

LEASEHOLD STRATA PLAN OF LOT 14
DISTRICT LOT 4805 GROUP 1
NEW WESTMINSTER DISTRICT
PLAN BCP3309

STRATA PLAN BCS 1478

REF. NO. BX564317-453

B.C.G.S. 92G.024

STRATA PLAN BCS 1478 DEPOSITED AND REGISTERED
IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 6 DAY OF Sept 20 05

SCALE 1:750



ALL DISTANCES ARE IN METRES

Jan MacDowell
DEPUTY REGISTRAR

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT



LEGEND:

- = IRON POST FOUND
- S.L. = STRATA LOT
- C.P. = COMMON PROPERTY
- B = BALCONY
- P = PATIO
- ELEC = ELECTRICAL CLOSET
- ELEV. = ELEVATOR
- GAS = GAS SUPPLY CLOSET

GRID BEARINGS ARE DERIVED FROM PLAN BCP3309.
INTEGRATED SURVEY AREA NO. 31, CITY OF VANCOUVER.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES,
MULTIPLY GROUND-LEVEL DISTANCE BY COMBINED FACTOR
0.9995923.

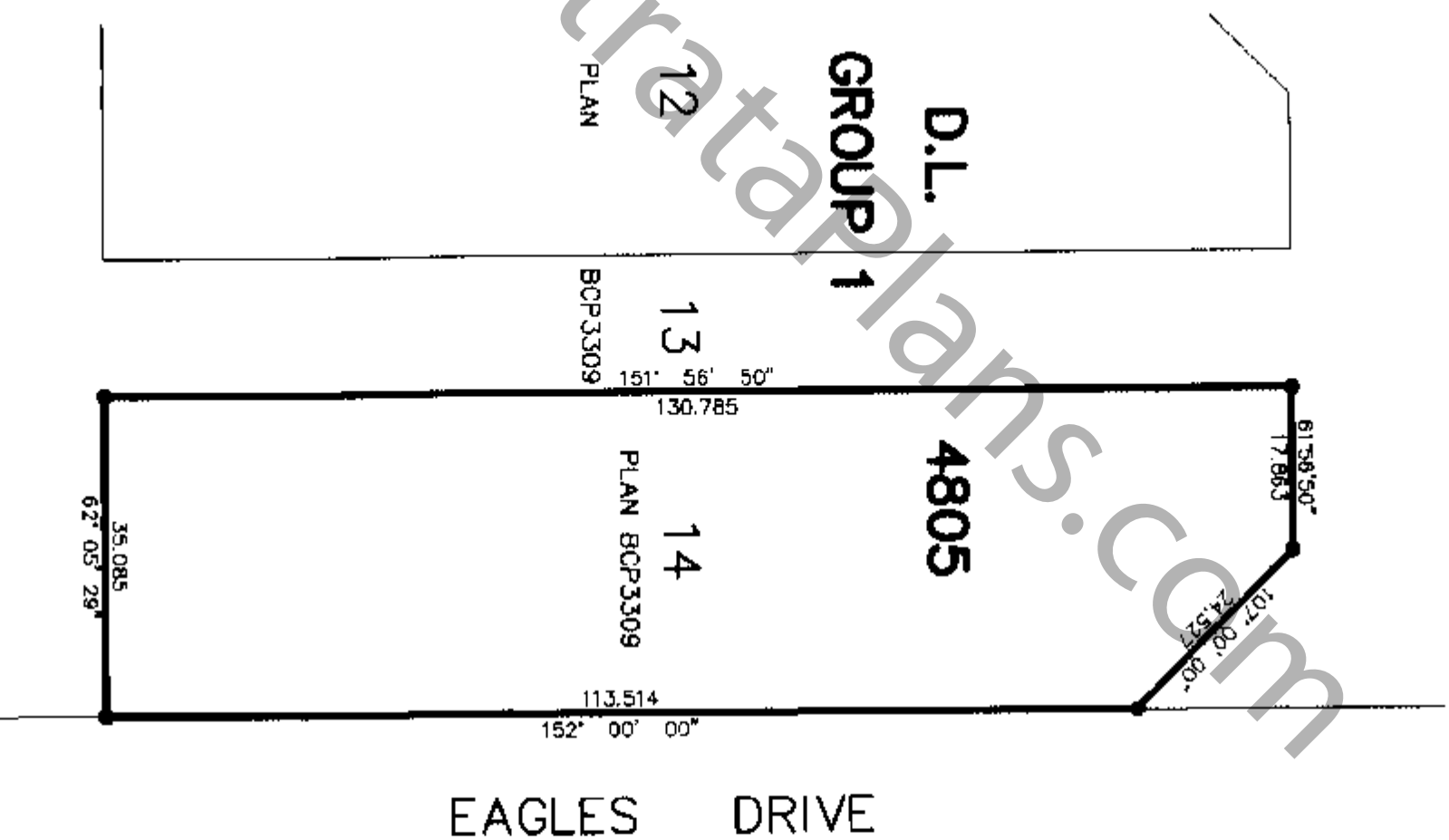
BALCONIES AND PATIOS ARE LIMITED COMMON
PROPERTY FOR THE USE OF THE STRATA LOT INDICATED.
(EXAMPLE: B-25, P-7)

**NAME OF DEVELOPMENT
REFLECTIONS**
CIVIC ADDRESS:
6279 EAGLES DRIVE
VANCOUVER, B.C.
THE UNIVERSITY ENDOWMENT LANDS

**MATSON PECK & TOPLUSS
SURVEYORS & ENGINEERS**

#210 - 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137
e-mail: survey@mplbc.ca
CADFILE: 14307-STRATA.DWG

V-05-14307-STRATA



I, HANS J. TROELSEN, A BRITISH COLUMBIA LAND SURVEYOR, OF
THE CITY OF RICHMOND, 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 FIELD SURVEY WAS COMPLETED ON
THE 27TH DAY OF JULY, 2005.

THE PLAN WAS COMPLETED AND CHECKED, AND THE
CHECKLIST FILED UNDER #34960 ON
THE 27TH DAY OF JULY, 2005.

Hans J. Troelsen
HANS J. TROELSEN
B.C.L.S.

ORIGINAL

BUILDING LOCATION

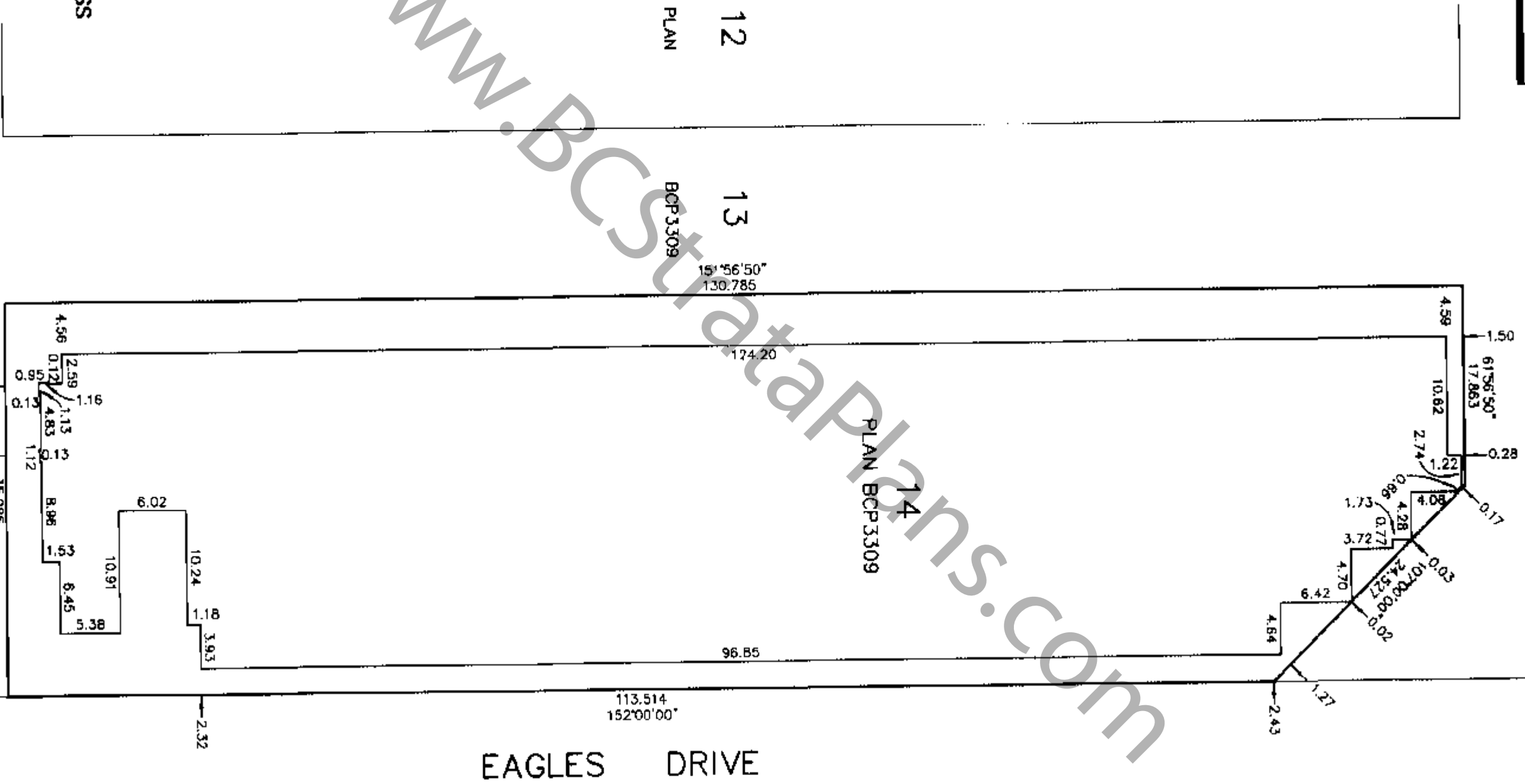
SCALE 1:400



ALL DISTANCES ARE IN METRES



STRATA PLAN BCS 1418



EAGLES DRIVE

WWW.BCStrataPlans.com

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 e-mail: survey@mplbc.ca
 CADFILE: 14307-STRATA.PLX

V-05-14307-STRATA

DATE Jul 27/05
 B.C.L.S.

ORIGINAL

SIGNATURES

REGISTERED OWNER:
THE UNIVERSITY OF BRITISH COLUMBIA
(FOR UNIVERSITY PURPOSES)

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME *Hubert Lai*
Hubert Lai

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME *L. Henry*
L. Henry

WITNESS AS TO BOTH SIGNATURES
SIGN AND PRINT NAME *Linda Henry*
Linda Henry

OFFICE MANAGER
OCCUPATION OF WITNESS
Ms. 6328 Marconi Rd.
Vancouver BC V6T 1Z2

ADDRESS OF WITNESS

MORTGAGEE:
THE BANK OF NOVA SCOTIA

41 Wood St.
AUTHORIZED SIGNATORY *S. Brock*
SIGN AND PRINT NAME *Sharon*

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME *Danny Atkar*
Danny Atkar

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME *S. F. F. F.*
Sharon

WITNESS AS TO BOTH SIGNATURES
SIGN AND PRINT NAME *Paul Offner*
Paul Offner

OCCUPATION OF WITNESS

650 W. Georgia St.
ADDRESS OF WITNESS

Vancouver BC V6B 4W7

I, HANS J. TROEISEN, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY
THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF
July 27 2005 (MONTH DAY YEAR) BEEN PREVIOUSLY OCCUPIED.

[Signature]
B.C.L.S.

MATSON PECK & TOPUSS
SURVEYORS & ENGINEERS

#210 - 871 COOK ROAD
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V6V 5T9
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FAX: 604-270-4137
e-mail: survey@matpeck.com
CADFILE: 14307-STRATAFLX

V-05-14307-STRATA

STRATA PLAN BCS *1478*

LEASE:
REFLECTIONS PROJECTS LTD.
INCORPORATION NO. 577472

AUTHORIZED SIGNATORY *[Signature]*
SIGN AND PRINT NAME *David Watson*

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME *[Signature]*
David Watson

WITNESS AS TO BOTH SIGNATURES
SIGN AND PRINT NAME *Dev + Amy*
Dev + Amy

OCCUPATION OF WITNESS

Suite 2200, Four Beach Centre
1055 Dunsmuir Street
PO Box 48214
Vancouver BC V7X 1K8

ADDRESS OF WITNESS

MORTGAGEE:

GBC PROPERTIES INVESTMENTS LTD
INCORPORATION NO 578584

AUTHORIZED SIGNATORY *[Signature]*
SIGN AND PRINT NAME *Al Forthick*
Al Forthick

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME *[Signature]*
Dan Mc Watson

WITNESS AS TO BOTH SIGNATURES
SIGN AND PRINT NAME *Rosanne Walsh*
Rosanne Walsh

OCCUPATION OF WITNESS

#101-555 Great Northern way
ADDRESS OF WITNESS

Vancouver BC V5T 1E2

I, HANS J. TROEISEN, 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

SAVED AT RICHMOND, B.C.
THE *27* DAY OF *July* 2005

[Signature]
B.C.L.S.

DATE *July 27/05* B.C.L.S.

ORIGINAL

PARKADE - "NORTH"

SCALE 1:200



ALL DISTANCES ARE IN METRES

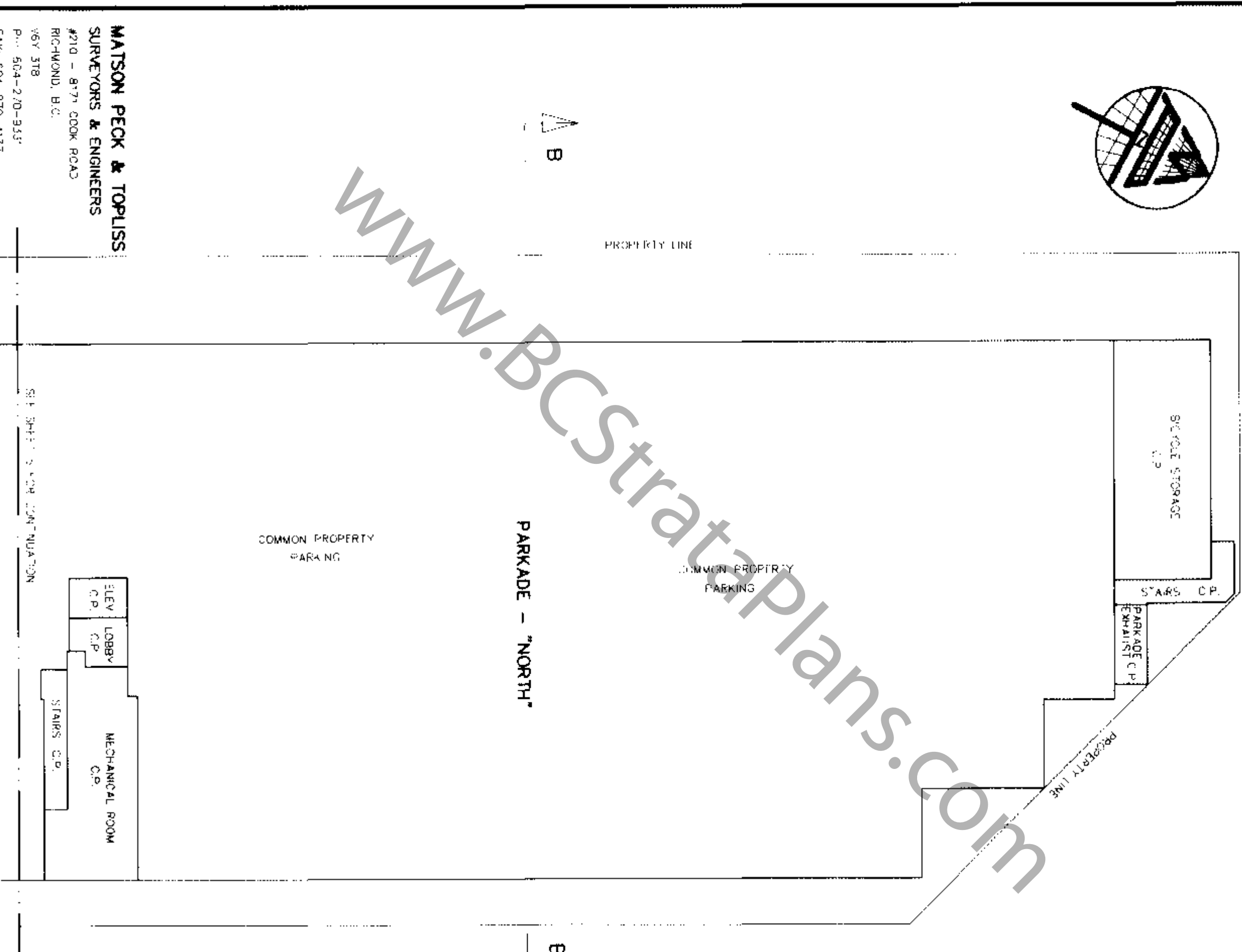


SHEET 4 OF 14 SHEETS

STRATA PLAN BCS 1478



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e-mail: survey@mpl.bc.ca

CADFILE: 14307-STRATA.FLX

V-05-14307-STRATA

PARKADE - "NORTH"



DATE July 29/05

B.C.L.S.

-ORIGINAL-

PARKADE - "SOUTH"

SCALE 1:200



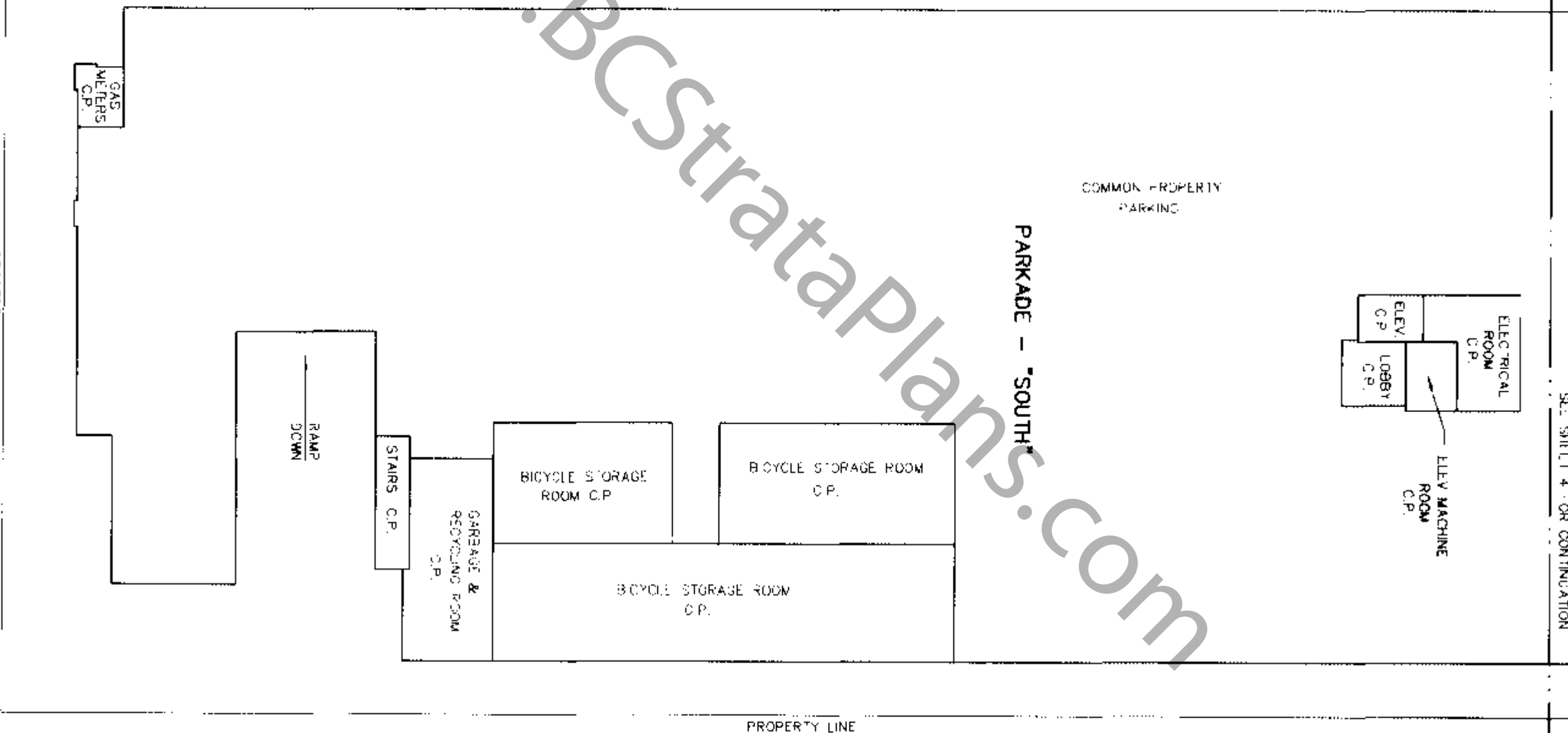
ALL DISTANCES ARE IN METRES

SHEET 5 OF 14 SHEETS

STRATA PLAN BCS 1478



SEE SHEET 4 FOR CONTINUATION



MATSON PECK & TOPUSS
SURVEYORS & ENGINEERS

#210 - 8171 COOK ROAD
RICHMOND, B.C.

V6Y 3T8

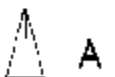
P-1, 604-270-9331

FAX: 604-270-4137

e-mail: survey@mplbce.ca

CADFILE: 14307-STRATA.FLX

V-05-14307-STRATA



DATE *July 27/05*

B.C.L.S.

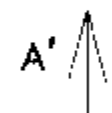
"ORIGINAL"

1ST FLOOR - "NORTH"

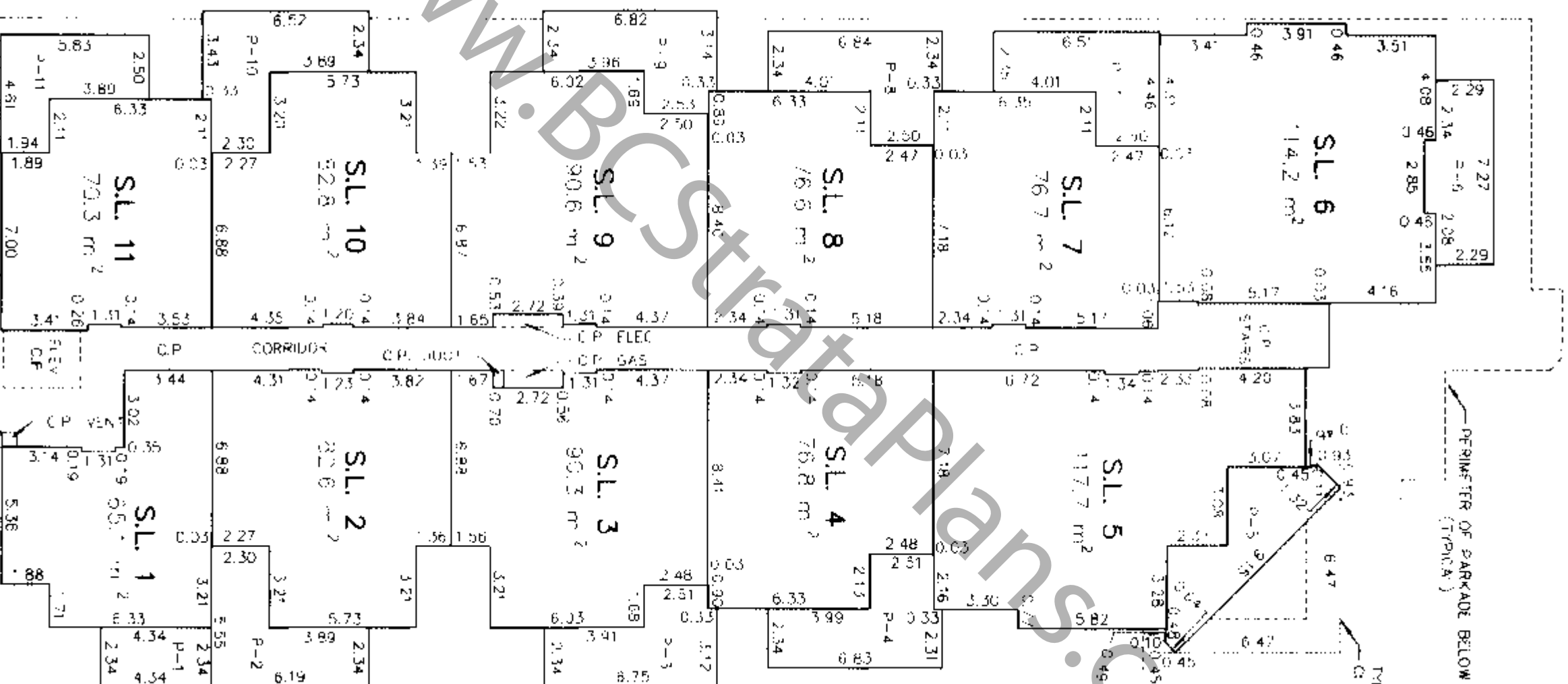
SCALE 1:200



ALL DISTANCES ARE IN METRES



STRATA PLAN BCS / 478



MATSON PECK & TOPLISS
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#210 - 8171 COOK ROAD
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604 270 3351

604 270 4437

email: survey@matsonpeck.com

CAD FILE: 14307-STRATA.PLK

V-05-14307-STRATA

DATE Aug 24/05

B.C.L.S.

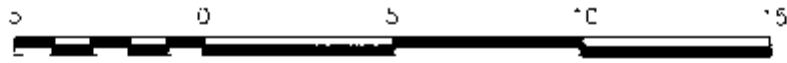
SEE SHEET /
FOR CONTINUATION

ORIGINAL

1ST FLOOR - "SOUTH"

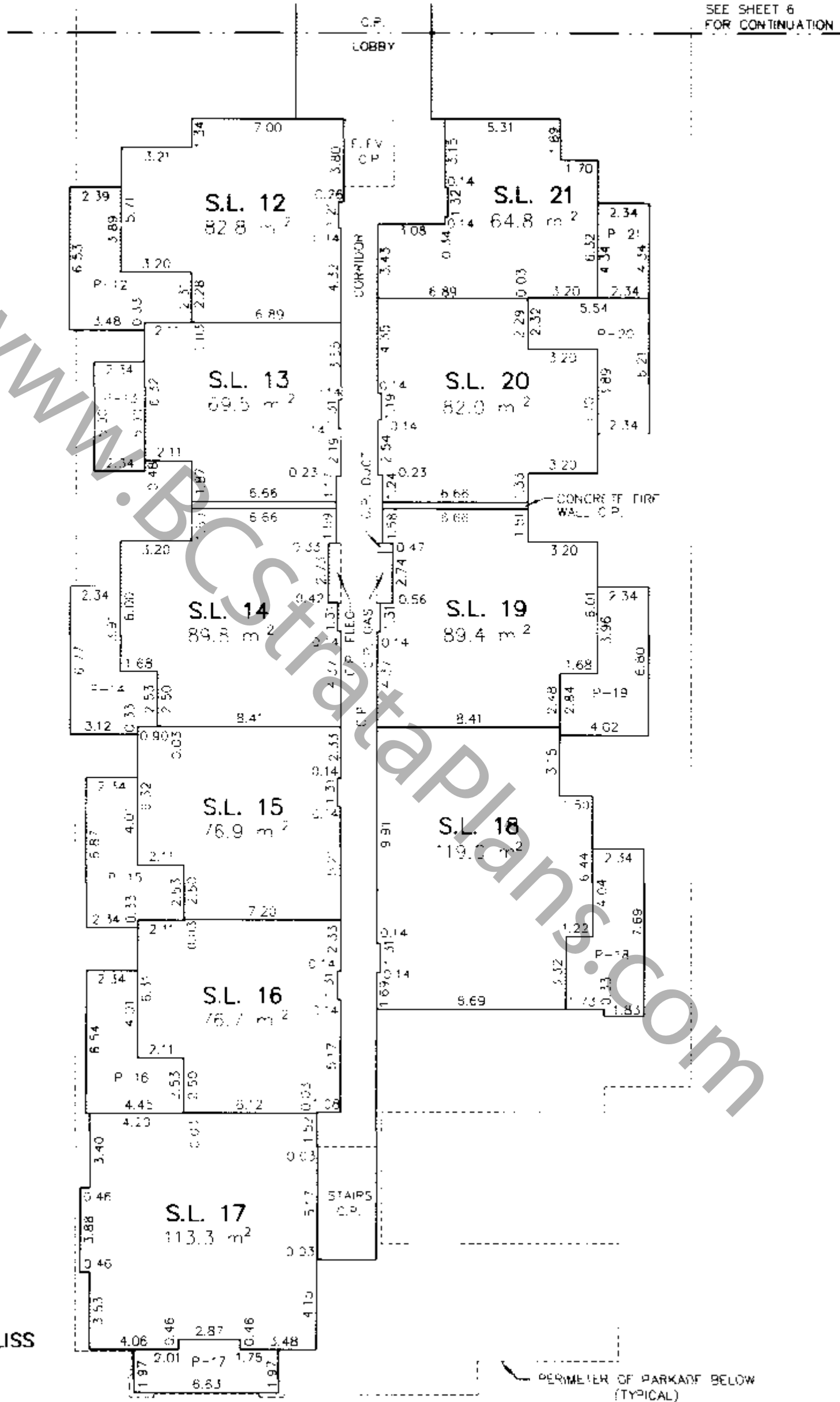
SCALE 1:200

STRATA PLAN BCS 1478



ALL DISTANCES ARE IN METRES

SEE SHEET 6 FOR CONTINUATION




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CADFILE: 14307-STRATA.FLX



DATE July 27/05  B.C.L.S.

V-05-14307-STRATA

"ORIGINAL"

RCVD: 2005-09-06 PRINT: 2009-07-24-13:12:01.778314
VABCS1478
FILED

2ND FLOOR - "SOUTH"

SHEET 9 OF 14 SHEETS

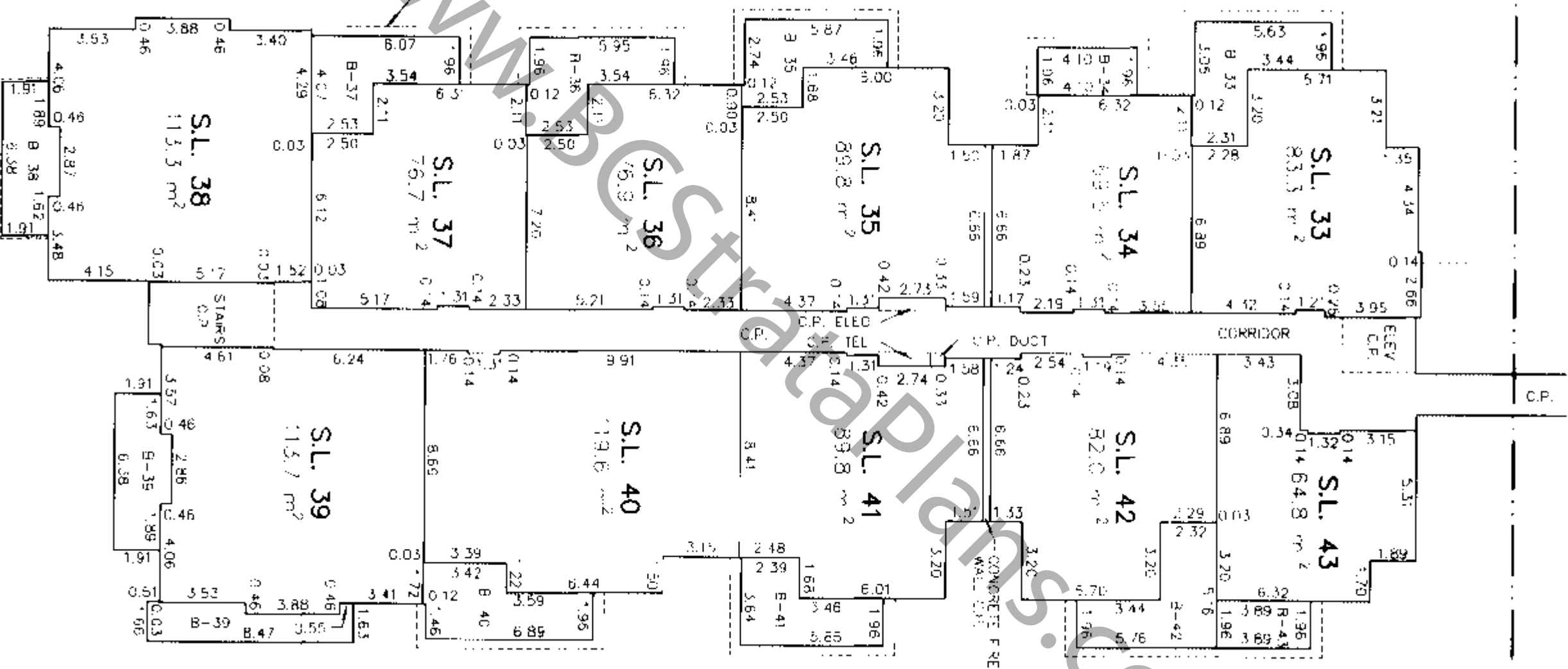
SCALE 1:200



ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 1478

SEE SHEET 8 FOR CONTINUATION



MATSON PECK & TOPUSS
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#210 RITZ COOK ROAD
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FAX: 604-270-4137
e: m077_survey@protonet.nc.ca
CASH L. 14307-STRATA FLY

V-05-14307-STRATA

DATE July 27/05 *[Signature]*

R O I S

ORIGINAL

3RD FLOOR - "SOUTH"

SCALE 1:200

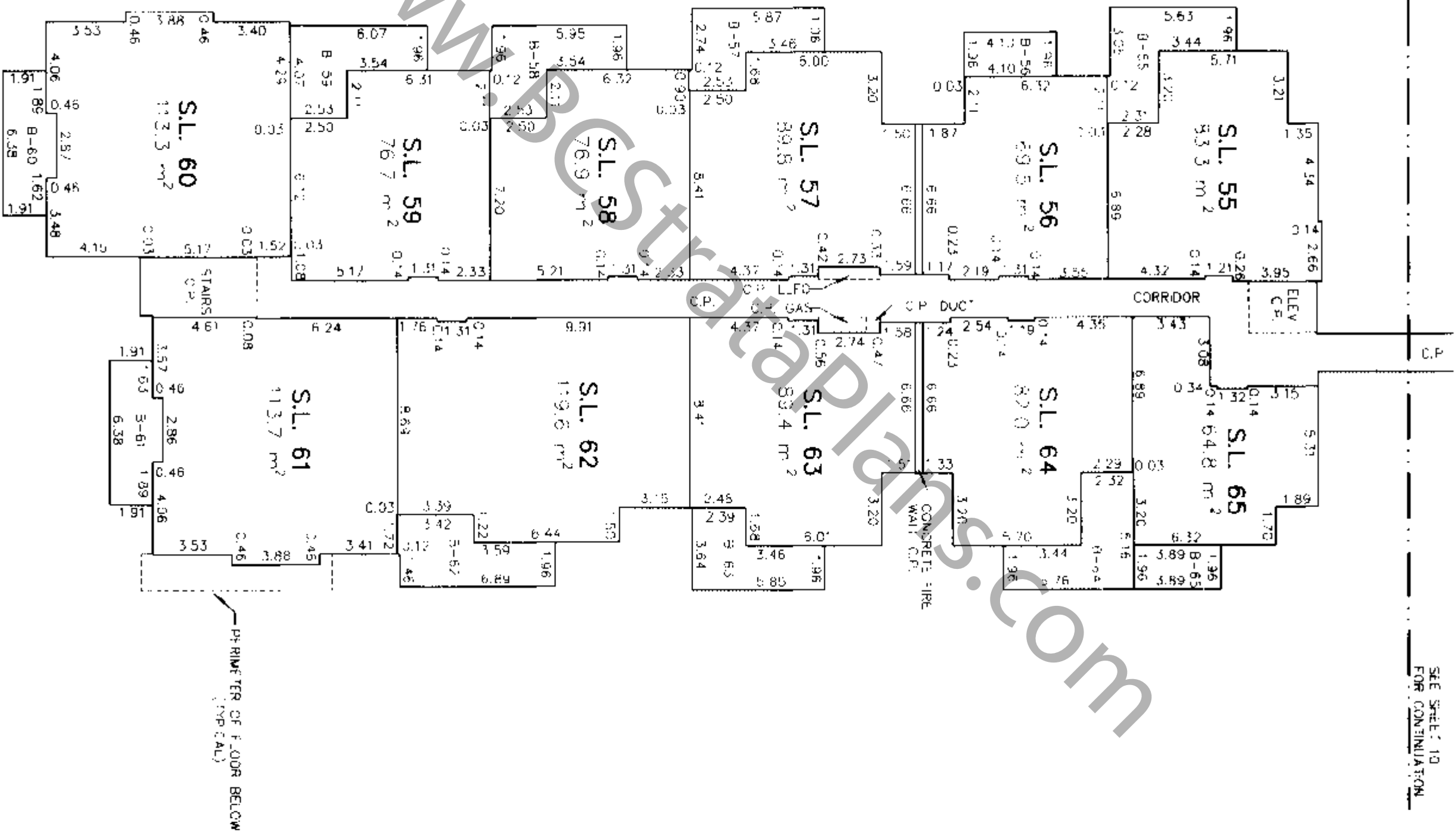


ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 1478

SHEET 11 OF 14 SHEETS

SEE SHEET 10 FOR CONTINUATION



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 e-mail: survey@mtplbcos.com
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DATE July 27/05

BCS

ORIGINAL

4TH FLOOR - "NORTH"

SHEET 12 OF 14 SHEETS

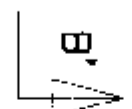
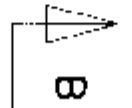
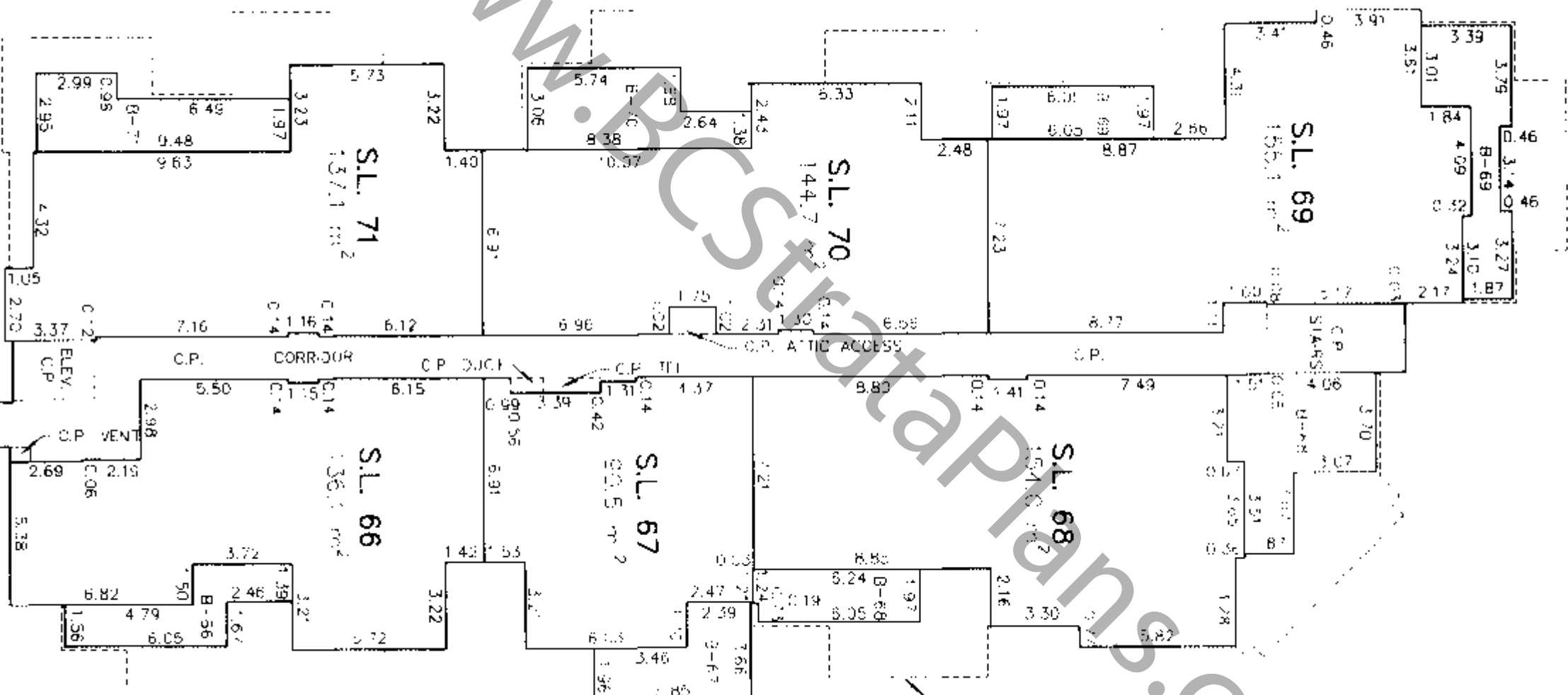
SCALE 1:200



ALL DISTANCES ARE IN METRES



STRATA PLAN BCS 1478



STRATA PLAN BCS 1478

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DATE *July 27/05*

3 C.L.S.

SEE SHEET 13 FOR CONTINUATION

"ORIGINAL"

4TH FLOOR - "SOUTH"

SCALE 1:200

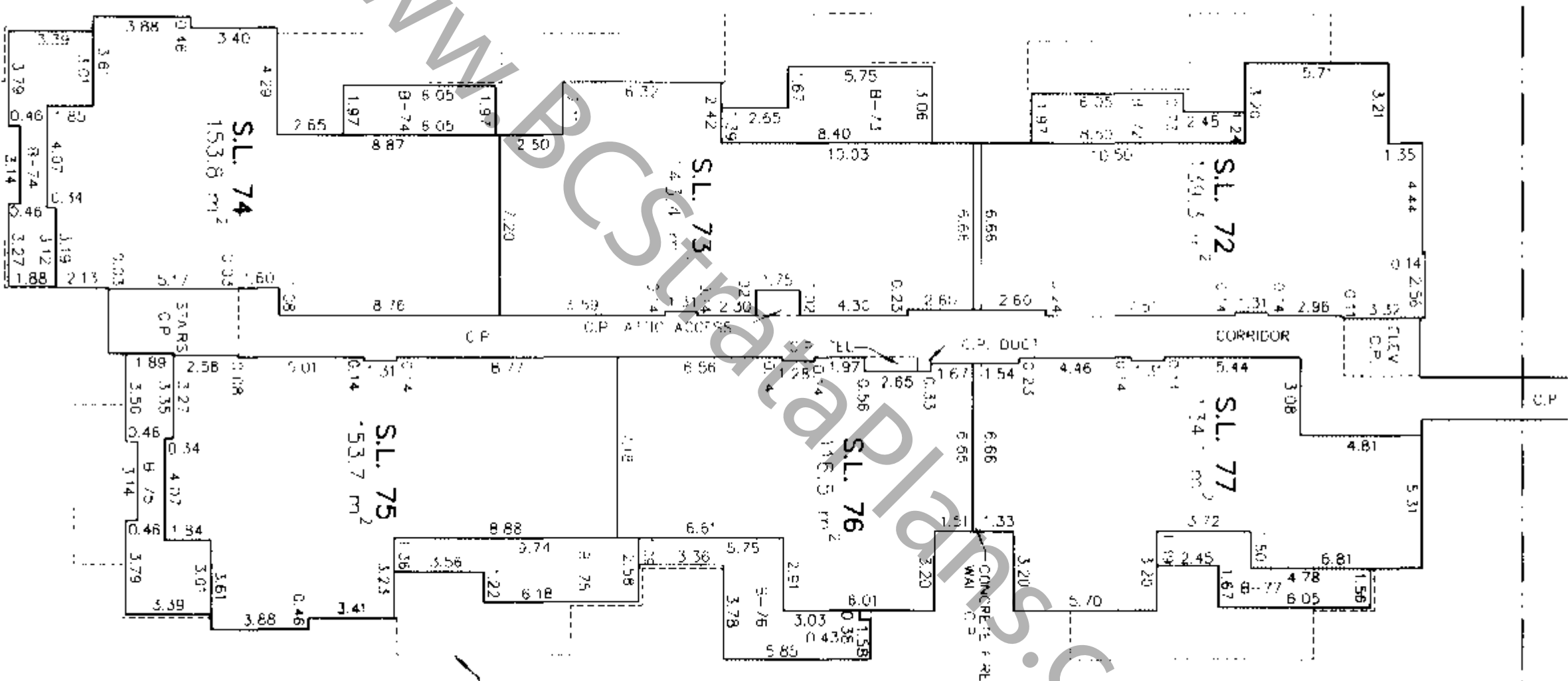
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ALL DISTANCES ARE IN METRES



SEE SHEET 12 FOR CONTINUATION



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 CAD: LE 14307-STRATAFLX

V-05-14307-STRATA



DATE: July 27/05 BY: [Signature]

B.C.L.S.

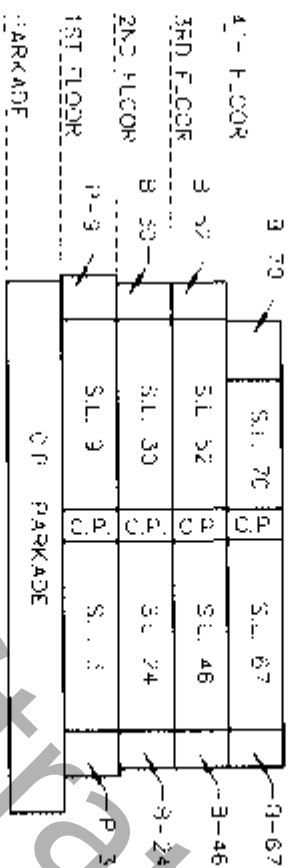
ORIGINAL

SECTIONS

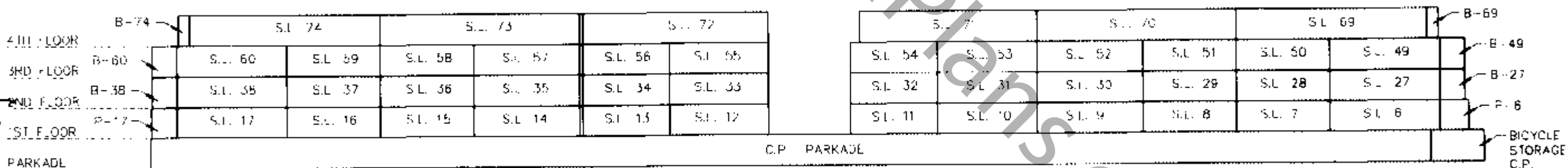
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ALL DISTANCES ARE IN METRES



SECTION B - B'



SECTION A - A'

MATSON PECK & TOPLUSS
SURVEYORS & ENGINEERS

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STRATA PLAN BCS 1478

SHEET 14 OF 14 SHEETS

DATE

2/10/05

R.C.L.S.

ORIGINAL