

**STRATA PLAN OF AIR SPACE PARCEL 1,
BLOCK 64, DISTRICT LOT 541, GROUP 1,
NEW WESTMINSTER DISTRICT,
AIR SPACE PLAN BCP 14921**

SHEET 1 OF 23 SHEETS

STRATA PLAN BCS 1076

**B.C.S. 926.025
(City of Vancouver)**

Civic Address:
#822 Seymour Street
Vancouver, B.C.

SCALE: 1:500



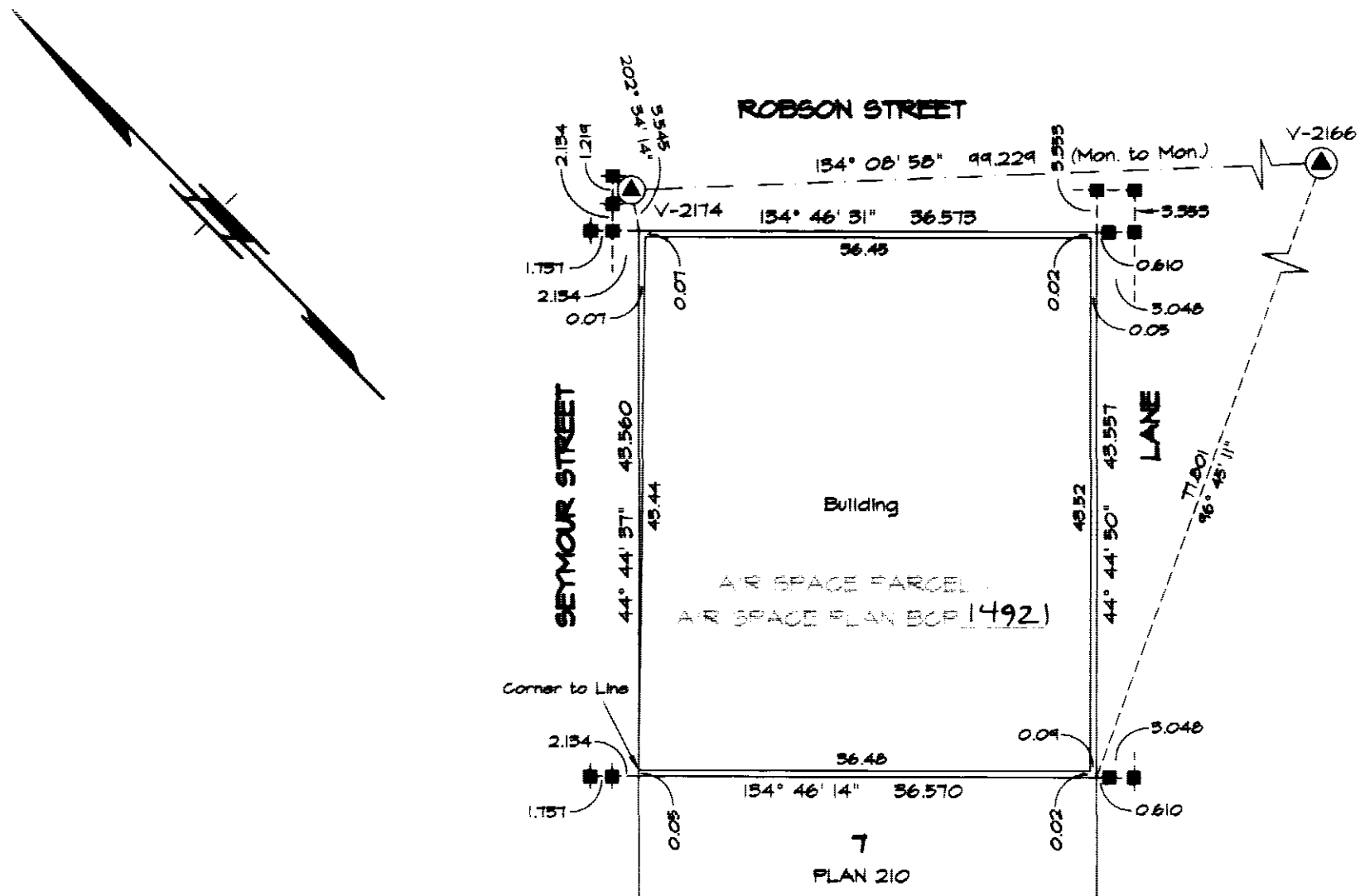
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

Deposited and registered in the Land Title
Office at New Westminster, B.C.
DEC. 9th, 2004.

I MacDonald / OS

Deputy Registrar

BW 555128 - BW 555209



I, Edmund T. Hong, a British Columbia
Land Surveyor, certify that the building
shown on this strata plan is within the
external boundaries of the land that is
the subject of the strata plan.
Date: November 23rd, 2004.

Edmund T. Hong
B. C. L. S.

I, Edmund T. Hong, a British Columbia
Land Surveyor, certify that the building
included in this strata plan has not,
as of November 23rd, 2004,
been previously occupied.

Edmund T. Hong
B. C. L. S.

I, Edmund T. Hong, a British Columbia
Land Surveyor, of the City of Burnaby,
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 23rd day
of November, 2004. The plan was completed
and checked, and the checklist filed under
#24446, on the 28th day of November, 2004.

Edmund T. Hong
B. C. L. S.

LEGEND:

- ▲ control monument found
- standard iron post found
- lead plug found

LEGEND:

- L.C.P. denotes limited common property
- C.P. denotes common property
- P.T.S.L. denotes part strata lot
- S.L. denotes strata lot
- m² denotes square metres
- EB denotes enclosed balcony, limited common property
- B denotes balcony, limited common property
- RD denotes roof deck, limited common property
- P denotes patio, limited common property
- PS denotes parking stall, limited common property
- ST denotes stairs
- (R) denotes limited common property for use of S.L. 1 to 82
- denotes dimension measured to 1(one) centimetre inside of outside face of wall
- - - denotes dimension measured to 1(one) centimetre inside of inside face of wall
- ⊠ denotes duct space, common property

Grid bearings are derived from observations
between control monuments V-2174 and V-2166.
Integrated Survey Area No. 31 (City of Vancouver)
This plan shows ground level measured distances.
Prior to computation of U.T.M. co-ordinates,
multiply by combined factor of 0.99959965.
Datum: NAD83 (CSRS)

Ken K. Hong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
Fax: 294-0625
040245
TG-59, SU-1463, SV-236
R-
Drawn by: RH

STRATA PLAN BCS 1076605559 B.C. LTD.(INC. NO. 605559)Authorized Signatory
(Sign and print name) WAN WAI CHUAuthorized Signatory
(Sign and print name)Witness (Sign and print name)
as to signature(s) Darren T. DonnellyAddress of 800-BBC. W. Georgia St.Witness: Vancouver, B.C.Occupation: LawyerMORTGAGEE:HSBC BANK CANADAAuthorized Signatory
(Sign and print name) HELEN YIP HELEN YIPAuthorized Signatory
(Sign and print name)Witness (Sign and print name) Helen Yip

as to signature(s)

Address of 5812 Cambie StWitness: Van BC V6Z 3A9

Occupation: _____

Witness
B.C.L.S.

November 23rd 2004.

DIAGRAMMATIC ELEVATIONS**STRATA PLAN BCS 1076****SCALE: 1:200**

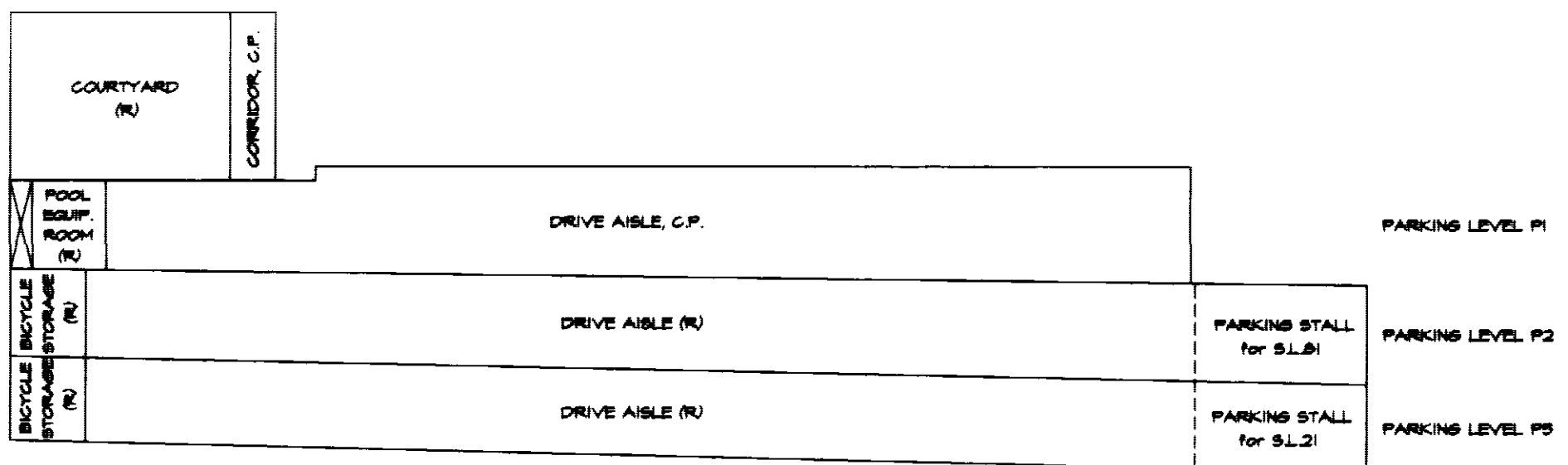
All distances are in metres and decimals thereof unless otherwise indicated

SECTION A-A

ROOF DECK (R)				ROOF LEVEL
SL.79	SL.80	SL.81	PT.SL.82	THIRTEENTH FLOOR
SL.72	SL.73	SL.74	SL.75	TWELFTH FLOOR
SL.63	SL.64	SL.65	SL.66	ELEVENTH FLOOR
SL.54	SL.55	SL.56	SL.57	TENTH FLOOR
SL.45	SL.46	SL.47	SL.48	NINTH FLOOR
SL.36	SL.37	SL.38	SL.39	EIGHTH FLOOR
SL.27	SL.28	SL.29	SL.30	SEVENTH FLOOR
SL.18	SL.19	SL.20	SL.21	SIXTH FLOOR
SL.9	SL.10	SL.11	SL.12	FIFTH FLOOR
SL.1	SL.2	SL.3	SL.4	FOURTH FLOOR

ROOF
DECK
(R)

P for
SL.1

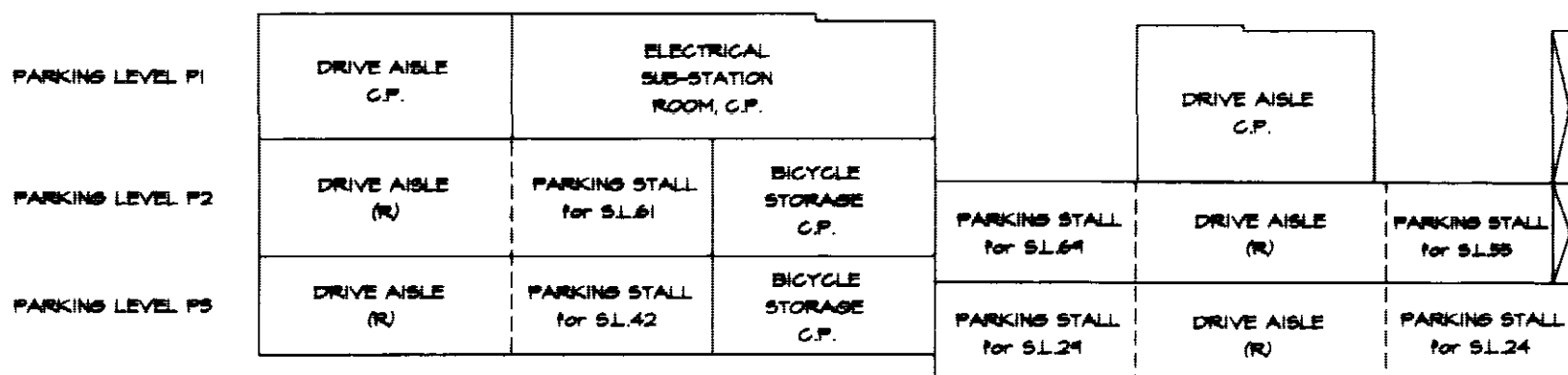
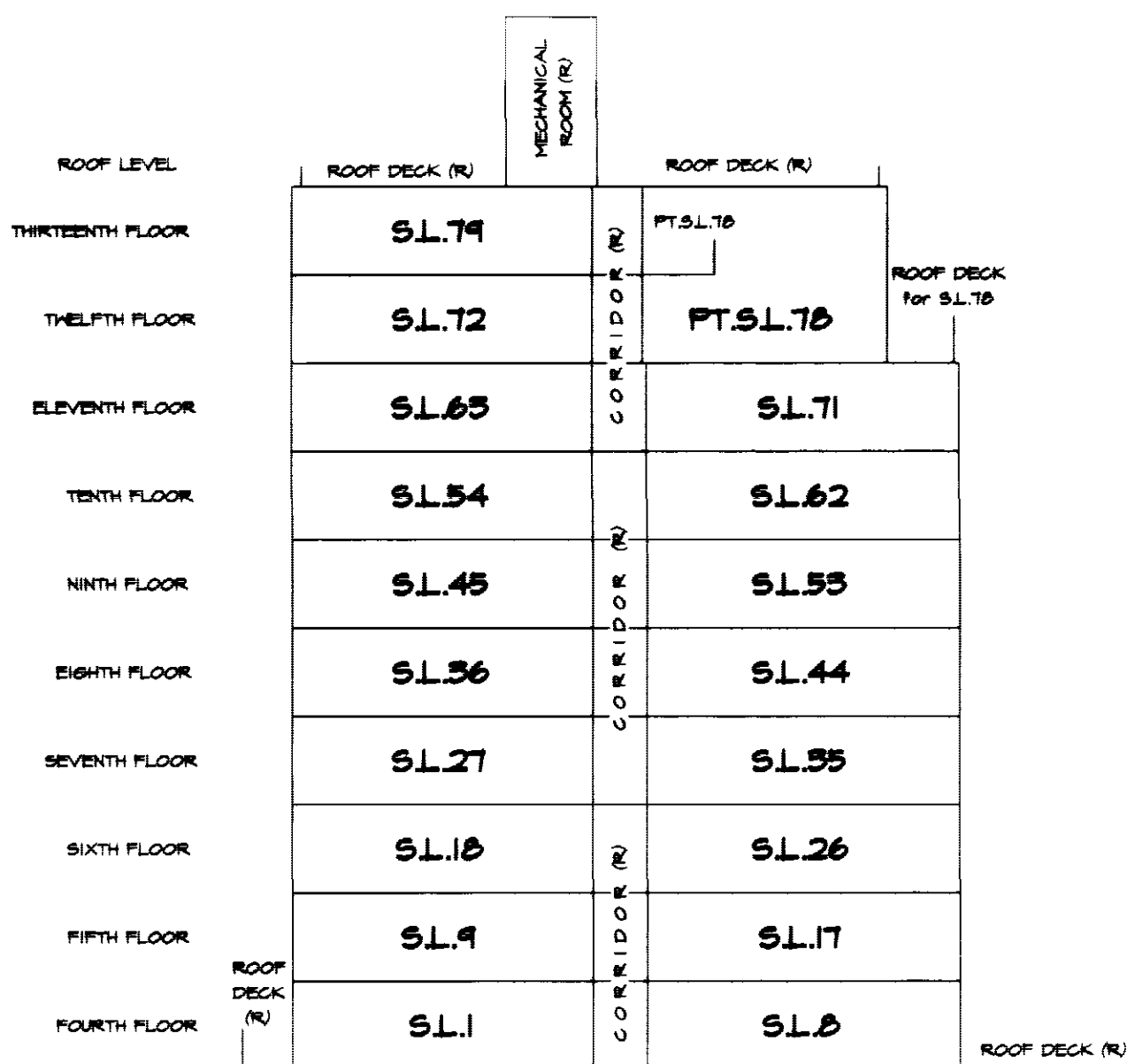


E. J. Y.
B.C.L.S.

November 23rd, 2004.

DIAGRAMMATIC ELEVATIONS**STRATA PLAN BCS** 1076**SCALE: 1:200**

All distances are in metres and decimals thereof unless otherwise indicated

SECTION B-B

B. J. H.
B.C.L.S.

November 23rd, 2004.

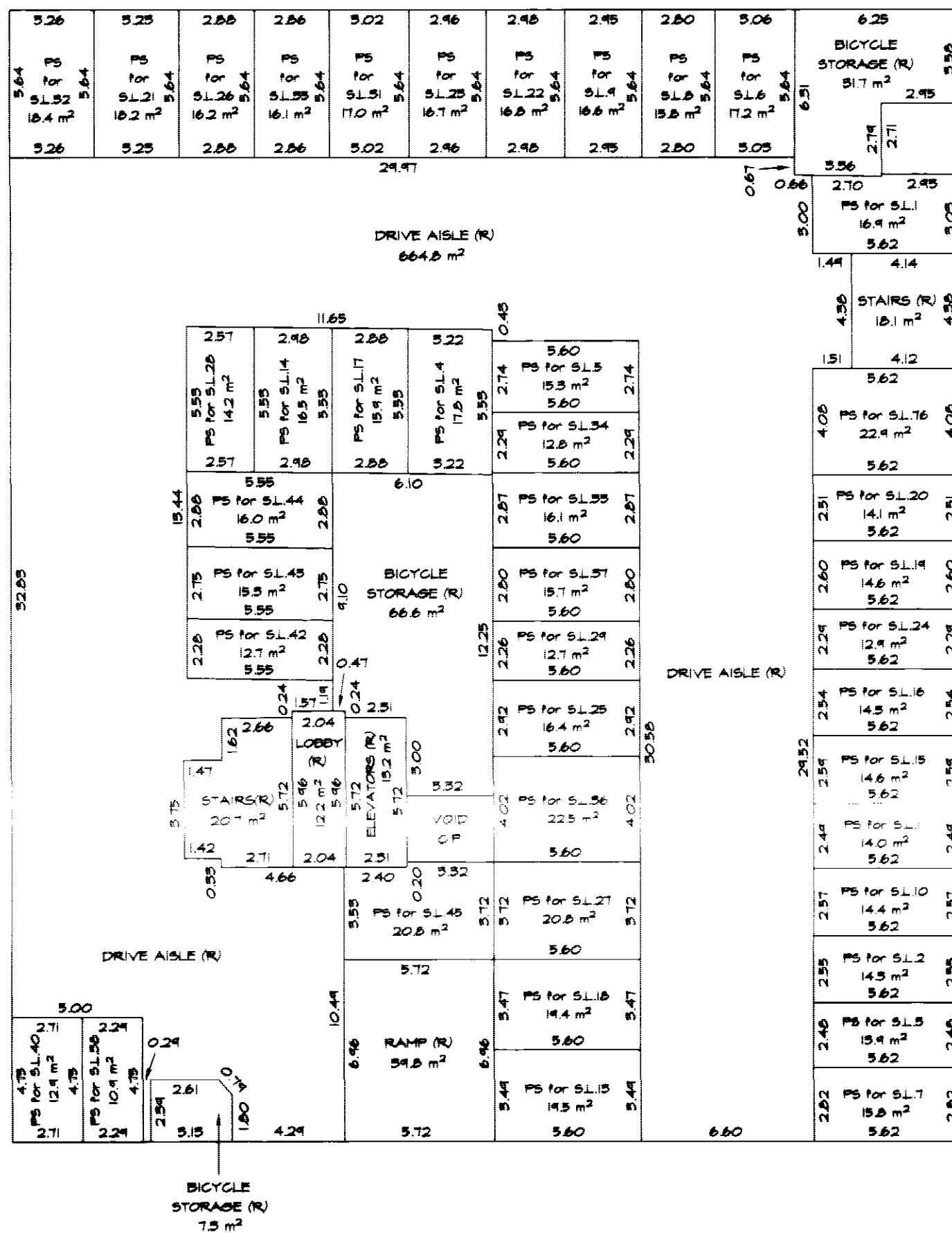
PARKING LEVEL P3

STRATA PLAN BCS 1076

SCALE: 1:200



All distances are in metres and decimals thereof unless otherwise indicated



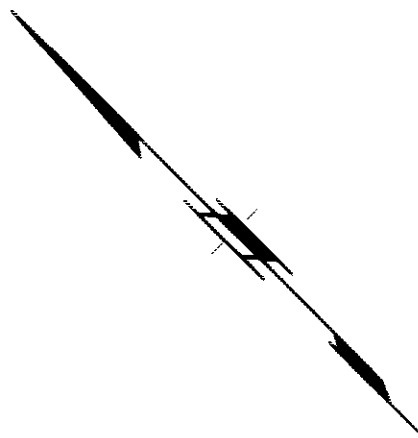
E. J. H.
B.C.L.S.

November 23rd, 2004.

PARKING LEVEL P1**STRATA PLAN BCS 1076****SCALE: 1:200**

0 5 10 15m

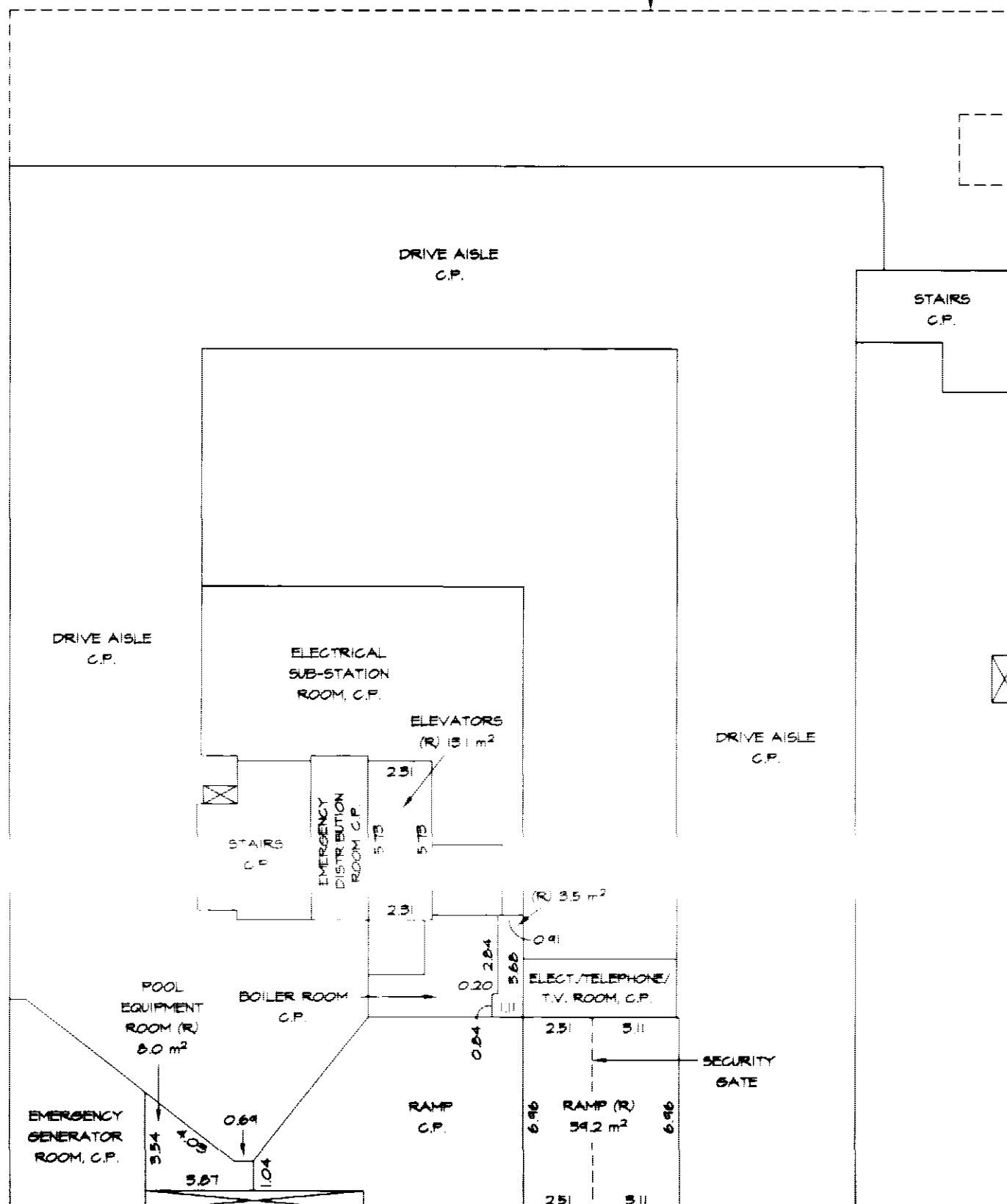
All distances are in metres and decimals thereof unless otherwise indicated



A

Perimeter of
Floor Below

B



B

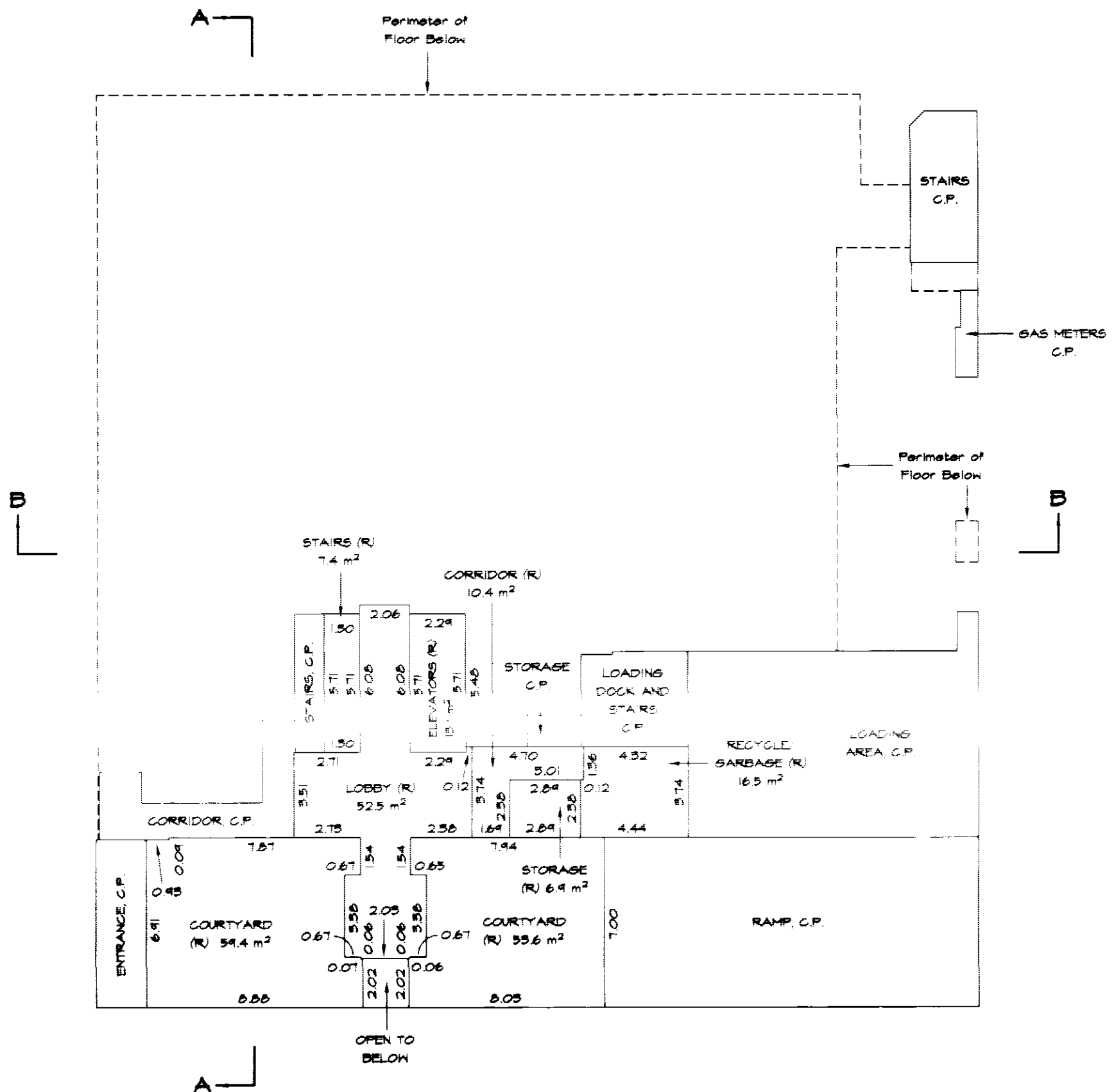
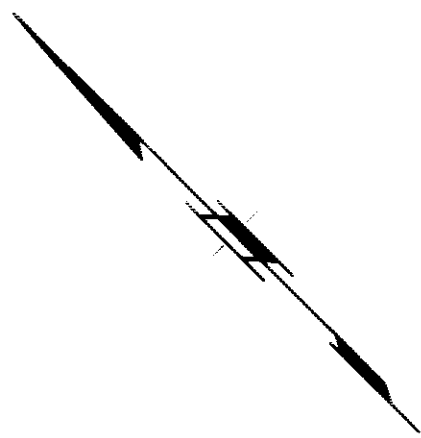
Perimeter of
Floor Below

E. J. H.
B.C.L.S.

November 23rd, 2004.

GROUND FLOORSTRATA PLAN BCS 1076SCALE: 1:200

All distances are in metres and decimals thereof unless otherwise indicated



E. J. H.
B.C.L.S.

November 23rd, 2004.

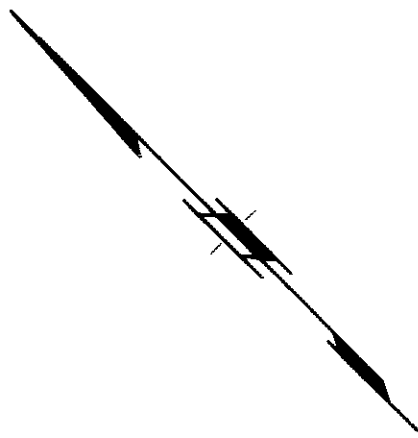
SECOND FLOOR

STRATA PLAN BCS 1076

SCALE: 1:200

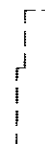


All distances are in metres and decimals thereof unless otherwise indicated



A

STAIRS
C.P.



B

B

Perimeter of
Floor Below

2.66
5.74
STAIRS (R)
15.5 m²
5.74
2.66

2.29
5.74
ELEVATORS (R)
15.1 m²
5.74
2.29

EXTERIOR
SPACE, C.P.

A

E. J. H.
B.C.L.S.

November 23rd, 2004.

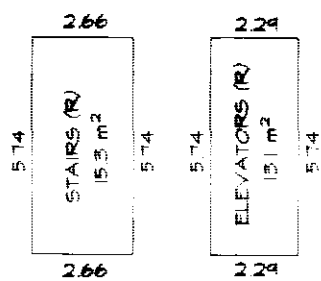
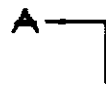
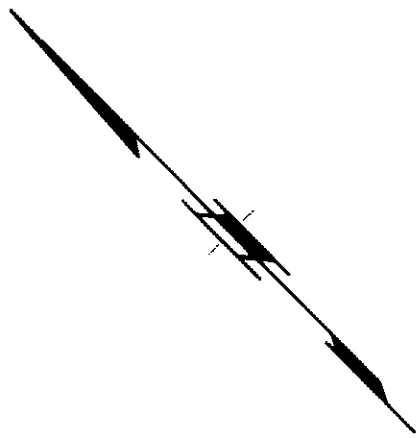
THIRD FLOOR

STRATA PLAN BCS 1076

SCALE: 1:200



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Perimeter of Floor Below

E. J. H.
B.C.L.S.

November 23rd, 2004.

FOURTH FLOOR

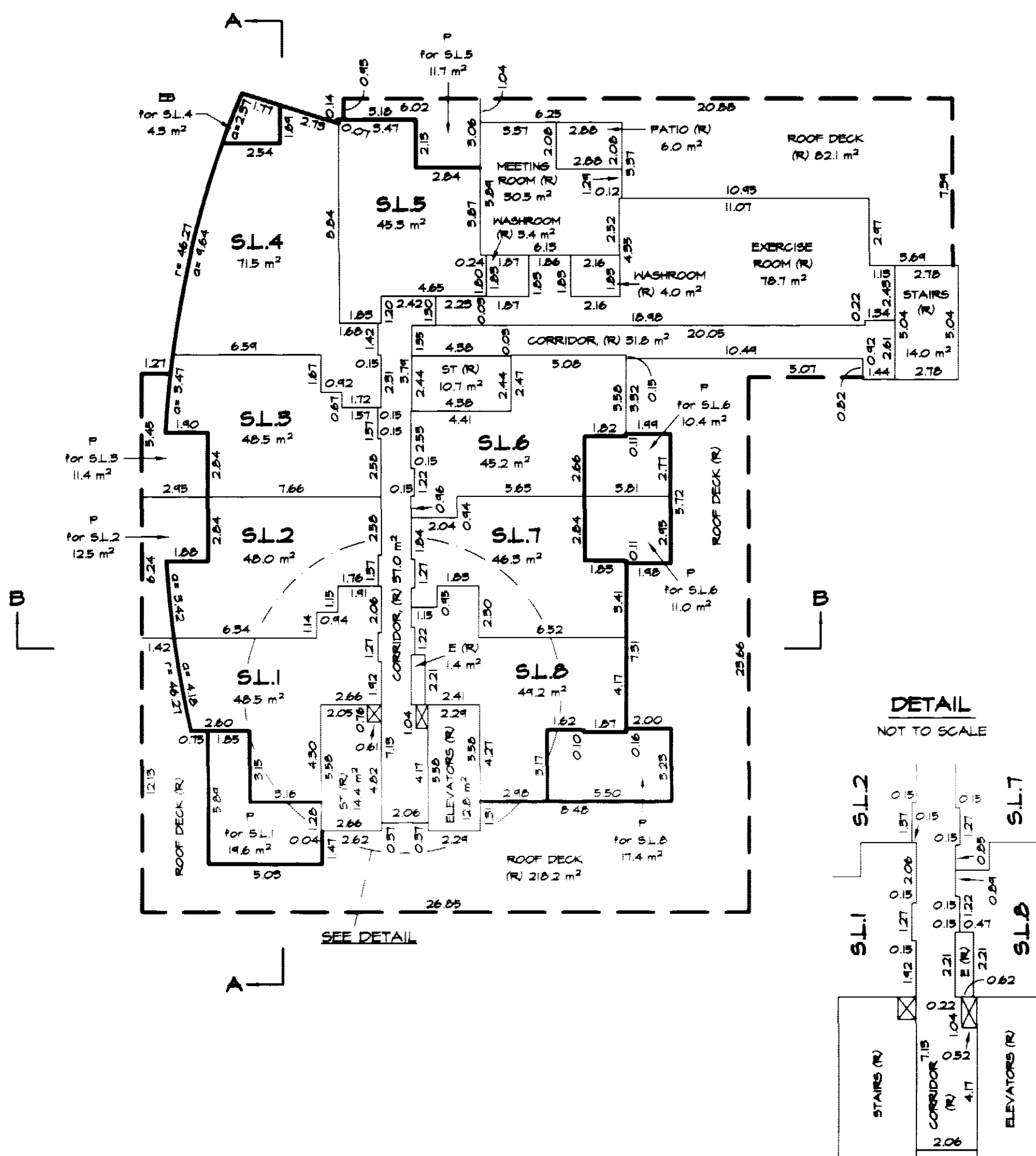
STRATA LOTS 1 TO 8

STRATA PLAN BCS 1076

SCALE: 1:200



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E. J. H.
B.C.L.S.

November 23rd, 2004.

FIFTH FLOOR

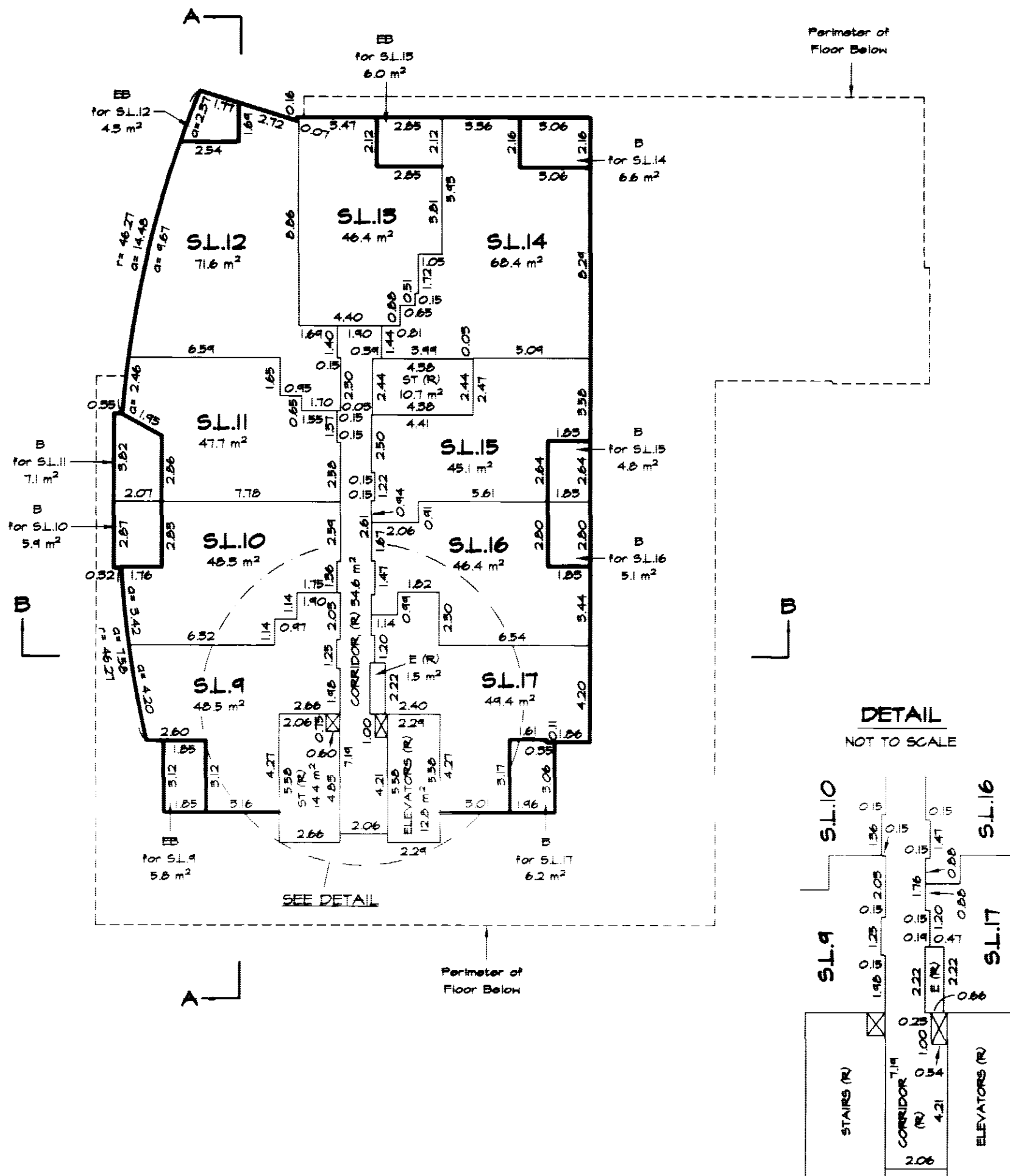
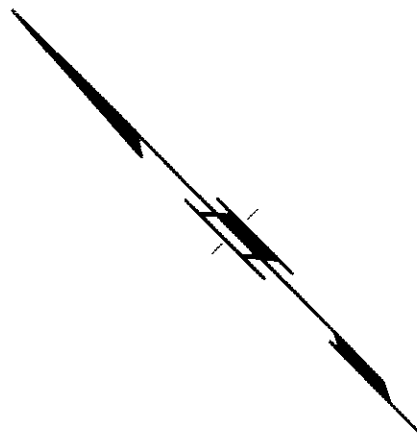
STRATA LOTS 9 TO 17

STRATA PLAN BCS 1076

SCALE: 1:200



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E. J. H.
B.C.S.

November 23rd, 2004.

SIXTH FLOOR

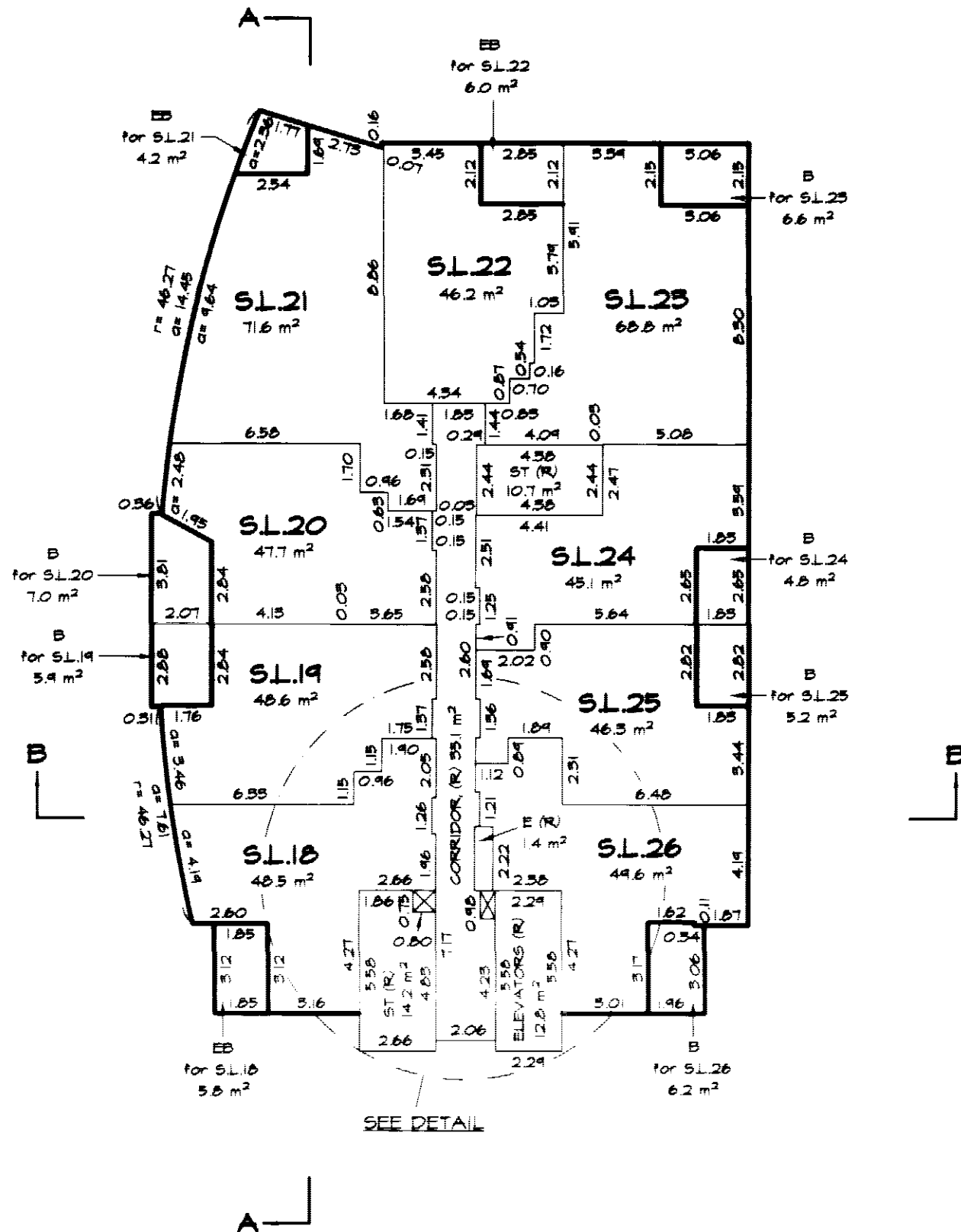
STRATA LOTS 18 TO 26

STRATA PLAN BCS 1076

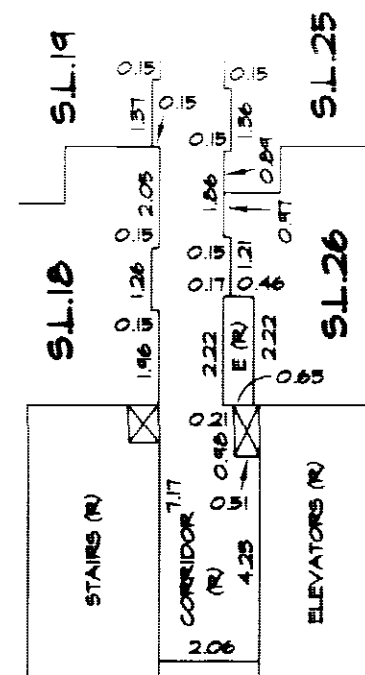
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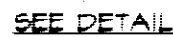


DETAIL
NOT TO SCALE



E. J. H.
B.C.L.S.

November 23rd 2004.

STRATA PLAN BCS 1076

Architectural floor plan of the 1st floor of the building. The plan shows a central corridor (2.06) connecting to various rooms. On the left side, there are stairs (2.06) and elevators (2.06). On the right side, there are elevators (2.06) and a large room (2.06). The plan also shows a large room (2.06) on the left side, a large room (2.06) on the right side, and a large room (2.06) at the bottom. The plan is labeled with room numbers and dimensions.

E. J. H.
B.C.L.S.

November 23rd, 2004.

EIGHTH FLOOR

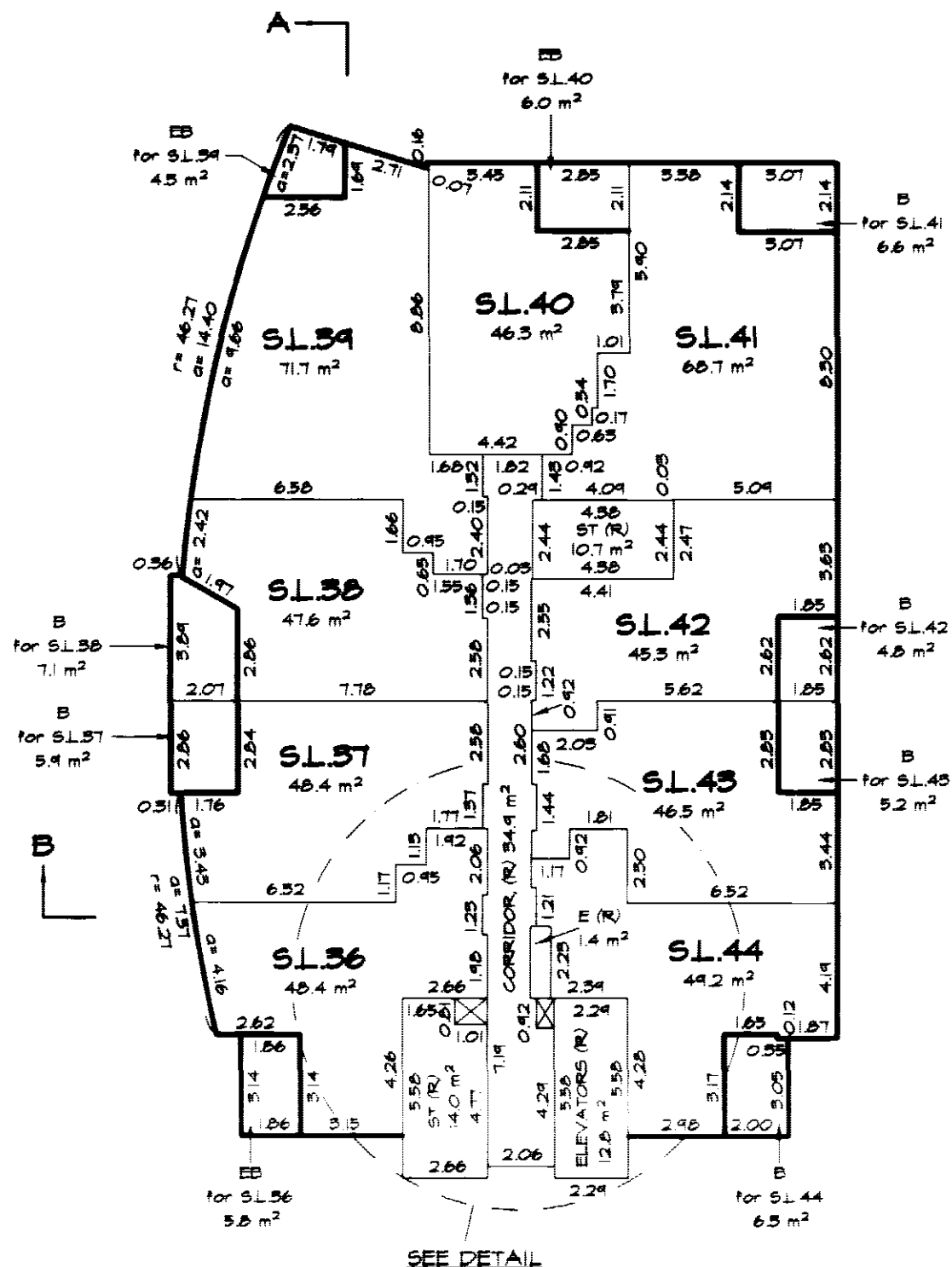
STRATA LOTS 36 TO 44

STRATA PLAN BCS 1076

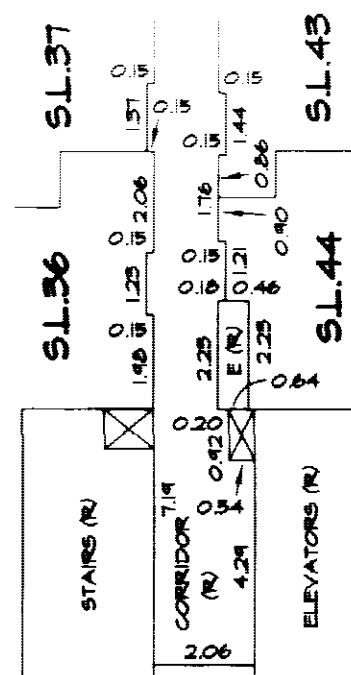
SCALE: 1:200



All distances are in metres and decimals thereof unless otherwise indicated



DETAIL
NOT TO SCALE



E. J. Y.
B.C.L.S.

November 23rd, 2004.

NINTH FLOOR

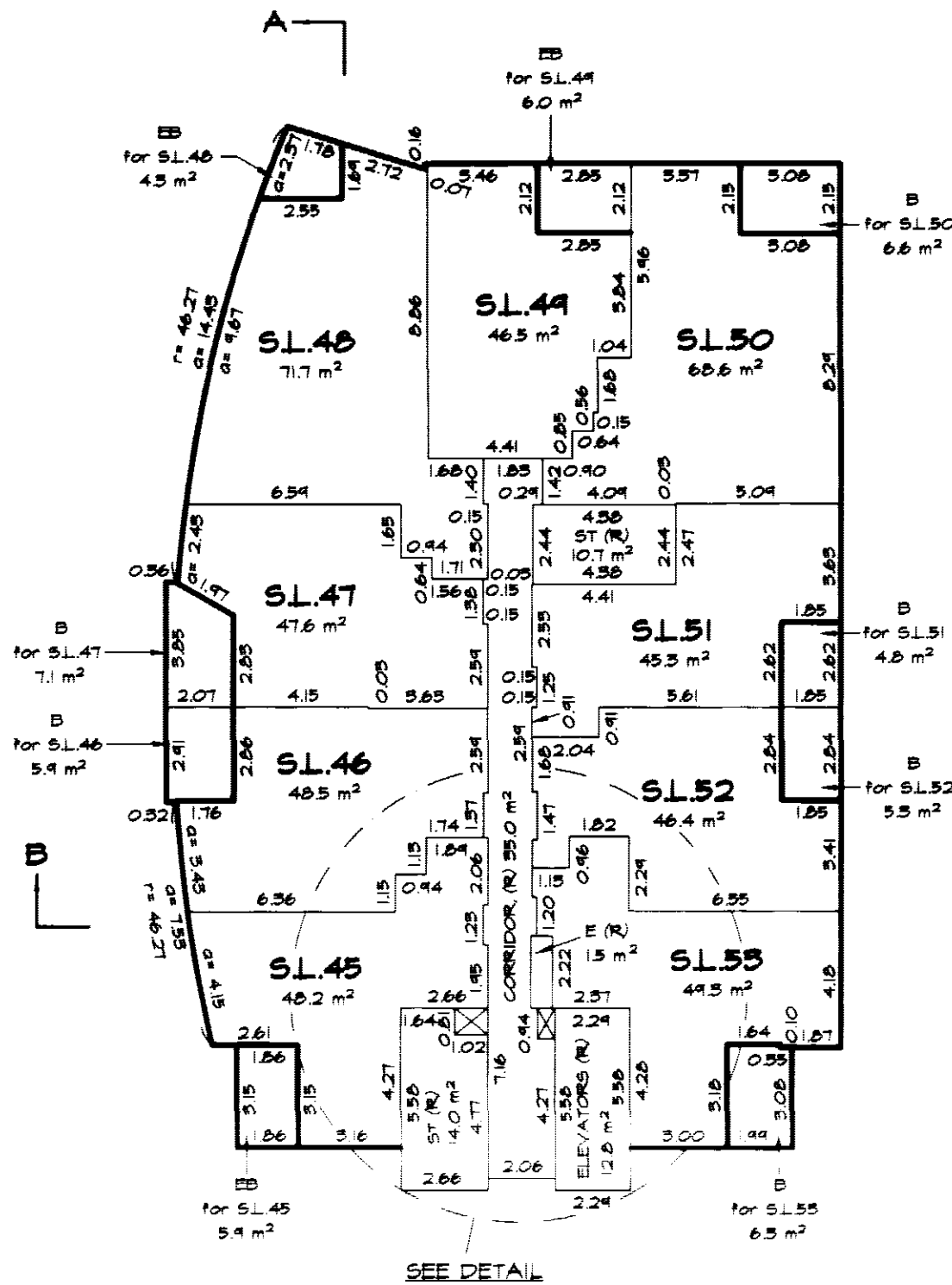
STRATA LOTS 45 TO 53

STRATA PLAN BCS 1076

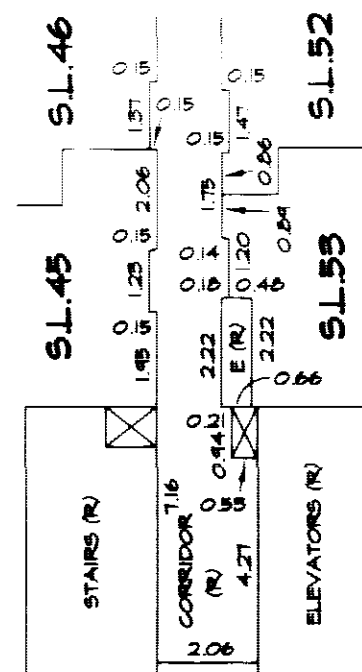
SCALE: 1:200



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DETAIL
NOT TO SCALE

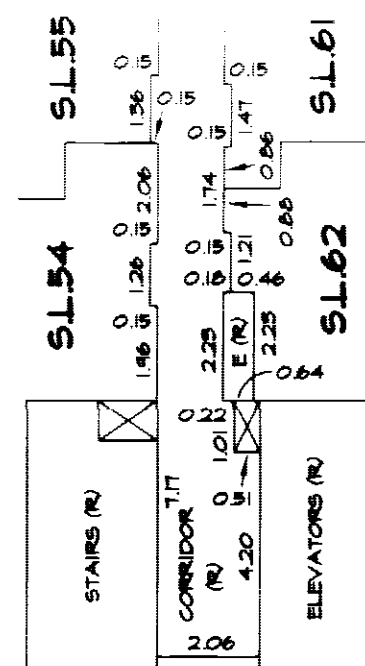


E. J. H.
B.C.L.S.

November 23rd, 2004.

STRATA PLAN BCS 1076

A horizontal scale bar with tick marks at 0, 5, 10, and 15m. The bar is divided into segments: a solid black segment from 0 to 5m, a white segment from 5 to 10m, and a solid black segment from 10 to 15m.



E. J. M.
B.C.L.S.

November 23rd, 2004.

ELEVENTH FLOOR

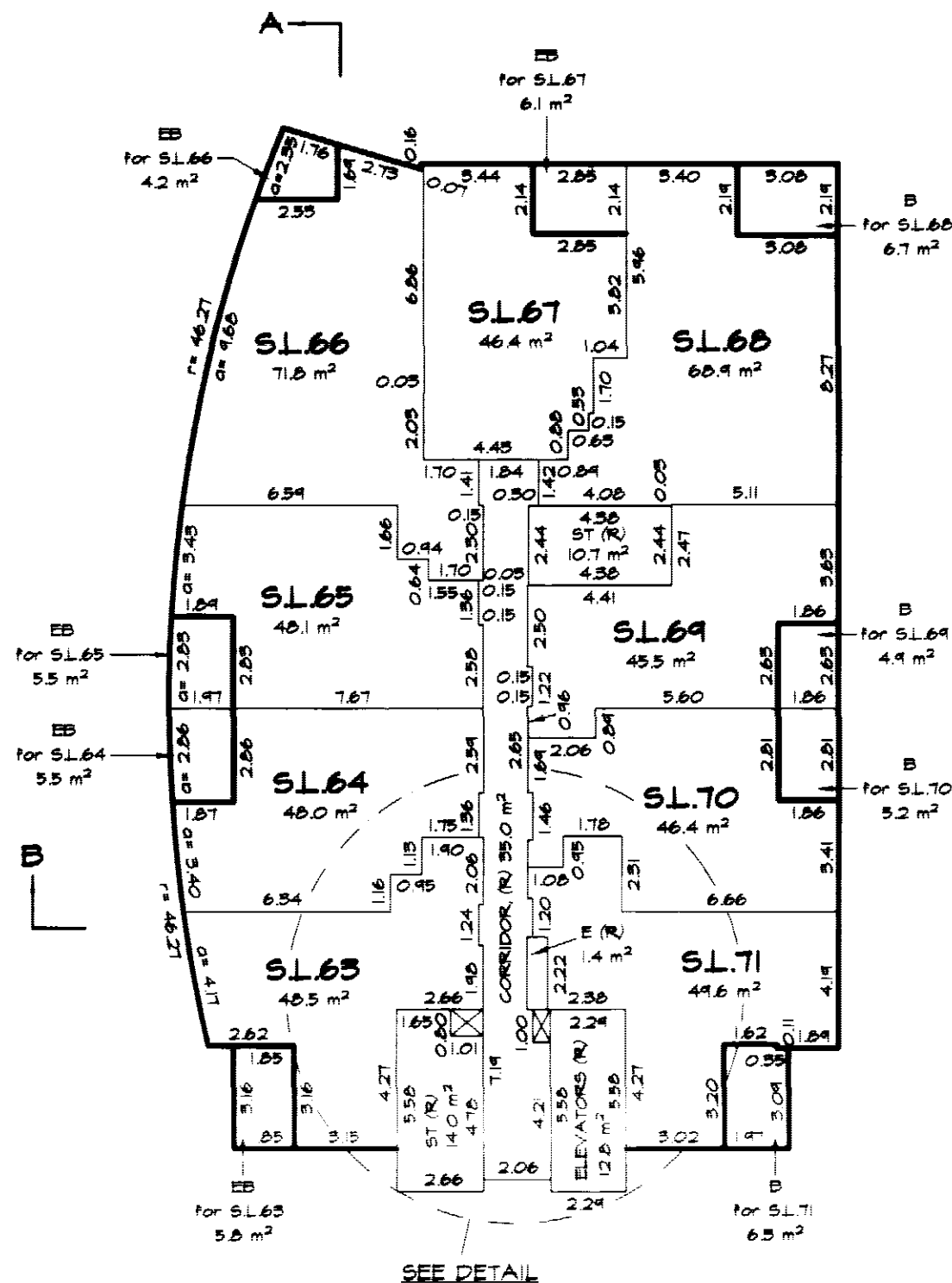
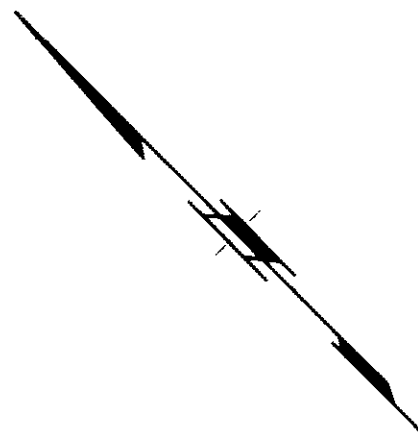
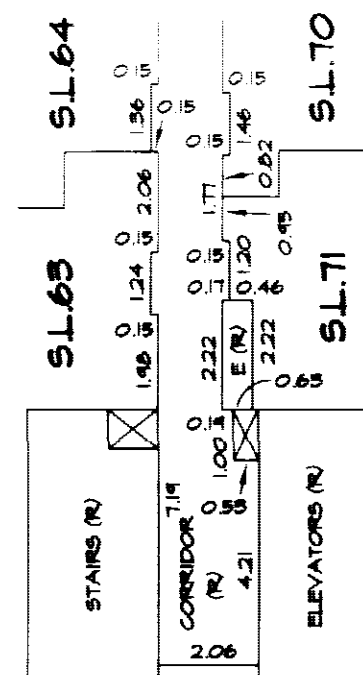
STRATA LOTS 63 TO 71

STRATA PLAN BCS 1076

SCALE: 1:200

0 5 10 15m

All distances are in metres and decimals thereof unless otherwise indicated

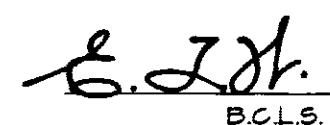
DETAIL
NOT TO SCALE

E. J. H.
B.C.L.S.

November 23rd, 2004.

STRATA PLAN BCS

All distances are in metres and decimals thereof unless otherwise indicated



November 23rd, 2004.

THIRTEENTH FLOOR

STRATA LOTS 79 TO 81

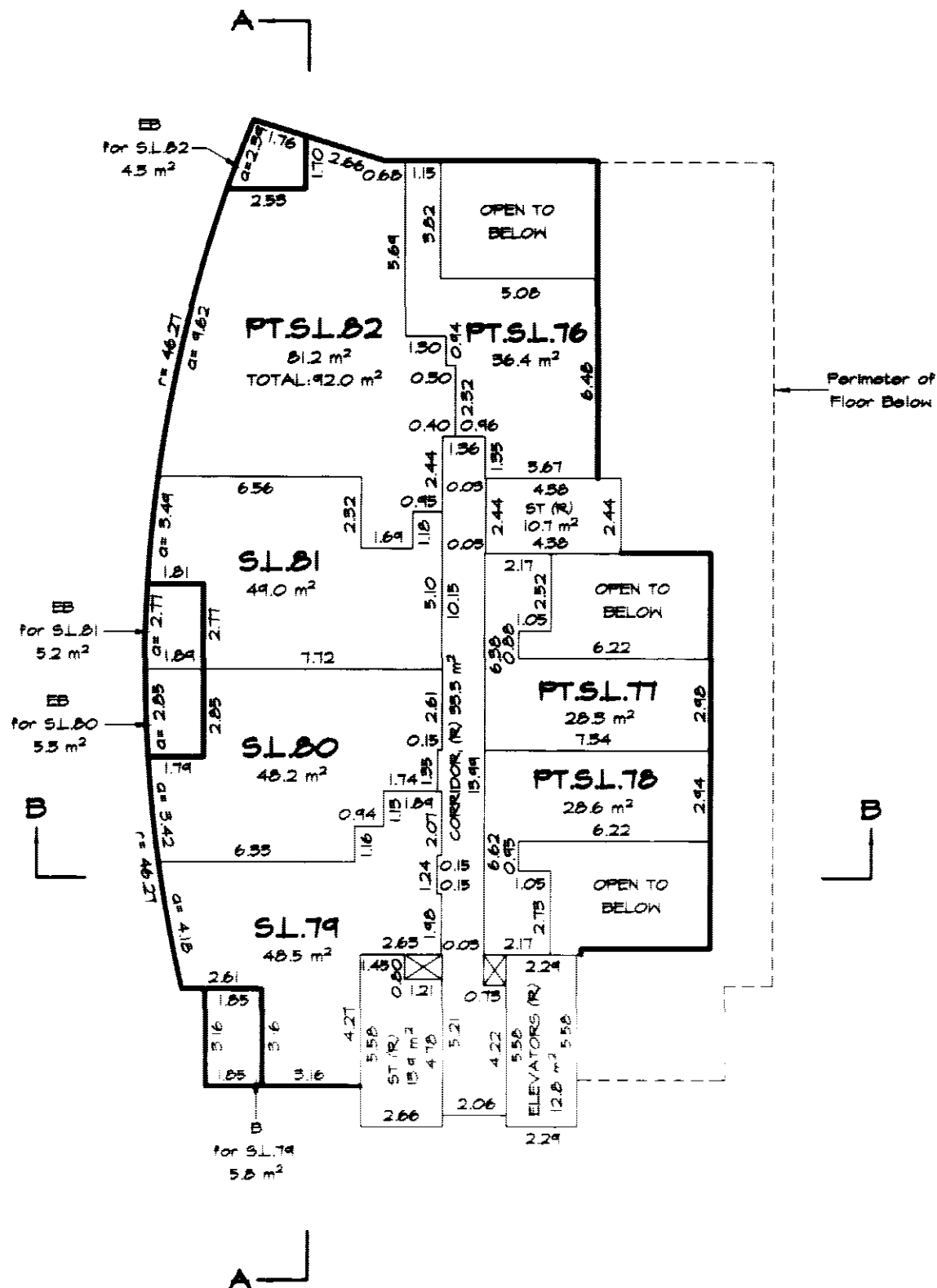
PART STRATA LOTS 76 TO 78 AND 82

STRATA PLAN BCS 1076

SCALE: 1:200



All distances are in metres and decimals thereof unless otherwise indicated



E. J. H.
B.C.L.S.

November 23rd, 2004.

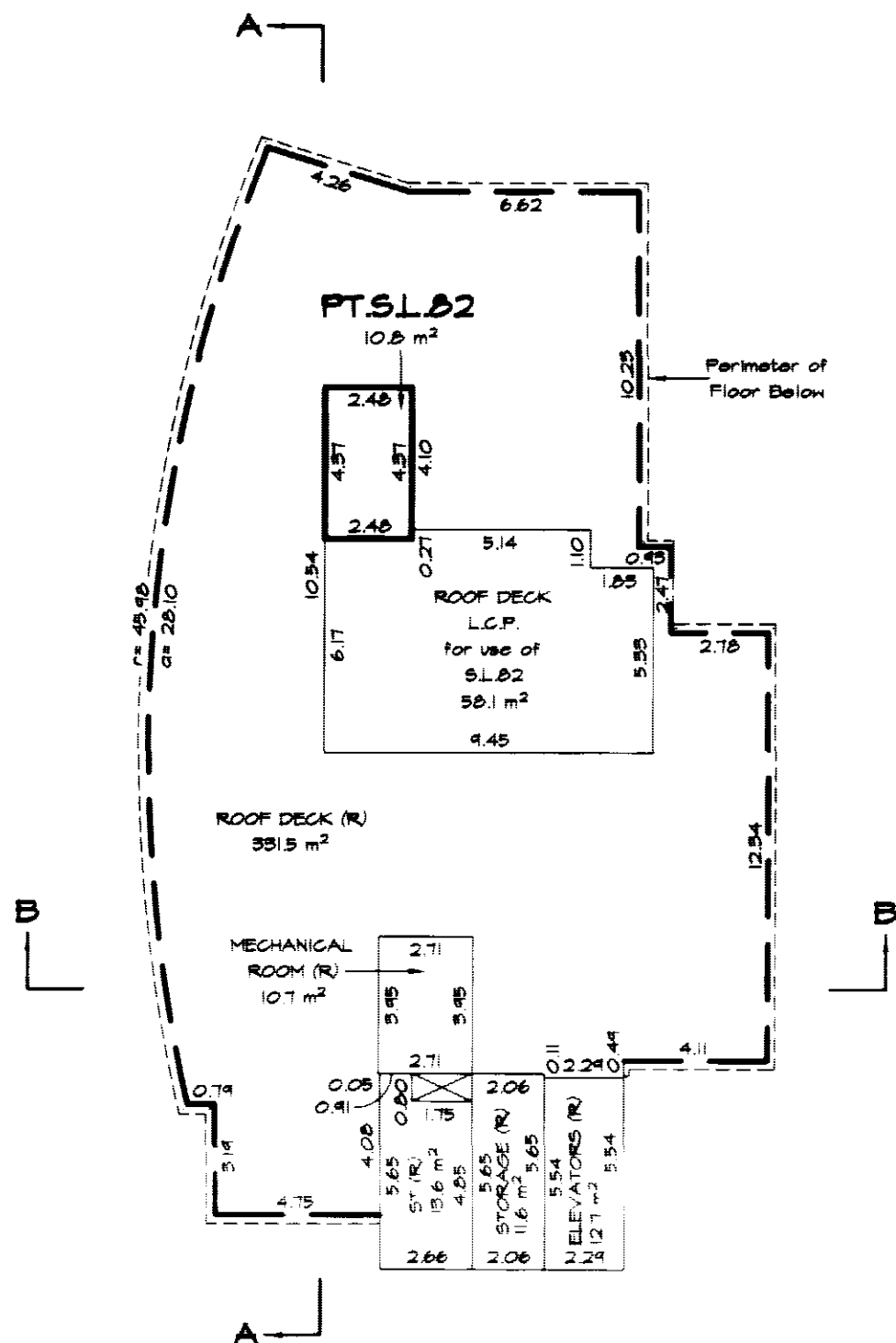
ROOF LEVEL
PART STRATA LOT 82

STRATA PLAN BCS 1076

SCALE: 1:200



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E. J. H.
B.C.L.S.

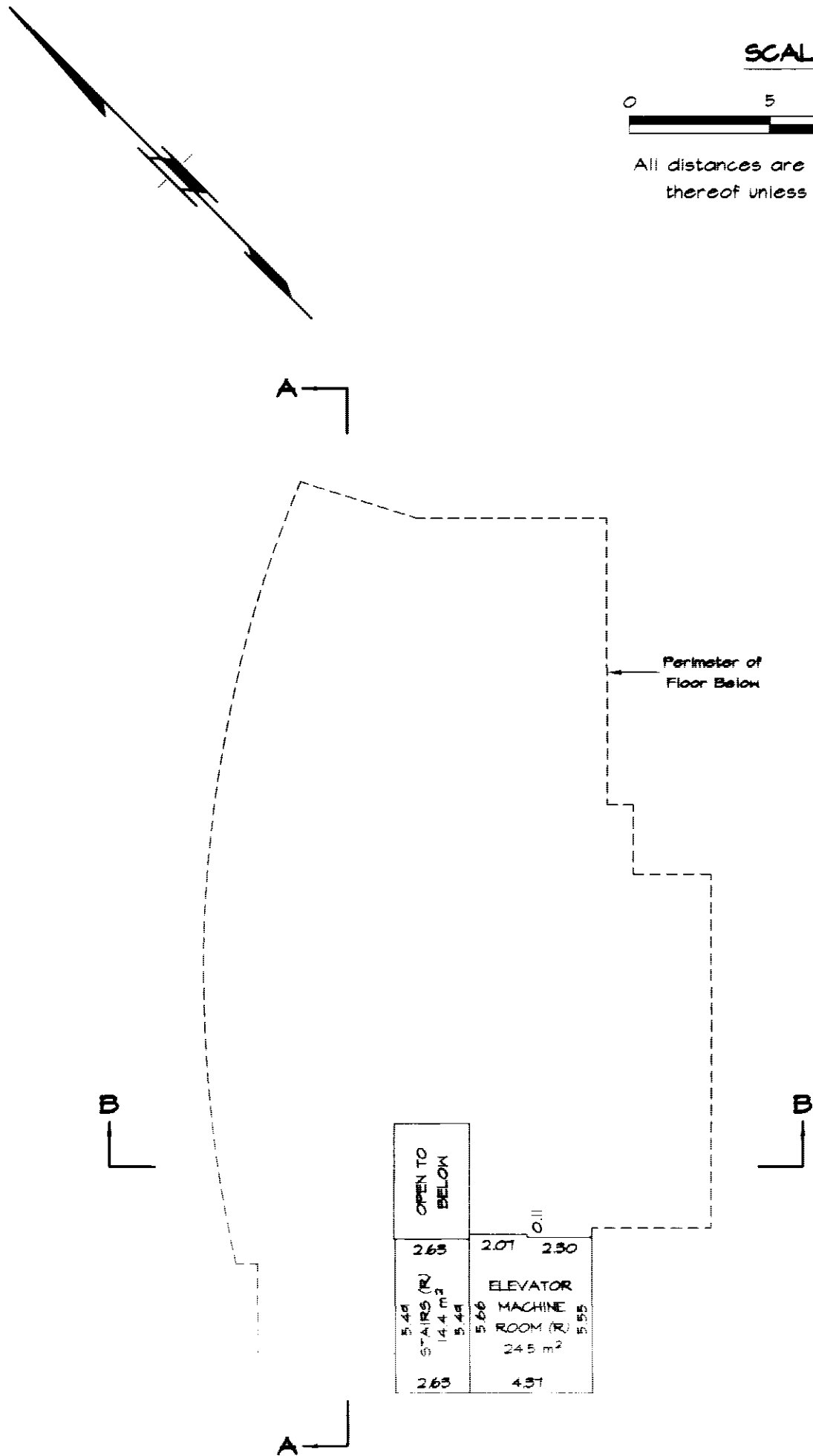
November 23rd 2004.

MACHINE ROOM LEVELSTRATA PLAN BCS 1076

SCALE: 1:200



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E. J. M.
B.C.L.S.

November 23rd 2004.

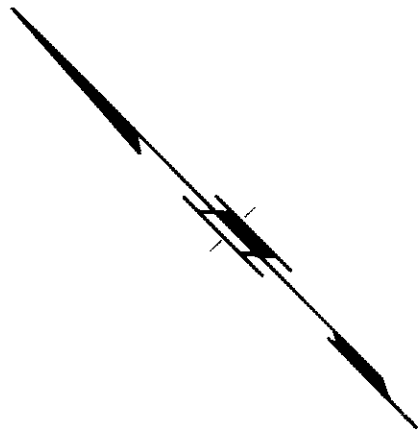
UPPER ROOF LEVEL

STRATA PLAN BCS 1076

SCALE: 1:200



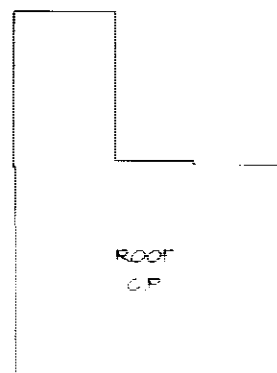
All distances are in metres and decimals thereof unless otherwise indicated



A

B

B



ROOF
C.P.

A

E. J. M.
B.C.L.S.

November 23rd, 2004.