

**STRATA PLAN OF LOT A,
DISTRICT LOT 233, GROUP 1,
N.W.D. PLAN BCP13772**

"CITY OF PORT MOODY"
B.C.G.S. 92G.026

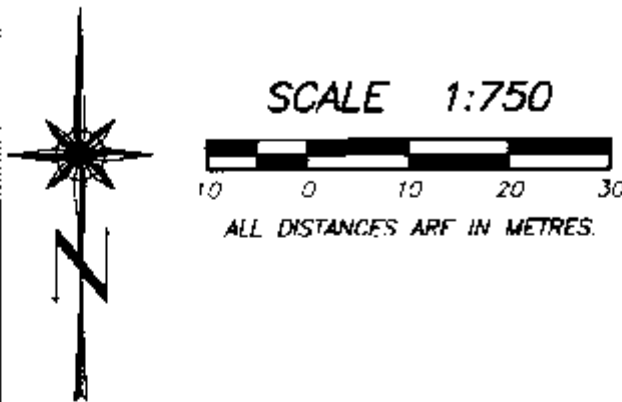
"SUTER BROOK"
BUILDING "A" 100 CAPILANO ROAD
BUILDING "B" 200 CAPILANO ROAD
PORT MOODY, B.C.

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

THIS 1 DAY OF SEPT, 2005.

Jan MacDonald
REGISTRAR

Bx368509-637



SCALE 1:750

MURRAY STREET

**INTEGRATED SURVEY AREA No. 35
(PORT MOODY) NAD-83 (CSRS)**

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9996032

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATION BETWEEN
CONTROL MONUMENTS 80H3224 AND 80H2568

- ⊙ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- D/R - DENOTES DESTROYED/RESET
- SL - DENOTES STRATA LOT
- ⊙ - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING
COMMON PROPERTY
- Y1 - DENOTES YARD BEING LIMITED
COMMON PROPERTY FOR THE
TYPICAL EXCLUSIVE USE OF SL. 1
- RD69 - DENOTES ROOF DECK BEING LIMITED
COMMON PROPERTY FOR THE
TYPICAL EXCLUSIVE USE OF SL. 69
- B22 - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
TYPICAL EXCLUSIVE USE OF SL. 22
- P89 - DENOTES PATIO BEING LIMITED
COMMON PROPERTY FOR THE
TYPICAL EXCLUSIVE USE OF SL. 89

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 EXTERNAL BOUNDARIES OF THE LAND
THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: JULY 11, 2005.

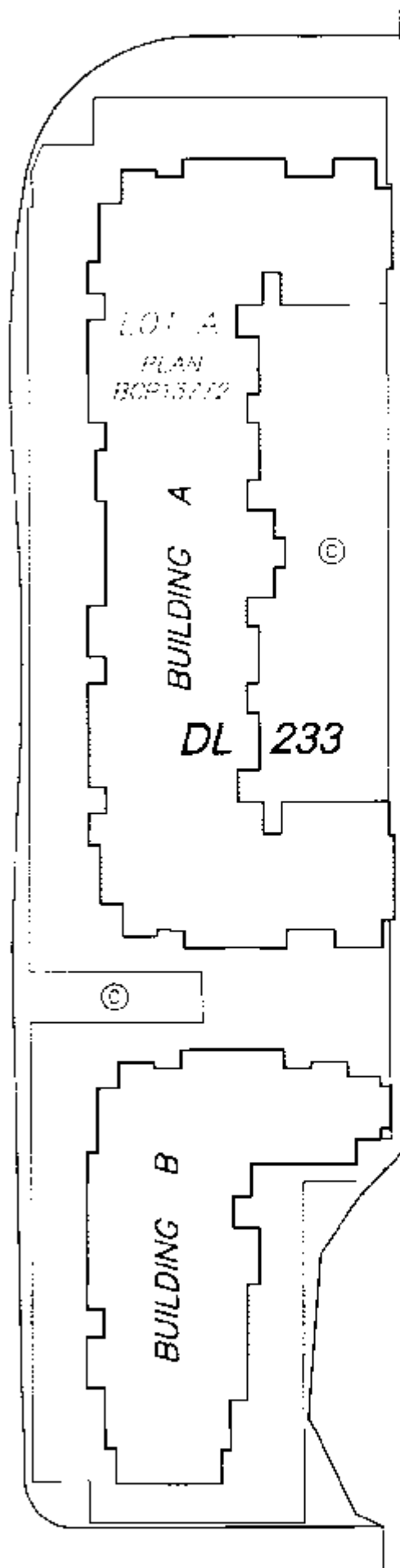
Mike E. Shaw

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

DRAWING # 30566-10
FILE # 30566-10_FS
DATE: JULY 11, 2005.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

CAPILANO ROAD



REM 1

PLAN
LMP46362

NOTE:

ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL
TO, PERPENDICULAR TO, OR AT 45° DEFLECTION
TO, UNLESS OTHERWISE SHOWN.

SEE SHEET #2 FOR
BOUNDARY DIMENSIONS

SEE SHEET #3 FOR
BUILDING LOCATION
AND DIMENSIONS

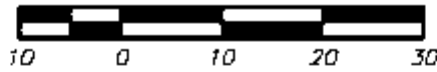
ORIGINAL

PROPERTY DIMENSIONS

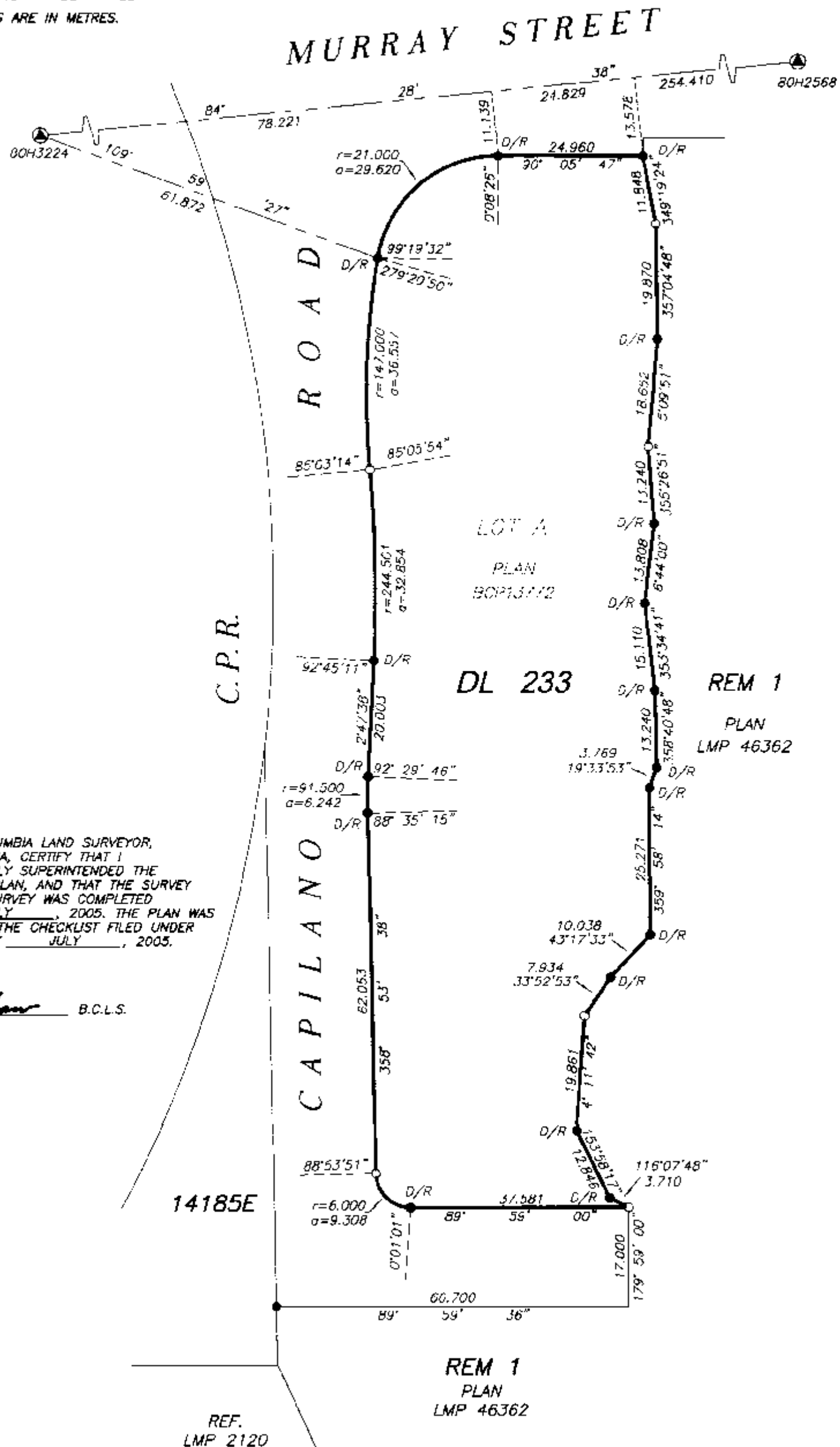
STRATA PLAN BCS 1470



SCALE 1:750



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 JULY, 2005. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP 34189, 13th DAY OF JULY, 2005.

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

DATE : JULY 11, 2005

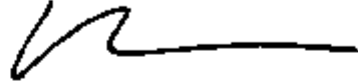
m.e.s.

DRAWING # 30566-10
FILE # 30566-10_Post

ORIGINAL

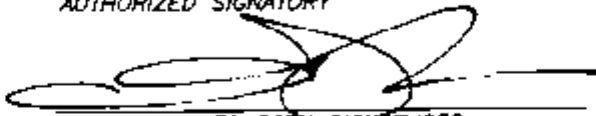
STRATA PLAN BCS 1470OWNER :

ONNI DEVELOPMENT (1000 ROAD) CORP.
INCORPORATION NO. 362946



AUTHORIZED SIGNATORY ROSSANO DE COTIS

AUTHORIZED SIGNATORY



WITNESS AS TO BOTH SIGNATURES IAN DUKE

LAWYER

OCCUPATION OF WITNESS

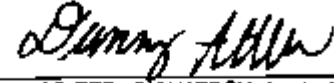
550-058 BEATTY ST. VANCOUVER, B.C.
ADDRESS OF WITNESS

MORTGAGEE :

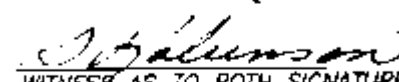
THE BANK OF NOVA SCOTIA



AUTHORIZED SIGNATORY G. BROCK



AUTHORIZED SIGNATORY D. Atkar



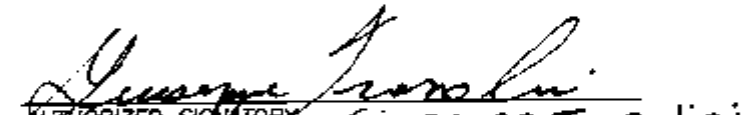
WITNESS AS TO BOTH SIGNATURES S. ROBINSON

Act Officer

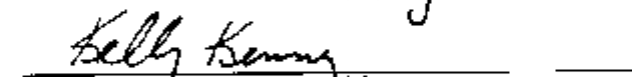
OCCUPATION OF WITNESS

650 W Georgia St. Vanc B.C.
ADDRESS OF WITNESS

THE CITY OF PORT MOODY
REGISTERED OWNER OF COVENANT BW464368
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.



AUTHORIZED SIGNATORY Giuseppe Trabolini
Mayor



AUTHORIZED SIGNATORY Kelly Kenney
Deputy City Clerk

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT, AS OF JULY 11, 2005, BEEN
PREVIOUSLY OCCUPIED.

Mike E Shaw B.C.L.S.

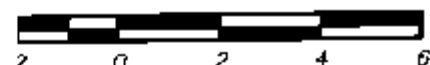
DATE : JULY 11, 2005.

M.E.S.

SECTION A - A' NORTH HALF

STRATA PLAN BCS 1470

SCALE 1:150



ALL DISTANCES ARE IN METRES.

MATCH LINE
SEE SHEET 6

ATTIC

LEVEL 4 LOBBY	SL. 76	SL. 77	SL. 78	SL. 79
LEVEL 3 LOBBY	SL. 54	SL. 55	SL. 56	SL. 57
LEVEL 2 LOBBY	AMENITY ROOM	SL. 32	SL. 33	SL. 34
LEVEL 1 LOBBY	AMENITY ROOM	SL. 11	SL. 12	SL. 13

PARKING

MATCH LINE
SEE SHEET 6

DATE : JULY 11, 2005

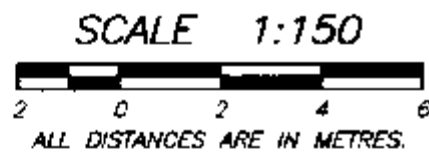
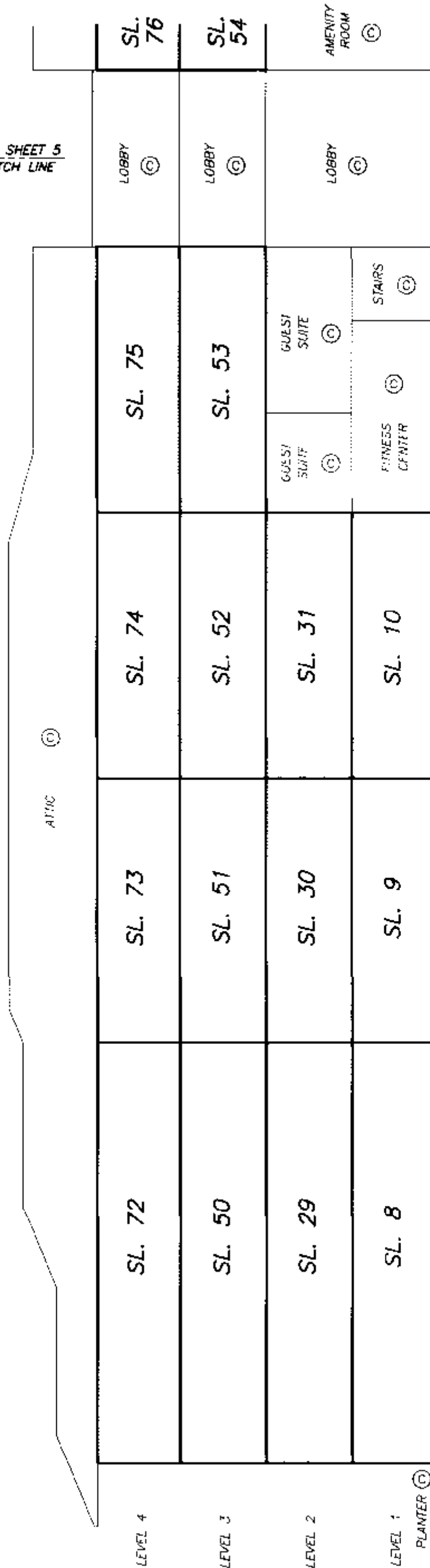
M.C.B.

DRAWING # 30566-10
FILE # 30566-10_SAN

ORIGINAL

SECTION A - A'

SOUTH HALF

STRATA PLAN BCS 1410SEE SHEET 5
MATCH LINESEE SHEET 5
MATCH LINEDRAWING # 30566-10
FILE # 30566-10_SAS

DATE : JULY 11, 2005

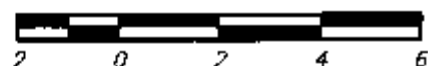
M.C. 08

ORIGINAL

SECTION B - B'

STRATA PLAN BCS 1410

SCALE 1:150



ALL DISTANCES ARE IN METRES.

ATTIC (C)

LEVEL 4	SL. 126	SL. 127	SL. 128	SL. 129	SL. 119
LEVEL 3	SL. 115	SL. 116	SL. 117	SL. 118	SL. 108
LEVEL 2	SL. 104	SL. 105	SL. 106	SL. 107	SL. 97
LEVEL 1 (Y0.3)	SL. 93	SL. 94	SL. 95	SL. 96	SL. 86
				LOBBY (C)	PLANTER (C)

PARKING

(C)

PARKING
LEVEL

DATE : JULY 11, 2005

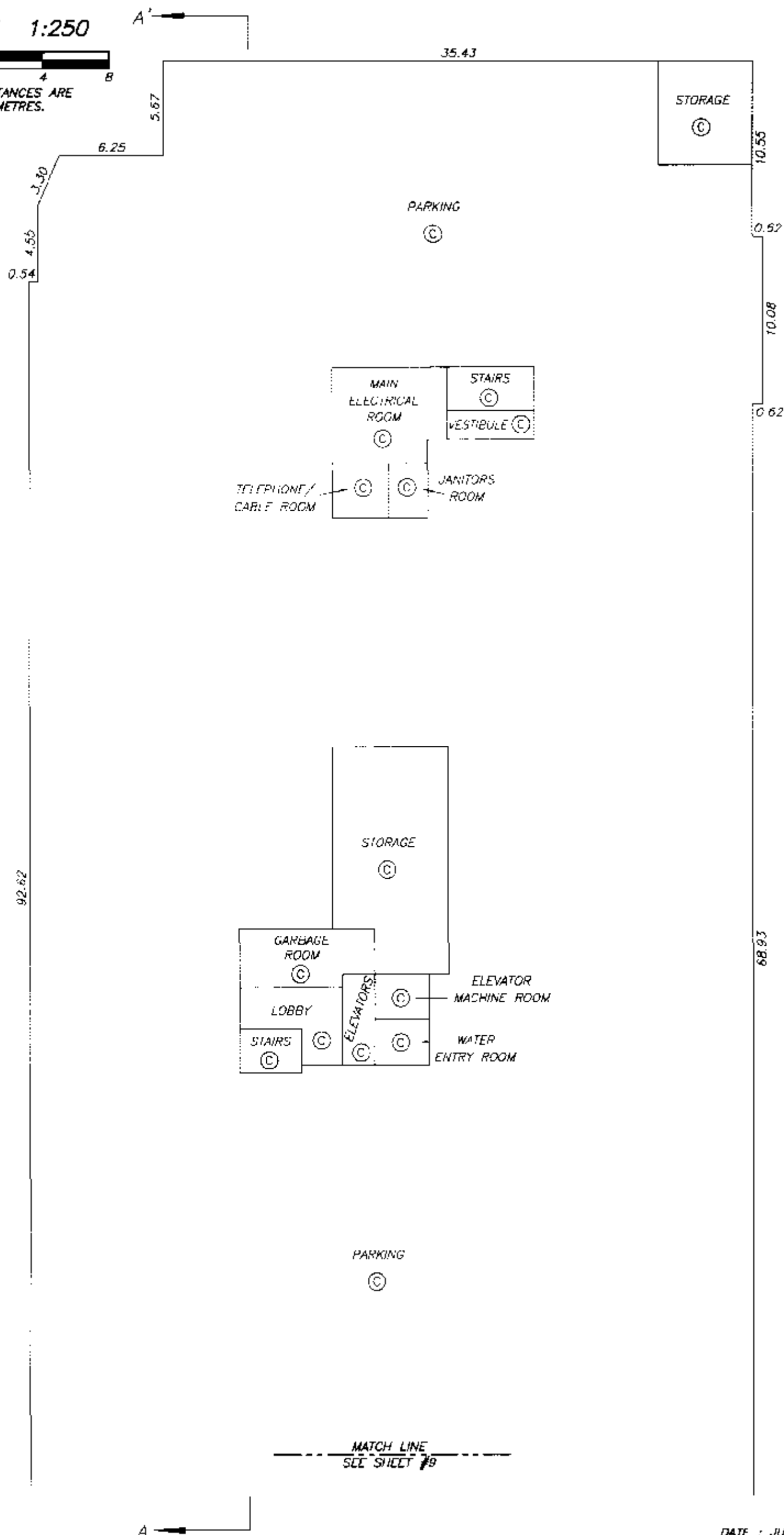
M.C.B.

ORIGINAL

PARKING LEVEL FLOOR PLAN NORTH PORTION

STRATA PLAN BCS 1470

SCALE 1:250
ALL DISTANCES ARE
IN METRES.



DATE : JULY 11, 2005

M.C.B.

DRAWING # 30566-10
FILE # 30566-10_PRKN

ORIGINAL

PARKING LEVEL FLOOR PLAN SOUTH PORTION

STRATA PLAN BCS 1410

SCALE 1:250

ALL DISTANCES ARE
IN METRES.

A' ———

SEE SHEET #8
MATCH LINESTAIRS
(C)
VESTIBULE (C)

92.62

68.93

0.62

10.08

0.62

STORAGE
(C)

27.72

A ———

RAMP
(C)

6.30

B' ———

27.72

STORAGE
(C)

26.55

SUB-ELECTRICAL
ROOM
(C)ELEVATOR
(C)LOBBY
(C)CARGAGE/
RECYCLING
ROOM
(C)ELEVATOR
MACHINE
ROOM
(C)SPRINKLER
ROOM
(C)

4.22

5.75

6.41

PARKING
(C)

55.44

41.40

STAIRS
(C)

(C)

VESTIBULE

6.92

5.12

25.96

B ———

DATE : JULY 11, 2005

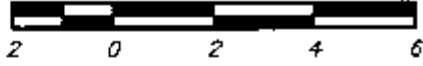
M.E.S.

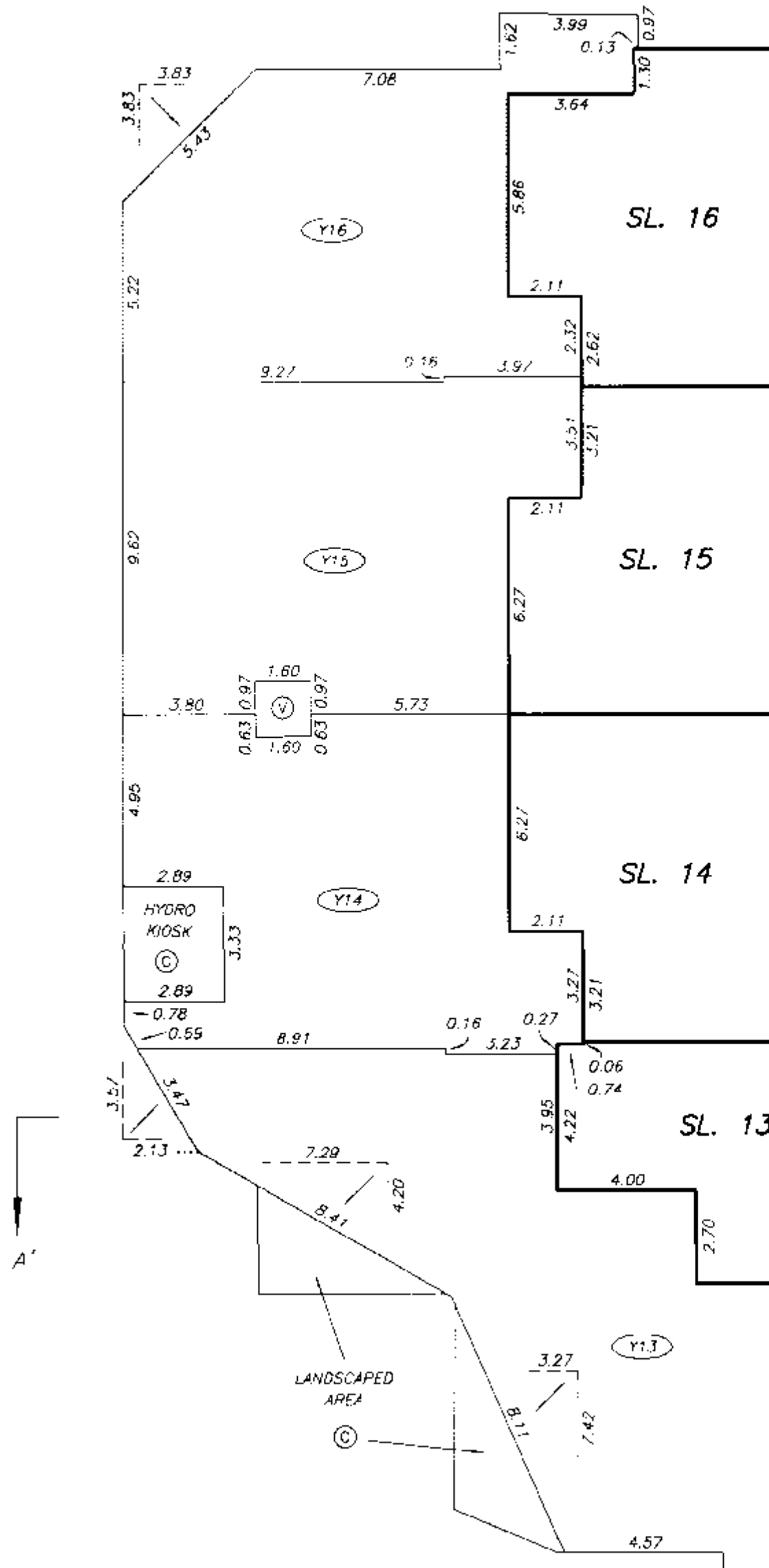
DRAWING # 30566-10
FILE # 30566-10_PRKS

ORIGINAL

BUILDING A
LEVEL 1 FLOOR PLAN
NORTH PORTION DETAIL

STRATA PLAN BCS 1470

SCALE 1:150

 ALL DISTANCES ARE IN METRES.



FOR CONTINUATION SEE SHEET #10

DATE : JULY 11, 2005

M.E.B.

DRAWING # 30566-10
 FILE # 30566-10_BALIN_A

ORIGINAL

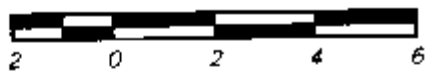
BUILDING A

LEVEL 2 FLOOR PLAN

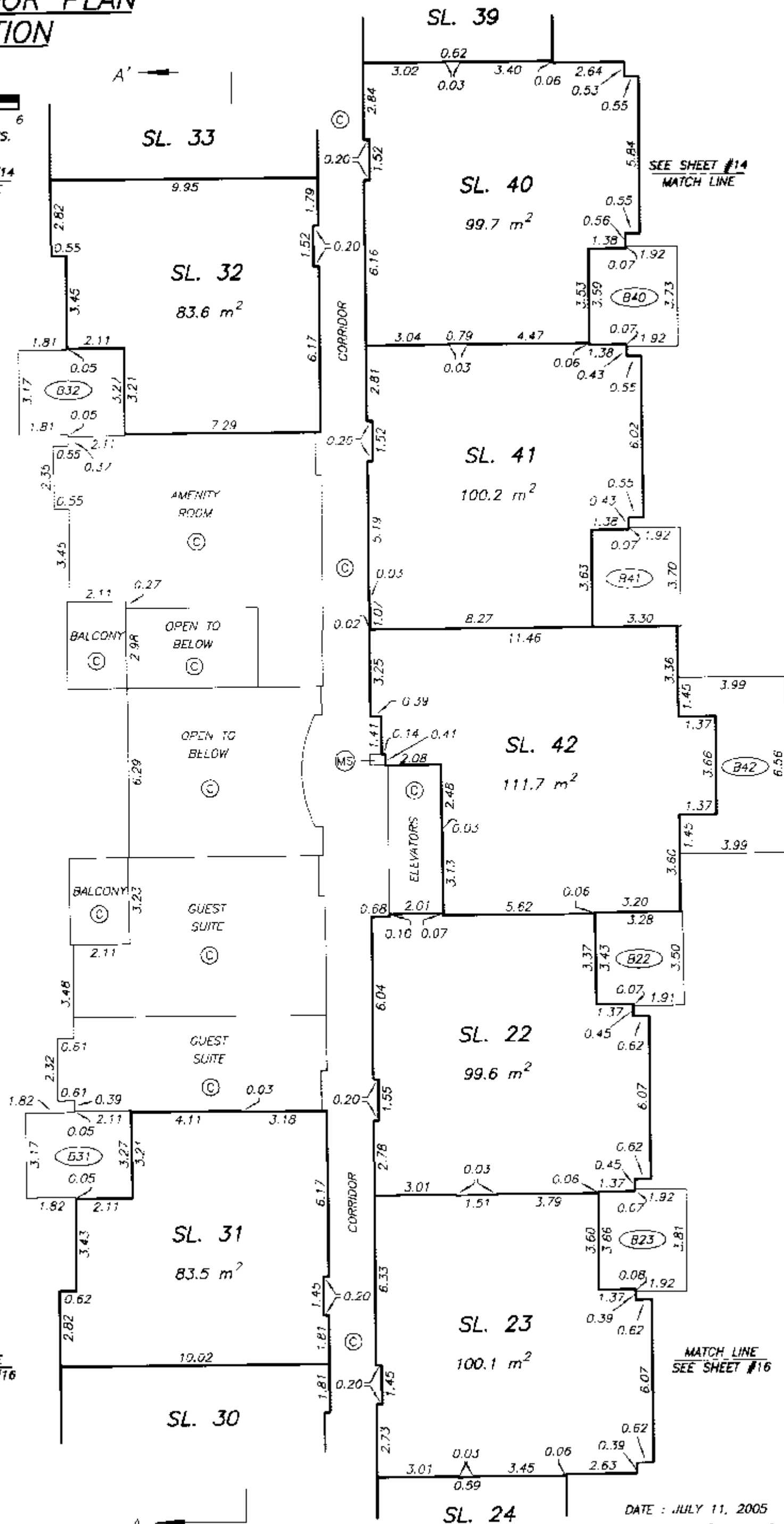
MIDDLE PORTION

STRATA PLAN BCS 1470

SCALE 1:150



ALL DISTANCES ARE IN METRES.

SEE SHEET #14
MATCH LINEPERIMETER
OF FLOOR
BELOWMATCH LINE
SEE SHEET #16MATCH LINE
SEE SHEET #16DRAWING # 30566-10
FILE # 30566-10_BAL2M

DATE: JULY 11, 2005

M.E.B.

ORIGINAL

BUILDING A

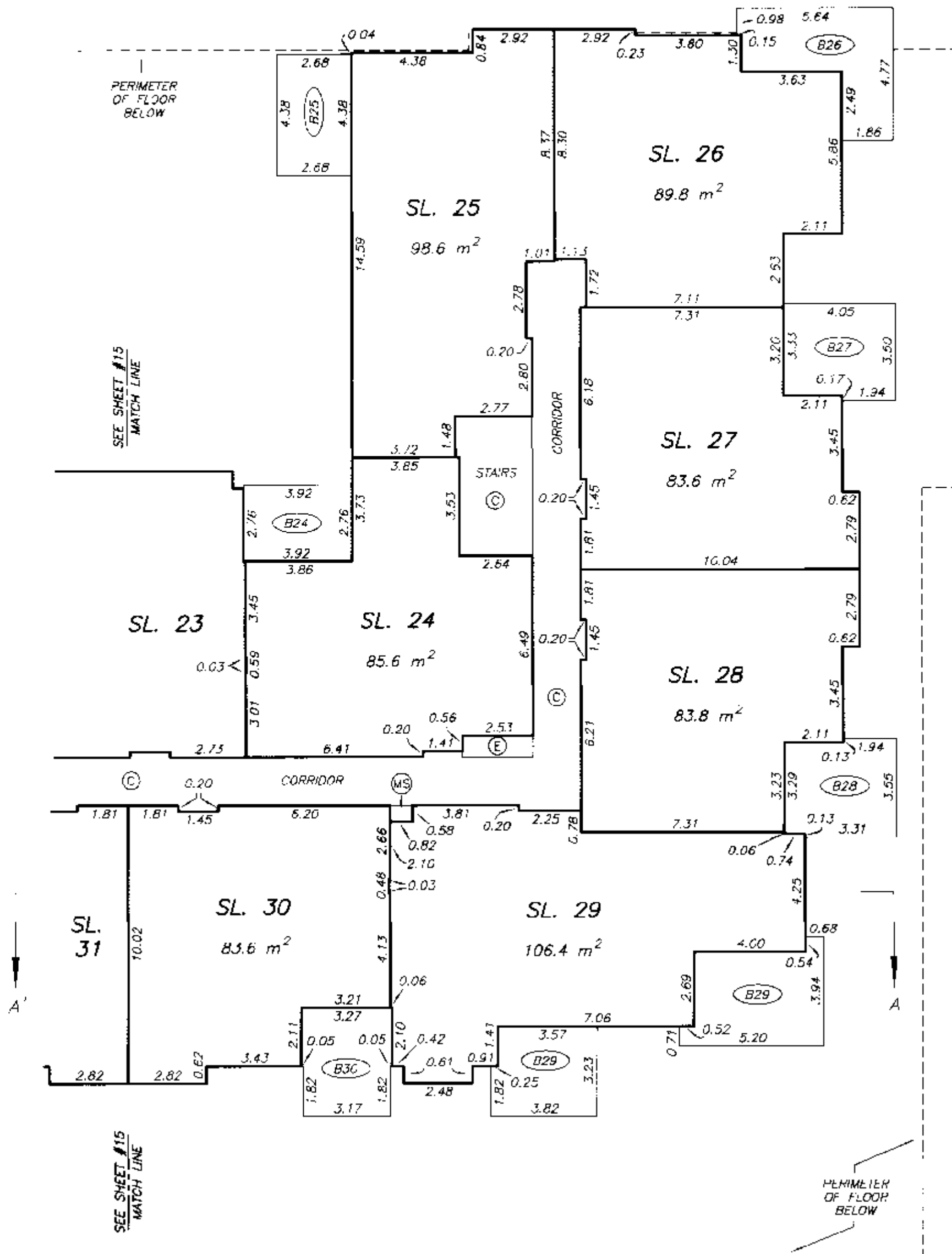
LEVEL 2 FLOOR PLAN

SOUTH PORTION

STRATA PLAN BCS 1470

SCALE 1:150

2 0 2 4 6
ALL DISTANCES ARE IN METRES.



DATE : JULY 11, 2005

M.E.B.

DRAWING # 30566-10
FILE # 30566-10 BAL2S

ORIGINAL

BUILDING A

LEVEL 3 FLOOR PLAN

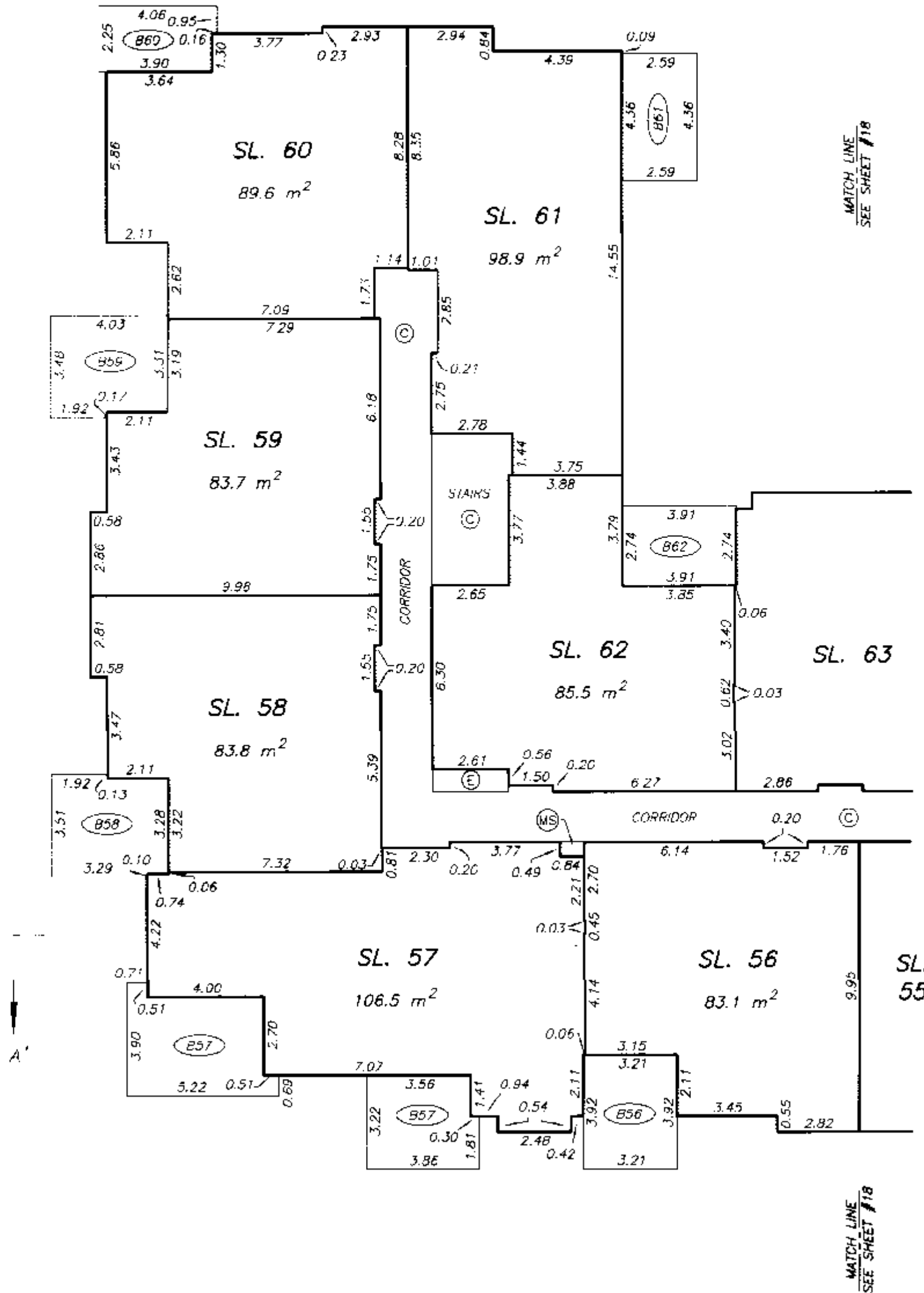
NORTH PORTION

STRATA PLAN BCS 1470

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE: JULY 11, 2005

M.E.S.

DRAWING # 30566-10
FILE # 30566-10_BAL3N

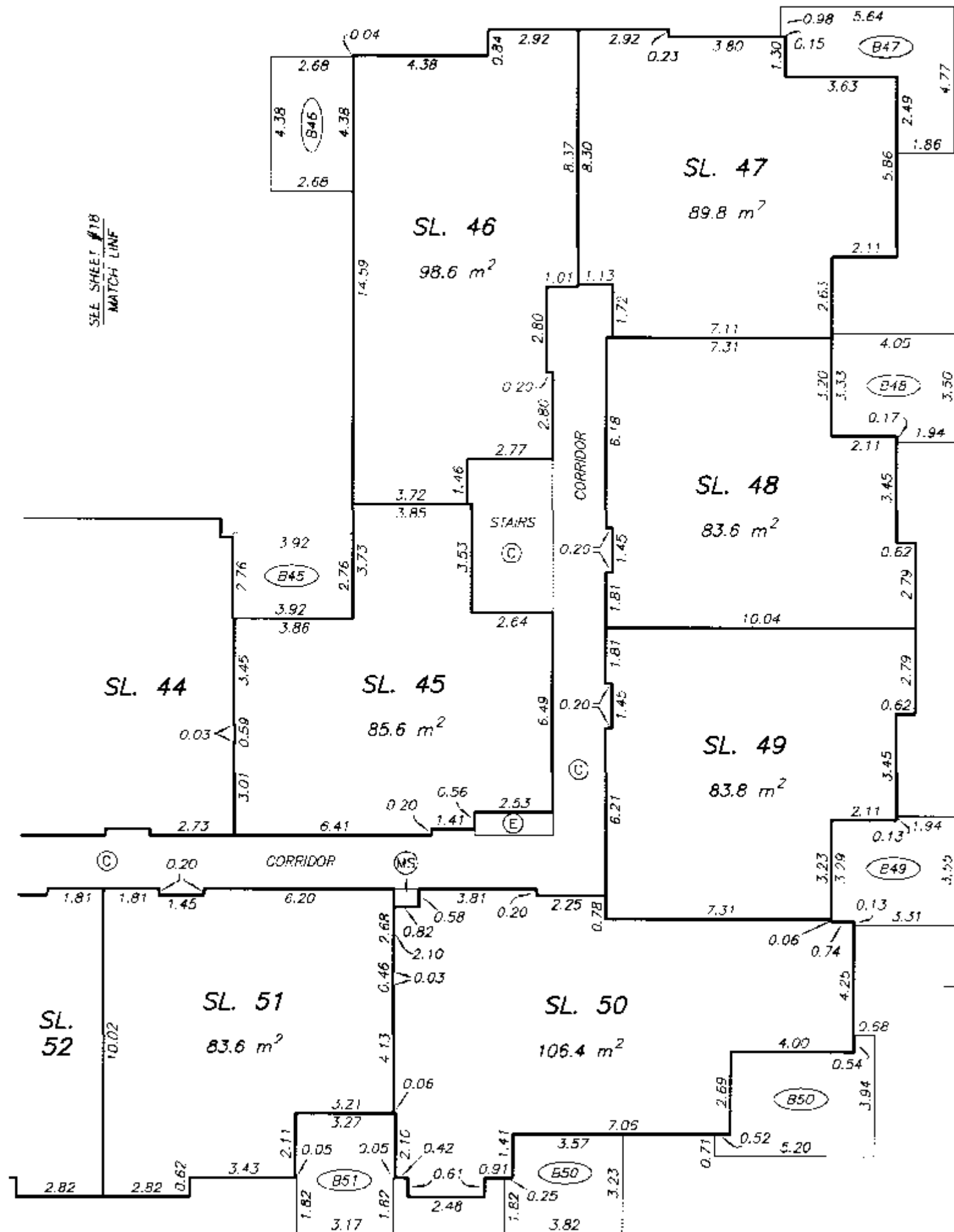
ORIGINAL

BUILDING A
LEVEL 3 FLOOR PLAN
SOUTH PORTION

STRATA PLAN BCS 1470

SCALE 1:150

2 0 2 4 6
 ALL DISTANCES ARE IN METRES.



DATE : JULY 11, 2005

M.E.B.

DRAWING # 30566-10
 FILE # 30566-10_BAL3S

ORIGINAL

BUILDING A

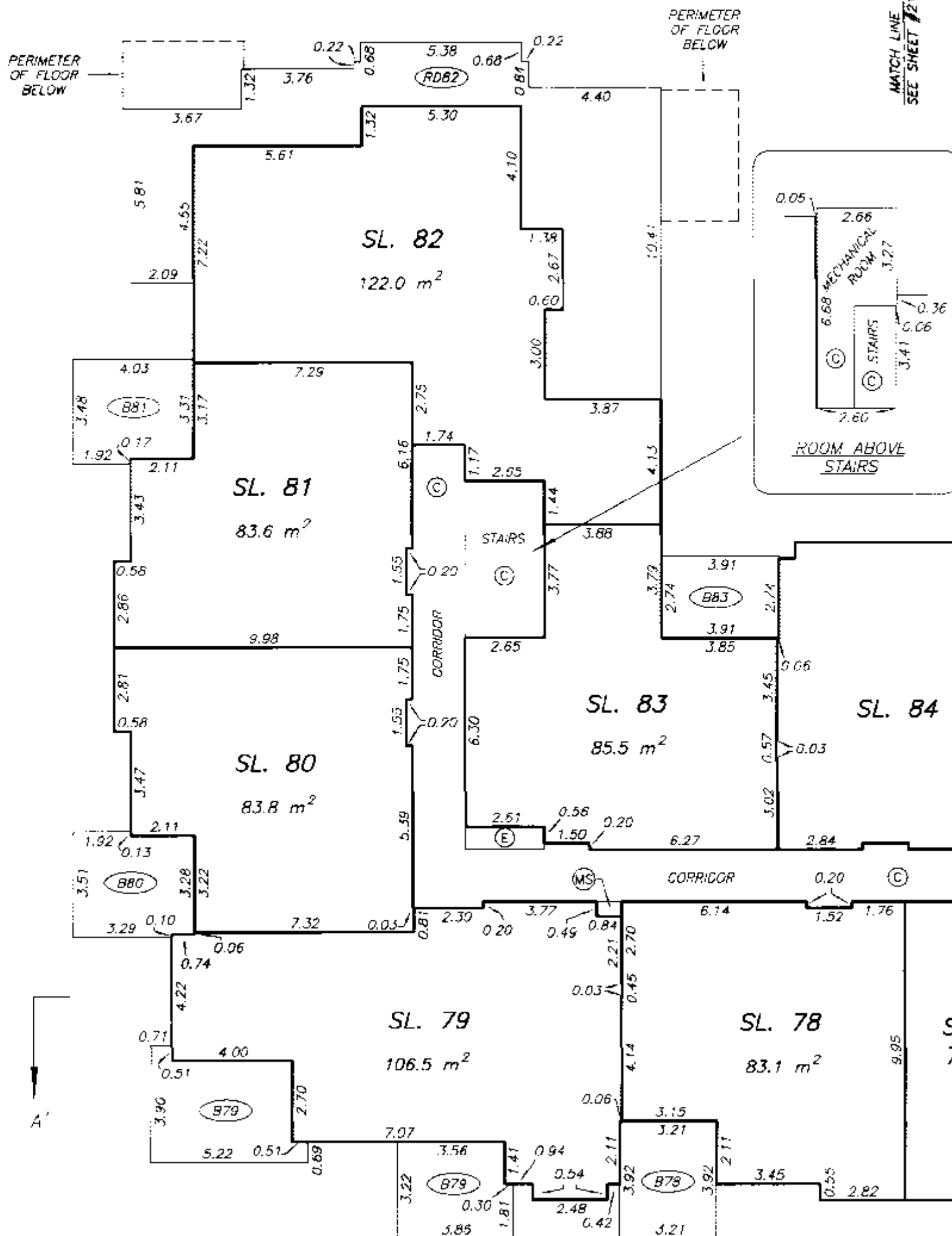
LEVEL 4 FLOOR PLAN

NORTH PORTION

STRATA PLAN BCS 1470

SCALE 1:150

2 0 2 4 6
ALL DISTANCES ARE IN METRES.



DATE : JULY 11, 2005

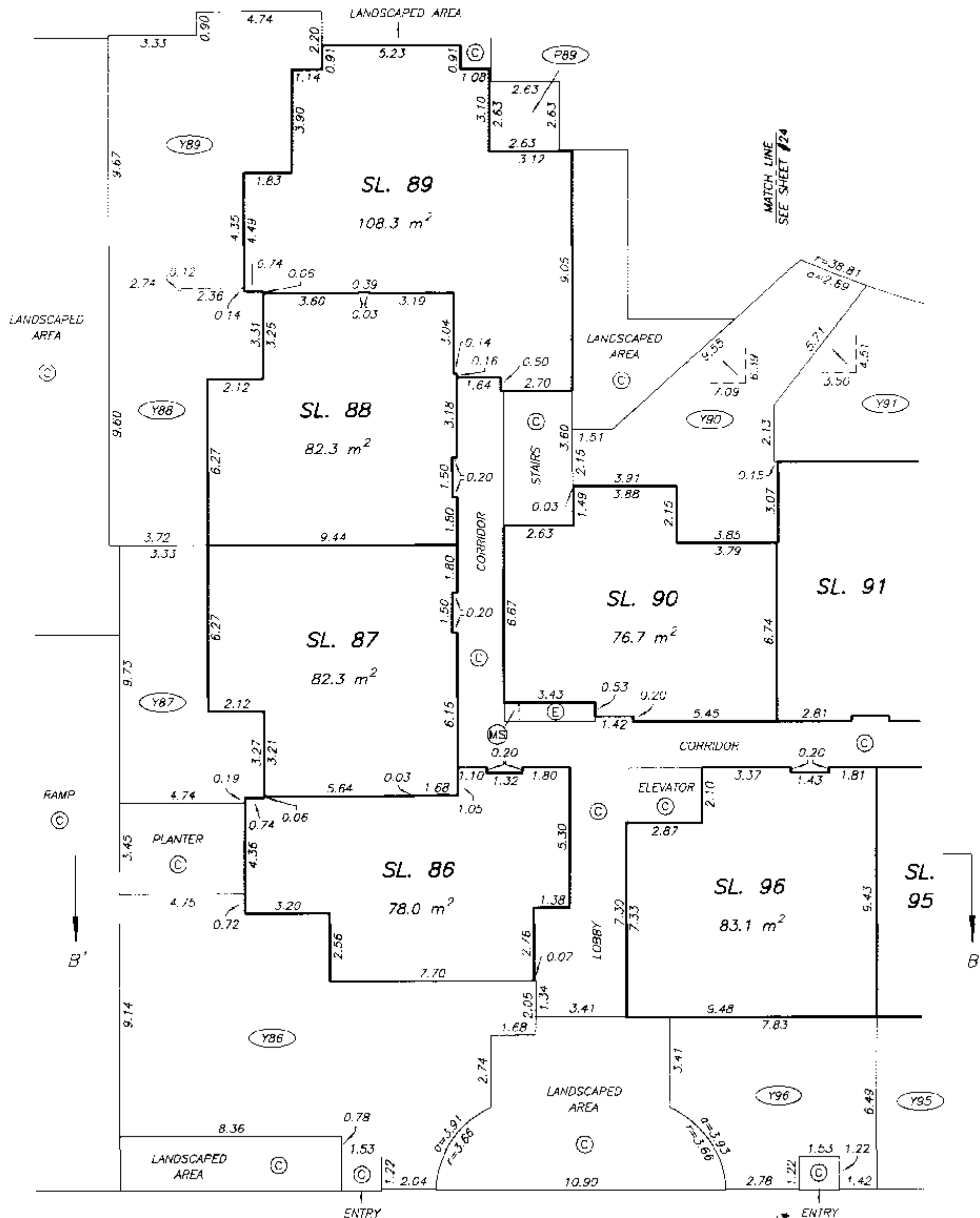
M.C.B.

DRAWING # 30566-10
FILE # 30566-10_BALAN

ORIGINAL

ORIGINAL

2 0 2 4 6
ALL DISTANCES ARE IN METRES.



MATCH LINE
SEE SHEET #24

DATE : JULY 11, 2005

W.E.B.

DRAWING # 30566-10
FILE # 30566-10_BBL1N

ORIGINAL

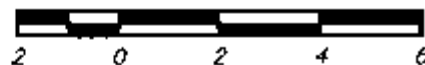
BUILDING B

LEVEL 1 FLOOR PLAN

SOUTH PORTION

STRATA PLAN BCS 1470

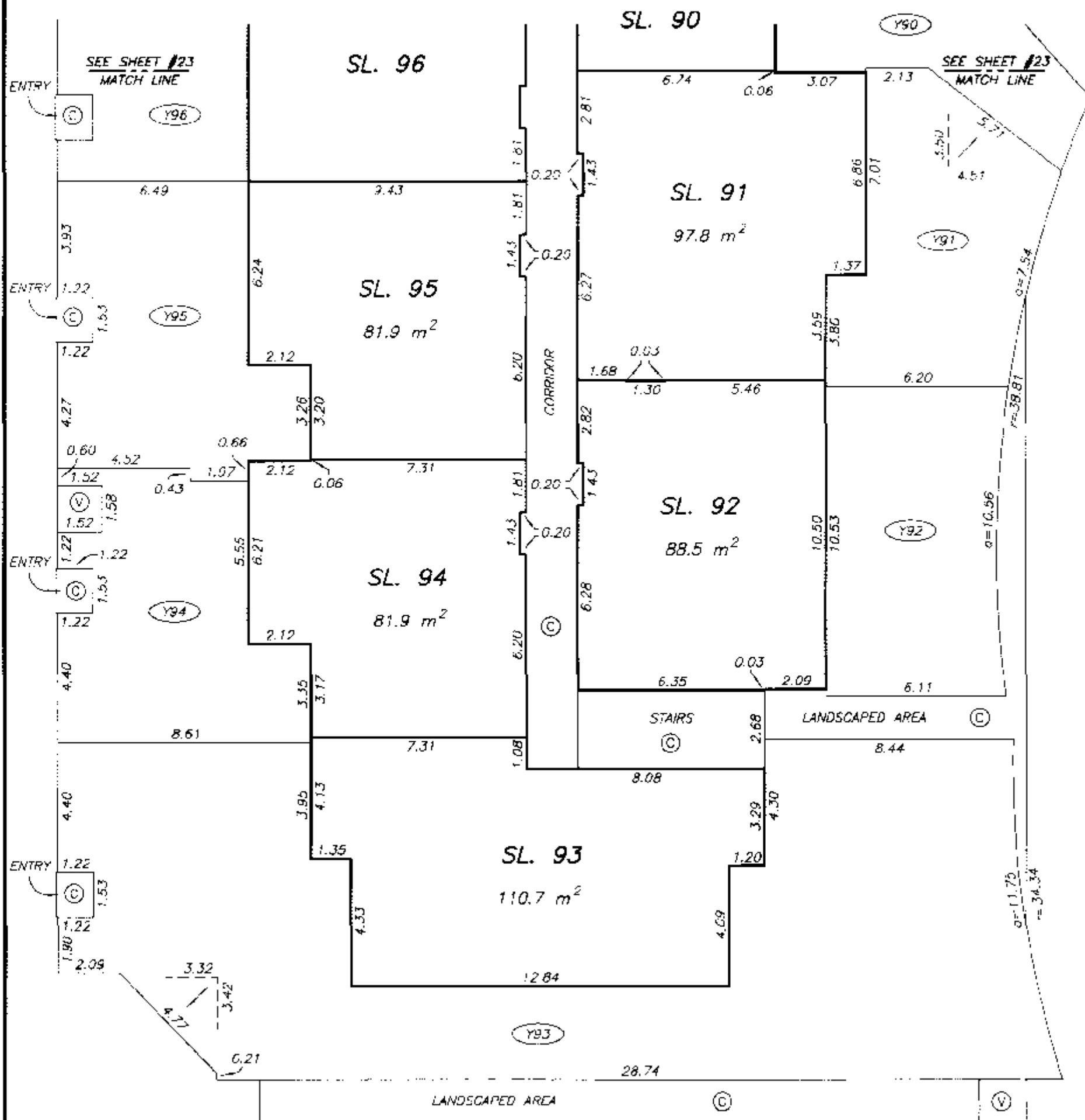
SCALE 1:150



ALL DISTANCES ARE IN METRES.



B' →



B →

DATE : JULY 11, 2005

M.C.B.

DRAWING # 30566-10
FILE # 30566-10_BBL15

ORIGINAL

BUILDING B

LEVEL 2 FLOOR PLAN

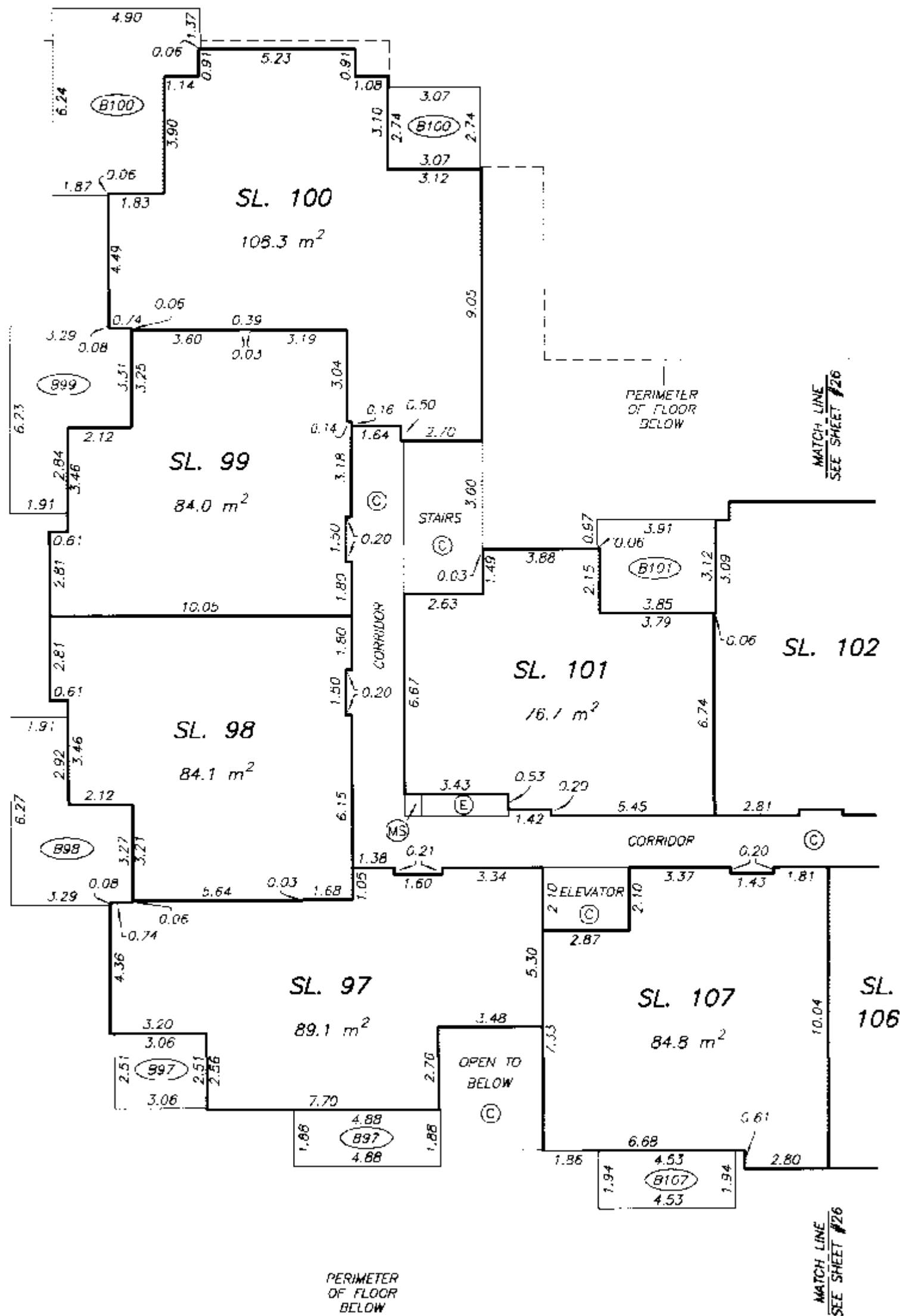
NORTH PORTION

STRATA PLAN BCS 1470

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JULY 11, 2005

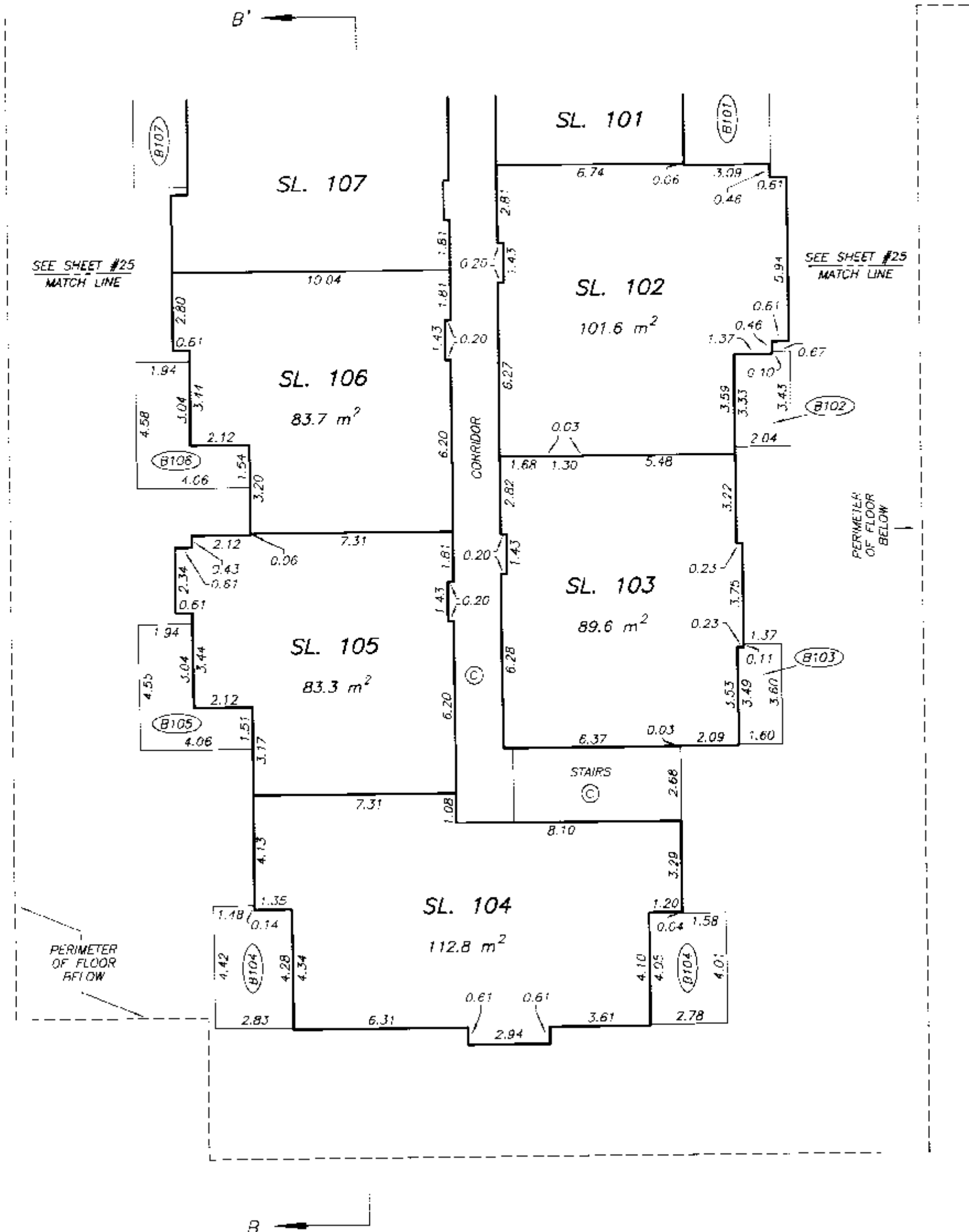
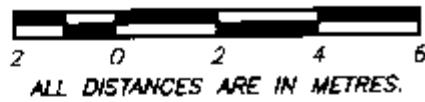
M.E.D.

DRAWING # 30566 10
FILE # 30566-10_BBL2N

ORIGINAL

BUILDING B
LEVEL 2 FLOOR PLAN
SOUTH PORTION

SCALE 1:150



DATE : JULY 11, 2005

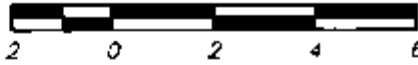
77.5.6.

DRAWING # 30566-10
FILE # 30566-10_BBL2S

ORIGINAL

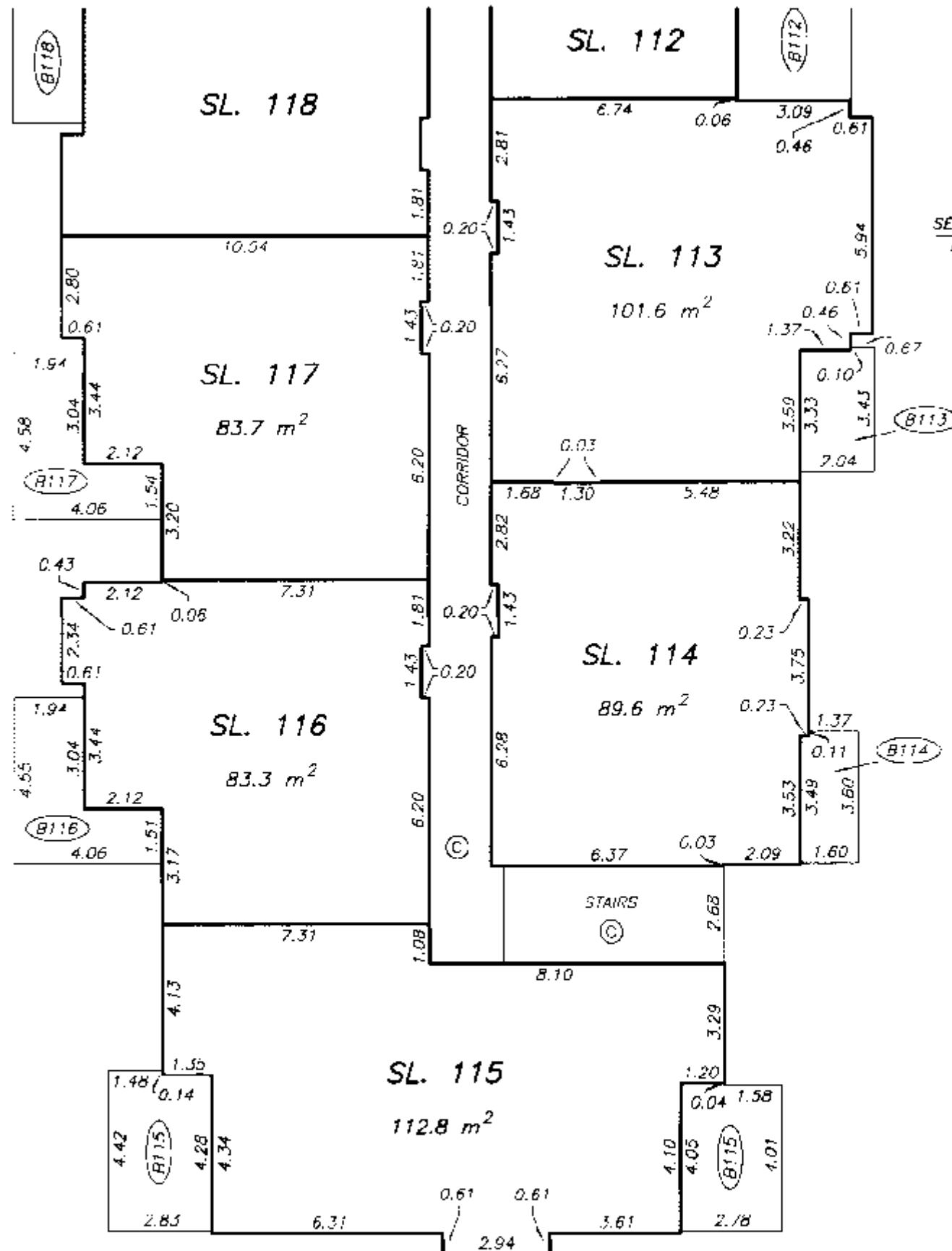
BUILDING B
LEVEL 3 FLOOR PLAN
SOUTH PORTION

STRATA PLAN BCS 1470

SCALE 1:150

 ALL DISTANCES ARE IN METRES.



B' →

SEE SHEET #27
MATCH LINESEE SHEET #27
MATCH LINE

B →

DATE : JULY 11, 2005

M.E.S.

DRAWING # 30566-10
 FILE # 30566-10_BBL3S

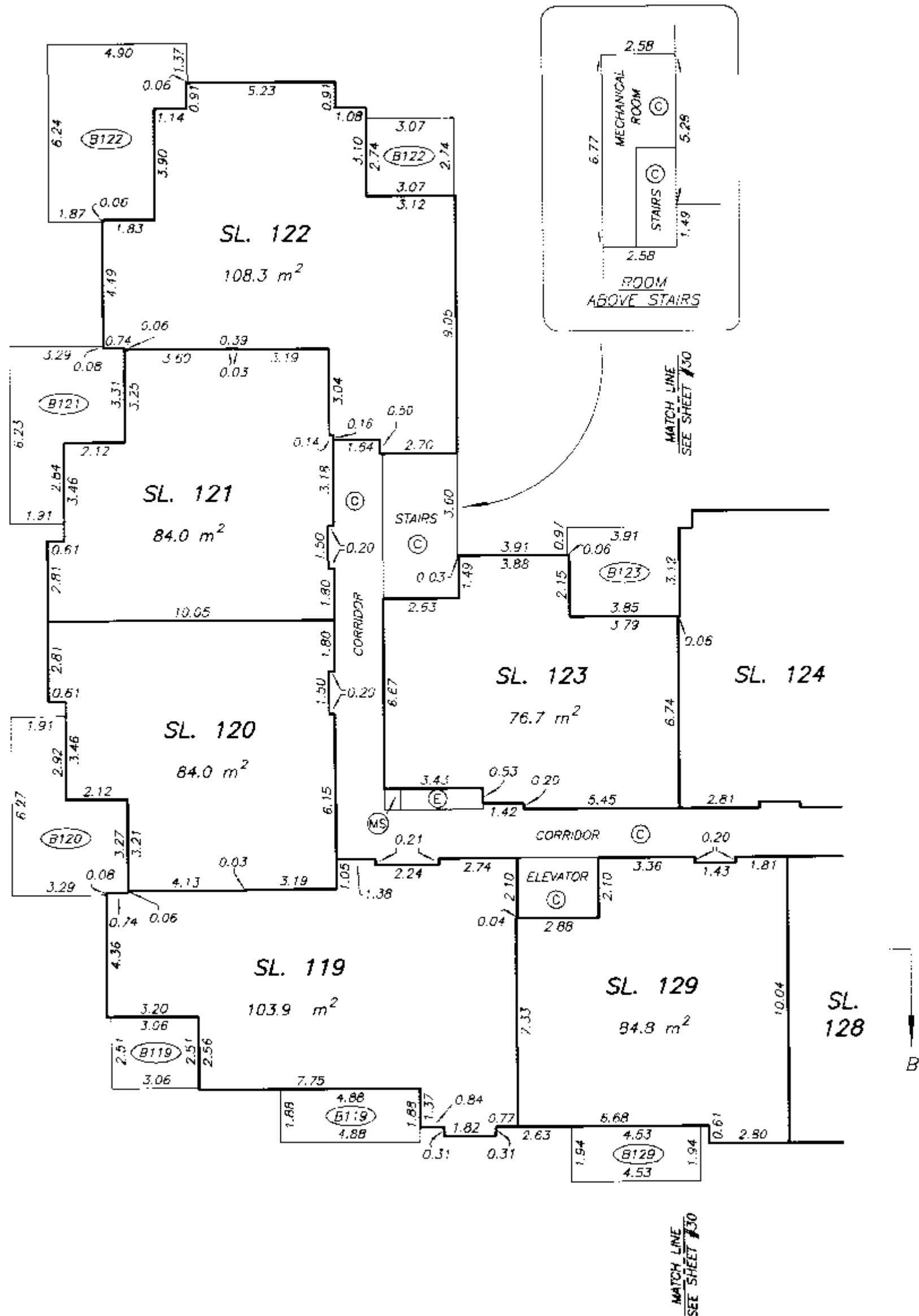
ORIGINAL

BUILDING B LEVEL 4 FLOOR PLAN NORTH PORTION

STRATA PLAN BCS 1470

SCALE 1:150

2 0 2 4 6
ALL DISTANCES ARE IN METRES.



DATE: JULY 11, 2005

M.C.B.

DRAWING # 30566-10
FILE # 30566-10_BBL4N

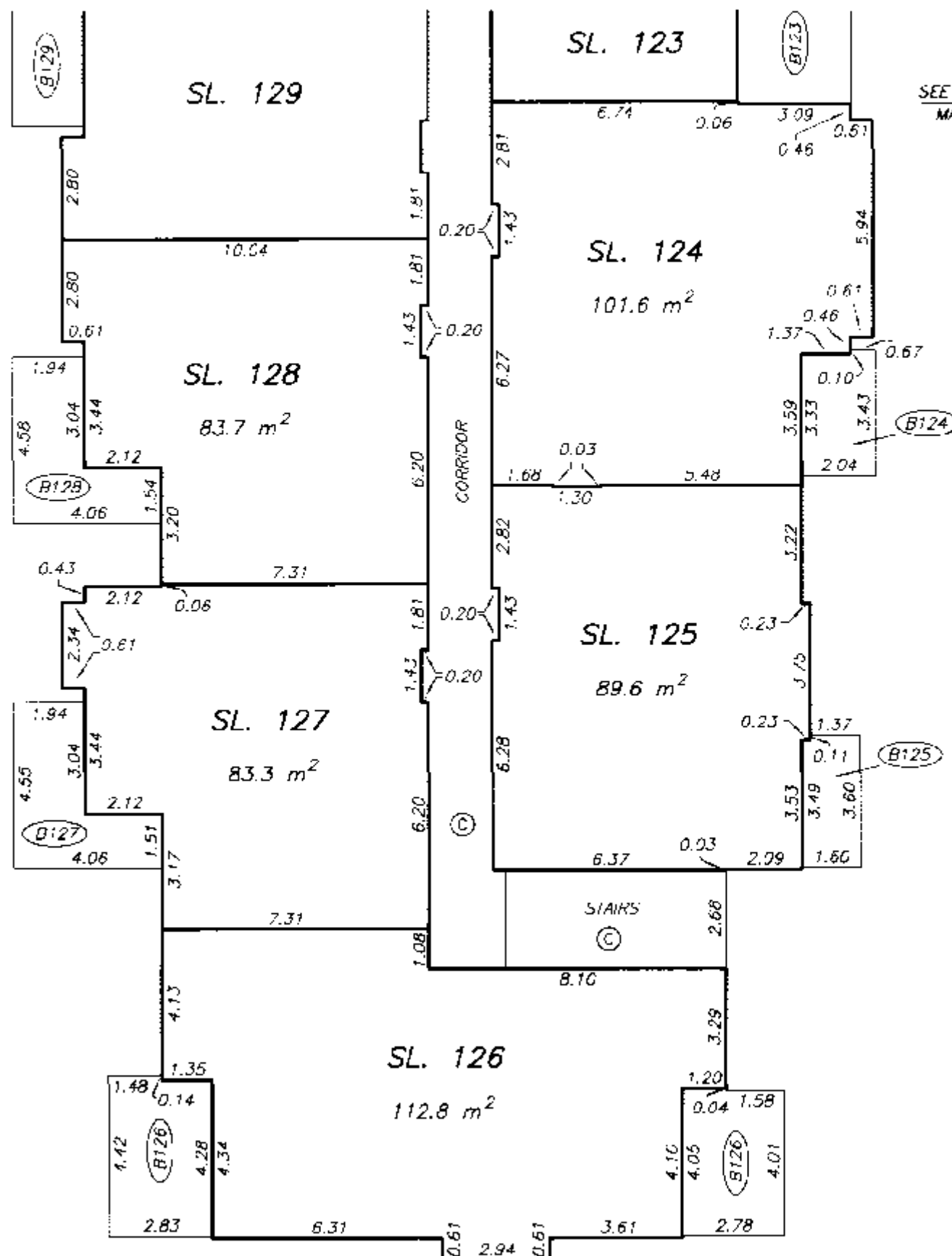
ORIGINAL

BUILDING B
LEVEL 4 FLOOR PLAN
SOUTH PORTION

STRATA PLAN BCS 1470

SCALE 1:150

 ALL DISTANCES ARE IN METRES.

R' SEE SHEET #29
MATCH LINESEE SHEET #29
MATCH LINEB 

DATE : JULY 11, 2005

m.e.b.