STRATA PLAN OF LOT A, DISTRICT LOT 95, GROUP 1, N.W.D., PLAN BCP6930

"CITY OF BURNABY"

B.C.G.S. 92G.026

STRATA PLAN BCS 1461

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 23rd DAY OF August 2005

Deputy I. MacDonald LDS
REGISTRAR

BX181348 - BX181534

SCALE 1:500

10 0 10 20

ALL DISTANCES ARE IN METRES.

"ARCADIA"
7178 COLLIER STREET,
BURNABY, BC

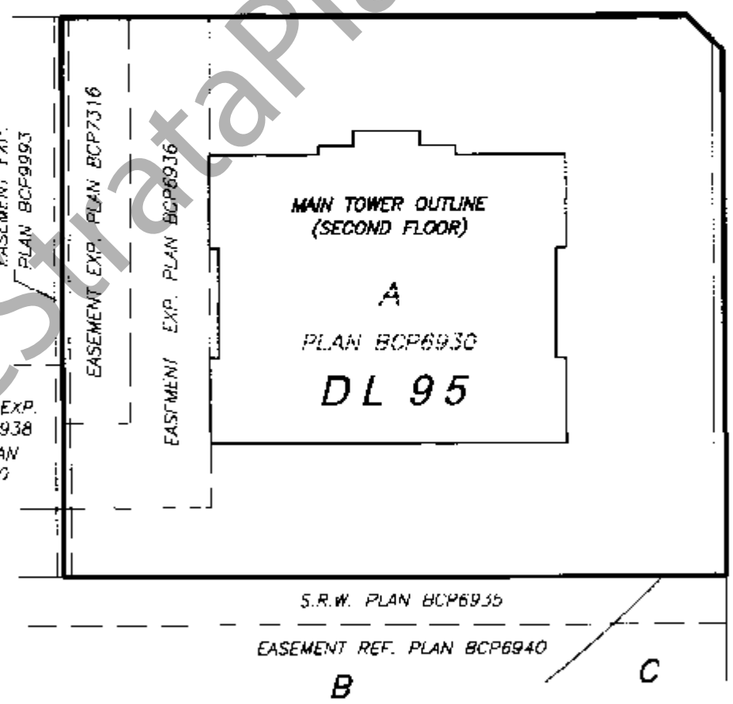
INTEGRATED SURVEY AREA No. 25 (BURNABY) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES, MULTIPLY BY COMBINED SCALE FACTOR 0.99958395

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 94H1720 AND 94H1479

- ▲ – DENOTES CONTROL MONUMENT FOUND
- ■ – DENOTES LEAD PLUG FOUND
- □ – DENOTES LEAD PLUG PLACED
- ● – DENOTES STANDARD IRON POST FOUND
- ○ – DENOTES STANDARD IRON POST PLACED
- D/R – DENOTES DESTROYED/RESET
- SL. – DENOTES STRATA LOT
- (C) – DENOTES COMMON PROPERTY
- (E) – DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- (V) – DENOTES VENT BEING COMMON PROPERTY
- (MS) – DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- (P1) TYPICAL – DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- (T4) TYPICAL – DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 4
- (B12) TYPICAL – DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 12
- N/W [0.00] (TYPICAL) – DENOTES BOUNDARY DEFINED BY LEAD PLUGS PLACED. (NO WALLS)



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

SEE SHEET #2 FOR BOUNDARY DIMENSIONS

SEE SHEET #3 FOR BUILDING LOCATION AND DIMENSIONS

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

DATE: JULY 4th, 2005.

Mik E Shaw

NOTE:

ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT 45° DEFLECTION TO, UNLESS OTHERWISE SHOWN.

NOTE:

THIS PLAN DOES NOT HAVE A FOURTH AND A THIRTEENTH FLOOR

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE : 582-0717

DRAWING # 30504-5
FILE # 30504-5_FS
DATE : JULY 4, 2005

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

www.BCStrataPlans.com

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

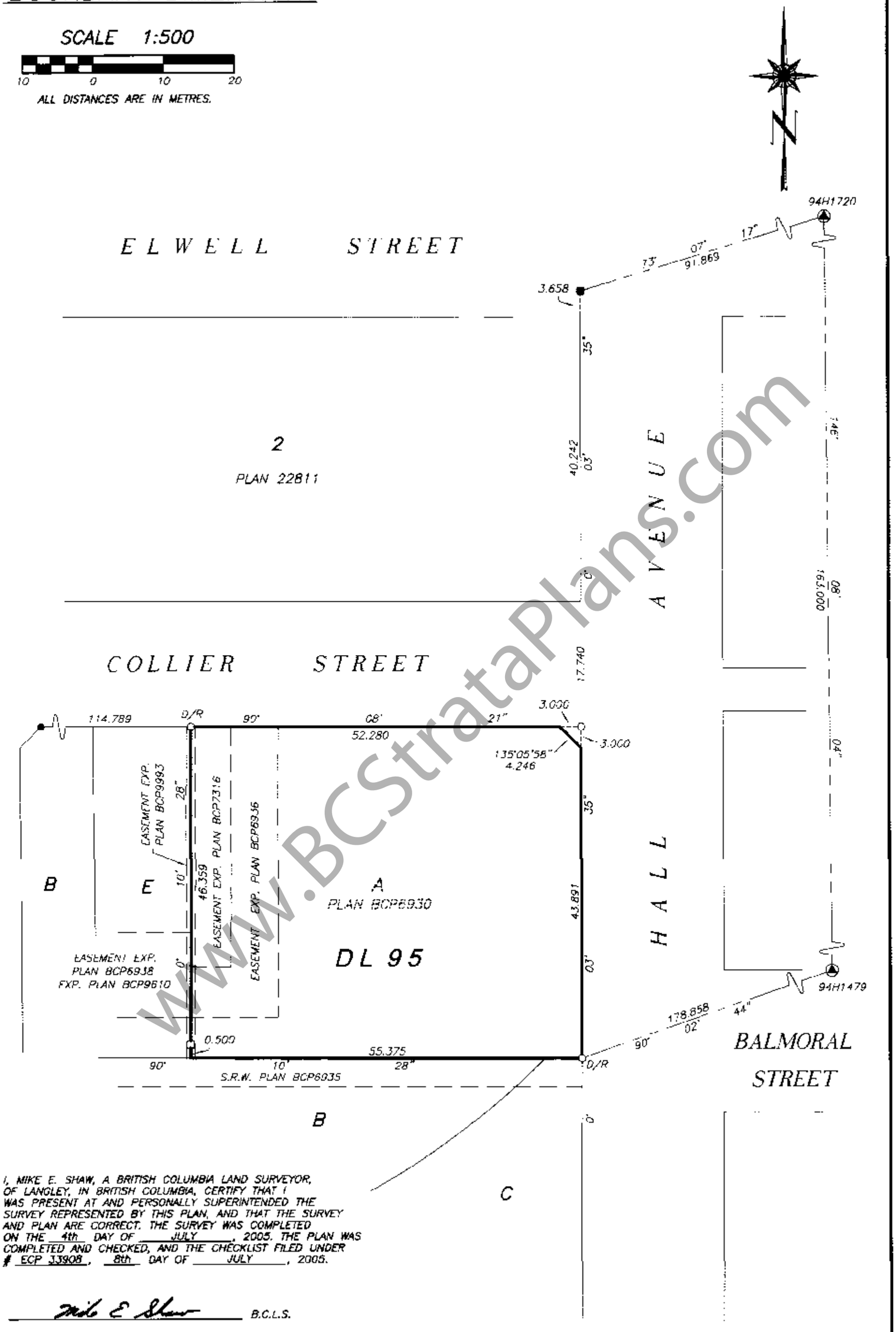
BOUNDARY DIMENSIONS

STRATA PLAN BCS 1461

SCALE 1:500

10 0 10 20

ALL DISTANCES ARE IN METRES.



I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, OF LANGLEY, 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 4th DAY OF JULY, 2005. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP 33908, 8th DAY OF JULY, 2005.

Mike E Shaw B.C.L.S.

DATE : JULY 4, 2005

M.E.S.

DRAWING # 30504-5
FILE # 30504-5_Post

ORIGINAL

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BUILDING LOCATION AND DIMENSIONS

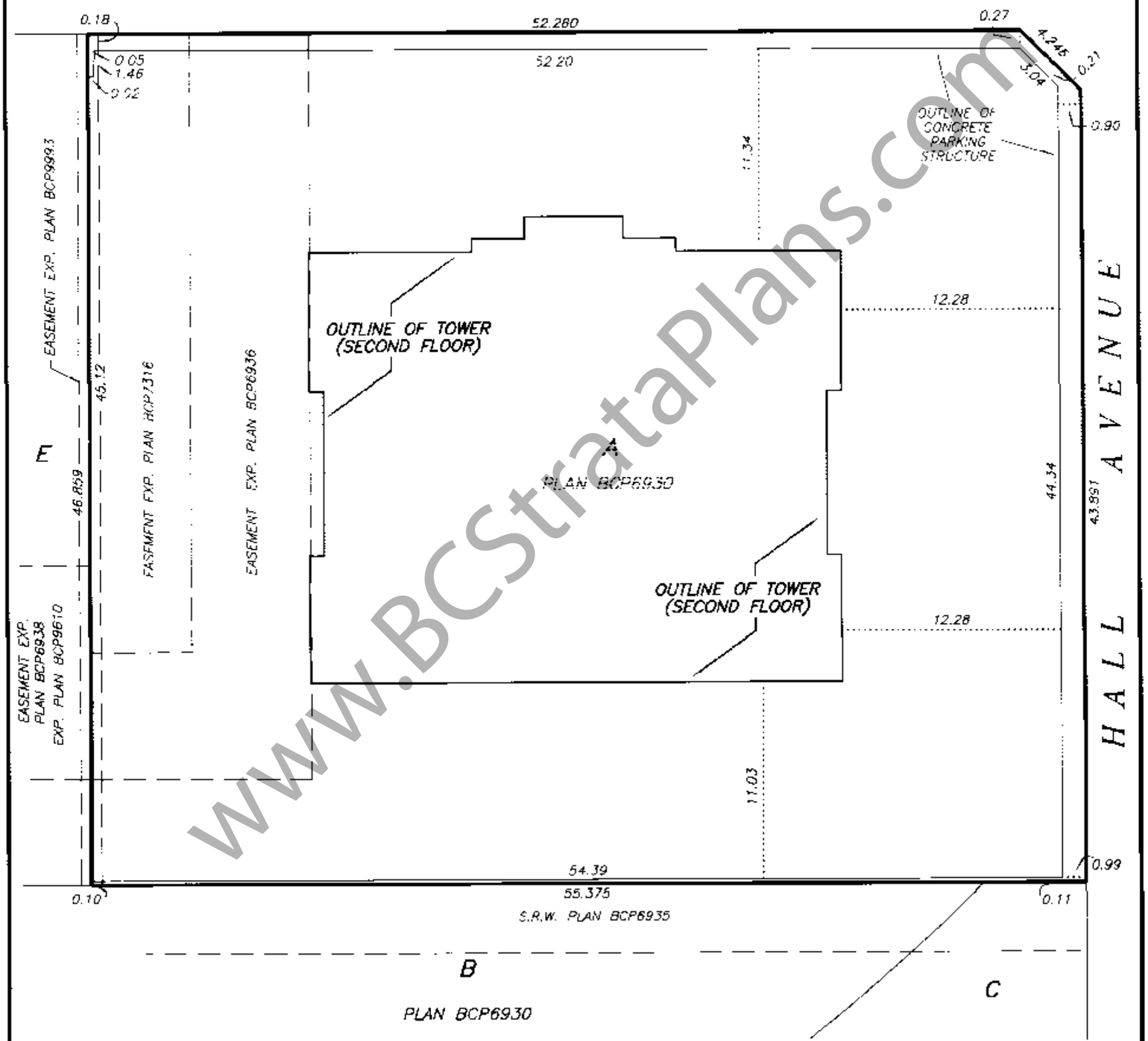
STRATA PLAN BCS 1461

SCALE 1:250

4 0 4 8

ALL DISTANCES ARE IN METRES.

COLLIER STREET



DATE : JULY 4, 2005

M.E.S.

DRAWING # 30504-5
FILE # 30504-5_CE

ORIGINAL

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STRATA PLAN BCS 1461

OWNER :

BOSA PROPERTIES (HIGHGATE) INC.
INCORPORATION No. 636666

AUTHORIZED SIGNATORY DALE BOSA

AUTHORIZED SIGNATORY COLIN BOSA

WITNESS AS TO BOTH SIGNATURES
DIRK C.A. DE JUYET
SOLICITOR

OCCUPATION OF WITNESS
201 - 4585 KINGSWAY
BURNABY, B.C. V5H 4T8

ADDRESS OF WITNESS

THE CITY OF BURNABY
REGISTERED OWNER OF COVENANTS BV 335847, BV 335849, BV 335867 AND BV 370171 HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATORY ANNE R. SKIPSEY
Deputy City Clerk

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF JULY 4th, 2005, BEEN PREVIOUSLY OCCUPIED.

M. E. Shaw B.C.L.S.

MORTGAGEE :

WESTERN HOUSING DEVELOPMENT CORPORATION
INCORPORATION No. 300436

AUTHORIZED SIGNATORY JOHN DAVIES

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES
DONALD W. COOKE
SOLICITOR

OCCUPATION OF WITNESS
2-800 - 666 BURRARD
VANCOUVER, B.C. V6C 2Z7

ADDRESS OF WITNESS

MORTGAGEE :

MCAP FINANCIAL CORPORATION IN TRUST
(INCORPORATION No. 50930A) SEE BW89491

Beverly White
AUTHORIZED SIGNATORY BEVERLY WHITE

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES
KRISTINA IBOVA

ADMINISTRATOR
OCCUPATION OF WITNESS

#1400-1140 WEST PENDER ST., VANCOUVER
ADDRESS OF WITNESS B.C. V6E 4G1

DRAWING # 30504-5_Sig
FILE # 30504-5

DATE : JULY 4, 2005.
M.E.S.

ORIGINAL

www.BCStrataPlans.com

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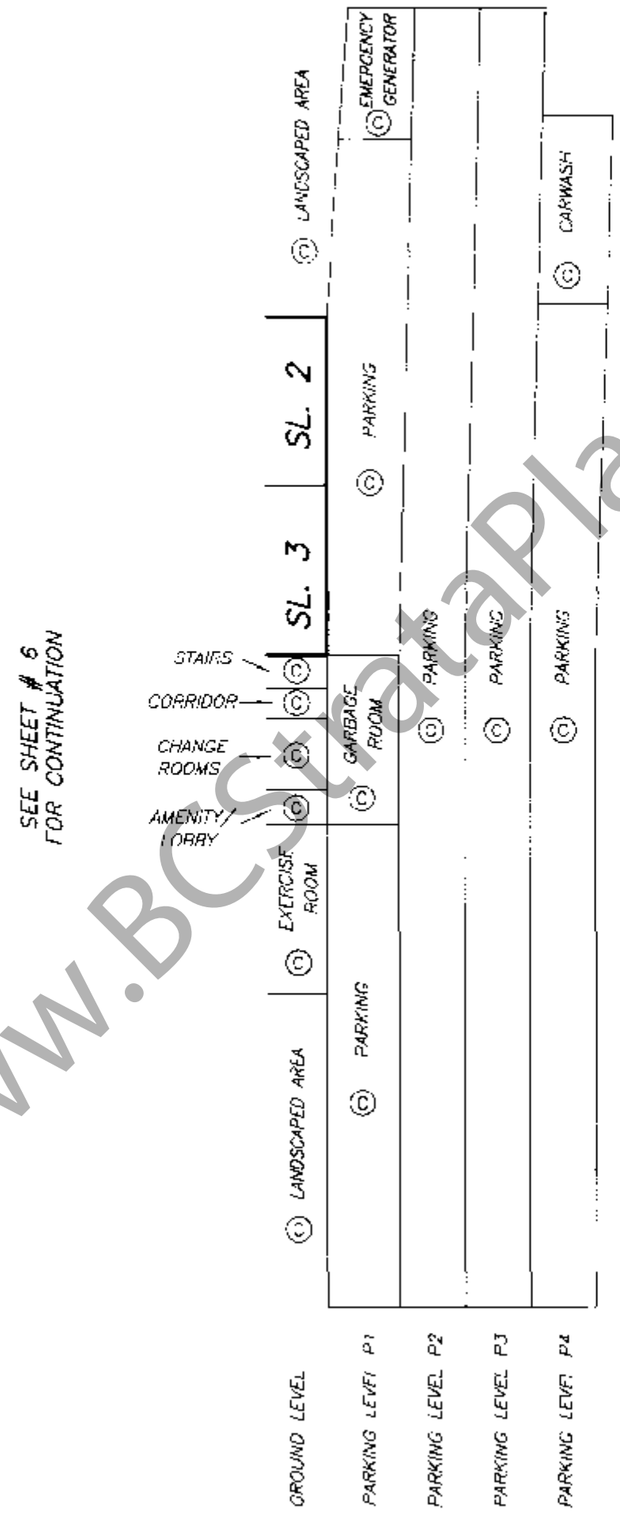
SECTIONS

STRATA PLAN BCS 1461

SCALE 1:250

4 0 4 8

ALL DISTANCES ARE IN METRES.



SECTION A – A'

DATE : JULY 4, 2005

M.E.B.

DRAWING # 30504-5
FILE # 30504-5_S1

ORIGINAL

www.BCStrataPlans.com

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SECTIONS

STRATA PLAN BCS 1461

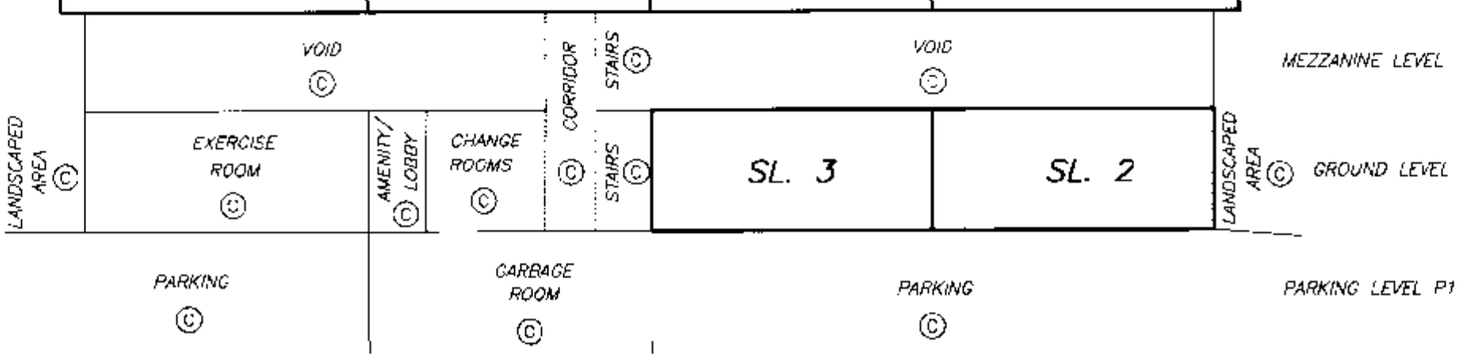
SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.

SEE SHEET # 7
FOR CONTINUATION

SL. 108	SL. 107	SL. 106	SL. 105	SEVENTEENTH FLOOR
SL. 101	SL. 100	SL. 99	SL. 98	SIXTEENTH FLOOR
SL. 94	SL. 93	SL. 92	SL. 91	FIFTEENTH FLOOR
SL. 87	SL. 86	SL. 85	SL. 84	FOURTEENTH FLOOR
SL. 80	SL. 79	SL. 78	SL. 77	TWELFTH FLOOR
SL. 72	SL. 71	SL. 70	SL. 69	ELEVENTH FLOOR
SL. 64	SL. 63	SL. 62	SL. 61	TENTH FLOOR
SL. 56	SL. 55	SL. 54	SL. 53	NINTH FLOOR
SL. 48	SL. 47	SL. 46	SL. 45	EIGHTH FLOOR
SL. 40	SL. 39	SL. 38	SL. 37	SEVENTH FLOOR
SL. 32	SL. 31	SL. 30	SL. 29	SIXTH FLOOR
SL. 24	SL. 23	SL. 22	SL. 21	FIFTH FLOOR
SL. 16	SL. 15	SL. 14	SL. 13	THIRD FLOOR
SL. 8	SL. 7	SL. 6	SL. 5	SECOND FLOOR



SEE SHEET # 5
FOR CONTINUATION

SECTION A – A'

DATE : JULY 4, 2005

M.E.S.

DRAWING # 30504-5
FILE # 30504-5_S2

ORIGINAL

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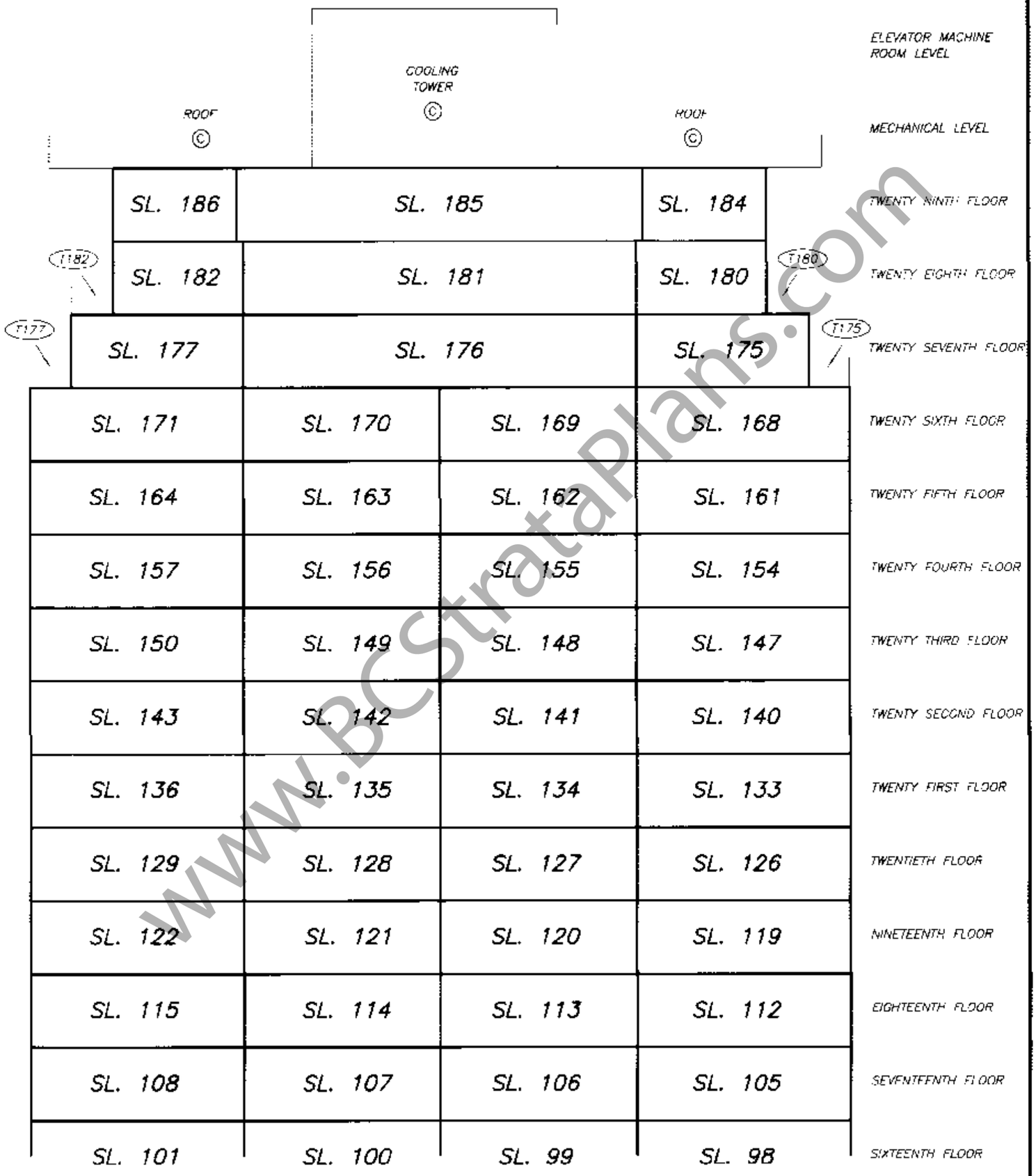
SECTIONS

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



SEE SHEET # 6
FOR CONTINUATION

SECTION A – A'

DATE : JULY 4, 2005

M.E.S.

DRAWING # 30504-5
FILE # 30504-5_S3

ORIGINAL

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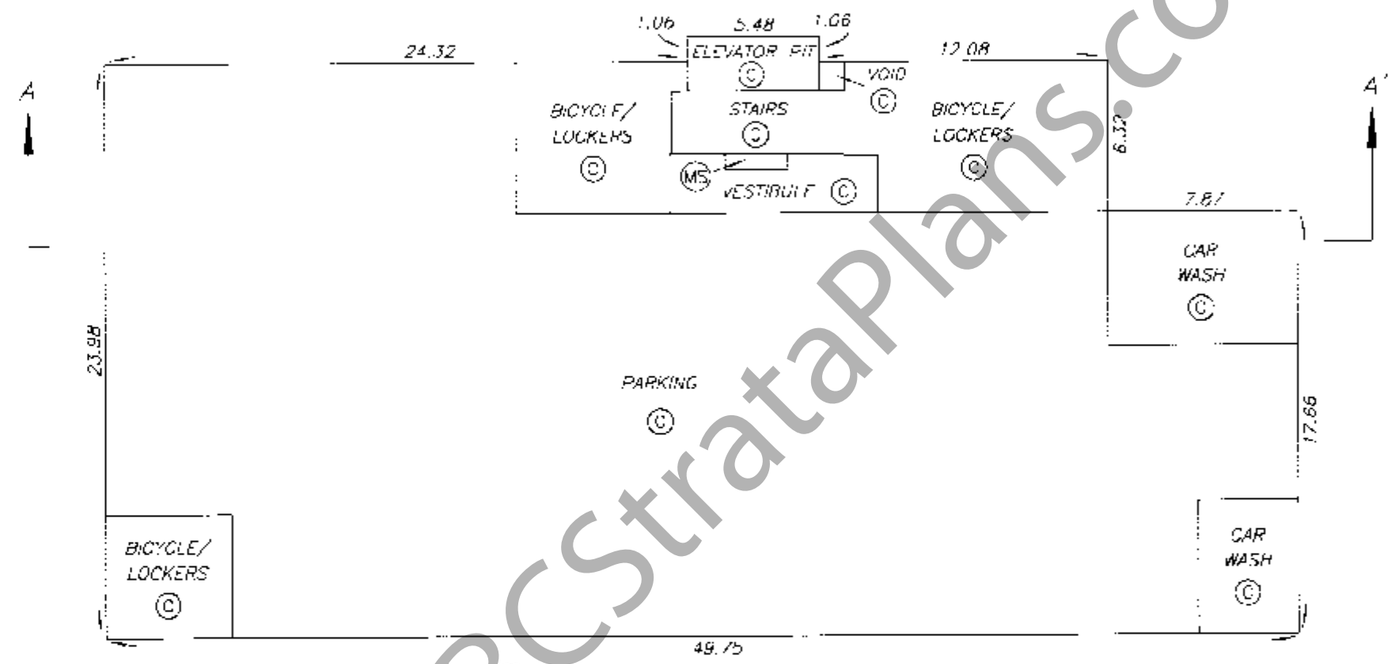
PARKING LEVEL P4

STRATA PLAN BCS 1461

SCALE 1:250

4 0 4 8

ALL DISTANCES ARE IN METRES.



www.BCStrataPlans.com

DATE : JULY 4, 2005

M.E.B.

DRAWING # 30504-5
FILE # 30504-5_P4

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

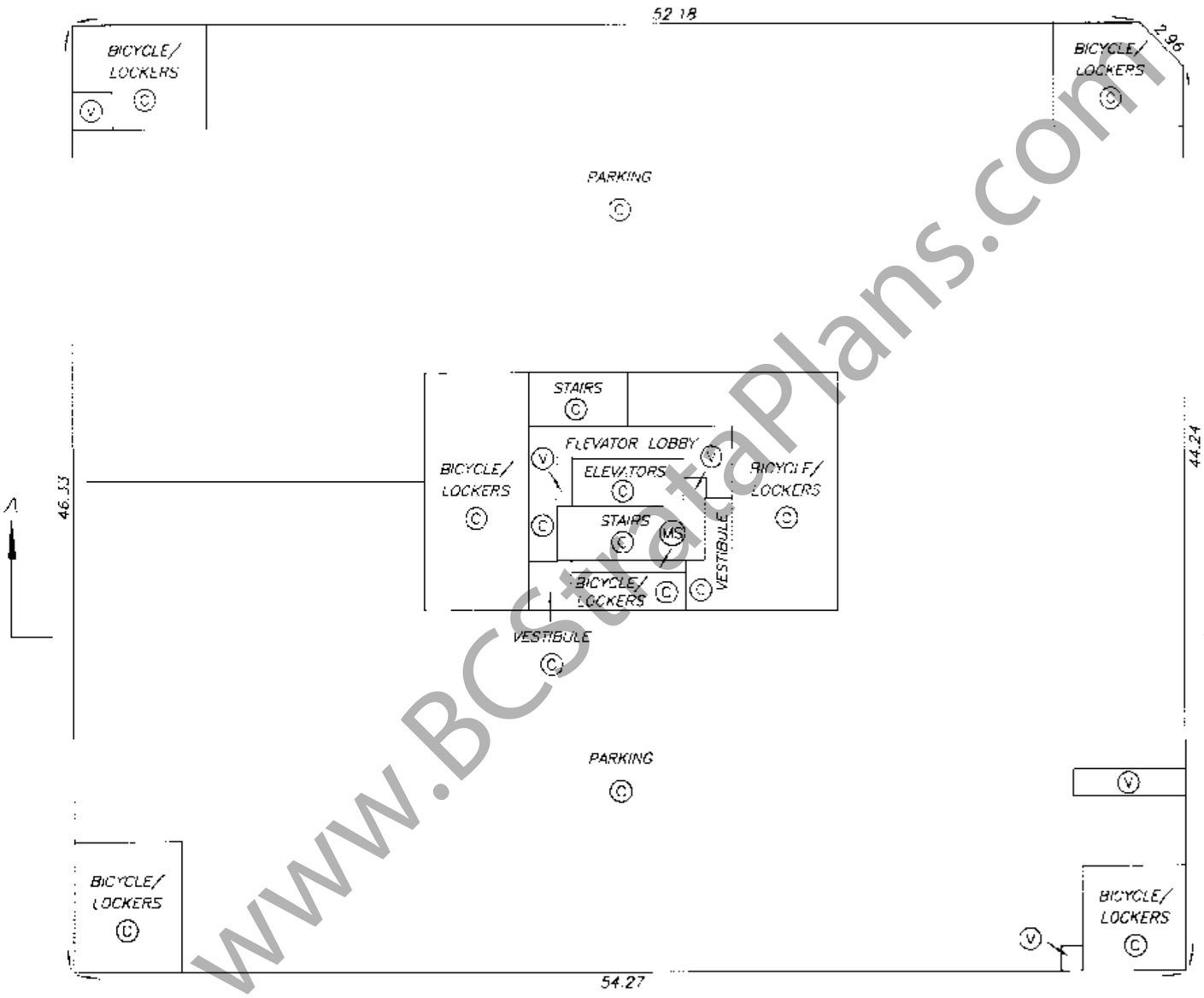
PARKING LEVEL P3

STRATA PLAN BCS 1461

SCALE 1:250

4 0 4 8

ALL DISTANCES ARE IN METRES.



www.BCStrataPlans.com

DATE : JULY 4, 2005

M.E.S.

DRAWING # 30504-5
FILE # 30504-5_P3

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

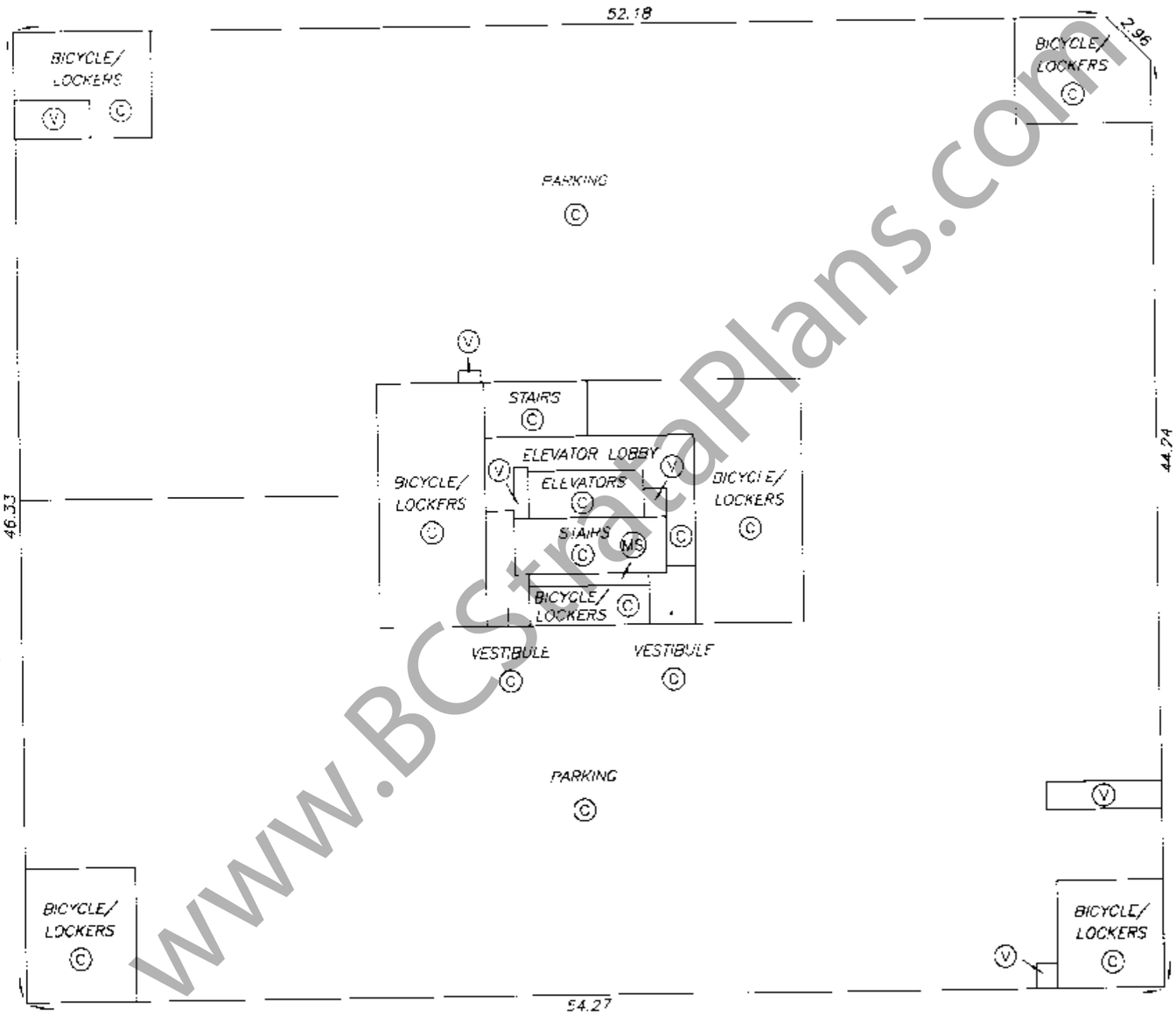
PARKING LEVEL P2

STRATA PLAN BCS 1461

SCALE 1:250

4 0 4 8

ALL DISTANCES ARE IN METRES.



DATE : JULY 4, 2005

M.C.B.

DRAWING # 30504-5
FILE # 30504-5_P2

ORIGINAL

www.BCStrataPlans.com

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

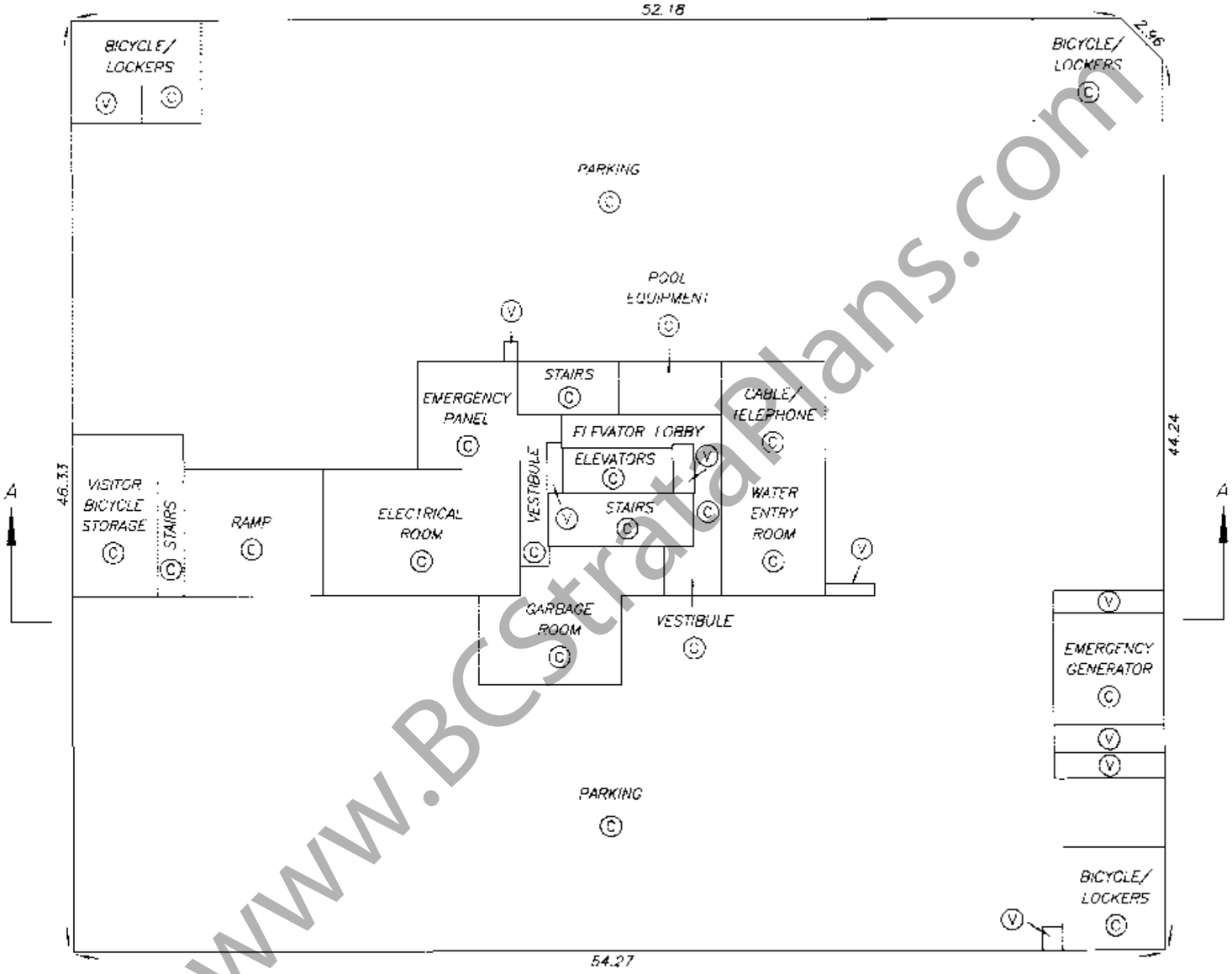
PARKING LEVEL P1

STRATA PLAN BCS 1461

SCALE 1:250

4 0 4 8

ALL DISTANCES ARE IN METRES.



www.BCstrataPlans.com

DATE : JULY 4, 2005

DRAWING # 30504-5
FILE # 30504-5_P1

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

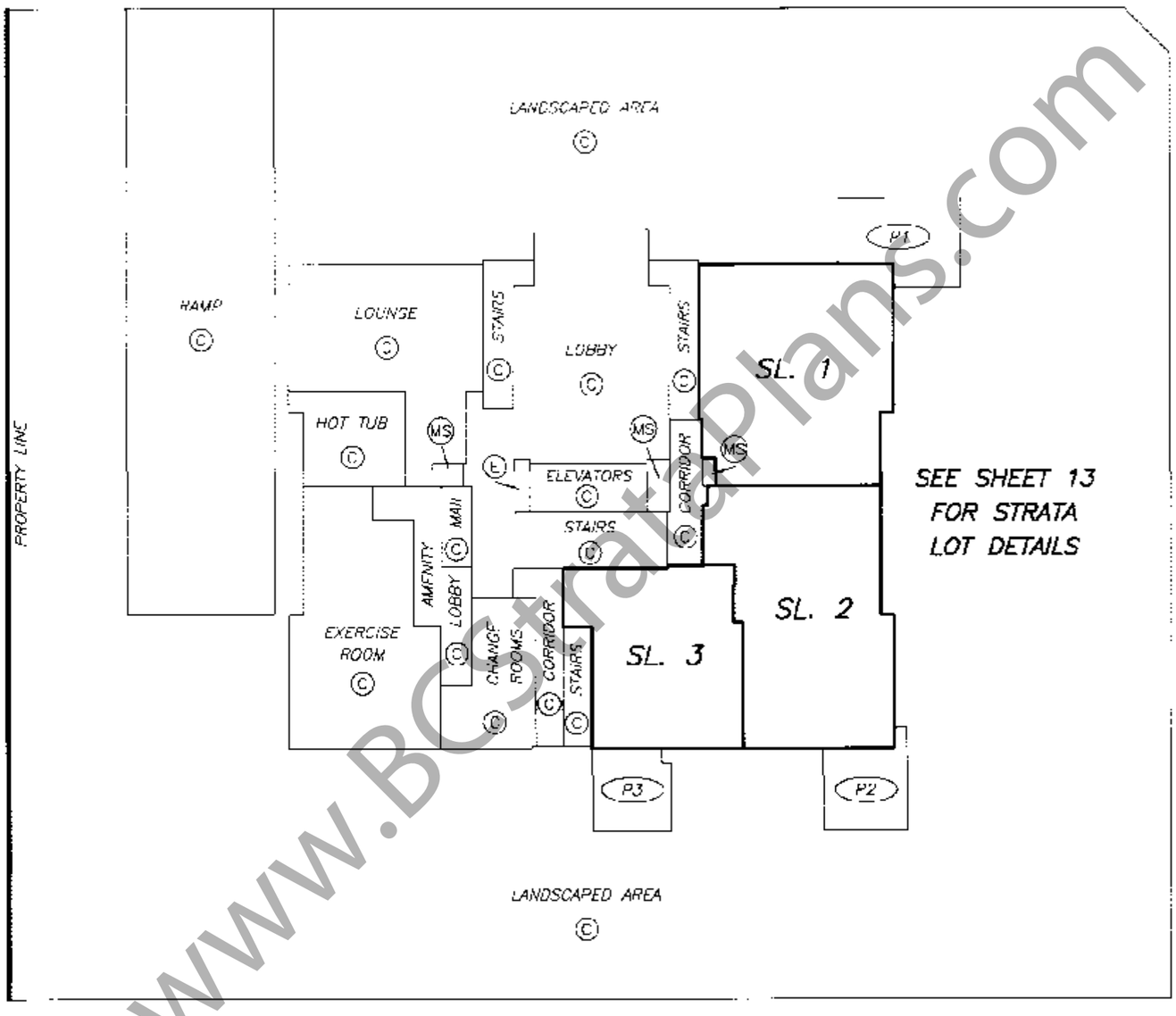
GROUND LEVEL FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:250

4 0 4 8

ALL DISTANCES ARE IN METRES.



www.BCStrataPlans.com

DATE : JULY 4, 2005

M. C. B.

DRAWING # 30504-5
FILE # 30504-5_F1

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

GROUND LEVEL FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.

LANDSCAPED AREA ©

LOUNGE ©
HOT TUB ©
MAIL ©
AMENITY LOBBY ©
EXERCISE ROOM ©
CHANGE ROOMS ©
CORRIDOR ©
STAIRS ©
LOBBY ©
STAIRS ©
ELEVATORS ©
STAIRS ©
CORRIDOR ©
P1
SL. 1
90.6 m²
SL. 2
90.9 m²
SL. 3
62.6 m²
P2
P3
A
A'

LANDSCAPED AREA ©

DRAWING # 30504-5
FILE # 30504-5_F1 a

DATE : JULY 4, 2005

E. S.

ORIGINAL

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MEZZANINE FLOOR PLAN

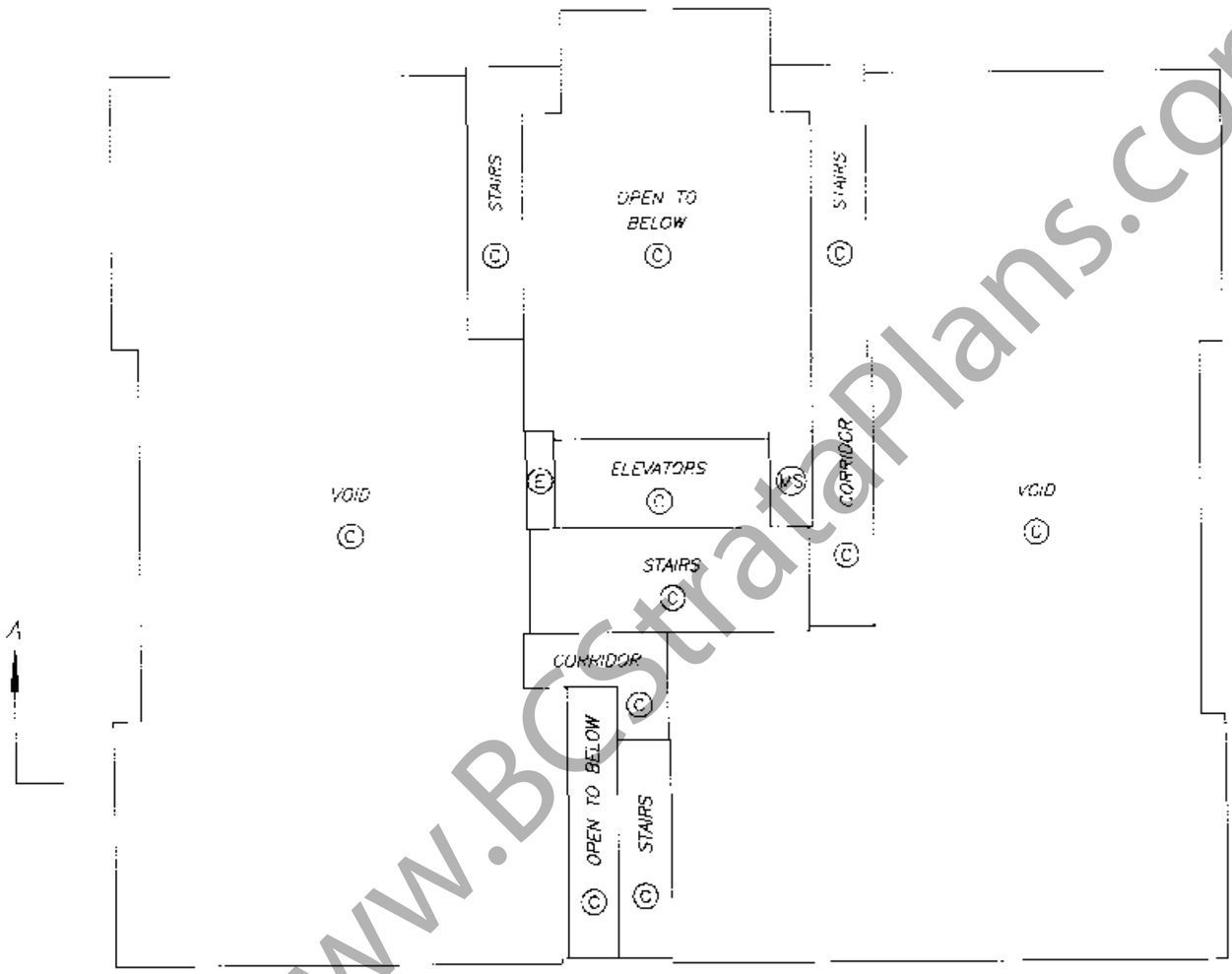
STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.

PERIMETER OF FLOOR BELOW



PERIMETER OF FLOOR BELOW

DATE : JULY 4, 2005

DRAWING # 30504-5
FILE # 30504-5_F1_b

ORIGINAL

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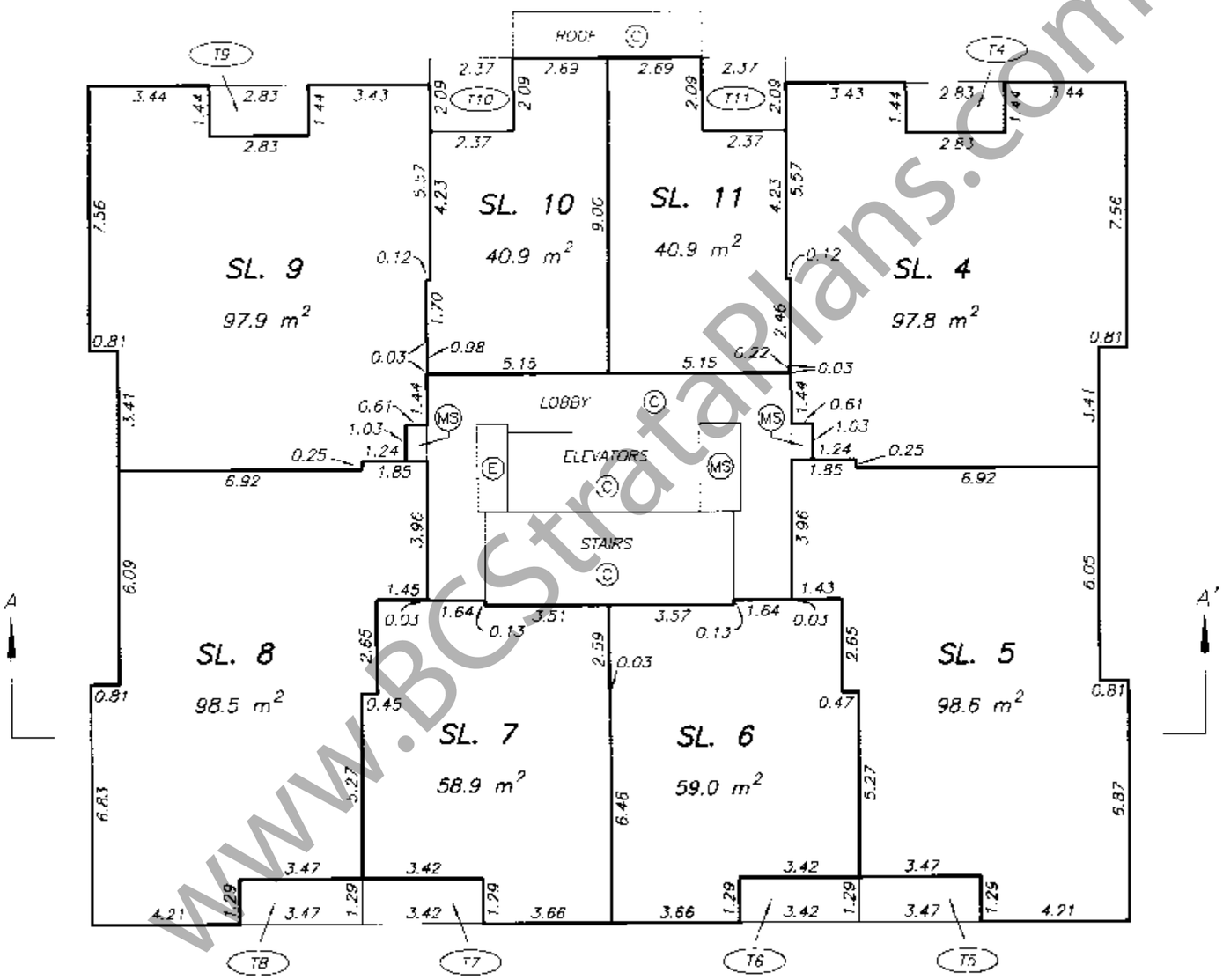
SECOND FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30504-5
FILE # 30504-5_F2

DATE : JULY 4, 2005

ORIGINAL

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FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

THIRD FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.

PERIMETER OF FLOOR BELOW

SL. 17
97.3 m²

SL. 18
40.4 m²

SL. 19
40.4 m²

SL. 12
97.4 m²

SL. 16
97.7 m²

SL. 15
58.5 m²

SL. 14
58.5 m²

SL. 13
97.9 m²

LOBBY

ELEVATORS

STAIRS

B16 B15 B14 B13 B17 B18 B19 B12

A A'

www.BCStrataPlans.com

DATE : JULY 4, 2005

M.E.S.

DRAWING # 30504-5
FILE # 30504-5_F3

ORIGINAL

FILED NMBCS1461 W68868 2007-02-07-18.12.37.210539

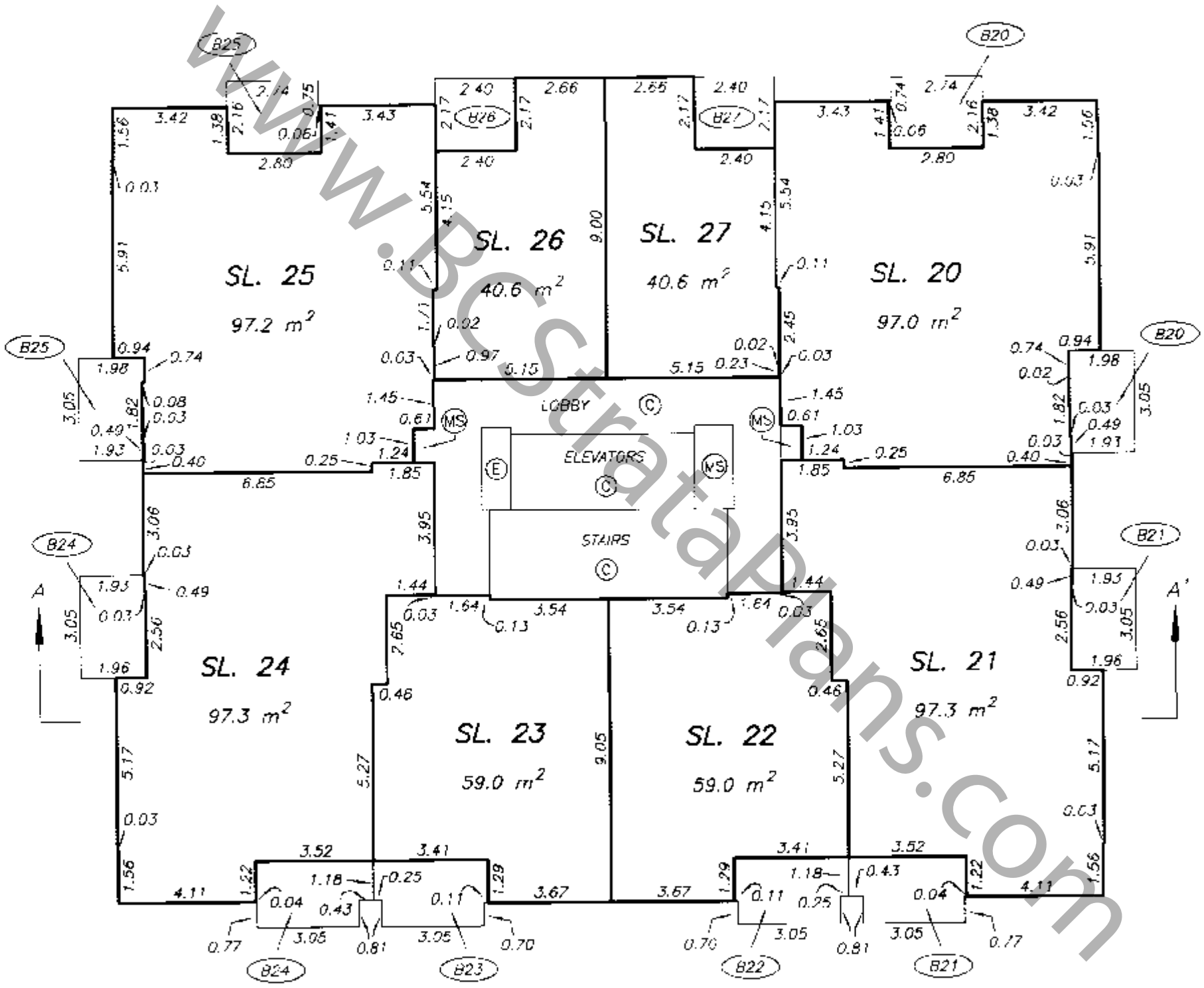
FIFTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30504-5
FILE # 30504-5_F5

DATE : JULY 4, 2005

M.E.B.

ORIGINAL

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FILED NMBCS1461 W68868 2007-02-07-18.12.37.210539

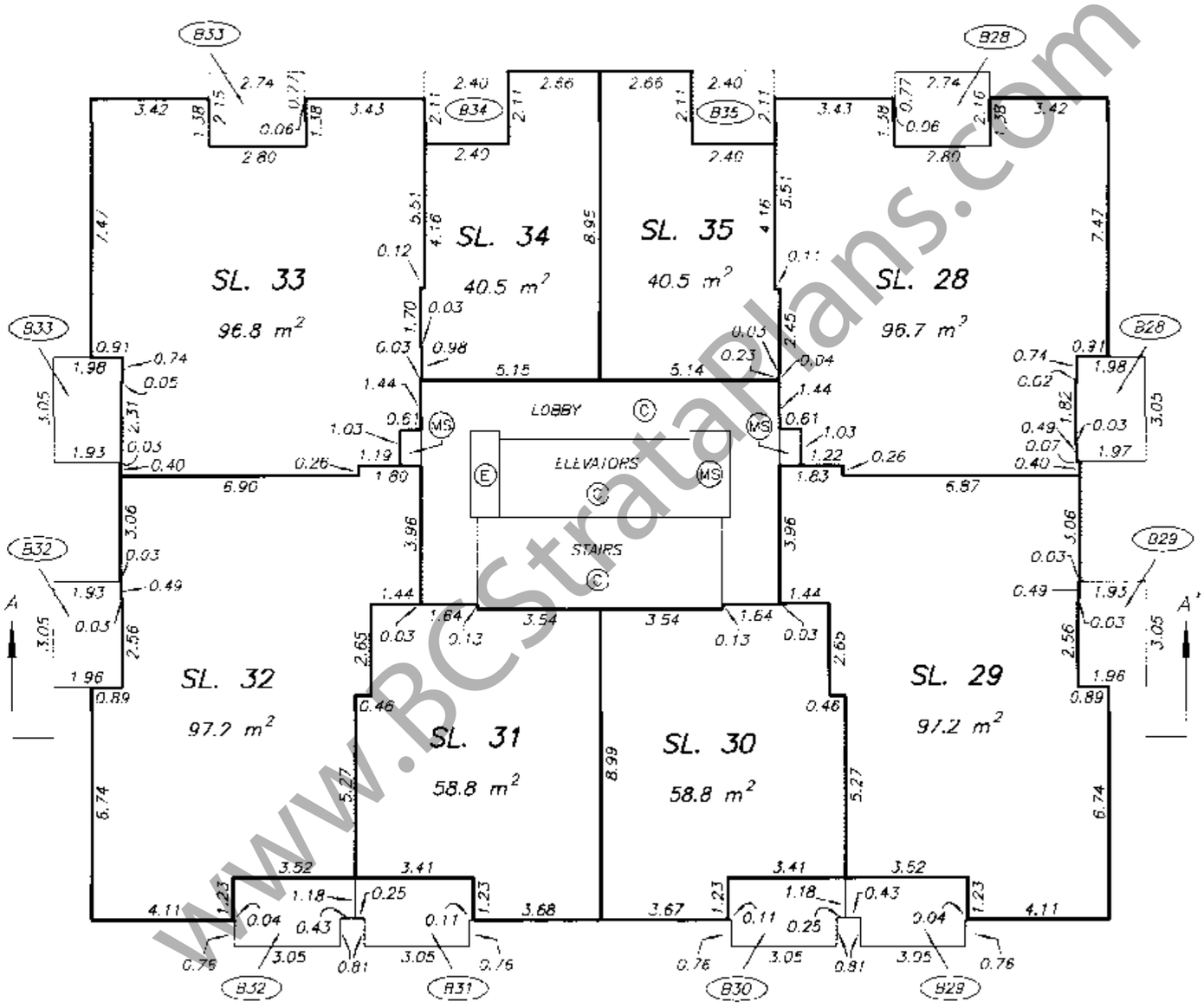
SIXTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30504-5
FILE # 30504-5_F6

DATE : JULY 4, 2005

M.E.B.

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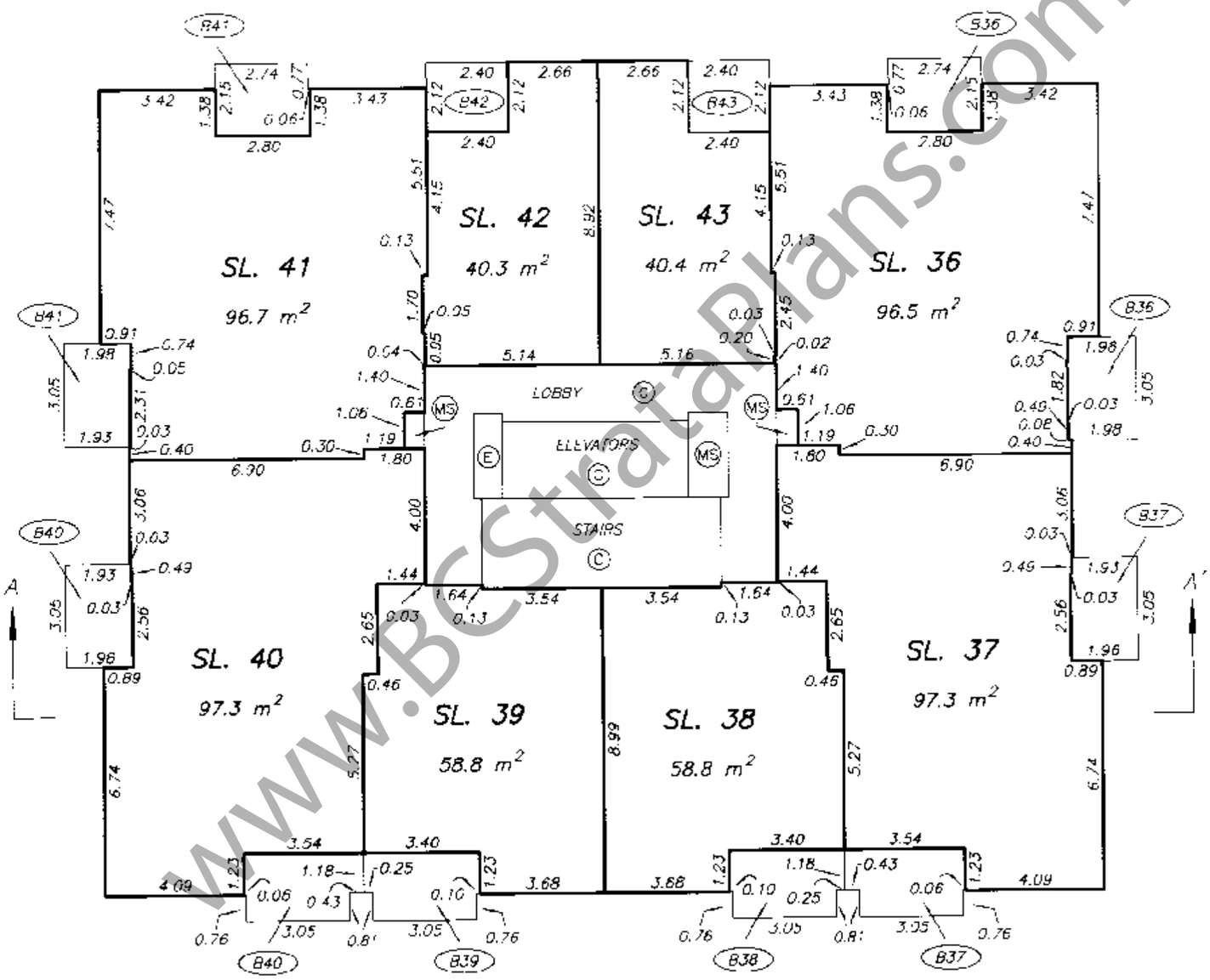
SEVENTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



www.BCStrataPlans.com

DATE : JULY 4, 2005

M.E.B.

DRAWING # 30504-5
FILE # 30504-5_F1

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

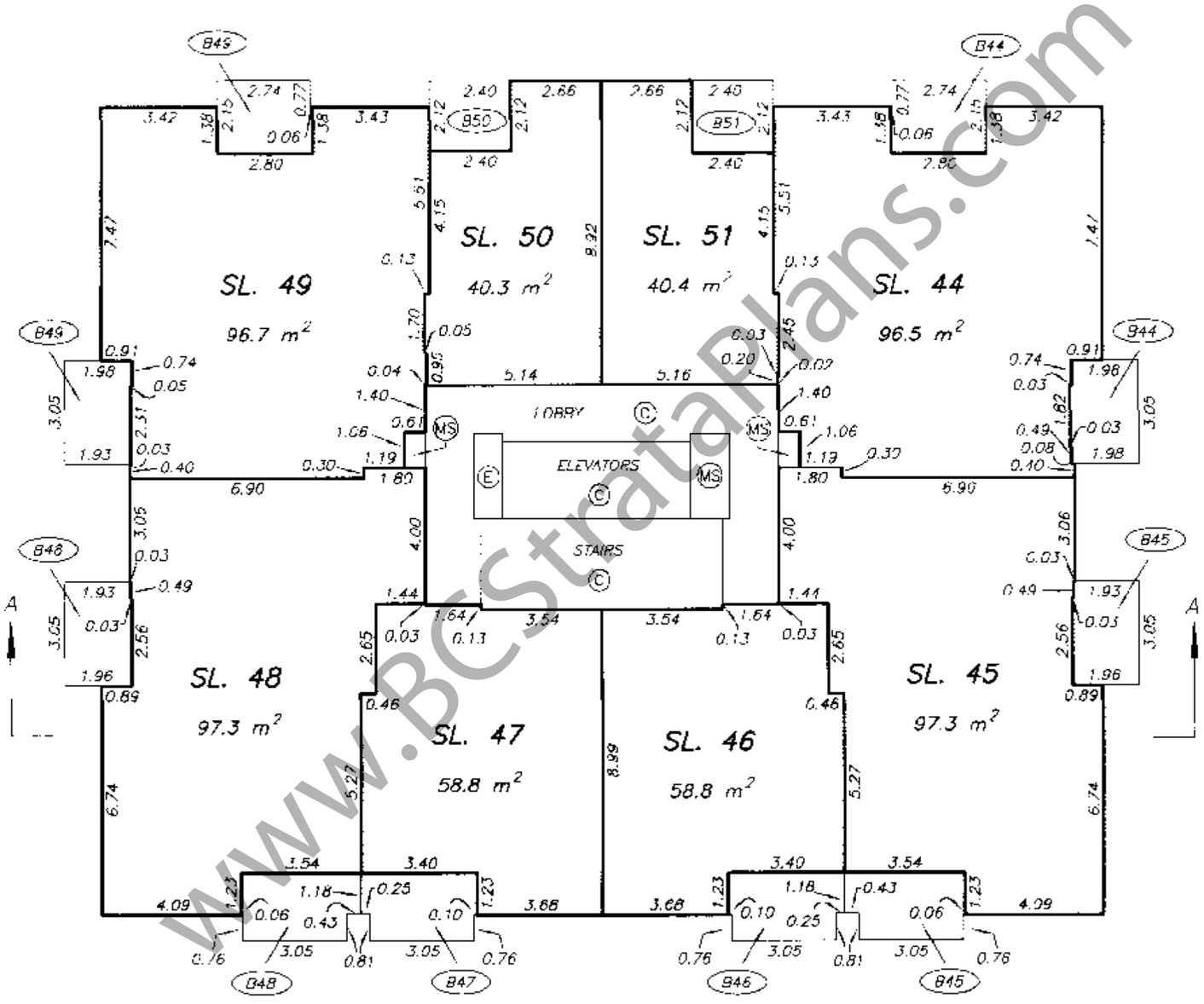
EIGHTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



www.BCStrataPlans.com

DATE : JULY 4, 2005

M.E.B.

DRAWING # 30504-5
FILE # 30504-5_FB

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

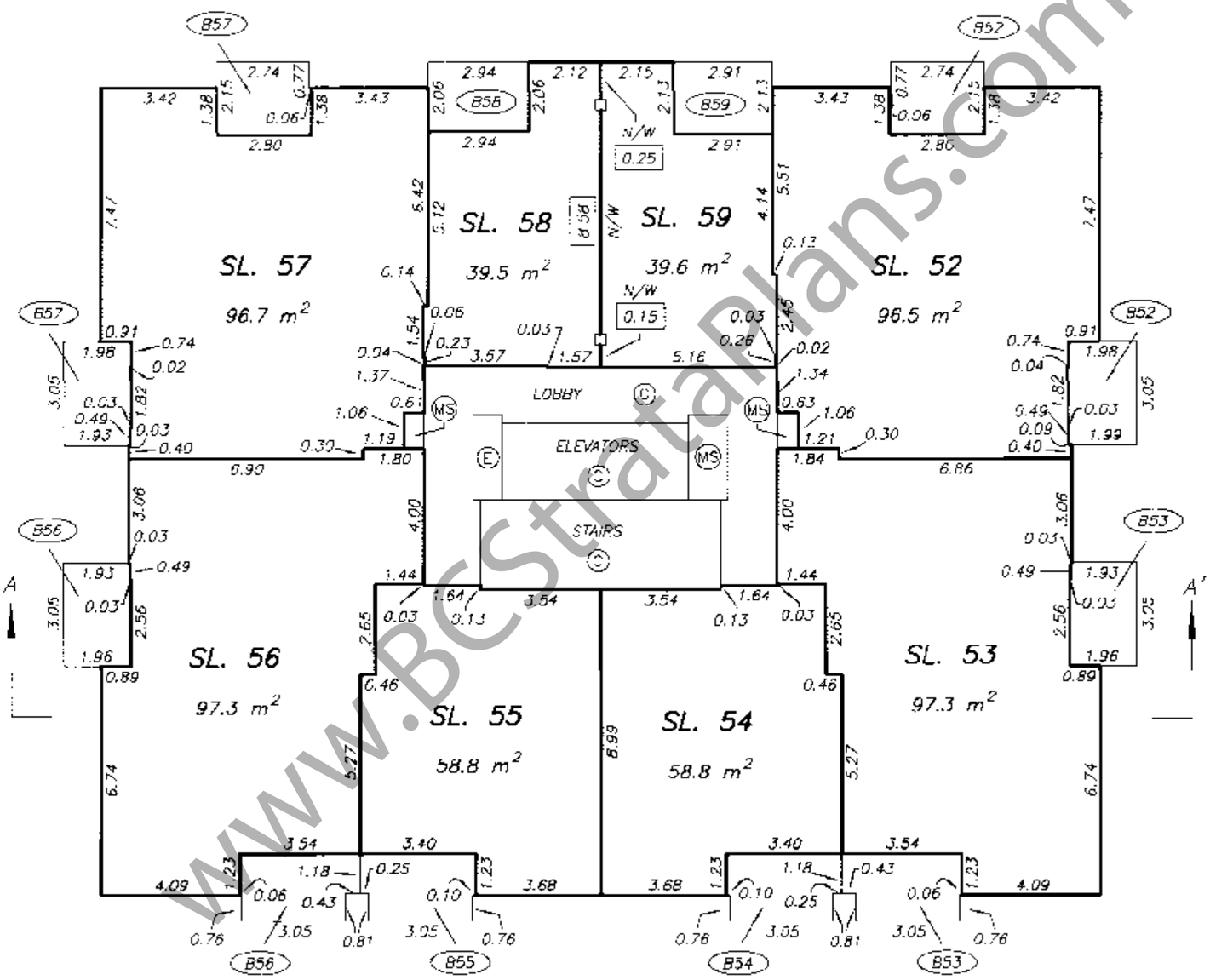
NINTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



www.BCStrataPlans.com

DRAWING # 30504-5_F9
FILE # 30504-5_F9

DATE : JULY 4, 2005

M.E.S.

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

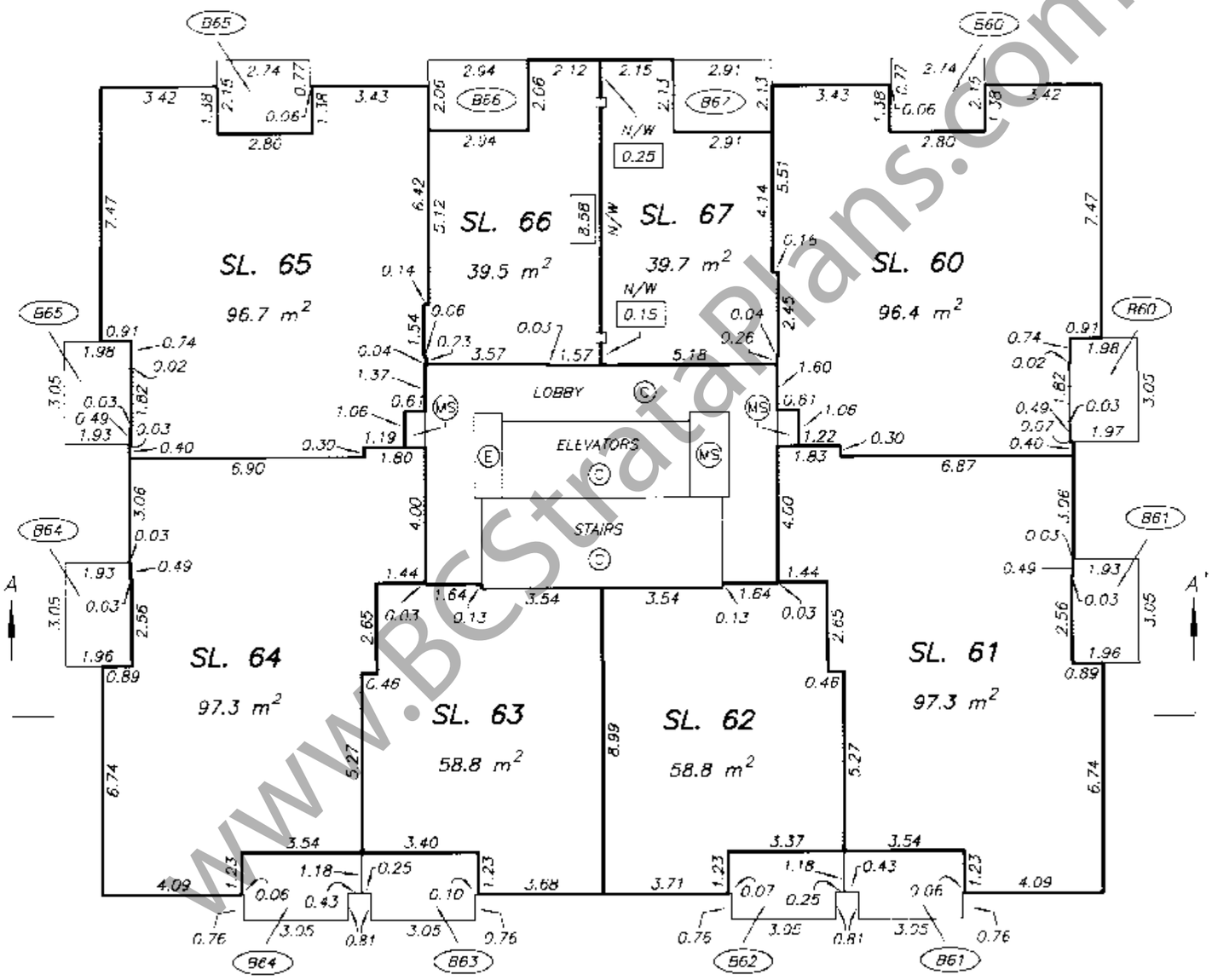
TENTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



www.BCStrataPlans.com

DRAWING # 30504-5_F10
FILE # 30504-5_F10

DATE : JULY 4, 2005

M.E.B.

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

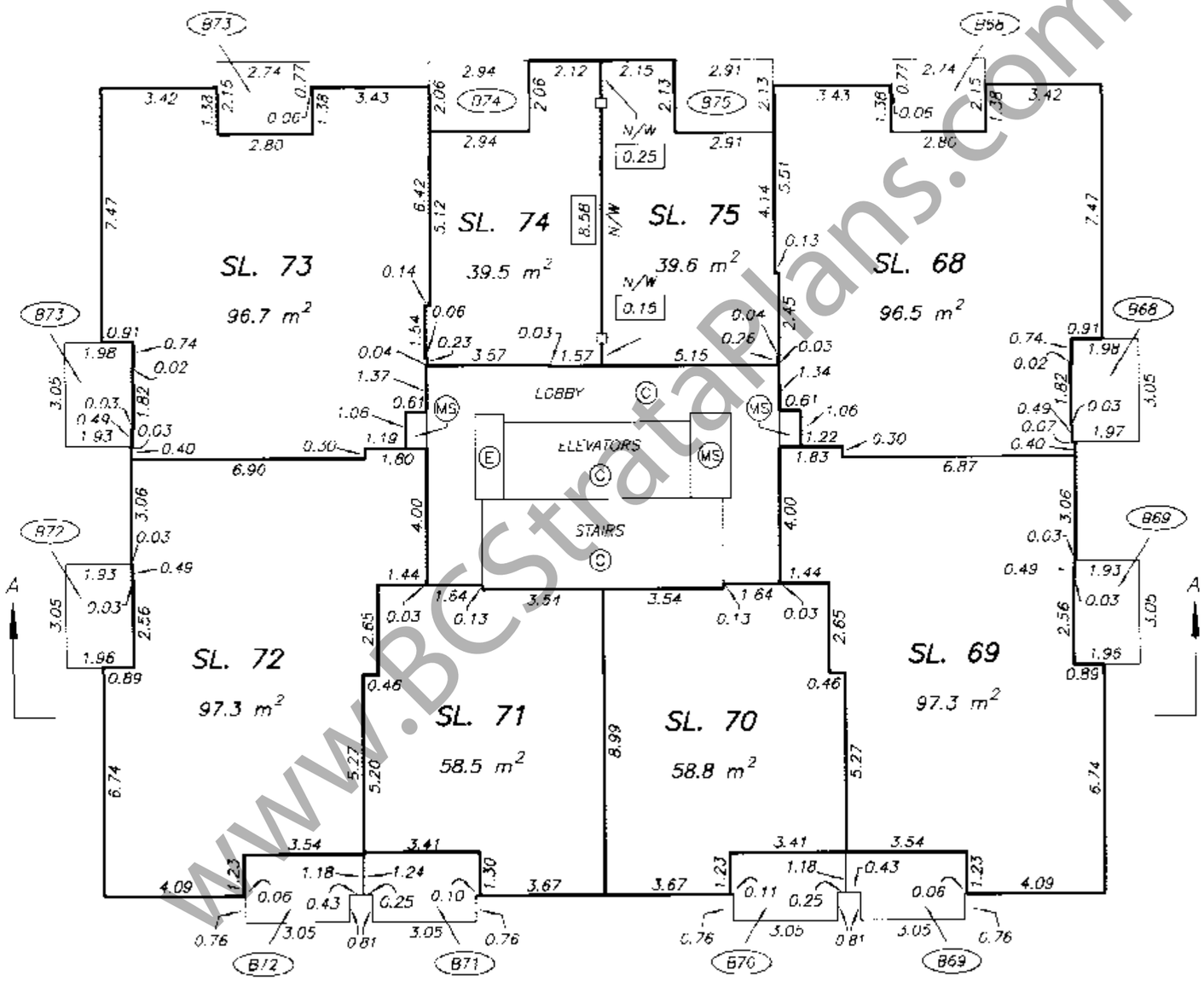
ELEVENTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : JULY 4, 2005

DRAWING # 30504-5_F11
FILE # 30504-5_F11

ORIGINAL

www.BCStrataPlans.com

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

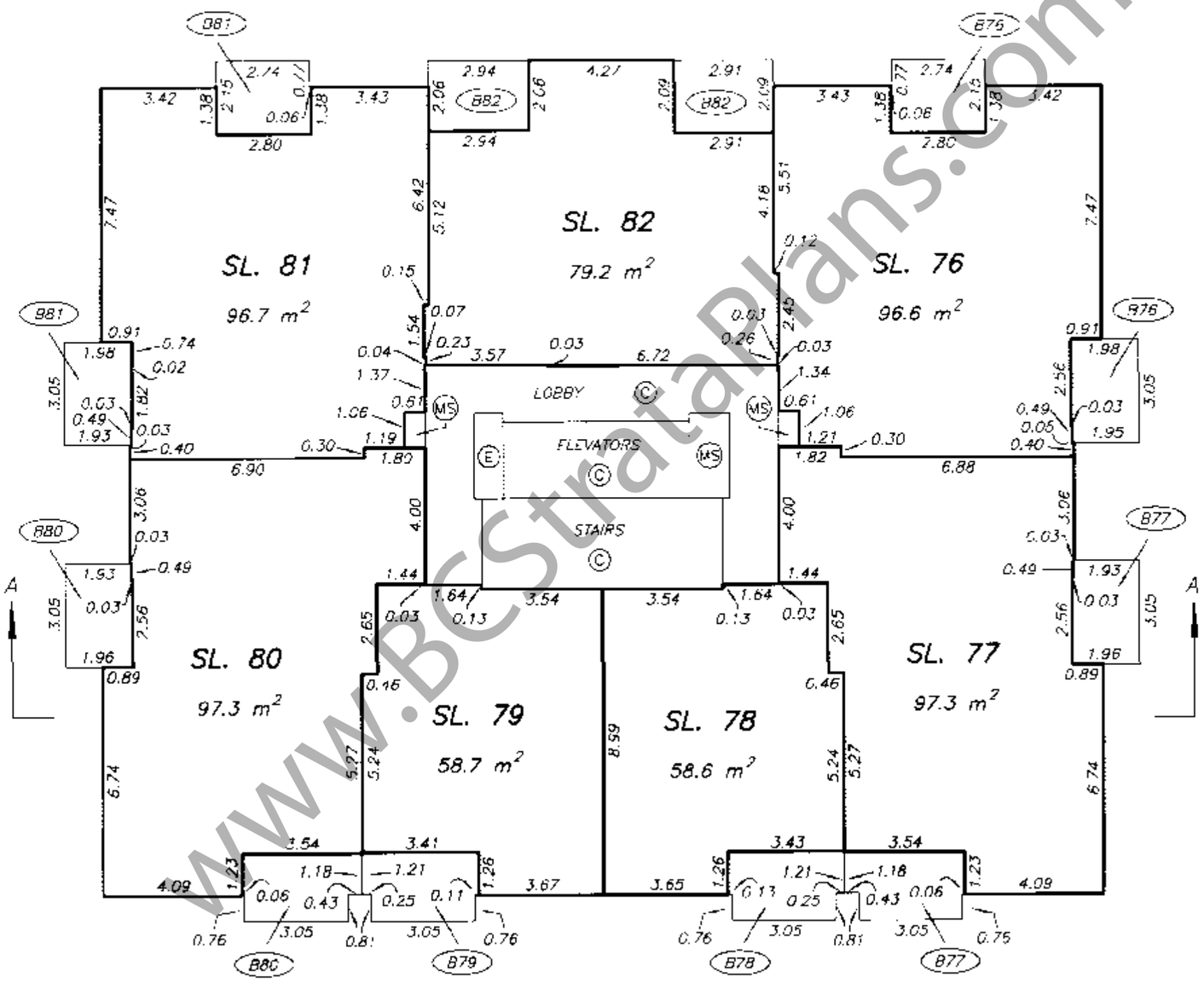
TWELFTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30504-5_F12
FILE # 30504-5_F12

DATE : JULY 4, 2005

M.E.B.

ORIGINAL

www.BCStrataPlans.com

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

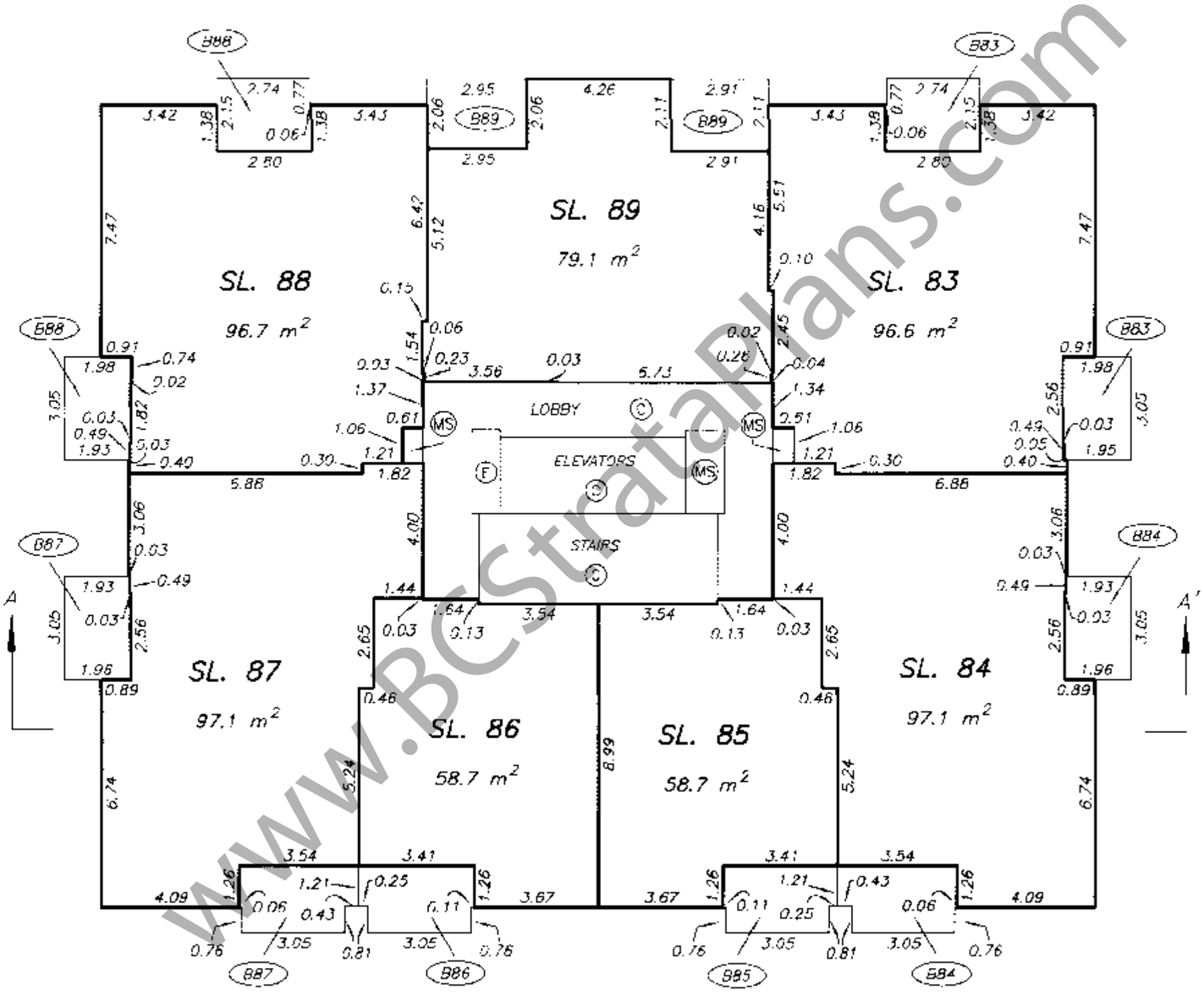
FOURTEENTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30504-5_F14
FILE # 30504-5_F14

DATE : JULY 4, 2005

M.E.S.

ORIGINAL

www.BCStrataPlans.com

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

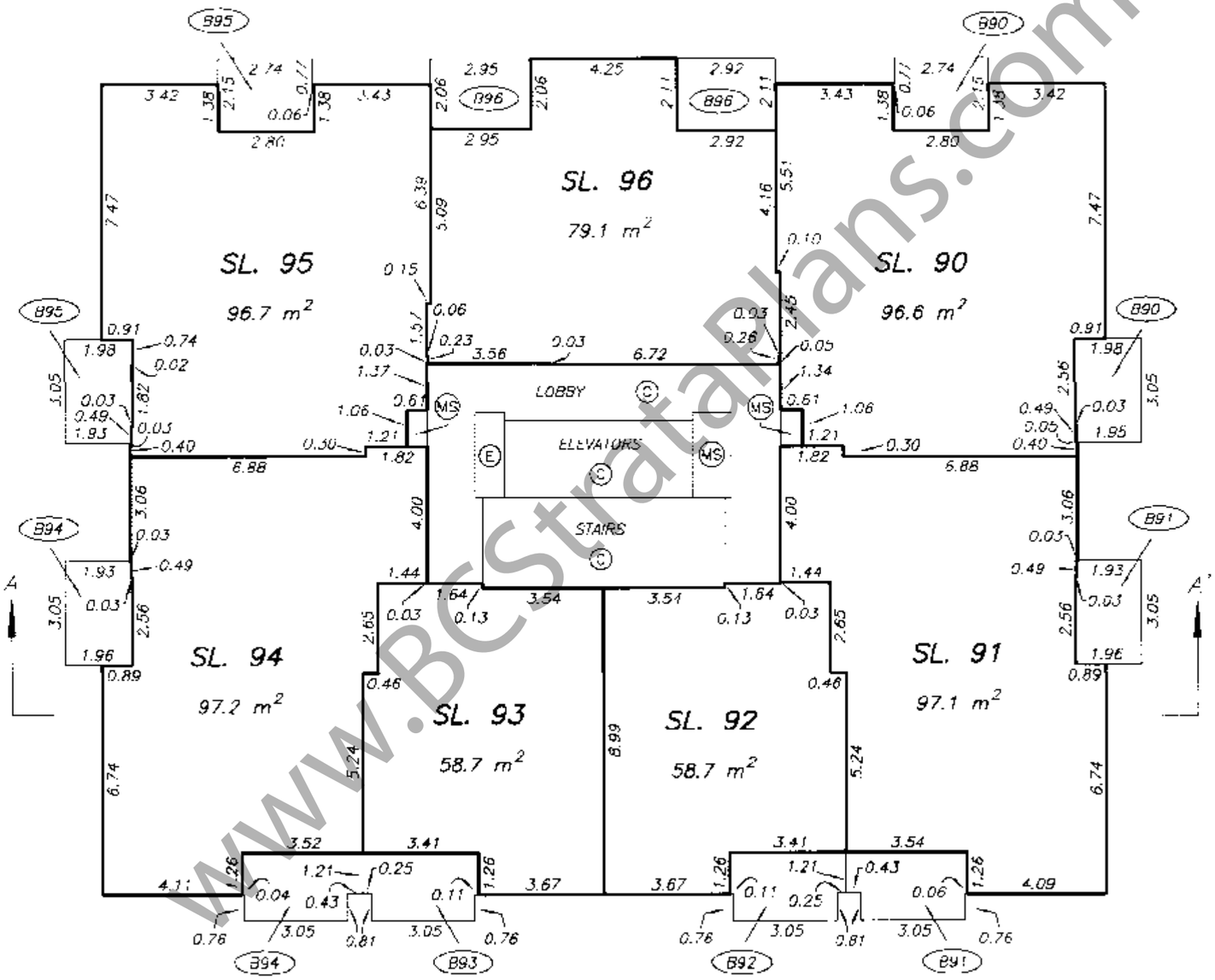
FIFTEENTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



www.BCStrataPlans.com

DRAWING # 30504-5_F15
FILE # 30504-5_F15

DATE : JULY 4, 2005

M.E.B.

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

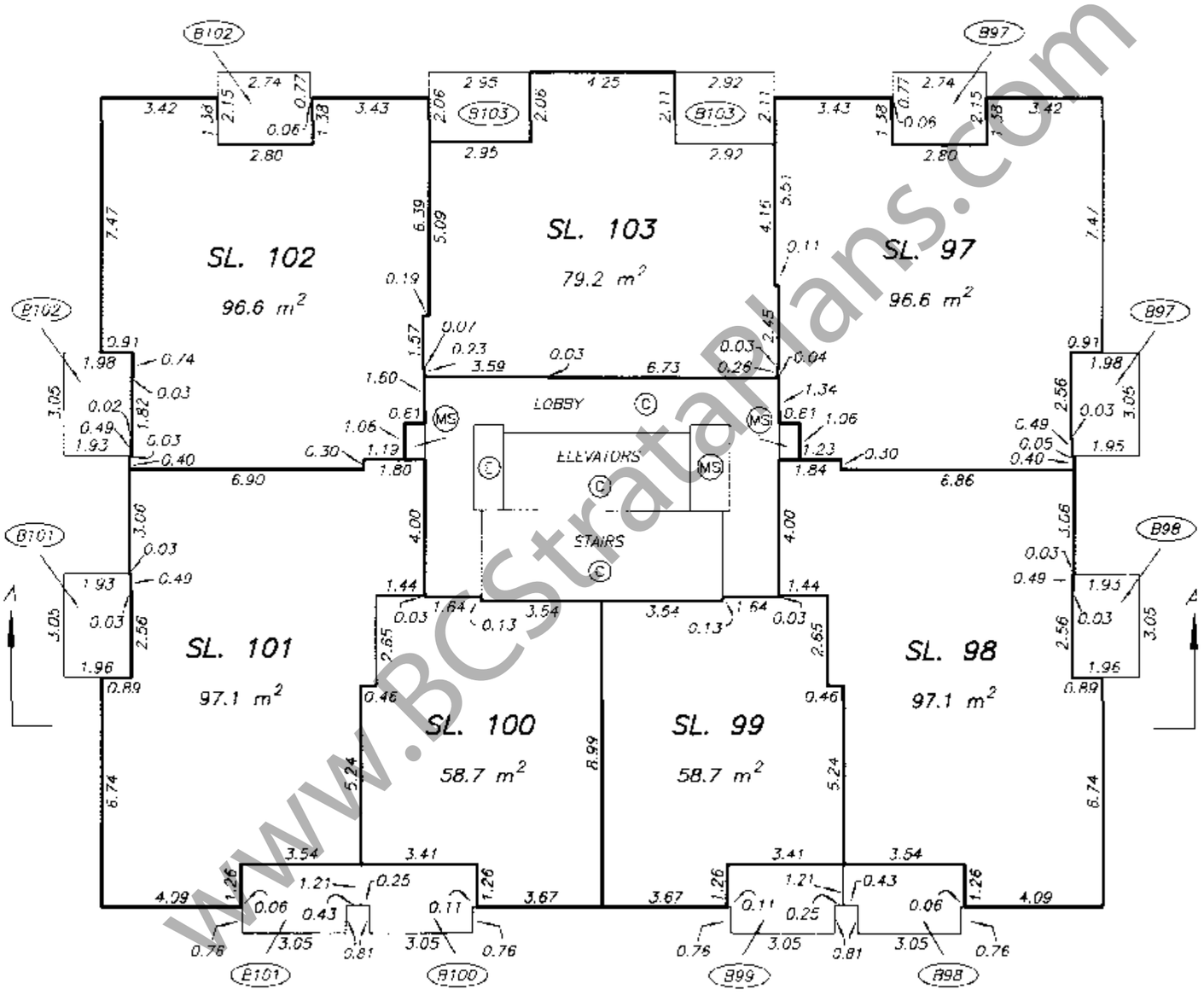
SIXTEENTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



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DRAWING # 30504-5_F16
FILE # 30504-5_F16

DATE : JULY 4, 2005

M.E.B

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

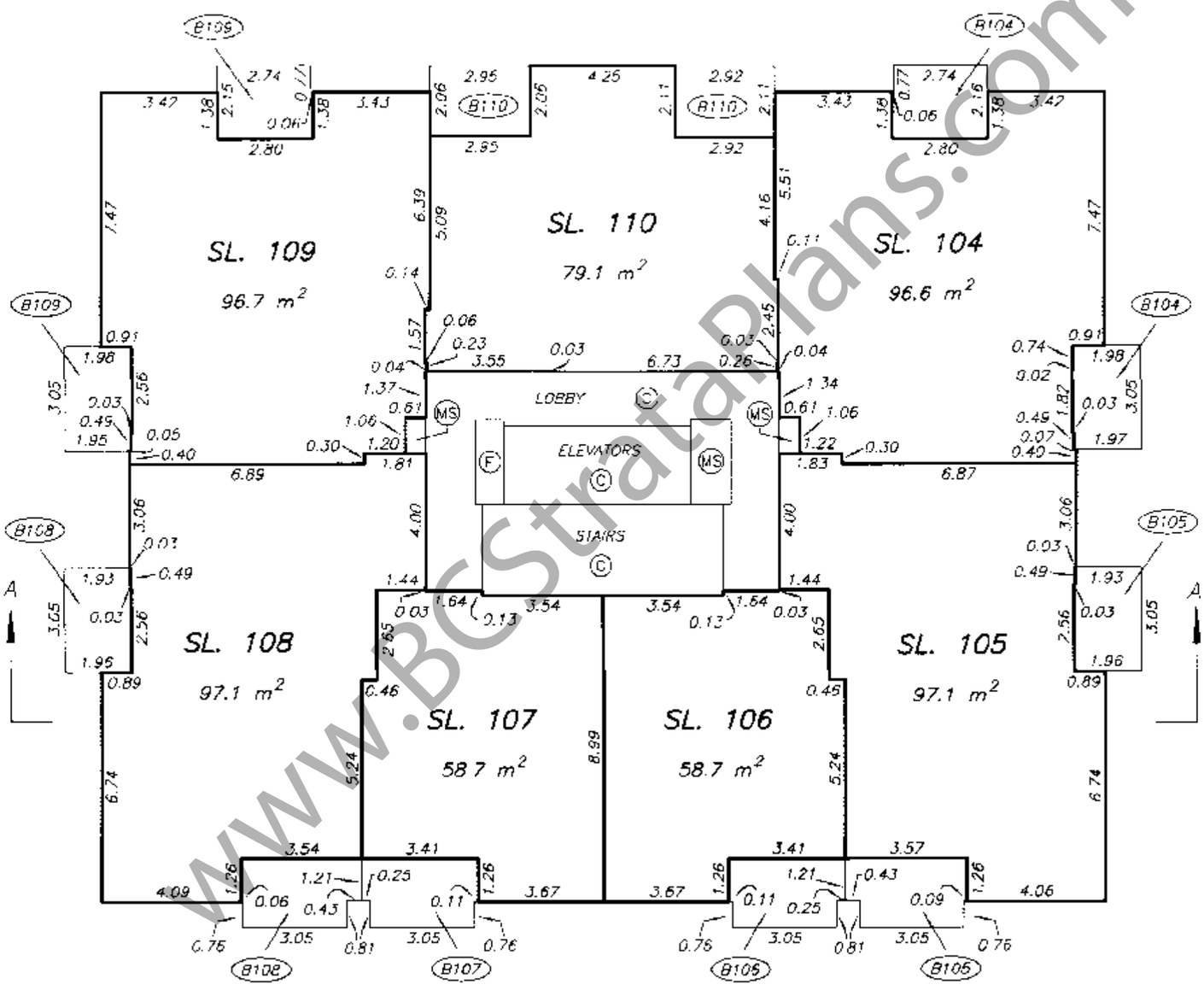
SEVENTEENTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



www.BCStrataPlans.com

DATE : JULY 4, 2005

M.E.B.

DRAWING # 30504-5_F17
FILE # 30504-5_F17

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

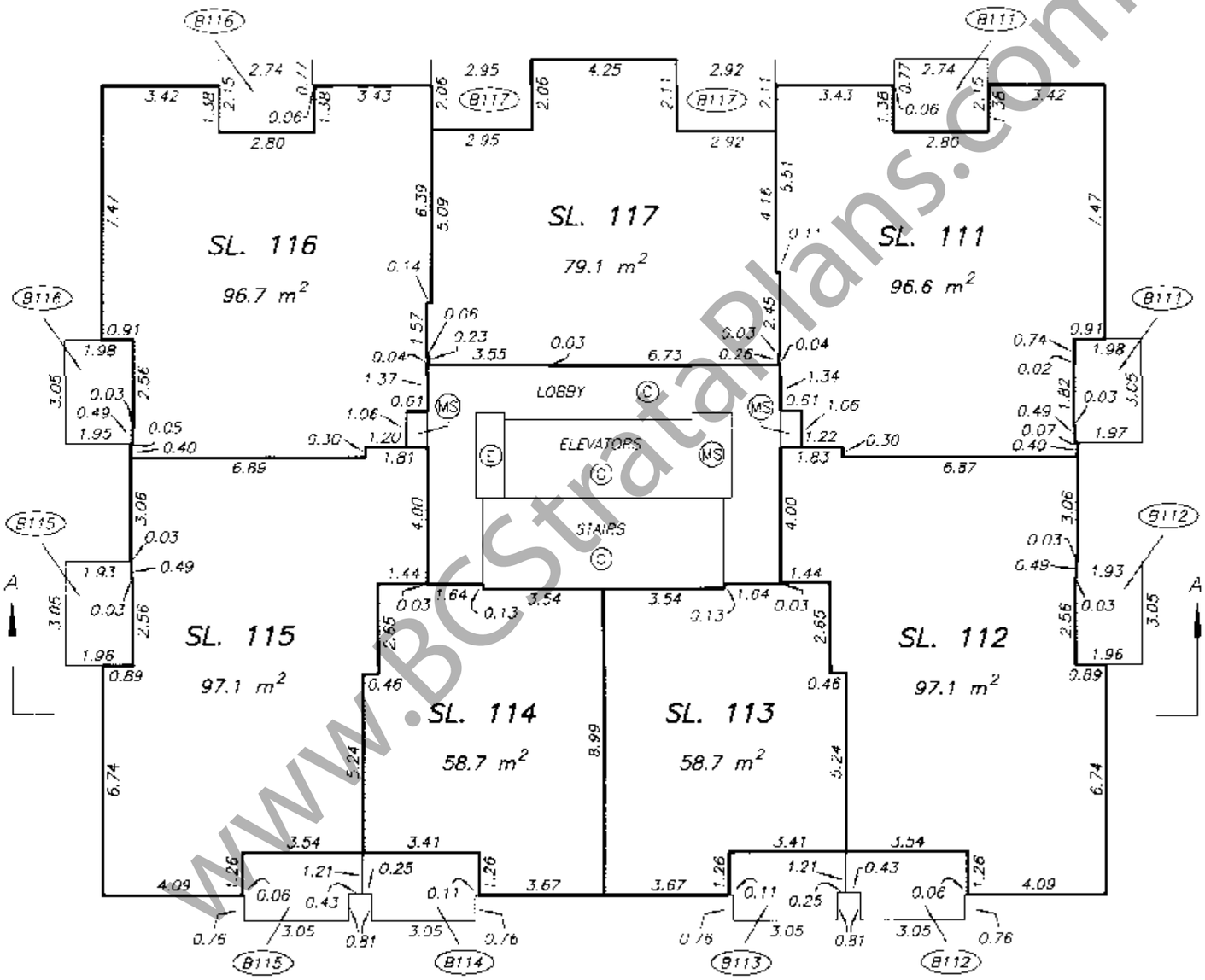
EIGHTEENTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



www.BCStrataPlans.com

DATE : JULY 4, 2005

M.E.B.

DRAWING # 30504-5_F18
FILE # 30504-5_F18

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

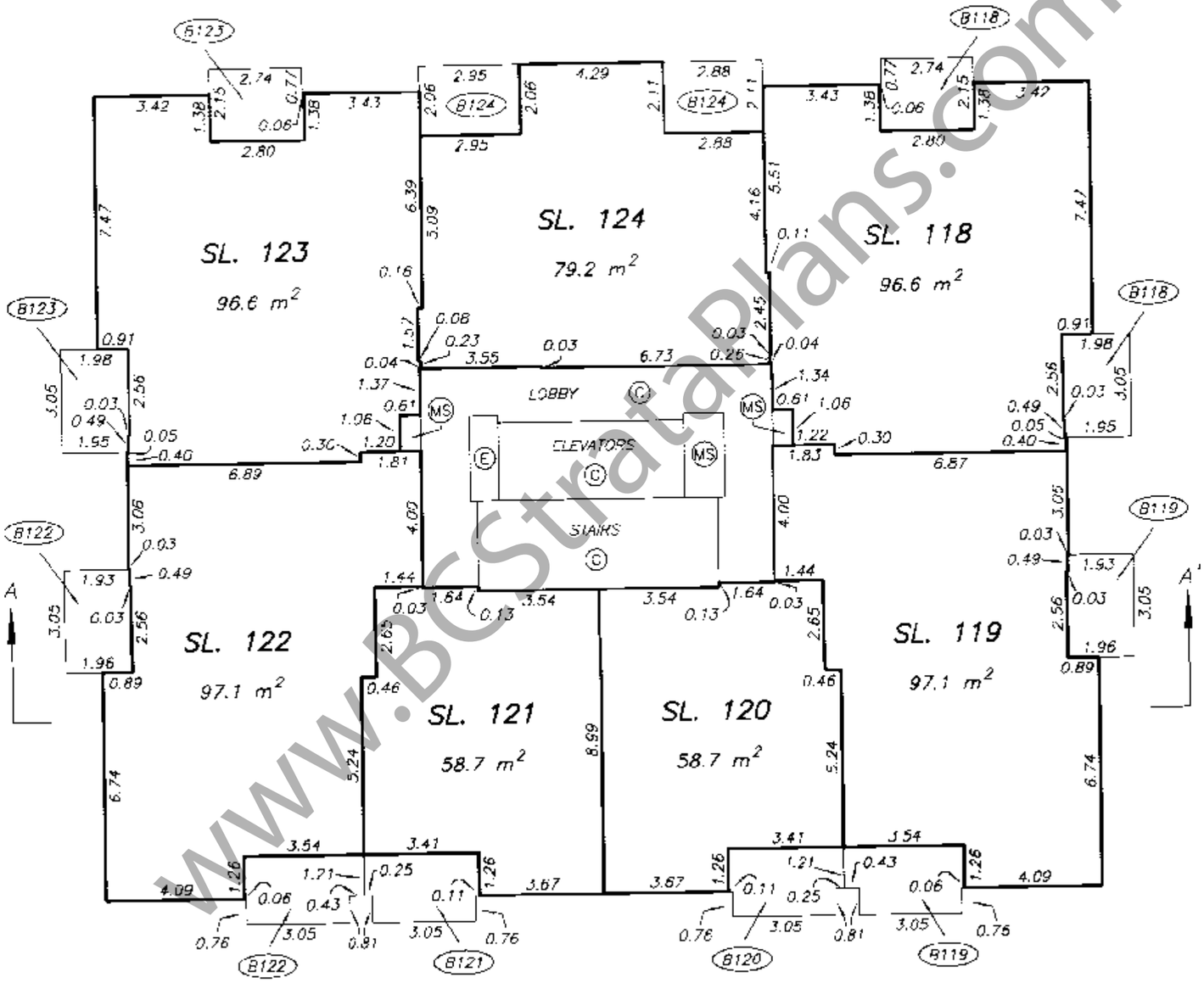
NINTEENTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



www.BCStrataPlans.com

DATE : JULY 4, 2005

M.C.B.

DRAWING # 30504-5_F19
FILE # 30504-5_F19

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

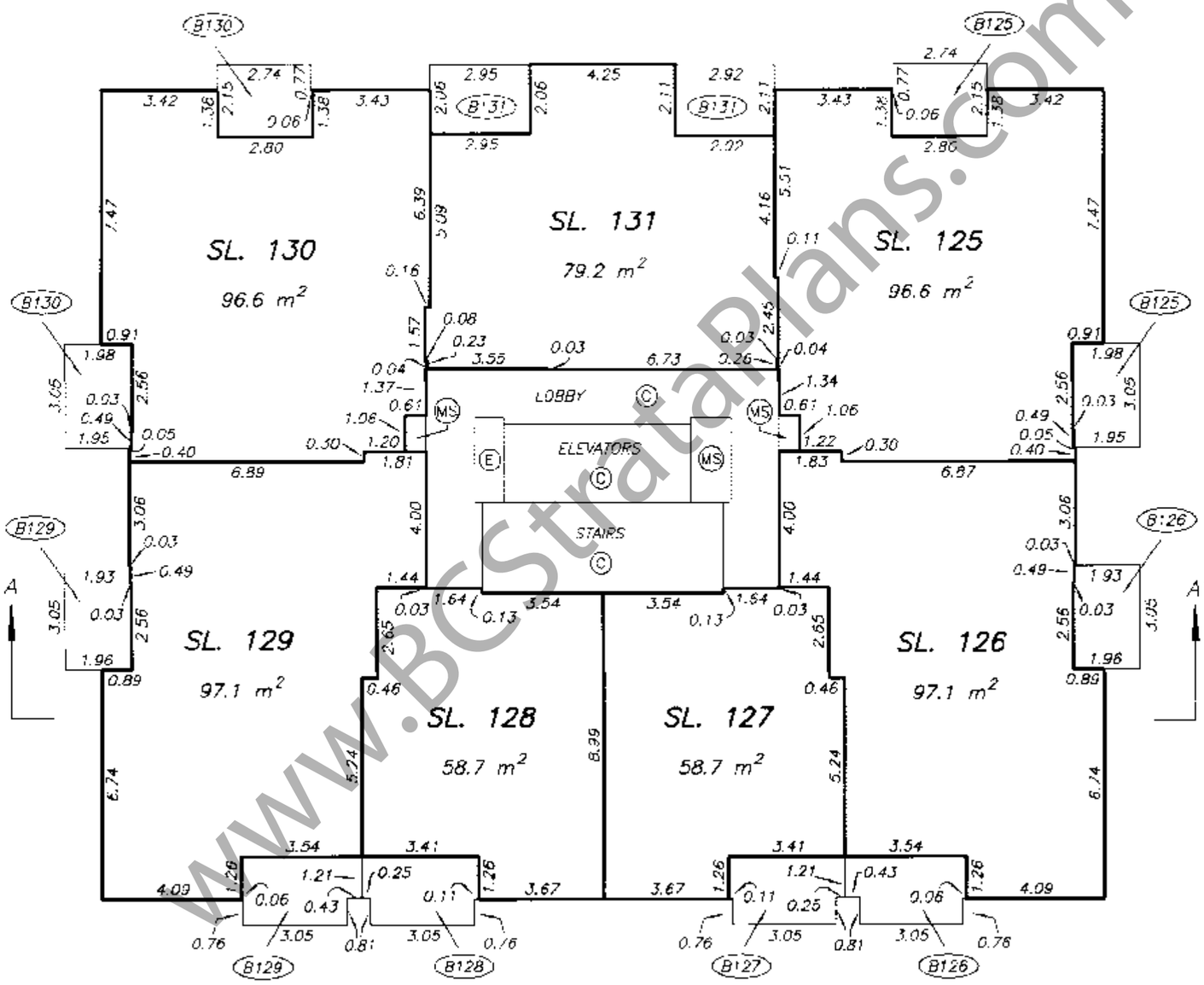
TWENTIETH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30504-5
FILE # 30504-5_F20

DATE : JULY 4, 2005

M.E.B.

ORIGINAL

www.BCStrataPlans.com

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

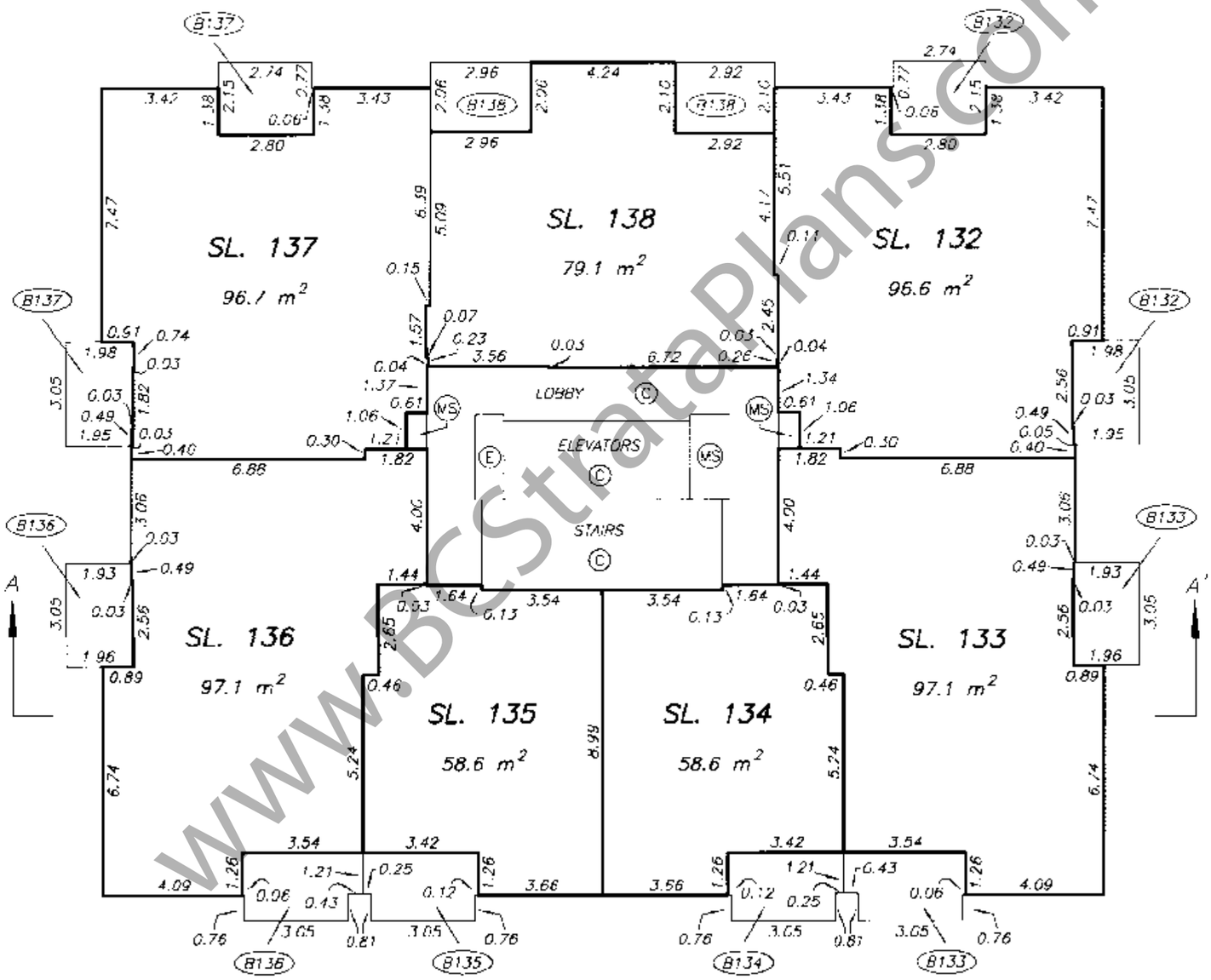
TWENTY FIRST FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30504-5
FILE # 30504-5_F21

DATE : JULY 4, 2005

M.E. B.

ORIGINAL

www.BCStrataPlans.com

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

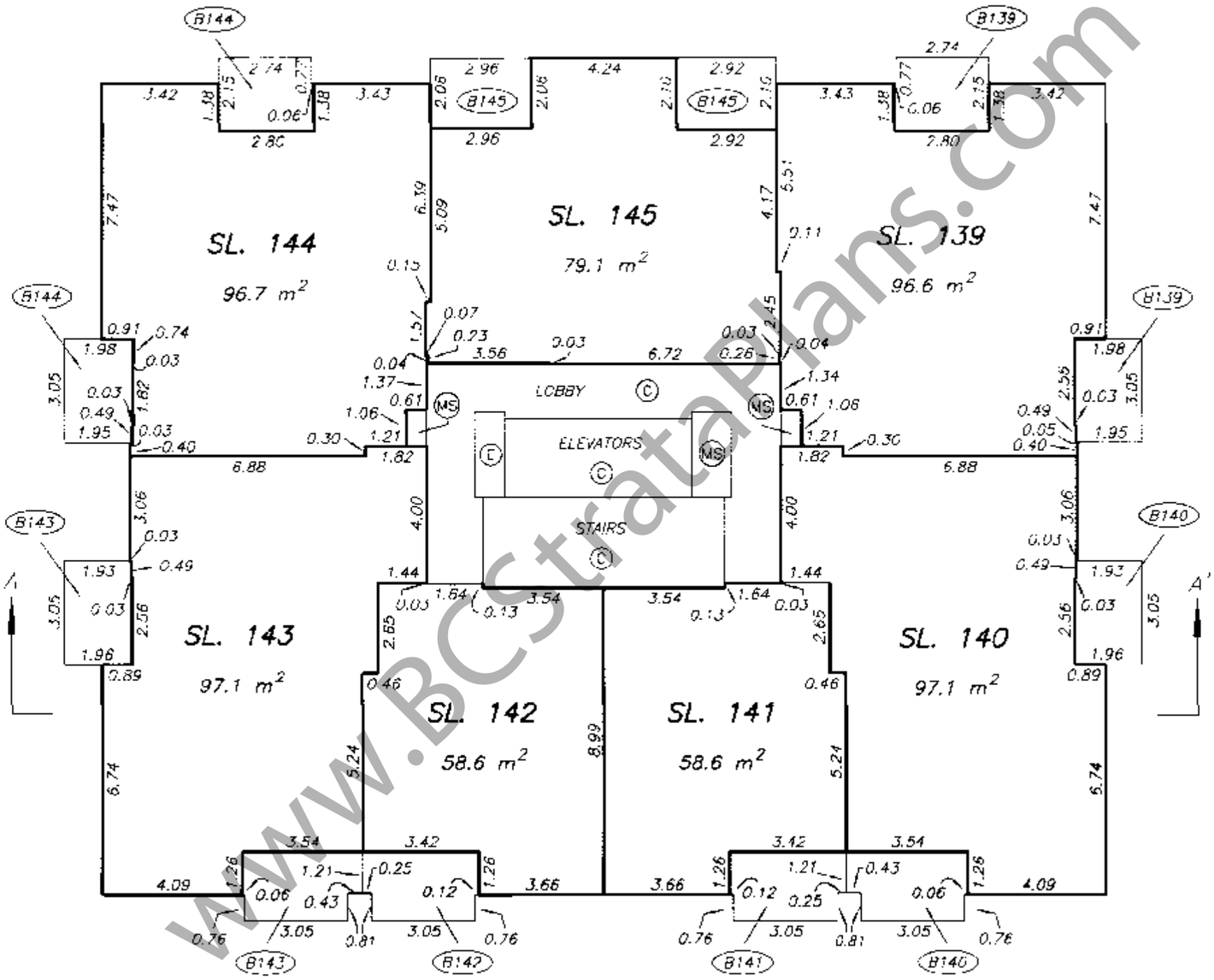
TWENTY SECOND FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



www.BCStrataPlans.com

DATE : JULY 4, 2005

M.E.S.

DRAWING # 30504-5
FILE # 30504-5_F22

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

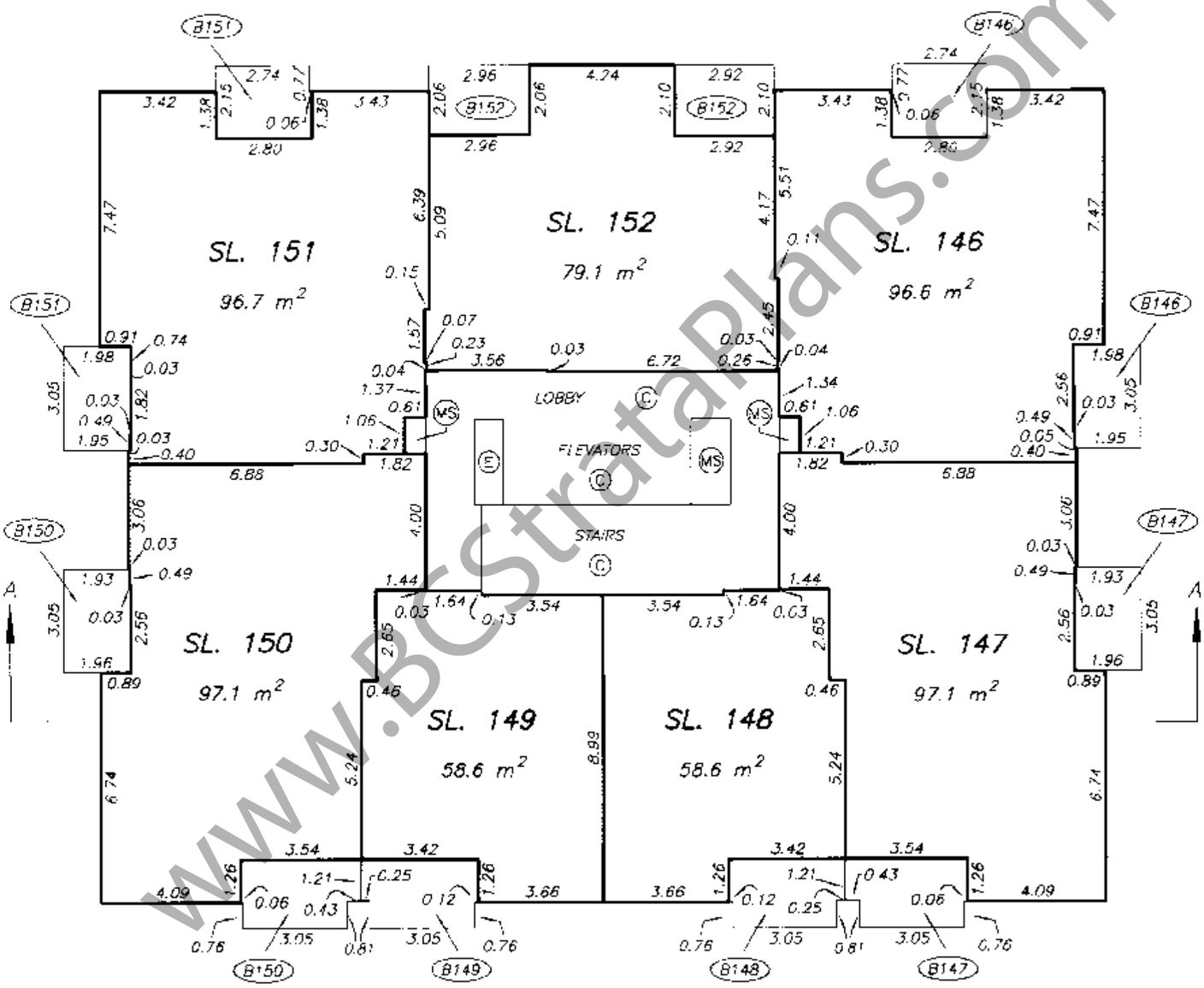
TWENTY THIRD FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



www.BCStrataPlans.com

DRAWING # 30504-5
FILE # 30504-5_F23

DATE : JULY 4, 2005

M.E.S.

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

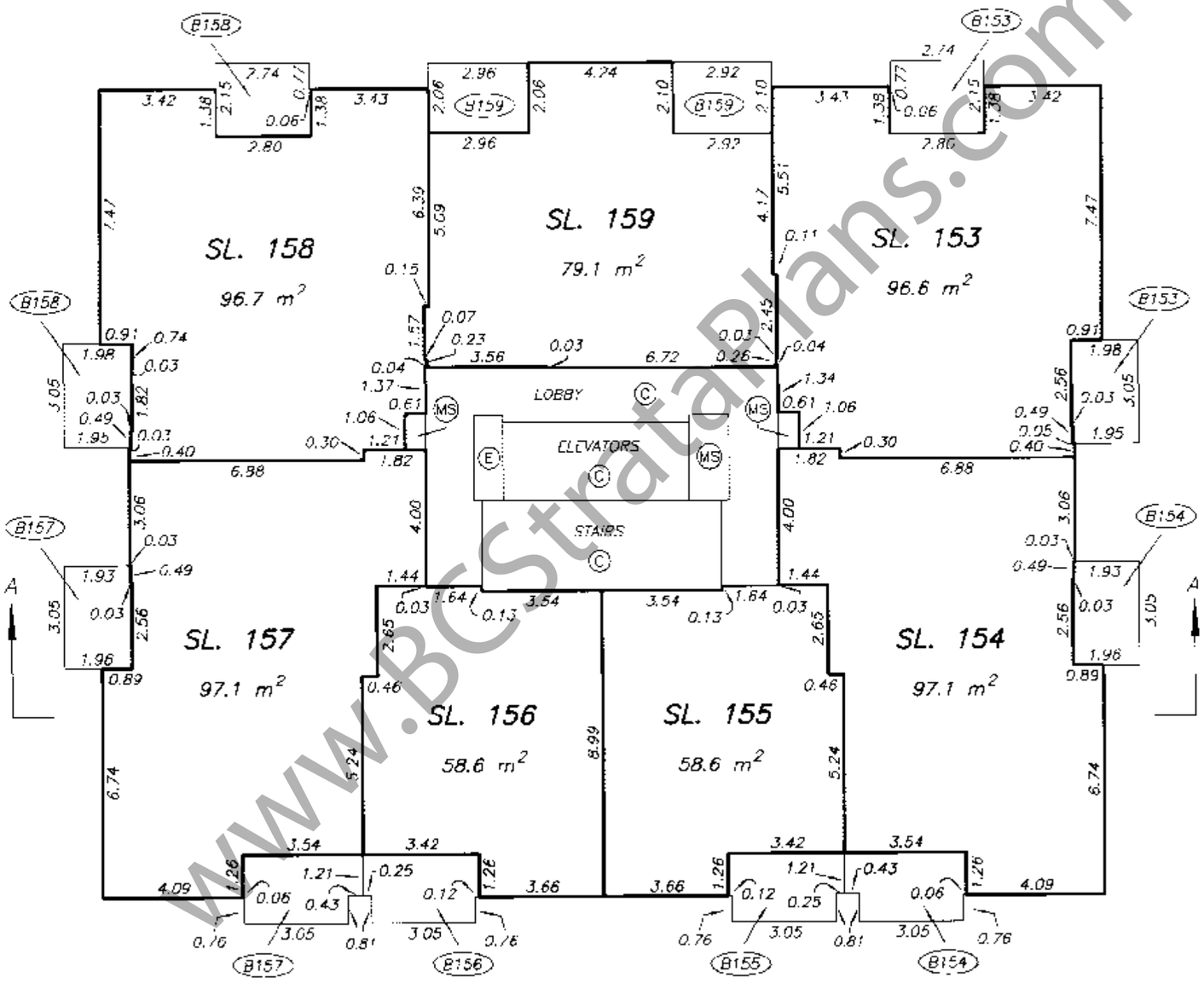
TWENTY FOURTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



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DRAWING # 30504-5
FILE # 30504-5_F24

DATE : JULY 4, 2005

M.E.S.

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

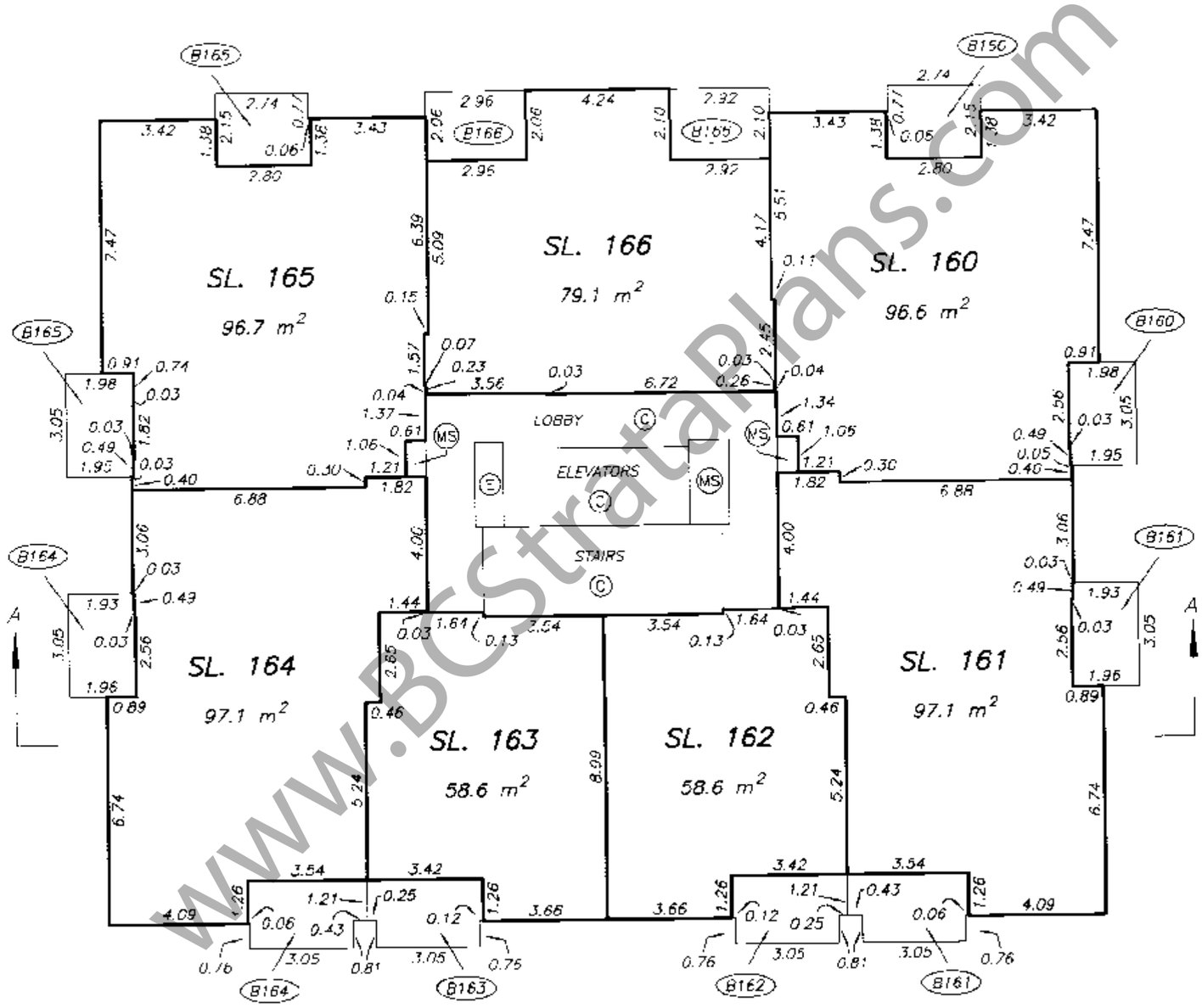
TWENTY FIFTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



www.BCStrataPlans.com

DATE : JULY 4, 2005

M.E.S.

DRAWING # 30504-5
FILE # 30504-5 .F25

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

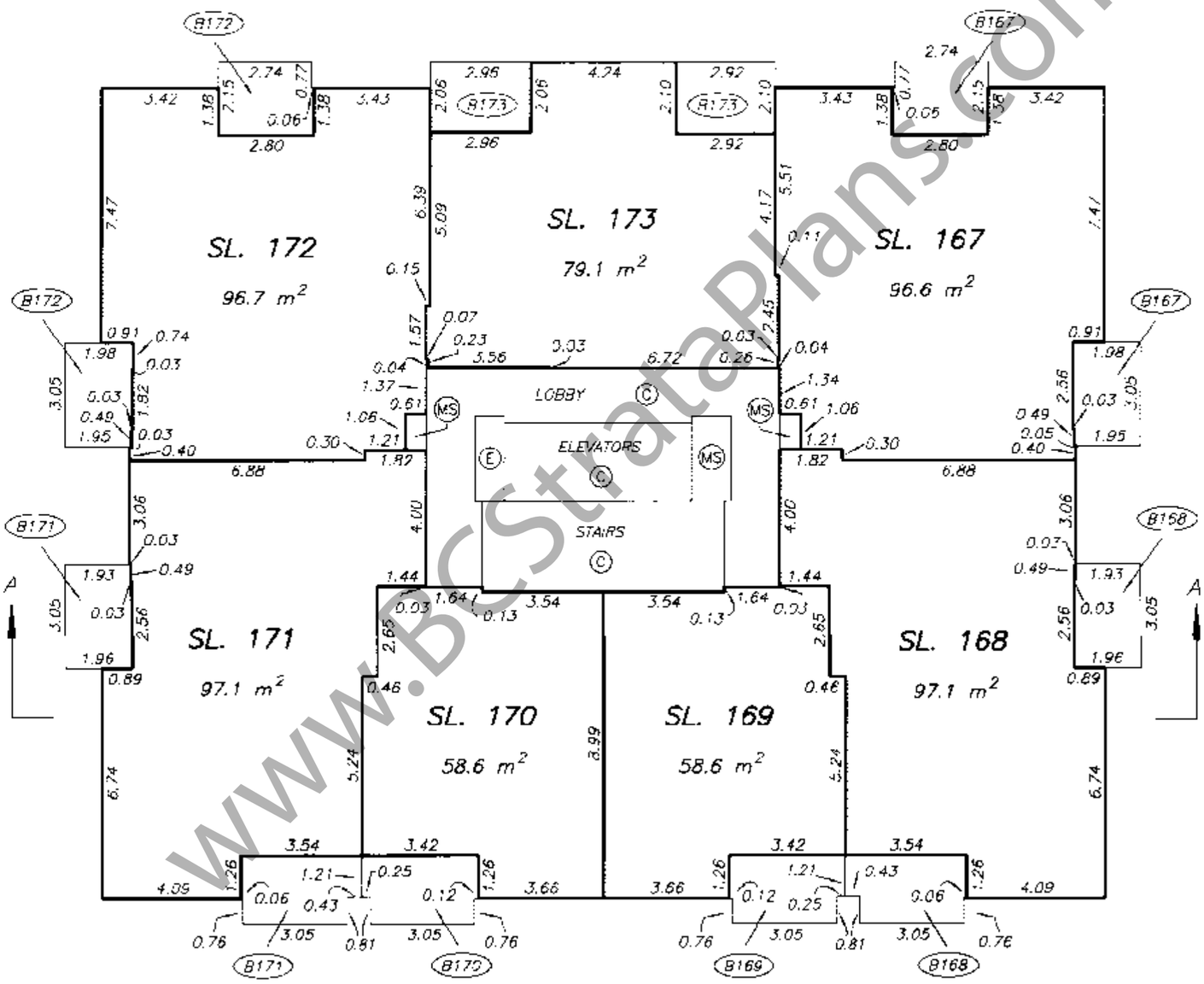
TWENTY SIXTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30504-5
FILE # 30504-5 F26

DATE : JULY 4, 2005

M.E.B.

ORIGINAL

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FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

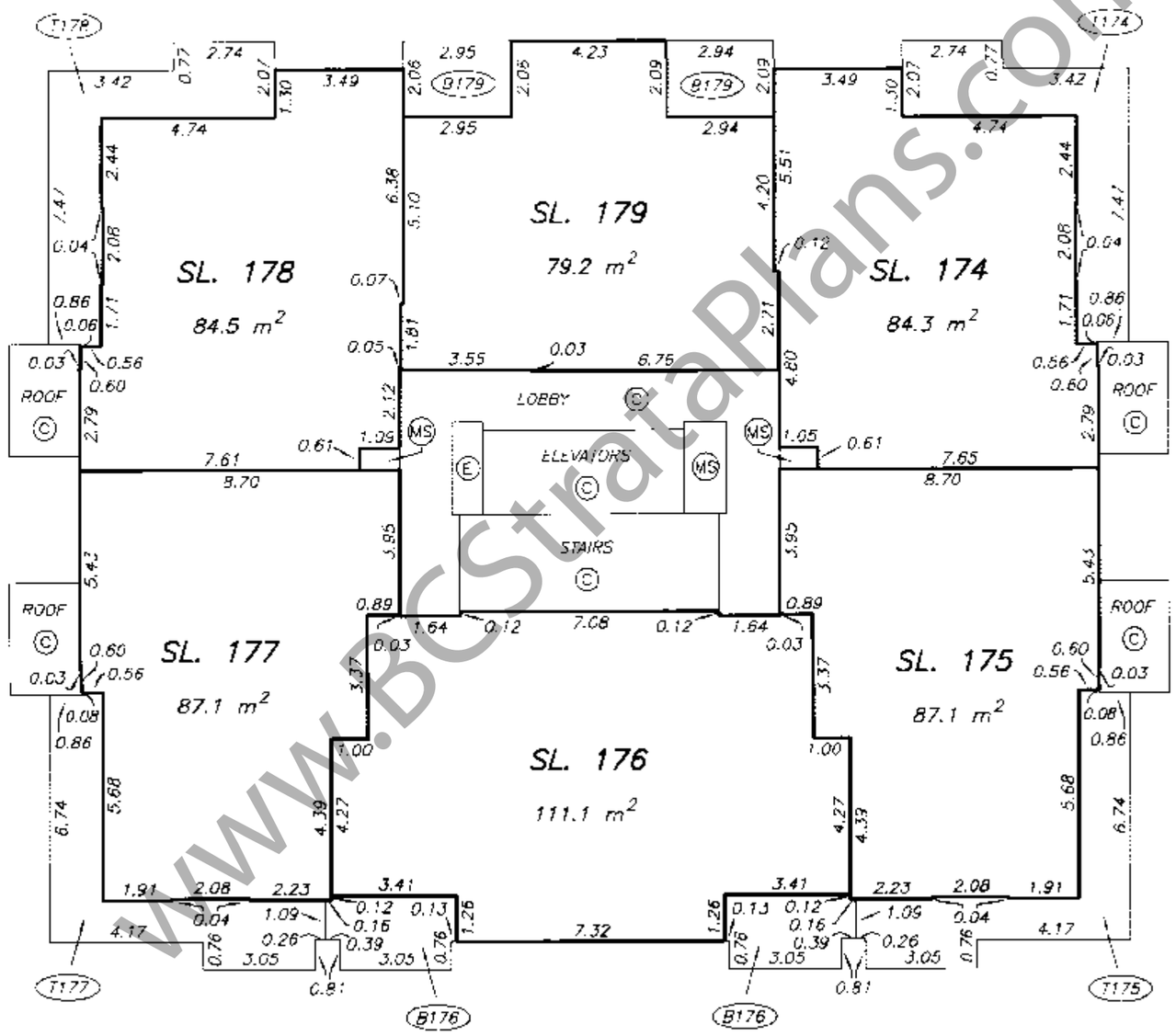
TWENTY SEVENTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



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DRAWING # 30504-5
FILE # 30504-5_F27

DATE : JULY 4, 2005

M. E. B.

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

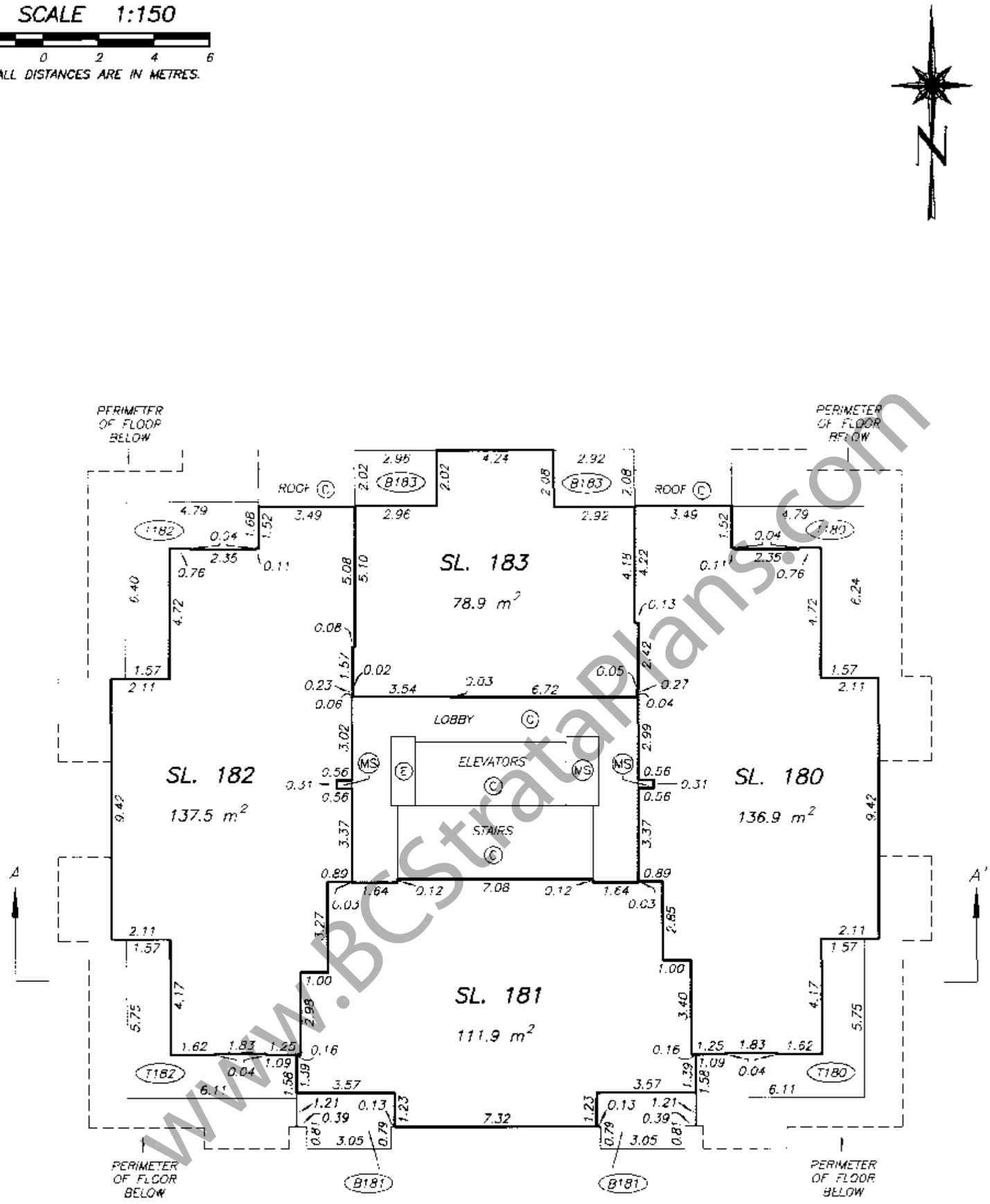
TWENTY EIGHTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



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DRAWING # 30504-5
FILE # 30504-5_F28

DATE : JULY 4, 2005

M.E.B.

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

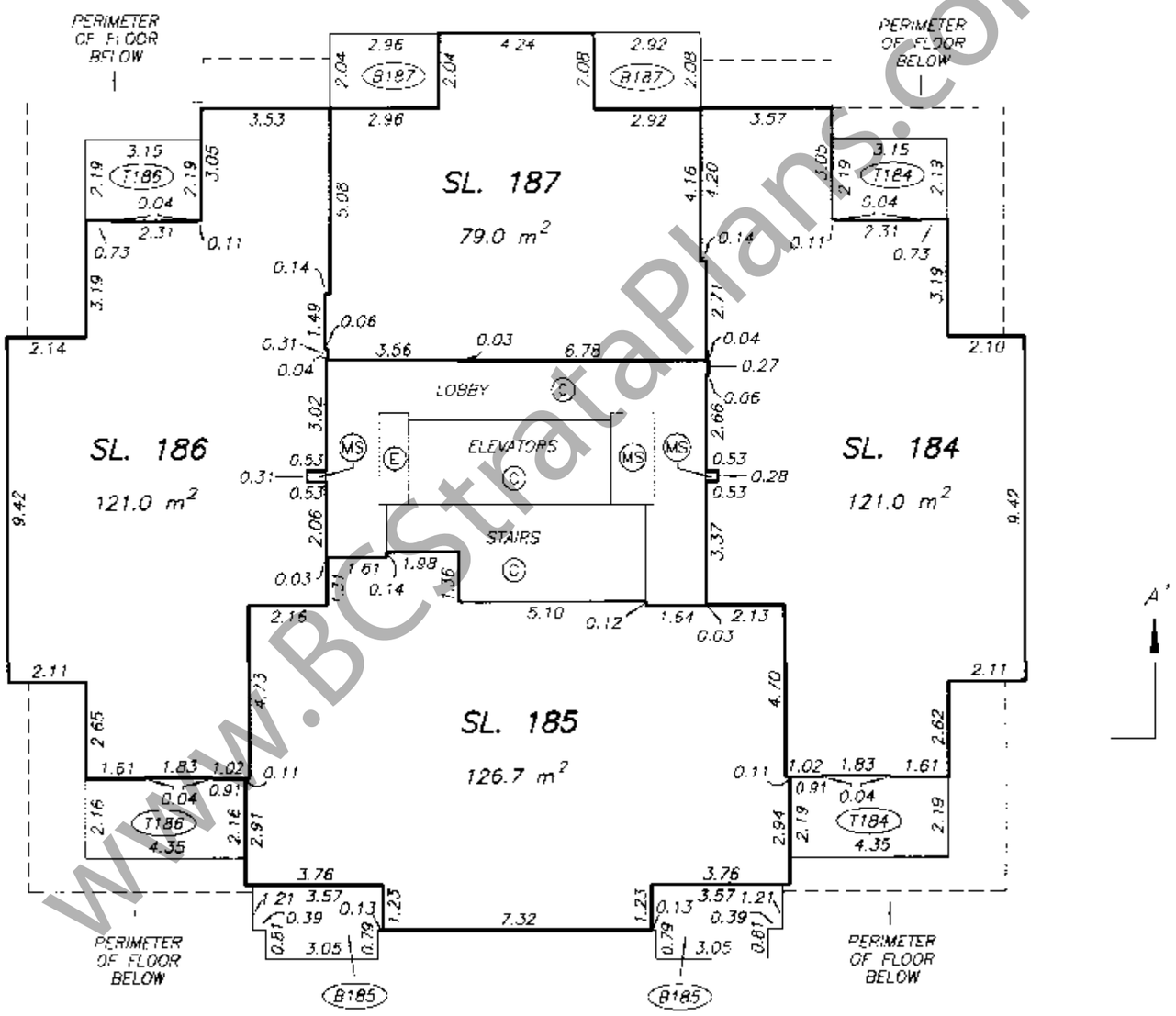
TWENTY NINTH FLOOR PLAN

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30504-5
FILE # 30504-5_F29

DATE : JULY 4, 2005

M.E.S.

ORIGINAL

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FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

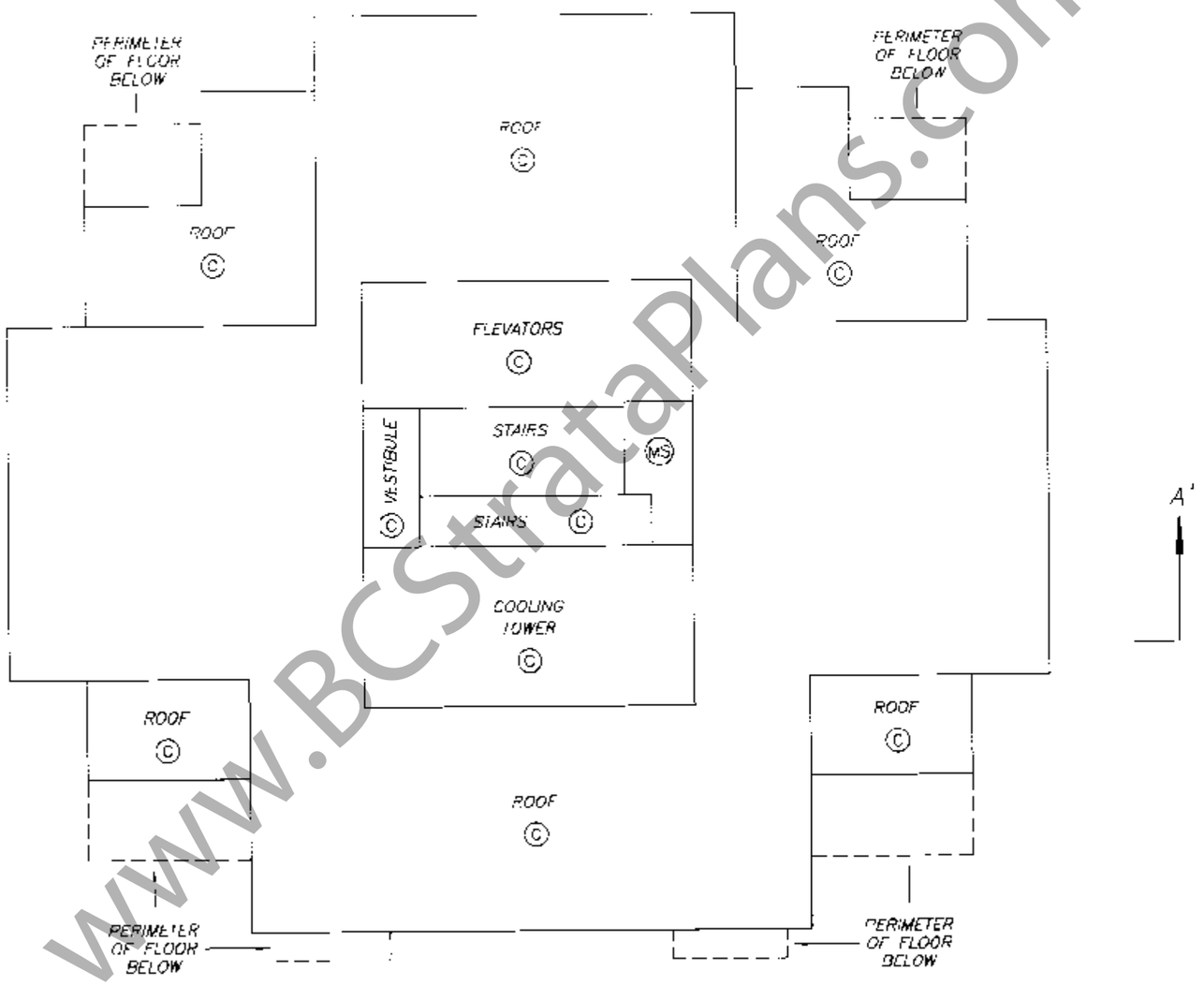
MECHANICAL LEVEL

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



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DATE : JULY 4, 2005

M.E.B.

DRAWING # 30504-5
FILE # 30504-5_F30

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539

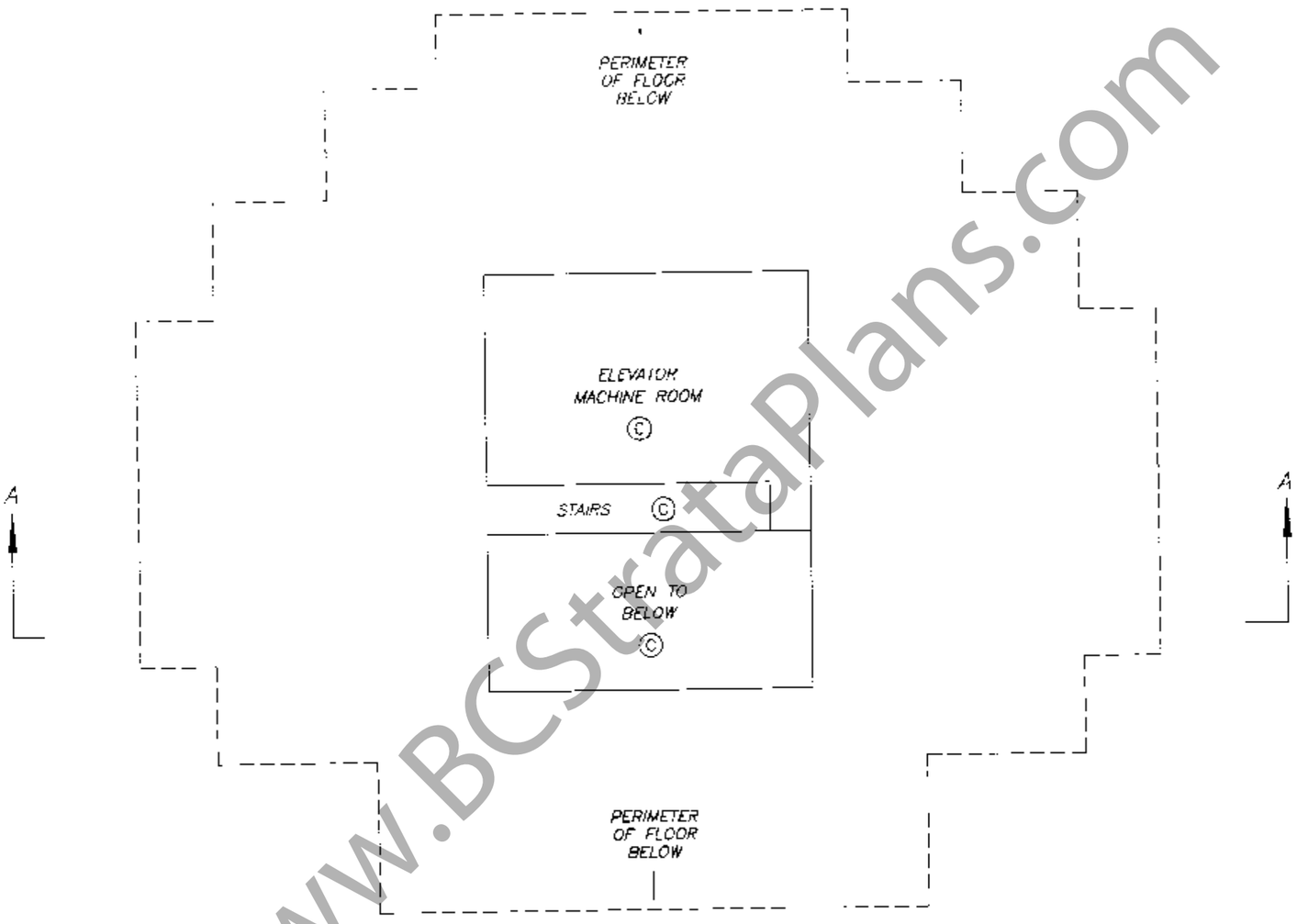
ELEVATOR MACHINE ROOM LEVEL

STRATA PLAN BCS 1461

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



www.BCStrataPlans.com

DATE : JULY 4, 2005

M.E.B.

DRAWING # 30504-5
FILE # 30504-5_F31

ORIGINAL

FILED NWBCS1461 W68868 2007-02-07-18.12.37.210539