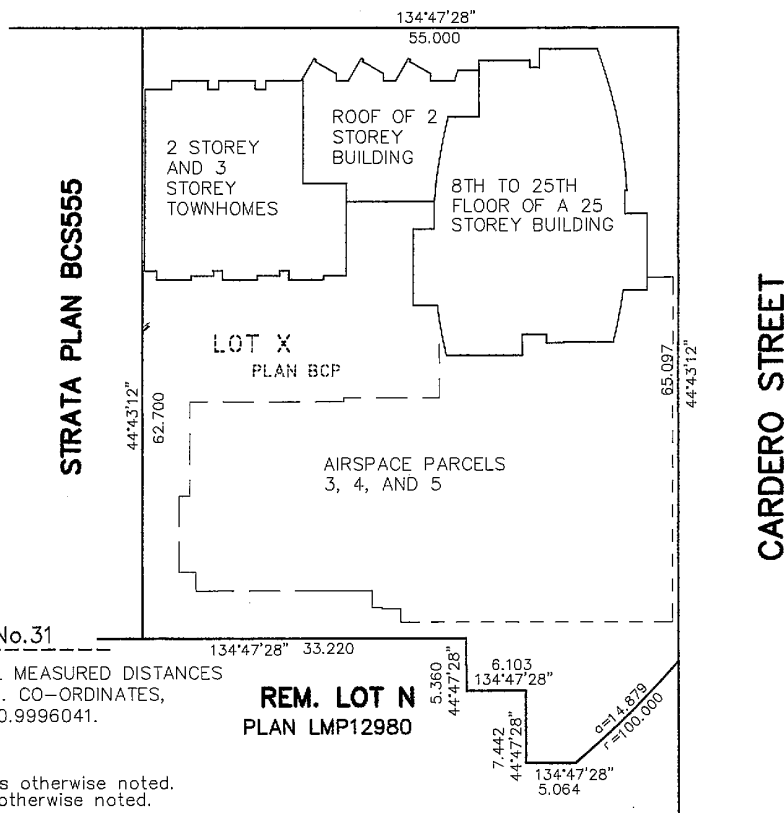
BA279862-936

I. MacDonald / ps
Deputy Registrar



KEY PLAN

BAYSHORE DRIVE



INTEGRATED SURVEY AREA No.31

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED FACTOR 0.9996041.

REM. LOT N
PLAN LMP12980

NOTES:

All distances are in metres unless otherwise noted.
All angles are 45° or 90° unless otherwise noted.

STRATA LOT BOUNDARIES ARE DEFINED AS FOLLOWS:

1. Outside face exterior concrete surface of building less 1mm.
2. Outside face of interior walls adjoining common property.
3. Centreline of party walls with adjacent Strata Lot.
4. Centreline of elevator/stairwell core.

LEGEND:

GRID BEARINGS NAD 83 (CSRS) ARE
DERIVED FROM CONTROL MONUMENTS
No. V-2779 & V-3646.

SYMBOLS	DESCRIPTION
FOUND	PLACED
ASP	denotes airspace parcel
B	denotes balcony
BS	denotes bicycle storage
C	denotes corridor
E	denotes elevator
EC	denotes electrical closet
EDR	denotes emergency distribution room
EL	denotes elevator lobby
EMR	denotes elevator machine room
ER	denotes electrical room
GA	denotes garbage room
GAS	denotes gas meter
KIT	denotes kitchen
MR	denotes mechanical room
PA	denotes parking area
PB	denotes parking bay
PT	denotes part
PLA	denotes planter
ST	denotes roof terrace
SH	denotes shaft

SL	denotes strata lot
ST	denotes storage
T	denotes terrace
TA	denotes total area
VEST	denotes vestibule
WR	denotes washroom
④	denotes common property
	denotes limited common property for strata lot 4 (typical)

McElhanney

McELHANNEY ASSOCIATES
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VANCOUVER, BC, V6B 2M1
604-683-8521
www.mcelhanney.com

I, Richard S. Fu, a British Columbia Land Surveyor, of 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 24th day of February, 2006. The plan was completed and checked, and the checklist filed under ECP#45544, on the 13th day of March, 2006.

Richard S. Fu B.C.L.S.

CIVIC ADDRESS:

1616 BAYSHORE DRIVE
VANCOUVER, B.C.

NAME OF DEVELOPMENT

BAYSHORE GARDEN (TOWER I)

I, Richard S. Fu, a British Columbia Land Surveyor, certify that the building shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan.

Date: March 13th, 2006.

Richard S. Fu B.C.L.S.

STRATA PLAN BCS 1820

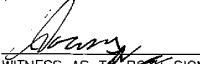
OWNER:

0700550 B.C. LTD. INC. NO.0700550


 AUTHORIZED SIGNATORY
 (PRINT NAME CLEARLY NEAR SIGNATURE)

Hino Okamoto

 AUTHORIZED SIGNATORY
 (PRINT NAME CLEARLY NEAR SIGNATURE)


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

W. H. Downes

260-666 Burrard St, Vancouver, B.C.

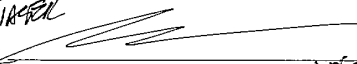
ADDRESS OF WITNESS

Lawyer

OCCUPATION OF WITNESS

MORTGAGEE & ASSIGNMENT OF RENTS:

CANADIAN IMPERIAL BANK OF COMMERCE

GENERAL
MANAGER

 AUTHORIZED SIGNATORY
 (PRINT NAME CLEARLY NEAR SIGNATURE)

ANTONIO C LIANG

ASSISTANT
GENERAL
MANAGER

 AUTHORIZED SIGNATORY
 (PRINT NAME CLEARLY NEAR SIGNATURE)

MIKE KADOWAKI


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

LINDA BEADLE

60th Floor - 400 Burrard St

ADDRESS OF WITNESS

Banking

OCCUPATION OF WITNESS

I certify that the conversion of the building included in
 this strata plan have been approved under section 242 of
 the Strata Property Act.

Date: APRIL 13, 2006



 Authorized Signatory of Approving Authority
 for the City of Vancouver

* Section 242 (9) provides that the endorsement must
 be dated not more than 180 days before the date the
 strata plan is tendered for deposit.



McElhanney

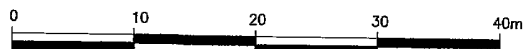
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 604-683-8521
 www.mcelhanney.com

DATE March 13th 2006 Richard B.C.L.S.

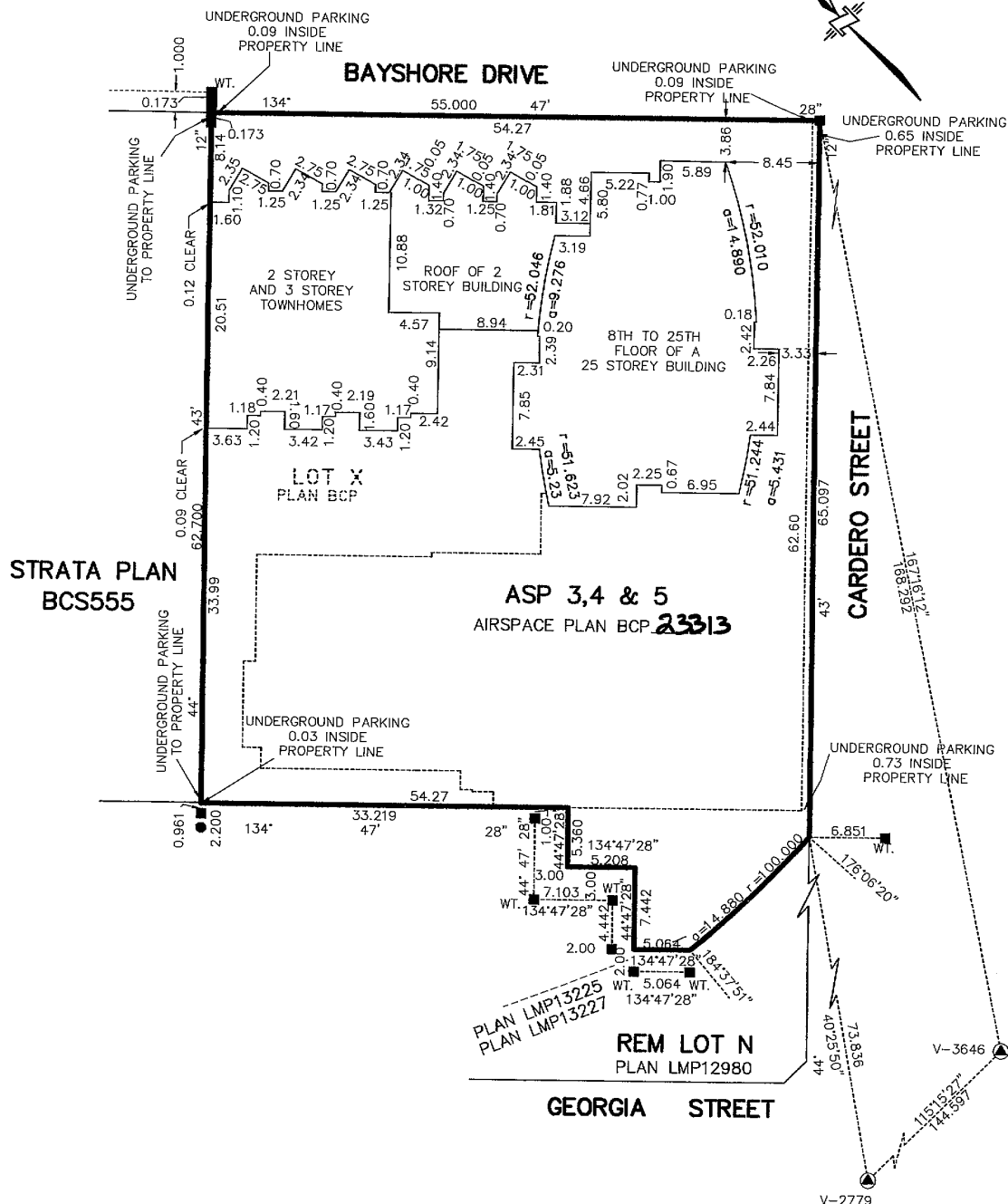
LOCATION PLAN

STRATA PLAN BCS 1820

SCALE : 1:400



(ALL DIMENSIONS ARE IN METRES)

**McElhanney**

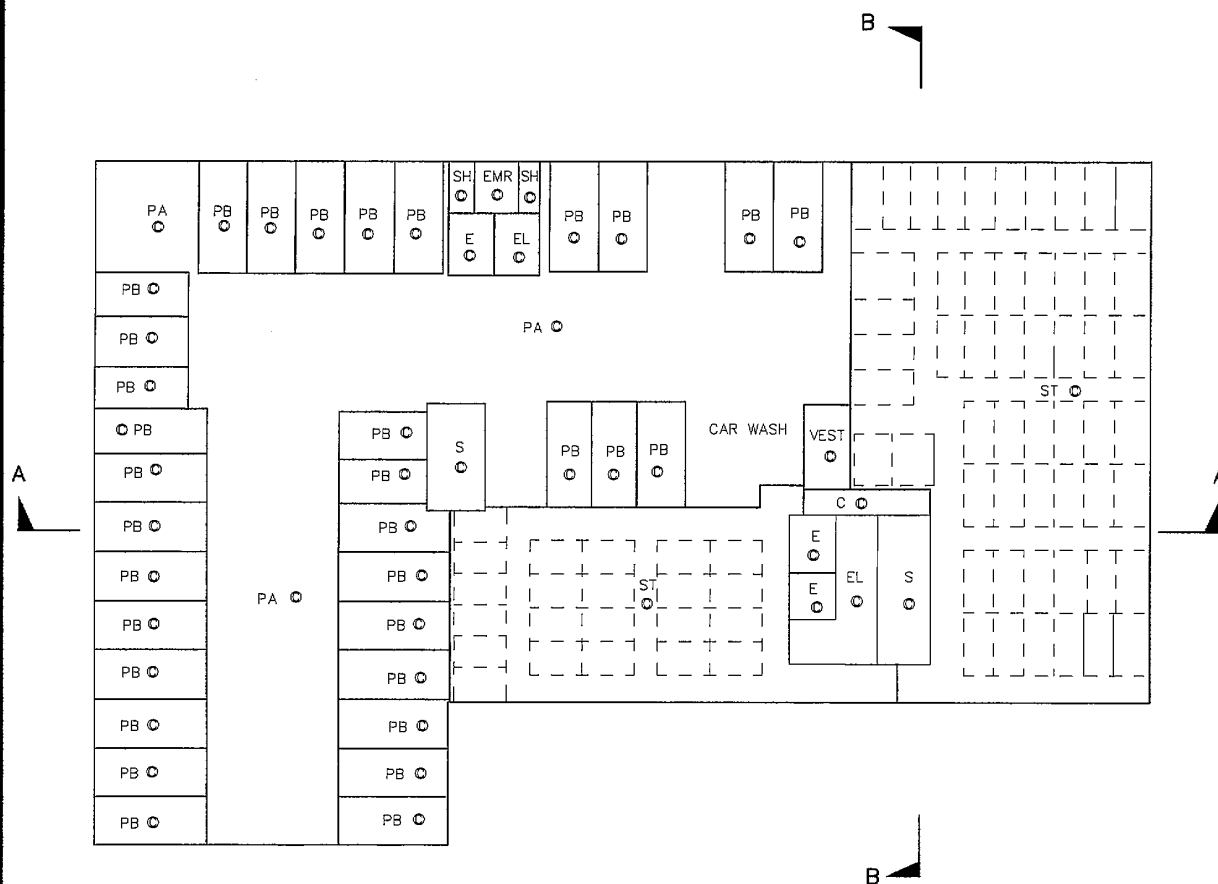
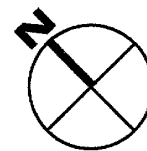
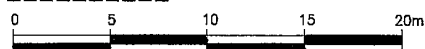
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DATE MARCH 13th 2006 *Richard* B.C.L.S.

STRATA PLAN BCS 1820

PARKING LEVEL 5

SCALE : 1:250

**McElhanney**

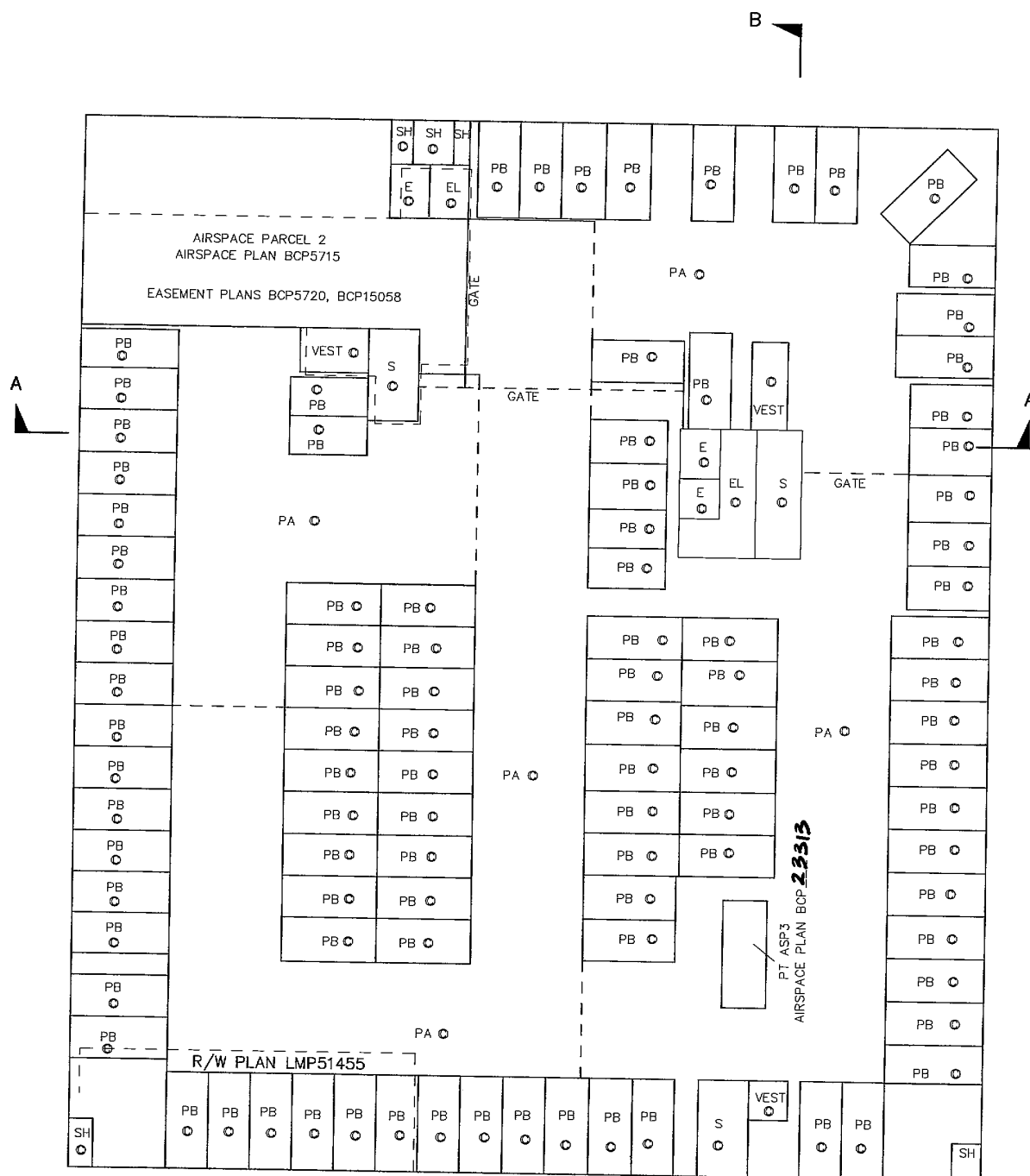
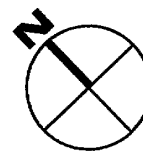
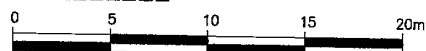
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DATE March 13th, 2006 Richard B.C.L.S.

STRATA PLAN BCS 1820

PARKING LEVEL 4

SCALE : 1:250

**McElhanney**

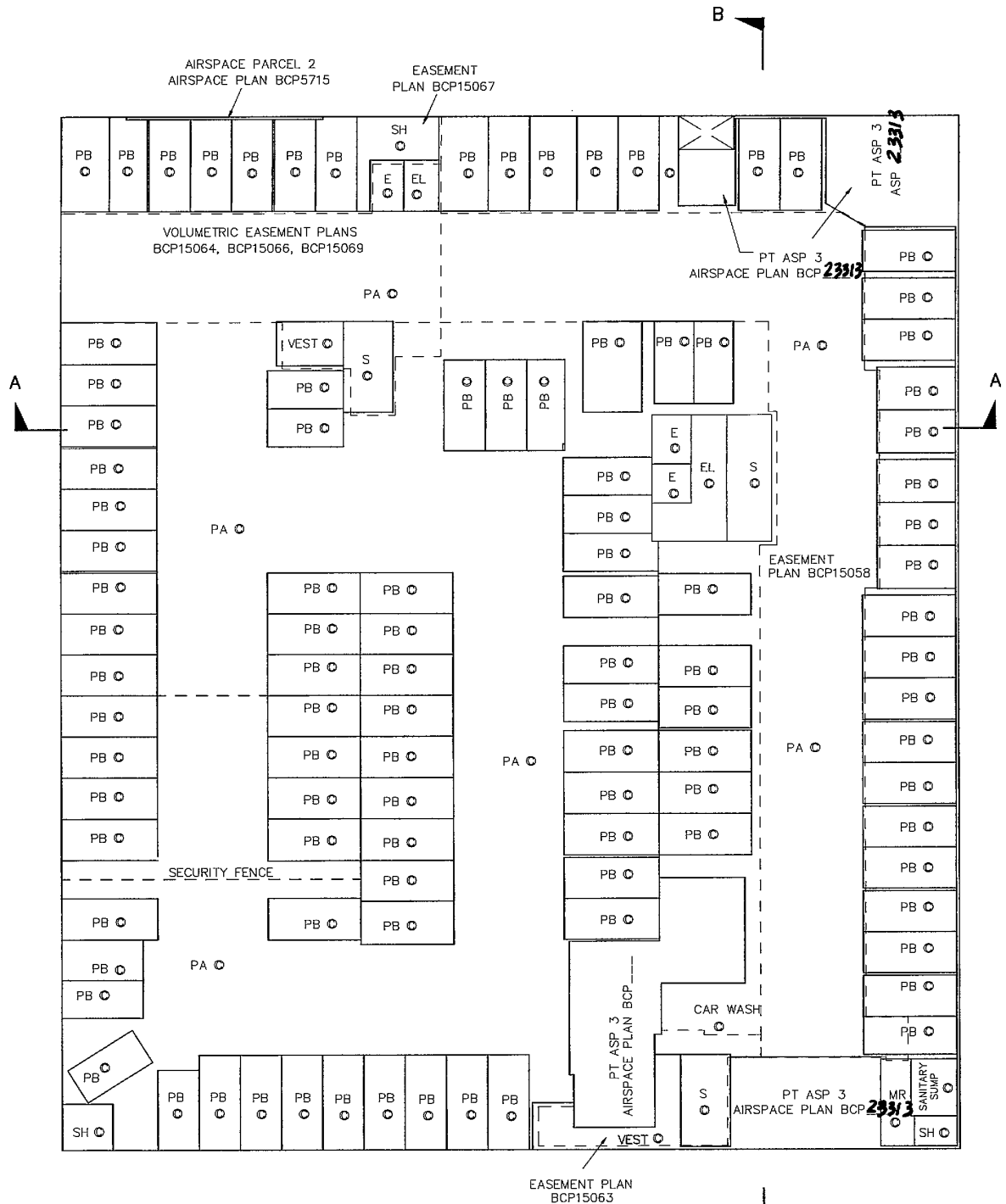
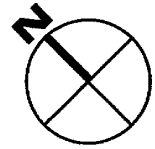
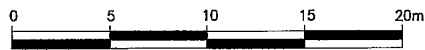
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DATE *March 13th 2006* *Richard* B.C.L.S.

STRATA PLAN BCS 1820

PARKING LEVEL 3

SCALE : 1:250

**McElhanney**

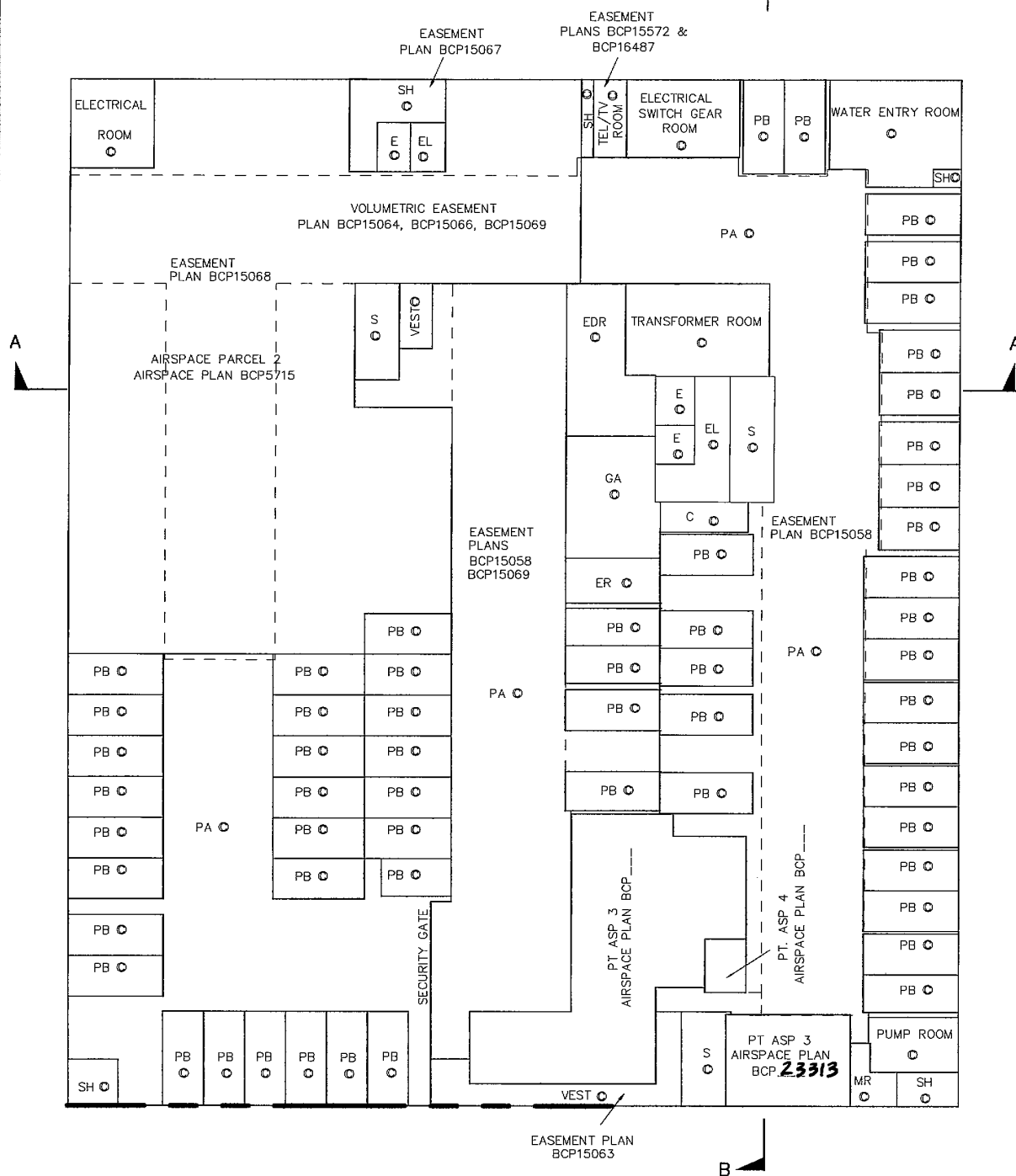
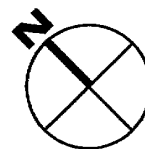
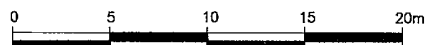
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DATE _____ B.C.L.S.

STRATA PLAN BCS 1820

PARKING LEVEL 2

SCALE : 1:250

**McElhanney**

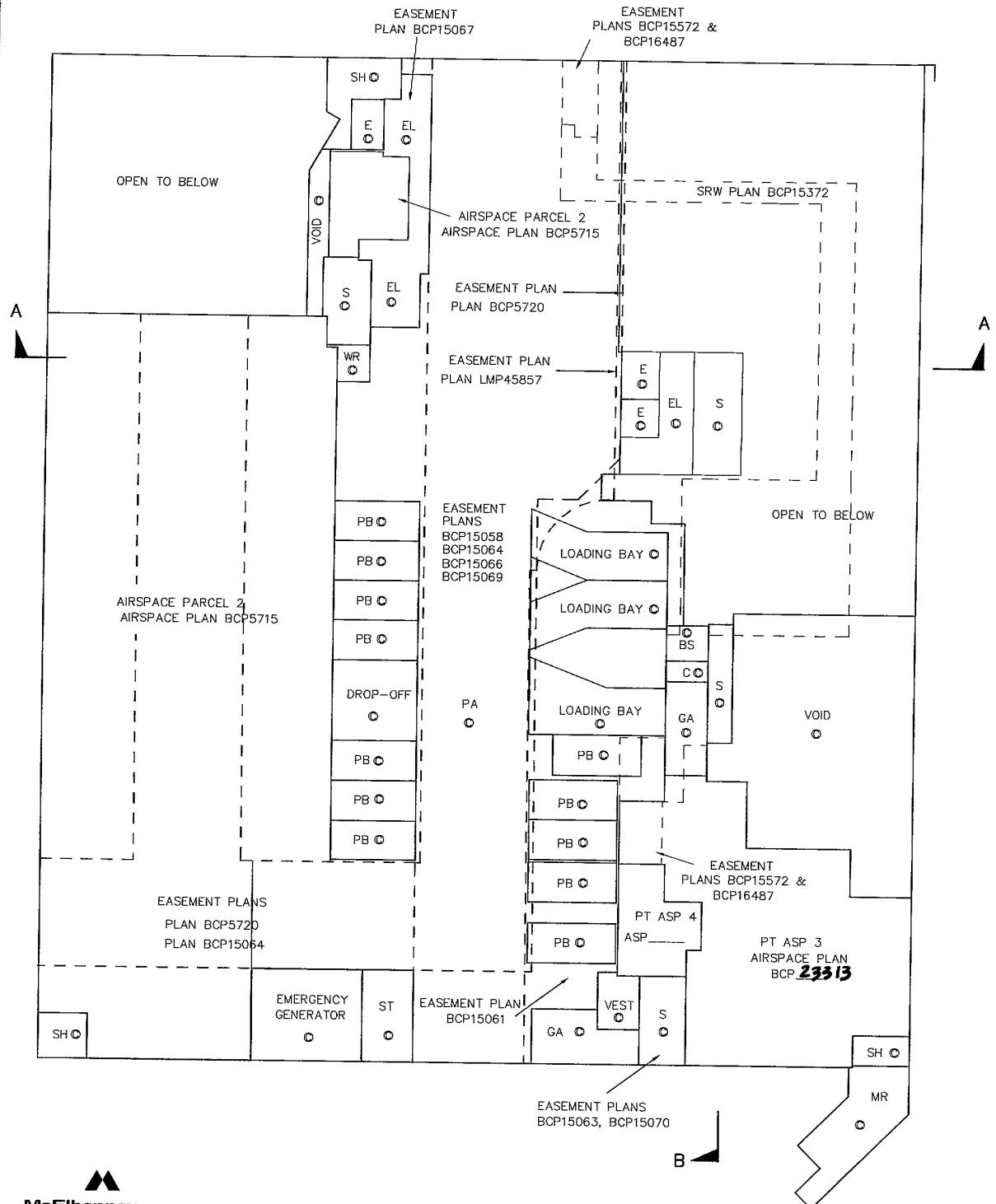
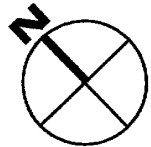
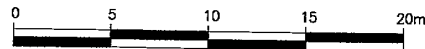
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STRATA PLAN BCS 1820

PARKING LEVEL 1

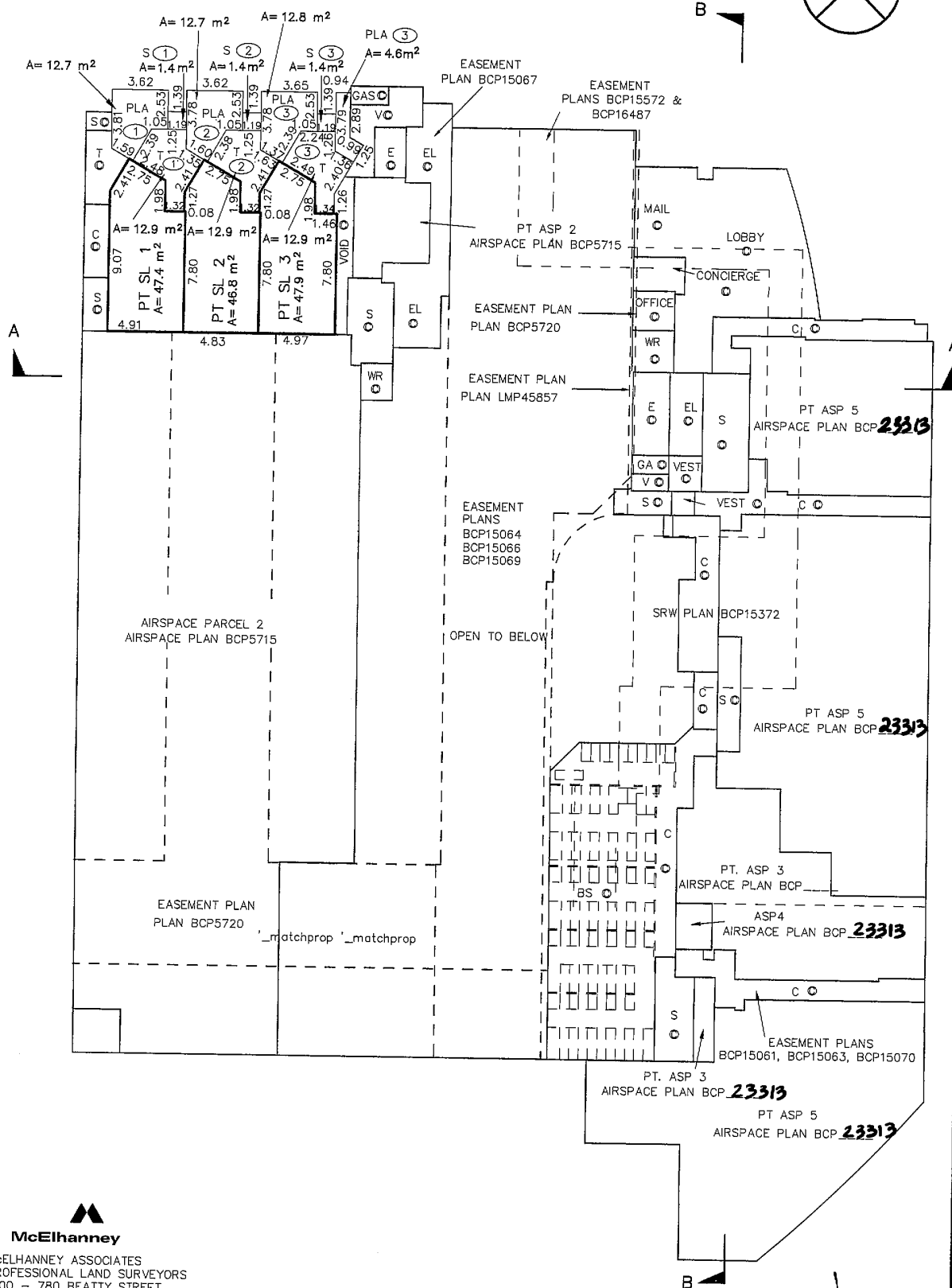
SCALE : 1:250

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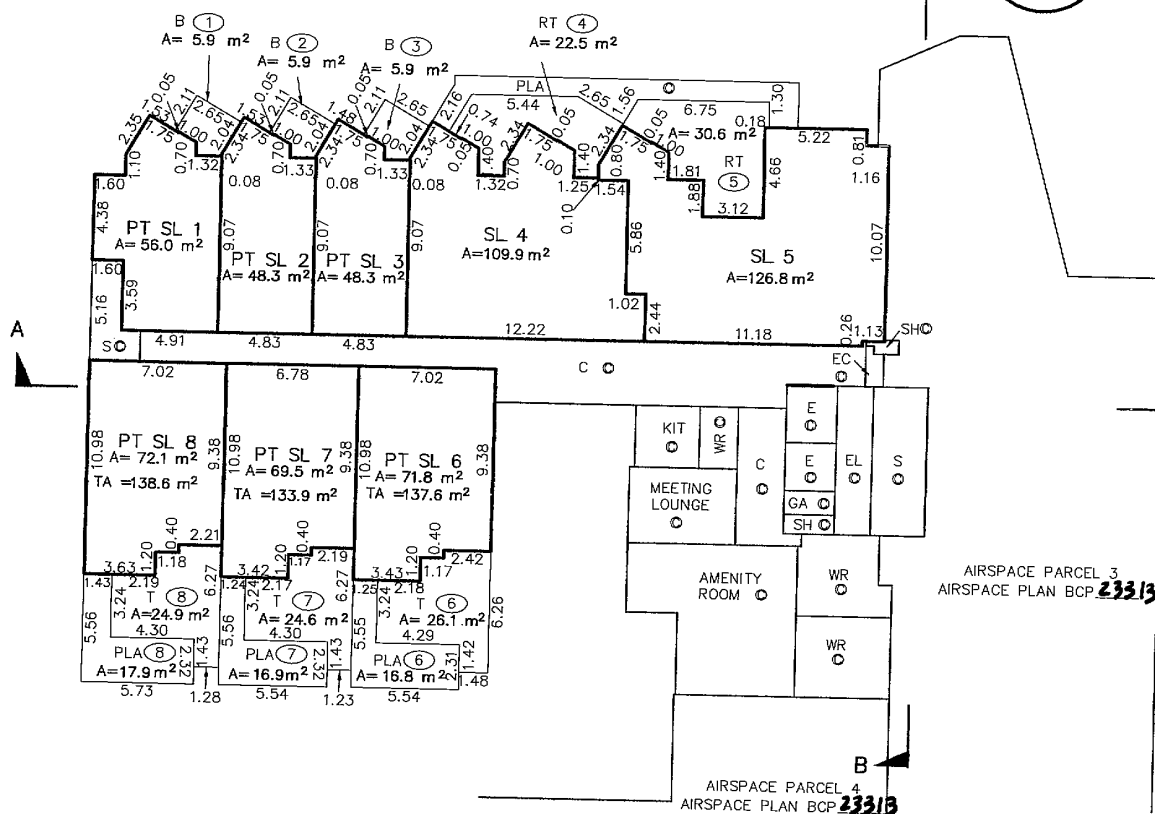
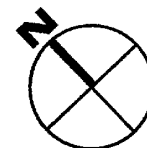
1ST FLOOR



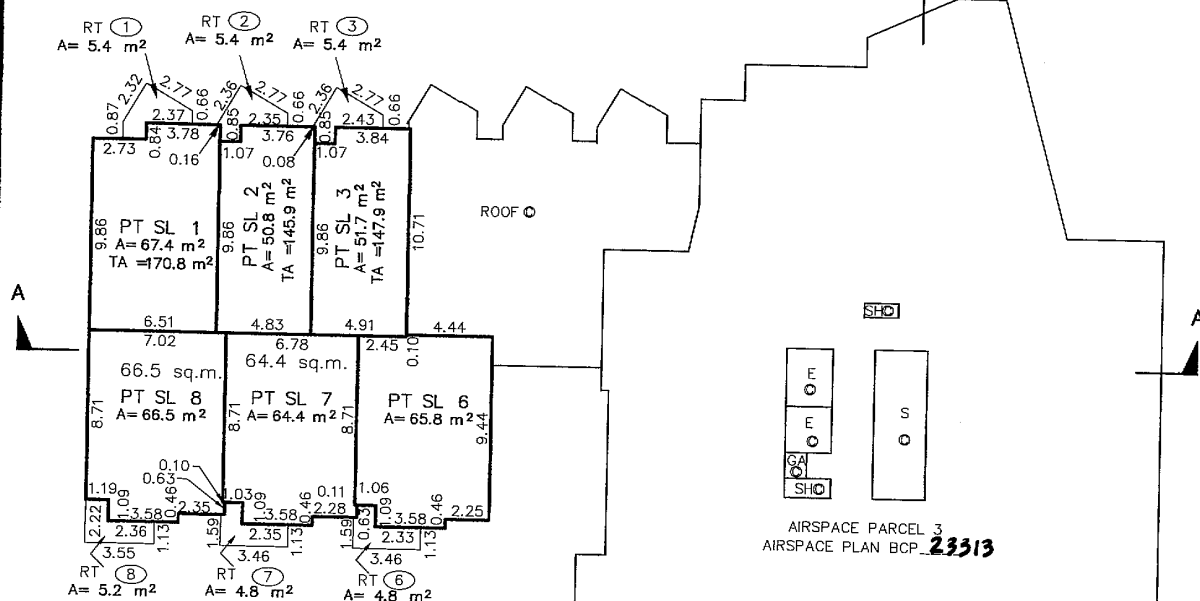
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2ND FLOOR



3RD FLOOR



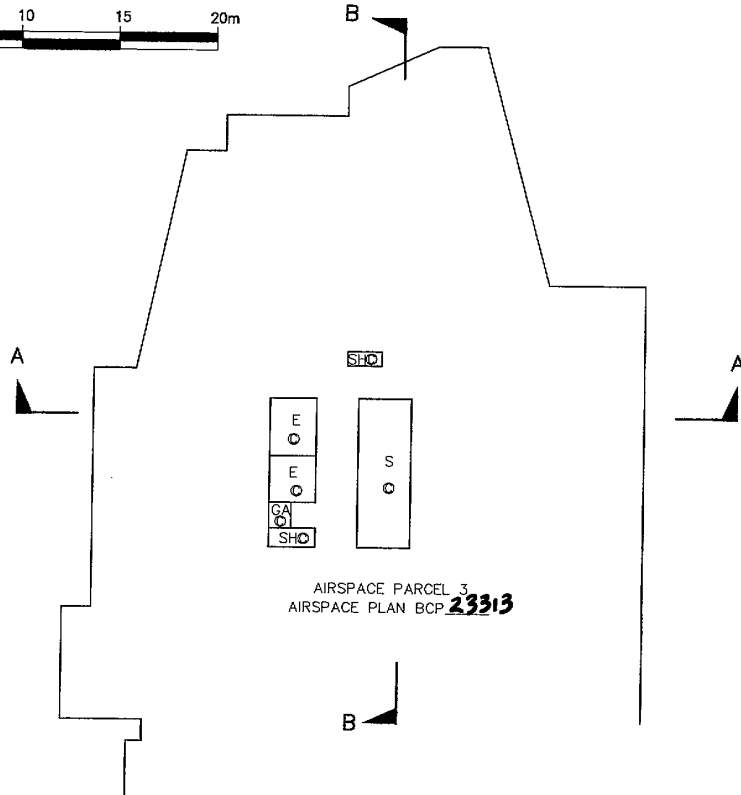
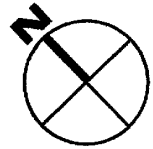
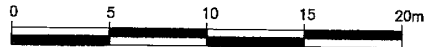
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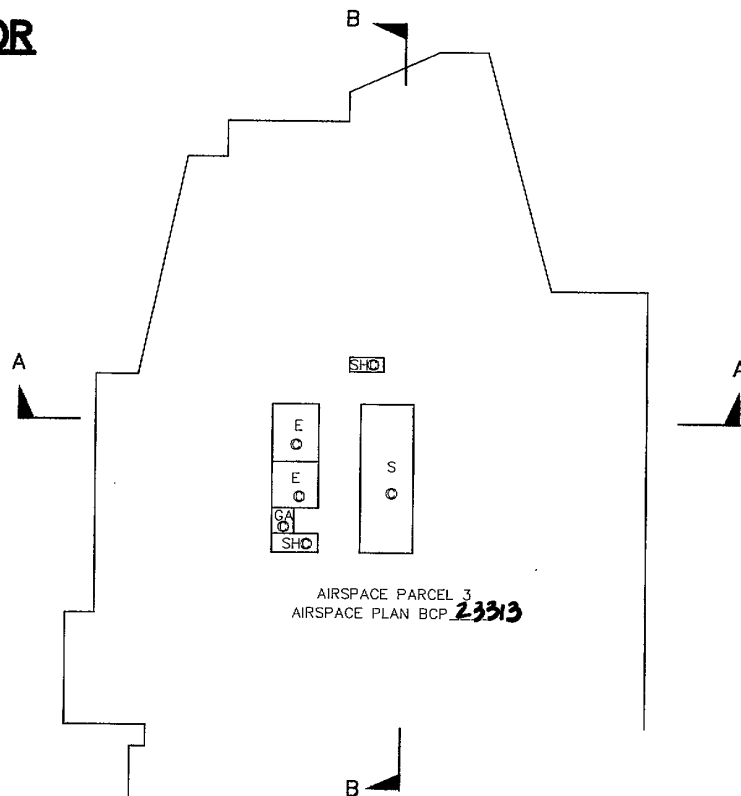
DATE MARCH 15th, 2006. Richard B.C.L.S.

STRATA PLAN BCS 1820**4TH FLOOR**

SCALE : 1:250



AIRSPACE PARCEL 3
AIRSPACE PLAN BCP **23313**

5TH FLOOR

AIRSPACE PARCEL 3
AIRSPACE PLAN BCP **23313**

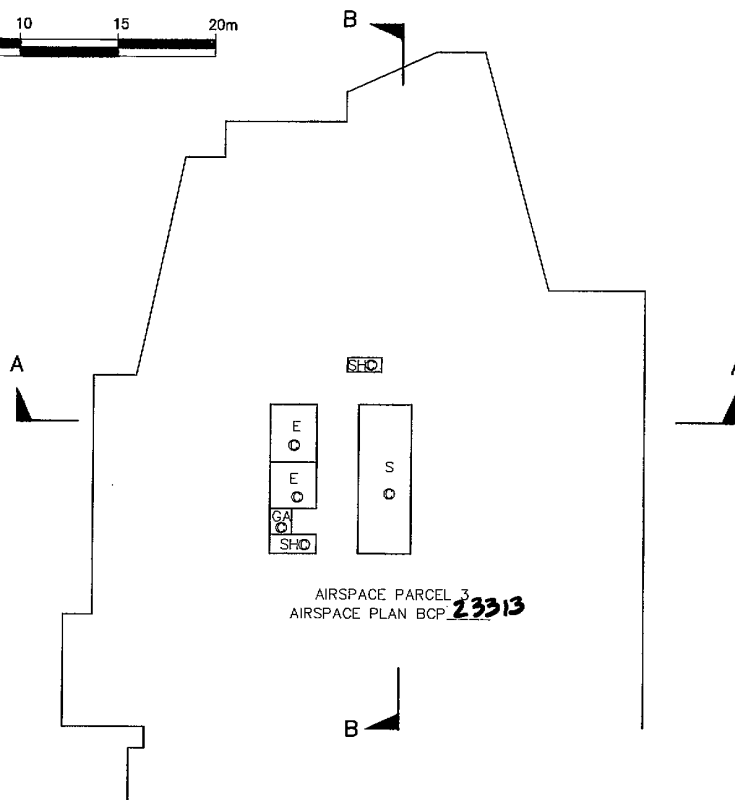
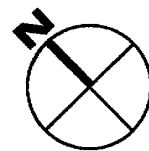
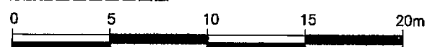
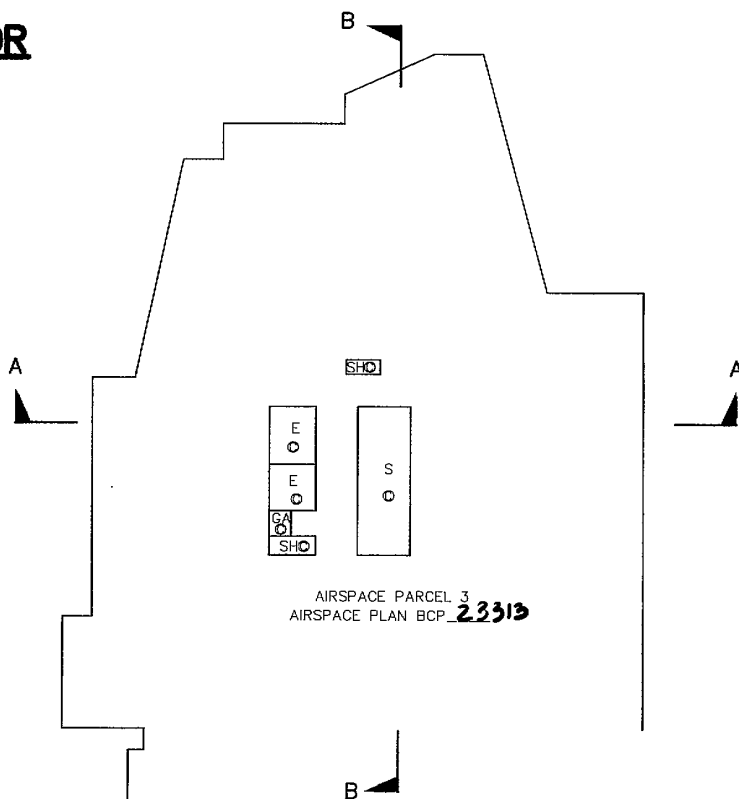
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DATE _____ B.C.L.S.

STRATA PLAN BCS 1820**6TH FLOOR**

SCALE : 1:250

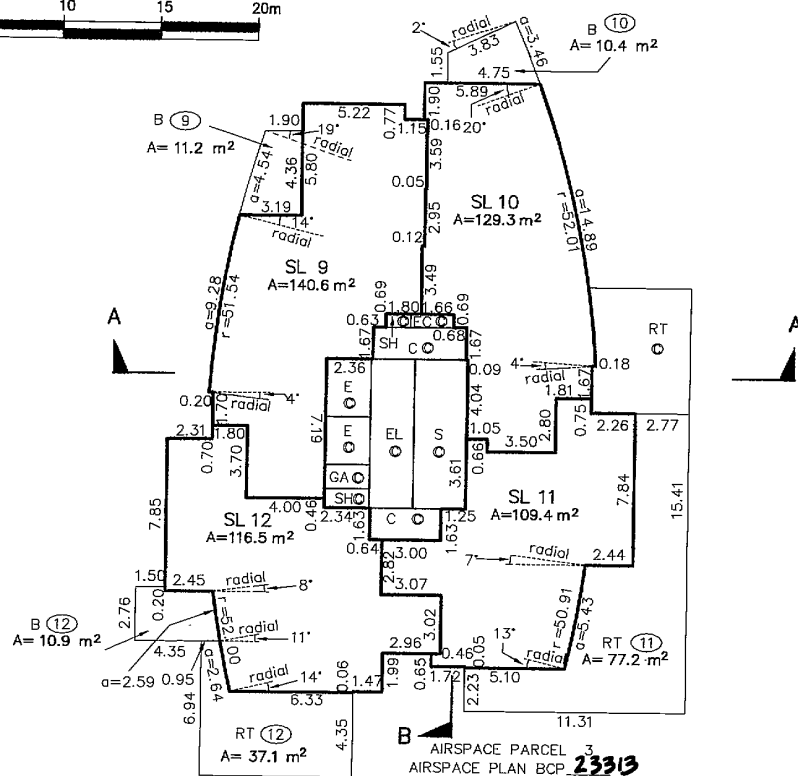
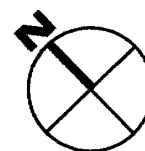
AIRSPACE PARCEL 3
AIRSPACE PLAN BCP **23313****7TH FLOOR**AIRSPACE PARCEL 3
AIRSPACE PLAN BCP **23313**

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DATE March 13th, 2006 *Richard* B.C.L.S.

STRATA PLAN BCS 1820

A horizontal scale bar with markings at 0, 5, 10, 15, and 20m.



H FLOOR

B (13)
A = 11.2 m²

B (14)
A = 10.4 m²

SL 13
A = 140.6 m²

SL 14
A = 129.3 m²

SL 15
A = 109.6 m²

SL 16
A = 116.9 m²

B (15)
A = 10.9 m²

B (15)
A = 10.9 m²

L - LINE OF PERIMETER BELOW



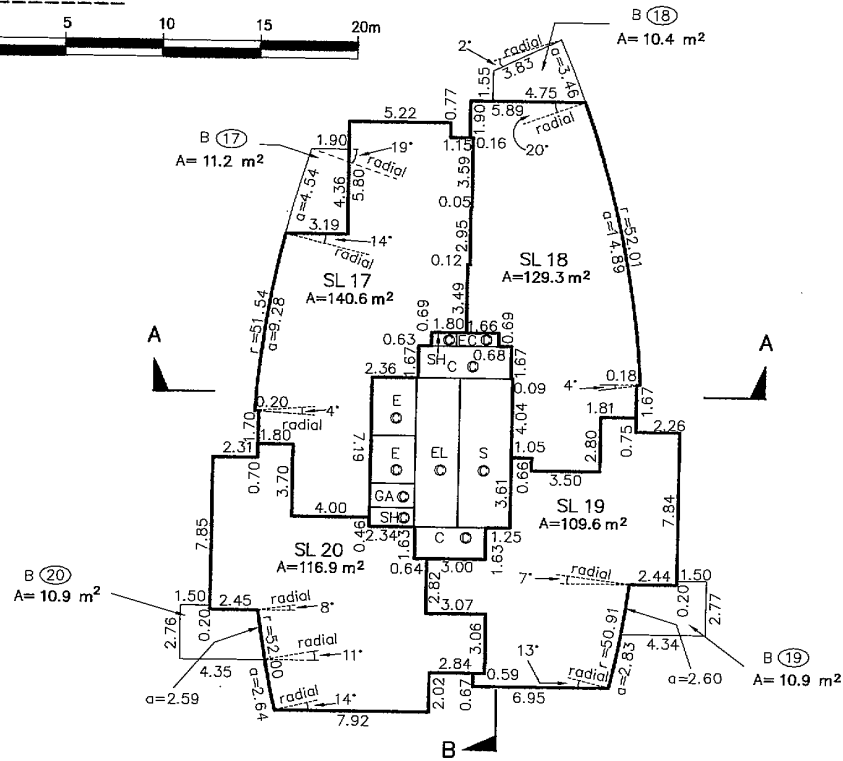
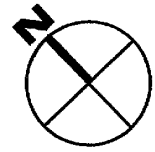
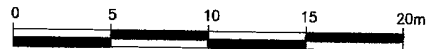
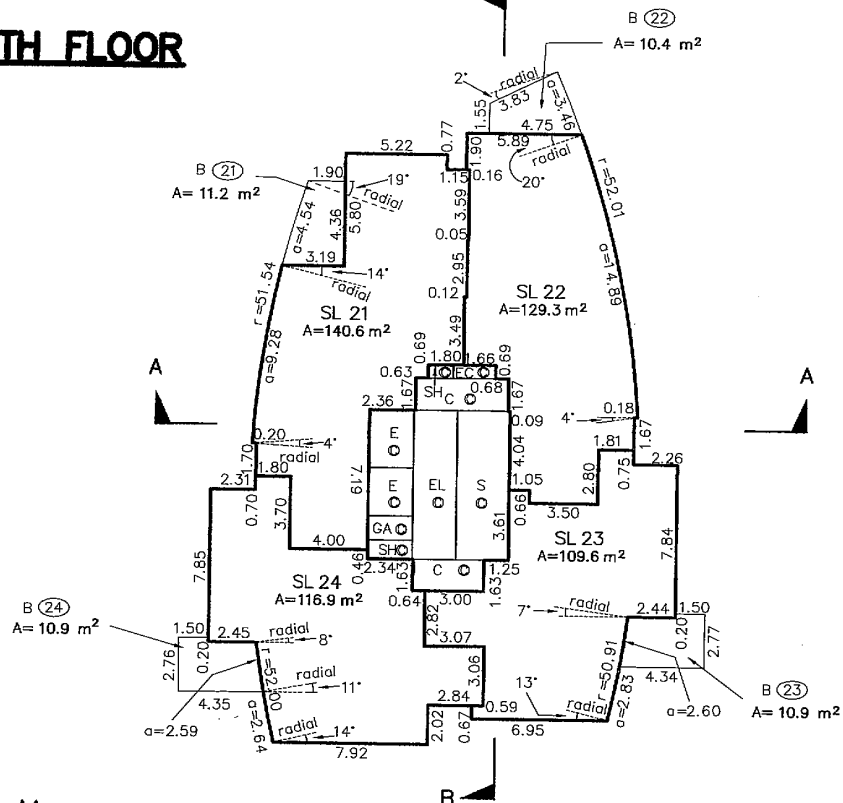
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STRATA PLAN BCS 1820

10TH FLOOR

SCALE : 1:250

**11TH FLOOR****McElhanney**

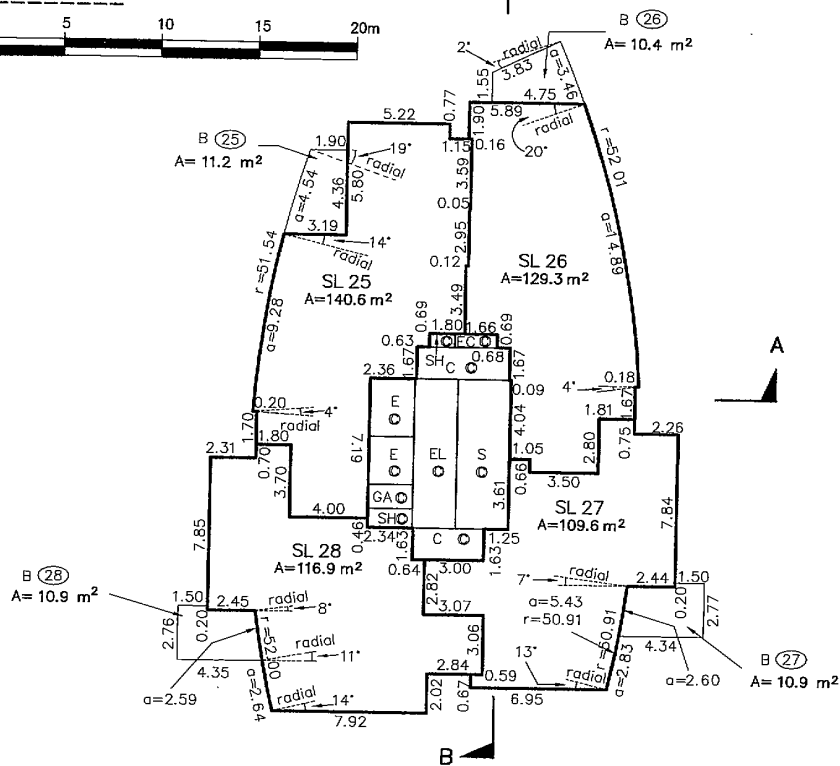
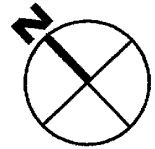
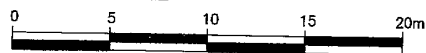
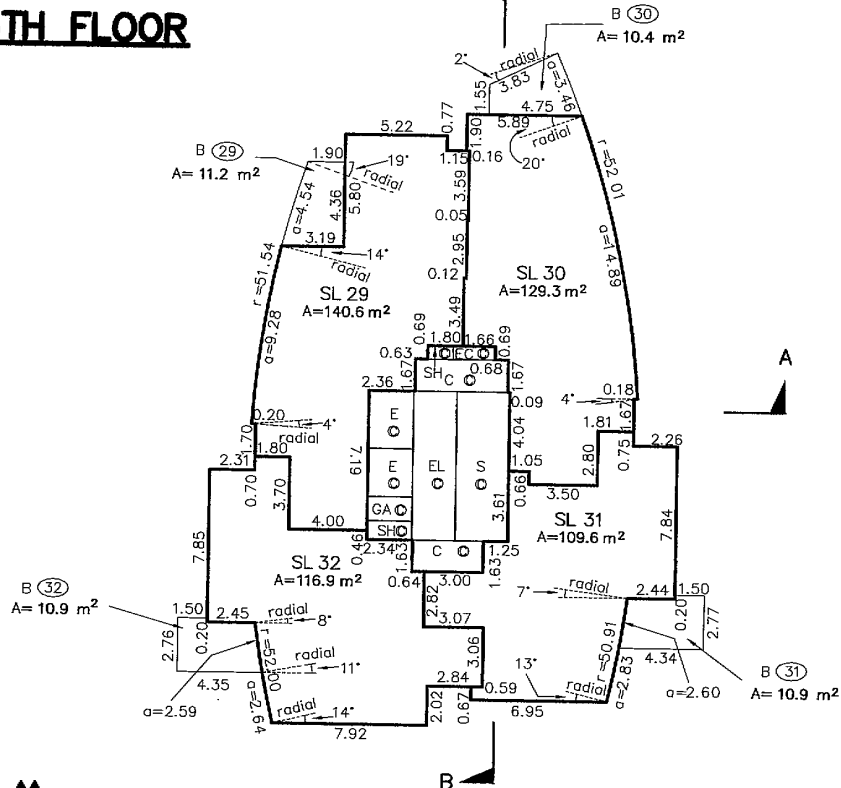
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DATE *March 13th 2006* *Richard* B.C.L.S.

STRATA PLAN BCS 1820

12TH FLOOR

SCALE : 1:250

**13TH FLOOR**

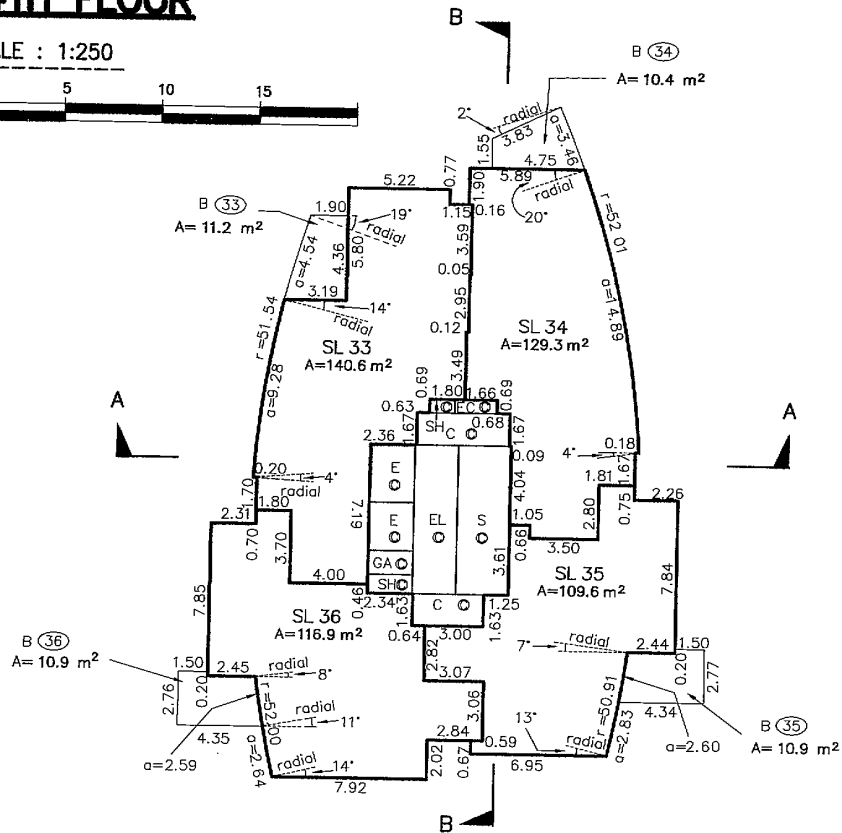
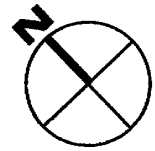
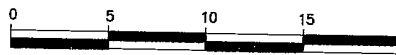
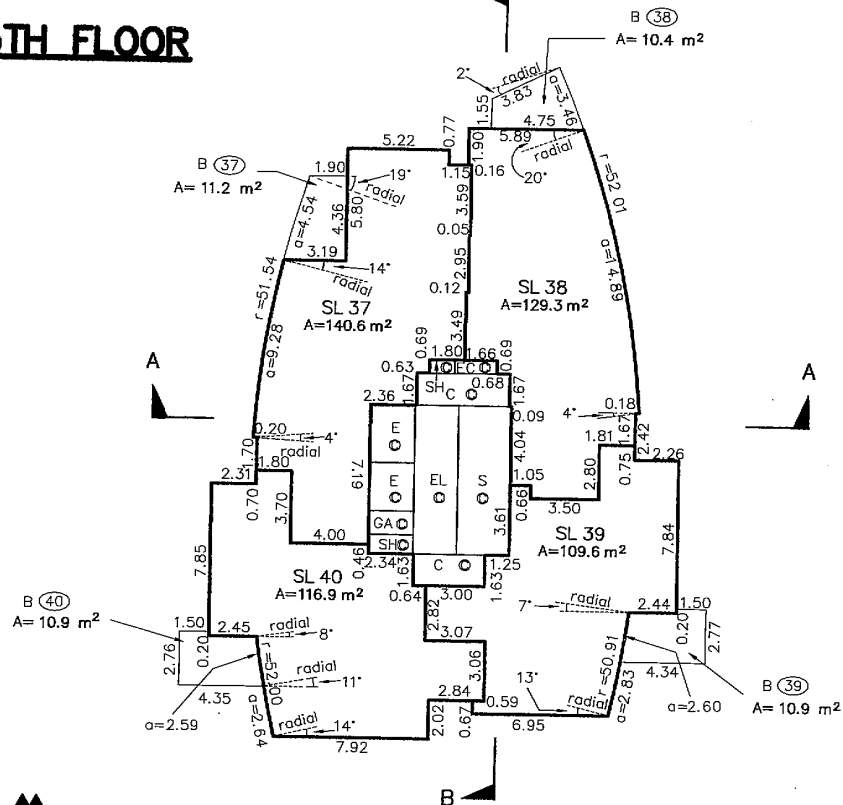
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DATE MARCH 13th, 2006 Richard B.C.L.S.

STRATA PLAN BCS 1820

14TH FLOOR

SCALE : 1:250

**15TH FLOOR****McElhanney**

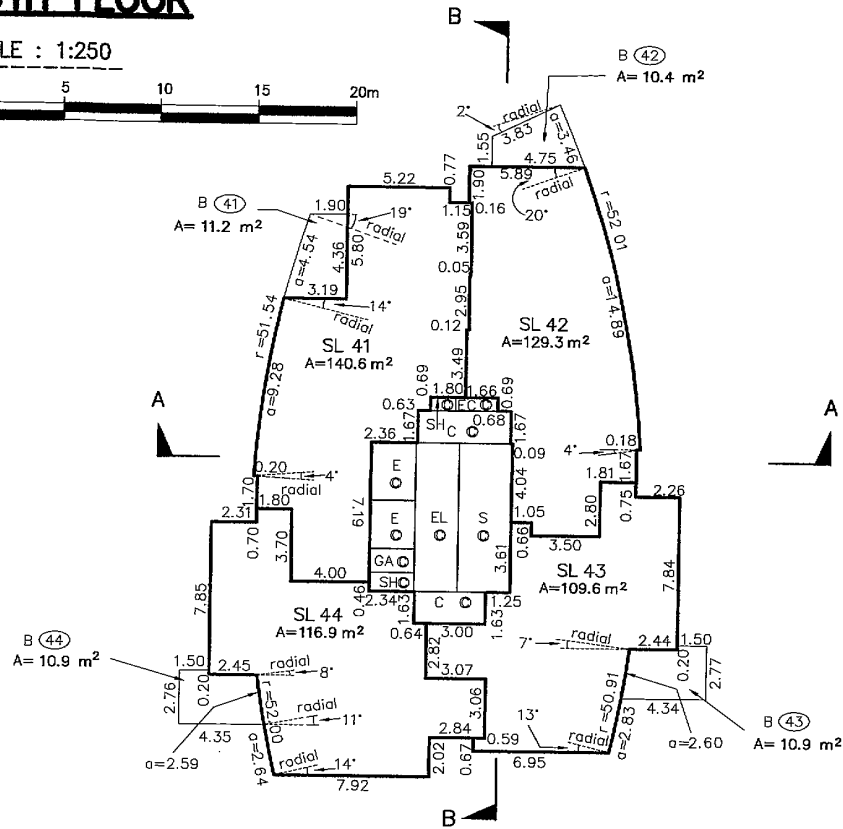
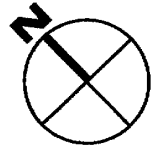
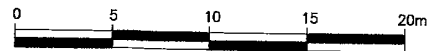
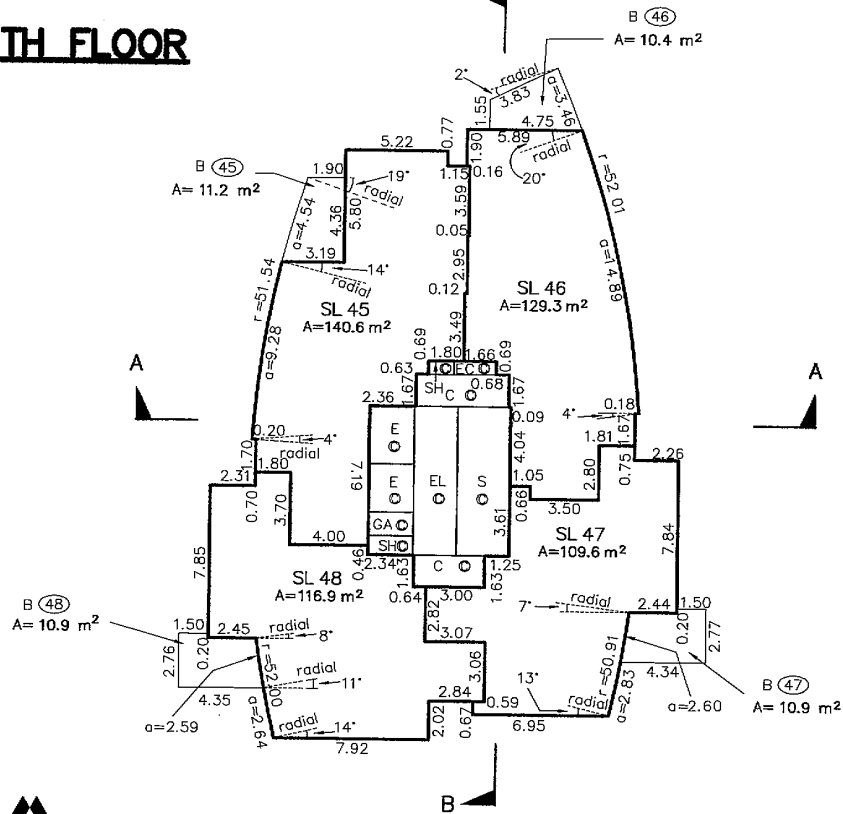
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DATE *March 13th 2006* *John Richardson* B.C.L.S.

STRATA PLAN BCS 1820

16TH FLOOR

SCALE : 1:250

**17TH FLOOR****McElhanney**

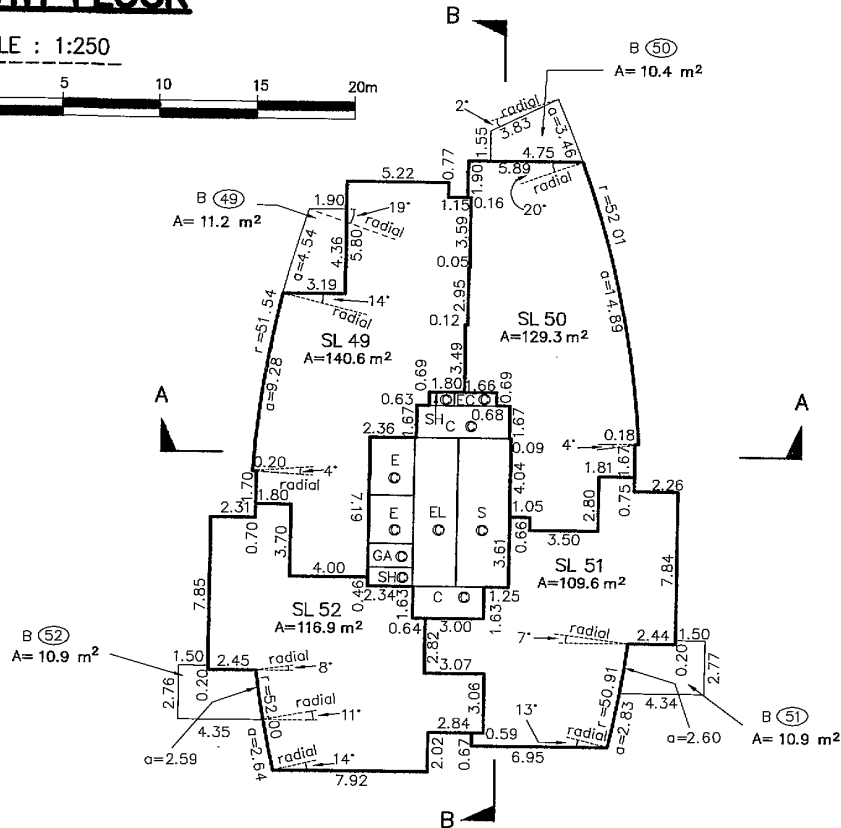
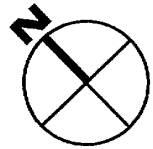
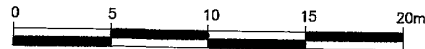
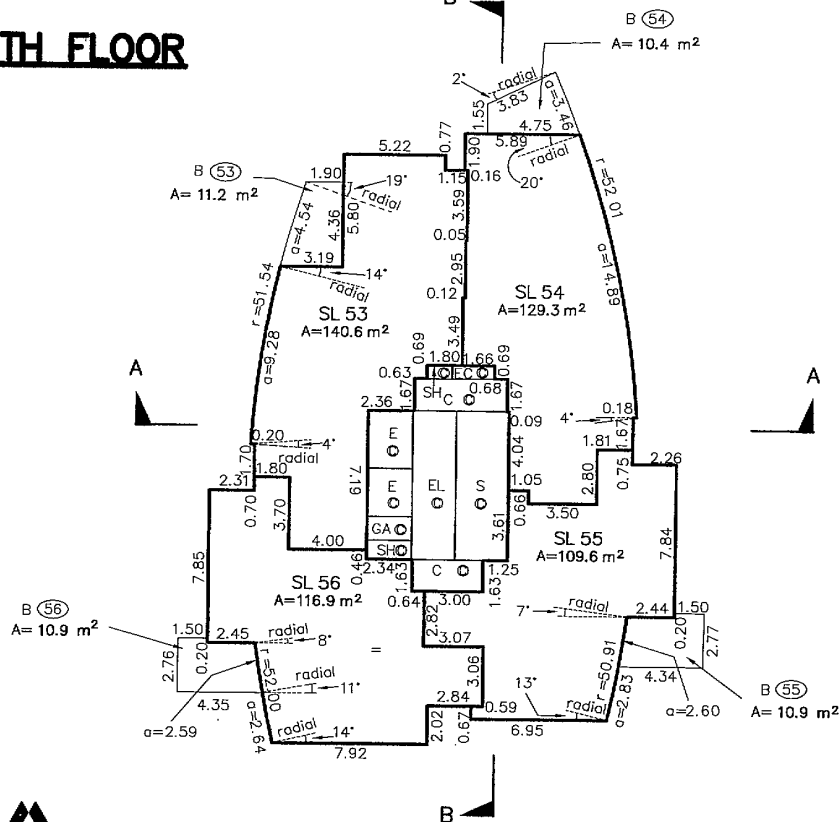
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DATE March 13th, 2006 P. Richardson B.C.L.S.

STRATA PLAN BCS 1820

18TH FLOOR

SCALE : 1:250

**19TH FLOOR****McElhanney**

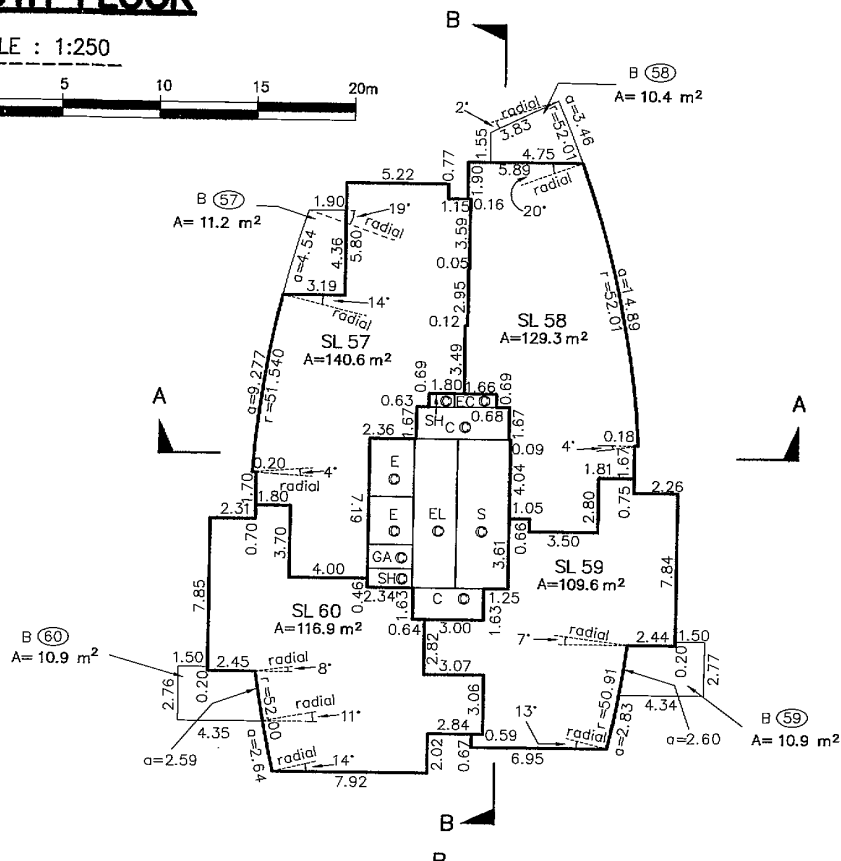
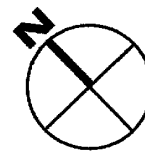
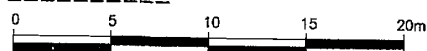
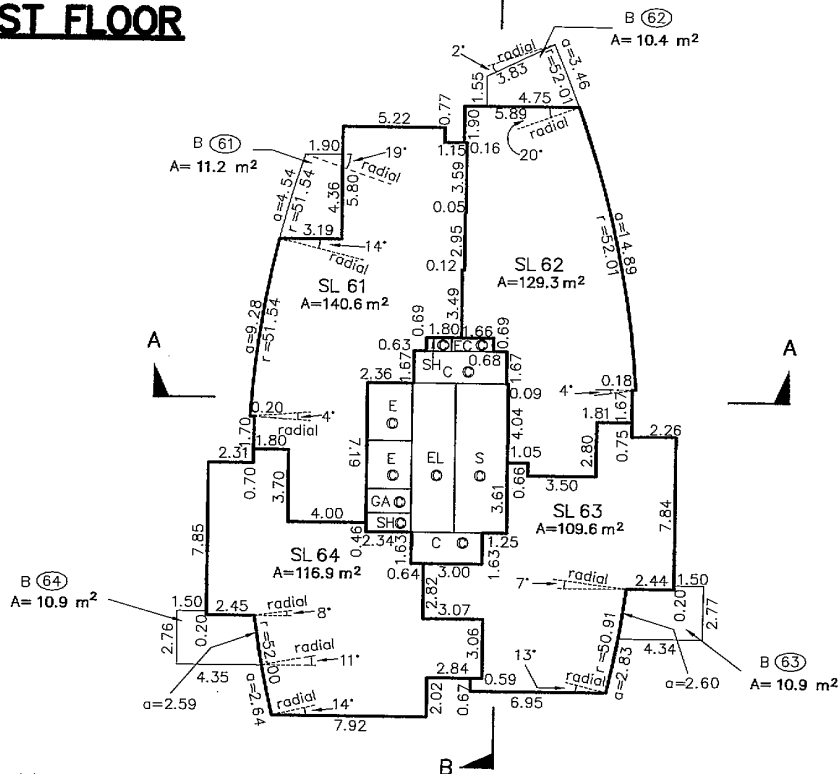
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20TH FLOOR

SCALE : 1:250

**21ST FLOOR****McElhanney**

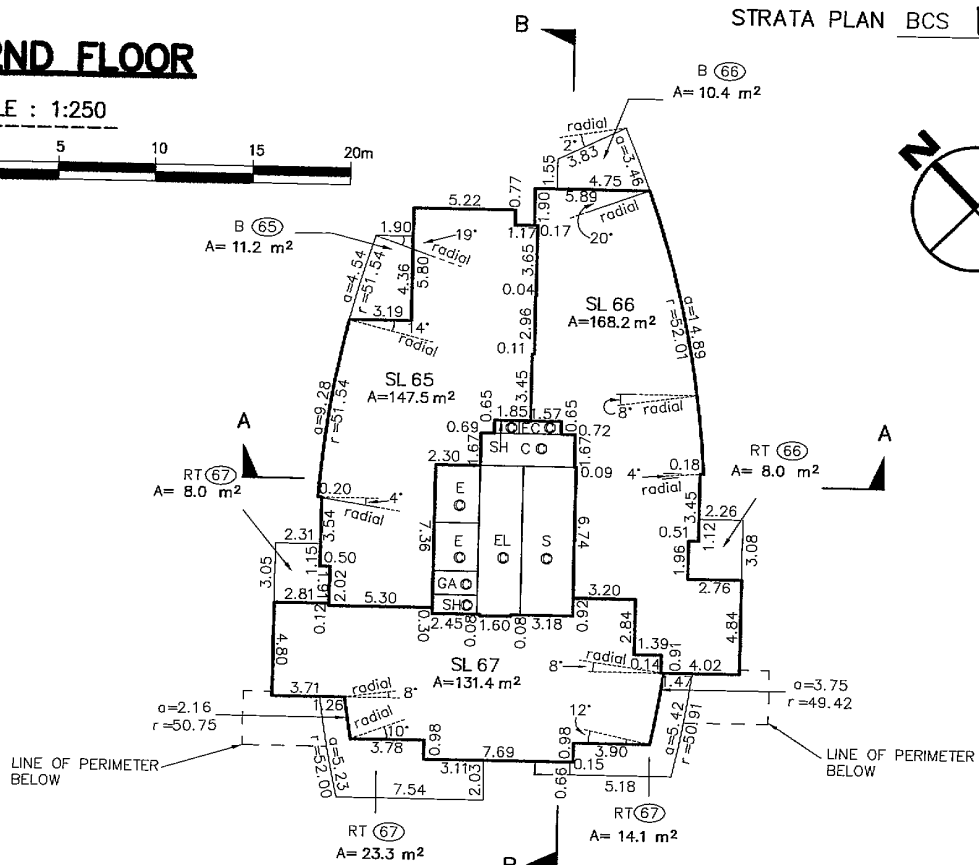
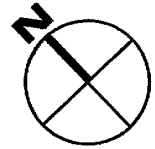
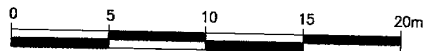
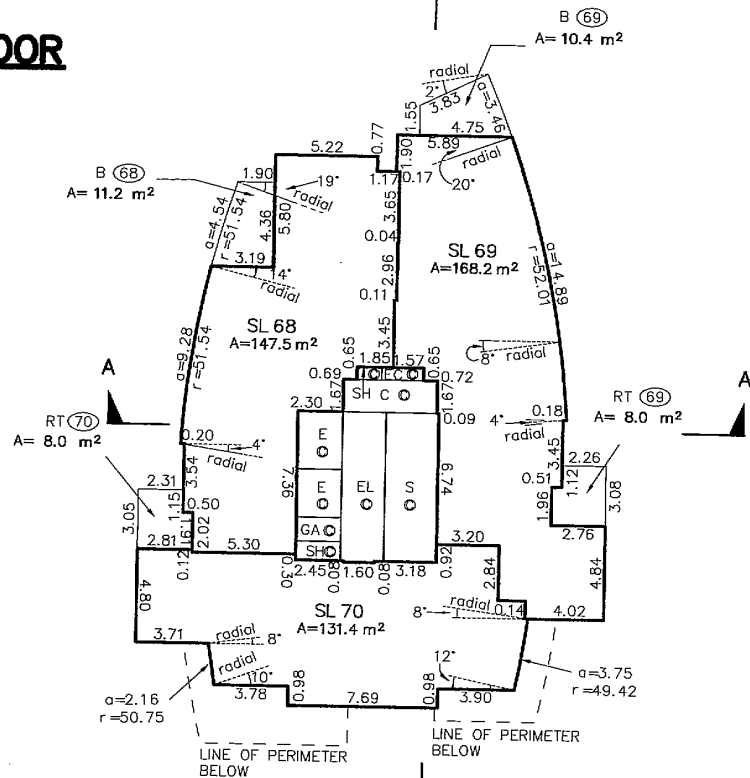
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22ND FLOOR

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**23RD FLOOR****McElhanney**

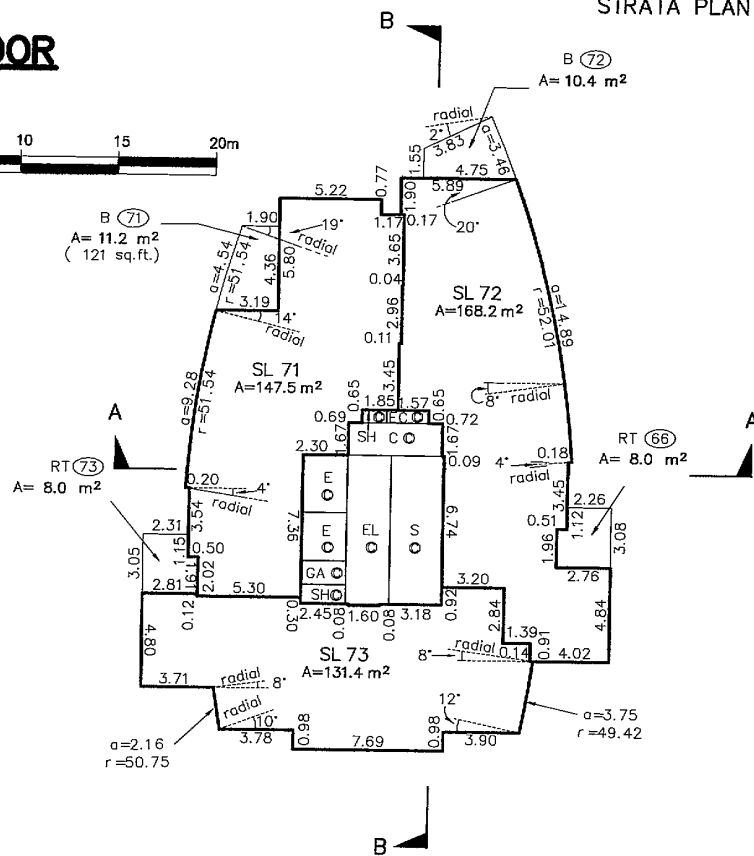
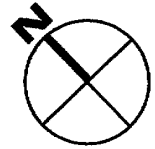
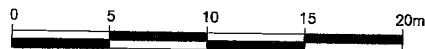
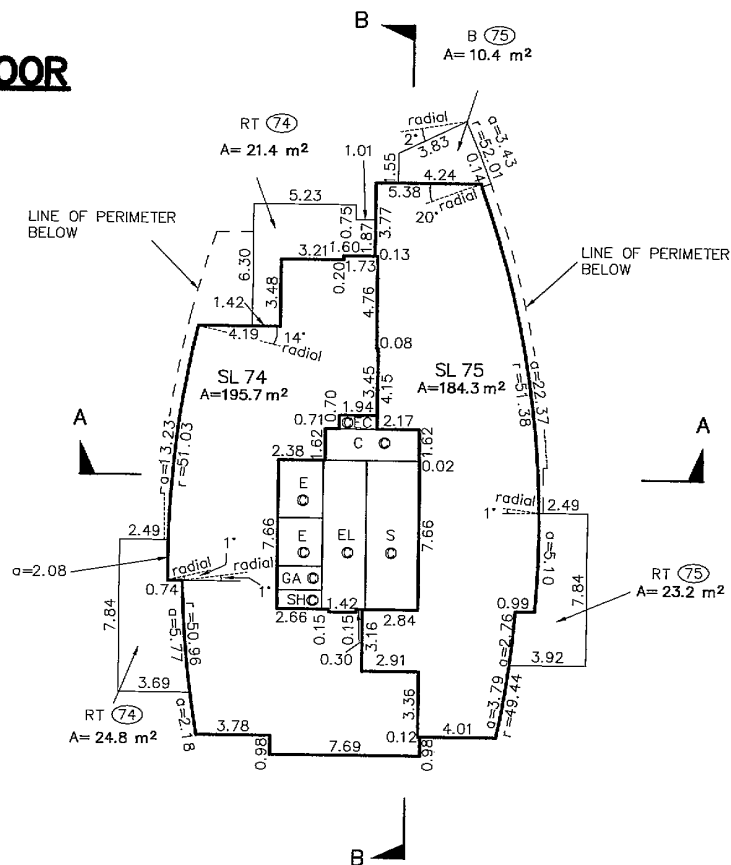
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24TH FLOOR

SCALE : 1:250

**25TH FLOOR**

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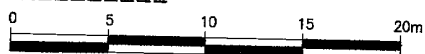
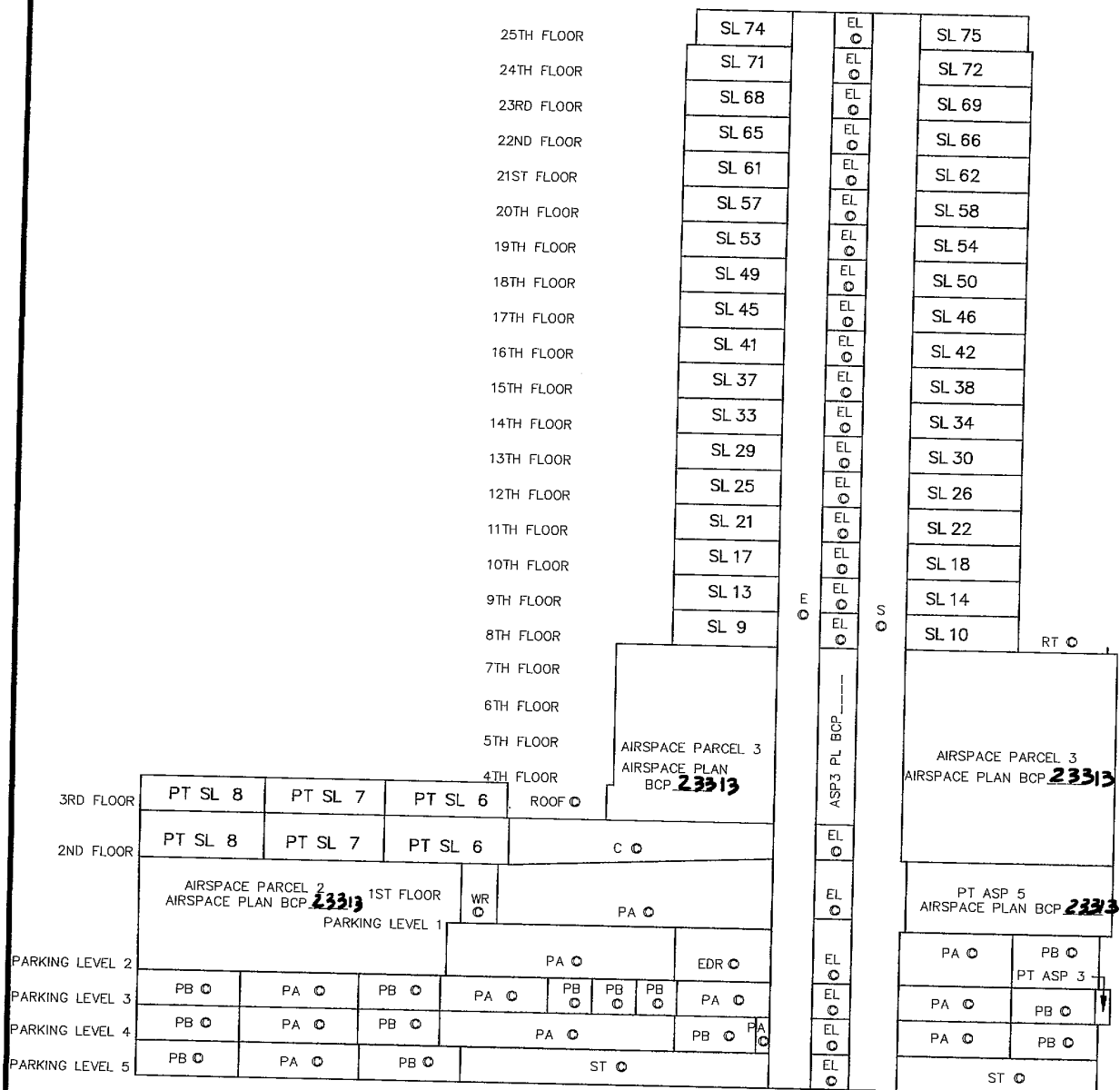
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CROSS SECTIONS

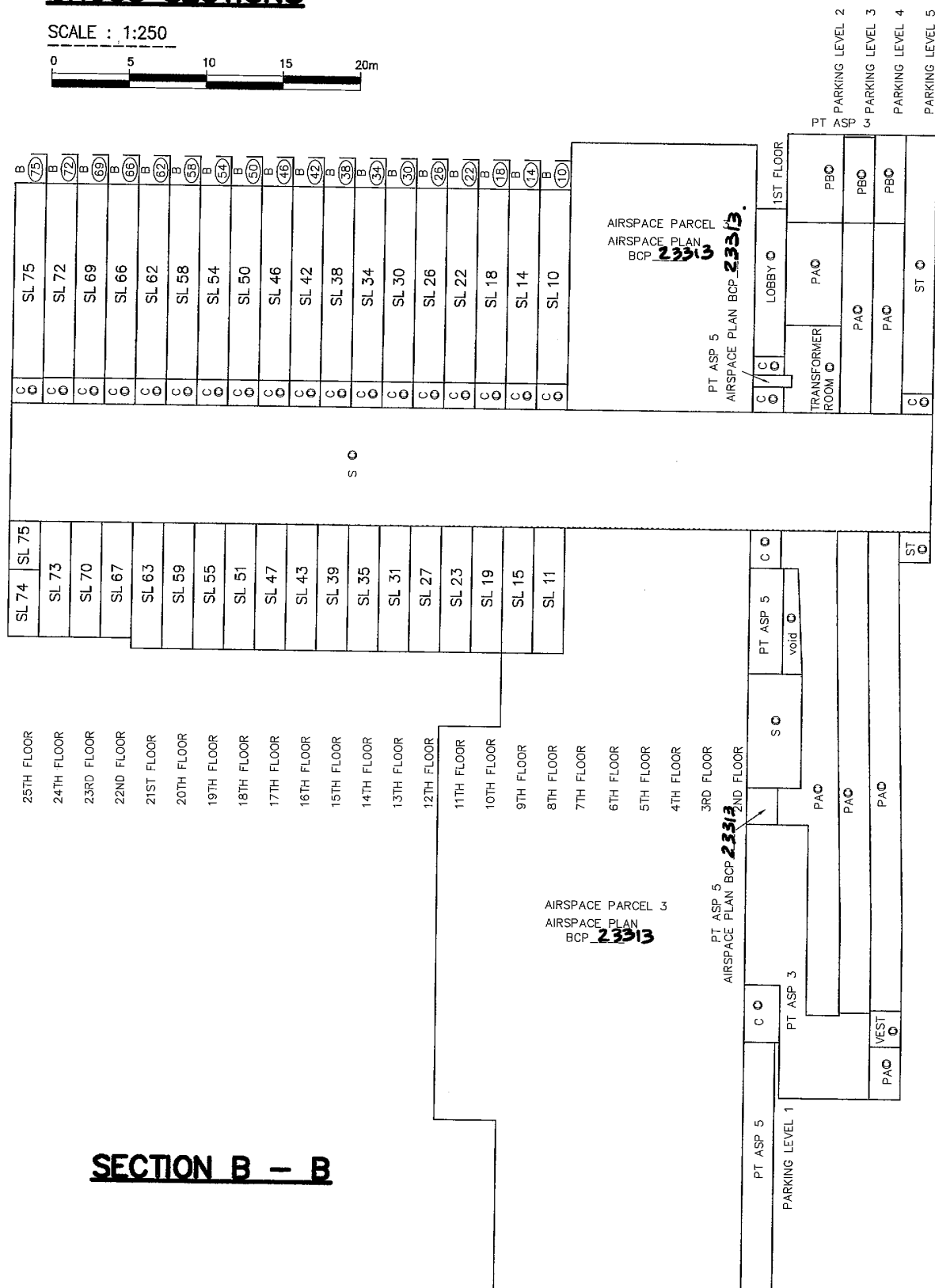
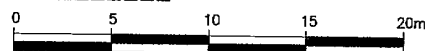
SCALE : 1:250

**SECTION A - A****McElhanney**

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SECTION B - B



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