

STRATA PLAN OF PART OF
LOT 1, DISTRICT LOT 119,
GP. 1, N.W.D., PLAN BCP6626

STRATA PLAN BCS 1299
PHASE 1

"CITY OF BURNABY"

B.C.G.S. 92G.025

"FRESCO AT THE RENAISSANCE"
2088 MADISON AVENUE,
BURNABY, B.C.

SCALE 1:1000



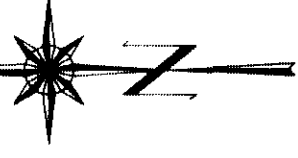
ALL DISTANCES ARE IN METRES.

INTEGRATED SURVEY AREA No. 25
(BURNABY) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9995991

LOUGHEED

HIGHWAY

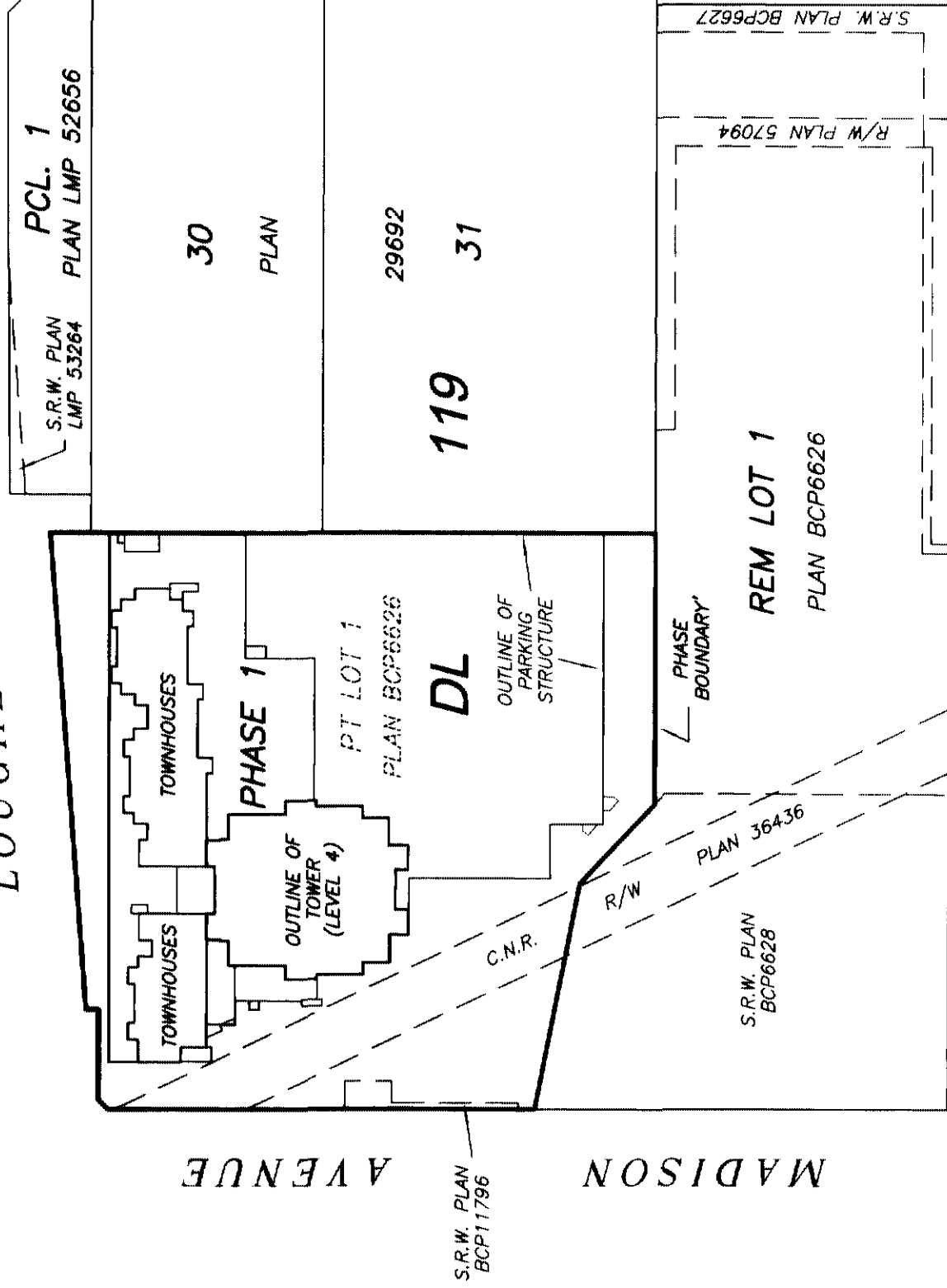


DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.

THIS 17th DAY OF May 2005

REGISTRAR

BX 443899 -
BX 444080



LANE

LEGEND

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

SEE SHEET #2 FOR
PROPERTY DIMENSIONS

APPROVED AS PHASE 1 OF A 2 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT.

DATE: 2005 MAY 12

APPROVING OFFICER FOR THE
CITY OF BURNABY

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: MAY 10th, 2005.

Mike E. Shaw

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

DRAWING # 30536-4
FILE # 30536-4-FS
DATE : MAY 10, 2005.

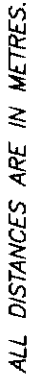
THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 81H4592 AND 81H4593

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED
- DENOTES LEAD PLUG PLACED
- DENOTES DESTROYED/RESET
- DENOTES STRATA LOT
- DENOTES PART
- DENOTES LIMITED COMMON PROPERTY
- DENOTES COMMON PROPERTY
- DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- DENOTES VENT BEING COMMON PROPERTY
- DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- DENOTES COMMON FACILITY
- DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 1
- DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 19
- DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 26

ORIGINAL

PHASE 1



ALL DISTANCES ARE IN METRES.

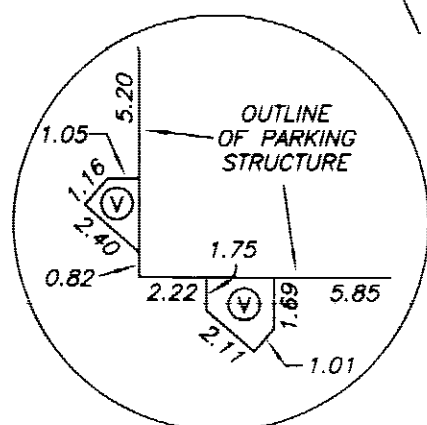
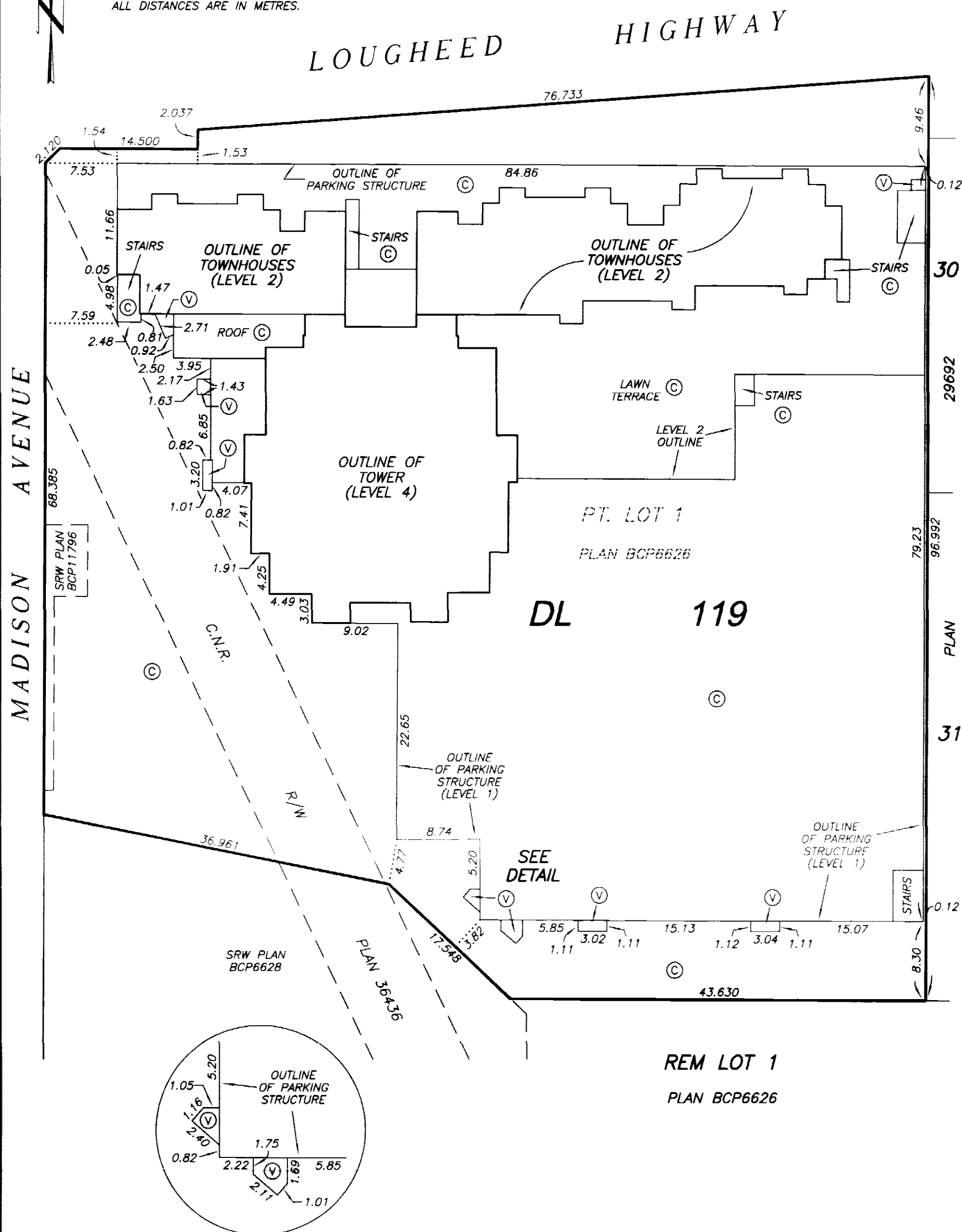
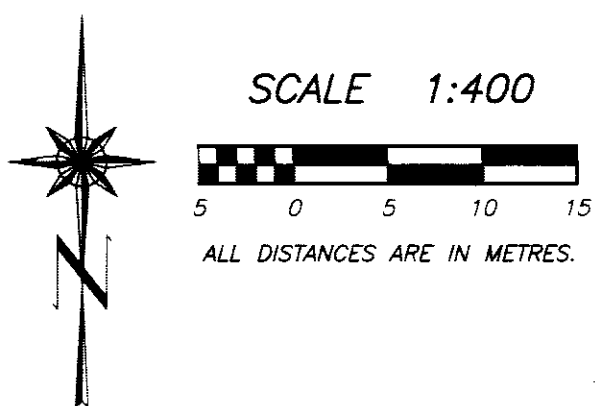


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ORIGINAL

BUILDING LOCATION AND DIMENSIONS

STRATA PLAN BCS 1299 PHASE 1



DETAIL
NOT TO SCALE

DRAWING # 30536-4
FILE # 30536-4_CE

DATE : MAY 10, 2005.

M.E.B.

ORIGINAL

STRATA PLAN BCS 1299
PHASE 1

OWNER:

EMBASSY DEVELOPMENT CORPORATION
(INC. NO. 636831)

AUTHORIZED SIGNATORY Ryan Bosa

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

Greg Fabbro
Lawyer

OCCUPATION OF WITNESS

1300-777 Dunsmuir St.
Vancouver BC

ADDRESS OF WITNESS

V7Y 1K2

I CERTIFY THAT THE RECREATION ROOM WHICH
ACCORDING TO THE PHASED STRATA PLAN DECLARATION
IN FORM P FILED FOR THIS STRATA PLAN WAS TO HAVE BEEN
CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAS BEEN
PROVIDED FOR IN ACCORDANCE WITH SECTION 225(2) OF
THE STRATA PROPERTY ACT.

DATE: 2005 MAY 12

APPROVING OFFICER FOR THE
CITY OF BURNABY

MORTGAGEE:

THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY

G. Brock Richardson

AUTHORIZED SIGNATORY

P. BARTER

WITNESS AS TO BOTH SIGNATURES

Danny Atker

OCCUPATION OF WITNESS

Banker
3400-650 West Georgia St
Vancouver V6B 4N7

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 MAY 10th, 2005, BEEN
PREVIOUSLY OCCUPIED.

Mike E Shaw B.C.L.S.

THE CITY OF BURNABY, REGISTERED OWNER OF
COVENANTS BV308857, BV308859 AND BV308861,
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

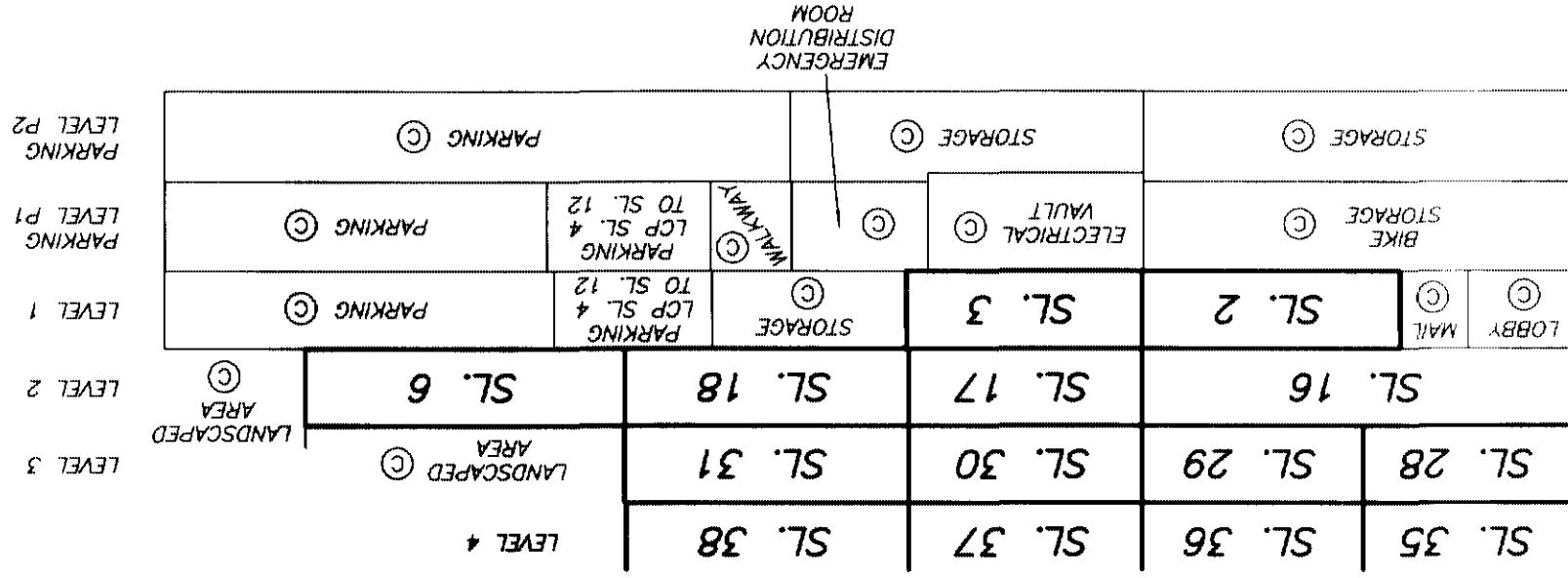
AUTHORIZED SIGNATORY

Angie R. Snipsen
Deputy City Clerk

AUTHORIZED SIGNATORY

ALL DISTANCES ARE IN METRES.

SEE SHEET #6 FOR CONTINUATION



The site plan illustrates the layout of the proposed 10-story building across four levels. Level 1 features a large central area labeled SL. 15, surrounded by corridors and storage. Level 2 includes SL. 14 and SL. 13, with a vestibule and corridor. Level 3 shows SL. 7, SL. 25, SL. 26, SL. 27, and SL. 28, with a landscaped area. Level 4 contains SL. 32, SL. 33, SL. 34, and SL. 35. The plan also depicts outdoor spaces, including a landscaped area, parking, and a pool entry/water equipment room. Circled 'C' symbols are placed throughout the plan to mark specific locations or features.

DATE : MAY 10, 2005.

30

ORIGINAL

SECTION A - A'

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150



ALL DISTANCES ARE IN METRES.

SEE SHEET #7 FOR CONTINUATION

SL. 126	SL. 125	SL. 124	SL. 123	LEVEL 17
SL. 119	SL. 118	SL. 117	SL. 116	LEVEL 16
SL. 112	SL. 111	SL. 110	SL. 109	LEVEL 15
SL. 105	SL. 104	SL. 103	SL. 102	LEVEL 14
SL. 98	SL. 97	SL. 96	SL. 95	LEVEL 13
SL. 91	SL. 90	SL. 89	SL. 88	LEVEL 12
SL. 84	SL. 83	SL. 82	SL. 81	LEVEL 11
SL. 77	SL. 76	SL. 75	SL. 74	LEVEL 10
SL. 70	SL. 69	SL. 68	SL. 67	LEVEL 9
SL. 63	SL. 62	SL. 61	SL. 60	LEVEL 8
SL. 56	SL. 55	SL. 54	SL. 53	LEVEL 7
SL. 49	SL. 48	SL. 47	SL. 46	LEVEL 6
SL. 42	SL. 41	SL. 40	SL. 39	LEVEL 5
SL. 35	SL. 34	SL. 33	SL. 32	LEVEL 4
SL. 28	SL. 27	SL. 26	SL. 25	LEVEL 3

SEE SHEET #5 FOR CONTINUATION

SECTION A - A'

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150



ALL DISTANCES ARE IN METRES.

ROOF DECK ©		MECHANICAL ROOM ©		ROOF DECK ©		
		SL. 181		SL. 180		LEVEL 32
		SL. 178		SL. 177		LEVEL 31
		SL. 175		SL. 174		LEVEL 30
		SL. 172		SL. 171		LEVEL 29
		SL. 169		SL. 168		LEVEL 28
		SL. 166		SL. 165		LEVEL 27
		SL. 163		SL. 162		LEVEL 26
ROOF ©	SL. 159		SL. 158	SL. 157		LEVEL 25
	SL. 154		SL. 153	SL. 152		LEVEL 24
	SL. 149		SL. 148	SL. 147		LEVEL 23
	SL. 144		SL. 143	SL. 142		LEVEL 22
		SL. 139		SL. 138	SL. 137	LEVEL 21
					(RD137)	LEVEL 20
SL. 133	SL. 132		SL. 131	SL. 130		LEVEL 19
SL. 126	SL. 125		SL. 124	SL. 123		LEVEL 18
SL. 119	SL. 118		SL. 117	SL. 116		LEVEL 17
						LEVEL 16

SEE SHEET #6 FOR CONTINUATION

SECTION B - B'

STRATA PLAN BCS 1299

PHASE 1

SCALE 1:150



ALL DISTANCES ARE IN METRES.

SEE SHEET #9 FOR CONTINUATION

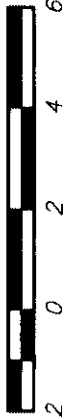
SL. 126	SL. 127	SL. 128	SL. 129	LEVEL 17
SL. 119	SL. 120	SL. 121	SL. 122	LEVEL 16
SL. 112	SL. 113	SL. 114	SL. 115	LEVEL 15
SL. 105	SL. 106	SL. 107	SL. 108	LEVEL 14
SL. 98	SL. 99	SL. 100	SL. 101	LEVEL 13
SL. 91	SL. 92	SL. 93	SL. 94	LEVEL 12
SL. 84	SL. 85	SL. 86	SL. 87	LEVEL 11
SL. 77	SL. 78	SL. 79	SL. 80	LEVEL 10
SL. 70	SL. 71	SL. 72	SL. 73	LEVEL 9
SL. 63	SL. 64	SL. 65	SL. 66	LEVEL 8
SL. 56	SL. 57	SL. 58	SL. 59	LEVEL 7
SL. 49	SL. 50	SL. 51	SL. 52	LEVEL 6
SL. 42	SL. 43	SL. 44	SL. 45	LEVEL 5
SL. 35	SL. 36	SL. 37	SL. 38	LEVEL 4
SL. 28	SL. 29	SL. 30	SL. 31	LEVEL 3

SEE SHEET #5 FOR CONTINUATION

SECTION B - B'

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150



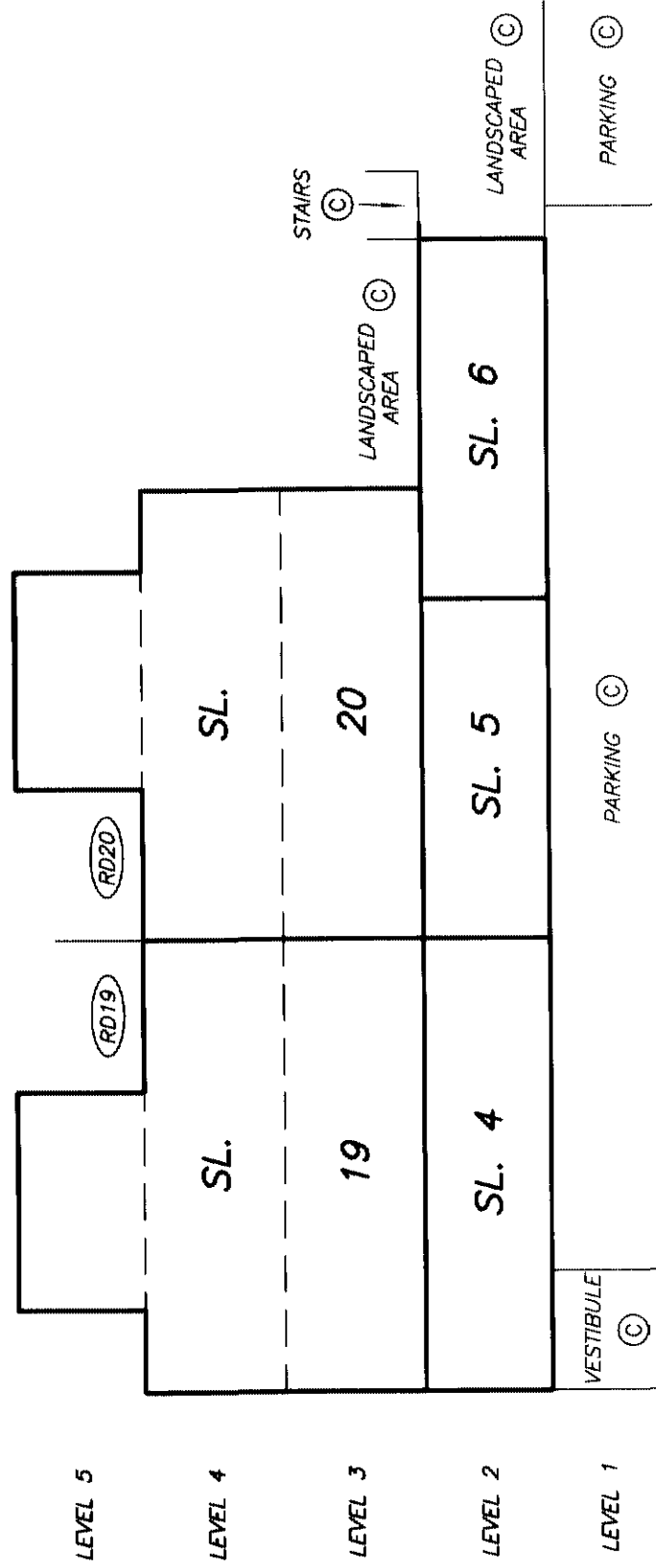
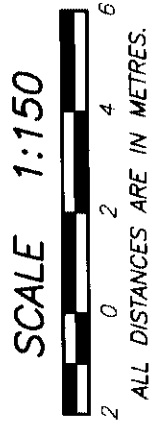
ALL DISTANCES ARE IN METRES.

MECHANICAL ROOM		ROOF DECK	ROOF DECK
		LEVEL 32	LEVEL 31
SL. 182	SL. 180	LEVEL 30	LEVEL 29
SL. 179	SL. 177	LEVEL 28	LEVEL 27
SL. 176	SL. 174	LEVEL 26	LEVEL 25
SL. 173	SL. 171	LEVEL 24	LEVEL 23
SL. 170	SL. 168	LEVEL 22	LEVEL 21
SL. 167	SL. 165	LEVEL 20	LEVEL 19
SL. 164	SL. 162	LEVEL 18	LEVEL 17
SL. 160	SL. 161	LEVEL 16	
SL. 155	SL. 156		
SL. 150	SL. 151		
SL. 145	SL. 146		
SL. 140	SL. 141		
SL. 133	SL. 134		
SL. 126	SL. 127		
SL. 119	SL. 120		
	SL. 135		
	SL. 128		
	SL. 121		
	SL. 136		
	SL. 129		
	SL. 122		

SEE SHEET #8 FOR CONTINUATION

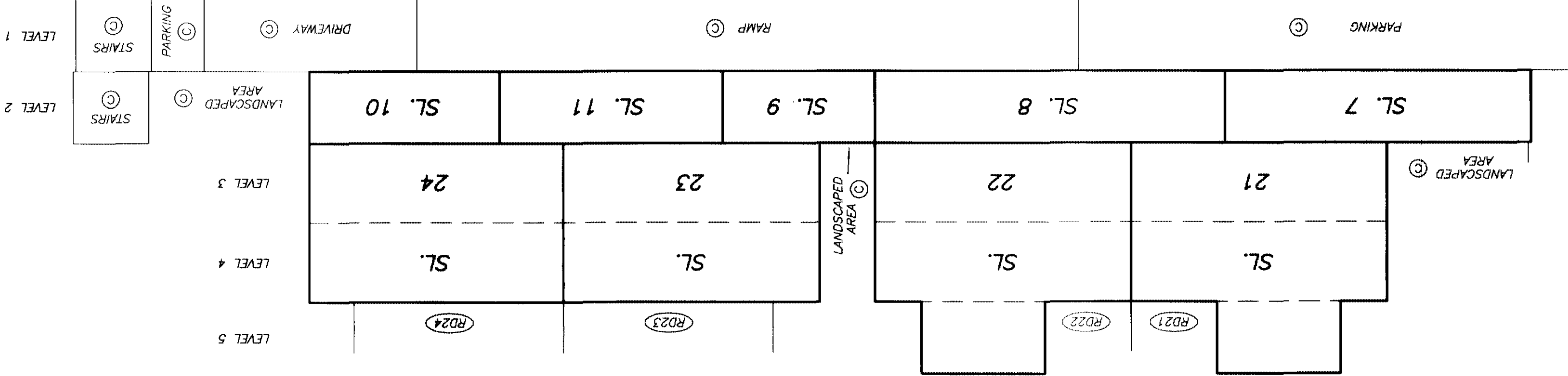
SECTION C - C'

STRATA PLAN BCS 1299
PHASE 1



SECTION D - D'

STRATA PLAN BCS 1299
PHASE 1



DATE : MAY 10, 2005.

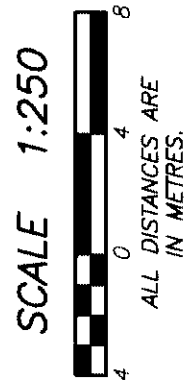
M.E.D.

DRAWING # 30536-4
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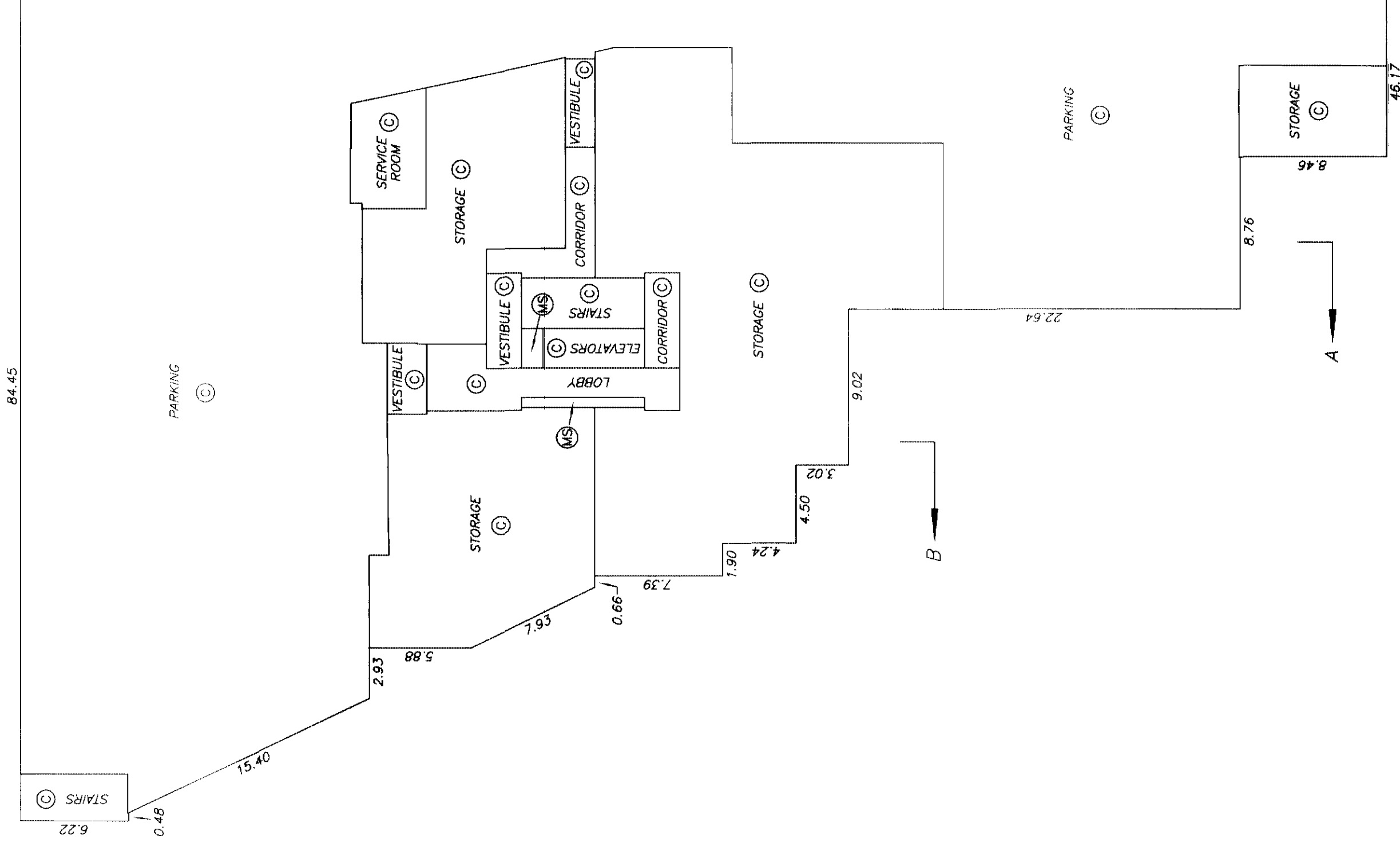
ORIGINAL

**PARKING LEVEL P2
WEST SIDE**

**STRATA PLAN BCS 1299
PHASE 1**



SEE SHEET #13
MATCH LINE



SEE SHEET #13
MATCH LINE

DATE : MAY 10, 2005.

M.E.D.

DRAWING # 30536-4
FILE # 30536-4_P2

ORIGINAL

SHEET 13 OF 58 SHEETS

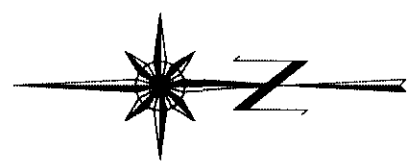
PARKING LEVEL P2
EAST SIDE

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:250

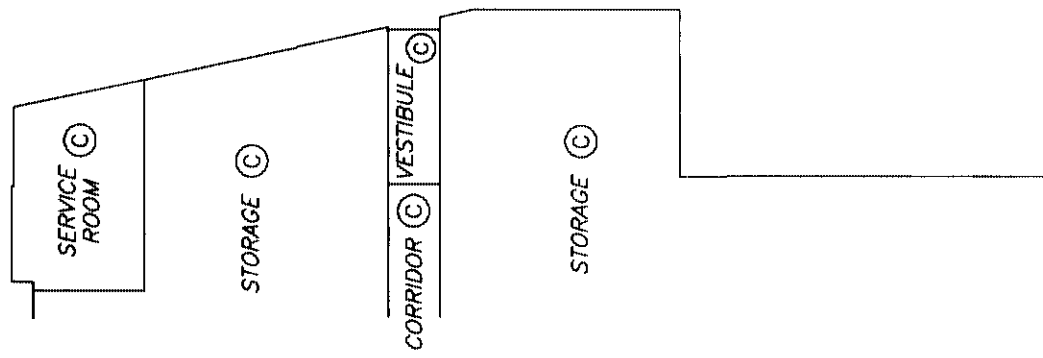
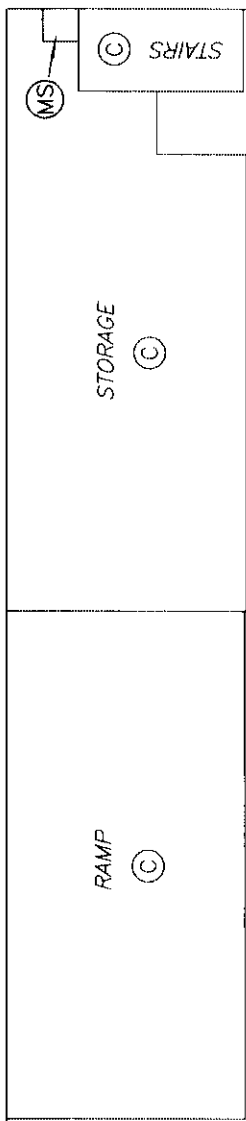


ALL DISTANCES ARE
IN METRES.



84.45

SEE SHEET #12
MATCH LINE



STORAGE ©

CORRIDOR © VESTIBULE ©

STORAGE ©

PARKING

©

78.91

STORAGE ©

STAIRS ©

46.17

SEE SHEET #12
MATCH LINE

DRAWING # 30536-4
FILE # 30536-4_P2

DATE : MAY 10, 2005.

M.E.D.

ORIGINAL

**PARKING LEVEL P1
WEST SIDE**

**STRATA PLAN BCS 1299
PHASE 1**

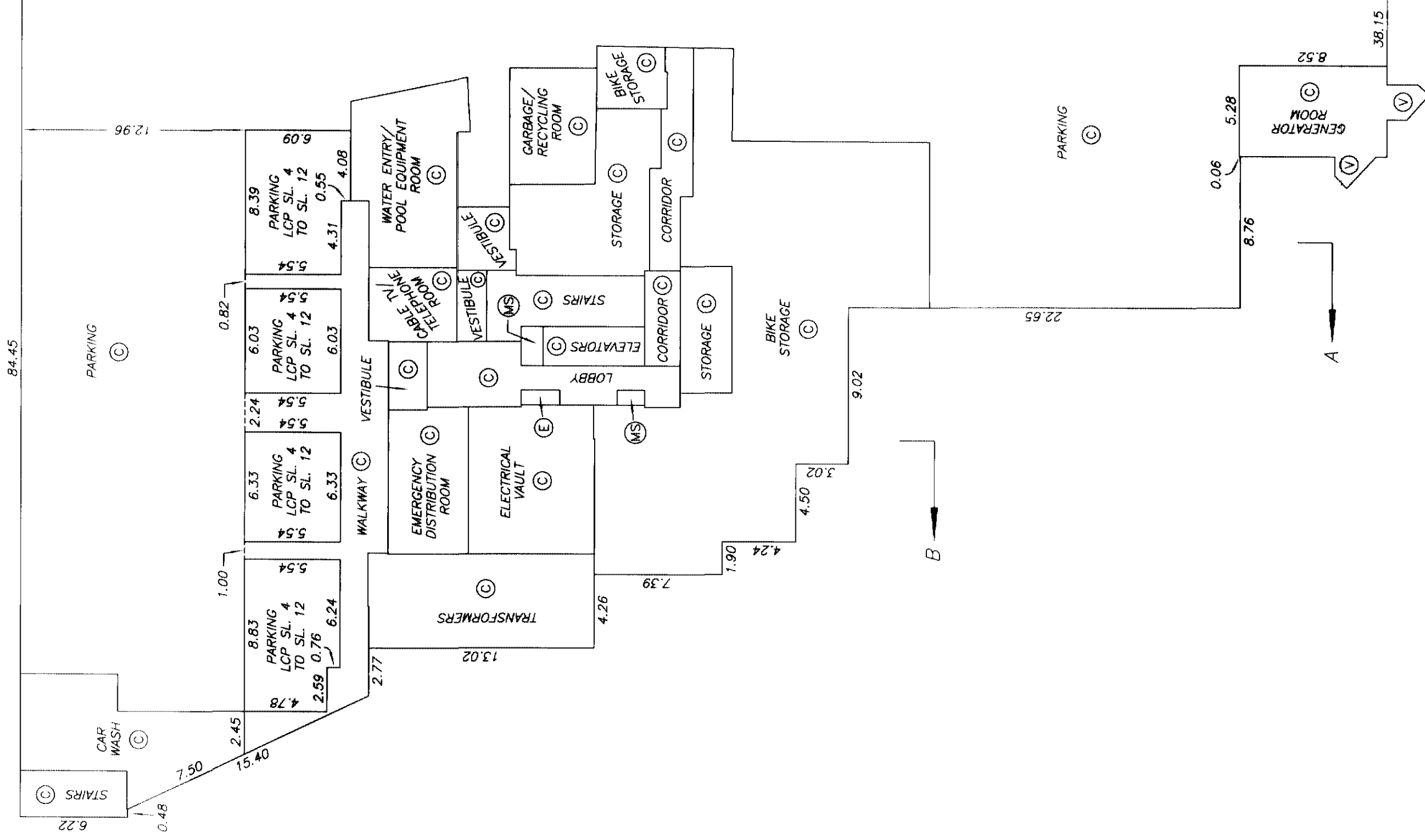
SCALE 1:250



ALL DISTANCES ARE
IN METRES.



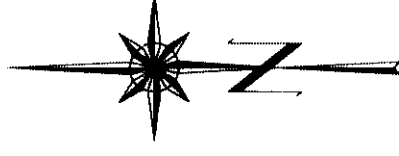
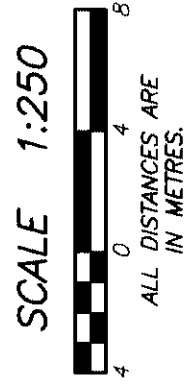
MATCH LINE
SEE SHEET #15



MATCH LINE
SEE SHEET #15

PARKING LEVEL P1
EAST SIDE

STRATA PLAN BCS 1299
PHASE 1



SEE SHEET #14
MATCH LINE

DRAWING # 30536-4
FILE # 30536-4_P1

DATE : MAY 10, 2005.
M.E.D.

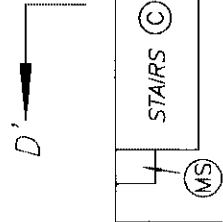
ORIGINAL

LEVEL 2 KEY PLAN

STRATA PLAN BCS 1299

PHASE 1

SCALE 1:250



PERIMETER OF FLOOR BELOW

STAIRS ©

SL. 10

SL. 11

SL. 9

SL. 8

SL. 12

SL. 7

SL. 13

SL. 14

SL. 15

SL. 6

SL. 18

SL. 17

SL. 16

SL. 5

SL. 4

ROOF ©

STAIRS ©

TOWNHOUSES
SEE SHEET #21 FOR STRATA
LOT DETAILS

TOWNHOUSES
SEE SHEET #20 FOR STRATA
LOT DETAILS

LOBBY ©

STAIRS ©

ELEVATORS ©

OPEN TO BELOW ©

PERIMETER OF FLOOR BELOW

LEVEL 3 KEY PLAN

STRATA PLAN BCS 1299

PHASE 1

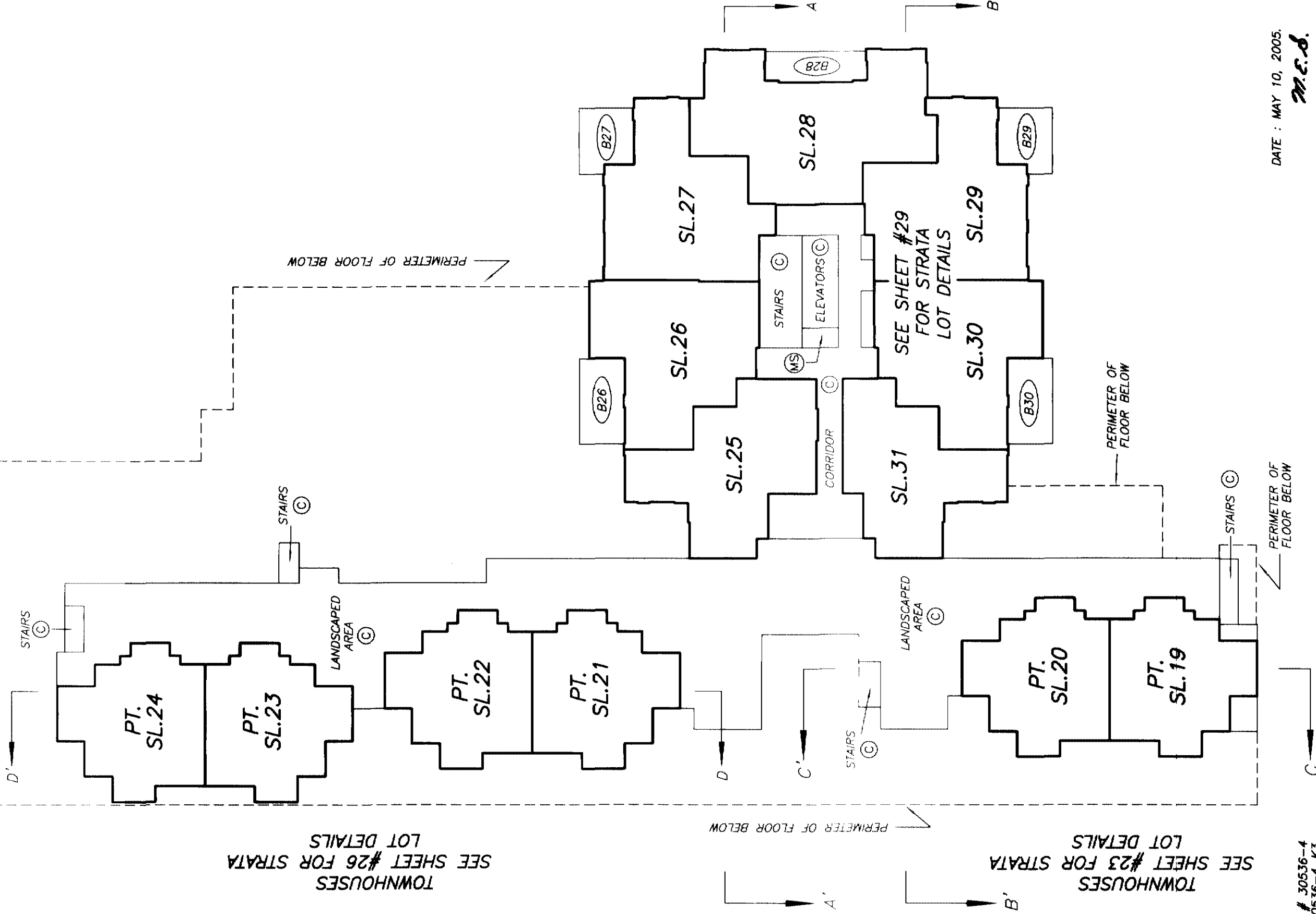
SCALE 1:250



ALL DISTANCES ARE IN METRES.



PERIMETER OF FLOOR BELOW



TOWNHOUSES
SEE SHEET #26 FOR STRATA
LOT DETAILS

TOWNHOUSES
SEE SHEET #23 FOR STRATA
LOT DETAILS

DATE : MAY 10, 2005.
M.E.d.

DRAWING # 30536-4
FILE # 30536-4_K3

ORIGINAL

SHEET 19 OF 58 SHEETS

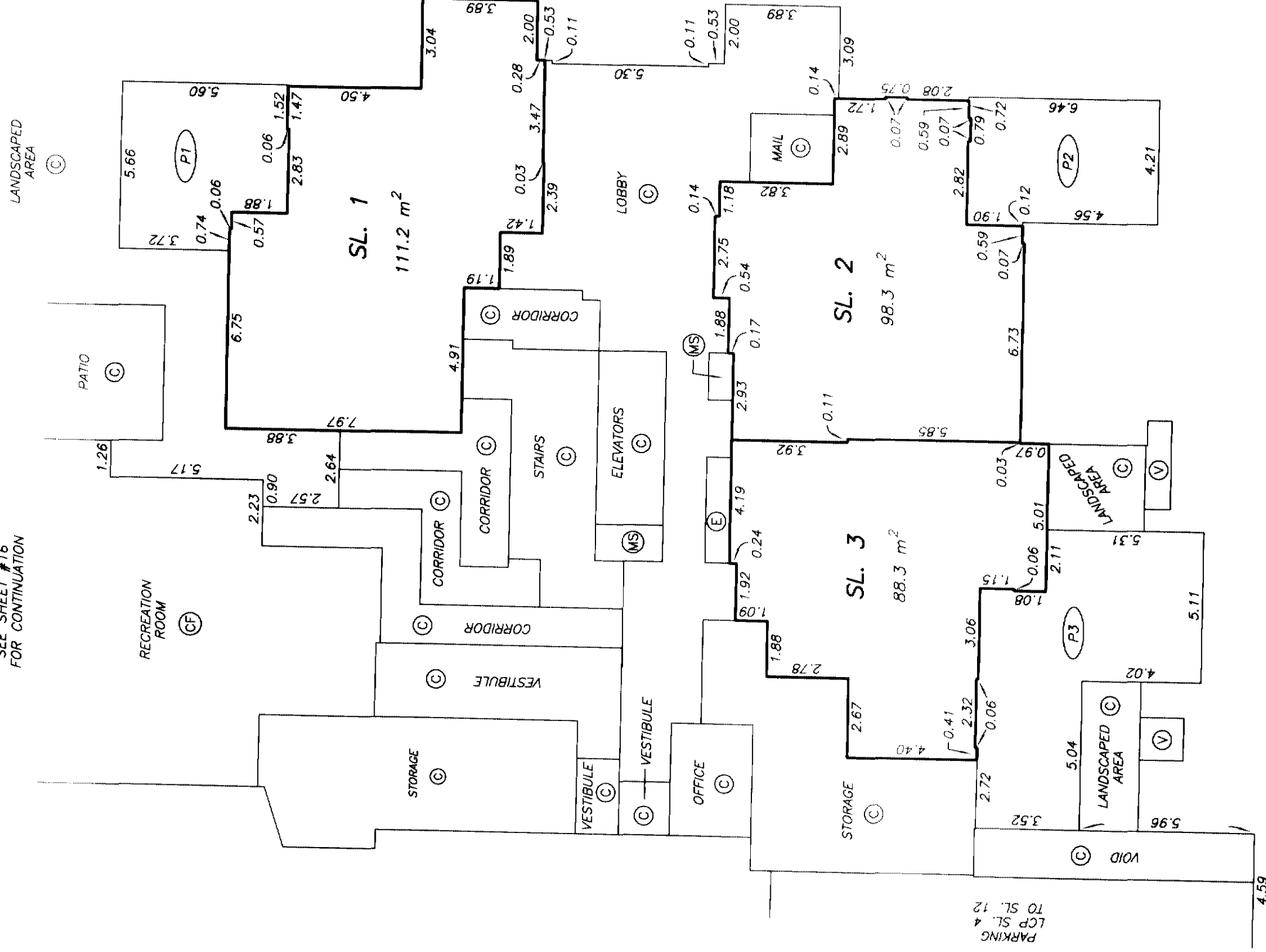
LEVEL 1 FLOOR PLAN

STRATA PLAN BCS 1299 PHASE 1

SCALE 1:150

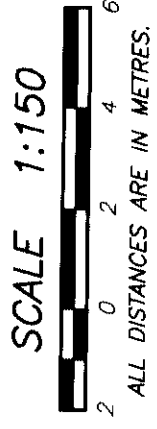


SEE SHEET #16
FOR CONTINUATION

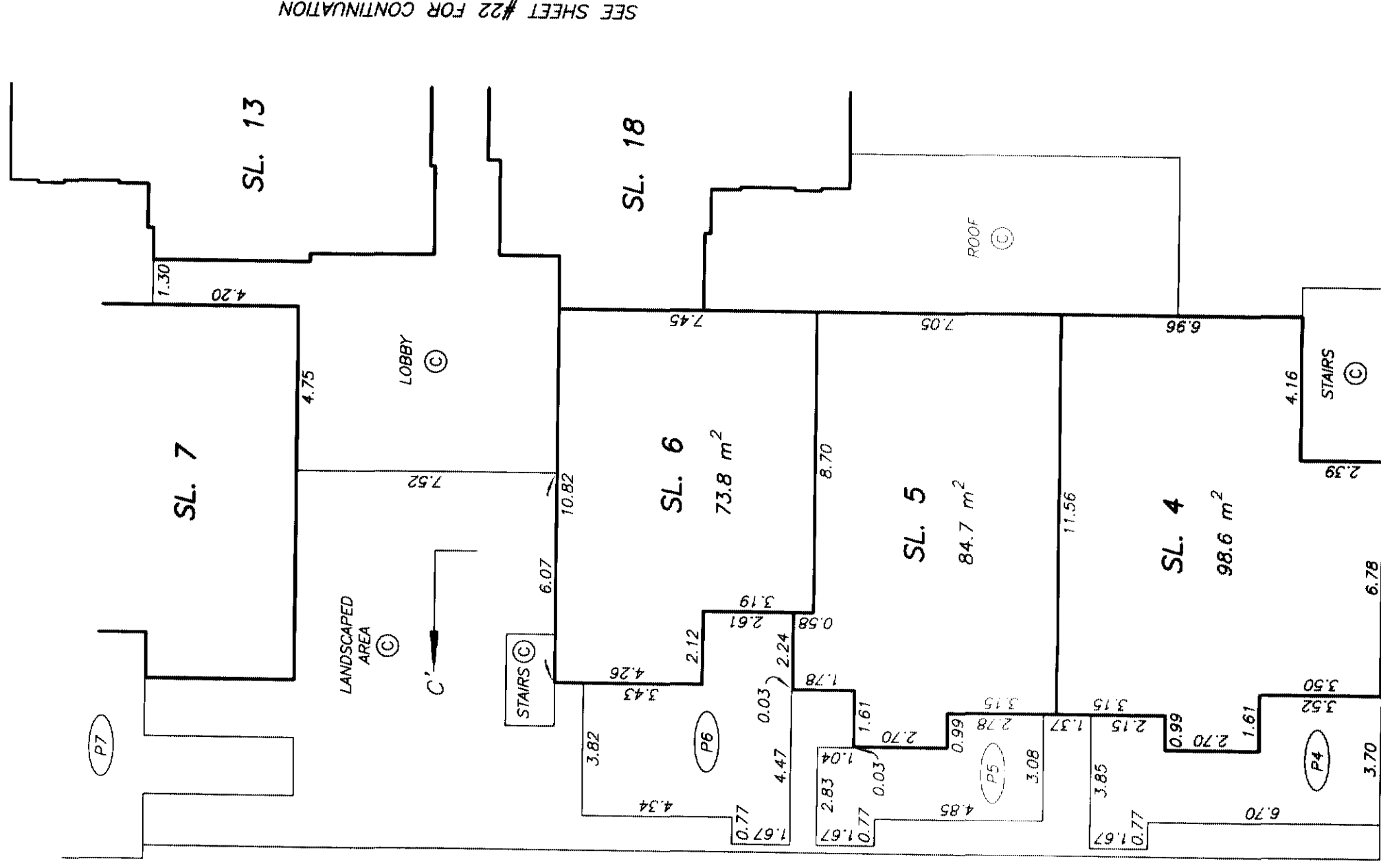


LEVEL 2 FLOOR PLAN
WEST TOWNHOUSES

STRATA PLAN BCS 1299
PHASE 1



SEE SHEET #21
FOR CONTINUATION



SHEET 21 OF 58 SHEETS

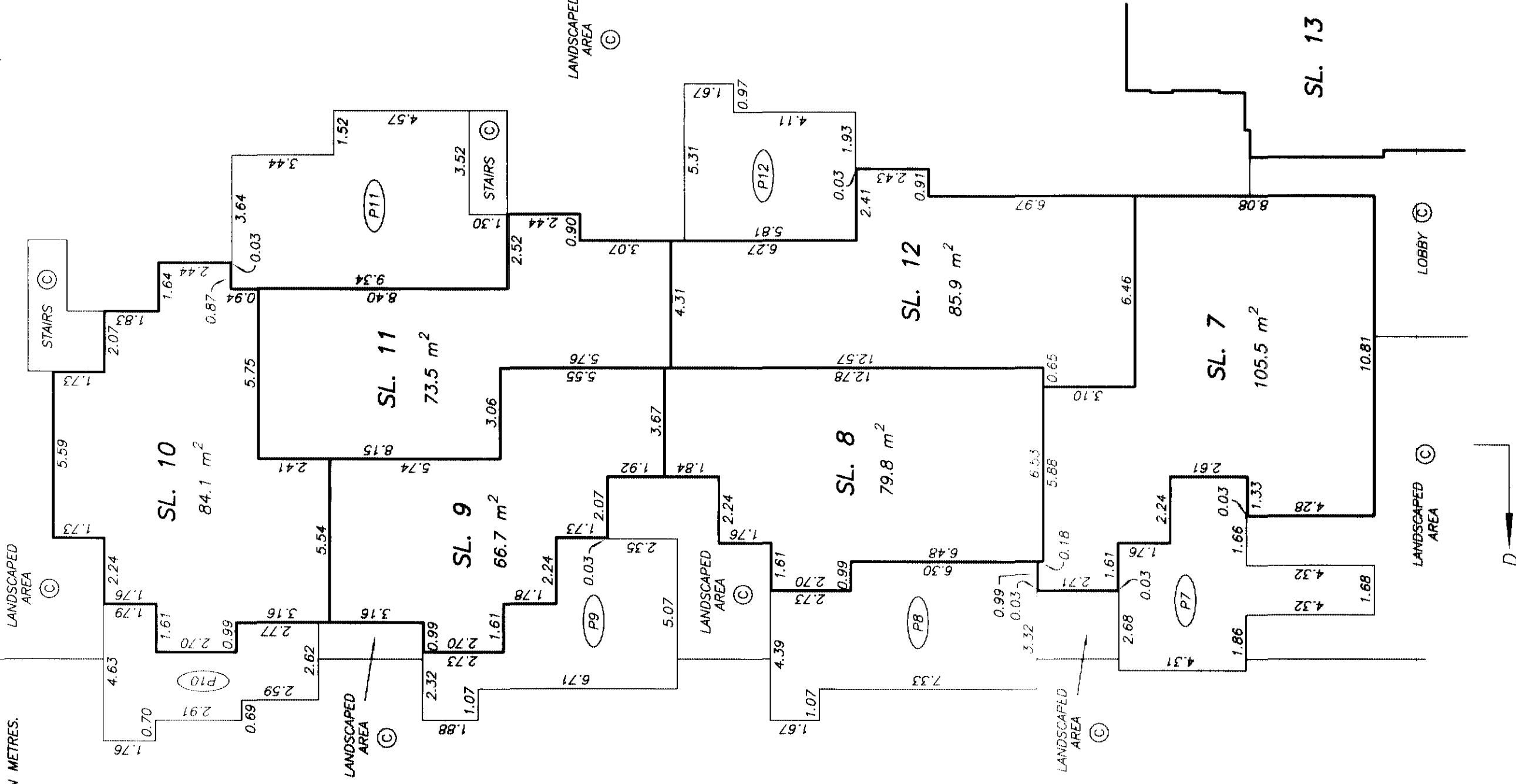
LEVEL 2 FLOOR PLAN EAST TOWNHOUSES

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150



ALL DISTANCES ARE IN METRES.



SEE SHEET #22 FOR CONTINUATION

SEE SHEET #20
FOR CONTINUATION

DATE : MAY 10, 2005.

M.E.D.

DRAWING # 30536-4
FILE # 30536-4_L2

ORIGINAL

LEVEL 2
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150

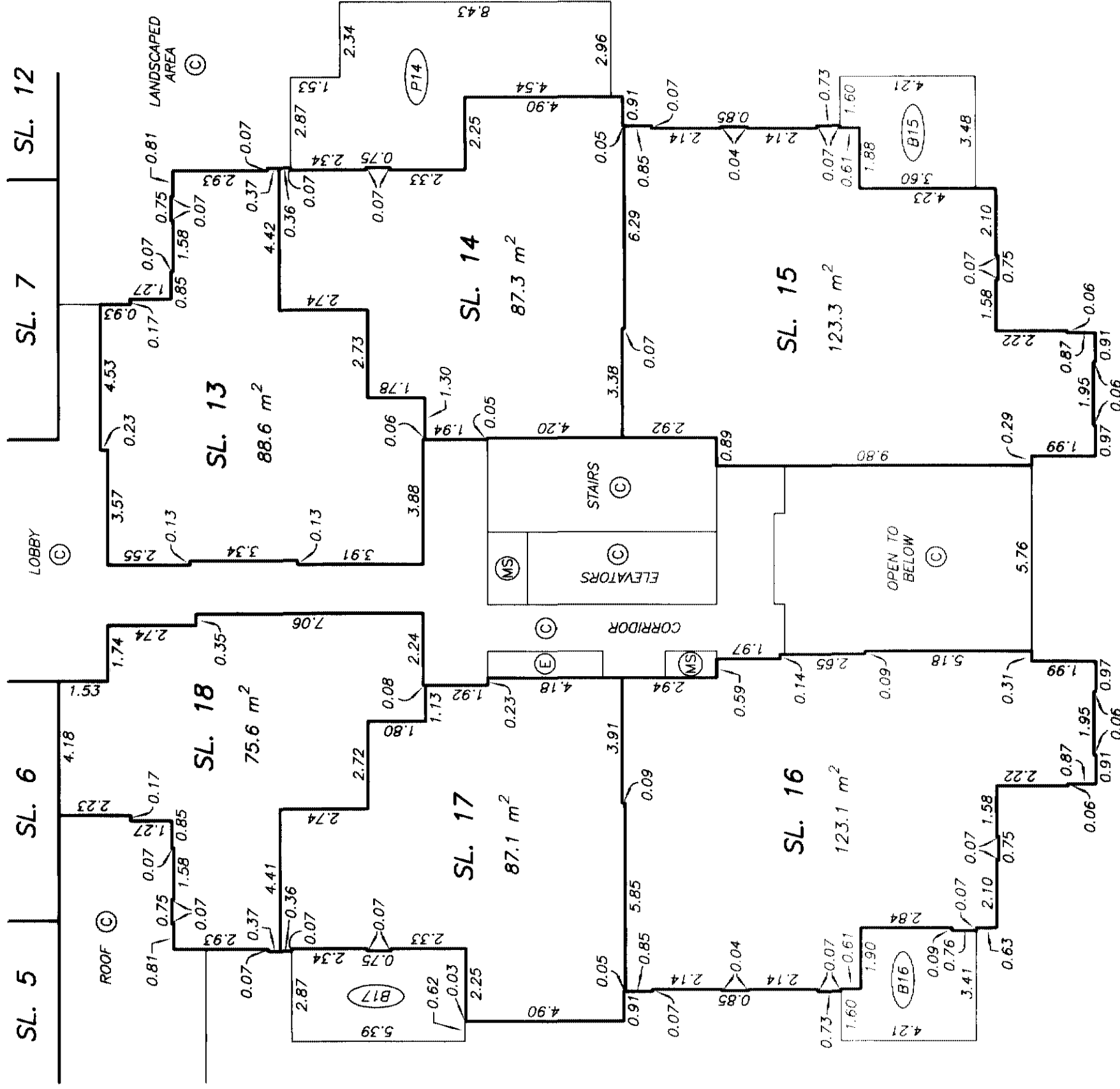


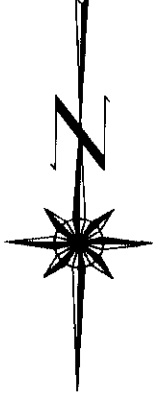
ALL DISTANCES ARE IN METRES.



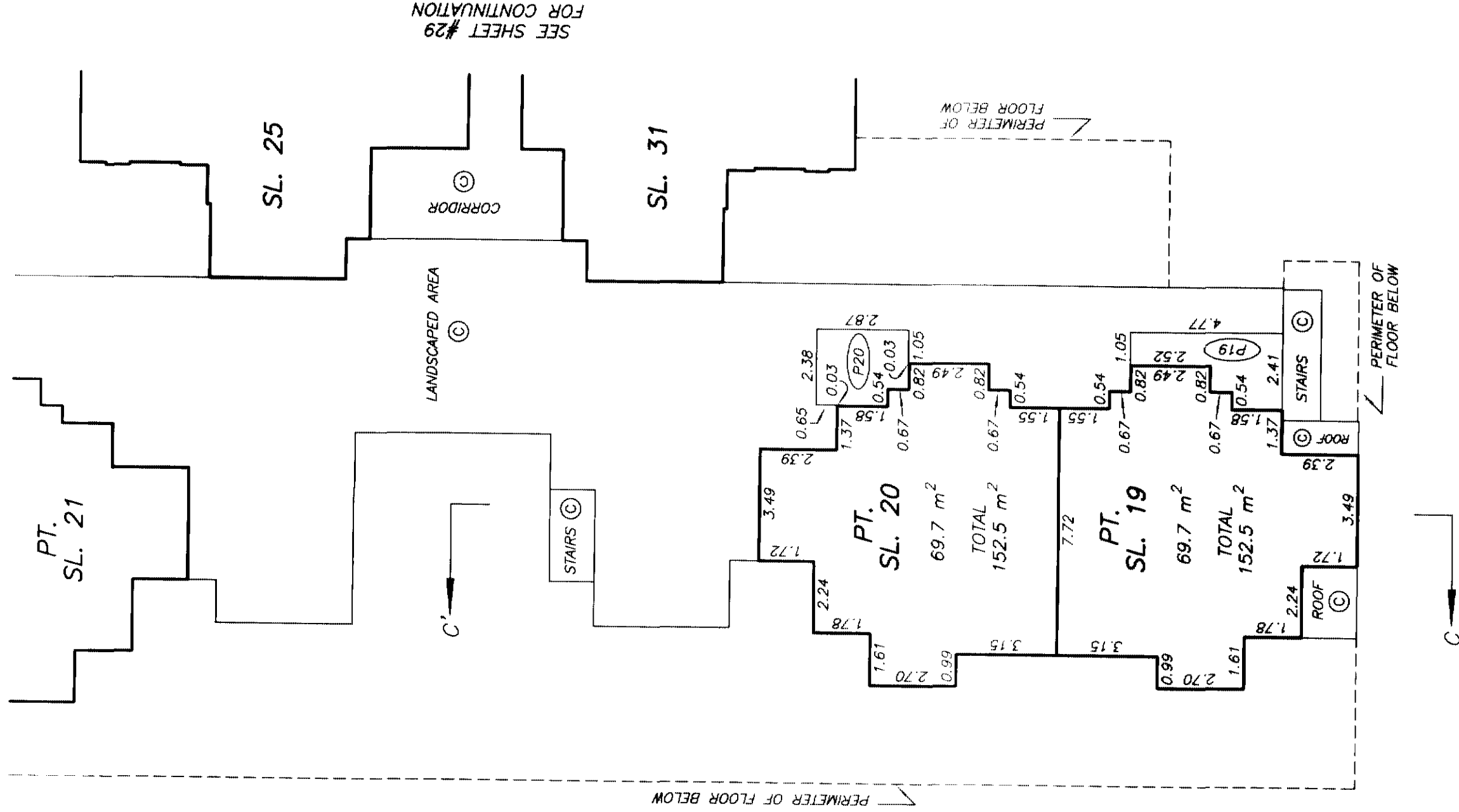
SEE SHEET #20
FOR CONTINUATION

SEE SHEET #21
FOR CONTINUATION





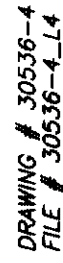
SEE SHEET #26
FOR CONTINUATION



PHASE 1



SEE SHEET #30
FOR CONTINUATION



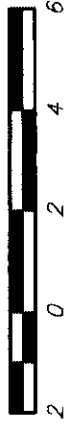
卷之四

ORIGINAL

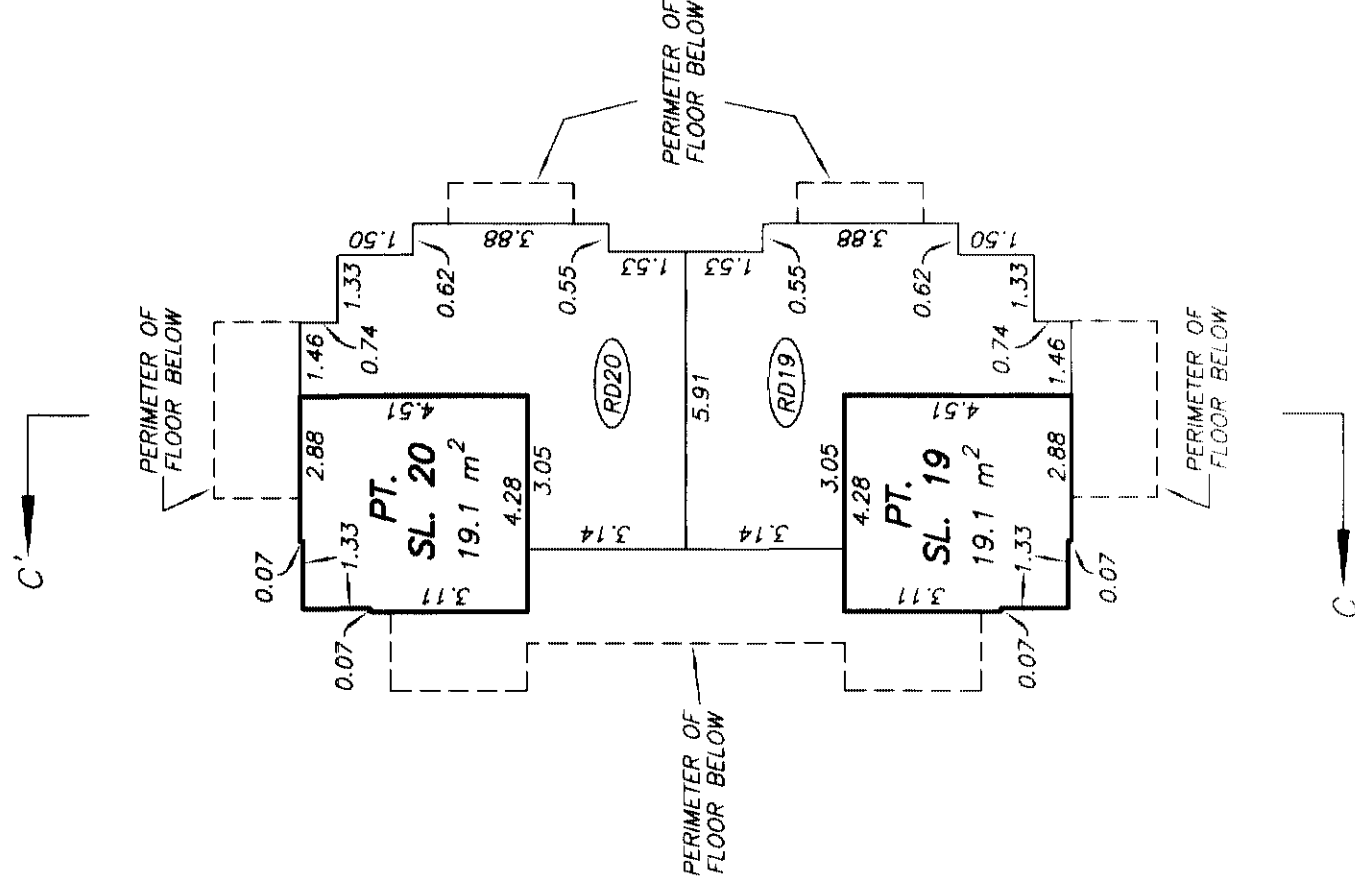
LEVEL 5 FLOOR PLAN
WEST TOWNHOUSES

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150



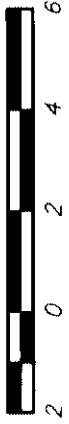
ALL DISTANCES ARE IN METRES.



**LEVEL 3 FLOOR PLAN
EAST TOWNHOUSES**

**STRATA PLAN BCS 1299
PHASE 1**

SCALE 1:150

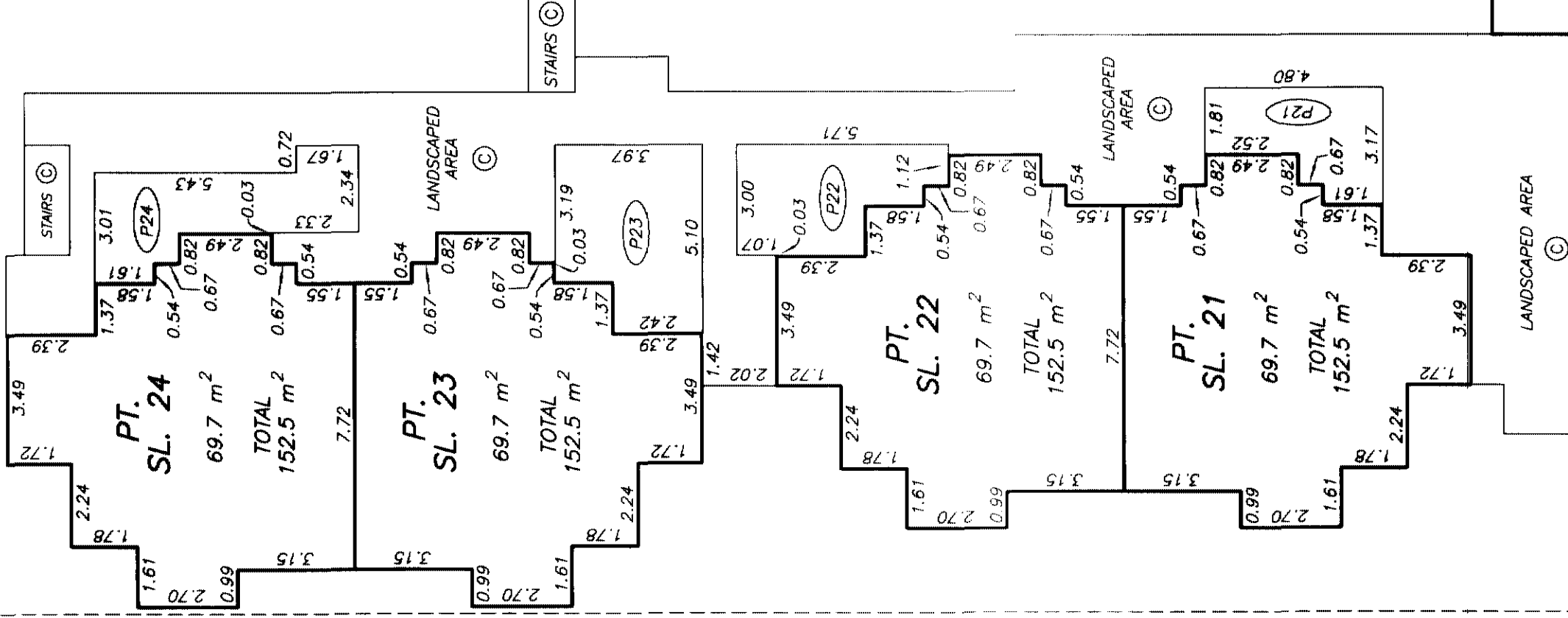


ALL DISTANCES ARE IN METRES.



PERIMETER OF FLOOR BELOW

D'



PERIMETER OF FLOOR BELOW

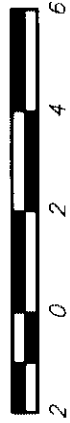
D

SL. 25

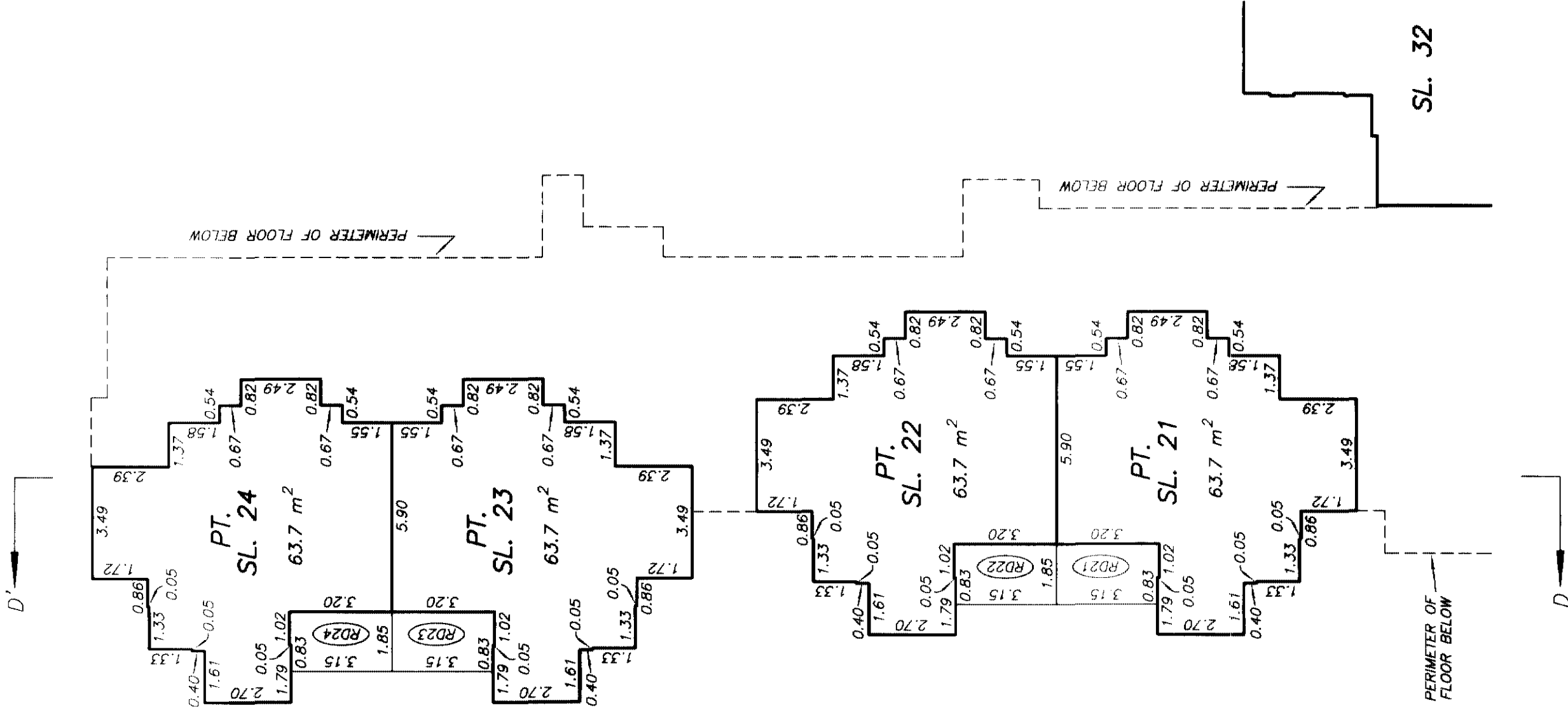
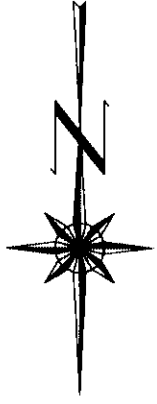
LEVEL 4 FLOOR PLAN
EAST TOWNHOUSES

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150



ALL DISTANCES ARE IN METRES.



SEE SHEET #24
FOR CONTINUATION

DRAWING # 30536-4
FILE # 30536-4.L4

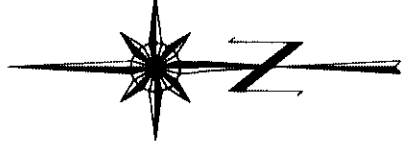
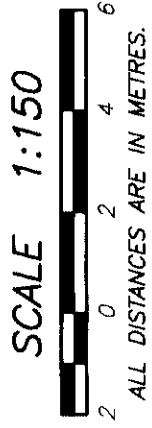
DATE : MAY 10, 2005.

M.E.B.

ORIGINAL

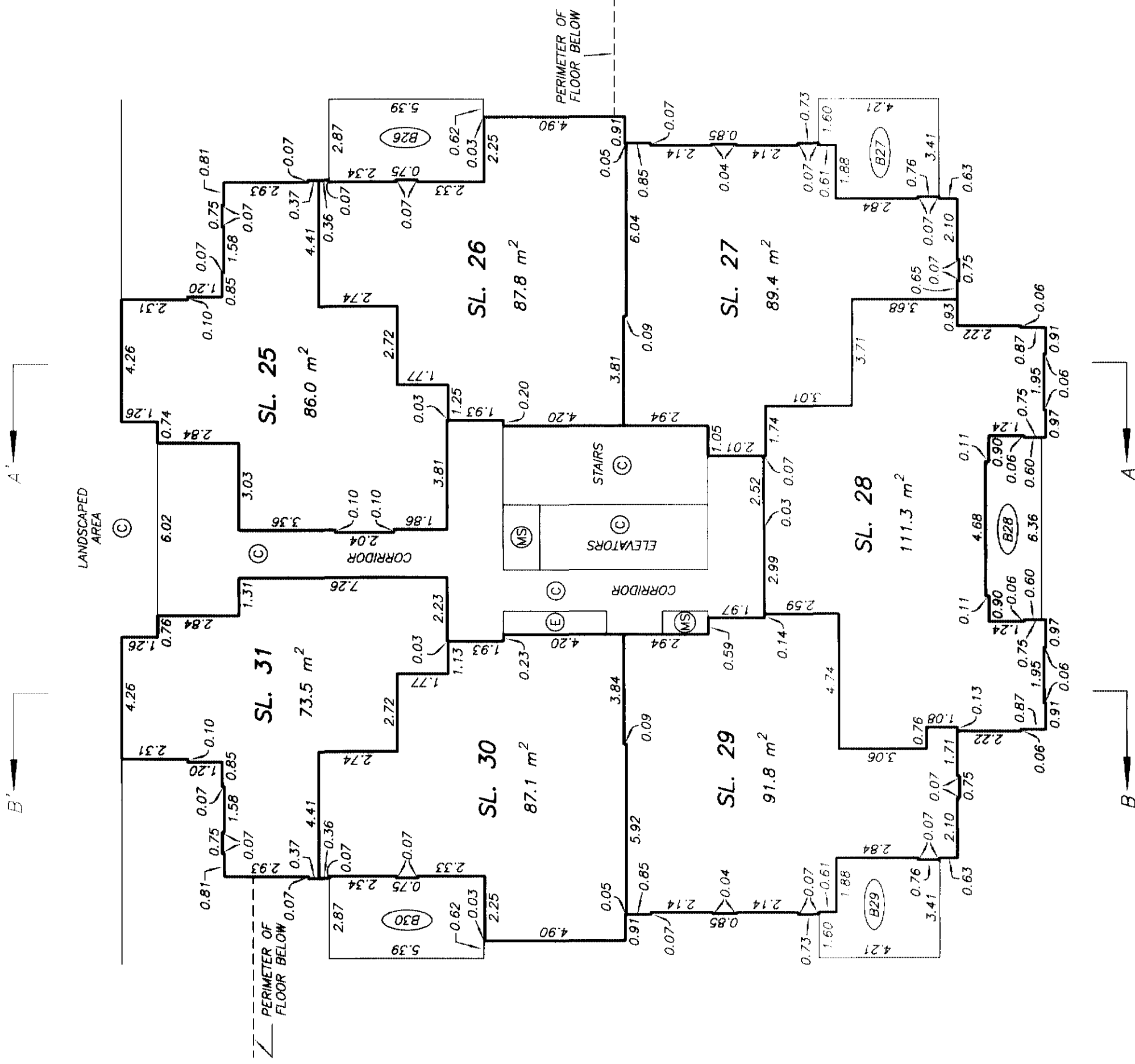
LEVEL 3
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 1



SEE SHEET #23
FOR CONTINUATION

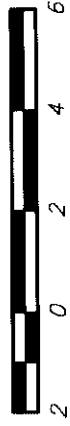
SEE SHEET #26
FOR CONTINUATION



LEVEL 4
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150

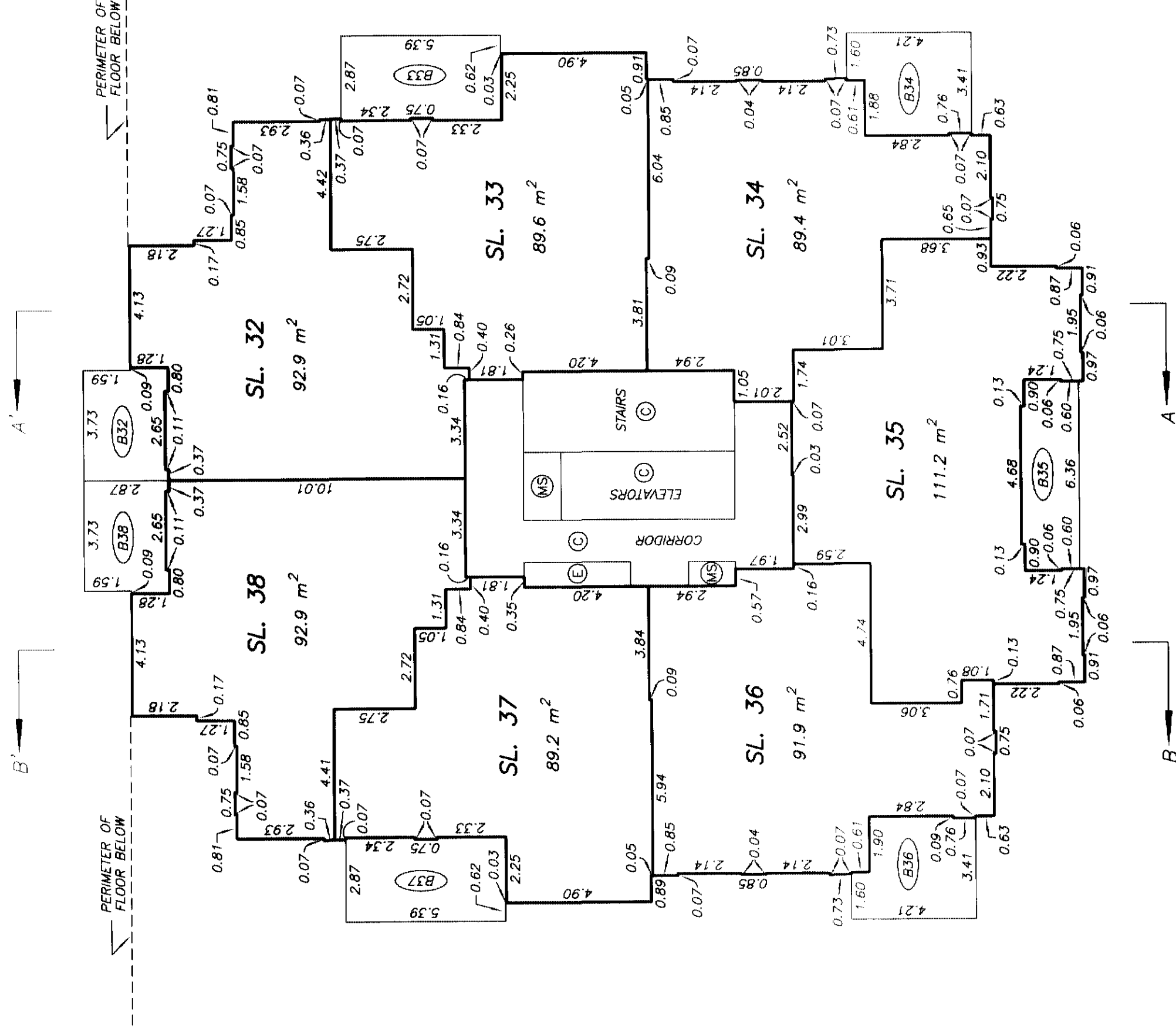


ALL DISTANCES ARE IN METRES.



SEE SHEET #24
FOR CONTINUATION

SEE SHEET #27
FOR CONTINUATION



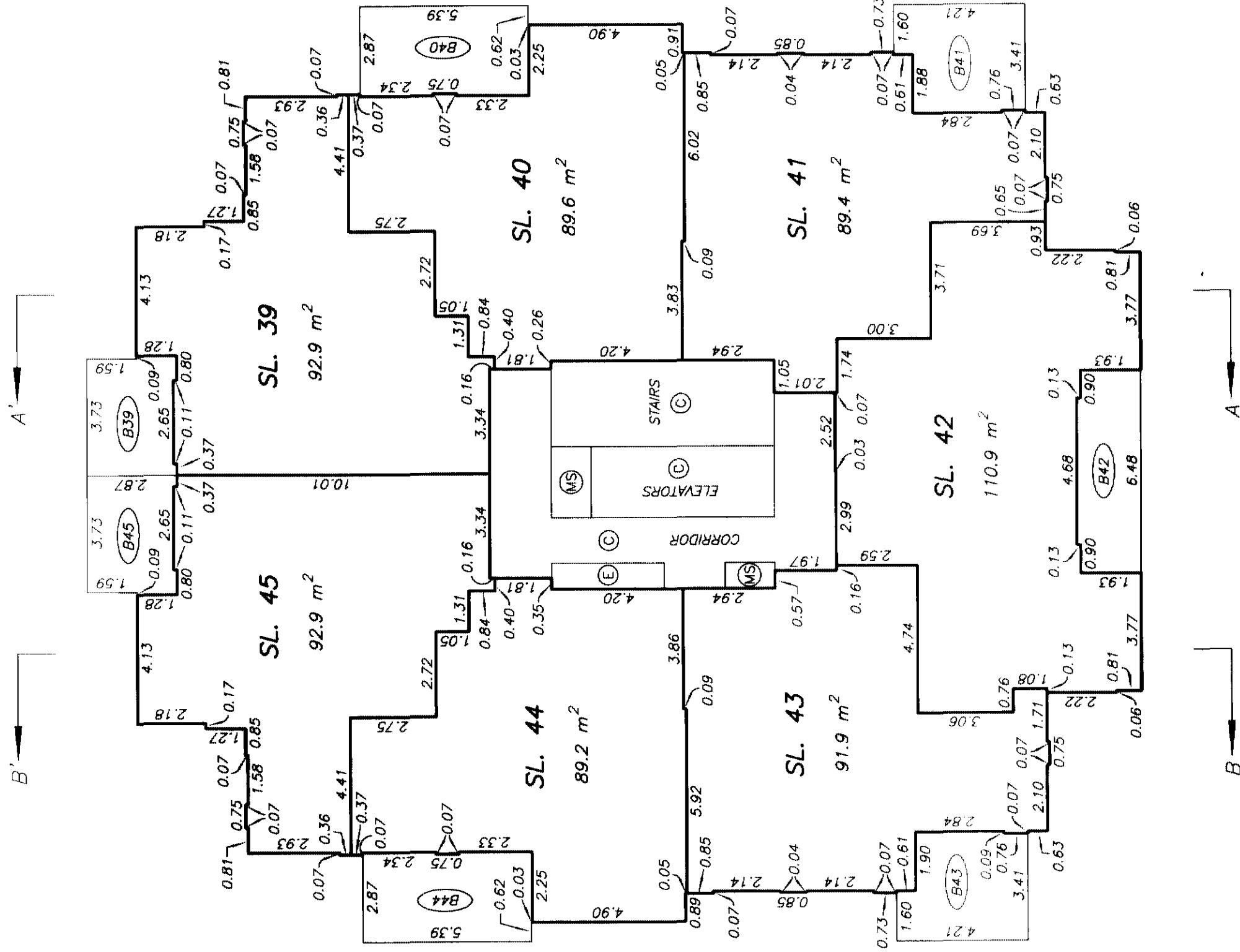
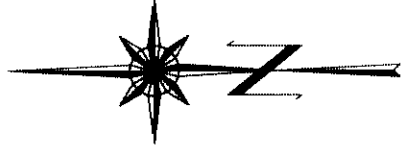
LEVEL 5
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150



ALL DISTANCES ARE IN METRES.



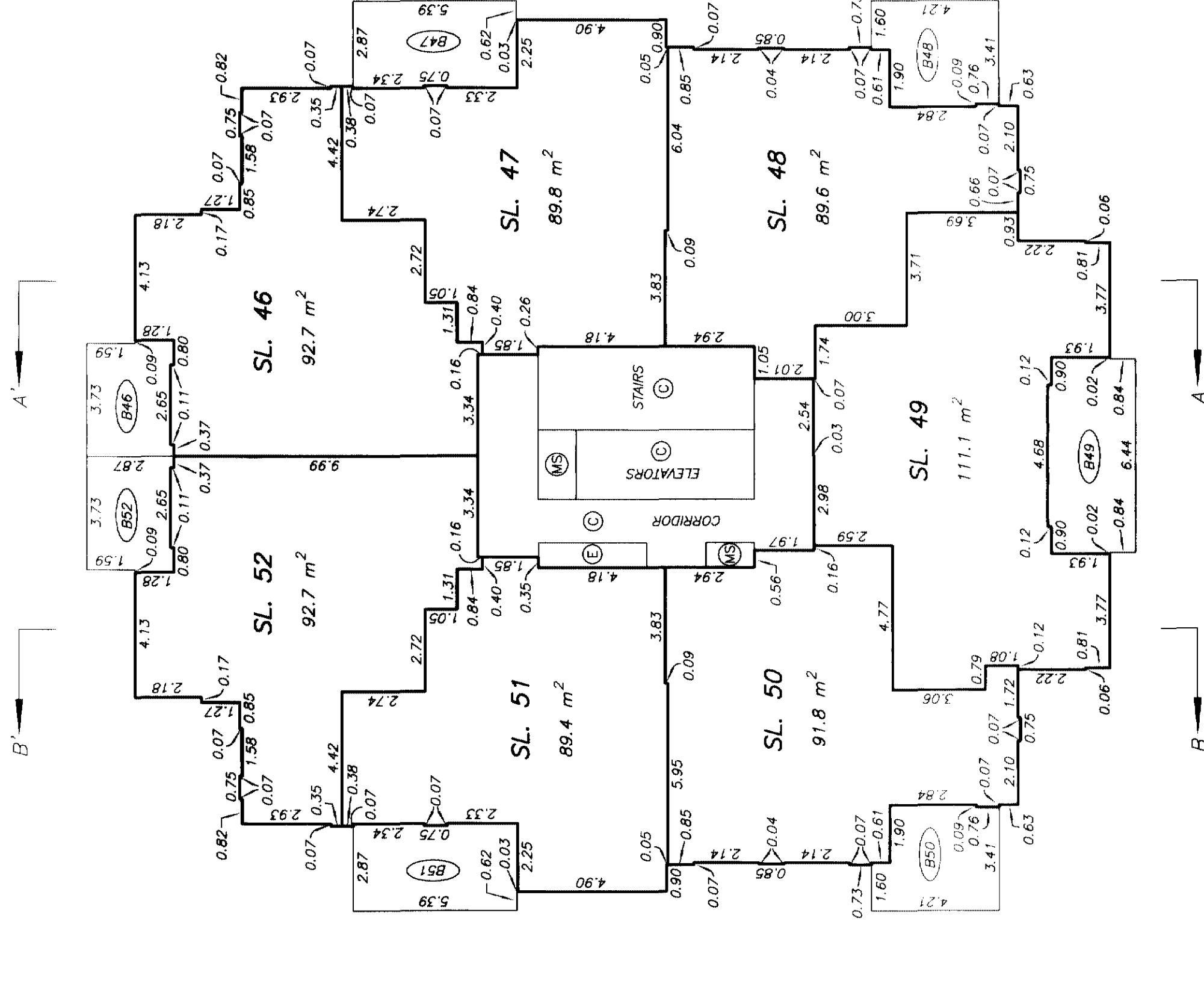
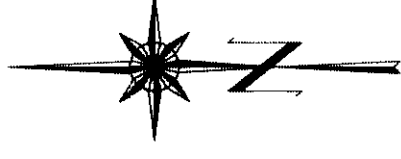
LEVEL 6
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150



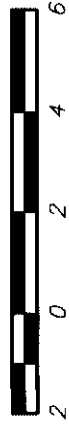
ALL DISTANCES ARE IN METRES.



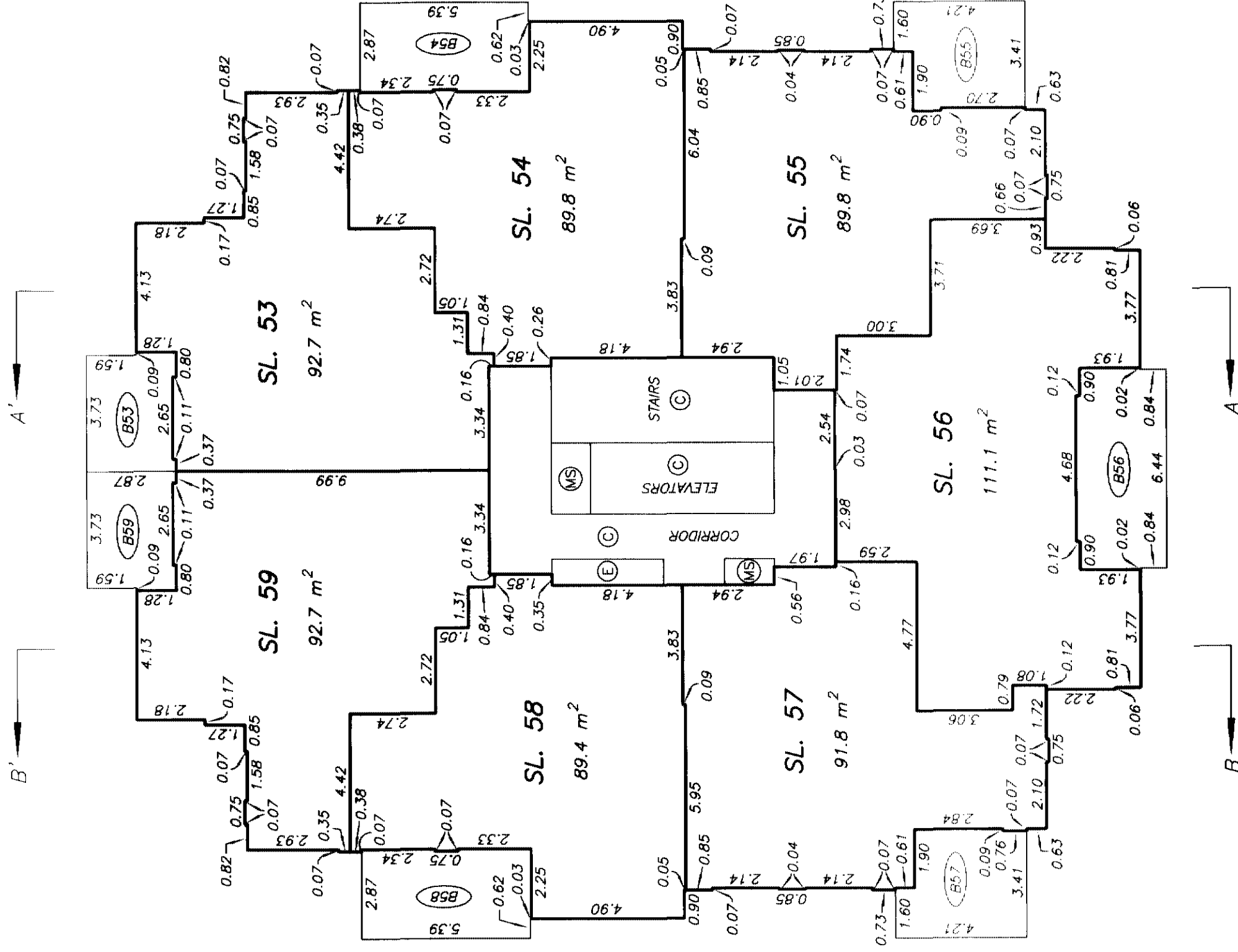
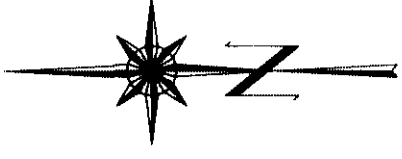
LEVEL 7 FLOOR PLAN

STRATA PLAN BCS 1299 PHASE 1

SCALE 1:150



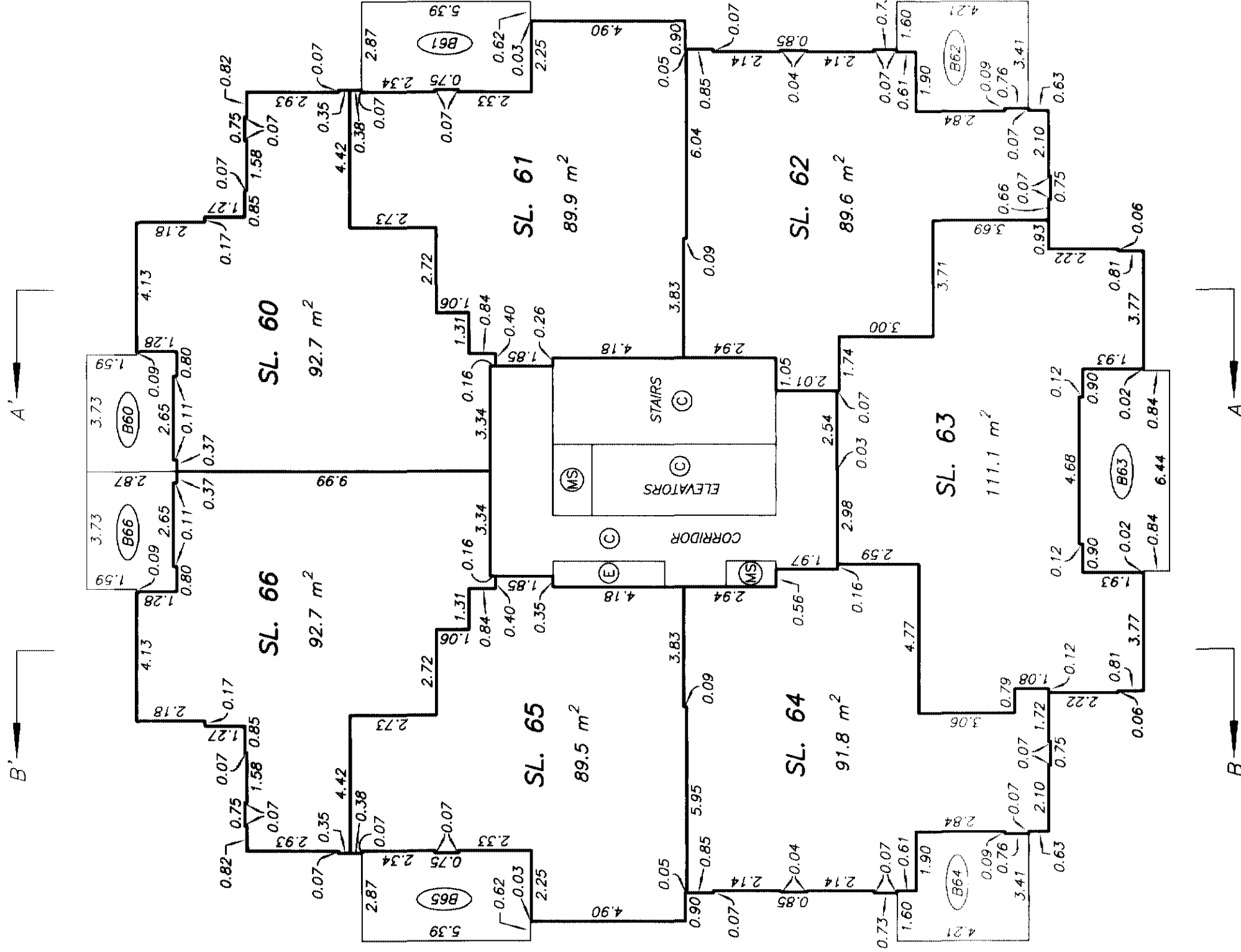
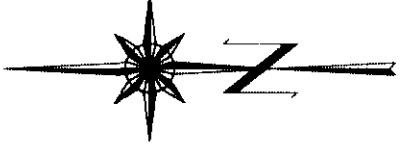
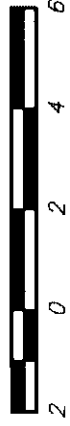
ALL DISTANCES ARE IN METRES.



LEVEL 8 FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 1

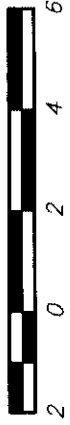
SCALE 1:150



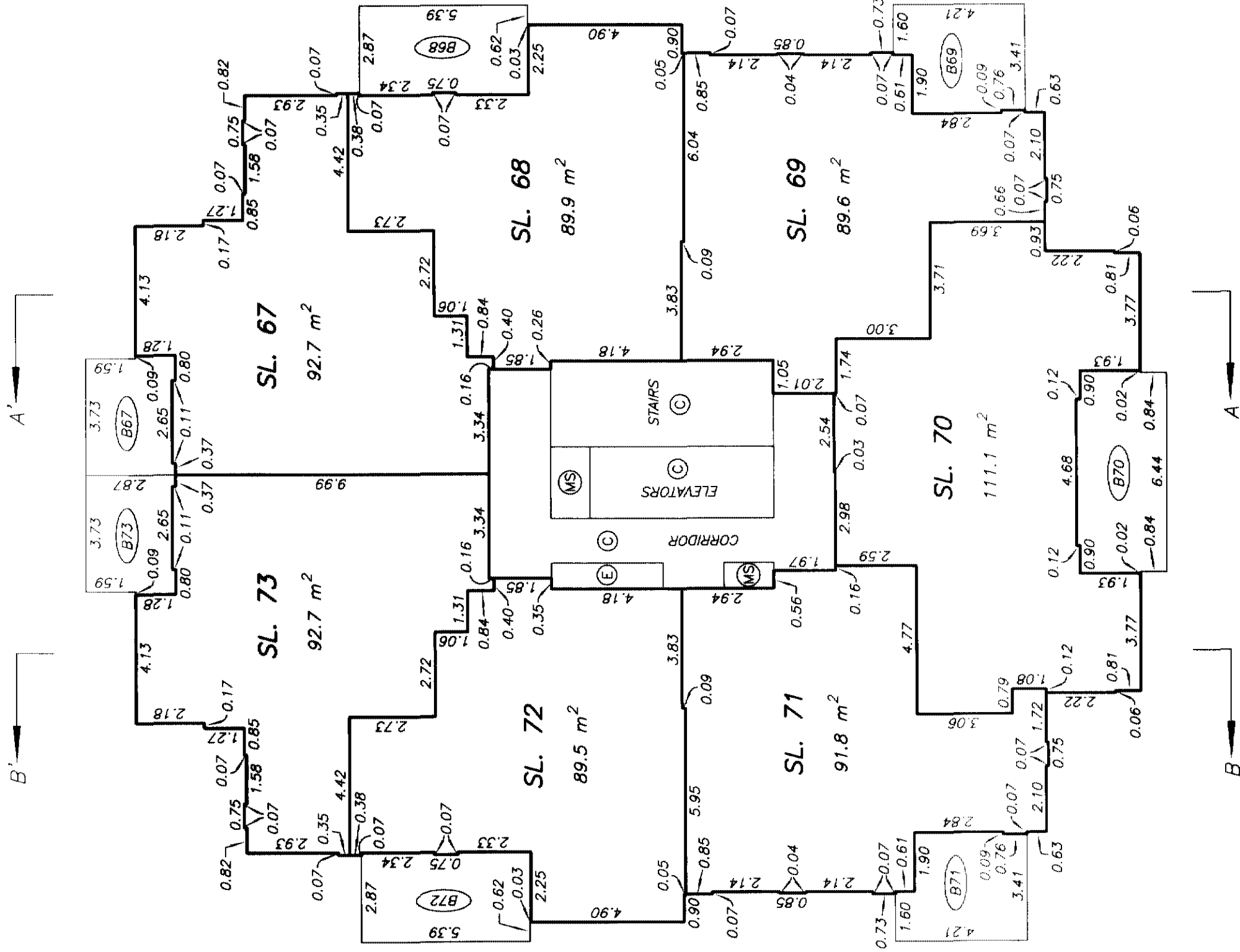
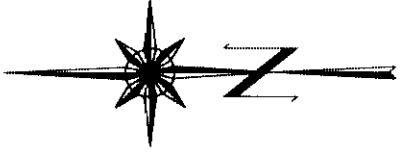
LEVEL 9
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150



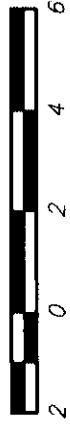
ALL DISTANCES ARE IN METRES.



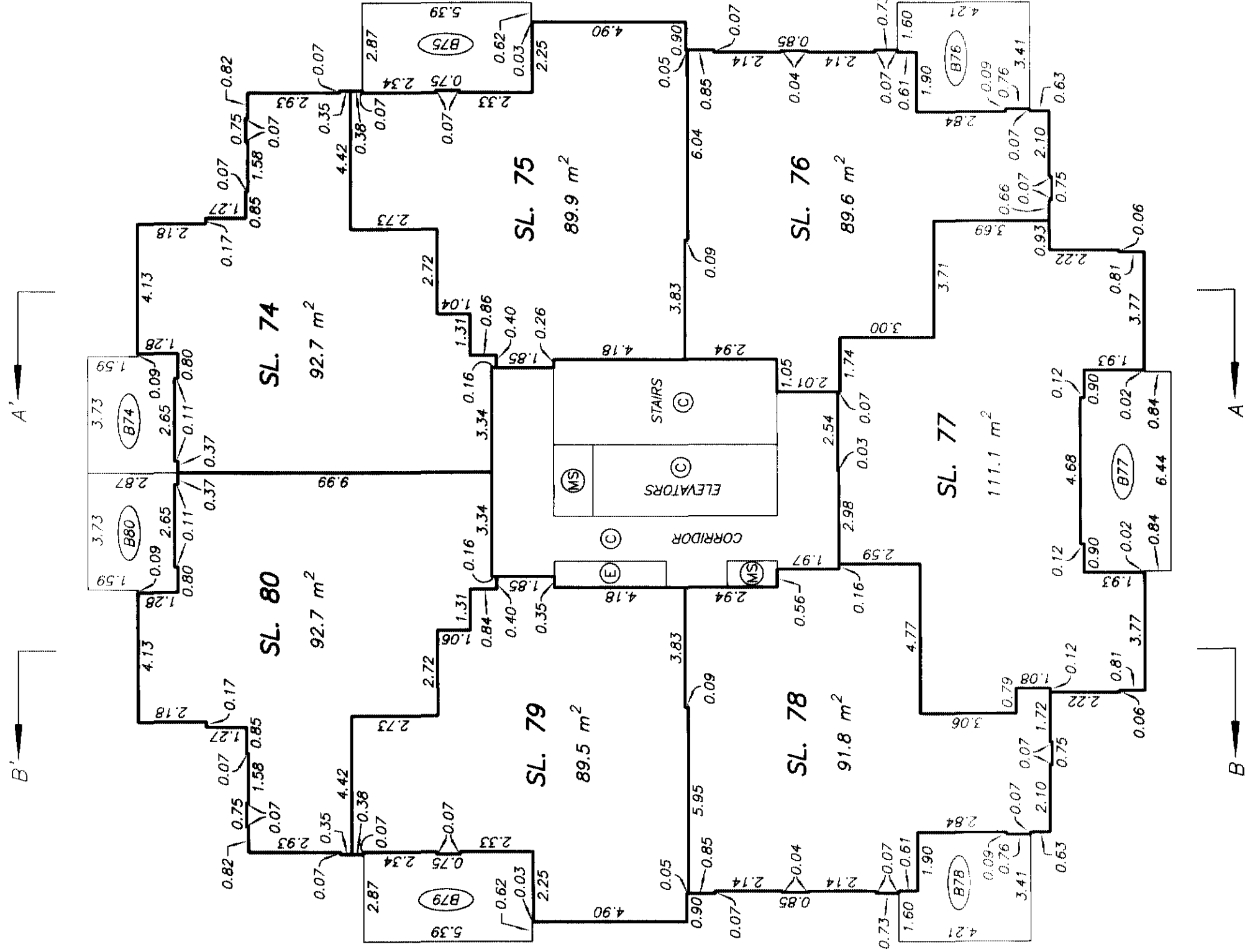
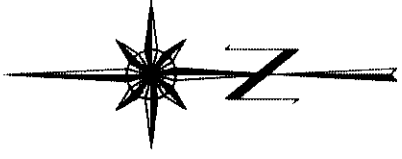
LEVEL 10
FLOOR PLAN

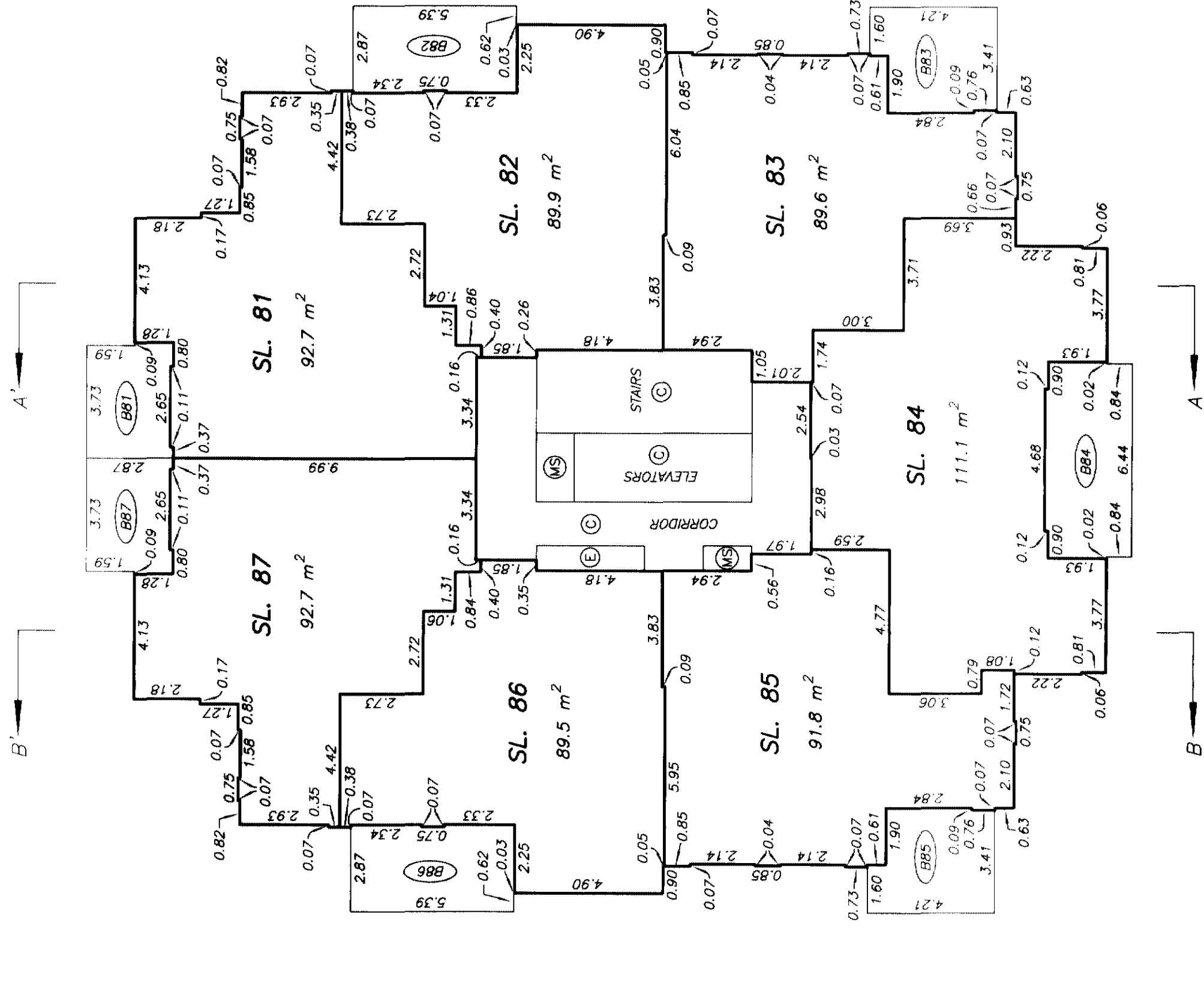
STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150



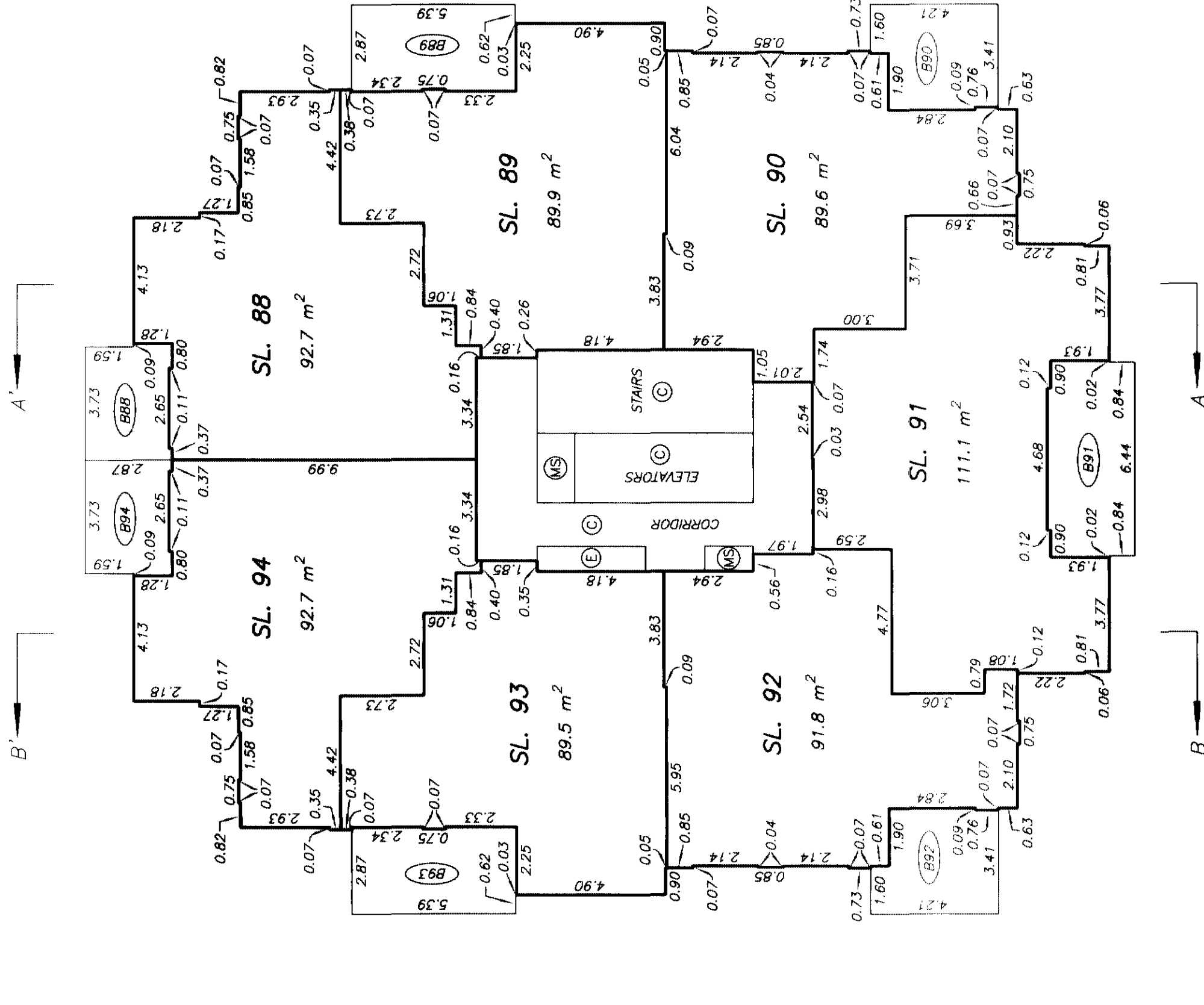
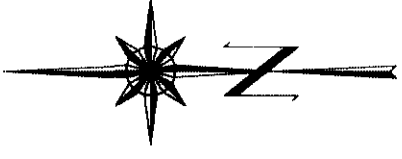
ALL DISTANCES ARE IN METRES.





LEVEL 12
FLOOR PLAN

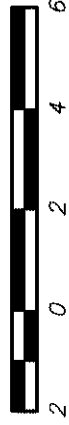
STRATA PLAN BCS 1299
PHASE 1



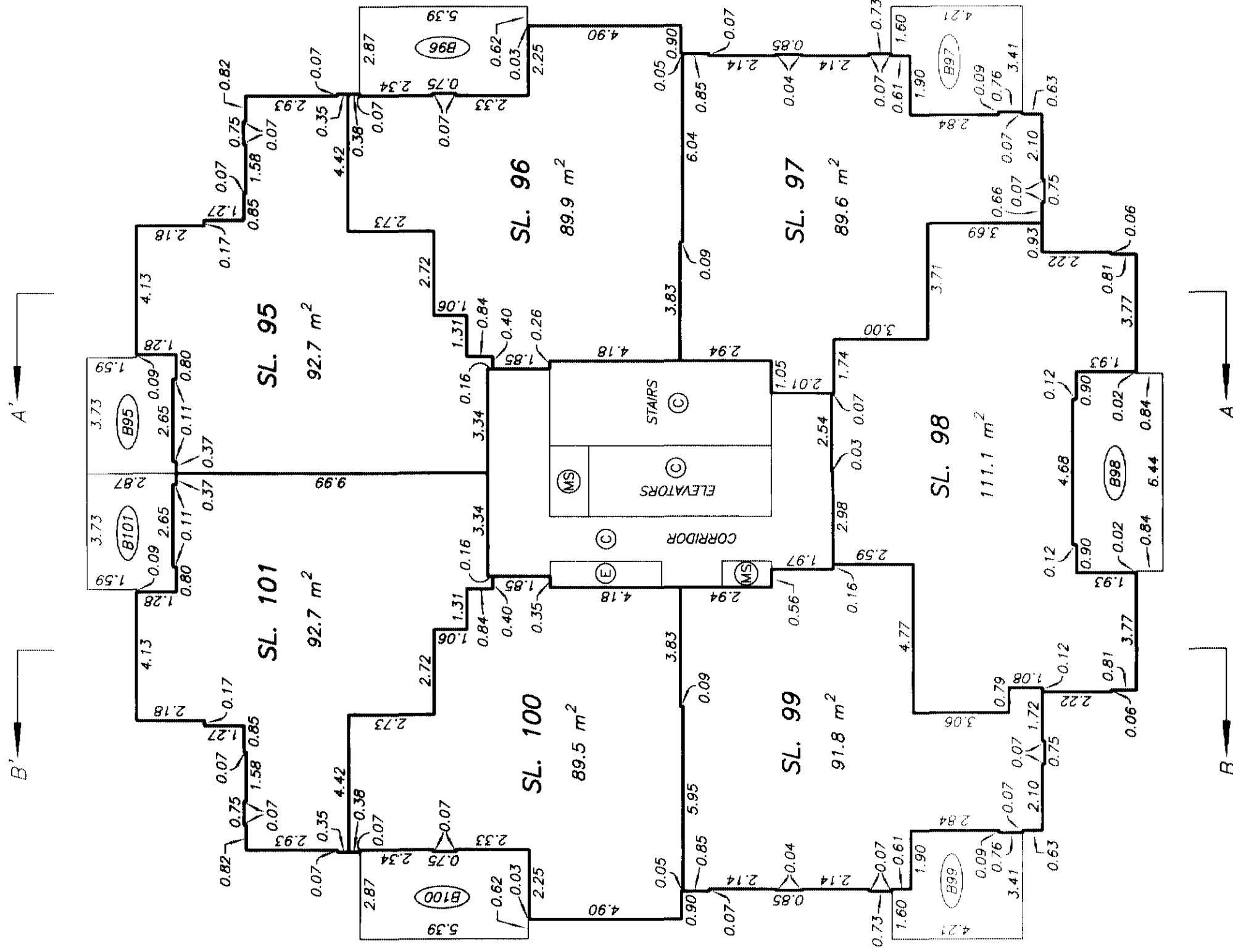
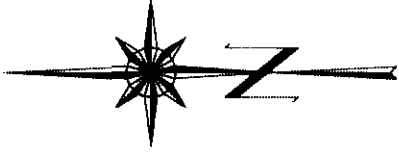
LEVEL 13
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150



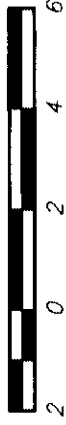
ALL DISTANCES ARE IN METRES.



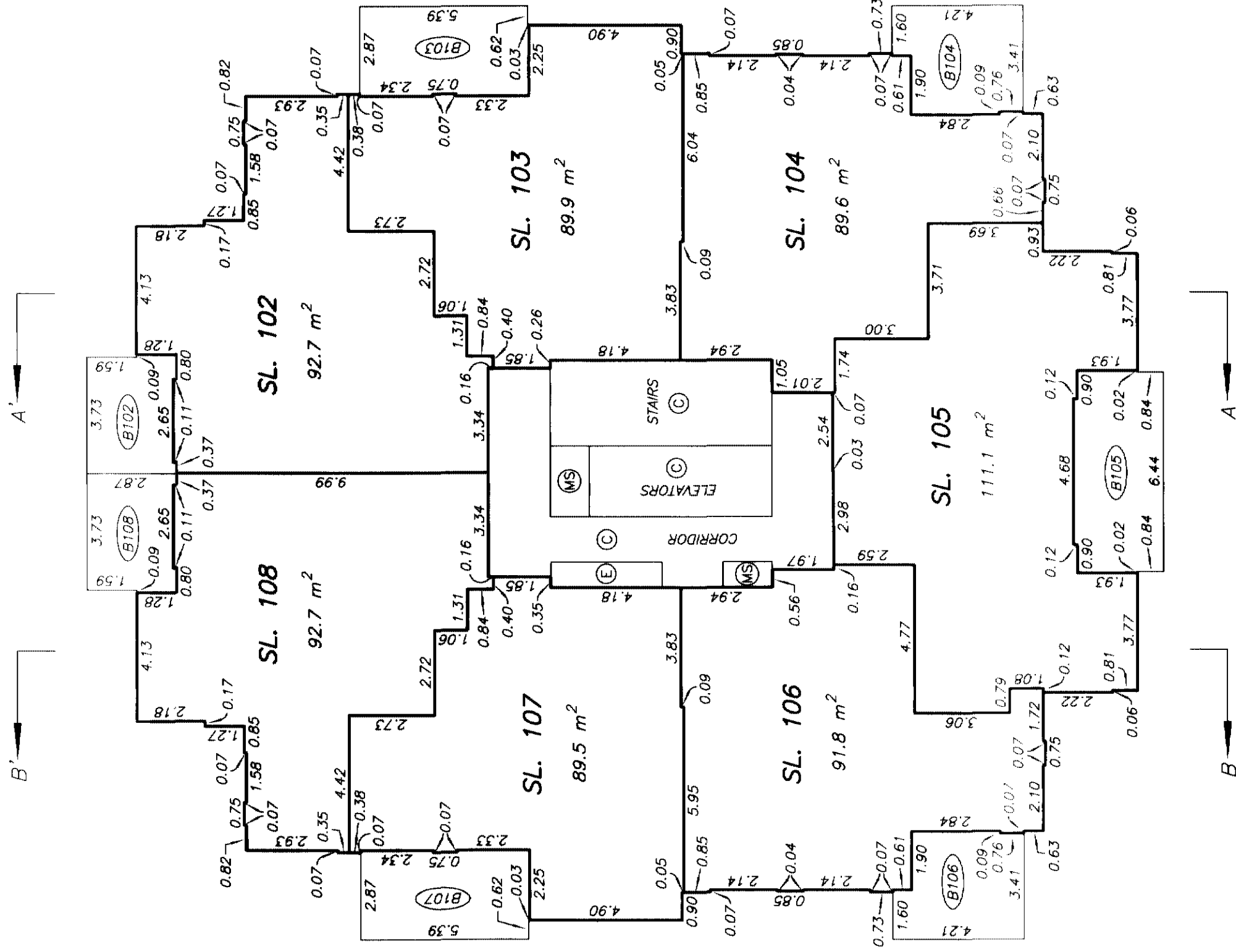
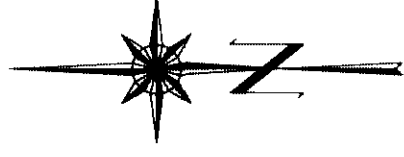
**LEVEL 14
FLOOR PLAN**

**STRATA PLAN BCS 1299
PHASE 1**

SCALE 1:150



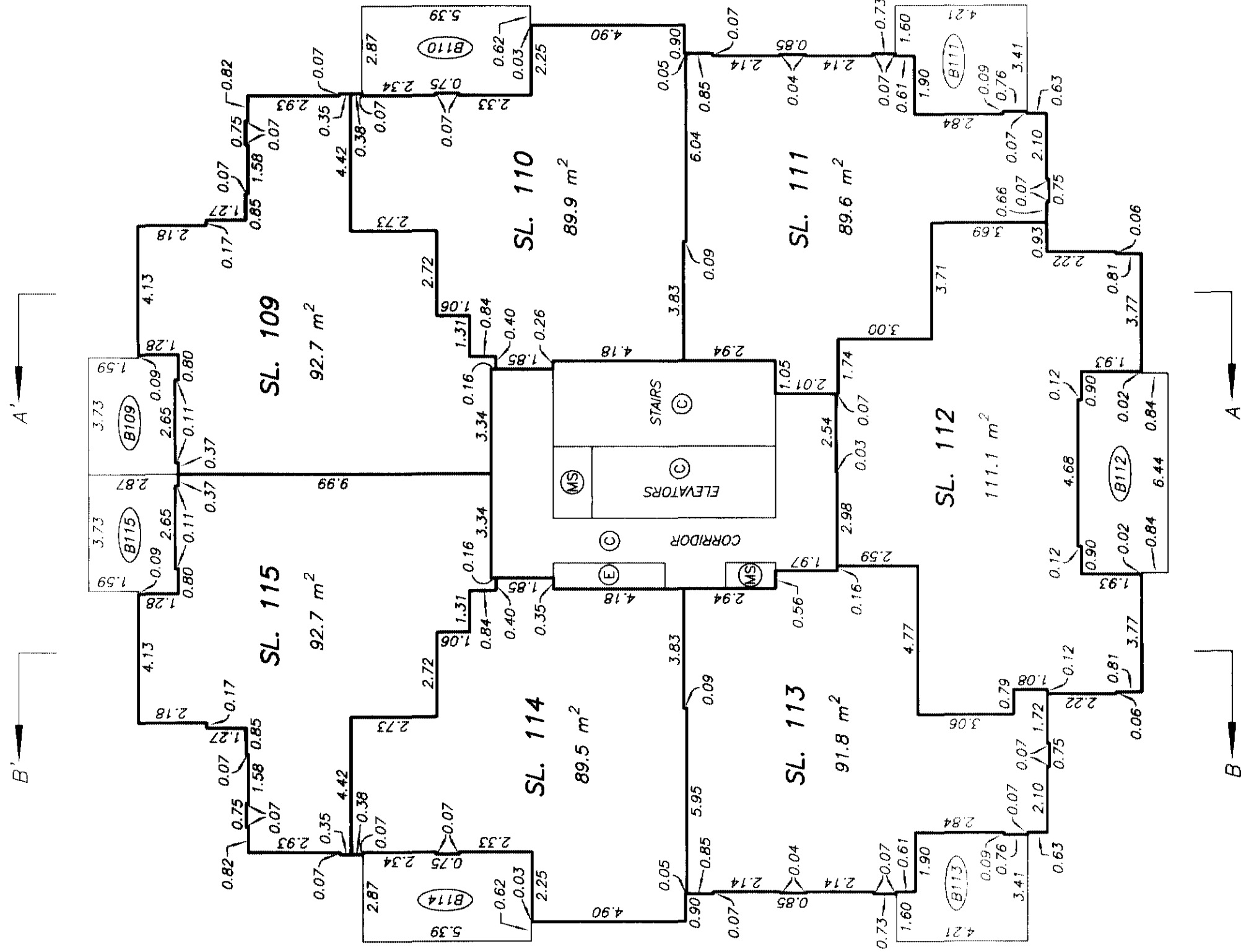
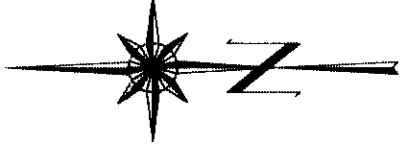
ALL DISTANCES ARE IN METRES.



LEVEL 15
FLOOR PLAN

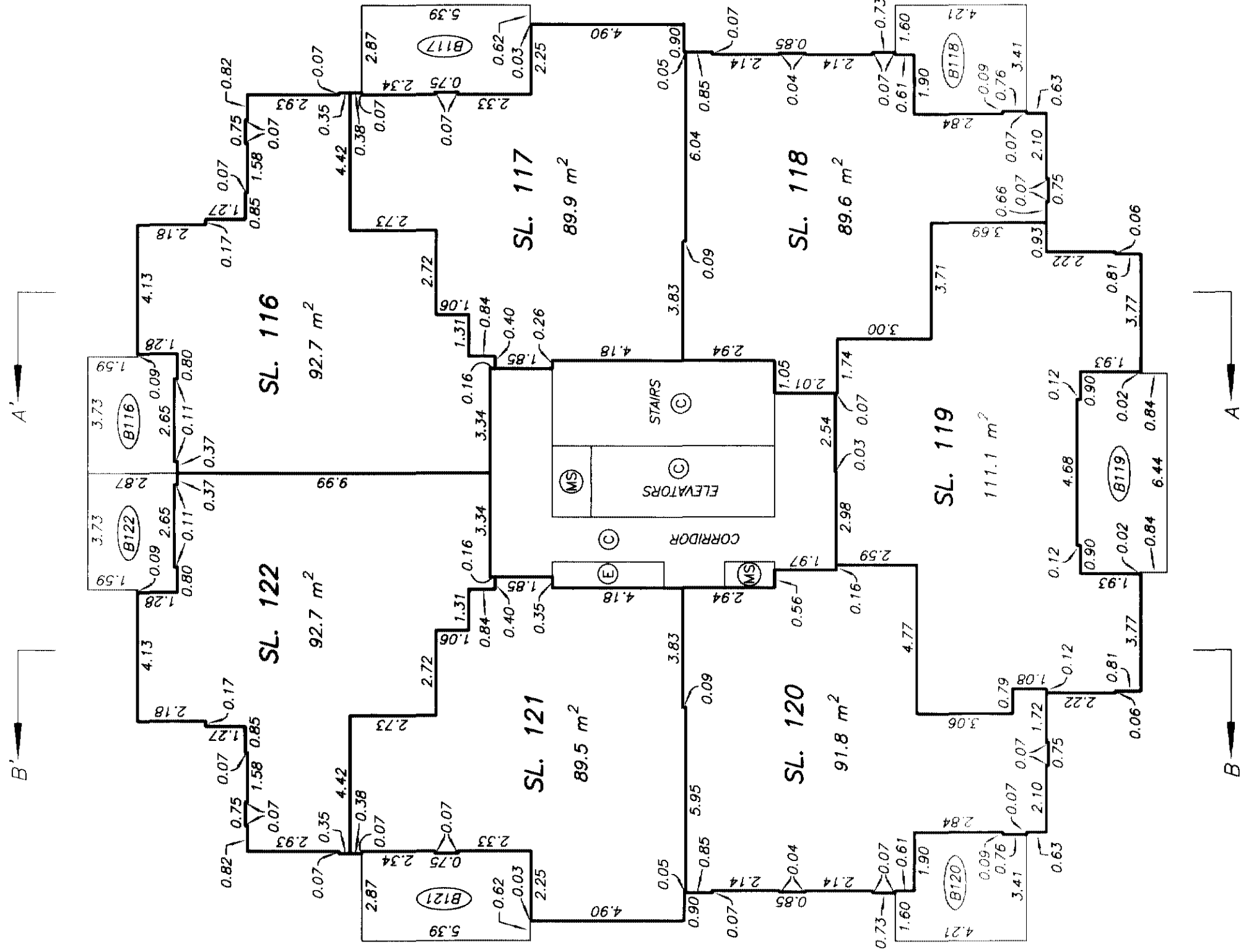
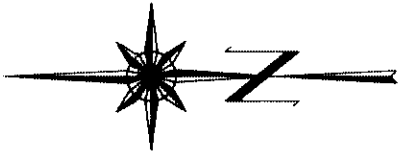
STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150
0 2 4 6
ALL DISTANCES ARE IN METRES.



LEVEL 16

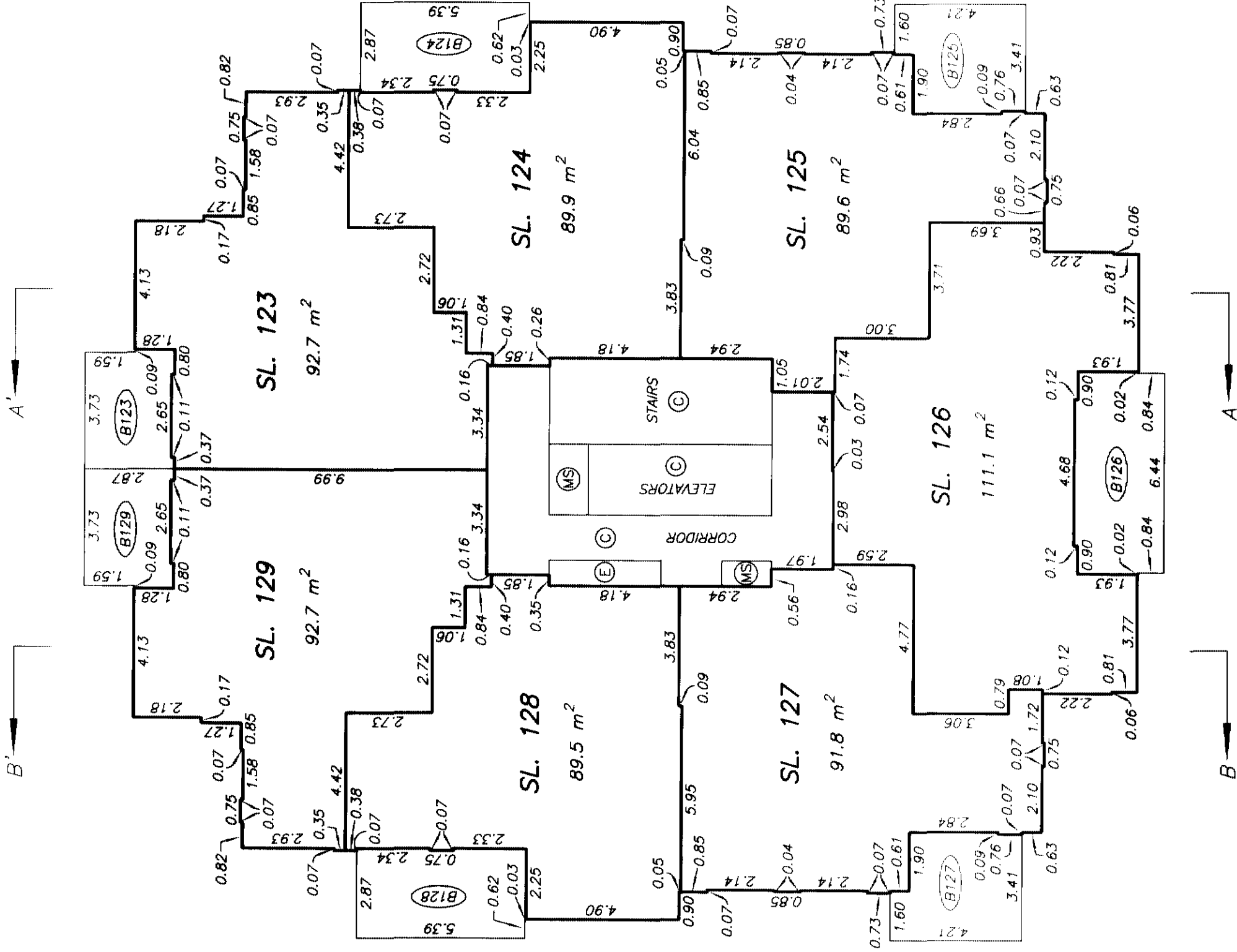
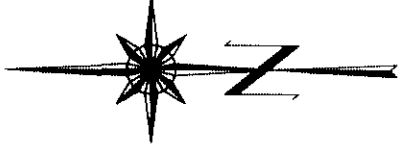
FLOOR PLAN



LEVEL 17
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150



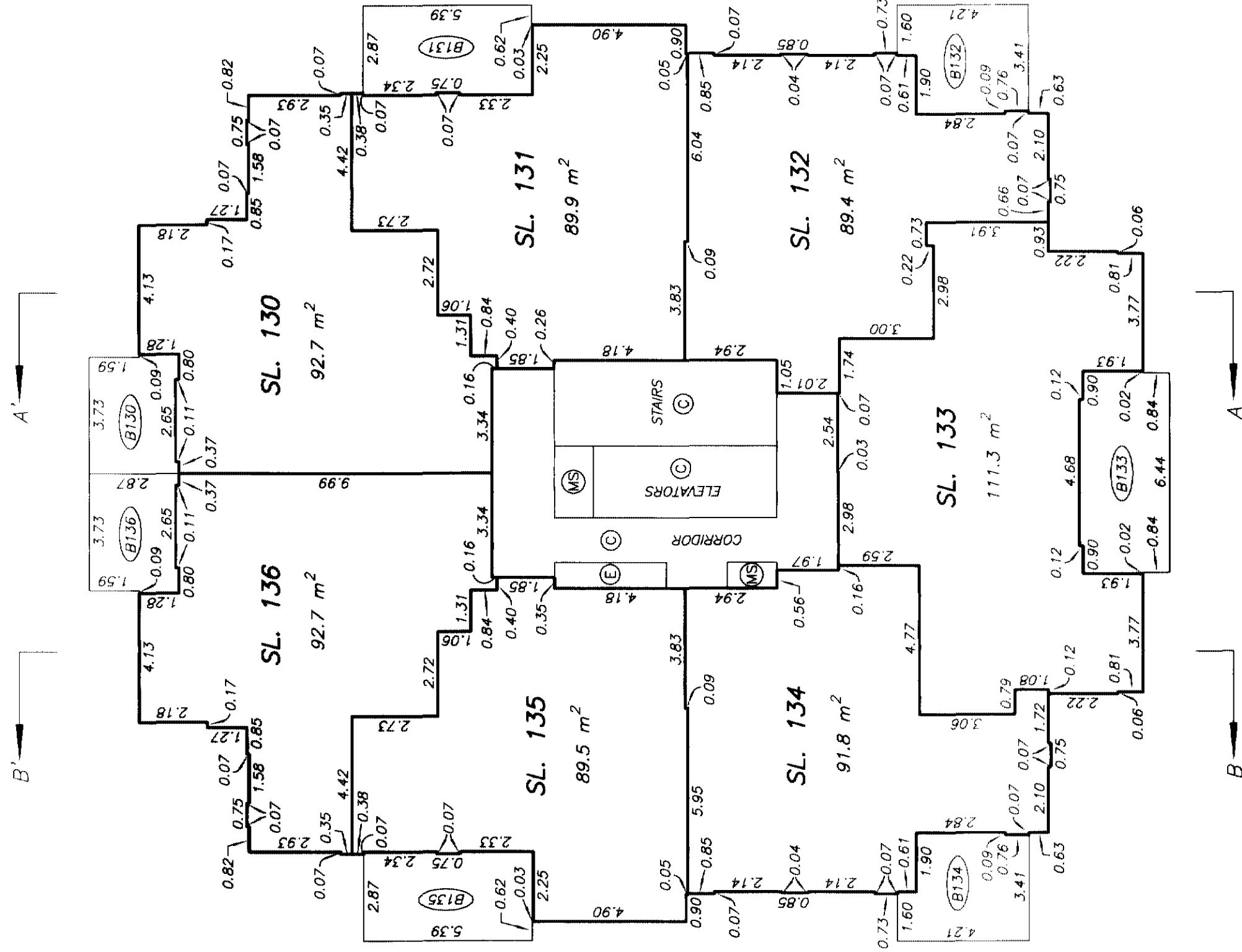
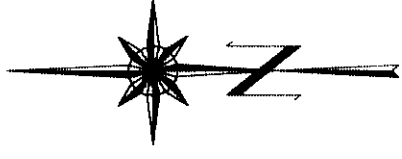
LEVEL 18
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150



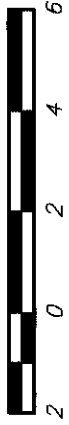
ALL DISTANCES ARE IN METRES.



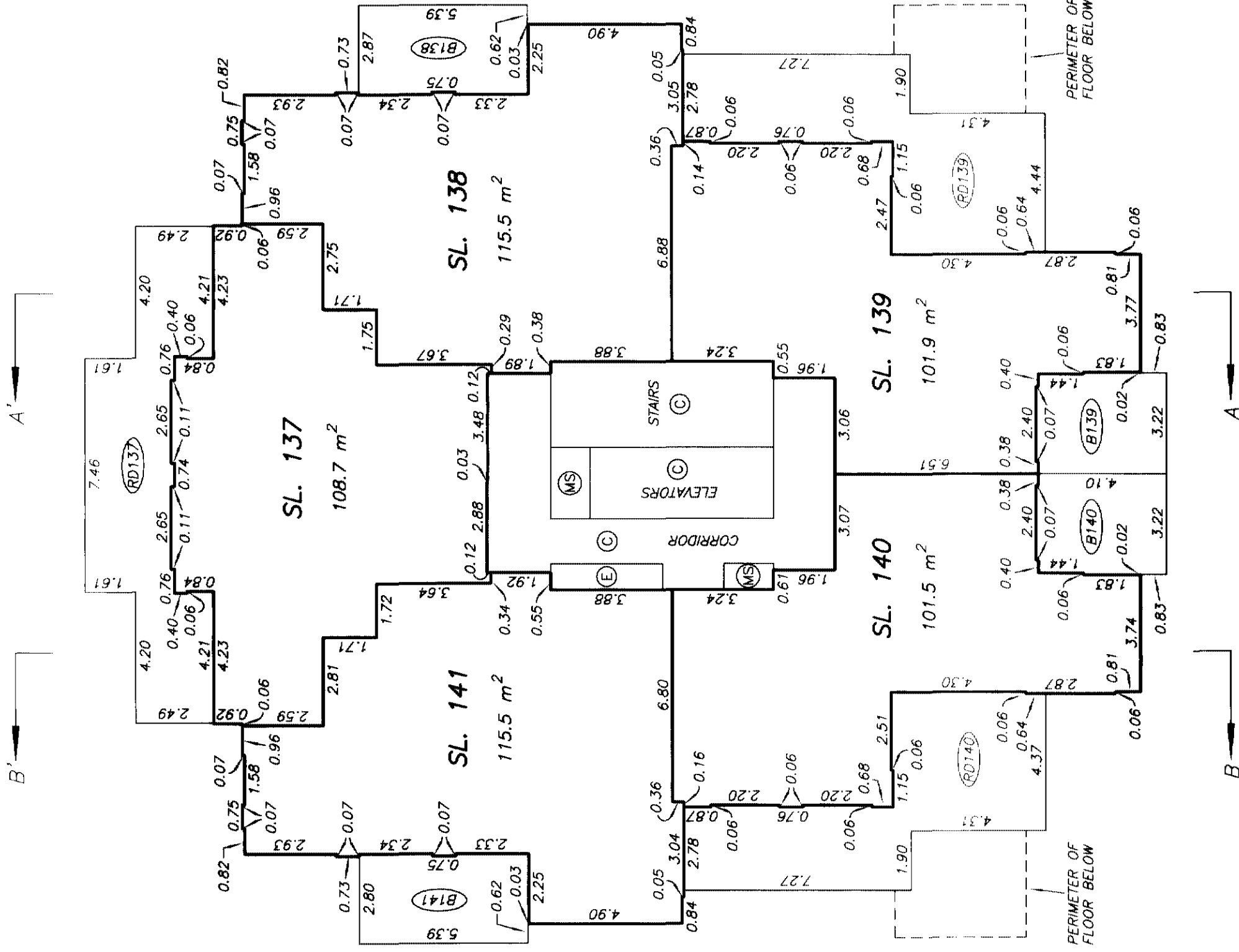
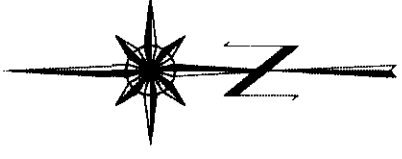
LEVEL 19
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 1

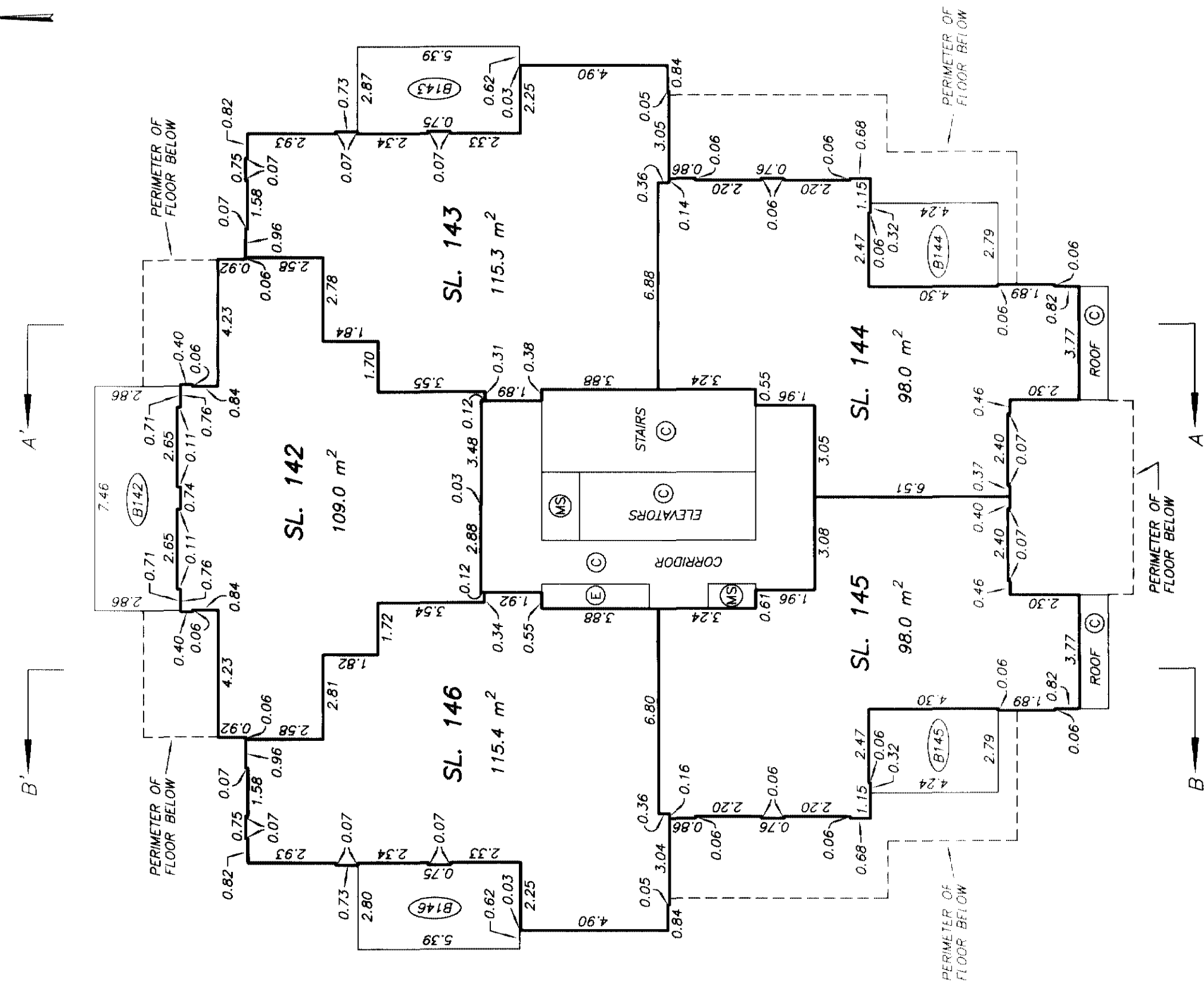
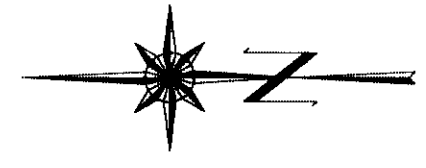
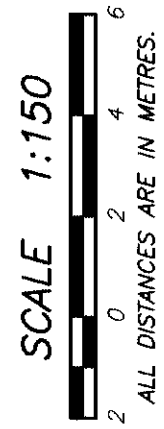
SCALE 1:150



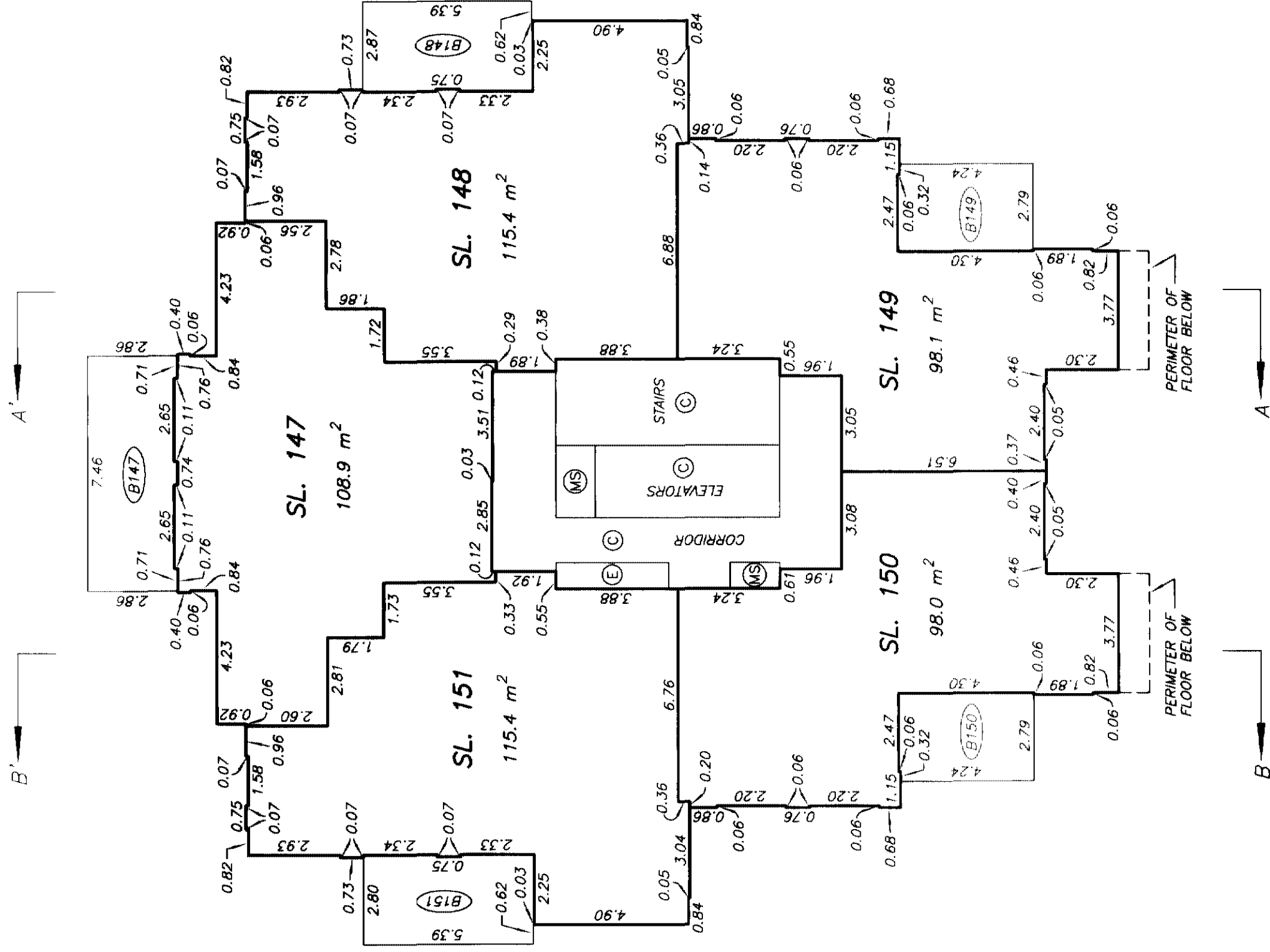
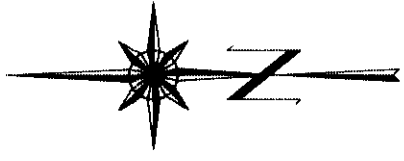
ALL DISTANCES ARE IN METRES.



LEVEL 20
FLOOR PLAN
STRATA PLAN BCS 1299
PHASE 1

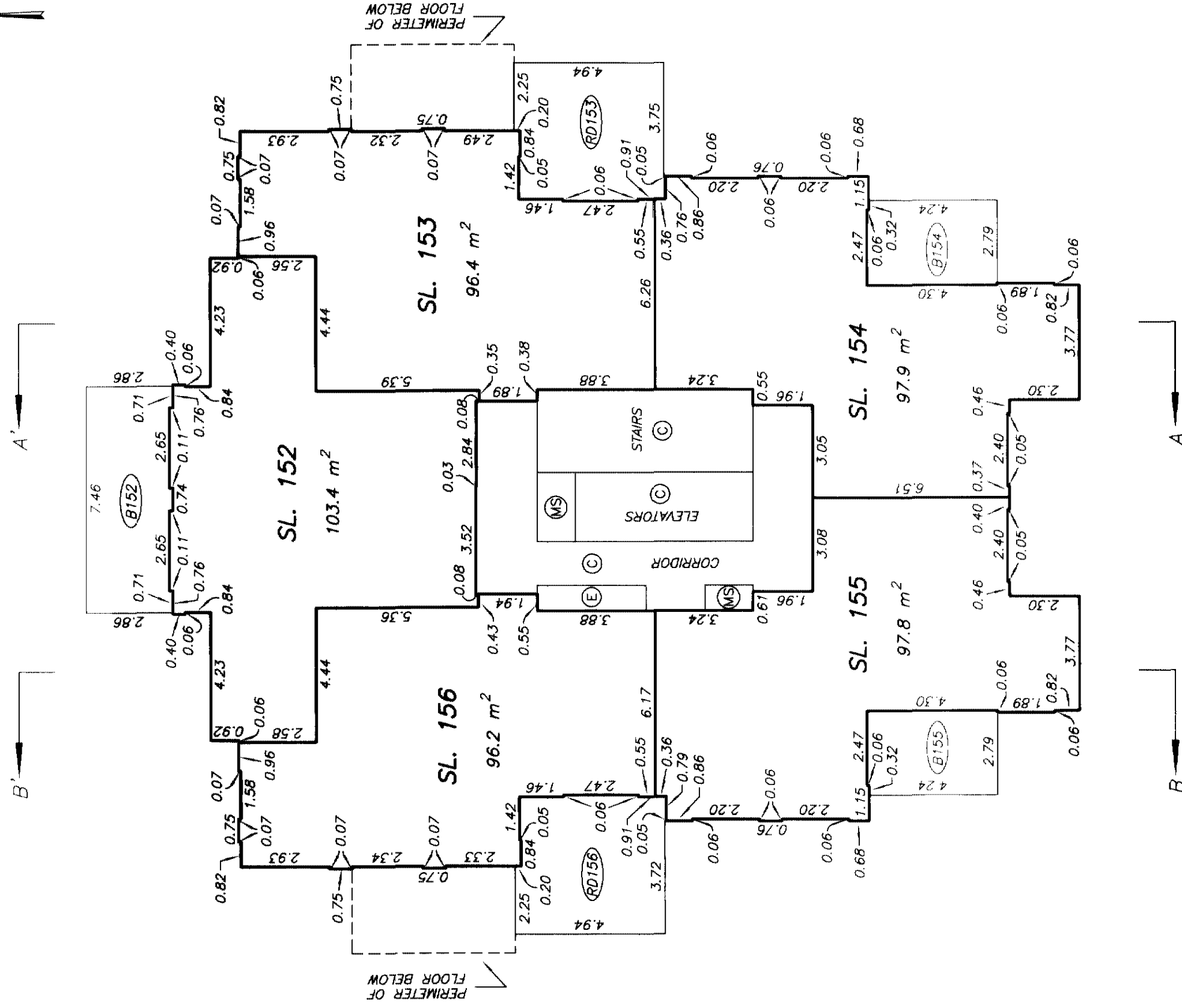
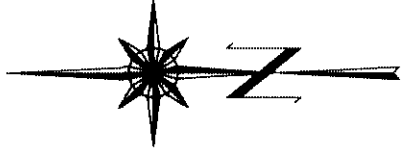
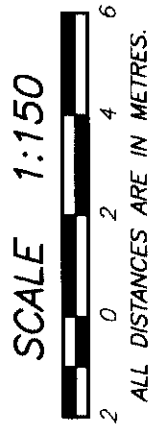


LEVEL 21
FLOOR PLAN



LEVEL 22
FLOOR PLAN

STRATA PLAN BCS ~~1299~~
PHASE 1



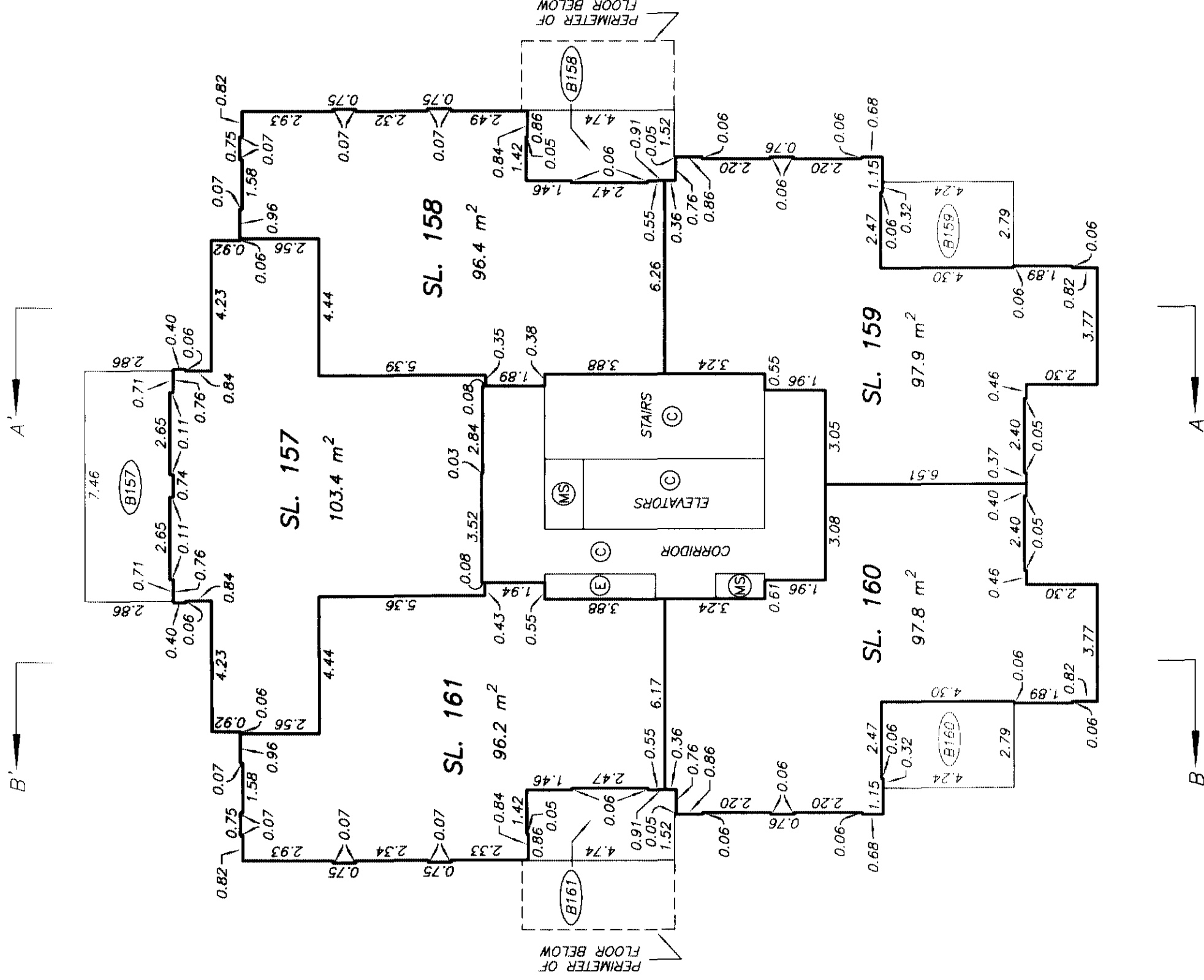
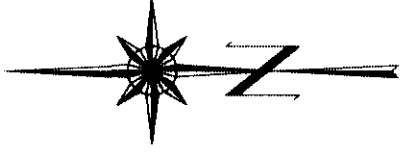
LEVEL 23
FLOOR PLAN

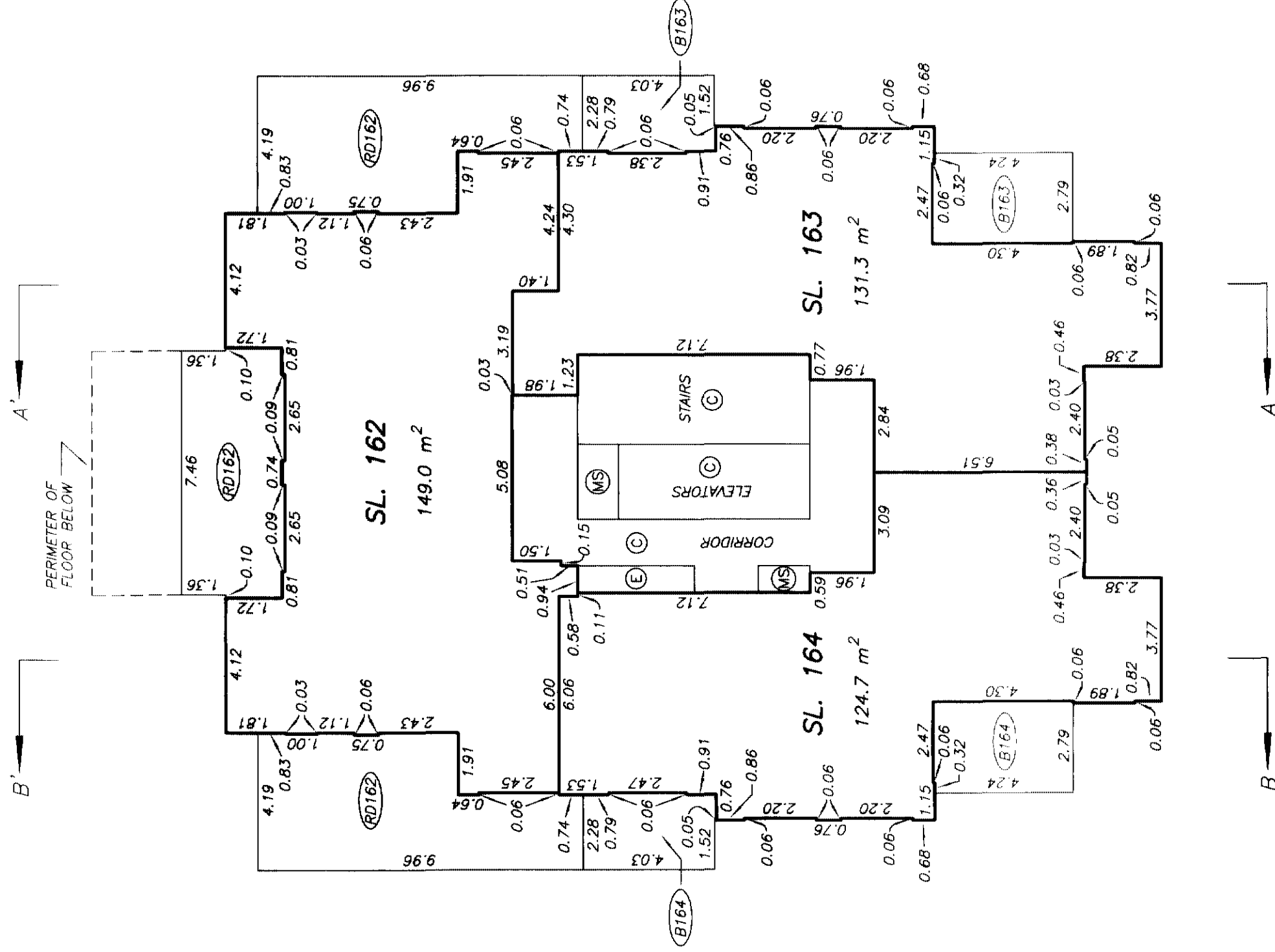
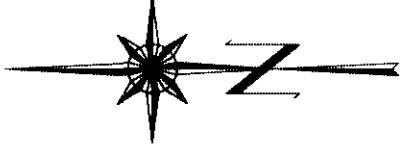
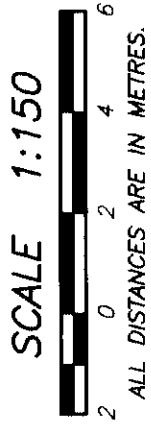
STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150



ALL DISTANCES ARE IN METRES.

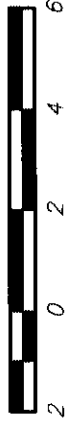




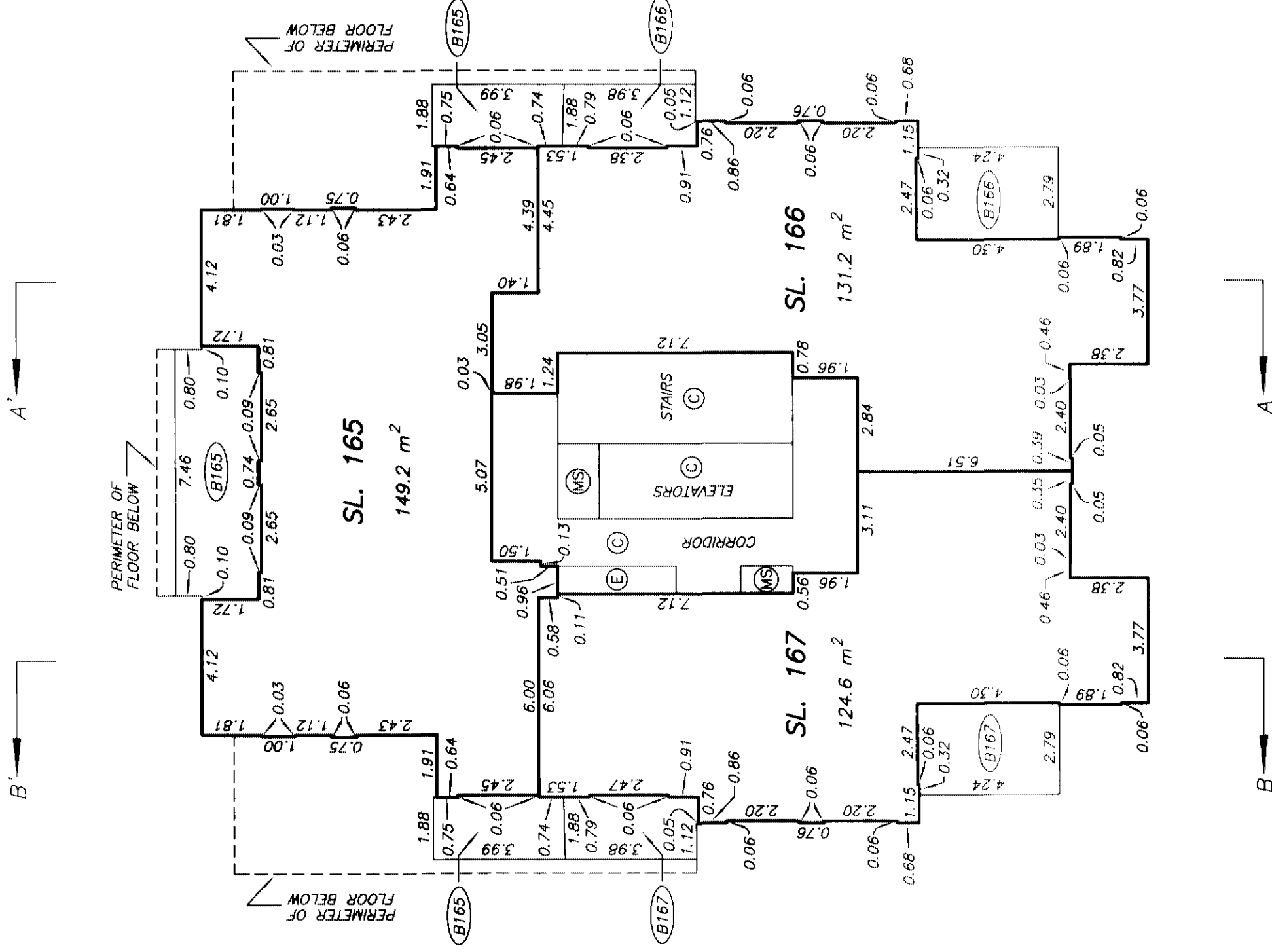
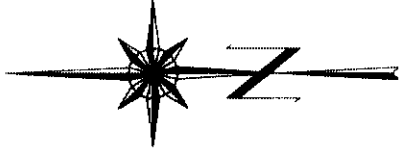
LEVEL 25
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150

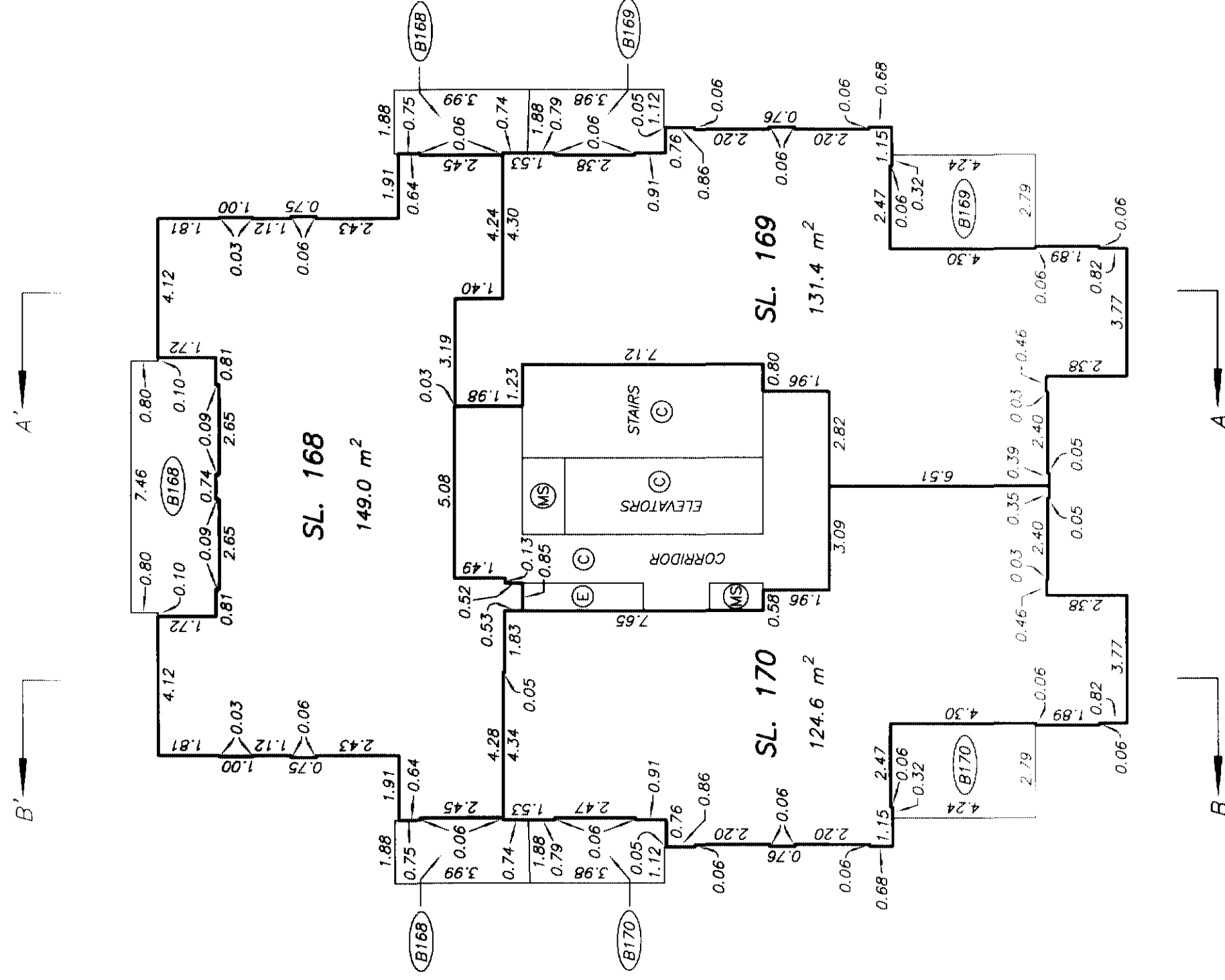
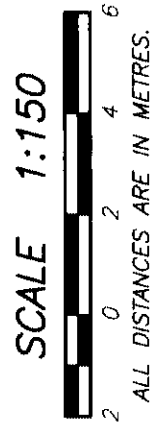


ALL DISTANCES ARE IN METRES.



LEVEL 26
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 1



DATE : MAY 10, 2005.

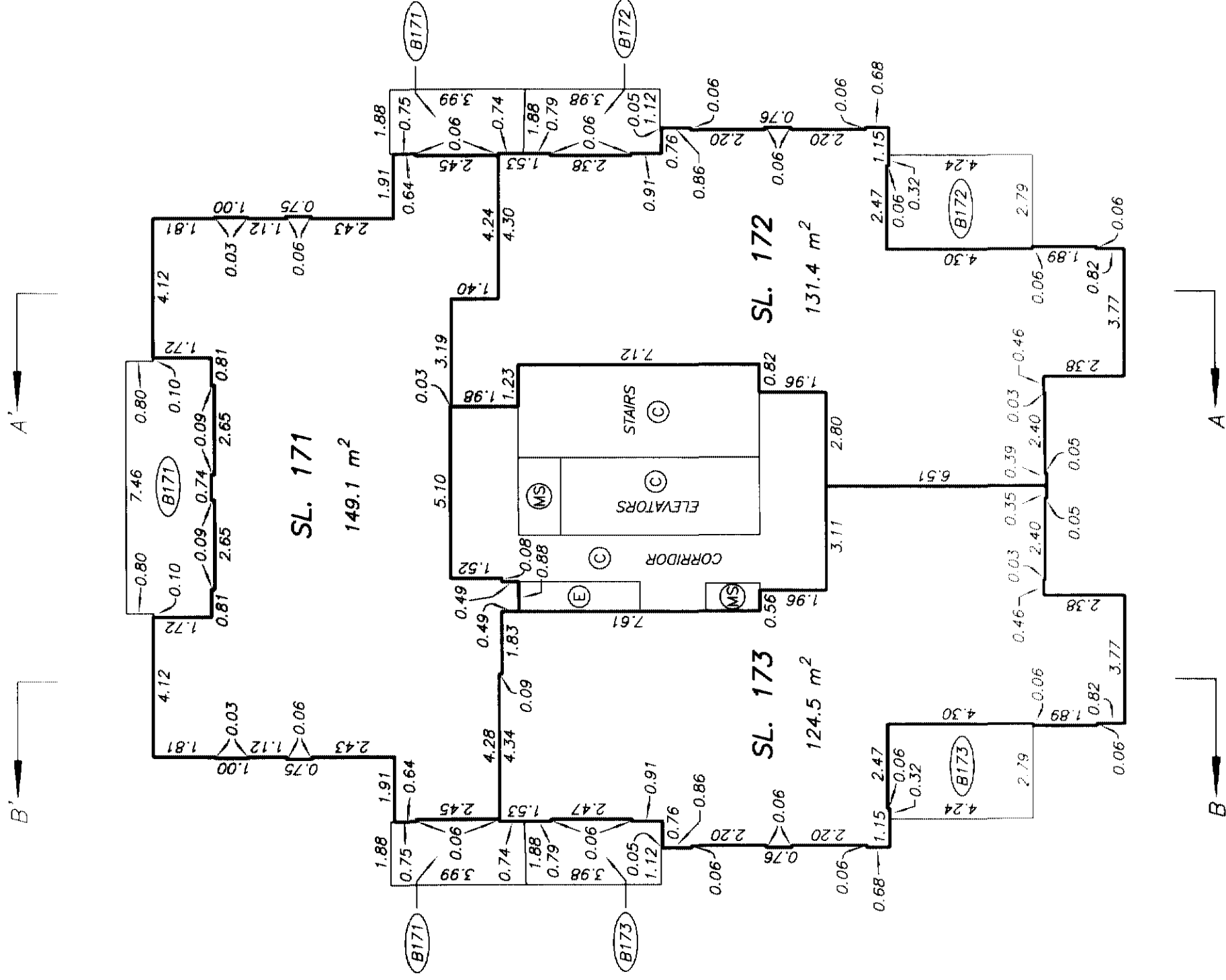
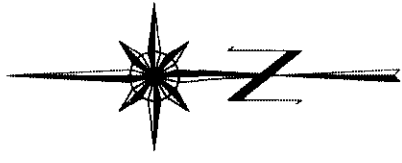
977.5.4

DRAWING # 30536-4
FILE # 30536-4_L26

ORIGINAL

LEVEL 27
FLOOR PLAN

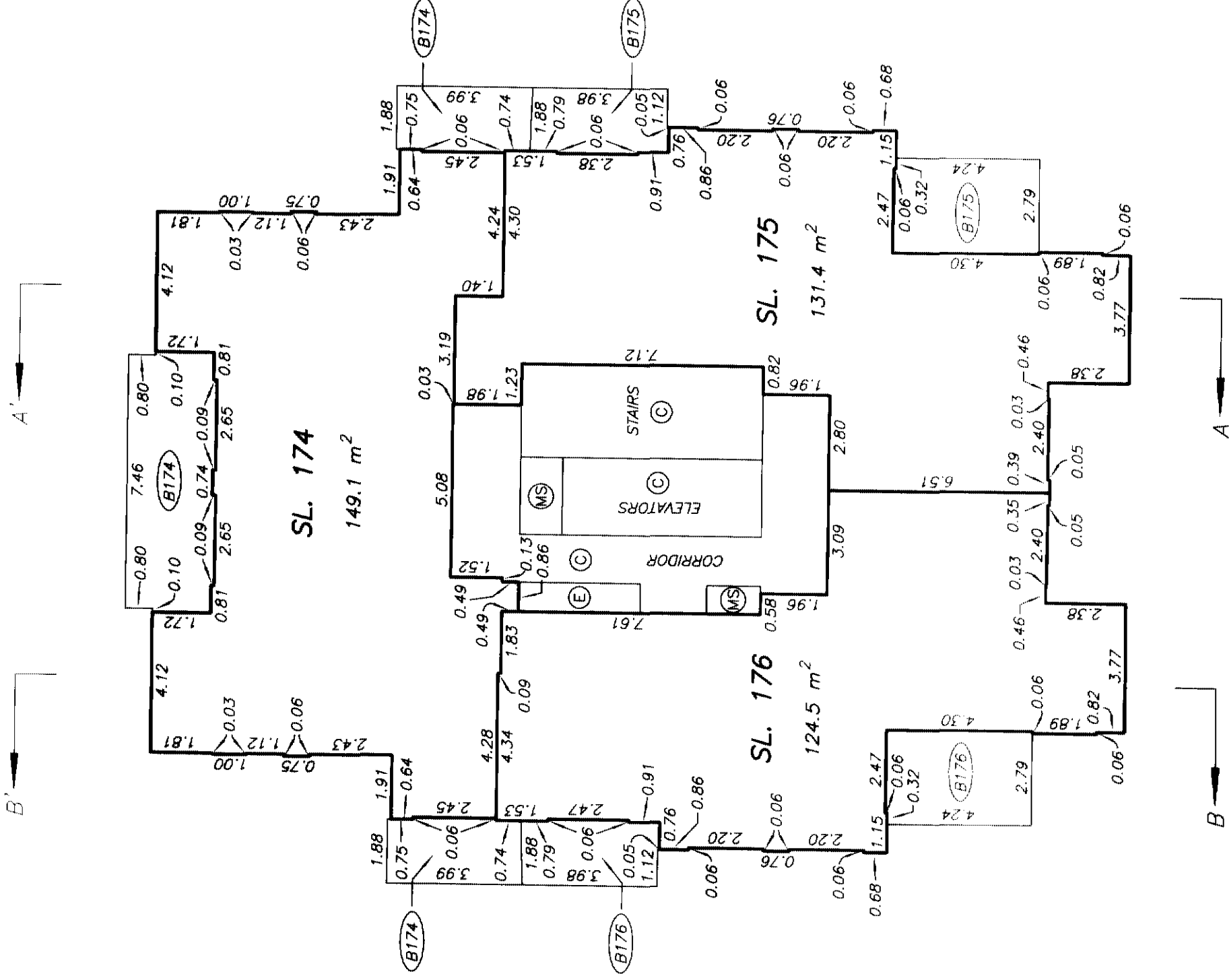
STRATA PLAN BCS 1299
PHASE 1



LEVEL 28
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 1

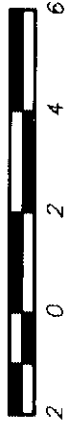
SCALE 1:150
0 2 4 6
ALL DISTANCES ARE IN METRES.



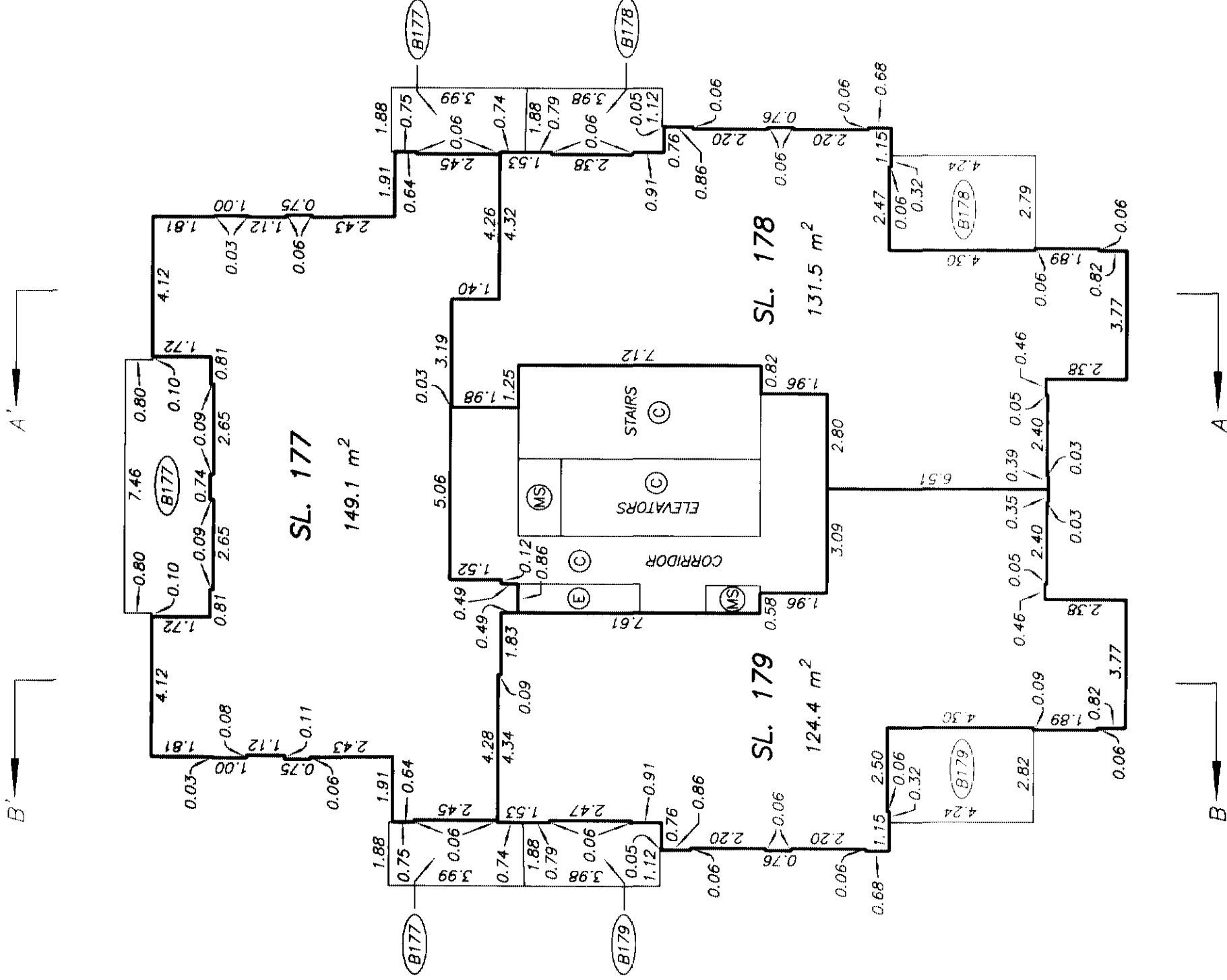
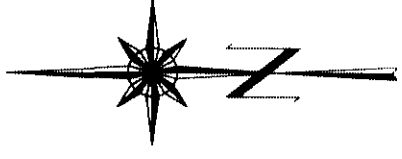
LEVEL 29
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150



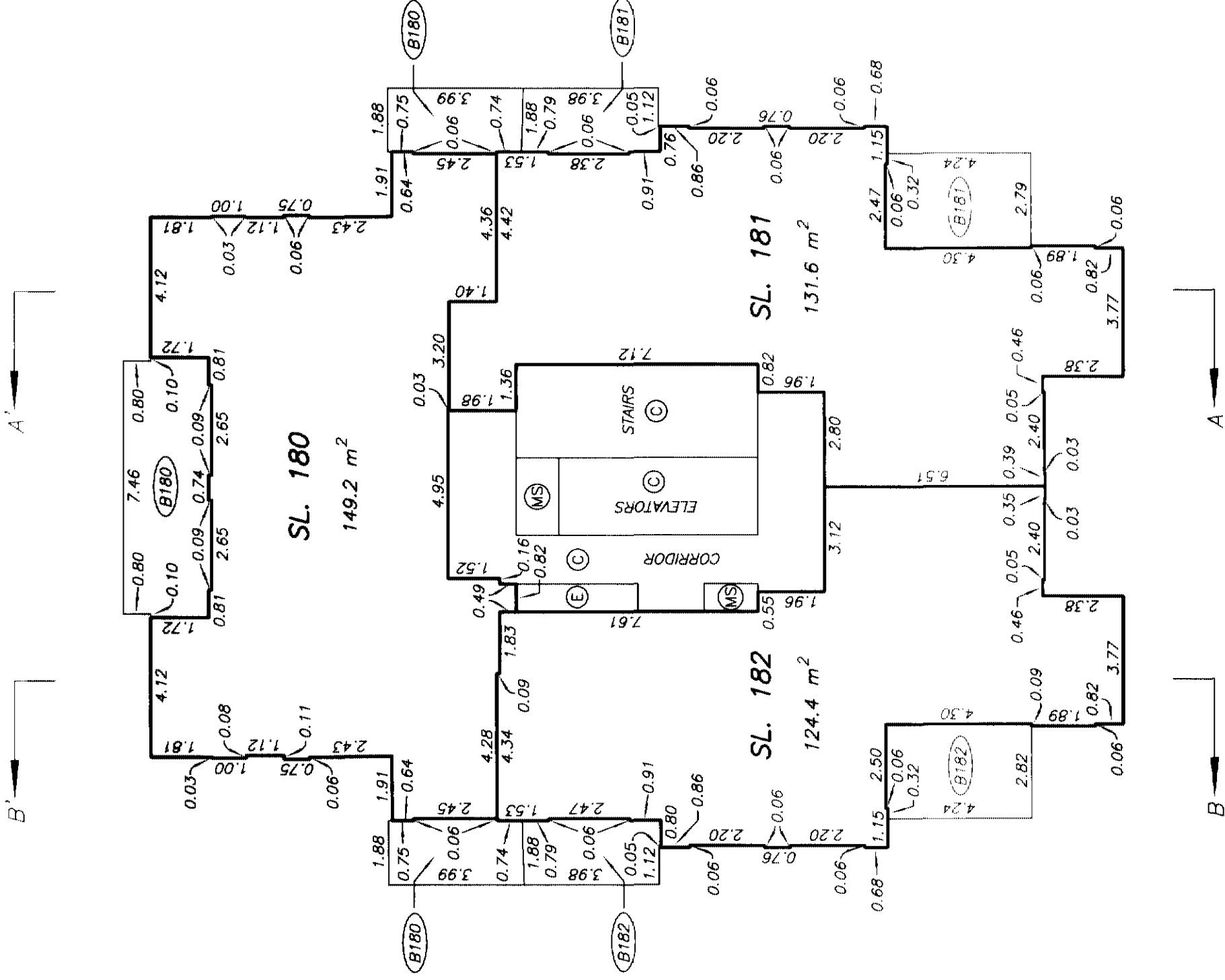
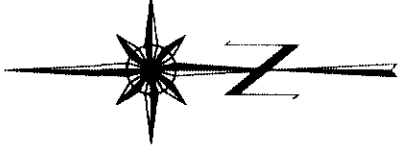
ALL DISTANCES ARE IN METRES.



LEVEL 30
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 1

SCALE 1:150



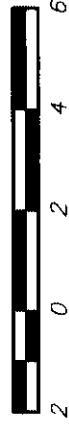
LEVEL 31

MECHANICAL PENTHOUSE

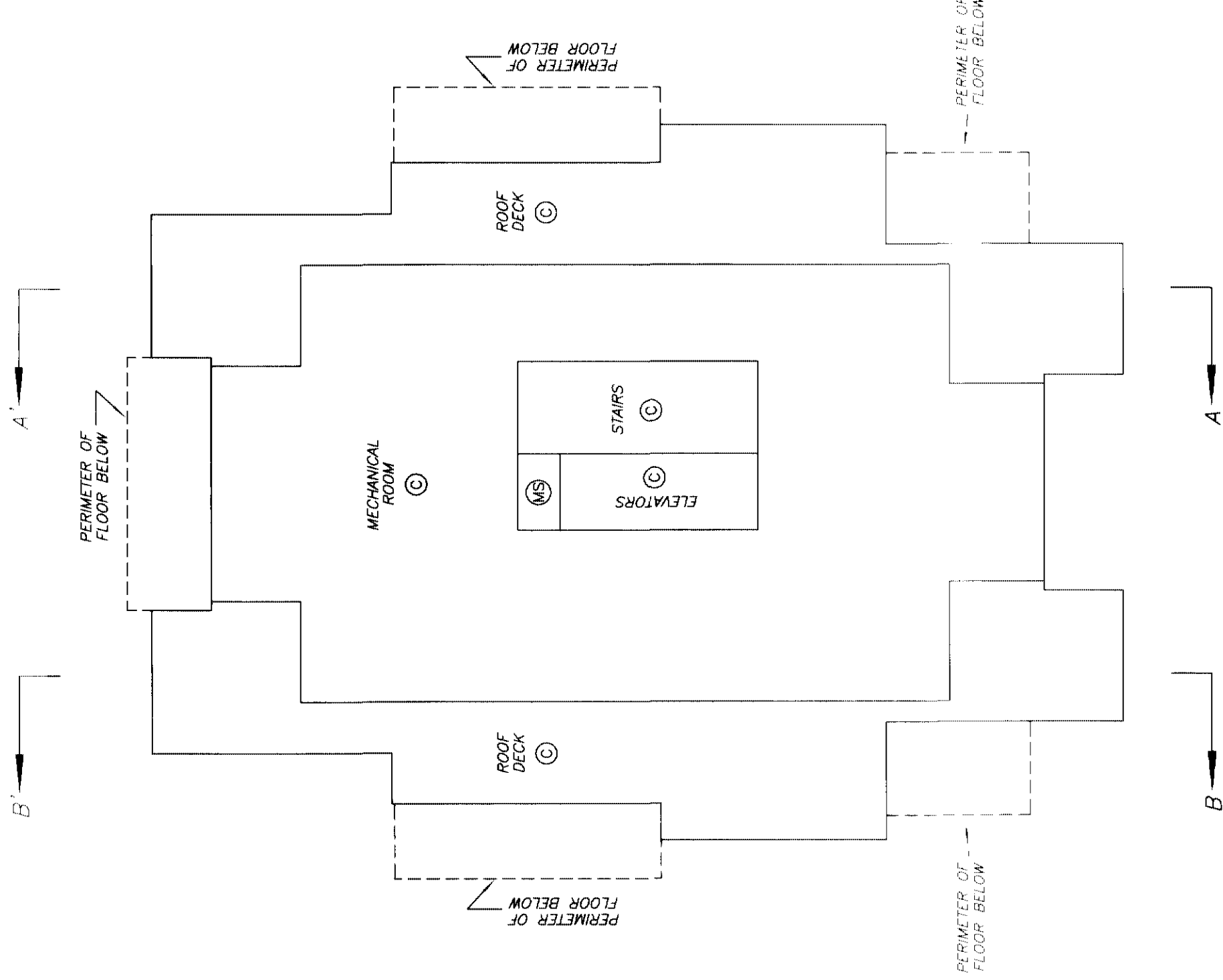
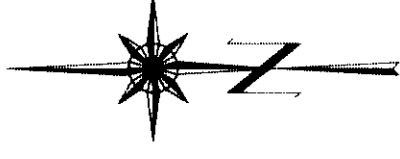
STRATA PLAN BCS 1299

PHASE 1

SCALE 1:150

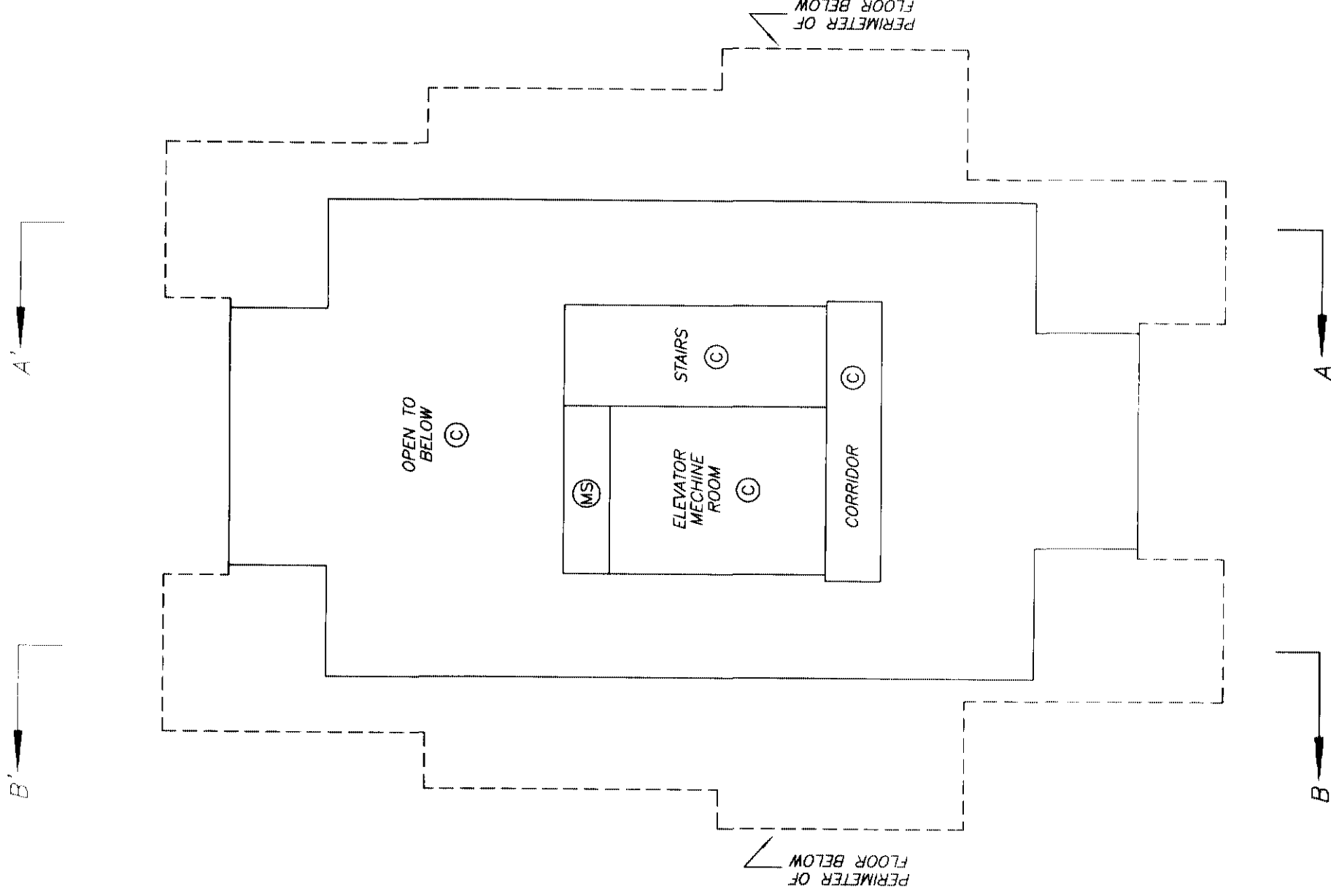
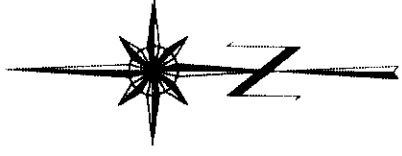


ALL DISTANCES ARE IN METRES.



LEVEL 32
ELEVATOR MACHINE ROOM

STRATA PLAN BCS 1299
PHASE 1



STRATA PLAN OF LOT 1 EXCEPT:
PHASE 1 STRATA PLAN BCS1299,
D.L. 119, GP. 1, N.W.D., PLAN BCP6626

STRATA PLAN BCS 1299
PHASE 2

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

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.
THIS 26th DAY OF June 2006.

Deputy I. MacDonald REGISTRAR

SCALE 1:1000

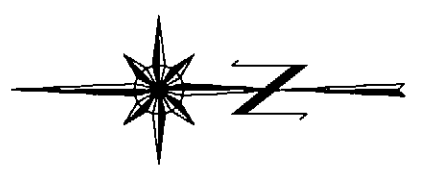


ALL DISTANCES ARE IN METRES.

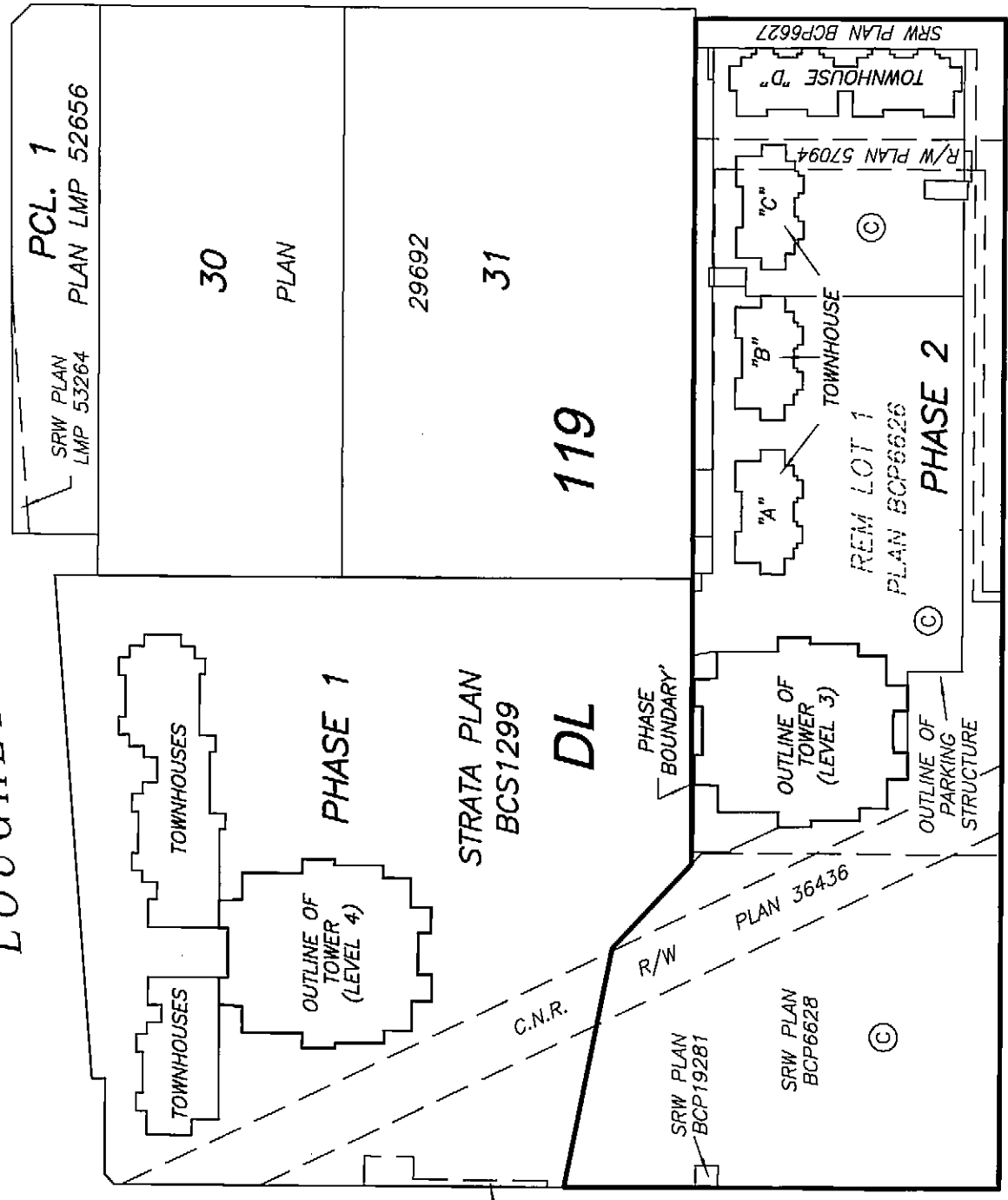
"MOZAIC AT THE RENAISSANCE"
2138 MADISON AVENUE AND 2089 ROSSER AVENUE
BURNABY, B.C.

INTEGRATED SURVEY AREA No. 25
(BURNABY) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9995991



LOUGHEED
HIGHWAY



LANE

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

APPROVED AS PHASE 2 OF A 2 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT.

DATE: 2006 June 23

[Signature]
APPROVING OFFICER FOR THE
CITY OF BURNABY

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: MAY 30th , 2006.

mil e shaw

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

DRAWING # 30536-7
FILE # 30536-7_FS
DATE : MAY 30, 2006

LEGEND

SEE SHEET #2 FOR
PROPERTY DIMENSIONS

SEE SHEET #3 FOR
BUILDING LOCATION
AND DIMENSIONS

GRID BEARINGS ARE DERIVED FROM
STRATA PLAN BCS1299

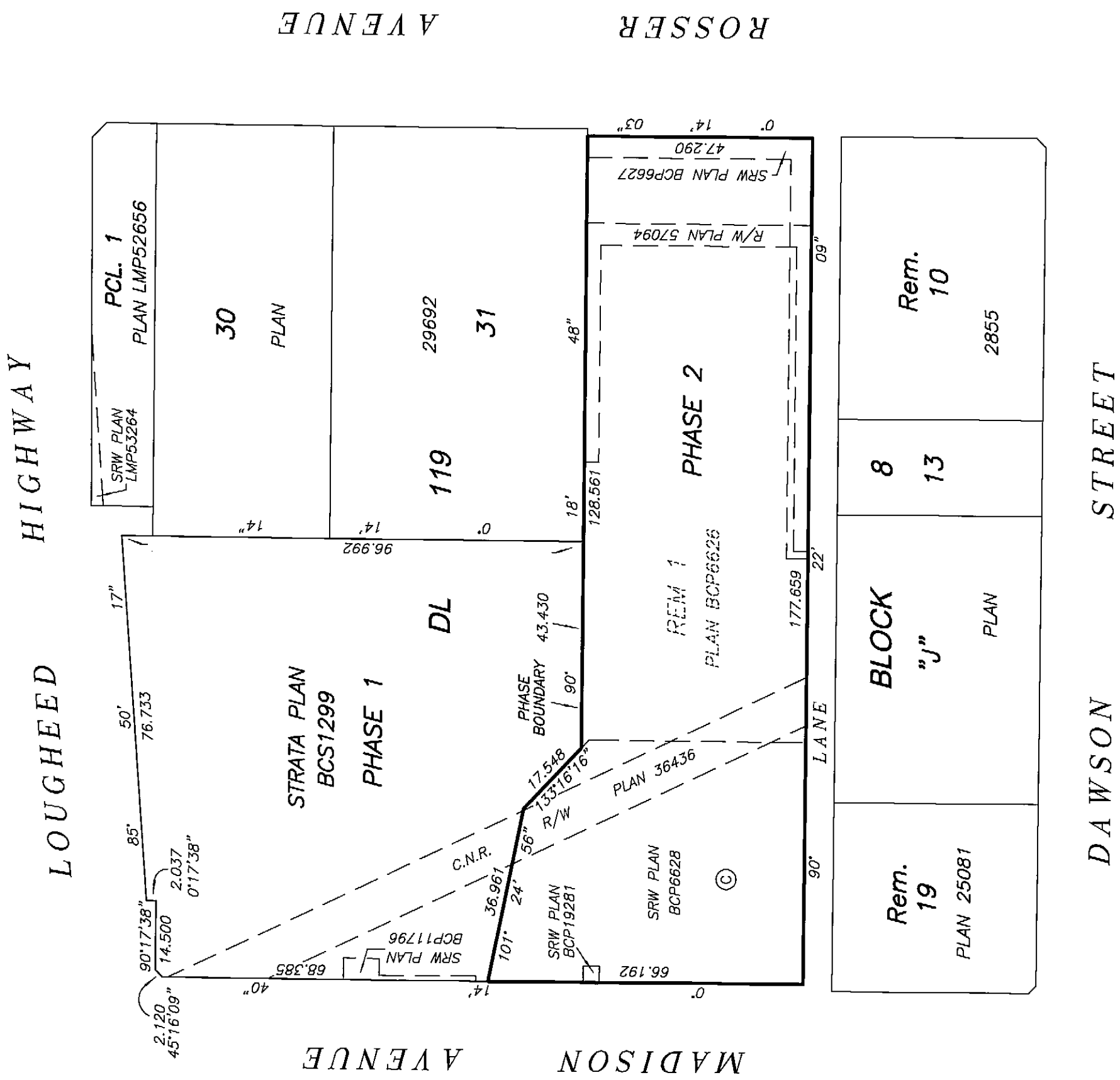
- SL - DENOTES STRATA LOT
- PT - DENOTES PART
- LCP - DENOTES LIMITED COMMON PROPERTY
- (C) - DENOTES COMMON PROPERTY
- (E) - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- (V) - DENOTES VENT BEING
COMMON PROPERTY
- (MS) - DENOTES MECHANICAL SPACE
BEING COMMON PROPERTY
- (CF) - DENOTES COMMON FACILITY
- (P183) - DENOTES PATIO BEING LIMITED
COMMON PROPERTY FOR THE
TYPICAL EXCLUSIVE USE OF SL. 183
- (RD190) - DENOTES ROOF DECK BEING LIMITED
COMMON PROPERTY FOR THE
TYPICAL EXCLUSIVE USE OF SL. 190
- (B187) - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
TYPICAL EXCLUSIVE USE OF SL. 187

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

PROPERTY DIMENSIONS

STRATA PLAN BCS 1299
PHASE 2

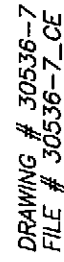


I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
OF LANGLEY, IN BRITISH COLUMBIA, CERTIFY THAT I
WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE
SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY
AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED
ON THE 30th DAY OF MAY, 2006. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER
ECP50323, 21st DAY OF JUNE, 2006.

Mike E Shaw B.C.L.S.

DATE : MAY 30, 2006
M.E.S.

STRATA PLAN BCS 1299
PHASE 2



DATE : MAY 30. 2006

M. E. S.

ORIGINAL

STRATA PLAN BCS 1299

PHASE 2

OWNER :

EMBASSY DEVELOPMENT CORPORATION
(INCORPORATION No. 636831)

AUTHORIZED SIGNATORY

Ryan Bosq

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES
Graig F. 2550
LESTER

OCCUPATION OF WITNESS

1300-777 Dunsmuir St.

ADDRESS OF WITNESS

Vancouver, BC V7Y 1K2

MORTGAGEE :

THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY

Greg Brock Richardson

AUTHORIZED SIGNATORY

S.P. Baker

WITNESS AS TO BOTH SIGNATURES

Sharon Robinson

OCCUPATION OF WITNESS

3400-650 W Georgia St

ADDRESS OF WITNESS

Vancouver BC V6B 4N7

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT, AS OF MAY 30th, 2006, BEEN
PREVIOUSLY OCCUPIED.

Mike E Shaw B.C.L.S.

THE CITY OF BURNABY
REGISTERED OWNER OF COVENANTS BV308857,
BV308859, BV308861 AND BX444091
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATORY

DEBBIE R. COMIS
City Clerk

AUTHORIZED SIGNATORY

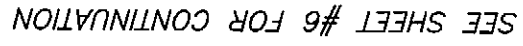
I CERTIFY THAT THE MEETING ROOM WHICH
ACCORDING TO THE PHASED STRATA PLAN DECLARATION
IN FORM P FILED FOR THIS STRATA PLAN WAS TO HAVE BEEN
CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAS BEEN
PROVIDED FOR IN ACCORDANCE WITH SECTION 225(2) OF
THE STRATA PROPERTY ACT.

DATE: 2006 JUNE 23

APPROVING OFFICER FOR THE
CITY OF BURNABY

STRATA PLAN BCS 1299
PHASE 2

SCALE 1:200



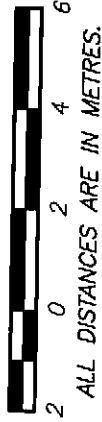
M. E. S.

ORIGINAL

SECTION E – E'

STRATA PLAN BCS 1299
PHASE 2

SCALE 1:150



SEE SHEET #7 FOR CONTINUATION

SL. 315	SL. 316	SL. 317	SL. 318	LEVEL 18
SL. 308	SL. 309	SL. 310	SL. 311	LEVEL 17
SL. 301	SL. 302	SL. 303	SL. 304	LEVEL 16
SL. 294	SL. 295	SL. 296	SL. 297	LEVEL 15
SL. 287	SL. 288	SL. 289	SL. 290	LEVEL 14
SL. 280	SL. 281	SL. 282	SL. 283	LEVEL 13
SL. 273	SL. 274	SL. 275	SL. 276	LEVEL 12
SL. 266	SL. 267	SL. 268	SL. 269	LEVEL 11
SL. 259	SL. 260	SL. 261	SL. 262	LEVEL 10
SL. 252	SL. 253	SL. 254	SL. 255	LEVEL 9
SL. 245	SL. 246	SL. 247	SL. 248	LEVEL 8
SL. 238	SL. 239	SL. 240	SL. 241	LEVEL 7
SL. 231	SL. 232	SL. 233	SL. 234	LEVEL 6
SL. 224	SL. 225	SL. 226	SL. 227	LEVEL 5
SL. 217	SL. 218	SL. 219	SL. 220	LEVEL 4
SL. 210	SL. 211	SL. 212	SL. 213	LEVEL 3
SL. 203	SL. 204	SL. 205	SL. 206	LEVEL 2
SL. 187	SL. 188	SL. 189	MEETING ROOM ROOM CF	LEVEL 1

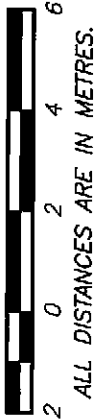
SEE SHEET #5 FOR CONTINUATION

SECTION E – E’

STRATA PLAN BCS 1299

PHASE 2

SCALE 1:150



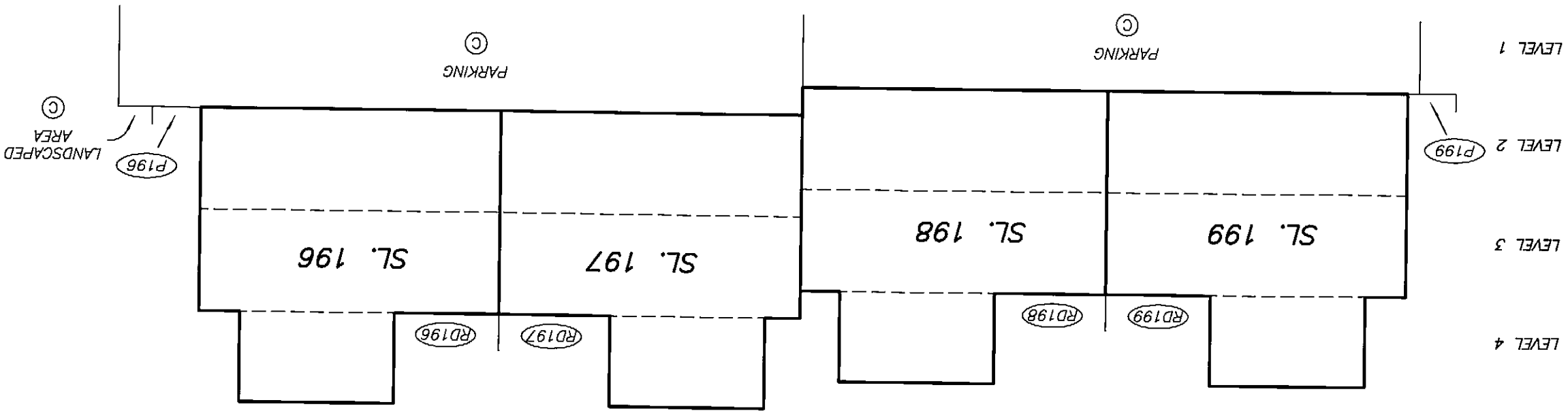
ROOF ©		MECHANICAL ROOM ©		ROOF ©		
SL. 378		SL. 375		SL. 376		LEVEL 34
				SL. 373		LEVEL 33
				SL. 370		LEVEL 32
				SL. 367		LEVEL 31
				SL. 364		LEVEL 30
				SL. 361		LEVEL 29
				SL. 358		LEVEL 28
SL. 356		SL. 357		SL. 353		LEVEL 27
				SL. 348		LEVEL 26
SL. 351		SL. 347		SL. 343		LEVEL 25
				SL. 338		LEVEL 24
SL. 346		SL. 342		SL. 337		LEVEL 23
				SL. 333		LEVEL 22
SL. 341		SL. 331		SL. 332		LEVEL 21
				SL. 325		LEVEL 20
SL. 336		SL. 324		SL. 318		LEVEL 19
				SL. 311		LEVEL 18
SL. 329		SL. 323		SL. 310		LEVEL 17
SL. 322		SL. 316				
SL. 315		SL. 309				
SL. 308						

SEE SHEET #6 FOR CONTINUATION

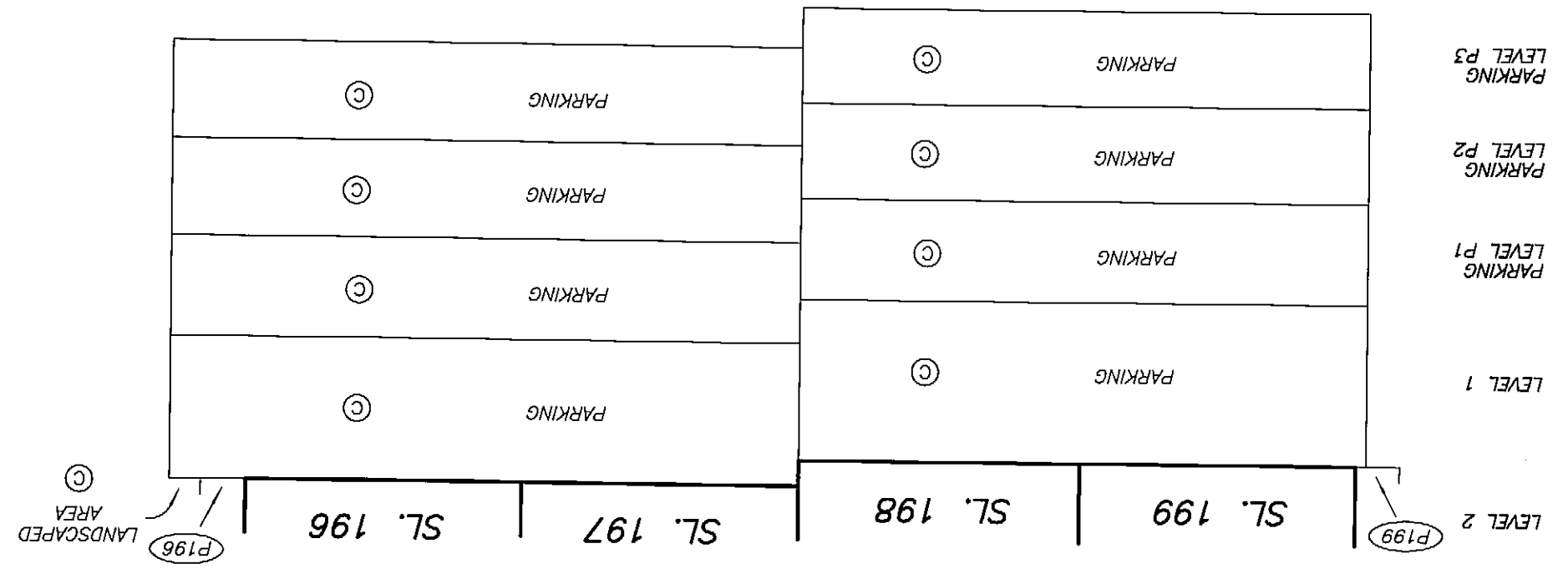
SHEET 8 OF 57 SHEETS

SECTION F - F'

STRATA PLAN BCS 1299
PHASE 2



SCALE 1:150
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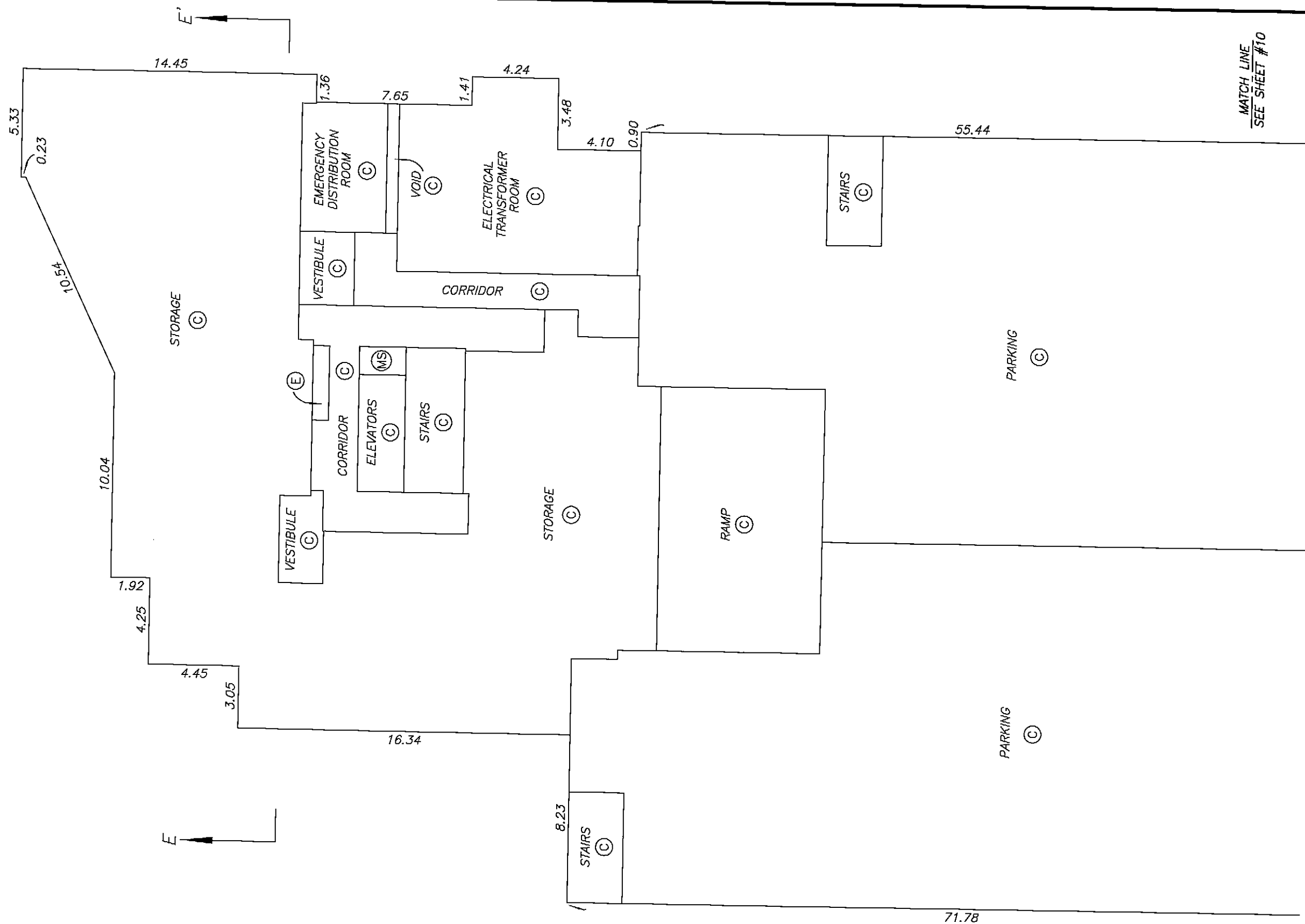
SCALE 1:200
ALL DISTANCES ARE IN METRES.

STRATA PLAN BCS 1299

PHASE 2



ALL DISTANCES ARE IN METRES.



MATCH LINE
SEE SHEET #10

MATCH LINE
SEE SHEET #10

DRAWING # 30536-7
FILE # 30536-7_P3

DATE : MAY 30, 2006

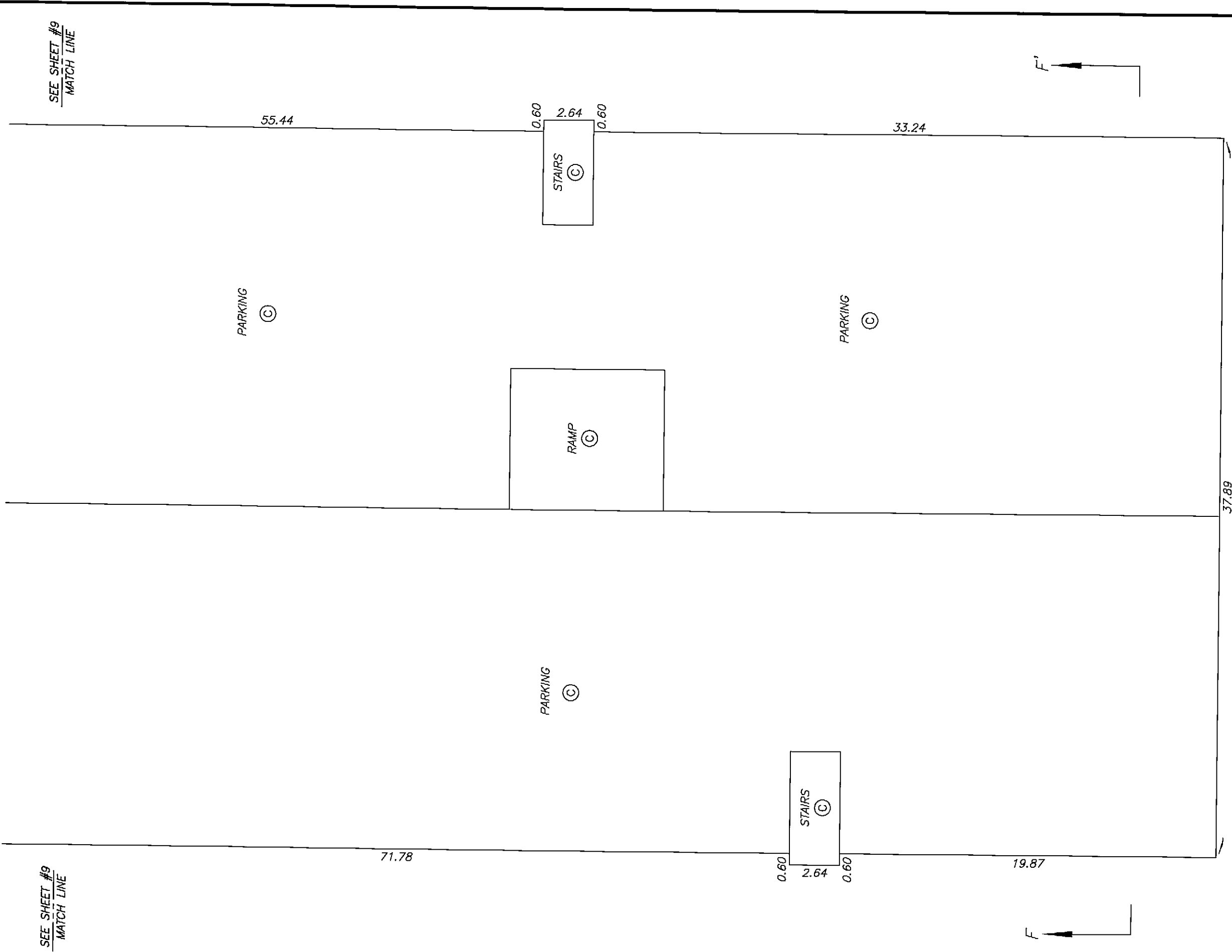
M. E. D.

ORIGINAL

SHEET 10 OF 57 SHEETS

PARKING LEVEL P3
EAST SIDE

STRATA PLAN BCS 1299
PHASE 2



DRAWING # 30536-7
FILE # 30536-7_P3

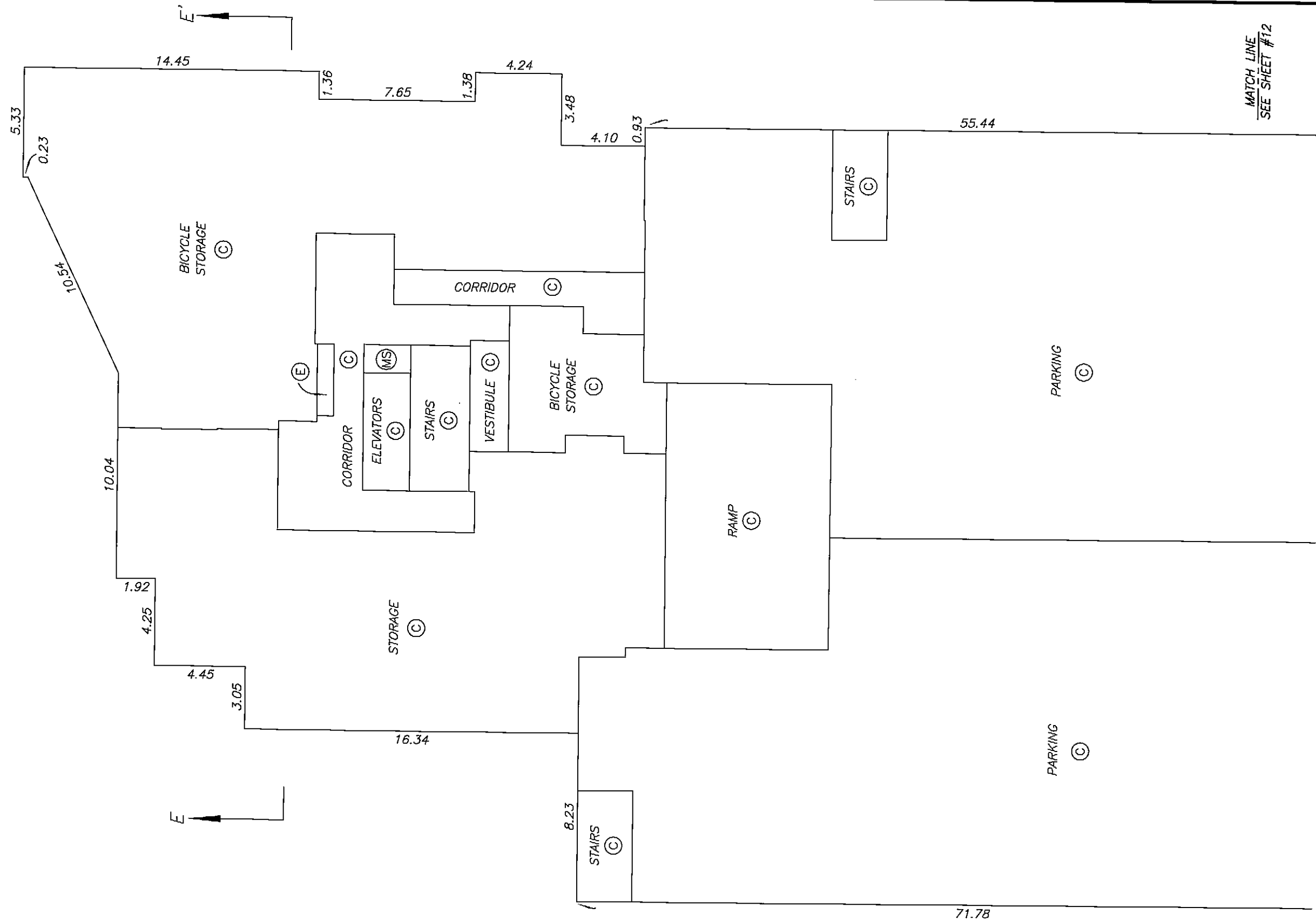
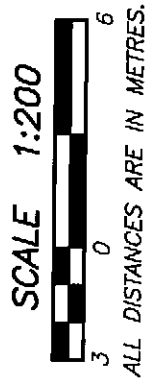
DATE : MAY 30, 2006
M.E. S.

ORIGINAL

SHEET 11 OF 57 SHEETS

PARKING LEVEL P2
WEST SIDE

STRATA PLAN BCS 1299
PHASE 2



DATE : MAY 30, 2006
M.E. d.

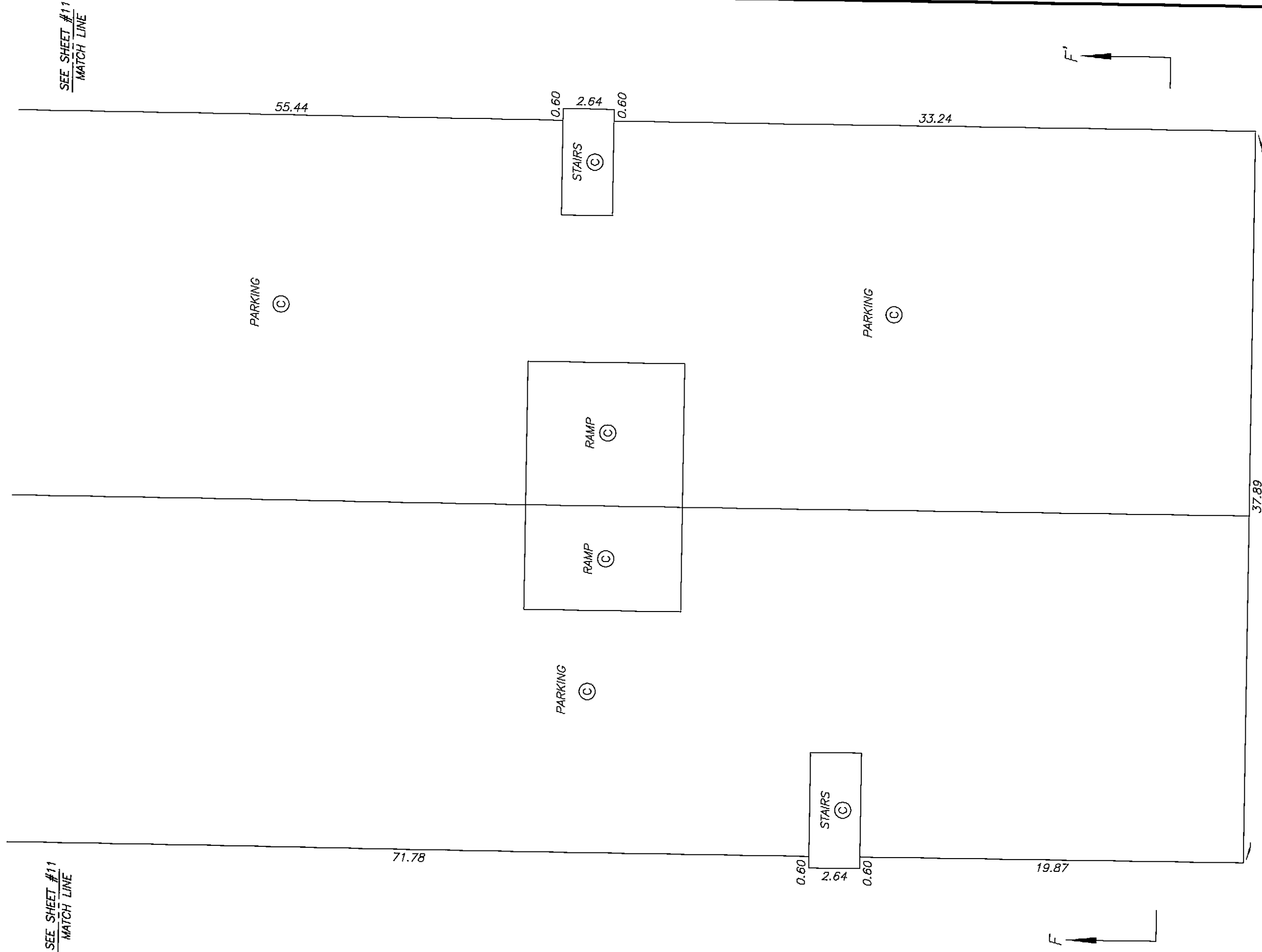
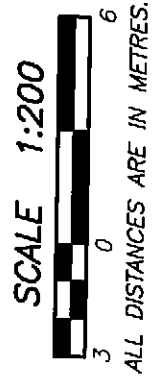
DRAWING # 30536-7
FILE # 30536-7_P2

ORIGINAL

SHEET 12 OF 57 SHEETS

PARKING LEVEL P2
EAST SIDE

STRATA PLAN BCS 1299
PHASE 2



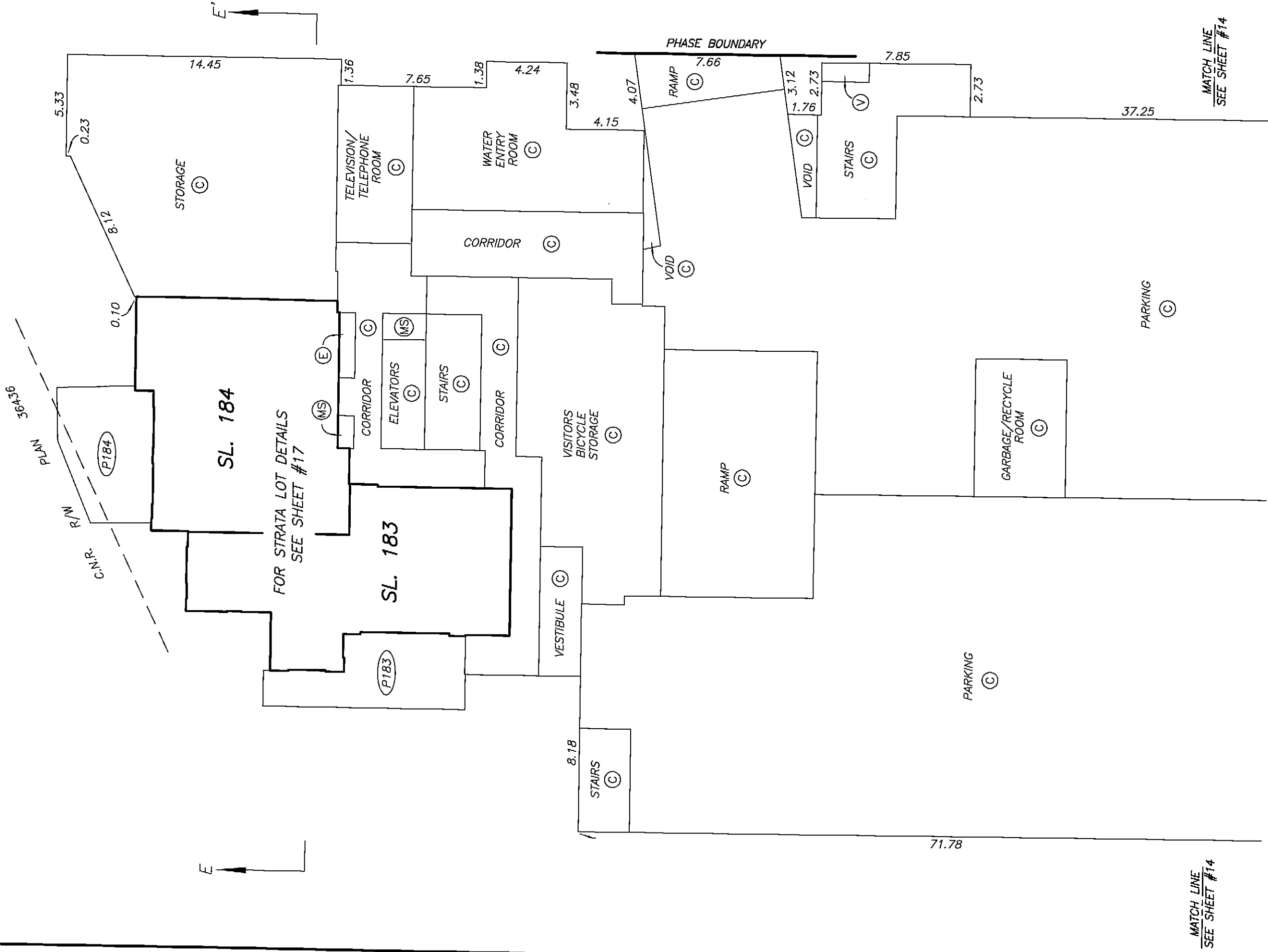
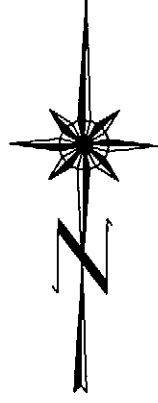
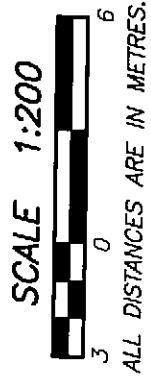
DRAWING # 30536-7
FILE # 30536-7_P2

DATE : MAY 30, 2006
M.E.S.

ORIGINAL

**PARKING LEVEL P1
WEST SIDE**

**STRATA PLAN BCS 1299
PHASE 2**



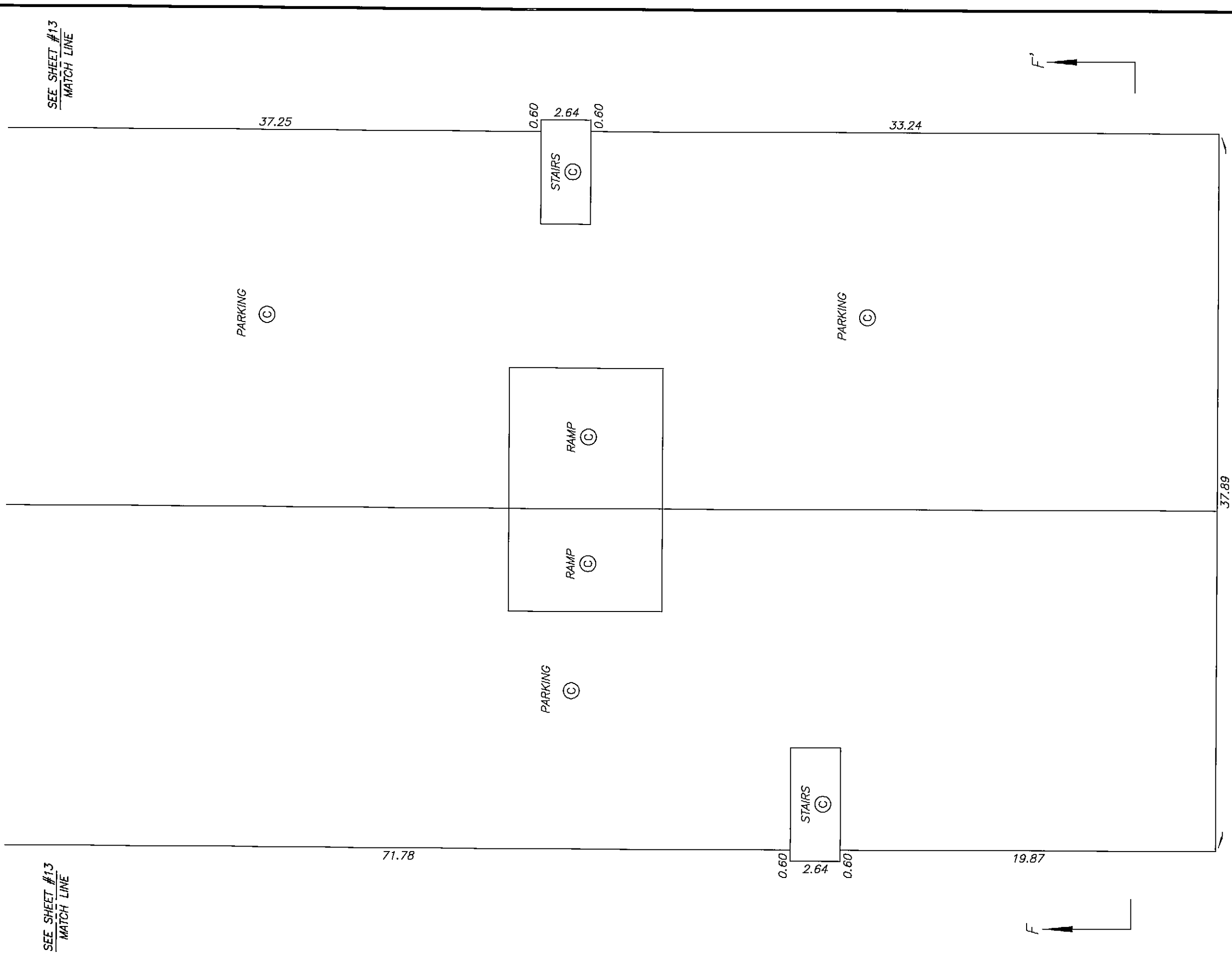
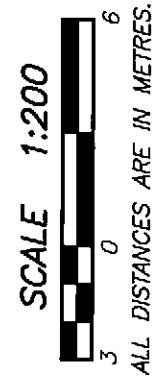
MATCH LINE
SEE SHEET #14

MATCH LINE
SEE SHEET #14

SHEET 14 OF 57 SHEETS

PARKING LEVEL P1
EAST SIDE

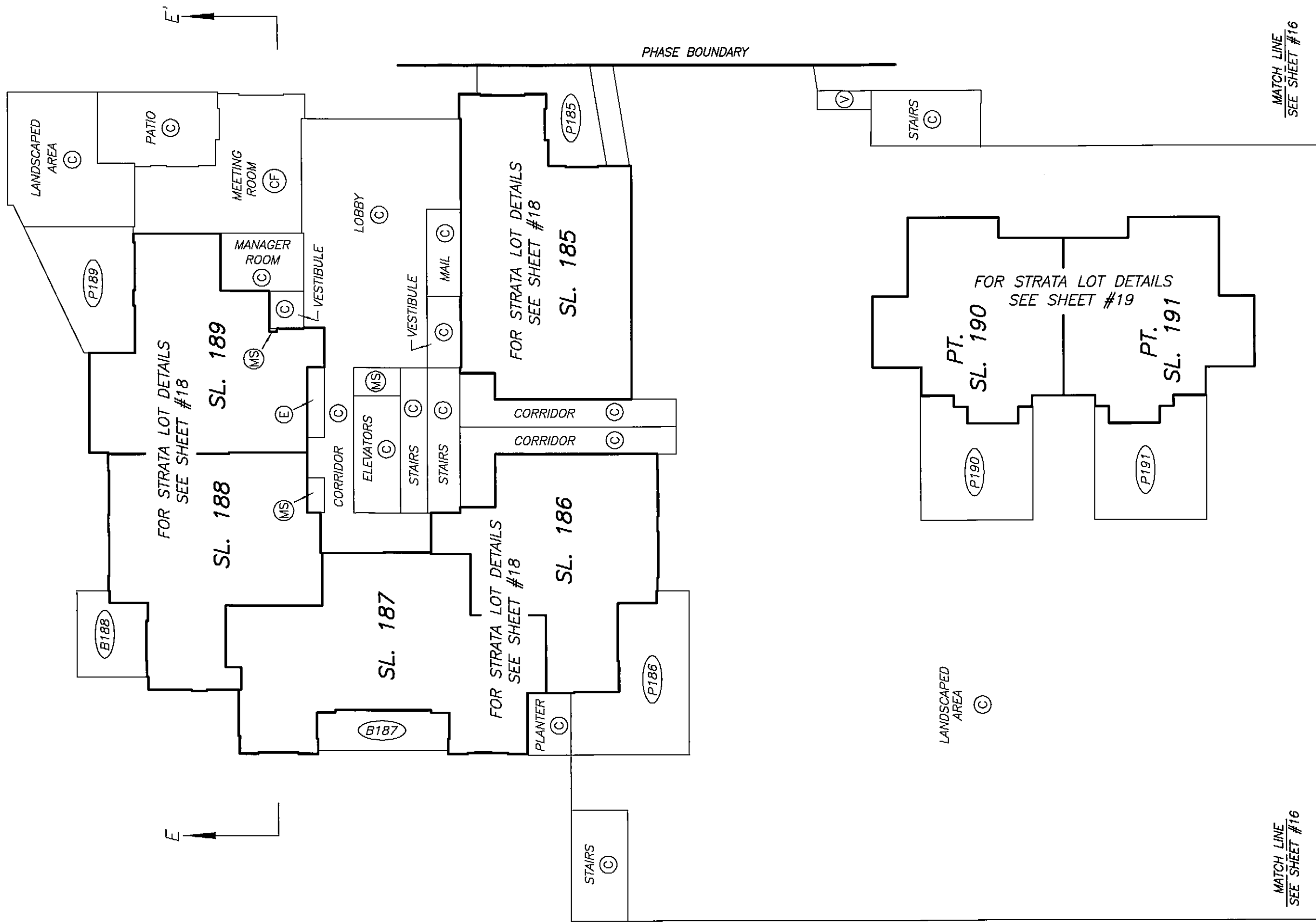
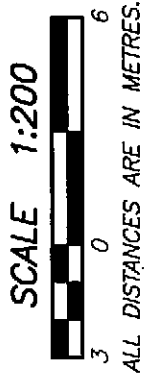
STRATA PLAN BCS 1299
PHASE 2



ORIGINAL

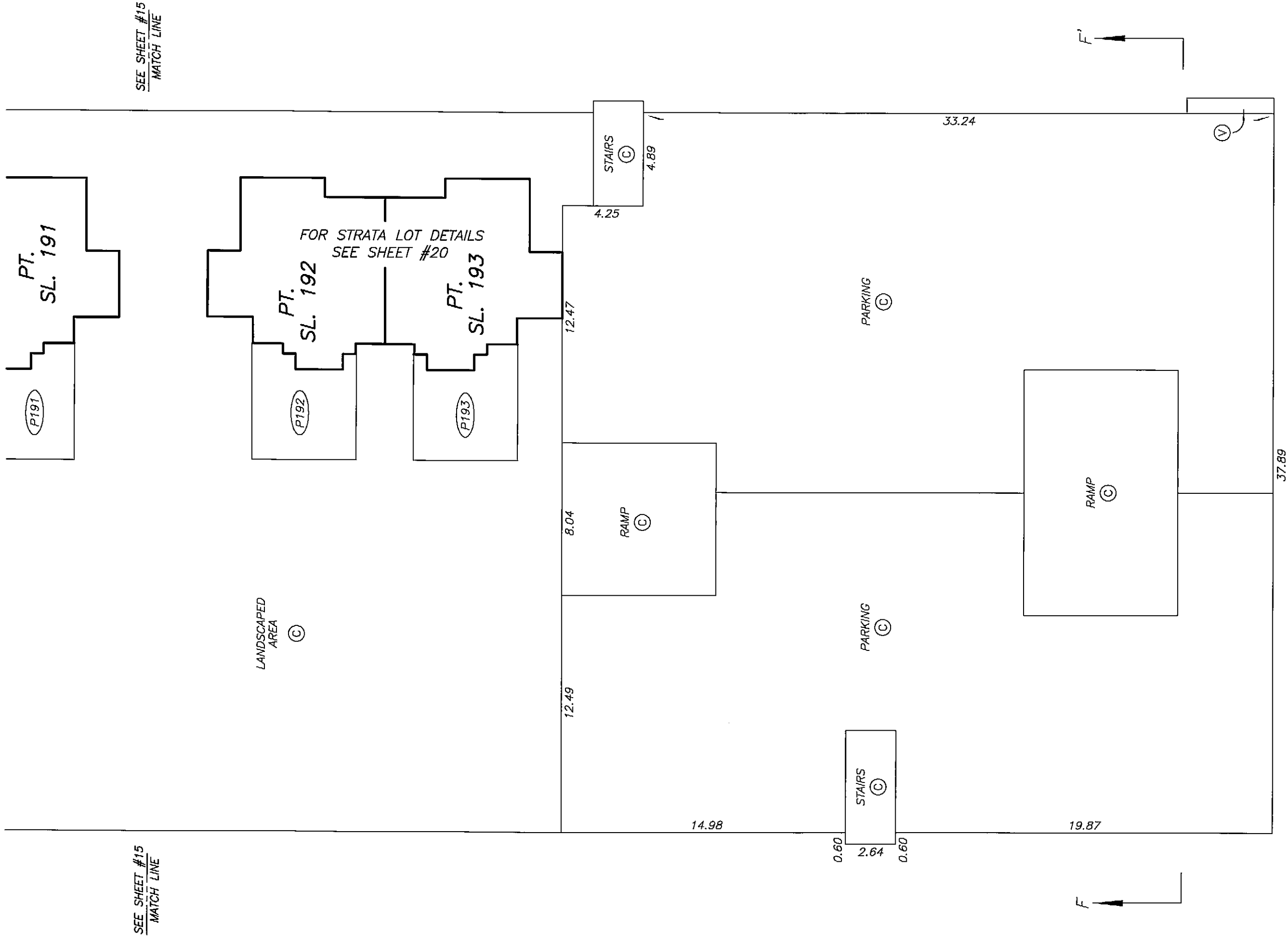
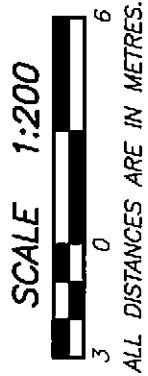
LEVEL 1 WEST SIDE
KEY PLAN

STRATA PLAN BCS 1299
PHASE 2



LEVEL 1 EAST SIDE
KEY PLAN

STRATA PLAN BCS 1299
PHASE 2

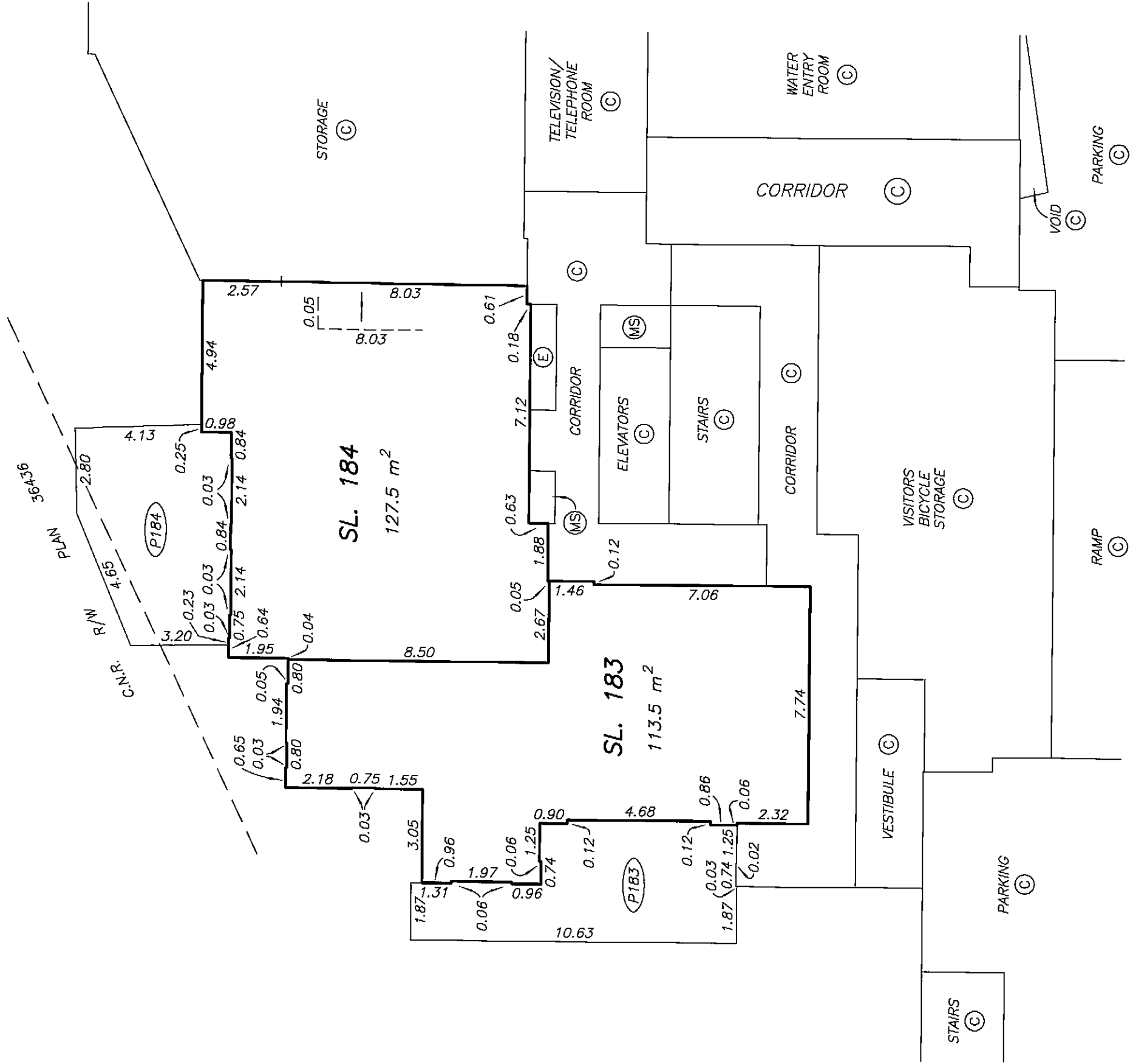
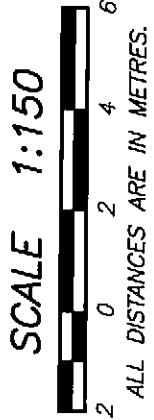


PARKING LEVEL P1

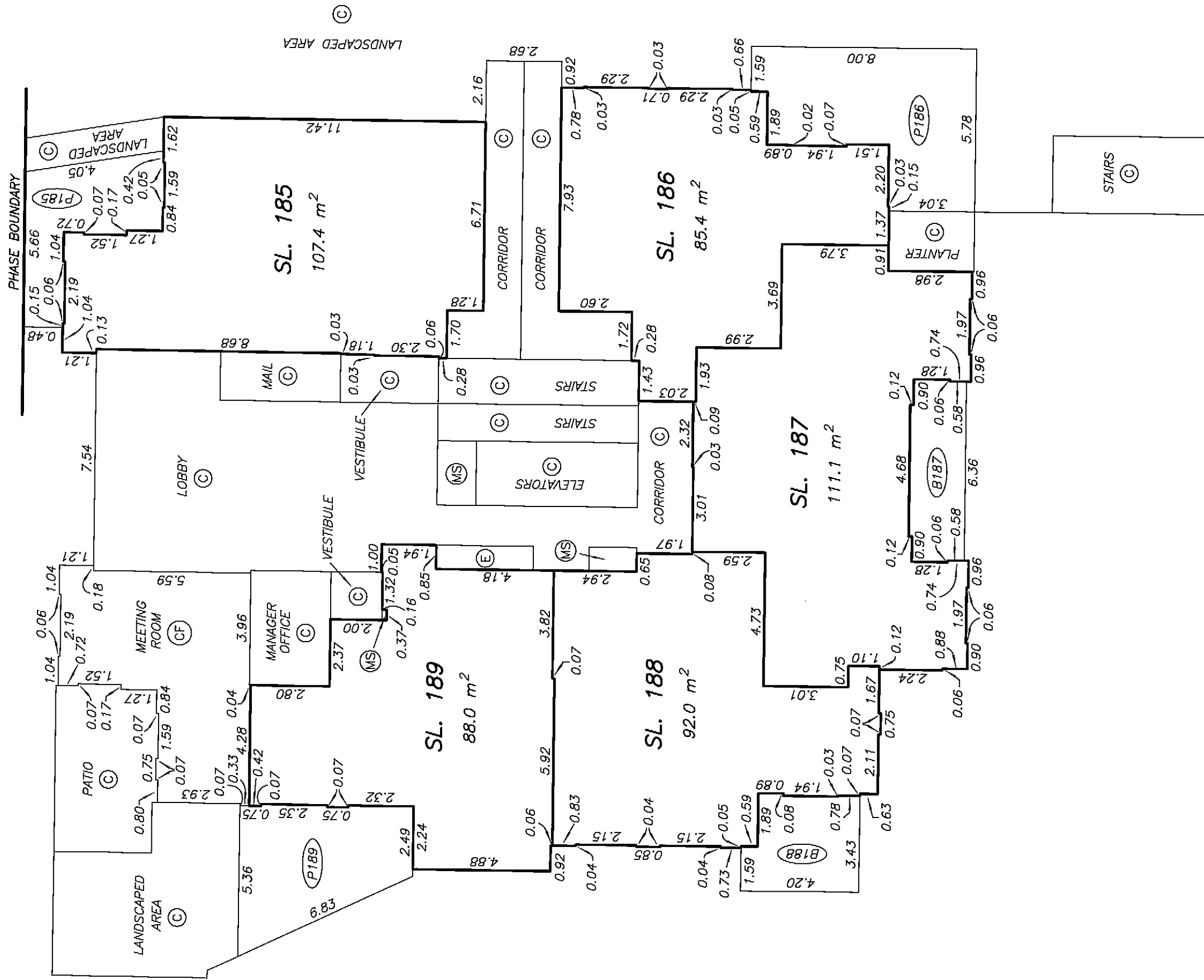
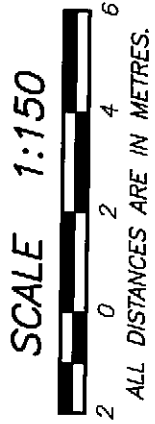
WEST SIDE

STRATA PLAN BCS 1299

PHASE 2

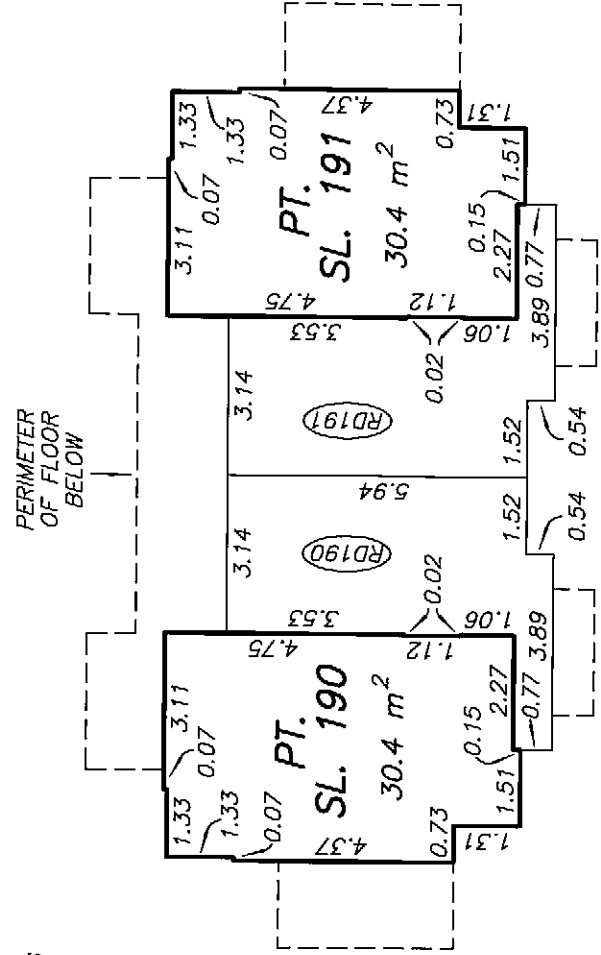
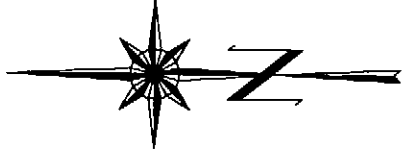
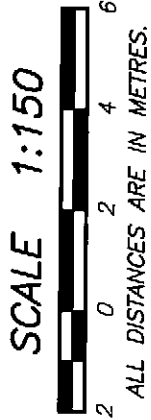


LEVEL 1
FLOOR PLAN
STRATA PLAN BCS 1299
PHASE 2



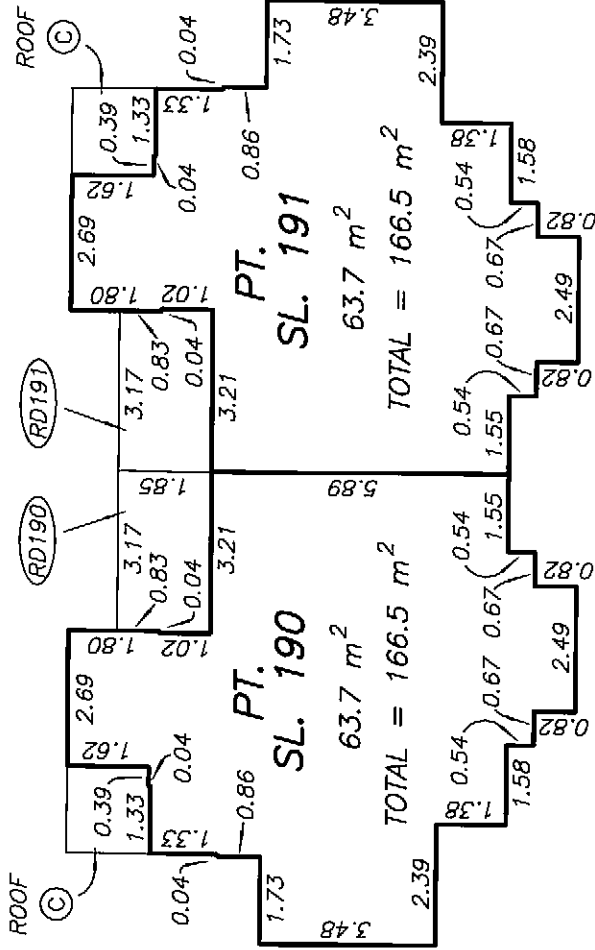
TOWNHOUSE "A"
FLOOR PLANS

STRATA PLAN BCS 1299
PHASE 2

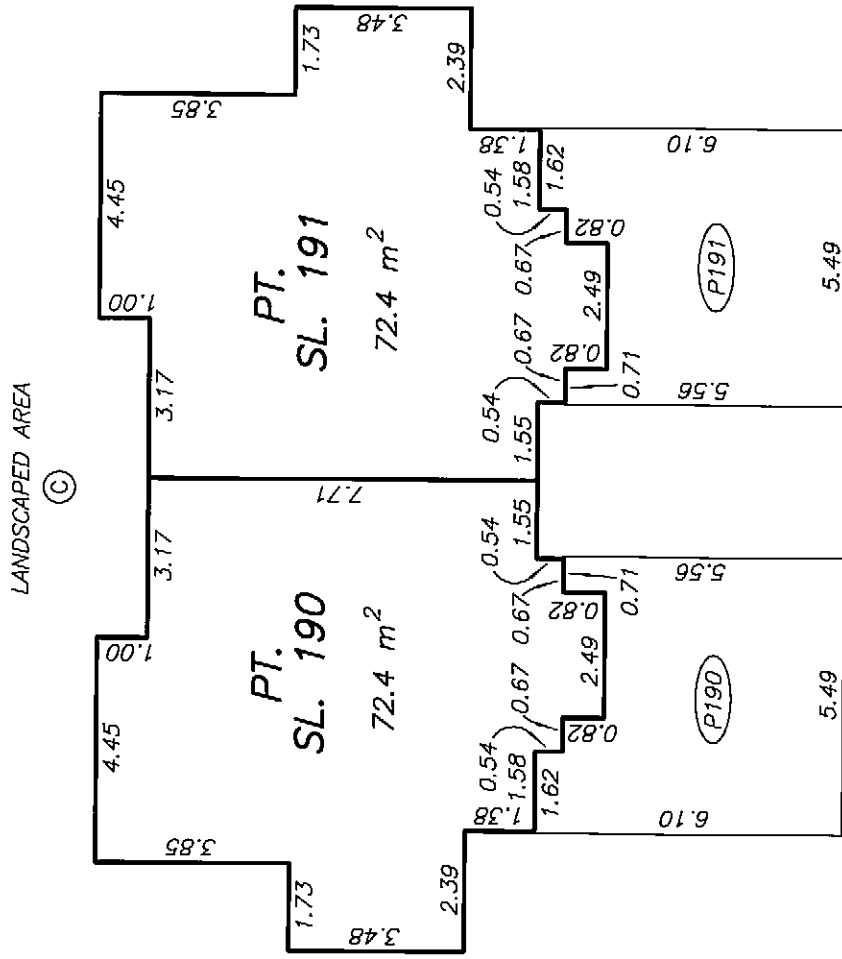


LEVEL 3

PERIMETER OF FLOOR BELOW



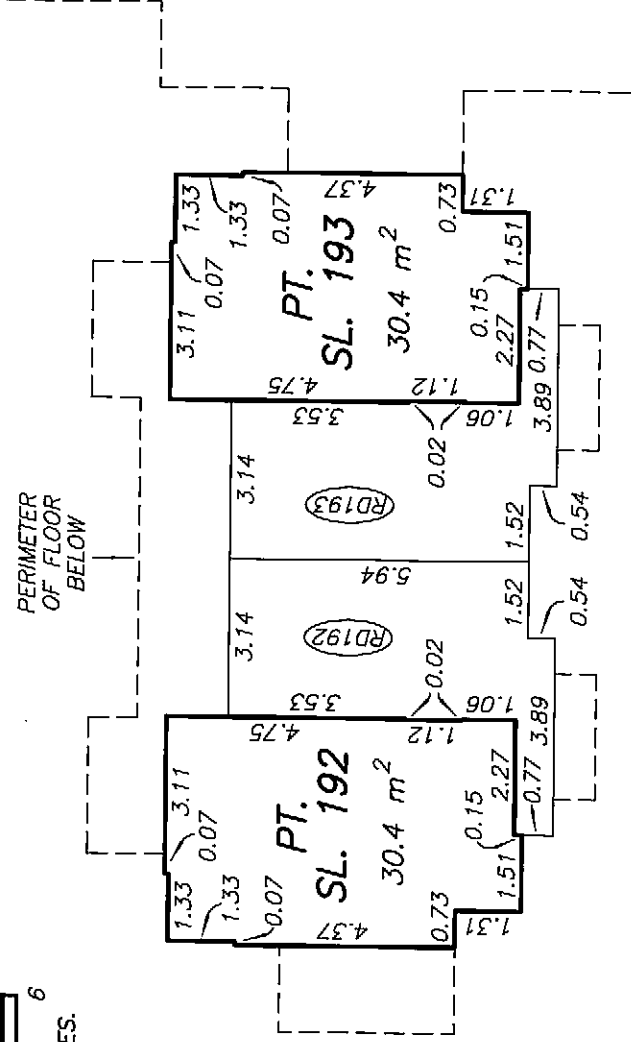
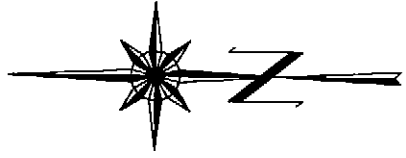
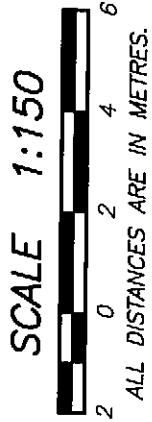
LEVEL 2



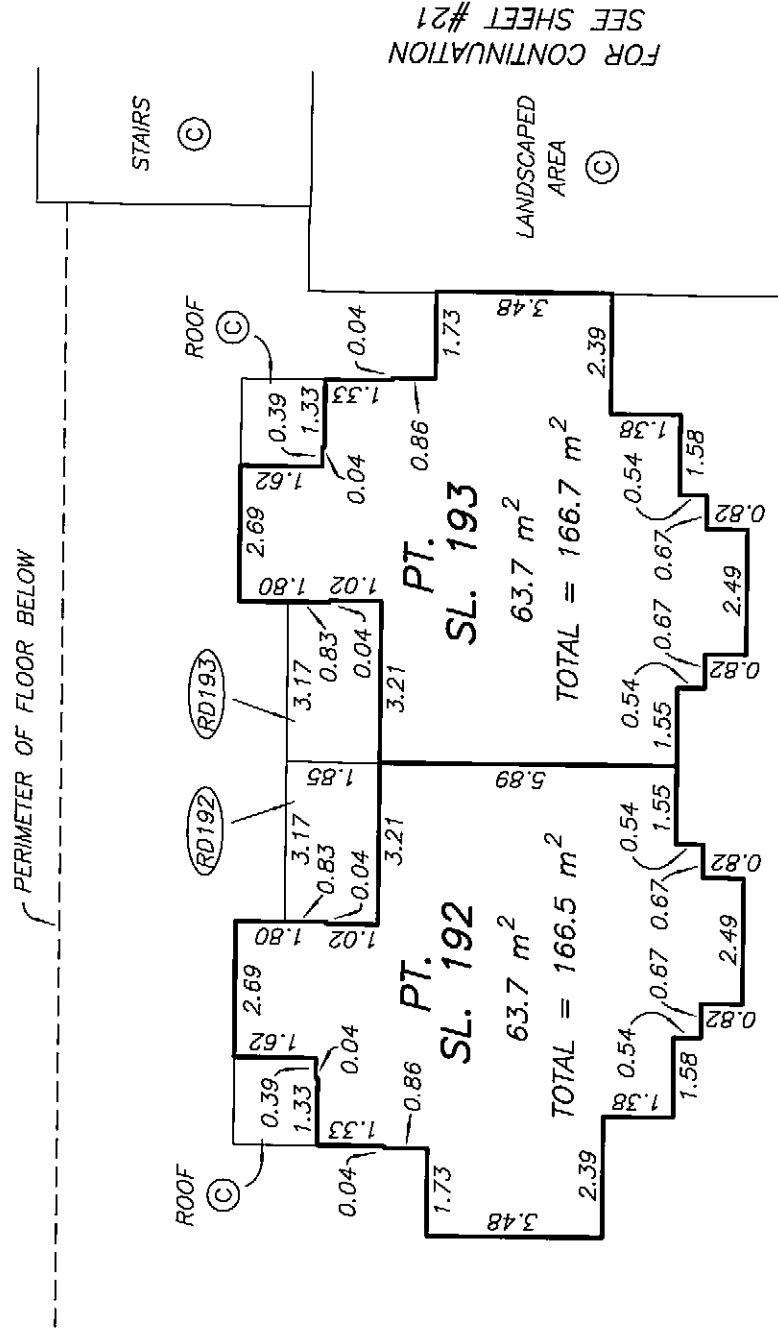
LEVEL 1

TOWNHOUSE "B"
FLOOR PLANS

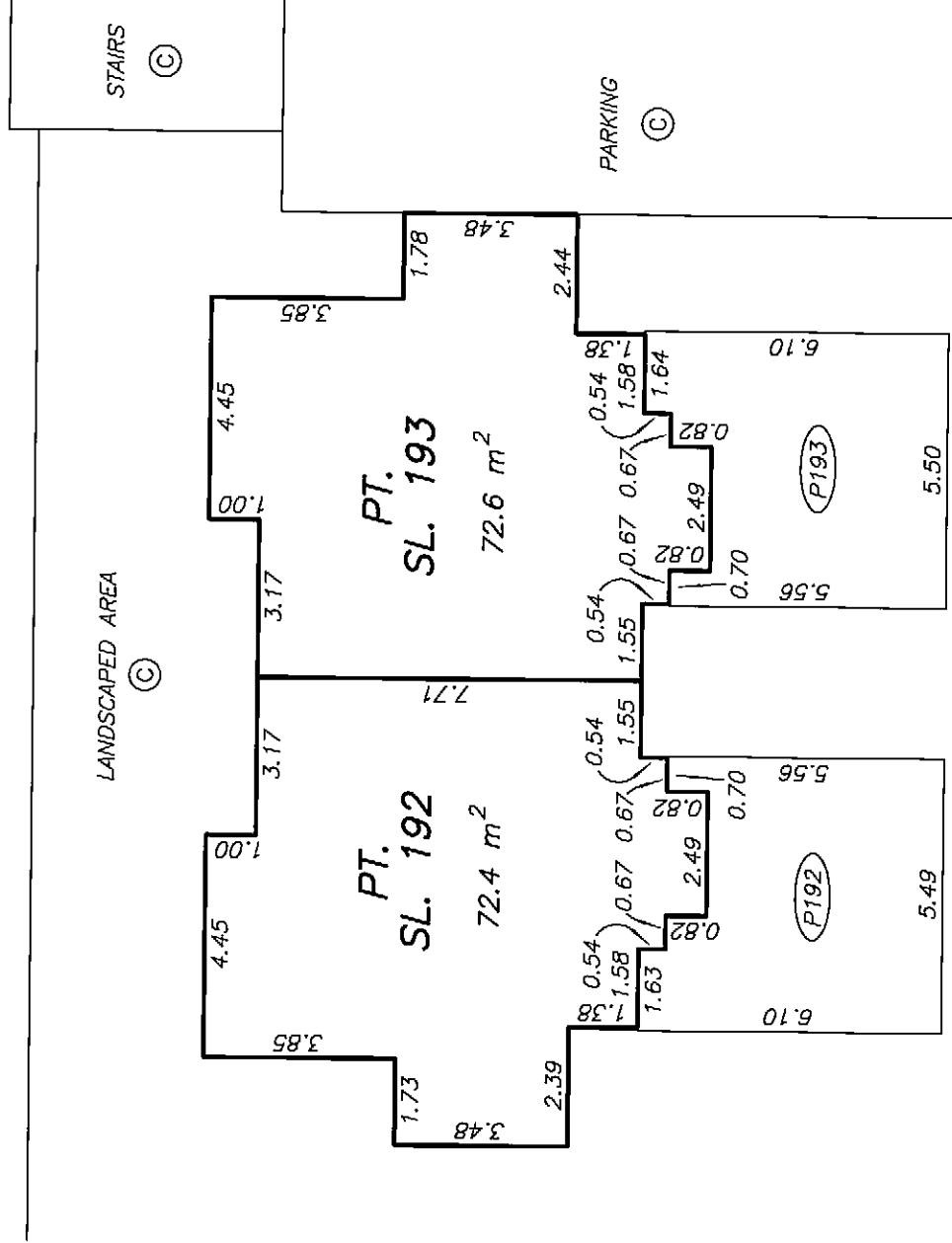
STRATA PLAN BCS 1299
PHASE 2



LEVEL 3



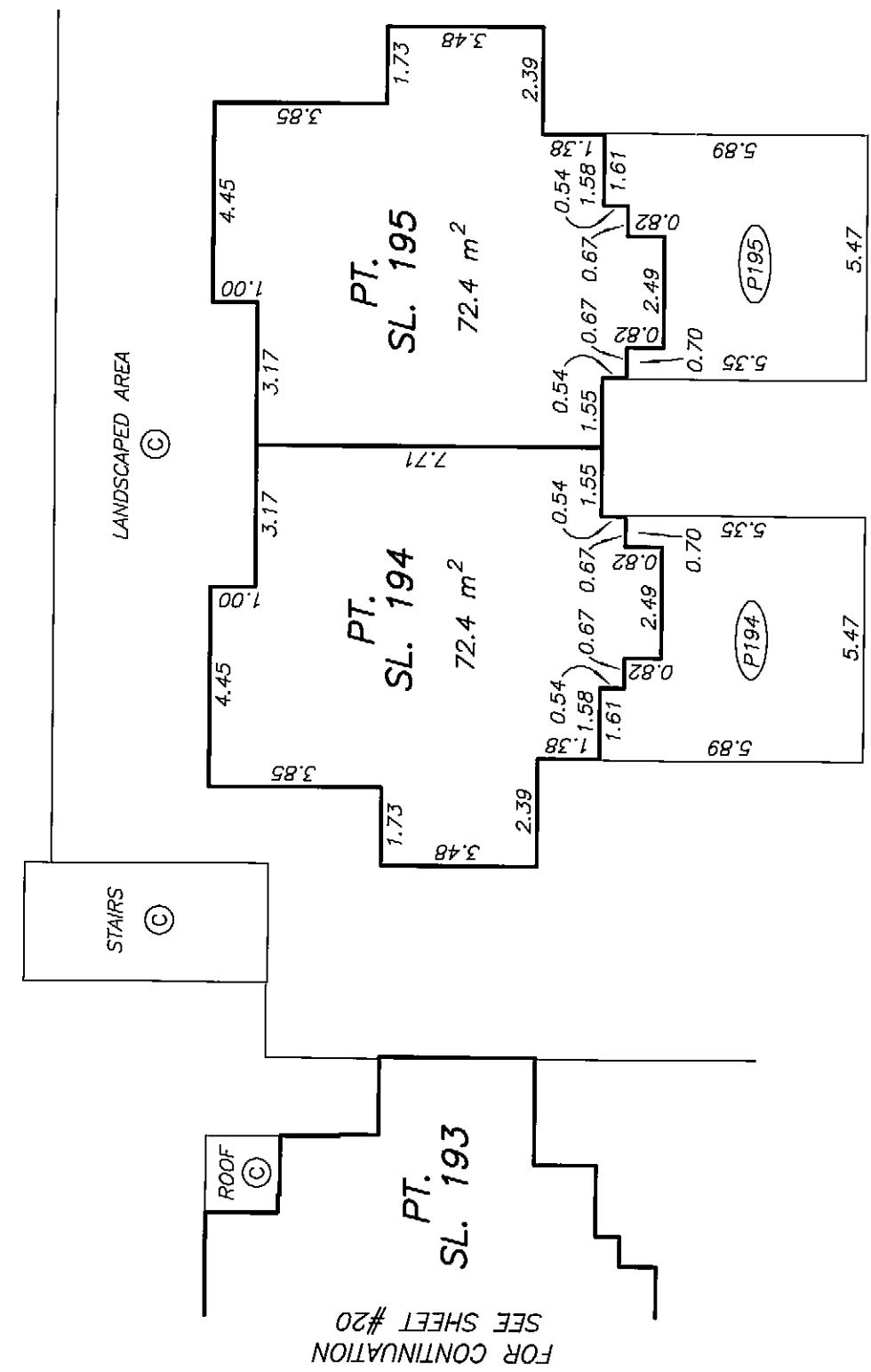
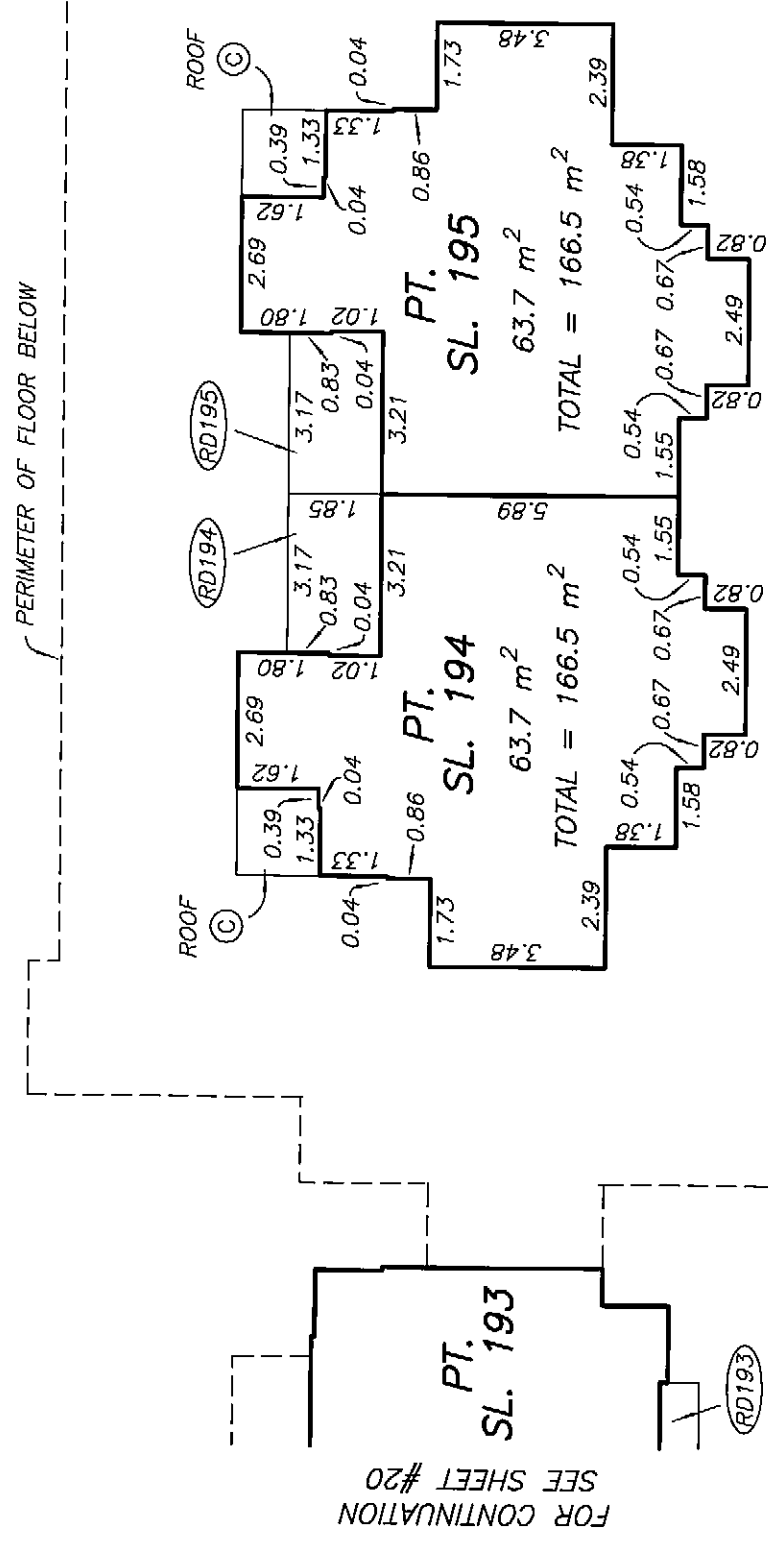
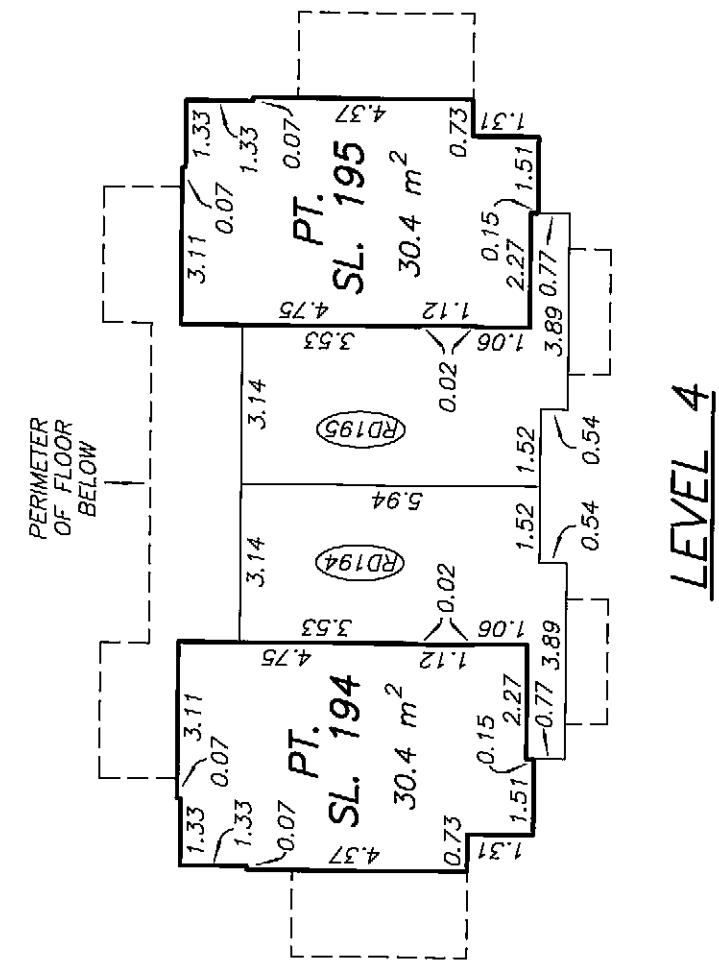
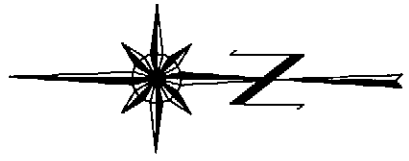
LEVEL 2



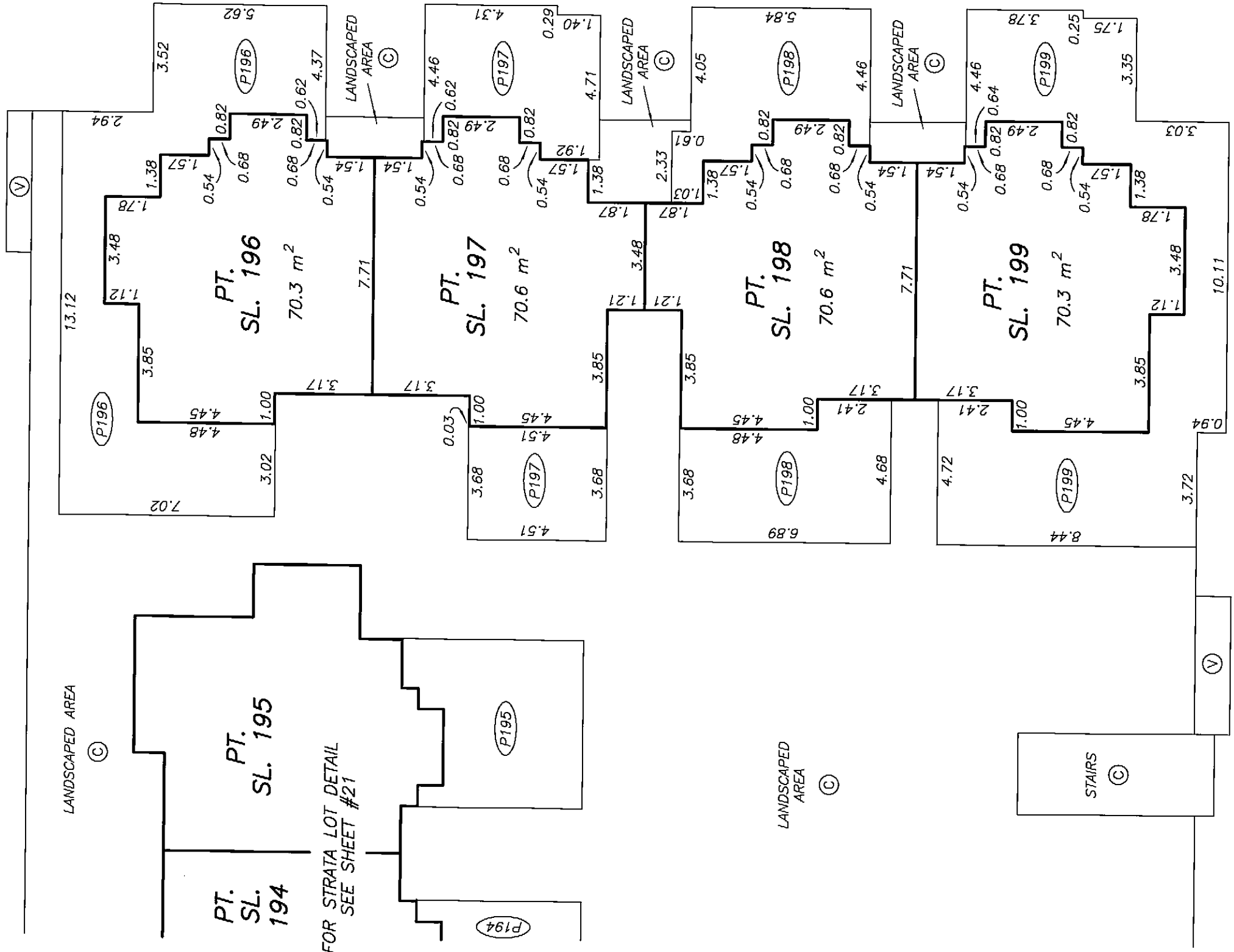
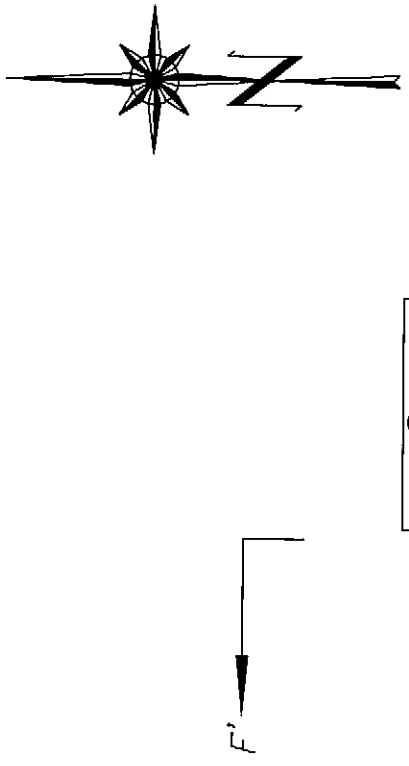
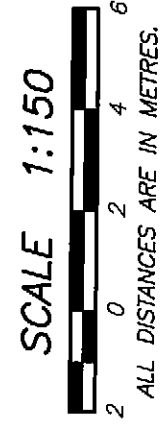
LEVEL 1

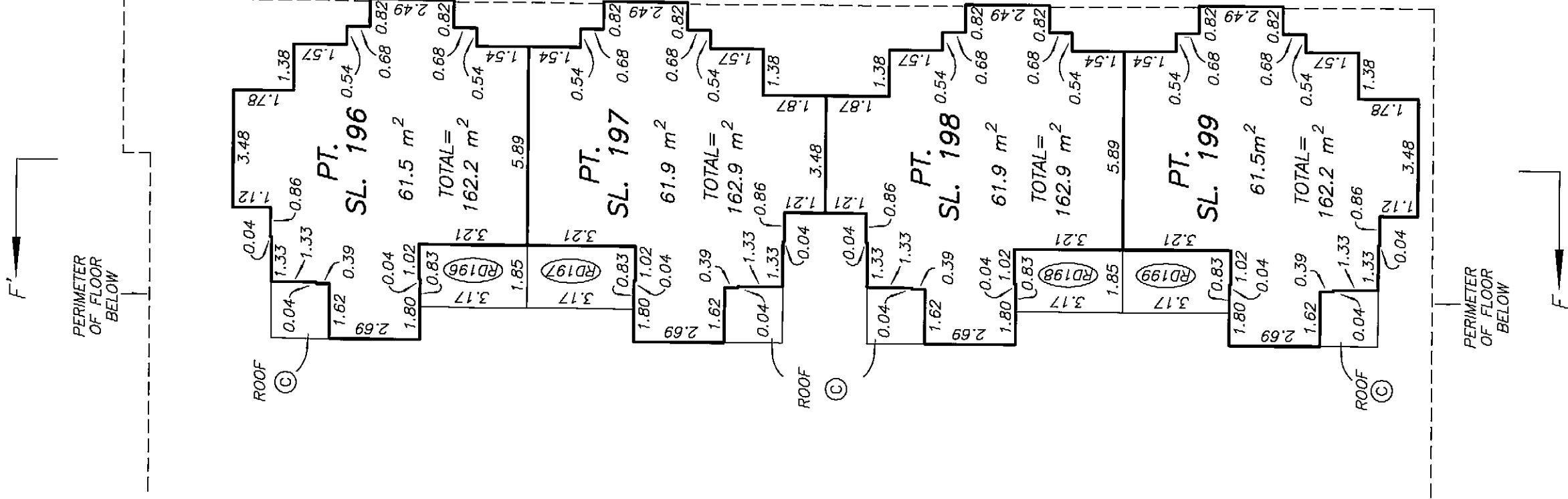
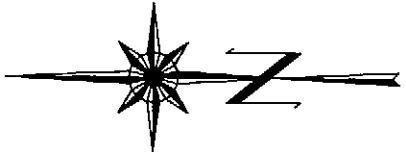
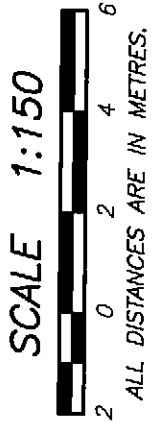
TOWNHOUSE "C"
FLOOR PLANS

STRATA PLAN BCS 1299
PHASE 2



TOWNHOUSE "D"
LEVEL 2 FLOOR PLAN
STRATA PLAN BCS 1299
PHASE 2



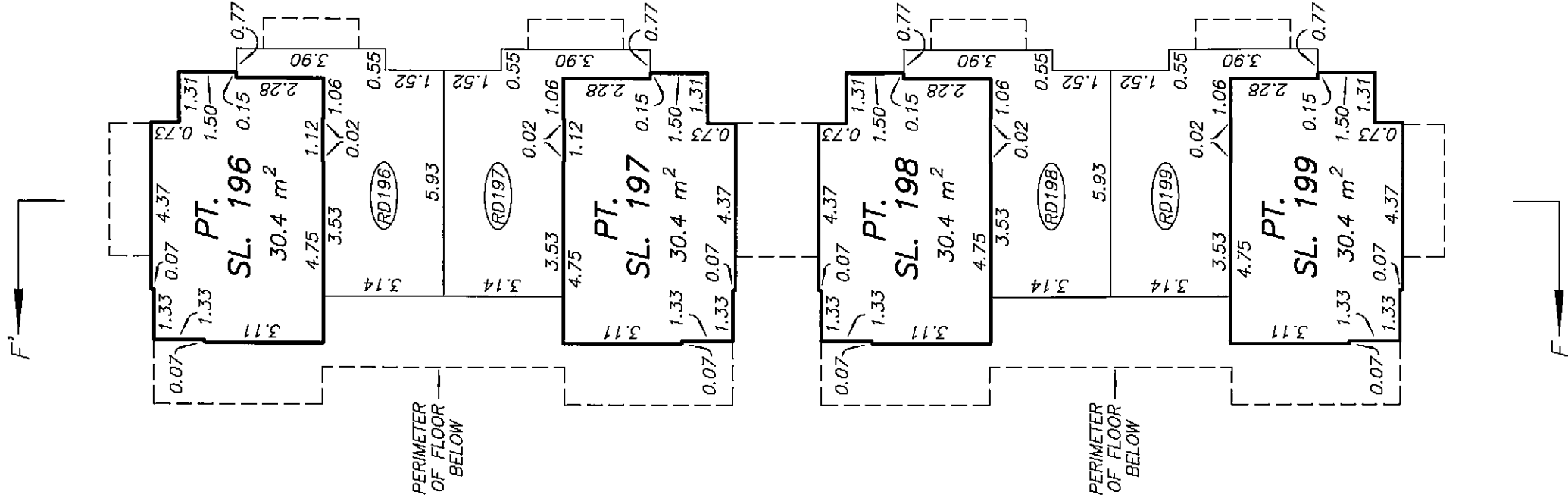
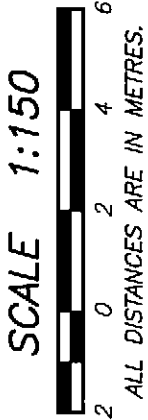


TOWNHOUSE "D"

LEVEL 4 FLOOR PLAN

STRATA PLAN BCS 1299

PHASE 2

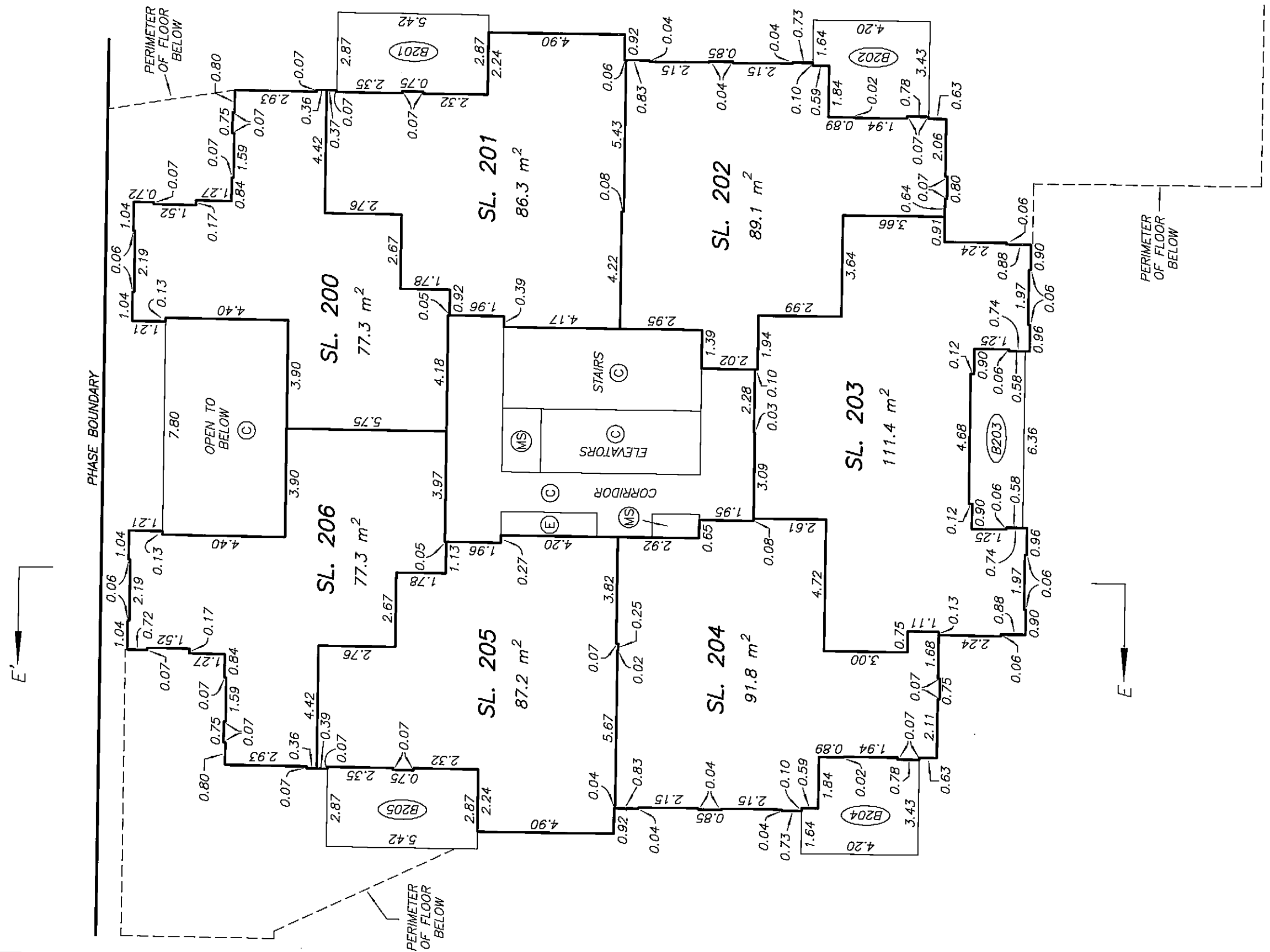
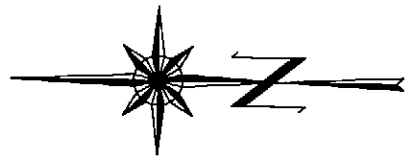
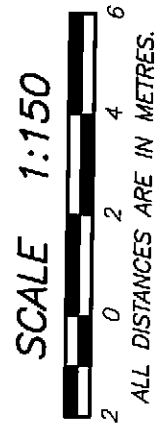


LEVEL 2

FLOOR PLAN

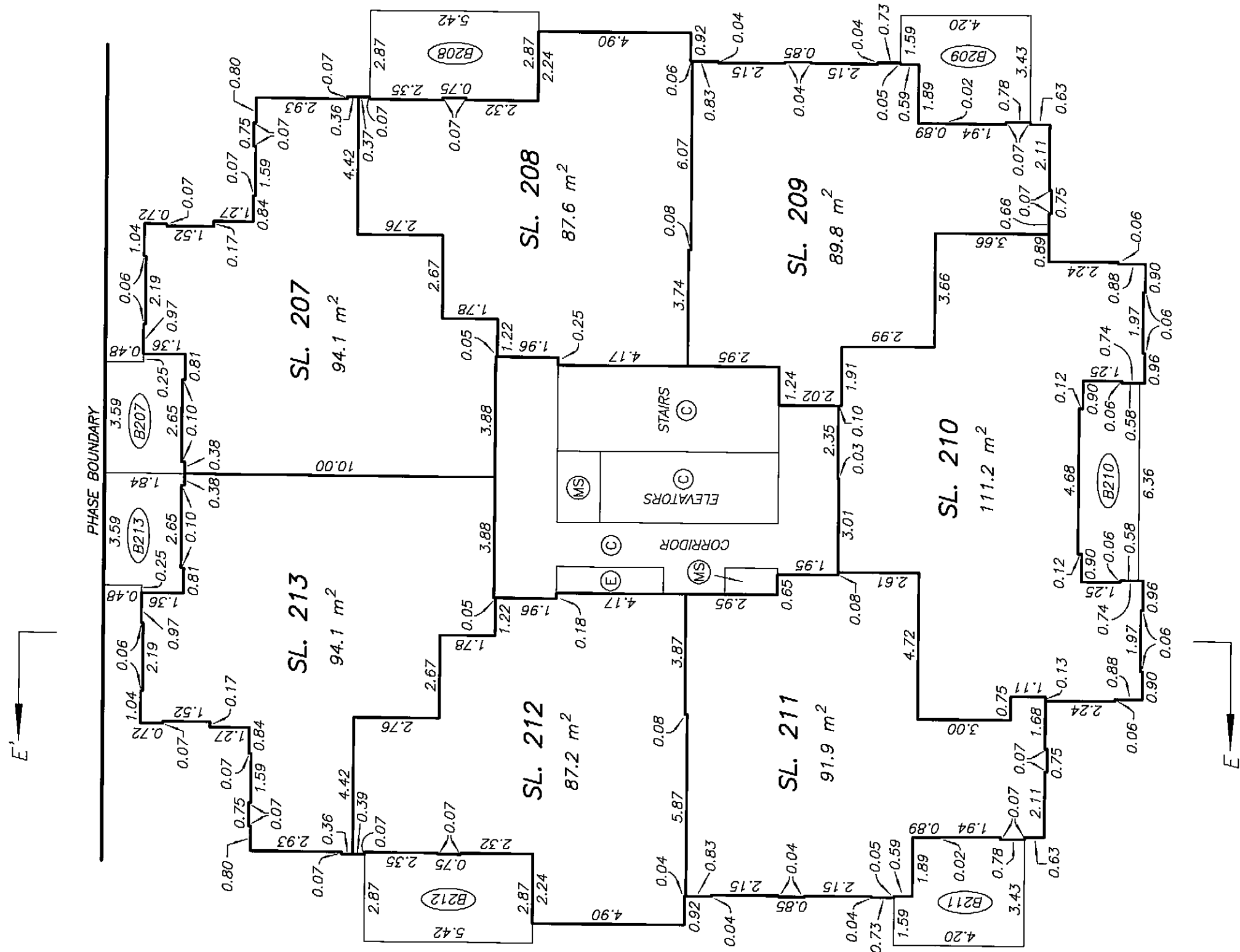
STRATA PLAN BCS 1299

PHASE 2

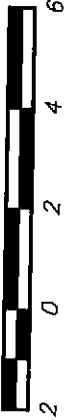


LEVEL 3
FLOOR PLAN

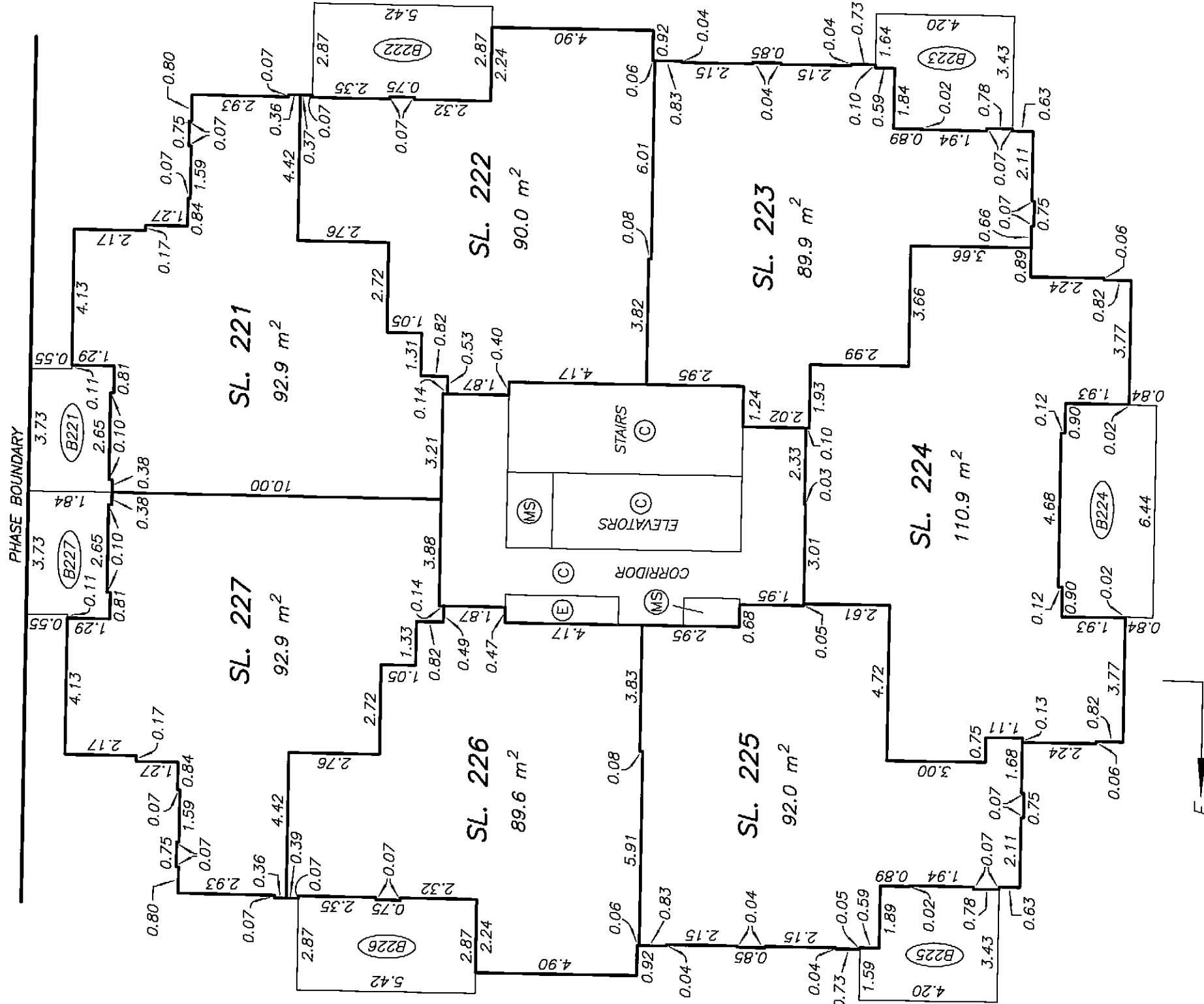
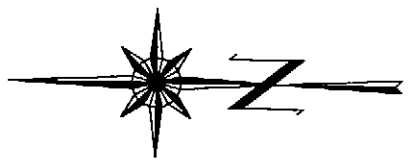
STRATA PLAN BCS 1299
PHASE 2



SCALE 1:150



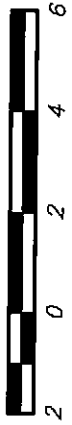
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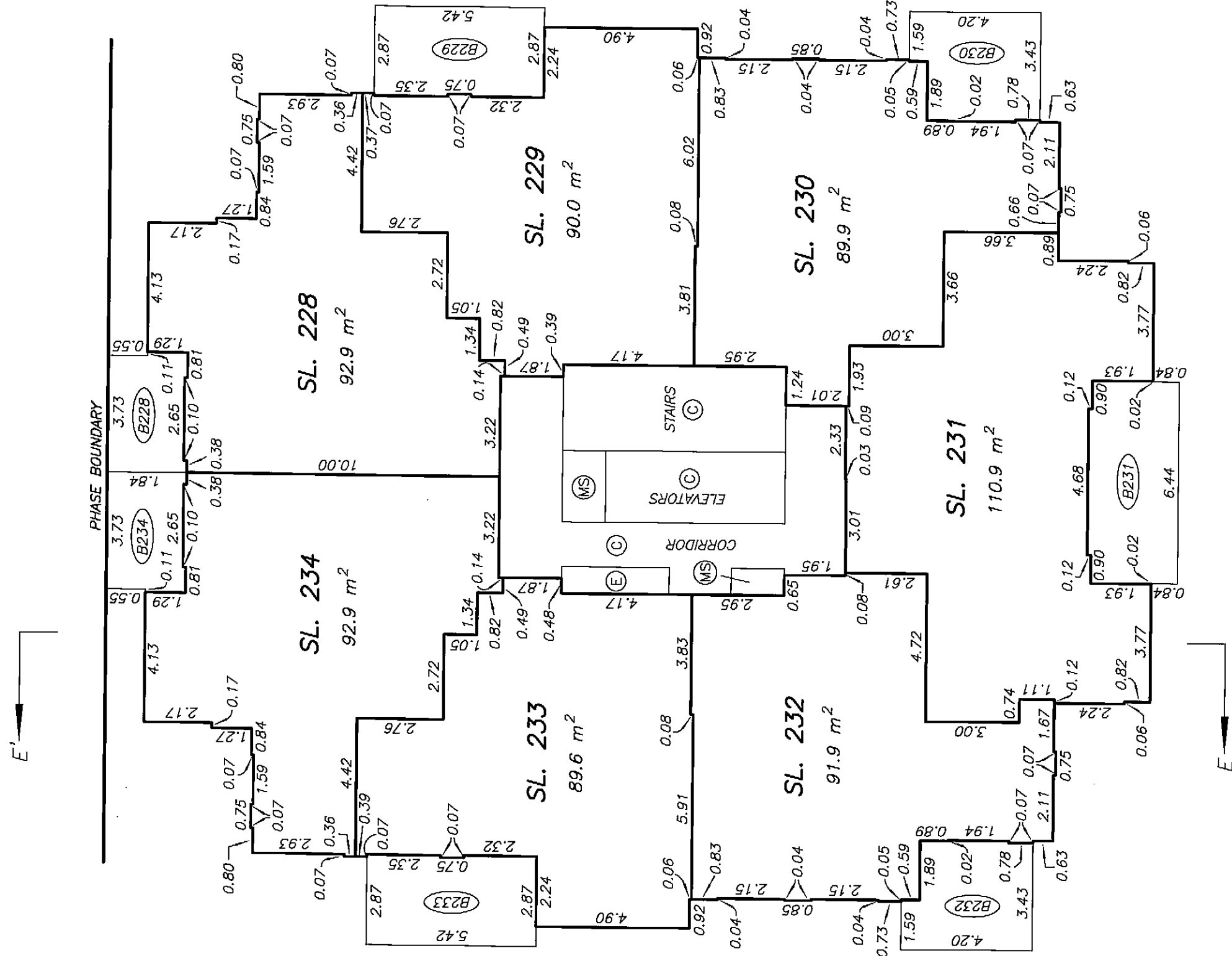
LEVEL 6
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 2

SCALE 1:150

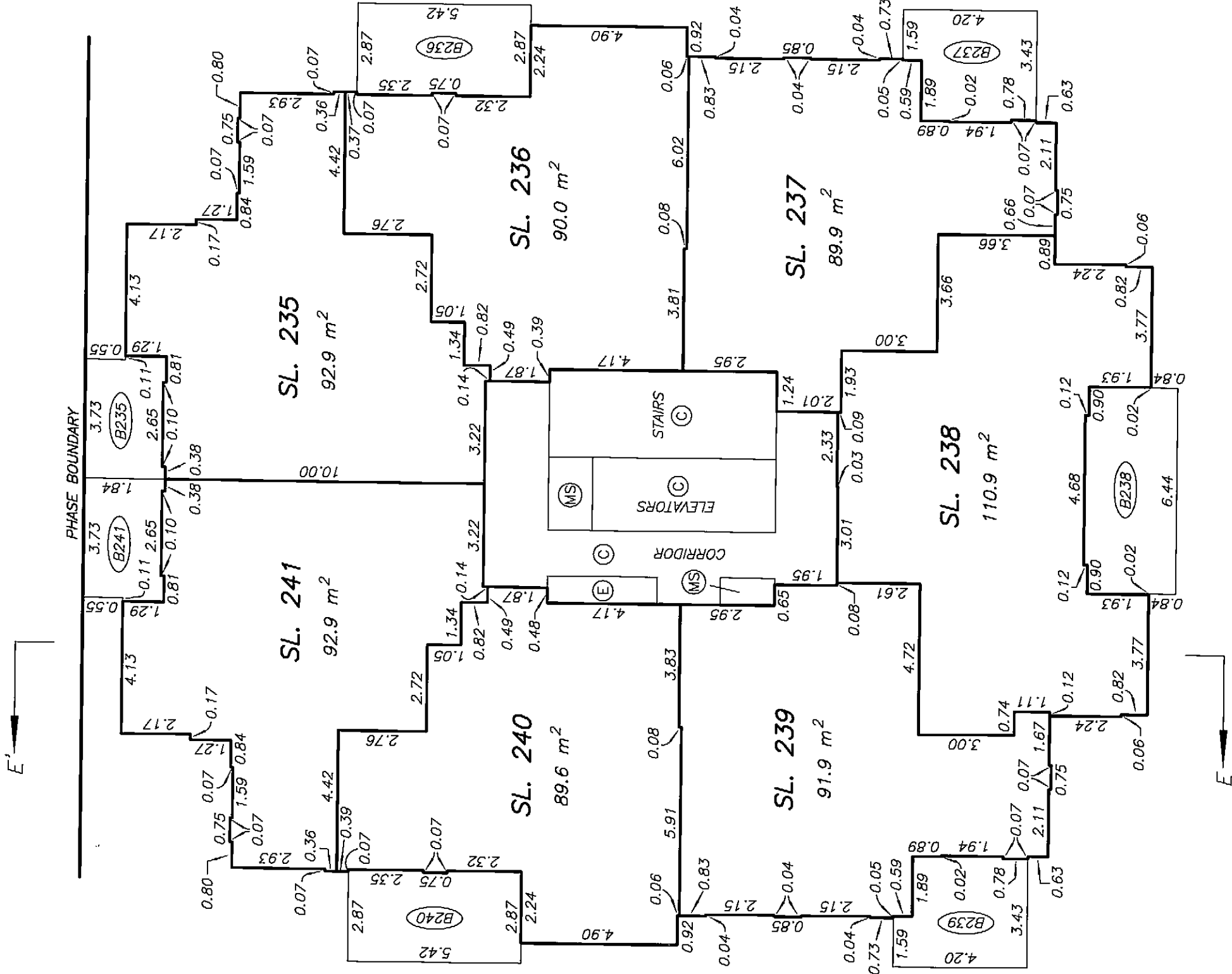
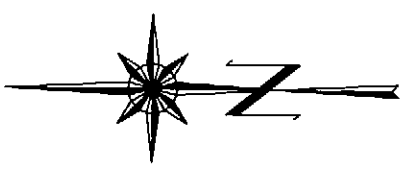
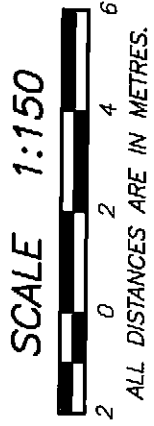


ALL DISTANCES ARE IN METRES.



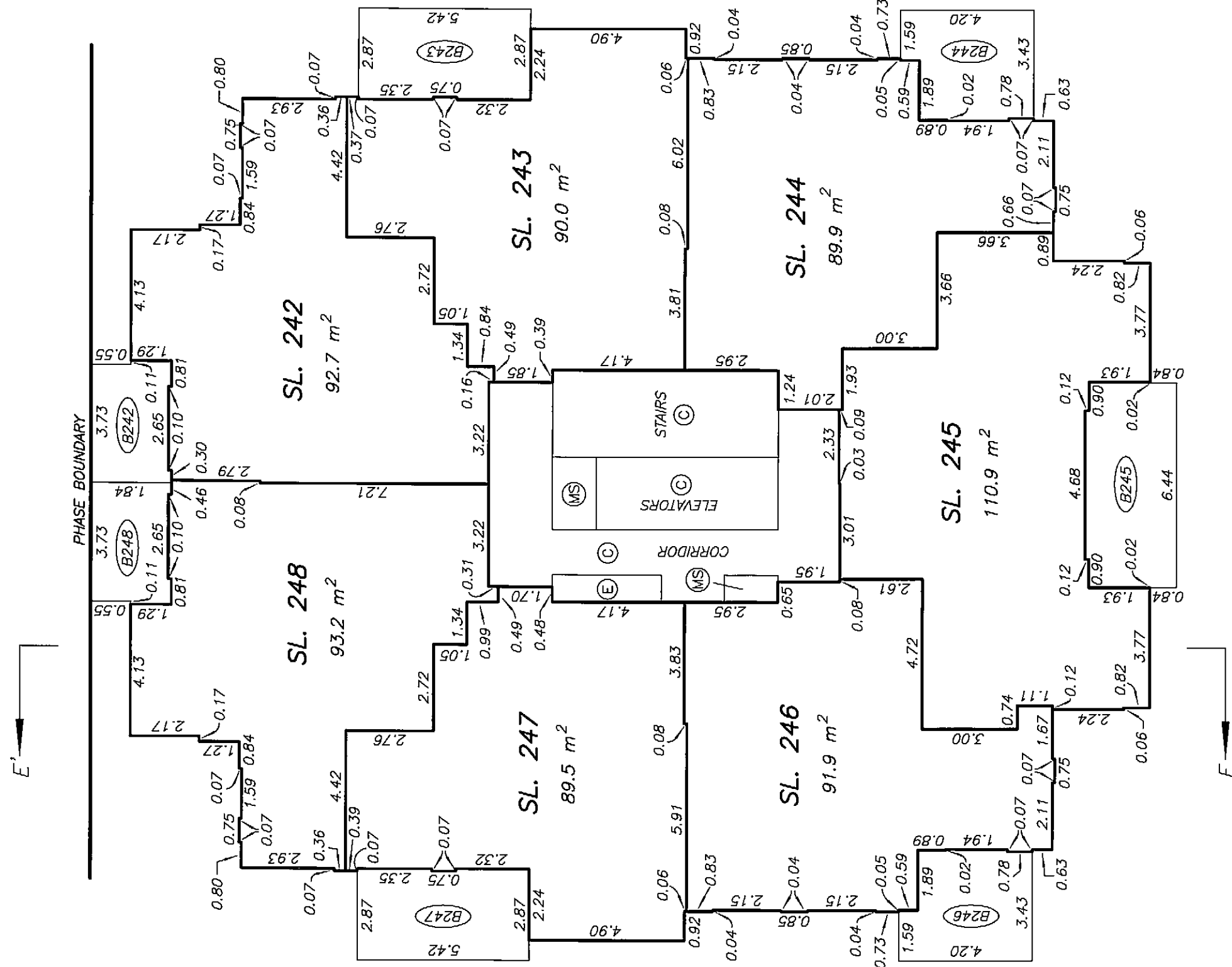
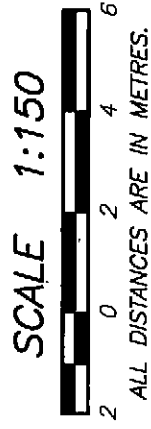
LEVEL 7
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 2



LEVEL 8
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 2



DRAWING # 30536-7
FILE # 30536-7_L8

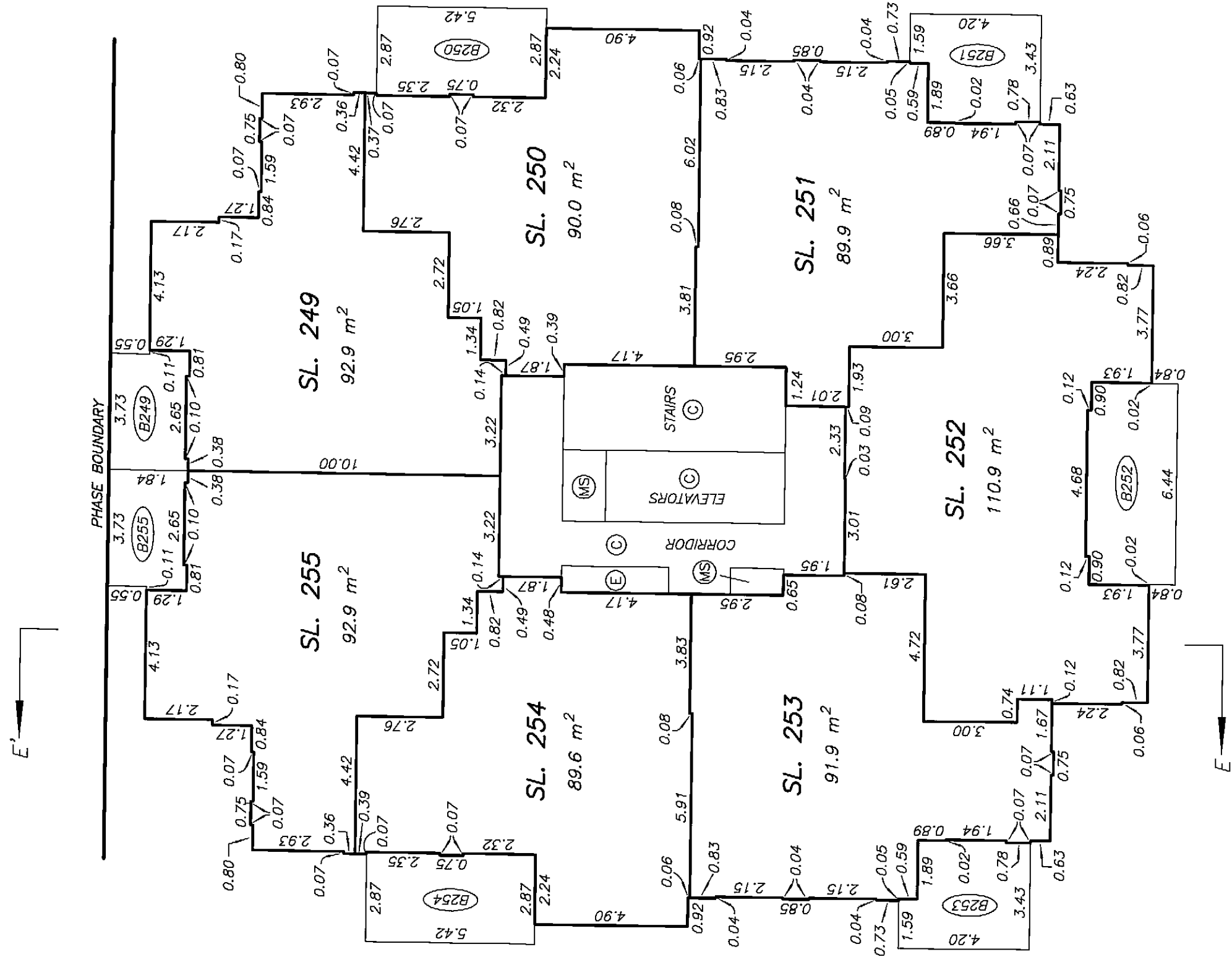
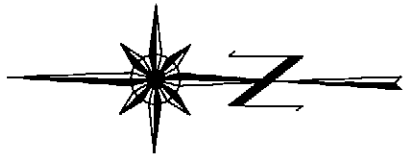
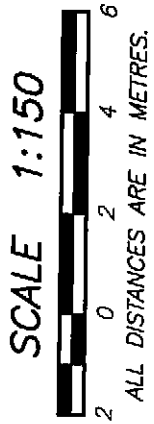
DATE : MAY 30, 2006

Mr. C. S.

ORIGINAL

LEVEL 9

FLOOR PLAN



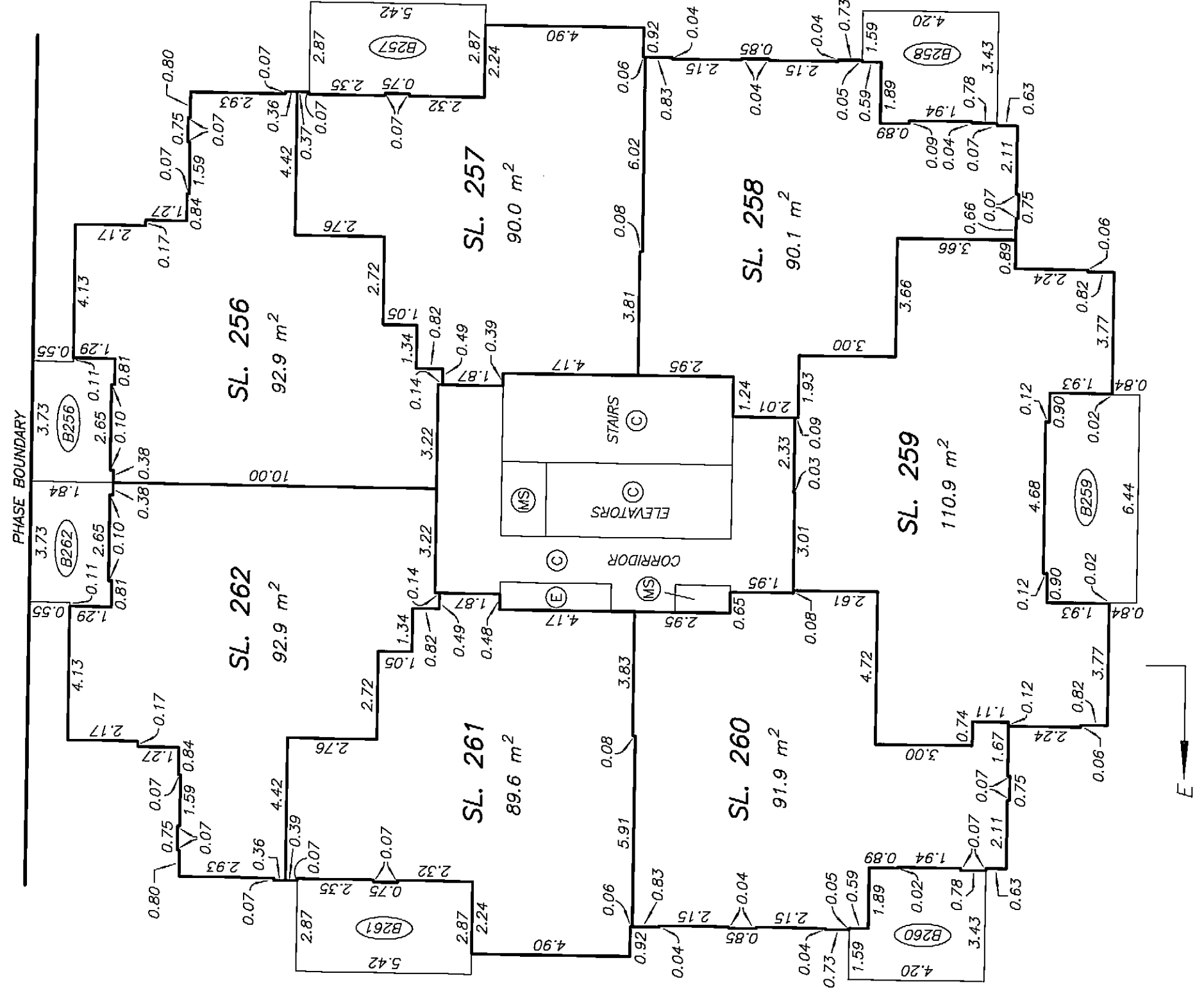
LEVEL 10
FLOOR PLAN

STRATA PLAN BCS 1299

PHASE 2

SCALE 1:150

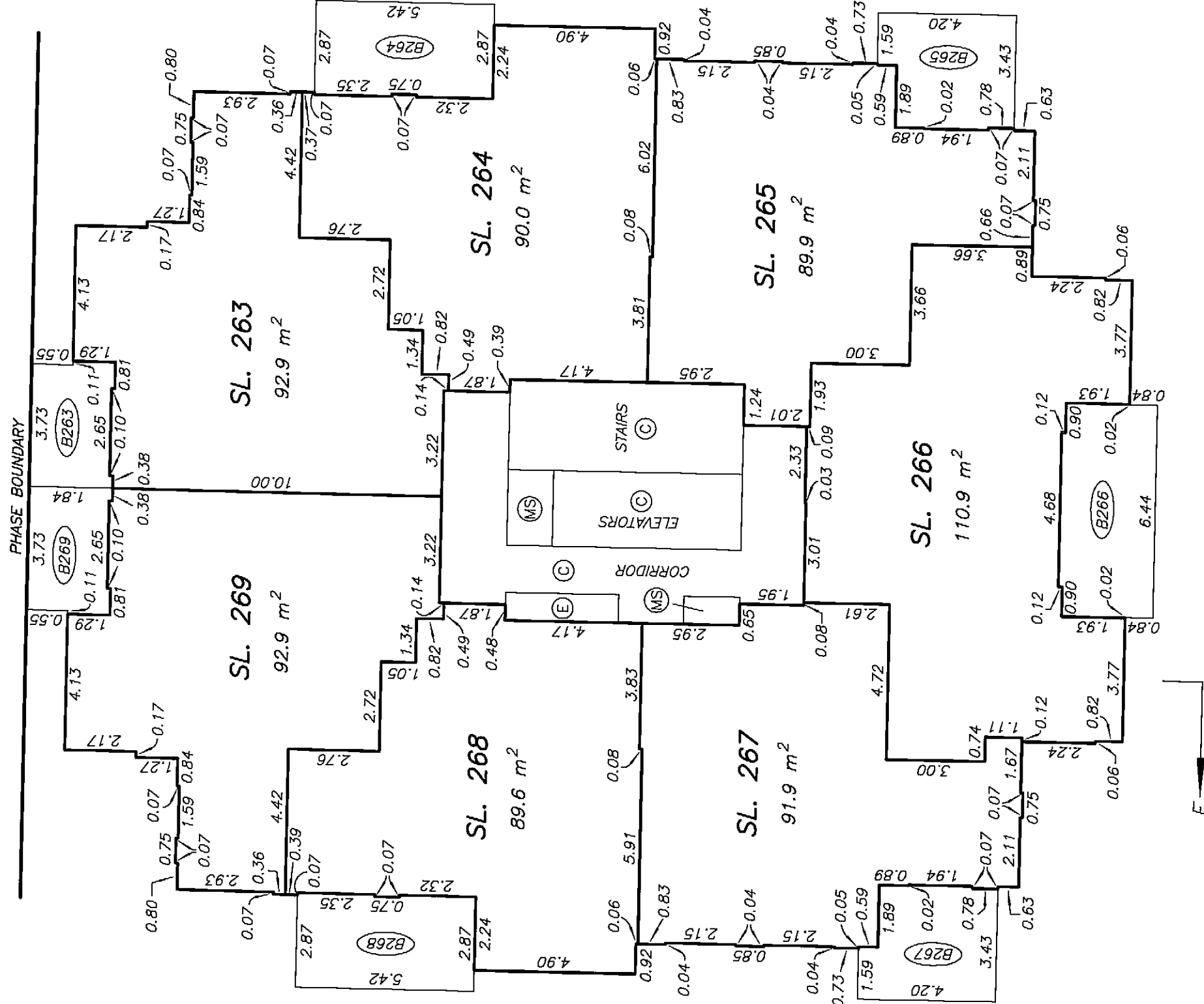
ALL DISTANCES ARE IN METRES.



SCALE 1:150

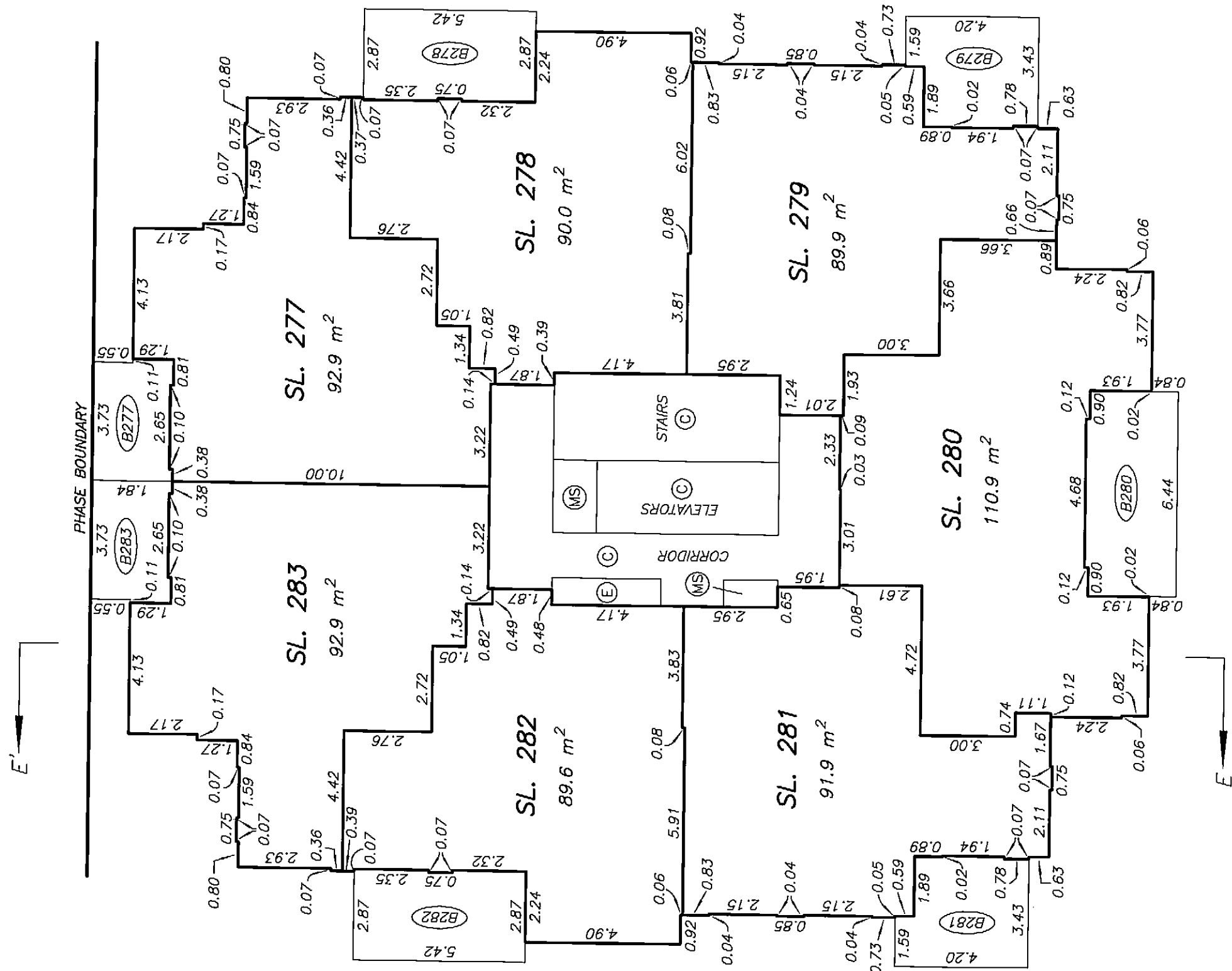
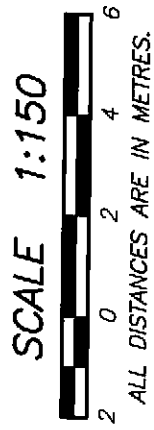


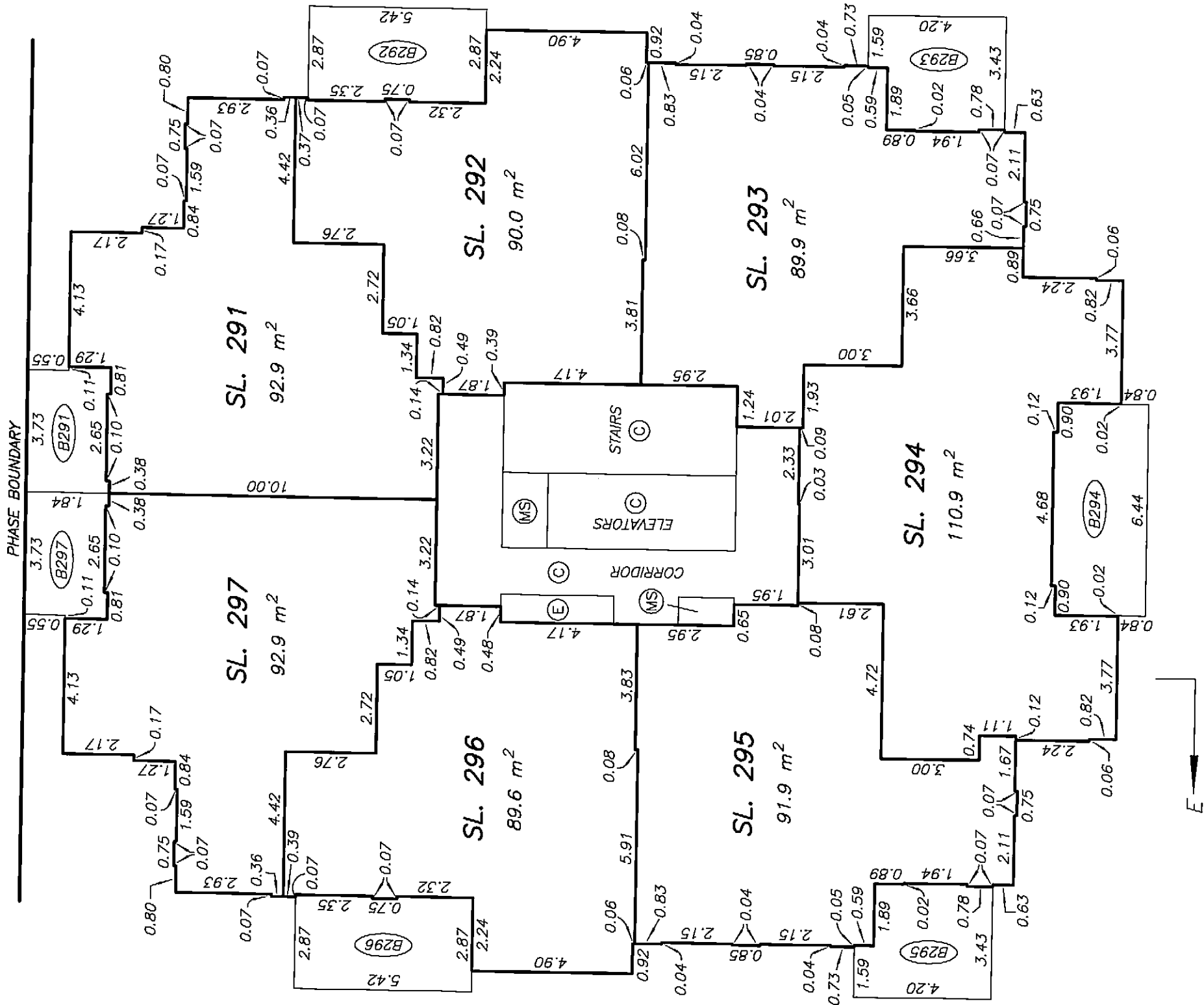
ALL DISTANCES ARE IN METRES.



LEVEL 13
FLOOR PLAN

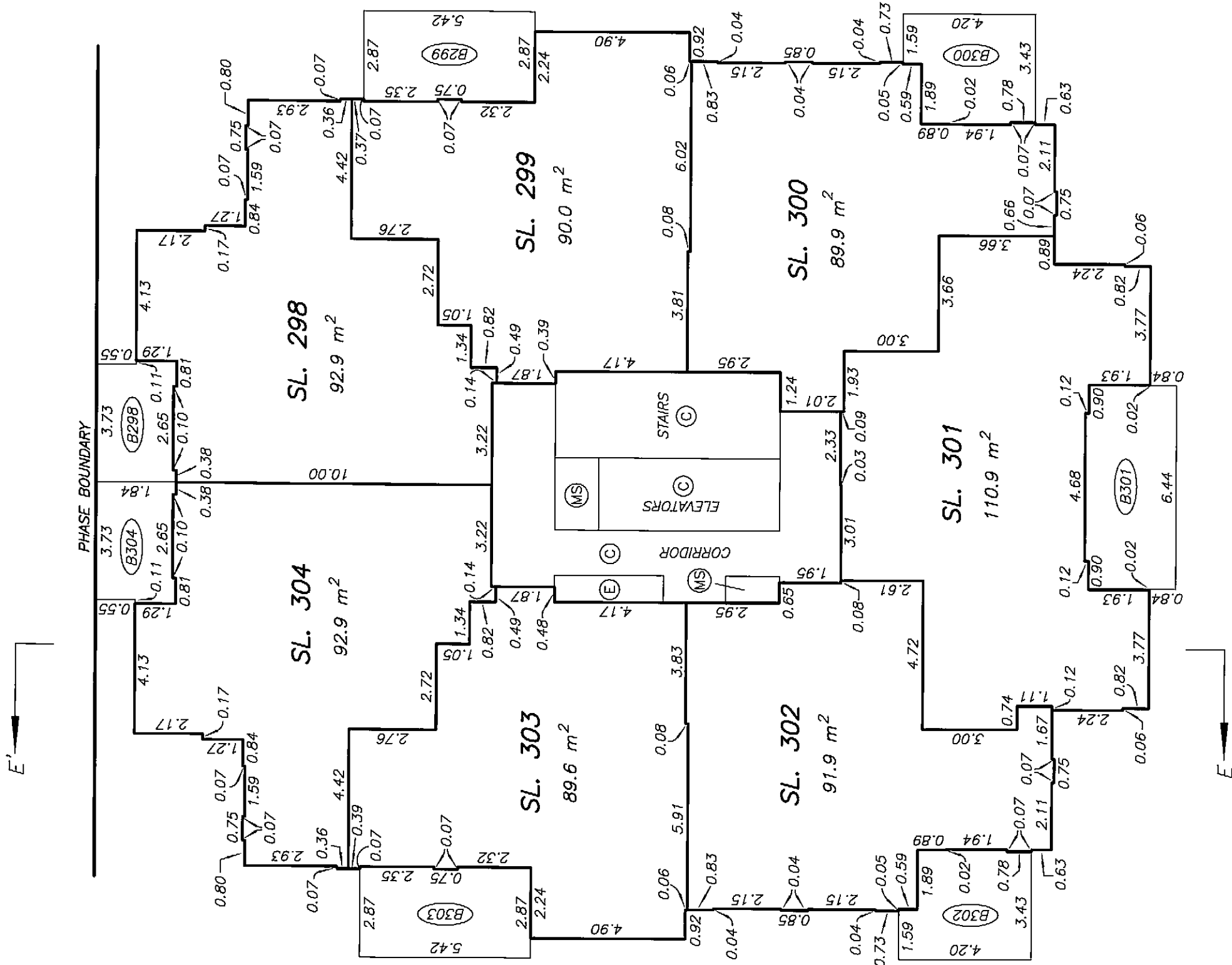
STRATA PLAN BCS 1299
PHASE 2





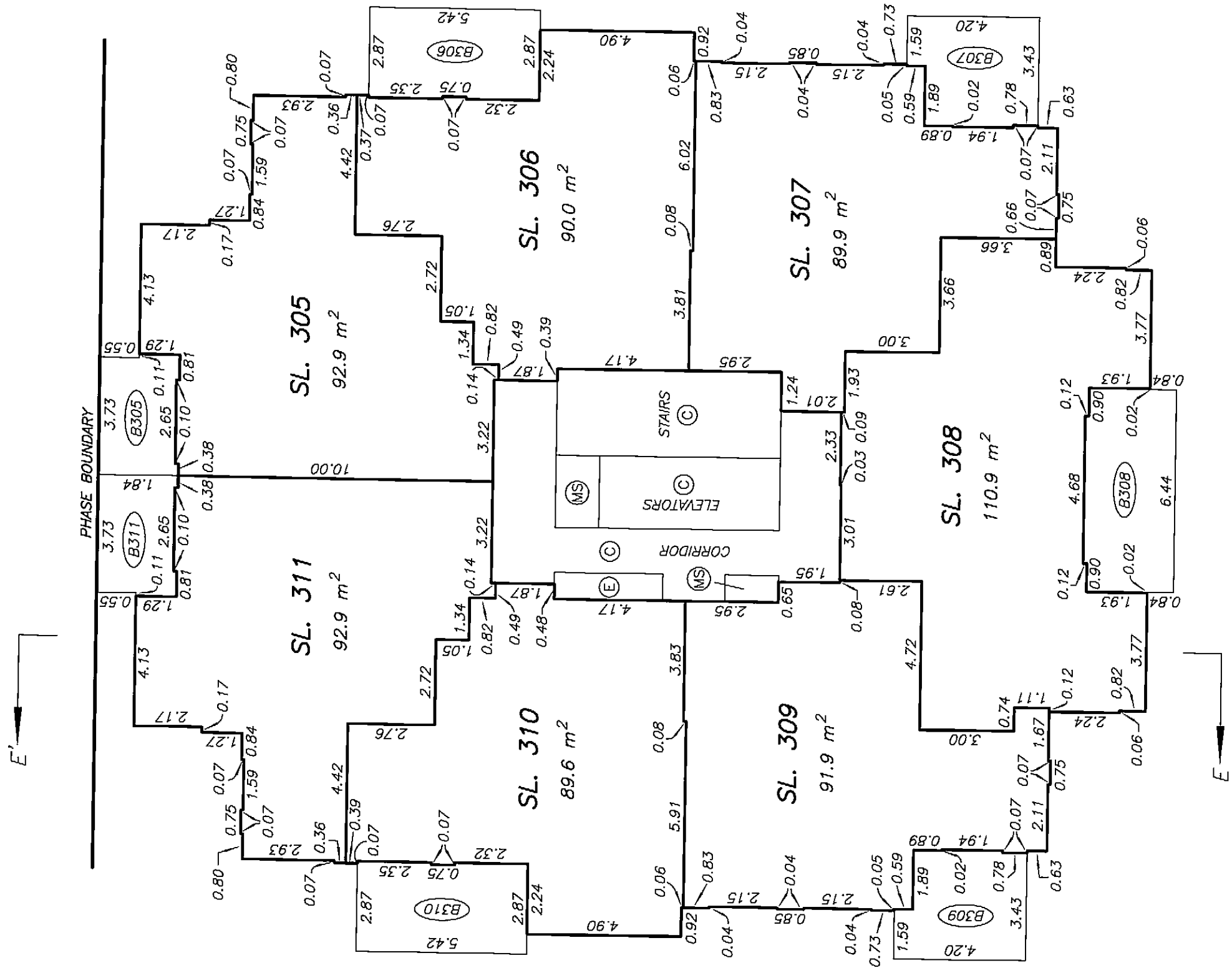
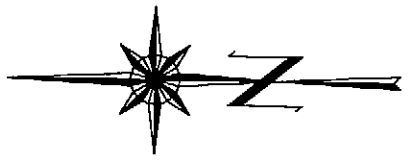
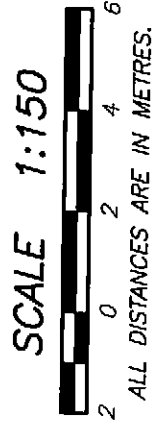
LEVEL 16
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 2

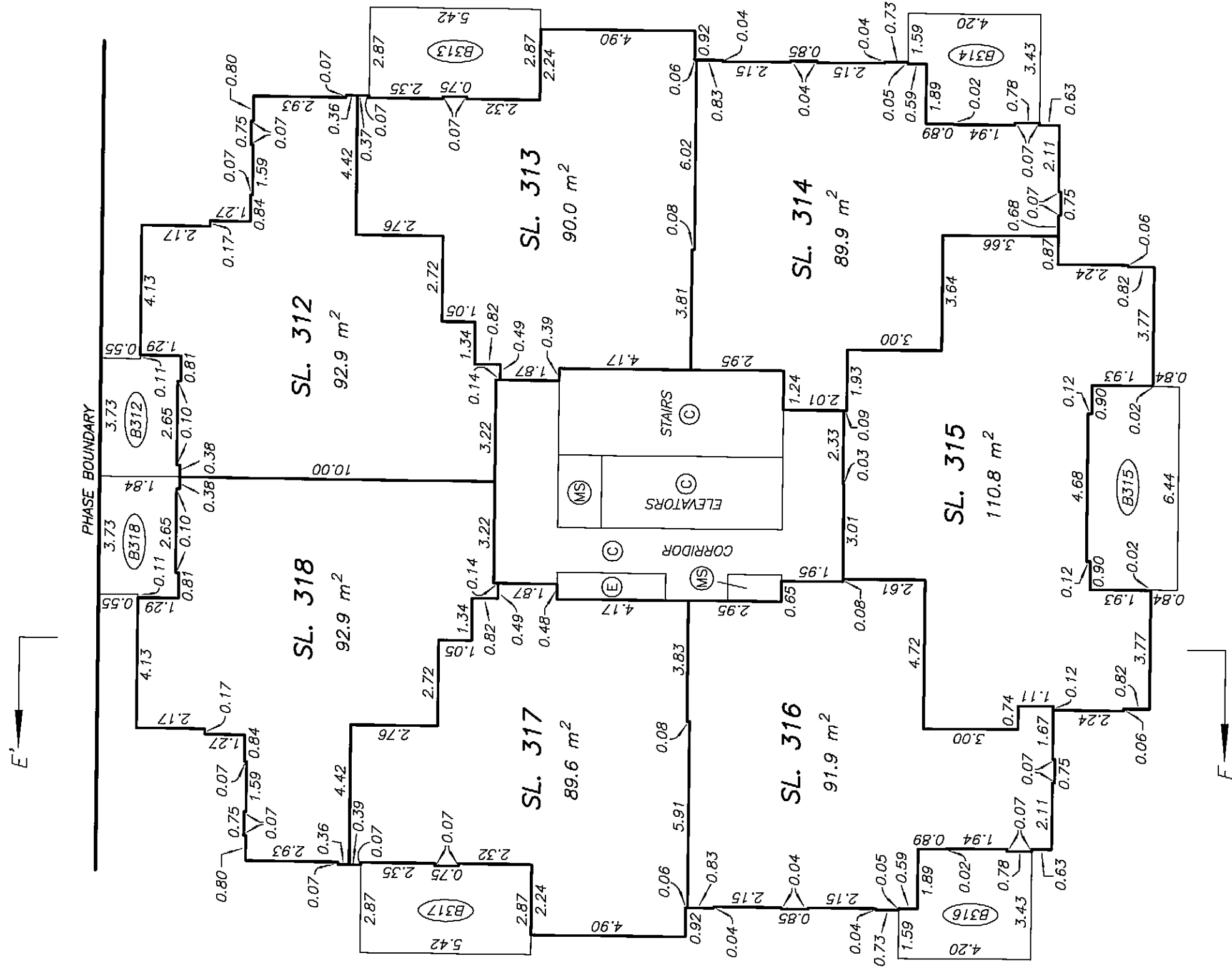


LEVEL 17

FLOOR PLAN



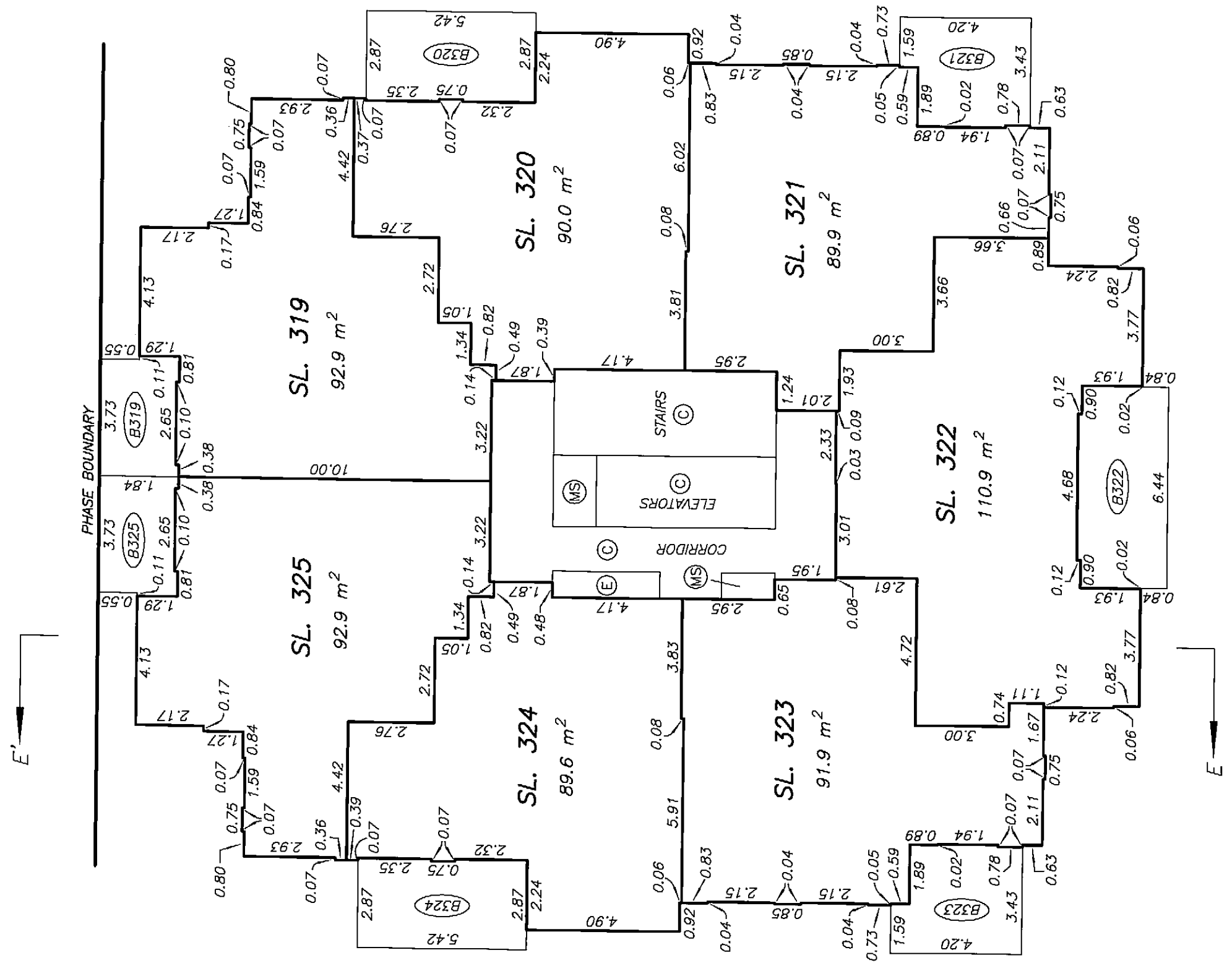
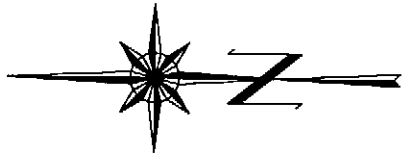
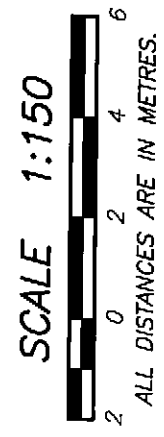
STRATA PLAN BCS 1299
PHASE 2



M. E. S.

ORIGINAL

LEVEL 19
FLOOR PLAN
STRATA PLAN BCS 1299
PHASE 2

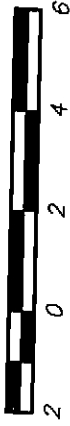


LEVEL 20
FLOOR PLAN

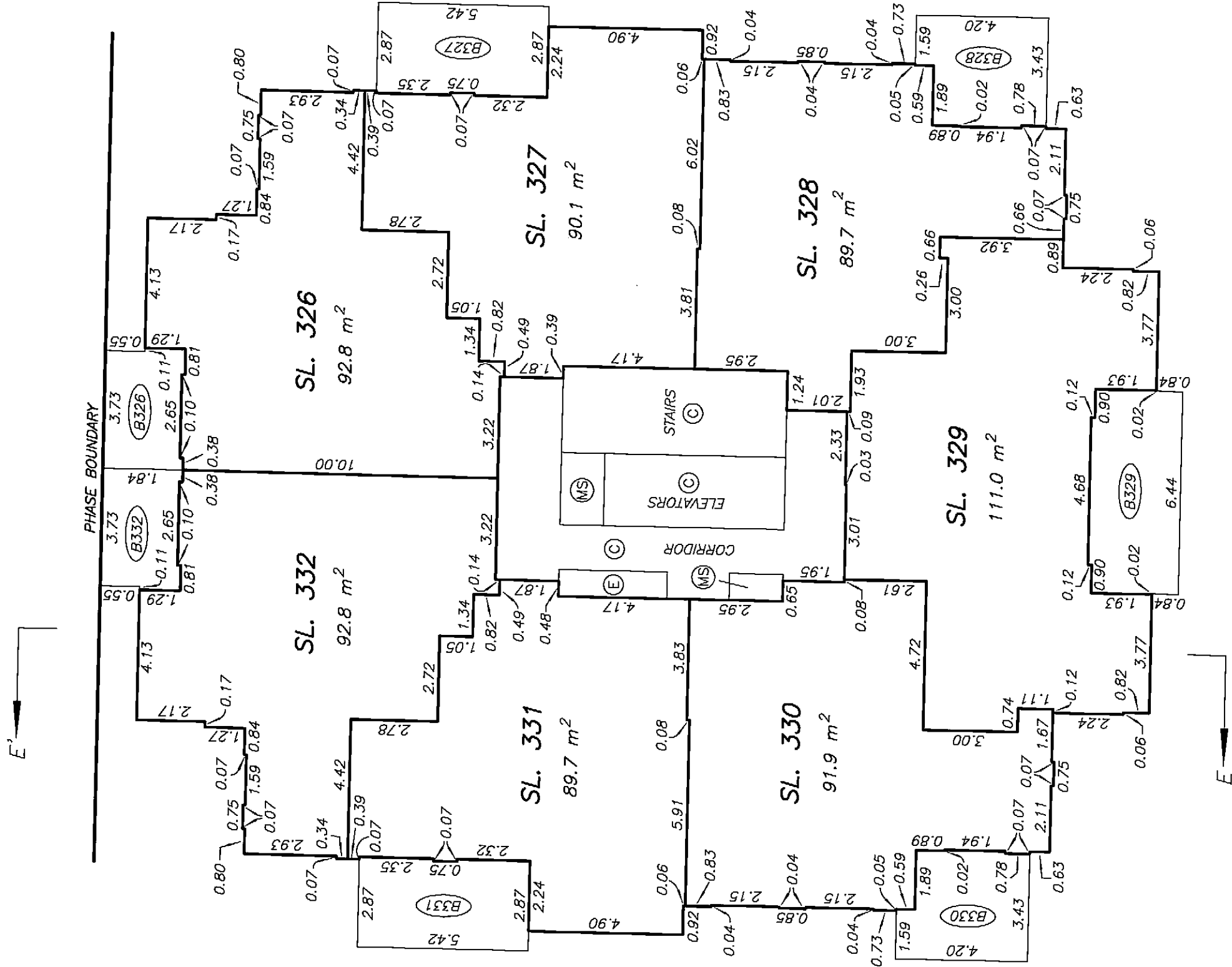
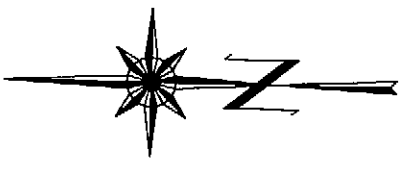
SHEET 43 OF 57 SHEETS

STRATA PLAN BCS 1299
PHASE 2

SCALE 1:150



ALL DISTANCES ARE IN METRES.



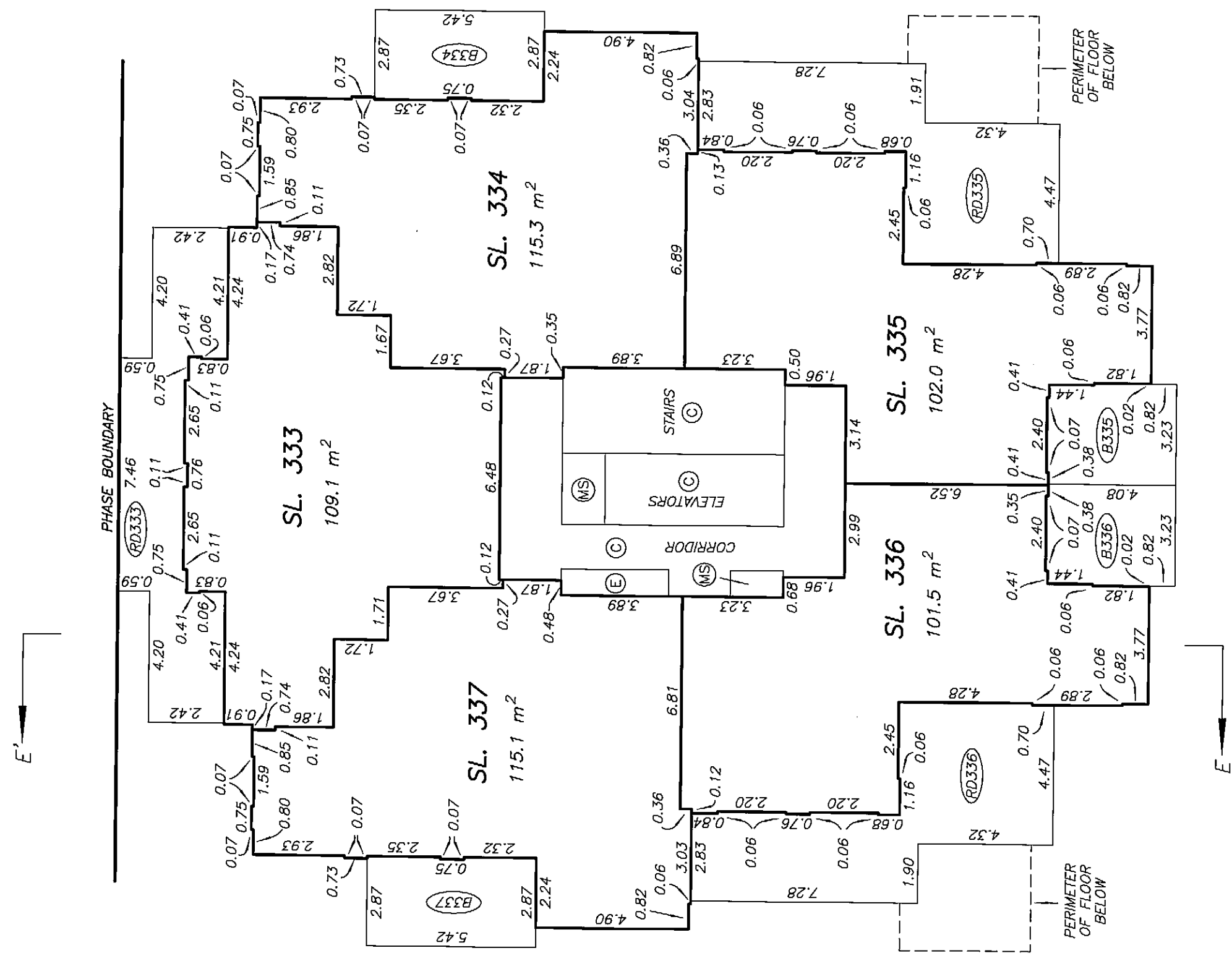
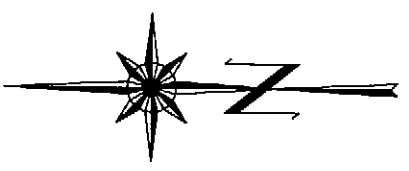
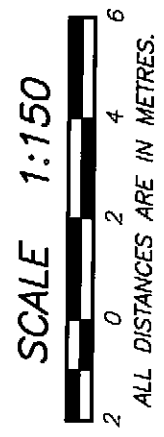
DRAWING # 30536-7
FILE # 30536-7_L20

DATE : MAY 30, 2006
M.E.S.

ORIGINAL

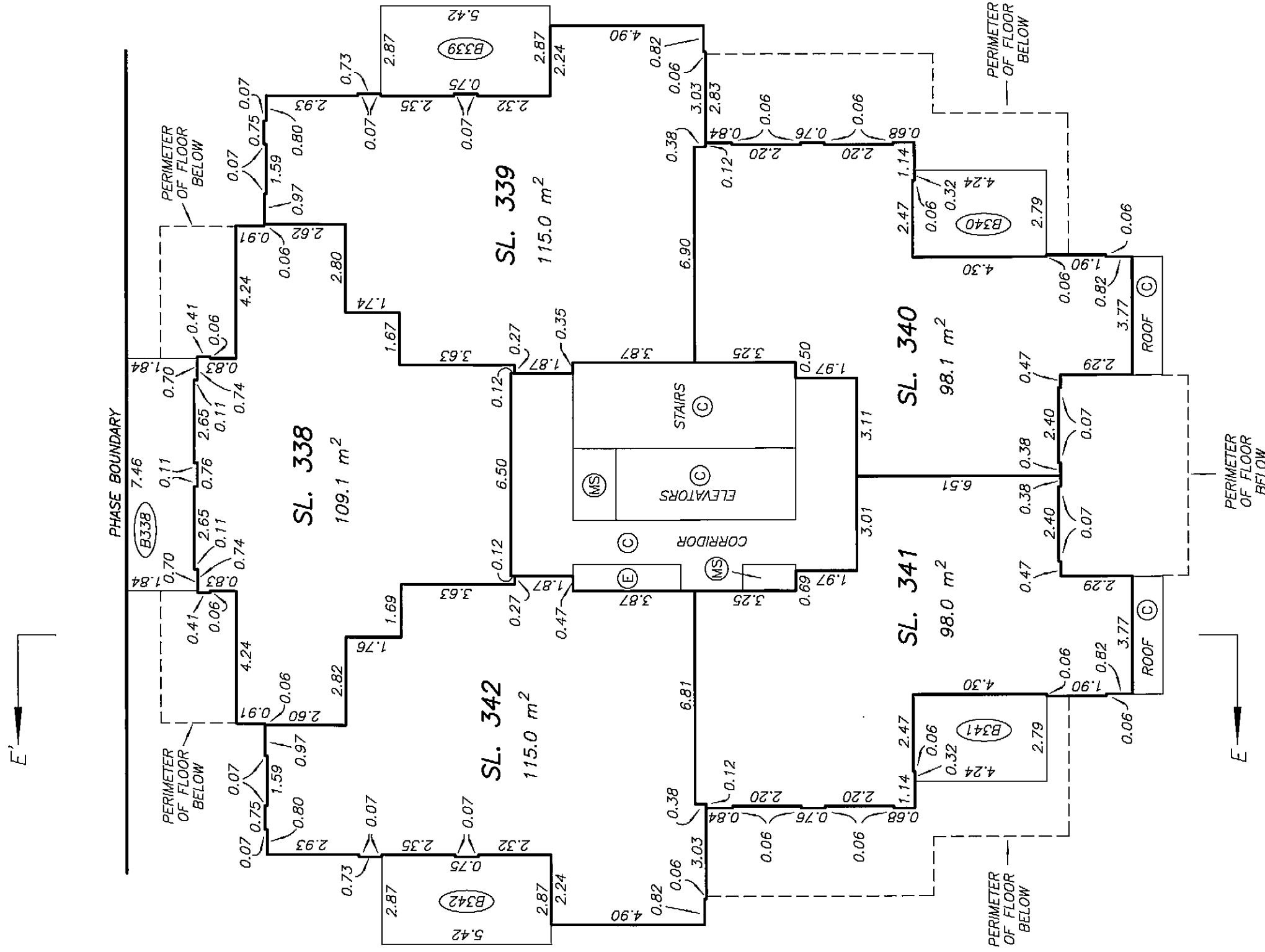
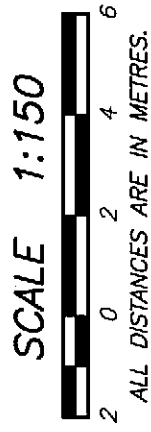
LEVEL 21
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 2



LEVEL 22
FLOOR PLAN

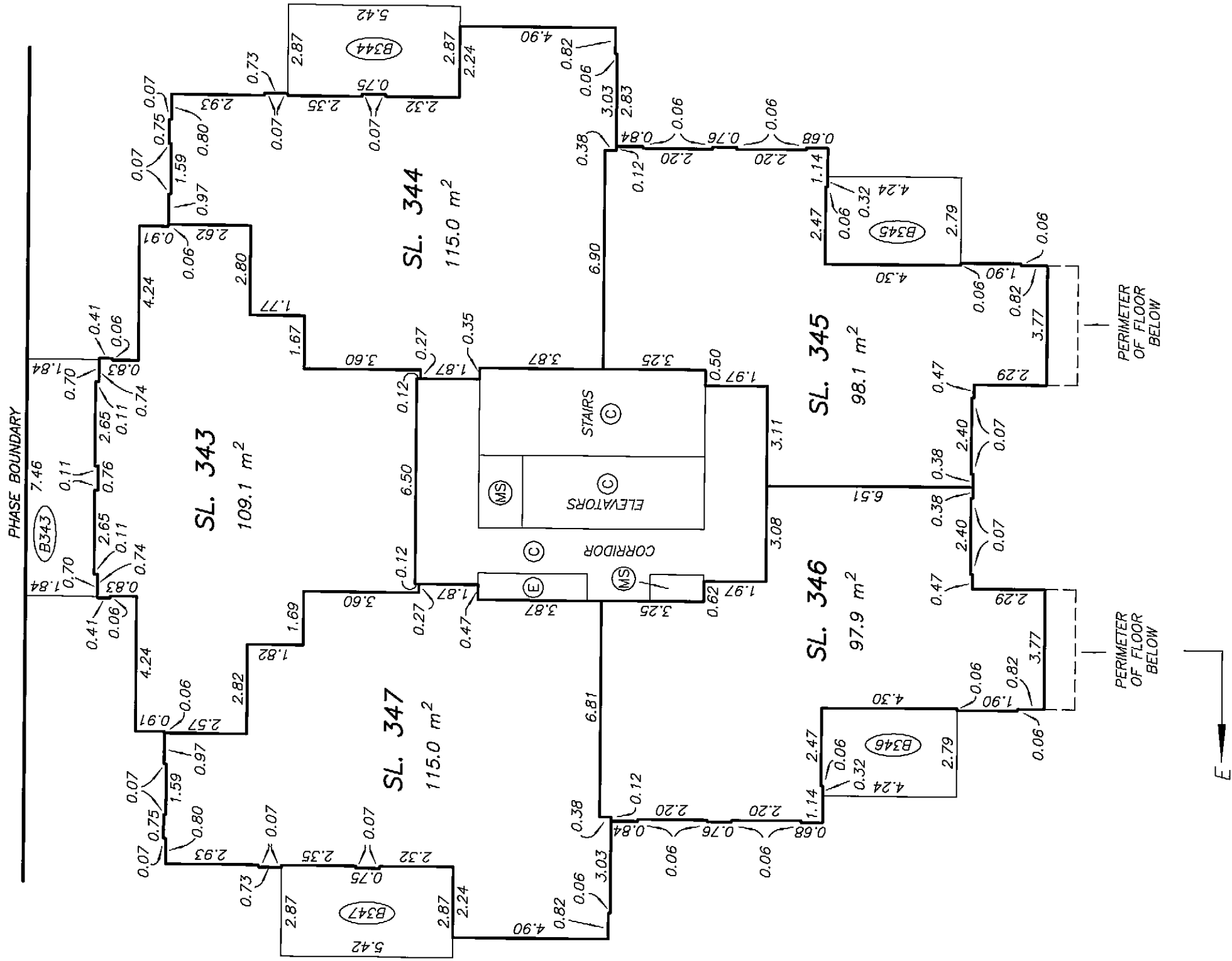
STRATA PLAN BCS 1299
PHASE 2



DRAWING # 30536-7
FILE # 30536-7_122

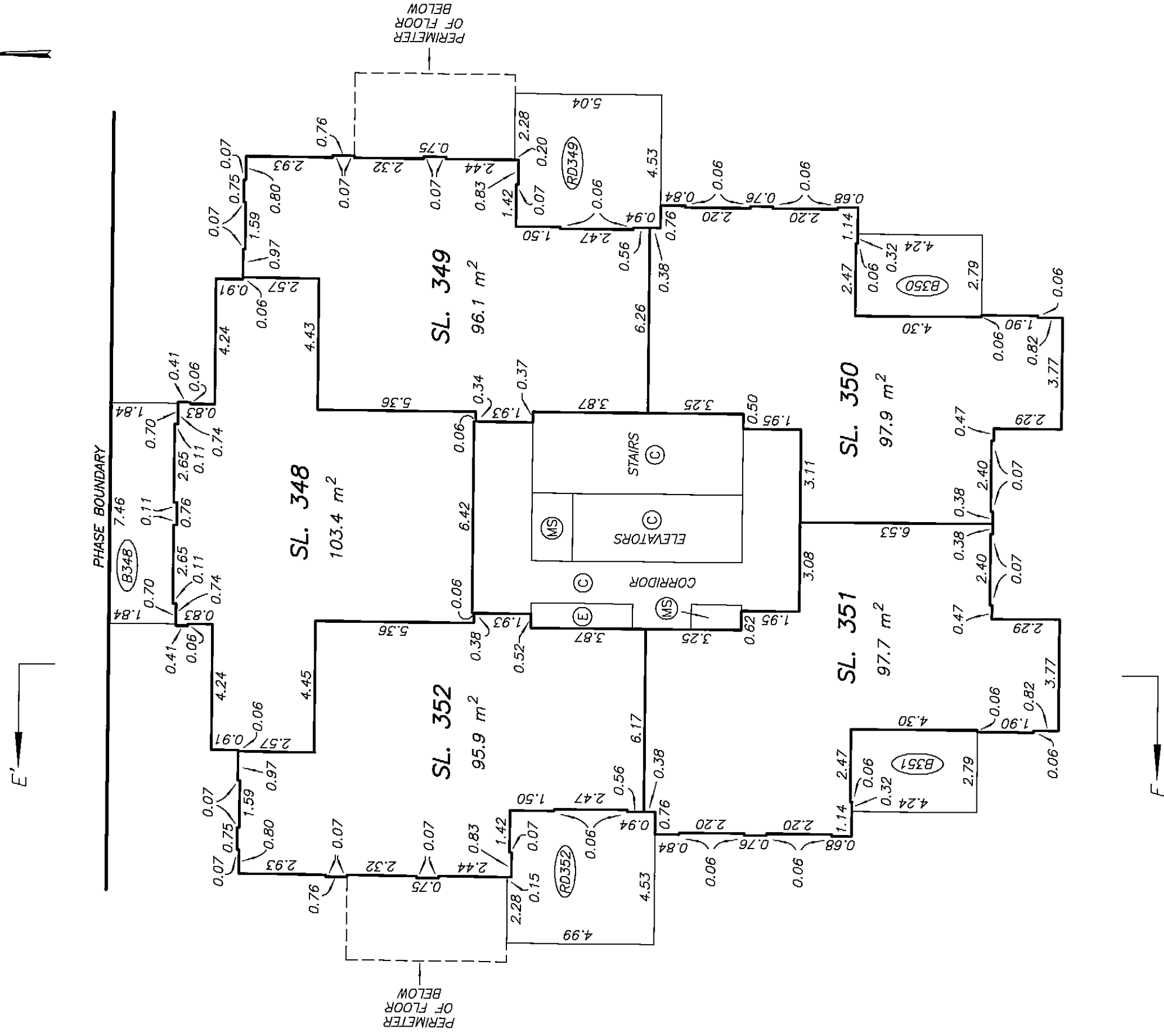
DATE : MAY 30, 2006
M.E.B.

ORIGINAL



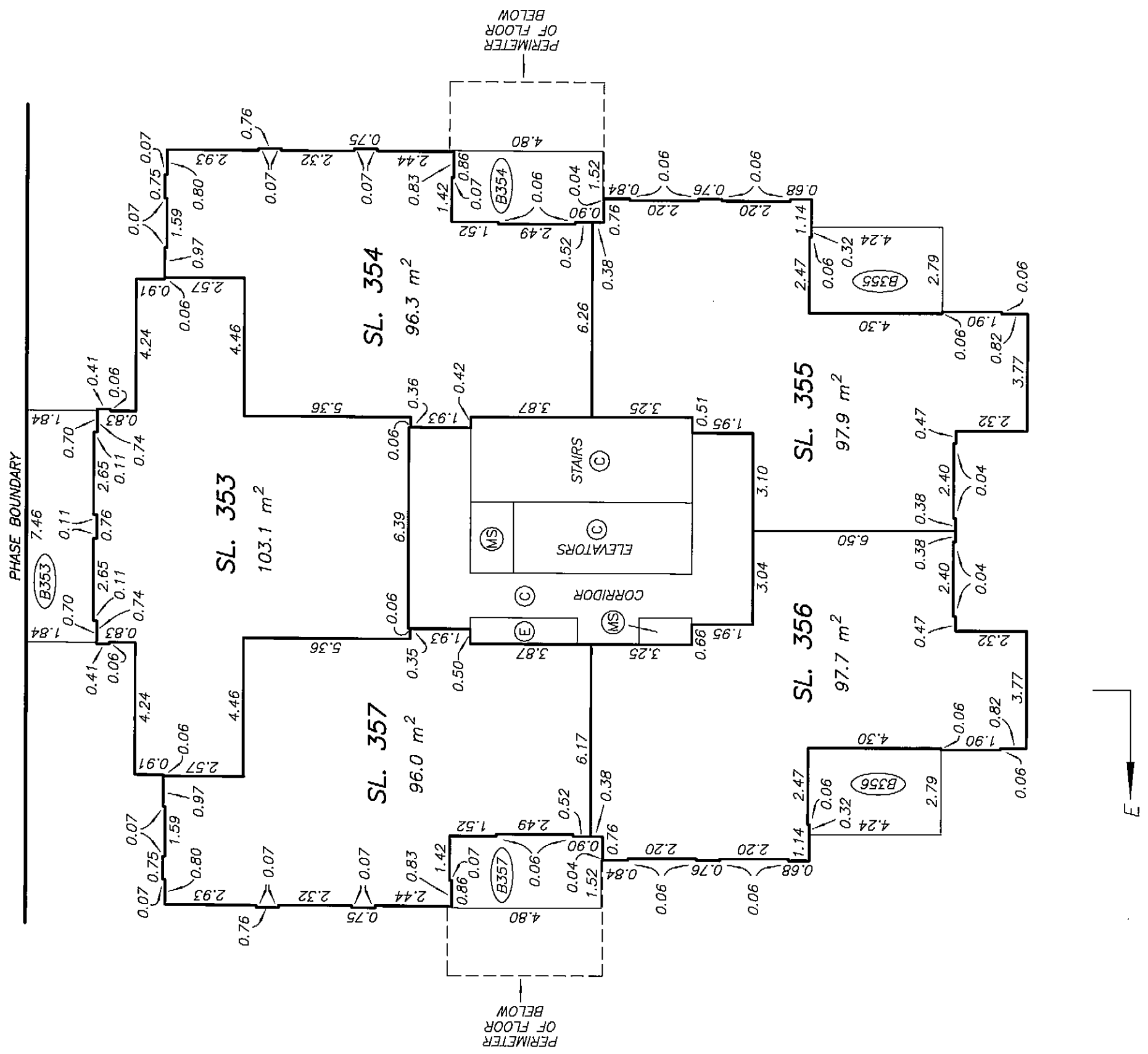
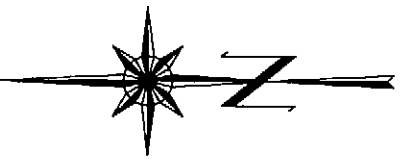
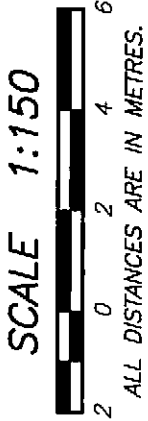
LEVEL 24
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 2



LEVEL 25
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 2

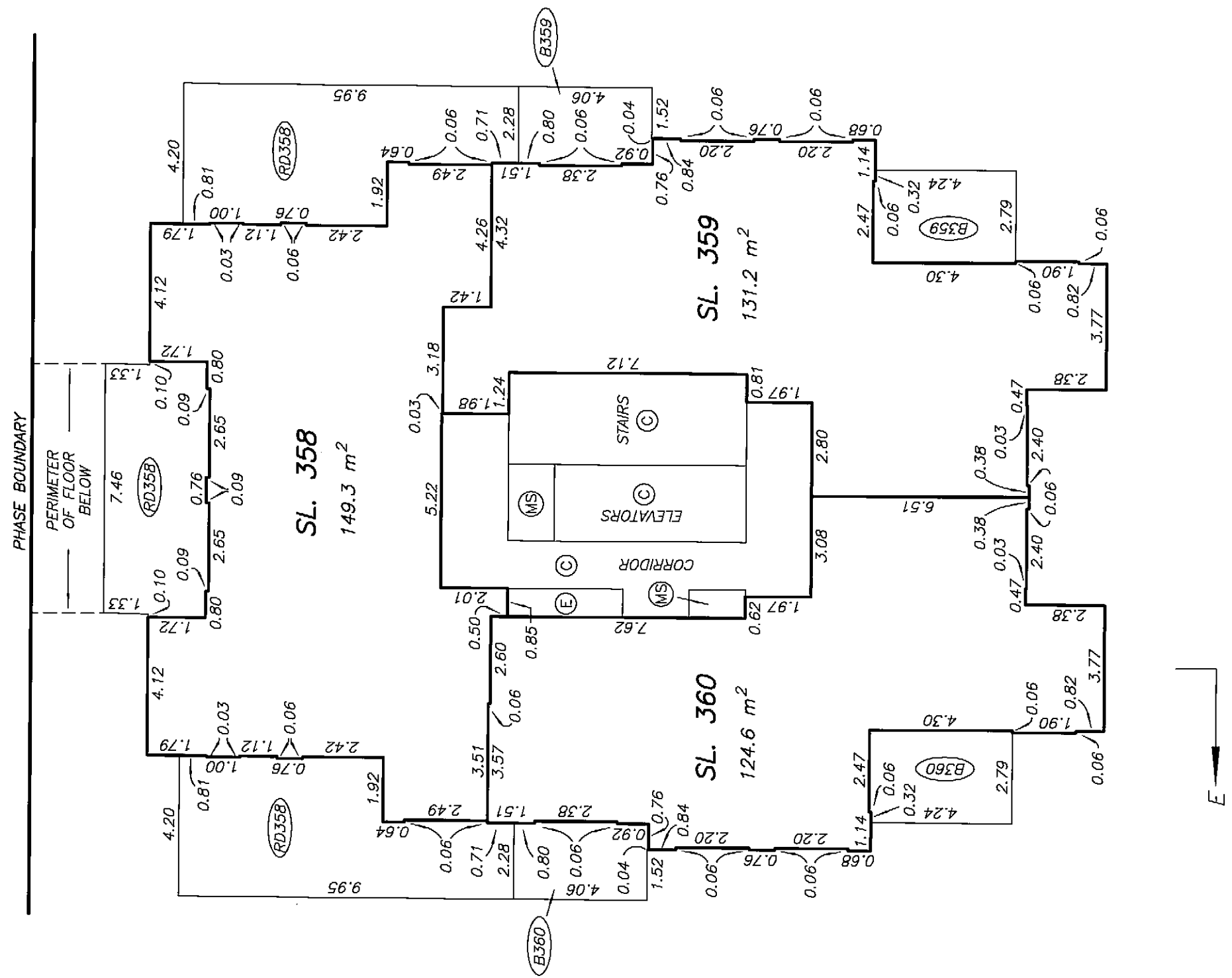
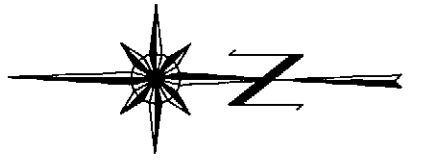
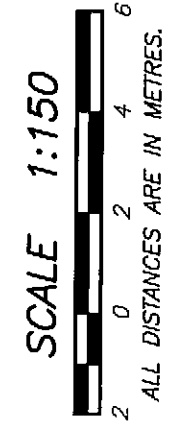


LEVEL 26

FLOOR PLAN

STRATA PLAN BCS 1299

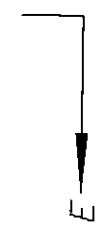
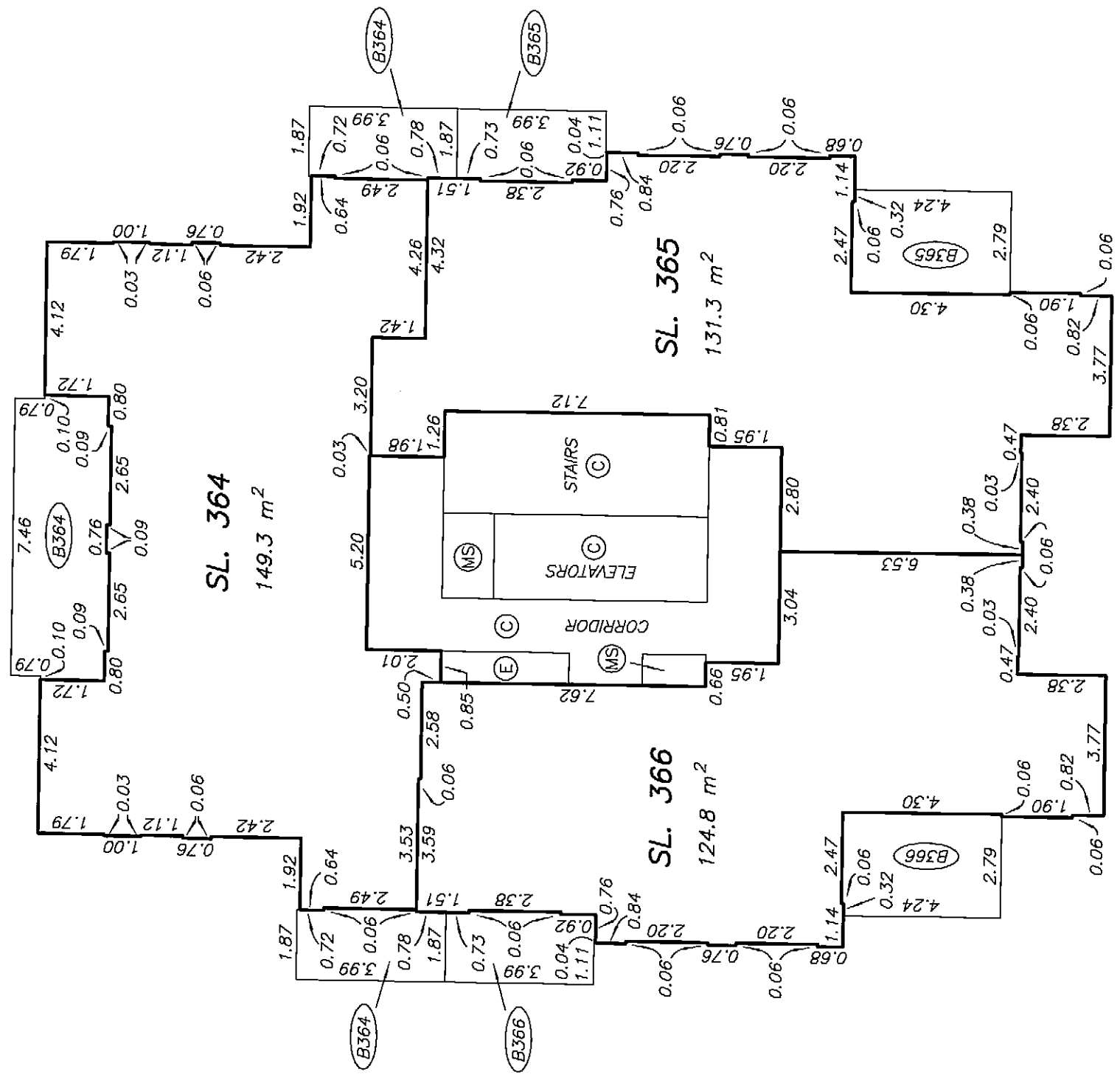
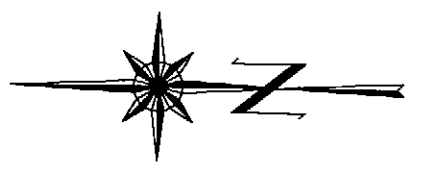
PHASE 2



ORIGINAL

LEVEL 28
FLOOR PLAN
STRATA PLAN BCS 1299
PHASE 2

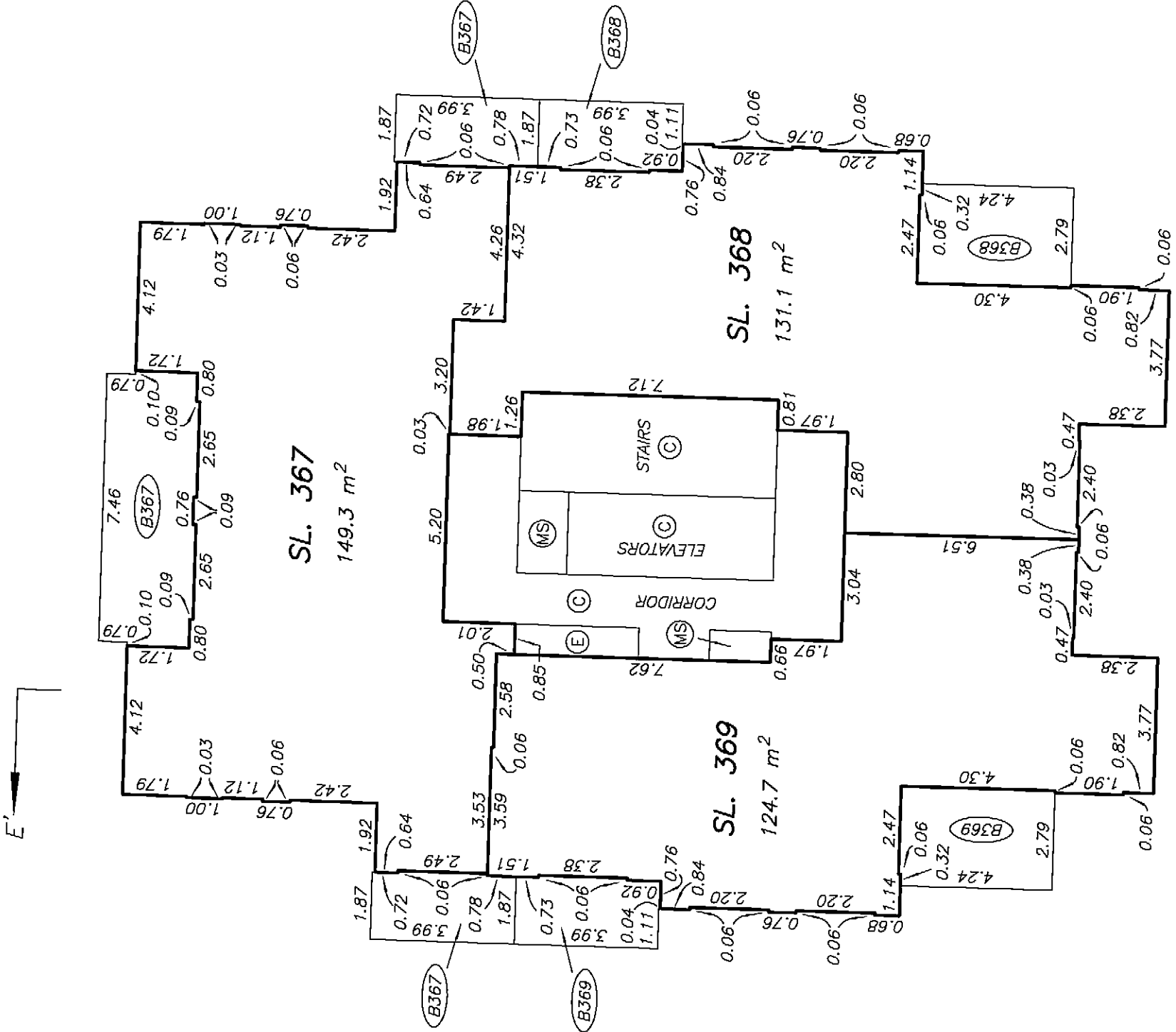
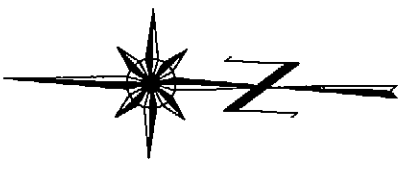
SCALE 1:150
0 2 4 6
ALL DISTANCES ARE IN METRES.



SCALE 1:150

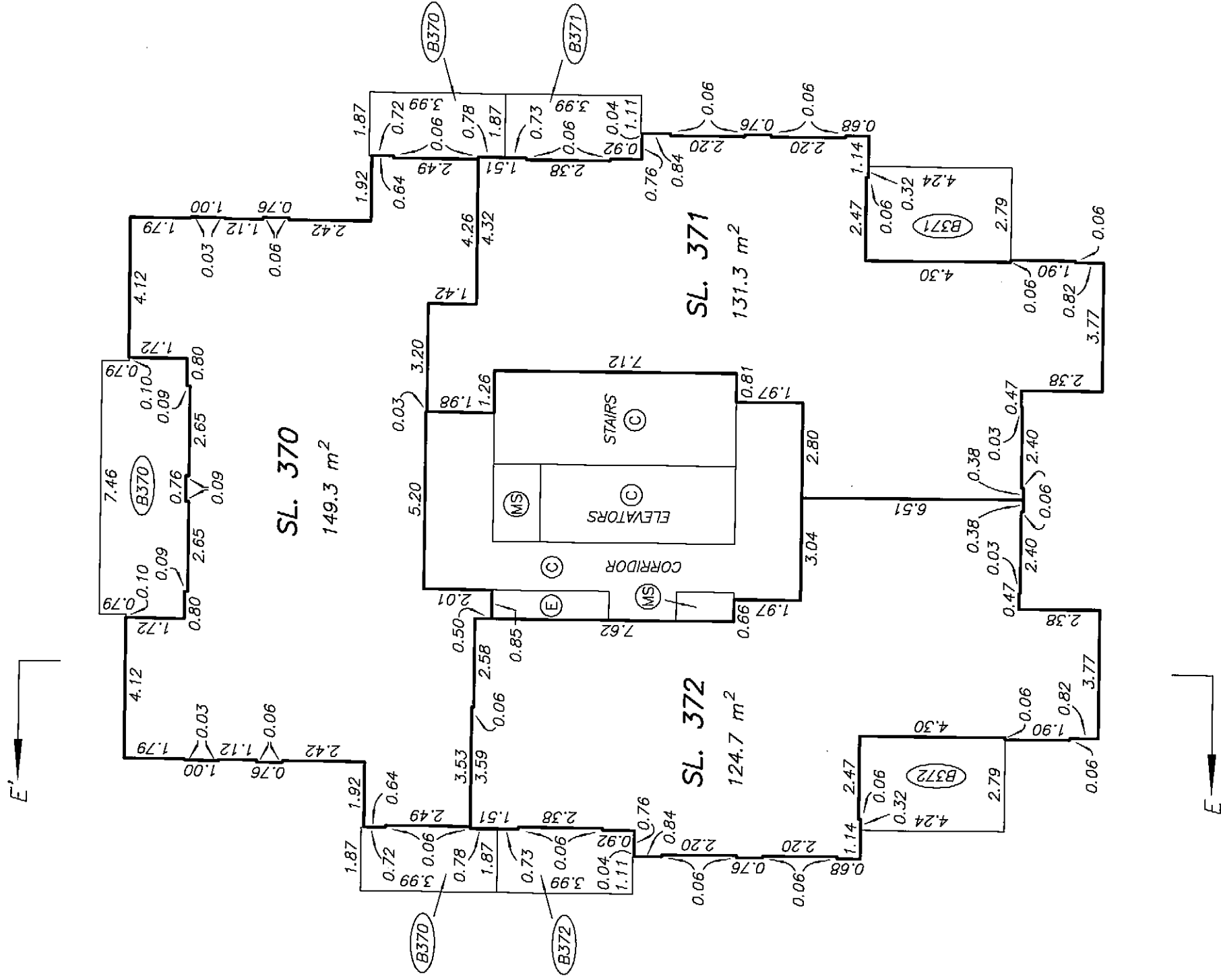


ALL DISTANCES ARE IN METRES.



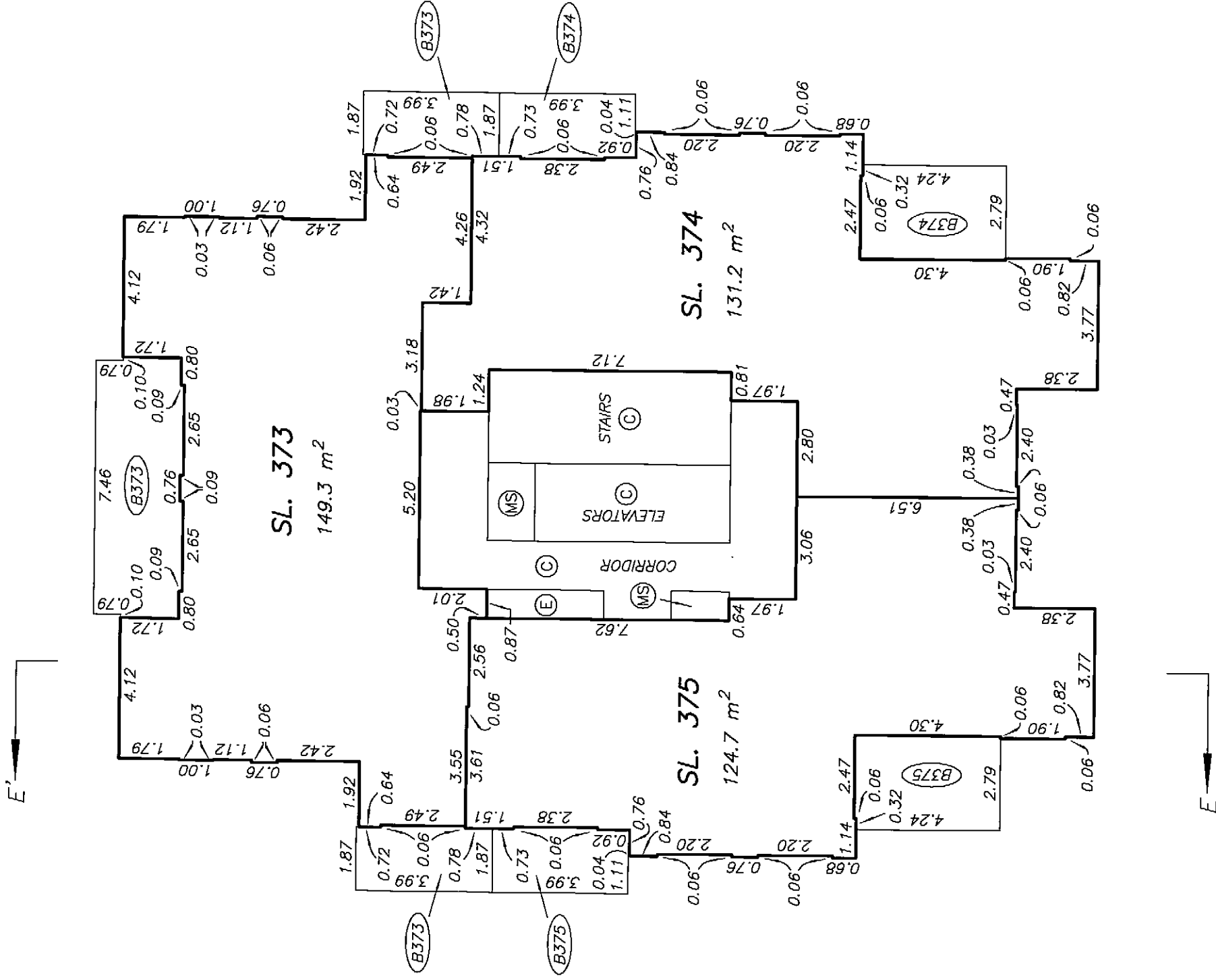
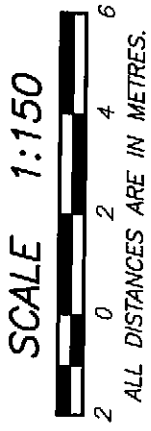
E'

E



LEVEL 31
FLOOR PLAN

STRATA PLAN BCS 1299
PHASE 2



DRAWING # 30536-7
FILE # 30536-7_L31

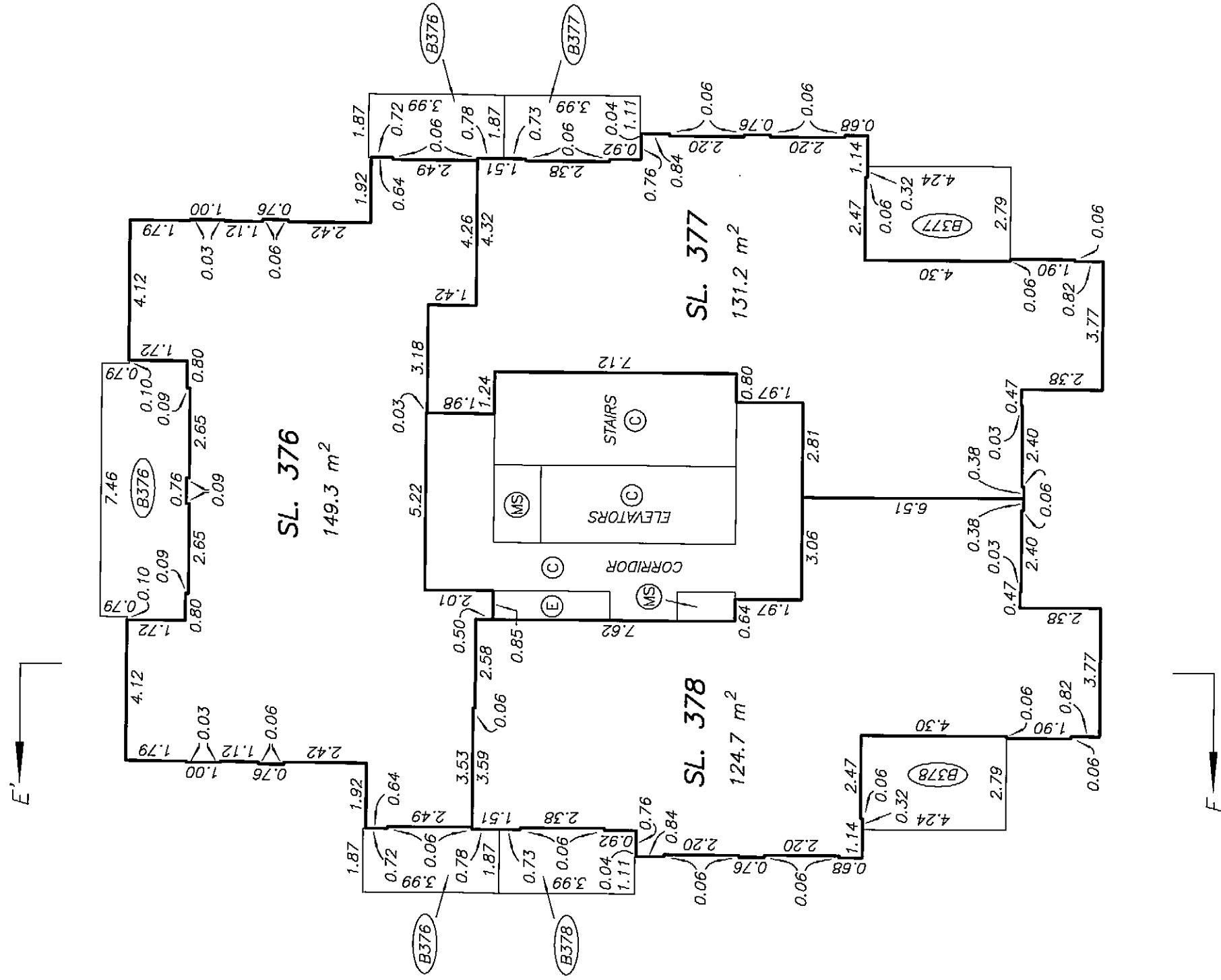
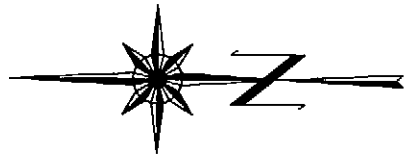
DATE : MAY 30, 2006

M. J. D.

ORIGINAL

STRATA PLAN BCS 1299
PHASE 2

ALL DISTANCES ARE IN METRES.



DRAWING # 30536-7
FILE # 30536-7-L32

DATE : MAY 30, 2006

M.E. 6

ORIGINAL

