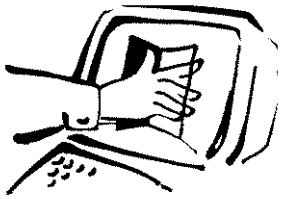
BC OnLine



BC OnLine Land Title Internet Service
Provided in co-operation with
Land Title and Survey Authority

LAND TITLE AND SURVEY AUTHORITY - DOCUMENT RETRIEVAL WEB REQUEST

CLIENT NAME: WESTECH APPRAISAL SERVICES LTD.
ADDRESS: 130 - 144 WEST 14TH STREET
NORTH VANCOUVER BC V7M 1P1

PICK-UP INSTRUCTIONS:

USER ID: PA45000 APPLICATION NO.: BCS1114 NW PAGES: 037
ACCOUNT NO.: 582952 REQUESTED AT: 06-10-27 14:28
REFERENCE NO.: V69033 FOLIO NO.:

REMARKS:

BC OnLine Land Title Fax Service

Help Desk Victoria ..... (250) 953-8200
In B.C. 1-800-663-6102
Administration Office ... (250) 953-8250
Fax Number ..... (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited.

The bylaw and common property sheets attached to strata plans have been repealed. Information regarding the bylaws and/or dealings affecting the common property of strata plans must be obtained from the general index and/or common property index on ALTOS. Refer to the BC OnLine user guide for access information.

PHASED STRATA PLAN OF A PORTION OF LOT 1, DISTRICT LOTS 190 AND 235, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN BCP8948

STRATA PLAN BCS 1114

PHASE 1

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C., JAN 13, 2005

Jan MacDonald /CP
REGISTRAR

BX102653-729

SCALE-1:1000 THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

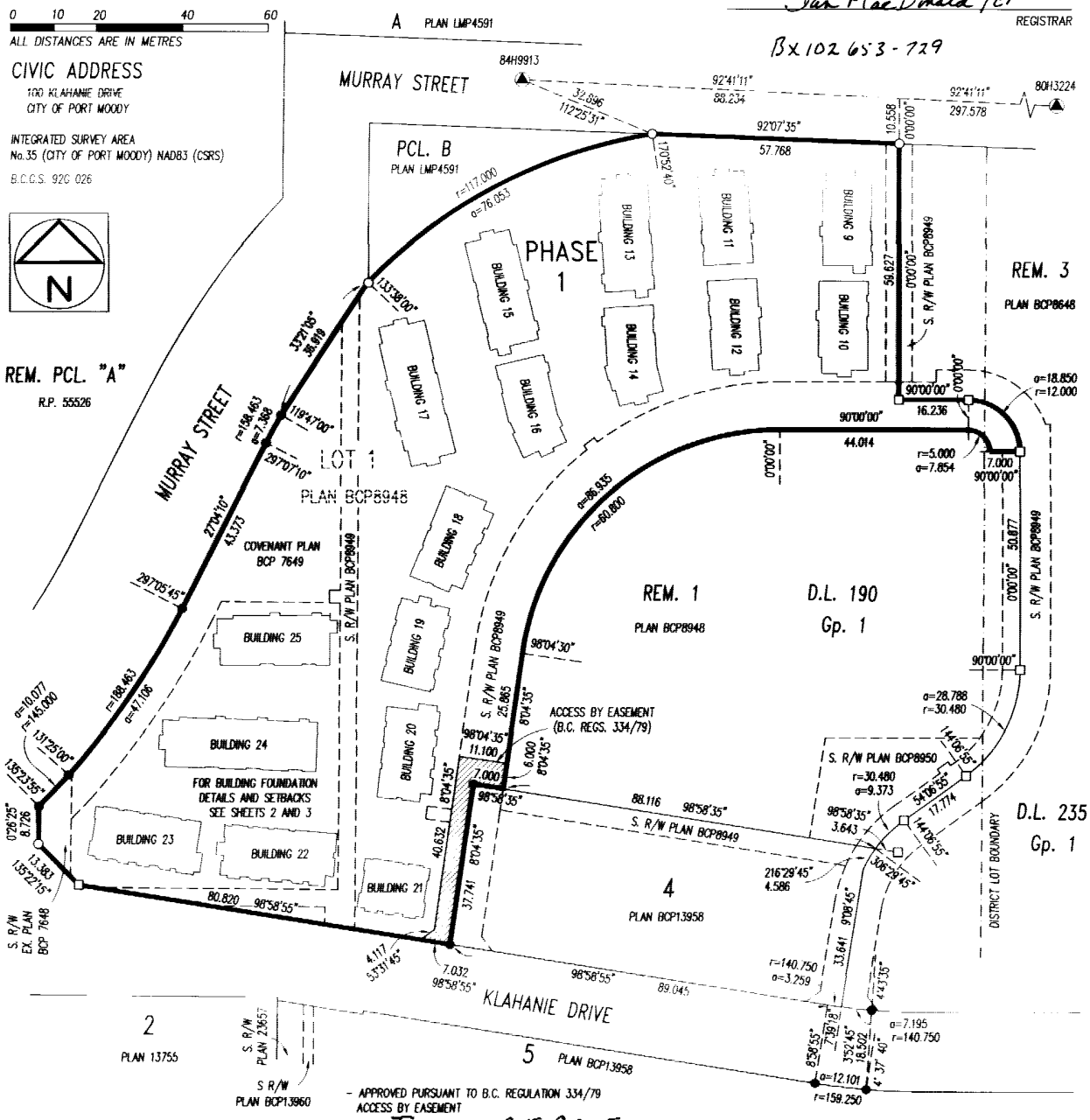
0 10 20 40 60

ALL DISTANCES ARE IN METRES

CIVIC ADDRESS
100 KLAHANIE DRIVE
CITY OF PORT MOODY

INTEGRATED SURVEY AREA
No.35 (CITY OF PORT MOODY) NAD83 (CSRS)

B.C.G.S. 92G 026



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

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY BY THE COMBINED FACTOR 0.999603267.

GRID BEARINGS ARE DERIVED FROM OLD CONTROL MONUMENTS 84H9913 AND 80H3224

- APPROVED PURSUANT TO B.C. REGULATION 334/79 ACCESS BY EASEMENT

DATE January 25, 2005

APPROVING OFFICER FOR THE CITY OF PORT MOODY

NOTE : "IRON POST SET" AND "LEAD PLUG SET" WERE SET FROM PREVIOUS SURVEY CONTROL POINTS.

I, RON ESSON , 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: October 28 , 2004

B. C. L. S.

LEGEND

LCP	INDICATES	LIMITED COMMON PROPERTY
sq.m.	-	SQUARE METRES
SL	-	STRATA LOT
PT	-	PART
©	-	COMMON PROPERTY
●	-	OLD IRON POST FOUND
○	-	IRON POST SET
■	-	OLD LEAD PLUG FOUND
□	-	LEAD PLUG SET
◉	-	OLD CONTROL MONUMENT FOUND

I, RON ESSON , A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN HAVE NOT, AS OF October 23, 2004* BEEN PREVIOUSLY OCCUPIED

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, RON ESSON , 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 23rd DAY OF October, 2004. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 23027, ON THE 28th DAY OF October, 2004.

B.C.L.S

FILED NWBCS1114 V69033 2006-10-27-14.28.51.179245

BUILDING FOUNDATION DETAILS (SOUTH)

STRATA PLAN BCS 1114

PHASE 1

N

SCALE-1:500

0 5 10 20 30

ALL DISTANCES ARE IN METRES

THE CITY OF PORT MOODY AS HOLDER OF COVENANTS BT304477, BV408234, BV537381, BV537386, BV537403 AND BV537408 HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS :

ADDRESS AND OCCUPATION OF WITNESS :

100 Newport Dr.

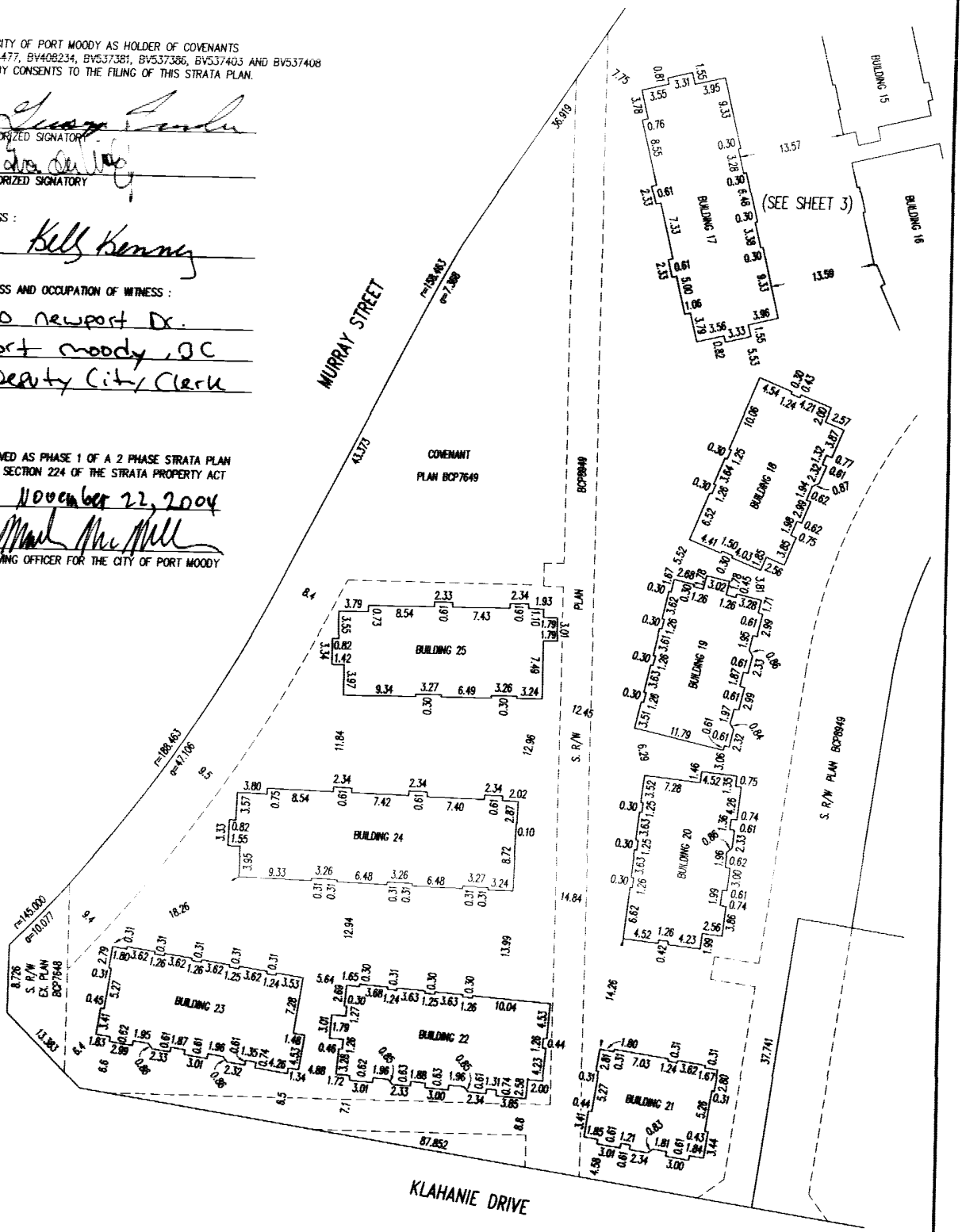
Port Moody, BC

Deputy City Clerk

APPROVED AS PHASE 1 OF A 2 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT

DATE: November 22, 2004

APPROVING OFFICER FOR THE CITY OF PORT MOODY



B.C.L.S

DATED THIS 28th DAY OF October 2004

FILED NWBCS1114 V69033 2006-10-27-14.28.51.179245

BUILDING FOUNDATION DETAILS (NORTH)

STRATA PLAN BCS 1114

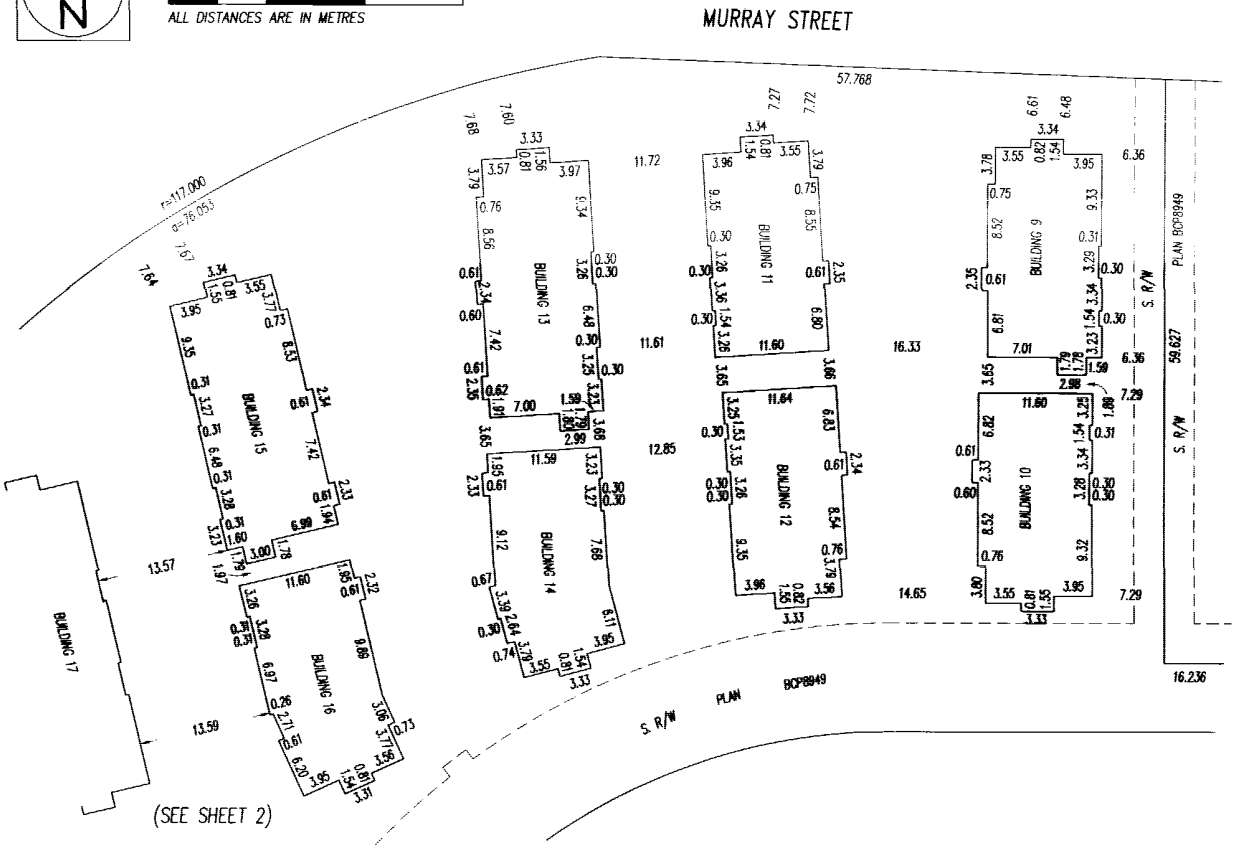
PHASE 1

N

SCALE–1:500

0 5 10 20 30

ALL DISTANCES ARE IN METRES



OWNER : POLYGON KLAHANIE DEVELOPMENT LTD., INC. No.636904

AUTHORIZED SIGNATORY RALF SCHMIDTKE

AUTHORIZED SIGNATORY ROBERT BRUNO

WITNESS :

TANYA MARIE

ADDRESS AND OCCUPATION OF WITNESS :

900-1333 WEST BROADWAY

VANCOUVER BC V6H 4C2

Development Coordinator

MORTGAGEE : THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY PATRICK BRENNAN

AUTHORIZED SIGNATORY PETER BAXTER

WITNESS :

D. AtKar

ADDRESS AND OCCUPATION OF WITNESS :

3400-650 W. Georgia St

Vancouver, BC

V6B 4N7 Banker

B.C.L.S

DATED THIS 28th DAY OF October 2004

FILED NWBCS1114 V69033 2006-10-27-14.28.51.179245

FLOOR PLANS

SCALE 1: 200

0 5 10 15

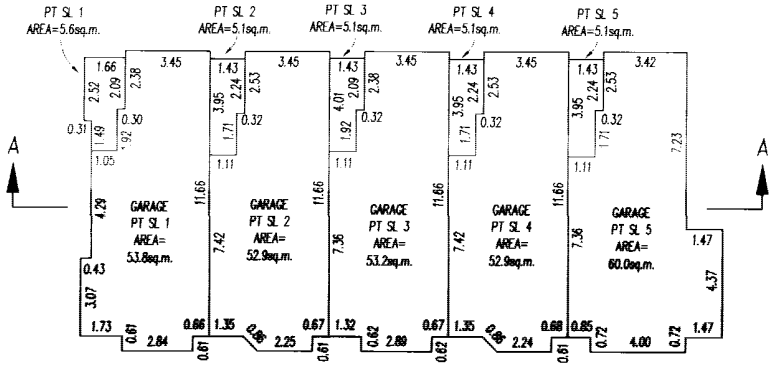
ALL DISTANCES IN METRES

BUILDING 23

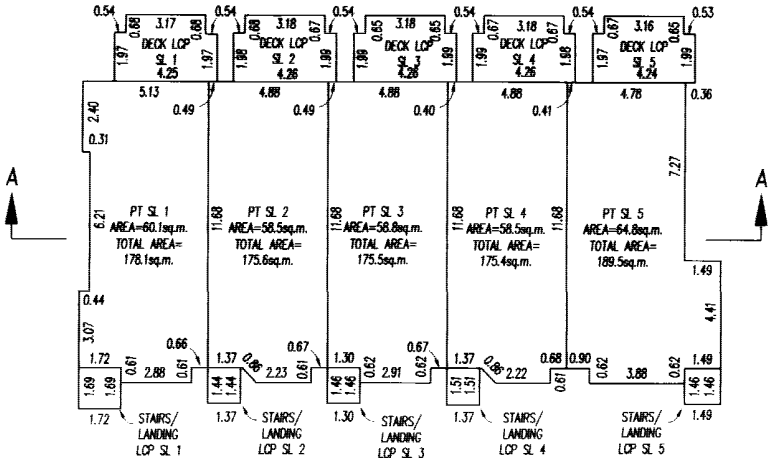
STRATA PLAN BCS 1114

PHASE 1

GROUND FLOOR

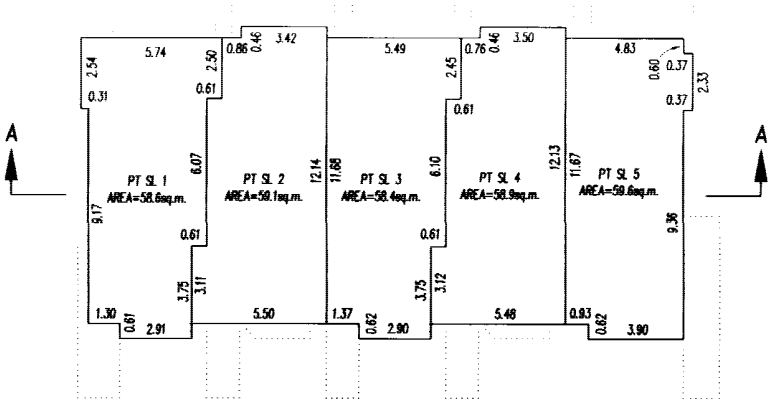


MAIN FLOOR



UPPER FLOOR

PERIMETER OF FLOOR BELOW



B.C.L.S.

DATED THIS 28th DAY OF October 2004

FILED NMBCS1114 V69033 2006-10-27-14.28.51.179245

FLOOR PLANS

SCALE 1: 200

0 5 10 15

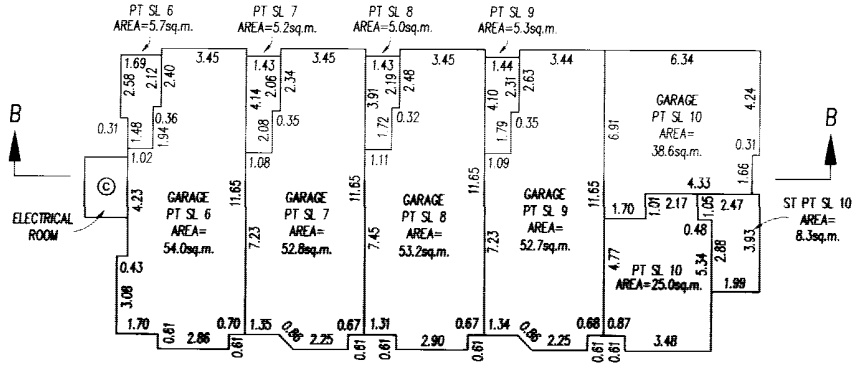
ALL DISTANCES IN METRES

STRATA PLAN BCS 1114

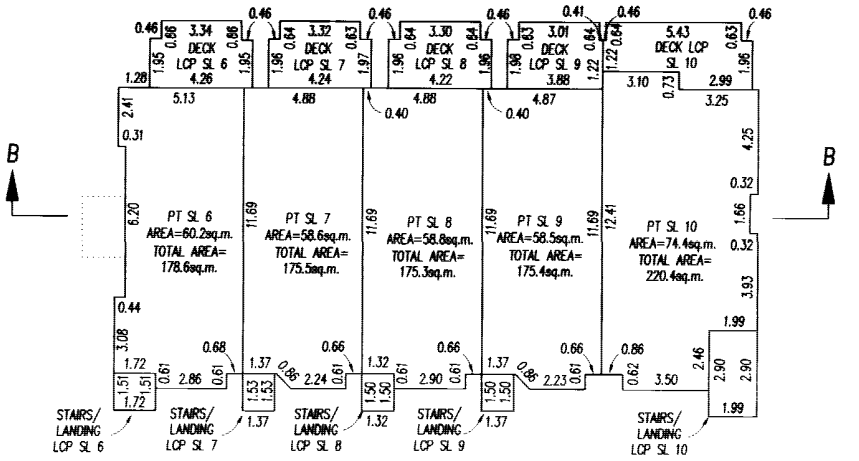
PHASE 1

BUILDING 22

GROUND FLOOR



MAIN FLOOR



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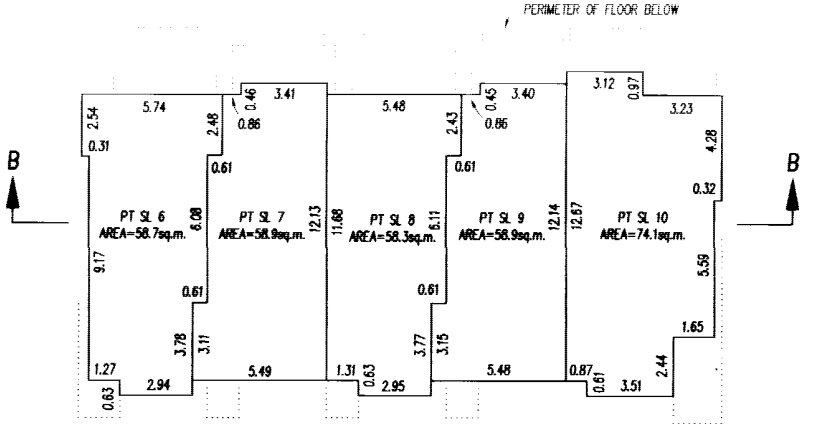


B.C.L.S.

DATED THIS 28th DAY OF October 2004

FILED NWBCS1114 V69033 2006-10-27-14.28.51.179245

FLOOR PLANS

SCALE 1: 200

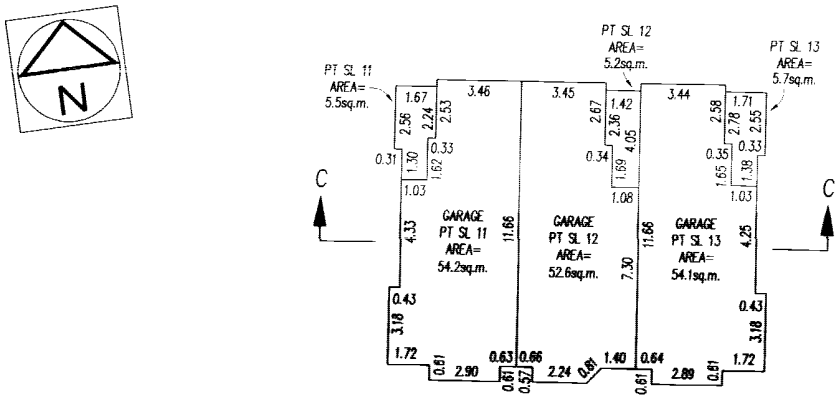
0 5 10 15

ALL DISTANCES IN METRES

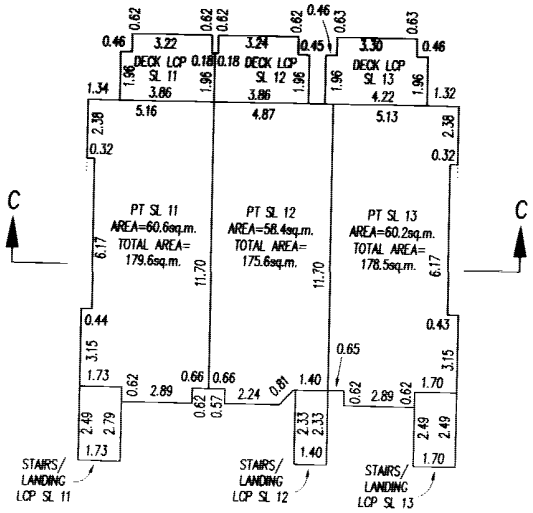
BUILDING 21

STRATA PLAN BCS 1114 PHASE 1

GROUND FLOOR



MAIN FLOOR



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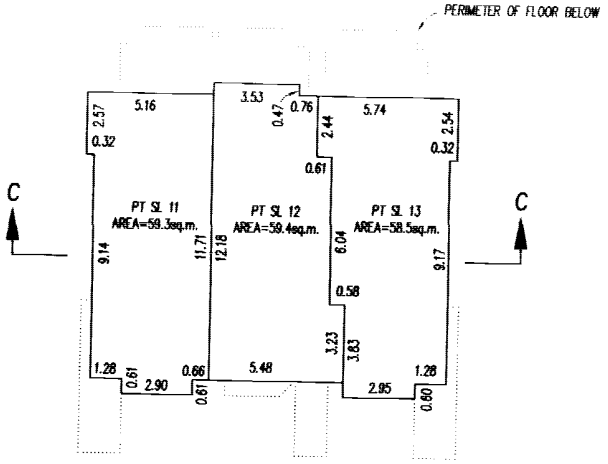


B.C.L.S.

DATED THIS 28th DAY OF October 2004

FILED NMBCS1114 V69033 2006-10-27-14.28.51.179245

FILED NWBCS1114 V69033 2006-10-27-14.28.51.179245

FLOOR PLANS

STRATA PLAN BCS 1114
PHASE 1

SCALE 1: 200

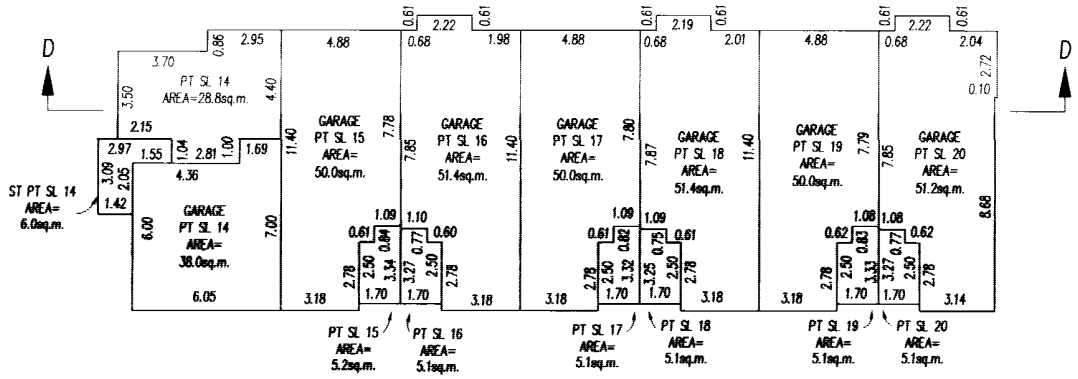
0 5 10 15

ALL DISTANCES IN METRES

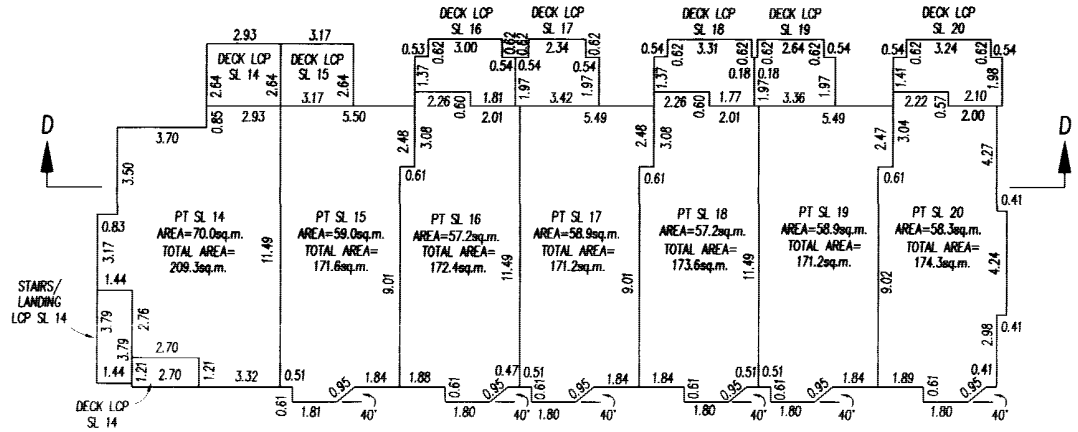
BUILDING 24

N

GROUND FLOOR

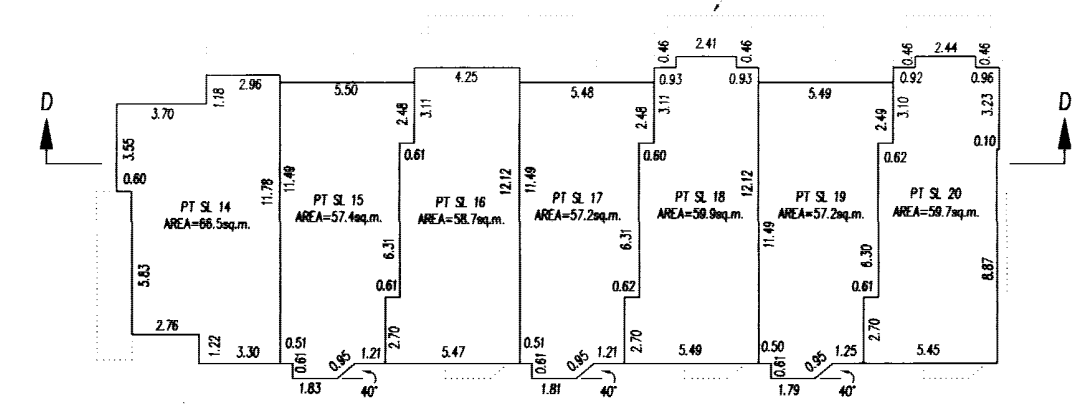


MAIN FLOOR



UPPER FLOOR

PERIMETER OF FLOOR BELOW



B.C.L.S.

DATED THIS 28th DAY OF October 2004

FLOOR PLANS

SCALE 1: 200

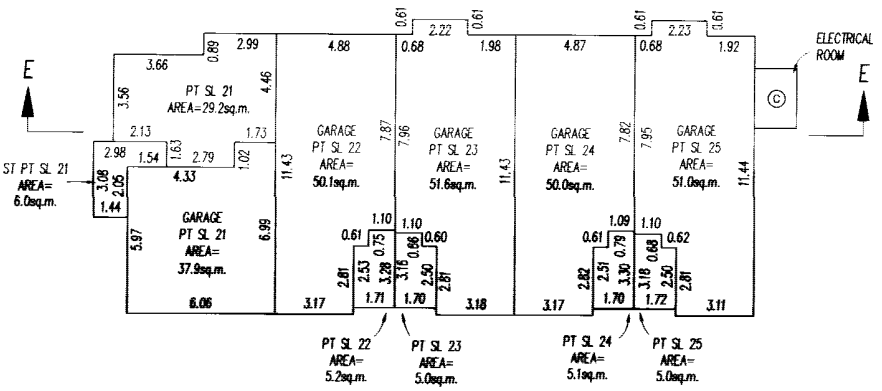
0 5 10 15

ALL DISTANCES IN METRES

STRATA PLAN BCS 1114
PHASE 1

BUILDING 25

GROUND FLOOR



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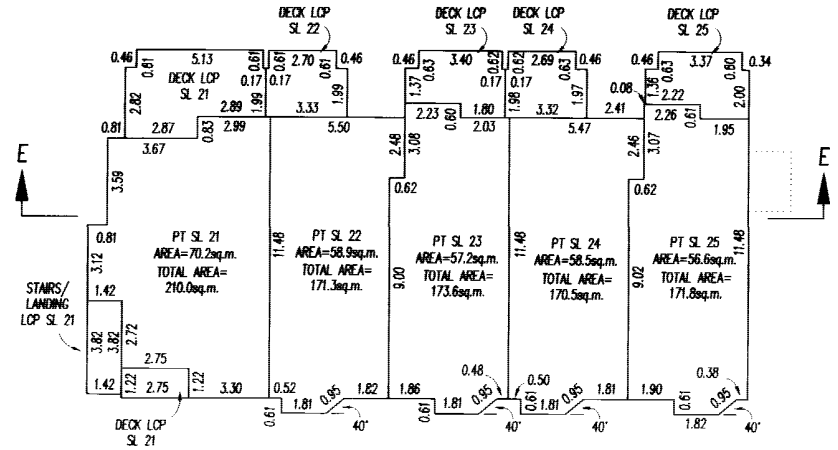
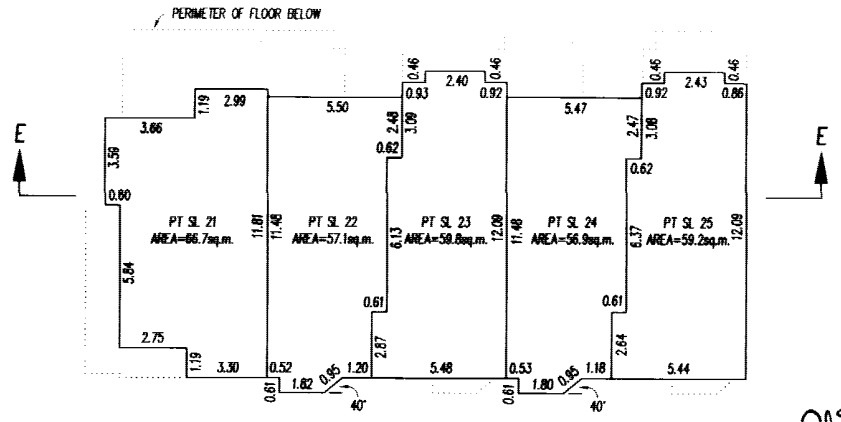


UPPER FLOOR



B.C.L.S.

DATED THIS 28th DAY OF October 2004

FILED NMBCS1114 V69033 2006-10-27-14.28.51.179245

FLOOR PLANS

STRATA PLAN BCS 1114
PHASE 1

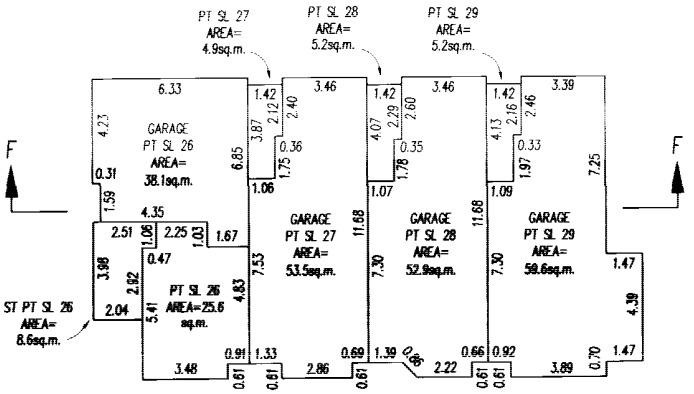
SCALE 1: 200

0 5 10 15

ALL DISTANCES IN METRES

BUILDING 20

GROUND FLOOR



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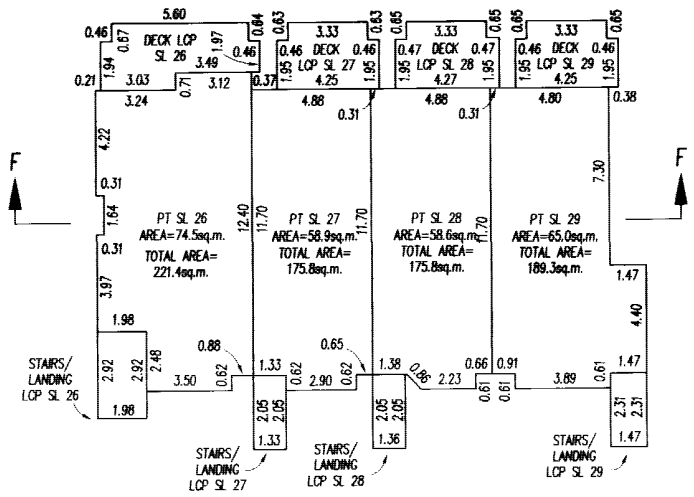

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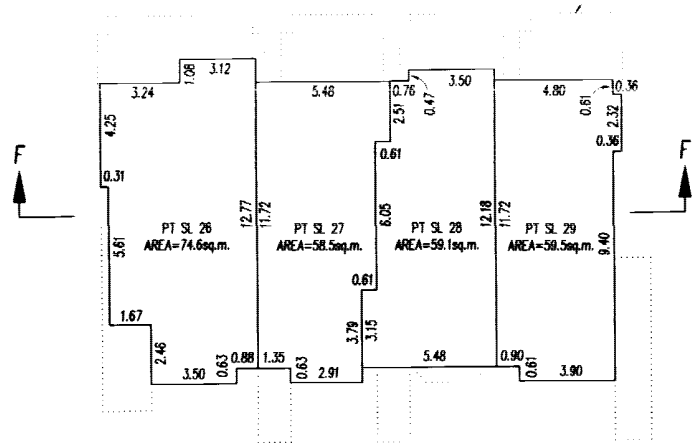
PERIMETER OF FLOOR BELOW



B.C.L.S.

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FLOOR PLANS

SCALE 1: 200

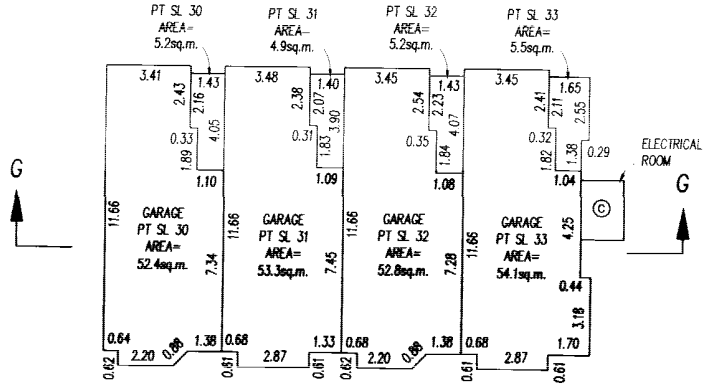
0 5 10 15

ALL DISTANCES IN METRES

STRATA PLAN BCS 1114 PHASE 1

BUILDING 19

GROUND FLOOR



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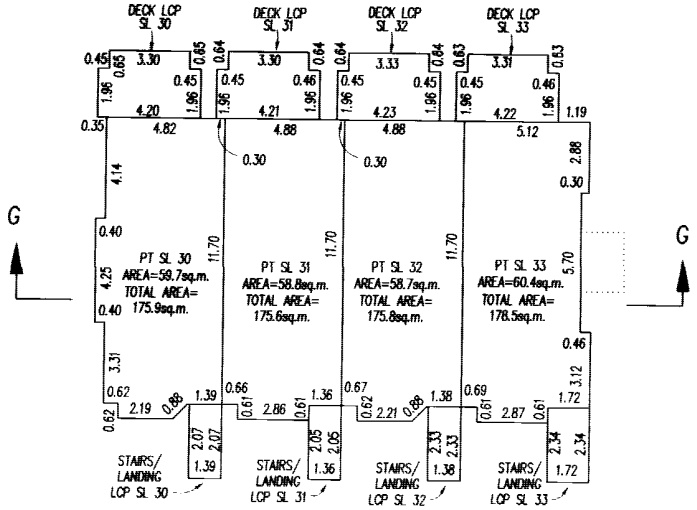

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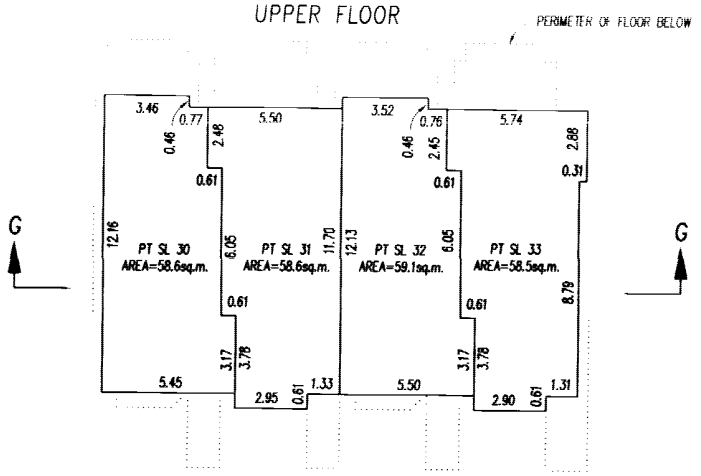


B.C.L.S.

DATED THIS 28th DAY OF October 2004

FILED NMBCS1114 V69033 2006-10-27-14.28.51.179245

FLOOR PLANS

SCALE 1: 200

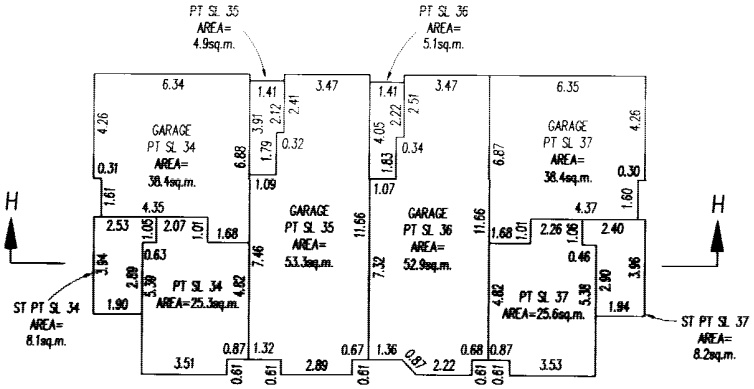
0 5 10 15

ALL DISTANCES IN METRES

STRATA PLAN BCS 1114
PHASE 1

BUILDING 18

GROUND FLOOR



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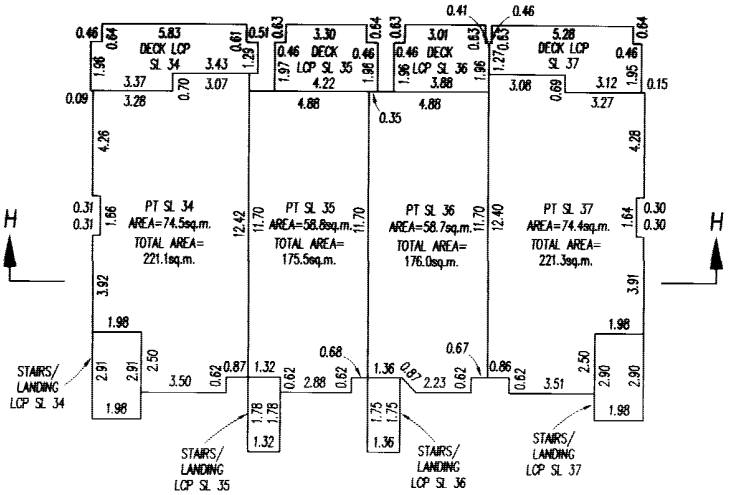
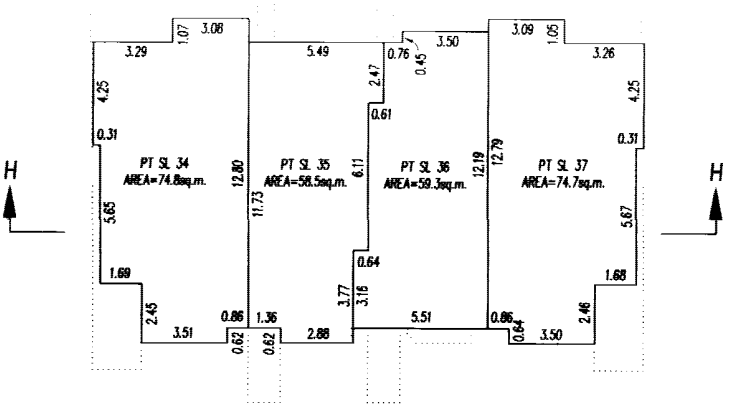


UPPER FLOOR

PERIMETER OF FLOOR BELOW



B.C.L.S.

DATED THIS 28th DAY OF October 2004

FILED NMBCS1114 V69033 2006-10-27-14.28.51.179245

FLOOR PLANS

SCALE 1: 200

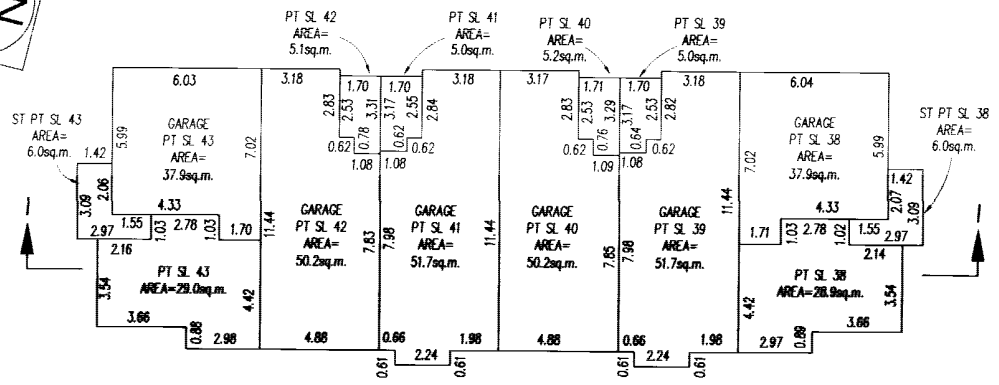
0 5 10 15

ALL DISTANCES IN METRES

STRATA PLAN BCS 1114
PHASE 1

BUILDING 17

GROUND FLOOR



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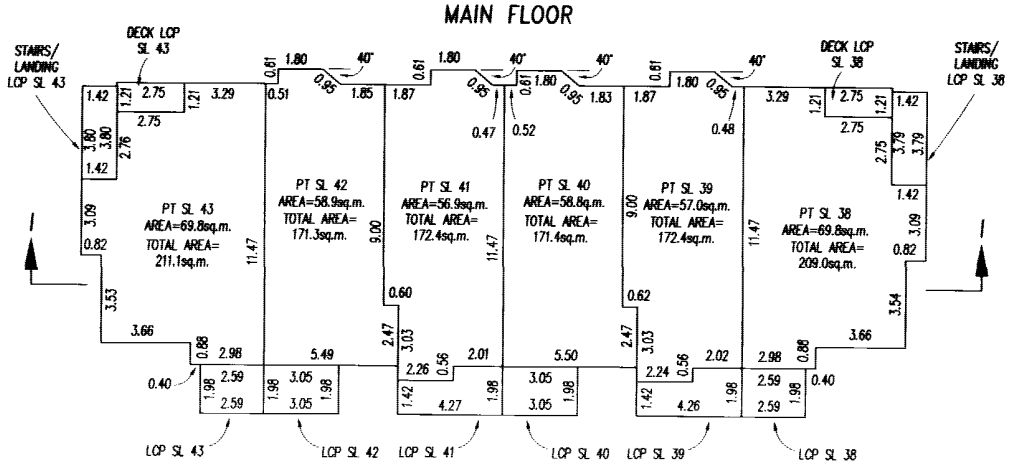

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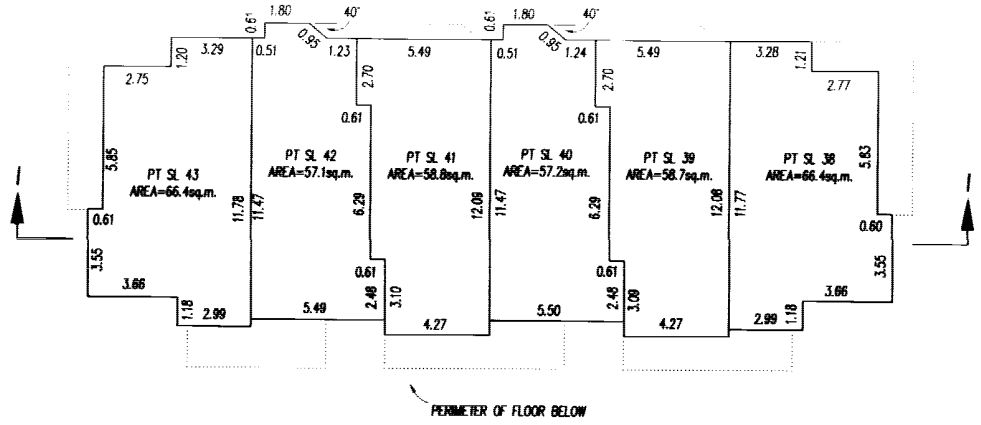


B.C.L.S.

DATED THIS 28th DAY OF October 2004

FILED NMBCS1114 V69033 2006-10-27-14.28.51.179245

FLOOR PLANS

STRATA PLAN BCS 1114 PHASE 1

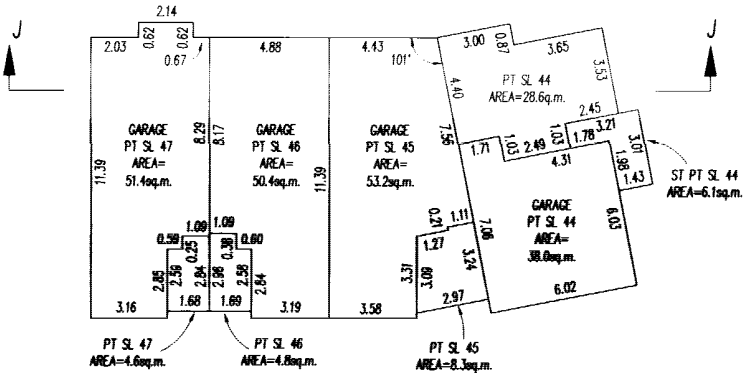
SCALE 1: 200

0 5 10 15

ALL DISTANCES IN METRES

BUILDING 16

GROUND FLOOR



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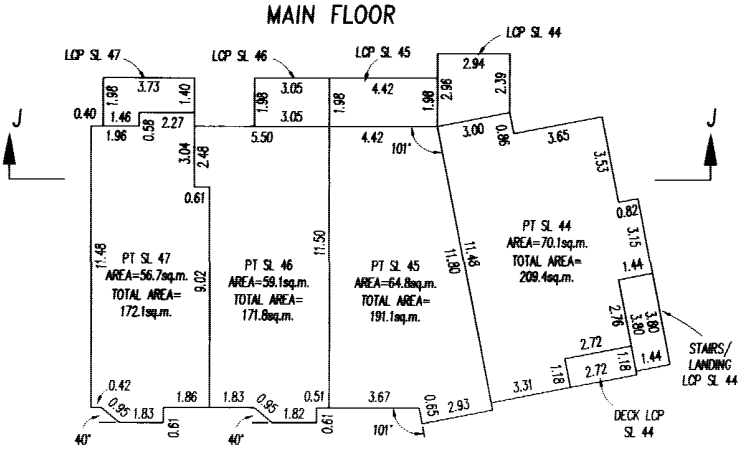
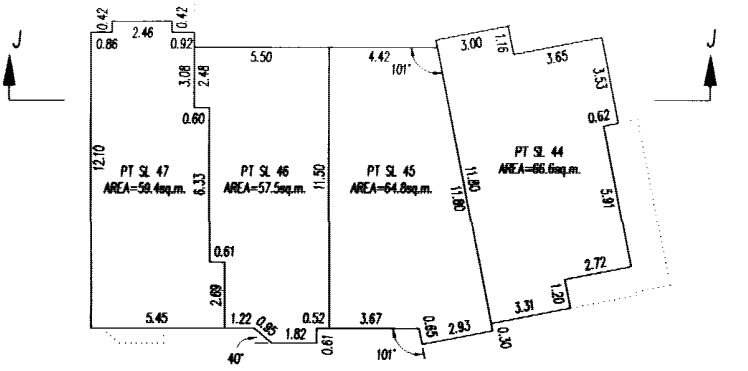


UPPER FLOOR

PERIMETER OF FLOOR BELOW



B.C.L.S.

DATED THIS 28th DAY OF October 2004

FILED NMBCS1114 V69033 2006-10-27-14.28.51.179245

FLOOR PLANS

STRATA PLAN BCS 1114
PHASE 1

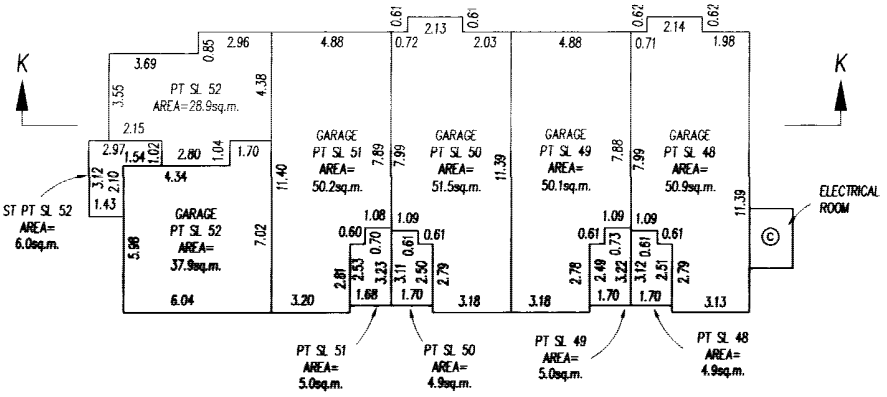
SCALE 1: 200

0 5 10 15

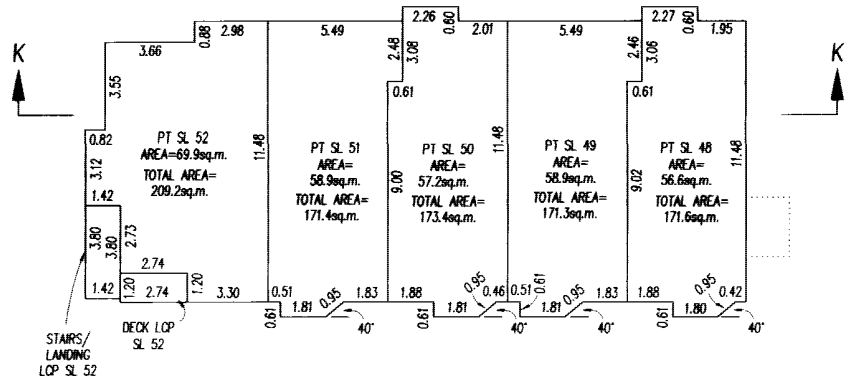
ALL DISTANCES IN METRES

BUILDING 15

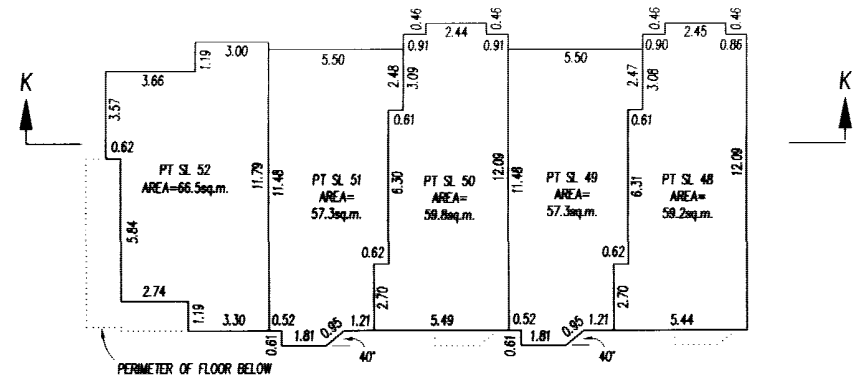
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



B.C.L.S.

DATED THIS 28th DAY OF October 2004

FILED NWBCS1114 V69033 2006-10-27-14.28.51.179245

FILED NMBCS1114 V69033 2006-10-27-14.28.51.179245

FLOOR PLANS

STRATA PLAN BCS 1114
PHASE 1

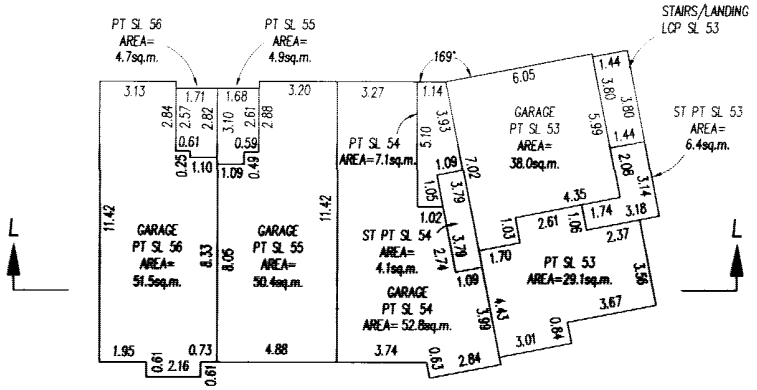
SCALE 1: 200

0 5 10 15

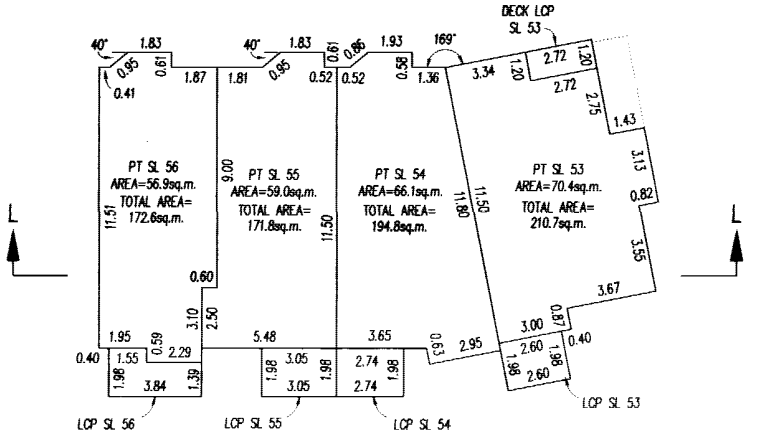
ALL DISTANCES IN METRES

BUILDING 14

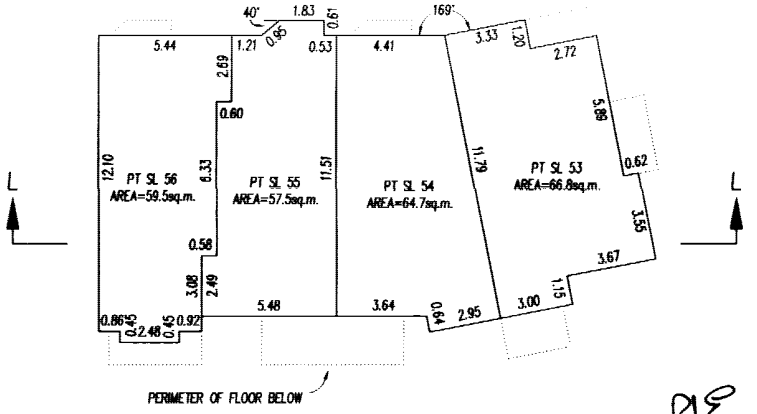
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



B.C.L.S.

DATED THIS 28th DAY OF October 2004

FLOOR PLANS

STRATA PLAN BCS 1114
PHASE 1

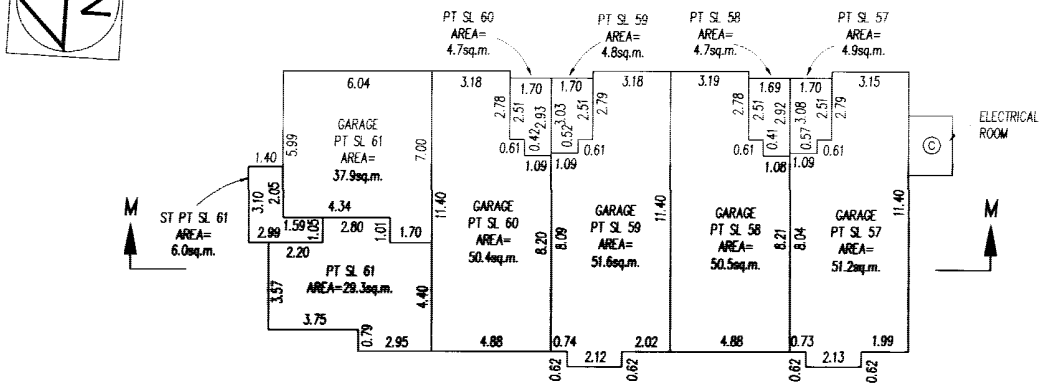
SCALE 1: 200

0 5 10 15

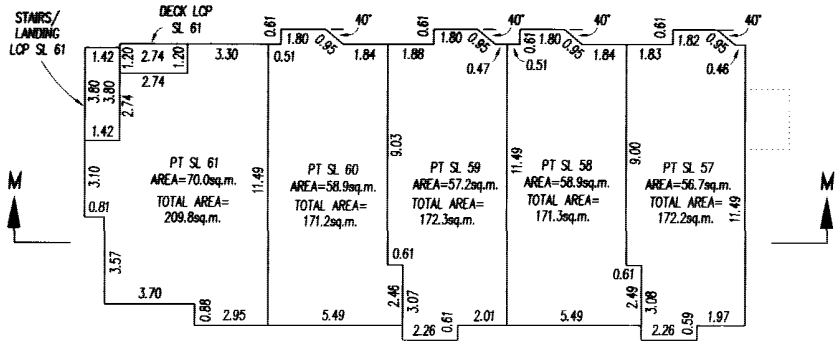
ALL DISTANCES IN METRES

BUILDING 13

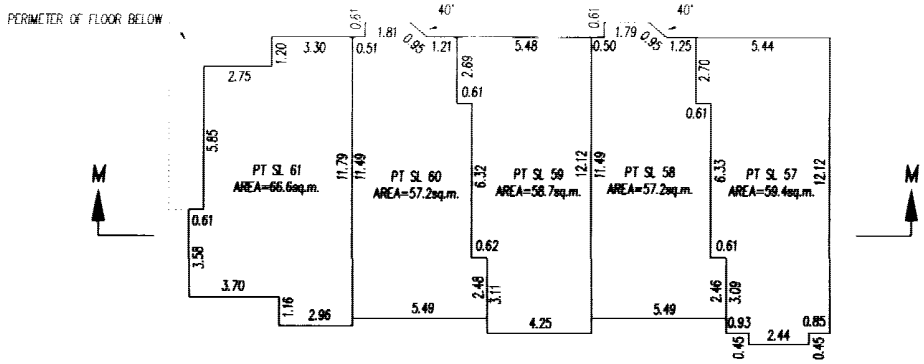
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



B.C.L.S.

DATED THIS 28th DAY OF October 2004

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FLOOR PLANS

STRATA PLAN BCS 1114
PHASE 1

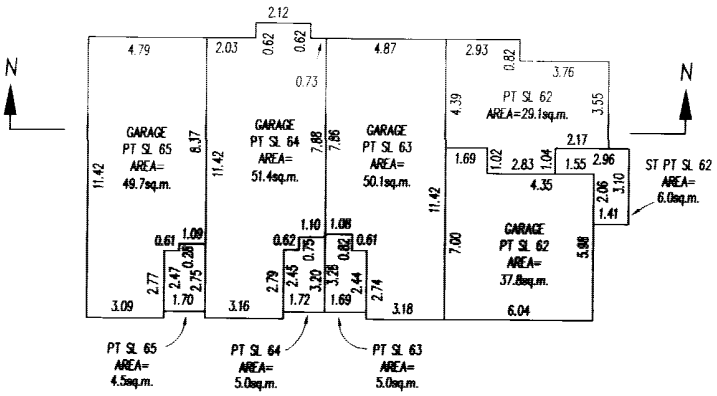
SCALE 1: 200

0 5 10 15

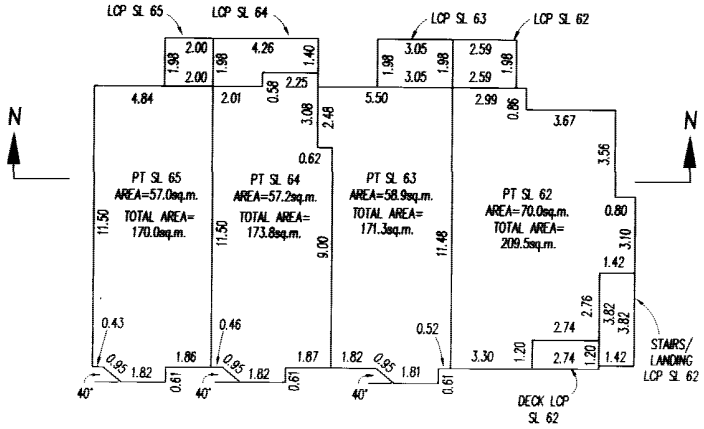
ALL DISTANCES IN METRES

BUILDING 12

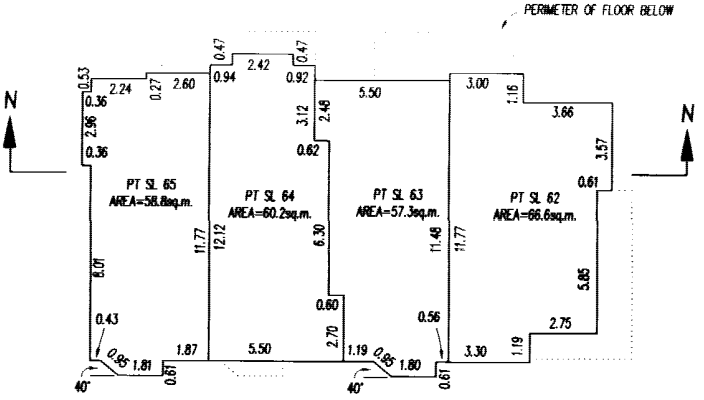
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



B.C.L.S.

DATED THIS 28th DAY OF October 2004

FILED NMBCS1114 V69033 2006-10-27-14.28.51.179245

FLOOR PLANS

SCALE 1: 200

0 5 10 15

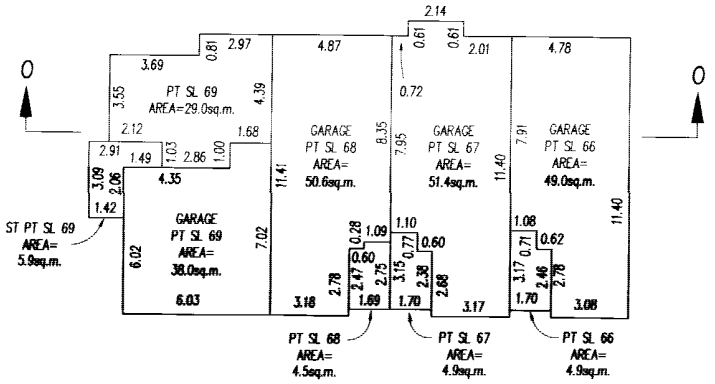
ALL DISTANCES IN METRES

BUILDING 11

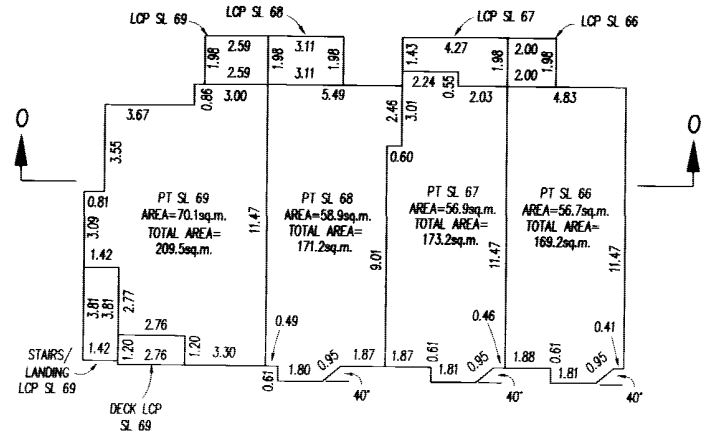
STRATA PLAN BCS 1114
PHASE 1

N

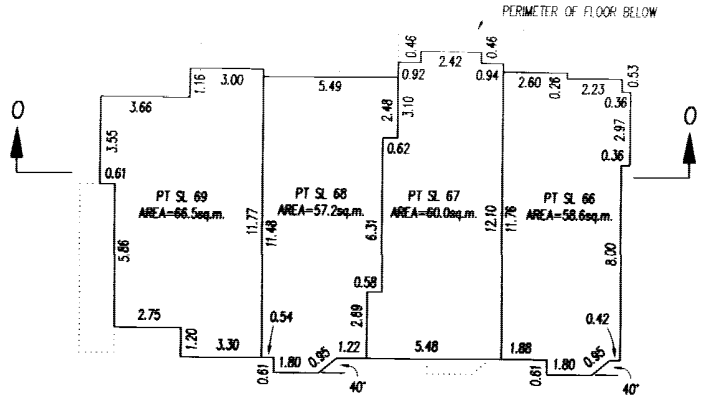
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



B.C.L.S.

DATED THIS 28th DAY OF October 2004

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FLOOR PLANS

SCALE 1: 200

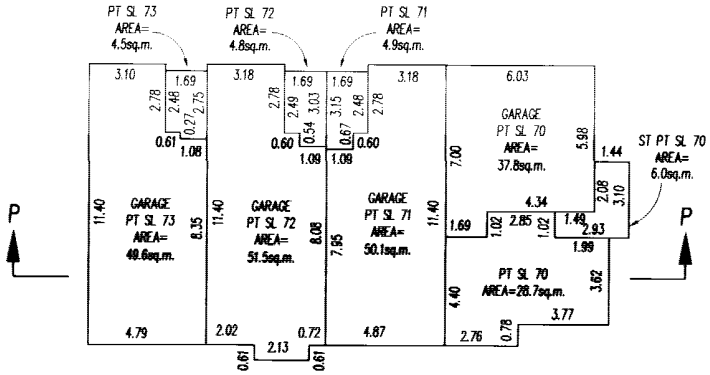
0 5 10 15

ALL DISTANCES IN METRES

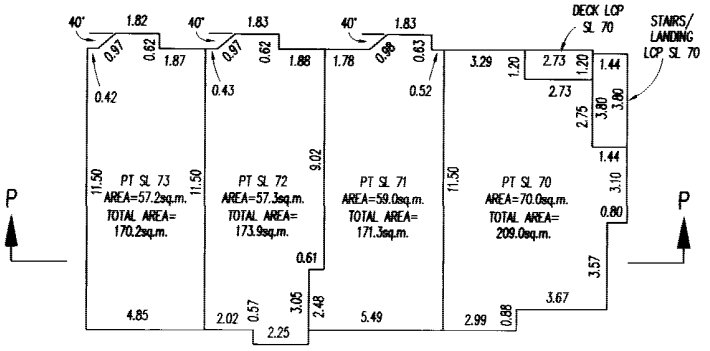
STRATA PLAN BCS 1114
PHASE 1

BUILDING 10

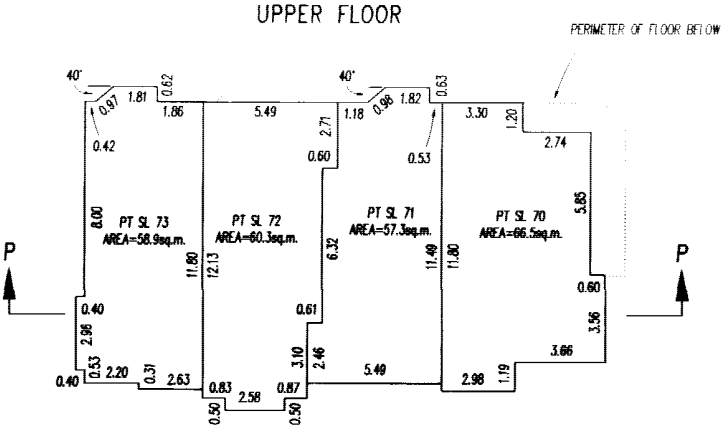
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



B.C.L.S.

DATED THIS 28th DAY OF October 2004

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FLOOR PLANS

SCALE 1: 200

0 5 10 15

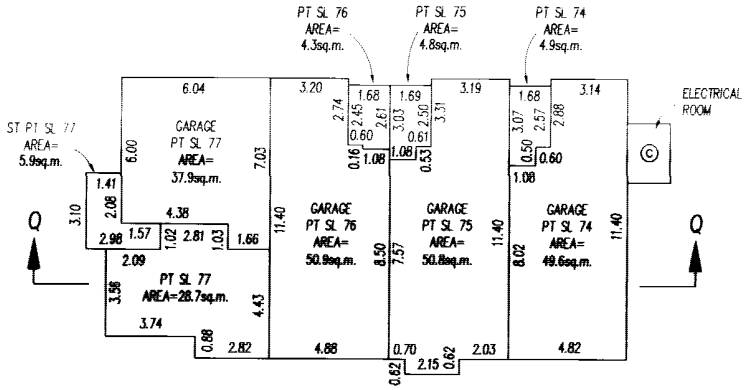
ALL DISTANCES IN METRES

STRATA PLAN BCS 1114

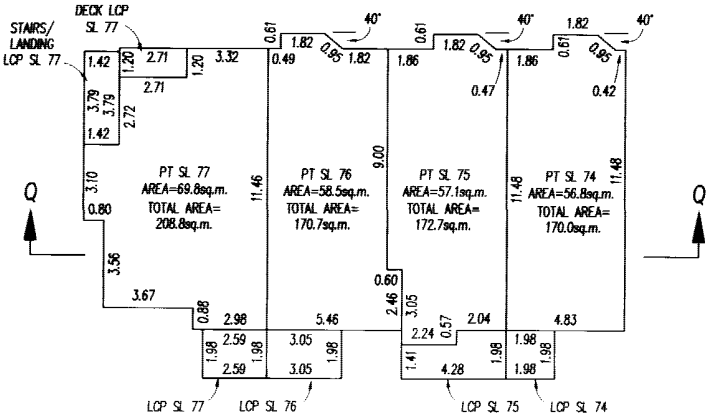
PHASE 1

BUILDING 9

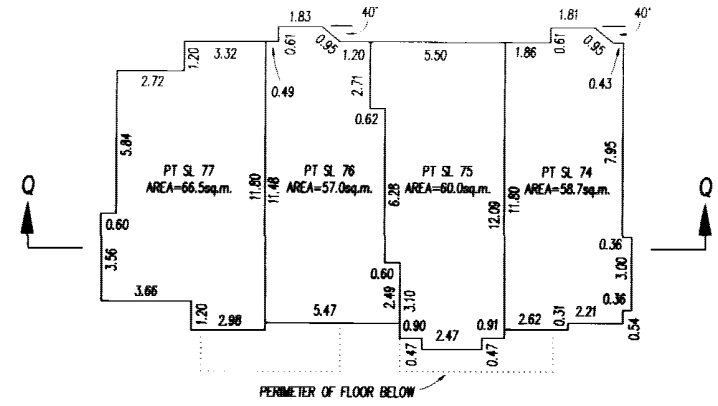
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



B.C.L.S.

DATED THIS 28th DAY OF October 2004

FILED NMBCS1114 V69033 2006-10-27-14.28.51.179245

SECTIONS

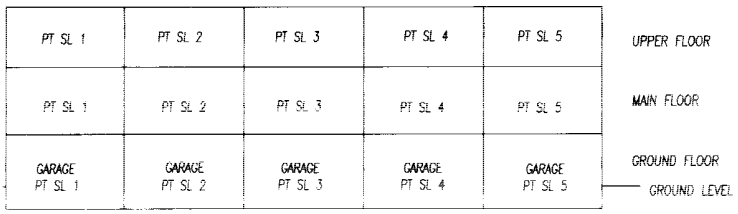
SCALE-1:200

0 5 10 15

ALL DISTANCES ARE IN METRES

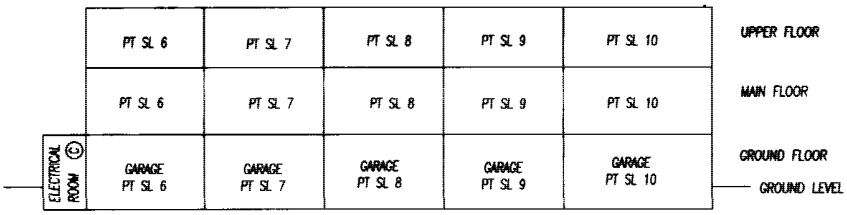
STRATA PLAN BCS ////4
PHASE 1

BUILDING 23



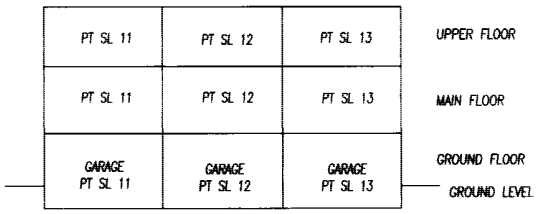
SECTION A-A

BUILDING 22



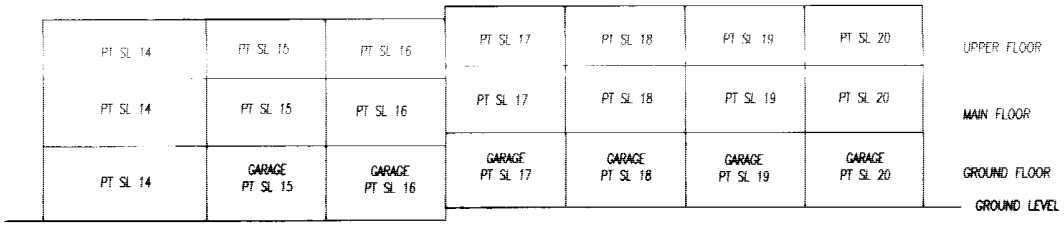
SECTION B-B

BUILDING 21



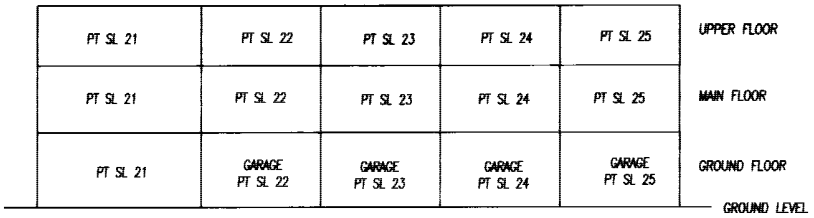
SECTION C-C

BUILDING 24



SECTION D-D

BUILDING 25



SECTION E-E

B.C.L.S

DATED THIS 28th DAY OF October 2004

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FILED NMBCS1114 V69033 2006-10-27-14.28.51.179245

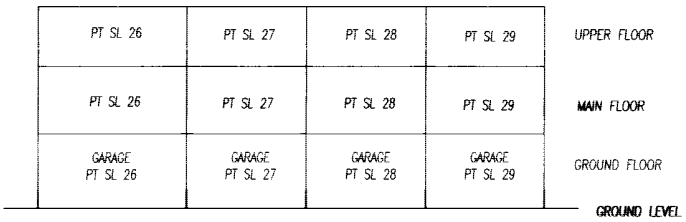
SECTIONS

STRATA PLAN BCS 1114
PHASE 1

SCALE-1:200

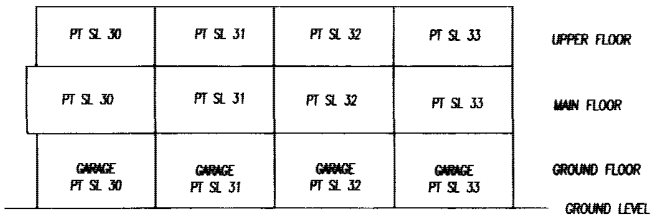
0 5 10 15
ALL DISTANCES ARE IN METRES

BUILDING 20



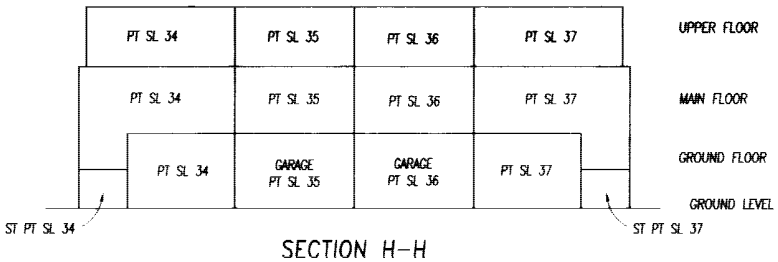
SECTION F-F

BUILDING 19



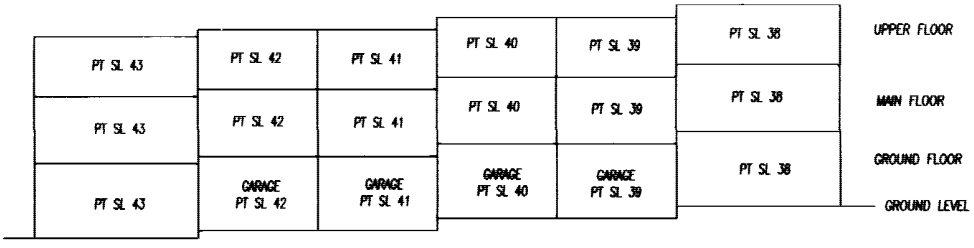
SECTION G-G

BUILDING 18



SECTION H-H

BUILDING 17



SECTION I-I

B.C.L.S

DATED THIS 28th DAY OF October 2004

SECTIONS

SCALE-1:200

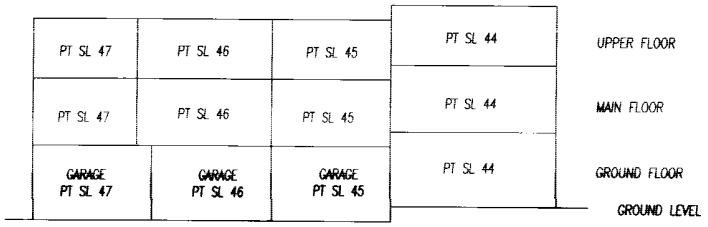
0 5 10 15

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 1114

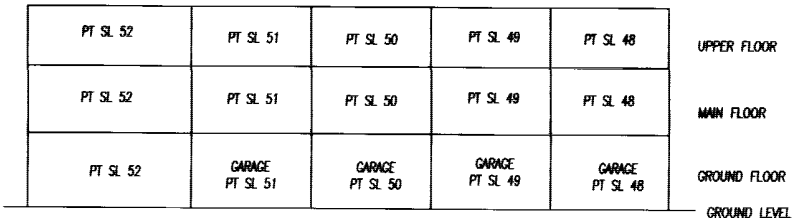
PHASE 1

BUILDING 16



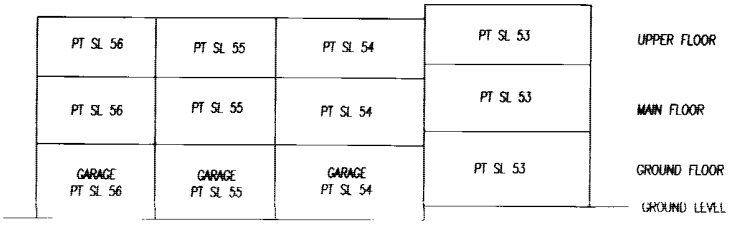
SECTION J-J

BUILDING 15



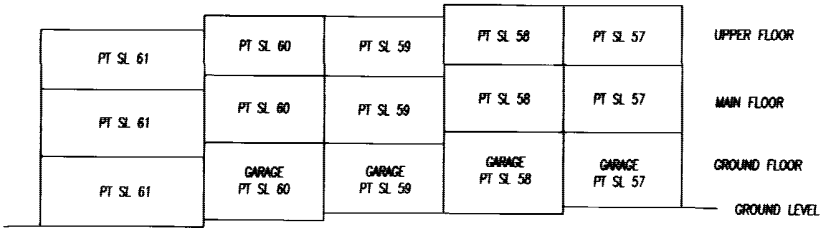
SECTION K-K

BUILDING 14



SECTION L-L

BUILDING 13



SECTION M-M

B.C.L.S

DATED THIS 28th DAY OF October 2004

FILED NMBCS1114 V69033 2006-10-27-14.28.51.179245

SECTIONS

SCALE-1:200

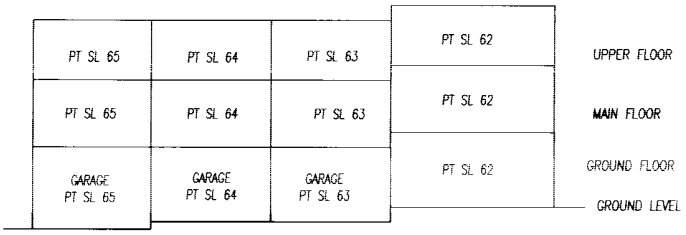
0 5 10 15

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 1114

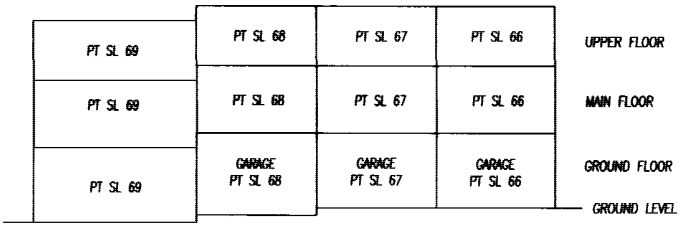
PHASE 1

BUILDING 12



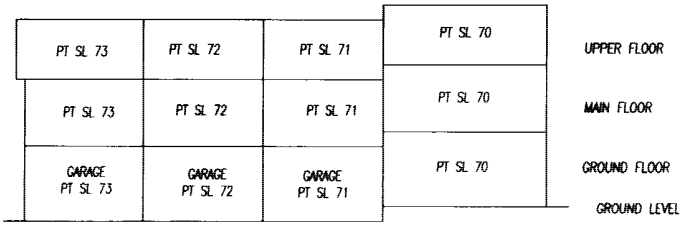
SECTION N-N

BUILDING 11



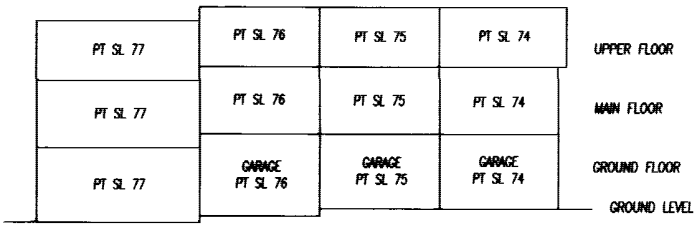
SECTION O-O

BUILDING 10



SECTION P-P

BUILDING 9



SECTION Q-Q

B.C.L.S

DATED THIS 28th DAY OF October 2004

FILED NMBCS1114 V69033 2006-10-27-14.28.51.179245

PHASED STRATA PLAN OF LOT 1 EXCEPT: PHASE ONE STRATA PLAN BCS1114; DISTRICT LOTS 190 AND 235, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN BCP8948

STRATA PLAN BCS1114 PHASE 2

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C., June 1, 2005

J. MacDonald LTO
REGISTRAR

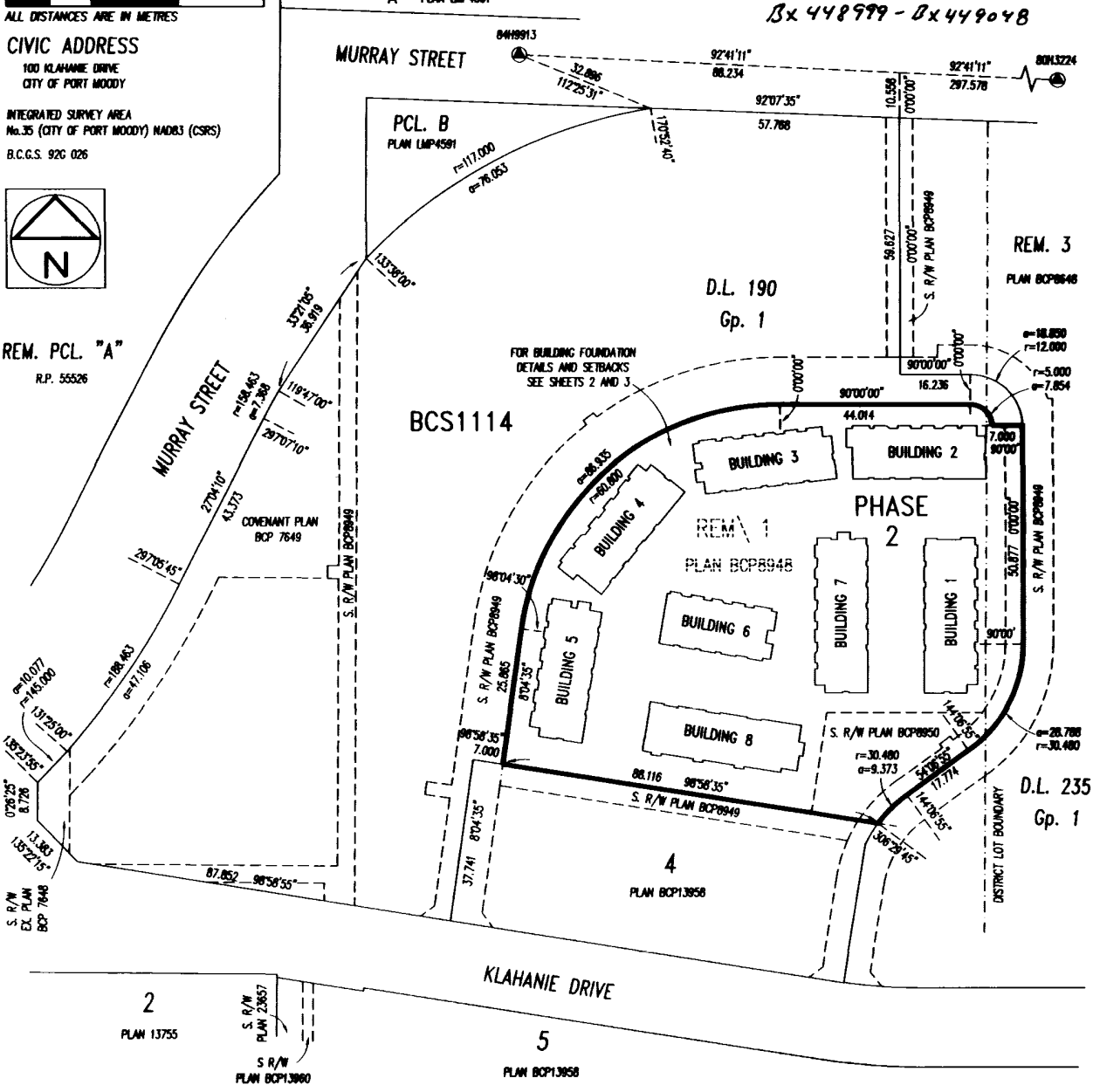
Bx 448999 - Bx 449048

SCALE-1:1000 THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

0 10 20 40 60
ALL DISTANCES ARE IN METRES

CIVIC ADDRESS
100 KLAHANIE DRIVE
CITY OF PORT MOODY

INTEGRATED SURVEY AREA
No.35 (CITY OF PORT MOODY) NAD83 (CSRS)
B.C.G.S. 92G 026



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

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY BY THE COMBINED FACTOR 0.999603267.

GRID BEARINGS ARE DERIVED FROM OLD CONTROL MONUMENTS 84H9913 AND 80H3224

LEGEND

LCP	INDICATES	LIMITED COMMON PROPERTY
sq.m.	-	SQUARE METRES
SL	-	STRATA LOT
PT	-	PART
©	-	COMMON PROPERTY
●	-	OLD CONTROL MONUMENT FOUND
ST	-	STORAGE

I, RON ESSON, 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: May 5, 2005

R J Esson B. C. L. S.

I, RON ESSON, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN HAVE NOT, AS OF May 5, 2005 * BEEN PREVIOUSLY OCCUPIED

R J Esson 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, RON ESSON, 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 5th DAY OF May, 2005. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 30913, ON THE 5th DAY OF May, 2005.

R J Esson
B.C.L.S

FILE NO. - 16178B	OLSEN & ASSOCIATES BRITISH COLUMBIA LAND SURVEYORS	204-15585 24th AVENUE, SURREY, B.C. V4A 2J4	PHONE : 531-4887

FILED NMBCS1114 V69033 2006-10-27-14.28.51.179245

BUILDING FOUNDATION DETAILS (WEST)

STRATA PLAN BCS1114
PHASE 2

N

SCALE-1:500

0 5 10 20 30

ALL DISTANCES ARE IN METRES

THE CITY OF PORT MOODY AS HOLDER OF COVENANTS BT304477, BV537381, BV537386, BV537403 AND BV537408 HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

AUTHORIZED SIGNATORY Giuseppe Trasolini, Mayor

AUTHORIZED SIGNATORY Colleen Rohde, City Clerk

WITNESS :

Kelly Kenney

Kelly Kenney

ADDRESS AND OCCUPATION OF WITNESS :

100 Newport Dr.

Port Moody, BC

Deputy City Clerk

APPROVED AS PHASE 2 OF A 2 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT

DATE: May 27, 2005

APPROVING OFFICER FOR THE CITY OF PORT MOODY

B.C.L.S

DATED THIS 5th DAY OF May 2005

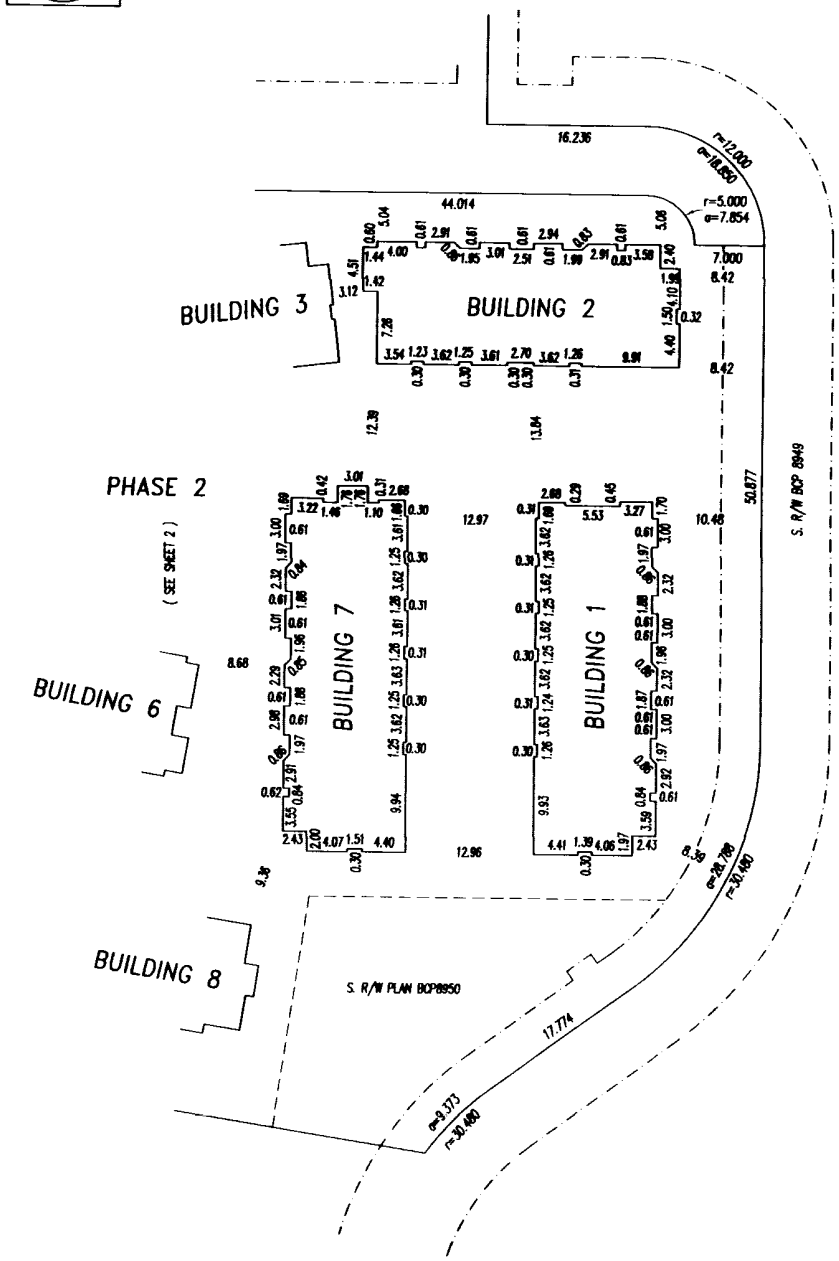
FILED NMBCS1114 V69033 2006-10-27-14.28.51.179245

BUILDING FOUNDATION DETAILS (EAST)

STRATA PLAN BCS1114
PHASE 2

N

SCALE-1:500
0 5 10 20 30
ALL DISTANCES ARE IN METRES



OWNER : POLYGON HANNIE DEVELOPMENT LTD., INC. No. 636904

AUTHORIZED SIGNATORY RALF SCHMIDTKE

AUTHORIZED SIGNATORY ROBERT BAUER

WITNESS :

Tanya Marie

ADDRESS AND OCCUPATION OF WITNESS :

Development Coordinator
900 - 1333 W Broadway
Vancouver BC V6H 4C2

MORTGAGEE : THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY PATRICK CARTER

AUTHORIZED SIGNATORY Jean-Paul Baker

WITNESS :

Danny McKay

ADDRESS AND OCCUPATION OF WITNESS :

3400 - 650 West Georgia St
Vancouver V6B 4N7
Banker

RJE

B.C.L.S

DATED THIS 5th DAY OF May 2005

FILED NWBCS1114 V69033 2006-10-27-14.28.51.179245

FLOOR PLANS

STRATA PLAN BCS1114
PHASE 2

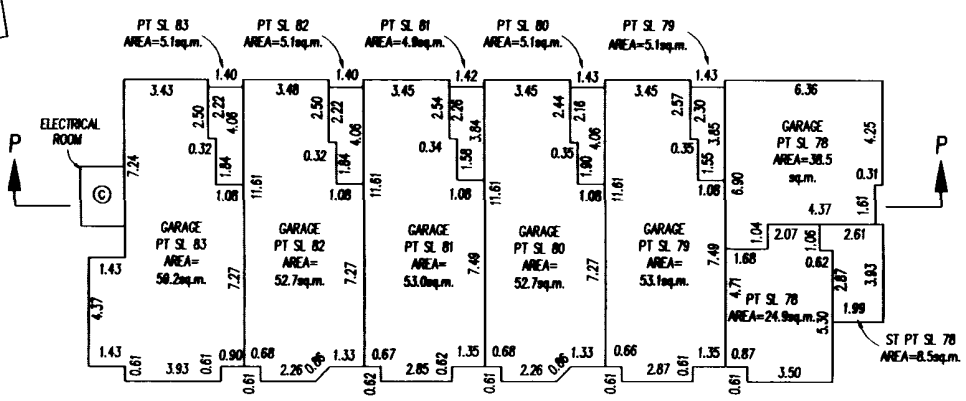
SCALE 1: 200

0 5 10 15

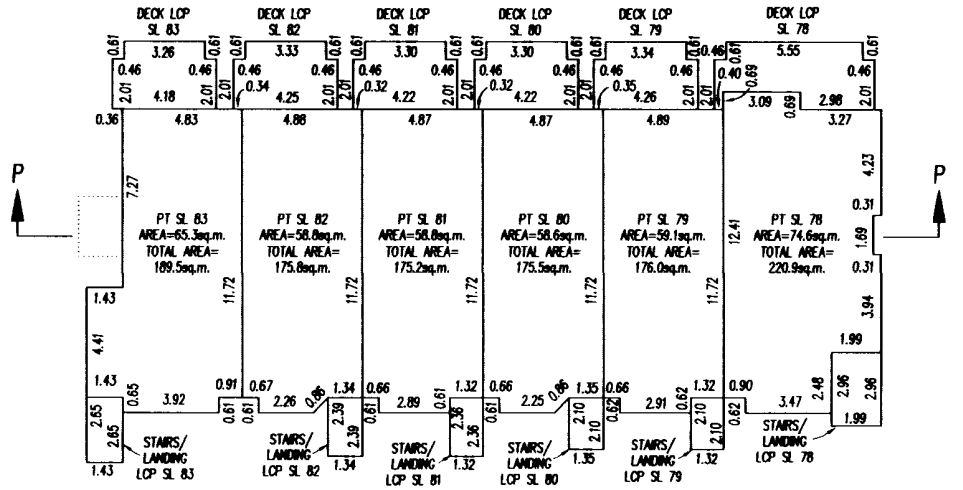
ALL DISTANCES IN METRES

BUILDING 5

GROUND FLOOR



MAIN FLOOR



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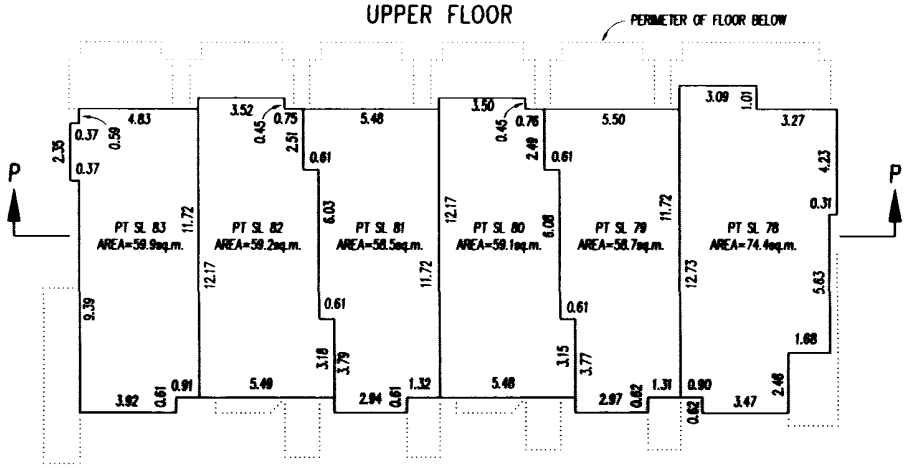

RJE

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FLOOR PLANS

STRATA PLAN BCS1114
PHASE 2

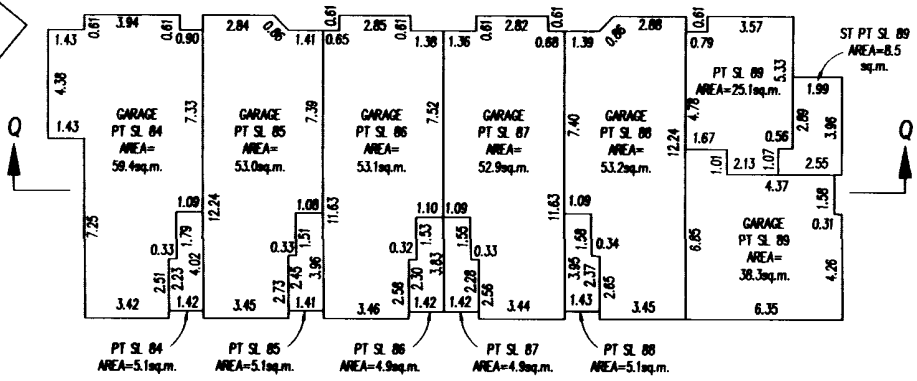
SCALE 1: 200

0 5 10 15

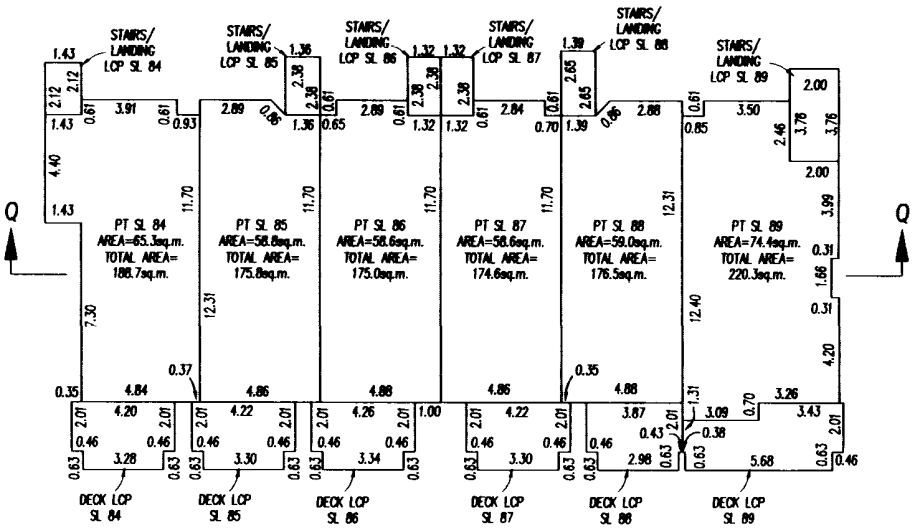
ALL DISTANCES IN METRES

BUILDING 4

GROUND FLOOR



MAIN FLOOR



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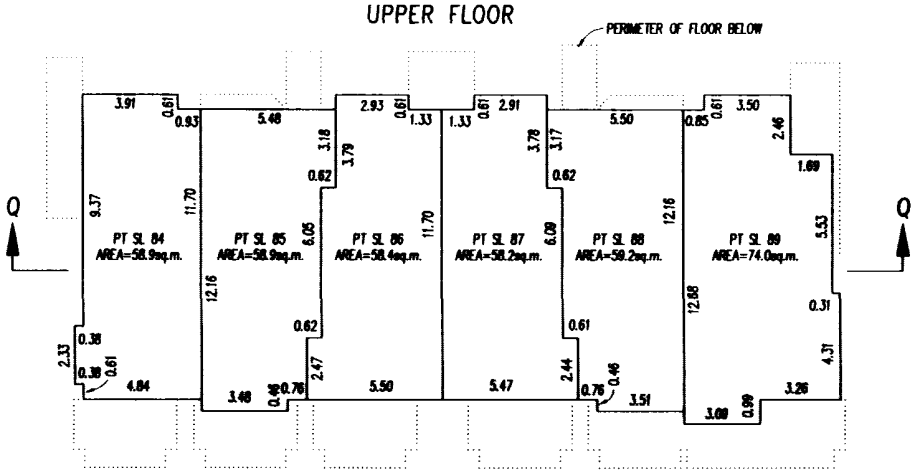

BJE

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FLOOR PLANS

STRATA PLAN BCS1114

BUILDING 3

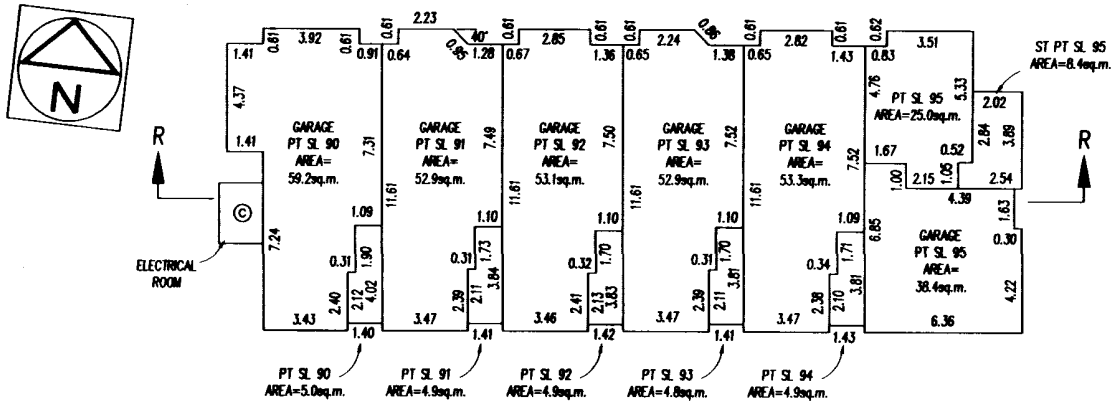
PHASE 2

SCALE 1: 200

0 5 10 15

ALL DISTANCES IN METRES

GROUND FLOOR



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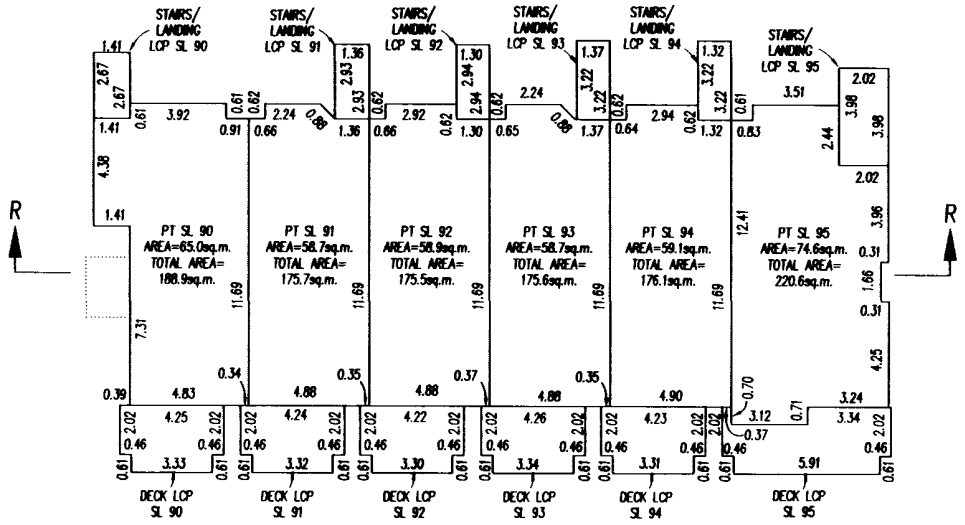
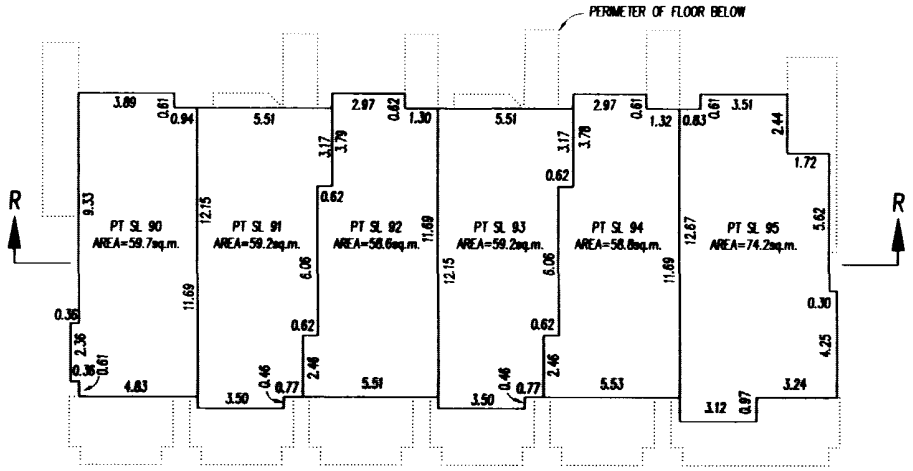


UPPER FLOOR



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FLOOR PLANS

STRATA PLAN BCS1114

PHASE 2

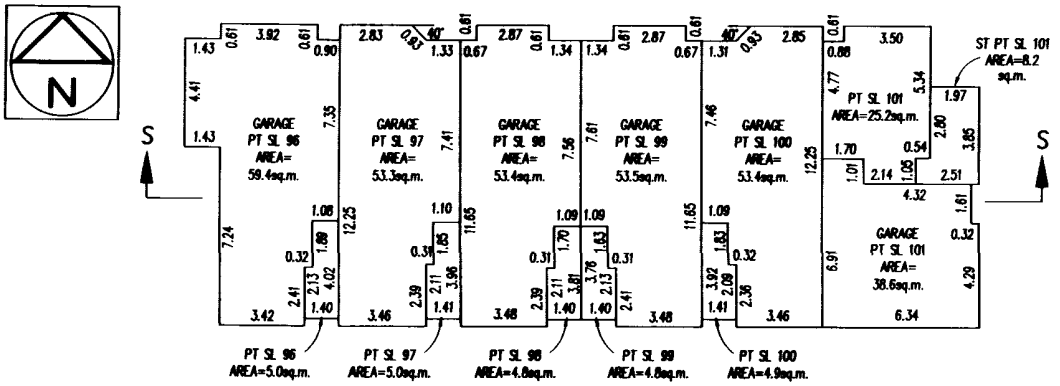
SCALE 1: 200

0 5 10 15

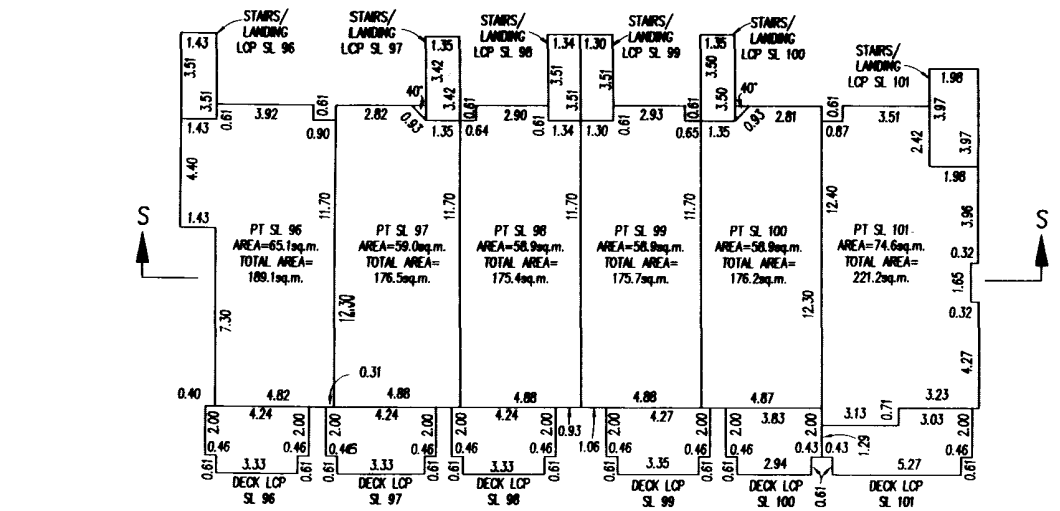
ALL DISTANCES IN METRES

BUILDING 2

GROUND FLOOR



MAIN FLOOR



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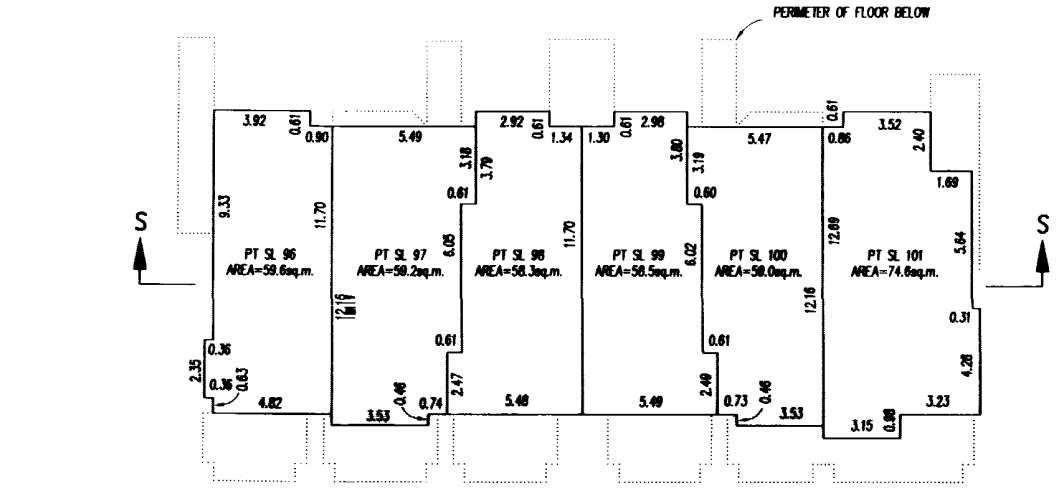

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FLOOR PLANS

STRATA PLAN BCS1114 PHASE 2

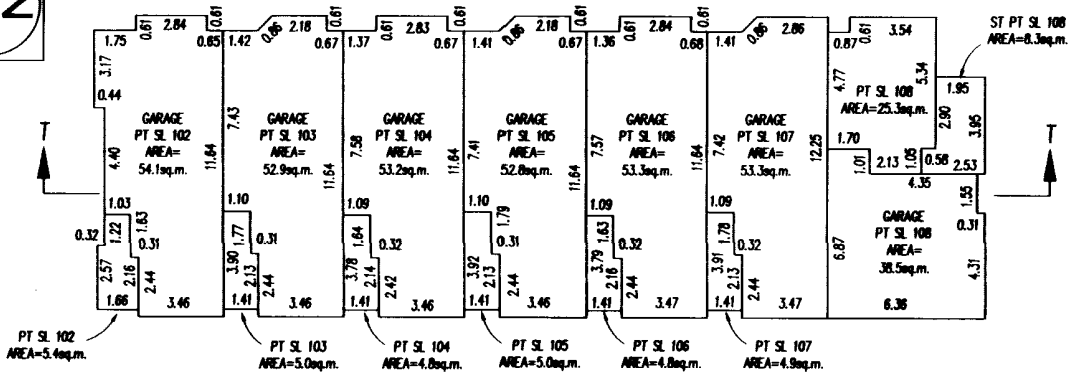
SCALE 1: 200

0 5 10 15

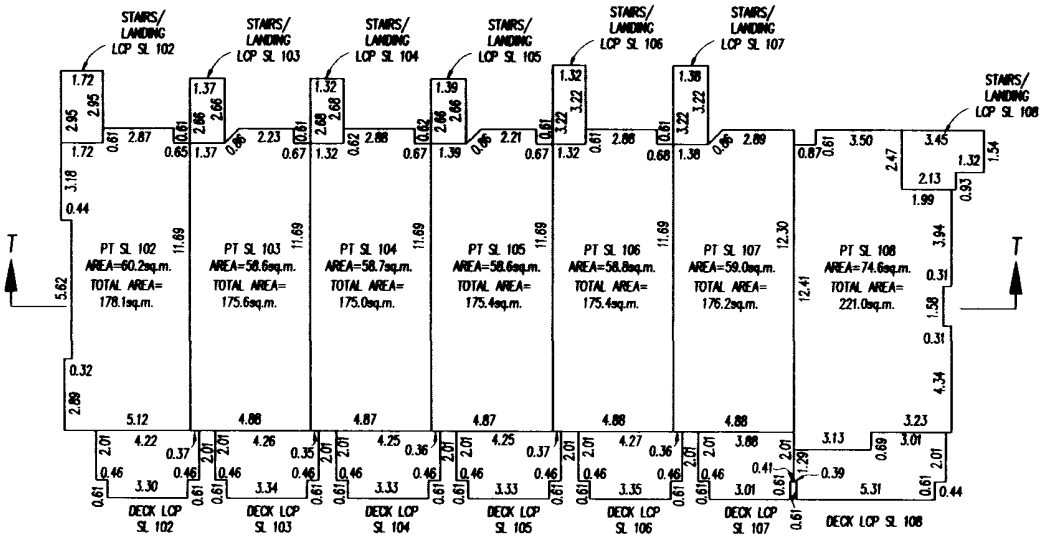
ALL DISTANCES IN METRES

BUILDING 1

GROUND FLOOR



MAIN FLOOR



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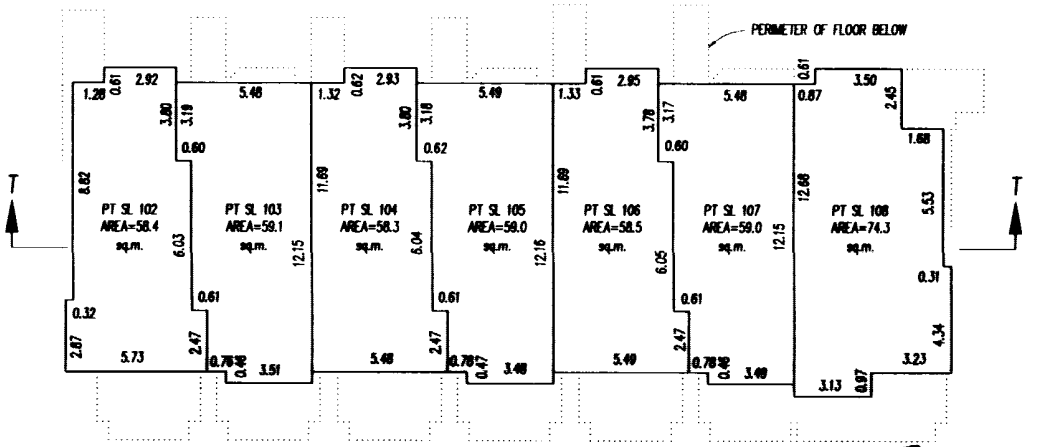

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FLOOR PLANS

SCALE 1: 200

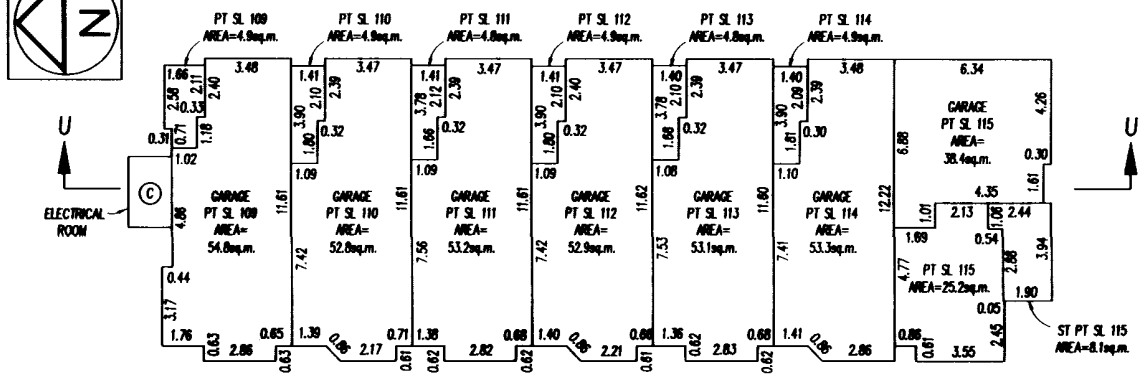
0 5 10 15

ALL DISTANCES IN METRES

BUILDING 7

STRATA PLAN BCS1114
PHASE 2

GROUND FLOOR



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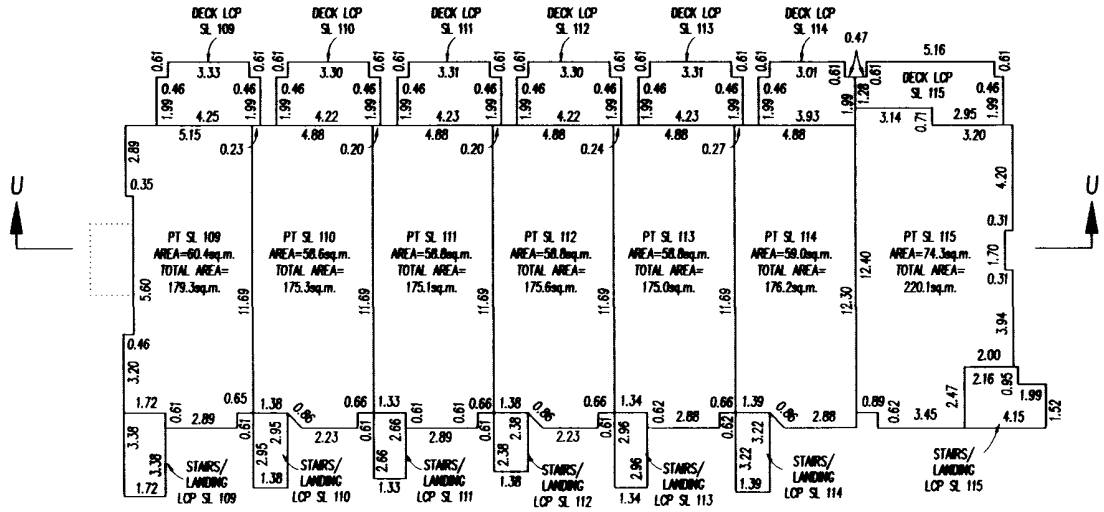

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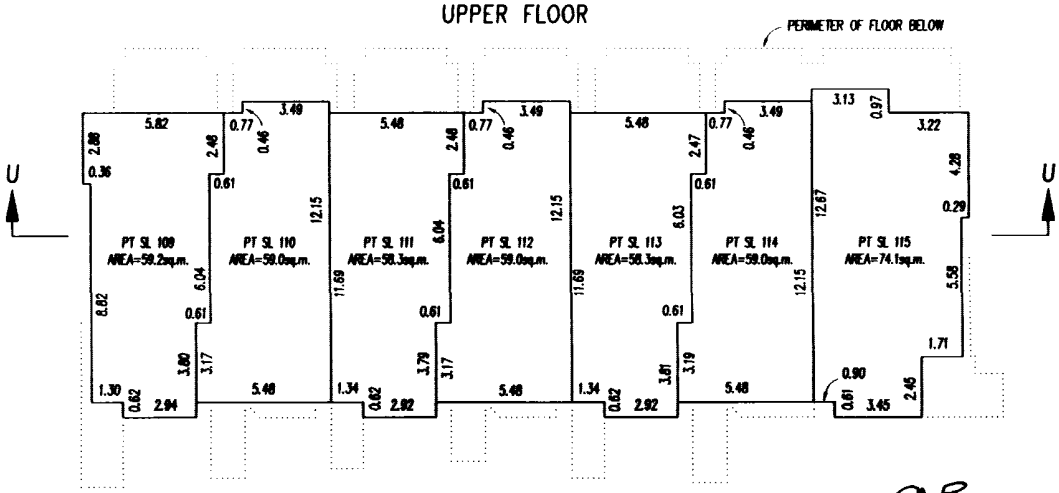

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FLOOR PLANS

SCALE 1: 200

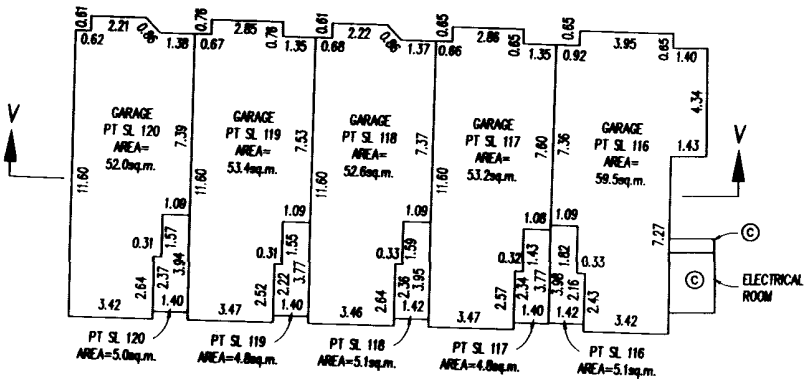
0 5 10 15

ALL DISTANCES IN METRES

BUILDING 6

STRATA PLAN BCS1114
PHASE 2

GROUND FLOOR



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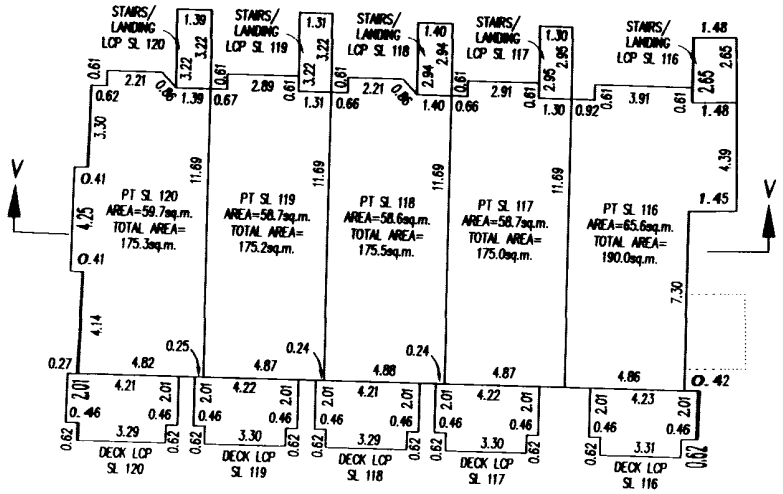

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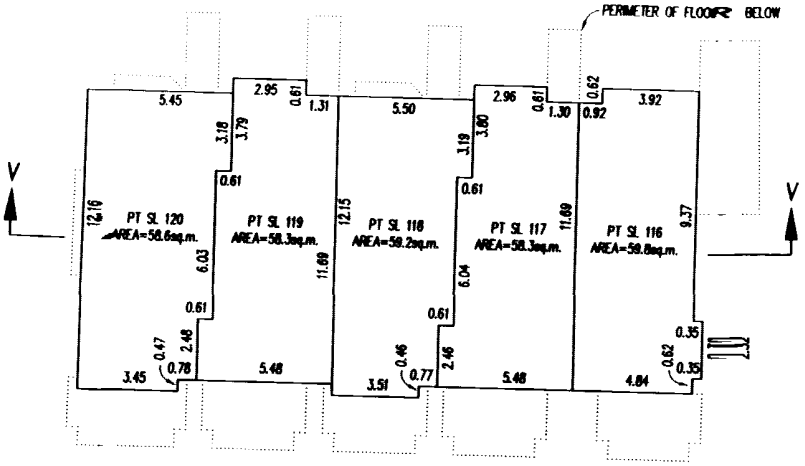

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FLOOR PLANS

STRATA PLAN BCS1114
PHASE 2

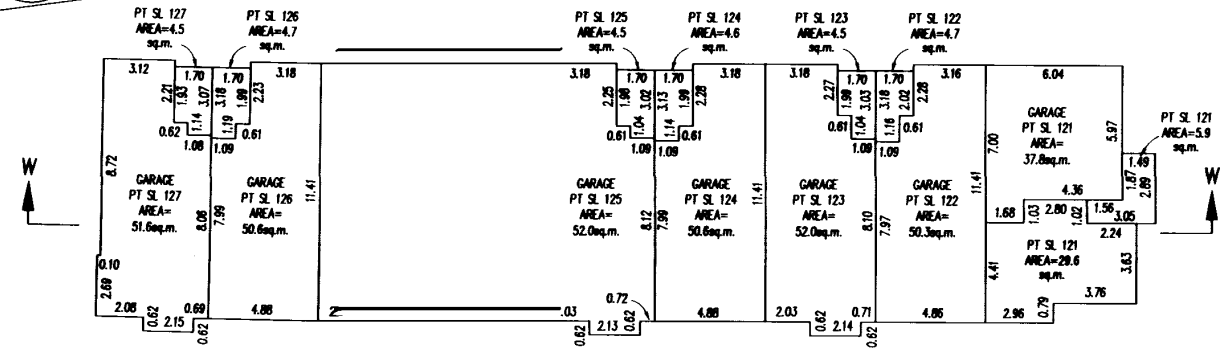
SCALE 1: 200

0 5 10 15

ALL DISTANCES IN METRES

BUILDING 8

GROUND FLOOR



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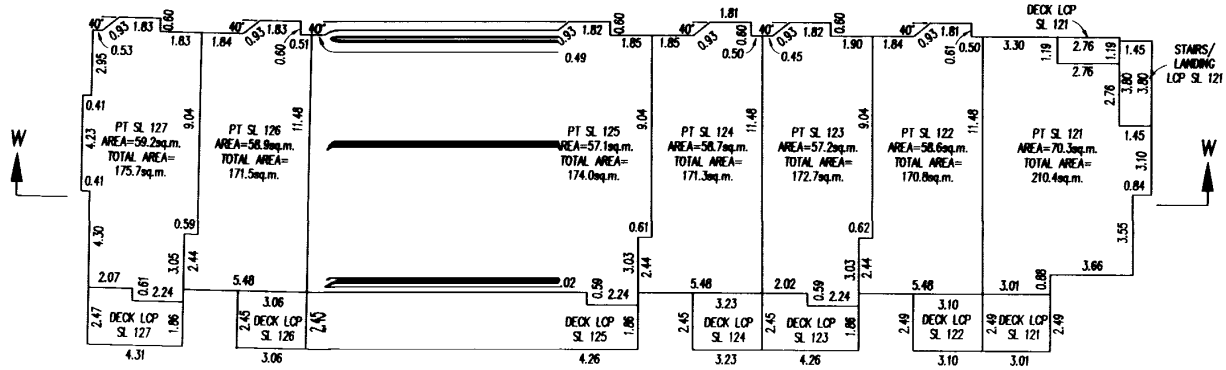

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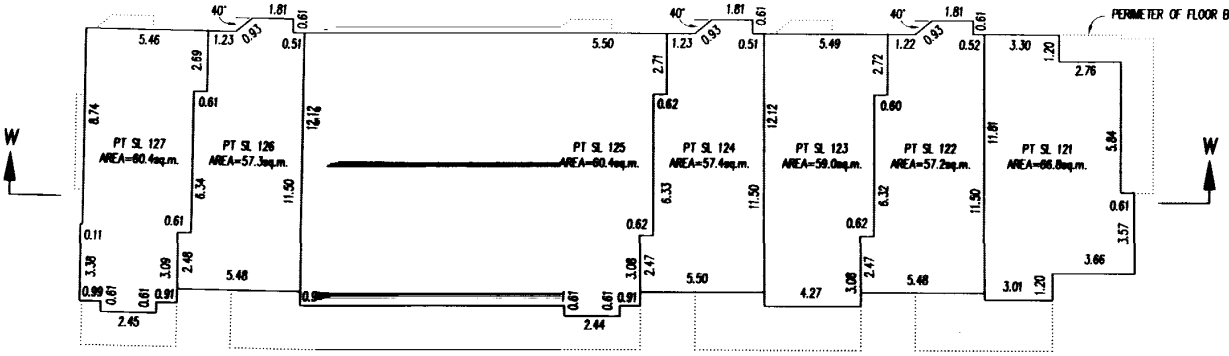


B.C.L.S.

DATED THIS 5th DAY OF May 2005

FILED NWBCS1114 V69033 33 2006-10-27-14.28.51.179245

SECTIONS

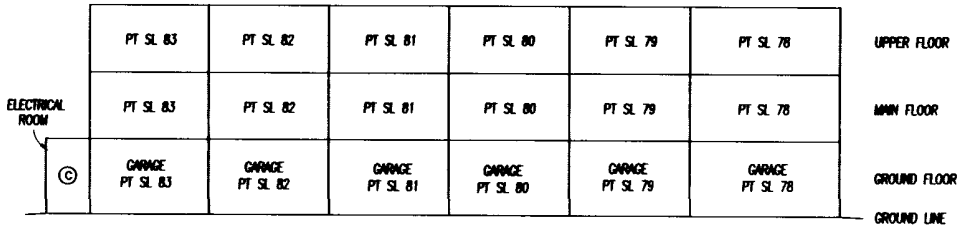
SCALE-1:200

0 5 10 15

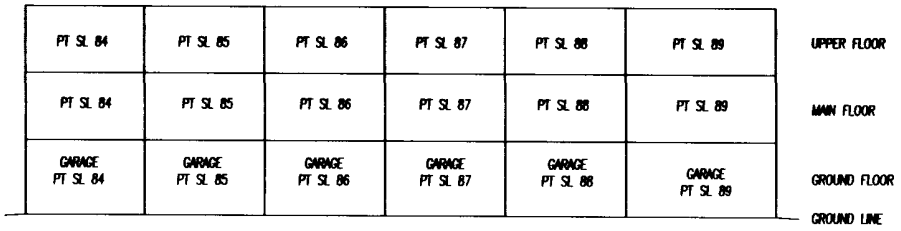
ALL DISTANCES ARE IN METRES

STRATA PLAN BCS1114
PHASE 2

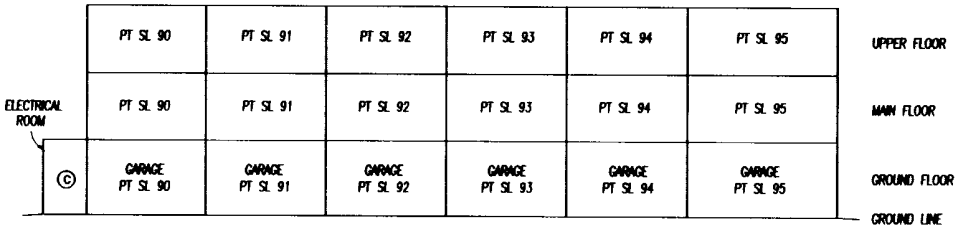
BUILDING 5 SECTION P-P



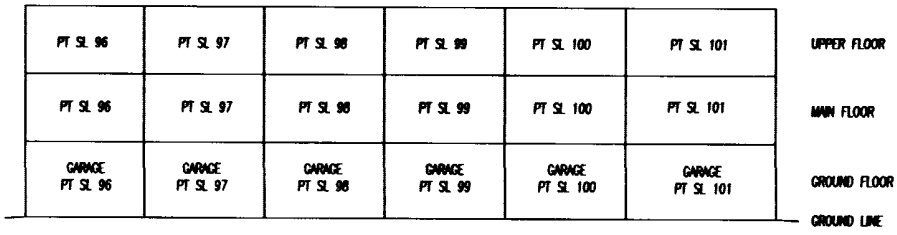
BUILDING 4 SECTION Q-Q



BUILDING 3 SECTION R-R



BUILDING 2 SECTION S-S



RJE

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SECTIONS

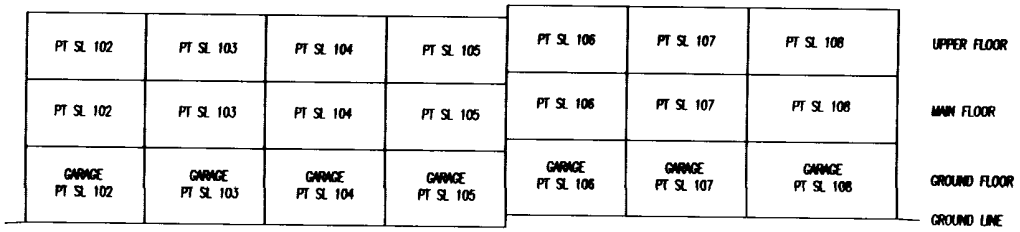
SCALE-1:200

0 5 10 15

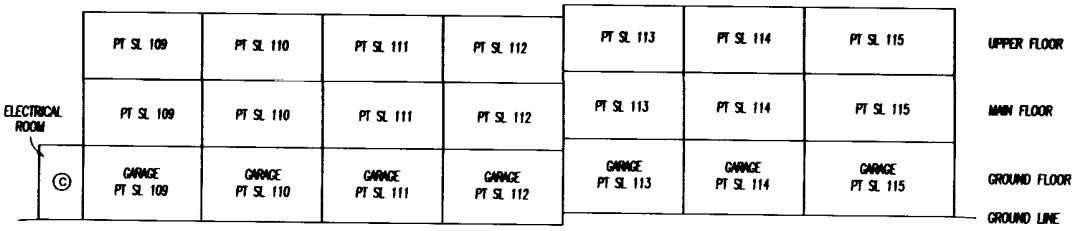
ALL DISTANCES ARE IN METRES

STRATA PLAN BCS1114
PHASE 2

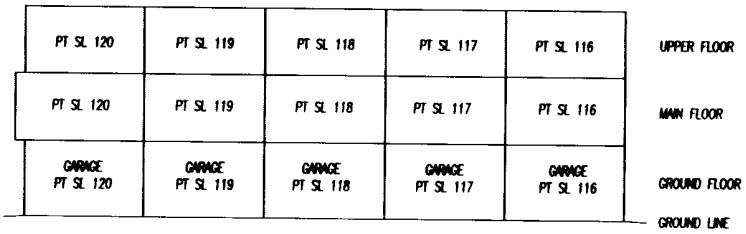
BUILDING 1 SECTION T-T



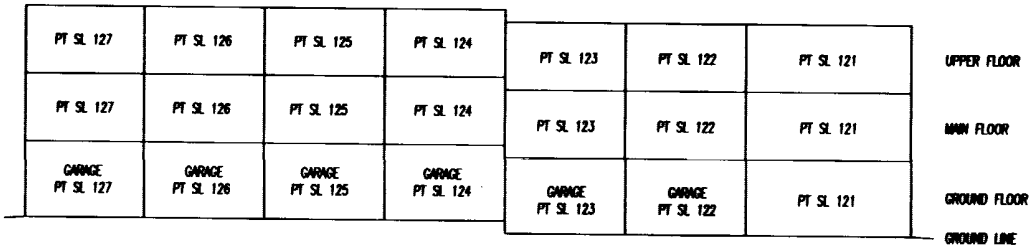
BUILDING 7 SECTION U-U



BUILDING 6 SECTION V-V



BUILDING 8 SECTION W-W



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