STRATA PLAN OF PARCEL 1, BLOCK 70, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN BCP17709

STRATA PLAN BCS 1433

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

THIS 3 DAY OF AUGUST, 2005.

Ian MacDonald LTO
Registrar

BX170949 - BX170404

INTEGRATED SURVEY AREA No.31 NAD83, (C.S.R.S.)
CITY OF VANCOUVER
B.C.G.S. 92G.025

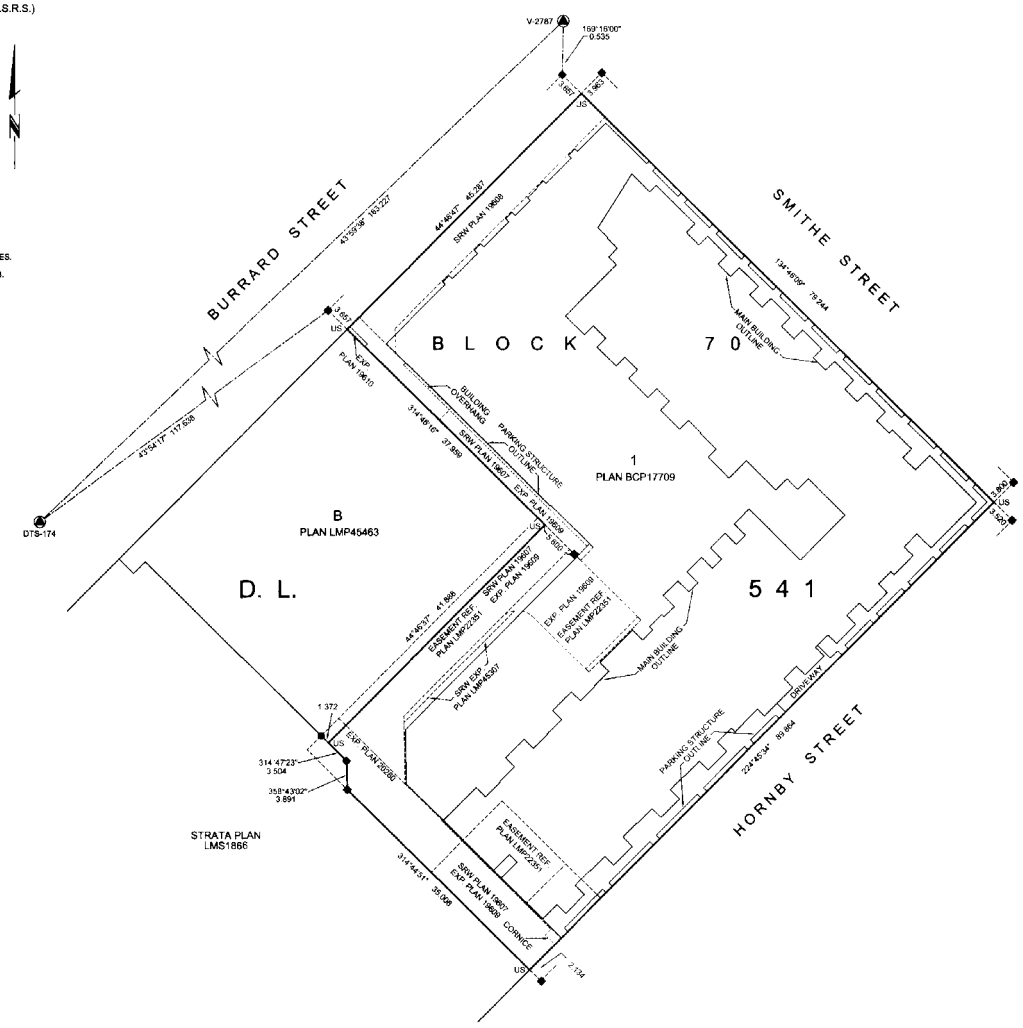
"ELECTRIC AVENUE"

931 HORNBY STREET AND
938 SMITHE STREET, VANCOUVER

SCALE 1:400

0 1 5 10 25

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS DTS 174 AND V-2787

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9995998.

- ● - DENOTES IRON POST FOUND
- ■ - DENOTES LEAD PLUG FOUND
- WT - DENOTES WITNESS
- US - DENOTES UNSUITABLE FOR POSTING
- Ⓒ - DENOTES CONTROL MONUMENT
- SL - DENOTES STRATA LOT
- MECH - DENOTES MECHANICAL ROOM
- LCP - DENOTES LIMITED COMMON PROPERTY
- Ⓒ - DENOTES COMMON PROPERTY
- Ⓔ - DENOTES ELECTRICAL, COMMON PROPERTY
- Ⓥ - DENOTES VENT, COMMON PROPERTY

I, J. NEIL BENNETT, 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.

DATED THIS 12th DAY OF JULY, 2005.

B.C.L.S.

I, J. NEIL BENNETT, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF THE 12th DAY OF JULY, 2005. BEEN PREVIOUSLY OCCUPIED.

B.C.L.S.

I, J. NEIL BENNETT, 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 12th DAY OF JULY, 2005.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 34046 ON THE 12th DAY OF JULY, 2005.

B.C.L.S.

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201 - 275 FELL AVENUE
NORTH VANCOUVER, B.C.
V7P 3R8
PH. 604-980-4868
FX. 604-980-5868

JOB DIRECTORY: W:\2005\30591-900 Burrard
PROJECT: \30591-Final Strata\Dwg\
DRAWING FILE: ST30591-01F.Dwg

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

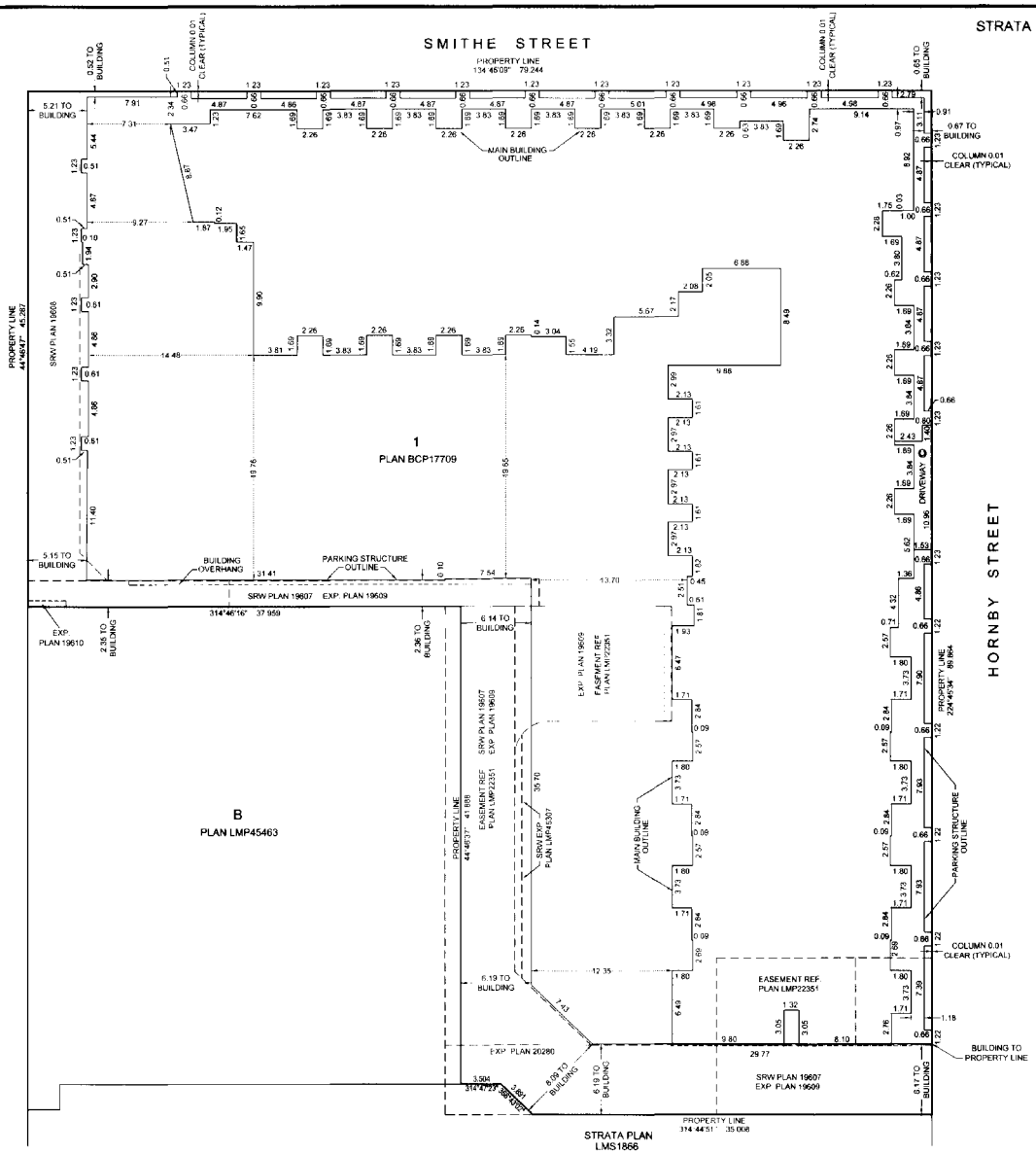
ORIGINAL

BUILDING DETAIL

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS 1433



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#201 - 275 FELL AVENUE
NORTH VANCOUVER, B.C.
V7P 3R5
PH. 604-980-4666
FX. 604-980-5868

JOB DIRECTORY: W:\2005\30591-000 Burrard
PROJECT: \30591-Final Strata\Dwgs\
DRAWING FILE: ST30591-01F.Dwg

DATE: July 12/05

B.C.L.S.

ORIGINAL

STRATA PLAN BCS 1433

OWNER:
PLAZA RECREATION GROUP LTD.
INC. NO. [illegible]

AUTHORIZED SIGNATORY (PRINT AND SIGN NAME) COLIN BOSA

AUTHORIZED SIGNATORY (PRINT AND SIGN NAME)

WITNESS AS TO ~~both~~ SIGNATURES (PRINT AND SIGN NAME) DIRK C.A. DE VUYST

SOLICITOR
OCCUPATION OF WITNESS
1201 - 4555 KINGSWAY
BURNABY, B.C.
V5H 4T8
ADDRESS OF WITNESS

MORTGAGEE:
VIACOM CANADA INC.
INCORPORATION NO. A57565

AUTHORIZED SIGNATORY (PRINT AND SIGN NAME)

AUTHORIZED SIGNATORY (PRINT AND SIGN NAME)

WITNESS AS TO BOTH SIGNATURES (PRINT AND SIGN NAME)

OCCUPATION OF WITNESS

ADDRESS OF WITNESS

~~BC~~ HYDRO AND POWER AUTHORITY
AS TO COVENANTS:
GC98997 AND GC98970 AND BP58466

AUTHORIZED SIGNATORY (PRINT AND SIGN NAME)

AUTHORIZED SIGNATORY (PRINT AND SIGN NAME)

WITNESS AS TO BOTH SIGNATURES (PRINT AND SIGN NAME)

OCCUPATION OF WITNESS

~~ADDRESS OF WITNESS~~

MORTGAGEE:
MCAP FINANCIAL CORPORATION
INCOPORATION NO. A-62340

AUTHORIZED SIGNATORY (PRINT AND SIGN NAME) BEVERLY WHITE

AUTHORIZED SIGNATORY (PRINT AND SIGN NAME)

WITNESS AS TO BOTH SIGNATURES (PRINT AND SIGN NAME) RODOSTHIA IBRA

ADMINISTRATOR
OCCUPATION OF WITNESS
#1100 - 1140 WEST PENDER ST.
VANCOUVER B.C. V6E 4G1
ADDRESS OF WITNESS

CITY OF VANCOUVER:
AS TO COVENANTS:
BG402424 AND BG402433 AND BG402436 AND BX141266 AND BX141269
AND EQUITABLE CHARGES:
BX141268 AND BY235984

JS

AUTHORIZED SIGNATORY (PRINT AND SIGN NAME) GRAHAM JOHNSEN

AUTHORIZED SIGNATORY (PRINT AND SIGN NAME)

WITNESS ~~AS TO BOTH SIGNATURES~~ (PRINT AND SIGN NAME)

LAWYER
OCCUPATION OF WITNESS
453 WEST 12TH AVE.
VANCOUVER, B.C.
V5Y 1V4
ADDRESS OF WITNESS

MORTGAGEE:
ELECTRIC AVENUE PROPERTIES LTD.
INCORPORATION NO. 638155

AUTHORIZED SIGNATORY (PRINT AND SIGN NAME) BRUNO WALL

AUTHORIZED SIGNATORY (PRINT AND SIGN NAME)

WITNESS AS TO BOTH SIGNATURES (PRINT AND SIGN NAME) WILLIAM RANDALL

SOLICITOR
OCCUPATION OF WITNESS
10th Floor
938 Howe Street
Vancouver BC V6Z 1N9
ADDRESS OF WITNESS

DATE: Oct 12/05

B.C.L.S.

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201 - 275 FELL AVENUE
NORTH VANCOUVER, B.C.
V7P 3R5
PH. 604-980-4866
FX. 604-980-5866

JOB DIRECTORY: WV2005\30591-900 Burrard
PROJECT: 30591-Final Stata\Dwg\
DRAWING FILE: ST30591-01F.Dwg

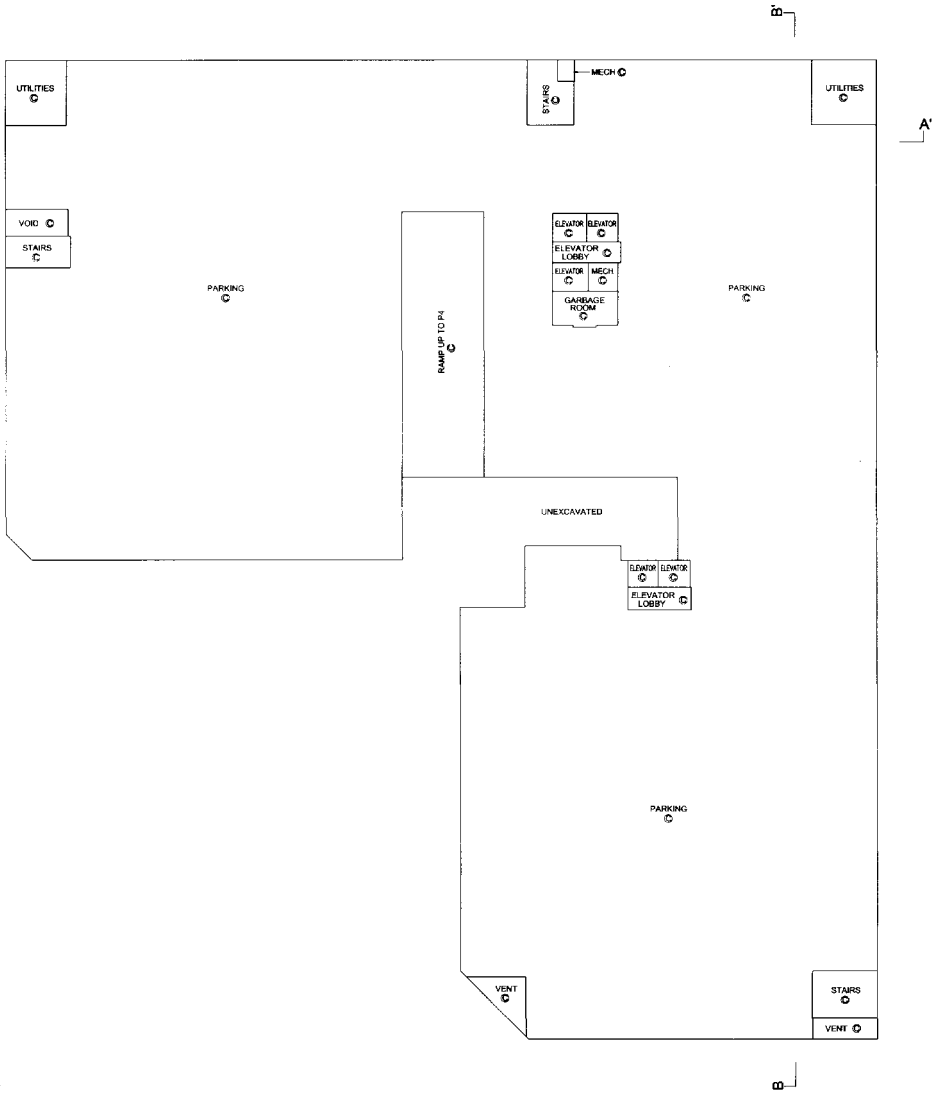
ORIGINAL

PARKING LEVEL P5 FLOOR PLAN

STRATA PLAN BCS /433

Scale 1:250

0 1 2 3 4 5 10



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

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BALCONY AND PATIO AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS OR WHERE THERE IS NO FLOOR ABOVE, BY THE AVERAGE HEIGHT OF A STRATA LOT WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.

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V7P 3R5
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FX. 604-980-5868
www.bennettsurveys.com

JOB DIRECTORY: \NV2005\30591-900 BURRARD
PROJECT: \30591-FINAL STRATA \DWG\
DRAWING FILE: ST30591-01F.DWG DS

DATE: July 12/05

B.C.L.S.

ORIGINAL

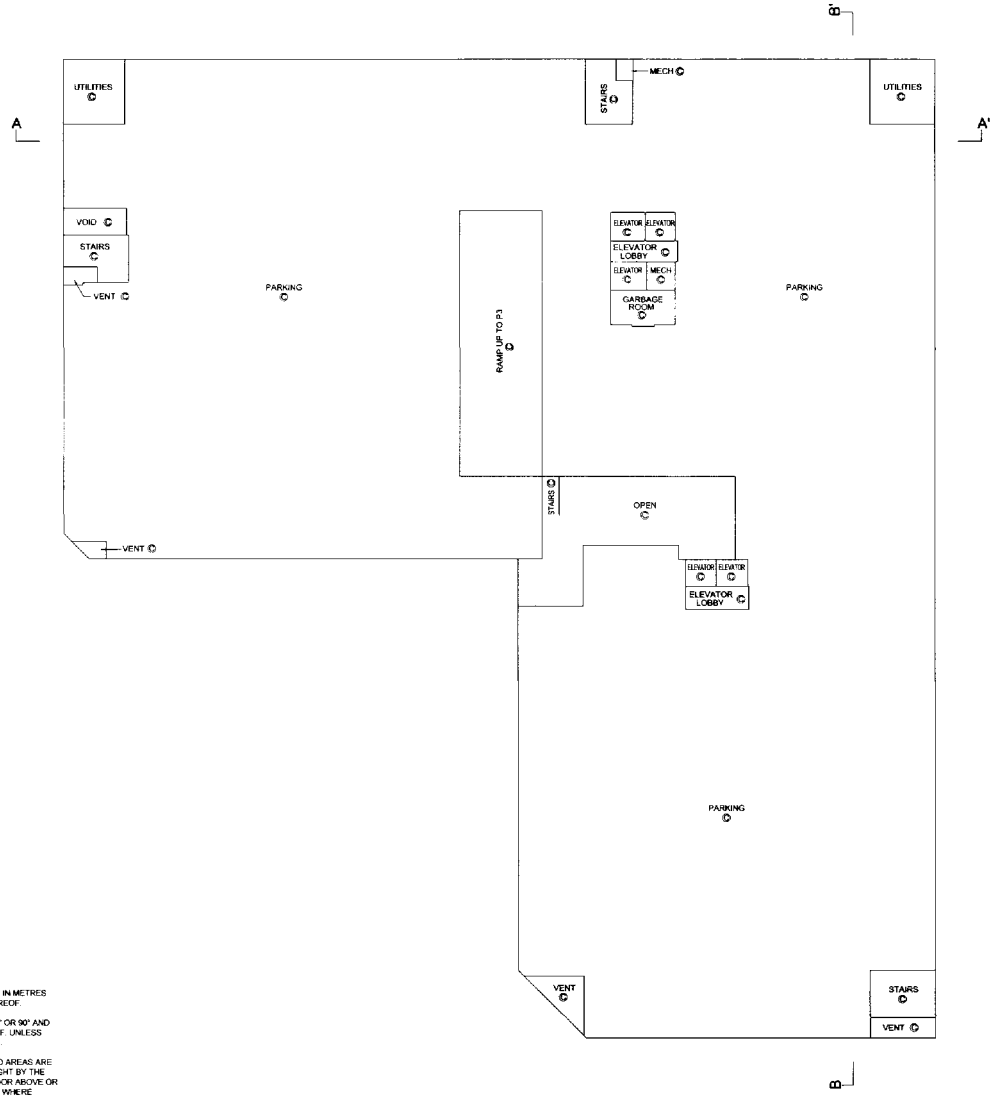
FILED VASCS1433 R78208 2005-10-09.27:33.980230

PARKING LEVEL P4 FLOOR PLAN

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS /433



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FX. 604-980-5856
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PROJECT: \30591-FINAL STRATA \DWG\
DRAWING FILE ST30591-01F.DWG DS

DATE: July 12/05

B.C.L.S.

ORIGINAL

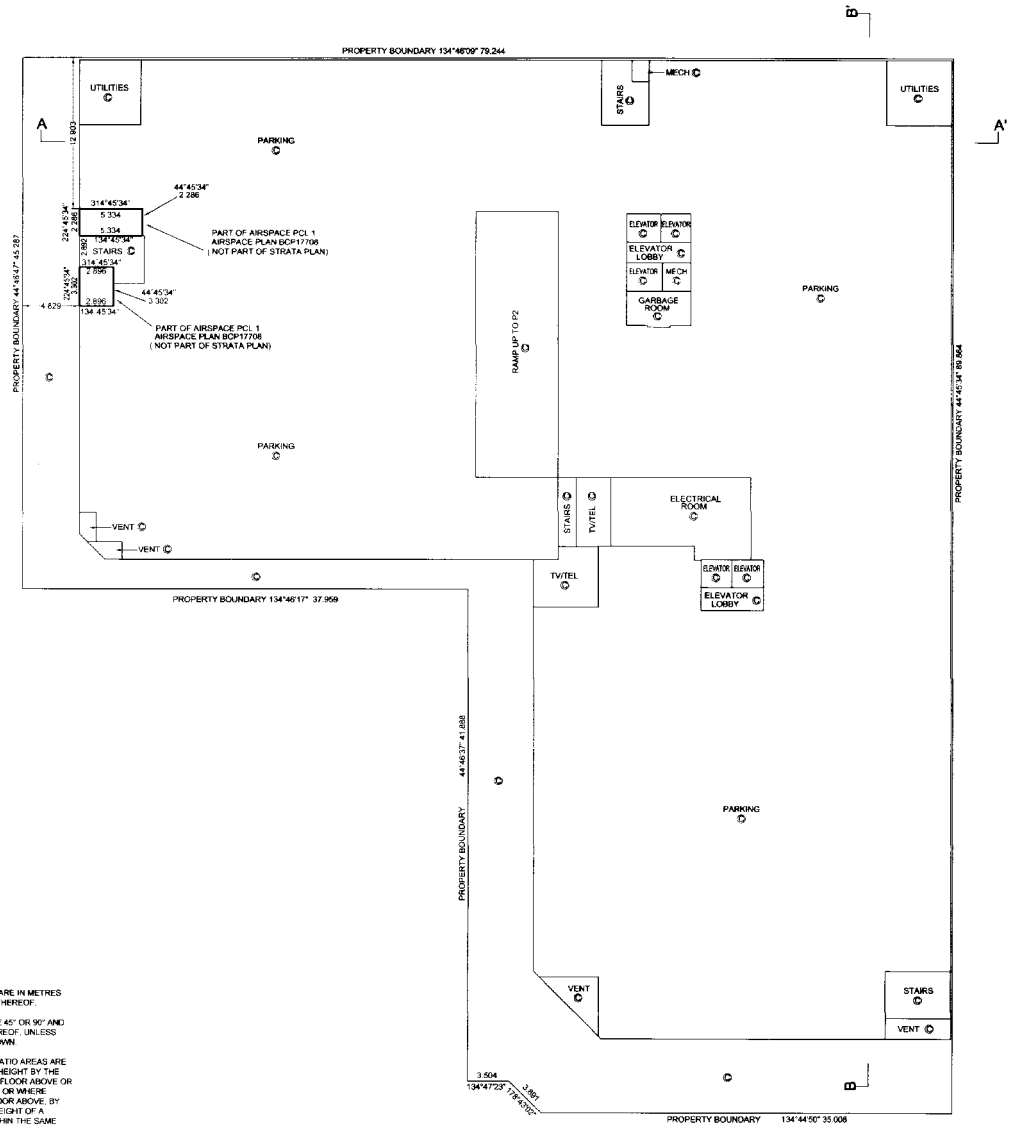
FILED VASC51433 R78268 2005-10-09 27:33:980230

PARKING LEVEL P3 FLOOR PLAN

STRATA PLAN BCS /433

Scale 1:250

0 1 2 3 4 5 10



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PROJECT: \30591-FINAL STRATA \DWG\
DRAWING FILE: ST30591-01F.DWG DS

DATE: July 12/05

B.C.L.S.

ORIGINAL

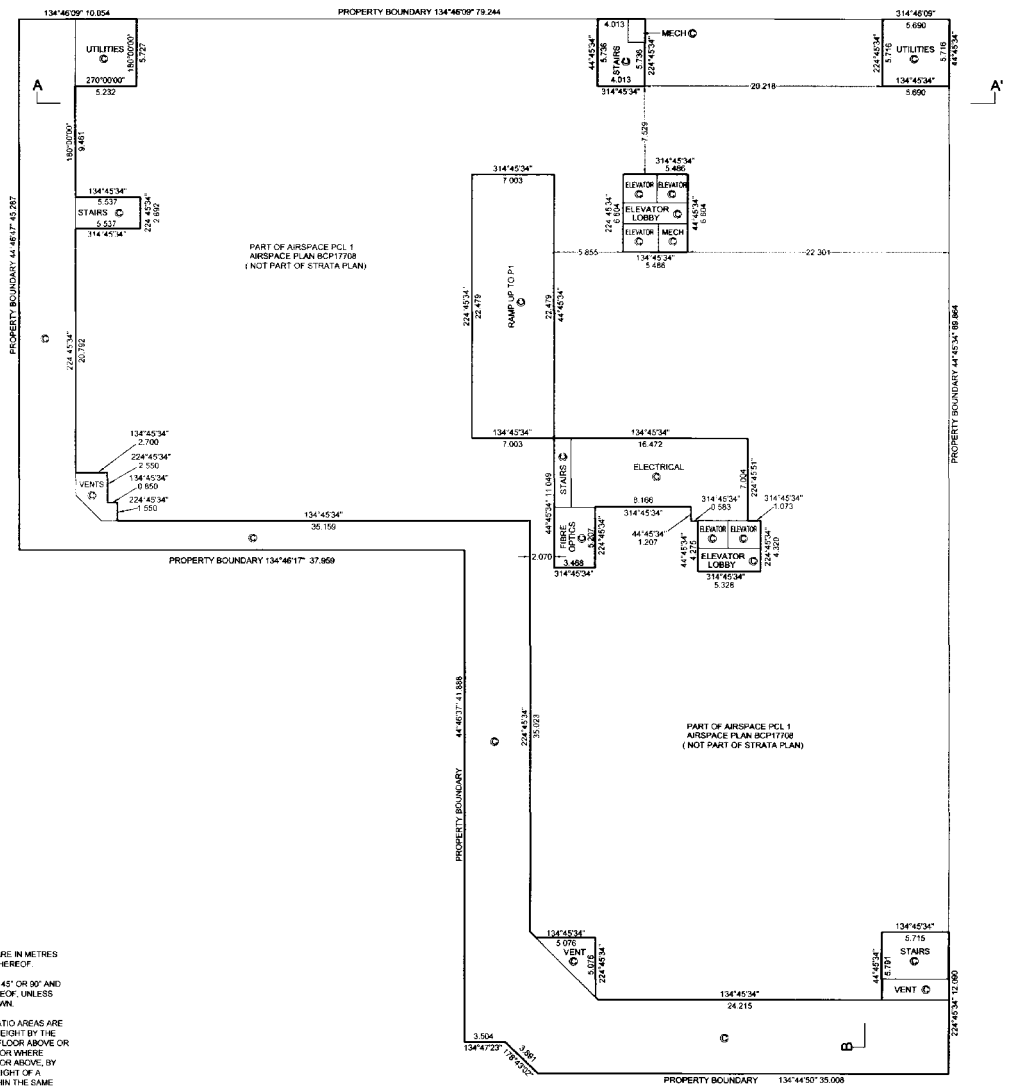
FILED VASCS1433 R78268 2005-10-10-09.27.33.980230

PARKING LEVEL P2 FLOOR PLAN

STRATA PLAN BCS 1433

Scale 1:250

0 1 2 3 4 5 10



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JOB DIRECTORY: \NV2005\30591-900 BURRARD
PROJECT: \30591-FINAL STRATA.DWG\
DRAWING FILE: ST30591-01F.DWG DS

DATE: July 12/05

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ORIGINAL

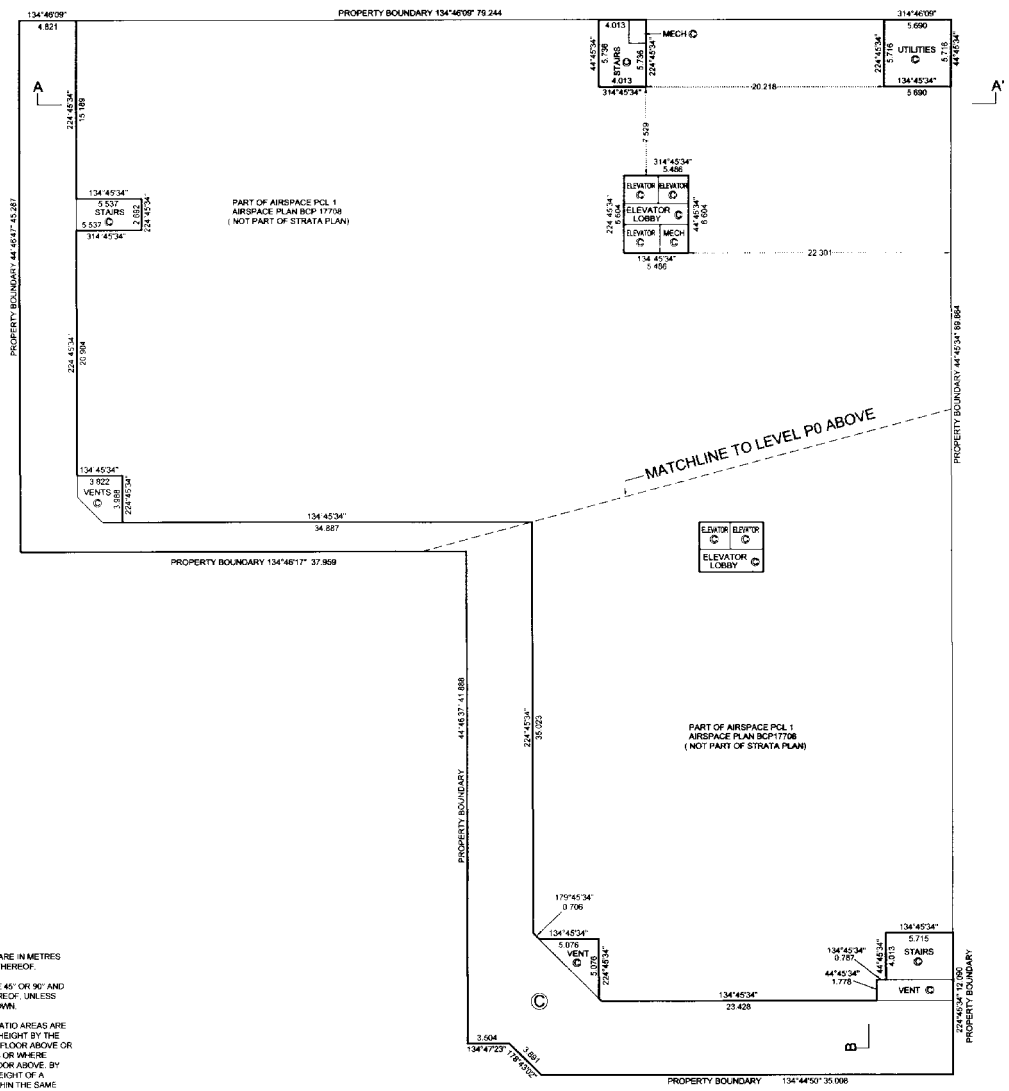
FILED VASC51433 R78268 2005-10-09.27:33:980230

PARKING LEVEL P1 FLOOR PLAN

STRATA PLAN BCS 1433

Scale 1:250

0 1 2 3 4 5 10



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PH. 604-980-4868
FX. 604-980-5656
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PROJECT: \30591-FINAL STRATA \DWG\
DRAWING FILE: ST30591-01F.DWG DS

DATE: July 12/05

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ORIGINAL

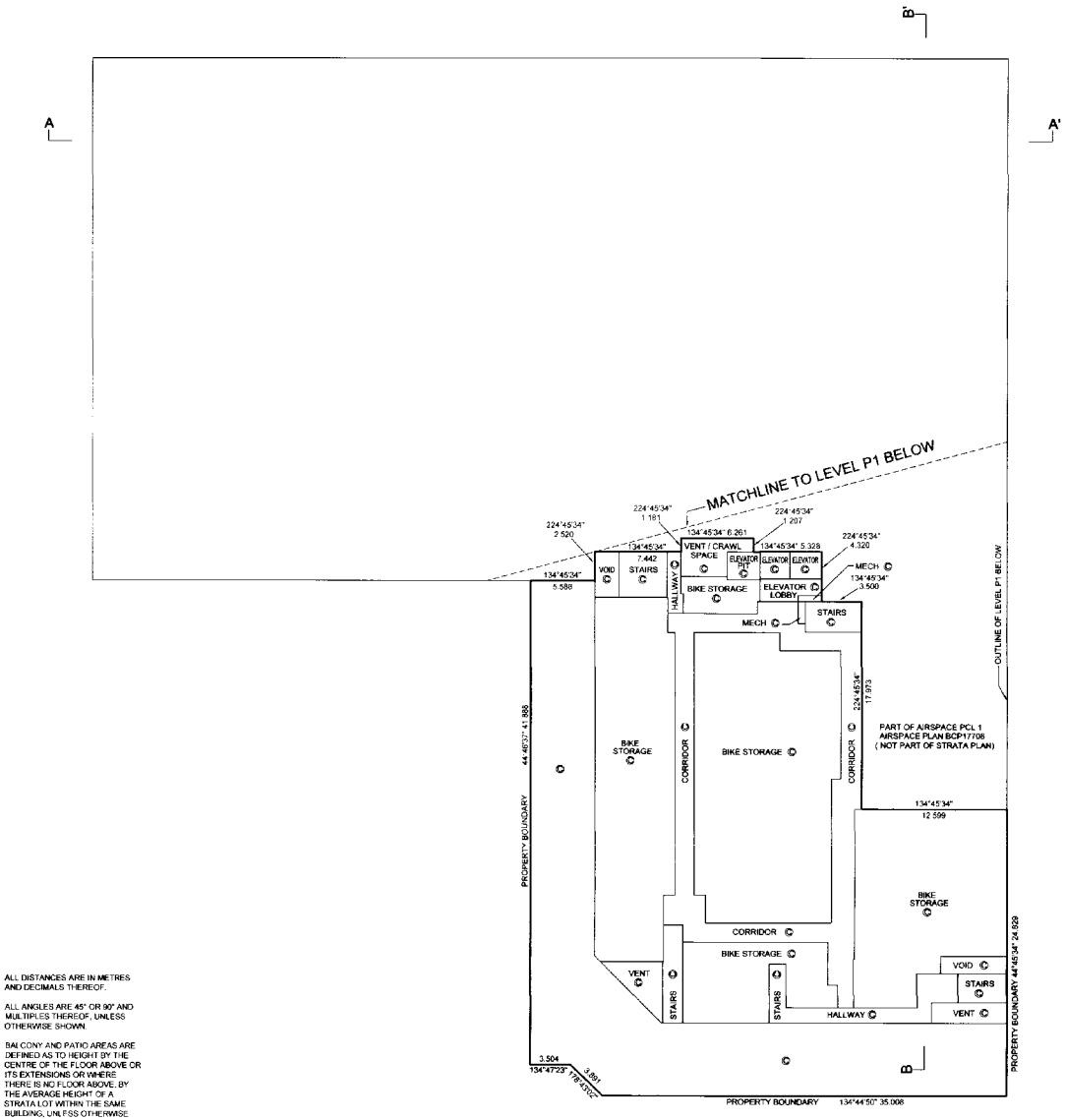
FILED VASCS1433 R78268 2005-10-09,27:33:980230

PARKING LEVEL P0 FLOOR PLAN

STRATA PLAN BCS 1433

Scale 1:250

0 1 2 3 4 5 10



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PH. 604-980-4868
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PROJECT: \30591-FINAL STRATA \DWG\
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DATE: July 12 /05

B.C.L.S.

ORIGINAL

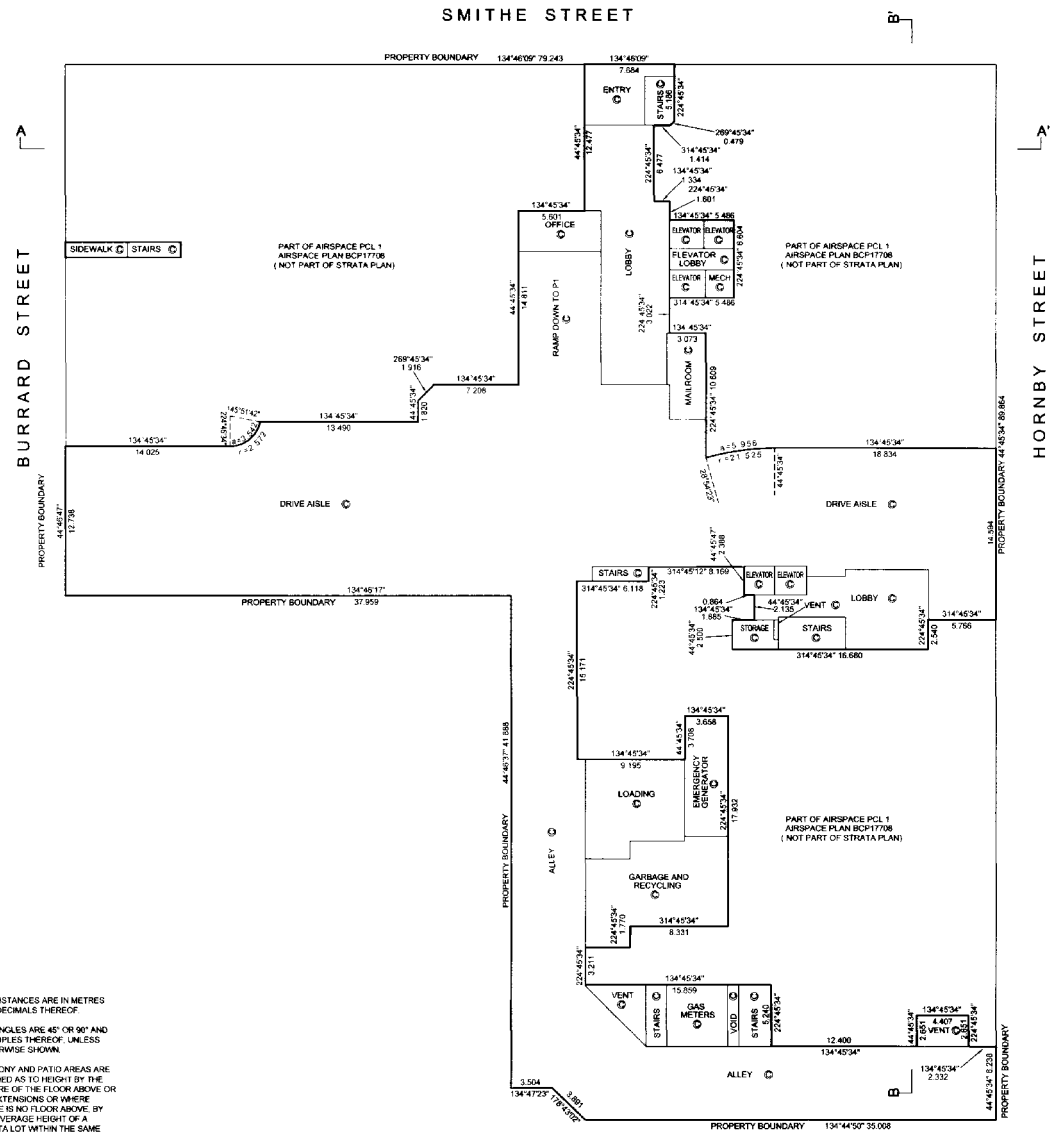
FILED VASCS1433 R78268 2005-10-09.27:33:980230

LEVEL 1 FLOOR PLAN

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS 1933



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JOB DIRECTORY: VAV2005\30591-900 BURRARD
PROJECT: 130591-FINAL STRATA \DWG\
DRAWING FILE: ST30591-01F.DWG DS

DATE: July 12 /05

B.C.L.S.

ORIGINAL

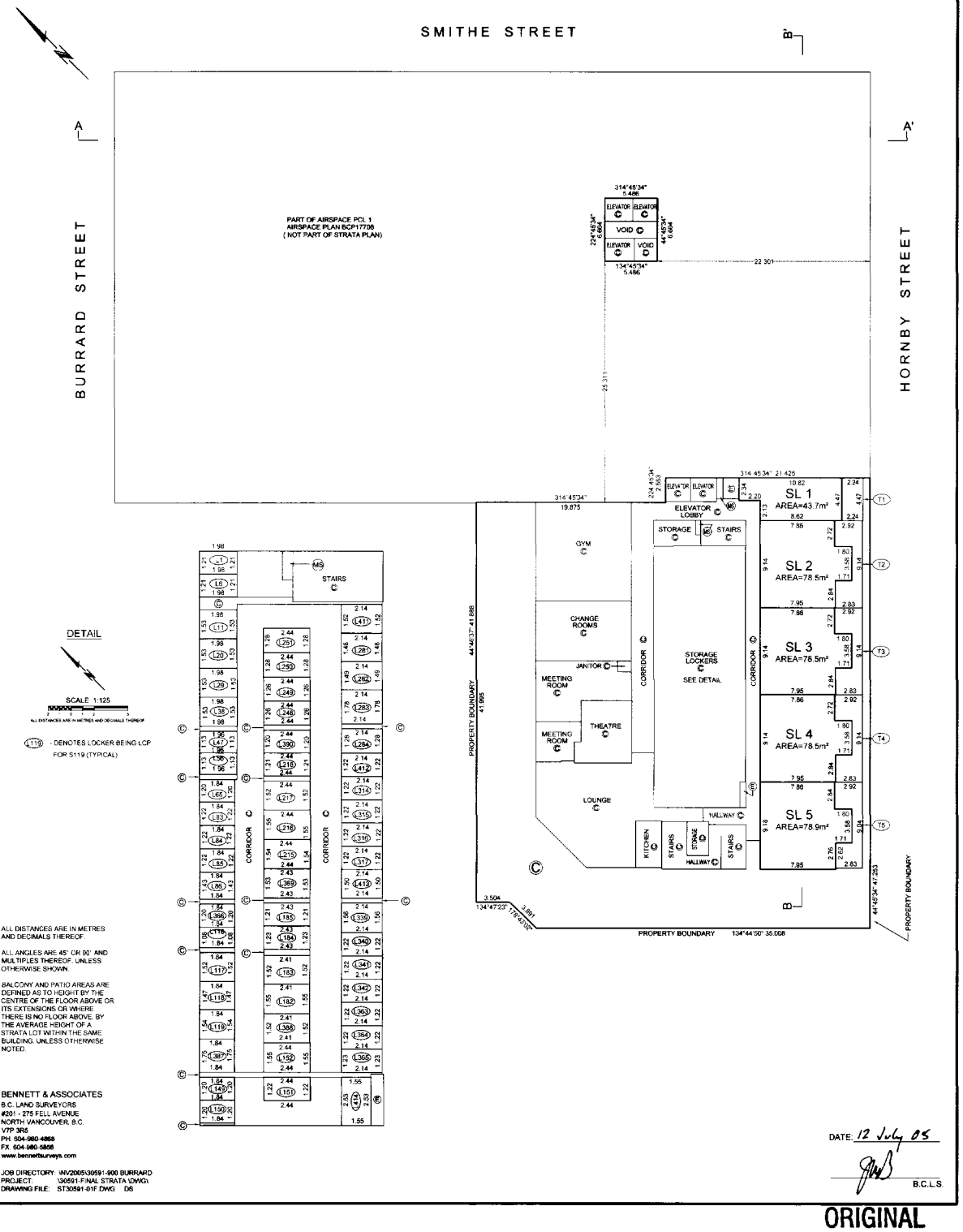
FILED VAS01433 R78208 2005-10-09 27:33:980230

LEVEL 2 FLOOR PLAN

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS /1933



DETAIL

SCALE 1:125

0 1 2 3 4 5

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

(L19) - DENOTES LOCKER BEING LCP FOR S119 (TYPICAL)

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

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DATE: 12 July 05

B.C.L.S.

ORIGINAL

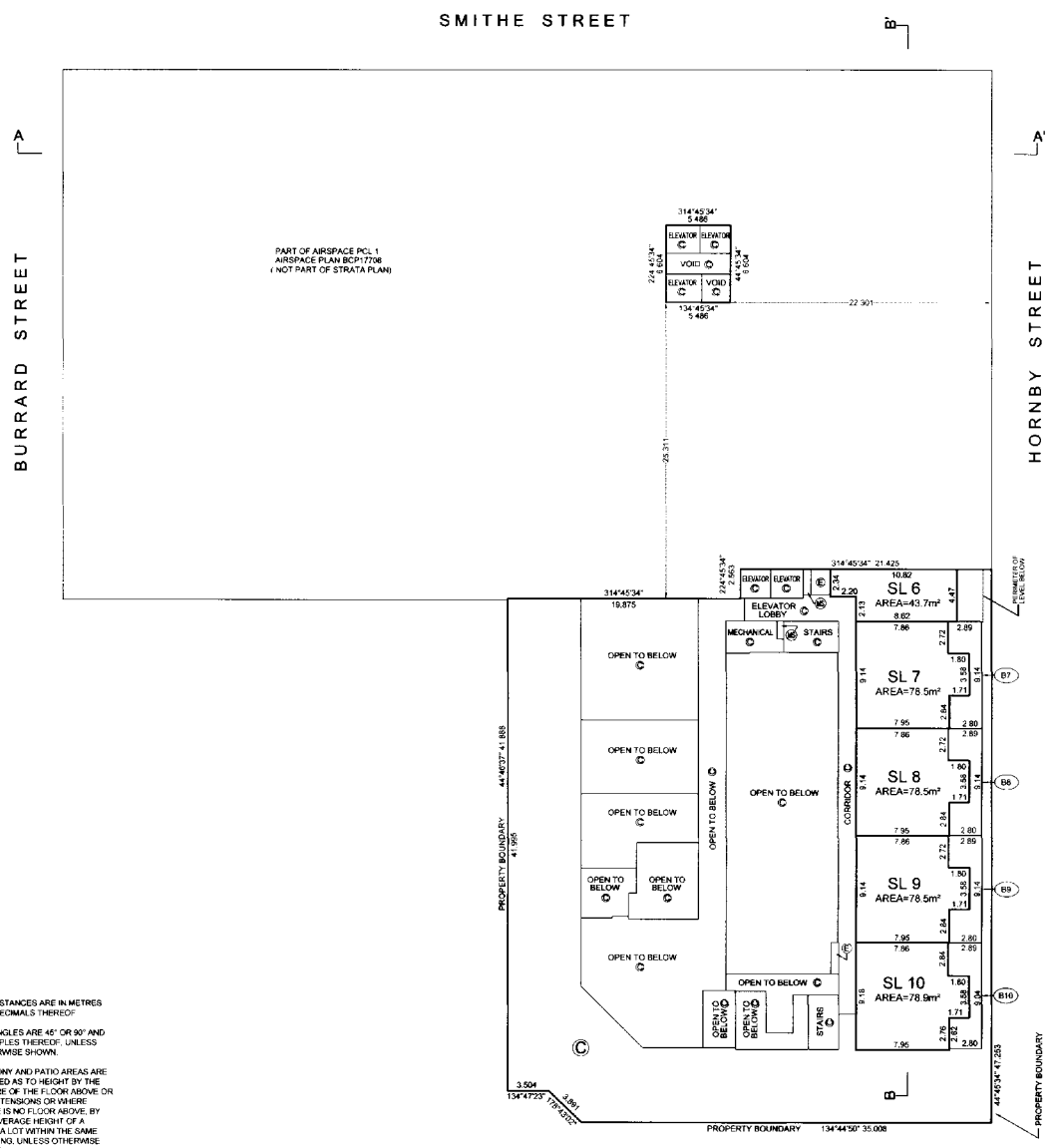
FILED VASCS1433 R/78208 2005-10-10-09.27.33.980230

LEVEL 3 FLOOR PLAN

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS /433



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BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201 - 375 FELL AVENUE
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V7P 3R5
PH. 604-980-4868
FX. 604-980-5856
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JOB DIRECTORY: YAV2005\30591-000 BURRARD
PROJECT: \30591-FINAL STRATA \DWG\
DRAWING FILE: ST30591-01F.DWG DS

DATE: July 12/05

B.C.L.S.

ORIGINAL

FILED VASCS1433 R78208 2005-10-09.27:33:980230

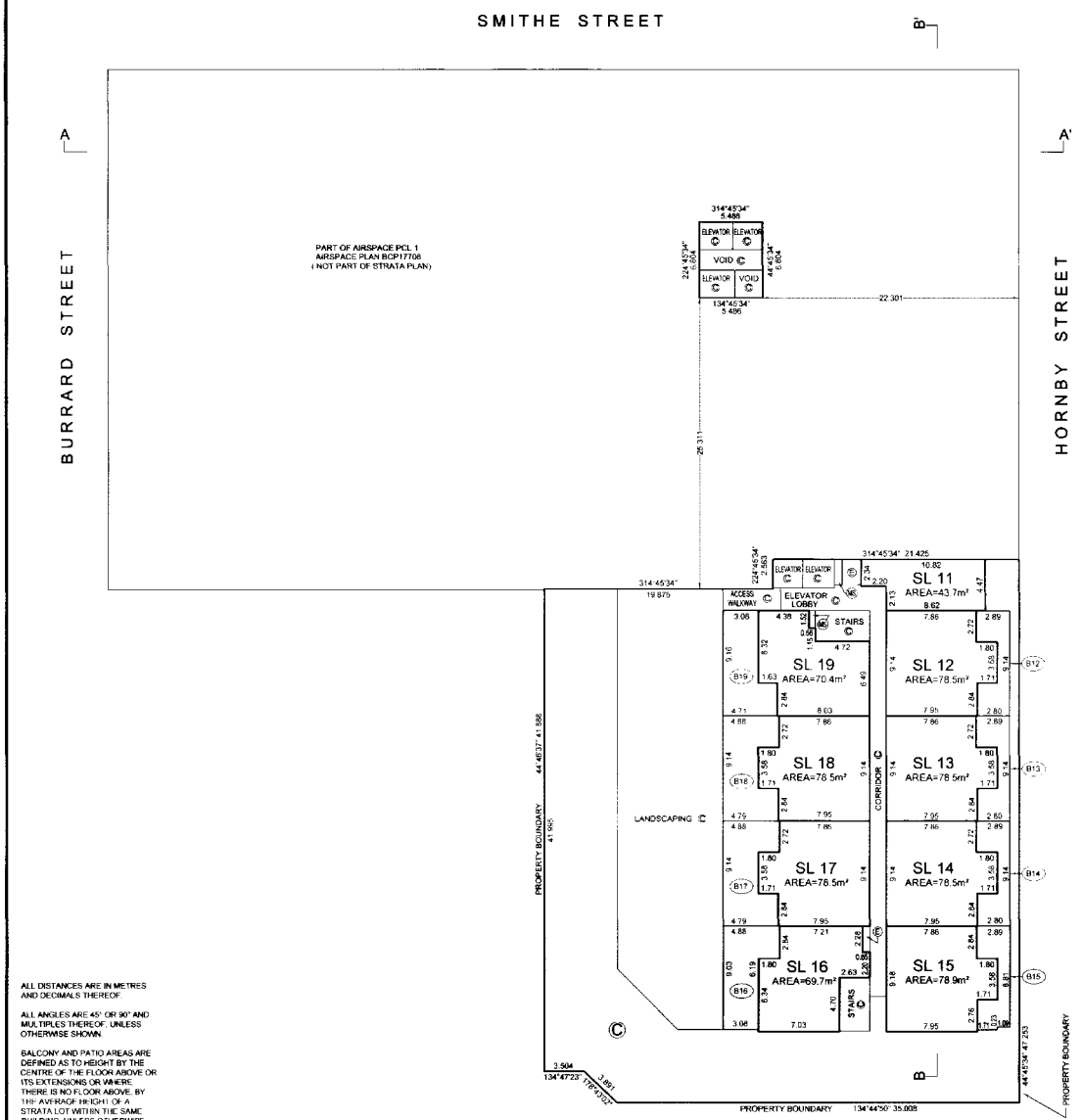
FILED VAE51433 R78208 2005-10-10 09:27:33.980230

LEVEL 4 FLOOR PLAN

STRATA PLAN BCS /433

Scale 1:250

0 1 2 3 4 5 10



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BENNETT & ASSOCIATES
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PROJECT: \30591-FINAL STRATA \DWG\
DRAWING FILE: ST30591-01F.DWG DS

DATE: July 12 /05

B.C.L.S.

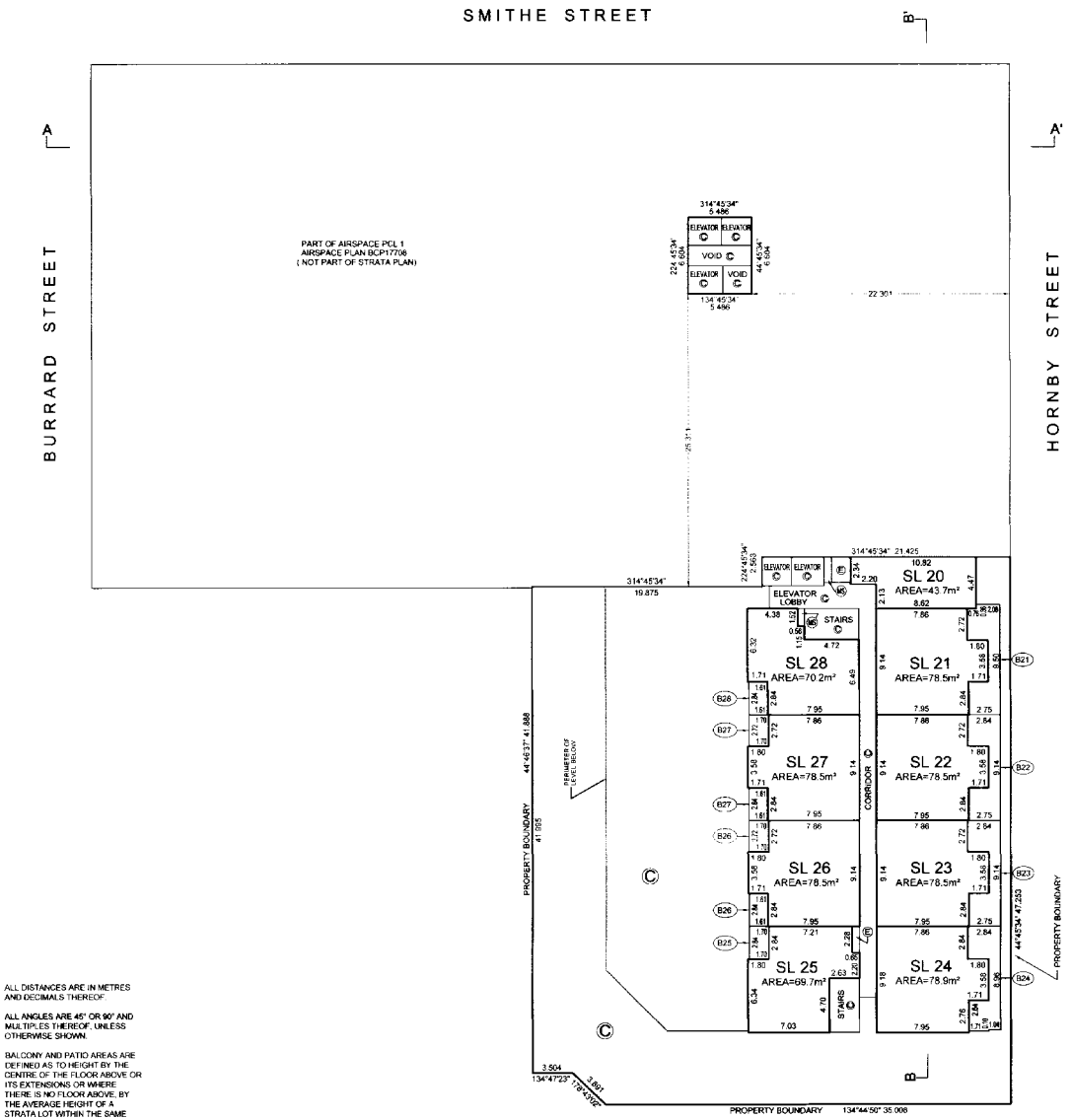
ORIGINAL

LEVEL 5 FLOOR PLAN

STRATA PLAN BCS 1433

Scale 1:250

0 1 2 3 4 5 10



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DRAWING FILE: ST30591-01F.DWG DS

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B.C.L.S.

ORIGINAL

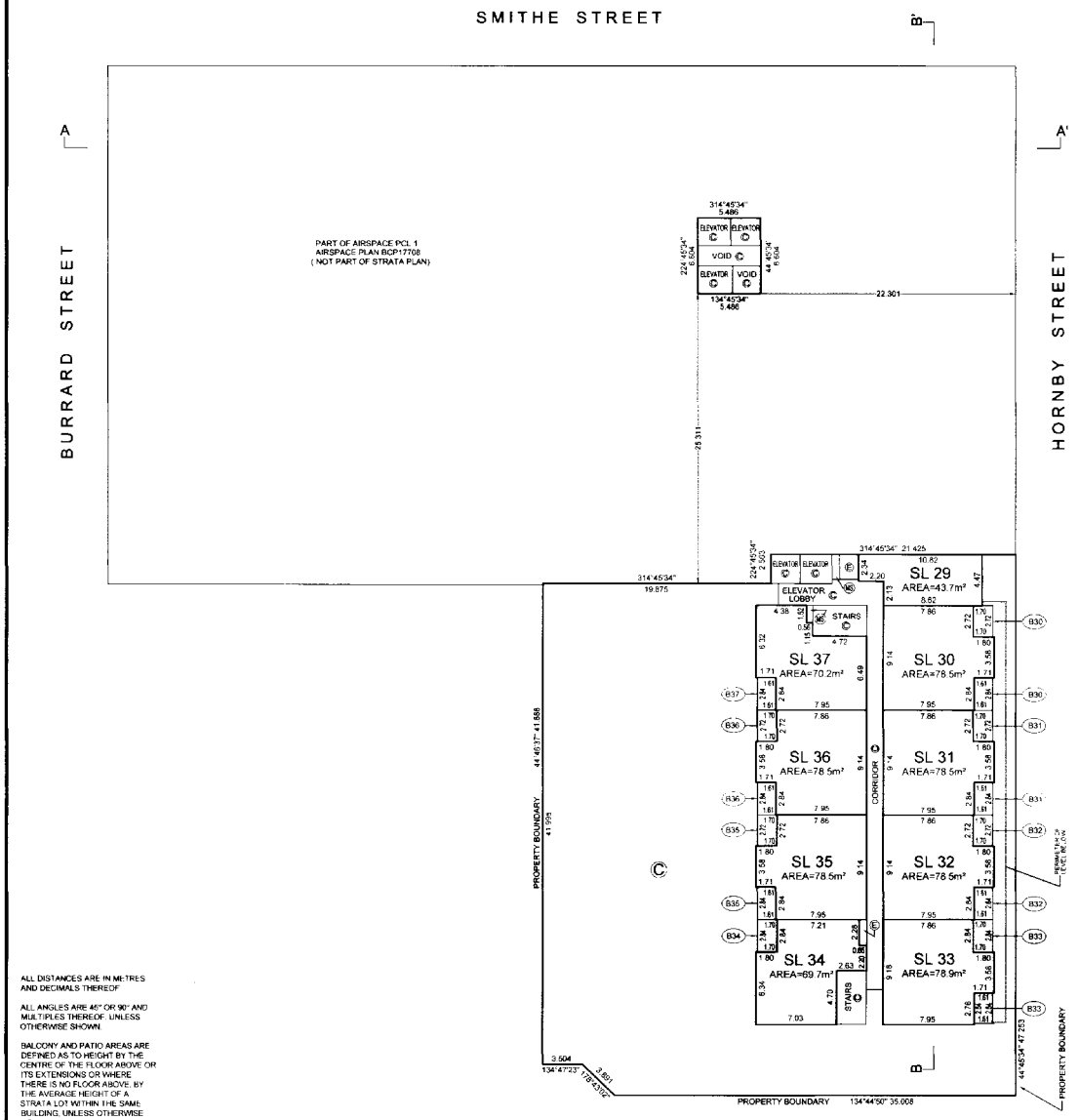
FILED VABCS1433 R78208 2005-10-09.27:33:980230

LEVEL 6 FLOOR PLAN

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS 1433



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B.C.L.S.

ORIGINAL

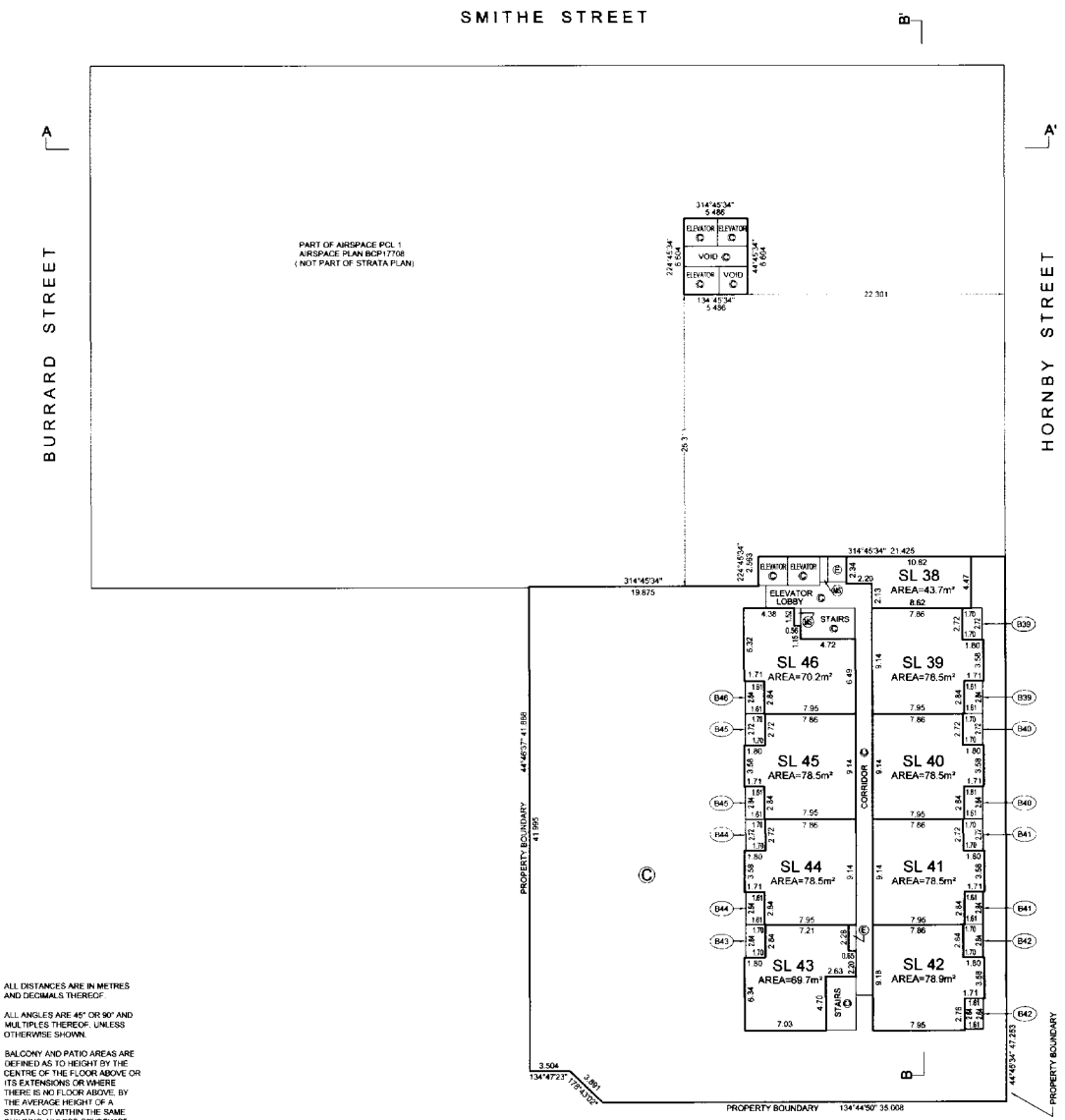
FILED VAE51433 R78208 2005-10-10-09.27.33.980230

LEVEL 7 FLOOR PLAN

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS 1433



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

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BALCONY AND PATIO AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS OR WHERE THERE IS NO FLOOR ABOVE, BY THE AVERAGE HEIGHT OF A STRATA LOT WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.

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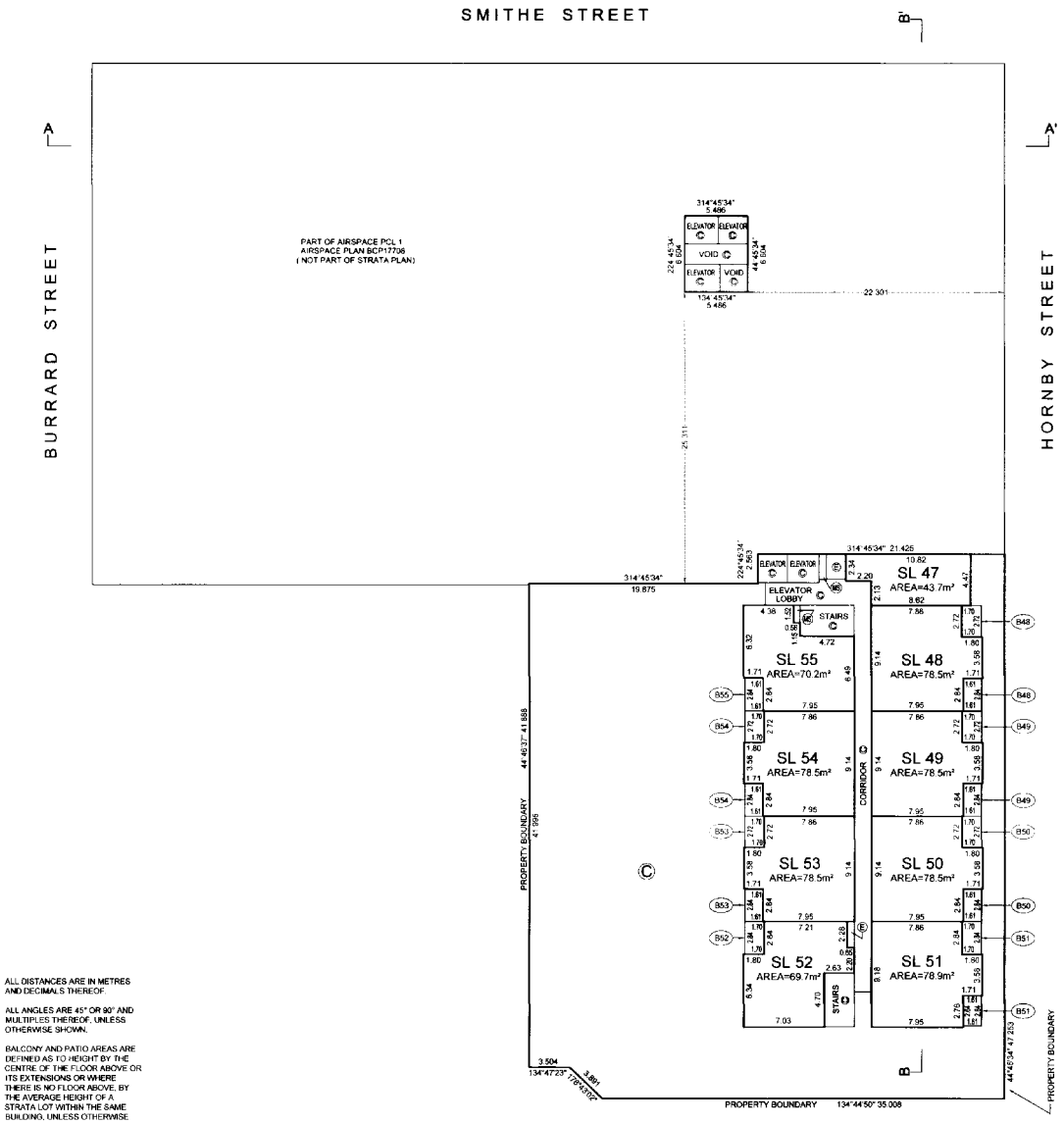
FILED VAS01433 R78268 2005-10-09.27:33:980230

LEVEL 8 FLOOR PLAN

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS /433



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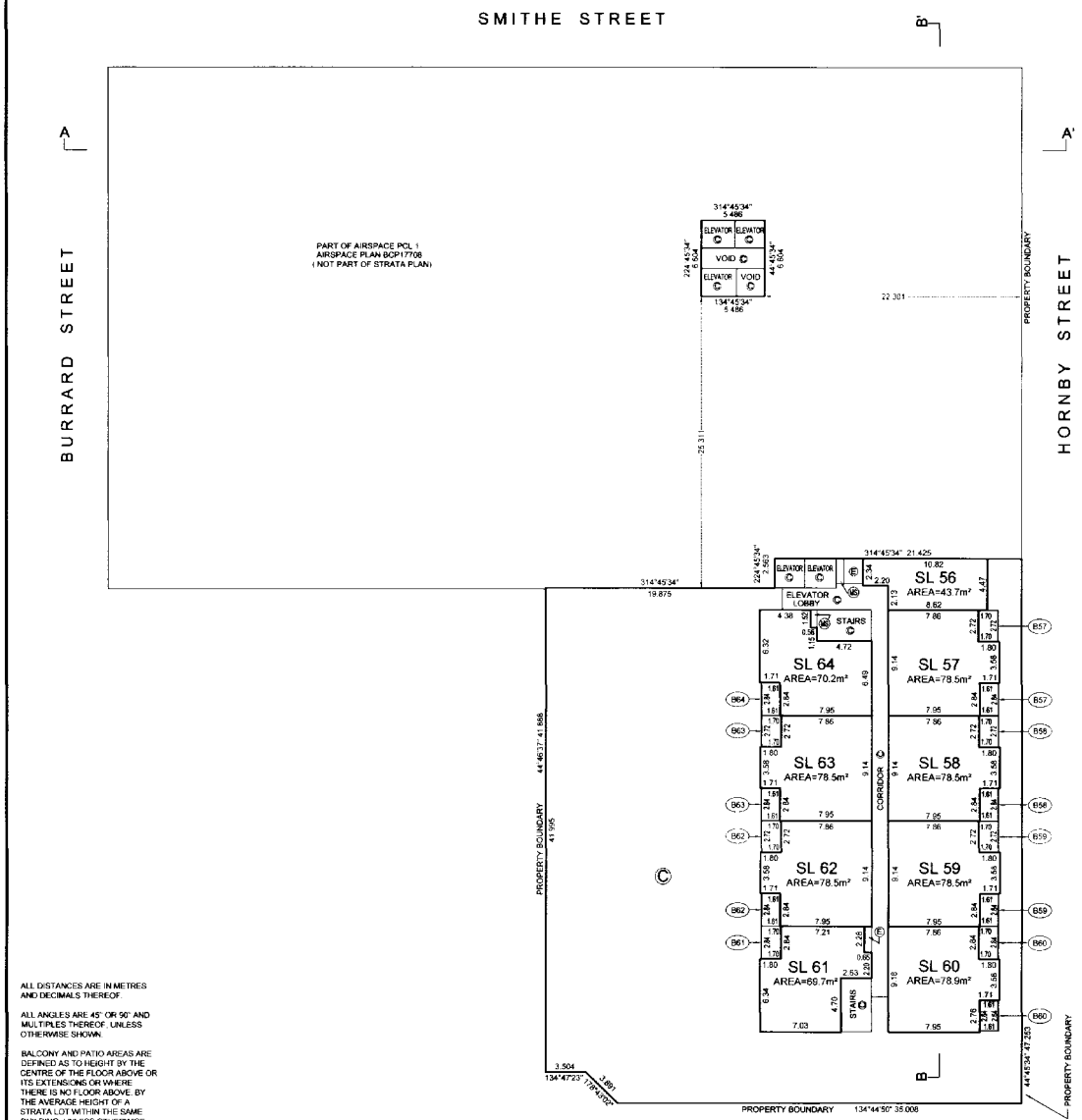
FILED VASCS1433 R78208 2005-10-09.27:33:980230

LEVEL 9 FLOOR PLAN

STRATA PLAN BCS /433

Scale 1:250

0 1 2 3 4 5 10



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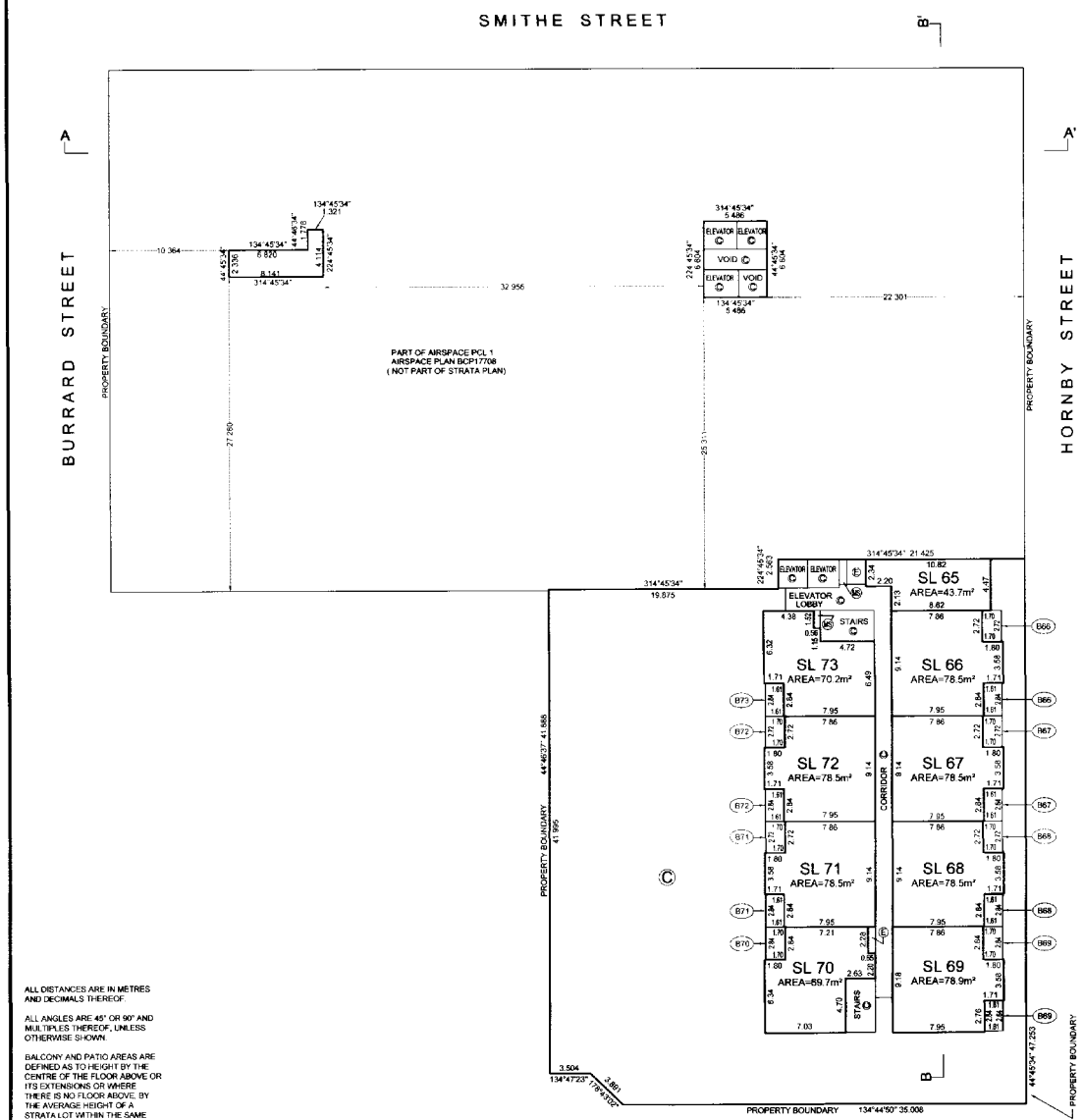
LEVEL 10 FLOOR PLAN

STRATA PLAN BCS 1433

Scale 1:250



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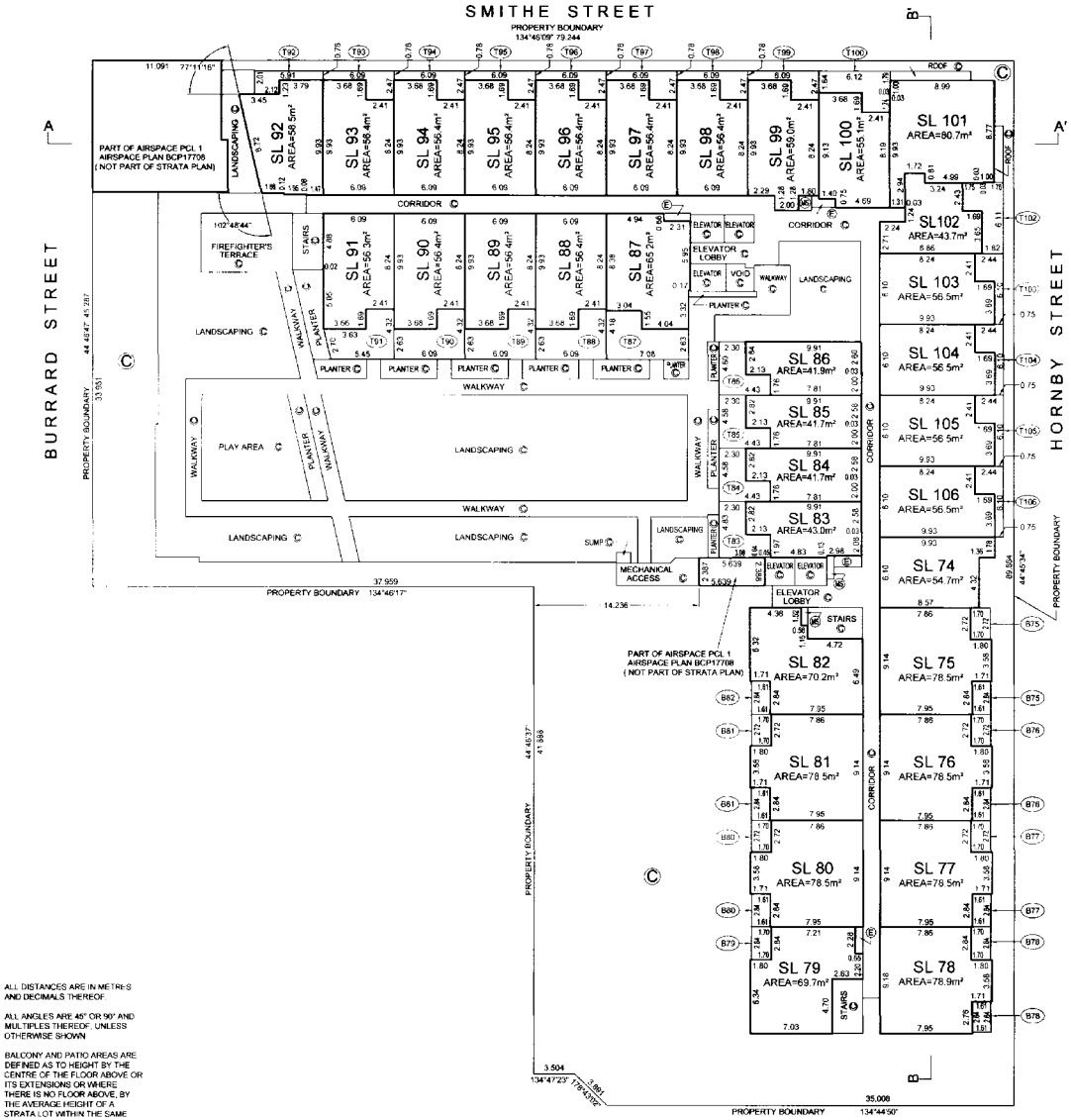
LEVEL 11 FLOOR PLAN

STRATA PLAN BCS /433

Scale 1:250

0 1 2 3 4 5 10



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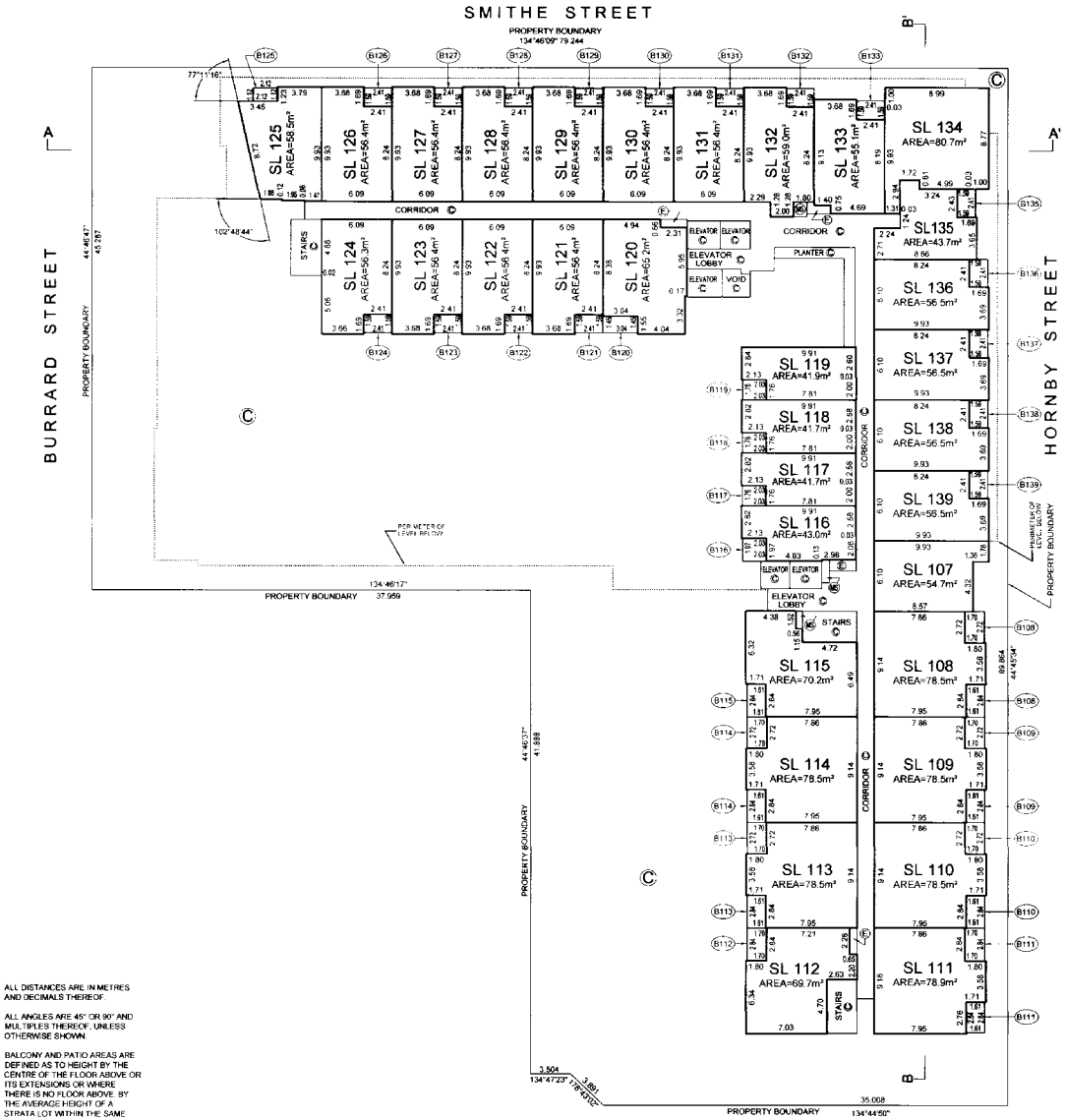
LEVEL 12 FLOOR PLAN

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS /433



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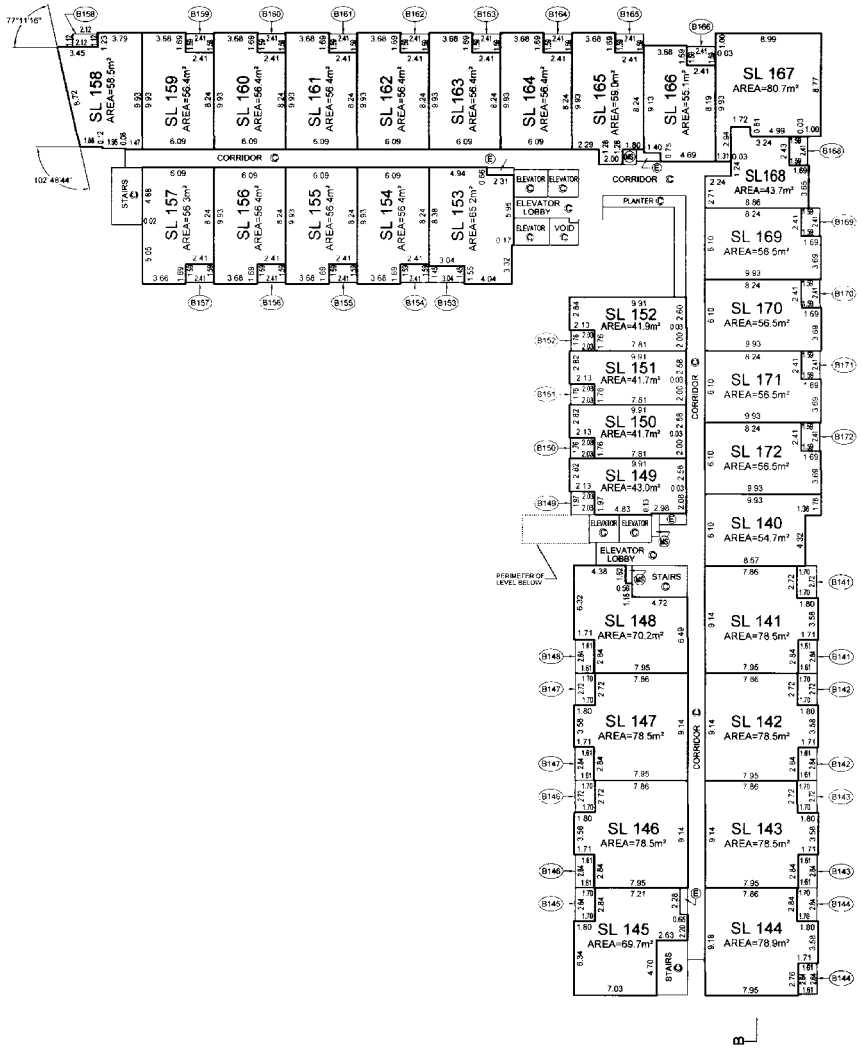
LEVEL 13 FLOOR PLAN

STRATA PLAN BCS 1433

Scale 1:250

0 1 2 3 4 5 10



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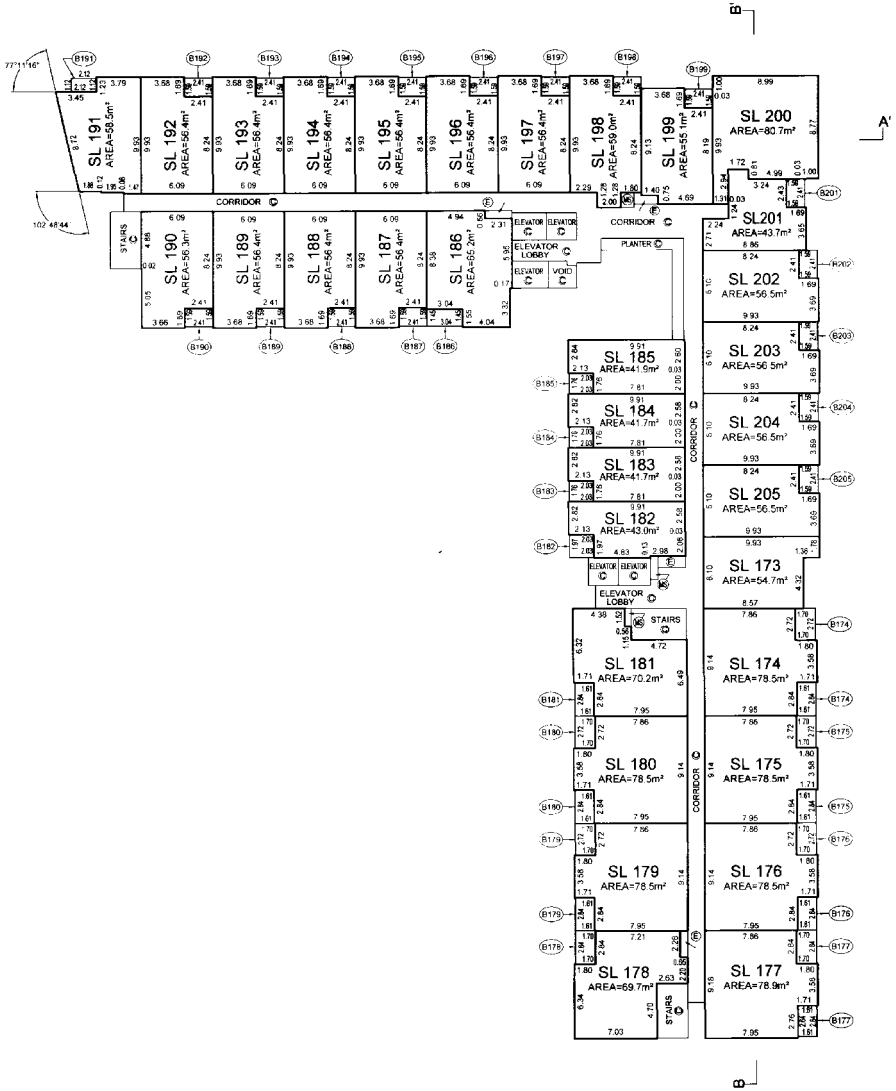
LEVEL 14 FLOOR PLAN

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS 1433



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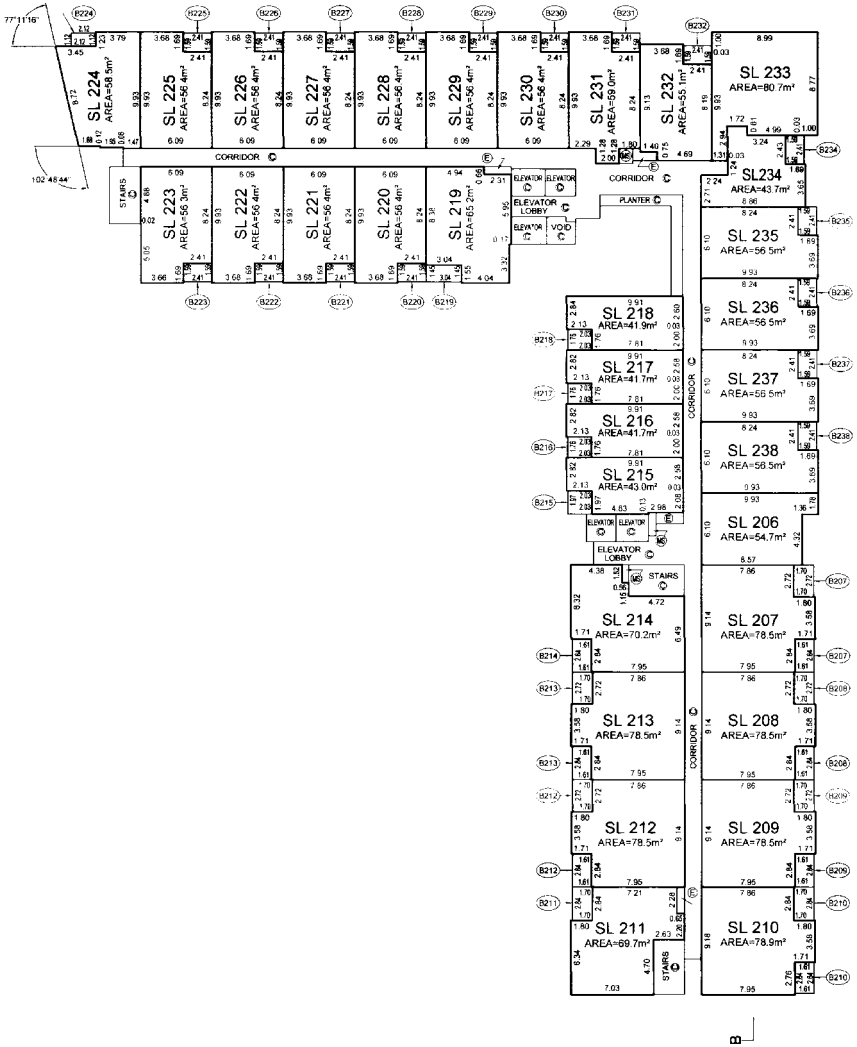
LEVEL 15 FLOOR PLAN

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS 1433



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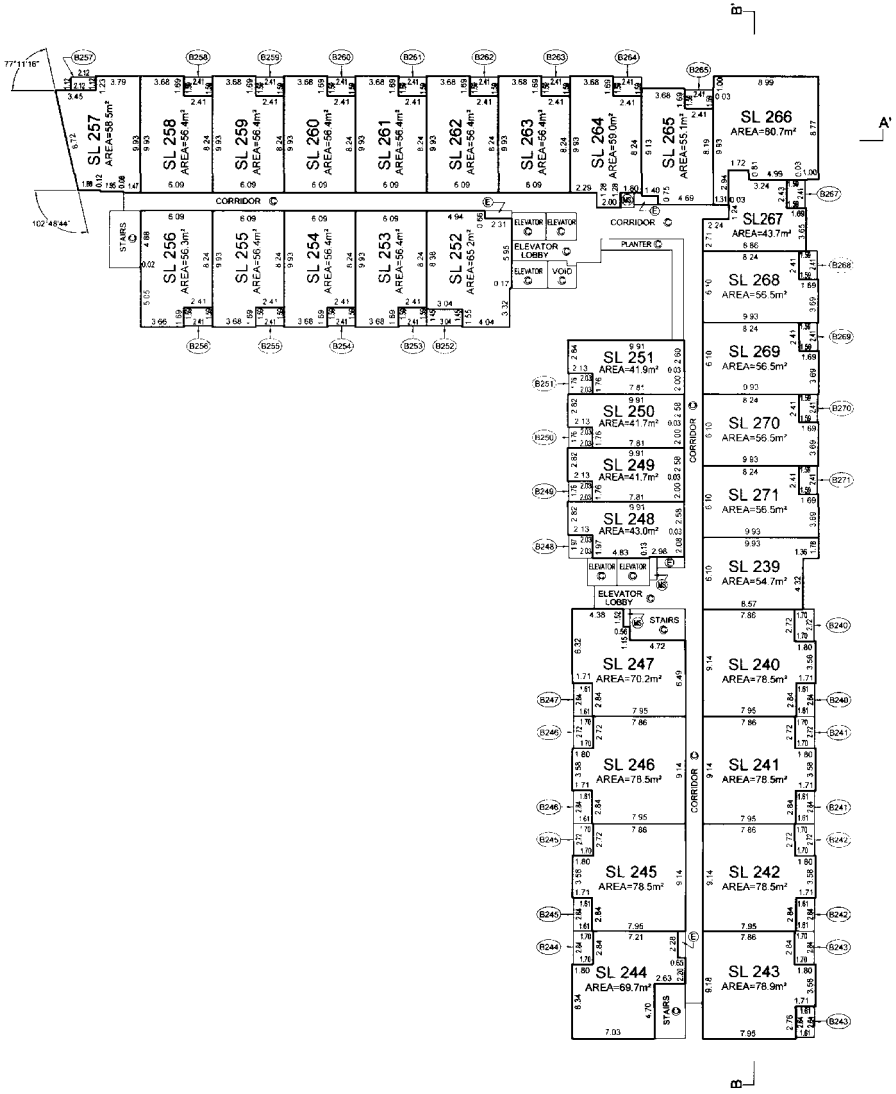
LEVEL 16 FLOOR PLAN

STRATA PLAN BCS 1433

Scale 1:250

0 1 2 3 4 5 10



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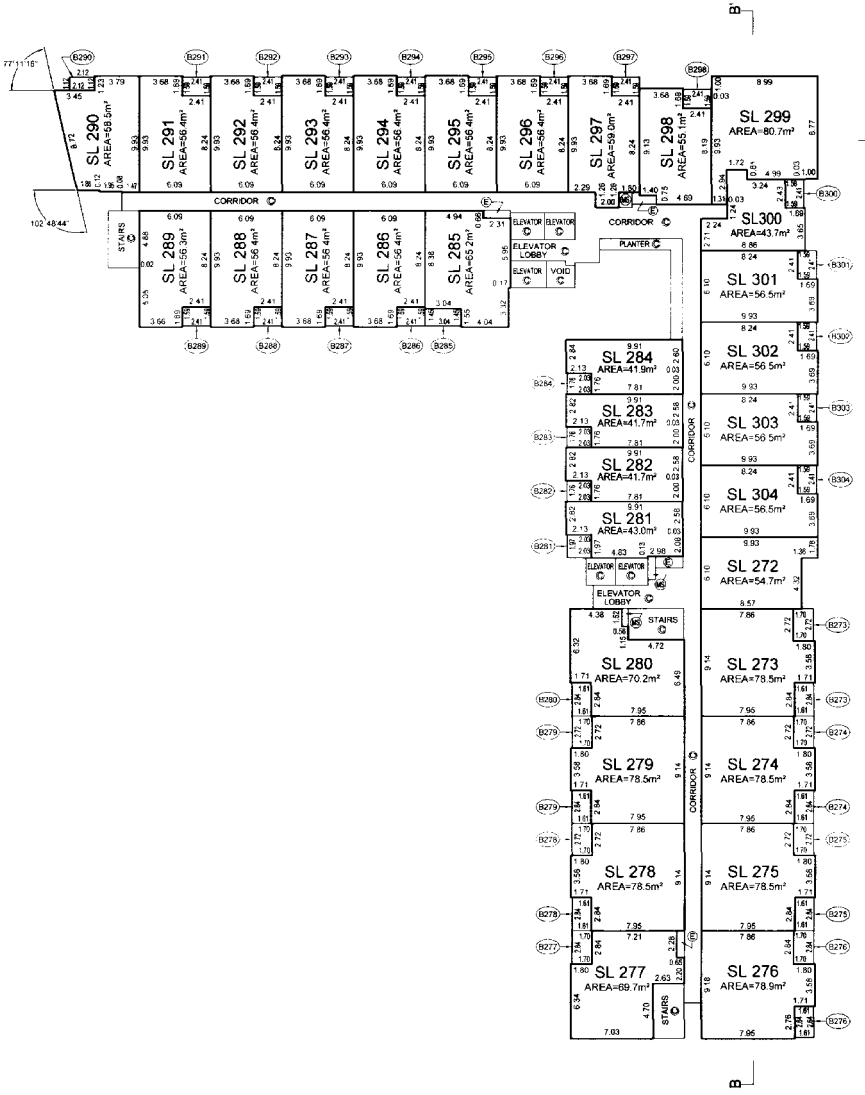
LEVEL 17 FLOOR PLAN

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS 1433



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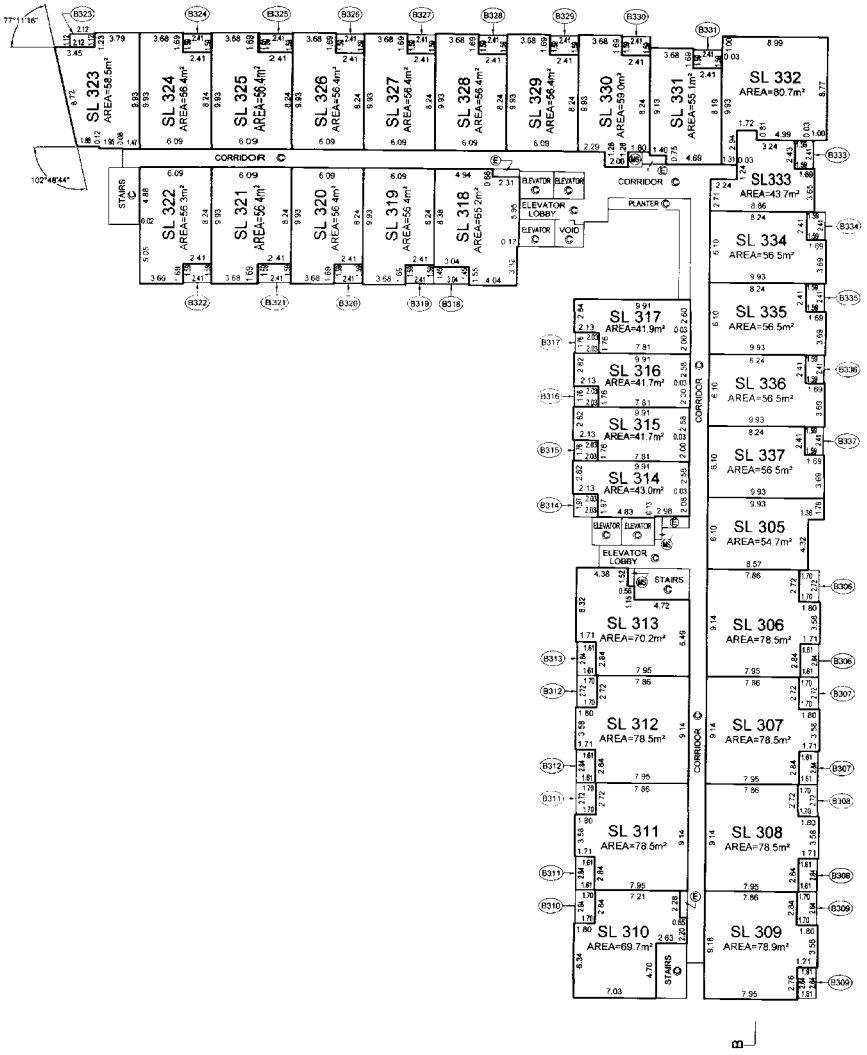
LEVEL 18 FLOOR PLAN

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS 1433



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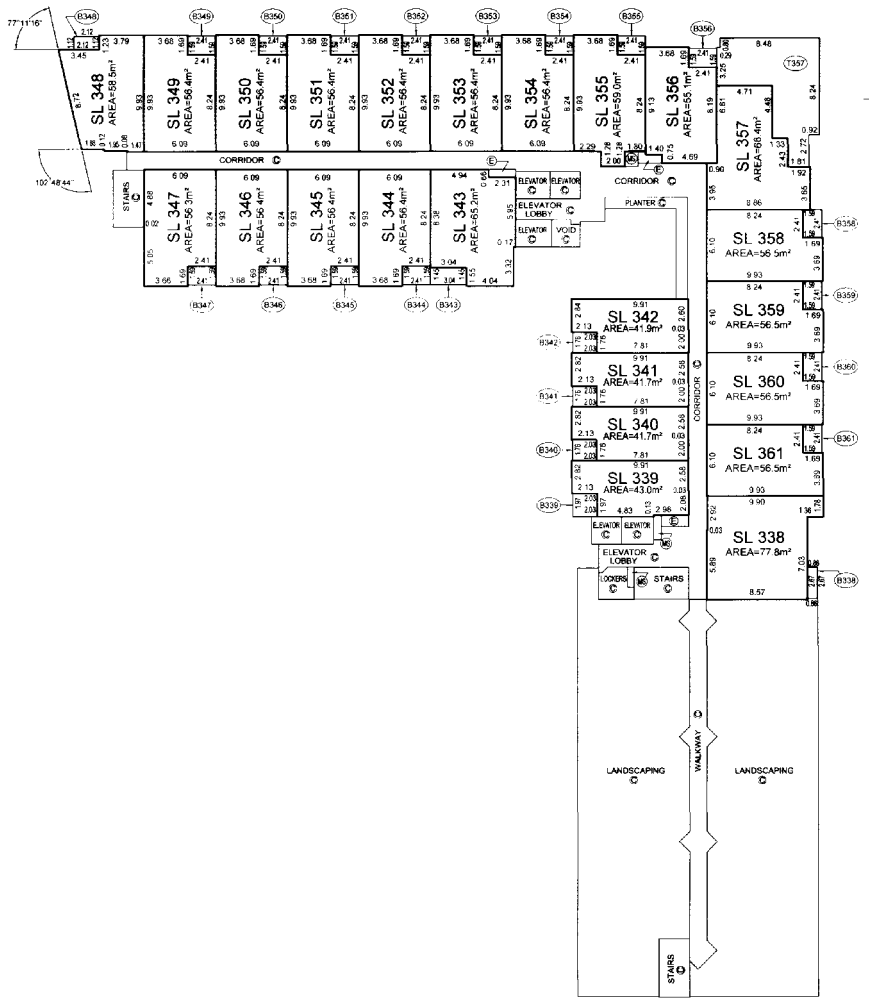
LEVEL 19 FLOOR PLAN

STRATA PLAN BCS 1433

Scale 1:250

0 1 2 3 4 5 10



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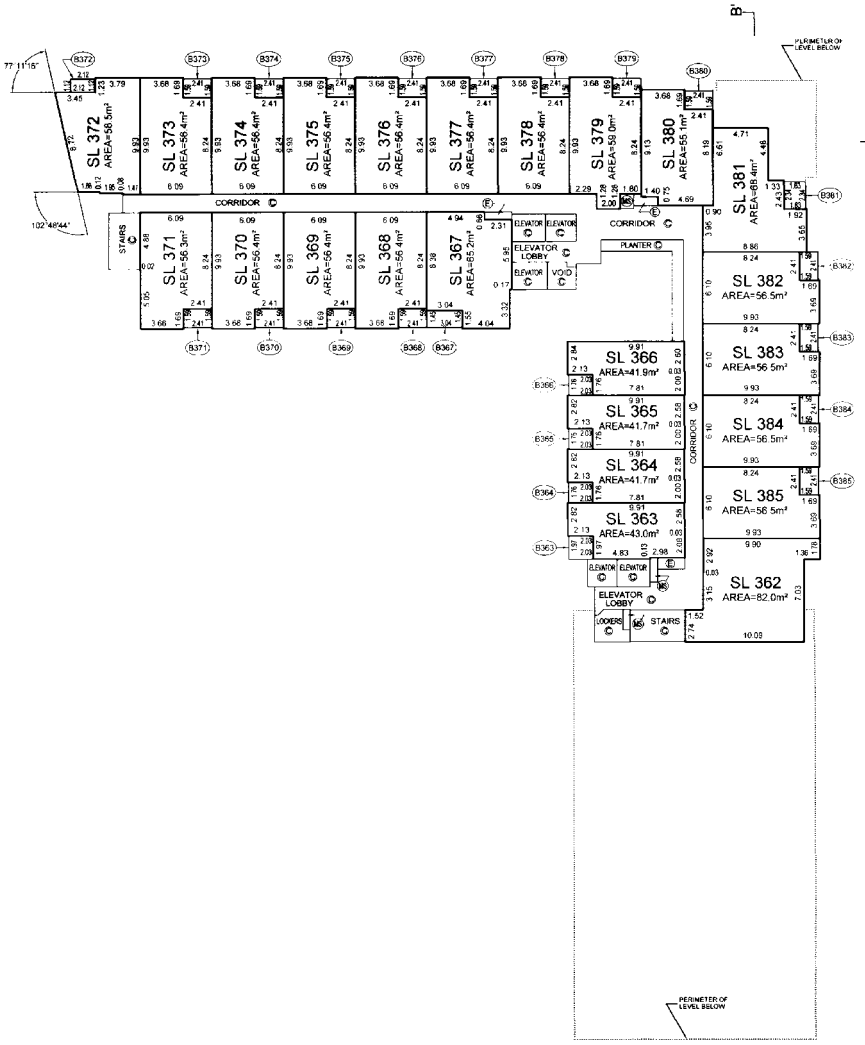
LEVEL 20 FLOOR PLAN

STRATA PLAN BCS /433

Scale 1:250

0 1 2 3 4 5 10



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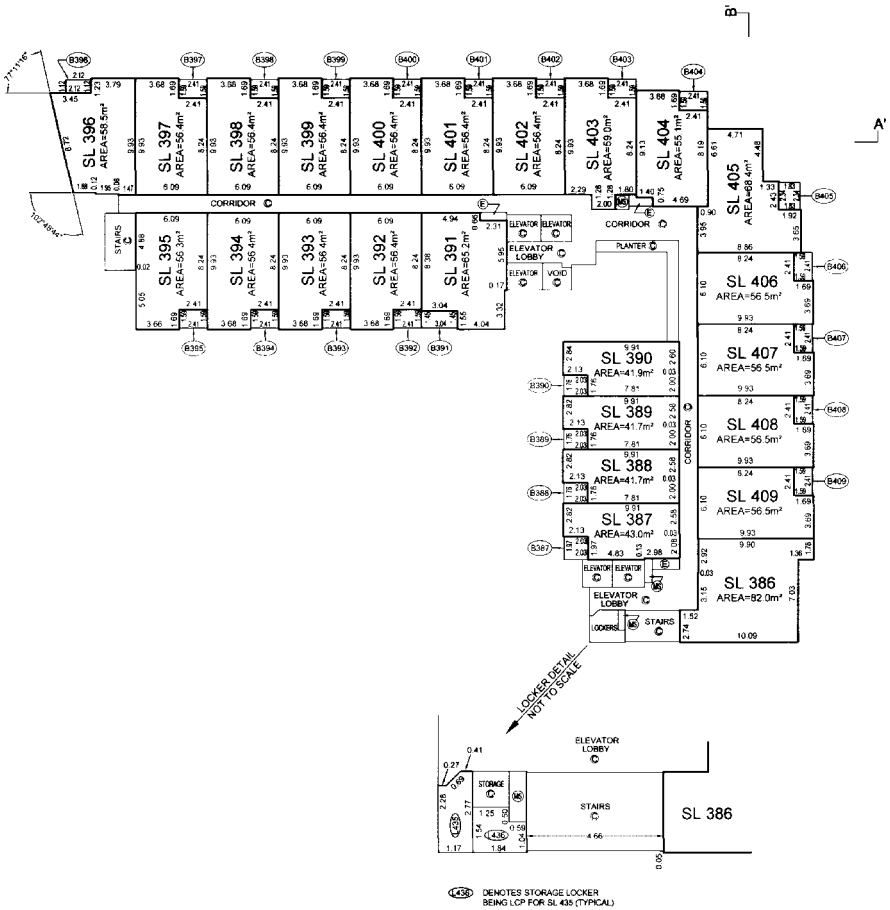
LEVEL 21 FLOOR PLAN

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS 1433



(L436) DENOTES STORAGE LOCKER BEING LCP FOR SL 435 (TYPICAL)

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

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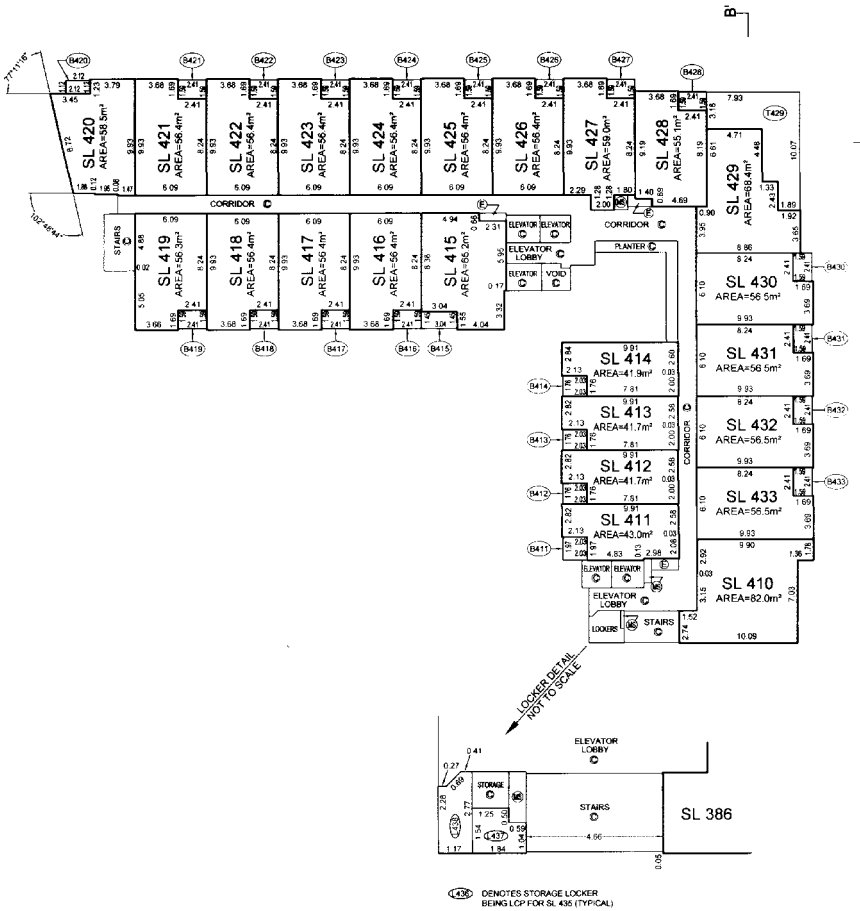
LEVEL 22 FLOOR PLAN

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS 1433



(L436) DENOTES STORAGE LOCKER BEING LCP FOR SL 435 (TYPICAL)

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

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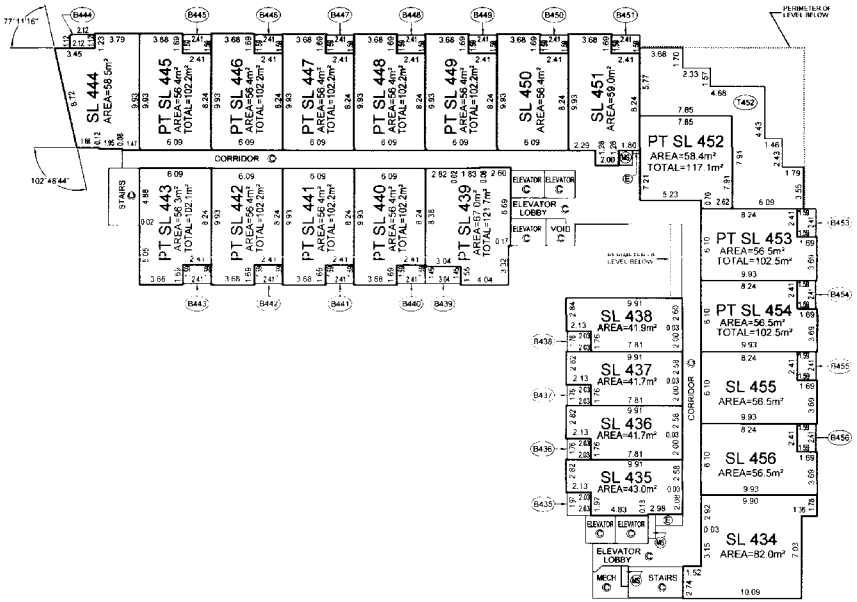
LEVEL 23 FLOOR PLAN

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS 1433



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BALCONY AND PATIO AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS OR WHERE THERE IS NO FLOOR ABOVE, BY THE AVERAGE HEIGHT OF A STRATA LOT WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.

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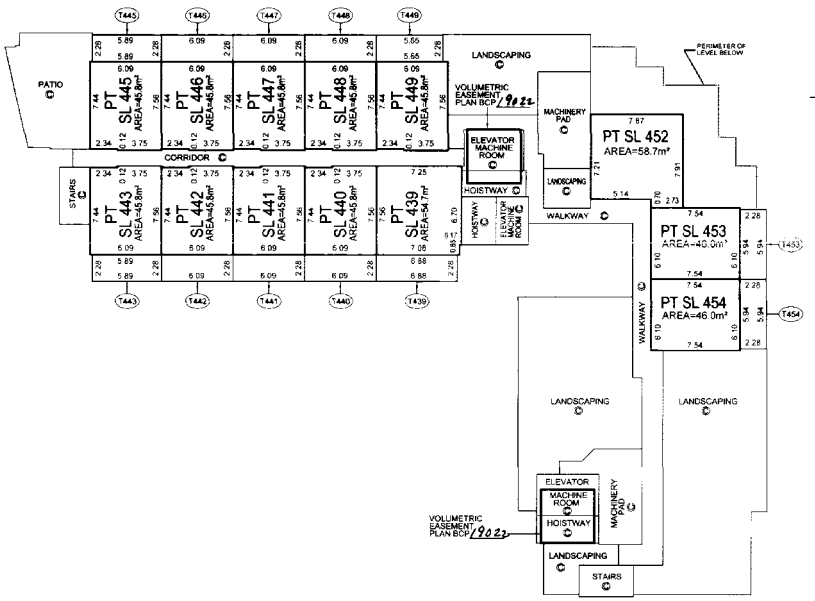
LEVEL 24 FLOOR PLAN

STRATA PLAN BCS 1433

Scale 1:250

0 1 2 3 4 5 10



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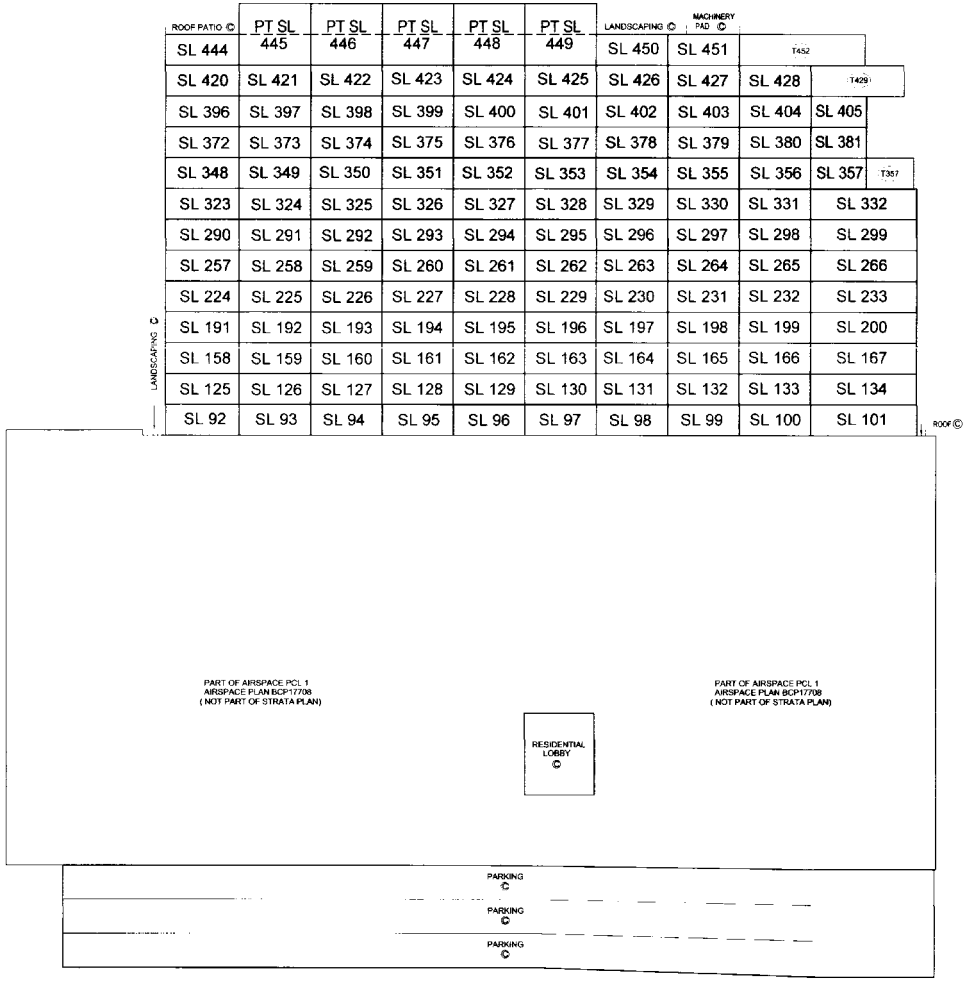
SECTION A-A'

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS 1433



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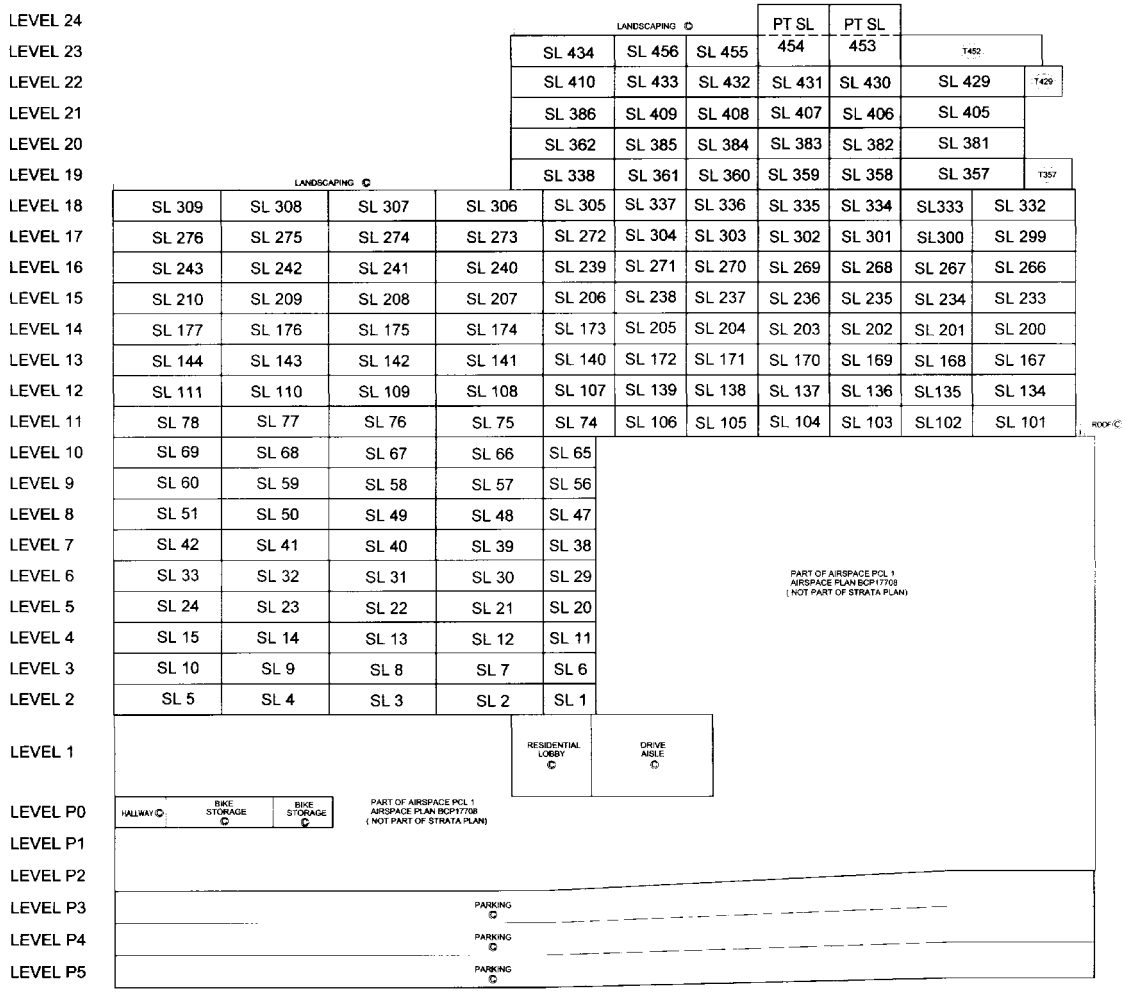
SECTION B-B'

Scale 1:250

0 1 2 3 4 5 10

STRATA PLAN BCS 1433



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