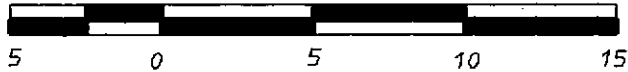


**STRATA PLAN OF PARCEL 1
BLOCK 12 DISTRICT LOT 302
GROUP 1 N. W. D. PLAN BCP33855**

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

Scale 1 : 250
All distances are in metres



FIRST SHEET, SHEET 1 OF 15 SHEETS

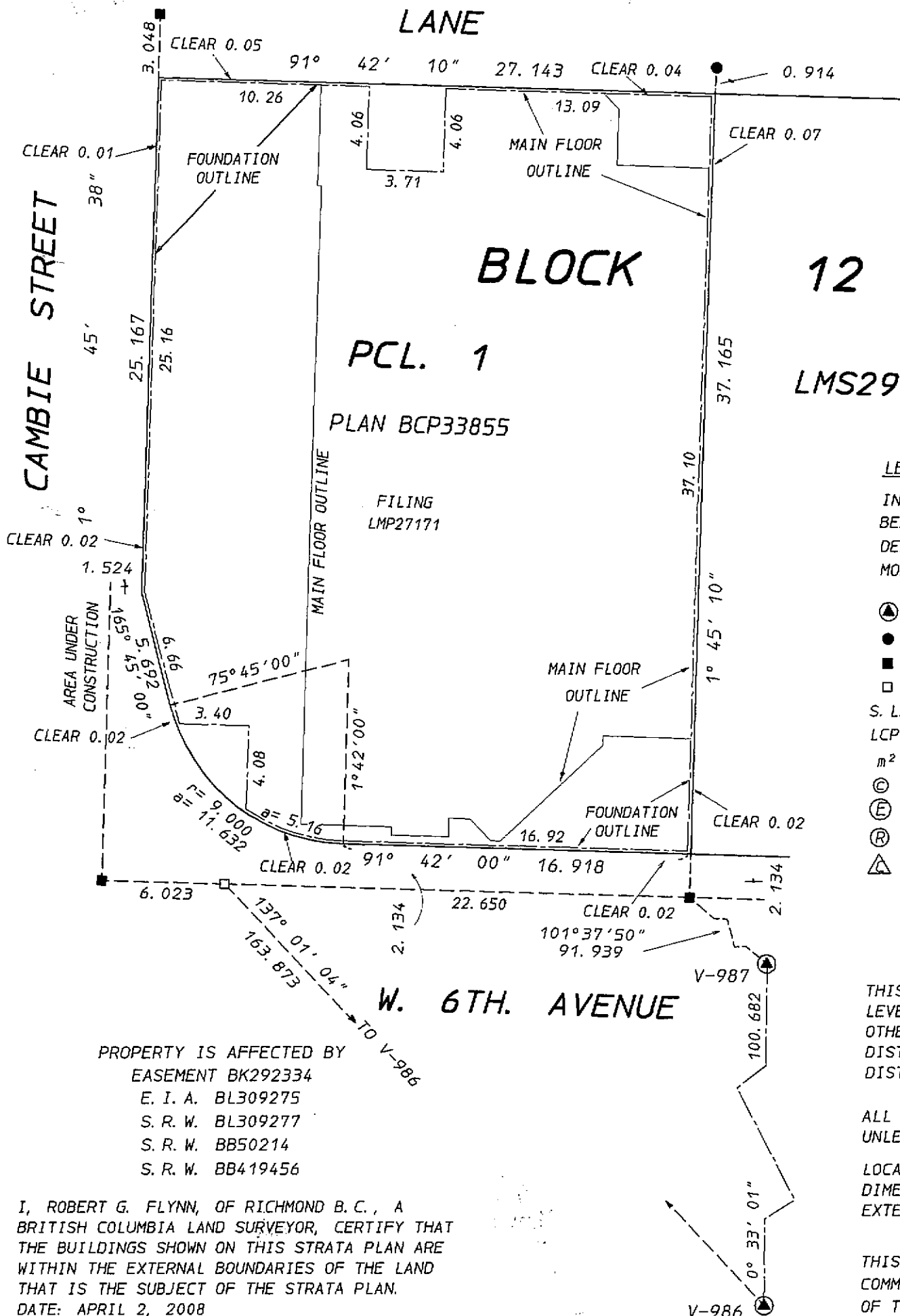
STRATA PLAN BCS 2850

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER, B. C.
THIS 11th DAY OF April 2008

I. MacDonald
DEPUTY REGISTRAR

BB 221208 - BB221247
CIVIC ADDRESS :-

495 W. 6th AVENUE
VANCOUVER, B. C.



PROPERTY IS AFFECTED BY
EASEMENT BK292334
E. I. A. BL309275
S. R. W. BL309277
S. R. W. BB50214
S. R. W. BB419456

I, ROBERT G. FLYNN, OF RICHMOND B. C., A
BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT
THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE
WITHIN THE EXTERNAL BOUNDARIES OF THE LAND
THAT IS THE SUBJECT OF THE STRATA PLAN.
DATE: APRIL 2, 2008

Robert G. Flynn
B. C. L. S.

LYON, FLYNN & COLLINS
British Columbia Land Surveyors
102 - 1537 W. 8th Avenue
Vancouver, B. C., V6J 1T5
Tel: 737-8777 Fax: 737-8794
E-mail: lyon@telus.net

FILE NUMBER : 04 - 885.F1

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

LEGEND

INTEGRATED SURVEY AREA NO. 31
BEARINGS ARE GRID BEARINGS
DERIVED FROM NAD83 (CSRS) CONTROL
MONUMENTS V-986 AND V-987

- ⊙ DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES LEAD PLUG FOUND
- DENOTES LEAD PLUG SET
- S. L. DENOTES STRATA LOT
- LCP DENOTES LIMITED COMMON PROPERTY
- m² DENOTES SQUARE METRES
- ⊙ DENOTES COMMON PROPERTY
- ⊙ DENOTES ELEVATOR
- ⊙ DENOTES L. C. P. - RESIDENTIAL
- ⊙ DENOTES L. C. P. - COMMERCIAL

THIS PLAN SHOWS HORIZONTAL GROUND
LEVEL DISTANCES EXCEPT WHERE
OTHERWISE NOTED. TO COMPUTE GRID
DISTANCES, MULTIPLY GROUND LEVEL
DISTANCES BY COMBINED FACTOR 0.9996023

ALL ANGLES ARE 90° OR 45°
UNLESS OTHERWISE NOTED.

LOCATION PLAN OFFSETS AND
DIMENSIONS ARE TAKEN TO THE
EXTERIOR FACE OF CONCRETE.

THIS STRATA PLAN CONTAINS LIMITED
COMMON PROPERTY UNDER SECTION 73 (a) (i)
OF THE STRATA PROPERTY ACT.

I, ROBERT G. FLYNN, A BRITISH COLUMBIA LAND
SURVEYOR OF RICHMOND 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 29th.
DAY OF MARCH, 2008. THE PLAN WAS COMPLETED
AND CHECKED, AND THE CHECKLIST FILED UNDER
No. 79,032, ON THE 2nd. DAY OF APRIL, 2008.

Robert G. Flynn
B. C. L. S.

STRATA PROPERTY ACT

STRATA PLAN BCS 2850

FORM S

ENDORSEMENT OF NON-OCCUPANCY

(Section 241, Regulations, section 14.5 (3))

I, ROBERT G. FLYNN OF RICHMOND B.C., A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS
OF THE 2nd. DAY OF APRIL 2008, BEEN PREVIOUSLY OCCUPIED.

Robert G. Flynn
B. C. L. S.

OWNERS: -

L C C DEVELOPMENT LTD.
(INC. NO. 493830)


AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY
CANSON KOO

WITNESS TO BOTH SIGNATURES: -


WITNESS

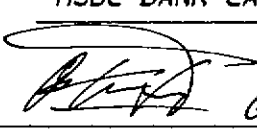
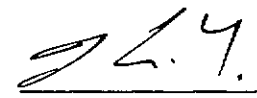
WILLIAM RANDALL
PRINT NAME

10th floor 938 Howe Street
ADDRESS OF WITNESS Vancouver
B.C.

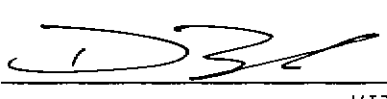
Solicitor
OCCUPATION OF WITNESS

CHARGEHOLDER : -

HSBC BANK CANADA


AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY
KENTU YAMADA

WITNESS TO BOTH SIGNATURES: -


WITNESS

DAVID QUEZADA
PRINT NAME

6168, No.3 RD. RICHMOND, B.C., V6Y2B3
ADDRESS OF WITNESS

ACCOUNT MANAGER
OCCUPATION OF WITNESS

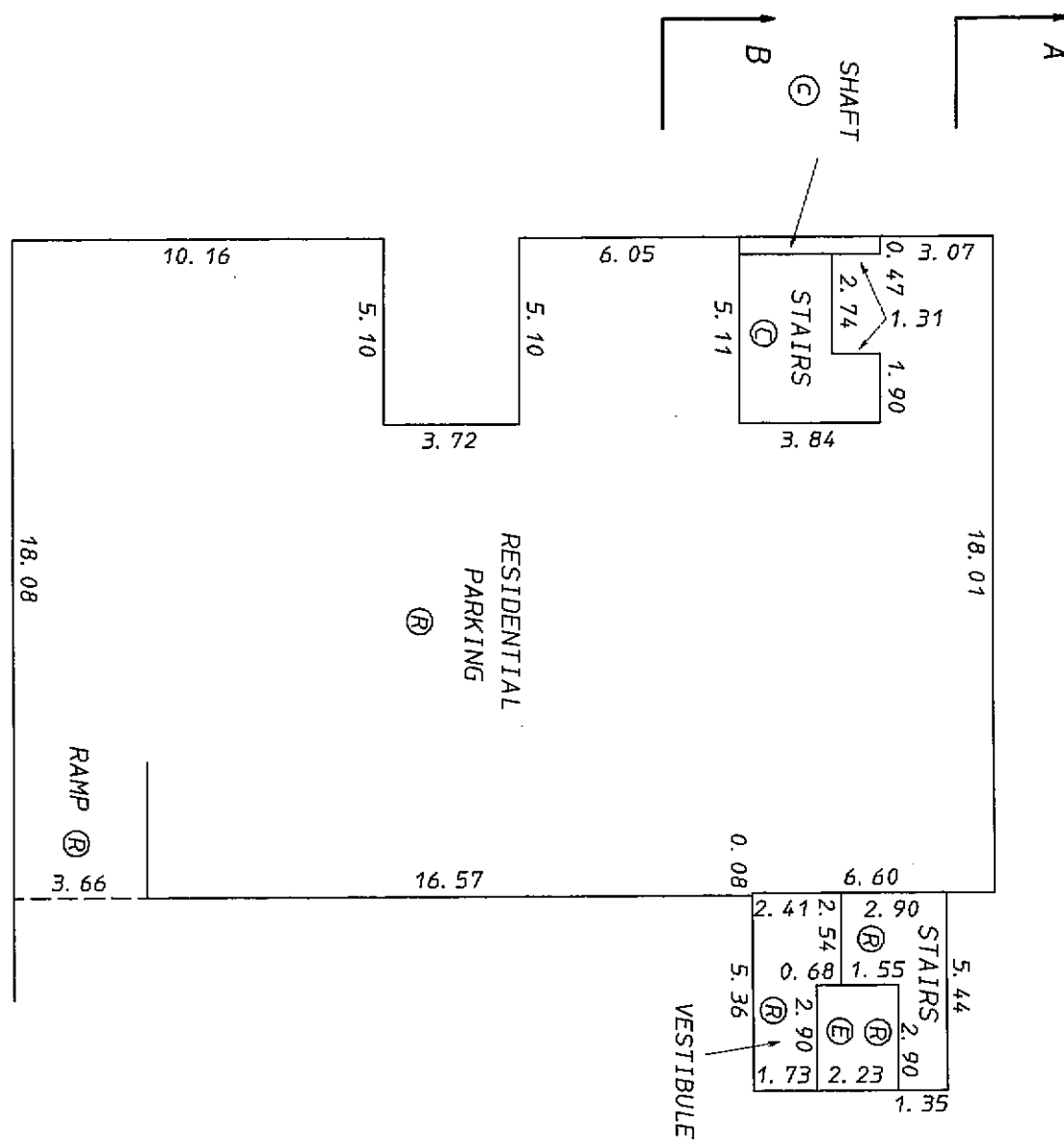
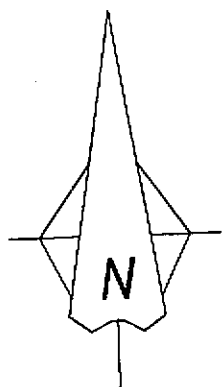
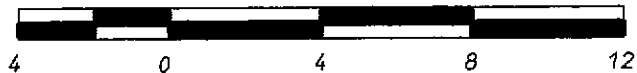
LEVEL 3
UNDERGROUND PARKING

SHEET 3 OF 15 SHEETS

STRATA PLAN BCS 2850

Scale 1 : 200

All distances are in metres



LEGEND

- (C) DENOTES COMMON PROPERTY
- (R) DENOTES L. C. P. - RESIDENTIAL
- (A) DENOTES L. C. P. - COMMERCIAL
- (E) DENOTES ELEVATOR

FILE NUMBER :- 04 - 885. F3

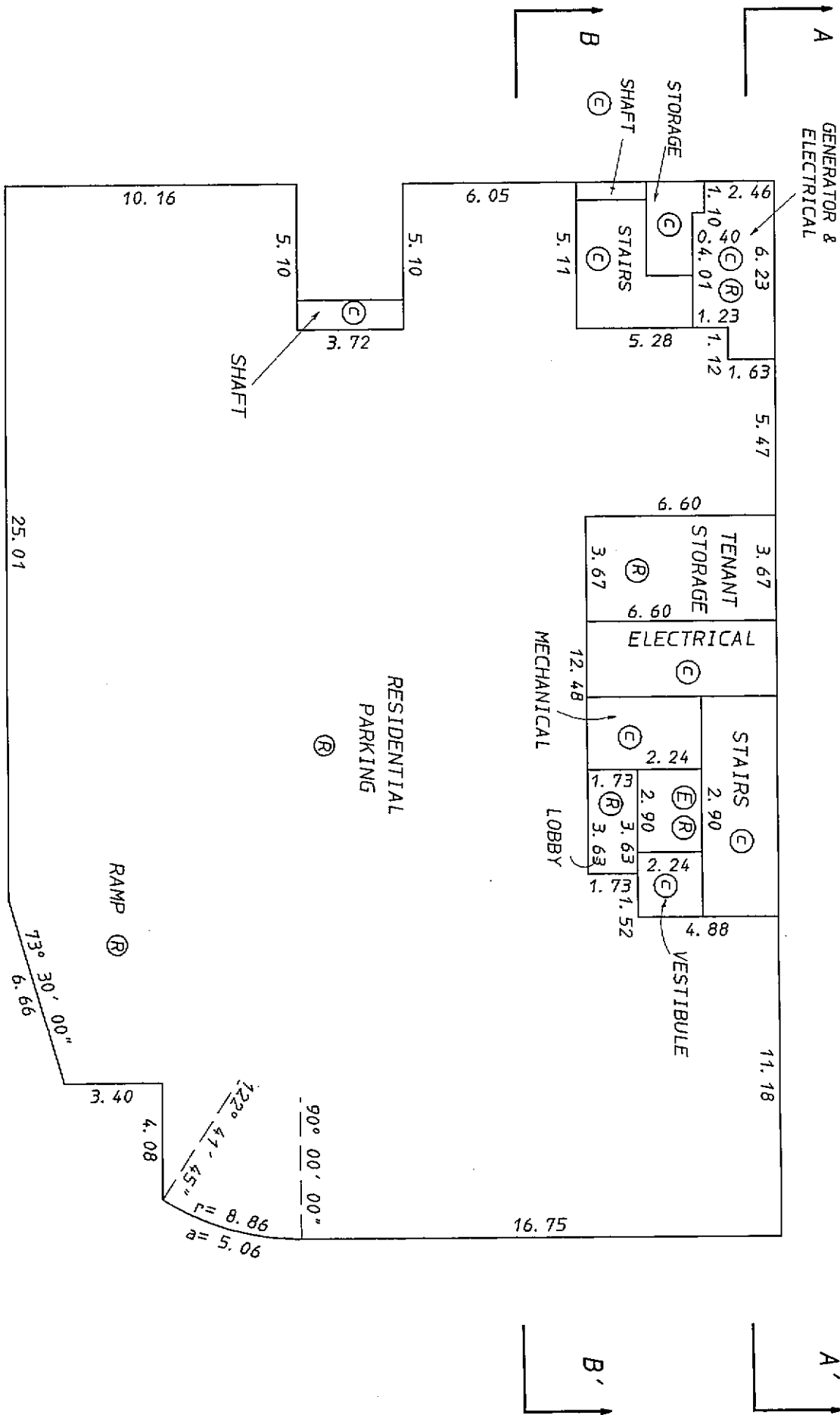
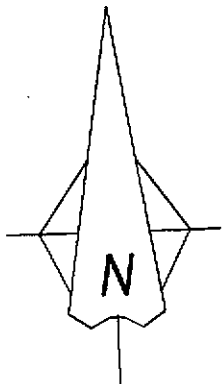
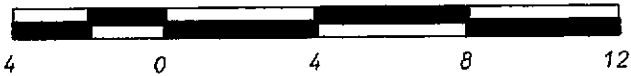
2 APRIL 2008 B. L. L. S.

LEVEL 2
UNDERGROUND PARKING

STRATA PLAN BCS 2850

Scale 1 : 200

All distances are in metres



BEARINGS ARE TO AN ASSUMED
DATUM AND ARE 0° OR 90°
UNLESS SHOWN OTHERWISE

LEGEND

- Ⓒ DENOTES COMMON PROPERTY
- Ⓓ DENOTES L. C. P. - RESIDENTIAL
- Ⓔ DENOTES L. C. P. - COMMERCIAL
- Ⓔ DENOTES ELEVATOR

FILE NUMBER : - 04 - 885. F4

Robert C. L. S.
2 APRIL 2008 B. C. L. S.

LEVEL 1

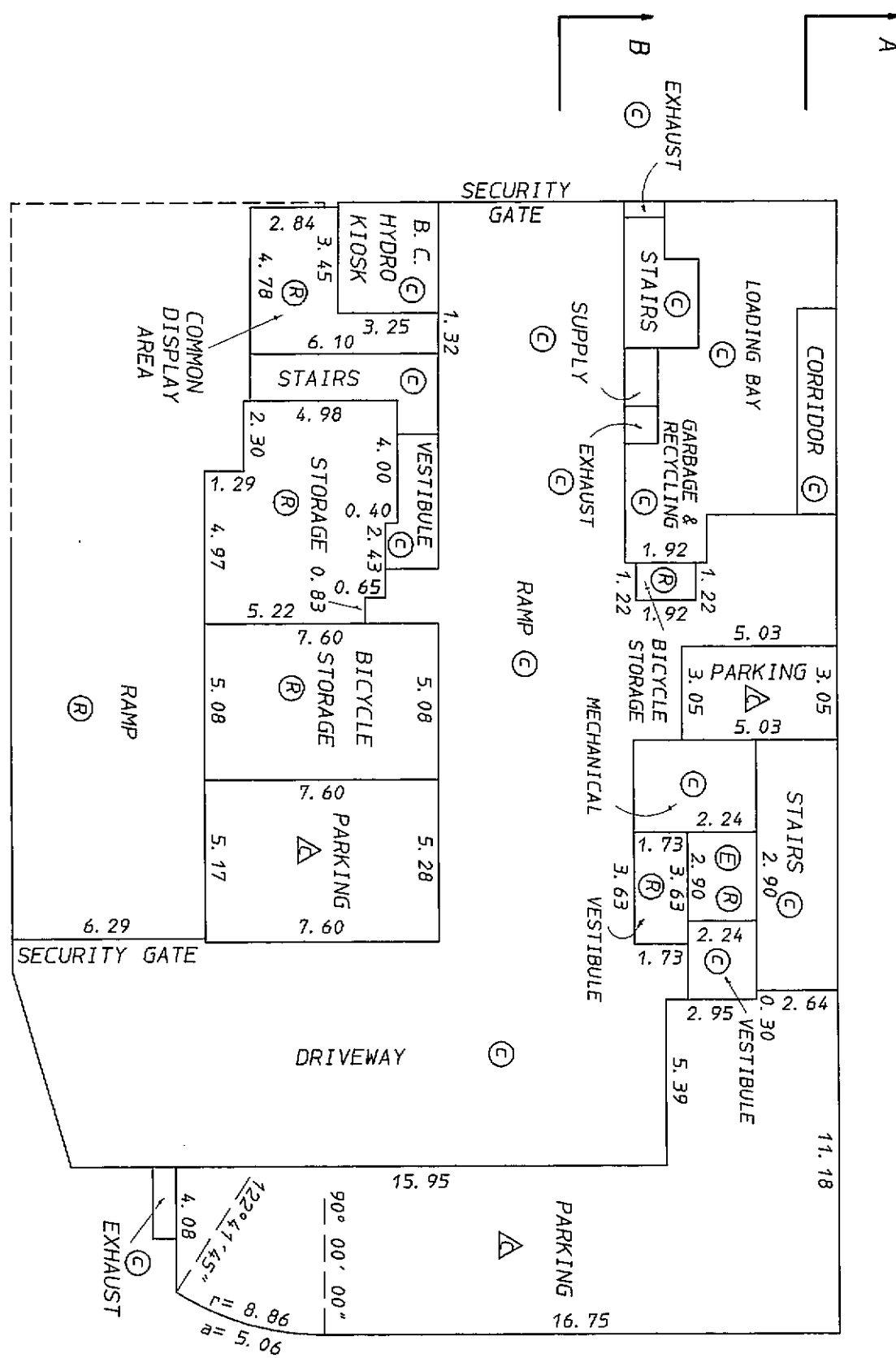
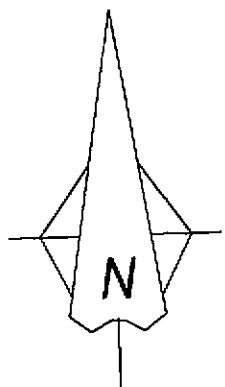
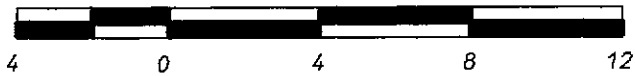
SHEET 5 OF 15 SHEETS

UNDERGROUND PARKING

STRATA PLAN BCS 2850

Scale 1 : 200

All distances are in metres



BEARINGS ARE TO AN ASSUMED
DATUM AND ARE 0° OR 90°
UNLESS SHOWN OTHERWISE

LEGEND

- (C) DENOTES COMMON PROPERTY
 (R) DENOTES L. C. P. - RESIDENTIAL
 (A) DENOTES L. C. P. - COMMERCIAL
 (E) DENOTES ELEVATOR

FILE NUMBER :- 04 - 885.F5

2 APRIL 2008 B. E. L. S.

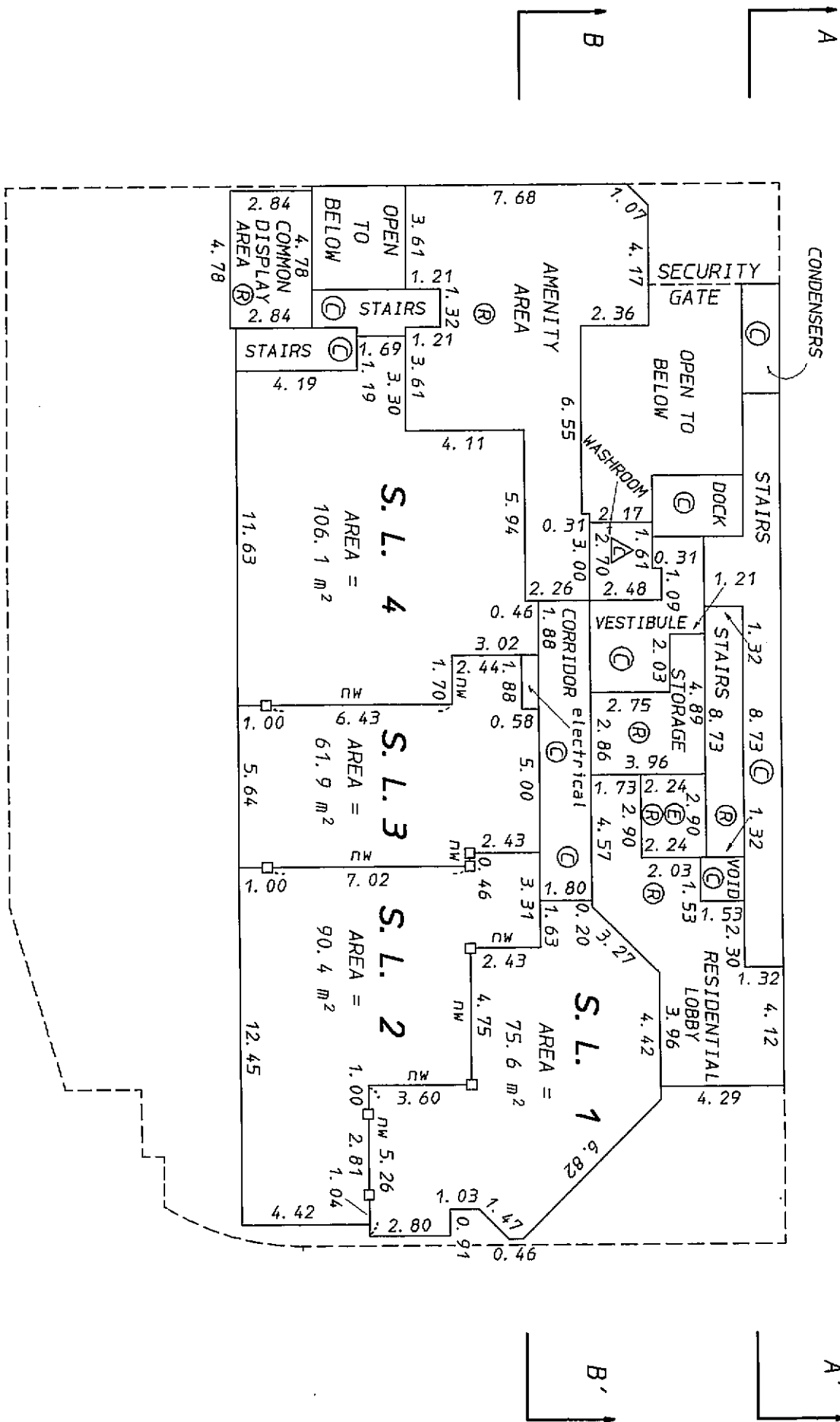
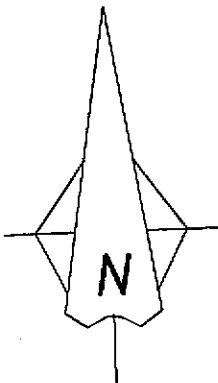
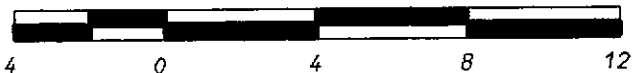
MAIN FLOOR
FLOOR PLANS

SHEET 6 OF 15 SHEETS

STRATA PLAN BCS 2850

Scale 1 : 200

All distances are in metres



BEARINGS ARE TO AN ASSUMED
DATUM AND ARE 0°, 90° OR 45°
UNLESS SHOWN OTHERWISE

FILE NUMBER :- 04 - 885.F6

LEGEND

- ⊙ DENOTES COMMON PROPERTY
- Ⓡ DENOTES L. C. P. - RESIDENTIAL
- ⓐ DENOTES L. C. P. - COMMERCIAL
- ⓔ DENOTES ELEVATOR
- nw DENOTES NO WALL

Robert C. L. S.
2 APRIL 2008 B. C. L. S.

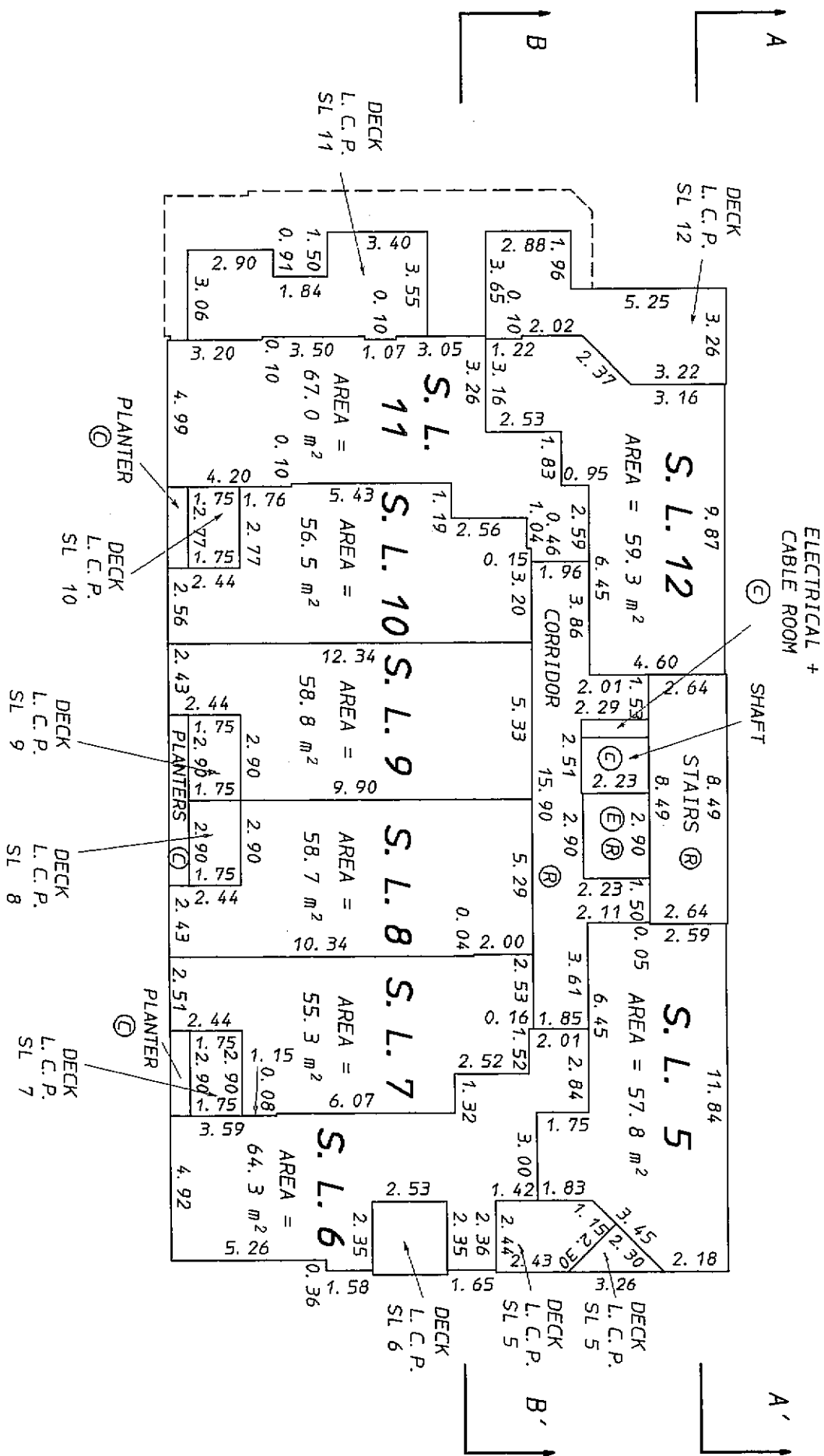
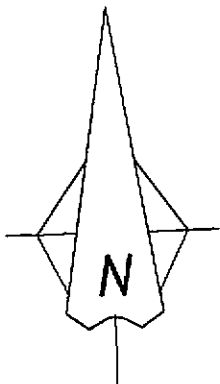
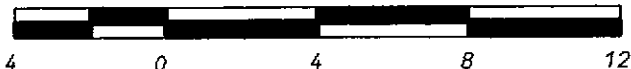
2ND FLOOR
FLOOR PLANS

SHEET 7 OF 15 SHEETS

STRATA PLAN BCS 2850

Scale 1 : 200

All distances are in metres



BEARINGS ARE TO AN ASSUMED
DATUM AND ARE 0°, 90° OR 45°
UNLESS SHOWN OTHERWISE

LEGEND

- (C) DENOTES COMMON PROPERTY
- (R) DENOTES L. C. P. - RESIDENTIAL
- (E) DENOTES ELEVATOR

FILE NUMBER : - 04 - 885.F7

Robert A. Smith
2 APRIL 2008 B.C.L.S.

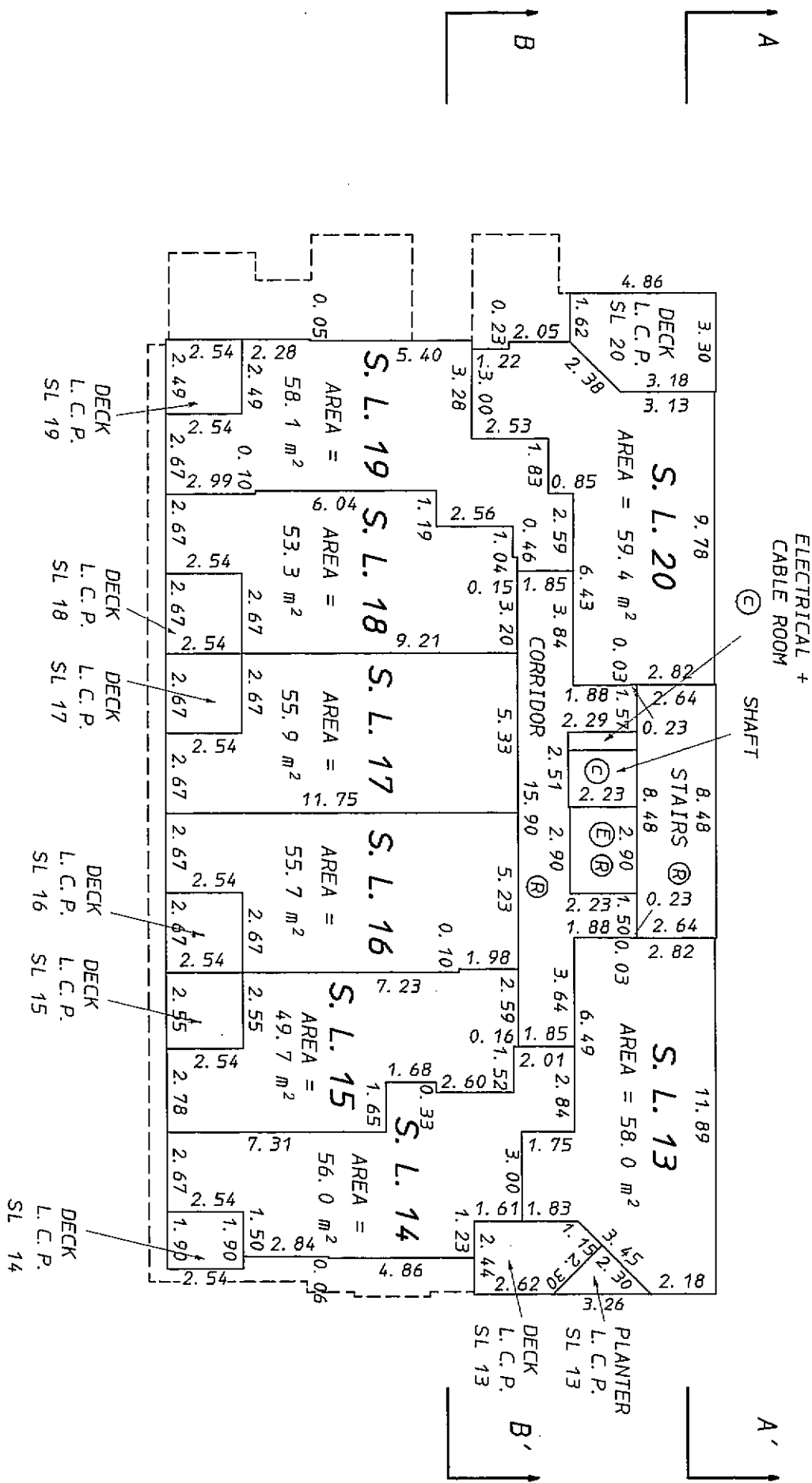
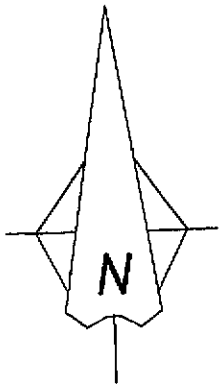
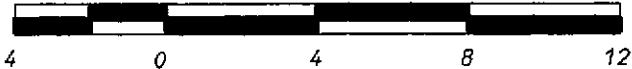
THIRD FLOOR
FLOOR PLANS

SHEET 8 OF 15 SHEETS

STRATA PLAN BCS 2850

Scale 1 : 200

All distances are in metres



BEARINGS ARE TO AN ASSUMED
DATUM AND ARE 0°, 90° OR 45°
UNLESS SHOWN OTHERWISE

LEGEND

- (C) DENOTES COMMON PROPERTY
- (R) DENOTES L. C. P. - RESIDENTIAL
- (A) DENOTES L. C. P. - COMMERCIAL
- (E) DENOTES ELEVATOR

FILE NUMBER : - 04 - 885.F8

Robert Cotton
2 APRIL 2008 B.E.L.S.

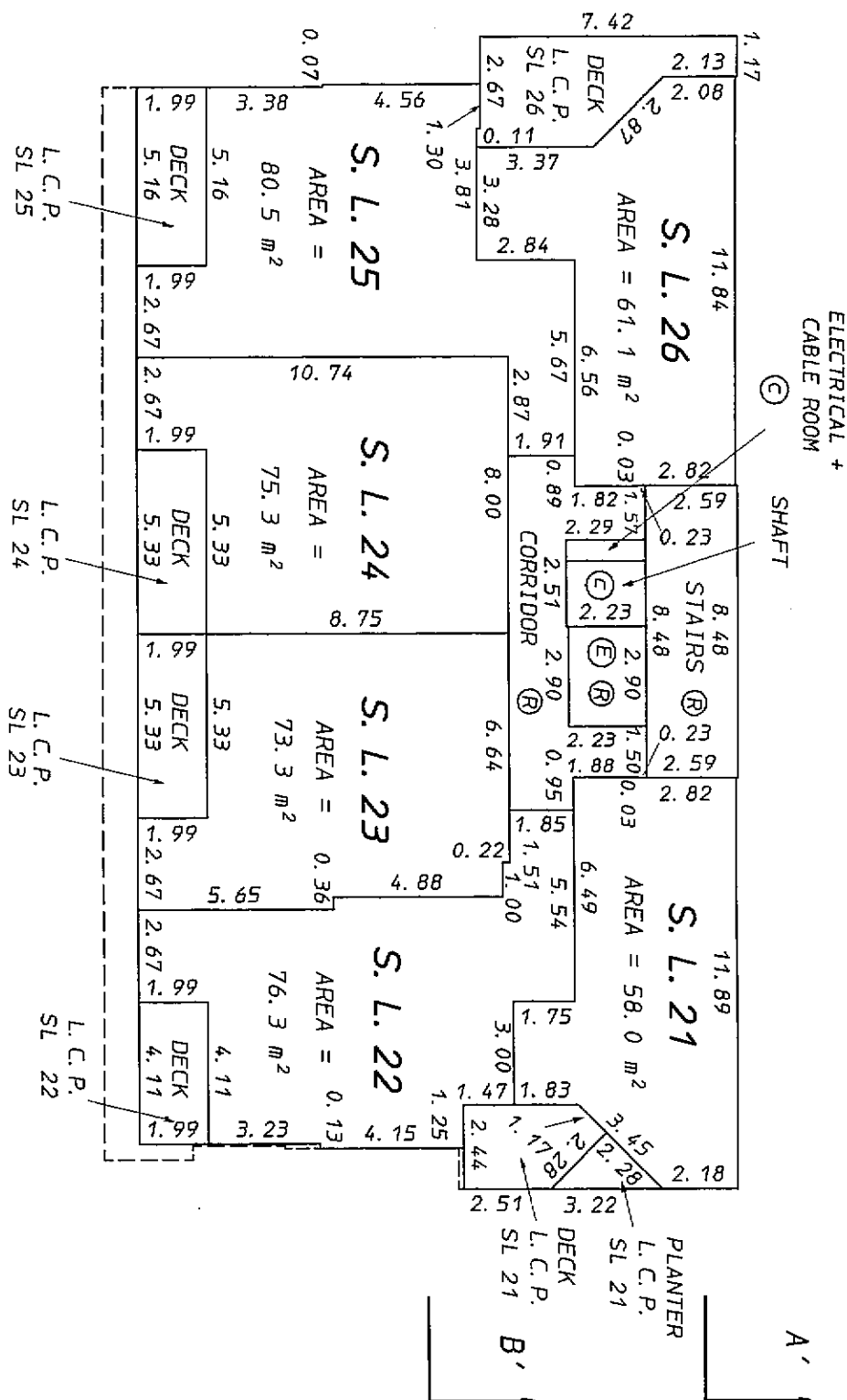
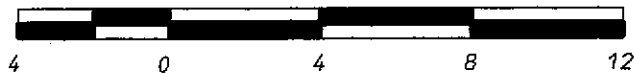
FOURTH FLOOR
FLOOR PLANS

SHEET 9 OF 15 SHEETS

STRATA PLAN BCS 2850

Scale 1 : 200

All distances are in metres



BEARINGS ARE TO AN ASSUMED
DATUM AND ARE 0°, 90° OR 45°
UNLESS SHOWN OTHERWISE

LEGEND

- Ⓒ DENOTES COMMON PROPERTY
- Ⓓ DENOTES L. C. P. - RESIDENTIAL
- Ⓔ DENOTES L. C. P. - COMMERCIAL
- Ⓔ DENOTES ELEVATOR

FILE NUMBER : - 04 - 885.F9

Robert Cuthbert
2 APRIL 2008 P.C.L.S.

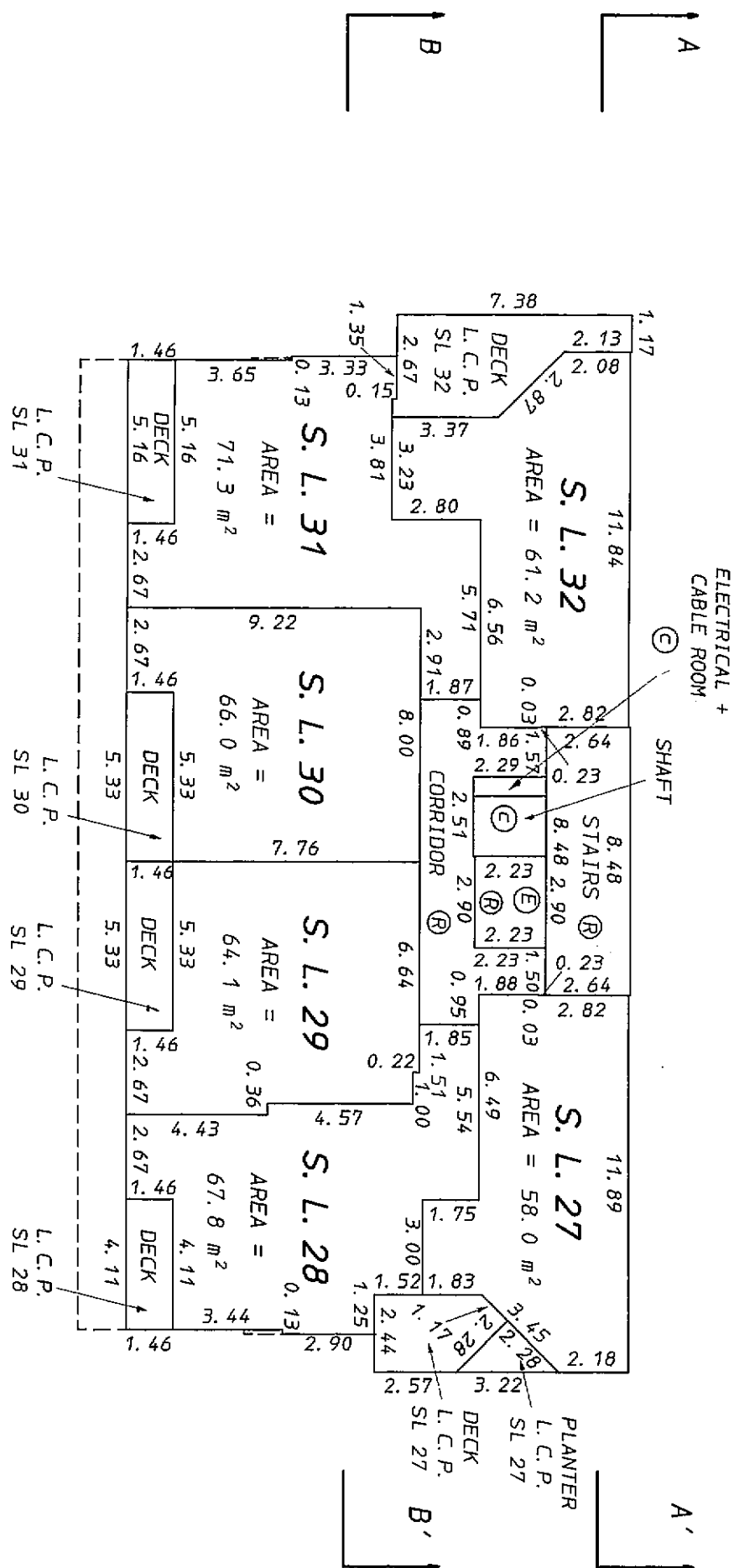
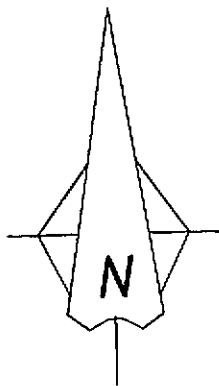
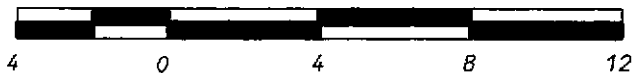
FIFTH FLOOR
FLOOR PLANS

SHEET 10 OF 15 SHEETS

STRATA PLAN BCS 2850

Scale 1 : 200

All distances are in metres



BEARINGS ARE TO AN ASSUMED
DATUM AND ARE 0°, 90° OR 45°
UNLESS SHOWN OTHERWISE

LEGEND

- Ⓒ DENOTES COMMON PROPERTY
- Ⓓ DENOTES L. C. P. - RESIDENTIAL
- Ⓔ DENOTES L. C. P. - COMMERCIAL
- Ⓔ DENOTES ELEVATOR

FILE NUMBER : - 04 - 885.F10

2 APRIL 2008 B.C.L.S.

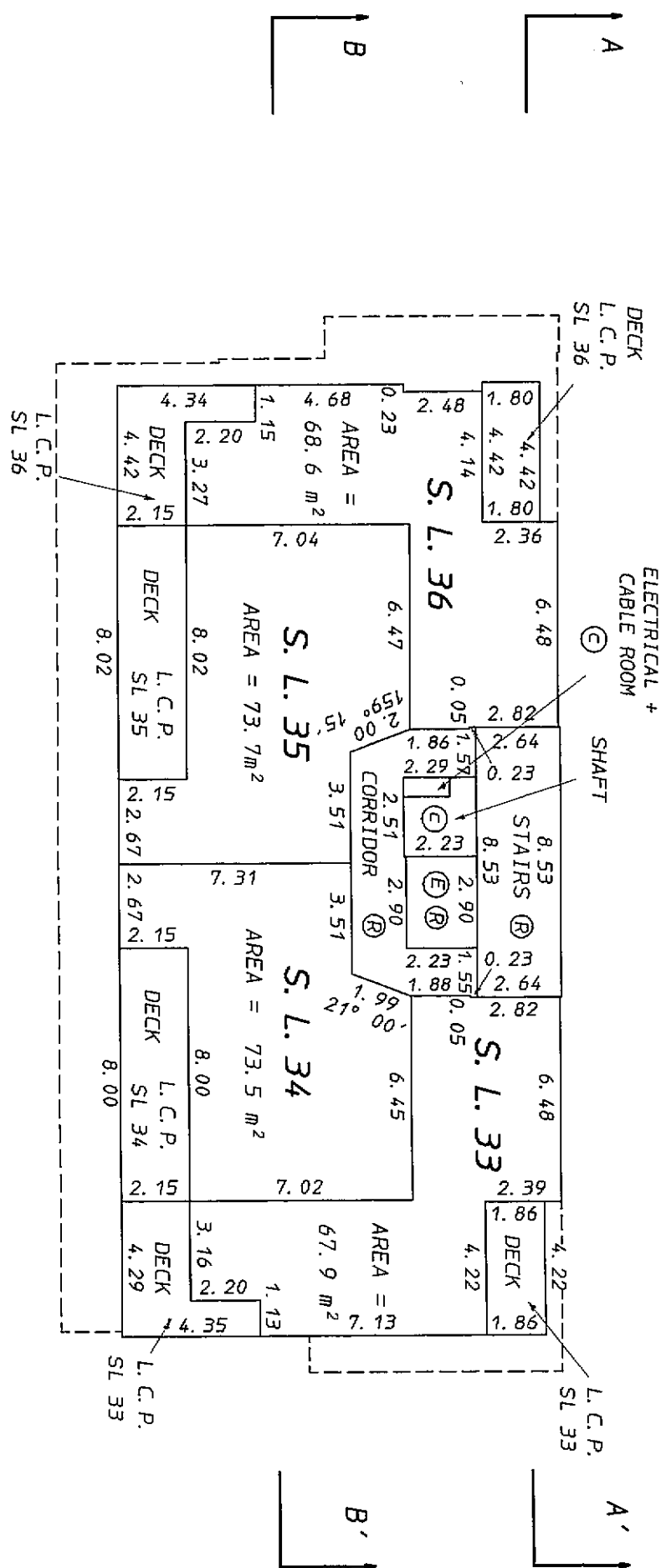
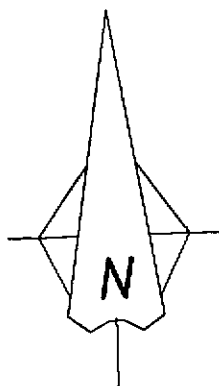
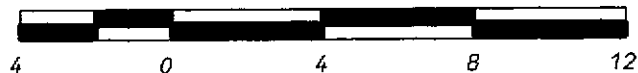
SIXTH FLOOR
FLOOR PLANS

SHEET 11 OF 15 SHEETS

STRATA PLAN BCS 2850

Scale 1 : 200

All distances are in metres



BEARINGS ARE TO AN ASSUMED
DATUM AND ARE 0°, 90° OR 45°
UNLESS SHOWN OTHERWISE

LEGEND

- (C) DENOTES COMMON PROPERTY
- (R) DENOTES L. C. P. - RESIDENTIAL
- (E) DENOTES ELEVATOR

FILE NUMBER : - 04 - 885.F11

Robert A. [Signature]
2 APRIL 2008 B.C.L.S.

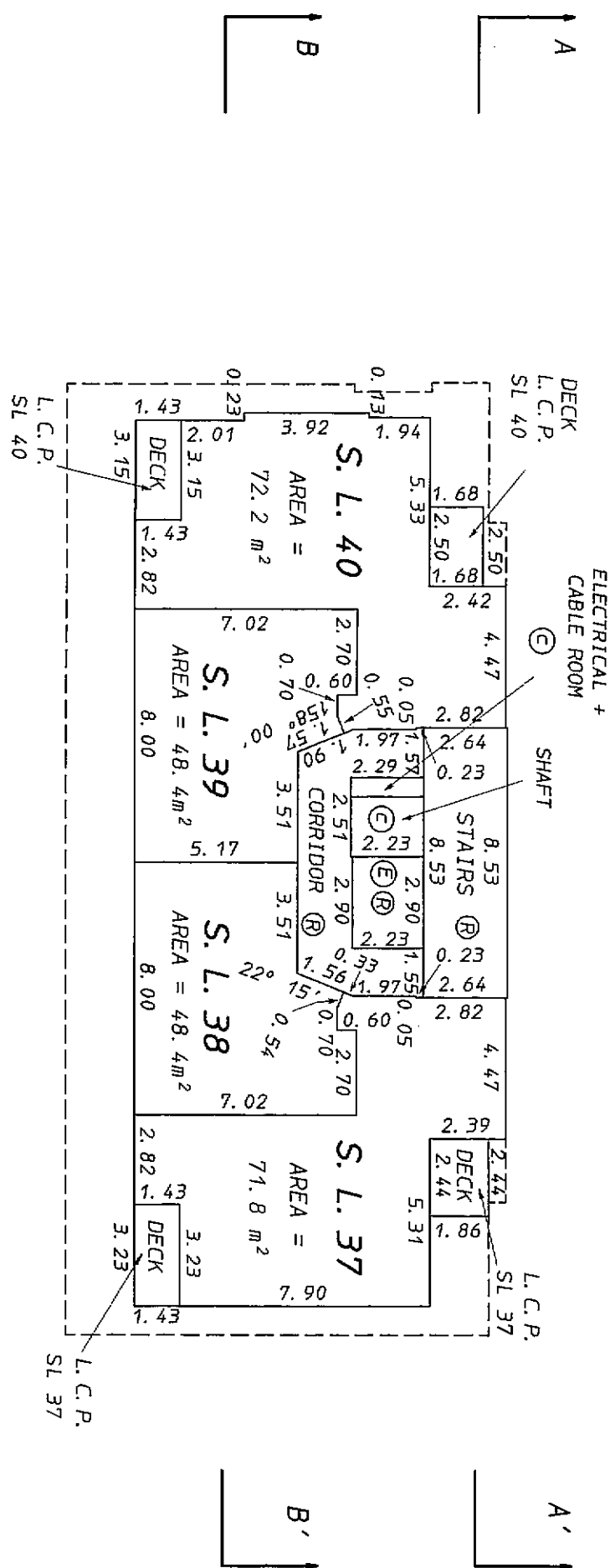
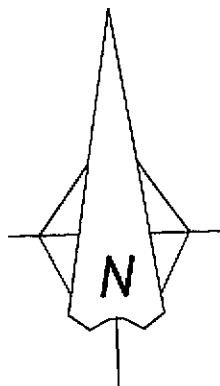
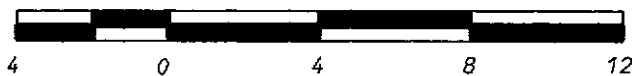
SEVENTH FLOOR
FLOOR PLANS

SHEET 12 OF 15 SHEETS

STRATA PLAN BCS 2850

Scale 1 : 200

All distances are in metres



BEARINGS ARE TO AN ASSUMED
DATUM AND ARE 0°, 90° OR 45°
UNLESS SHOWN OTHERWISE

LEGEND

- (C) DENOTES COMMON PROPERTY
- (R) DENOTES L. C. P. - RESIDENTIAL
- (E) DENOTES ELEVATOR

FILE NUMBER : - 04 - 885. F12

Robert C. L. S.
2 APRIL 2008 B. C. L. S.

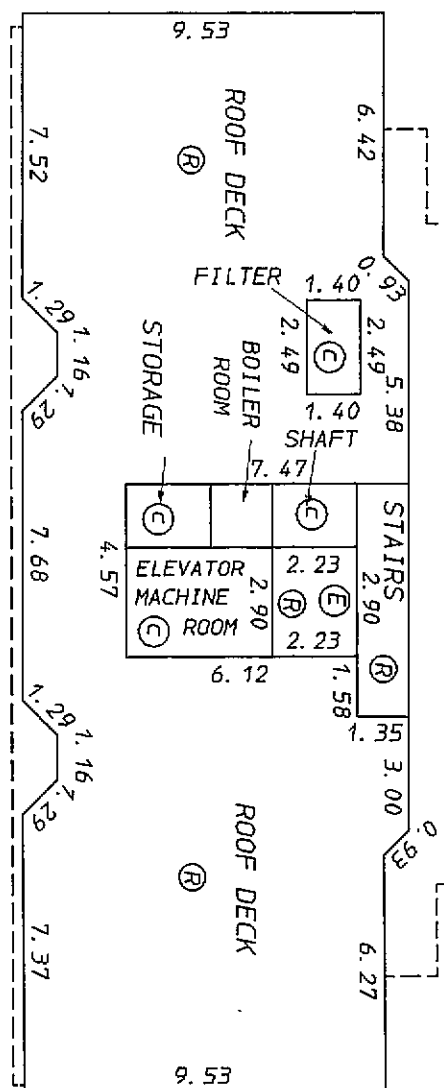
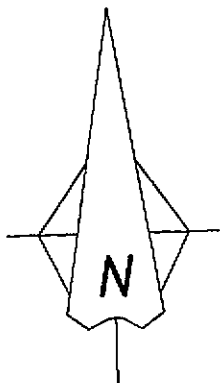
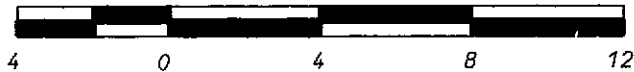
ROOF LEVEL
FLOOR PLANS

SHEET 13 OF 15 SHEETS

STRATA PLAN BCS 2850

Scale 1 : 200

All distances are in metres



BEARINGS ARE TO AN ASSUMED
DATUM AND ARE 0°, 90° OR 45°
UNLESS SHOWN OTHERWISE

LEGEND

- (C) DENOTES COMMON PROPERTY
- (R) DENOTES L. C. P. - RESIDENTIAL
- (A) DENOTES L. C. P. - COMMERCIAL
- (E) DENOTES ELEVATOR

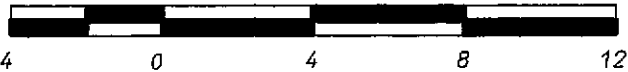
FILE NUMBER : - 04 - 885. F13

Robert C. L. S.
2 APRIL 2008 B. C. L. S.

CROSS SECTIONS

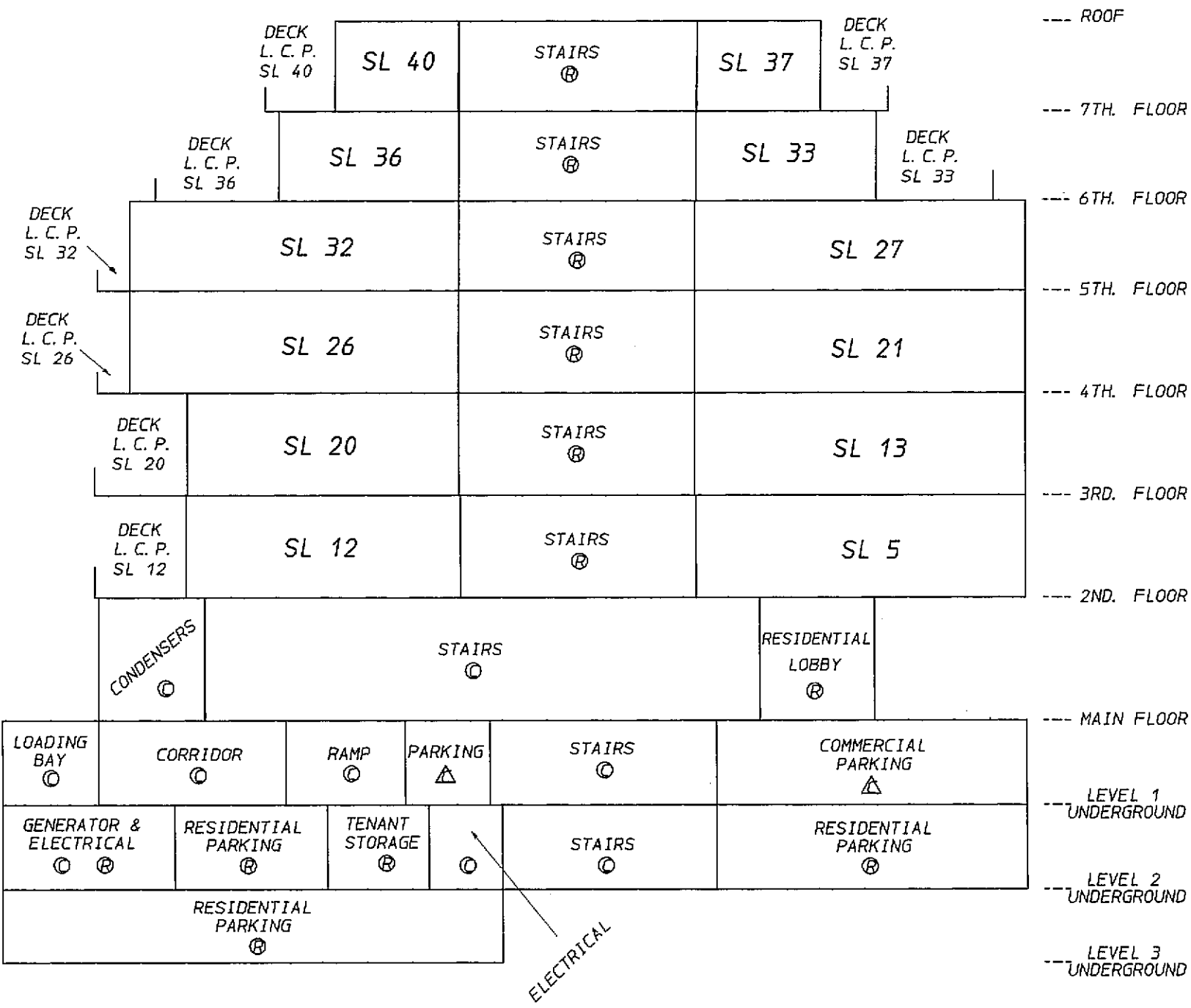
SHEET 14 OF 15 SHEETS

Scale 1 : 200
All distances are in metres



STRATA PLAN BCS 2850

SECTION A - A'



LEGEND

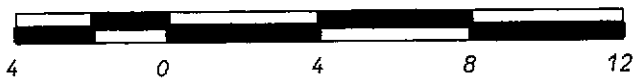
- Ⓒ DENOTES COMMON PROPERTY
- Ⓓ DENOTES L.C.P. - RESIDENTIAL
- Ⓐ DENOTES L.C.P. - COMMERCIAL

CROSS SECTIONS

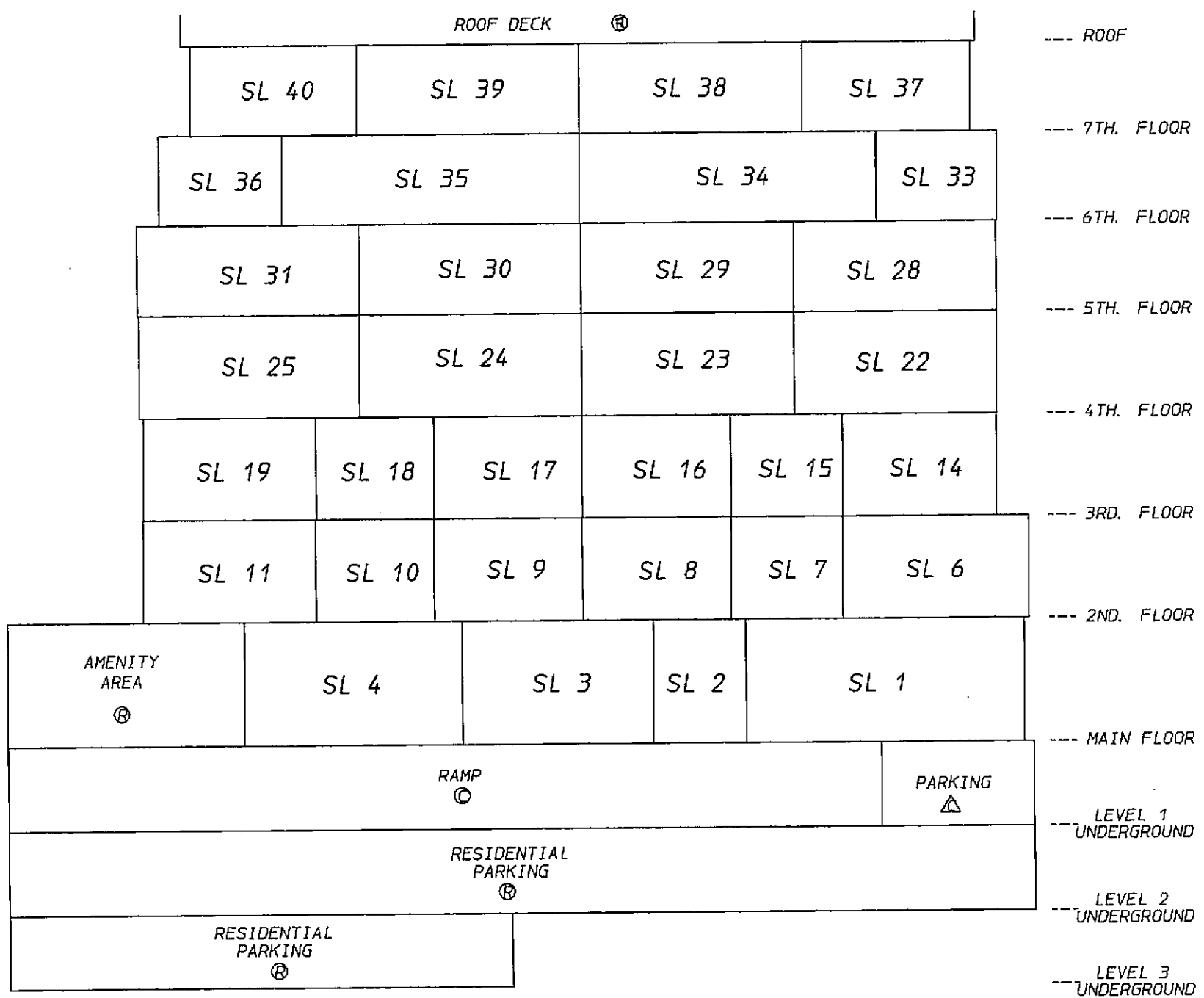
STRATA PLAN BCS 2850

Scale 1 : 200

All distances are in metres



SECTION B - B'



LEGEND

- Ⓒ DENOTES COMMON PROPERTY
- Ⓓ DENOTES L. C. P. - RESIDENTIAL
- Ⓔ DENOTES L. C. P. - COMMERCIAL