STRATA PLAN OF AIR SPACE PARCEL 1, DISTRICT LOT 233, GROUP 1, N.W.D., AIR SPACE PLAN BCP 39090

"CITY OF PORT MOODY"
B.C.G.S. 92G.026

STRATA PLAN BCS 3208

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

THIS 19 DAY OF NOV 2008

IAN MACDONALD /GP
REGISTRAR

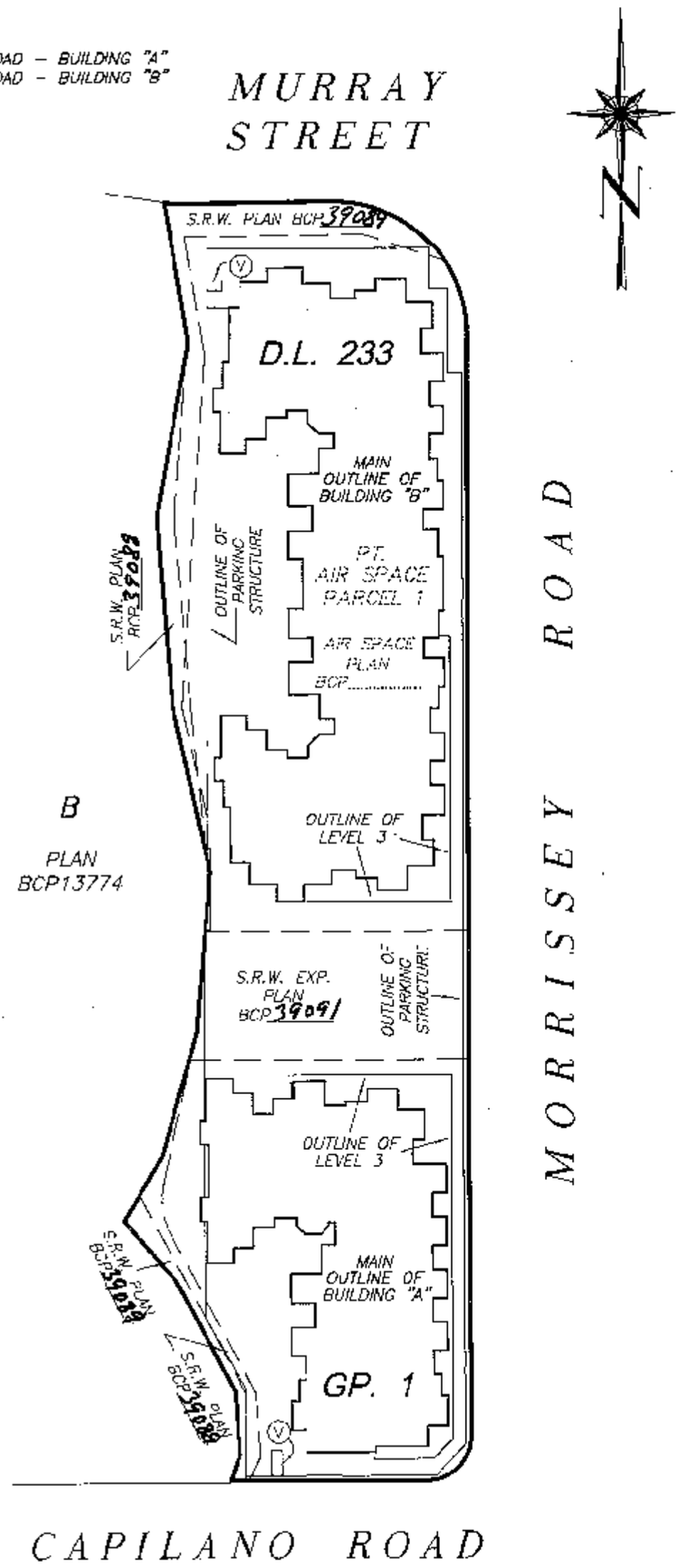
BB731268-379

SCALE 1:750

10 0 10 20 30

ALL DISTANCES ARE IN METRES.

"LIBRA"
201 MORRISSEY ROAD – BUILDING "A"
101 MORRISSEY ROAD – BUILDING "B"
PORT MOODY, BC



INTEGRATED SURVEY AREA No. 35 (PORT MOODY) NAD-83 (CSRS)

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL MEASURED DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY COMBINED FACTOR 0.9996028

ELEVATIONS ARE IN METERS TO GEODETIC DATUM BASED ON CITY OF PORT MOODY CONTROL MONUMENT 80H2568, ELEVATION=13.139 m; LOCATED AT THE INTERSECTION OF MURRAY STREET AND 1000 ROAD

LEGEND

- GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 80H2567 AND 80H2568

- ▲ – DENOTES CONTROL MONUMENT FOUND
- ■ – DENOTES LEAD PLUG FOUND
- □ – DENOTES LEAD PLUG PLACED
- ● – DENOTES STANDARD IRON POST FOUND
- ○ – DENOTES STANDARD IRON POST PLACED
- NR – DENOTES NO RECORD
- D/R – DENOTES DESTROYED/RESET
- SL. – DENOTES STRATA LOT
- PT. – DENOTES PART
- (C) – DENOTES COMMON PROPERTY
- (E) – DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- (MS) – DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- (P51) TYPICAL – DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 51
- (B7) TYPICAL – DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 7
- (Y1) TYPICAL – DENOTES YARD BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- (D13) TYPICAL – DENOTES DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 13

THIS STRATA PLAN CONTAINS LIMITED COMMON PROPERTY ACCORDING TO SEC. 73 (a)(i) OF THE STRATA PROPERTY ACT.

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: NOVEMBER 3rd, 2008.

Mike E Shaw

SEE SHEET #2 FOR ISOMETRIC VIEW

SEE SHEETS #3 TO #11 FOR PROPERTY DIMENSIONS AND BUILDING LOCATION

NOTE:
ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT 45° DEFLECTION TO, UNLESS OTHERWISE SHOWN.

BENNETT LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C. V3R 5Y5
PHONE : 604-582-0717

DRAWING # 30718-3
FILE # 30718-3_SS
DATE : NOVEMBER 3, 2008

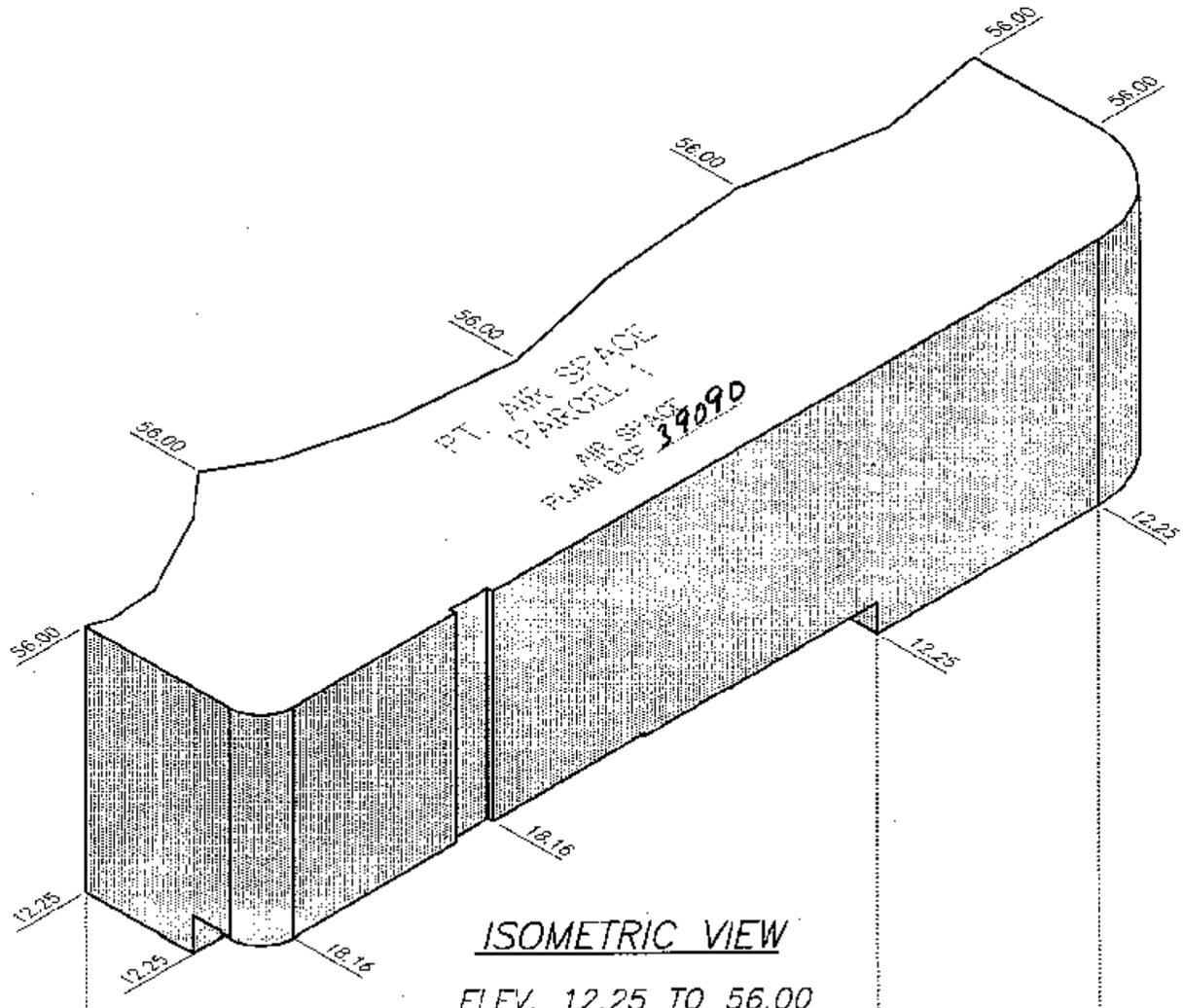
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

FILED NMBCS3208 RCVD:2008-11-19 RQST:2010-12-29-12.26.40.850

ISOMETRIC VIEW OF AIR SPACE PCL. 1, D.L. 233, GP. 1, N.W.D., AIR SPACE PLAN BCP 39090

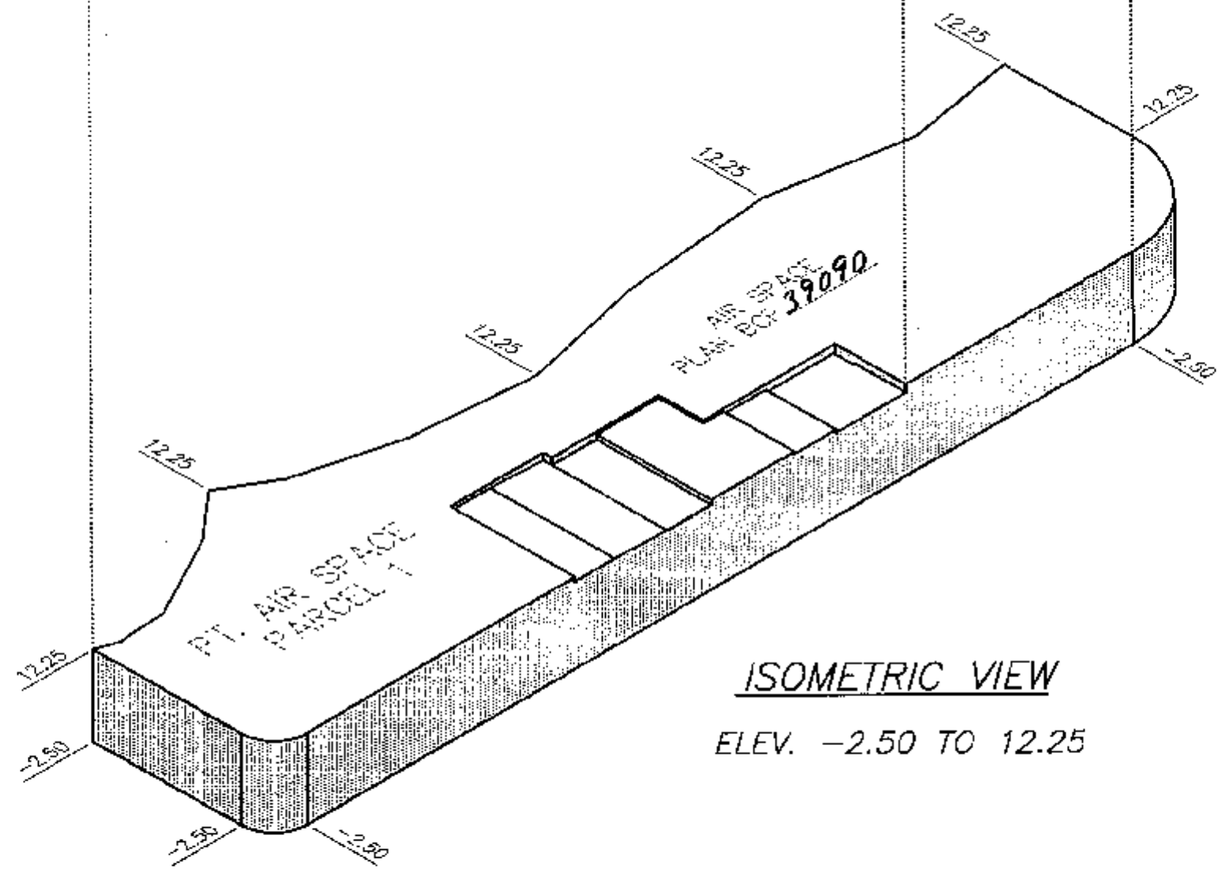
STRATA PLAN BCS 3208

NOT TO SCALE



ISOMETRIC VIEW

ELEV. 12.25 TO 56.00



ISOMETRIC VIEW

ELEV. −2.50 TO 12.25

DATE : NOVEMBER 3, 2008.

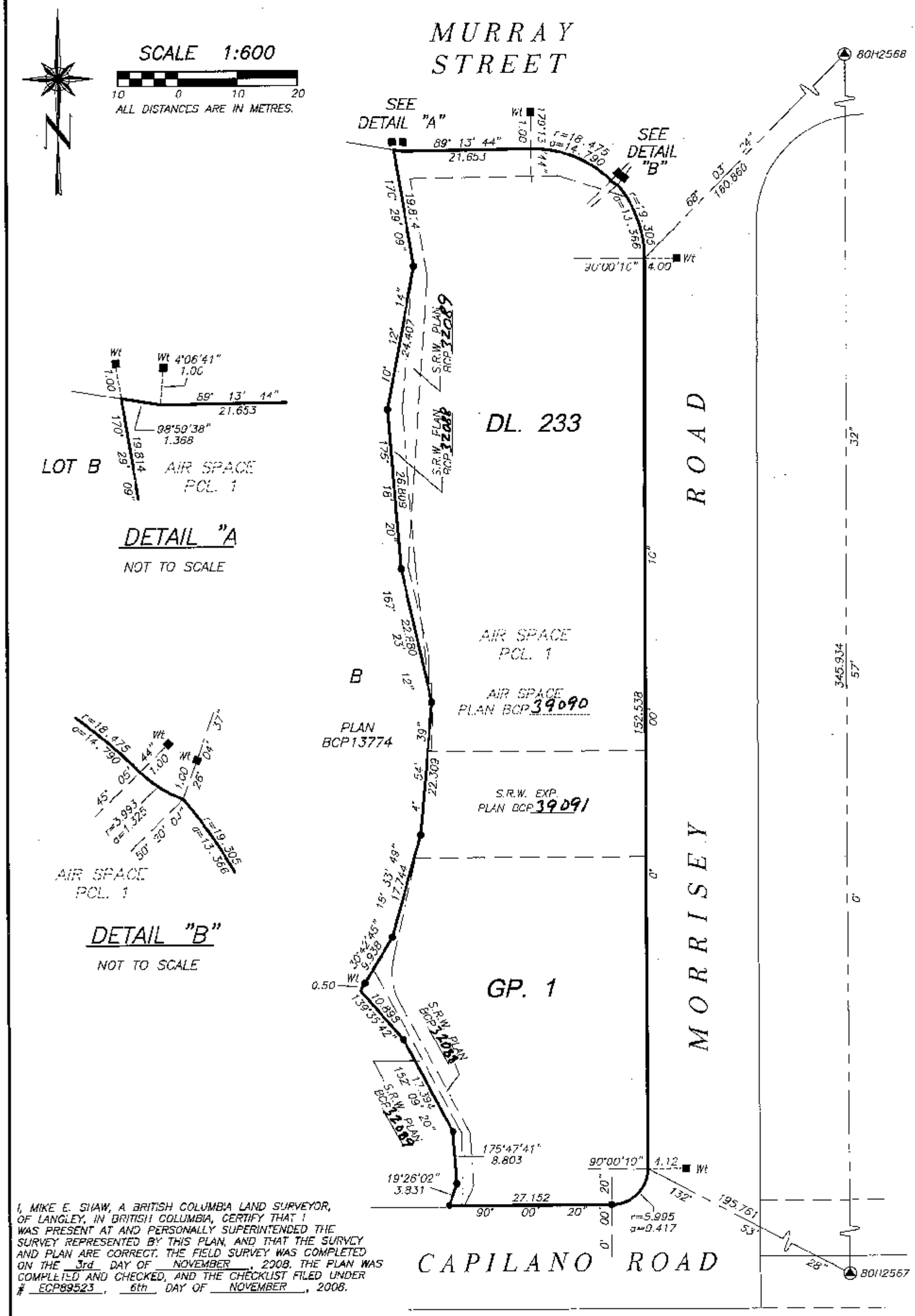
M.E.B.

DRAWING # 30718-3
FILE # 30718-3_ISO

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

BOUNDARY DIMENSIONS

STRATA PLAN BCS 3208



I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, OF LANGLEY, 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 3rd DAY OF NOVEMBER, 2008. THE PLAN WAS COMPILED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP89523, 6th DAY OF NOVEMBER, 2008.

B.C.L.S.

DRAWING # 30718-3
FILE # 30718-3_Post

DATE : NOVEMBER 3, 2008

M. E. S.

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

BOUNDARY DIMENSIONS AND BUILDING LOCATION

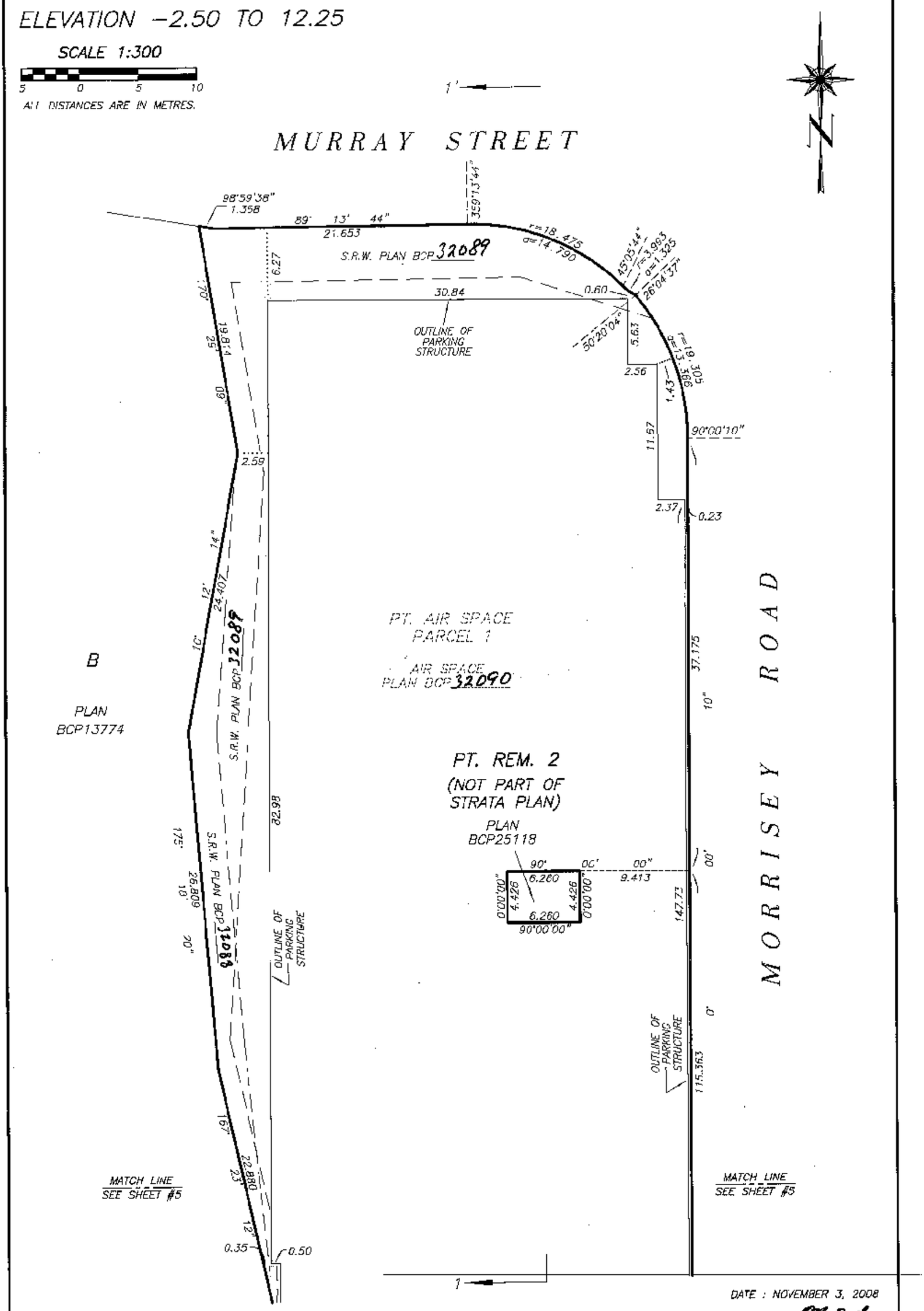
ELEVATION −2.50 TO 12.25

STRATA PLAN BCS 3208

SCALE 1:300

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.E.B.

DRAWING # 30716-3
FILE # 30716-3_CE-P

FILED NMBCS3208 RCVD:2008-11-19 RQST:2010-12-29-12.26.40.850

BOUNDARY DIMENSIONS AND BUILDING LOCATION

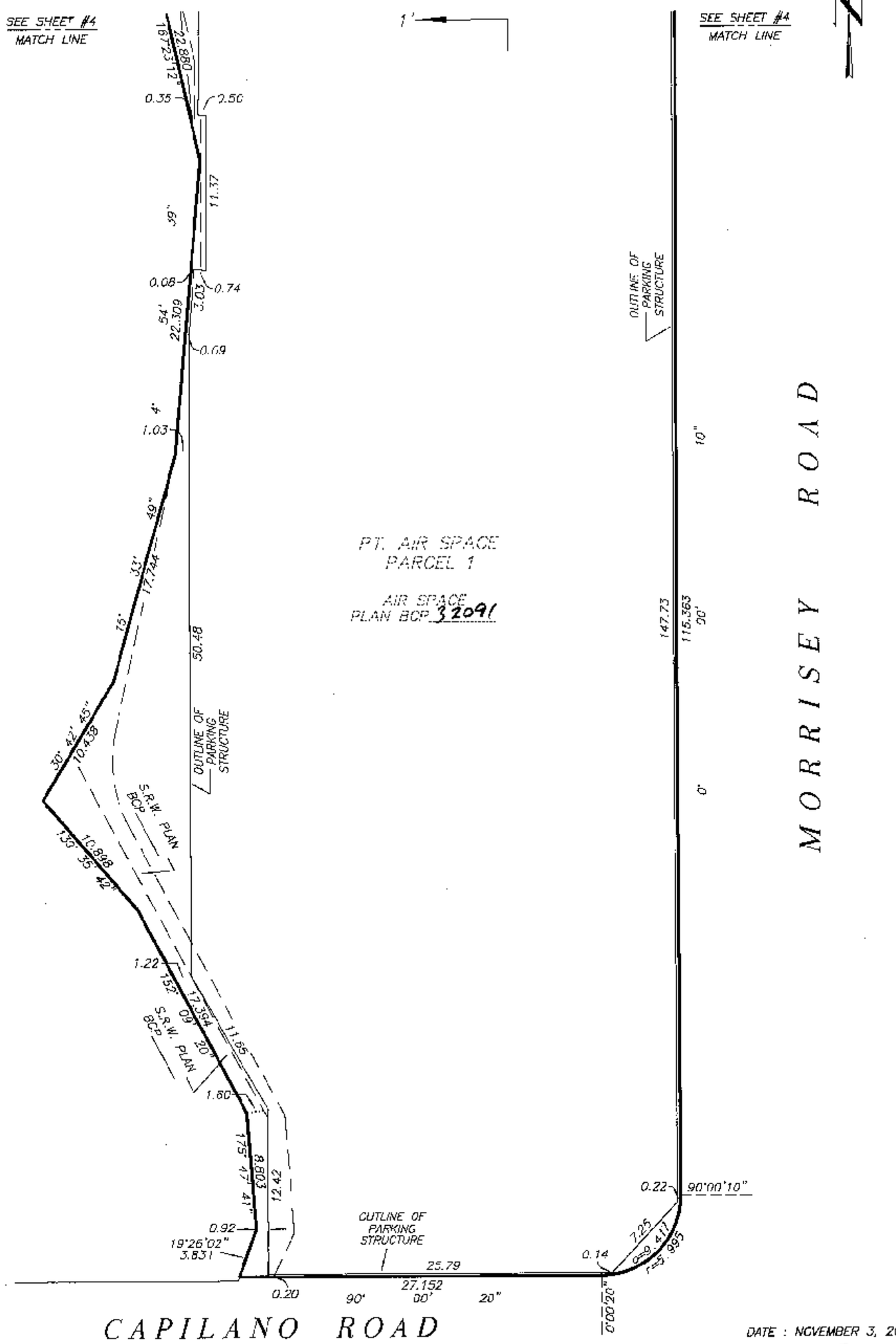
ELEVATION −2.50 TO 12.25

STRATA PLAN BCS 3208

SCALE 1:300

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M. C. B.

DRAWING # 30718-3
FILE # 30718-3_CE-P

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

BOUNDARY DIMENSIONS AND BUILDING LOCATION

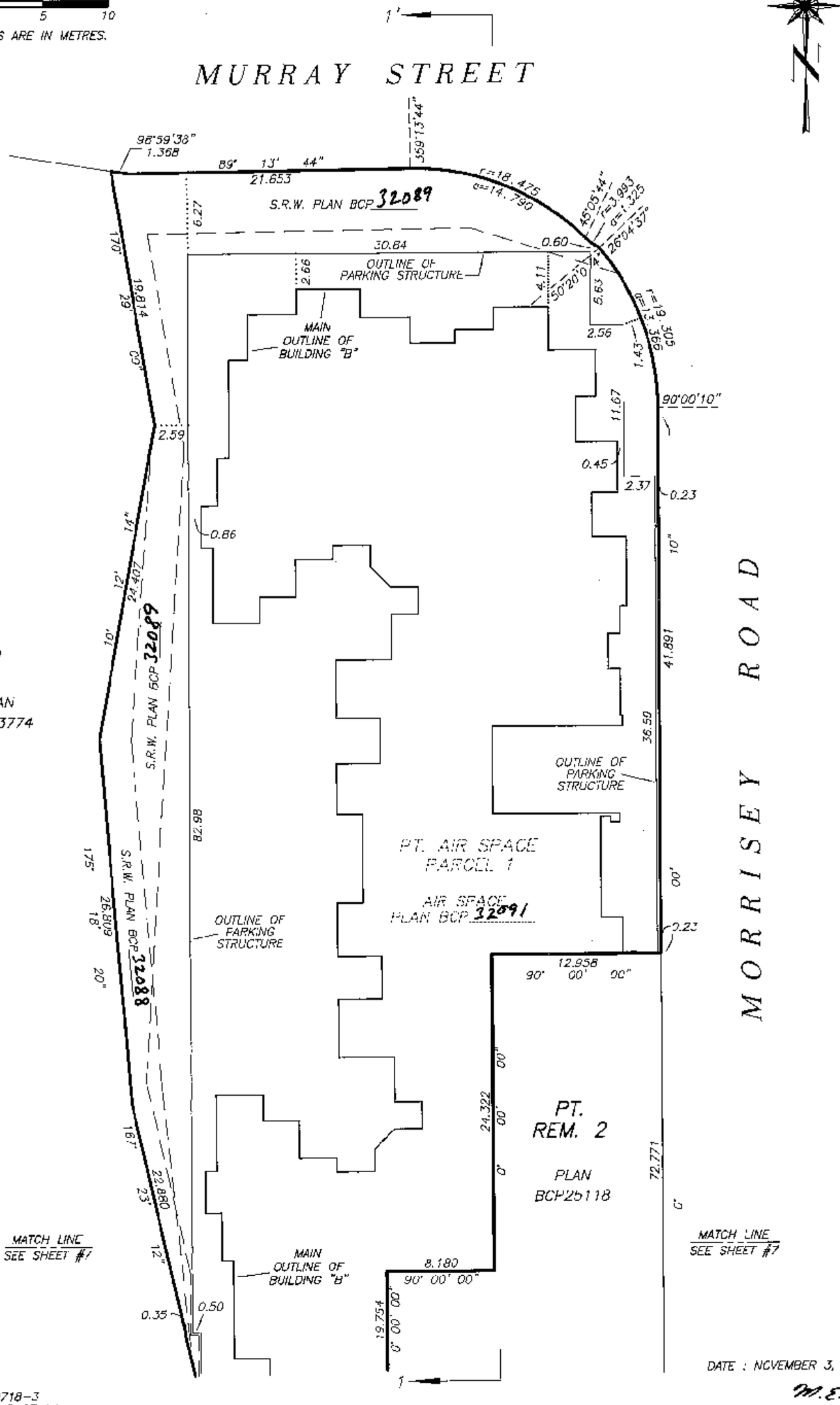
ELEVATION 12.25 TO 14.60

STRATA PLAN BCS 3208

SCALE 1:300

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.E.S.

DRAWING # 30718-3
FILE # 30718-3_CE-L1

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

BOUNDARY DIMENSIONS AND BUILDING LOCATION

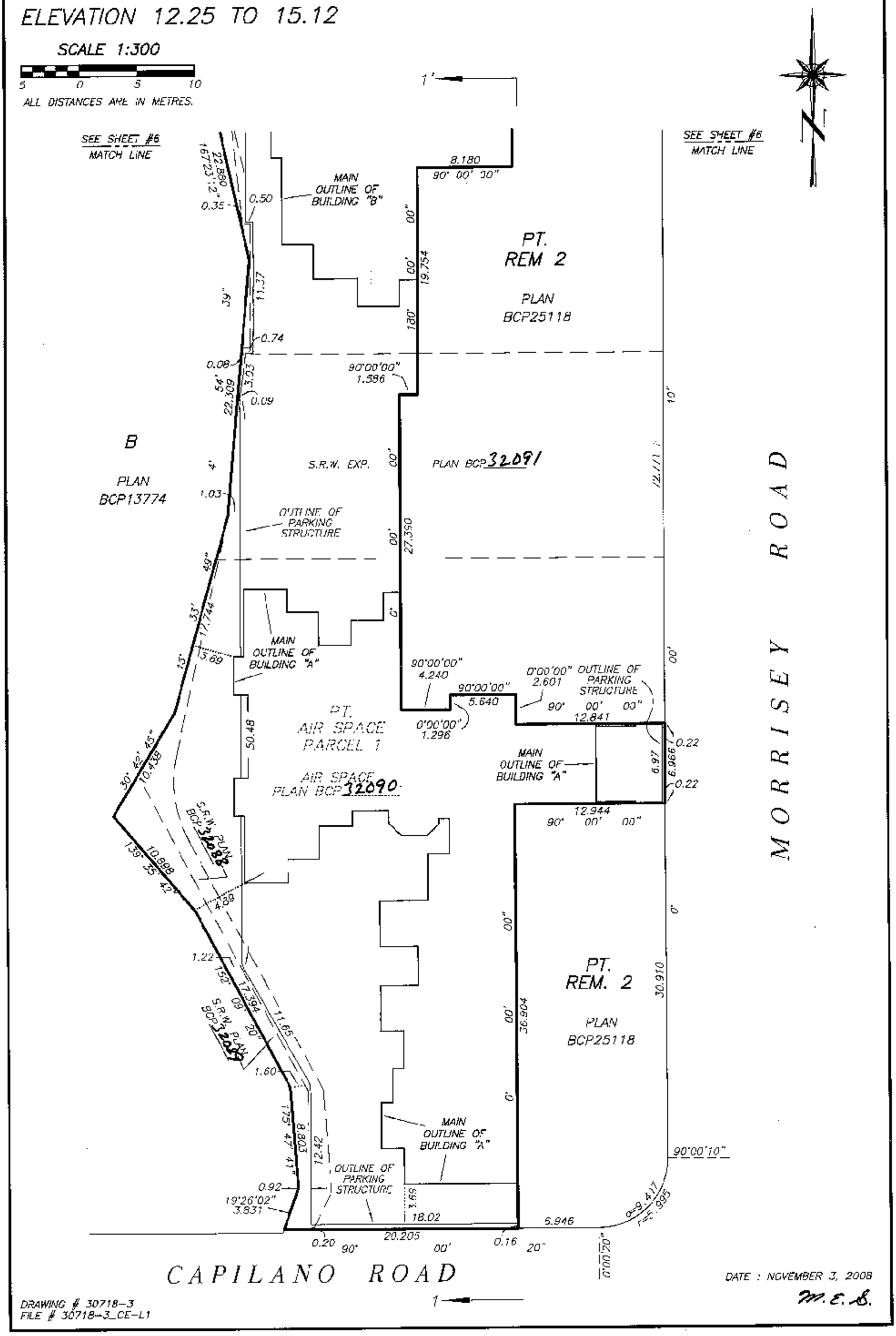
ELEVATION 12.25 TO 15.12

STRATA PLAN BCS 3208

SCALE 1:300

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.E.B.

DRAWING # 30718-3
FILE # 30718-3_CE-L1

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

BOUNDARY DIMENSIONS AND BUILDING LOCATION

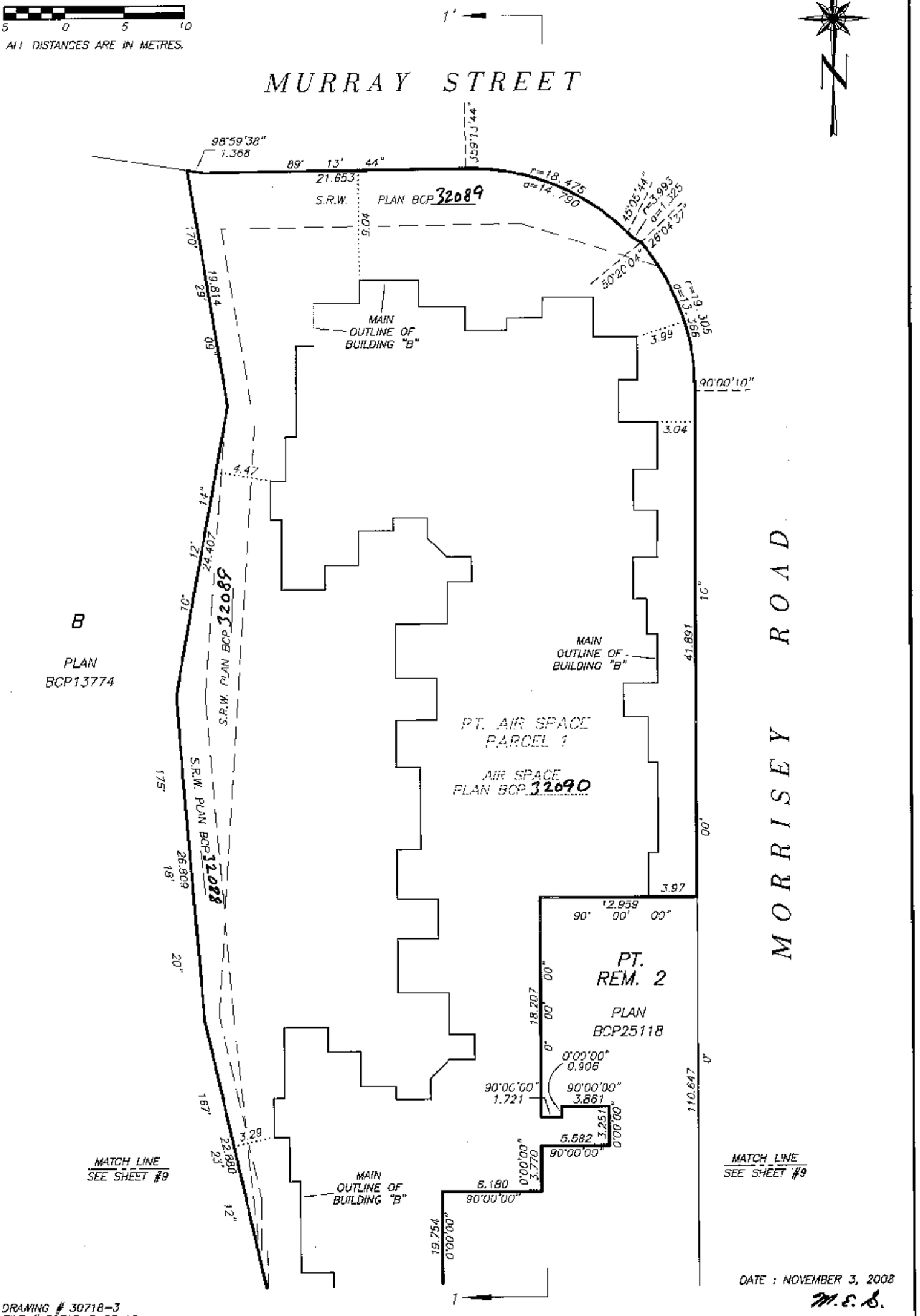
ELEVATION 14.60 TO 17.63

STRATA PLAN BCS 3208

SCALE 1:300

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.E.S.

DRAWING # 30718-3
FILE # 30718-3_CE-L2

FILED NMBCS3208 RCVD:2008-11-19 RQST:2010-12-20-12.26.40.850

BOUNDARY DIMENSIONS AND BUILDING LOCATION

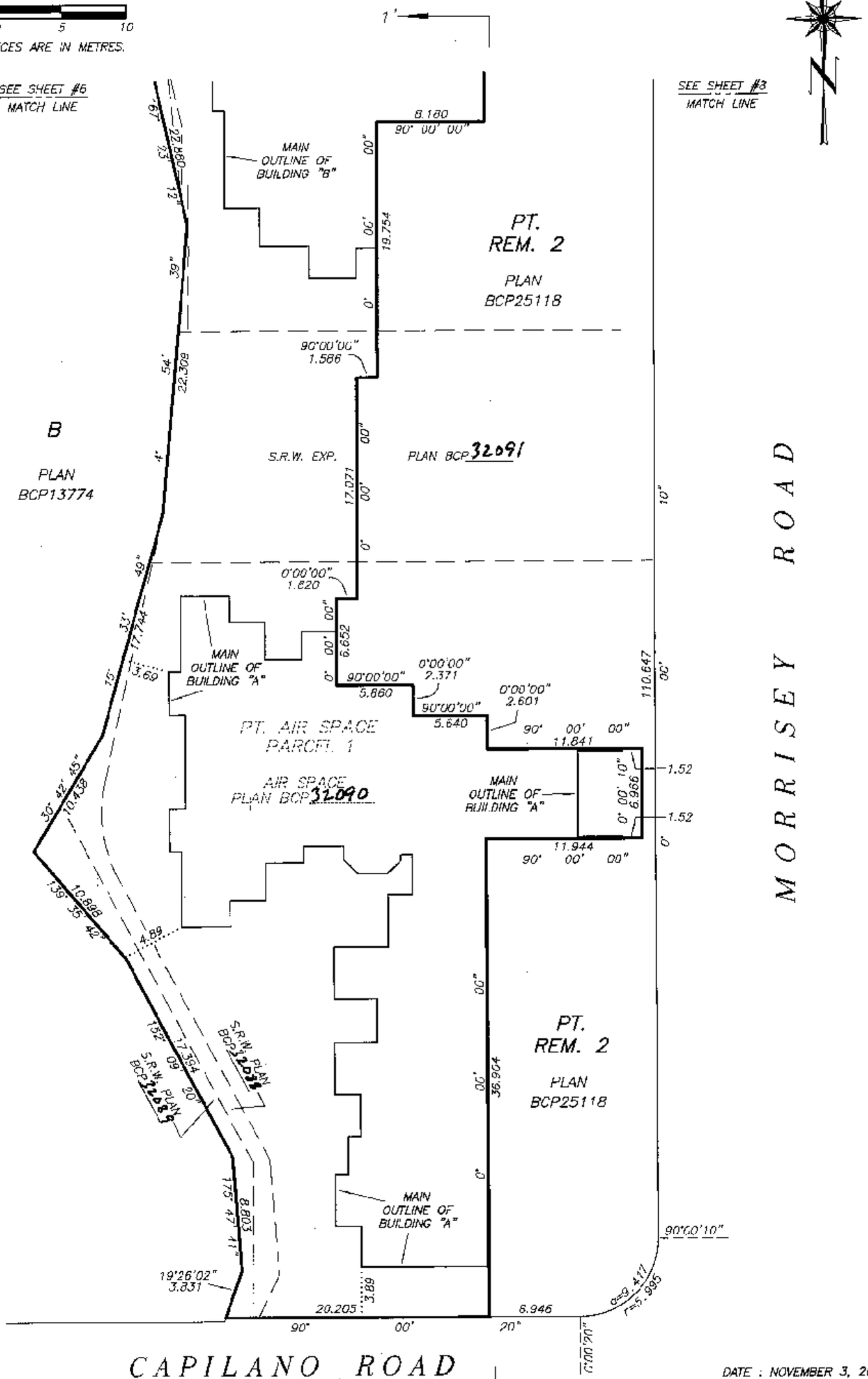
ELEVATION 15.12 TO 18.26

STRATA PLAN BCS 3208

SCALE 1:300

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30718-3
FILE # 30718 3_CE-L2

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

BOUNDARY DIMENSIONS AND BUILDING LOCATION

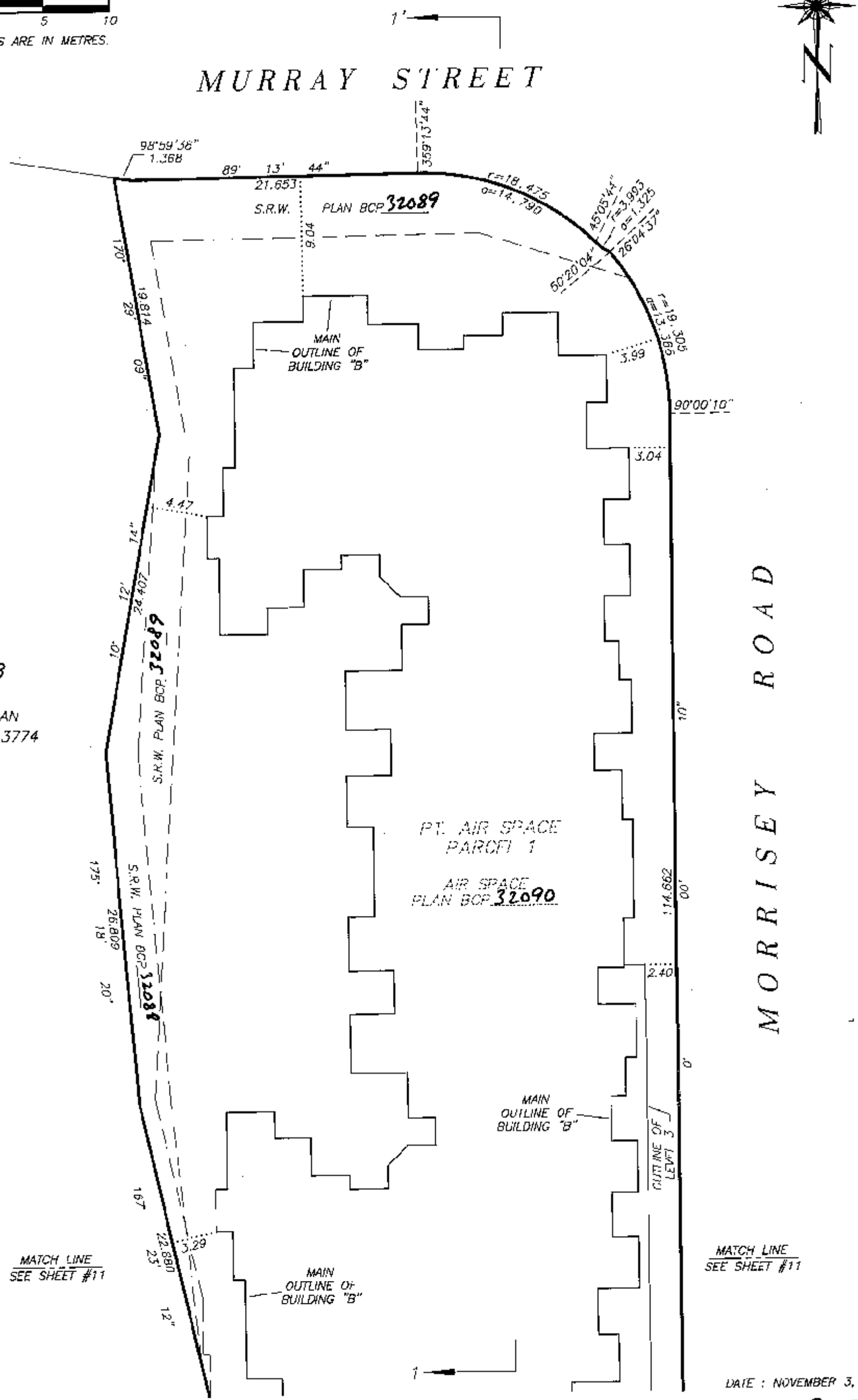
ELEVATION 17.63 TO 56.00

STRATA PLAN BCS 3208

SCALE 1:300

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.E.S.

DRAWING # 30718-3
FILE # 30718-3_CE-L3

FILED NMBCS3208 RCVD:2008-11-19 RQST:2010-12-29-12.26.40.850

BOUNDARY DIMENSIONS AND BUILDING LOCATION

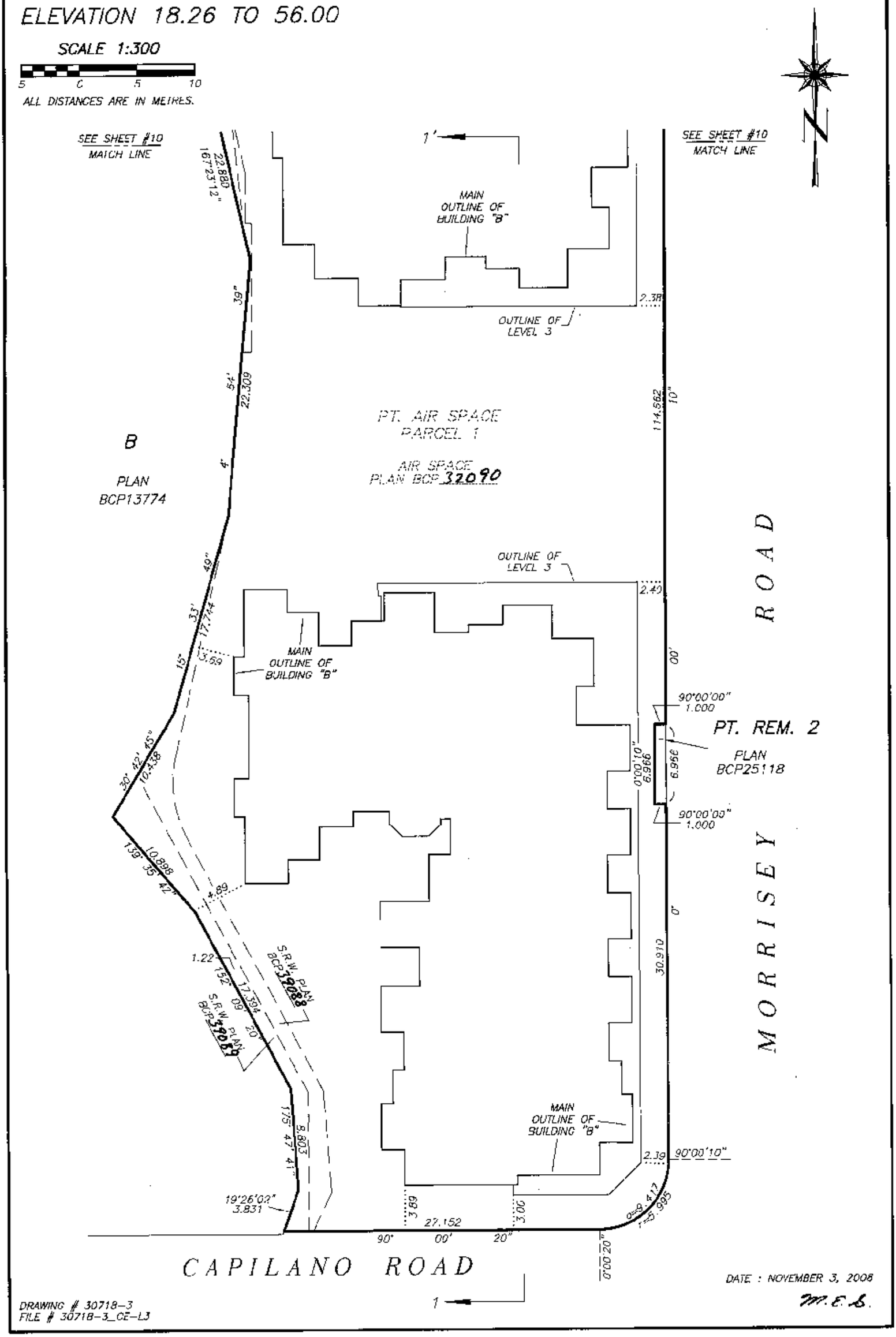
ELEVATION 18.26 TO 56.00

STRATA PLAN BCS 3208

SCALE 1:300

5 0 5 10

ALL DISTANCES ARE IN METRES.



DRAWING # 30718-3
FILE # 30718-3_CE-L3

FILED NMBCS3208 RCVD:2008-11-19 RQST:2010-12-29-12.26.40.850

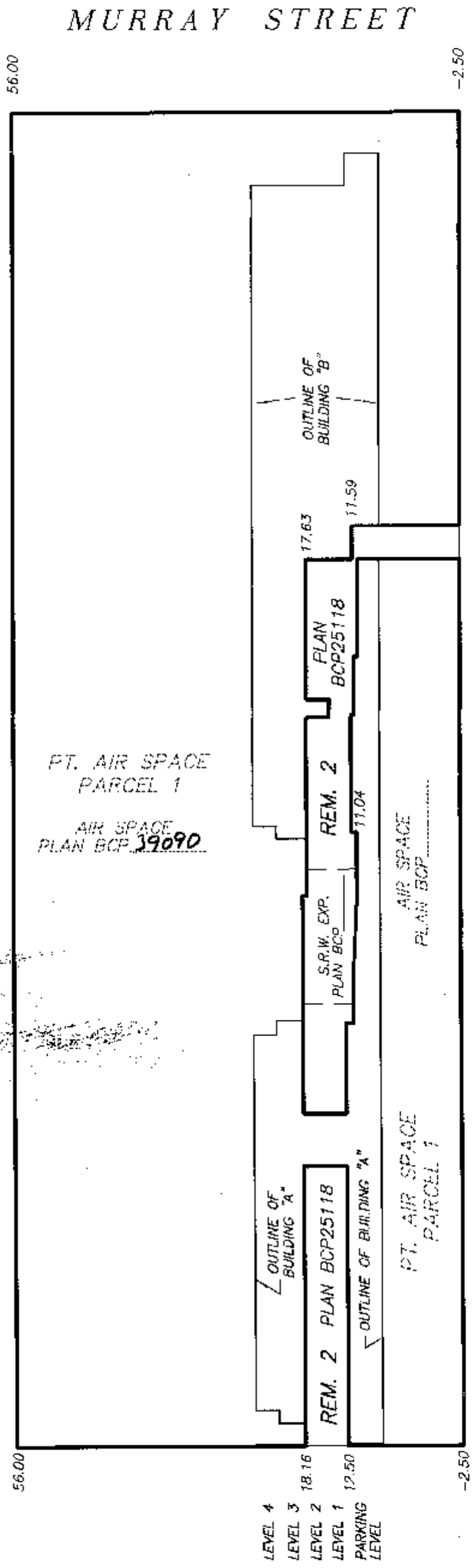
BUILDING LOCATION SECTION 1 – 1'

STRATA PLAN BCS 3208

SCALE 1:600

10 0 10 20

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.E.B.

DRAWING # 30718-3
FILE # 30718-3_S1

FILED NMBCS3208 RCVD:2008-11-19 RQST:2010-12-20-12.26.40.850

STRATA PLAN BCS 3208

OWNER :

ONNI DEVELOPMENT (IDCO ROAD) CORP.
(INCORPORATION No. 352946)

AUTHORIZED SIGNATORY ROSSANO DECOTIIS

AUTHORIZED SIGNATORY

FRASER HALL

WITNESS AS TO BOTH SIGNATURES

DEVELOPMENT MANAGER

OCCUPATION OF WITNESS

300-550 ROBSON ST. VANCOUVER

ADDRESS OF WITNESS

MORTGAGEE :

THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY G. BRADD RICHARDSON

AUTHORIZED SIGNATORY Danny Atiyas

WITNESS AS TO BOTH SIGNATURES SHARON ROBINSON

BANKER

OCCUPATION OF WITNESS

3490 W. GEORGIA ST
VANCOUVER BC V6B 4N7

ADDRESS OF WITNESS

THE CITY OF PORT MOODY REGISTERED OWNER OF COVENANTS:
BA120550, BA120552, BB618078 AND BB658072

HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATORY
Giuseppe Trasolini, Mayor

AUTHORIZED SIGNATORY
LYN KENNEY, CITY CLERK

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF NOVEMBER 3rd, 2008, BEEN PREVIOUSLY OCCUPIED.

Mike E. Shaw B.C.L.S.

DATE : NOVEMBER 3, 2008

M.E.S.

DRAWING # 30718-3
FILE # 30718-3_Sig

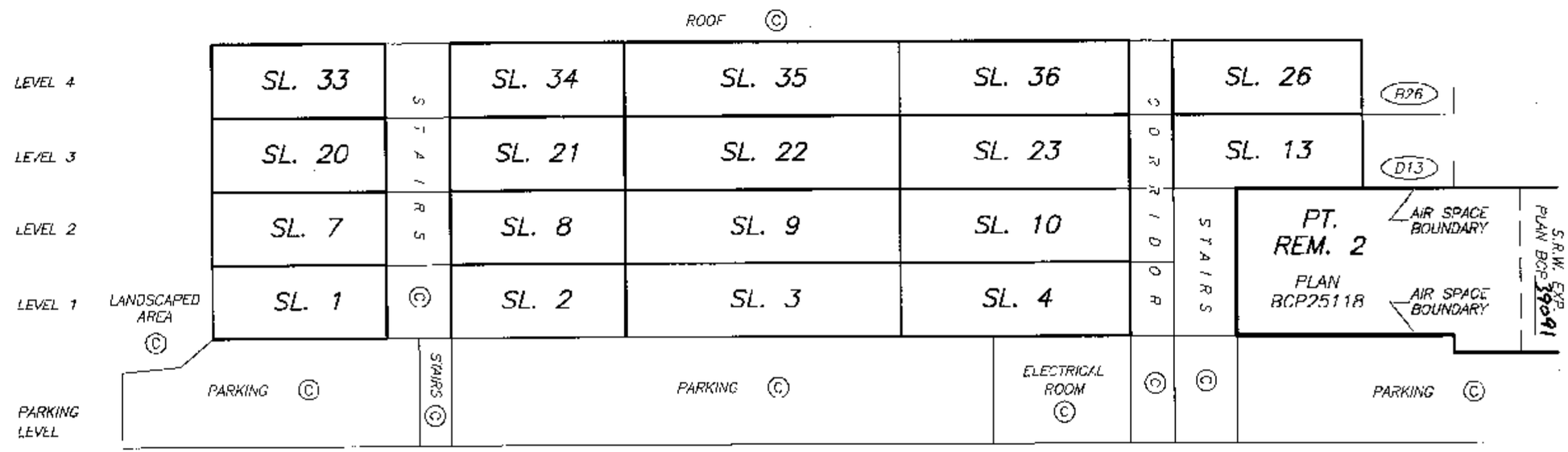
FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

SECTION A – A'
(THROUGH BUILDING "A")

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30718-3
FILE # 30718-3_S4

DATE : NOVEMBER 3, 2008

M.S.B.

STRATA PLAN BCS 3208

SHEET 14 OF 30 SHEETS

FILED NWBCS3208 RCVD:2008-11-19 RQST:2010-12-29-12.26.40.850

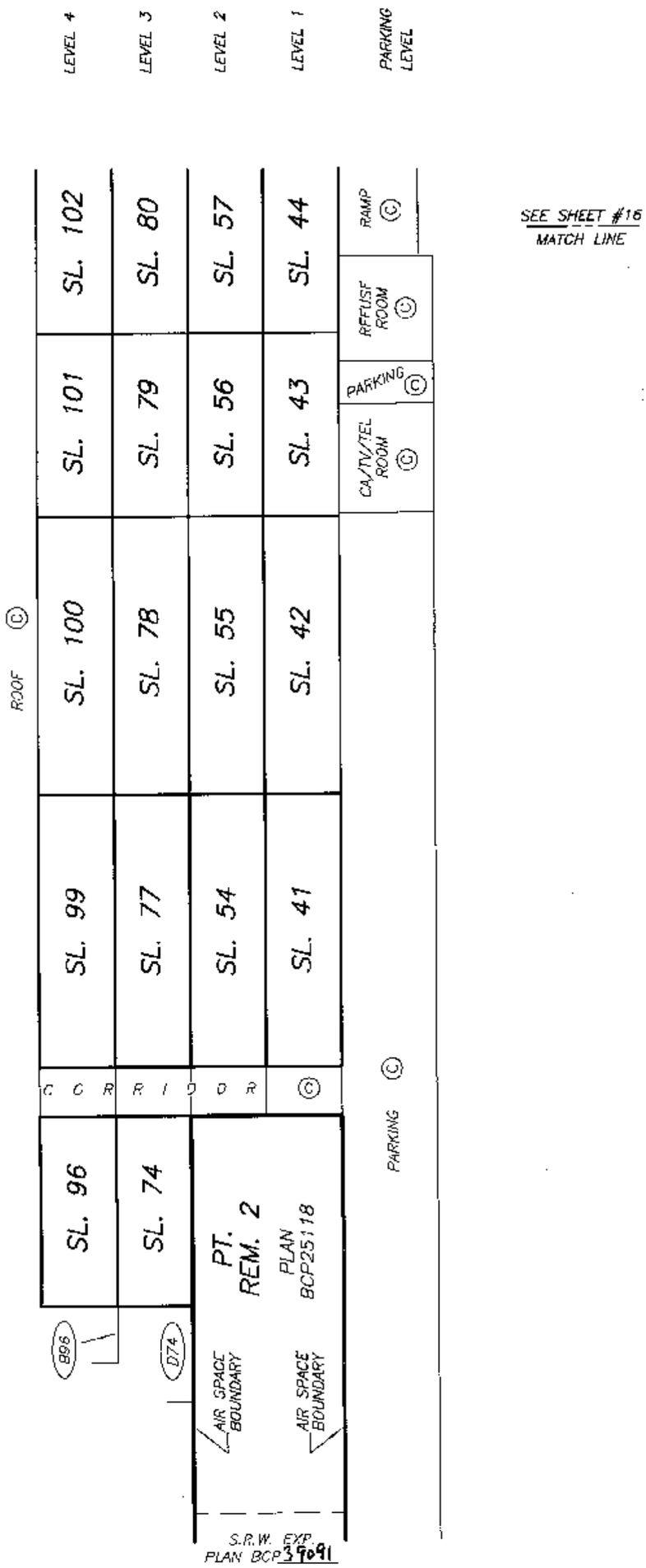
SECTION B – B' SOUTH PORTION (THROUGH BUILDING "B")

STRATA PLAN BCS 3208

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.C.S.

DRAWING # 30718-3
FILE # 30718-3_SB

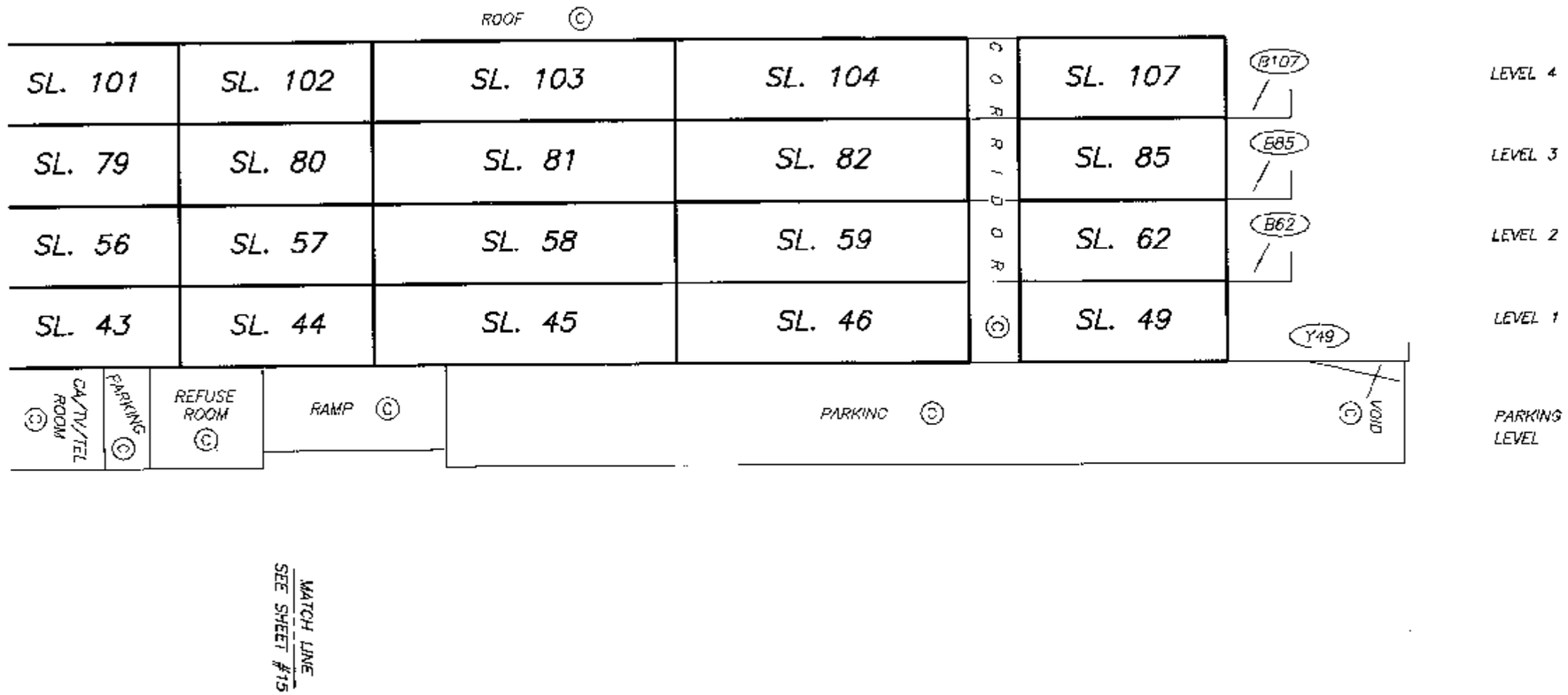
FILED NMBCS3208 RCVD:2008-11-19 RQST:2010-12-29-12.26.40.850

SECTION B – B' NORTH PORTION (THROUGH BUILDING "B")

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



STRATA PLAN BCS 3208

SHEET 16 OF 30 SHEETS

DRAWING # 30718-3
FILE # 30718-3_SB

DATE : NOVEMBER 3, 2008

M.C.S.

FILED NWBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

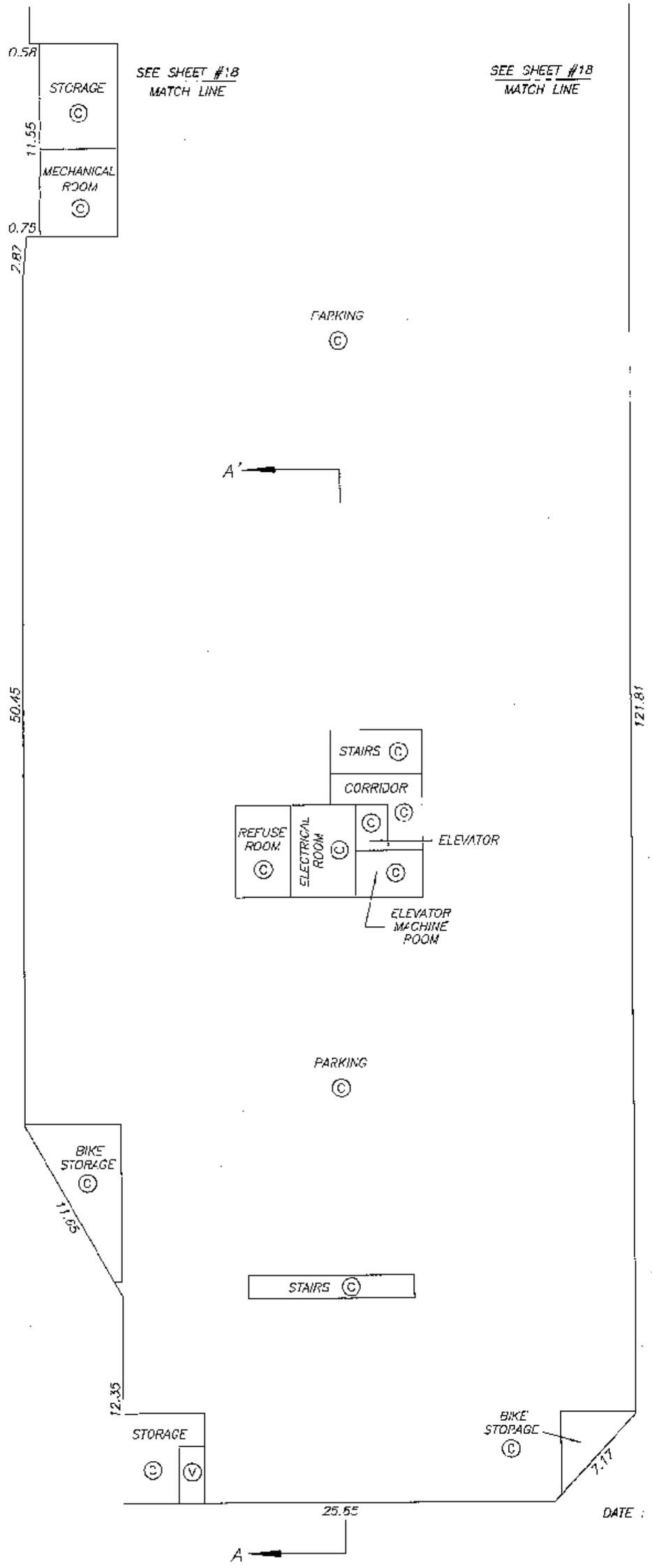
PARKING LEVEL FLOOR PLAN SOUTH PORTION

STRATA PLAN BCS 3208

SCALE 1:250

4 0 4 8

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.E.S.

DRAWING # 30718-3
FILE # 30718-3_P

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

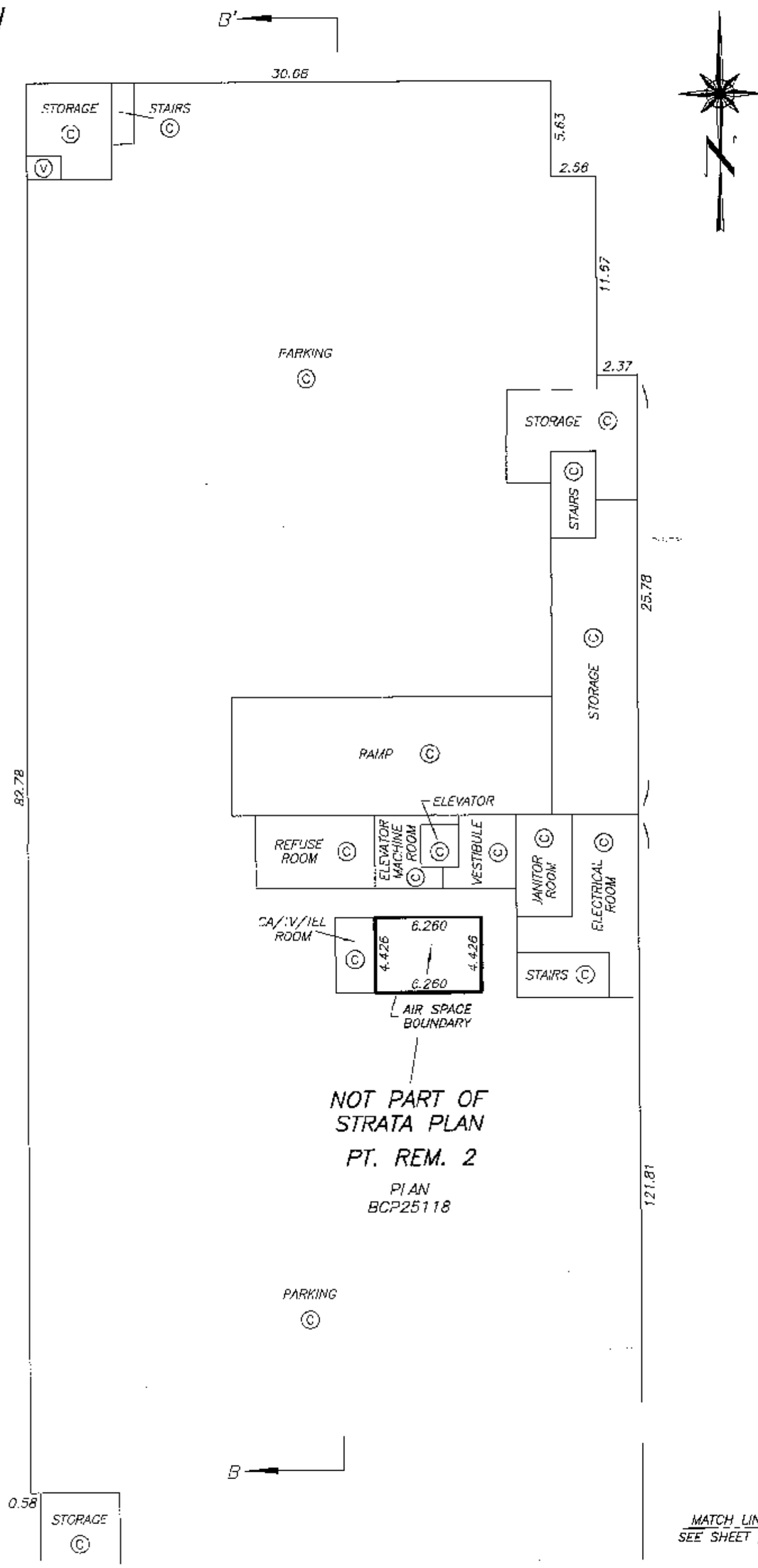
PARKING LEVEL FLOOR PLAN NORTH PORTION

STRATA PLAN BCS 3208

SCALE 1:250

4 0 4 8

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.E.S.

DRAWING # 30718-3
FILE # 30718-3_P

FILED NWBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

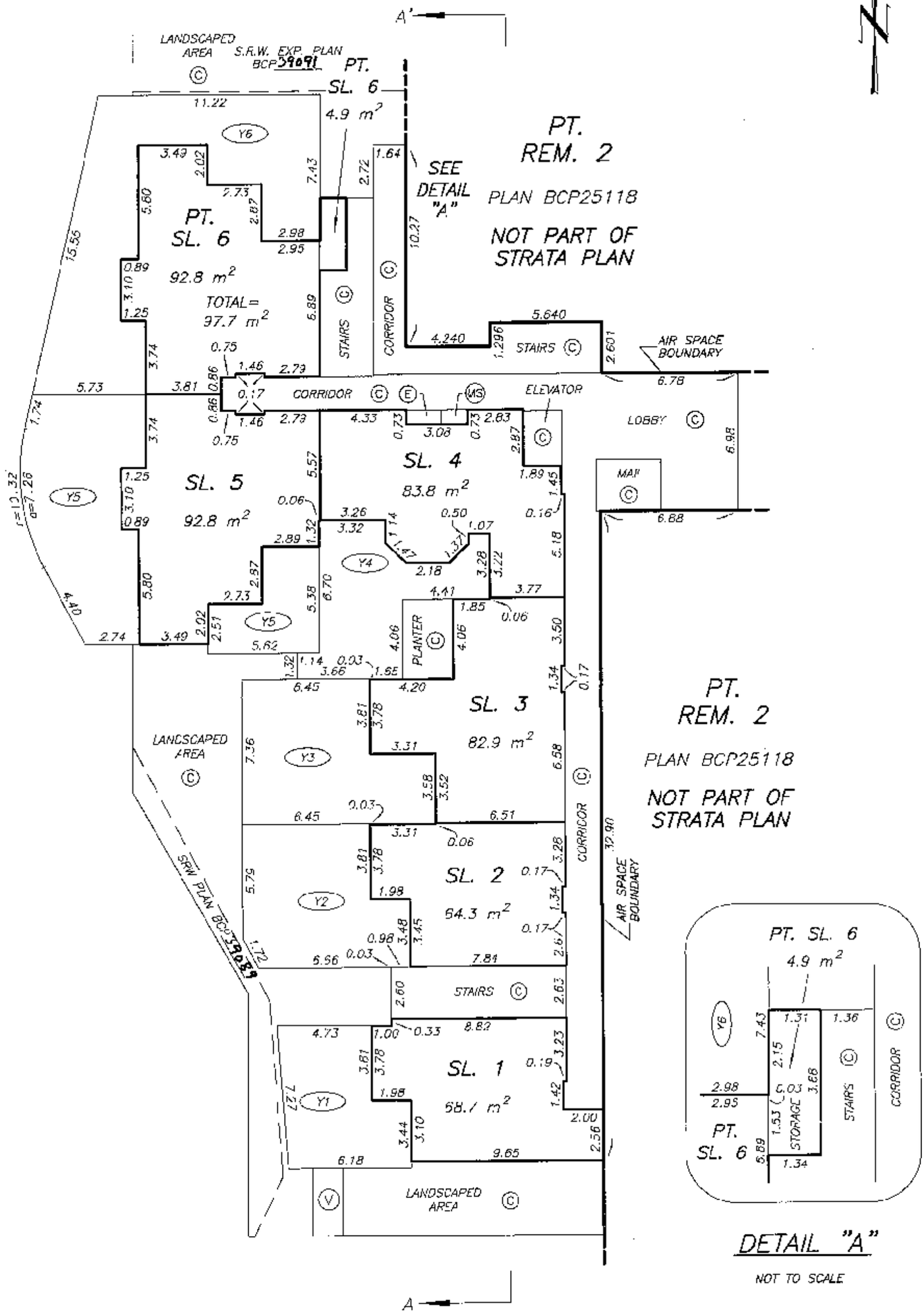
BUILDING "A"
LEVEL 1 FLOOR PLAN

STRATA PLAN BCS 3208

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DETAIL "A"

NOT TO SCALE

DATE : NOVEMBER 3, 2008

M.E.S.

DRAWING # 30718-3
FILE # 30718-3_A_L1

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

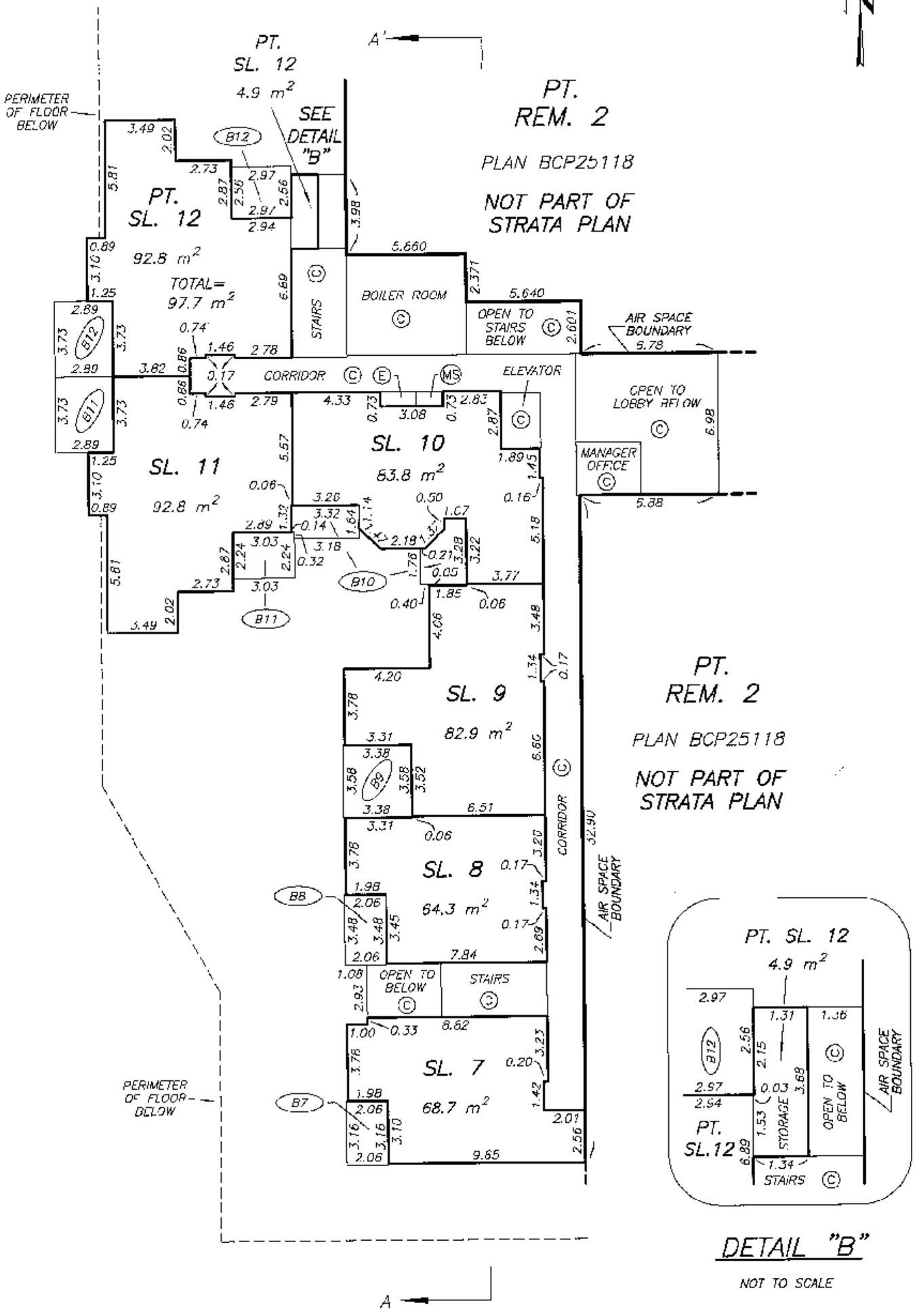
BUILDING "A"
LEVEL 2 FLOOR PLAN

STRATA PLAN BCS 3208

SCALE 1:200

.3 0 6

ALL DISTANCES ARE IN METRES.



DETAIL "B"

NOT TO SCALE

DATE : NOVEMBER 3, 2008

M.E.B.

DRAWING # 30718-3
FILE # 30718-3_A_L2

FILED NMBCS3208 RCVD:2008-11-19 RQST:2010-12-29-12.26.40.850

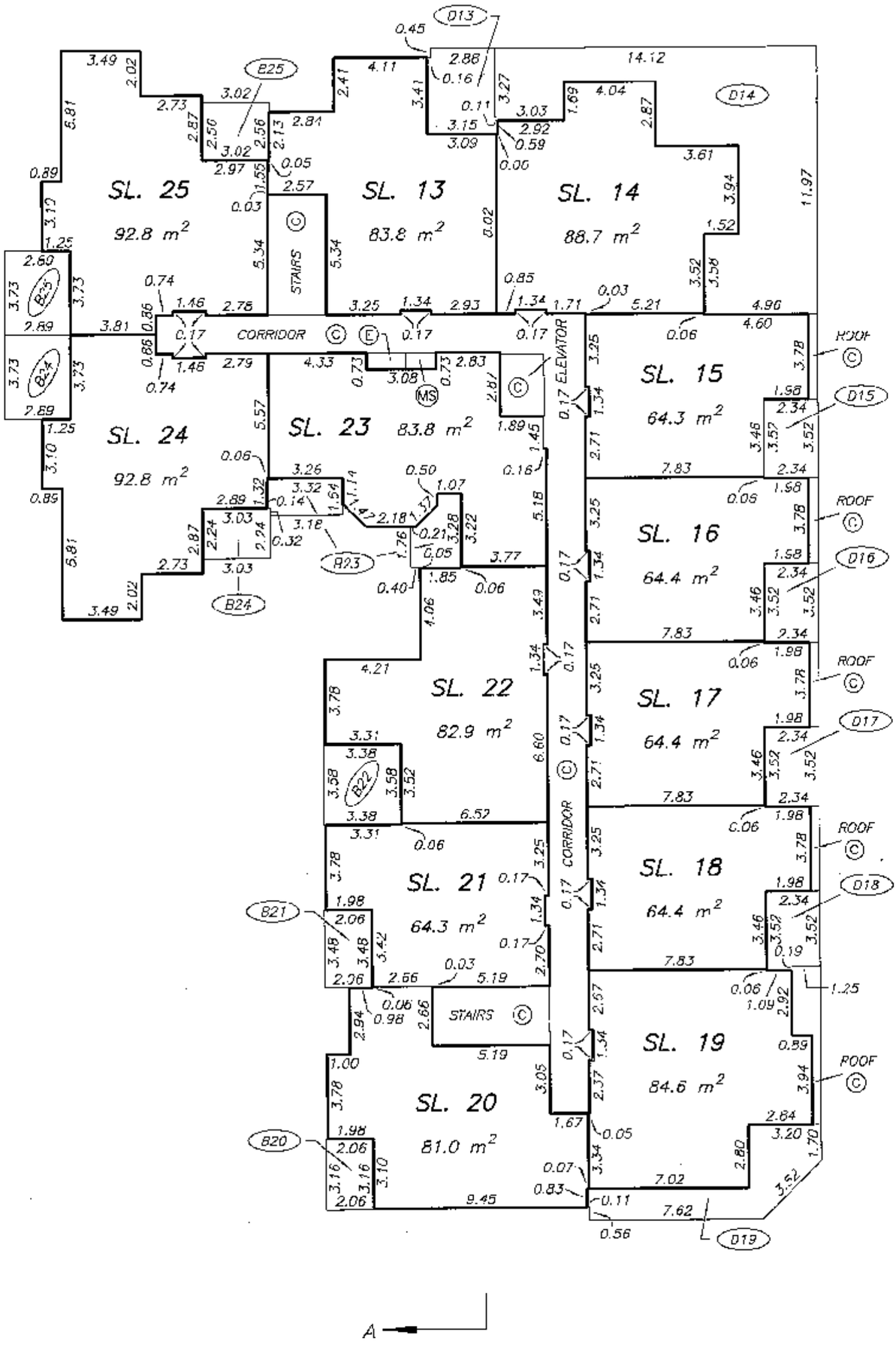
BUILDING "A"
LEVEL 3 FLOOR PLAN

STRATA PLAN BCS 3208

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.E.B.

DRAWING # 30718-3
FILE # 30718-3_A_L3

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

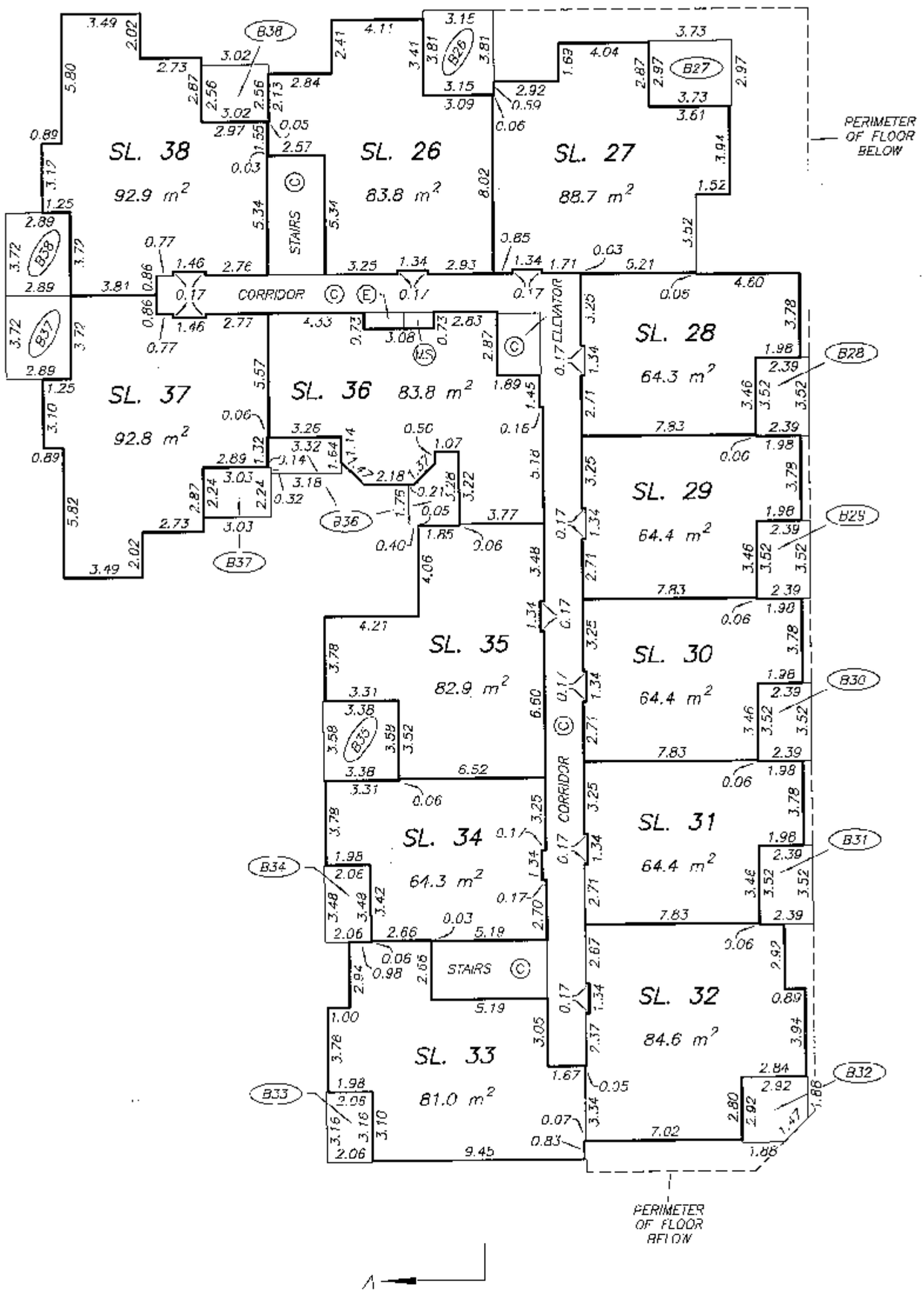
BUILDING "A"
LEVEL 4 FLOOR PLAN

STRATA PLAN BCS 3208

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.E.S.

DRAWING # 30718-3
FILE # 30718-3_A_L4

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

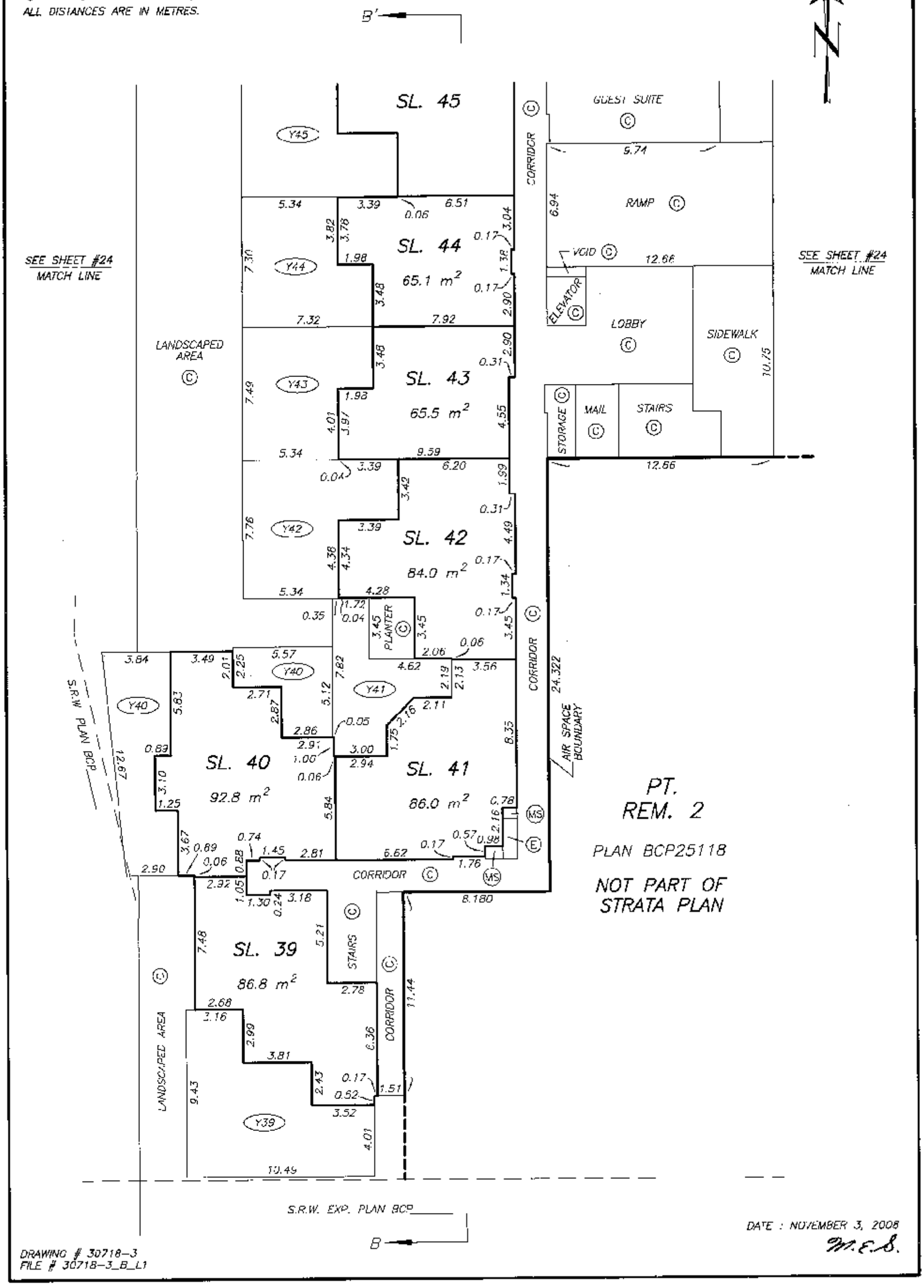
BUILDING "B"
LEVEL 1 FLOOR PLAN
SOUTH PORTION

STRATA PLAN BCS 3208

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30718-3
FILE # 30718-3_B_L1

DATE : NOVEMBER 3, 2008

M.E.S.

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

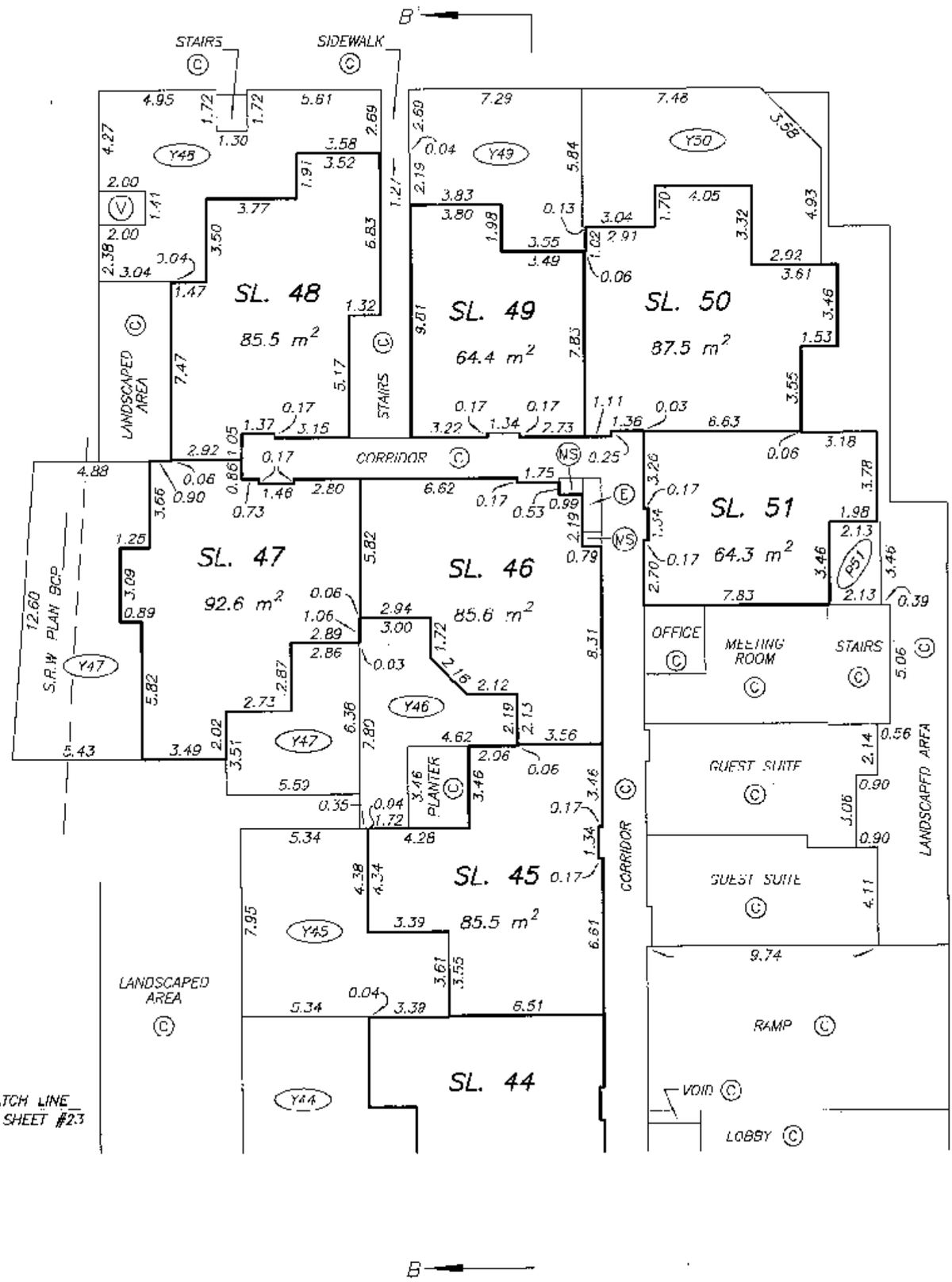
BUILDING "B"
LEVEL 1 FLOOR PLAN
NORTH PORTION

STRATA PLAN BCS 3208

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.E.B.

DRAWING # 30718-3
FILE # 30718-3_0_L1

FILED NWBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

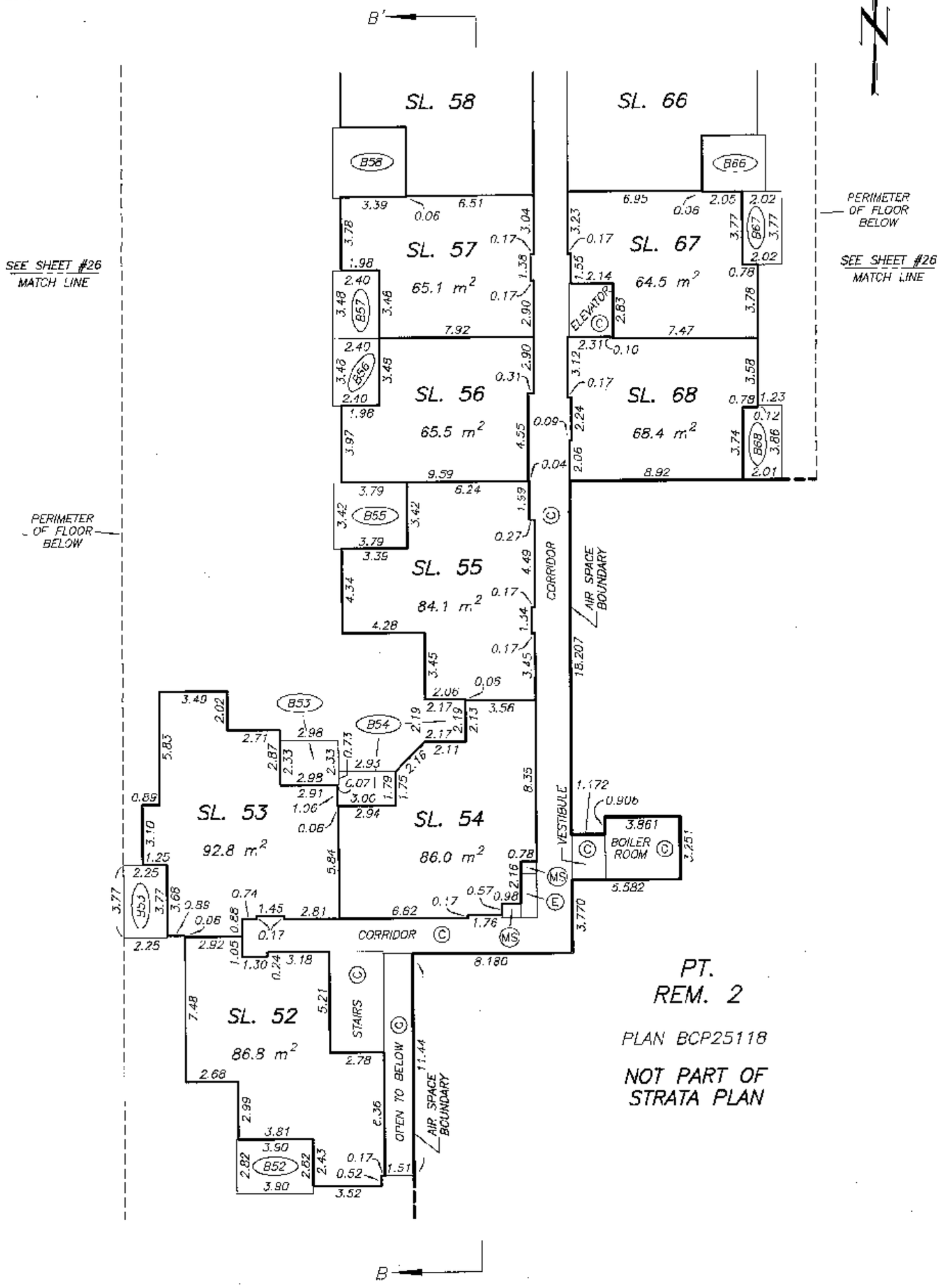
BUILDING "B"
LEVEL 2 FLOOR PLAN
SOUTH PORTION

STRATA PLAN BCS 3208

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.C.B.

DRAWING # 30718-3
FILE # 30718-3_B_L2

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

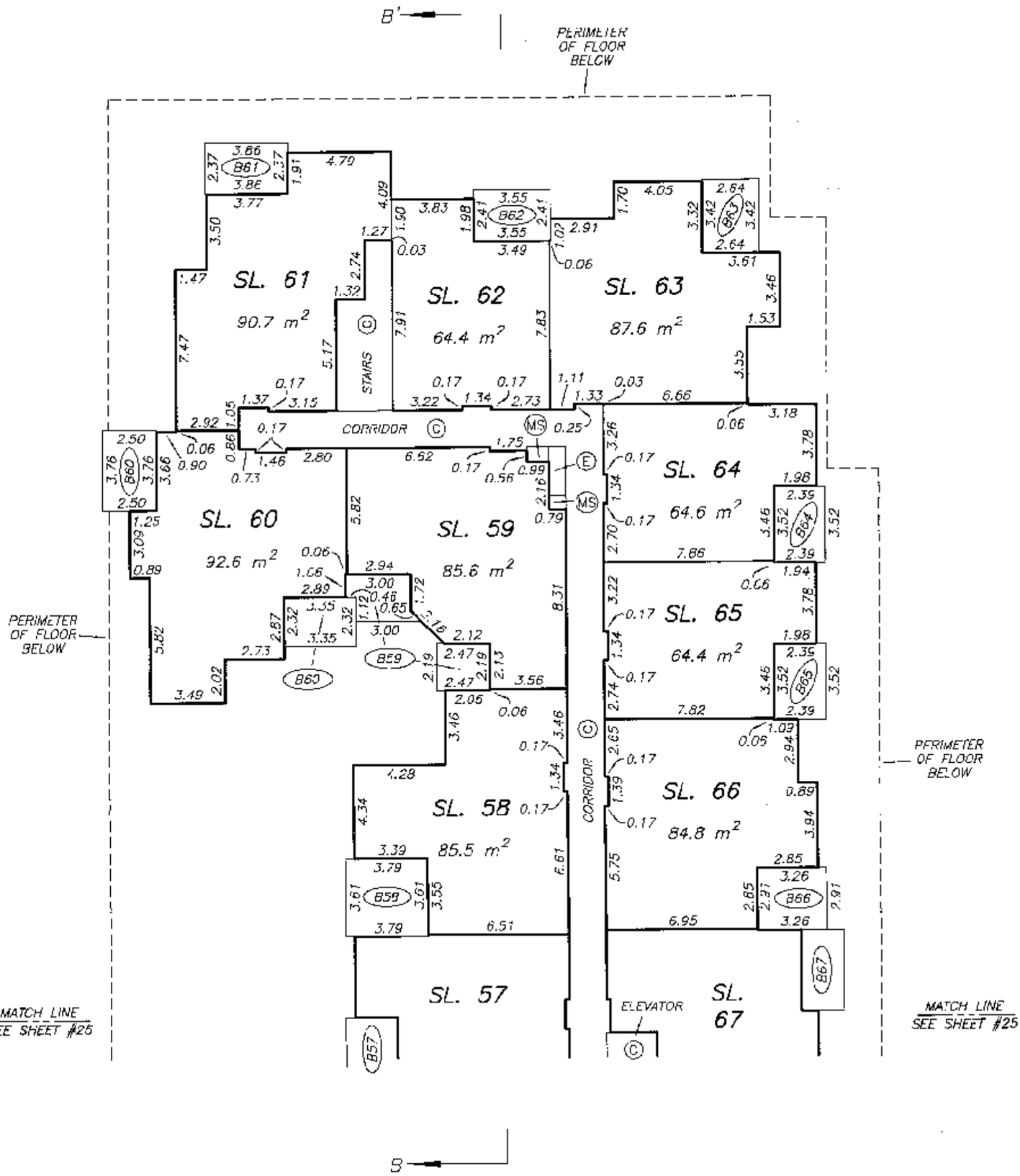
BUILDING "B"
LEVEL 2 FLOOR PLAN
NORTH PORTION

STRATA PLAN BCS 3208

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.E.B.

DRAWING # 30718-3
FILE # 30718-3_B_L2

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

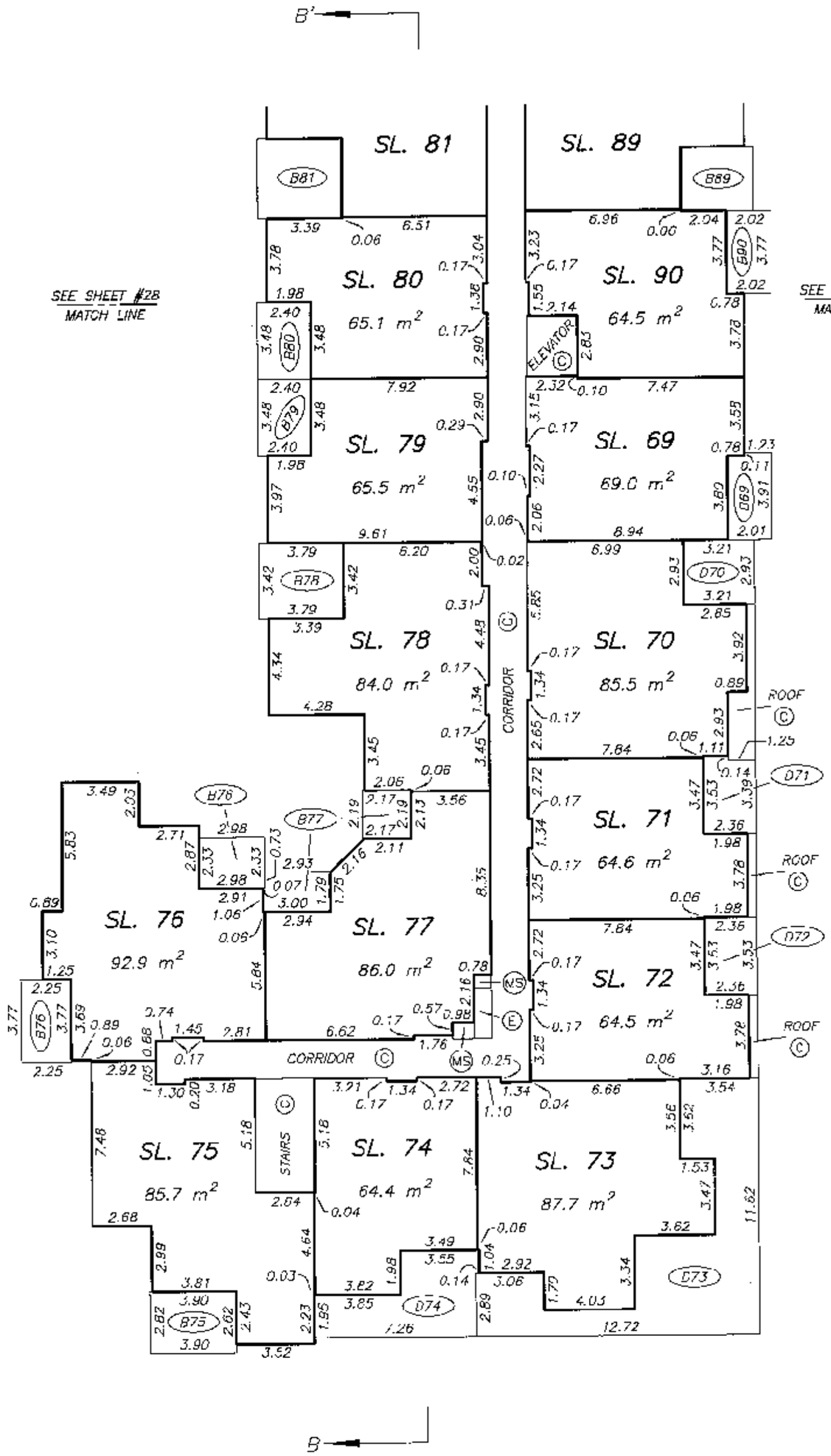
BUILDING "B"
LEVEL 3 FLOOR PLAN
SOUTH PORTION

STRATA PLAN BCS 3208

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.E.S.

DRAWING # 30718 3
FILE # 30718-3_B_L3

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

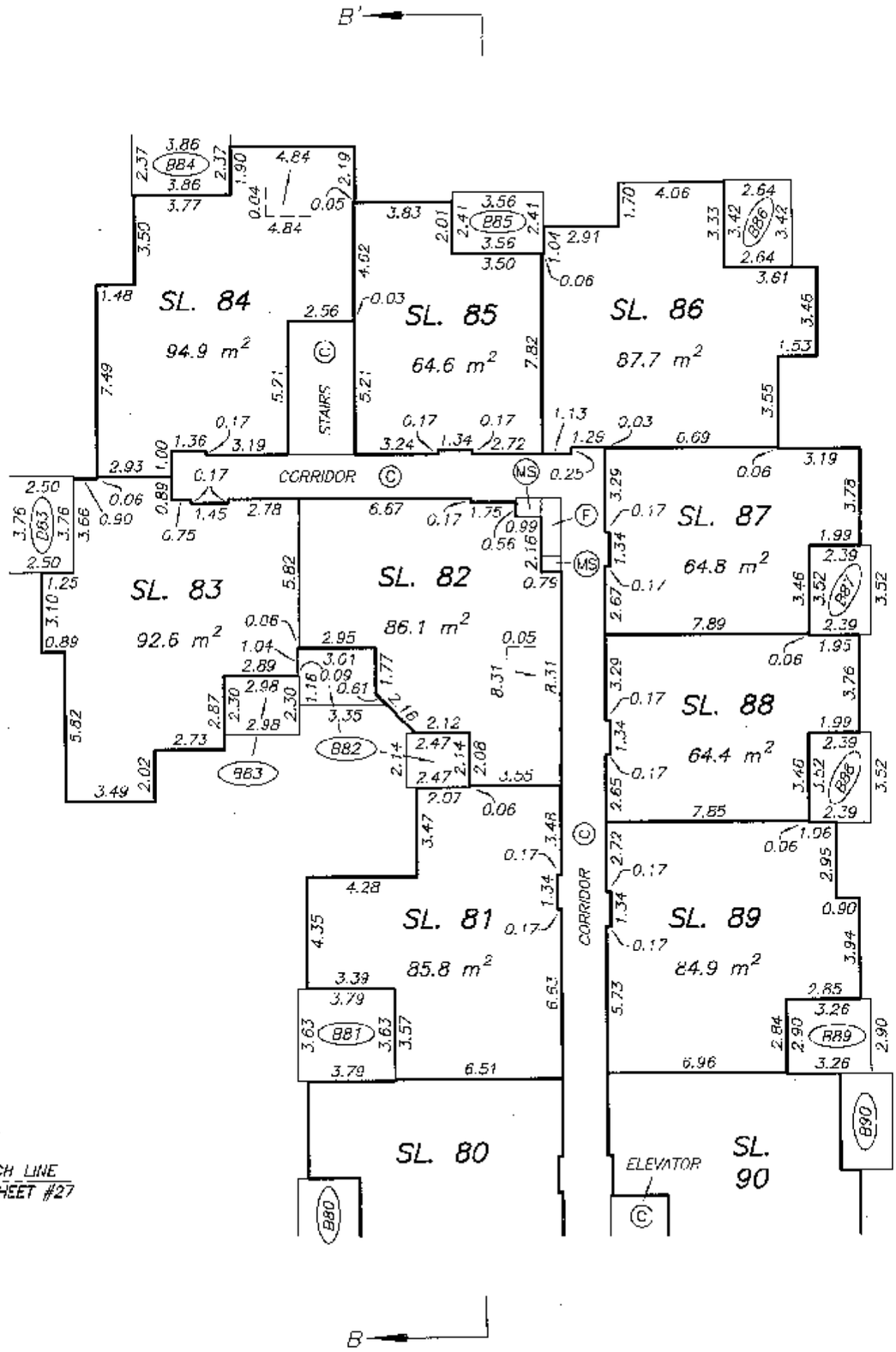
BUILDING "B"
LEVEL 3 FLOOR PLAN
NORTH PORTION

STRATA PLAN BCS 3208

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



MATCH LINE
SEE SHEET #27

MATCH LINE
SEE SHEET #27

DATE : NOVEMBER 3, 2008

M.E.B.

DRAWING # 30718-3
FILE # 30718-3_B_L3

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850

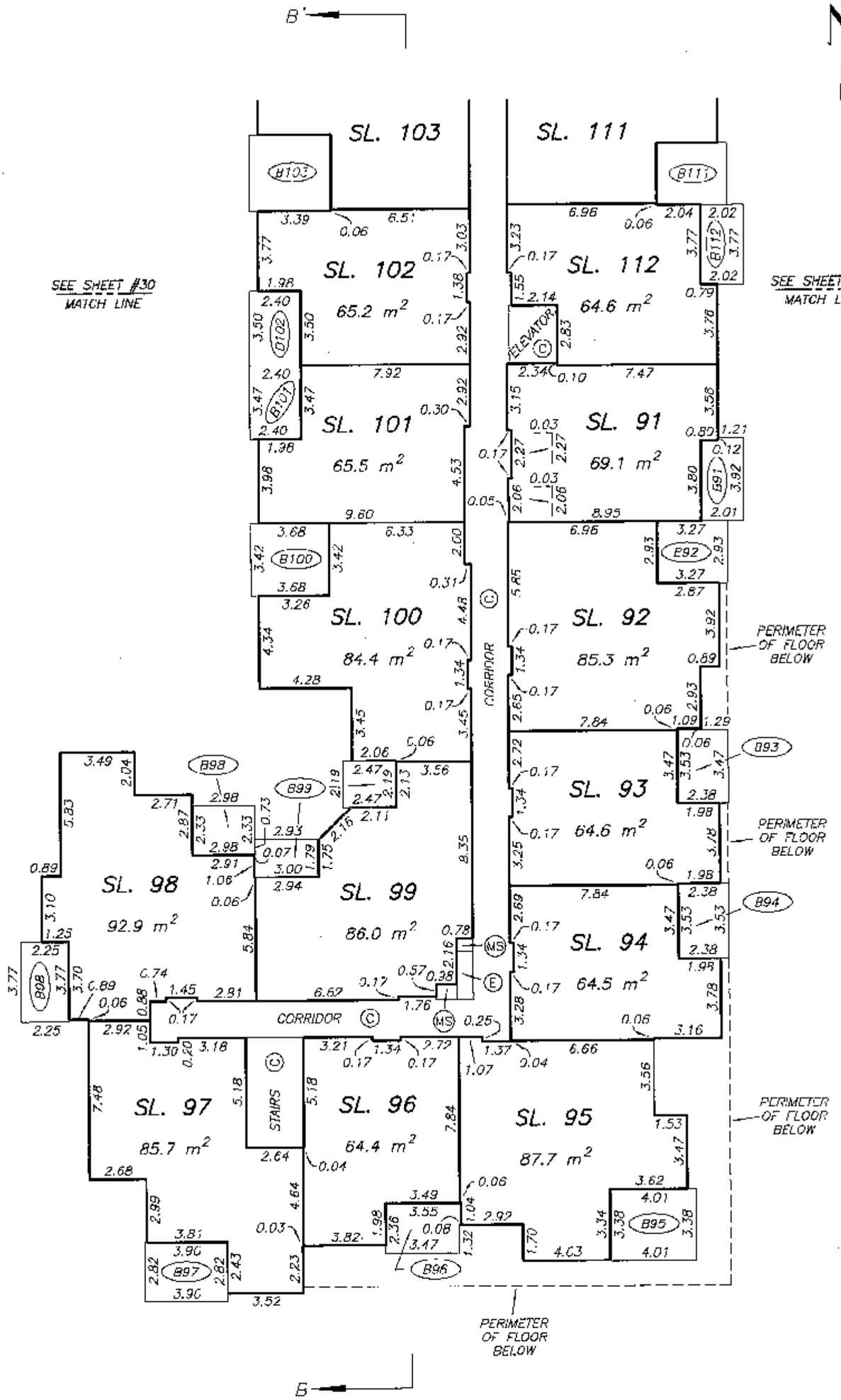
BUILDING "B"
LEVEL 4 FLOOR PLAN
SOUTH PORTION

STRATA PLAN BCS 3208

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.E.B.

DRAWING # 30718-3
FILE # 30718-3_B_L4

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-20-12.26.40.850

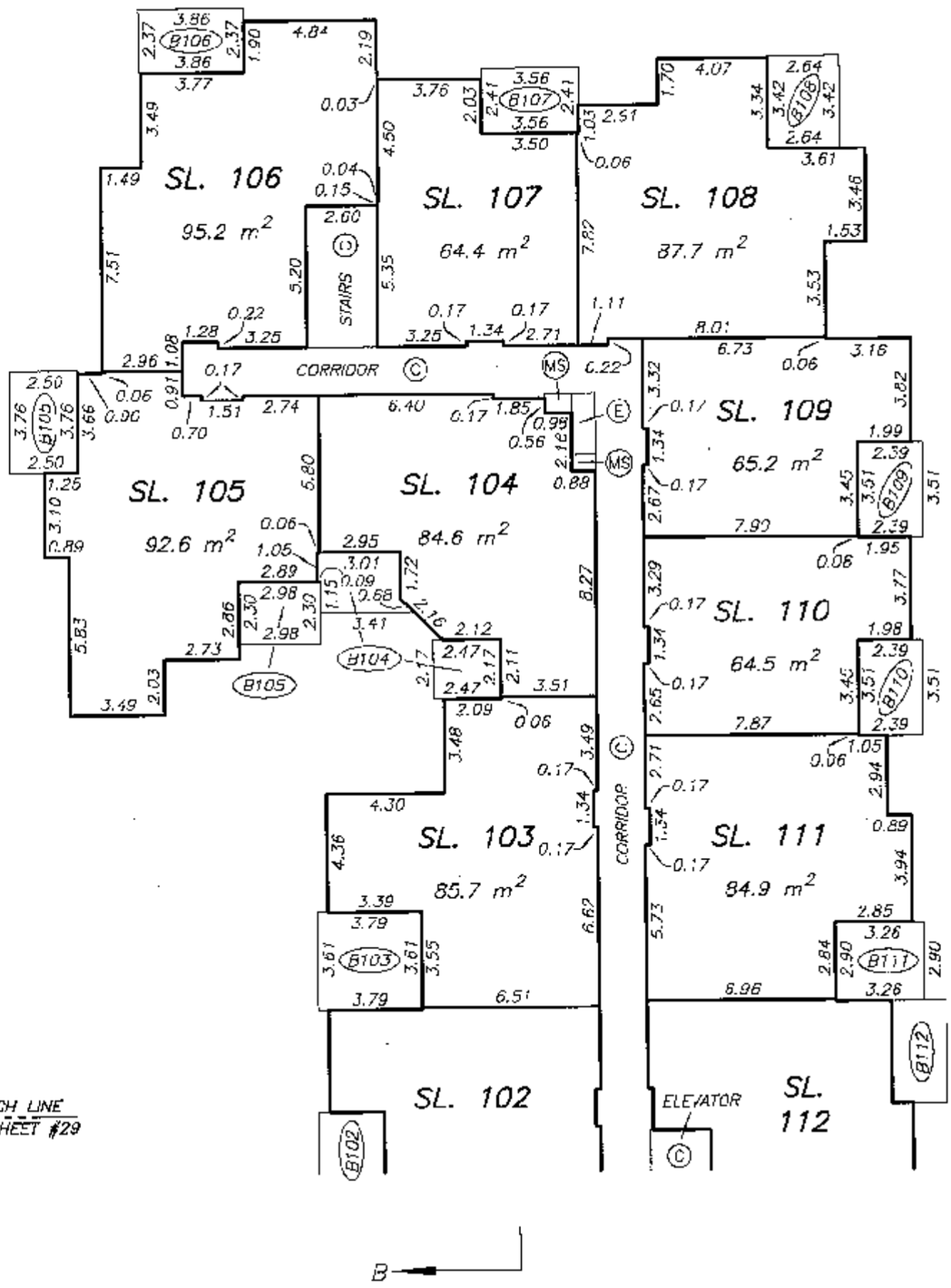
BUILDING "B"
LEVEL 4 FLOOR PLAN
NORTH PORTION

STRATA PLAN BCS 3208

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 3, 2008

M.C.B.

DRAWING # 30718-3
FILE # 30718-3_B_L3

FILED NMBCS3208 RCVD:2008-11-19 ROST:2010-12-29-12.26.40.850