STRATA PLAN OF LOT A, EXCEPT PHASE 1 STRATA PLAN BCS1347, OF DOCK SQUARE AND DISTRICT LOT 2239, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN BCP18145

STRATA PLAN BCS1347

PHASE 2

B. C. G. S. 92G. 026
(City of New Westminster)

Civic Address:
1500 Quayside Drive
New Westminster, B. C.

SCALE: 1: 750

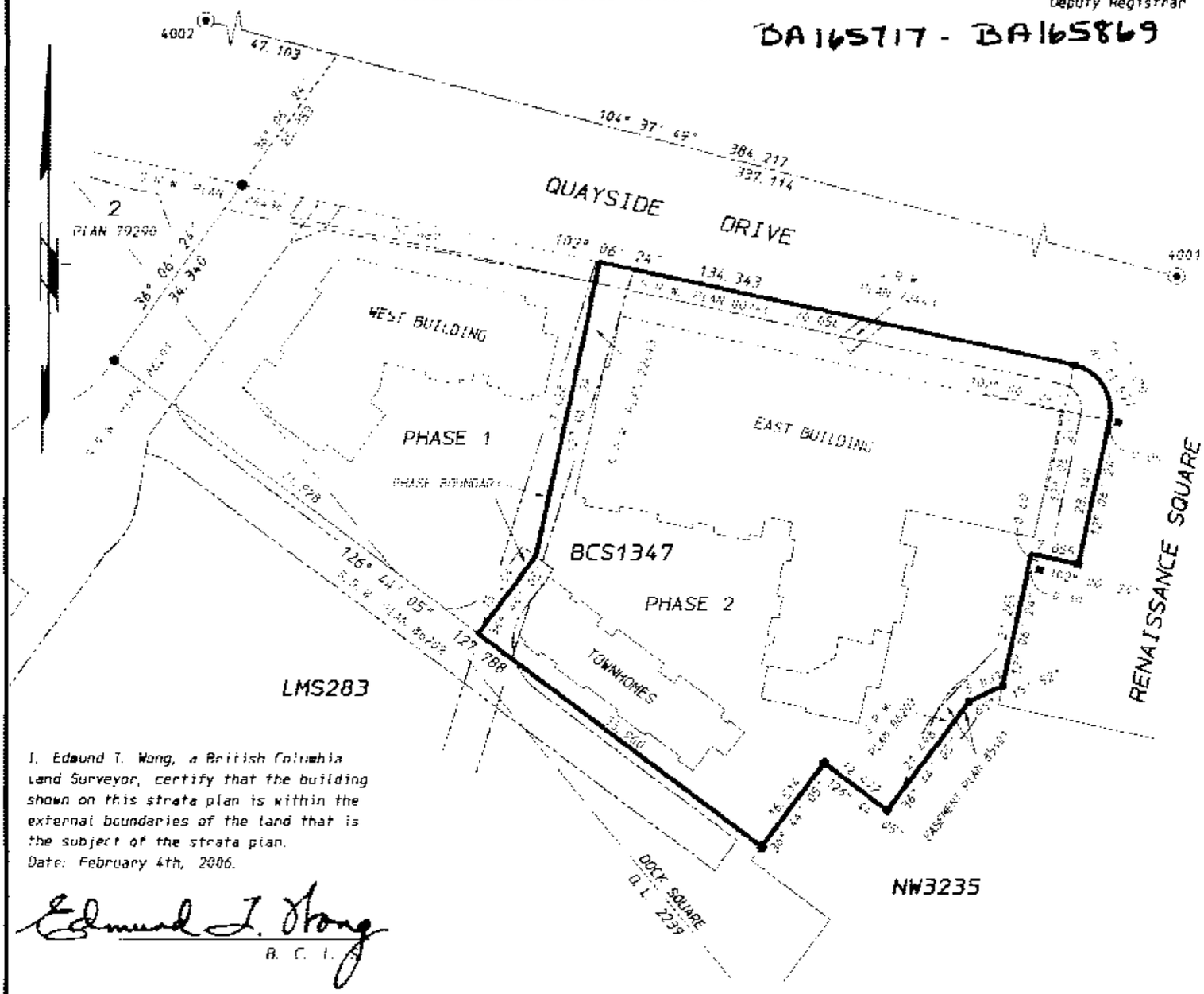
0 5 10 20 30 40 50m

All dimensions are in metres and decimals thereof unless otherwise indicated.

Deposited and registered in the Land Title Office at New Westminster, B. C.
FEB. 16th 2006.

I. MacDonald LDS.
Deputy Registrar

BA165717 - BA165869



I, Edmund T. Wong, 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: February 4th, 2006.

Edmund T. Wong
B. C. L. S.

I, Edmund T. Wong, a British Columbia Land Surveyor, certify that the building included in this strata plan has not, as of February 4th, 2006, been previously occupied.

Edmund T. Wong
B. C. L. S.

I, Edmund T. Wong, a British Columbia Land Surveyor, of the City of Burnaby, 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 4th day of February, 2006. The plan was completed and checked, and the checklist filed under 44174, on the 7th day of February, 2006.

Edmund T. Wong
B. C. L. S.

LEGEND:
- standard concrete post found
- standard iron post found
- lead plug found

LEGEND:

L. C. P.	denotes limited common property
C. P.	denotes common property
C. F.	denotes common facilities
PT. S. L.	denotes part strata lot
S. L.	denotes strata lot
m²	denotes square metres
SK	denotes skylight, limited common property
B	denotes balcony, limited common property
P	denotes patio, limited common property
RD	denotes roof deck, limited common property
GC	denotes gas closet, common property
⊠	denotes duct space, common property

Bearings are astronomic and are derived from Plan BCP18145.

Ken K. Wong and Associates
Canada and B. C. Land Surveyors
5624 E. Hastings Street
Burnaby, B. C. V5B 1R4
Telephone: 294-8881
Fax: 294-0625
040529 FB796 P112-115
SV 234, TG-1365, SU-1656
R-
Drawn by: RH

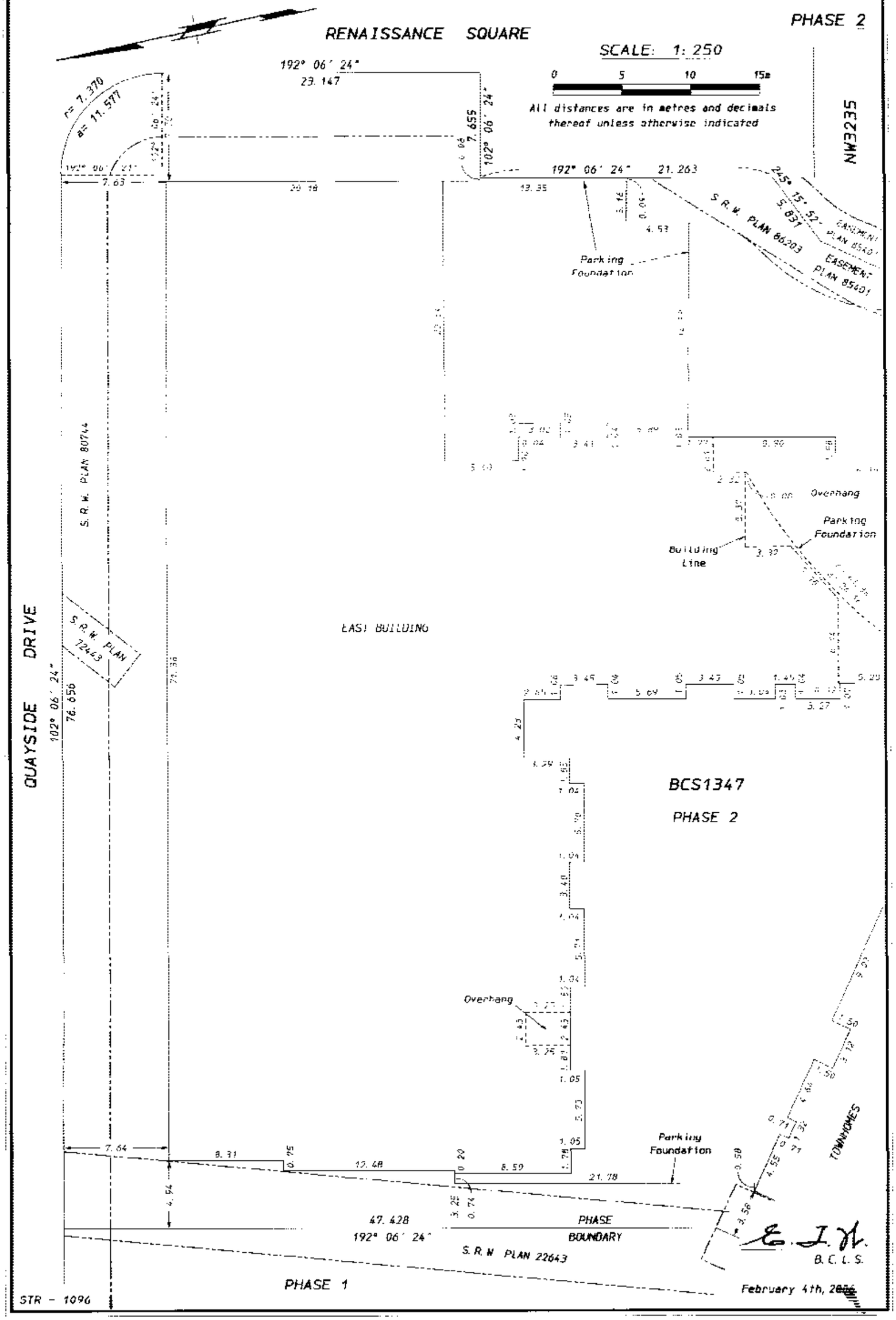
STR - 1096

This plan lies within the Greater Vancouver Regional District.

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

EAST BUILDING
BUILDING DIMENSIONS

STRATA PLAN BCS1347
PHASE 2



STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

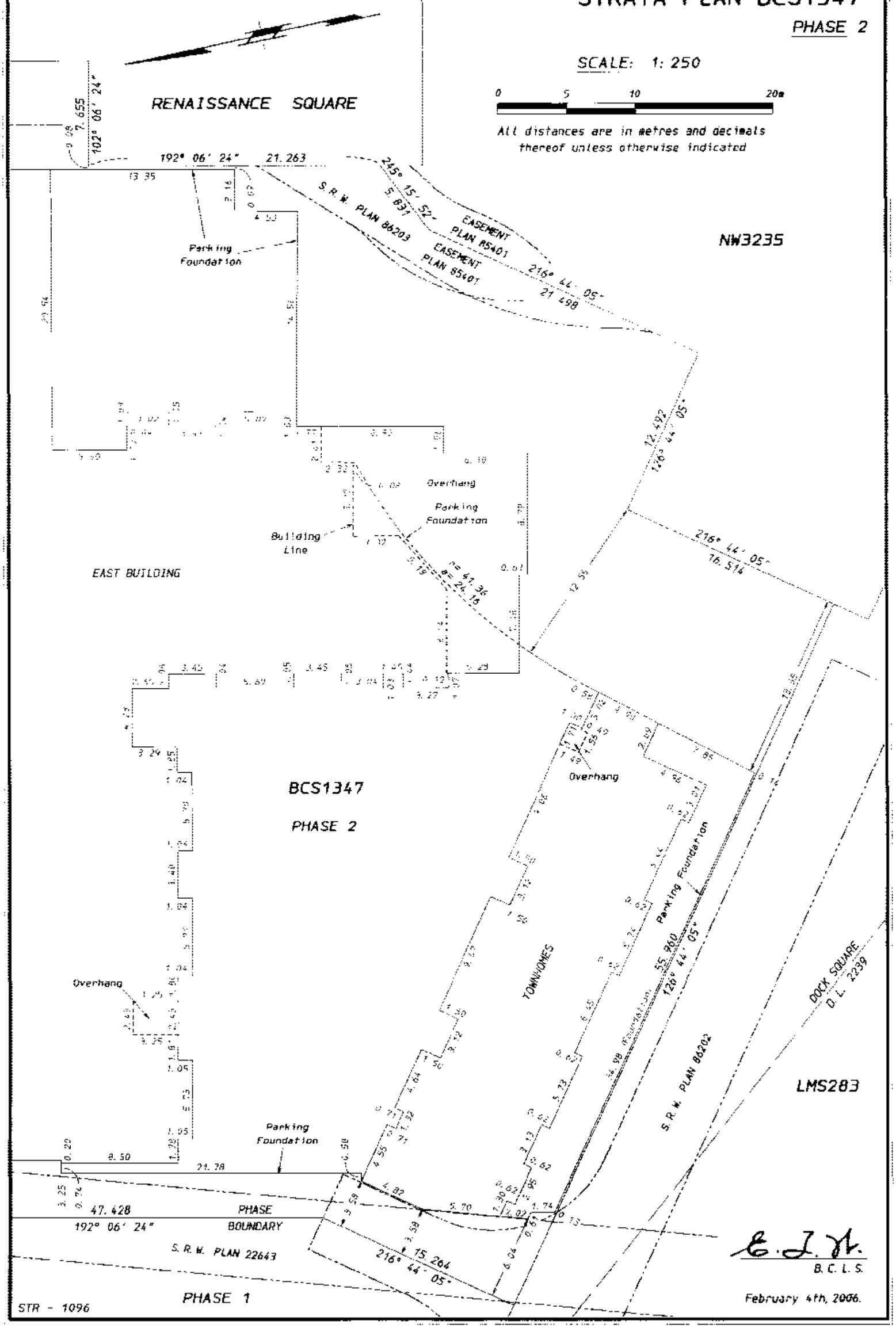
TOWNHOMES
BUILDING DIMENSIONS

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



B.C.L.S.

February 4th, 2006.

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

STRATA PLAN BCS1347

PHASE 2

ARAGON (RIALTO COURT) PROPERTIES LTD.
(INC. NO. 636616)

Authorized Signatory
(Sign and print name)
Lenny Moy, President

Authorized Signatory
(Sign and print name)

(JENNIFER LADEROUTE)
Witness (Sign and print name)
as to signature(s)

Address of #201-1628 W. 1st AVE VANCOUVER, BC V6J 1G1
Witness.

Occupation: EXECUTIVE ASSISTANT

MORTGAGEE.
THE BANK OF NOVA SCOTIA

Authorized Signatory D Atkar
(Sign and print name) Danny Atkar

Authorized Signatory P BRENNAN
(Sign and print name)

Witness (Sign and print name)
as to signature(s) P. CHOW

Address of
3400-1650 W. GEORGIA VANCOUVER
Witness V6B 4N7

Occupation:
BANKER

FORM Q

ENDORSEMENT OF APPROVAL FOR PHASED STRATA PLAN

Approved as Phase 2 of a 2 phase strata plan under section 224 of the Strata Property Act.

Date: February 22, 2006

Approving Officer,
City of New Westminster

FORM R

ENDORSEMENT FOR COMMON FACILITIES IN PHASED STRATA PLAN

I certify that the Exercise 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: Feb. 14 2006.

Approving Officer, City of New Westminster

B. C. L. S.

February 4th, 2006.

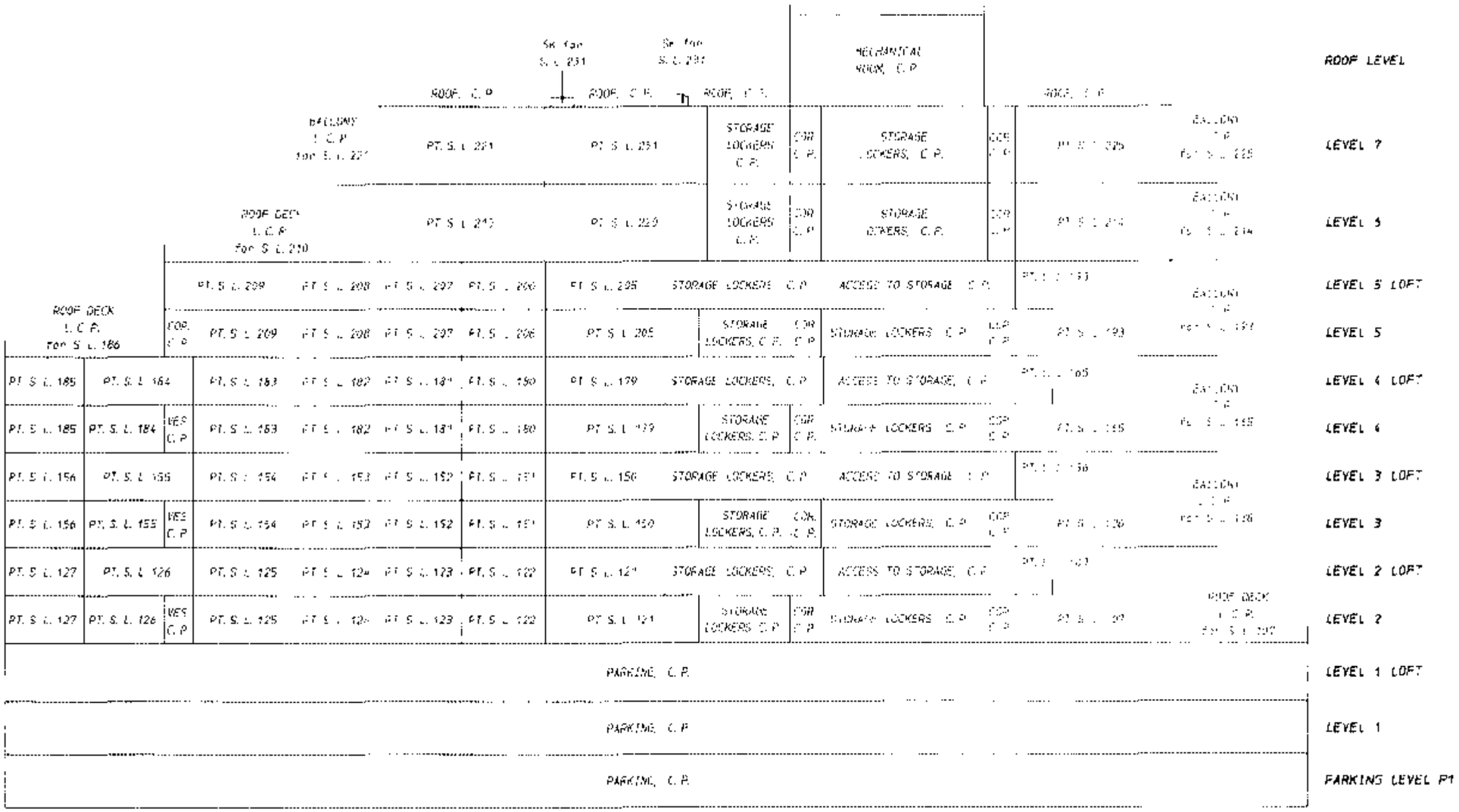
STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

STR - 1096

SECTION A-A



EAST BUILDING
DIAGRAMMATIC ELEVATIONS

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated

B. C. L. S.

February 4th, 2006.

EAST BUILDING
DIAGRAMMATIC ELEVATIONS

STRATA PLAN BCS1347

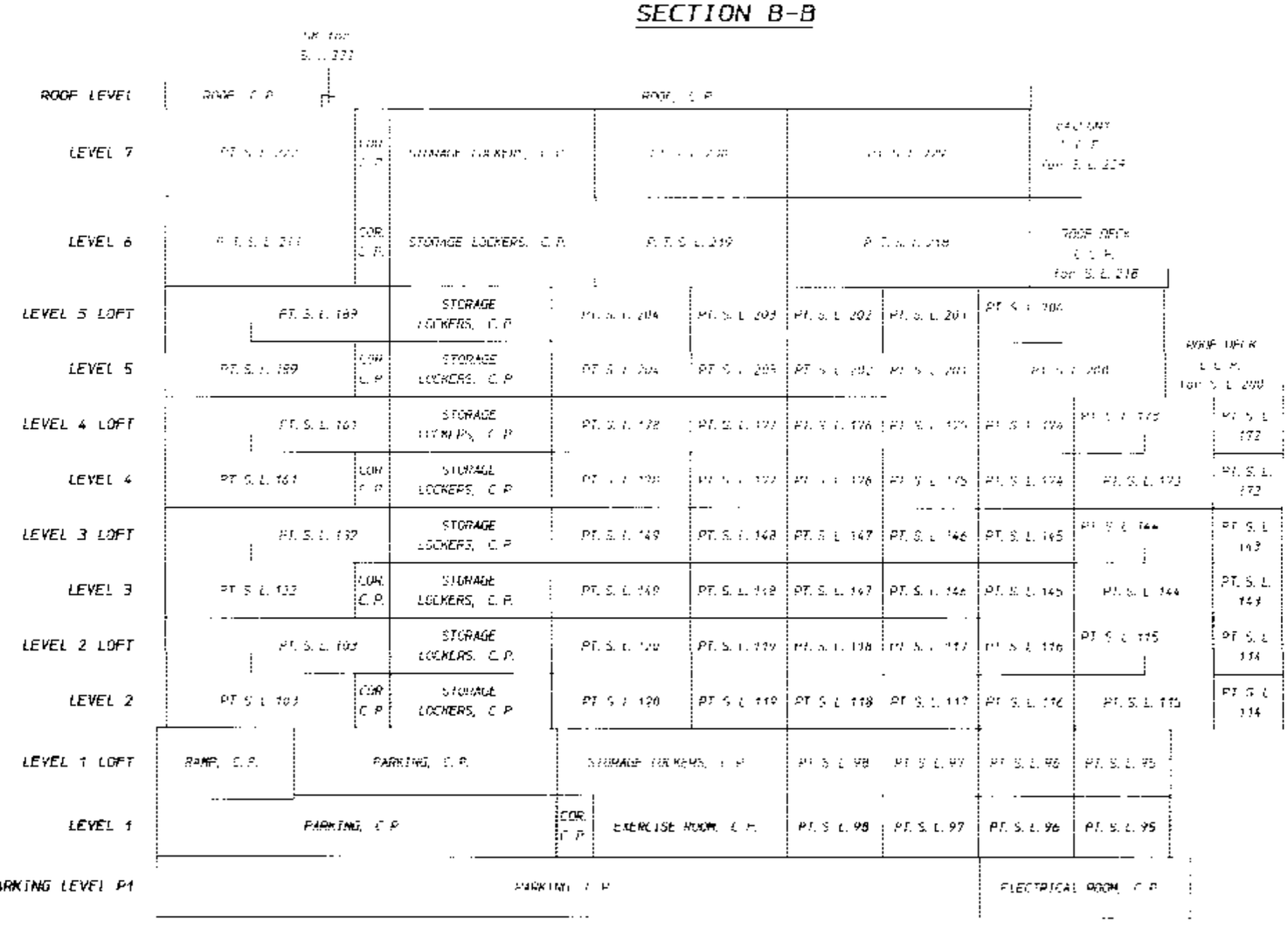
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated

SECTION B-B



B. C. L. S.

February 4th, 2006.

STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

TOWNHOMES
DIAGRAMMATIC ELEVATIONS

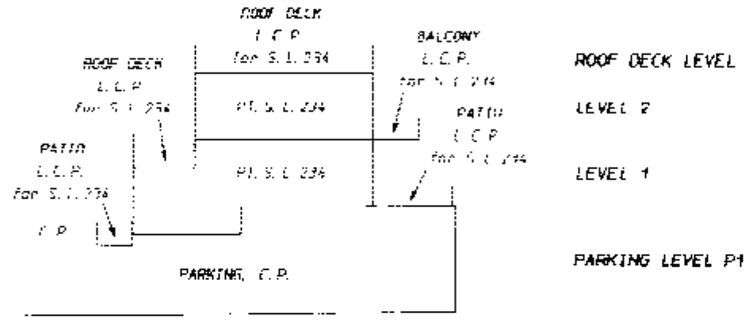
STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

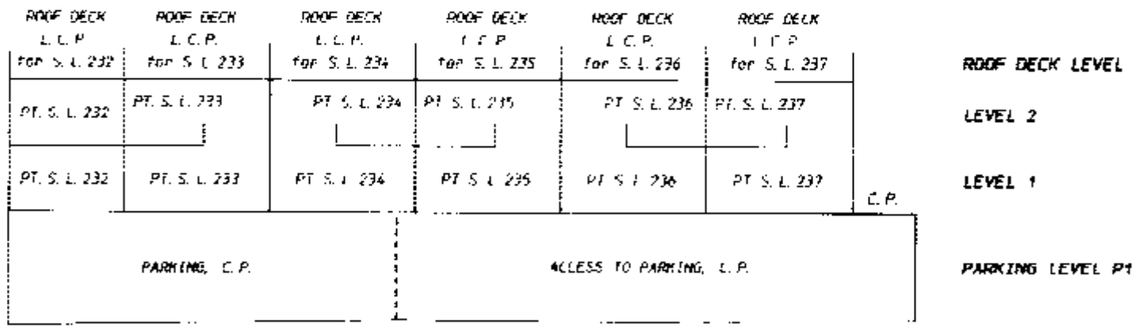
0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated

SECTION C-C



SECTION D-D



E. J. H.
B. C. L. S.

February 4th, 2006.

STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

EAST BUILDING
PARKING LEVEL P1

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated

A

ELECTRICAL ROOM, C. P.

VESTIBULE C. P.

STAIRS C. P.

ELEVATORS C. P.

LOBBY C. P.

VESTIBULE C. P.

B

MECHANICAL ROOM, C. P.

ELECTRICAL ROOM, C. P.

B

ELECTRICAL ROOM, C. P.

PARKING C. P.

VESTIBULE C. P.

STAIRS C. P.

GARBAGE/ RECYCLING C. P.

GC

PARKING C. P.

C

ACCESS TO PARKING C. P.

STAIRS C. P.

VESTIBULE C. P.

ELECTRICAL ROOM, C. P.

A

D

E. J. Y.
B. C. L. S.

February 4th, 2006.

STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

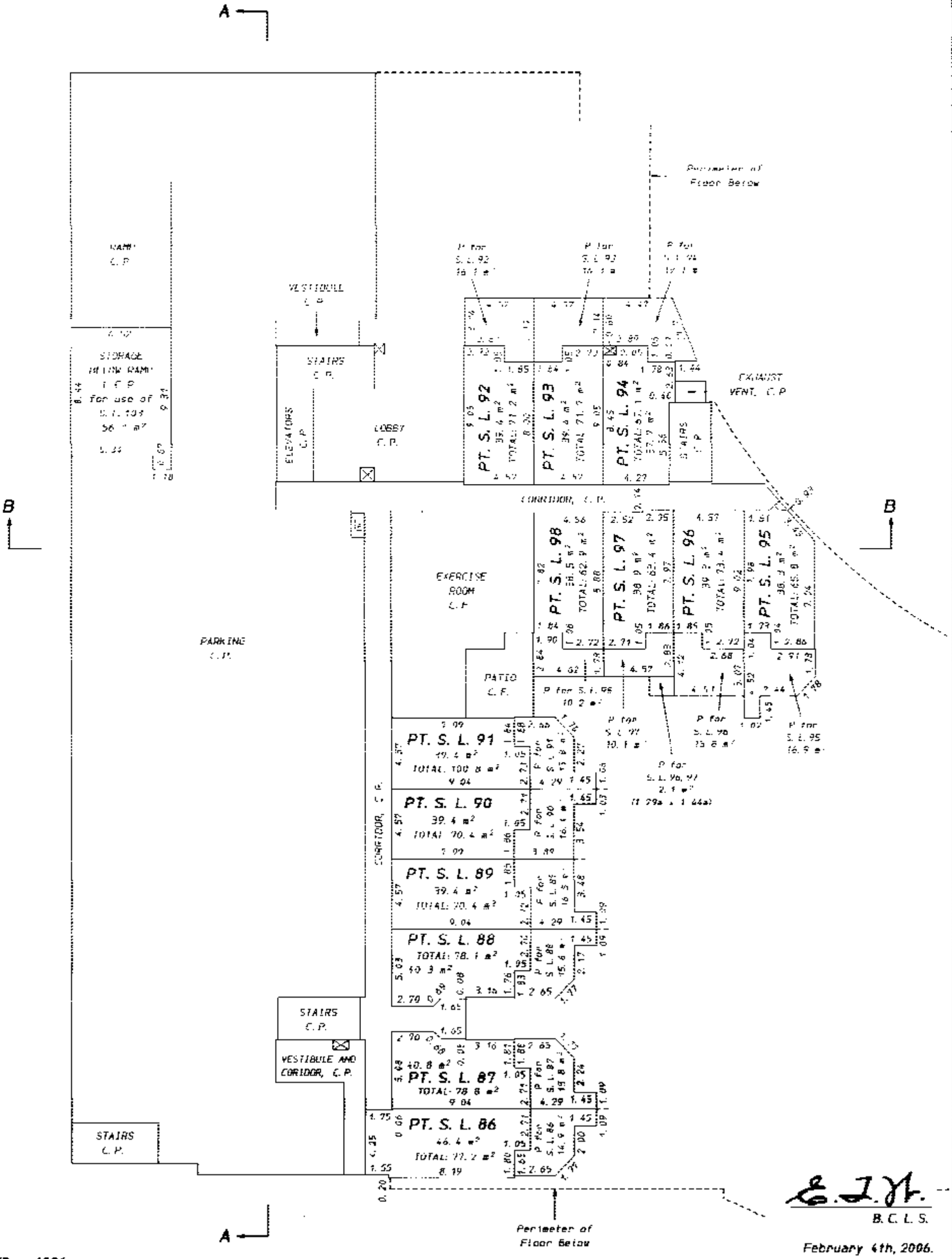
EAST BUILDING
LEVEL 1
PART STRATA LOTS 86 TO 98

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



B. C. L. S.

February 4th, 2006.

STR – 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

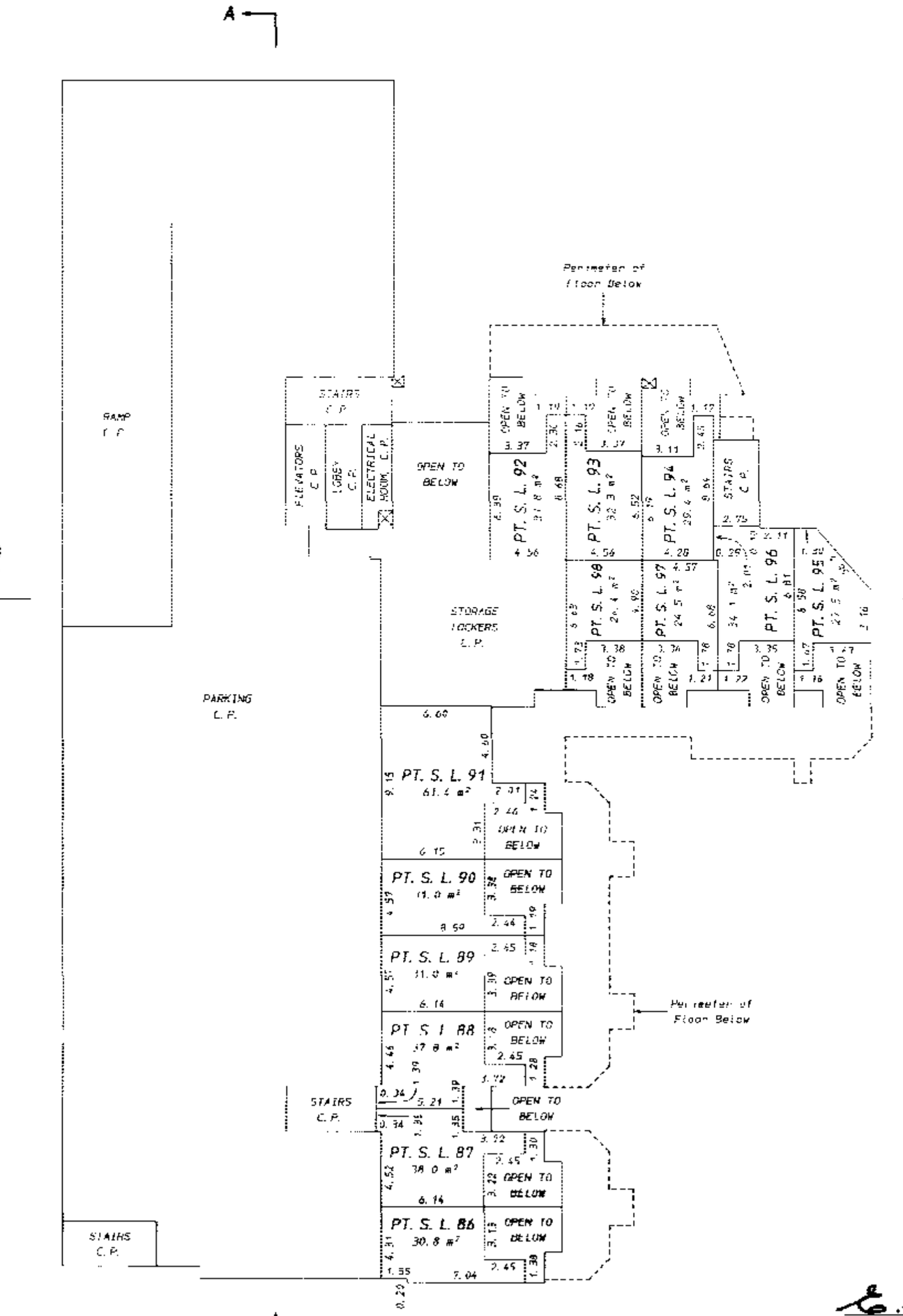
EAST BUILDING
LEVEL 1 LOFT
PART STRATA LOTS 86 TO 98

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



B.C.L.S.

February 4th, 2006.

STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

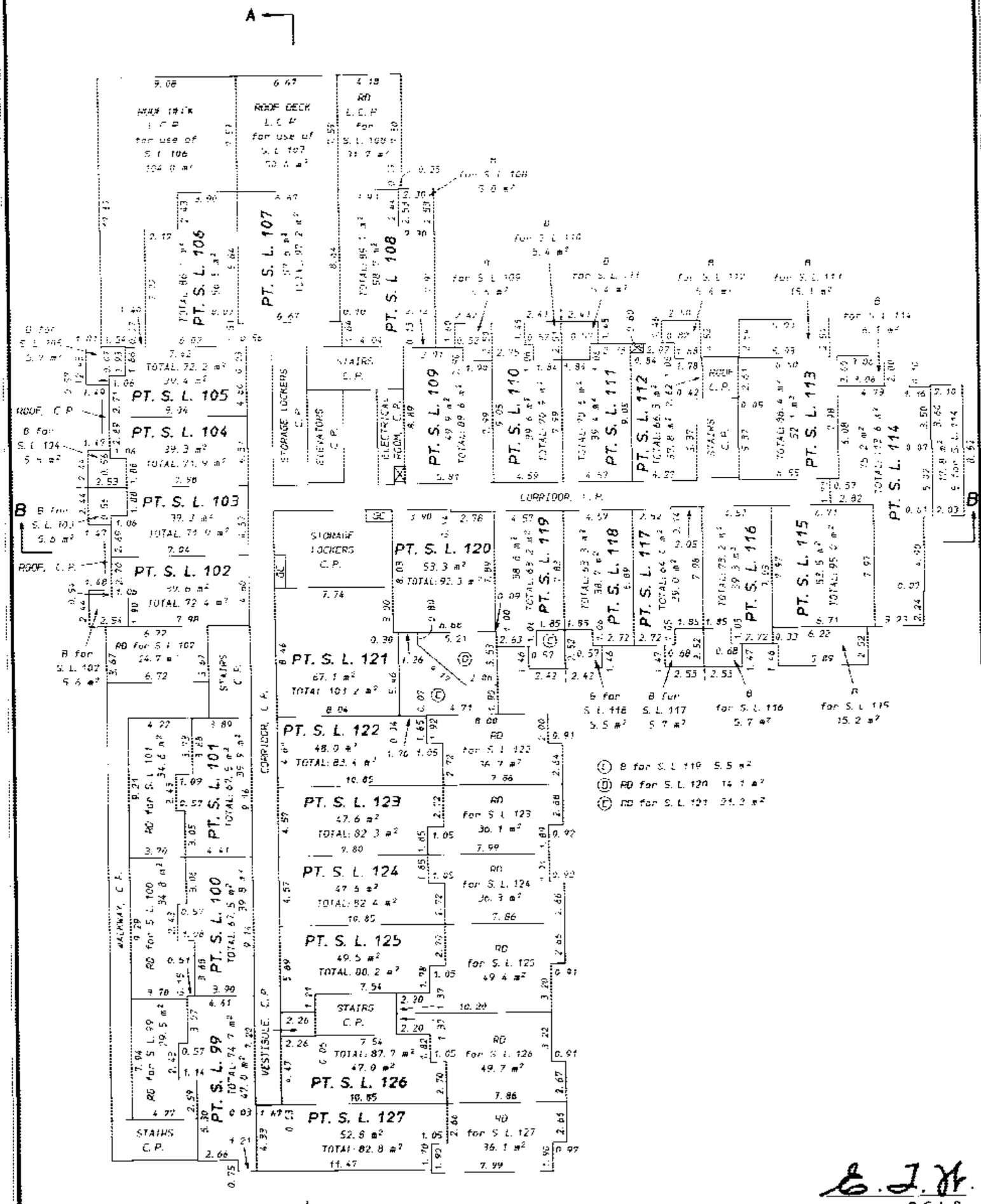
EAST BUILDING
LEVEL 2
PART STRATA LOTS 99 TO 127

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



E. J. H.
B. C. L. S.

February 4th, 2006.

STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

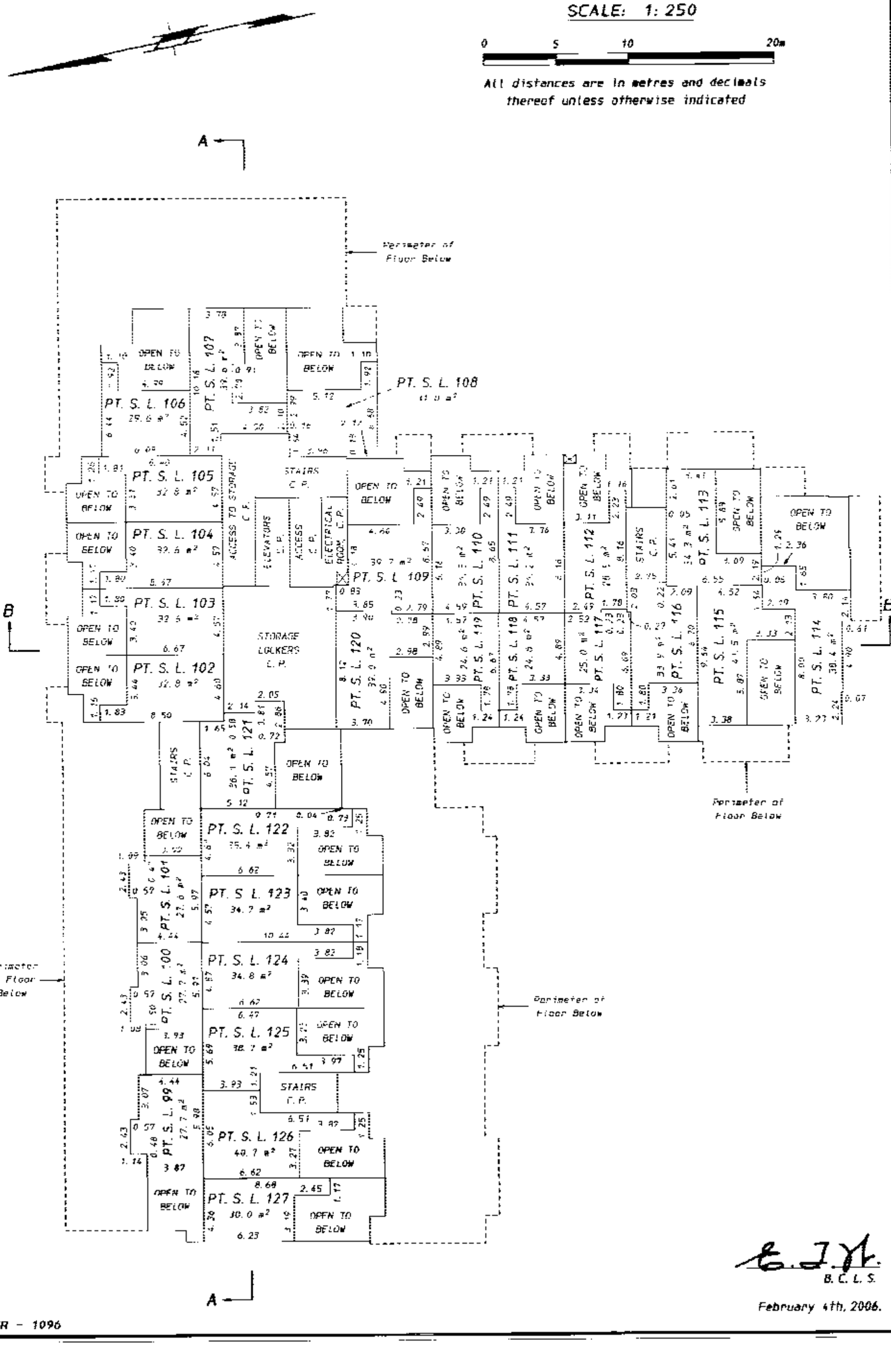
EAST BUILDING
LEVEL 2 LOFT
PART STRATA LOTS 99 TO 127

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



B.C.L.S.

February 4th, 2006.

STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

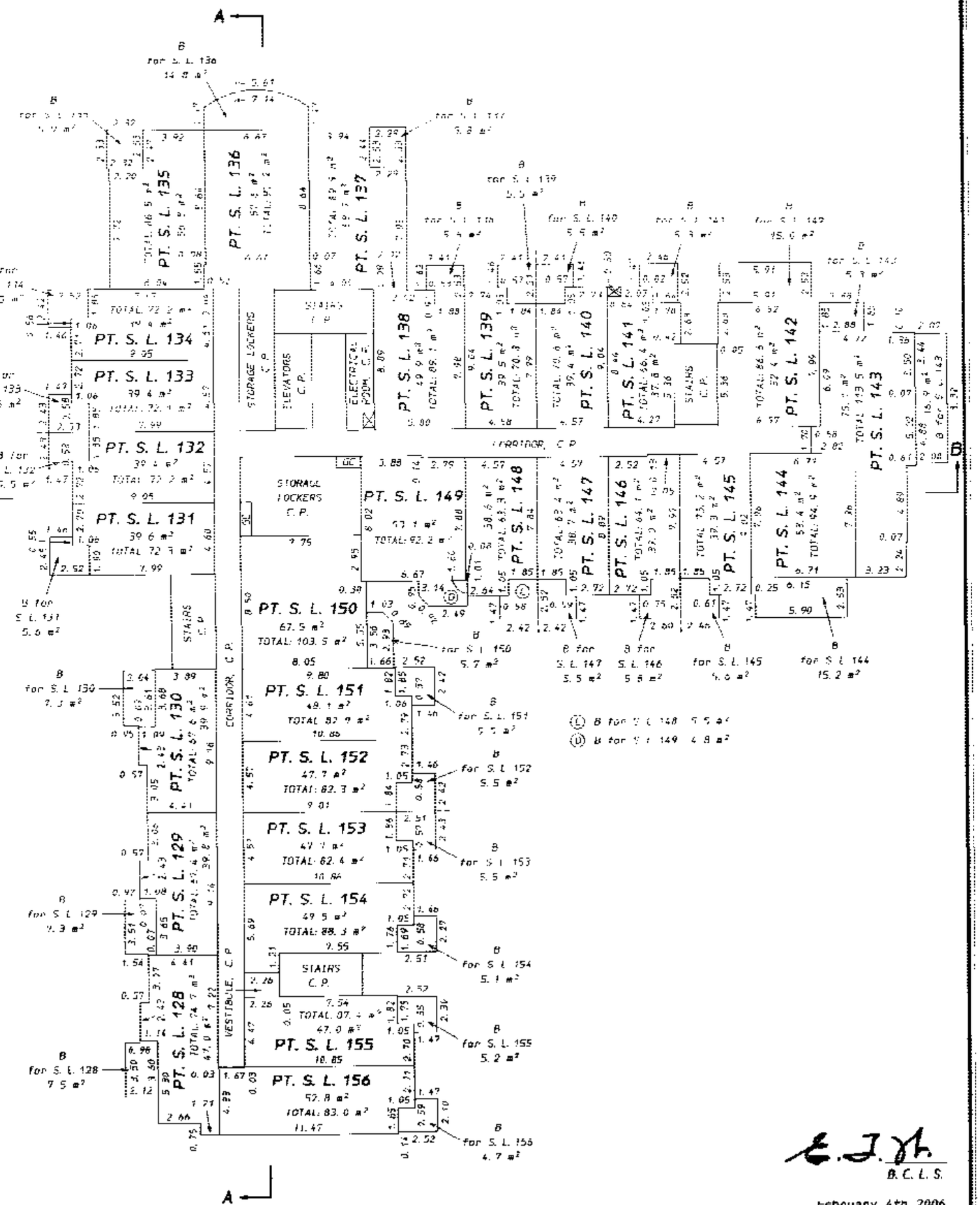
EAST BUILDING
LEVEL 3
PART STRATA LOTS 128 TO 156

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



E. J. H.
B. C. L. S.

February 4th, 2006.

STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

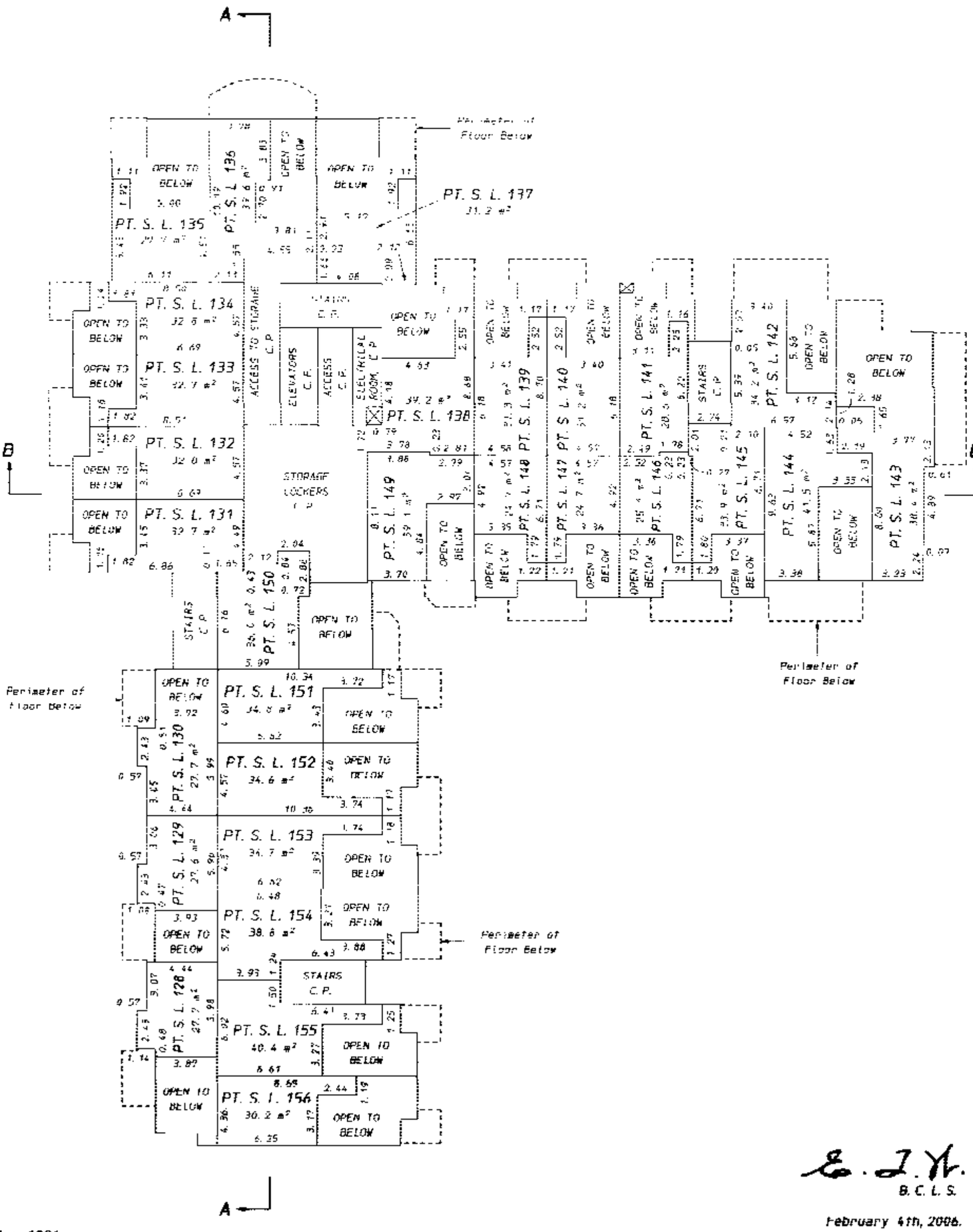
EAST BUILDING
LEVEL 3 LOFT
PART STRATA LOTS 128 TO 156

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



E. J. Y.
B.C.L.S.

February 4th, 2006.

STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

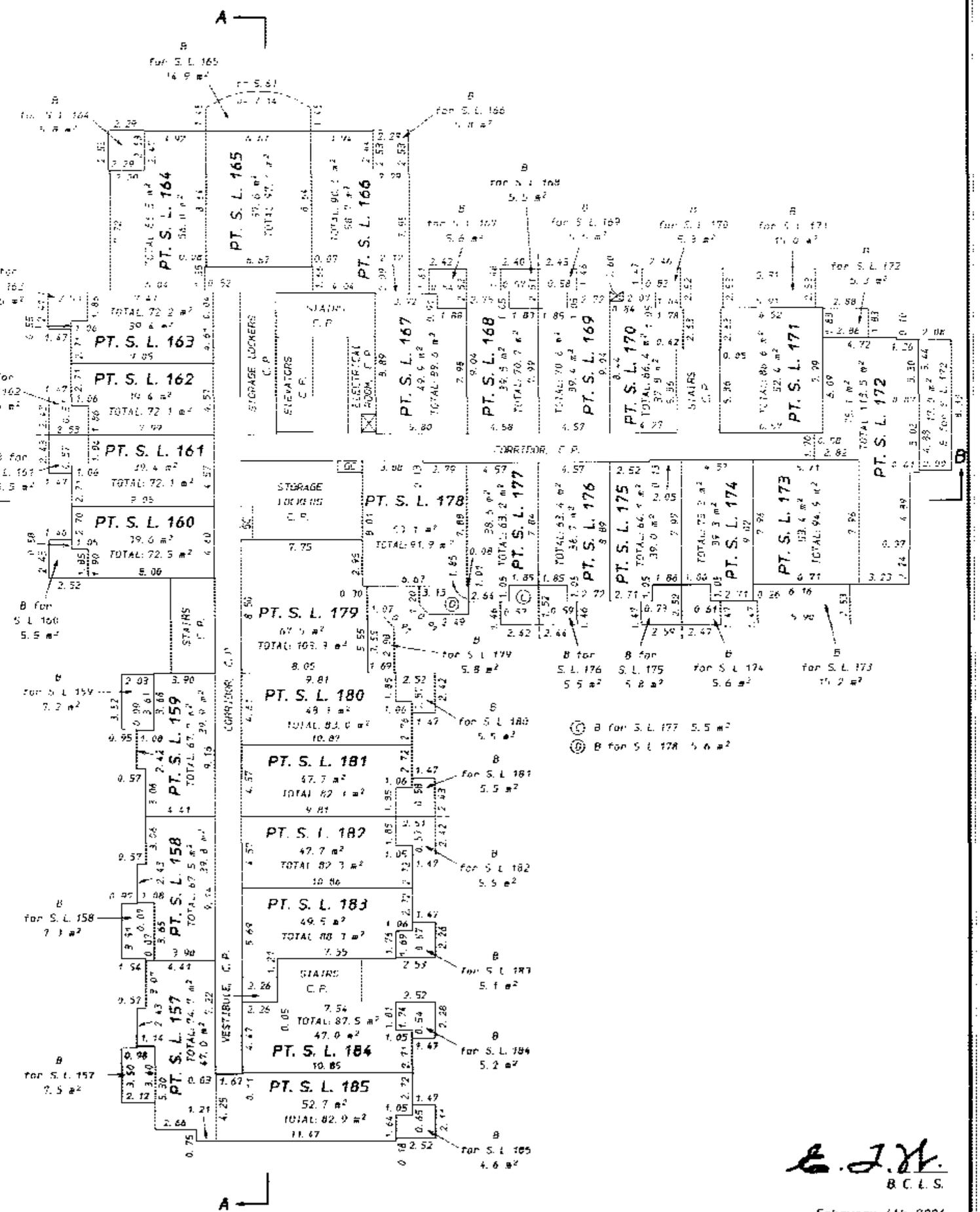
EAST BUILDING
LEVEL 4
PART STRATA LOTS 157 TO 185

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



B for S. L. 177 5.5 m²

B for S. L. 178 5.6 m²

B. C. L. S.

February 4th, 2006.

STR – 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

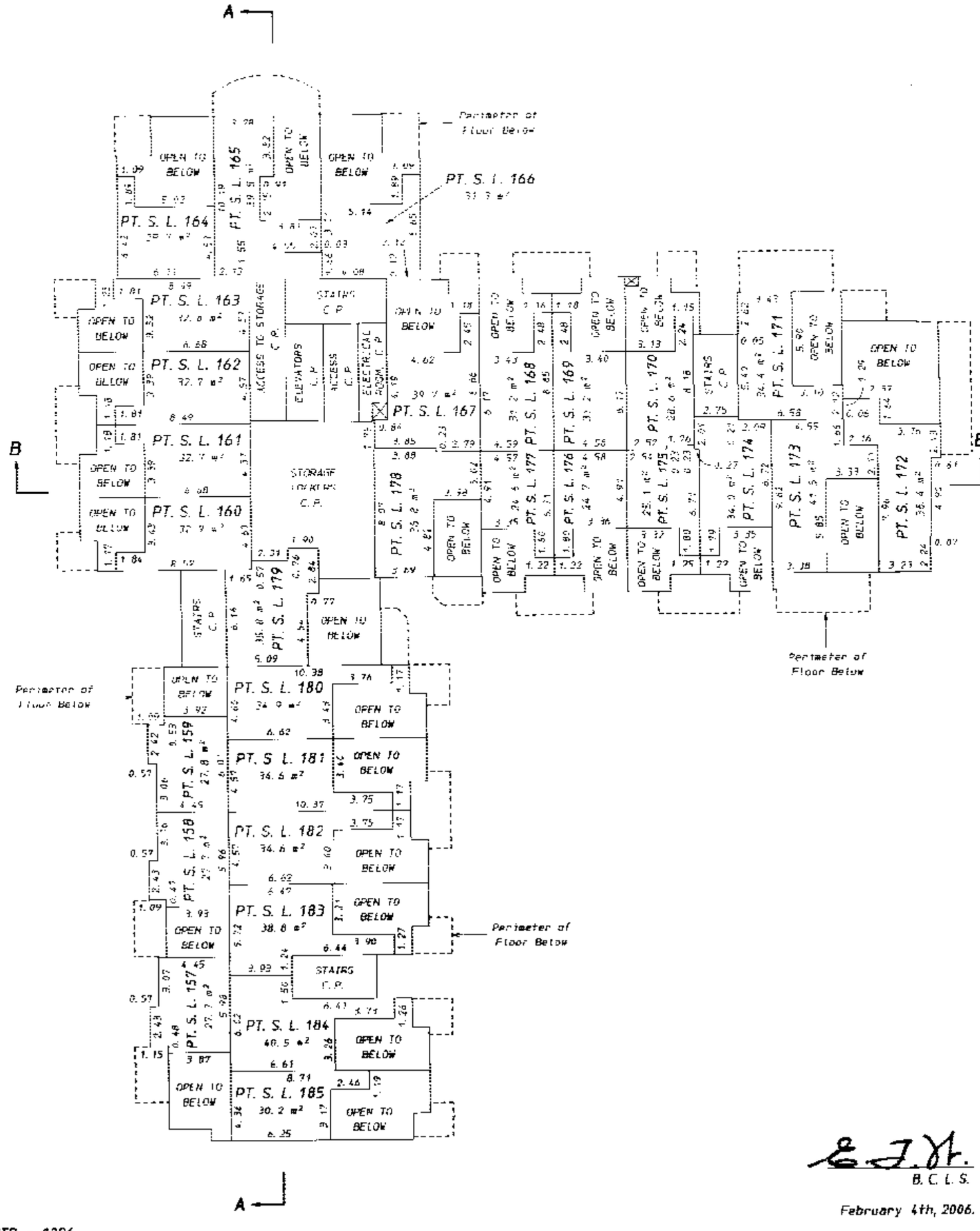
EAST BUILDING
LEVEL 4 LOFT
PART STRATA LOTS 157 TO 185

STRATA PLAN BCS1347
PHASE 2

SCALE: 1:250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



B.C.L.S.

February 4th, 2006.

STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

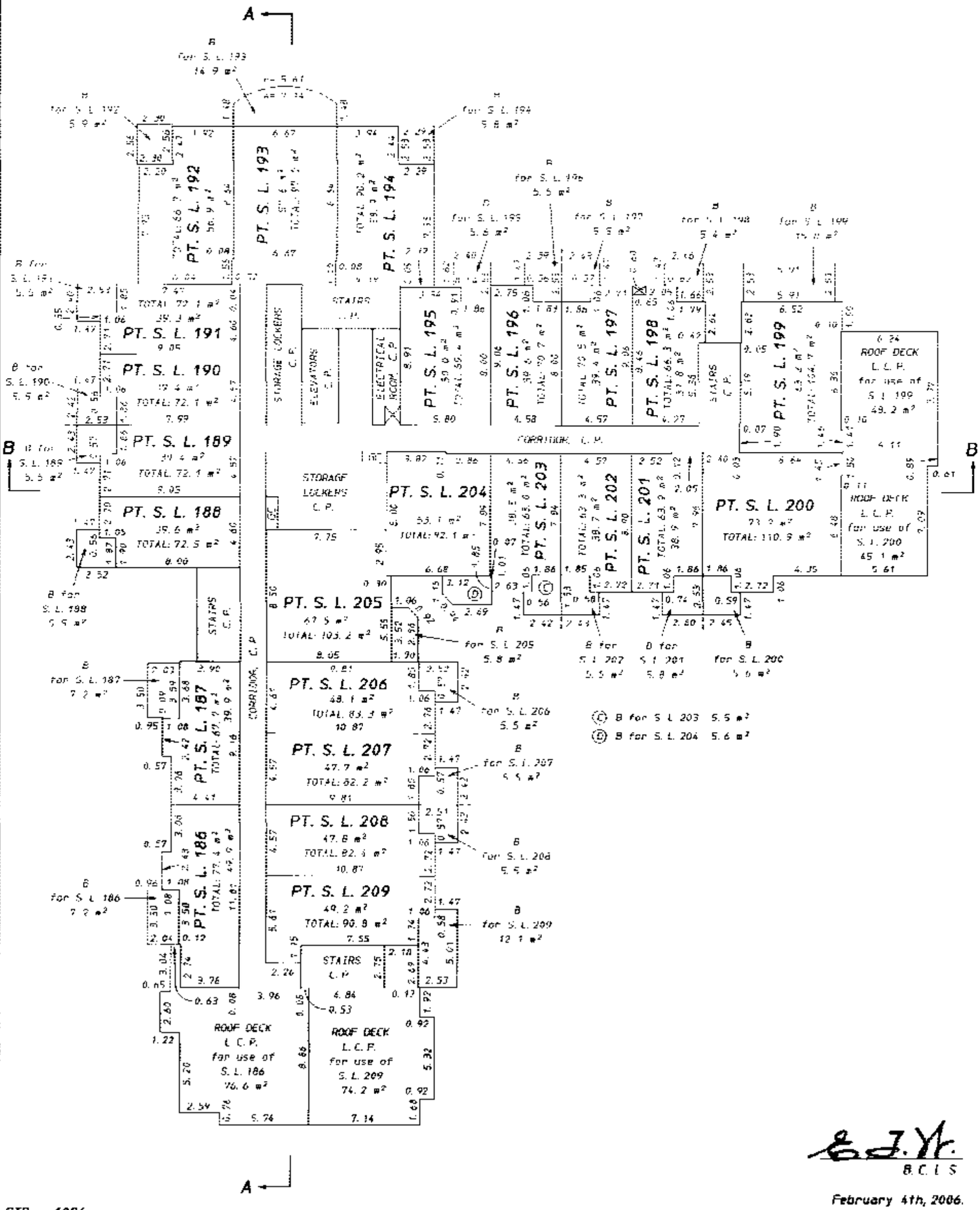
EAST BUILDING
LEVEL 5
PART STRATA LOTS 186 TO 209

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



B.C.L.S.

February 4th, 2006.

STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

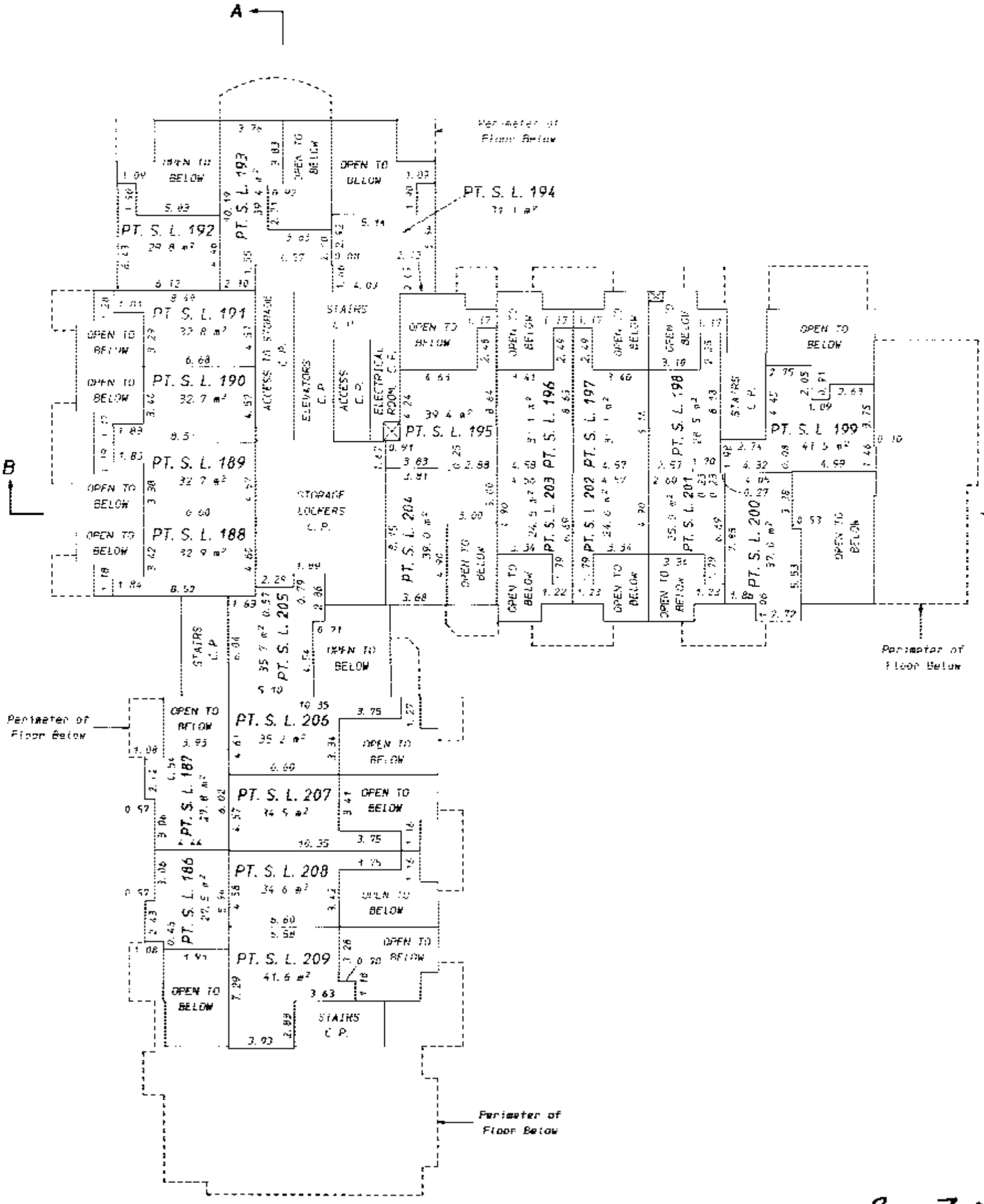
EAST BUILDING
LEVEL 5 LOFT
PART STRATA LOTS 186 TO 209

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



B.C.L.S.

February 4th, 2006.

STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

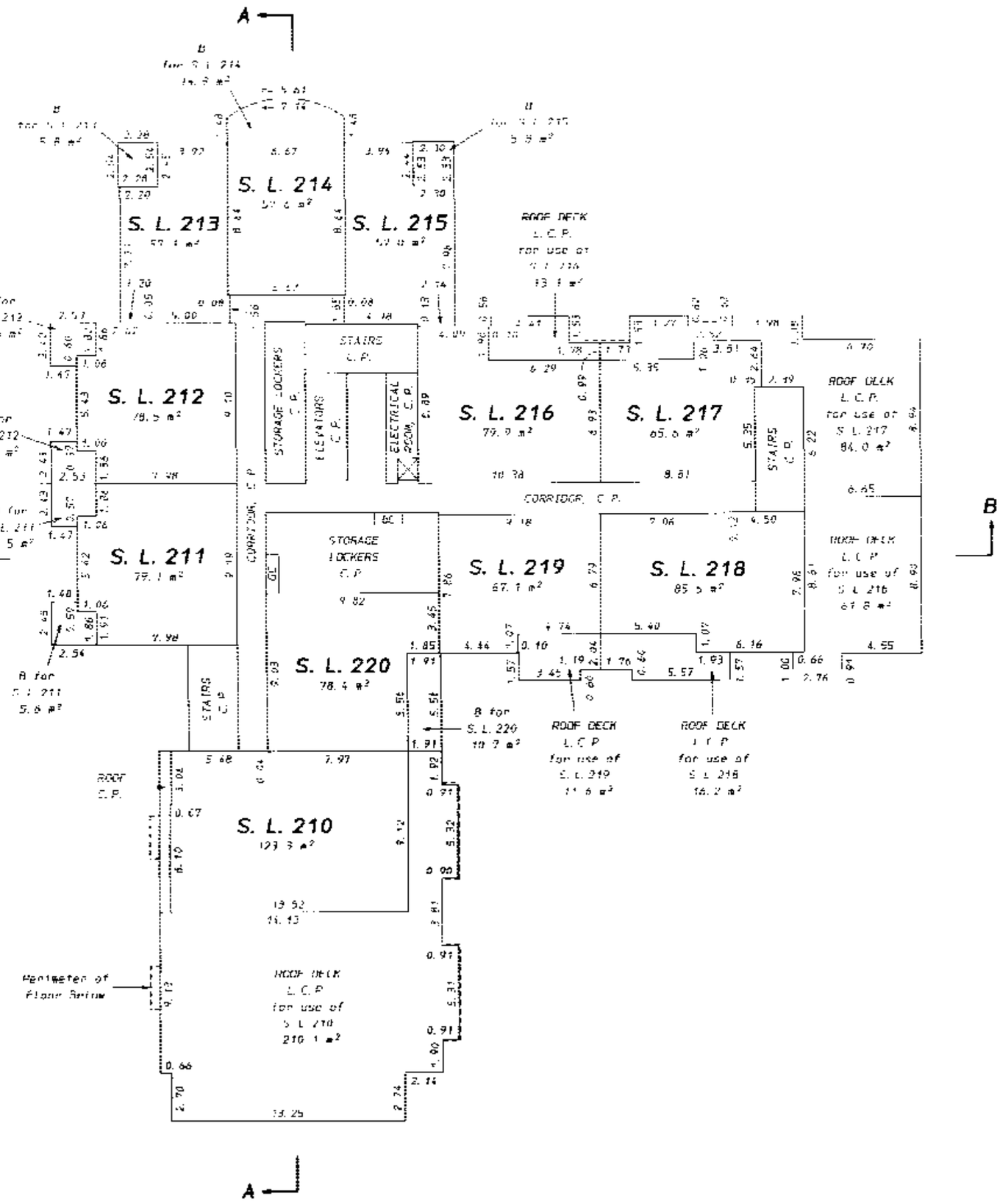
EAST BUILDING
LEVEL 6
STRATA LOTS 210 TO 220

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



B. C. L. S.

February 4th, 2006.

STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

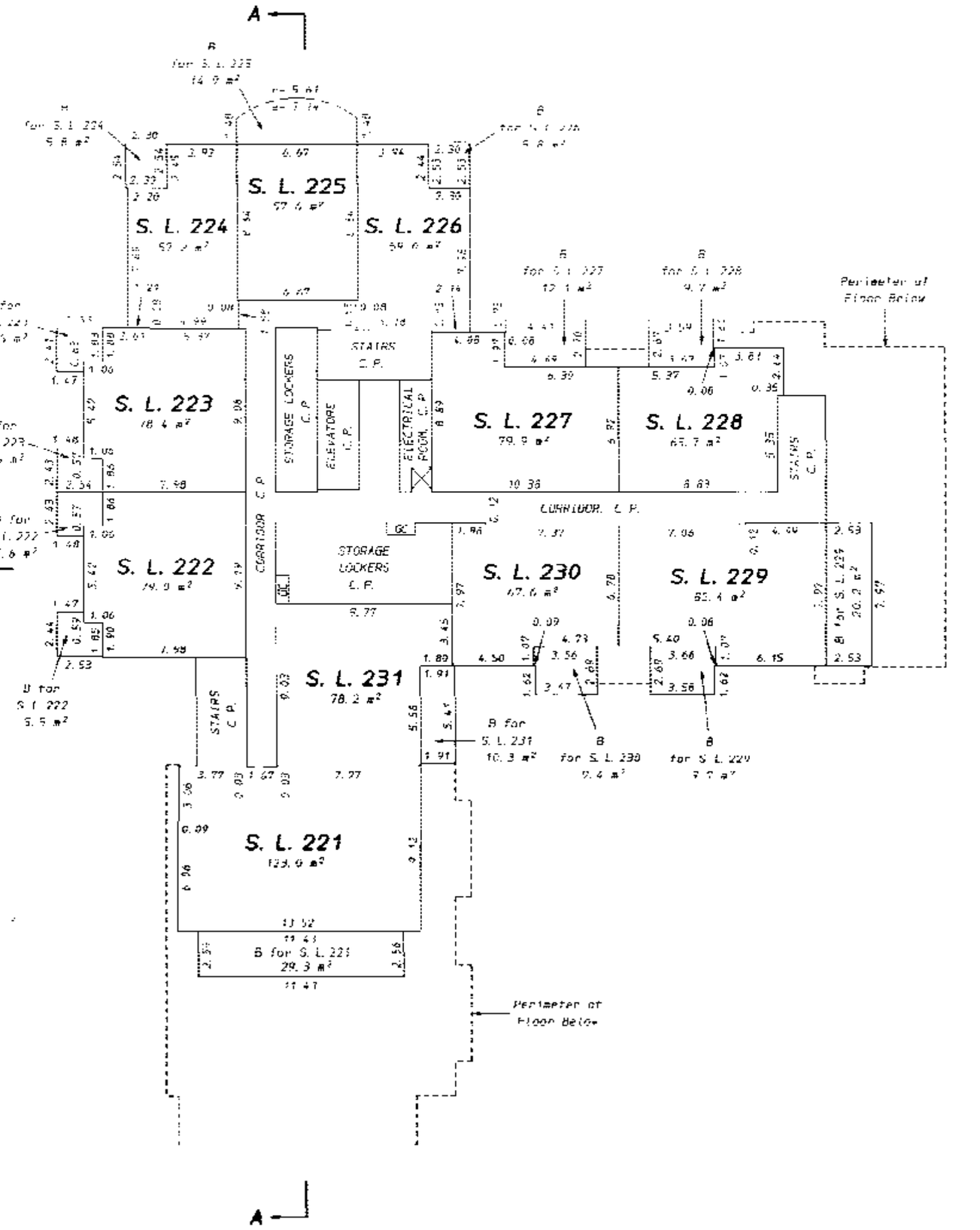
EAST BUILDING
LEVEL 7
STRATA LOTS 221 TO 231

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



B.C.L.S.

February 4th, 2006.

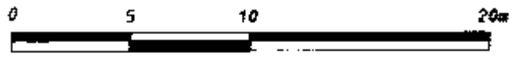
STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

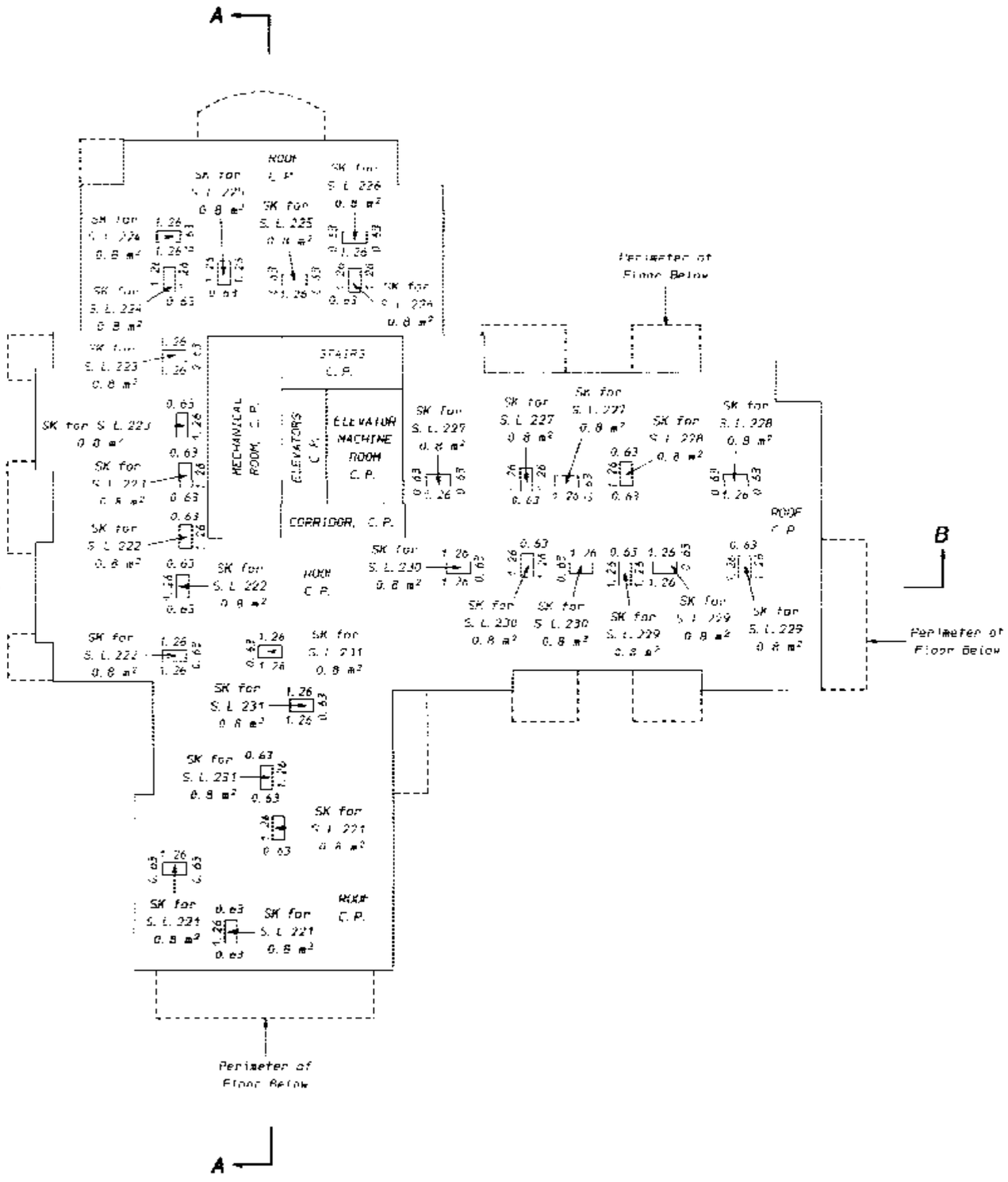
EAST BUILDING
ROOF LEVEL

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250



All distances are in metres and decimals thereof unless otherwise indicated



B. C. L. S.

February 4th, 2006.

STR – 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

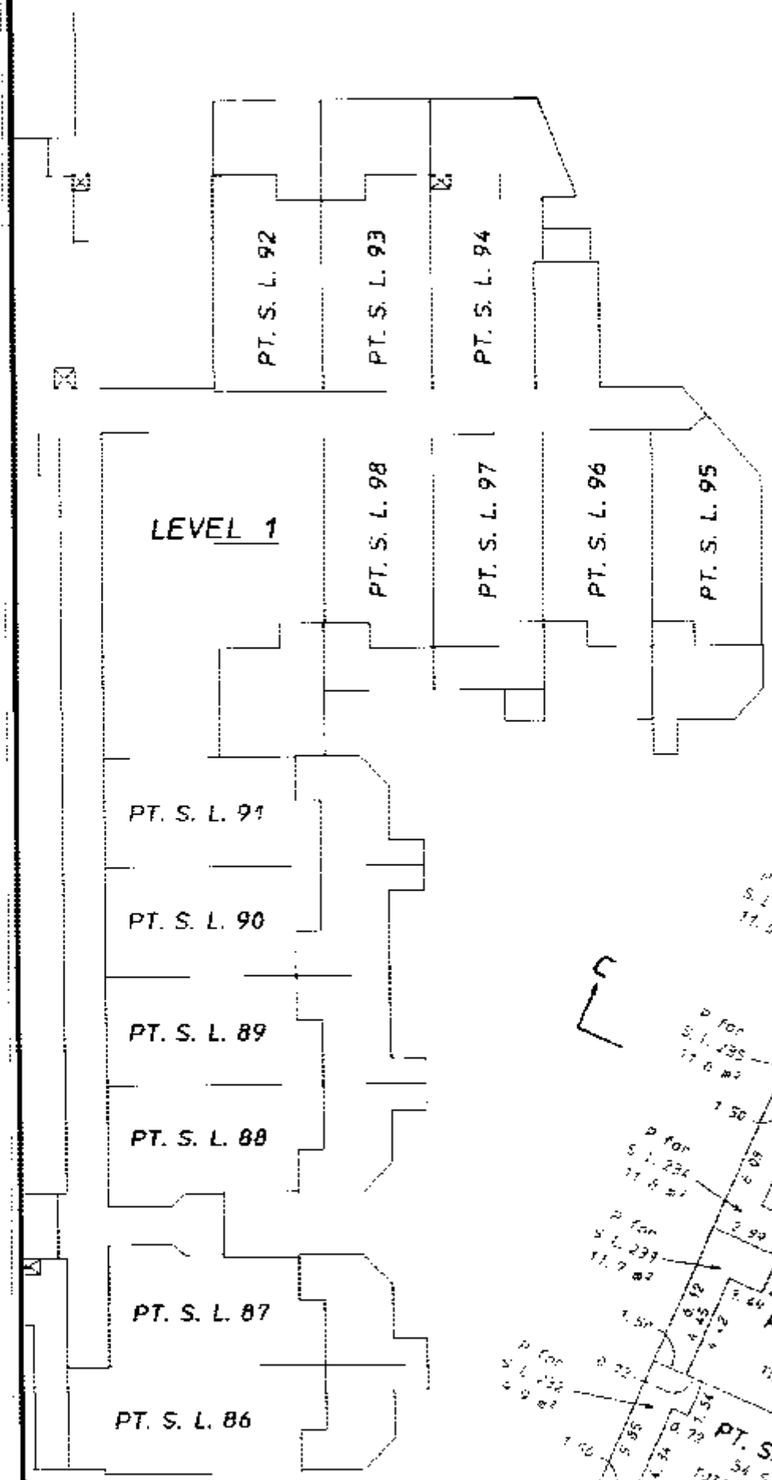
TOWNHOMES
LEVEL 1
PART STRATA LOTS 232 TO 237

STRATA PLAN BCS1347
PHASE 2

SCALE: 1:250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



E. J. Yr.
B. C. L. S.

February 4th, 2006.

STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

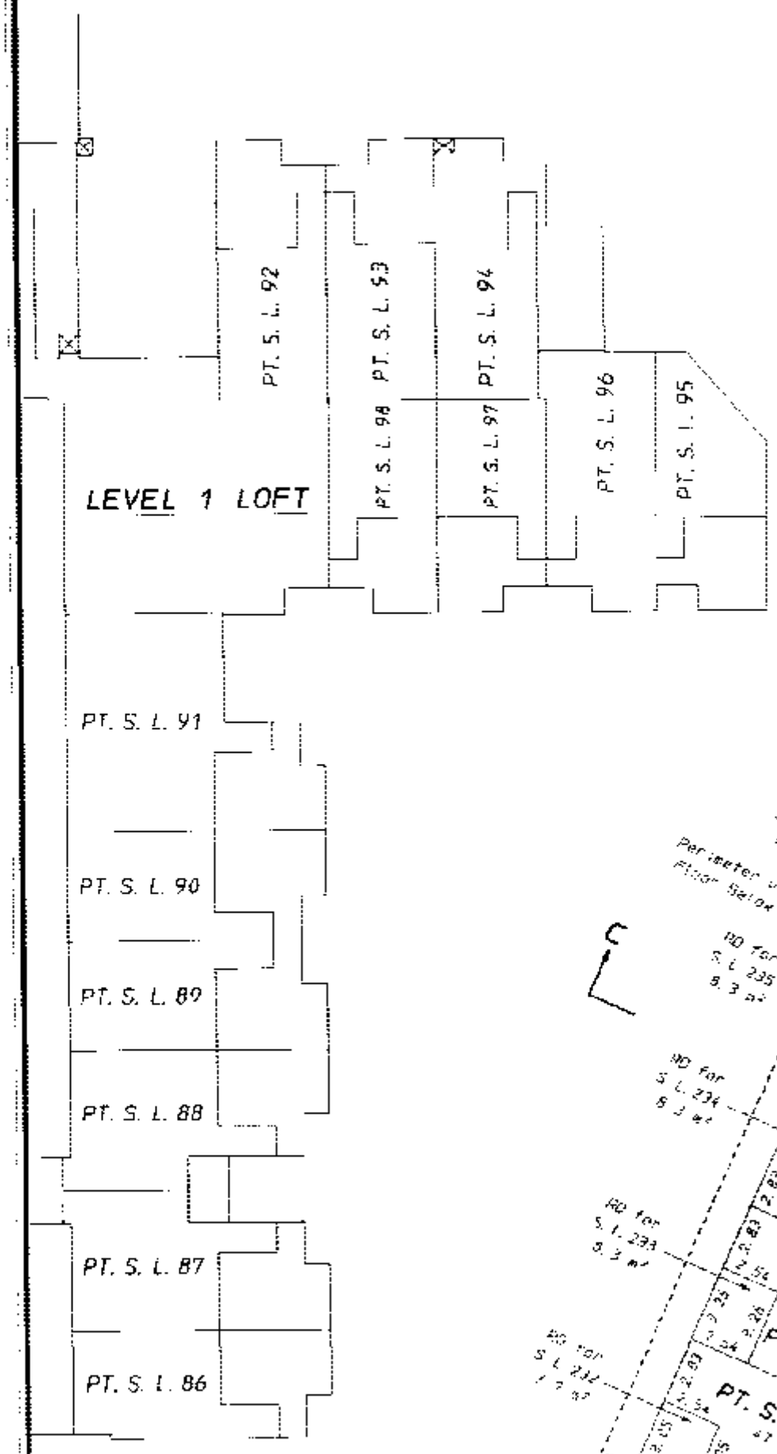
TOWNHOMES
LEVEL 2
PART STRATA LOTS 232 TO 237

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



B. C. L. S.

February 4th, 2006.

STR - 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

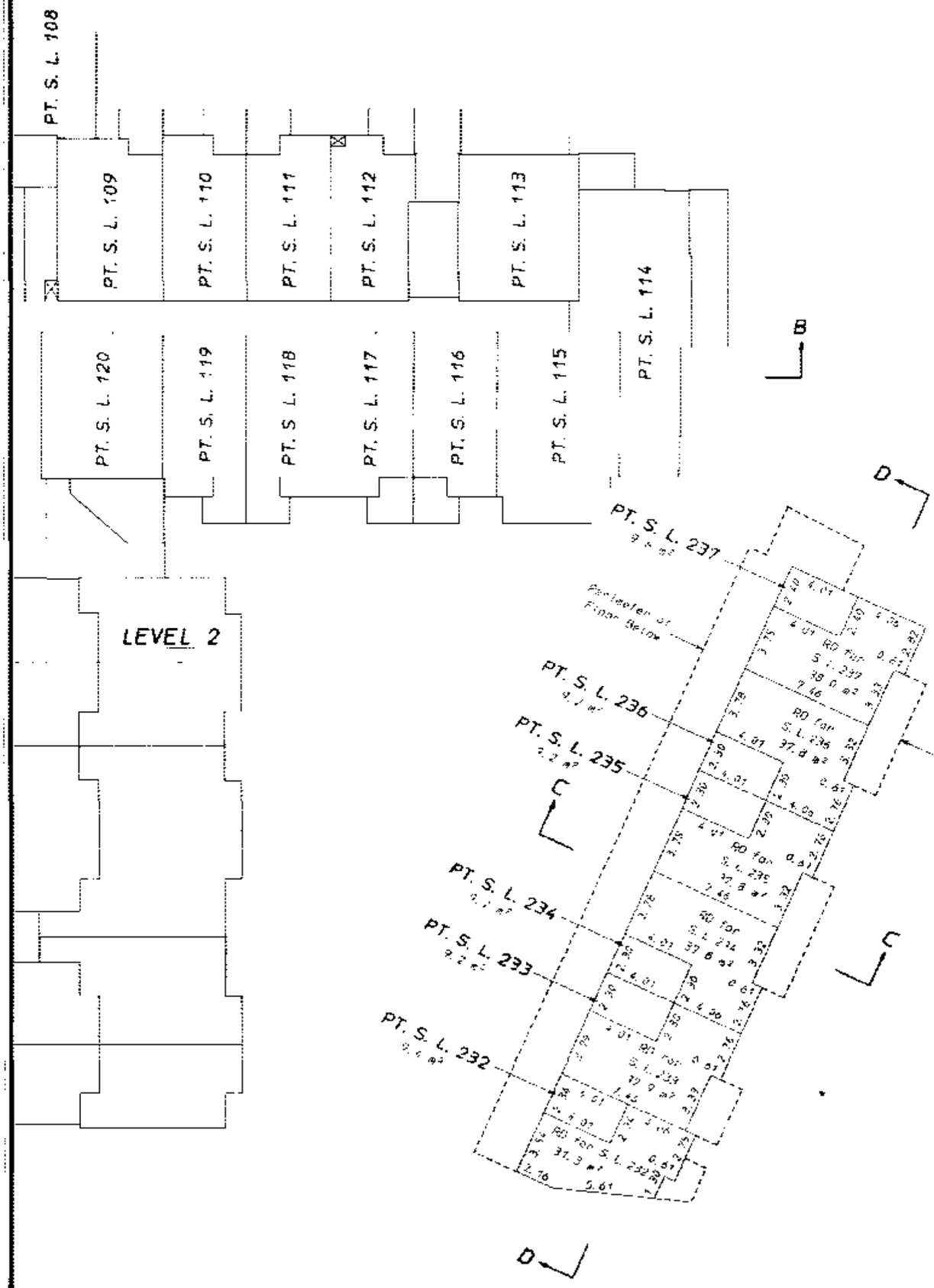
TOWNHOMES
ROOF DECK LEVEL
PART STRATA LOTS 232 TO 237

STRATA PLAN BCS1347
PHASE 2

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



B. C. L. S.

February 4th, 2006.

STR 1096

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

STRATA PLAN OF PART OF LOT A OF DOCK SQUARE AND DISTRICT LOT 2239, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN BCP 18145

SHEET 1 OF 20 SHEETS

STRATA PLAN BCS 1347

PHASE 1

B.C.G.S. 92G.026
(City of New Westminster)

SCALE: 1: 750

0 5 10 20 30 40 50m

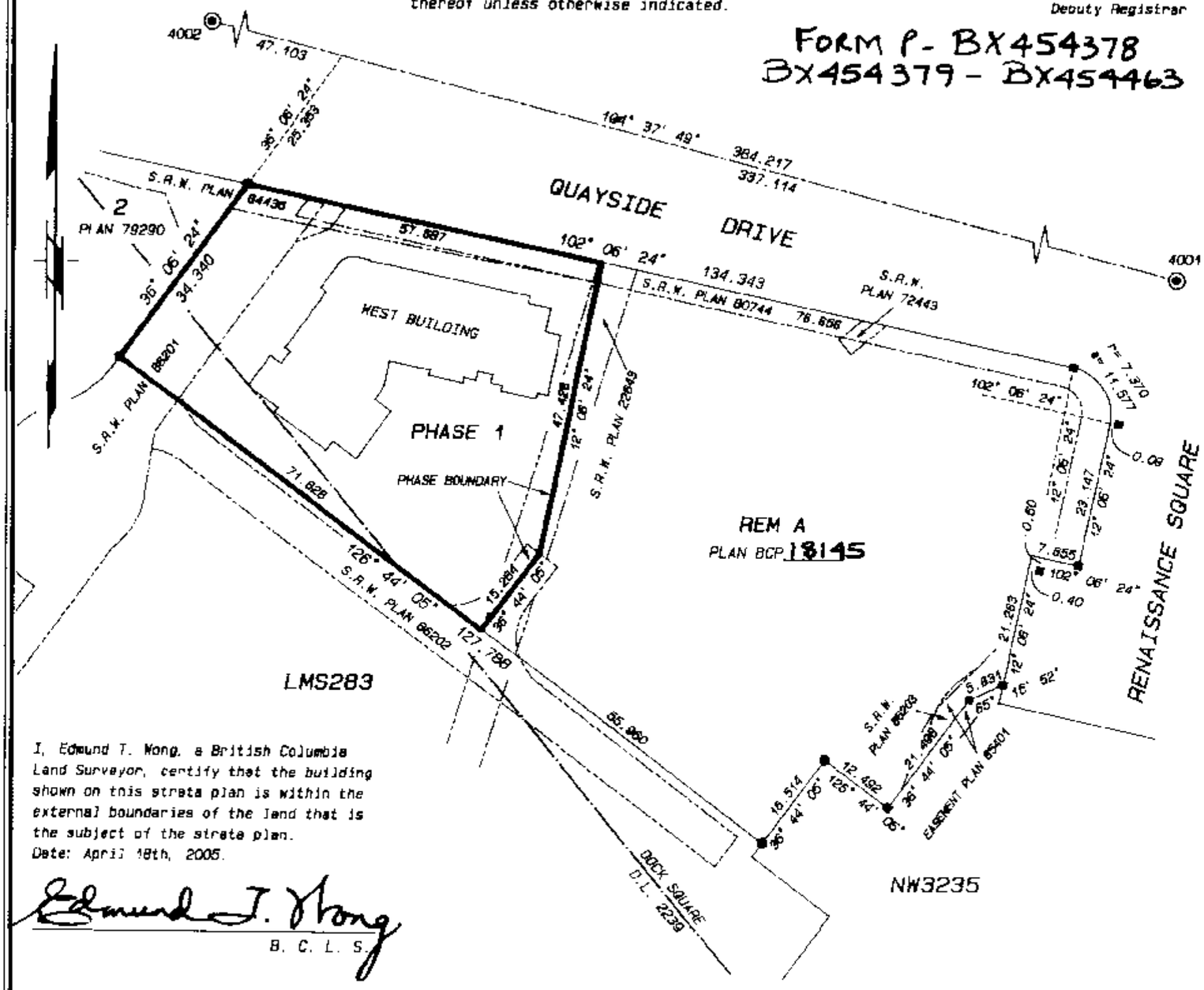
All dimensions are in metres and decimals thereof unless otherwise indicated.

Civic Address:
#1500 Quayside Drive
New Westminster, B.C.

Deposited and registered in the Land Title Office at New Westminster, B.C.
June 16th 2005.

I. MacDonald los.
Deputy Registrar

FORM P- BX454378
BX454379 - BX454463



I, Edmund T. Wong, 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: April 18th, 2005.

Edmund T. Wong
B. C. L. S.

I, Edmund T. Wong, a British Columbia Land Surveyor, certify that the building included in this strata plan has not, as of April 18th, 2005, been previously occupied.

Edmund T. Wong
B. C. L. S.

I, Edmund T. Wong, a British Columbia Land Surveyor, of the City of Burnaby, 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 18th day of April, 2005. The plan was completed and checked, and the checklist filed under #30047, on the 18th day of April, 2005.

Edmund T. Wong
B. C. L. S.

LEGEND:

- ◉ standard concrete post found
- ● standard iron post found
- ■ lead plug found

LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
C.F.	denotes common facilities
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
m²	denotes square metres
SK	denotes skylight, limited common property
B	denotes balcony, limited common property
P	denotes patio, limited common property
ER	denotes electrical room, common property
GC	denotes gas closet, common property
⊠	denotes duct space, common property

Bearings are astronomic and are derived from Plan NWP87800.

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1A4
Telephone: 294-8881
Fax: 294-0625
040528 FB790 P72-74
SV-234, TG-1365, SU-1656
R-
Drawn by: RH

STR - 1070

This plan lies within the Greater Vancouver Regional District.

WEST BUILDING
BUILDING DIMENSIONS

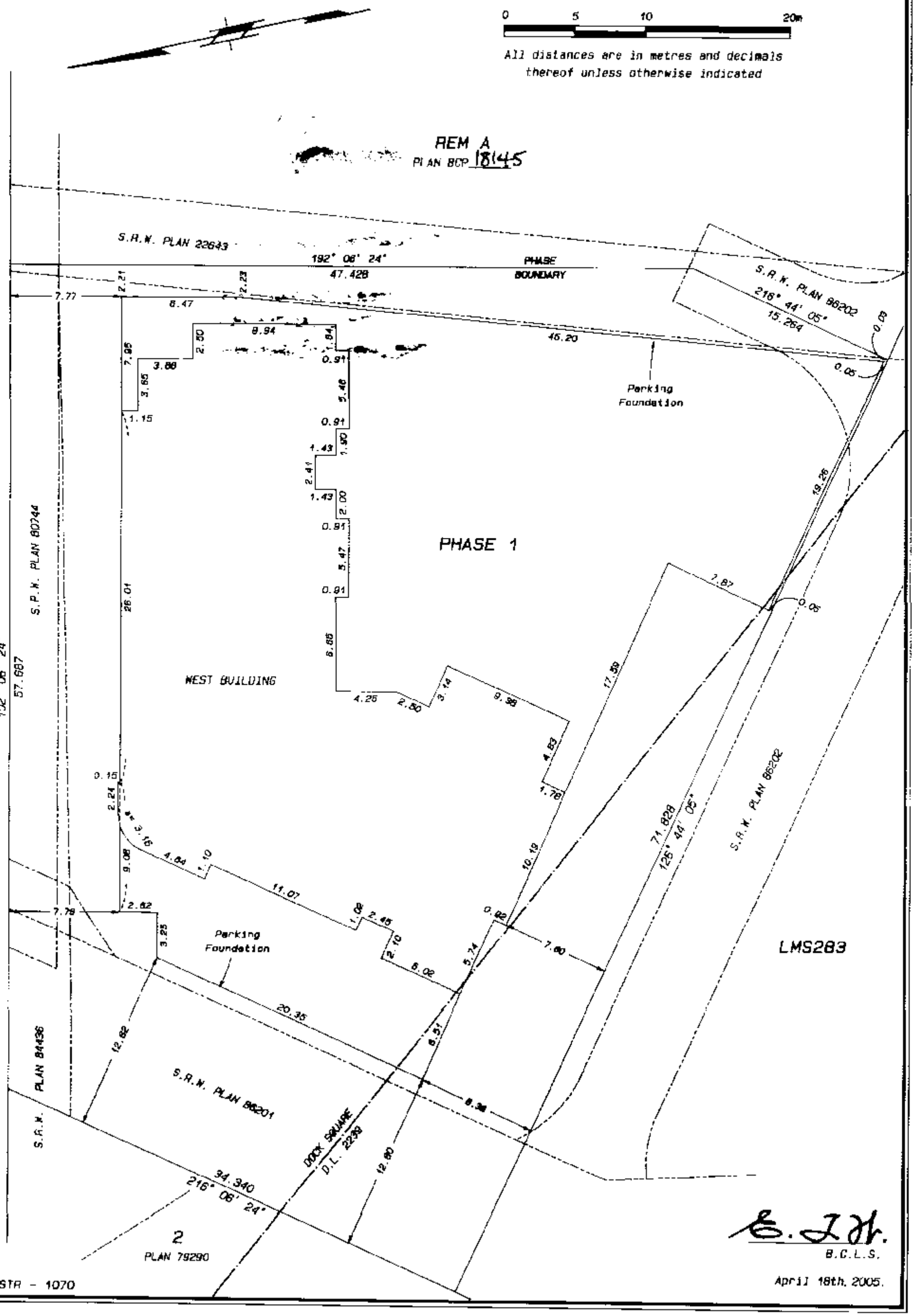
STRATA PLAN BCS 1347

PHASE 1

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



B.C.L.S.

April 18th, 2005.

STR - 1070

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

STRATA PLAN BCS 1347

PHASE 1

ARAGON (RIALTO COURT) PROPERTIES LTD.
(INC. NO. 636616)

Authorized Signatory
(Sign and print name) Lenny Ney, President

Authorized Signatory
(Sign and print name)

Witness (Sign and print name) Kathy Simpson
as to signature(s)

Address of 201-1628 W. 1st Ave
Witness: Vancouver, BC

Occupation: Arctic Executive Asst

MORTGAGEE:
THE BANK OF NOVA SCOTIA

Authorized Signatory C. Brock Richardson
(Sign and print name)

Authorized Signatory D. Atkar
(Sign and print name)

P. CHOW
Witness (Sign and print name)
3400 - 650 W. GEORGIA VAN
as to signature(s)

Address of
BANKER

Occupation:

FORM Q
ENDORSEMENT OF APPROVAL FOR PHASED STRATA PLAN.
SEE BX454379

FORM R

ENDORSEMENT FOR COMMON FACILITIES IN PHASED STRATA PLAN

I certify that the Meeting Room and 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: July 6, 2005.

Approving Officer, City of New Westminster

B.C.L.S.

April 18th, 2005.

STR - 1070

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

WEST BUILDING
DIAGRAMMATIC ELEVATIONS

STRATA PLAN BCS 1347

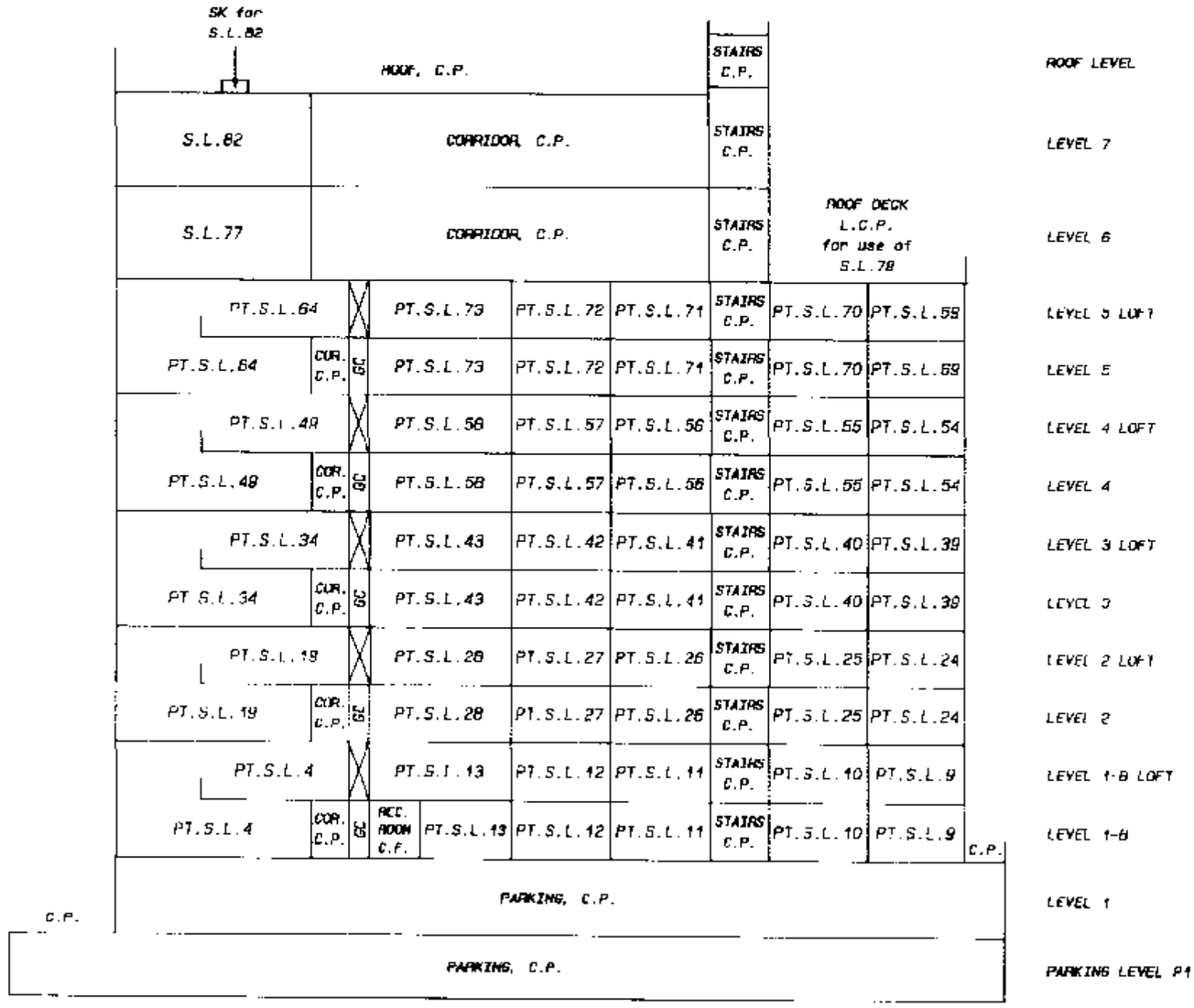
PHASE 1

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated

SECTION A-A



E. J. H.
B.C.L.S.

April 18th, 2005.

STR - 1070

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

WEST BUILDING
DIAGRAMMATIC ELEVATIONS

STRATA PLAN BCS 1347

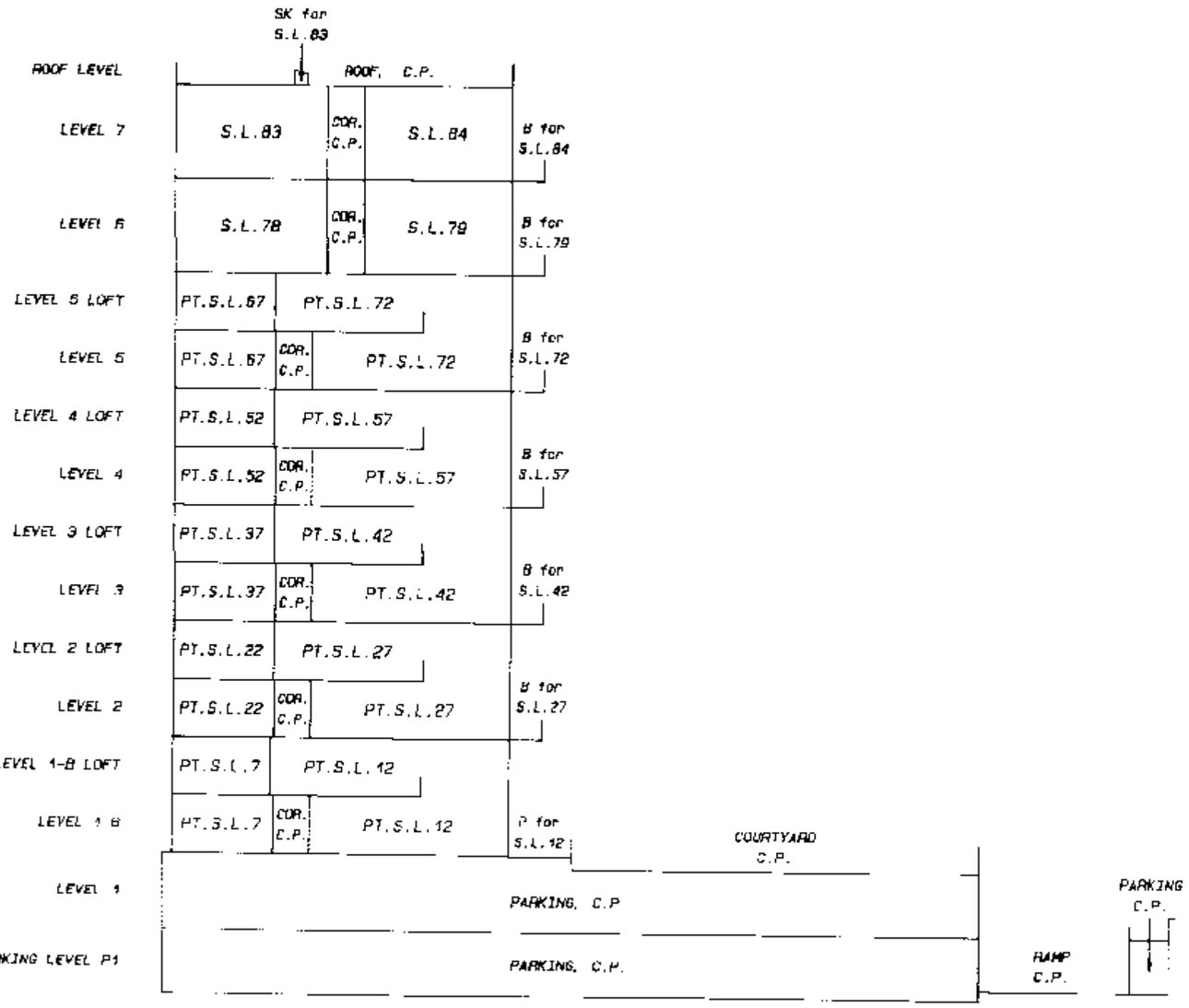
PHASE 1

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated

SECTION B-B



B.C.L.S.

April 18th, 2005.

STR - 1070

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

WEST BUILDING
PARKING LEVEL P1

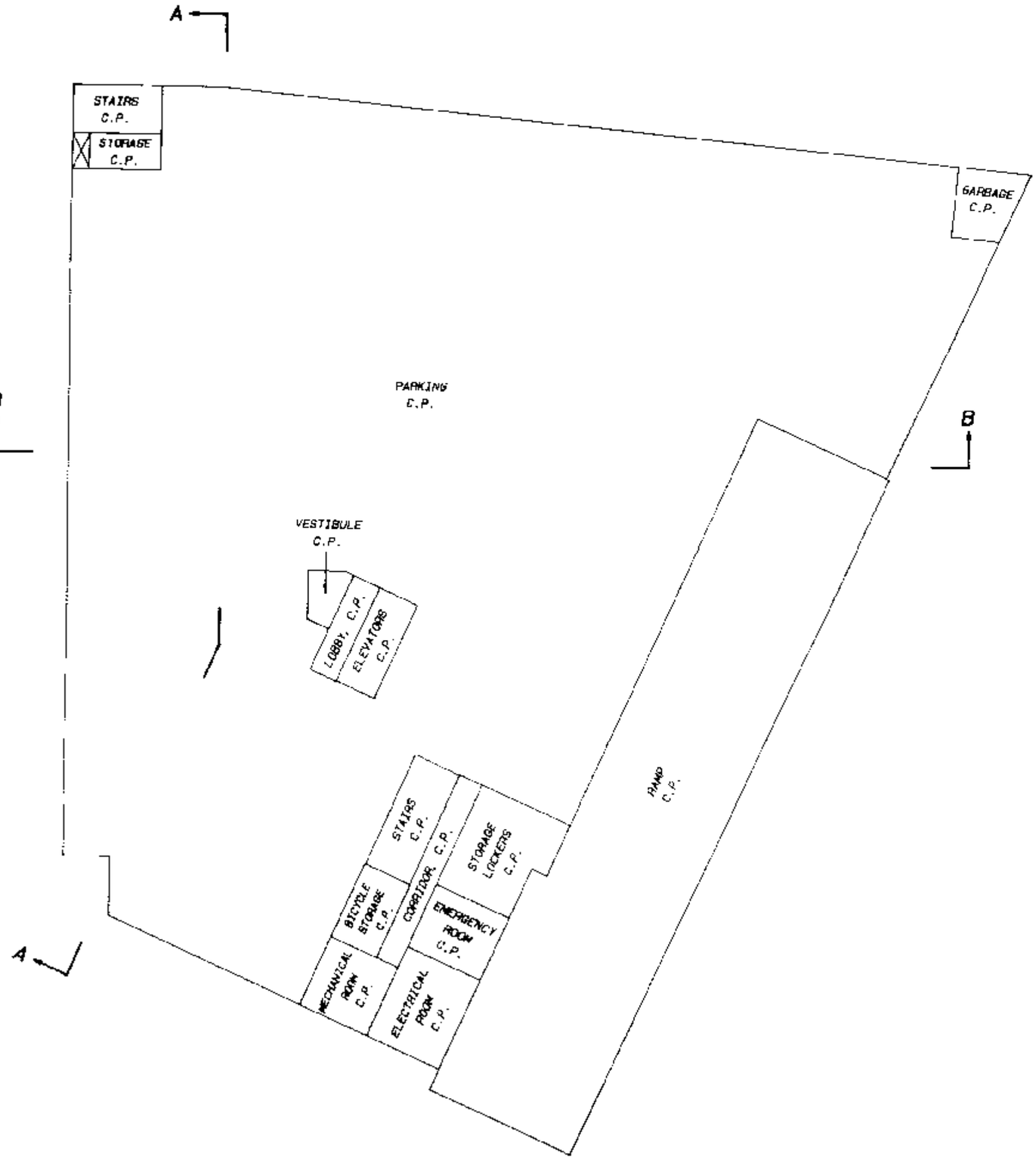
STRATA PLAN BCS 1347

PHASE 1

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



E. J. M.
B.C.L.S.

STR - 1070

April 18th, 2005.

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

WEST BUILDING
LEVEL 1

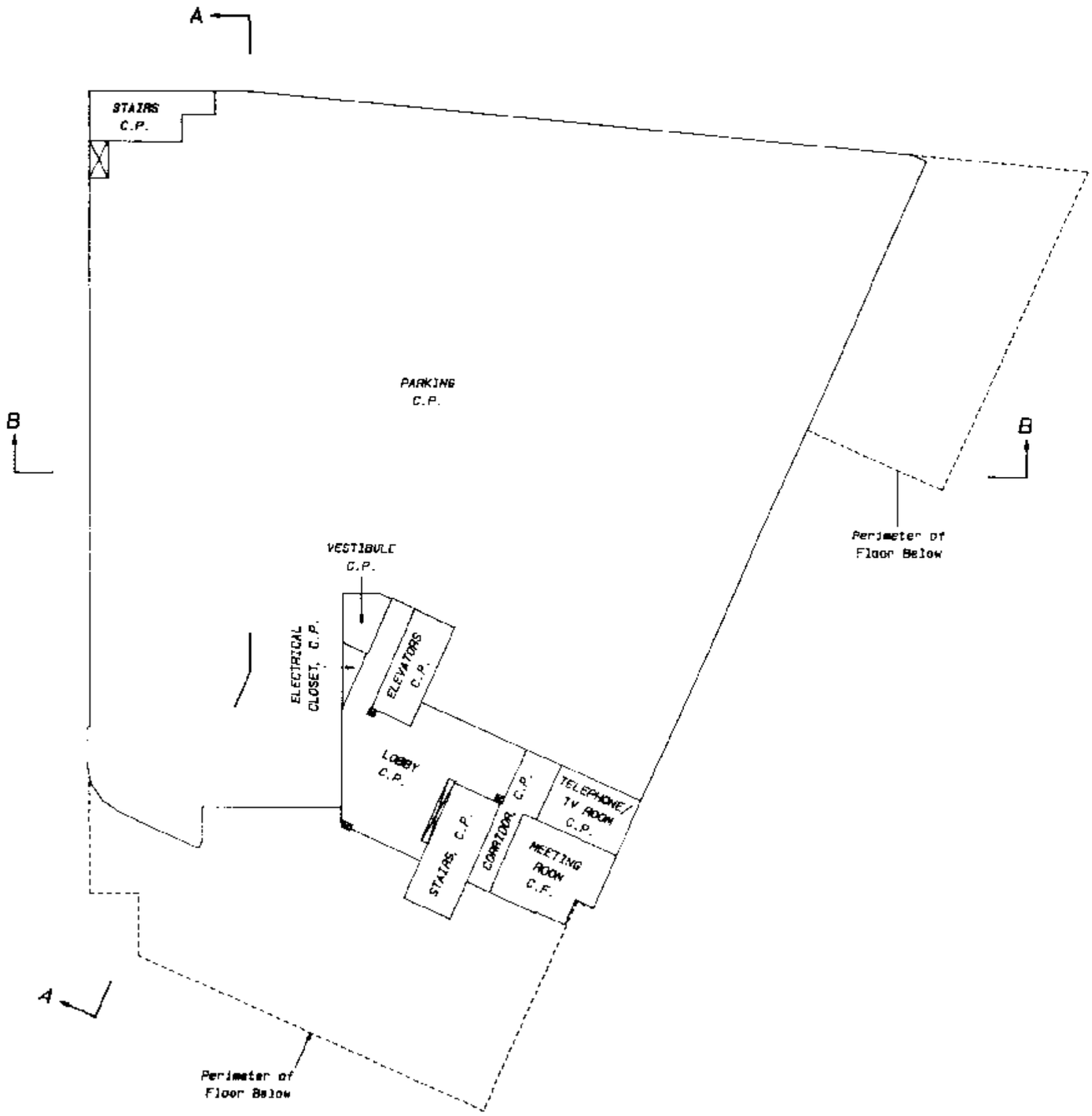
STRATA PLAN BCS 1347

PHASE 1

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



E. J. H.
B.C.L.S.

April 18th, 2005.

STR - 1070

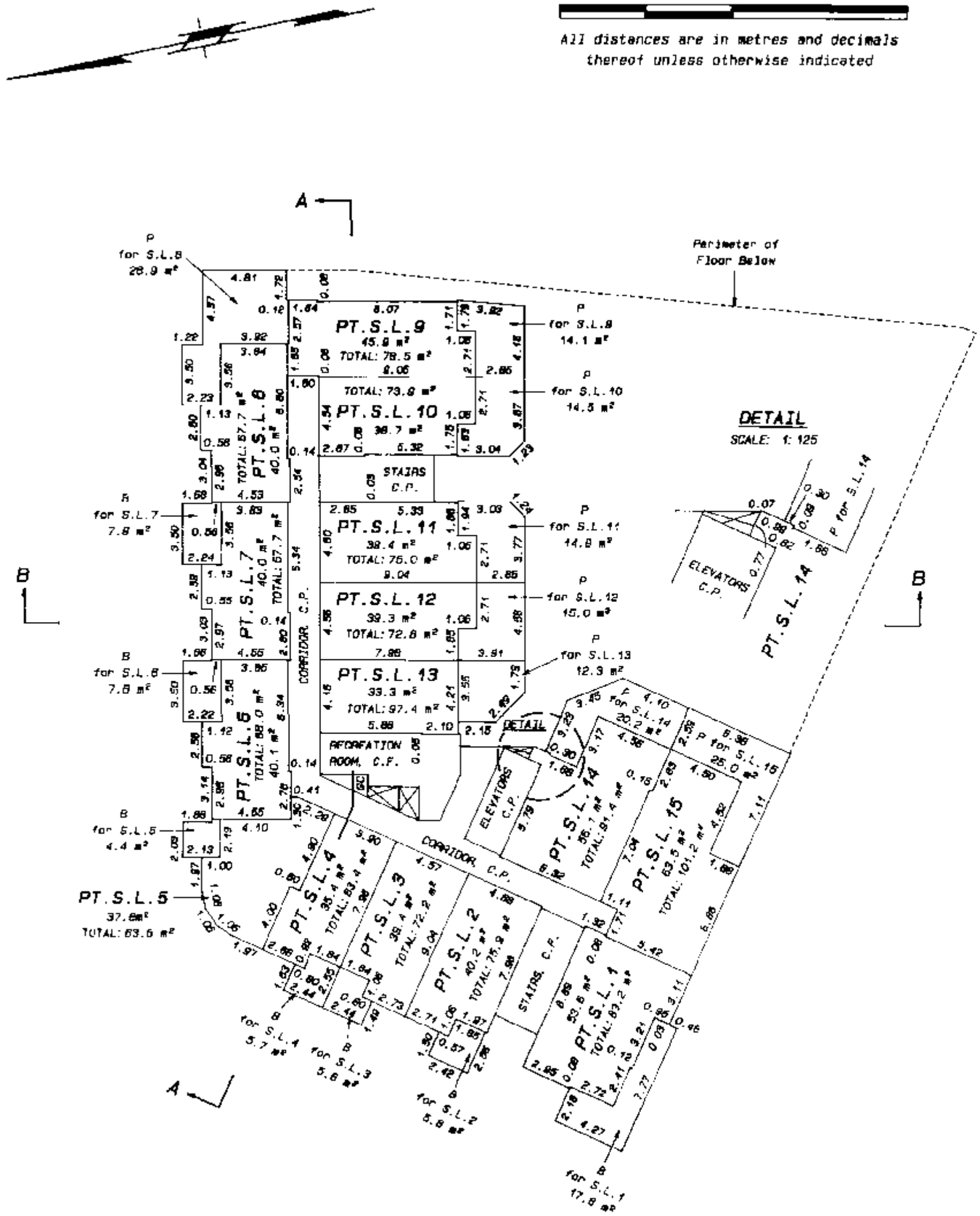
WEST BUILDING
LEVEL 1-B
PART STRATA LOTS 1 TO 15

STRATA PLAN BCS 1347
PHASE 1

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



E. J. H.
B.C.L.S.

April 18th, 2005.

STR – 1070

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

WEST BUILDING
LEVEL 1-B LOFT
PART STRATA LOTS 1 TO 15

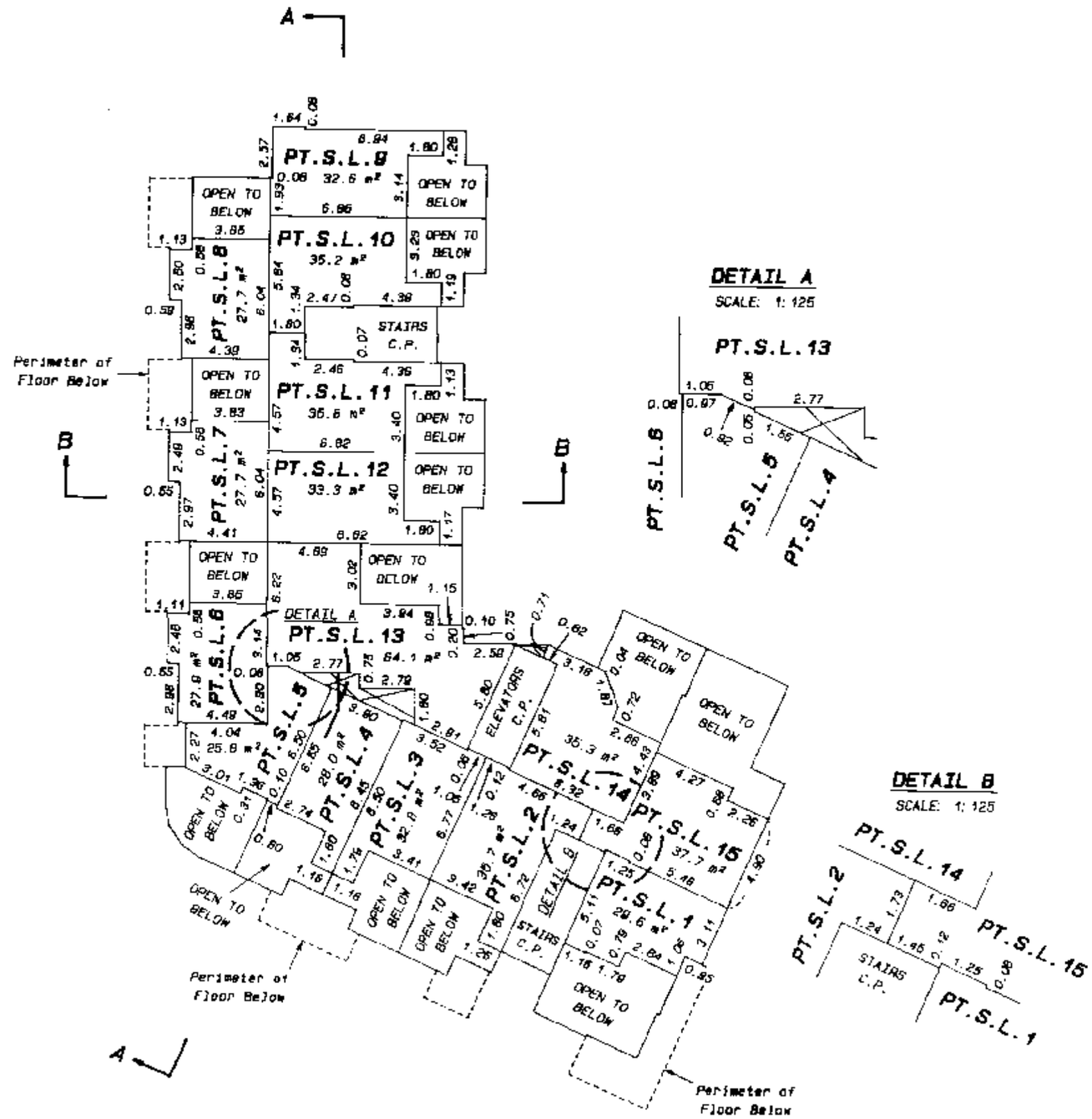
STRATA PLAN BCS 1347

PHASE 1

SCALE: 1:250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



DETAIL A
SCALE: 1:125

DETAIL B
SCALE: 1:125

B.C.L.S.

April 18th, 2005.

STR - 1070

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

WEST BUILDING
LEVEL 2
PART STRATA LOTS 16 TO 30

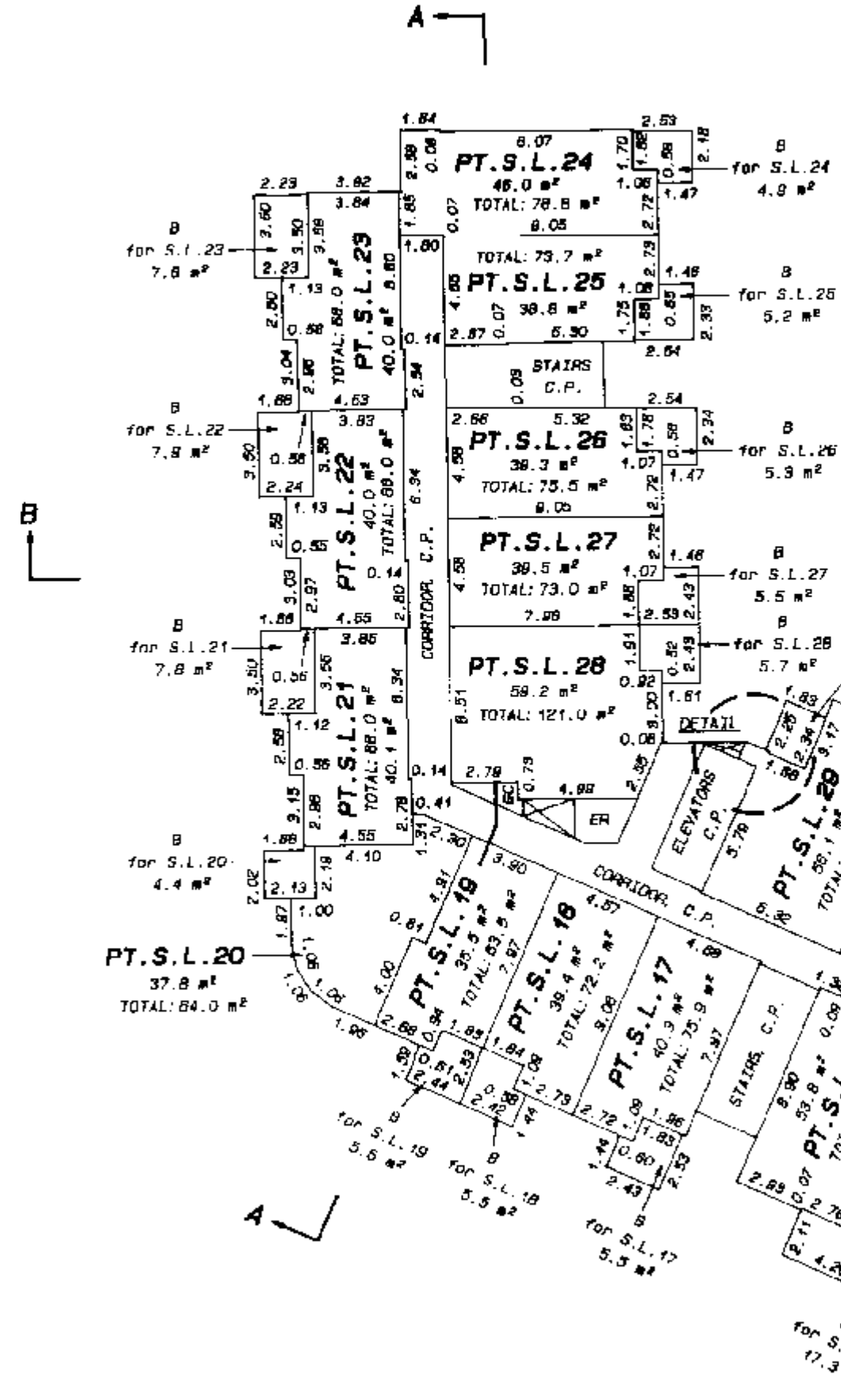
STRATA PLAN BCS 1347

PHASE 1

SCALE: 1: 250

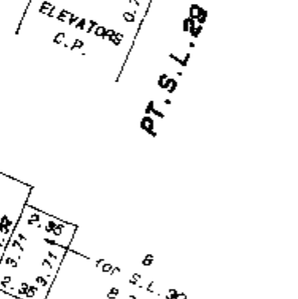
0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



DETAIL

SCALE: 1: 125



B.C.L.S.

April 18th, 2005.

STR - 1070

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

WEST BUILDING
LEVEL 2 LOFT
PART STRATA LOTS 16 TO 30

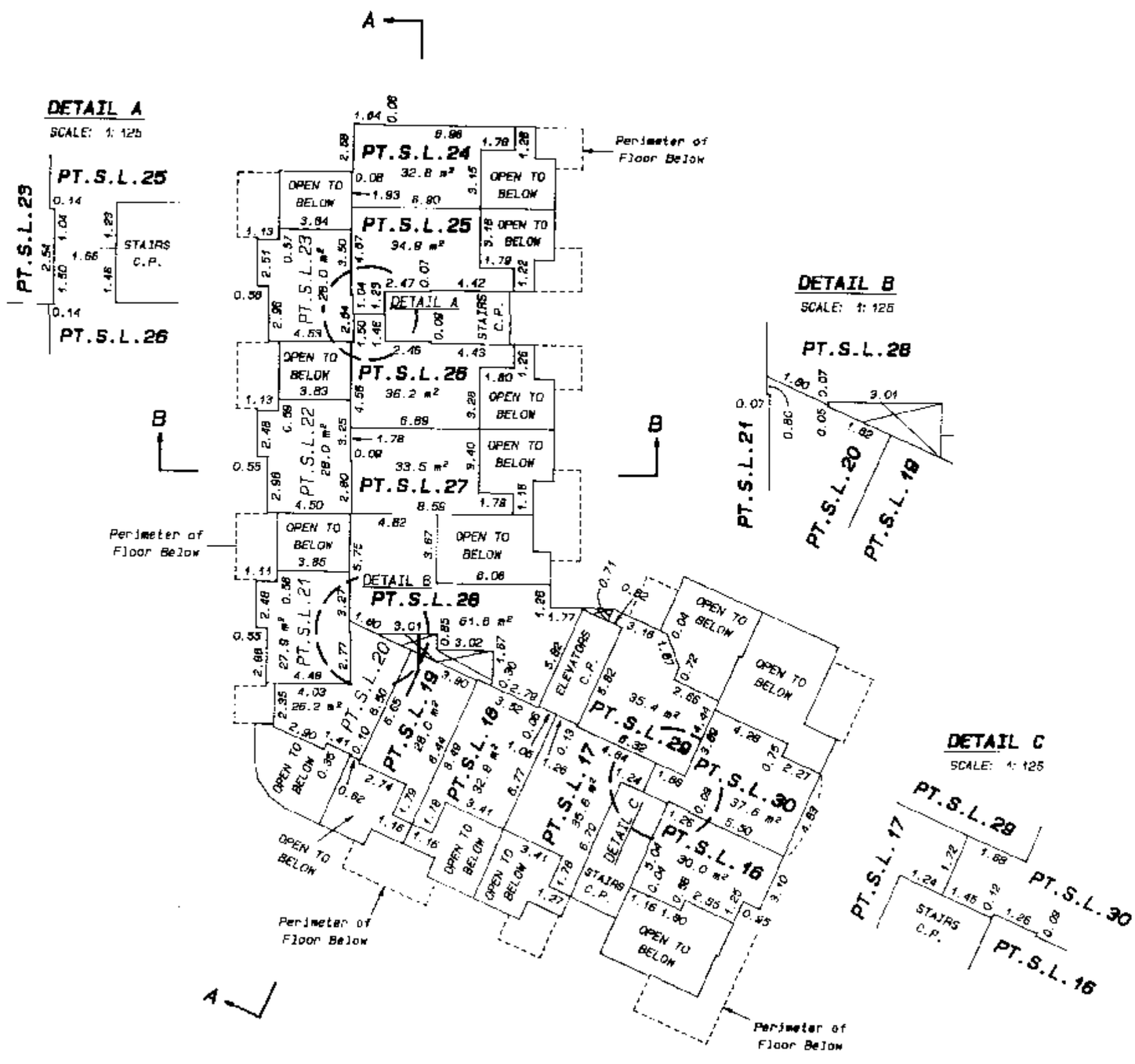
STRATA PLAN BCS 1347

PHASE 1

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



E. I. H.

B.C.L.S.

April 18th, 2005.

STR - 1070

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

WEST BUILDING
LEVEL 3
PART STRATA LOTS 31 TO 45

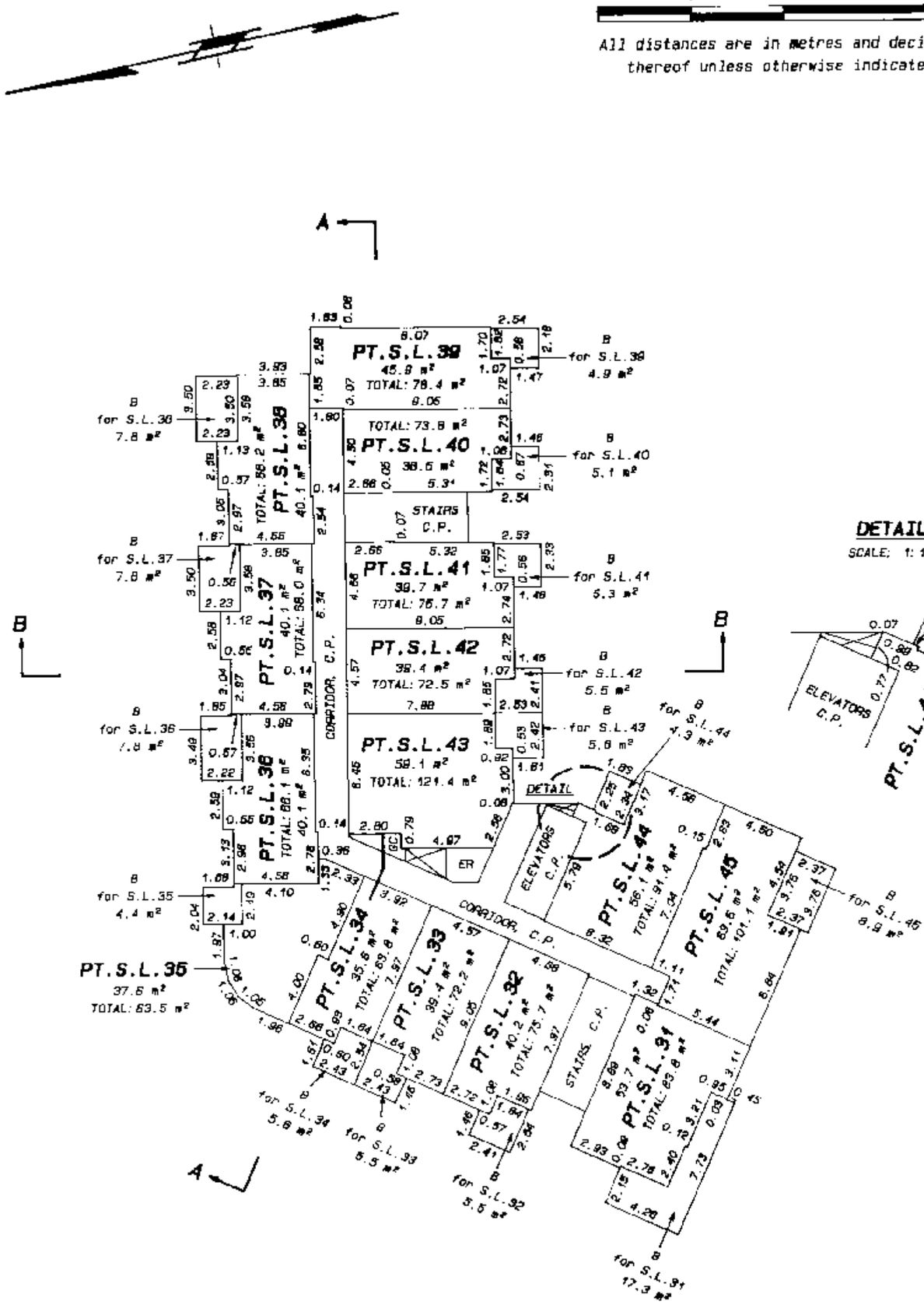
STRATA PLAN BCS 1347

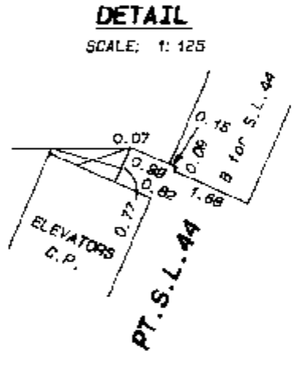
PHASE 1

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated





B.C.L.S.

April 18th, 2005.

STR - 1070

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

WEST BUILDING
LEVEL 3 LOFT
PART STRATA LOTS 31 TO 45

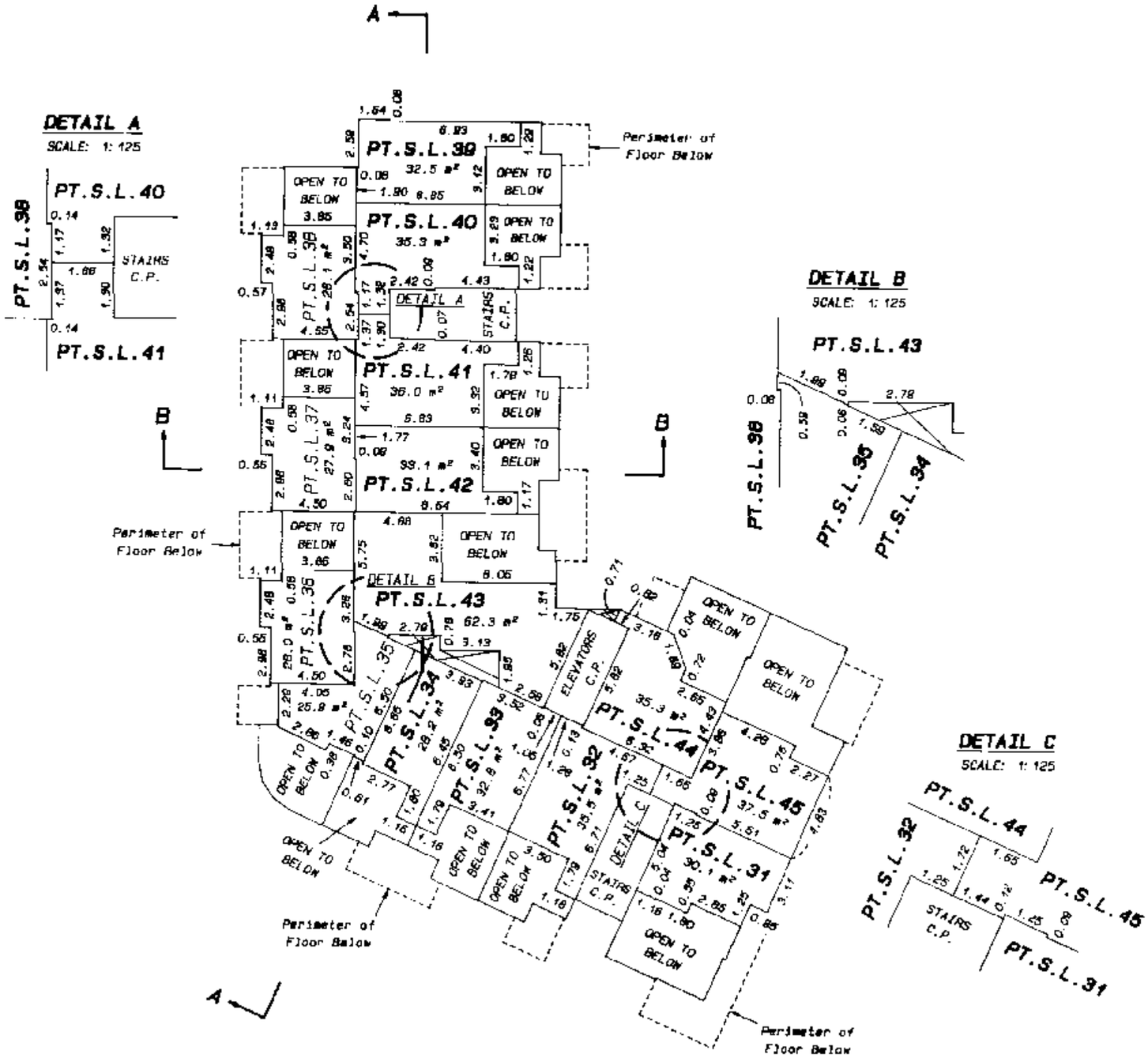
STRATA PLAN BCS 1347

PHASE 1

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



B.C.L.S.

STR - 1070

April 18th, 2005.

WEST BUILDING
LEVEL 4
PART STRATA LOTS 46 TO 60

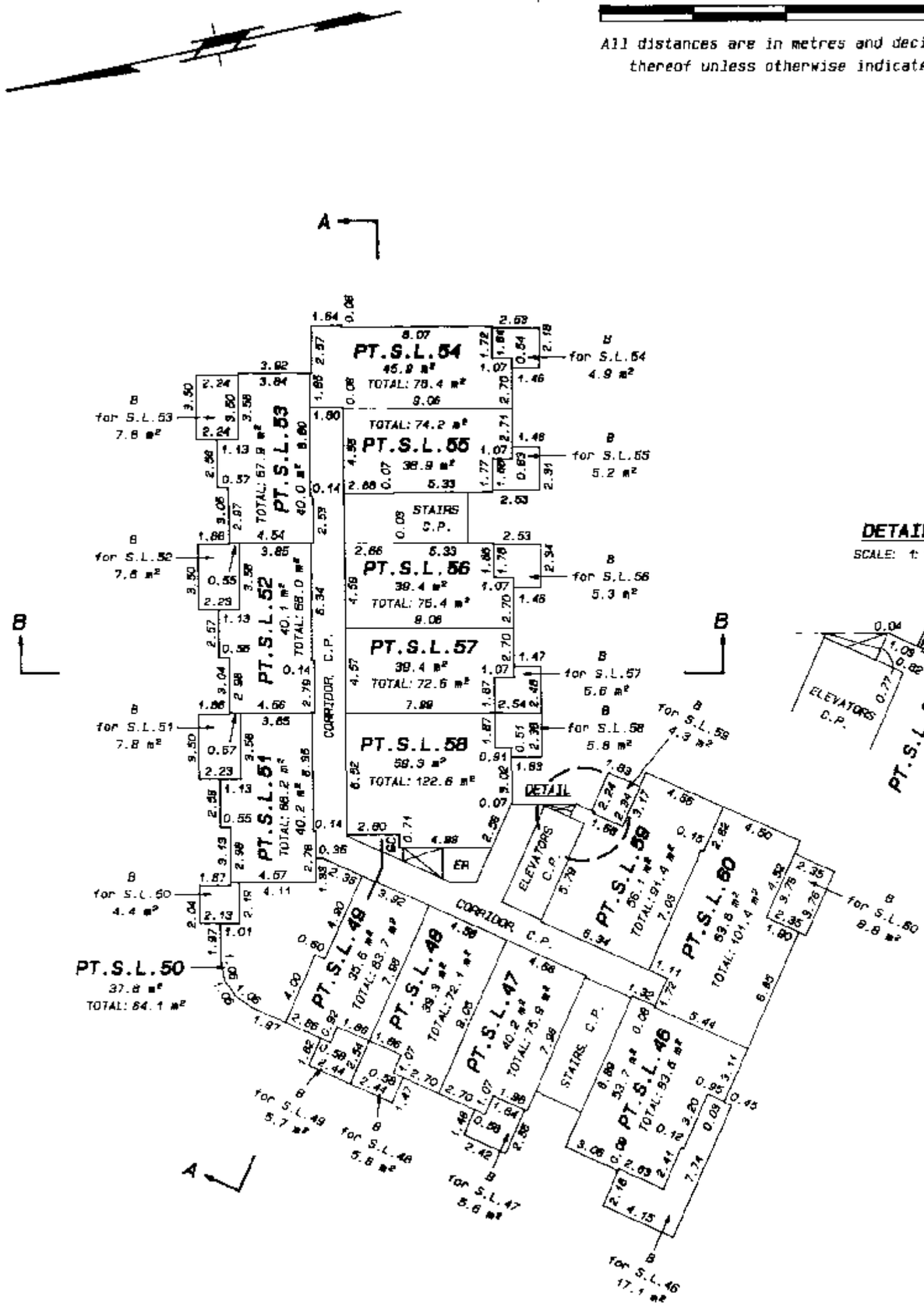
STRATA PLAN BCS 1347

PHASE 1

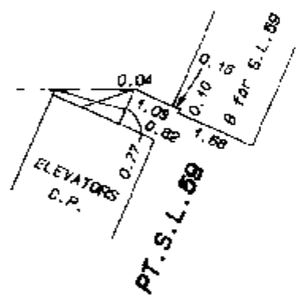
SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



DETAIL
SCALE: 1: 125



B.C.L.S.

April 18th, 2005.

STR - 1070

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

WEST BUILDING
LEVEL 4 LOFT

PART STRATA LOTS 46 TO 60

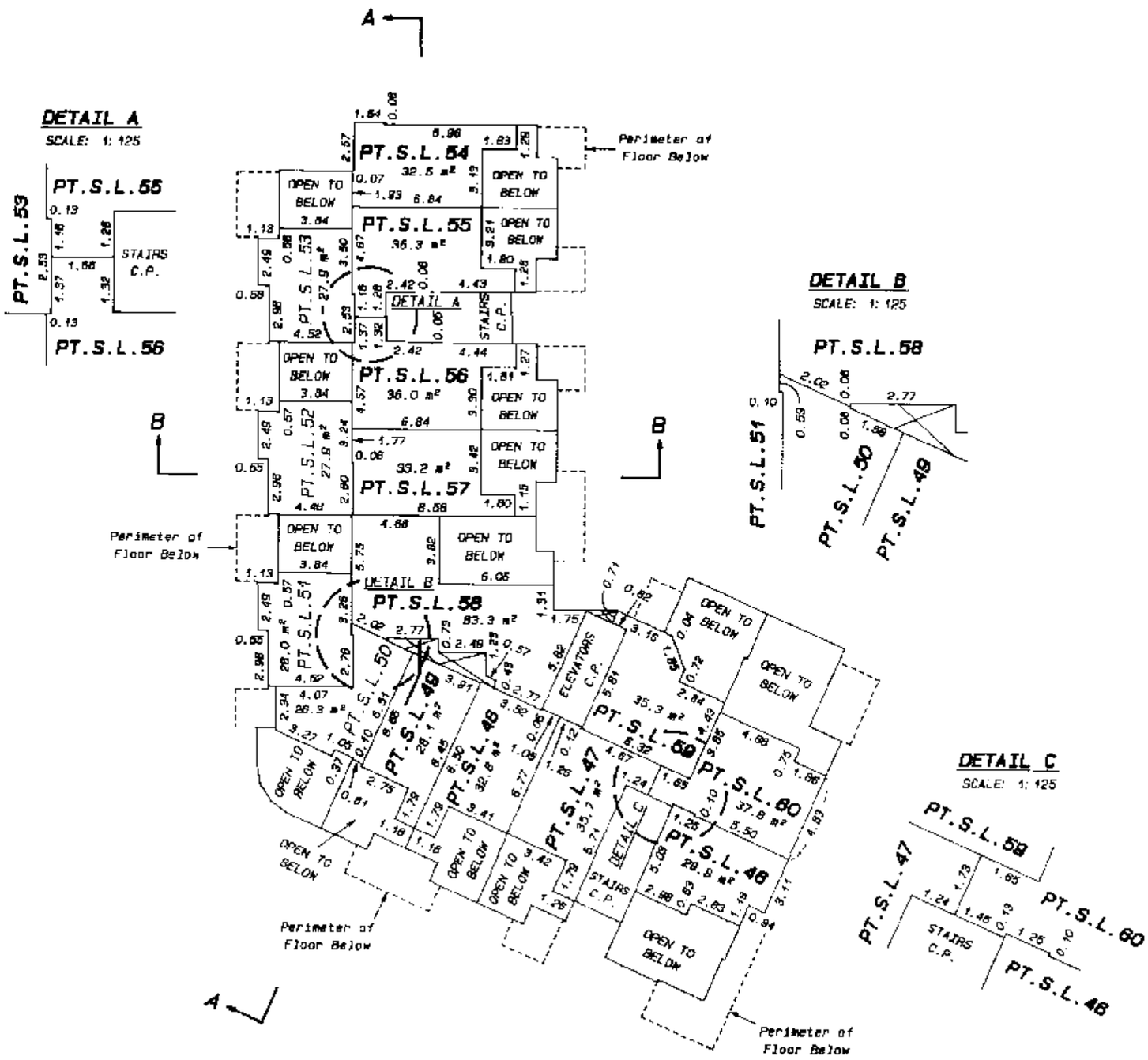
STRATA PLAN BCS 1347

PHASE 1

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



STR - 1070

E. J. W.
B.C.L.S.

April 18th, 2005.

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

WEST BUILDING
LEVEL 5
PART STRATA LOTS 61 TO 75

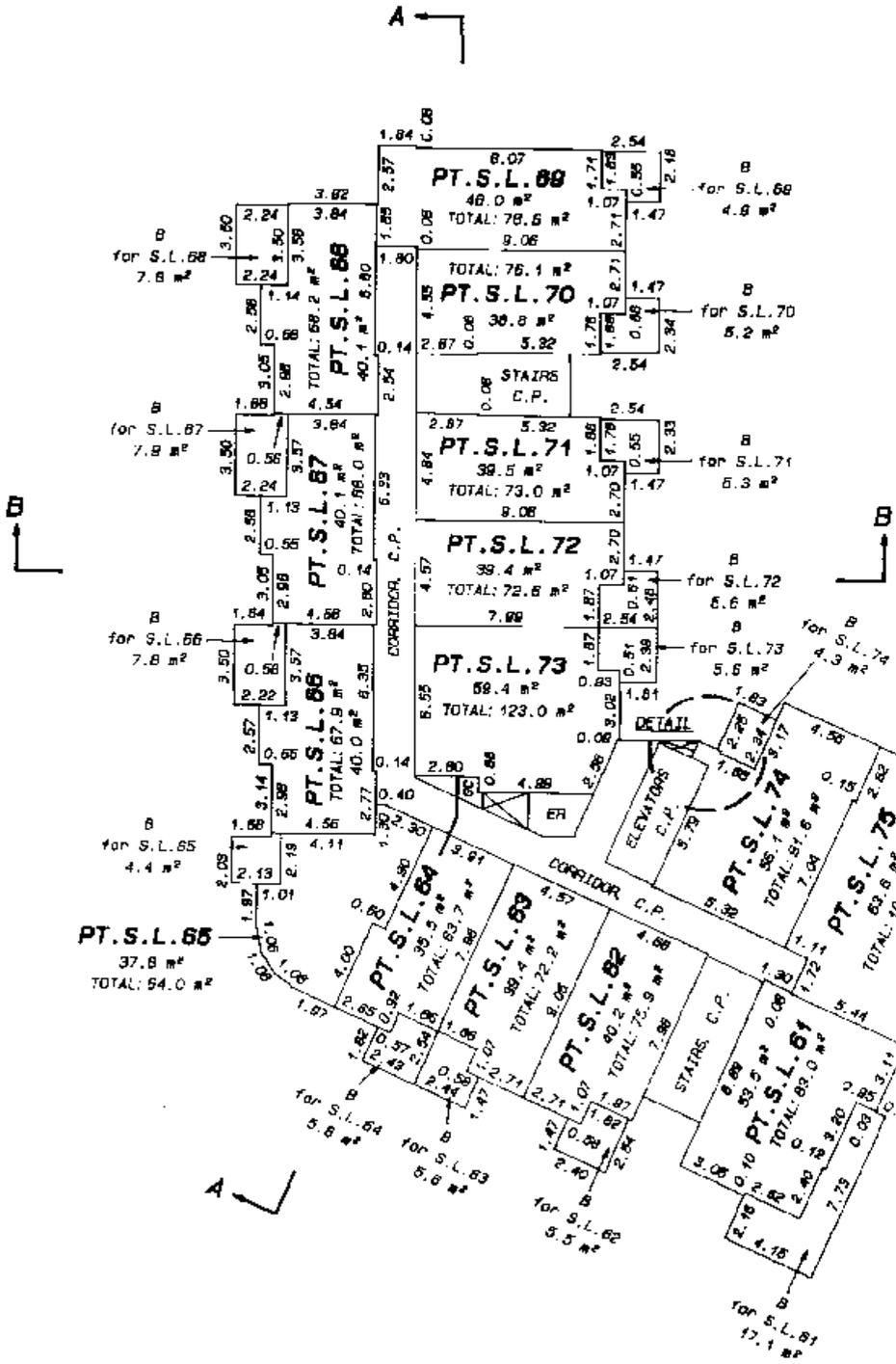
STRATA PLAN BCS 1347

PHASE 1

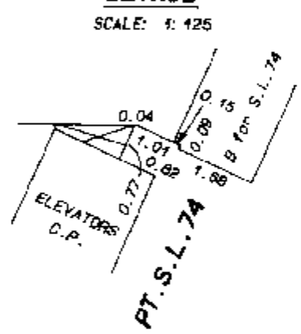
SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



DETAIL
SCALE: 1: 125



E. J. N.
B.C.L.S.

April 18th, 2005.

STR - 1070

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

WEST BUILDING
LEVEL 5 LOFT
PART STRATA LOTS 61 TO 75

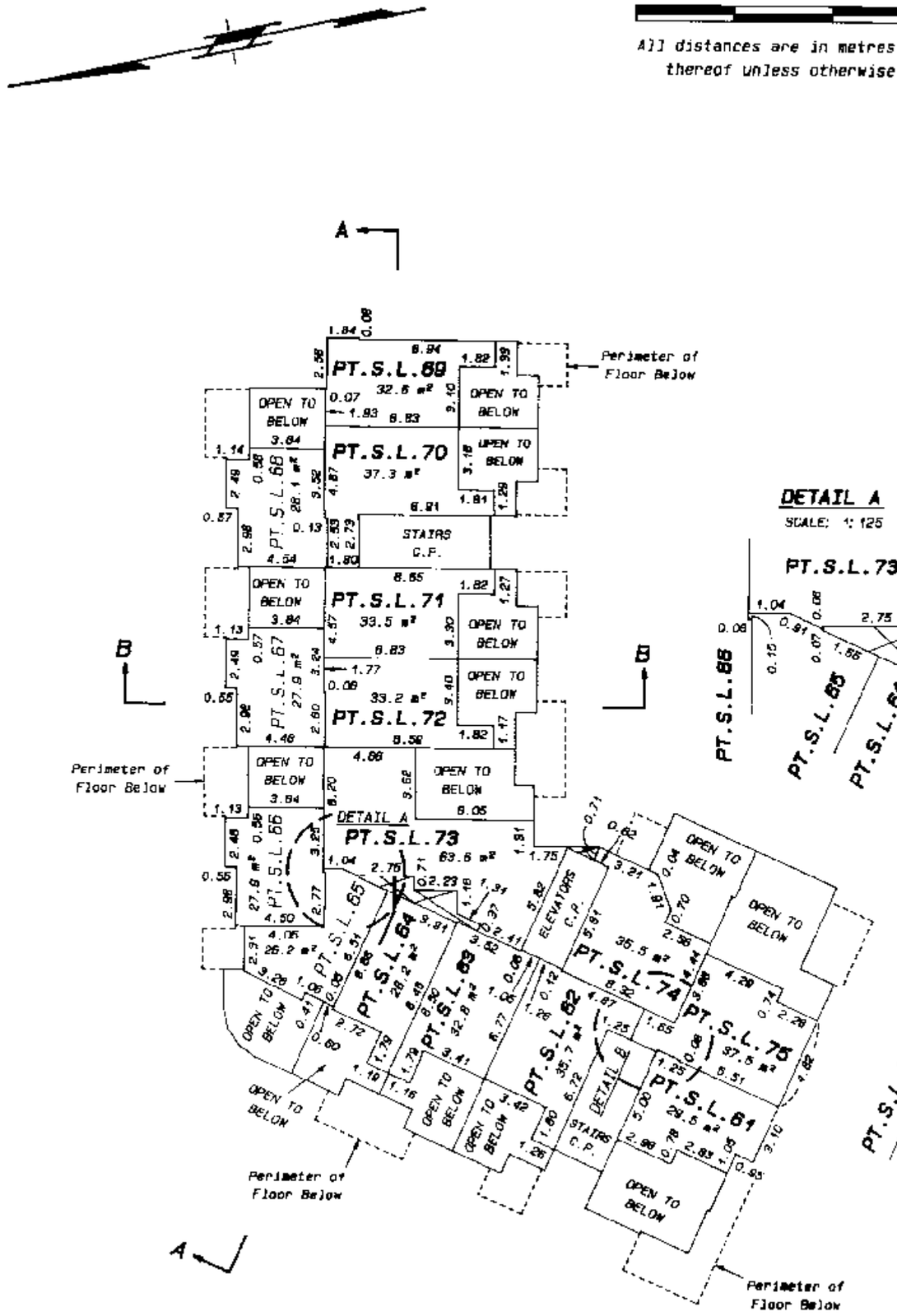
STRATA PLAN BCS 1347

PHASE 1

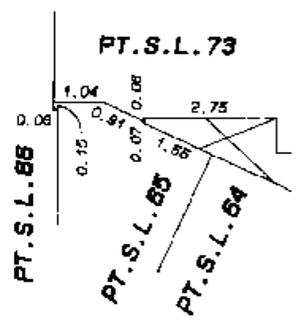
SCALE: 1: 250

0 5 10 20m

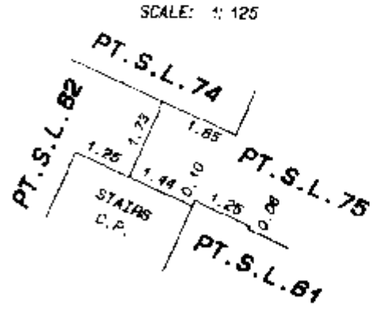
All distances are in metres and decimals thereof unless otherwise indicated



DETAIL A
SCALE: 1: 125



DETAIL B
SCALE: 1: 125



B.C.L.S.

STR - 1070

April 18th, 2005.

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

WEST BUILDING
LEVEL 6
STRATA LOTS 76 TO 80

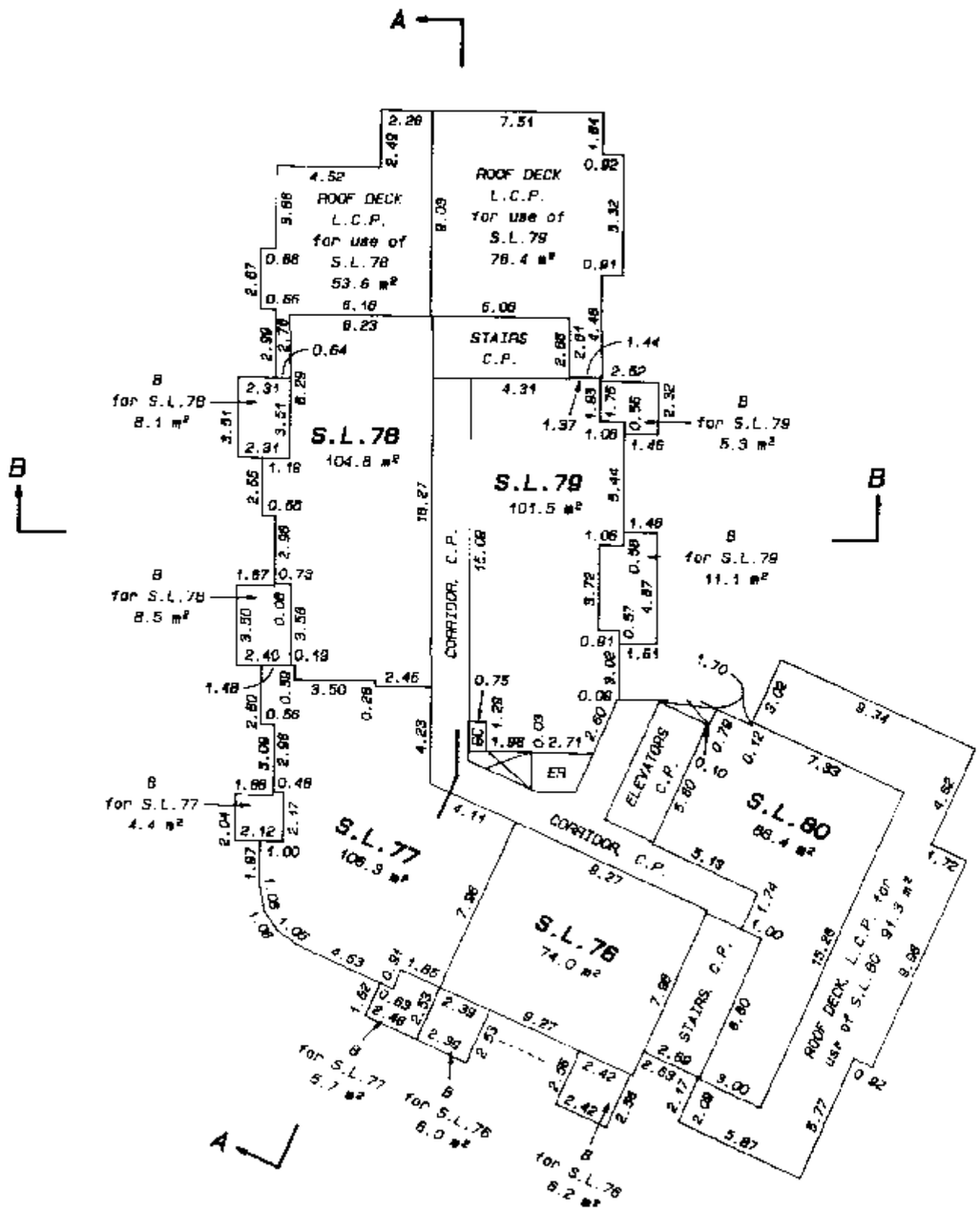
STRATA PLAN BCS 1347

PHASE 1

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



E. J. Yr.
B.C.L.S.

April 18th, 2005.

STR - 1070

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

WEST BUILDING
LEVEL 7
STRATA LOTS 81 TO 85

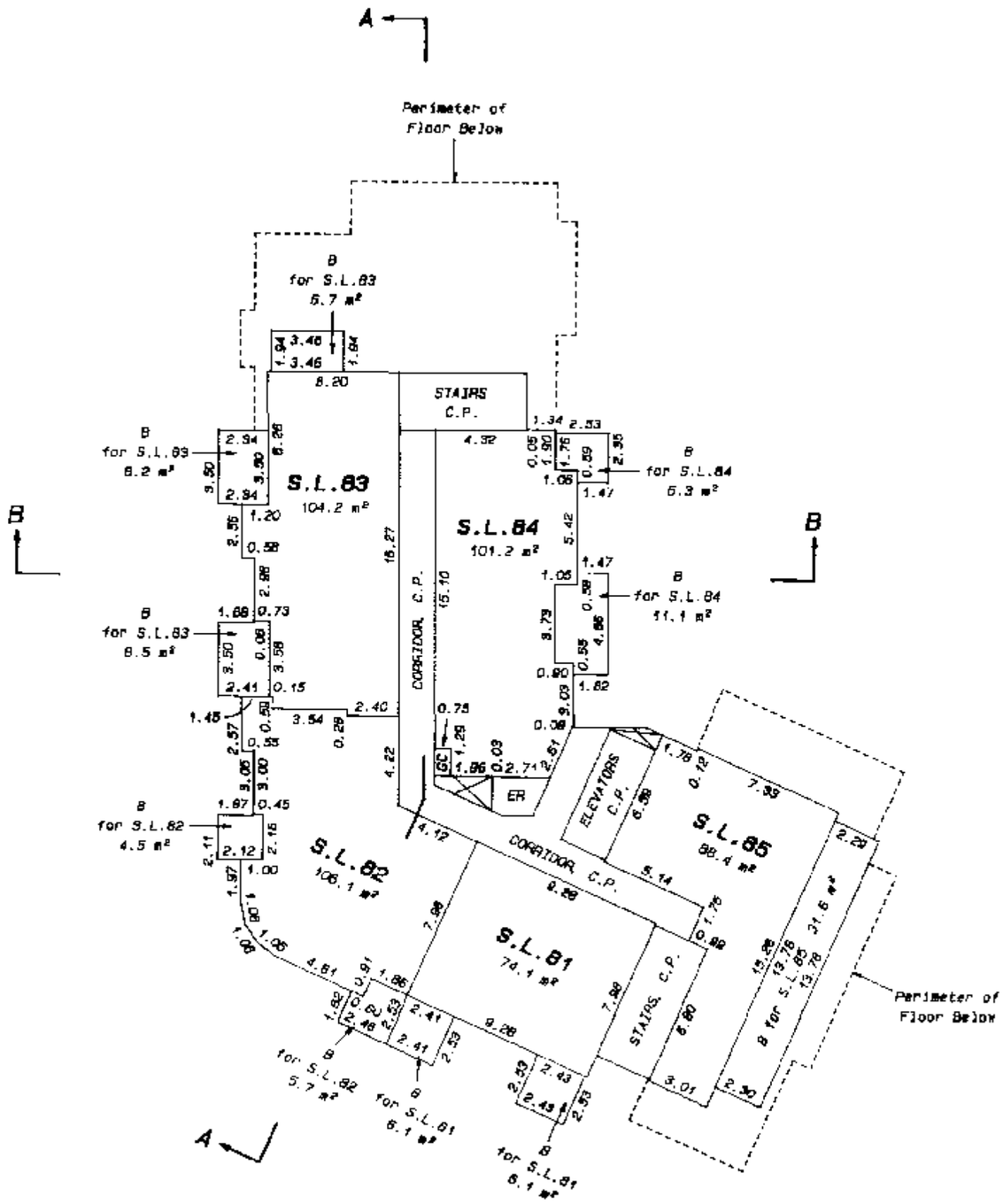
STRATA PLAN BCS 1347

PHASE 1

SCALE: 1:250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



E. J. H.
B.C.L.S.

April 18th, 2005.

STR - 1070

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229

WEST BUILDING
ROOF LEVEL

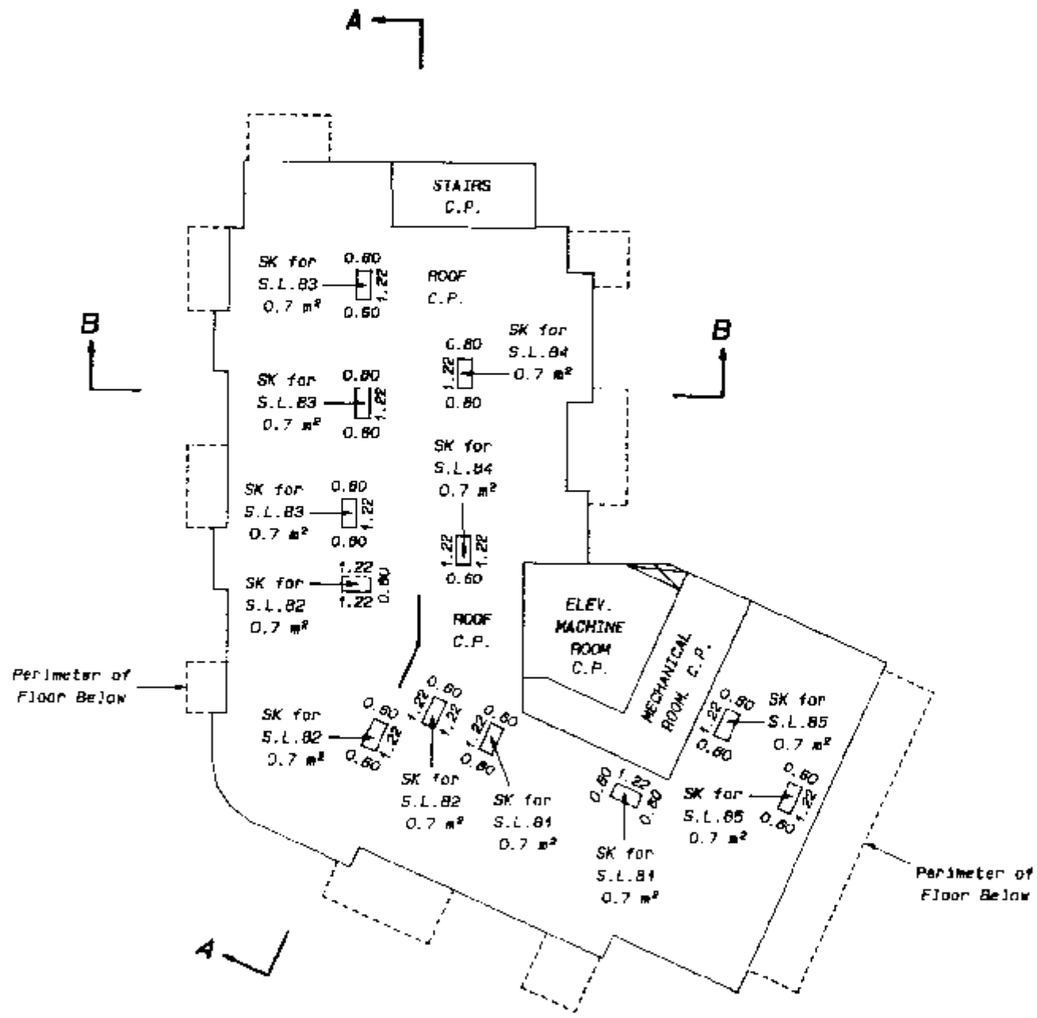
STRATA PLAN BCS 1347

PHASE 1

SCALE: 1: 250

0 5 10 20m

All distances are in metres and decimals thereof unless otherwise indicated



E. J. Mr.
B.C.L.S.

April 18th, 2005.

STR - 1070

FILED NWBCS1347 U46237 2006-07-06-13.25.36.618229