SUBDIVISION PLAN OF LOT A (REFERENCE PLAN 5156), AND LOT 4, EXCEPT THE NORTH 7 FEET NOW LANE, BLOCK 30, DISTRICT LOT 185, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN 92.

PURSUANT TO SECTION 74 OF THE LAND TITLE ACT.

INTEGRATED SURVEY AREA No. 31, NAD 83 (C.S.R.S.)
CITY OF VANCOUVER
B.C.G.S. 92G. 025

SCALE 1:500

5 0 5 10 25

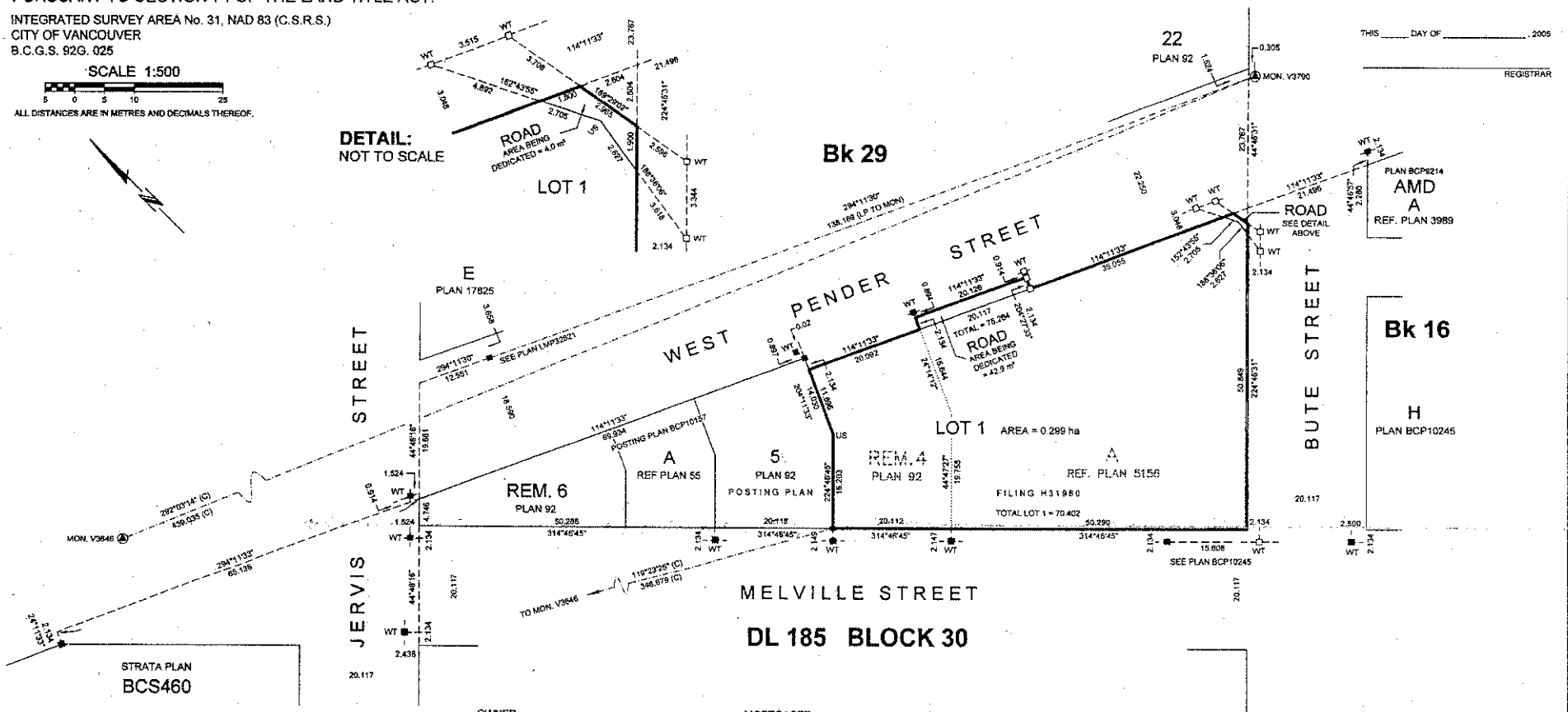
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

PLAN BCP _____

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

THIS _____ DAY OF _____, 2005

_____
REGISTRAR



LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENT V3646 AND V3790 INTEGRATED SURVEY AREA #31, NAD83, (C.S.R.S.), CITY OF VANCOUVER.

- ● - DENOTES STANDARD IRON POST FOUND
- ■ - DENOTES LEAD PLUG FOUND
- □ - DENOTES LEAD PLUG PLACED
- Ⓐ - DENOTES CONTROL MONUMENT
- WT - DENOTES WITNESS
- US - DENOTES UNSUITABLE TO POST
- ha - DENOTES HECTARES
- m² - DENOTES SQUARE METRES

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9996613.

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201 - 275 FELL AVENUE
NORTH VANCOUVER, B.C.
V7P 3R5
PH. 604-980-4665
FX. 604-980-5856
www.bennettsurveys.com

JOB DIRECTORY: NV2005\12858_THE RITZ_1200 W PENDER\
PROJECT: 12858_LEGAL-PLANS\DWG\
DRAWING FILE: S12858-B.DWG PB362 P68-107 (P.K.)

OWNER:
PINNACLE INTERNATIONAL (RITZ) PLAZA INC., INC.NO. 663927

AUTHORIZED SIGNATORY
(PRINT AND SIGN NAME)
MICHAEL DE COTIIS

AUTHORIZED SIGNATORY
(PRINT AND SIGN NAME)

WITNESS AS TO BOTH SIGNATURES
(PRINT AND SIGN NAME)
PETER PAGNAN
Barrister & Solicitor
1200 - 777 DUNSMUIR STREET
VANCOUVER, B.C V7Y 1K2
604-843-7936

OCCUPATION OF WITNESS

ADDRESS OF WITNESS

MORTGAGEE:
THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY
(PRINT AND SIGN NAME) G. BROCK RICHARDSON

AUTHORIZED SIGNATORY
(PRINT AND SIGN NAME) BRAD ANDERSON

WITNESS AS TO BOTH SIGNATURES
(PRINT AND SIGN NAME) D. ATKAR

3400-650 W. GEORGIA VANCOUVER V6B 4N7

OCCUPATION OF WITNESS BANKER

ADDRESS OF WITNESS

APPROVED PURSUANT TO THE LAND TITLE ACT

THIS _____ DAY OF _____, 2005.

_____
APPROVING OFFICER FOR
THE CITY OF VANCOUVER.

I, PATRICK KORABEK, A BRITISH COLUMBIA LAND SURVEYOR OF NORTH VANCOUVER, 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 26th DAY OF JANUARY, 2005.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP-26784

ON THE 28th DAY OF JANUARY, 2005.

_____
B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

EXHIBIT A

PRELIMINARY STRATA PLAN OF LOT 1, BLOCK 30, DISTRICT LOT 185, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN BCP_____.

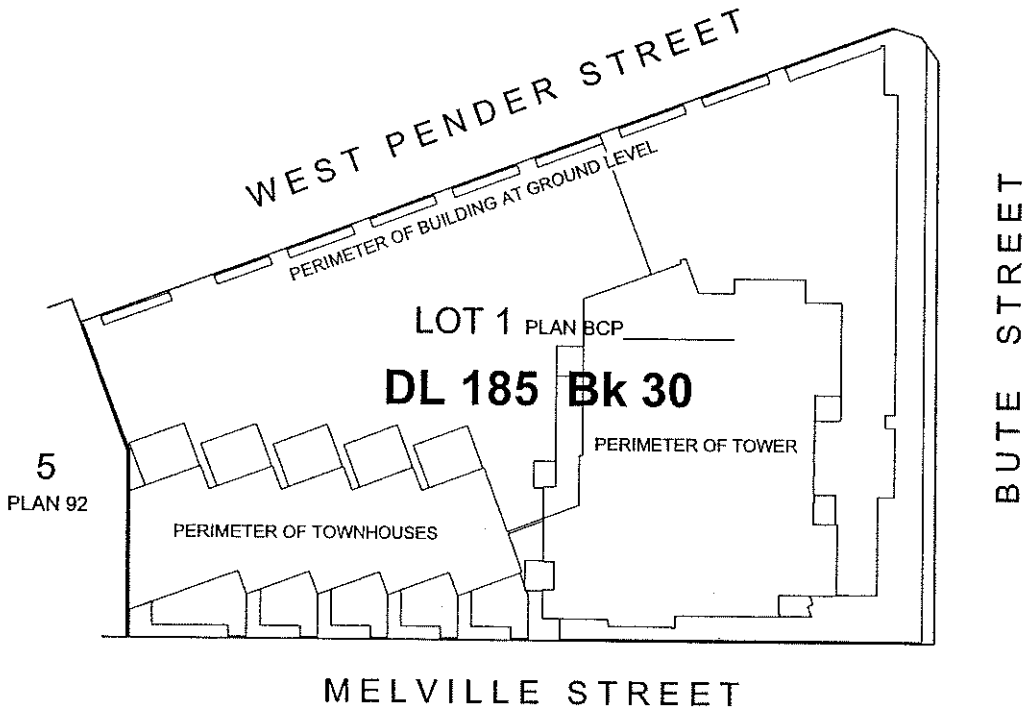
INTEGRATED SURVEY AREA No. 31, NAD 83 (C.S.R.S.)
CITY OF VANCOUVER
B.C.G.S. 92G. 025

SCALE 1:500

5 0 5 10 25

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE RITZ
1211 MELVILLE STREET



BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED:

JAN. 9, 05 REVISION 1 SHEETS: 22-34
JAN. 12, 05 REVISION 0 SHEETS: 1-21,35-36
JAN. 15, 05 REVISION 1 SHEETS: 23,29

BENNETT & ASSOCIATES
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www.bennettsurveys.com

JOB DIRECTORY: NV-2005\12858_THE RITZ_1200 W PENDER\
PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 0 JAN. 12, 05

LEGEND

BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM PLAN BCP_____.

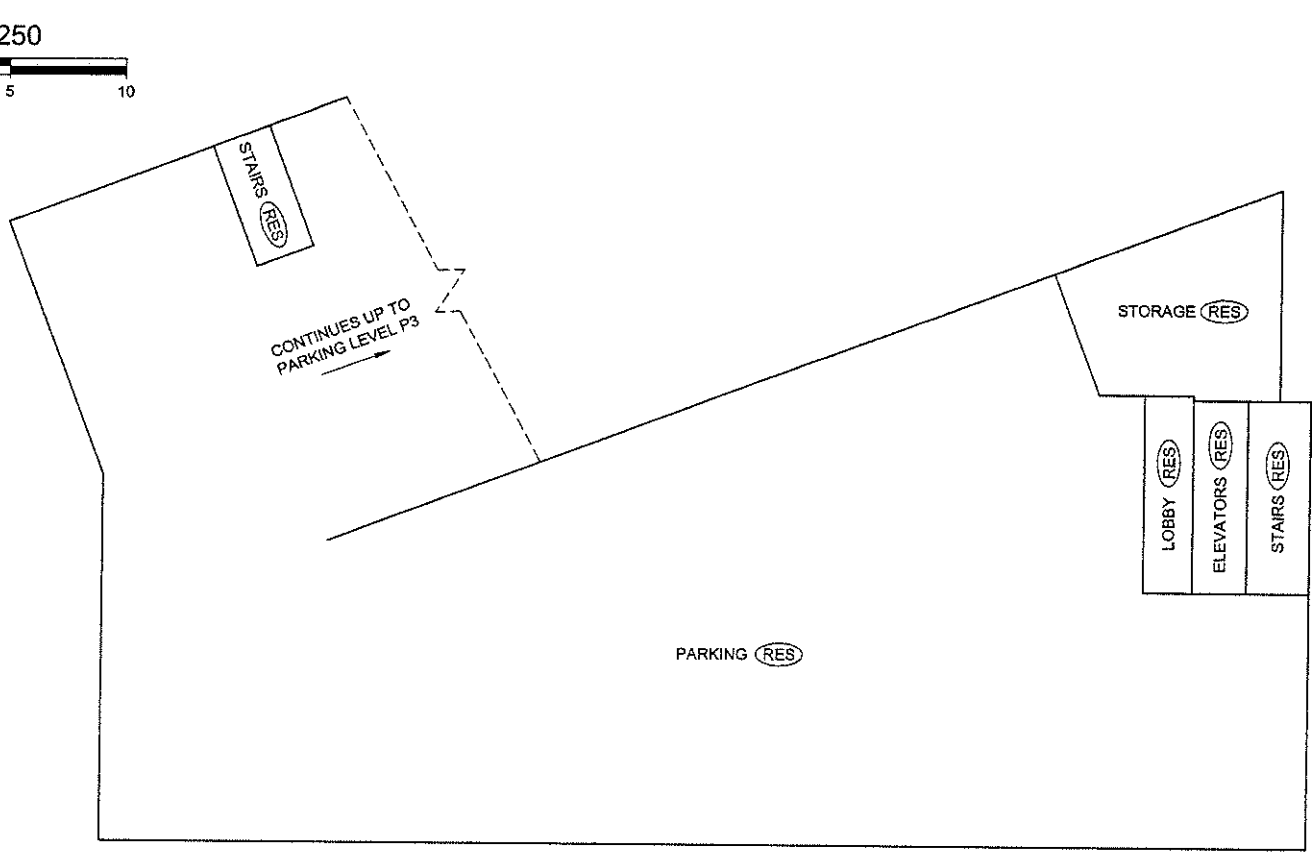
SL - DENOTES STRATA LOT
PT - DENOTES PART
LCP - DENOTES LIMITED COMMON PROPERTY
(C) - DENOTES COMMON PROPERTY
(E) - DENOTES ELECTRICAL LCP FOR SL'S 1-172
(M) - DENOTES MECHANICAL LCP FOR SL'S 1-172
(G) - DENOTES GAS METERS LCP FOR SL'S 1-172
(B 7) - DENOTES BALCONY LCP FOR SL 7 (TYPICAL)
(P 1) - DENOTES PATIO LCP FOR SL 1 (TYPICAL)
(R 1) - DENOTES ROOF DECK LCP FOR SL 1 (TYPICAL)
(RES) - DENOTES LCP FOR RESIDENTIAL STRATA LOTS, SL'S 1-172
(COM) - DENOTES LCP FOR NON-RESIDENTIAL STRATA LOTS, SL'S 173-178

PARKING LEVEL P4 FLOOR PLAN

SCALE 1:250

5 0 5 10

METRIC



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PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 0 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

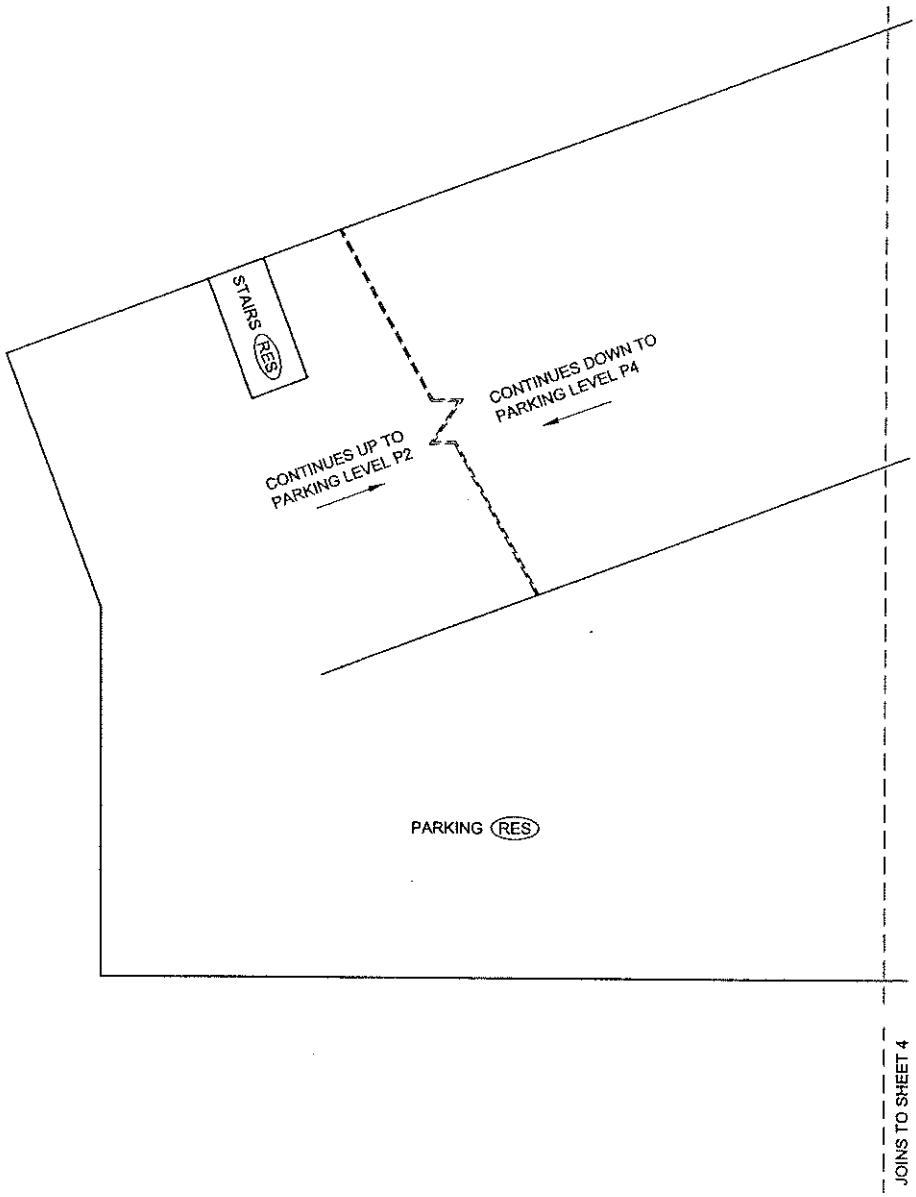
PARKING LEVEL P3 FLOOR PLAN

WEST PORTION

SCALE 1:250

5 0 5 10

METRIC



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PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 0 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

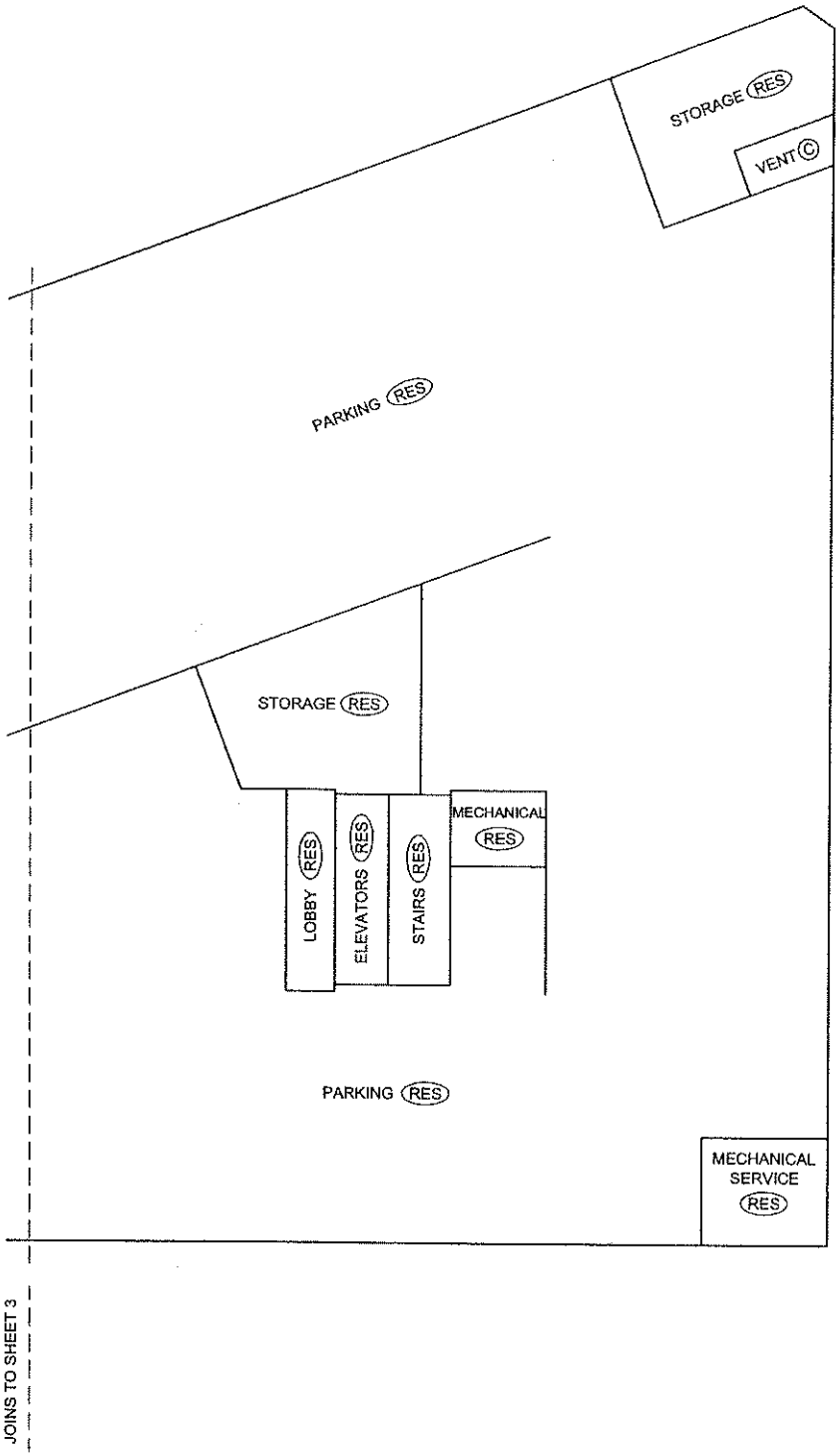
PARKING LEVEL P3 FLOOR PLAN

EAST PORTION

SCALE 1:250

5 0 5 10

METRIC



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REVISION 4 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

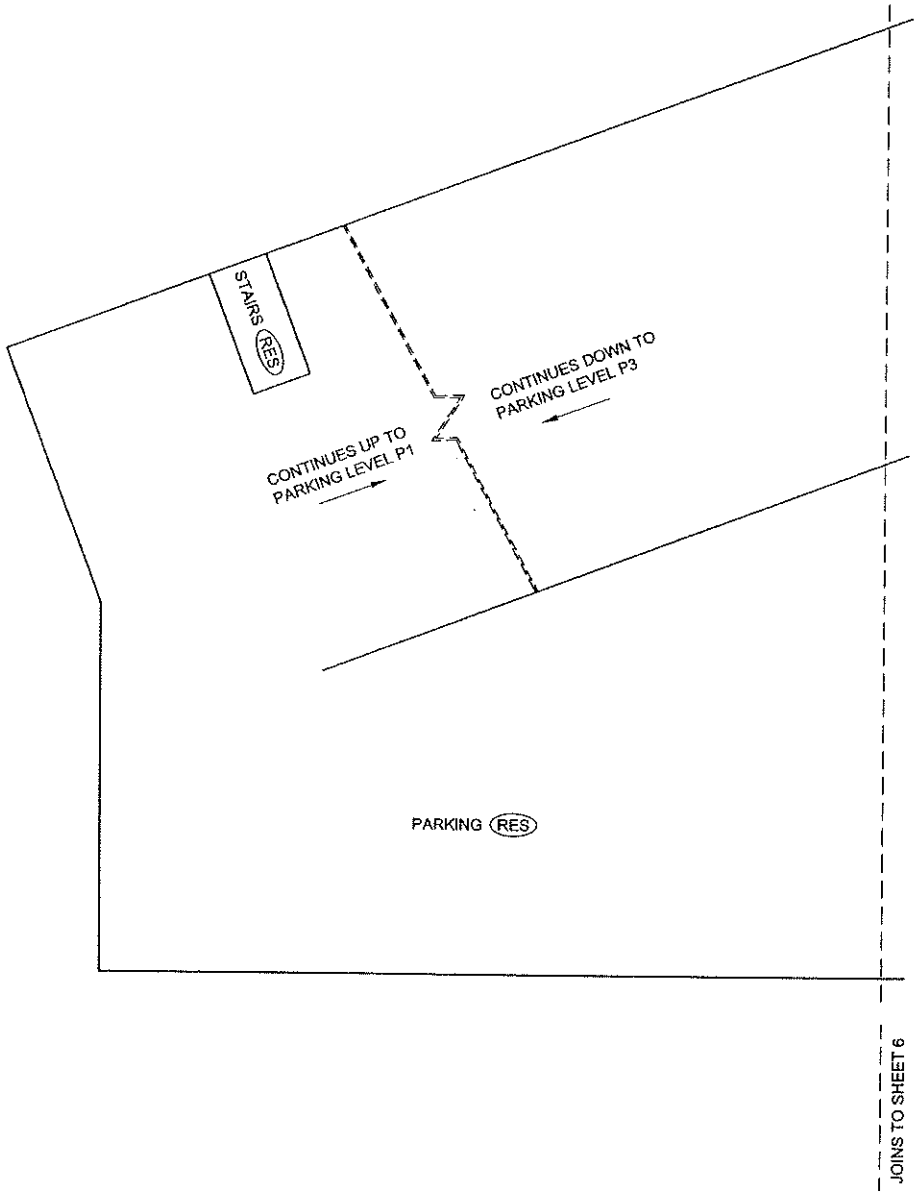
PARKING LEVEL P2 FLOOR PLAN

WEST PORTION

SCALE 1:250

5 0 5 10

METRIC



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REVISION 0 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

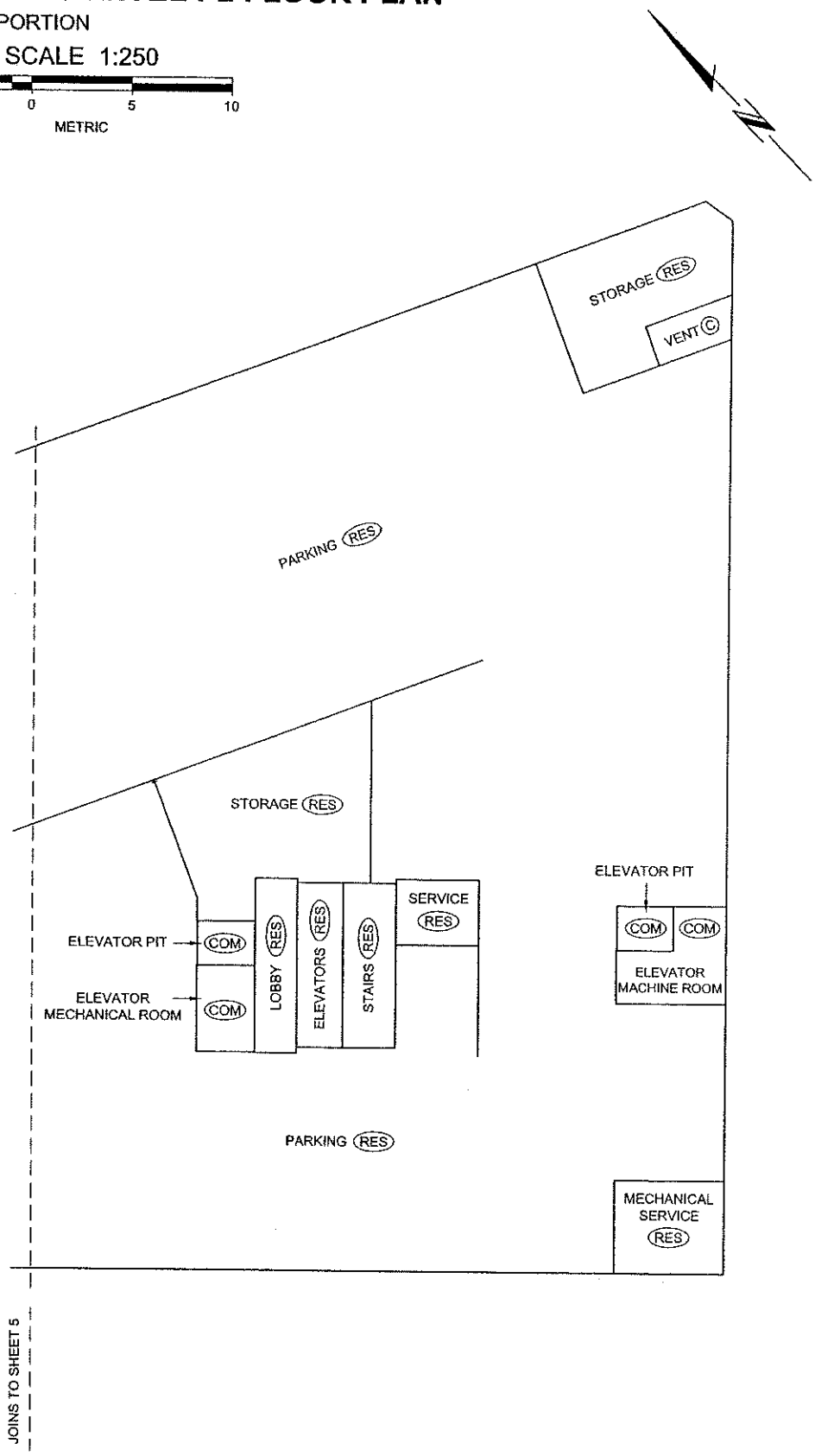
PARKING LEVEL P2 FLOOR PLAN

EAST PORTION

SCALE 1:250

5 0 5 10

METRIC



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PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 0 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

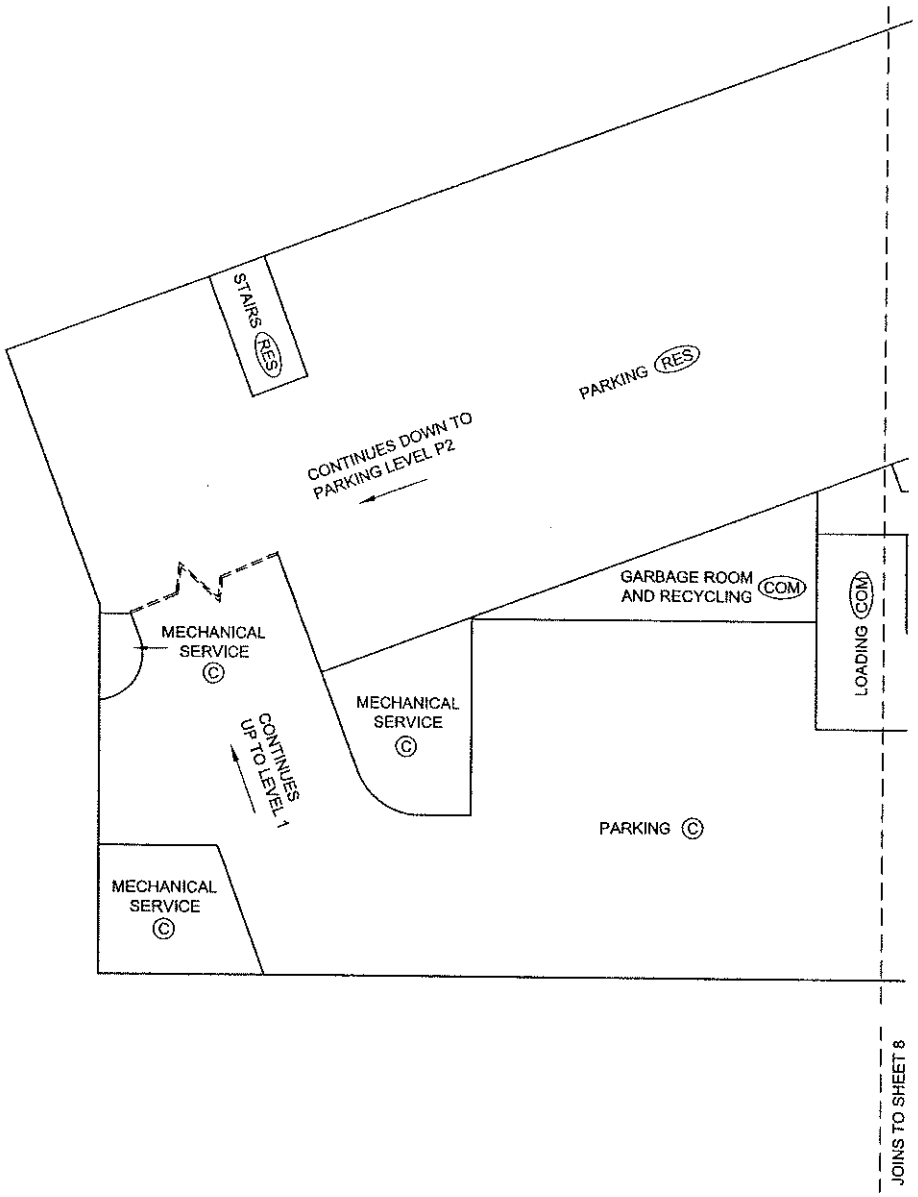
PARKING LEVEL P1 FLOOR PLAN

WEST PORTION

SCALE 1:250

5 0 5 10

METRIC



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REVISION 0 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

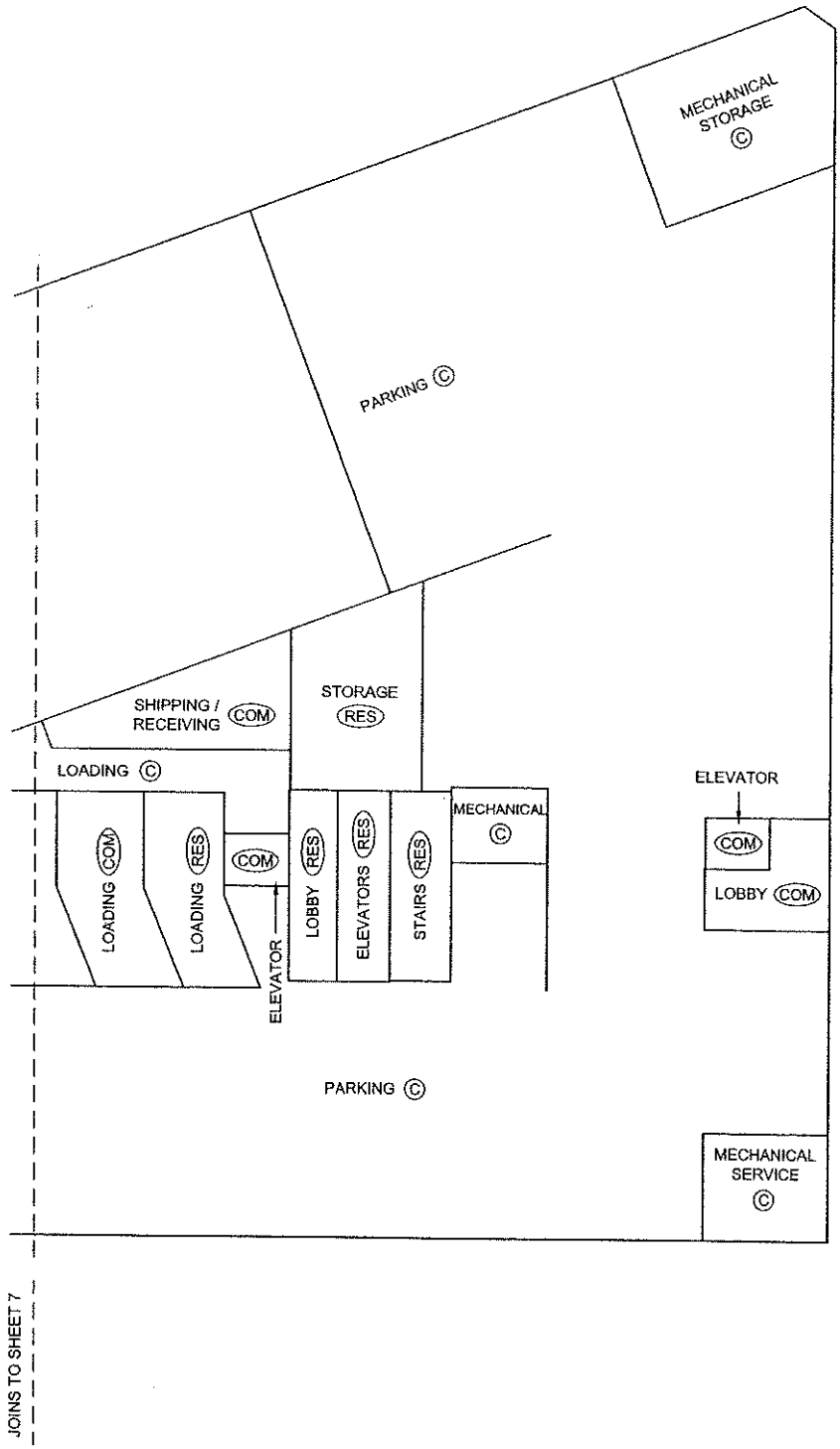
PARKING LEVEL P1 FLOOR PLAN

EAST PORTION

SCALE 1:250

5 0 5 10

METRIC



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DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 0 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

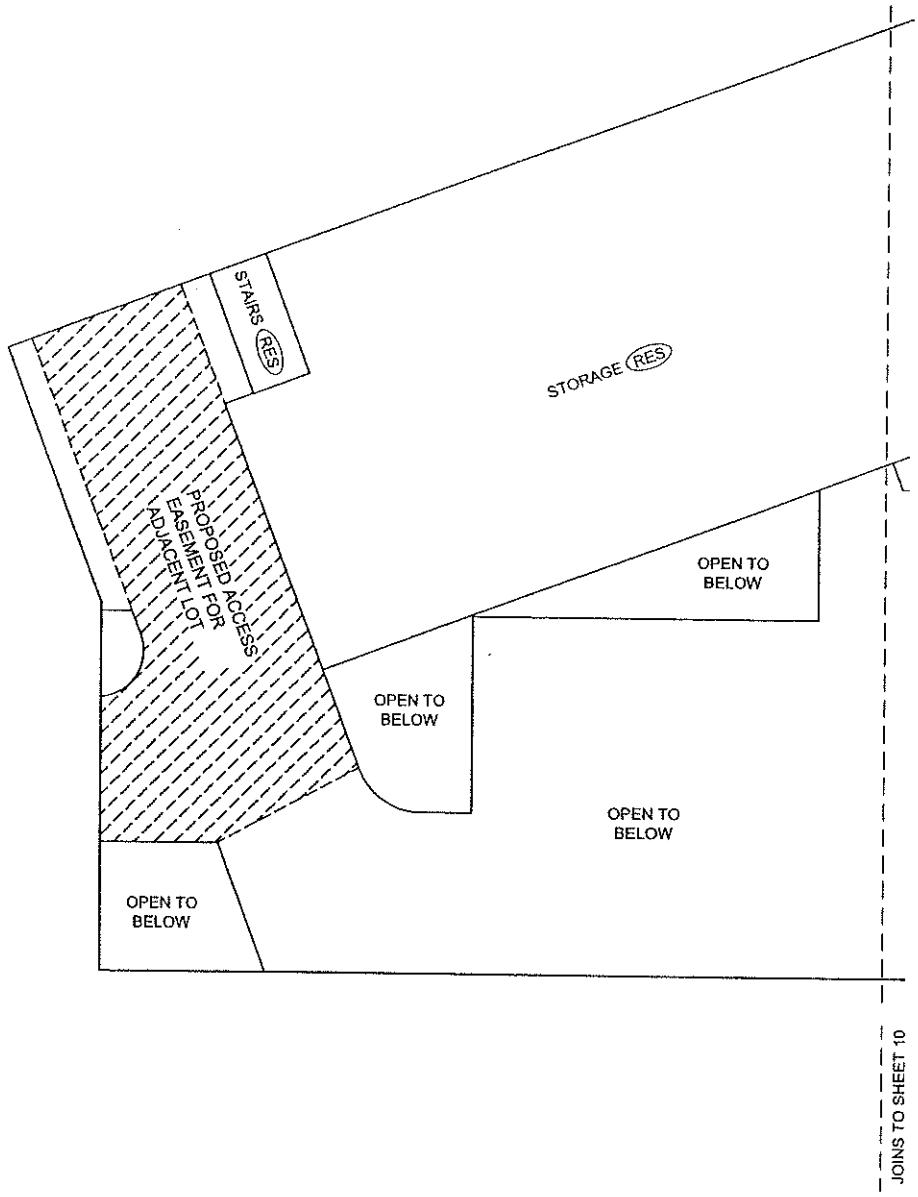
PARKING LEVEL P1 INTERMEDIATE FLOOR PLAN

WEST PORTION

SCALE 1:250

5 0 5 10

METRIC



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REVISION 6 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

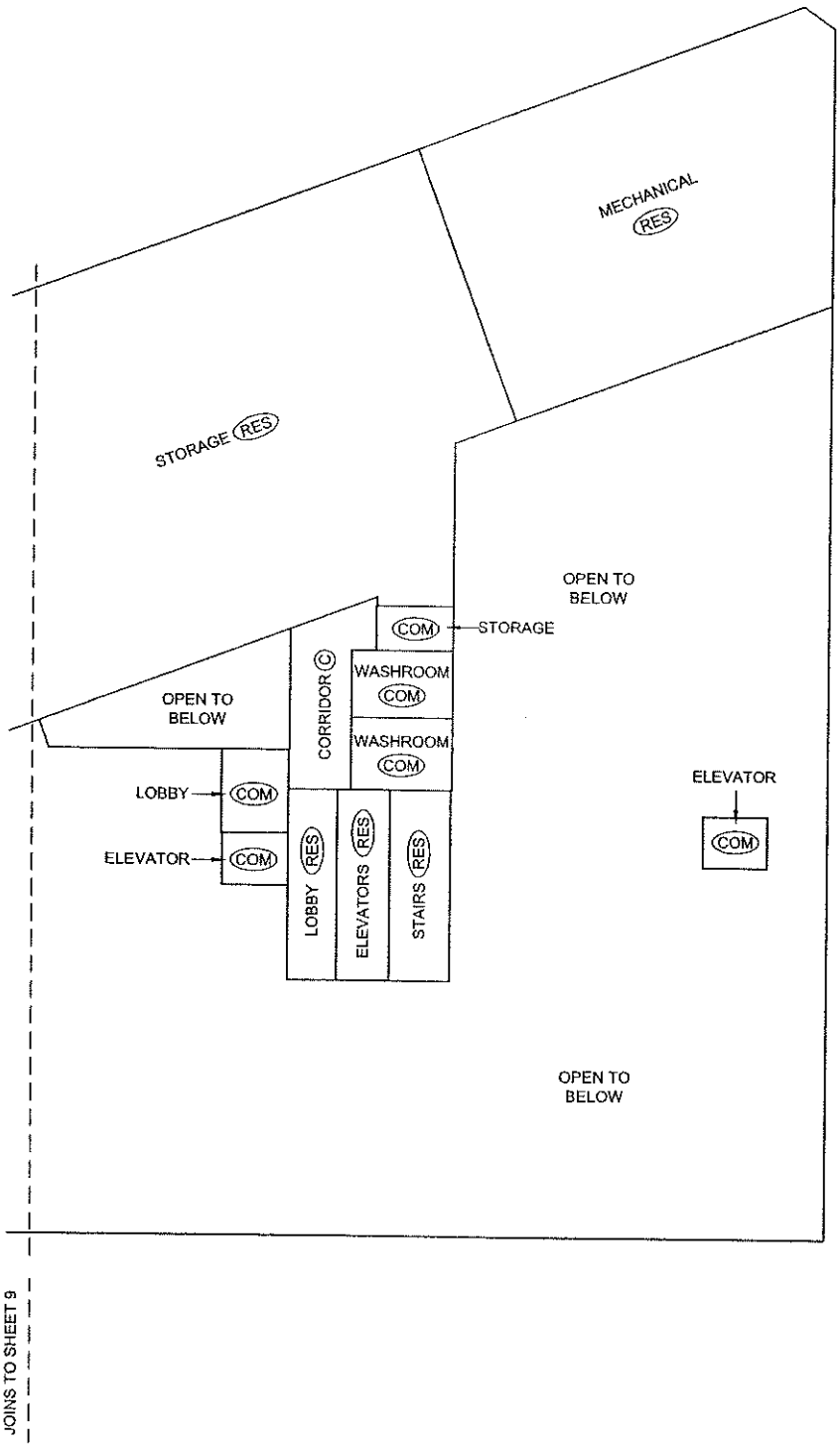
PARKING LEVEL P1 INTERMEDIATE FLOOR PLAN

EAST PORTION

SCALE 1:250

5 0 5 10

METRIC



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PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 0 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

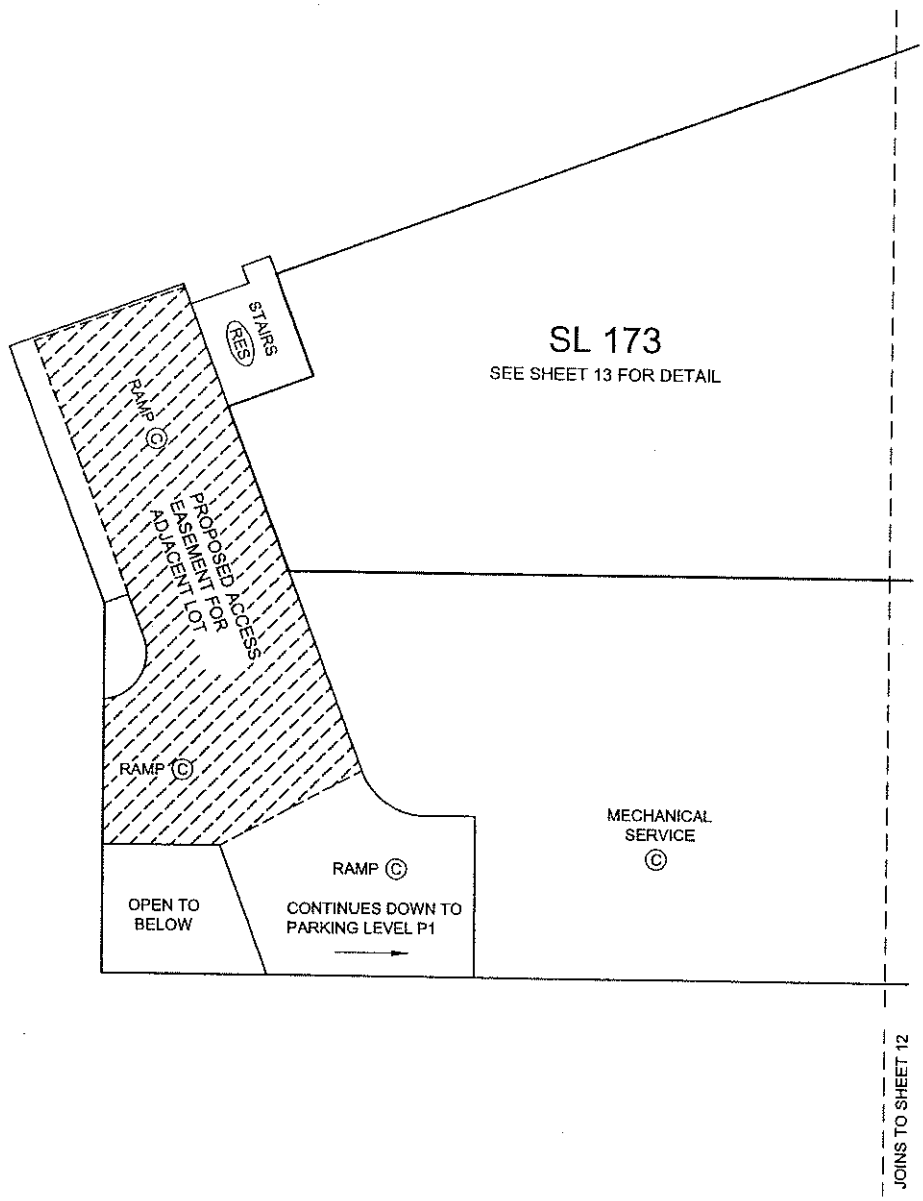
LEVEL ONE FLOOR PLAN

WEST PORTION

SCALE 1:250

5 0 5 10

METRIC



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DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 6 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

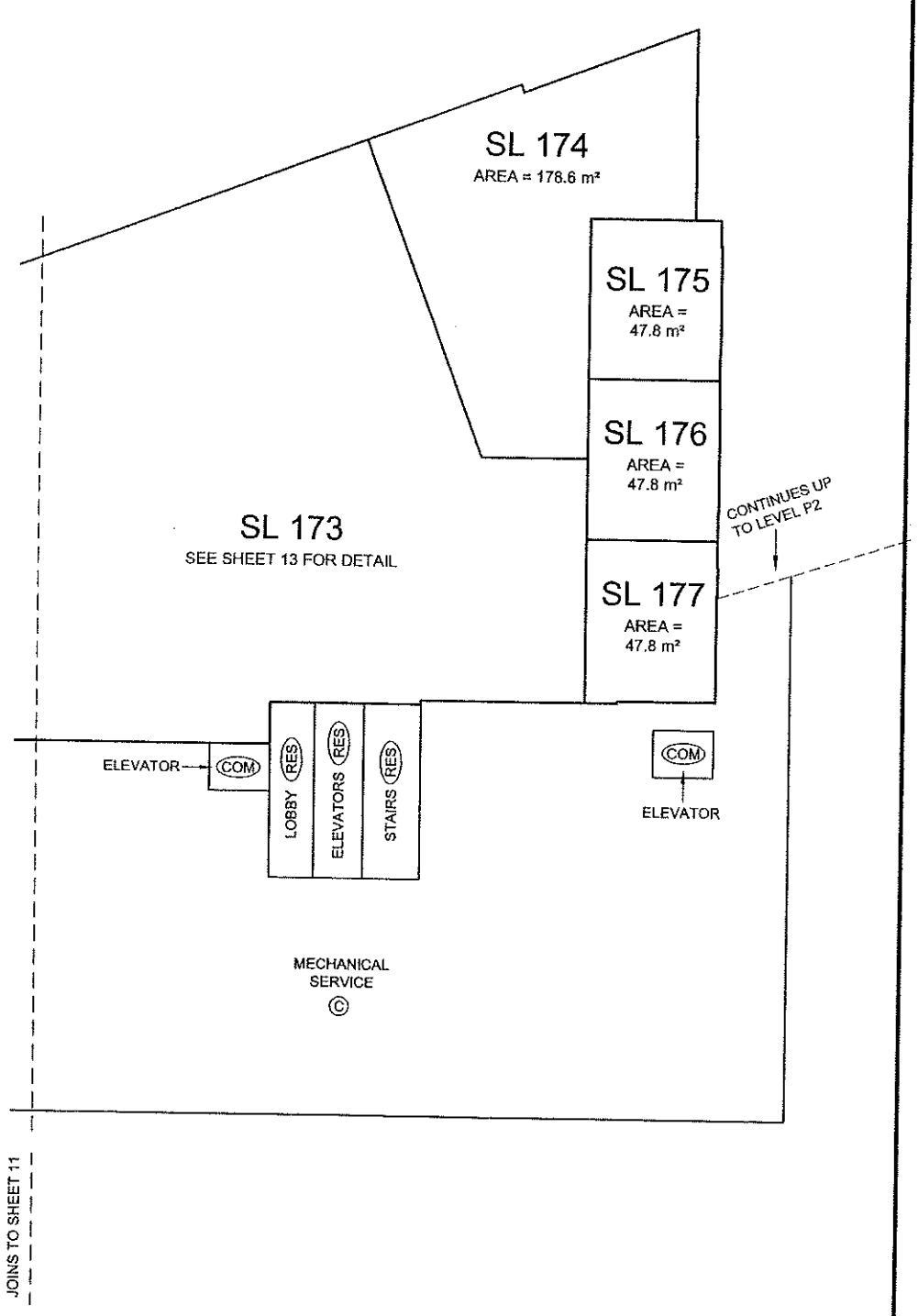
LEVEL ONE FLOOR PLAN

EAST PORTION

SCALE 1:250

5 0 5 10

METRIC



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DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 0 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

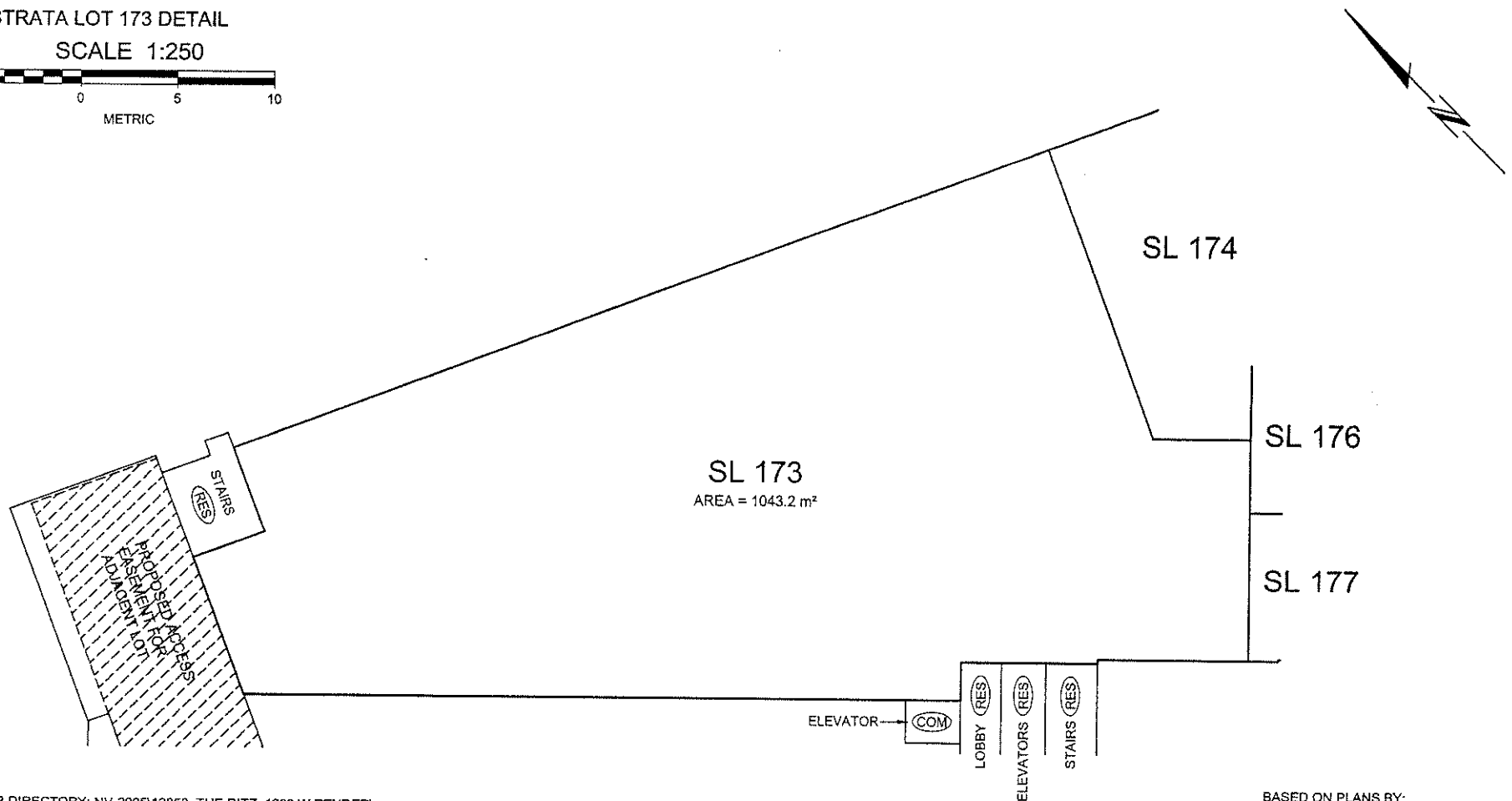
LEVEL ONE FLOOR PLAN

STRATA LOT 173 DETAIL

SCALE 1:250

5 0 5 10

METRIC



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DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 6 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

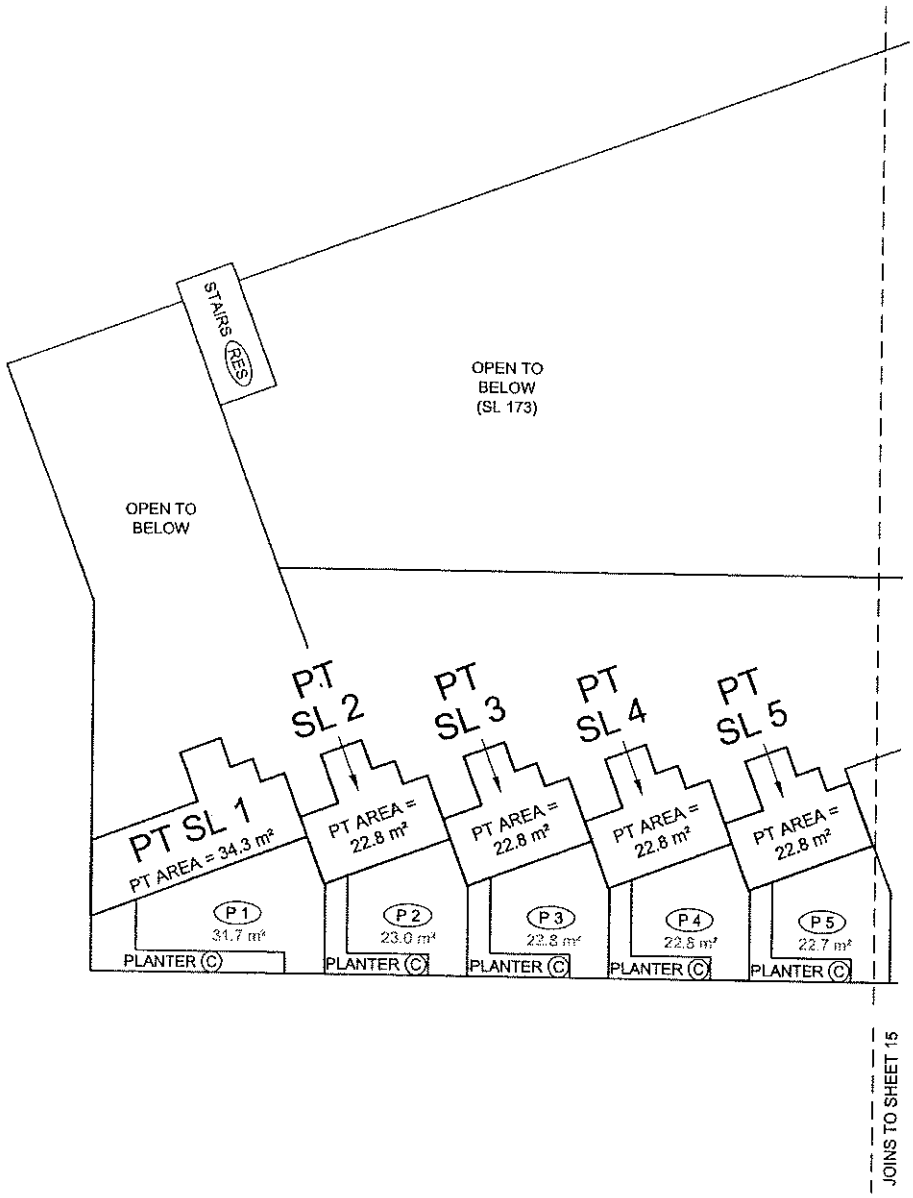
LEVEL TWO FLOOR PLAN

WEST PORTION

SCALE 1:250

5 0 5 10

METRIC



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PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 0 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

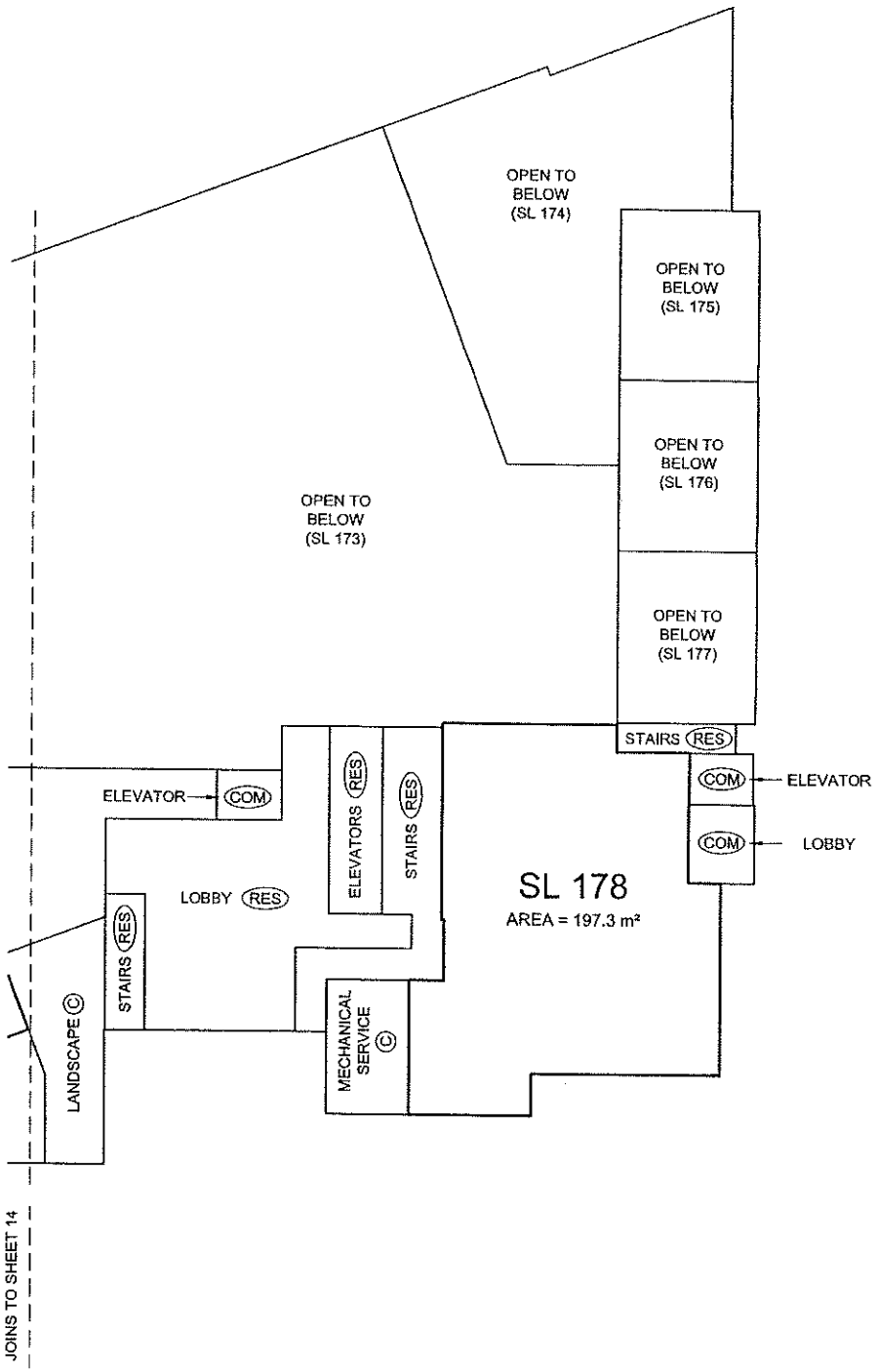
LEVEL TWO FLOOR PLAN

EAST PORTION

SCALE 1:250

5 0 5 10

METRIC



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PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 0 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

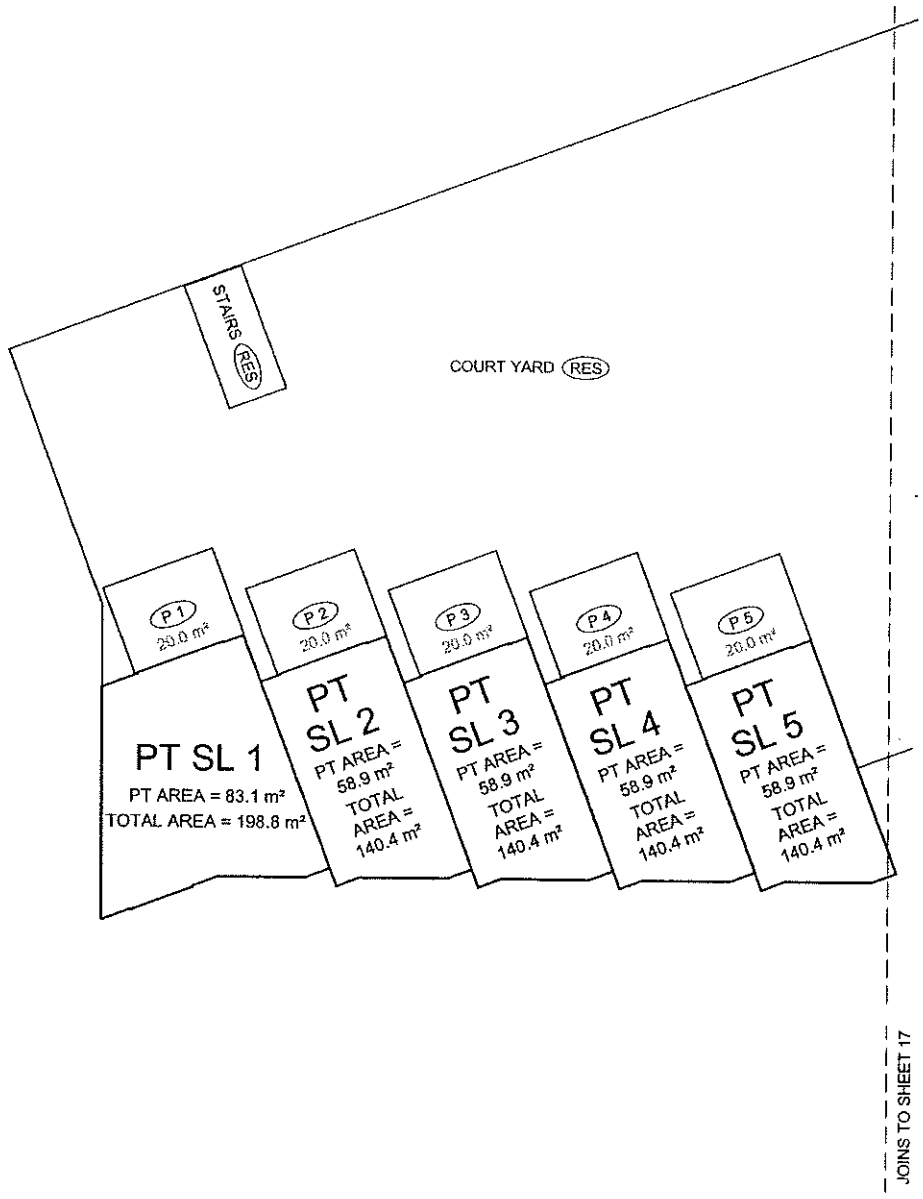
LEVEL THREE FLOOR PLAN

WEST PORTION

SCALE 1:250

5 0 5 10

METRIC



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PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 6 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

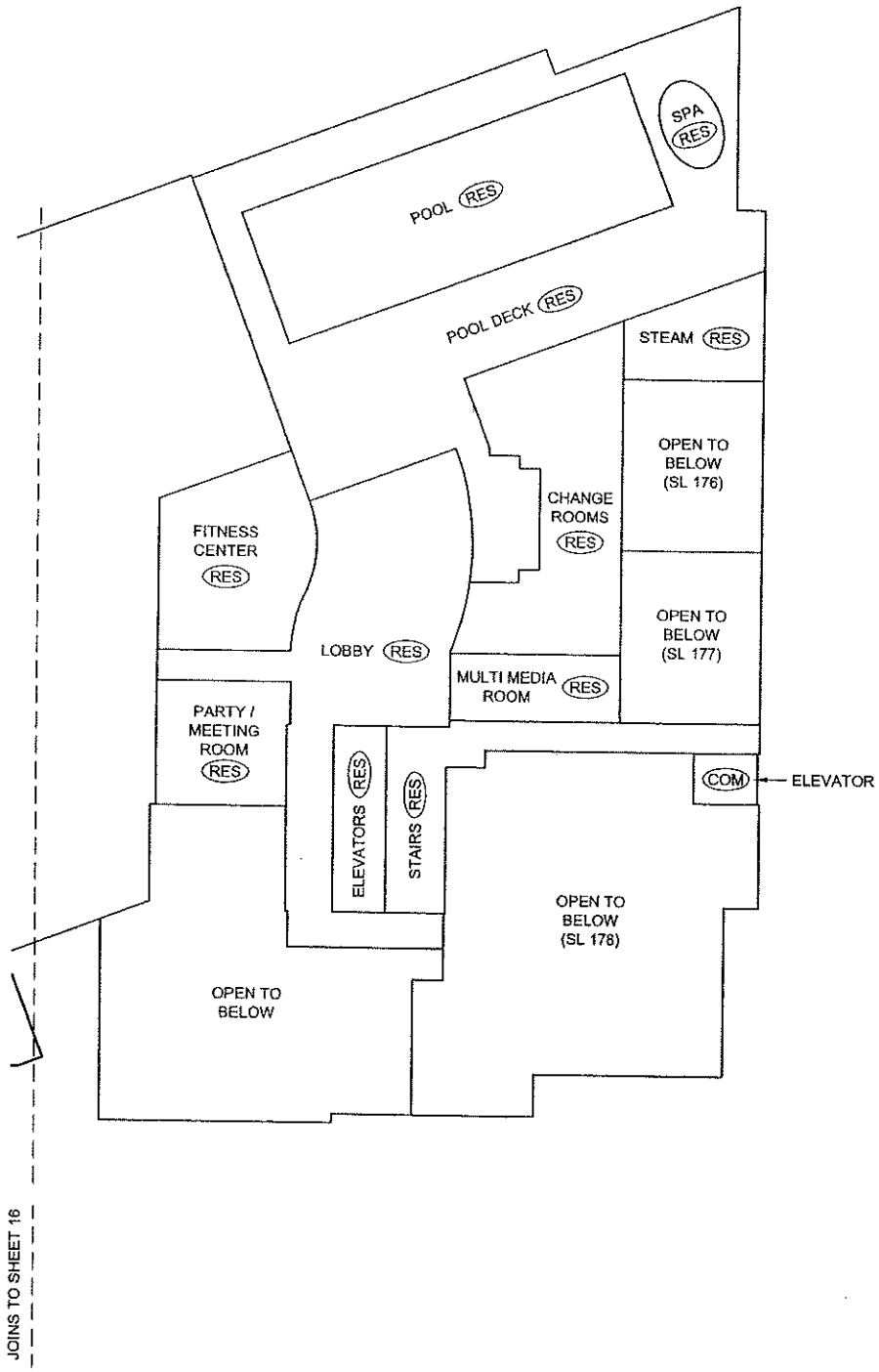
LEVEL THREE FLOOR PLAN

EAST PORTION

SCALE 1:250

5 0 5 10

METRIC



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PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
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BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

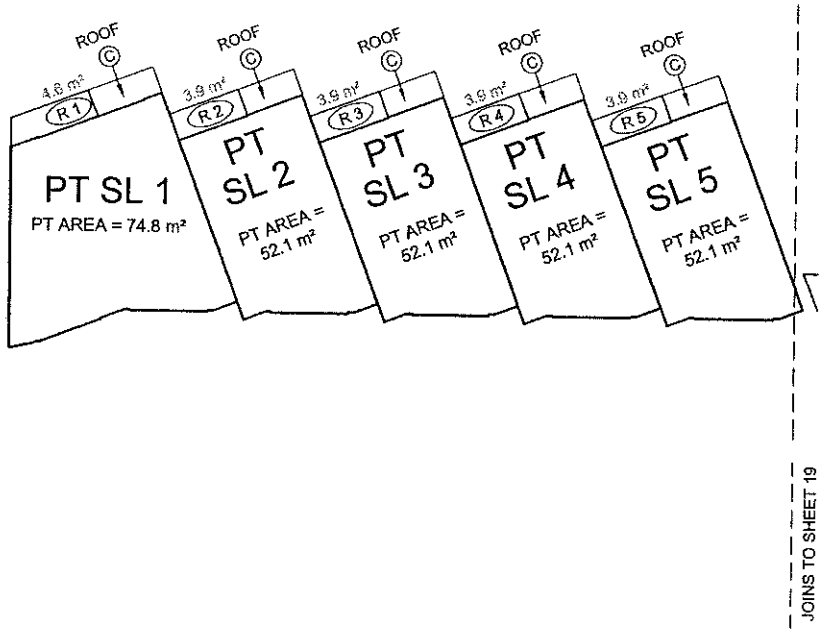
LEVEL FOUR FLOOR PLAN

WEST PORTION

SCALE 1:250

5 0 5 10

METRIC



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DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 0 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

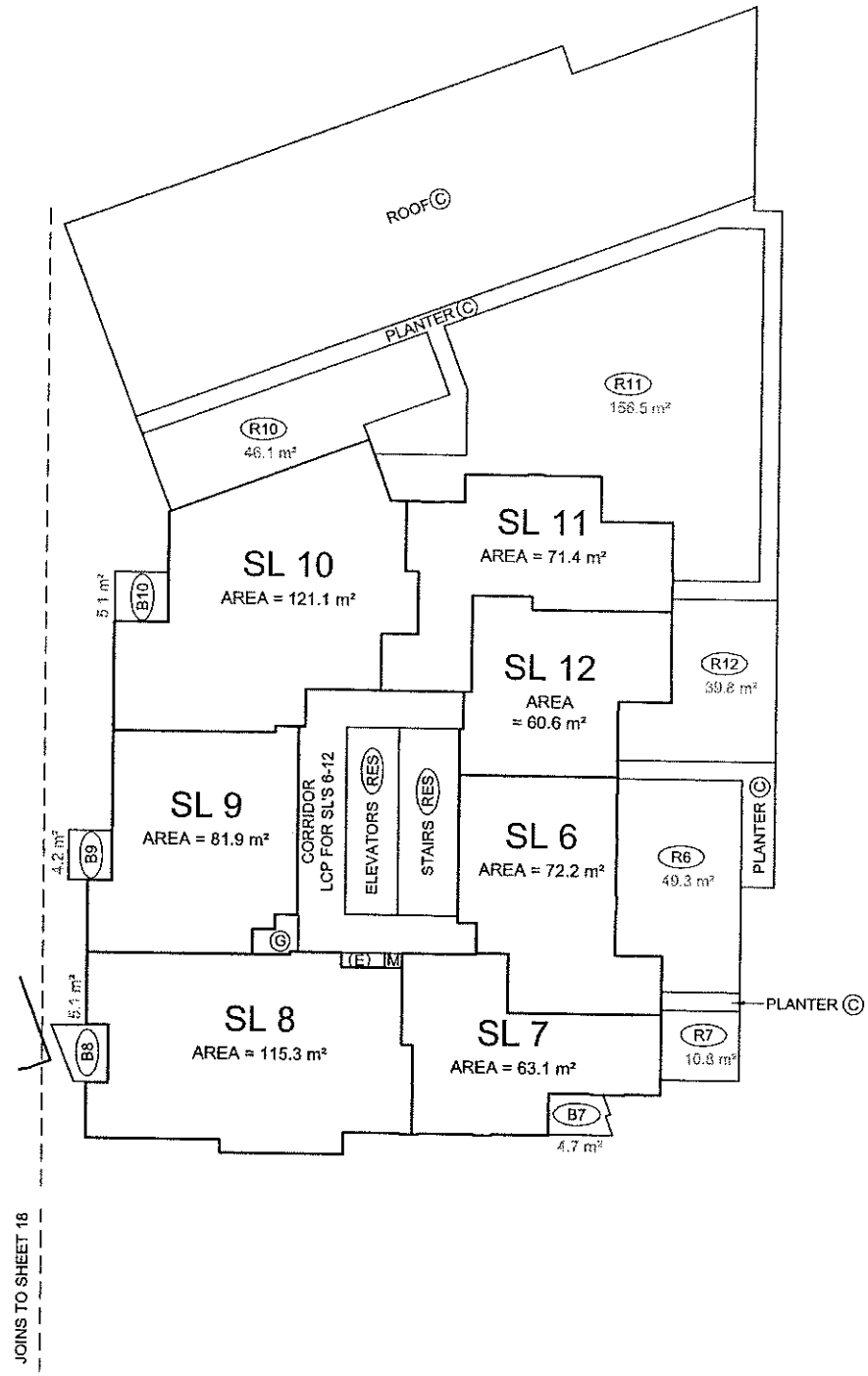
LEVEL FOUR FLOOR PLAN

EAST PORTION

SCALE 1:250

5 0 5 10

METRIC



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PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 0 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

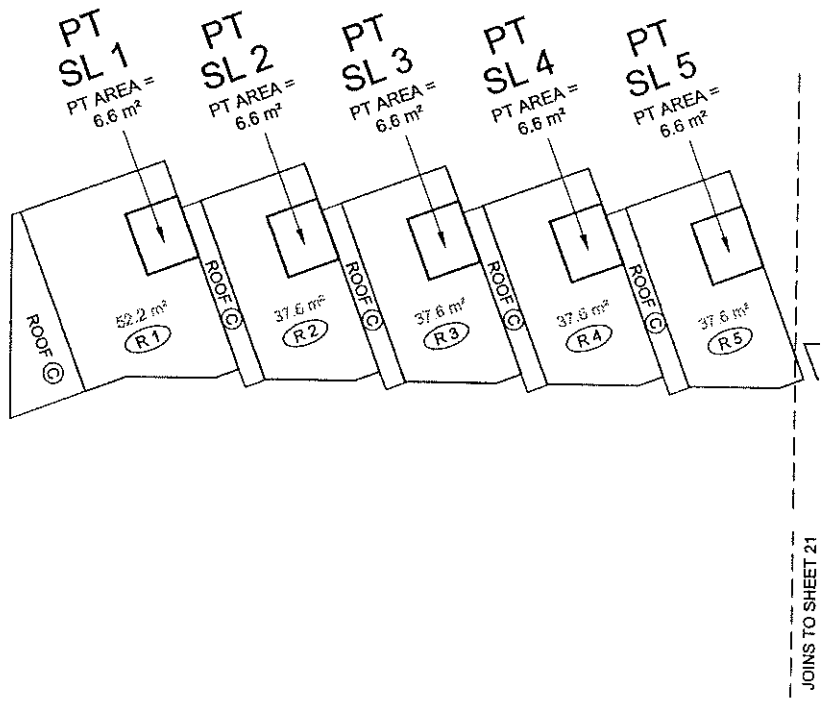
LEVEL FIVE FLOOR PLAN

WEST PORTION

SCALE 1:250

5 0 5 10

METRIC



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PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
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BASED ON PLANS BY:
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DIGITAL FILES RECEIVED: JAN. 12, 2005.

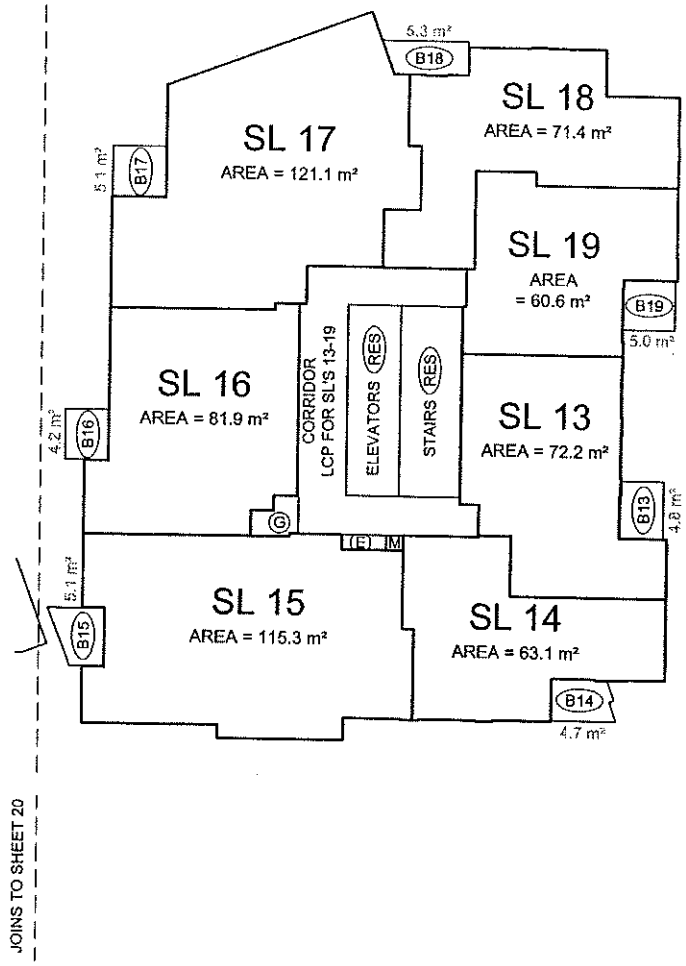
LEVEL FIVE FLOOR PLAN

EAST PORTION

SCALE 1:250

5 0 5 10

METRIC



JOINS TO SHEET 20

JOB DIRECTORY: NV-2005\12858_THE RITZ_1200 W PENDER\
PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 1 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

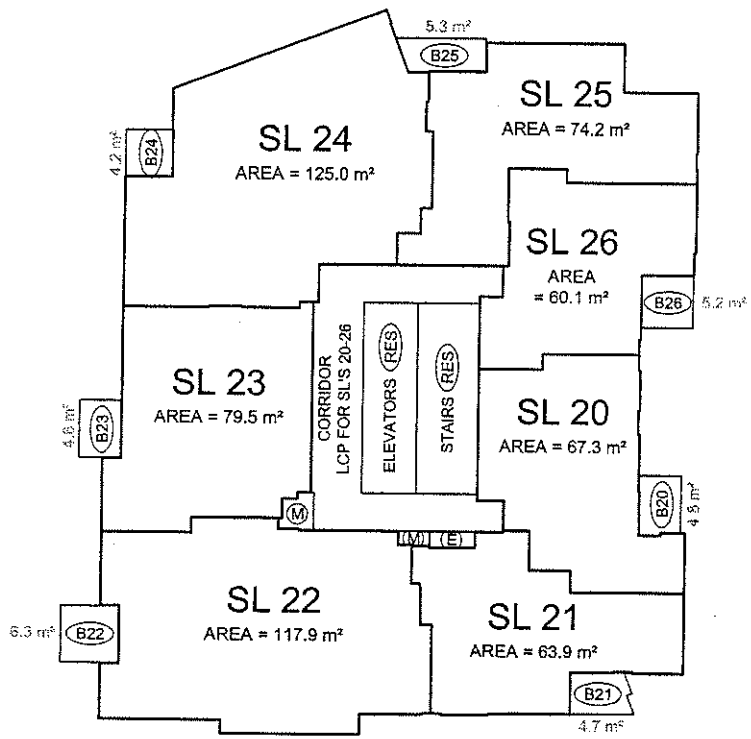
FLOOR PLANS

SCALE 1:250

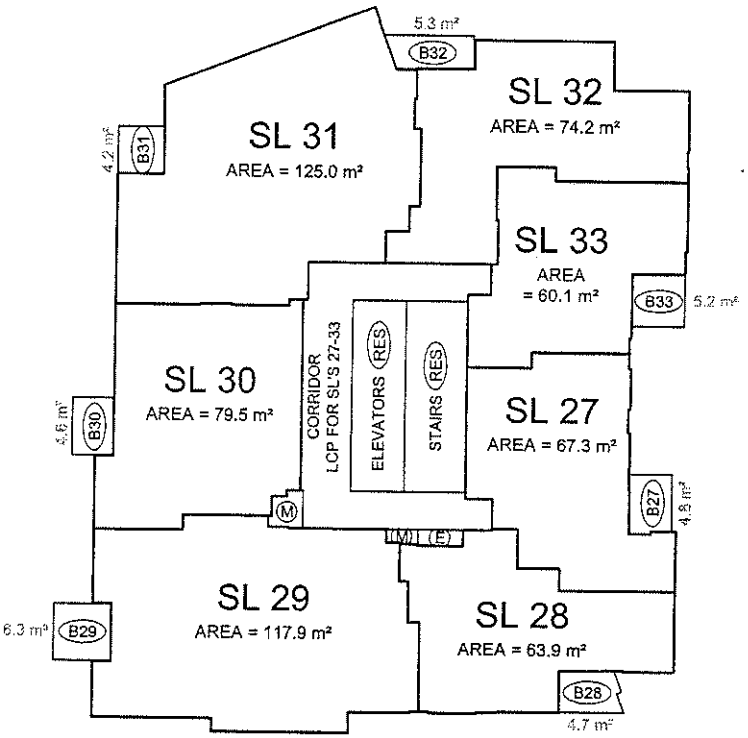
5 0 5 10

METRIC

LEVEL SIX



LEVEL SEVEN



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PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R1.dwg 1/3/2005 2:41:19 PM PST
REVISION 1 JAN. 9, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 9, 2005.

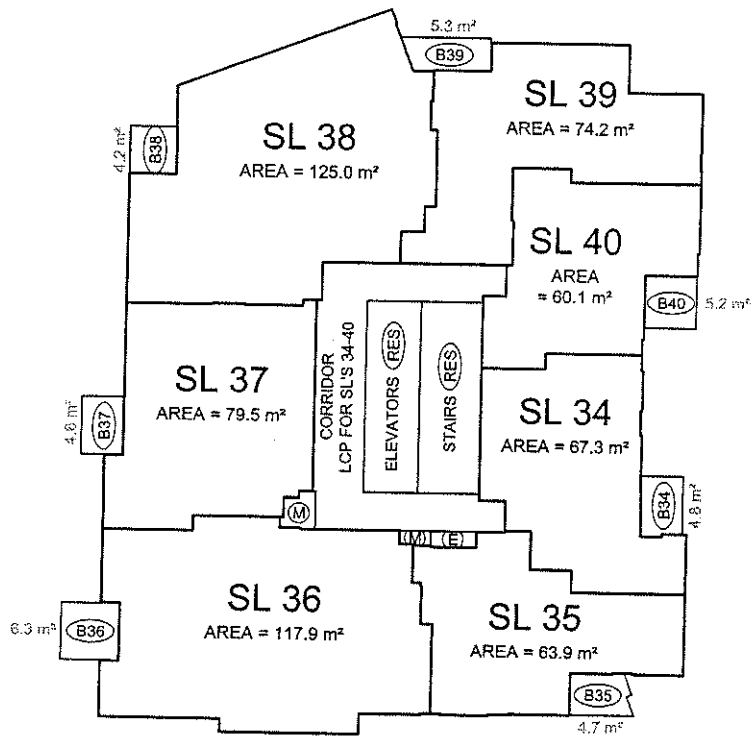
FLOOR PLANS

SCALE 1:250

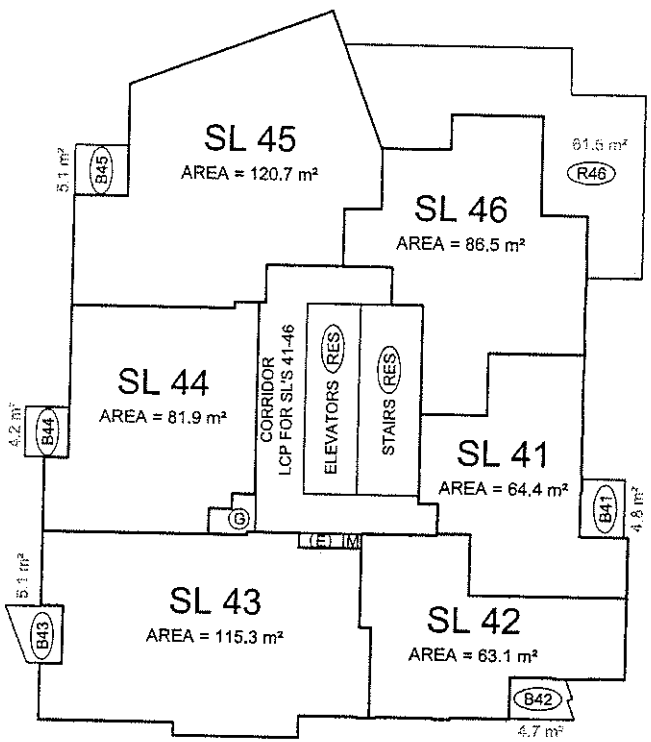
5 0 5 10

METRIC

LEVEL EIGHT



LEVEL NINE



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PROJECT: 12858-PRELIM-STRATA\dwg\
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REVISION ⚠ JAN. 9, 05

REVISION ⚠ JAN. 15, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 9,15 2005.

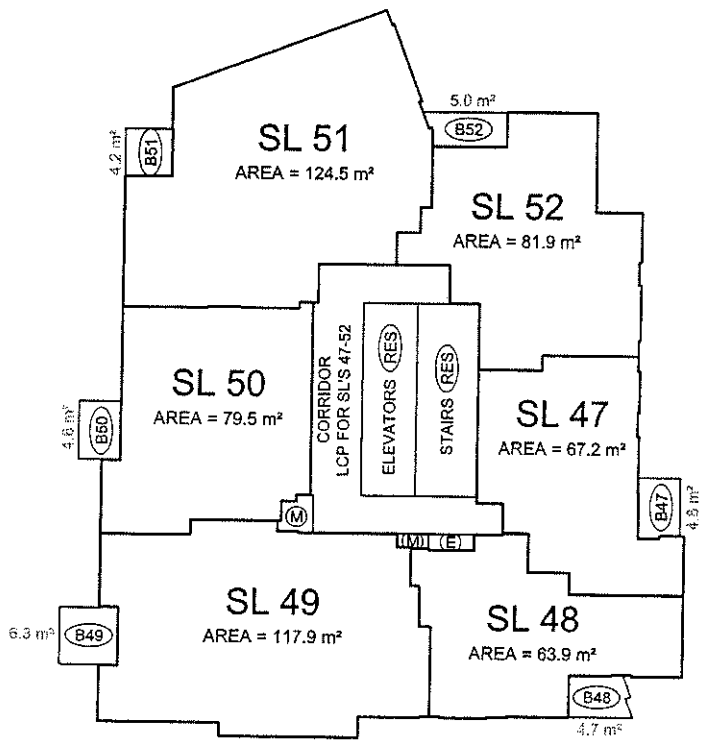
FLOOR PLANS

SCALE 1:250

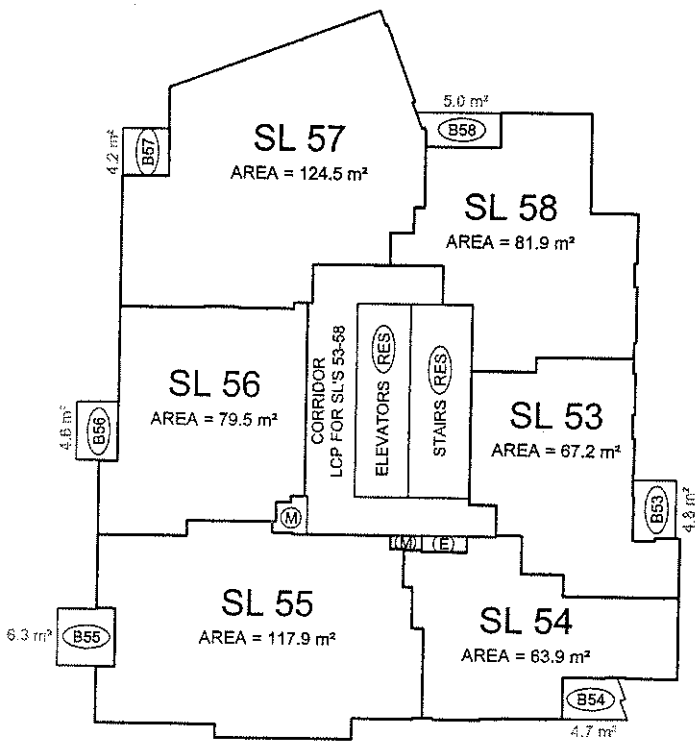
5 0 5 10

METRIC

LEVEL TEN



LEVEL ELEVEN



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PROJECT: 12858-PRELIM-STRATA\dwg\
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REVISION 1 JAN. 9, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 9, 2005.

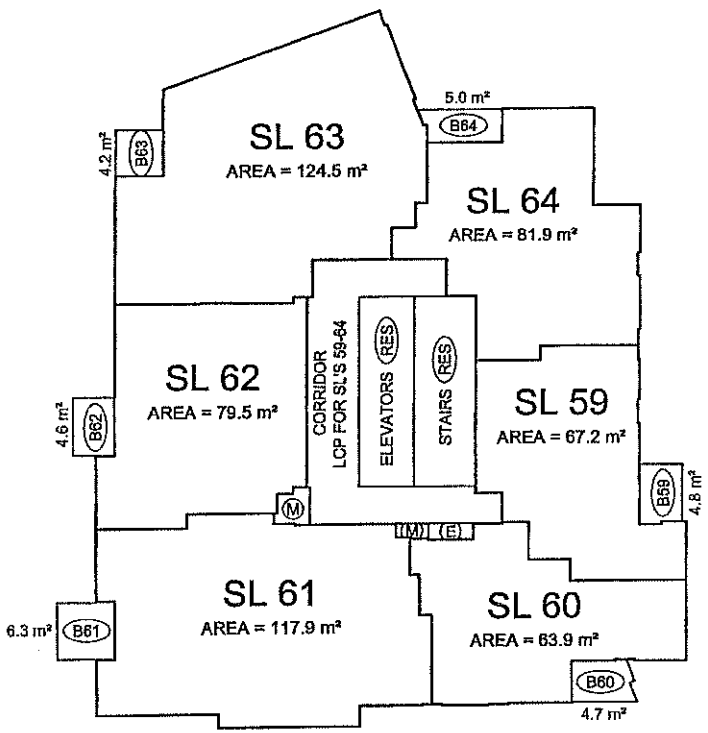
FLOOR PLANS

SCALE 1:250

5 0 5 10

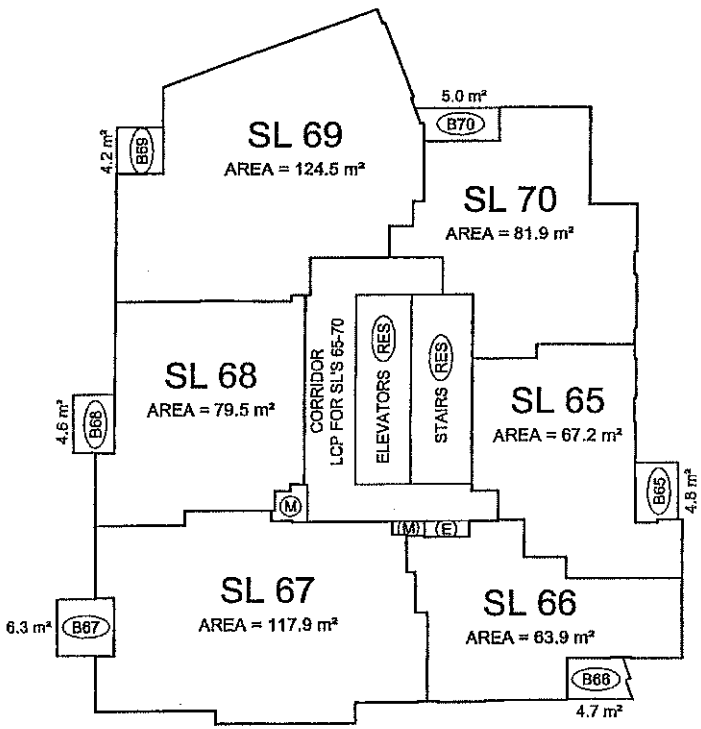
METRIC

LEVEL TWELVE



LEVEL THIRTEEN

(DEVELOPER'S LEVEL 14)



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PROJECT: 12858-PRELIM-STRATA\dwg\
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REVISION 1 JAN. 9, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 9, 2005.

FLOOR PLANS

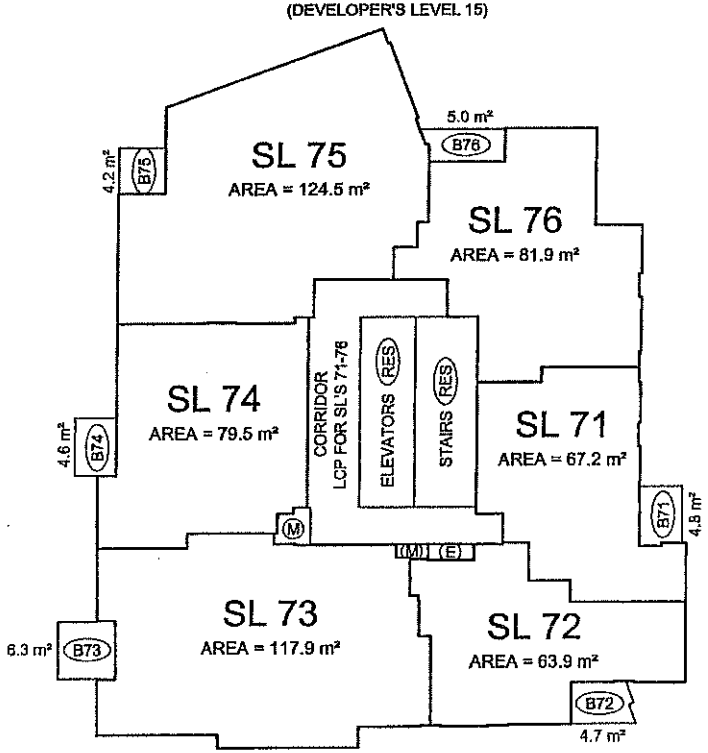
SCALE 1:250

5 0 5 10

METRIC

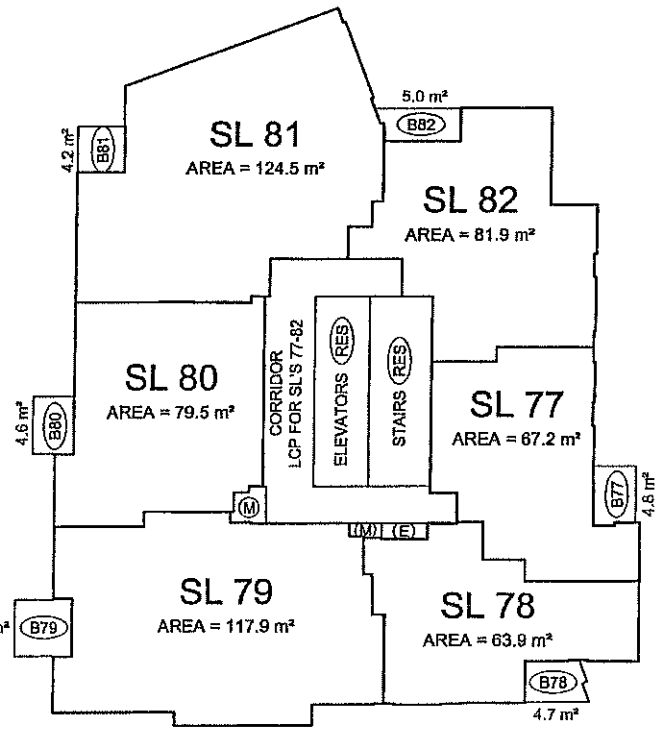
LEVEL FOURTEEN

(DEVELOPER'S LEVEL 15)



LEVEL FIFTEEN

(DEVELOPER'S LEVEL 16)



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PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R1.dwg 1/3/2005 2:41:19 PM PST
REVISION 1 JAN. 9, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 9, 2005.

FLOOR PLANS

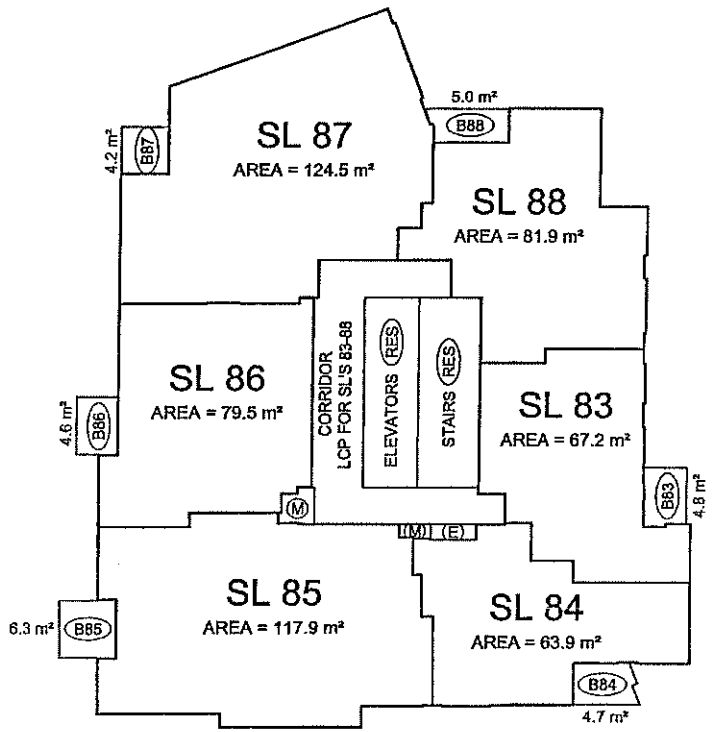
SCALE 1:250

5 0 5 10

METRIC

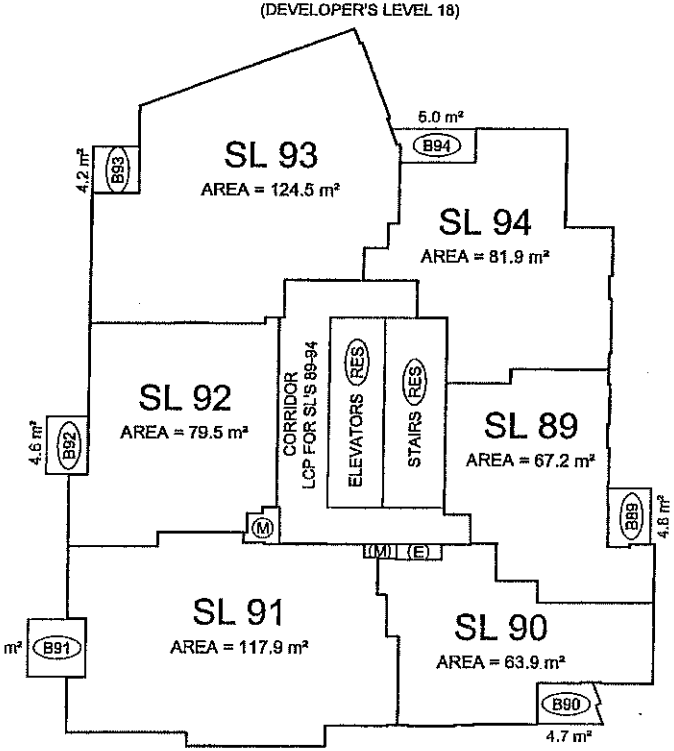
LEVEL SIXTEEN

(DEVELOPER'S LEVEL 17)



LEVEL SEVENTEEN

(DEVELOPER'S LEVEL 18)



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PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R1.dwg 1/3/2005 2:41:19 PM PST
REVISION 1 JAN. 9, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 9, 2005.

FLOOR PLANS

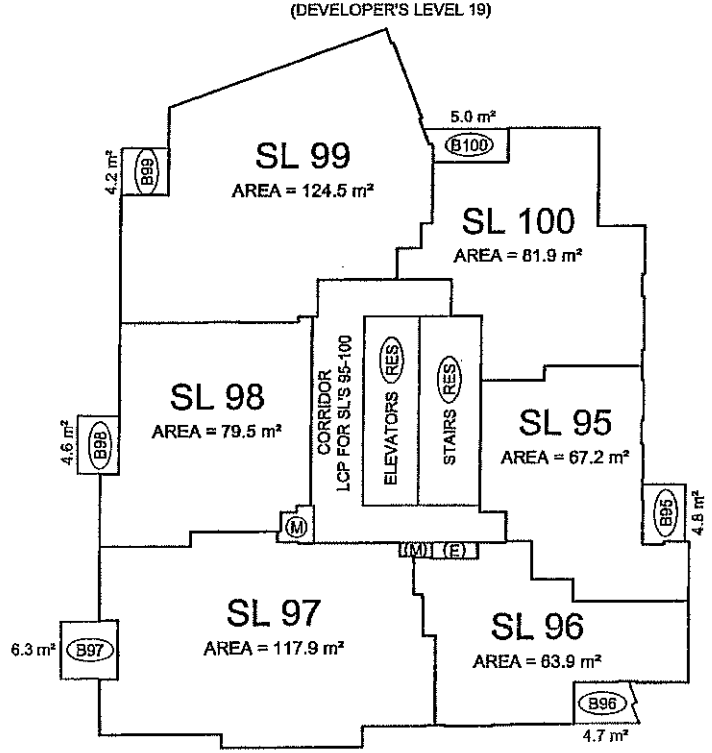
SCALE 1:250

5 0 5 10

METRIC

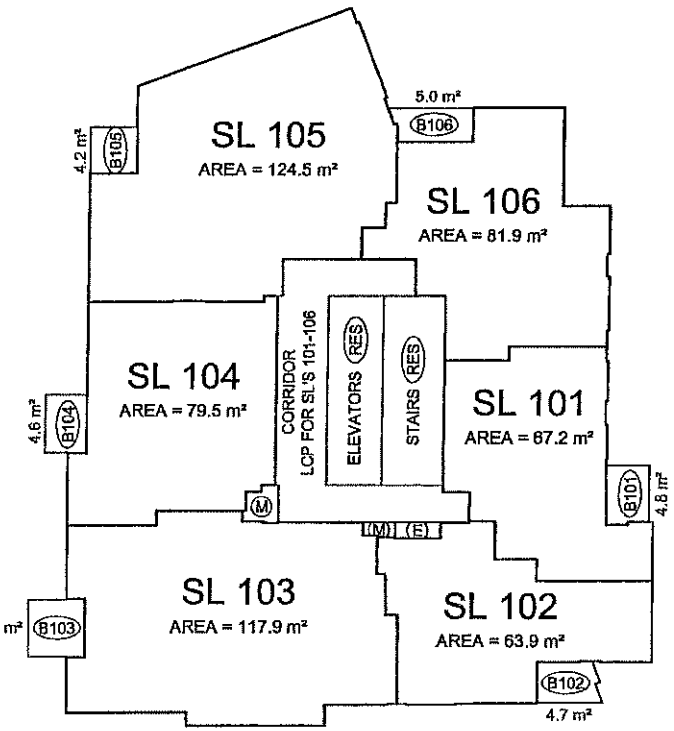
LEVEL EIGHTEEN

(DEVELOPER'S LEVEL 19)



LEVEL NINETEEN

(DEVELOPER'S LEVEL 20)



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PROJECT: 12858-PRELIM-STRATA\dwg\
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REVISION 1 JAN. 9, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 9, 2005.

FLOOR PLANS

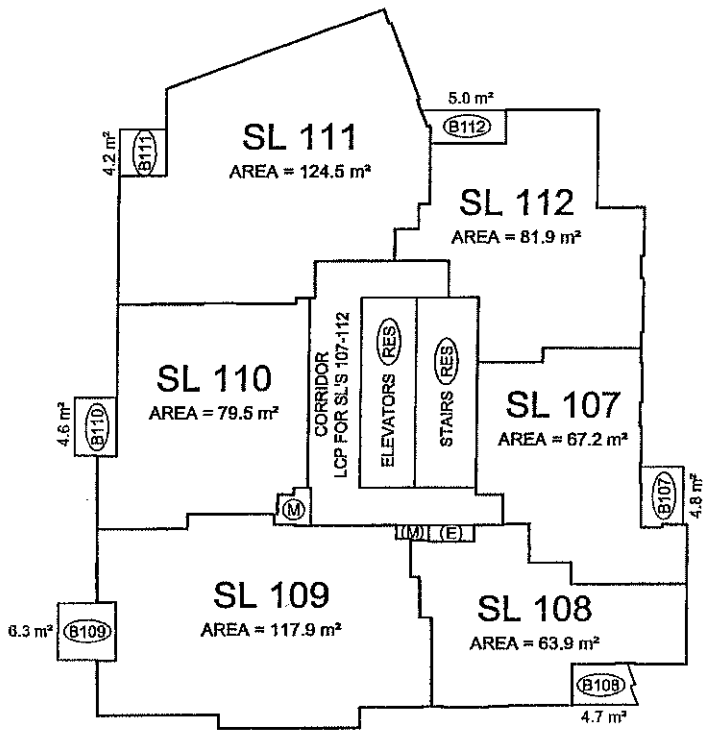
SCALE 1:250

5 0 5 10

METRIC

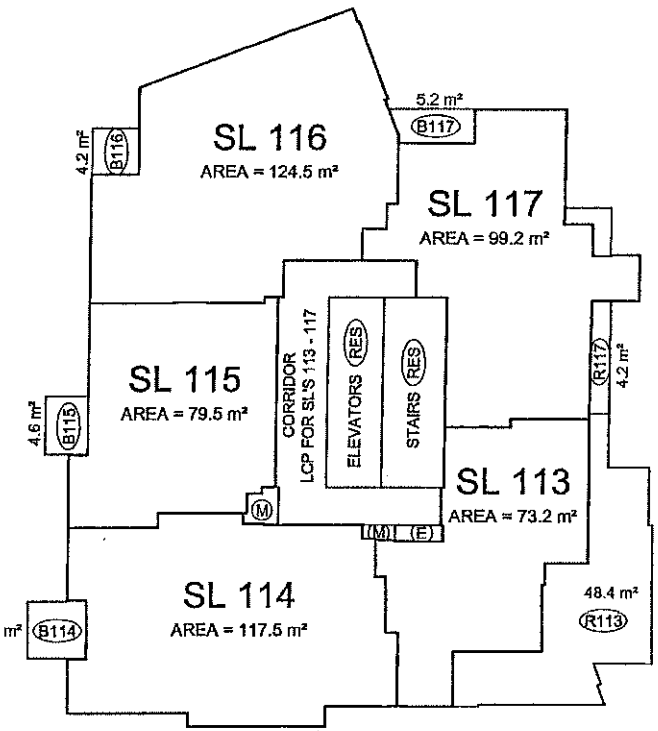
LEVEL TWENTY

(DEVELOPER'S LEVEL 21)



LEVEL TWENTY-ONE

(DEVELOPER'S LEVEL 22)



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PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R1.dwg 1/3/2005 2:41:19 PM PST
REVISION 1 JAN. 9, 05

REVISION 2 JAN. 28, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 9,15 2005.

FLOOR PLANS

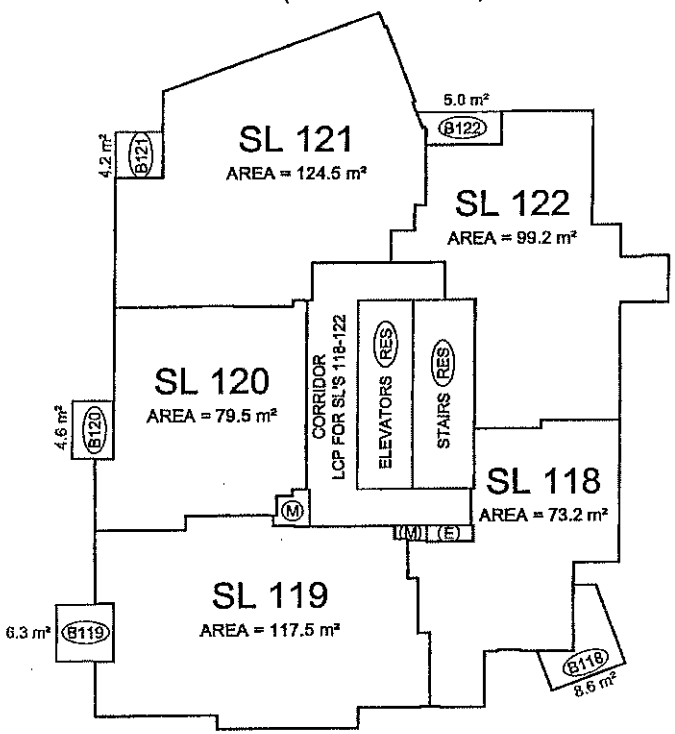
SCALE 1:250

5 0 5 10

METRIC

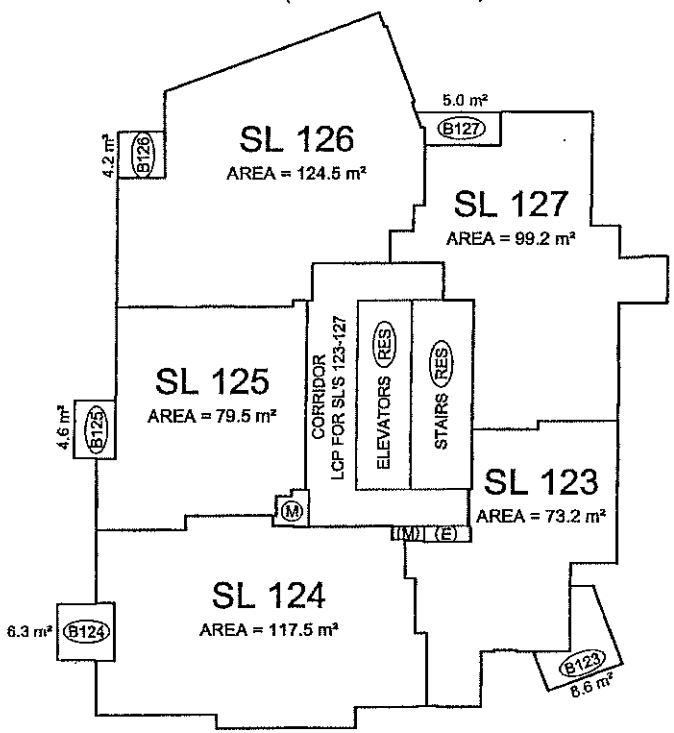
LEVEL TWENTY-TWO

(DEVELOPER'S LEVEL 23)



LEVEL TWENTY-THREE

(DEVELOPER'S LEVEL 24)



JOB DIRECTORY: NV-2005\12858_THE RITZ_1200 W PENDER\
PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R1.dwg 1/3/2005 2:41:19 PM PST
REVISION 1 JAN. 9, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 9, 2005.

FLOOR PLANS

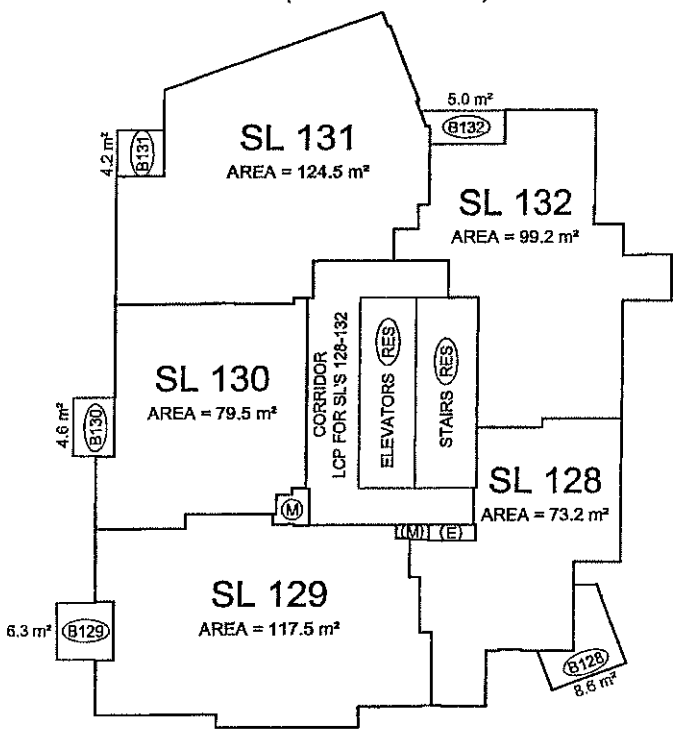
SCALE 1:250

5 0 5 10

METRIC

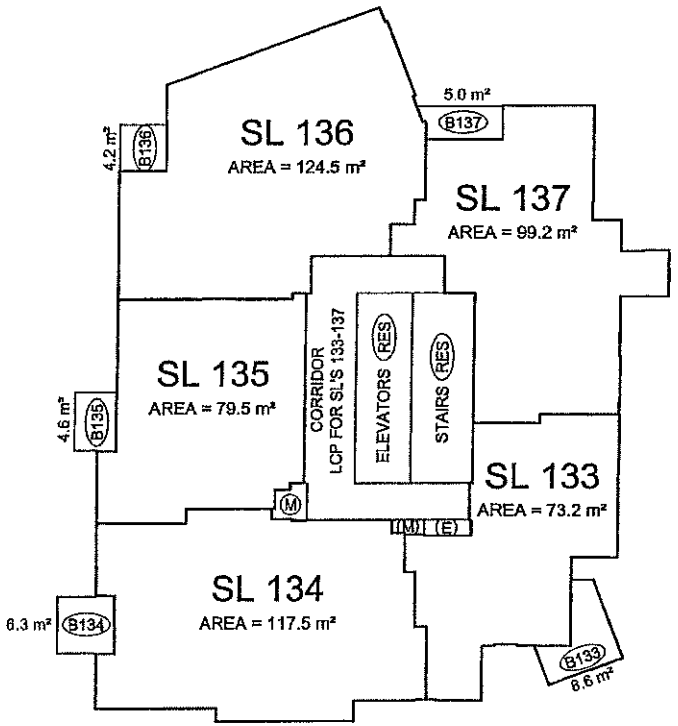
LEVEL TWENTY-FOUR

(DEVELOPER'S LEVEL 25)



LEVEL TWENTY-FIVE

(DEVELOPER'S LEVEL 26)



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PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R1.dwg 1/3/2005 2:41:19 PM PST
REVISION 1 JAN. 9, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 9, 2005.

FLOOR PLANS

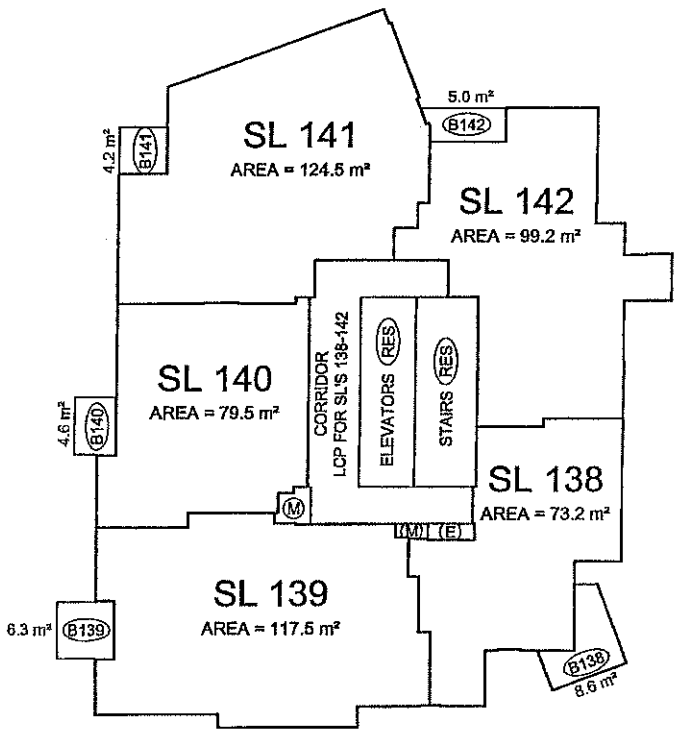
SCALE 1:250

5 0 5 10

METRIC

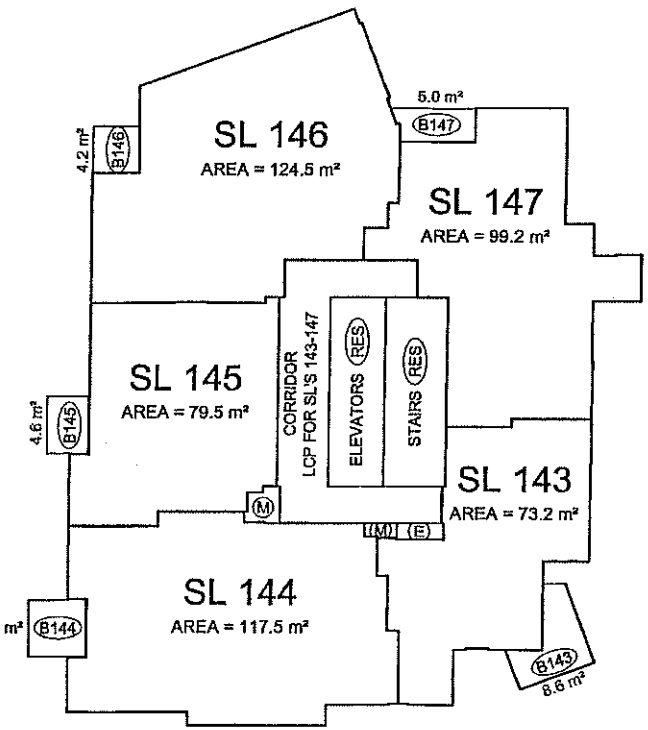
LEVEL TWENTY-SIX

(DEVELOPER'S LEVEL 27)



LEVEL TWENTY-SEVEN

(DEVELOPER'S LEVEL 28)



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PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R1.dwg 1/3/2005 2:41:19 PM PST
REVISION 1 JAN. 9, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 9, 2005.

FLOOR PLANS

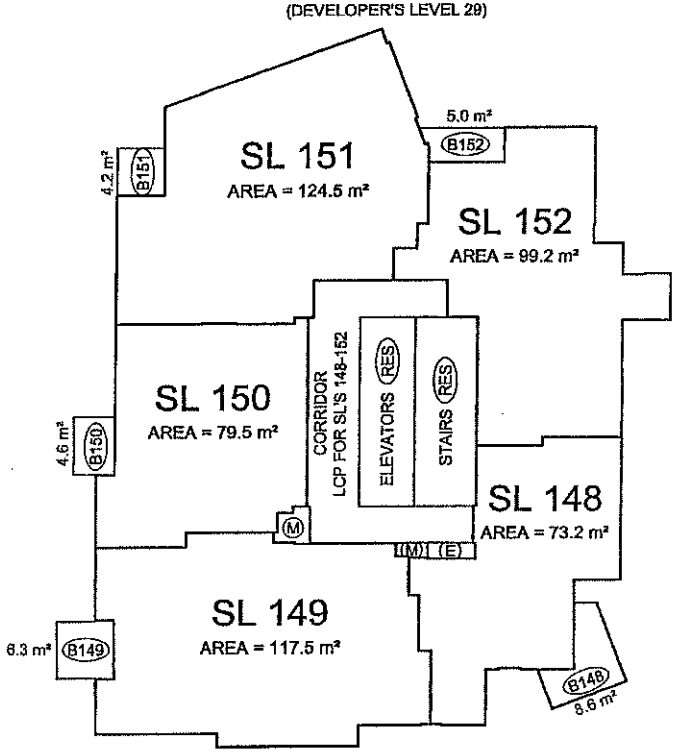
SCALE 1:250

5 0 5 10

METRIC

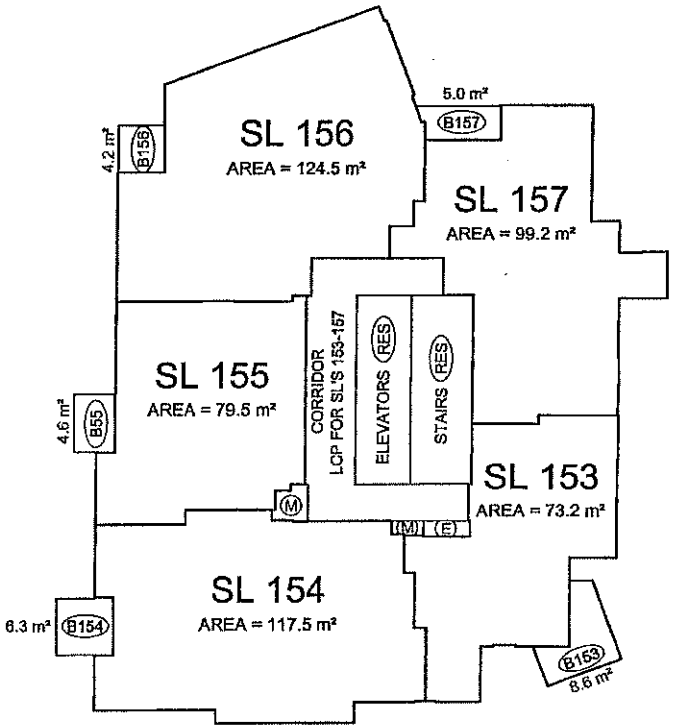
LEVEL TWENTY-EIGHT

(DEVELOPER'S LEVEL 29)



LEVEL TWENTY-NINE

(DEVELOPER'S LEVEL 30)



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REVISION 1 JAN. 9, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 9, 2005.

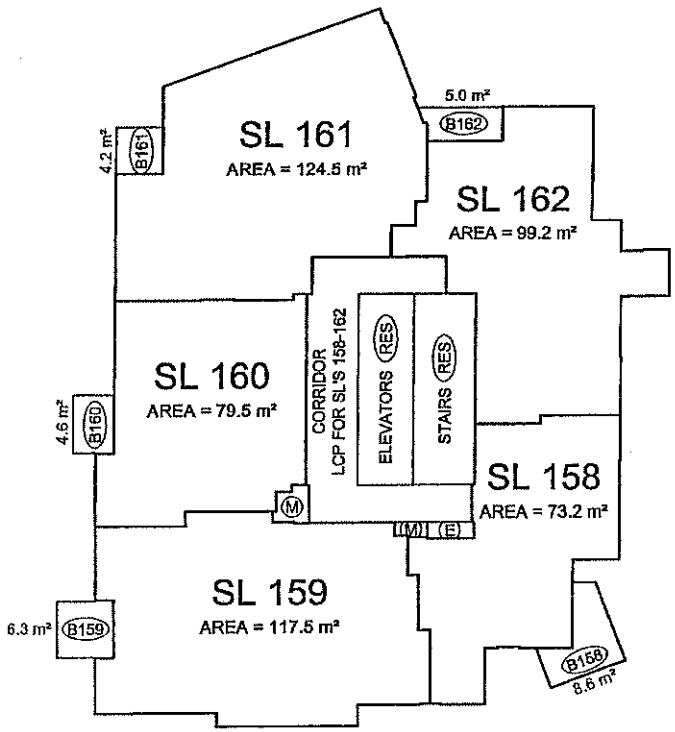
FLOOR PLANS

SCALE 1:250

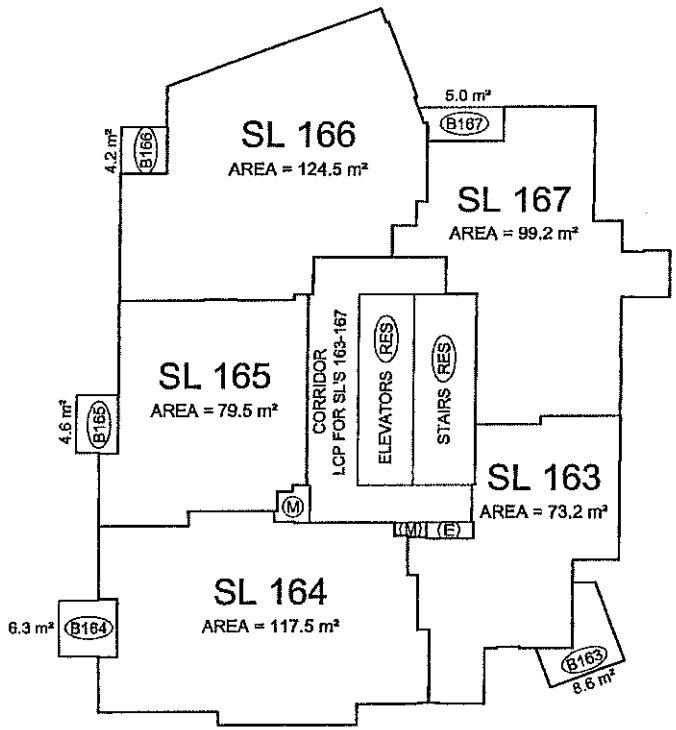
5 0 5 10

METRIC

LEVEL THIRTY
(DEVELOPER'S LEVEL 31)



LEVEL THIRTY-ONE
(DEVELOPER'S LEVEL 32)



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PROJECT: 12858-PRELIM-STRATA\dwg\
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REVISION 1 JAN. 9, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 9, 2005.

FLOOR PLANS

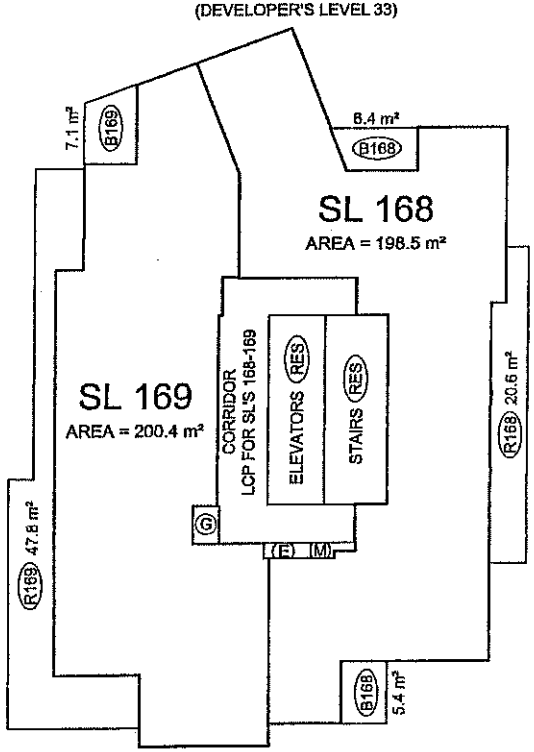
SCALE 1:250

5 0 5 10

METRIC

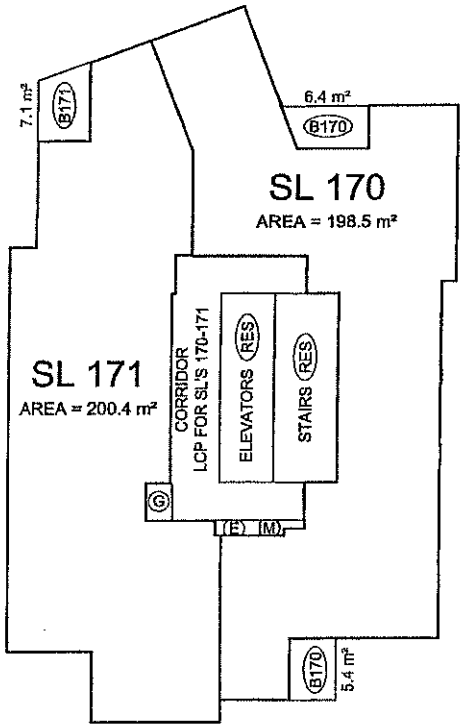
LEVEL THIRTY-TWO

(DEVELOPER'S LEVEL 33)



LEVEL THIRTY-THREE

(DEVELOPER'S LEVEL 34)



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DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 0 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.

FLOOR PLANS

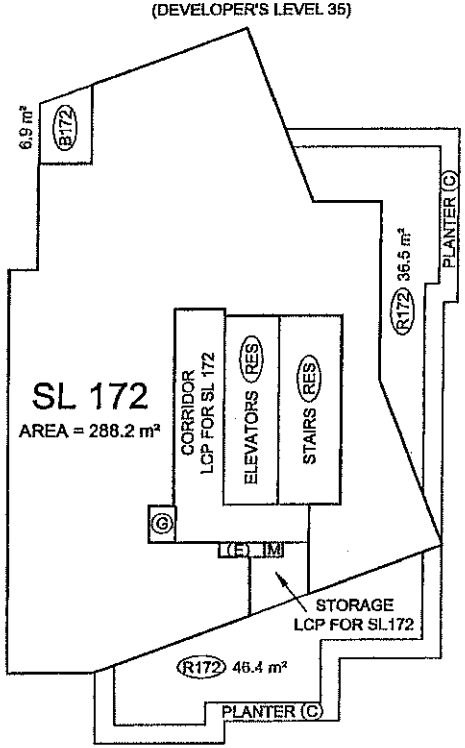
SCALE 1:250

5 0 5 10

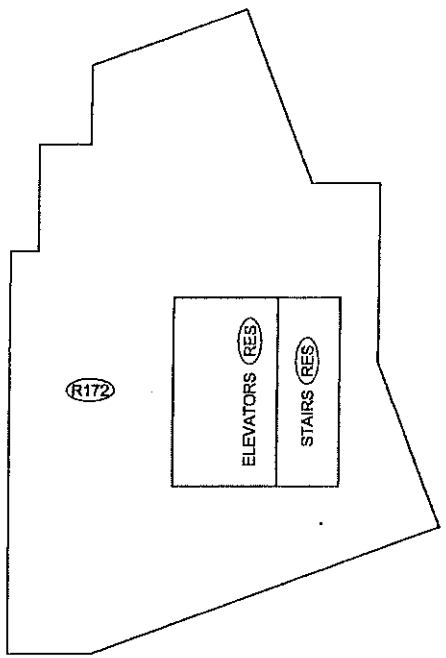
METRIC

LEVEL THIRTY-FOUR

(DEVELOPER'S LEVEL 35)



ROOF LEVEL



FLOOR PLAN DESIGN NOT FINALIZED

JOB DIRECTORY: NV-2005\12858_THE RITZ_1200 W PENDER\
PROJECT: 12858-PRELIM-STRATA\dwg\
DRAWING FILE: ST12858-8-0P-R0.dwg 1/22/2005
REVISION 1 JAN. 12, 05

BASED ON PLANS BY:
HANCOCK BRUCKNER ENG + WRIGHT ARCHITECTS

DIGITAL FILES RECEIVED: JAN. 12, 2005.