

STRATA PLAN OF LOT 1, DISTRICT LOT 32, GROUP 1, N.W.D., PLAN NWP 87510

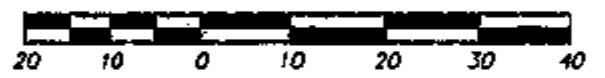
"CITY OF BURNABY", B.C.G.S. 926.026

STRATA PLAN LMS 3131

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 23<sup>RD</sup> DAY OF FEBRUARY, 1998

Deputy REGISTRAR J.D.W. BMS8226 - BM 58383

SCALE 1:750



ALL DISTANCES ARE IN METRES.

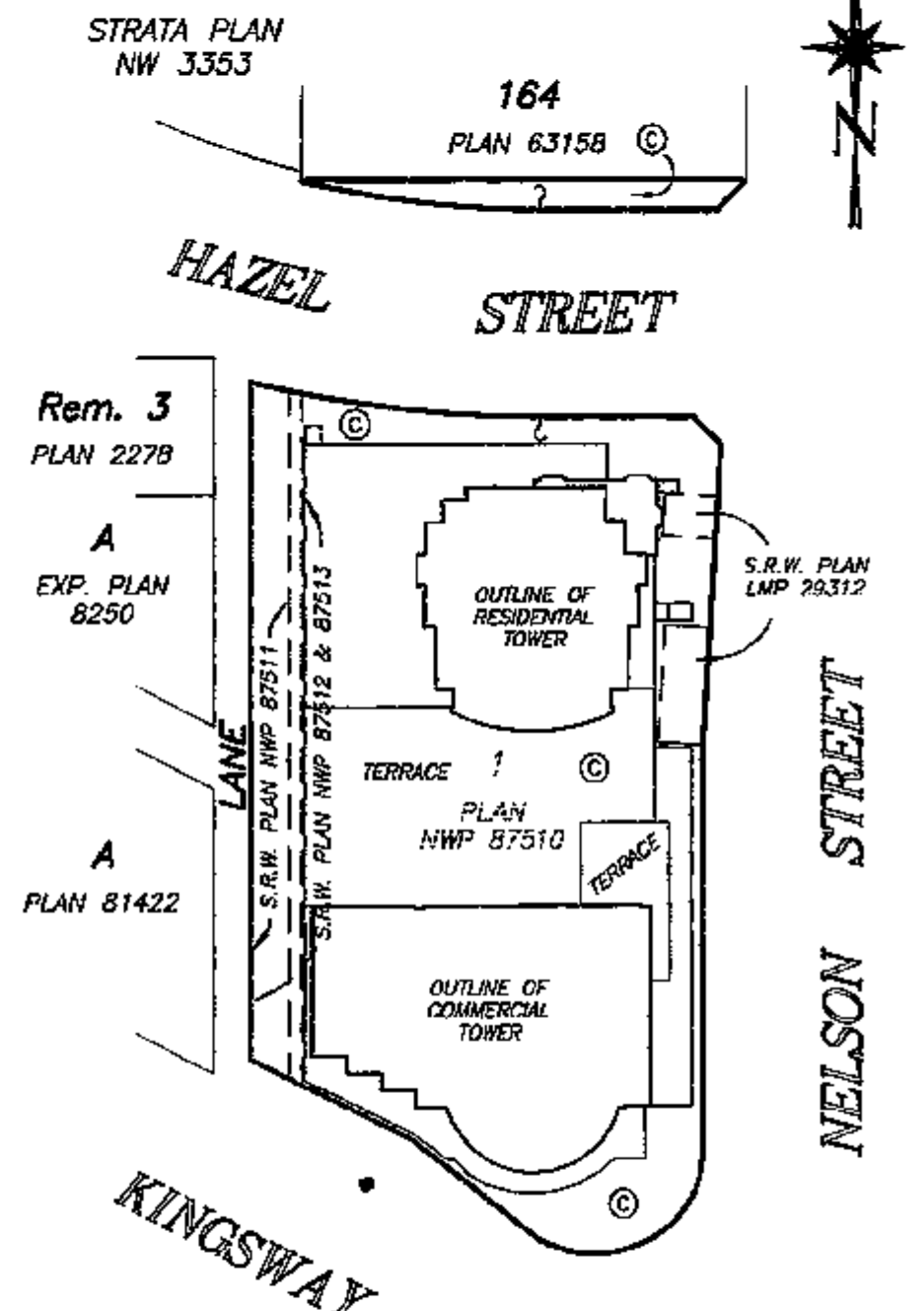
"THE NEWMARK" COMMERCIAL TOWER 4885 KINGSWAY, RESIDENTIAL TOWER 4888 HAZEL STREET, BURNABY, B.C.

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

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES. MULTIPLY BY COMBINED SCALE FACTOR 0.9999825

LEGEND

- GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS B7H6784 AND B7H2324
- DENOTES OLD CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED
- DENOTES OLD LEAD PLUG FOUND
- DENOTES OLD LEAD PLUG PLACED
- DENOTES OLD LEAD PLUG PLACED
- DENOTES DESTROYED/RESET
- DENOTES PART
- DENOTES VENT
- DENOTES ELECTRICAL CLOSET
- DENOTES TELEPHONE CLOSET
- DENOTES MECHANICAL SHAFT
- DENOTES WASHROOM
- DENOTES COMMON PROPERTY
- DENOTES VENT BEING COMMON PROPERTY
- DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 1
- DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 4
- DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 5
- DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 106
- DENOTES LOCKER BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 110
- DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 1 AND 2 AND 4 TO 105 INCLUSIVE.
- DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 106 TO 156 INCLUSIVE.
- DENOTES BOUNDARY DEFINED BY LEAD PLUGS PLACED (NO WALLS).



SEE SHEET 2 FOR BOUNDARY DIMENSIONS.

THIS STRATA PLAN CONTAINS LIMITED COMMON PROPERTY ACCORDING TO SEC. 63 (2) OF THE CONDOMINIUM ACT.

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:

THE OWNERS, STRATA PLAN LMS 1400 - 701 WEST GEORGIA STREET, VANCOUVER, B.C. V7Y 1A1

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT THE BUILDINGS ERECTED ON THE PARCEL DESCRIBED ABOVE ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL DATED AT SURREY, B.C.

THIS 23<sup>RD</sup> DAY OF FEBRUARY, 1998.

Mike E. Shaw B.C.L.S.

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

DRAWING # 30196-8 FILE # 30196-8 DATE: FEBRUARY 6, 1998.

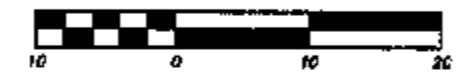
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

PROPERTY DIMENSIONS, BUILDING LOCATION AND DIMENSIONS

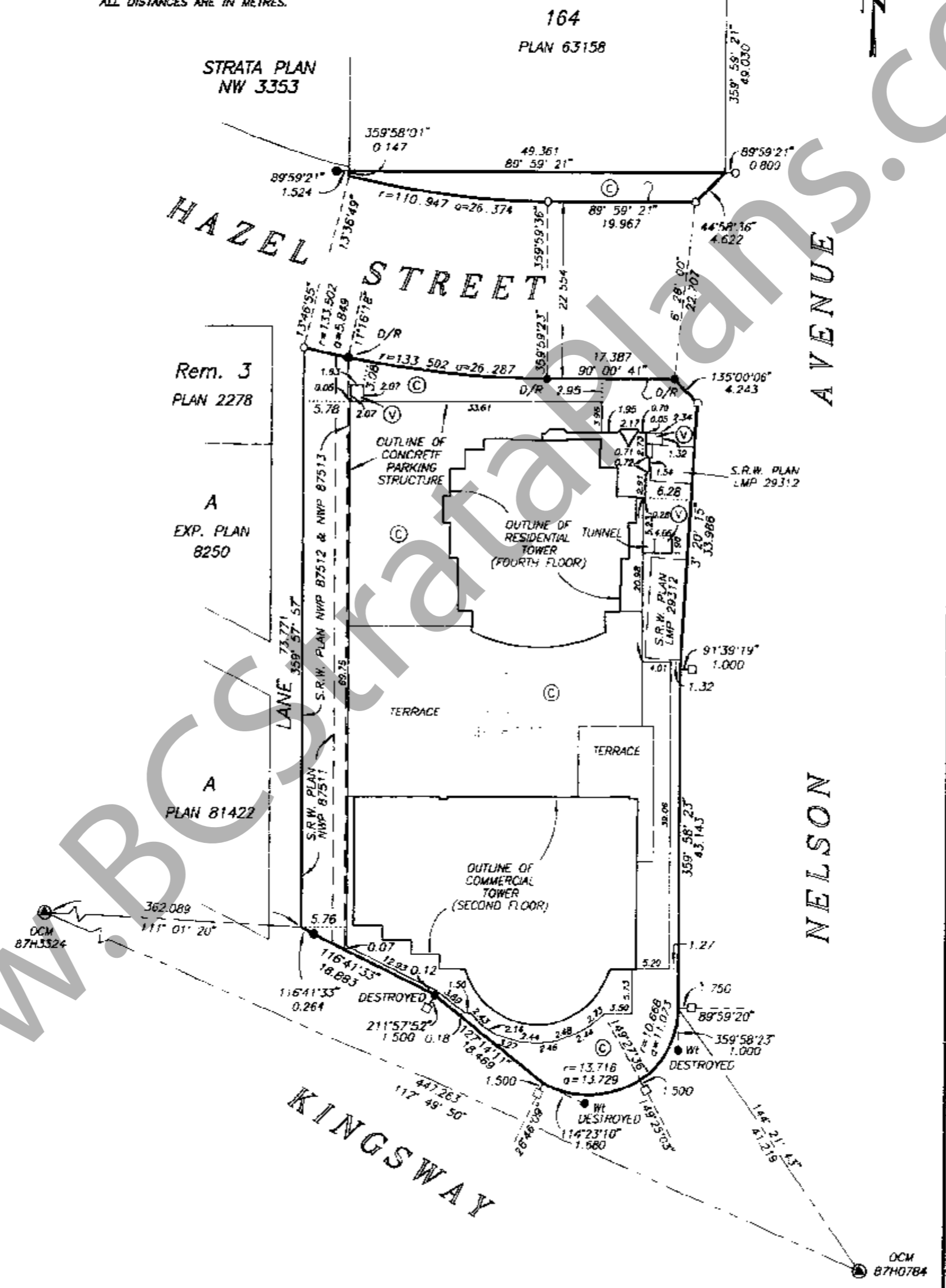
STRATA PLAN LMS 3131

10-301

SCALE 1:500



ALL DISTANCES ARE IN METRES.



DRAWING # 30196-8 FILE # 3196-25

DATE: FEB. 6, 1998 M.E.S.

STRATA PLAN LMS 3131

CONDOMINIUM ACT

Table with 5 columns: LOT NUMBER, SHEET NUMBER, FORM 1 (SCHEDULE OF UNIT ENTITLEMENT), FORM 2 (SCHEDULE OF INTEREST UPON DESTRUCTION), FORM 3 (SCHEDULE OF VOTING RIGHTS). Rows 1-54.

DRAWING # 30196-8 FILE # 3196-F1A

DATE: FEB. 6, 1998 M.E.S.

STRATA PLAN LMS 3131

CONDOMINIUM ACT

Table with 5 columns: LOT NUMBER, SHEET NUMBER, FORM 1 (SCHEDULE OF UNIT ENTITLEMENT), FORM 2 (SCHEDULE OF INTEREST UPON DESTRUCTION), FORM 3 (SCHEDULE OF VOTING RIGHTS). Rows 55-108.

DATE: FEB. 6, 1998. M.E.S.

STRATA PLAN LMS 3131

CONDOMINIUM ACT

Table with 5 columns: LOT NUMBER, SHEET NUMBER, FORM 1 (SCHEDULE OF UNIT ENTITLEMENT), FORM 2 (SCHEDULE OF INTEREST UPON DESTRUCTION), FORM 3 (SCHEDULE OF VOTING RIGHTS). Rows 109-158 and AGGREGATE.

ACCEPTED AS TO FORMS 1, 2 AND 3 THIS 14th DAY OF FEBRUARY, 1998. Superintendent of Real Estate signature.

DATE: FEB. 6, 1998. M.E.S.

STRATA PLAN LMS 3131

STATUTORY DECLARATION

1. THE UNDERSIGNED DO SOLEMNLY DECLARE THAT: 1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER / DEVELOPER. 2) THE STRATA PLAN IS FOR RESIDENTIAL AND COMMERCIAL USE. I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

Don Forsgren signature and name.

DECLARED BEFORE ME AT Vancouver IN THE PROVINCE OF BRITISH COLUMBIA THIS 13th DAY OF February, 1998.

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA B. Glenn Leung, Justice of the Peace 1300-777 Dunsmuir St. Vancouver, B.C. V7Y 1K2

I, MIKE E. SHAW, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS, SHOWN IN THIS STRATA PLAN HAVE NOT, AS OF THE 6th DAY OF FEBRUARY, 1998 BEEN PREVIOUSLY OCCUPIED.

DATED AT SURREY, B.C. THIS 6th DAY OF FEBRUARY, 1998.

Mike E. Shaw signature and name B.C.L.S.

OWNER: 519738 BRITISH COLUMBIA LTD. INCORPORATION No. 519738

Don Forsgren signature and name AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

B. Glenn Leung signature and name WITNESS AS TO BOTH SIGNATURES

Lawyer OCCUPATION OF WITNESS

1300-777 Dunsmuir St. Vancouver, B.C. V7Y 1K2 ADDRESS OF WITNESS

MORTGAGEE: THE BANK OF NOVA SCOTIA

Robert W. John signature and name AUTHORIZED SIGNATORY Account Officer

Angela Smith signature and name WITNESS AS TO BOTH SIGNATURES

SECRETARY OCCUPATION OF WITNESS

1300-650 W. Georgia St. Van. B.C. ADDRESS OF WITNESS

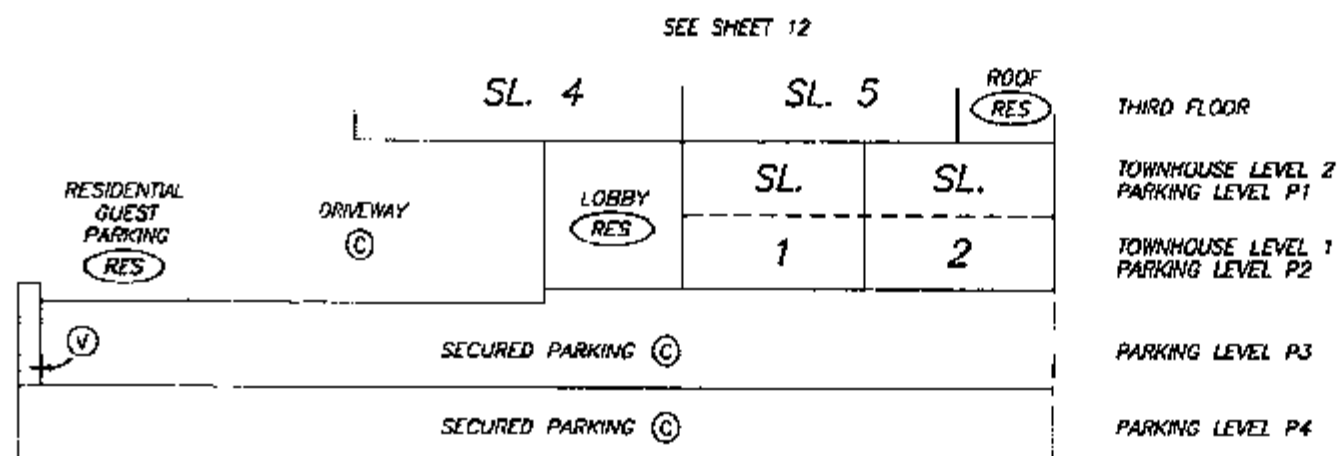
DATE: FEB. 6, 1998. M.E.S.

SECTIONS STRATA PLAN LMS 3131

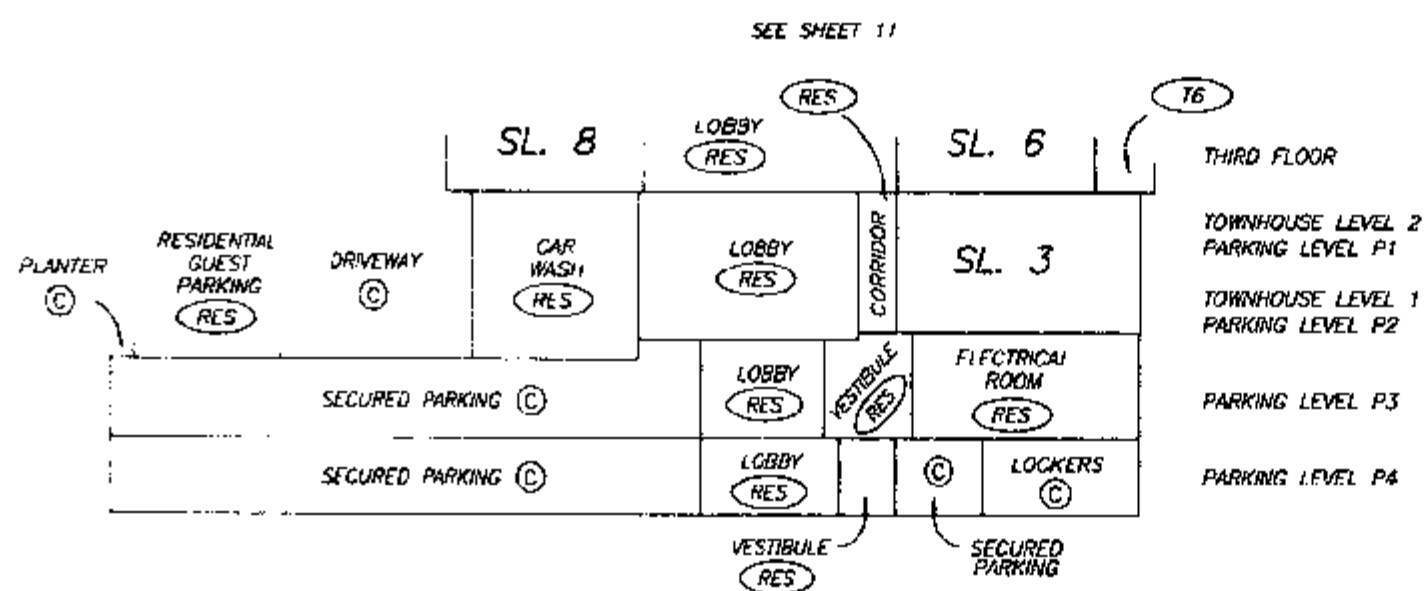
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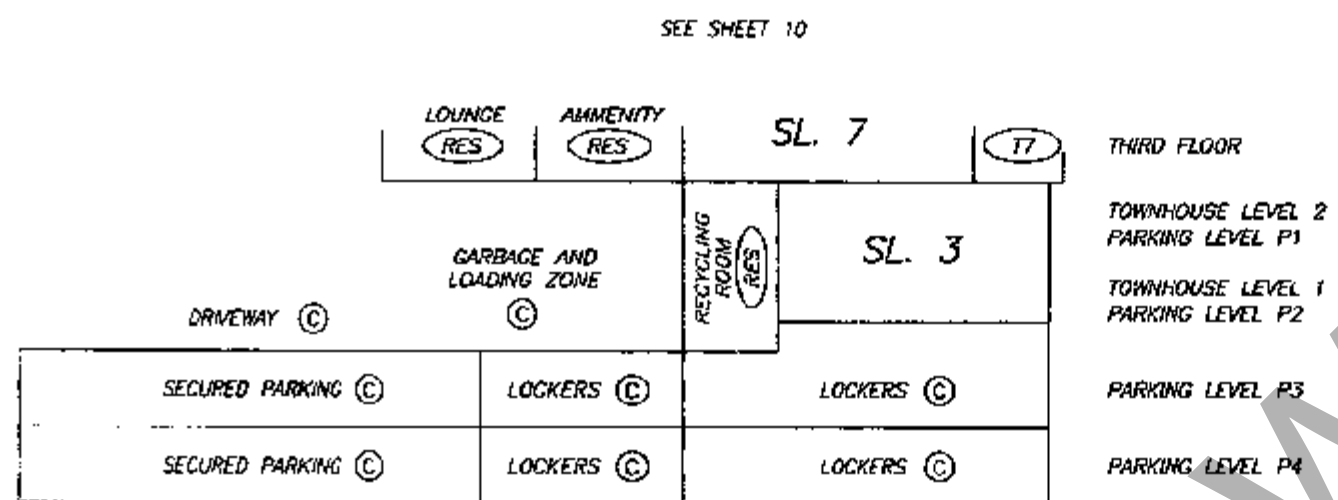
ALL DISTANCES ARE IN METRES.



SECTION C-C'



SECTION B-B'



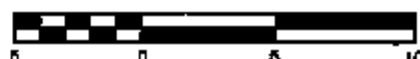
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DATE : FEB. 6, 1998.

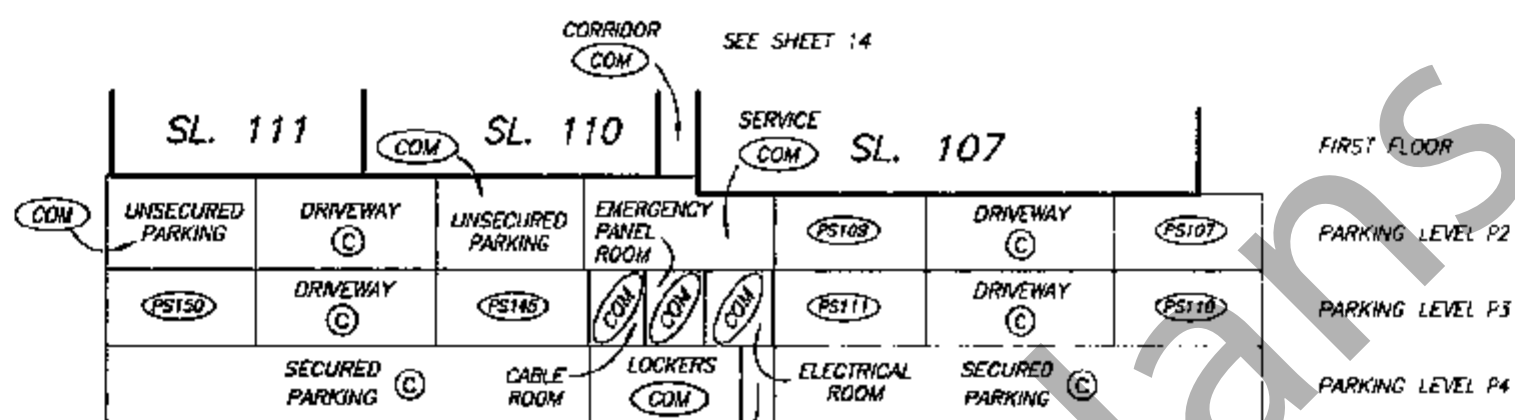
M.E.S.

SECTIONS STRATA PLAN LMS 3131

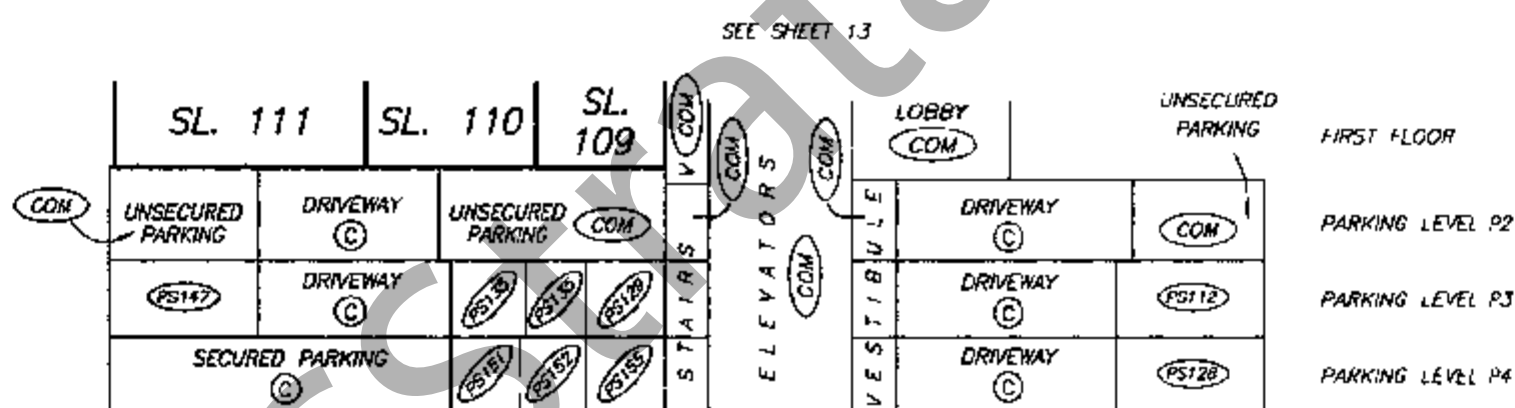
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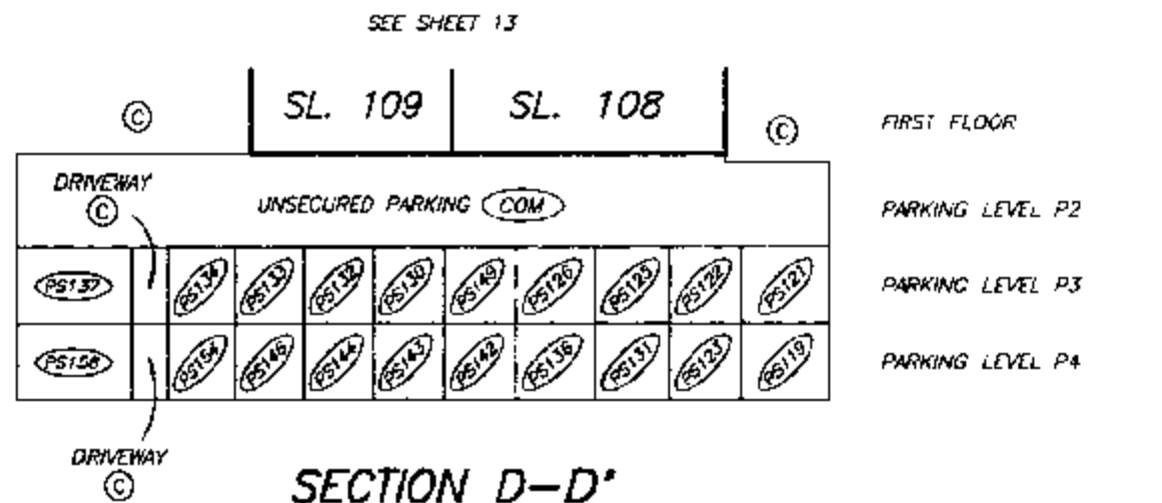
ALL DISTANCES ARE IN METRES.



SECTION F-F'



SECTION E-E'



SECTION D-D'

DATE : FEB. 6, 1998.

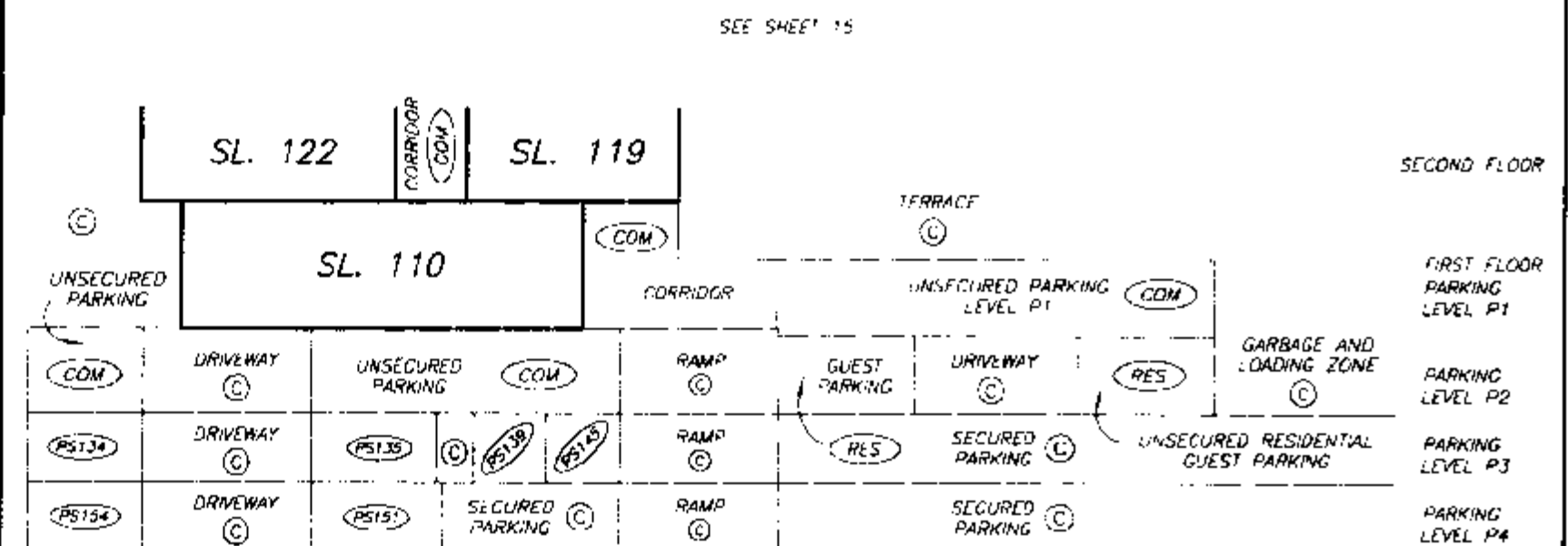
M.E.S.

SECTIONS STRATA PLAN LMS 3131

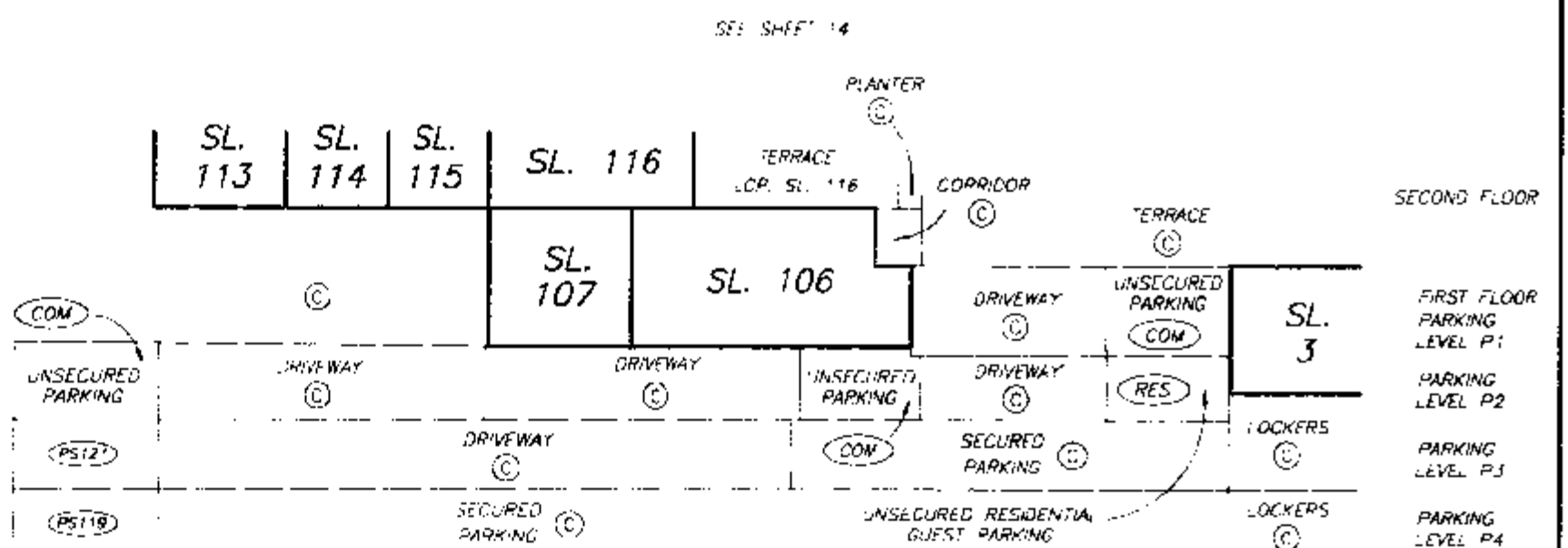
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ALL DISTANCES ARE IN METRES.



SECTION H-H'

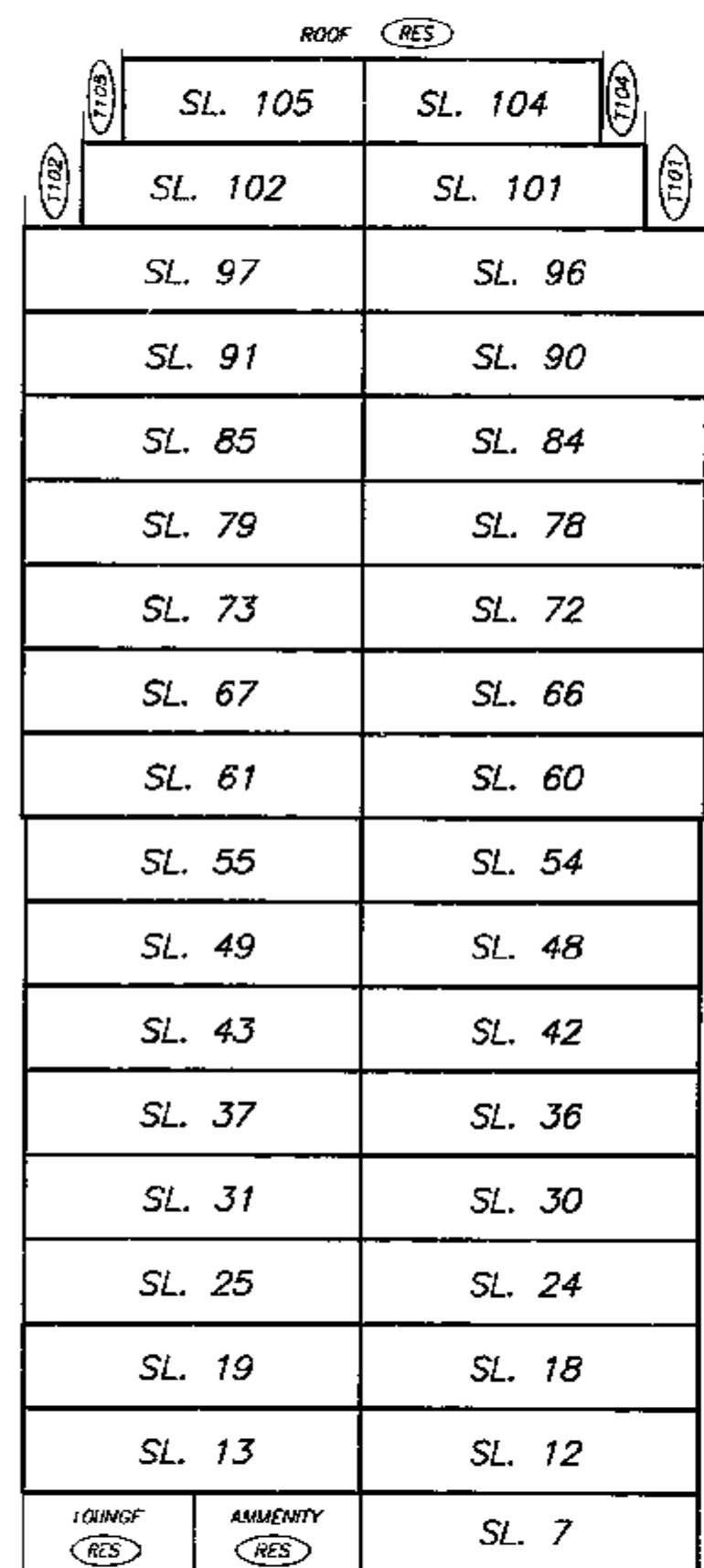
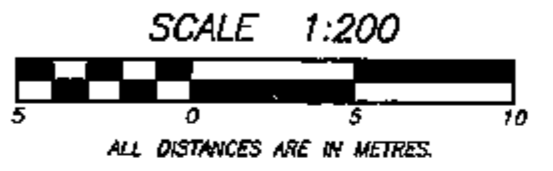


SECTION G-G'

DATE : FEB. 6, 1998.

M.E.S.

SECTION A-A' STRATA PLAN LMS 3131



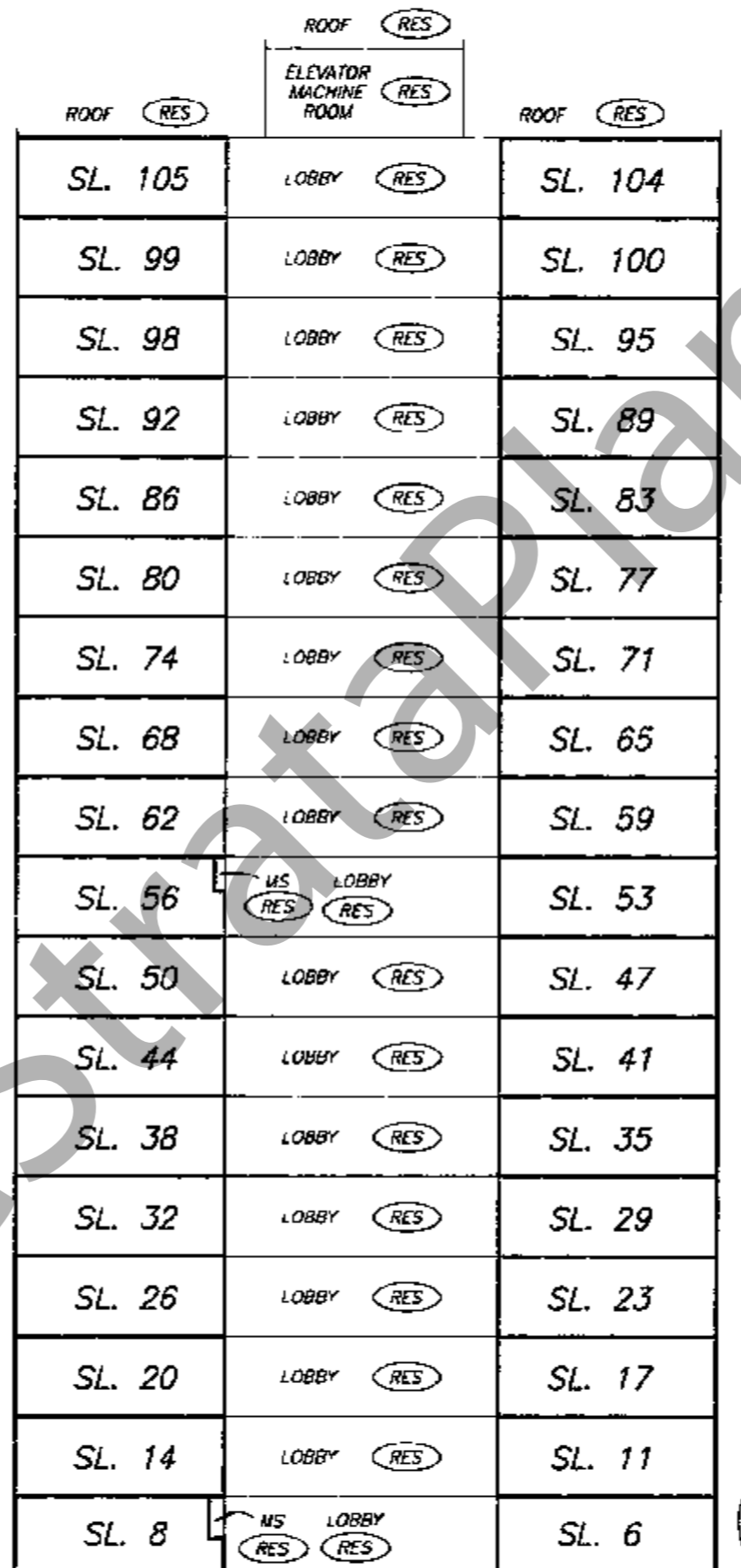
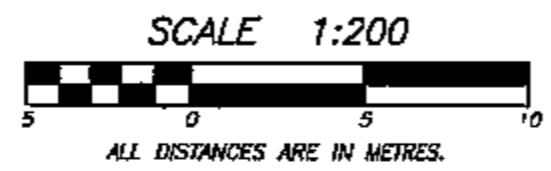
ROOF LEVEL  
TWENTIETH FLOOR  
NINETEENTH FLOOR  
EIGHTEENTH FLOOR  
SEVENTEENTH FLOOR  
SIXTEENTH FLOOR  
FIFTEENTH FLOOR  
FOURTEENTH FLOOR  
THIRTEENTH FLOOR  
TWELFTH FLOOR  
ELEVENTH FLOOR  
TENTH FLOOR  
NINTH FLOOR  
EIGHTH FLOOR  
SEVENTH FLOOR  
SIXTH FLOOR  
FIFTH FLOOR  
FOURTH FLOOR  
THIRD FLOOR

TOWNHOUSE LEVEL 2  
PARKING LEVEL P1  
TOWNHOUSE LEVEL 1  
PARKING LEVEL P2  
PARKING LEVEL P3

DATE: FEB. 6, 1998.  
M.E.S.

SEE SHEET 7

SECTION B-B' STRATA PLAN LMS 3131



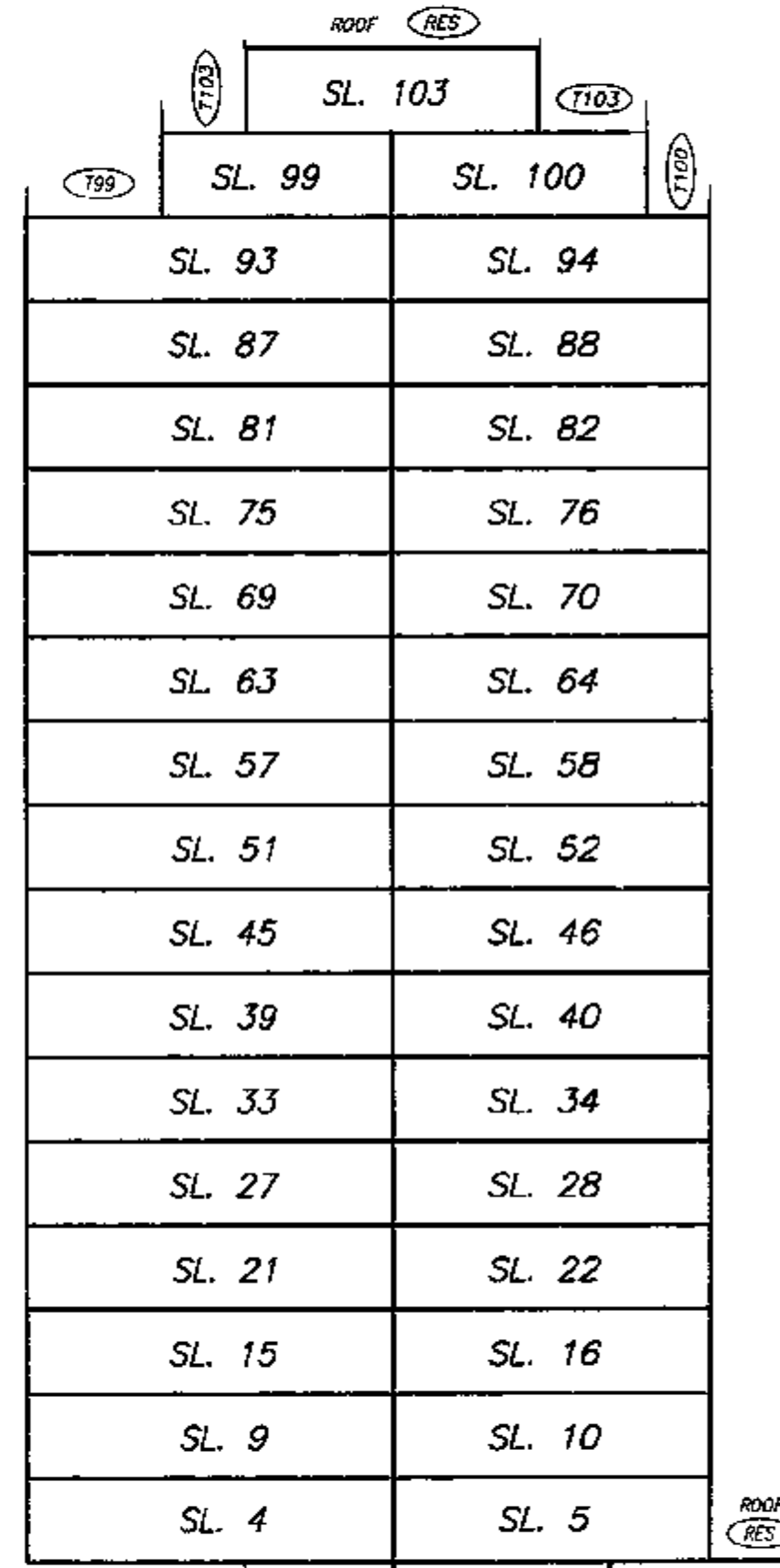
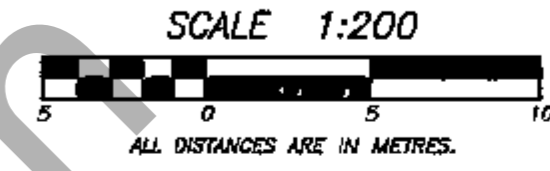
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NINETEENTH FLOOR  
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FIFTEENTH FLOOR  
FOURTEENTH FLOOR  
THIRTEENTH FLOOR  
TWELFTH FLOOR  
ELEVENTH FLOOR  
TENTH FLOOR  
NINTH FLOOR  
EIGHTH FLOOR  
SEVENTH FLOOR  
SIXTH FLOOR  
FIFTH FLOOR  
FOURTH FLOOR  
THIRD FLOOR

TOWNHOUSE LEVEL 2  
PARKING LEVEL P1  
TOWNHOUSE LEVEL 1  
PARKING LEVEL P2  
PARKING LEVEL P3

DATE: FEB. 6, 1998.  
M.E.S.

SEE SHEET 7

SECTION C-C' STRATA PLAN LMS 3131

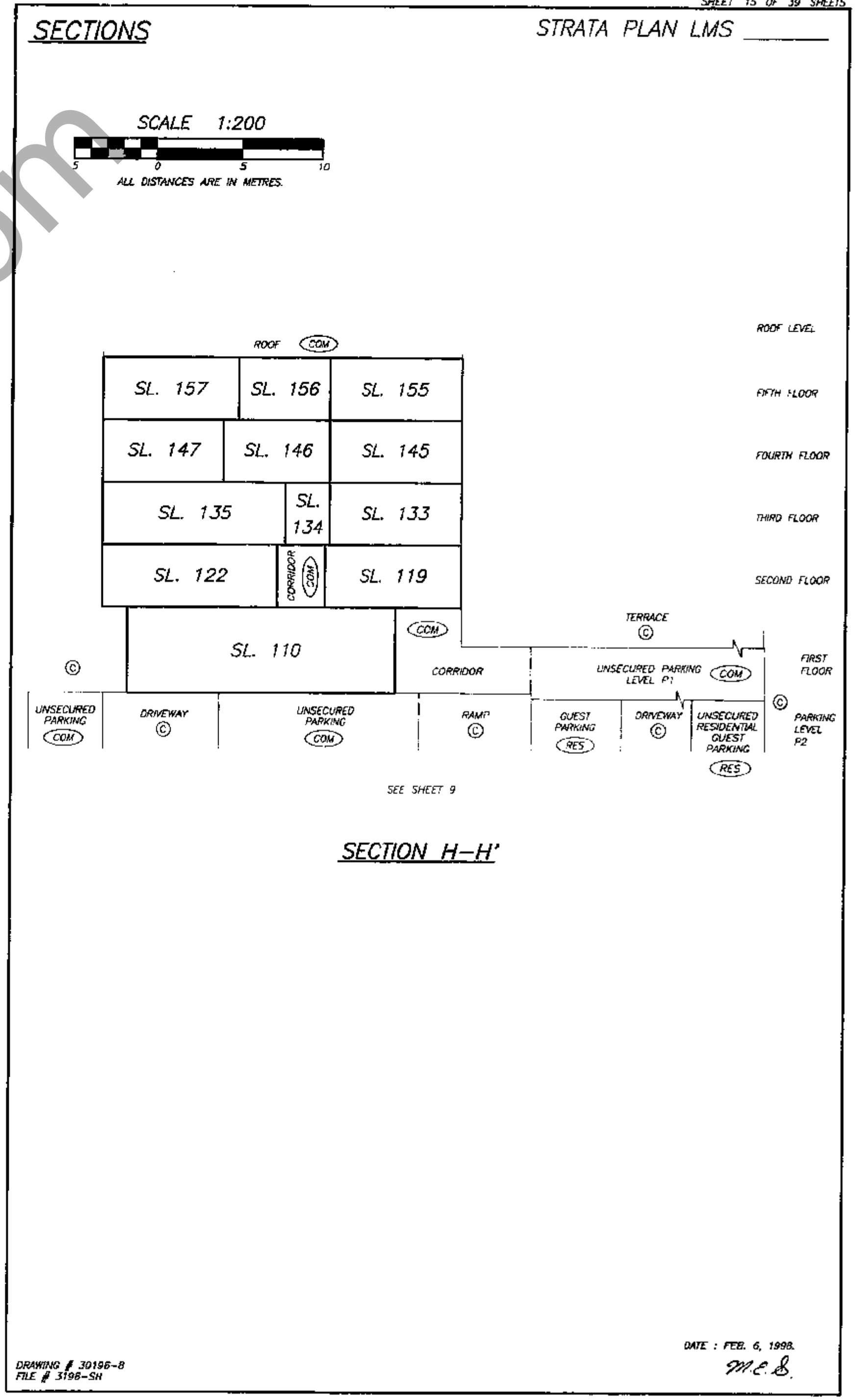
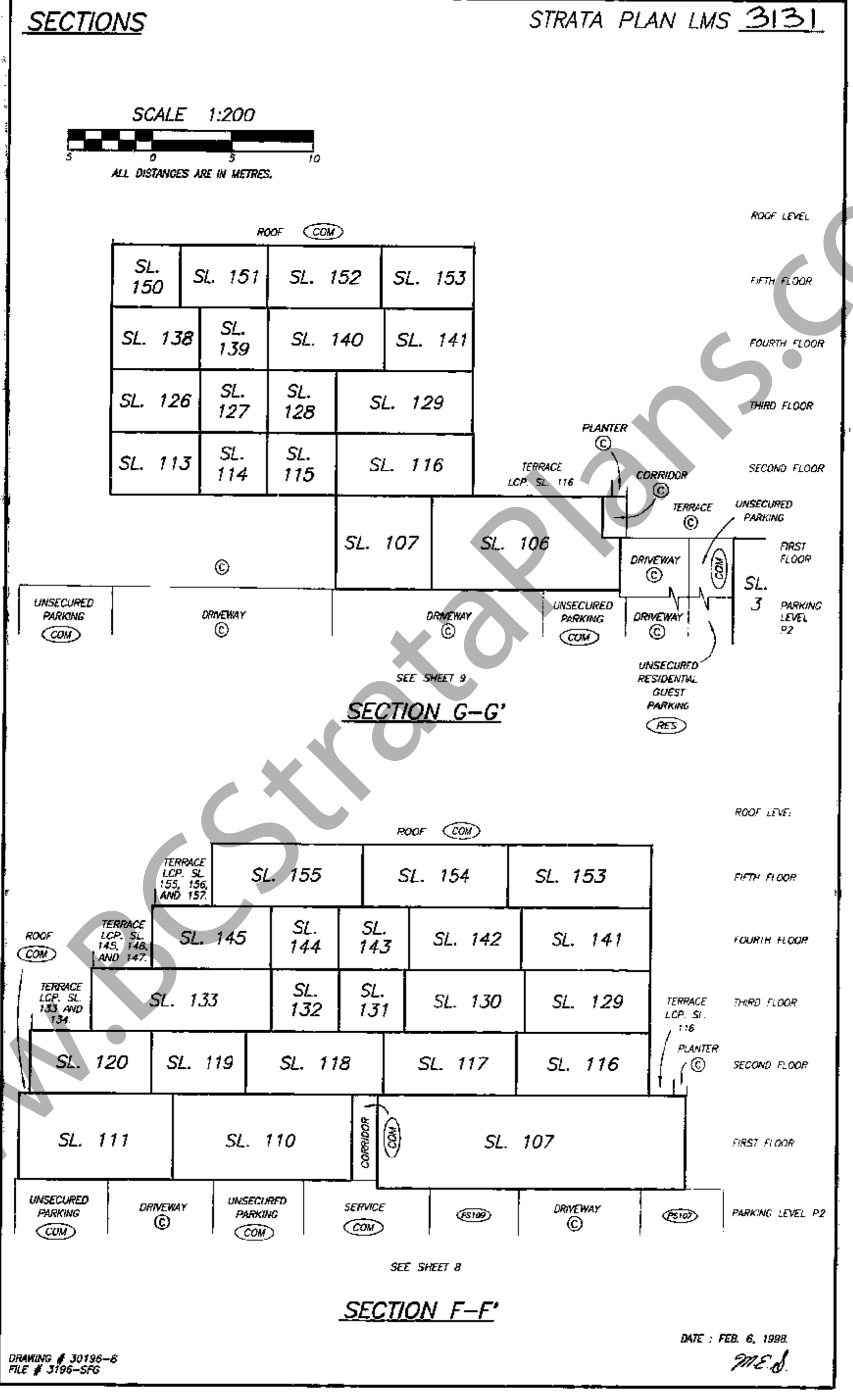
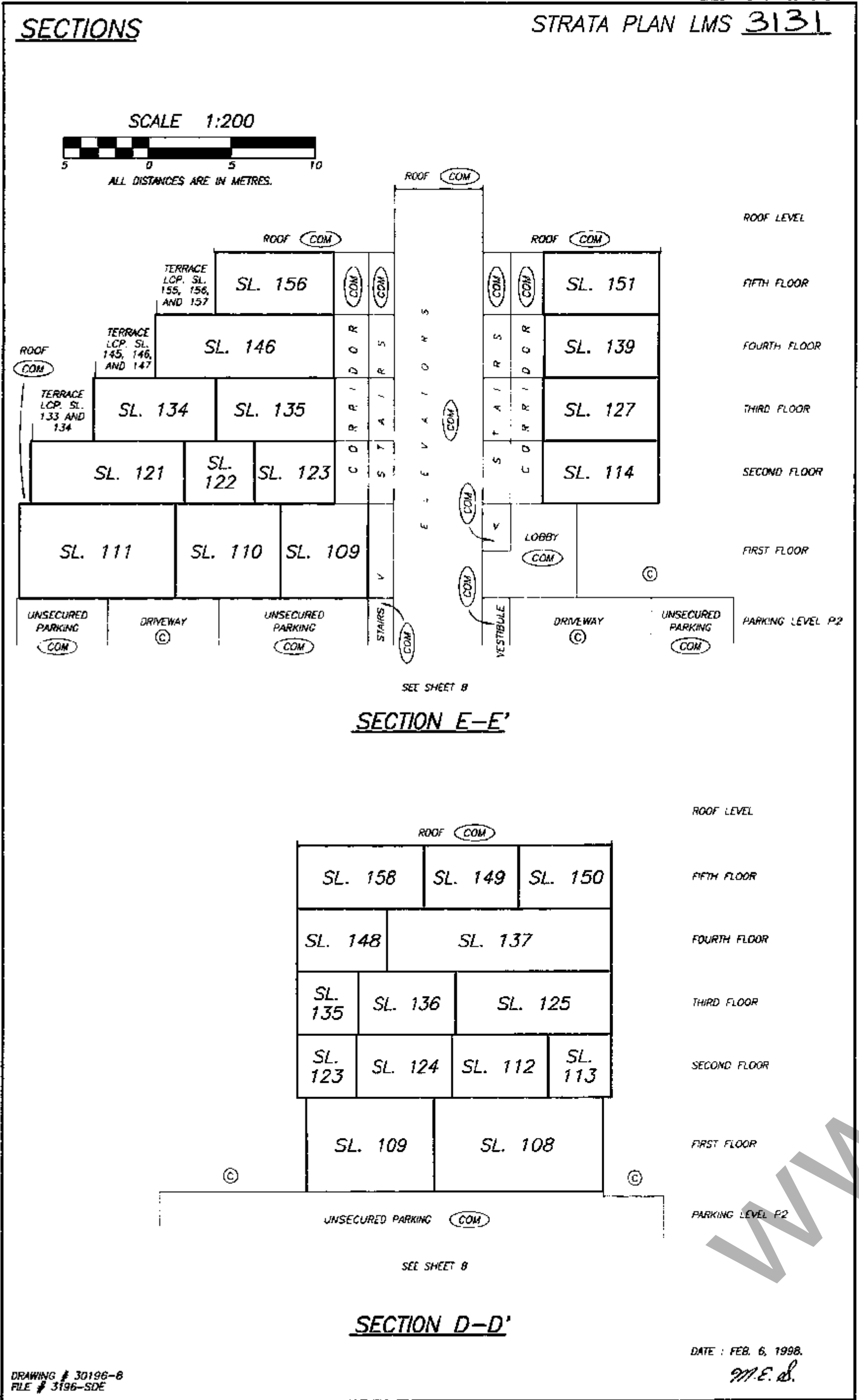


ROOF LEVEL  
Twentyth FLOOR  
Nineteenth FLOOR  
EIGHTEENTH FLOOR  
SEVENTEENTH FLOOR  
SIXTEENTH FLOOR  
FIFTEENTH FLOOR  
FOURTEENTH FLOOR  
THIRTEENTH FLOOR  
TWELFTH FLOOR  
ELEVENTH FLOOR  
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FOURTH FLOOR  
THIRD FLOOR

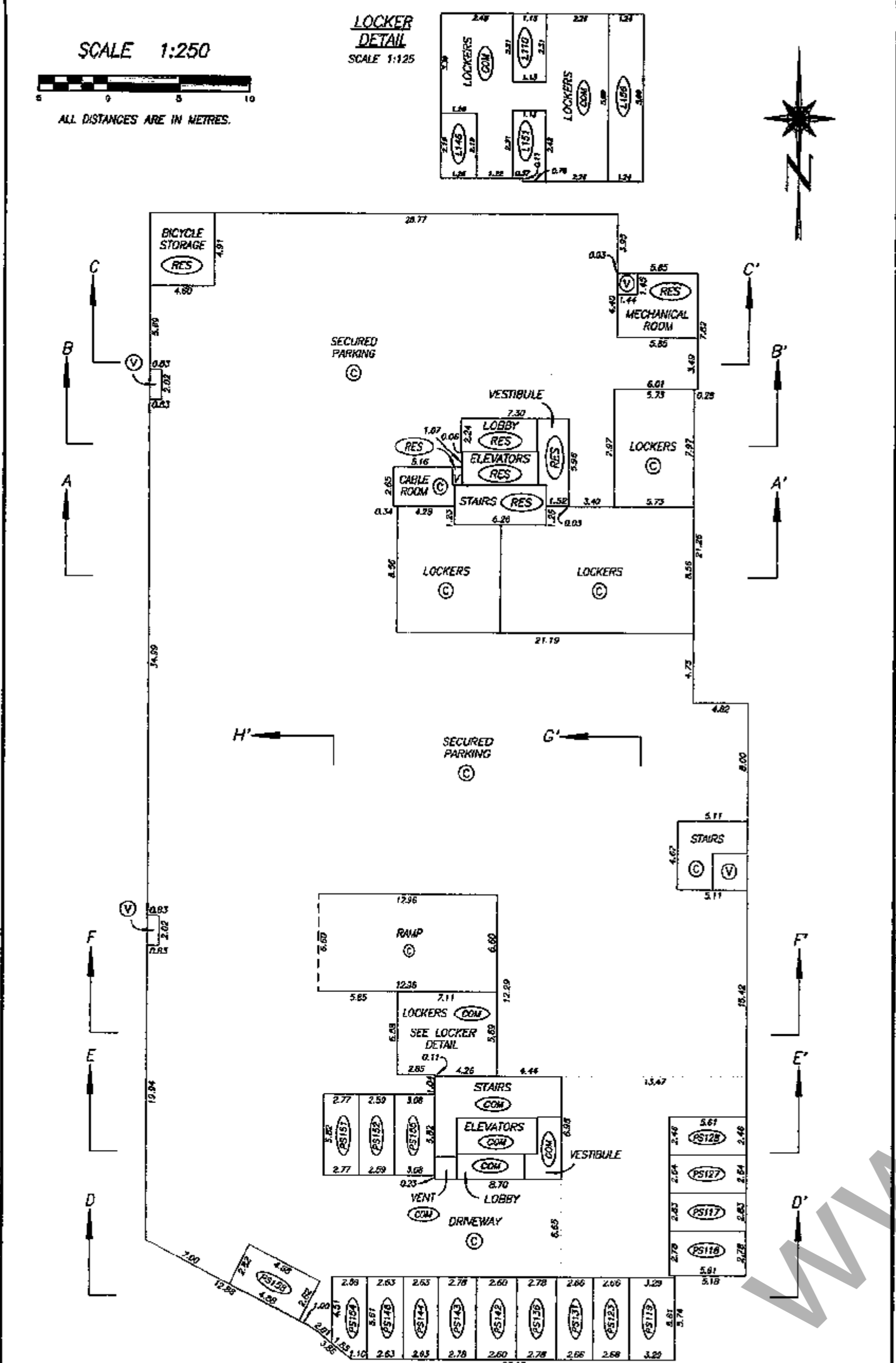
TOWNHOUSE LEVEL 2  
PARKING LEVEL P1  
TOWNHOUSE LEVEL 1  
PARKING LEVEL P2  
PARKING LEVEL P3

DATE: FEB. 6, 1998.  
M.E.S.

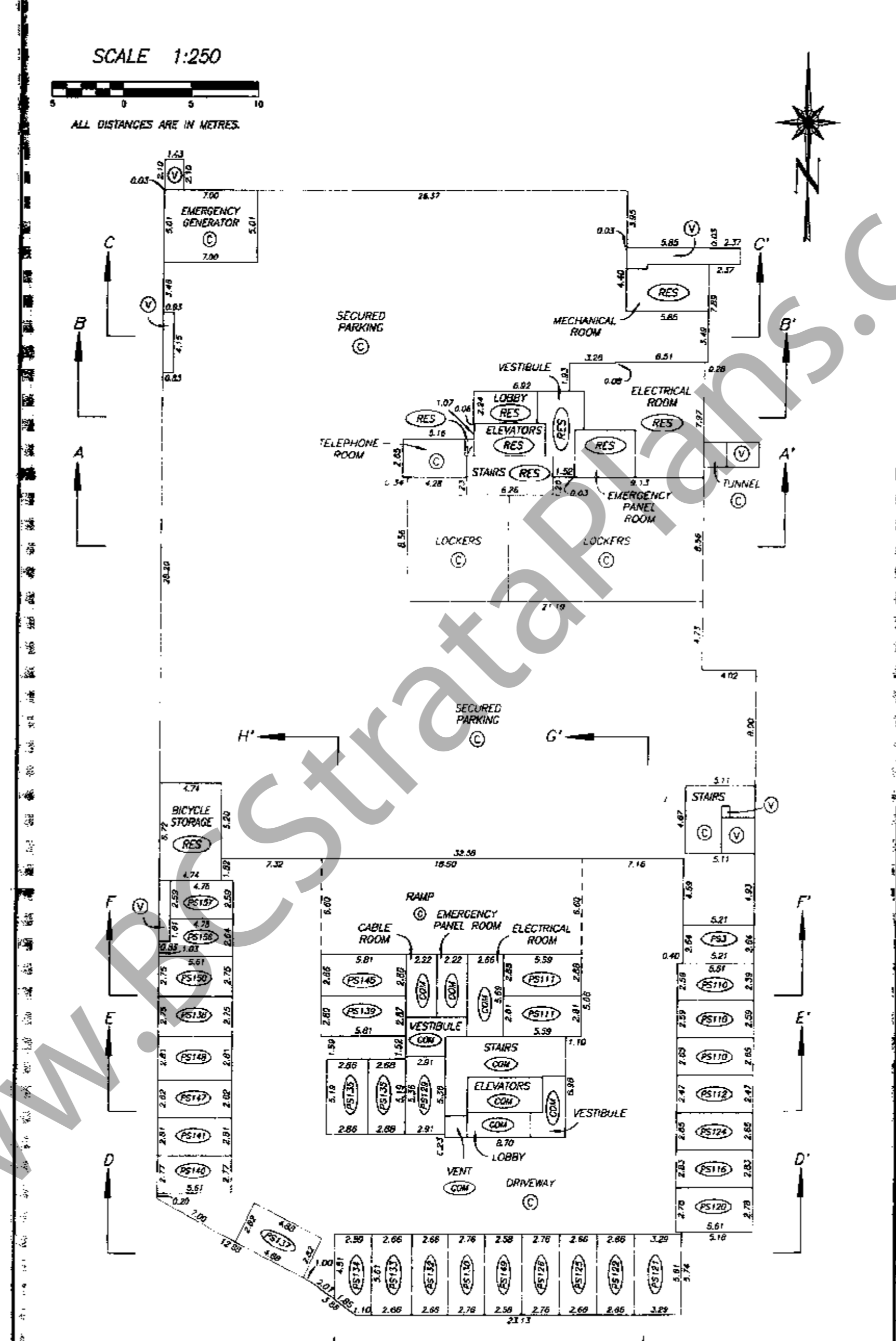
SEE SHEET 7



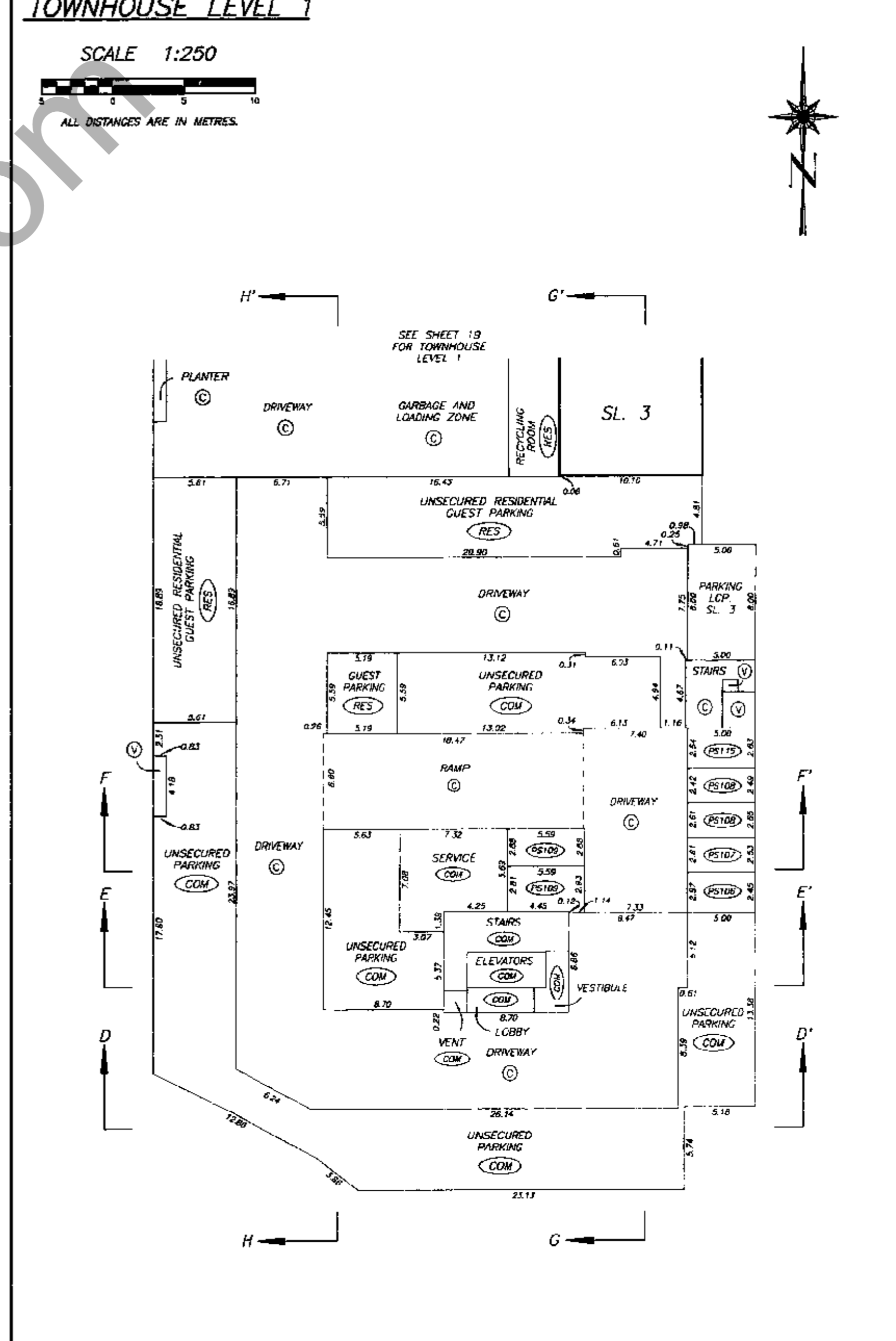
PARKING LEVEL P4 STRATA PLAN LMS 3131



PARKING LEVEL P3 STRATA PLAN LMS 3131



PARKING LEVEL P2 AND TOWNHOUSE LEVEL 1 STRATA PLAN LMS 3131



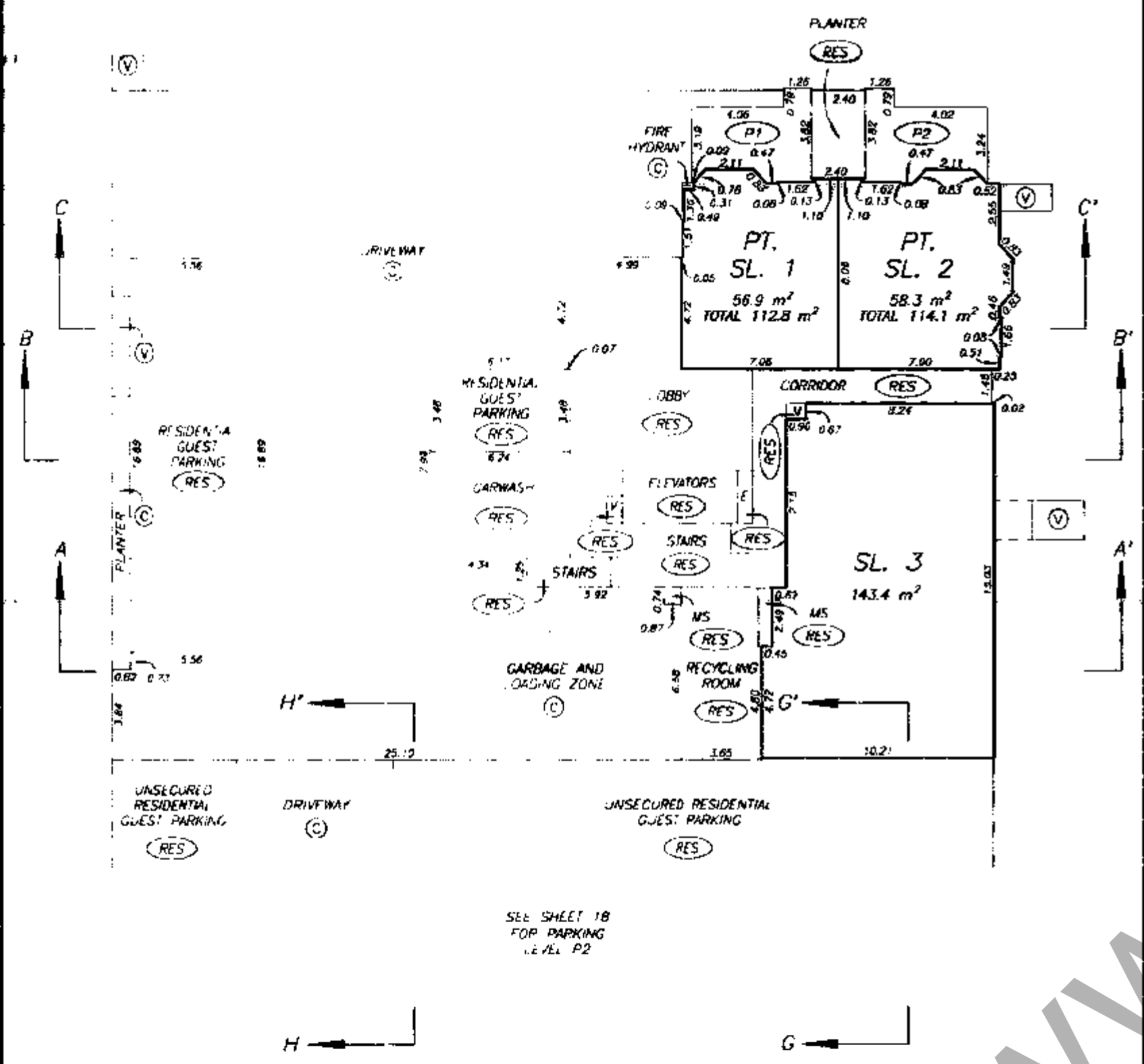
### TOWNHOUSE LEVEL 1 AND PARKING LEVEL P2

### STRATA PLAN LMS 3131

SCALE 1:200



ALL DISTANCES ARE IN METRES.

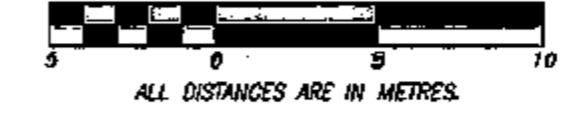


DATE: FEB. 6, 1998. M.E.S.

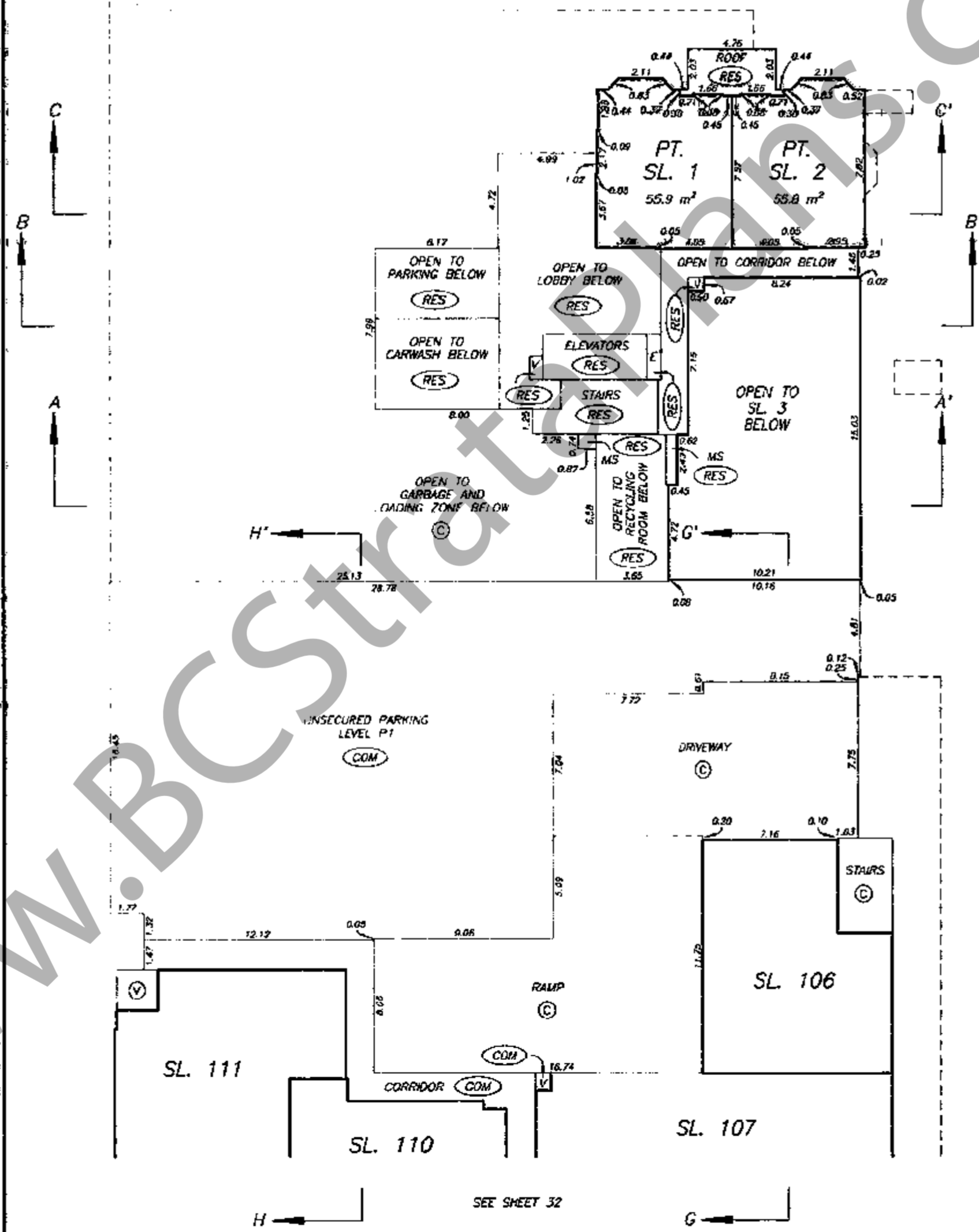
### TOWNHOUSE LEVEL 2 AND PARKING LEVEL P1

### STRATA PLAN LMS 3131

SCALE 1:200



ALL DISTANCES ARE IN METRES.

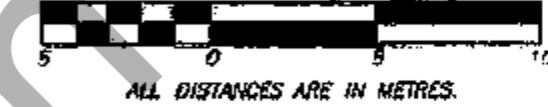


DATE: FEB. 6, 1998. M.E.S.

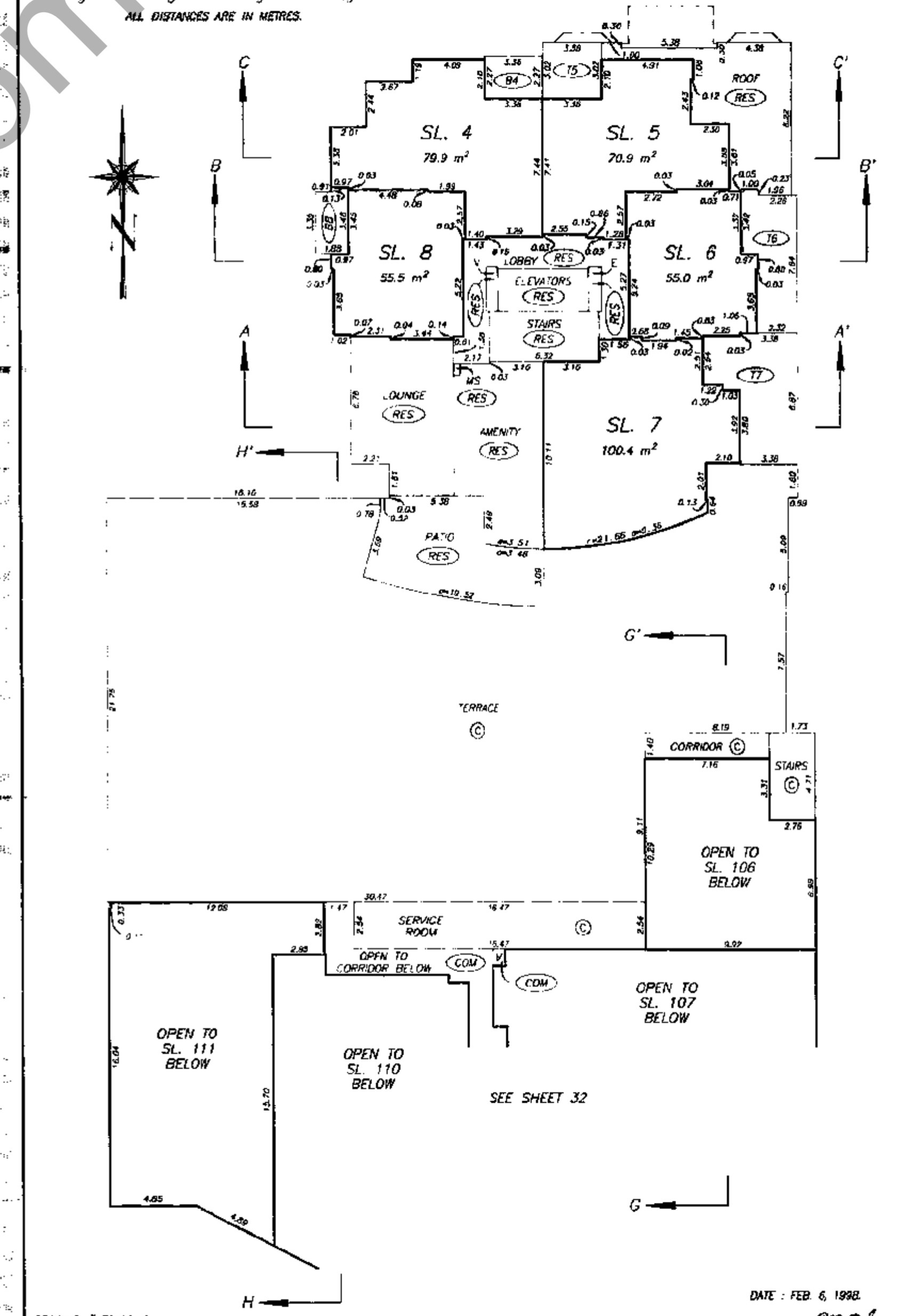
### RESIDENTIAL TOWER THIRD FLOOR PLAN

### STRATA PLAN LMS 3131

SCALE 1:200



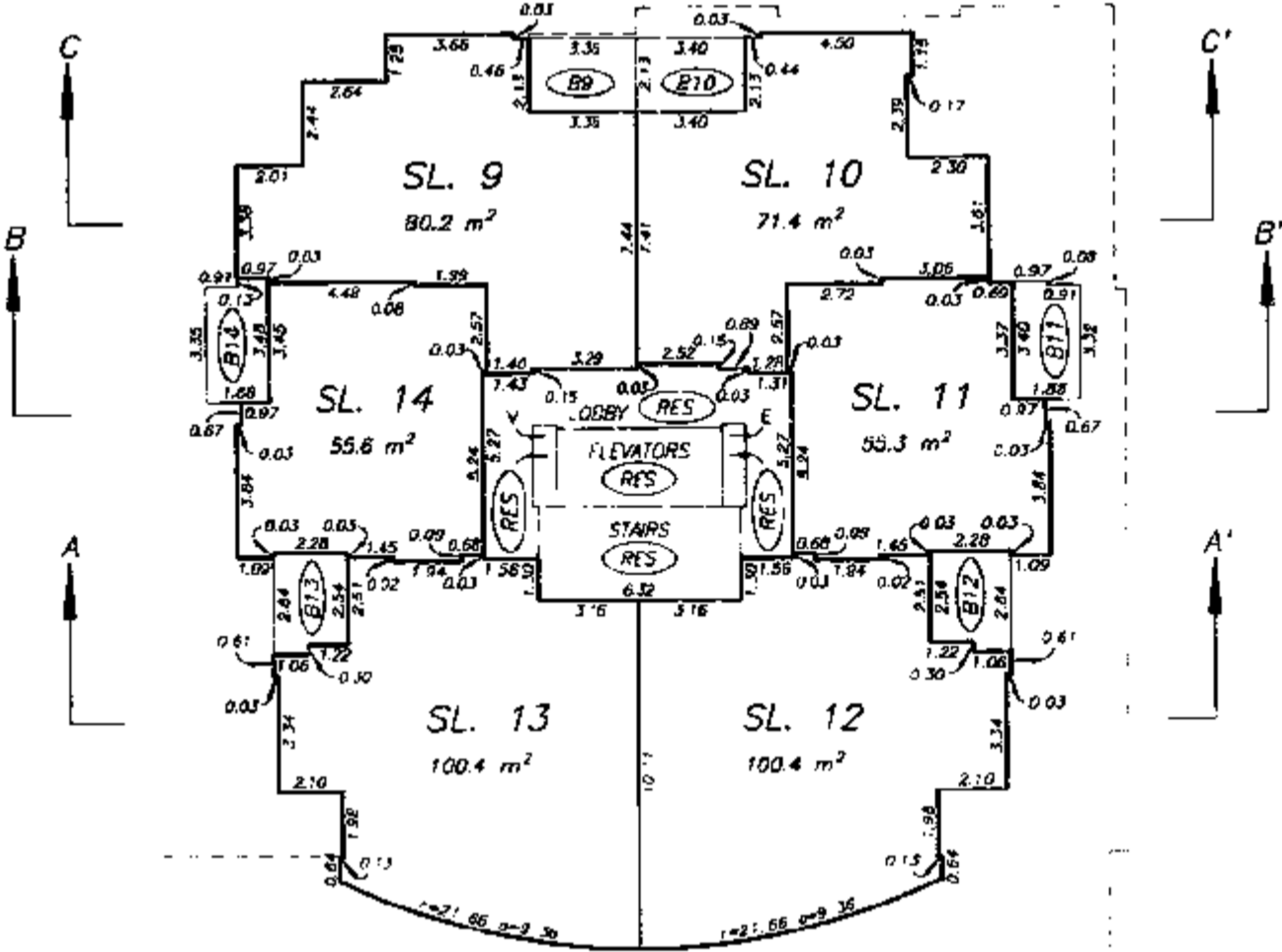
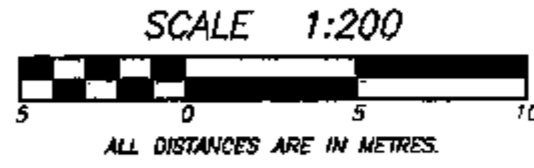
ALL DISTANCES ARE IN METRES.



DATE: FEB. 6, 1998. M.E.S.

### RESIDENTIAL TOWER FOURTH FLOOR PLAN

STRATA PLAN LMS 3131

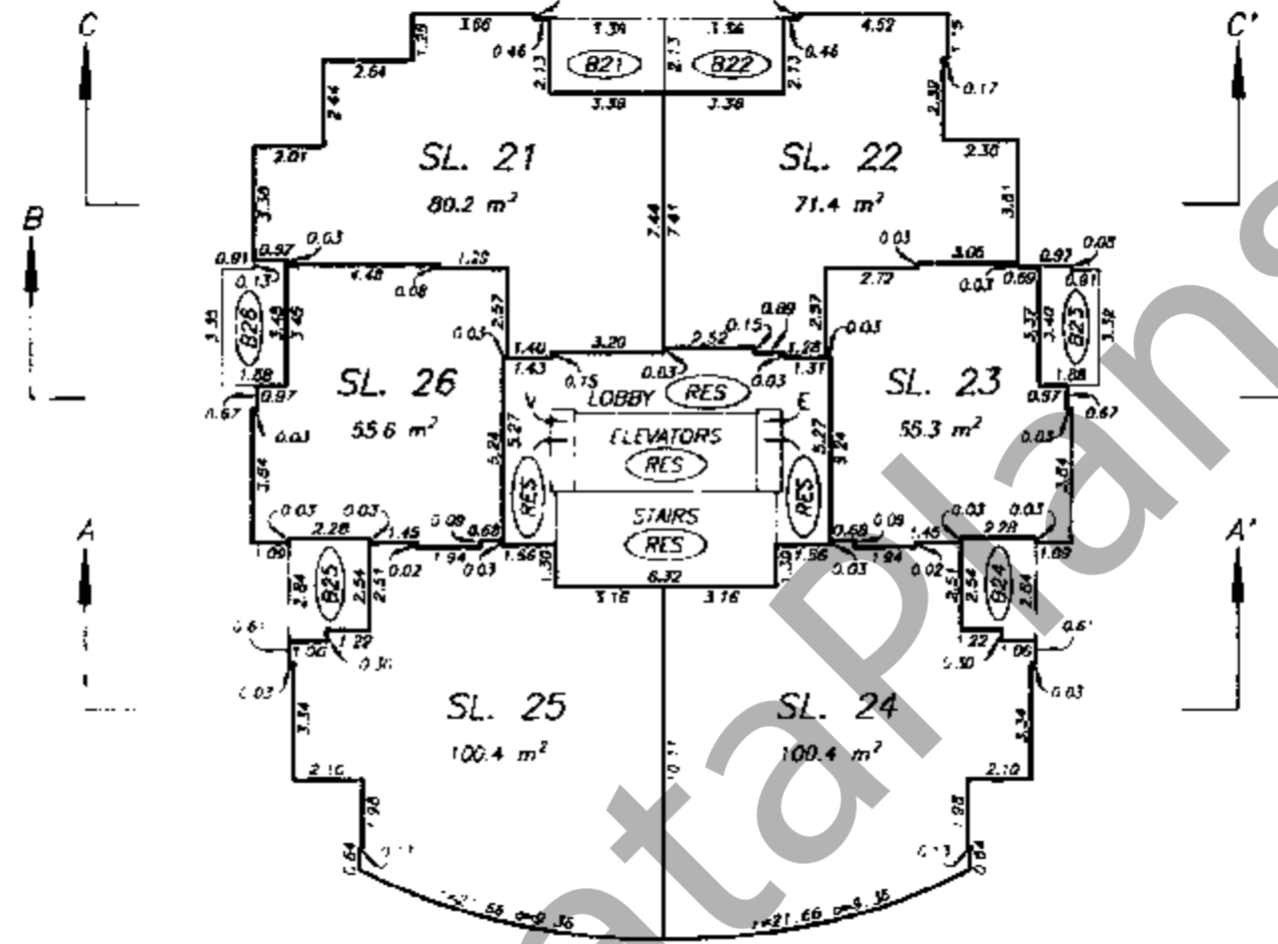
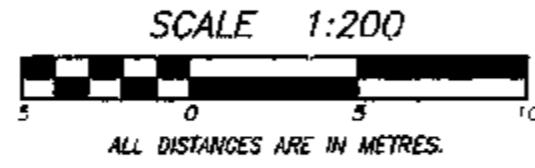


DATE : FEB. 6, 1998.

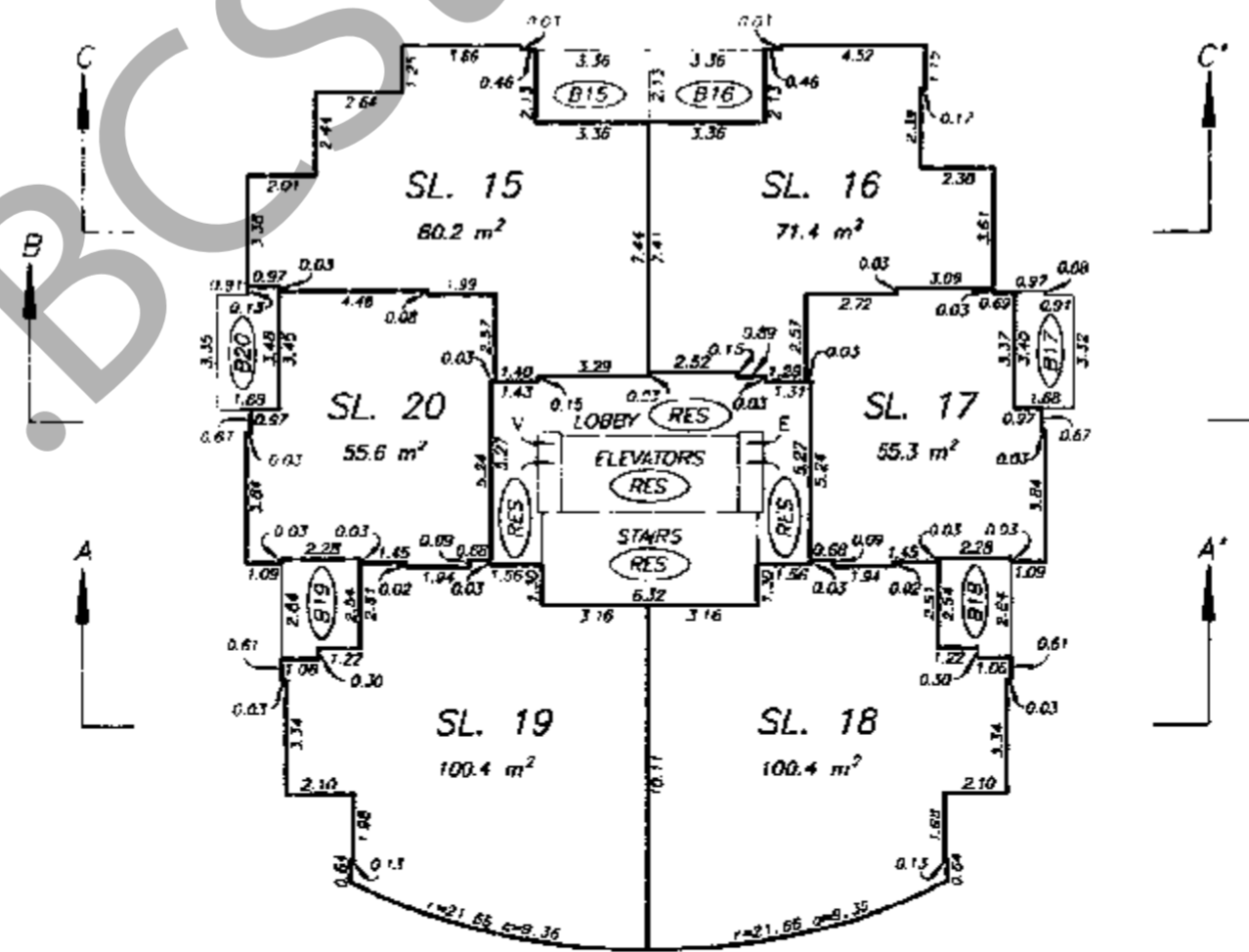
M.E.S.

### RESIDENTIAL TOWER FLOOR PLANS

STRATA PLAN LMS 3131



SIXTH FLOOR



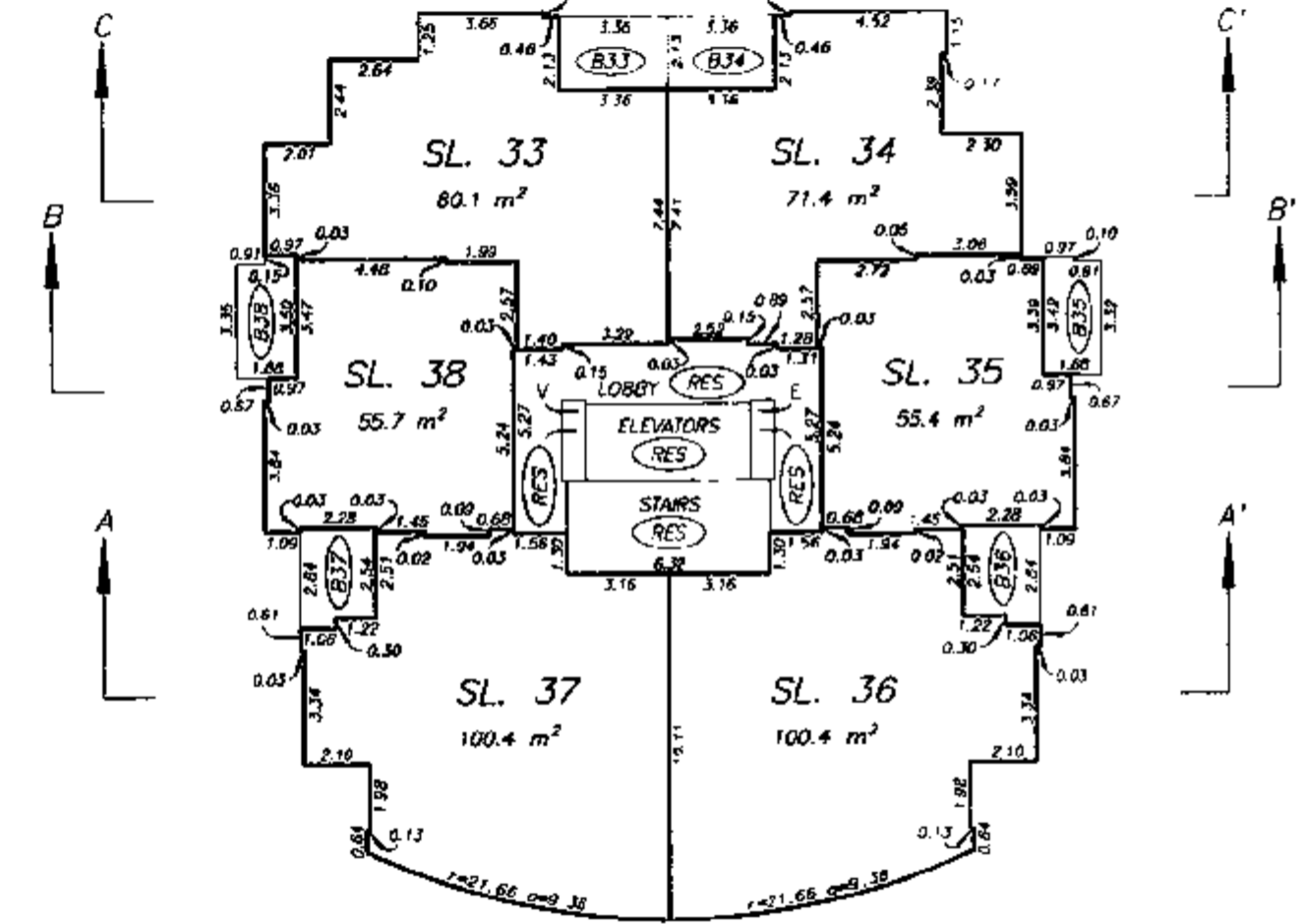
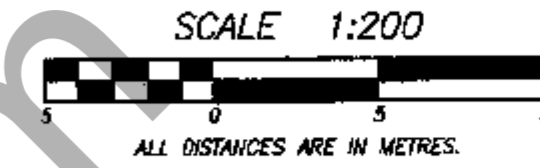
FIFTH FLOOR

DATE : FEB. 6, 1998.

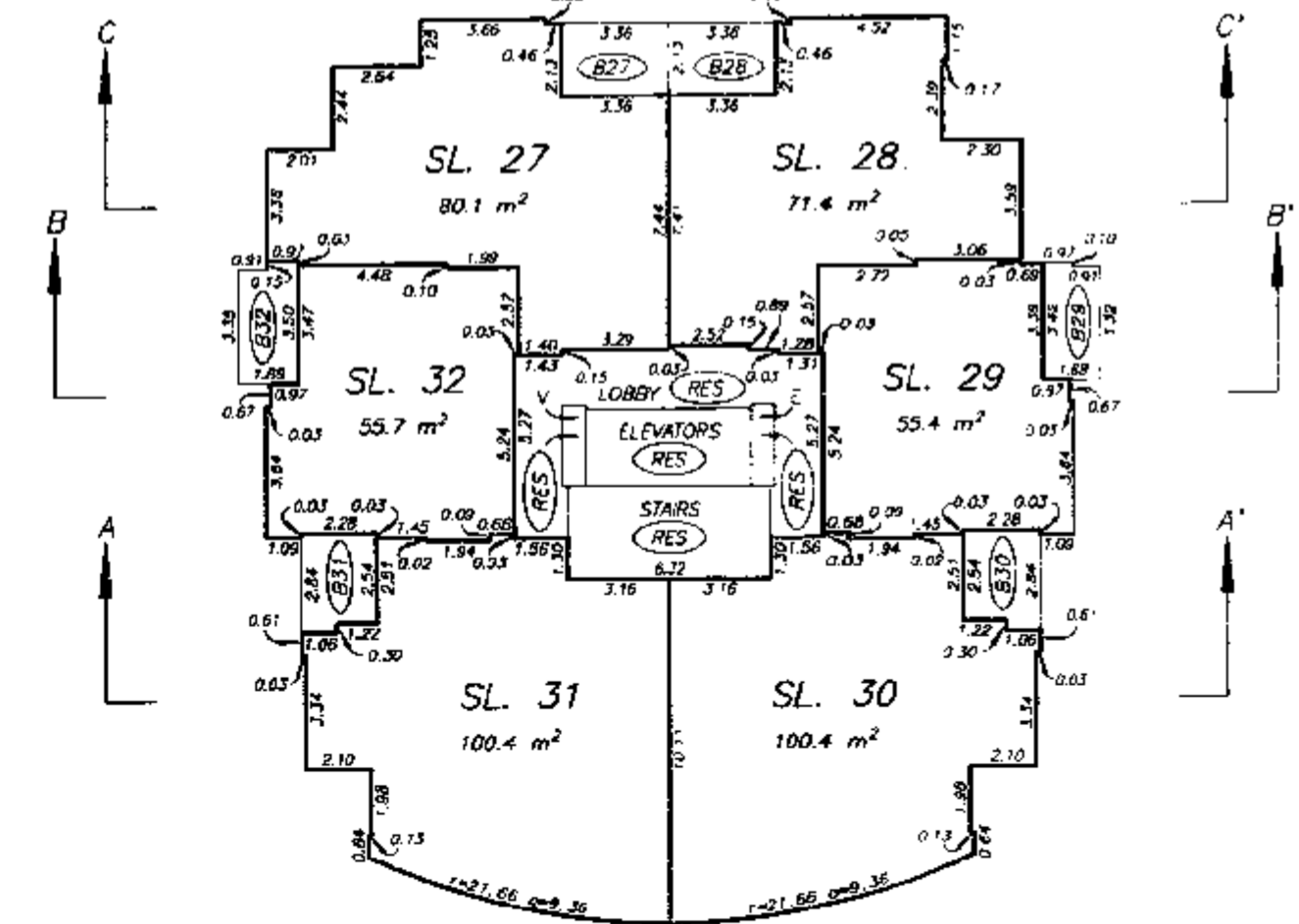
M.E.S.

### RESIDENTIAL TOWER FLOOR PLANS

STRATA PLAN LMS 3131



EIGHTH FLOOR



SEVENTH FLOOR

DATE : FEB. 6, 1998.

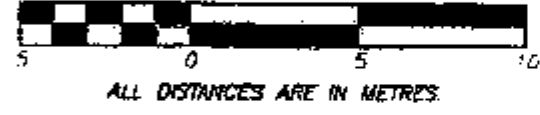
M.E.S.



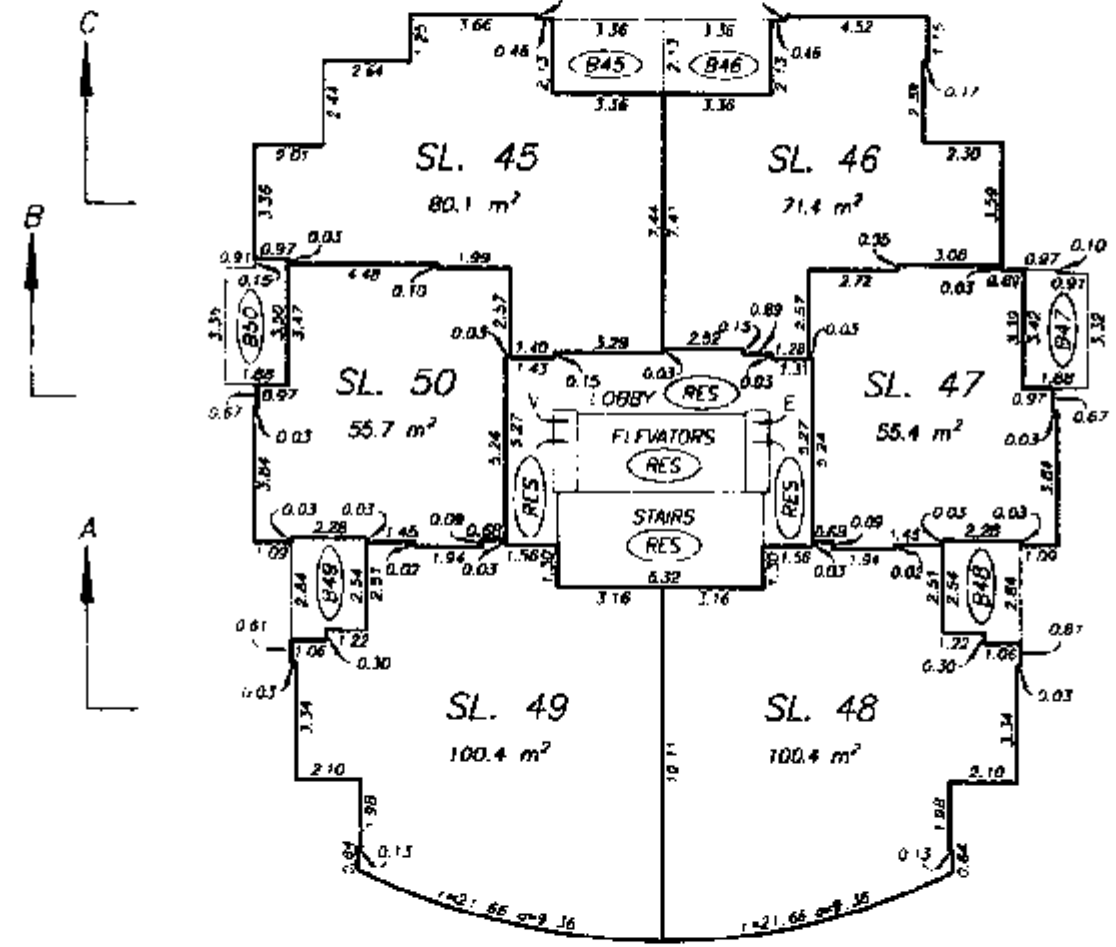
# RESIDENTIAL TOWER FLOOR PLANS

## STRATA PLAN LMS 3131

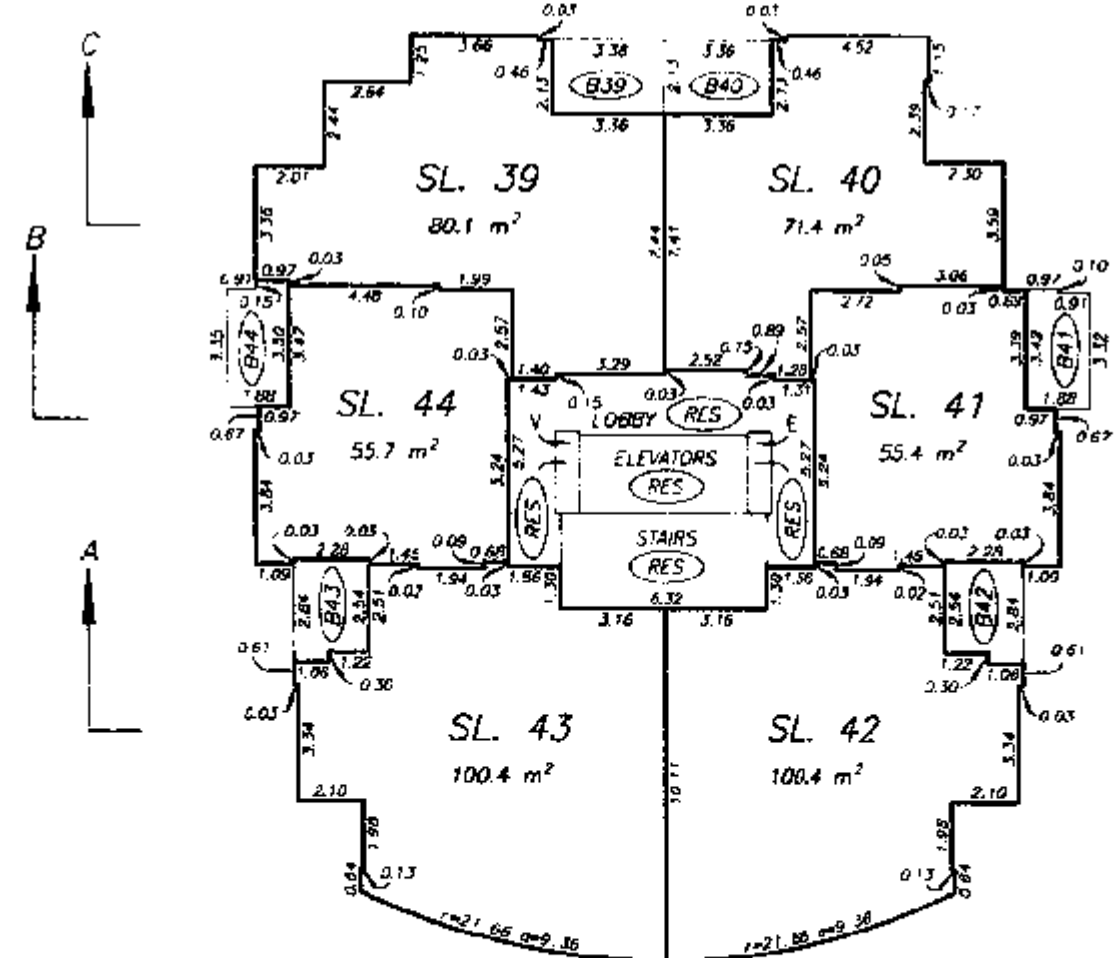
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ALL DISTANCES ARE IN METRES.



TENTH FLOOR



NINTH FLOOR

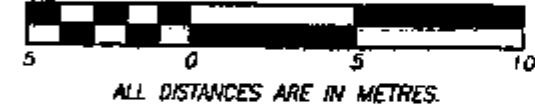
DATE : FEB. 6, 1998.

*m.e.d.*

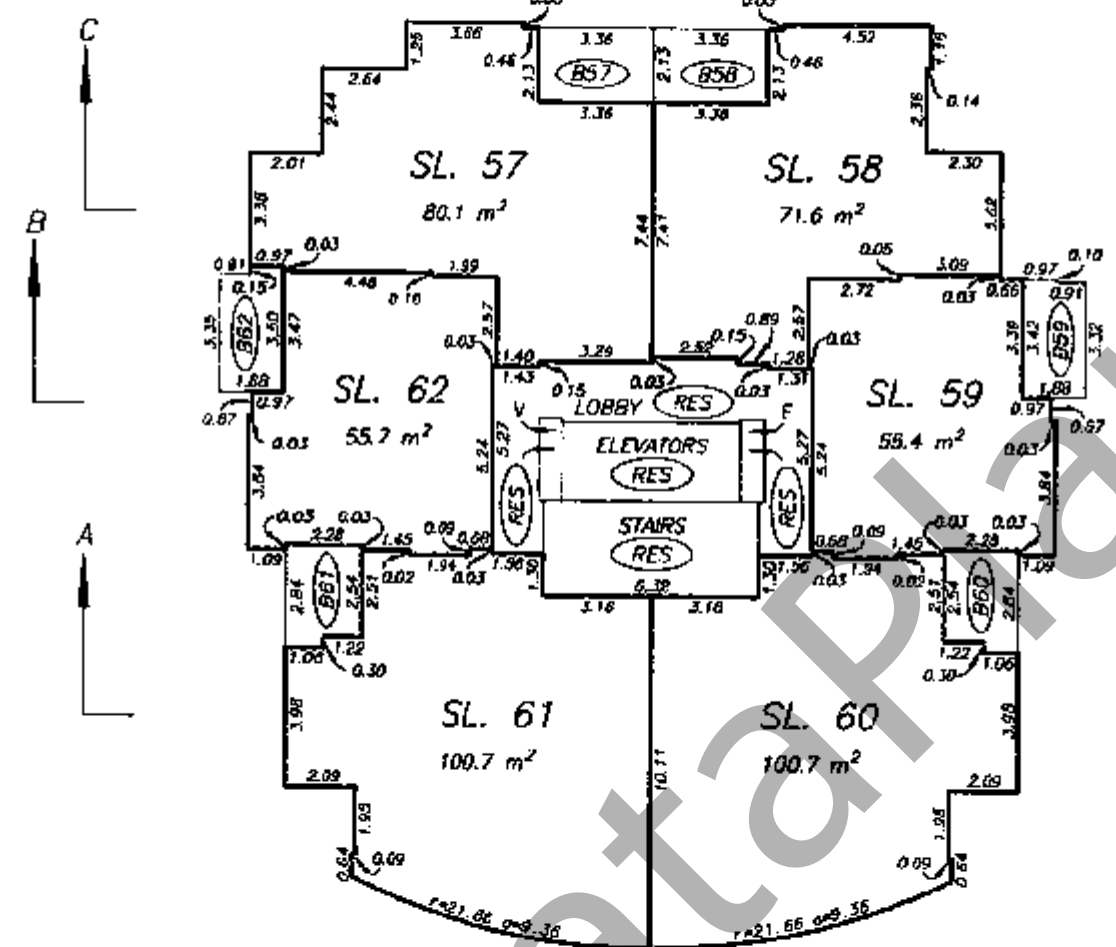
# RESIDENTIAL TOWER FLOOR PLANS

## STRATA PLAN LMS 3131

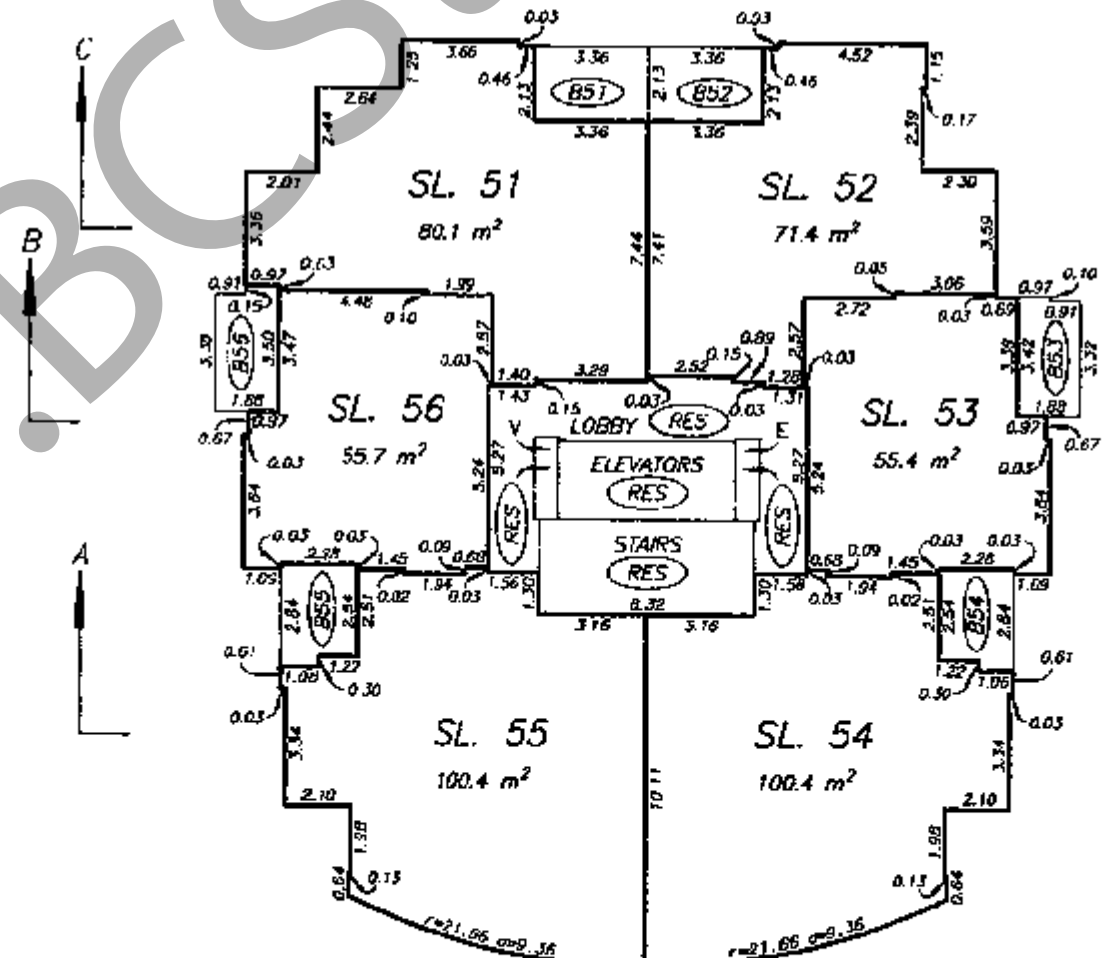
SCALE 1:200



ALL DISTANCES ARE IN METRES.



TWELFTH FLOOR



ELEVENTH FLOOR

DATE : FEB. 6, 1998.

*m.e.d.*

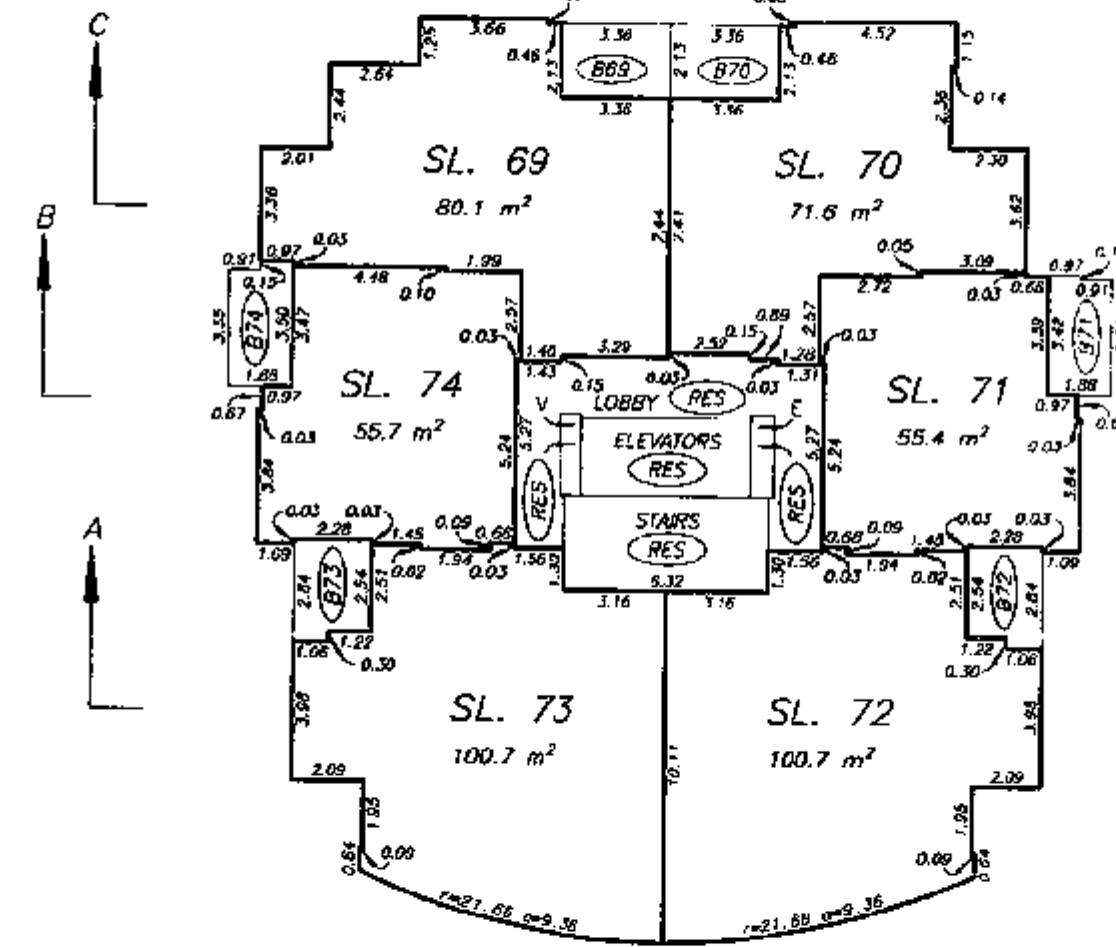
# RESIDENTIAL TOWER FLOOR PLANS

## STRATA PLAN LMS 3131

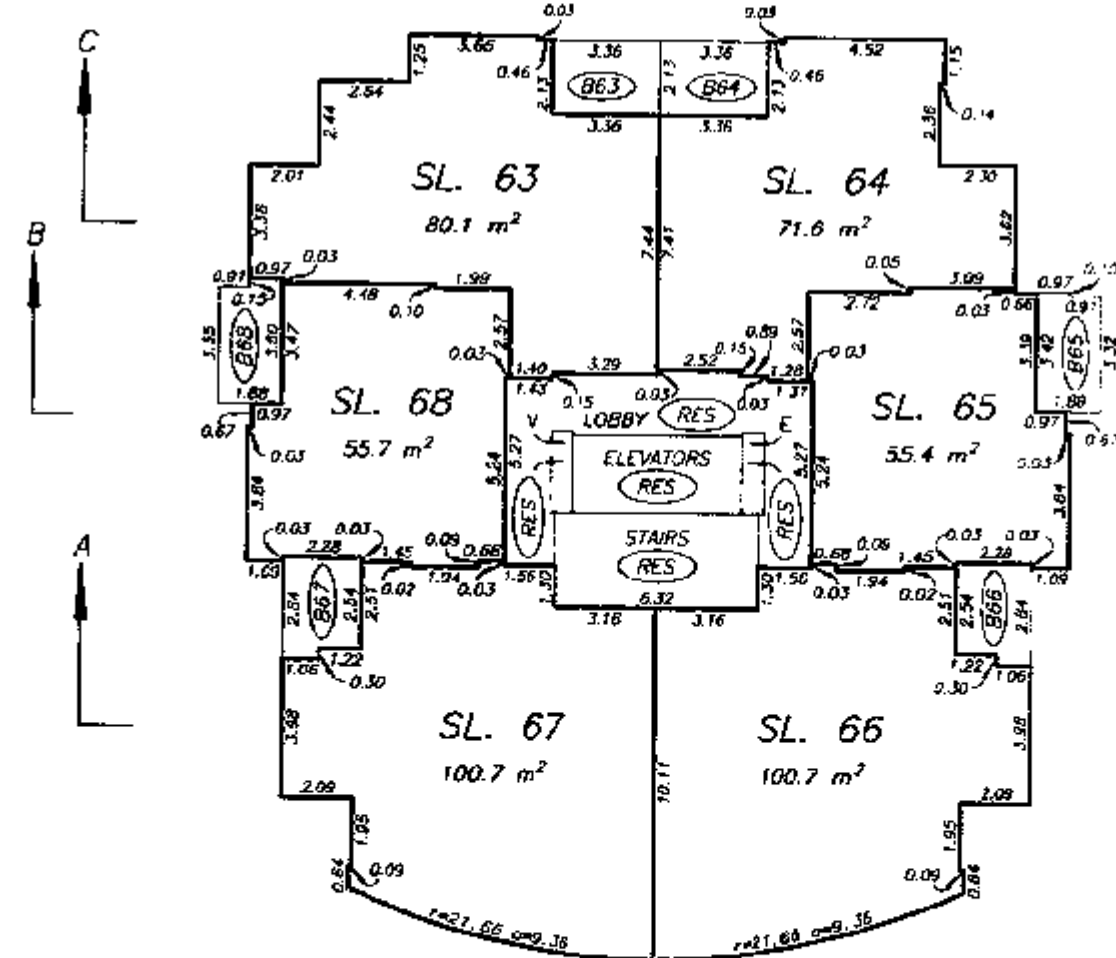
SCALE 1:200



ALL DISTANCES ARE IN METRES.



FOURTEENTH FLOOR



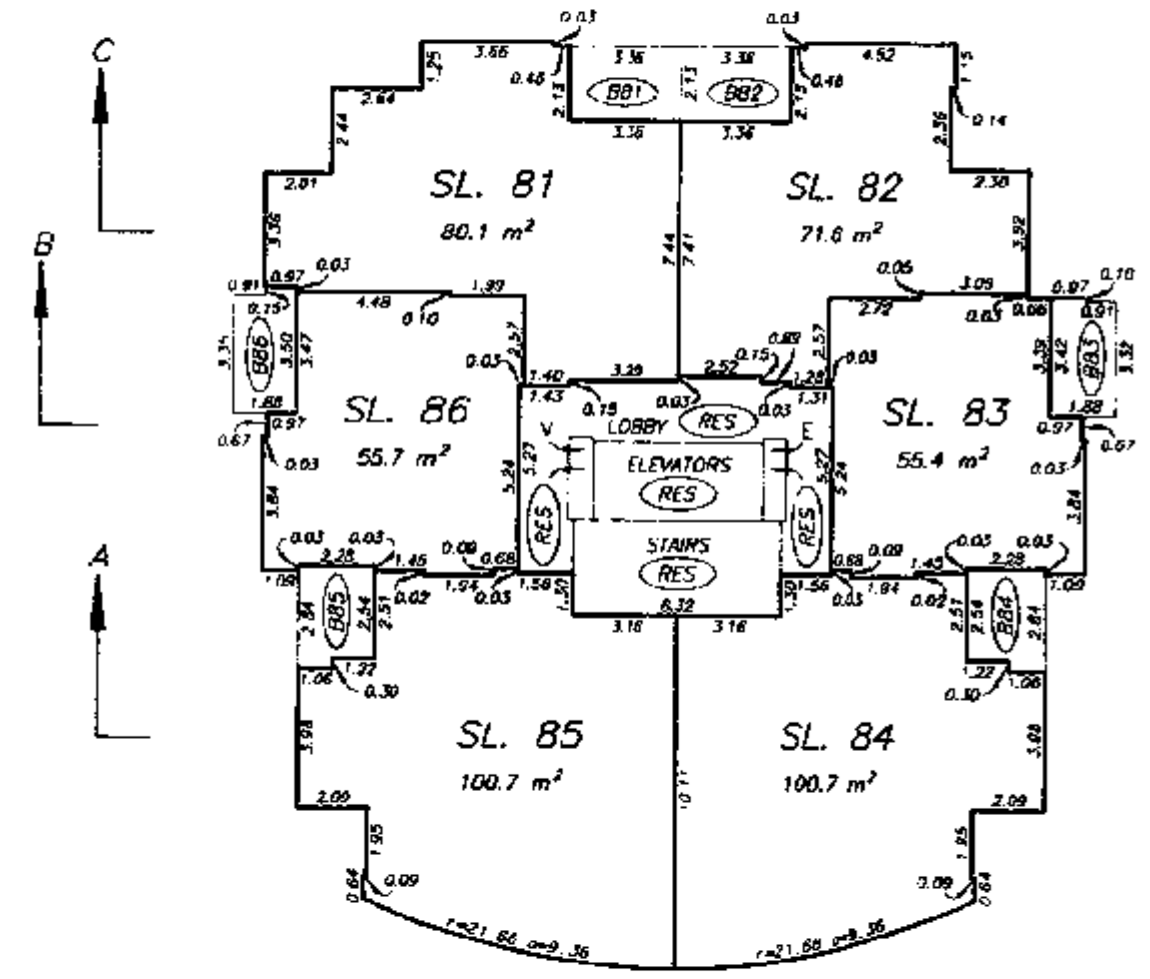
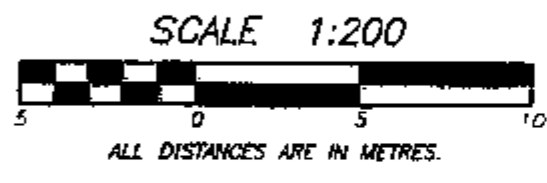
THIRTEENTH FLOOR

DATE : FEB. 6, 1998.

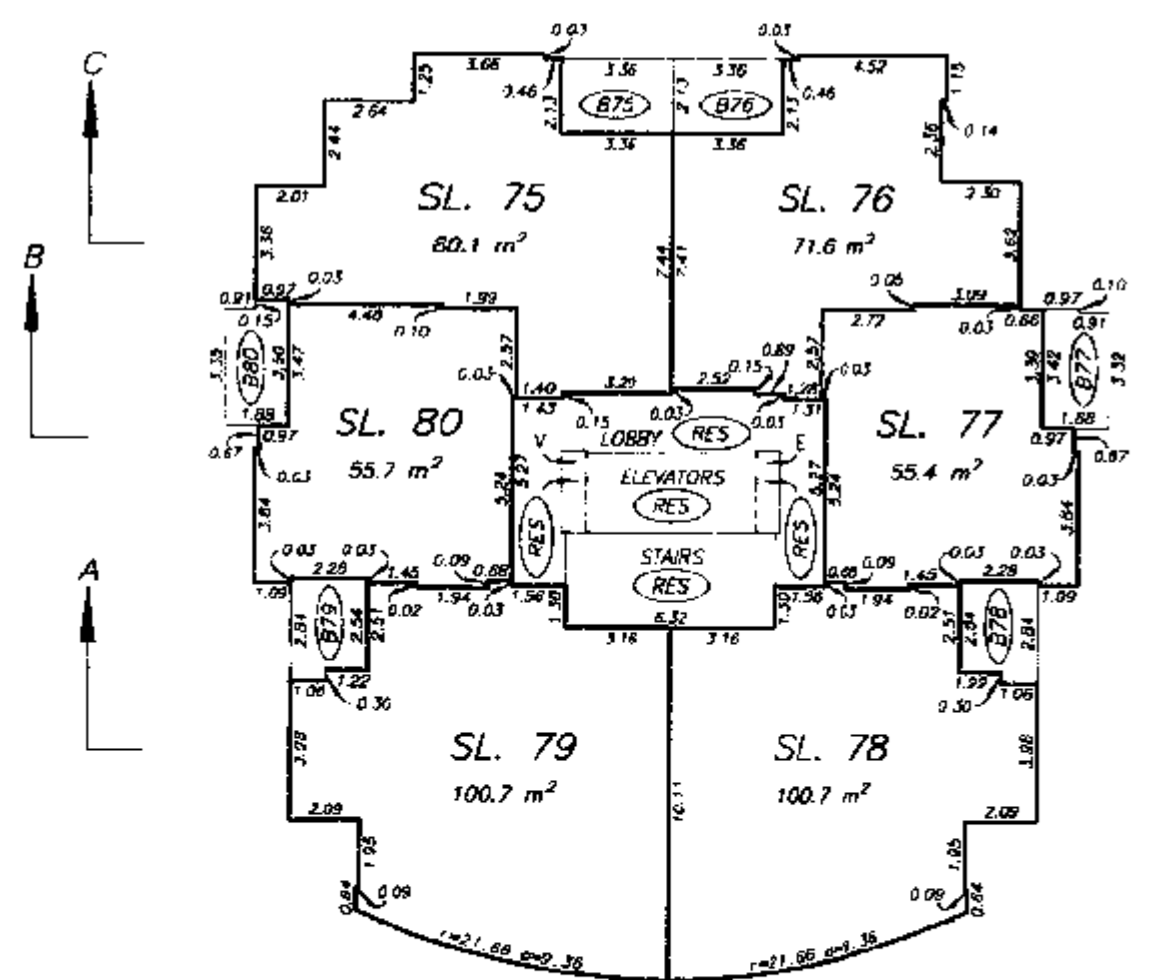
*m.e.d.*

# RESIDENTIAL TOWER FLOOR PLANS

## STRATA PLAN LMS 3131



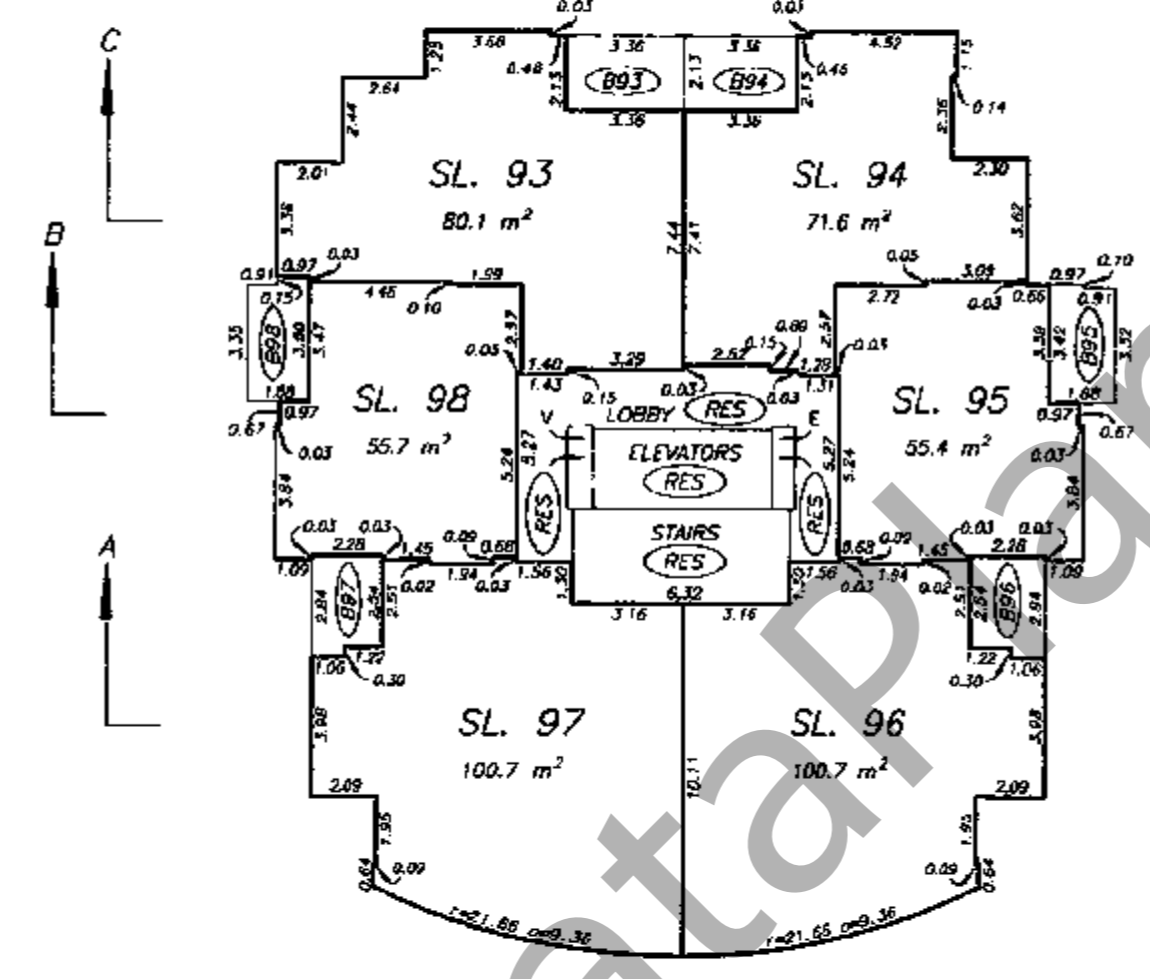
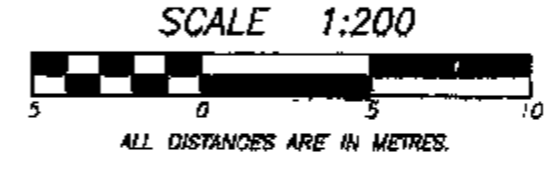
SIXTEENTH FLOOR



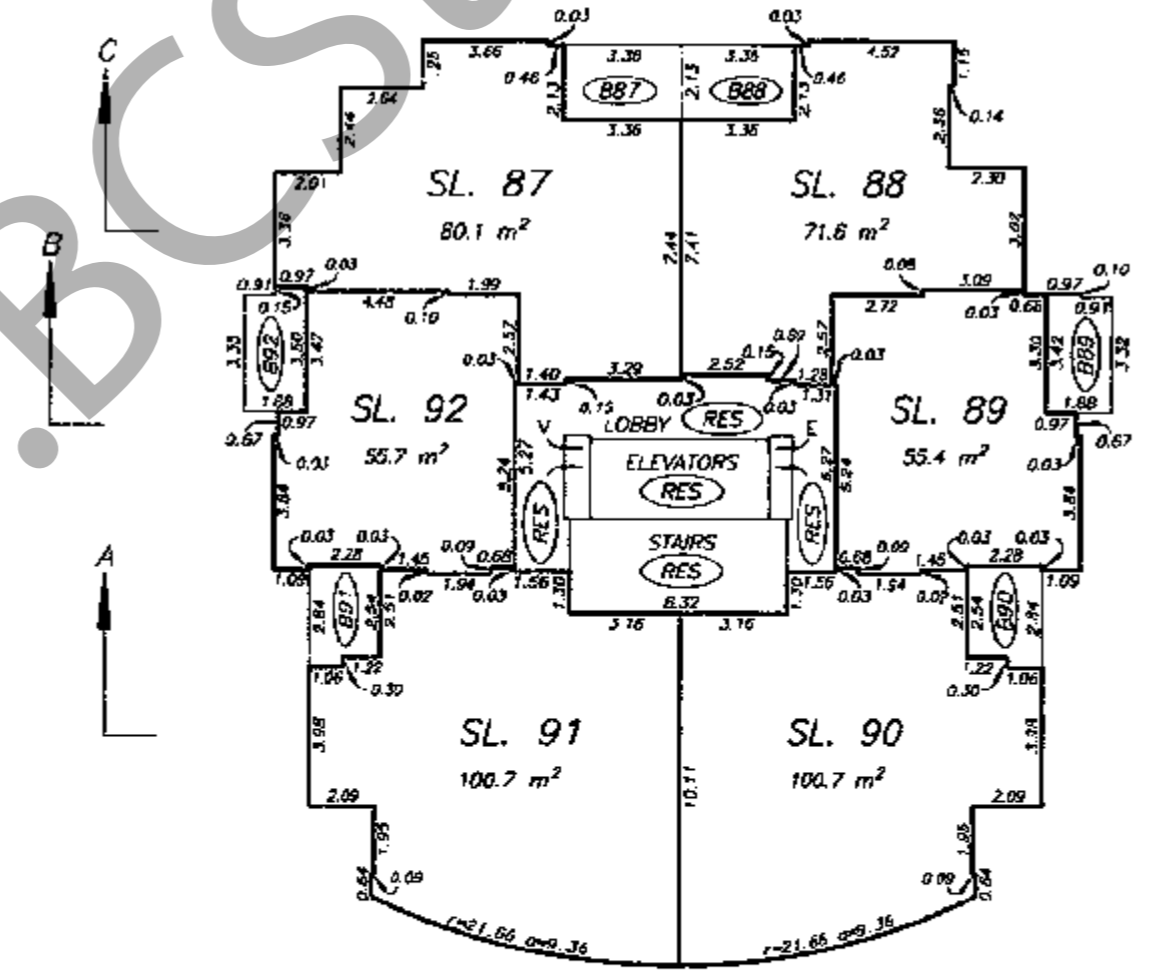
FIFTEENTH FLOOR

# RESIDENTIAL TOWER FLOOR PLANS

## STRATA PLAN LMS 3131



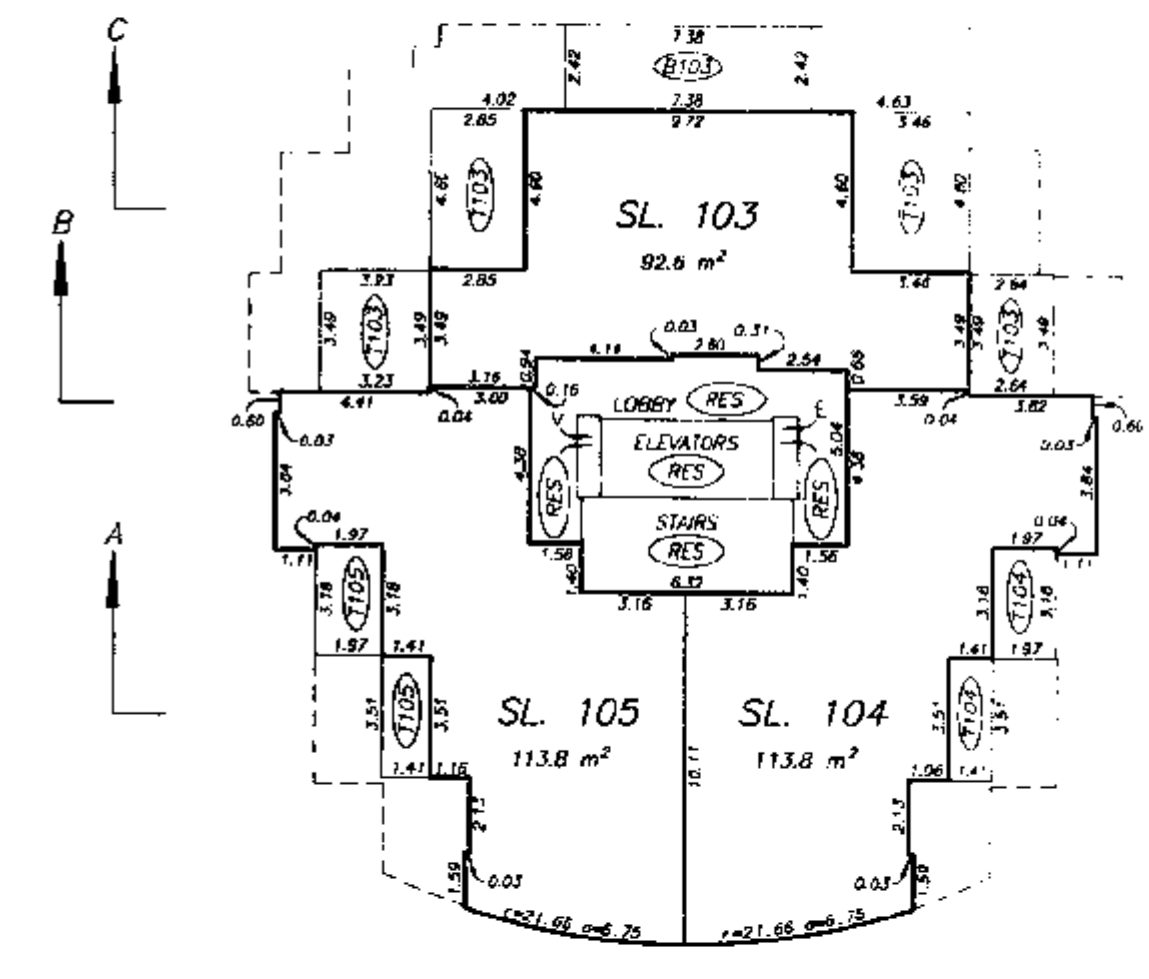
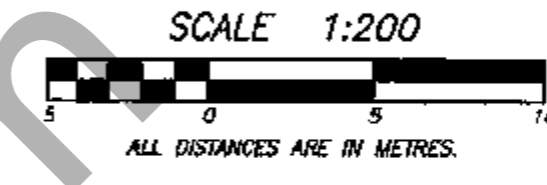
EIGHTEENTH FLOOR



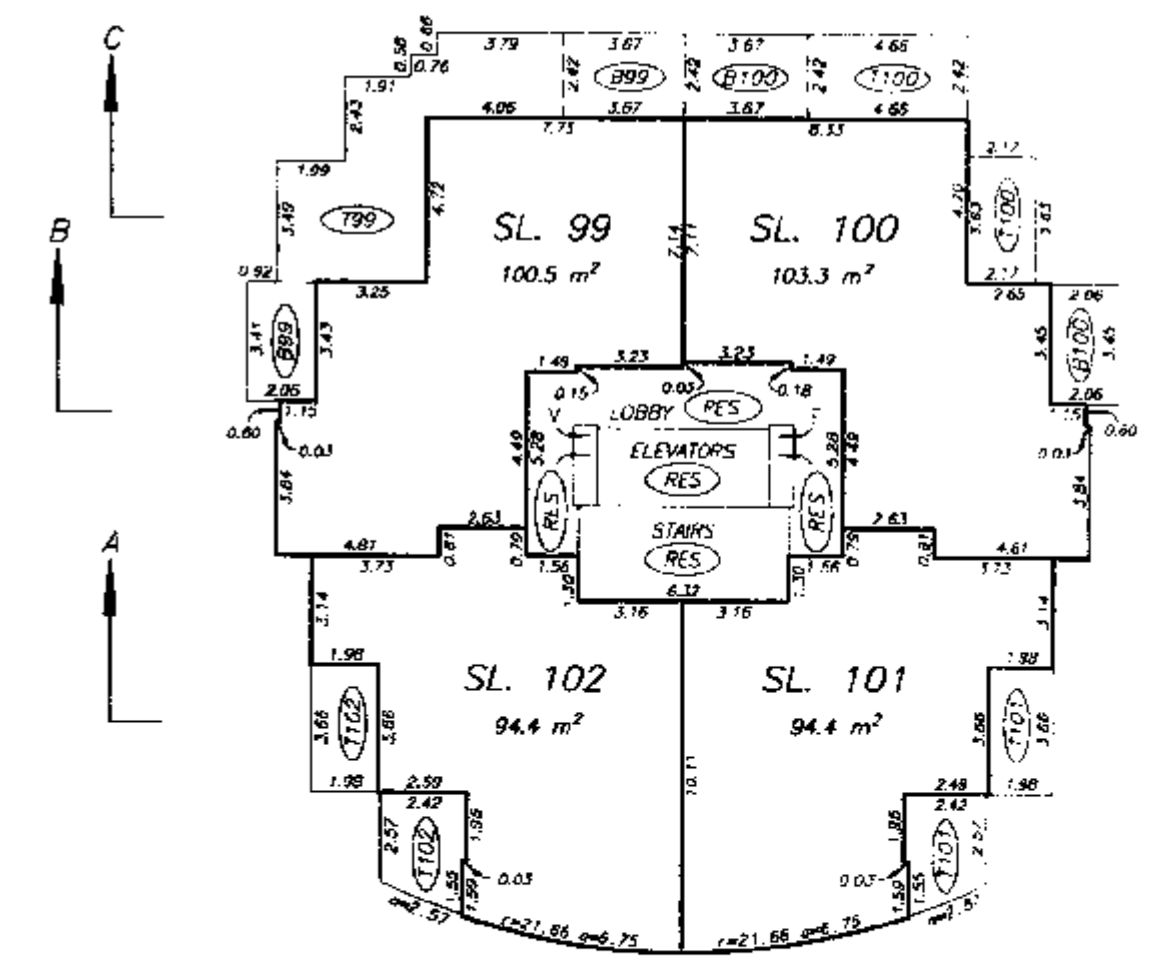
SEVENTEENTH FLOOR

# RESIDENTIAL TOWER FLOOR PLANS

## STRATA PLAN LMS 3131



TWENTIETH FLOOR



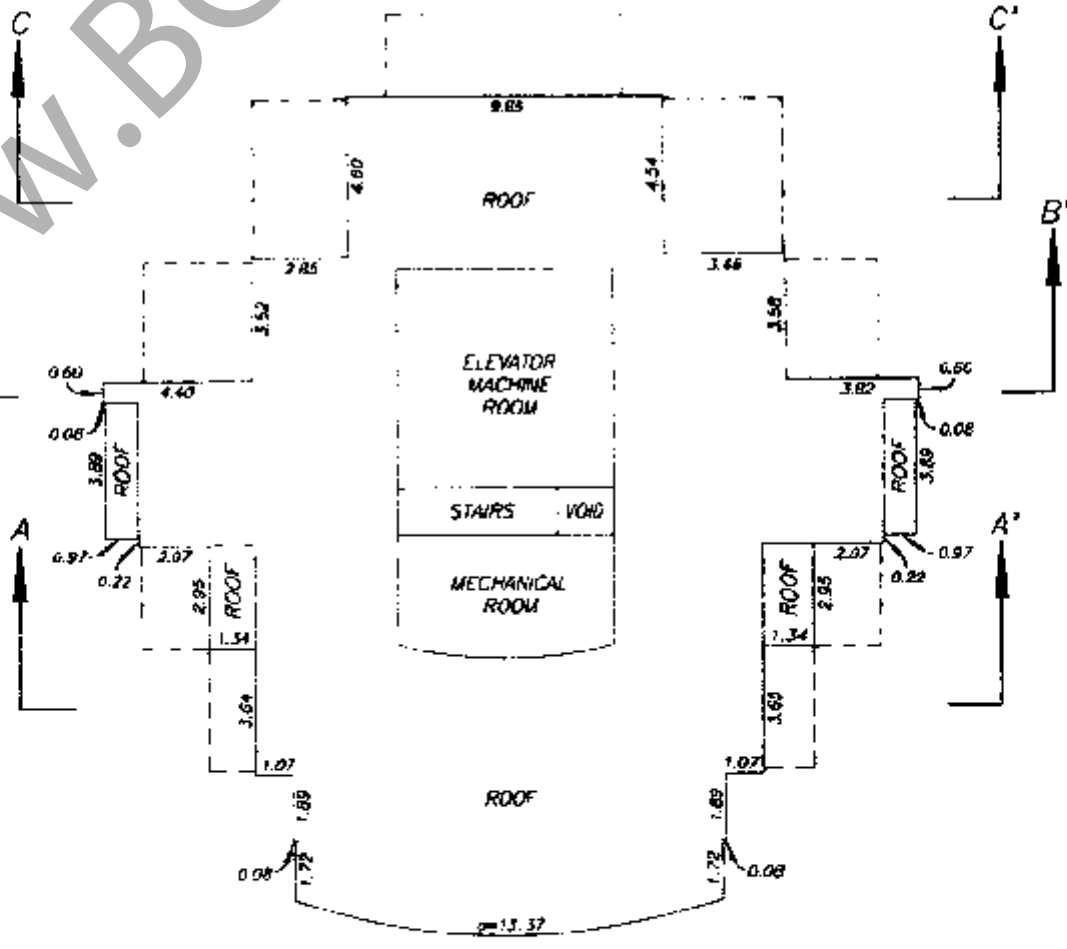
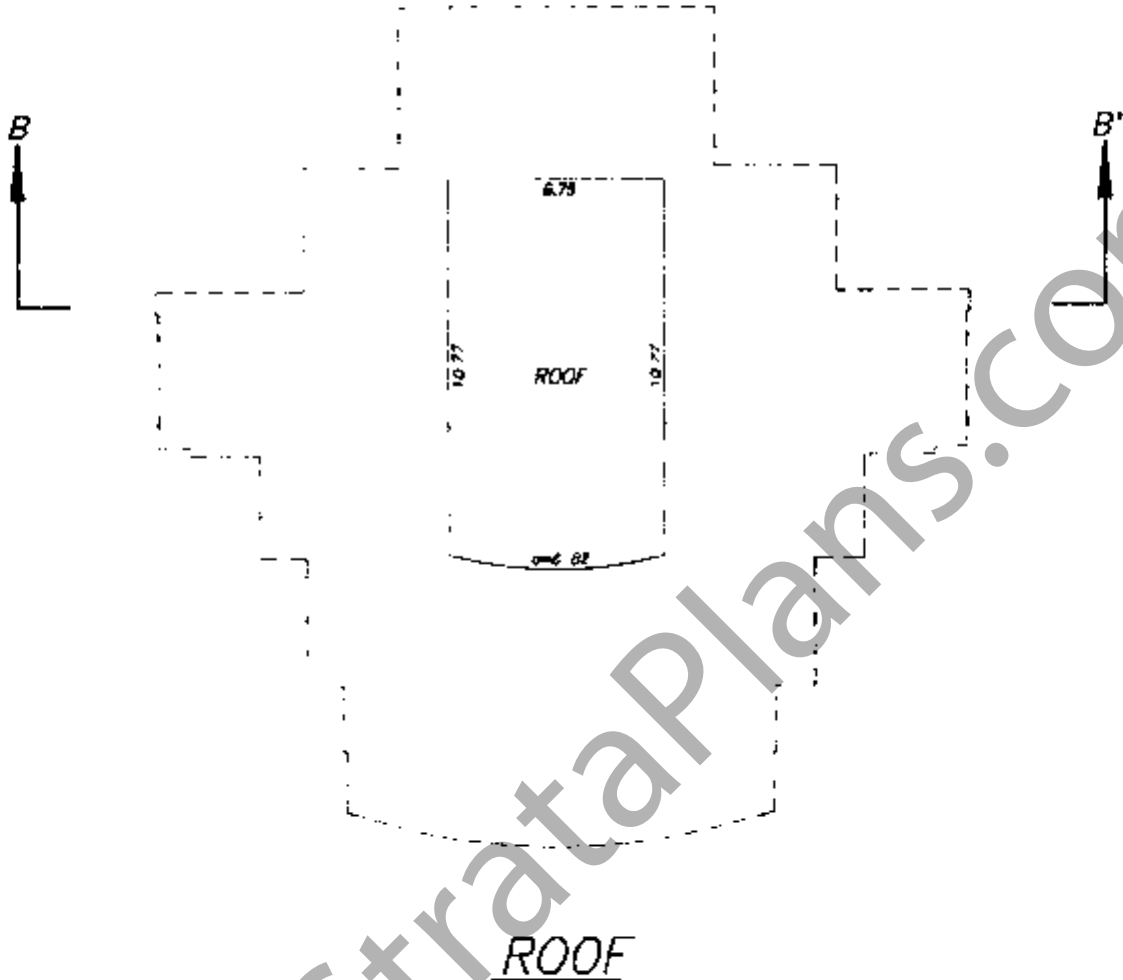
NINETEENTH FLOOR

# RESIDENTIAL TOWER ROOF LEVELS

STRATA PLAN LMS 3131



NOTE: THESE LEVELS ARE ALL LCP FOR THE EXCLUSIVE USE OF SL. # 1 TO 105 INCLUSIVE.

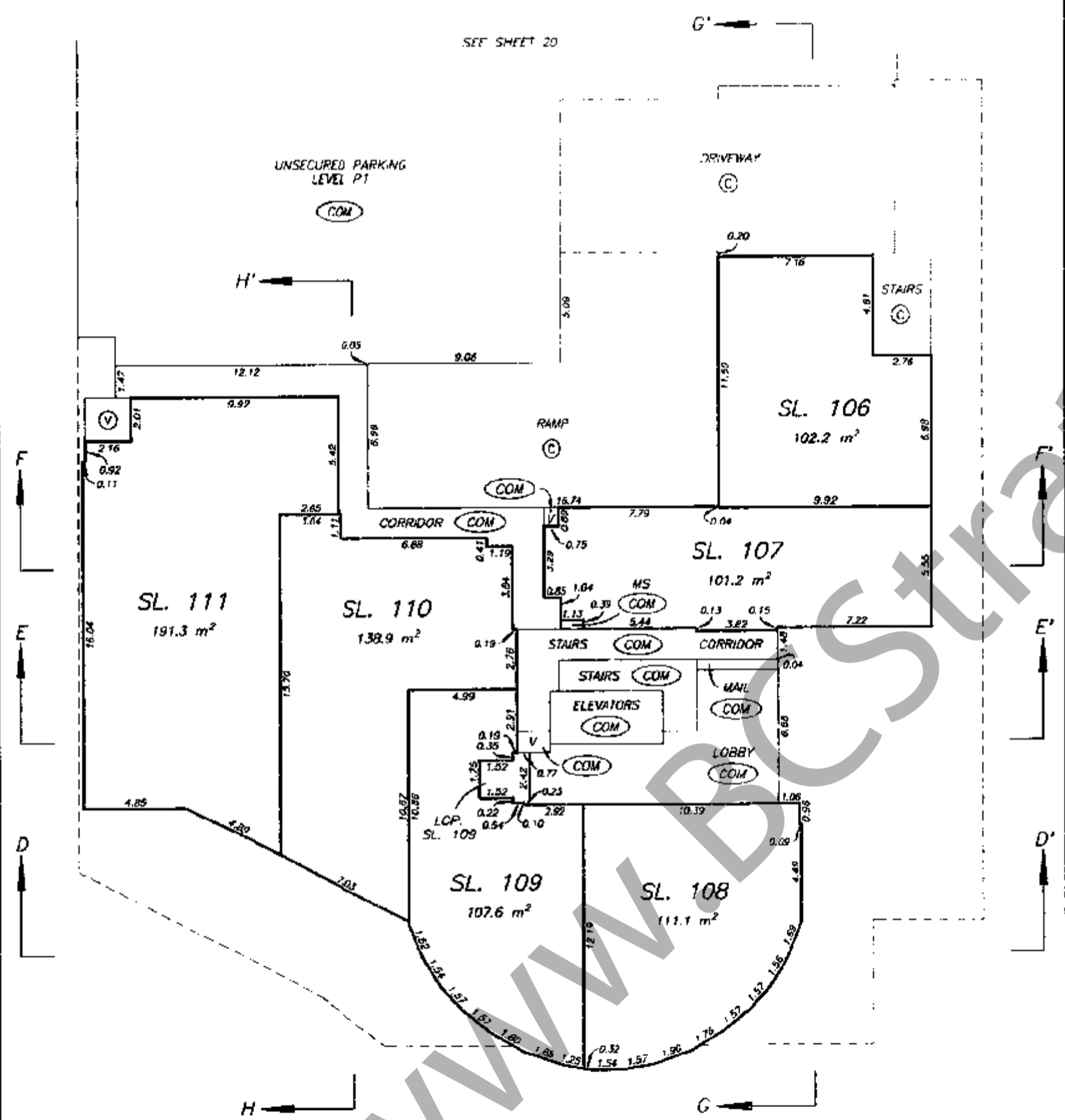
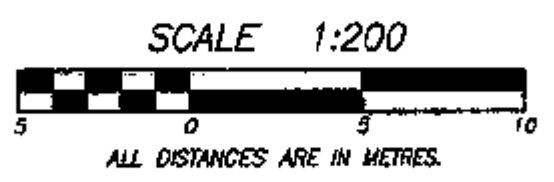


DATE : FEB. 6, 1999.

M.E.S.

STRATA PLAN LMS 3131

COMMERCIAL TOWER  
FIRST FLOOR PLAN



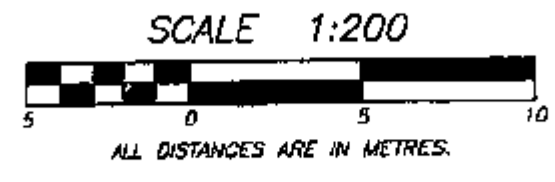
DATE : FEB. 6, 1998.

DRAWING # 30196-B  
FILE # 3196-C01

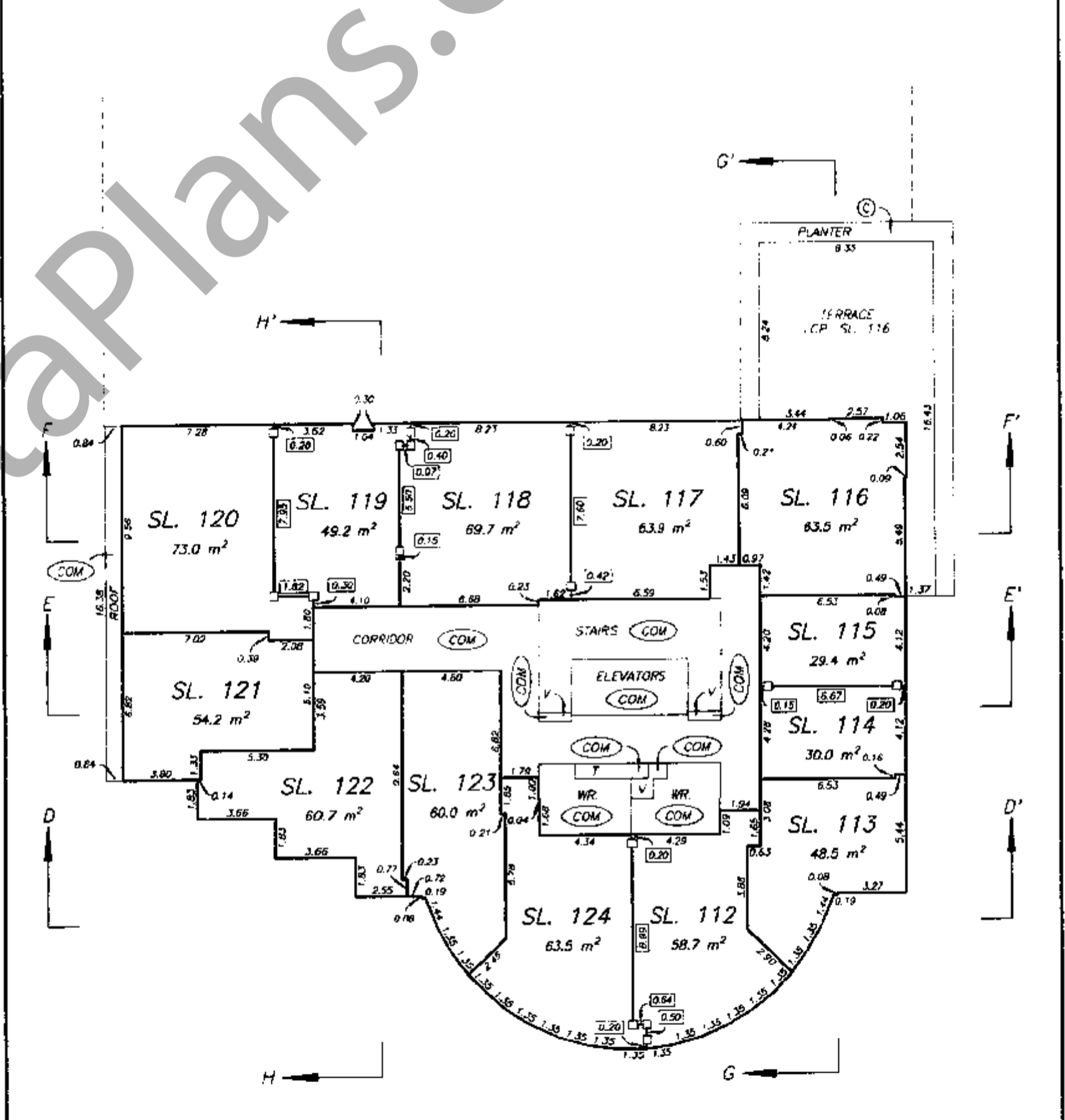
M.E.S.

STRATA PLAN LMS 3131

COMMERCIAL TOWER  
SECOND FLOOR PLAN



NOTE: SOME DETAILS EXAGGERATED FOR CLARITY.



DATE : FEB. 6, 1998.

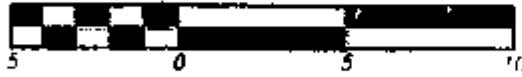
DRAWING # 30196-B  
FILE # 3196-C02

M.E.S.

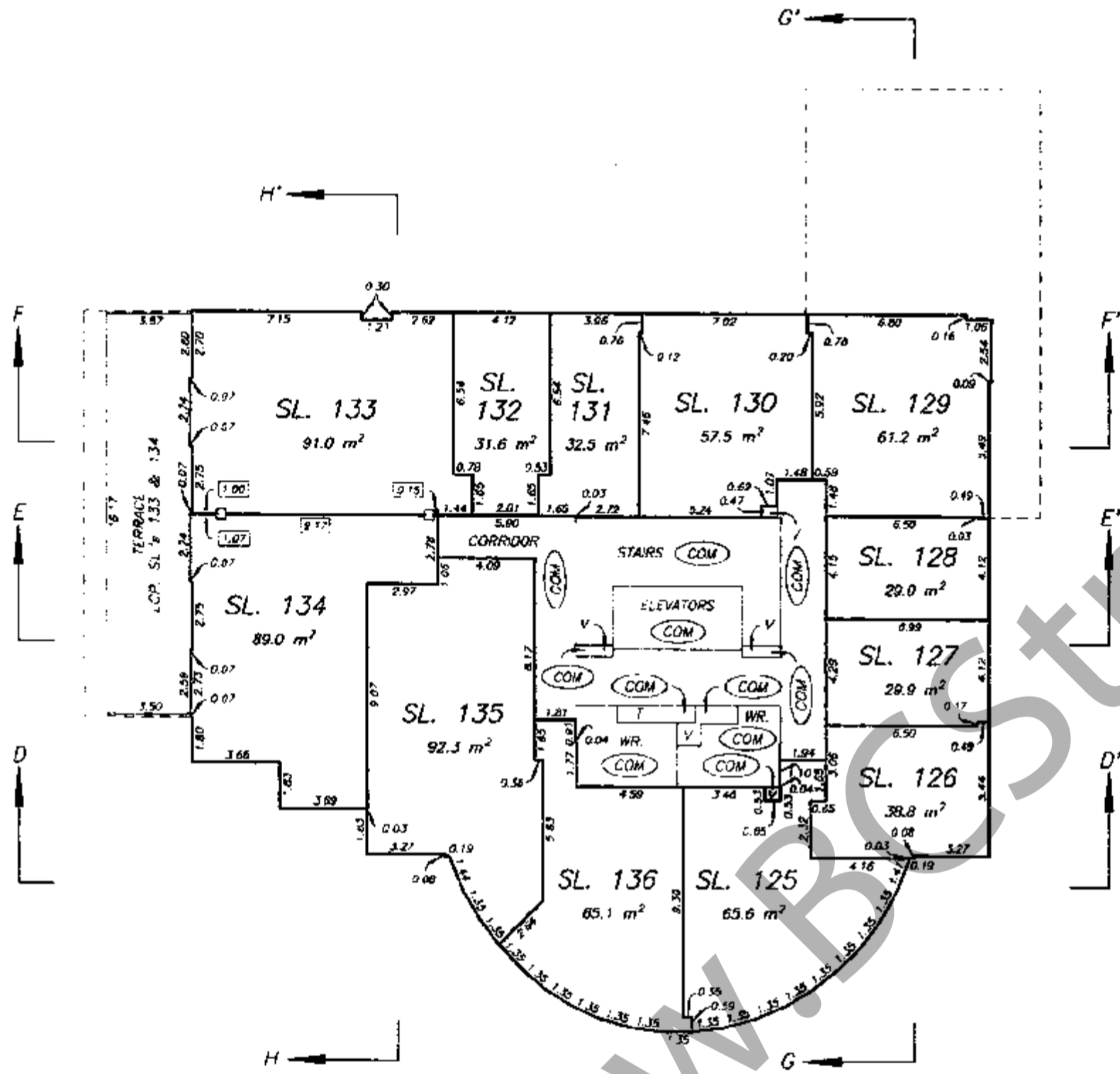
# COMMERCIAL TOWER THIRD FLOOR PLAN

STRATA PLAN LMS 3131

SCALE 1:200



ALL DISTANCES ARE IN METRES.



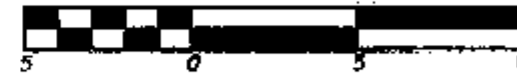
DATE : FEB. 6, 1998.

*M.E.S.*

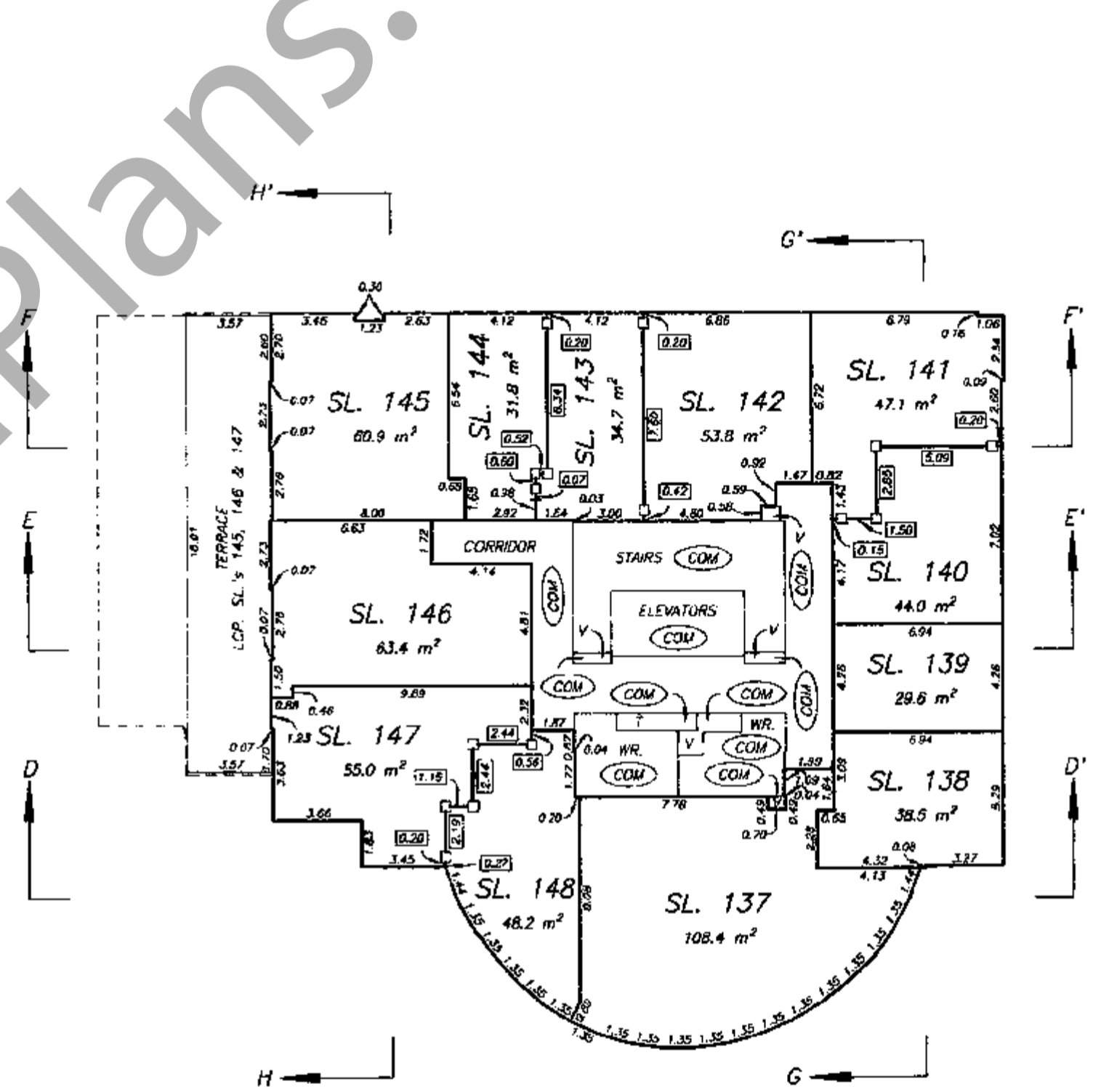
# COMMERCIAL TOWER FOURTH FLOOR PLAN

STRATA PLAN LMS 3131

SCALE 1:200



ALL DISTANCES ARE IN METRES.

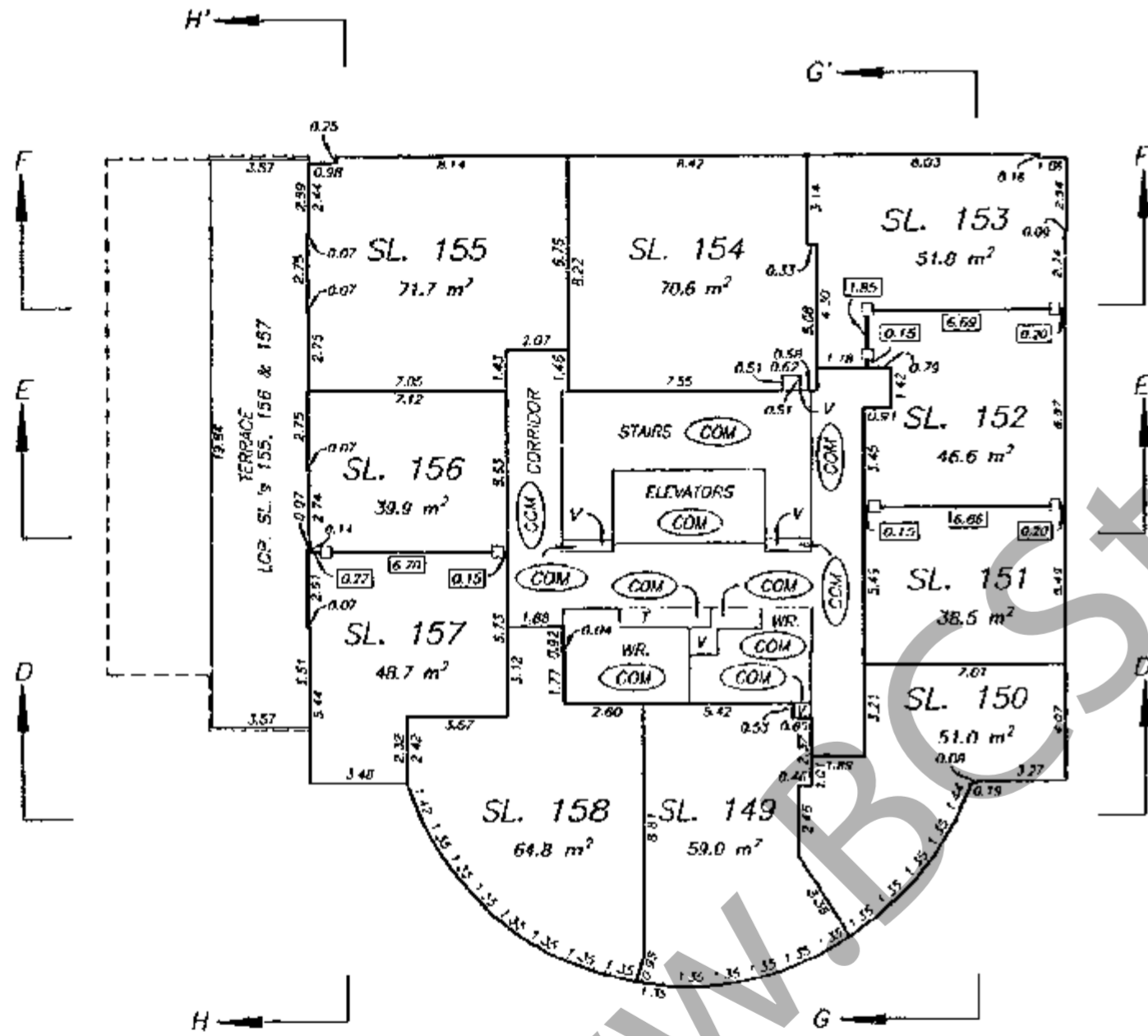
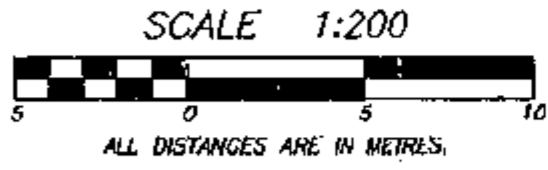


DATE : FEB. 6, 1998.

*M.E.S.*

# COMMERCIAL TOWER FIFTH FLOOR PLAN

## STRATA PLAN LMS 3131

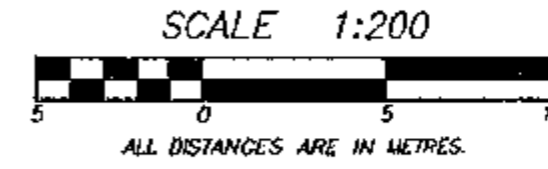


DATE : FEB. 6, 1998.

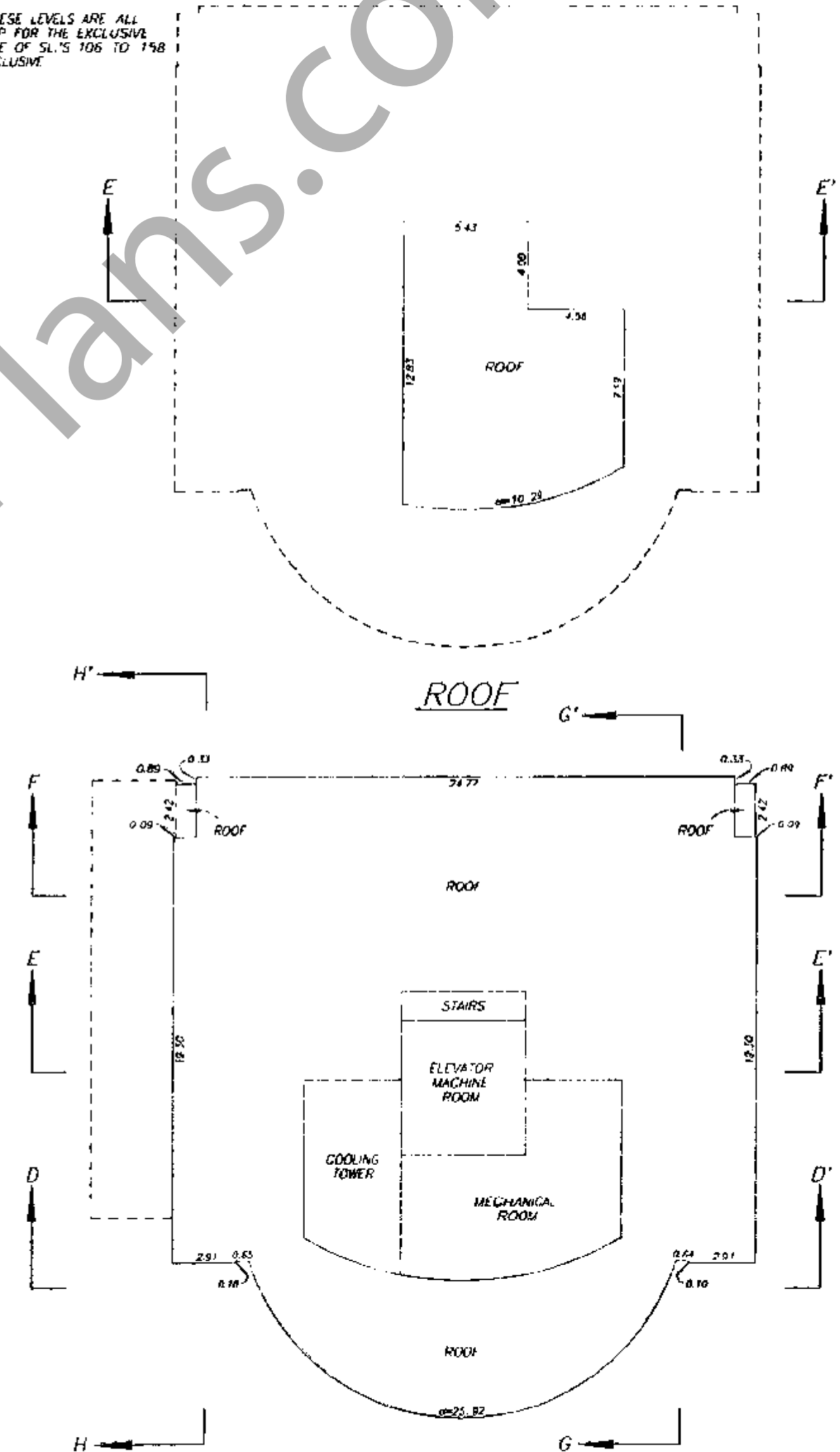
*J.M.E.*

# COMMERCIAL TOWER ROOF LEVELS

## STRATA PLAN LMS 3131



NOTE: THESE LEVELS ARE ALL  
LCP FOR THE EXCLUSIVE  
USE OF SL.'S 106 TO 158  
INCLUSIVE.



### MECHANICAL FLOOR

DATE : FEB. 6, 1998.

*J.M.E.*

