

STRATA PLAN OF AIR SPACE
PARCEL 1, BLOCK 20, DISTRICT
LOT 196, GROUP 1, N.W.D., AIR
SPACE PLAN BCP 46150

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

STRATA PLAN BCS 3944

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.
THIS 21 DAY OF September, 2010.
L. Blaschuk VC
REGISTRAR
BB1190116

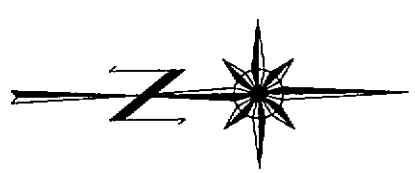
SCALE 1:300



ALL DISTANCES ARE IN METRES.

THE INTENDED PLOT SIZE OF THIS
PLAN IS 279mm IN WIDTH BY 432mm
IN HEIGHT (B SIZE) WHEN PLOTTED AT
A SCALE OF 1:300

"V6A"
221 UNION STREET
VANCOUVER, B.C.



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

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL MEASURED
DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE
GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES
BY COMBINED FACTOR 0.9996009

ELEVATIONS SHOWN ARE IN METRES TO THE 2005 GVRD
DATUM DERIVED FROM CITY OF VANCOUVER CONTROL
MONUMENT DTS-149, ELEVATION=7.288 m

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS V-3734 AND V-3737

- ▲ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES LEAD PLUG FOUND
- - DENOTES LEAD PLUG PLACED
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- NR - DENOTES NO RECORD
- D/R - DENOTES DESTROYED/RESET
- SL - DENOTES STRATA LOT
- PT - DENOTES PART
- ⊙ - DENOTES COMMON PROPERTY
- ⊙ - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- ⊙ - DENOTES VENT BEING
COMMON PROPERTY
- ⊙ - DENOTES MECHANICAL SPACE
BEING COMMON PROPERTY
- RT16 - DENOTES ROOF TERRACE BEING LIMITED
TYPICAL COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 16
- RD9 - DENOTES ROOF DECK BEING LIMITED
TYPICAL COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 9
- B28 - DENOTES BALCONY BEING LIMITED
TYPICAL COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 28
- T146 - DENOTES TERRACE BEING LIMITED
TYPICAL COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 146
- O/B - DENOTES OPEN TO BELOW,
PART OF SL, BUT EXCLUDED
FROM AREA CALCULATION.

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
WHICH ARE SET ALONG THE PRODUCTION OF THE
PROPERTY BOUNDARY ULESS OTHERWISE NOTED.

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

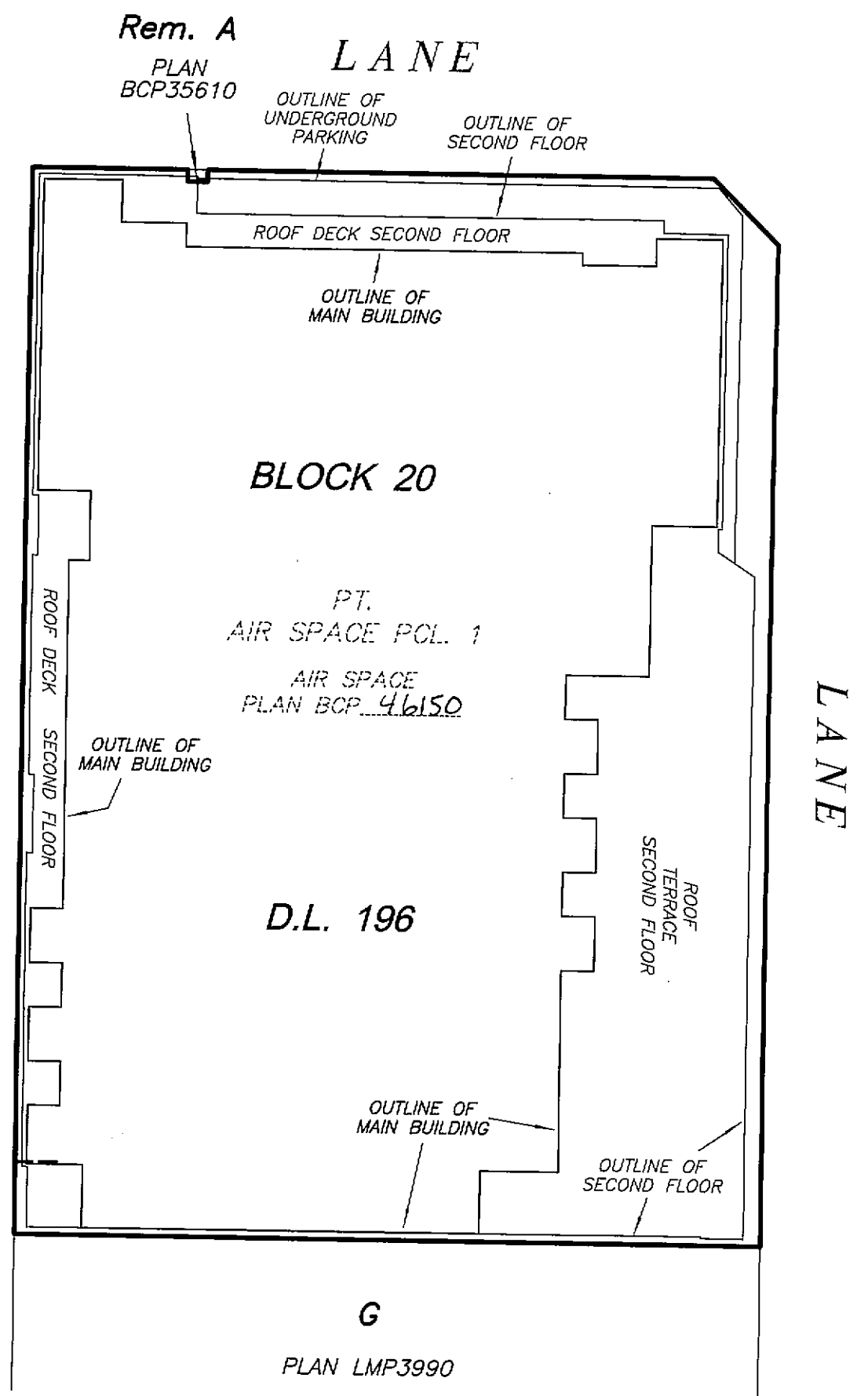
DATE: AUGUST 20th, 2010.

Mike E Shaw

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

DRAWING # 30651-15
FILE # 30651-15_FS
DATE : AUGUST 20, 2010

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT



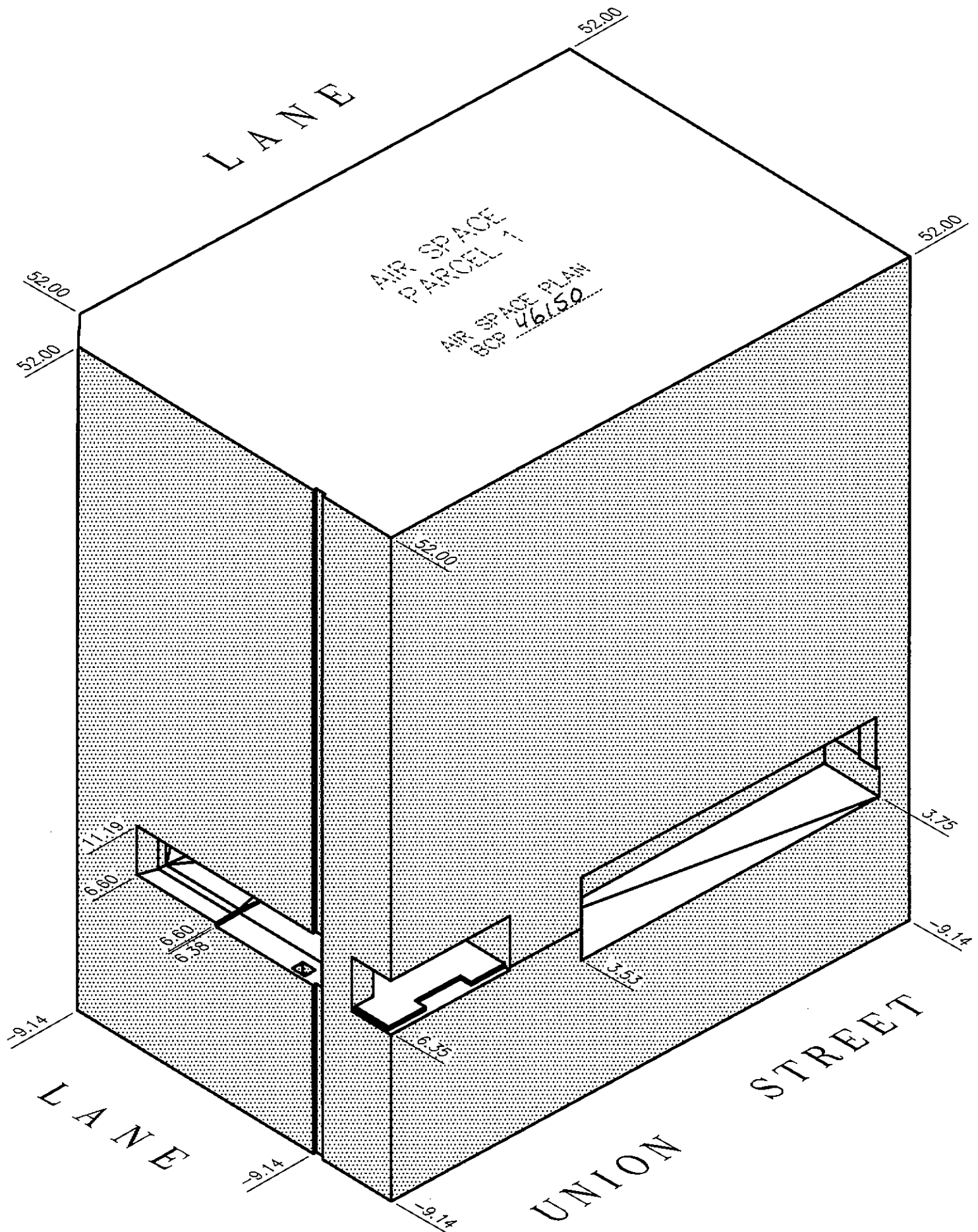
SEE SHEET #2 FOR
ISOMETRIC VIEW

SEE SHEETS #3 TO #8 FOR
PROPERTY DIMENSIONS
AND BUILDING LOCATION

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

ORIGINAL

STRATA PLAN BCS 3944



ISOMETRIC VIEW
ELEVATION -9.14 TO 52.00
(NOT TO SCALE)

M. E. B.

ORIGINAL

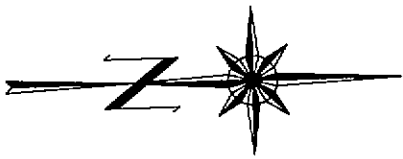
BOUNDARY DIMENSIONS

STRATA PLAN BCS 3944

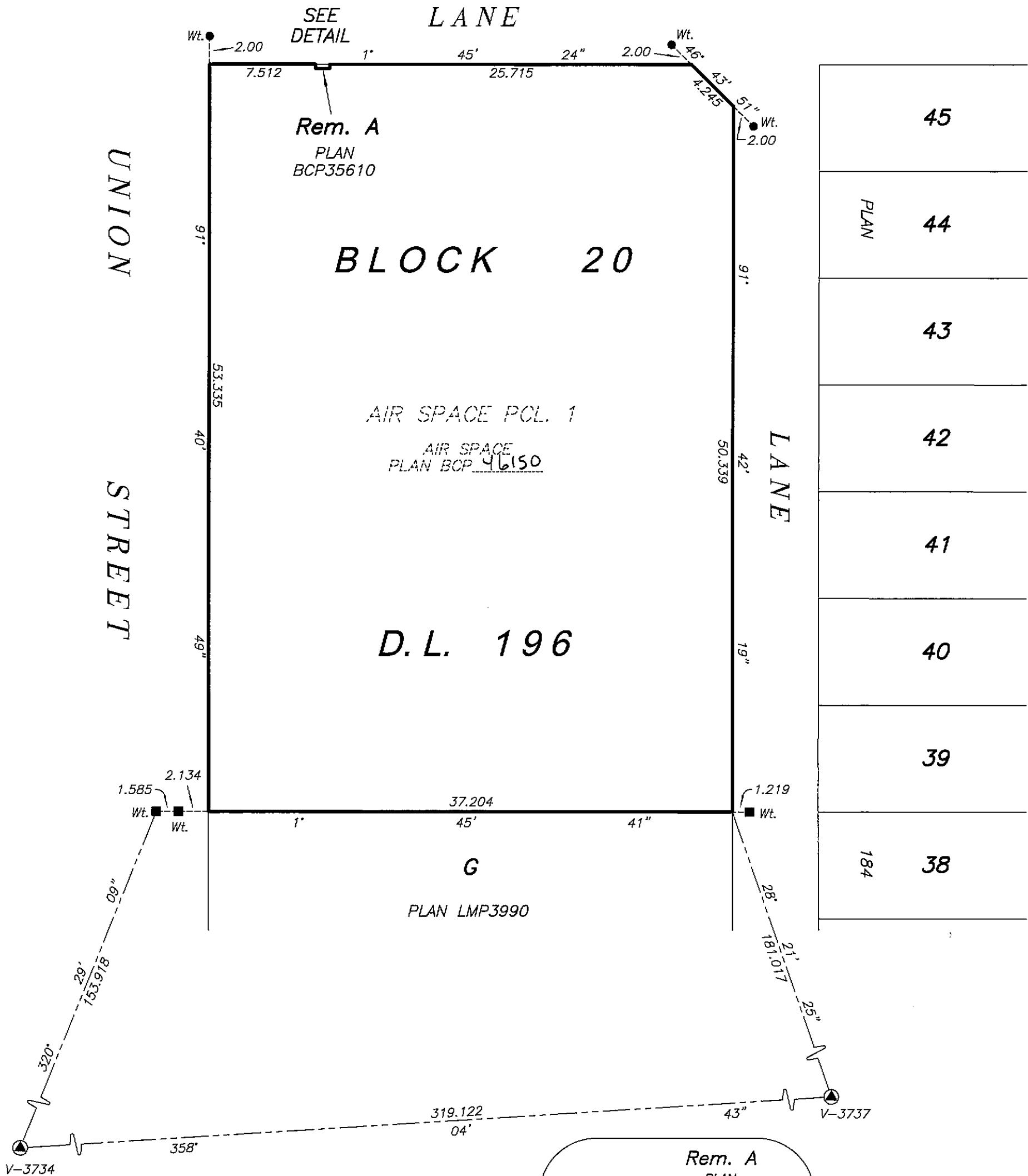
SCALE 1:300



ALL DISTANCES ARE IN METRES.



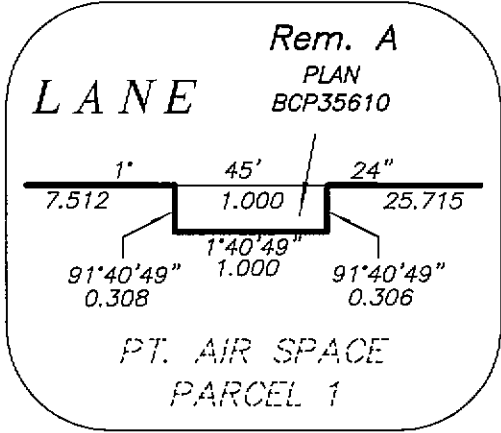
10 PLAN 184	H PLAN LMP38786	7 PLAN 184	STRATA PLAN BCS3560
----------------	-----------------------	---------------	------------------------



I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE 20th DAY OF AUGUST, 2010. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 114073, ON THE 23rd DAY OF AUGUST, 2010.

Mike E Shaw B.C.L.S.

DRAWING # 30651-15
FILE # 30651-15_POST



DETAIL
NOT TO SCALE

DATE : AUGUST 20, 2010

M. E. S.

ORIGINAL

BOUNDARY DIMENSIONS
AND BUILDING LOCATION
ELEVATION -9.14 TO 3.44

STRATA PLAN BCS 3944

SCALE 1:200

3 0 6
ALL DISTANCES ARE IN METRES.

Rem. A

LANE

PLAN BCP35610

0.12 7.512 0.13 0.13 1'

45'

25.715

24"

0.16

0.13

0.27

1.85

46' 43.51"

4.245

1.81

SEE
DETAIL "A"

OUTLINE OF
UNDERGROUND
PARKING
STRUCTURE

UNION

STREET

LANE

PT.
AIR SPACE POL. 1

AIR SPACE
PLAN BCP 46150

OUTLINE OF
UNDERGROUND
PARKING
STRUCTURE

0.20

35.06

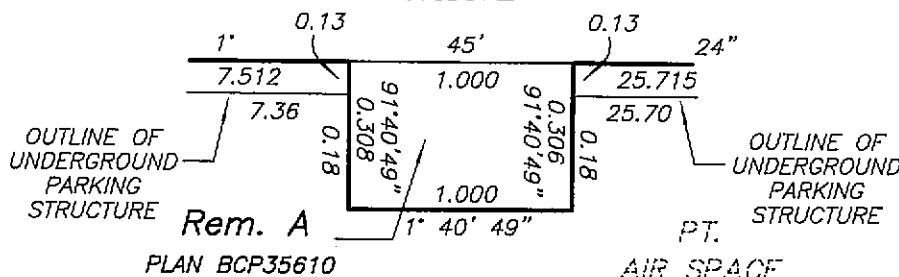
0.07

1'

G

PLAN LMP3990

LANE



DETAIL "A"

NOT TO SCALE

DATE : AUGUST 20, 2010

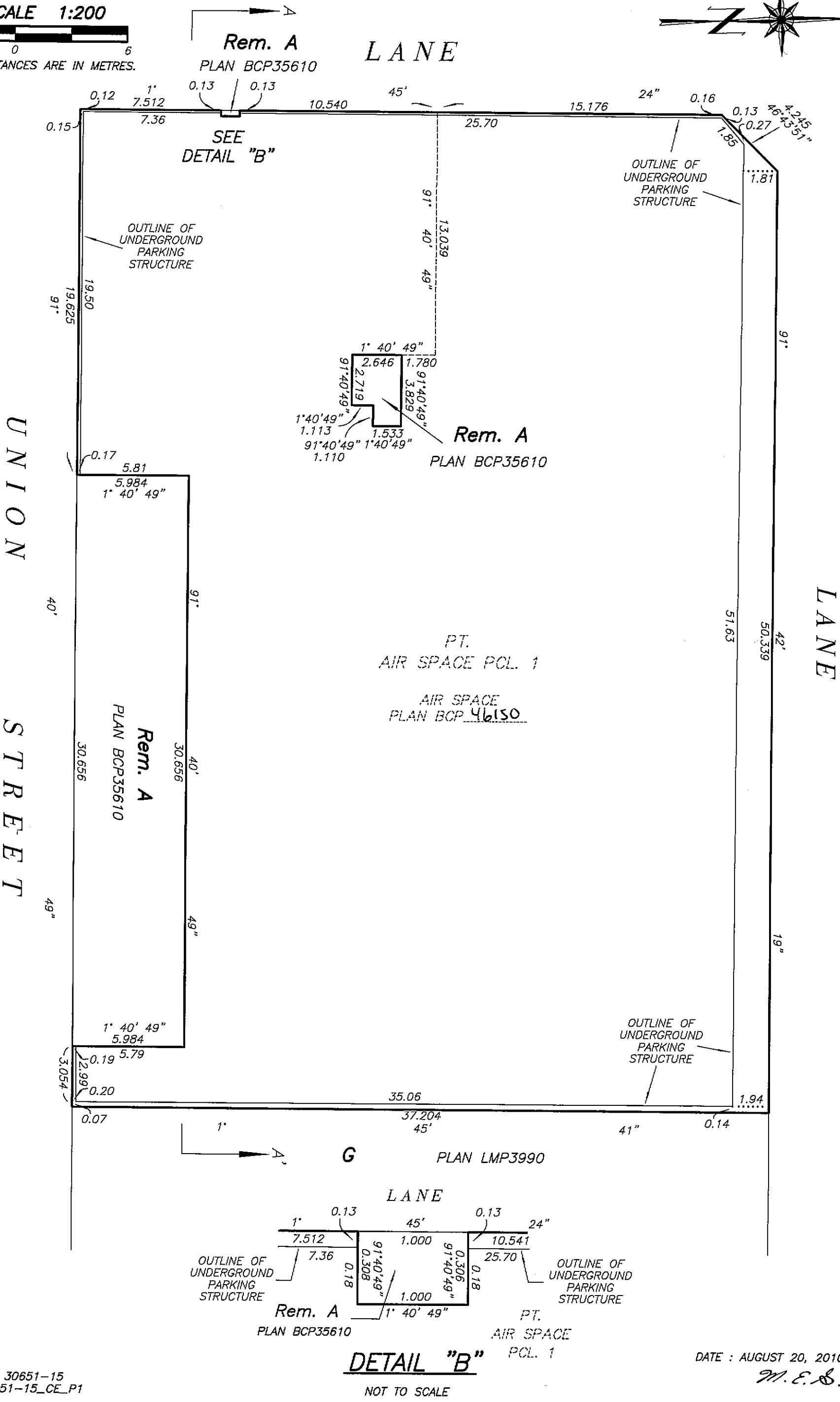
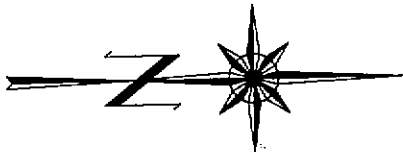
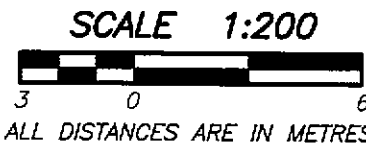
M.E.B.

DRAWING # 30651-15
FILE # 30651-15_CE_P3-2

ORIGINAL

BOUNDARY DIMENSIONS
AND BUILDING LOCATION
ELEVATION 3.44 TO 6.48

STRATA PLAN BCS 3944



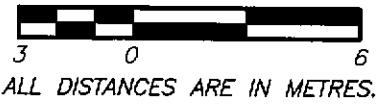


BOUNDARY DIMENSIONS
AND BUILDING LOCATION

STRATA PLAN BCS 3944

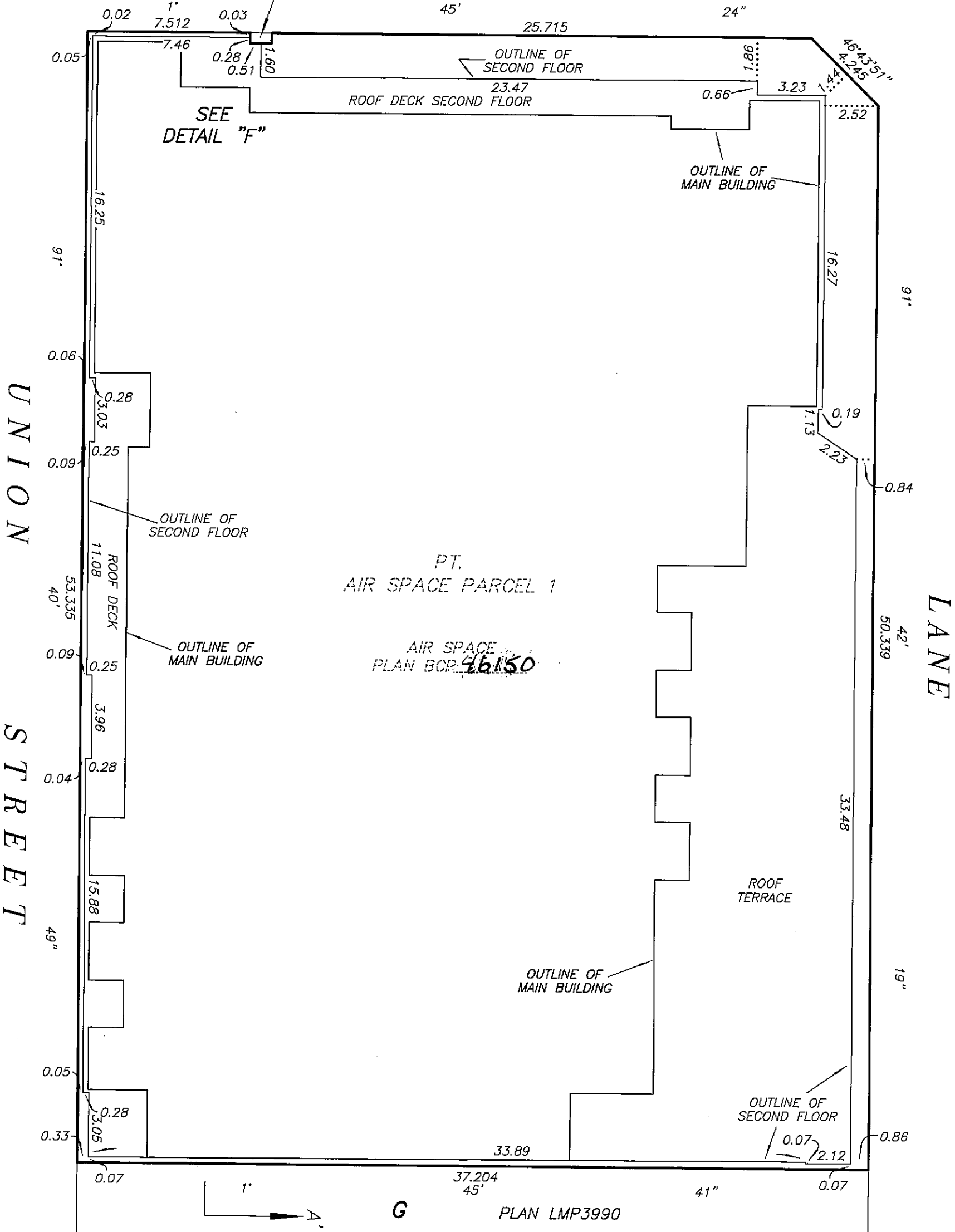
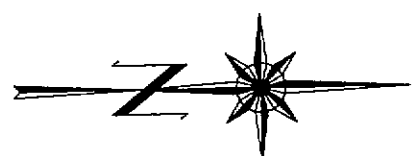
ELEVATION 11.19 TO 52.00

SCALE 1:200



Rem. A
PLAN BCP35610

LANE



Rem. A
PLAN BCP35610 ROOF DECK SECOND FLOOR

DETAIL "F"

NOT TO SCALE

DATE : AUGUST 20, 2010
M.E.B.

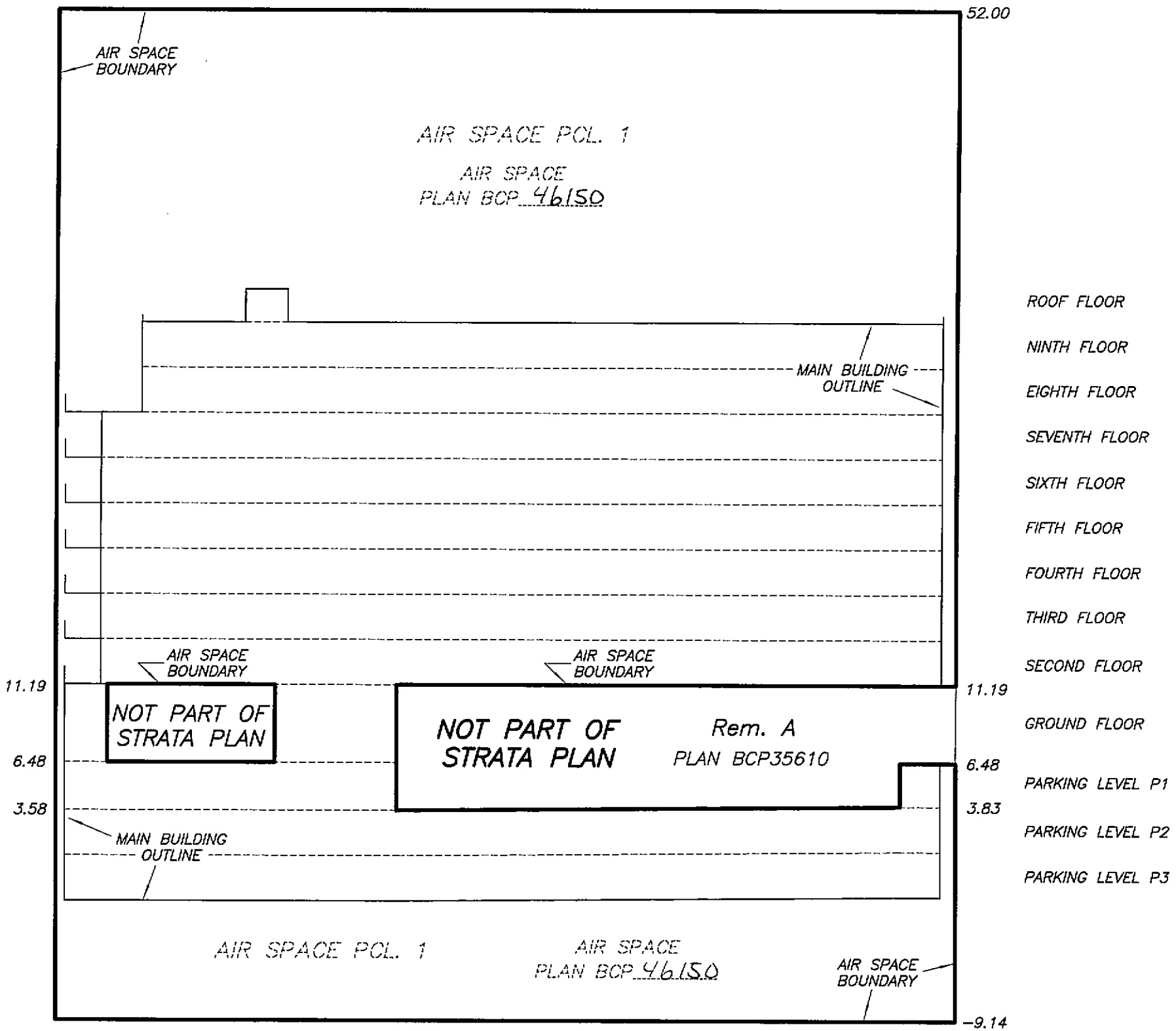
DRAWING # 30651-15
FILE # 30651-15_CE_L2

ORIGINAL

BUILDING LOCATION
SECTION A – A'

STRATA PLAN BCS 3944

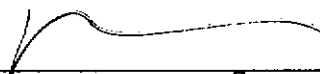
SCALE 1:300



STRATA PLAN BCS 3944

OWNER :

ONNI DEVELOPMENT (UNION STREET) CORP.
(INCORPORATION No. 743051)


AUTHORIZED SIGNATORY ROSSANO DE COTIIS

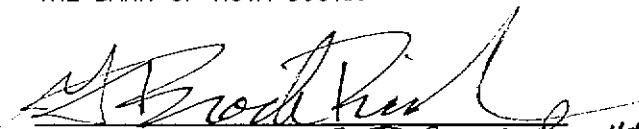
AUTHORIZED SIGNATORY

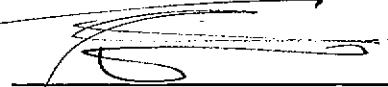

WITNESS AS TO BOTH SIGNATURES

Tim Orr
OCCUPATION OF WITNESS
Development Manager
300 - 550 Robson Street
ADDRESS OF WITNESS
Vancouver, BC V6B 2B7

MORTGAGEE :

THE BANK OF NOVA SCOTIA


AUTHORIZED SIGNATORY BROCK R. CHARDON


AUTHORIZED SIGNATORY RICARDO ESTRADA

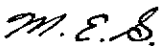

WITNESS AS TO BOTH SIGNATURES SHARON ROBINSON

BRANKER
OCCUPATION OF WITNESS
3400- 650 W- Georgia ST
Vancouver, BC V6B 4N7
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 AUGUST 20th , 2010, BEEN
PREVIOUSLY OCCUPIED.

 B.C.L.S.

DATE : AUGUST 20, 2010

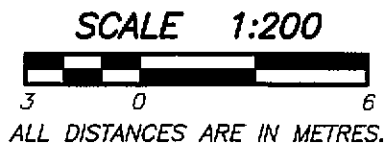


DRAWING # 30651-15
FILE # 30651-15_SIGN

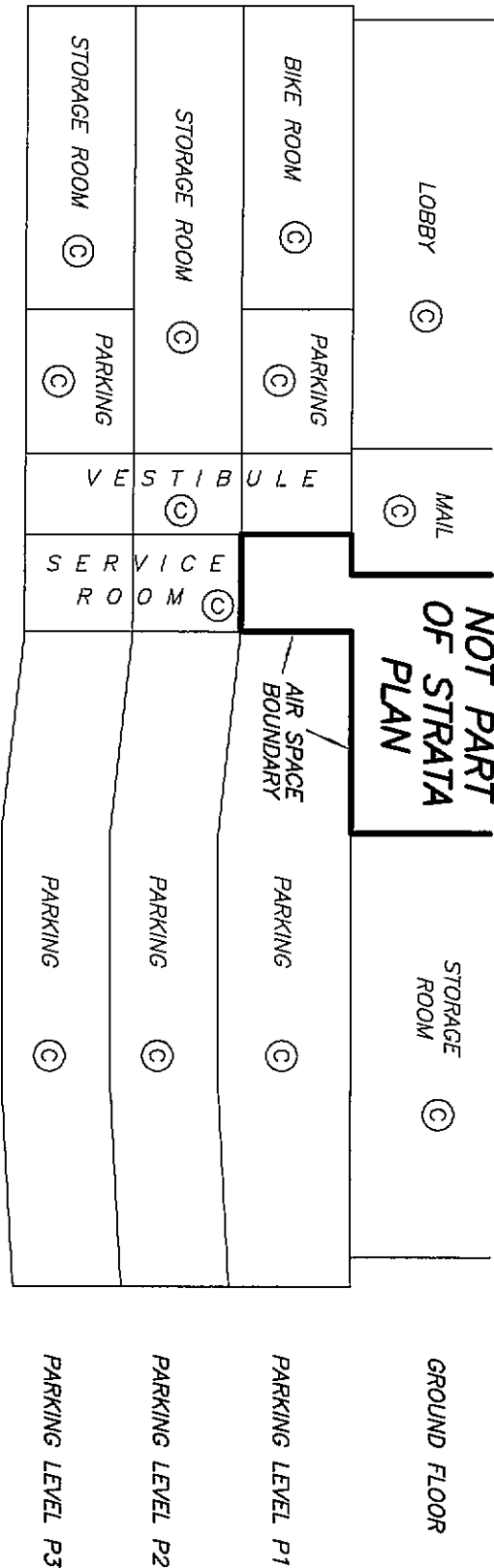
ORIGINAL

SECTION B – B'

STRATA PLAN BCS 3944



NOT PART
OF STRATA PLAN



SEE SHEET #11
FOR CONTINUATION

DATE : AUGUST 20, 2010
M.E.S.

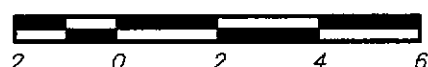
DRAWING # 30561-15
FILE # 30561-15_SEC B

ORIGINAL

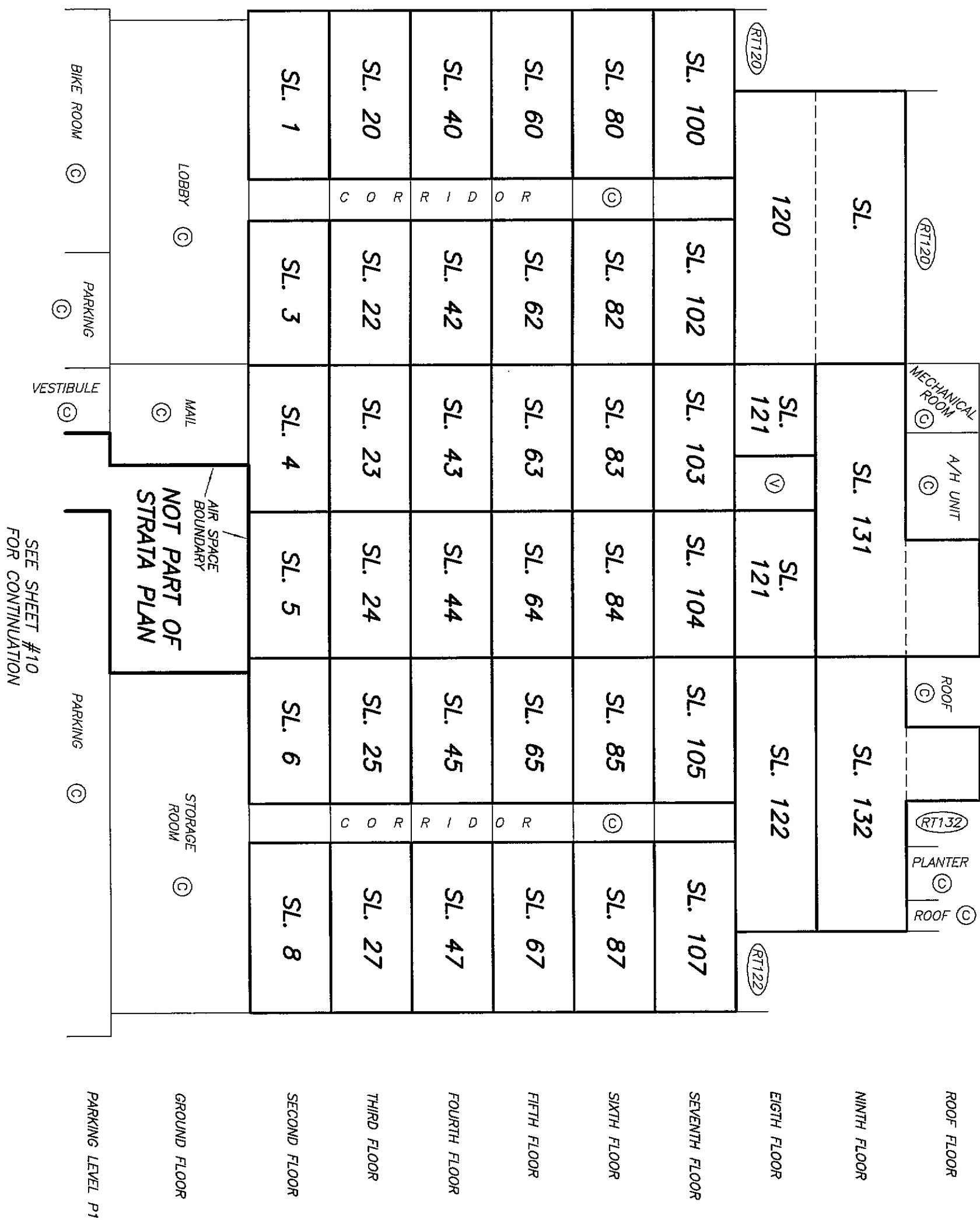
SECTION B - B'

STRATA PLAN BCS 3944

SCALE 1:150



ALL DISTANCES ARE IN METRES.



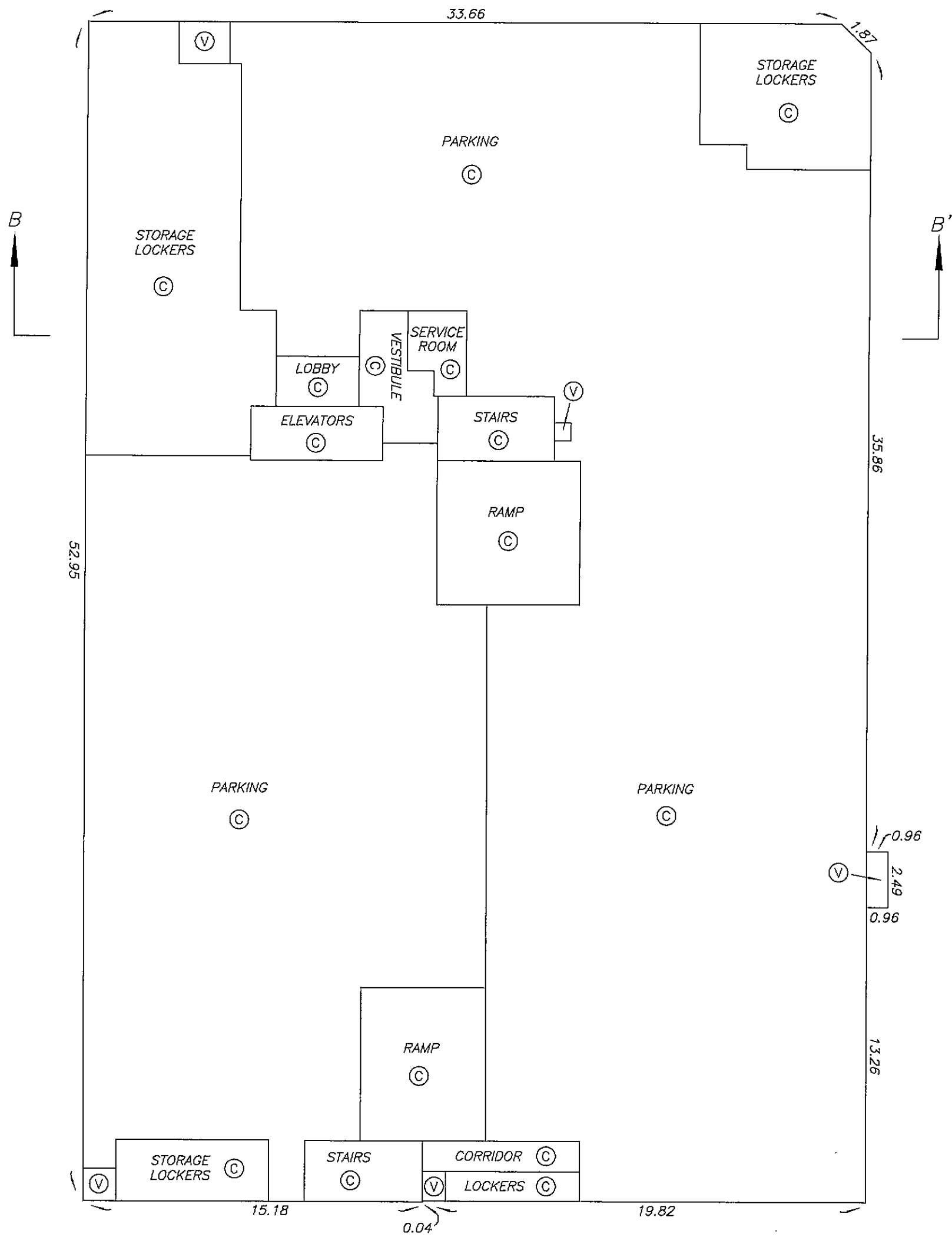
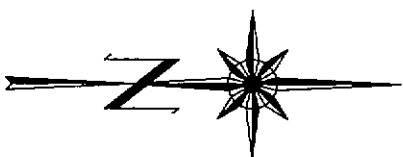
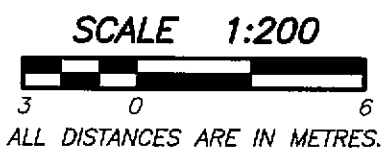
DATE : AUGUST 20, 2010

M. E. 6

ORIGINAL

PARKING LEVEL P3
FLOOR PLAN

STRATA PLAN BCS 3944

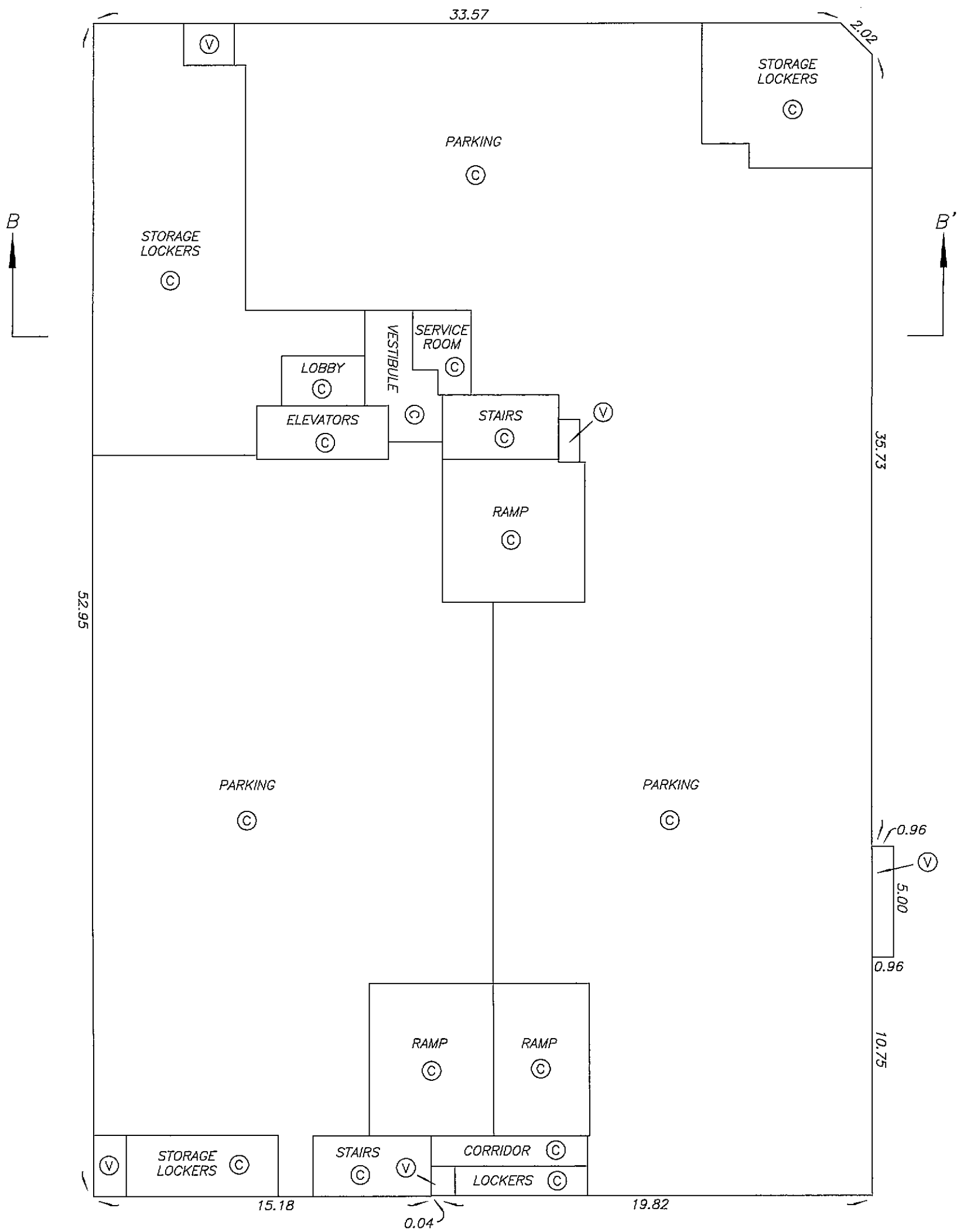
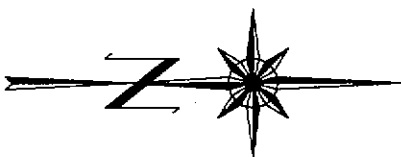


ORIGINAL

PARKING LEVEL P2
FLOOR PLAN

STRATA PLAN BCS 3944

SCALE 1:200
3 0 6
ALL DISTANCES ARE IN METRES.



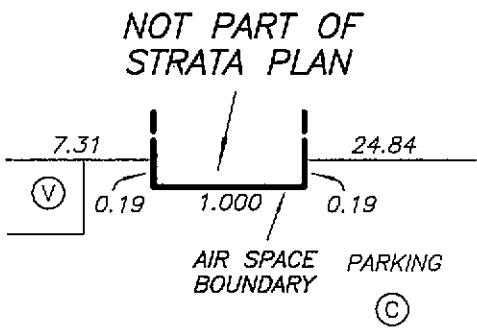
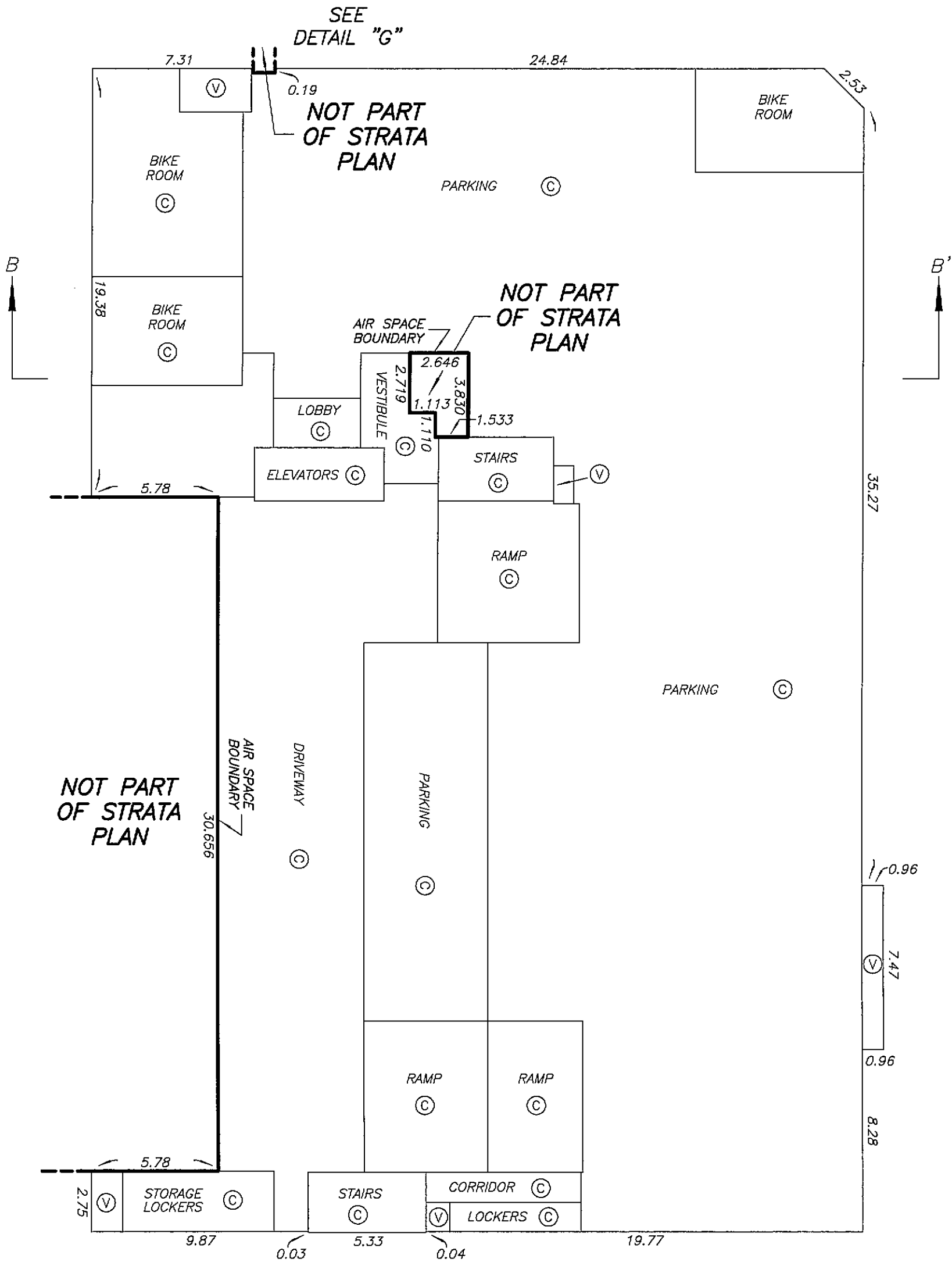
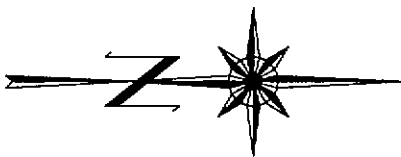
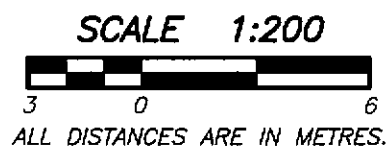
DRAWING # 30561-15
FILE # 30561-15_P2

DATE : AUGUST 20, 2010
M.E.S.

ORIGINAL

PARKING LEVEL P1
FLOOR PLAN

STRATA PLAN BCS 3944



DETAIL "G"

NOT TO SCALE

DRAWING # 30561-15
FILE # 30561-15_P1

DATE : AUGUST 20, 2010

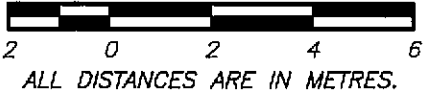
M.E.S.

ORIGINAL

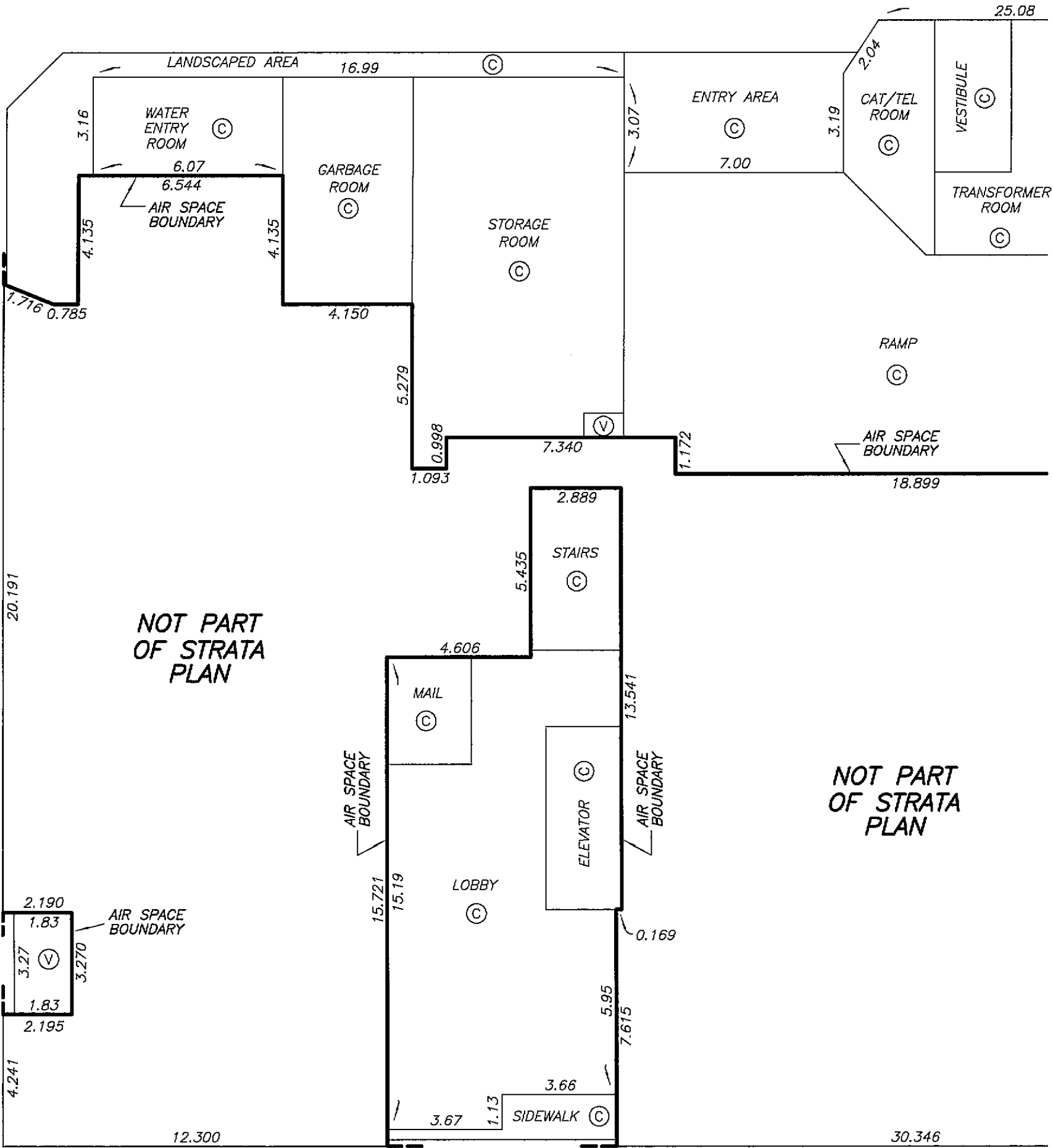
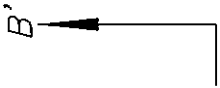
GROUND FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 3944

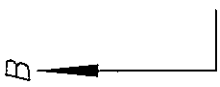
SCALE 1:150



MATCH LINE
SEE SHEET #16



MATCH LINE
SEE SHEET #16



DATE : AUGUST 20, 2010

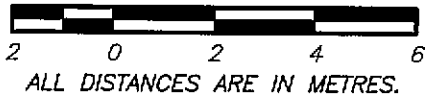
M. E. B.

ORIGINAL

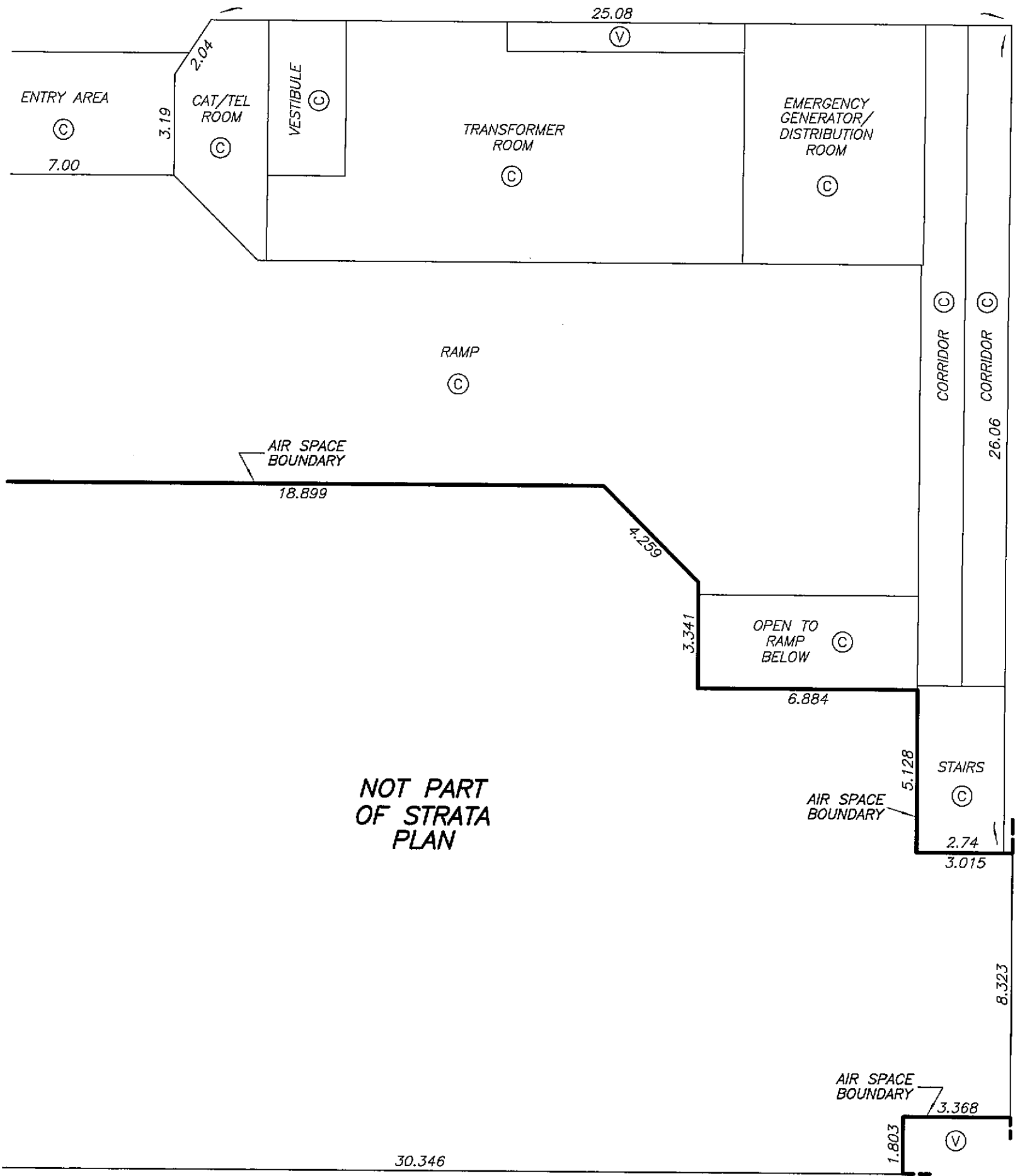
GROUND FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 3944

SCALE 1:150



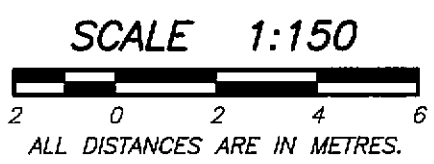
SEE SHEET #15
MATCH LINE



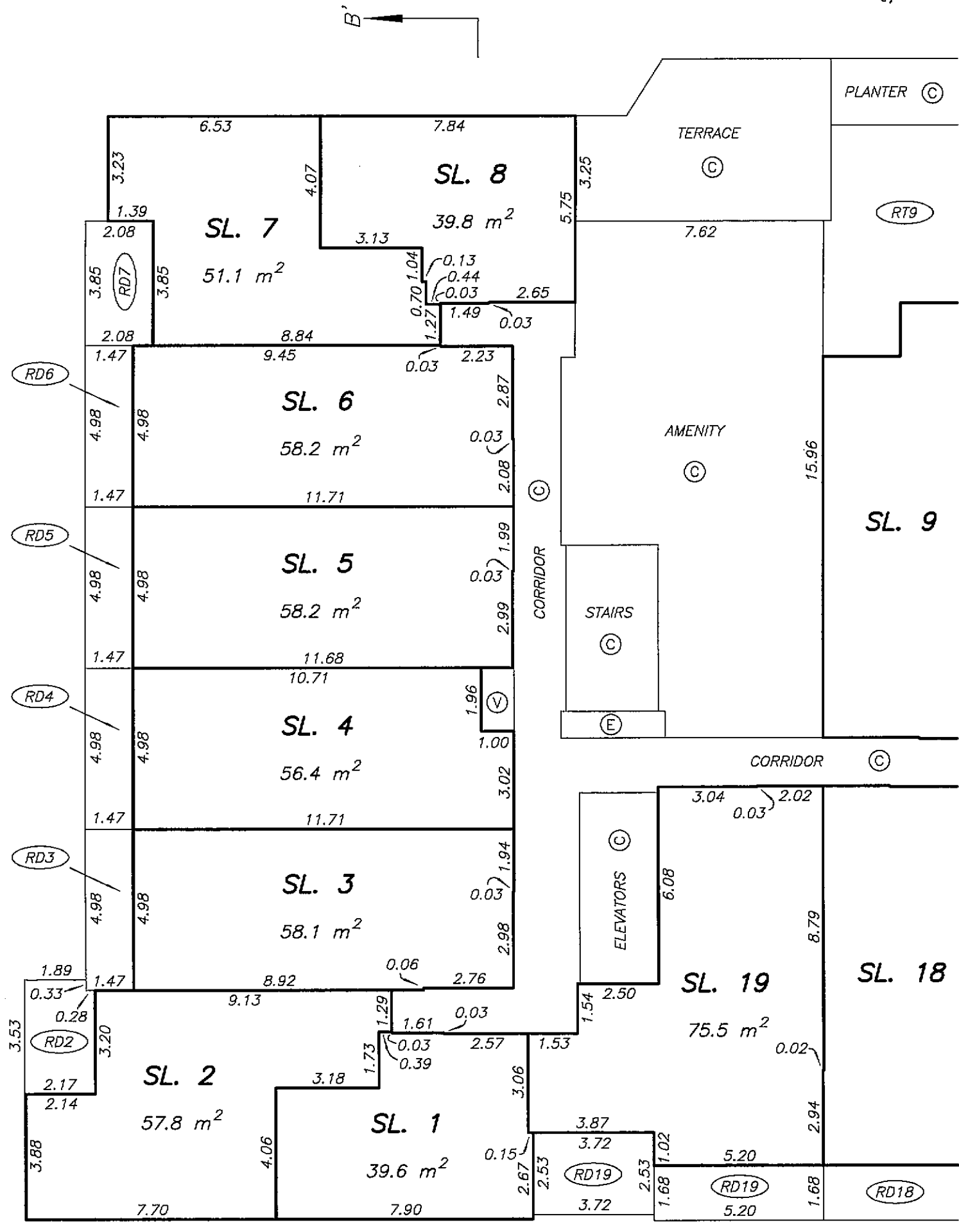
SEE SHEET #15
MATCH LINE

SECOND FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 3944



MATCH LINE
SEE SHEET #18



MATCH LINE
SEE SHEET #18

DATE : AUGUST 20, 2010

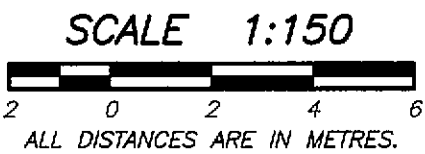
M.E.B.

ORIGINAL

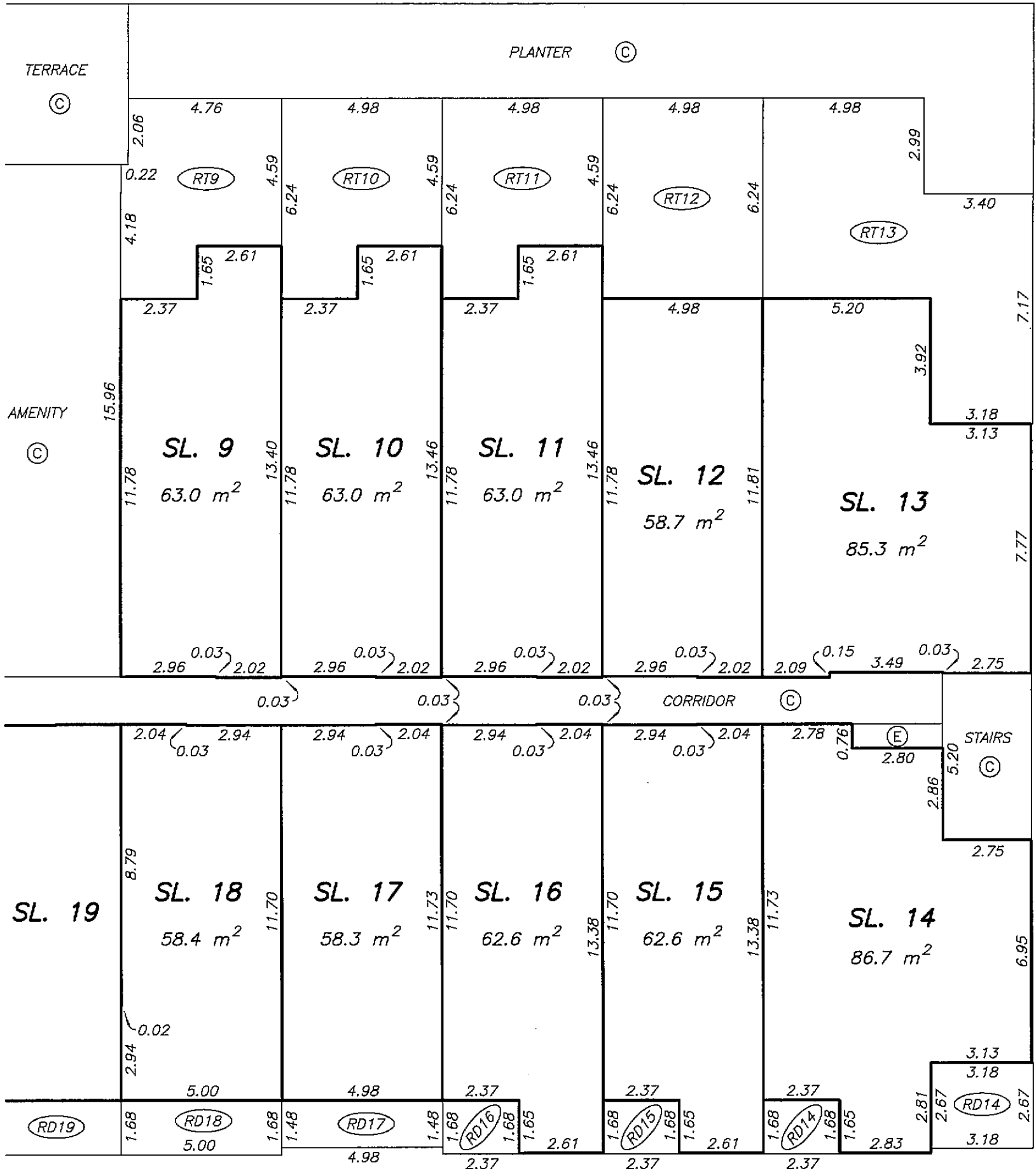
DRAWING # 30651-15
FILE # 30651-15_L2

SECOND FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 3944



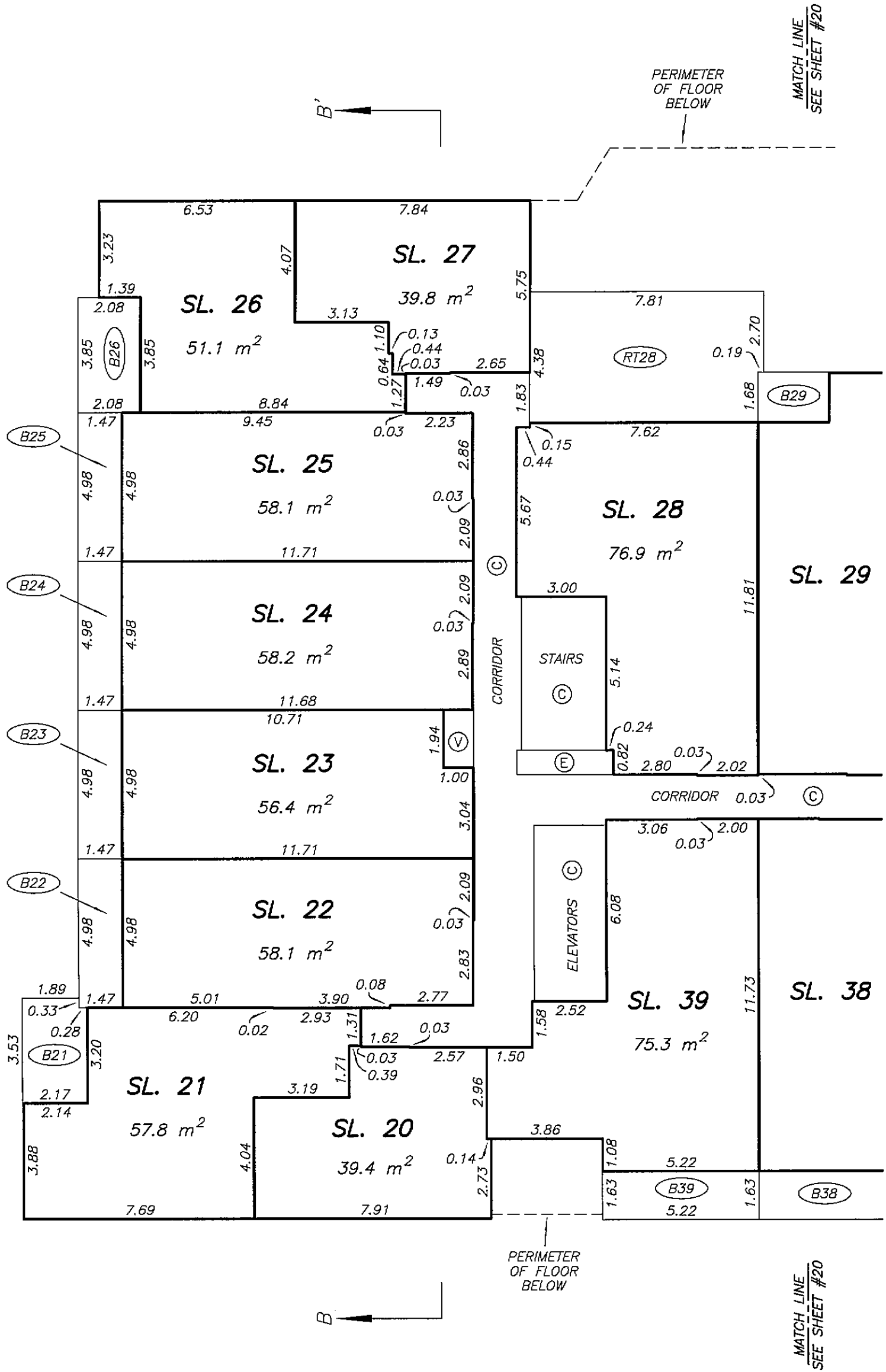
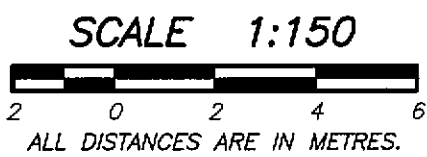
SEE SHEET #17
MATCH LINE



SEE SHEET #17
MATCH LINE

THIRD FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 3944



DRAWING # 30651-15
FILE # 30651-15_L3

DATE : AUGUST 20, 2010

M.E.S.

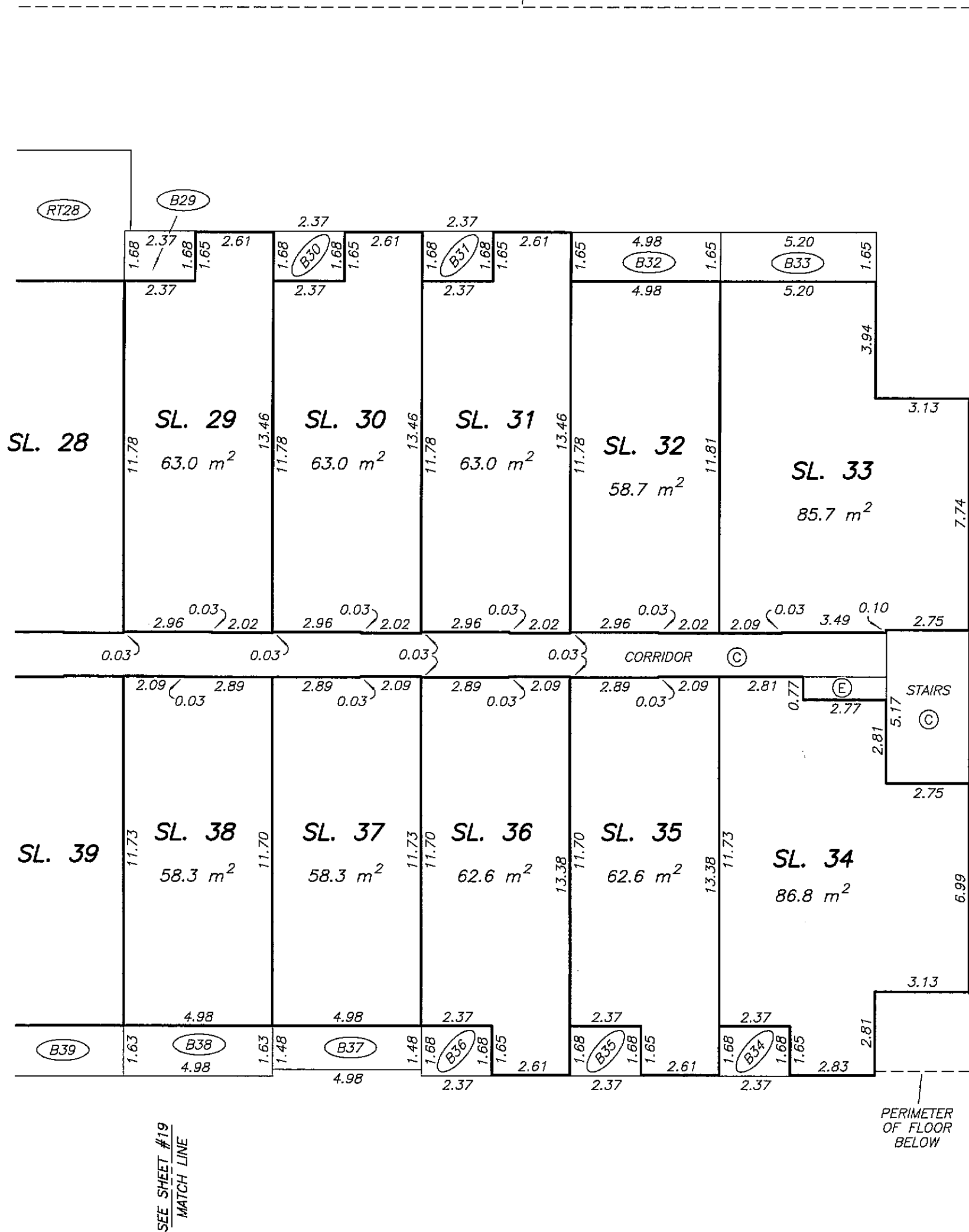
ORIGINAL

STRATA PLAN BCS 3944

2 0 2 4 6
ALL DISTANCES ARE IN METRES.



PERIMETER
OF FLOOR
BELOW



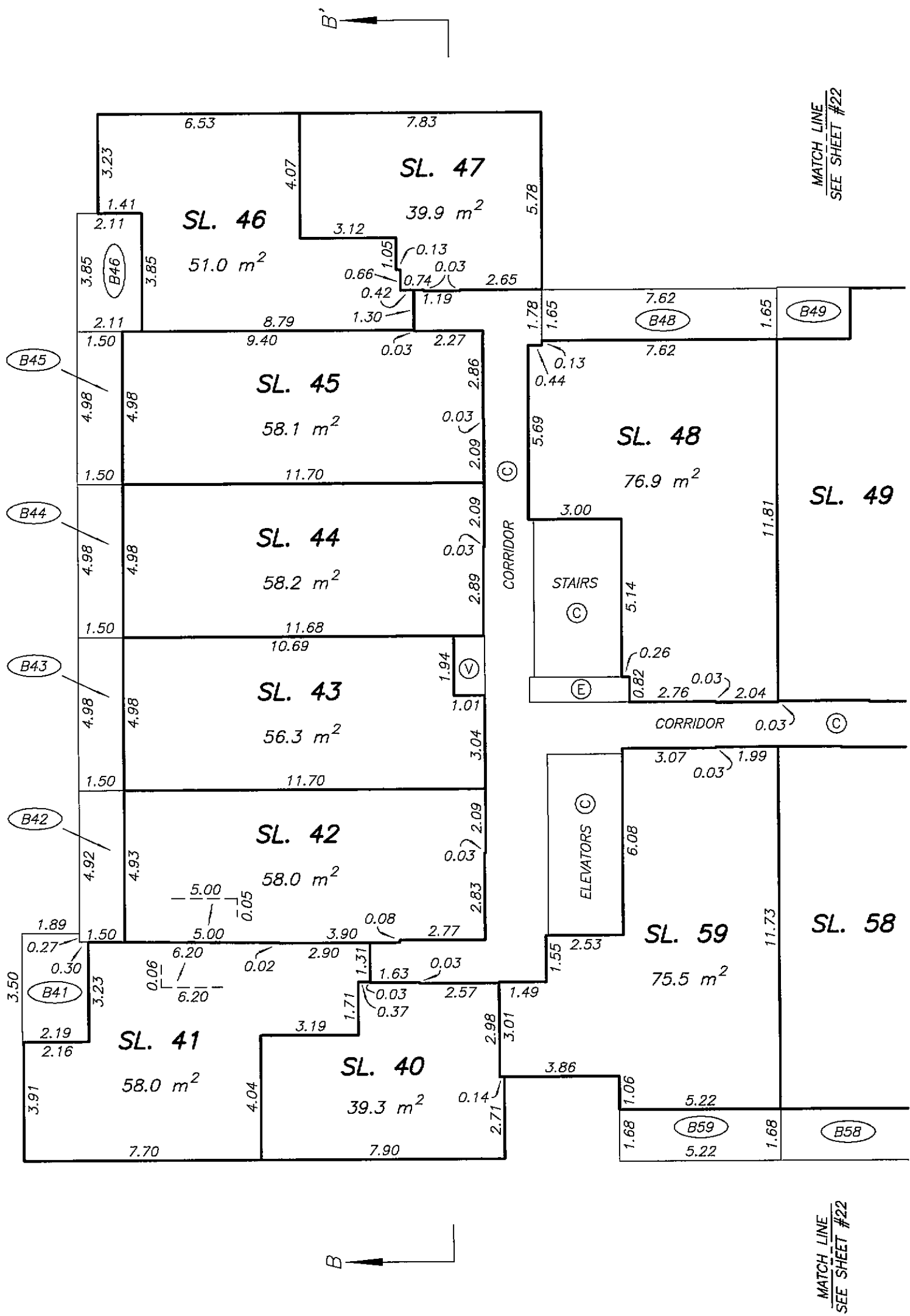
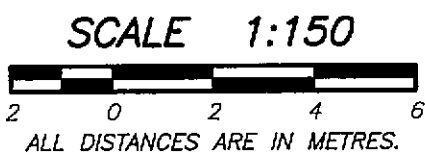
M.E.B.

DRAWING # 30651-15
FILE # 30651-15_L3

ORIGINAL

FOURTH FLOOR PLAN
WEST PORTION

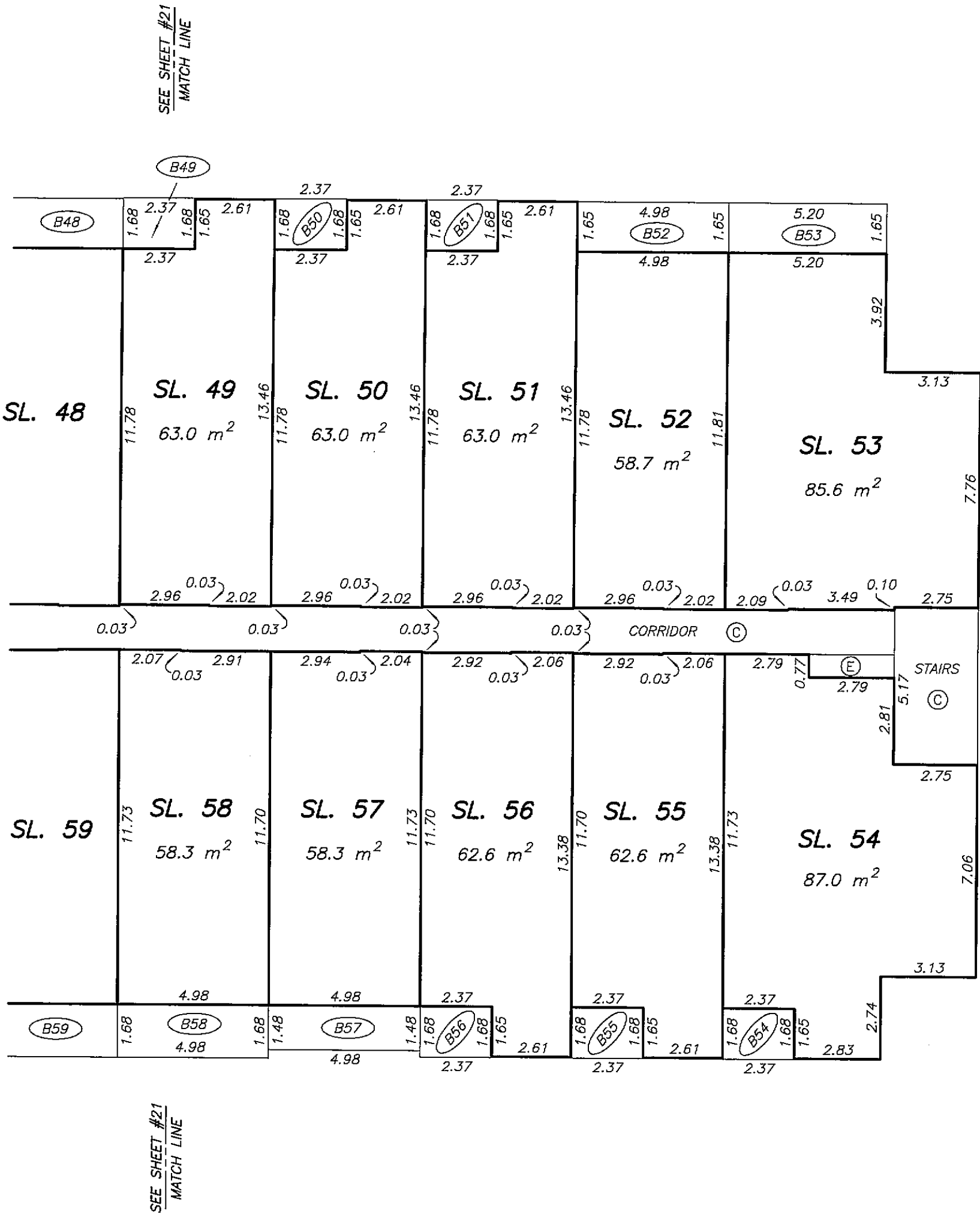
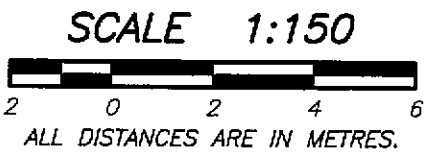
STRATA PLAN BCS 3944



ORIGINAL

FOURTH FLOOR PLAN
EAST PORTION

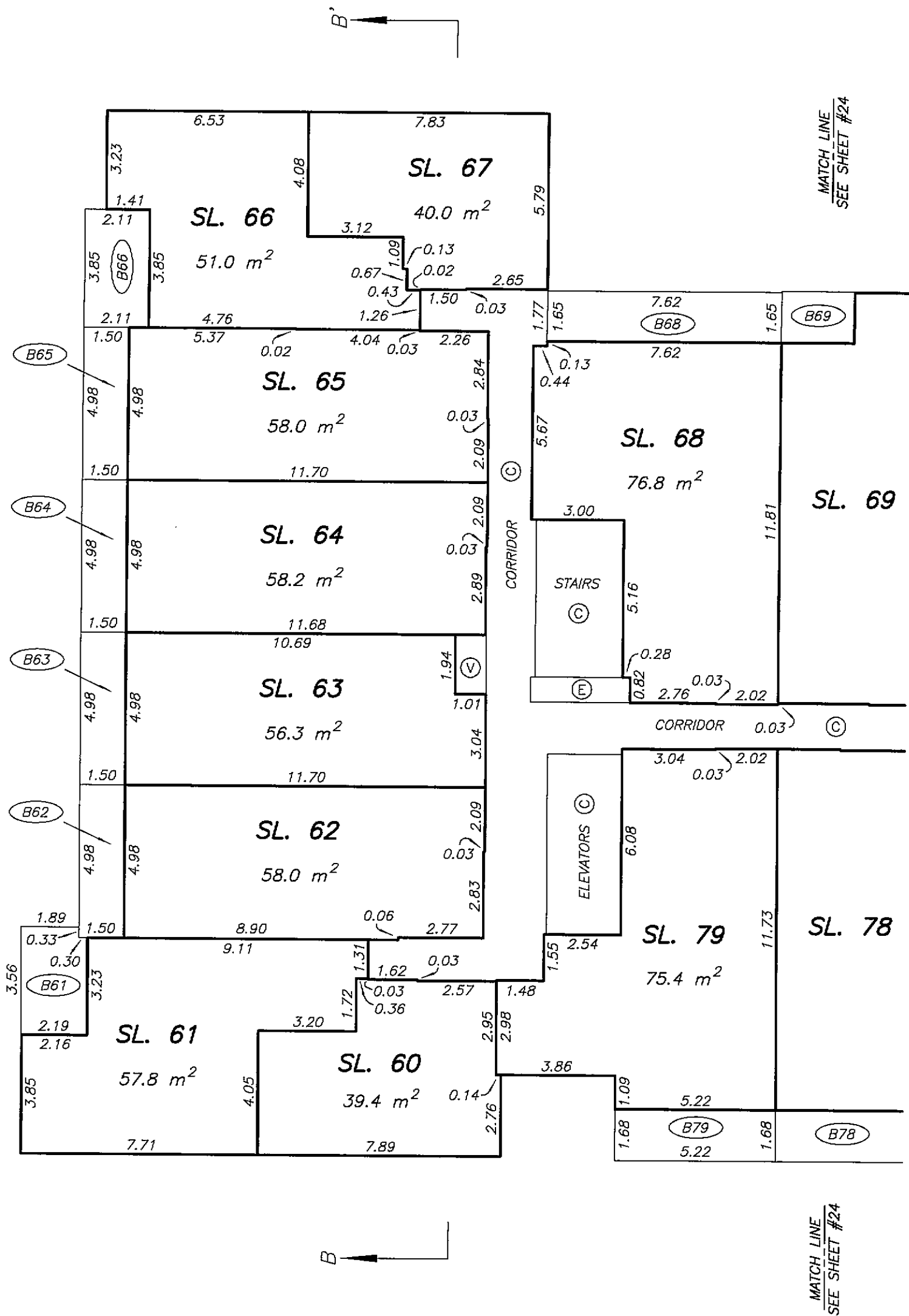
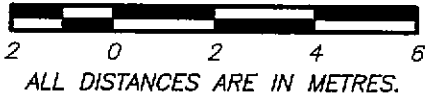
STRATA PLAN BCS 3944



FIFTH FLOOR PLAN
WEST PORTION

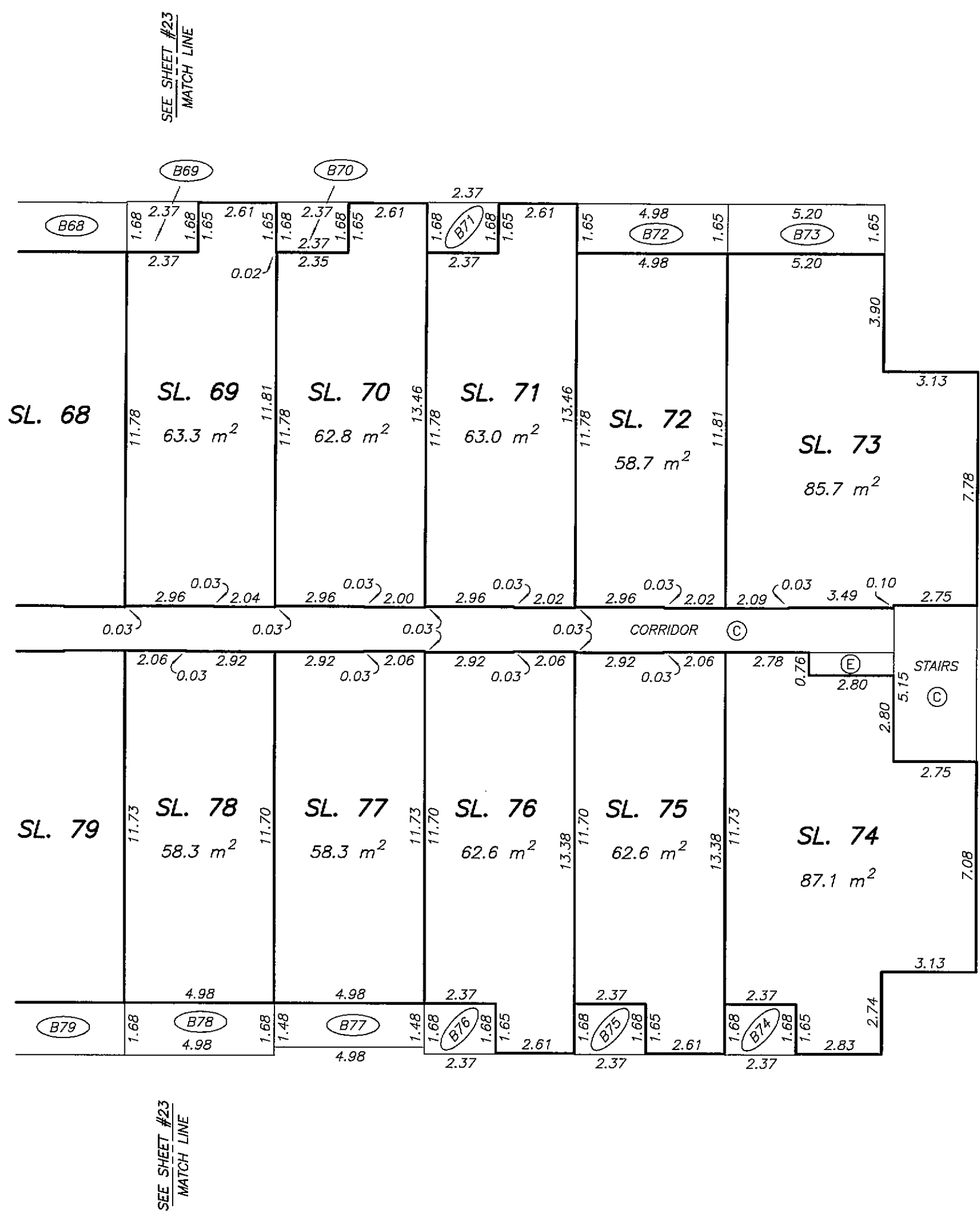
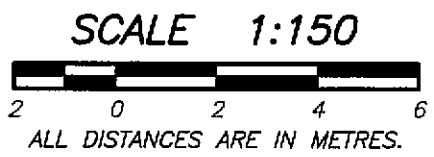
STRATA PLAN BCS 3944

SCALE 1:150



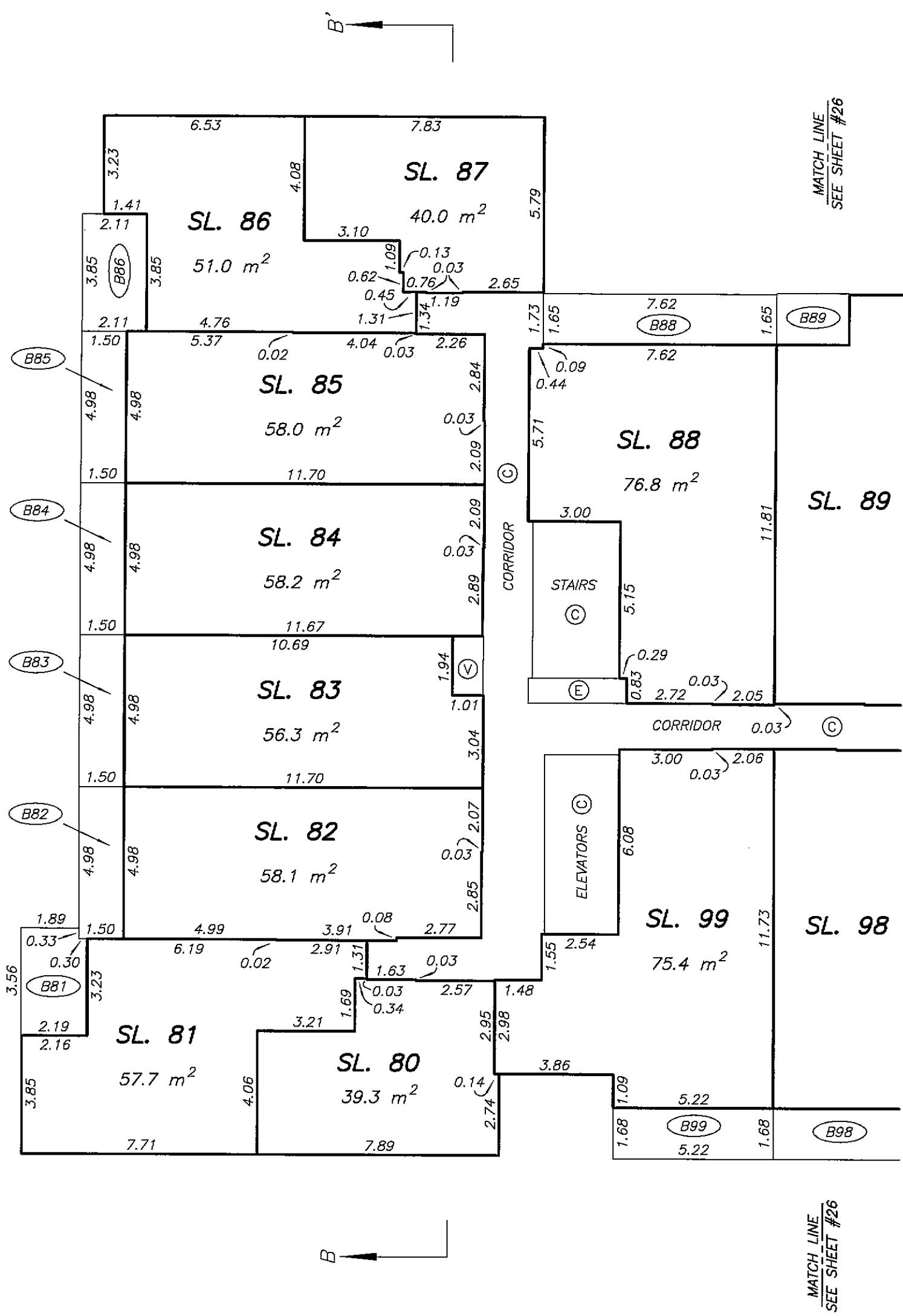
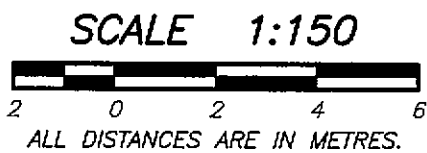
FIFTH FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 3944



SIXTH FLOOR PLAN
WEST PORTION

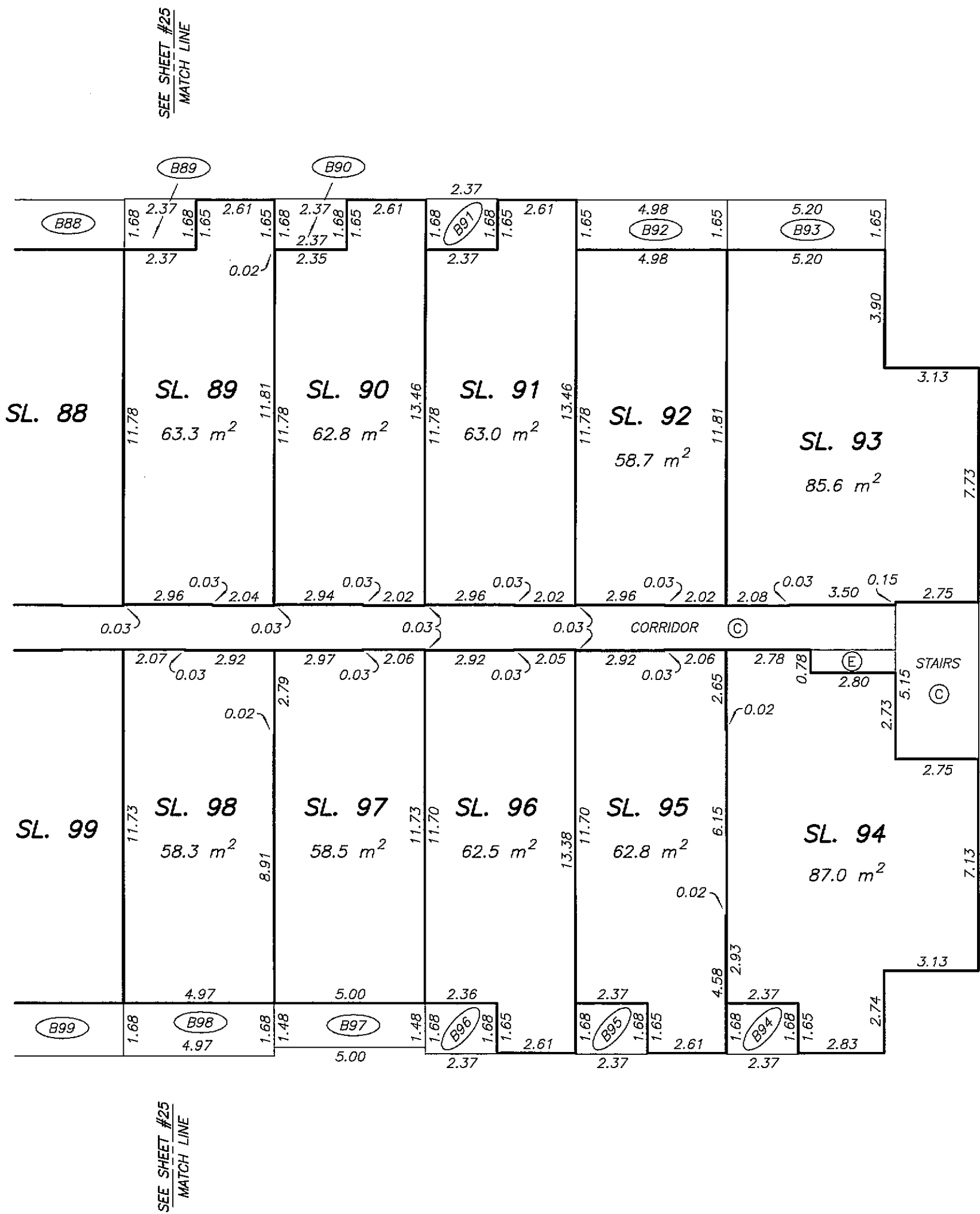
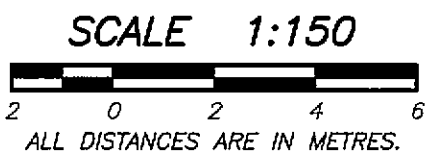
STRATA PLAN BCS 3944



ORIGINAL

SIXTH FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 3944



DATE : AUGUST 20, 2010

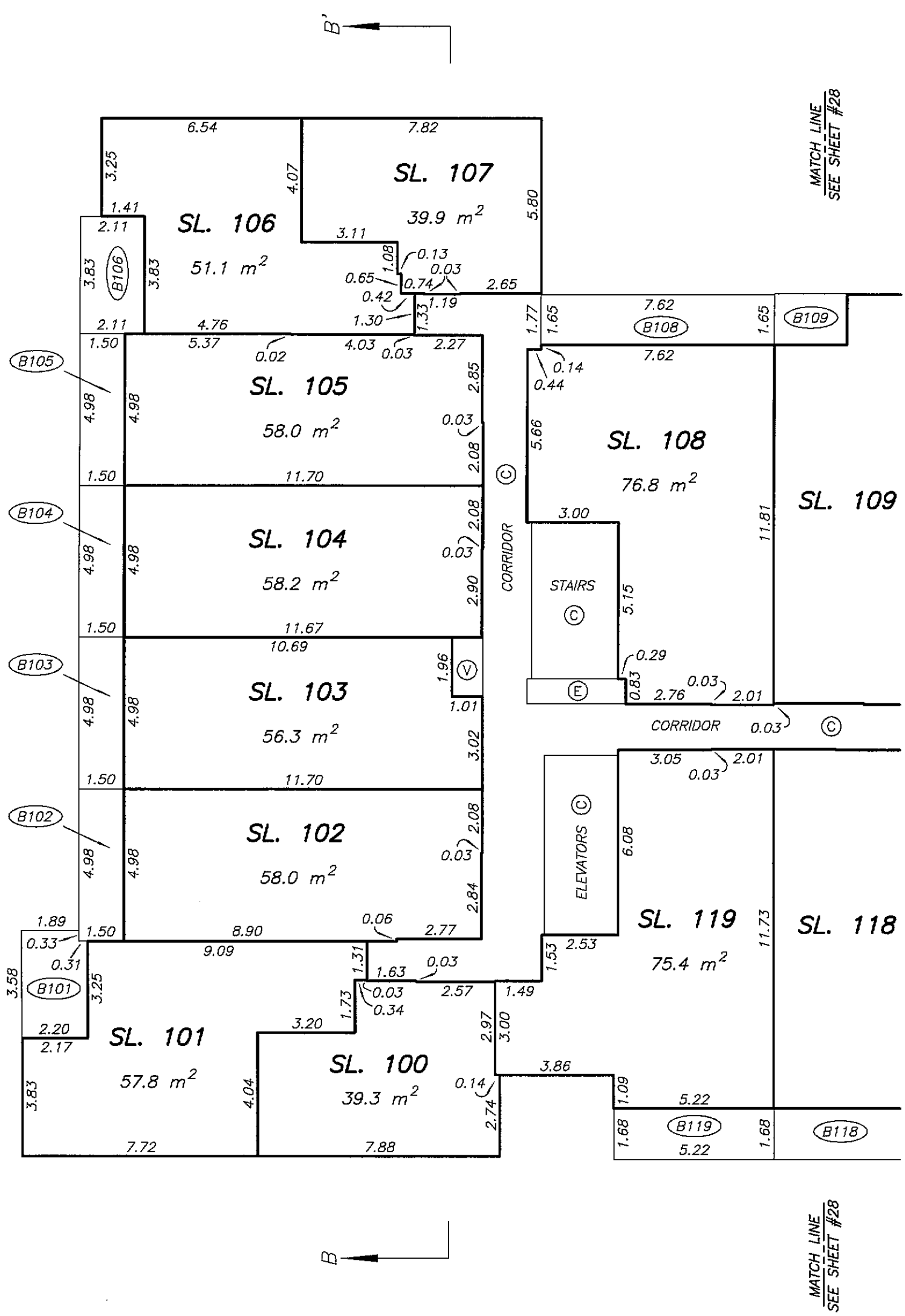
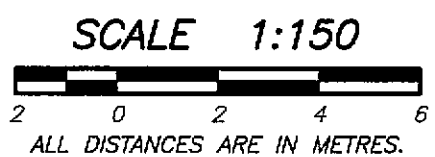
M.E.S.

DRAWING # 30651-15
FILE # 30651-15_L6

ORIGINAL

SEVENTH FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 3944



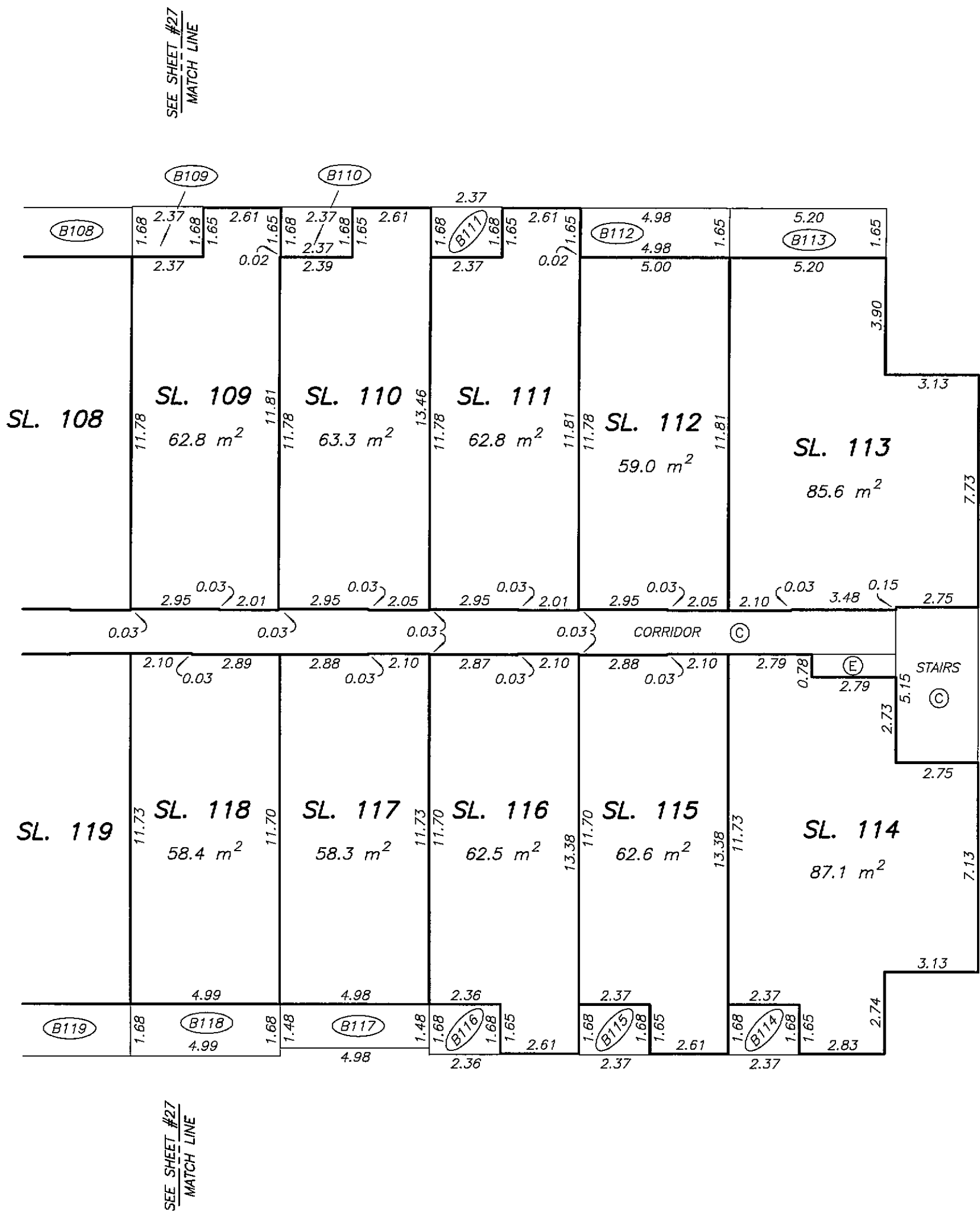
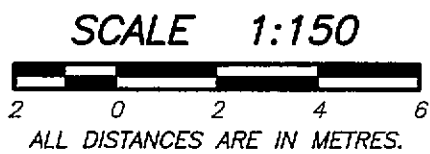
DRAWING # 30651-15
FILE # 30651-15_L7

DATE : AUGUST 20, 2010
M.E.S.

ORIGINAL

SEVENTH FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 3944

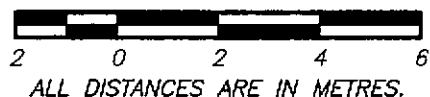


ORIGINAL

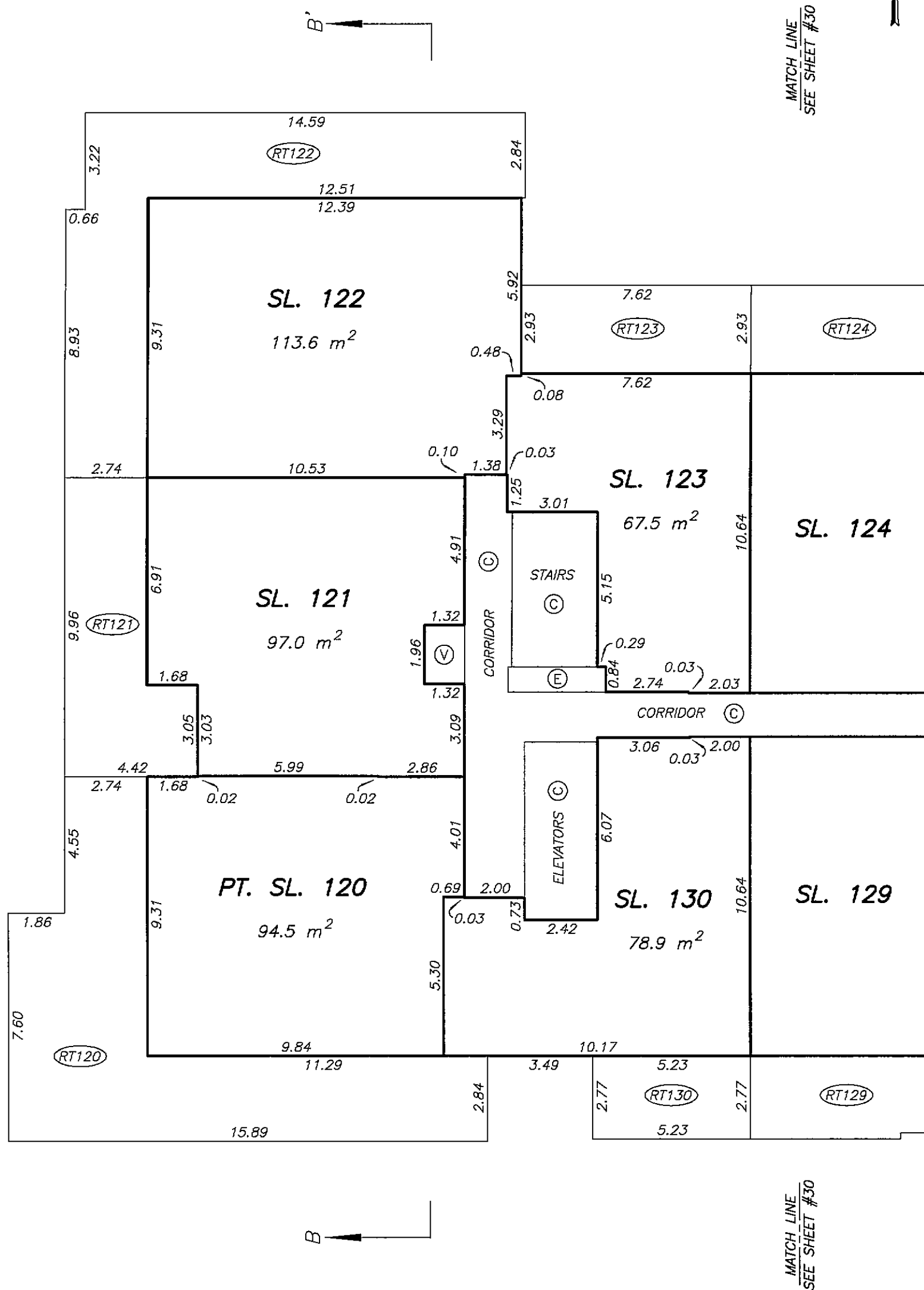
EIGHTH FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 3944

SCALE 1:150



MATCH LINE
SEE SHEET #30



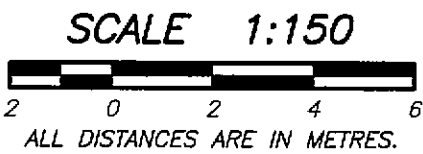
DATE : AUGUST 20, 2010

M. E. 6

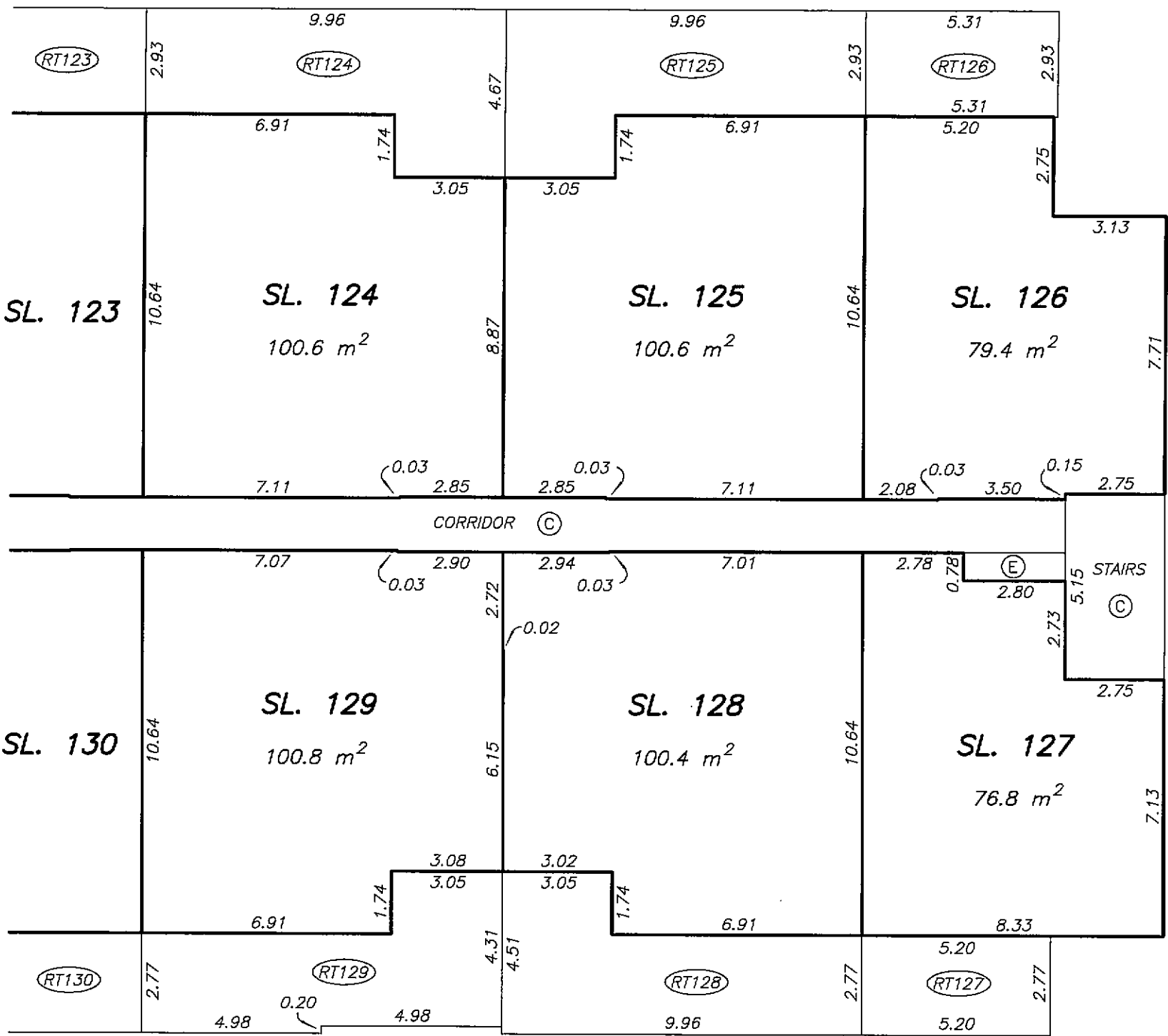
ORIGINAL

EIGHTH FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 3944



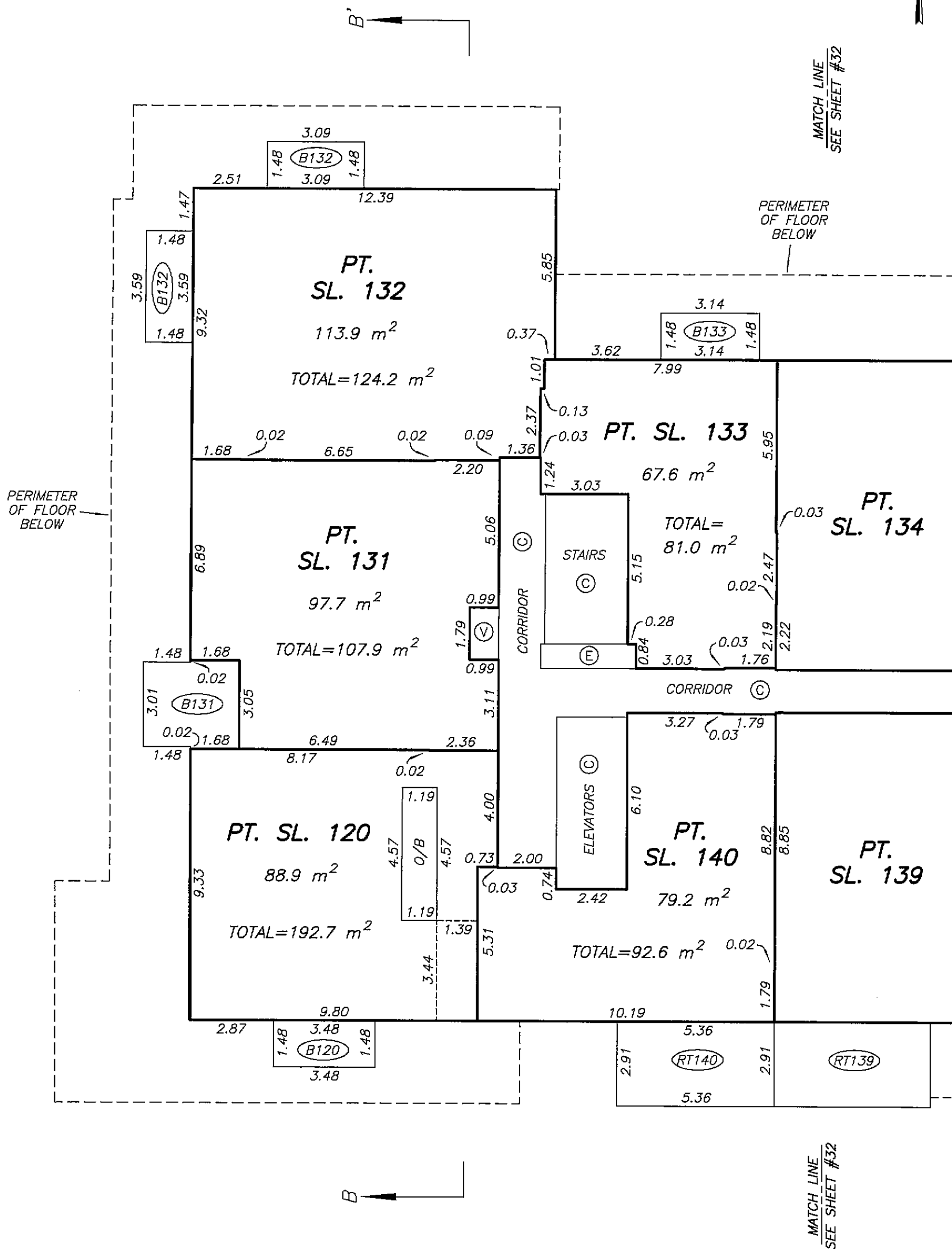
SEE SHEET #29
MATCH LINE



SEE SHEET #29
MATCH LINE

STRATA PLAN BCS 3944

2 0 2 4 6
ALL DISTANCES ARE IN METRES.



M.E.S.

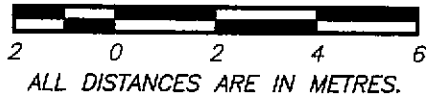
DRAWING # 30651-15
FILE # 30651-15_L9

ORIGINAL

NINTH FLOOR PLAN
EAST PORTION

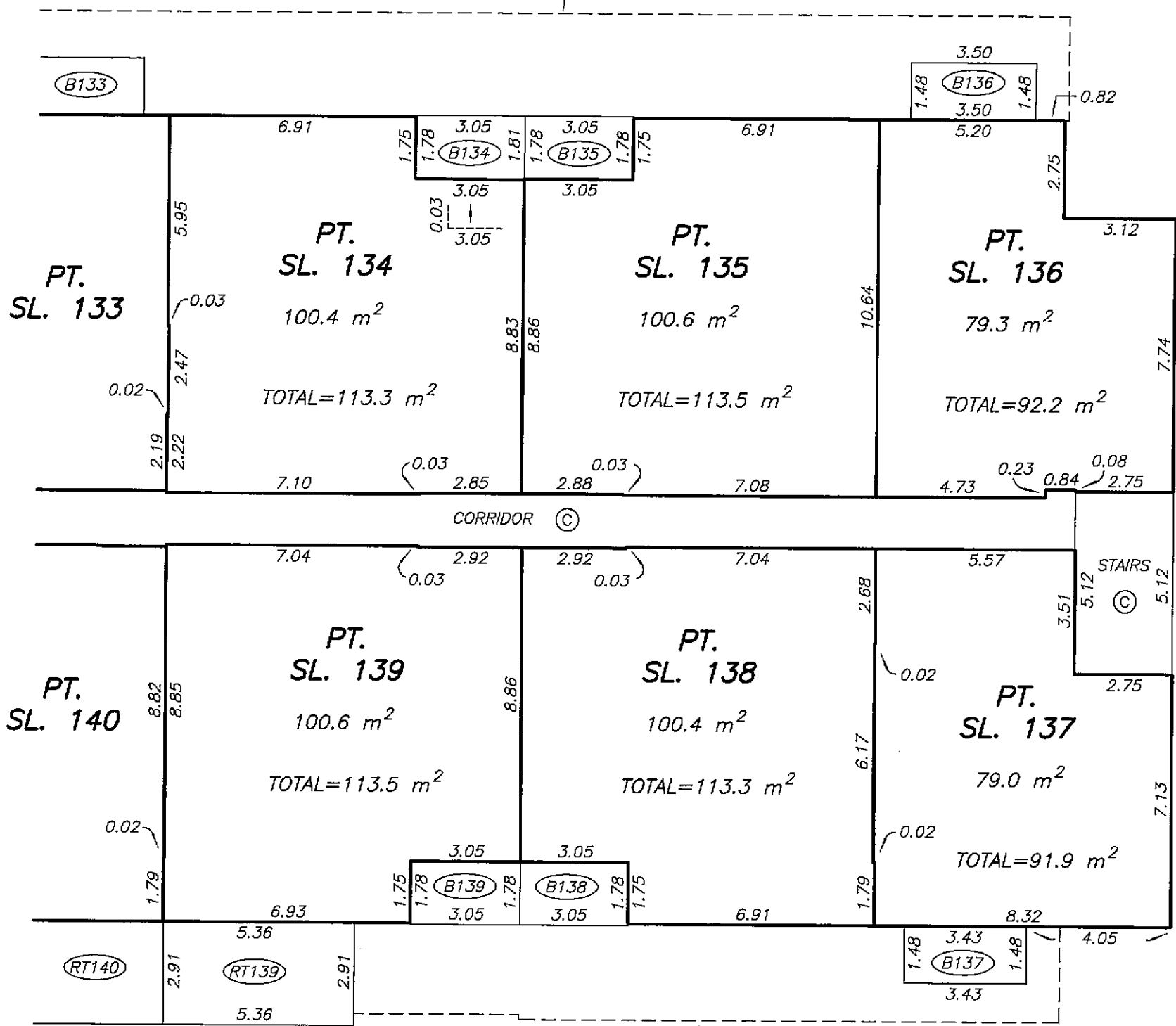
STRATA PLAN BCS 3944

SCALE 1:150



SEE SHEET #31
MATCH LINE

PERIMETER
OF FLOOR
BELOW



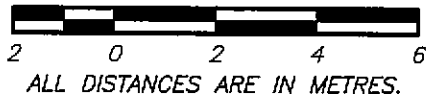
PERIMETER
OF FLOOR
BELOW

SEE SHEET #31
MATCH LINE

ROOF FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 3944

SCALE 1:150



ALL DISTANCES ARE IN METRES.

PERIMETER
OF FLOOR
BELOW

B



PERIMETER
OF FLOOR
BELOW

PERIMETER
OF FLOOR
BELOW

MATCH LINE
SEE SHEET #34

PERIMETER
OF FLOOR
BELOW

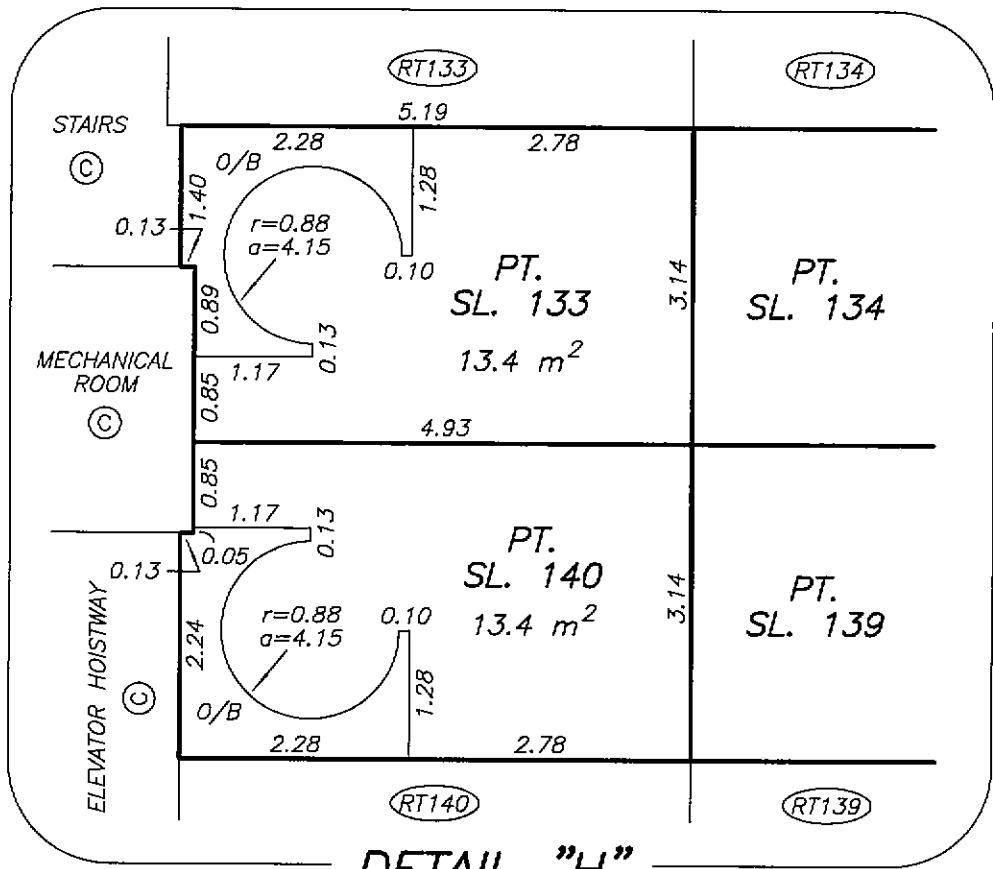
PERIMETER
OF FLOOR
BELOW

PERIMETER
OF FLOOR
BELOW

B

PERIMETER
OF FLOOR
BELOW

PERIMETER
OF FLOOR
BELOW



DETAIL "H"

SCALE 1:75

DATE : AUGUST 20, 2010

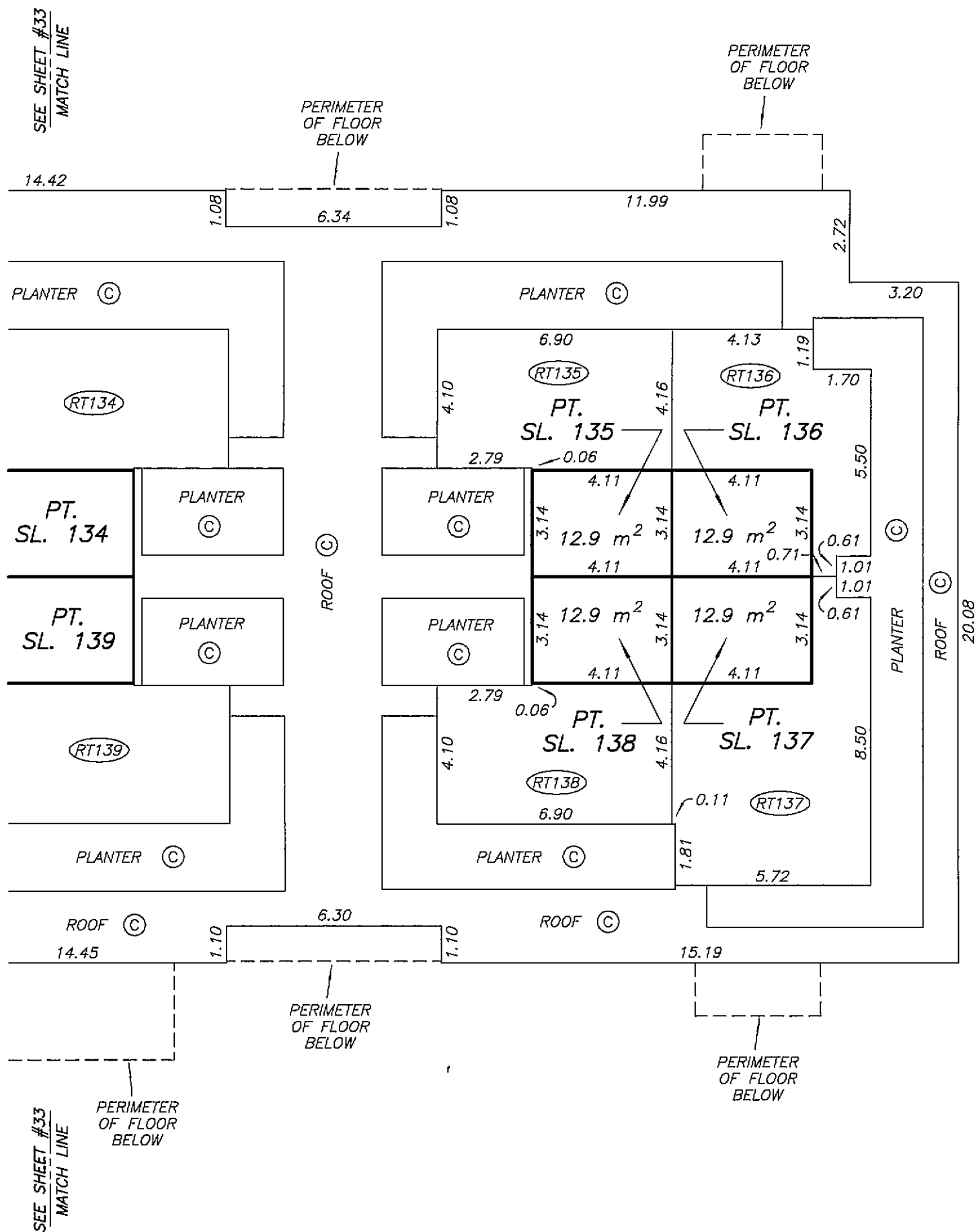
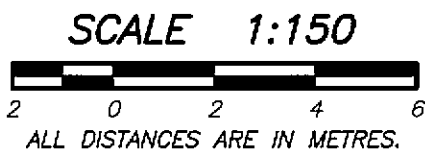
M.E.S.

DRAWING # 30651-15
FILE # 30651-15_L10

ORIGINAL

ROOF FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 3944



DATE : AUGUST 20, 2010

M.E.B.

DRAWING # 30651-15
FILE # 30651-15_L10

ORIGINAL