

STRATA PLAN OF LOT 'O' OF THE PUBLIC HARBOUR OF BURRARD INLET AND DISTRICT LOT 185, NEW WESTMINSTER DISTRICT, PLAN LMP12980

CITY OF VANCOUVER
BCGS 92G.025

STRATA PLAN LMS **4658**

Deposited and registered in the Land Title Office at New Westminster, BC this 17 day of APRIL, 2002.

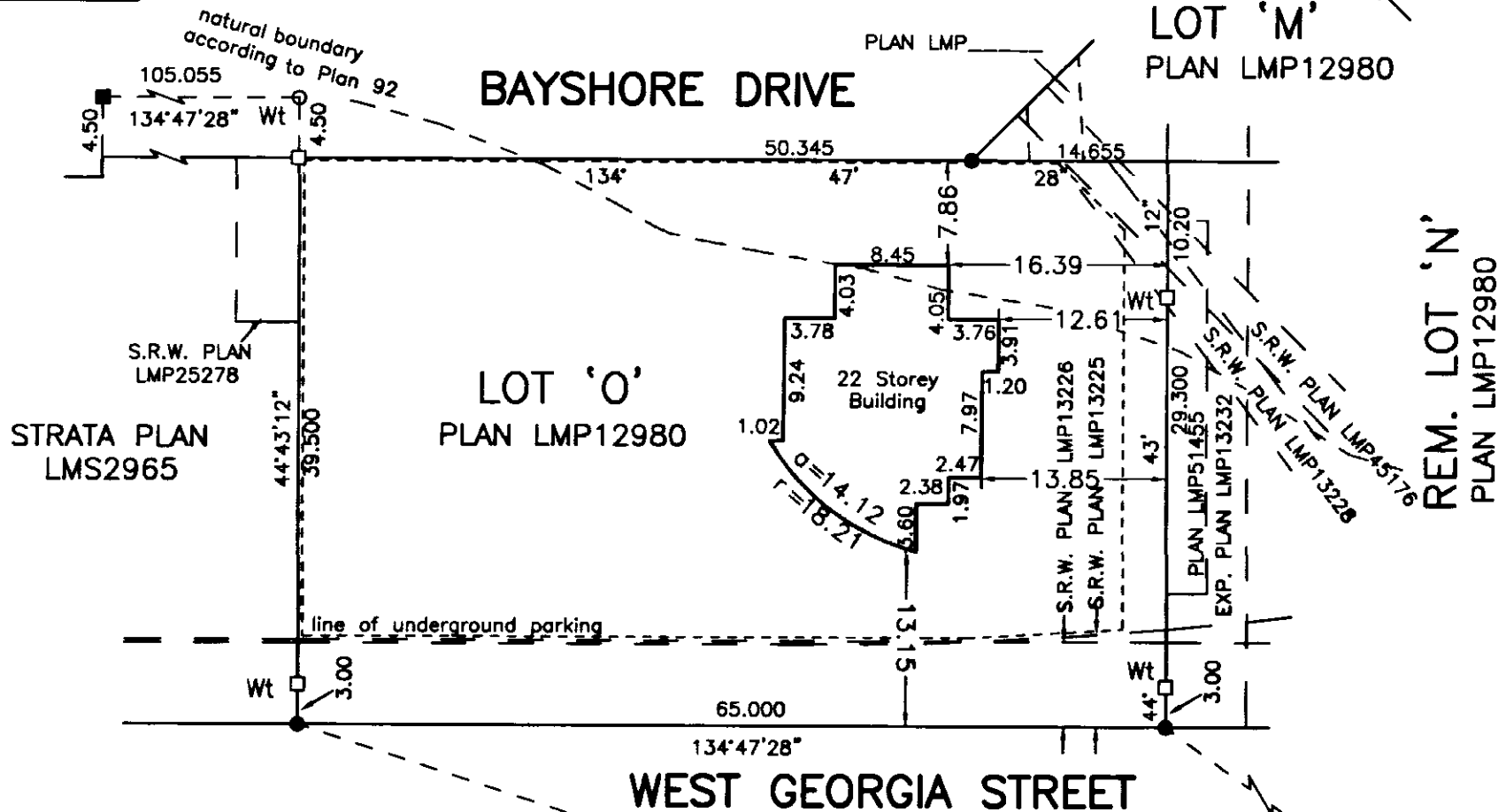
B. Bignard DEPUTY REGISTRAR
REF. BT126223

SCALE 1 : 500



This Plan lies within the Greater Vancouver Regional District

KEY PLAN



LEGEND:

Bearings are Grid bearings and are derived from observations between control monuments V-2779 and V3646, Integrated Survey Area number 31, City of Vancouver.

This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by a combined factor of 0.9996041.

- ⊙ denotes control monument.
- denotes standard iron post found.
- denotes standard iron post placed.
- denotes standard lead plug found.
- denotes standard lead plug placed.
- Wt denotes witness.
- A denotes area
- B denotes balcony
- BS denotes bicycle storage
- C denotes corridor
- E denotes elevator
- EB denotes enclosed balcony
- EC denotes electrical closet
- ED denotes emergency distribution
- EL denotes elevator lobby
- GAB denotes garbage chute
- LPB denotes line of perimeter below
- MR denotes mechanical room
- PA denotes parking area
- PB denotes parking bay
- PT denotes part
- RA denotes refuge area
- S denotes stairs
- SH denotes shaft
- SL denotes strata lot
- ST denotes storage
- T denotes terrace
- TA denotes total area
- VEST denotes vestibule
- ④ denotes limited common property for strata lot 4 (typical)
- ⊙ denotes common property

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.

NOTES:

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

CIVIC ADDRESS:

1680 BAYSHORE DRIVE,
VANCOUVER, B.C.

NAME OF DEVELOPMENT

BAYSHORE GARDENS

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: APRIL 12, 2002

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

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St., Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

ENDORSEMENT OF NONOCCUPANCY FORM S

I, Richard Fu, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not, as of April 12, 2002, been previously occupied.

Richard Fu

* Section 241 (2) provides that the endorsement must be dated not more than 180 days before the date the strata plan is tendered for deposit.

OWNER:

BLUE TREE HOTELS INVESTMENT (CANADA), LTD.
INC. NO. 564790

Shinichi Matsui

PRINT NAME Shinichi Matsui
Authorized Signatory

[Signature]

PRINT NAME Hiro Okamoto
Authorized Signatory

[Signature]

WITNESS AS TO BOTH SIGNATURES:

NAME Masateru Matsubara _ _ _

ADDRESS Suite 640 1500 West Georgia St.

Vancouver BC V6G 2Z6 _ _

Blue Tree Management (Canada) Ltd.
OCCUPATION

MORTGAGEE AND ASSIGNMENT OF RENTS:

THE TORONTO-DOMINION BANK

[Signature]

PRINT NAME GARY KARCH
Authorized Signatory

[Signature]

PRINT NAME STUART DUNN
Authorized Signatory

[Signature]

WITNESS AS TO BOTH SIGNATURES:

NAME Masateru Matsubara _ _ _

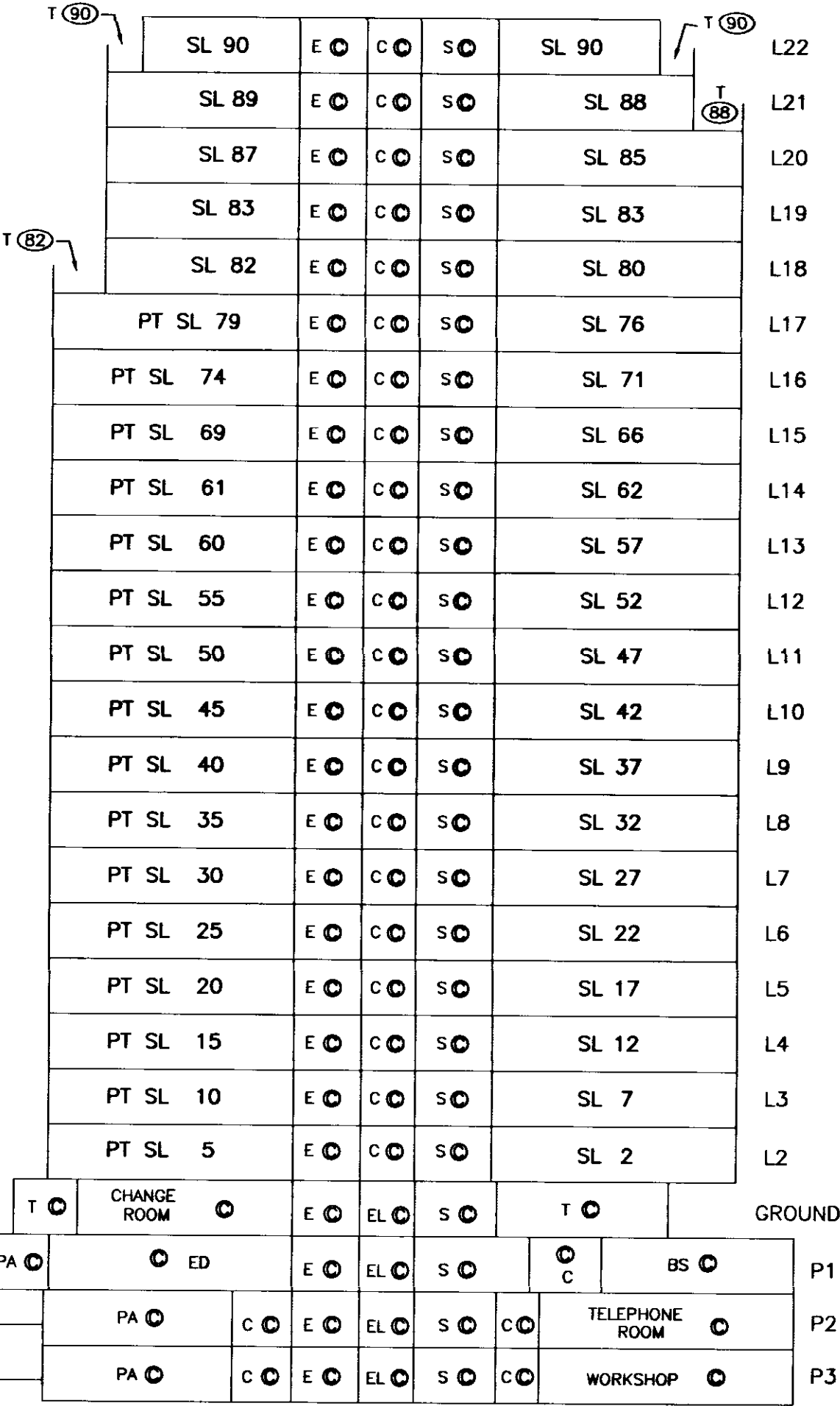
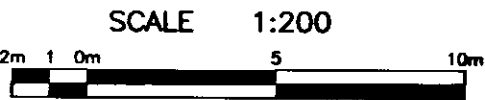
ADDRESS Suite 640 1500 West Georgia St.

Vancouver BC V6G 2Z6 _ _

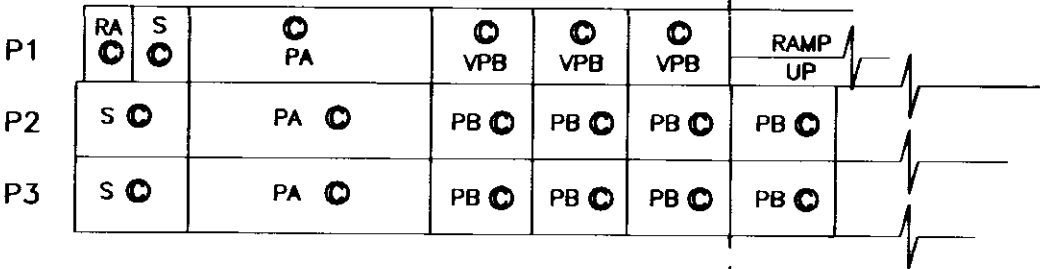
Blue Tree Management (Canada) Ltd.
OCCUPATION

STRATA PLAN LMS **4658**

SECTION A-A



NOTES:
P1 denotes parking level 1 (typical)
L1 denotes level 1 (typical)



SECTION B-B

SCALE 1:200



																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

NOTES:

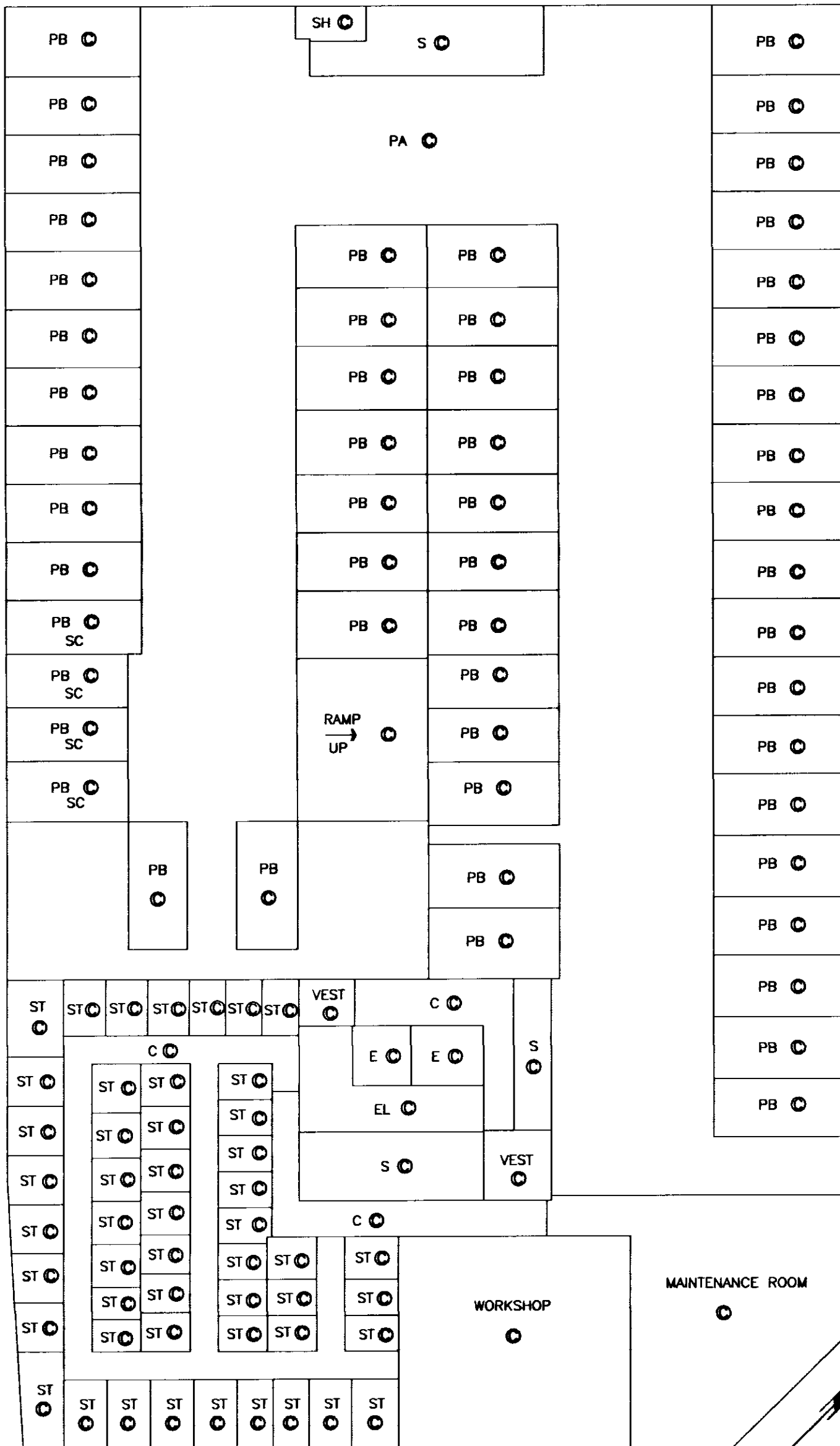
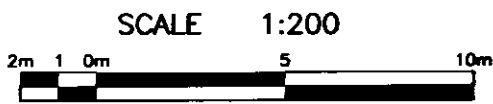
P1 denotes parking level 1 (typical)
L1 denotes level 1 (typical)

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St. Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

DATE April 12, 2002 Richard B.C.L.S.

STRATA PLAN LMS **4658**

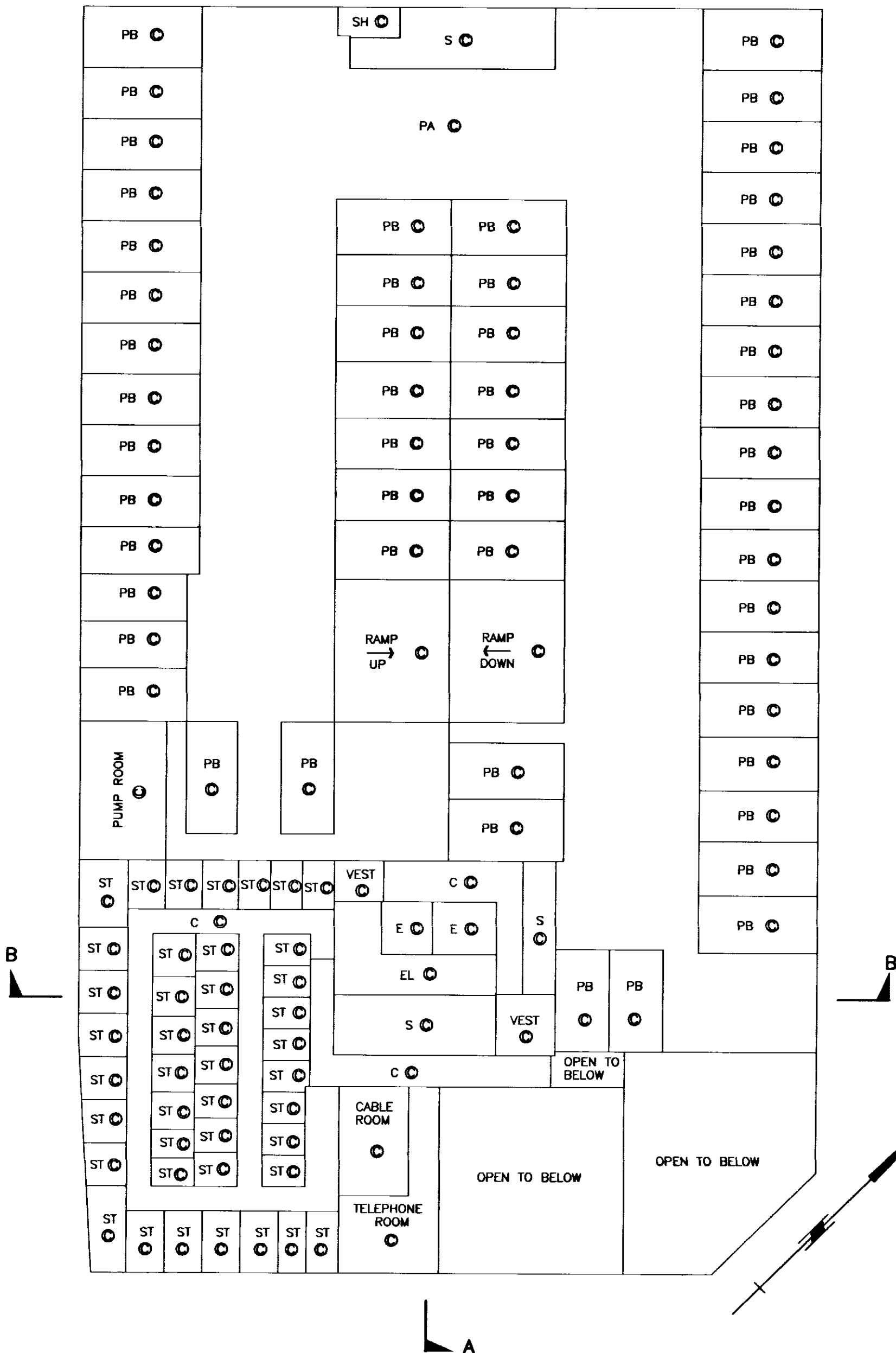
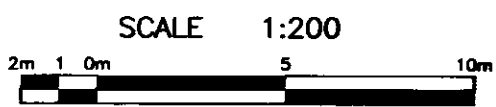
PARKING LEVEL 3



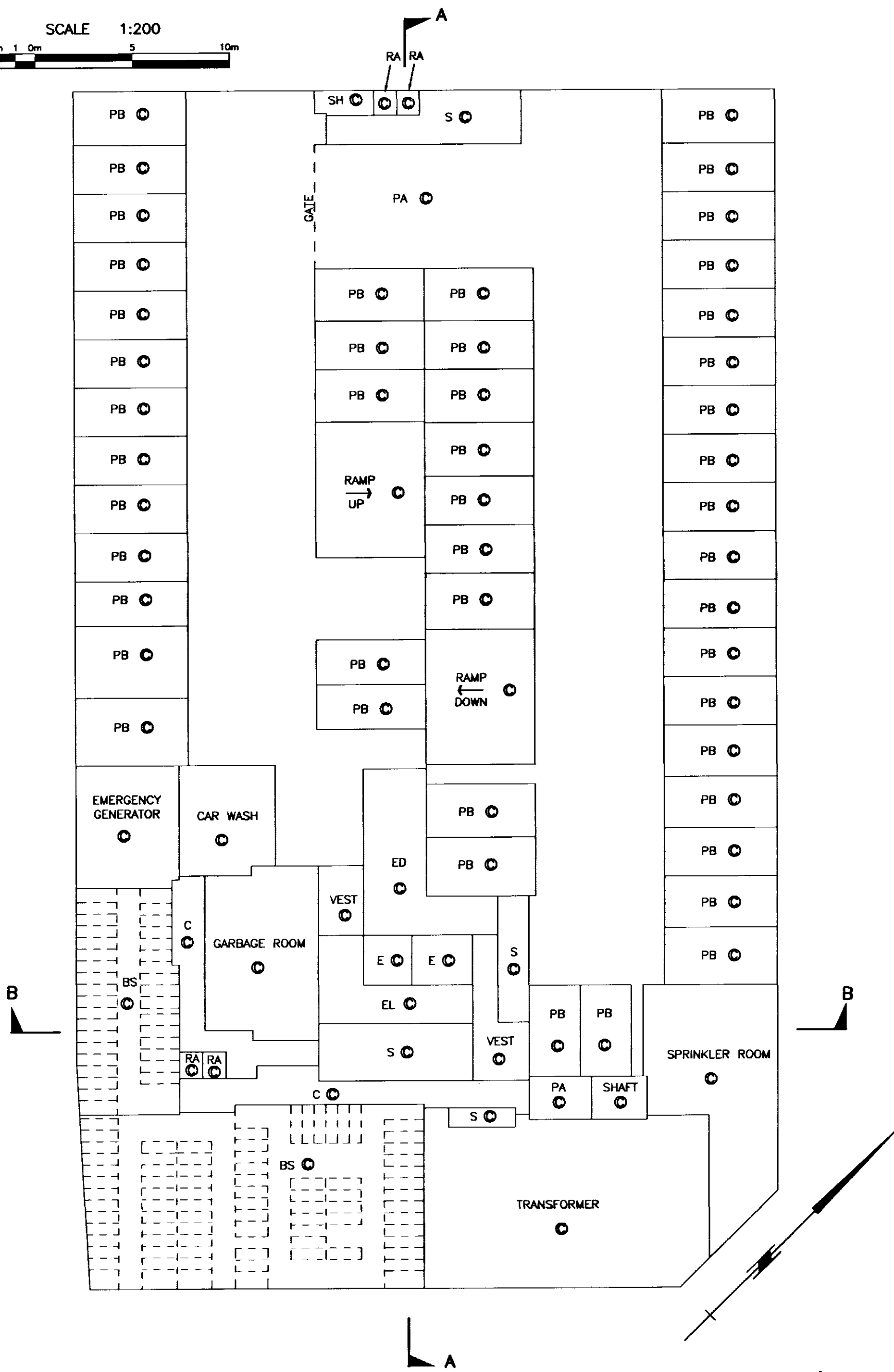
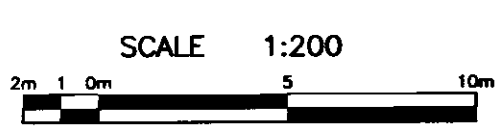
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

DATE April 12, 2002 Richard B.C.L.S.

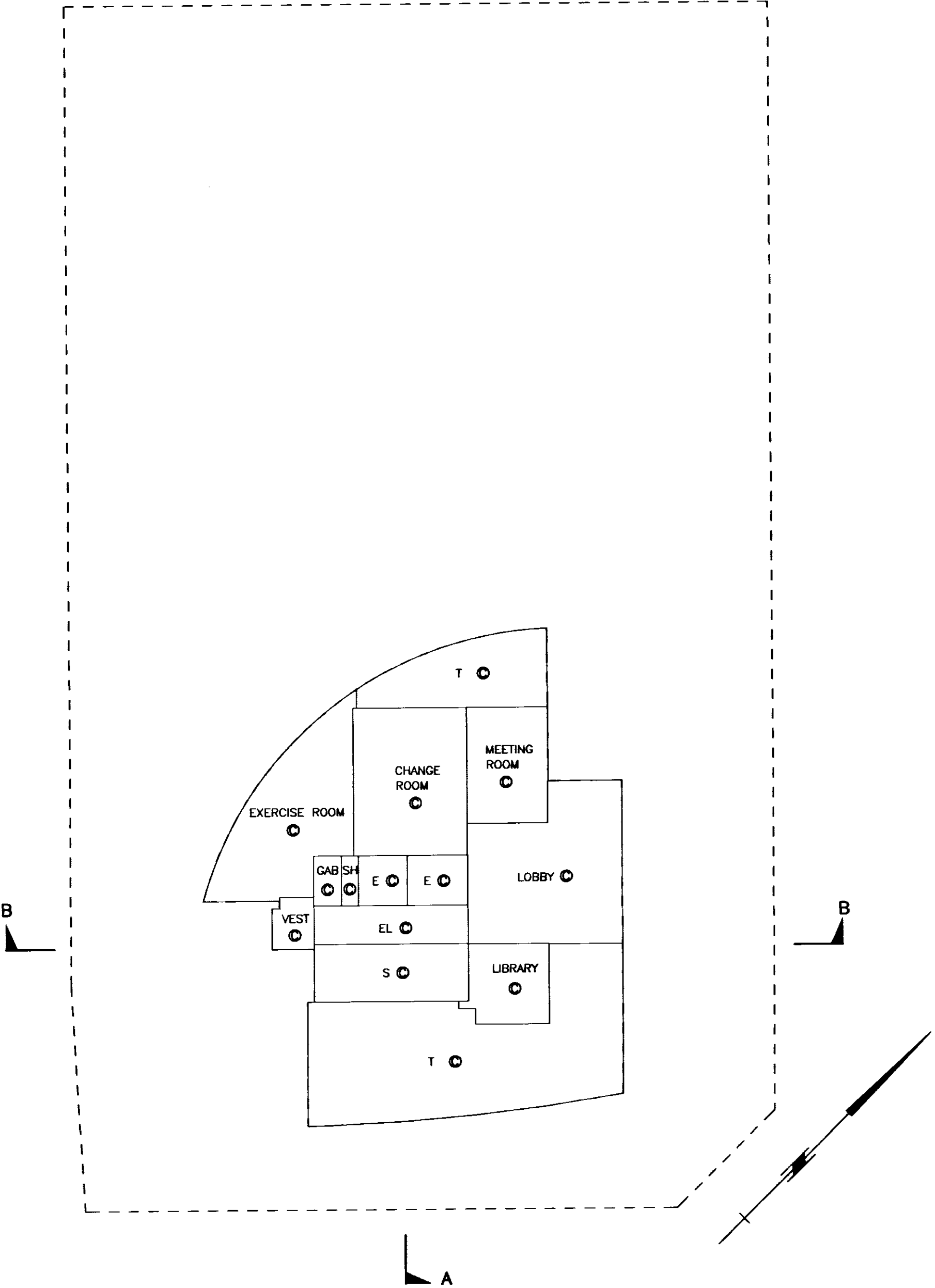
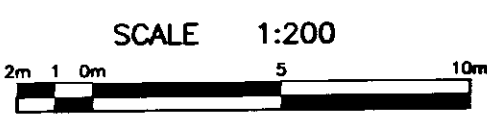
PARKING LEVEL 2



PARKING LEVEL 1



GROUND LEVEL

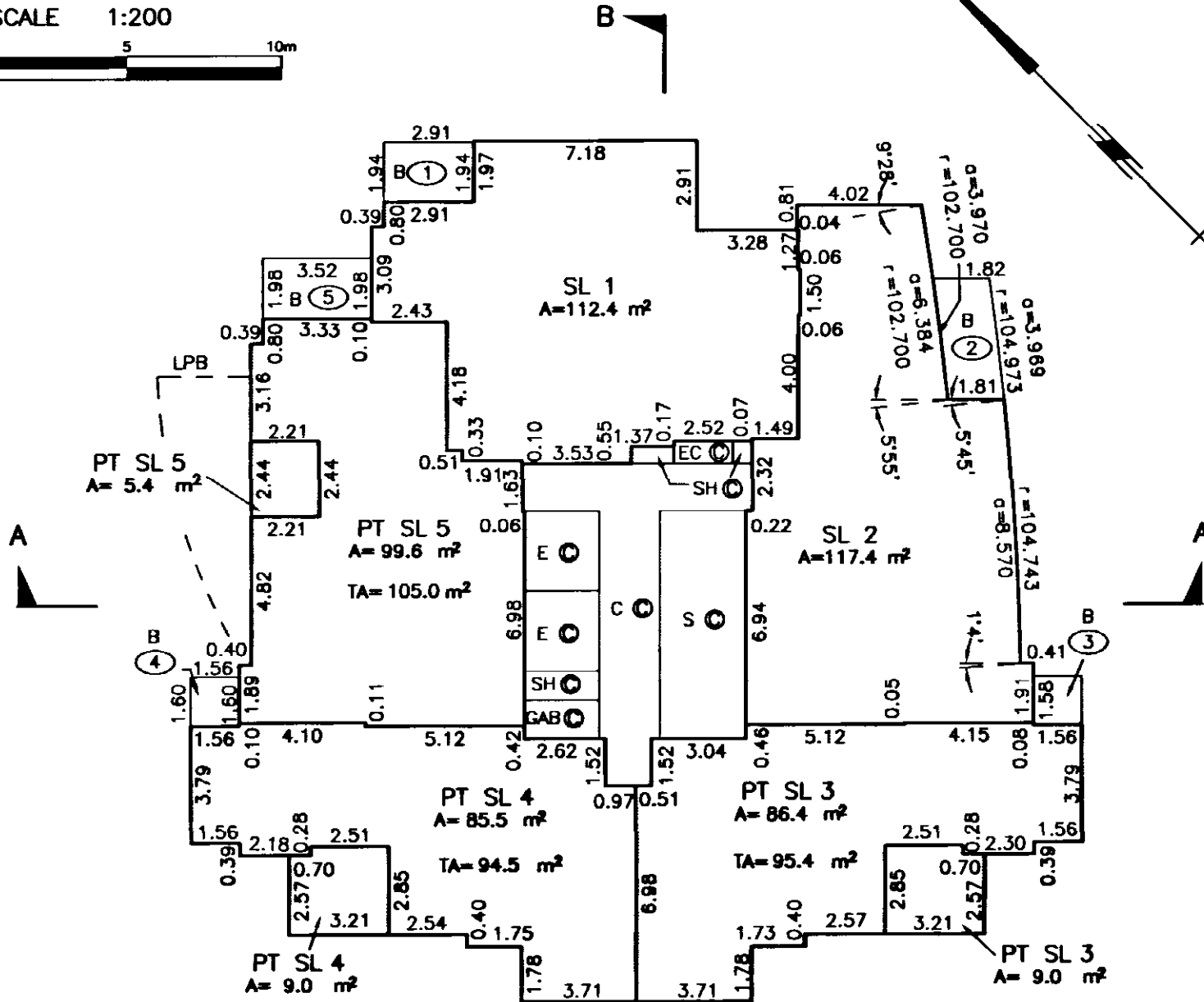
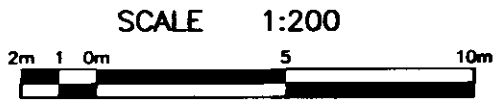


MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

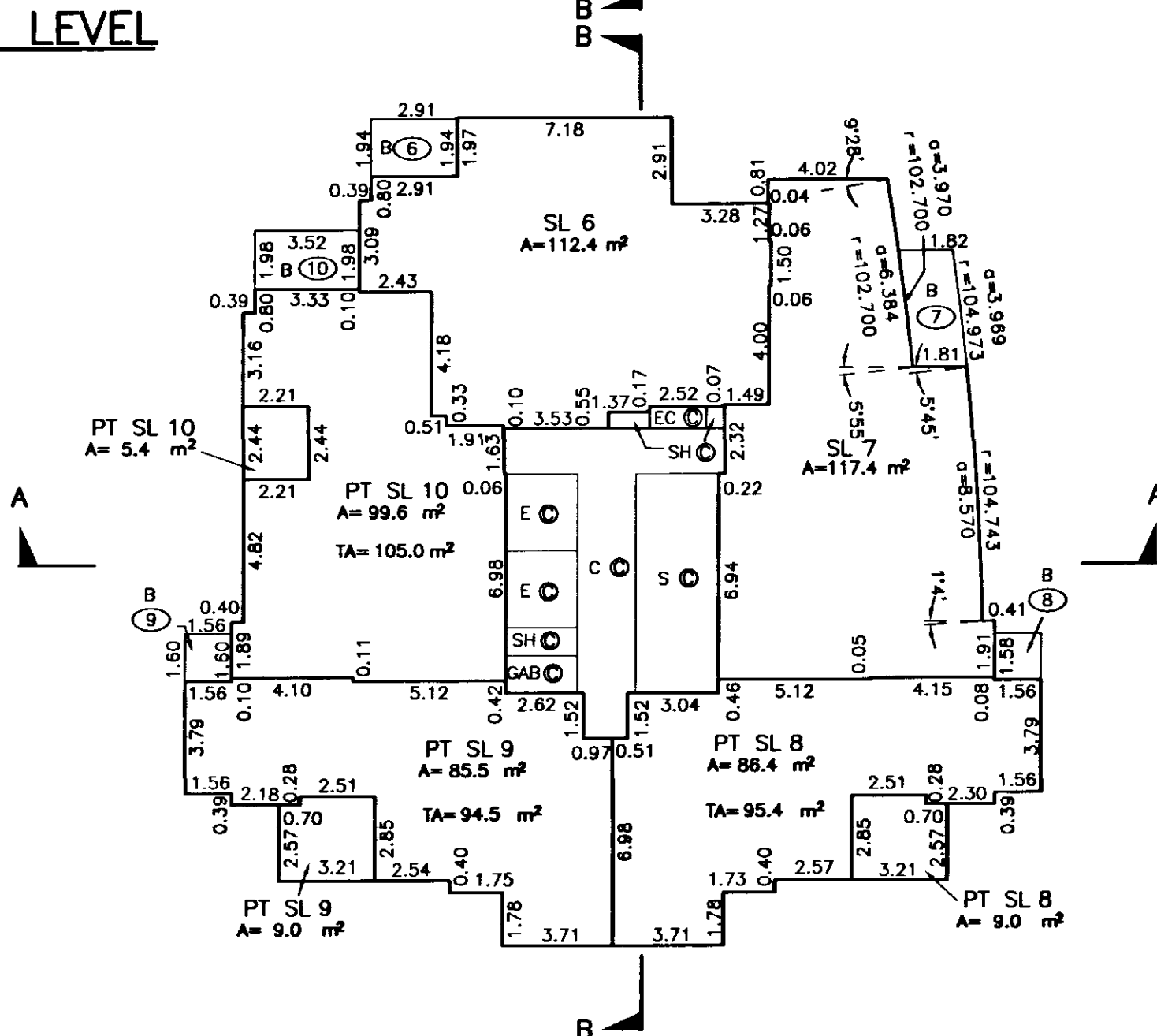
NOTE:
--- DENOTES PERIMETER OF FLOOR BELOW

DATE April 12, 2002 R. G. G. G. B.C.L.S.

2ND LEVEL



3RD LEVEL



MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055 Seymour St, Vancouver, B.C.
 PHONE: 687-6866 FAX: 685-8071

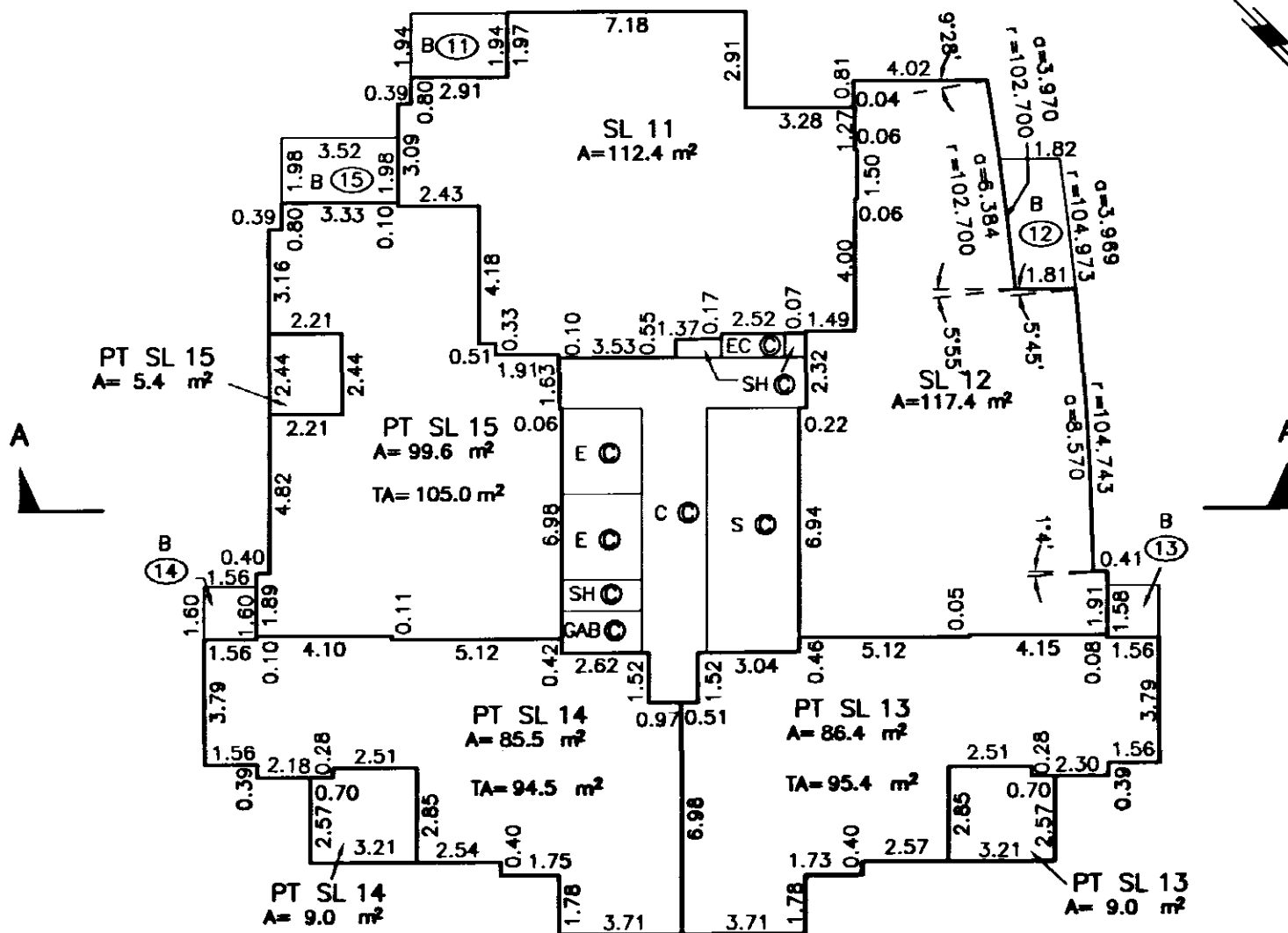
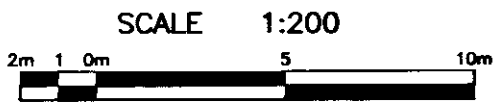
NOTE:

--- DENOTES PERIMETER OF FLOOR BELOW

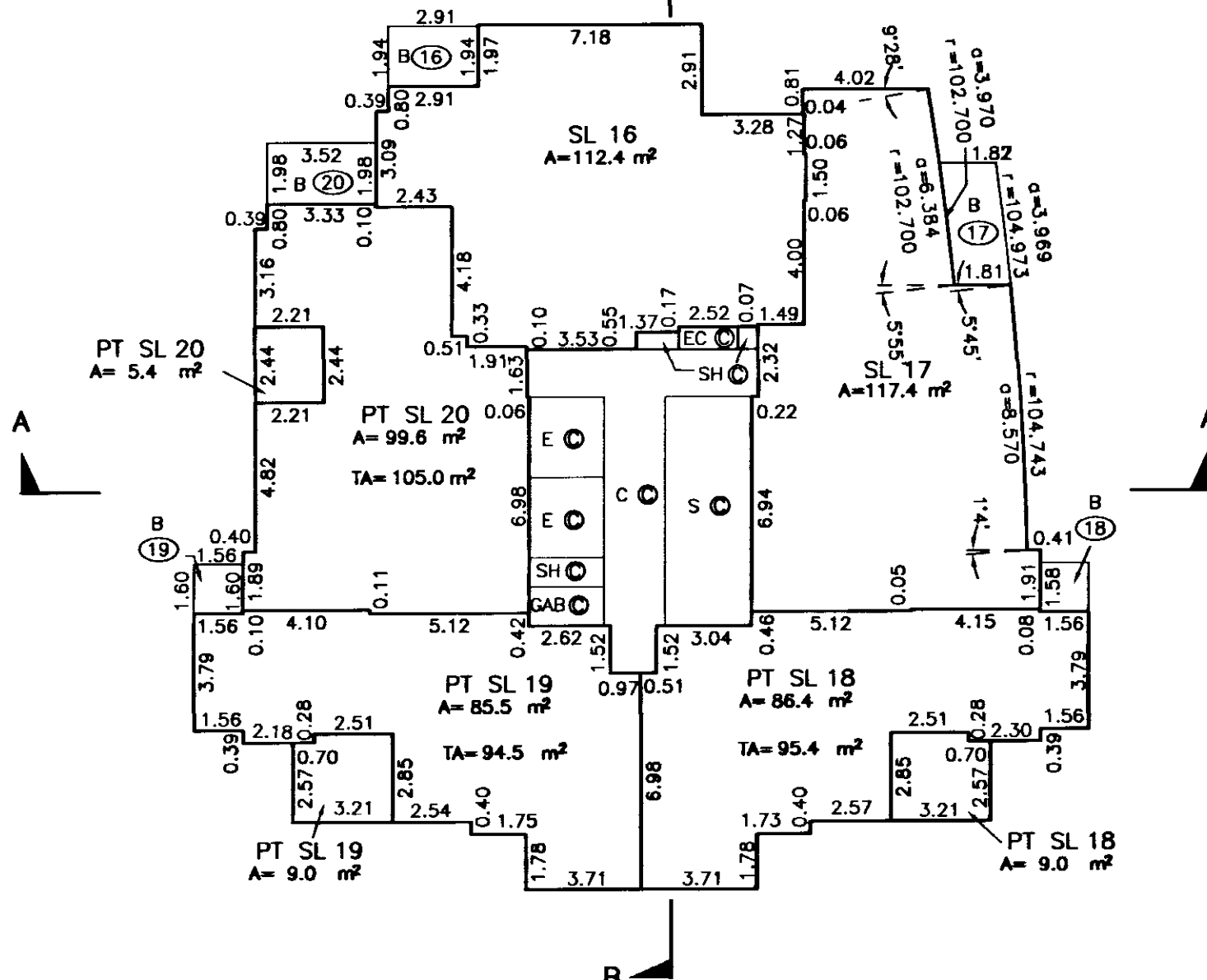
DATE April 12, 2002 Richard B.C.L.S.

STRATA PLAN LMS **4658**

4TH LEVEL

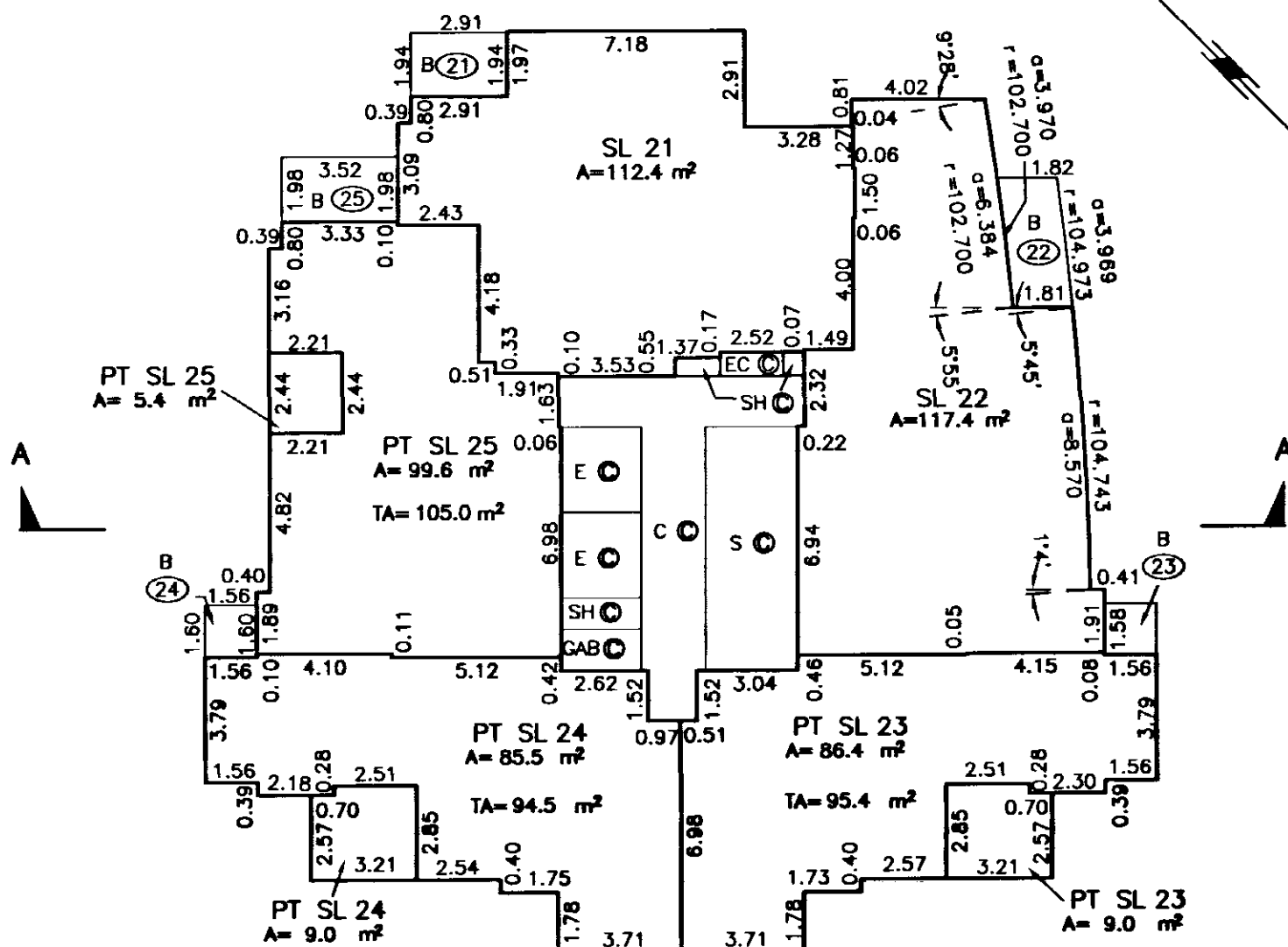
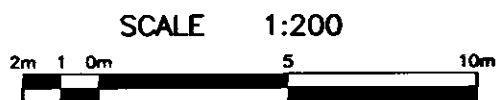
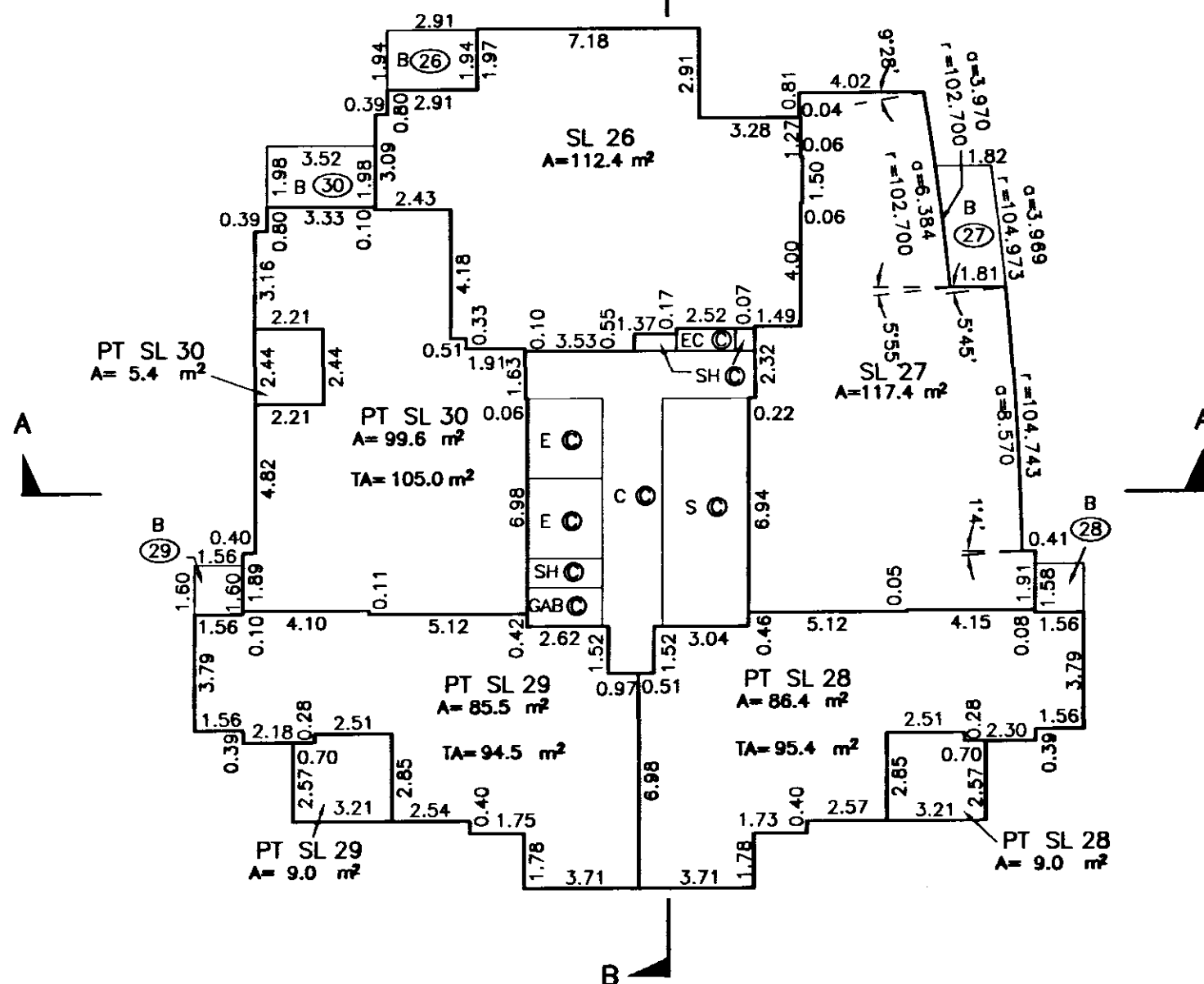


5TH LEVEL

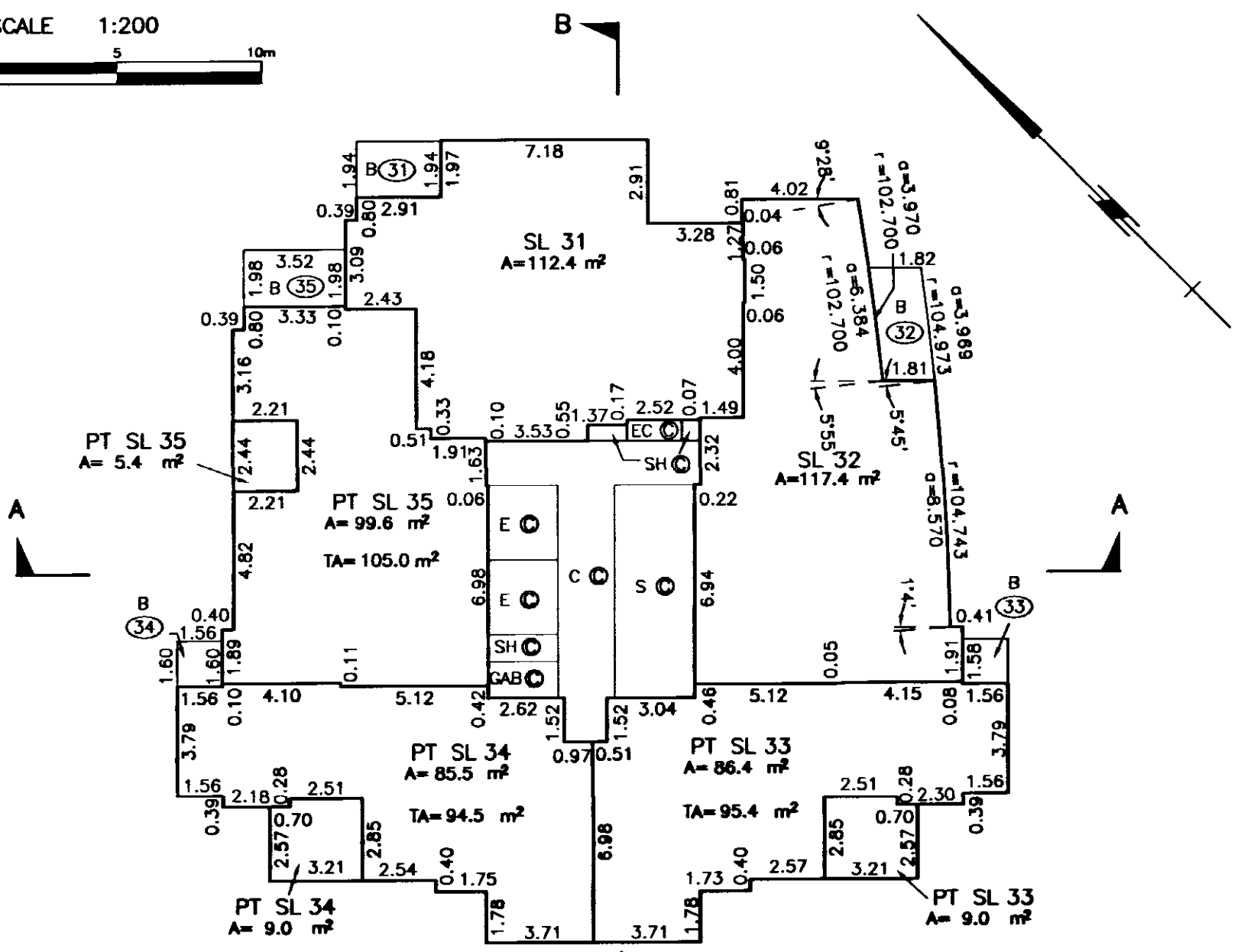
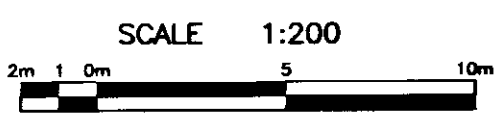


MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

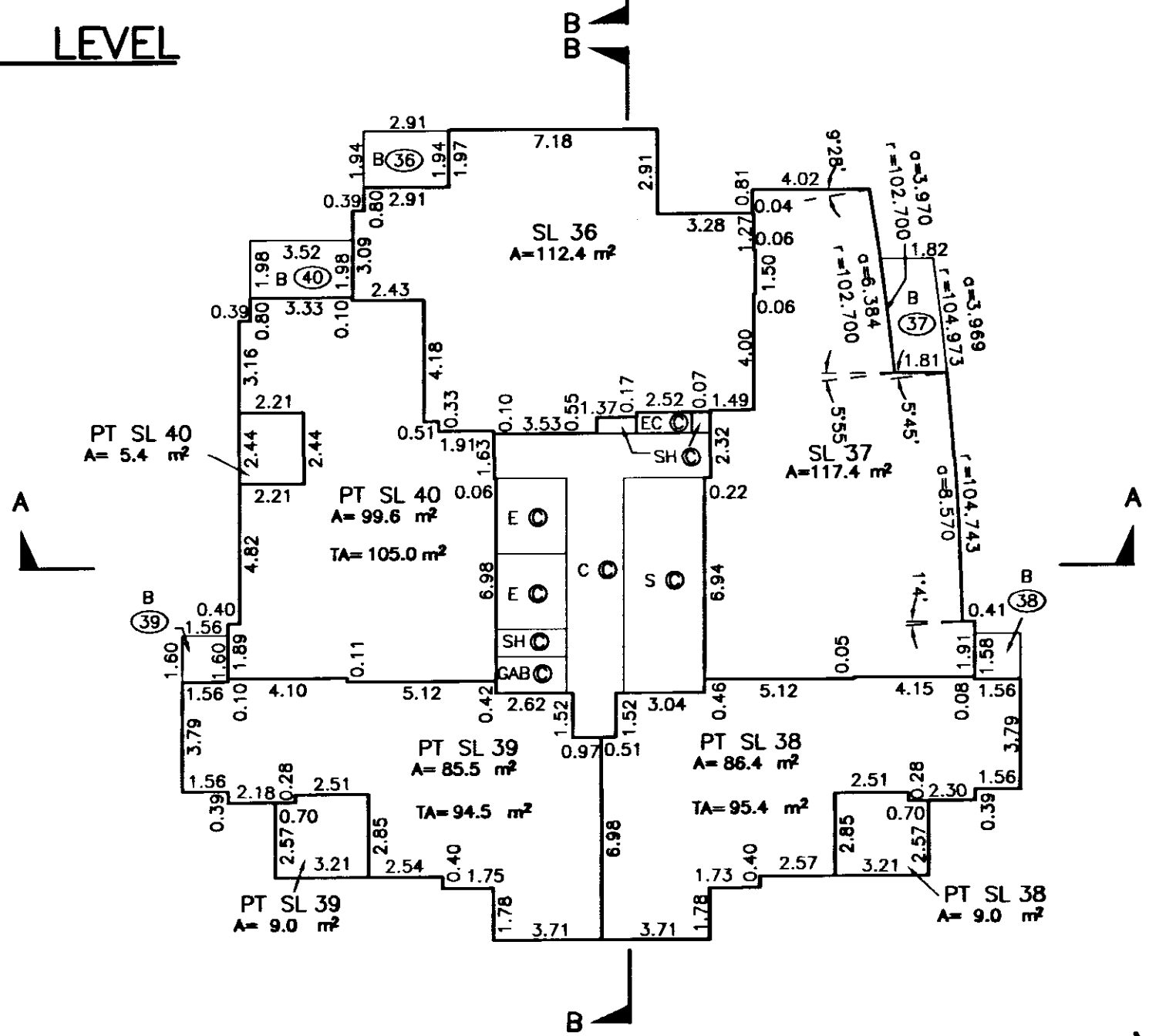
DATE *April 12, 2002* *Richard* B.C.L.S.

STRATA PLAN LMS **4658****6TH LEVEL****7TH LEVEL**

8TH LEVEL



9TH LEVEL

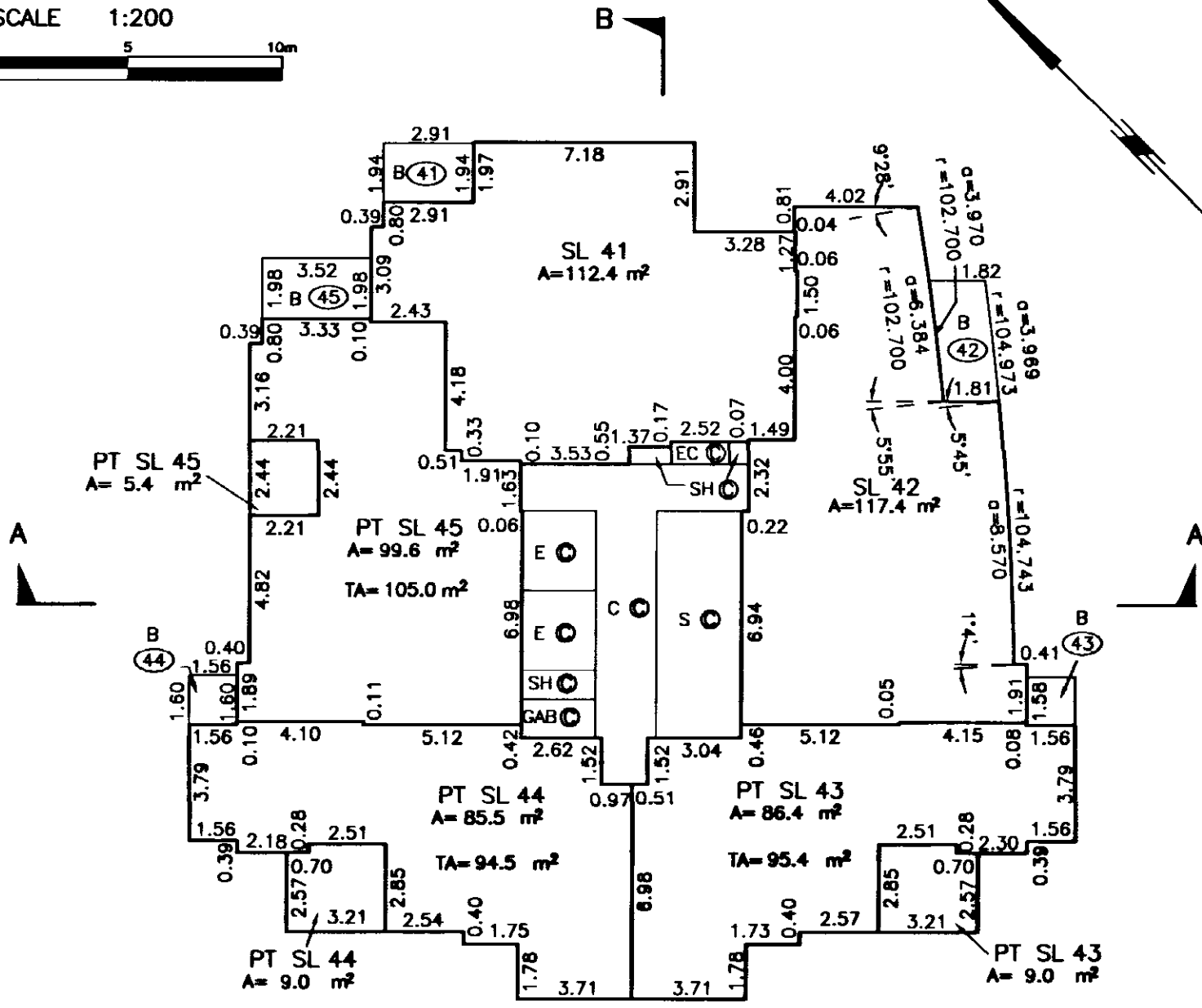
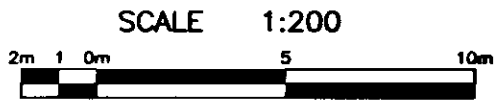


MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

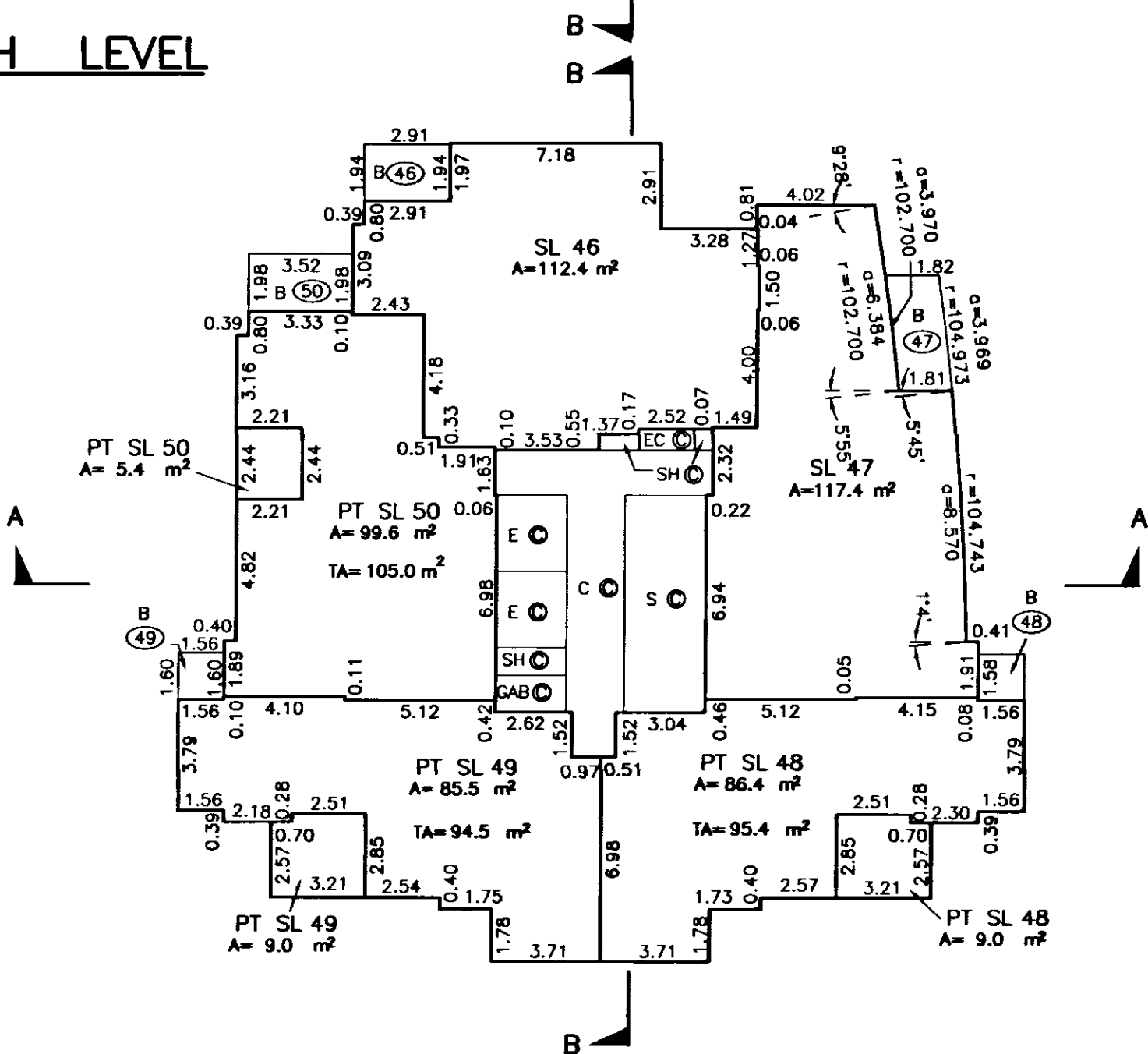
DATE *April 12, 2002* *Richard* B.C.L.S.

STRATA PLAN LMS **4658**

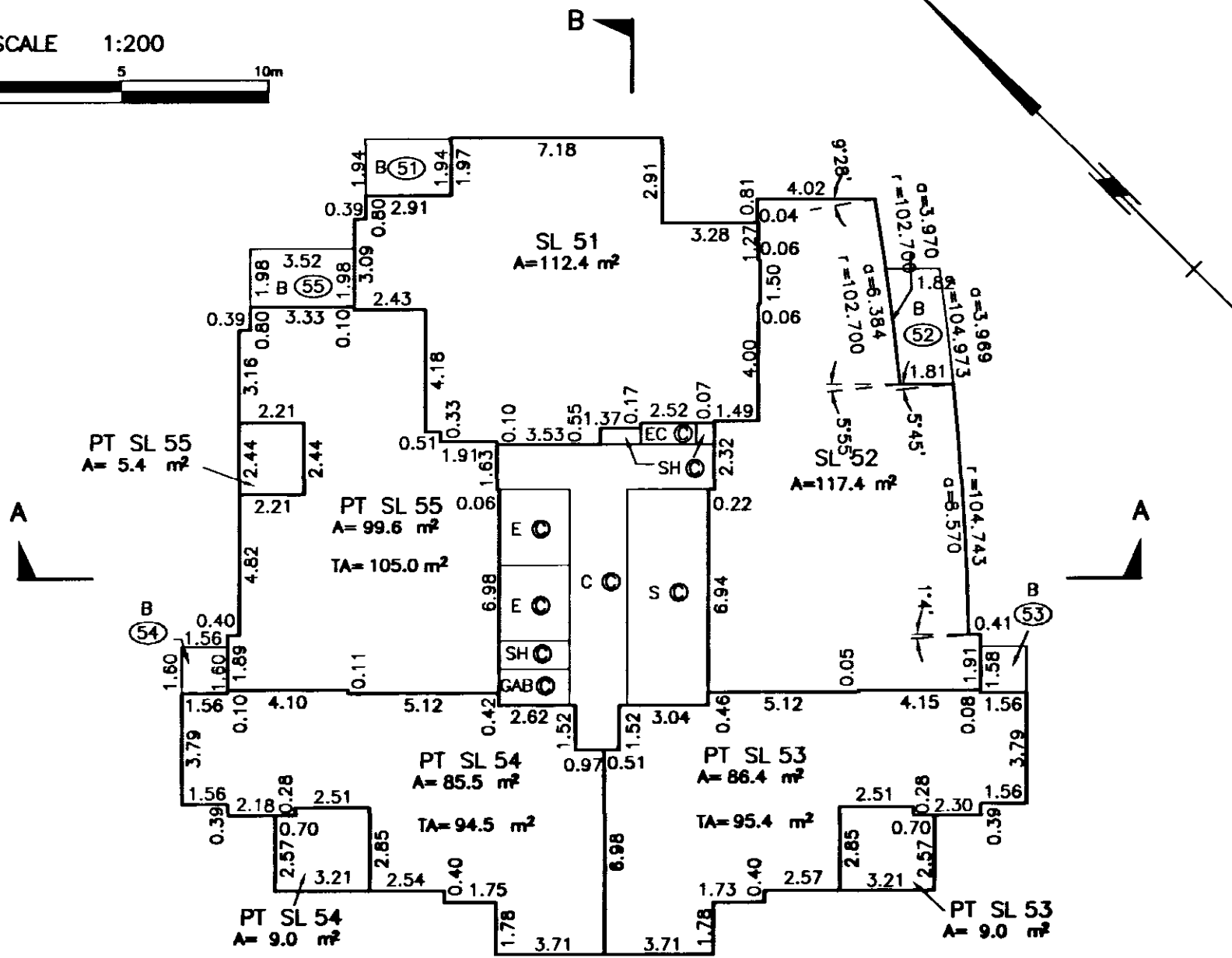
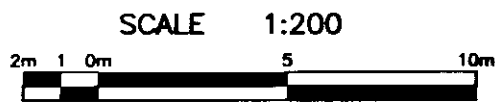
10TH LEVEL



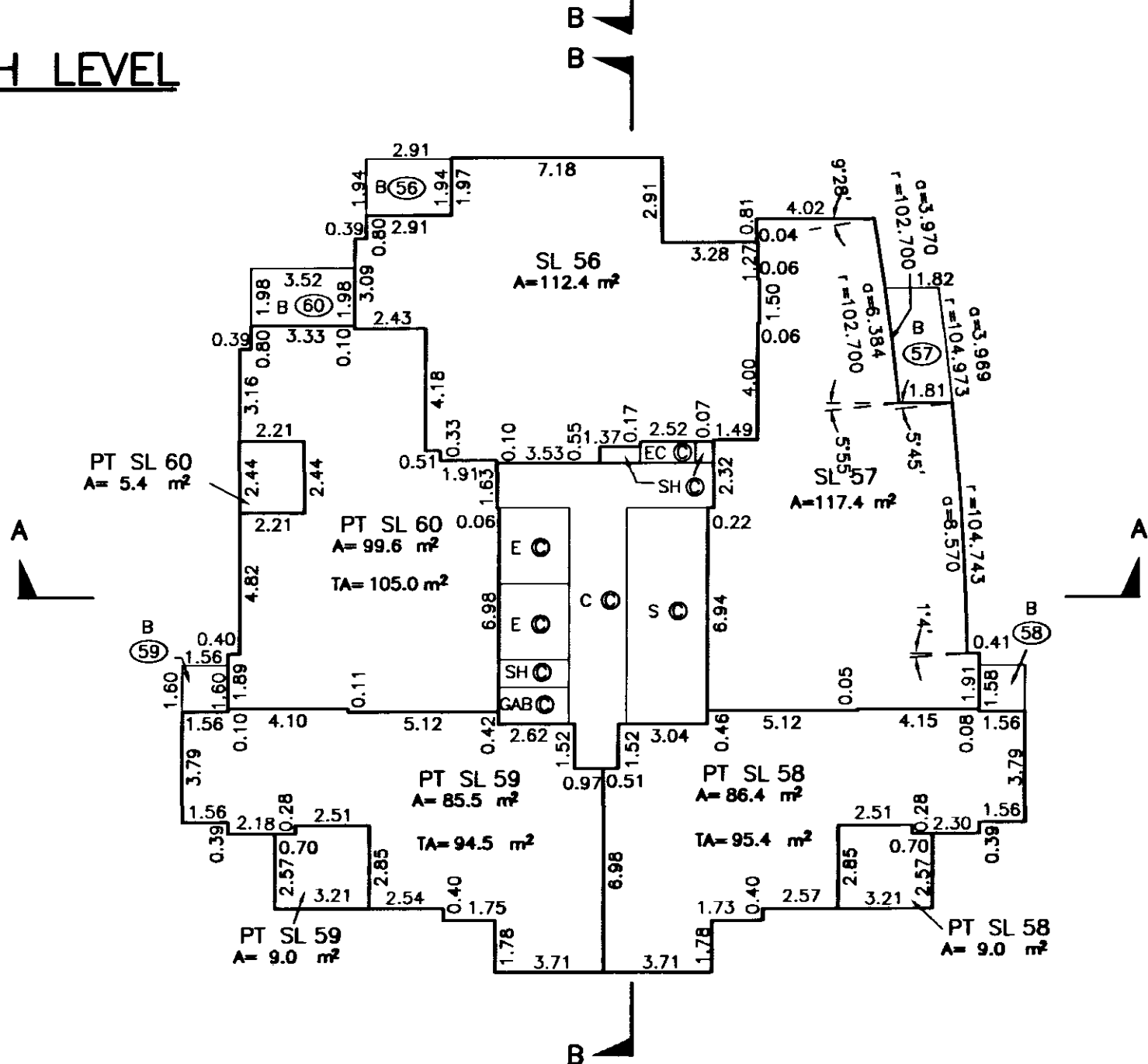
11TH LEVEL



12TH LEVEL

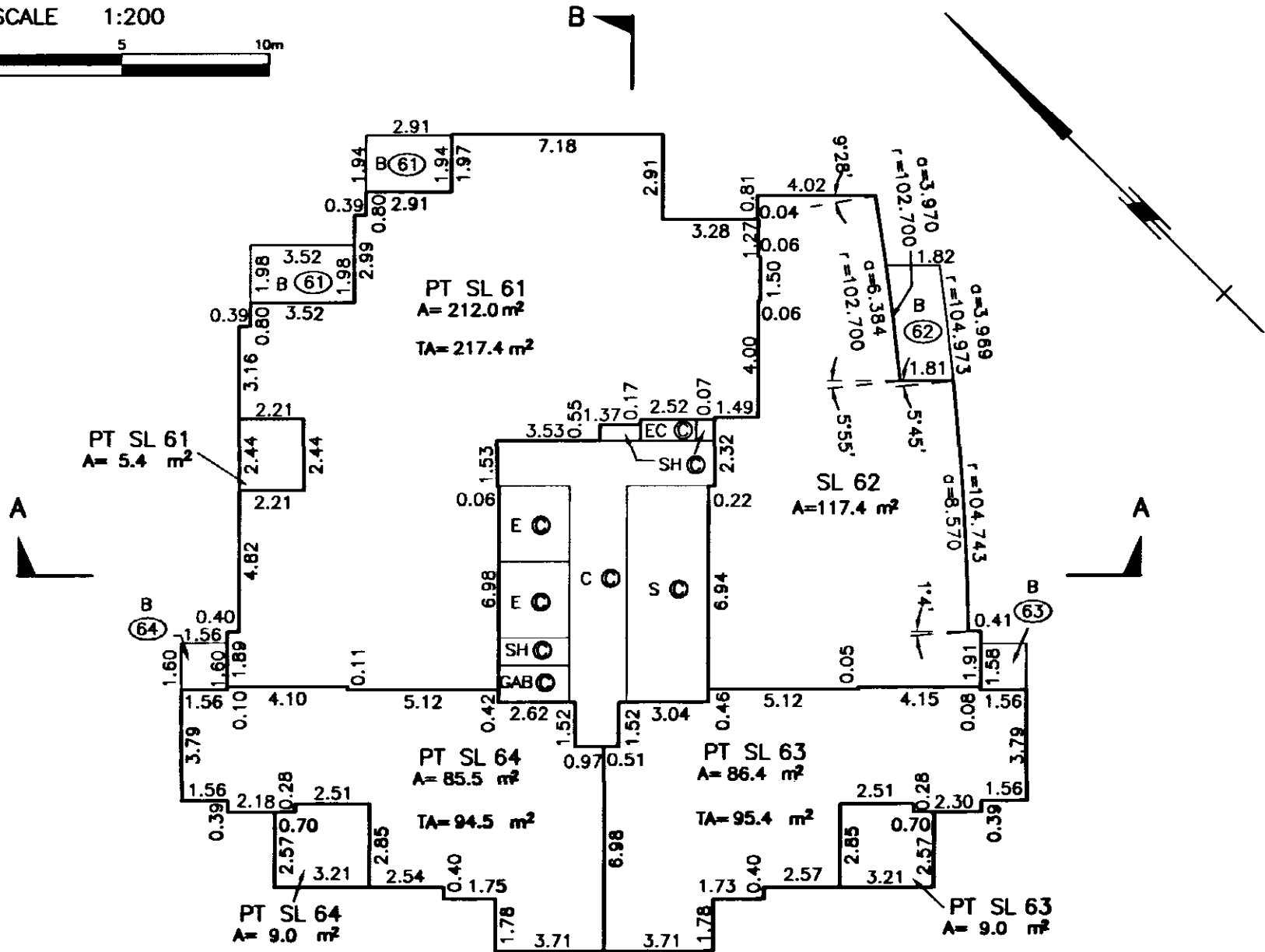
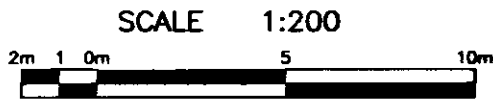


13TH LEVEL

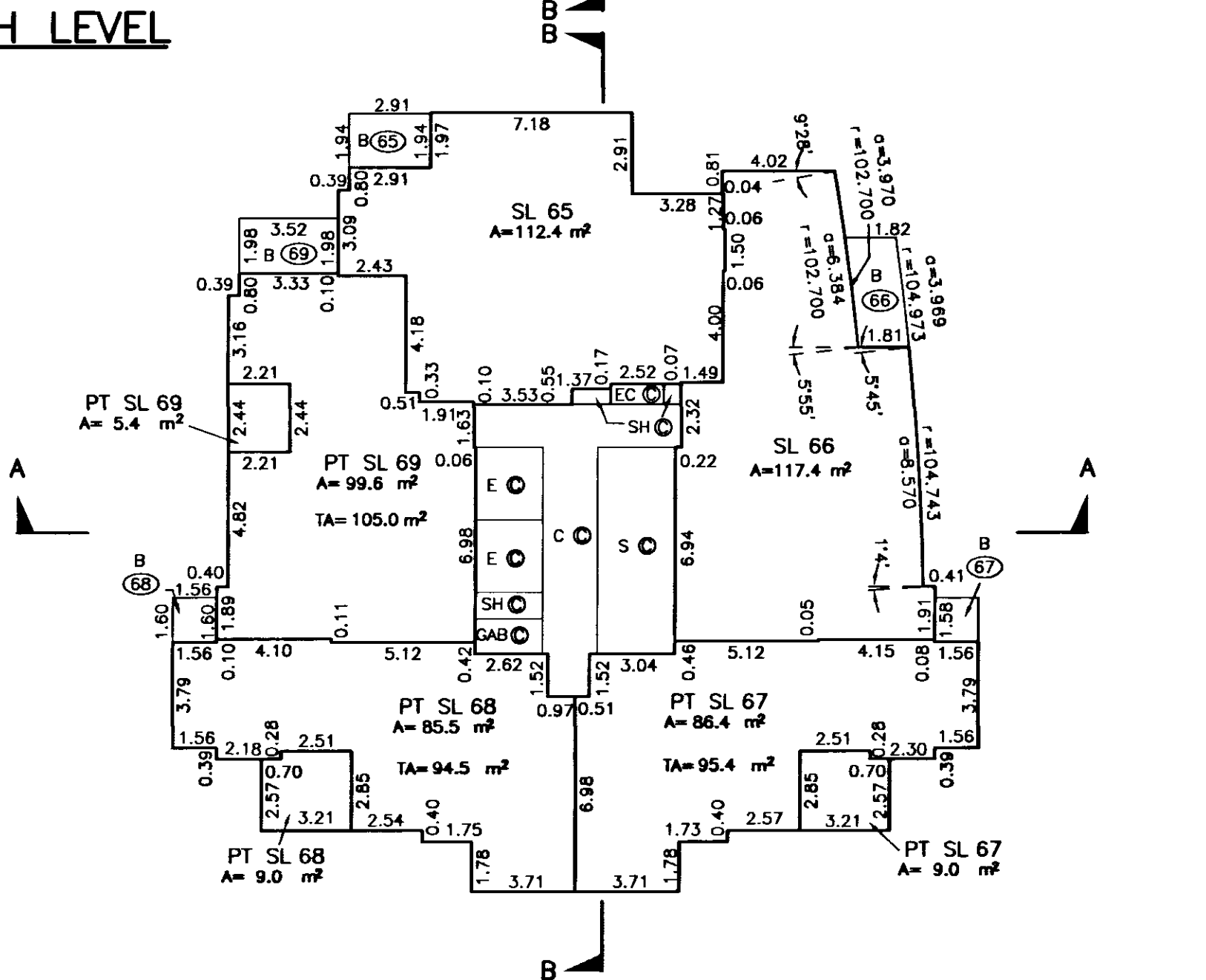


STRATA PLAN LMS **4658**

14TH LEVEL



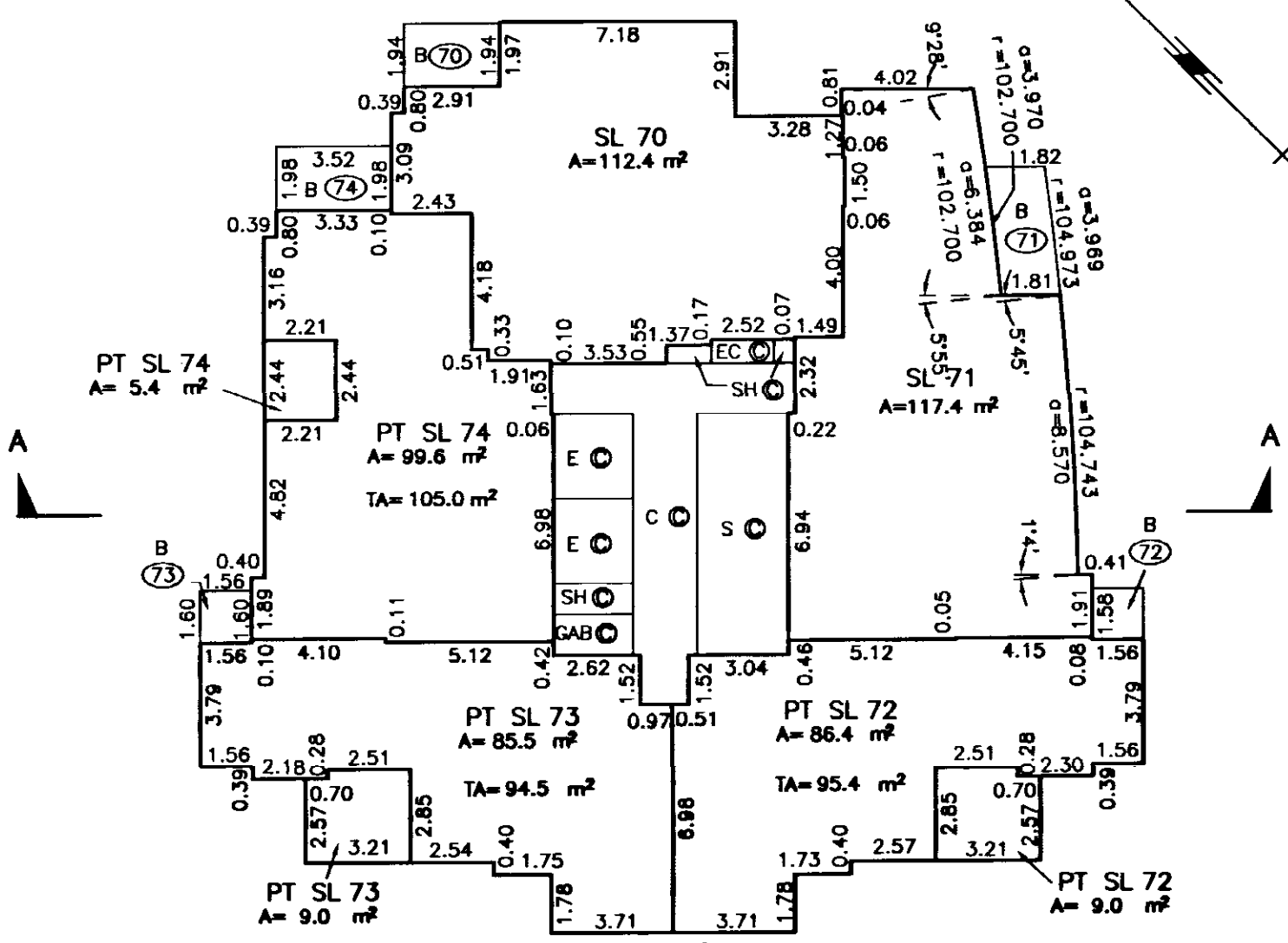
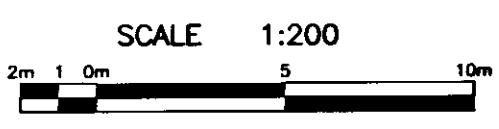
15TH LEVEL



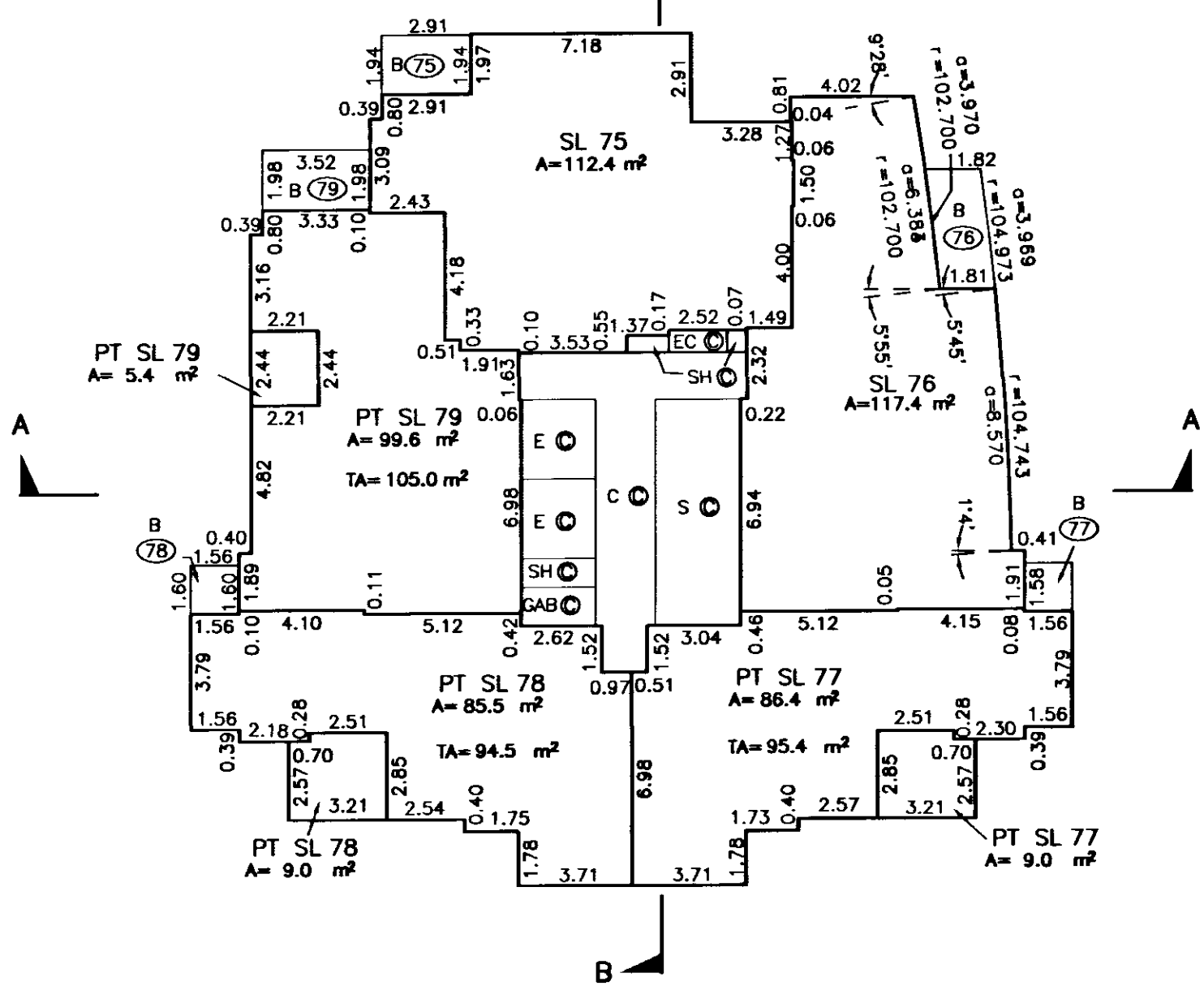
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE:687-6866 FAX:685-8071

DATE *April 12, 2002* *[Signature]* B.C.L.S.

16TH LEVEL



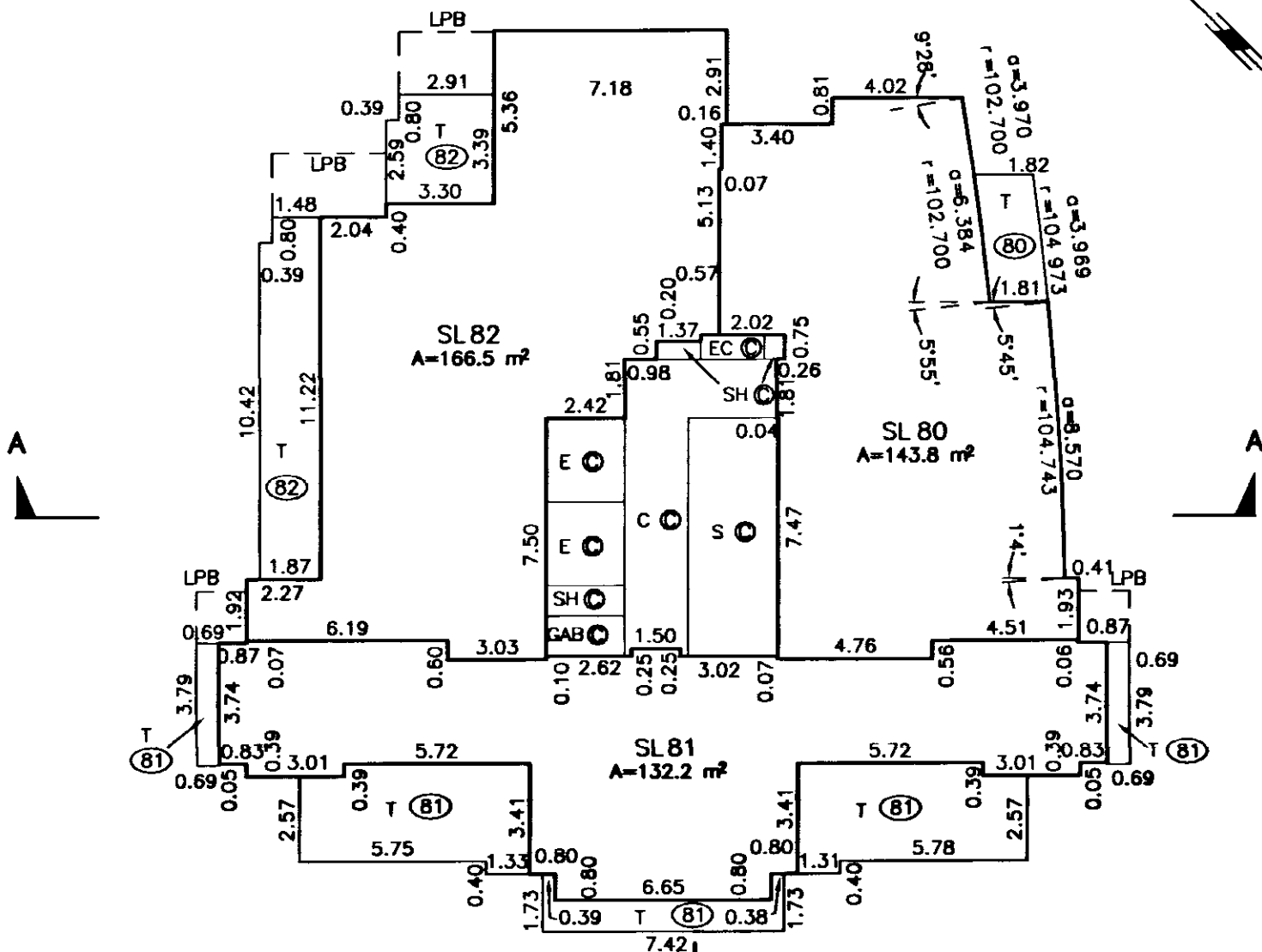
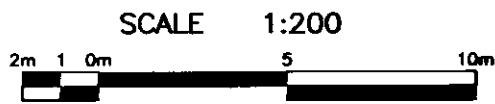
17TH LEVEL



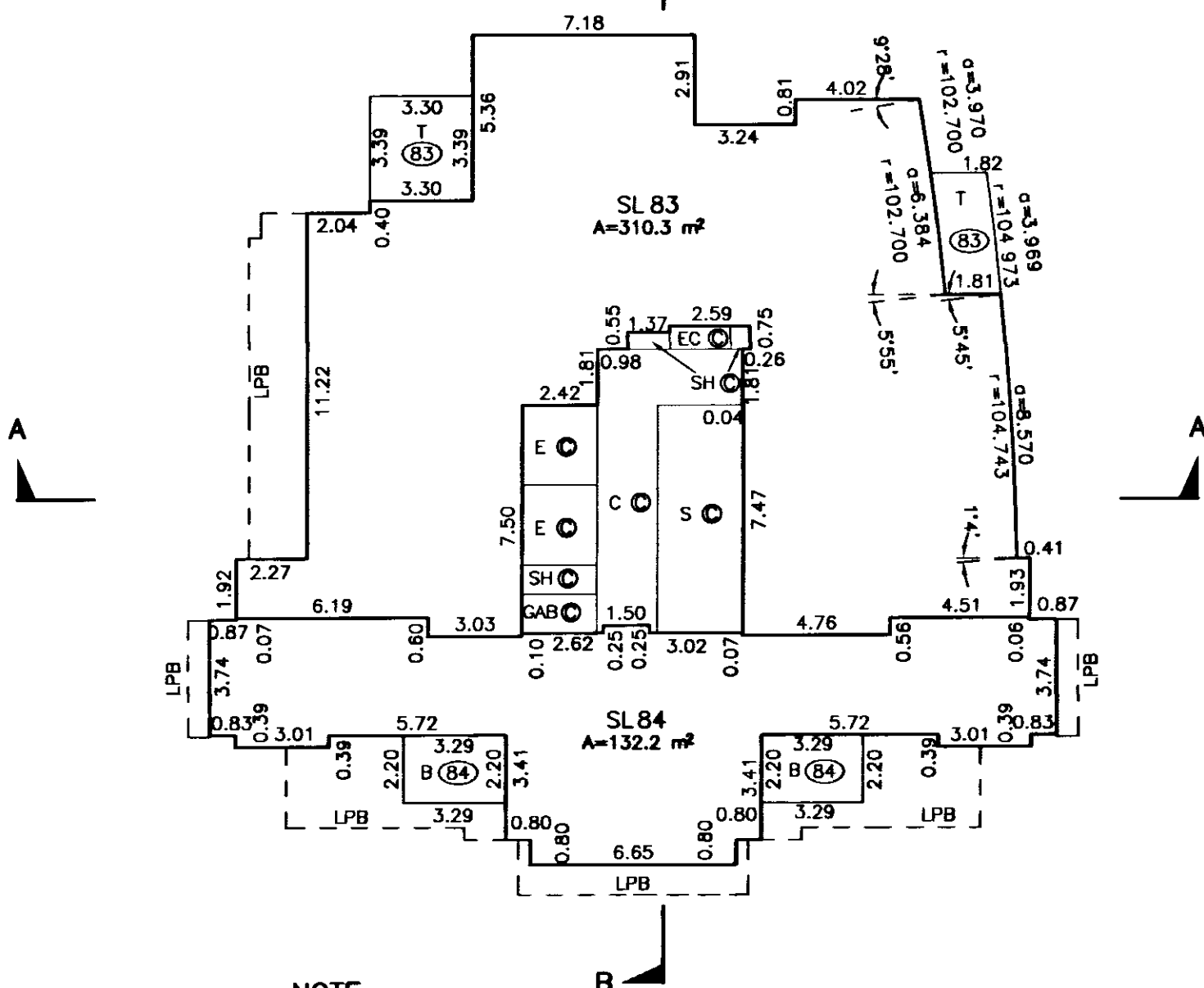
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

DATE April 12, 2002 Richard J. B.C.L.S.

18TH LEVEL



19TH LEVEL



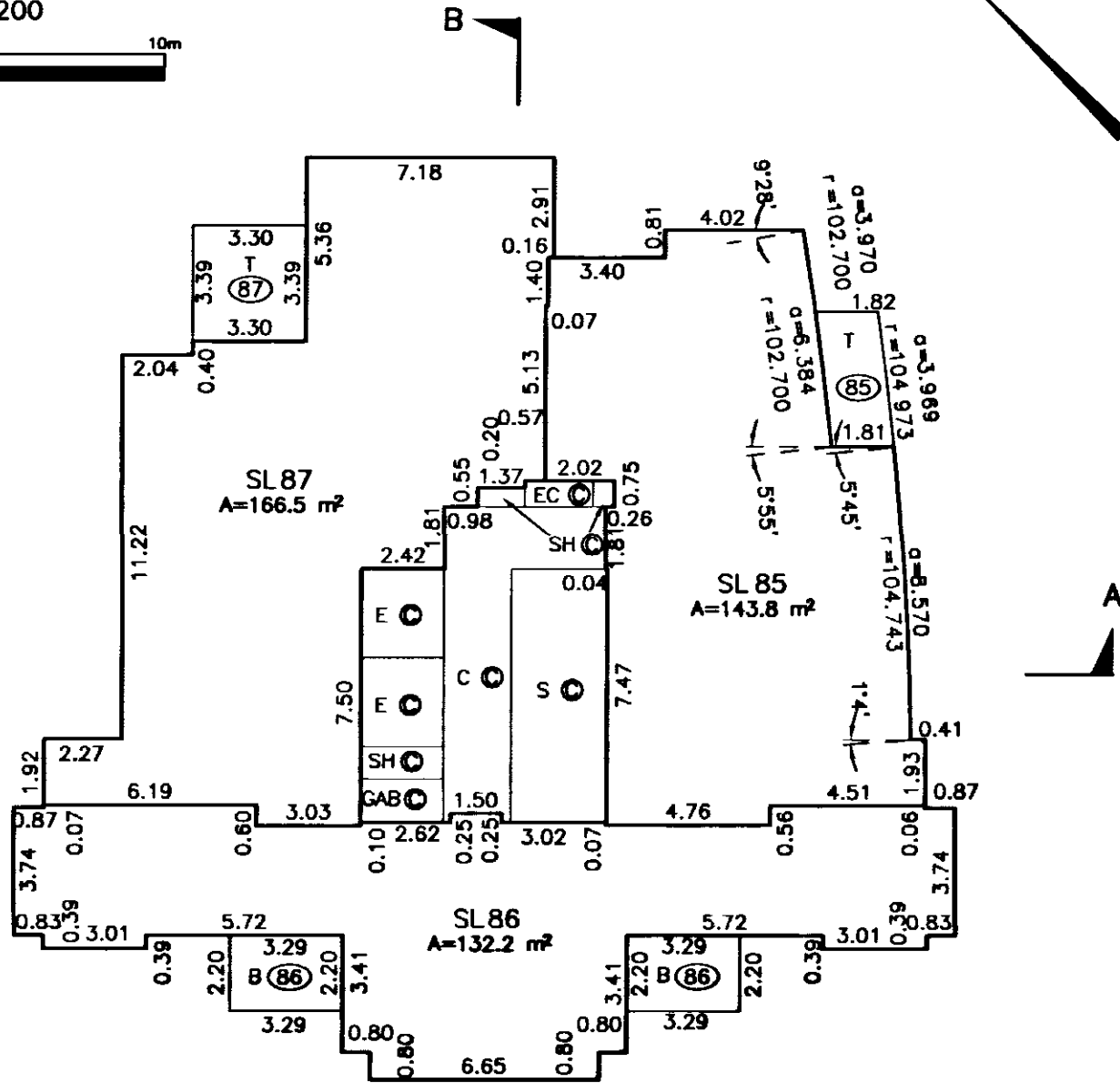
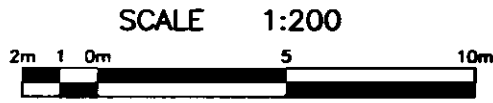
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

NOTE:

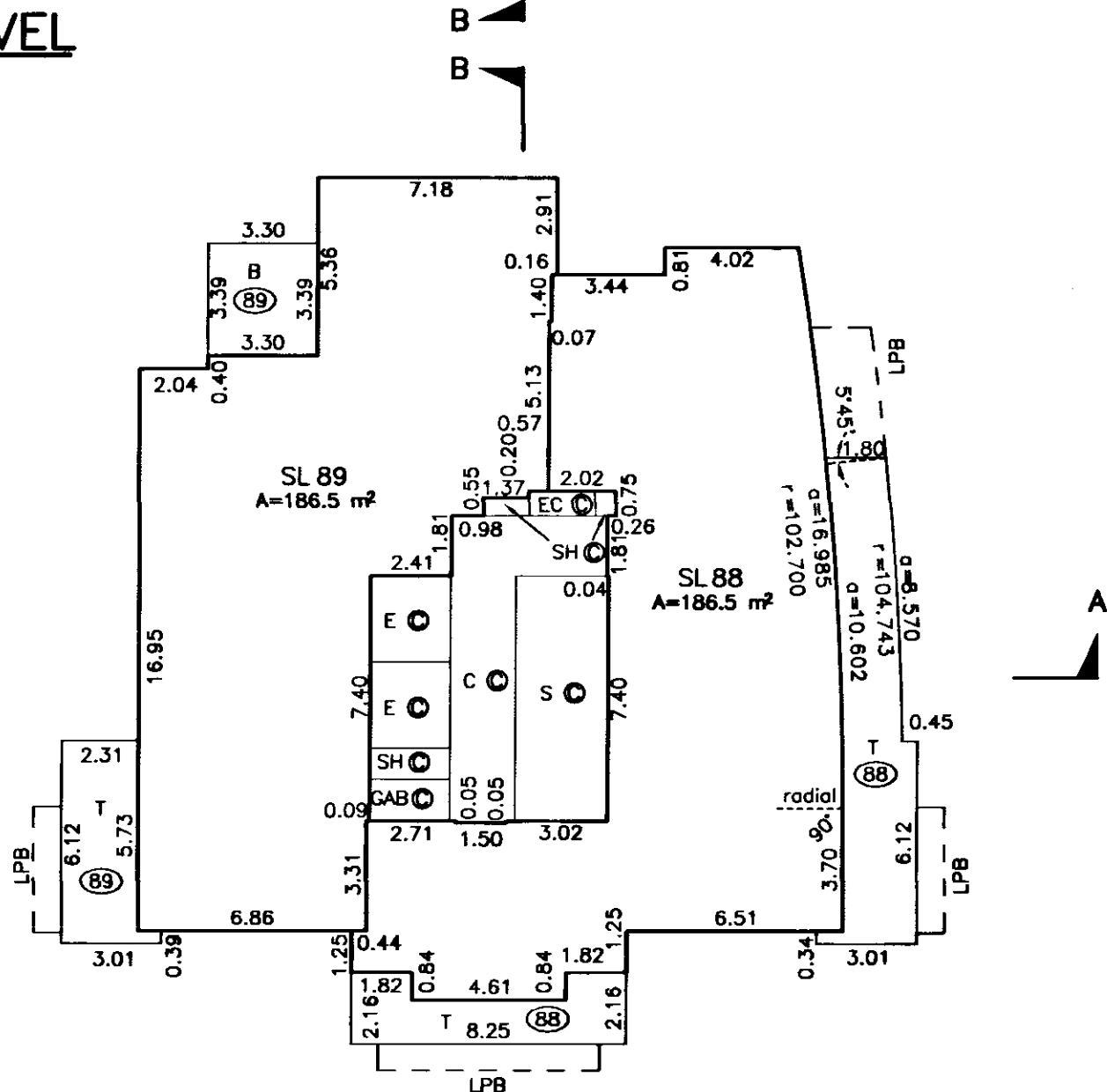
--- DENOTES PERIMETER OF FLOOR BELOW

DATE April 12, 2002 Richard B.C.L.S.

20TH LEVEL



21ST LEVEL



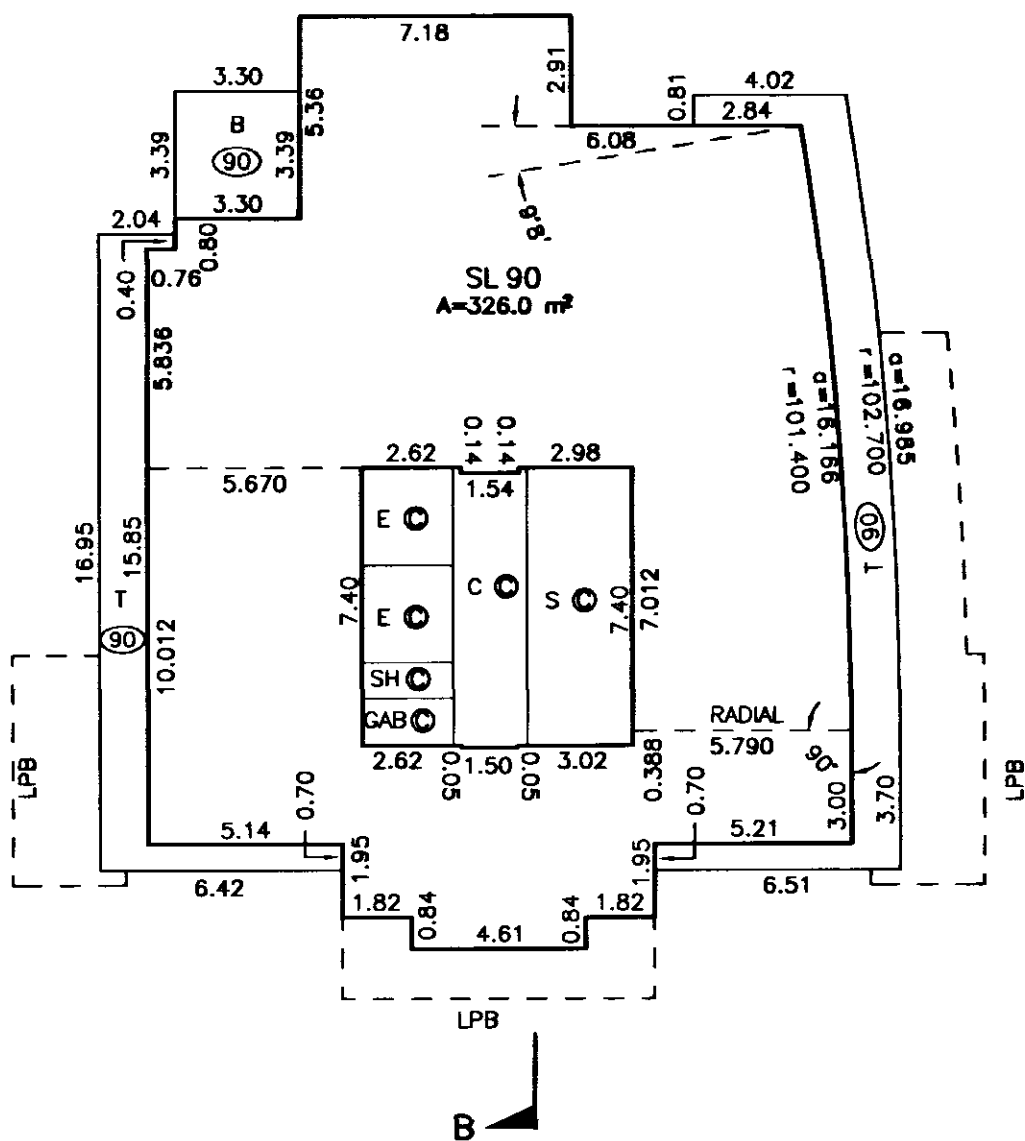
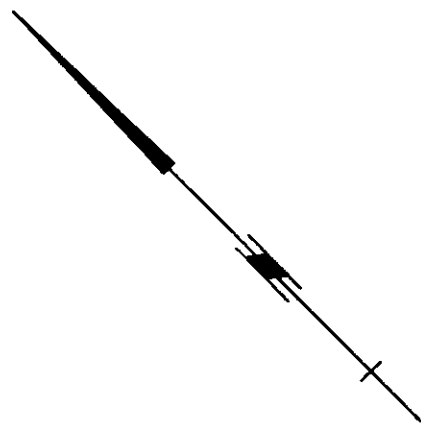
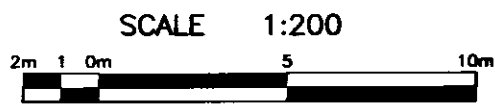
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

NOTE:

--- DENOTES PERIMETER OF FLOOR BELOW

DATE April 12, 2002 *Richard* B.C.L.S.

22ND LEVEL



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

NOTE:

--- DENOTES PERIMETER OF FLOOR BELOW

DATE April 12, 2002 Richard J. B.C.L.S.