

STRATA PLAN OF AIRSPACE PARCEL A, BLK 22, REFERENCE PLAN 82454

STRATA PLAN NWS 3436

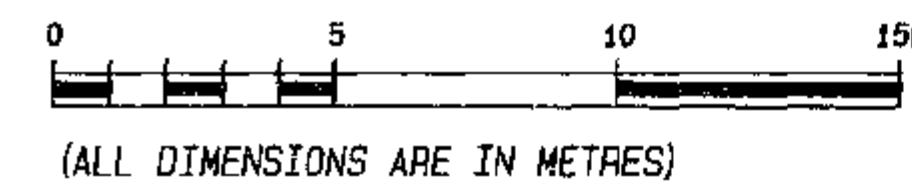
Ref. No. AE 7348 to AE 7419

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.
THIS 10th DAY OF JANUARY 1990.E.J. Raven per male
REGISTRAR

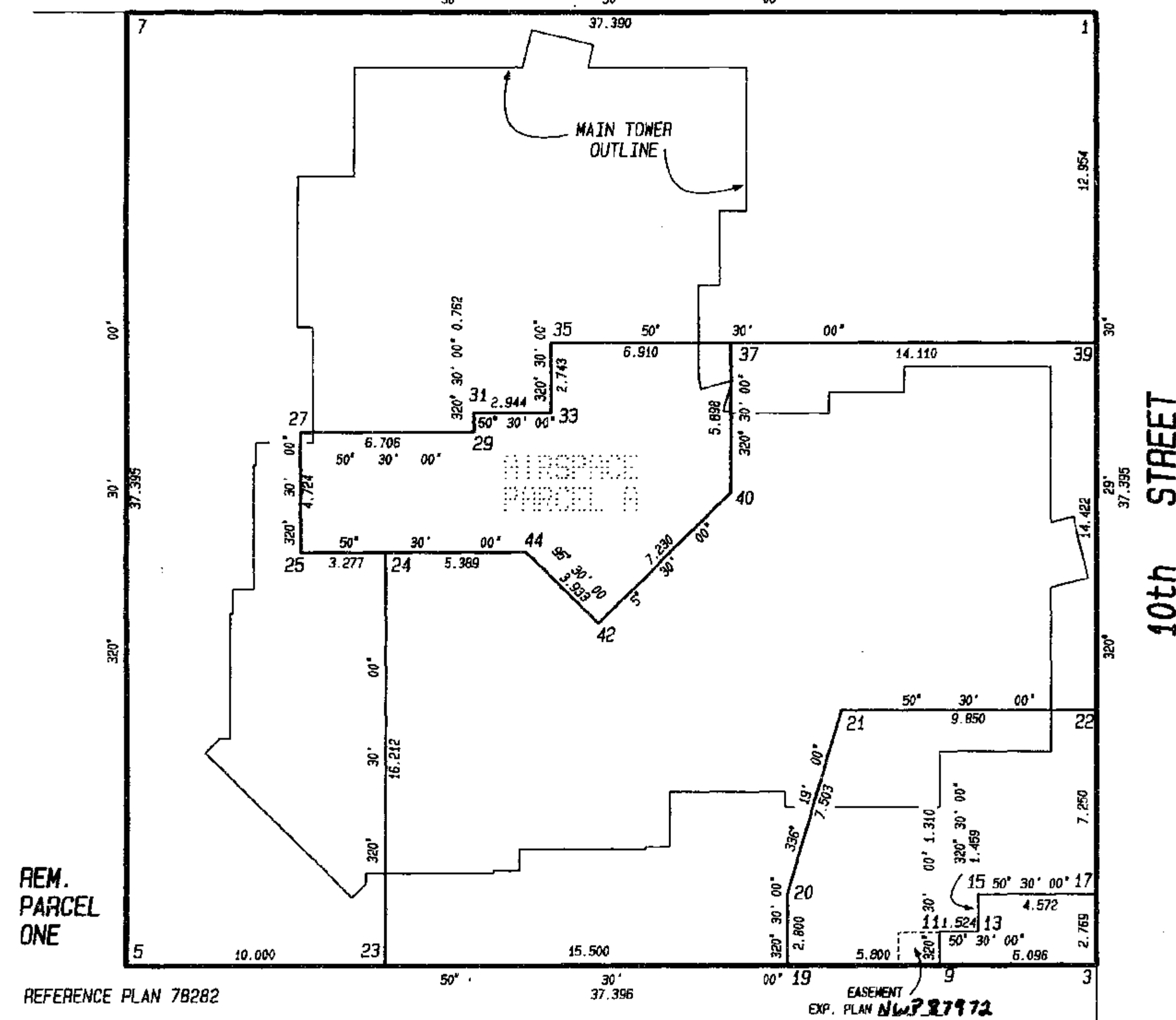
CIVIC ADDRESS

"COLUMBIA TOWER"
98 - 10th STREET
NEW WESTMINSTER, B.C.

SCALE 1:200



ROYAL AVENUE

REM.
PARCEL
ONE

REFERENCE PLAN 78282

LEGEND

- m² DENOTES SQUARE METRES
S.L. DENOTES STRATA LOT
PT.S.L. DENOTES PART OF STRATA LOT
⊙ DENOTES COMMON PROPERTY
① DENOTES LIMITED COMMON
PROPERTY FOR THE EXCLUSIVE
USE OF S.L. 1
(TYPICAL)

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:THE OWNERS, STRATA PLAN NWS 3436
606 STAMPS LANDING
VANCOUVER, B.C. V5Z 3Z1

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

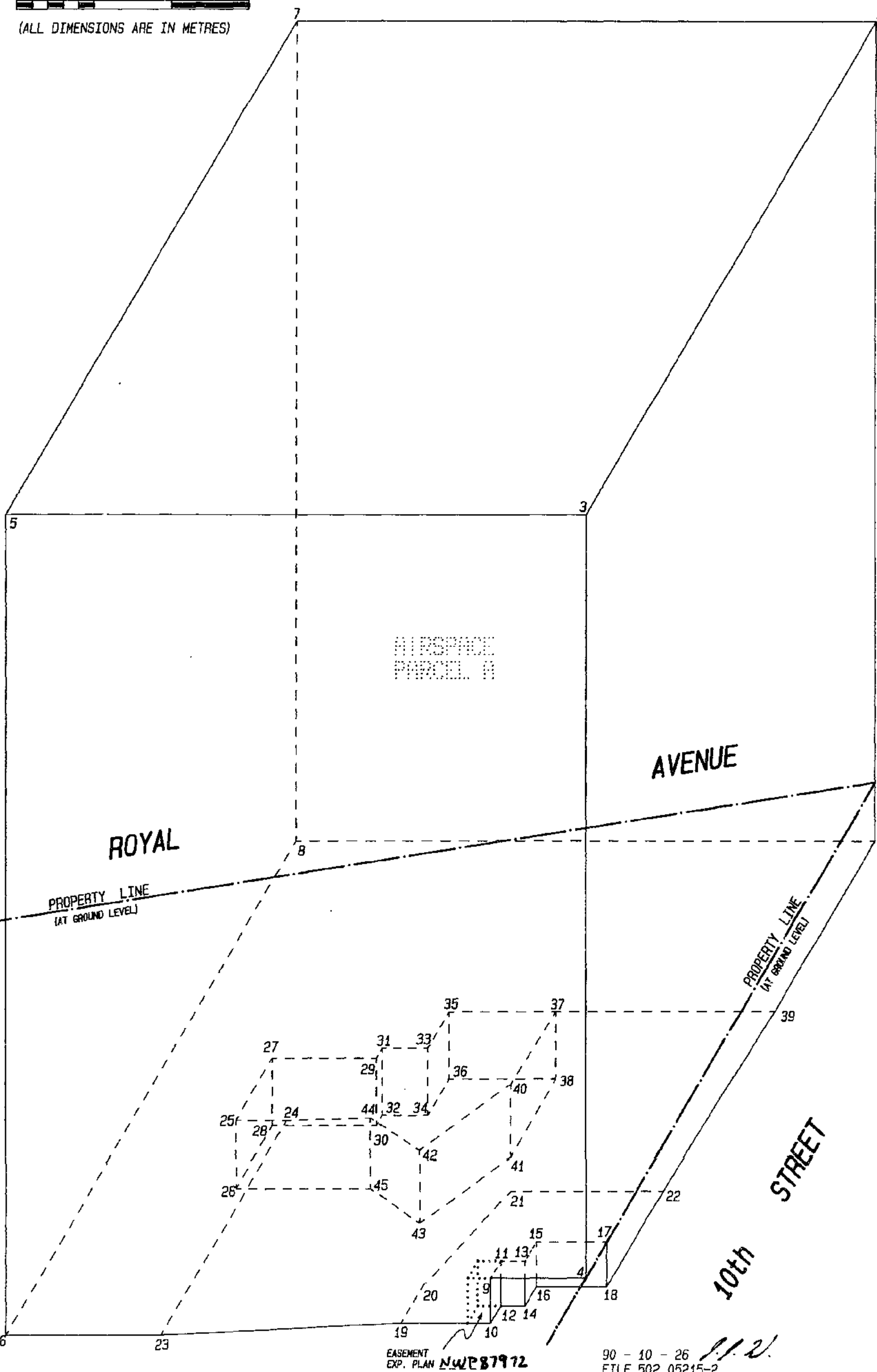
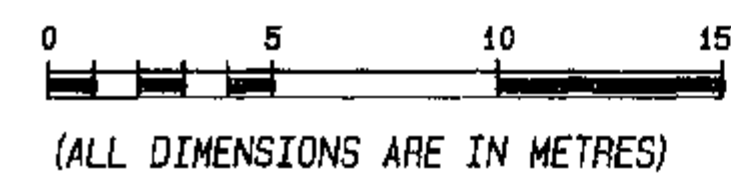
McELHANNEY ASSOCIATES
PROFESSIONAL LAND SURVEYORS
13160 88th AVENUE
SURREY, B.C. V3W 3K3
TEL. 596 0391
FILE 502 05215-2

10-220

ISOMETRIC

STRATA PLAN NWS 3436

SCALE 1:250

90 - 10 - 26
FILE 502 05215-2

STRATA PLAN NWS 3436

TABLE OF ELEVATIONS & COORDINATES

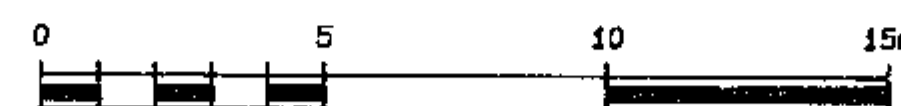
POINT N°	COORDINATES		GEODETIC ELEVATION	FINISHED FLOOR ELEVATION
	NORTHING	EASTING		
1	1000.000	2000.000	60.96	
2	1000.000	2000.000	7.16	7.49
3	971.149	2023.790	60.96	
4	971.149	2023.790	10.87	10.95
5	947.362	1994.935	60.96	
6	947.362	1994.935	7.16	7.36
7	976.217	1971.149	60.96	
8	976.217	1971.149	7.16	7.27
9	967.271	2019.087	10.87	10.95
10	967.271	2019.087	7.92	8.09
11	968.282	2018.253	10.87	10.95
12	968.282	2018.253	7.92	8.10
13	969.251	2019.429	10.87	10.95
14	969.251	2019.429	7.92	8.12
15	970.377	2018.501	10.87	10.95
16	970.377	2018.501	7.92	8.13
17	973.285	2022.029	10.87	10.95
18	973.285	2022.029	7.92	8.16
19	963.582	2014.611	7.92	8.08
20	965.742	2012.830	7.92	8.08
21	972.613	2009.815	7.92	8.06
22	978.879	2017.417	7.92	8.13
23	963.723	2002.651	7.16	7.52
24	966.232	1992.339	7.16	7.22
25	964.147	1989.810	7.16	7.22
26	964.147	1989.810	2.74	4.19
27	967.793	1986.806	7.16	7.21
28	967.793	1986.806	2.74	3.51
29	972.058	1991.980	7.16	7.39
30	972.058	1991.980	2.74	2.74
31	972.646	1991.495	7.16	7.38
32	972.646	1991.495	2.74	2.74
33	974.519	1993.767	7.16	7.46
34	974.519	1993.767	2.74	2.74
35	976.635	1992.022	7.16	7.33
36	976.635	1992.022	2.74	2.74
37	981.031	1997.354	7.16	7.49
38	981.031	1997.354	2.74	2.74
39	990.006	2008.241	7.16	7.66
40	976.479	2001.105	7.50	7.90
41	976.479	2001.105	2.74	2.74
42	969.283	2000.412	7.50	7.90
43	969.283	2000.412	2.74	2.74
44	969.650	1996.497	7.32	7.32
45	969.650	1996.497	2.74	4.19

90 - 10 - 26
FILE 502 05215-2

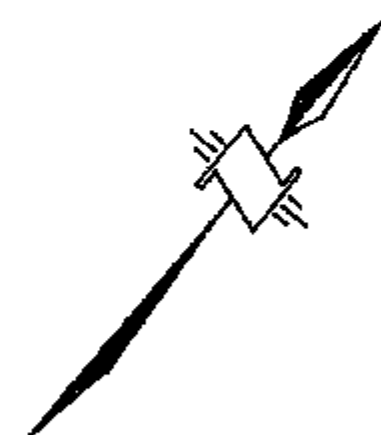
STRATA PLAN NWS 3436

BUILDING DIMENSIONS AND LOCATION AT PARKING LEVEL 3

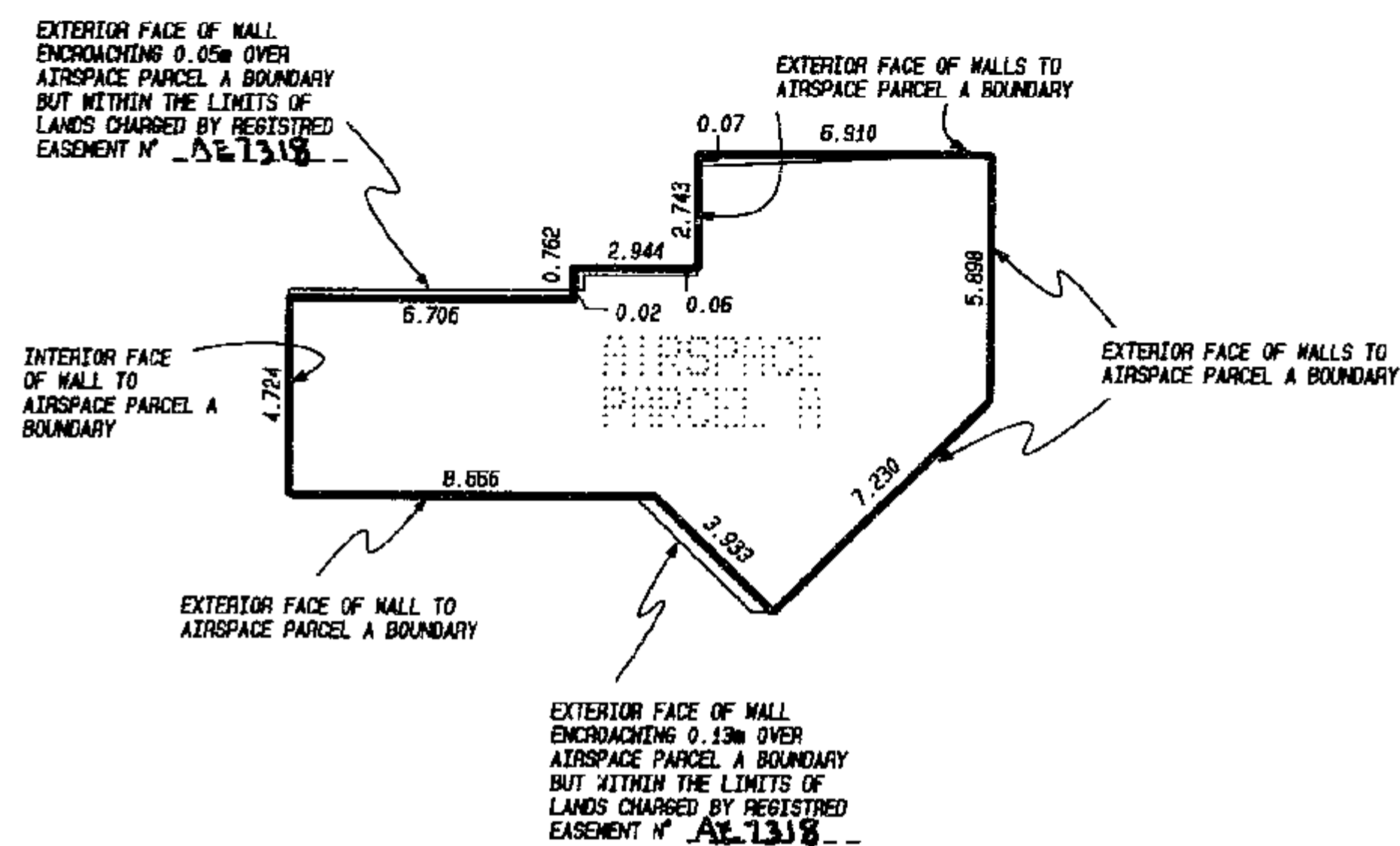
SCALE 1: 200



(ALL DIMENSIONS ARE IN METRES)



REM. PARCEL ONE



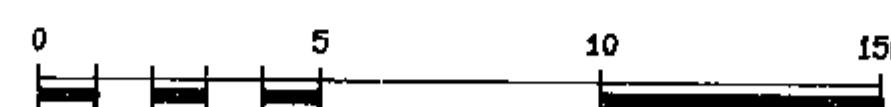
REM. PARCEL ONE

90 - 10 - 26
FILE 502 05215-2

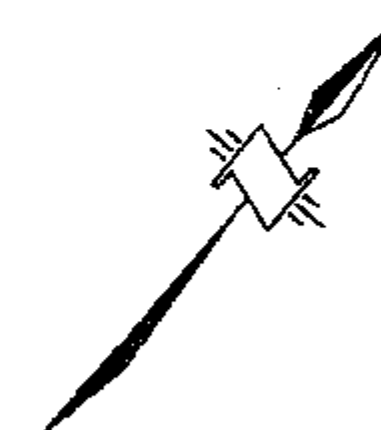
STRATA PLAN NWS 3436

BUILDING DIMENSIONS AND LOCATION AT PARKING LEVEL 2

SCALE 1: 200



(ALL DIMENSIONS ARE IN METRES)



ROYAL AVENUE

A detailed site plan for 'REM. PARCEL ONE'. The plan is bounded by 'ROYAL AVENUE' to the north and '10th STREET' to the east. The parcel is labeled 'AIRSPACE PARCEL A' in the center. Key features include:

- Boundaries:** 'AIRSPACE PARCEL A BOUNDARY' is indicated by a jagged line on the north and west sides. The 'EXTERIOR FACE OF WALL TO AIRSPACE PARCEL A BOUNDARY' is shown at the southwest corner, and the 'INTERIOR FACE OF WALL TO AIRSPACE PARCEL A BOUNDARY' is shown at the southeast corner.
- Dimensions:** The north boundary is 37.390. The west boundary is 37.395. The east boundary is 34.65. The south boundary is 31.300. A curved boundary at the southwest corner has a radius of 100'-5.30". Other dimensions include 0.12, 0.04, 0.17, 0.12, 0.03, 2.31, 2.30, 25.53, 4.40, 4.572, 1.459, 1.524, 1.31, 0.01, and 0.05.
- Other Features:** 'PARKING LEVEL 2 OUTLINE' is shown in the upper right. An 'EASEMENT EXP. PLAN' is noted at the bottom right with the date 'JUN 28 1972'.

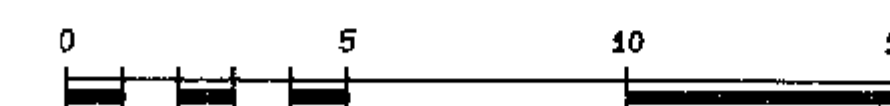
REM. PARCEL ONE

90 - 10 - 26 ✓
FILE 502 05215-2

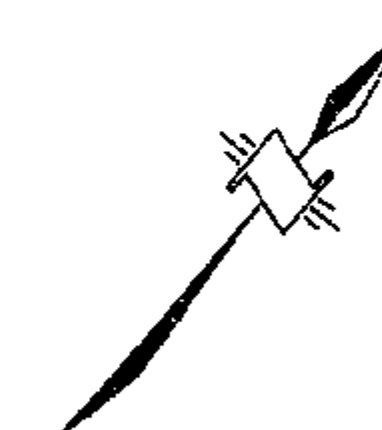
STRATA PLAN NWS 3436

BUILDING DIMENSIONS AND LOCATION AT PARKING LEVEL 1

SCALE 1: 200



(ALL DIMENSIONS ARE IN METRES)



ROYAL AVENUE

ROYAL AVENUE

37.390

29.15

0.02

0.06

0.01

8.16

1.55

AIRSPACE PARCEL A BOUNDARY

26.17

37.395

0.01

PARKING LEVEL OUTLINE

6.11

1.55

1.55

0.01

36.22

37.395

AIRSPACE PARCEL A

1.25

3.88

1.08

100% 30

1.03

3.88

12.1

0.03

37.396

27.85

0.01

0.06

EXTERIOR FACE OF WALL TO AIRSPACE PARCEL A BOUNDARY

REM. PARCEL ONE

REM. PARCEL ONE

90 - 10 - 26 ✓
FILE 502 05215-

STRATA PLAN NWS 3436

CONDOMINIUM ACT

LOT #	SHEET #	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	10, 15	1 515	244	
2	10, 15	940	148	
3	10, 11, 16	1 146	194	
4	11, 16	809	136	
5	11, 16	1 303	220	
6	10, 16	1 303	219	
7	10, 16	795	134	
8	10, 11, 16	1 155	195	
9	10, 11, 17	1 153	200	
10	11, 17	803	140	
11	11, 17	1 305	227	
12	10, 17	1 303	226	
13	10, 17	796	139	
14	10, 11, 17	1 156	201	
15	10, 11, 18	1 147	207	
16	11, 18	807	144	
17	11, 18	1 305	234	
18	10, 18	1 303	233	
19	10, 18	796	143	
20	10, 11, 18	1 156	208	
21	10, 11, 19	1 148	213	
22	11, 19	806	149	
23	11, 19	1 304	241	
24	10, 19	1 304	240	
25	10, 19	794	147	
26	10, 11, 19	1 156	214	
27	10, 11, 20	1 148	219	
28	11, 20	806	153	
29	11, 20	1 304	248	
30	10, 20	1 303	247	
31	10, 20	796	152	
32	10, 11, 20	1 156	220	
33	10, 11, 21	1 150	224	
34	11, 21	806	157	
35	11, 21	1 304	253	
36	10, 21	1 303	253	
37	10, 21	796	155	
38	10, 11, 21	1 156	225	

STRATA PLAN NWS 3436

CONDOMINIUM ACT

LOT #	SHEET #	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
39	10, 11, 22	1 149	228	
40	11, 22	805	159	
41	11, 22	1 304	257	
42	10, 22	1 303	257	
43	10, 22	793	158	
44	10, 11, 22	1 156	229	
45	10, 11, 23	1 150	231	
46	11, 23	806	162	
47	11, 23	1 304	262	
48	10, 23	1 303	261	
49	10, 23	796	160	
50	10, 11, 23	1 156	232	
51	10, 11, 24	1 149	235	
52	11, 24	806	164	
53	11, 24	1 304	266	
54	10, 24	1 303	266	
55	10, 24	796	163	
56	10, 11, 24	1 156	236	
57	10, 11, 25	1 149	239	
58	11, 25	806	167	
59	11, 25	1 304	270	
60	10, 25	1 303	270	
61	10, 25	796	165	
62	10, 11, 25	1 156	240	
63	10, 11, 26	1 149	242	
64	11, 26	806	170	
65	11, 26	1 304	274	
66	10, 26	1 303	274	
67	10, 26	794	168	
68	10, 11, 26	1 158	244	
69	10, 11, 27	1 438	313	
70	11, 27	1 404	307	
71	10, 27	1 405	306	
72	10, 11, 27	1 441	314	
AGGREGATE		79 789	15 391	

ARLENE H. HENRY
Barrister & Solicitor
604-284-1111
1000-1000 West Georgia Street
Vancouver, B.C. V6C 3A6
604-284-1111

STRATA PLAN NWS 3436

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
(1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED
AGENT OF THE OWNER DEVELOPER.
(2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.

I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY
BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF
THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT Vancouver
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 8 DAY OF Nov 1990

A COMMISSIONER FOR TAKING AFFIDAVITS
WITHIN THE PROVINCE OF BRITISH COLUMBIA.

ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 29 DAY OF November 1990

SUPERINTENDENT OF REAL ESTATE

OWNER:

COLUMBIA SQUARE PLAZA LTD.

AUTHORIZED SIGNATORY WARREN LONGARE

WITNESS ARLENE H. HENRY

ADDRESS: 1000 Burrard Street, Vancouver, B.C. V6C 3A6

OCCUPATION: BARRISTER & SOLICITOR

AUTHORIZED SIGNATORY

WITNESS ARLENE H. HENRY

ADDRESS: 1000 Burrard Street, Vancouver, B.C. V6C 3A6

OCCUPATION: BARRISTER & SOLICITOR

DATE: 26th day of October, 1990

FILE 502 05215-2

MORTGAGEES:

334502 B.C. LTD.
(INCORPORATION N° 334502)

AUTHORIZED SIGNATORY TONY TENNESSY

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES ARLENE H. HENRY

ADDRESS: 1000 Burrard Street, Vancouver, B.C. V6C 3A6

OCCUPATION: BARRISTER & SOLICITOR

DATE: 26th day of October, 1990

FILE 502 05215-2

CANADIAN IMPERIAL BANK OF COMMERCE

BY ITS LAWFUL ATTORNEYS

R. R. KEEGAN

Senior Manager

R. C. Carbonneau

Senior Manager

WITNESS AS TO BOTH SIGNATURES ANABELA TORRES

ADDRESS: 1000 Burrard Street, Vancouver, B.C. V6C 3A6

OCCUPATION: BANK OFFICER

DATE: 26th day of October, 1990

FILE 502 05215-2

I, J.J. WARD, BRITISH COLUMBIA LAND SURVEYOR,
HEREBY CERTIFY THAT THE BUILDING, SHOWN
IN THIS STRATA PLAN HAS NOT, AS OF
THE 26th DAY OF OCTOBER, 1990
BEEN PREVIOUSLY OCCUPIED.
DATED AT SURREY, B.C.,
THIS 26th DAY OF OCTOBER, 1990.

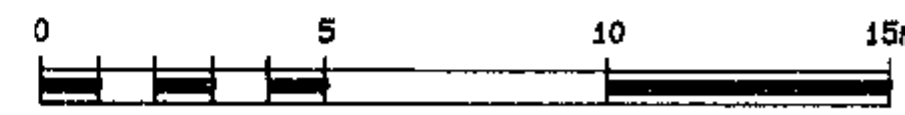
J.J. Ward

B.C.L.S.

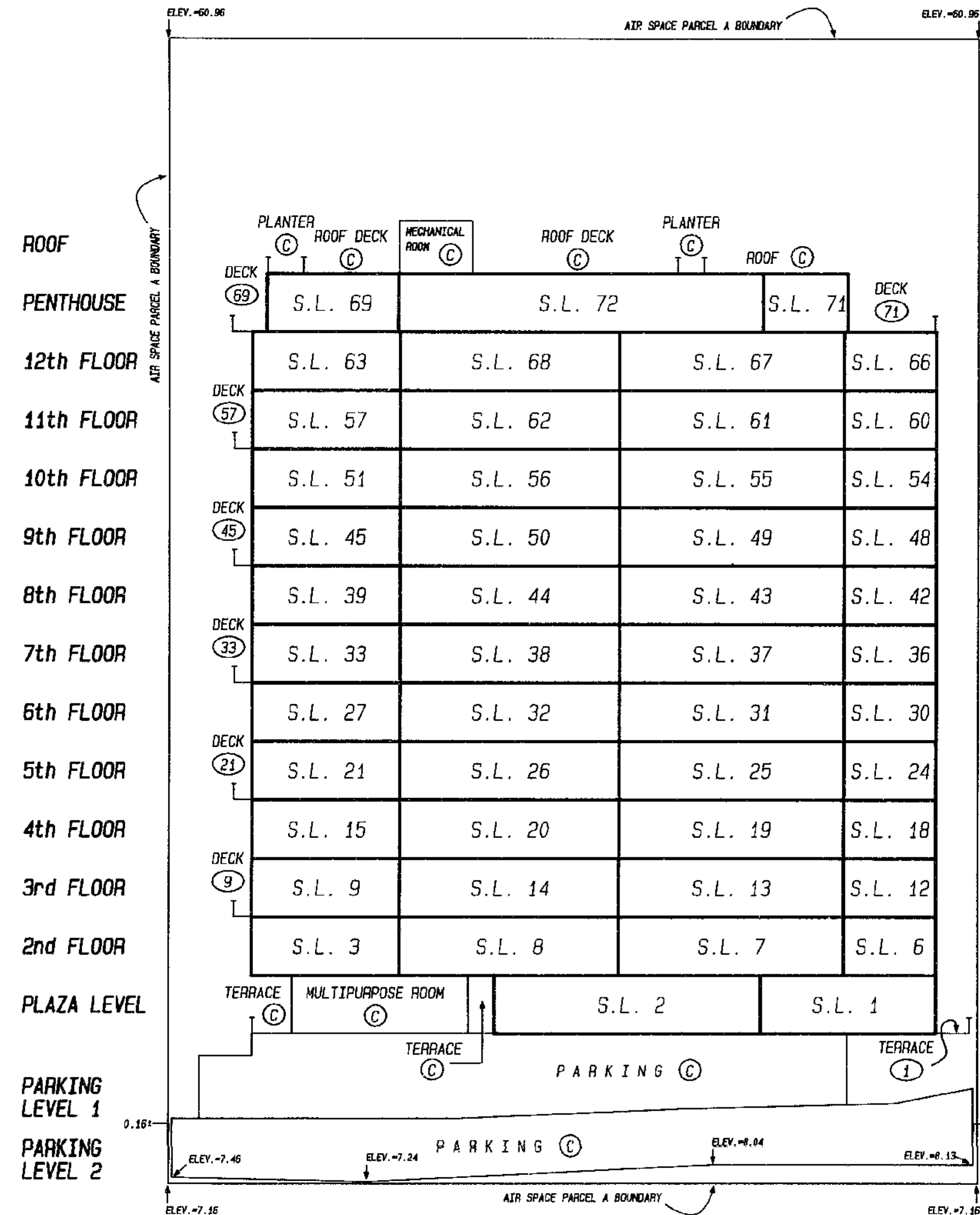
STRATA PLAN NWS 3436

SECTION A - A'

SCALE 1:200



(ALL DIMENSIONS ARE IN METRES)



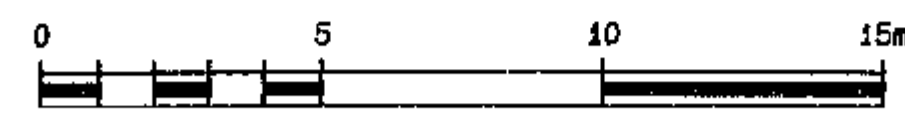
NOTE: BUILDING ELEVATIONS ARE TO TOP OF FINISHED CONCRETE FLOOR.

90 - 10 - 25 1/2
FILE 502 05215-2

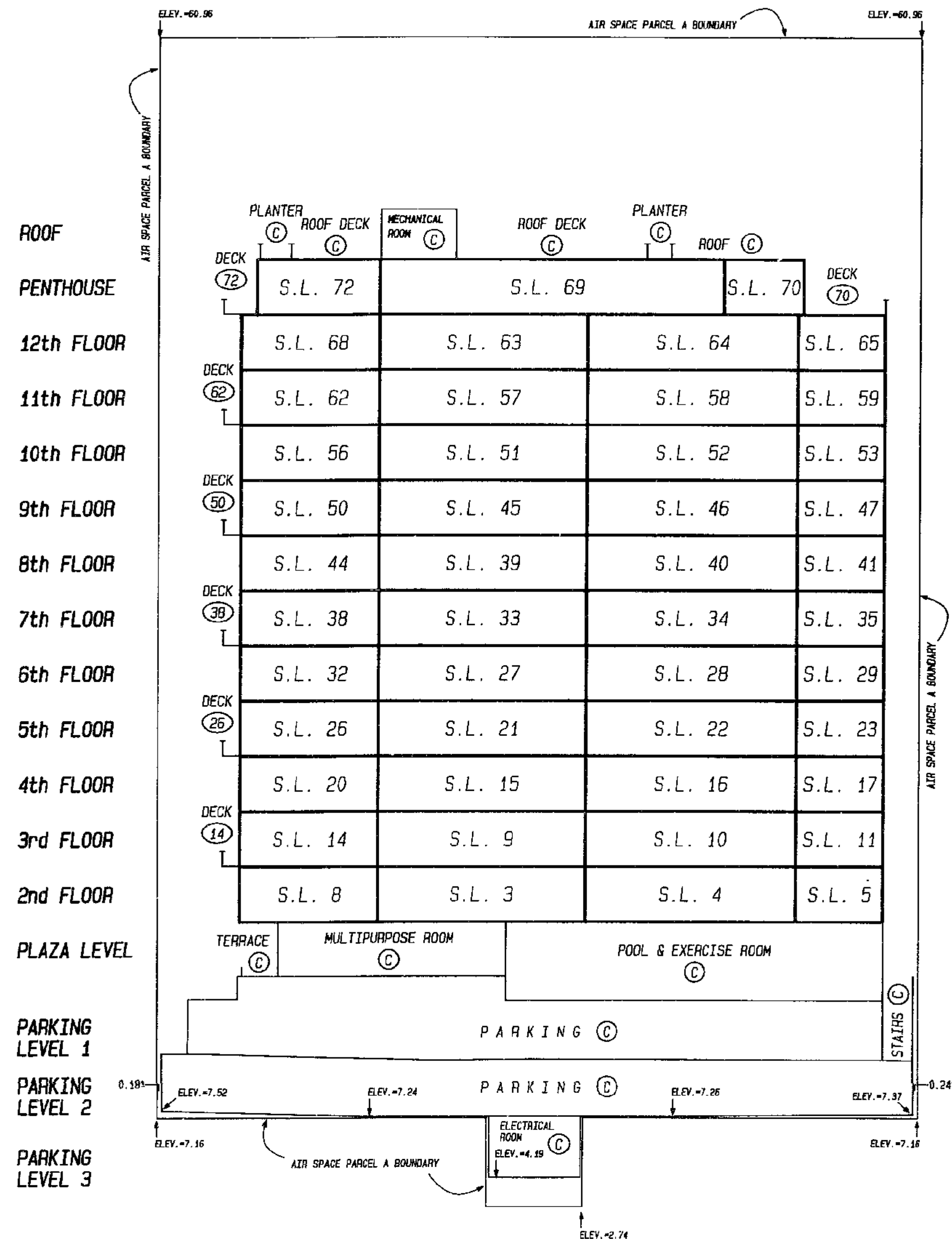
STRATA PLAN NWS 3436

SECTION B - B'

SCALE 1:200



(ALL DIMENSIONS ARE IN METRES)



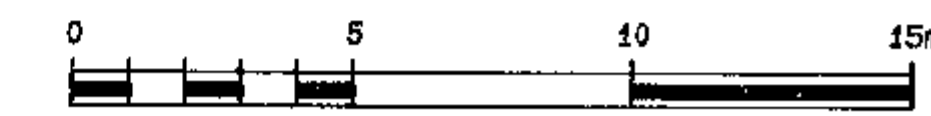
NOTE: BUILDING ELEVATIONS ARE TO TOP OF FINISHED CONCRETE FLOOR.

90 - 10 - 25 1/2
FILE 502 05215-2

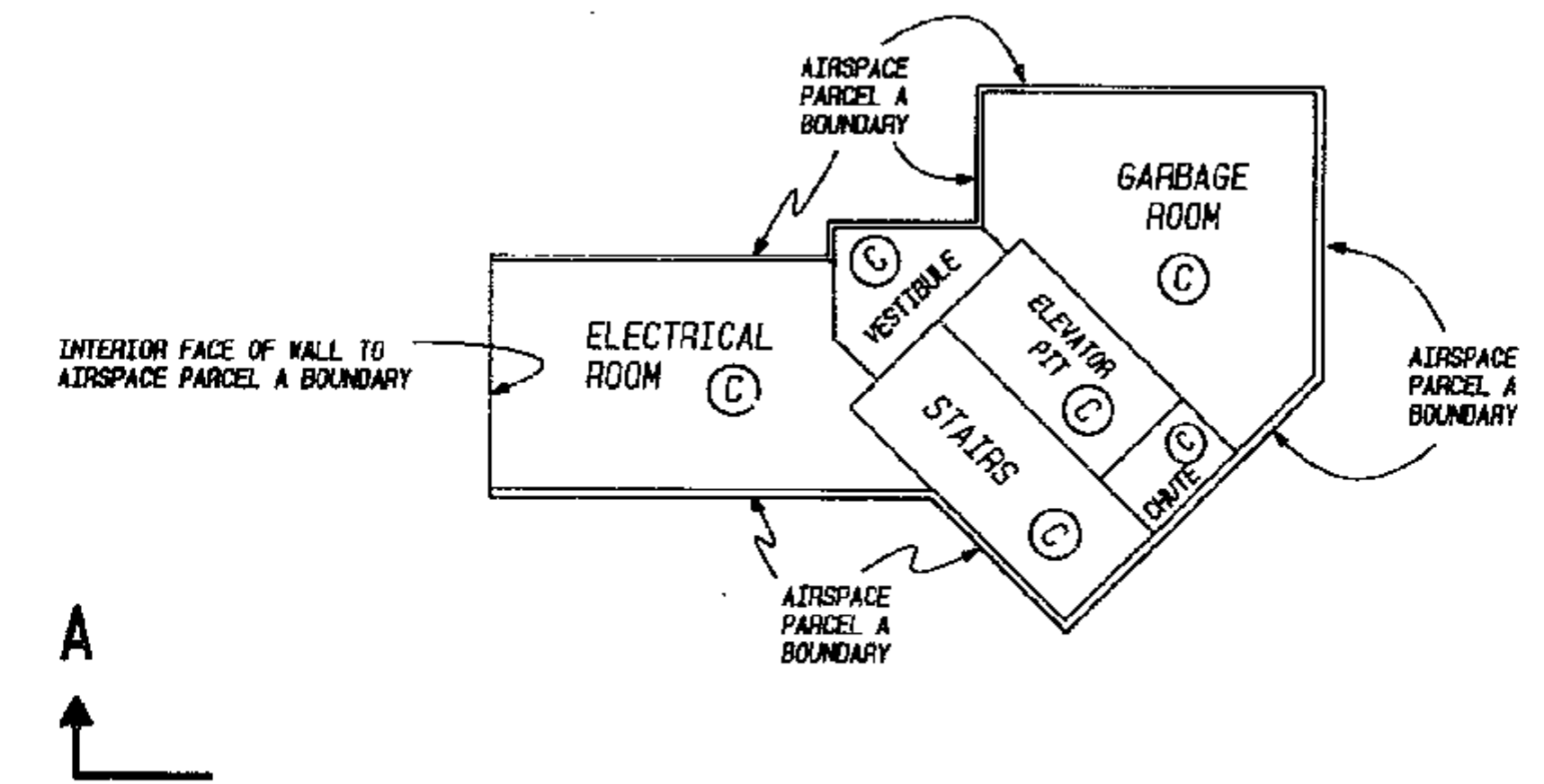
STRATA PLAN NWS 3436

PARKING LEVEL 3

SCALE 1:200



(ALL DIMENSIONS ARE IN METRES)



FINISHED CONCRETE FLOOR ELEVATIONS:

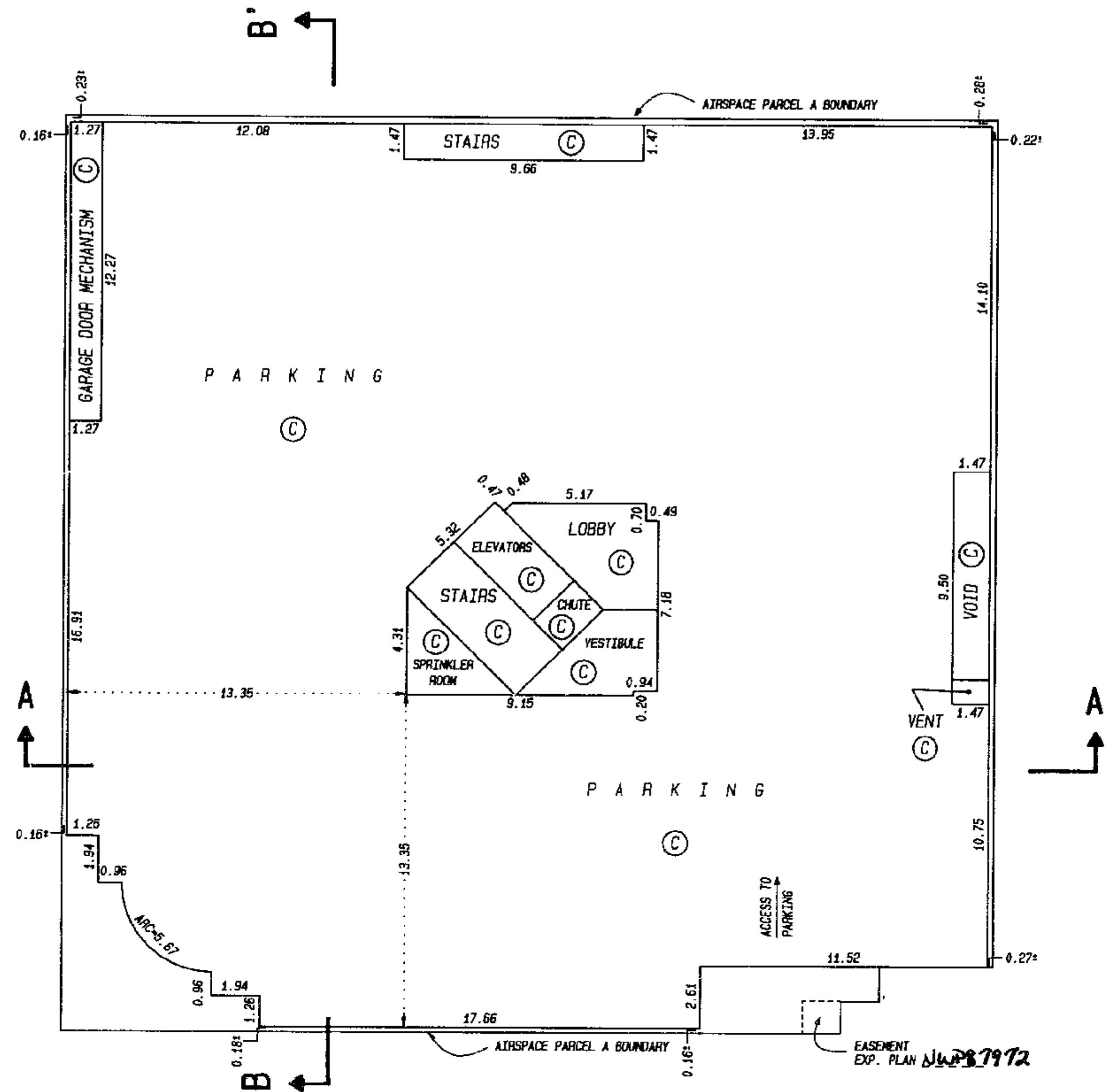
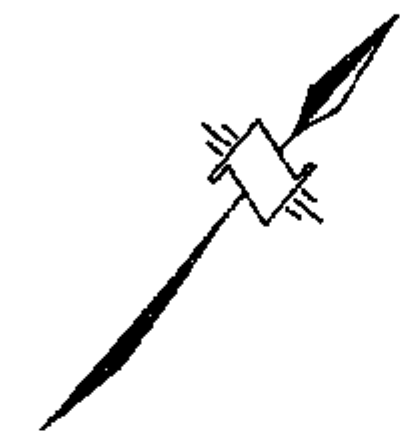
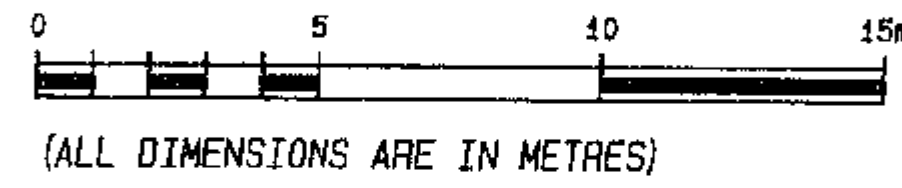
- ELECTRICAL ROOM	: 4.19m
- VESTIBULE	: 2.74m
- GARbage ROOM	: 2.74m
- ELEVATOR PIT	: 2.74m
- STAIRS	: 2.74m
- CHUTE	: 2.74m

90 - 10 - 25 1/2
FILE 502 05215-2

STRATA PLAN NWS 3436

PARKING LEVEL 2

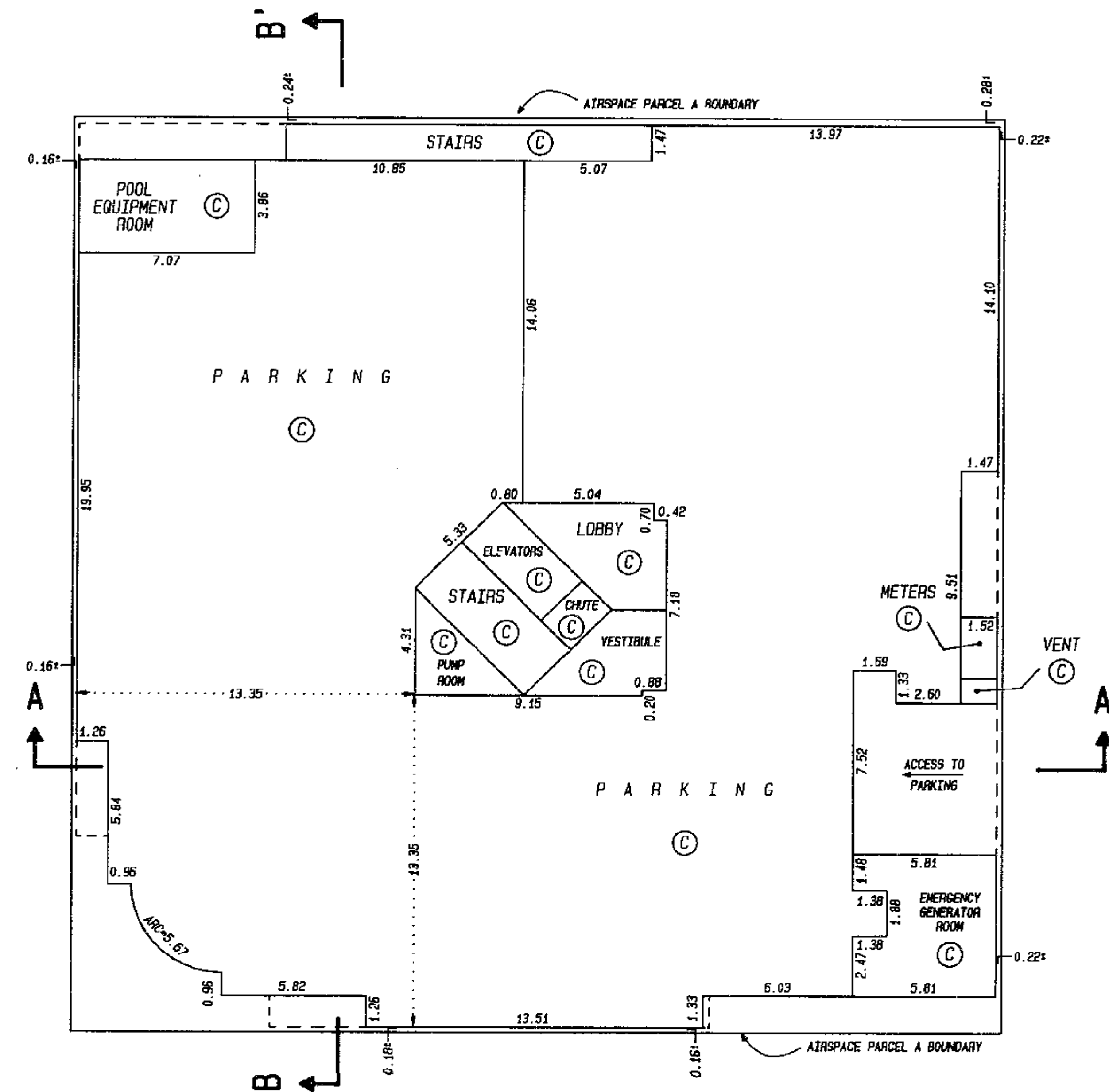
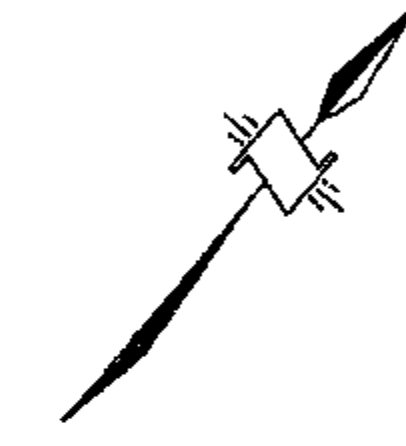
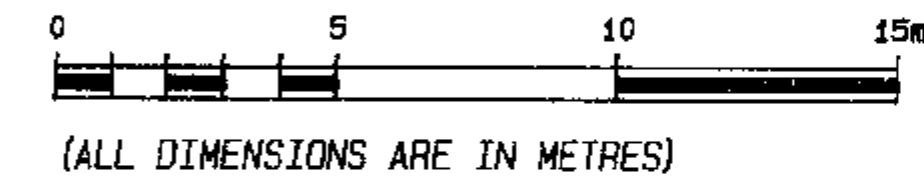
SCALE 1: 200



STRATA PLAN NWS 3436

PARKING LEVEL 1

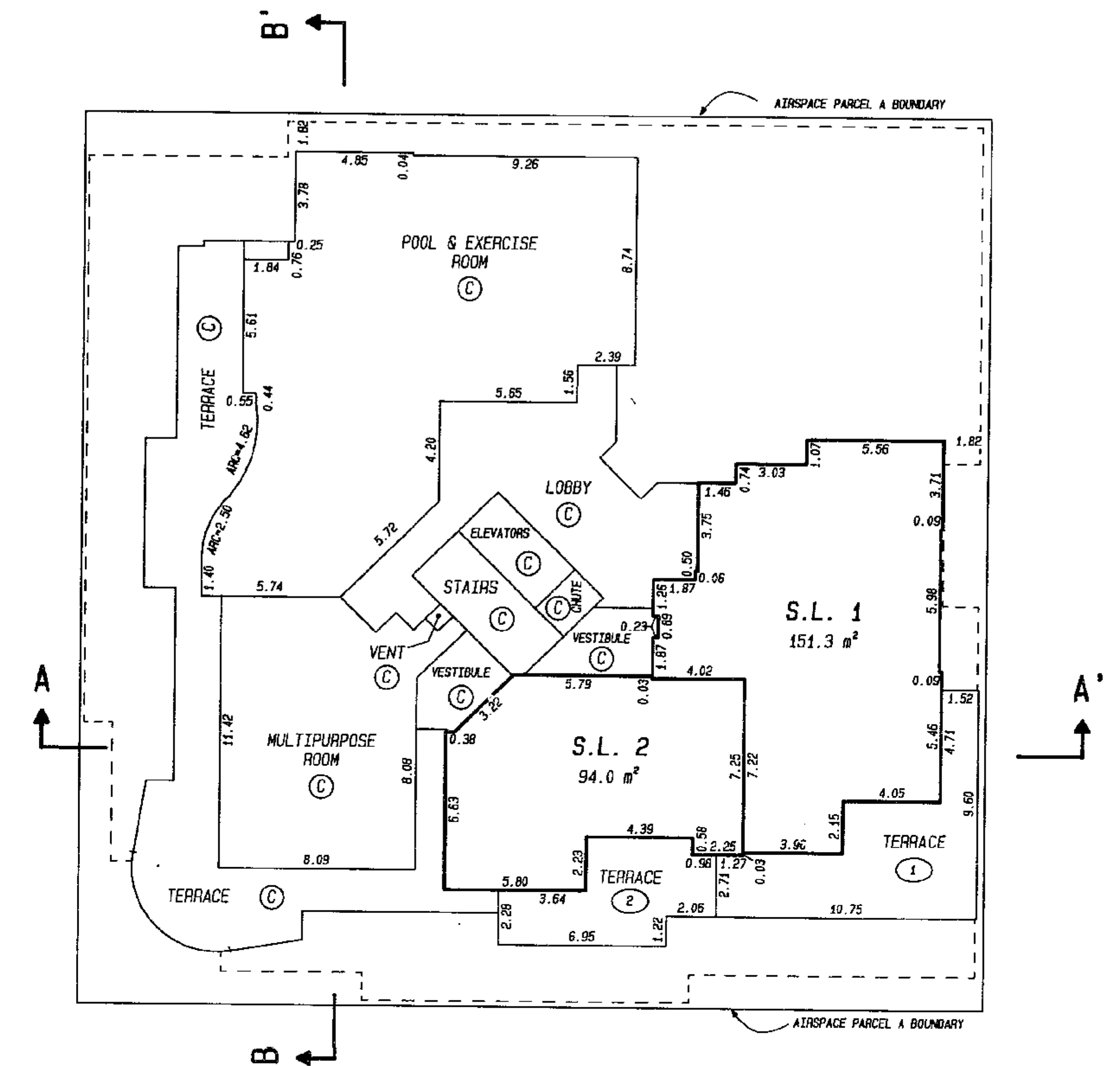
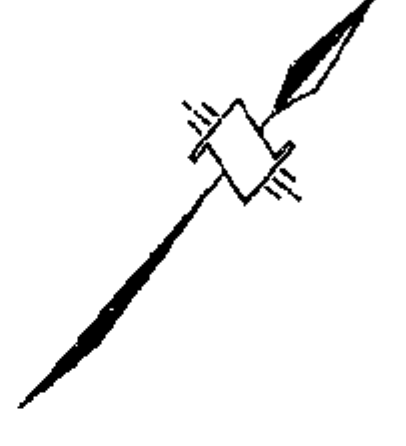
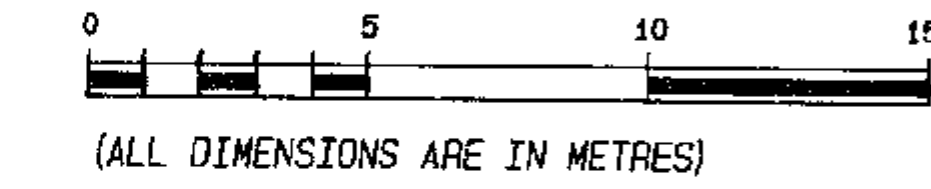
SCALE 1: 200



STRATA PLAN NWS 3436

PLAZA LEVEL (1st FLOOR)

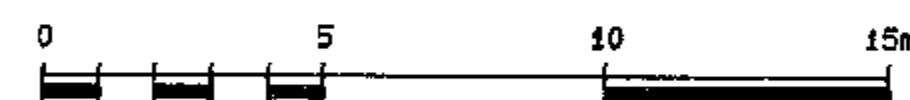
SCALE 1: 200



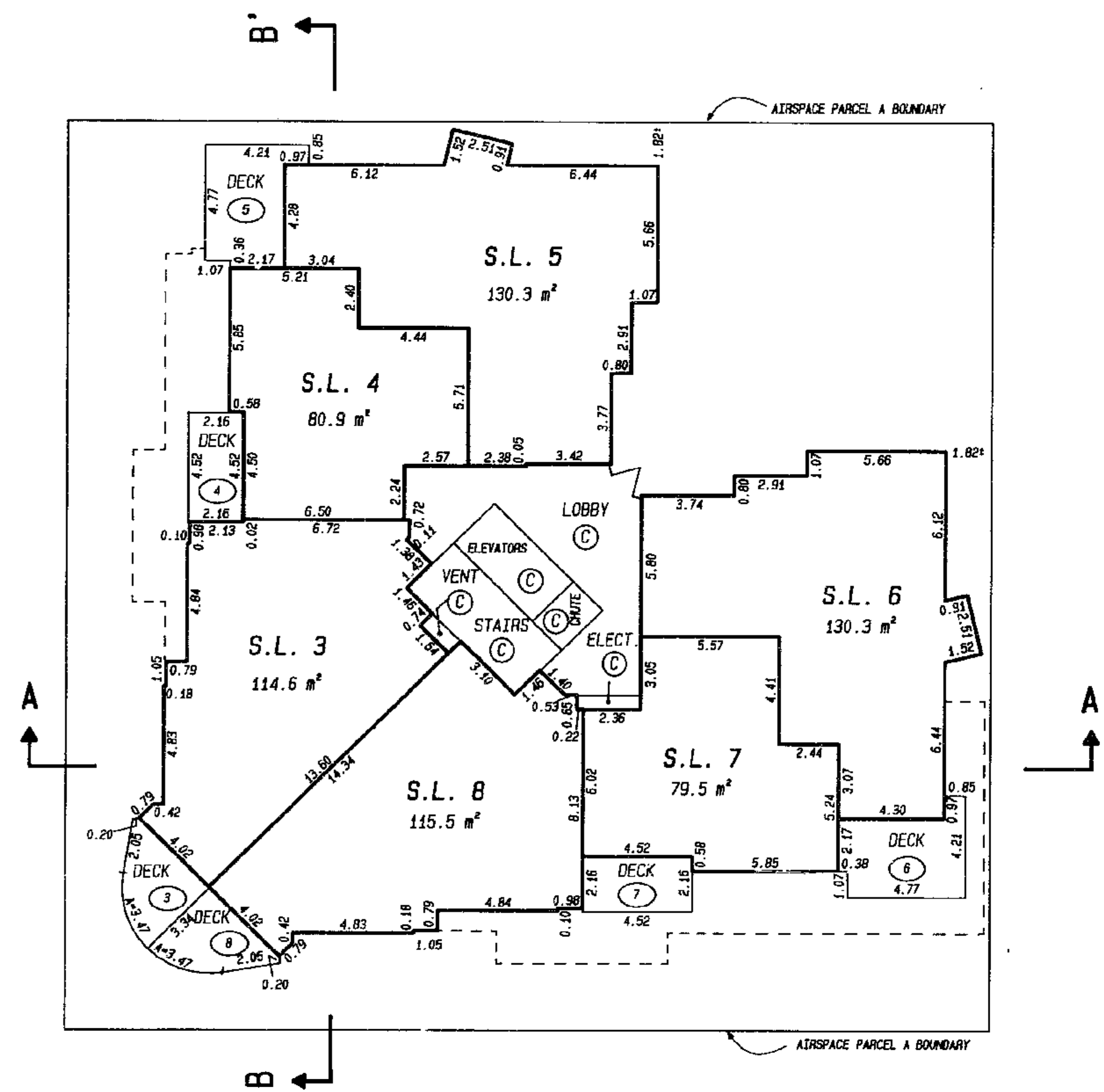
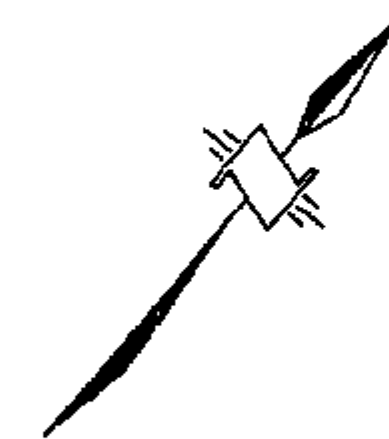
STRATA PLAN NWS 3436

2nd FLOOR

SCALE 1: 200



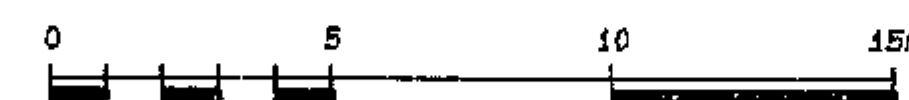
(ALL DIMENSIONS ARE IN METRES)



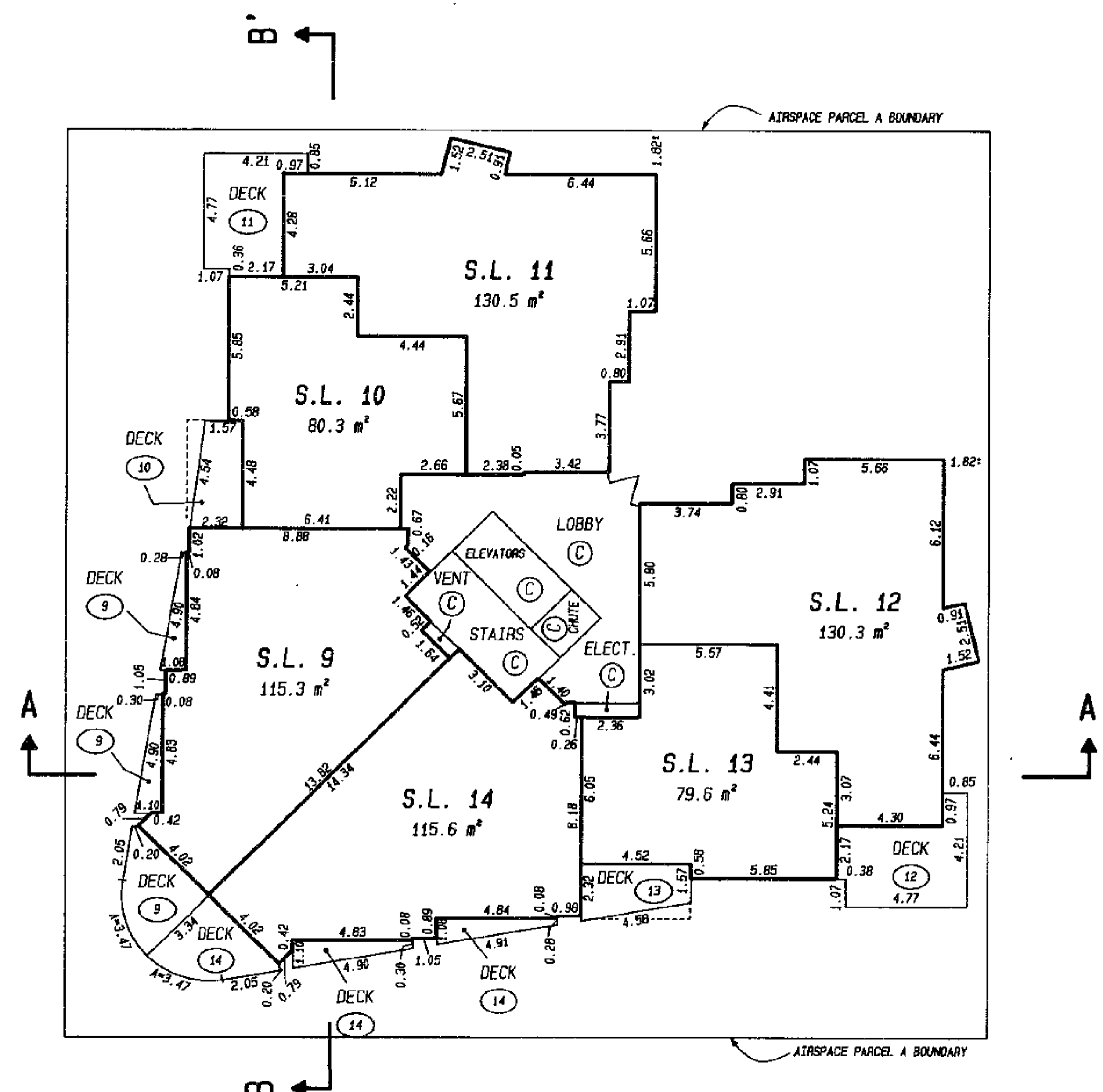
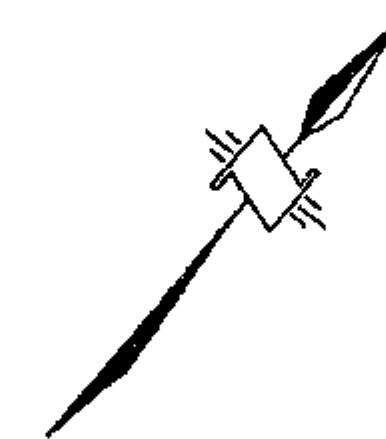
STRATA PLAN NWS 3436

3rd FLOOR

SCALE 1: 200



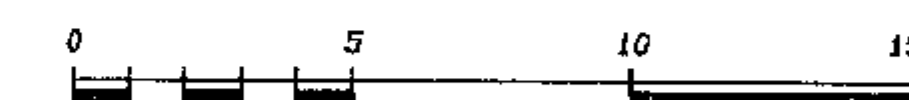
(ALL DIMENSIONS ARE IN METRES)



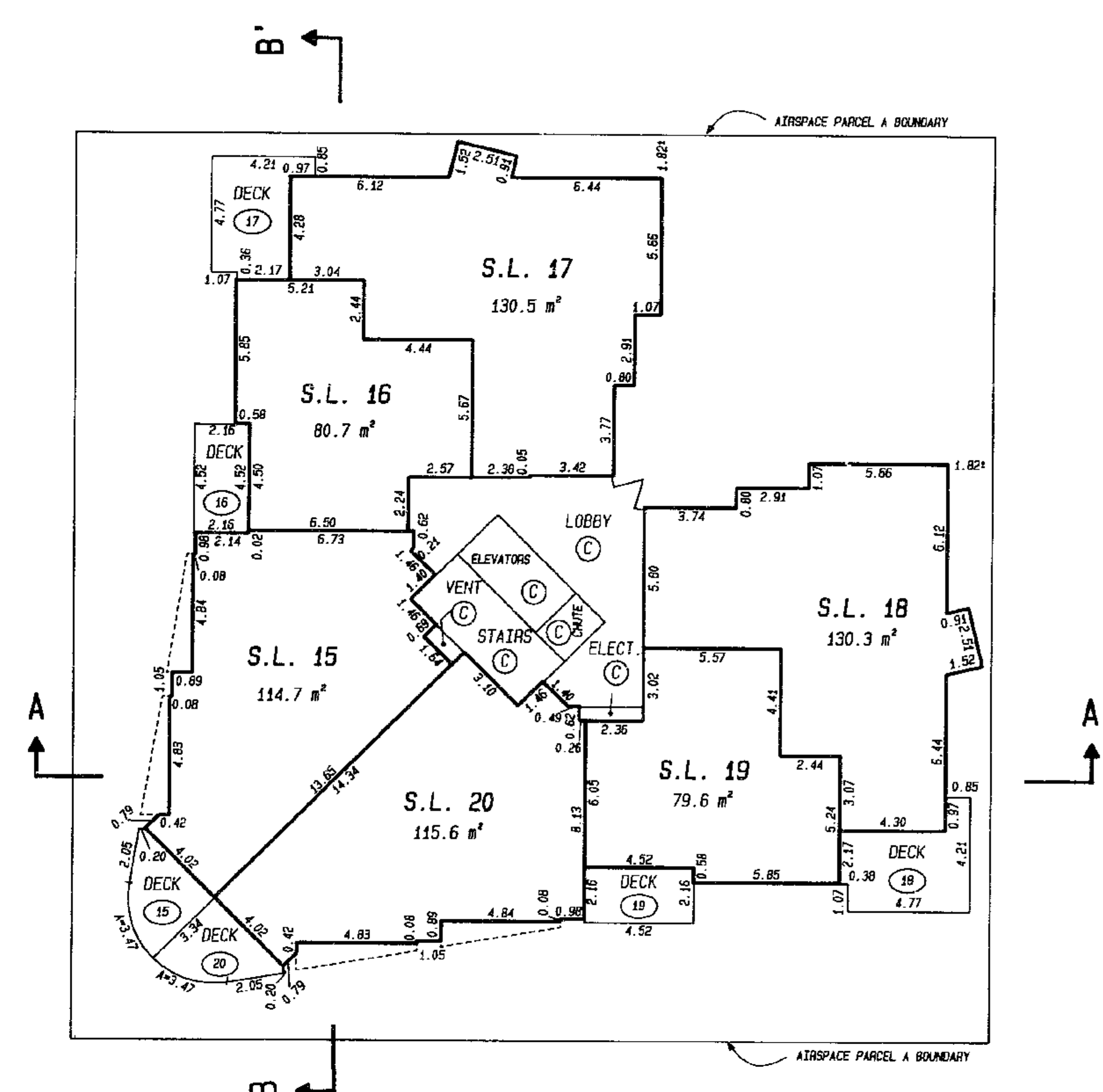
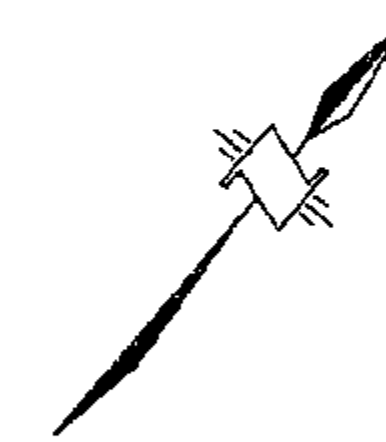
STRATA PLAN NWS 3436

4th FLOOR

SCALE 1: 200



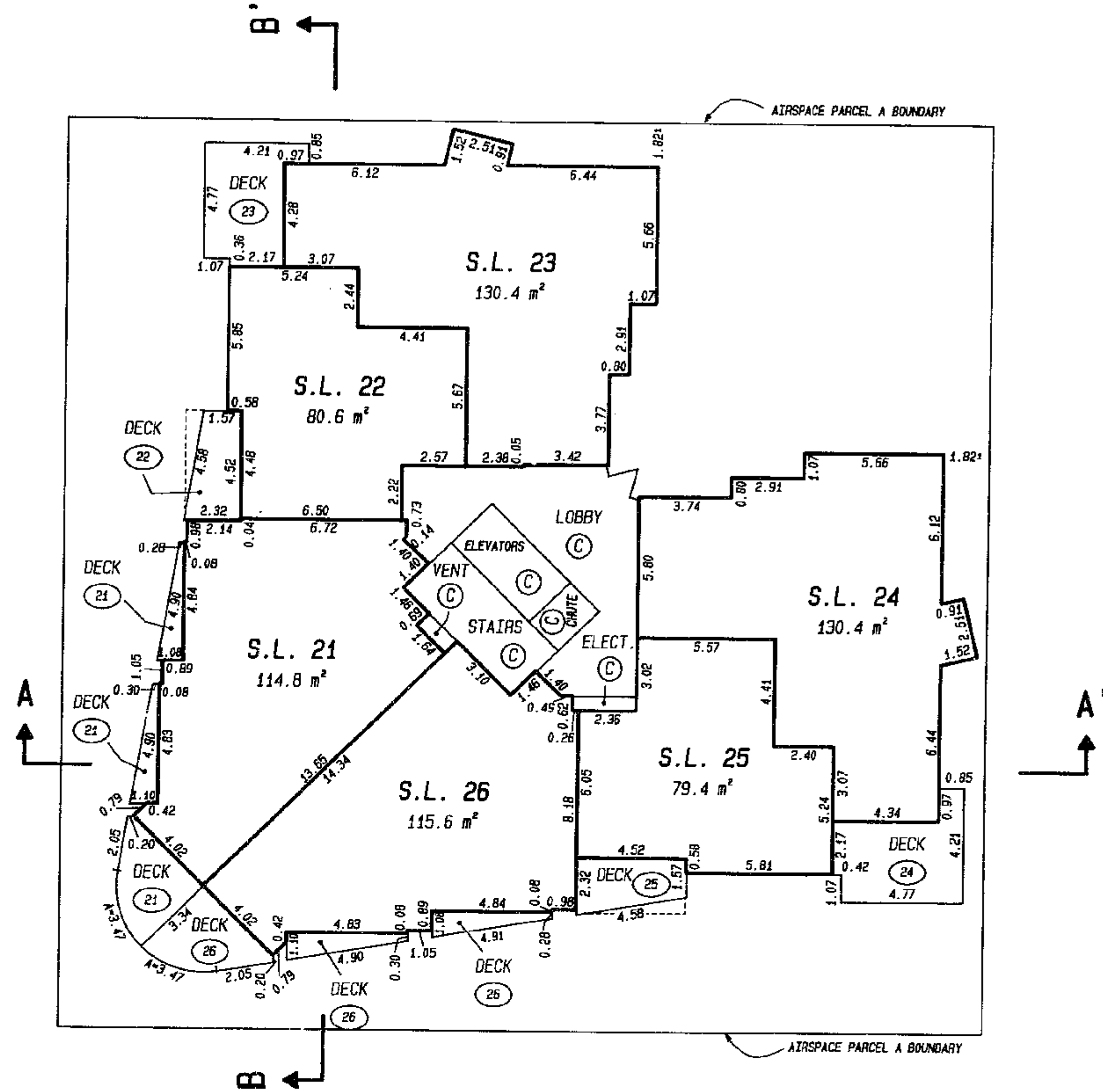
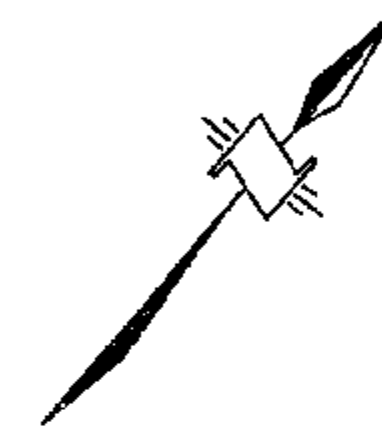
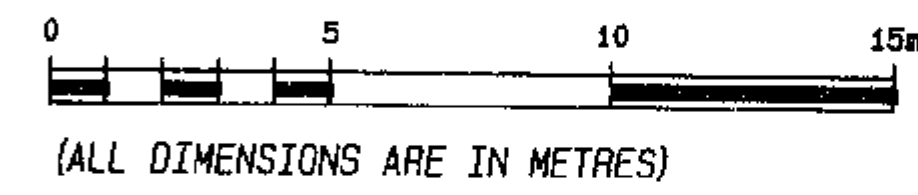
(ALL DIMENSIONS ARE IN METRES)



STRATA PLAN NWS 3436

5th FLOOR

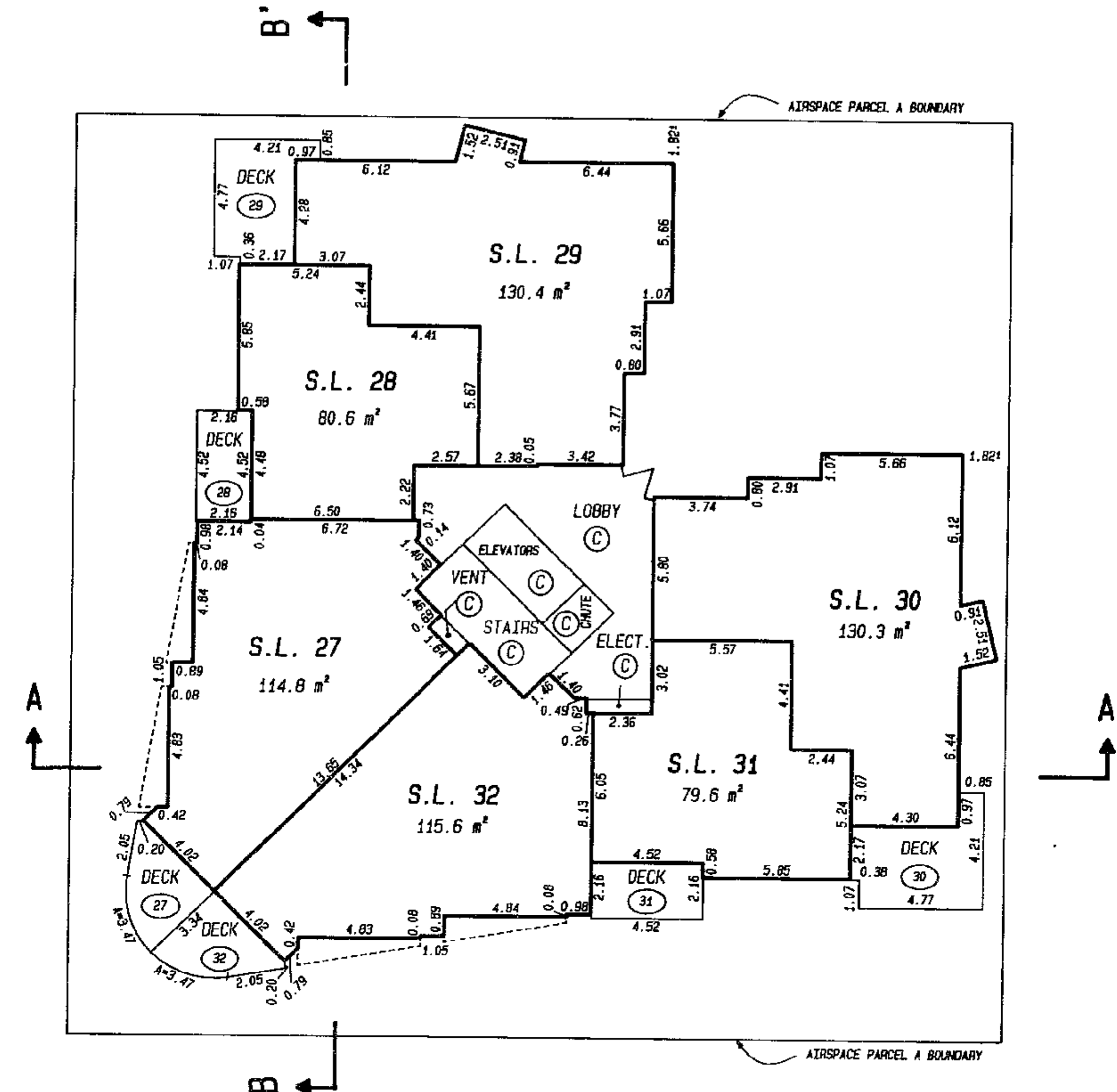
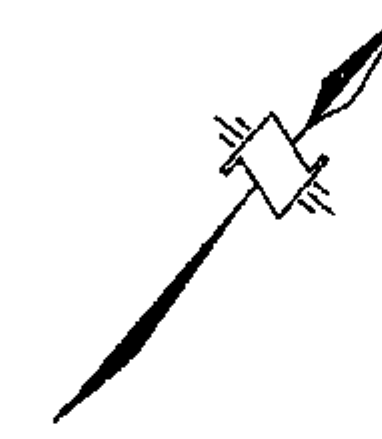
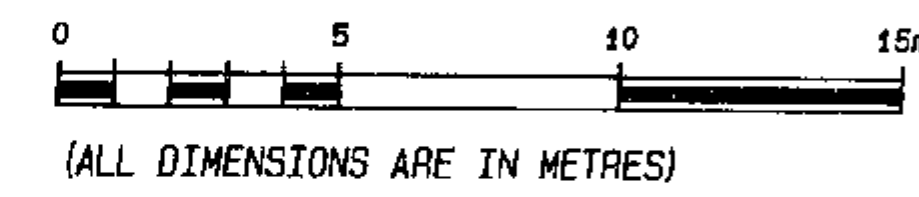
SCALE 1: 200



STRATA PLAN NWS 3436

6th FLOOR

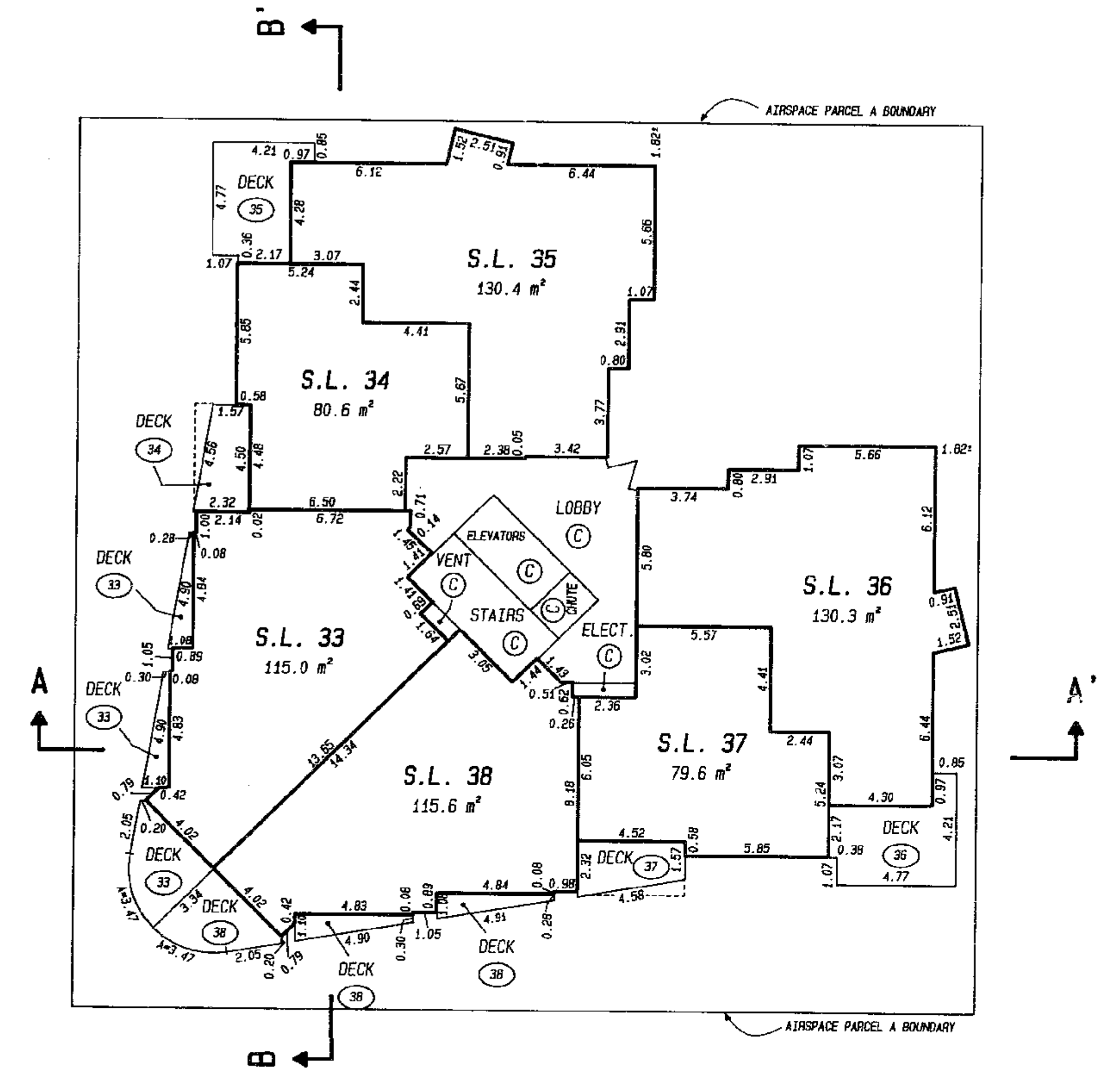
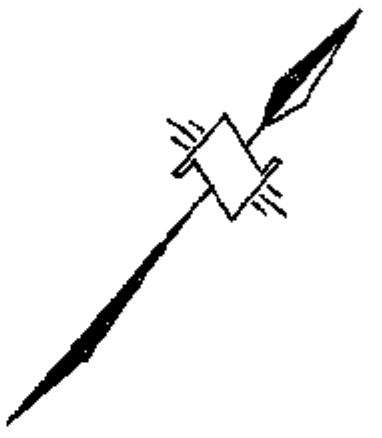
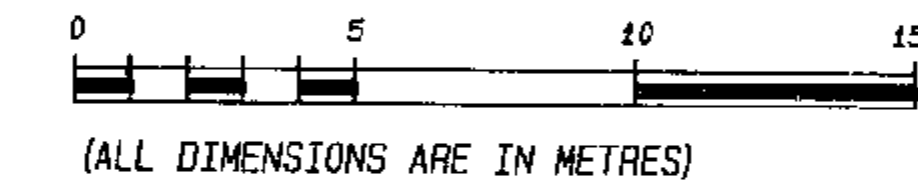
SCALE 1: 200



STRATA PLAN NWS 3436

7th FLOOR

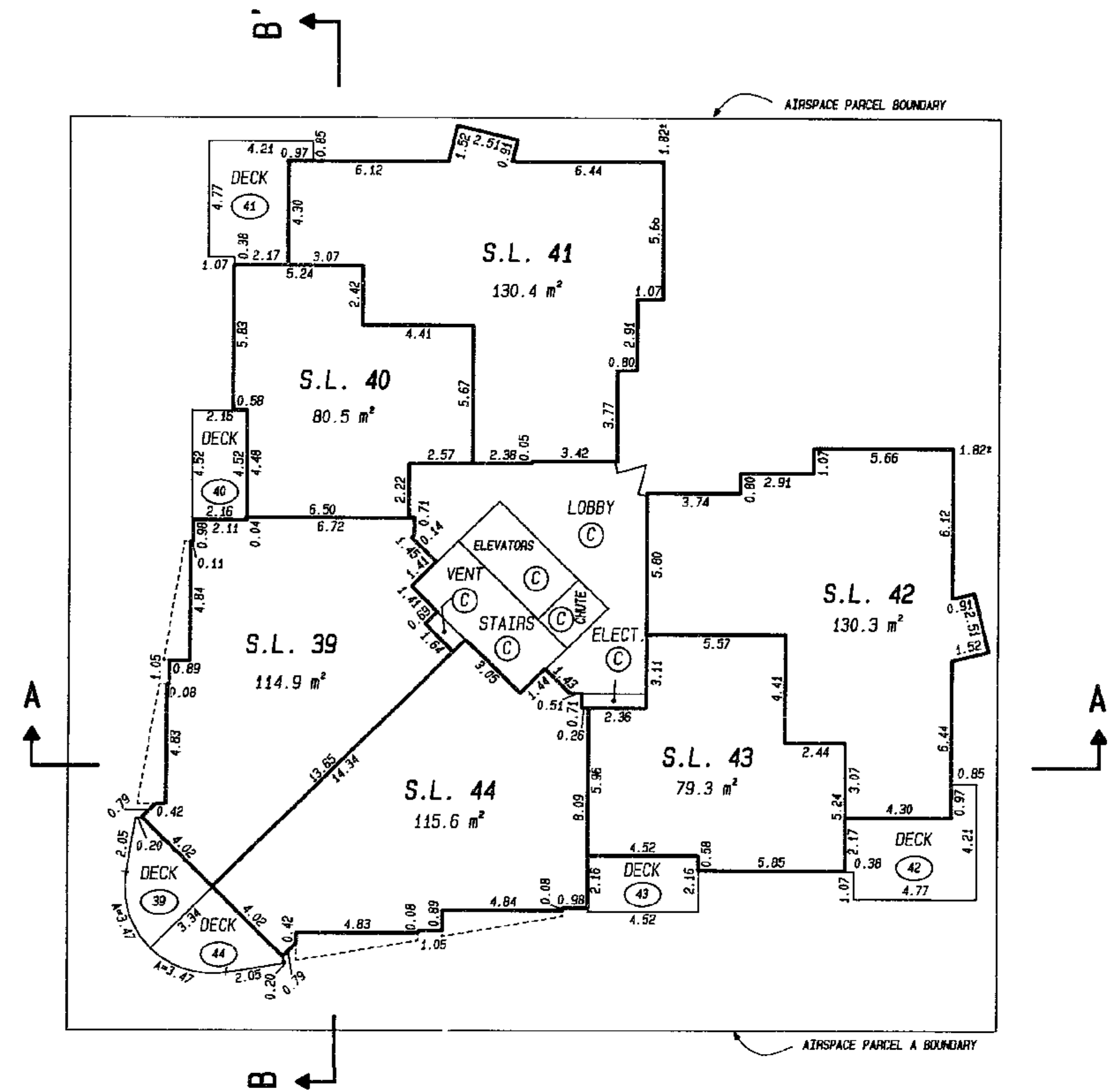
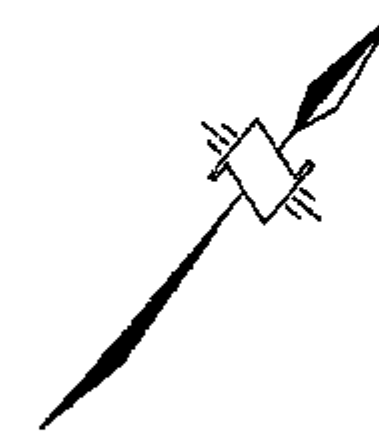
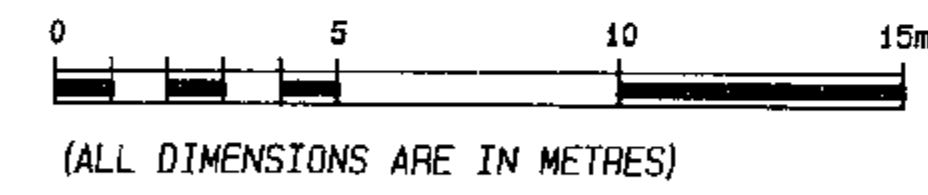
SCALE 1: 200



STRATA PLAN NWS 3436

8th FLOOR

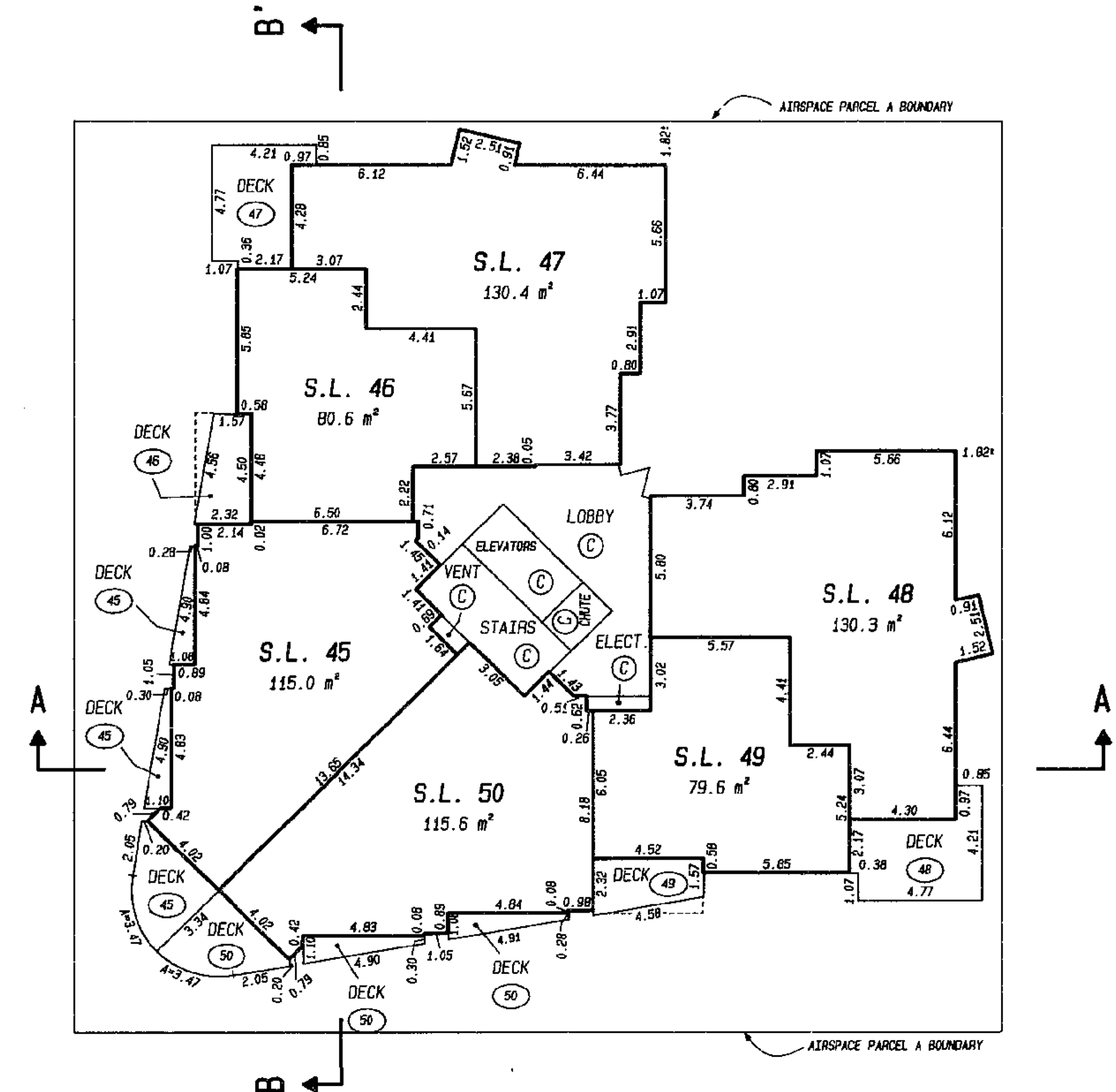
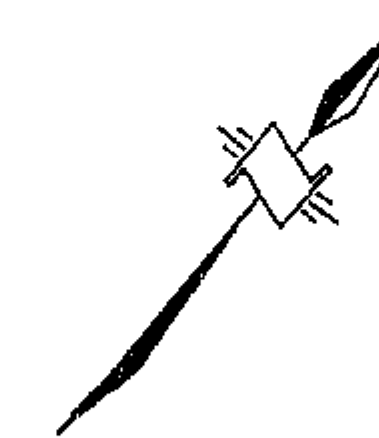
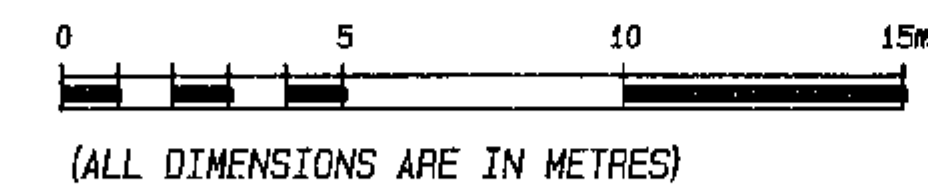
SCALE 1:200



STRATA PLAN NWS 3436

9th FLOOR

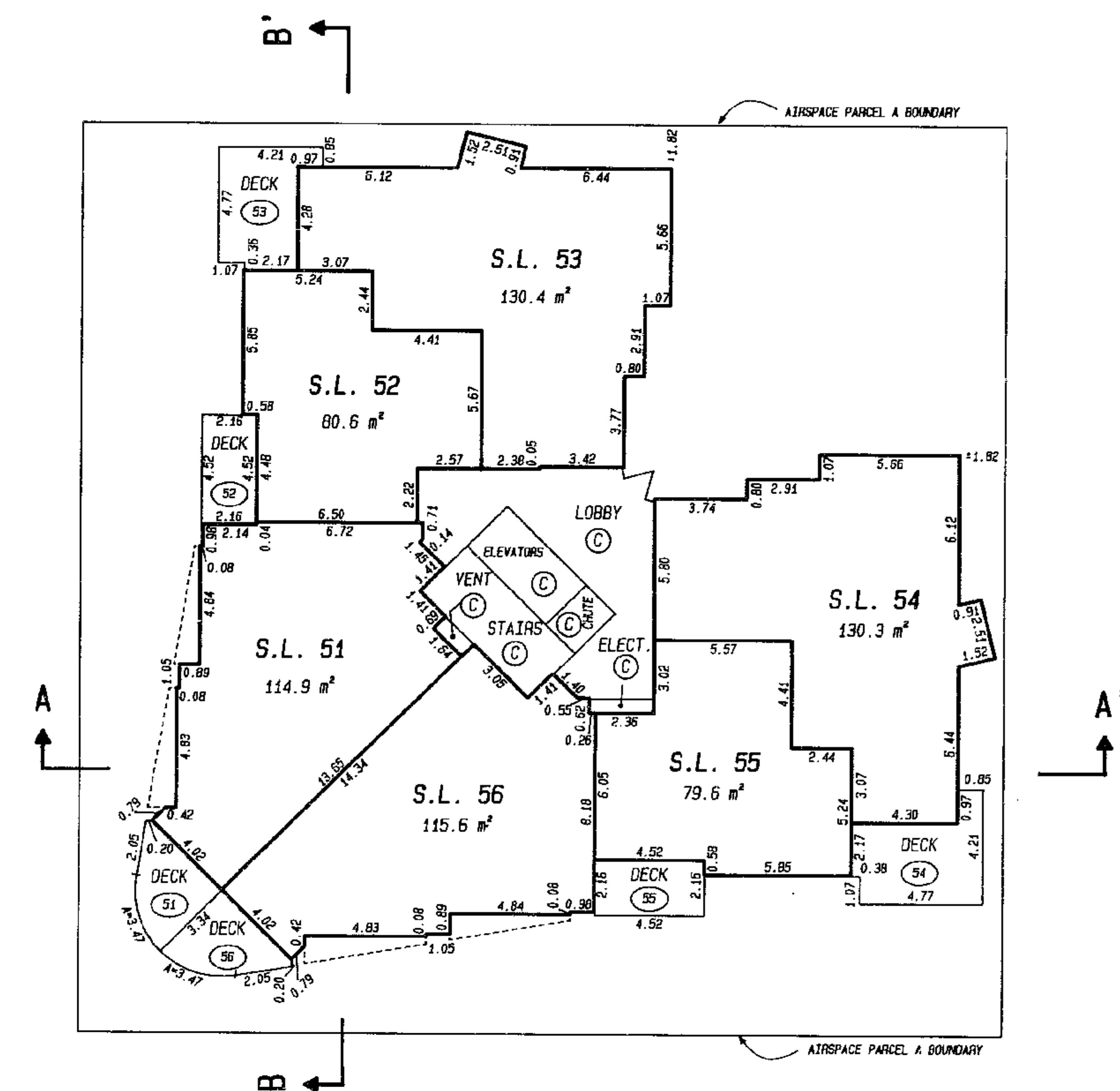
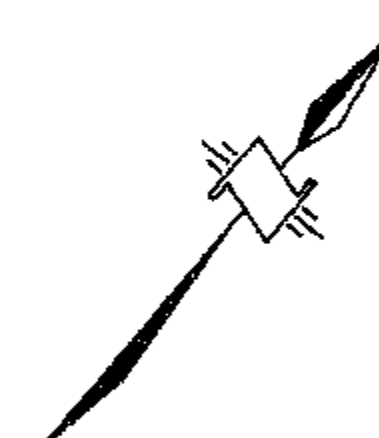
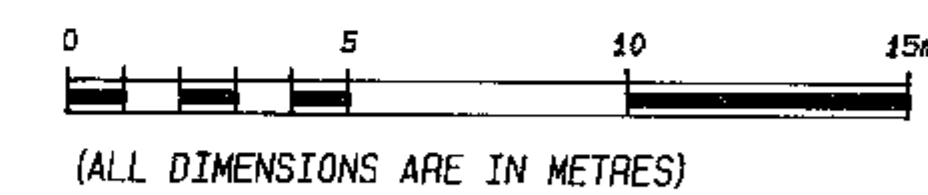
SCALE 1:200



STRATA PLAN NWS 3436

10th FLOOR

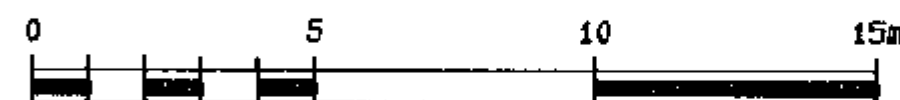
SCALE 1:200



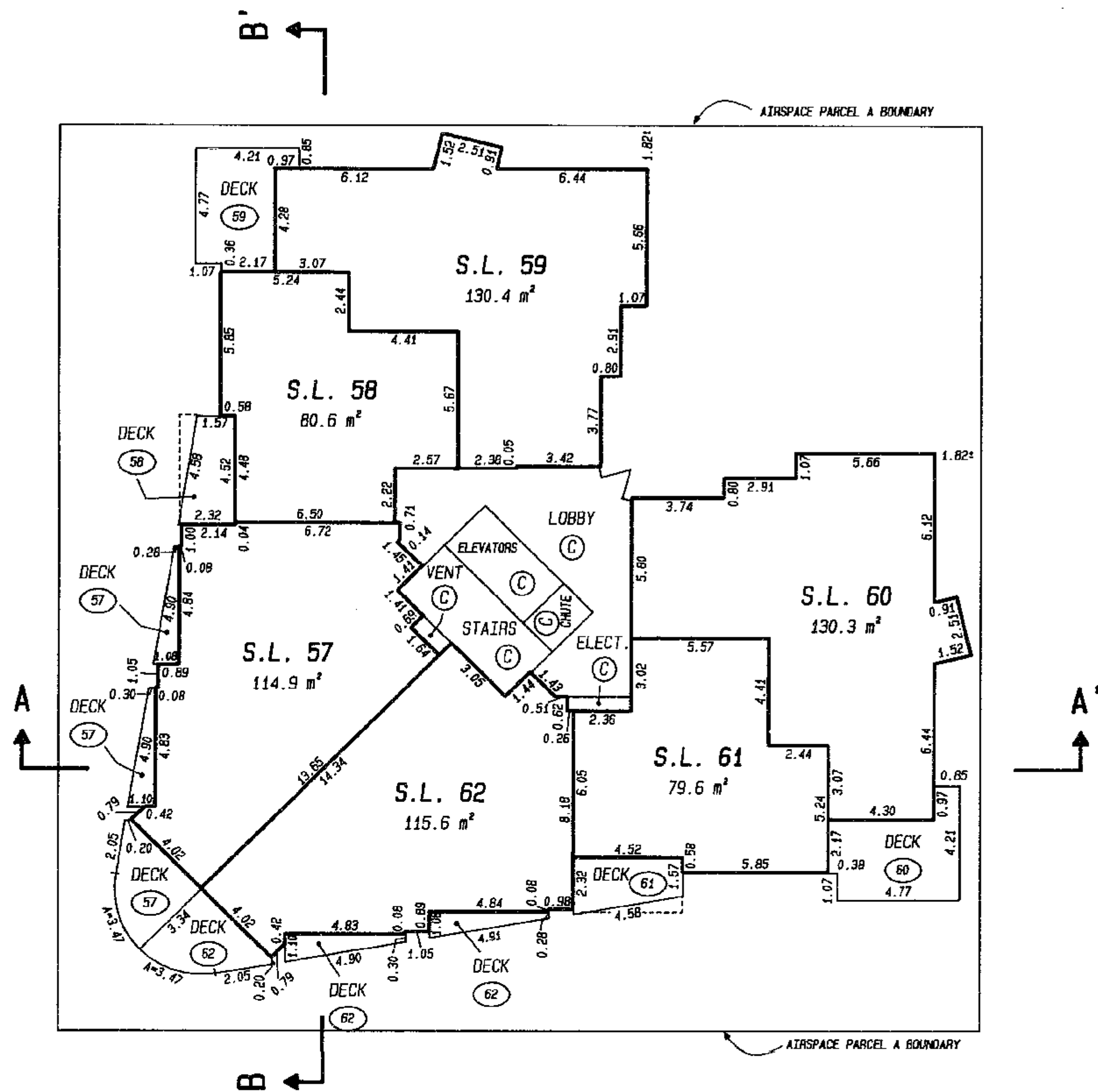
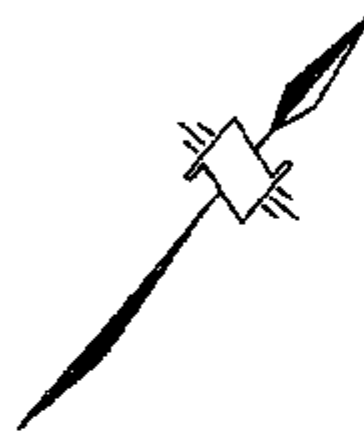
STRATA PLAN NWS 3436

11th FLOOR

SCALE 1: 200



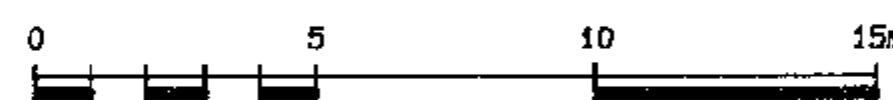
(ALL DIMENSIONS ARE IN METRES)



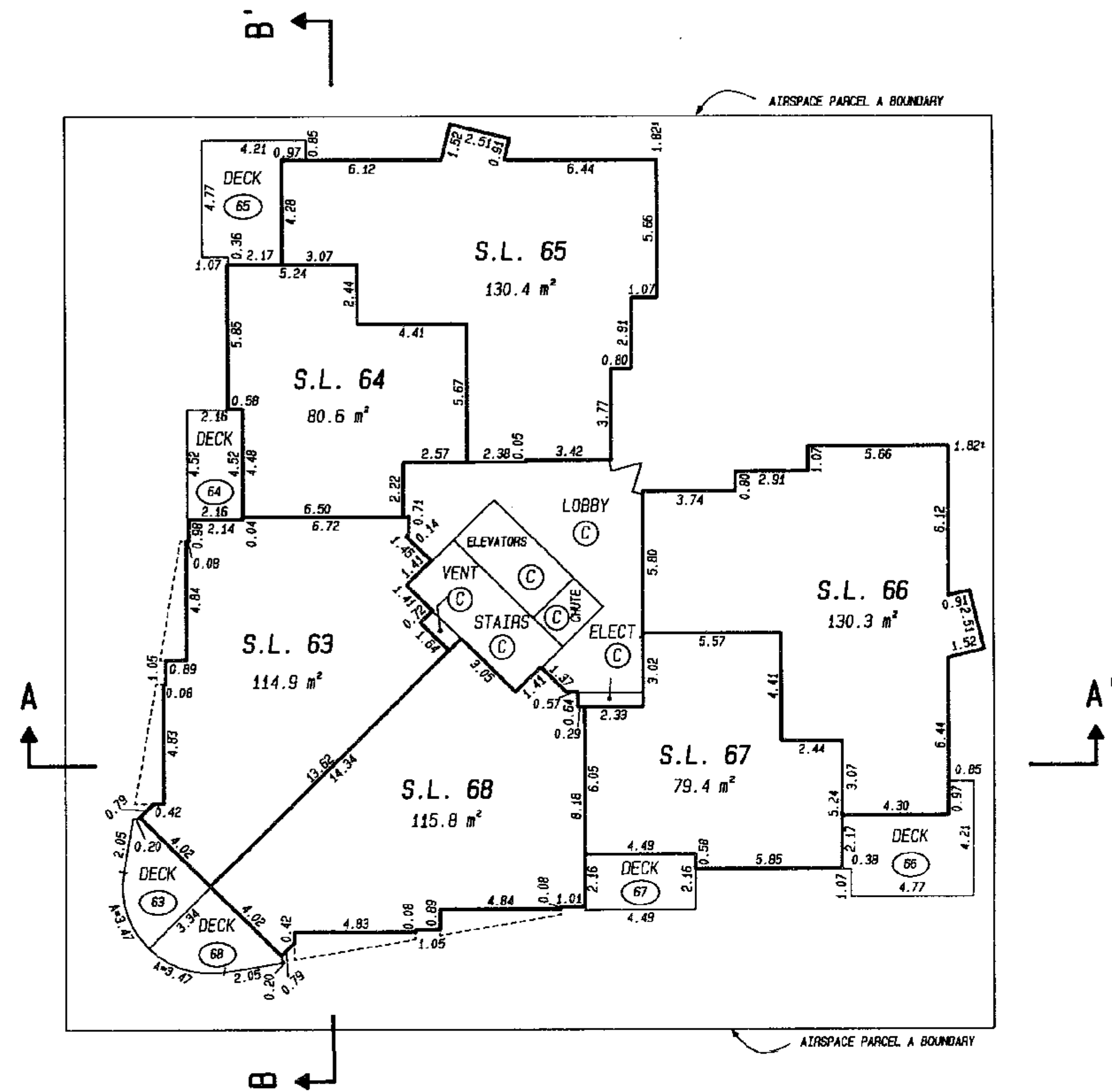
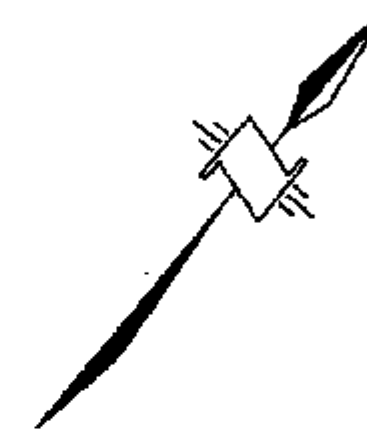
STRATA PLAN NWS 3436

12th FLOOR

SCALE 1: 200



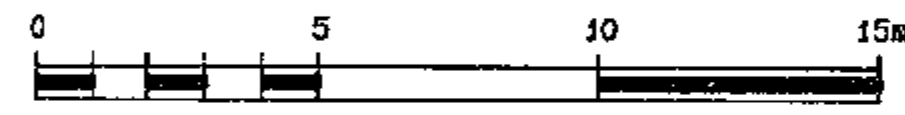
(ALL DIMENSIONS ARE IN METRES)



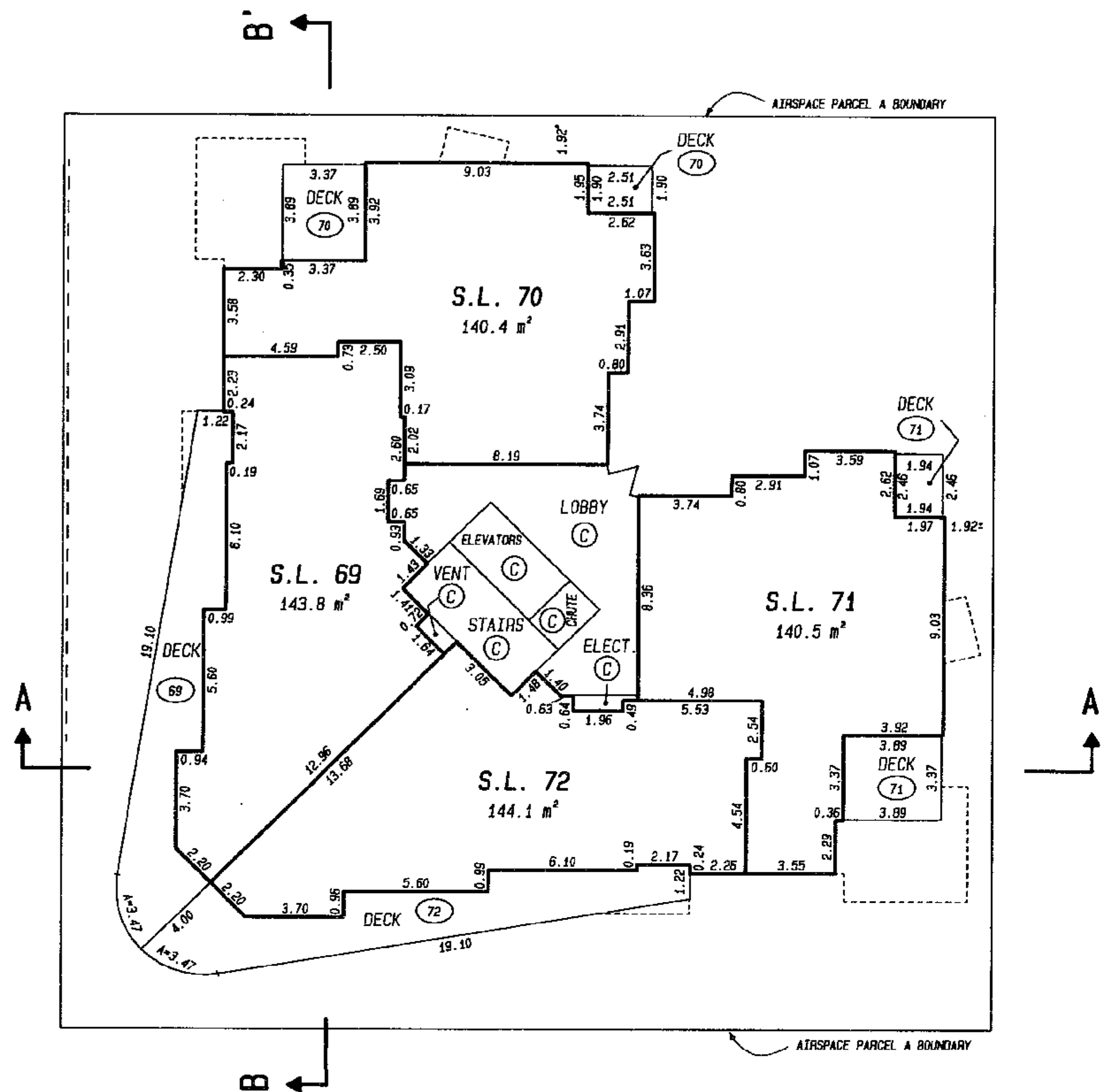
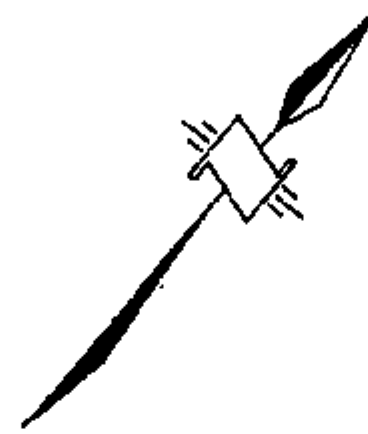
STRATA PLAN NWS 3436

PENTHOUSE (13th FLOOR)

SCALE 1: 200



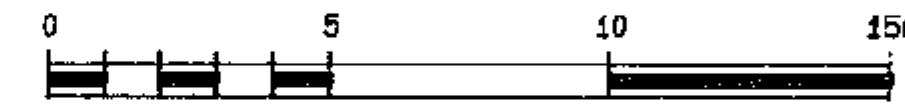
(ALL DIMENSIONS ARE IN METRES)



STRATA PLAN NWS 3436

ROOF

SCALE 1: 200



(ALL DIMENSIONS ARE IN METRES)

