STRATA PLAN OF LOT 'A', BLOCK 166, DISTRICT LOT 274, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN BCP 31432.

STRATA PLAN BCS 2496

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

THIS 27th DAY OF AUGUST, 2007.

I. MacDonald LDS
DEPUTY REGISTRAR

BB444706 - BB444797

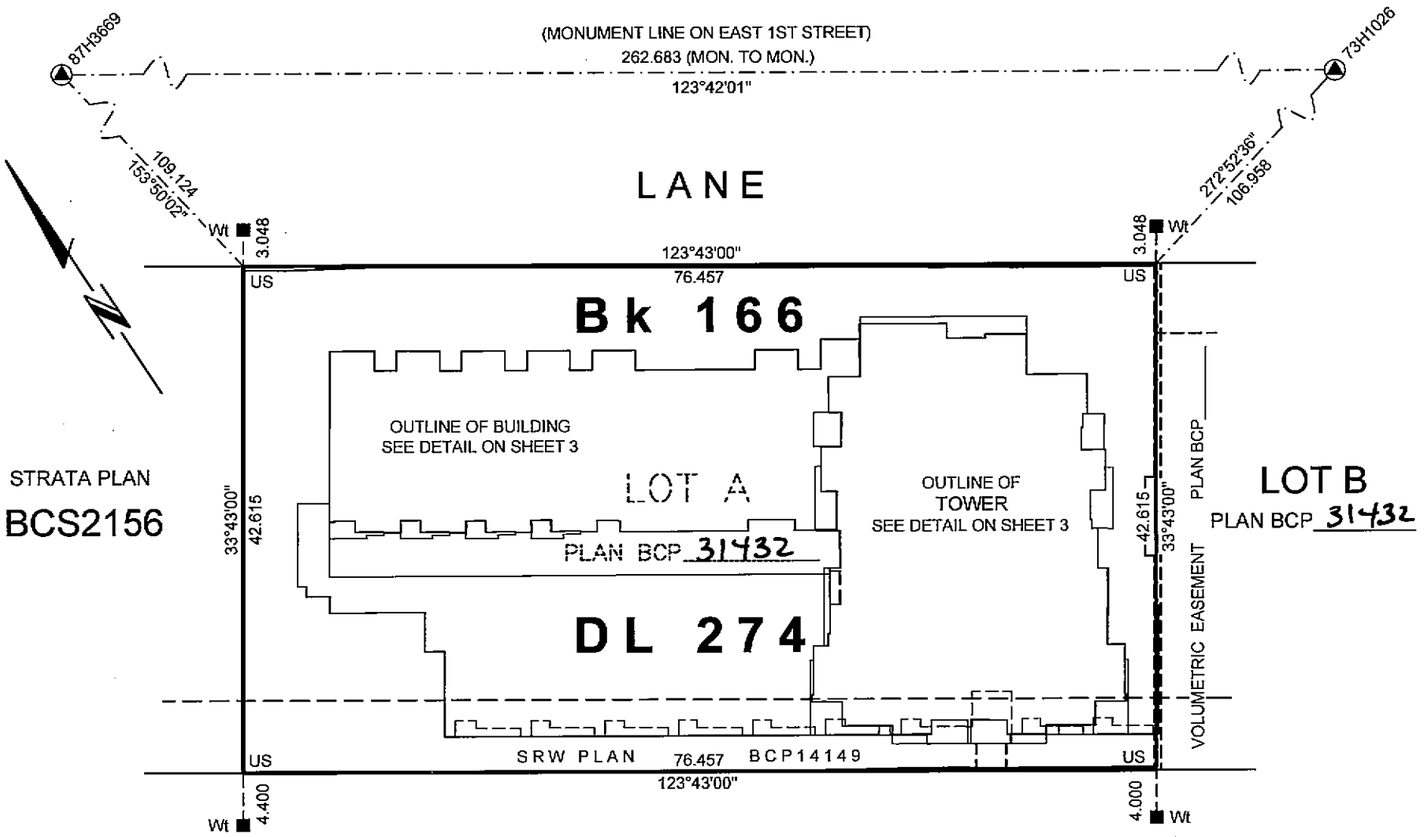
INTEGRATED SURVEY AREA No. 44, NAD 83 (C.S.R.S.) 2005
CITY OF NORTH VANCOUVER
B.C.G.S. 92G. 035

SCALE 1:500

5 0 5 10 25

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

"ESPLANADE WEST"
AT THE PIER
168 EAST ESPLANADE



LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENT 73H1026 AND 87H3669 INTEGRATED SURVEY AREA #44, NAD83, (C.S.R.S.)-2005, CITY OF NORTH VANCOUVER.

- □ - DENOTES LEAD PLUG PLACED
- ■ - DENOTES LEAD PLUG FOUND
- ▲ - DENOTES CONTROL MONUMENT
- Wt - DENOTES WITNESS
- US - DENOTES UNSUITABLE TO POST
- PT - DENOTES PART
- SL - DENOTES STRATA LOT
- OTB - DENOTES OPEN TO BELOW
- LCP - DENOTES LIMITED COMMON PROPERTY
- HAB - DENOTES TOTAL HABITABLE AREA (TOTAL AREA LESS NONHABITABLE AREA)
- (C) - DENOTES COMMON PROPERTY
- (E) - DENOTES ELECTRICAL COMMON PROPERTY
- (M) - DENOTES MECHANICAL COMMON PROPERTY
- (V) - DENOTES VENT COMMON PROPERTY
- (B1) - DENOTES BALCONY LCP FOR SL 1 (TYPICAL)
- (W10) - DENOTES DRIVEWAY LCP FOR SL 10 (TYPICAL)
- (G10) - DENOTES GARAGE PT SL 10 NONHABITABLE AREA (TYPICAL)
- (P1) - DENOTES PATIO LCP FOR SL 1 (TYPICAL)
- (S1) - DENOTES INACCESSIBLE AND NONHABITABLE AREA BELOW STAIRS PT SL 1 (TYPICAL)
- (T10) - DENOTES ROOF TERRACE LCP FOR SL 10 (TYPICAL)

BENNETT LAND SURVEYING LTD.
B.C. LAND SURVEYORS
#201 - 275 FELL AVENUE
NORTH VANCOUVER, B.C.
V7P 3R5
PH. 604-980-4868
FX. 604-980-5855
www.bennettsurveys.com

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THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9996006.

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CONTROL MONUMENT No. 87H3669 (PUBLISHED ELEVATION = 17.474m) INTEGRATED SURVEY AREA #44, NAD83, (C.S.R.S.) 2005, CITY OF NORTH VANCOUVER.

I, PATRICK KORABEK, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY

1 THAT THE BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN SUBJECT TO CLAUSE 2 OF THIS ENDORSEMENT.

2 THAT CERTAIN PARTS OF THE BUILDING ARE NOT WITHIN THE EXTERNAL BOUNDARIES BUT APPROPRIATE AND NECESSARY EASEMENTS OR OTHER INTERESTS ARE REGISTERED UNDER

No. BB444698

AS SET OUT IN SECTION 244(1)(f) OF THE STRATA PROPERTY ACT.

DATED

THIS 25TH DAY OF JULY, 2007.

B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BALCONY, PATIO AND TERRACE 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.

I, PATRICK KORABEK, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF

THE 25TH DAY OF JULY, 2007.

BEEN PREVIOUSLY OCCUPIED.

B.C.L.S.

I, PATRICK KORABEK, 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 FIELD SURVEY WAS COMPLETED

ON THE 25TH DAY OF JULY, 2007.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP-68013,

ON THE 25TH DAY OF JULY, 2007.

B.C.L.S.

ORIGINAL

FILED VABCS2496 RCVD:2007-08-27 RQST:2010-12-09-09.32.16.995

STRATA PLAN BCS 2496

OWNER:	MORTGAGEE:	MORTGAGEE:
366466 B.C. LTD. in receivership by its Receiver Manager Price Waterhouse Coopers Inc BR92645	THE BANK OF NOVA SCOTIA	LOMBARD GENERAL INSURANCE COMPANY OF CANADA
AUTHORIZED SIGNATORY (PRINT AND SIGN NAME) CRAIG BUSHELL	AUTHORIZED SIGNATORY (PRINT AND SIGN NAME) BROCK RICHARDSON	AUTHORIZED SIGNATORY (PRINT AND SIGN NAME) RALPH MOORE.
AUTHORIZED SIGNATORY (PRINT AND SIGN NAME)	AUTHORIZED SIGNATORY (PRINT AND SIGN NAME) PETER BAXTER	AUTHORIZED SIGNATORY (PRINT AND SIGN NAME)
WITNESS AS TO ~~BOTH~~ SIGNATURES (PRINT AND SIGN NAME) Jane Law of Craig Bushell	WITNESS AS TO BOTH SIGNATURES (PRINT AND SIGN NAME) P. CHOW	WITNESS AS TO ~~BOTH~~ SIGNATURES (PRINT AND SIGN NAME) of Ralph Moore
BARRISTER & SOLICITOR	BANKER	Lawyer
OCCUPATION OF WITNESS	OCCUPATION OF WITNESS	OCCUPATION OF WITNESS
1300 - 777 DUNSMUIR ST VANCOUVER BC V7Y 1K2	C/O BNS 34FL., 650 W. GEORGIA ST. VAN. V6B 4N7	1600 - 925 W. Georgia St. Vancouver BC V6C 3L2
ADDRESS OF WITNESS	ADDRESS OF WITNESS	ADDRESS OF WITNESS 604 685 3456

THE CORPORATION OF THE CITY OF NORTH VANCOUVER:

AS TO OWNER OF CHARGES

CHARGE:	MODIFIED BY:
BR92647	BA340903
BR92648	BX186241
BW499294	BA600730
BW499295	BA90488
BW499297	BX199648, BA600728
BW499305	BA600729
BW499307	BX236308
BX186239	

MAYOR
(PRINT AND SIGN NAME) Darrell R. Mussatto-Mayor

Sandra E. Dowey
CLERK
(PRINT AND SIGN NAME) Sandra E. Dowey - City Clerk

Ian D. Steward
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA
JUNE 30, 2010

(as to both signatures)

DATE: JULY 25TH, 2007

P.k.
B.C.L.S.

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ORIGINAL

FILED VABCS2496 RCVD:2007-08-27 RQST:2010-12-09-09.32.16.995

BUILDING DETAIL

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

STRATA PLAN BCS 2496

STRATA PLAN BCS2156

LANE

123°43'00"
PROPERTY LINE =76.457

PARKING STRUCTURE BELOW = 76.43

PARKING STRUCTURE 0.11 CLEAR

PARKING STRUCTURE 0.20 CLEAR

Wt 3.048 0.37

Wt 3.048

PARKING STRUCTURE CLEAR 0.03 0.01

7.19

7.24

WALKWAY STAIRS PLANTERS © SEE SHEET 9

12.77

DRIVEWAY LCP'S SEE SHEETS 11, 12

3.73 1.63 1.84 1.63 3.63 1.64 1.84 1.64 3.64 1.64 1.86 1.64 3.58 1.63 1.88 1.63 3.62 1.65 10.02 1.65 3.57 1.66 1.90

BALCONY SLABS AT LEVEL 5

5.00 LOADING ©

4.40 LANDSCAPING © SEE SHEET 12

1.28 7.30 1.22 3.22 0.31 3.45 3.40 5.07 3.36 0.37 0.10 1.11 1.88 1.98 3.44 1.23 4.25

2.53 3.27 3.16 2.66 3.01 1.07 2.86 1.69 3.78 1.34 3.31 0.25 3.14

LEVEL 4 BELOW

BALCONY SLABS AT LEVEL 5

TOWER LEVEL 5

BALCONY SLABS AT LEVEL 4

LIMIT OF COMMON PROPERTY 28.57 (NO WALL)

OUTLINE OF BUILDING AT LEVEL 3

LOT A
PLAN BCP 31432

OUTLINE OF TOWER AT LEVEL 3

LOT B
PLAN BCP 31432

2.66

OUTLINE OF PARKING STRUCTURE BELOW = 42.21

7.01

LEVEL 4 BALCONY SLABS (TYP.)

PATIO LCP'S SEE SHEETS 11, 12

0.86 0.85

LEVEL 3 BELOW

LEDGE AT LEVEL 4

5.50 0.16 1.02

4.56 0.71 1.96 1.36 7.96 3.27 1.65

GROUND LEVEL

OUTLINE OF BUILDING AT LEVEL 3

1.22 4.10 0.13 0.60 2.54 2.04 4.19 0.74 3.26 1.18 0.74 6.34 1.18 3.27 0.74 4.15 2.00 1.44 4.16 0.08 2.54 29.0

BALCONY SLAB AT LEVEL 4

GROUND LEVEL BELOW

BALCONY SLAB AT LEVEL 4

TERRACE LCP'S SEE SHEET 12

6.41 0.83 3.36 0.48 0.11 2.46 0.73

BUILDING 0.22 OVER

EASEMENTS
PLANS BCP 32173
AND BCP 32175

OUTLINE OF GROUND LEVEL TO LEVEL 3 SEE DETAILS ON SHEETS 13.

LANDSCAPING © SEE SHEET 7

GROUND LEVEL BELOW

7.17

SRW PLAN BCP14149

PARKING STRUCTURE 0.05 CLEAR

2.98

PATIO LCP'S SEE SHEETS 7, 8

40.37

PARKING STRUCTURE BELOW = 76.40

7.05 2.25 0.75 3.27 0.74 12.19 TO PROPERTY 3.01

BUILDING 0.20 OVER

PROPERTY LINE =76.457
123°43'00"

PARKING STRUCTURE 0.01 CLEAR

BALCONY SLAB AT LEVEL 4

BALCONY SLAB AT LEVEL 4

PARKING STRUCTURE 0.26 CLEAR

4.000 Wt

Wt 4.400

PARKING STRUCTURE 0.03 CLEAR

PARKING STRUCTURE 0.02 CLEAR

VOLUMETRIC EASEMENT PLAN BCP 32171

EAST ESPLANADE

DATE: JULY 25TH, 2007

Pk.

B.C.L.S.

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PARKING LEVEL P2 FLOOR PLANS

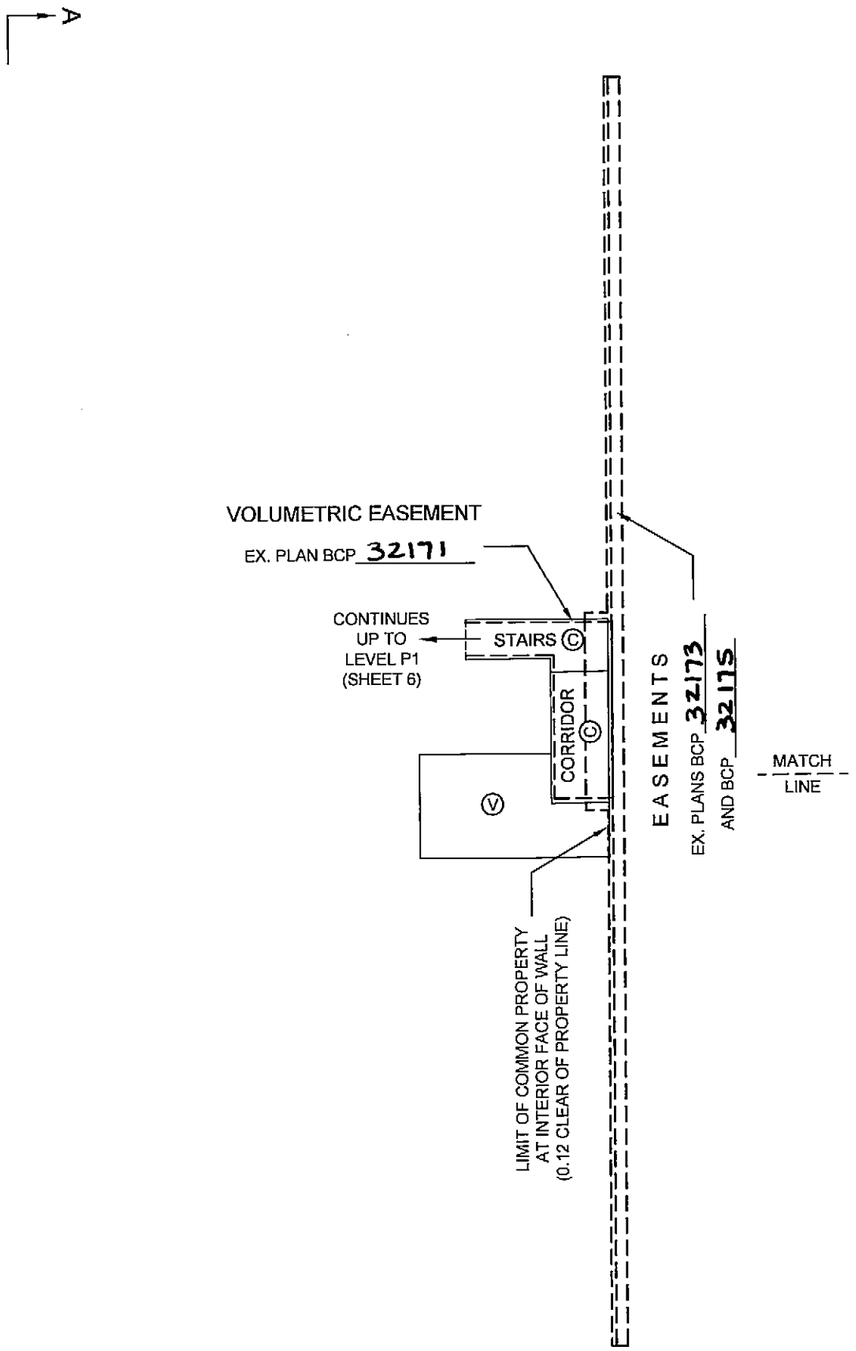
EAST PORTION

STRATA PLAN BCS 2496

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



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

DRAWING FILE: NV-2007\13035-PIER-LOT 3\13035-Final Strata\dwg\ST13035-01F.dwg

DATE: JULY 25TH, 2007

P.K.

B.C.L.S.

ORIGINAL

PARKING LEVEL P1 FLOOR PLANS

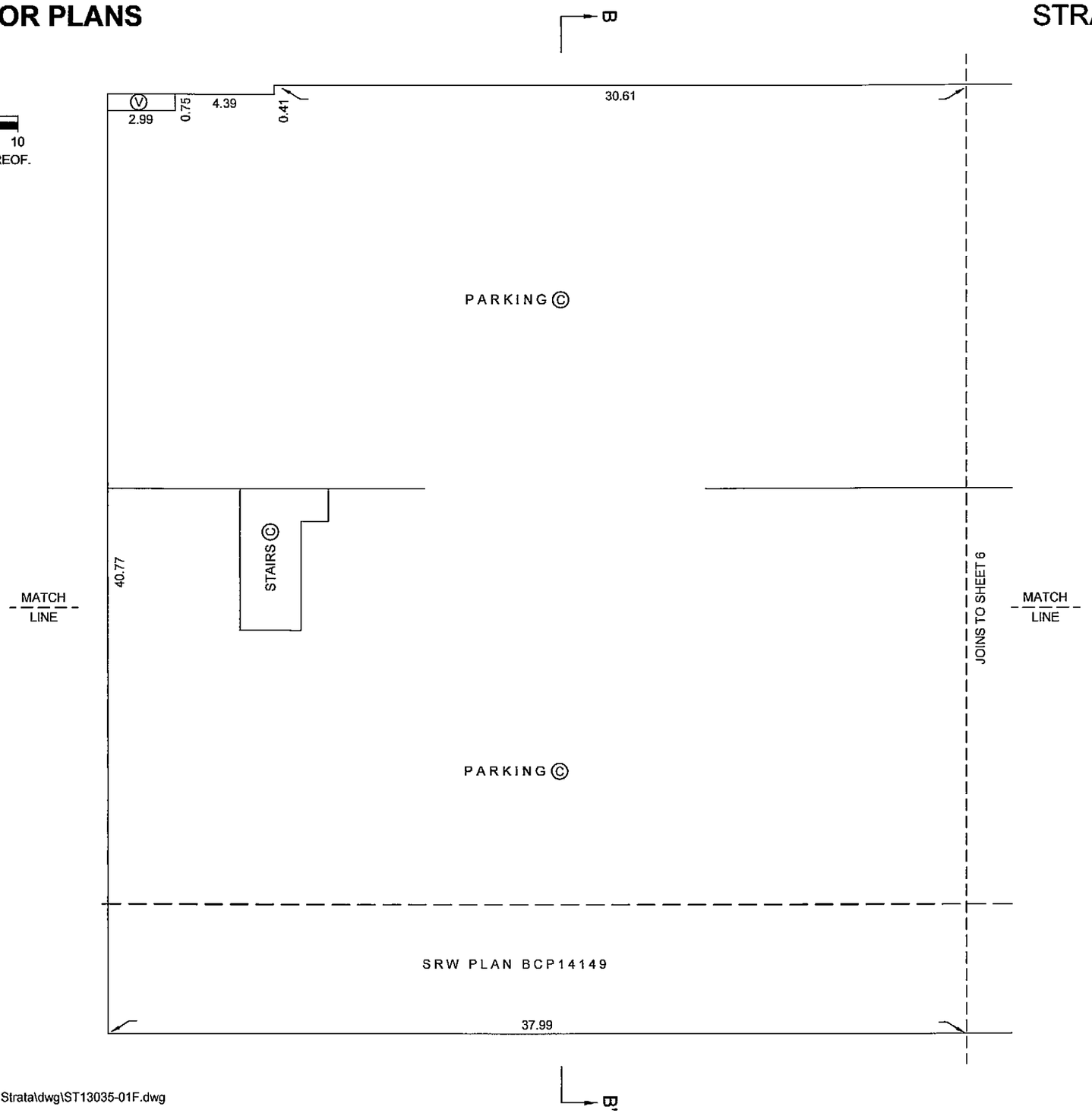
WEST PORTION

STRATA PLAN BCS 2496

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



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DATE: JULY 25TH, 2007

P.k.

B.C.L.S.

ORIGINAL

PARKING LEVEL P1 FLOOR PLANS

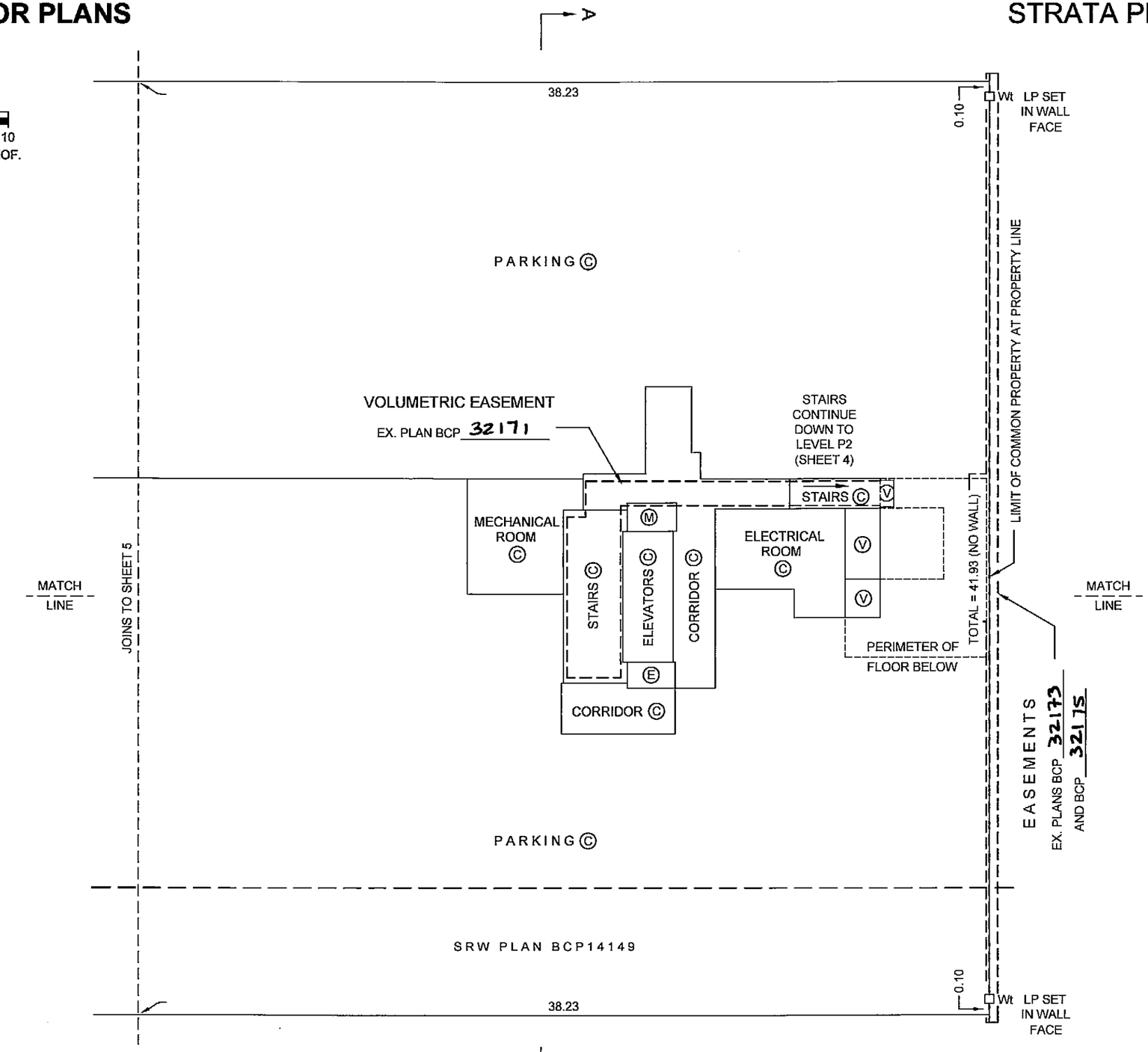
EAST PORTION

STRATA PLAN BCS 2496

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



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ORIGINAL

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GROUND LEVEL FLOOR PLANS

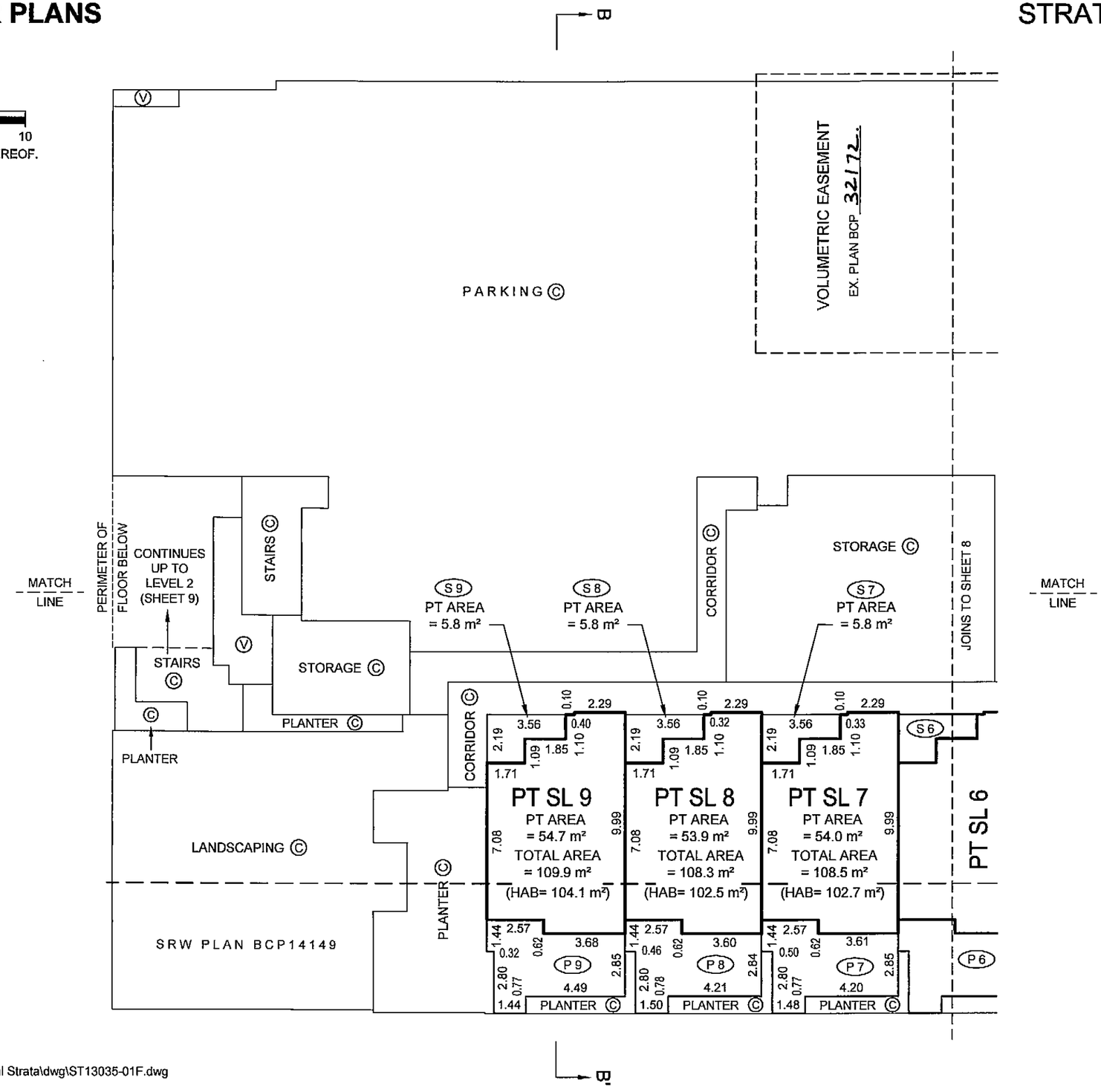
WEST PORTION

STRATA PLAN BCS 2496

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



INACCESSIBLE AREAS BELOW STAIRS ARE PART OF THE STRATA LOT BUT NOT INCLUDED IN HABITABLE AREA CALCULATIONS.

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DATE: JULY 25TH, 2007

B.C.L.S.

ORIGINAL

GROUND LEVEL FLOOR PLANS

EAST PORTION

STRATA PLAN BCS 2496

SCALE 1:200

5 0 5 10

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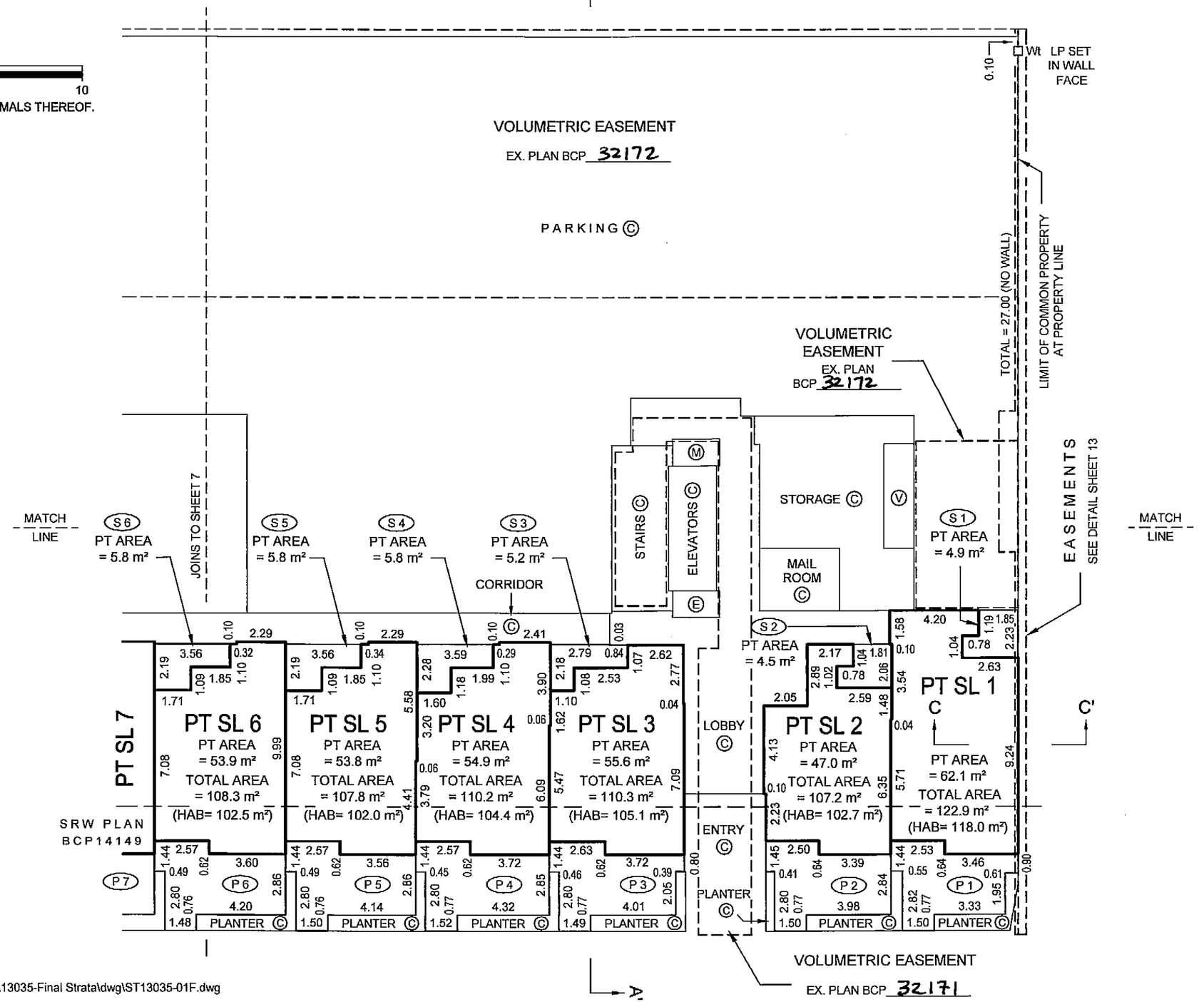

SECTION C TO C' - DETAIL SECTION FOR GROUND LEVEL TO LEVEL 3 ONLY.

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DATE: JULY 25TH, 2007

P.K.

B.C.L.S.

ORIGINAL

LEVEL 2 FLOOR PLANS

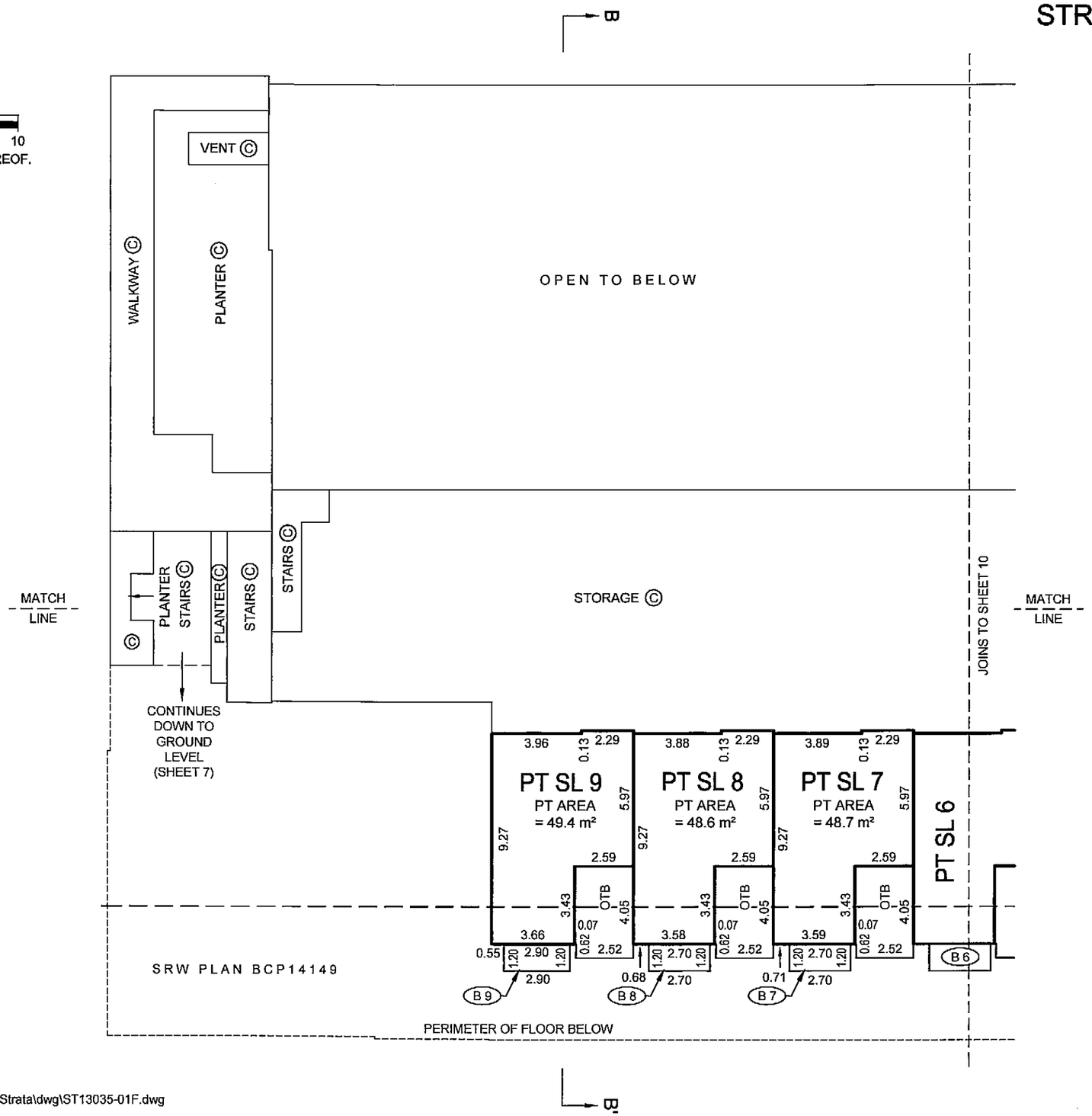
WEST PORTION

STRATA PLAN BCS 2496

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



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DATE: JULY 25TH, 2007

P.K.

B.C.L.S.

ORIGINAL

LEVEL 2 FLOOR PLANS

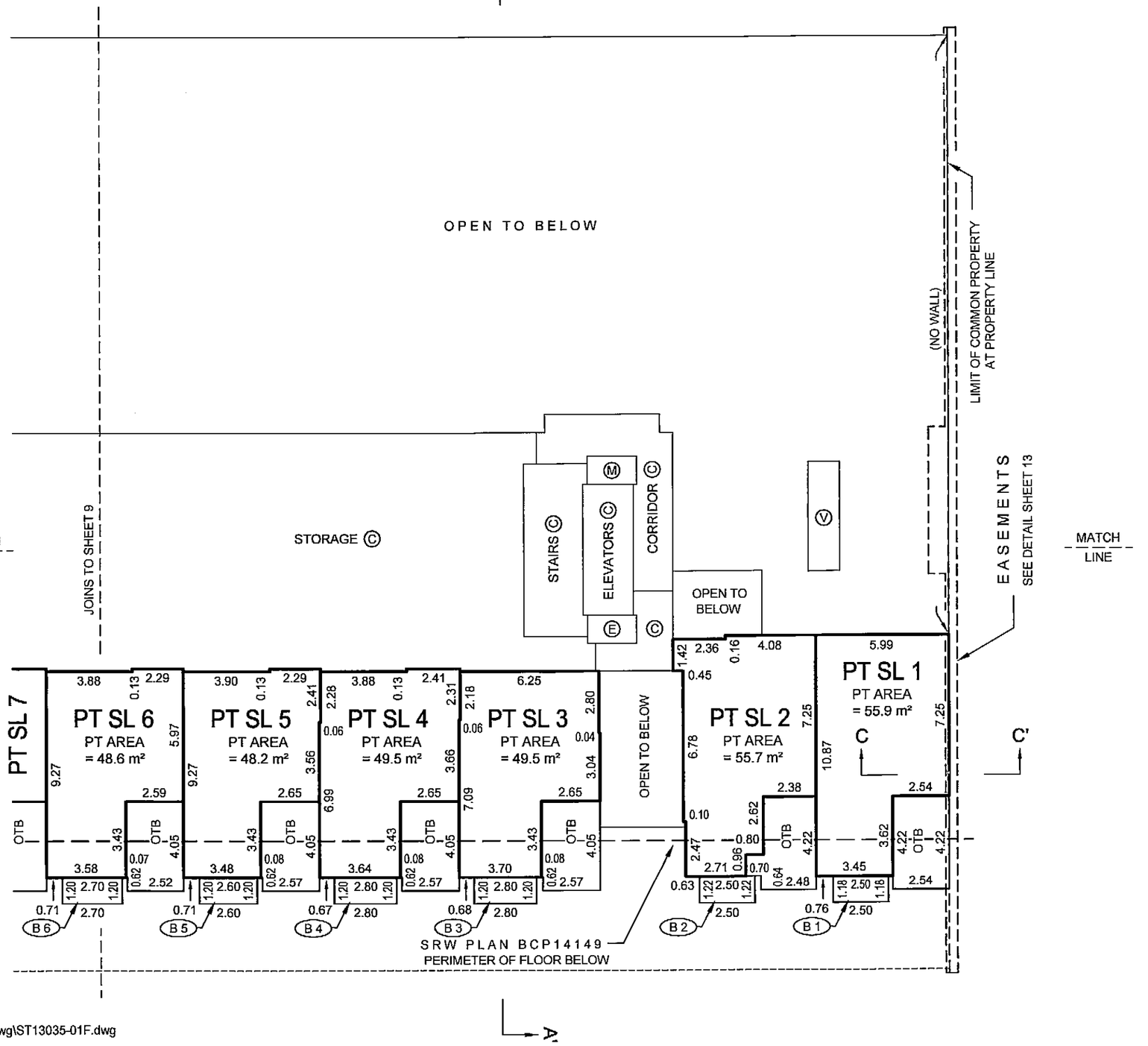
EAST PORTION

STRATA PLAN BCS 2496

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



SECTION C TO C' - DETAIL SECTION FOR GROUND LEVEL TO LEVEL 3 ONLY.

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DATE: JULY 25TH, 2007

P.k.

B.C.L.S.

ORIGINAL

FILED VABCS2496 RCVD:2007-08-27 RQST:2010-12-09-09.32.16.995

LEVEL 3 FLOOR PLANS

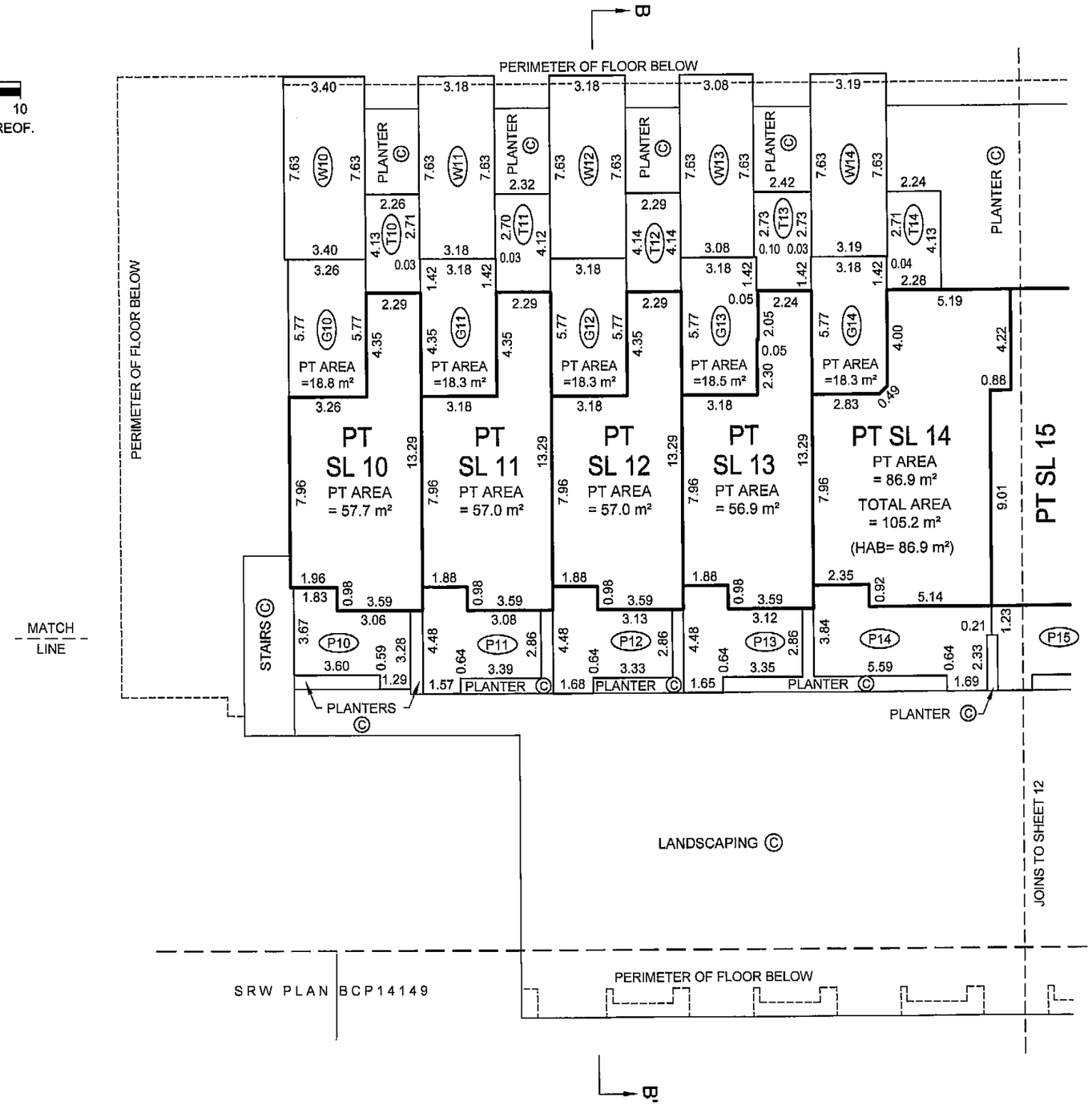
WEST PORTION

STRATA PLAN BCS 2496

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



GARAGE AREAS ARE PART OF THE STRATA LOT BUT NOT INCLUDED IN HABITABLE AREA CALCULATIONS.

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DRAWING FILE: NV-2007\13035-PIER-LOT 3\13035-Final Strata\dwg\ST13035-01F.dwg

DATE: JULY 25TH, 2007

P.K.

B.C.L.S.

ORIGINAL

LEVEL 3 FLOOR PLANS

EAST PORTION

STRATA PLAN BCS 2496

SCALE 1:200

5 0 5 10

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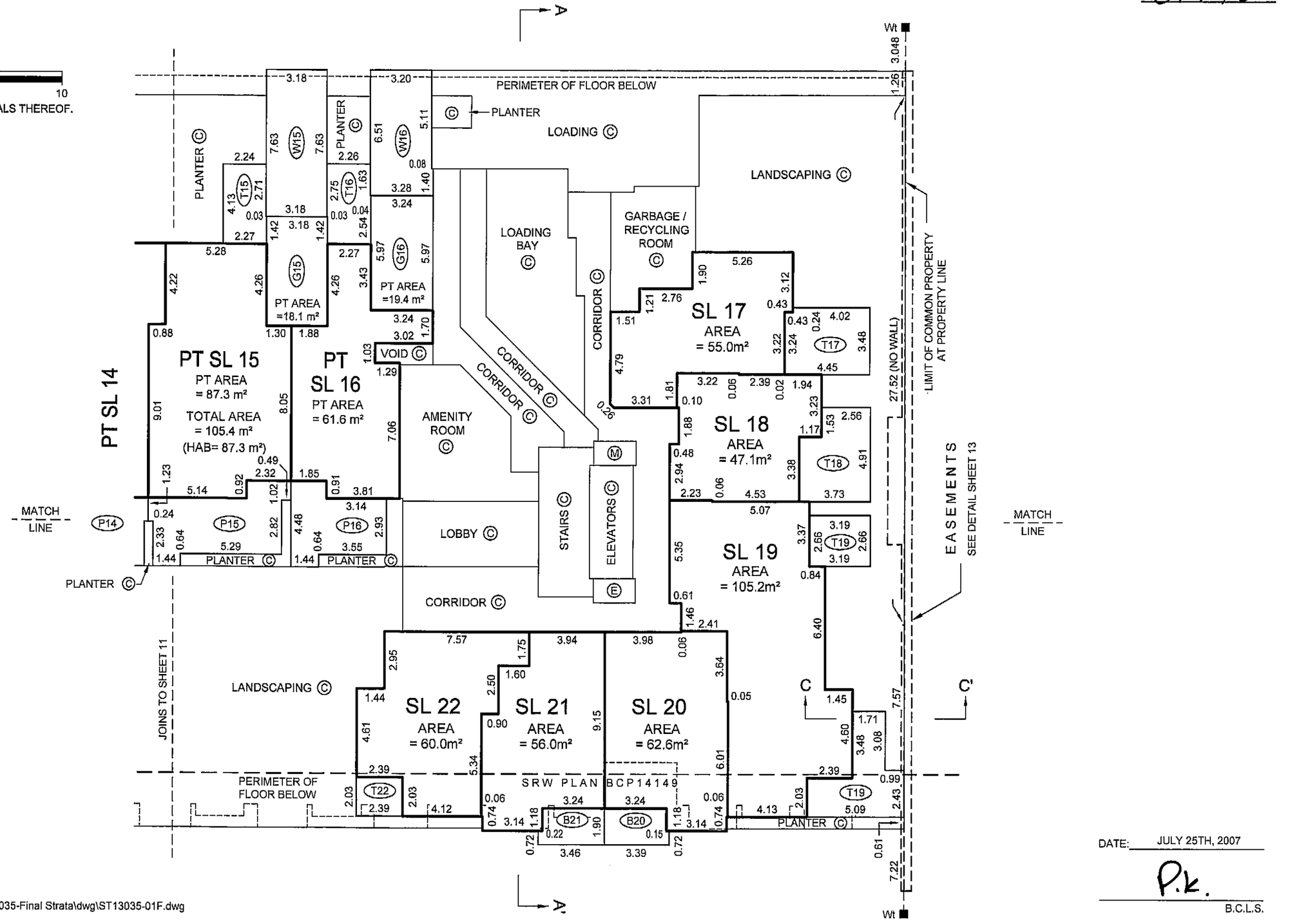

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DATE: JULY 25TH, 2007

P.K.

B.C.L.S.

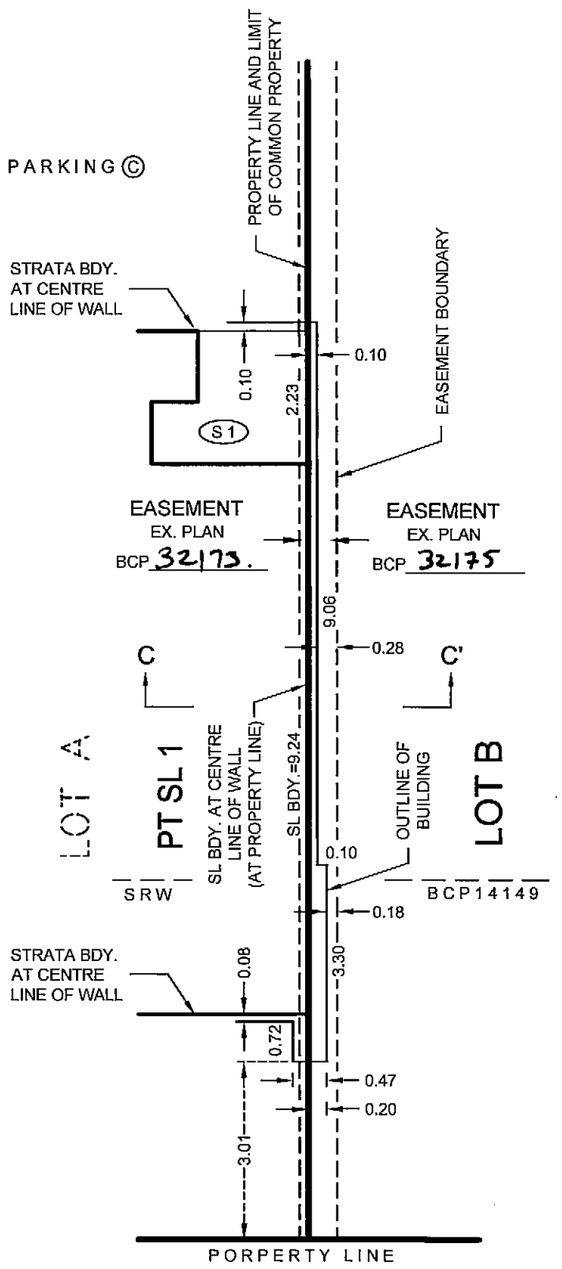
ORIGINAL

EASEMENT DETAILS

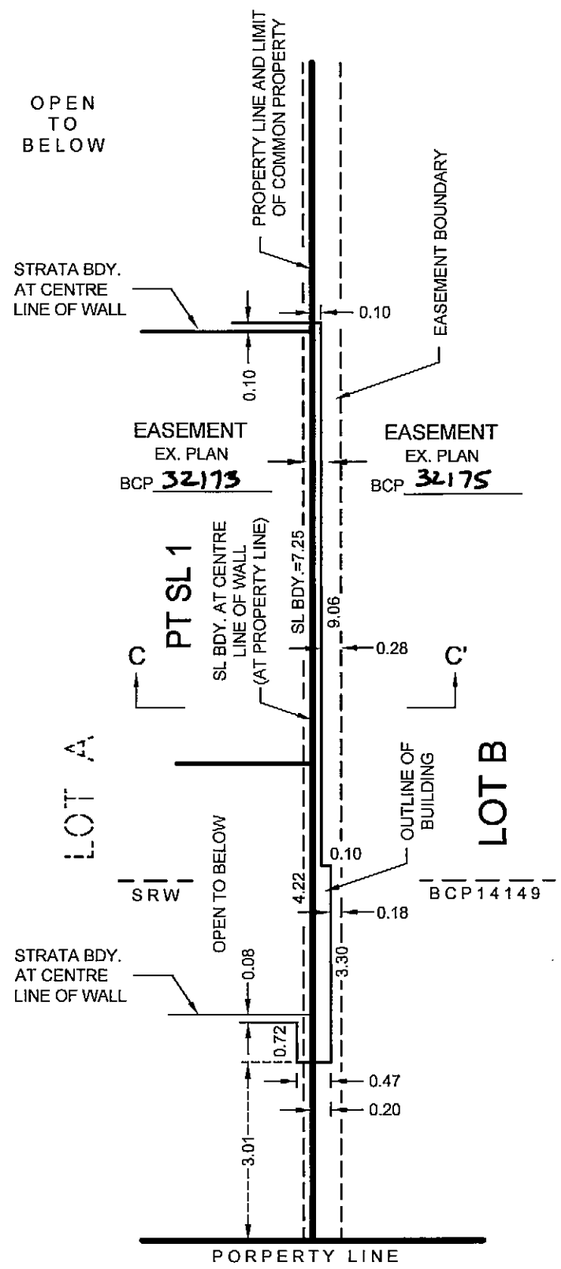
NOT TO SCALE

STRATA PLAN BCS 2496

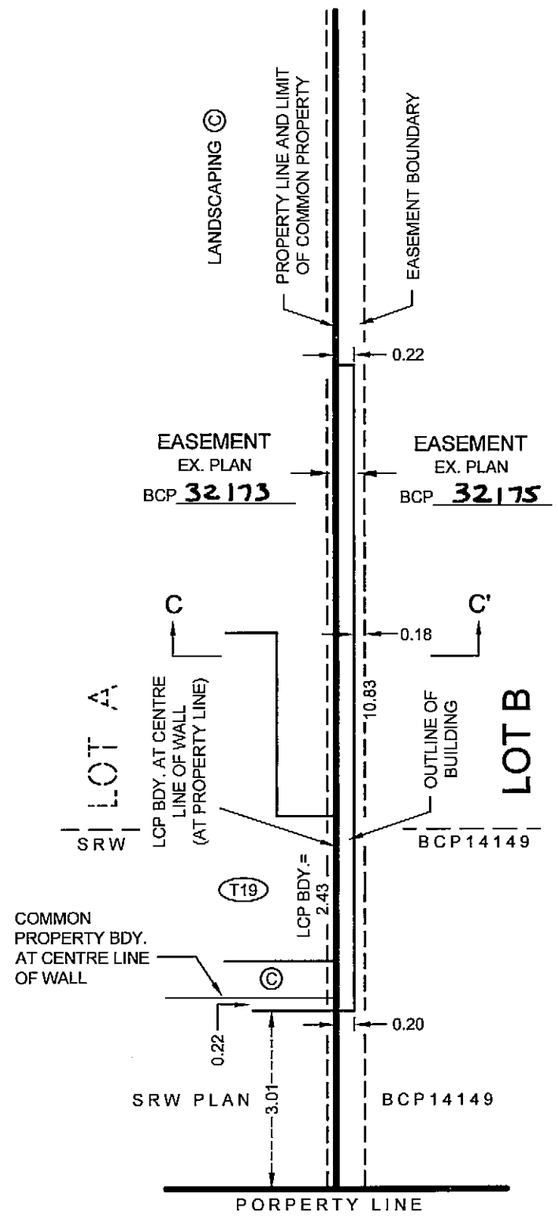
GROUND LEVEL



LEVEL 2



LEVEL 3



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ORIGINAL

FILED VABCS2496 RCVD:2007-08-27 RQST:2010-12-09-09.32.16.995

LEVEL 4 FLOOR PLANS

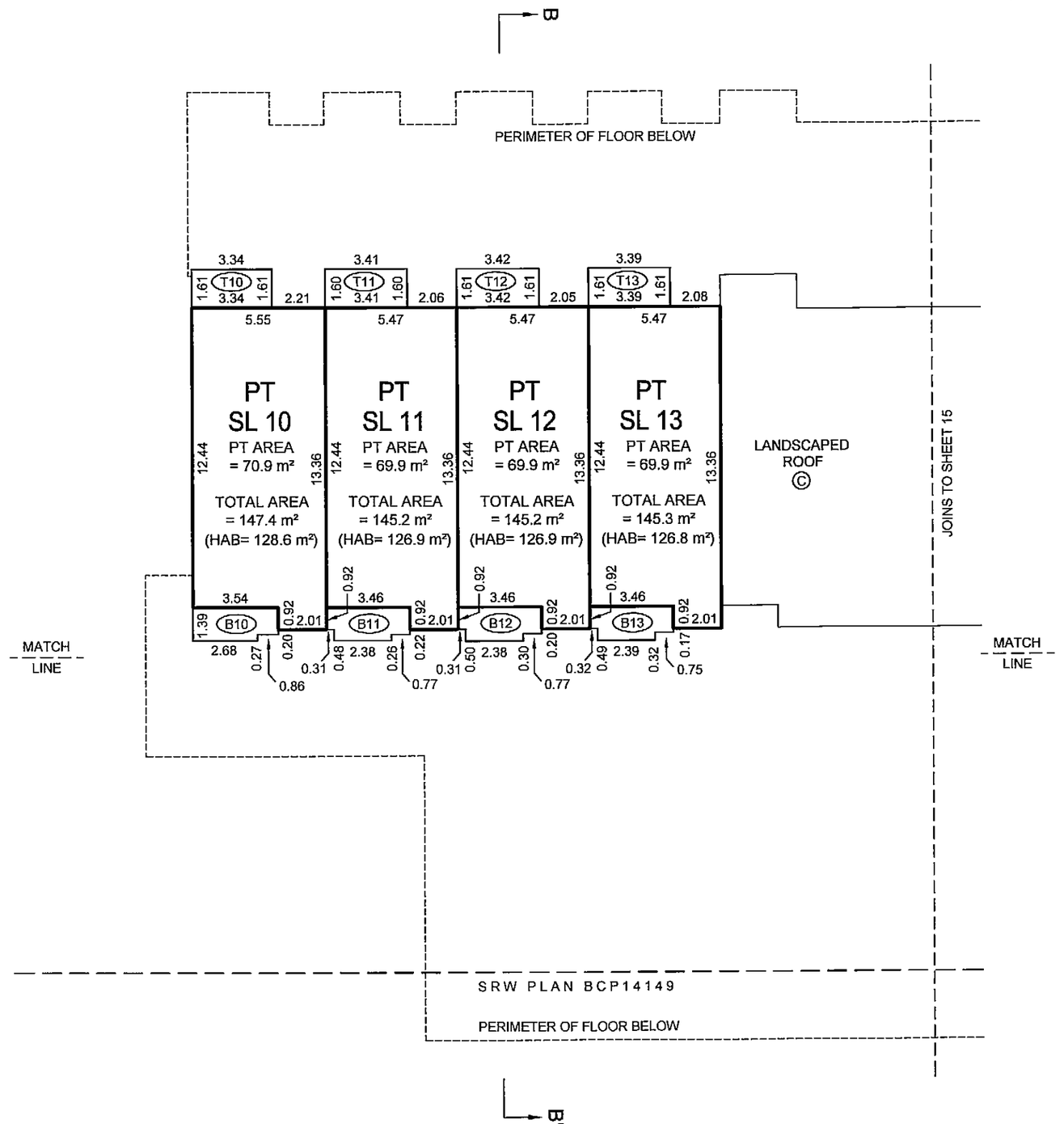
WEST PORTION

STRATA PLAN BCS 2496

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



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DATE: JULY 25TH, 2007

P.k.

B.C.L.S.

ORIGINAL

LEVEL 4 FLOOR PLANS

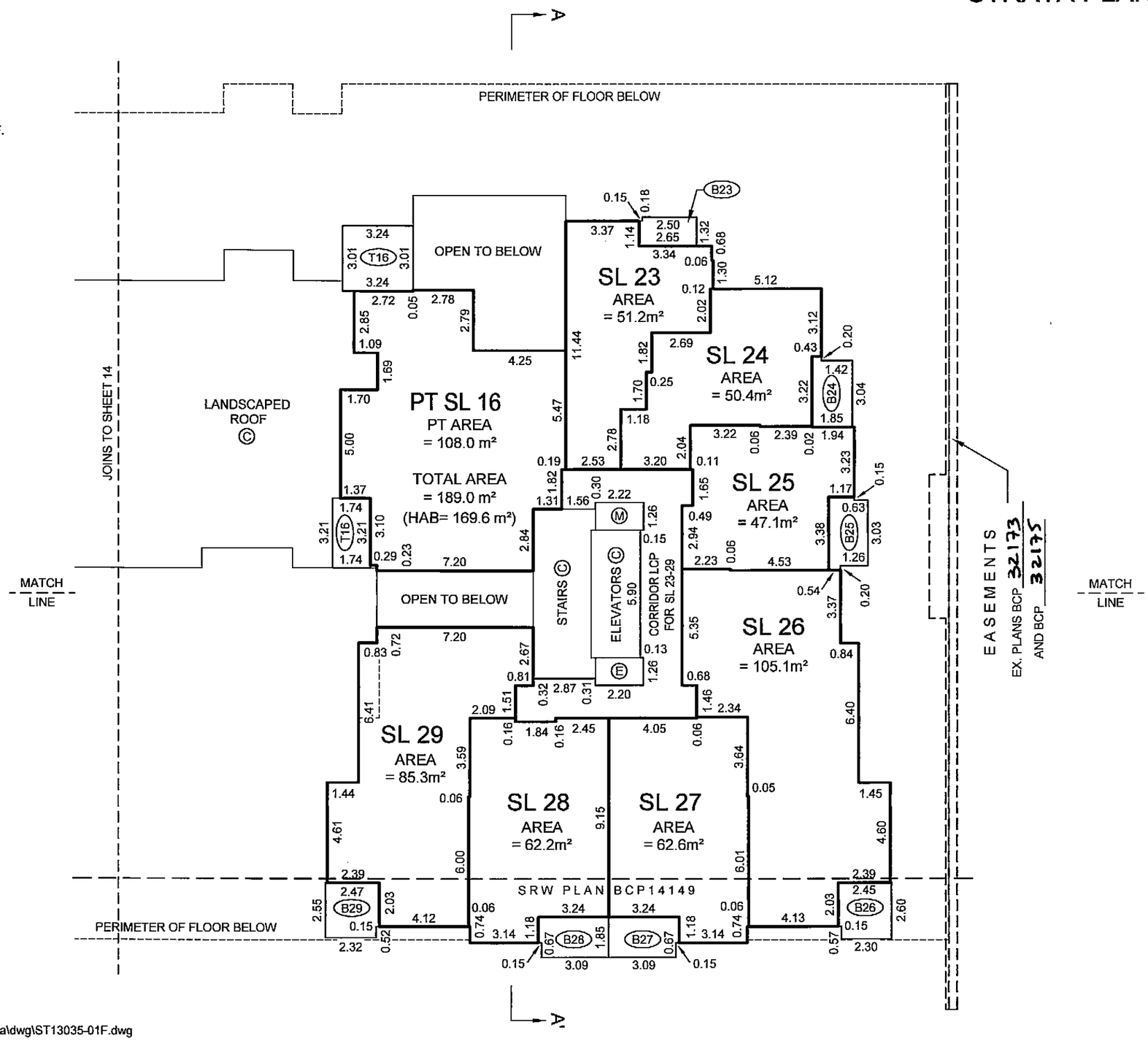
EAST PORTION

STRATA PLAN BCS 2496

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



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

DRAWING FILE: NV-2007\13035-PIER-LOT 3\13035-Final Strata\dwg\ST13035-01F.dwg

DATE: JULY 25TH, 2007

P.k.

B.C.L.S.

ORIGINAL

LEVEL 5 FLOOR PLANS

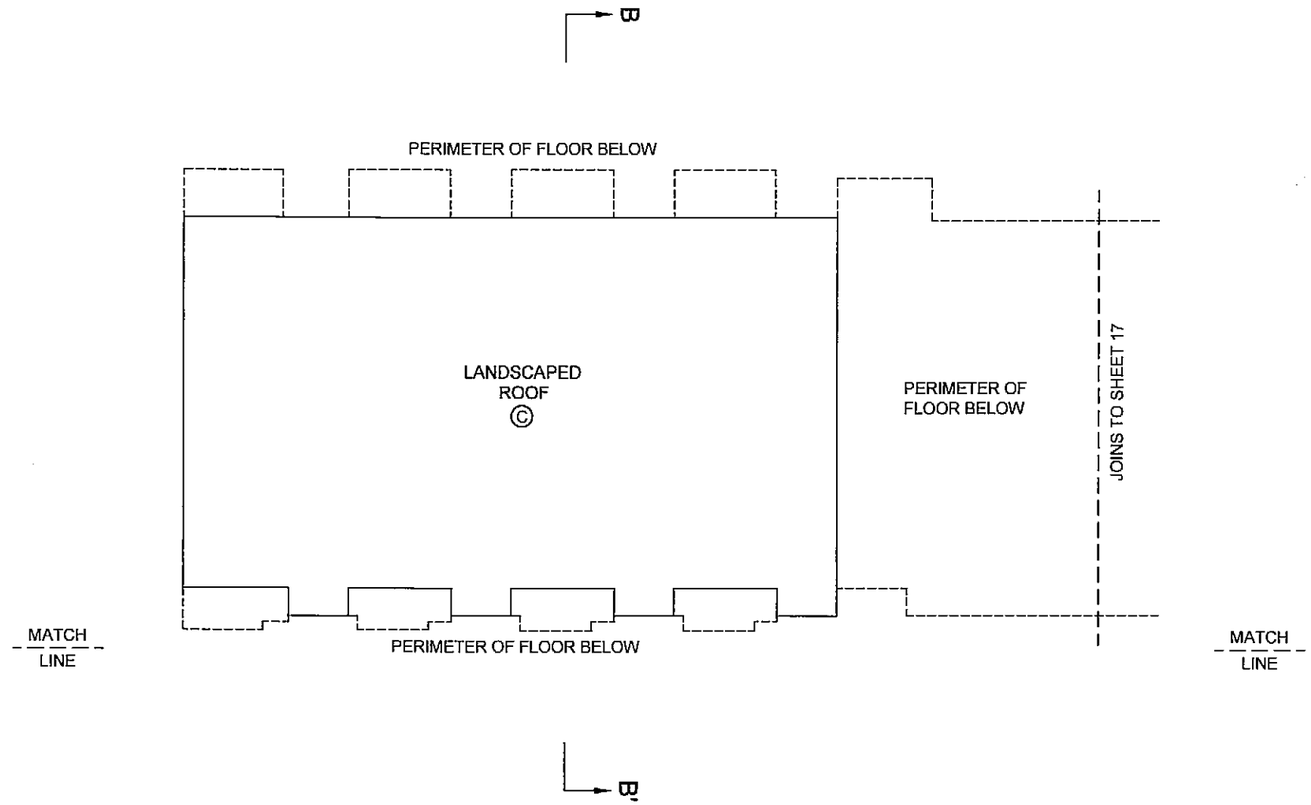
WEST PORTION

STRATA PLAN BCS 2496

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



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

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DATE: JULY 25TH, 2007

P.K.

B.C.L.S.

ORIGINAL

LEVEL 5 FLOOR PLANS

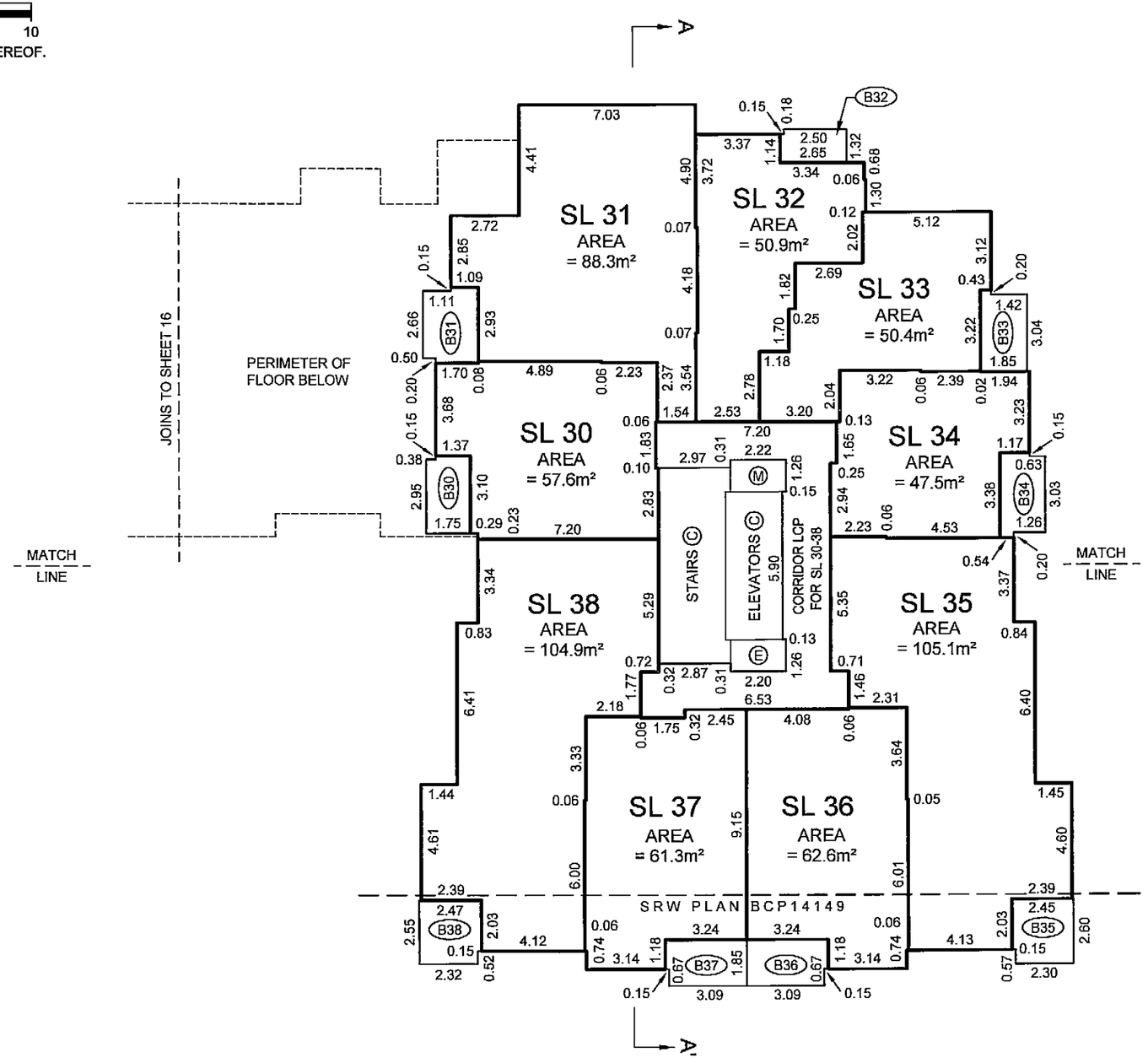
EAST PORTION (TOWER)

STRATA PLAN BCS 2496

SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



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

DRAWING FILE: NV-2007\13035-PIER-LOT 3\13035-Final Strata\dwg\ST13035-01F.dwg

DATE: JULY 25TH, 2007

P.k.

B.C.L.S.

ORIGINAL

FLOOR PLANS

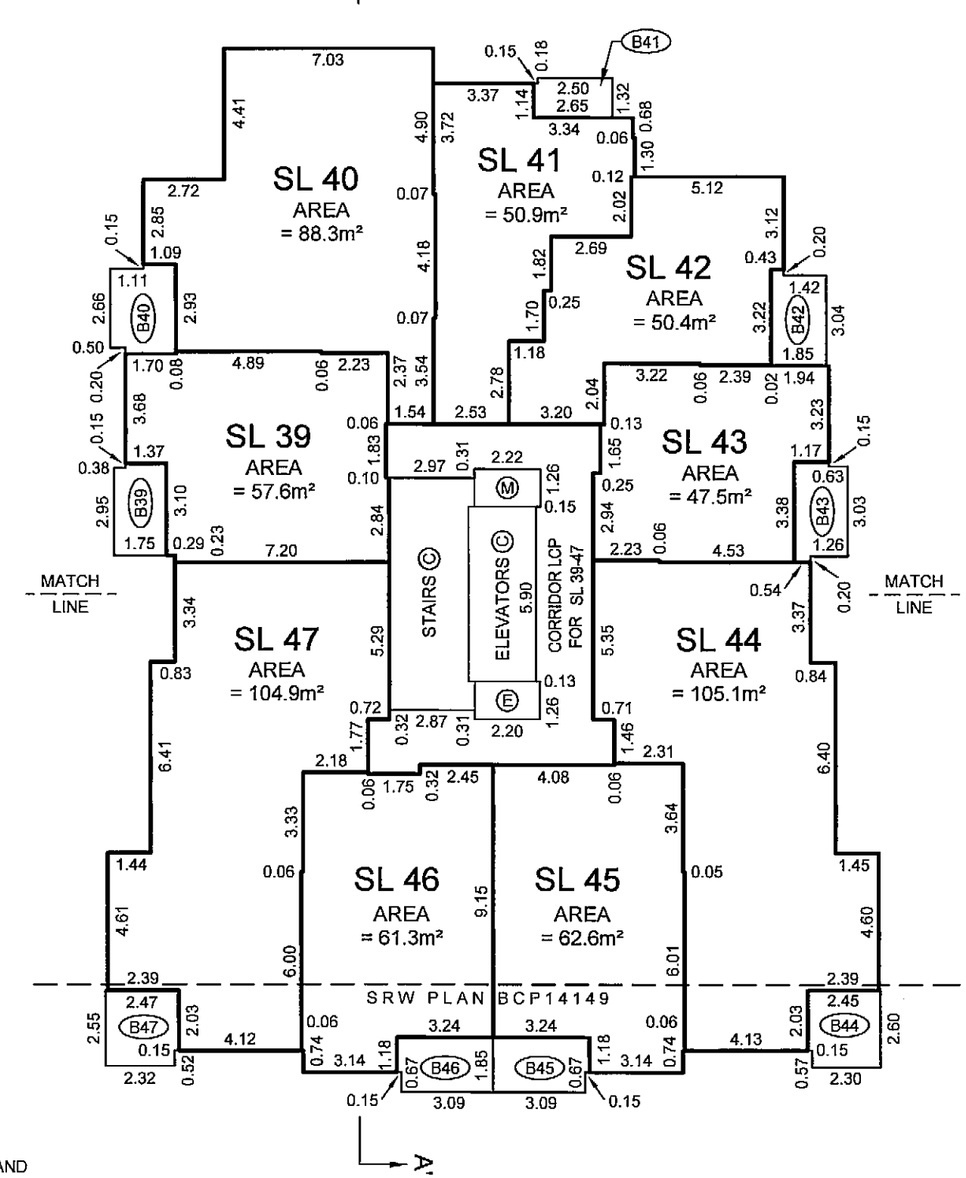
STRATA PLAN BCS 2496

SCALE 1:200

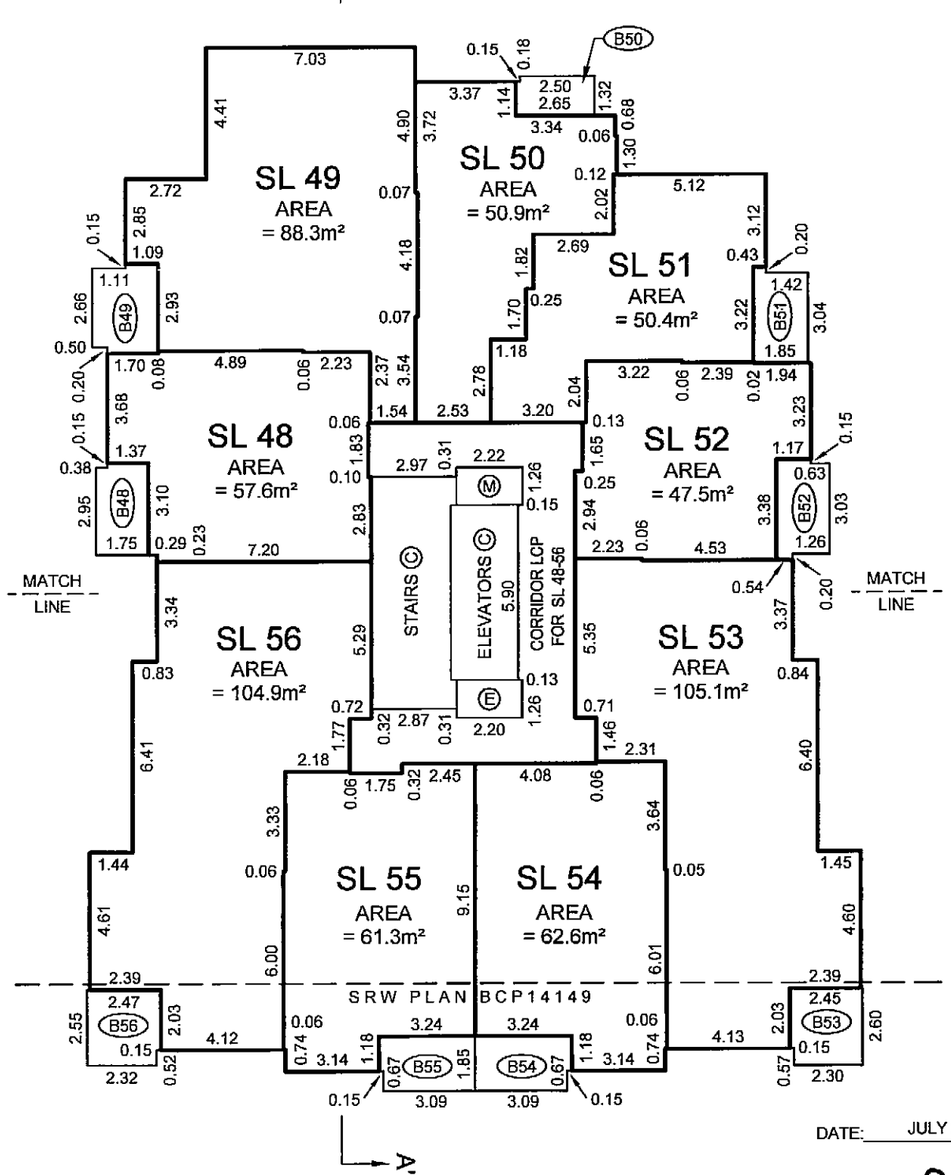
5 0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

LEVEL 6



LEVEL 7



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ORIGINAL

FLOOR PLANS

STRATA PLAN BCS 2496

SCALE 1:200

5 0 5 10

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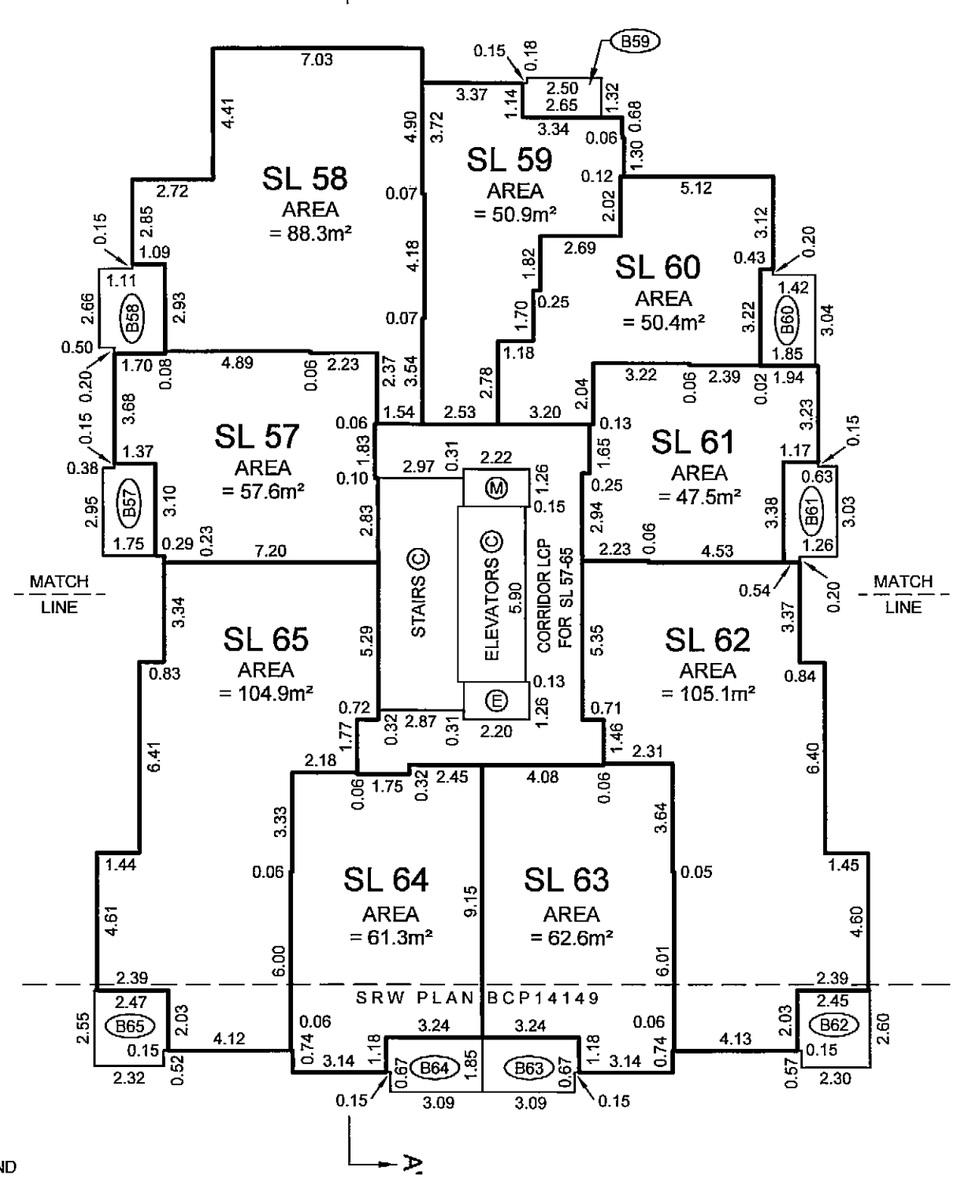
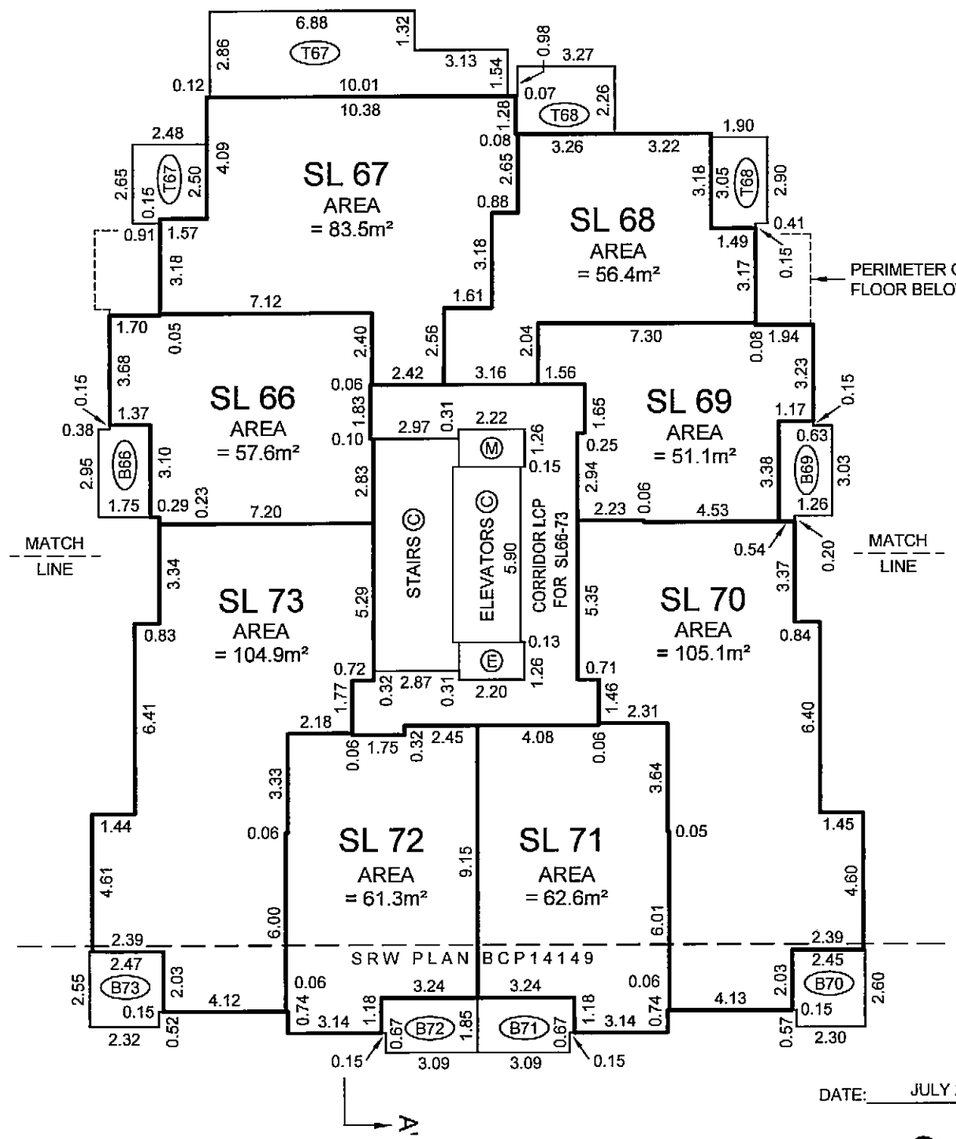
LEVEL 8



LEVEL 9



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ORIGINAL

FLOOR PLANS

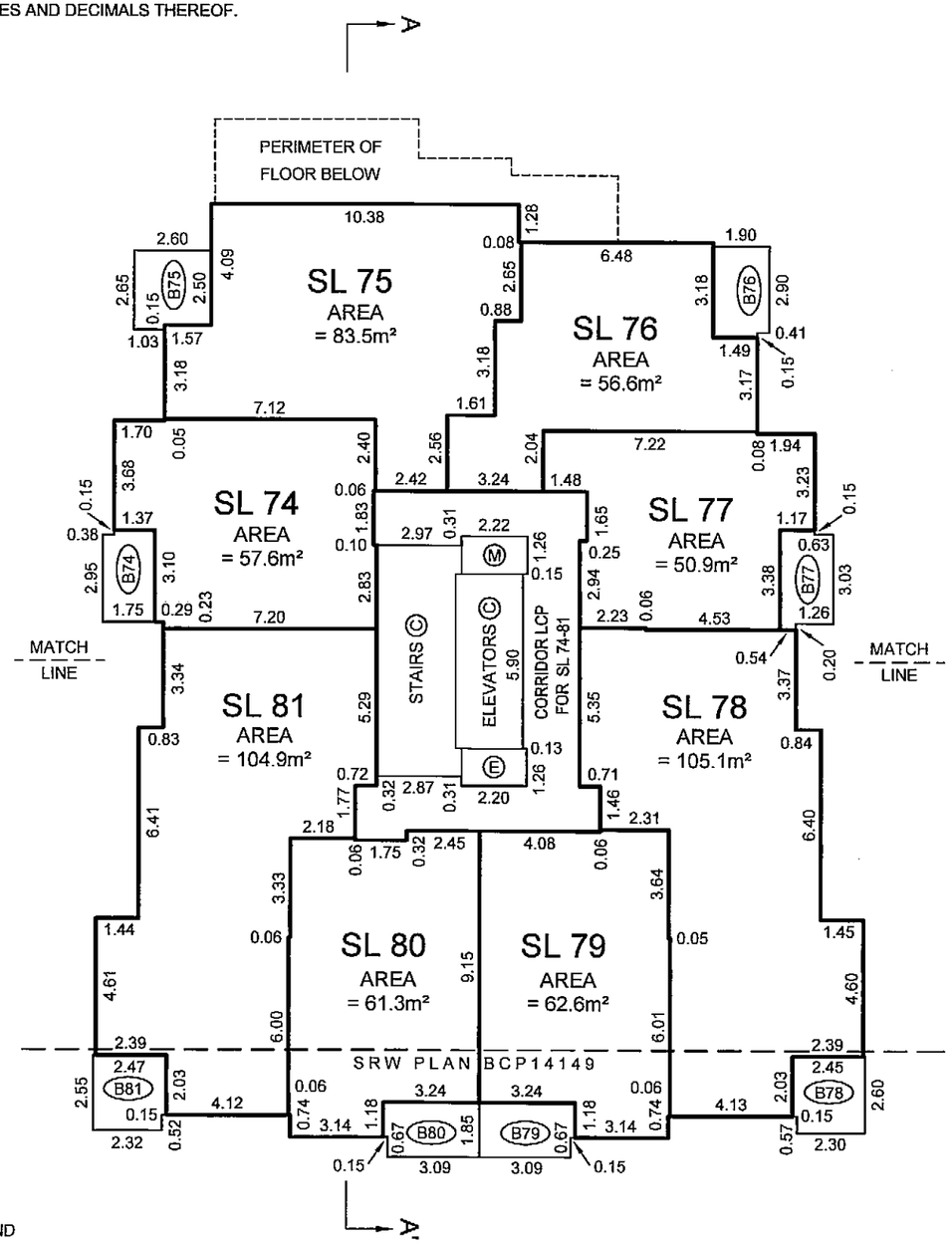
STRATA PLAN BCS 2496

SCALE 1:200

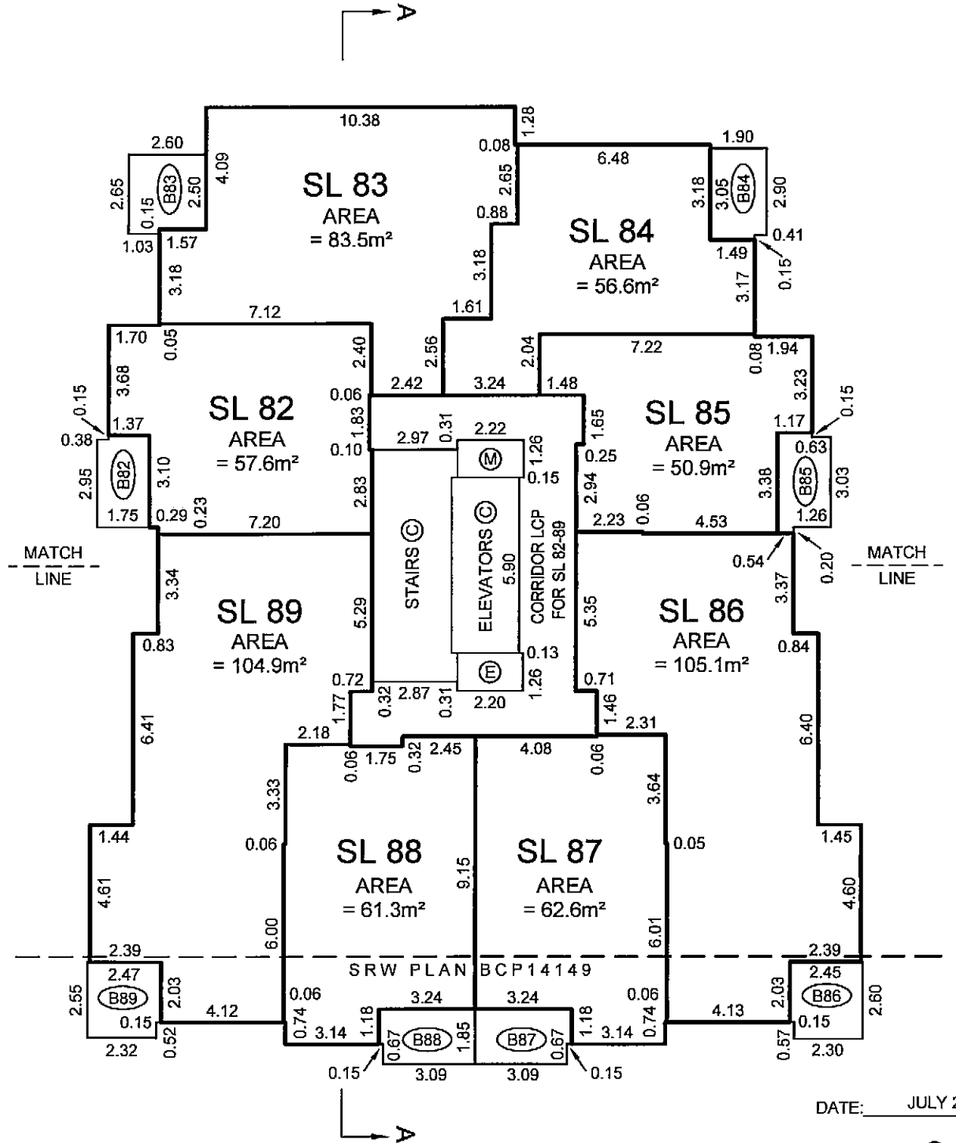
5 0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

LEVEL 10



LEVEL 11



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B.C.L.S.

ORIGINAL

FLOOR PLANS

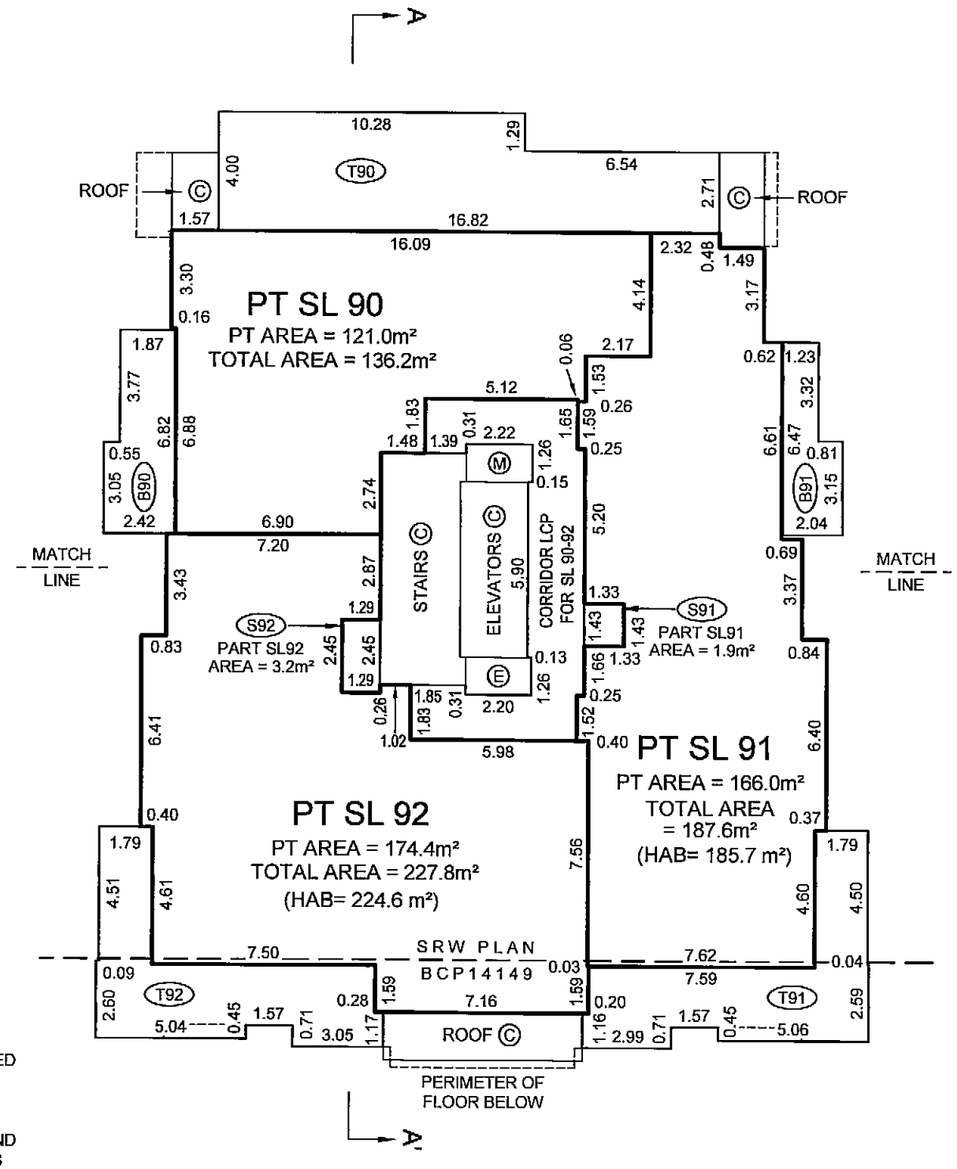
SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

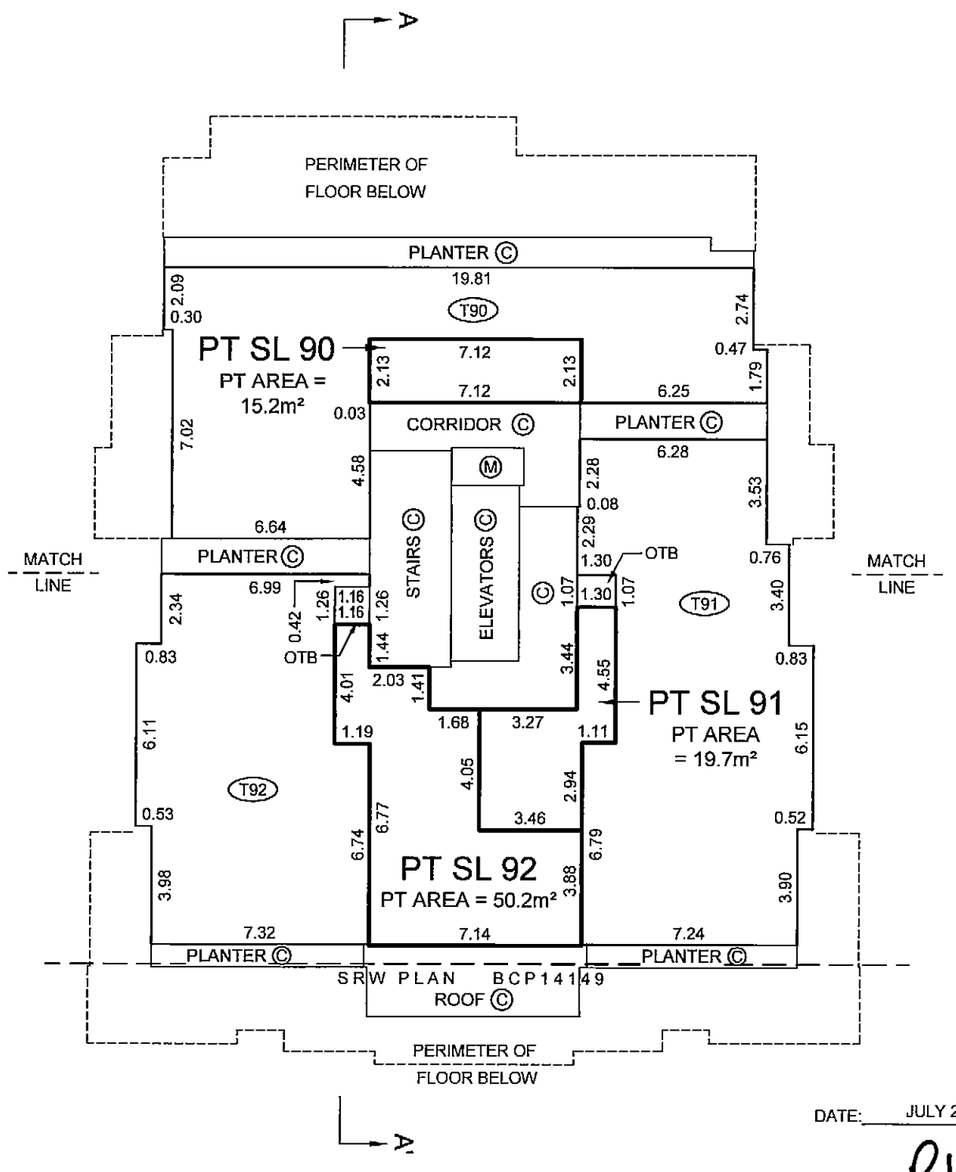
STRATA PLAN BCS 2496

LEVEL 12



LEVEL 13

(ROOF TERRACE LEVEL)



INACCESSIBLE AREAS BELOW STAIRS ARE PART OF THE STRATA LOT BUT NOT INCLUDED IN HABITABLE AREA CALCULATIONS.

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

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DATE: JULY 25TH, 2007

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ORIGINAL

FLOOR PLANS

STRATA PLAN BCS 2496

SCALE 1:200

5 0 5 10

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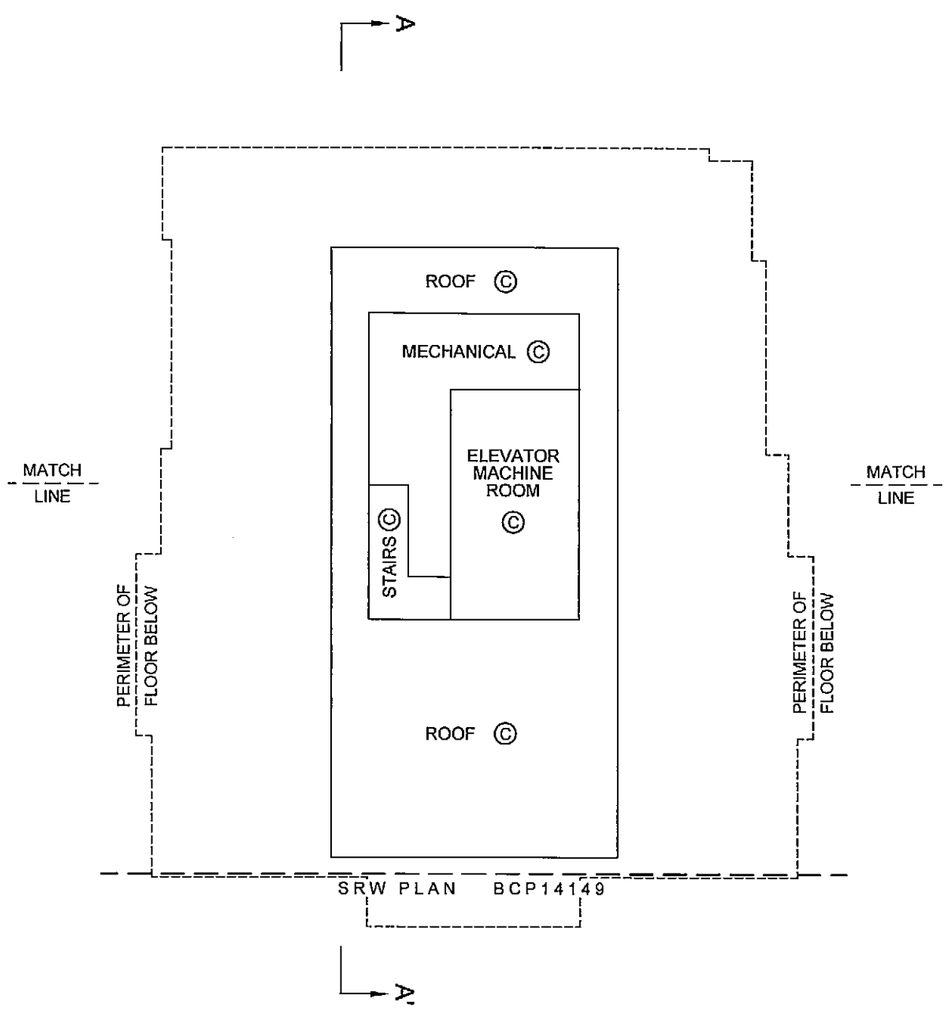
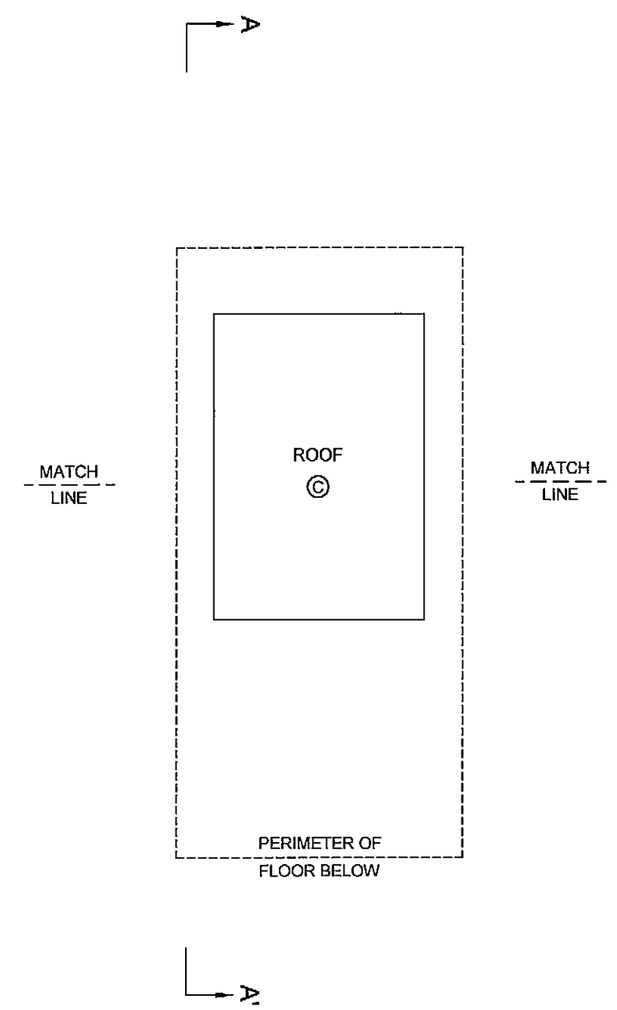
LEVEL 14

(ELEVATOR MACHINE ROOM)



ROOF LEVEL



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DATE: JULY 25TH, 2007

P.k.

B.C.L.S.

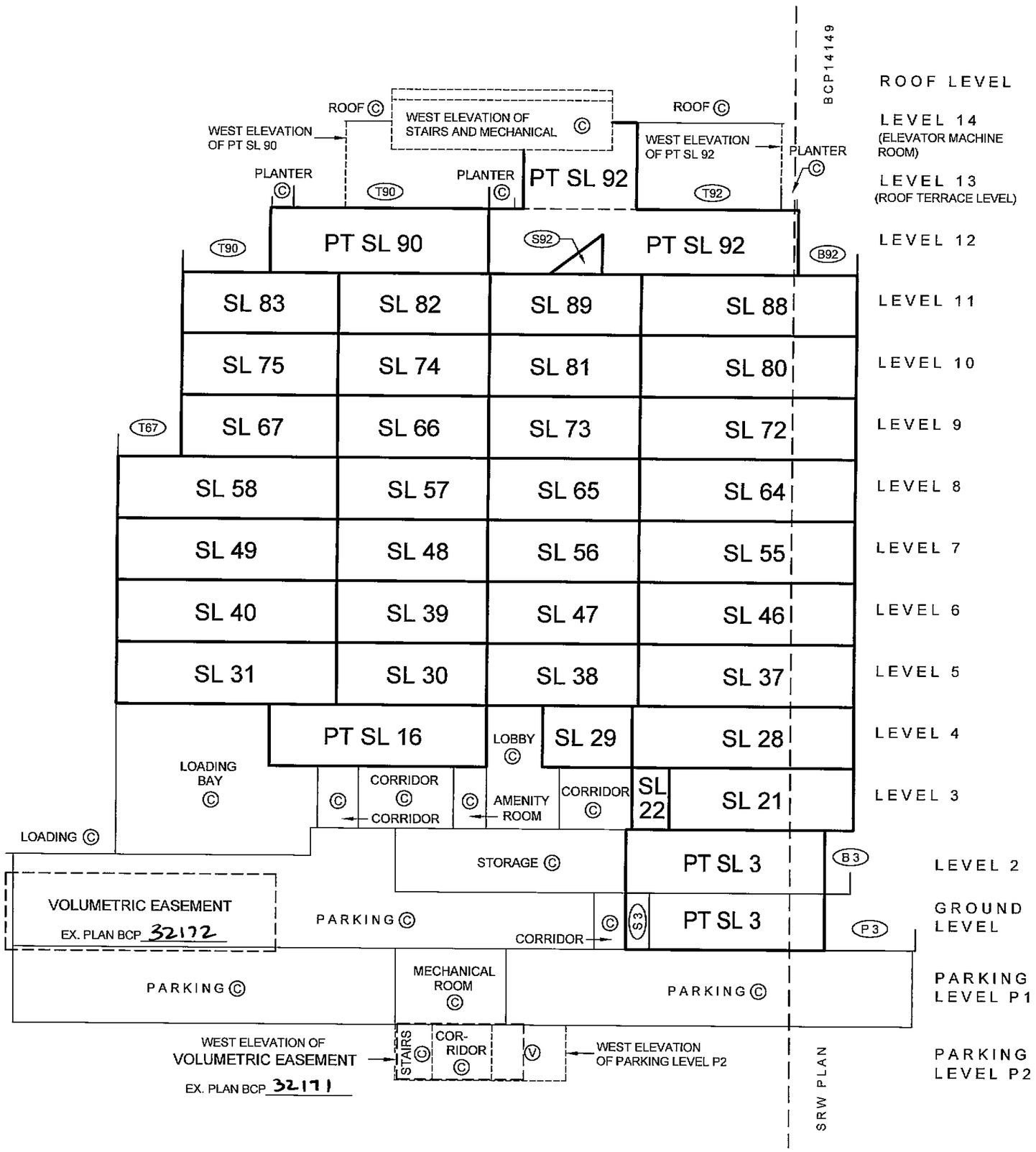
ORIGINAL

SECTION A - A'

SCALE 1:200

5 0 5 10

STRATA PLAN BCS 2496



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P.K.

B.C.L.S.

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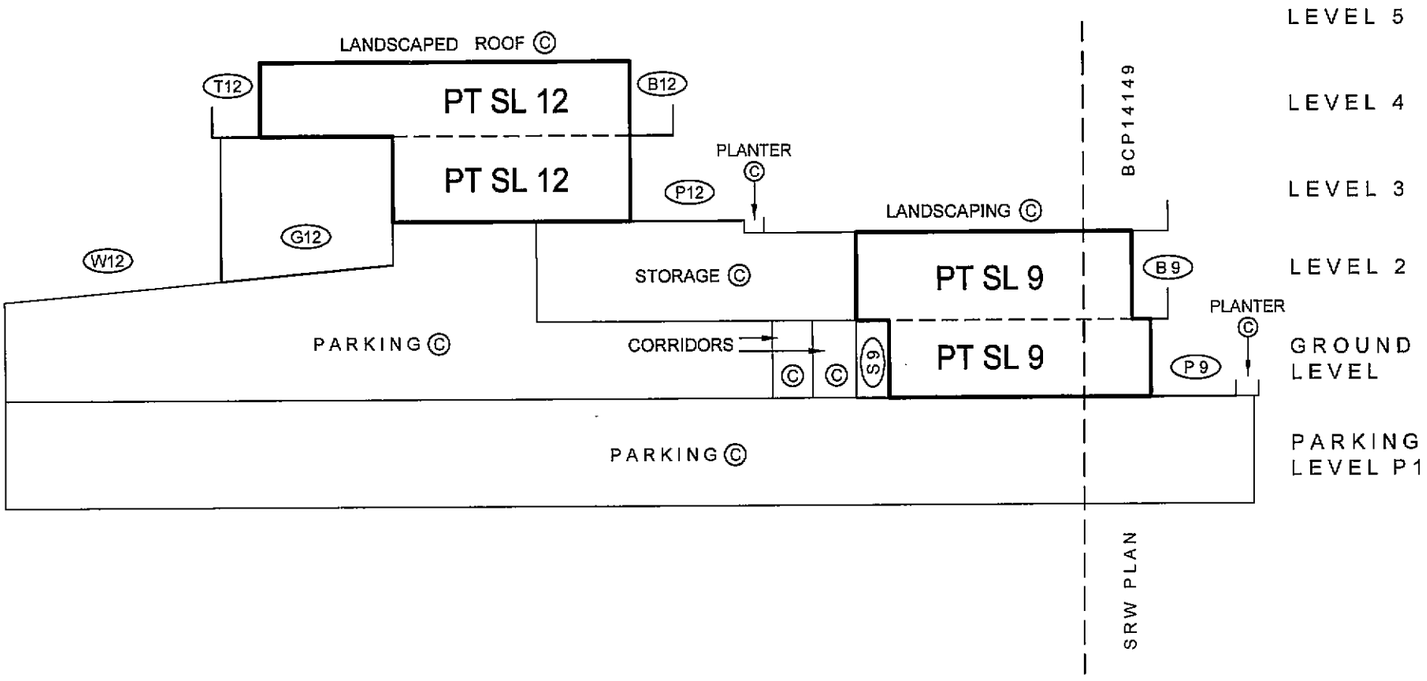
SECTIONS

STRATA PLAN BCS 2496

SCALE 1:200

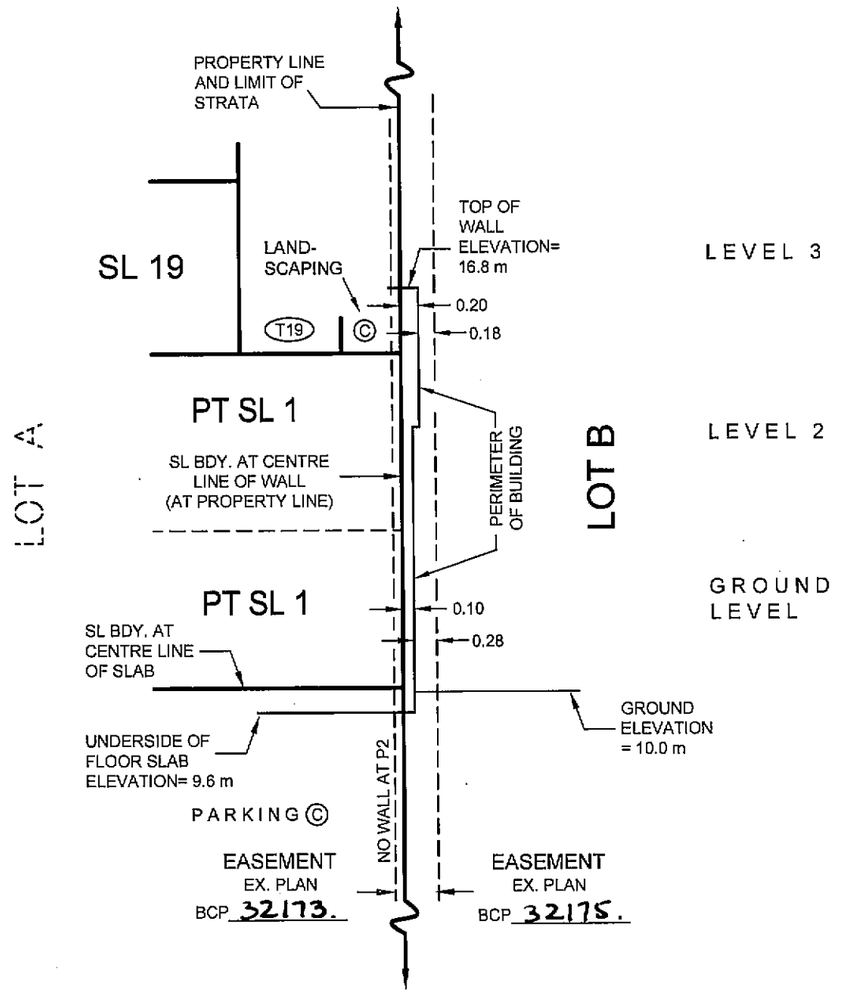
5 0 5 10

SECTION B-B'



SECTION C-C'

DETAIL SECTION FOR
GROUND LEVEL TO LEVEL 3
NOT TO SCALE



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P.k.

B.C.L.S.

DRAWING FILE: NV-2007\13035-PIER-LOT 3\13035-Final Strata\dwg\ST13035-01F.dwg

ORIGINAL

FILED VABCS2496 RCVD:2007-08-27 RQST:2010-12-09.09.32.16.995