

SHEET 1 OF 12 SHEETS

**STRATA PLAN OF
LOT A BLOCK 19
DISTRICT LOT 192 GROUP 1
NEW WESTMINSTER DISTRICT PLAN BCP5860**

STRATA PLAN BCS 2691

Deposited registered in the Land Title office
at New Westminster, B.C. this 18 day
of DECEMBER, 2007.

B.C.G.S. 92G.025

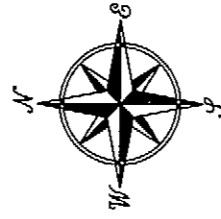
CITY OF VANCOUVER

#2665 WEST BROADWAY,
VANCOUVER, B.C.

Sam A. Johnson
Registrar

BB146246-281

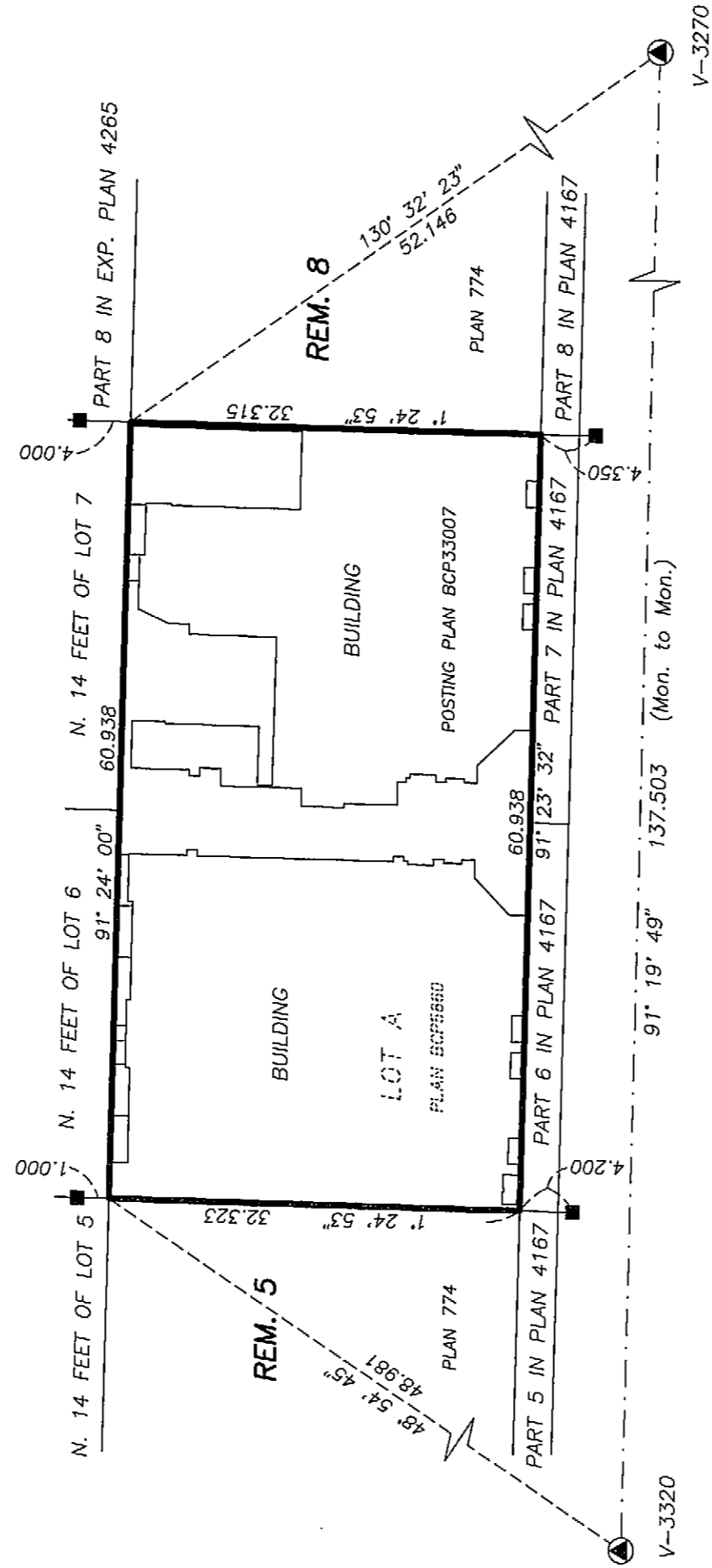
This plan lies within the Greater Vancouver Regional District.



SCALE: 1:500



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



BROADWAY

- LEGEND:**
- Control Monument Found
 - Lead Plug Found
 - L.C.P. denotes limited common property
 - C.P. denotes common property
 - PT.S.L. denotes part strata lot
 - S.L. denotes strata lot
 - (R) denotes limited common property for use of S.L.1-S.L.36
 - (C) denotes limited common property for use of S.L.37-S.L.45
 - denotes stud space
 - EC denotes electrical closet

Grid bearings are derived from observations between control monuments V-3320 and V-3270. Integrated Survey Area No. 31, (VANCOUVER), NAD83 (CSRS) This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates, multiply by combined factor of 0.99996009.

I certify that the conversion of the buildings included in this strata plan have been approved under section 242 of the Strata Property Act.

Date: November 28th, 2007

David T. Kelly

Approving Officer, City of Vancouver

I, Johnson C. Tam, a British Columbia Land Surveyor, of the City of Richmond in British Columbia, certify that I was present at and personally supervised the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 29th day of October, 2007. The plan was completed and checked, and the checklist filed under #72632, on the 1st day of November, 2007.

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 3301
Drawn By: KA

I, Johnson C. Tam, a British Columbia Land Surveyor, certify that the building shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan.
Date: October 29th, 2007.

Johnson C. Tam
B.C.L.S.

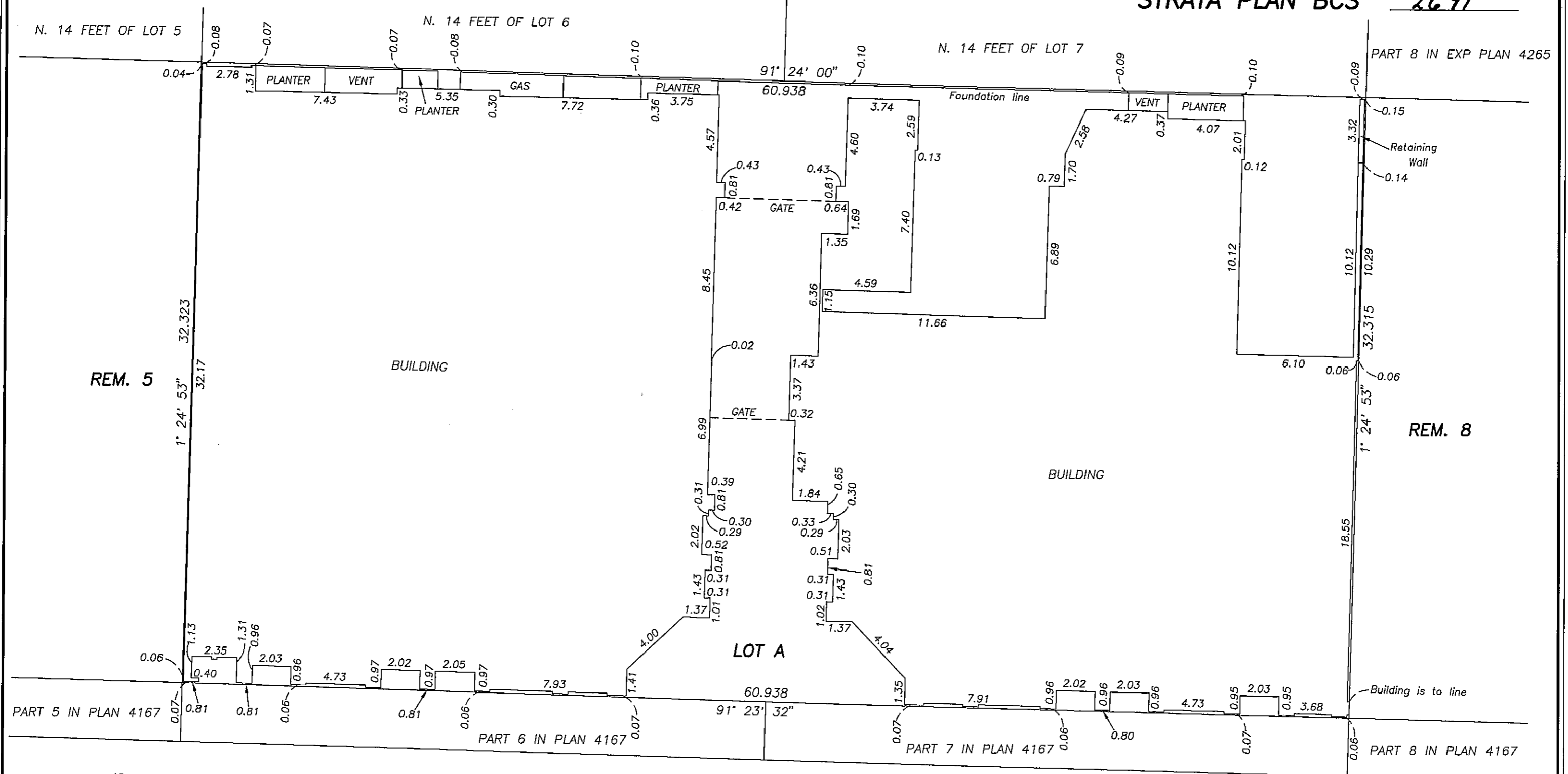
B.C.L.S.

3301-FS-01

ORIGINAL

BUILDING DIMENSION

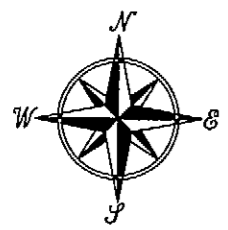
STRATA PLAN BCS 2691



REM. 5

REM. 8

LOT A



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

WEST BROADWAY

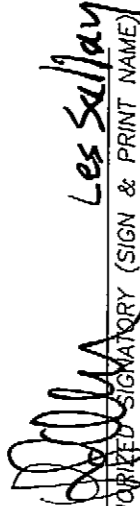
Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S.

October 12th, 2007.

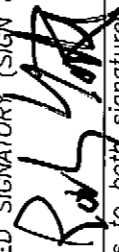
STRATA PLAN BCS 2691

OWNER:

0764069 B.C. LTD., INC.NO. 0764069

 Les Sallay
AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

 Rodney Yates
Witness as to both signatures (SIGN & PRINT NAME)
Address of 500-1195 W. Broadway
Witness: Vancouver, BC
Occupation of Solicitor
Witness:

MORTGAGEE:

NO. 161 CORPORATE VENTURES LTD.


 David C Norton
AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

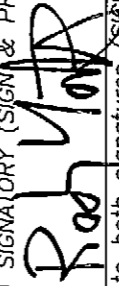
D Wong
Witness as to both signatures (SIGN & PRINT NAME)
Address of 1400-1140 W. Pender St.
Witness: Vancouver, BC V6E 4G1
Occupation of Credit Analyst
Witness:

MORTGAGEE:

LEGENDA INVESTMENT CORPORATION

 PETER KWOK
AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

 Rodney Yates
Witness as to both signatures (SIGN & PRINT NAME)
Address of 500-1195 W. Broadway
Witness: Vancouver, BC
Occupation of Solicitor
Witness:

MORTGAGEE:

MCAP FINANCIAL CORPORATION

 David C Norton
AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

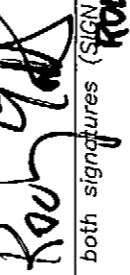
D Wong
Witness as to both signatures (SIGN & PRINT NAME)
Address of 1400-1140 W. Pender St.
Witness: Vancouver, BC V6E 4G1
Occupation of Credit Analyst
Witness:

MORTGAGEE:


480164 B.C. LTD., INC.NO. 0480164

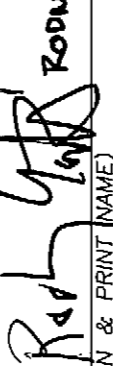
 Robert Black
AUTHORIZED SIGNATORY (SIGN & PRINT NAME)


AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

 Rodney Yates
Witness as to both signatures (SIGN & PRINT NAME)
Address of 500-1195 W. Broadway, Vancouver, BC
Witness:
Occupation of Solicitor
Witness:

MORTGAGEE:

 Steven Sallay
AUTHORIZED SIGNATORY: STEVEN SALLAY

 Rodney Yates
Witness (SIGN & PRINT NAME)
Address of 500-1195 W. Broadway
Witness: Vancouver, BC
Occupation of Solicitor
Witness:

 JOHNSON C. TAM, B.C.L.S.

October 12th, 2007.

STRATA PLAN BCS 2691

MORTGAGEE:

Anne Kwok
AUTHORIZED SIGNATORY: ANA KWOK

Rodney Yates
Witness (SIGN & PRINT NAME) RODNEY YATES

Address of 500-1195 W. Broadway
Witness: Vancouver, BC

Occupation of Solicitor
Witness:

MORTGAGEE:

Donna P. Lee
AUTHORIZED SIGNATORY: DONNA PING LEE

Rodney Yates
Witness (SIGN & PRINT NAME) RODNEY YATES

Address of 500-1195 W. Broadway
Witness: Vancouver, BC

Occupation of Solicitor
Witness:

MORTGAGEE:

Lily Lo
AUTHORIZED SIGNATORY: LILY LO

Rodney Yates
Witness (SIGN & PRINT NAME) RODNEY YATES

Address of 500-1195 W. Broadway
Witness: Vancouver, BC

Occupation of Solicitor
Witness:

MORTGAGEE:

Don Ruttan
AUTHORIZED SIGNATORY: DONALD RUTTAN

Robyn Motick
Witness (SIGN & PRINT NAME) ROBYN MOTICK

Address of 303-190 PIPELINE
Witness: COQUITLAM, BC

Occupation of SECRETARY
Witness:

MORTGAGEE:

Robert Bradley
AUTHORIZED SIGNATORY: ROBERT BRADLEY

Rodney Yates
Witness (SIGN & PRINT NAME) RODNEY YATES

Address of 500-1195 W. Broadway
Witness: Vancouver, BC

Occupation of Solicitor
Witness:

MORTGAGEE:

Mark Riley
AUTHORIZED SIGNATORY: MARK RILEY

Rodney Yates
Witness (SIGN & PRINT NAME) RODNEY YATES

Address of 500-1195 W. Broadway
Witness: Vancouver, BC

Occupation of Solicitor
Witness:

MORTGAGEE:

Norman Chung
AUTHORIZED SIGNATORY: NORMAN CHUNG

Rodney Yates
Witness as to both signatures (SIGN & PRINT NAME) RODNEY YATES

Address of 500-1195 W. Broadway
Witness: Vancouver, BC

Occupation of Solicitor
Witness:

MORTGAGEE:

Pam Seraphim
AUTHORIZED SIGNATORY: PAMELA SERAPHIM

Rodney Yates
Witness (SIGN & PRINT NAME) RODNEY YATES

Address of 500-1195 W. Broadway
Witness: Vancouver, BC

Occupation of Solicitor
Witness:

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.

October 12th, 2007.

STRATA PLAN BCS 2691

MORTGAGEE:

Alicia Tam
AUTHORIZED SIGNATORY: FELIX TAM

Rodney Yates
AUTHORIZED SIGNATORY: ALICIA TAM

Rodney Yates RODNEY YATES
Witness as to both signatures (SIGN & PRINT NAME)
Address of 500-1195 W. Broadway
Witness: Vancouver, BC
Occupation of Solicitor
Witness:

MORTGAGEE:

Michael Ragosin
AUTHORIZED SIGNATORY: MICHAEL RAGOSIN

Lisa Ragosin
AUTHORIZED SIGNATORY: LISA RAGOSIN
Rodney Yates RODNEY YATES
Witness as to both signatures (SIGN & PRINT NAME)
Address of 500-1195 W. Broadway
Witness: Vancouver, BC
Occupation of Solicitor
Witness:

MORTGAGEE:

P-MINOU PROPERTIES LTD.
AUTHORIZED SIGNATORY (SIGN & PRINT NAME)
HERVE FABRE

AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

Rodney Yates RODNEY YATES
Witness as to both signatures (SIGN & PRINT NAME)
Address of 500-1195 W. Broadway
Witness: Vancouver, BC
Occupation of Solicitor
Witness:

MORTGAGEE:

Richard Lui
AUTHORIZED SIGNATORY: RICHARD LUI

Rodney Yates RODNEY YATES
Witness (SIGN & PRINT NAME)
Address of 500-1195 W. Broadway
Witness: Vancouver, BC
Occupation of Solicitor
Witness:

MORTGAGEE:

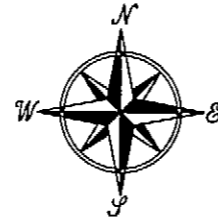
Eric Kong
AUTHORIZED SIGNATORY: ERIC KONG

Rodney Yates RODNEY YATES
Witness (SIGN & PRINT NAME)
Address of 500-1195 W. Broadway
Witness: Vancouver, BC
Occupation of Solicitor
Witness:

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.

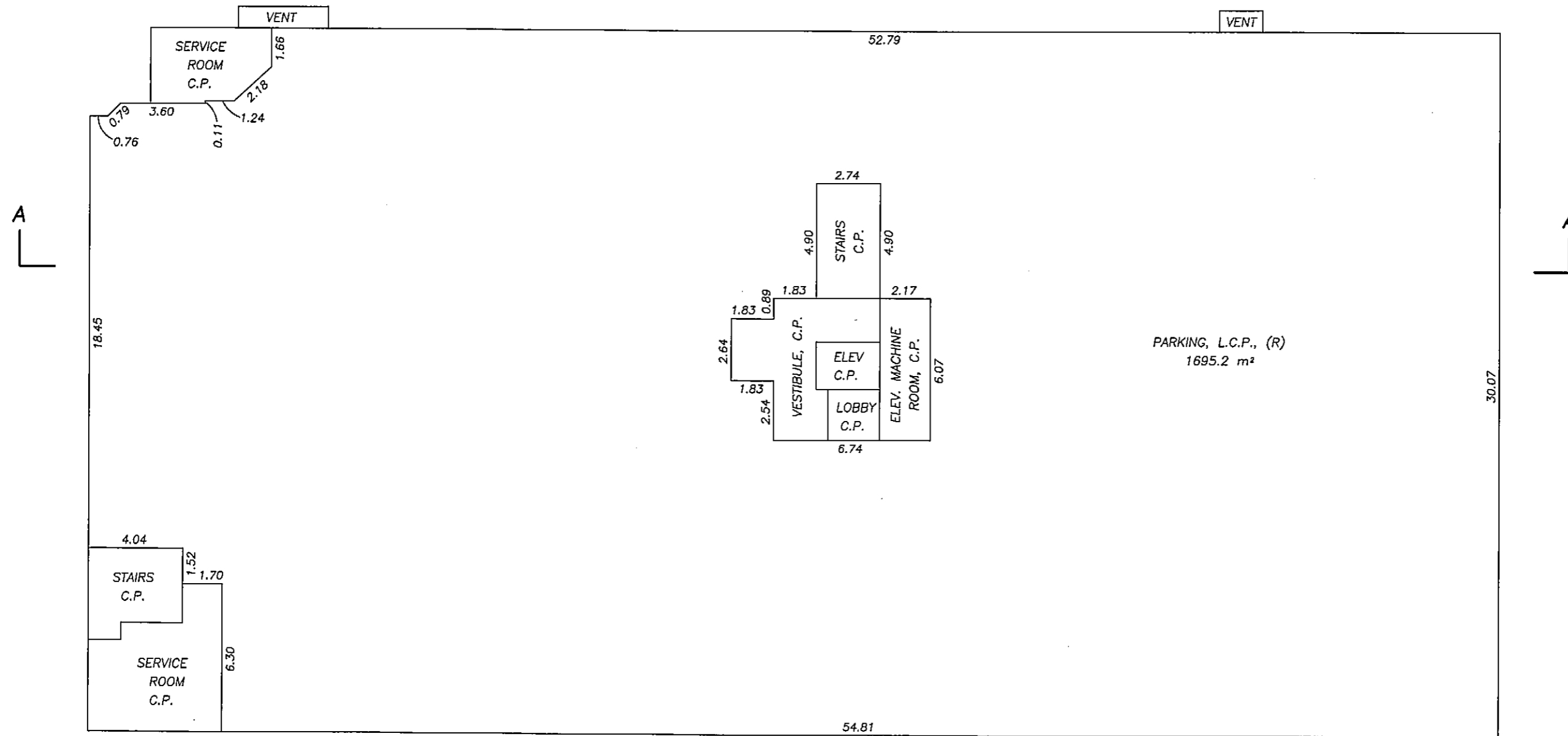
October 12th, 2007.

UNDERGROUND PARKING P2



AMENDED PURSUANT TO SEC. 257
STRATA PROPERTY ACT.
THIS 27TH DAY JULY 2009.
SEE BB1093126 + AMENDED SHEET 6A.

STRATA PLAN BCS 2691



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

JOHNSON C. TAM, B.C.L.S.

October 12th, 2007.

AMENDED SHEET 6 A.

SHEET 1 OF 3 SHEETS

**EXPLANATORY PLAN AMENDING STRATA PLAN BCS2691 DISTRICT LOT 192 GROUP 1
NEW WESTMINSTER DISTRICT TO REMOVE LIMITED COMMON PROPERTY FOR STRATA LOT 1 TO 36 AND
TO DESIGNATE LIMITED COMMON PROPERTY FOR THE BENEFIT OF STRATA LOTS 1 TO 45
PURSUANT TO SECTION 257 STRATA PROPERTY ACT**

BCGS 92G.025

#2665 WEST BROADWAY,
VANCOUVER, B.C.

STRATA PLAN BCS2691

Deposited in the Land Title office
at New Westminster, B.C. this 27 day
of JULY, 2009.

SCALE: 1:200



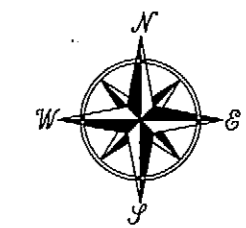
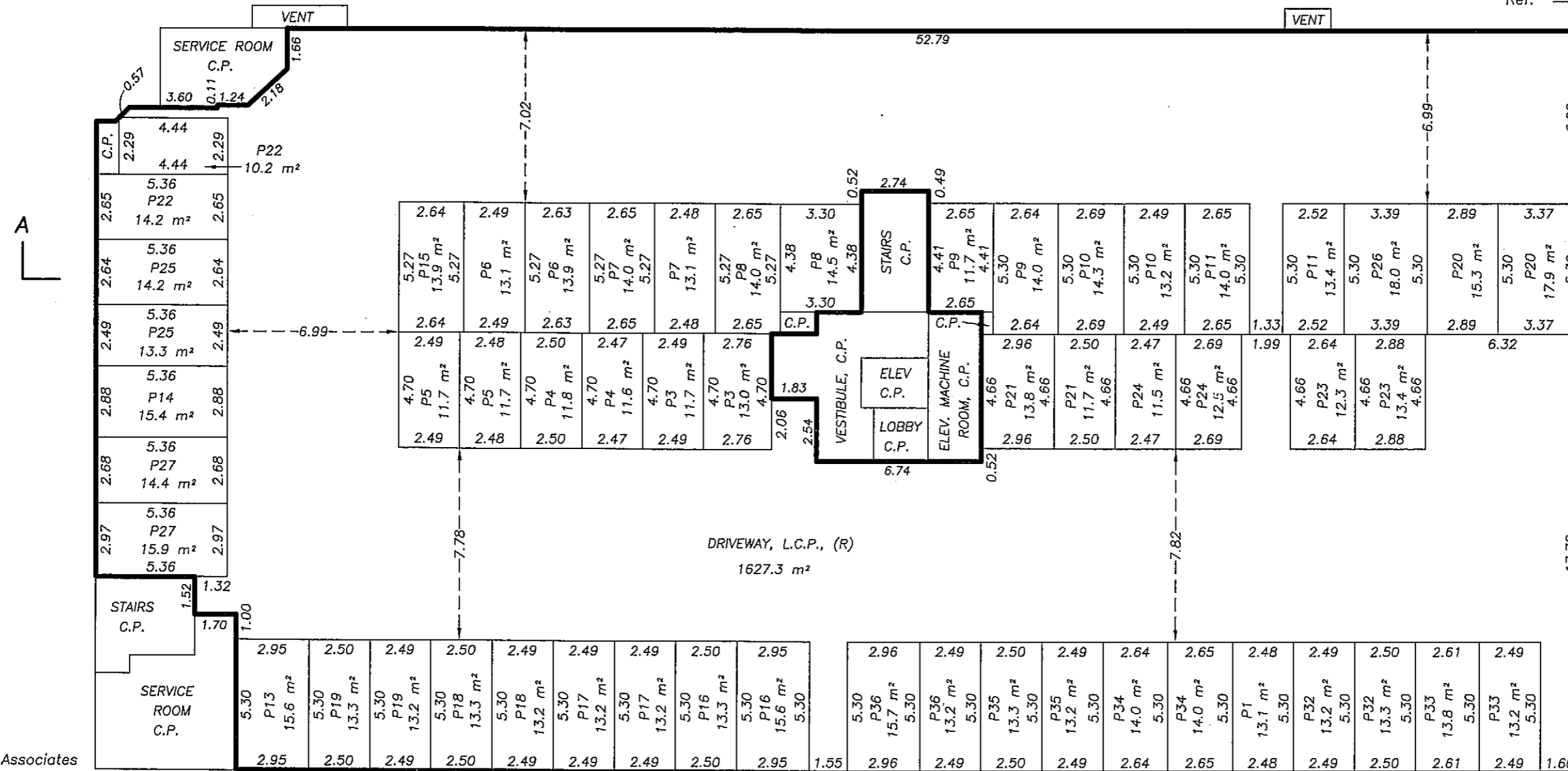
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

L. BLASCHUK / EP

Deputy Registrar

Ref: B31093126

UNDERGROUND PARKING P2



J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Job No. 3301
Drawn By: KA

LEGEND:

- L.C.P. denotes limited common property
- C.P. denotes common property
- S.L. denotes strata lot
- (R) denotes limited common property for use of S.L.1 to S.L.36
- (C) denotes limited common property for use of S.L.37 to S.L.45
- P___ indicates parking, limited common property for use of strata lot number noted

Certified correct according to
Land Title Office records and
Electronic Checklist #92637 filed
this 30th day of January, 2009.

JOHNSON C. TAM, B.C.L.S.

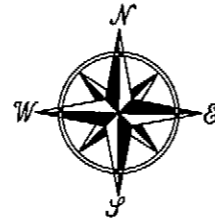
DWG No. 3301-EXP-5

This plan lies within the Greater Vancouver Regional District.

ORIGINAL

UNDERGROUND PARKING P1

AMENDED

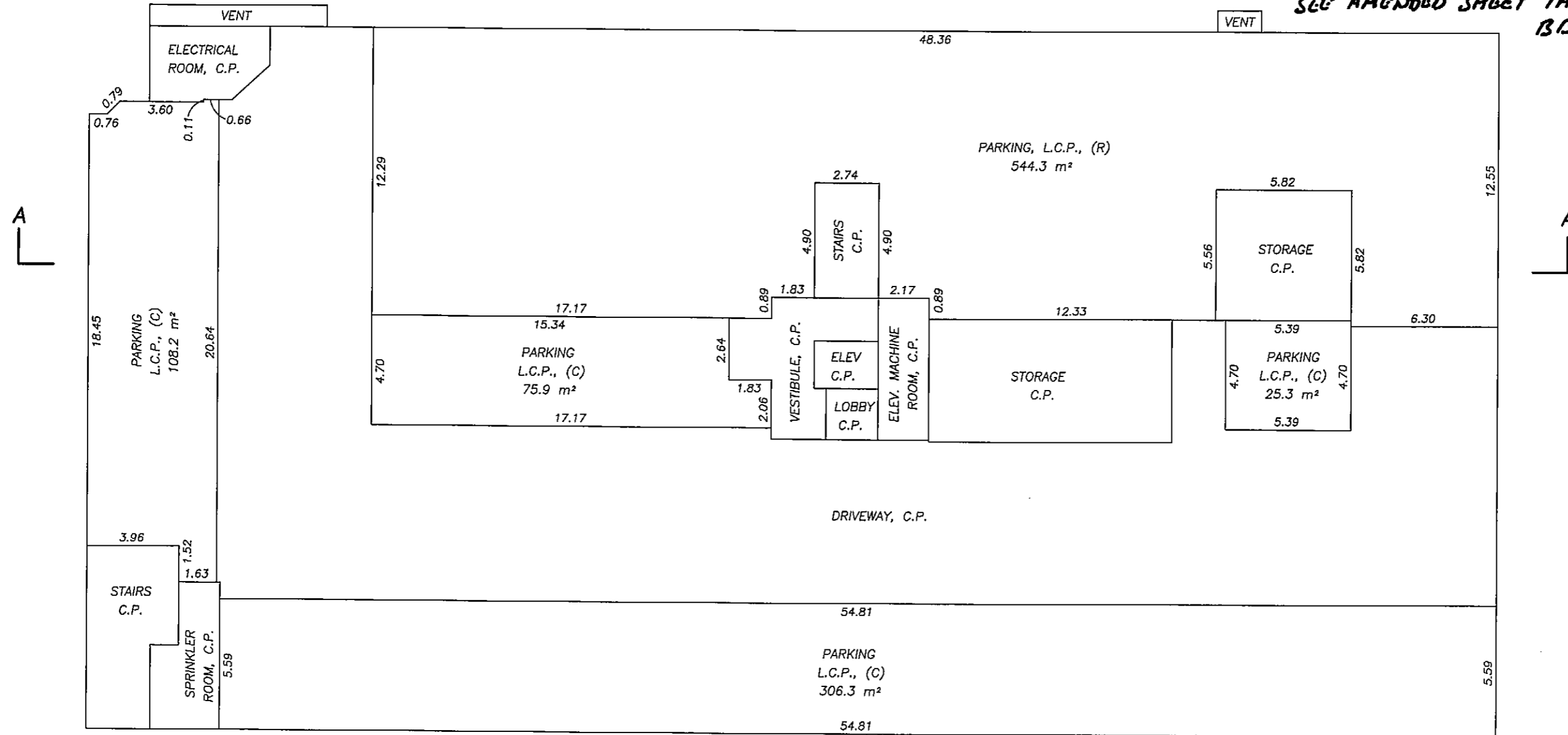


STRATA PLAN BCS 2691

AMENDED PURSUANT TO SEC 257
STRATA PROPERTY ACT.

THIS 24TH DAY JANUARY 2008.
SEE AMENDED SHEET 7A

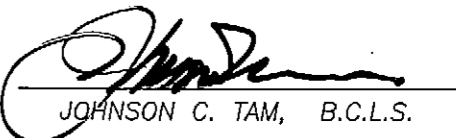
BB190634



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED


JOHNSON C. TAM, B.C.L.S.

October 12th, 2007.

AMENDED SHEET 7A

SHEET 1 OF 4 SHEETS

**EXPLANATORY PLAN AMENDING STRATA PLAN BCS2691 DISTRICT LOT 192 GROUP 1 NEW WESTMINSTER DISTRICT
 TO REMOVE LIMITED COMMON PROPERTY FOR STRATA LOTS 1 TO 36 AND TO RE-DESIGNATE LIMITED COMMON PROPERTY
 FOR THE BENEFIT OF STRATA LOTS 1, 3, 7, 8, 20, 21, 27, 32, 35, 36 AND 43
 PURSUANT TO SECTION 257 STRATA PROPERTY ACT**

B.C.G.S. 92G.025

#2665 WEST BROADWAY,
VANCOUVER, B.C.

UNDERGROUND PARKING P1

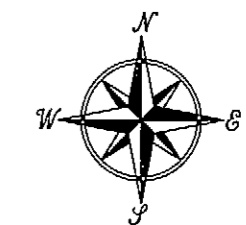
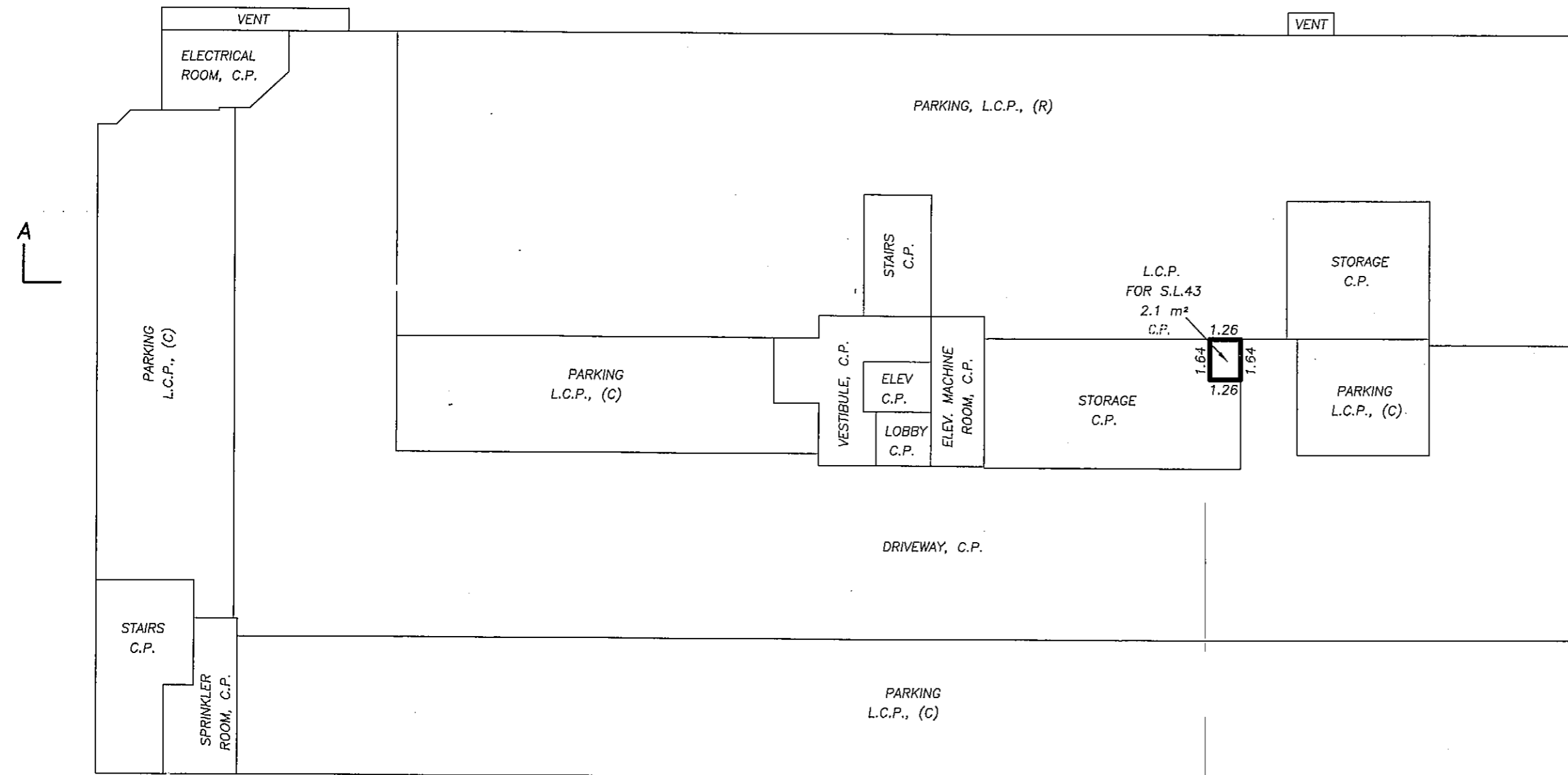
AMENDED PURSUANT TO SEC. 257
 STRATA PROPERTY ACT.
 THIS 27TH DAY JULY 2009.
 SEE AMENDED SHEET 7B
 AND BB1093126

STRATA PLAN BCS2691

Deposited in the Land Title office
 at New Westminster, B.C. this 24 day
 of JANUARY, 2008.

JAN MACDONALD/EP
 Deputy Registrar

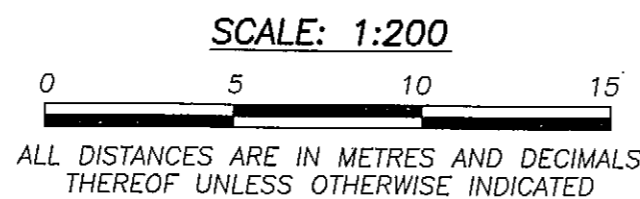
Ref: **BB 190634**



LEGEND:

- L.C.P. denotes limited common property
- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- (R) denotes limited common property for use of S.L.1-S.L.36
- (C) denotes limited common property for use of S.L.37-S.L.45
- ☒ denotes stud space
- EC denotes electrical closet

J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 3301
 Drawn By: KA



Certified correct according to
 Land Title Office records and
 Electronic Checklist #76109 filed
 this 21st day of January, 2008.

Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S.

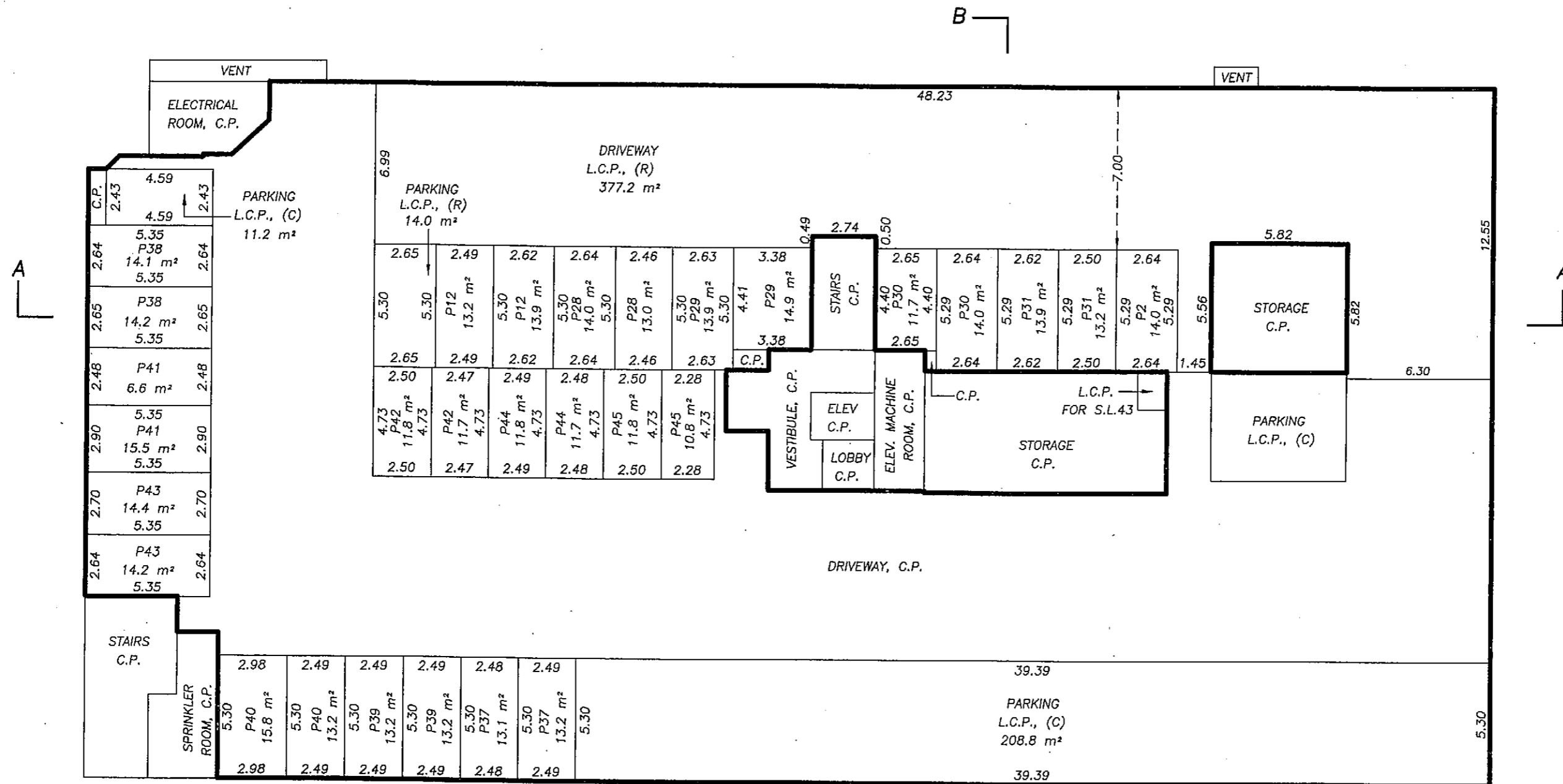
DWG No. 3301-EXP-1

This plan lies within the Greater Vancouver Regional District.

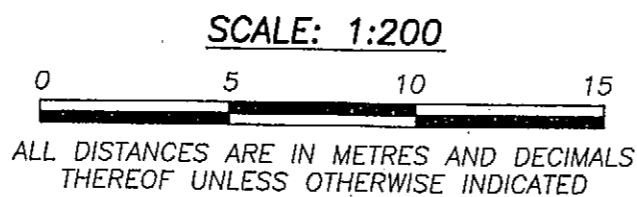
ORIGINAL

UNDERGROUND PARKING P1

STRATA PLAN BCS2691



J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Job No. 3301
 Drawn By: KA



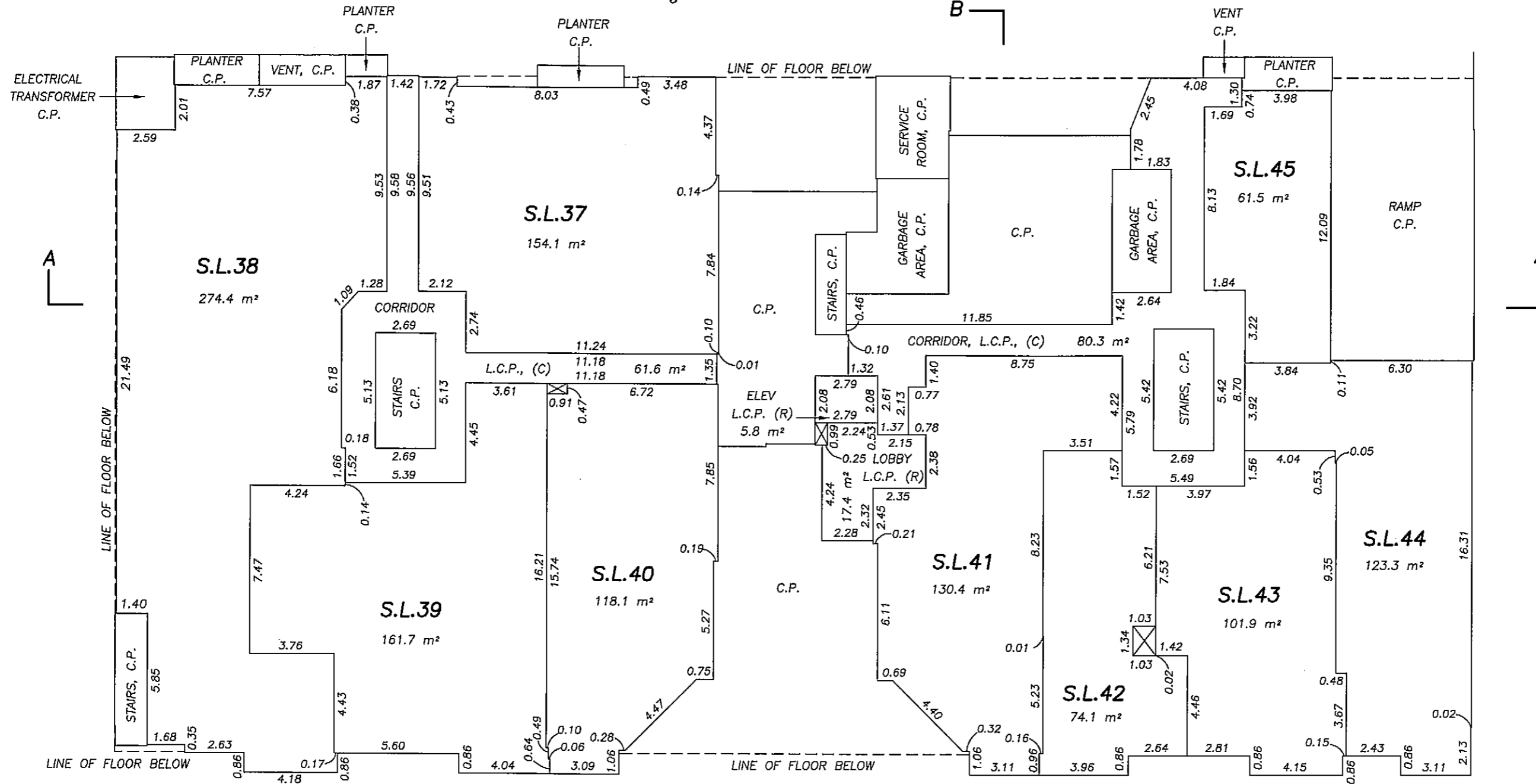
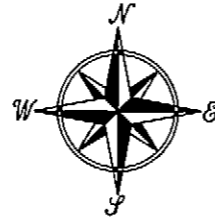
(Signature)
 JOHNSON C. TAM, B.C.L.S.

January 30th, 2009.

DWG No. 3301-EXP-6

GROUND FLOOR
STRATA LOTS 37 TO 46

STRATA PLAN BCS 2691



SCALE: 1:200



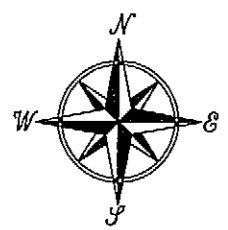
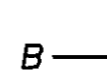
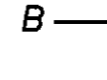
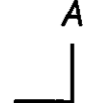
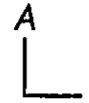
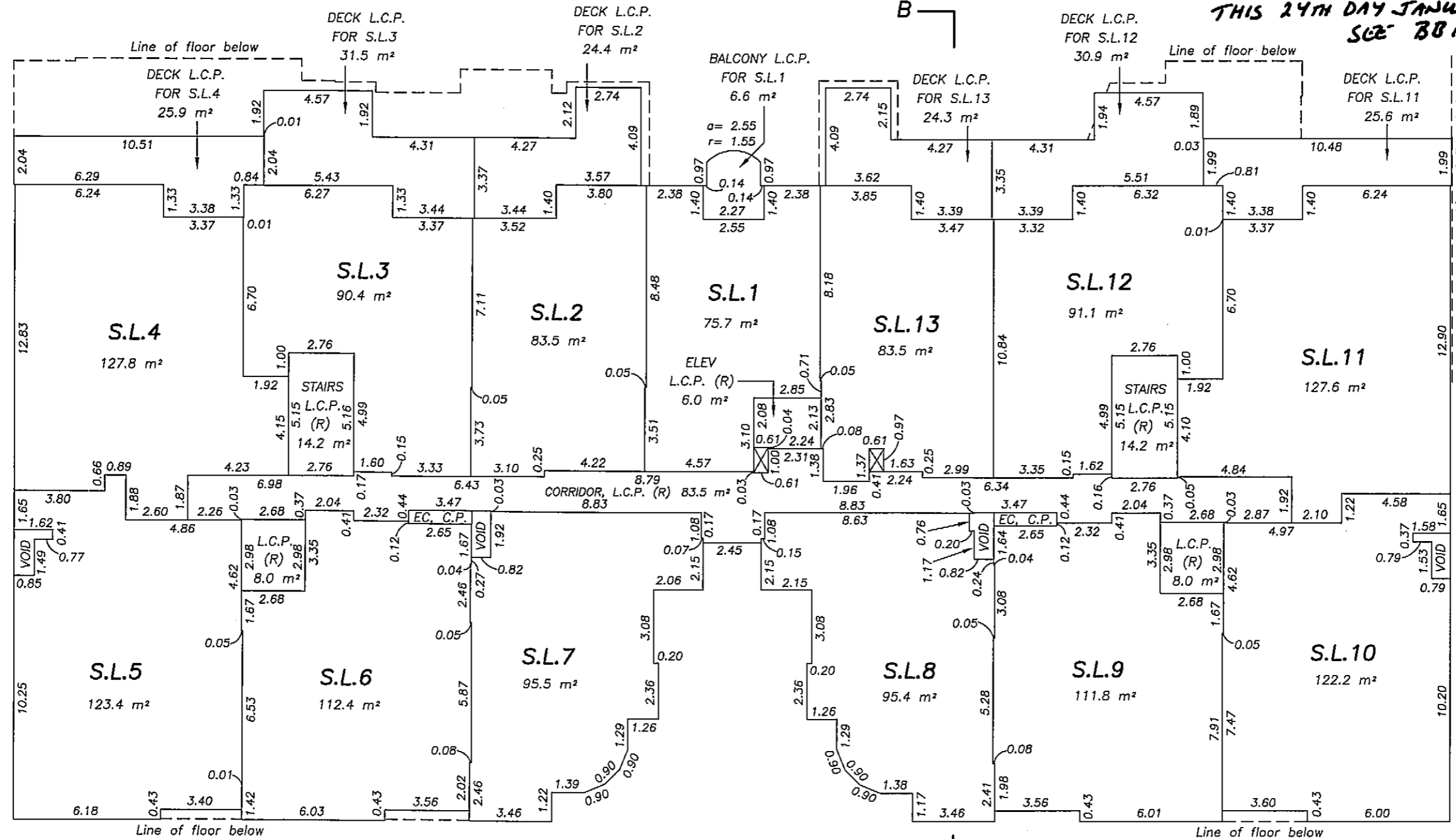
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S.

October 12th, 2007.

SECOND FLOOR
STRATA LOTS 1 TO 13

STRATA PLAN BCS 2691
AMENDED PURSUANT TO SEC. 259
STRATA PROPERTY ACT.
THIS 24TH DAY JANUARY 2008.
SEE BB190634 AND
AMENDED SHEET 9A.



SCALE: 1:200
0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.

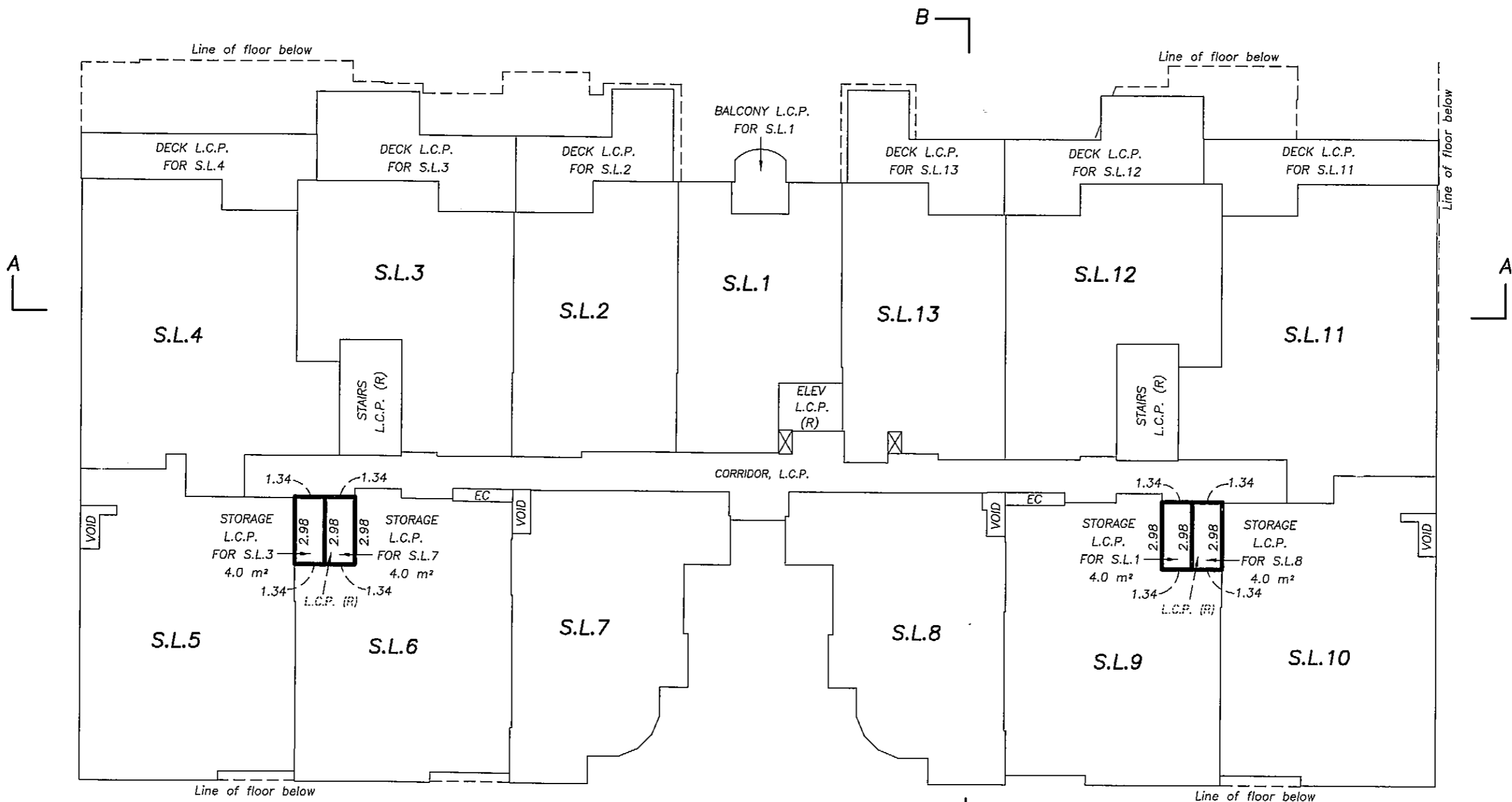
October 12th, 2007.

AMENDED SHEET 9A

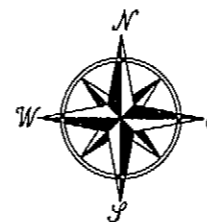
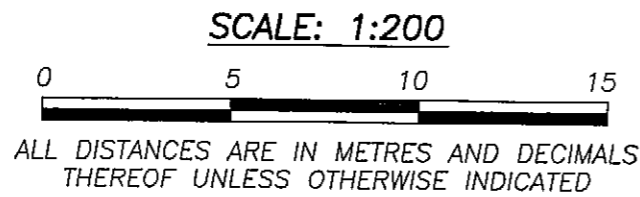
SHEET 2 OF 4 SHEETS

SECOND FLOOR

STRATA PLAN BCS2691



J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 3301
 Drawn By: KA



Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S.

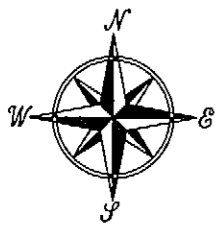
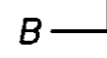
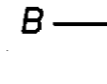
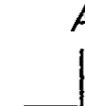
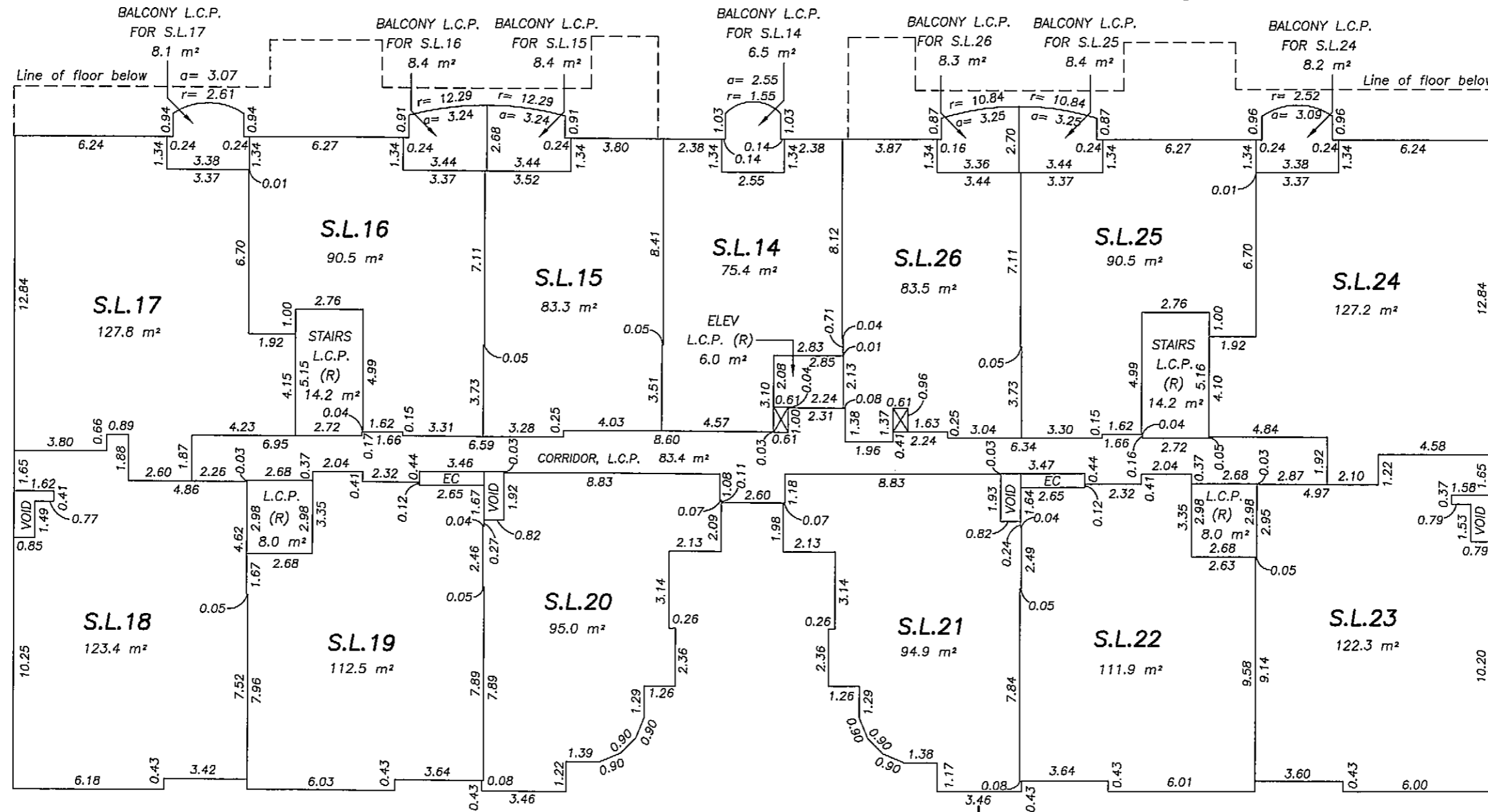
January 21st, 2008.

DWG No. 3301-EXP-2

ORIGINAL

THIRD FLOOR
STRATA LOTS 14 TO 26

STRATA PLAN BCS 2691
AMENDED PURSUANT TO SEC. 259
STRATA PROPERTY ACT.
THIS 24th DAY JANUARY 2008
SEE AMENDED SHEET 10 A AND BB 190634



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S.

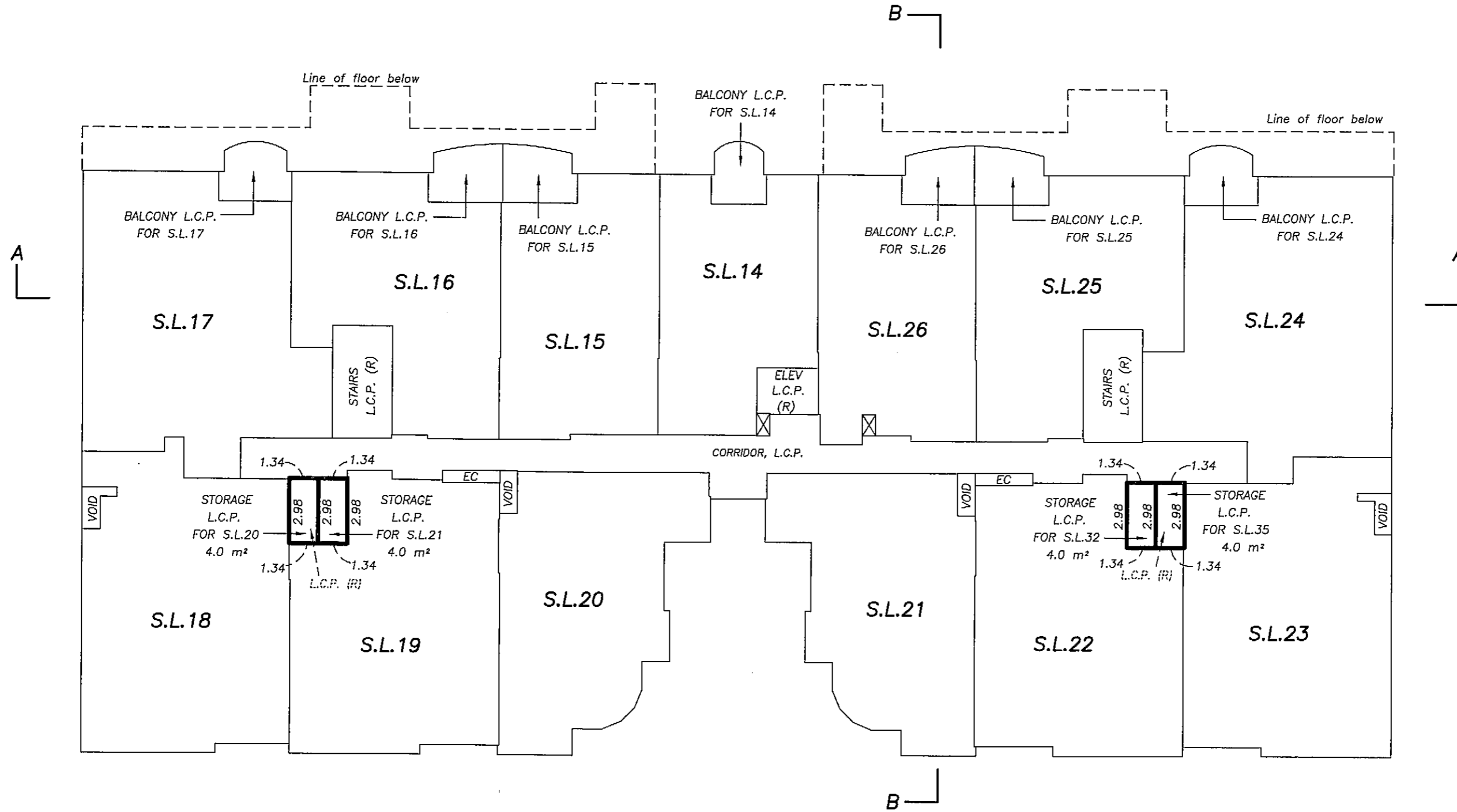
October 12th, 2007.

AMENDED SHEET 10A

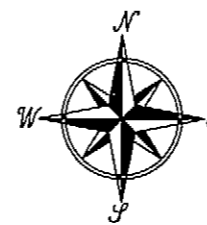
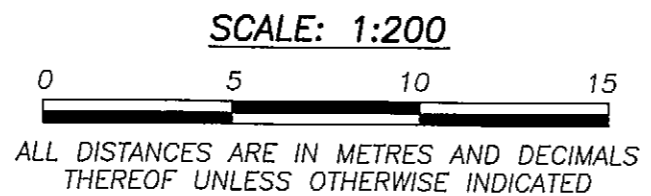
SHEET 3 OF 4 SHEETS

THIRD FLOOR

STRATA PLAN BCS2691



J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 3301
 Drawn By: KA



Johnson C. Tam
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January 21st, 2008.

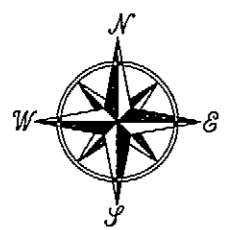
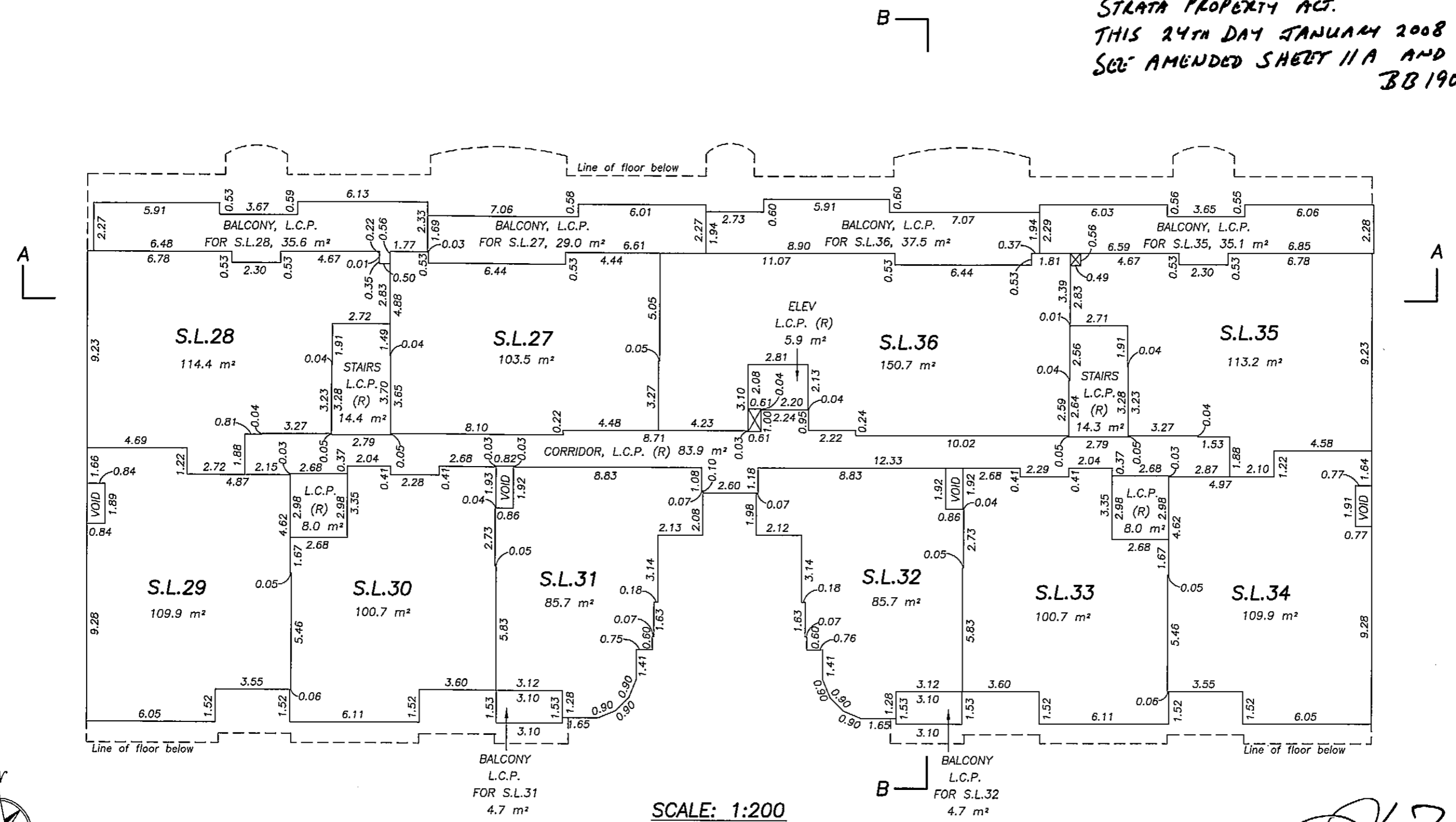
DWG No. 3301-EXP-3

ORIGINAL

FOURTH FLOOR
STRATA LOTS 27 TO 36

STRATA PLAN BCS 2691

AMENDED PURSUANT TO SEC 257
STRATA PROPERTY ACT.
THIS 24TH DAY JANUARY 2008
SEE AMENDED SHEET 11A AND
BB190634



SCALE: 1:200



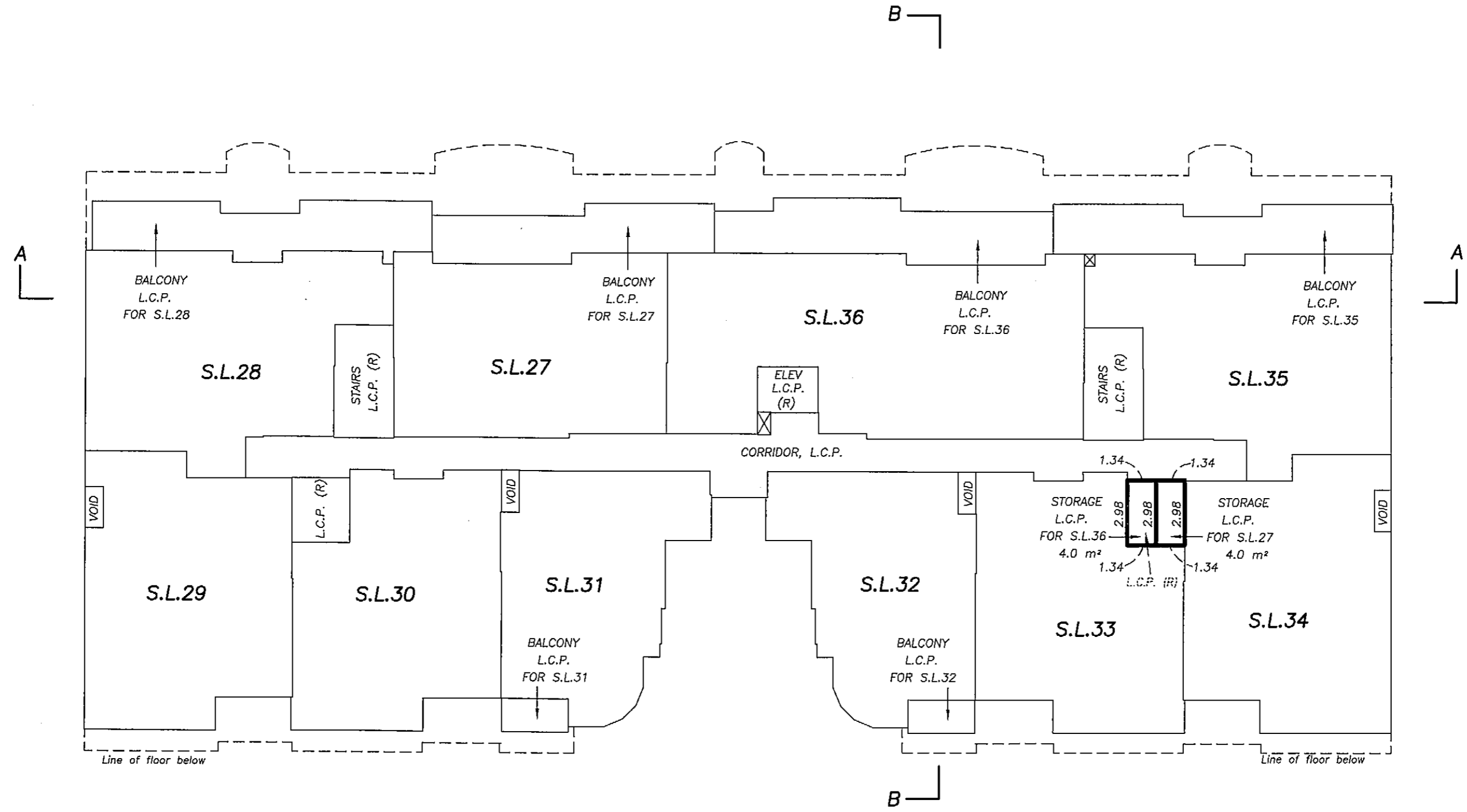
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.

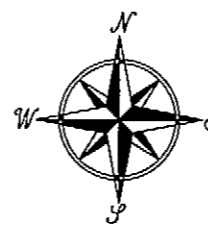
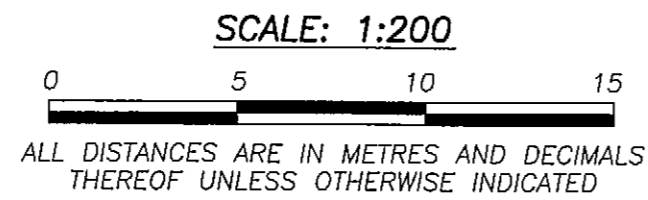
October 12th, 2007.

FOURTH FLOOR

STRATA PLAN BCS2691



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January 21st, 2008.

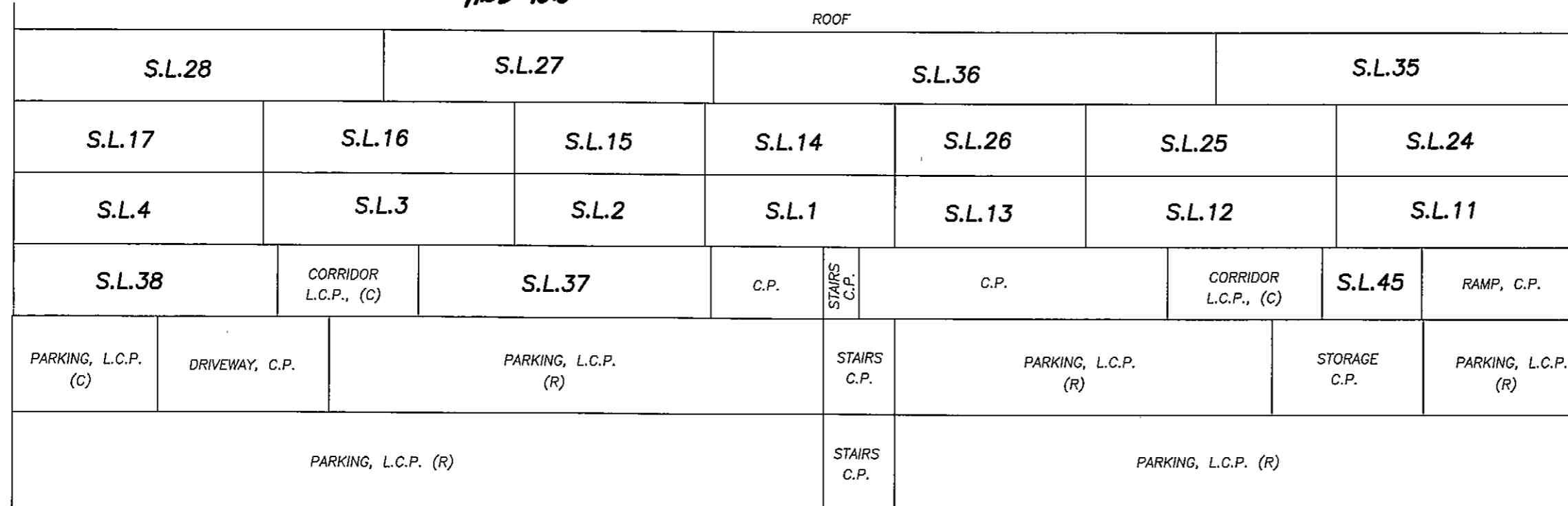
DWG No. 3301-EXP-4

ORIGINAL

BUILDING SECTIONS

AMENDED PURSUANT TO SEC 257
STRATA PROPERTY ACT.
THIS 27TH DAY JULY 2009
SEE AMENDED SHEET 12A
AND BB 1093126

STRATA PLAN BCS 2691



FOURTH FLOOR

THIRD FLOOR

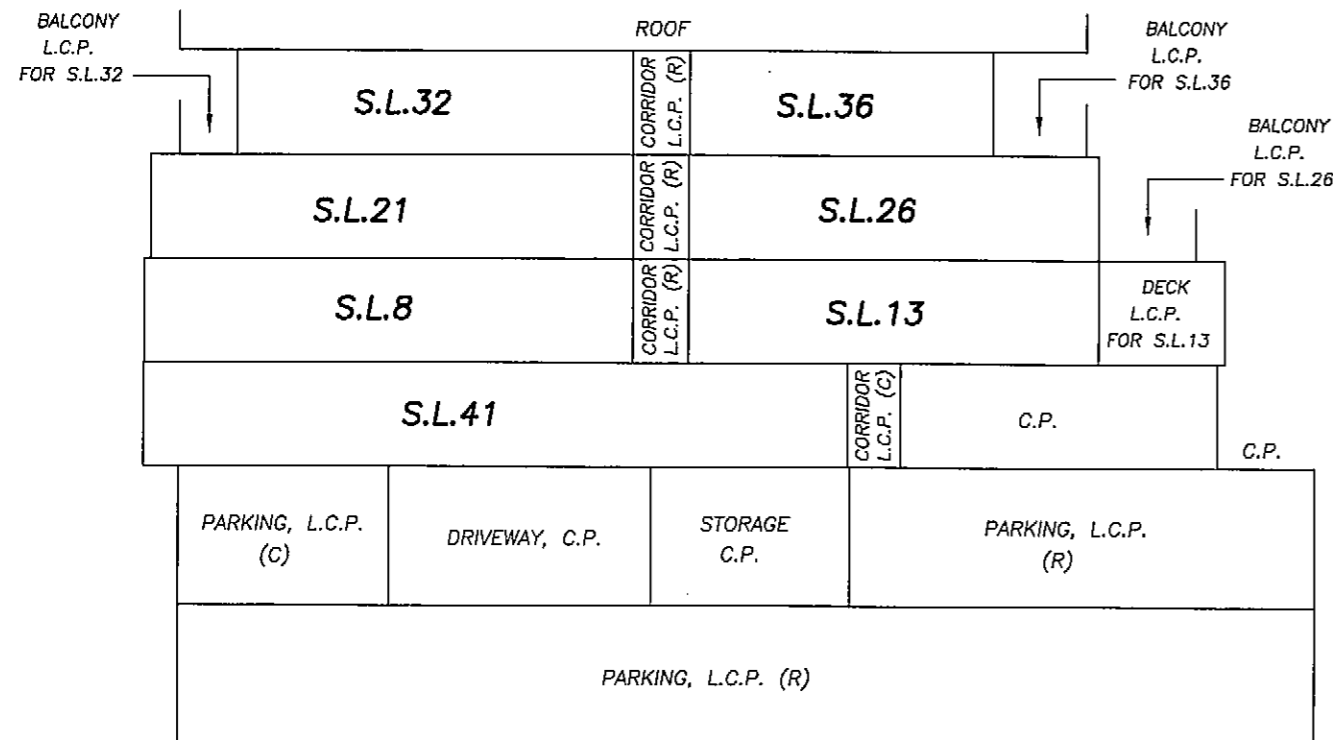
SECOND FLOOR

GROUND FLOOR

UNDERGROUND
PARKING P1

UNDERGROUND
PARKING P2

SECTION A-A



FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

GROUND FLOOR

UNDERGROUND
PARKING P1

UNDERGROUND
PARKING P2

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

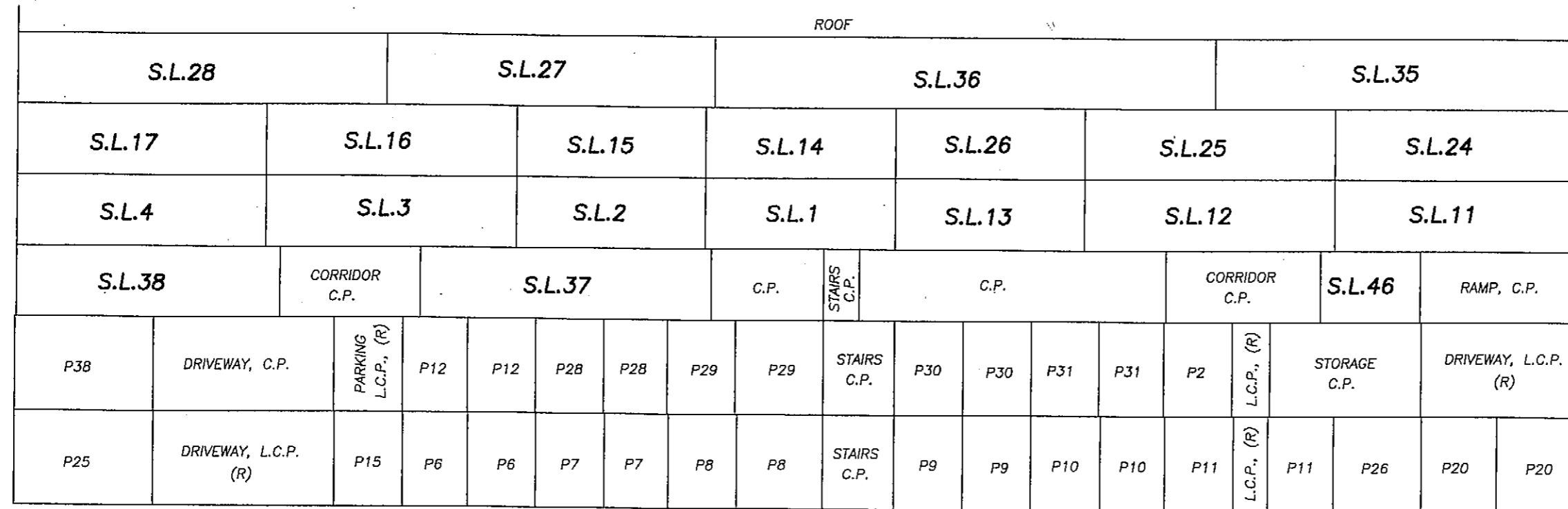
Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.

October 12th, 2007.

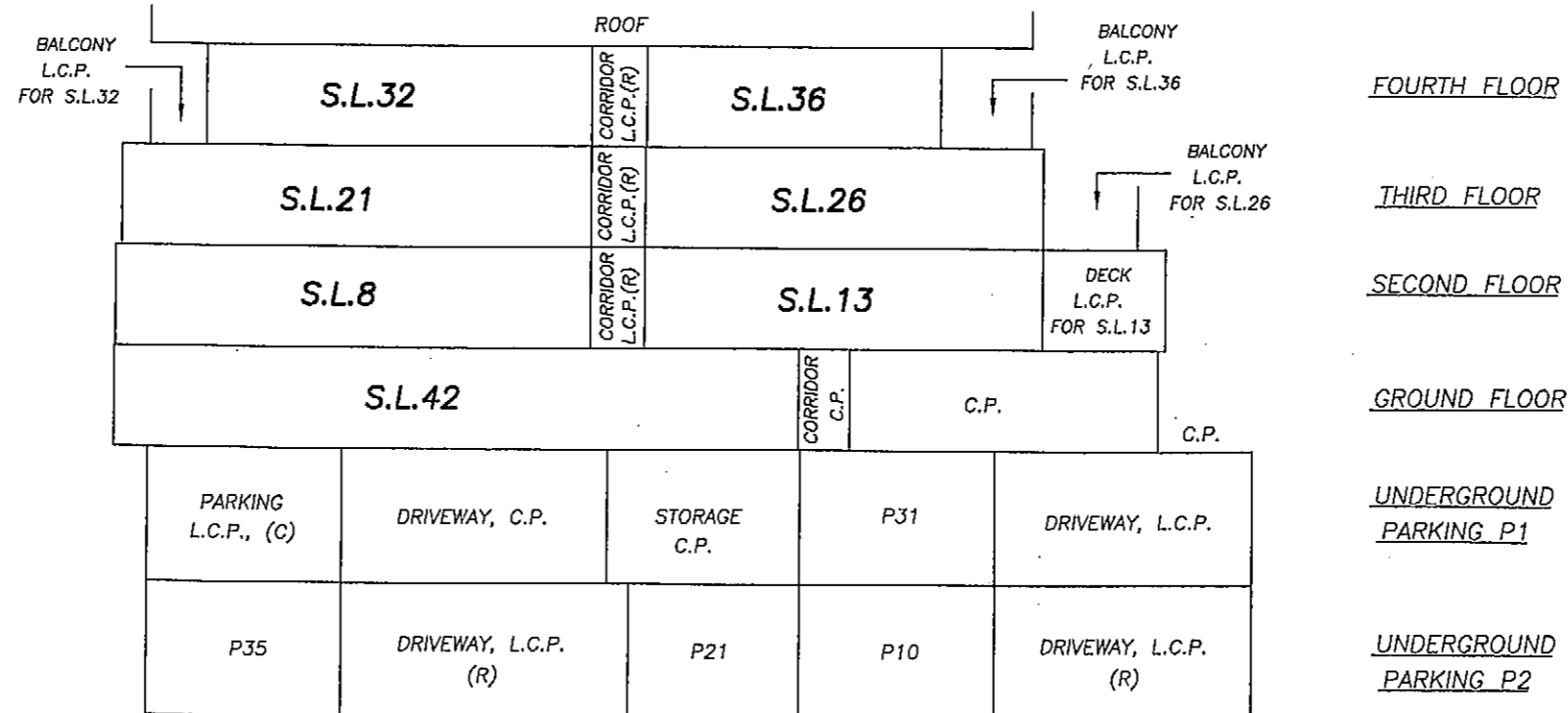
SECTION B-B

BUILDING SECTIONS

STRATA PLAN BCS2691



SECTION A-A



SECTION B-B

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

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DWG No. 3301-EXP-7

(Signature)
 JOHNSON C. TAM, B.C.L.S.

January 30th, 2009.