

16755A1

SHEET 1 OF 23 SHEETS

STRATA PLAN OF LOT 1, BLOCK 28,
NEW WESTMINSTER DISTRICT PLAN BCP19106

STRATA PLAN BCS 2485.

SCALE-1:500



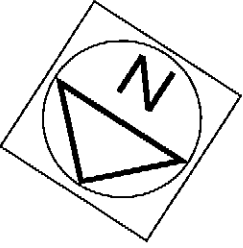
CIVIC ADDRESS

814 ROYAL AVENUE
NEW WESTMINSTER, B.C.

INTEGRATED SURVEY AREA

No.49 (NEW WESTMINSTER) NAD83 (CSRS)

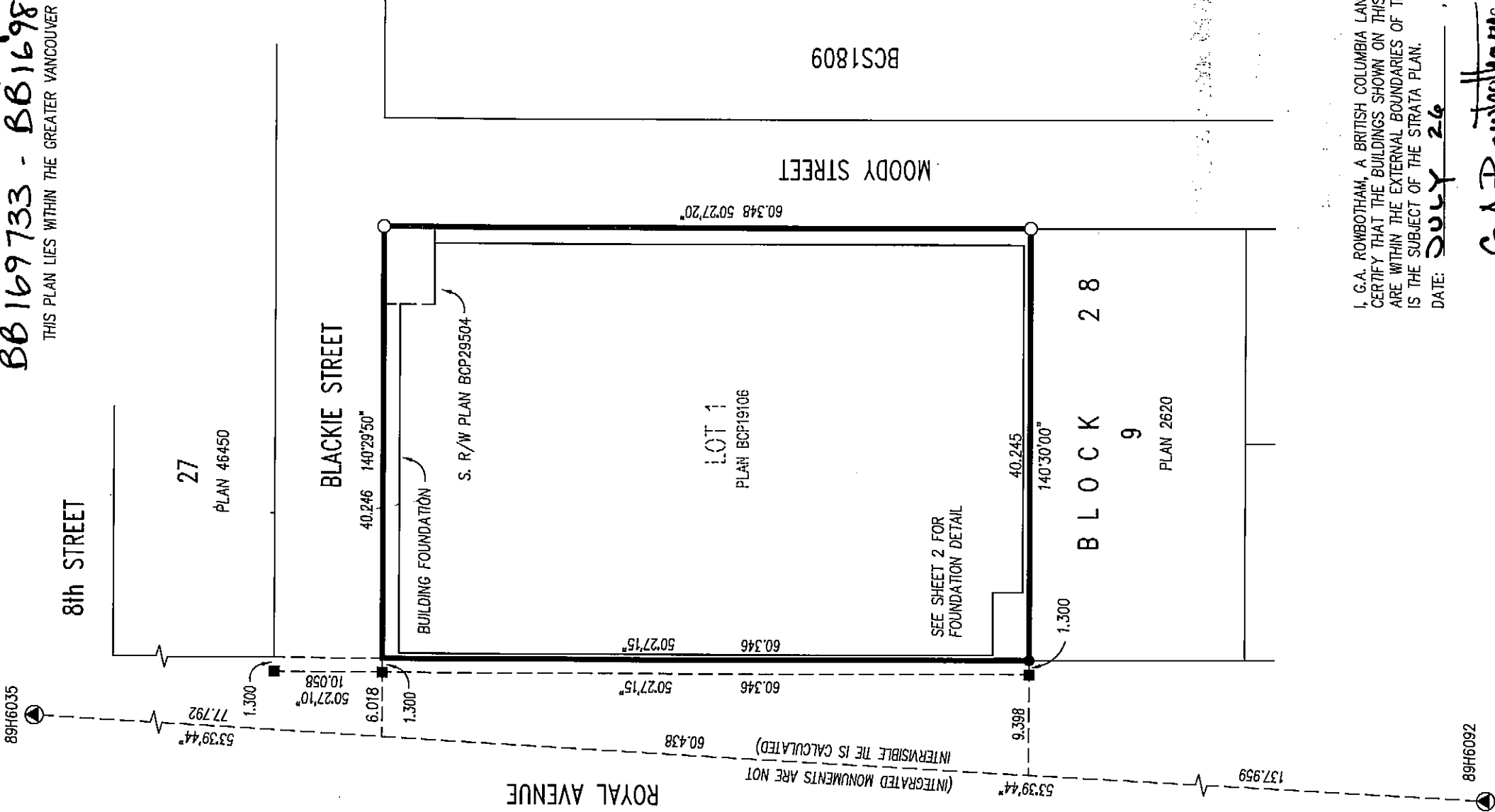
B.C.G.S. 92G 026



DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C., August 21, 2007

I. MacDonald for
Deputy REGISTRAR
BB169733 - BB169855

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT



IRON POSTS RESET FROM OLD TRAVERSE HUBS.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY
BY THE COMBINED FACTOR 0.99959895.

GRID BEARINGS ARE DERIVED FROM OLD CONTROL
MONUMENTS 89H6035 AND 89H6092.

LEGEND

LCP	INDICATES	LIMITED COMMON PROPERTY
sq.m.	"	SQUARE METRES
SL	"	STRATA LOT
PT	"	PART
ST	"	STORAGE
Ⓢ	"	COMMON PROPERTY
Ⓢ	"	COMMON FACILITY
CATV	"	CABLE/TELEVISION
●	"	OLD IRON POST FOUND
○	"	IRON POST SET
■	"	OLD LEAD PLUG FOUND
□	"	LEAD PLUG SET
⊙	"	OLD CONTROL MONUMENT FOUND

STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

I, G. A. ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN
HAVE NOT, AS OF July 26, 2007 * BEEN
PREVIOUSLY OCCUPIED

G.A. Rowbotham B. C. L. S.

* SECTION 241 (2) PROVIDES THAT THE ENDORSEMENT MUST
BE DATED NOT MORE THAN 180 DAYS BEFORE THE DATE THE
STRATA PLAN IS TENDERED FOR DEPOSIT.

I, G.A. ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN
ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT
IS THE SUBJECT OF THE STRATA PLAN.

DATE: July 26, 2007

G.A. Rowbotham B. C. L. S.

I, G.A. ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR,
OF SURREY, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT
AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY
THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT.

THE FIELD SURVEY WAS COMPLETED ON THE 26th DAY OF
July, 2007. THE PLAN WAS COMPLETED
AND CHECKED, AND THE CHECKLIST FILED UNDER # 68095.
ON THE 26th DAY OF July, 2007.

G.A. Rowbotham

B.C.L.S

16755A2

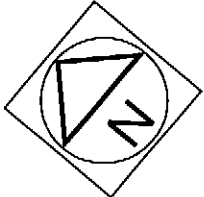
SHEET 2 OF 23 SHEETS

BUILDING FOUNDATION DETAIL

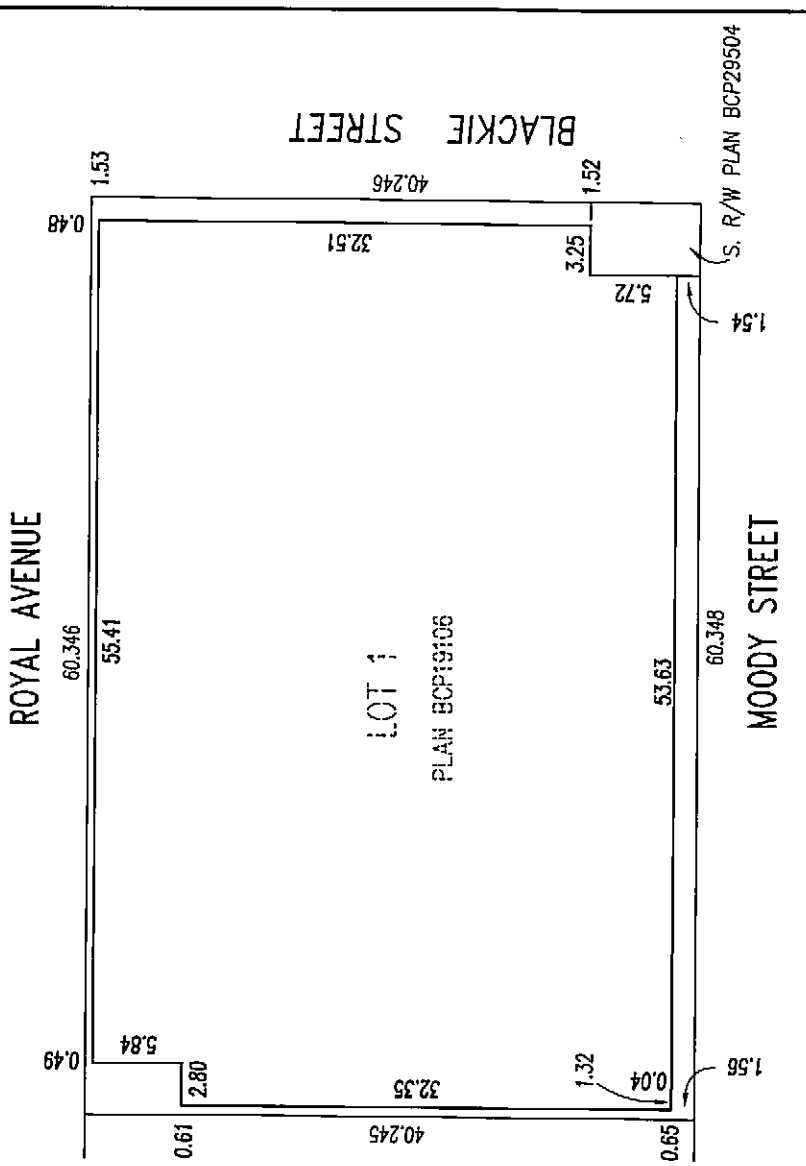
SCALE-1:500



ALL DISTANCES ARE IN METRES



STRATA PLAN BCS 2485



OWNER: 687349 B.C. LTD., INC. NO. 687349

Michael G. Maschek
AUTHORIZED SIGNATORY **MICHAEL G. MASCHKE**

AUTHORIZED SIGNATORY

WITNESS : [Signature]
Crystal McDaniel
ADDRESS AND OCCUPATION OF WITNESS :
15612 36A AVENUE
SURREY, BC V3S 0L4
CORPORATE ADMINISTRATOR

MORTGAGEE : A.R. HOLDINGS LTD.
INCORPORATION NO. 626592
AS TO AN UNDIVIDED 3/9 INTEREST
IN BX394507

[Signature]
AUTHORIZED SIGNATORY **ARTHUR BLACK**
AUTHORIZED SIGNATORY

WITNESS : [Signature]
Crystal McDaniel
ADDRESS AND OCCUPATION OF WITNESS :
15612 36A AVENUE
SURREY, BC V3S 0L4
CORPORATE ADMINISTRATOR

MORTGAGEE : ARGENT FINANCIAL CORP.
INCORPORATION NO. 303147
AS TO AN UNDIVIDED 3/9 INTEREST
IN BX394507

[Signature]
AUTHORIZED SIGNATORY **Bruce Smith**
AUTHORIZED SIGNATORY

WITNESS : [Signature]
Ann Hendrie
ADDRESS AND OCCUPATION OF WITNESS :
3220 Mather Avenue
West Vancouver, BC V7V 2K5
Registered Nurse

MORTGAGEE : XL PROPERTIES INC.
INCORPORATION NO. BC0055366
AS TO AN UNDIVIDED 3/9 INTEREST
IN BA52162

[Signature]
AUTHORIZED SIGNATORY **Harvey E. Richmond**
AUTHORIZED SIGNATORY

WITNESS : [Signature]
Ann Hendrie
ADDRESS AND OCCUPATION OF WITNESS :
3220 Mather Avenue
West Vancouver, B.C. V7V 2K5
Registered Nurse

MORTGAGEE : LOMBARD GENERAL INSURANCE
COMPANY OF CANADA INC. NO. A40666

[Signature]
AUTHORIZED SIGNATORY **TOM ROOSES**
AUTHORIZED SIGNATORY

WITNESS : [Signature] -UPPYAR DASARATHAN

ADDRESS AND OCCUPATION OF WITNESS :
Underwriting Assistant
505-5555 Burrard Street
Vancouver BC V7X 1H8

MORTGAGEE : HSBC BANK CANADA

[Signature]
AUTHORIZED SIGNATORY **GABRIEL STOLL**
[Signature]
AUTHORIZED SIGNATORY **SUDHIR DHINGRA**

WITNESS [Signature] **DEBRA ROUSEL**
CF50

ADDRESS AND OCCUPATION OF WITNESS :
HSBC BANK CANADA
885 WEST GEORGIA STREET
Vancouver, B.C. V6C 3G1

THE CORPORATION OF THE CITY OF NEW WESTMINSTER AS
HOLDER OF COVENANTS BA259948 AND BA270555
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

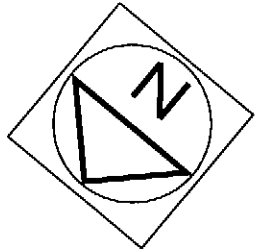
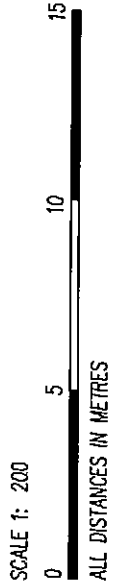
[Signature]
AUTHORIZED SIGNATORY **MAYOR WAYNE BRIGHT**
[Signature]
AUTHORIZED SIGNATORY **JOJO TURNER**
ACTIVE CITY CLERK
[Signature]
Doni Sankaran
DEE'S PASSBOOK
ADDRESS AND OCCUPATION OF WITNESS :
511 Royal Avenue
Newmarket BC V3L 1H9
Secretary

G.A.R.

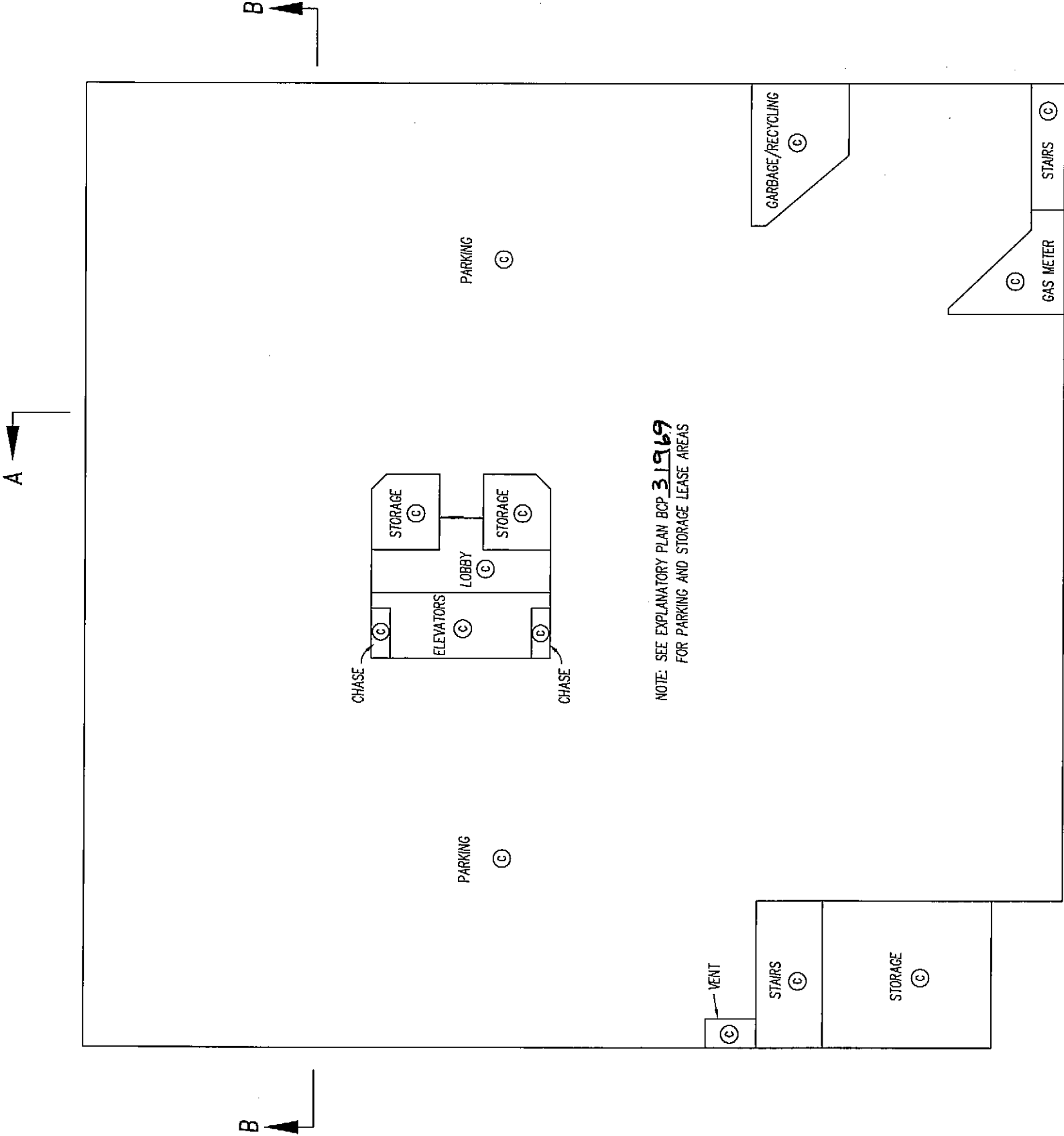
DATED THIS 26 DAY OF JULY 2007
B.C.L.S.

FLOOR PLANS

STRATA PLAN BCS 2485



P3 PARKING LEVEL

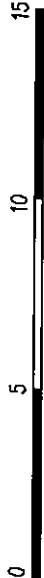


NOTE: SEE EXPLANATORY PLAN BCP 31969 FOR PARKING AND STORAGE LEASE AREAS

FLOOR PLANS

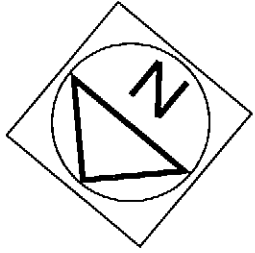
STRATA PLAN BCS 2485

SCALE 1: 200

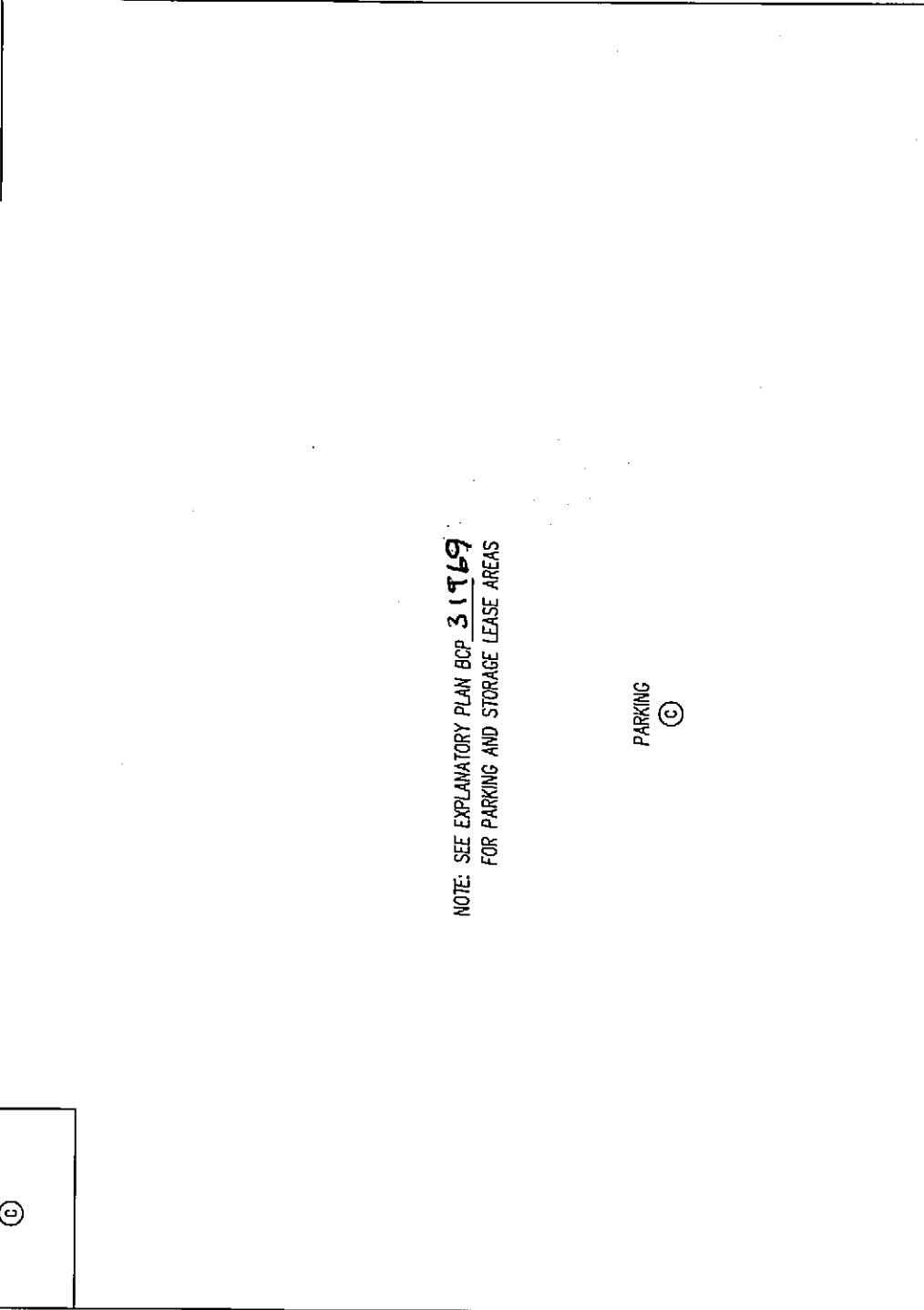
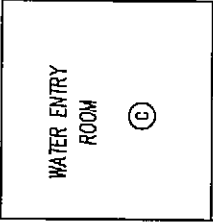


ALL DISTANCES IN METRES

P2 PARKING LEVEL



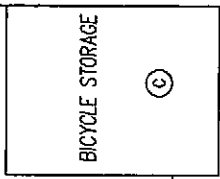
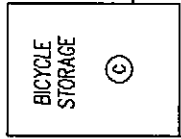
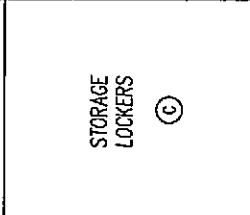
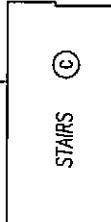
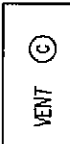
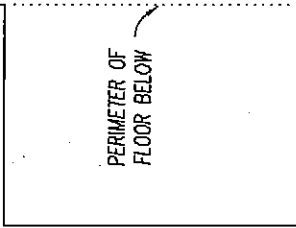
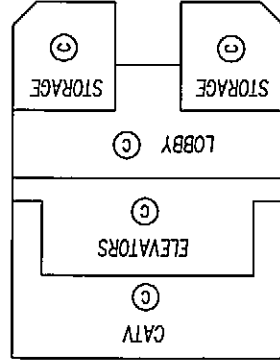
A



NOTE: SEE EXPLANATORY PLAN BCP 31969
FOR PARKING AND STORAGE LEASE AREAS

PARKING (C)

B



STAIRS (C)

A

G.A.R.

B.C.L.S.

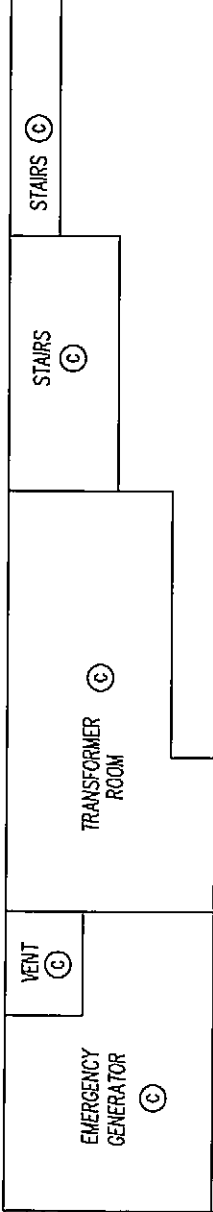
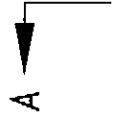
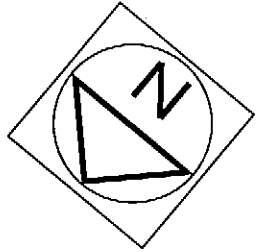
DATED THIS 26th DAY OF July 2007

FLOOR PLANS

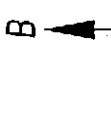
STRATA PLAN BCS 2485

SCALE 1: 200
0 5 10 15
ALL DISTANCES IN METRES

P1 PARKING LEVEL



NOTE: SEE EXPLANATORY PLAN BCP 31769
FOR PARKING AND STORAGE LEASE AREAS



PERIMETER OF FLOOR BELOW



Co.A.R.

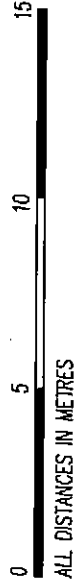
B.C.L.S.

DATED THIS 26th DAY OF July 2007

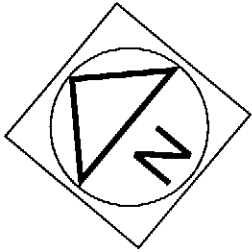
FLOOR PLANS

STRATA PLAN BCS 2485

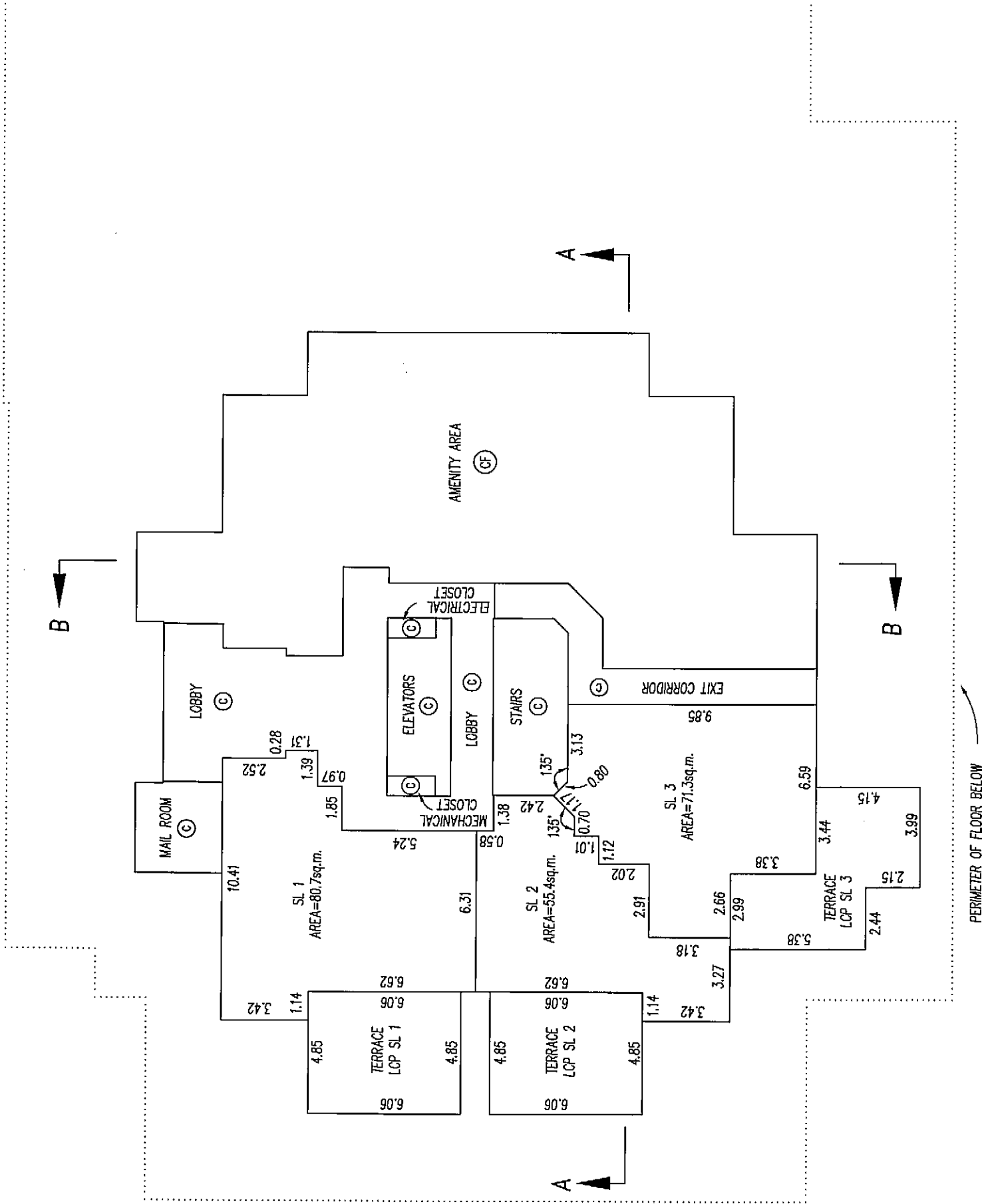
SCALE 1: 200



ALL DISTANCES IN METRES



MAIN FLOOR



G.A.R.

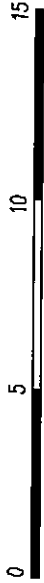
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DATED THIS 26th DAY OF July 2007

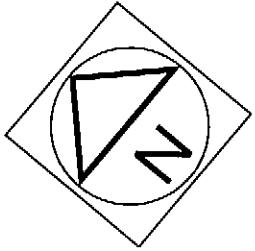
FLOOR PLANS

STRATA PLAN BCS 2485

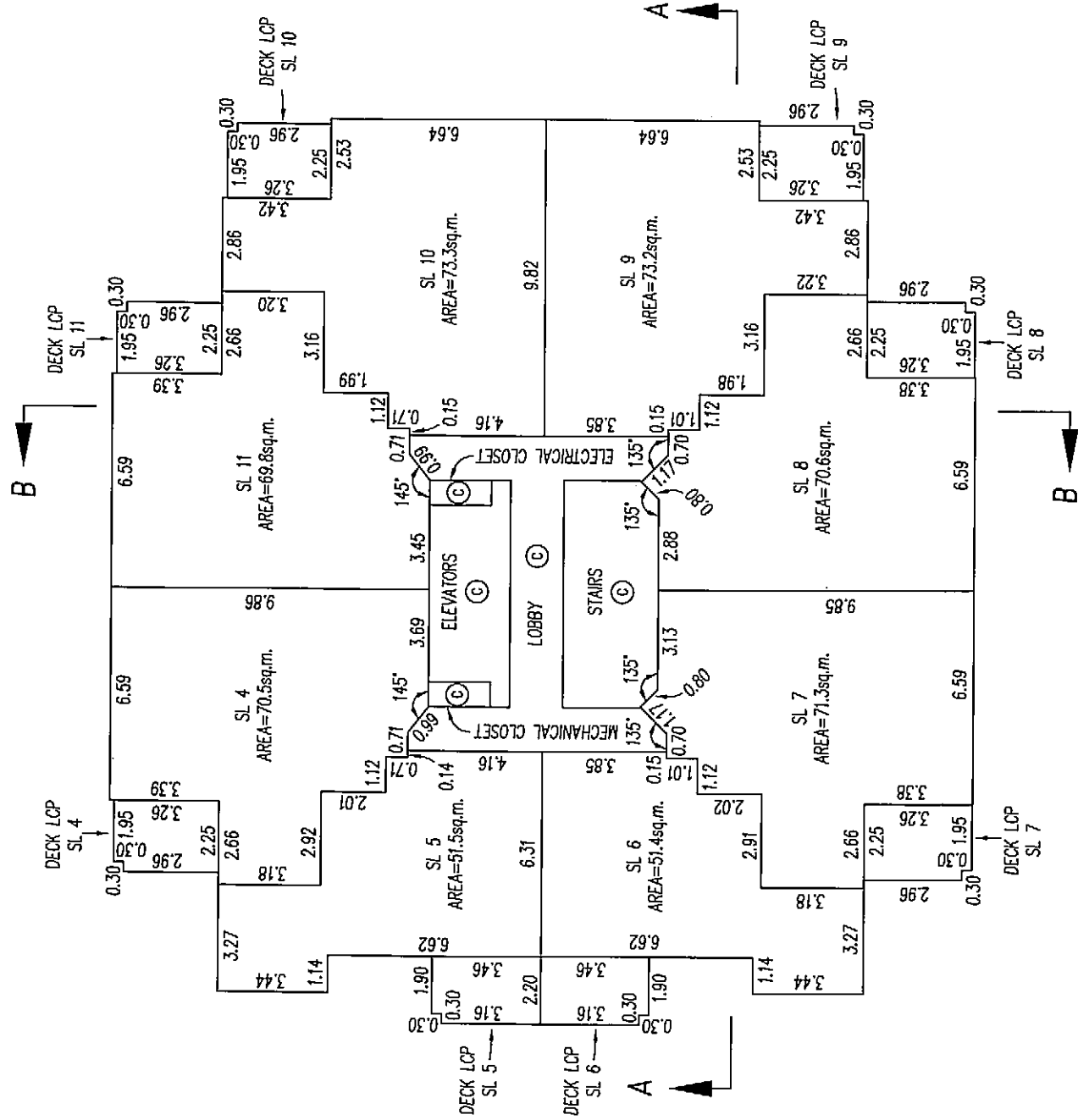
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ALL DISTANCES IN METRES



SECOND FLOOR



C.A.R.

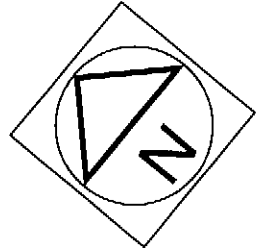
B.C.L.S.

DATED THIS 26th DAY OF JULY 2007

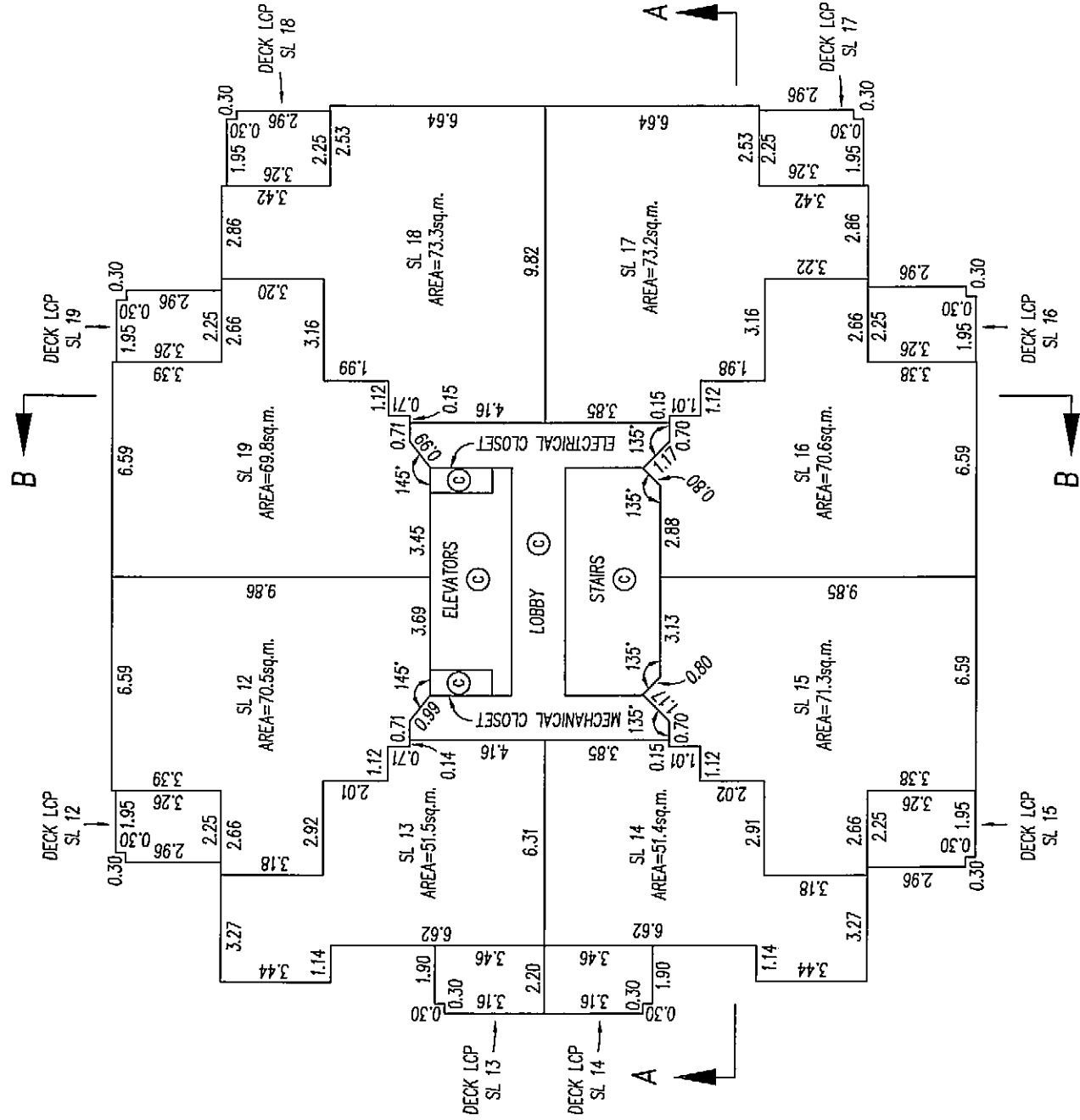
FLOOR PLANS

STRATA PLAN BCS 2485

SCALE 1: 200
0 5 10 15
ALL DISTANCES IN METRES



THIRD FLOOR



G.A.R.

B.C.L.S.

DATED THIS 26th DAY OF July 2007

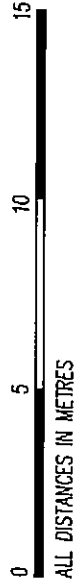
16755A9

SHEET 9 OF 23 SHEETS

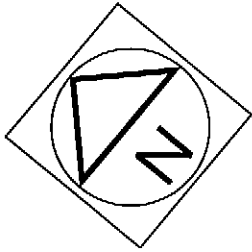
FLOOR PLANS

STRATA PLAN BCS 2485

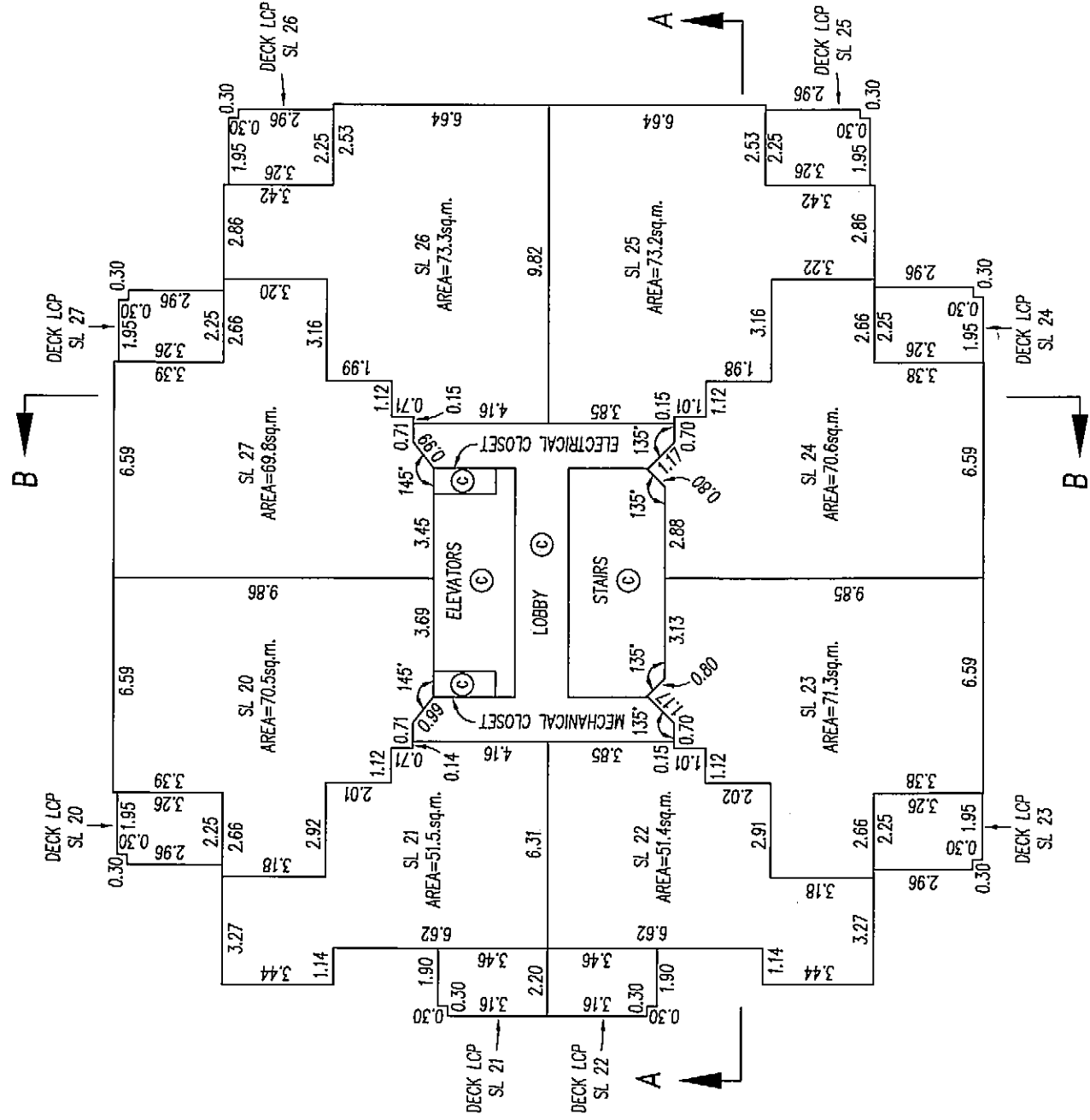
SCALE 1: 200



ALL DISTANCES IN METRES



FOURTH FLOOR



C.A.R.

B.C.L.S.

DATED THIS 26th DAY OF July 2007

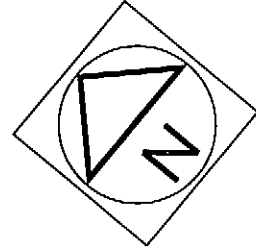
FLOOR PLANS

STRATA PLAN BCS 2485

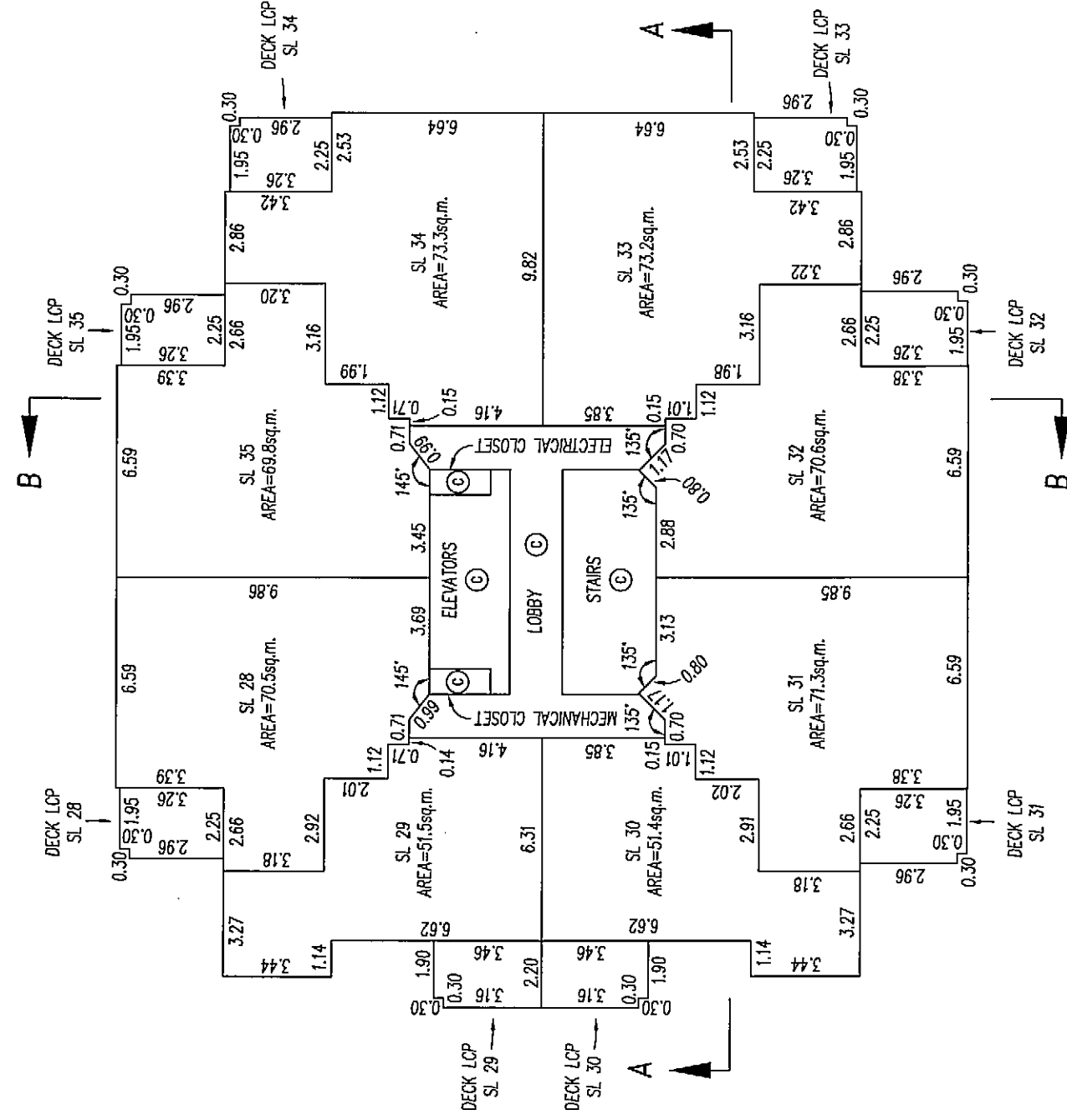
SCALE 1: 200



ALL DISTANCES IN METRES



FIFTH FLOOR



A.
A.
C.

BCIS

DATED THIS

26th DAY OF July 2007

2007

16755A17

SHEET 11 OF 23 SHEETS

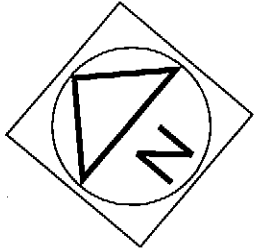
FLOOR PLANS

STRATA PLAN BCS 2485

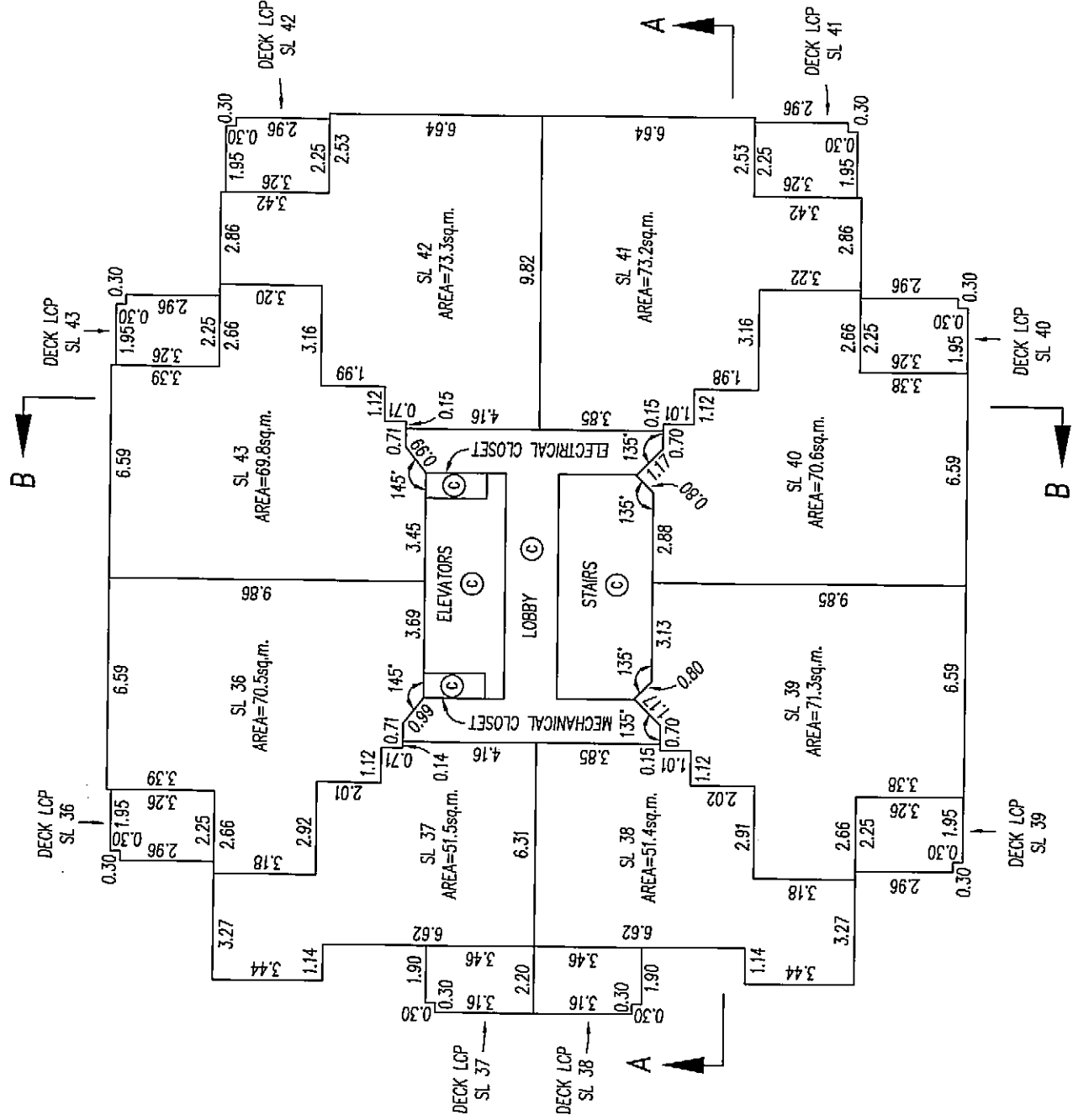
SCALE 1: 200



ALL DISTANCES IN METRES



SIXTH FLOOR



G.A.R.

B.C.L.S.

DATED THIS 26th DAY OF July 2007

16755A12

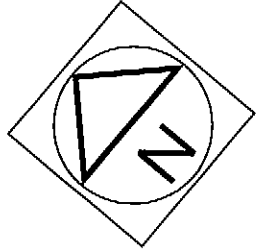
SHEET 12 OF 23 SHEETS

FLOOR PLANS

SCALE 1: 200

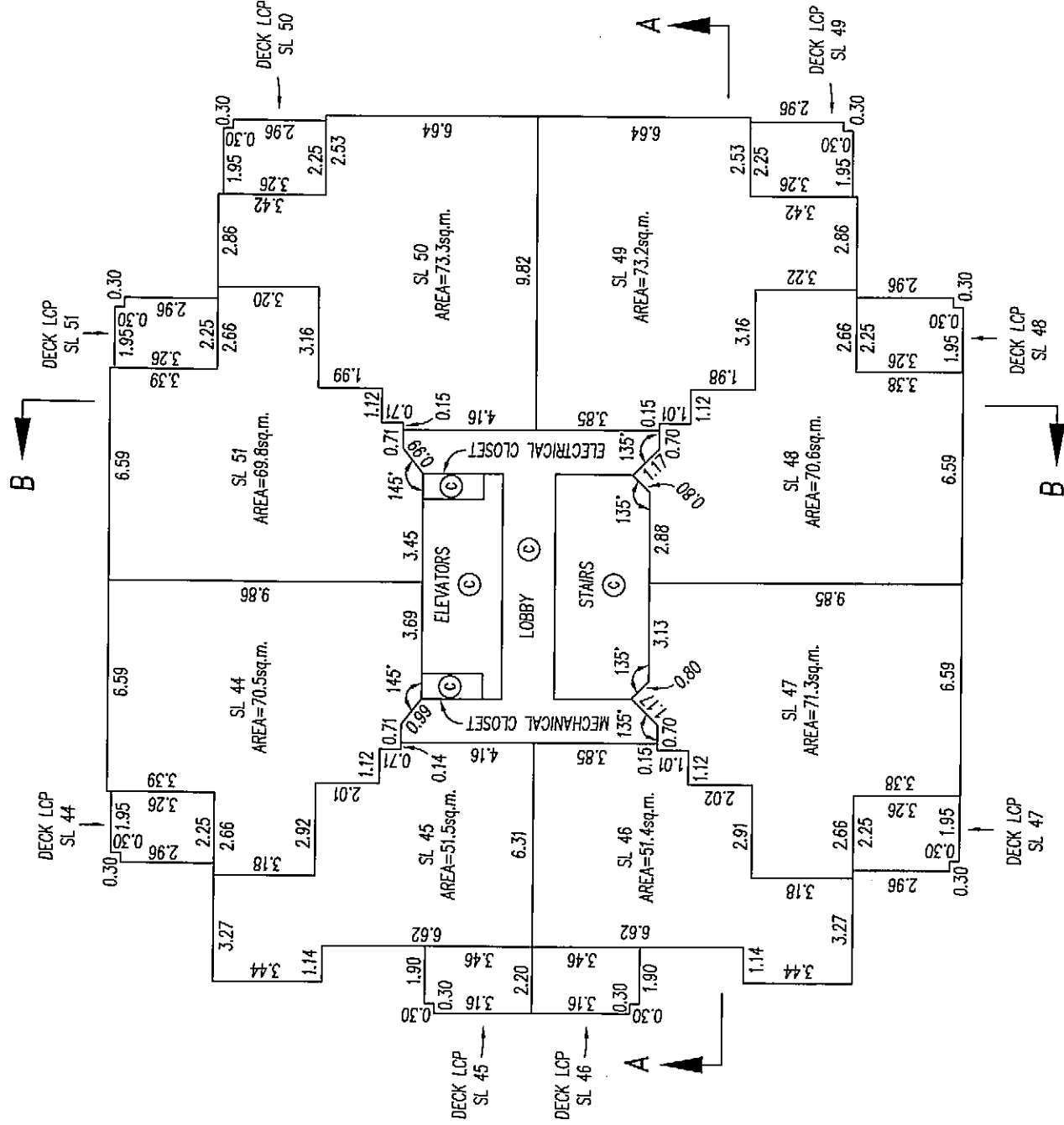


ALL DISTANCES IN METRES



STRATA PLAN BCS 2485

SEVENTH FLOOR



G.A.R.

B.C.L.S.

DATED THIS 26th DAY OF July 2007

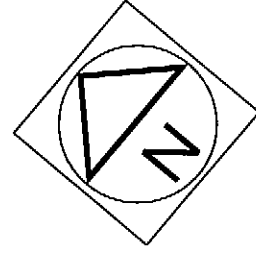
FLOOR PLANS

STRATA PLAN BCS 2485

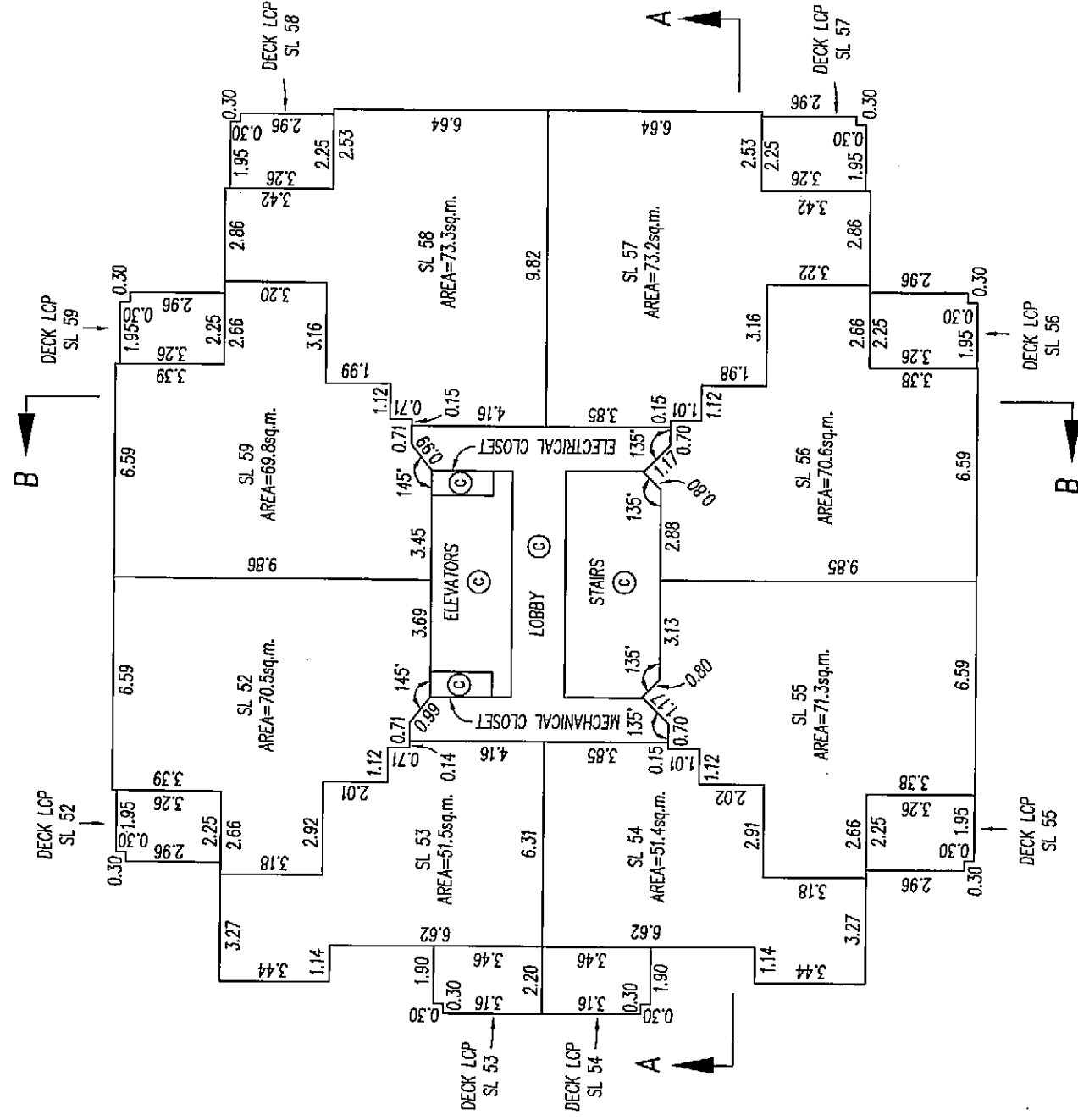
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ALL DISTANCES IN METRES



EIGHTH FLOOR



A.
A.
C.

8215

DATED THIS 26th DAY OF July 2007

16755A14

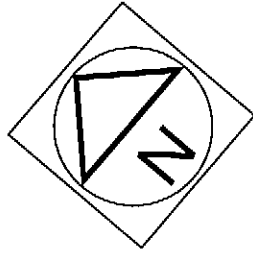
SHEET 14 OF 23 SHEETS

FLOOR PLANS

SCALE 1: 200

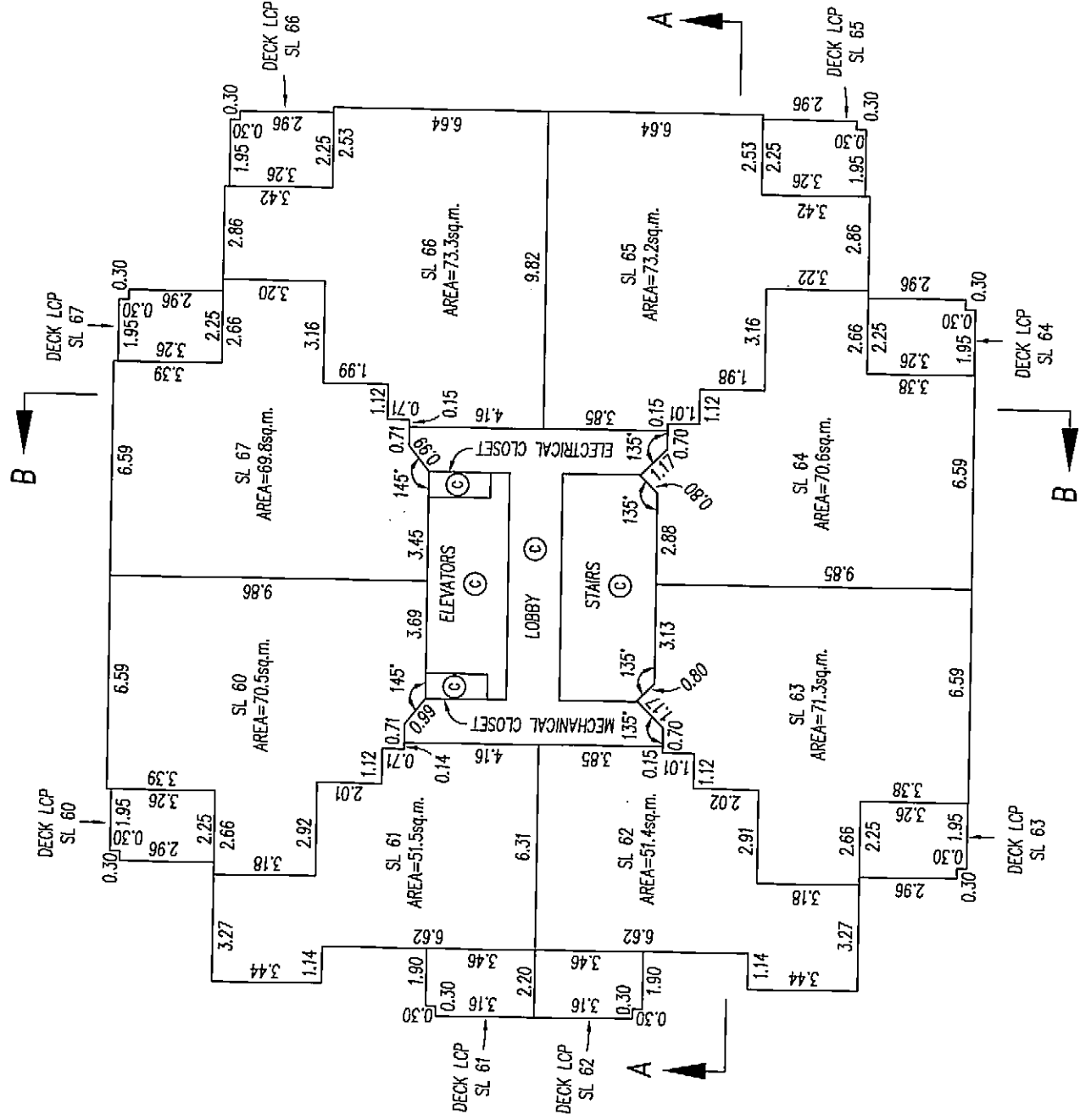


ALL DISTANCES IN METRES



STRATA PLAN BCS 2485

NINTH FLOOR



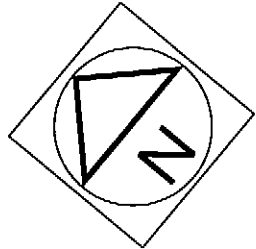
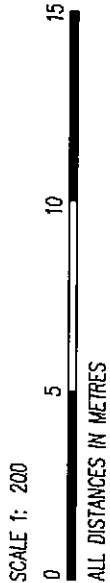
C.A.R.

B.C.L.S.

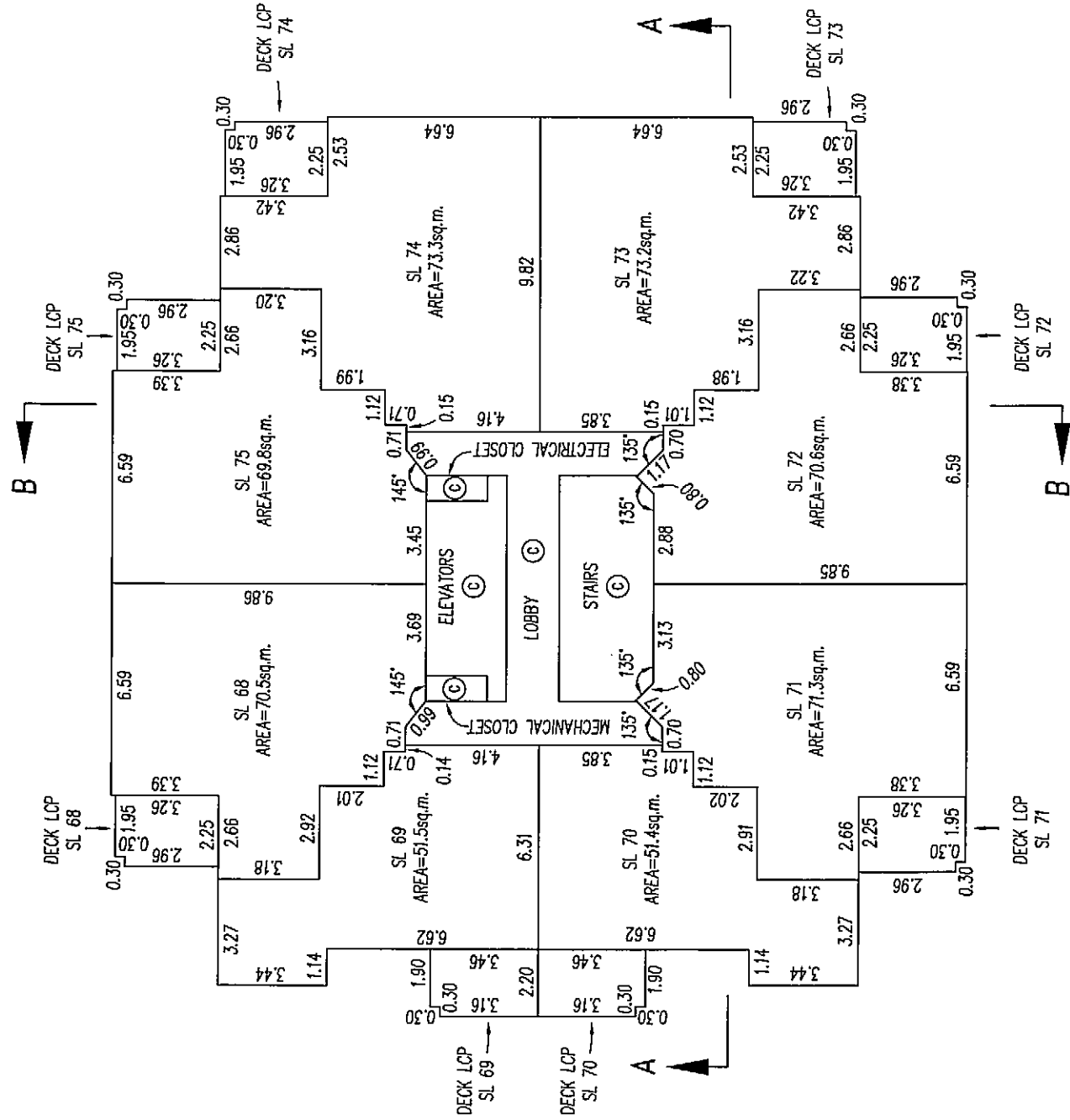
DATED THIS 26th DAY OF July 2007

FLOOR PLANS

STRATA PLAN BCS 2485



TENTH FLOOR



G.A.R.

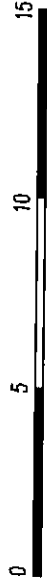
DATED THIS 26th DAY OF July 2007

B.C.L.S.

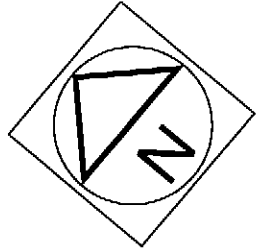
FLOOR PLANS

STRATA PLAN BCS 2485

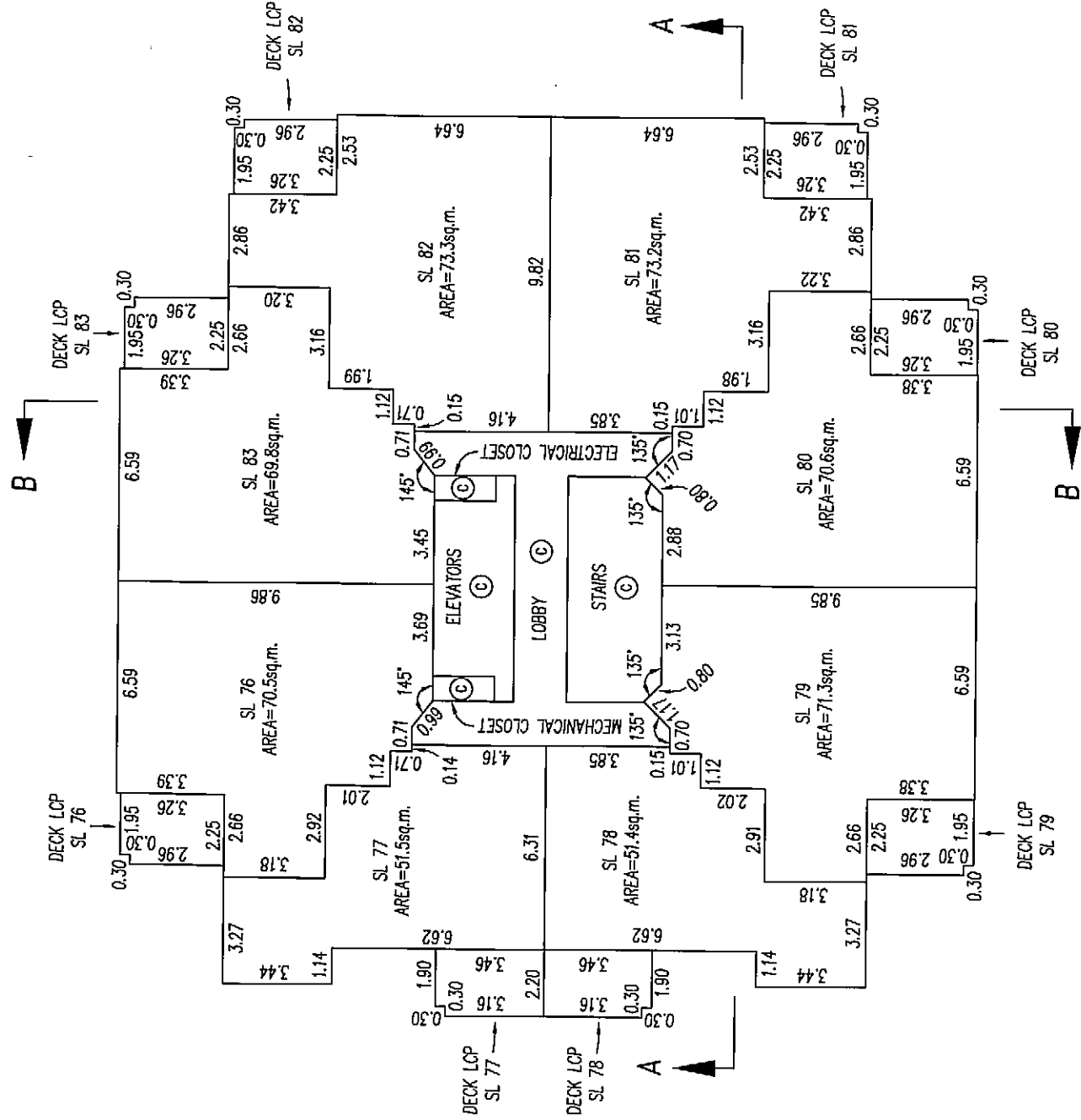
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ALL DISTANCES IN METRES



ELEVENTH FLOOR



G.A.R.

B.C.L.S.

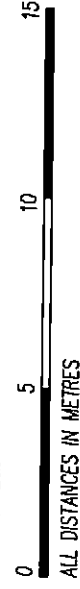
DATED THIS 26th DAY OF July 2007

16755A17

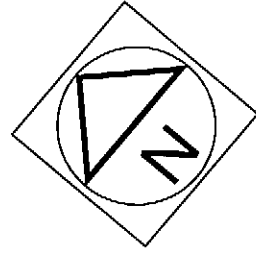
SHEET 17 OF 23 SHEETS

FLOOR PLANS

SCALE 1: 200

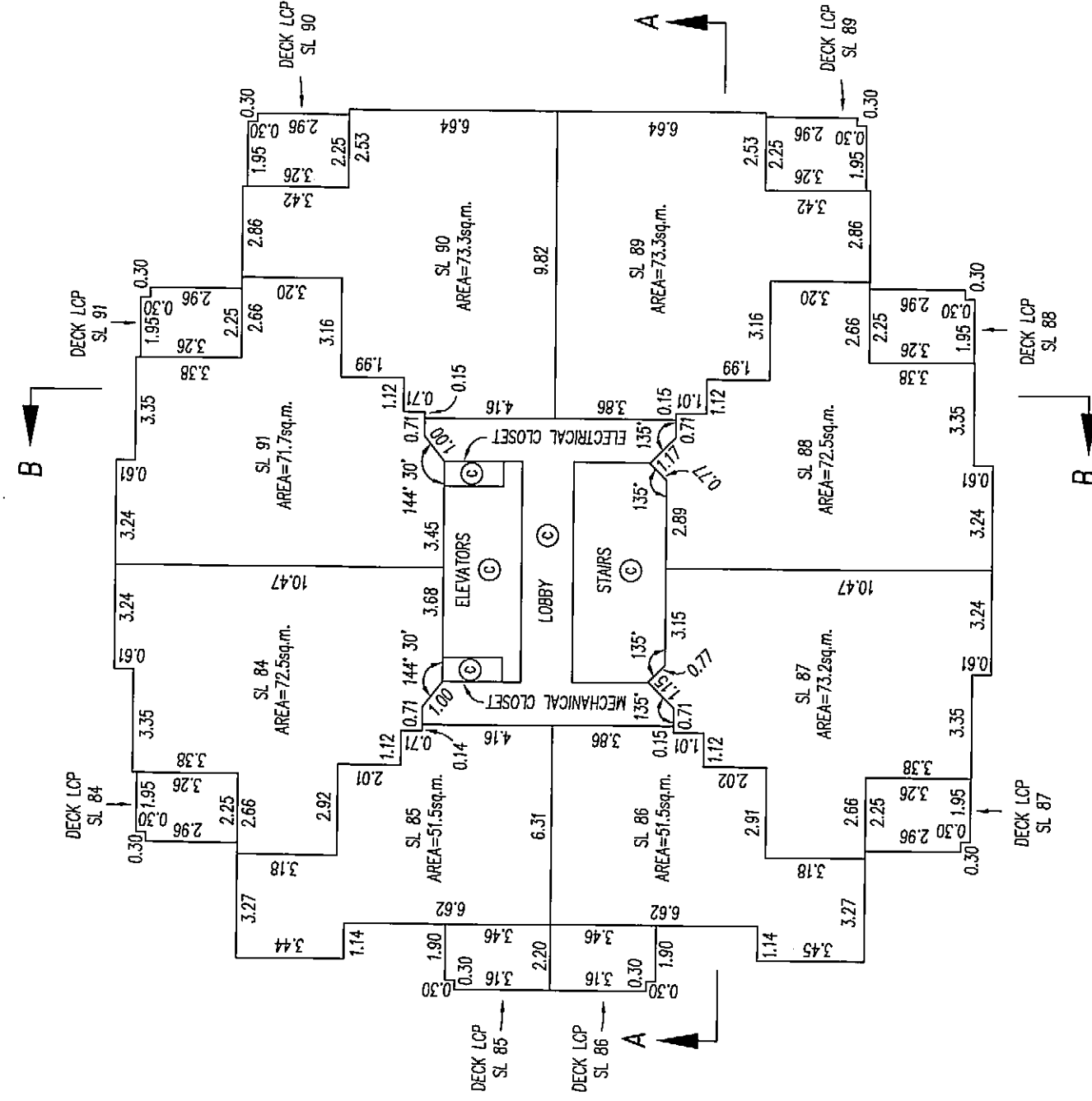


ALL DISTANCES IN METRES



STRATA PLAN BCS 2485

TWELFTH FLOOR



A
A
C

BCIS

DATED THIS

26th DAY OF

26th DAY OF JULY

2003

16755A18

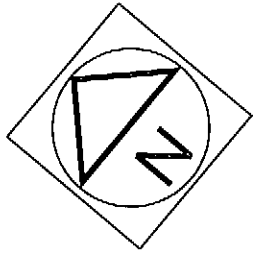
SHEET 18 OF 23 SHEETS

FLOOR PLANS

SCALE 1: 200

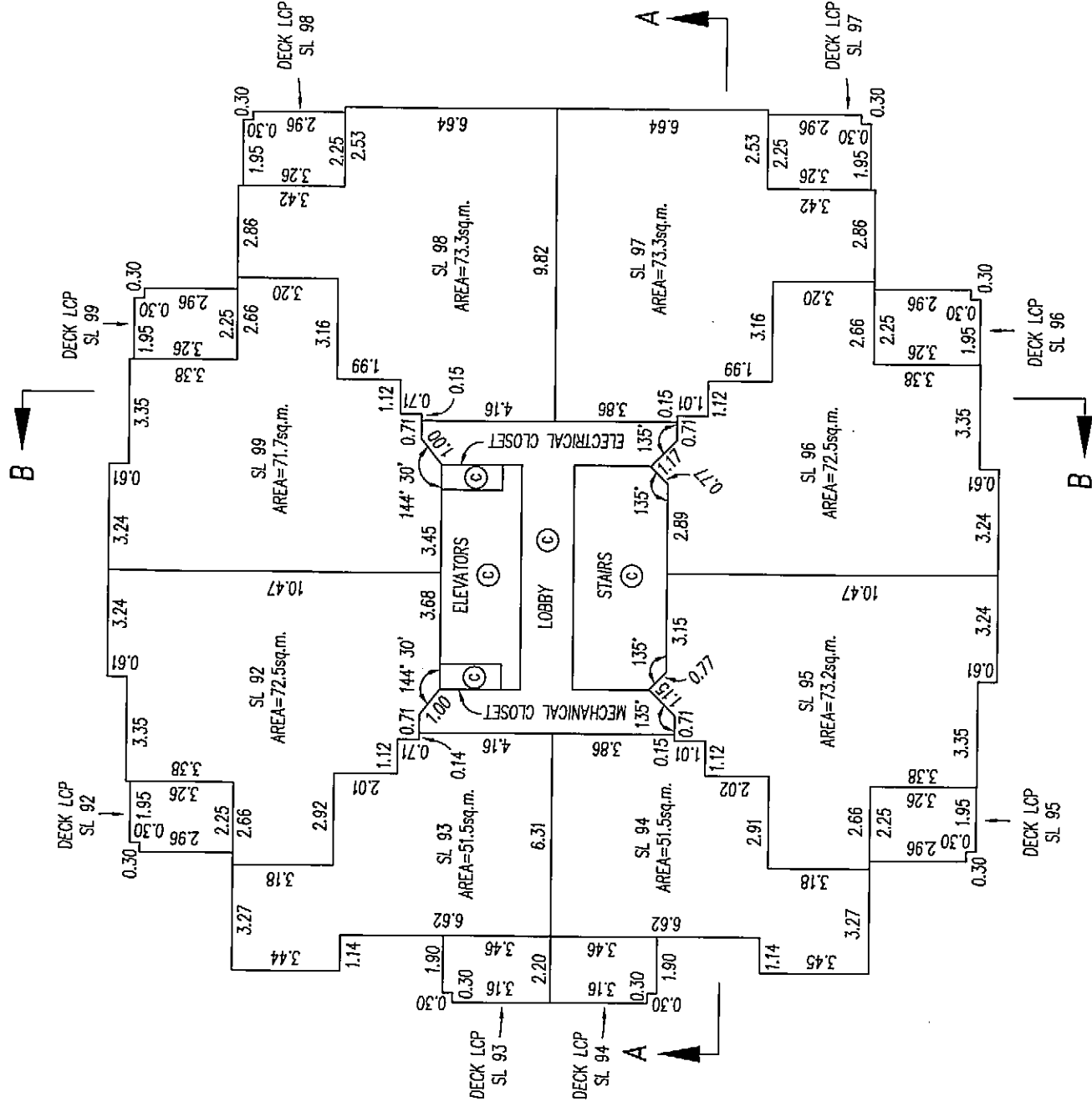


ALL DISTANCES IN METRES



STRATA PLAN BCS 2485

THIRTEENTH FLOOR



C.A.R.

B.C.L.S.

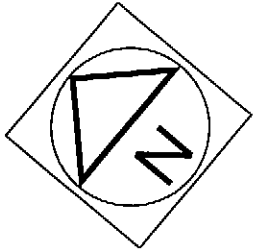
DATED THIS 26th DAY OF July 2007

FLOOR PLANS

SCALE 1: 200

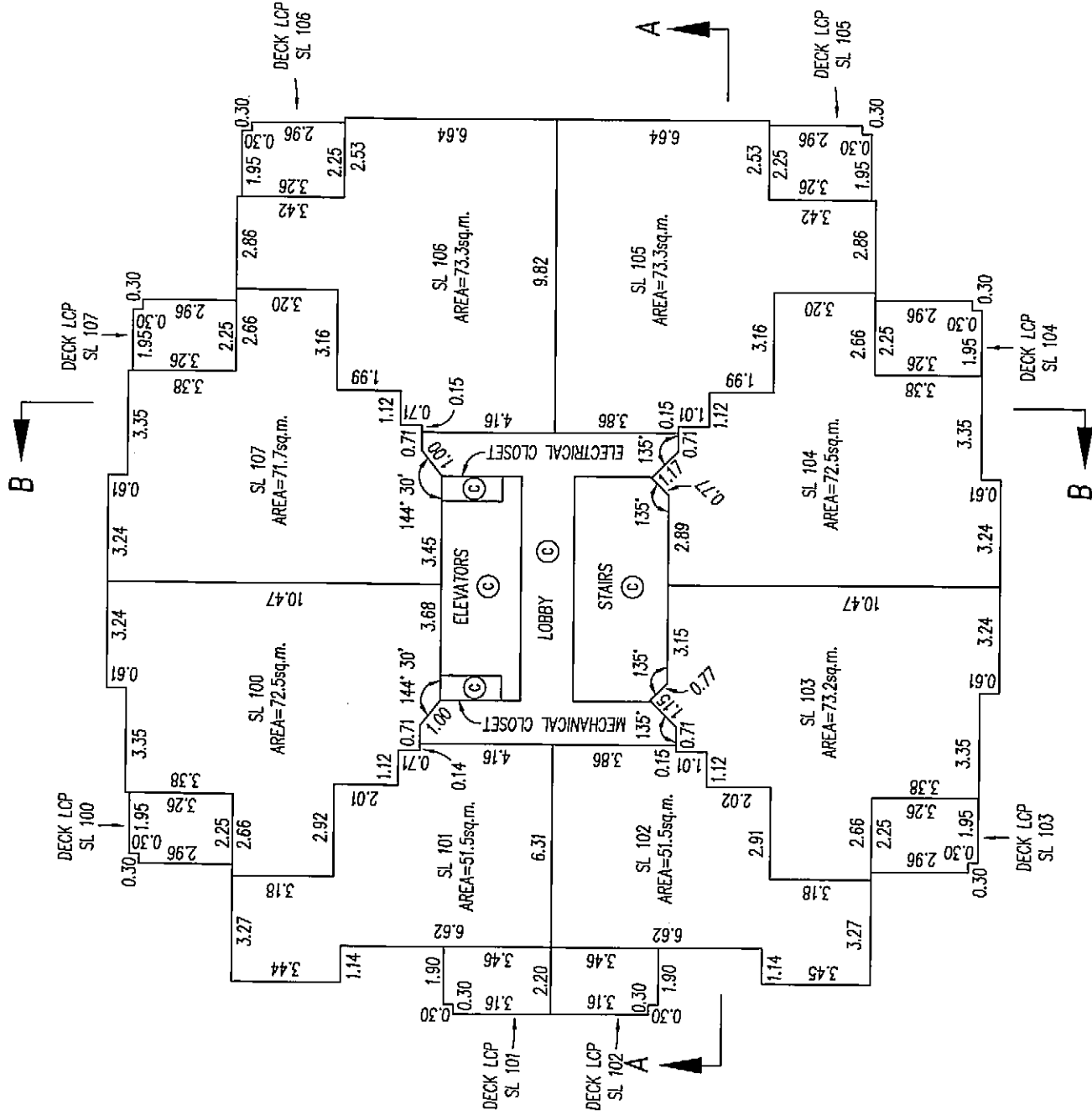


ALL DISTANCES IN METRES



STRATA PLAN BCS 2485

FOURTEENTH FLOOR



C.A.R.

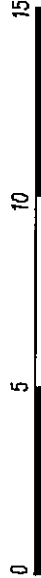
B.C.L.S.

DATED THIS 20th DAY OF July 2007

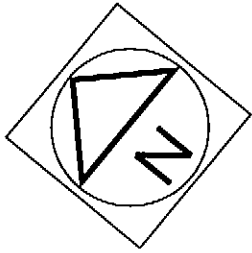
FLOOR PLANS

STRATA PLAN BCS 2485

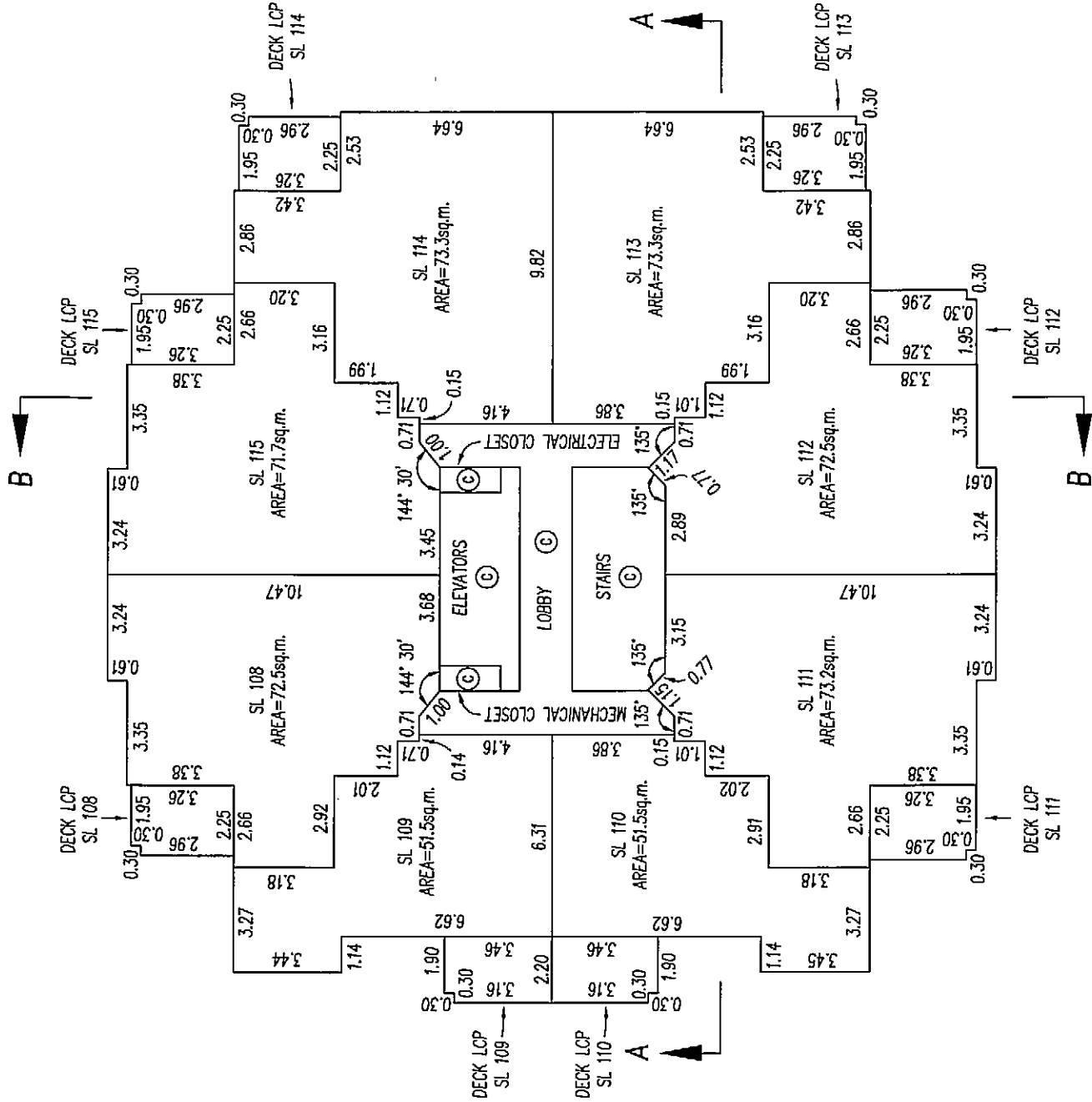
SCALE 1: 200



ALL DISTANCES IN METRES



FIFTEENTH FLOOR



G.A.R.

B.C.L.S.

DATED THIS 26th DAY OF July 2007

16755A21

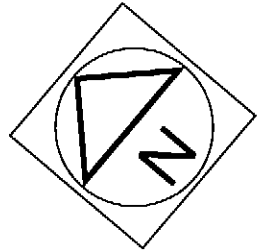
SHEET 21 OF 23 SHEETS

FLOOR PLANS

SCALE 1" = 200'

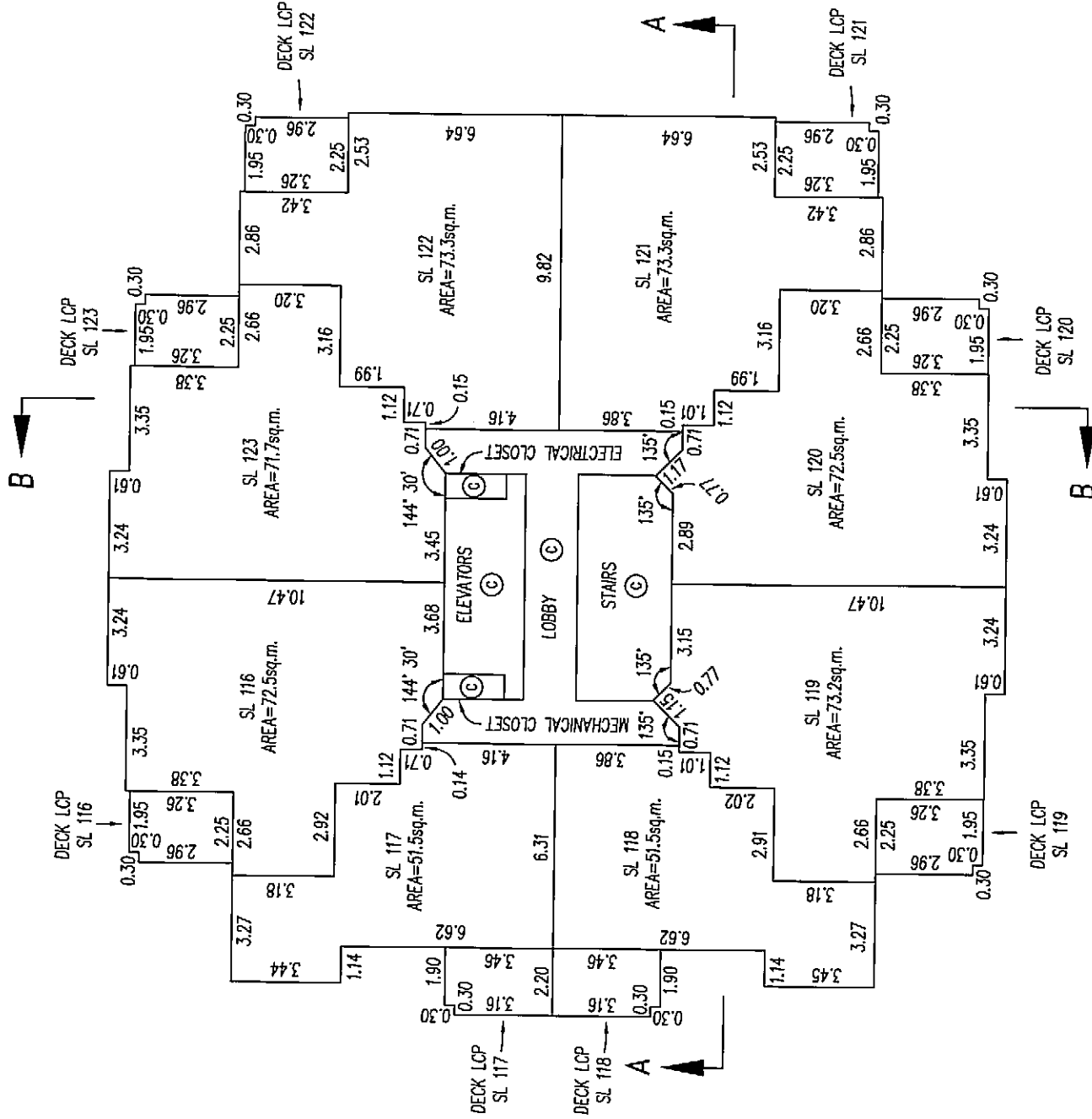


ALL DISTANCES IN METRES



STRATA PLAN BCS 2485

SIXTEENTH FLOOR



G.A.R.

B.C.L.S.

DATED THIS 26th DAY OF July 2007

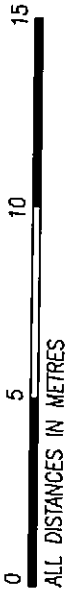
16755A22

SHEET 22 OF 23 SHEETS

SECTIONS

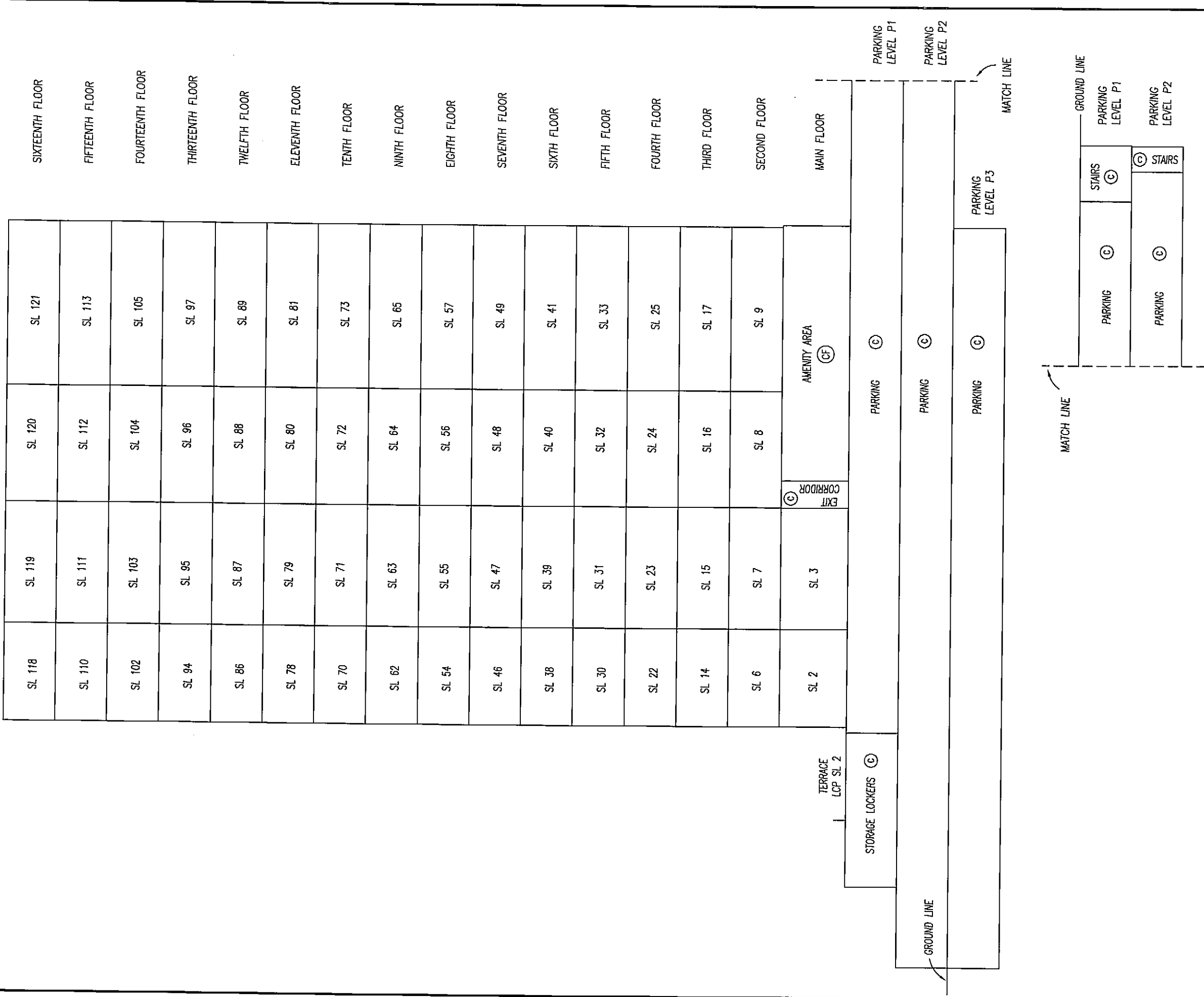
STRATA PLAN BCS 2485

SCALE 1:200



ALL DISTANCES IN METRES

SECTION A-A



G.A.R.

DATED THIS 26th DAY OF July 2007

B.C.L.S.

16755A23

SHEET 23 OF 23 SHEETS

SECTIONS

STRATA PLAN BCS2485



SECTION B-B

SIXTEENTH FLOOR	SL 120	SL 121	SL 122	SL 123
FIFTEENTH FLOOR	SL 112	SL 113	SL 114	SL 115
FOURTEENTH FLOOR	SL 104	SL 105	SL 106	SL 107
THIRTEENTH FLOOR	SL 96	SL 97	SL 98	SL 99
TWELFTH FLOOR	SL 88	SL 89	SL 90	SL 91
ELEVENTH FLOOR	SL 80	SL 81	SL 82	SL 83
TENTH FLOOR	SL 72	SL 73	SL 74	SL 75
NINTH FLOOR	SL 64	SL 65	SL 66	SL 67
EIGHTH FLOOR	SL 56	SL 57	SL 58	SL 59
SEVENTH FLOOR	SL 48	SL 49	SL 50	SL 51
SIXTH FLOOR	SL 40	SL 41	SL 42	SL 43
FIFTH FLOOR	SL 32	SL 33	SL 34	SL 35
FOURTH FLOOR	SL 24	SL 25	SL 26	SL 27
THIRD FLOOR	SL 16	SL 17	SL 18	SL 19
SECOND FLOOR	SL 8	SL 9	SL 10	SL 11
MAIN FLOOR	AMENITY AREA (CF)			
GROUND LINE				
PARKING LEVEL P1	PARKING (C)			
PARKING LEVEL P2	PARKING (C)			
PARKING LEVEL P3	PARKING (C)			
	GROUND LINE			

6AR
DATED THIS 26th DAY OF July 2007
B.C.L.S.