

STRATA PLAN OF LOT 3,
BLOCK 385, DISTRICT LOT 526,
PLAN 9573

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

SCALE 1:500



ALL DISTANCES ARE IN METRES.

"THE SYDNEY"

2065 WEST 12th AVENUE,
VANCOUVER, B.C.

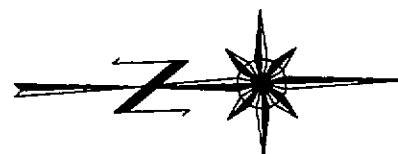
STRATA PLAN BCS 242

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

THIS 17 DAY OF FEB 2003

REGISTRAR B. Bigas CP.

BV 55 728-779



INTEGRATED SURVEY AREA No. 31
(VANCOUVER) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9995984

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS V-1628 AND V-3264

-  - DENOTES CONTROL MONUMENT FOUND
-  - DENOTES STANDARD IRON POST FOUND
-  - DENOTES LEAD PLUG FOUND
-  - DENOTES STANDARD IRON POST PLACED
-  - DENOTES LEAD PLUG PLACED
- NR - DENOTES NO RECORD
- SL - DENOTES STRATA LOT
-  - DENOTES COMMON PROPERTY
-  - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
-  - DENOTES VENT BEING
COMMON PROPERTY
-  - DENOTES PATIO BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 1
- TYPICAL
-  - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 14
- TYPICAL

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

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN
IS WITHIN THE THE EXTERNAL BOUNDARIES OF THE LAND
THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: DECEMBER 11th, 2002.

Mike E Shaw

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE : 582-0717

DRAWING # 30400-8
FILE # 30400-8_FS
DATE : DECEMBER 11, 2002.

REF. PLAN 5178

BLOCK 385

LANE

REM. A
PLAN 1949

SEE SHEET #'S 2 AND 3
FOR PROPERTY DIMENSIONS
AND BUILDING LOCATION

3

PLAN 9573

©

D.L. 526

LMS 2602

LMS 2703

MAPLE STREET

NOTE:

STRATA LOT BOUNDARIES ARE DEFINED AS
CENTER LINE OF WALL FOR DEMISING WALLS OF
STRATA LOTS AND 0.025 METRES (ONE INCH)
INSIDE ALL EXTERIOR WALLS OF STRATA LOTS.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

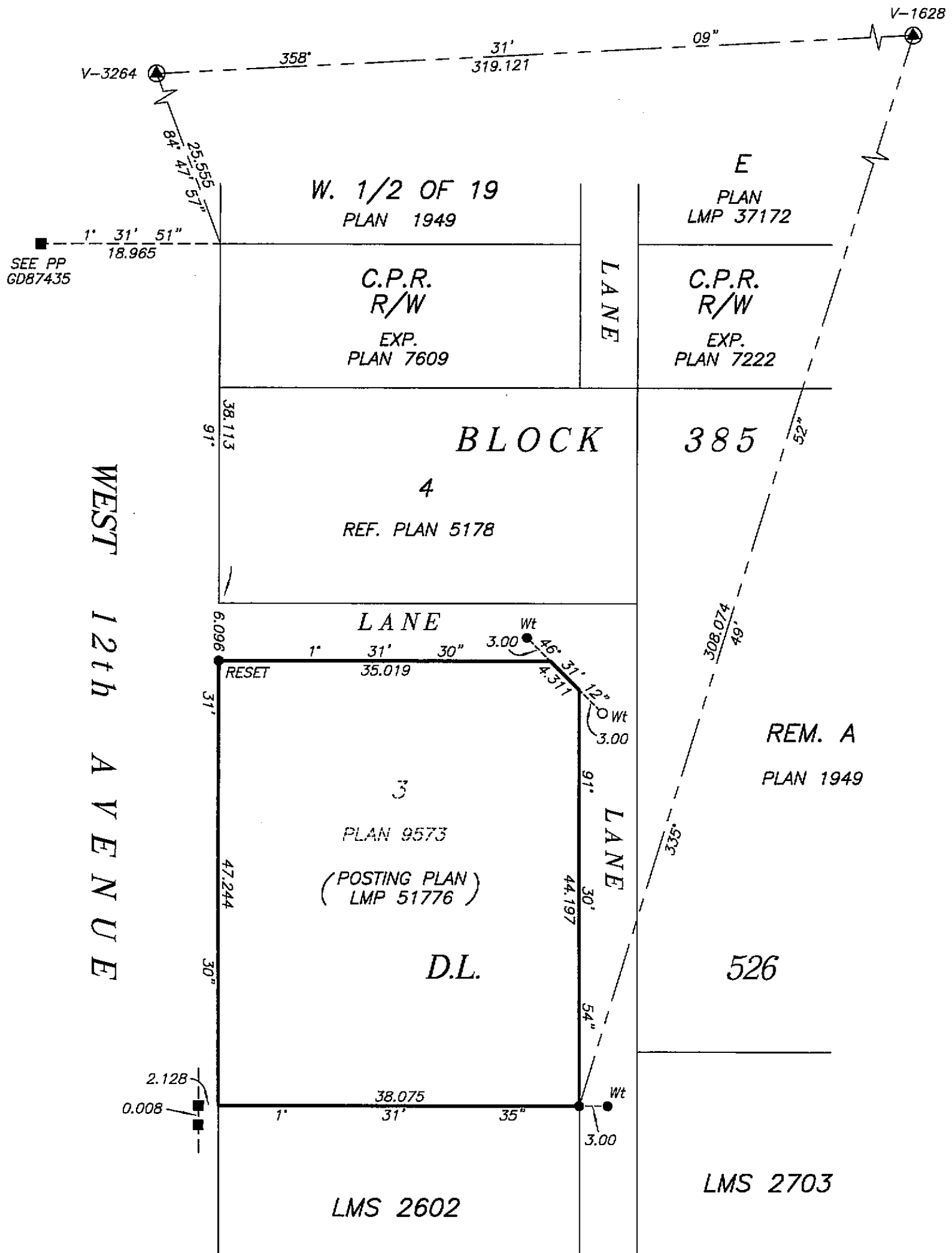
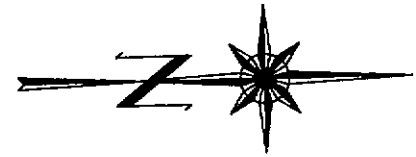
PROPERTY DIMENSIONS

STRATA PLAN BCS 242

SCALE 1:500



ALL DISTANCES ARE IN METRES.



I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR OF LANGLEY 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 SURVEY WAS COMPLETED ON

THE 11th DAY OF DECEMBER, 2002.

Mike E Shaw

B.C.L.S.

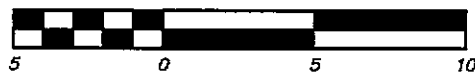
DATE : DECEMBER 11, 2002.

M.E.S.

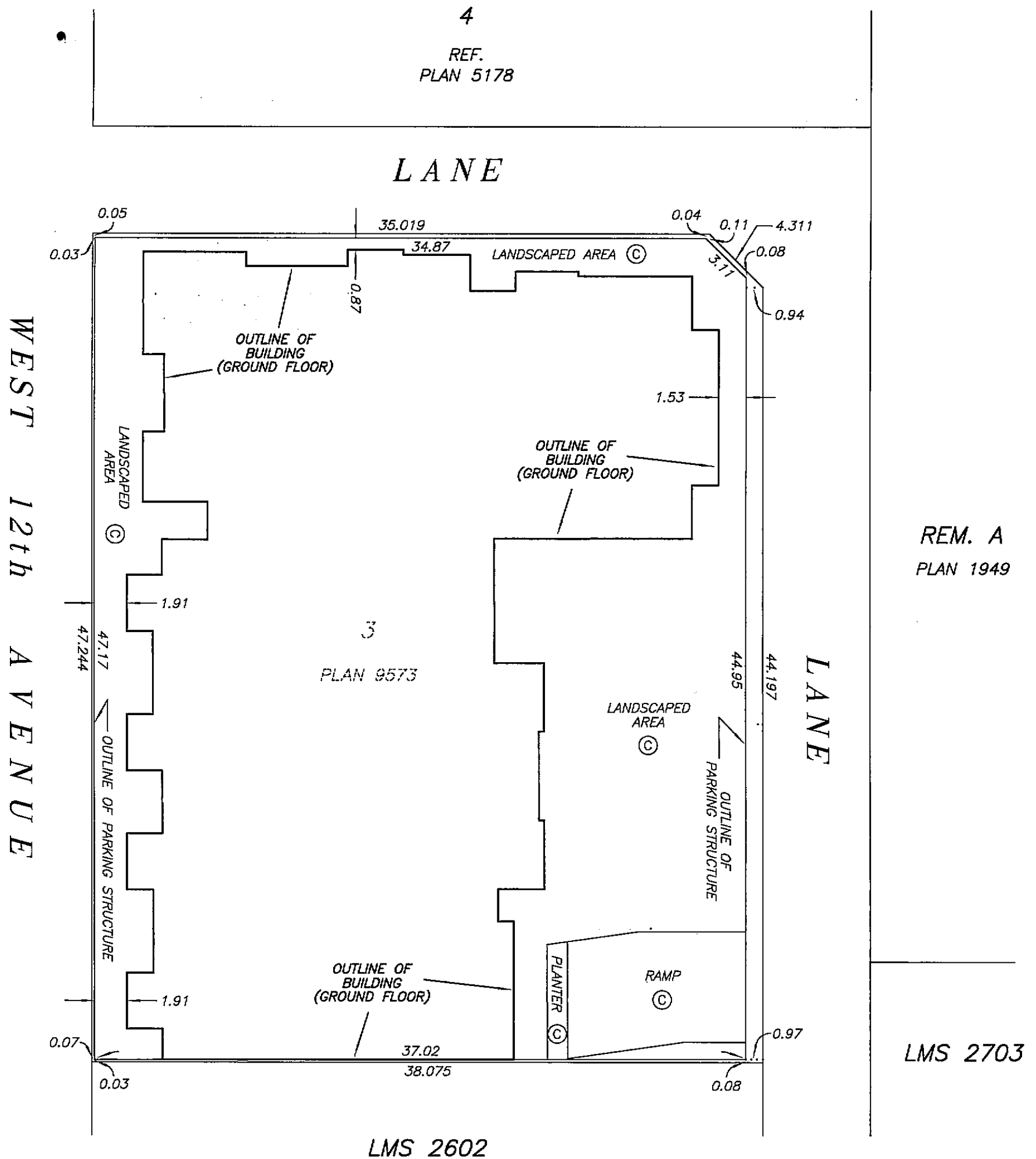
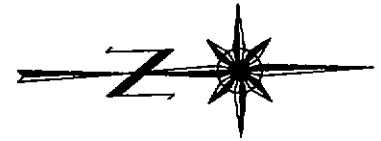
BUILDING LOCATION AND DIMENSIONS

STRATA PLAN BCS 242

SCALE 1:250



ALL DISTANCES ARE IN METRES.



STRATA PLAN BCS 242

FILED
LMBCS242
RCVD:2003-02-17
RST:2011-03-29-16.11.20.273

OWNER :

613884 B.C. LTD.
(INC. No. 613884)

AUTHORIZED SIGNATORY

HUGH TANGYE

AUTHORIZED SIGNATORY

Thomas Beechinn

WITNESS AS TO BOTH SIGNATURES

THOMAS BEECHINOR
LAWYER

OCCUPATION OF WITNESS

300-1681 CHESTNUT ST.
VANCOUVER, B.C.

ADDRESS OF WITNESS

V6J 4M6

MORTGAGEE :

BANK OF MONTREAL

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

OCCUPATION OF WITNESS

ADDRESS OF WITNESS

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY
THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS
NOT, AS OF THE 11th DAY OF DECEMBER, 2002, BEEN
PREVIOUSLY OCCUPIED.

Mike E Shaw

B.C.L.S.

MORTGAGEE :

MCAP FINANCIAL CORPORATION
(INCORPORATION No. A50930)

AUTHORIZED SIGNATORY

ALEX FOX

AUTHORIZED SIGNATORY

Thomas Beechinn

WITNESS AS TO BOTH SIGNATURES

THOMAS BEECHINOR
LAWYER

OCCUPATION OF WITNESS

300-1681 CHESTNUT

ADDRESS OF WITNESS

VANCOUVER BC

V6J 4M6

MORTGAGEE :

BANK OF MONTREAL

Mark Tower

MARK TOWER, Acc. Mgr.

AUTHORIZED SIGNATORY

MARK TOWER

Jay Winter, Acc. Mgr.

AUTHORIZED SIGNATORY

J. H. Cadie

WITNESS AS TO BOTH SIGNATURES

GUJA CADIE

CUSTOMER SERVICE OFFICER

OCCUPATION OF WITNESS

6TH FLR. 595 BURNARD ST.
VANCOUVER, B.C. V7X 1L5

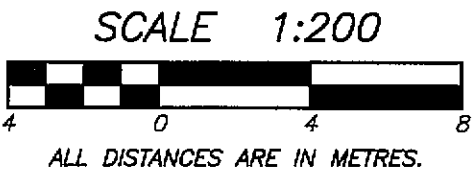
ADDRESS OF WITNESS

DATE : DECEMBER 11, 2002.

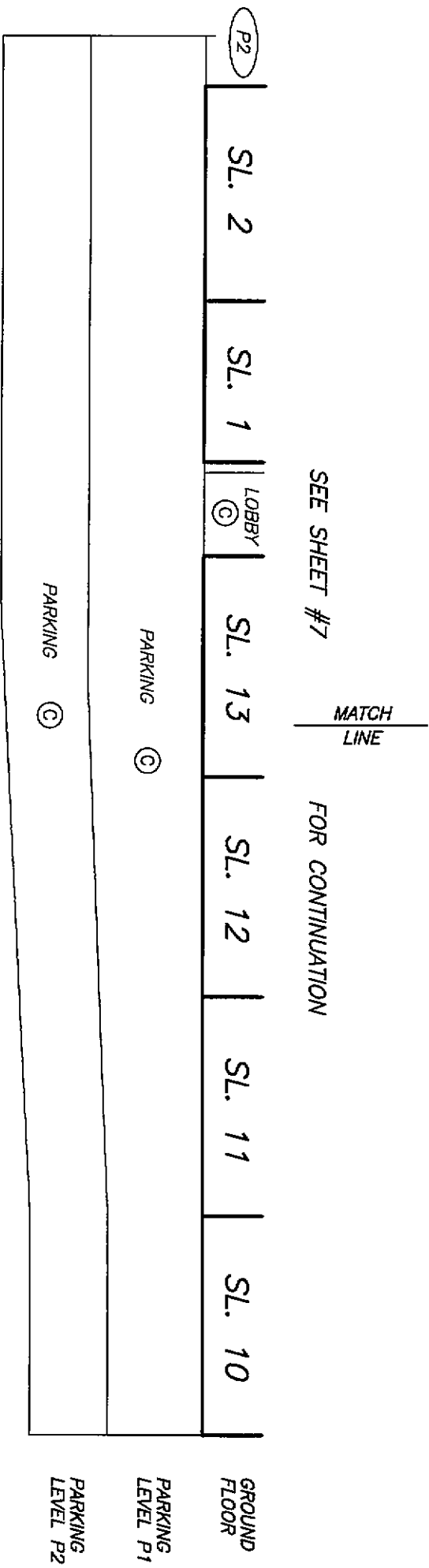
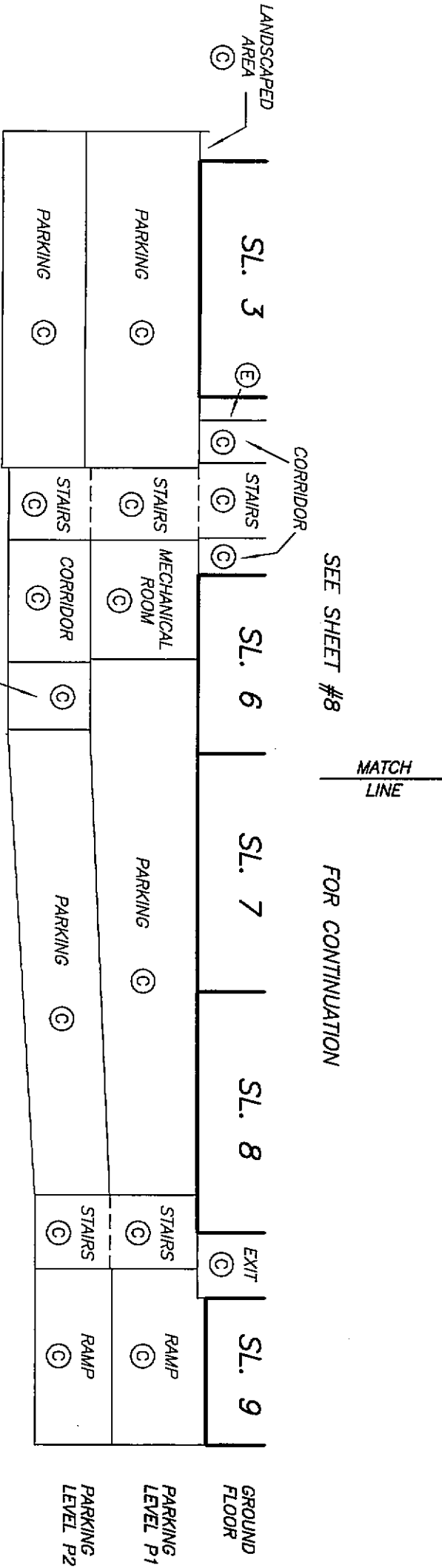
M.E.S.

STRATA PLAN BCS 242

SECTIONS



AMENDED PURSUANT TO SEC 257
STRATA PROPERTY ACT.
THIS 4TH DAY MARCH 2011.
SEE AMENDED SHEET 5A
AND B131941461



DATE : DECEMBER 11, 2002.

M. E. S.

EXPLANATORY PLAN TO AMEND STRATA
PLAN BCS242, TO DESIGNATE LIMITED
COMMON PROPERTY FOR STRATA
LOTS 1 TO 52 INCLUSIVE

PURSUANT TO SECTION 257 OF STRATA PROPERTY ACT

STRATA PLAN BCS242

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

THIS 4 DAY OF MARCH, 2011.

L. BLASCHUK / EP
DEPUTY REGISTRAR

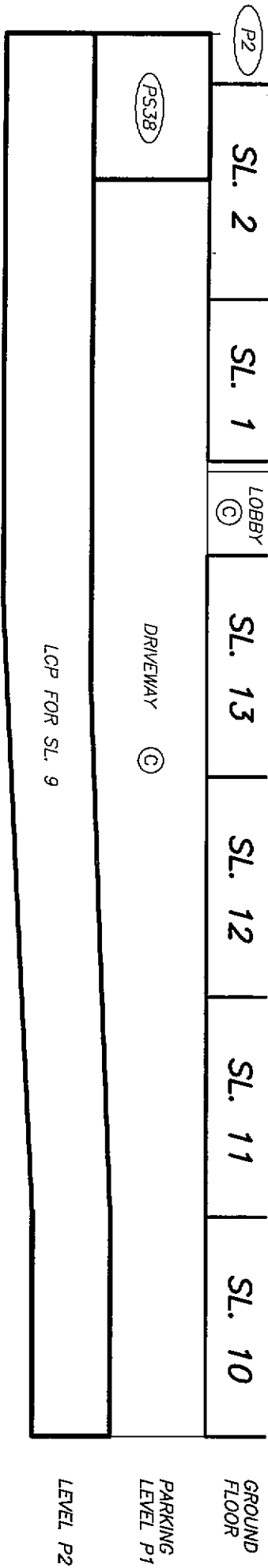
BB1941461

SCALE 1:200



ALL DISTANCES ARE IN METRES.

THE INTENDED PLOT SIZE OF THIS
PLAN IS 432mm IN WIDTH BY 279mm
IN HEIGHT (B SIZE) WHEN PLOTTED AT
A SCALE OF 1:200



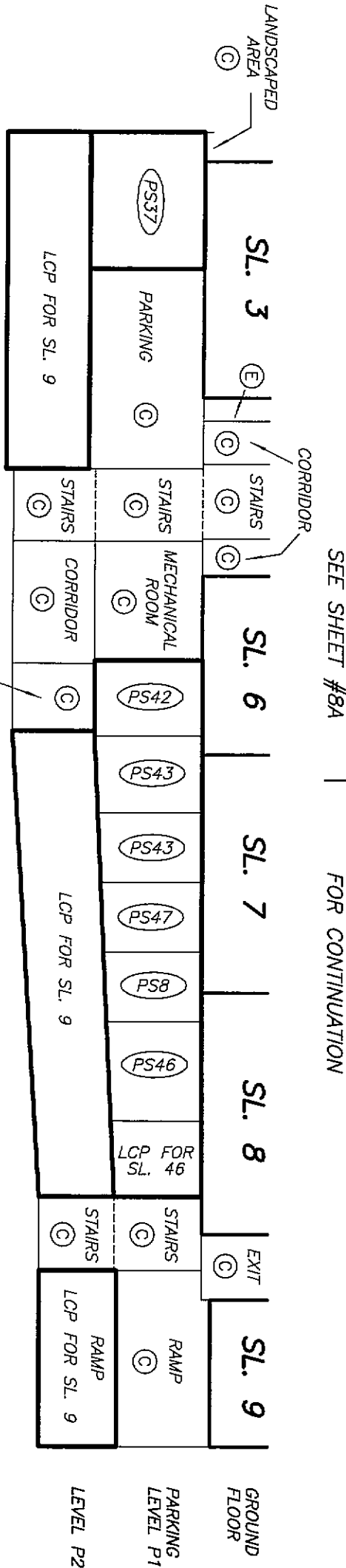
SECTION A - A'

SEE SHEET #7A

FOR CONTINUATION

MATCH LINE

SECTION B - B'



SEE SHEET #8A

FOR CONTINUATION

MATCH LINE

LEGEND

PS1 - DENOTES PARKING
STALL BEING LIMITED
COMMON PROPERTY
FOR THE EXCLUSIVE
USE OF SL. 1

LCP - DENOTES LIMITED
COMMON PROPERTY

DATE : MARCH 3, 2011

M.E.S.

CERTIFIED CORRECT

THIS 3rd DAY OF MARCH, 2011.

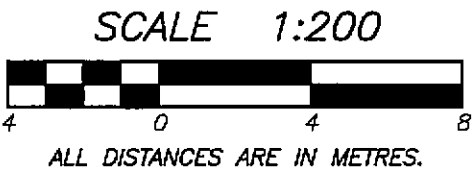
Mike E. Shaw B.C.L.S.
MIKE E. SHAW

DRAWING # 30400-8 Revision #3
FILE # 30400-8_SPK_R3

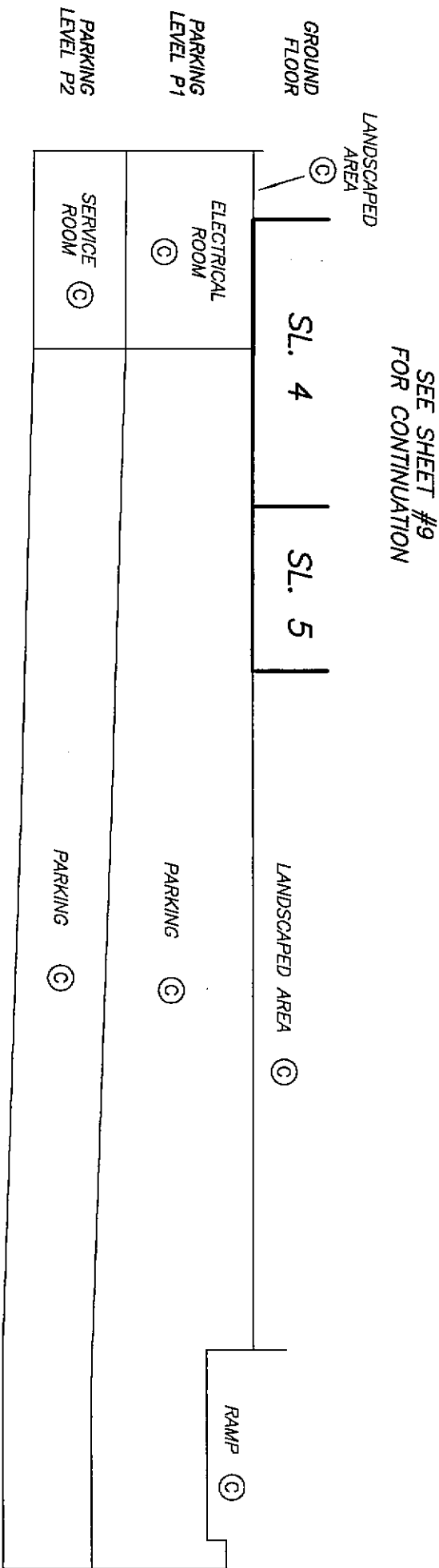
ORIGINAL

SECTION C – C'

STRATA PLAN BCS 242

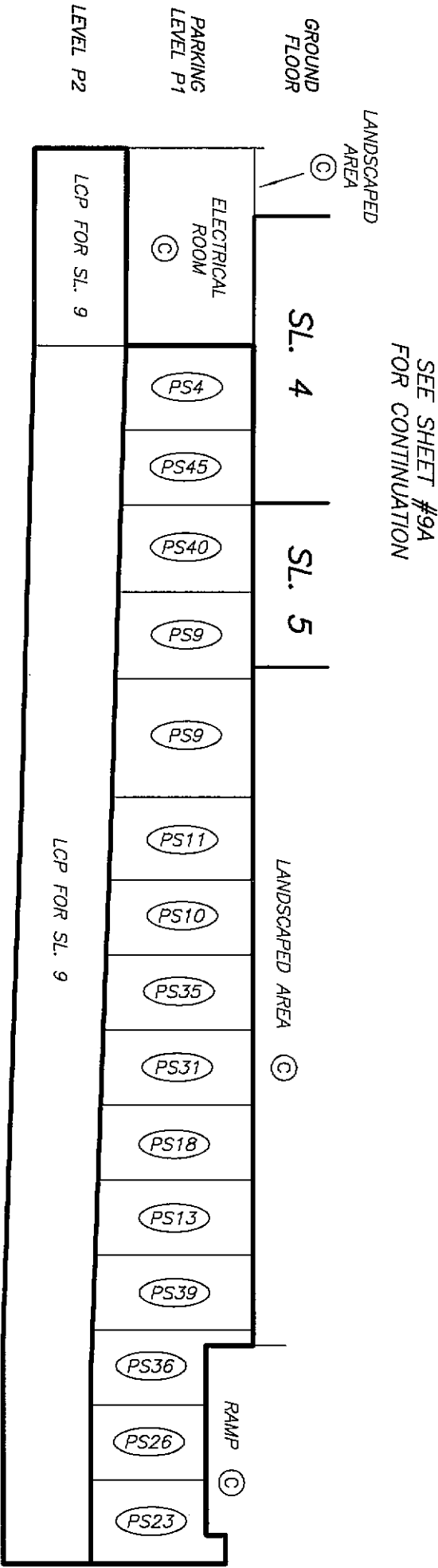
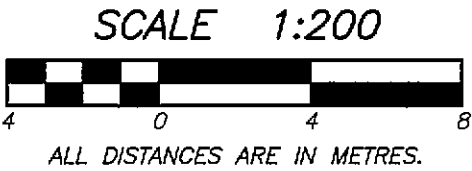


AMENDED PURSUANT TO SEC 257
STRATA PROPERTY ACT.
THIS 4TH DAY MARCH 2011
SEE AMENDED SHEET 6A
AND B3B1941461



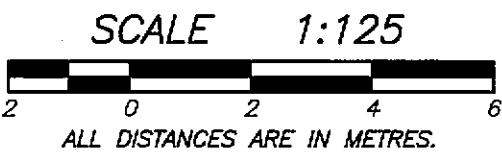
SECTION C – C'

STRATA PLAN BCS242

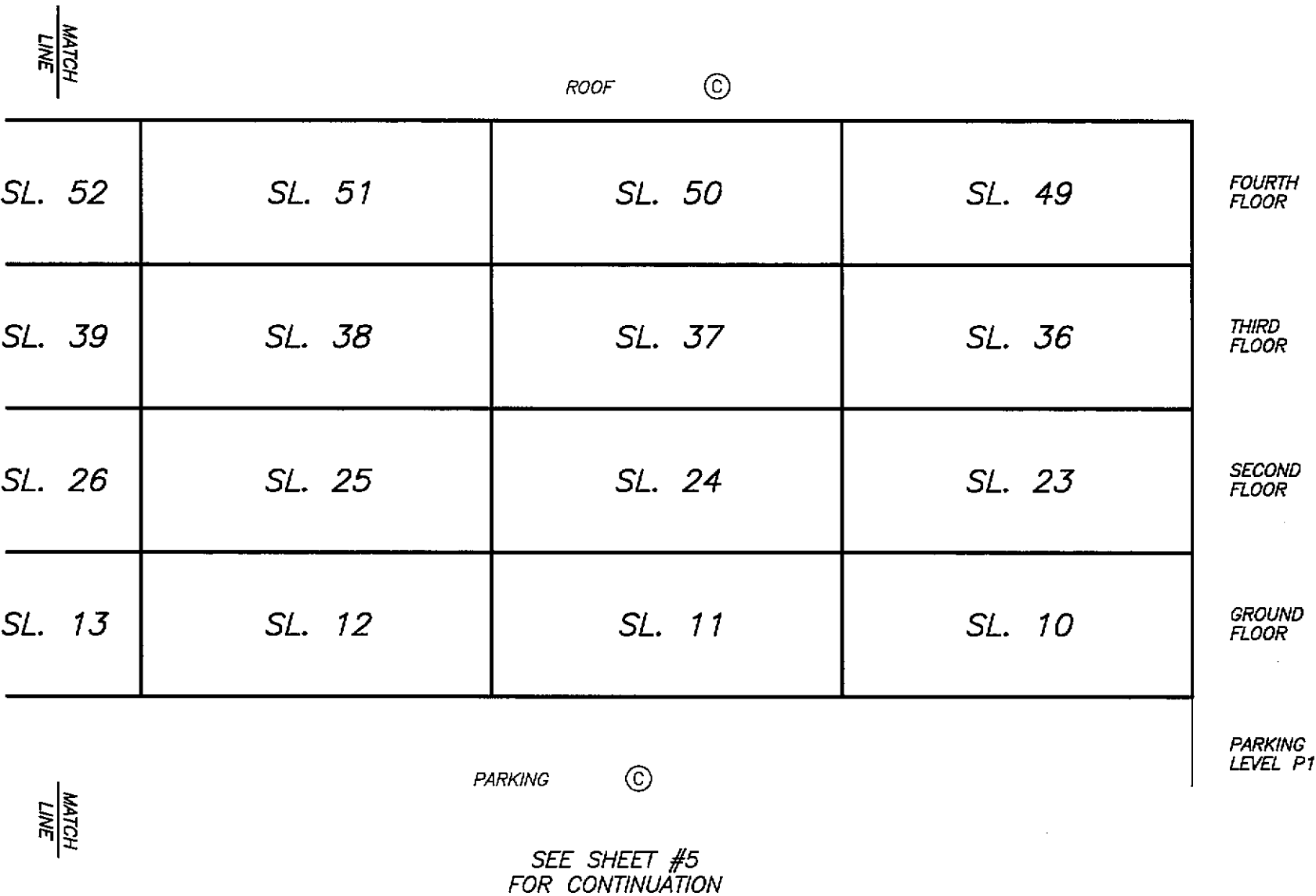
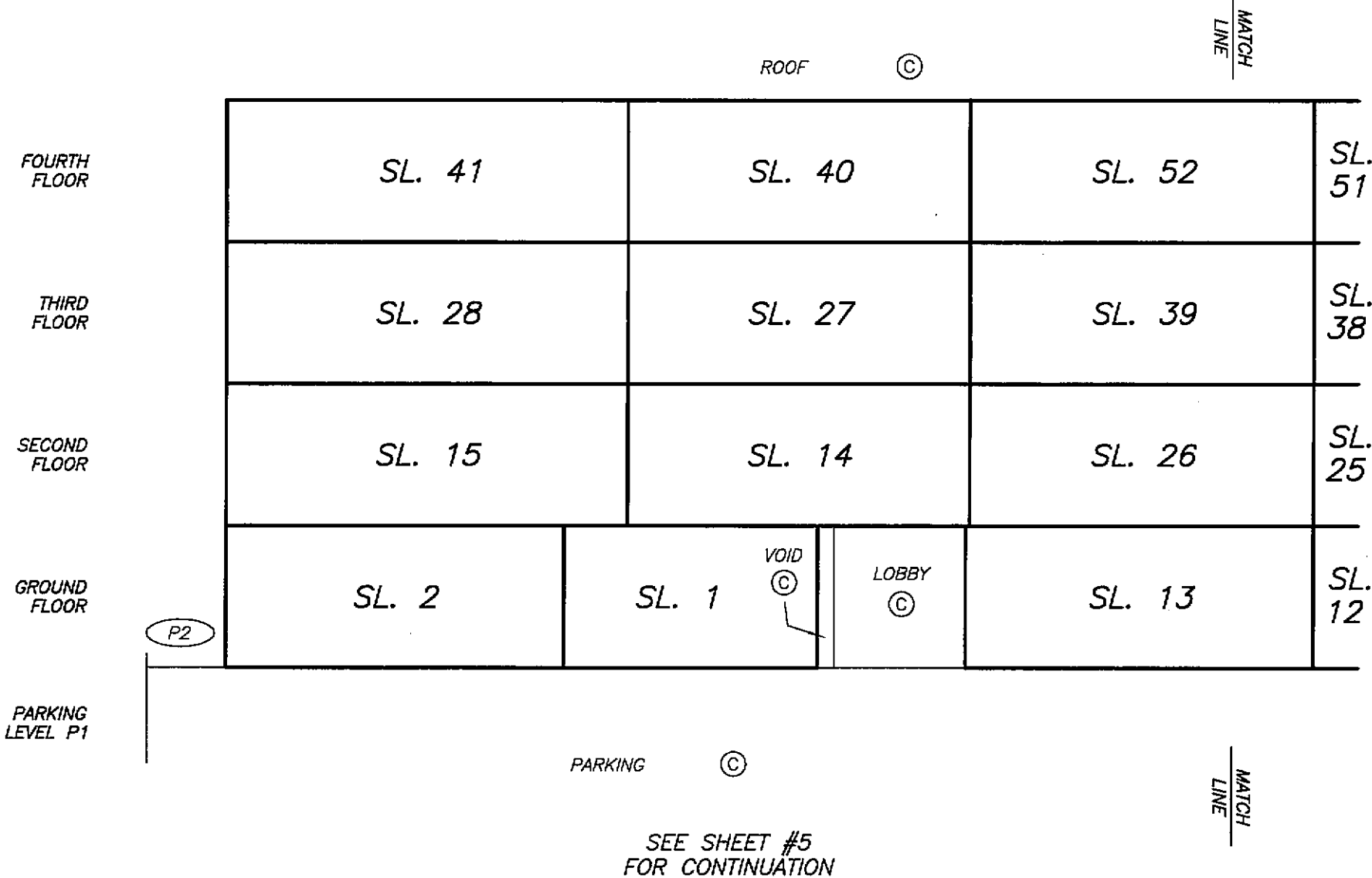


SECTION A – A'

STRATA PLAN BCS 242

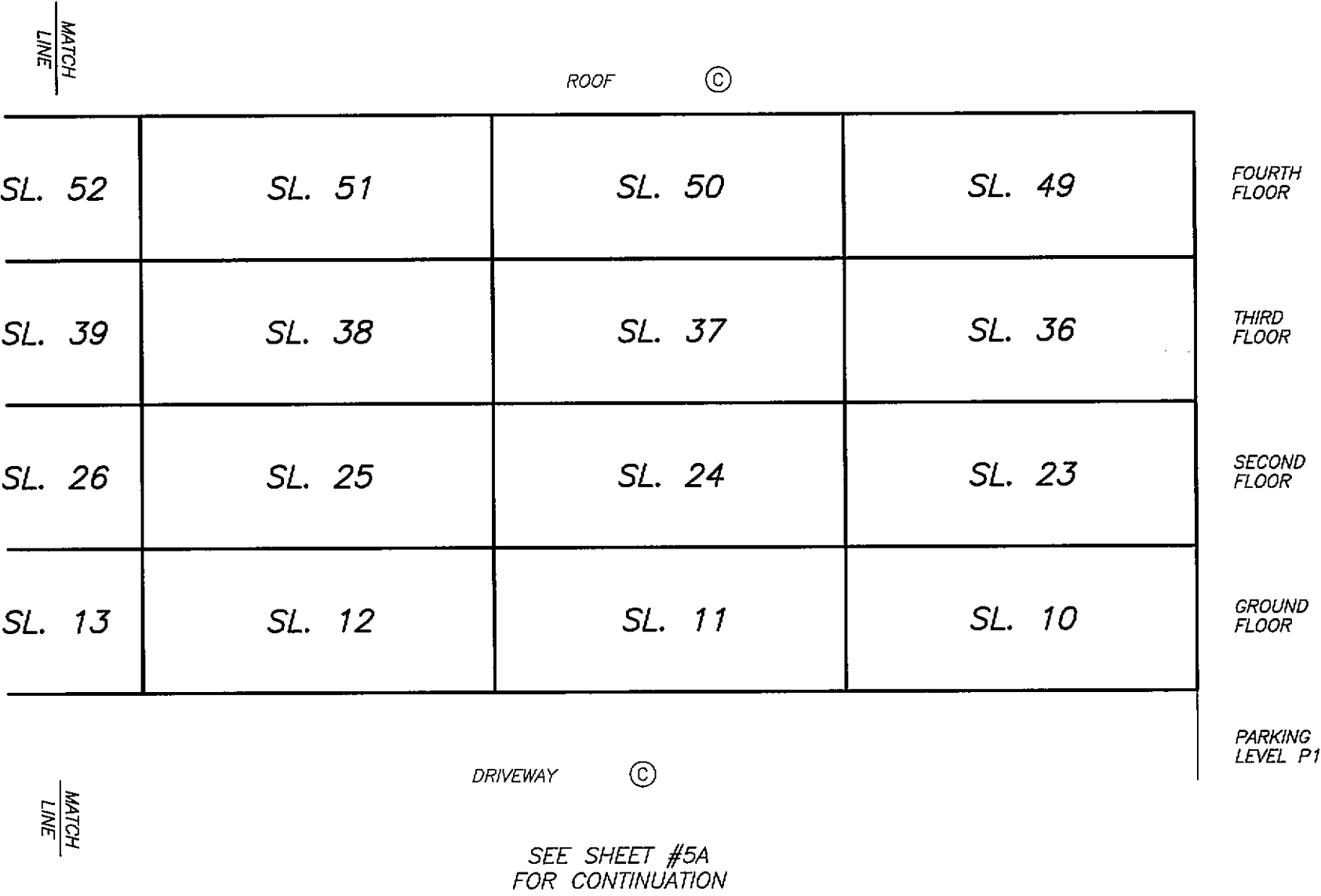
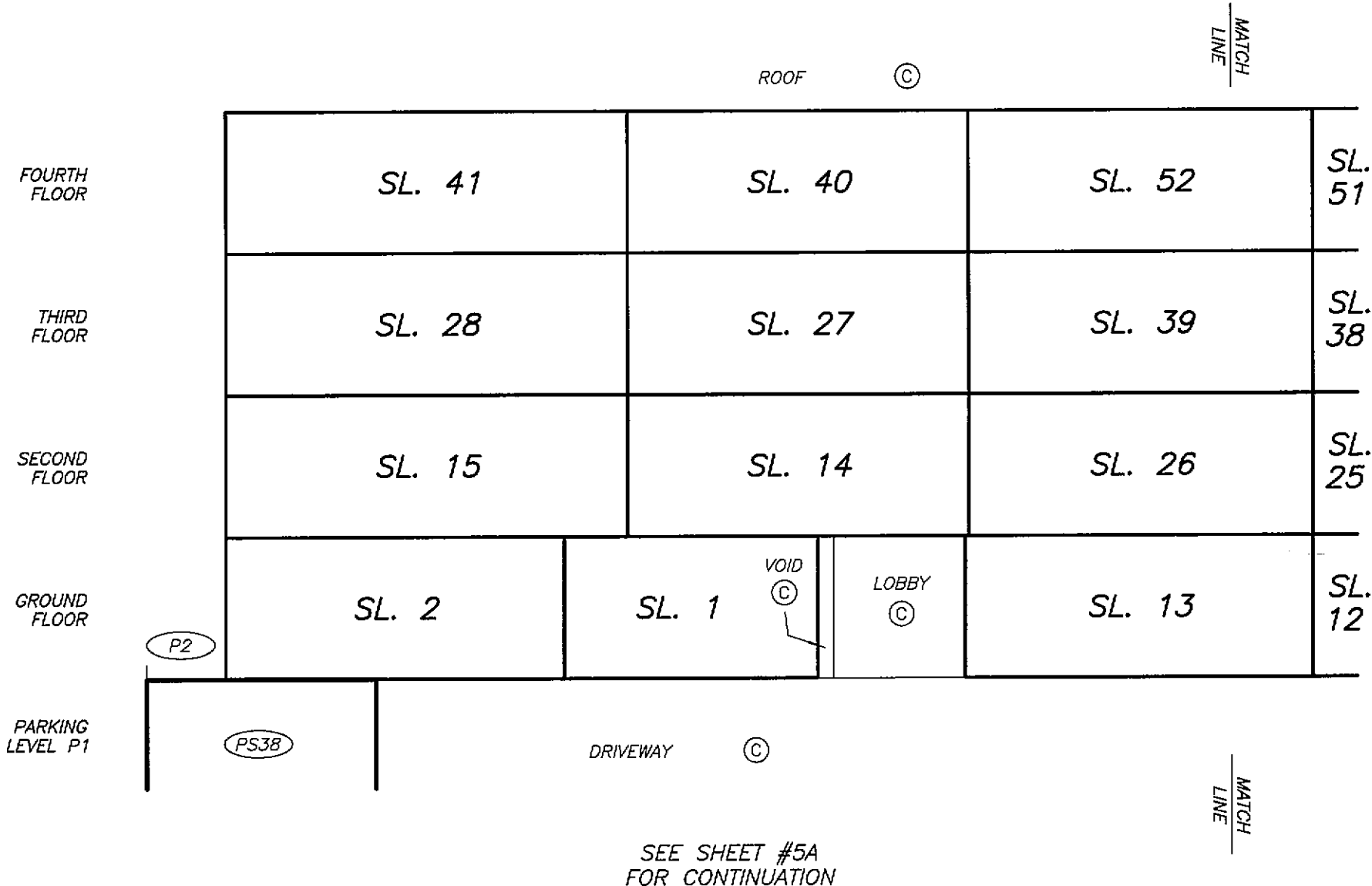
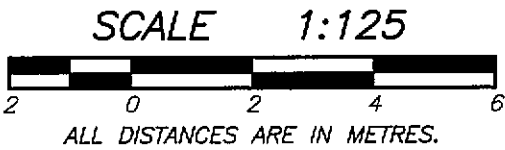


AMENDED PURSUANT TO SEC 257
STRATA PROPERTY ACT.
THIS 4TH DAY MARCH 2011.
SEE AMENDED SHEET 7A
AND B31941461



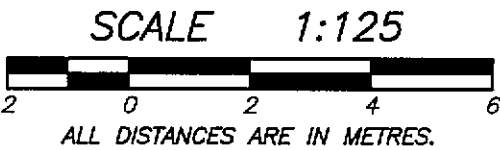
SECTION A – A'

STRATA PLAN BCS242

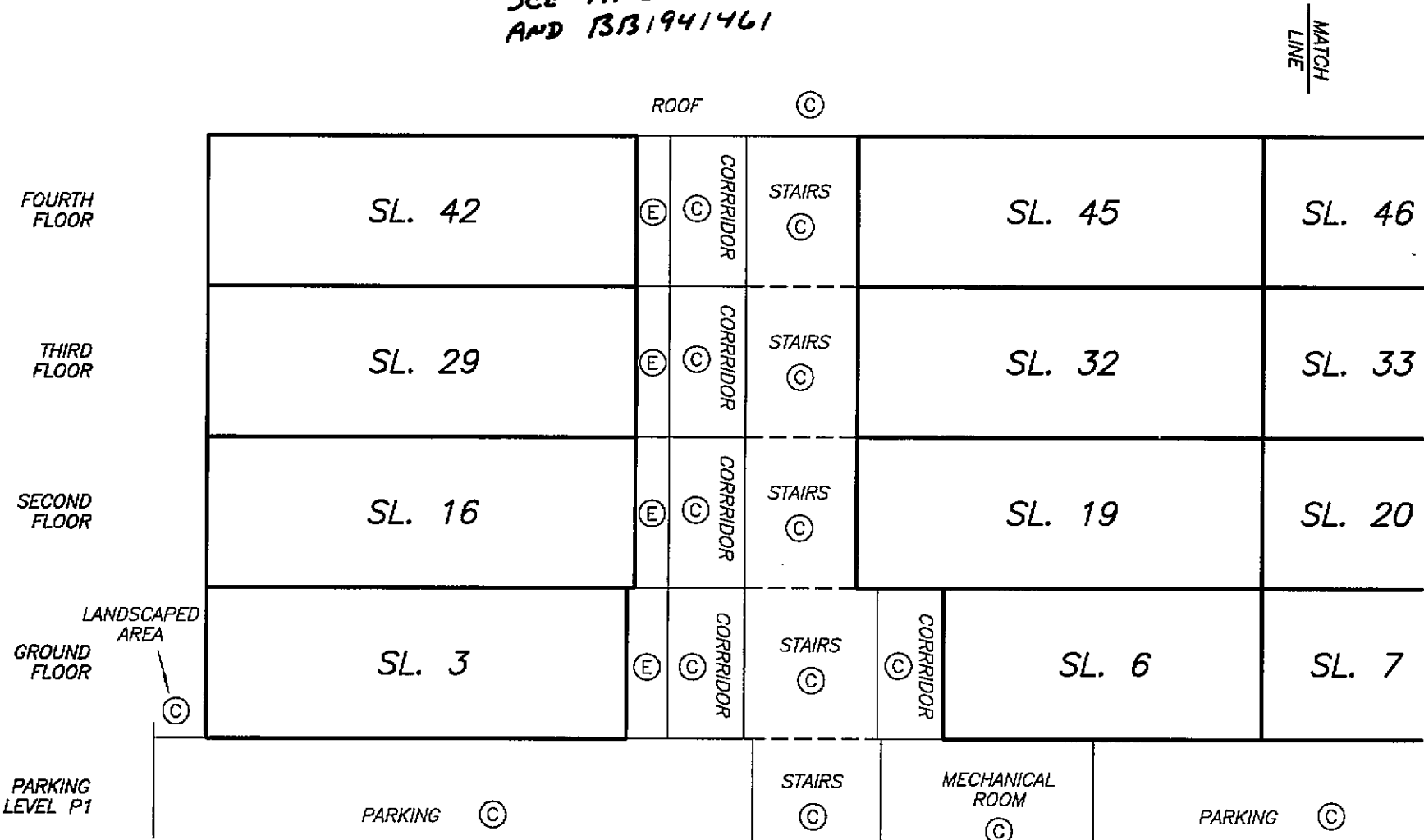


SECTION B – B'

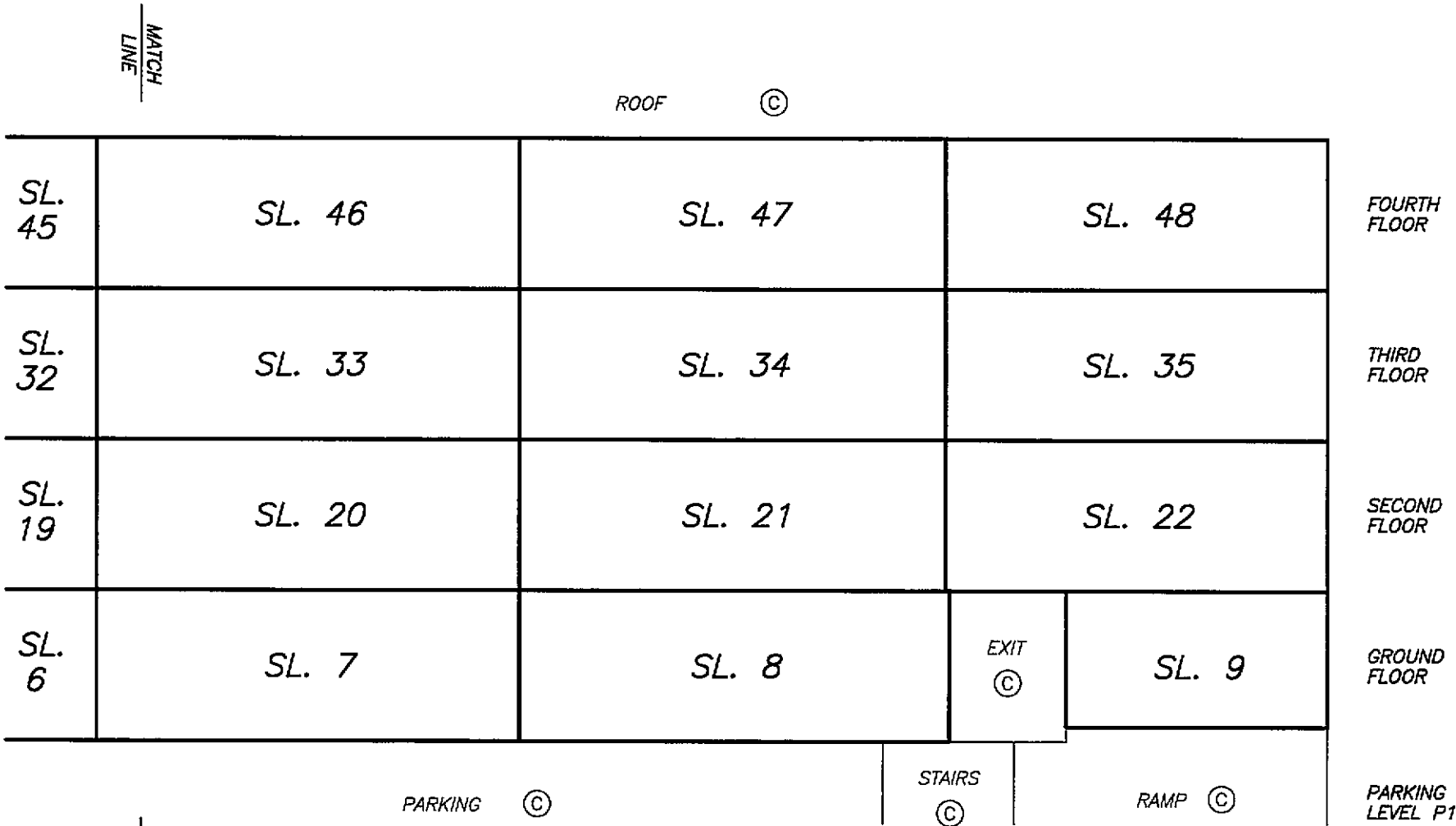
STRATA PLAN BCS 242



AMENDED PURSUANT TO SEC 257
STRATA PROPERTY ACT.
THIS 4TH DAY MARCH 2011
SEE AMENDED SHEET 8A
AND B31941461



SEE SHEET #5
FOR CONTINUATION



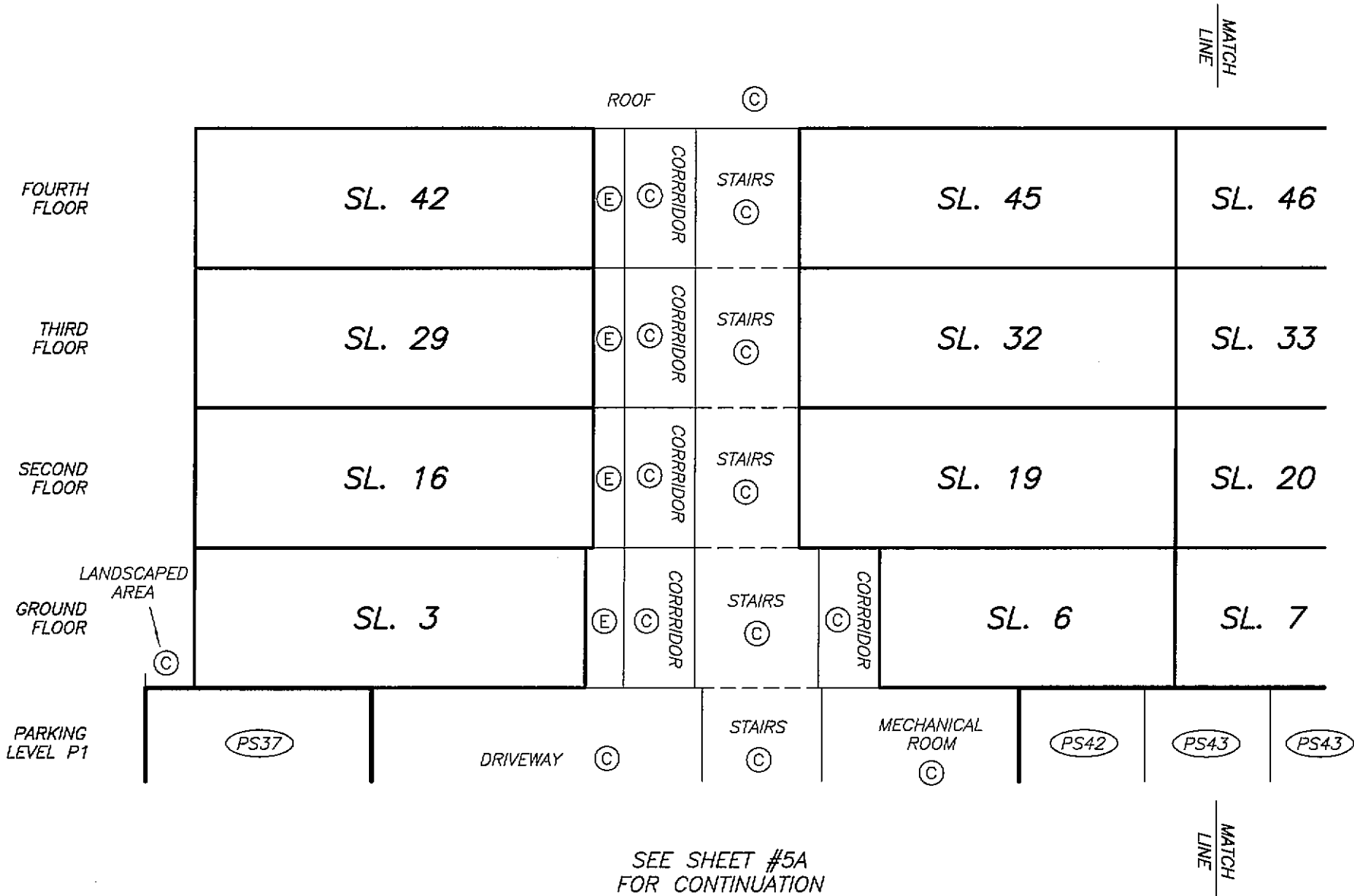
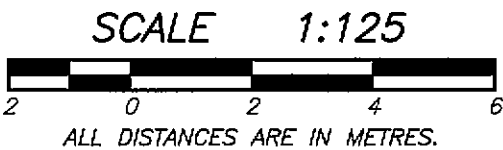
SEE SHEET #5
FOR CONTINUATION

DATE : DECEMBER 11, 2002.

M.E.S.

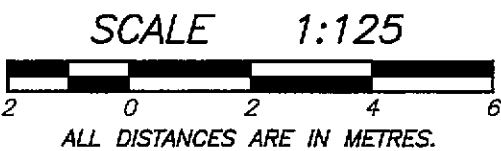
SECTION B – B'

STRATA PLAN BCS242

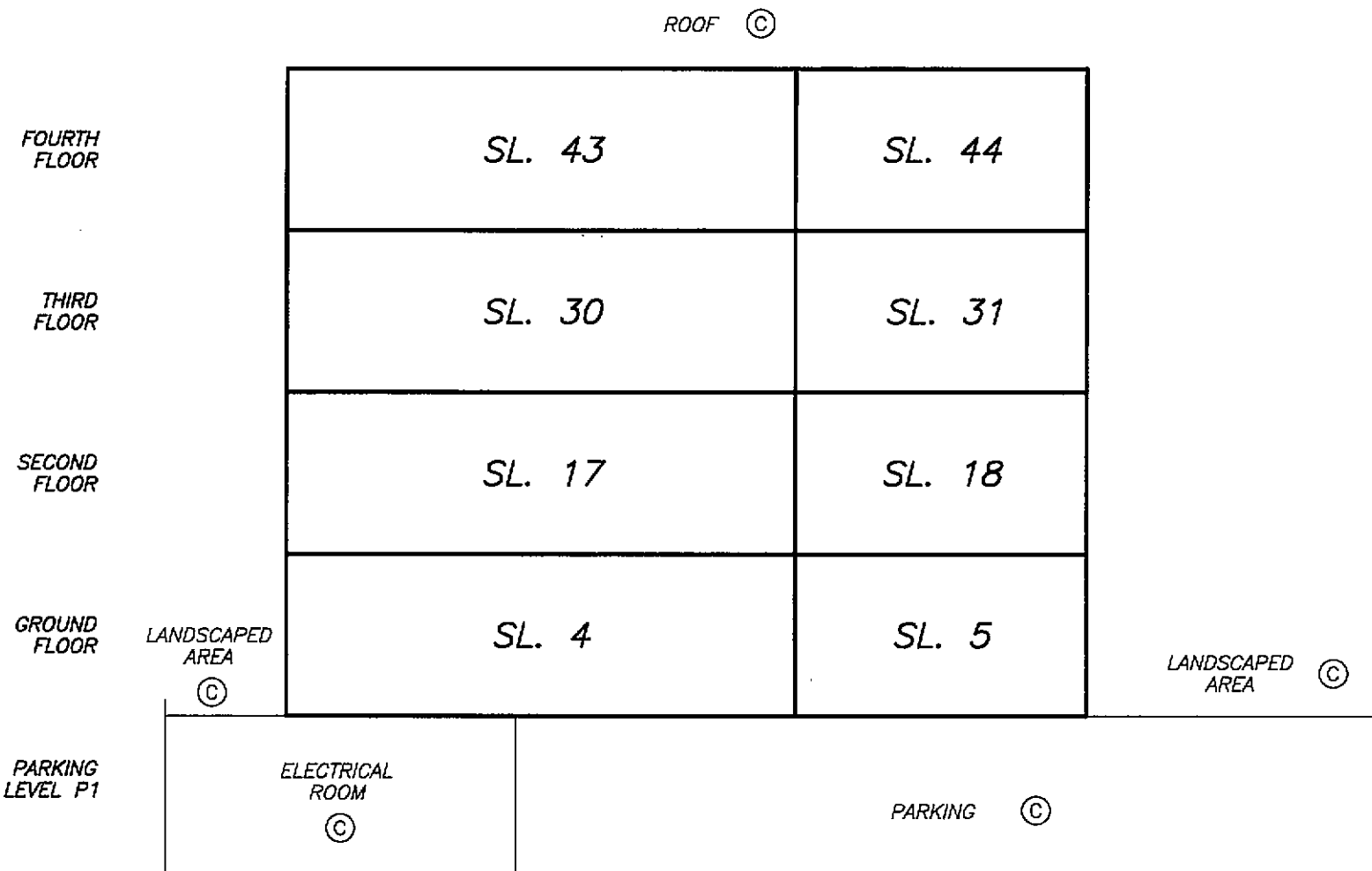


SECTION C – C'

STRATA PLAN BCS 242



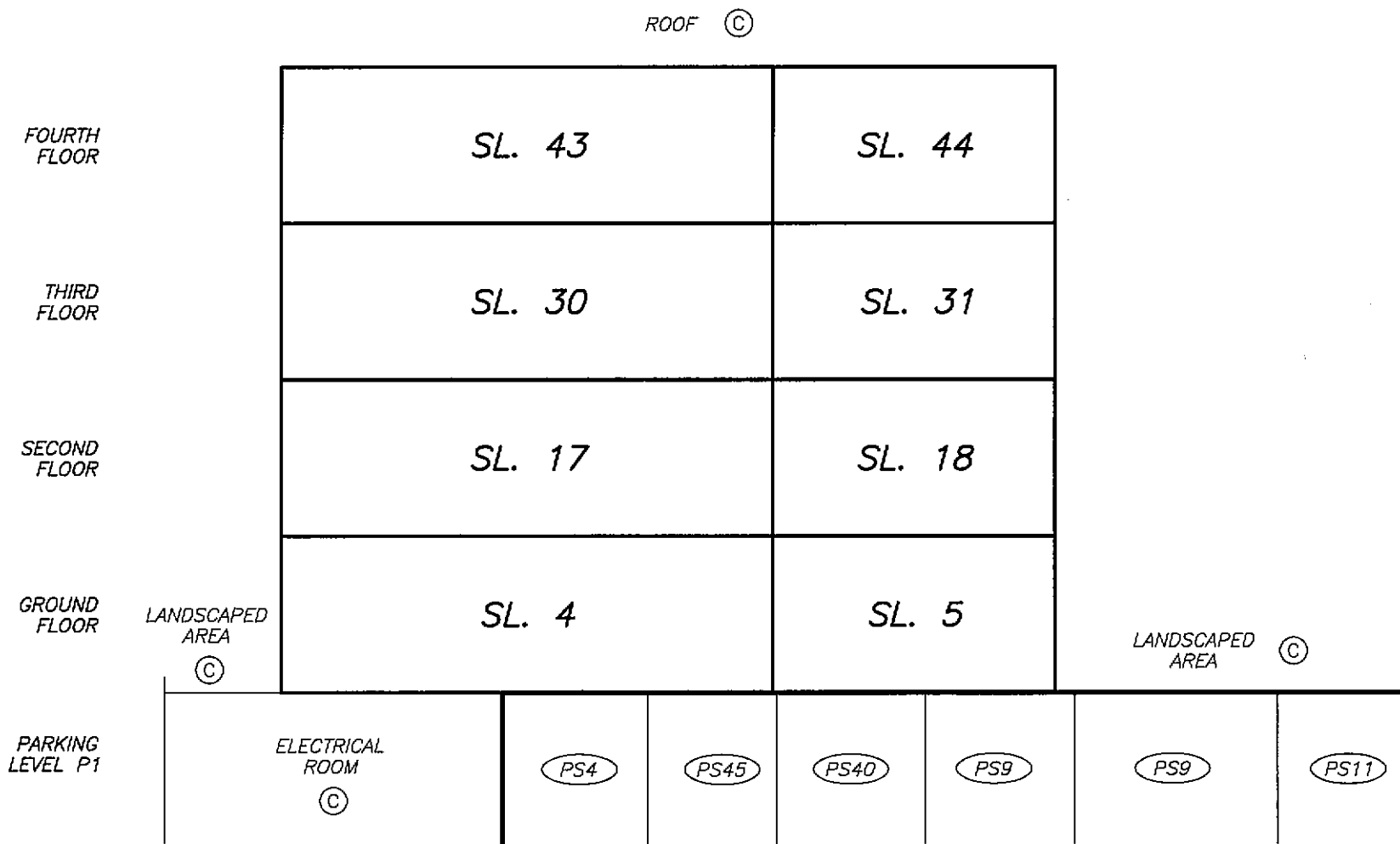
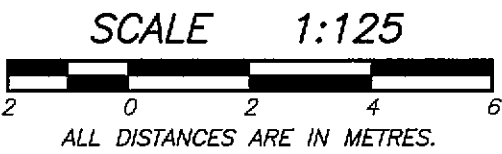
AMENDED PURSUANT TO SEC 257
STRATA PROPERTY ACT.
THIS 4TH DAY MARCH 2011.
SEE AMENDED SHEET 9A
AND B31941461



SEE SHEET #6
FOR CONTINUATION

SECTION C – C'

STRATA PLAN BCS242



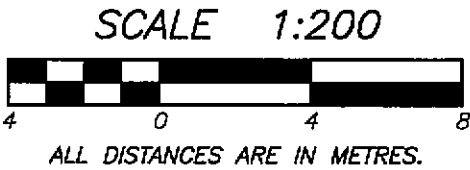
SEE SHEET #6A
FOR CONTINUATION

DATE : MARCH 3, 2011

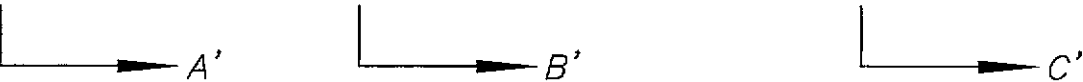
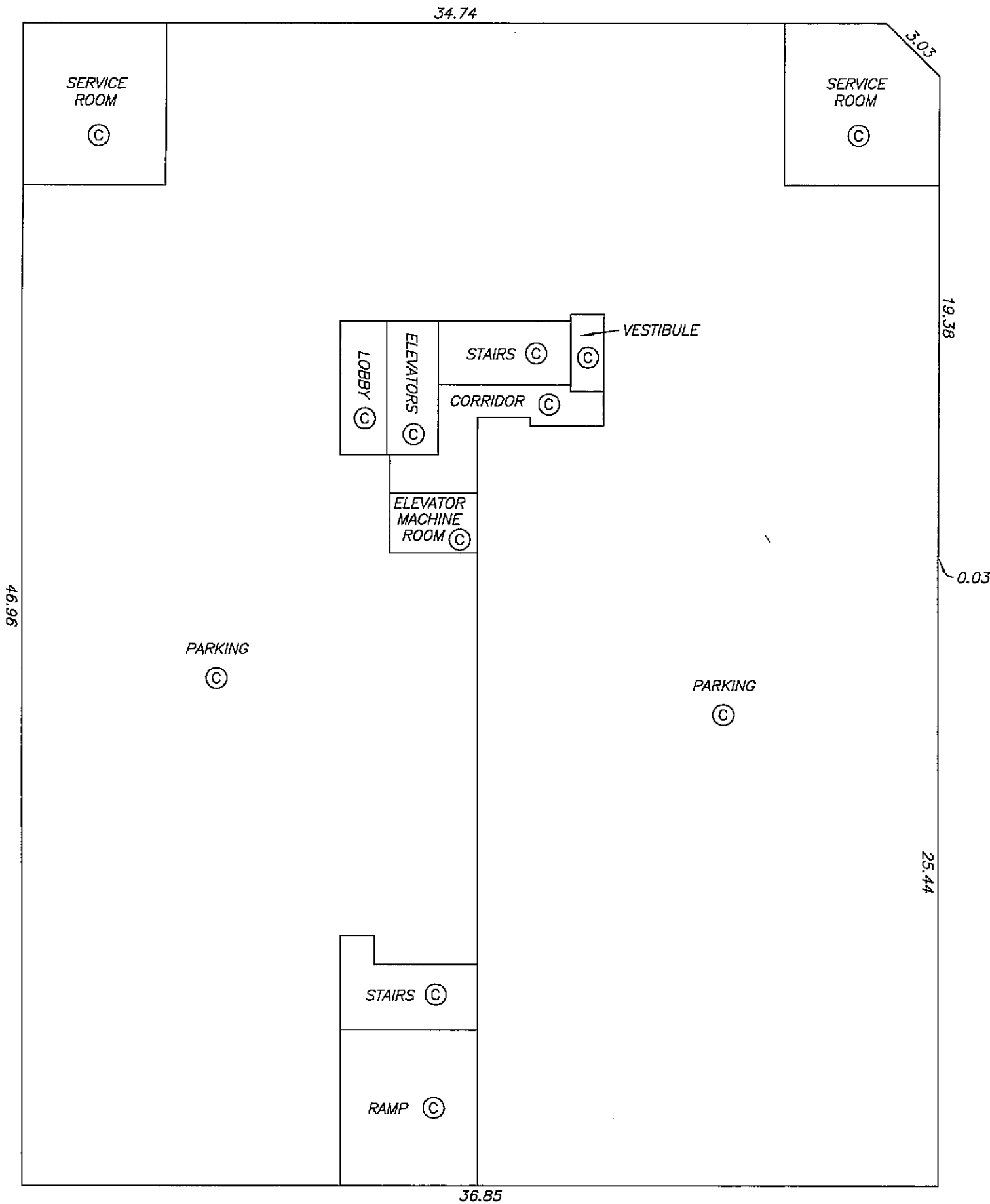
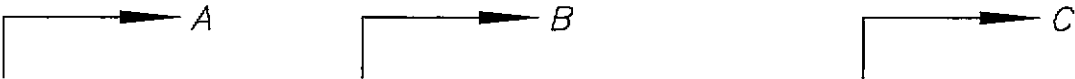
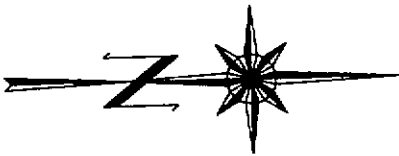
M.E.S.

PARKING LEVEL P2

STRATA PLAN BCS 242

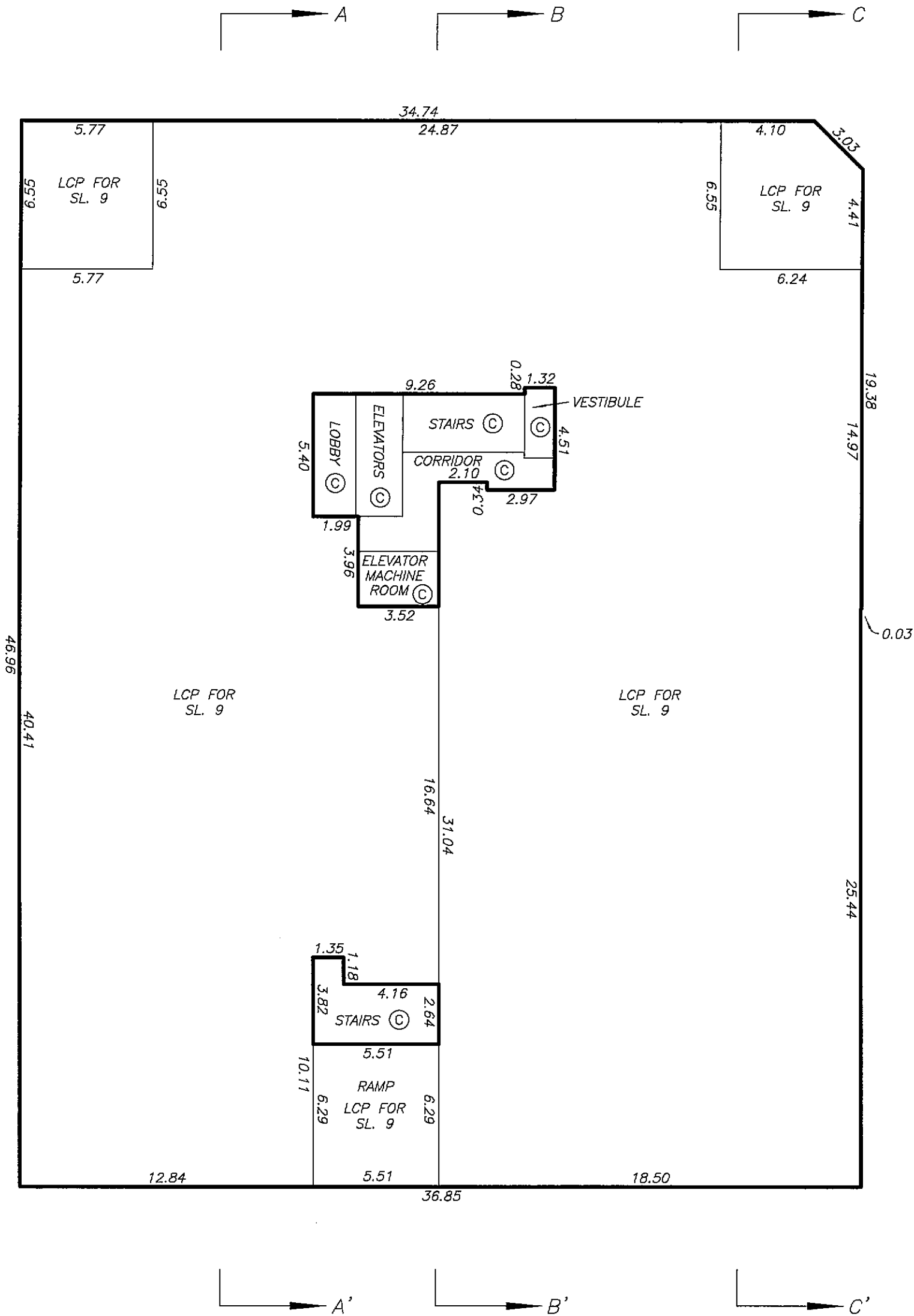
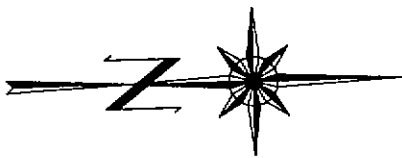
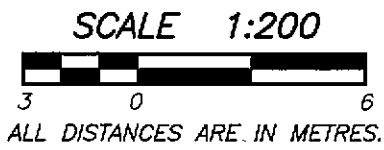


AMENDED PURSUANT TO SEC 257
STRATA PROPERTY ACT.
THIS 4TH DAY MARCH 2011.
SEE AMENDED SHEET 10 A
AND BB1941461



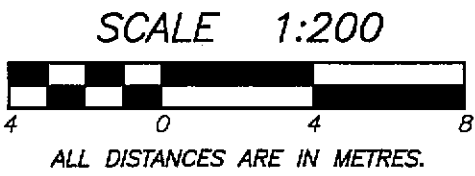
LEVEL P2

STRATA PLAN BCS242

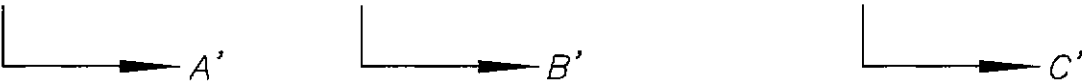
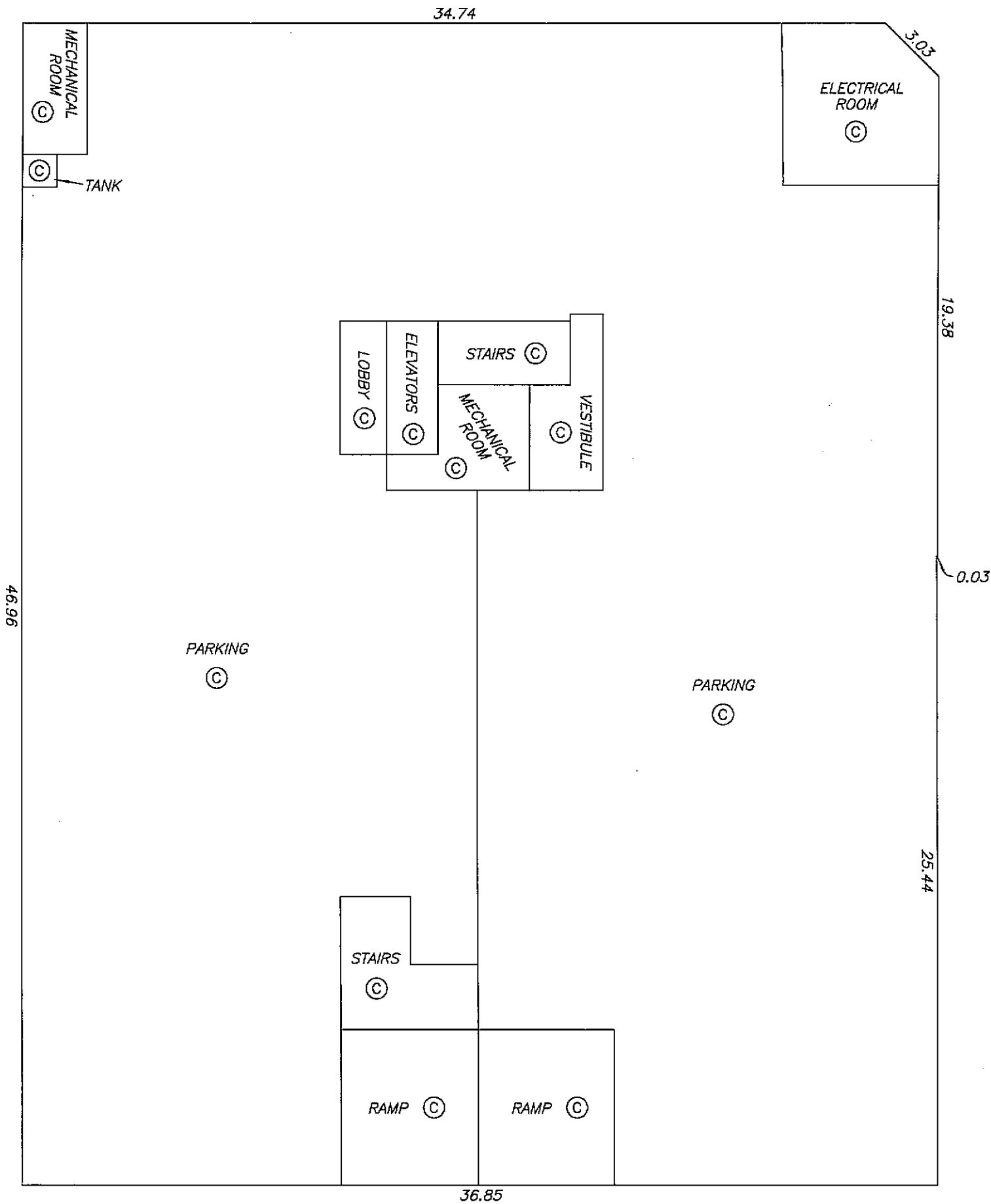
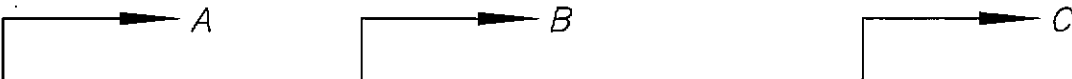
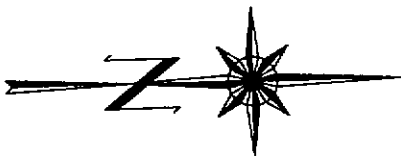


PARKING LEVEL P1

STRATA PLAN BCS 242



AMENDED PURSUANT TO SEC 257
STRATA PROPERTY ACT.
THIS 4TH DAY MARCH 2011.
SEE AMENDED SHEET 11A
AND BB 1941461



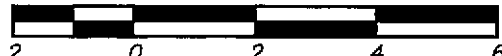
DATE : DECEMBER 11, 2002.

M.E.S.

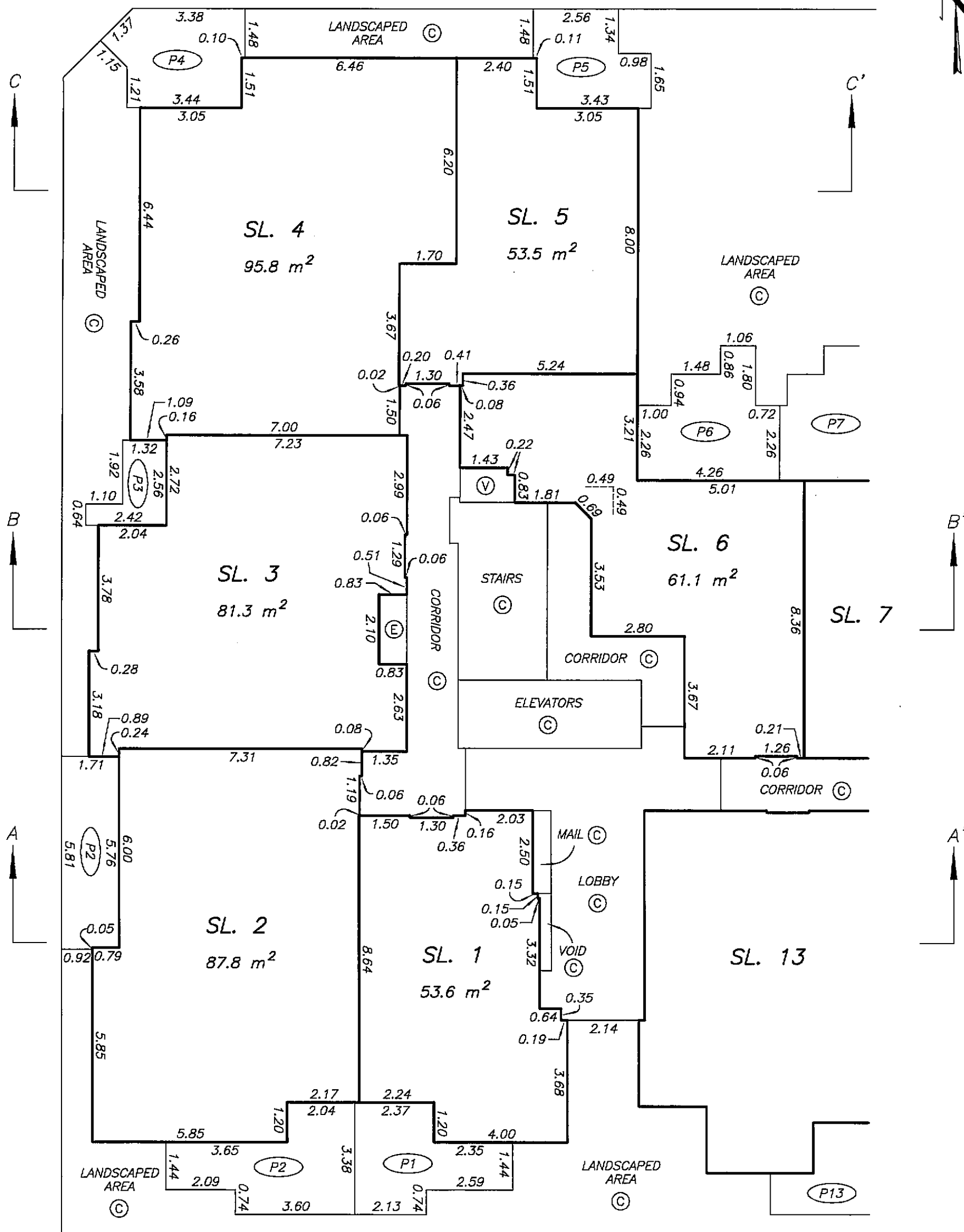
GROUND FLOOR PLAN
WEST HALF

STRATA PLAN BCS 242

SCALE 1:125



ALL DISTANCES ARE IN METRES.



SEE SHEET #13
FOR CONTINUATION

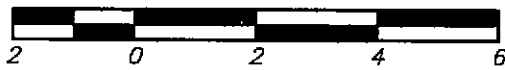
DATE : DECEMBER 11, 2002.

M.E.B.

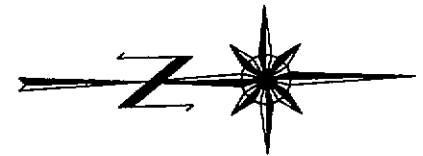
GROUND FLOOR PLAN
EAST HALF

STRATA PLAN BCS 242

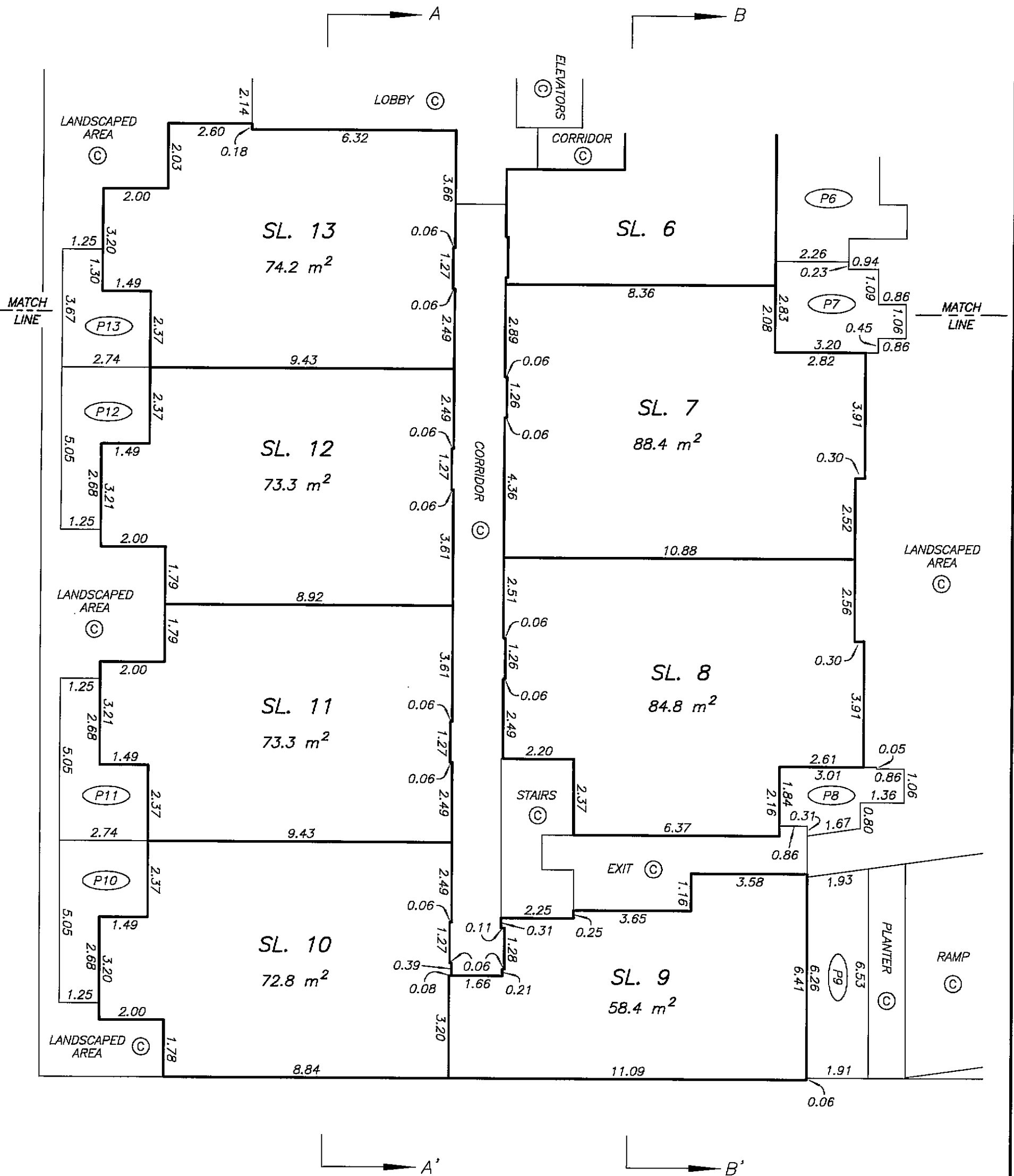
SCALE 1:125



ALL DISTANCES ARE IN METRES.



SEE SHEET #12
FOR CONTINUATION



DATE : DECEMBER 11, 2002.

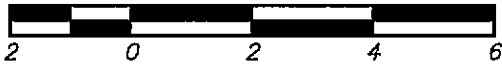
DRAWING # 30400-8
FILE # 30400-8_GF

M. E. S.

SECOND FLOOR PLAN
WEST HALF

STRATA PLAN BCS 242

SCALE 1:125

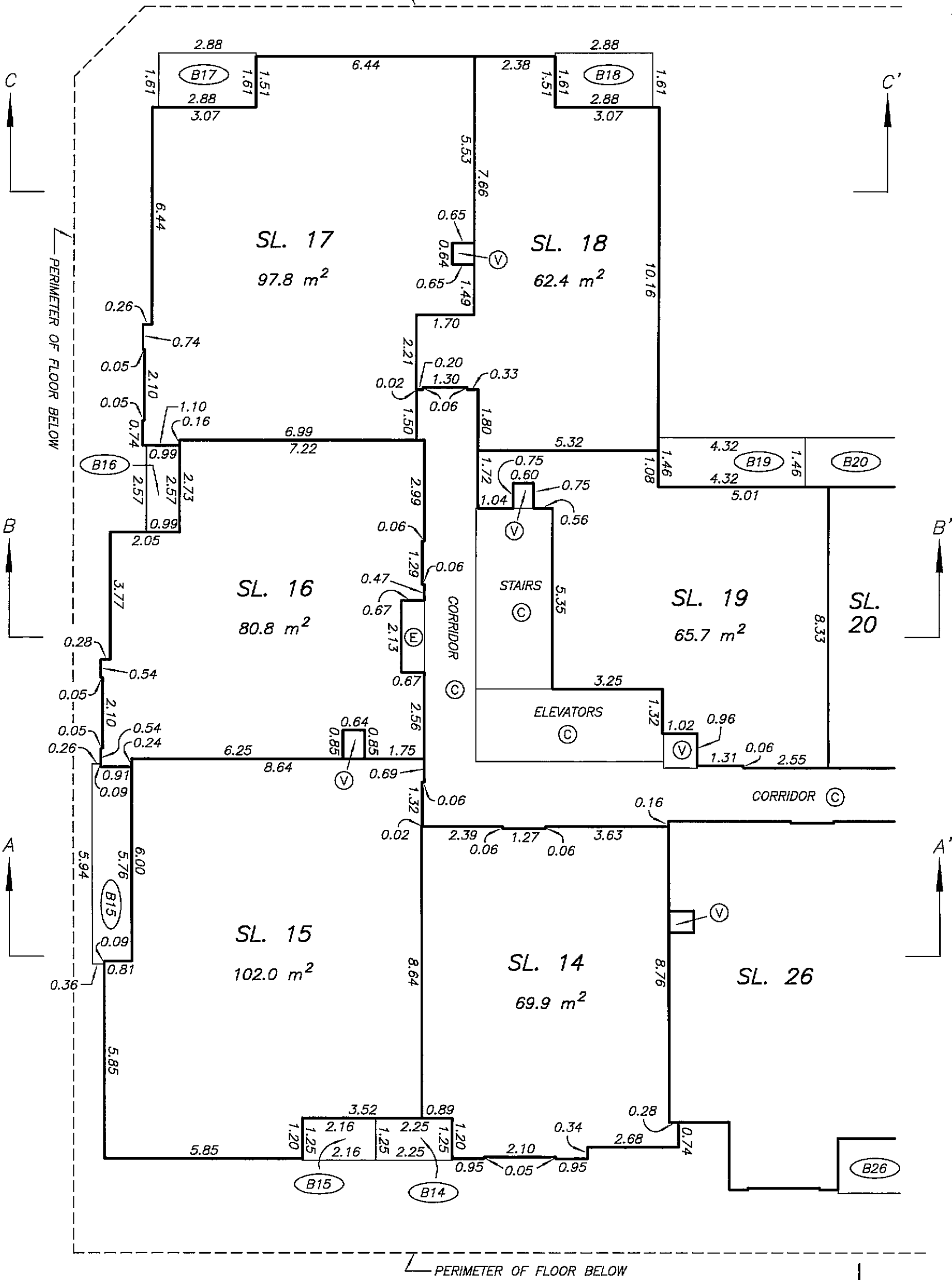


ALL DISTANCES ARE IN METRES.

MATCH
LINE



PERIMETER OF FLOOR BELOW



SEE SHEET #15
FOR CONTINUATION

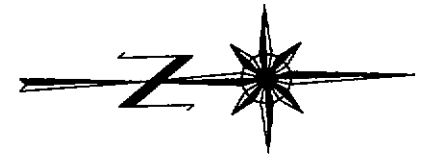
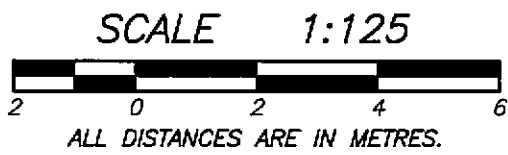
MATCH
LINE

DATE : DECEMBER 11, 2002.

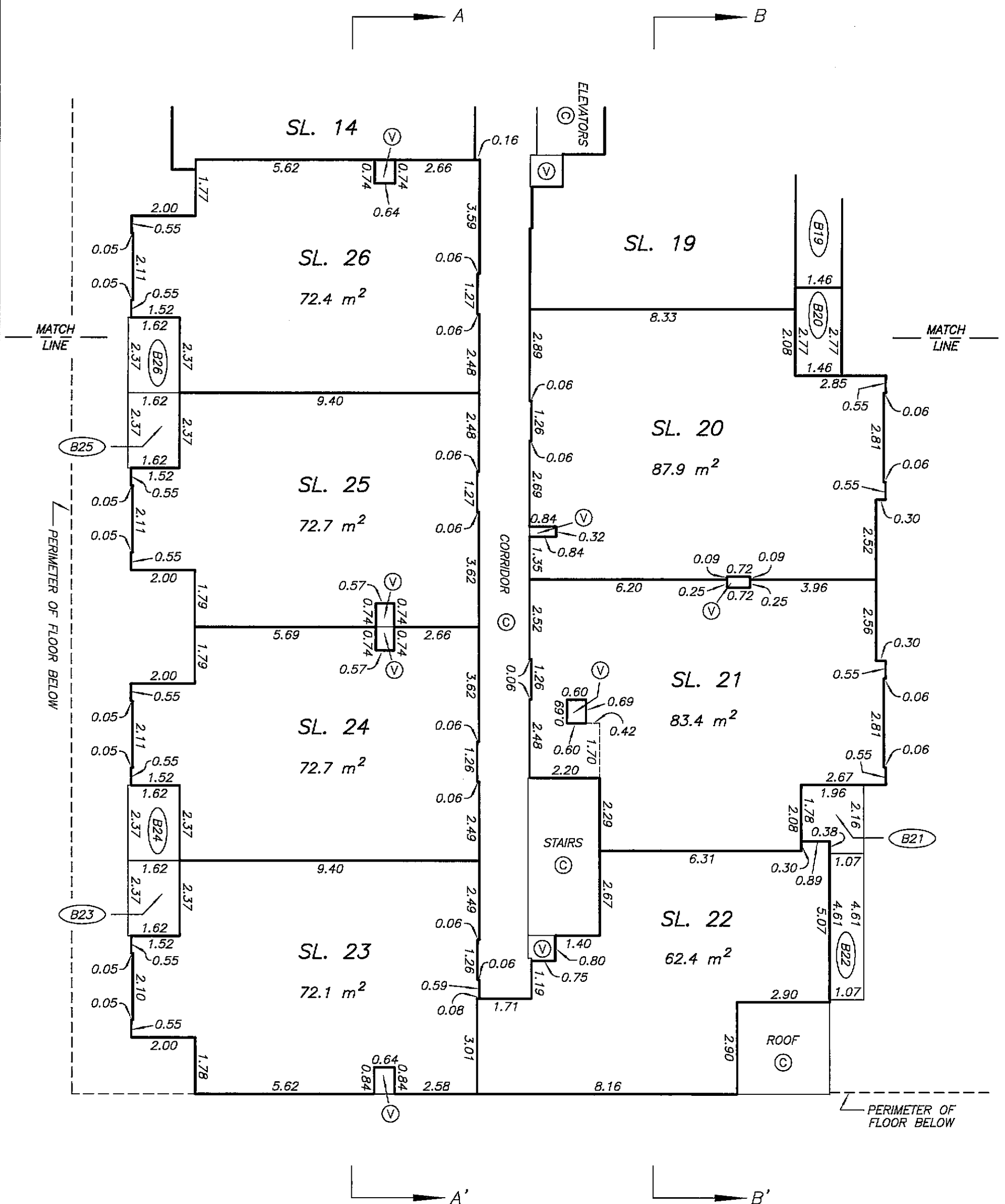
M.E. &

SECOND FLOOR PLAN
EAST HALF

STRATA PLAN BCS 242



SEE SHEET #14
FOR CONTINUATION



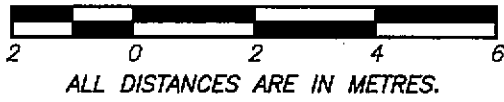
DATE : DECEMBER 11, 2002.

M. E. B.

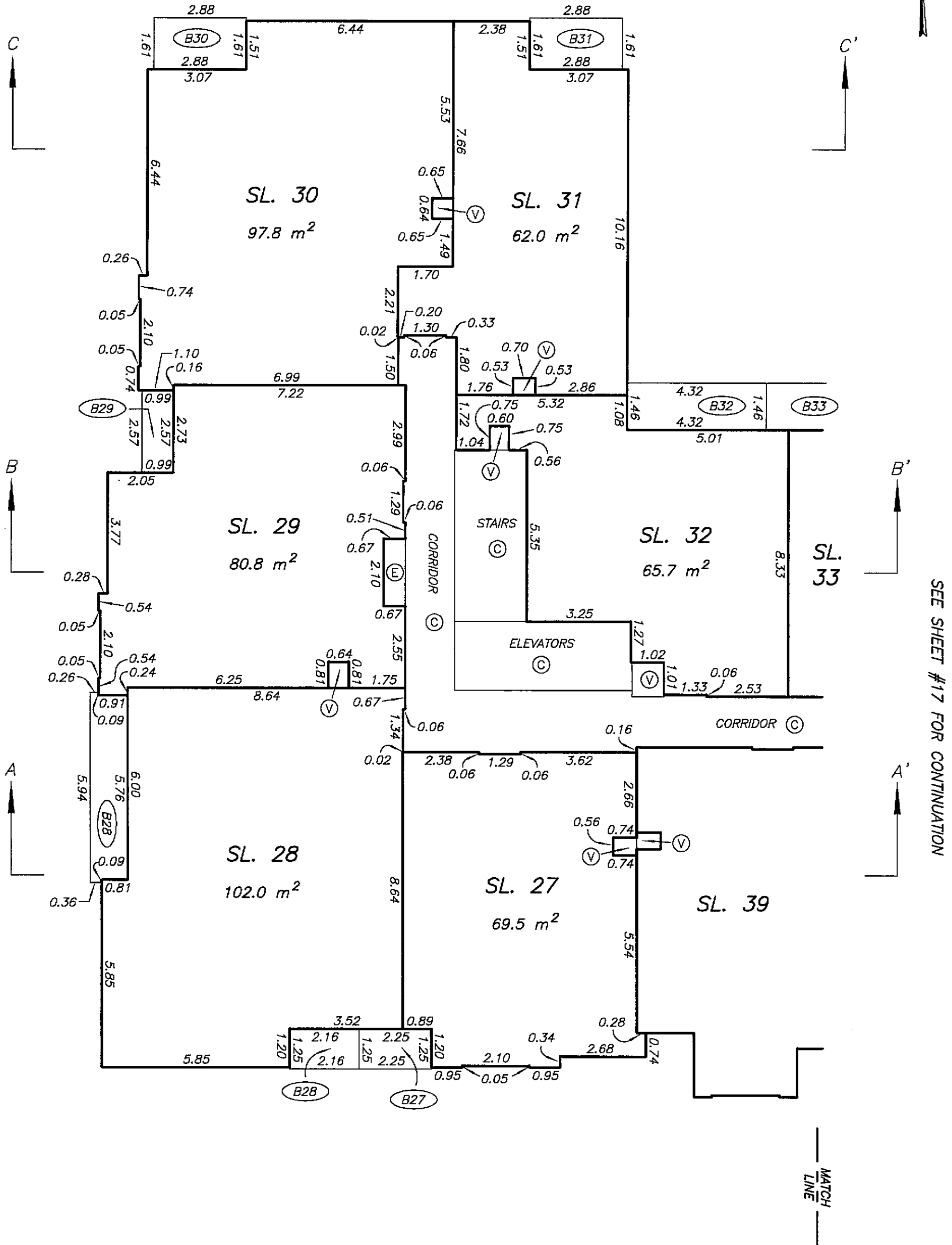
THIRD FLOOR PLAN
WEST HALF

STRATA PLAN BCS 242

SCALE 1:125



MATCH
LINE



SEE SHEET #17 FOR CONTINUATION

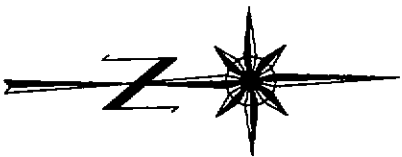
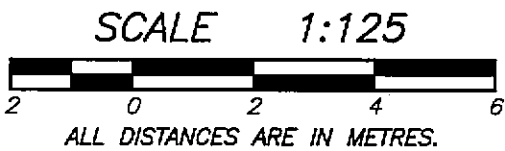
MATCH
LINE

DATE : DECEMBER 11, 2002.

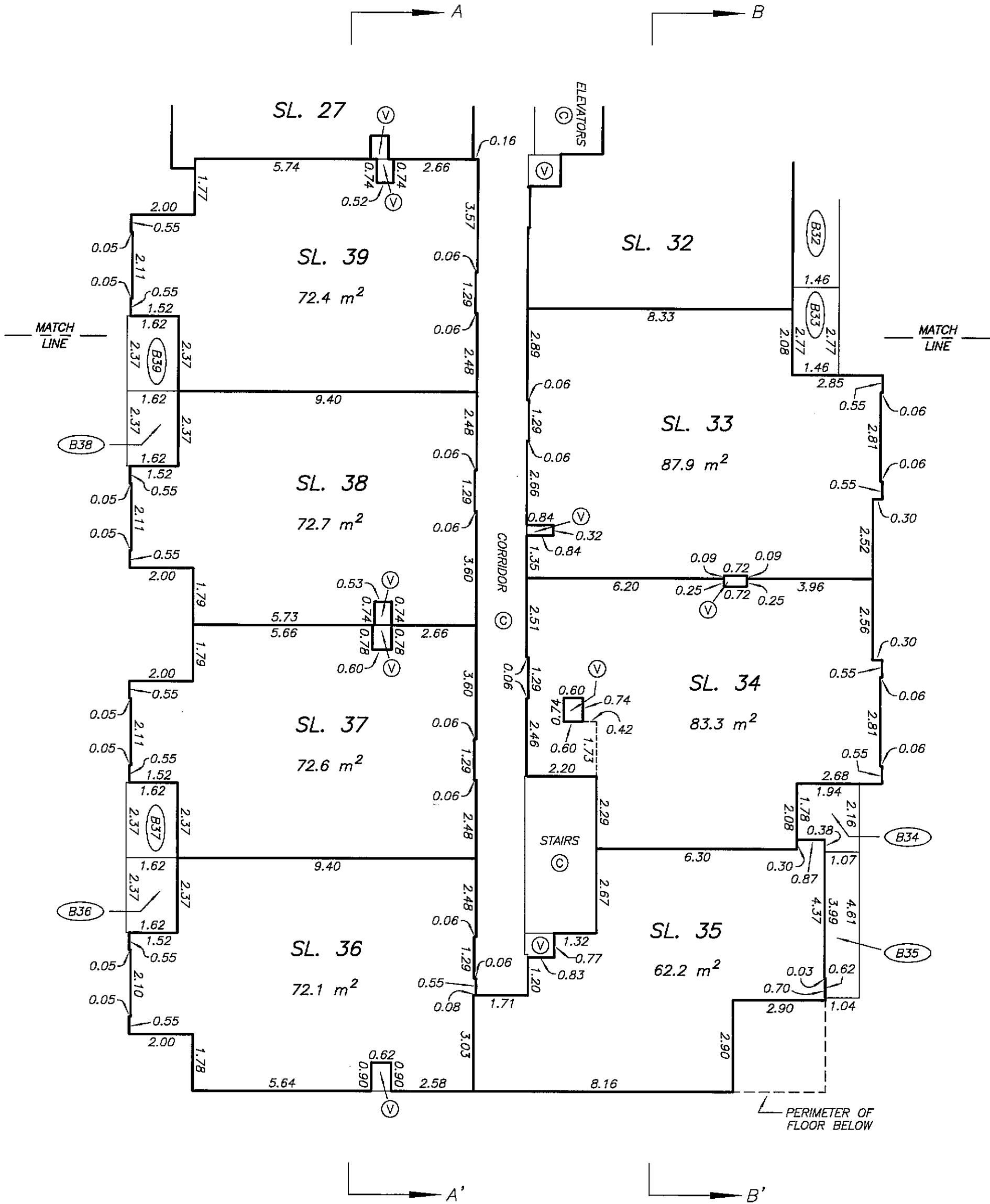
M. E. S.

THIRD FLOOR PLAN
EAST HALF

STRATA PLAN BCS 242



SEE SHEET #16
FOR CONTINUATION



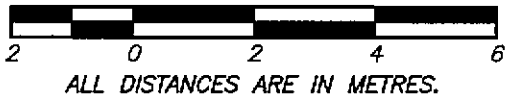
DATE : DECEMBER 11, 2002.

M.E.S.

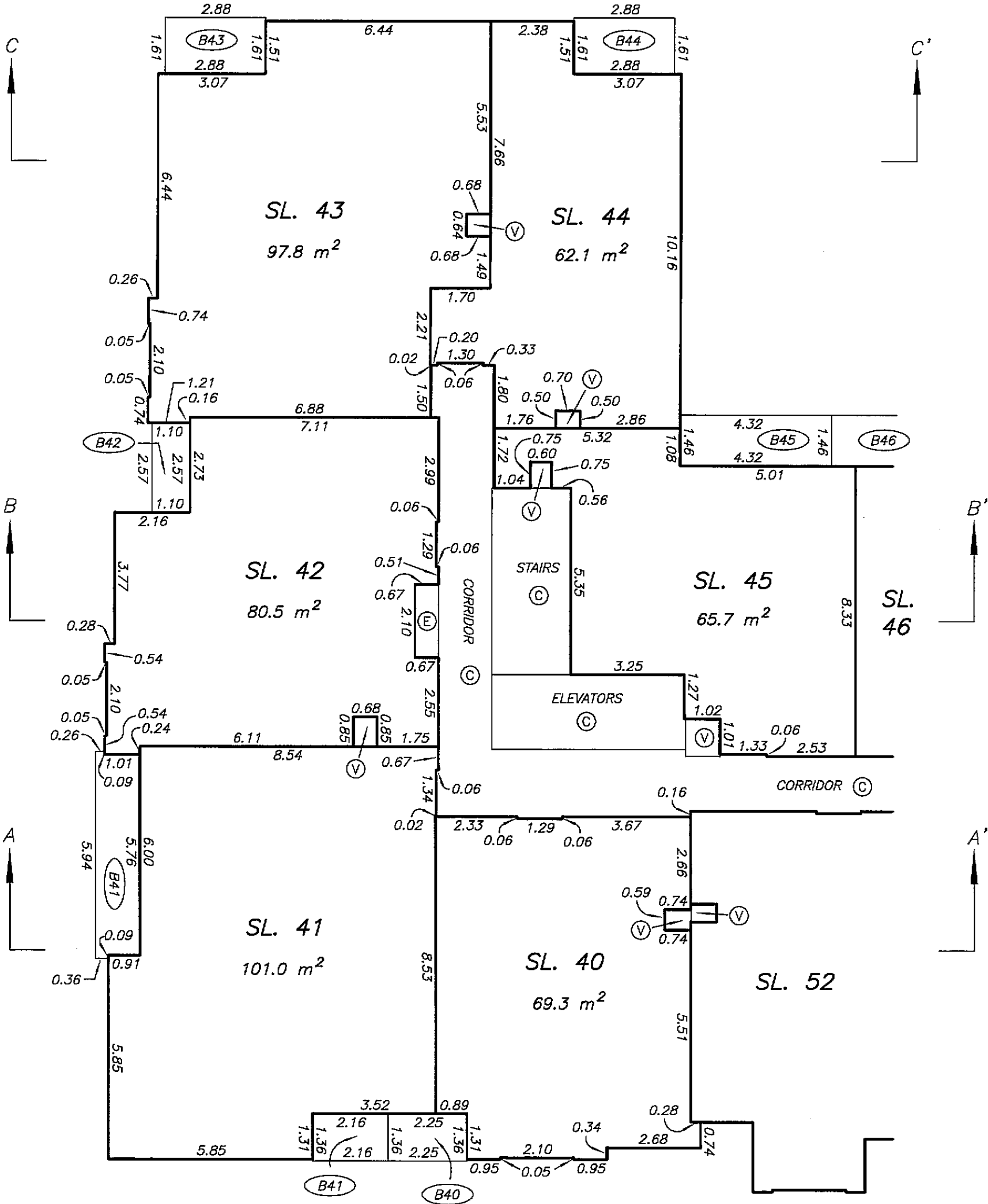
FOURTH FLOOR PLAN
WEST HALF

STRATA PLAN BCS 242

SCALE 1:125



MATCH
LINE



SEE SHEET #19 FOR CONTINUATION

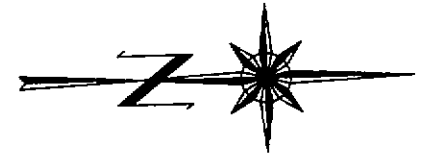
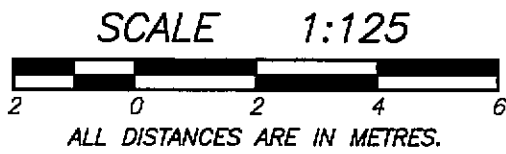
MATCH
LINE

DATE : DECEMBER 11, 2002.

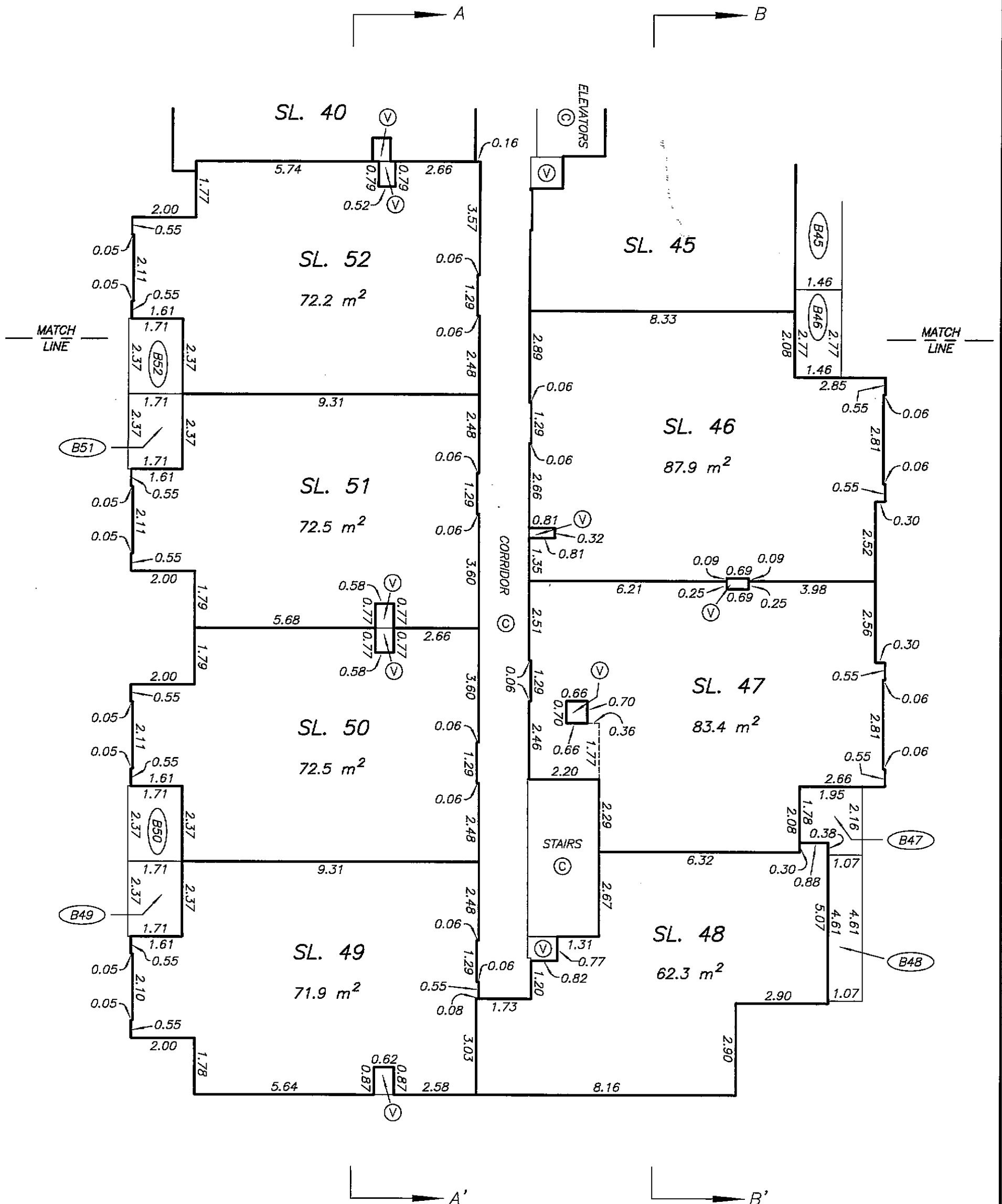
M.E.S.

FOURTH FLOOR PLAN
EAST HALF

STRATA PLAN BCS 242



SEE SHEET #18
FOR CONTINUATION



DATE : DECEMBER 11, 2002.

M.E.B.