

**STRATA PLAN OF AIR SPACE PARCEL 1
BLOCK 113 DISTRICT LOT 301
AIR SPACE PLAN BCP37638**

STRATA PLAN BCS3104

CITY OF VANCOUVER
BCGS 92G.025

BB1007916-8011

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
SEPT 19 2008



SCALE 1 : 500 DISTANCES ARE METRIC

INTEGRATED SURVEY AREA NO. 31 (VANCOUVER)
NAD83 (CSRS)

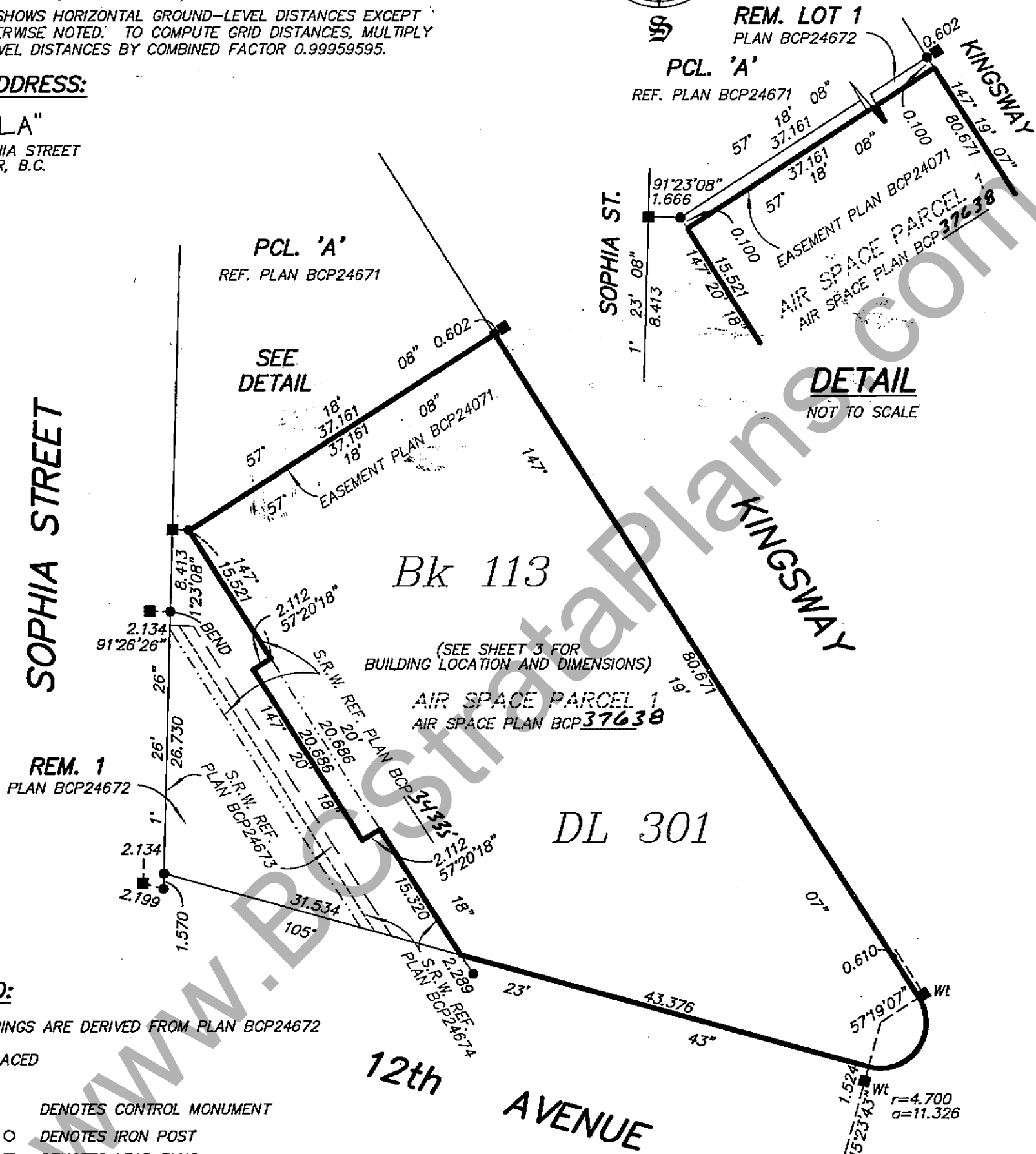
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.99959595.

CIVIC ADDRESS:

"STELLA"
2770 SOPHIA STREET
VANCOUVER, B.C.



IAN MACDONALD/CP
REGISTRAR



LEGEND:

GRID BEARINGS ARE DERIVED FROM PLAN BCP24672

FOUND PLACED

- ⊙ DENOTES CONTROL MONUMENT
- DENOTES IRON POST
- DENOTES LEAD PLUG
- m2 DENOTES SQUARE METRES
- S.L. DENOTES STRATA LOT
- T DENOTES TOTAL
- ⊙ DENOTES COMMON PROPERTY
- ⊙ DENOTES STAIRS BEING COMMON PROPERTY
- ⊙ DENOTES DUCT BEING COMMON PROPERTY
- ⊙ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- ⊙ DENOTES ELEVATOR BEING COMMON PROPERTY
- ⊙ DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- ⊙ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 15 (TYPICAL)
- ⊙ DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)

NOTES:

NOTICE UNDER SECTION 68 OF THE STRATA PROPERTY ACT. STRATA LOT BOUNDARIES ARE DEFINED AS THE OUTSIDE FACE OF EXTERIOR STRUCTURAL WALLS, CENTRE LINE OF WALLS ADJOINING COMMON PROPERTY, THE CENTRE LINE OF DEMISING WALLS BETWEEN STRATA LOTS AND THE BOUNDARY OF AIR SPACE PLAN BCP37638

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 25th DAY OF JUNE, 2008. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #84015, ON THE 16th DAY OF JULY, 2008.

Grant Butler

B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BUTLER SUNDVICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4 - 19089 94th AVENUE
SURREY, B.C. VAN 3S4
TEL: 513-9611 FAX: 513-2202
FILE : 3302
DWG : 3302-FS

ORIGINAL

FILED VABCS3104 RCVD:2008-09-19 ROST:2009-10-29-16.08.35.709

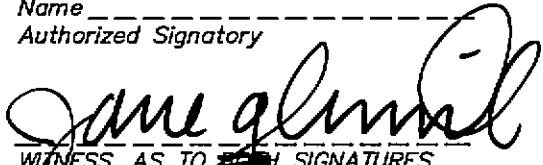
STRATA PROPERTY ACT

OWNERS:

0760057 B.C. LTD.
(INC. No.: 0760057)

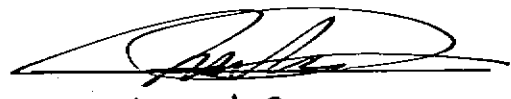

Name AZIZ AHMAD
Authorized Signatory

Name _____
Authorized Signatory



WITNESS AS TO BOTH SIGNATURES
Name Jane Glanville
ADDRESS 800-885 W Georgia Street
Vancouver, BC V6C 3H1
OCCUPATION Lawyer

MORTGAGEE:

ROYAL BANK OF CANADA


Name WINSTON SZETO, SR. ACCT. MGR.
Authorized Signatory


Name RUSSEL FOSTER, ACCT MGR.
Authorized Signatory


WITNESS AS TO BOTH SIGNATURES
Name SHUI-YUEN CHOI
ADDRESS 13000-1055 West Georgia
Vancouver, BC V6E 3R3
OCCUPATION Lawyer

MORTGAGEE:

LOMBARD GENERAL INSURANCE COMPANY OF CANADA
(INC. No.: A40666)


Name Tom Reeves
Authorized Signatory

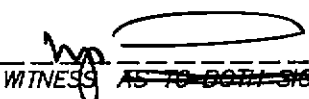
Name _____
Authorized Signatory

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF JULY 16th, 2008 BEEN PREVIOUSLY OCCUPIED.


B.C.L.S.

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.
DATE: JULY 16th, 2008


B.C.L.S.


WITNESS AS TO BOTH SIGNATURES
Name Mandeep Dhaliwal

ADDRESS 1600-925 W. Georgia
Vancouver, BC.
OCCUPATION Lawyer

STRATA PLAN BCS 3104

PCL. 'A'
REF. PLAN BCP24671

EASEMENT PLAN BCP24071
57°18'08" 37.161

SOPHIA STREET

KINGSWAY

13 STOREY BUILDING

2 STOREY TOWNHOUSES

AIR SPACE PARCEL 1
AIR SPACE PLAN BCP 37638

12th AVENUE



BUILDING LOCATION AND DIMENSIONS

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

JULY 16th, 2008
DWG : 3302-FS



STRATA PLAN BCS 3104

SECTION



SCALE 1:200 DISTANCES ARE IN METRES

PROPERTY LINE

REM. 1
PLAN BCP24672

FOR CONTINUATION SEE SHEET 5 OF 24

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP37638

6th Floor

5th Floor

4th Floor

3rd Floor

2nd Floor

Ground Floor

P1 Parking Level

P2 Parking Level

P3 Parking Level

ROOF ©

S.L. 14	S.L. 13	S.L. 12	S.L. 11	S.L. 10	S.L. 9
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LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP37638

JULY 16th, 2008
DWG : 3302-FS

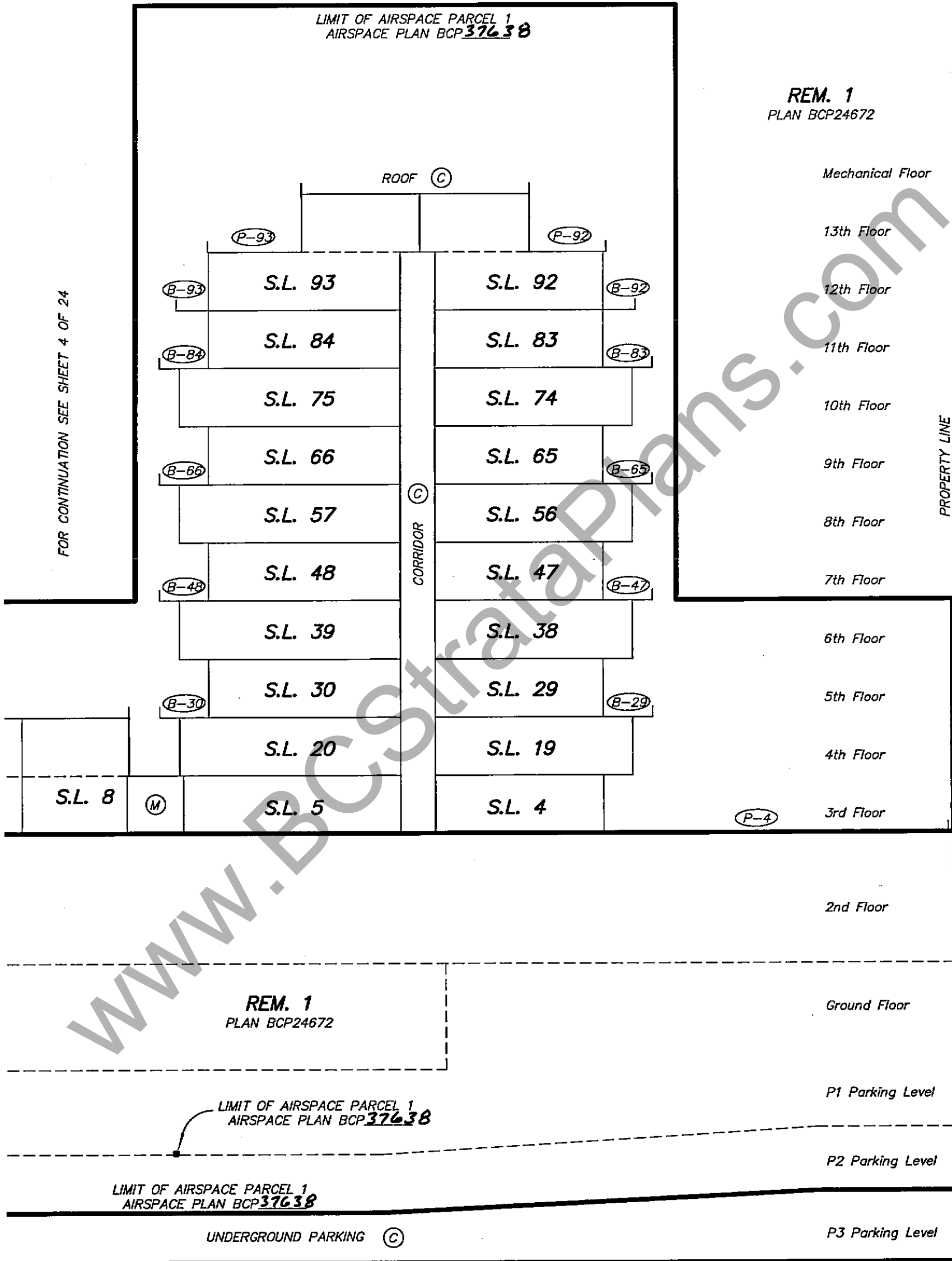
STRATA PLAN BCS 3104

SECTION



SCALE 1:200 DISTANCES ARE IN METRES

FOR CONTINUATION SEE SHEET 4 OF 24



JULY 16th, 2008
DWG : 3302-FS

STRATA PLAN BCS 3104

AMENDED PURSUANT TO
SEC. 258 STRATA PROPERTY ACT.
THIS 15TH DAY DECEMBER 2008

SEE BB741116 AND
AMENDED SHEET 6A.



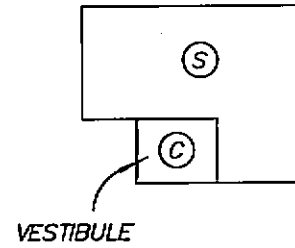
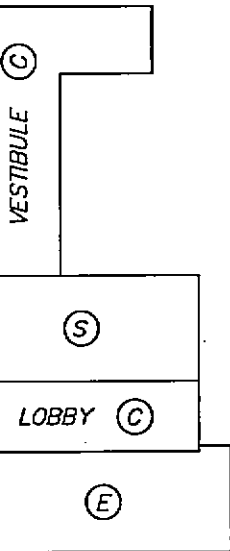
PCL. 'A'
REF. PLAN BCP24671

EASEMENT PLAN BCP24071

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP37638

57°18'08" 37.161

SECTION



UNDERGROUND PARKING

Ⓢ

Ⓢ
VESTIBULE

Ⓢ

LOBBY Ⓢ

E

Ⓢ

Ⓢ
VESTIBULE

KINGSWAY

147°19'07" 80.671

147°20'18" 51.527

147°20'18" 51.527

S.R.W. REF. PLAN BCP 34335
S.R.W. REF. PLAN BCP24674

REM. 1
27942 PCB N/7A

www.BCStrataPlans.com

FOR CONTINUATION SEE SHEET 7 OF 24

P3 PARKING LEVEL

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

JULY 16th, 2008
DWG : 3302-FS

EXPLANATORY PLAN DESIGNATING LIMITED COMMON PROPERTY FOR STRATA LOTS 1 TO 96 INCLUSIVE BLOCK 113 DISTRICT LOT 301 STRATA PLAN BCS3104

STRATA PLAN BCS3104

PURSUANT TO SECTION 258 OF THE LAND TITLE ACT CITY OF VANCOUVER BCGS 92G.025

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. December 15 2008

Jan MacDonald per 601 DEPUTY REGISTRAR

ref: BB741116



SCALE 1:200 DISTANCES ARE IN METRES

INTEGRATED SURVEY AREA NO. 31 (VANCOUVER) NAD83 (CSRS)

THIS PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER ECP# 91272 ON THE 15th DAY OF DECEMBER, 2008, AND IS HEREBY CERTIFIED CORRECT IN ACCORDANCE WITH LAND TITLE OFFICE RECORDS.

Handwritten signature of Grant Butler

B.C.L.S.

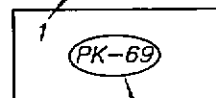
GRANT BUTLER

LEGEND:

GRID BEARINGS ARE DERIVED FROM PLAN BCP24672

- (C) DENOTES COMMON PROPERTY
- (S) DENOTES STAIRS BEING COMMON PROPERTY
- (D) DENOTES DUCT BEING COMMON PROPERTY
- (E) DENOTES ELEVATOR BEING COMMON PROPERTY
- (M) DENOTES MECHANICAL ROOM BEING COMMON PROPERTY

DENOTES PARKING STALL 1 (TYPICAL)



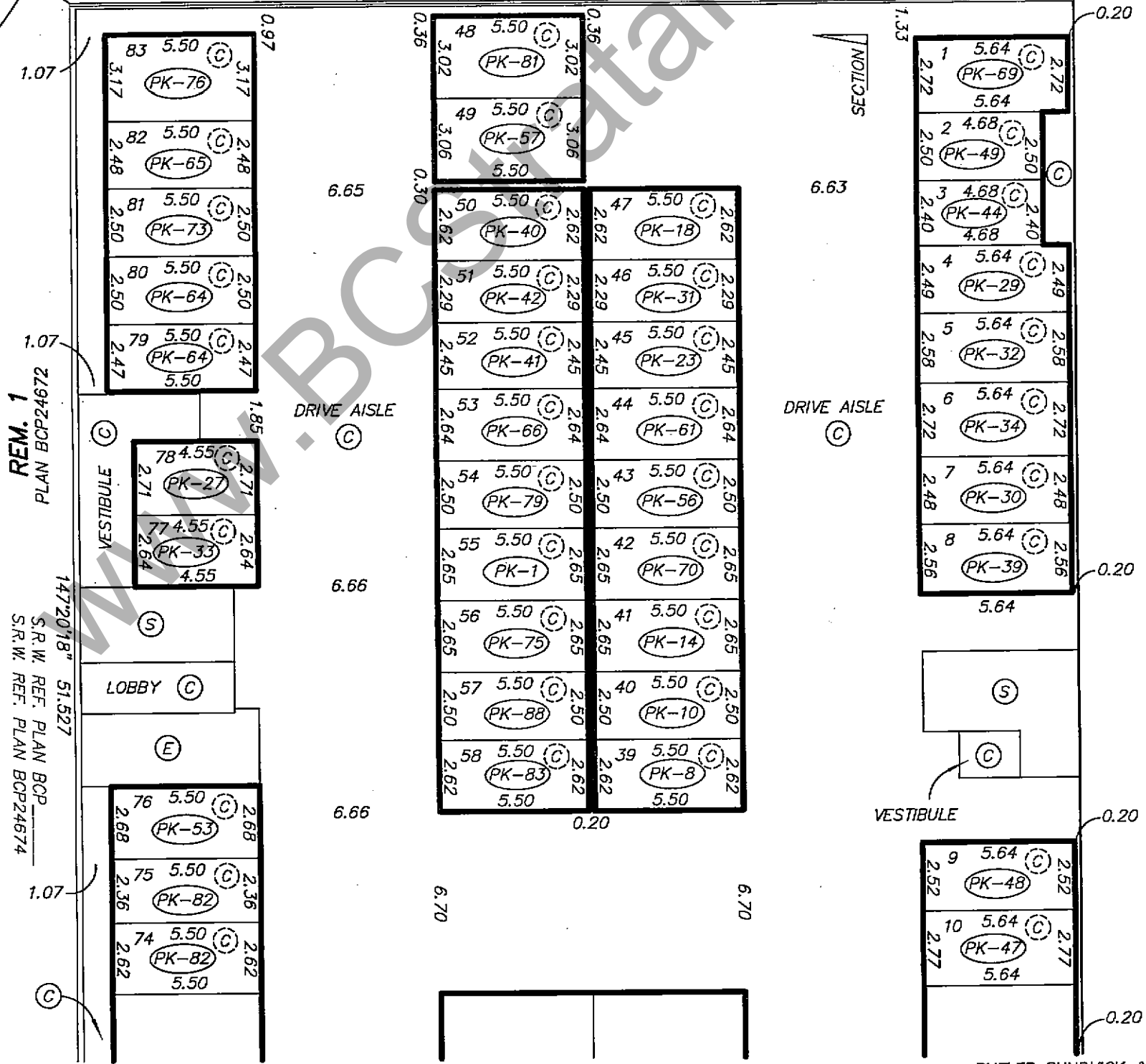
DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 69 (TYPICAL)

P3 PARKING LEVEL

PCL. 'A' REF. PLAN BCP24671

LIMIT OF AIRSPACE PARCEL 1 AIRSPACE PLAN BCP37638

EASEMENT PLAN BCP24071 37.161 57'18"08"



REM. 1 24922672 PLAN W74 S.R.W. REF. PLAN BCP 147'20"18" 51.527 S.R.W. REF. PLAN BCP24674

FOR CONTINUATION SEE SHEET 7A OF 24

BUTLER SUNDVICK & ASSOCIATES PROFESSIONAL LAND SURVEYORS 4, 19089 94th AVENUE SURREY, B.C. V4N 3S4 T. 604-513-9611 F. 604-513-2202 FILE : 3302 DWG : 3302-FS

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

FILED VABCS3104 RCVD:2008-09-19 ROST:2009-10-29-16.08.35.709

STRATA PLAN BCS 3104

AMENDED PURSUANT TO SEC. 258
STRATA PROPERTY ACT.
THIS 15TH DAY DECEMBER 2008.
SEE BB741116 AND AMENDED
SHEET 7A.

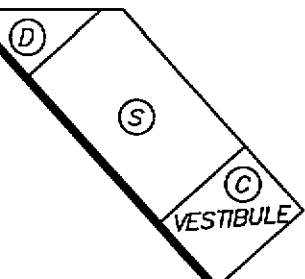
FOR CONTINUATION SEE SHEET 6 OF 24

UNDERGROUND PARKING

©

REM. 1
PLAN BCP24672

147°20'18" 51.527



147°19'07" 80.671

KINGSWAY

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP



105°23'43" 43.376
12th AVENUE

SECTION

15°23'43" 57°19'07"
©
r=4.700
a=11.326

P3 PARKING LEVEL

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

JULY 16th, 2008
DWG : 3302-FS

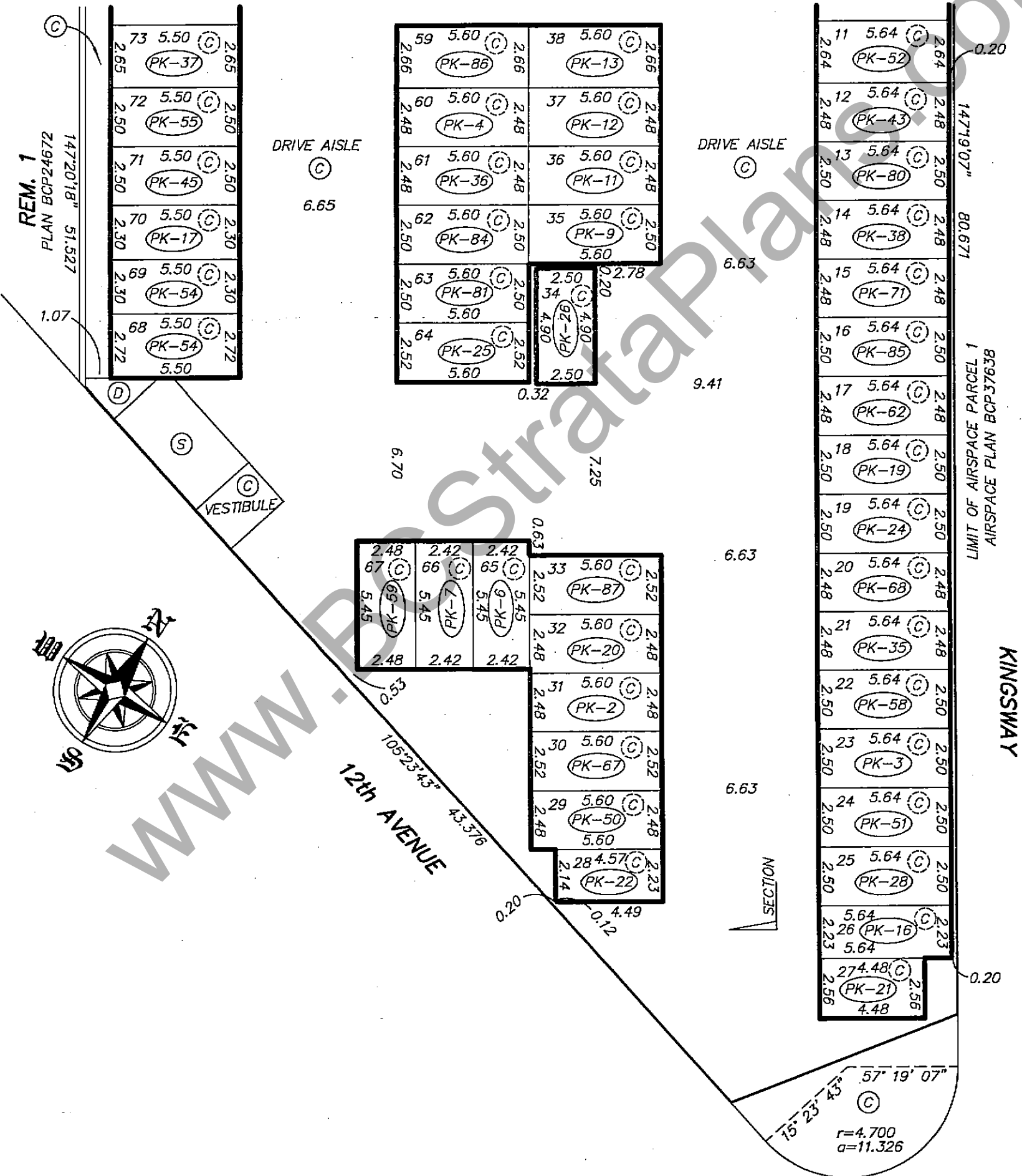
P3 PARKING LEVEL

STRATA PLAN BCS 3104



SCALE 1:200 DISTANCES ARE IN METRES

FOR CONTINUATION SEE SHEET 6A OF 24



FILED VABCS3104 RCVD:2008-09-19 ROST:2009-10-29-16.08.35.709

STRATA PLAN BCS 3104

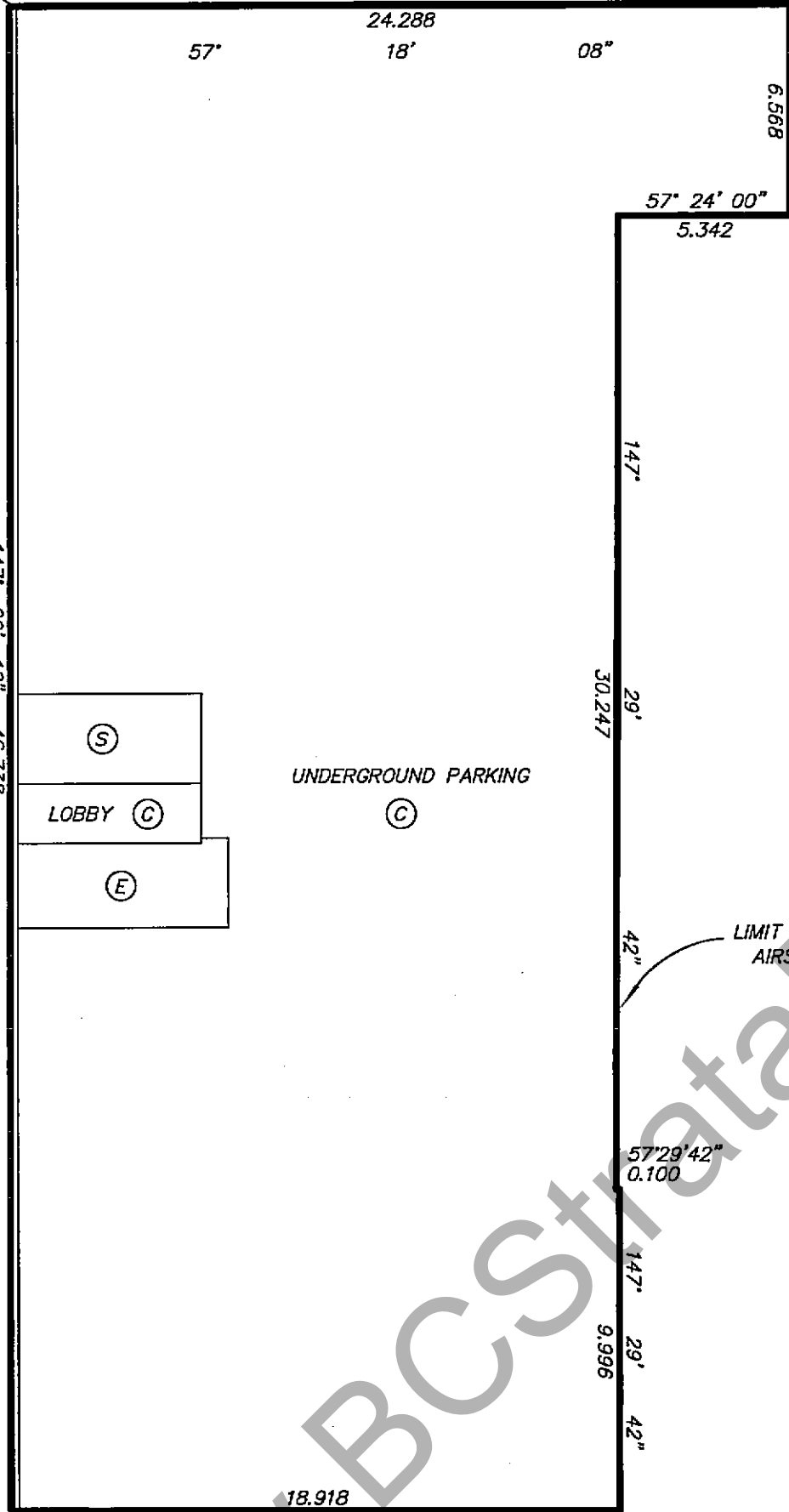
AMENDED PURSUANT TO SEC. 258
STRATA PROPERTY ACT.

THIS 15TH DAY DECEMBER 2008

SEE BB741116 AND
AMENDED SHEET 8A.

EASEMENT PLAN BCP24071

SECTION

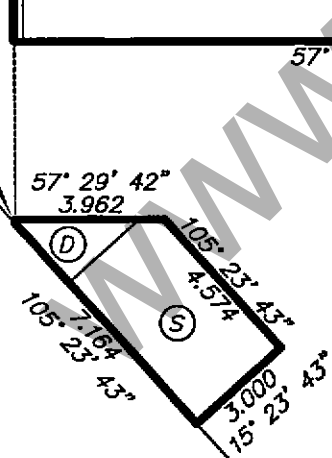


S.R.W. REF. PLAN BCP 34335
S.R.W. REF. PLAN BCP24674

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37638

REM. 1
PLAN BCP24672

KINGSWAY



12th AVENUE

SECTION

P2 PARKING LEVEL



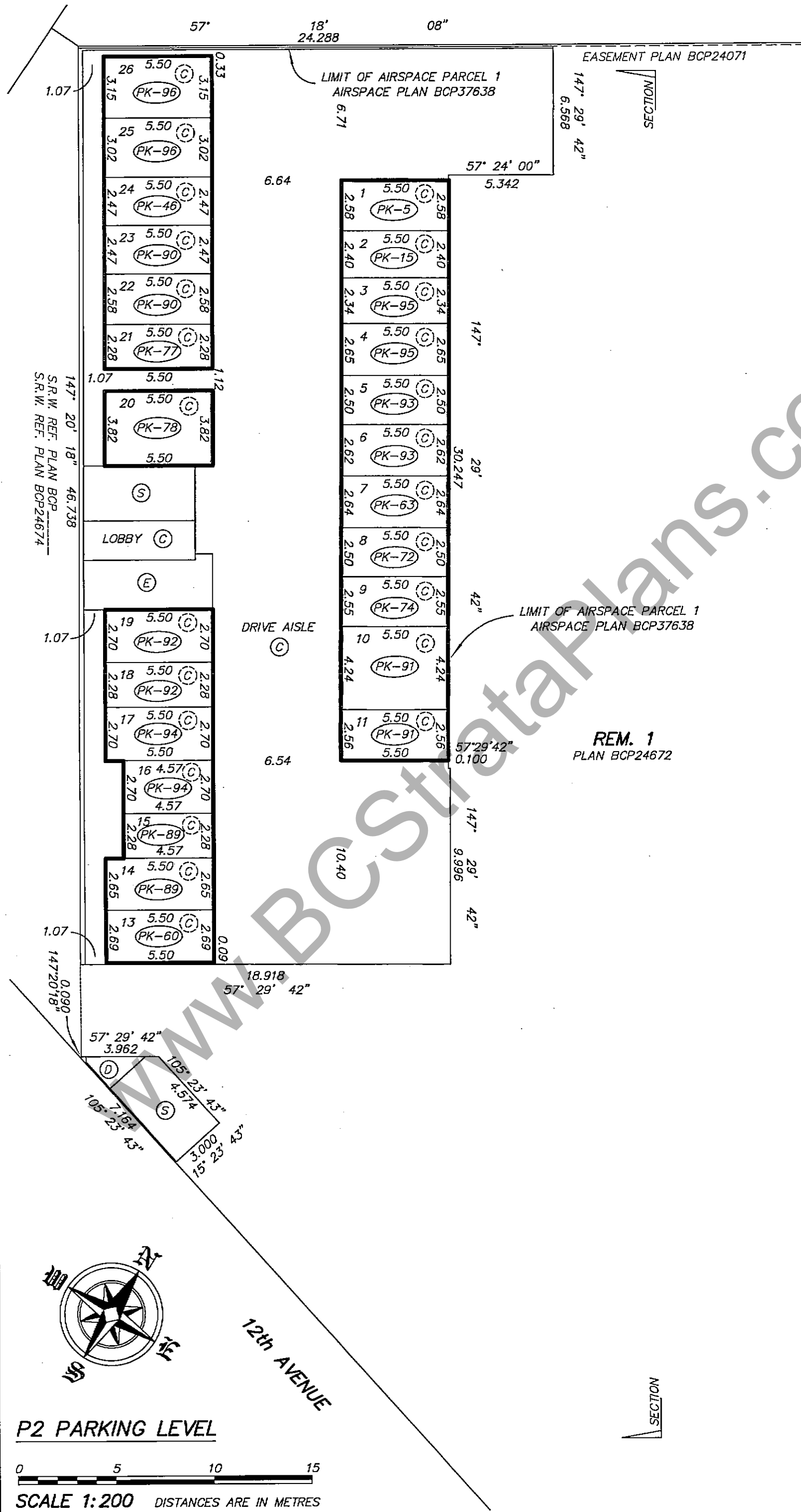
SCALE 1:200 DISTANCES ARE IN METRES

CR

JULY 16th, 2008
DWG : 3302-FS

STRATA PLAN BCS 3104

FILED VABCS3104 RCVD: 2008-09-19 ROST: 2009-10-29-16:08:35.709



KINGSWAY

P2 PARKING LEVEL

0 5 10 15
 SCALE 1:200 DISTANCES ARE IN METRES

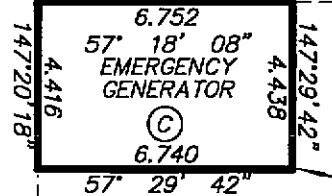
DECEMBER 15th, 2008
DWG : 3302-FS

STRATA PLAN BCS 3104

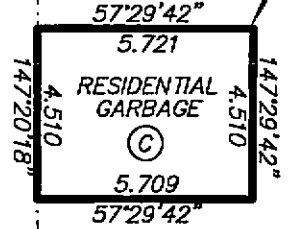
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EASEMENT PLAN BCP24071

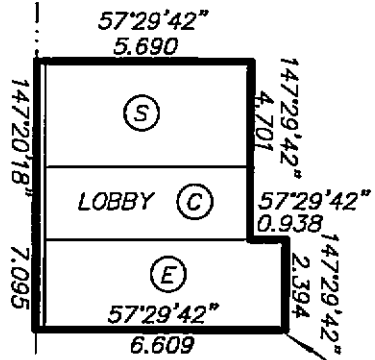
SECTION



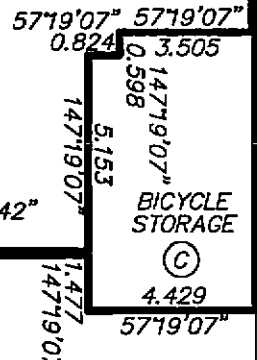
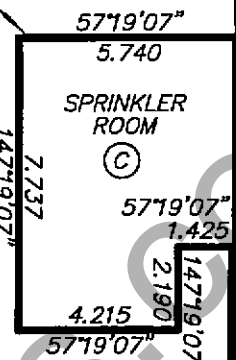
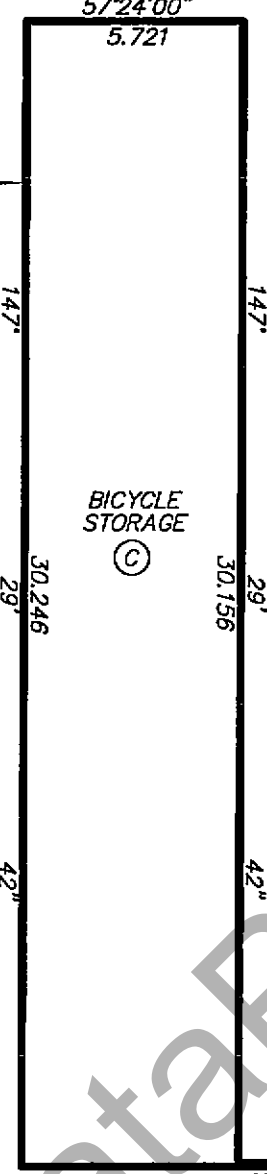
LIMIT OF AIRSPACE PARCEL 1 AIRSPACE PLAN BCP 37638



LIMIT OF AIRSPACE PARCEL 1 AIRSPACE PLAN BCP 37638



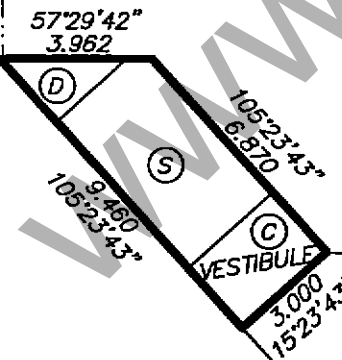
LIMIT OF AIRSPACE PARCEL 1 AIRSPACE PLAN BCP 37638



KINGSWAY

REM. 1 PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1 AIRSPACE PLAN BCP 37638



12th AVENUE

P1 PARKING LEVEL



SCALE 1:200 DISTANCES ARE IN METRES

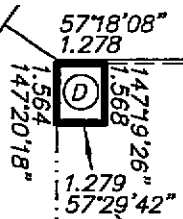
SECTION

JULY 16th, 2008
DWG : 3302-FS

STRATA PLAN BCS 3104

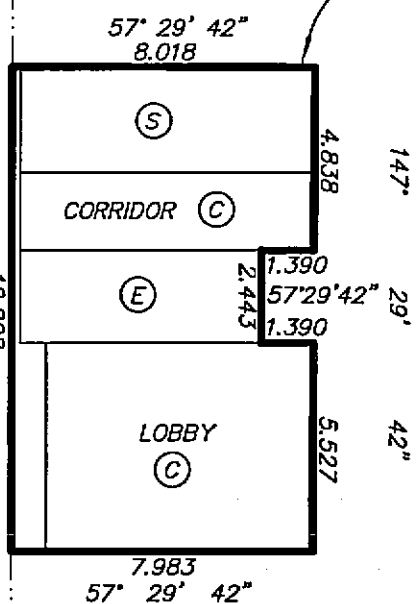
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EASEMENT PLAN BCP24071



LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37638

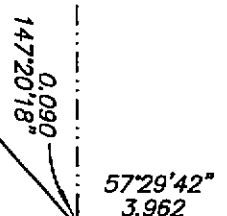
LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37638



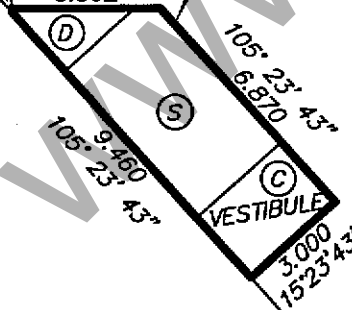
REM. 1
PLAN BCP24672

S.R.W. REF. PLAN BCP 34335
S.R.W. REF. PLAN BCP24674

KINGSWAY



LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37638



12th AVENUE

GROUND FLOOR



SCALE 1:200 DISTANCES ARE IN METRES

SECTION

JULY 16th, 2008
DWG : 3302-FS

STRATA PLAN BCS 3104

FILED VABCS3104 RCVD:2008-09-19 ROST:2009-10-29-16.08.35.709

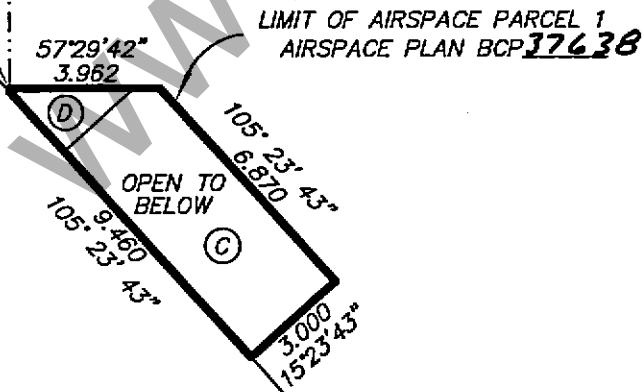
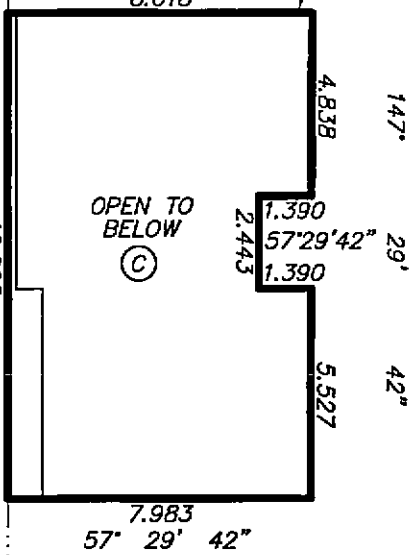
EASEMENT PLAN BCP24071

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37638

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37638

REM. 1
PLAN BCP24672

S.R.W. REF. PLAN BCP 34335
S.R.W. REF. PLAN BCP24674



KINGSWAY



2nd FLOOR

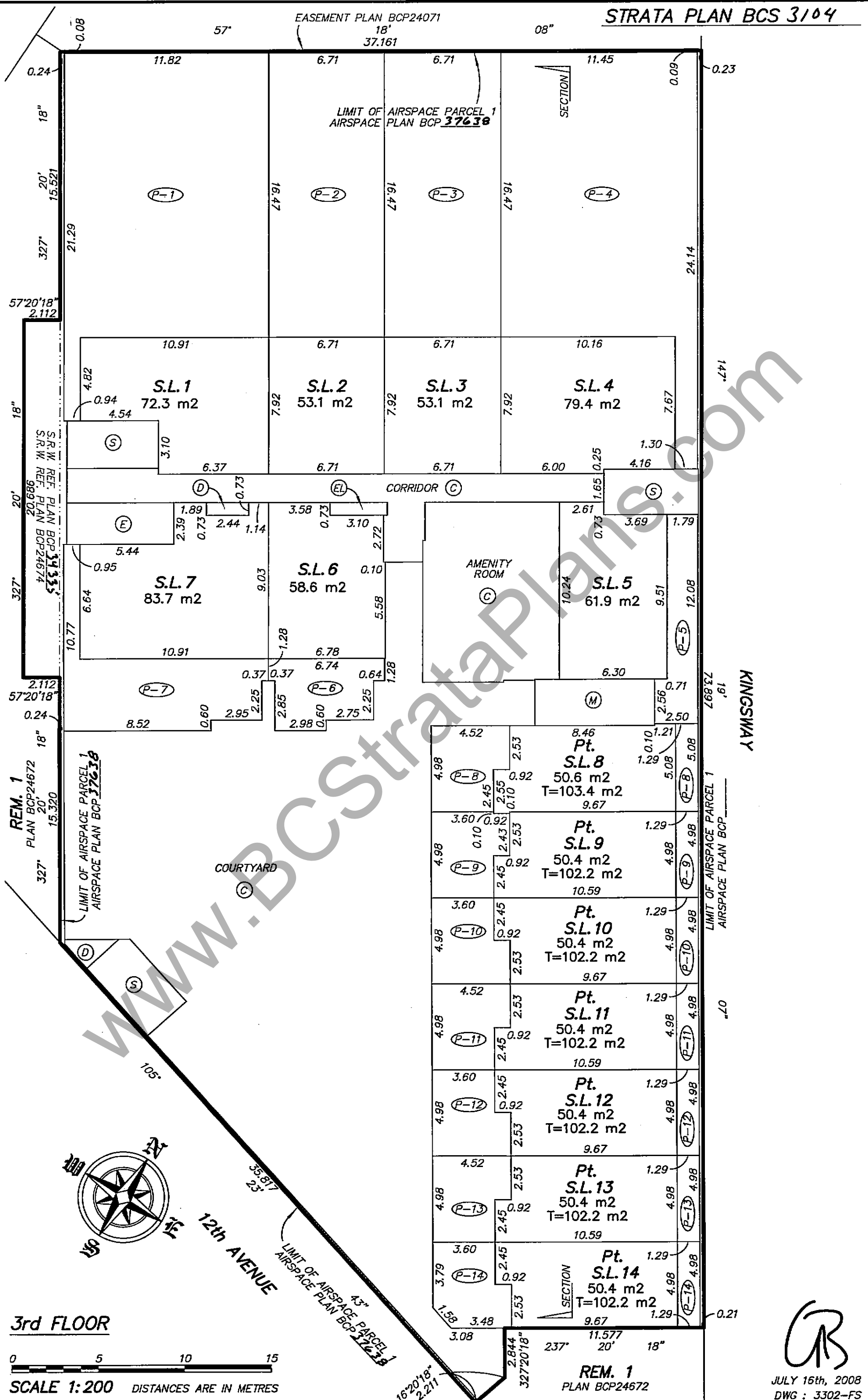
0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

JULY 16th, 2008
DWG : 3302-FS

STRATA PLAN BCS 3104

EASEMENT PLAN BCP24071
18'
37.161



3rd FLOOR

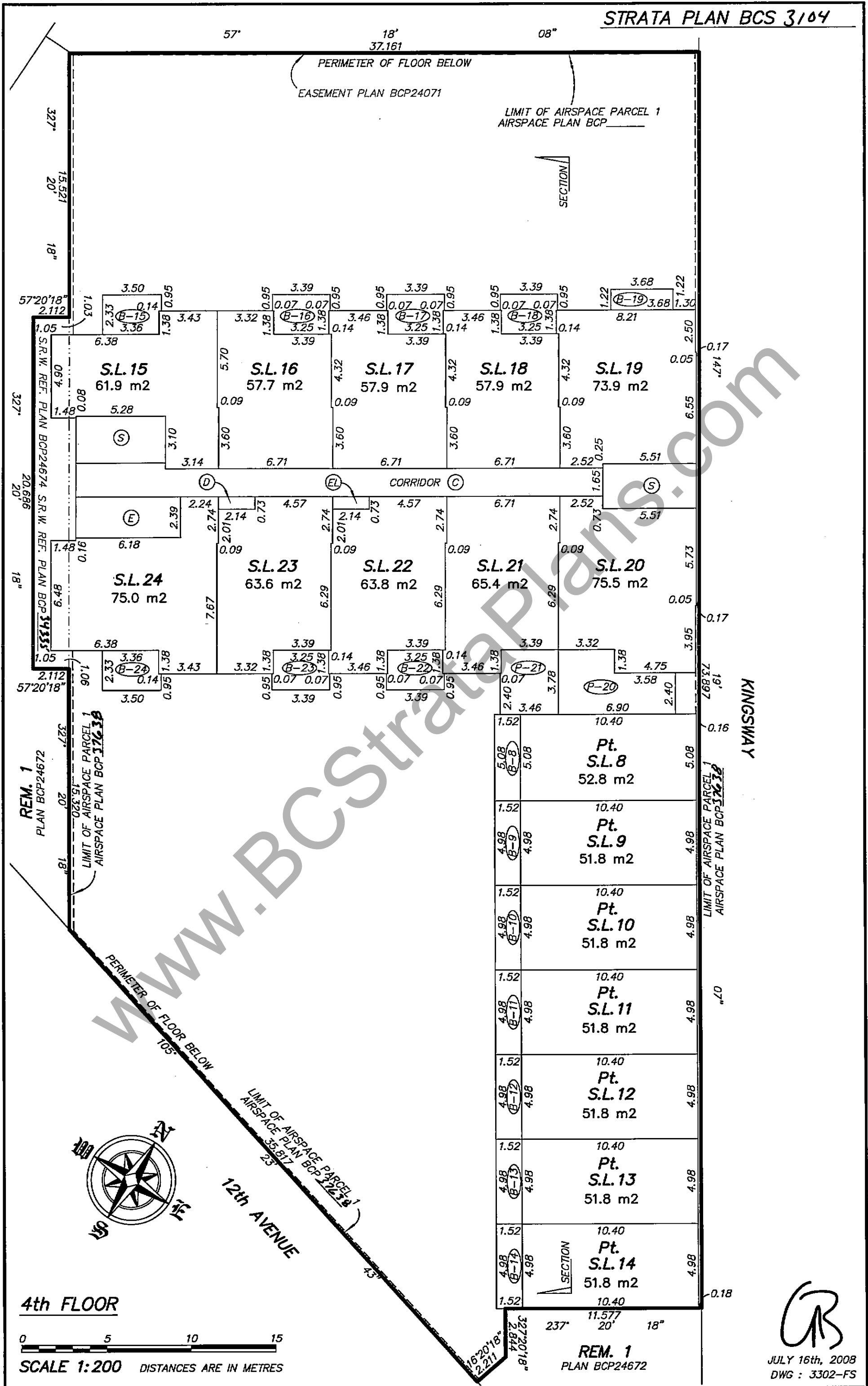
SCALE 1:200 DISTANCES ARE IN METRES

CR

JULY 16th, 2008
DWG : 3302-FS

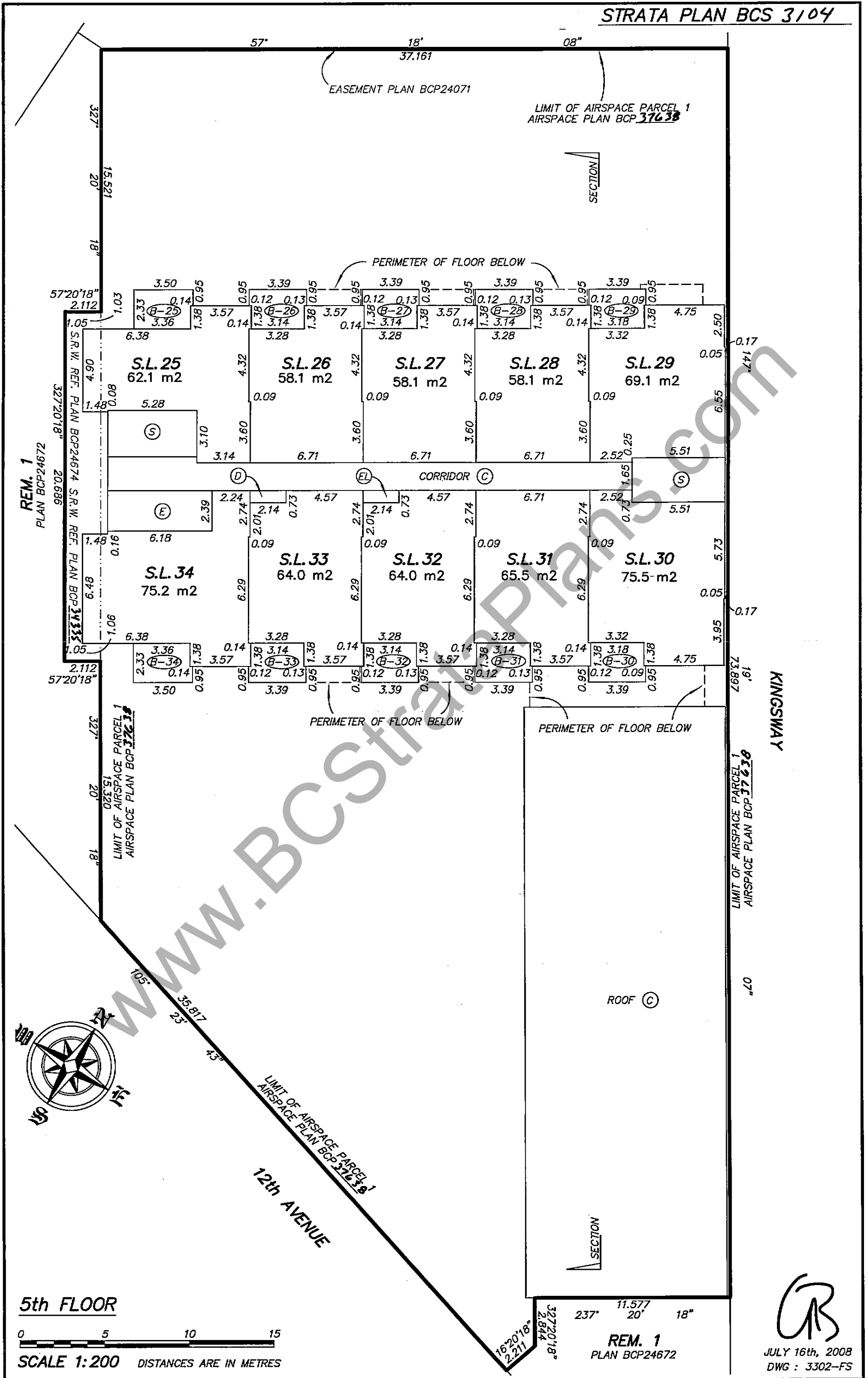
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STRATA PLAN BCS 3104



FILED VABCS3104 RCVD:2008-09-19 ROST:2009-10-29-16.08.35.709

STRATA PLAN BCS 3104



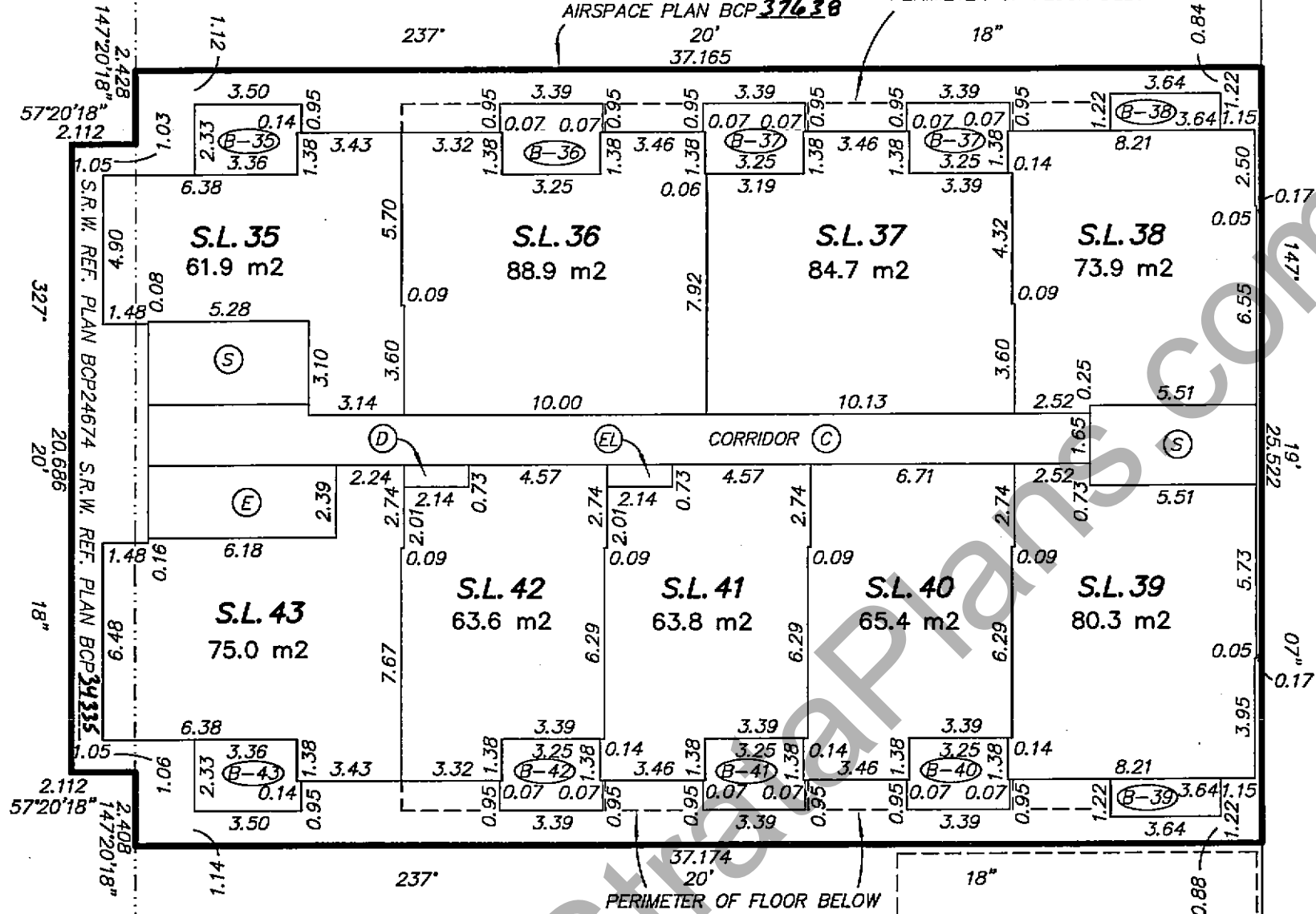
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STRATA PLAN BCS 3104

EASEMENT PLAN BCP24071

REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37638
PERIMETER OF FLOOR BELOW
20'
37.165
18"



KINGSWAY

WWW.BCSPLAN.COM



12th AVENUE

6th FLOOR

0 5 10 15
SCALE 1:200 DISTANCES ARE IN METRES

JULY 16th, 2008
DWG : 3302-FS

FILED VABCS3104 RCVD:2008-09-19 ROST:2009-10-29-16.08.35.709

STRATA PLAN BCS 3104

EASEMENT PLAN BCP24071

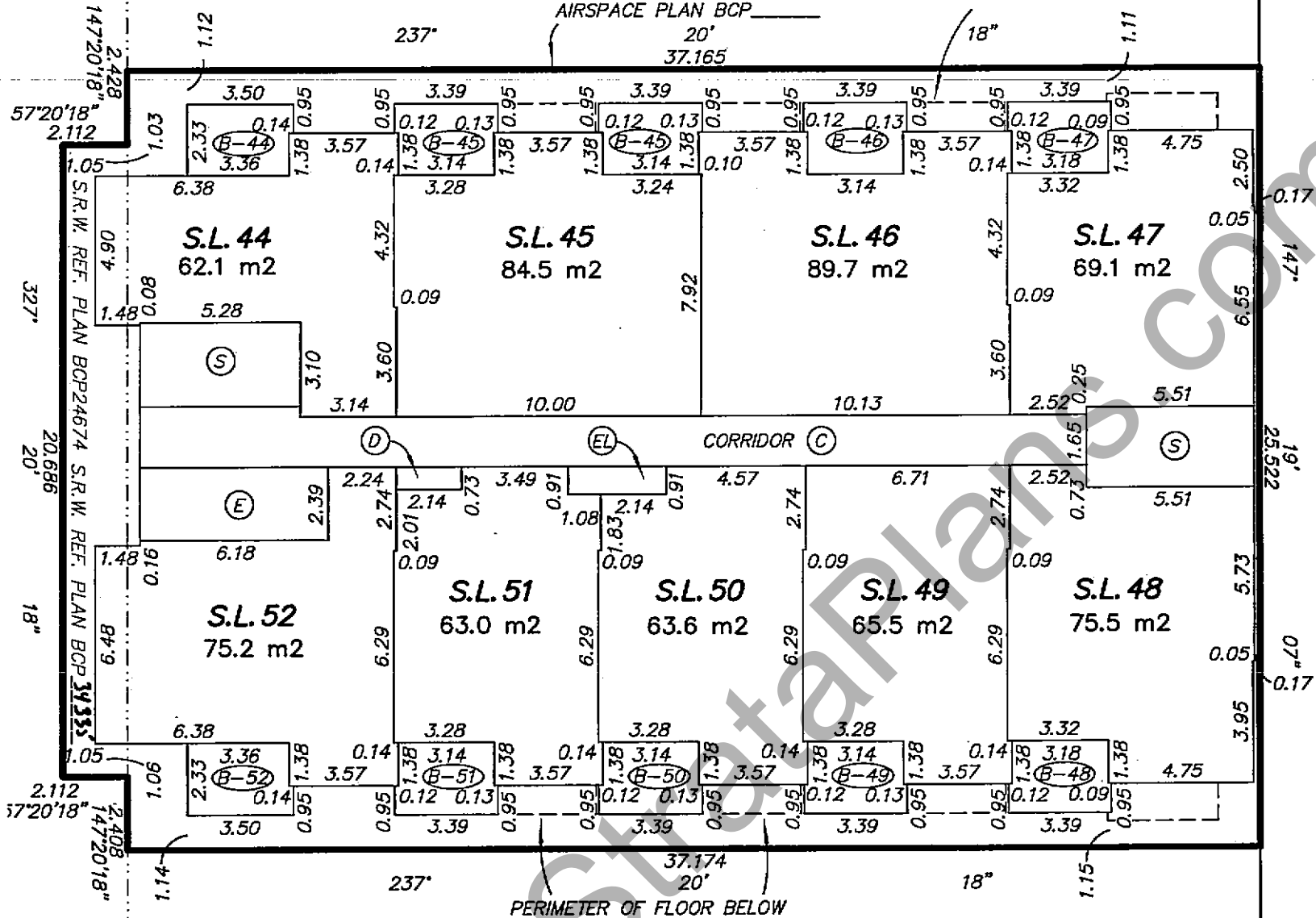
REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 20'
37.165

PERIMETER OF FLOOR BELOW
18"

SECTION

SECTION



KINGSWAY



12th AVENUE

7th FLOOR



SCALE 1:200 DISTANCES ARE IN METRES

JULY 16th, 2008
DWG : 3302-FS

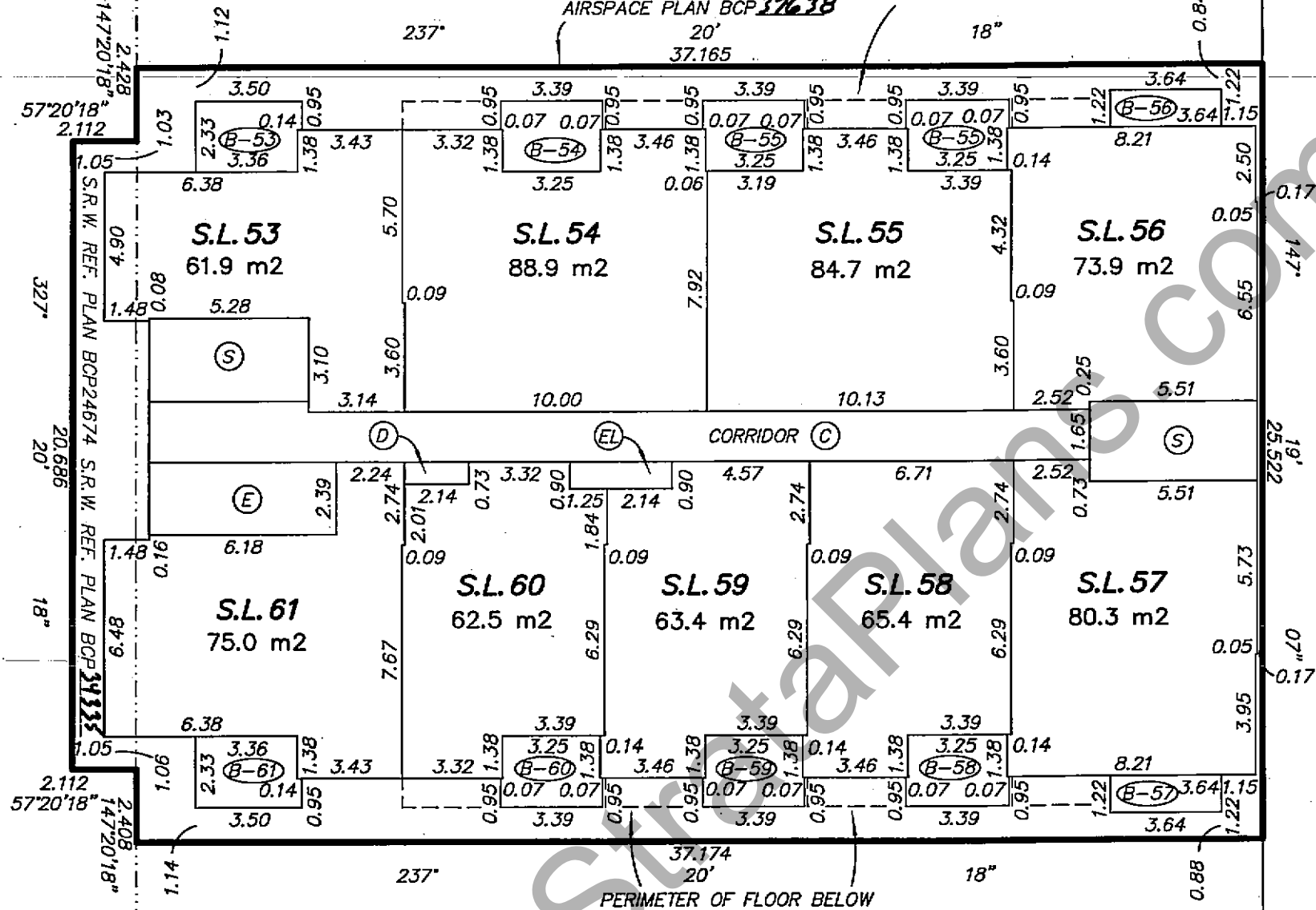
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STRATA PLAN BCS 3104

EASEMENT PLAN BCP24071

REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37638
PERIMETER OF FLOOR BELOW
20'
37.165
18"



KINGSWAY

WWW.BCSSTRATAPLAN.COM



12th AVENUE

8th FLOOR

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

JULY 16th, 2008
DWG : 3302-FS

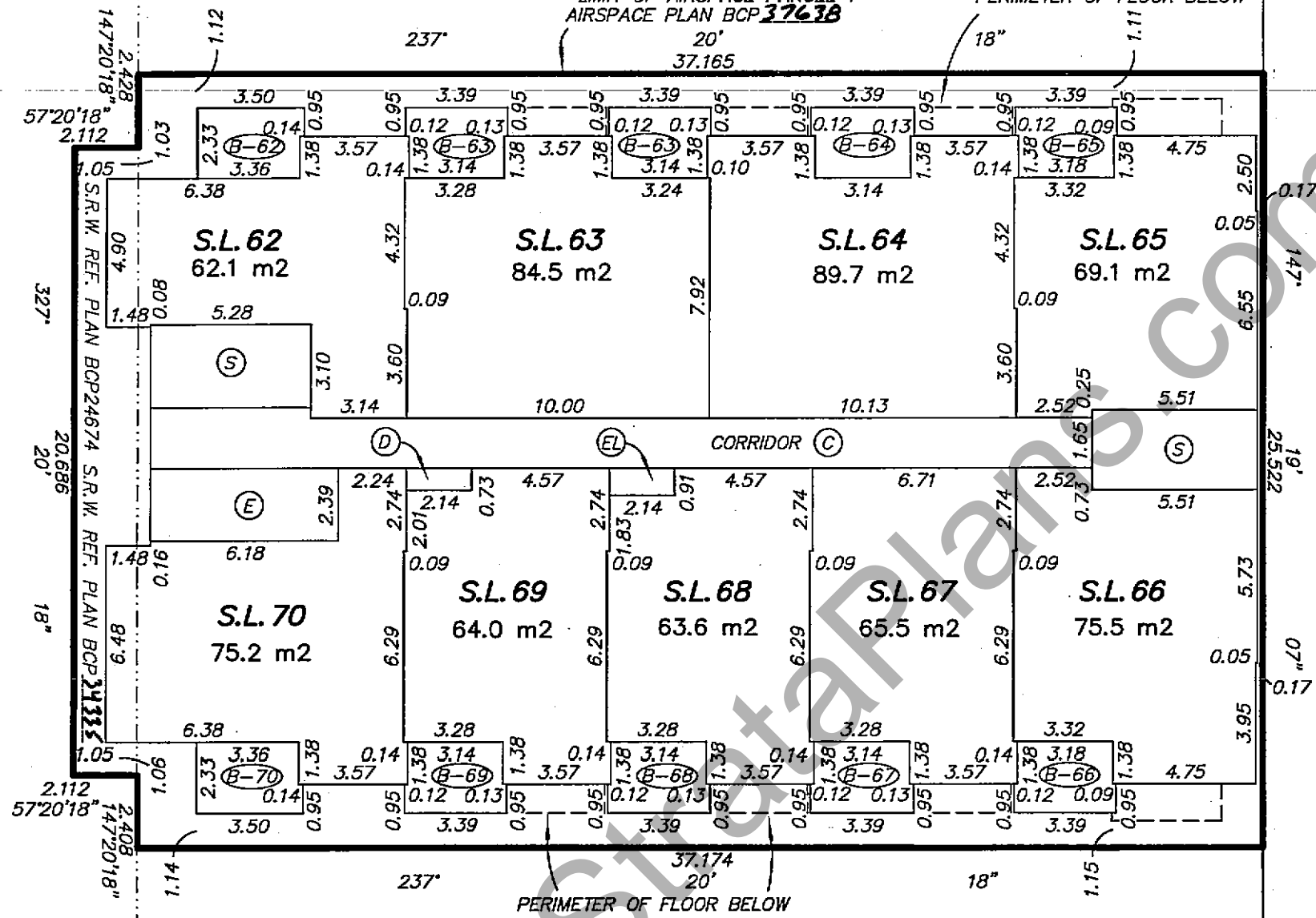
STRATA PLAN BCS 3104

EASEMENT PLAN BCP24071

REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37638

PERIMETER OF FLOOR BELOW



KINGSWAY

www.BCSstrataplans.com



9th FLOOR



SCALE 1:200 DISTANCES ARE IN METRES

JULY 16th, 2008
DWG : 3302-FS

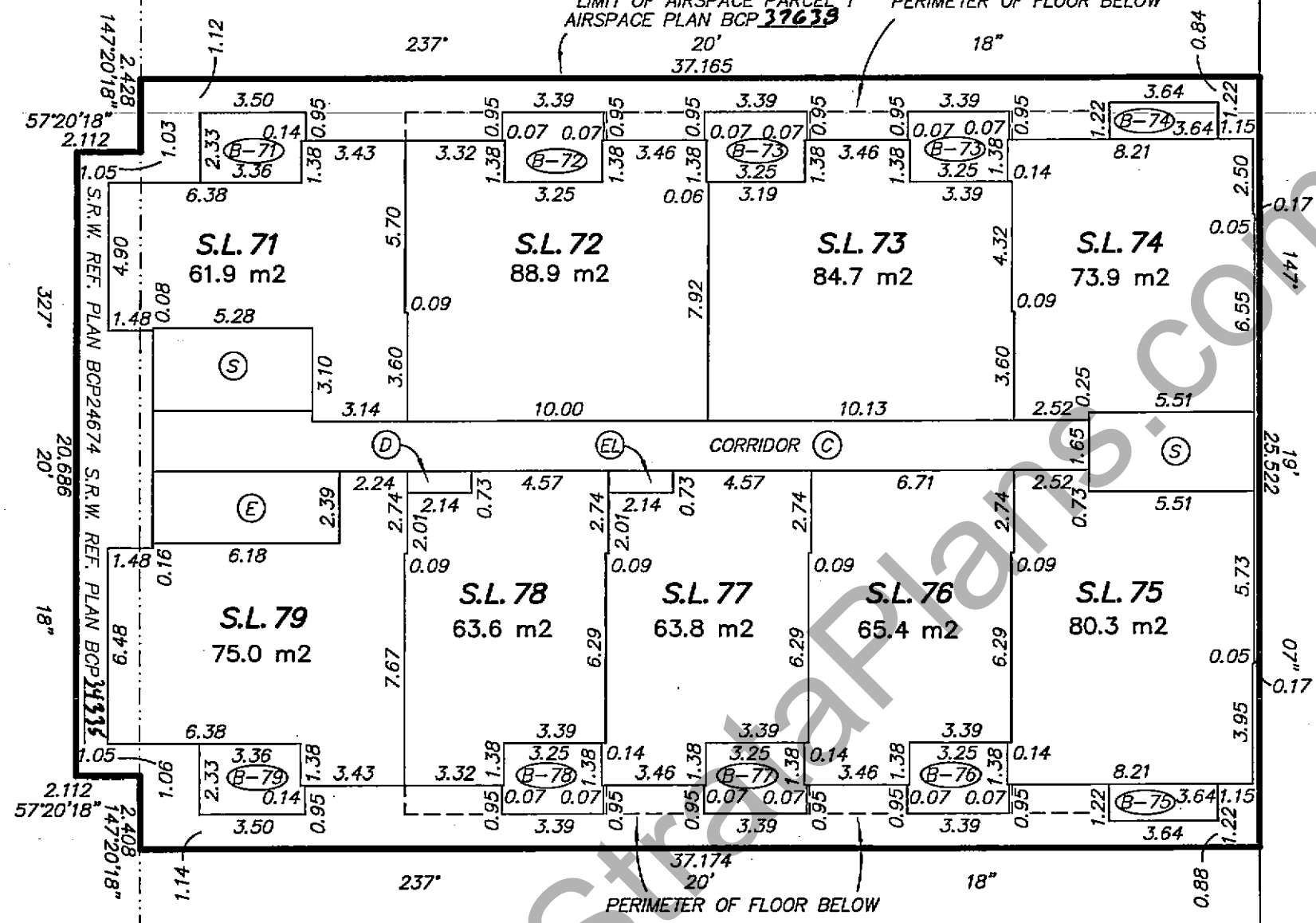
FILED VABCS3104 RCVD:2008-09-19 ROST:2009-10-29-16.08.35.709

STRATA PLAN BCS 3104

EASEMENT PLAN BCP24071

REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37639
PERIMETER OF FLOOR BELOW
20'
37.165



KINGSWAY

12th AVENUE



10th FLOOR

0 5 10 15
 SCALE 1:200 DISTANCES ARE IN METRES

JULY 16th, 2008
 DWG : 3302-FS

FILED VABCS3104 RCVD:2008-09-19 ROST:2009-10-29-16.08.35.709

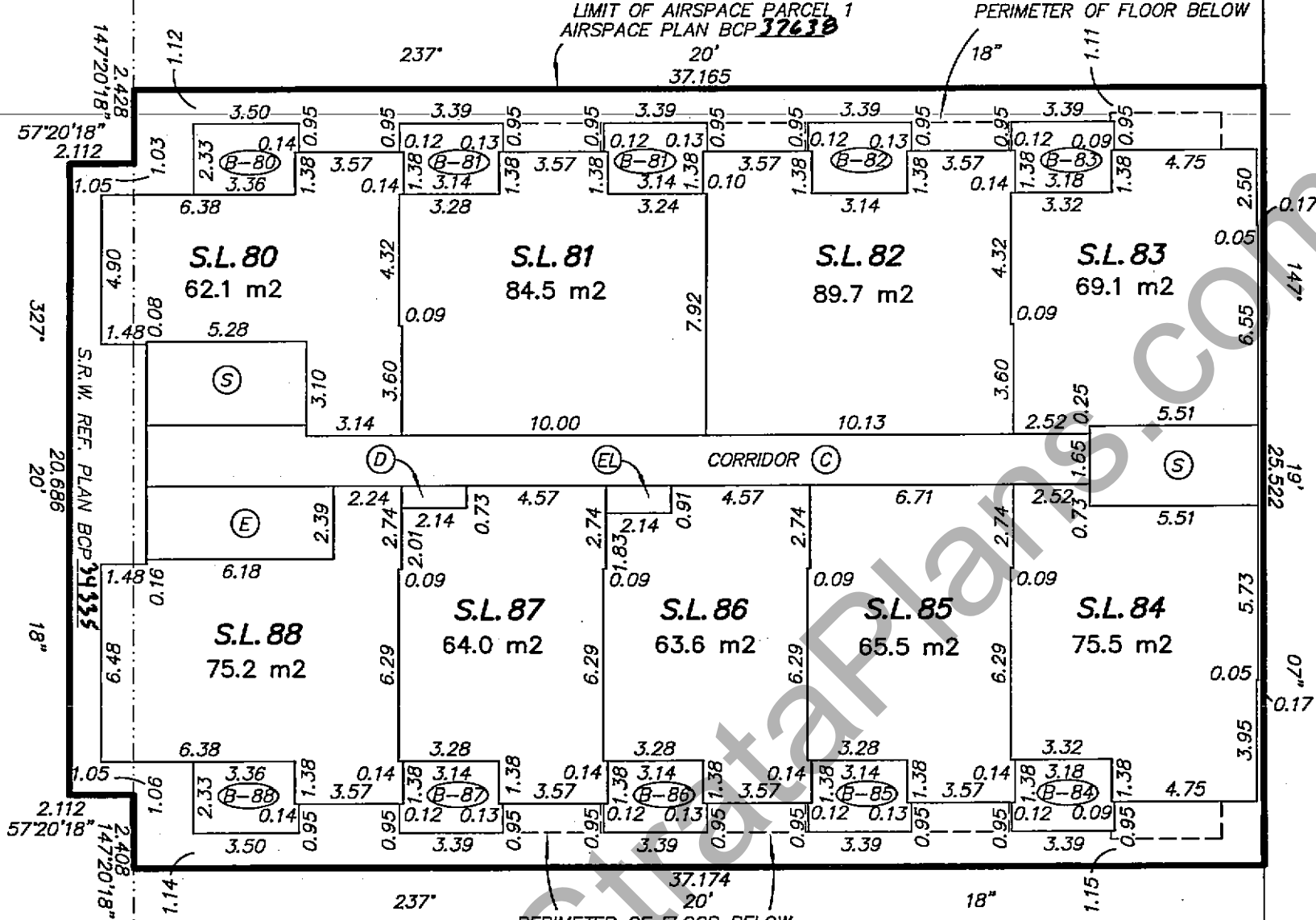
STRATA PLAN BCS 3104

EASEMENT PLAN BCP24071

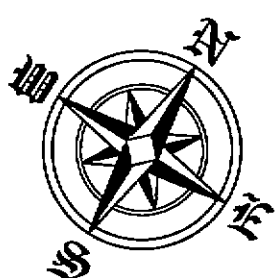
REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 32638

PERIMETER OF FLOOR BELOW



WWW.BCSSTRATAPLAN.COM



11th FLOOR



SCALE 1:200 DISTANCES ARE IN METRES

JULY 16th, 2008
DWG : 3302-FS

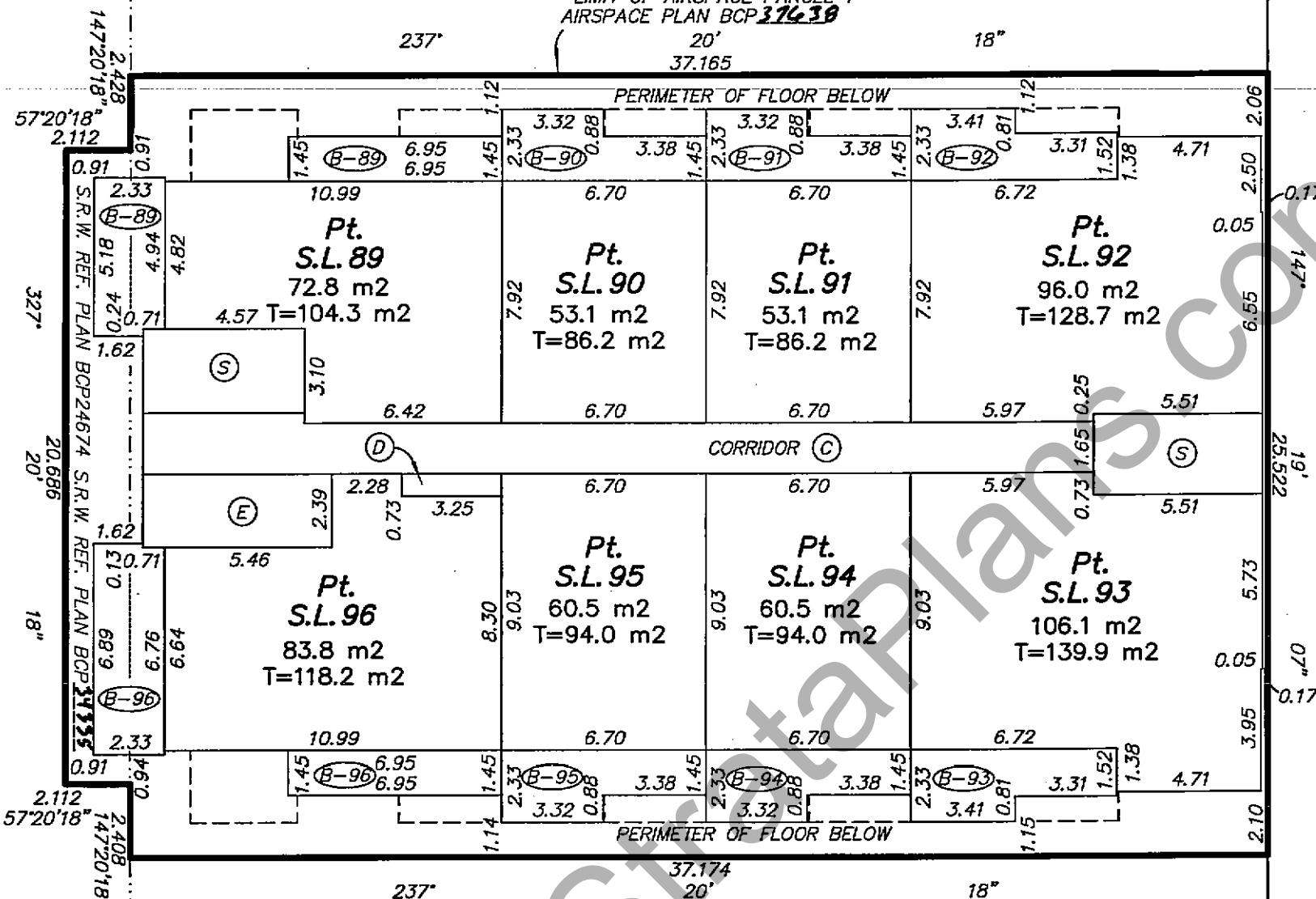
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STRATA PLAN BCS 3104

EASEMENT PLAN BCP24071

REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37639



KINGSWAY

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12th AVENUE



12th FLOOR



SCALE 1:200 DISTANCES ARE IN METRES

CR

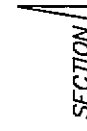
JULY 16th, 2008
DWG : 3302-FS

STRATA PLAN BCS 3104

EASEMENT PLAN BCP24071

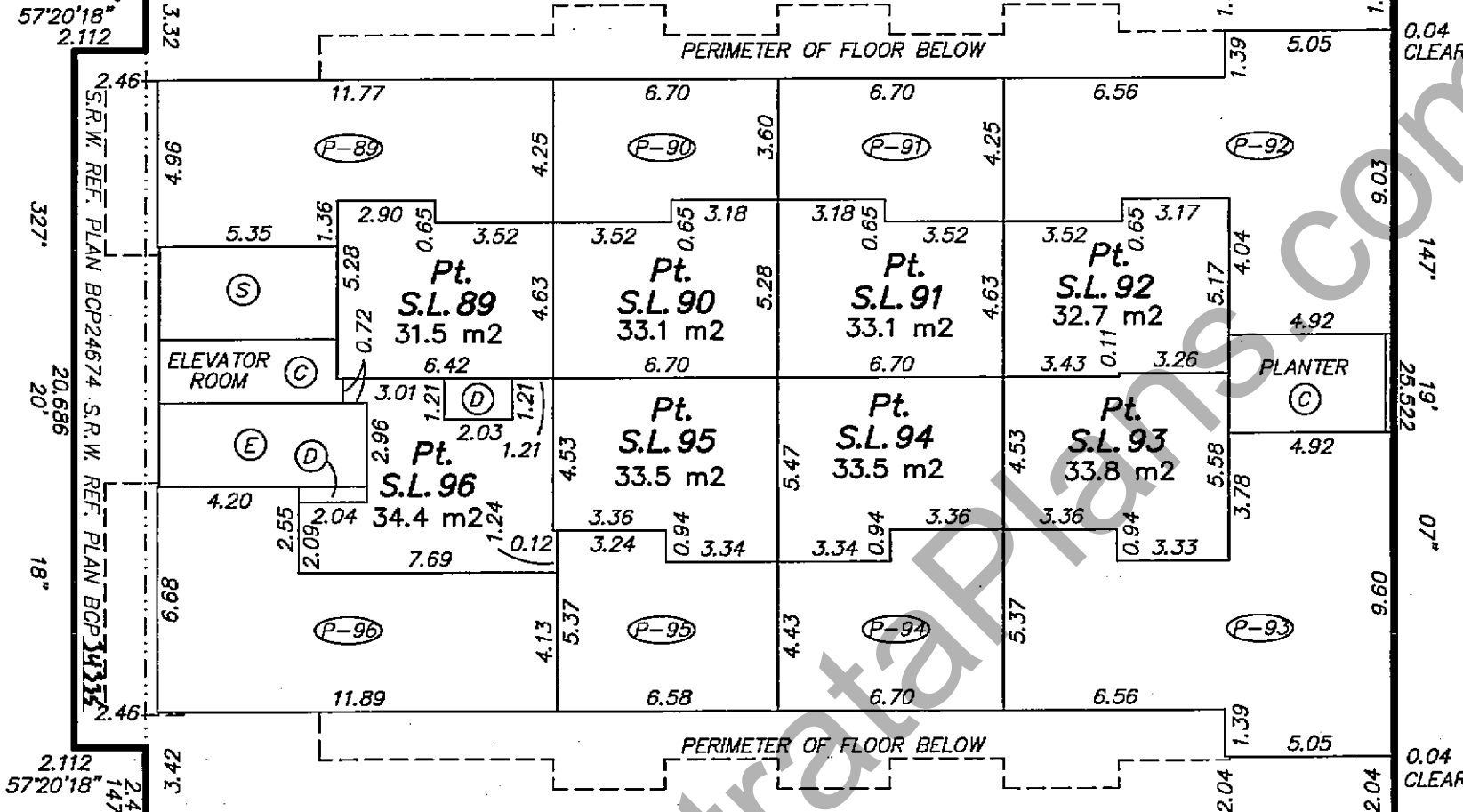
REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP **37638**
20'
37.165



PERIMETER OF FLOOR BELOW

PERIMETER OF FLOOR BELOW



0.04 CLEAR

0.04 CLEAR

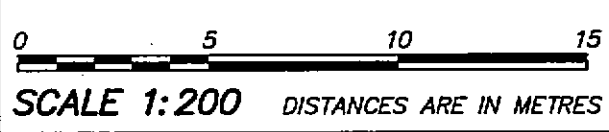
KINGSWAY

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12th AVENUE

13th FLOOR



CR
 JULY 16th, 2008
 DWG : 3302-FS

STRATA PLAN BCS 3104

EASEMENT PLAN BCP24071

REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37638
20'
37.165

SECTION

237'

18"

147'20"18"

57'20"18"
2.112

2.428

327'

20.686

18"

S.R.W. REF. PLAN BCP 31935
S.R.W. REF. PLAN BCP 24674

(S)

(M)

ROOF

(C)

PERIMETER OF FLOOR BELOW

147'

19'
25.522

07"

2.112

57'20"18"

2.408

147'20"18"

237'

37.174
20'

18"

KINGSWAY

SECTION

12th AVENUE



MECHANICAL FLOOR

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

JULY 16th, 2008
DWG : 3302-FS

STRATA PLAN BCS 3104

EASEMENT PLAN BCP24071

REM. 1
PLAN BCP24672

LIMIT OF AIRSPACE PARCEL 1
AIRSPACE PLAN BCP 37638
20'
37.165

SECTION

237'

18"

2.428
147'20"18"

57'20"18"
2.112

327'

20.686
20'

18"

S.R.W. REF. PLAN BCP 24335
S.R.W. REF. PLAN BCP 24674

ROOF
©

PERIMETER OF FLOOR BELOW

147'

19'
25.522

07"

KINGSWAY

237'

37.174
20'

18"

SECTION

12th AVENUE



ROOF



SCALE 1:200 DISTANCES ARE IN METRES

JULY 16th, 2008
DWG : 3302-FS