

STRATA PLAN OF LOT 1
BLOCK 84 DISTRICT LOT 541 GROUP 1
NEW WESTMINSTER DISTRICT PLAN LMP53630
B.C.G.S. 92G.025 CITY OF VANCOUVER

STRATA PLAN BCS 682

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
Feb 3 2004

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 0.9996008

B. Bignas / Os
DEPUTY REGISTRAR

BW46755 - 936

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
GEODETIC CONTROL MONUMENTS V-2161 AND V-2168

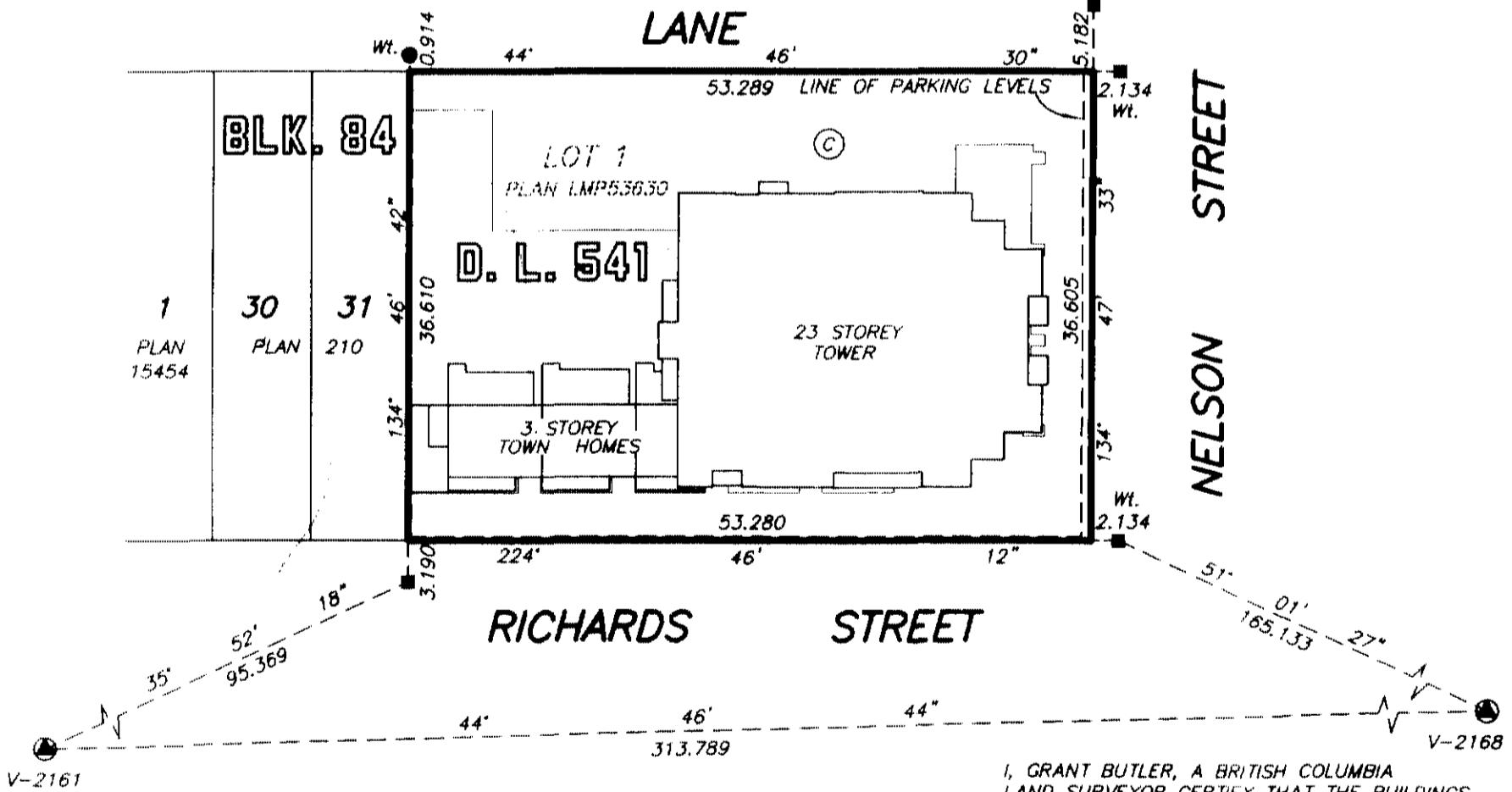
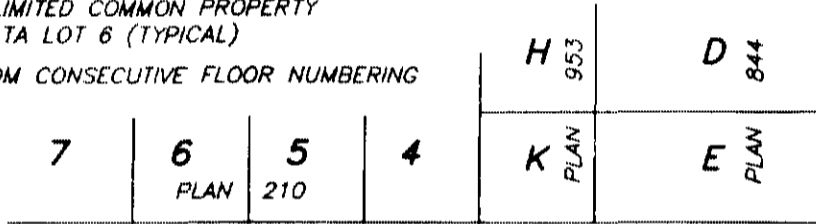
- DENOTES CONTROL MONUMENT
- DENOTES IRON POST FOUND
- DENOTES LEAD PLUG FOUND
- Wt. DENOTES WITNESS
- S.L. DENOTES STRATA LOT
- PT. DENOTES PART
- m² DENOTES SQUARE METRES
- T DENOTES TOTAL
- (C) DENOTES COMMON PROPERTY
- (D) DENOTES DUCT BEING COMMON PROPERTY
- (E) DENOTES ELECTRICAL BEING COMMON PROPERTY
- (EN-1) DENOTES ENTRY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
- (B) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (B-66) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 66 (TYPICAL)
- (P) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (RD) DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- (RD-6) DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 6 (TYPICAL)



CIVIC ADDRESS:

1001 - RICHARDS STREET
VANCOUVER, B.C.

LEVEL 13 HAS BEEN ELIMINATED FROM CONSECUTIVE FLOOR NUMBERING



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 20th DAY OF JANUARY, 2004. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #10885, ON THE 20th DAY OF JANUARY, 2004.

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN. DATE: JANUARY 20, 2004

B.C.L.S.

B.C.L.S.

DYCK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
#4 - 19089 94th AVENUE
SURREY, B.C. V4N 3S4
TEL: 513-9611 FAX: 513-2202
FILE : 2628
DWG : 2628-511

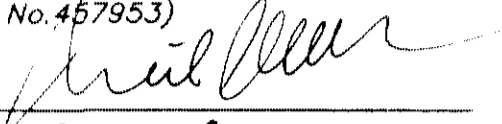
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT


STRATA PLAN BCS 682

STRATA PROPERTY ACT

OWNER:

POLYGON MIRO TOWER LTD.
(INC. No. 457953)


Name NEIL CHRYSTAL
Authorized Signatory


Name RALF SCHMIDTKE
Authorized Signatory

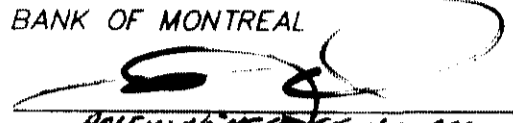
WITNESS AS TO BOTH SIGNATURES
Name Jeanne Truong

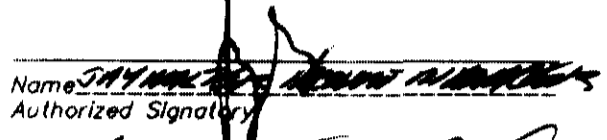
ADDRESS 900 1333 W. Broadway
Vancouver, B.C. V6H 4C2


OCCUPATION OF WITNESS Development Coordinator

MORTGAGEE:

BANK OF MONTREAL


Name VALÉRIE GAUTHIER SENIOR ACCOUNT OFFICER
Authorized Signatory


Name JAYME
Authorized Signatory


WITNESS AS TO BOTH SIGNATURES
Name [Signature]

ADDRESS 1411 R 595

Vancouver, BC
Customer Service Officer
OCCUPATION OF WITNESS

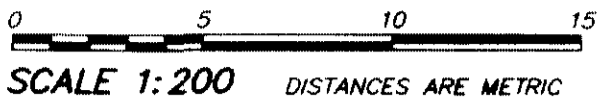
I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF JANUARY 20, 2004 BEEN PREVIOUSLY OCCUPIED.



B.C.L.S.

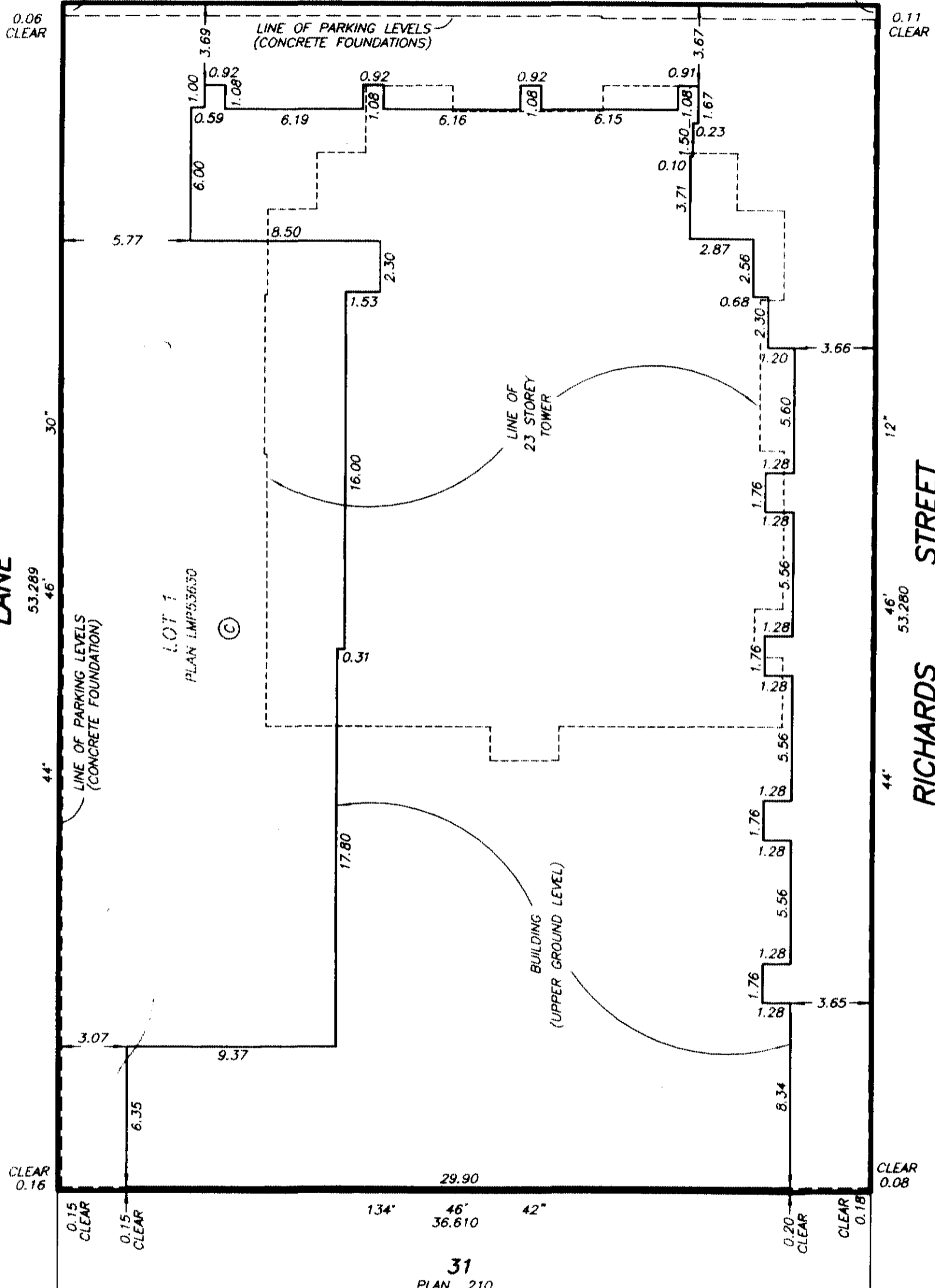
BUILDING LOCATION

STRATA PLAN BCS 682



NELSON STREET

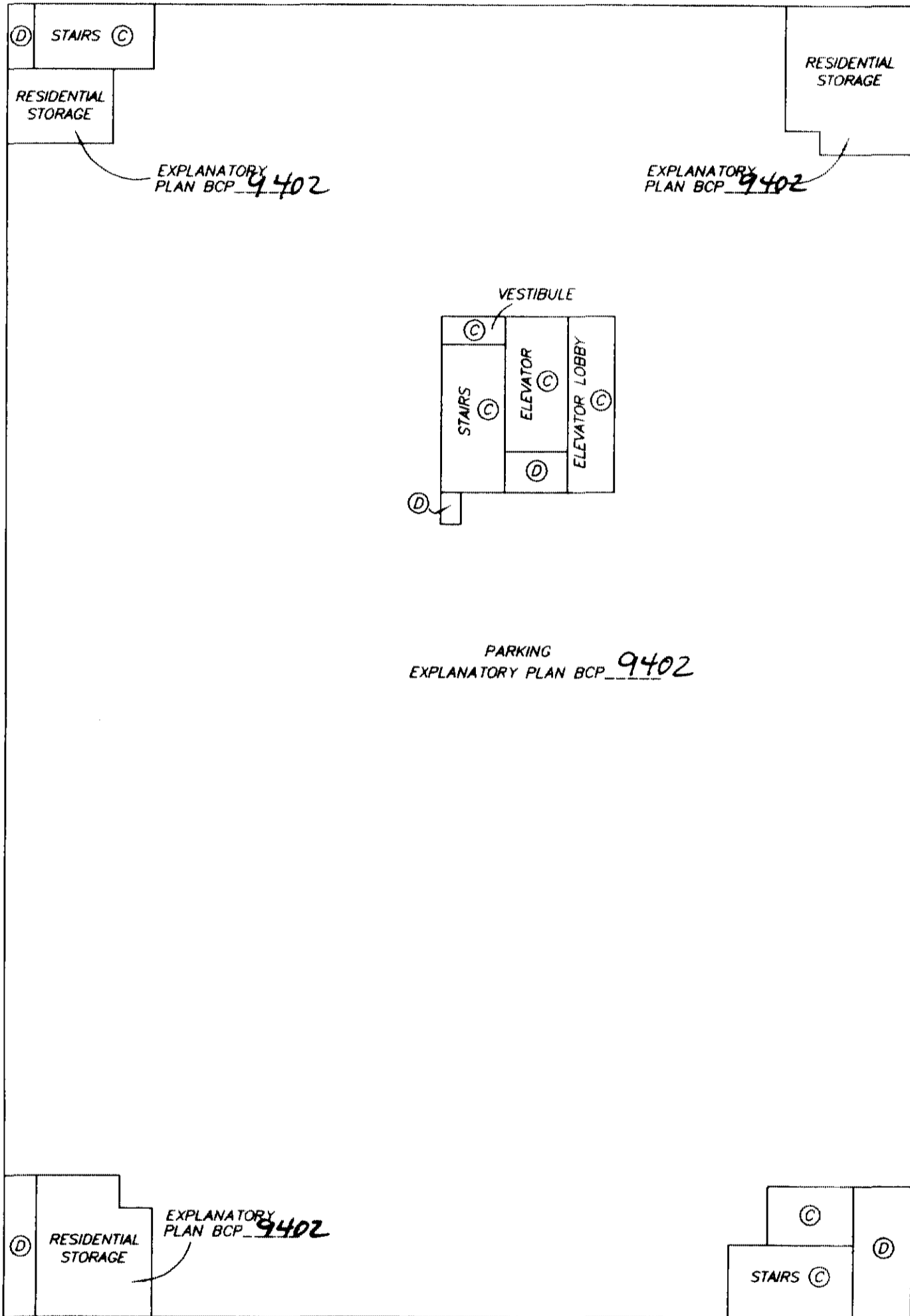
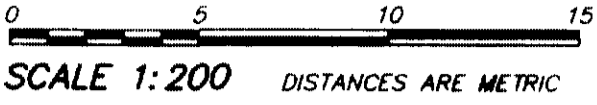
0.59 134° 36.605 47' 33° 0.64
0.06 CLEAR 0.11 CLEAR



JANUARY 20, 2004
FILE: 2628-S13

FLOOR PLAN
PARKING LEVEL P3

STRATA PLAN BCS 682



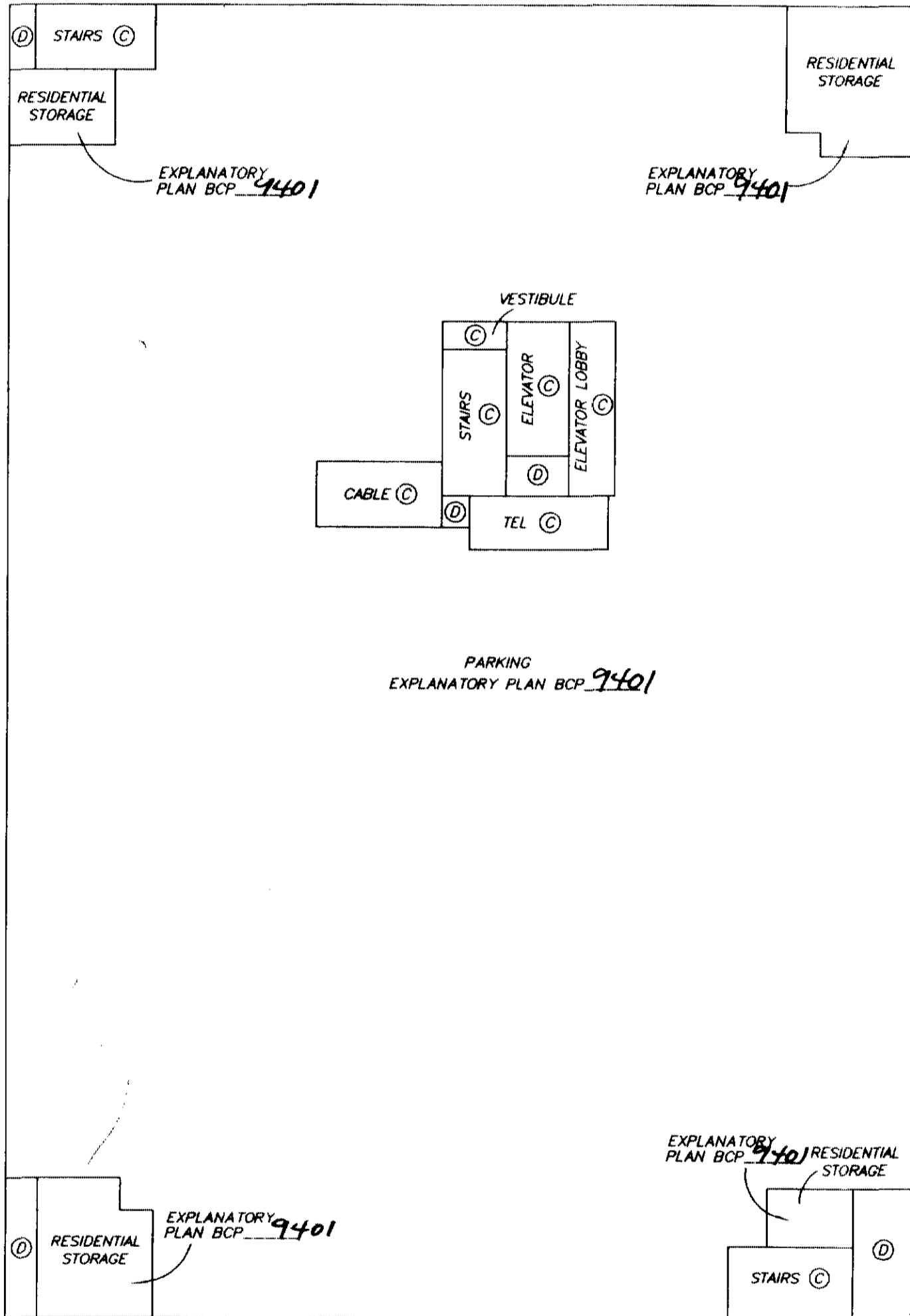
JANUARY 20, 2004
FILE: 262B-S12

FLOOR PLAN
PARKING LEVEL P2

STRATA PLAN BCS 682



SCALE 1:200 DISTANCES ARE METRIC



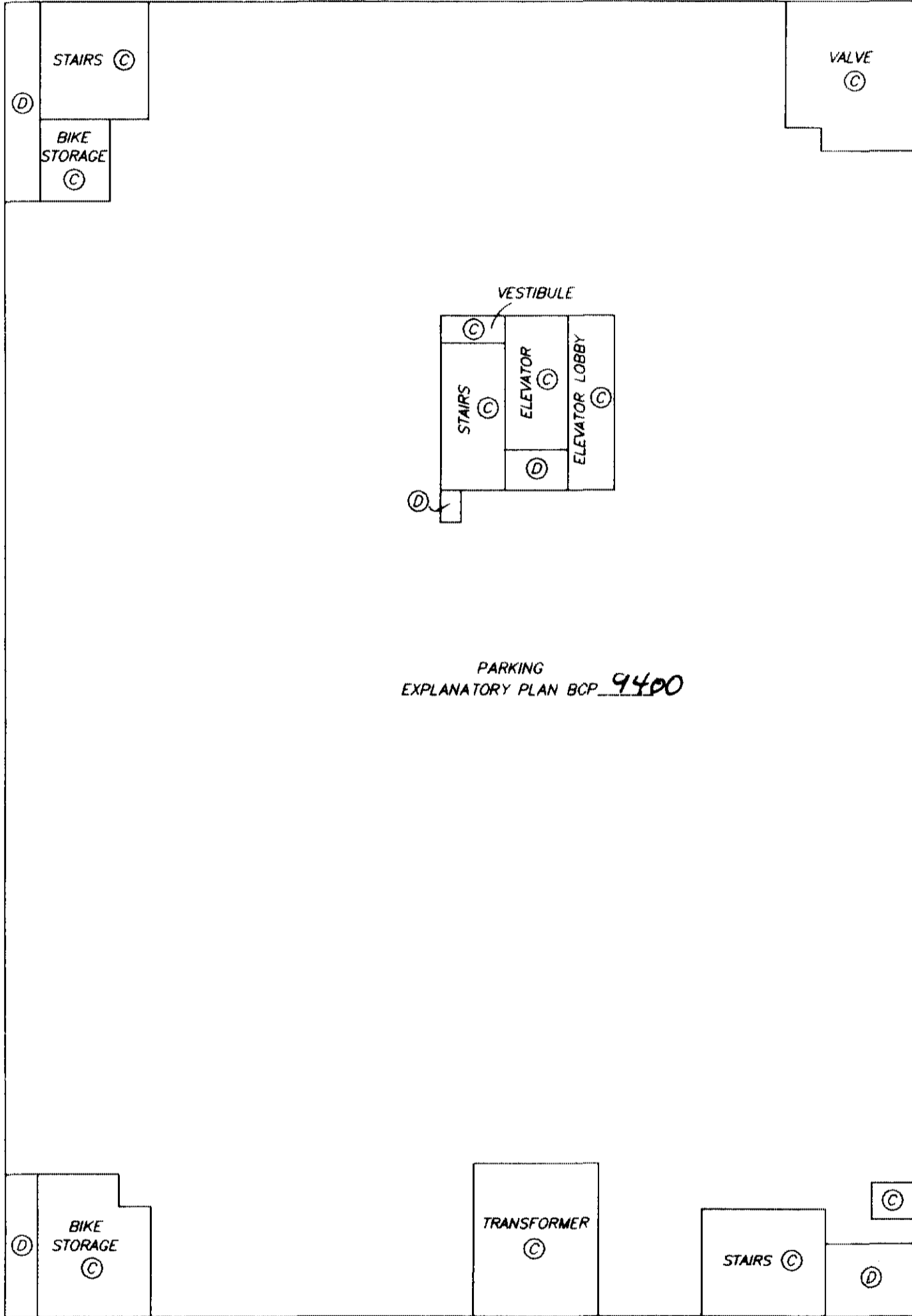
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FILE: 2628-S12

FLOOR PLAN
PARKING LEVEL P1

STRATA PLAN BCS 682



SCALE 1:200 DISTANCES ARE METRIC



PARKING
EXPLANATORY PLAN BCP 9400

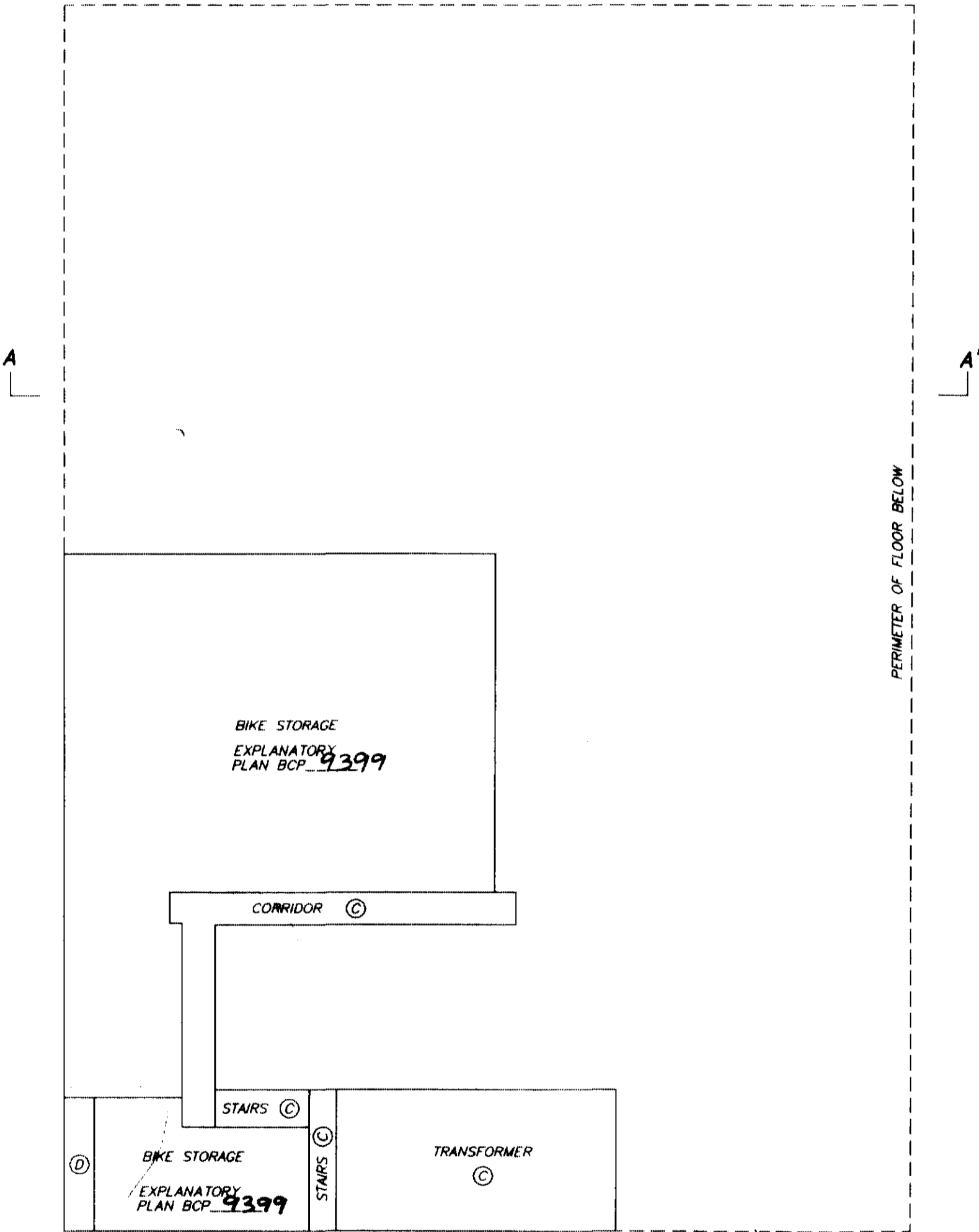
JANUARY 20, 2004
FILE: 262B-S12

FLOOR PLAN
LOWER GROUND LEVEL

STRATA PLAN BCS 682

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC

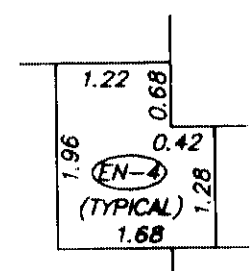
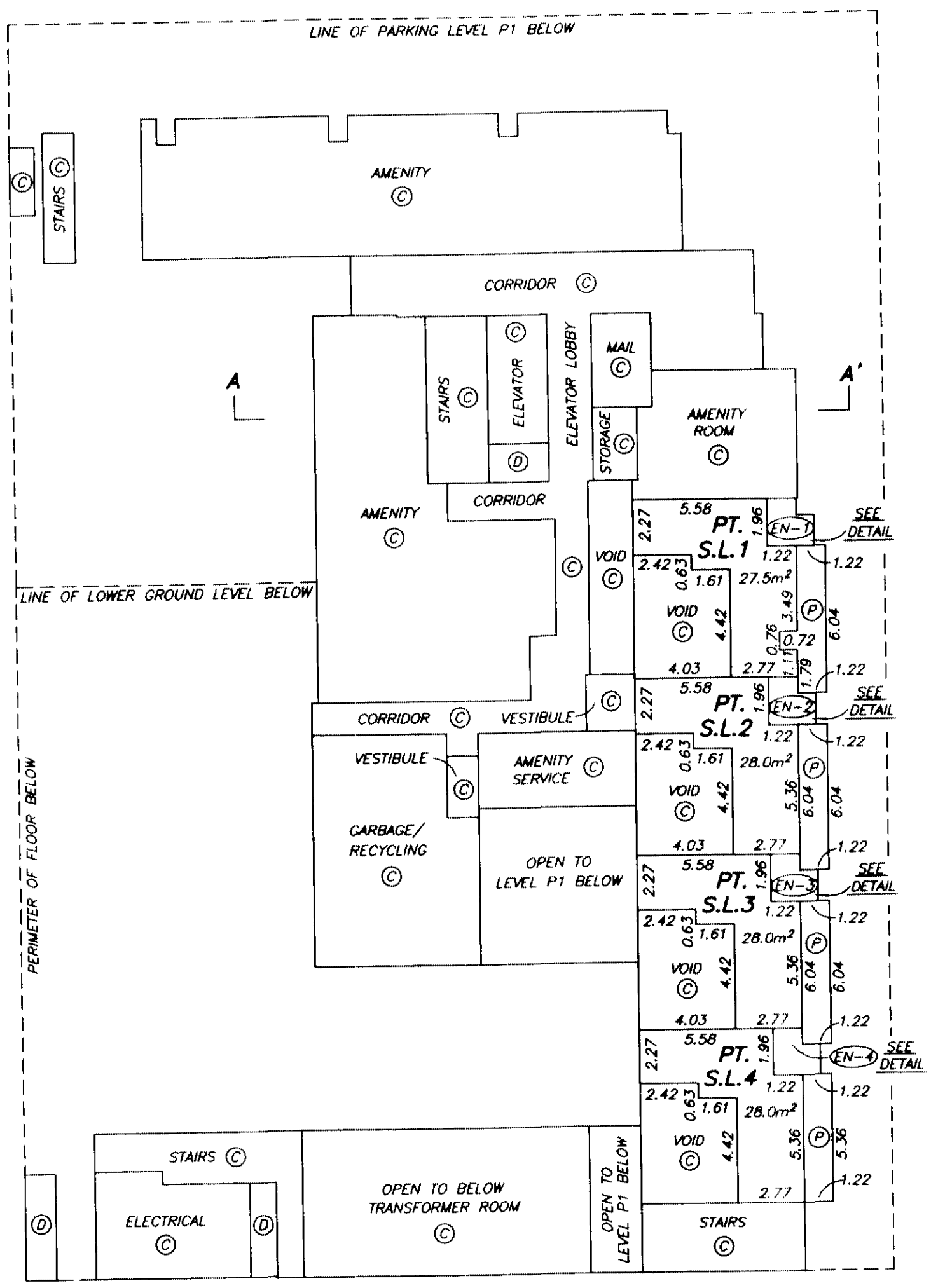


JANUARY 20, 2004
FILE: 2628-S12

FLOOR PLAN
UPPER GROUND LEVEL

STRATA PLAN BCS 682

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC

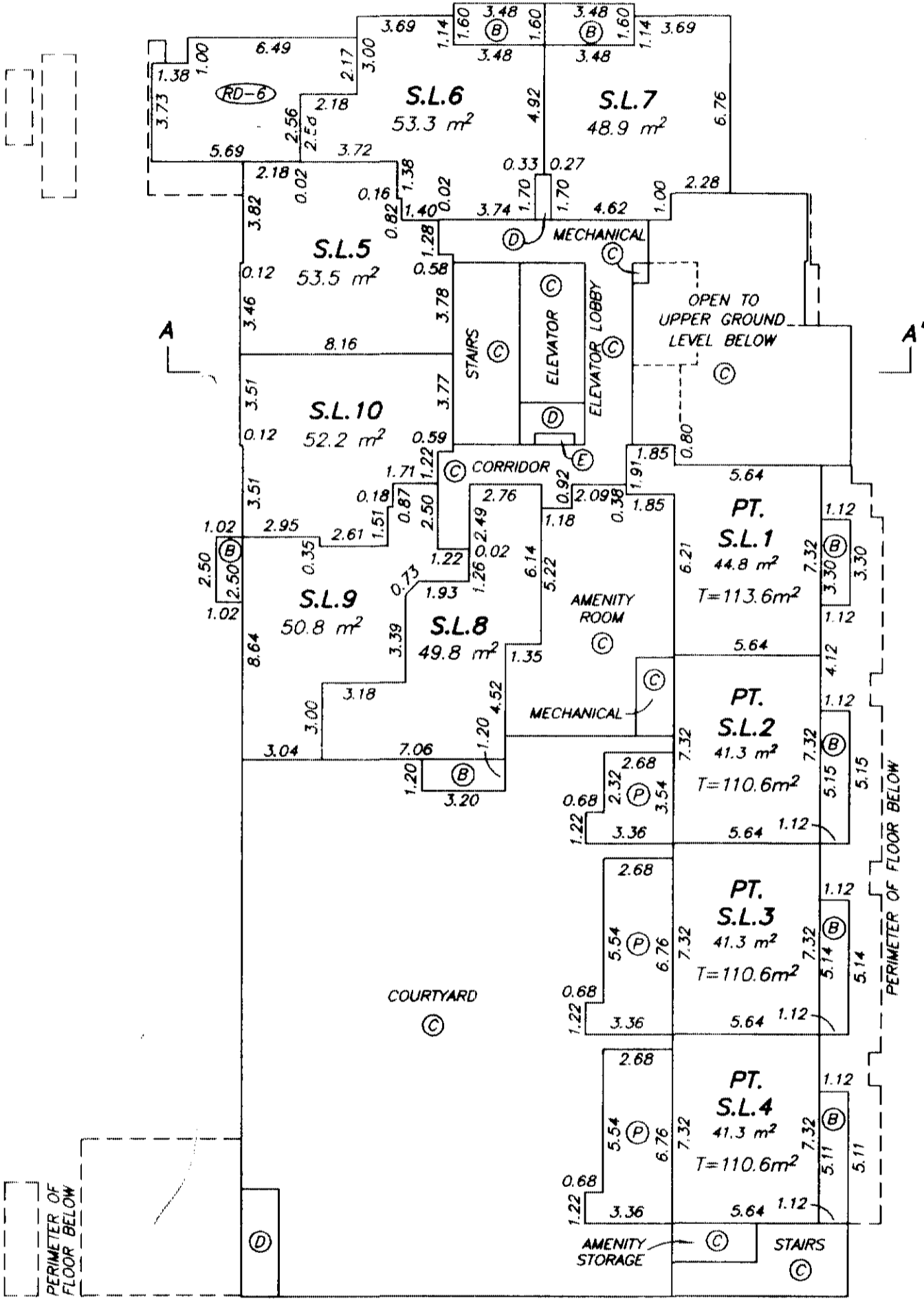


DETAIL
NOT TO SCALE

CR

FLOOR PLAN
LEVEL 2

STRATA PLAN BCS 682

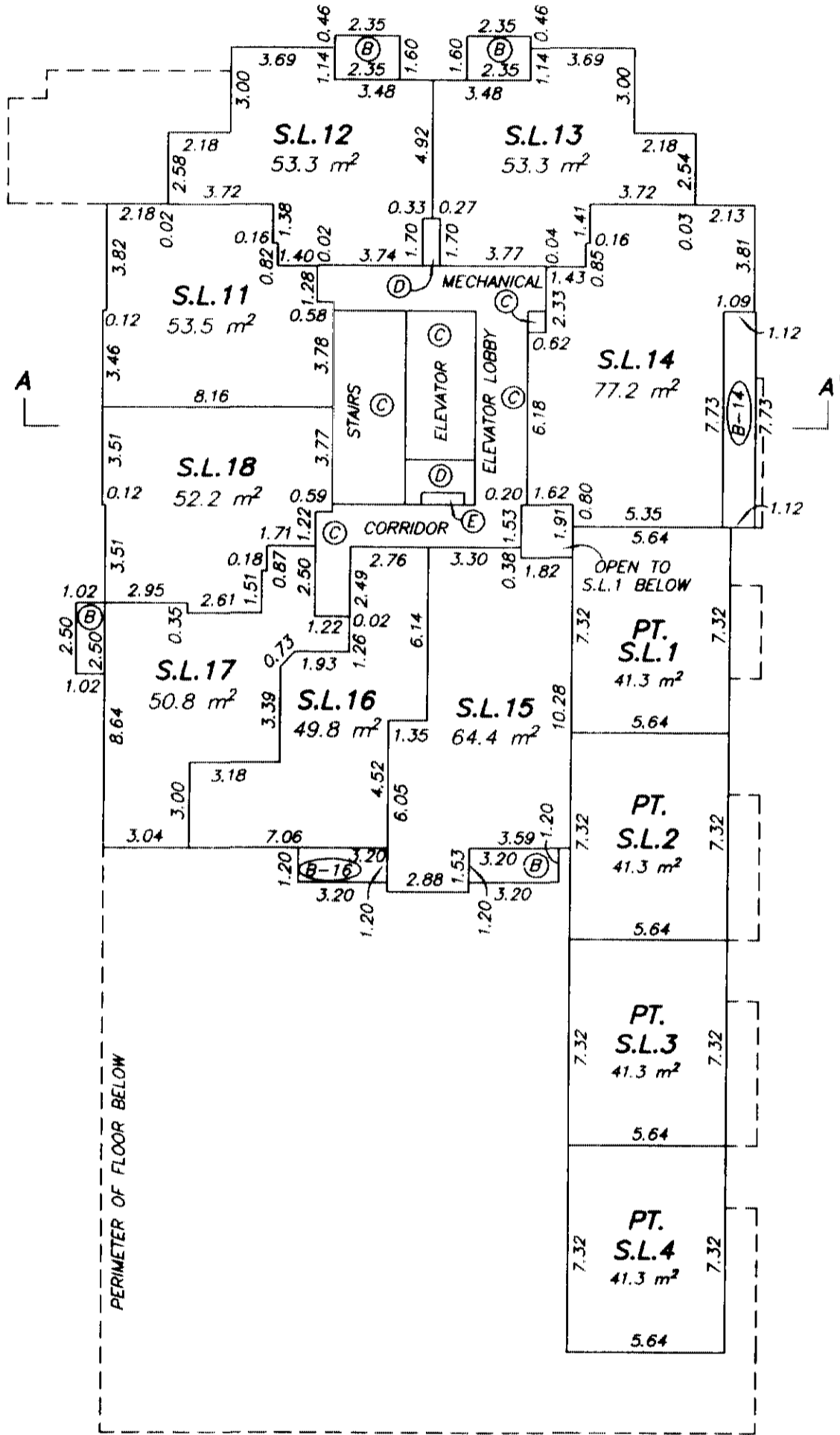


FLOOR PLAN
LEVEL 3

STRATA PLAN BCS 682

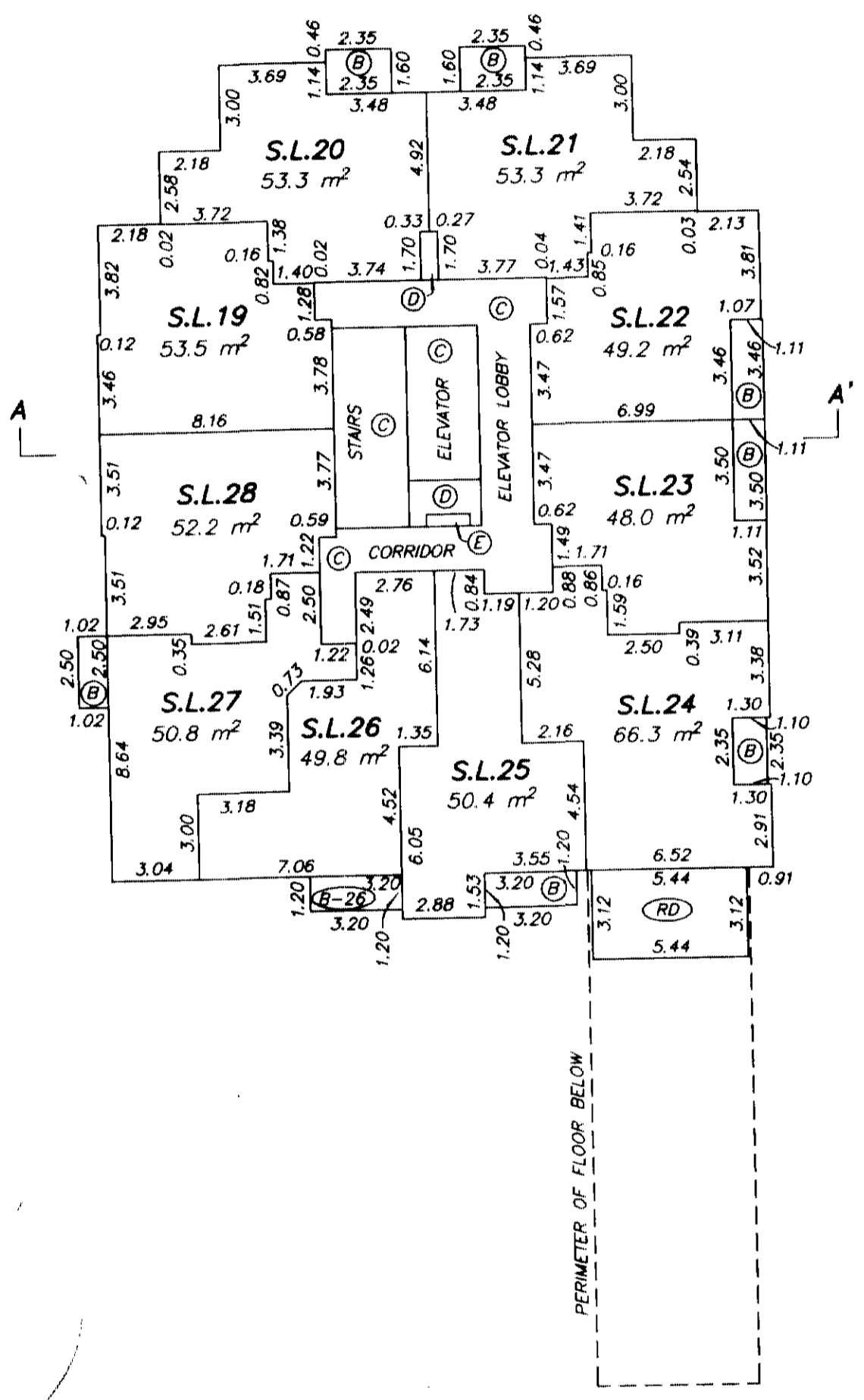
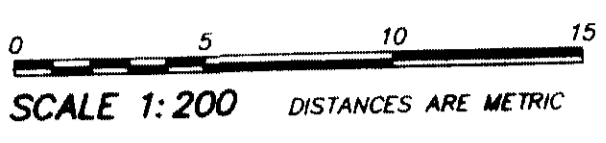


SCALE 1:200 DISTANCES ARE METRIC



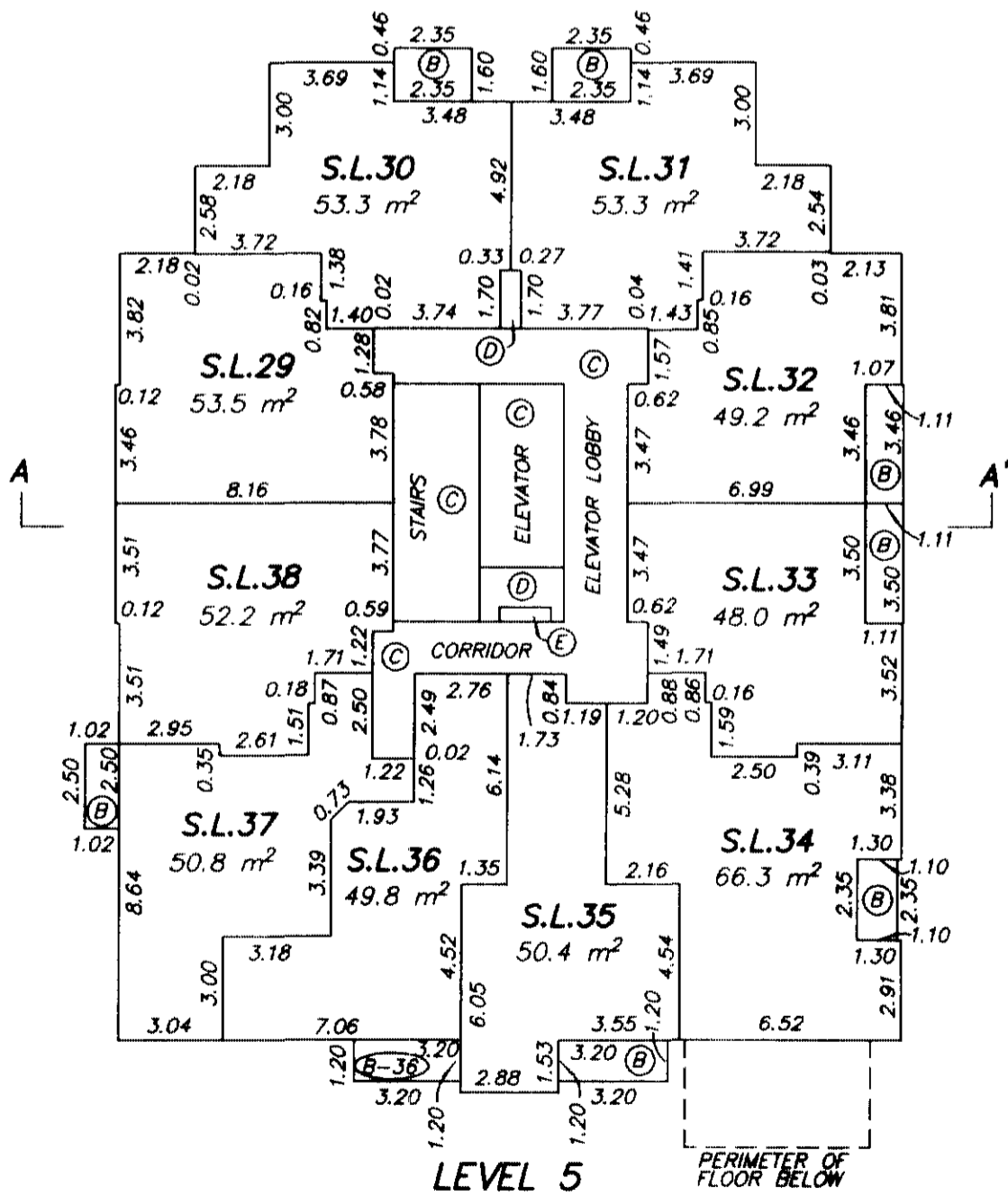
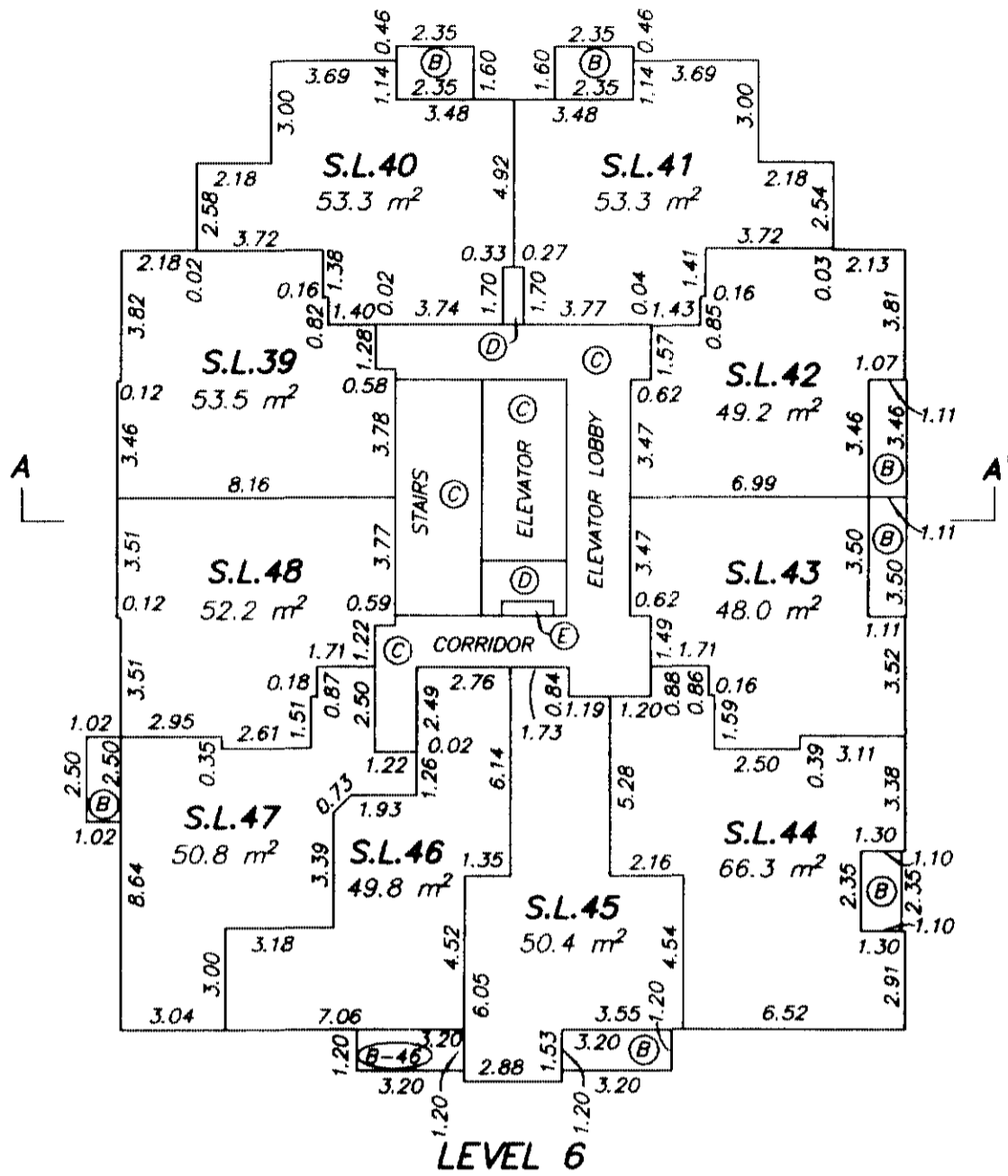
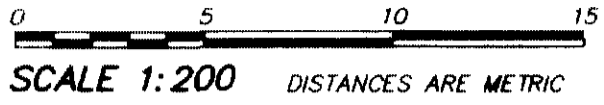
FLOOR PLAN LEVEL 4

STRATA PLAN BCS 682



FLOOR PLANS

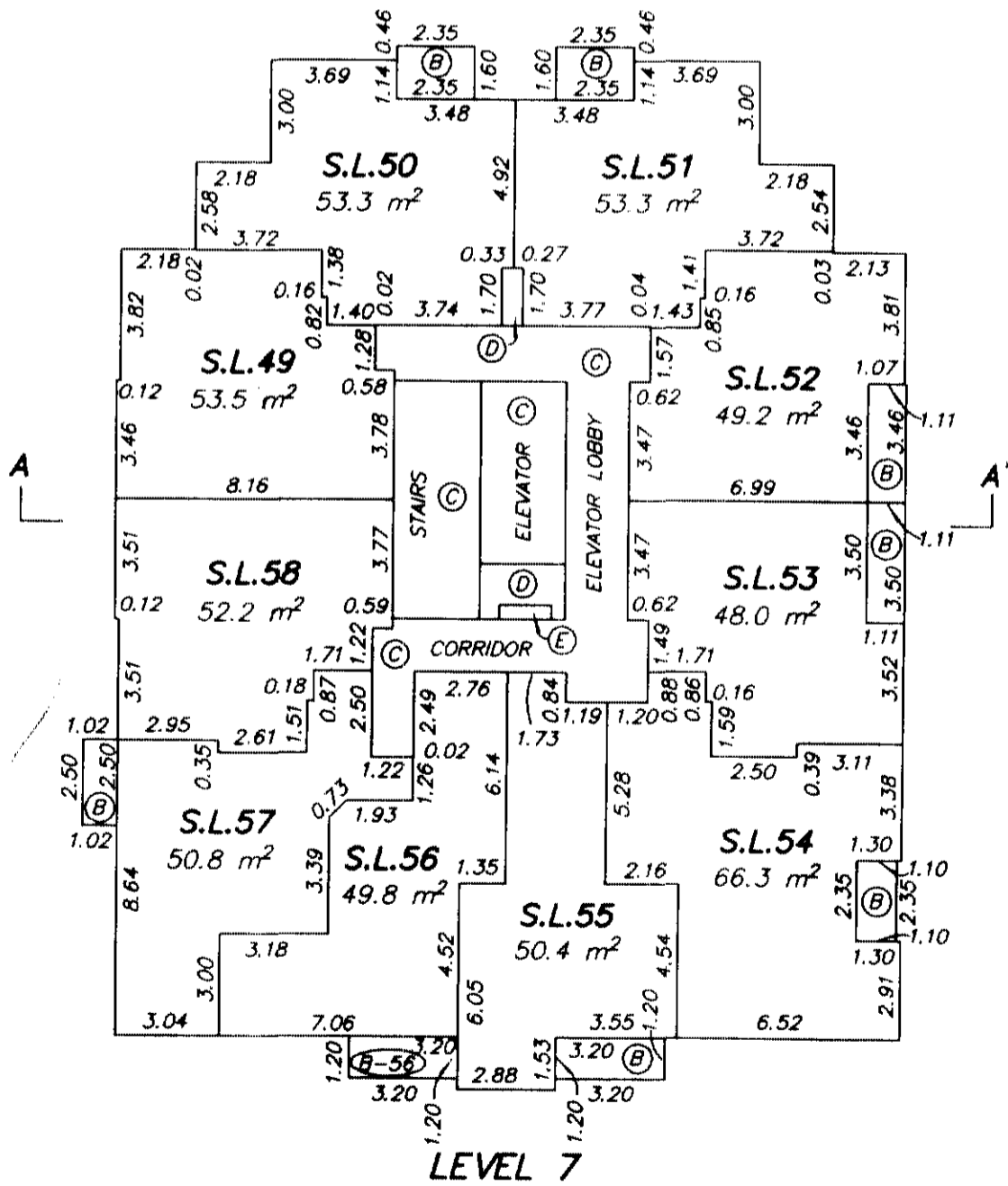
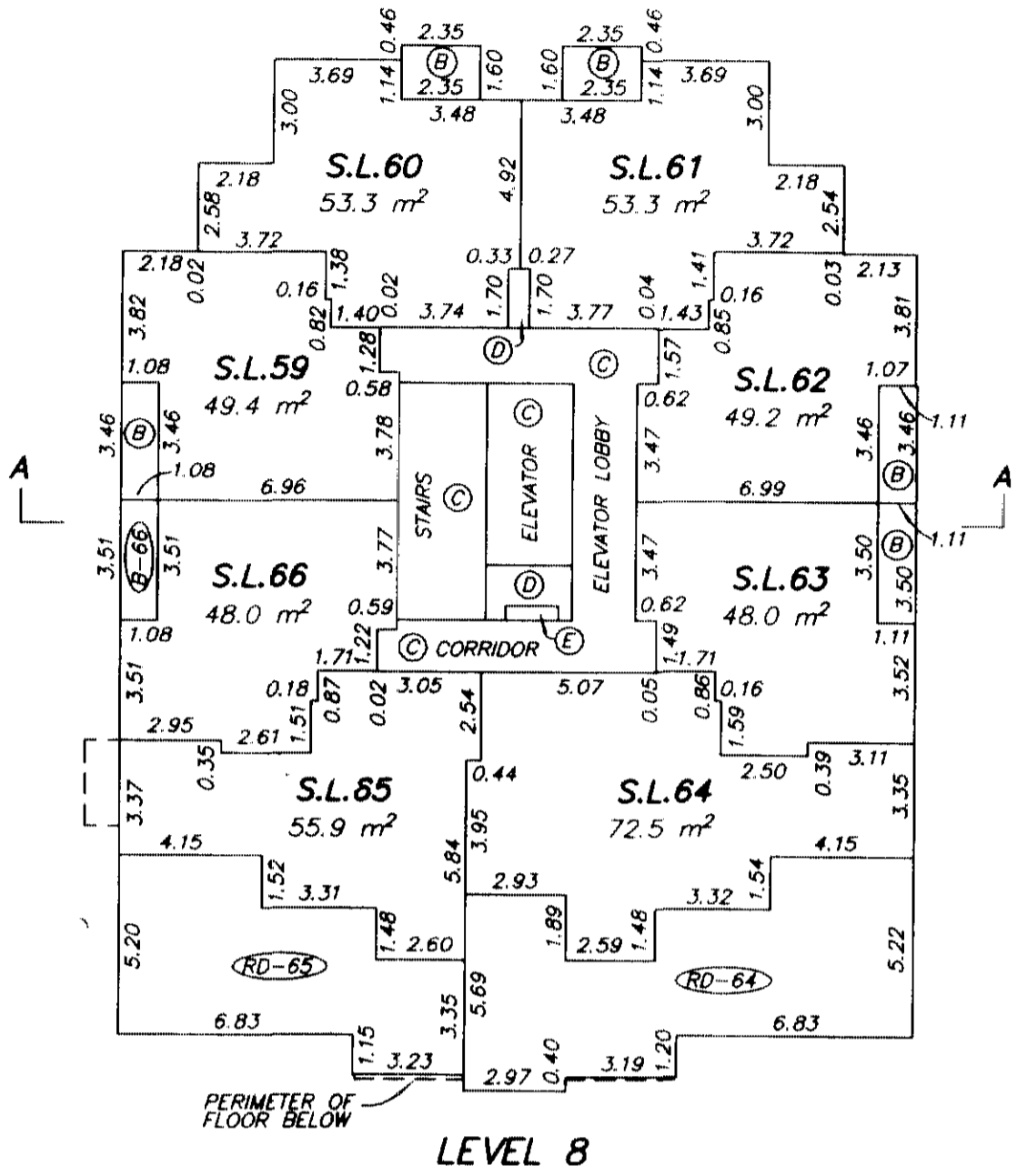
STRATA PLAN BCS 682



FLOOR PLANS

STRATA PLAN BCS 682

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC

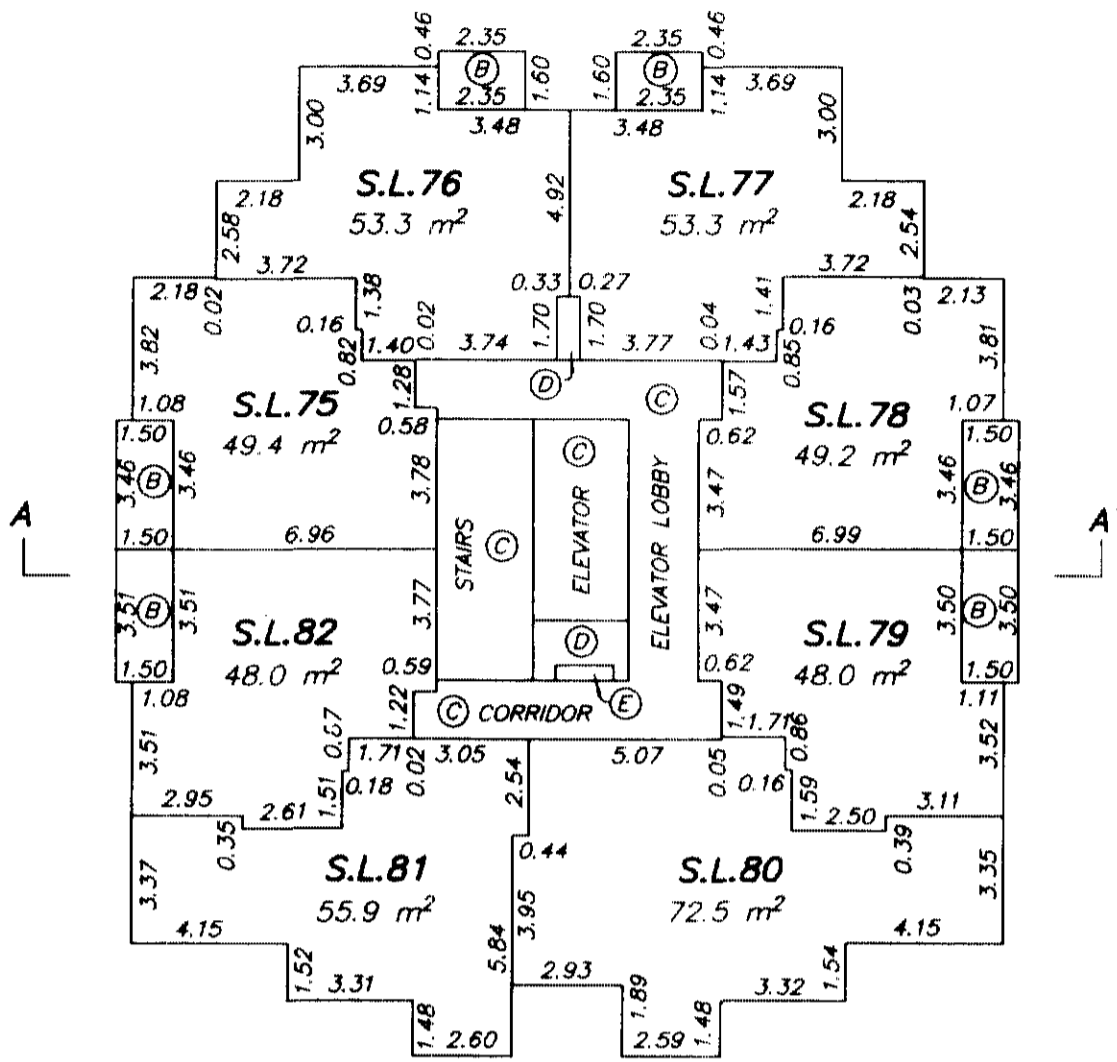


FLOOR PLANS

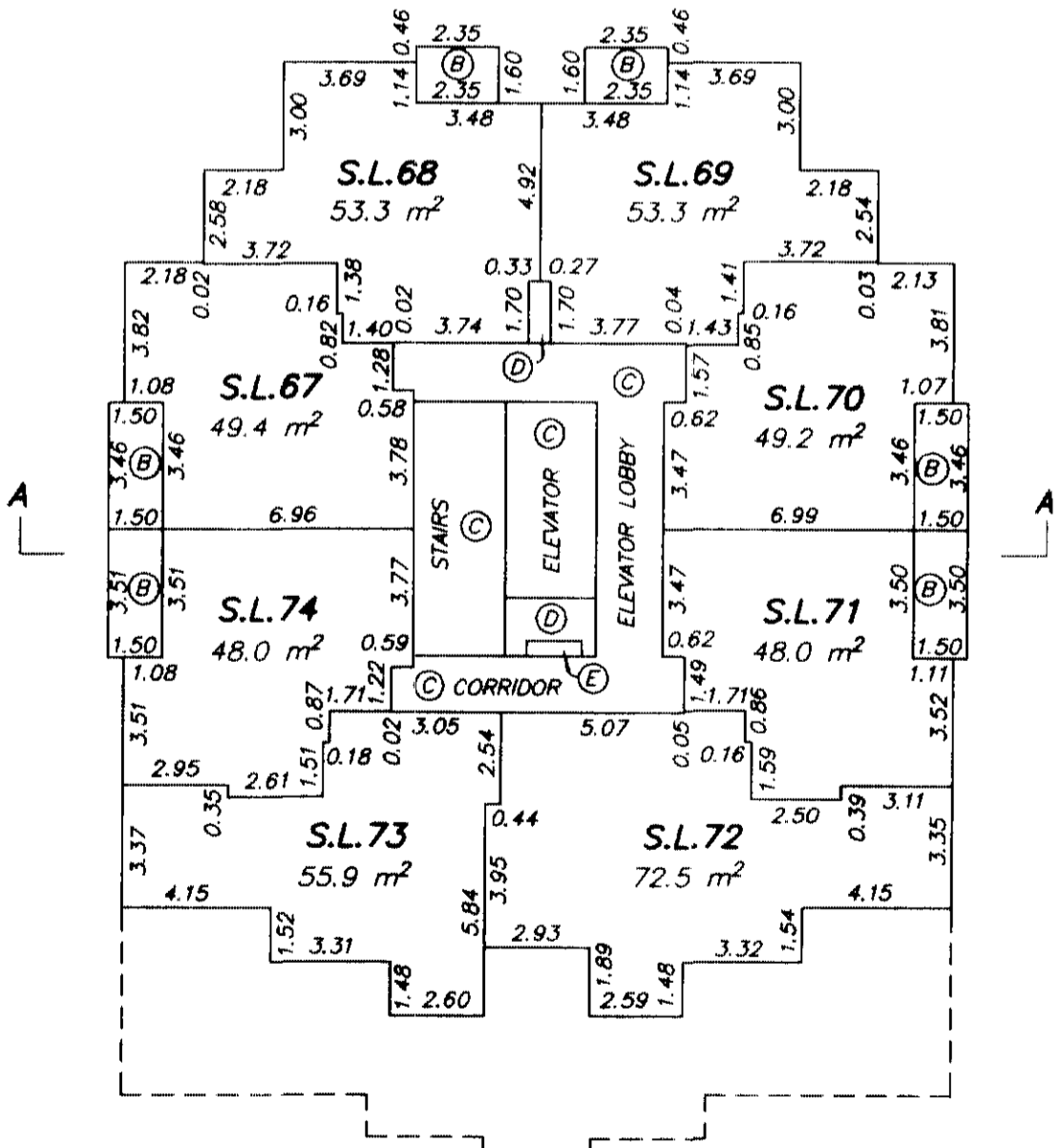
STRATA PLAN BCS 682



SCALE 1:200 DISTANCES ARE METRIC



LEVEL 10



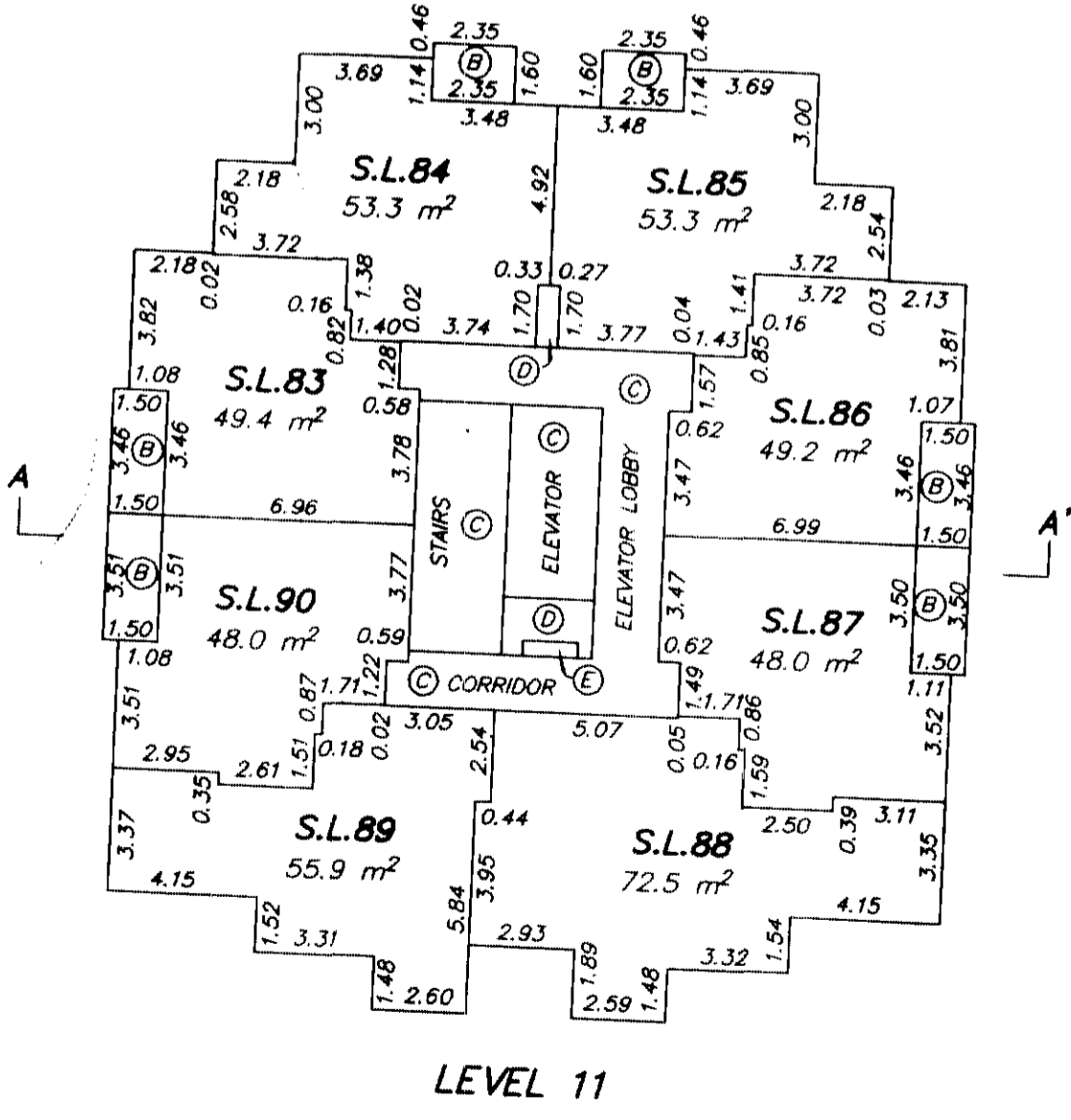
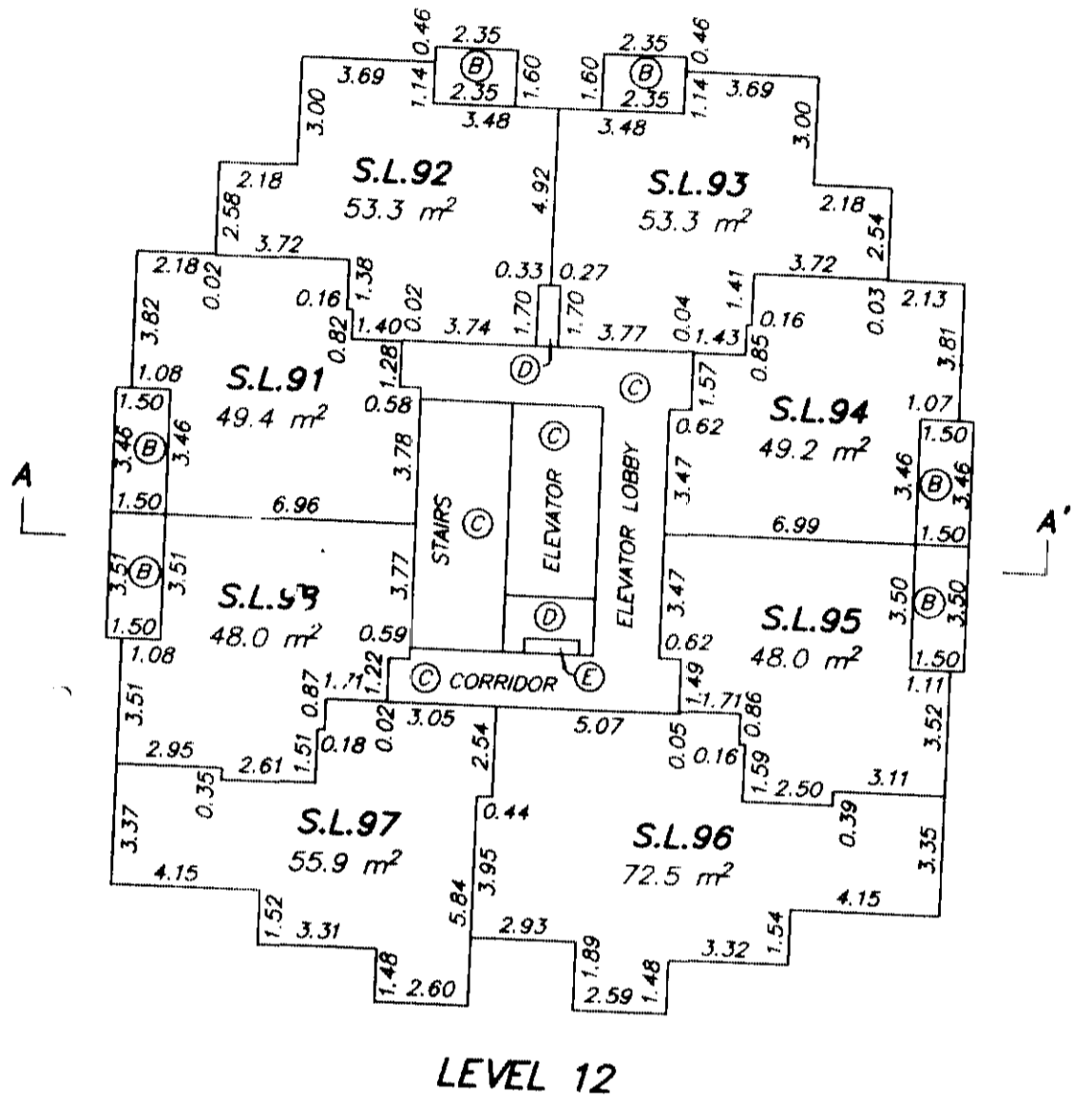
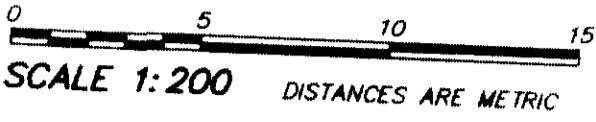
PERIMETER OF FLOOR BELOW

LEVEL 9

JANUARY 20, 2004
FILE: 2628-S12

FLOOR PLANS

STRATA PLAN BCS 682



R

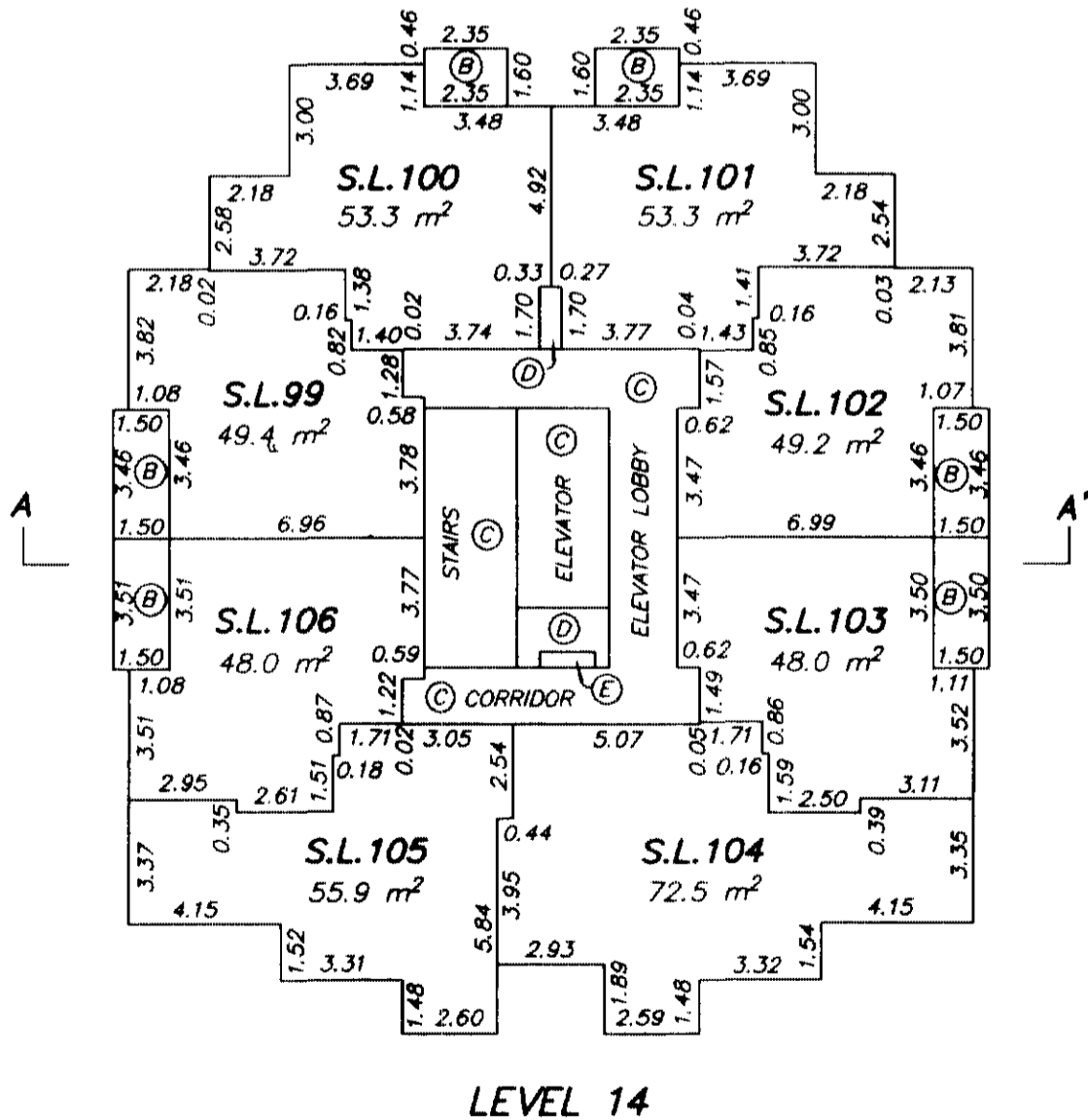
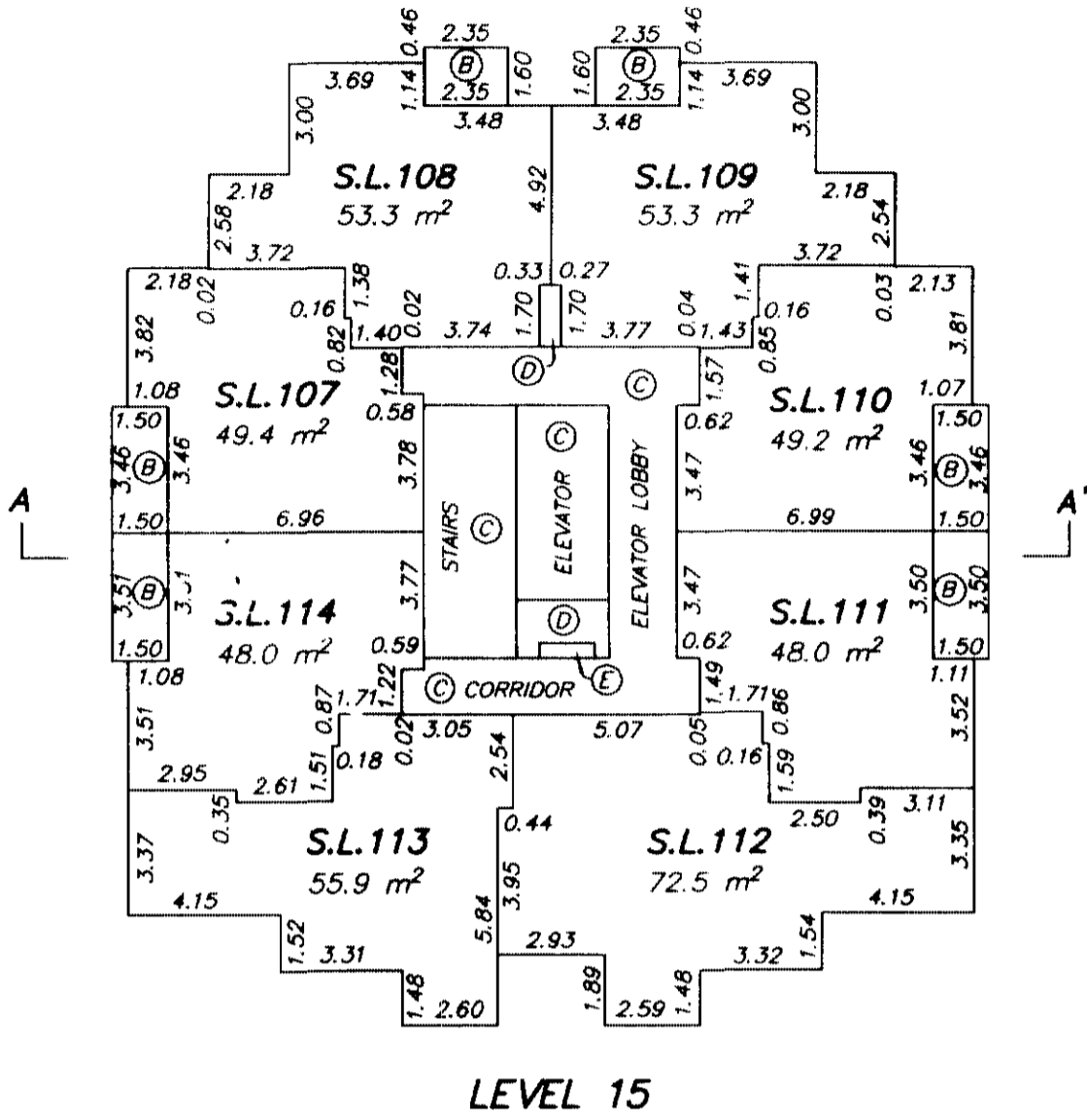
FLOOR PLANS

STRATA PLAN BCS 682



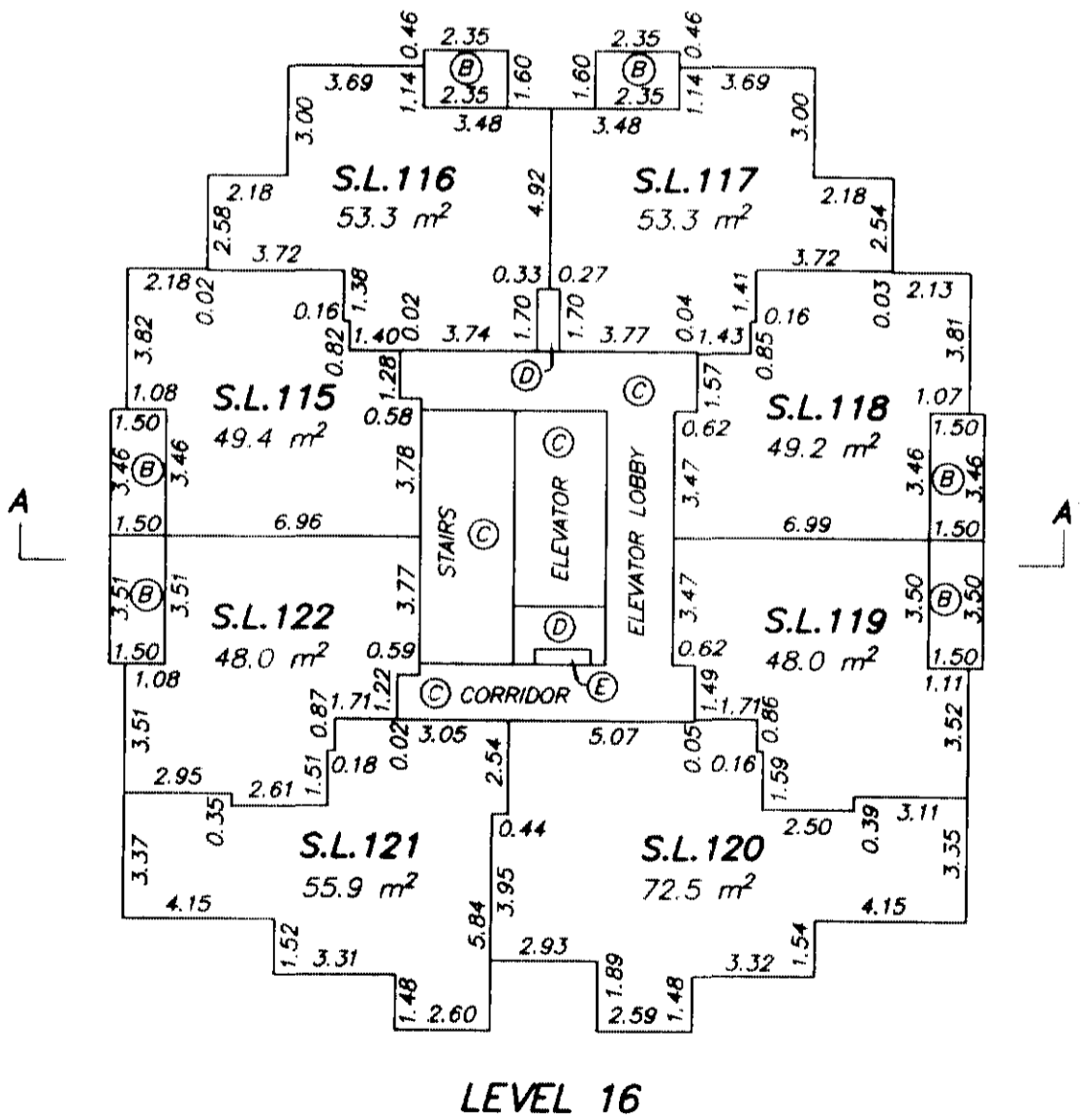
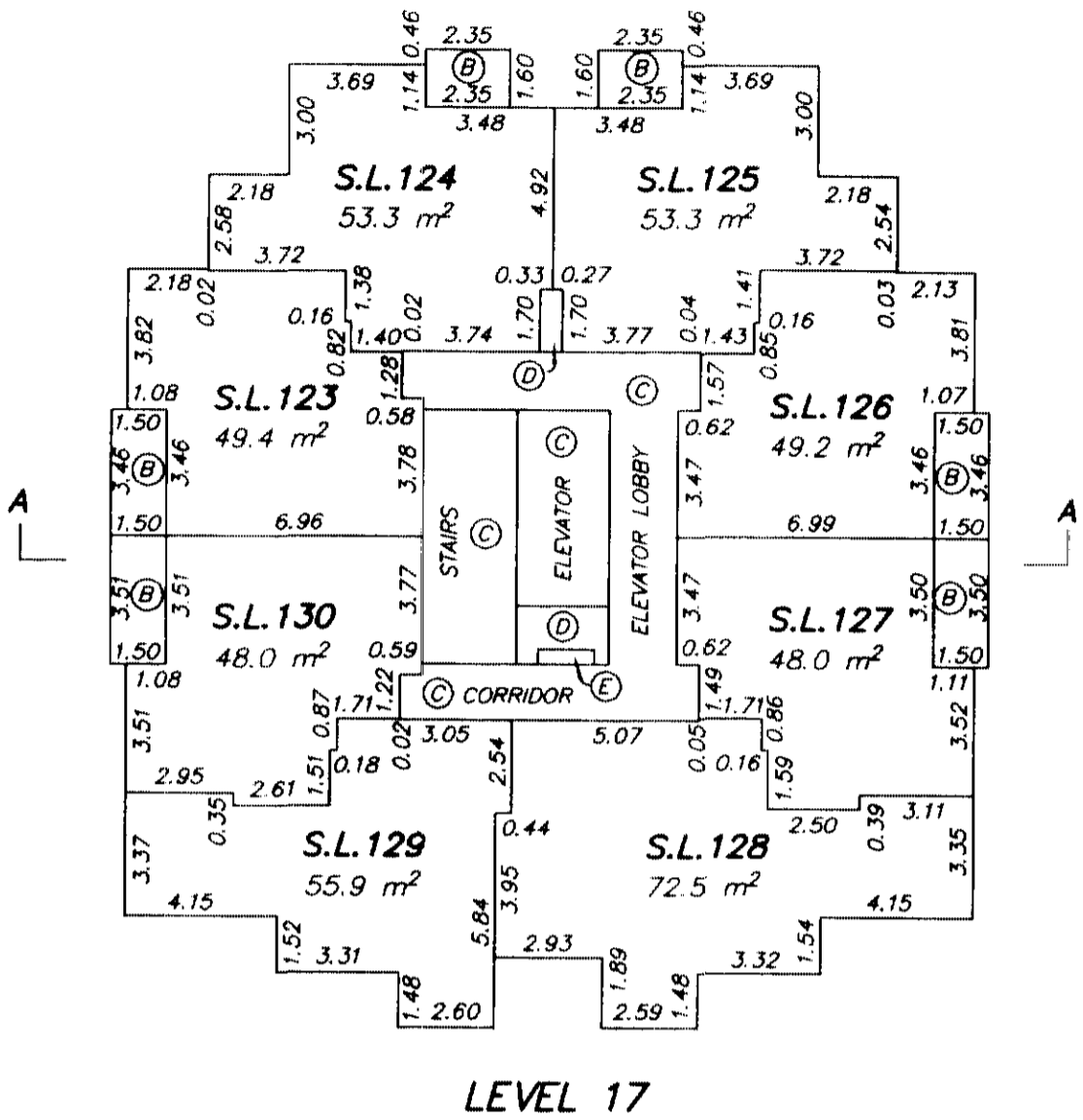
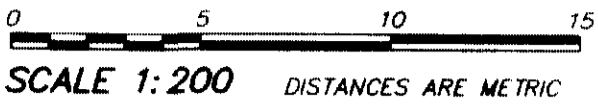
SCALE 1:200 DISTANCES ARE METRIC

NOTE: LEVEL 13 HAS BEEN ELIMINATED FROM CONSECUTIVE FLOOR NUMBERING.



FLOOR PLANS

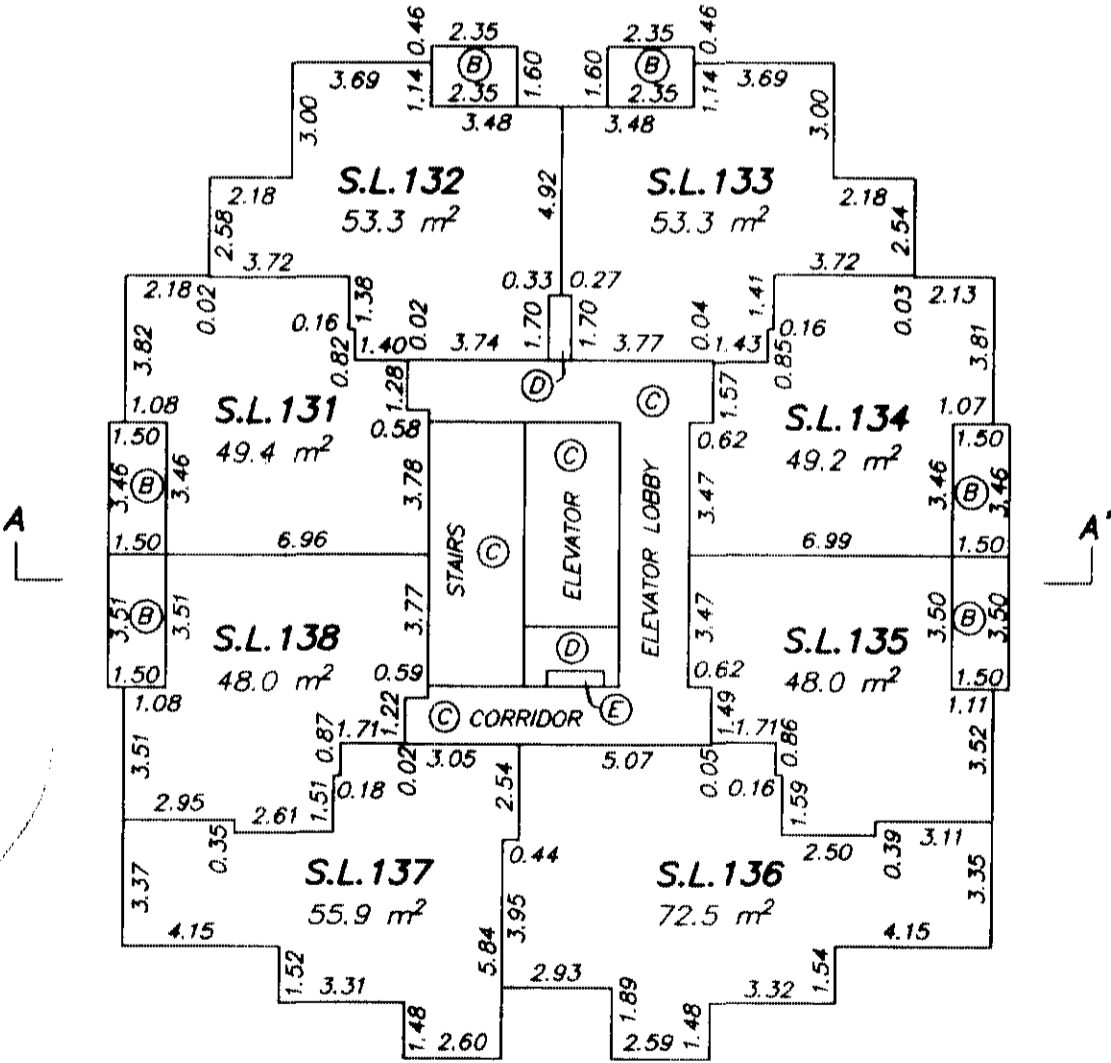
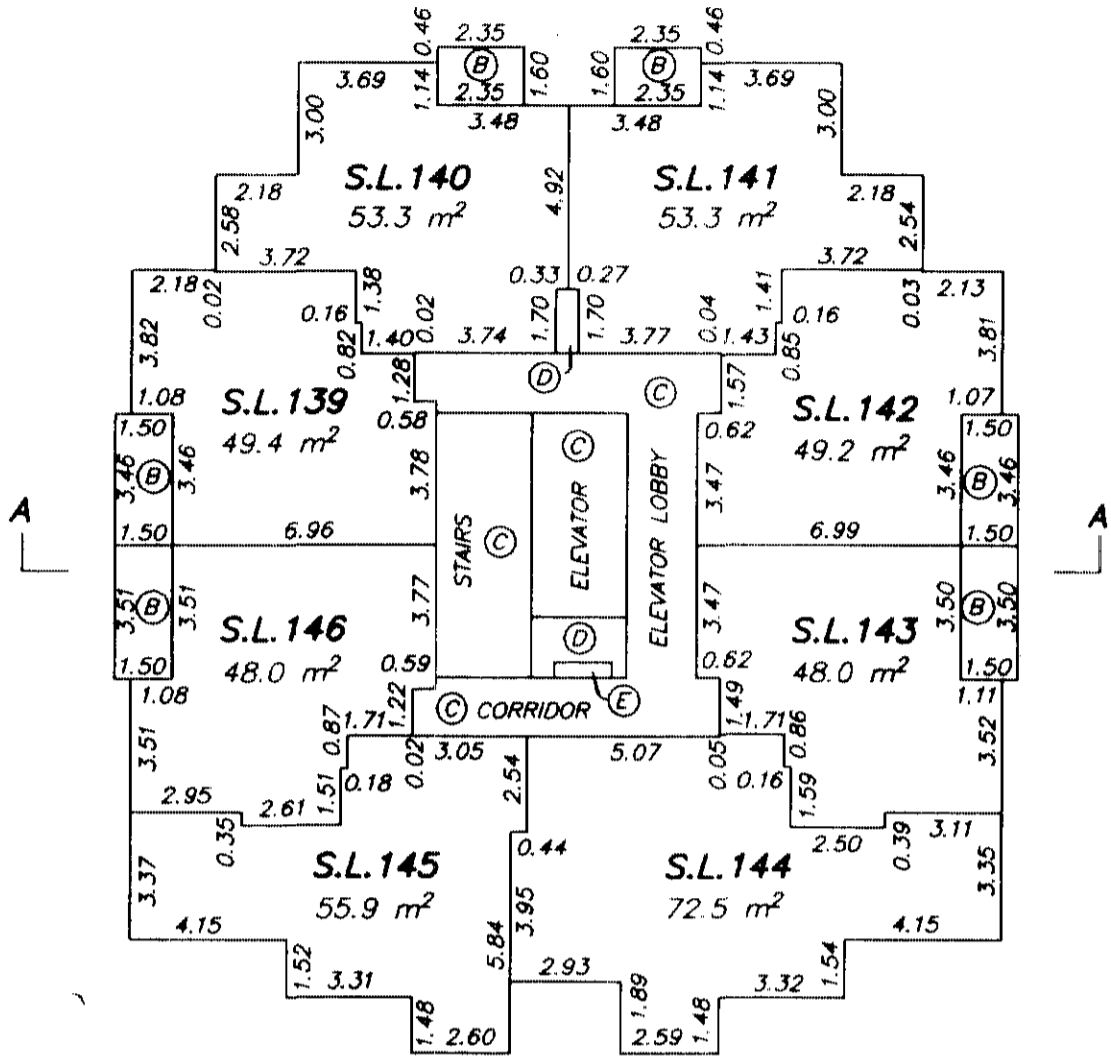
STRATA PLAN BCS 682



FLOOR PLANS

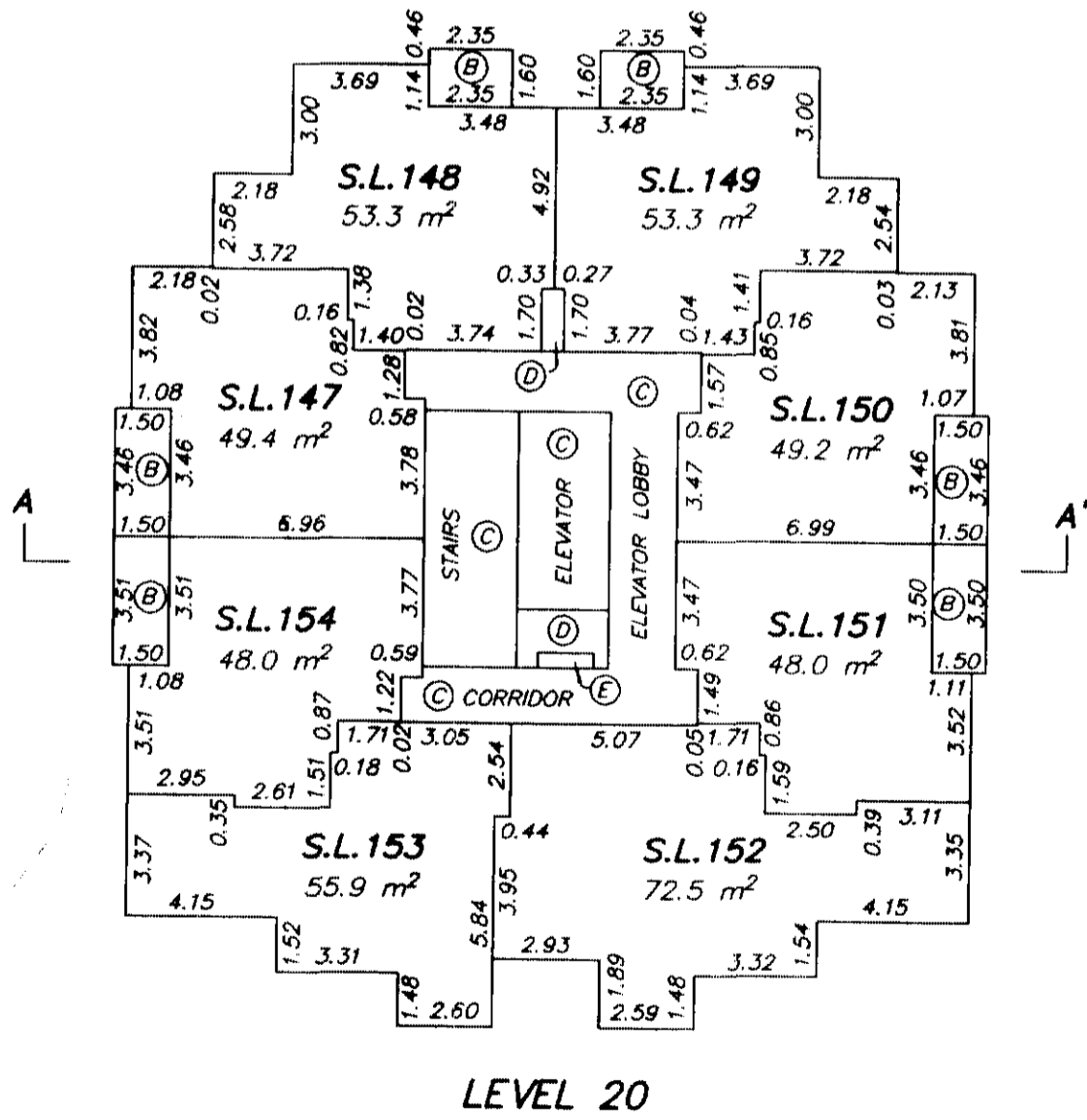
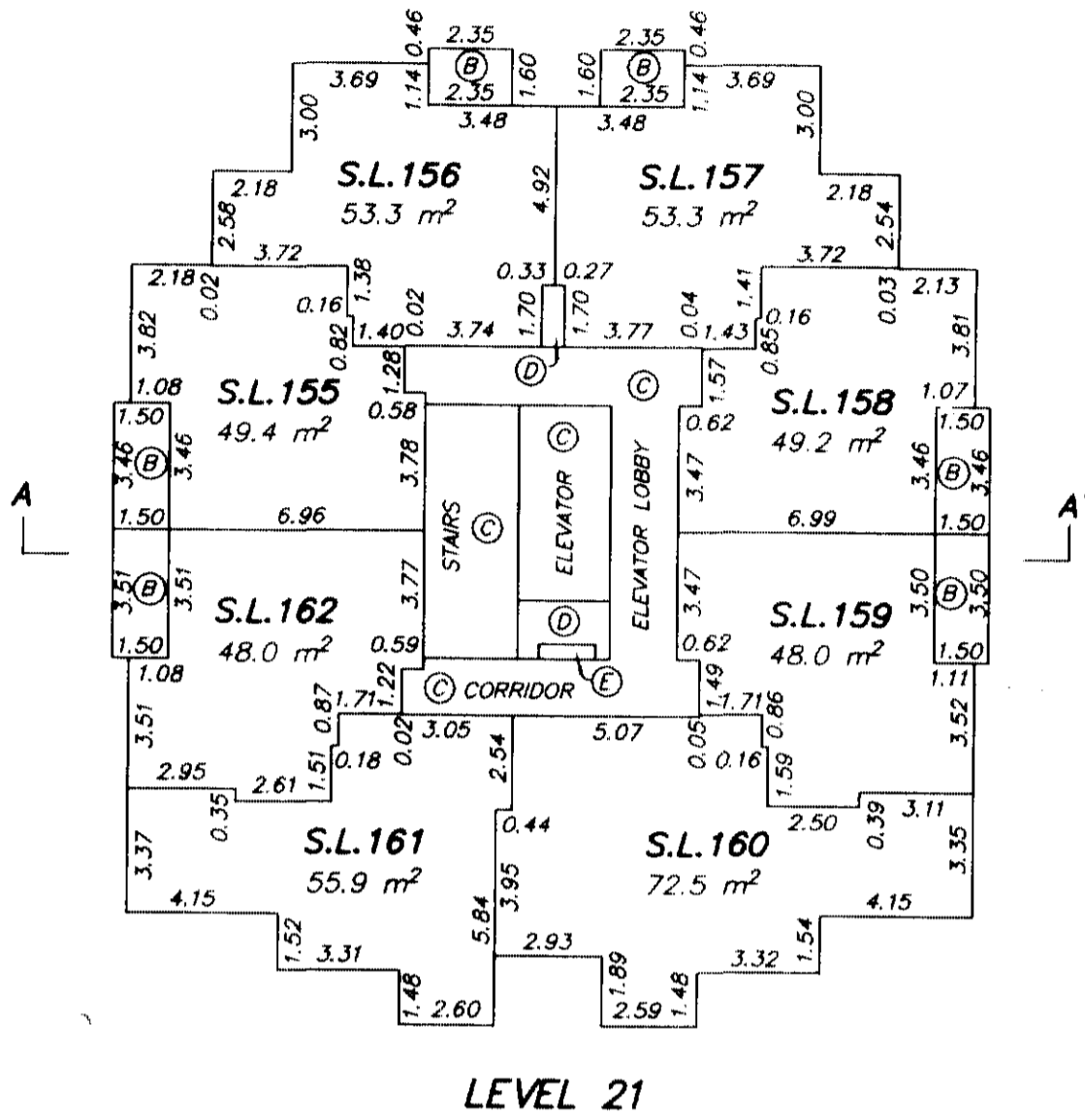
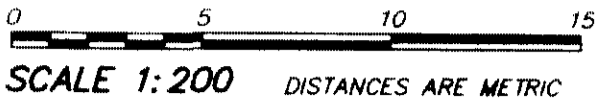
STRATA PLAN BCS 682

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



FLOOR PLANS

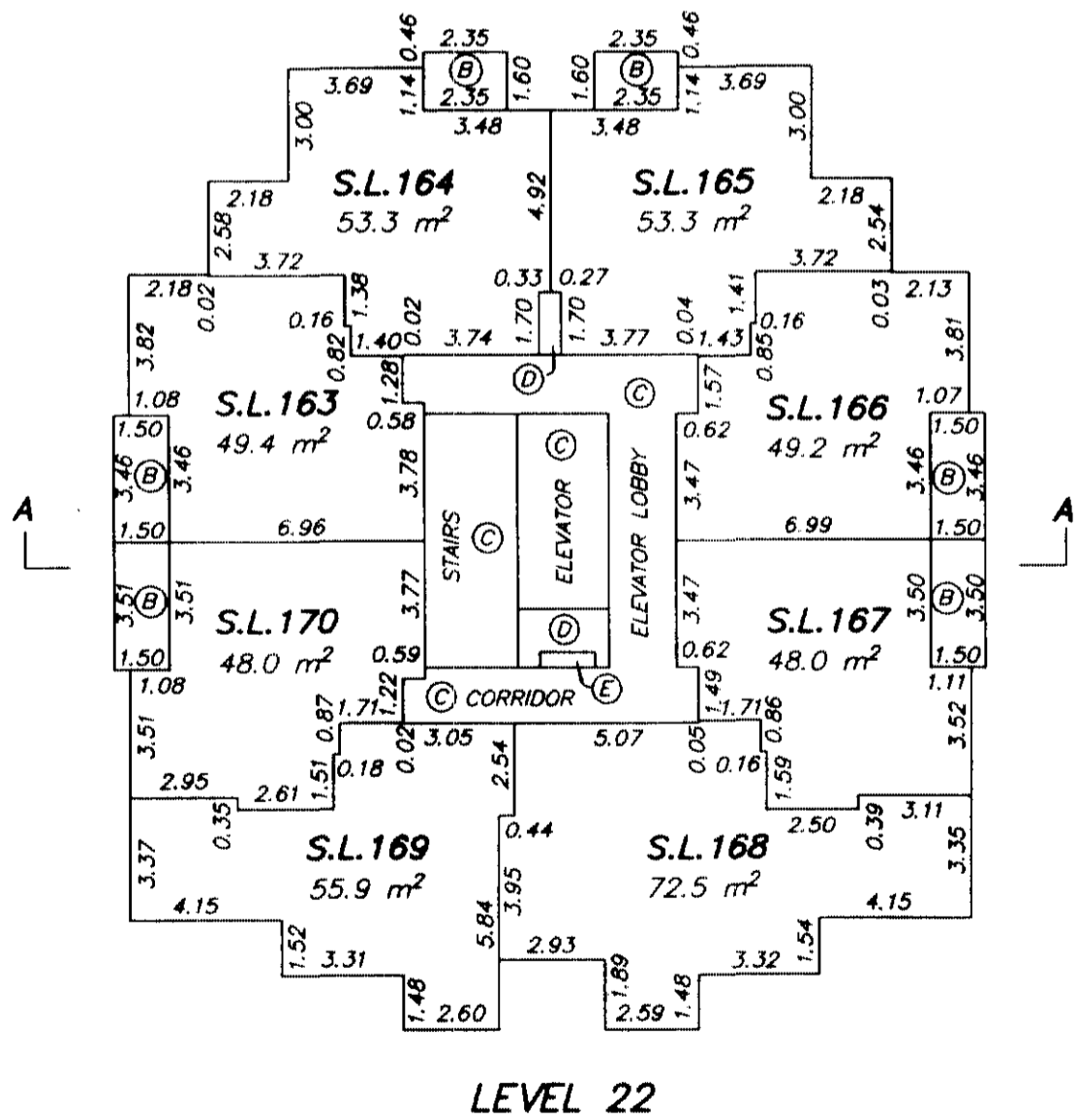
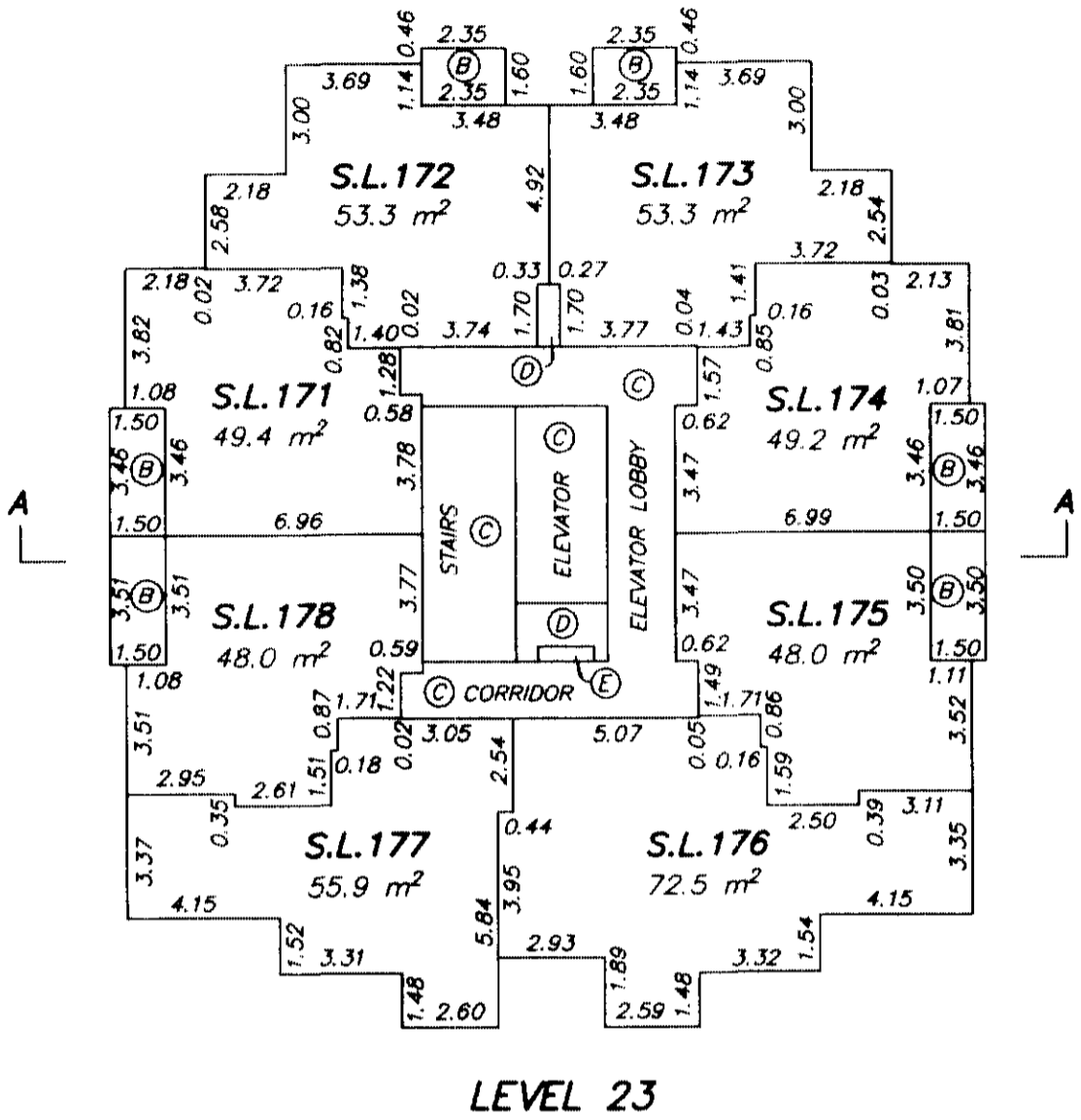
STRATA PLAN BCS 682



FLOOR PLANS

STRATA PLAN BCS *682*

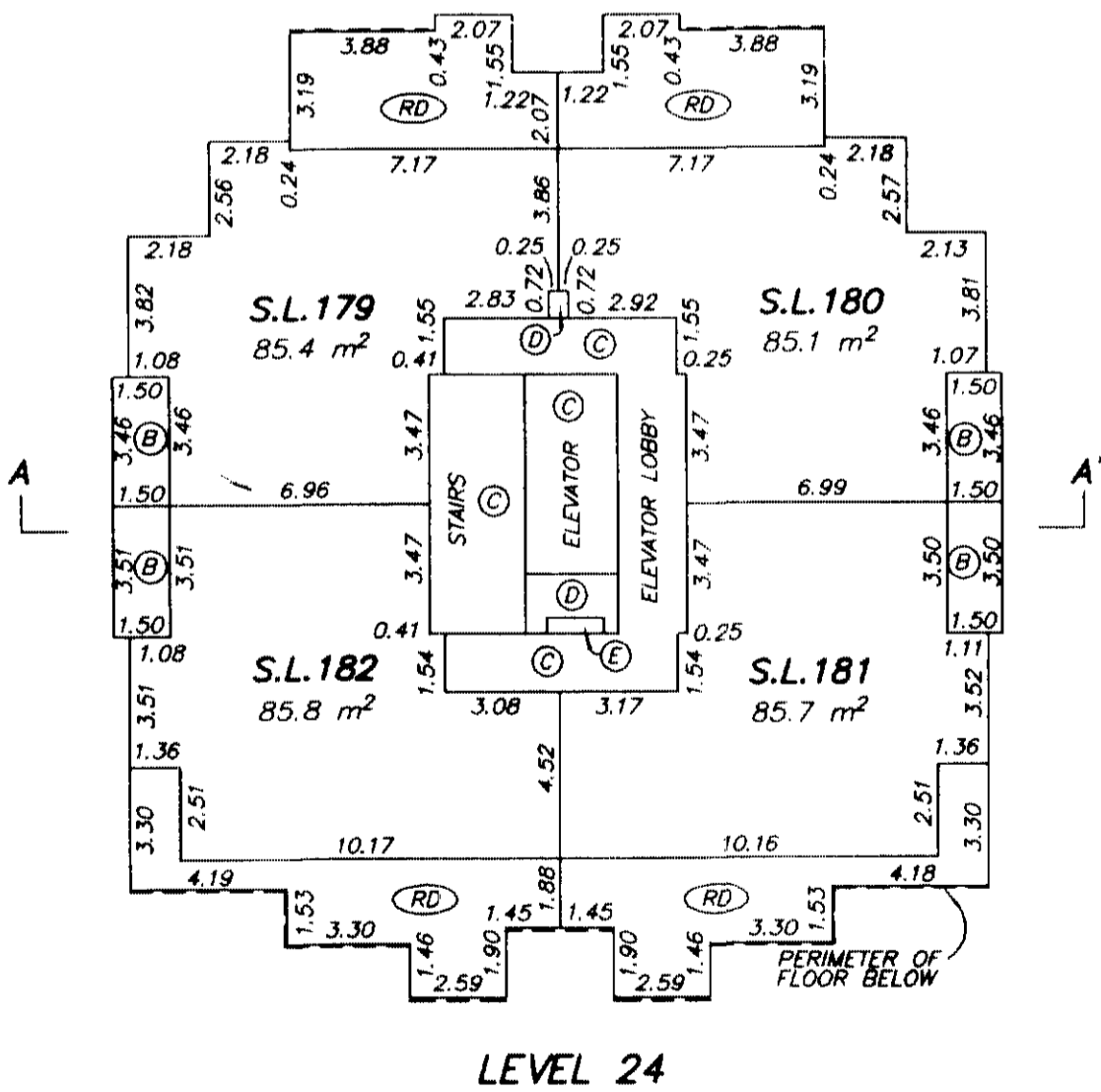
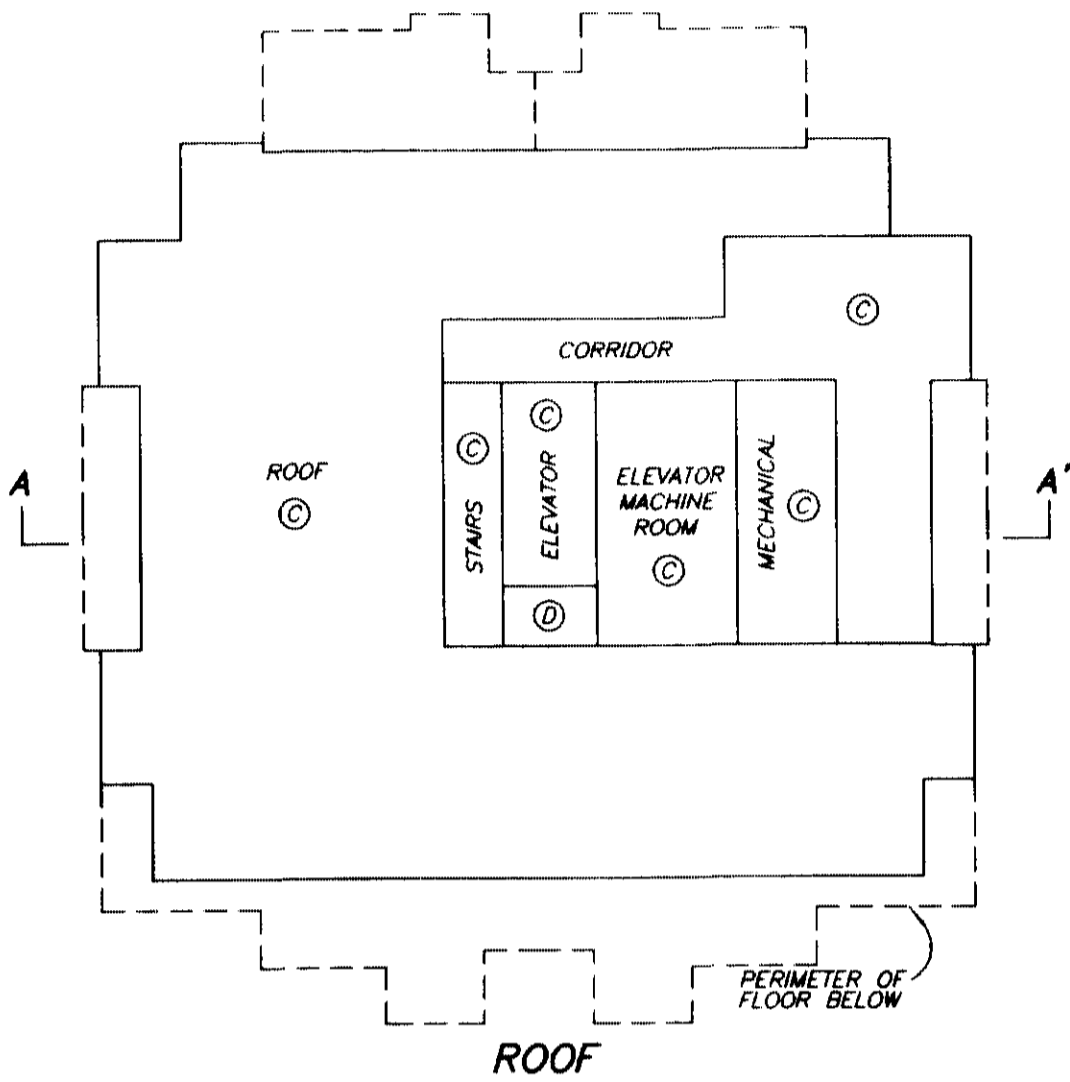
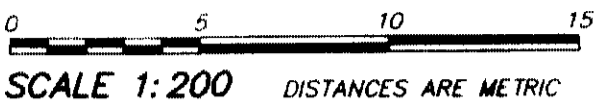
0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



CR

FLOOR PLANS

STRATA PLAN BCS 682



SECTION A - A'

STRATA PLAN BCS 682

0 5 10 15
 SCALE 1:200 DISTANCES ARE METRIC

ROOF

ELEVATOR MACHINE (C)
 MECHANICAL (C)
 CORRIDOR (C)

LEVEL 24	(B)	S.L. 182				S.L. 181	(B)
LEVEL 23	(B)	S.L. 178				S.L. 175	(B)
LEVEL 22	(B)	S.L. 170				S.L. 167	(B)
LEVEL 21	(B)	S.L. 162				S.L. 159	(B)
LEVEL 20	(B)	S.L. 154				S.L. 151	(B)
LEVEL 19	(B)	S.L. 146				S.L. 143	(B)
LEVEL 18	(B)	S.L. 138				S.L. 135	(B)
LEVEL 17	(B)	S.L. 130				S.L. 127	(B)
LEVEL 16	(B)	S.L. 122				S.L. 119	(B)
LEVEL 15	(B)	S.L. 114				S.L. 111	(B)
LEVEL 14	(B)	S.L. 106				S.L. 103	(B)
LEVEL 12	(B)	S.L. 98				S.L. 95	(B)
LEVEL 11	(B)	S.L. 90				S.L. 87	(B)
LEVEL 10	(B)	S.L. 82				S.L. 79	(B)
LEVEL 9	(B)	S.L. 74				S.L. 71	(B)
LEVEL 8	(B-66)	S.L. 66				S.L. 63	(B)
LEVEL 7		S.L. 58			(C)	S.L. 53	(B)
LEVEL 6		S.L. 48	(C)	(C)	ELEVATOR LOBBY	S.L. 43	(B)
LEVEL 5		S.L. 38	STAIRS	ELEVATOR		S.L. 33	(B)
LEVEL 4		S.L. 28				S.L. 23	(B)
LEVEL 3		S.L. 18				S.L. 14	(B-14)
LEVEL 2		S.L. 10					

UPPER GROUND LEVEL

AMENITY ROOM (C)

STORAGE (C)

AMENITY ROOM (C)

LEVEL P1
 LEVEL P2
 LEVEL P3

PARKING EXPLANATORY PLAN BCP	P1
PARKING EXPLANATORY PLAN BCP	P2
PARKING EXPLANATORY PLAN BCP	P3

CR