STRATA PLAN OF LOT A, DISTRICT LOT 470, GP. 1, N.W.D., PLAN LMP 53167

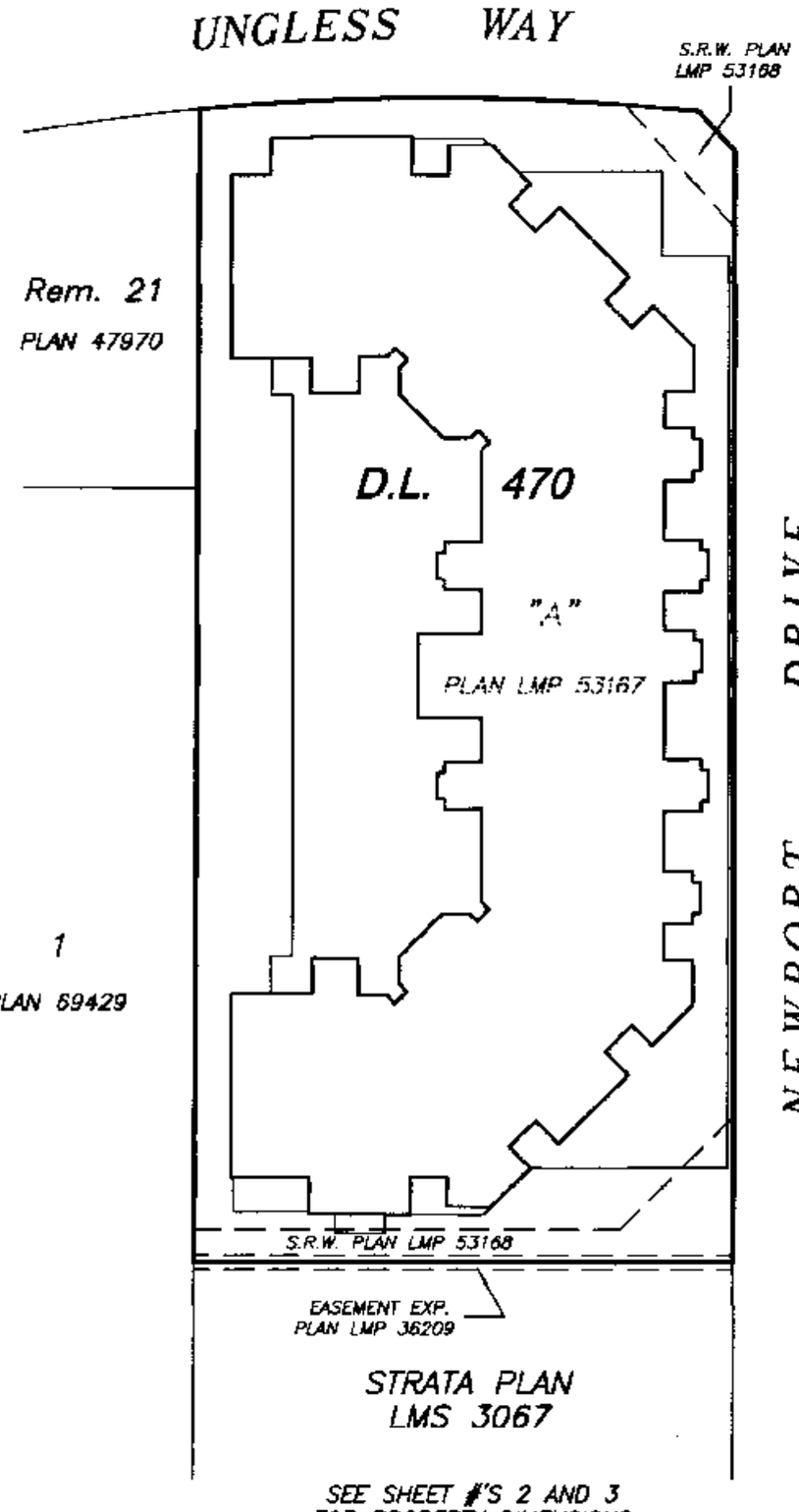
STRATA PLAN BCS 246

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 19 DAY OF FEB 2003
B. Bigras
REGISTRAR
BD 58676 - 750

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

"THE BELCARRA"
285 NEWPORT DRIVE,
PORT MOODY, B.C.

SCALE 1:500
10 0 10 20
ALL DISTANCES ARE IN METRES.



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

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES, MULTIPLY BY COMBINED SCALE FACTOR 0.99980185

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 80H3275 AND 82H5283.

- ⓐ – DENOTES CONTROL MONUMENT FOUND
- ● – DENOTES STANDARD IRON POST FOUND
- ■ – DENOTES LEAD PLUG FOUND
- ○ – DENOTES STANDARD IRON POST PLACED
- □ – DENOTES LEAD PLUG PLACED
- NR – DENOTES NO RECORD
- SL. – DENOTES STRATA LOT
- Ⓒ – DENOTES COMMON PROPERTY
- Ⓔ – DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓥ – DENOTES VENT BEING COMMON PROPERTY
- (P1) TYPICAL – DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- (B18) TYPICAL – DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 18
- (RD37) TYPICAL – DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 37

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: JANUARY 13th, 2003.

Mike E Shaw

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE : 582-0717

DRAWING # 30090-121
FILE # 30090-121_FS
DATE : JANUARY 13, 2003.

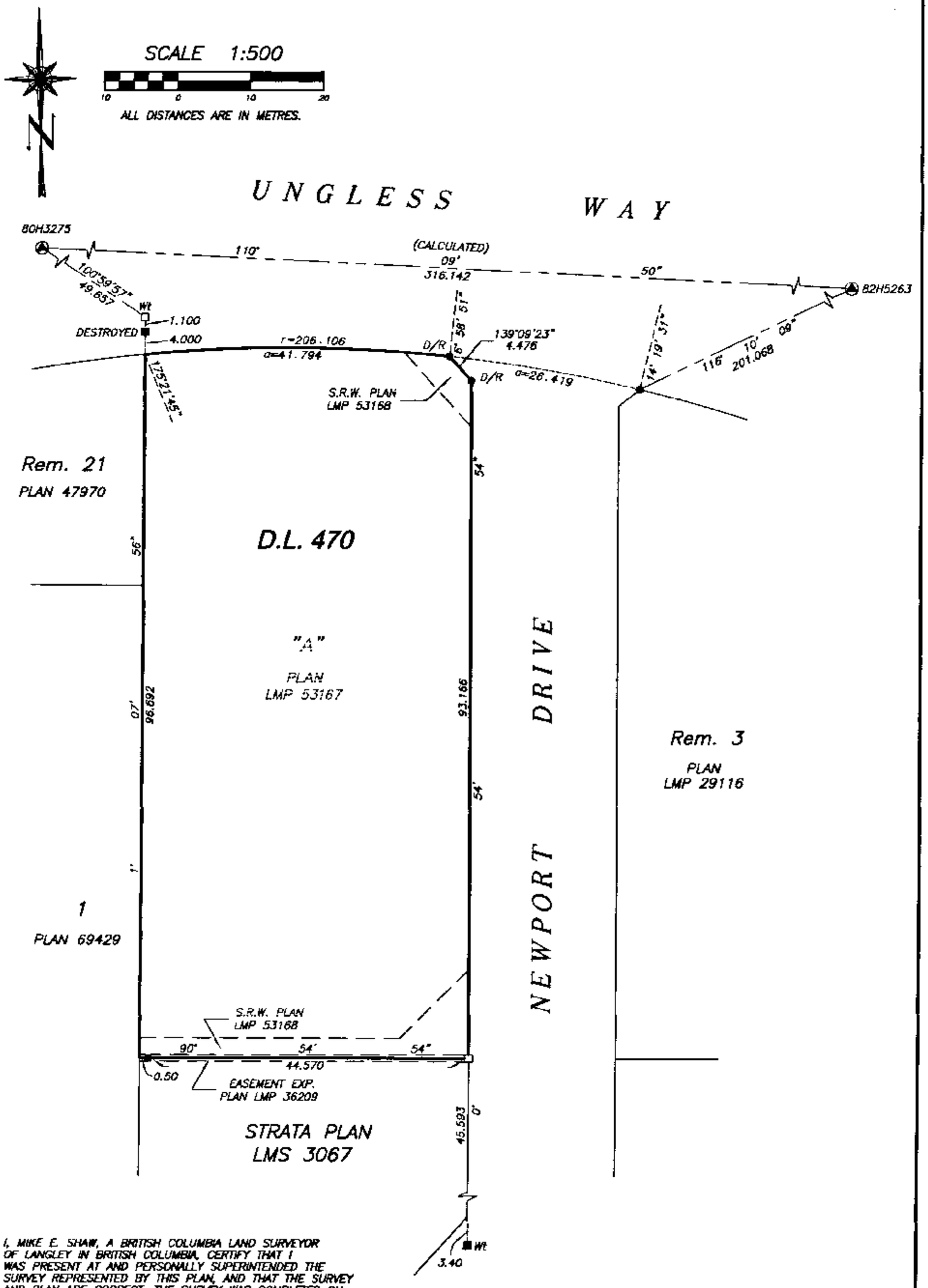
SEE SHEET #'S 2 AND 3 FOR PROPERTY DIMENSIONS AND BUILDING LOCATION

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

FILED LMBCS246 RCVD:2003-02-19 ROST:2010-08-25-16.01.05.271

PROPERTY DIMENSIONS

STRATA PLAN BCS 246



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 SURVEY WAS COMPLETED ON

THE 13th DAY OF JANUARY, 2003.

Mik E Shaw B.C.L.S.

DRAWING # 30090-121
FILE # 30090-121_Post

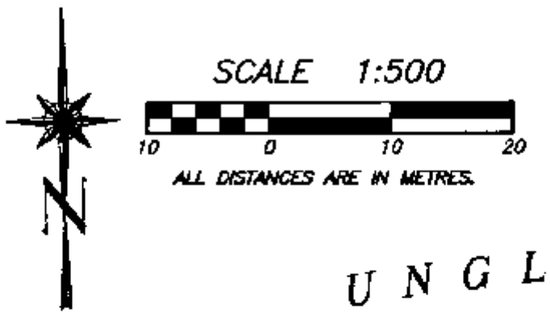
DATE : JANUARY 13, 2003.

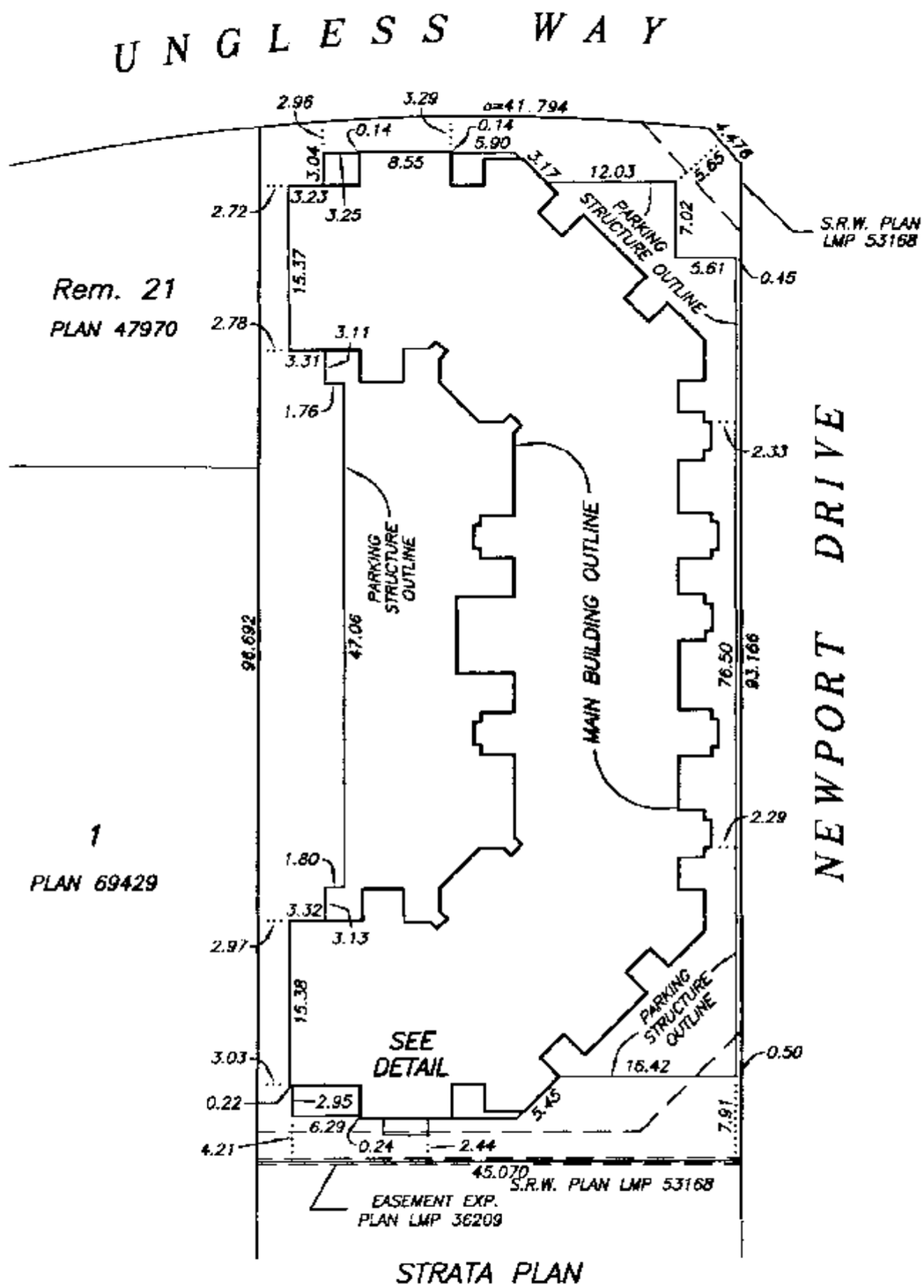
M. E. S.

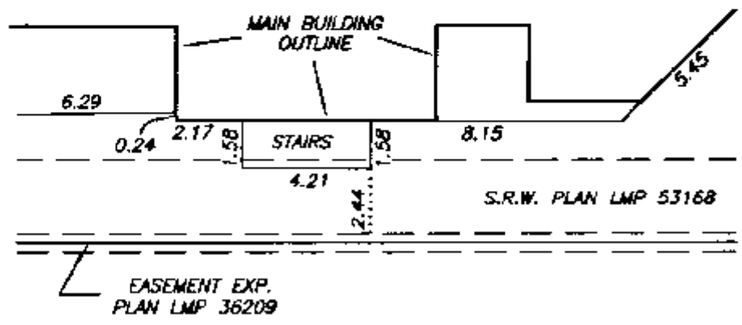
FILED LMBCS246 RCVD:2003-02-19 ROST:2010-08-25 16.01.05.271

BUILDING LOCATION AND DIMENSIONS

STRATA PLAN BCS 246







DETAIL

NOT TO SCALE

DATE : JANUARY 13, 2003.

M.E.A.

DRAWING # 30090-121
FILE # 30090-121_CE

FILED LMBCS246 RCVD:2003-02-19 RQST:2010-08-25-16.01.05.271

STRATA PLAN BCS 246

FILED LMBCS246 RCVD:2003-02-19 RQST:2010-08-25-16.01.05.271

OWNER :

BOSA DEVELOPMENT CORPORATION
(INC. No. 337862)

AUTHORIZED SIGNATORY ERIC MARTIN

AUTHORIZED SIGNATORY DOMINIC BIRCH

WITNESS AS TO BOTH SIGNATURES BETTY WALE

Admin. Asst.
OCCUPATION OF WITNESS

#500 - 1901 Rosser Ave.
Burnaby, B.C. V5C 6S3
ADDRESS OF WITNESS

MORTGAGEE :

THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY
MIKE McGUIRE

AUTHORIZED SIGNATORY PATRICIA BRUNMAN

WITNESS AS TO BOTH SIGNATURES BRAD ANDERSON

Account Manager
OCCUPATION OF WITNESS

34th floor - 650 W. Georgia St
ADDRESS OF WITNESS

Vancouver, B.C.
V6B 4N7

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF THE 13th DAY OF JANUARY , 2003, BEEN PREVIOUSLY OCCUPIED.

Mike E Shaw B.C.L.S.

THE CITY OF PORT MOODY, REGISTERED OWNER OF COVENANTS BG430325 AND BT82927 HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATORY GIUSEPPE TRASOLINI

AUTHORIZED SIGNATORY GERRY VANDER WOLF

DATE : JANUARY 13, 2003.

M. E. S.

DRAWING # 30090-121
FILE # 30090-121_Sig

FILED LNBCS246 RCVD:2003-02-19 RQST:2010-08-25-16.01.05.271

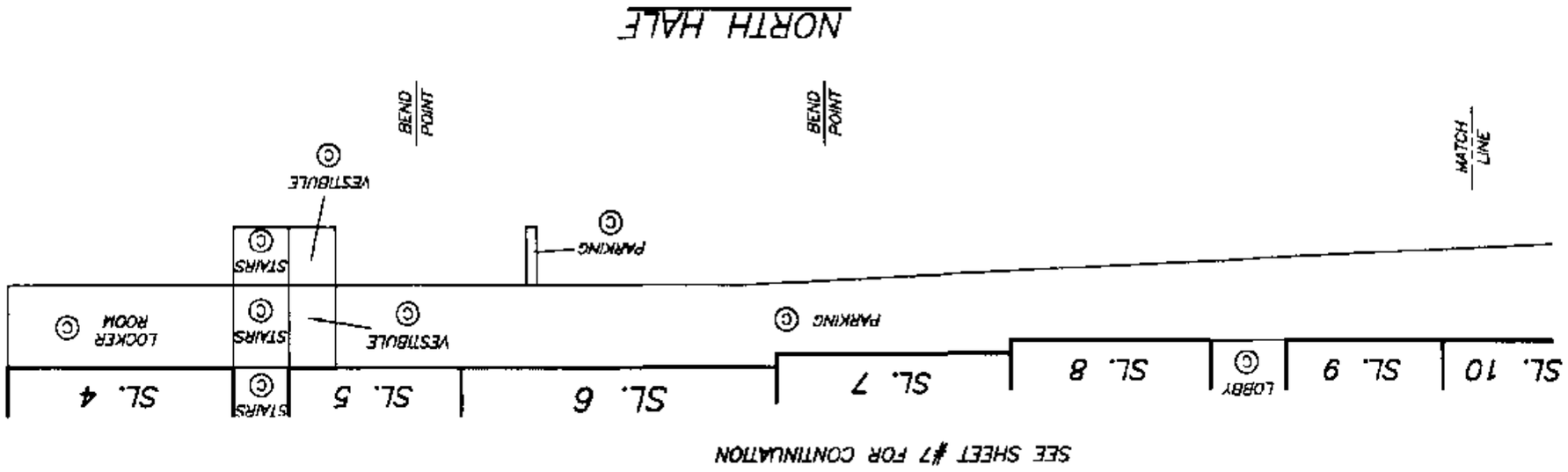
STRATA PLAN BCS 146

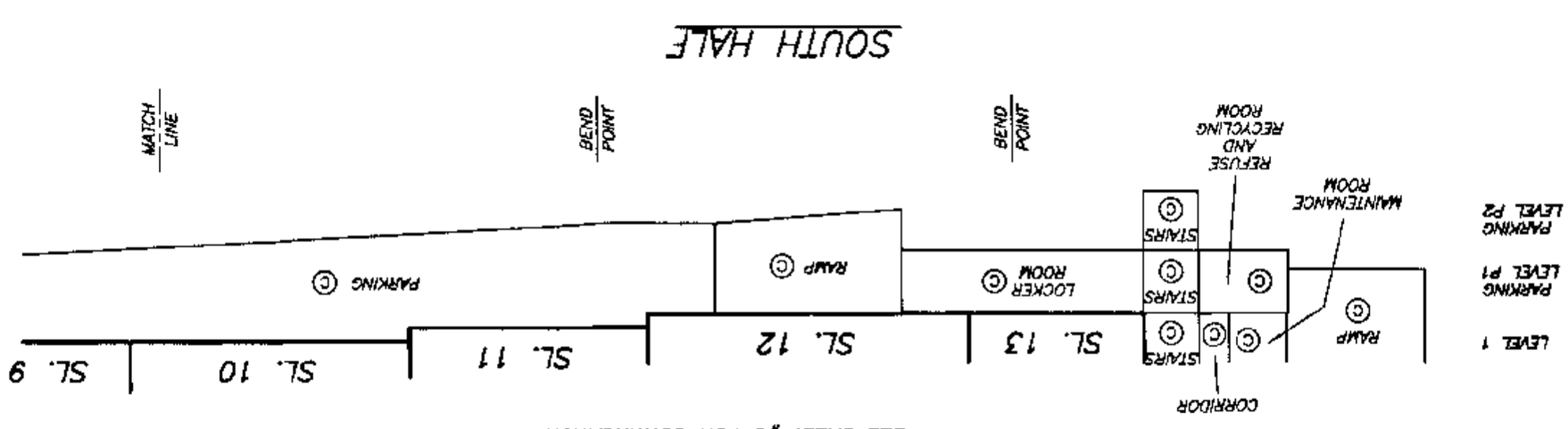
SECTION A – A'

SCALE 1:250

0 5 10

ALL DISTANCES ARE IN METRES.





DATE : JANUARY 13, 2003.

DRAWING # 30090-121
FILE # 30090-121_SAB

FILED LNBCS246 RCVD:2003-02-19 RQST:2010-08-25-16.01.05.271

STRATA PLAN BCS 2146

SECTION B - B'

SCALE 1:250

0 5 10

ALL DISTANCES ARE IN METRES.

DATE : JANUARY 13, 2003.

DRAWING # 30090-121
FILE # 30090-121_SAB

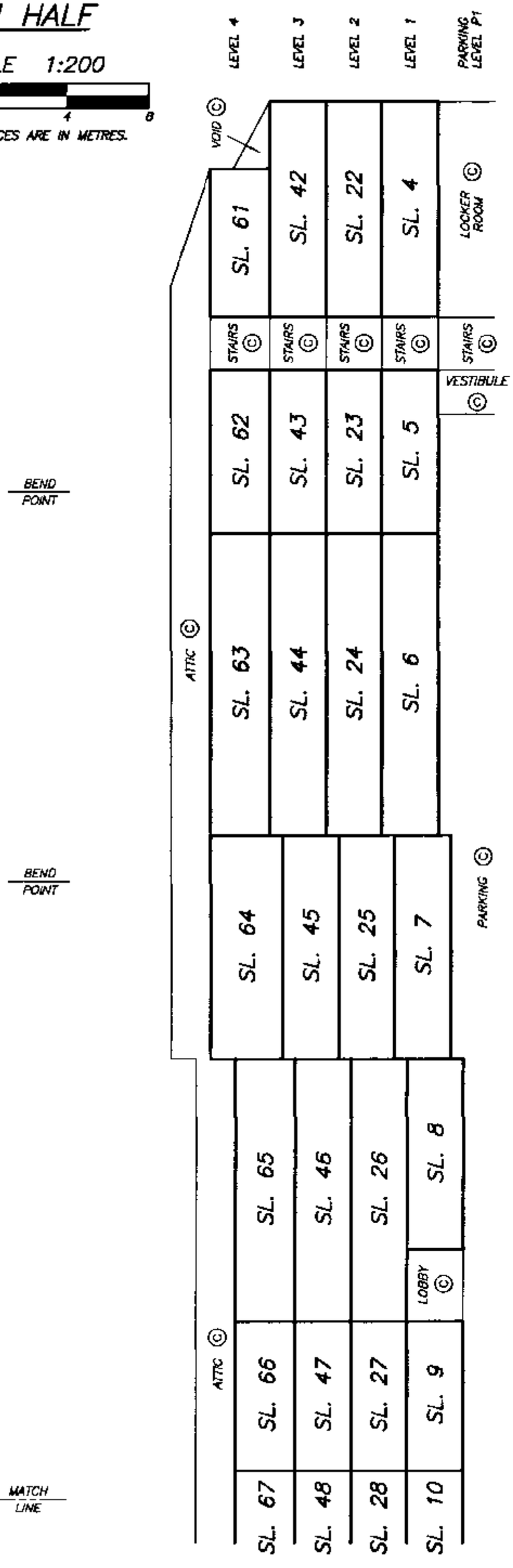
SECTION A – A'
NORTH HALF

STRATA PLAN BCS 246

SCALE 1:200

4 0 4 8

ALL DISTANCES ARE IN METRES.



BEND POINT

BEND POINT

BEND POINT

BEND POINT

SEE SHEET #5 FOR CONTINUATION

MATCH LINE

MATCH LINE

SEE SHEET #8 FOR CONTINUATION

DATE : JANUARY 13, 2003.

M. E. S.

DRAWING # 30090-121
FILE # 30090-121_SA

FILED LMBCS246 RCVD:2003-02-19 RQST:2010-08-25-16.01.05.271

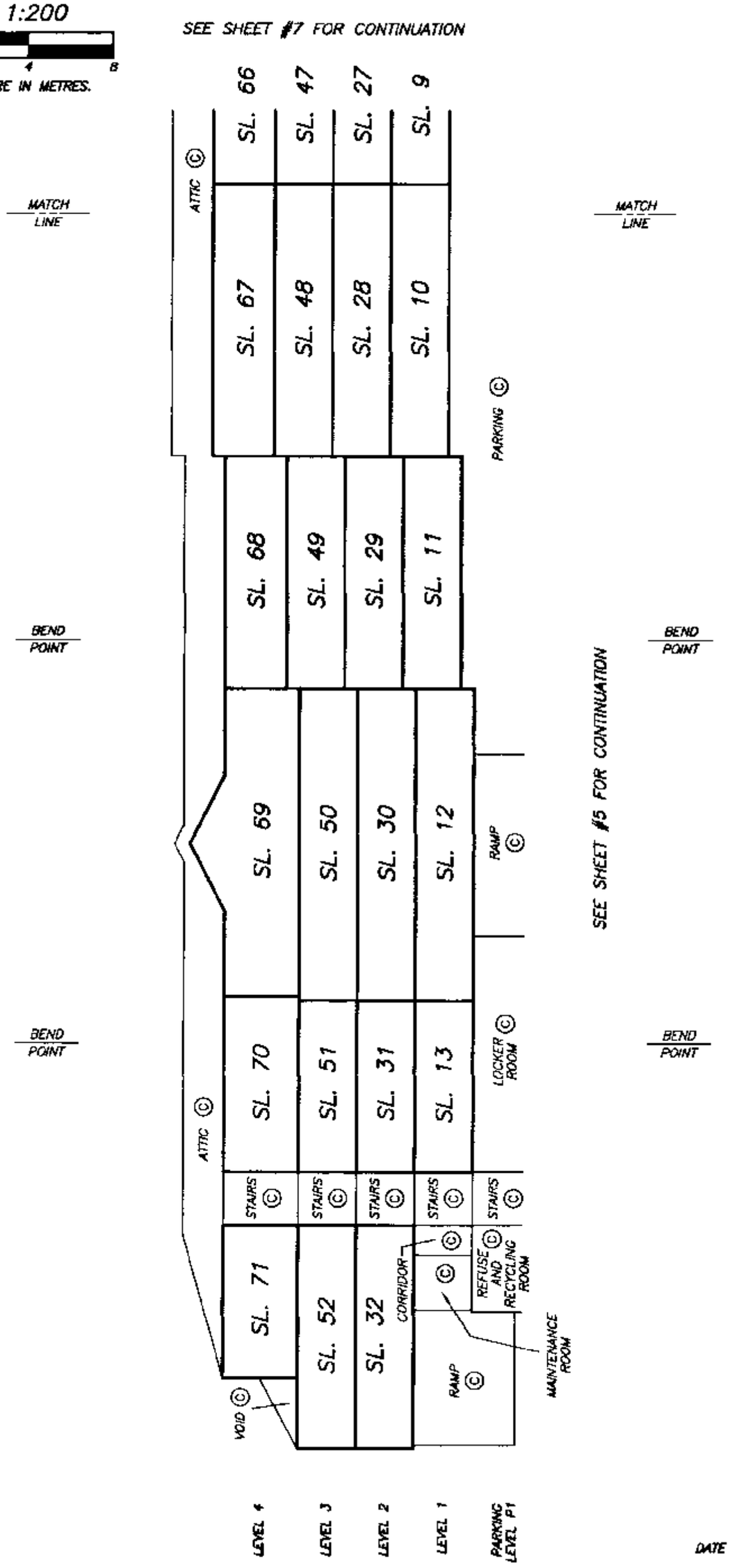
SECTION A – A'
SOUTH HALF

STRATA PLAN BCS 246

SCALE 1:200

4 0 4 8

ALL DISTANCES ARE IN METRES.



DATE : JANUARY 13, 2003.

M.E.S.

DRAWING # 30090–121
FILE # 30090–121_SA

FILED LMBCS246 RCVD:2003-02-19 RQST:2010-08-25-16.01.05.271

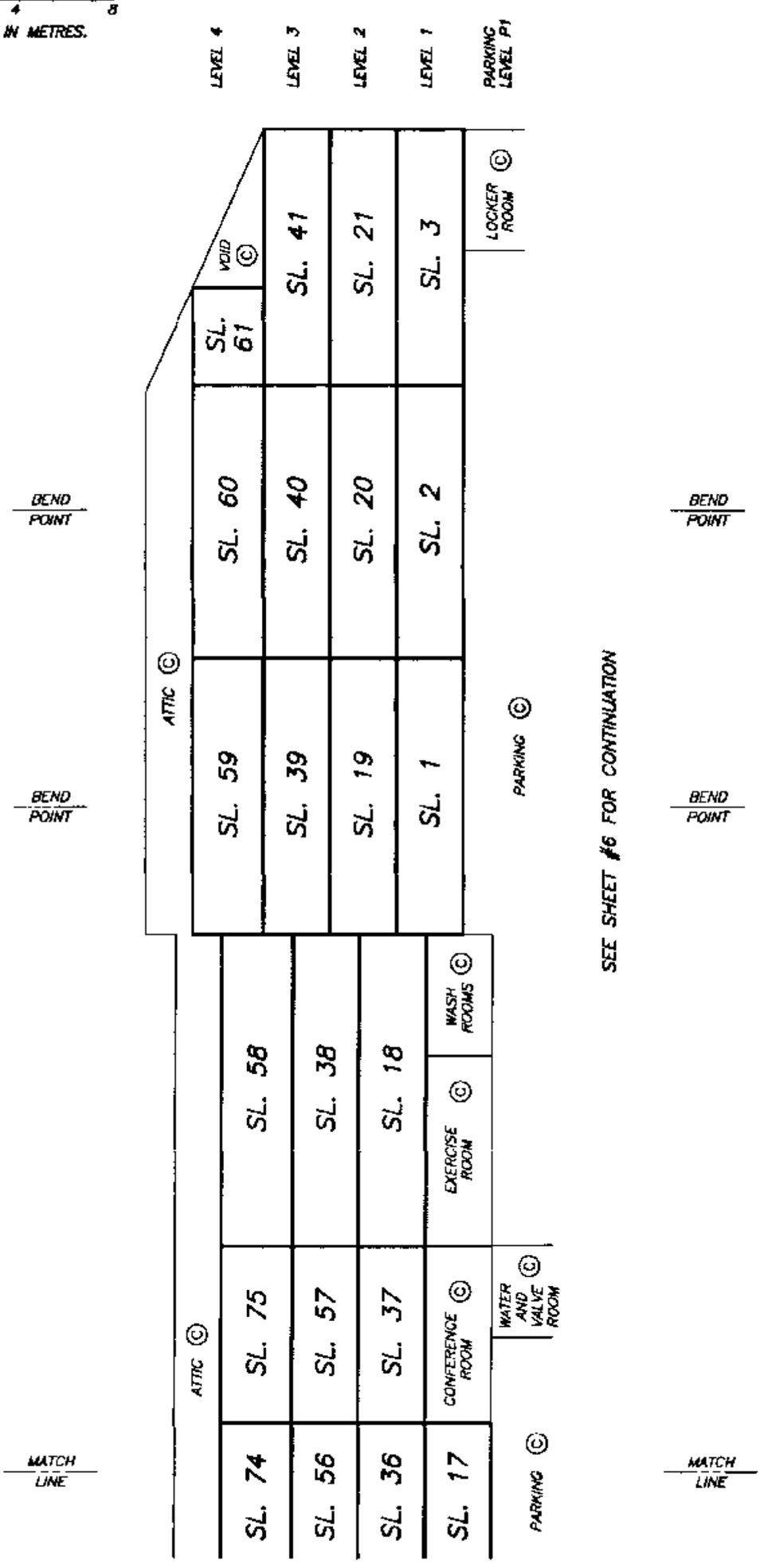
SECTION B – B'
NORTH HALF

STRATA PLAN BCS 246

SCALE 1:200

4 0 4 8

ALL DISTANCES ARE IN METRES.



SEE SHEET #10
FOR CONTINUATION

DATE : JANUARY 13, 2003.

M. E. S.

DRAWING # 30090-121
FILE # 30090-121_SB

FILED LMBCS246 RCVD:2003-02-19 ROST:2010-08-25-16.01.05.171

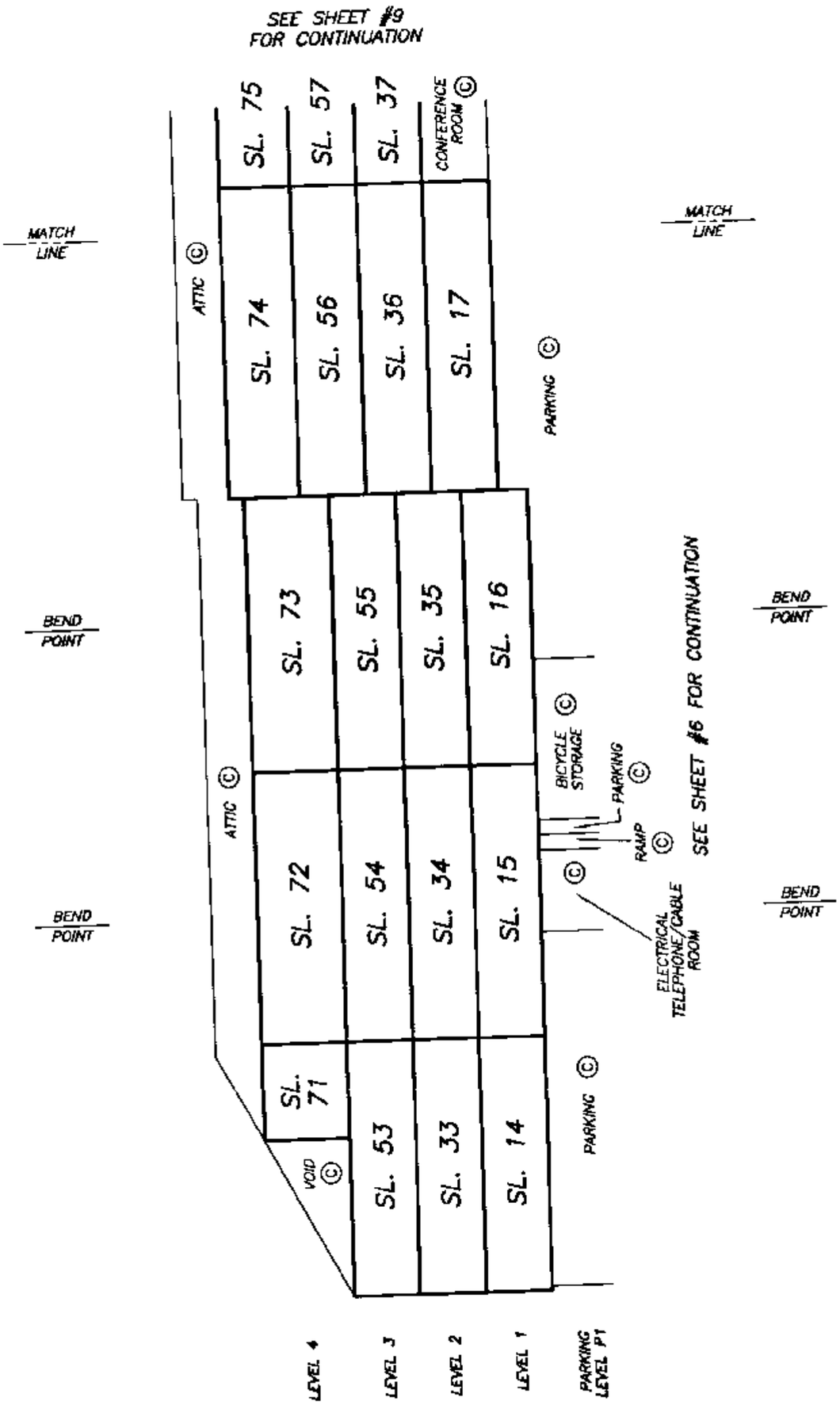
STRATA PLAN BCS 246

SECTION B – B'
SOUTH HALF

SCALE 1:200

4 0 4 8

ALL DISTANCES ARE IN METRES.



DATE : JANUARY 13, 2003.

M.E.L.

DRAWING # 30090–121
FILE # 30090–121_SB

FILED LMBCS246 RCVD:2003-02-19 ROST:2010-08-25-16.01.05.271

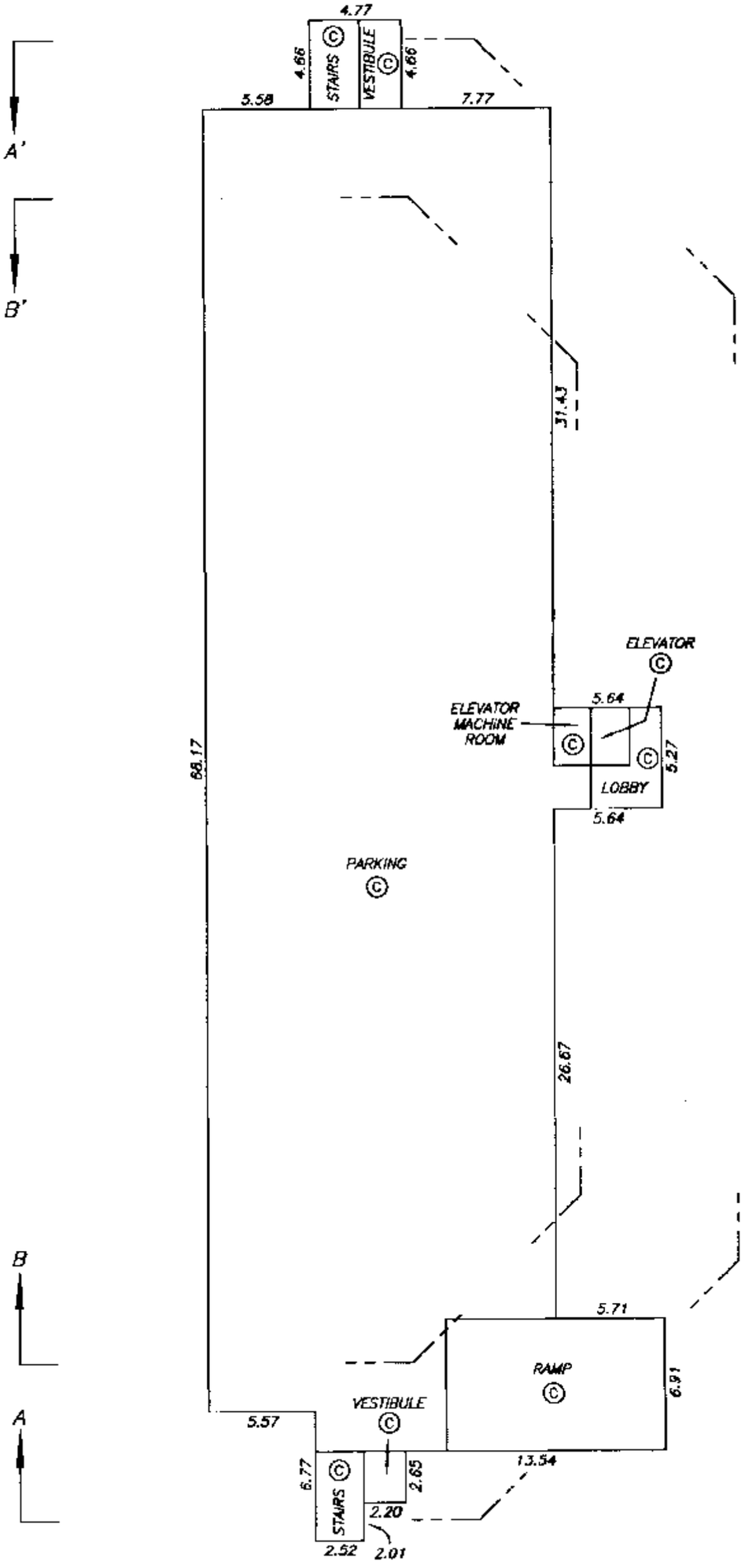
PARKING LEVEL P2

STRATA PLAN BCS 246

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : JANUARY 13, 2003.

M. E. B.

DRAWING # 30090-121
FILE # 30090-121_P2

FILED LMBCS246 RCVD:2003-02-19 ROST:2010-08-25-16.01.05.171

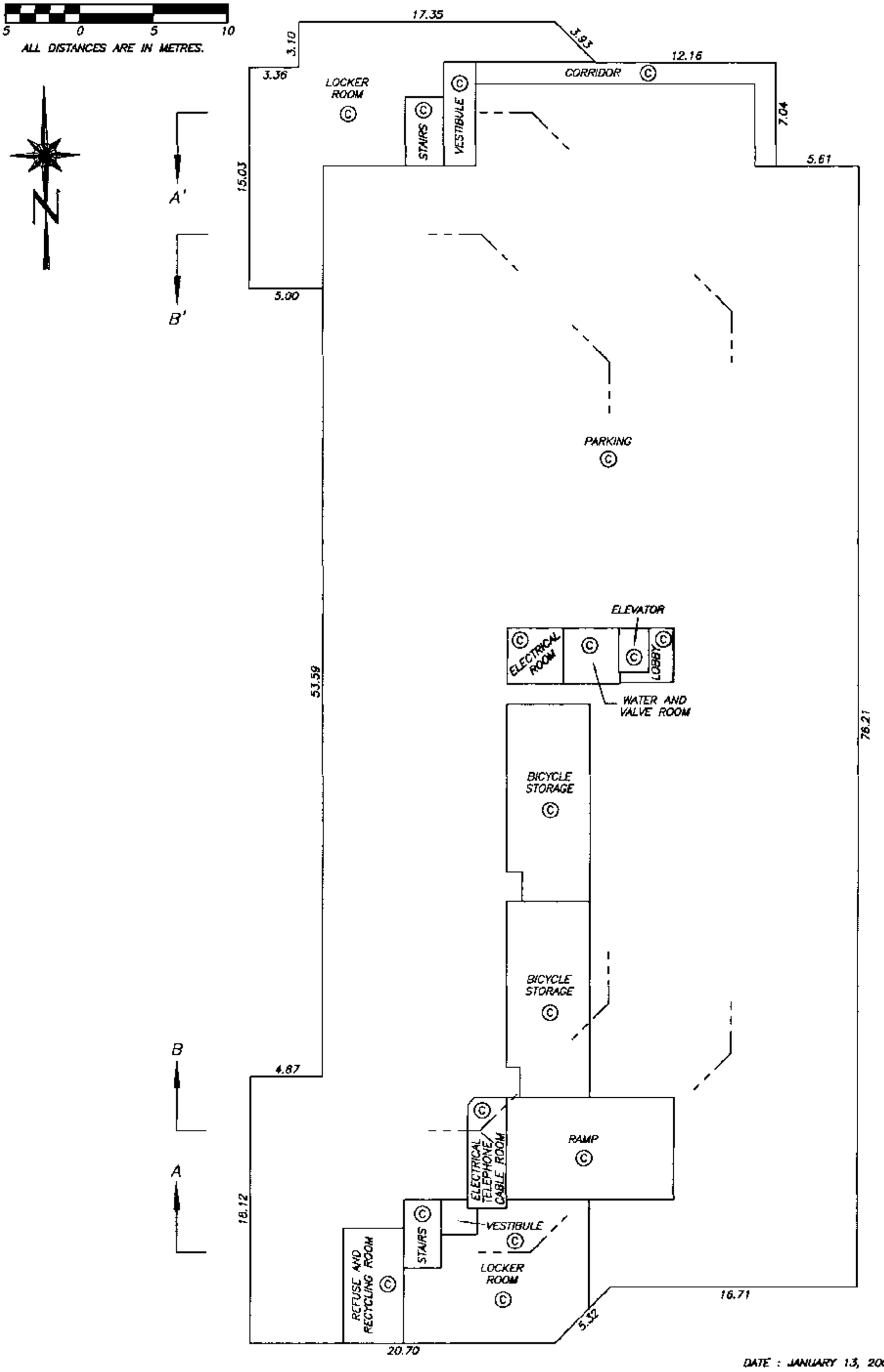
PARKING LEVEL P1

STRATA PLAN BCS 246

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.



DATE : JANUARY 13, 2003.

M. E. S.

DRAWING # 30090-121
FILE # 30090-121_P1

FILED LMBCS246 RCVD:2003-02-19 ROST:2010-08-25-16.01.05.171

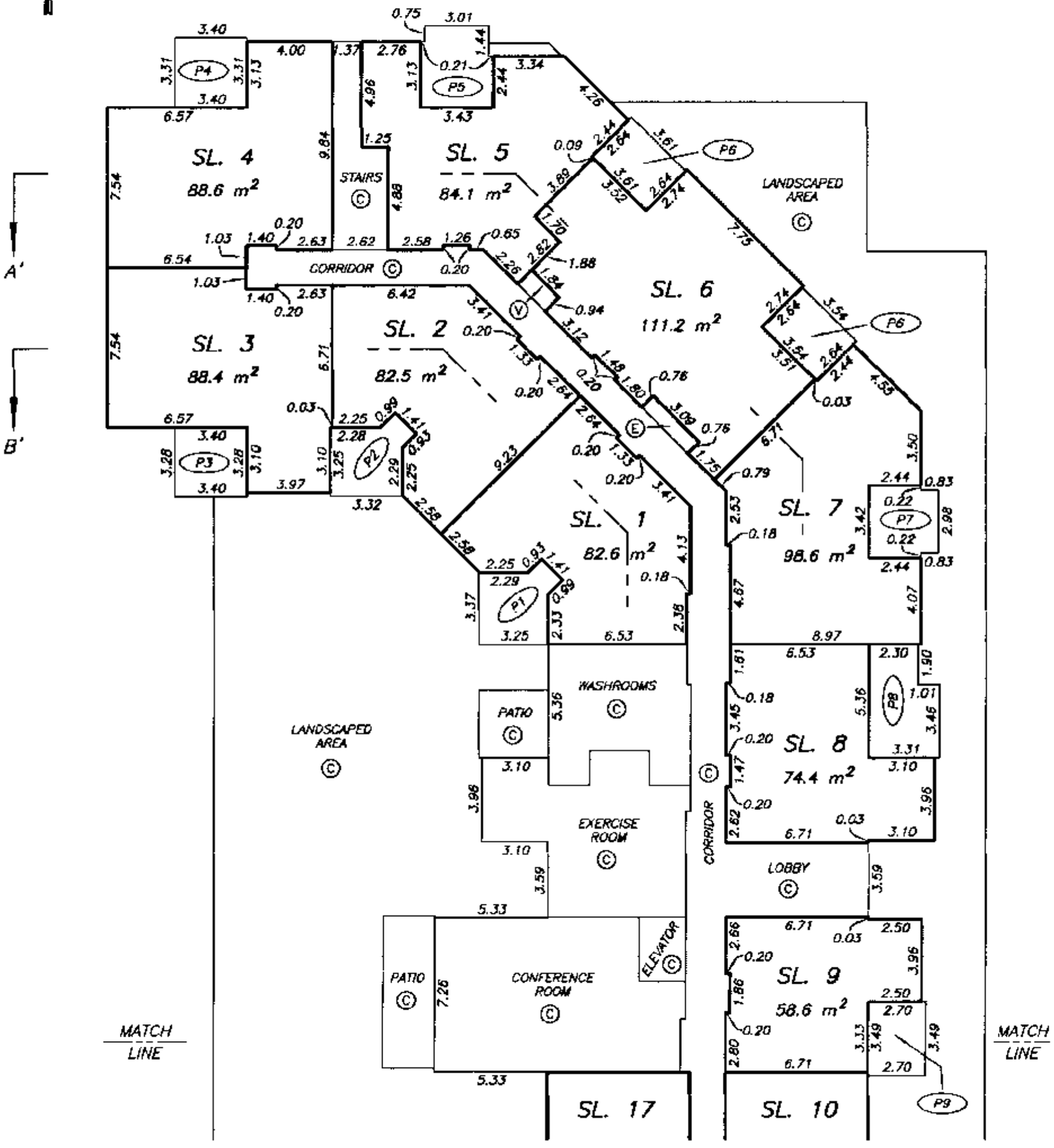
LEVEL 1 FLOOR PLAN
NORTH HALF

STRATA PLAN BCS 246

SCALE 1:200

4 0 4 8

ALL DISTANCES ARE IN METRES.



SEE SHEET #14
FOR CONTINUATION

NOTE:

ALL STRATA LOT BOUNDARIES ARE PARALLEL, PERPENDICULAR, OR AT A 45° DEFLECTION UNLESS OTHERWISE SHOWN.

DATE : JANUARY 13, 2003.

M.E.S.

DRAWING # 30090-121
FILE # 30090-121_L1

FILED LMBCS246 RCVD:2003-02-19 RQST:2010-08-25-16.01.05.271

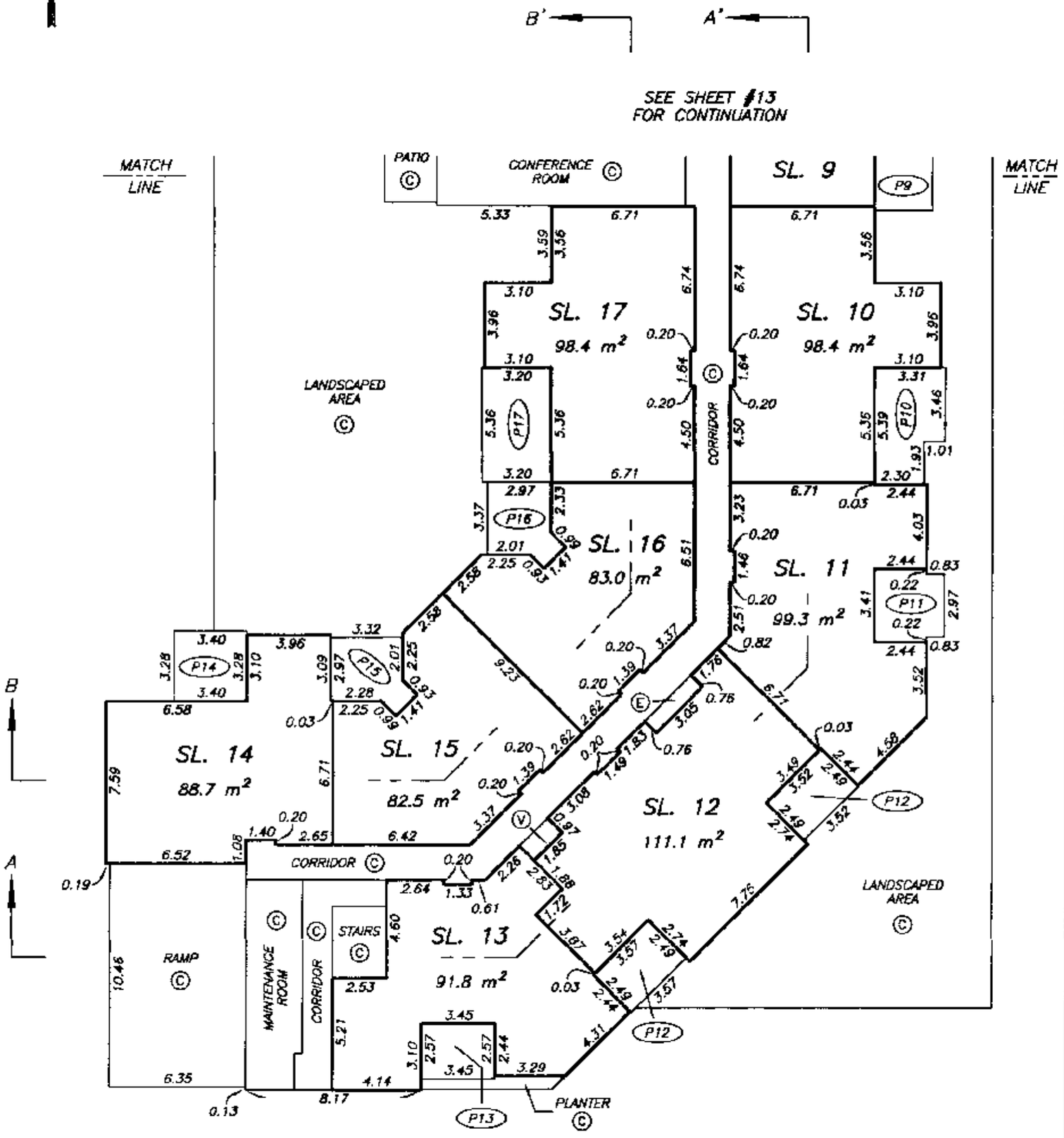
LEVEL 1 FLOOR PLAN
SOUTH HALF

STRATA PLAN BCS 246

SCALE 1:200

4 0 4 8

ALL DISTANCES ARE IN METRES.



NOTE:

ALL STRATA LOT BOUNDARIES ARE PARALLEL, PERPENDICULAR, OR AT A 45° DEFLECTION UNLESS OTHERWISE SHOWN.

DATE : JANUARY 13, 2003.

DRAWING # 30090-121
FILE # 30090-121_L1

FILED LMBCS246 RCVD:2003-02-19 ROST:2010-08-25-16.01.05.271

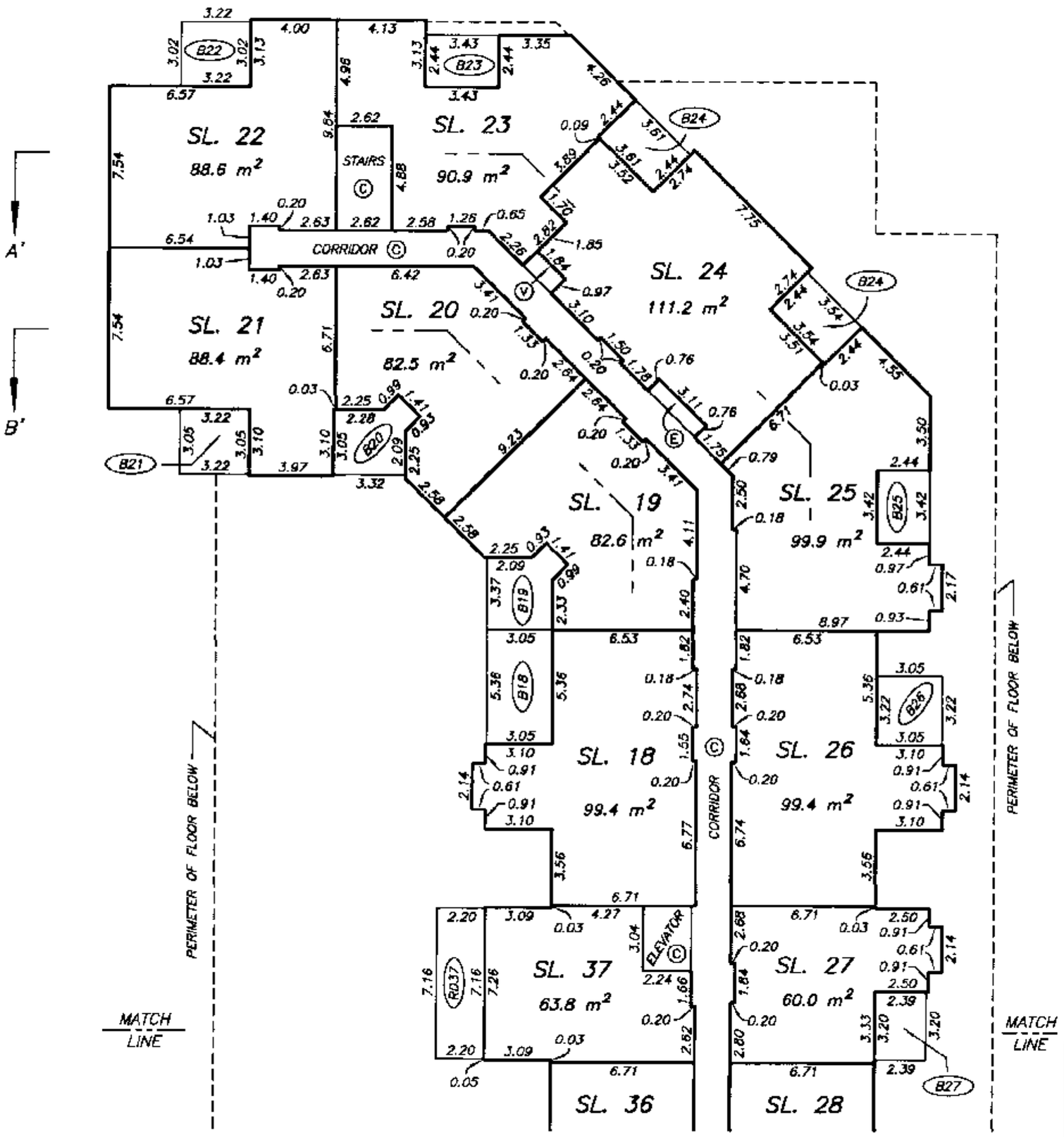
LEVEL 2 FLOOR PLAN
NORTH HALF

STRATA PLAN BCS 246

SCALE 1:200

4 0 4 8

ALL DISTANCES ARE IN METRES.



SEE SHEET #16
FOR CONTINUATION

B A

NOTE:

ALL STRATA LOT BOUNDARIES ARE PARALLEL, PERPENDICULAR, OR AT A 45° DEFLECTION UNLESS OTHERWISE SHOWN.

DATE : JANUARY 13, 2003.

M. E. [illegible]

DRAWING # 30090-121
FILE # 30090-121_L2

FILED LMBCS246 RCVD:2003-02-19 ROST:2010-08-25-16.01.05.271

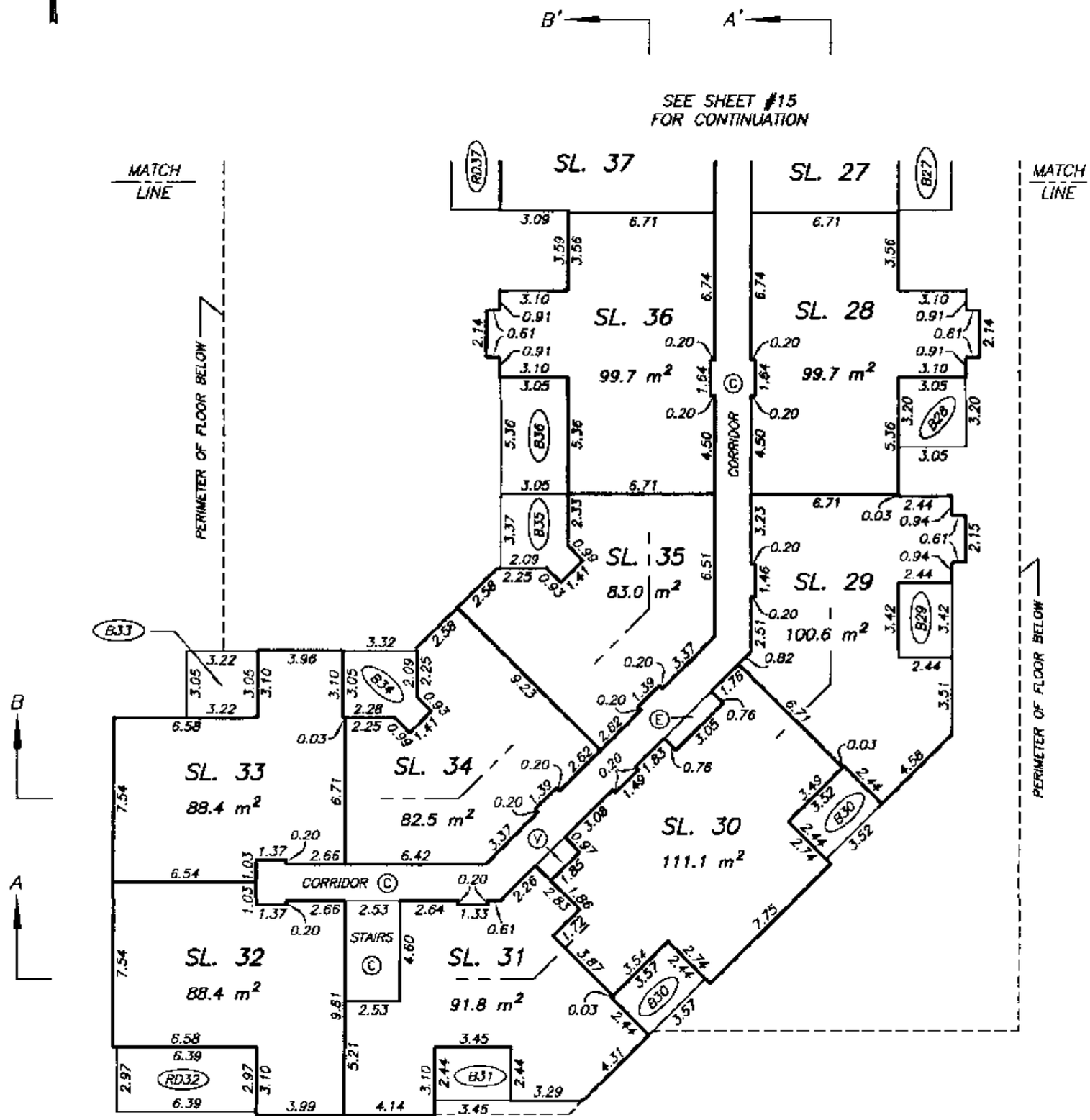
LEVEL 2 FLOOR PLAN
SOUTH HALF

STRATA PLAN BCS 246

SCALE 1:200

4 0 4 8

ALL DISTANCES ARE IN METRES.



NOTE:

ALL STRATA LOT BOUNDARIES ARE PARALLEL, PERPENDICULAR, OR AT A 45° DEFLECTION UNLESS OTHERWISE SHOWN.

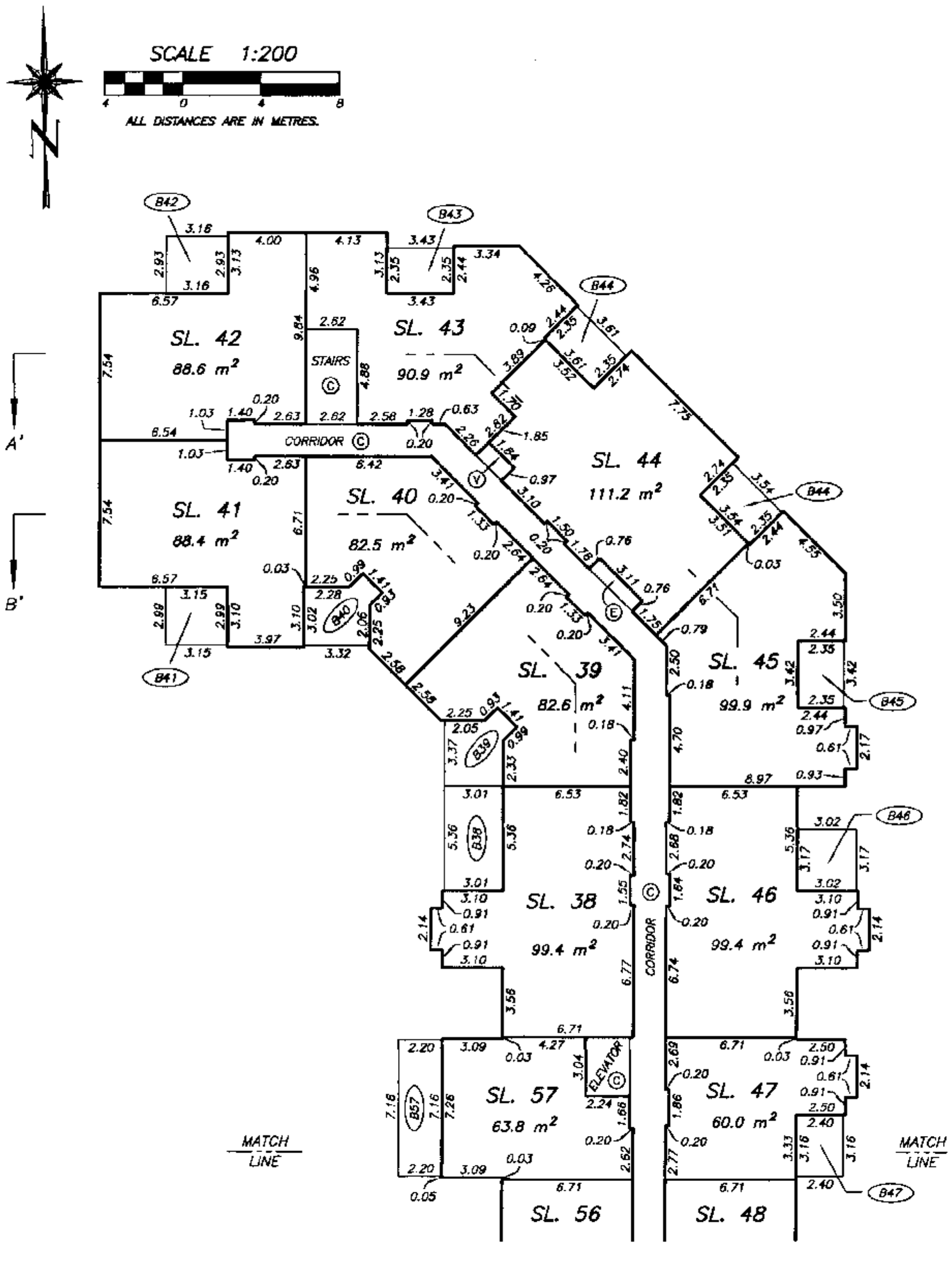
DATE : JANUARY 13, 2003.

DRAWING # 30090-121
FILE # 30090-121_L2

FILED
LMBCS246
RCVD:2003-02-19 ROST:2010-08-25-16.01.05.271

LEVEL 3 FLOOR PLAN
NORTH HALF

STRATA PLAN BCS 246



SEE SHEET #18
FOR CONTINUATION

B A

NOTE:
ALL STRATA LOT BOUNDARIES ARE PARALLEL, PERPENDICULAR, OR AT A 45° DEFLECTION UNLESS OTHERWISE SHOWN.

DATE : JANUARY 13, 2003.

DRAWING # 30090-121
FILE # 30090-121_L3

FILED LMBCS246 RCVD:2003-02-19 ROST:2010-08-25-16.01.05.271

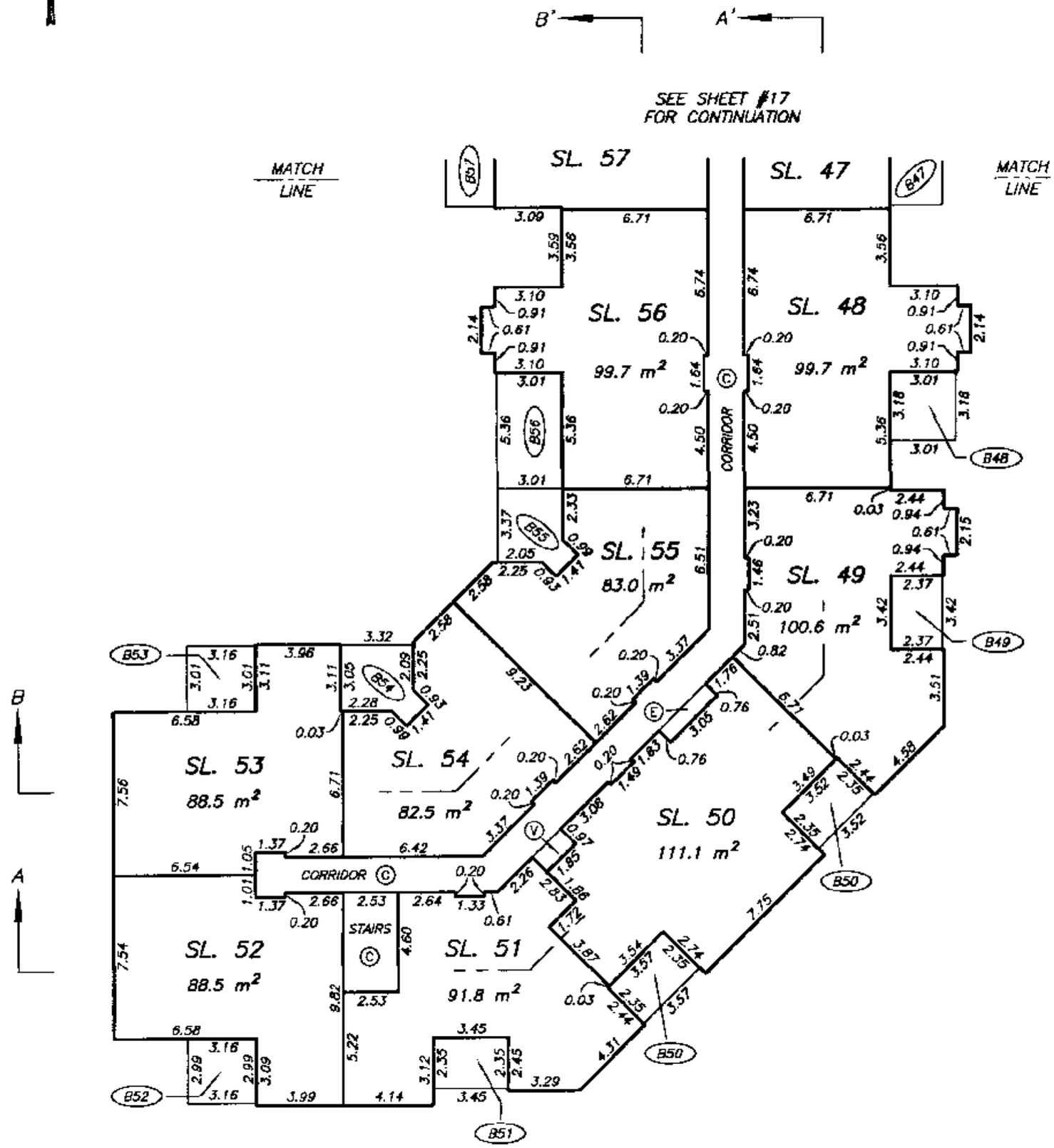
LEVEL 3 FLOOR PLAN
SOUTH HALF

STRATA PLAN BCS 3246

SCALE 1:200

4 0 4 8

ALL DISTANCES ARE IN METRES.



NOTE:

ALL STRATA LOT BOUNDARIES ARE PARALLEL, PERPENDICULAR, OR AT A 45° DEFLECTION UNLESS OTHERWISE SHOWN.

DATE : JANUARY 13, 2003.

M.E.S.

DRAWING # 30090-121
FILE # 30090-121_L3

FILED LMBCS246 RCVD:2003-02-19 ROST:2010-08-25-16.01.05.271

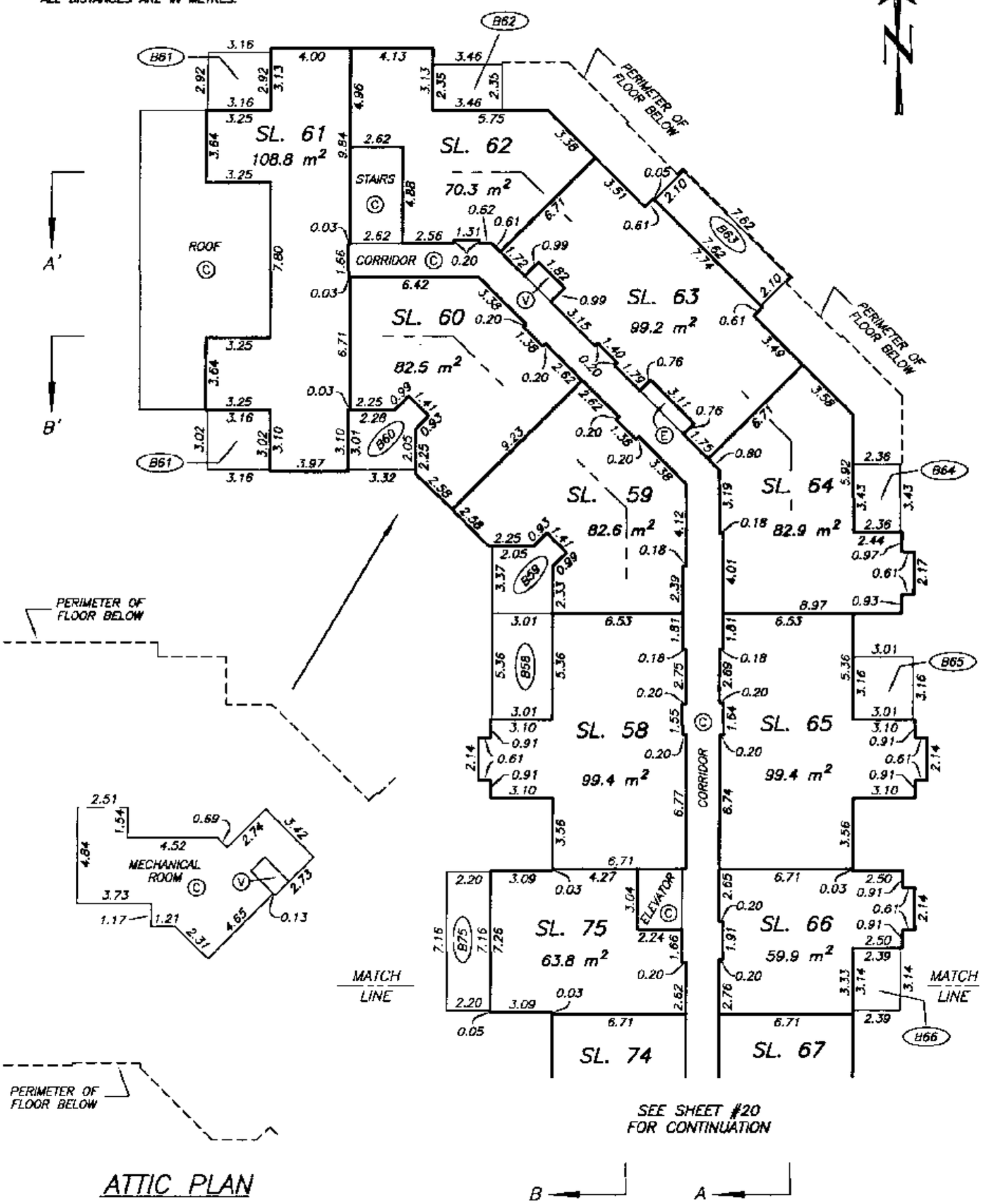
LEVEL 4 FLOOR PLAN
NORTH HALF

STRATA PLAN BCS 246

SCALE 1:200

4 0 4 8

ALL DISTANCES ARE IN METRES.



SEE SHEET #20 FOR CONTINUATION

ATTIC PLAN

NOTE:

ALL STRATA LOT BOUNDARIES ARE PARALLEL, PERPENDICULAR, OR AT A 45° DEFLECTION UNLESS OTHERWISE SHOWN.

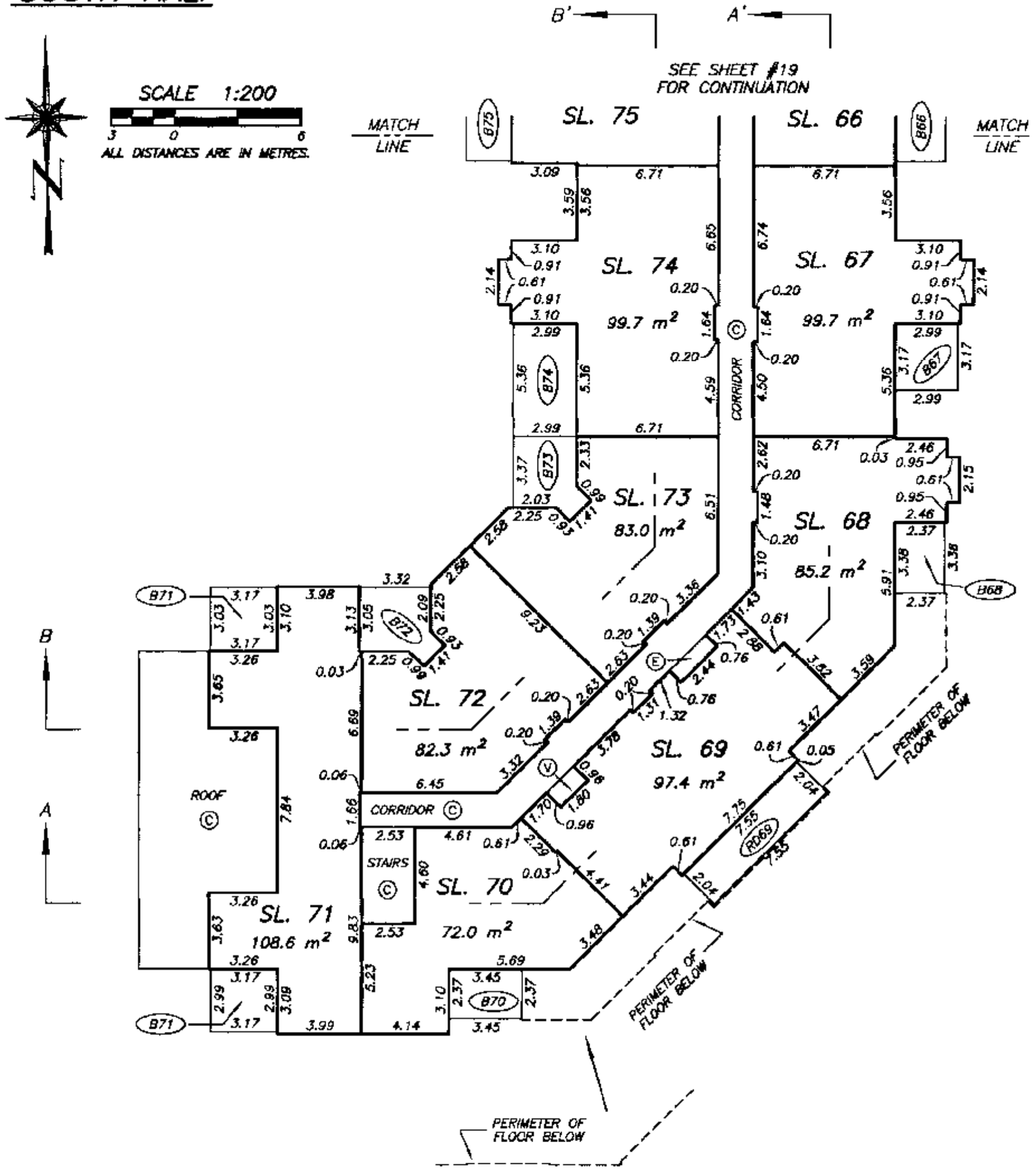
DATE : JANUARY 13, 2003.

DRAWING # 30090-121
FILE # 30090-121_L4

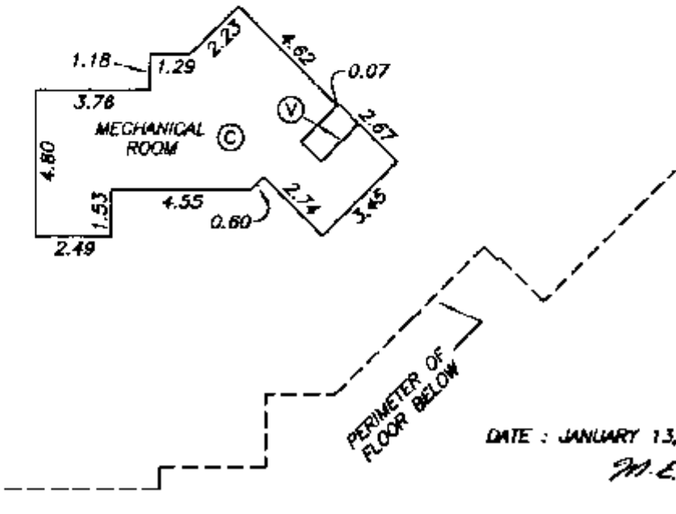
FILED LMBCS246 RCVD:2003-02-19 ROST:2010-08-25-16.01.05.271

LEVEL 4 FLOOR PLAN SOUTH HALF

STRATA PLAN BCS 246



ATTIC PLAN



NOTE:

ALL STRATA LOT BOUNDARIES ARE PARALLEL, PERPENDICULAR, OR AT A 45° DEFLECTION UNLESS OTHERWISE SHOWN.

DATE : JANUARY 13, 2003.

M.E.B.

DRAWING # 30090-121
FILE # 30090-121_L4

FILED LMBCS246 RCVD:2003-02-19 RQST:2010-08-25-16.01.05.271