

**STRATA PLAN OF AIR SPACE PARCEL 1
BLOCK 113 DISTRICT LOT 301
AIR SPACE PLAN BCP37638**

CITY OF VANCOUVER

BCGS 92G.025

0 25 50

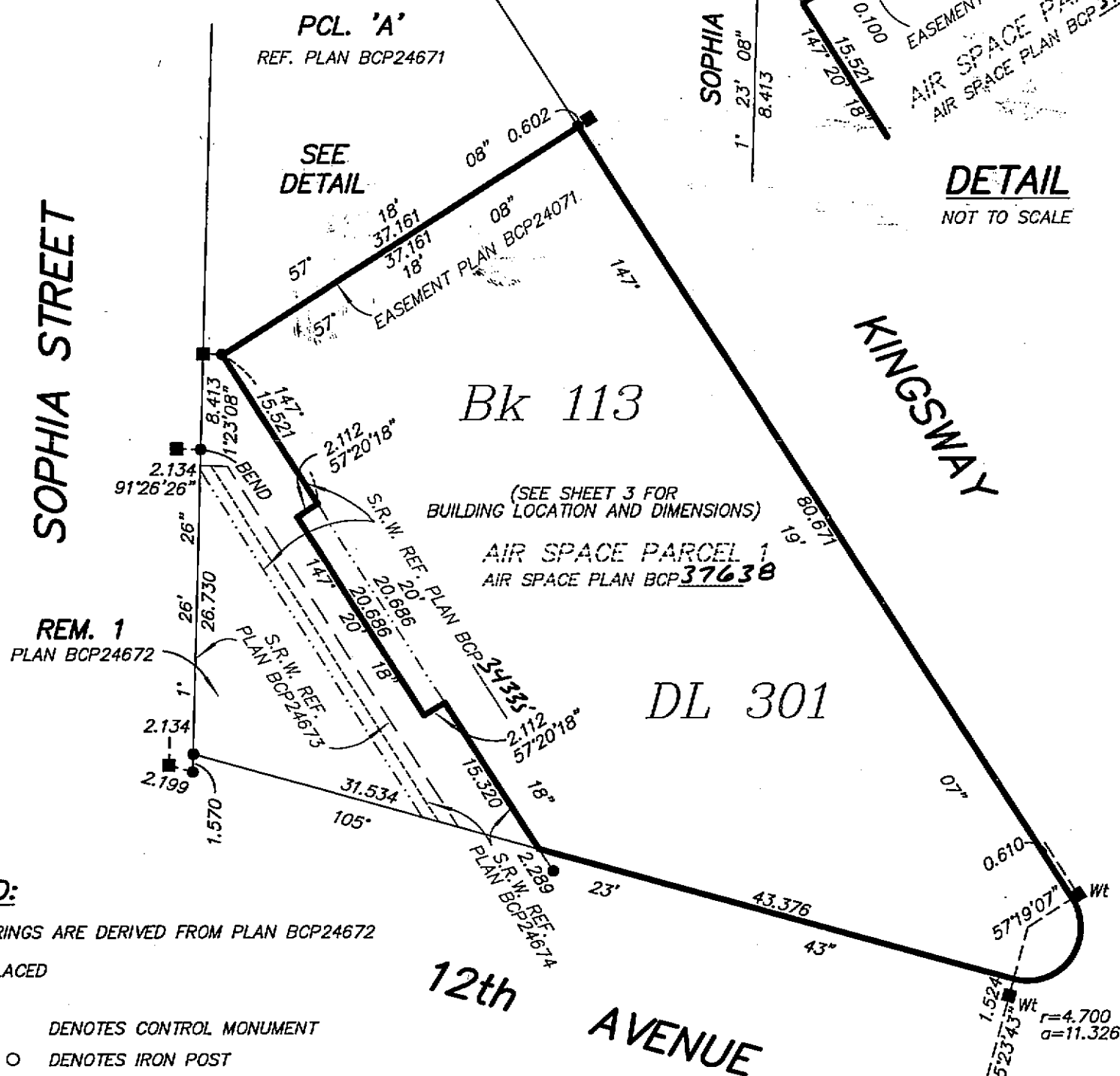
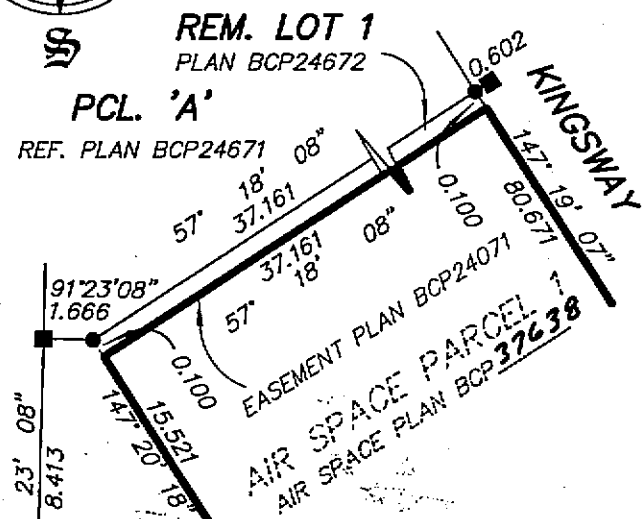
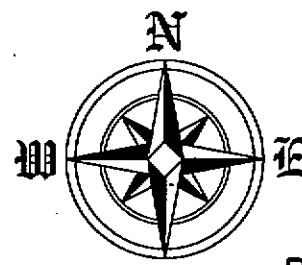
SCALE 1 : 500 DISTANCES ARE METRIC

**INTEGRATED SURVEY AREA NO. 31 (VANCOUVER)
NAD83 (CSRS)**

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.99959595.

CIVIC ADDRESS:**"STELLA"**2770 SOPHIA STREET
VANCOUVER, B.C.**STRATA PLAN BCS3104**

BB1007916-8011

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
SEPT 19 2008IAN MACDONALD/EP
REGISTRAR**LEGEND:**

GRID BEARINGS ARE DERIVED FROM PLAN BCP24672

FOUND PLACED

- ⊙ DENOTES CONTROL MONUMENT
- DENOTES IRON POST
- DENOTES LEAD PLUG
- m² DENOTES SQUARE METRES
- S.L. DENOTES STRATA LOT
- T DENOTES TOTAL
- ⊙ DENOTES COMMON PROPERTY
- ⊙ DENOTES STAIRS BEING COMMON PROPERTY
- ⊙ DENOTES DUCT BEING COMMON PROPERTY
- ⊙ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- ⊙ DENOTES ELEVATOR BEING COMMON PROPERTY
- ⊙ DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- ⊙ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 15 (TYPICAL)
- ⊙ DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)

NOTES:

NOTICE UNDER SECTION 68 OF THE STRATA PROPERTY ACT.
STRATA LOT BOUNDARIES ARE DEFINED AS THE OUTSIDE FACE OF
EXTERIOR STRUCTURAL WALLS, CENTRE LINE OF WALLS ADJOINING
COMMON PROPERTY, THE CENTRE LINE OF DEMISING WALLS BETWEEN
STRATA LOTS AND THE BOUNDARY OF AIR SPACE PLAN BCP37638

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR,
OF DELTA, 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 FIELD SURVEY WAS COMPLETED ON
THE 25th DAY OF JUNE, 2008. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST FILED
UNDER #84015, ON THE 16th DAY OF JULY, 2008.

B.C.L.S.

BUTLER SUNDVICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4 - 19089 94th AVENUE
SURREY, B.C. VAN 3S4
TEL: 513-9611 FAX: 513-2202
FILE : 3302
DWG : 3302-FS

ORIGINAL

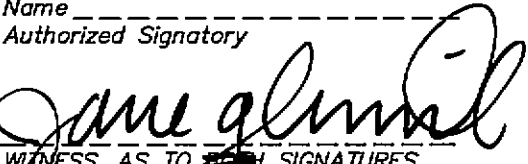
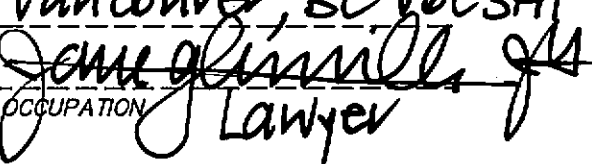
STRATA PROPERTY ACT

OWNERS:

0760057 B.C. LTD.
(INC. No.: 0760057)


Name AZIZ AHAMAD
Authorized Signatory

Name _____
Authorized Signatory


WITNESS AS TO BOTH SIGNATURES
Name Jane Glanville
ADDRESS 800-885 W Georgia Street
Vancouver, BC V6C 3H1

OCCUPATION Lawyer

I, GRANT BUTLER, A BRITISH COLUMBIA LAND
SURVEYOR CERTIFY THAT THE BUILDING INCLUDED
IN THIS STRATA PLAN HAS NOT, AS OF
JULY 16th, 2008 BEEN PREVIOUSLY OCCUPIED.



B.C.L.S.

I, GRANT BUTLER, 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: JULY 16th, 2008

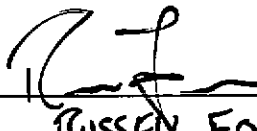


B.C.L.S.

MORTGAGEE:

ROYAL BANK OF CANADA


Name WINSTON SZETO, SR. ACCT. MGR.
Authorized Signatory


Name RUSSEL FOSTER, ACCT MGR.
Authorized Signatory

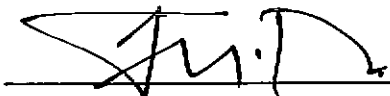

WITNESS AS TO BOTH SIGNATURES
Name SHUI-YUEN CHOI

ADDRESS 13000-1055 West Georgia
Vancouver, BC V6E 3R3

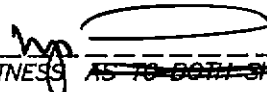
Lawyer
OCCUPATION

MORTGAGEE:

LOMBARD GENERAL INSURANCE COMPANY OF CANADA
(INC. No.: A40666)


Name Tom Reeves
Authorized Signatory

Name _____
Authorized Signatory


WITNESS AS TO BOTH SIGNATURES
Name Mandeep Dholiwal

ADDRESS 1600-925 W. Georgia
Vancouver, BC.

Lawyer
OCCUPATION

STRATA PLAN BCS 3104

PCL. 'A'
REF. PLAN BCP24671

EASEMENT PLAN BCP24071
57°18'08" 37.161

SOPHIA STREET

KINGSWAY

12th AVENUE

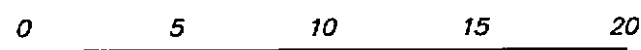
13 STOREY BUILDING

2 STOREY TOWNHOUSES

AIR SPACE PARCEL 1
AIR SPACE PLAN BCP 37638



BUILDING LOCATION AND DIMENSIONS



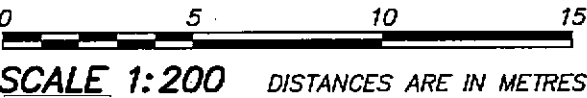
SCALE 1 : 250 DISTANCES ARE IN METRES

JULY 16th, 2008
DWG : 3302-FS

CR

SECTION

STRATA PLAN BCS 3104



PROPERTY LINE

FOR CONTINUATION SEE SHEET 5 OF 24

REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP37638

6th Floor

5th Floor

4th Floor

3rd Floor

2nd Floor

Ground Floor

P1 Parking Level

P2 Parking Level

P3 Parking Level

ROOF ©

S.L. 14	S.L. 13	S.L. 12	S.L. 11	S.L. 10	S.L. 9	

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP37638

CR

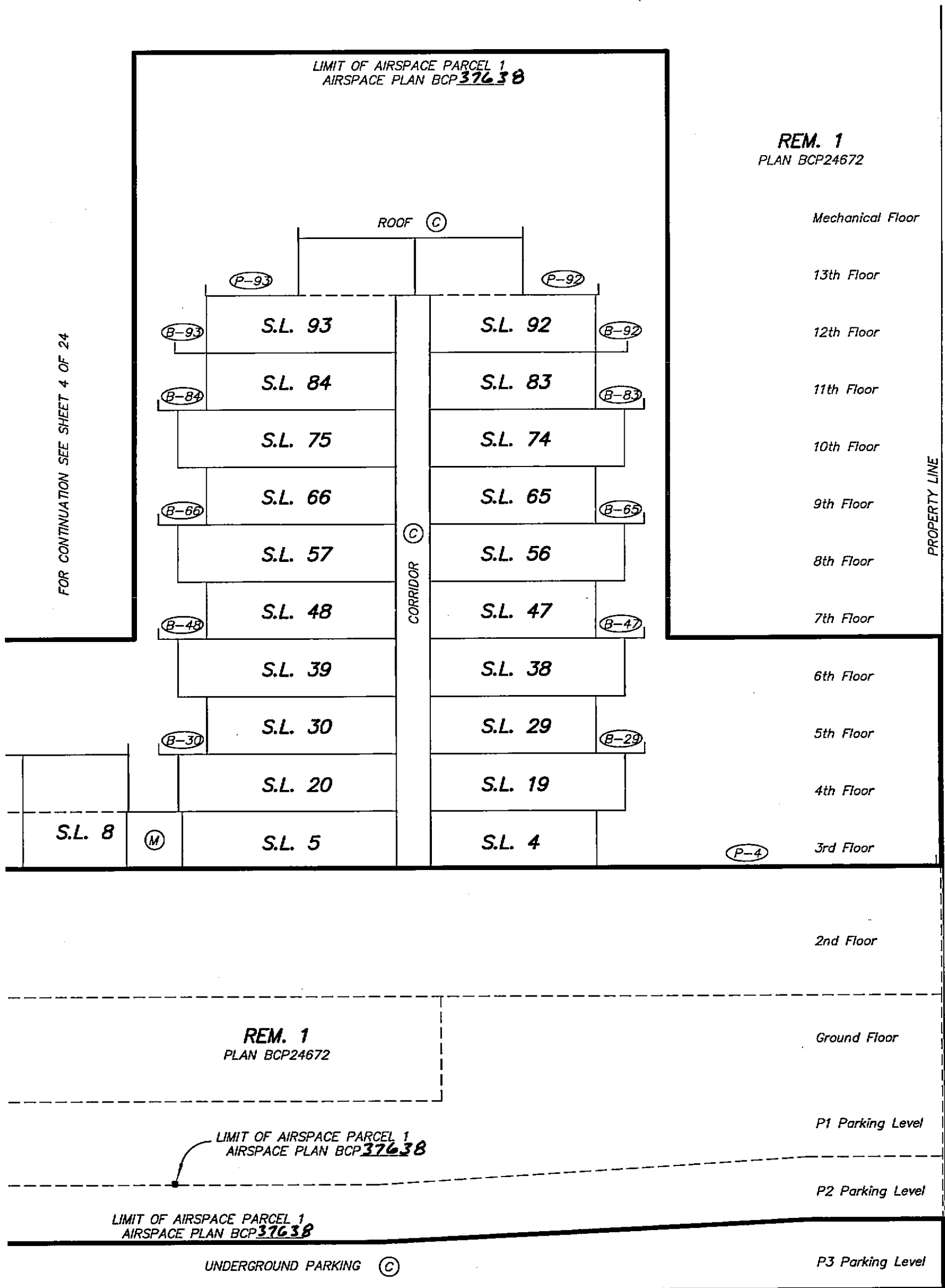
JULY 16th, 2008
DWG : 3302-FS

SECTION

STRATA PLAN BCS 3104

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES



CR

JULY 16th, 2008
DWG : 3302-FS

STRATA PLAN BCS 3104

AMENDED PURSUANT TO
SEC. 258 STRATA PROPERTY ACT.
THIS 15TH DAY DECEMBER 2008

SEE 88741116 AND
AMENDED SHEET 6A.



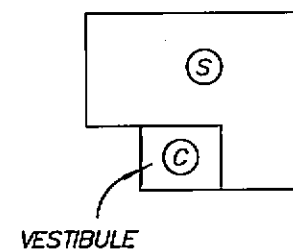
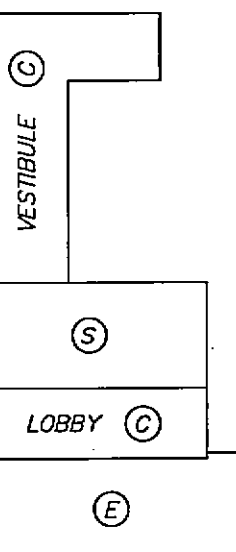
PCL. 'A'
REF. PLAN BCP24671

EASEMENT PLAN BCP24071

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP37638

57°18'08" 37.161

SECTION



UNDERGROUND PARKING

(C)

KINGSWAY

147°19'07" 80.671

147°20'18" 51.527
S.R.W. REF. PLAN BCP34335
S.R.W. REF. PLAN BCP24674

REM. 1
2694262 BCP N71A

147°20'18" 51.527

FOR CONTINUATION SEE SHEET 7 OF 24

P3 PARKING LEVEL

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

CR

JULY 16th, 2008
DWG : 3302-FS

BCGS 92G.025

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
December 15 2009

dan McDonald per km
DEPUTY REGISTRAR

ref: BB74116



SCALE 1:200 DISTANCES ARE IN METRES

INTEGRATED SURVEY AREA NO. 31 (VANCOUVER)
NAD83 (CSRS)

THIS PLAN WAS COMPLETED AND CHECKED,
AND THE CHECKLIST FILED UNDER ECP# 91272
ON THE 15th DAY OF DECEMBER, 2008, AND IS HEREBY
CERTIFIED CORRECT IN ACCORDANCE WITH
LAND TITLE OFFICE RECORDS.

CRS

B.C.L.S.

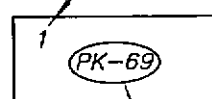
GRANT BUTLER

LEGEND:

GRID BEARINGS ARE DERIVED FROM PLAN BCP24672

- (C) DENOTES COMMON PROPERTY
- (S) DENOTES STAIRS BEING COMMON PROPERTY
- (D) DENOTES DUCT BEING COMMON PROPERTY
- (E) DENOTES ELEVATOR BEING COMMON PROPERTY
- (M) DENOTES MECHANICAL ROOM BEING COMMON PROPERTY

DENOTES PARKING STALL 1
(TYPICAL)

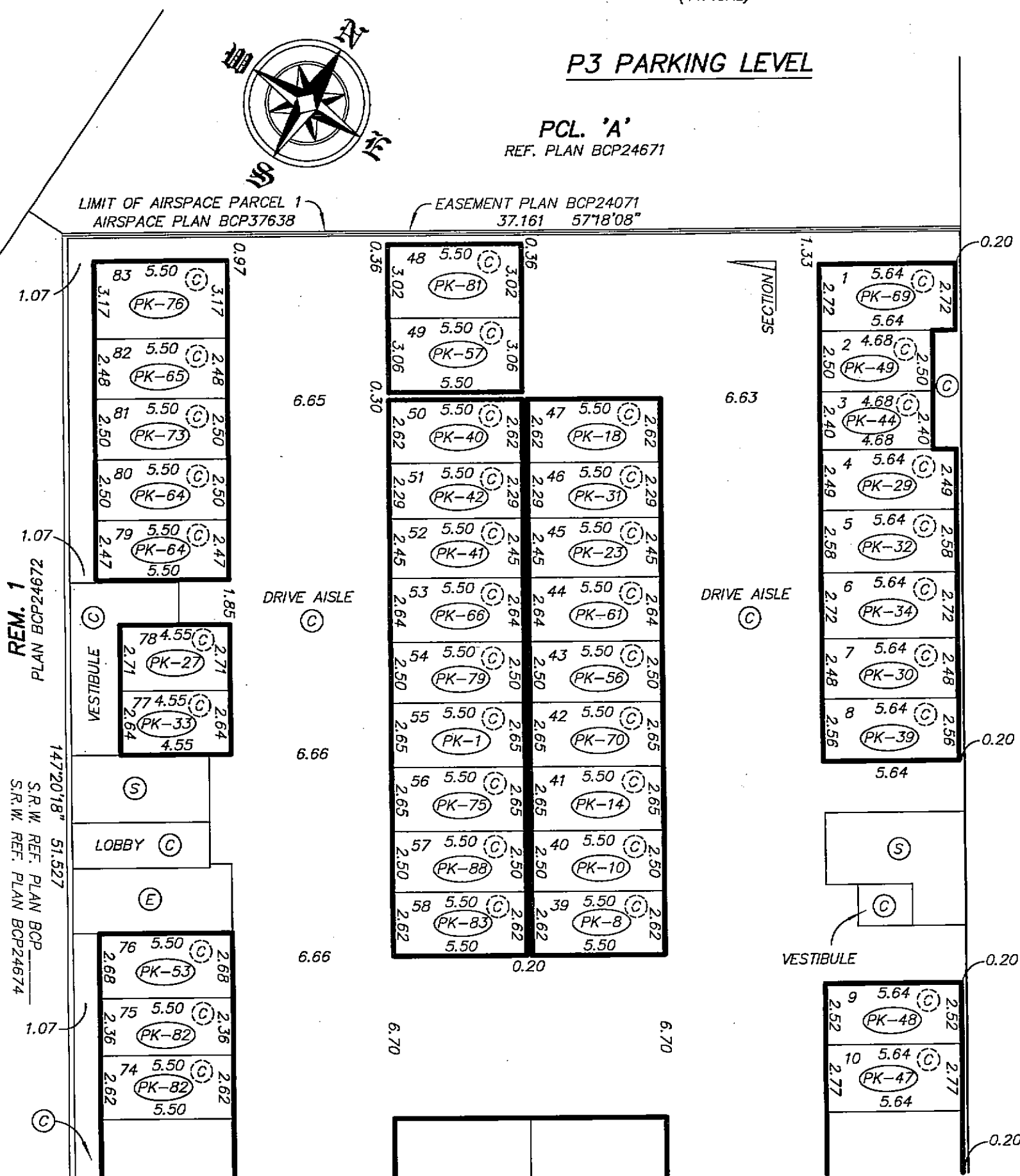


DENOTES PARKING STALL
 BEING LIMITED COMMON PROPERTY
 FOR EXCLUSIVE USE OF STRATA LOT 69
 (TYPICAL)

P3 PARKING LEVEL

PCL 'A'

REF. PLAN BCP24671



FOR CONTINUATION SEE SHEET 7A OF 24

BUTLER SUNDVICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4, 19089 94th AVENUE
SURREY, B.C. V4N 3S4
T. 604-513-9611 F. 604-513-2202
FILE : 3302
DWG : 3302-FS

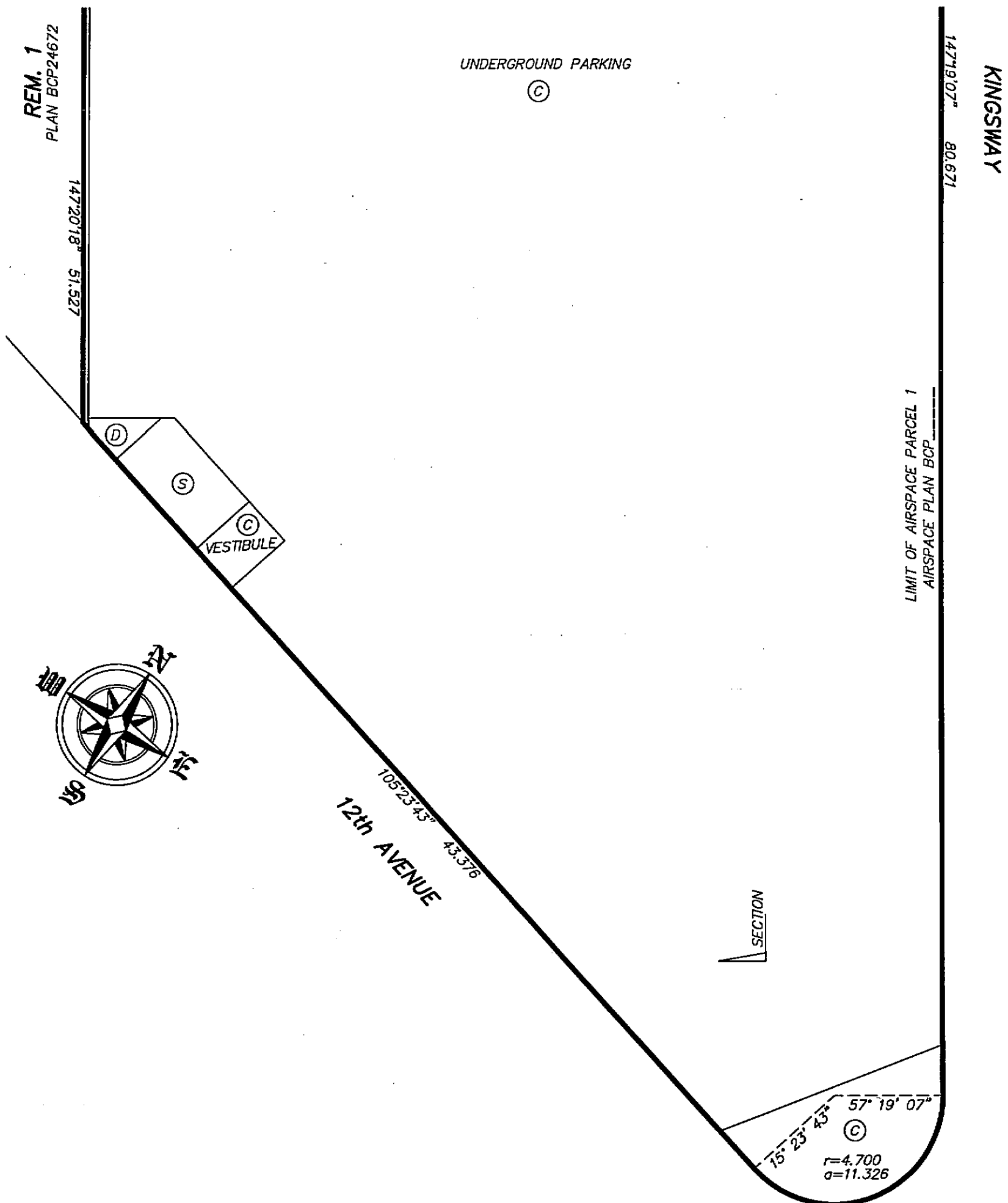
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

STRATA PLAN BCS 3104

AMENDED PURSUANT TO SEC. 258
STRATA PROPERTY ACT.
THIS 15TH DAY DECEMBER 2008.
SEE BB741116 AND AMENDED
SHEET 7A.

FOR CONTINUATION SEE SHEET 6 OF 24



P3 PARKING LEVEL

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

CR

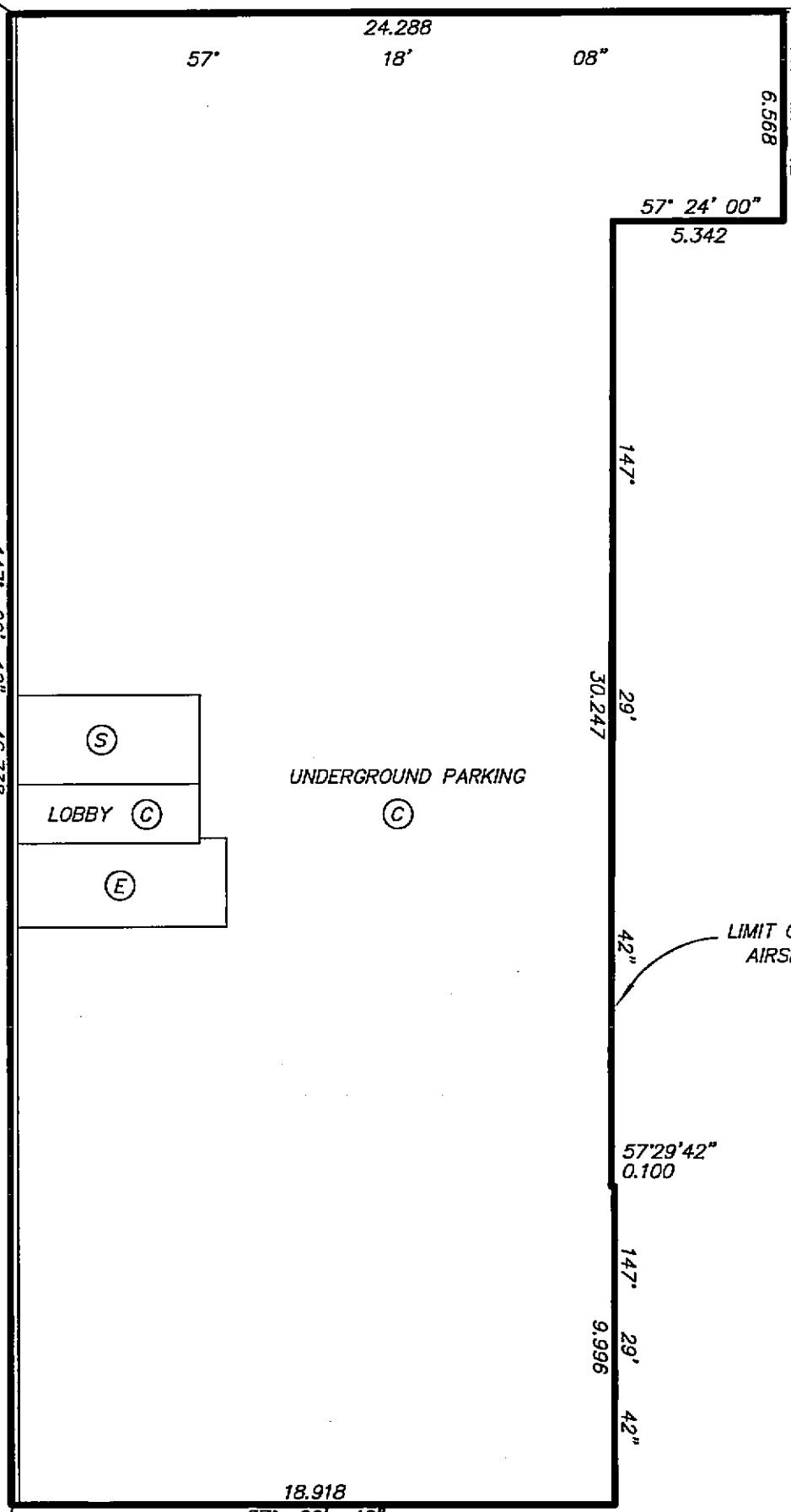
JULY 16th, 2008
DWG : 3302-FS

STRATA PLAN BCS 3104
AMENDED PURSUANT TO SEC. 258
STRATA PROPERTY ACT.
THIS 15TH DAY DECEMBER 2008

SEE BB741116 AND
AMENDED SHEET 8A.

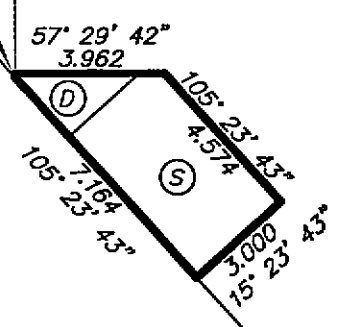
EASEMENT PLAN BCP24071

SECTION



REM. 1
PLAN BCP24672

KINGSWAY



12th AVENUE

SECTION

P2 PARKING LEVEL

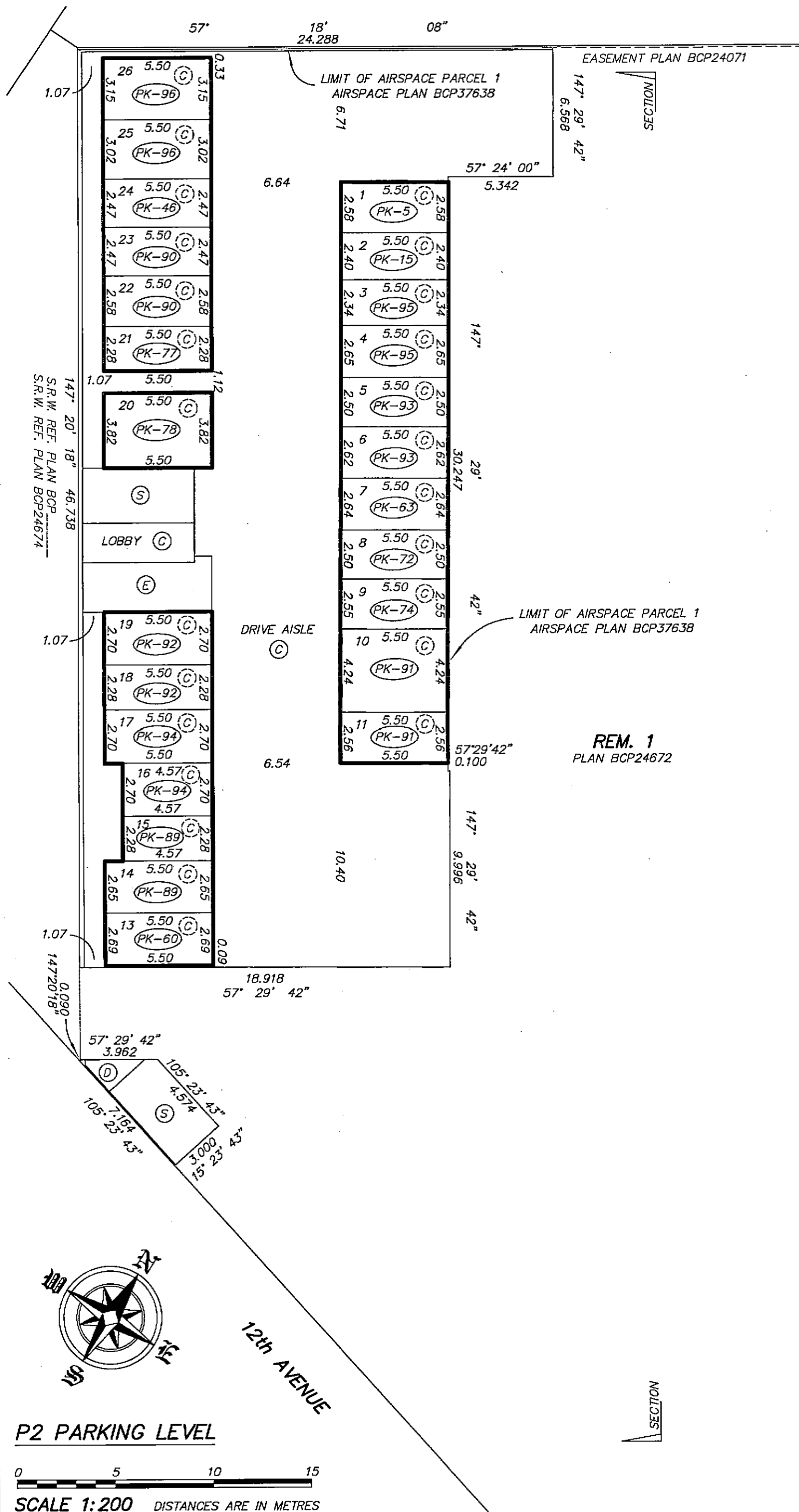
0 5 10 15
SCALE 1:200 DISTANCES ARE IN METRES

CR

JULY 16th, 2008
DWG : 3302-FS

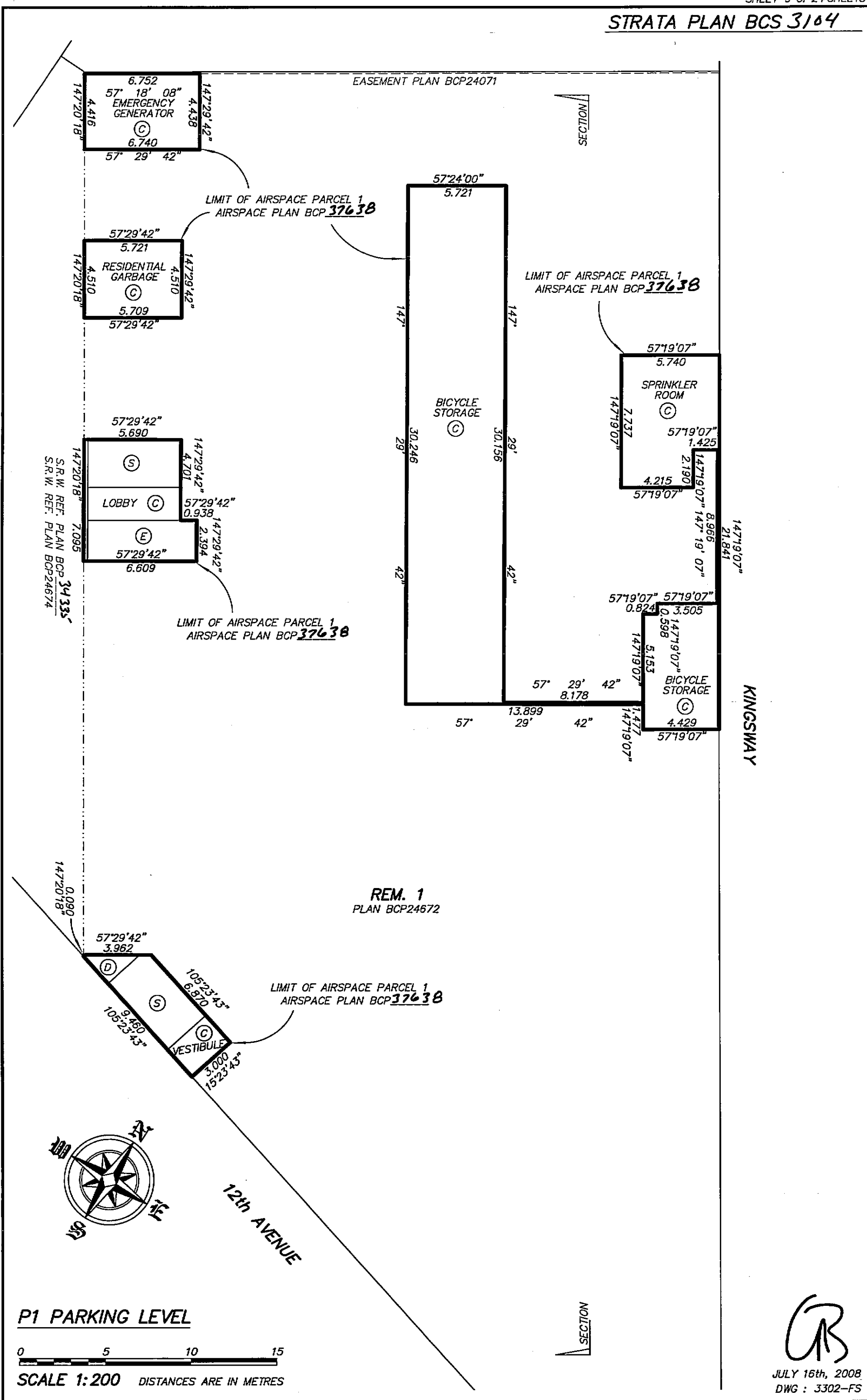
STRATA PLAN BCS 3104

FILED
VABCS3104
RCVD: 2008-09-19
POST: 2009-10-29-16.08.35.709

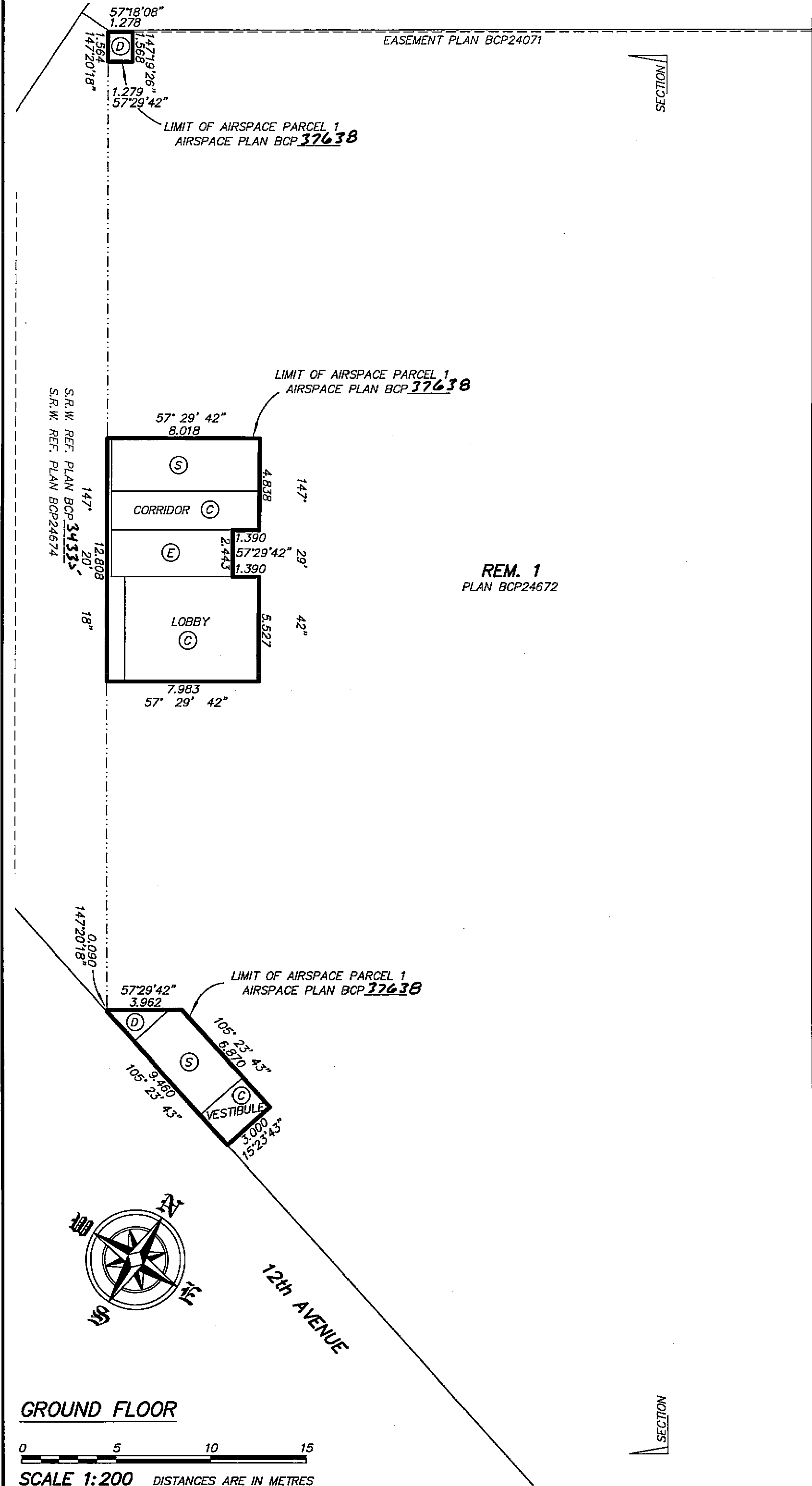


STRATA PLAN BCS 3104

FILED VABCS3104 RCVD:2008-09-19 ROST:2009-10-29-16.08.35.709



STRATA PLAN BCS 3104



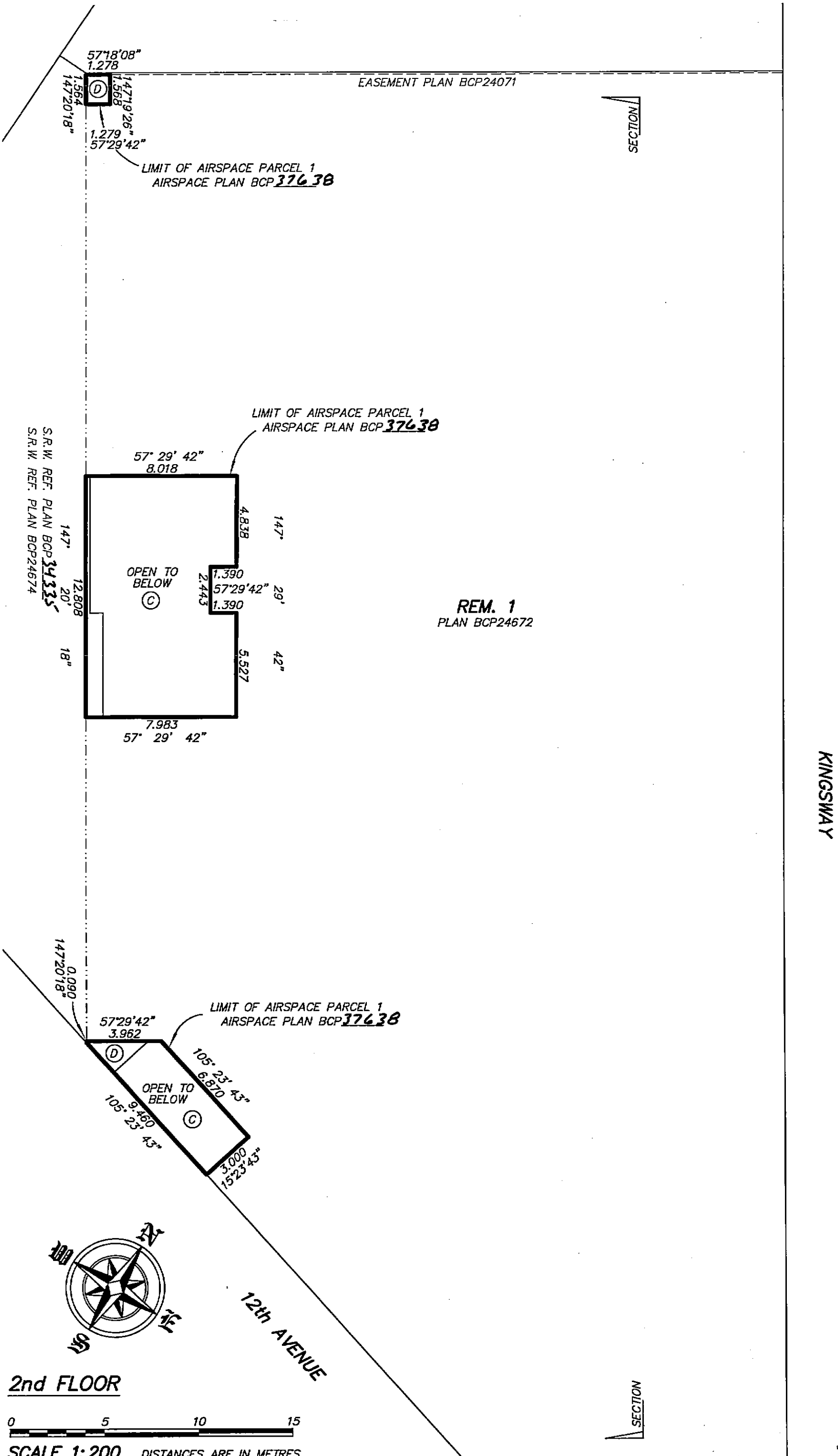
KINGSWAY

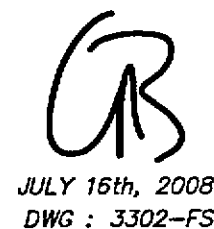
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JULY 16th, 2008
DWG : 3302-FS

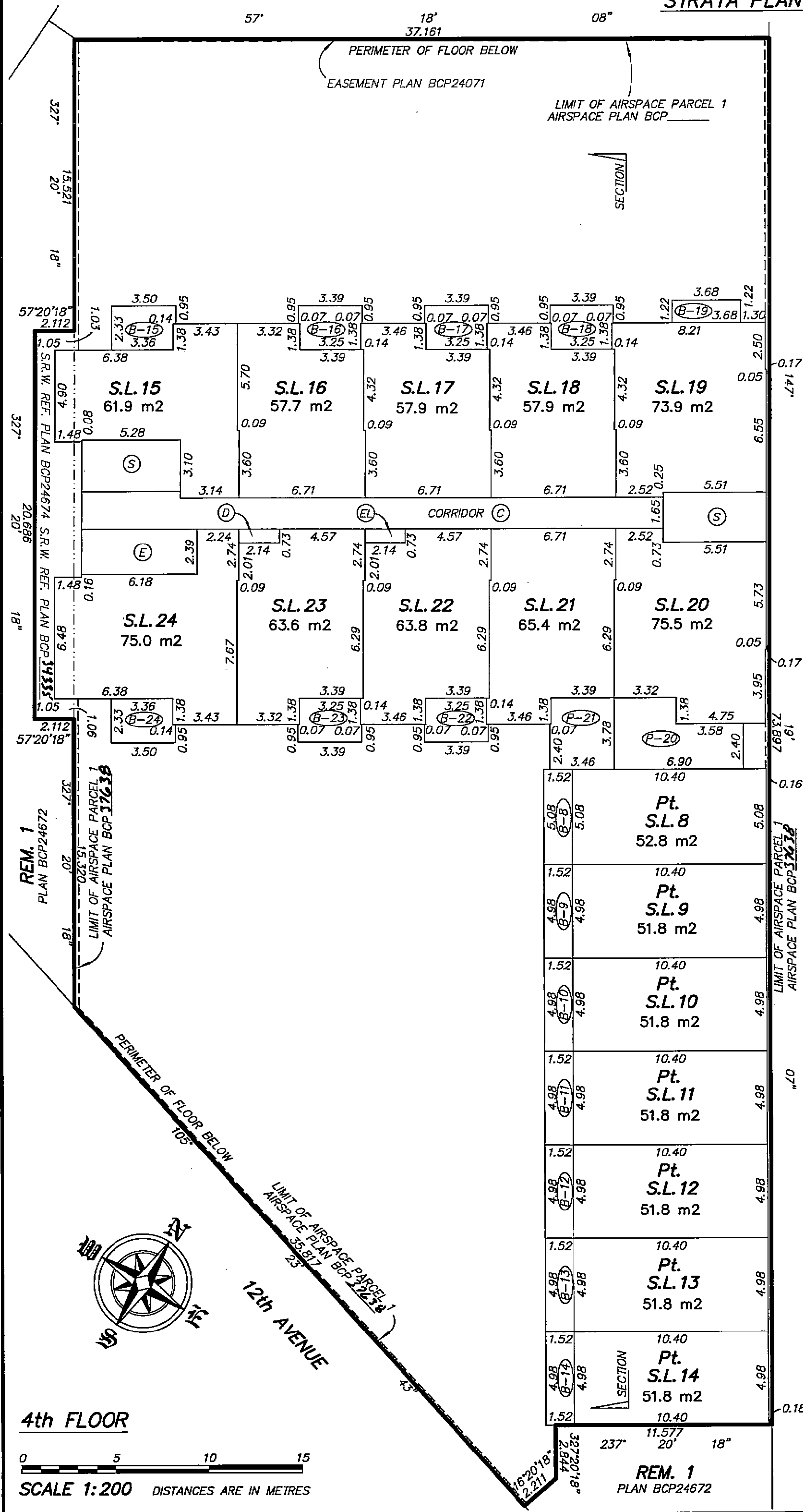
STRATA PLAN BCS 3104

FILED VABCS3104 RCVD:2008-09-19 ROST:2009-10-29-16.08.35.709





STRATA PLAN BCS 3104



KINGSWAY

12th AVENUE

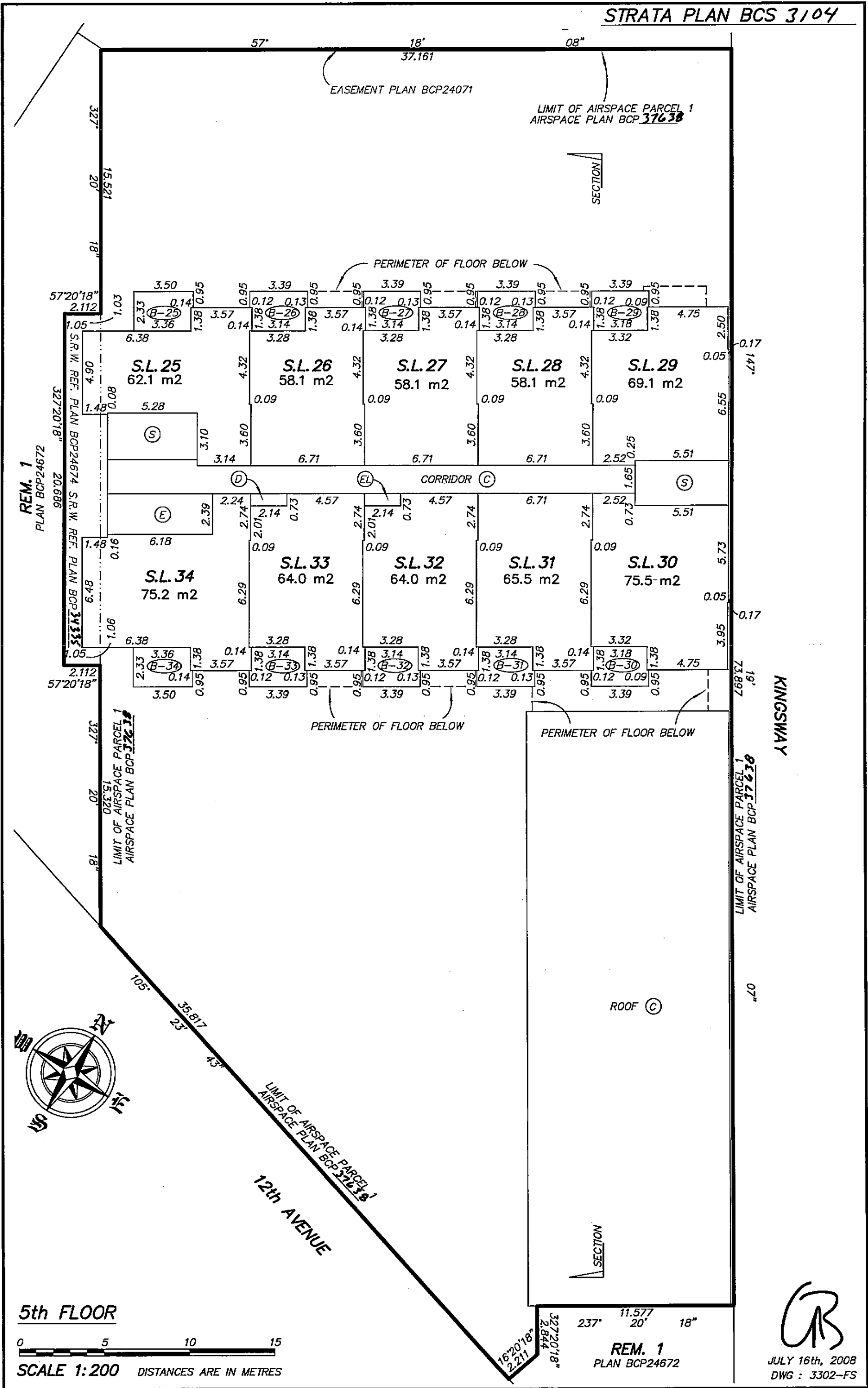
4th FLOOR

SCALE 1:200 DISTANCES ARE IN METRES

REM. 1
PLAN BCP24672

JULY 16th, 2008
DWG: 3302-FS

STRATA PLAN BCS 3104



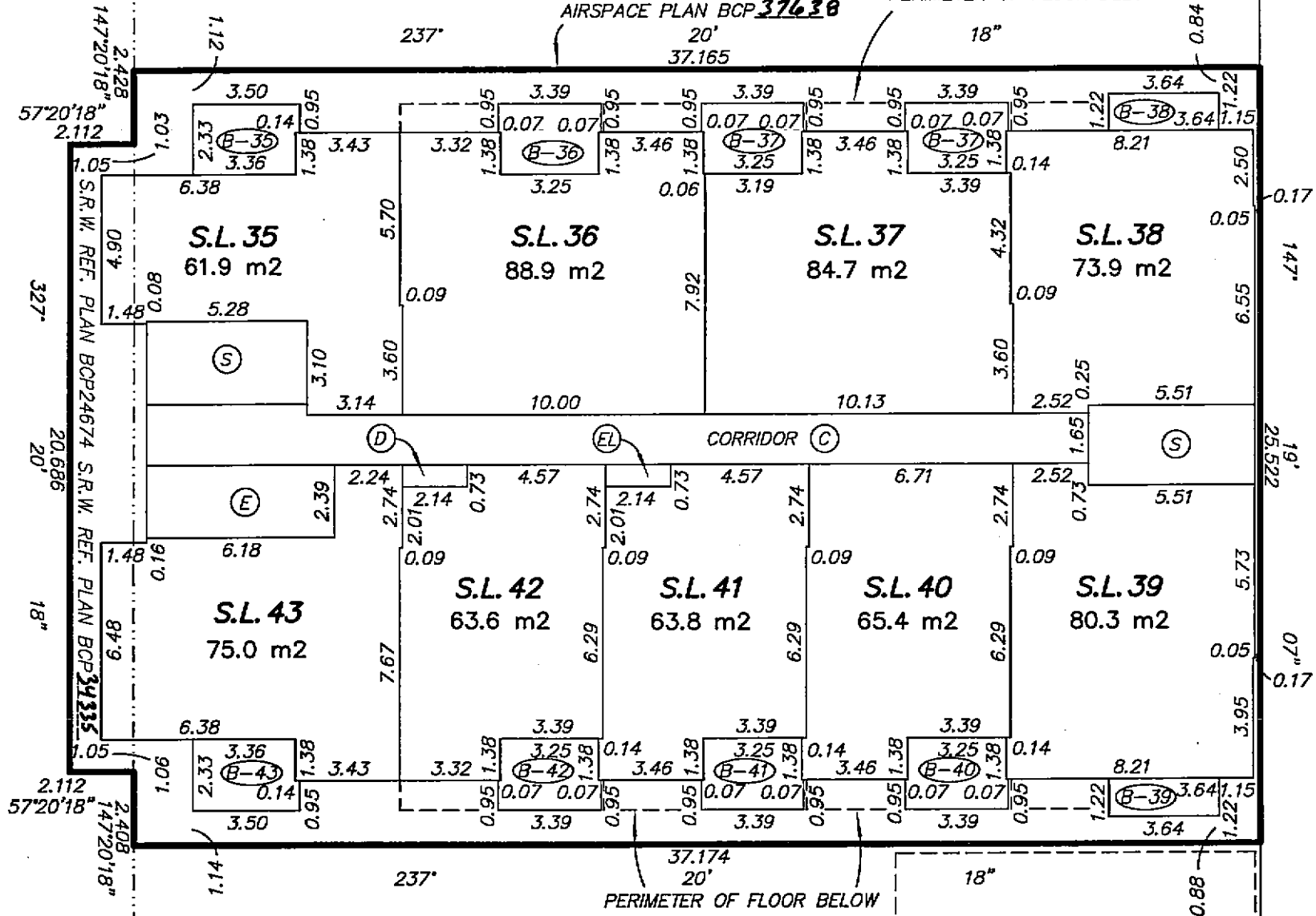
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JULY 16th, 2008
DWG : 3302-FS

STRATA PLAN BCS 3104

REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37638



KINGSWAY



12th AVENUE

6th FLOOR



SCALE 1:200 DISTANCES ARE IN METRES

CR

JULY 16th, 2008
DWG : 3302-FS

STRATA PLAN BCS 3104

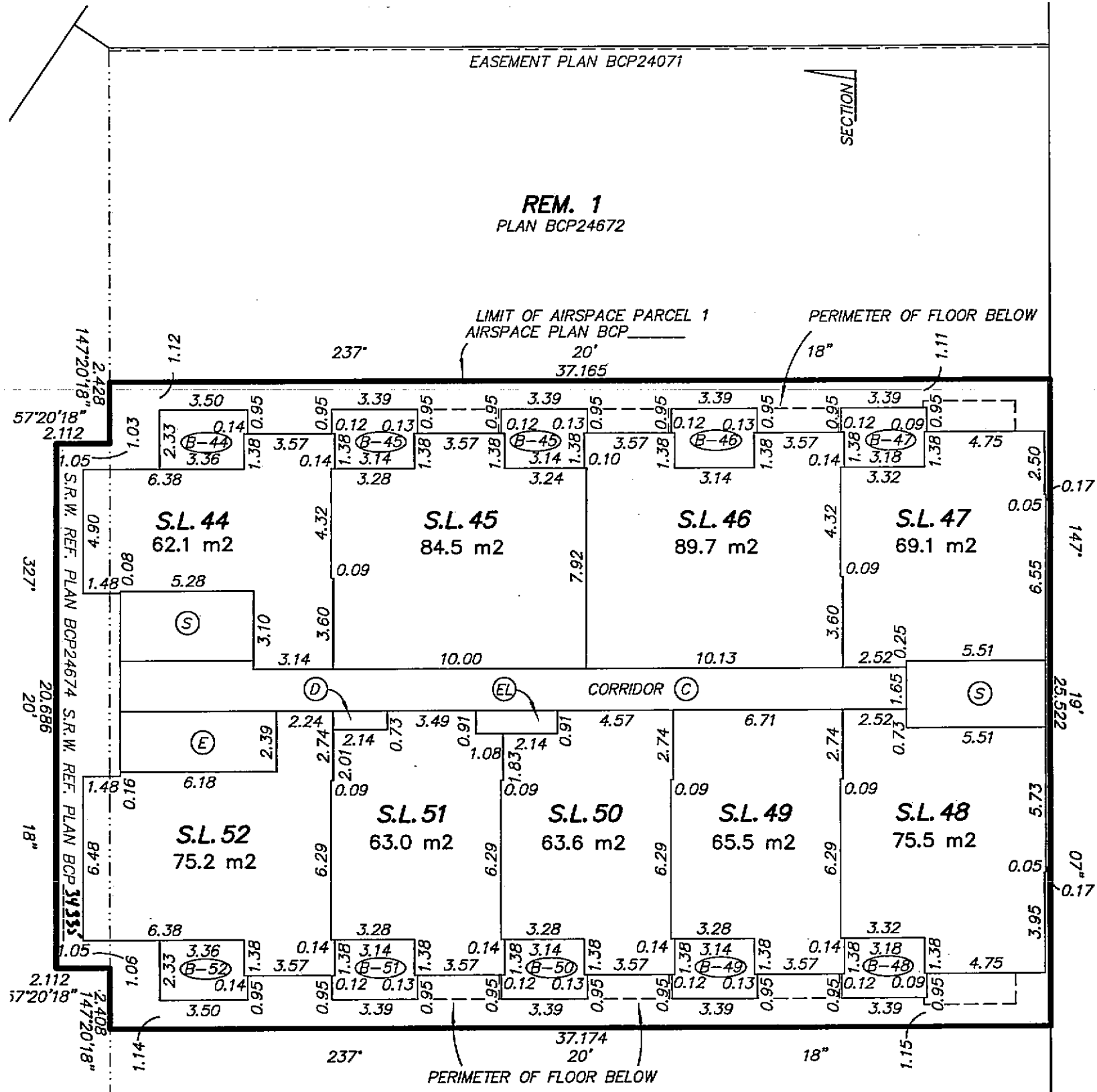
FILED VABCS3104 RCVD:2008-09-19 ROST:2009-10-29-16.08.35.709

EASEMENT PLAN BCP24071

REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP

PERIMETER OF FLOOR BELOW



KINGSWAY

12th AVENUE



7th FLOOR

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

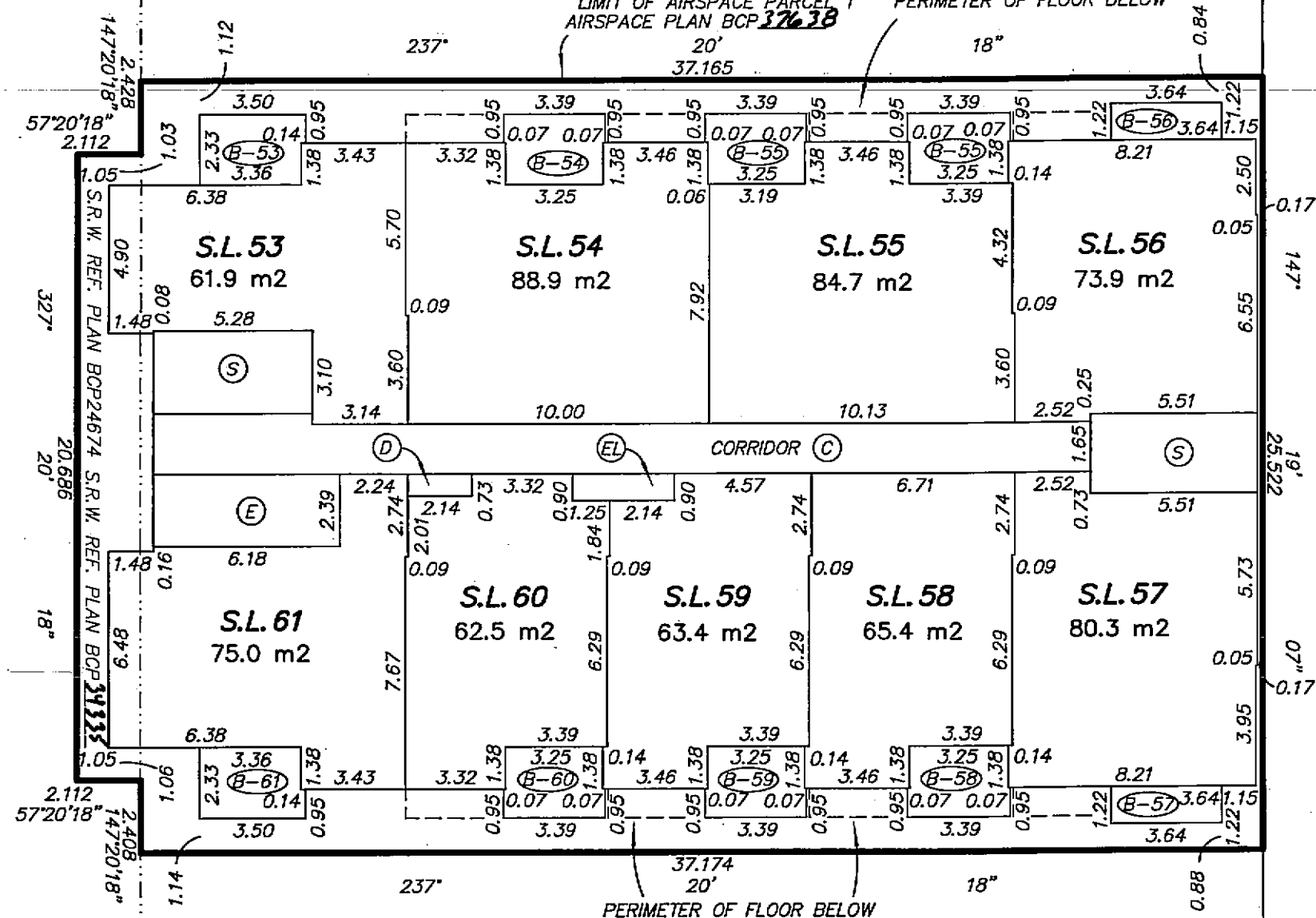
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JULY 16th, 2008
DWG : 3302-FS

EASEMENT PLAN BCP24071

REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1 PERIMETER OF FLOOR BELOW
 AIRSPACE PLAN BCP 37.38
 20' 18"
 37.165



KINGSWAY



8th FLOOR

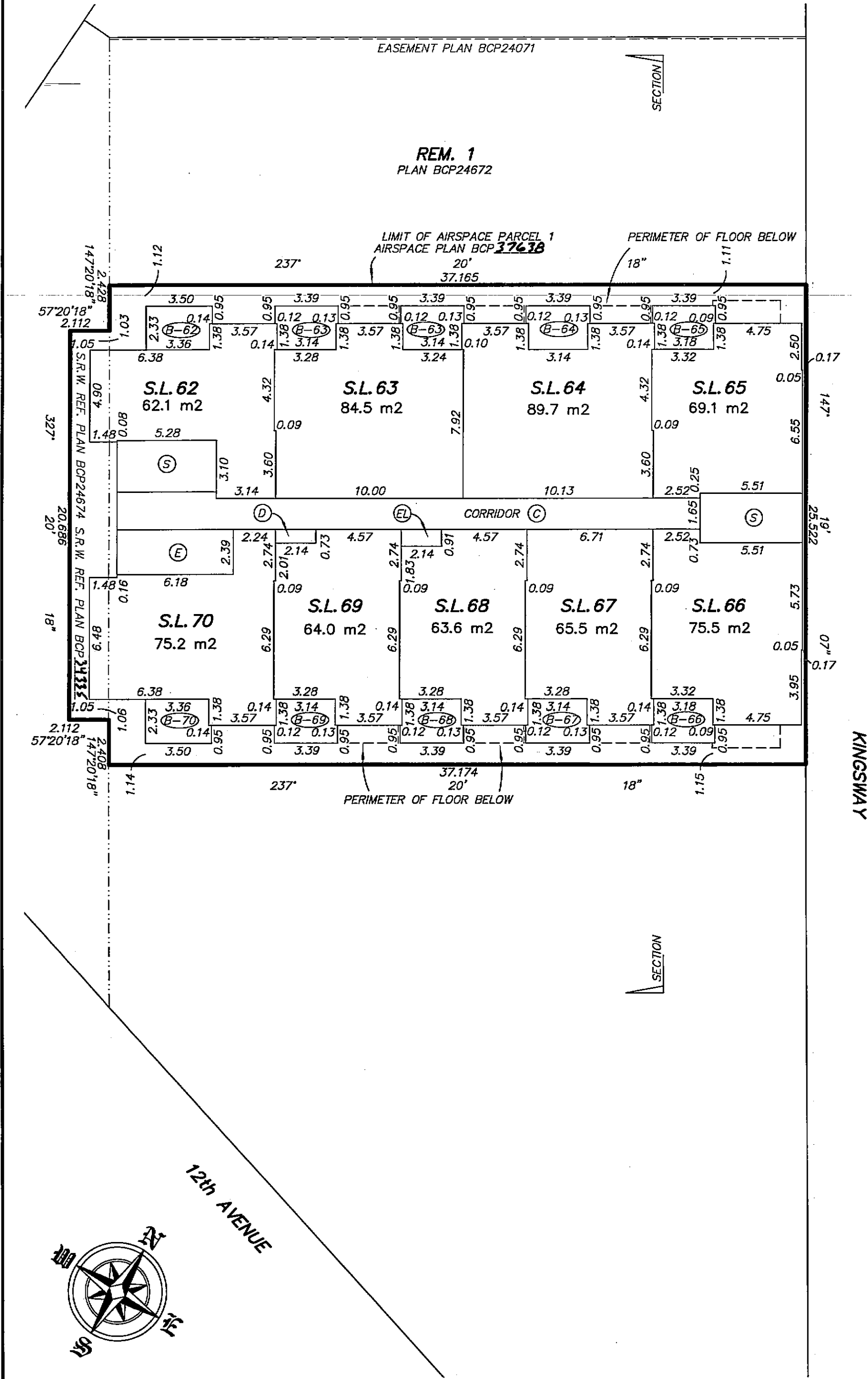


SCALE 1:200 DISTANCES ARE IN METRES

JULY 16th, 2008
DWG : 3302-FS

DWG : 3302-FS

STRATA PLAN BCS 3104



CR

JULY 16th, 2008
DWG : 3302-FS

STRATA PLAN BCS 3104

EASEMENT PLAN BCP24071

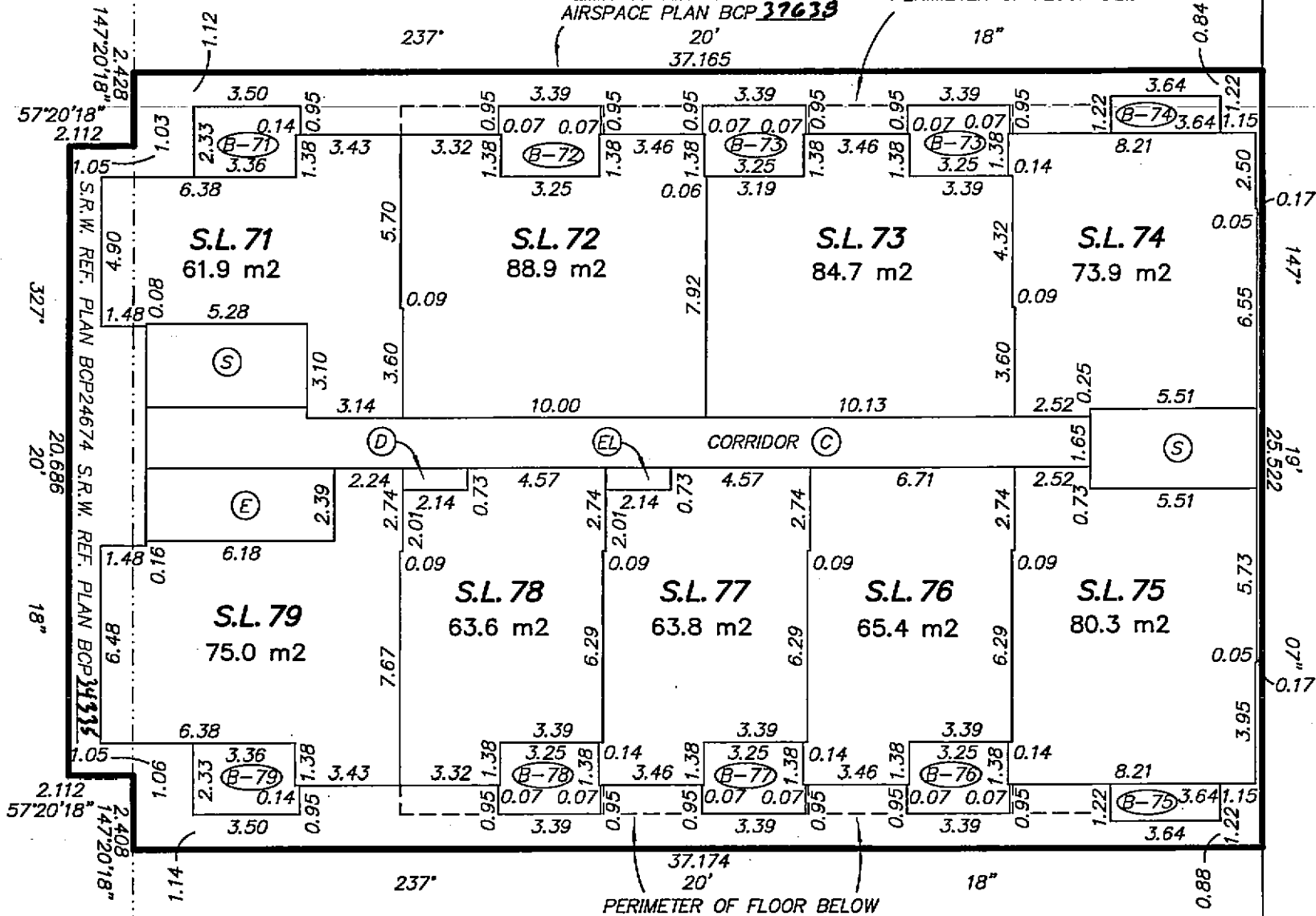
REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37639
PERIMETER OF FLOOR BELOW
20'
37.165

SECTION

SECTION

KINGSWAY



12th AVENUE

10th FLOOR



SCALE 1:200 DISTANCES ARE IN METRES

CR

JULY 16th, 2008
DWG : 3302-FS

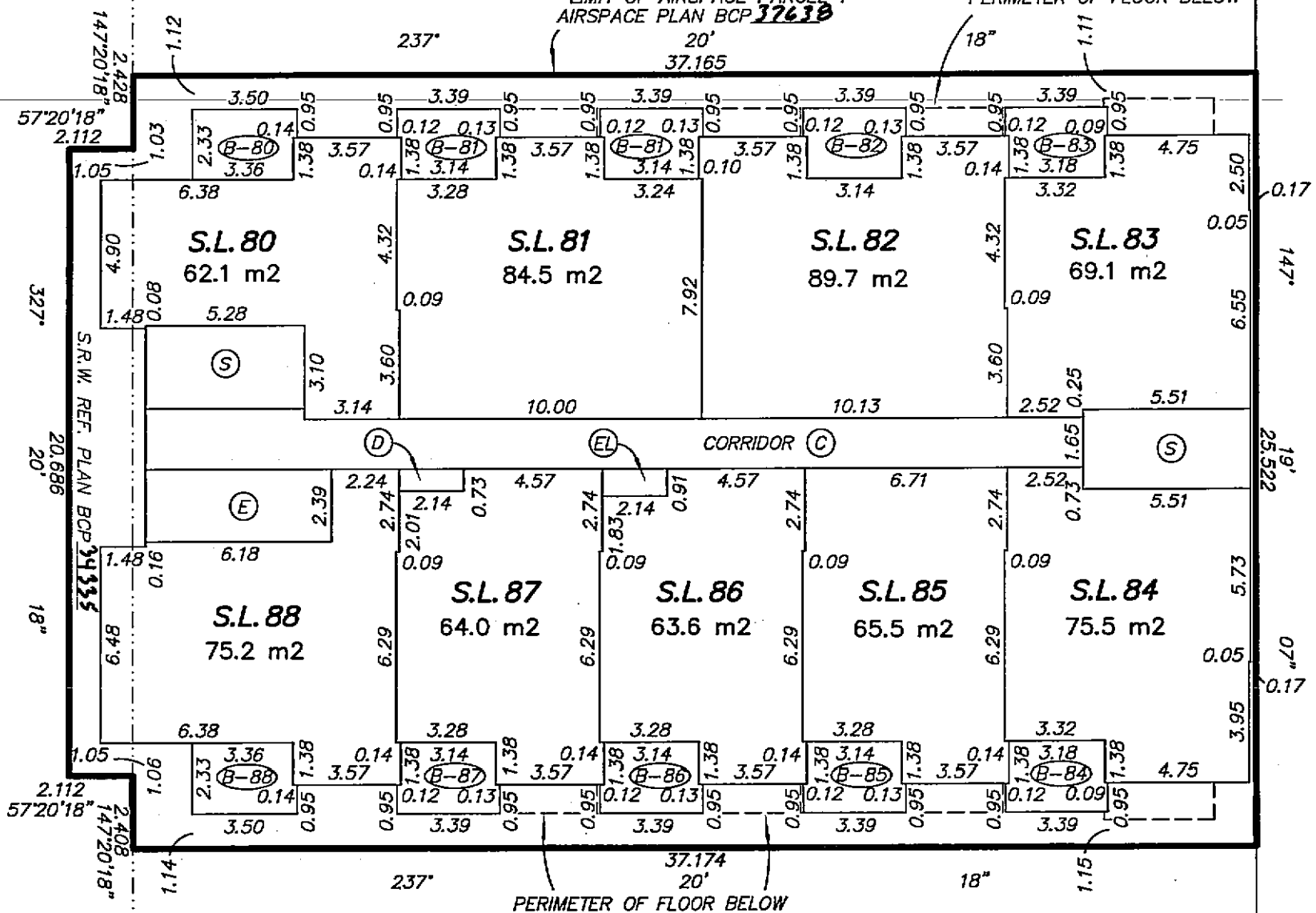
STRATA PLAN BCS 3104

EASEMENT PLAN BCP24071

REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37638

PERIMETER OF FLOOR BELOW



KINGSWAY



12th AVENUE

11th FLOOR



SCALE 1:200 DISTANCES ARE IN METRES

CR

JULY 16th, 2008
DWG : 3302-FS

REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37438

PERIMETER OF FLOOR BELOW

CORRIDOR (C)

Pt. S.L. 89
72.8 m2
4.57 T=104.3 m2

Pt. S.L. 90
53.1 m2
T=86.2 m2

Pt. S.L. 91
53.1 m2
T=86.2 m2

Pt. S.L. 92
96.0 m2
T=128.7 m2

Pt. S.L. 95
60.5 m2
T=94.0 m2

Pt. S.L. 94
60.5 m2
T=94.0 m2

Pt. S.L. 93
106.1 m2
T=139.9 m2

(S)

(D)

(E)

237'

37.174'

20'

18"

57'20"18"

147'20"18"

2.428'

2.112'

0.91'

2.33'

1.45'

6.95'

1.45'

2.33'

3.32'

0.88'

3.38'

1.45'

2.33'

3.32'

0.88'

3.38'

1.45'

2.33'

3.41'

0.81'

1.12'

2.06'

0.17'

147'

19'

25.522'

0.17'

07"

56.3'

2.10'

1.15'

3.31'

1.52'

1.38'

4.71'

6.72'

6.70'

6.70'

6.70'

5.97'

0.25'

5.51'

0.73'

1.65'

0.73'

5.97'

6.70'

6.70'

6.70'

3.25'

2.28'

2.39'

5.46'

0.71'

1.62'

0.91'

2.33'

6.76'

6.64'

6.89'

147'20"18"

2.408'

2.112'

57'20"18"

20'

20.686'

327'

S.R.W. REF. PLAN BCP24674

S.R.W. REF. PLAN BCP24674

SECTION

KINGSWAY



SCALE 1:200 DISTANCES ARE IN METRES

JULY 16th, 2008
DWG : 3302-FS

SECTION

REM. 1
PLAN BCP24672

237*

20'
37.165

18th

—92—

92

147.

19'
25.522

07th

—

0.04
CLEAR

KINGSWAY

70

U.04
CLEAR

xi

237°

37.174
20'

18^o

SECTION



13th FLOOR



SCALE 1:200 DISTANCES ARE IN METRES

JULY 16th, 2008
DWG : 3302-FS

DWG : 3302-FS

EASEMENT PLAN BCP24071

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 17630
20'
37.165

SECTION 1

18th

37.165

237°

2.428
147'20'18"

57°20'18"
2.112

327.

$$\begin{array}{r} 20.686 \\ 20' \end{array}$$

18"

S.R.W. REF. PLAN BCP 24335
S.R.W. REF. PLAN BCP 24674

34335
24674

2.112
57°20'18" 14

2.112
57°20'18"

237*

37.174
20'

18th

147.

19'
25.522

07"

KINGSWAY

SECTION



12th AVENUE

MECHANICAL FLOOR



SCALE 1:200 DISTANCES ARE IN METRES

CB

JULY 16th, 2008
DWG : 3302-FS

STRATA PLAN BCS 3104

EASEMENT PLAN BCP24071

REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37638
20' 37.165

SECTION

2.428
147'20"18"
57'20"18"
2.112

327'
20.686
20'
18"
S.R.W. REF. PLAN BCP 34335
S.R.W. REF. PLAN BCP24674

2.112
57'20"18"
2.408
147'20"18"

237'

18"

147'
19'
25.522
07"

ROOF
C

PERIMETER OF FLOOR BELOW

237'

37.174
20'

18"

KINGSWAY

SECTION

12th AVENUE



ROOF



SCALE 1:200 DISTANCES ARE IN METRES

CR

JULY 16th, 2008
DWG : 3302-FS