STRATA PLAN OF LOT 2, BLOCK 291, D.L. 526, GP. 1, N.W.D., PLAN LMP 46946

"CITY OF VANCOUVER"
B.C.G.S. 92G.025

SCALE 1:750

10 0 10 20 30

ALL DISTANCES ARE IN METRES.

"SIENA"
1428 WEST 6th AVENUE
VANCOUVER, B.C.

STRATA PLAN BCS 207

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 21 DAY OF JAN, 2003

B. Bagnall
REGISTRAR

BV22479 - BV22570

INTEGRATED SURVEY AREA No. 31 (VANCOUVER) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES, MULTIPLY BY COMBINED SCALE FACTOR 0.99959910

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS V-2218 AND V-2219

- ⊕ – DENOTES CONTROL MONUMENT FOUND
- ● – DENOTES STANDARD IRON POST FOUND
- ■ – DENOTES LEAD PLUG FOUND
- □ – DENOTES LEAD PLUG PLACED
- SL. – DENOTES STRATA LOT
- PT. – DENOTES PART
- Ⓒ – DENOTES COMMON PROPERTY
- Ⓔ – DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓥ – DENOTES VENT BEING COMMON PROPERTY
- MS – DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- P1 TYPICAL – DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- RD1 TYPICAL – DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- G1 TYPICAL – DENOTES GARAGE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- B19 TYPICAL – DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 19

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:

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. _____, AS SET OUT IN SECTION 244(1)(f) OF THE STRATA PROPERTY ACT.

DATE: DECEMBER 30th, 2003.

Mike E Shaw

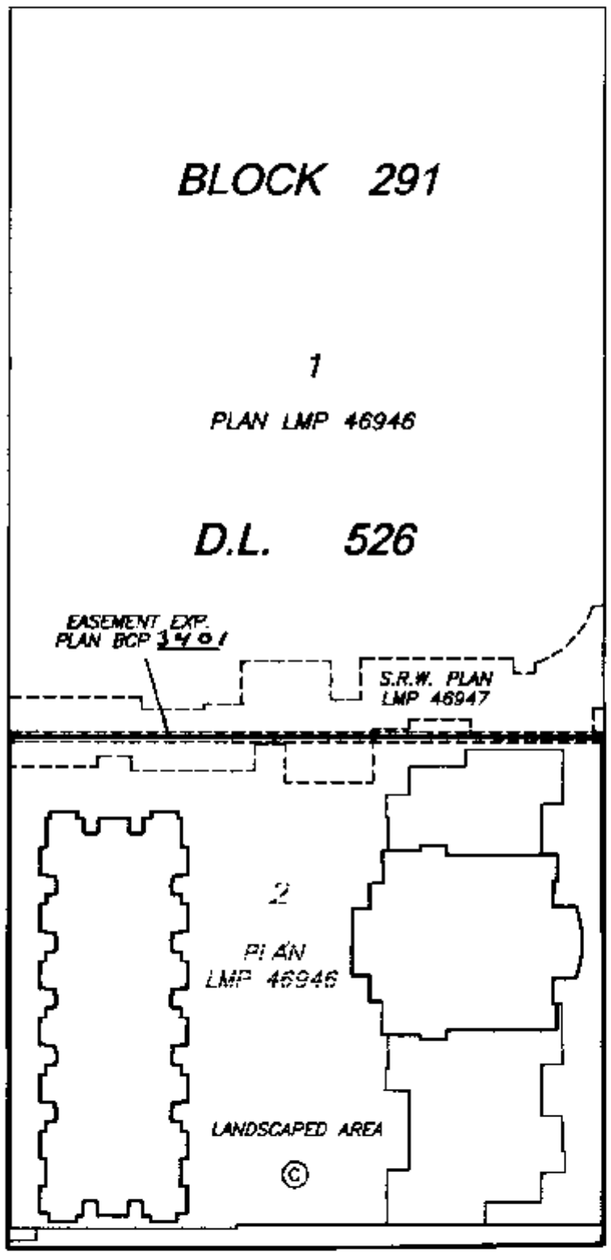
BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE : 582-0717

DRAWING # 30325-15
FILE # 30325-15_FS
DATE : DECEMBER 30, 2002.

GRANVILLE STREET

7th AVENUE

6th AVENUE



HEMLOCK STREET

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

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

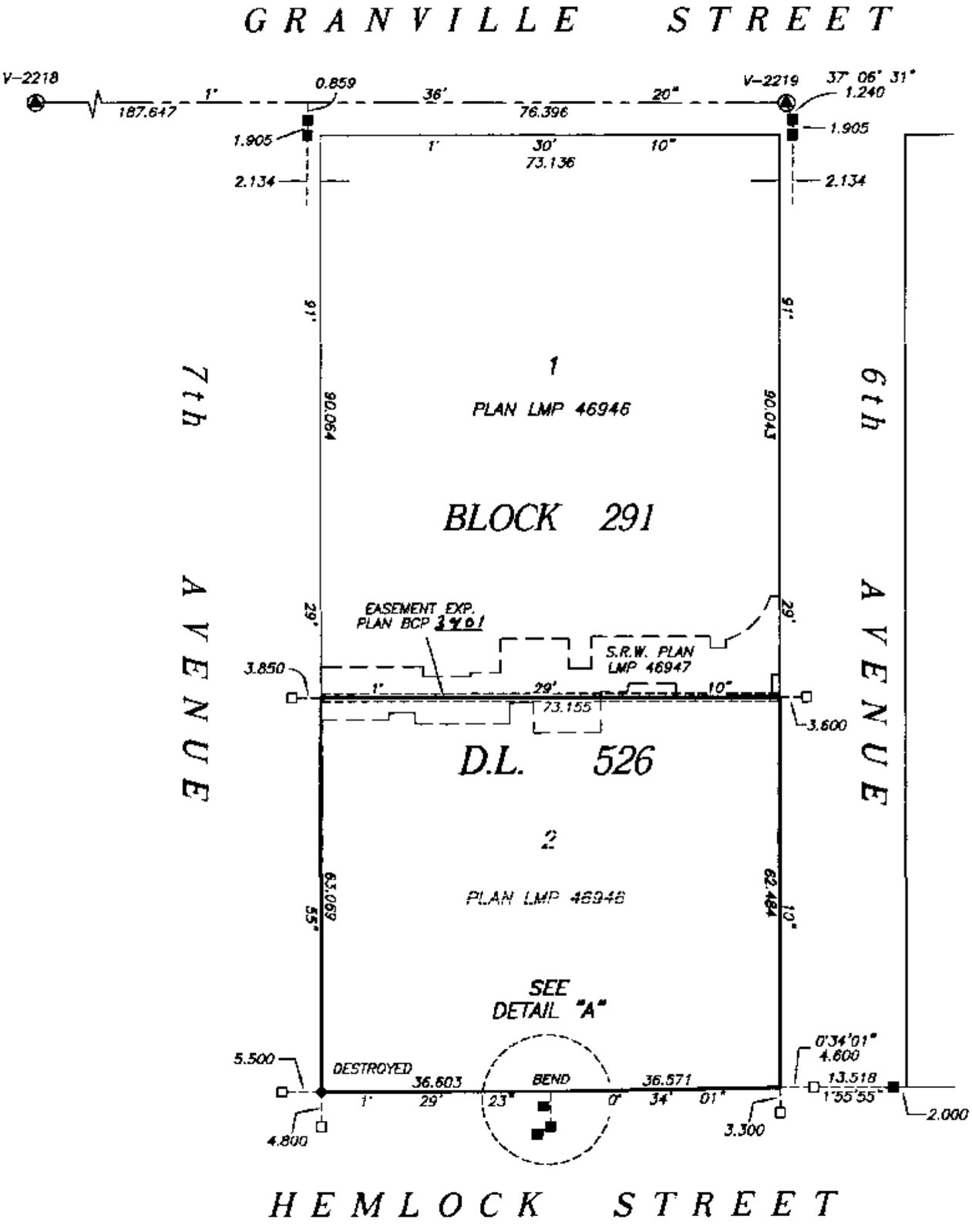
BOUNDARY DIMENSIONS

STRATA PLAN BCS 207

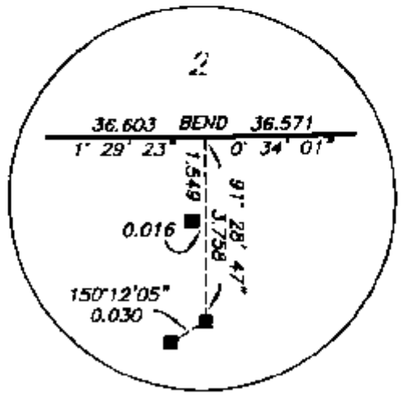
SCALE 1:750

10 0 10 20 30

ALL DISTANCES ARE IN METRES.



HEMLOCK STREET



DETAIL "A"

NOT TO SCALE

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 30th DAY OF DECEMBER, 2002.

Mike E Shaw B.C.L.S.

DATE : DECEMBER 30, 2002.

M.E.S.

DRAWING # 30325-15
FILE # 30325-15_Post

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

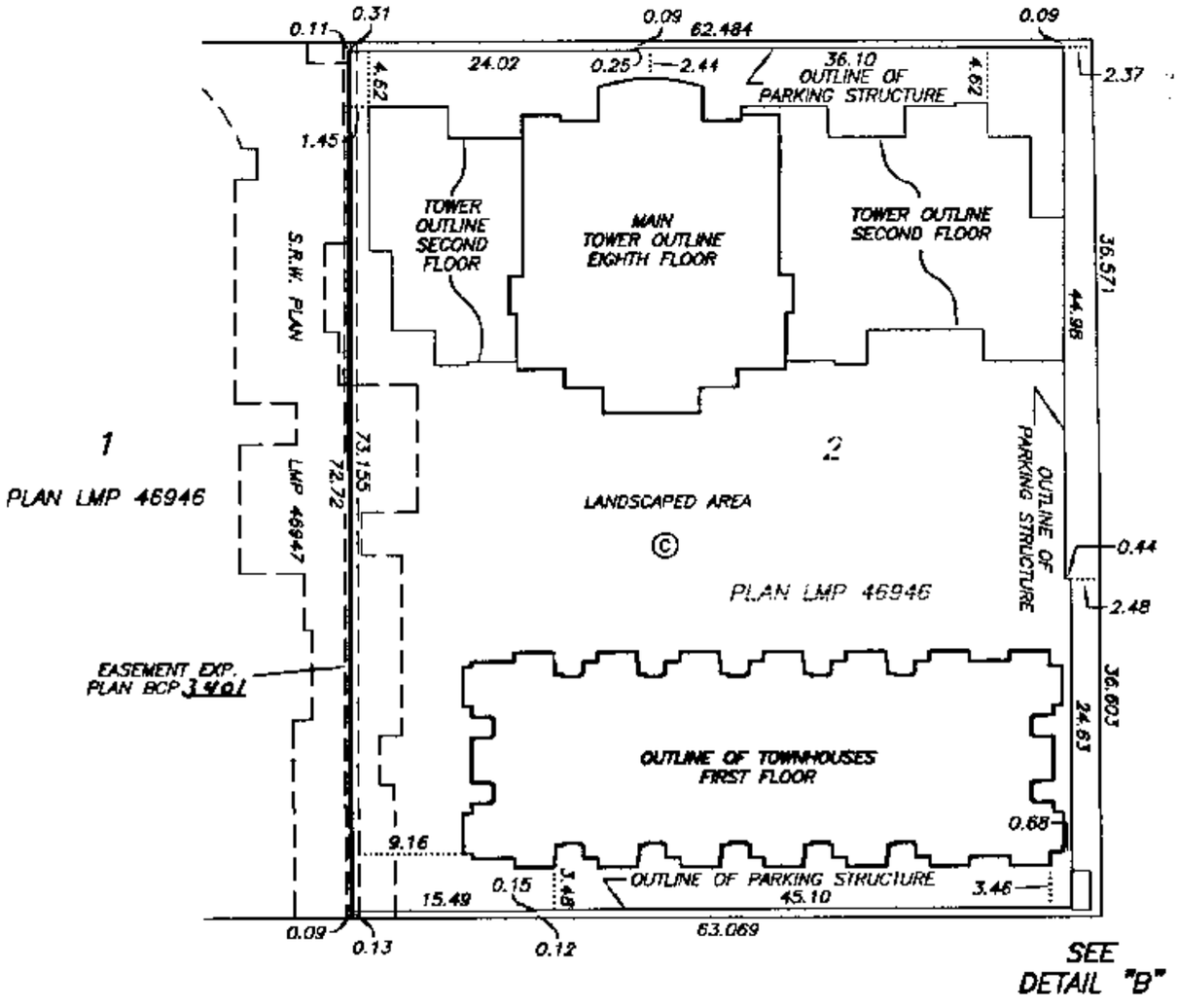
BUILDING LOCATION AND DIMENSIONS

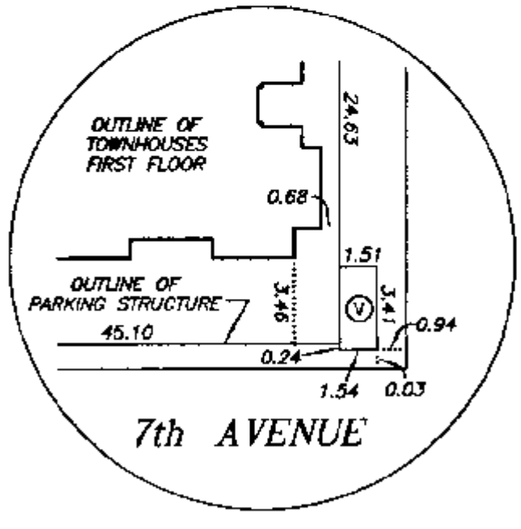
STRATA PLAN BCS 207

SCALE 1:500

10 0 10 20

ALL DISTANCES ARE IN METRES.





DETAIL "B"

NOT TO SCALE

DATE : DECEMBER 30, 2002.

M. E. B.

DRAWING # 30325-15
FILE # 30325-15_CE

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

STRATA PLAN BCS 207

OWNER :

BOSA DEVELOPMENT CORPORATION
(INC. No. 337862)

AUTHORIZED SIGNATORY ERIC MARTIN

AUTHORIZED SIGNATORY DORINDA 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 :

ROYAL BANK OF CANADA

AUTHORIZED SIGNATORY Kelly McKnight

AUTHORIZED SIGNATORY BES Eleniuk

WITNESS AS TO BOTH SIGNATURES MINA GATFIELD

BANKER
OCCUPATION OF WITNESS

1025 W. GEORGIA ST, VANCOUVER B.C.
ADDRESS OF WITNESS

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF THE 30th DAY OF DECEMBER , 2002, BEEN PREVIOUSLY OCCUPIED.

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

THE CITY OF VANCOUVER, REGISTERED OWNER OF COVENANTS BP183892, BP183906 AND BP226906 HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

JS

AUTHORIZED SIGNATORY GRAHAM JOHNSON

AUTHORIZED SIGNATORY

DATE : DECEMBER 30, 2002.

M. E. S.

DRAWING # 30325-15
FILE # 30325-15_Sig

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

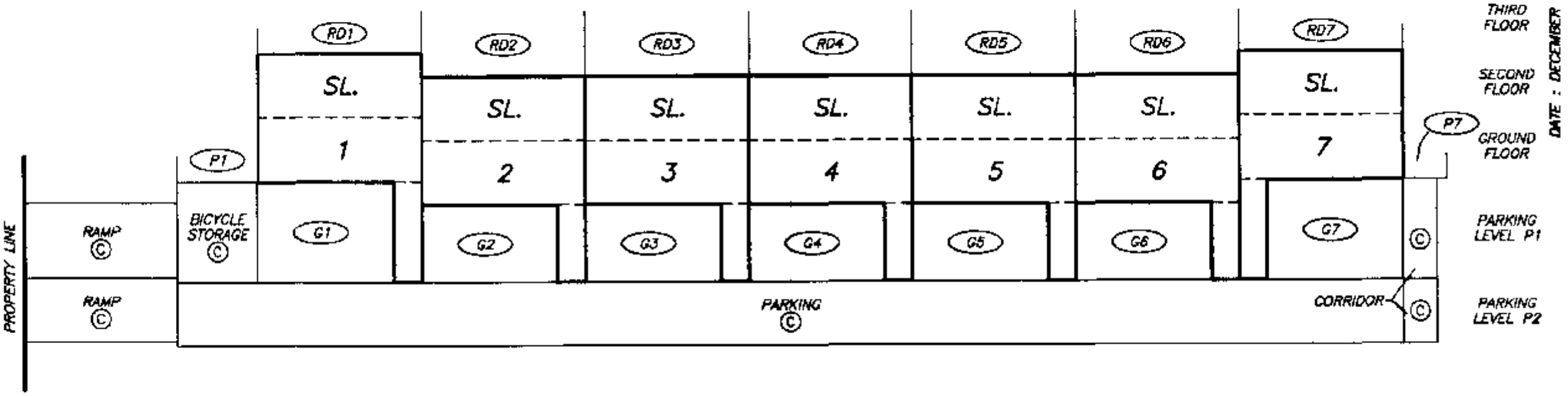
SHEET 5 OF 28 SHEETS

STRATA PLAN BCS 207

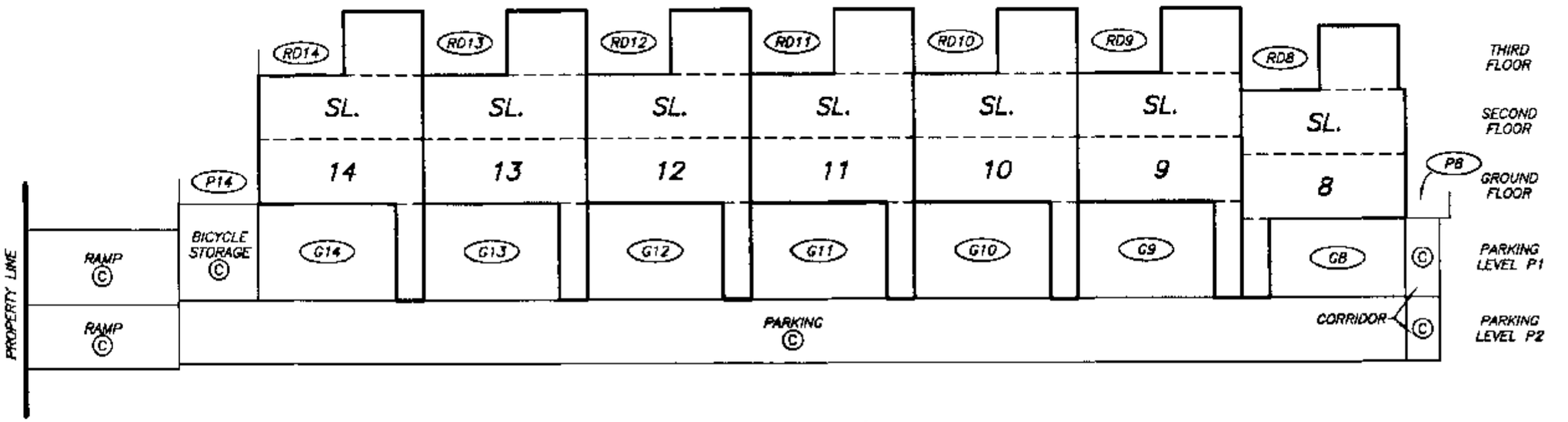
SECTIONS

SCALE 1:200

ALL DISTANCES ARE IN METRES.



SECTION B – B'



SECTION A – A'

DATE : DECEMBER 30, 2002.

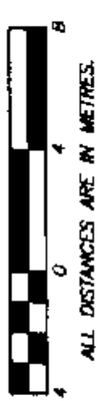
DRAWING # 30325-15
FILE # 30325-15.Sm

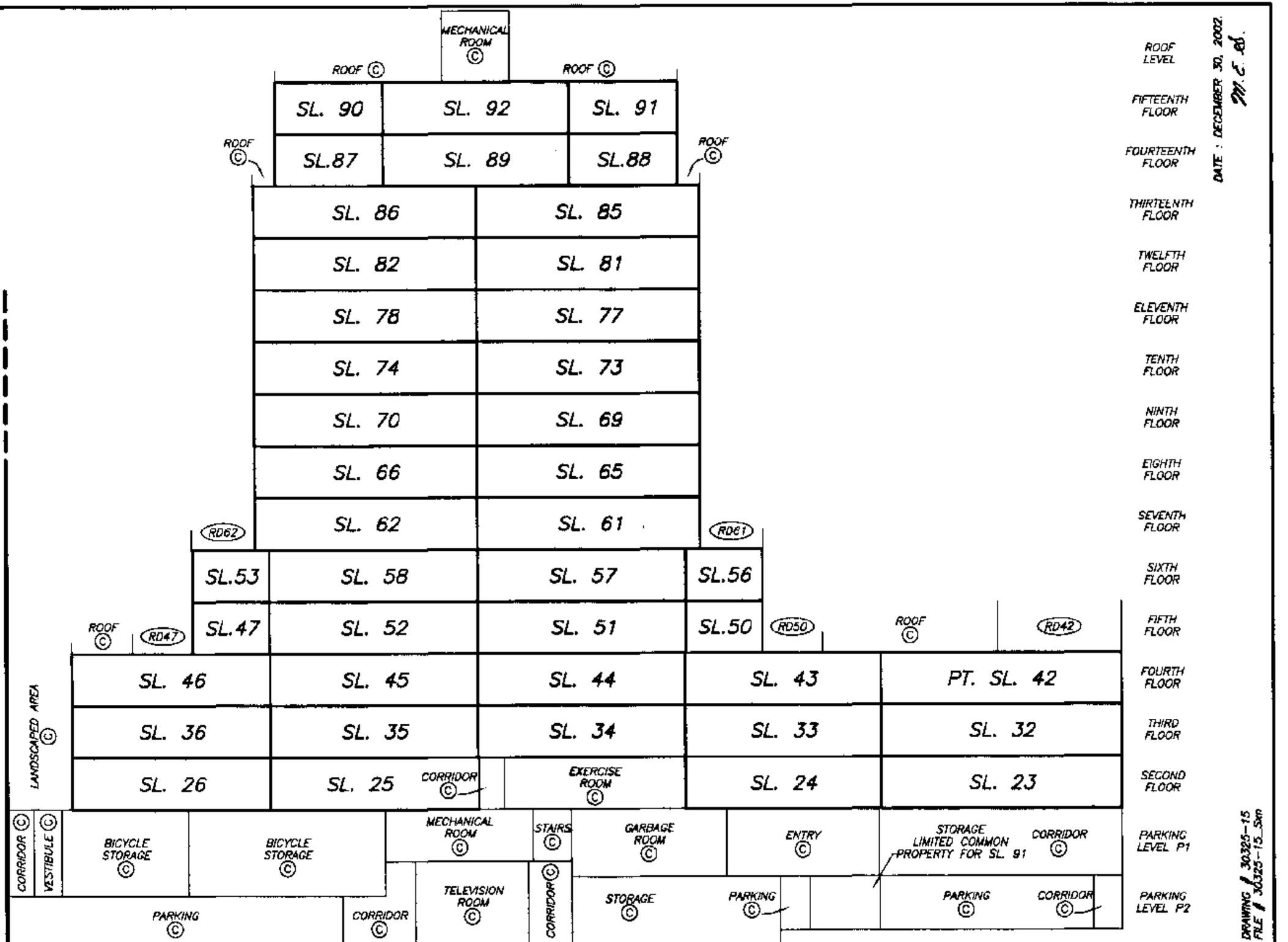
FILED LMBCS207 S41354 2005-12-16,30.10.215460

STRATA PLAN BCS 207

SECTION C – C'

SCALE 1:200





DATE : DECEMBER 30, 2002.

M.E.B.

DRAWING # 30325-15
FILE # 30325-15_Sm

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

SHEET 2 OF 10 SHEETS

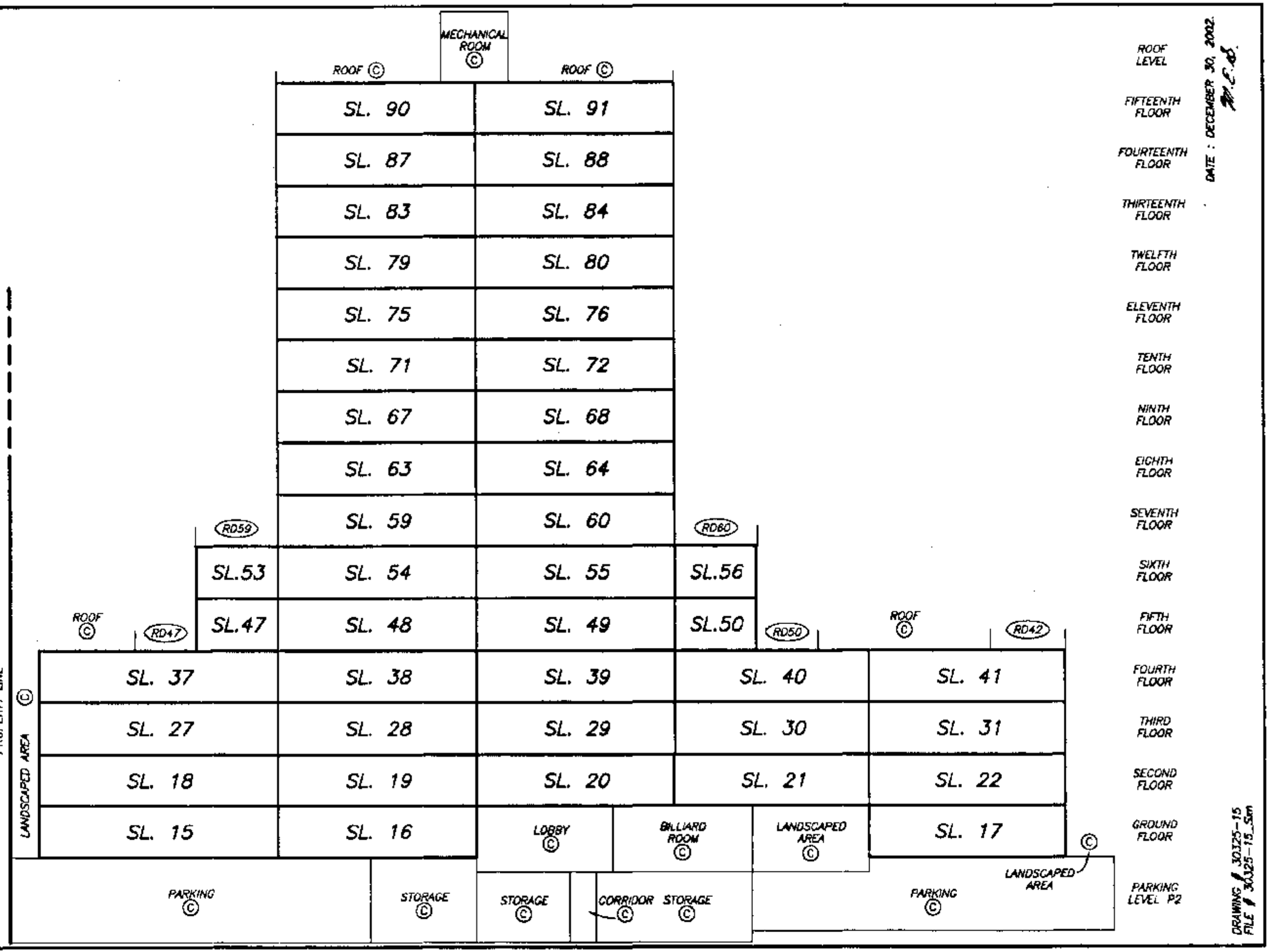
STRATA PLAN BCS 207

SECTION D - D'

SCALE 1:200

ALL DISTANCES ARE IN METRES.

DATE : DECEMBER 30, 2002.



DRAWING # 30325-15
FILE # 30325-15_Sam

FILED LMBC5207 541354 2005-12-12-16.30.10.215460

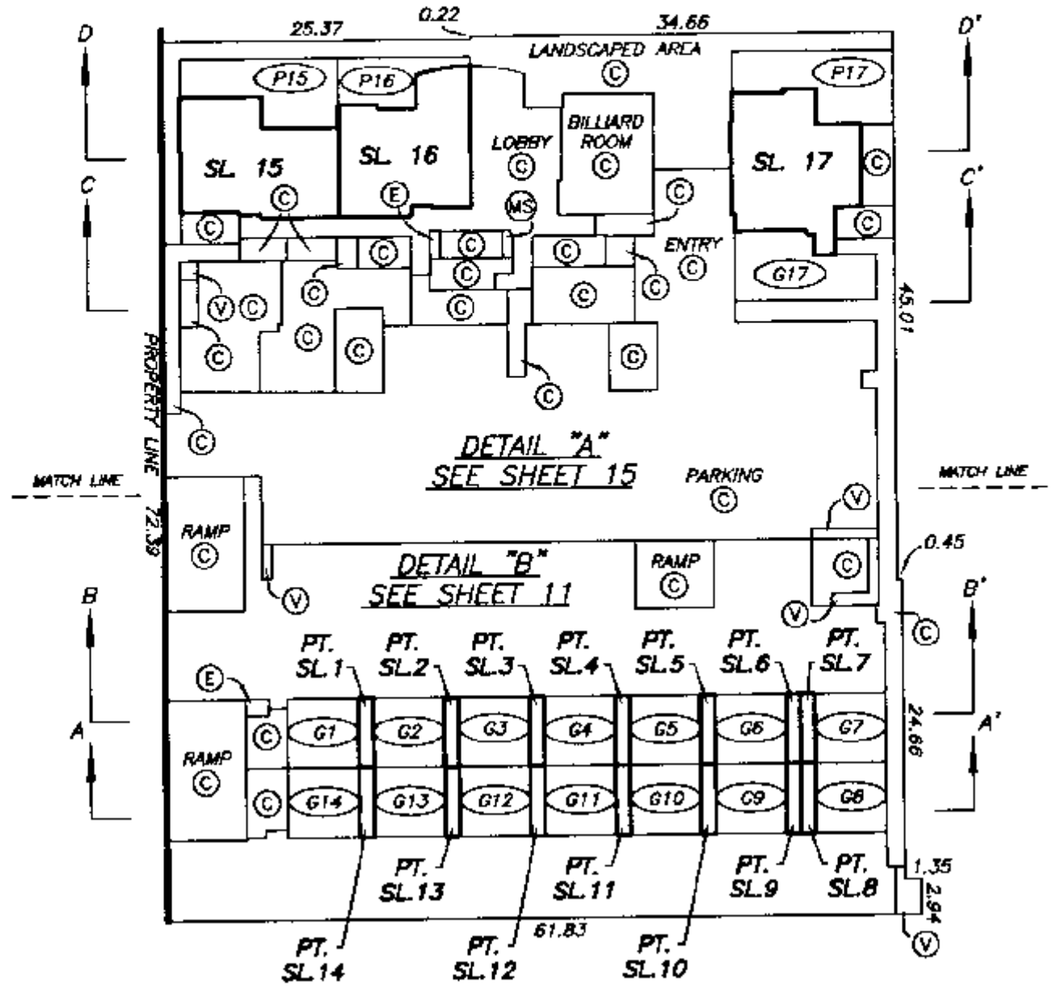
PARKING LEVELS

STRATA PLAN BCS 207

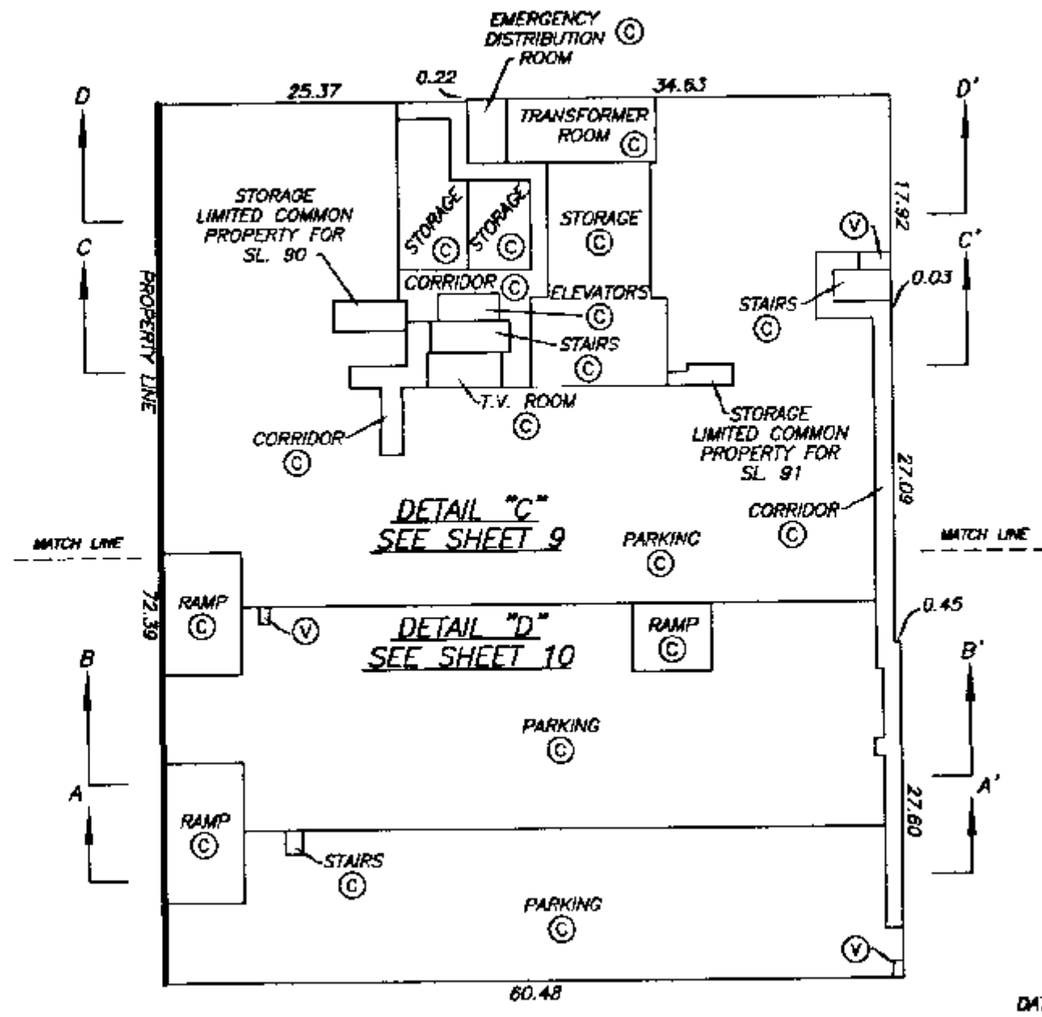
SCALE 1:500

10 0 10 20

ALL DISTANCES ARE IN METRES.



PARKING LEVEL P1 / GROUND FLOOR(TOWER)



PARKING LEVEL P2

DATE : DECEMBER 30, 2002.

M.E.S.

DRAWING # 30325-15
FILE # 30325-15_Prk

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

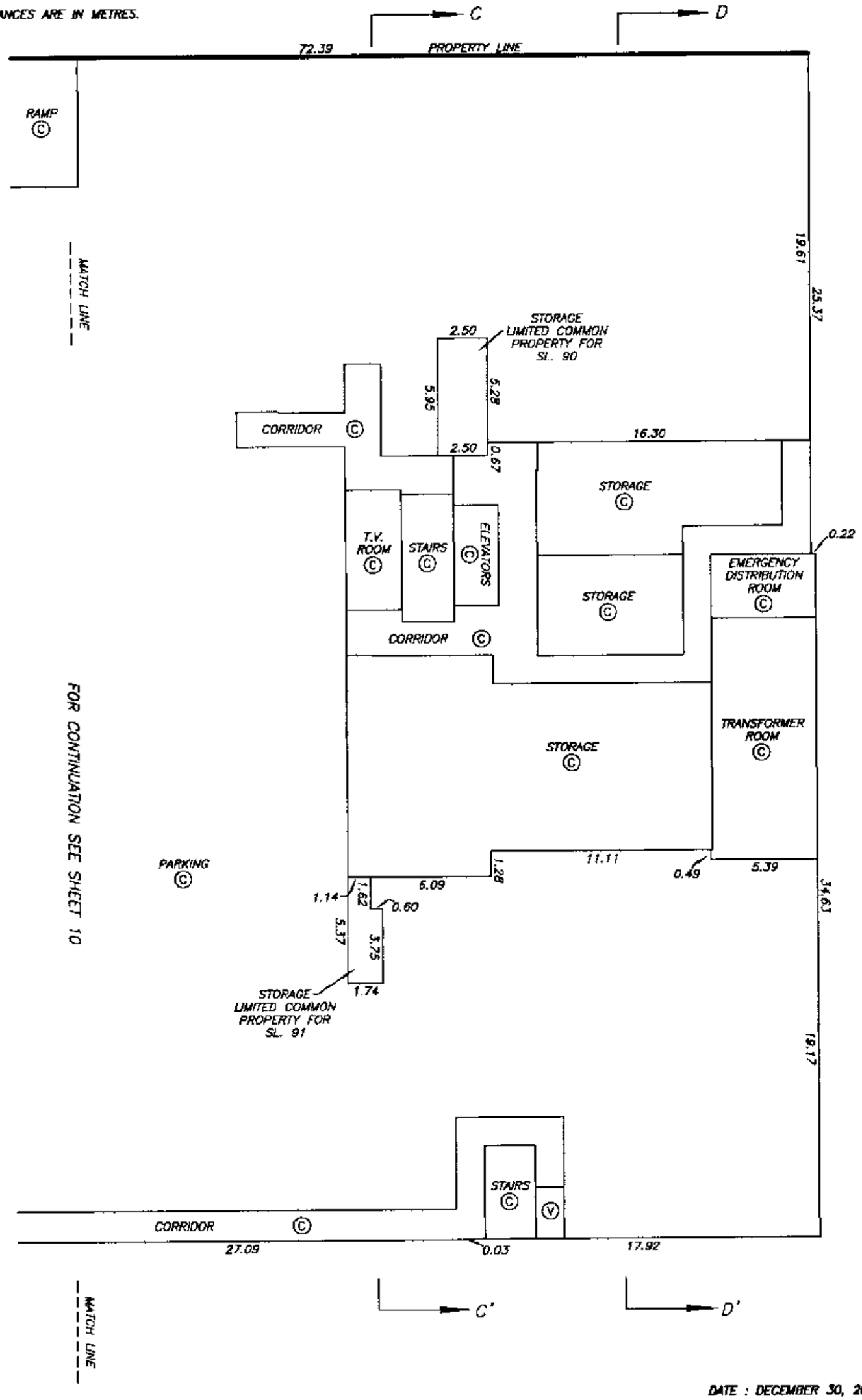
PARKING LEVEL P2
DETAIL "C"

STRATA PLAN BCS 207

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 30, 2002.

M. C. S.

DRAWING # 30325-15
FILE # 30325-15_Detail

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

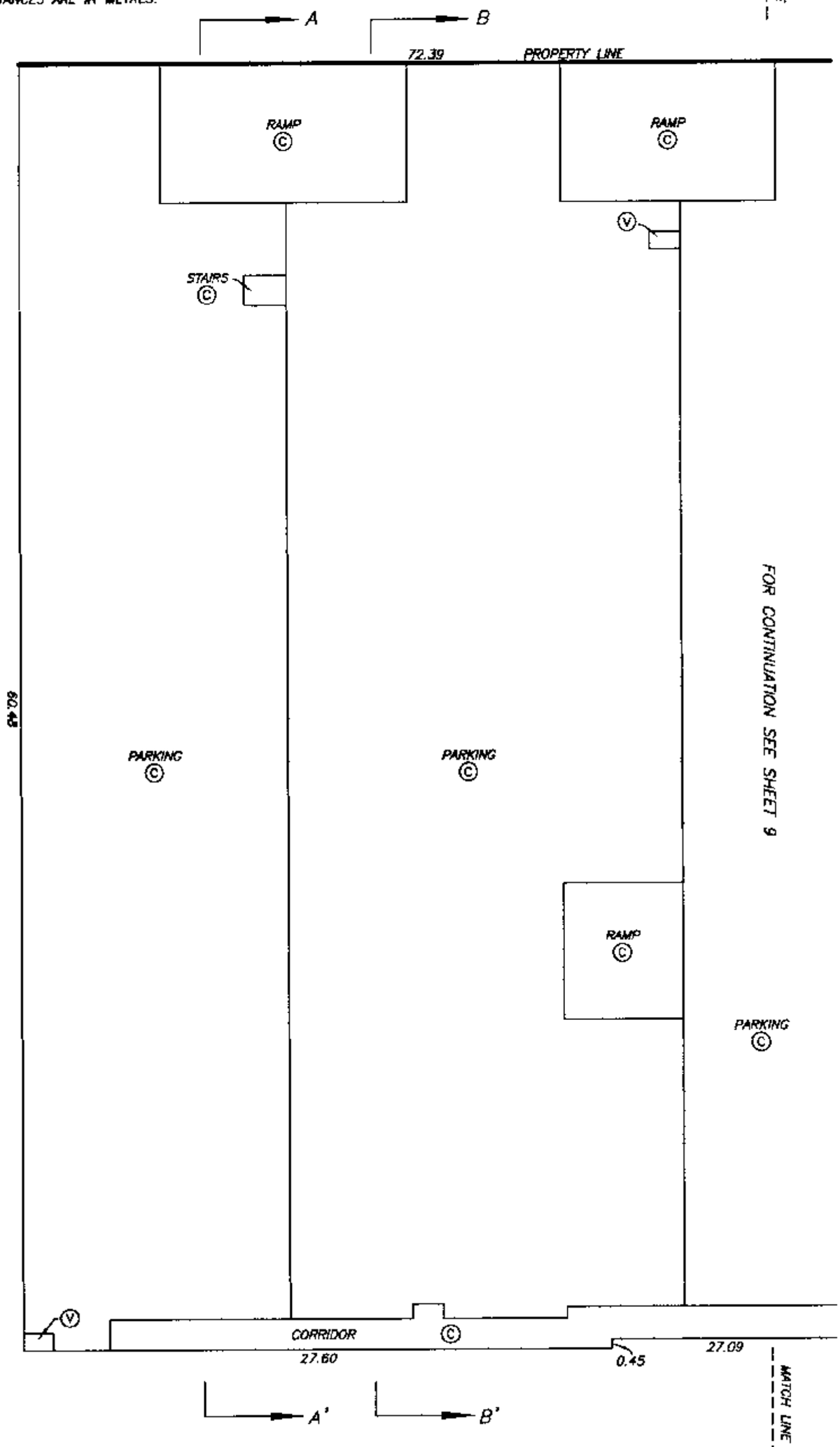
PARKING LEVEL P2
DETAIL "D"

STRATA PLAN BCS 207

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 30, 2002.

M. E. S.

DRAWING # 30325-15
FILE # 30325-15_Detail

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

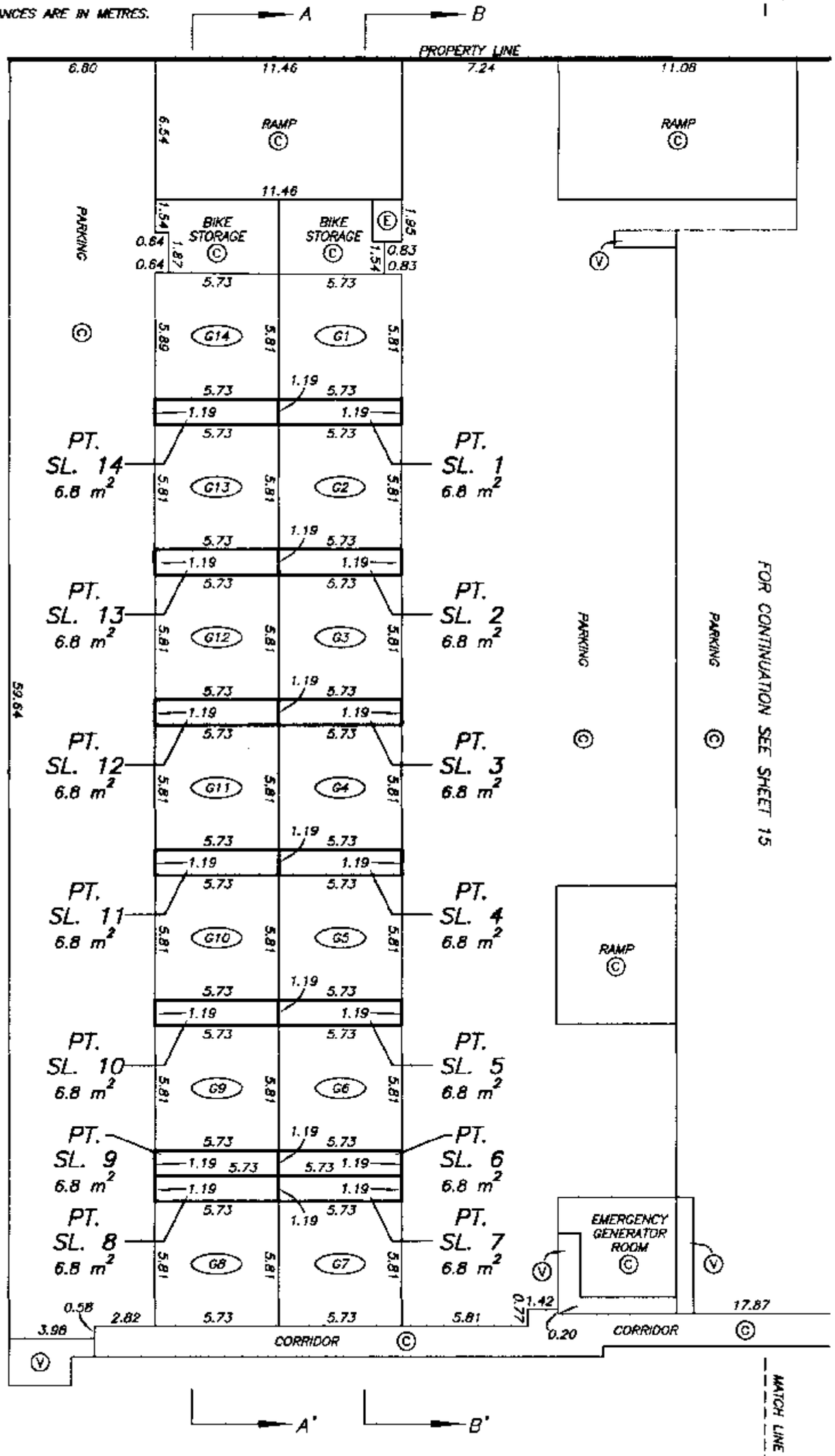
TOWNHOUSE PARKING LEVEL P1 DETAIL "B"

STRATA PLAN BCS 207

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 30, 2002.

DRAWING # 30325-15
FILE # 30325-15_Detail

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

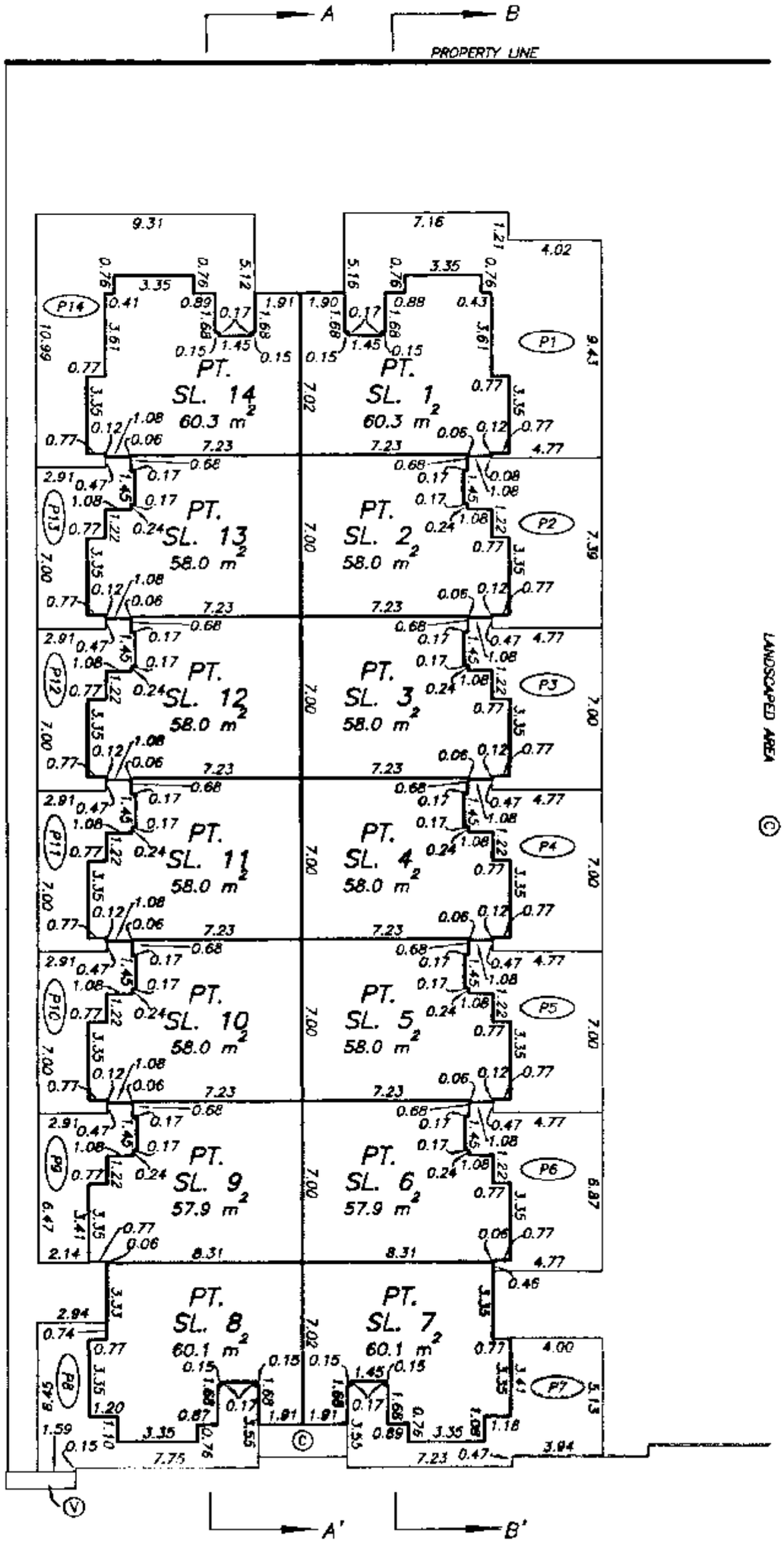
TOWNHOUSE GROUND FLOOR

STRATA PLAN BCS 207

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 30, 2002

DRAWING # 30325-15
FILE # 30325-15_Twn_1st

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

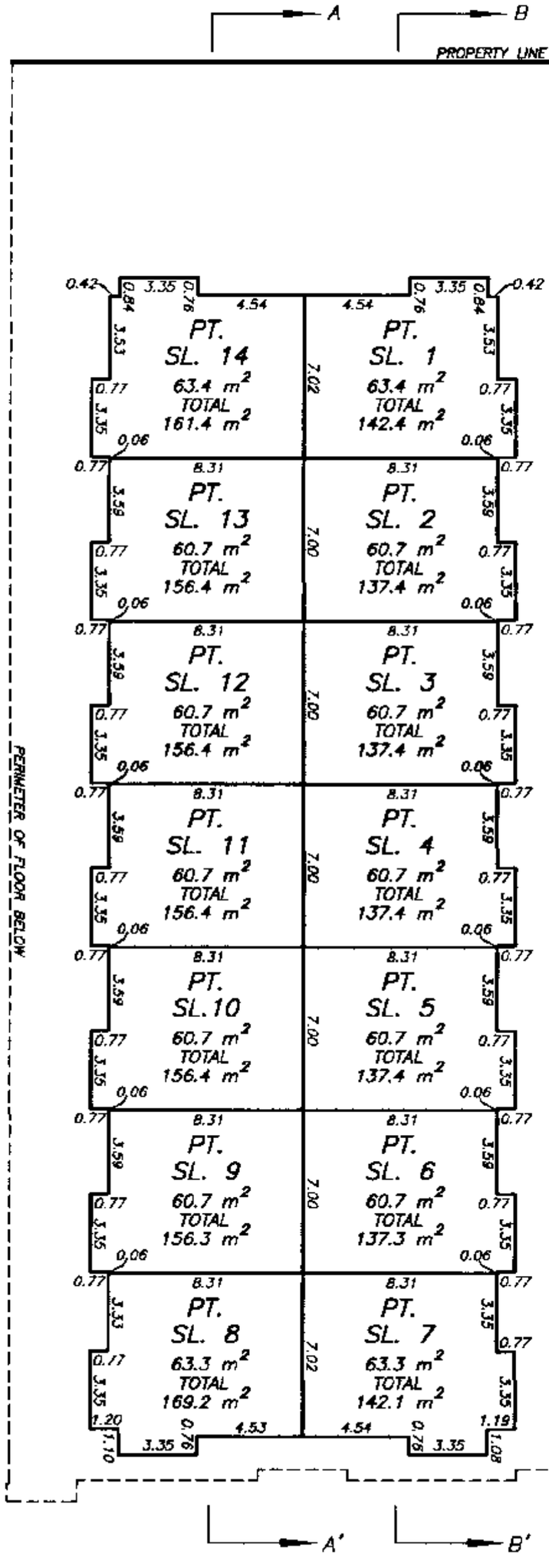
TOWNHOUSE SECOND FLOOR

STRATA PLAN BCS 207

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30325-15
FILE # 30325-15_Twn_2nd

DATE : DECEMBER 30, 2002.

M. E. B.

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

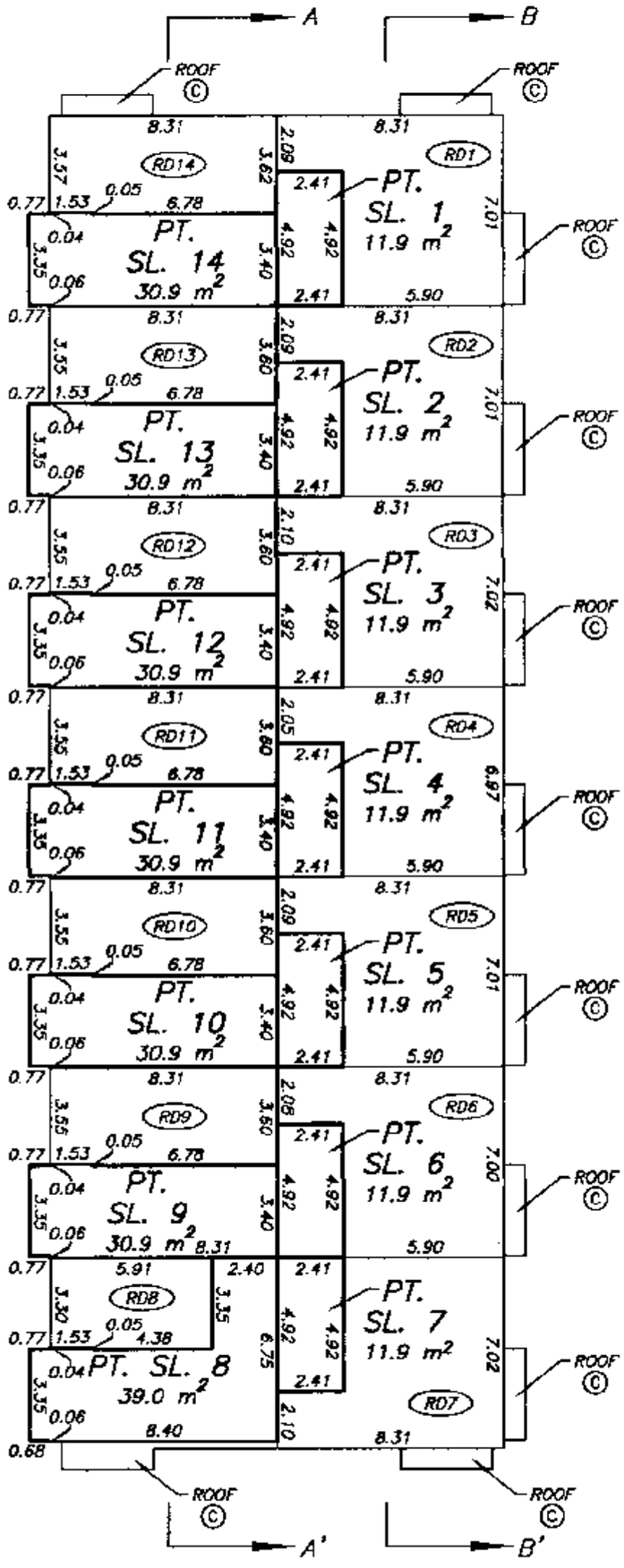
TOWNHOUSE THIRD FLOOR

STRATA PLAN BCS 207

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 30, 2002.

M.E. 68.

DRAWING # 30325-15
FILE # 30325-15_Twr_3rd

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

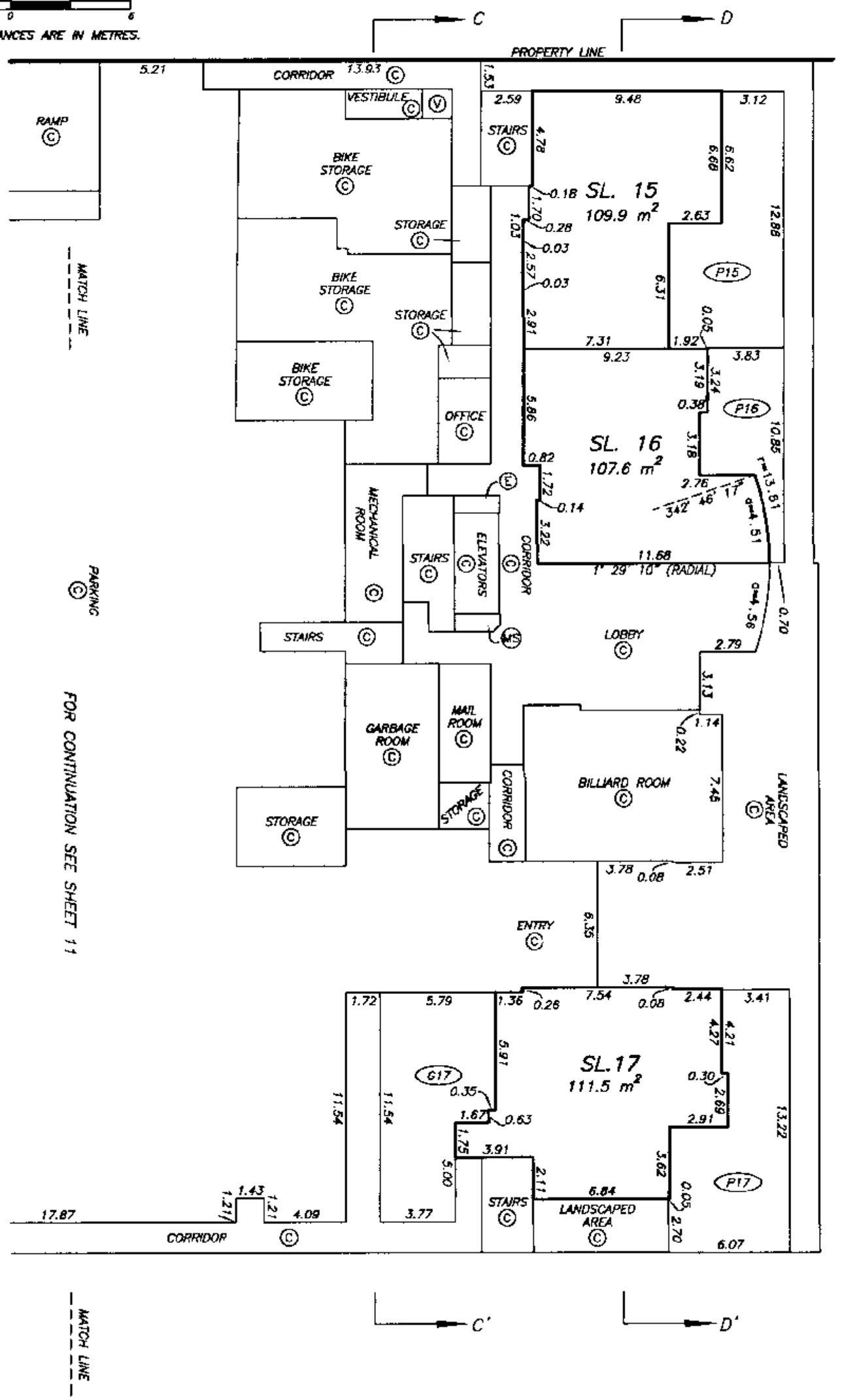
TOWER GROUND FLOOR DETAIL "A"

STRATA PLAN BCS 207

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DATE : DECEMBER 30, 2002.

DRAWING # 30325-15
FILE # 30325-15_Detail

NOTE : 1°29'10" – DENOTES GRID BEARING OF STRATA LOT BOUNDARY. ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT A 45° DEFLECTION TO THIS STATED BEARING UNLESS OTHERWISE SHOWN.

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

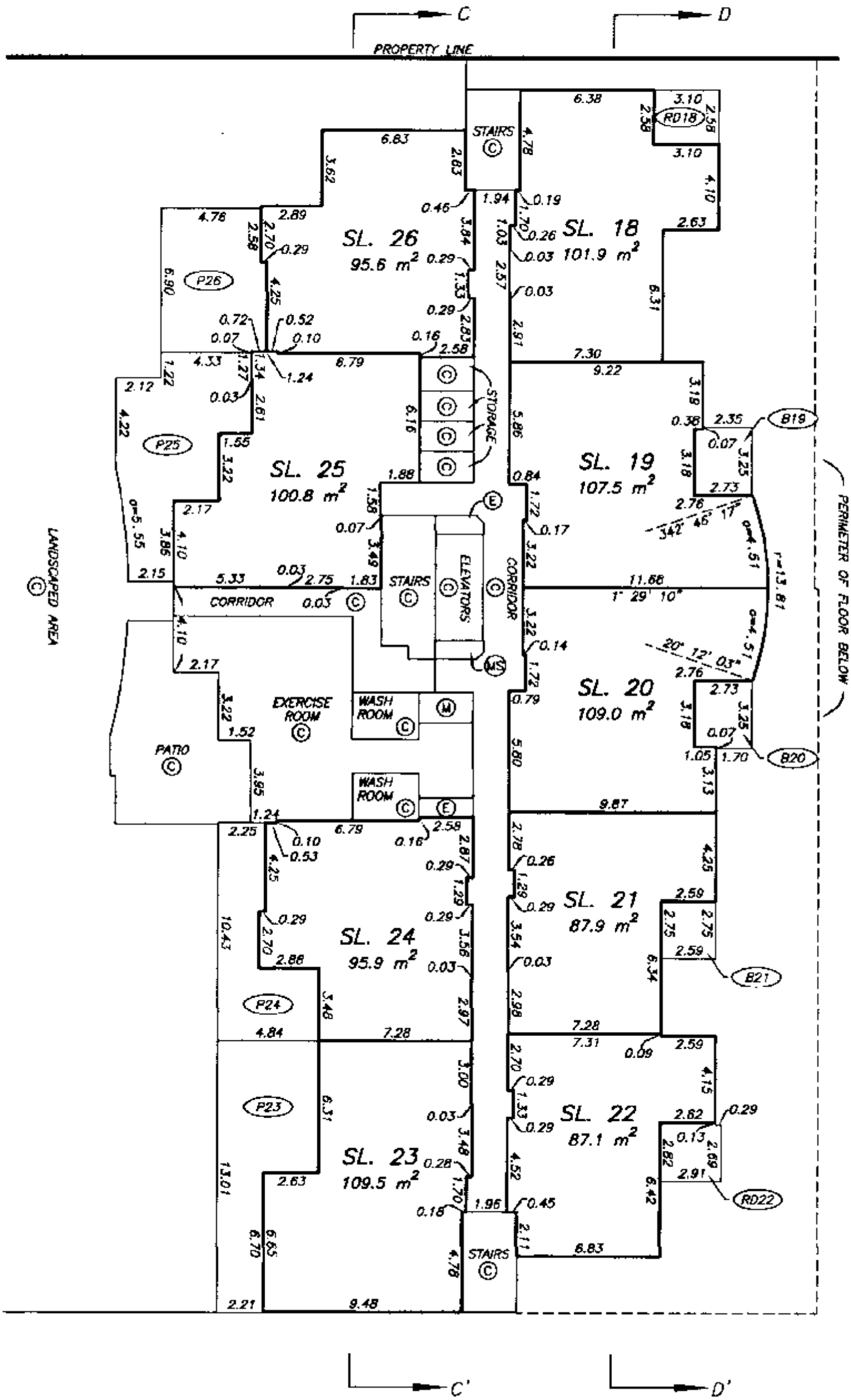
TOWER
SECOND FLOOR

STRATA PLAN BCS 207

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30325-15
FILE # 30325-15_2nd

NOTE : 1°29'10" – DENOTES GRID BEARING OF STRATA LOT BOUNDARY. ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT A 45° DEFLECTION TO THIS STATED BEARING UNLESS OTHERWISE SHOWN.

DATE : DECEMBER 30, 2002.

M. E. S.

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

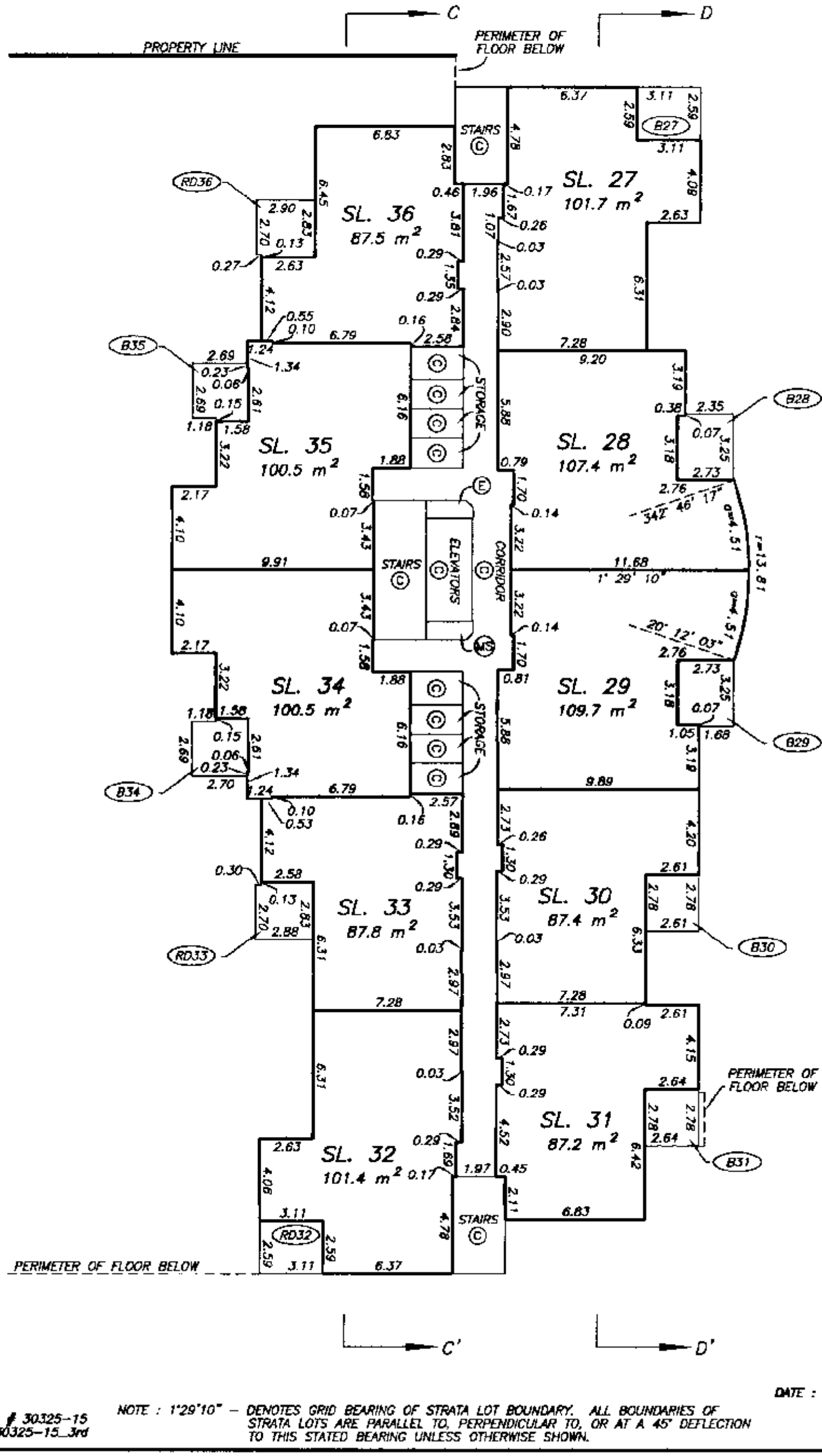
TOWER
THIRD FLOOR

STRATA PLAN BCS 207

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30325-15
FILE # 30325-15_3rd

NOTE : 1°29'10" – DENOTES GRID BEARING OF STRATA LOT BOUNDARY. ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT A 45° DEFLECTION TO THIS STATED BEARING UNLESS OTHERWISE SHOWN.

DATE : DECEMBER 30, 2002.

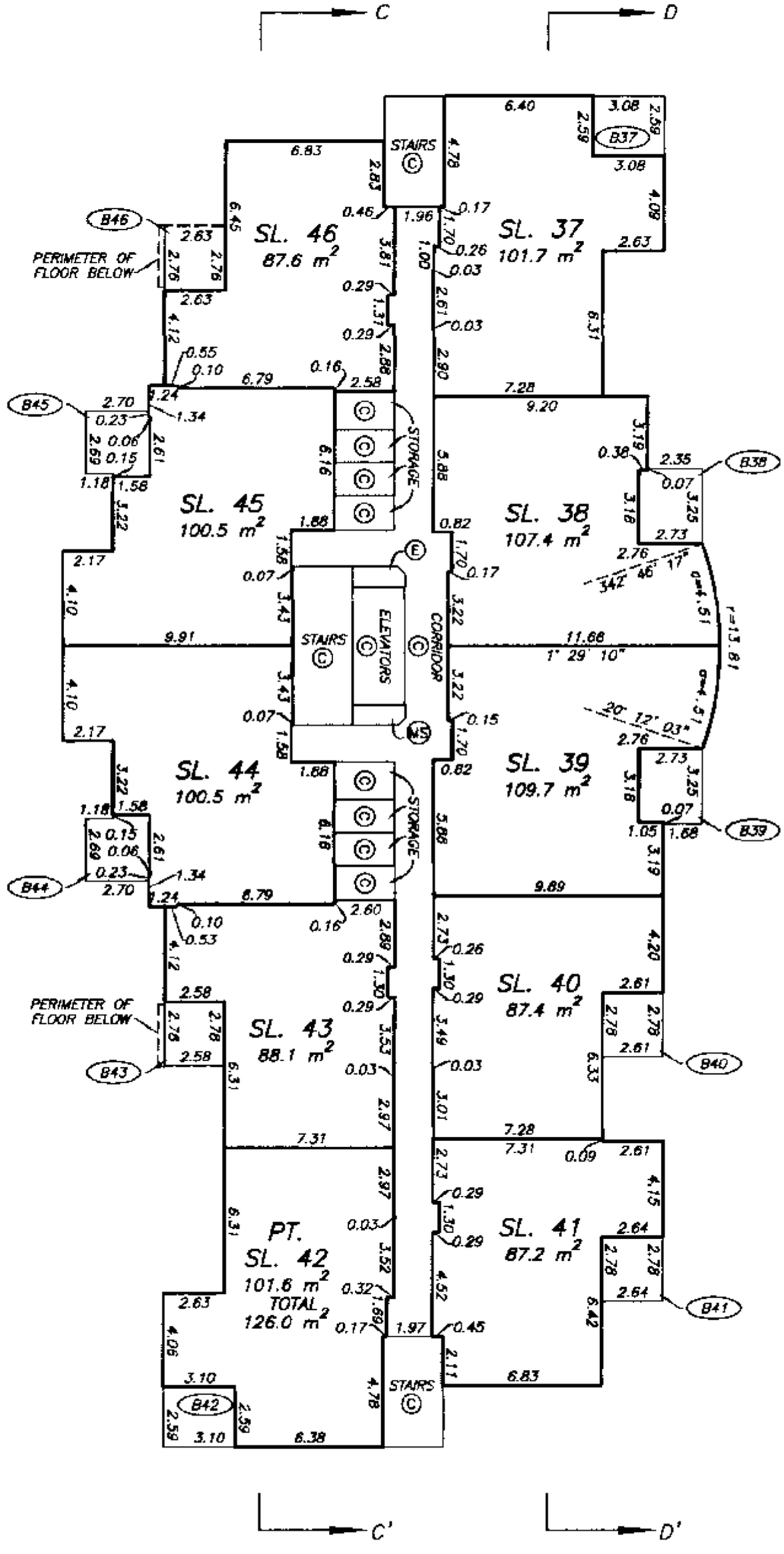
FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

TOWER
FOURTH FLOOR

STRATA PLAN BCS 207

SCALE 1:200

ALL DISTANCES ARE IN METRES.



NOTE : 1°29'10" – DENOTES GRID BEARING OF STRATA LOT BOUNDARY. ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT A 45° DEFLECTION TO THIS STATED BEARING UNLESS OTHERWISE SHOWN.

DRAWING # 30325-15
FILE # 30325-15_4th

DATE : DECEMBER 30, 2002.

M. E. B.

S41354 2005-12-12-16.30.10.215460 LMBCS207 FILED

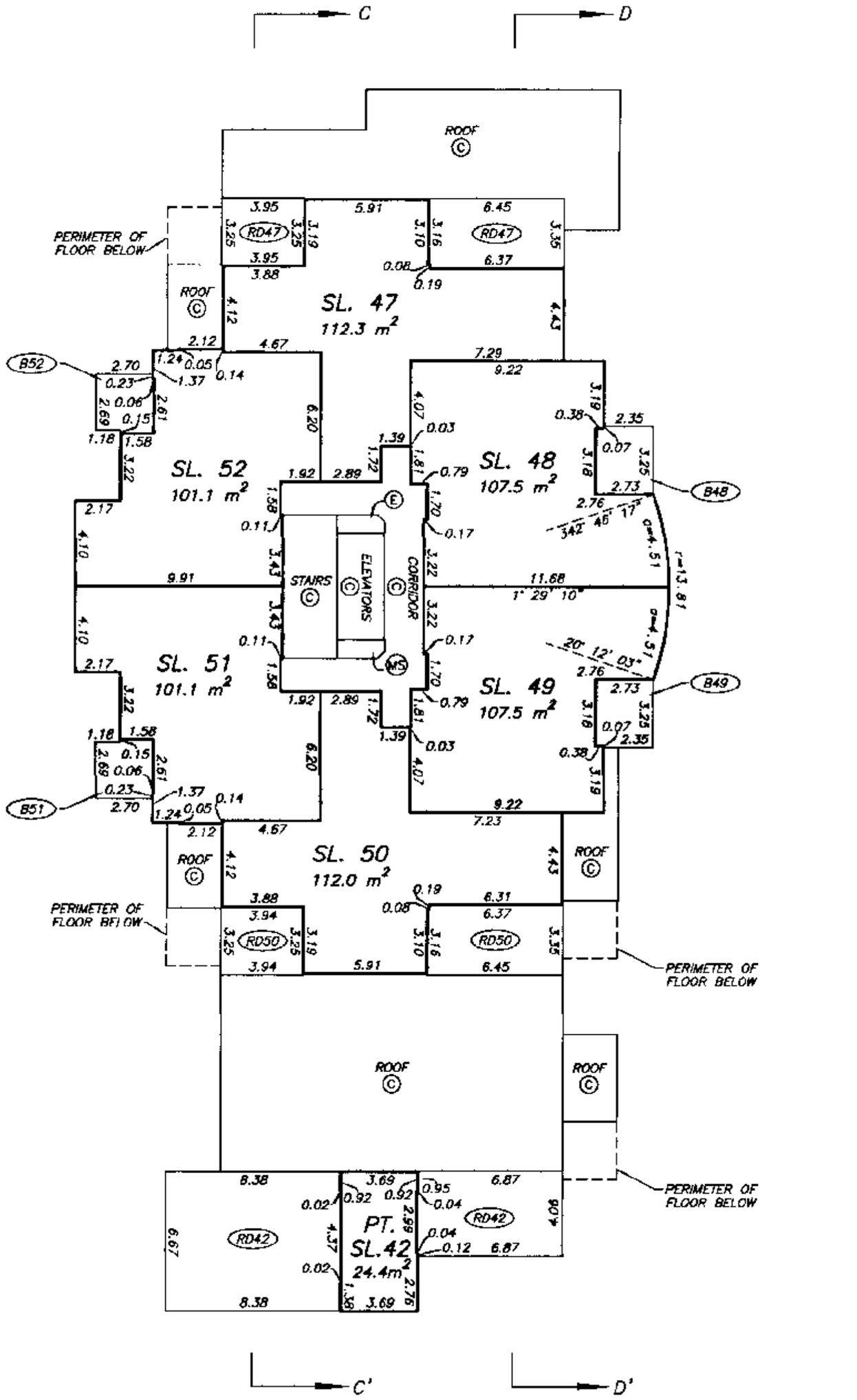
TOWER
FIFTH FLOOR

STRATA PLAN BCS 207

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30325-15
FILE # 30325-15_5th

NOTE : 1°29'10" – DENOTES GRID BEARING OF STRATA LOT BOUNDARY. ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT A 45° DEFLECTION TO THIS STATED BEARING UNLESS OTHERWISE SHOWN.

DATE : DECEMBER 30, 2002.

M. E. S.

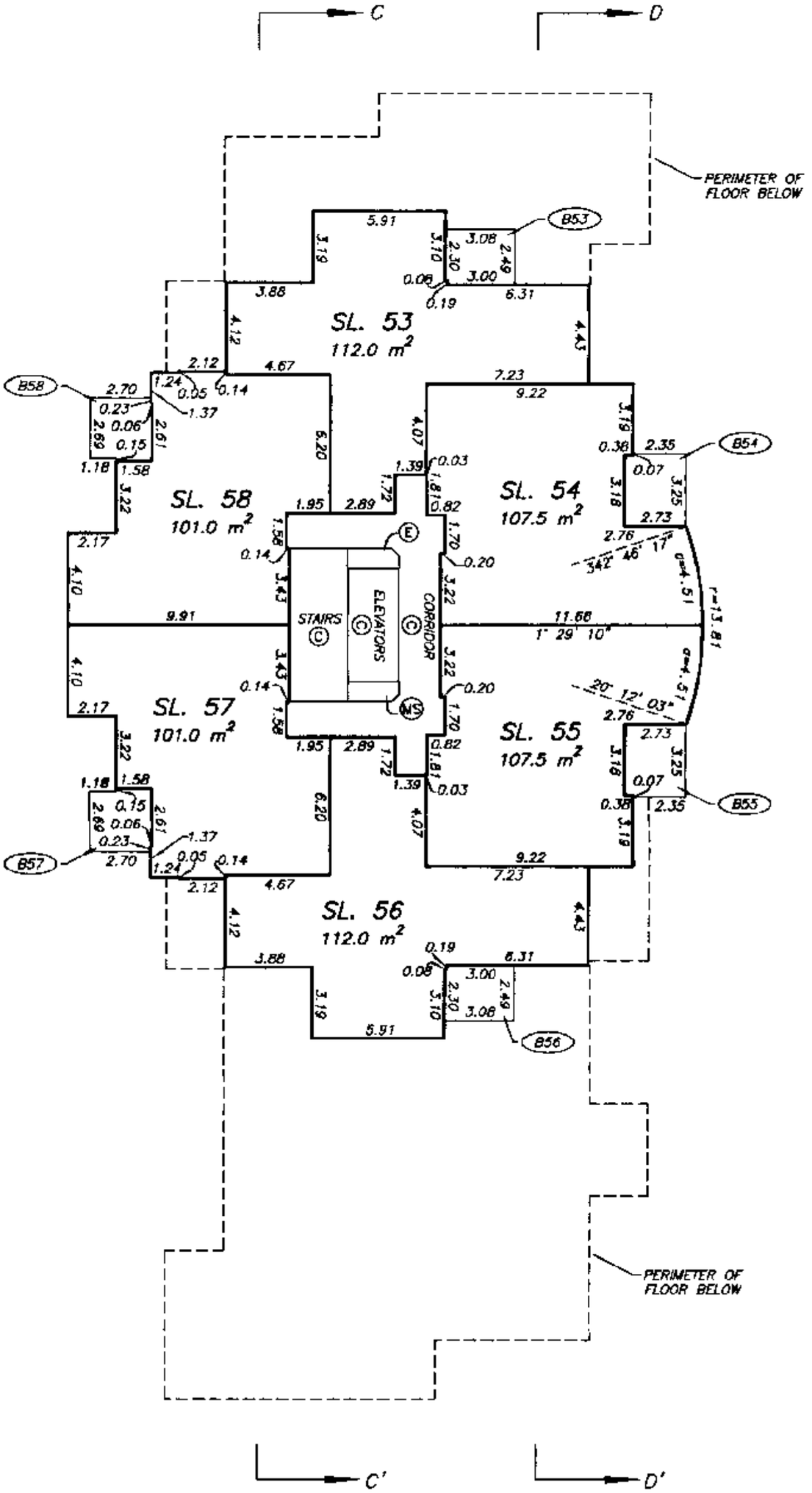
FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

TOWER
SIXTH FLOOR

STRATA PLAN BCS 207

SCALE 1:200

ALL DISTANCES ARE IN METRES.



DRAWING # 30325-15
FILE # 30325-15_6th

NOTE : 1°29'10" – DENOTES GRID BEARING OF STRATA LOT BOUNDARY. ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT A 45° DEFLECTION TO THIS STATED BEARING UNLESS OTHERWISE SHOWN.

DATE : DECEMBER 30, 2002.

M.E.B.

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

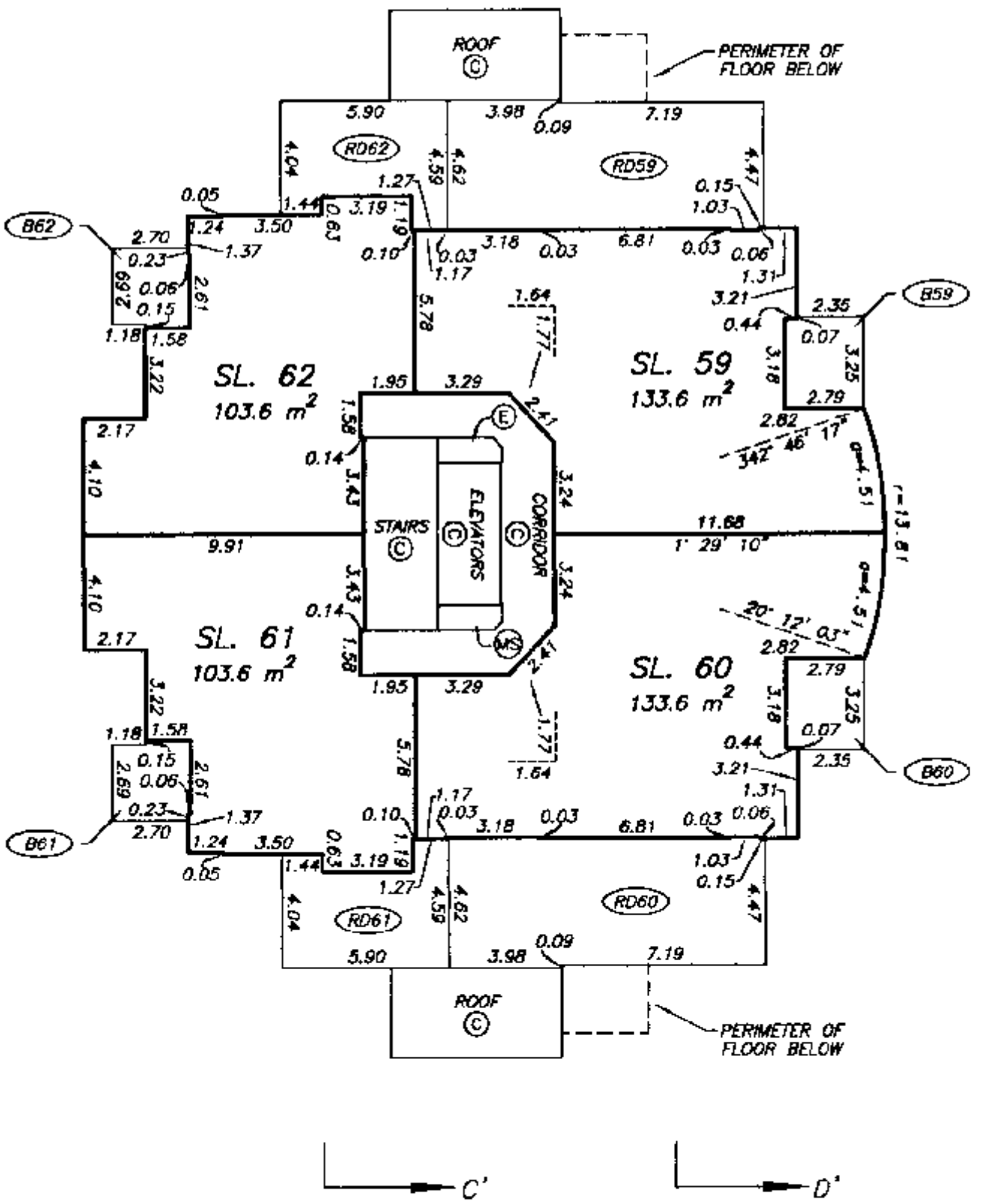
TOWER
SEVENTH FLOOR

STRATA PLAN BCS 207

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30325-15
FILE # 30325-15_7th

NOTE : 1°29'10" – DENOTES GRID BEARING OF STRATA LOT BOUNDARY. ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT A 45° DEFLECTION TO THIS STATED BEARING UNLESS OTHERWISE SHOWN.

DATE : DECEMBER 30, 2002.

W. E. DS.

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

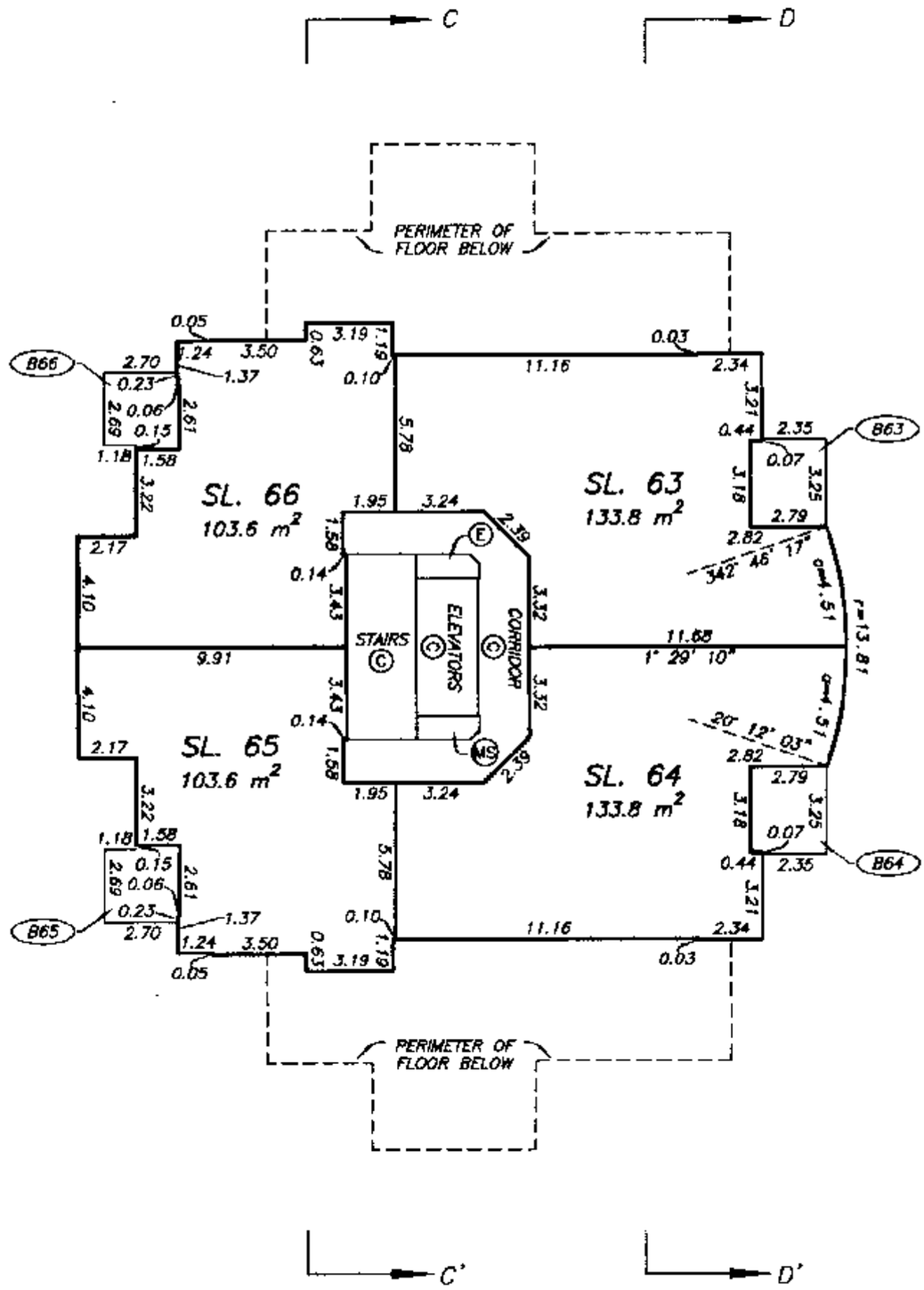
TOWER
EIGHTH FLOOR

STRATA PLAN BCS 207

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30325-15
FILE # 30325-15_8th

NOTE : 1°29'10" – DENOTES GRID BEARING OF STRATA LOT BOUNDARY. ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT A 45° DEFLECTION TO THIS STATED BEARING UNLESS OTHERWISE SHOWN.

DATE : DECEMBER 30, 2002.

M. E. B.

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

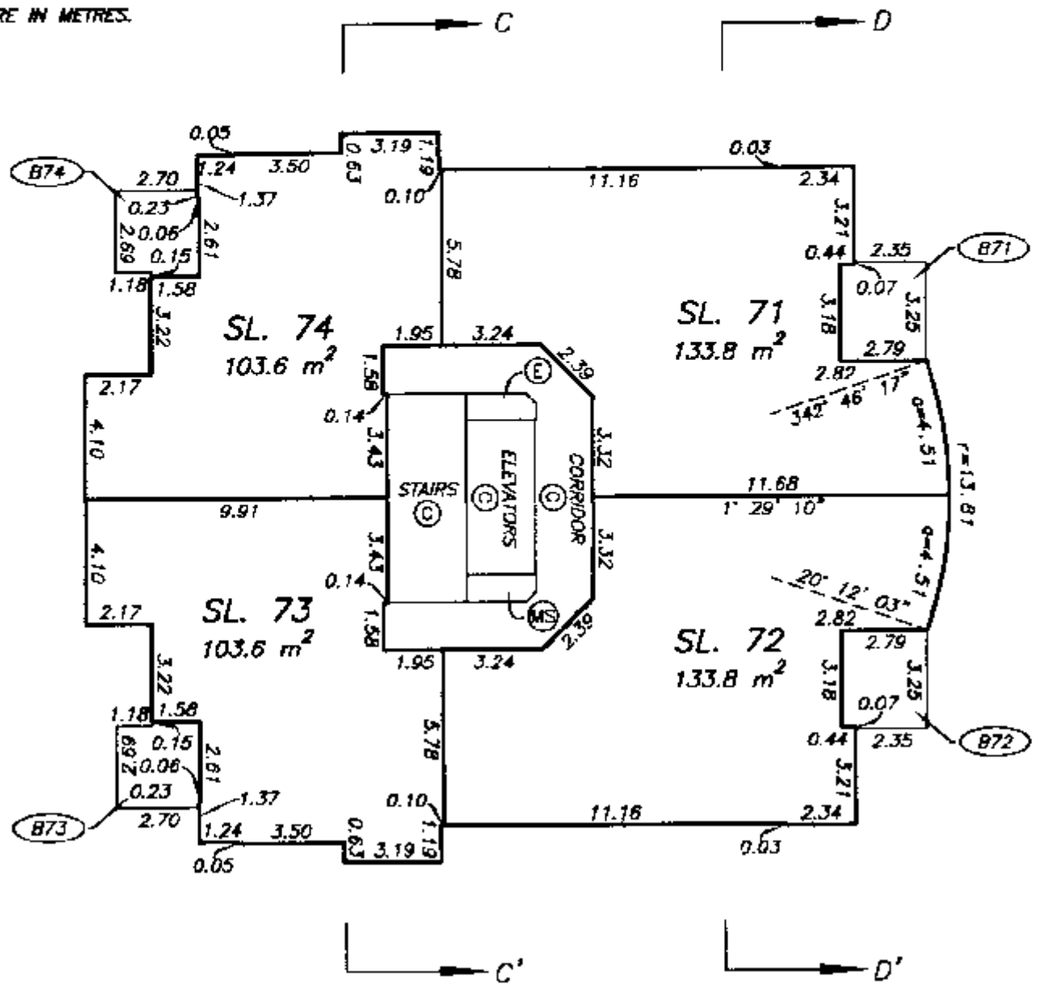
TOWER FLOOR PLANS

STRATA PLAN BCS 207

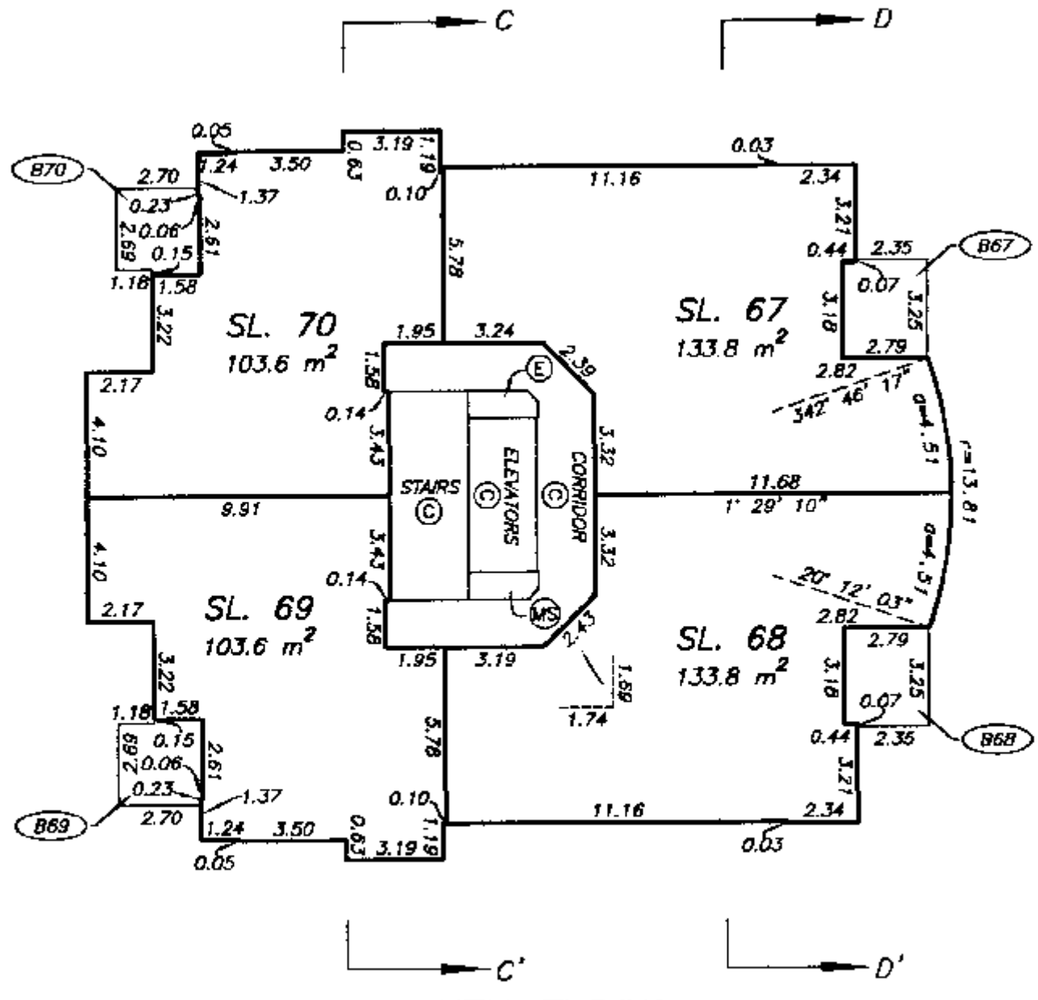
SCALE 1:200

5 0 5

ALL DISTANCES ARE IN METRES.



TENTH FLOOR



NINTH FLOOR

DRAWING # 30325-15
FILE # 30325-15_9th

NOTE : 1°29'10" – DENOTES GRID BEARING OF STRATA LOT BOUNDARY. ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT A 45° DEFLECTION TO THIS STATED BEARING UNLESS OTHERWISE SHOWN.

DATE : DECEMBER 30, 2002.

M. E. S.

S41354 2005-12-12-16.30.10.215460 LMBCS207 FILED

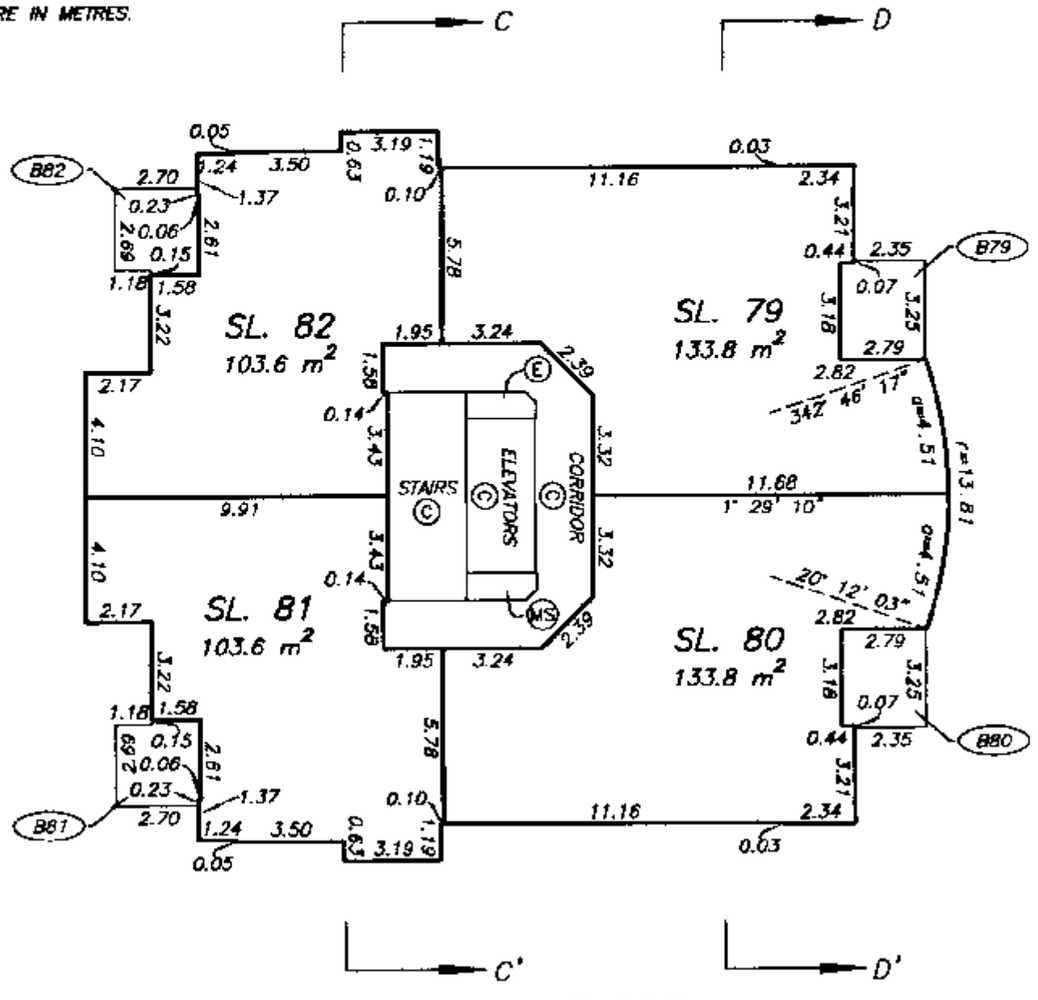
TOWER FLOOR PLANS

STRATA PLAN BCS 207

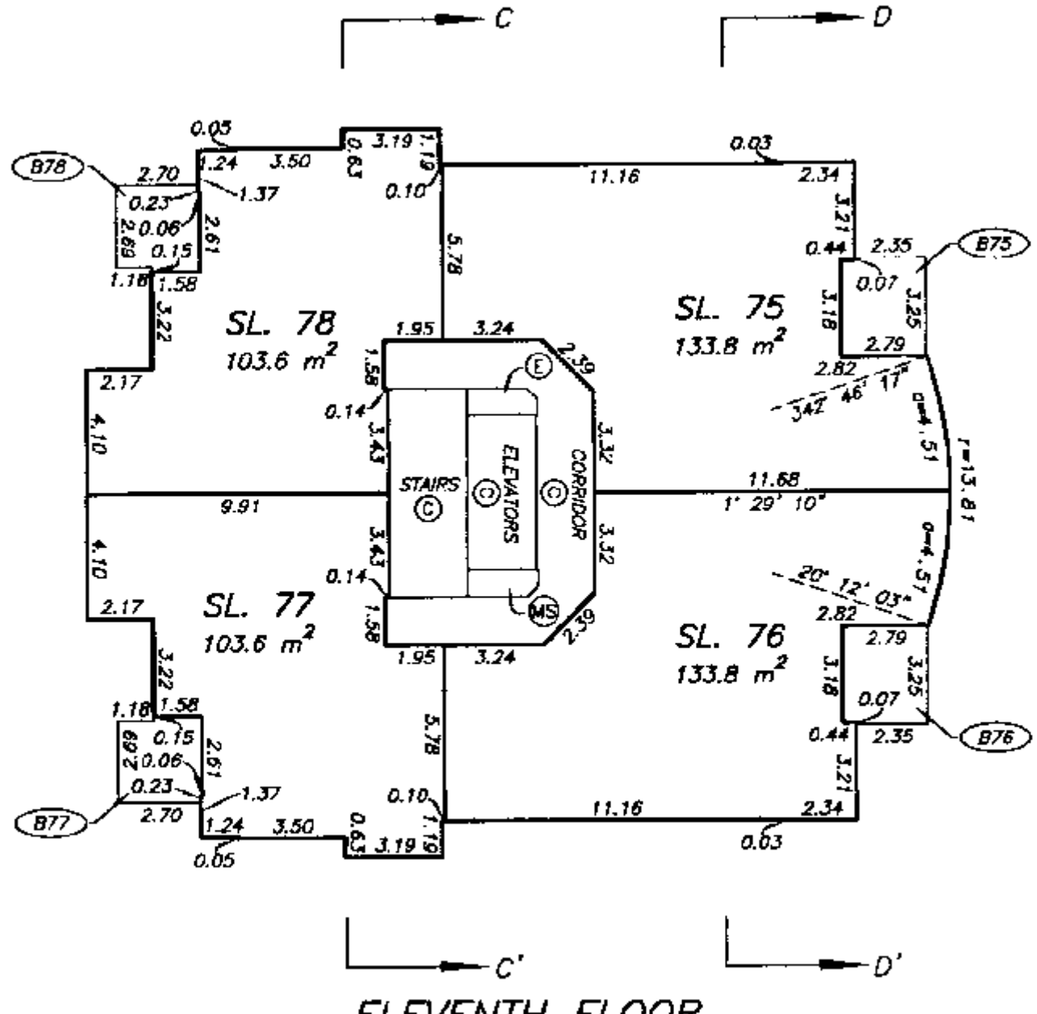
SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



TWELFTH FLOOR



ELEVENTH FLOOR

DRAWING # 30325-15
FILE # 30325-15_11th

NOTE : 1°29'10" – DENOTES GRID BEARING OF STRATA LOT BOUNDARY. ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT A 45° DEFLECTION TO THIS STATED BEARING UNLESS OTHERWISE SHOWN.

DATE : DECEMBER 30, 2002.

M.E.B.

S41354 2005-12-12-16.30.10.215460 LMBCS207 FILED

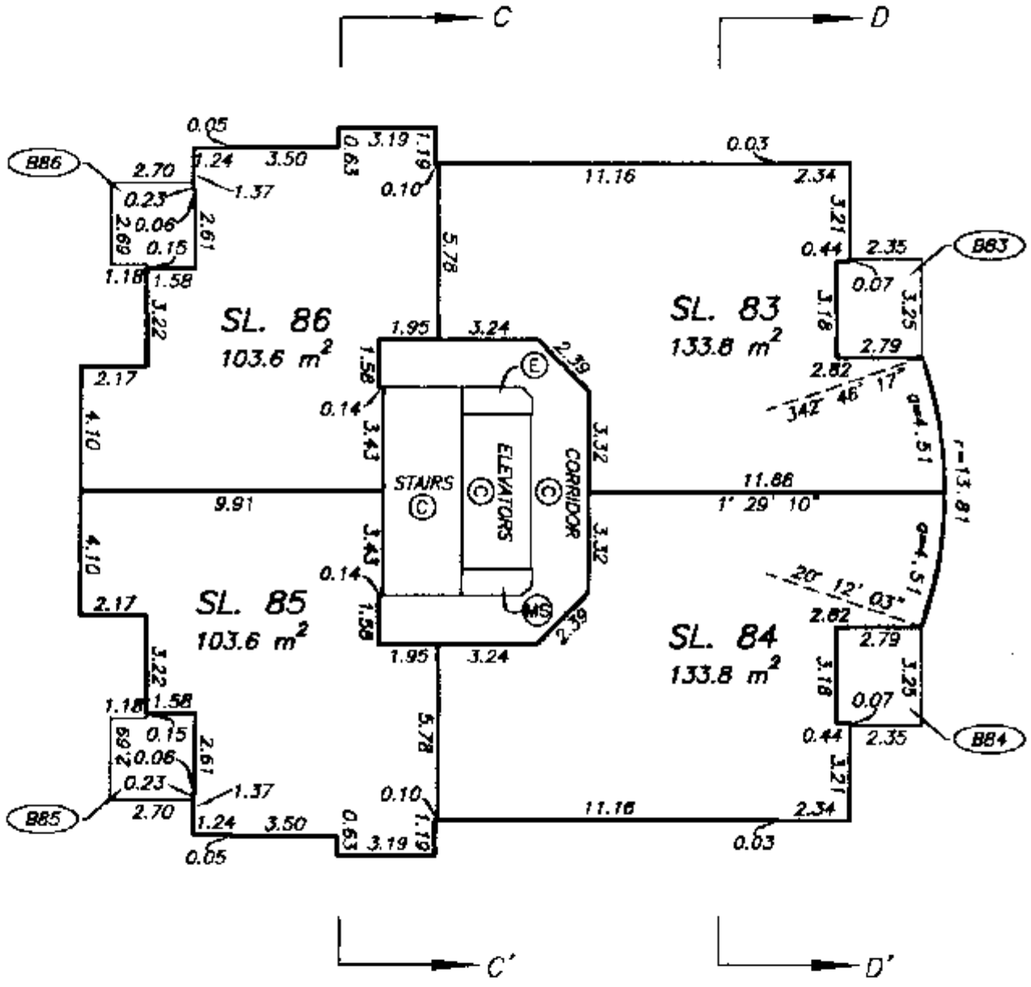
TOWER
THIRTEENTH FLOOR PLAN

STRATA PLAN BCS 207

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



NOTE : 1°29'10" – DENOTES GRID BEARING OF STRATA LOT BOUNDARY. ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT A 45° DEFLECTION TO THIS STATED BEARING UNLESS OTHERWISE SHOWN.

DRAWING # 30325-15
FILE # 30325-15_13th

DATE : DECEMBER 30, 2002.

M. E. B.

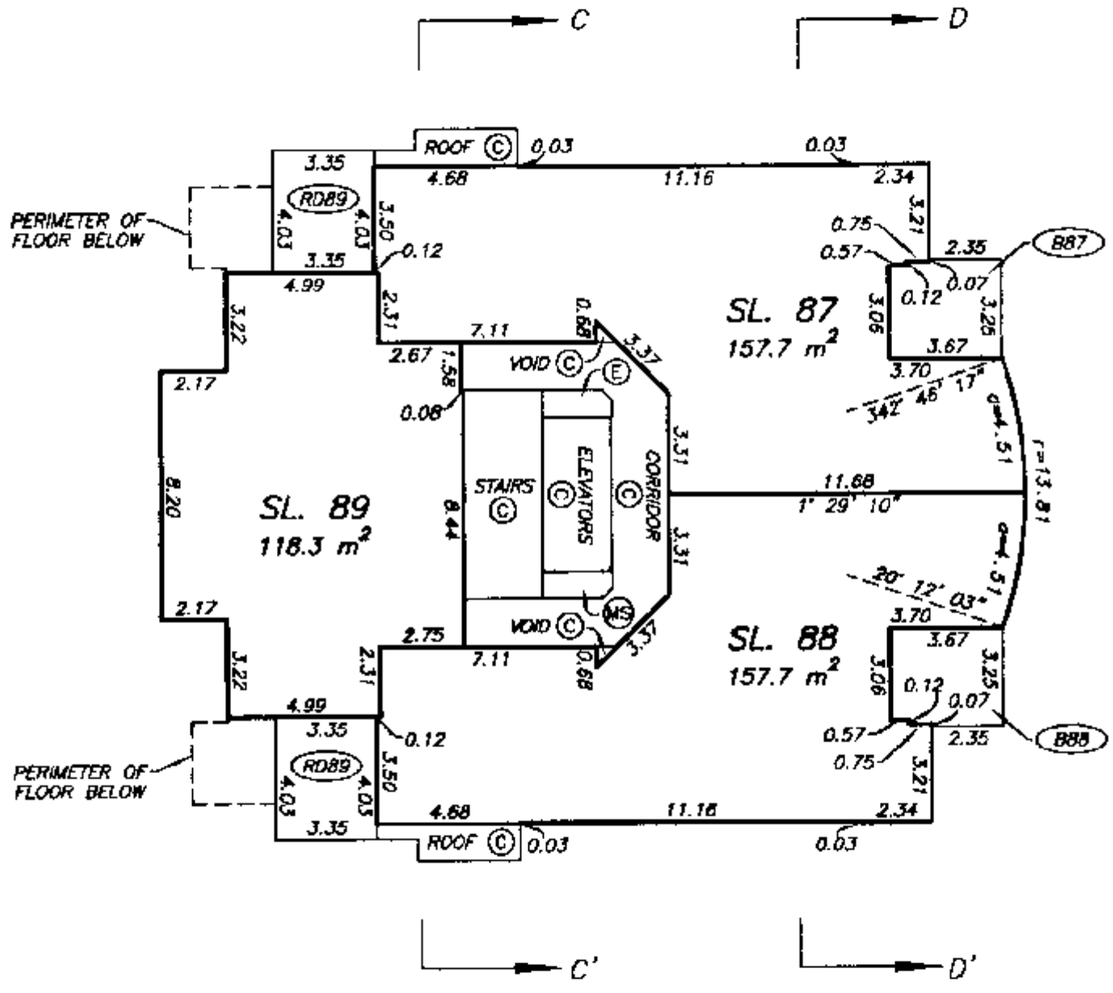
FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

TOWER
FOURTEENTH FLOOR PLAN

STRATA PLAN BCS 207

SCALE 1:200

ALL DISTANCES ARE IN METRES.



NOTE : 1°29'10" – DENOTES GRID BEARING OF STRATA LOT BOUNDARY. ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT A 45° DEFLECTION TO THIS STATED BEARING UNLESS OTHERWISE SHOWN.

DRAWING # 30325-15
FILE # 30325-15_14th

DATE : DECEMBER 30, 2002.

M. E. S.

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

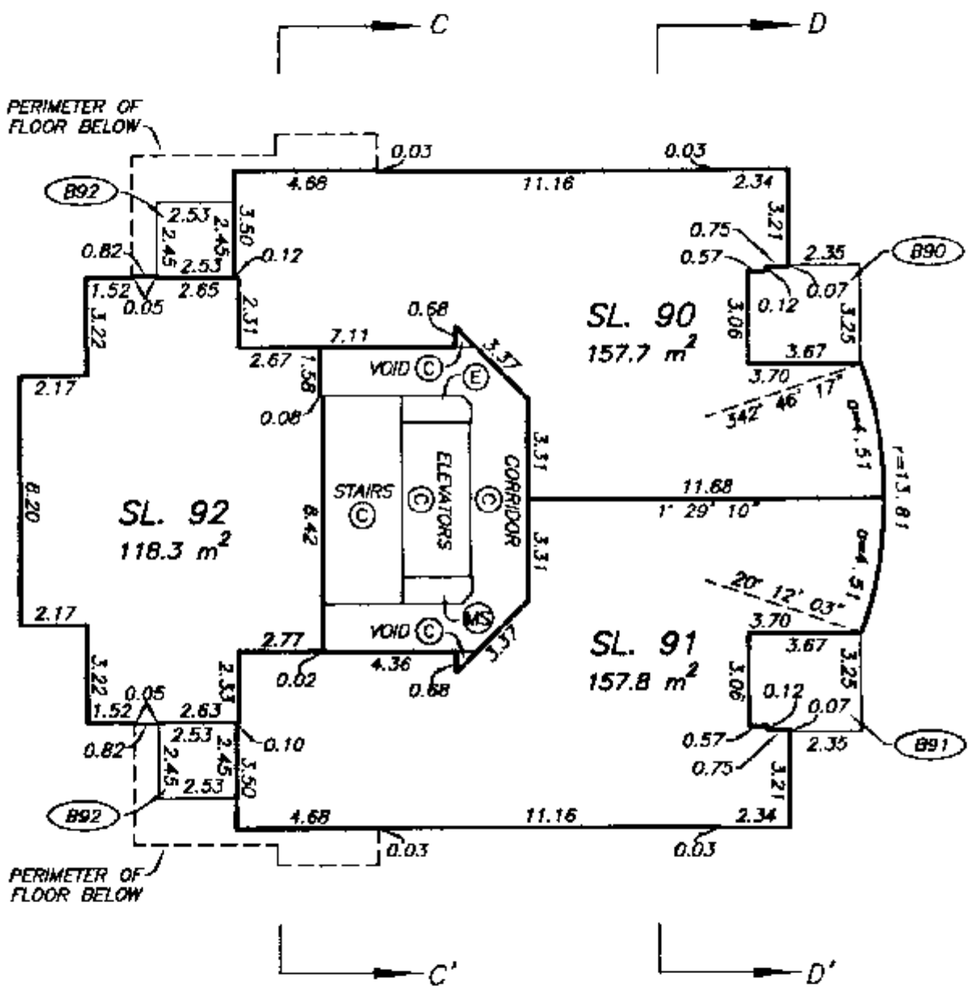
TOWER
FIFTEENTH FLOOR PLAN

STRATA PLAN BCS 207

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30325-15
FILE # 30325-15_15th

NOTE : 1°29'10" – DENOTES GRID BEARING OF STRATA LOT BOUNDARY. ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT A 45° DEFLECTION TO THIS STATED BEARING UNLESS OTHERWISE SHOWN.

DATE : DECEMBER 30, 2002.

M.E.S.

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460

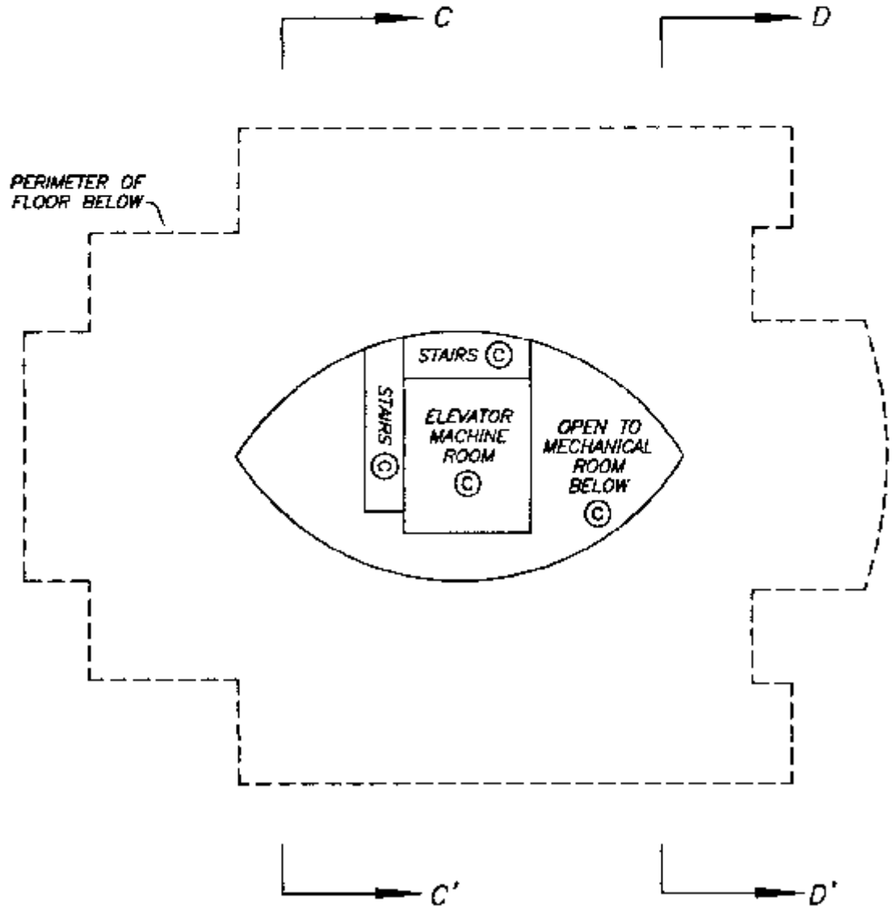
TOWER ROOF PLANS

STRATA PLAN BCS 207

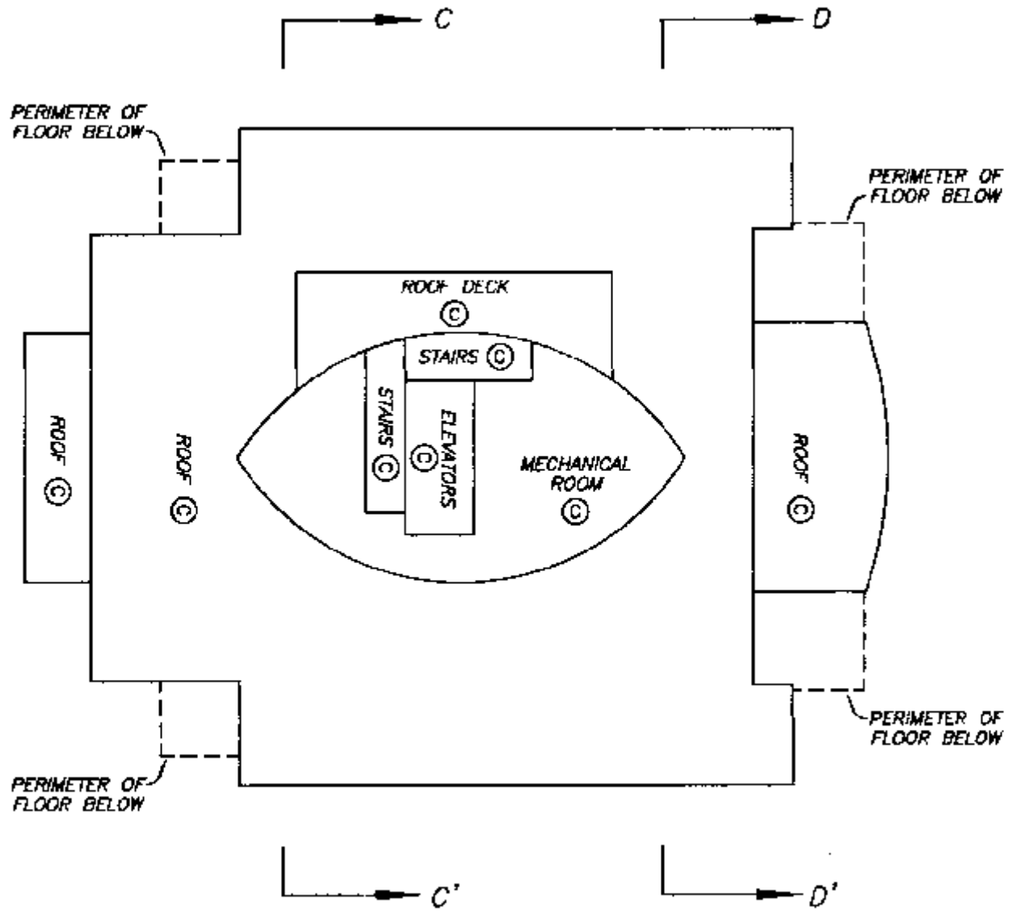
SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



MACHINE ROOM LEVEL



TOWER ROOF LEVEL

DATE : DECEMBER 30, 2002.

M.E.S

DRAWING # 30325-15
FILE # 30325-15_Roof

FILED LMBCS207 S41354 2005-12-12-16.30.10.215460