STRATA PLAN OF LOT A, DISTRICT LOT 470, GROUP 1, N.W.D., PLAN BCP11297

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

STRATA PLAN BCS 1807

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 7 DAY OF APRIL, 2006.
Jan MacDonald /cp
REGISTRAR

BA 277229 - BA 277361

SCALE 1:500

10 0 10 20

ALL DISTANCES ARE IN METRES.

"SENTINEL"
290 NEWPORT DRIVE
PORT MOODY, BC

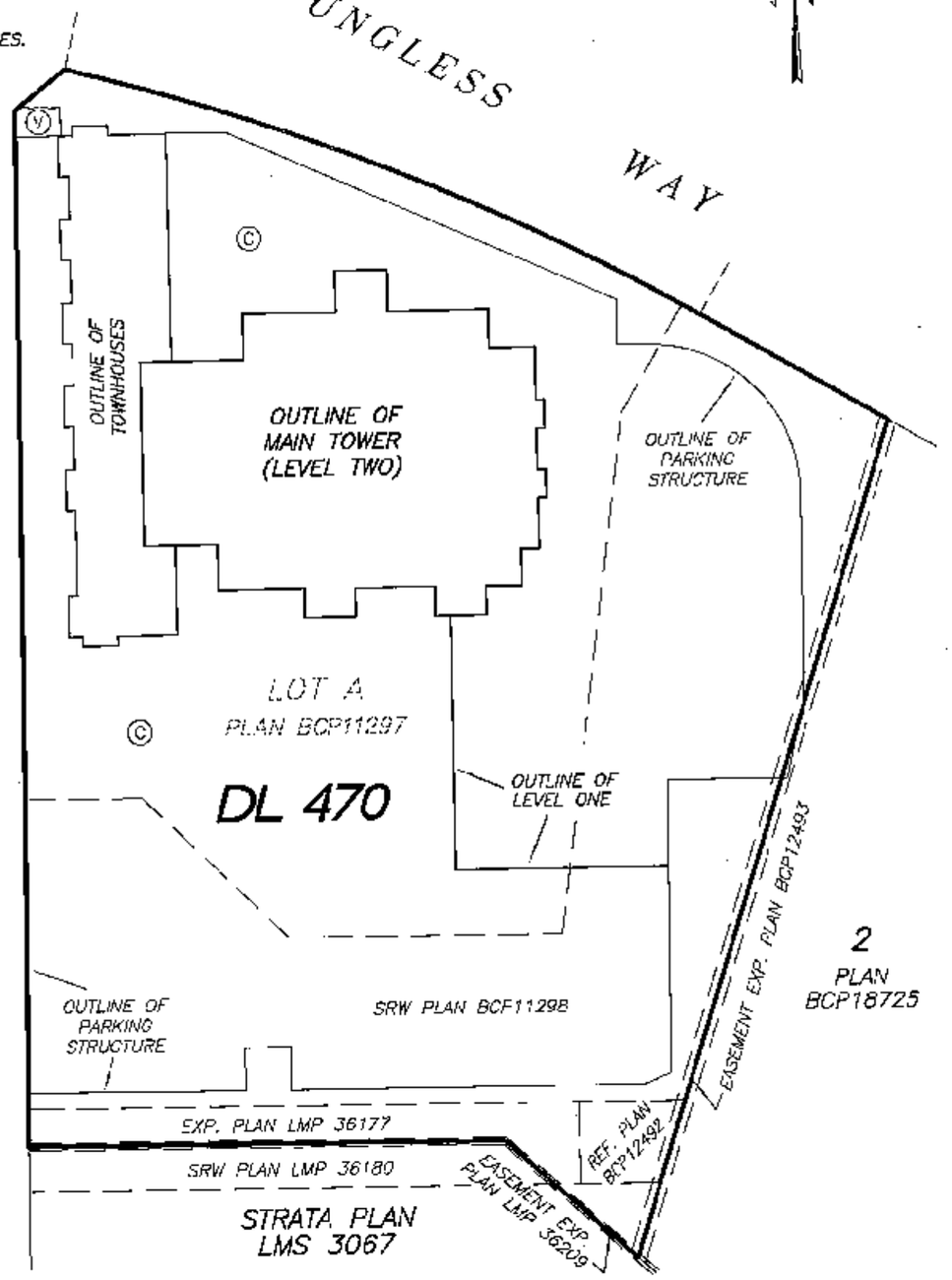
INTEGRATED SURVEY AREA No. 35
(PORT MOODY) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES, MULTIPLY BY COMBINED SCALE FACTOR 0.99960185

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 80H2568 AND 82H5263

- ▲ – DENOTES CONTROL MONUMENT FOUND
- ● – DENOTES STANDARD IRON POST FOUND
- ■ – DENOTES LEAD PLUG FOUND
- □ – DENOTES LEAD PLUG PLACED
- D/R – DENOTES DESTROYED/RESET
- SL. – DENOTES STRATA LOT
- PT. – DENOTES PART
- (C) – DENOTES COMMON PROPERTY
- (E) – DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- (V) – DENOTES VENT BEING COMMON PROPERTY
- (MS) – DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- (S1) TYPICAL – DENOTES GARAGE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- (P1) TYPICAL – DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- (RD6) TYPICAL – DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 6
- (B10) TYPICAL – DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 10



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

SEE SHEET #2 FOR BOUNDARY DIMENSIONS

SEE SHEET #3 FOR BUILDING LOCATION AND DIMENSIONS

NOTE:

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

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY:

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

2. THAT CERTAIN PARTS OF THE BUILDINGS ARE NOT WITHIN THE EXTERNAL BOUNDARIES BUT APPROPRIATE AND NECCESSARY EASEMENTS OR OTHER INTERESTS ARE REGISTERED UNDER No. BW346154 AS SET OUT IN SECTION 244(1)(f) OF THE STRATA PROPERTY ACT.

DATE: MARCH 7th, 2006.

Mike E Shaw

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE : 604-582-0717

DRAWING # 30494-15_FS
FILE # 30494-15
DATE : MARCH 7, 2006

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

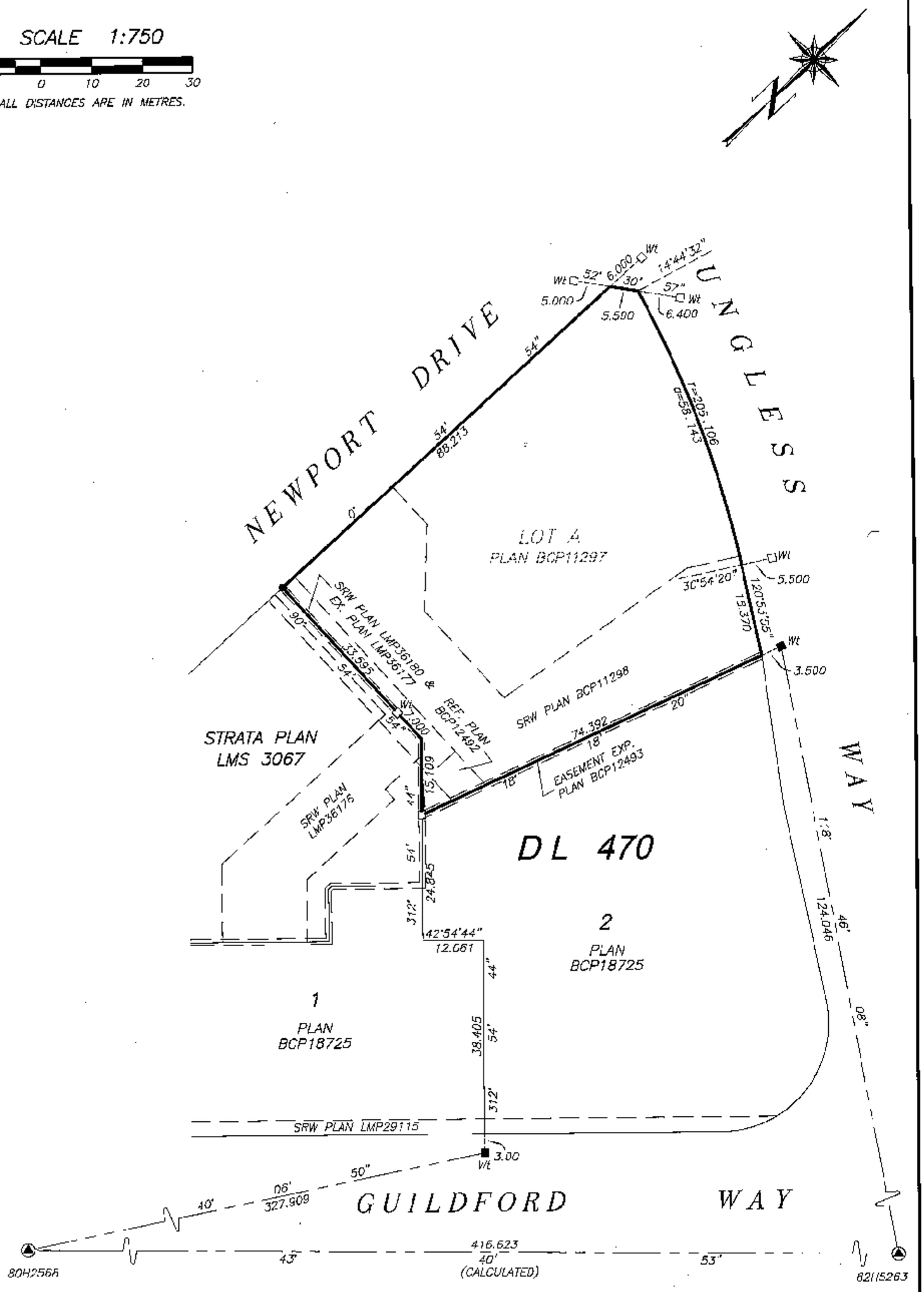
BOUNDARY DIMENSIONS

STRATA PLAN BCS 1807

SCALE 1:750

10 0 10 20 30

ALL DISTANCES ARE IN METRES.



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 7th DAY OF MARCH, 2006. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP45822, 20th DAY OF MARCH, 2006.

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

DATE : MARCH 7, 2006

M.E.S.

DRAWING # 30494-15_Post
FILE # 30494-15

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

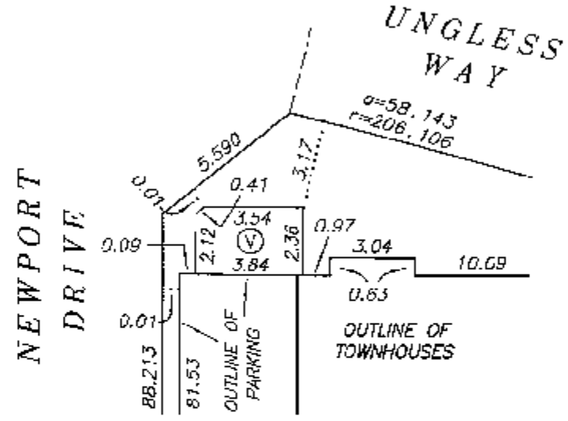
BUILDING LOCATION AND DIMENSIONS

STRATA PLAN BCS 1807

SCALE 1:400

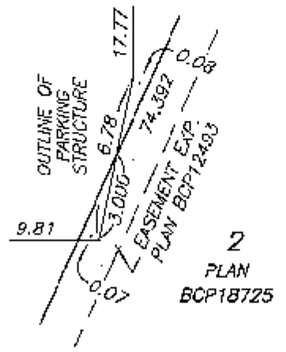
5 0 5 10 15

ALL DISTANCES ARE IN METRES.



DETAIL "A"

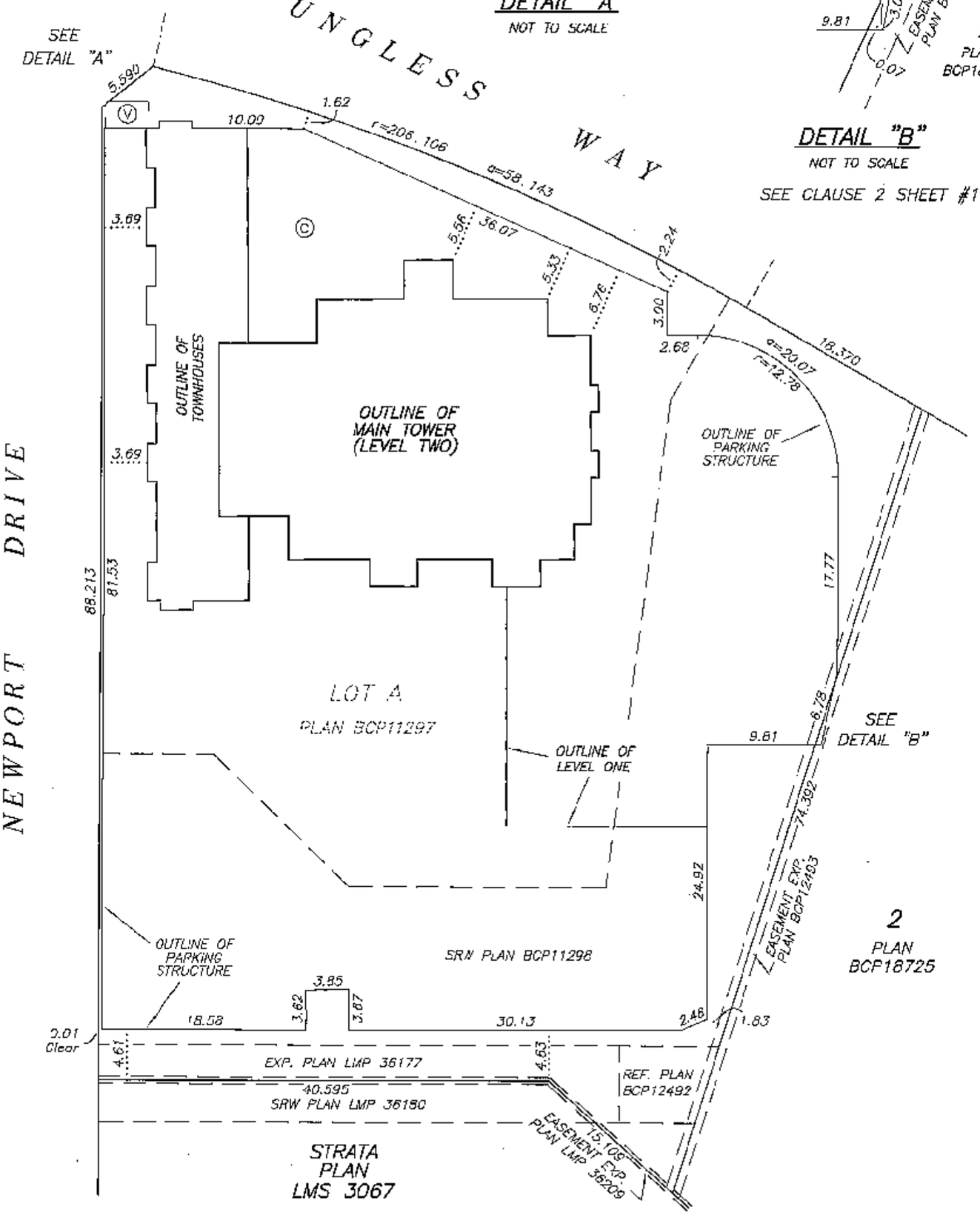
NOT TO SCALE



DETAIL "B"

NOT TO SCALE

SEE CLAUSE 2 SHEET #1



DATE : MARCH 7, 2006

M.E.B.

DRAWING # 30494-15_CE
FILE # 30494-15

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

STRATA PLAN BCS 1807

OWNER :

APPIA DEVELOPMENTS (SENTINEL) LIMITED
(INCORPORATION No. 675727)

AUTHORIZED SIGNATORY JIMMY NATBOSA

AUTHORIZED SIGNATORY

WITNESS ~~AS TO BOTH SIGNATURES~~ FRANCIS PETRUNIA

OFFICE ADMINISTRATOR
OCCUPATION OF WITNESS

1804 - 4398 BUCHANAN ST.
ADDRESS OF WITNESS
BURNABY, BC V5C 6R7

MORTGAGEE :

BANK OF MONTREAL

AUTHORIZED SIGNATORY RICHARD MARKUS
ACCOUNT MANAGER

AUTHORIZED SIGNATORY VERA KONG
ACCOUNT MANAGER

WITNESS AS TO BOTH SIGNATURES
VIRGINIA LINAN

CLIENT SERVICES OFFICER
OCCUPATION OF WITNESS

6TH FLR. 595 BURRARD ST.
VANCOUVER, B.C. V7X 1L5
ADDRESS OF WITNESS

THE CITY OF PORT MOODY
REGISTERED OWNER OF COVENANTS
BH270206 AND BW221775
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATORY
Giuseppe Trasolini, mayor

AUTHORIZED SIGNATORY
Kelly 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 MARCH 7, 2006, 2006, BEEN PREVIOUSLY OCCUPIED.

Mike E Shaw B.C.L.S.

DRAWING # 30494-15_Sig
FILE # 30494

DATE : MARCH 7, 2006

M.E.S.

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

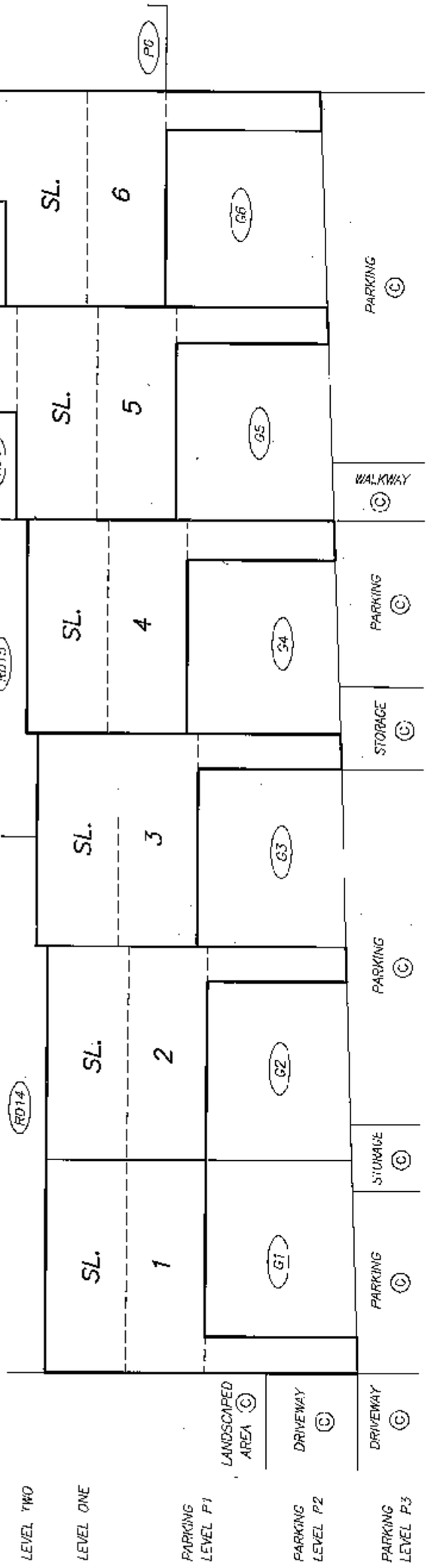
SECTION A – A'

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30494–15
FILE # 30494–15_SA

DATE : MARCH 7, 2006

M.E.B.

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

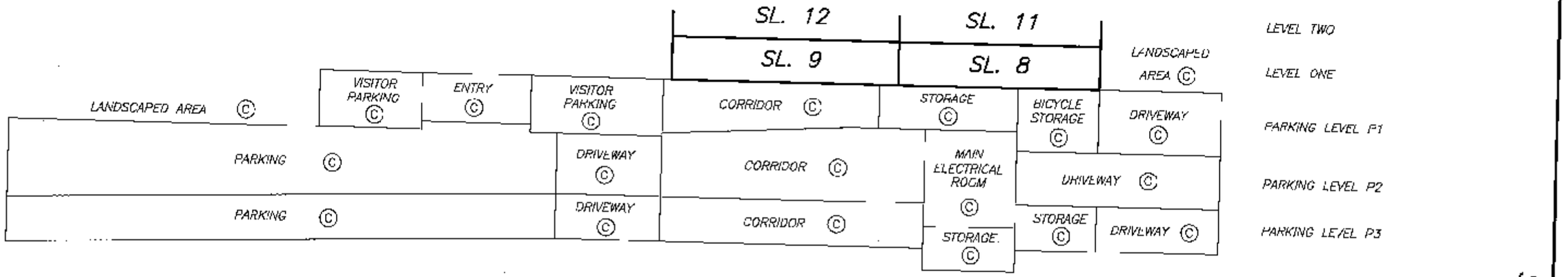
DRAWING # 30494-15
FILE # 30494-15_SBa

SECTION B - B'

SCALE 1:250

ALL DISTANCES ARE IN METRES.

FOR CONTINUATION SEE SHEET #7



DATE : MARCH 7, 2006

STRATA PLAN BCS 1807

SECTION B – B'

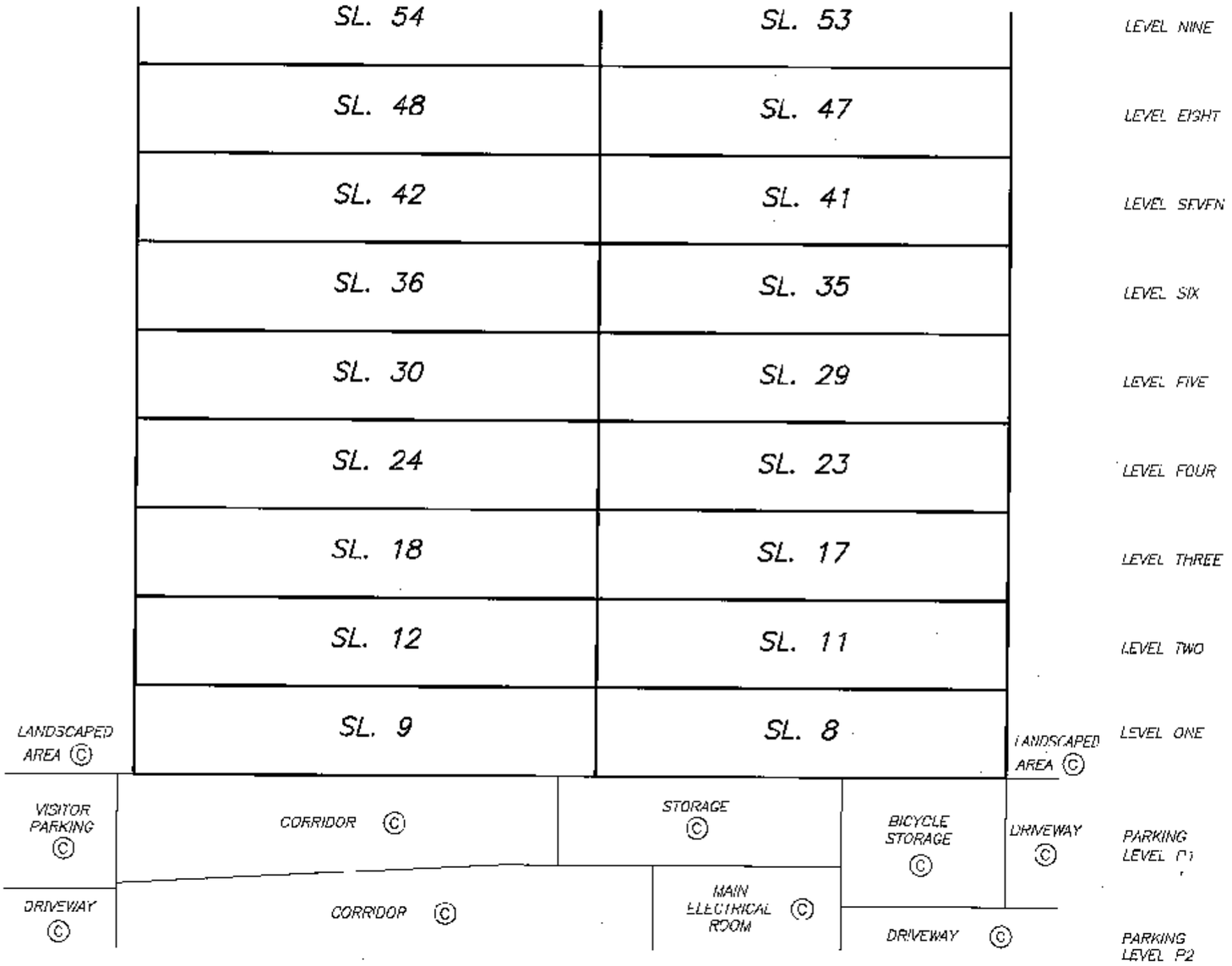
STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.

FOR CONTINUATION SEE SHEET #8



FOR CONTINUATION SEE SHEET #6

DRAWING # 30494-15
FILE # 30494-15_SB

DATE : MARCH 7, 2006

M.E.B.

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

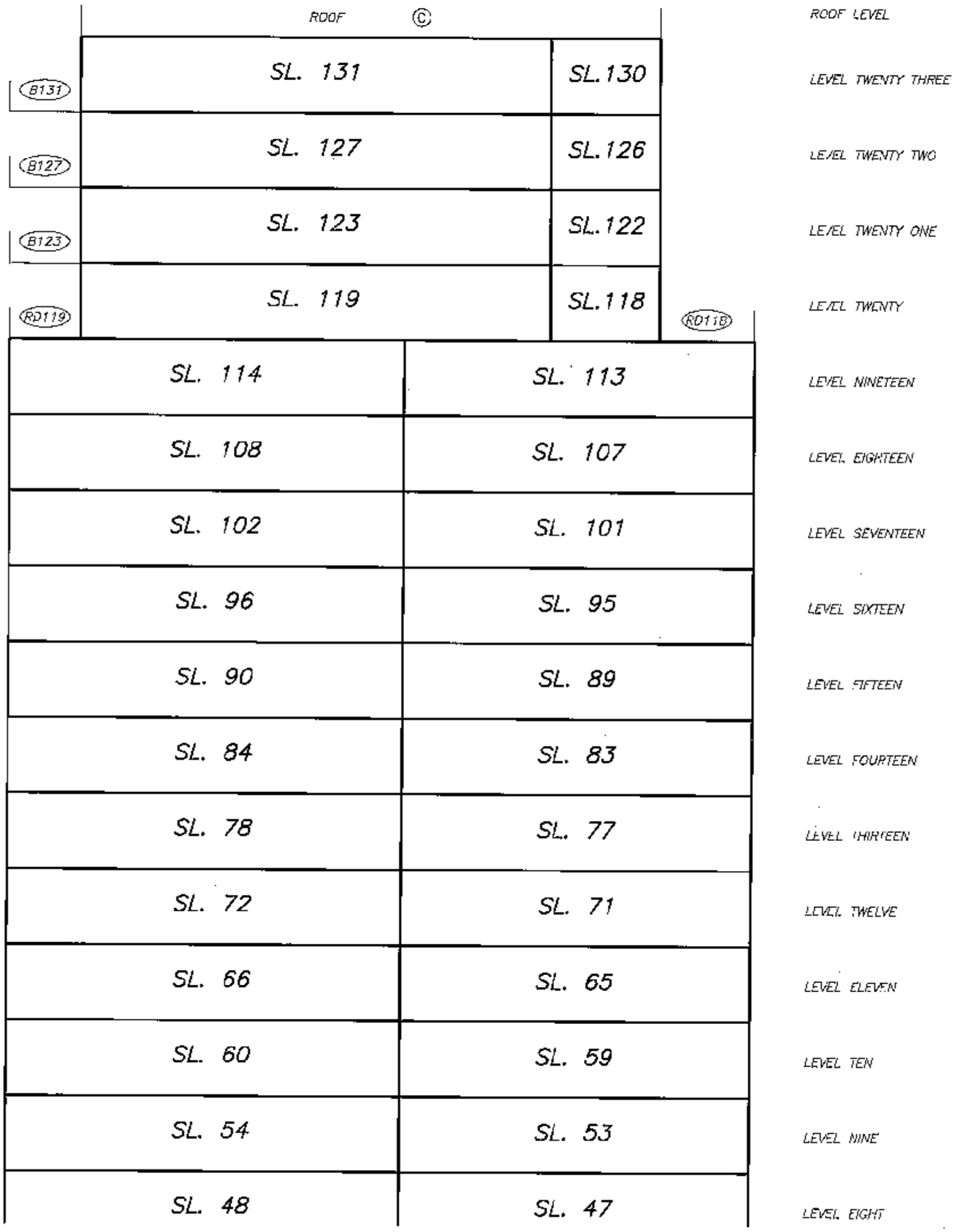
SECTION B – B'

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



FOR CONTINUATION SEE SHEET #7

DRAWING # 30494-15
FILE # 30494-15_SB

DATE : MARCH 7, 2006

M.E.B.

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-01-02-15.35.20.229291

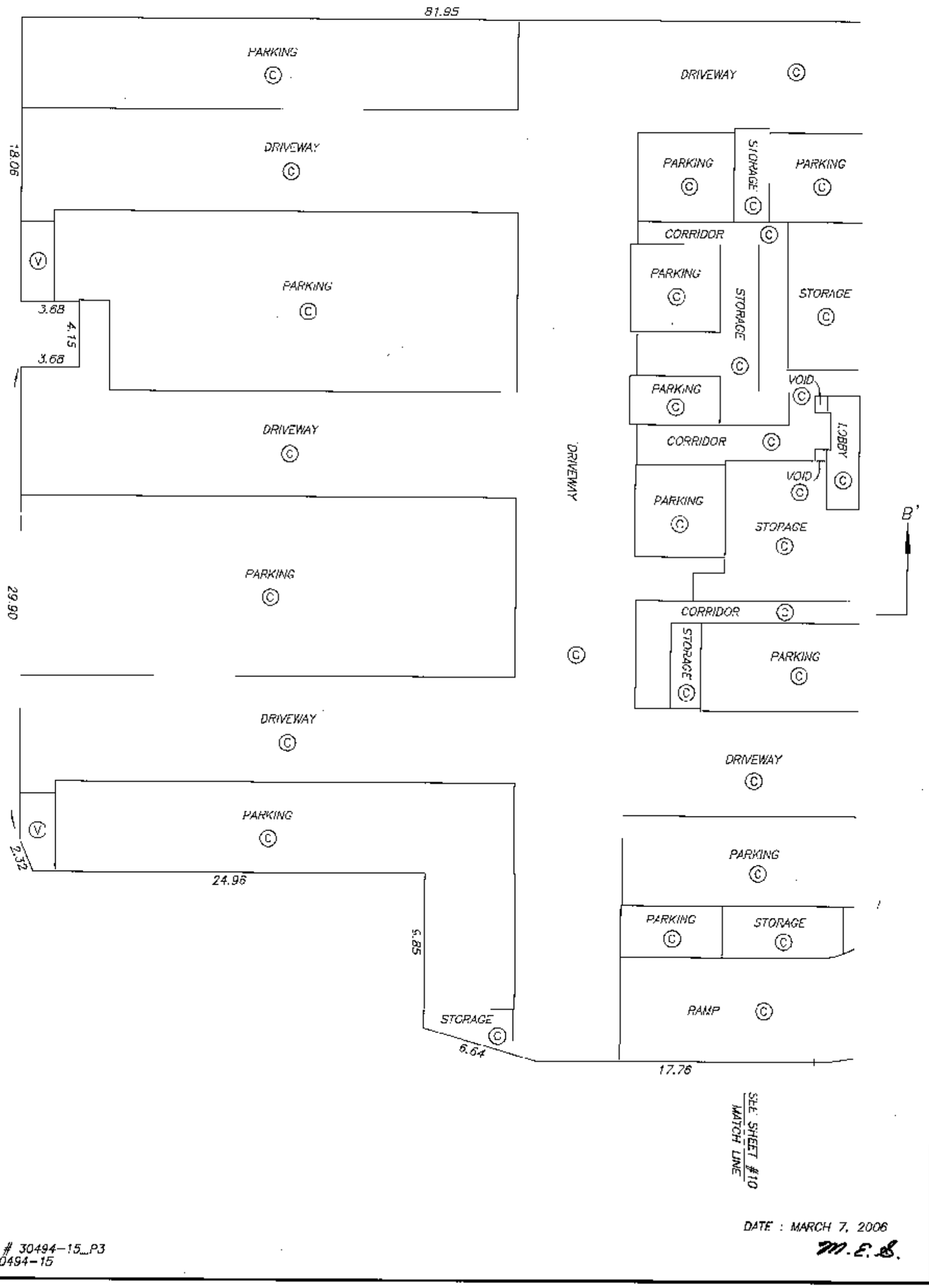
PARKING LEVEL P3
SOUTH PORTION

STRATA PLAN BCS 1807

SCALE 1:250

4 0 4 8

ALL DISTANCES ARE IN METRES.



DATE : MARCH 7, 2006

M.E.S.

DRAWING # 30494-15_P3
FILE # 30494-15

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

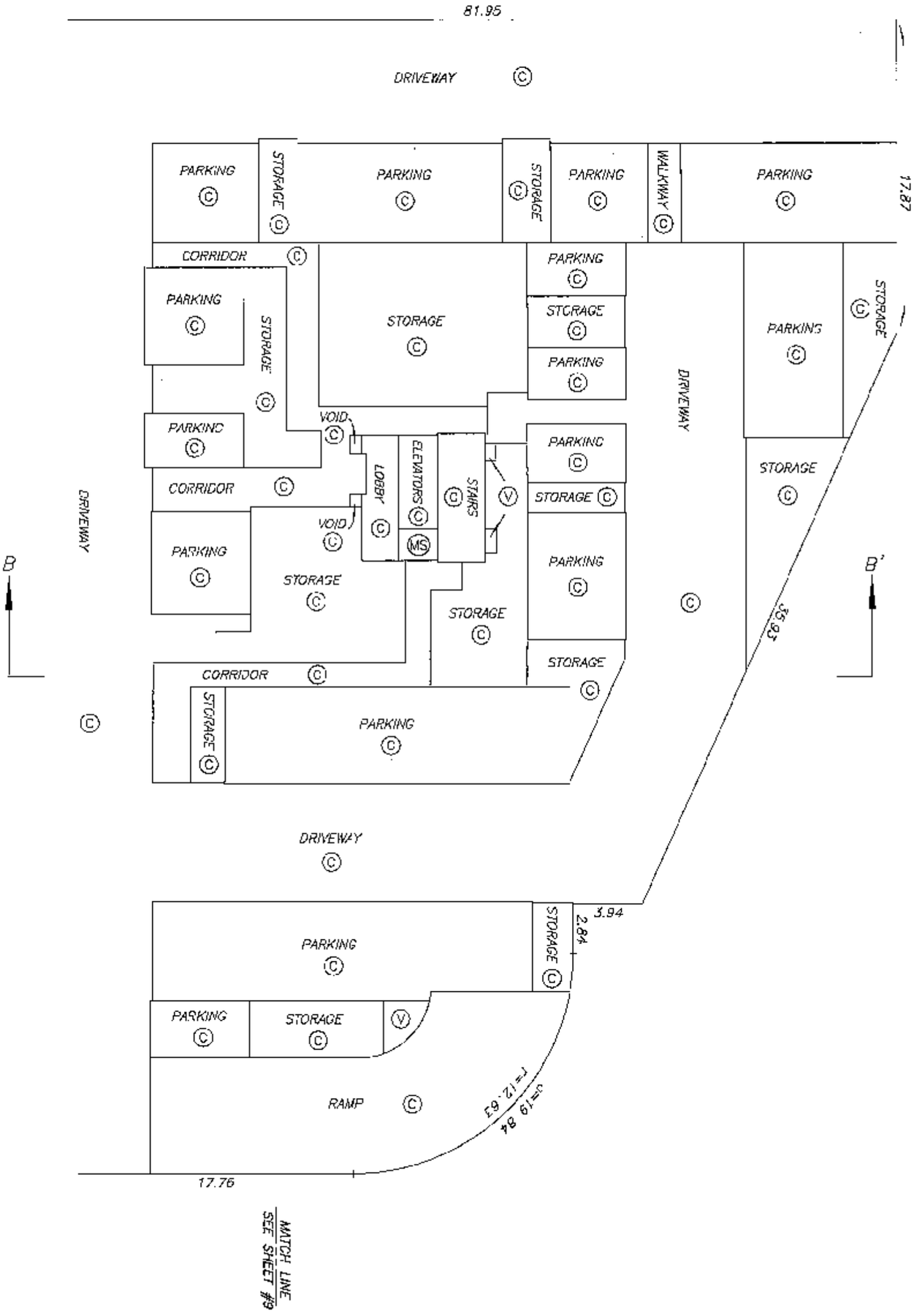
PARKING LEVEL P3
NORTH PORTION

STRATA PLAN BCS 1807

SCALE 1:250

4 0 4 8

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15_P3
FILE # 30494-15

DATE : MARCH 7, 2006

M.E.S.

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

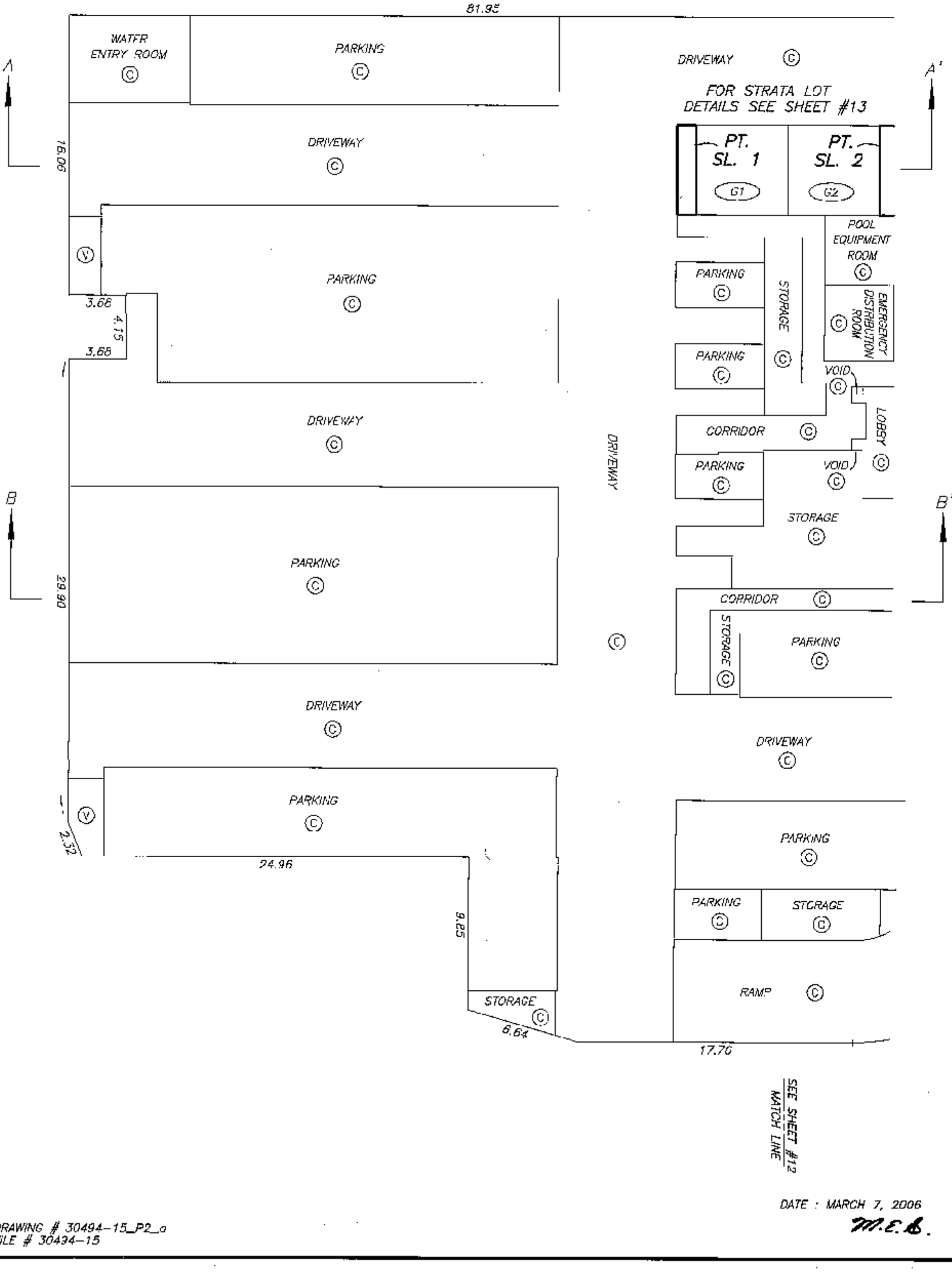
PARKING LEVEL P2
SOUTH PORTION

STRATA PLAN BCS 1807

SCALE 1:250

4 0 4 8

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15_P2_a
FILE # 30494-15

DATE : MARCH 7, 2006

M.E.B.

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

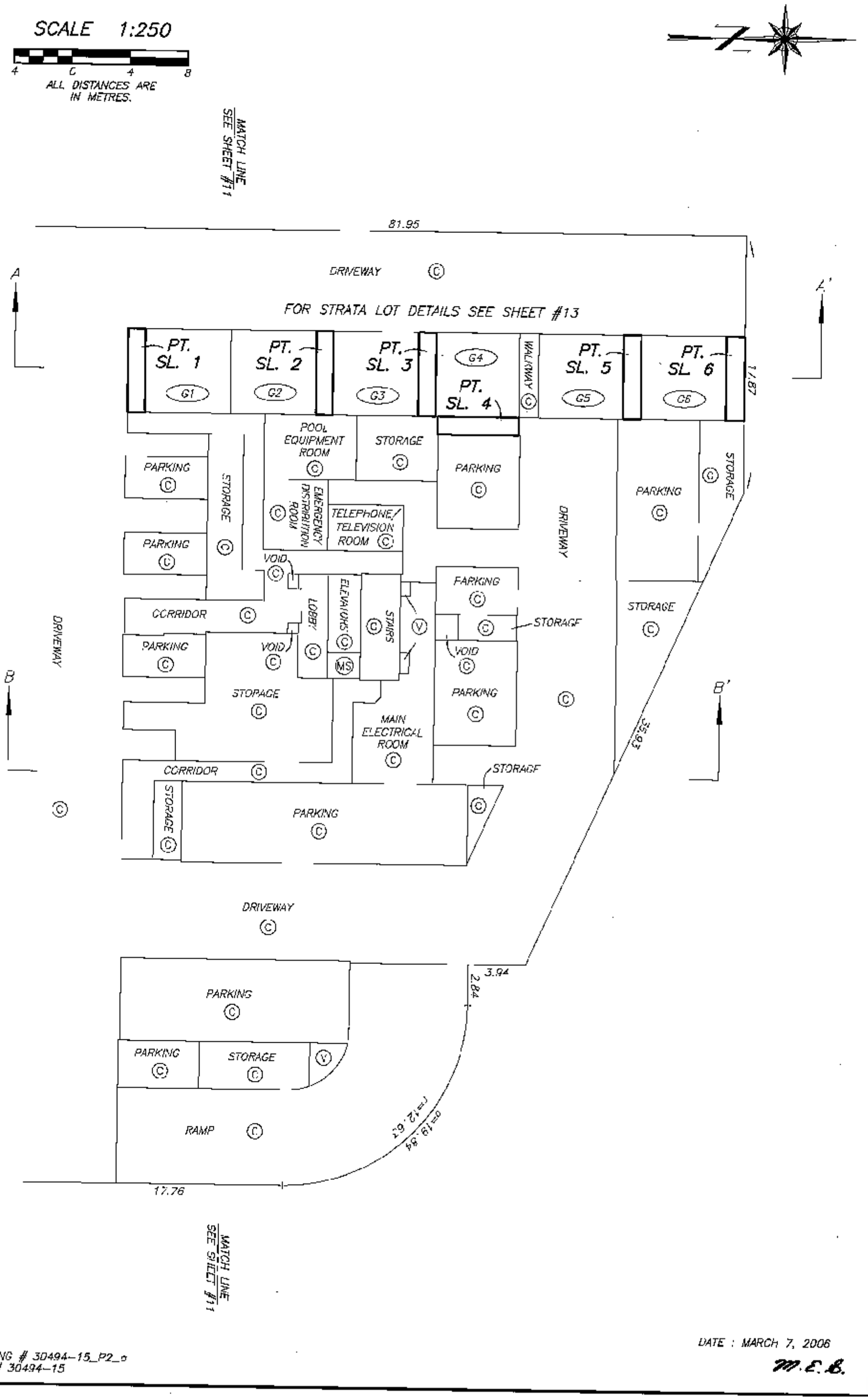
PARKING LEVEL P2
NORTH PORTION

STRATA PLAN BCS 1807

SCALE 1:250

4 0 4 8

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15_P2_a
FILE # 30494-15

DATE : MARCH 7, 2006

M.E.B.

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

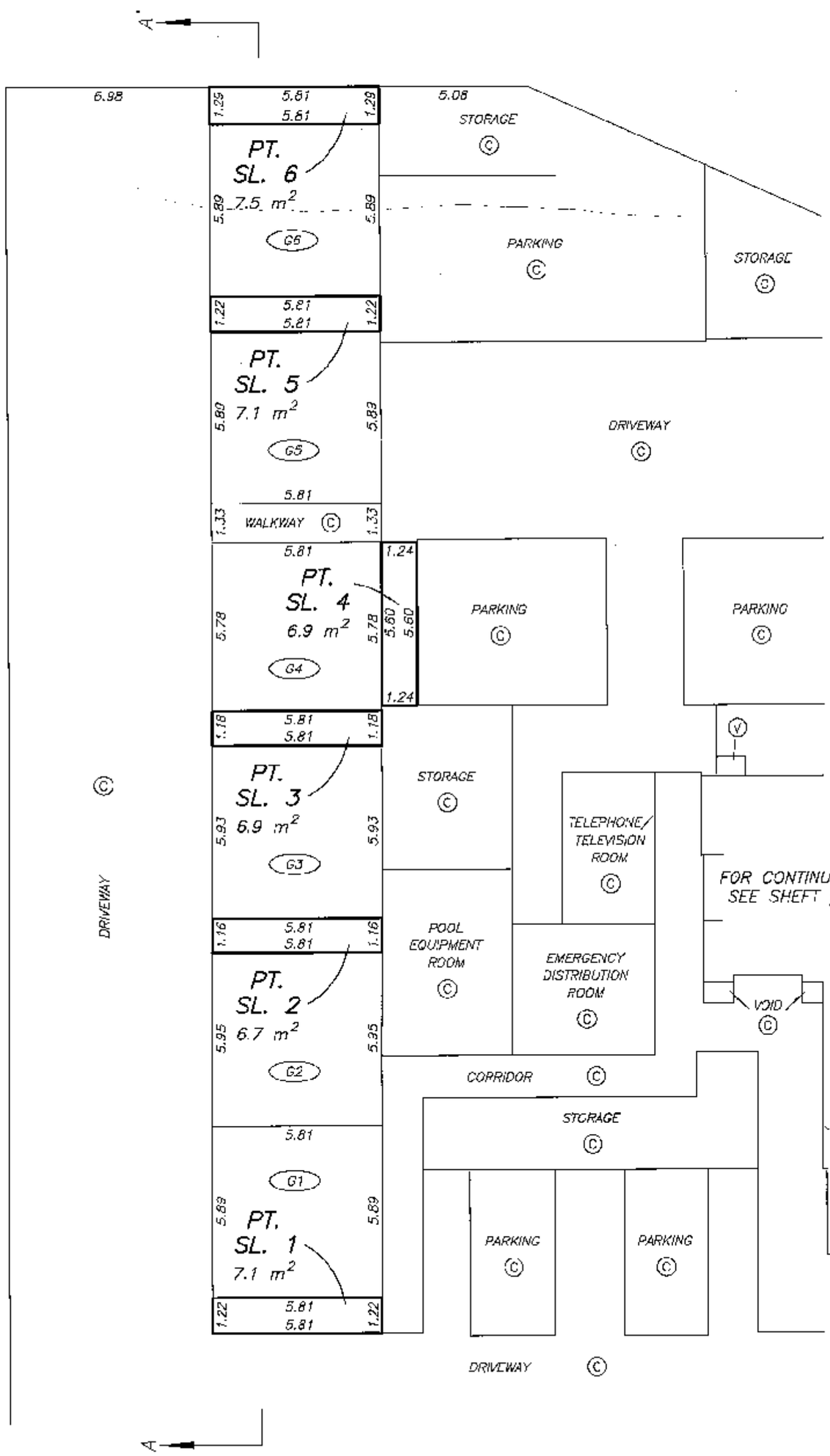
PARKING LEVEL P2 FLOOR PLAN TOWNHOUSES

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : MARCH 7, 2006

M.E.S.

DRAWING # 30494 15
FILE # 30494-15_P2

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

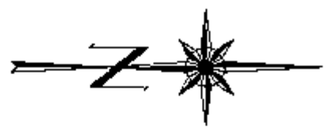
PARKING LEVEL P1
SOUTH PORTION

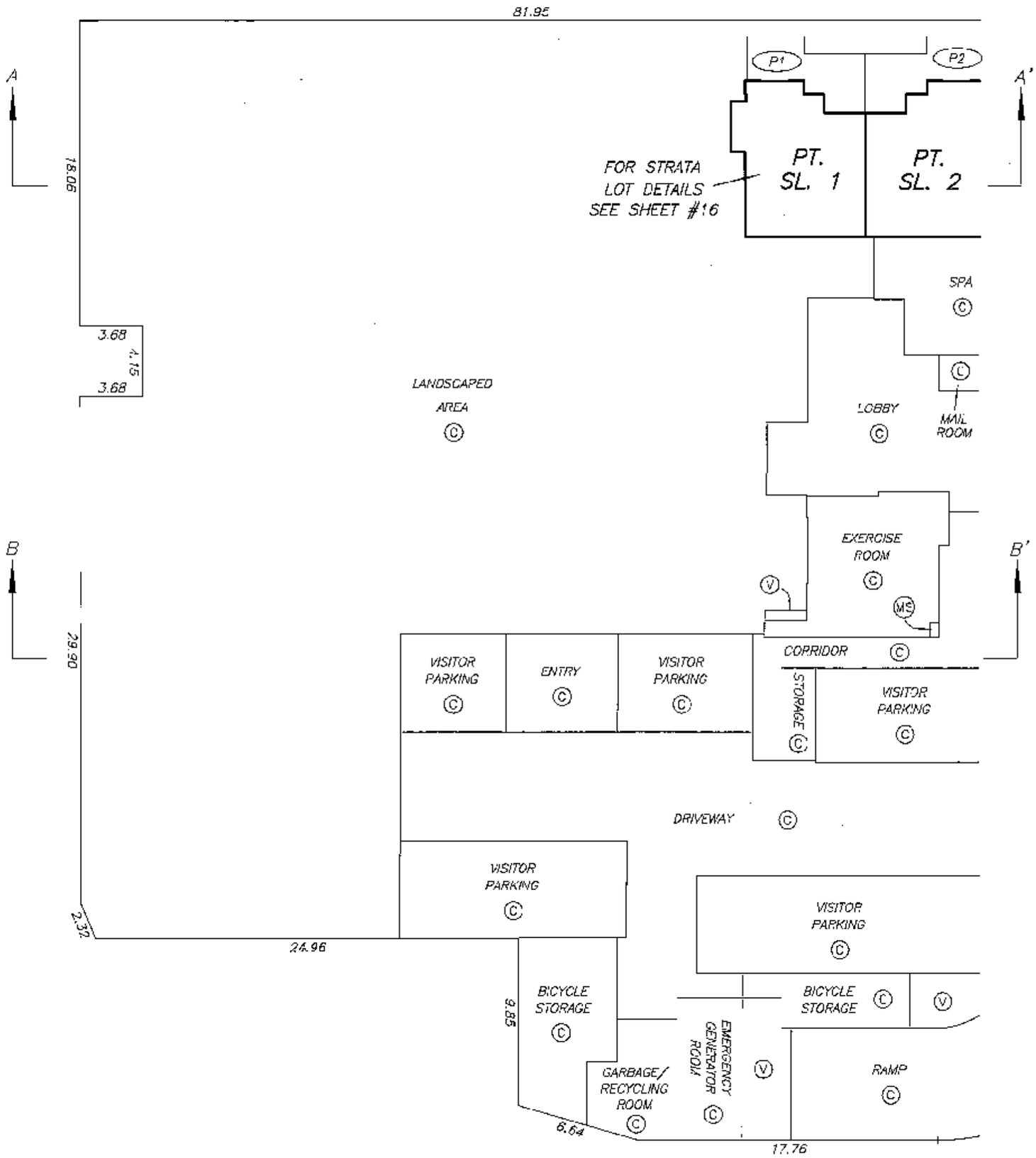
STRATA PLAN BCS 1807

SCALE 1:250

4 0 4 8

ALL DISTANCES ARE IN METRES.





DATE : MARCH 7, 2006

M.E.S.

DRAWING # 30494-15_P1a
FILE # 30494-15

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

PARKING LEVEL P1
NORTH PORTION

STRATA PLAN BCS 1807

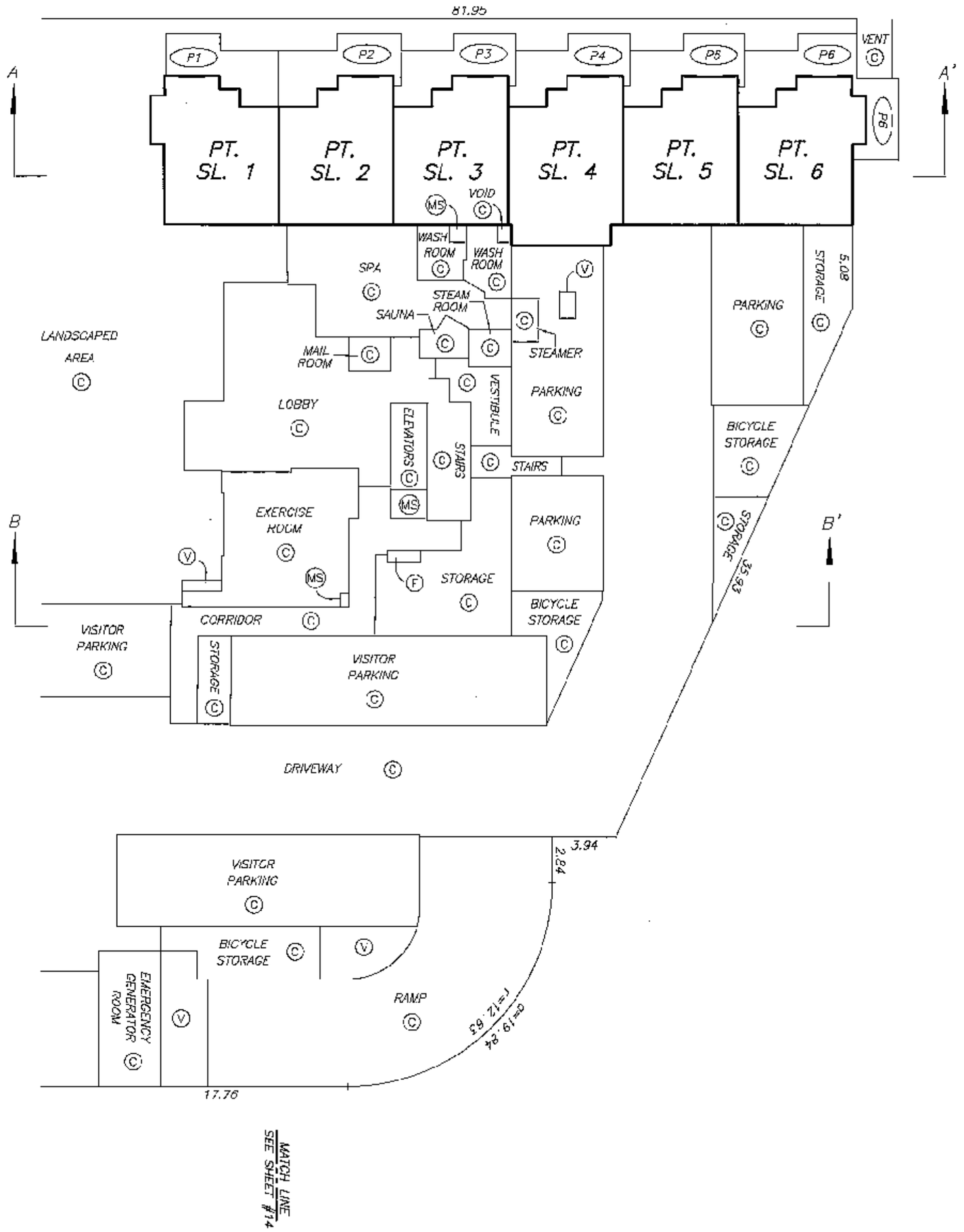
SCALE 1:250

4 0 4 8

ALL DISTANCES ARE IN METRES.

MATCH LINE SEE SHEET #14

FOR STRATA LOT DETAILS SEE SHEET #16



MATCH LINE SEE SHEET #14

DATE : MARCH 7, 2006

M.E.B.

DRAWING # 30494-15_P1a
FILE # 30494-15

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

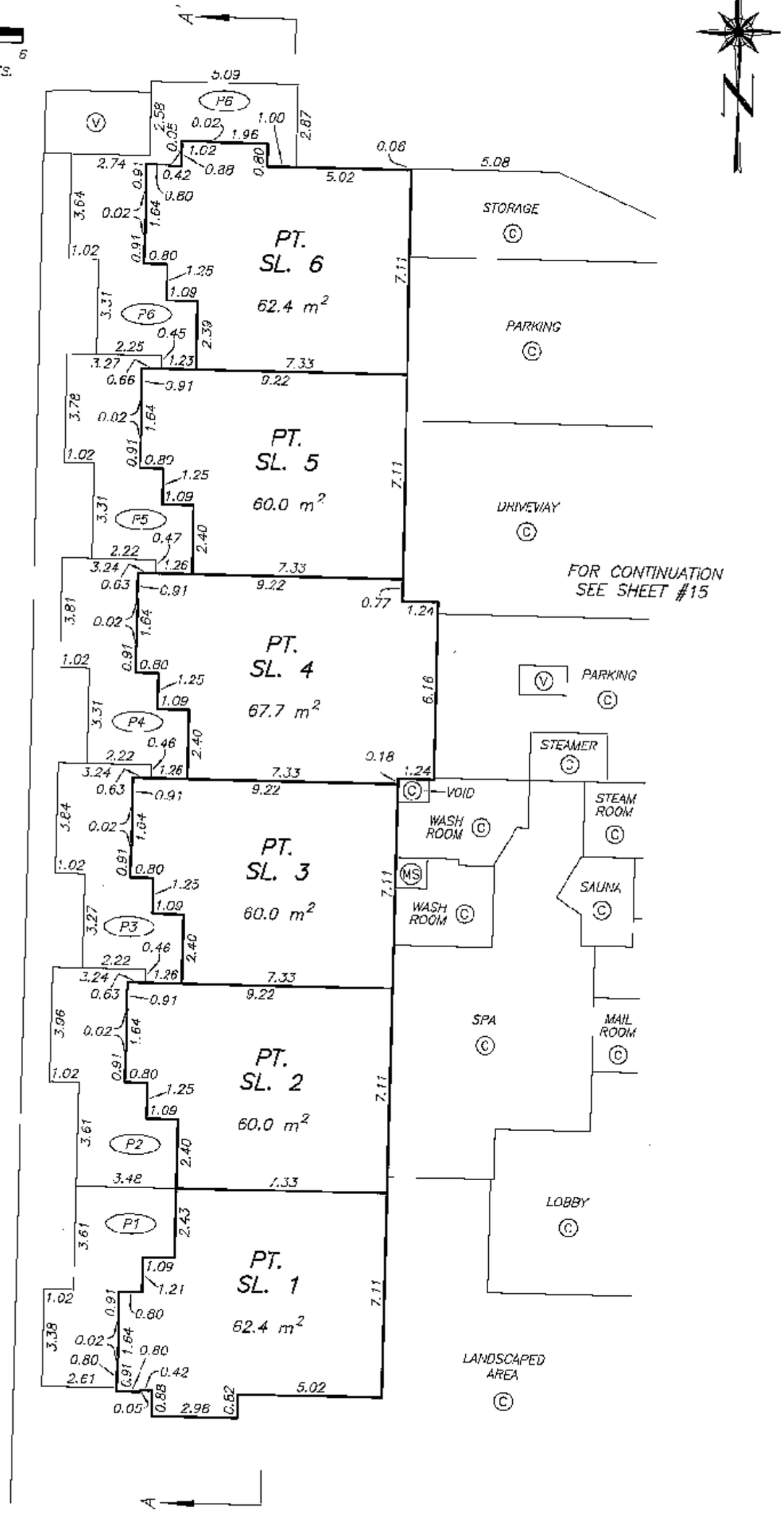
PARKING LEVEL P1
FLOOR PLAN
TOWNHOUSES

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15
FILE # 30494-15_P1

DATE : MARCH 7, 2006

M.C.S.

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

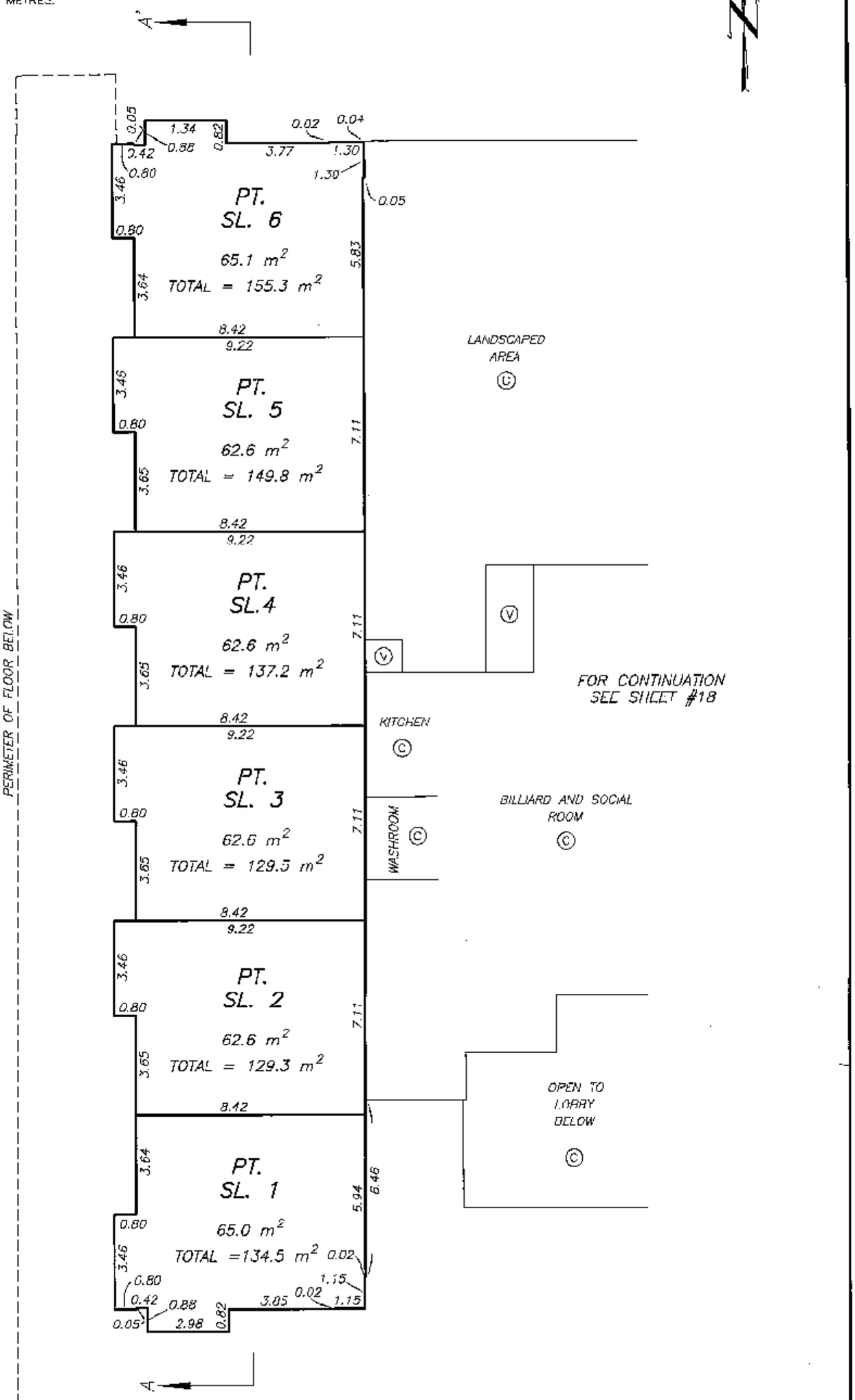
LEVEL ONE FLOOR PLAN TOWNHOUSES

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : MARCH 7, 2006

M.E.B.

DRAWING # 30494-15
FILE # 30494-15_L1

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

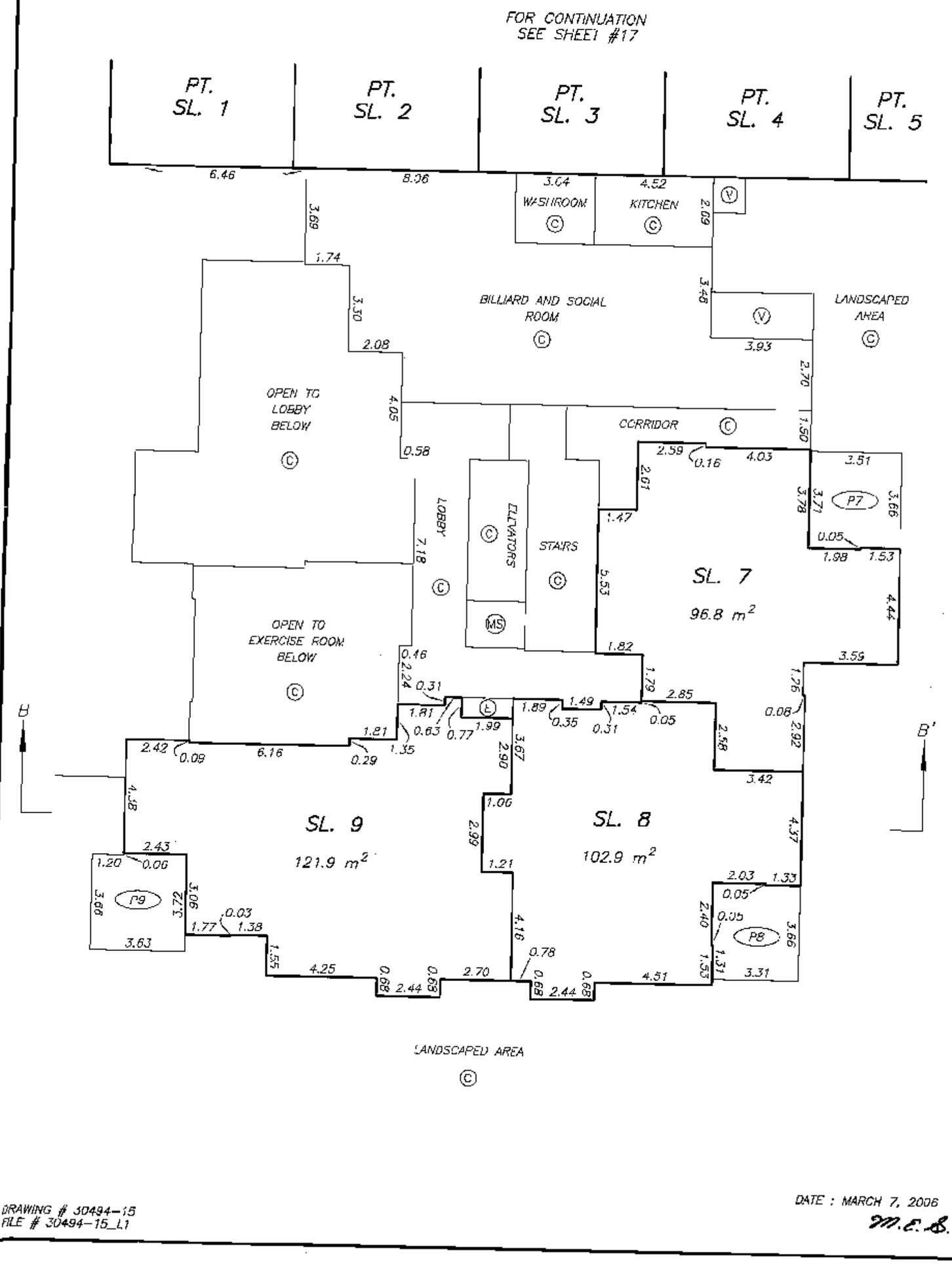
LEVEL ONE FLOOR PLAN TOWER

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15
FILE # 30494-15_L1

DATE : MARCH 7, 2006

M.E.B.

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

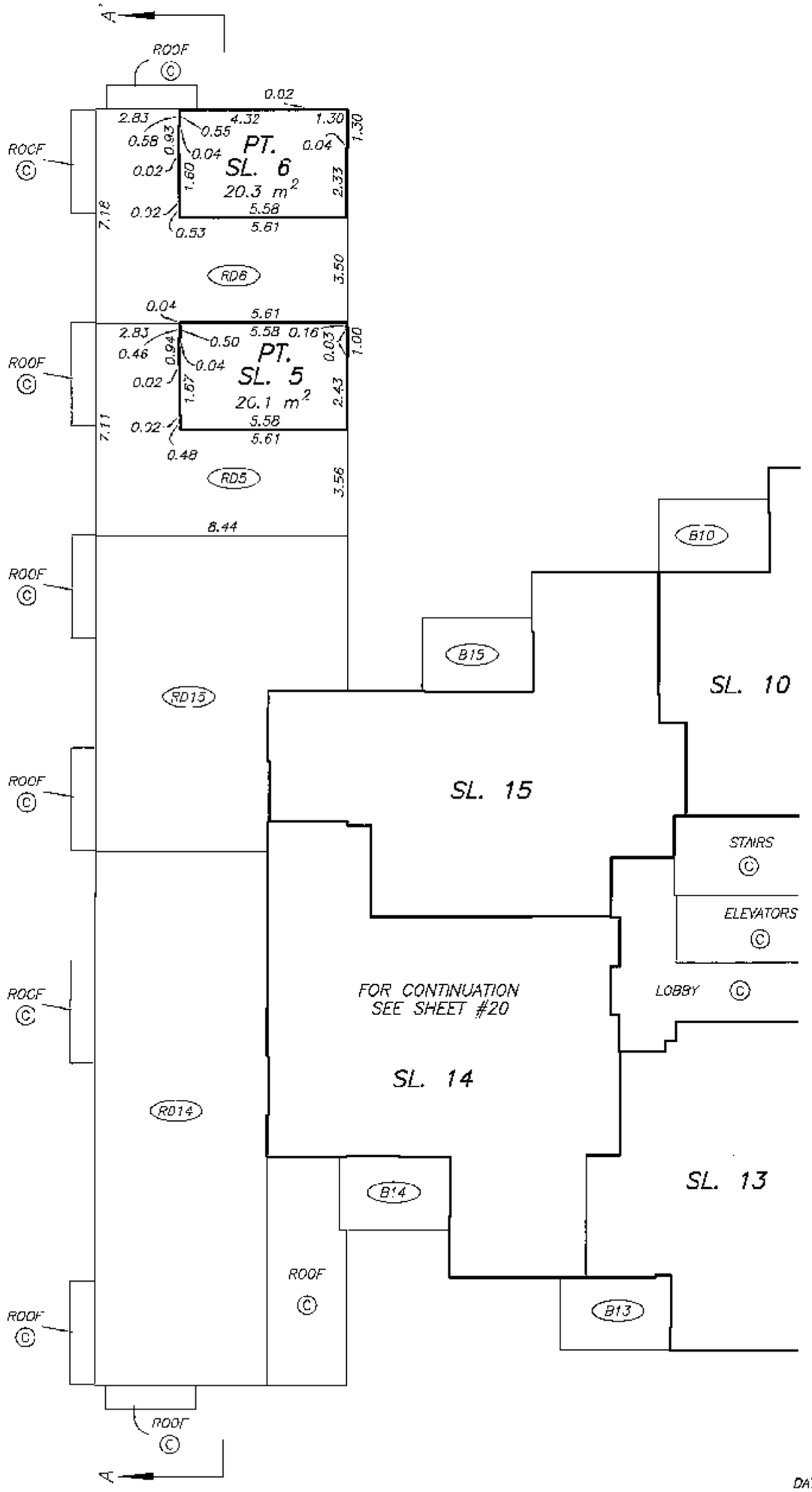
LEVEL TWO FLOOR PLAN TOWNHOUSES

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.

STRATA PLAN BCS 1807



DRAWING # 30494-15
FILE # 30494-15_L2

DATE : MARCH 7, 2006

M.E.B.

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

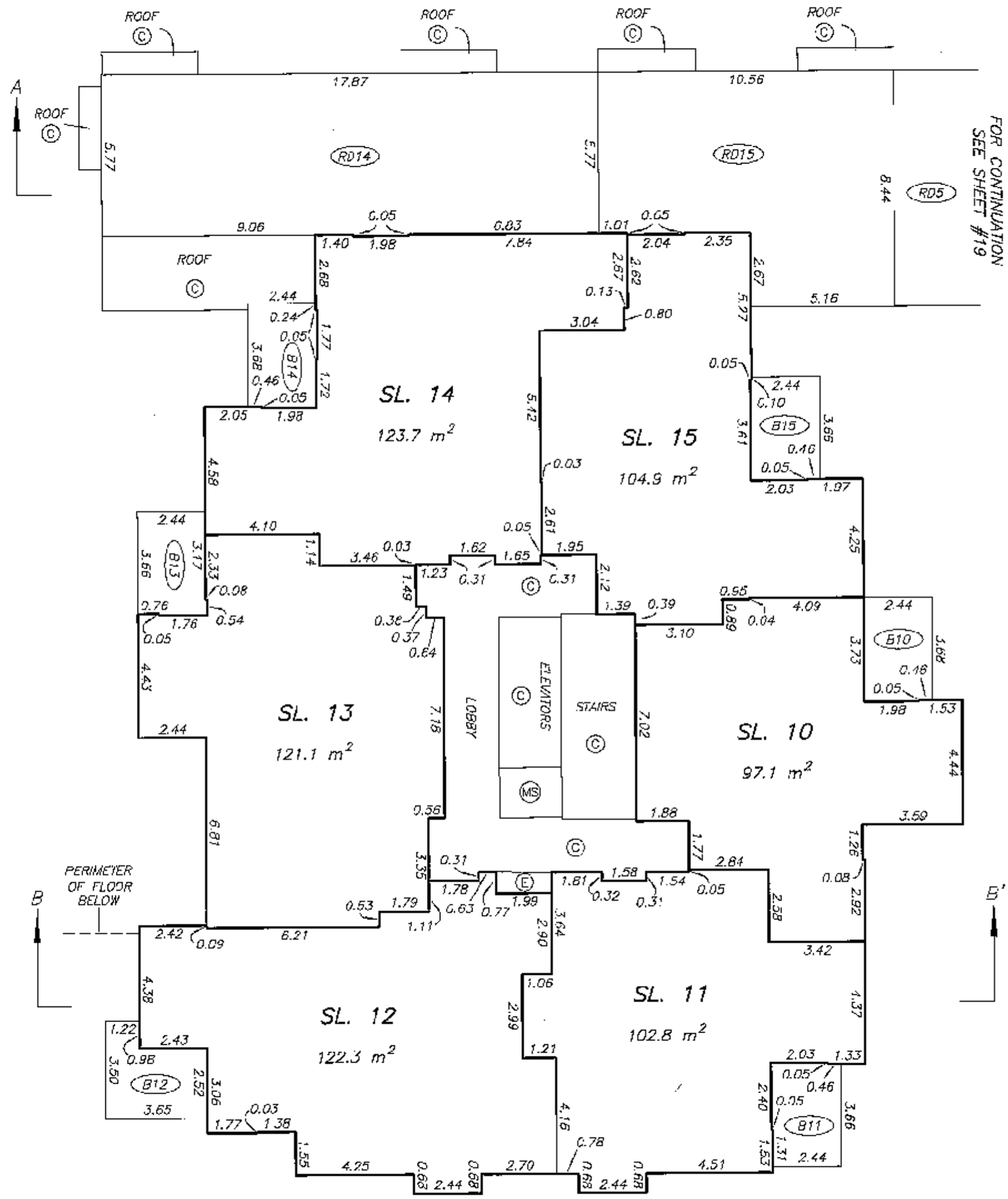
LEVEL TWO FLOOR PLAN TOWER

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : MARCH 7, 2006

M.E.B.

DRAWING # 30494-15
FILE # 30494-15_L2

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

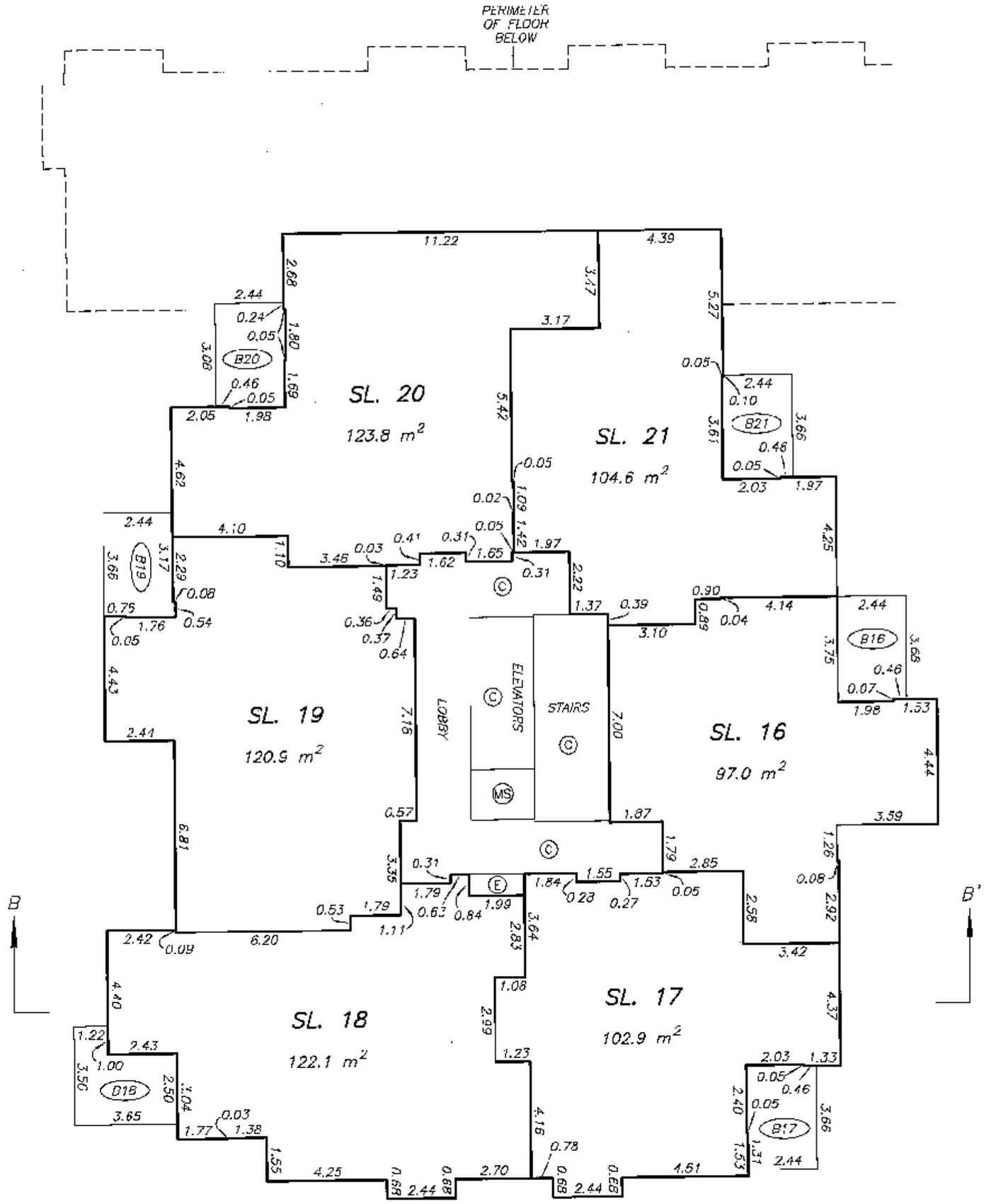
LEVEL THREE FLOOR PLAN TOWER

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : MARCH 7, 2006

M.E.B.

DRAWING # 30494-15
FILE # 30494-15_L3

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

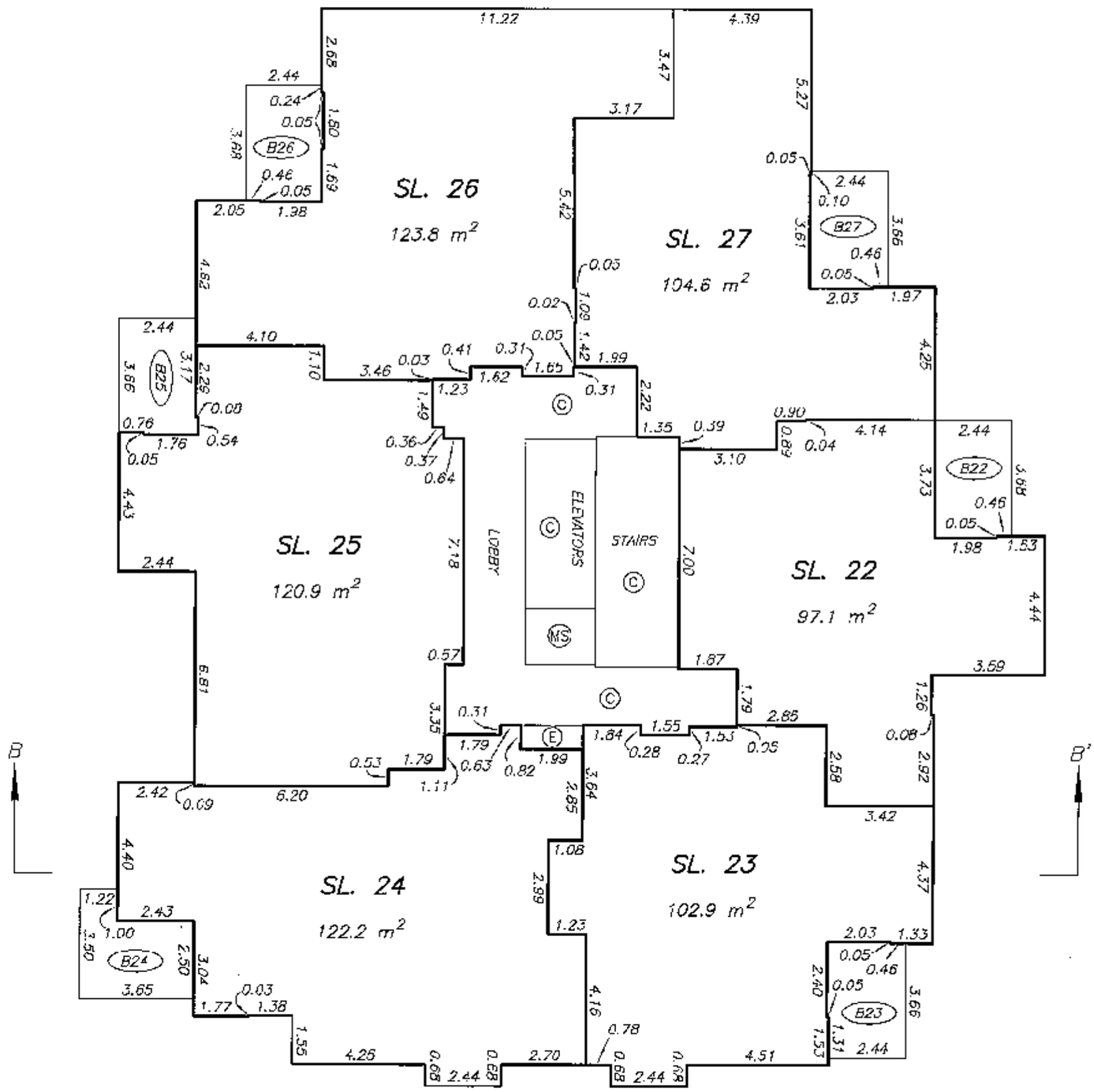
LEVEL FOUR FLOOR PLAN TOWER

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15
FILE # 30494-15_L4

DATE : MARCH 7, 2006

M.E.B.

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

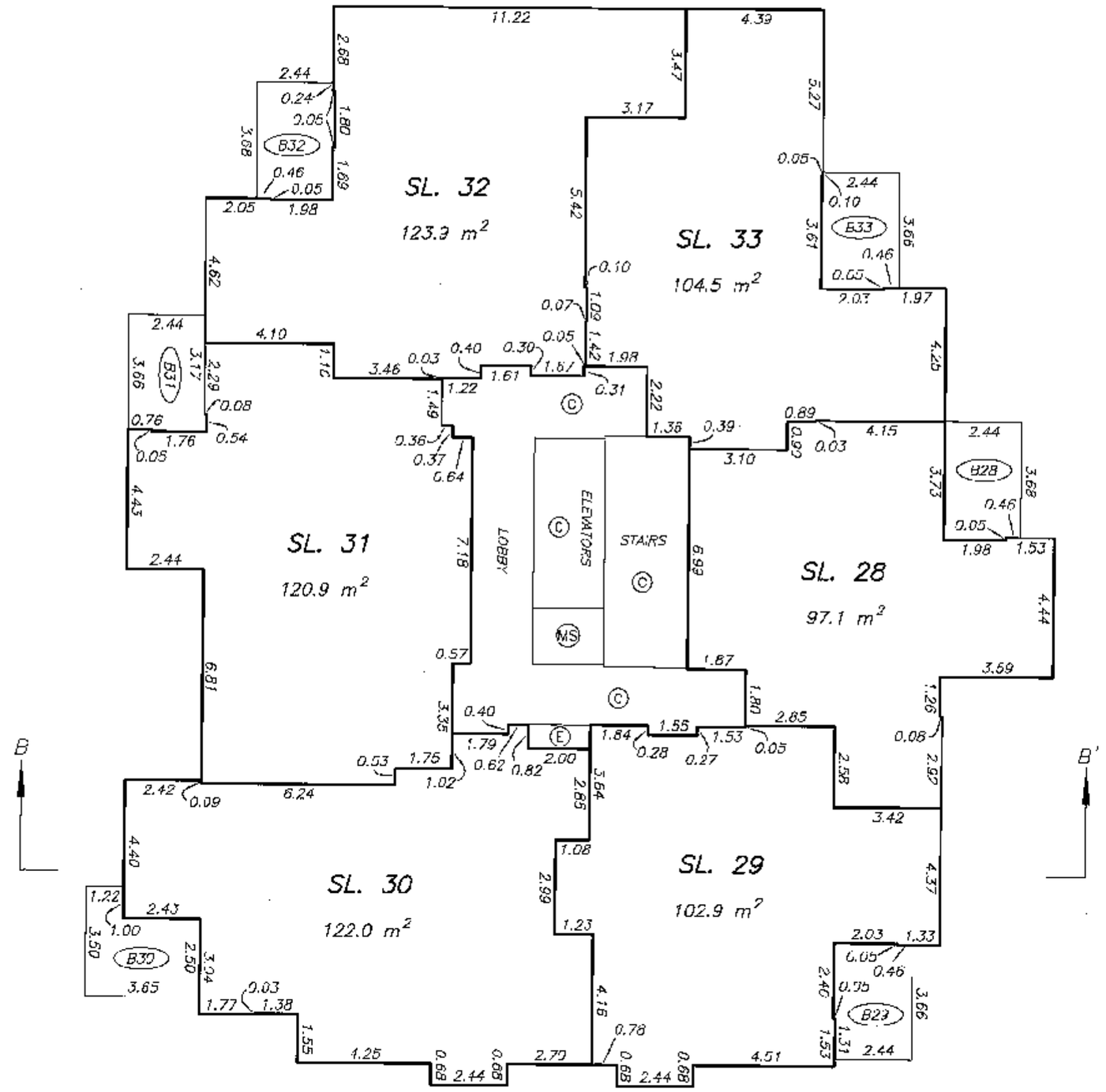
LEVEL FIVE FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15
FILE # 30494-15_L5

DATE : MARCH 7, 2008

M.E.B.

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

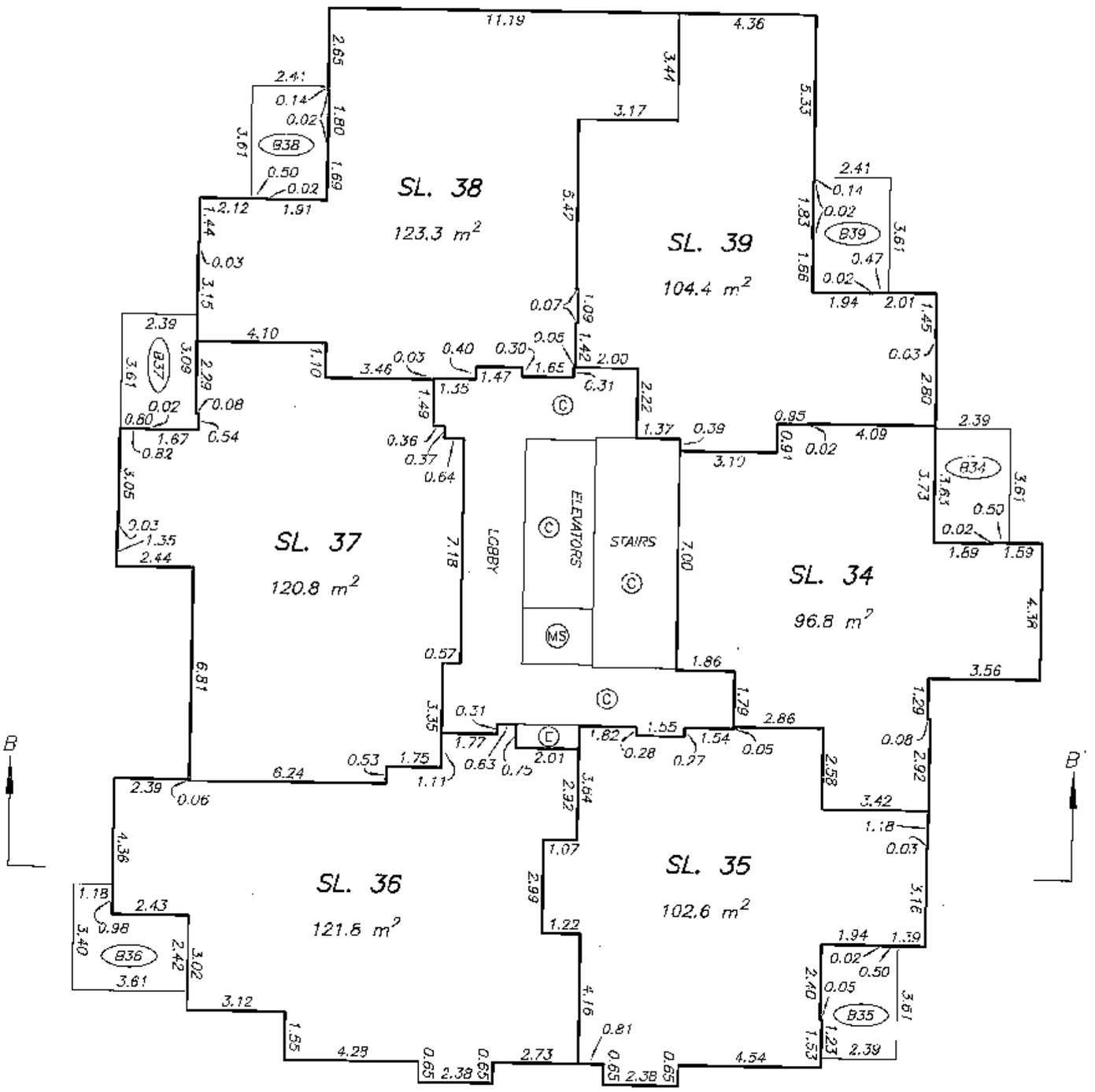
LEVEL SIX FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15
FILE # 30494-15_L6

DATE : MARCH 7, 2006

M.E.S.

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

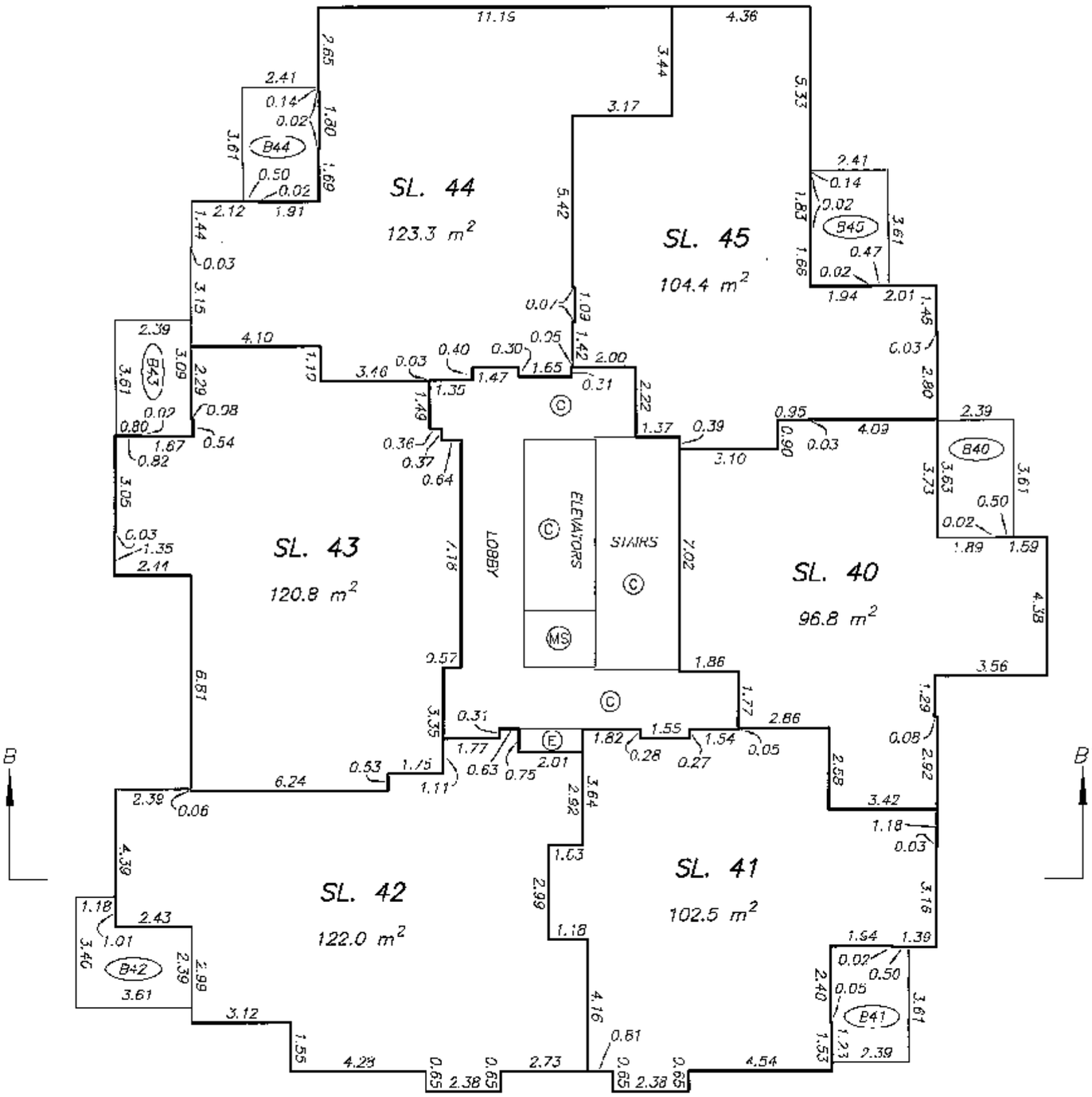
LEVEL SEVEN FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15
FILE # 30494-15_L7

DATE : MARCH 7, 2006

M.E.S.

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

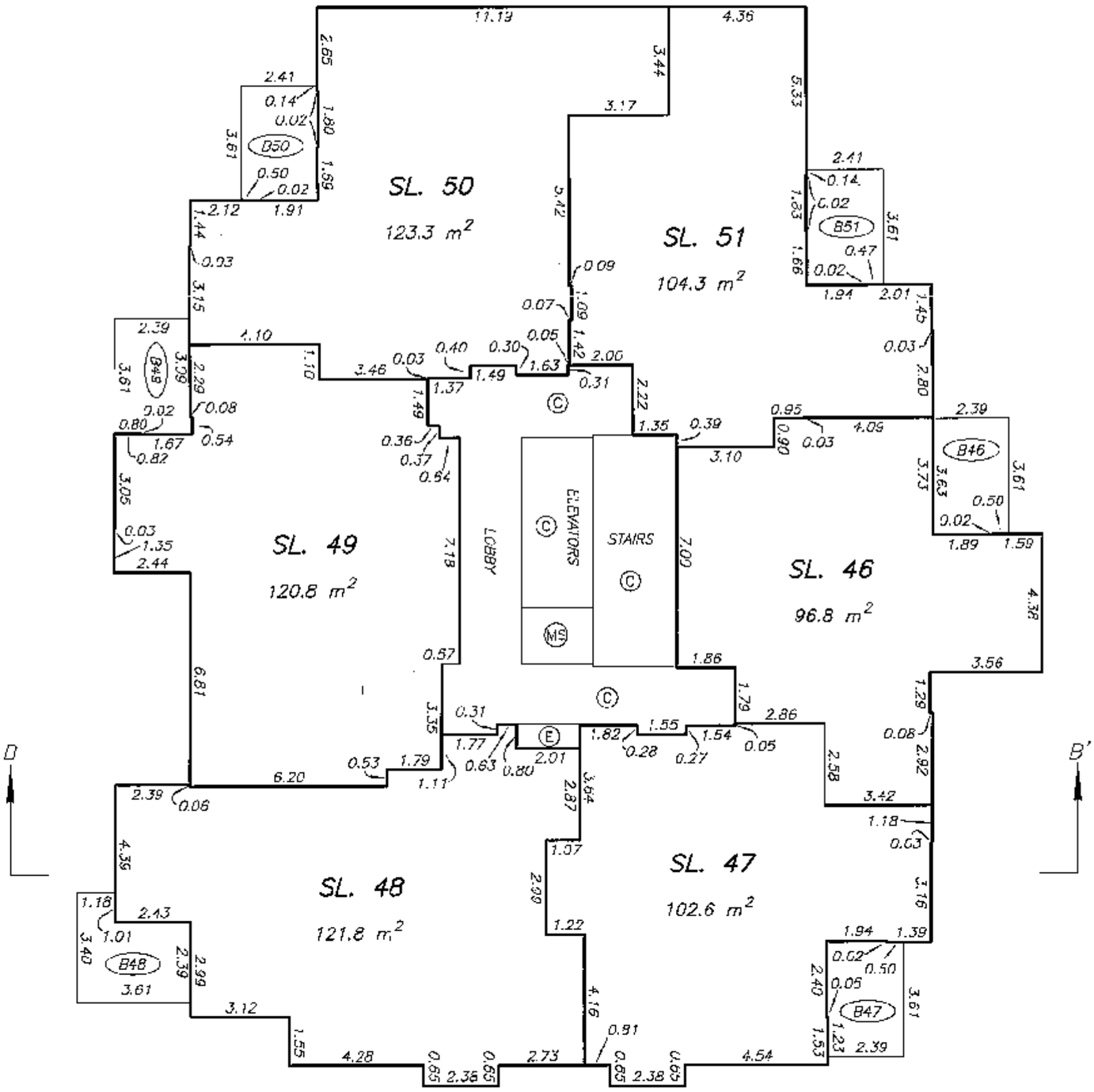
LEVEL EIGHT FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15
FILE # 30494-15_LB

DATE : MARCH 7, 2006

M.E.B.

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

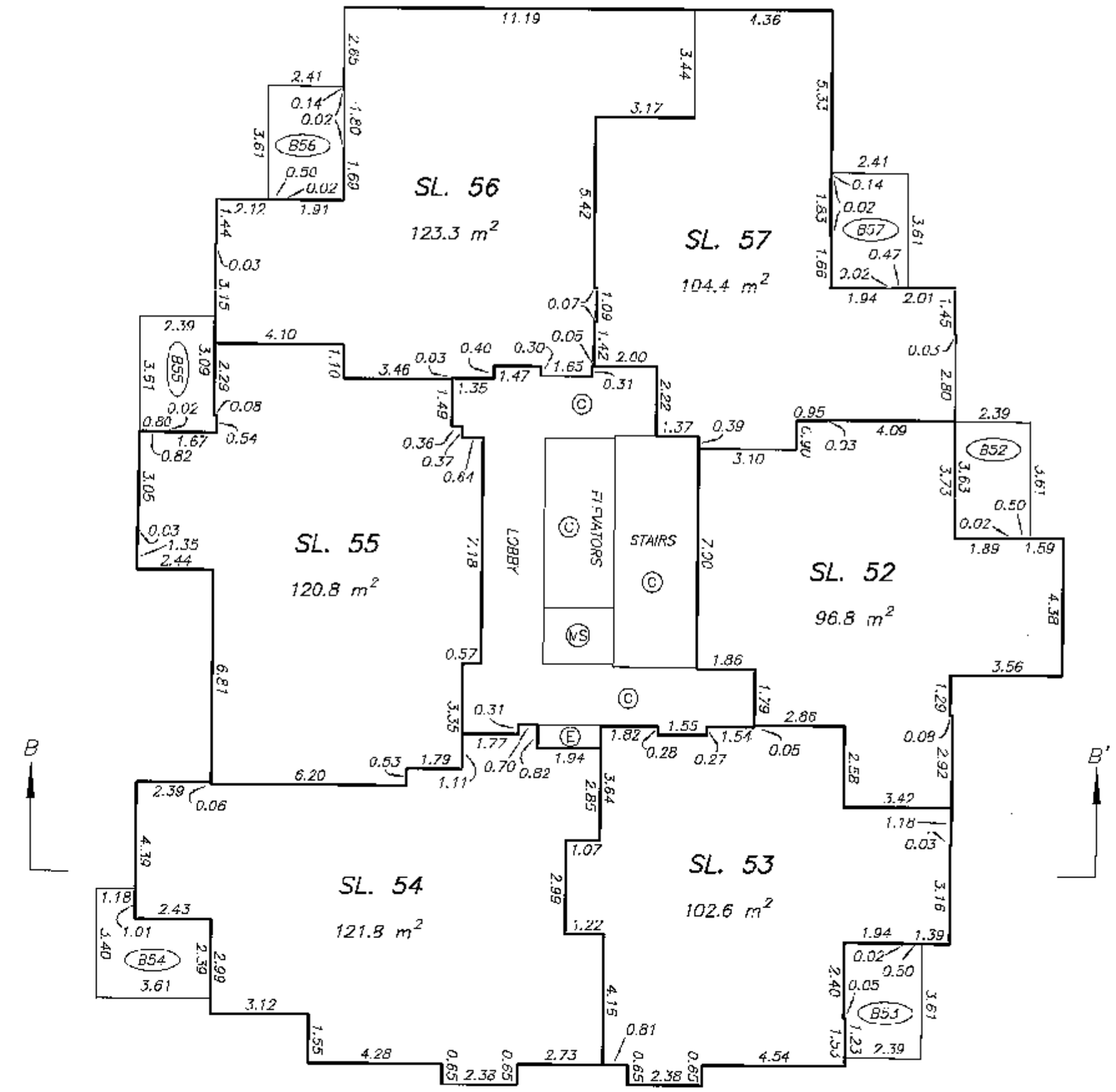
LEVEL NINE FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15
FILE # 30494-15_L9

DATE : MARCH 7, 2006

M.E.B.

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

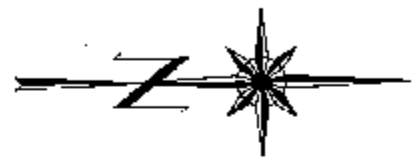
LEVEL TEN FLOOR PLAN

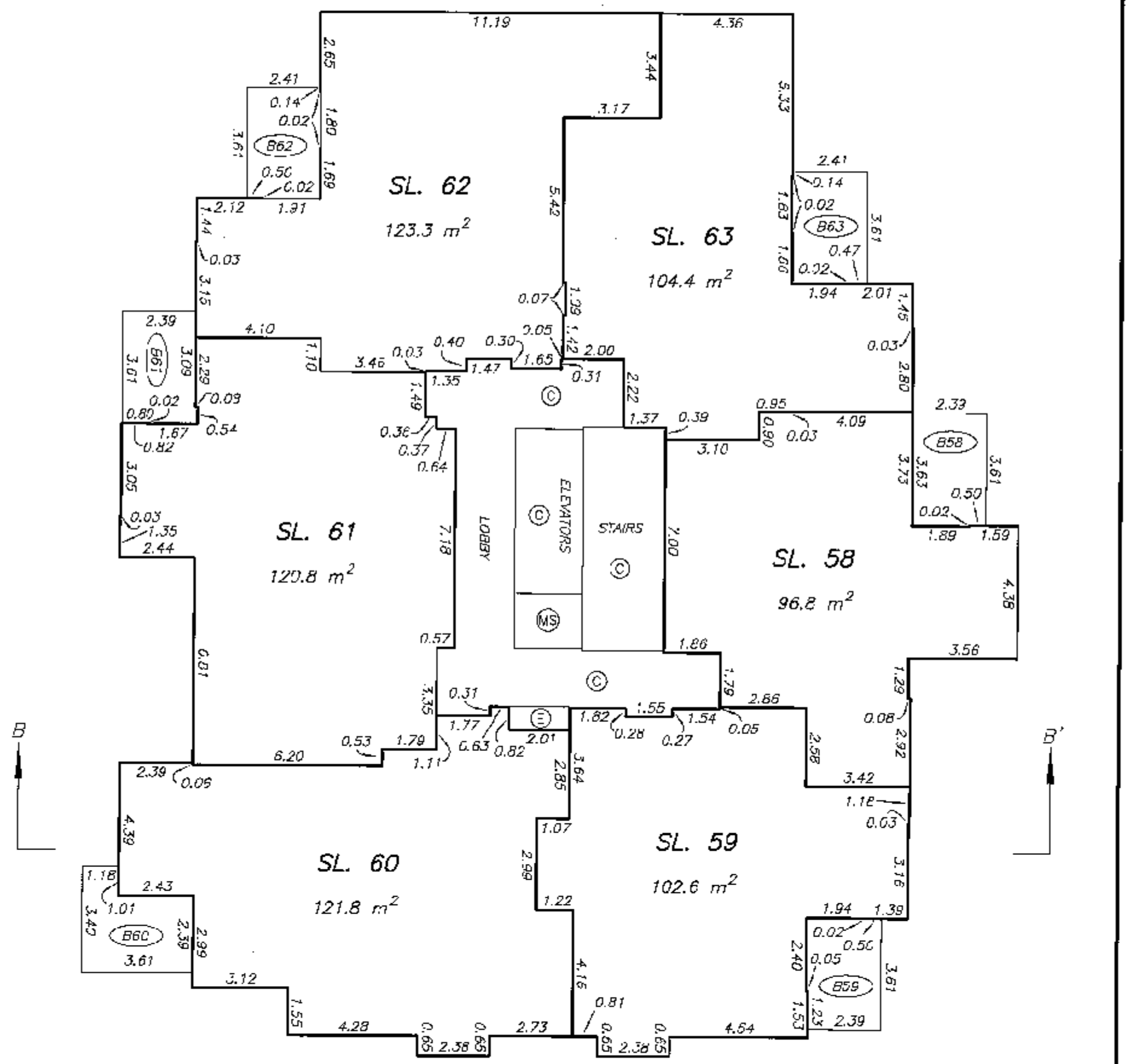
STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.





DATE : MARCH 7, 2006

DRAWING # 30494-15
FILE # 30494-15_L10

ORIGINAL

FILED NMBCS1807 RCVD: 2006-04-07 PRNT: 2008-04-02-15.35.20.229291

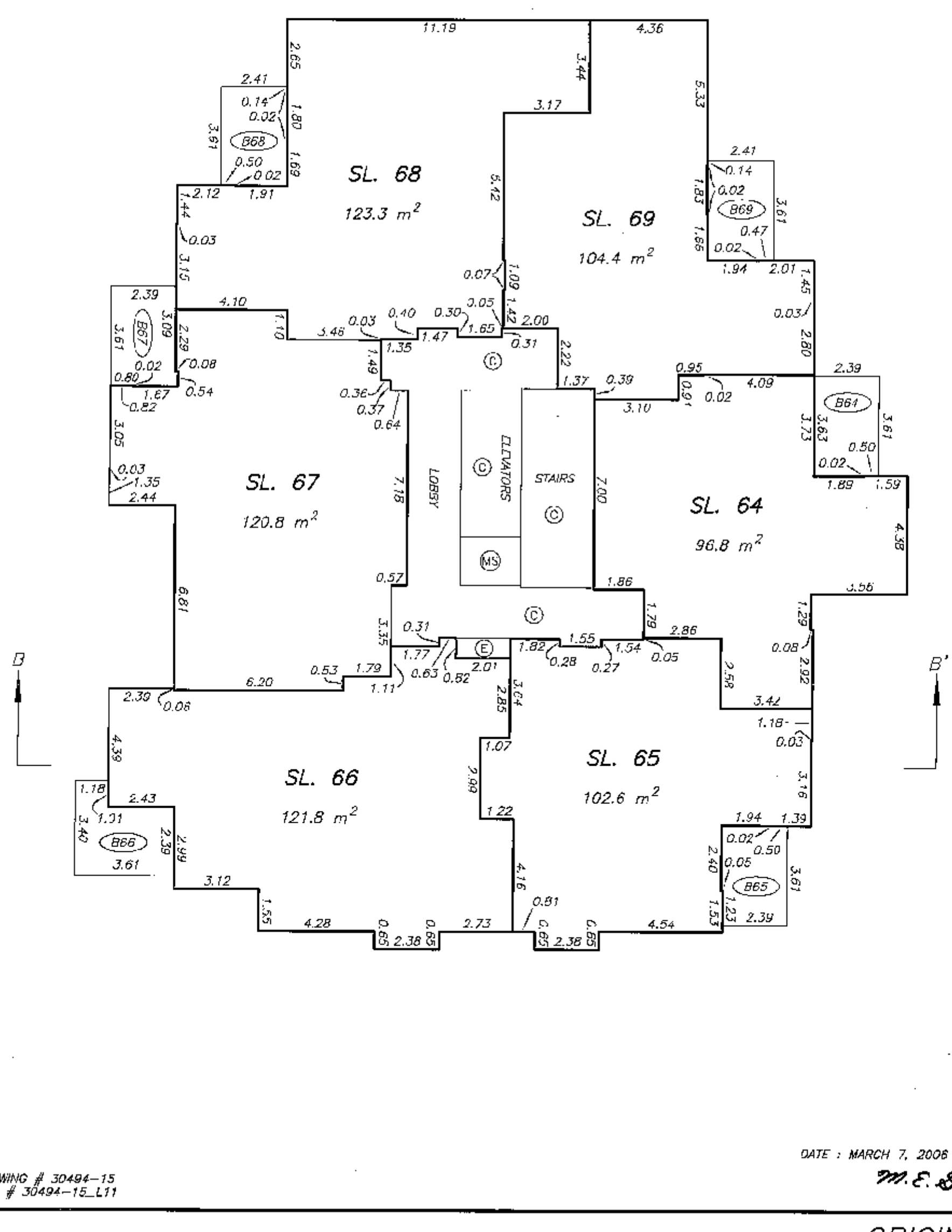
LEVEL ELEVEN FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : MARCH 7, 2006

M.E.S.

DRAWING # 30494-15
FILE # 30494-15_L11

ORIGINAL

FILED NMBCS1807 RCVD: 2006-04-07 PRNT: 2008-04-02-15.35.20

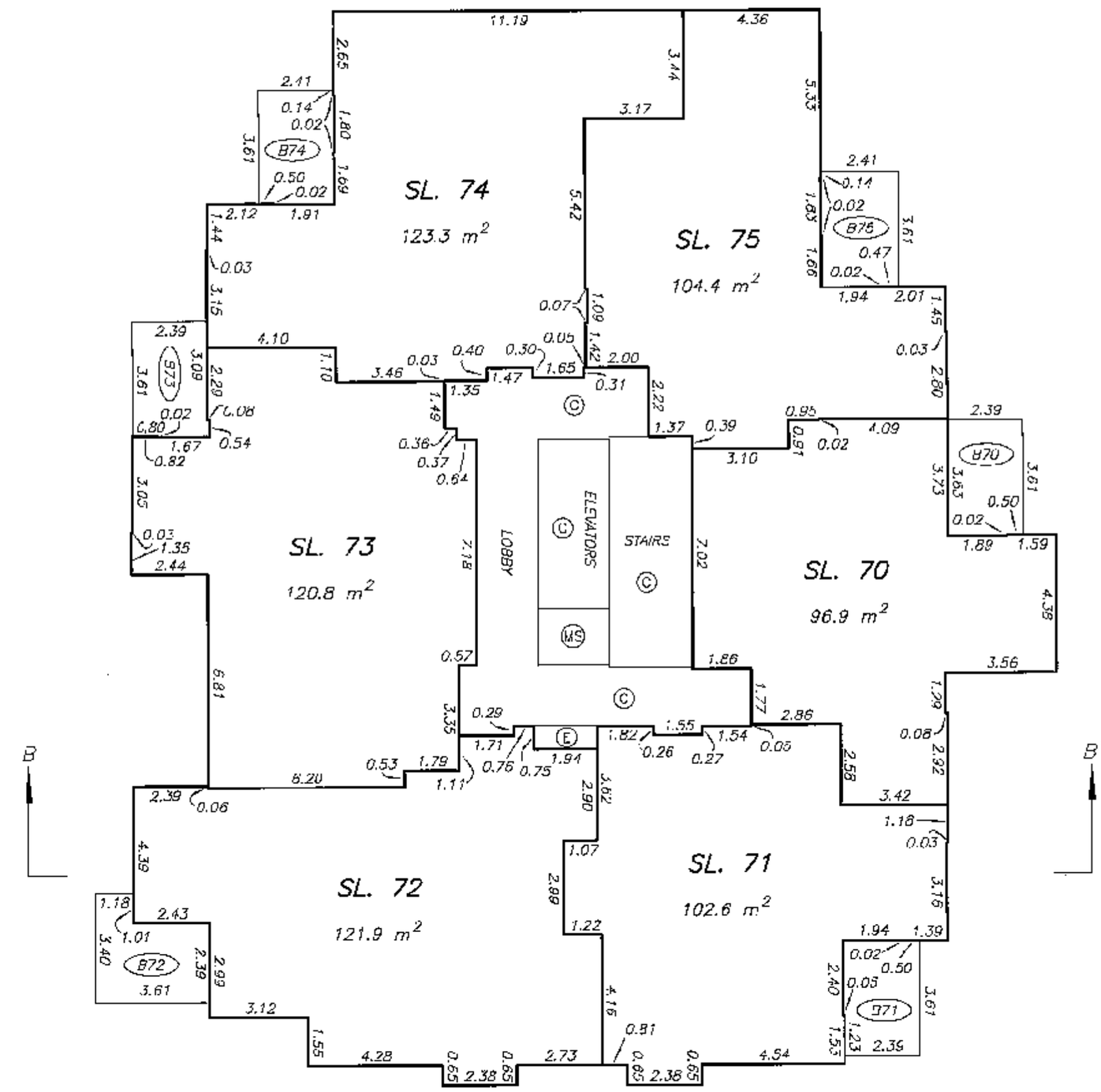
LEVEL TWELVE FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : MARCH 7, 2006

DRAWING # 30494-15
FILE # 30494-15_L12

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

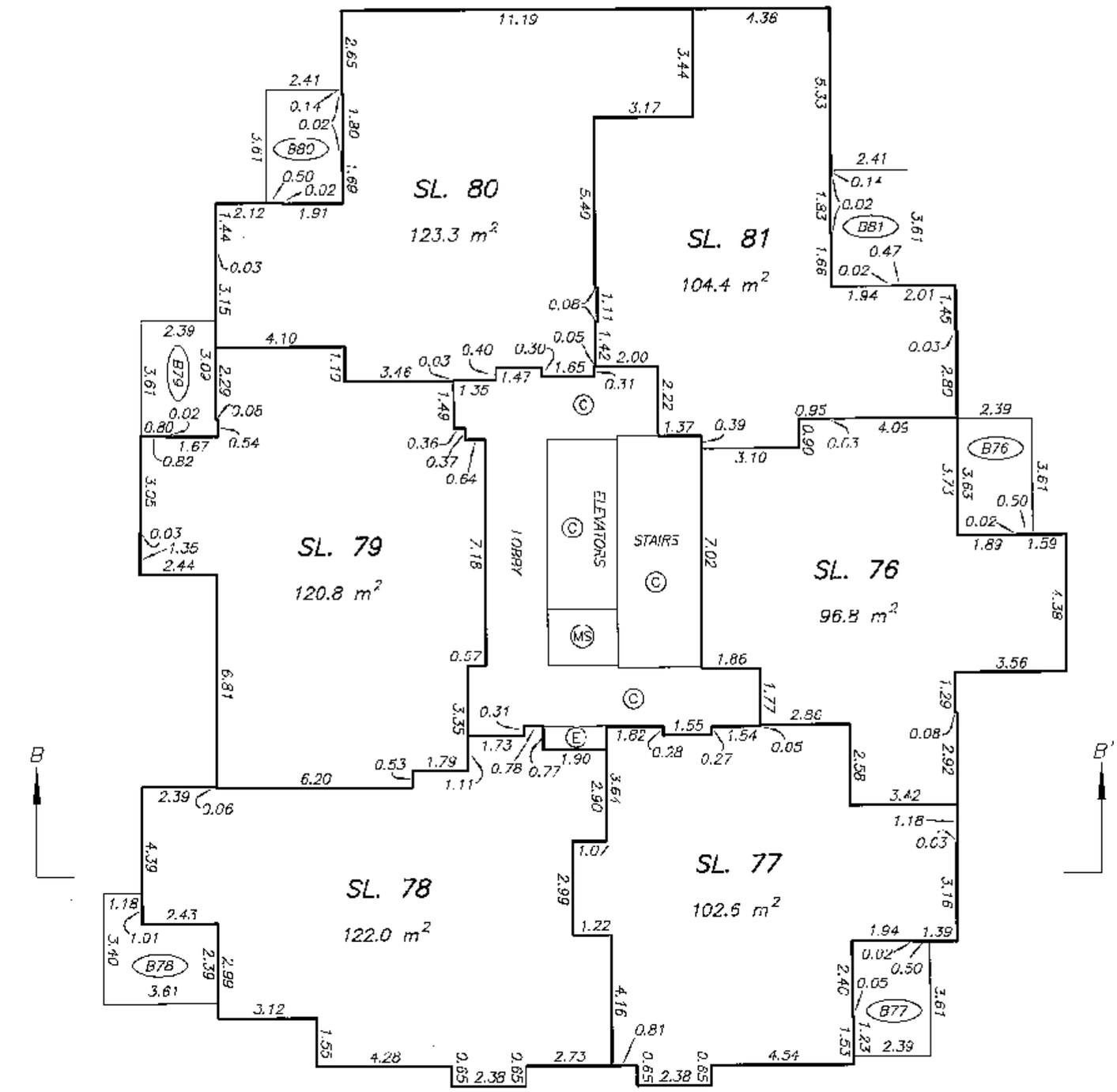
LEVEL THIRTEEN FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : MARCH 7, 2006

M.E.B.

DRAWING # 30494-15
FILE # 30494-15_L13

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

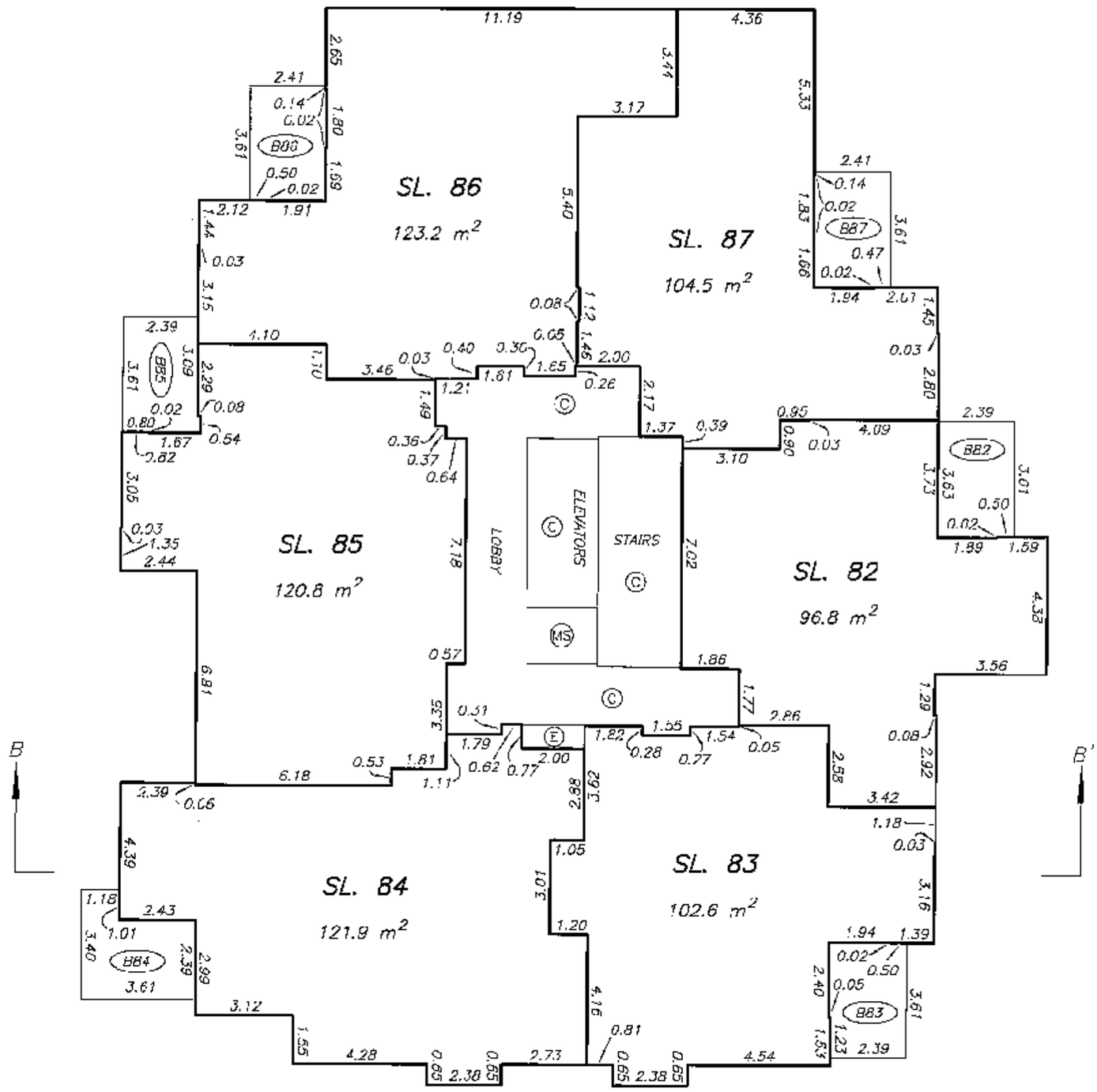
LEVEL FOURTEEN FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15
FILE # 30494-15_L14

DATE : MARCH 7, 2006

M.E.B.

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

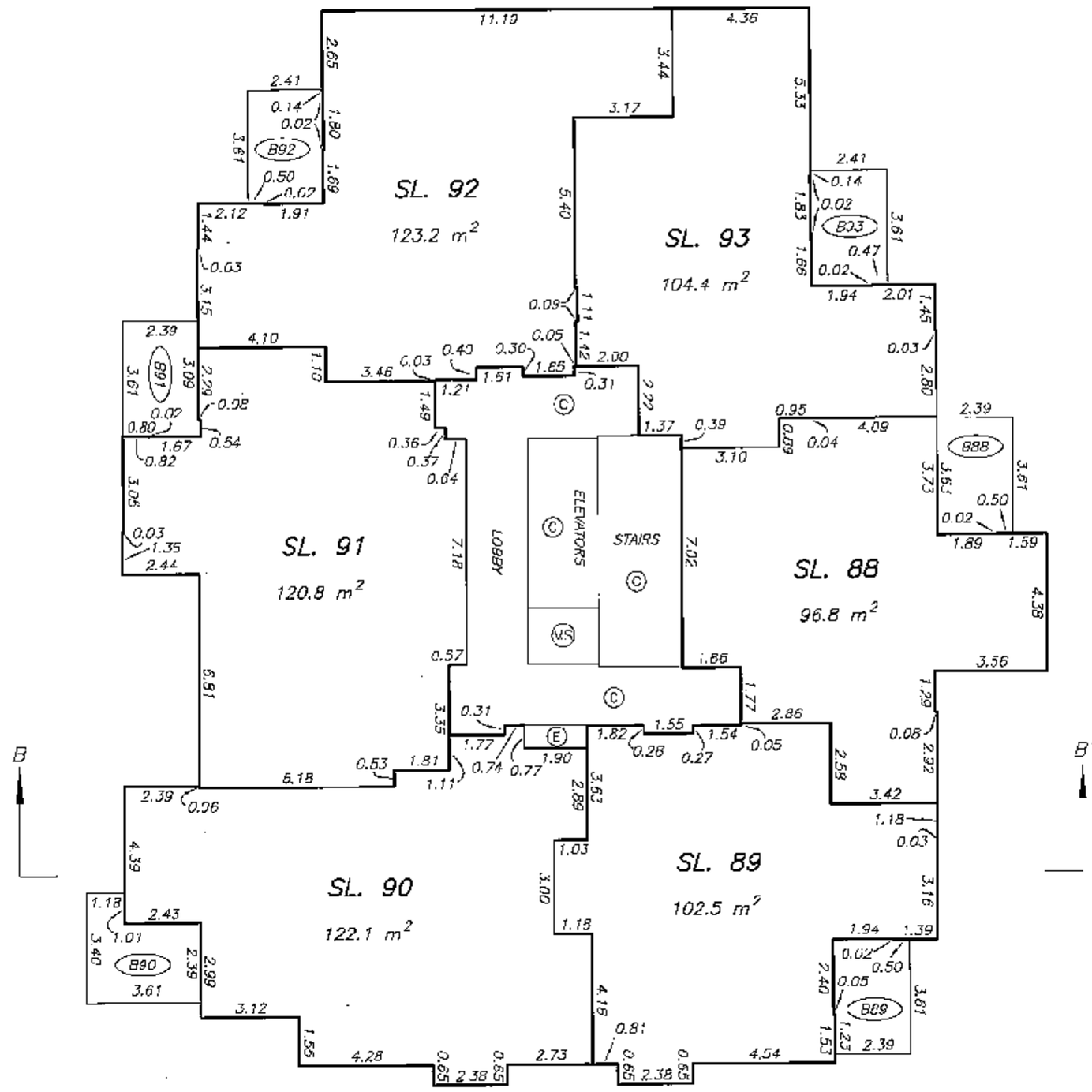
LEVEL FIFTEEN FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : MARCH 7, 2006

M.E.B.

DRAWING # 30494-15
FILE # 30494-15_L15

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

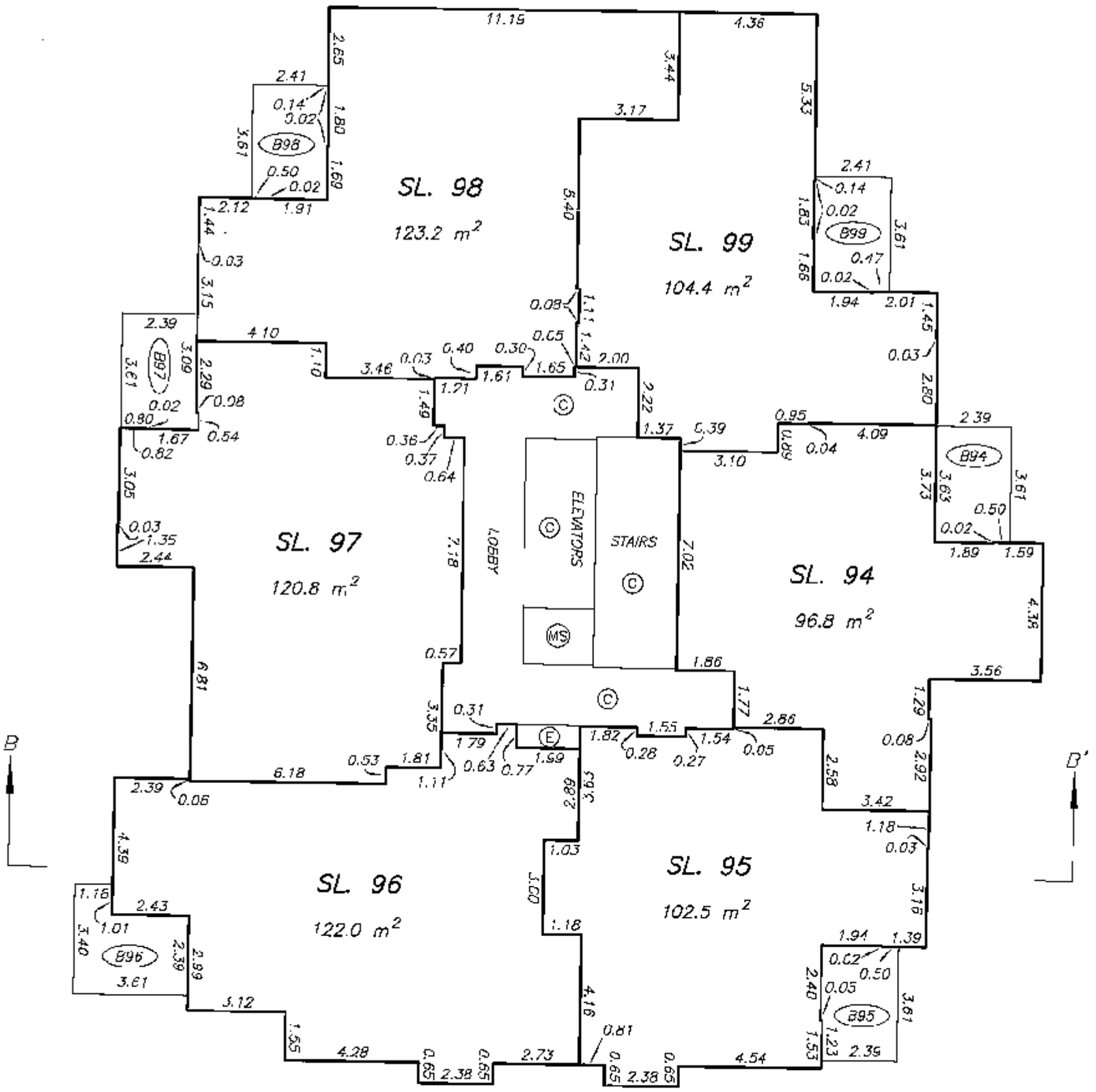
LEVEL SIXTEEN FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15
FILE # 30494-15_L16

DATE : MARCH 7, 2006

M.C.S

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

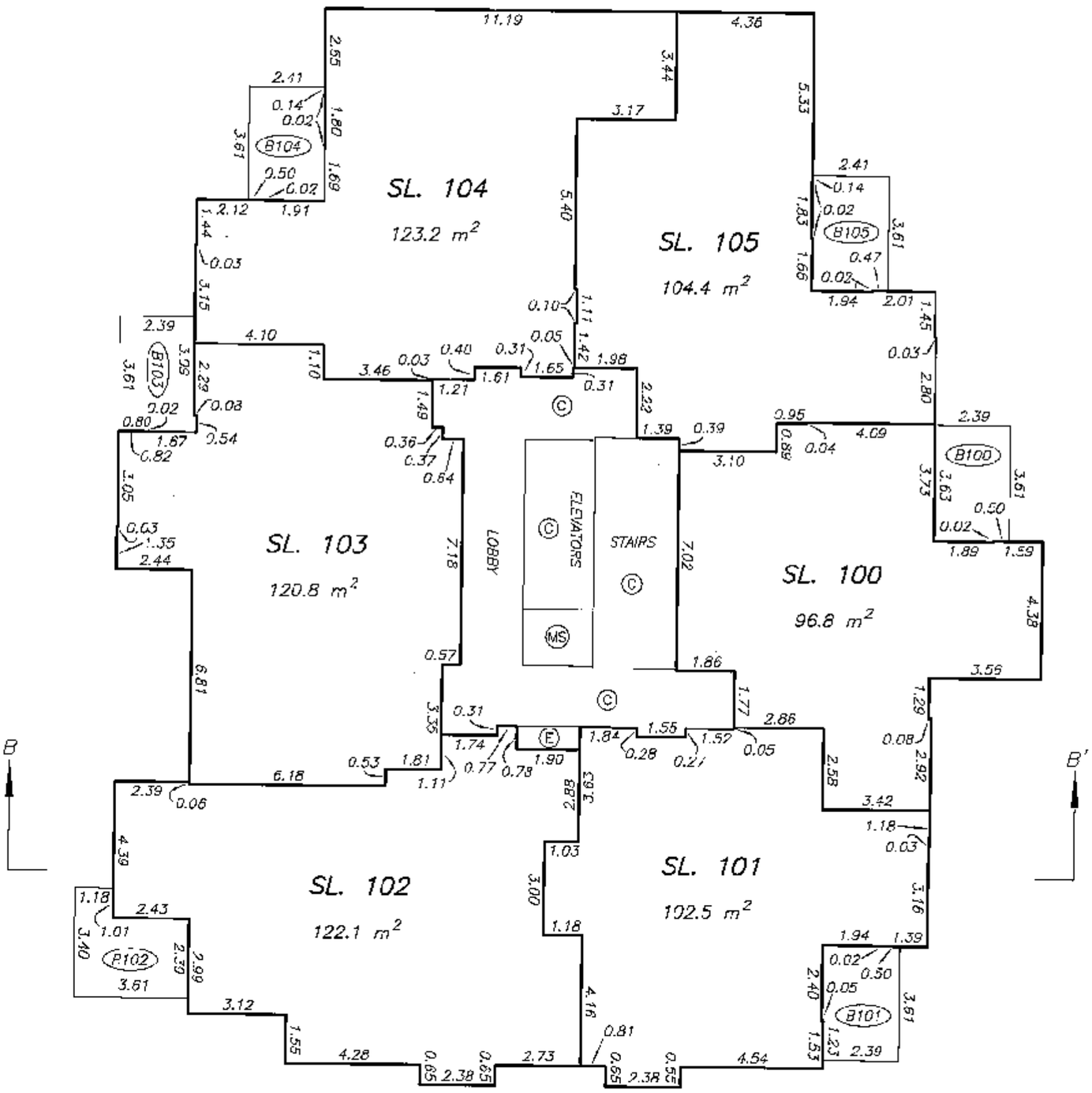
LEVEL SEVENTEEN FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15
FILE # 30494-15_L17

DATE : MARCH 7, 2006

M.E.B.

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

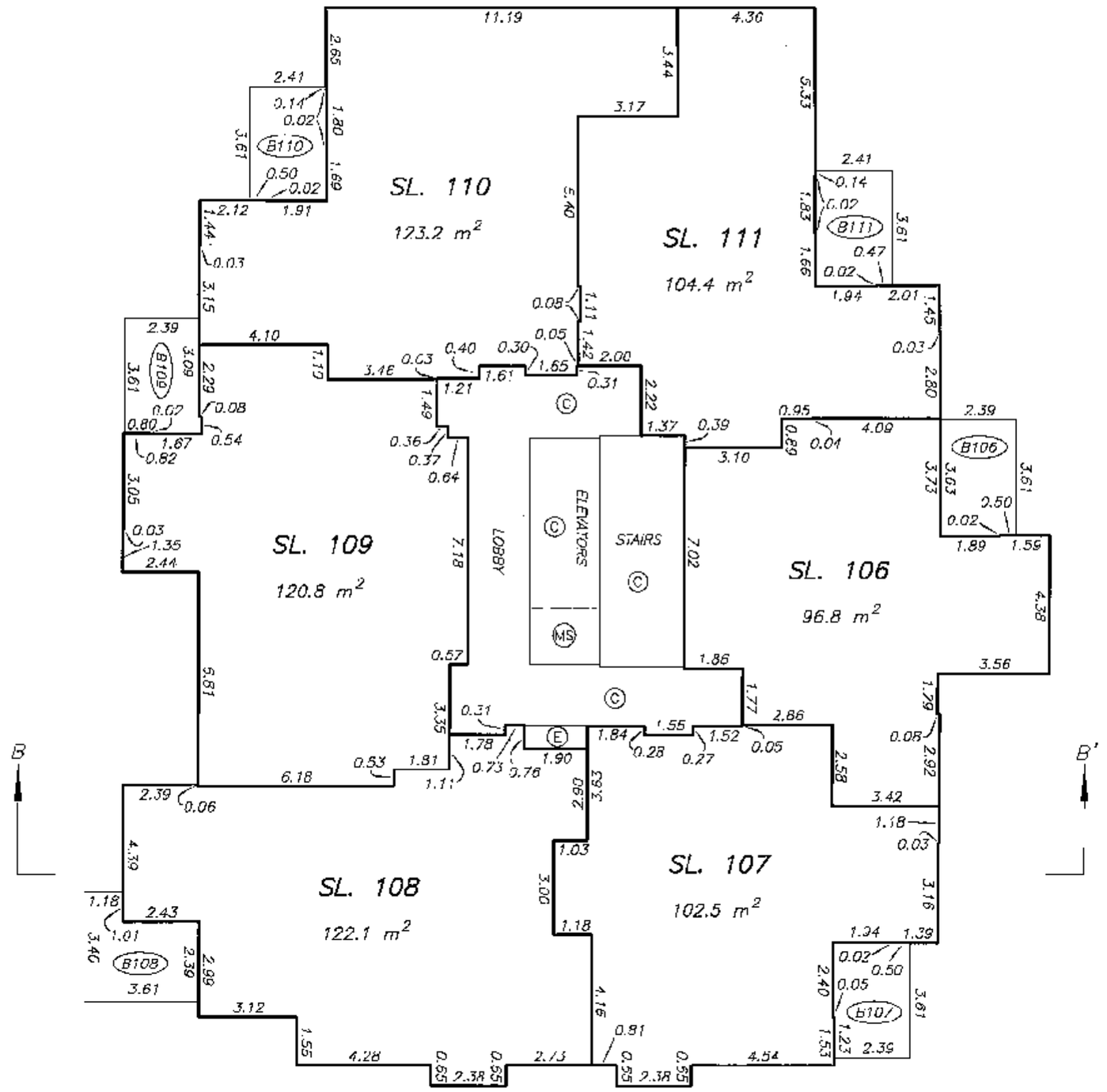
LEVEL EIGHTEEN FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15
FILE # 30494-15_L18

DATE : MARCH 7, 2006

M.E.B.

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

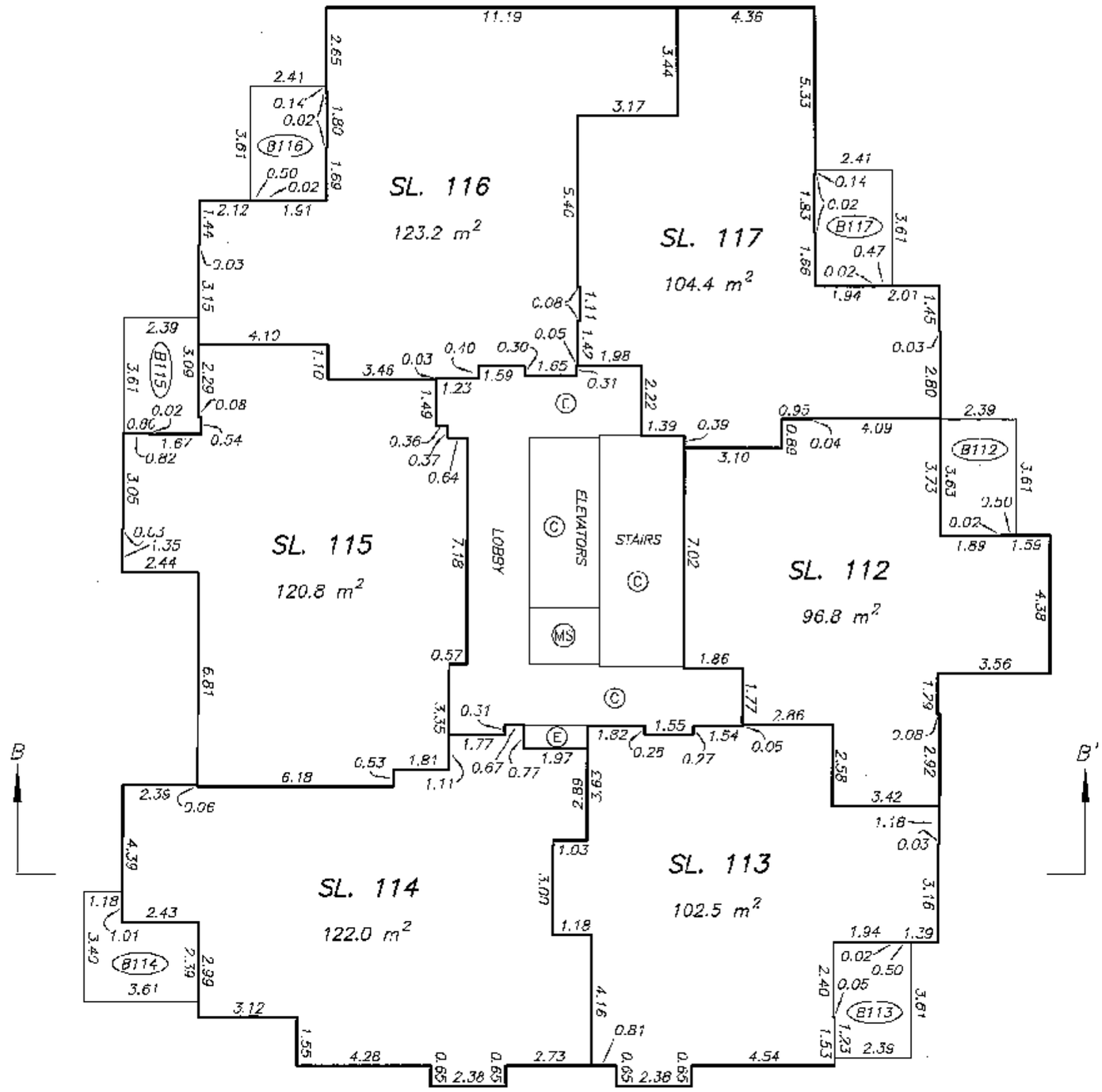
LEVEL NINETEEN FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : MARCH 7, 2006

M.E.B.

DRAWING # 30494-15
FILE # 30494--15_L19

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

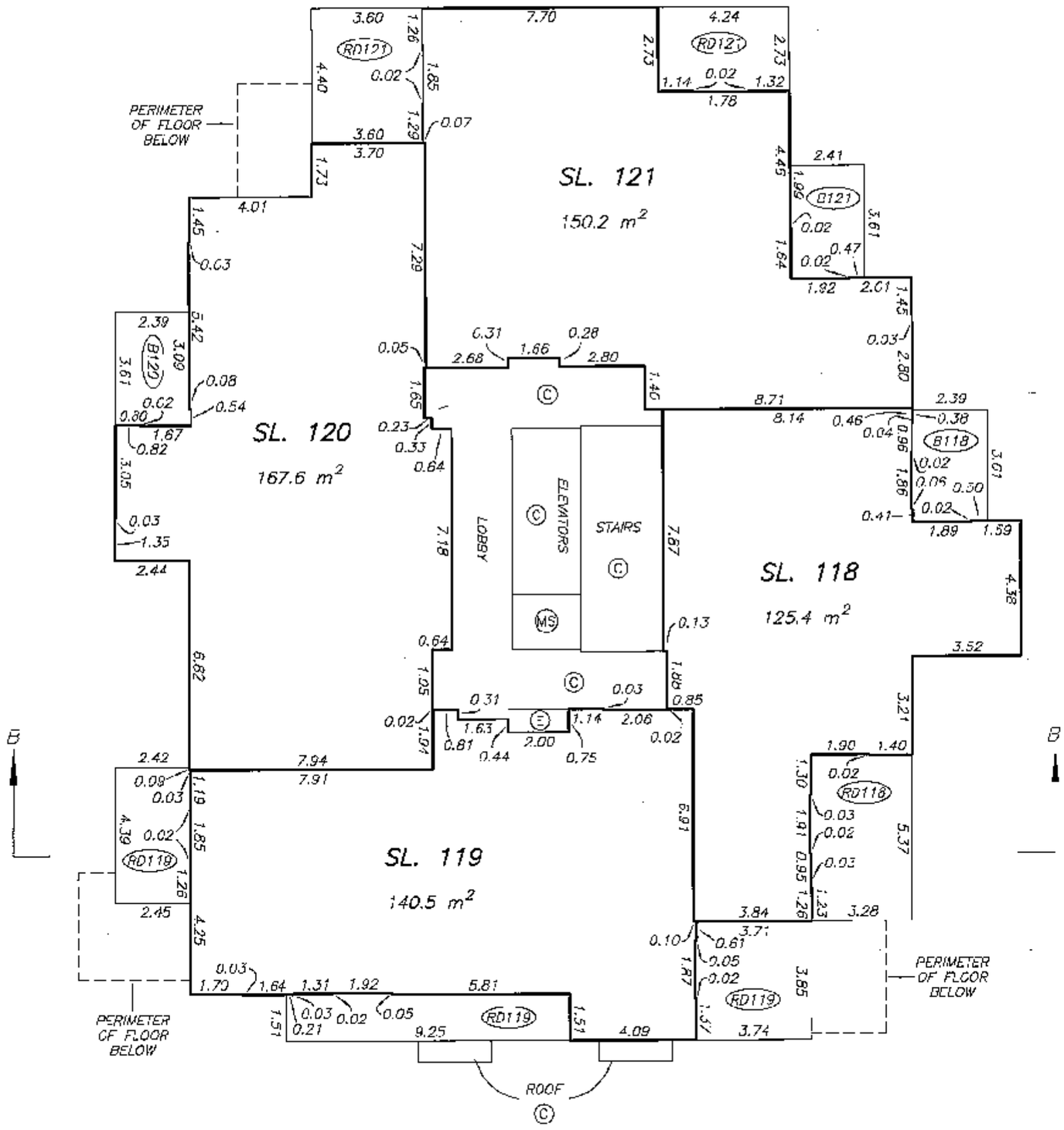
LEVEL TWENTY FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : MARCH 7, 2006

M.E.B.

DRAWING # 30494-15
FILE # 30494-15_L20

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

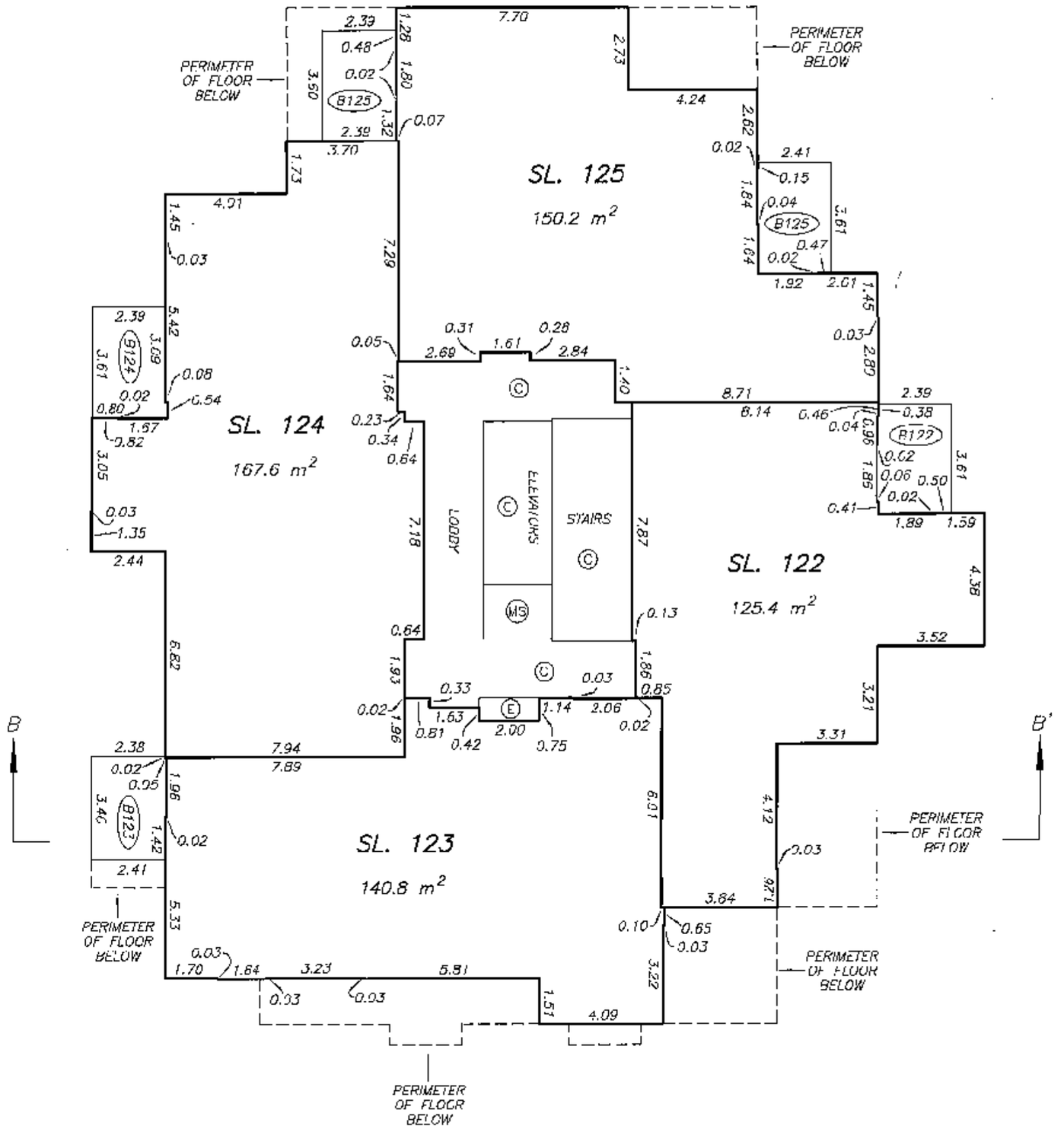
LEVEL TWENTY ONE FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : MARCH 7, 2006

DRAWING # 30494-15
FILE # 30494-15_L21

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

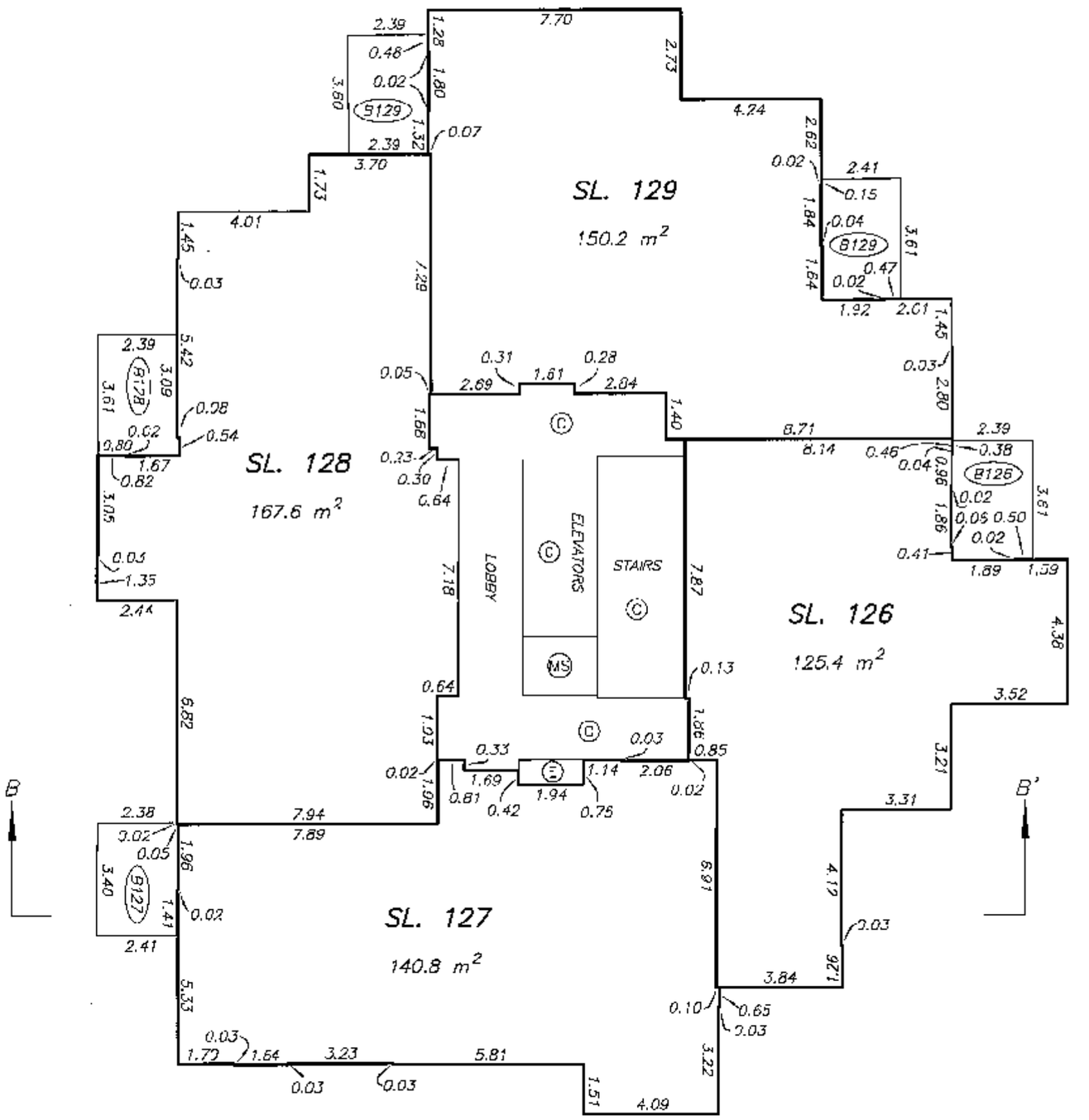
LEVEL TWENTY TWO FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15
FILE # 30494-15_L22

DATE : MARCH 7, 2006

M.E.S.

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

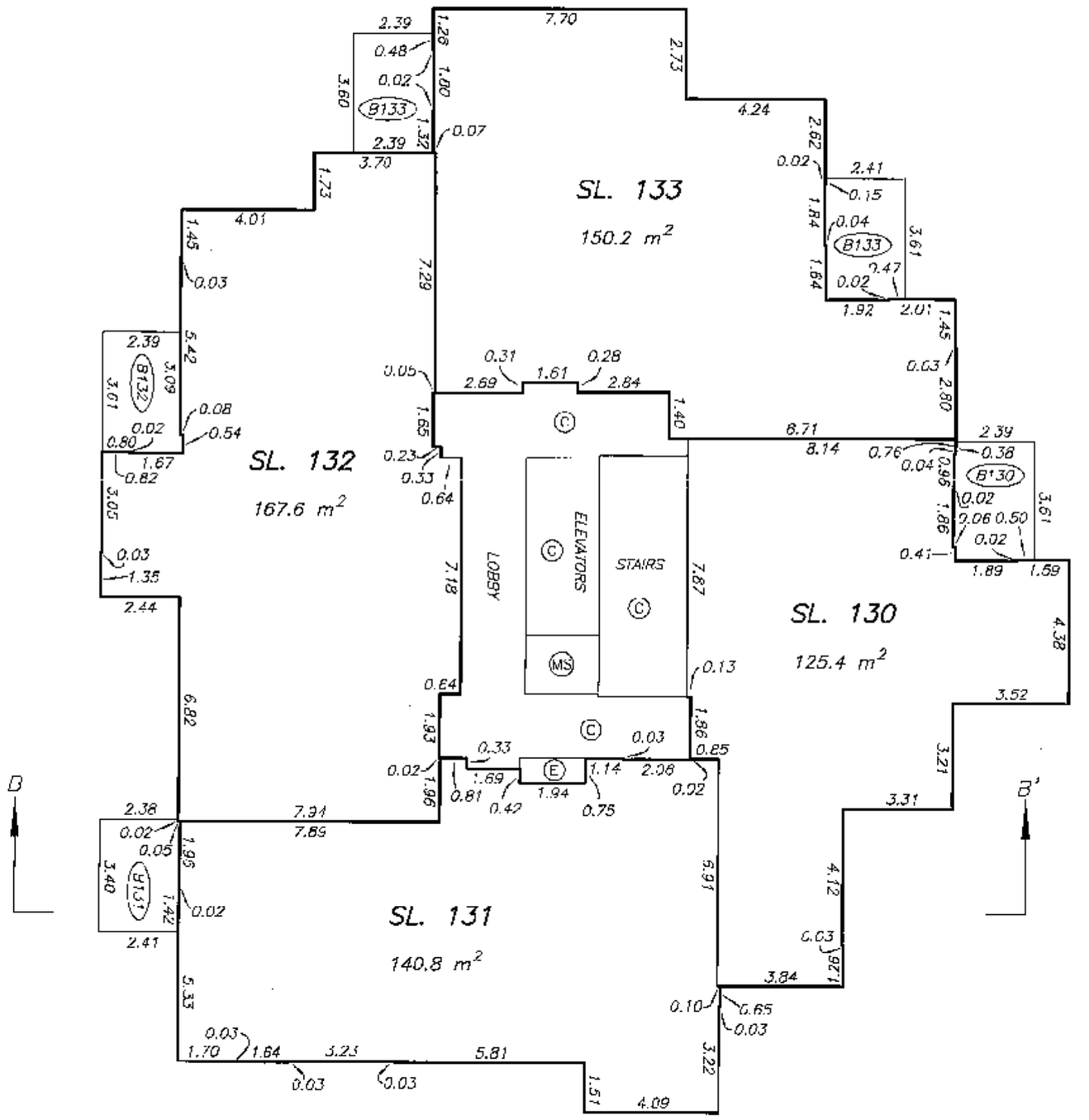
LEVEL TWENTY THREE FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30494-15
FILE # 30494-15_L23

DATE : MARCH 7, 2006

M.E.S.

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

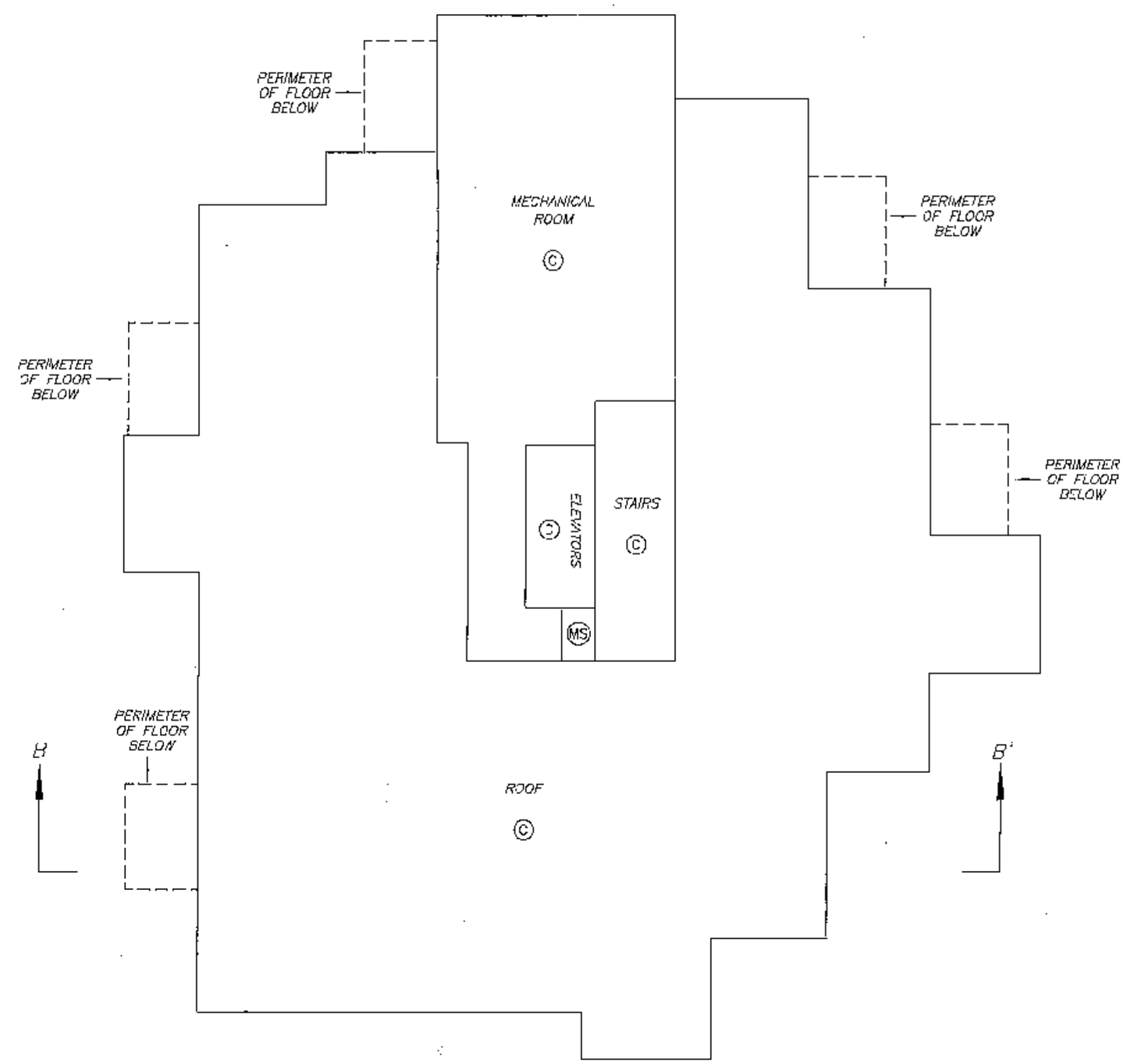
ROOF LEVEL FLOOR PLAN

STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : MARCH 7, 2006

M.E.B.

DRAWING # 30494-15
FILE # 30494-15_L24

ORIGINAL

FILED NWBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291

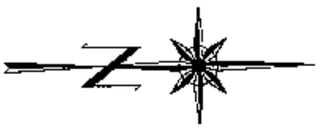
ELEVATOR MACHINE ROOM LEVEL

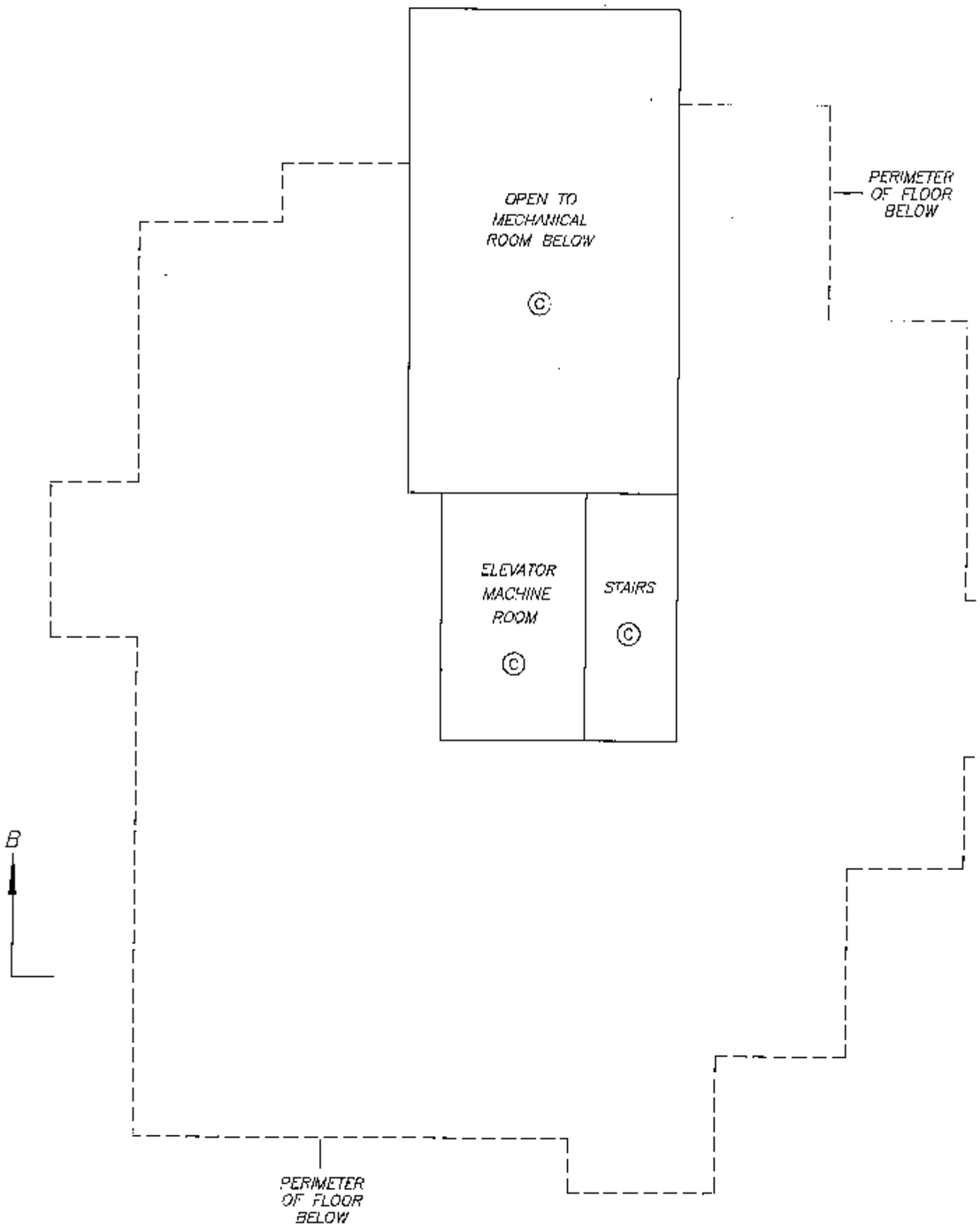
STRATA PLAN BCS 1807

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.





DRAWING # 30494-15
FILE # 30494-15_L25

DATE : MARCH 7, 2006

M.E.B.

ORIGINAL

FILED NMBCS1807 RCVD:2006-04-07 PRNT: 2008-04-02-15.35.20.229291