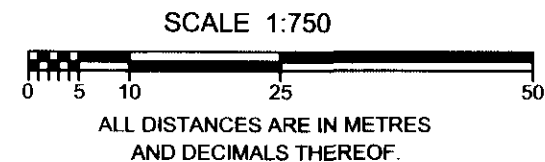


**STRATA PLAN OF LOT 1,
DISTRICT LOT 119, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN BCP8825**

INTEGRATED SURVEY AREA No.25 NAD83, (C.S.R.S.)
CITY OF BURNABY
B.C.G.S. 92G.026

MARQUIS GRAND
4132 HALIFAX STREET, BURNABY



LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 77H6671 AND 77H6768
INTEGRATED SURVEY AREA # 25, NAD83 (CSRS)

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. COORDINATES.
MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9995959.

- - DENOTES IRON POST SET.
- - DENOTES IRON POST FOUND.
- - DENOTES LEAD PLUG SET.
- - DENOTES LEAD PLUG FOUND.
- WT - DENOTES WITNESS.
- US - DENOTES UNSUITABLE FOR POSTING.
- ▲ - DENOTES CONTROL MONUMENT
- SL - DENOTES STRATA LOT.
- LCP - DENOTES LIMITED COMMON PROPERTY.
- ⊙ - DENOTES COMMON PROPERTY.
- ⓔ - DENOTES ELECTRICAL, COMMON PROPERTY.
- Ⓥ - DENOTES VENT, COMMON PROPERTY.
- Ⓟ - DENOTES PATIO, LIMITED COMMON PROPERTY FOR SL 1 (TYPICAL).
- Ⓛ - DENOTES PATIO, LIMITED COMMON PROPERTY FOR SL 1 (TYPICAL).
- Ⓟ - DENOTES DECK, LIMITED COMMON PROPERTY FOR SL 1 (TYPICAL).
- Ⓟ - DENOTES BALCONY, LIMITED COMMON PROPERTY FOR SL 24 (TYPICAL).
- Ⓡ - DENOTES ROOF DECK, LIMITED COMMON PROPERTY FOR SL 152 (TYPICAL).

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201 - 275 FELL AVENUE
NORTH VANCOUVER, B.C.
V7P 3R5

PH. 604-980-4868
FX. 604-980-5856

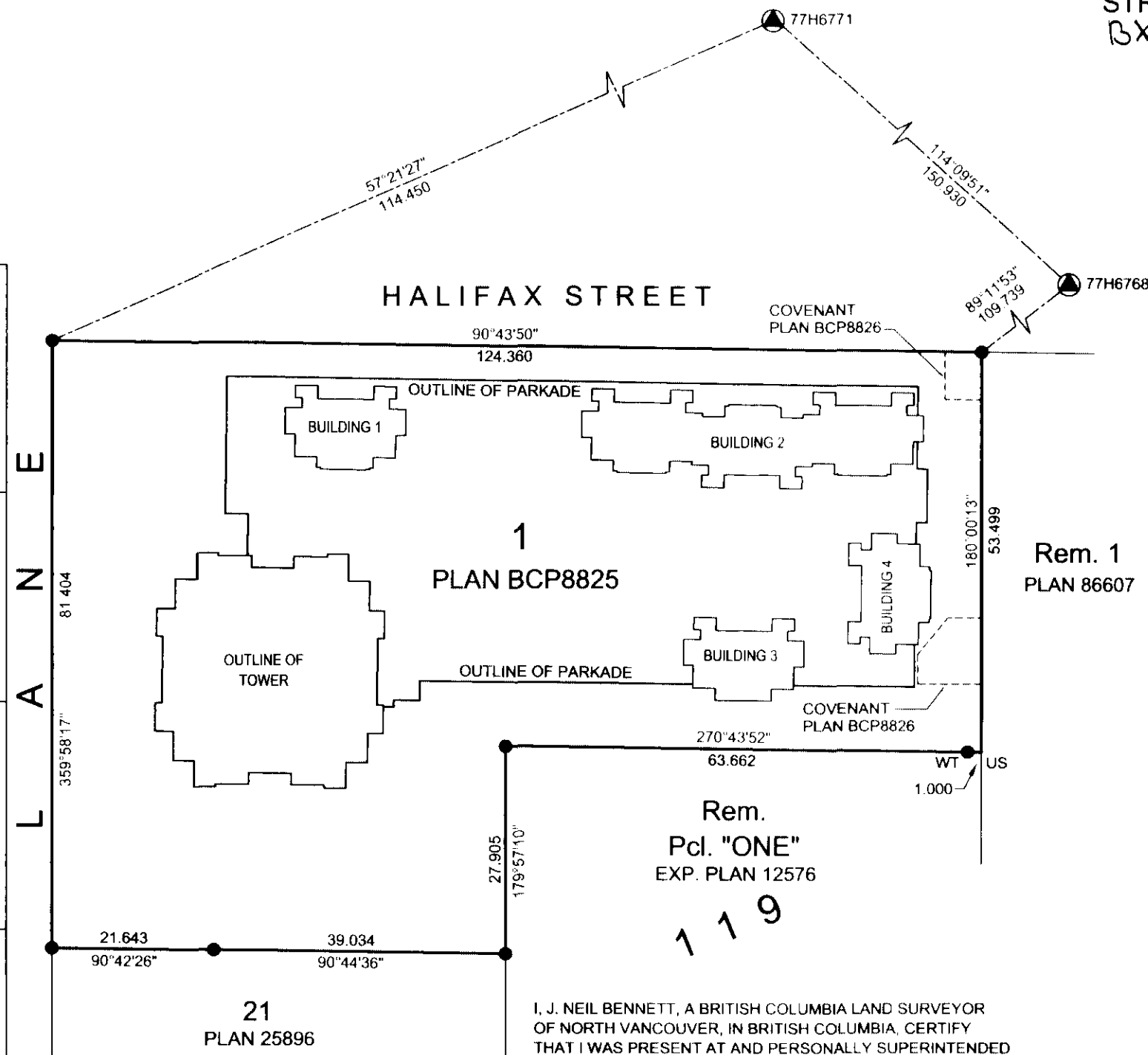
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1
PLAN 4161

S. 91.9'
OF 1

H
PLAN 18203

K



D. L.

STRATA PLAN BCS 1339
BX 339504 + BX 339686

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

THIS 9 DAY OF June, 2005.

Law MacDonald
Deputy Registrar

I, J. NEIL BENNETT, 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.

DATED THIS 25th DAY OF

MAY

, 2005.

B.C.L.S.

I, J. NEIL BENNETT, A BRITISH COLUMBIA
LAND SURVEYOR, CERTIFY THAT THE BUILDING
INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF

THE 25th DAY OF

MAY

, 2005.

BEEN PREVIOUSLY OCCUPIED.

B.C.L.S.

I, J. NEIL BENNETT, A BRITISH COLUMBIA LAND SURVEYOR
OF NORTH VANCOUVER, 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 25th DAY OF MAY, 2005.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST
FILED UNDER # 31720

THE 25th DAY OF MAY, 2005.

B.C.L.S.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

STRATA PLAN BCS 1339

OWNER:
ONNI DEVELOPMENT (HALIFAX) CORP.,
INC. NO. 671975


AUTHORIZED SIGNATORY ROSSANO DE COTINIS
(PRINT AND SIGN NAME)

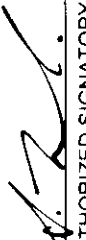
AUTHORIZED SIGNATORY
(PRINT AND SIGN NAME)

WITNESS AS TO BOTH SIGNATURES
(PRINT AND SIGN NAME) IAN DUKE

LAURE
OCCUPATION OF WITNESS

550-858 BEATTY ST., VANCOUVER, B.C.
ADDRESS OF WITNESS

MORTGAGEE:
CITIZENS BANK OF CANADA
AS TO AN UNDIVIDED 7471264/100000000


AUTHORIZED SIGNATORY STUART
(PRINT AND SIGN NAME) LESLIE

M. Smith
AUTHORIZED SIGNATORY Michael
(PRINT AND SIGN NAME) Smith

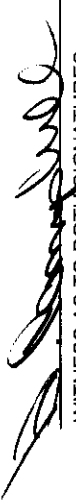
a. black SUZANNE BLACK
WITNESS AS TO BOTH SIGNATURES
(PRINT AND SIGN NAME)

hours administrator.
OCCUPATION OF WITNESS
710-815 W. Hastings St., VAN.
ADDRESS OF WITNESS

MORTGAGEE:
CANADIAN WESTERN BANK
AS TO AN UNDIVIDED 2528736/100000000


AUTHORIZED SIGNATORY MARID FURLAN
(PRINT AND SIGN NAME)

B. GIBBARD
AUTHORIZED SIGNATORY BRUCE GIBBARD
(PRINT AND SIGN NAME)


WITNESS AS TO BOTH SIGNATURES
(PRINT AND SIGN NAME) SHELLY CAMPBELL

MANAGER R/E Admin
OCCUPATION OF WITNESS
22ND FLOOR
460 GERRARD ST
VANCOUVER B.C.
ADDRESS OF WITNESS

DATE: May 25/05

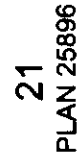
B.C.L.S.

ORIGINAL

STRATA PLAN BCS 1339



ALL ANGLES ARE 45° OR 90° AND MULTIPLES THEREOF, UNLESS OTHERWISE SHOWN.



[Signature]

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B.C.L.S.

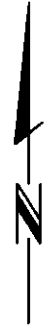
BUILDING DETAIL

Scale 1:300

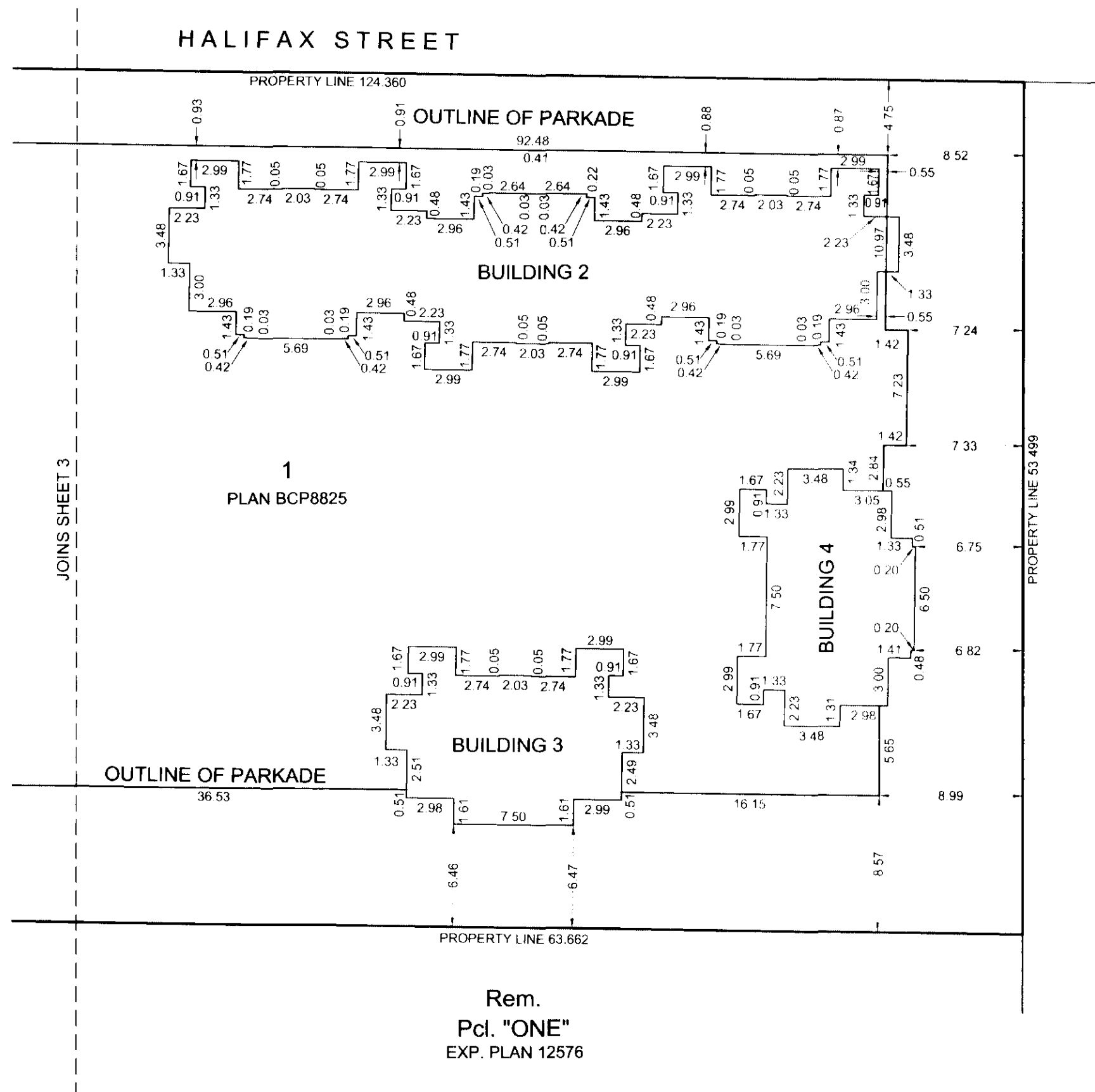


ALL DISTANCES ARE IN METRES
AND DECIMALS THEREOF.

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MULTIPLES THEREOF, UNLESS
OTHERWISE SHOWN.



STRATA PLAN BCS 1339



DATE: May 25/05

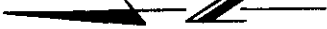
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B.C.L.S.

ORIGINAL

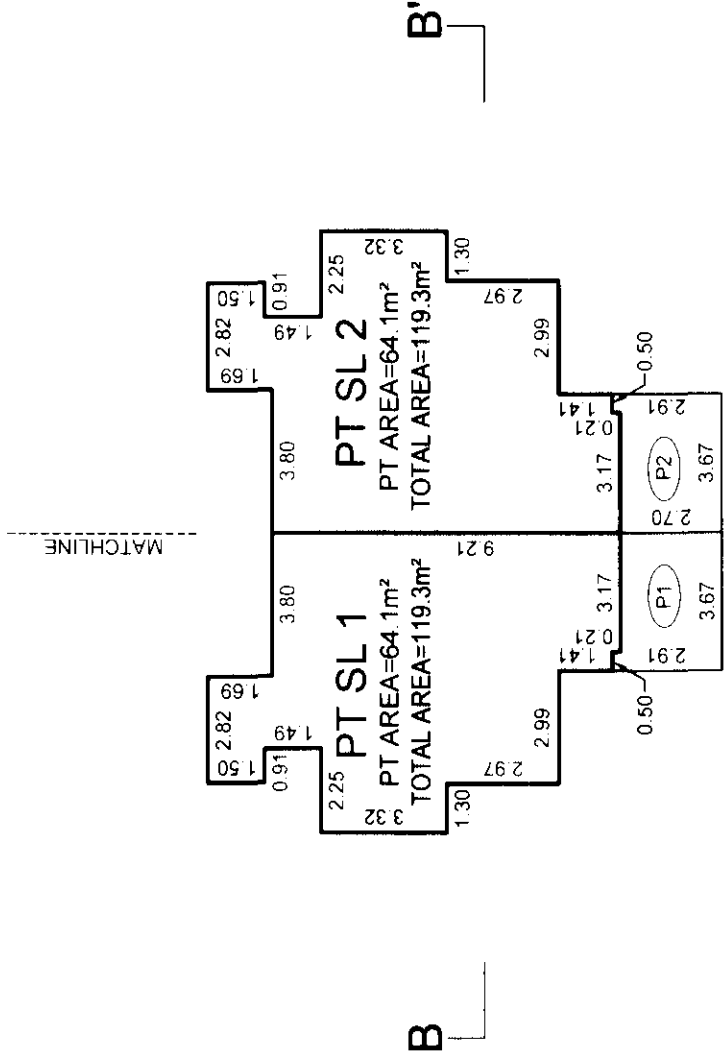
BUILDING 1

Scale 1:200

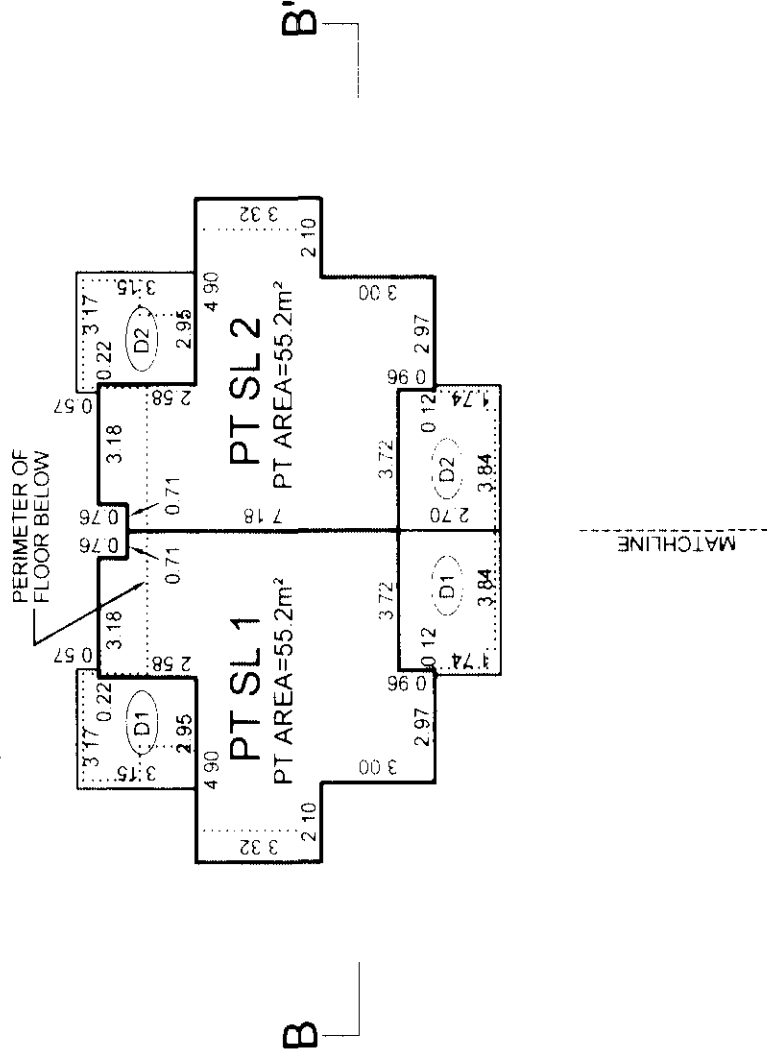


STRATA PLAN BCS 1339

LEVEL THREE
(FIRST LEVEL OF BUILDING 1)



LEVEL FOUR
(SECOND LEVEL OF BUILDING 1)



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
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BALCONY AND PATIO AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS OR WHERE THERE IS NO FLOOR ABOVE, BY THE AVERAGE HEIGHT OF A STRATA LOT WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.

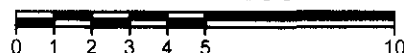
DATE: May 25 / 05
[Signature]

B.C.L.S.

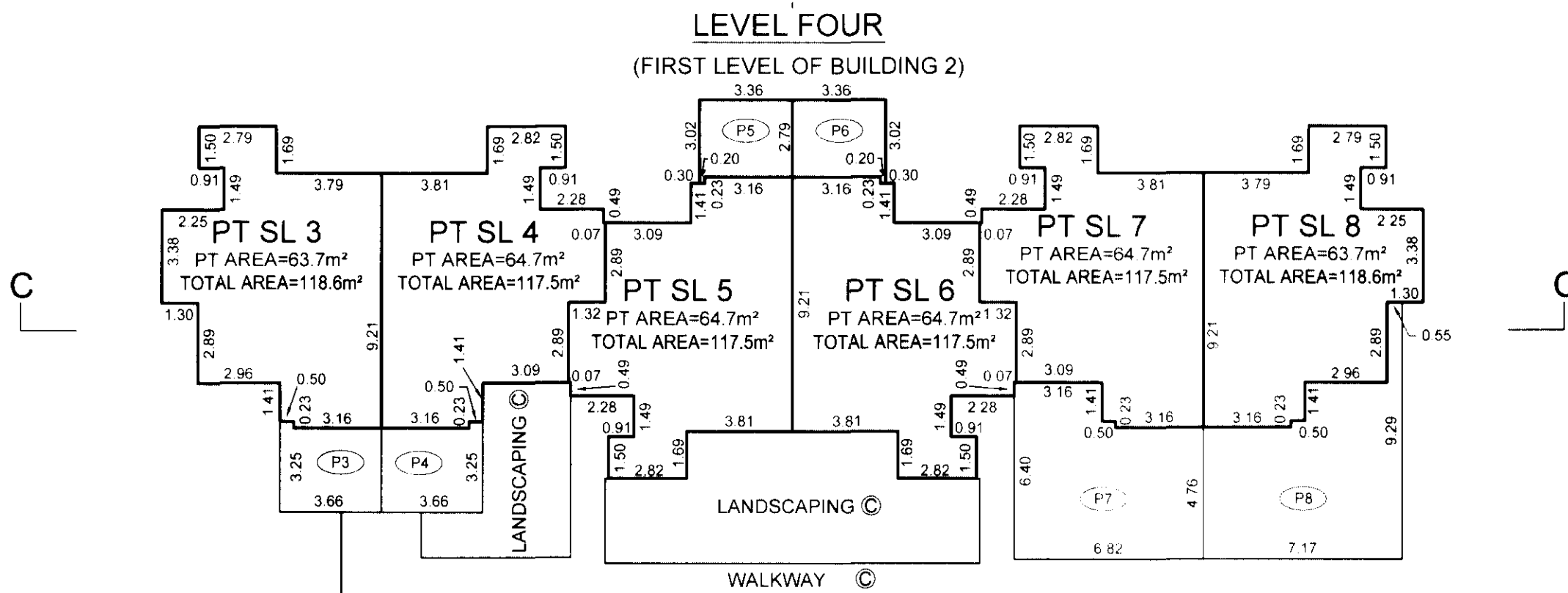
ORIGINAL

BUILDING 2

Scale 1:200

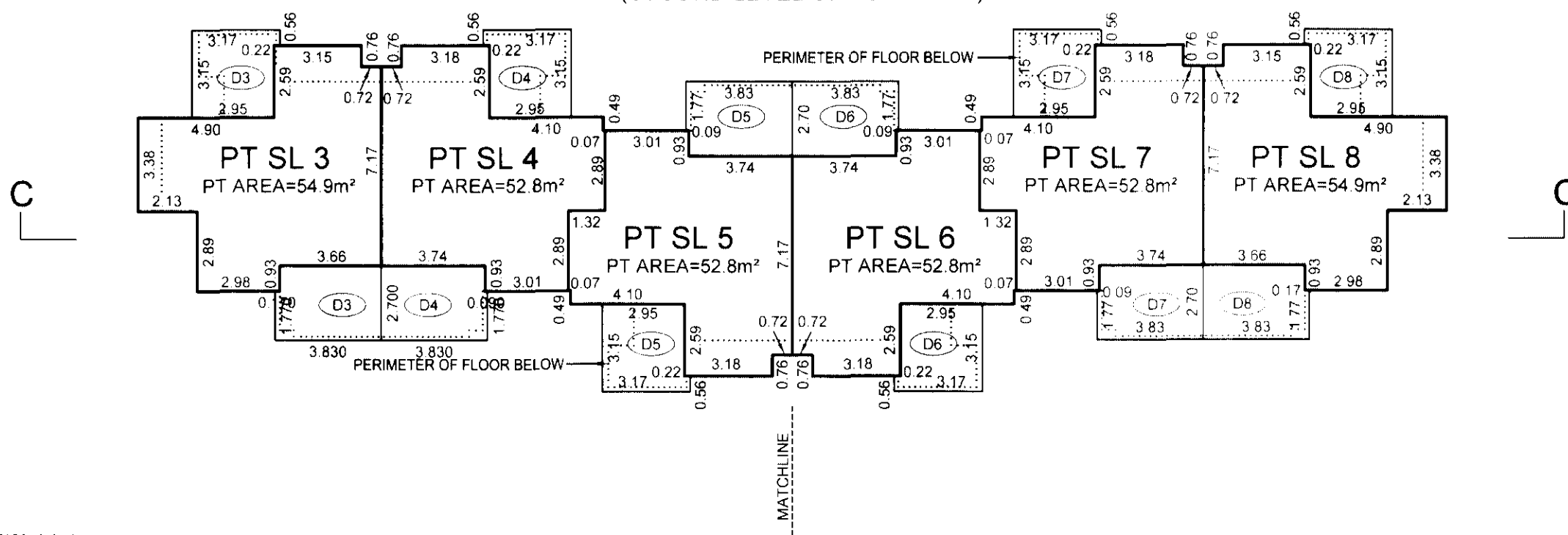


STRATA PLAN BCS 1339



LEVEL FIVE

(SECOND LEVEL OF BUILDING 2)



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

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DATE: May 25/05

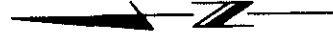
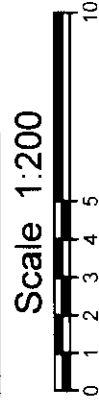
Handwritten signature

B.C.L.S.

ORIGINAL

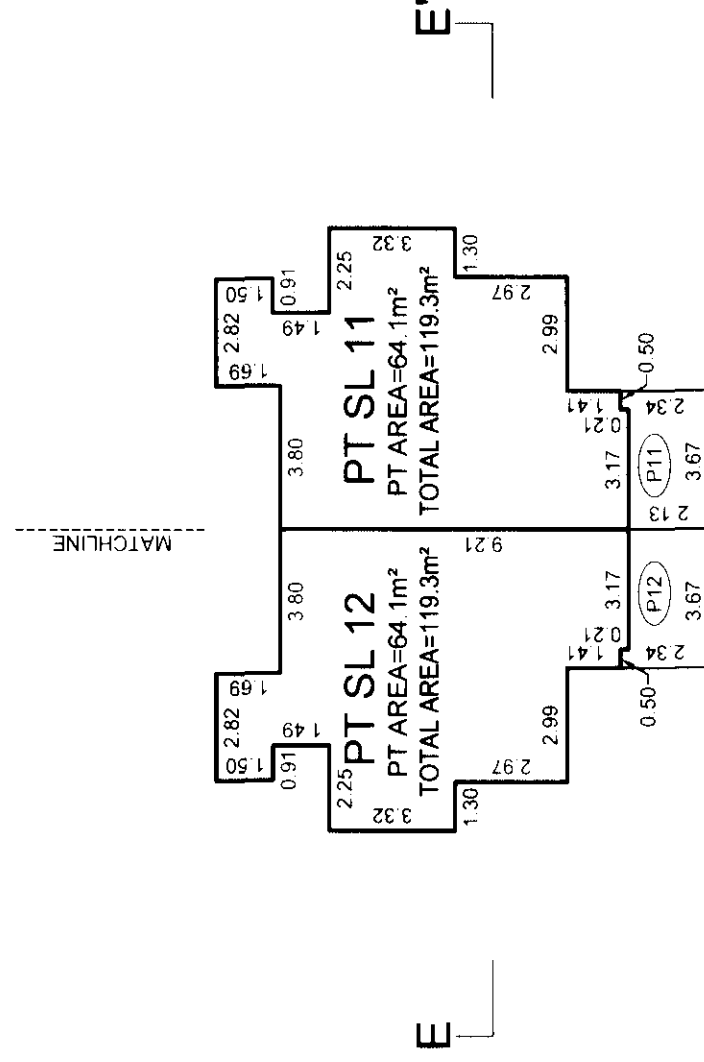
BUILDING 3

STRATA PLAN BCS 1339



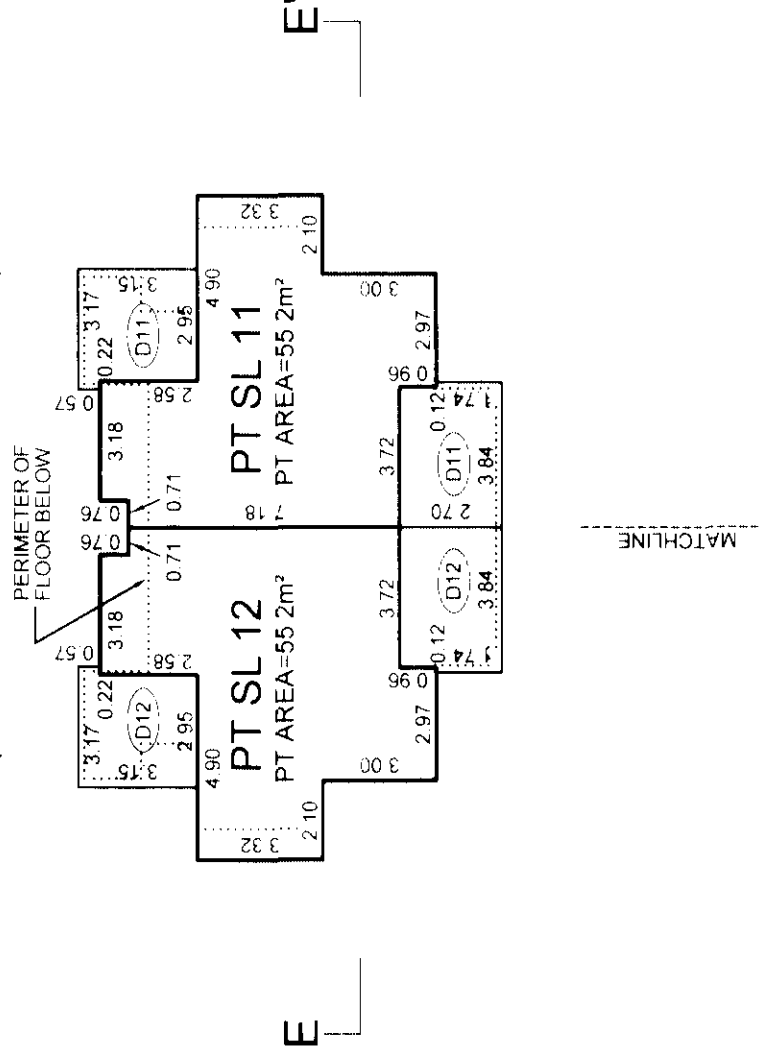
LEVEL THREE

(FIRST LEVEL OF BUILDING 3)



LEVEL FOUR

(SECOND LEVEL OF BUILDING 3)



ALL DISTANCES ARE IN METRES
AND DECIMALS THEREOF.

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DATE:

[Signature]

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B.C.L.S.

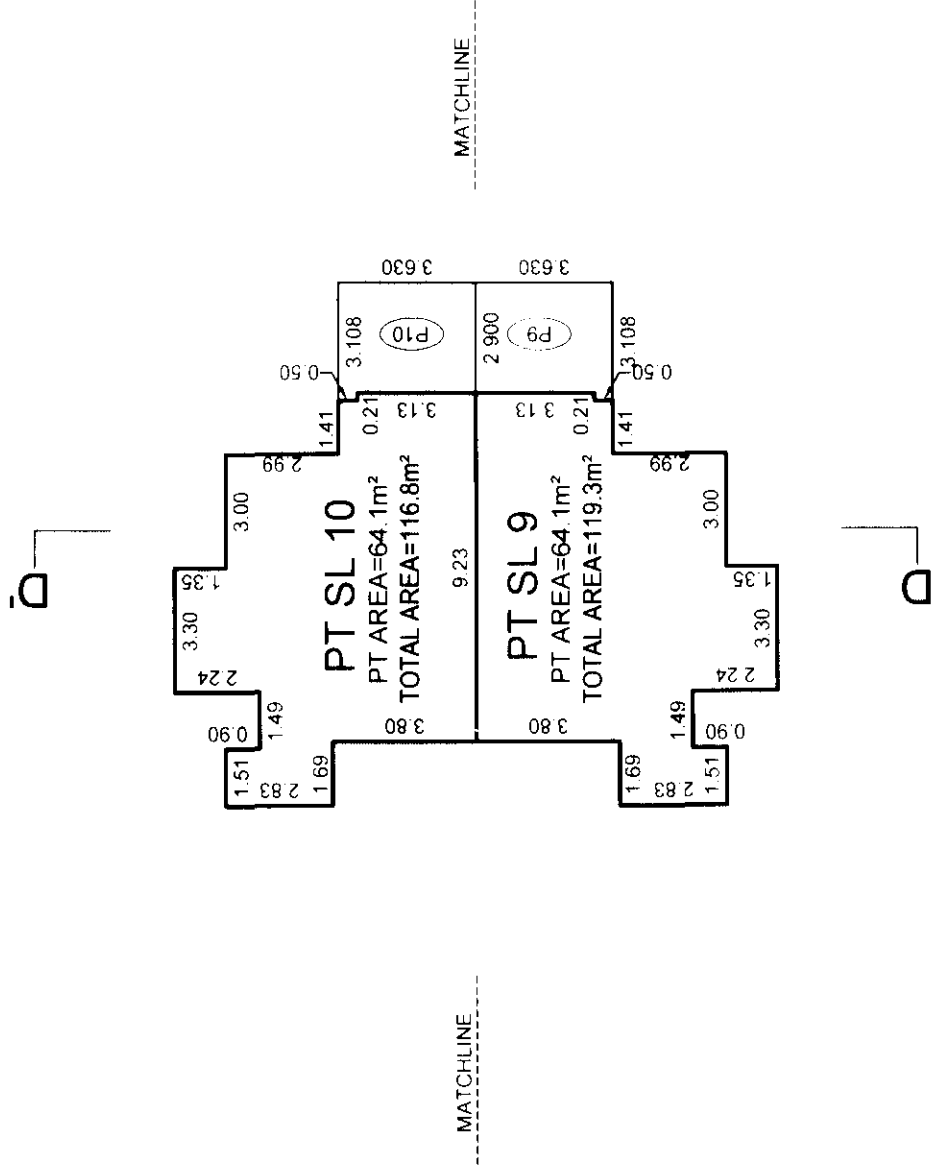
ORIGINAL

BUILDING 4

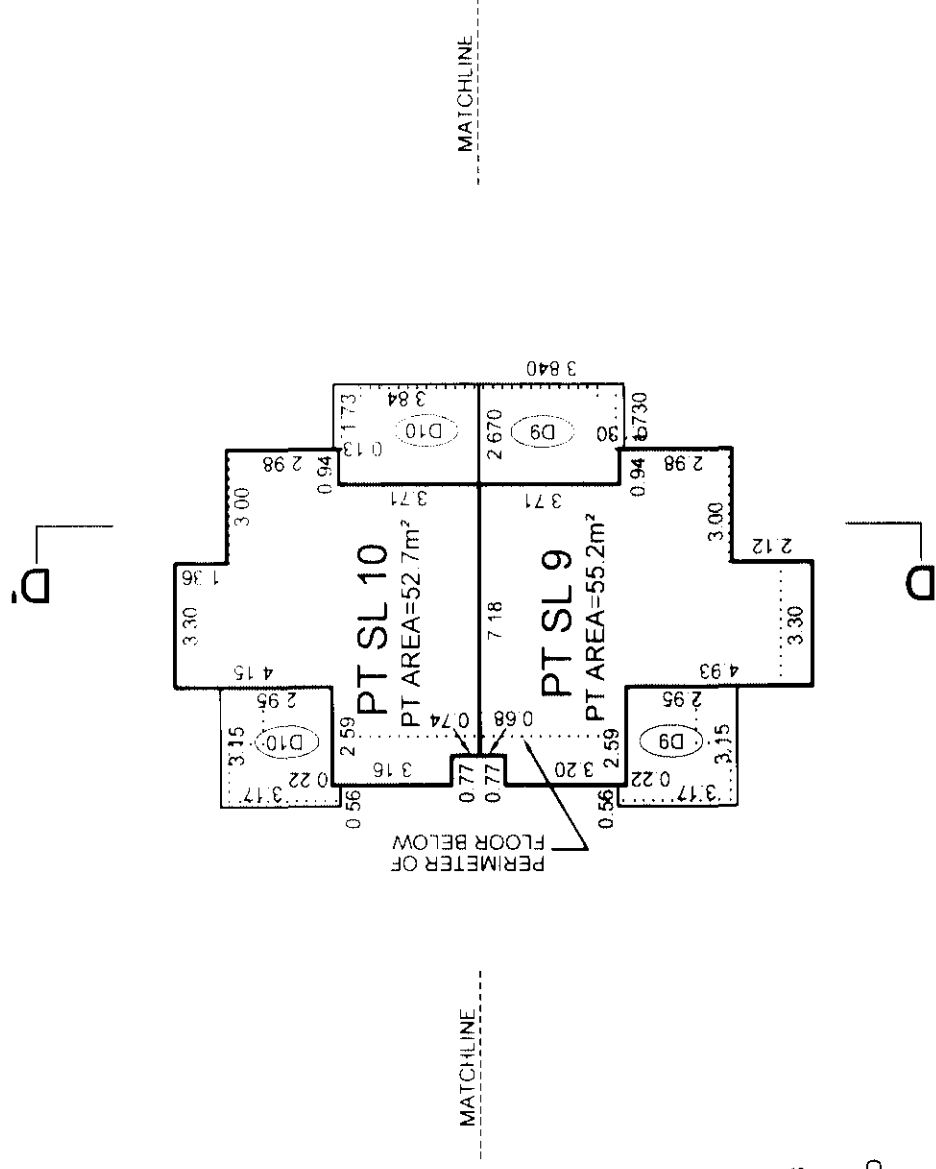


STRATA PLAN BCS 1339

LEVEL THREE
(FIRST LEVEL OF BUILDING 4)



LEVEL FOUR
(SECOND LEVEL OF BUILDING 4)



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

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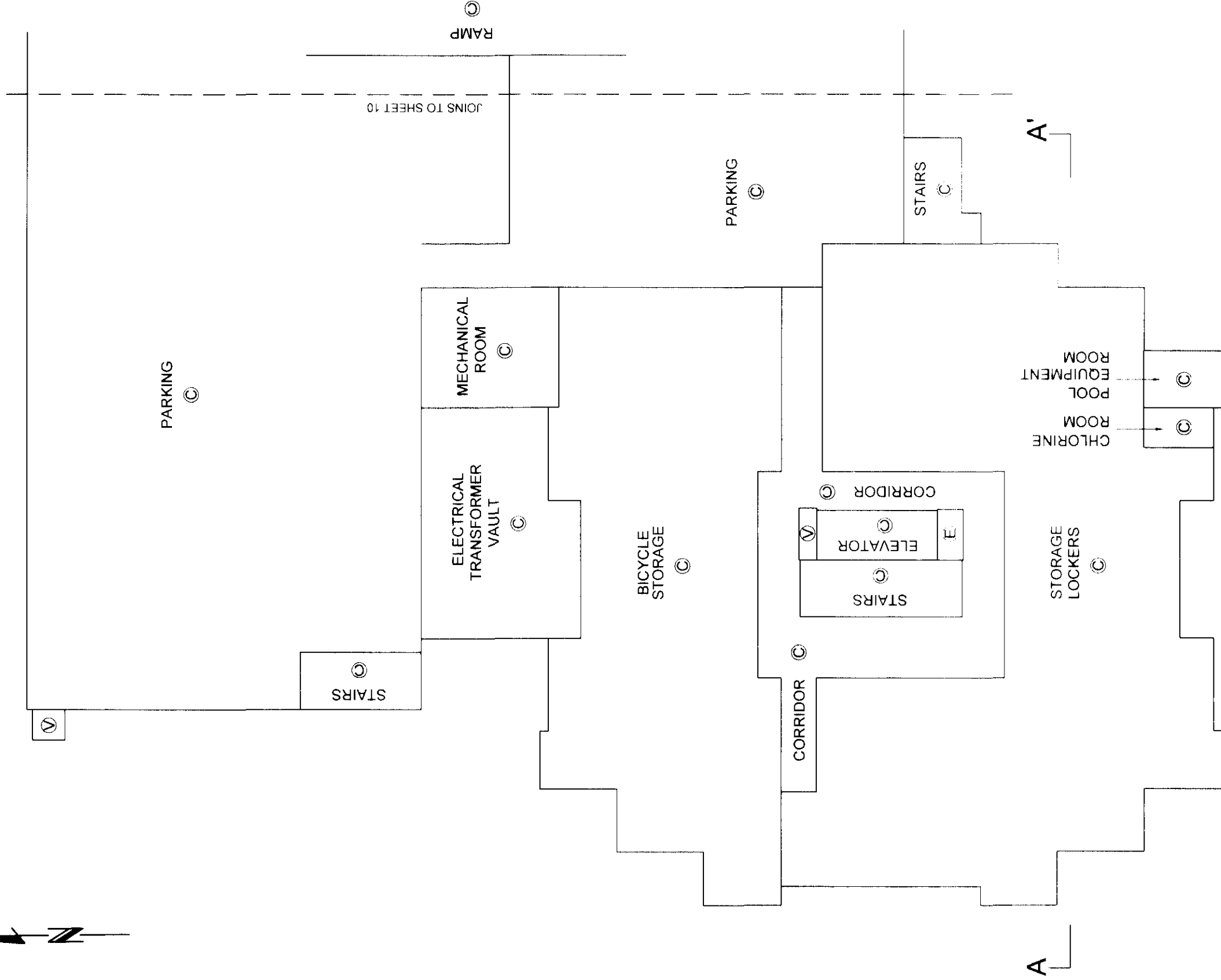
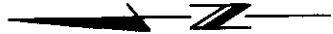
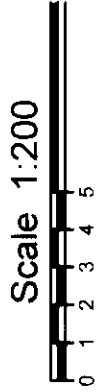
DATE: May 25/05

Signature: [Handwritten Signature]

B.C.L.S.

LEVEL P3 FLOOR PLAN (WEST)

STRATA PLAN BCS 1339



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

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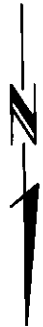
gmb

ORIGINAL

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NOTED.

Scale 1:200
0 1 2 3 4 5



LEVEL P3 FLOOR PLAN (EAST)

JOINS TO SHEET 9

MECHANICAL
ROOM

PARKING

PARKING

STAIRS

RAMP

PARKING

PARKING

STAIRS

RAMP (UP TO LEVEL 1)

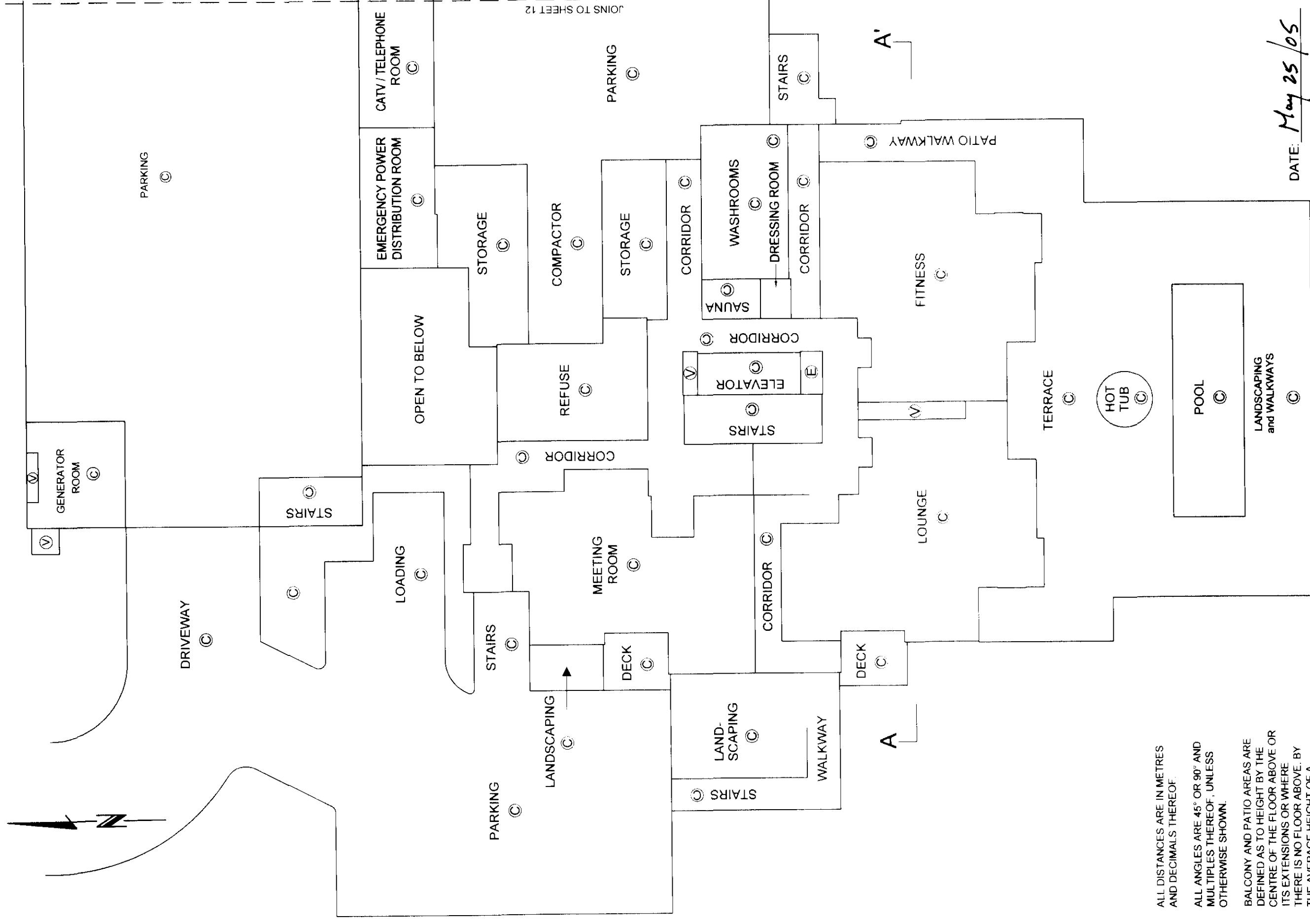
DATE: May 25/05
B.C.L.S.

STRATA PLAN BCS 1339

LEVEL ONE FLOOR PLAN (WEST)

STRATA PLAN BCS 1339

Scale 1:200



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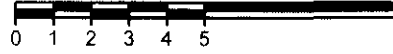
gmb B.C.L.S.

ORIGINAL

LEVEL ONE FLOOR PLAN (EAST)

STRATA PLAN BCS 1339

Scale 1:200



CATV / TELEPHONE ROOM

RAMP

STAIRS

RAMP (UP TO LEVEL 2)

PARKING

PARKING

PARKING

PARKING

JOINS TO SHEET 11

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

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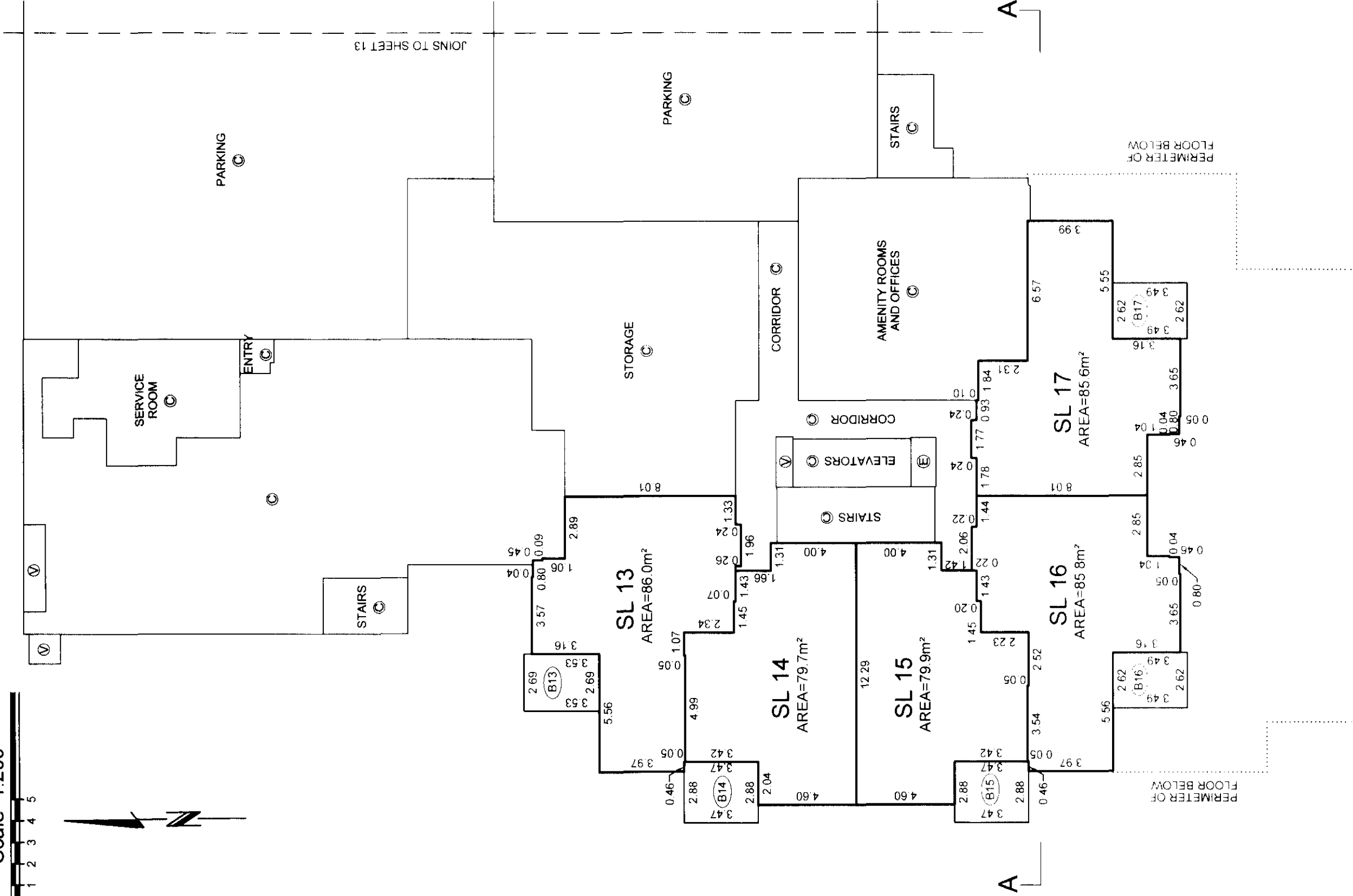
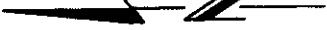
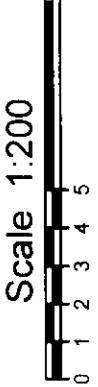
B.C.L.S.

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ORIGINAL

LEVEL TWO FLOOR PLAN (WEST)

STRATA PLAN BCS 1339



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DATE: May 25 / 05

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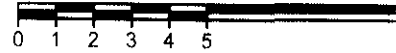
B.C.L.S.

ORIGINAL

LEVEL TWO FLOOR PLAN (EAST)

STRATA PLAN BCS 1339

Scale 1:200



JOINS TO SHEET 13

PARKING
⊙

PARKING
⊙

RAMP
⊙

STAIRS
⊙

OPEN TO BELOW
(LEVEL 1 RAMP)
⊙

PARKING
⊙

PARKING
⊙

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DATE: May 25 / 05

JB

B.C.L.S.

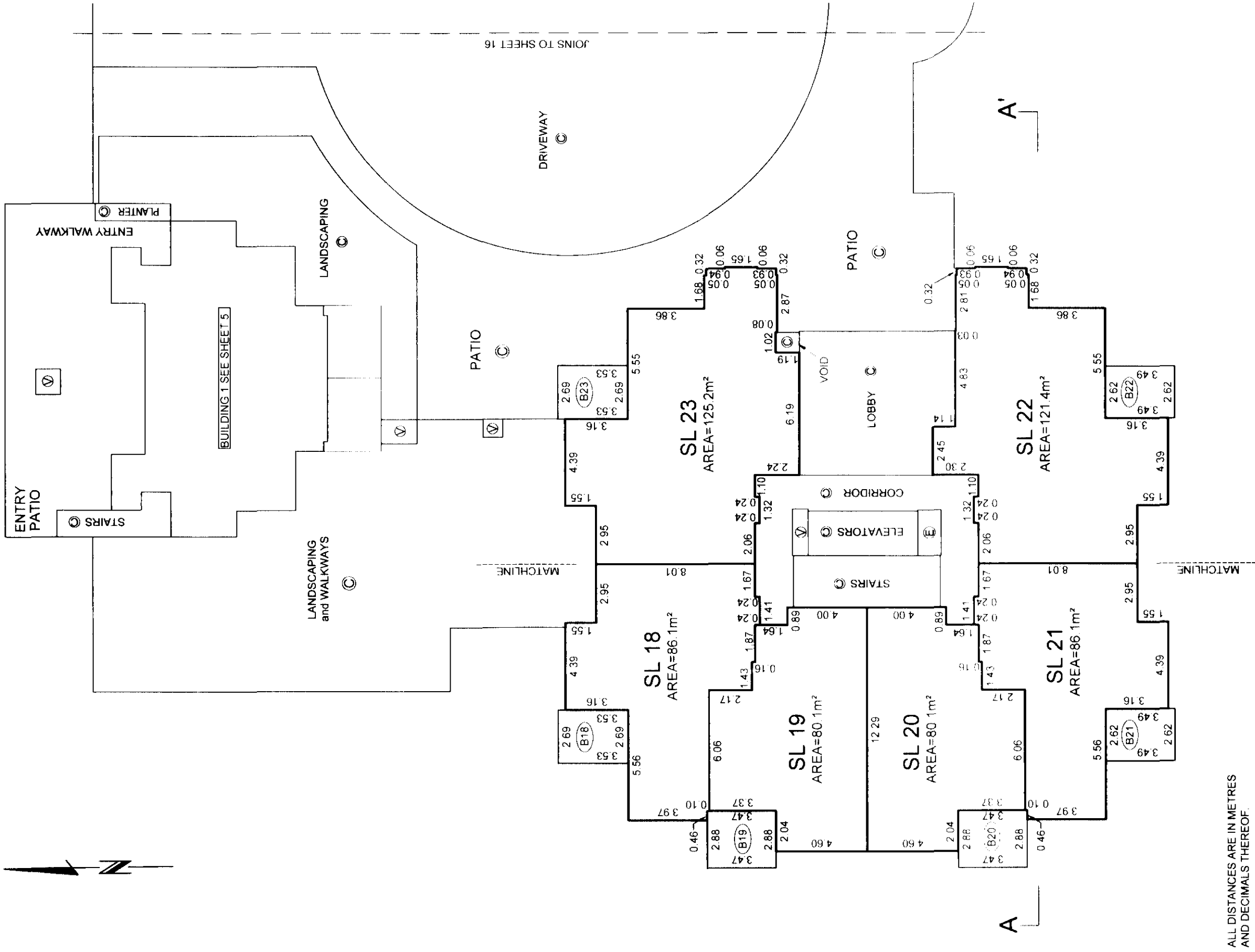
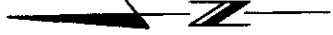
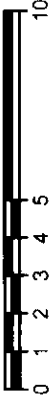
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ORIGINAL

LEVEL THREE FLOOR PLAN (WEST)

STRATA PLAN BCS 1339

Scale 1:200



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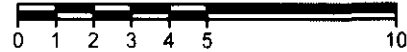
DATE: May 25/05

[Signature]

LEVEL THREE FLOOR PLAN (EAST)

STRATA PLAN BCS 1339

Scale 1:200



JOINS TO SHEET 15

DRIVEWAY

LANDSCAPING

STORAGE

SERVICE

STAIRS

SPRINKLER ROOM

CA/TV ROOM

GARBAGE ROOM

PARKING

PARKING

PATIO

PATIO

CORRIDOR

STAIRS

PLANTERS

STAIRS

BUILDING 4 SEE SHEET 7

BUILDING 3 SEE SHEET 8

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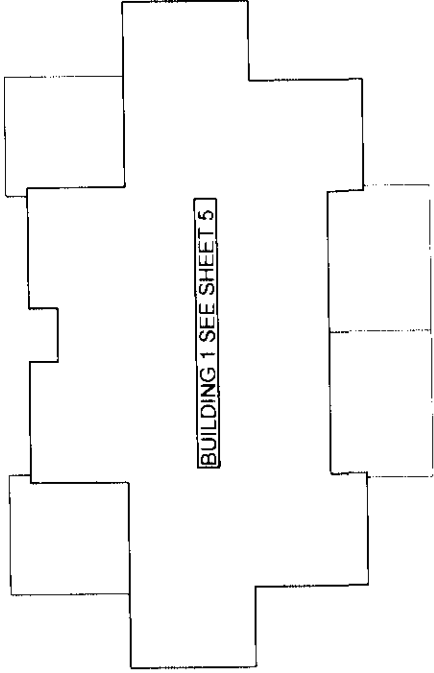
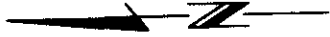
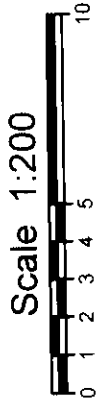
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 B.C.L.S.

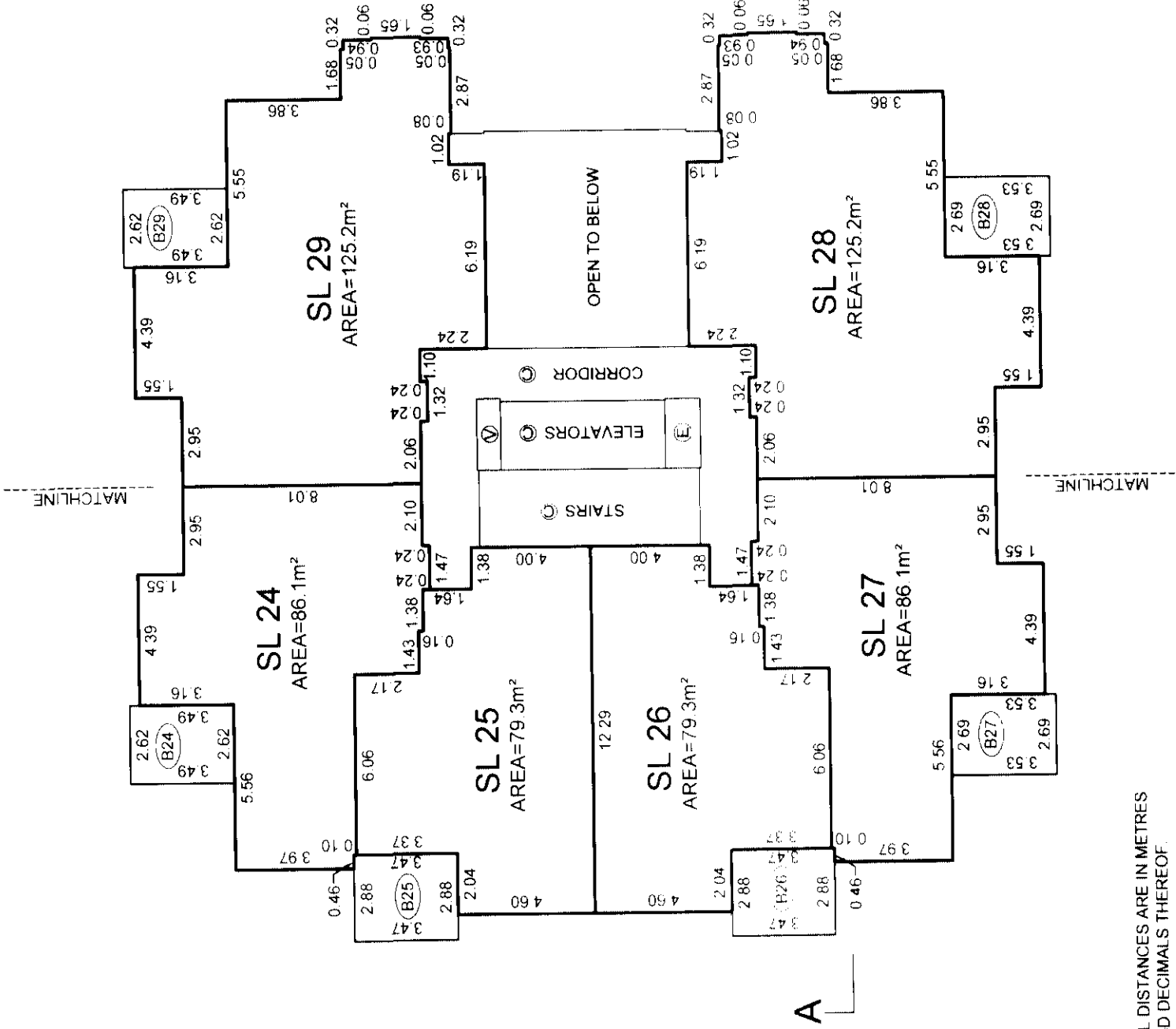
ORIGINAL

LEVEL FOUR FLOOR PLAN (WEST)

STRATA PLAN BCS 1339



LEVEL FOUR



ALL DISTANCES ARE IN METRES
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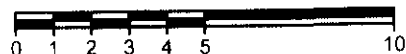
DATE: May 25/05
[Signature] B.C.L.S.

ORIGINAL

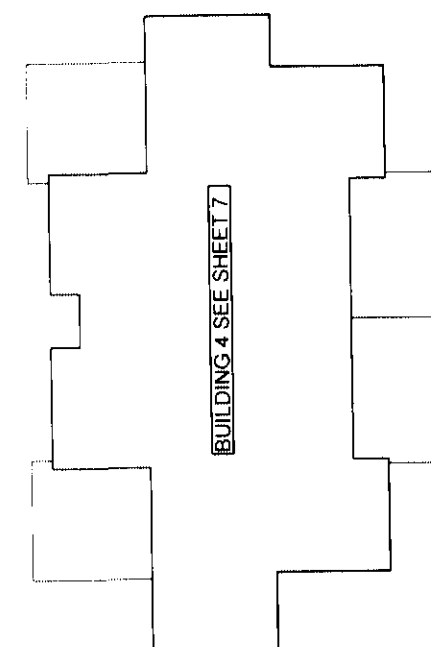
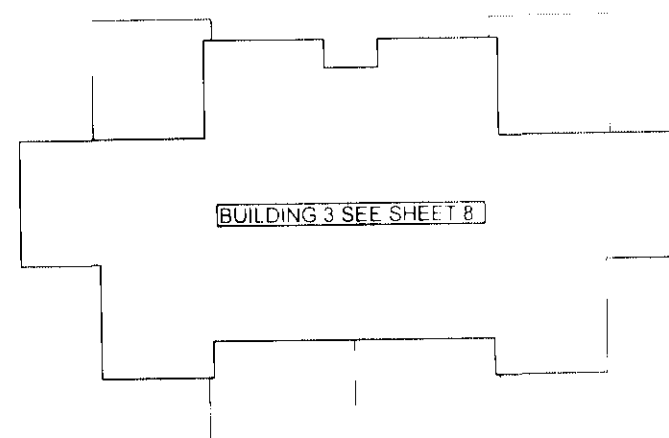
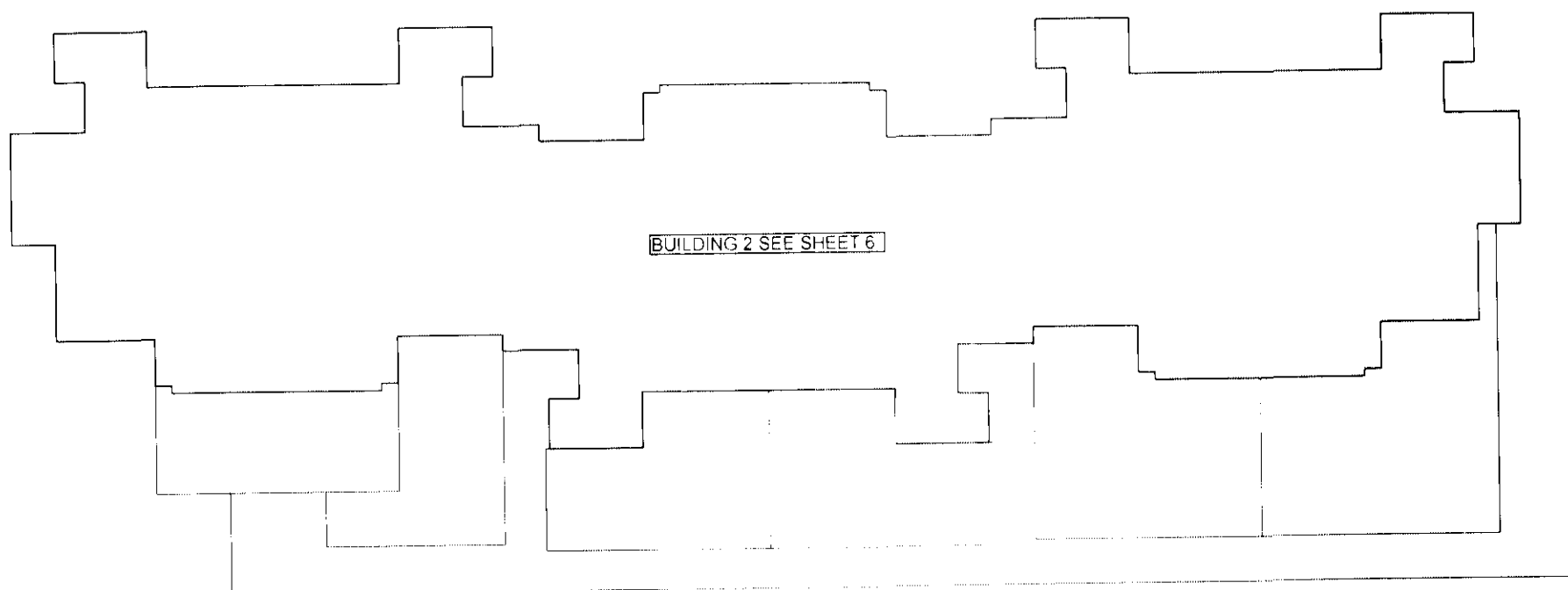
LEVEL FOUR FLOOR PLAN (EAST)

STRATA PLAN BCS 1339

Scale 1:200



JOINS TO SHEET 17



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

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DATE: May 25/05

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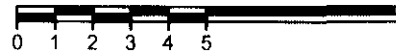
B.C.L.S.

FILE: \\NV-2005\12849...Final Strata\Drawg\ST12849-01F.Dwg

ORIGINAL

FLOOR PLANS

Scale 1:200



LEVEL FIVE

LEVEL SIX

A

A'

A

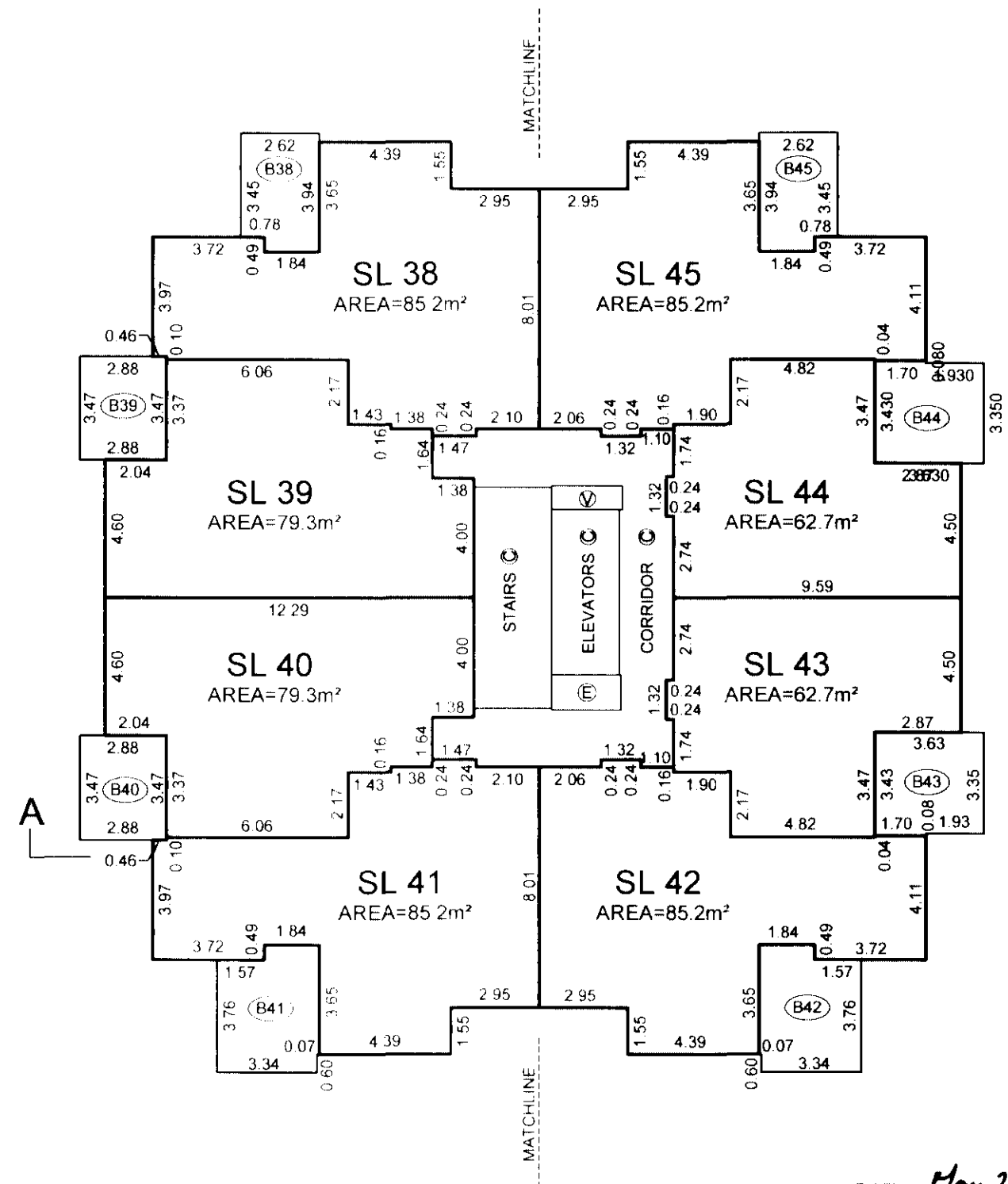
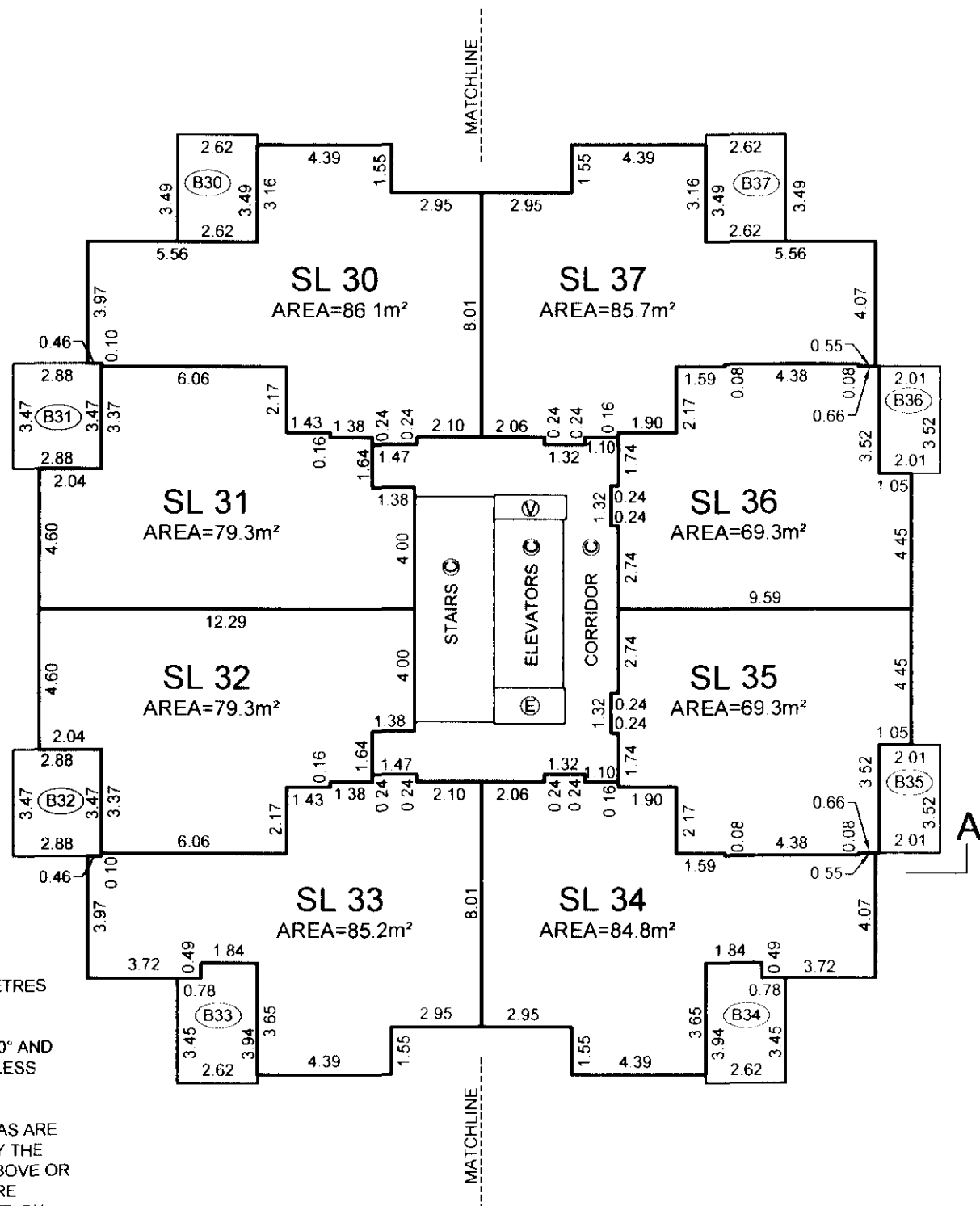
A'

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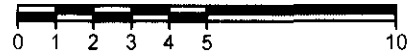
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ORIGINAL

FLOOR PLANS

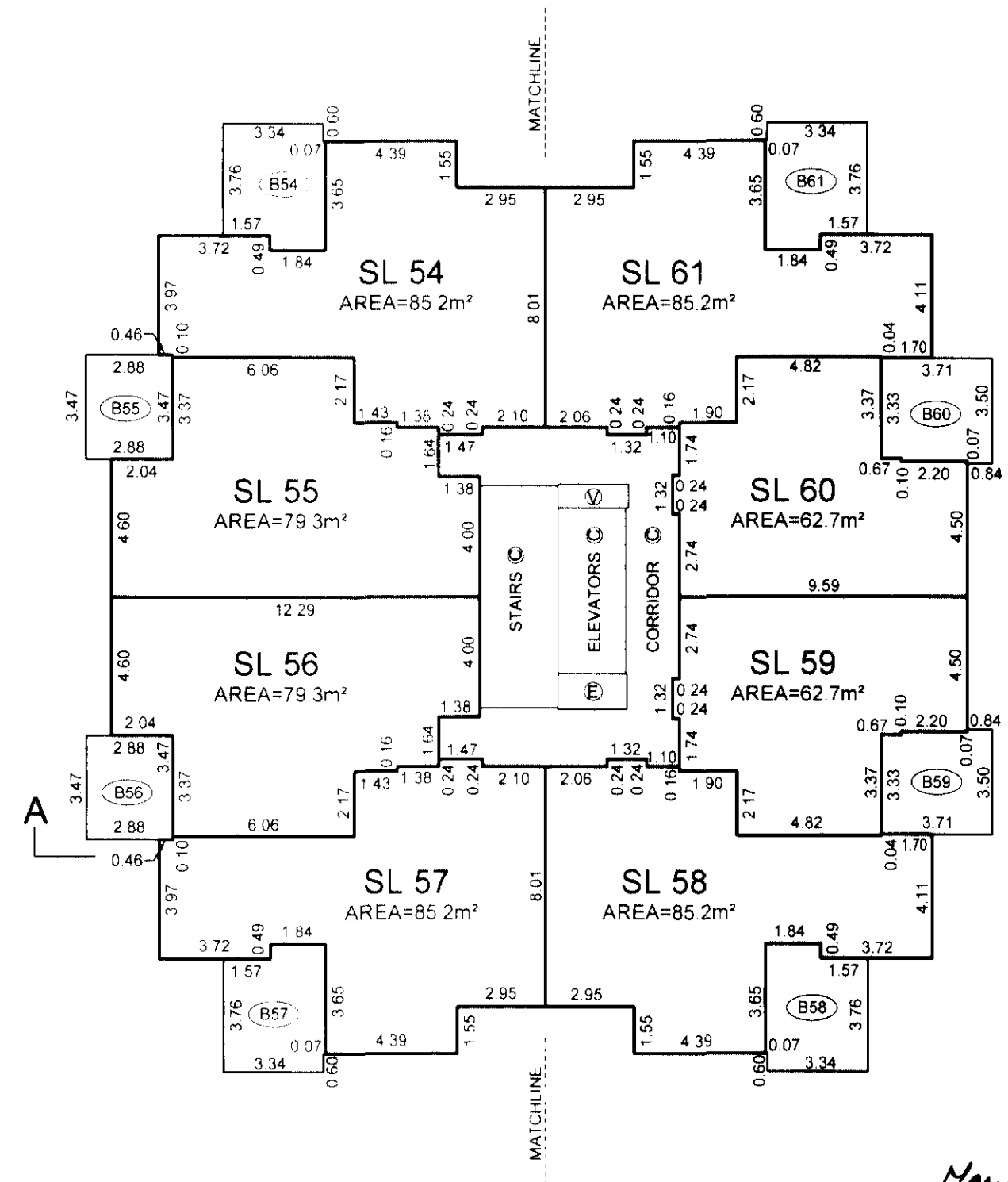
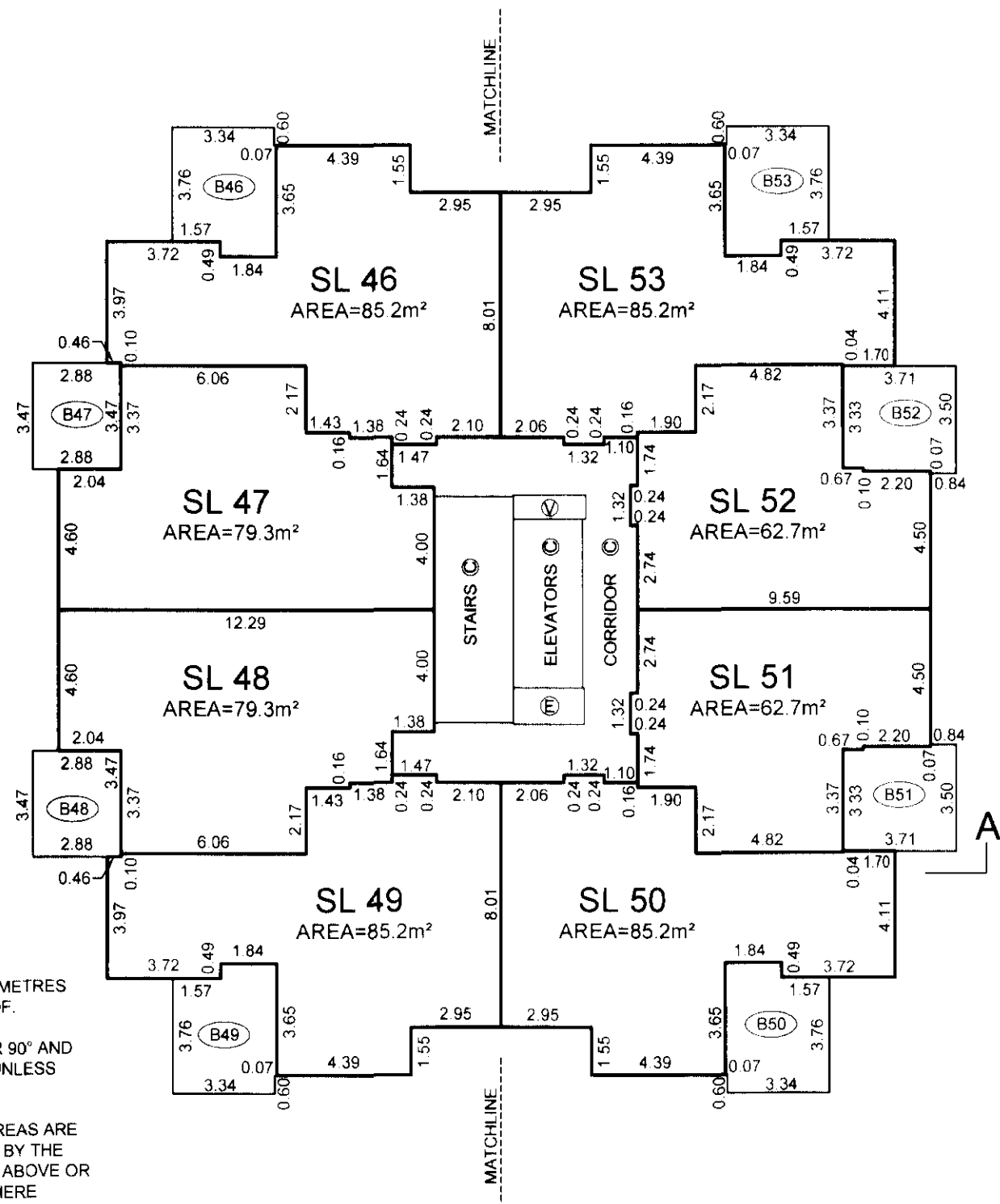
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LEVEL SEVEN

STRATA PLAN BCS 1339

LEVEL EIGHT



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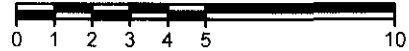
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DATE May 25/05
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B.C.L.S.

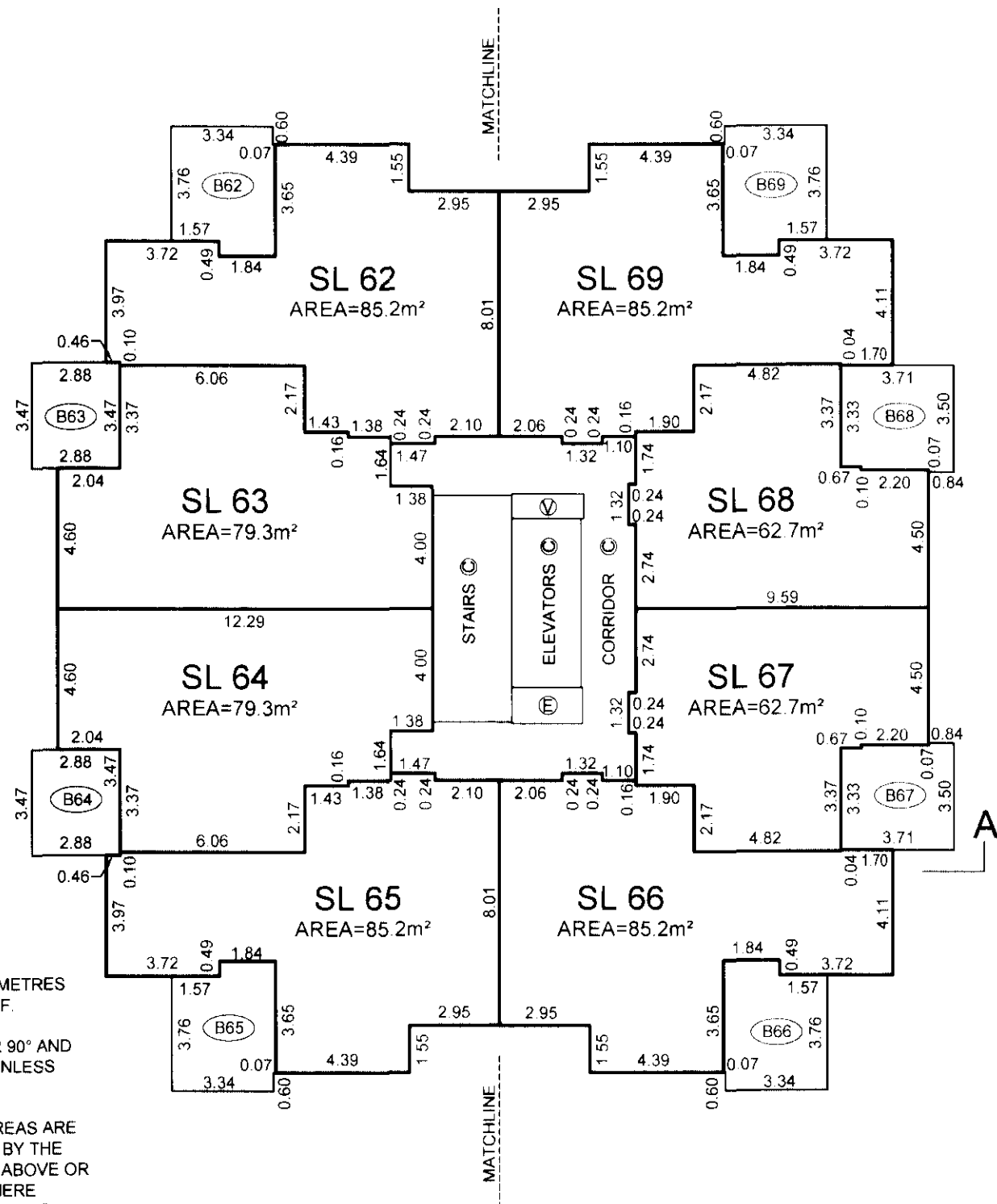
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FLOOR PLANS

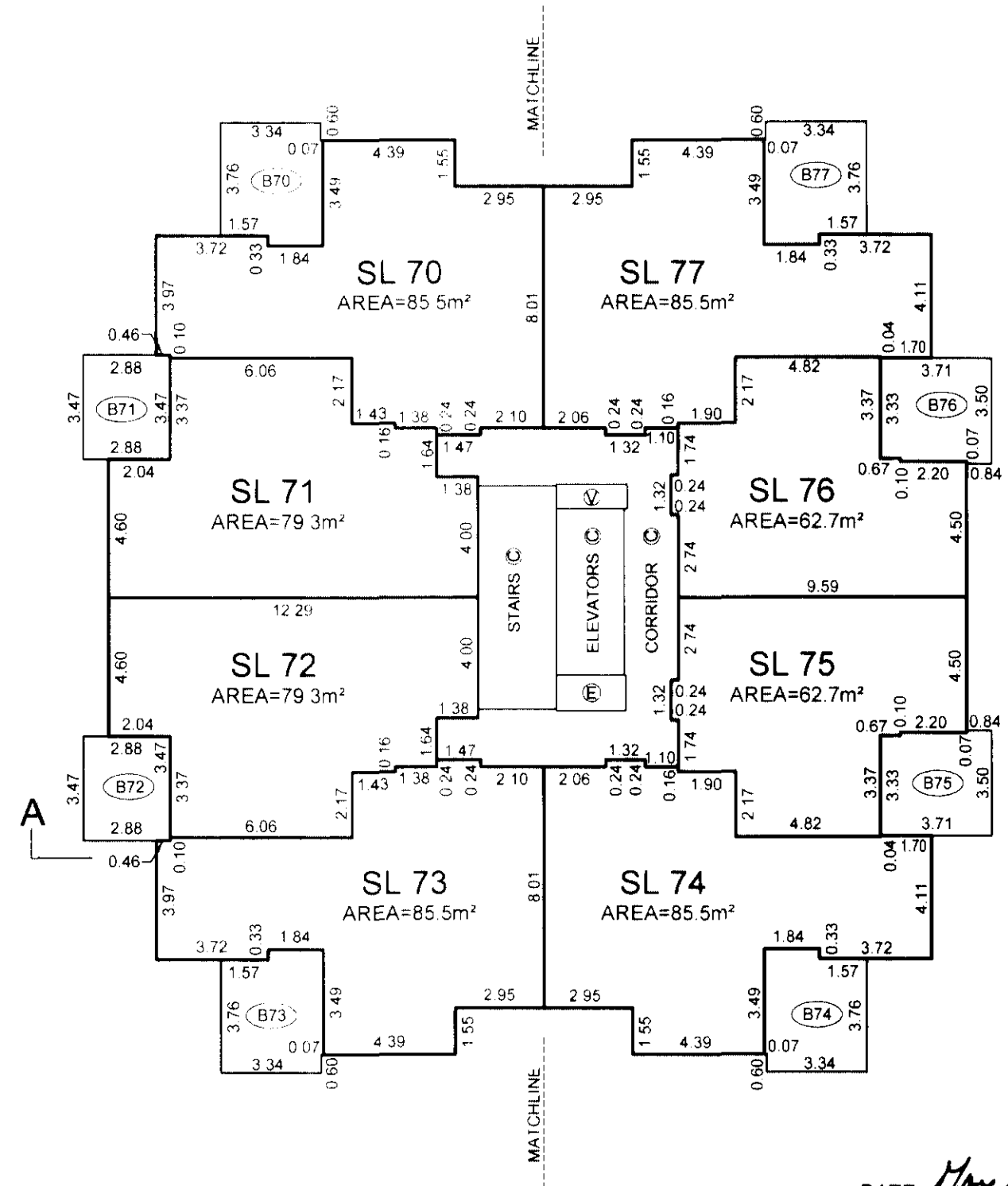
Scale 1:200



LEVEL NINE



LEVEL TEN



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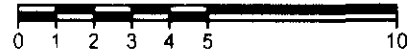
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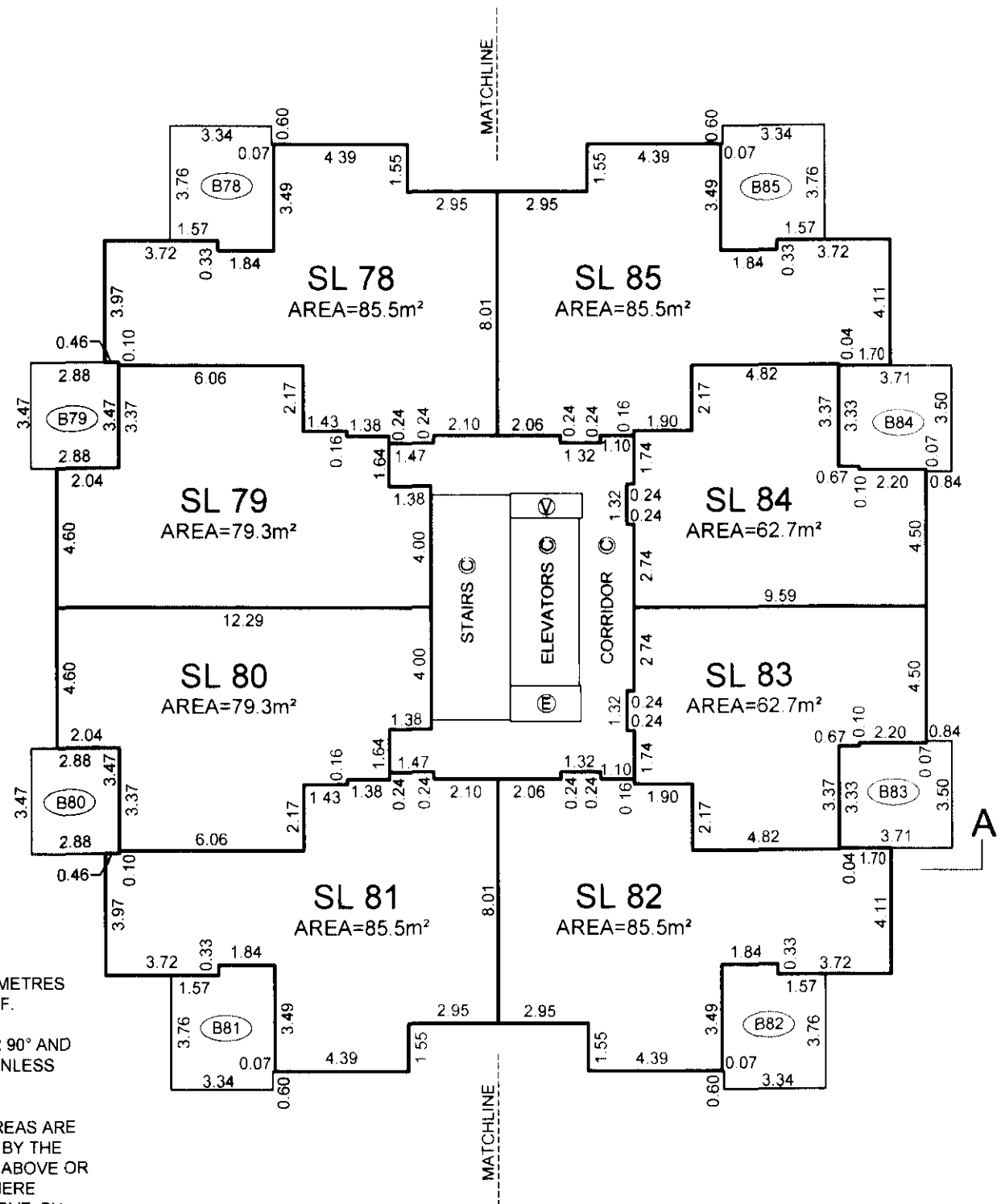
ORIGINAL

FLOOR PLANS

Scale 1:200



LEVEL ELEVEN



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

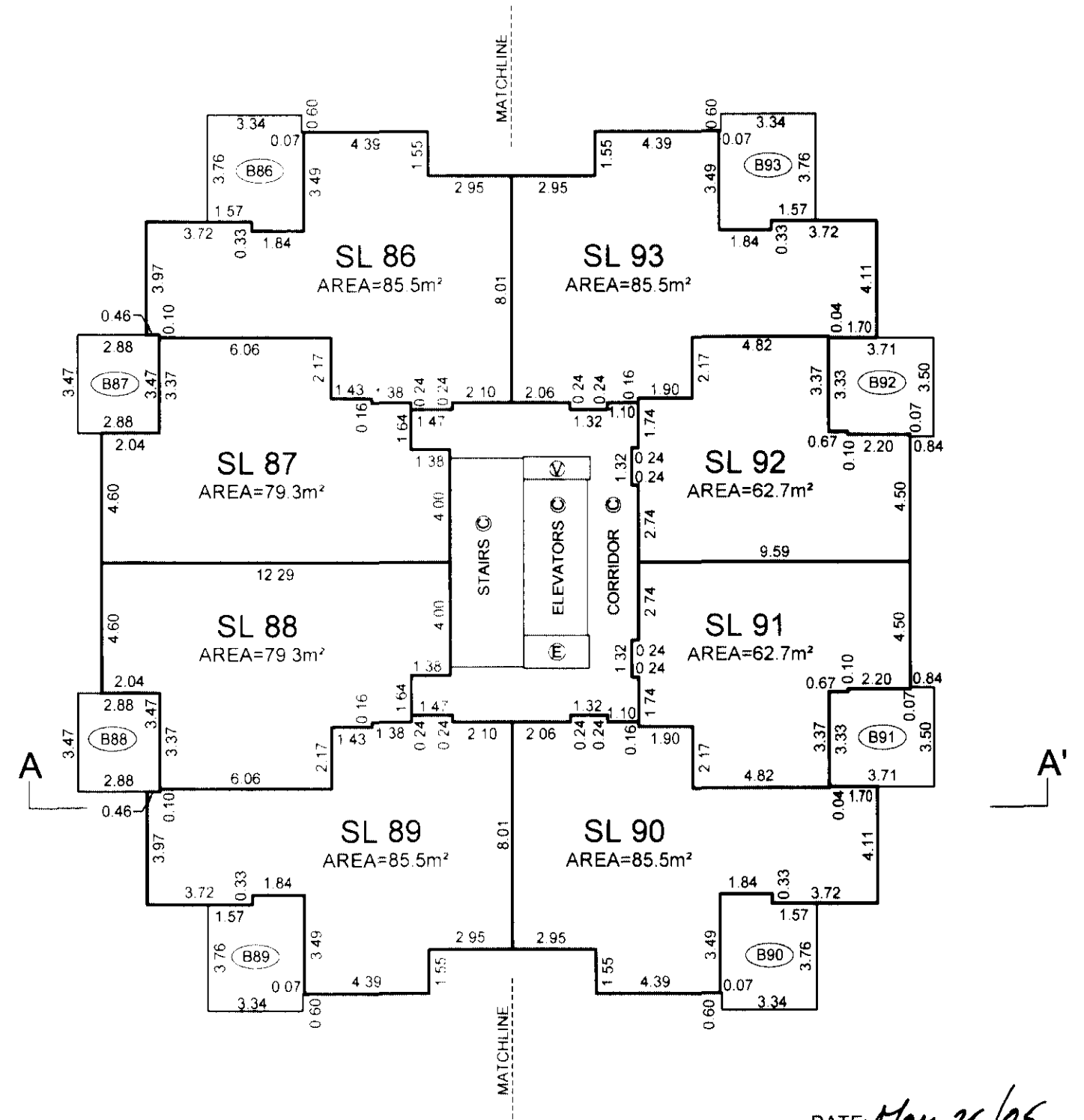
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STRATA PLAN BCS 1339

LEVEL TWELVE

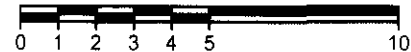


DATE: May 26/05
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ORIGINAL

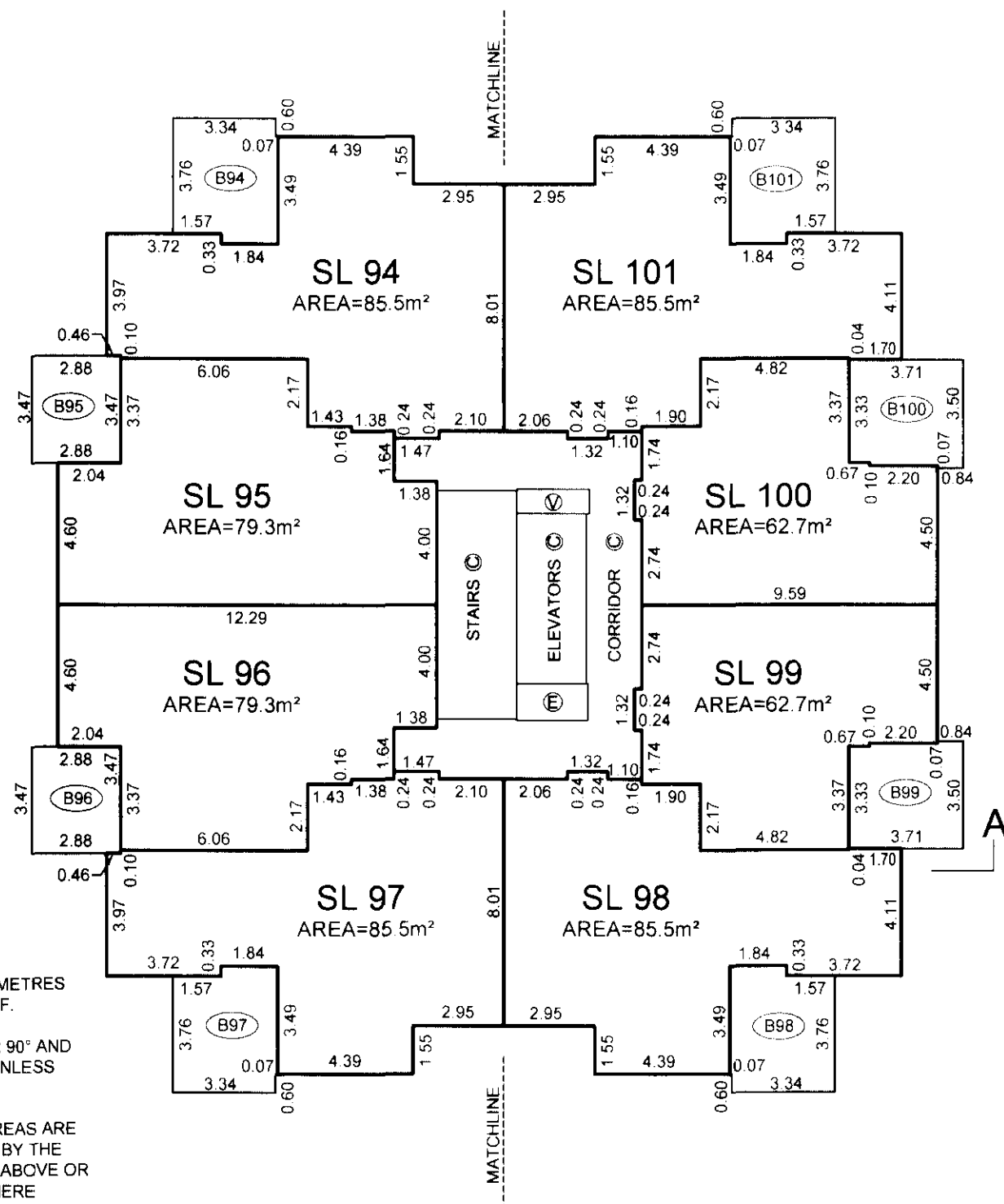
FLOOR PLANS

Scale 1:200



LEVEL THIRTEEN

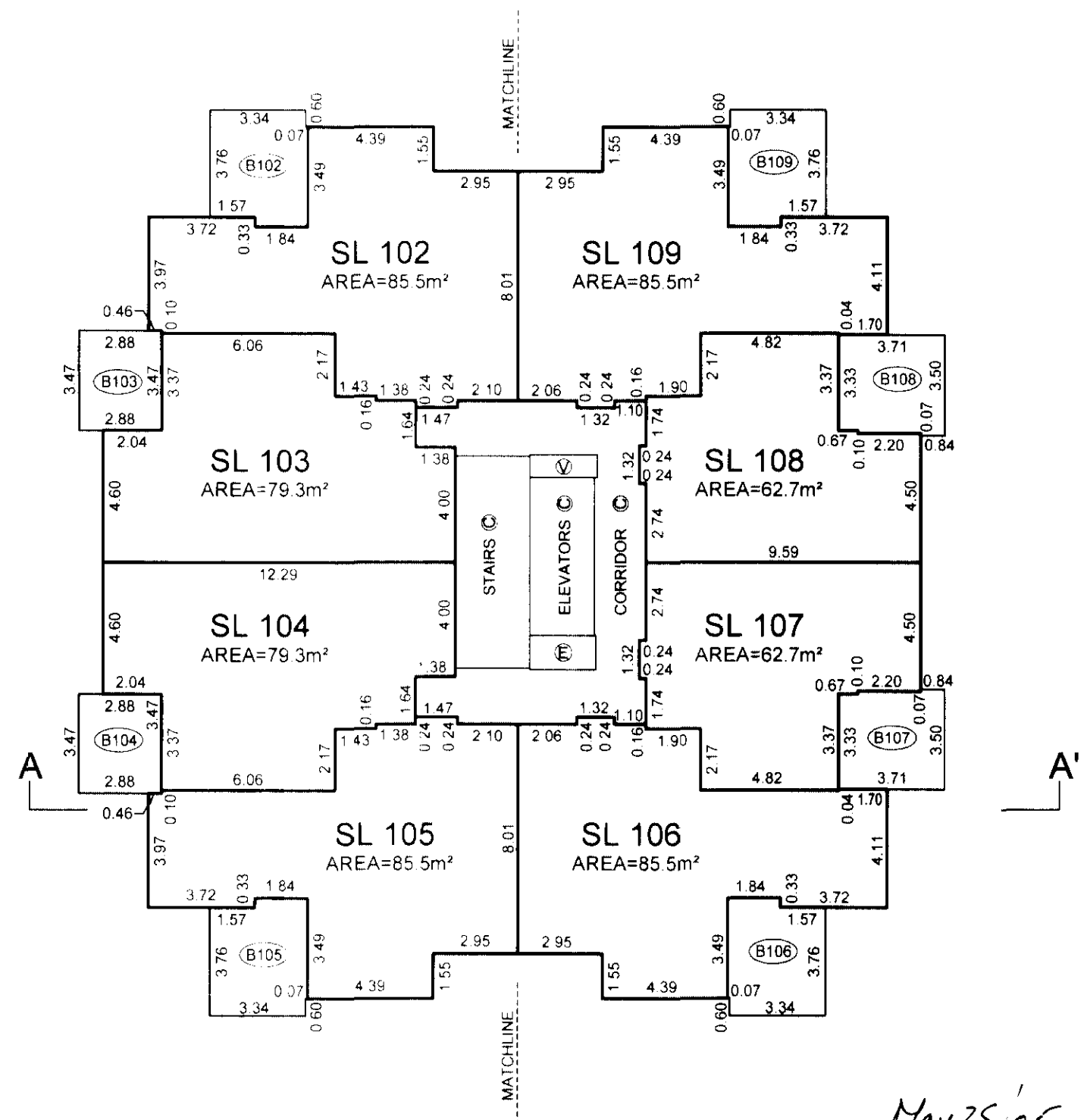
(DEVELOPERS LEVEL FOURTEEN)



STRATA PLAN BCS 1339

LEVEL FOURTEEN

(DEVELOPERS LEVEL FIFTEEN)



DATE: May 25, 05

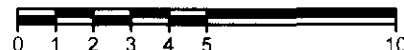
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B.C.L.S.

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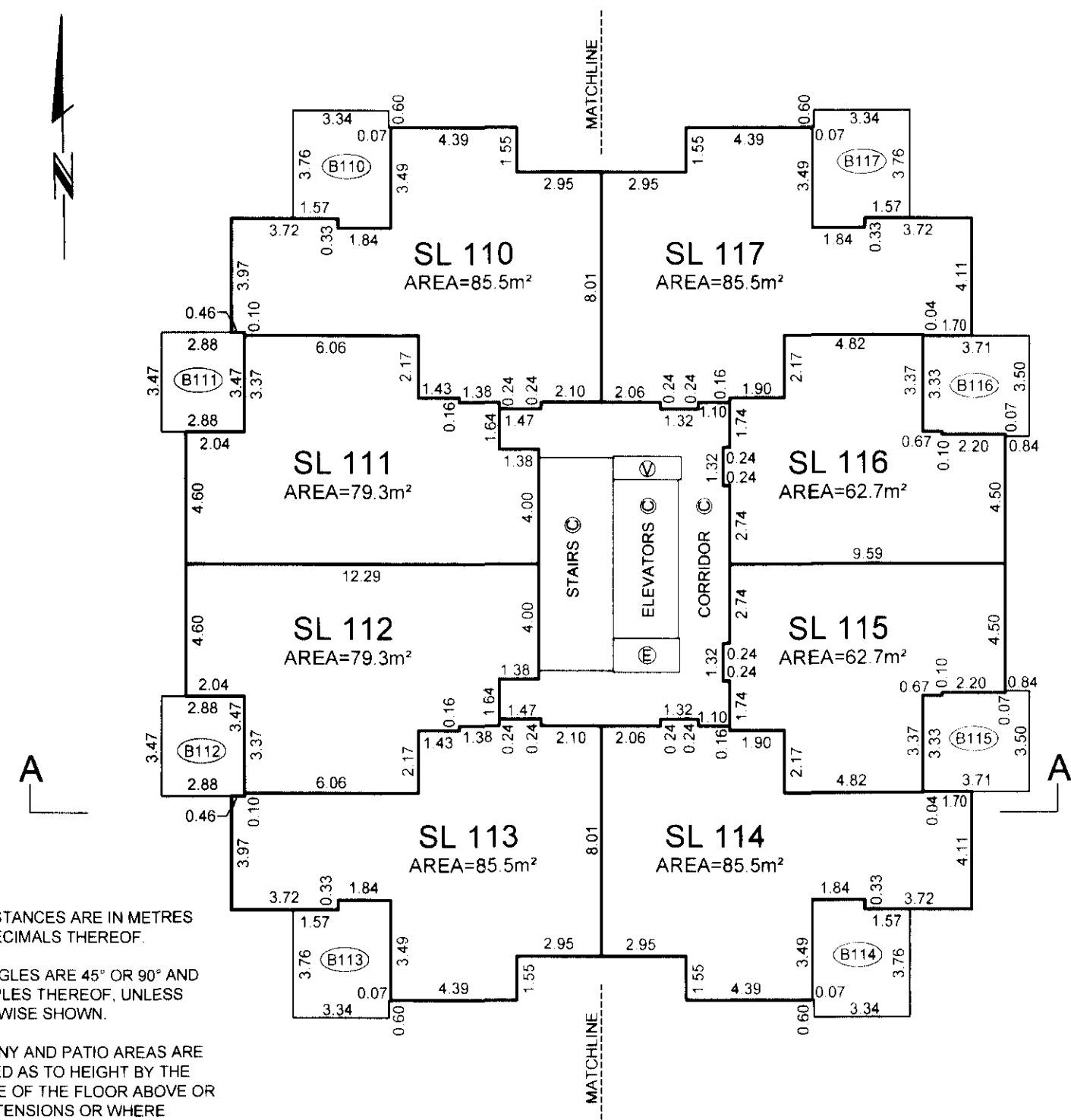
FLOOR PLANS

Scale 1:200



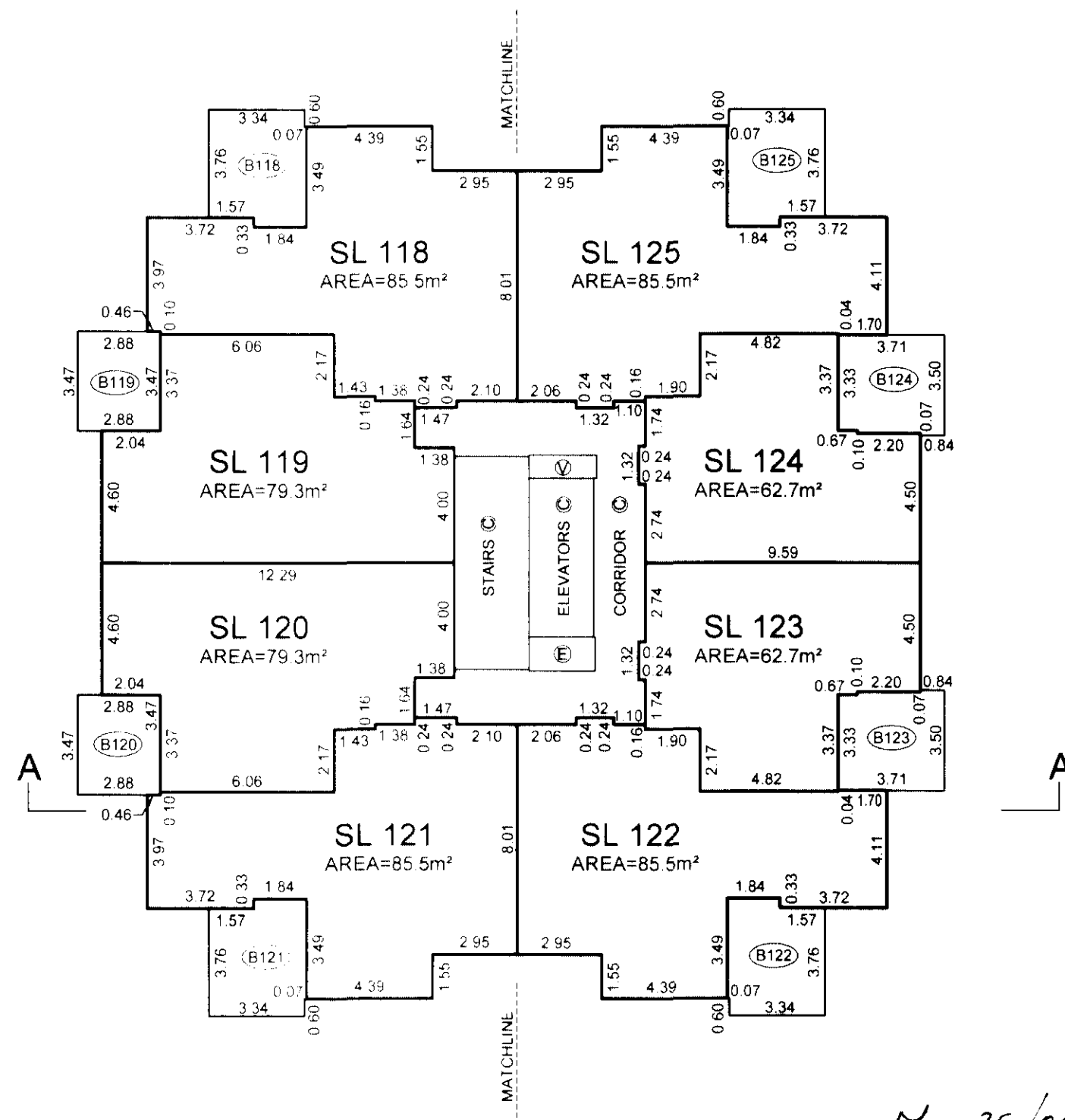
LEVEL FIFTEEN

(DEVELOPERS LEVEL SIXTEEN)



LEVEL SIXTEEN

(DEVELOPERS LEVEL SEVENTEEN)



DATE: May 25/05

B.C.L.S.

ORIGINAL

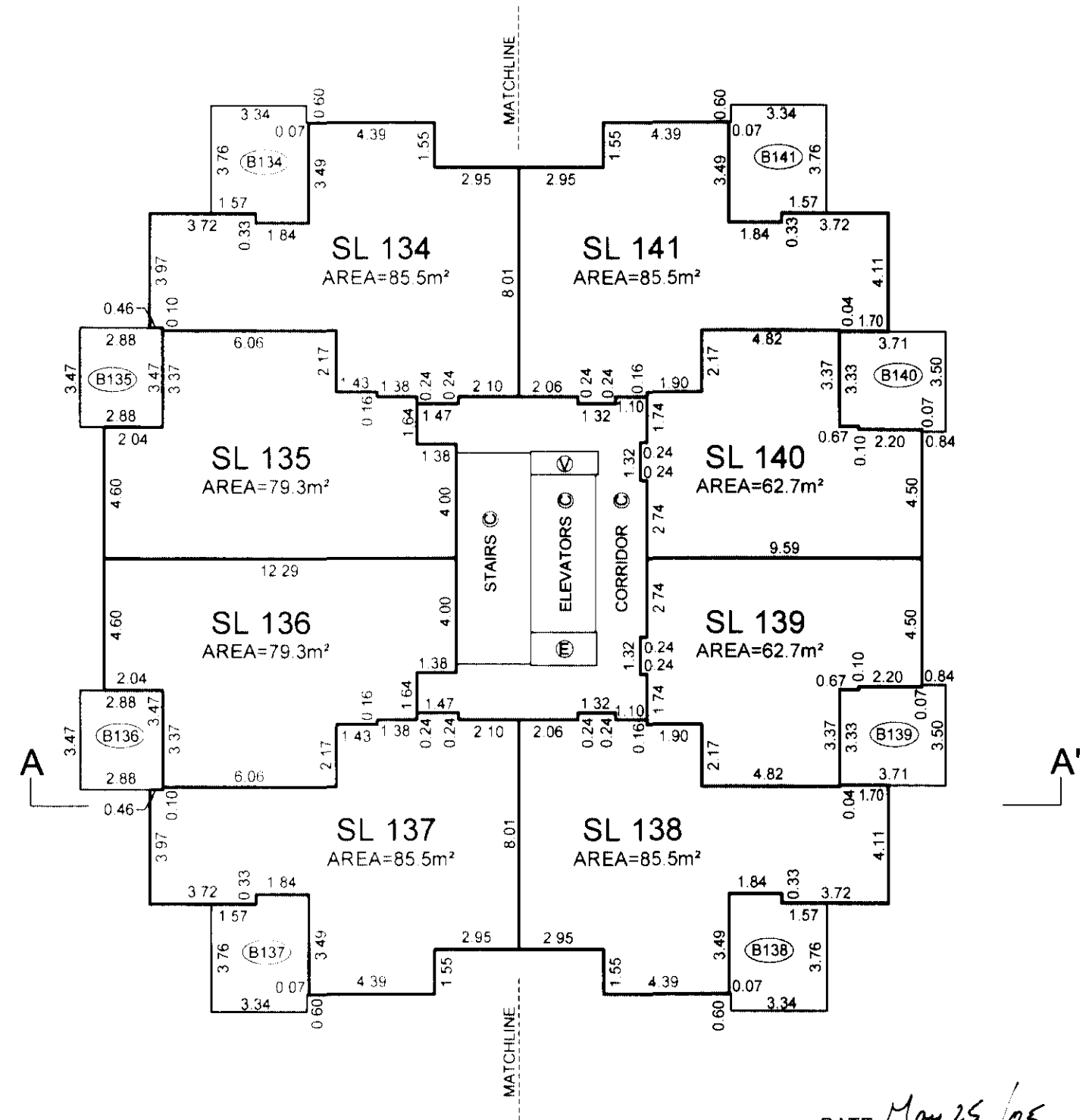
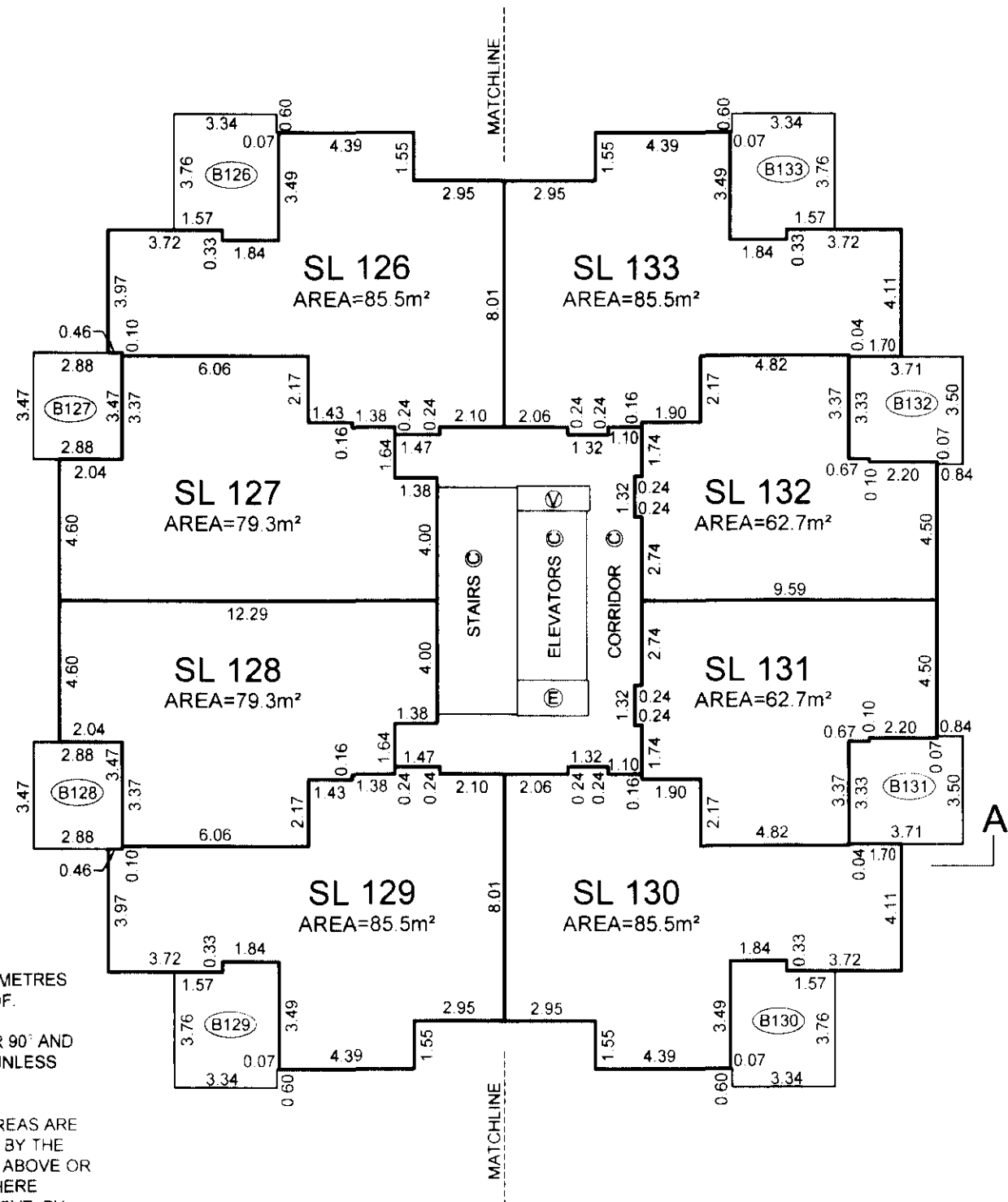
FLOOR PLANS

STRATA PLAN BCS 1339

Scale 1:200
0 1 2 3 4 5 10

LEVEL SEVENTEEN (DEVELOPERS LEVEL EIGHTEEN)

LEVEL EIGHTEEN (DEVELOPERS LEVEL NINETEEN)



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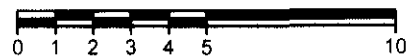
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DATE: May 25 / 05
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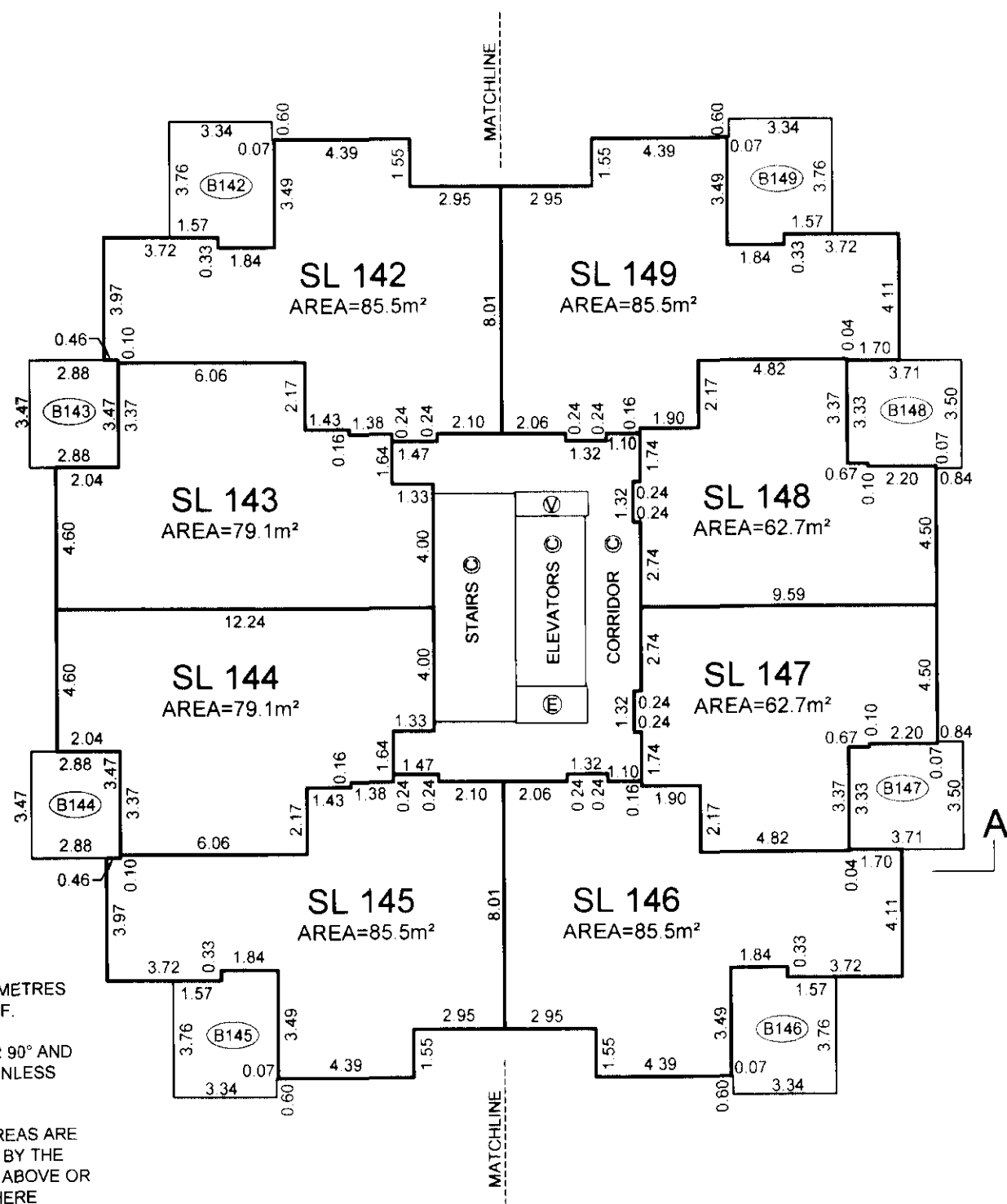
FLOOR PLANS

Scale 1:200



LEVEL NINETEEN

(DEVELOPERS LEVEL TWENTY)



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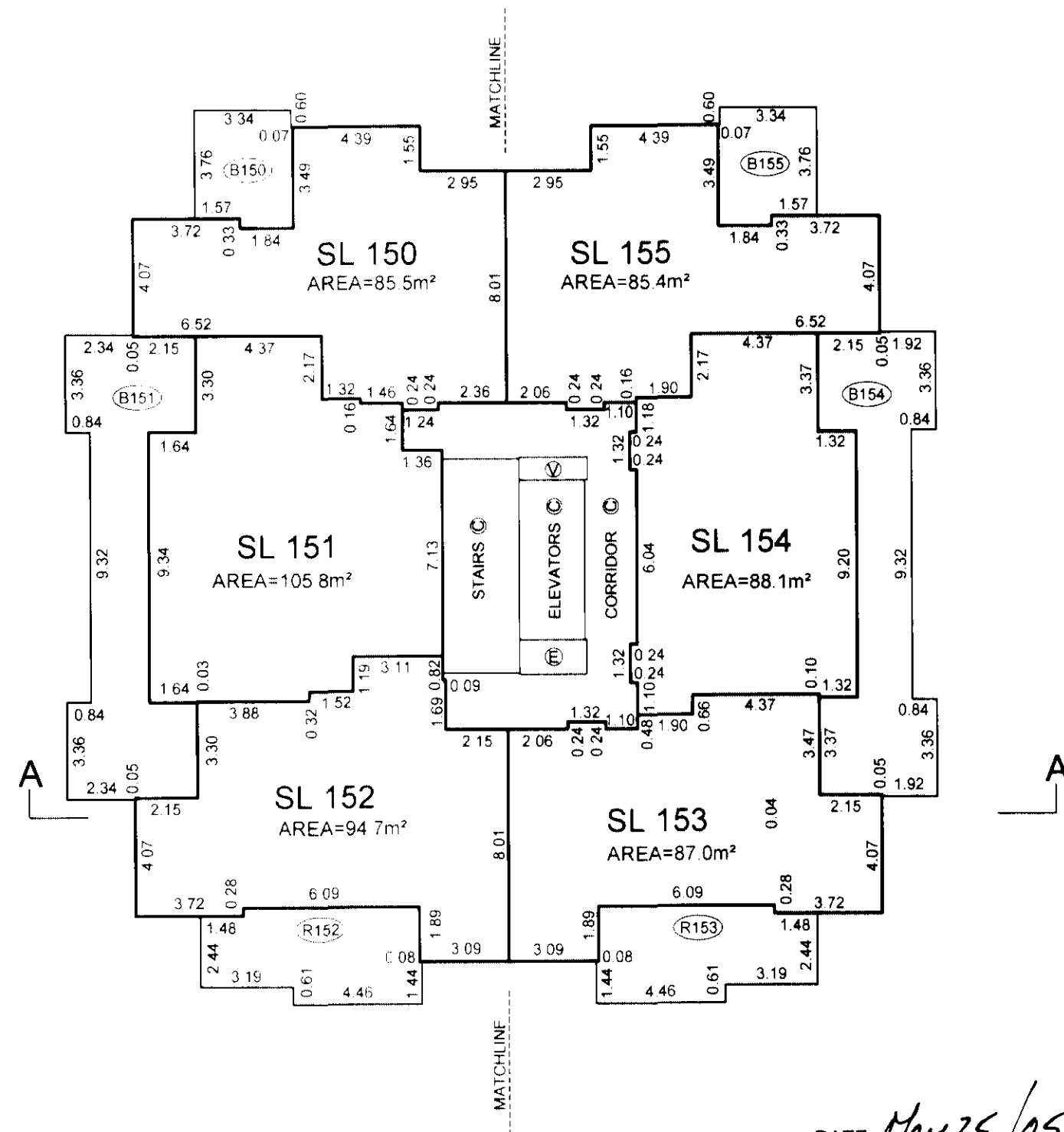
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STRATA PLAN BCS 1339

LEVEL TWENTY

(DEVELOPERS LEVEL TWENTY-ONE)



DATE: May 25/05

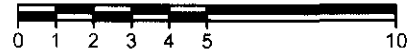
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ORIGINAL

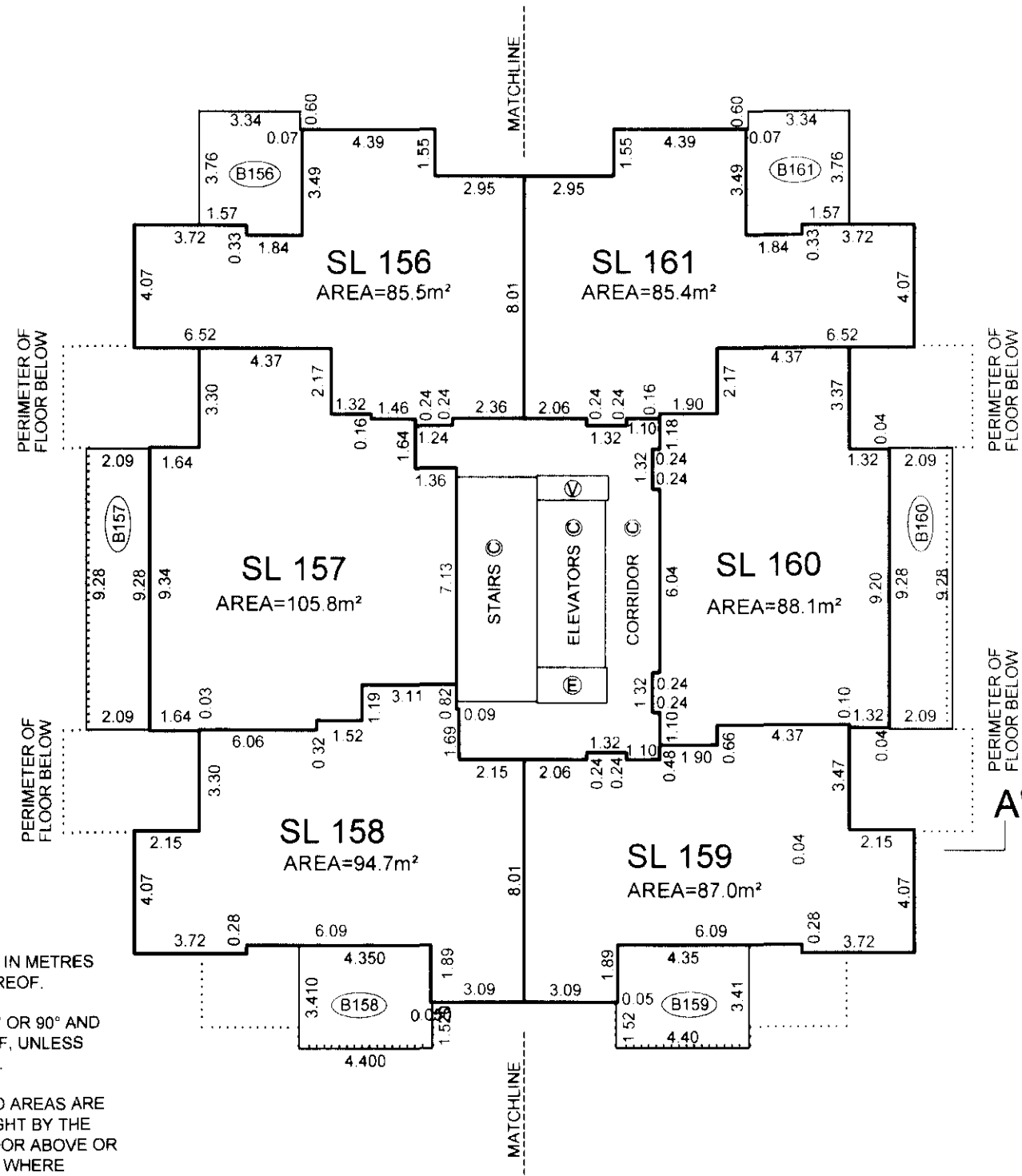
FLOOR PLANS

Scale 1:200



LEVEL TWENTY-ONE

(DEVELOPERS LEVEL TWENTY-TWO)



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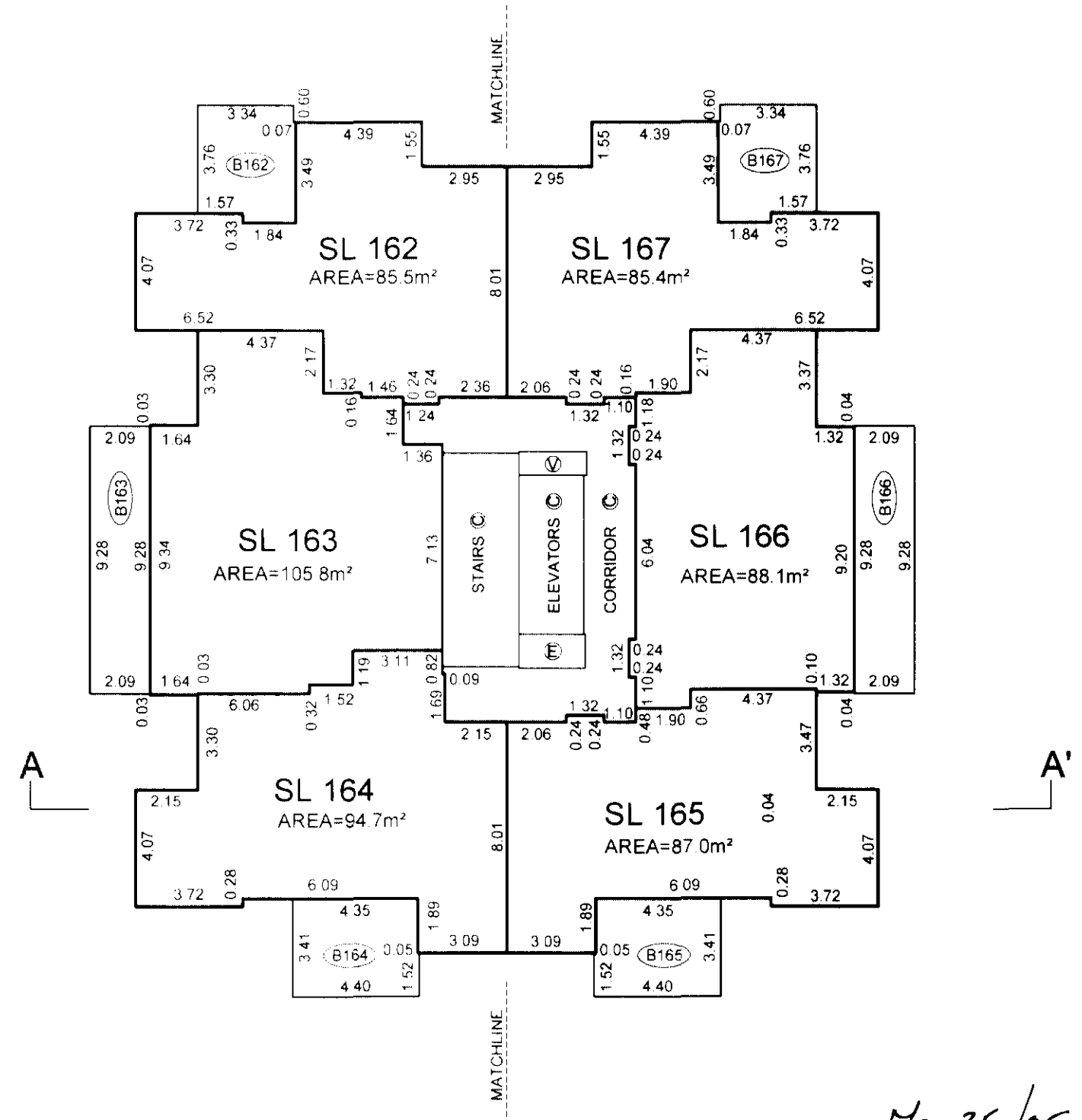
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STRATA PLAN BCS 1339

LEVEL TWENTY-TWO

(DEVELOPERS LEVEL TWENTY-THREE)



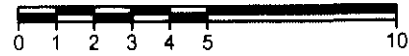
DATE: May 25 / 05

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ORIGINAL

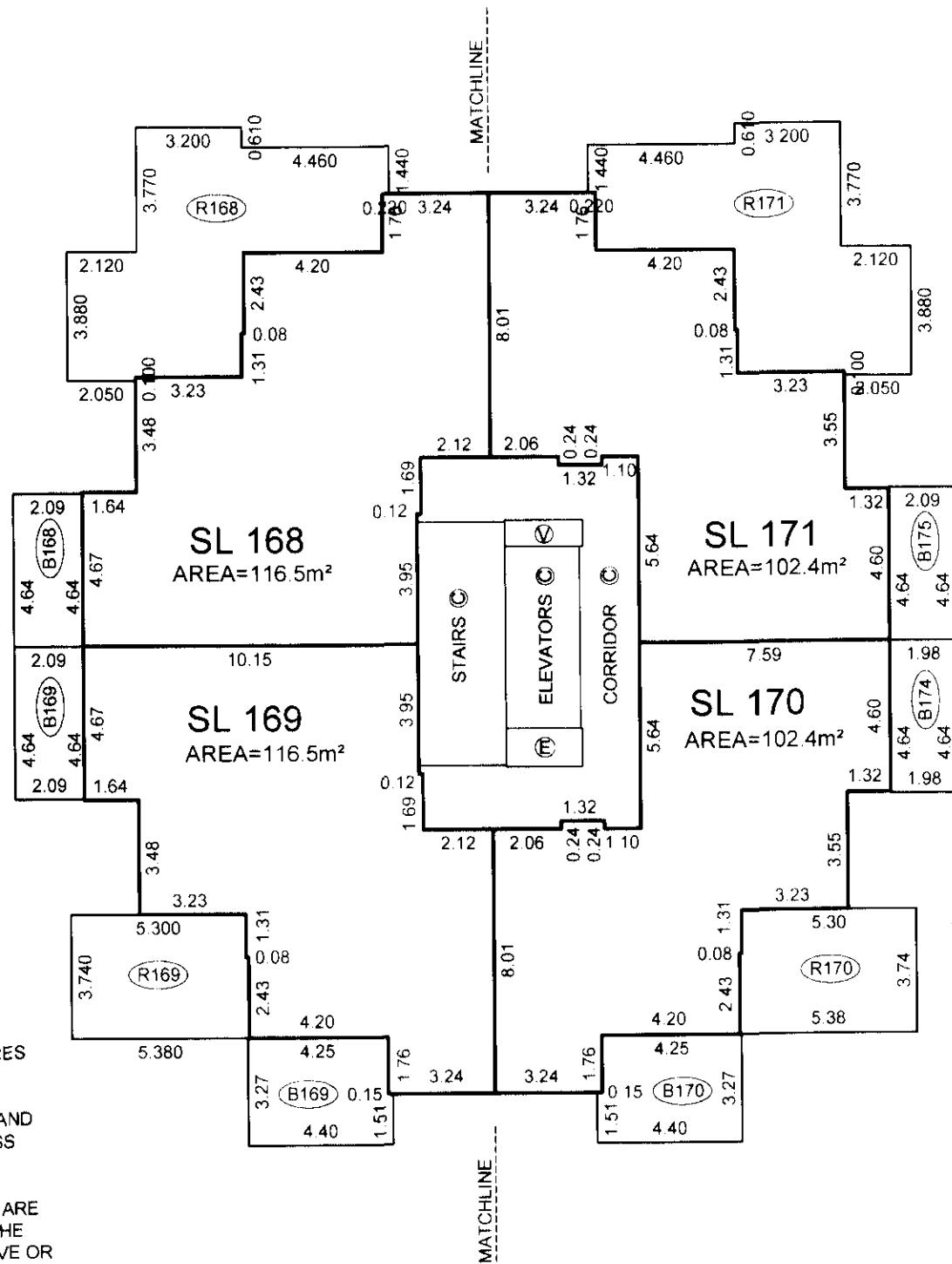
FLOOR PLANS

Scale 1:200



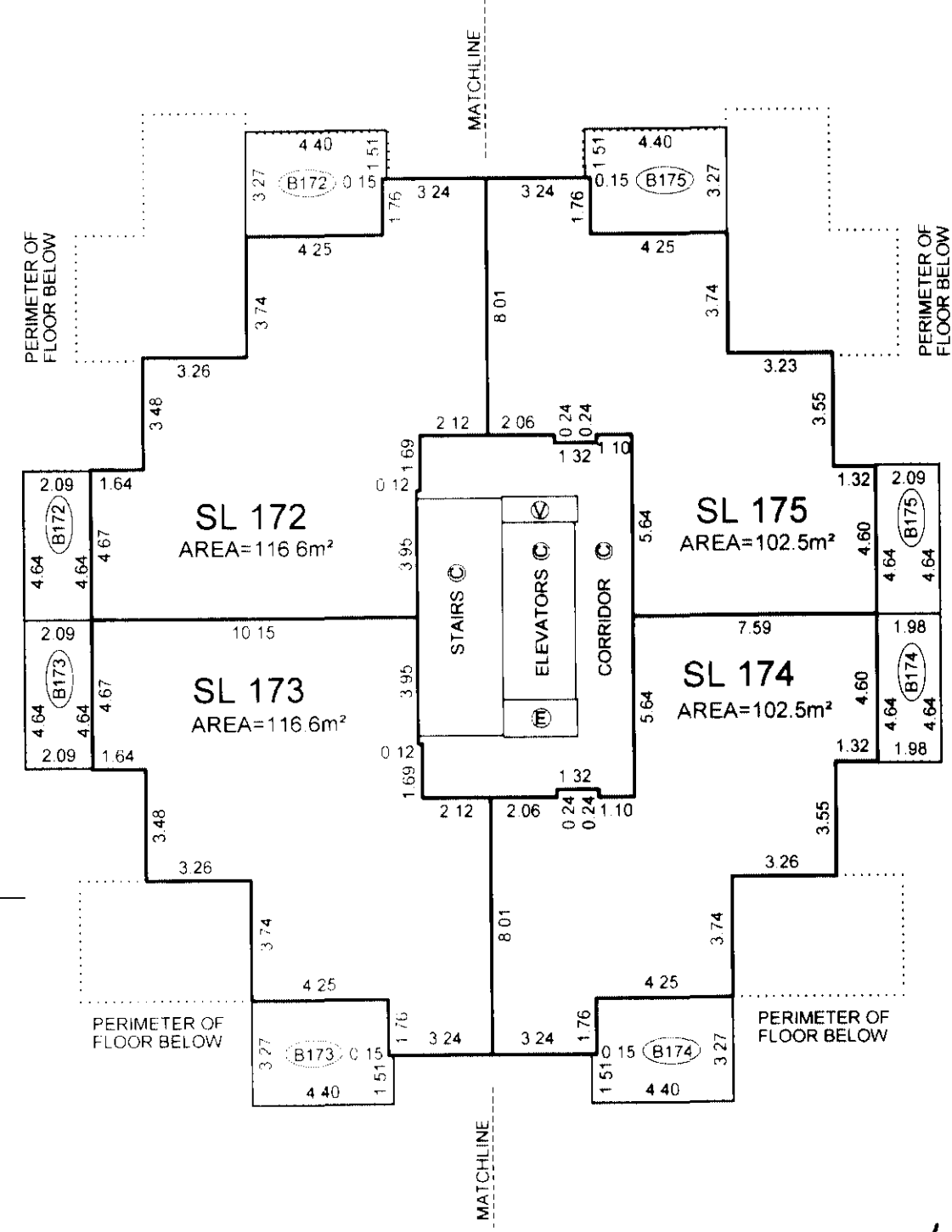
LEVEL TWENTY-THREE

(DEVELOPERS LEVEL TWENTY-FOUR)



LEVEL TWENTY-FOUR

(DEVELOPERS LEVEL TWENTY-FIVE)



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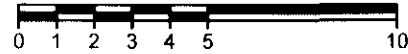
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DATE: May 25 / 05
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ORIGINAL

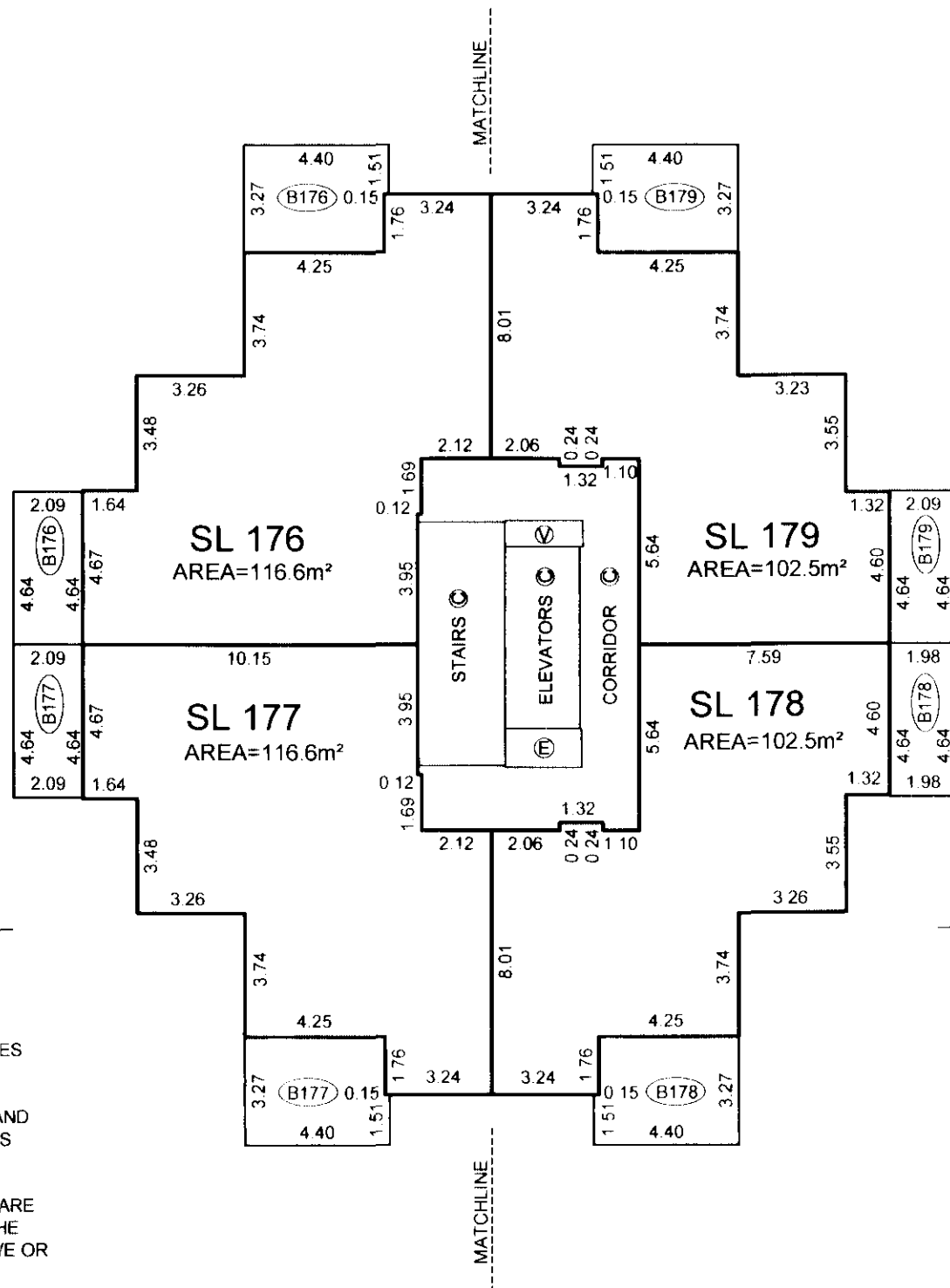
FLOOR PLANS

Scale 1:200



LEVEL TWENTY-FIVE

(DEVELOPERS LEVEL TWENTY-SIX)



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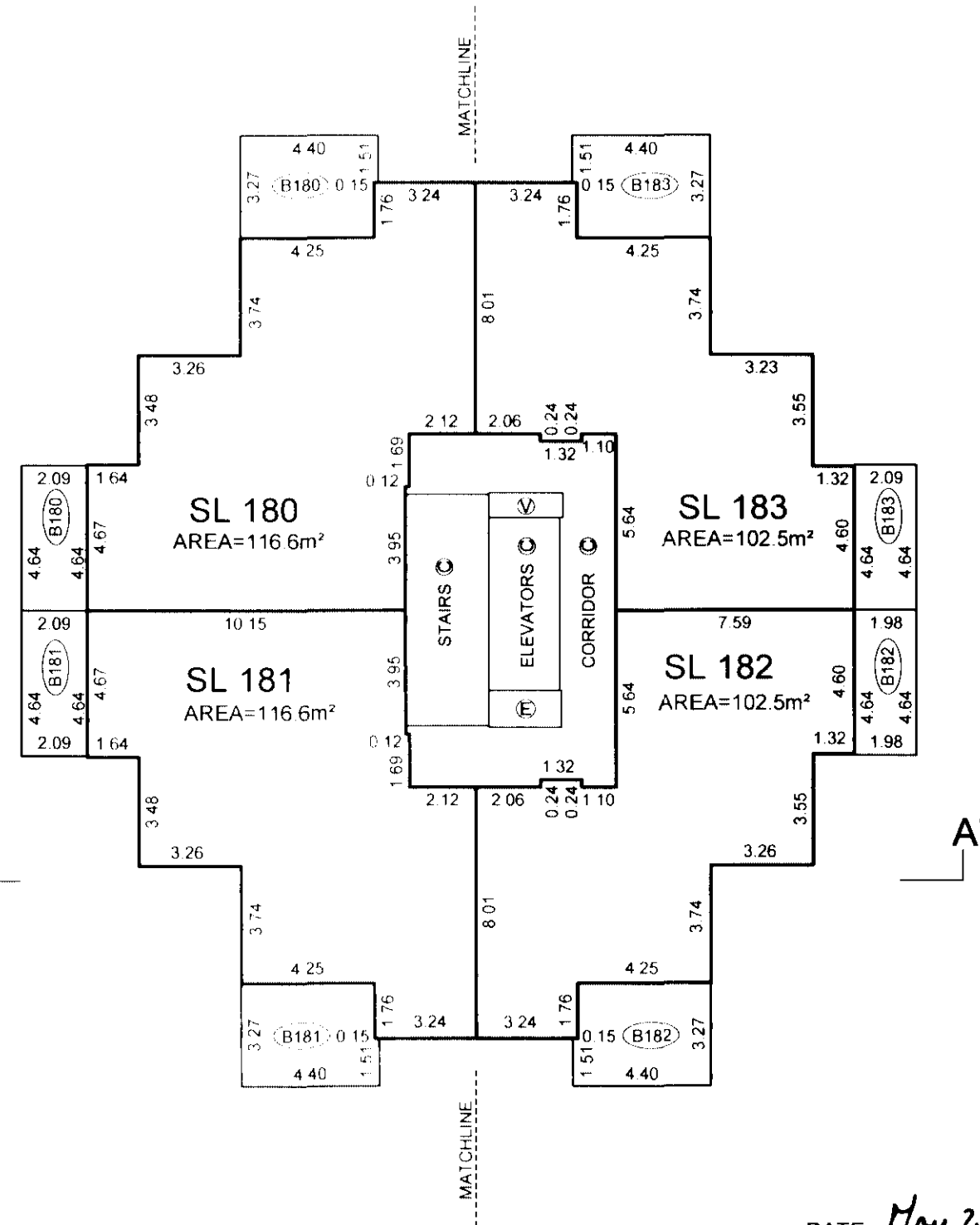
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STRATA PLAN BCS 1339

LEVEL TWENTY-SIX

(DEVELOPERS LEVEL TWENTY-SEVEN)



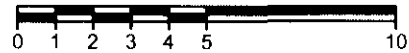
DATE: May 25/05
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B.C.L.S.

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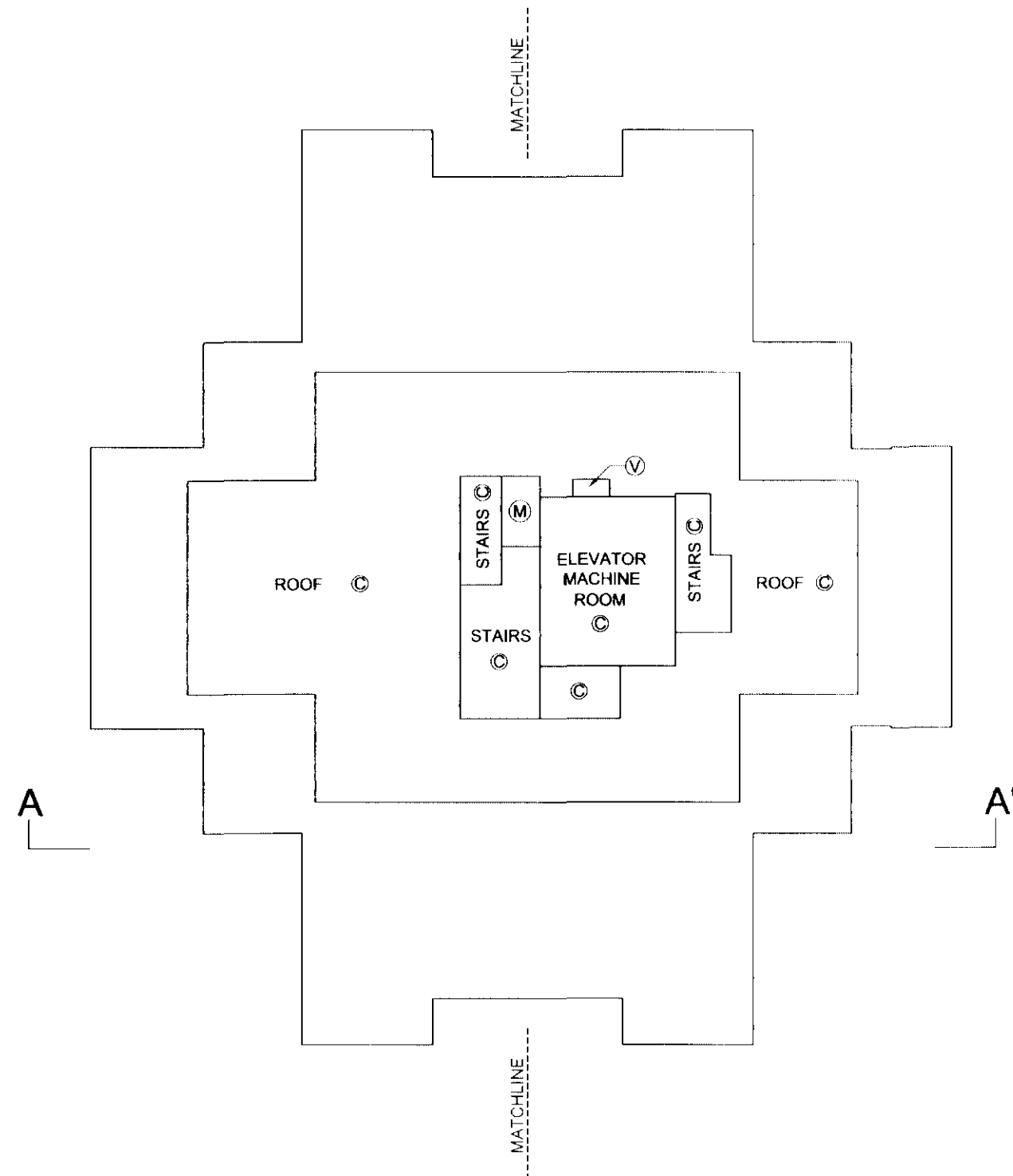
FLOOR PLANS

STRATA PLAN BCS 1339

Scale 1:200



MECHANICAL PENTHOUSE PLAN



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gms
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ORIGINAL

TOWNHOUSE SECTIONS

STRATA PLAN BCS 1339

Scale 1:200



BUILDING 1

SECTION B-B'

PT SL 1	PT SL 2	LEVEL 2
PT SL 1	PT SL 2	LEVEL 1

BUILDING 2

SECTION C-C'

PT SL 3	PT SL 4	PT SL 5	PT SL 6	PT SL 7	PT SL 8	LEVEL 2
PT SL 3	PT SL 4	PT SL 5	PT SL 6	PT SL 7	PT SL 8	LEVEL 1

BUILDING 3

SECTION E-E'

PT SL 12	PT SL 11	LEVEL 2
PT SL 12	PT SL 11	LEVEL 1

BUILDING 4

SECTION D-D'

PT SL 9	PT SL 10	LEVEL 2
PT SL 9	PT SL 10	LEVEL 1

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LOWER TOWER SECTION

STRATA PLAN BCS 1339

Scale 1:200



SECTION A-A'

MATCHLINE		MATCHLINE
	SL 97	SL 98
	SL 89	SL 90
	SL 81	SL 82
	SL 73	SL 74
	SL 65	SL 66
	SL 57	SL 58
	SL 49	SL 50
	SL 41	SL 42
	SL 33	SL 34
	SL 27	SL 28
	SL 21	SL 22
	SL 16	SL 17
	LOUNGE C	FITNESS C
	STORAGE LOCKERS C	
		LEVEL 13
		LEVEL 12
		LEVEL 11
		LEVEL 10
		LEVEL 9
		LEVEL 8
		LEVEL 7
		LEVEL 6
		LEVEL 5
		LEVEL 4
		LEVEL 3
		LEVEL 2
		LEVEL 1
		LEVEL P3

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gmb

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UPPER TOWER SECTION

STRATA PLAN BCS 1339



SECTION A-A'

R169	SL 181	SL 182	LEVEL 26
	SL 177	SL 178	LEVEL 25
	SL 173	SL 174	LEVEL 24
	SL 169	SL 170	LEVEL 23
R170	SL 164	SL 165	LEVEL 22
	SL 158	SL 159	LEVEL 21
	SL 152	SL 153	LEVEL 20
	SL 145	SL 146	LEVEL 19
	SL 137	SL 138	LEVEL 18
	SL 129	SL 130	LEVEL 17
	SL 121	SL 122	LEVEL 16
	SL 113	SL 114	LEVEL 15
	SL 105	SL 106	LEVEL 14
MATCHLINE			MATCHLINE

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