

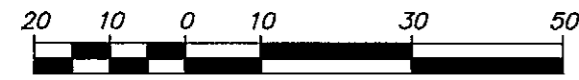
STRATA PLAN OF A PORTION OF LOT A DISTRICT LOT 115, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN BCP 34198

FOR BUILDING LOCATION AND DIMENSION SEE SHEET 2

SHEET 1 OF 11 SHEETS

STRATA PLAN BCS 2702 PHASE 1

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



SCALE 1 : 1000
ALL DISTANCES ARE IN METRES

- INDICATES STANDARD IRON POST FOUND
- ⊙ INDICATES CONTROL MONUMENT FOUND

- SL DENOTES STRATA LOT
- PS DENOTES PARKING STALL AREA
- SC DENOTES SMALL CAR
- HC DENOTES HANDICAPPED
- P DENOTES PATIO AREA (LCP)
- D DENOTES DECK AREA (LCP)
- ⊕ DENOTES COMMON PROPERTY

TOTAL AREA SHOWN ON UNIT PLANS DO NOT INCLUDE LIMITED COMMON PROPERTY.

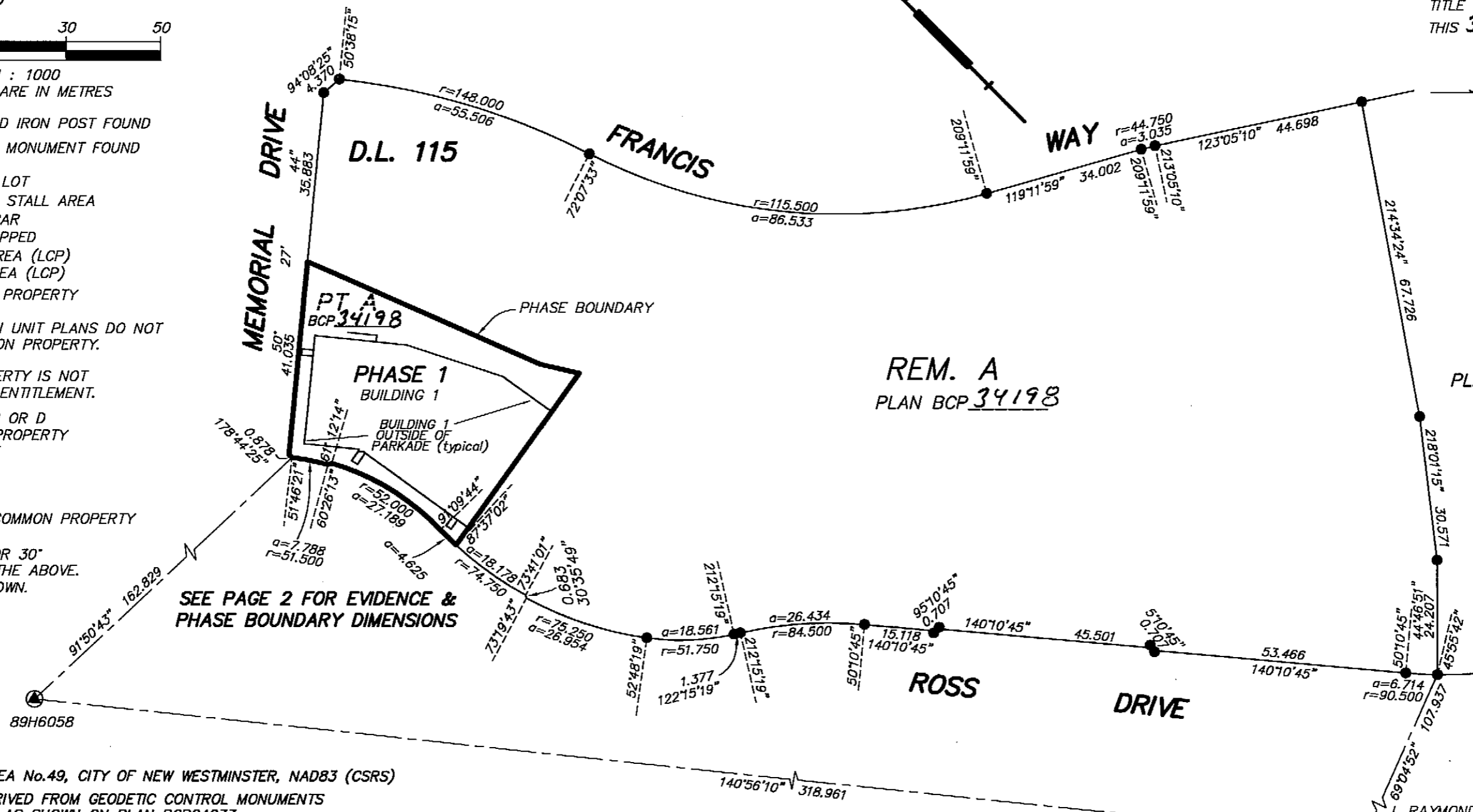
LIMITED COMMON PROPERTY IS NOT INCLUDED IN THE UNIT ENTITLEMENT.

AREAS INDICATED AS P OR D ARE LIMITED COMMON PROPERTY APPURTENANT TO THE STRATA LOT INDICATED. i.e. P-1, OR D-1

PARKING STALLS ARE COMMON PROPERTY

ALL ANGLES ARE 90° OR 30° OR RIGHT ANGLES TO THE ABOVE. UNLESS OTHERWISE SHOWN.

ADDRESS :
285 Ross Drive,
NEW WESTMINSTER, B.C.



SEE PAGE 2 FOR EVIDENCE & PHASE BOUNDARY DIMENSIONS

INTEGRATED SURVEY AREA No.49, CITY OF NEW WESTMINSTER, NAD83 (CSRS)

GRID BEARINGS ARE DERIVED FROM GEODETIC CONTROL MONUMENTS 89H6058 AND 89H6059 AS SHOWN ON PLAN BCP24033

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9995945

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

I, RAYMOND HAROLD JANZEN, OF DELTA, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN HAVE NOT, AS OF THE 10th DAY OF AUGUST, 2007, BEEN PREVIOUSLY OCCUPIED.

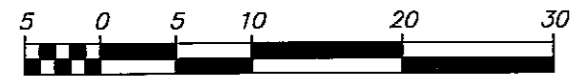
[Signature] B. C. L. S.
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
(CITY OF NEW WESTMINSTER)

I, RAYMOND HAROLD JANZEN, OF DELTA, BRITISH COLUMBIA LAND SURVEYOR, HEREBY 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.
10th DAY OF AUGUST, 2007.

[Signature] B. C. L. S.
FILE 8806A title phase 1

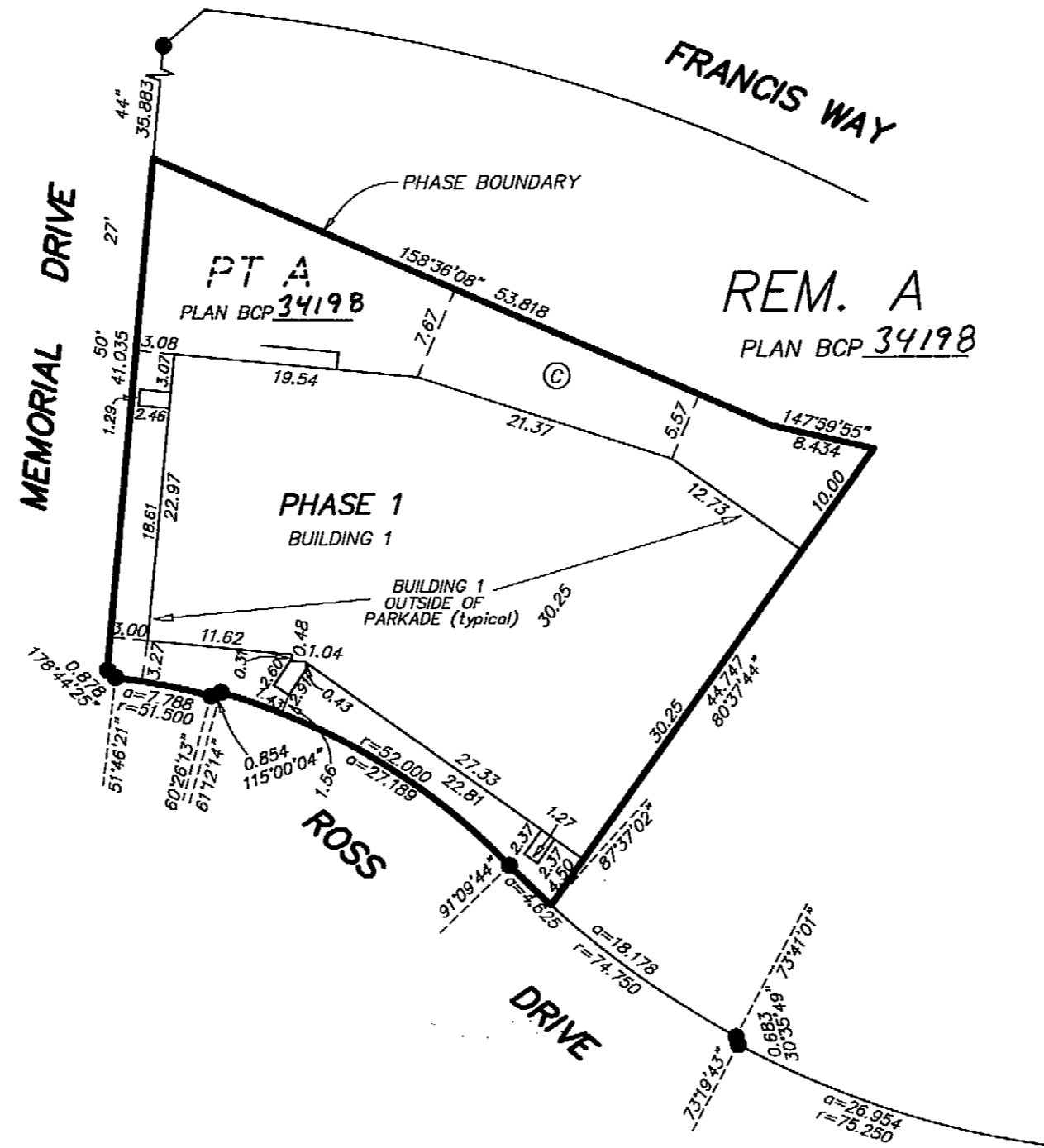
ORIGINAL

LOCATION PLAN



SCALE 1 : 500
ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 2702 PHASE 1



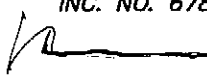
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

RJP B.C.L.S.
10th AUGUST 2007
FILE 8806A location ph1

ORIGINAL


STRATA PLAN BCS 2702
PHASE 1

ONNI DEVELOPMENT (VICTORIA HILL) CORP.
INC. NO. 678178



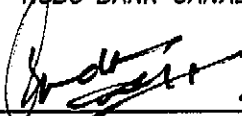
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)
Rossano De Cotiis

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)



WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)
550 - 858 Beatty Street
Vancouver, BC V6B 1C1
Lawyer
OCCUPATION


HSBC BANK CANADA



AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)
SUBHIR DHINRA




AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)
MATTHEW GILLIS



WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)
885 WEST GEORGIA STREET
Vancouver, BC V6C 3G1
ADDRESS
CFSO
OCCUPATION

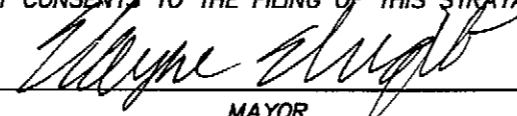
I, RAYMOND HAROLD JANZEN, OF DELTA,
A BRITISH COLUMBIA LAND SURVEYOR
OF DELTA, IN BRITISH COLUMBIA, CERTIFY THAT
I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE
SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY
AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED
ON THE 10th DAY OF AUGUST, 2007.

THE PLAN WAS COMPLETED AND CHECKED, AND THE
CHECKLIST FILED UNDER ECP # 68688
ON THE 9th DAY OF AUGUST, 2007.




B. C. L. S.

THE CITY OF NEW WESTMINSTER, AS HOLDER OF COVENANT
CHARGES BT415376, BV74355, BV74359, BV74361, BV521561, BV521565, BV521571A AND BA511441
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

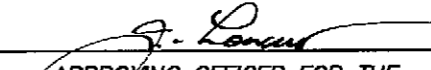


MAYOR
(PRINT NAME CLEARLY NEAR SIGNATURE) MAYOR WAYNE WRIGHT



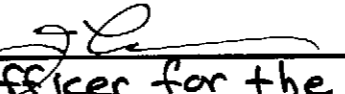
CLERK
(PRINT NAME CLEARLY NEAR SIGNATURE) RICK PAGE
CITY CLERK

APPROVED AS PHASE 1 OF AN 8 PHASE
STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATED THIS 18 September 2007




APPROVING OFFICER FOR THE
CITY OF NEW WESTMINSTER

Re-approved this 3 day of January, 2008



Approving Officer for the
City of New Westminster



B. C. L. S.
10th AUGUST, 2007
FILE 8806A

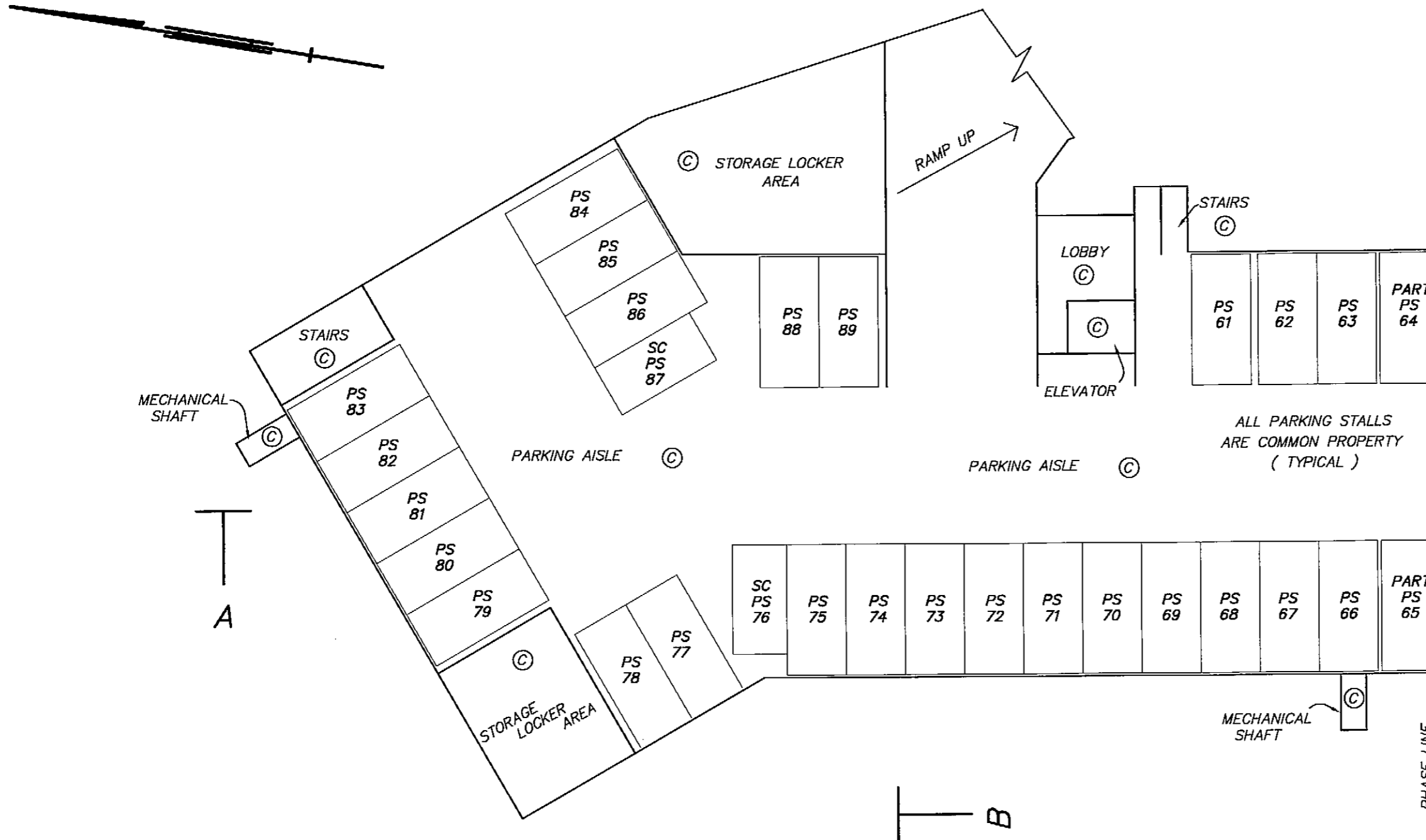
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

ORIGINAL

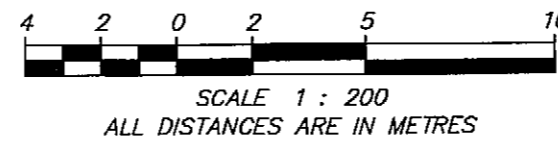
BUILDING 1

P2 PARKING LEVEL

**STRATA PLAN BCS 2702
PHASE 1**



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



BSP B.C.L.S.
 10th August 2007
 FILE 8806A ph 1 bldgs

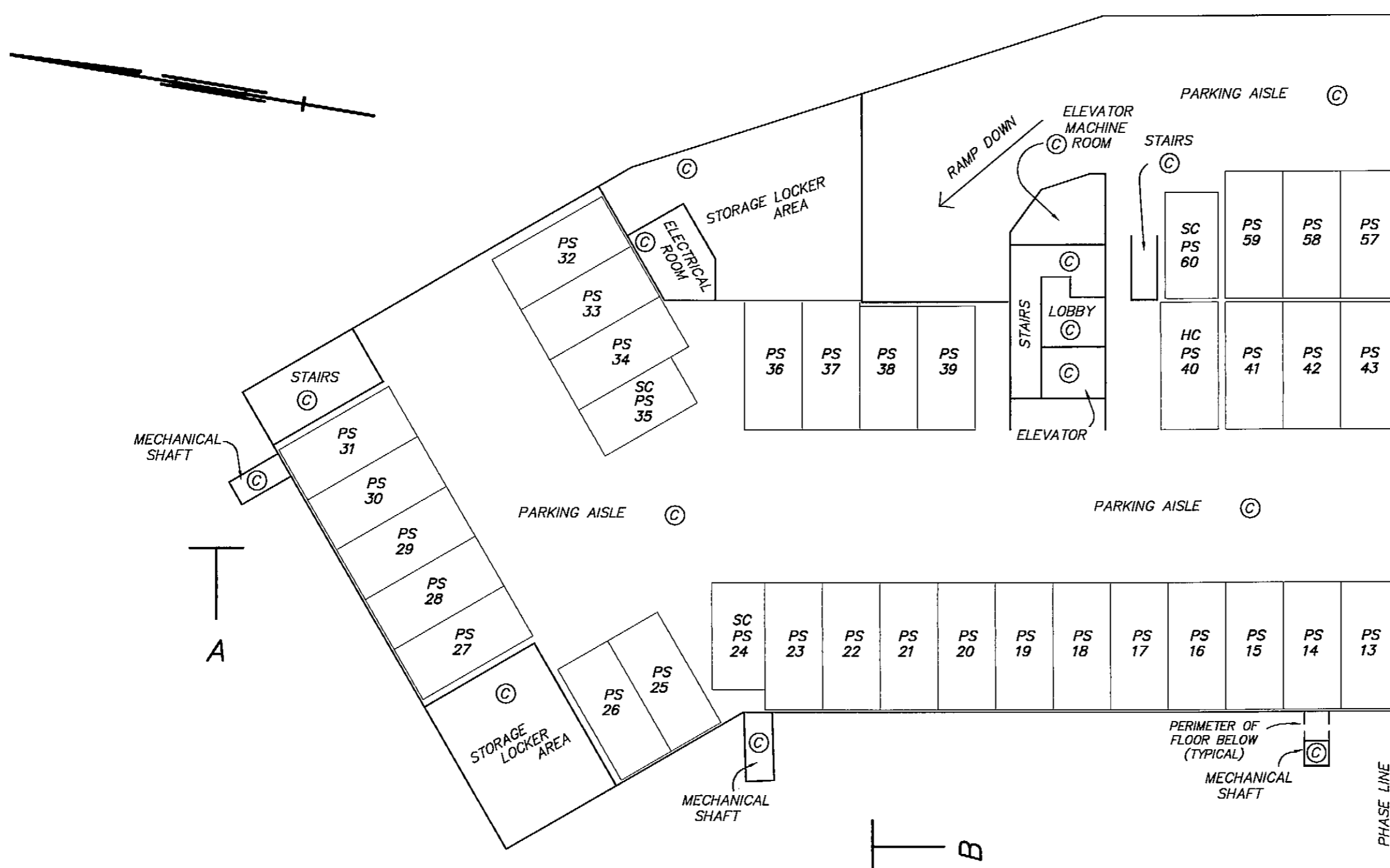
ORIGINAL

BUILDING 1

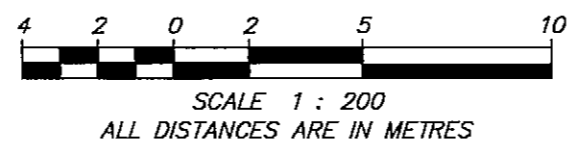
P1 PARKING LEVEL

SHEET 5 OF 11 SHEETS

**STRATA PLAN BCS 2702
PHASE 1**



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



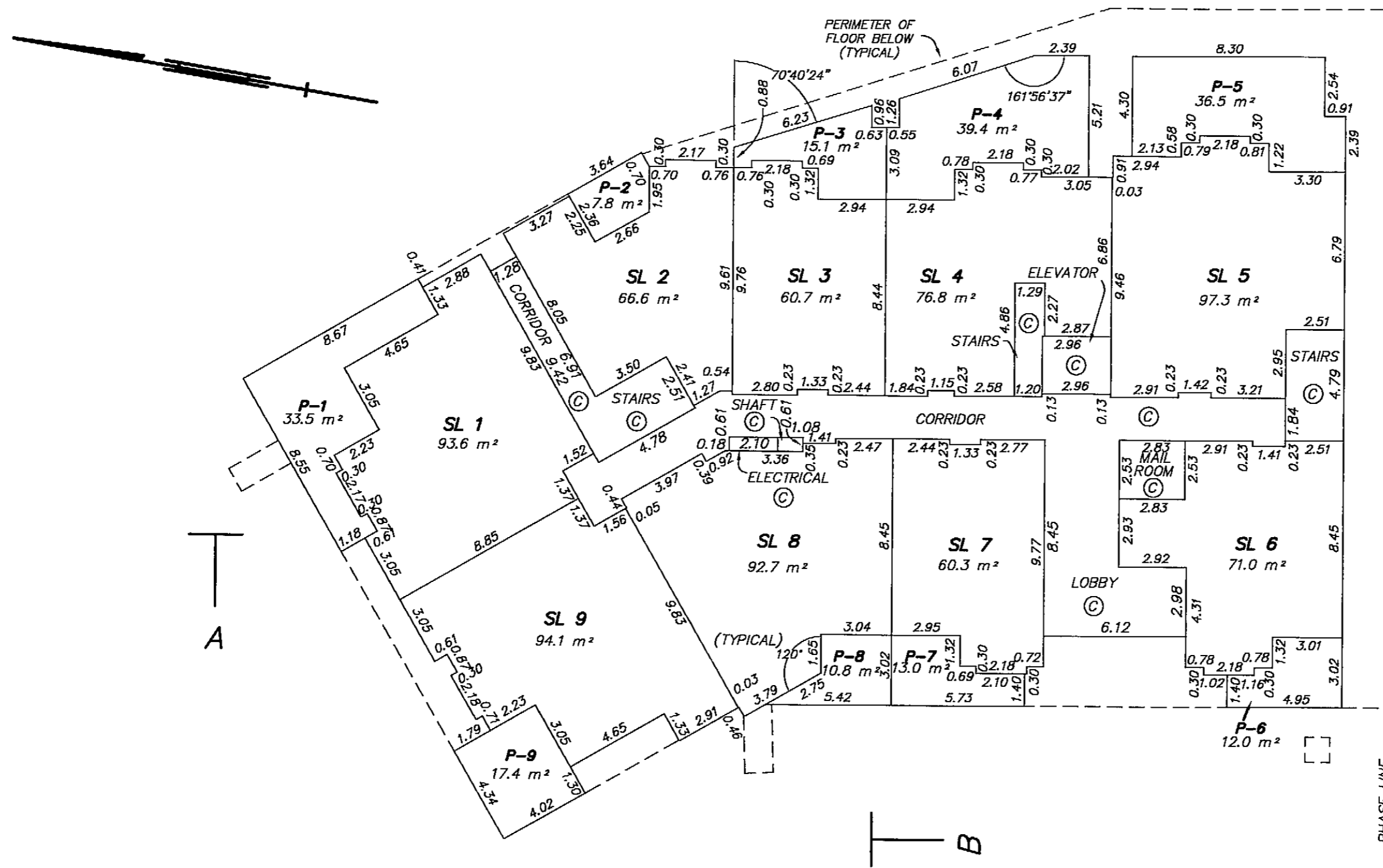
[Signature] B.C.L.S.
 10th August 2007
 FILE 8806A ph 1 bldgs

ORIGINAL

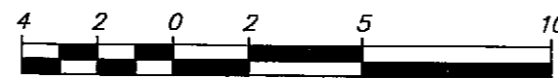
BUILDING 1
GROUND FLOOR

SHEET 6 OF 11 SHEETS

STRATA PLAN BCS 2702
PHASE 1



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



SCALE 1 : 200
 ALL DISTANCES ARE IN METRES

RSP B.C.L.S.
 10th August 2007

FILE 8806A ph 1 bldgs

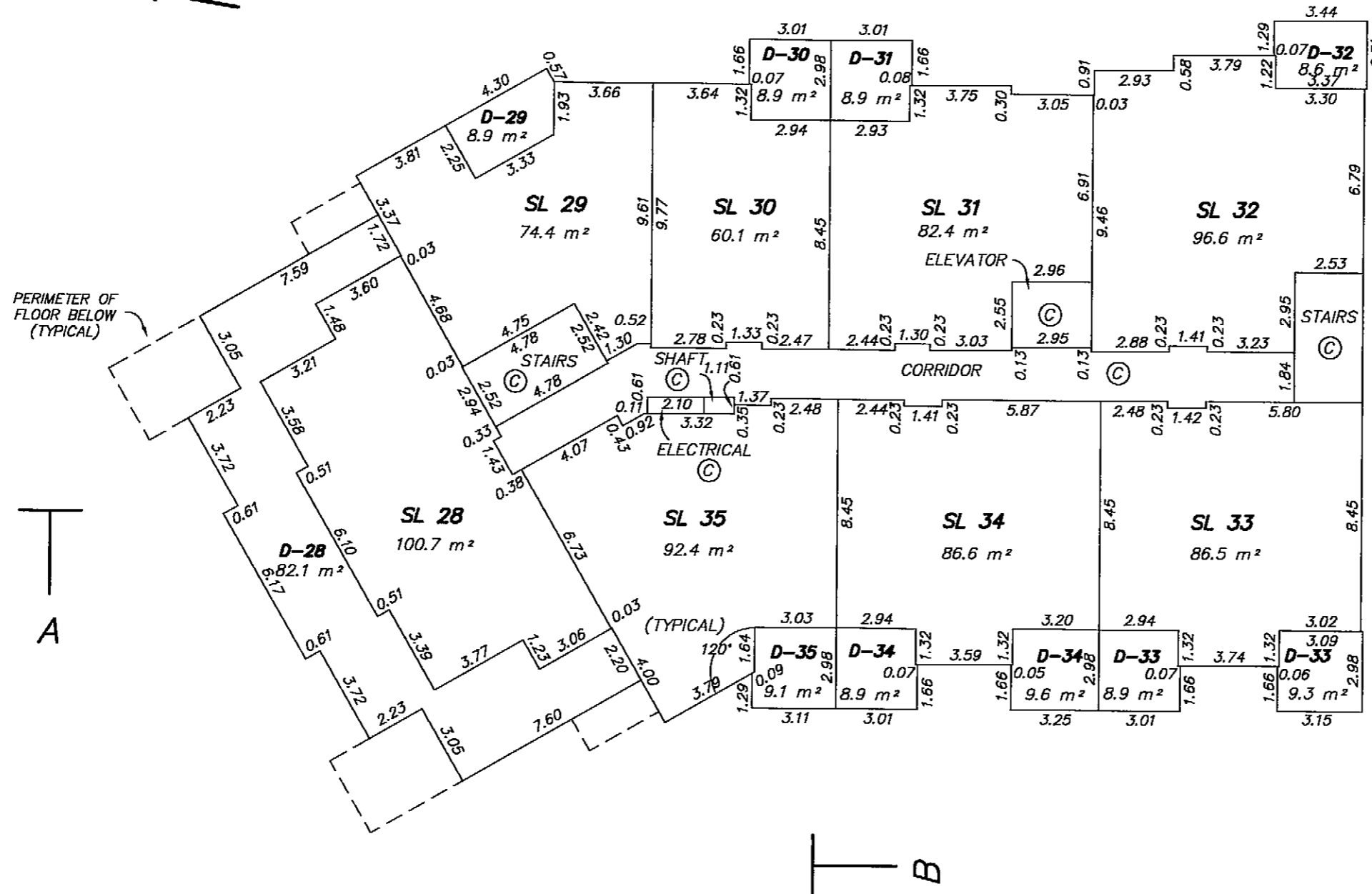
ORIGINAL

BUILDING 1

FOURTH FLOOR

SHEET 9 OF 11 SHEETS

**STRATA PLAN BCS 2702
PHASE 1**



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



SCALE 1 : 200
 ALL DISTANCES ARE IN METRES

RJP B.C.L.S.
 0th August 2007

FILE 8806A ph 1 bldgs

ORIGINAL

BUILDING 1 SECTIONS

SHEET 10 OF 11 SHEETS

HORIZONTAL SCALE 1:200
VERTICAL NOT TO SCALE

STRATA PLAN BCS 2702 PHASE 1

FOURTH FLOOR

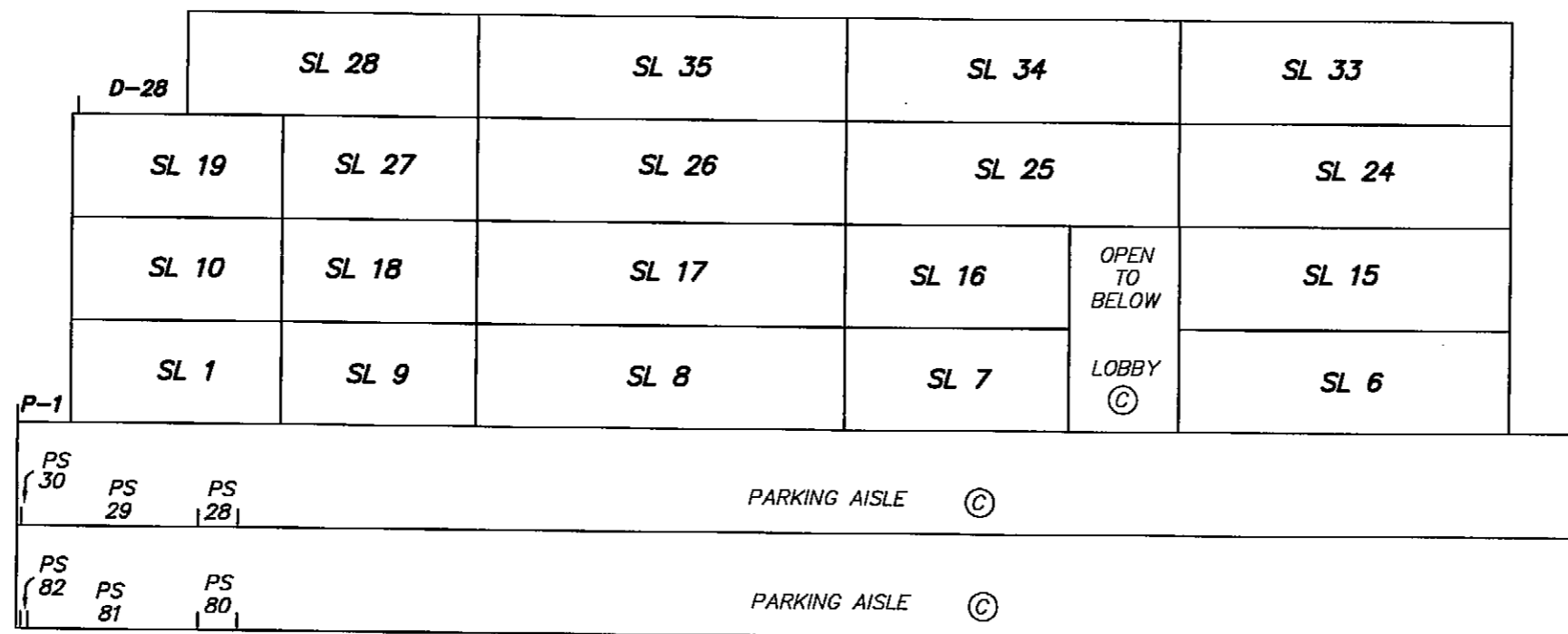
THIRD FLOOR

SECOND FLOOR

GROUND FLOOR

P1 PARKING LEVEL

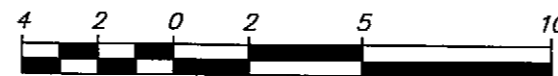
P2 PARKING LEVEL



SECTION A - A'

PHASE LINE

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



SCALE 1 : 200
ALL DISTANCES ARE IN METRES

RJP B.C.L.S.
10th August 2007
FILE 8806A final sections

ORIGINAL

BUILDING 1 SECTIONS

SHEET 11 OF 11 SHEETS

HORIZONTAL SCALE 1:200
VERTICAL NOT TO SCALE

STRATA PLAN BCS 2702 PHASE 1

FOURTH FLOOR

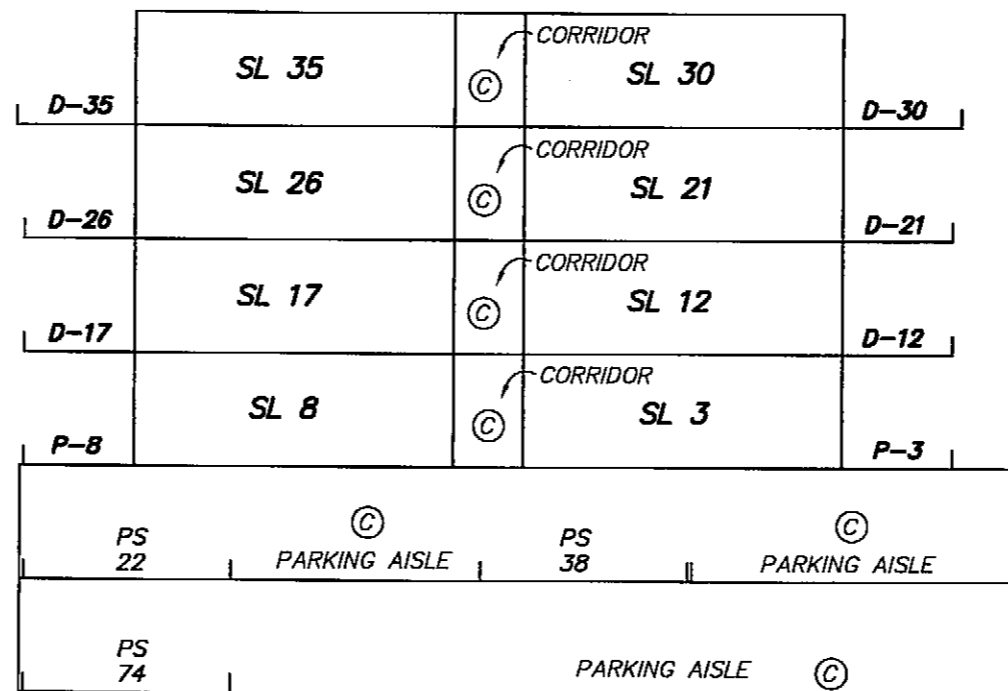
THIRD FLOOR

SECOND FLOOR

GROUND FLOOR

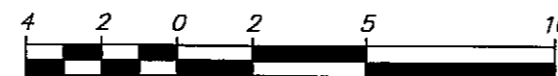
P1 PARKING LEVEL

P2 PARKING LEVEL



SECTION B - B'

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



SCALE 1 : 200
ALL DISTANCES ARE IN METRES

R.D.G. B.C.L.S.
10th August 2007

FILE 8806A final sections

ORIGINAL



STRATA PLAN OF A PORTION OF LOT A
EXCEPT: PHASE ONE STRATA PLAN BCS 2702
DISTRICT LOT 115, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN BCP 34198

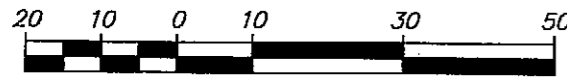
FOR BUILDING LOCATION AND DIMENSION SEE SHEET 2

SHEET 1 OF 11 SHEETS

STRATA PLAN BCS 2702
PHASE 2

DEPOSITED AND REGISTERED IN THE LAND
 TITLE OFFICE AT NEW WESTMINSTER B.C.
 THIS 3 DAY OF **JANUARY 2008**

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



SCALE 1 : 1000
 ALL DISTANCES ARE IN METRES

- INDICATES STANDARD IRON POST FOUND
- ⊙ INDICATES CONTROL MONUMENT FOUND

- SL DENOTES STRATA LOT
- PS DENOTES PARKING STALL AREA
- SC DENOTES SMALL CAR
- HC DENOTES HANDICAPPED
- P DENOTES PATIO AREA (LCP)
- D DENOTES DECK AREA (LCP)
- ⊕ DENOTES COMMON PROPERTY
- ⊕ DENOTES COMMON FACILITY

TOTAL AREA SHOWN ON UNIT PLANS DO NOT
 INCLUDE LIMITED COMMON PROPERTY.

LIMITED COMMON PROPERTY IS NOT
 INCLUDED IN THE UNIT ENTITLEMENT.

AREAS INDICATED AS P OR D
 ARE LIMITED COMMON PROPERTY
 APPURTENANT TO THE
 STRATA LOT INDICATED.
 i.e. P-1, OR D-1

PARKING STALLS ARE COMMON PROPERTY

ALL ANGLES ARE 90° OR 30°
 OR RIGHT ANGLES TO THE ABOVE.
 UNLESS OTHERWISE SHOWN.

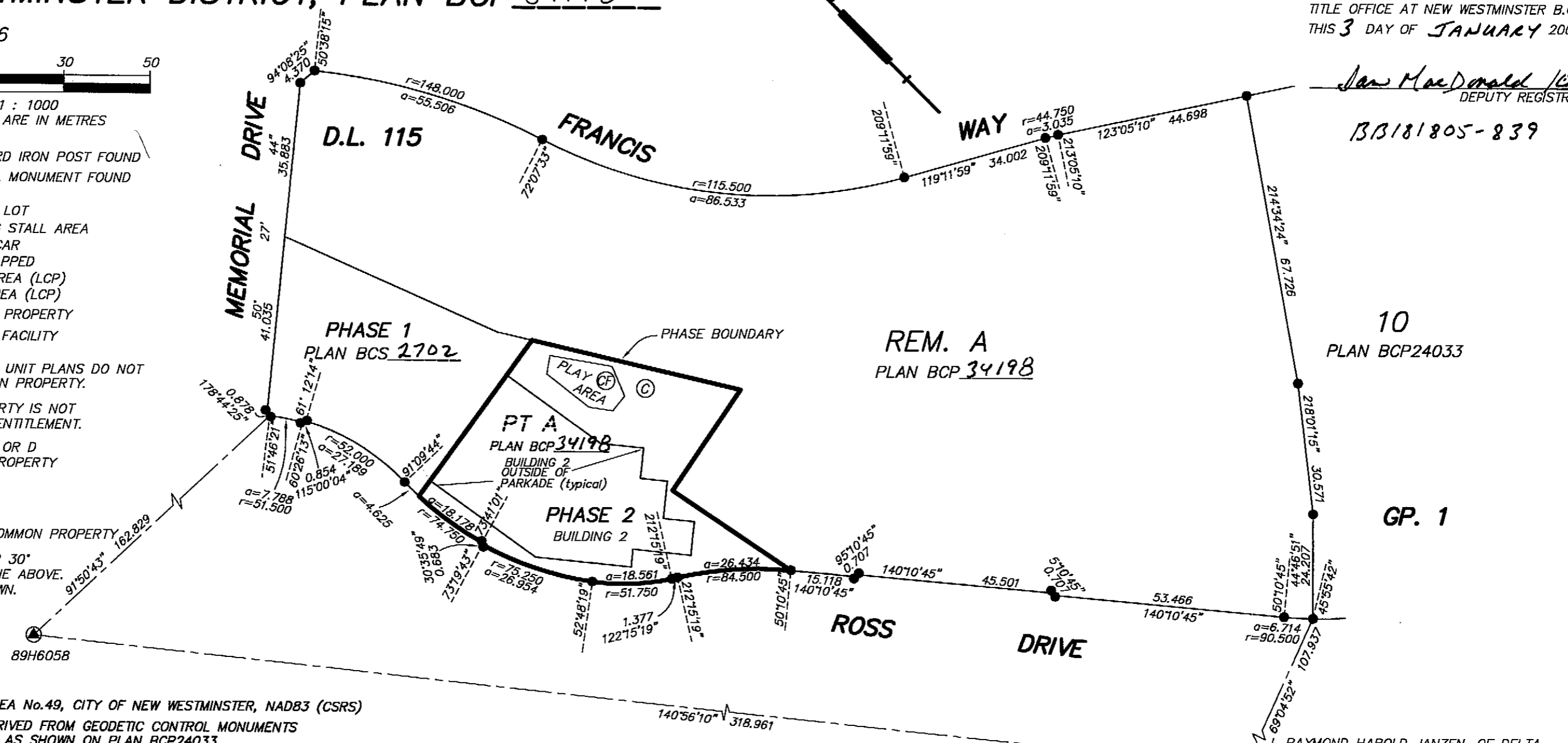
ADDRESS :
 275 Ross Drive,
 NEW WESTMINSTER, B.C. 89H6058

INTEGRATED SURVEY AREA No.49, CITY OF NEW WESTMINSTER, NAD83 (CSRS)

GRID BEARINGS ARE DERIVED FROM GEODETIC CONTROL MONUMENTS
 89H6058 AND 89H6059 AS SHOWN ON PLAN BCP24033

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
 EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES,
 MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9995945

MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



Jan MacDonald /CP
 DEPUTY REGISTRAR

13181805-839

I, RAYMOND HAROLD JANZEN, OF DELTA,
 BRITISH COLUMBIA LAND SURVEYOR, HEREBY
 CERTIFY THAT THE BUILDINGS SHOWN ON
 THIS STRATA PLAN HAVE NOT, AS OF THE
 10th DAY OF AUGUST, 2007,
 BEEN PREVIOUSLY OCCUPIED.

I, RAYMOND HAROLD JANZEN, OF DELTA,
 BRITISH COLUMBIA LAND SURVEYOR, HEREBY
 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.
 10th DAY OF AUGUST, 2007.

R. Janzen B. C. L. S.
 THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
 (CITY OF NEW WESTMINSTER)

R. Janzen B. C. L. S.
 FILE 8806A title phase 2

ORIGINAL

STRATA PLAN BCS 2702
PHASE 2

ONNI DEVELOPMENT (VICTORIA HILL) CORP.
INC. NO. 678178

Rossano DeCotis
Rossano DeCotis

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Greg Fabbro
Greg Fabbro

WITNESS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

550 - 858 Burrard Street
Vancouver, BC ADDRESS V6B 1C1

Lawyer
OCCUPATION

HSBC BANK CANADA

Sudhir Dhingra
SUDHIR DHINGRA

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Matthew Gilis
MATTHEW GILIS

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Debra Roussel
DEBRA ROUSSEL

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

885 WEST GEORGIA STREET
VANCOUVER, B.C. V6C 3G1

ADDRESS

CFSO

OCCUPATION

I, RAYMOND HAROLD JANZEN, OF DELTA,
A BRITISH COLUMBIA LAND SURVEYOR
OF DELTA, 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 10th DAY OF AUGUST, 2007.

THE PLAN WAS COMPLETED AND CHECKED, AND THE
CHECKLIST FILED UNDER ECP # 68779
ON THE 10th DAY OF AUGUST, 2007.

R.H. Janzen
B. C. L. S.

I HEREBY CERTIFY THAT THE COMMON FACILITIES, BEING :
PLAY AREA
WHICH, ACCORDING TO FORM E TO THE ACT, WERE TO
HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS
PHASE, HAVE BEEN SATISFACTORILY PROVIDED FOR.
DATED THIS 18 DAY OF September 2007.

[Signature]
APPROVING OFFICER FOR THE
CITY OF NEW WESTMINSTER

THE CITY OF NEW WESTMINSTER, AS HOLDER OF COVENANT
CHARGES BT415376, BV74355, BV74359, BV74361, BV521561, BV521565, BV521571A AND BA511441
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

Wayne Wright
MAYOR WAYNE WRIGHT
(PRINT NAME CLEARLY NEAR SIGNATURE)

Rick Page
CLERK
(PRINT NAME CLEARLY NEAR SIGNATURE)

RICK PAGE
CITY CLERK

APPROVED AS PHASE 2 OF AN 8 PHASE
STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATED THIS 18 September 2007

[Signature]
APPROVING OFFICER FOR THE
CITY OF NEW WESTMINSTER

Re-approved this 3 day of January, 2008

[Signature]
Approving Officer for the
City of New Westminster

[Signature]
B. C. L. S.
10th AUGUST, 2007

FILE 8806A

ORIGINAL

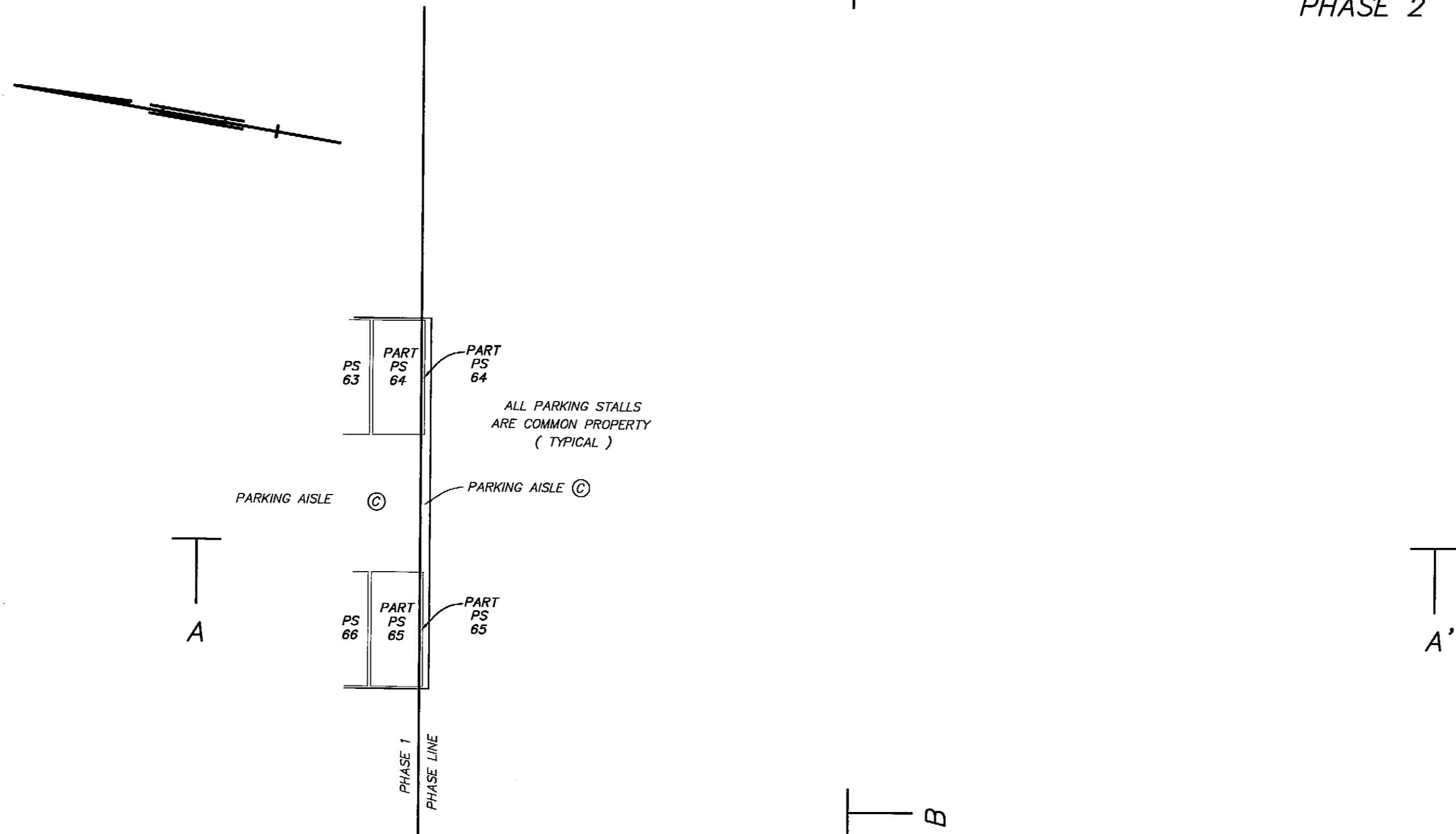
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

BUILDING 2

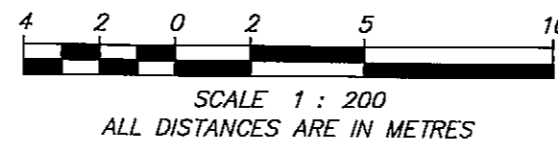
SHEET 4 OF 11 SHEETS

P2 PARKING LEVEL

STRATA PLAN BCS 2702
PHASE 2



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



[Signature] B.C.L.S.
 10th August 2007
 FILE 8806A ph 2 bldgs

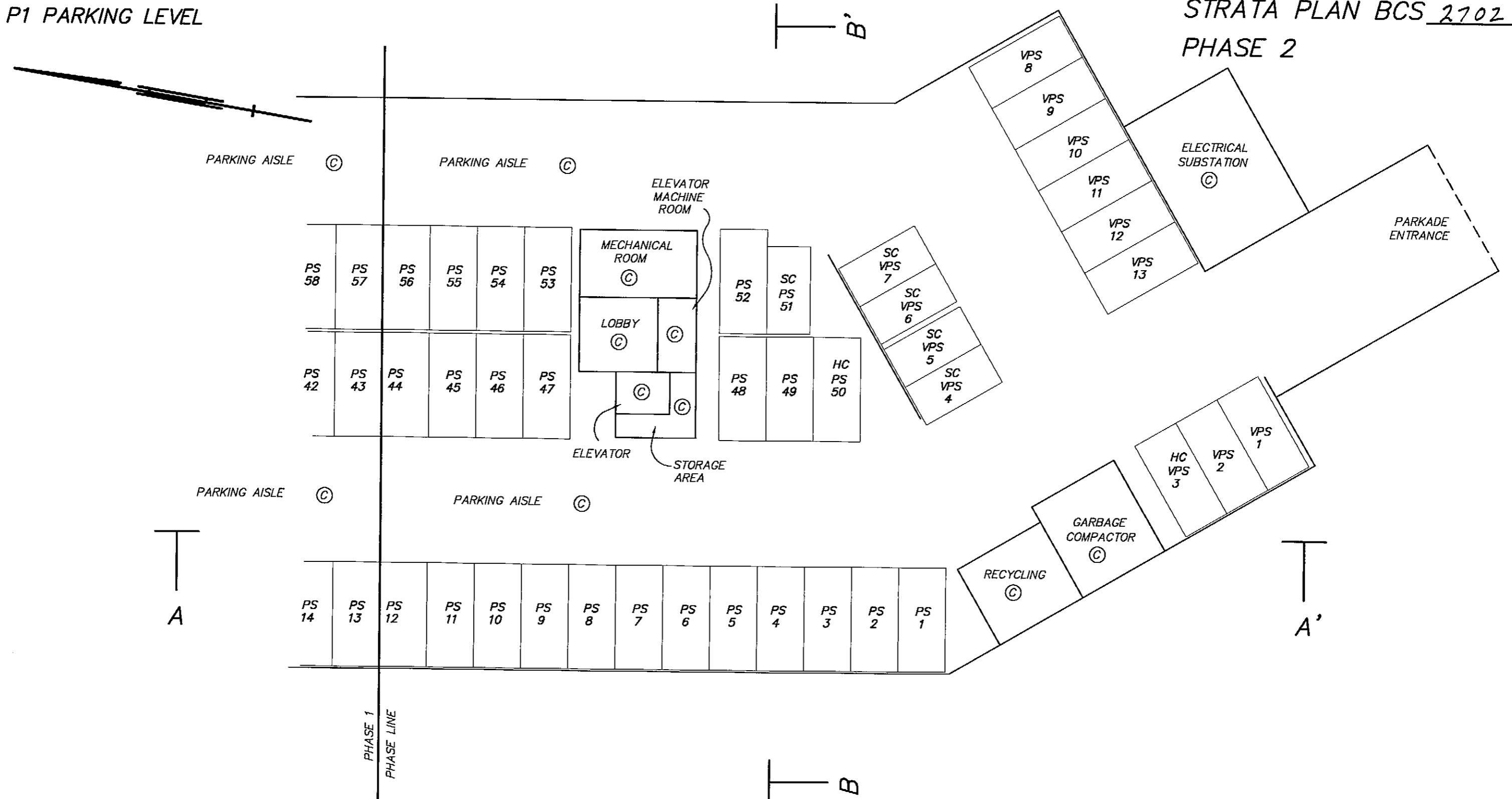
ORIGINAL

BUILDING 2

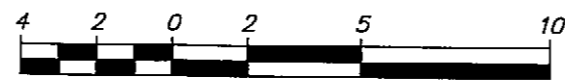
SHEET 5 OF 11 SHEETS

P1 PARKING LEVEL

**STRATA PLAN BCS 2702
PHASE 2**



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



SCALE 1 : 200
 ALL DISTANCES ARE IN METRES

RJP B.C.L.S.
 10th August 2007

FILE 8806A ph 2 bldgs

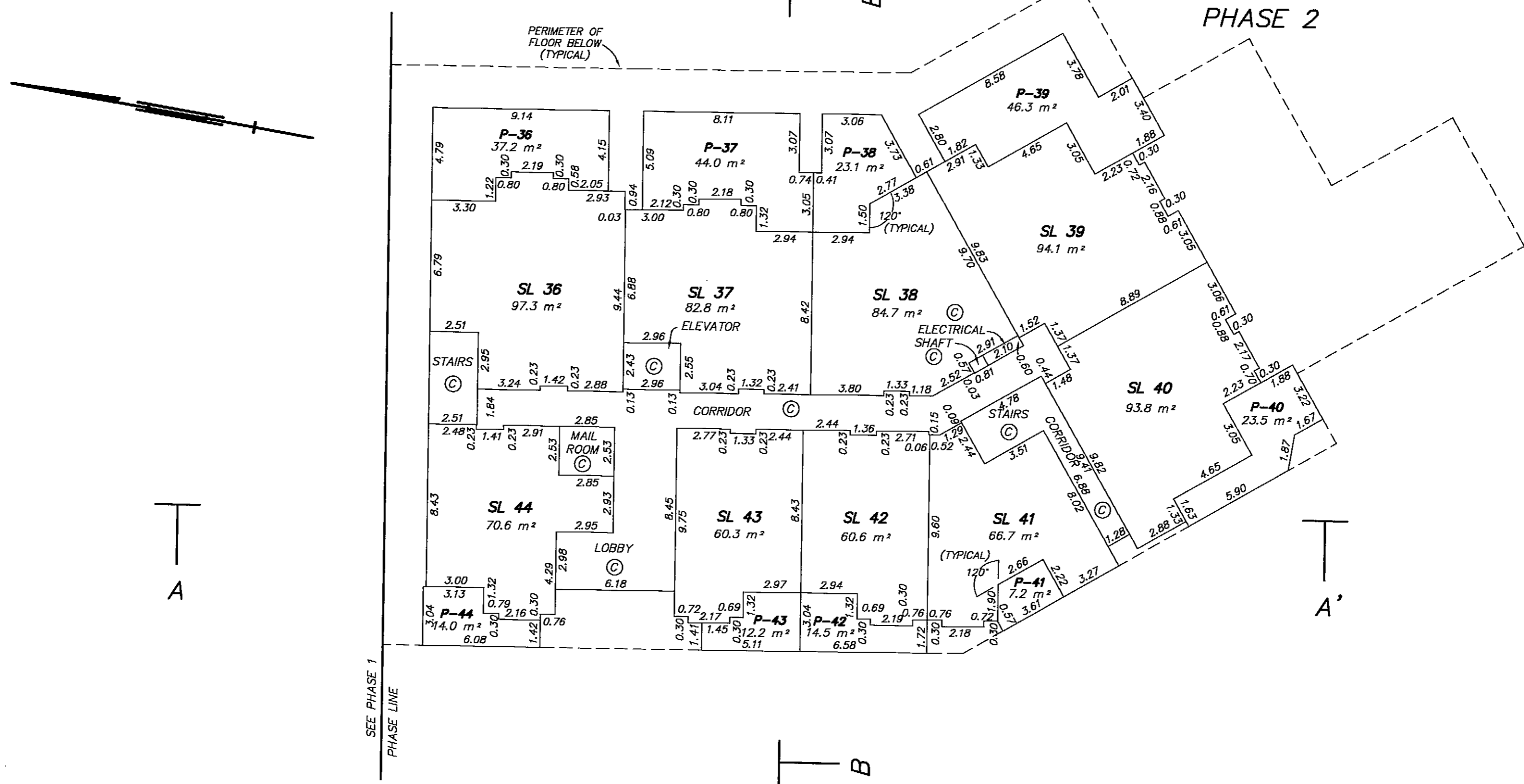
ORIGINAL

BUILDING 2

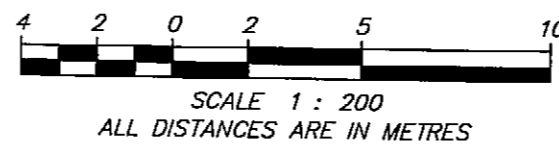
GROUND FLOOR

SHEET 6 OF 11 SHEETS

STRATA PLAN BCS 2702 PHASE 2



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



RJF B.C.L.S.
 0th August 2007
 FILE 8806A ph 2 bldgs

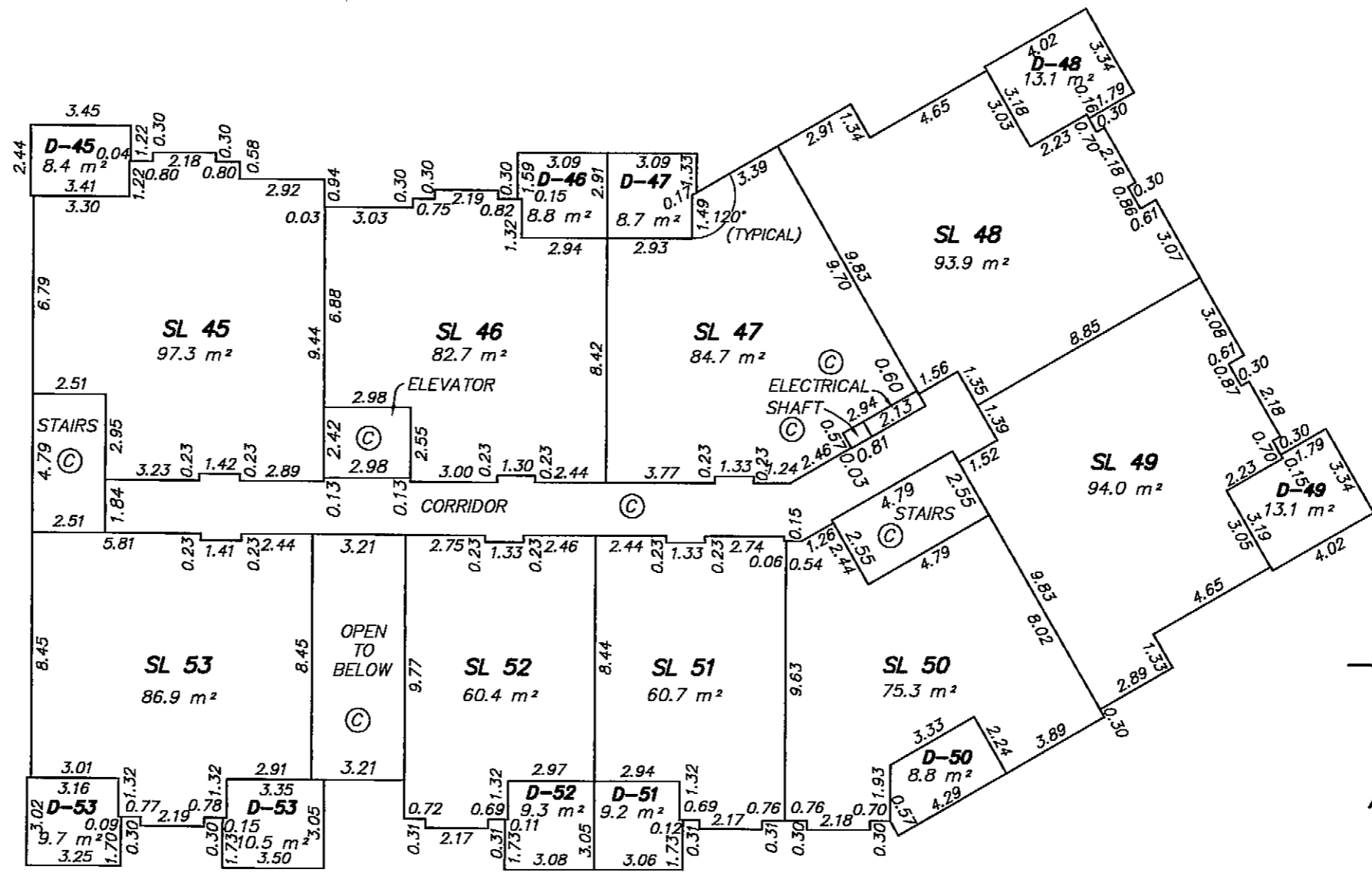
ORIGINAL

BUILDING 2

SECOND FLOOR

SHEET 7 OF 11 SHEETS

**STRATA PLAN BCS 2702
PHASE 2**



A

A'

B

B

SEE PHASE 1
PHASE LINE

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



SCALE 1 : 200
ALL DISTANCES ARE IN METRES

RJP B.C.L.S.
10th August 2007

FILE 8806A ph 2 bldgs

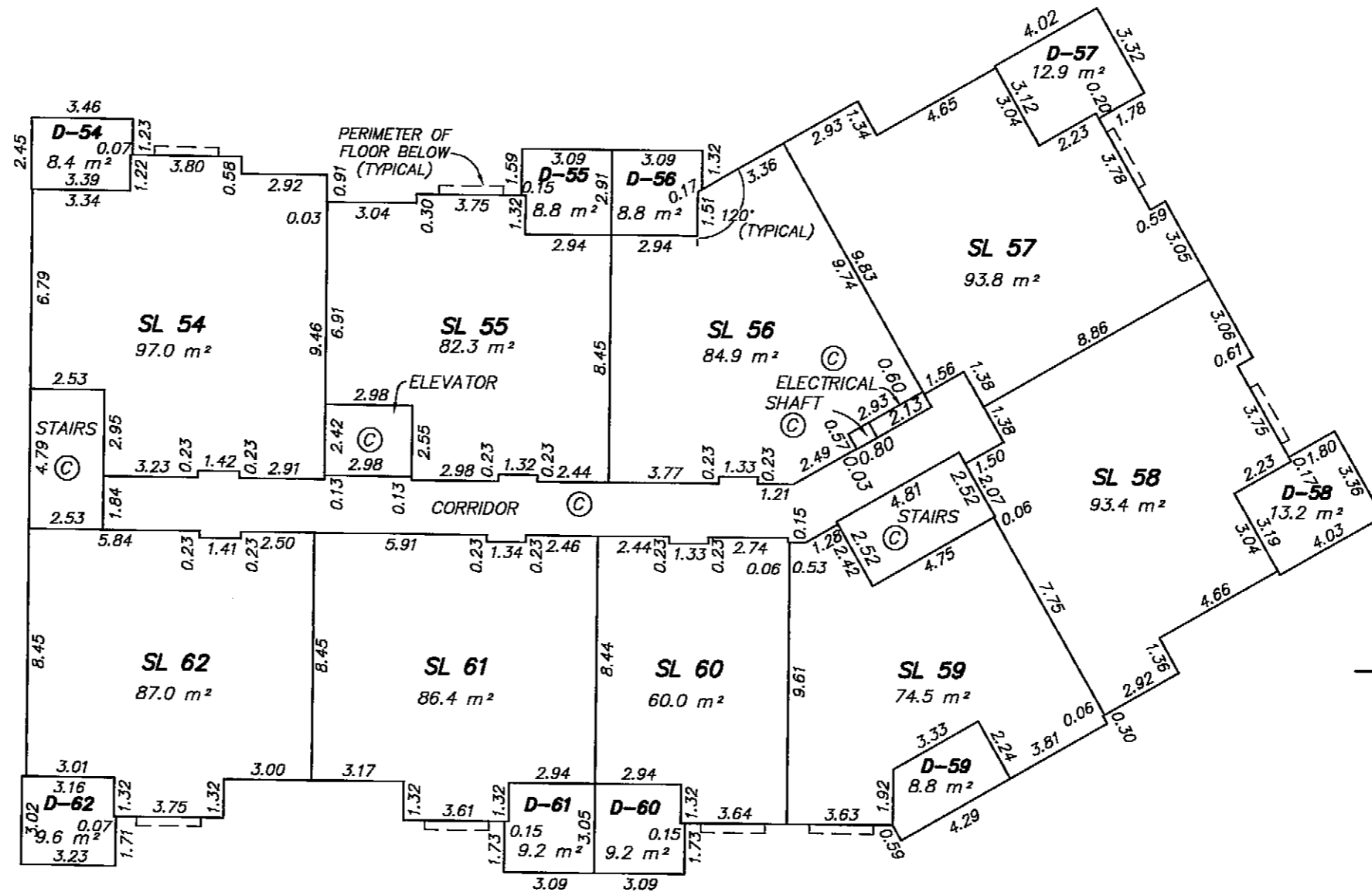
ORIGINAL

BUILDING 2

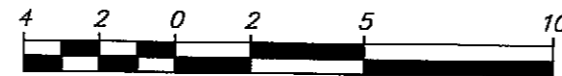
THIRD FLOOR

SHEET 8 OF 11 SHEETS

STRATA PLAN BCS 2702
PHASE 2



SEE PHASE 1
PHASE LINE



SCALE 1 : 200
ALL DISTANCES ARE IN METRES

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

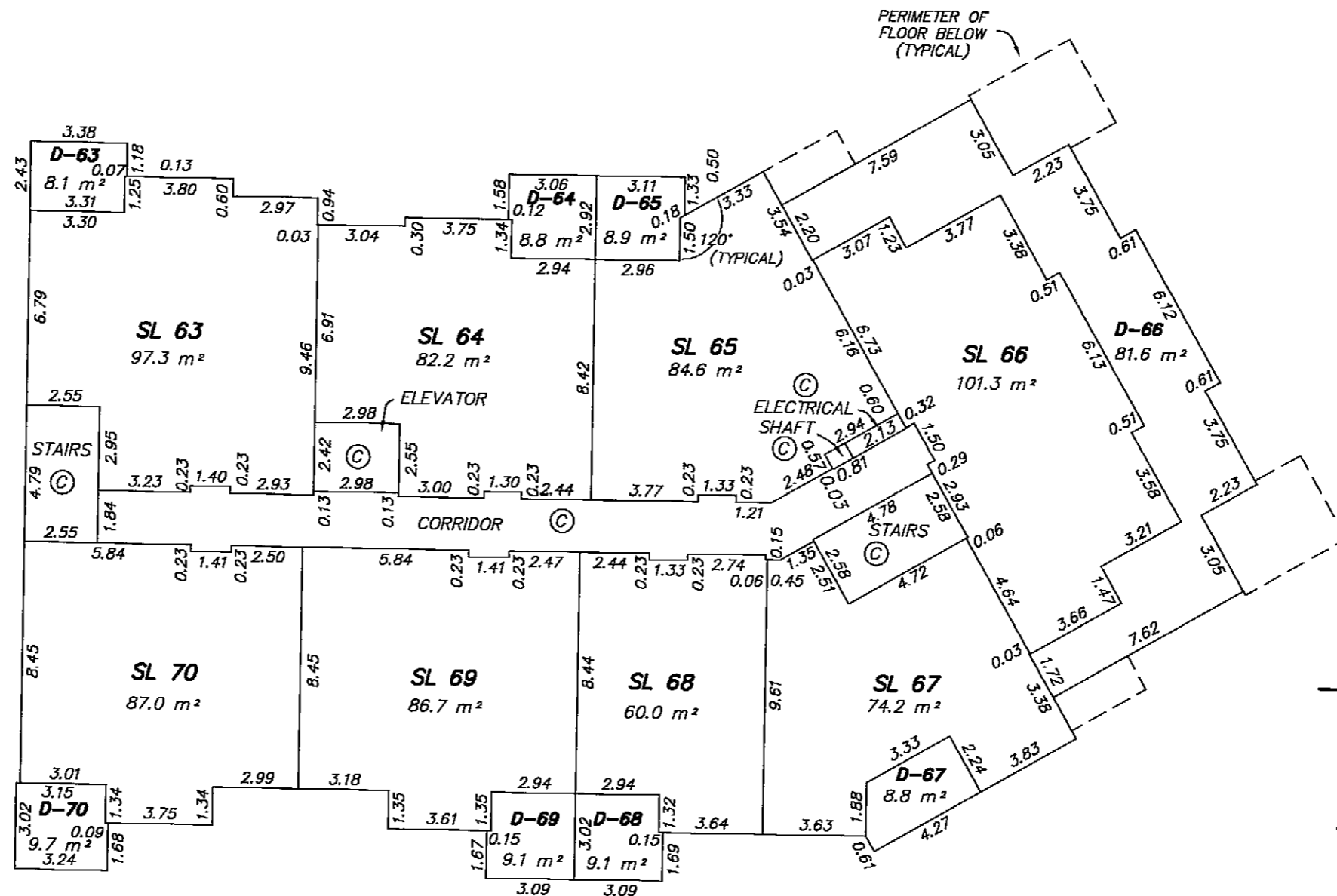
[Signature] B.C.L.S.
10th August 2007
FILE 8806A ph 2 bldgs

ORIGINAL

BUILDING 2
FOURTH FLOOR

SHEET 9 OF 11 SHEETS

STRATA PLAN BCS 2702
PHASE 2

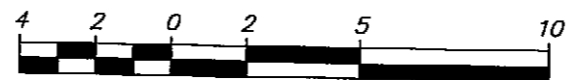


A

A'

B

SEE PHASE 1
PHASE LINE



SCALE 1 : 200
ALL DISTANCES ARE IN METRES

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

RJP B.C.L.S.
10th August 2007
FILE 8806A ph 2 bldgs

ORIGINAL

BUILDING 2 SECTIONS

HORIZONTAL SCALE 1:200
VERTICAL NOT TO SCALE

SHEET 10 OF 11 SHEETS

STRATA PLAN BCS 2702 PHASE 2

FOURTH FLOOR

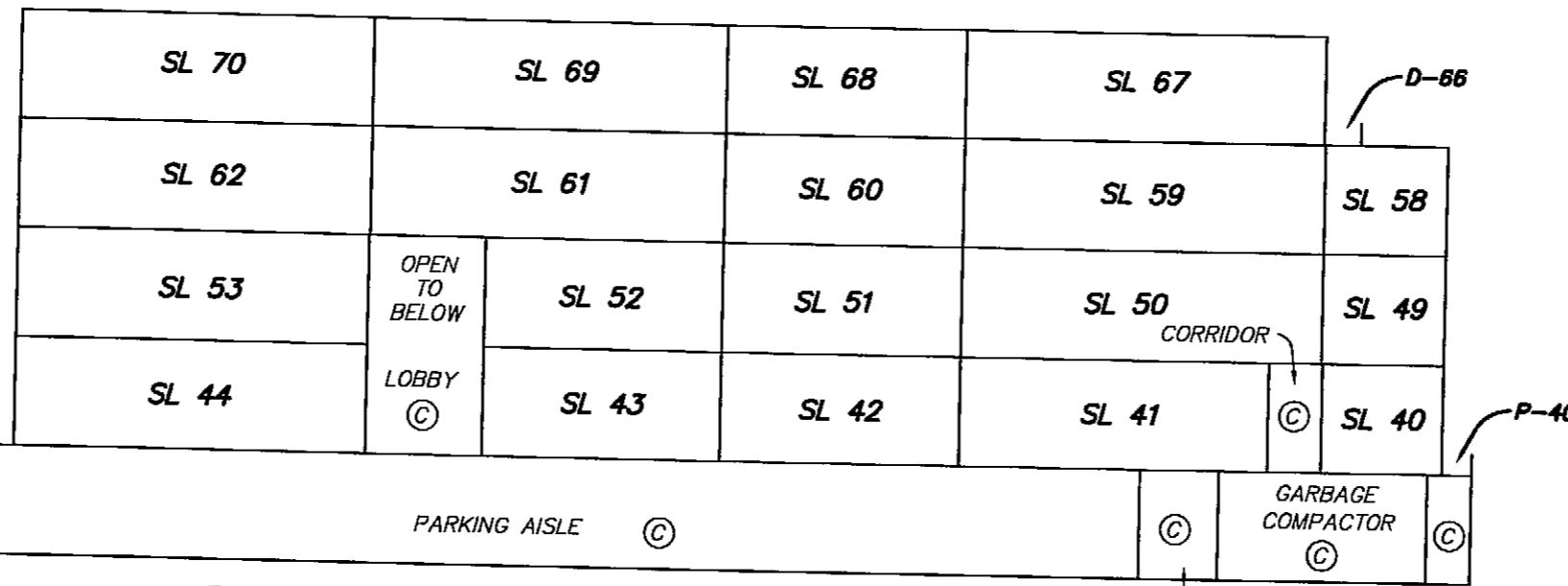
THIRD FLOOR

SECOND FLOOR

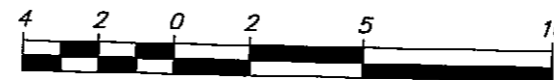
GROUND FLOOR

P1 PARKING LEVEL

P2 PARKING LEVEL



SECTION A - A'



SCALE 1 : 200
ALL DISTANCES ARE IN METRES

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

RJP B.C.L.S.
10th August 2007

FILE 8806A final sections

ORIGINAL

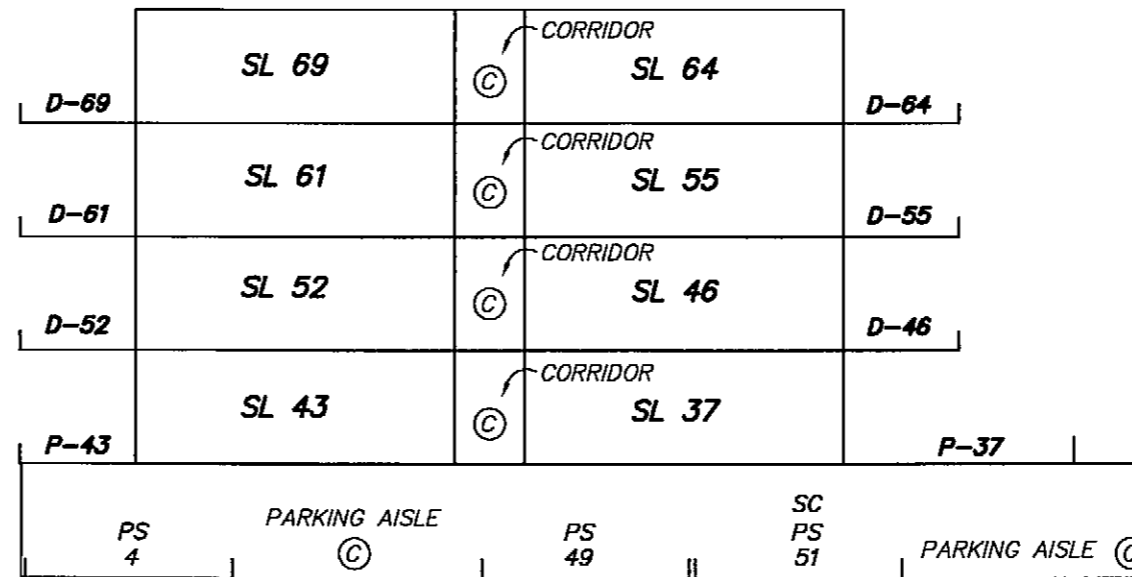
BUILDING 2 SECTIONS

SHEET 11 OF 11 SHEETS

HORIZONTAL SCALE 1:200
VERTICAL NOT TO SCALE

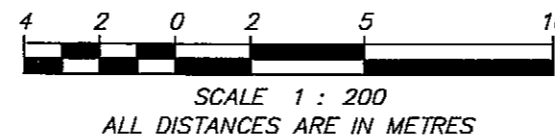
STRATA PLAN BCS 2702 PHASE 2

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
GROUND FLOOR
P1 PARKING LEVEL



SECTION B - B'

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



[Signature] B.C.L.S.
10th August 2007
FILE 8806A final sections

ORIGINAL

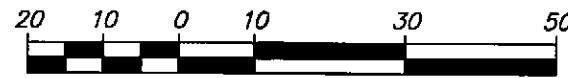
STRATA PLAN OF A PORTION OF PARCEL A FOR BUILDING LOCATION AND DIMENSION SEE SHEET 2
DISTRICT LOT 115, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN BCP34198
EXCEPT PHASES ONE AND TWO STRATA PLAN BCS2702

SHEET 1 OF 9 SHEETS

STRATA PLAN BCS 2702
PHASE 3

DEPOSITED AND REGISTERED IN THE LAND
 TITLE OFFICE AT NEW WESTMINSTER B.C.
 THIS 18 DAY OF JUNE 2008

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



SCALE 1 : 1000
 ALL DISTANCES ARE IN METRES

- INDICATES STANDARD IRON POST FOUND
- ⊙ INDICATES CONTROL MONUMENT FOUND

- SL DENOTES STRATA LOT
- PS DENOTES PARKING STALL AREA
- SC DENOTES SMALL CAR
- HC DENOTES HANDICAPPED
- P DENOTES PATIO AREA (LCP)
- D DENOTES DECK AREA (LCP)
- ⊙ DENOTES COMMON PROPERTY

TOTAL AREA SHOWN ON UNIT PLANS DO NOT
 INCLUDE LIMITED COMMON PROPERTY.

LIMITED COMMON PROPERTY IS NOT
 INCLUDED IN THE UNIT ENTITLEMENT.

AREAS INDICATED AS P OR D
 ARE LIMITED COMMON PROPERTY
 APPURTENANT TO THE
 STRATA LOT INDICATED.
 i.e. P-1, OR D-1

PARKING STALLS ARE COMMON PROPERTY

ALL ANGLES ARE 90° OR 30°
 OR RIGHT ANGLES TO THE ABOVE.
 UNLESS OTHERWISE SHOWN.

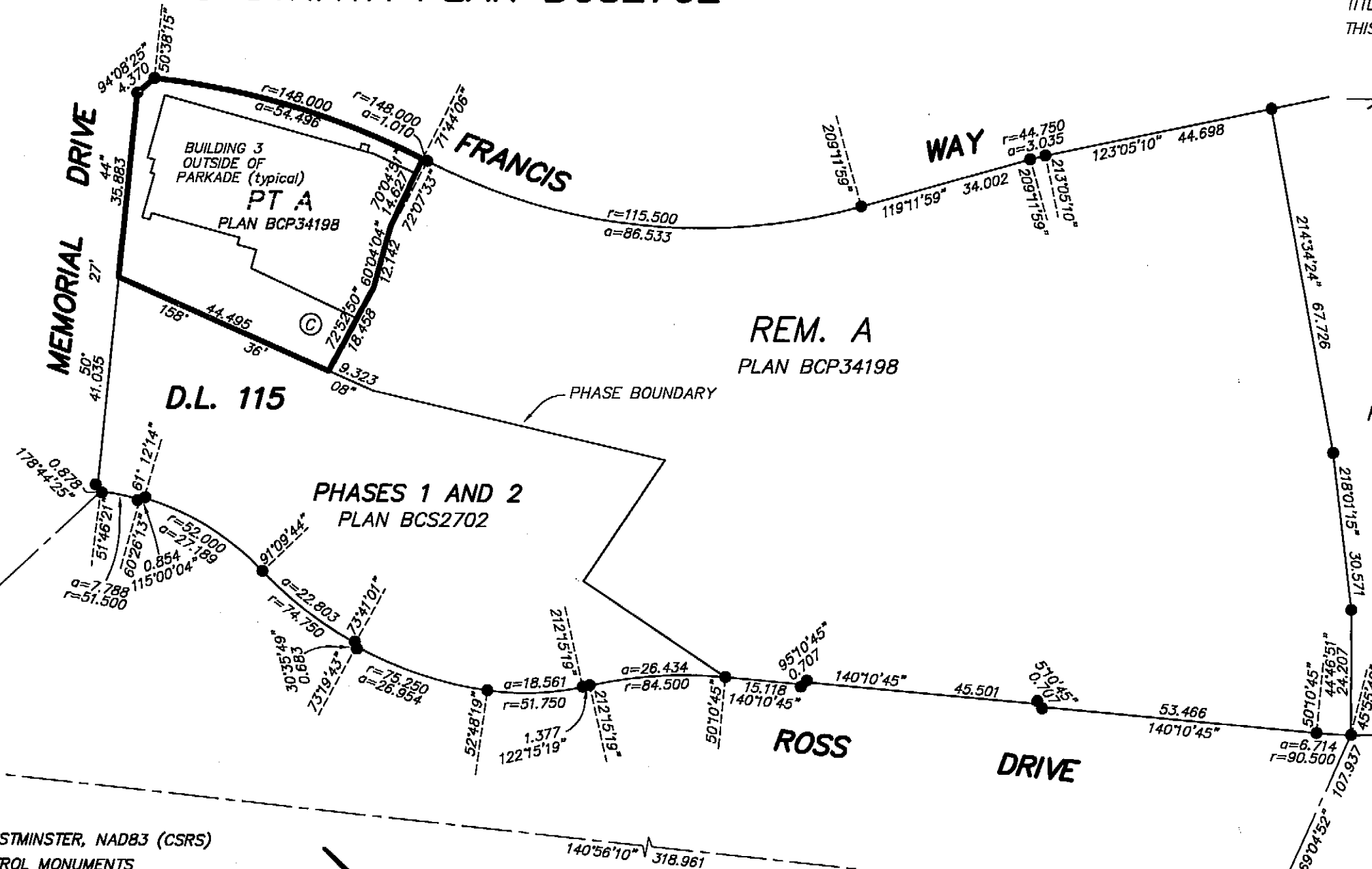
ADDRESS :
 290 FRANCIS WAY
 NEW WESTMINSTER, B.C. 89H6058

INTEGRATED SURVEY AREA No.49, CITY OF NEW WESTMINSTER, NAD83 (CSRS)

GRID BEARINGS ARE DERIVED FROM GEODETIC CONTROL MONUMENTS
 89H6058 AND 89H6059 AS SHOWN ON PLAN BCP24033

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
 EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES,
 MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9995945

MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



IAN MACDONALD /CP
 DEPUTY REGISTRAR

BB247584-620

REM. A
 PLAN BCP34198

10
 PLAN BCP24033

GP. 1

I, RAYMOND HAROLD JANZEN, OF DELTA,
 BRITISH COLUMBIA LAND SURVEYOR, HEREBY
 CERTIFY THAT THE BUILDINGS SHOWN ON
 THIS STRATA PLAN HAVE NOT, AS OF THE
 10th DAY OF APRIL, 2008,
 BEEN PREVIOUSLY OCCUPIED.

I, RAYMOND HAROLD JANZEN, OF DELTA,
 BRITISH COLUMBIA LAND SURVEYOR, HEREBY
 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.
 10th DAY OF APRIL, 2008.

[Signature] B. C. L. S.

[Signature] B. C. L. S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
 (CITY OF NEW WESTMINSTER)

FILE 8806A title phase 3

ORIGINAL

STRATA PLAN BCS2702
PHASE 3

ONNI DEVELOPMENT (VICTORIA HILL) CORP.
INC. NO. 678178

ROSSANO DE COTIIS
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

TIM ORR
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

ONNI GROUP OF COMPANIES
550-868 ~~9~~ 9 ~~at~~ h Street
Vancouver, BC V6B 1C1 ADDRESS

Development Manager
OCCUPATION

HSBC BANK CANADA

[Signature]
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)
G.A. STOLL, AMP

[Signature]
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)
MATTHEW GILLIS
ACCOUNT MANAGER

Debra Powell
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)
DEBRA ROUSSEL

885 W. GEORGETA ST. VANCOUVER, BC V6C 3G1
ADDRESS

COMMERCIAL FINANCIAL SERVICES OFFICER
OCCUPATION

I, RAYMOND HAROLD JANZEN, OF DELTA,
A BRITISH COLUMBIA LAND SURVEYOR
OF DELTA, 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 10th DAY OF APRIL, 2008.

THE PLAN WAS COMPLETED AND CHECKED, AND THE
CHECKLIST FILED UNDER ECP # 79511
ON THE 13th DAY OF APRIL, 2008.

[Signature] B. C. L. S.

THE CITY OF NEW WESTMINSTER, AS HOLDER OF COVENANT
CHARGES BT415376, BV74355, BV74359, BV74361, BV521561, BV521565, BV521571A, BA511441 AND BA155356
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

[Signature]
ACTING MAYOR BILL HARTER
(PRINT NAME CLEARLY NEAR SIGNATURE)

[Signature]
ACTING CLERK PAUL DAMINATO
(PRINT NAME CLEARLY NEAR SIGNATURE)

APPROVED AS PHASE 3 OF AN 8 PHASE
STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATED THIS 6 June 2008

[Signature]
APPROVING OFFICER FOR THE
CITY OF NEW WESTMINSTER

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

[Signature] B. C. L. S.
10th APRIL, 2008
FILE 8806 title phase 3

ORIGINAL

BUILDING 3

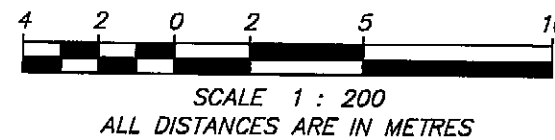
SHEET 4 OF 9 SHEETS

PARKING FLOOR

**STRATA PLAN BCS 2702
PHASE 3**



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



[Signature] B.C.L.S.
 10th April 2008

FILE 8806A ph3 and 4 bldg

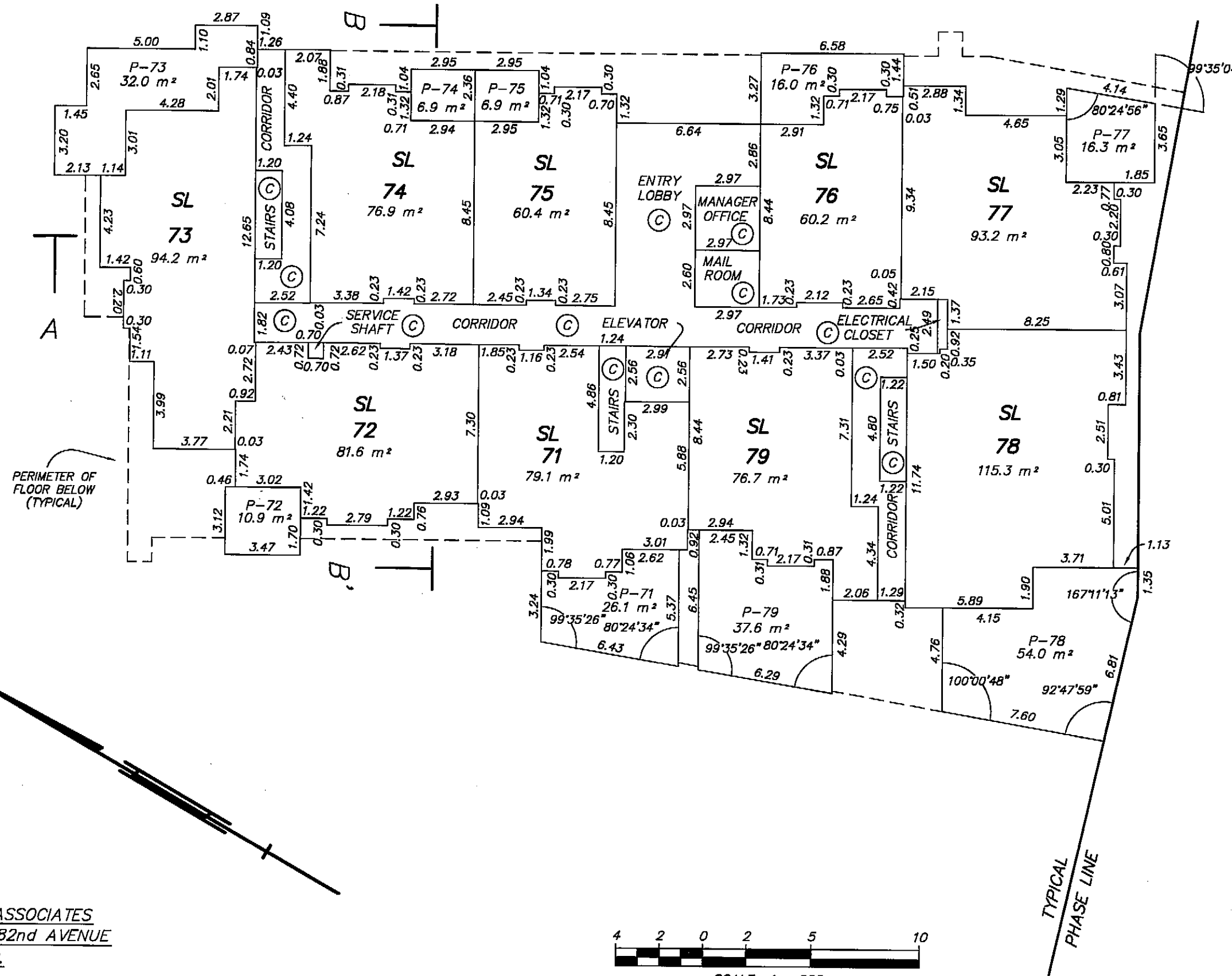
ORIGINAL

BUILDING 3

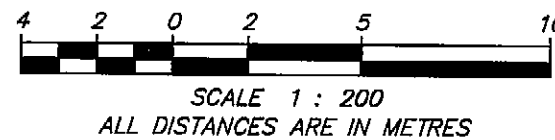
FIRST FLOOR

SHEET 5 OF 9 SHEETS

**STRATA PLAN BCS 2702
PHASE 3**



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



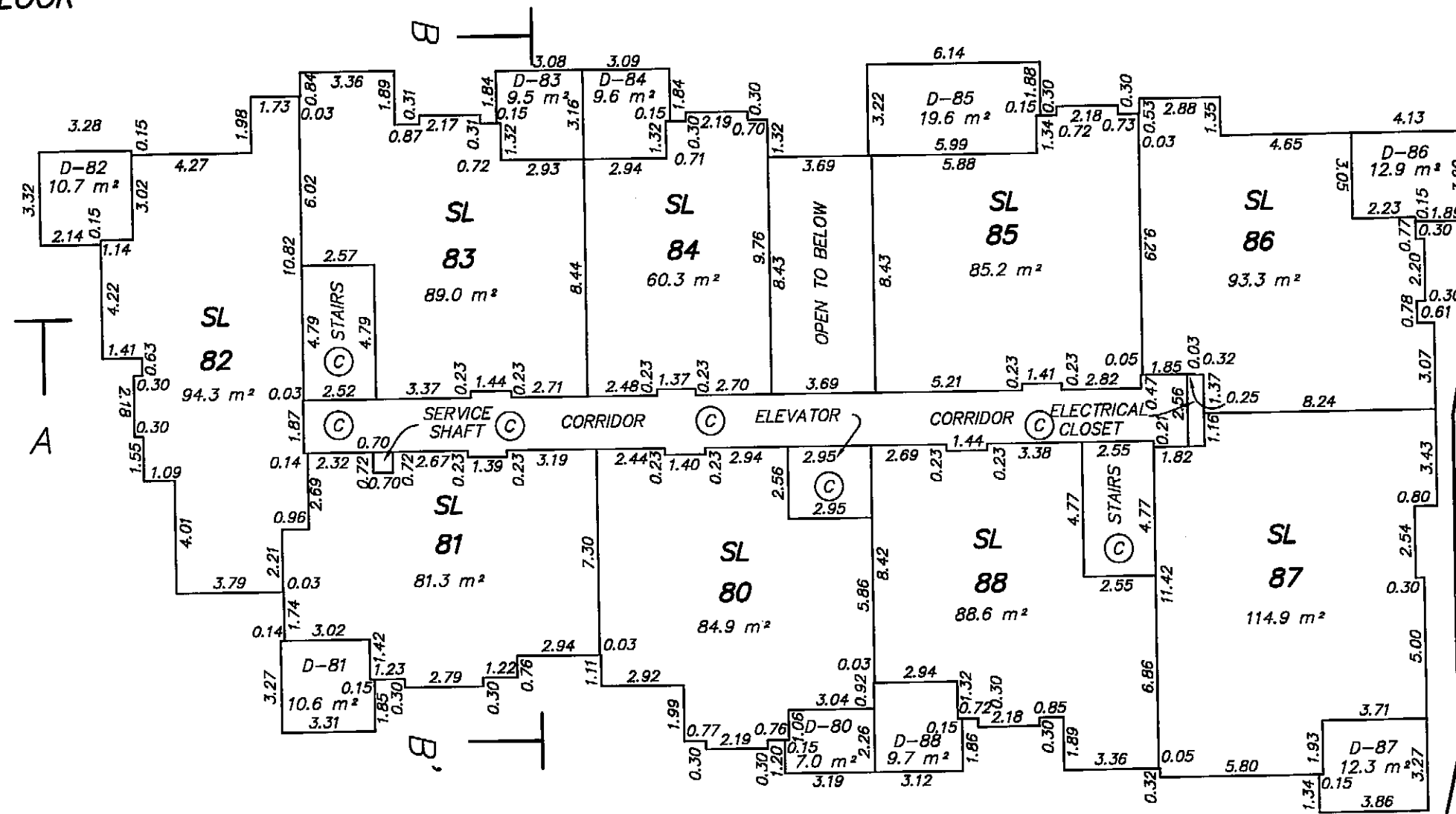
RJA B.C.L.S.
 10th April 2008

FILE 8806A ph3 and 4 bldg

ORIGINAL

BUILDING 3
SECOND FLOOR

STRATA PLAN BCS 2702
PHASE 3



A

A'

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



SCALE 1 : 200
ALL DISTANCES ARE IN METRES

RJP B.C.L.S.
10th April 2008

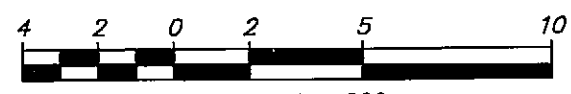
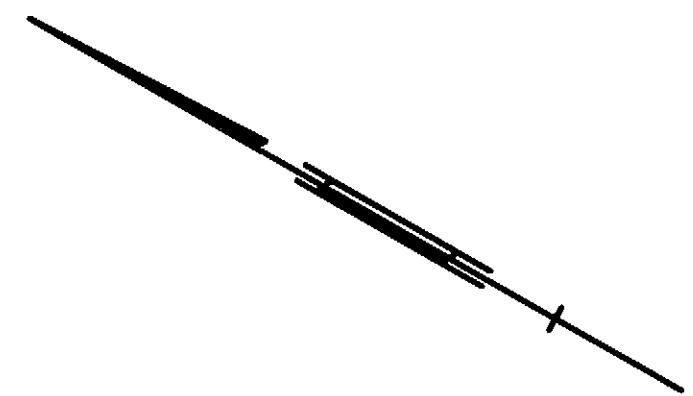
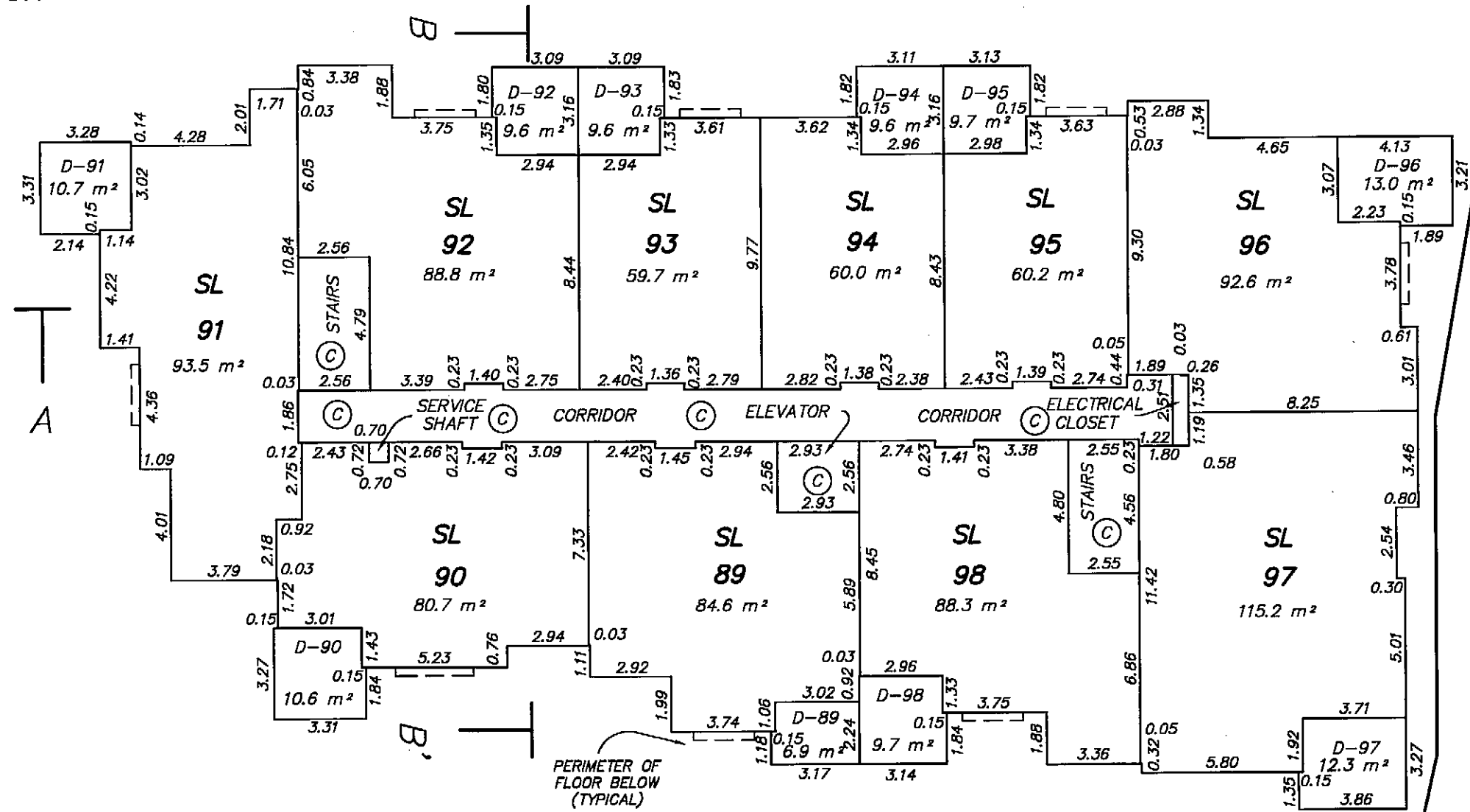
FILE 8806A ph3 and 4 bldg

ORIGINAL

BUILDING 3

THIRD FLOOR

**STRATA PLAN BCS 2702
PHASE 3**



SCALE 1 : 200
ALL DISTANCES ARE IN METRES

TYPICAL
PHASE LINE

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

[Signature] B.C.L.S.
10th April 2008

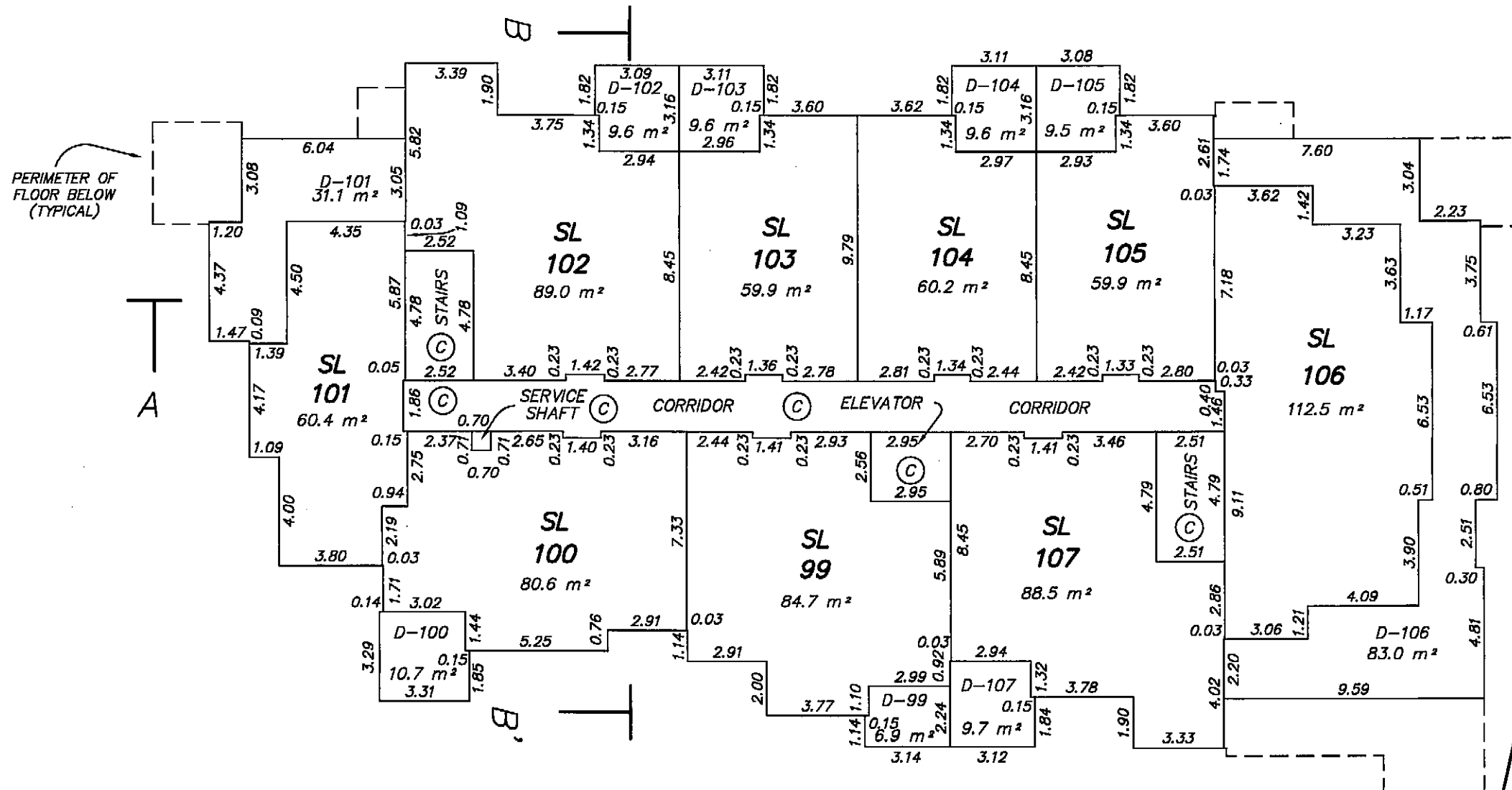
FILE 8806A ph3 and 4 bldg

ORIGINAL

BUILDING 3

FOURTH FLOOR

STRATA PLAN BCS 2702 PHASE 3



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



SCALE 1 : 200
 ALL DISTANCES ARE IN METRES

RJP B.C.L.S.
 10th April 2008

FILE 8806A ph3 and 4 bldg

ORIGINAL

BUILDING SECTIONS

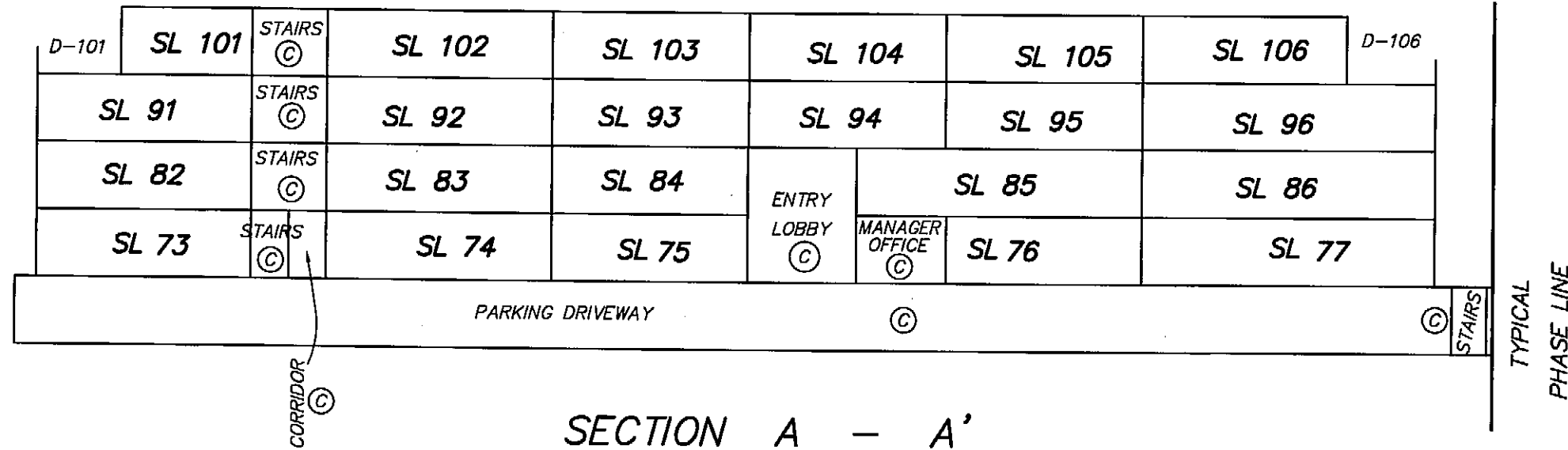
SHEET 9 OF 9 SHEETS

STRATA PLAN BCS 2702 PHASE 3

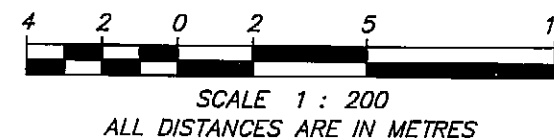
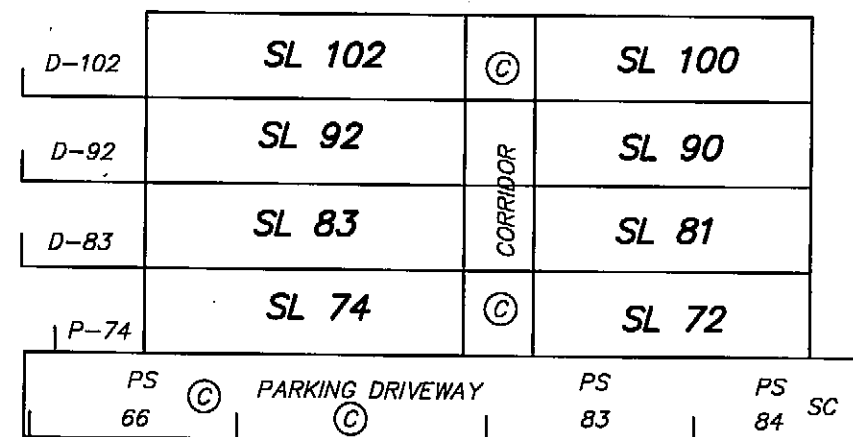
HORIZONTAL SCALE 1: 200
VERTICAL NOT TO SCALE

BUILDING 3

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
PARKING FLOOR



BUILDING 3
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
PARKING FLOOR



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

RJF B.C.L.S.
10th April 2008

FILE 8806A ph3 and 4 bldg

ORIGINAL

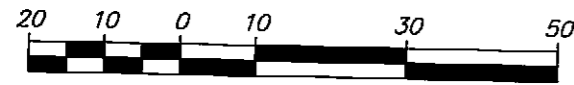
STRATA PLAN OF A PORTION OF PARCEL A FOR BUILDING LOCATION AND DIMENSION SEE SHEET 2
DISTRICT LOT 115, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN BCP34198
EXCEPT PHASES ONE, TWO AND THREE STRATA PLAN BCS2702

SHEET 1 OF 9 SHEETS

STRATA PLAN BCS 2702
PHASE 4

DEPOSITED AND REGISTERED IN THE LAND
 TITLE OFFICE AT NEW WESTMINSTER B.C.
 THIS 7th DAY OF AUGUST 2008

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



SCALE 1 : 1000
 ALL DISTANCES ARE IN METRES

- INDICATES STANDARD IRON POST FOUND
- ⊙ INDICATES CONTROL MONUMENT FOUND

- SL DENOTES STRATA LOT
- PS DENOTES PARKING STALL AREA
- SC DENOTES SMALL CAR
- HC DENOTES HANDICAPPED
- P DENOTES PATIO AREA (LCP)
- D DENOTES DECK AREA (LCP)
- ⊙ DENOTES COMMON PROPERTY
- VPS DENOTES VISITOR PARKING STALL

TOTAL AREA SHOWN ON UNIT PLANS DO NOT
 INCLUDE LIMITED COMMON PROPERTY.

LIMITED COMMON PROPERTY IS NOT
 INCLUDED IN THE UNIT ENTITLEMENT.

AREAS INDICATED AS P OR D
 ARE LIMITED COMMON PROPERTY
 APPURTENANT TO THE
 STRATA LOT INDICATED.
 i.e. P-1, OR D-1

PARKING STALLS ARE COMMON PROPERTY

ALL ANGLES ARE 90°
 OR RIGHT ANGLES TO THE ABOVE.
 UNLESS OTHERWISE SHOWN.

ADDRESS :
 270 FRANCIS WAY
 NEW WESTMINSTER, B.C. 89H6058

INTEGRATED SURVEY AREA No.49, CITY OF NEW WESTMINSTER, NAD83 (CSRS)
 GRID BEARINGS ARE DERIVED FROM GEODETIC CONTROL MONUMENTS
 89H6058 AND 89H6059 AS SHOWN ON PLAN BCP24033

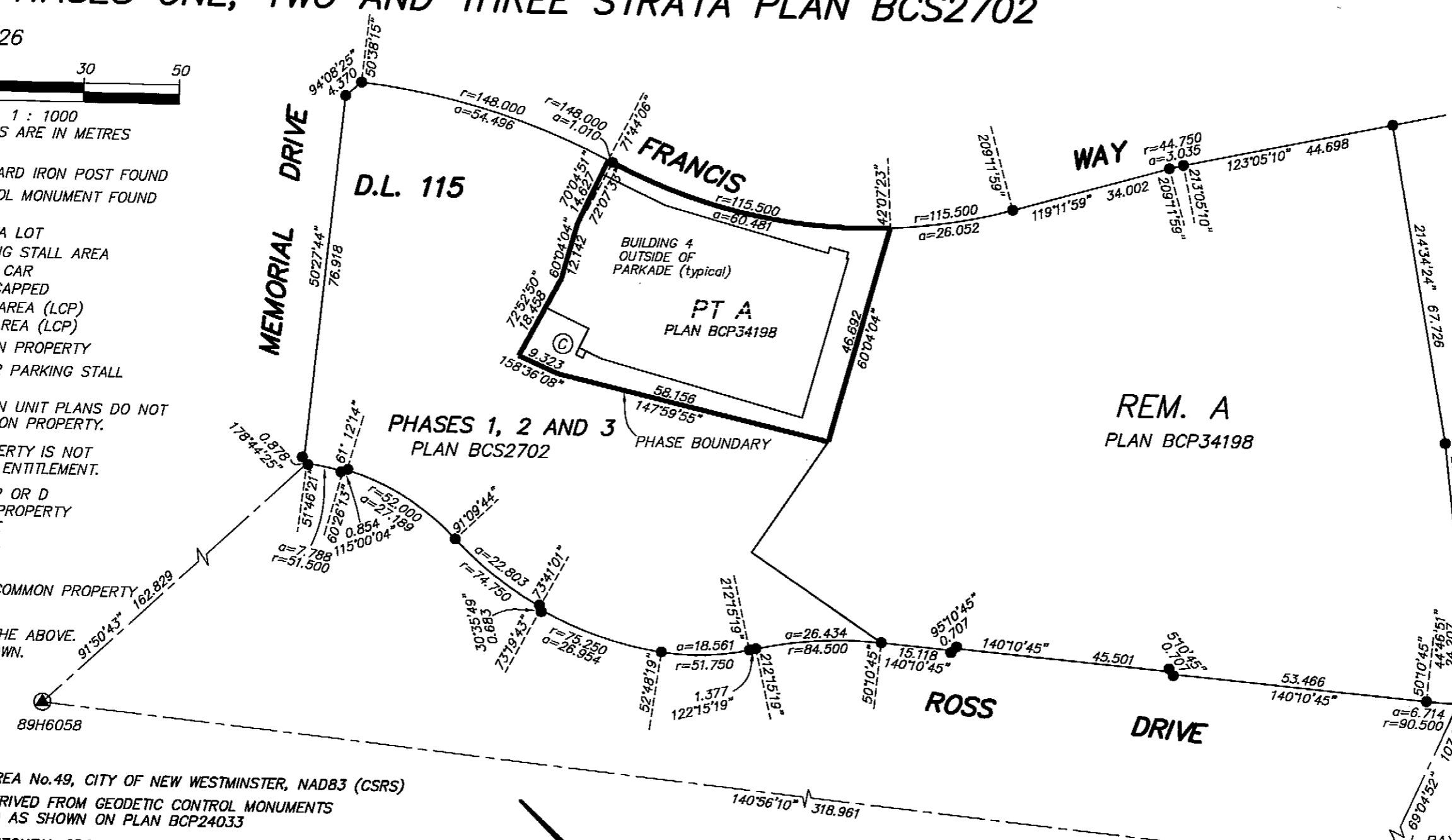
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
 EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES,
 MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9995945

MURRAY & ASSOCIATES
 201-12448 82nd AVENUE

SURREY, B.C.

V3W 3E9

(604) 597-9189



I. MacDonald
 DEPUTY REGISTRAR

BB991946-1984

10
 PLAN BCP24033

GP. 1

I, RAYMOND HAROLD JANZEN, OF DELTA,
 BRITISH COLUMBIA LAND SURVEYOR, HEREBY
 CERTIFY THAT THE BUILDINGS SHOWN ON
 THIS STRATA PLAN HAVE NOT, AS OF THE
 10th DAY OF APRIL, 2008,
 BEEN PREVIOUSLY OCCUPIED.

R. Janzen B. C. L. S.

I, RAYMOND HAROLD JANZEN, OF DELTA,
 BRITISH COLUMBIA LAND SURVEYOR, HEREBY
 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.
 10th DAY OF APRIL, 2008.

R. Janzen B. C. L. S.

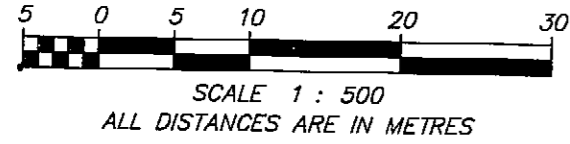
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
 (CITY OF NEW WESTMINSTER)

FILE 8806A title phase 4

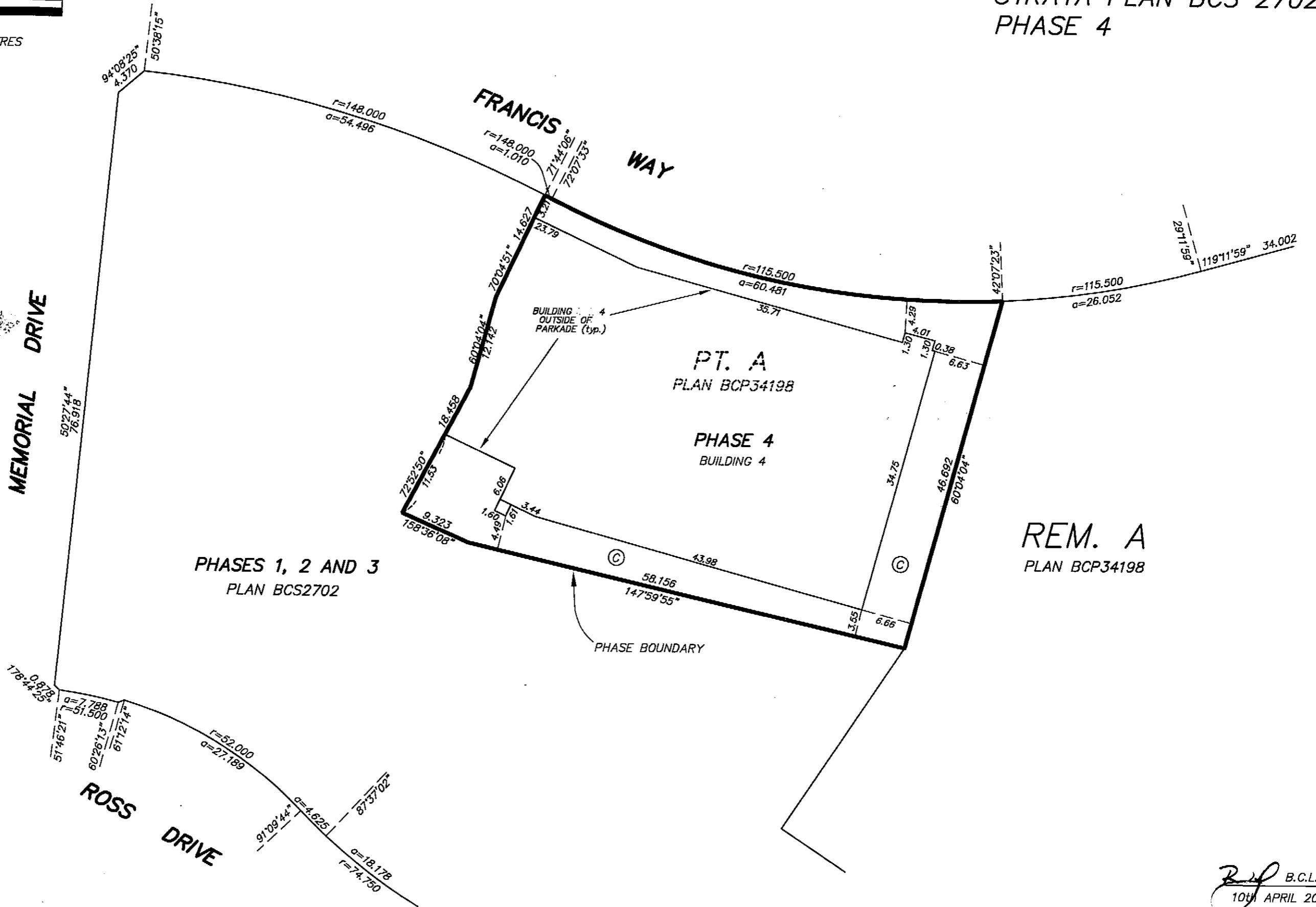
ORIGINAL

LOCATION PLAN

SHEET 2 OF 9 SHEETS



STRATA PLAN BCS 2702 PHASE 4



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

[Signature] B.C.L.S.
 10th APRIL 2008
 FILE 8806A location ph4

ORIGINAL

STRATA PLAN BCS2702
PHASE 4

ONNI DEVELOPMENT (VICTORIA HILL) CORP.
INC. NO. 678178

ROSSANO DE COTIIS

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

TIM ORR

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

ONNI GROUP OF COMPANIES

550-858 Beatty Street
Vancouver, BC V6B 1G1

ADDRESS

Development Manager
OCCUPATION

HSBC BANK CANADA

G.A. STOLL, AVP

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

MATTHEW GILUS
ACCOUNT MANAGER

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Debra Rouselle DEBRAROUSSE

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

285 WEST GEORGE ST. VANCOUVER, BC V6C3G1

ADDRESS

COMMERCIAL SERVICES OFFICER (FSD)
OCCUPATION

I, RAYMOND HAROLD JANZEN, OF DELTA,
A BRITISH COLUMBIA LAND SURVEYOR
OF DELTA, 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 10th DAY OF APRIL, 2008.

THE PLAN WAS COMPLETED AND CHECKED, AND THE
CHECKLIST FILED UNDER ECP # 79513
ON THE 13th DAY OF APRIL, 2008.

R.H. Janzen B. C. L. S.

THE CITY OF NEW WESTMINSTER, AS HOLDER OF COVENANT
CHARGES BT415376, BV74355, BV74359, BV74361, BV521561, BV521565, BV521571A, BA511441 AND BA155356
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

BILL HARPER
ACTING MAYOR
(PRINT NAME CLEARLY NEAR SIGNATURE)

PAUL DAMINATO
ACTING CITY CLERK
(PRINT NAME CLEARLY NEAR SIGNATURE)

APPROVED AS PHASE 4 OF AN 8 PHASE
STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATED THIS 10th day of APRIL 2008

[Signature]
APPROVING OFFICER FOR THE
CITY OF NEW WESTMINSTER

MURRAY & ASSOCIATES
201-1244B 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

[Signature] B. C. L. S.
10th APRIL, 2008

FILE 8806 title phase 4

ORIGINAL

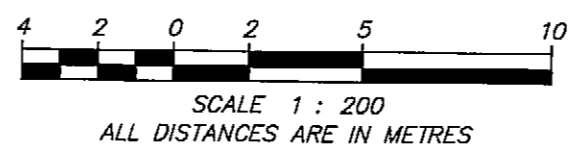
BUILDING 4
PARKING FLOOR

SHEET 4 OF 9 SHEETS

STRATA PLAN BCS 2702
PHASE 4



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



[Signature] B.C.L.S.
 10th April 2008
 FILE 8806A ph3 and 4 bldg

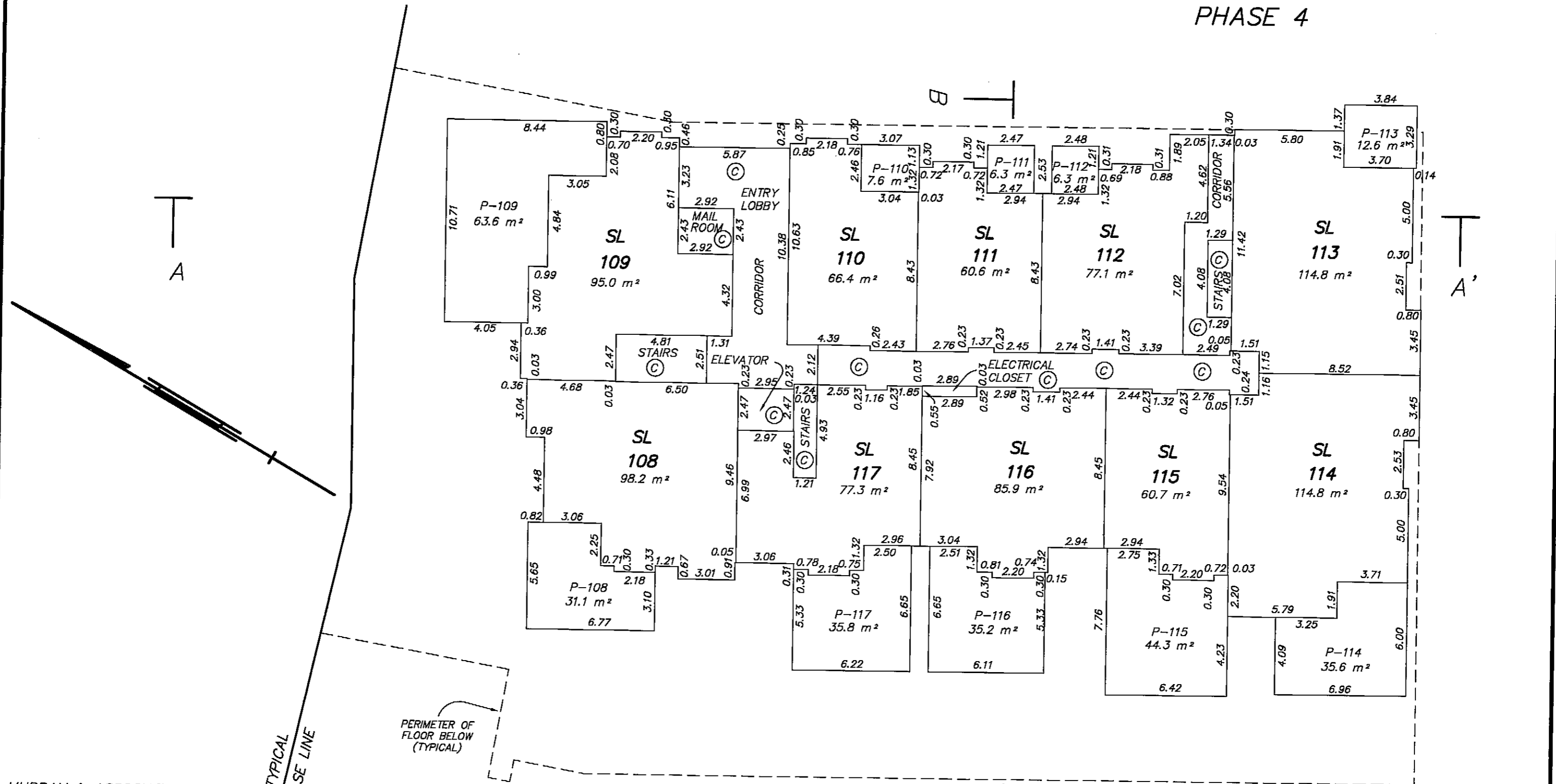
ORIGINAL

BUILDING 4

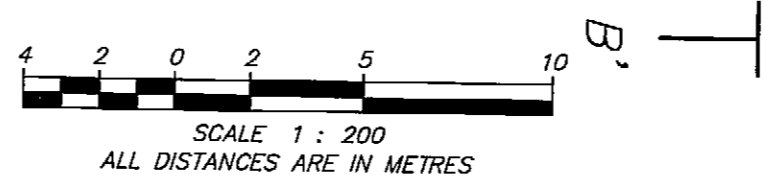
FIRST FLOOR

SHEET 5 OF 9 SHEETS

**STRATA PLAN BCS 2702
PHASE 4**



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



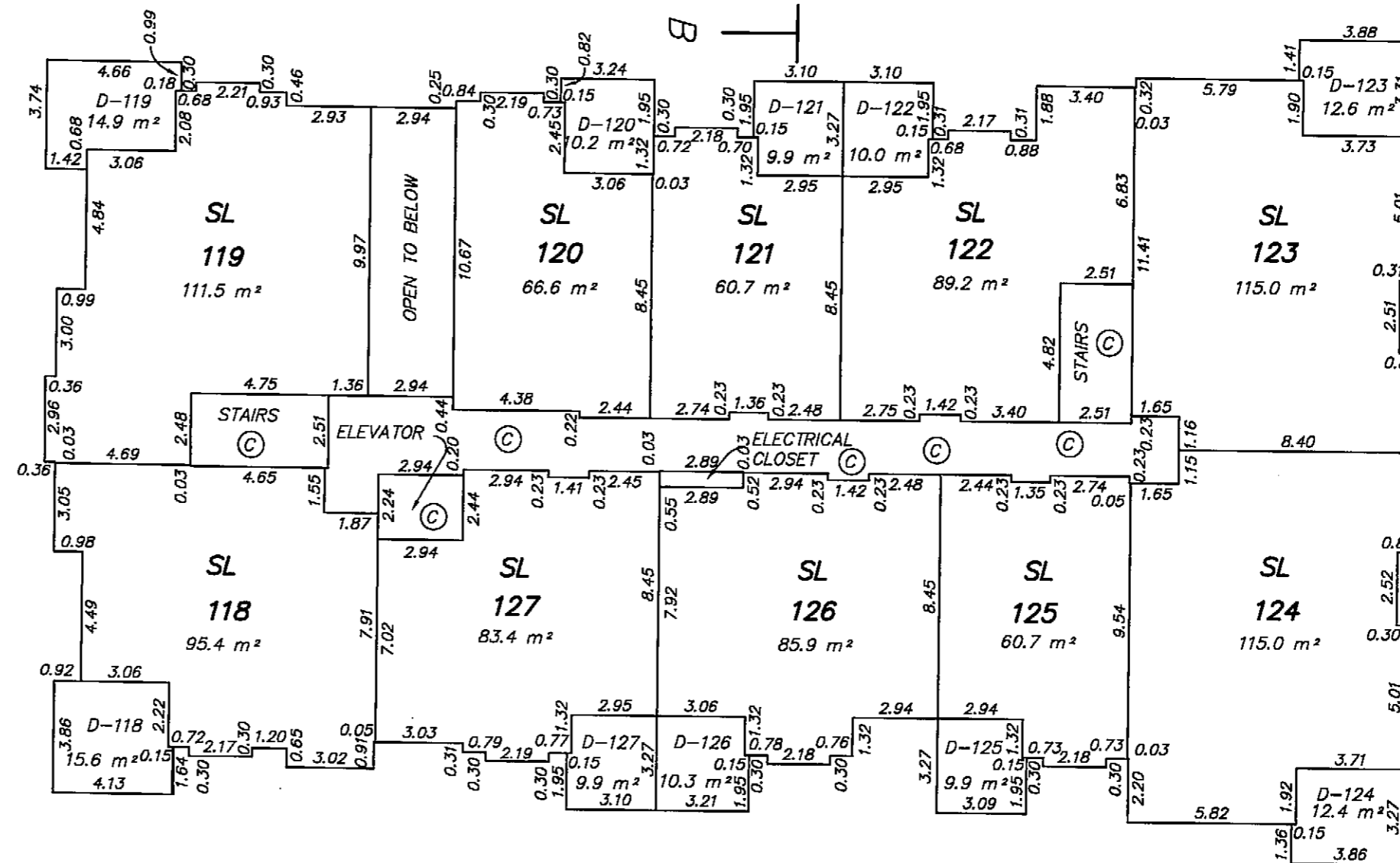
RJF B.C.L.S.
 10th April 2008
 FILE 8806A ph3 and 4 bldg

ORIGINAL

BUILDING 4
SECOND FLOOR

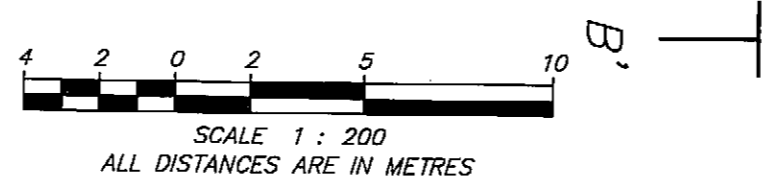
SHEET 6 OF 9 SHEETS

STRATA PLAN BCS 2702
PHASE 4



T
A

T
A'



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

[Signature] B.C.L.S.
 10th April 2008
 FILE 8806A ph3 and 4 bldg

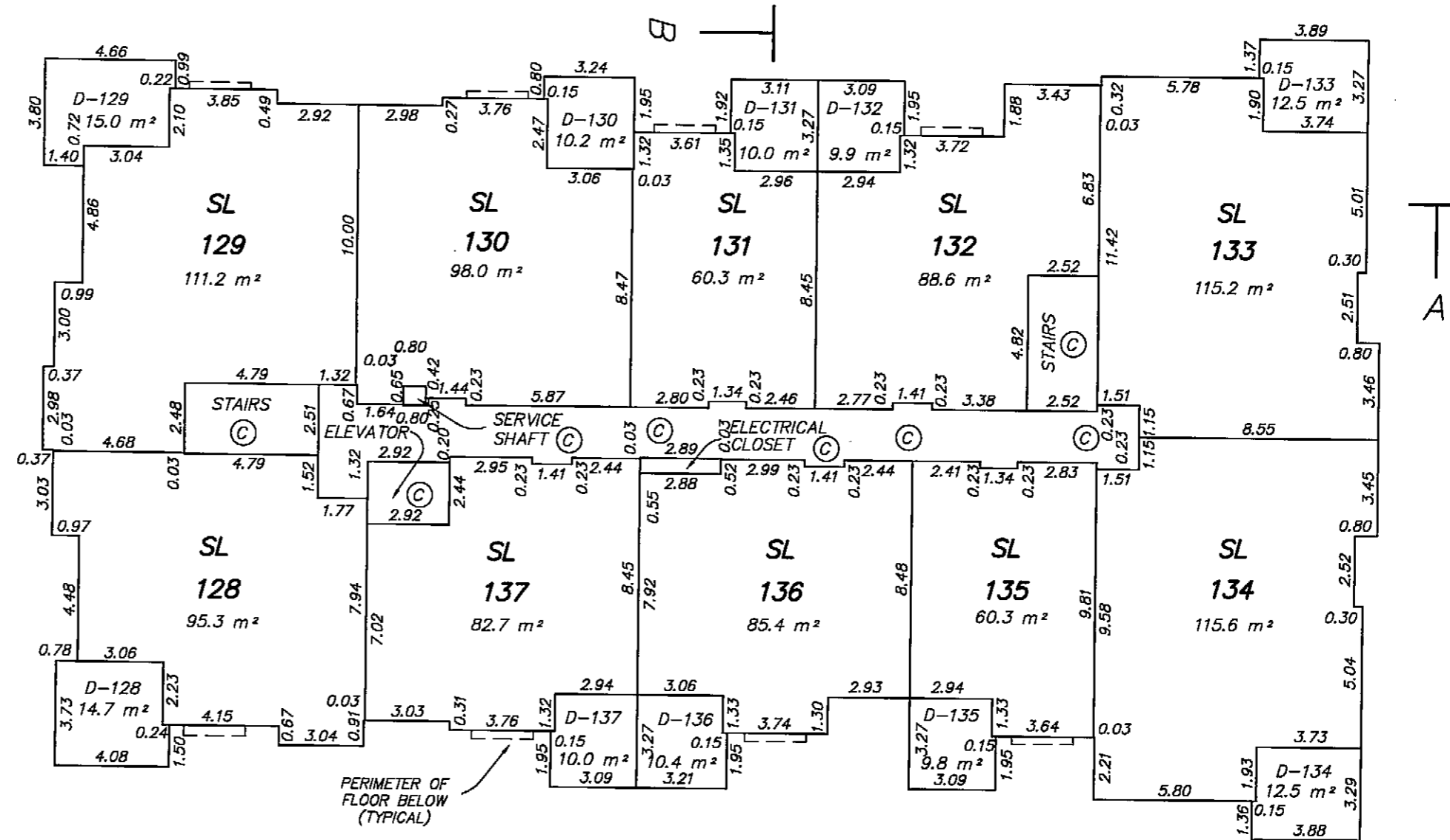
ORIGINAL

BUILDING 4

THIRD FLOOR

SHEET 7 OF 9 SHEETS

**STRATA PLAN BCS 2702
PHASE 4**



TYPICAL
PHASE LINE

MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



SCALE 1 : 200
 ALL DISTANCES ARE IN METRES

[Signature] B.C.L.S.
 10th April 2008

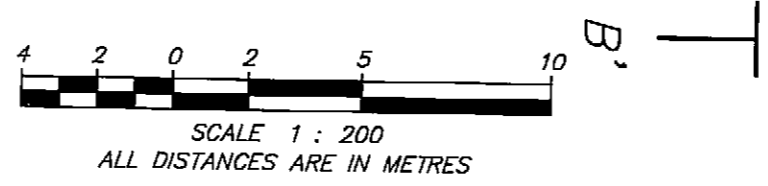
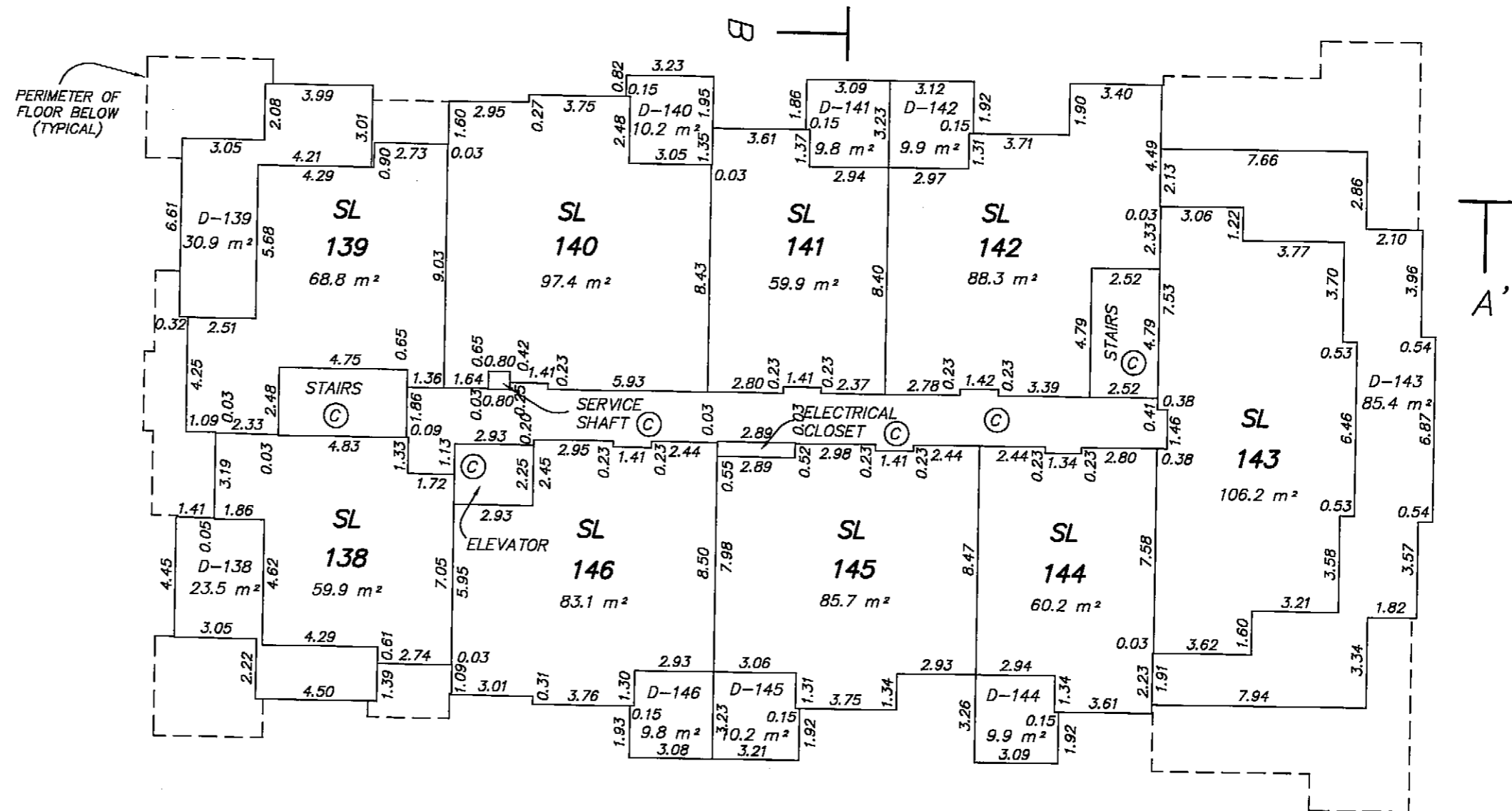
FILE 8806A ph3 and 4 bldg

ORIGINAL

BUILDING 4
FOURTH FLOOR

SHEET 8 OF 9 SHEETS

STRATA PLAN BCS 2702
PHASE 4



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

[Signature] B.C.L.S.
 10th April 2008
 FILE 8806A ph3 and 4 bldg

ORIGINAL

BUILDING SECTIONS

SHEET 9 OF 9 SHEETS

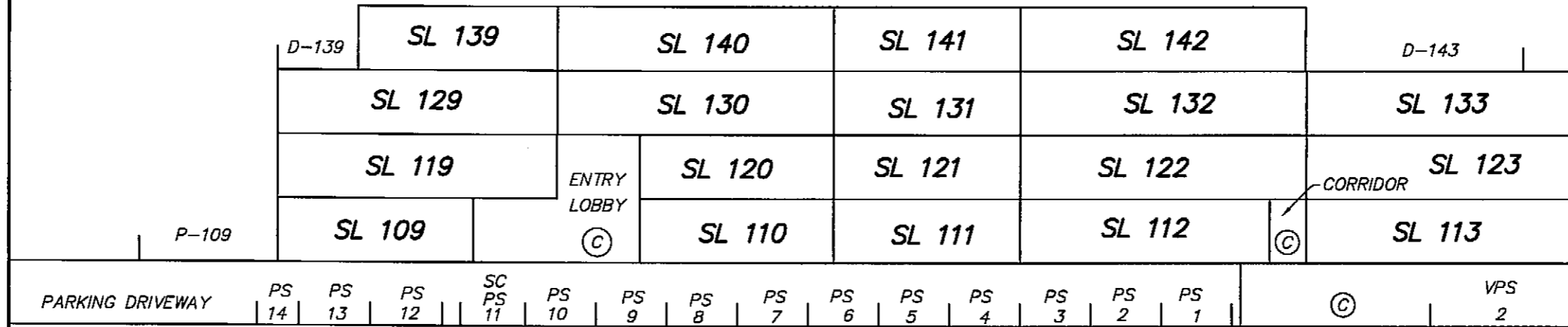
STRATA PLAN BCS 2702 PHASE 4

HORIZONTAL SCALE 1 : 200
VERTICAL NOT TO SCALE

BUILDING 4

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
PARKING FLOOR

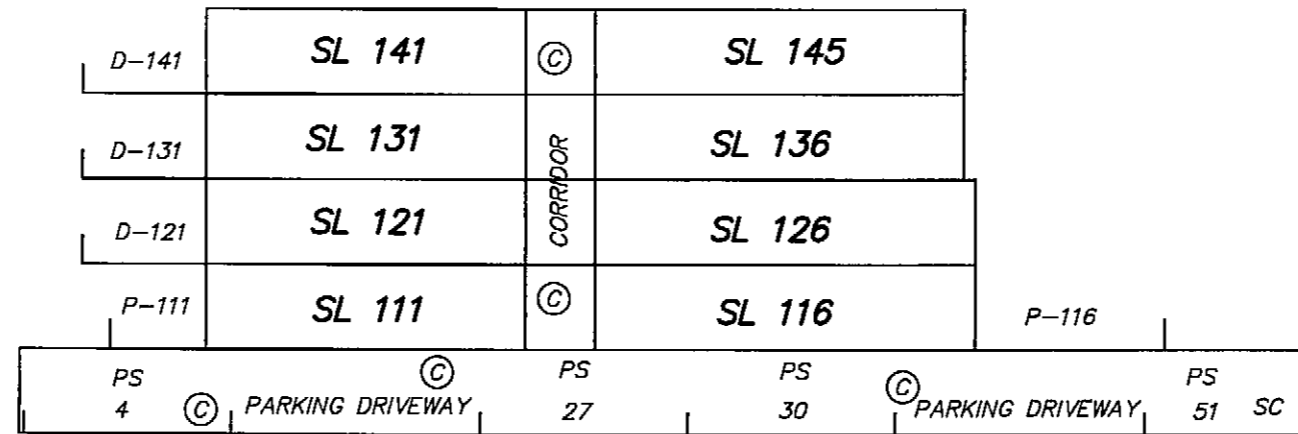
TYPICAL PHASE LINE



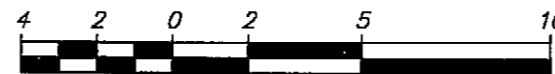
SECTION A - A'

BUILDING 4

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
PARKING FLOOR



SECTION B - B'



SCALE 1 : 200
ALL DISTANCES ARE IN METRES

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

RP B.C.L.S.
10th April 2008

FILE 8806A ph3 and 4 bldg

ORIGINAL

**STRATA PLAN OF A PORTION OF PARCEL A
DISTRICT LOT 115, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN BCP34198
EXCEPT PHASES ONE, TWO, THREE AND FOUR, STRATA PLAN BCS2702**

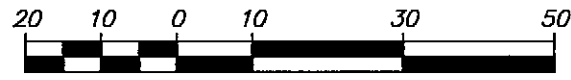
FOR BUILDING LOCATION AND DIMENSION SEE SHEET 2

SHEET 1 OF 16 SHEETS

**STRATA PLAN BCS 2702
PHASE 5**

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 29 DAY OF NOVEMBER 2010

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



DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS
432MM IN WIDTH BY 280MM IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

- INDICATES STANDARD IRON POST FOUND
- ⊙ INDICATES CONTROL MONUMENT FOUND

- SL DENOTES STRATA LOT
- PS DENOTES PARKING STALL AREA
- SC DENOTES SMALL CAR
- HC DENOTES HANDICAPPED
- P DENOTES PATIO AREA (LCP)
- D DENOTES DECK AREA (LCP)
- B DENOTES BALCONY AREA (LCP)
- ⊙ DENOTES COMMON PROPERTY
- VPS DENOTES VISITOR PARKING STALL

TOTAL AREA SHOWN ON UNIT PLANS DO NOT
INCLUDE LIMITED COMMON PROPERTY.

LIMITED COMMON PROPERTY IS NOT
INCLUDED IN THE UNIT ENTITLEMENT.

AREAS INDICATED AS P OR D
ARE LIMITED COMMON PROPERTY
APPURTENANT TO THE
STRATA LOT INDICATED.
i.e. P-1, OR D-1

PARKING STALLS ARE COMMON PROPERTY

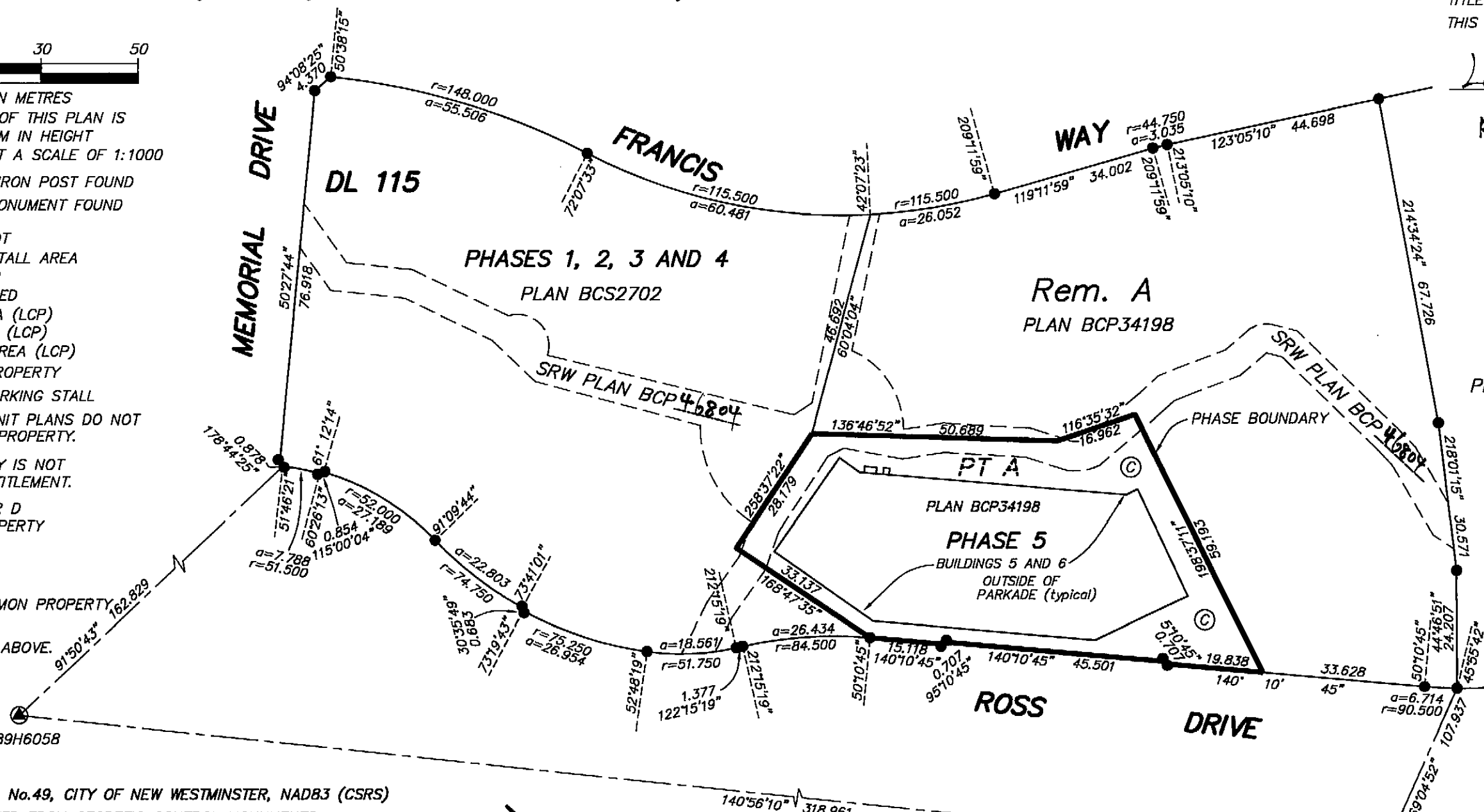
ALL ANGLES ARE 90°
OR RIGHT ANGLES TO THE ABOVE.
UNLESS OTHERWISE SHOWN.

ADDRESS :
270 FRANCIS WAY
NEW WESTMINSTER, B.C. 89H6058

INTEGRATED SURVEY AREA No.49, CITY OF NEW WESTMINSTER, NAD83 (CSRS)
GRID BEARINGS ARE DERIVED FROM GEODETIC CONTROL MONUMENTS
89H6058 AND 89H6059 AS SHOWN ON PLAN BCP24033

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES,
MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9995945

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



Larry Blaschuk
DEPUTY REGISTRAR

REF: B B1924735

I, RAYMOND HAROLD JANZEN, OF DELTA,
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS SHOWN ON
THIS STRATA PLAN HAVE NOT, AS OF THE
27th DAY OF SEPTEMBER, 2010,
BEEN PREVIOUSLY OCCUPIED.

R. Janzen B. C. L. S.
**THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
(CITY OF NEW WESTMINSTER)**

I, RAYMOND HAROLD JANZEN, OF DELTA,
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
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.
29th DAY OF OCTOBER, 2010.

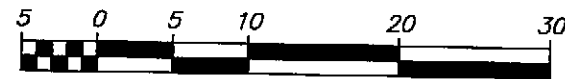
R. Janzen B. C. L. S.
FILE 8806A title phase 5

ORIGINAL

LOCATION PLAN

SHEET 2 OF 16 SHEETS

STRATA PLAN BCS 2702 PHASE 5



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:500

PHASE 1, 2, 3 AND 4

PLAN BCS2702

Rem. A

PLAN BCP34198

SRW PLAN BCP 46804

PHASE BOUNDARY

PT A PLAN BCP34198 ©

SRW PLAN BCP 46804

PHASE 5
BUILDING 5

BUILDING 6

BUILDINGS 5 AND 6
OUTSIDE OF
PARKADE (typical)

ROSS
DRIVE

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

RP B.C.L.S.
29th OCTOBER 2010

FILE 8806A location ph5

ORIGINAL

STRATA PLAN BCS2702
PHASE 5

ONNI DEVELOPMENT (VICTORIA HILL) CORP.
INC. NO. 678178

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

MORRIS DE CUIJS

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

550 ROBSON ST #300 VANCOUVER BC

ADDRESS

DEVELOPMENT MANAGER

OCCUPATION

HSBC BANK CANADA

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Richard Nailen

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

800-885 W. Georgia St. Vancouver BC V6E 1

ADDRESS

Officer-Commercial Real Estate

OCCUPATION

I, RAYMOND HAROLD JANZEN, OF DELTA,
A BRITISH COLUMBIA LAND SURVEYOR
OF DELTA, 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 27th DAY OF SEPTEMBER, 2010.

THE PLAN WAS COMPLETED AND CHECKED, AND THE
CHECKLIST FILED UNDER ECP # 116392
ON THE 29th DAY OF OCTOBER, 2010.

B. C. L. S.

THE CITY OF NEW WESTMINSTER, AS HOLDER OF COVENANT
CHARGES BV74359, BV74361, BV521565, BV521571A, BA511441 AND BB883195
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

MAYOR / MAYOR WAYNE WRIGHT

(PRINT NAME CLEARLY NEAR SIGNATURE)

CLERK RICK PAGE, CORPORATE OFFICER

(PRINT NAME CLEARLY NEAR SIGNATURE)

APPROVED AS PHASE 5 OF AN 8 PHASE
STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATED THIS 25 November 2010

APPROVING OFFICER FOR THE
CITY OF NEW WESTMINSTER

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

B. C. L. S.
29th OCTOBER, 2010

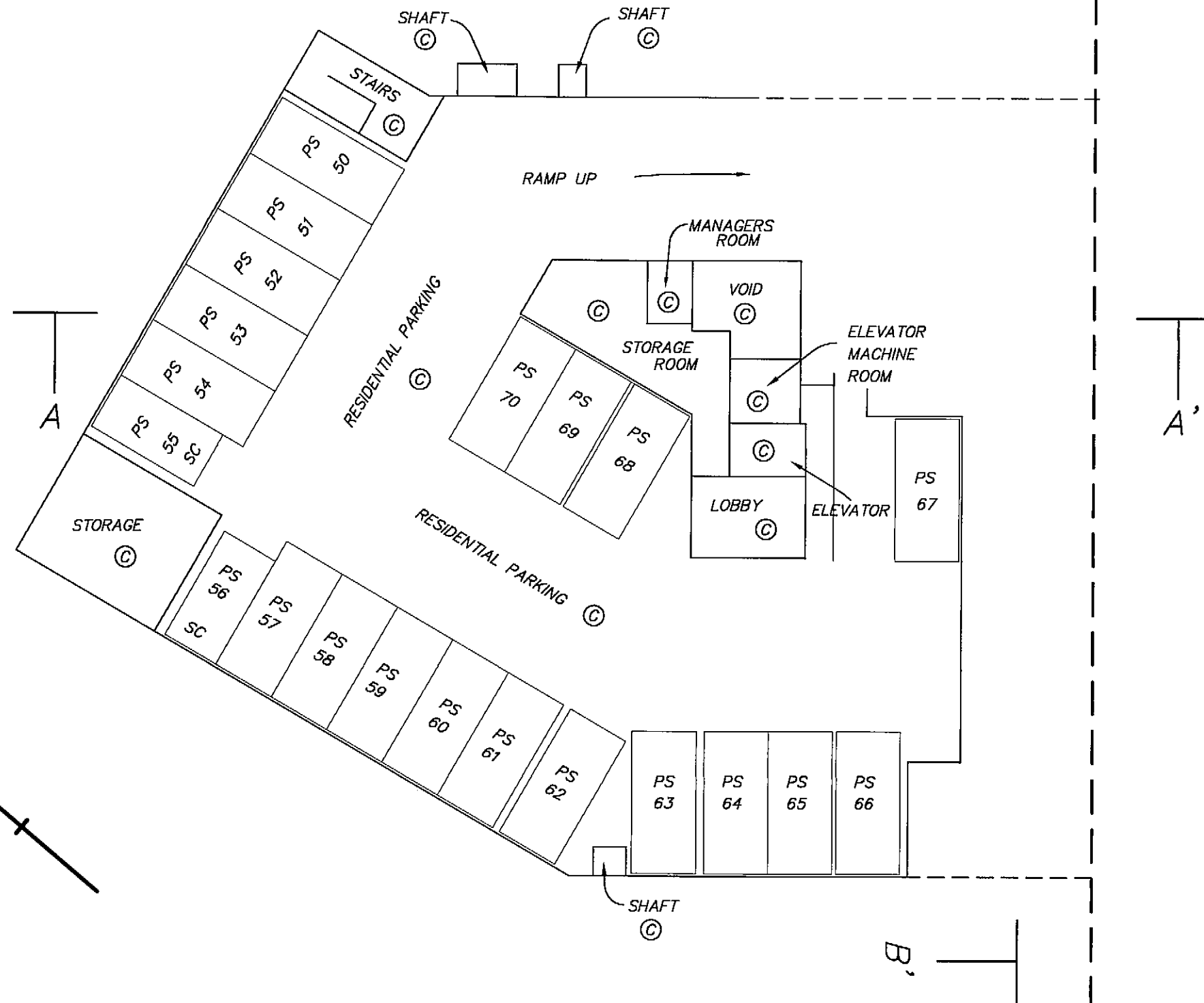
FILE 8806 title phase 5

ORIGINAL

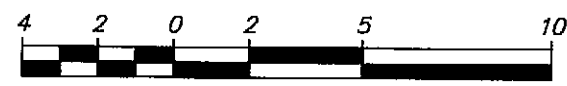
BUILDING 5
PARKING LEVEL 2

SHEET 4 OF 16 SHEETS

STRATA PLAN BCS 2702
PHASE 5



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



ALL DISTANCES ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

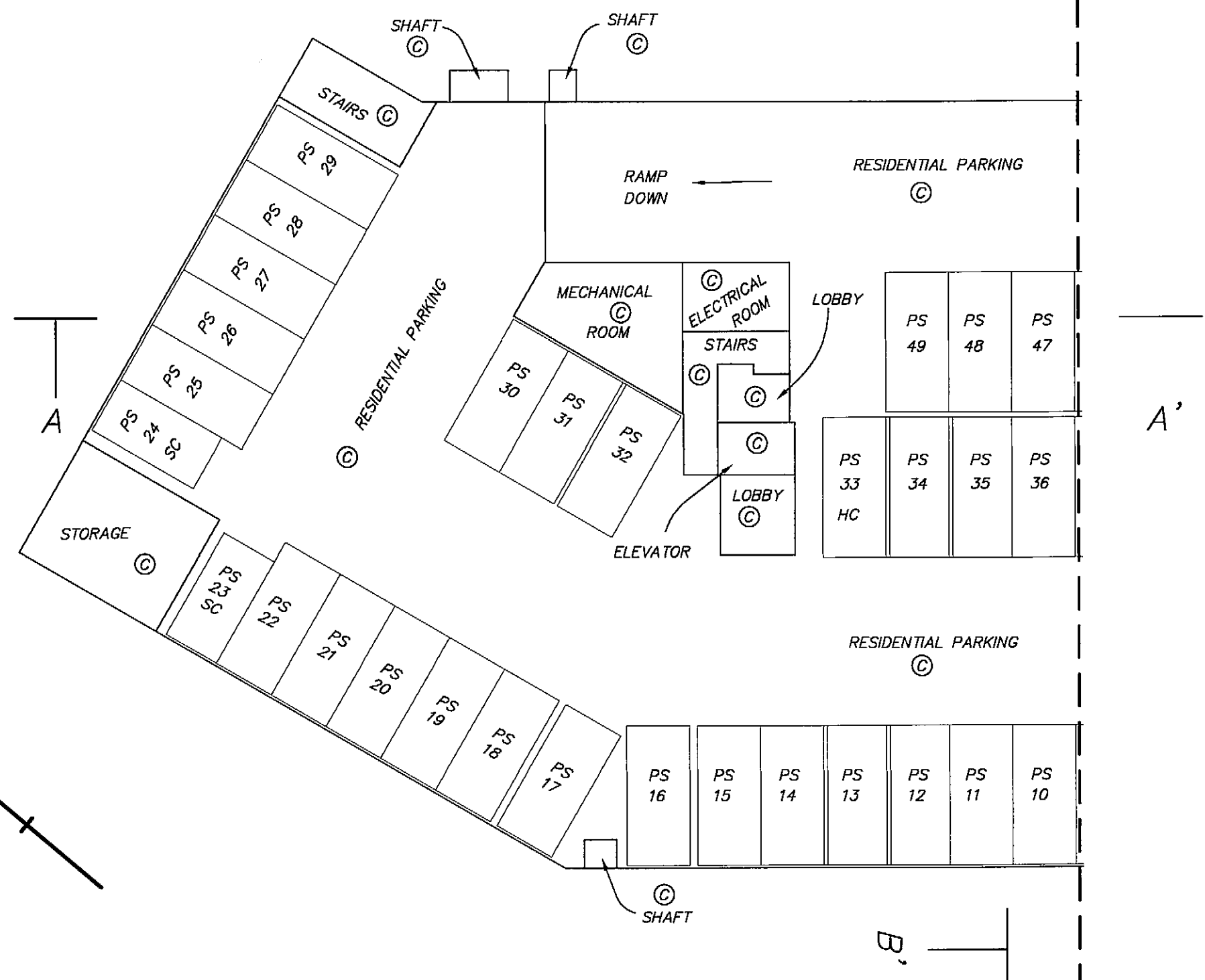
ZJP B.C.L.S.
 29th October 2010

FILE 8806A final ph 5

ORIGINAL

BUILDING 5
PARKING LEVEL 1

STRATA PLAN BCS 2702
PHASE 5



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

MATCHLINE
SEE PAGE 6

[Signature]
 B.C.L.S.
 29th October 2010

FILE 8806A final ph 5

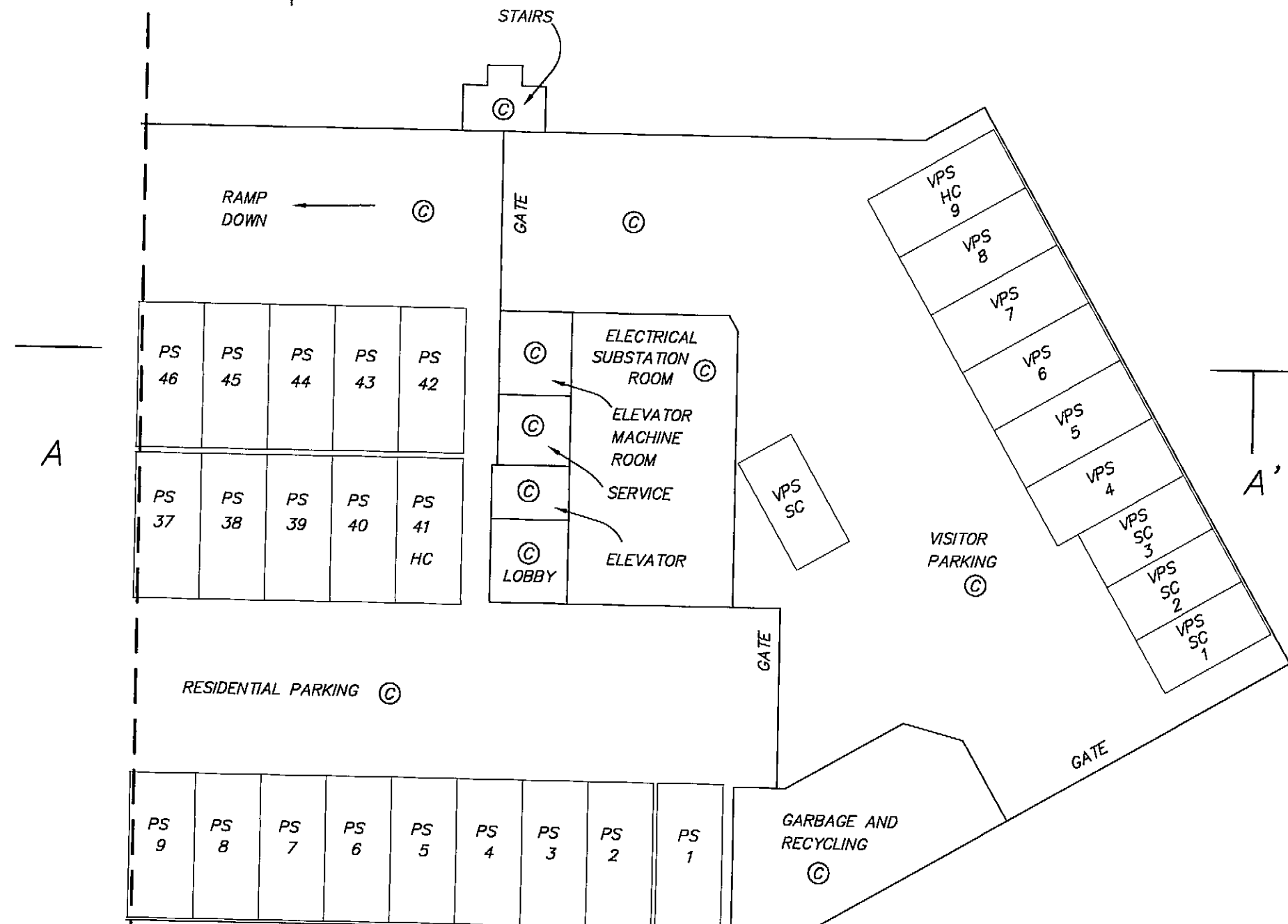
ORIGINAL

BUILDING 6

PARKIN LEVEL 1

SHEET 6 OF 16 SHEETS

STRATA PLAN BCS 2702
PHASE 5

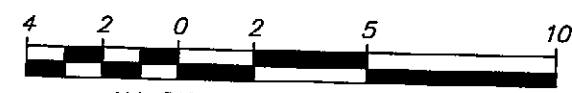


A

A'

SEE PAGE 5
MATCHLINE

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

Rif B.C.L.S.
29th October 2010

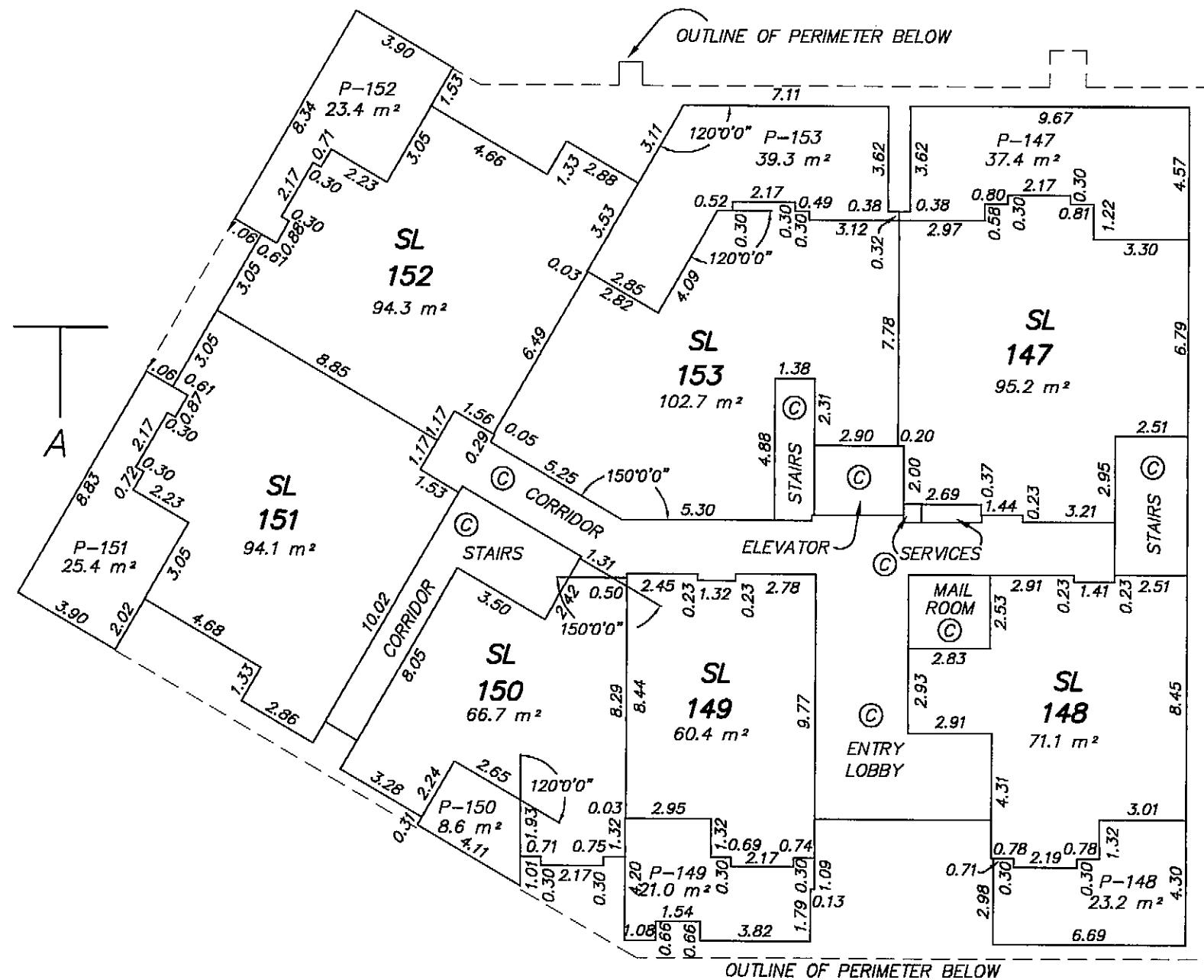
FILE 8806A final ph 5

ORIGINAL

BUILDING 5
GROUND LEVEL

SHEET 7 OF 16 SHEETS

STRATA PLAN BCS 2702
PHASE 5

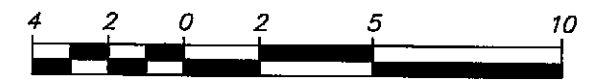


A

A'

B

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

MATCHLINE
SEE PAGE 8

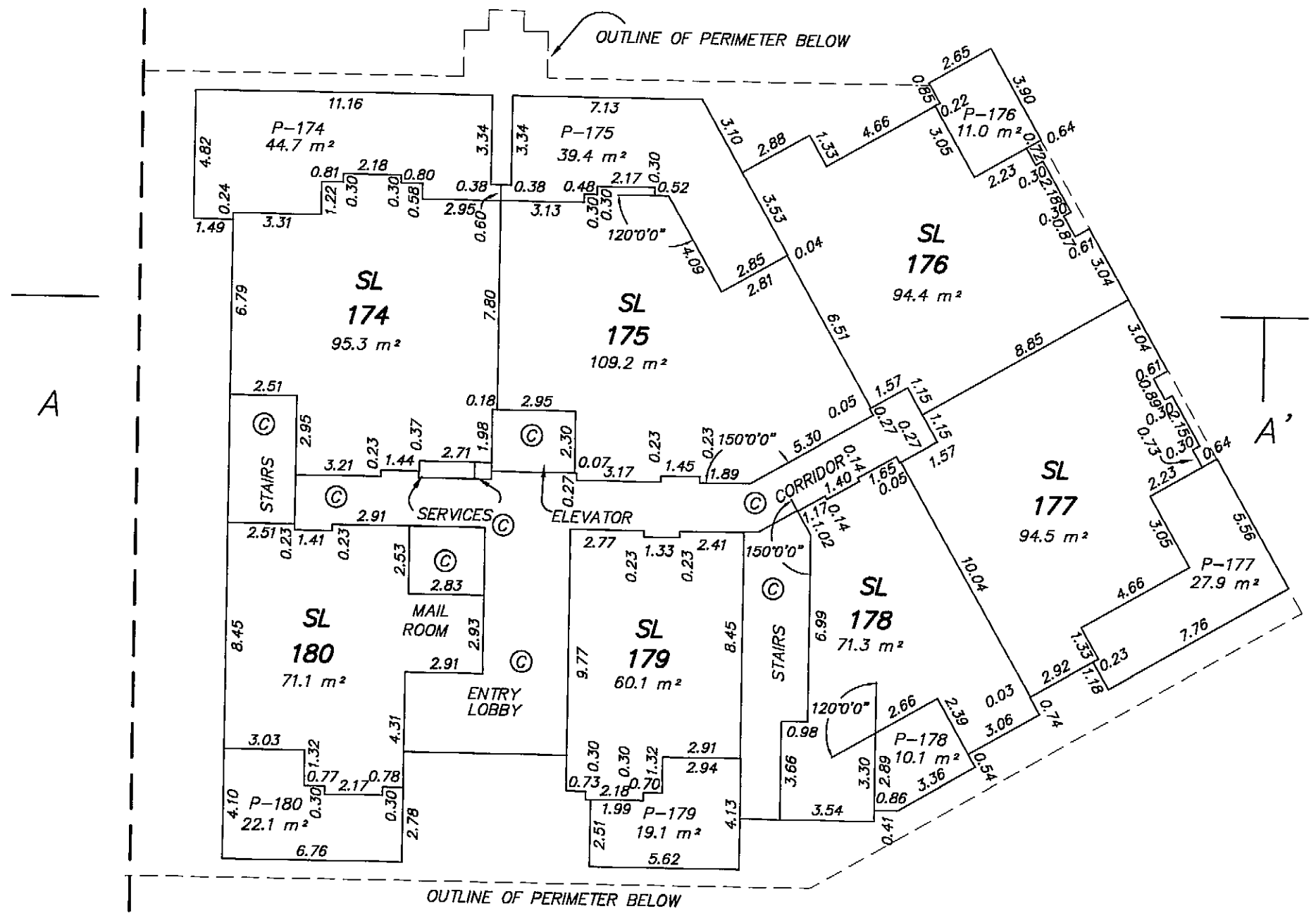
RJP B.C.L.S.
29th October 2010
FILE 8806A final ph 5

ORIGINAL

BUILDING 6
GROUND LEVEL

SHEET 8 OF 16 SHEETS

STRATA PLAN BCS 2702
PHASE 5

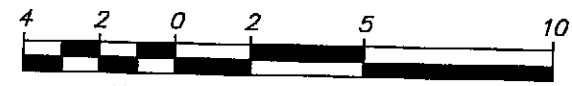


A

A'

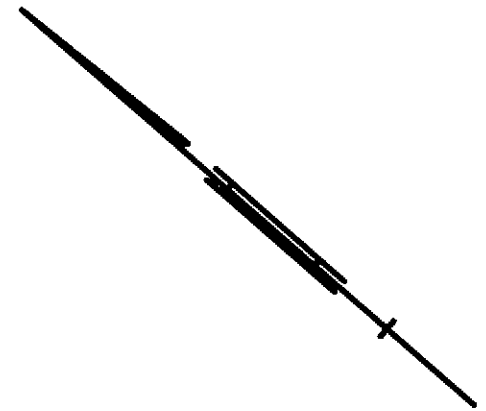
SEE PAGE 7
MATCHLINE

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:200



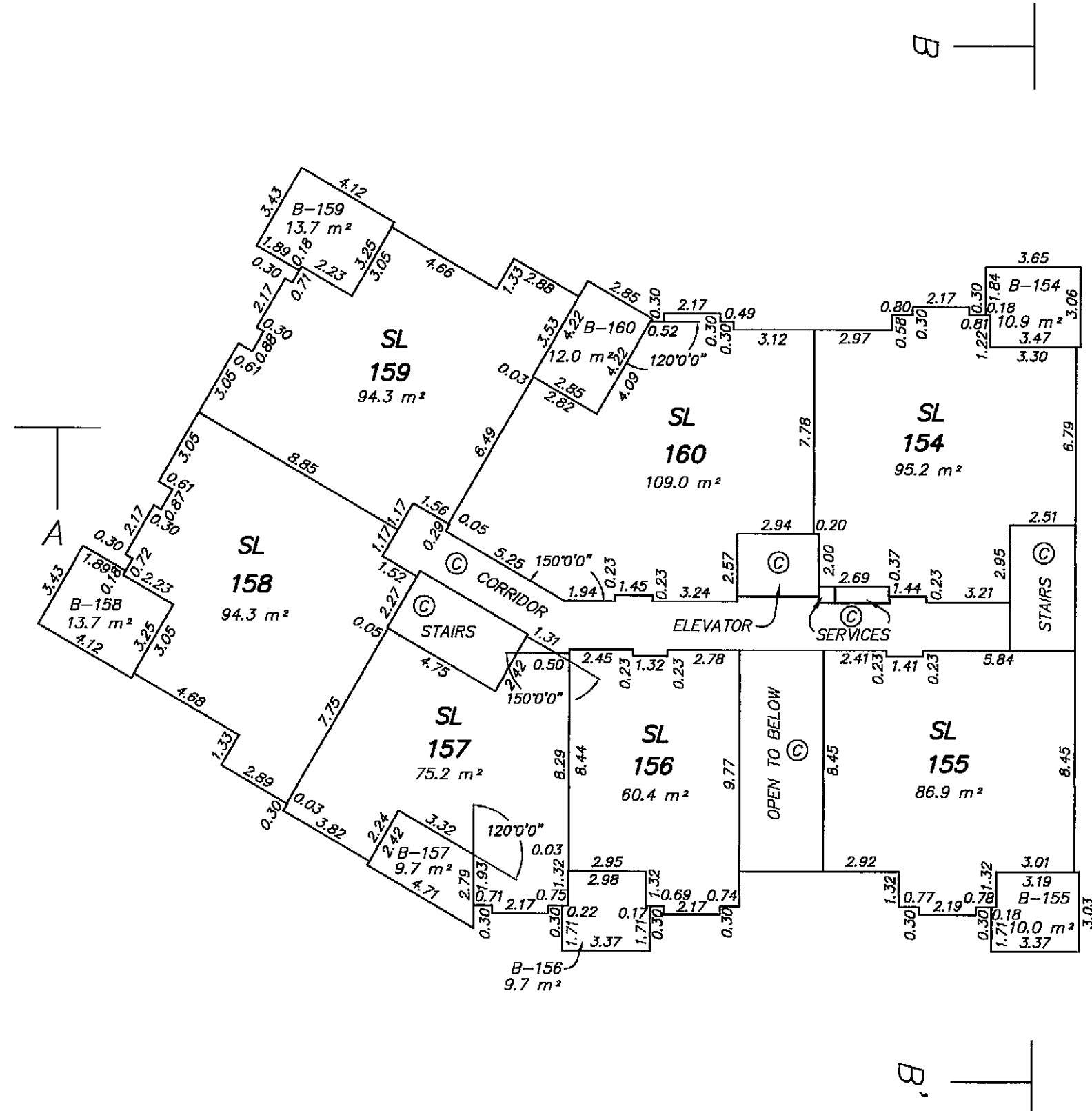
ORIGINAL

[Signature] B.C.L.S.
29th October 2010

FILE 8806A final ph 5

BUILDING 5
SECOND LEVEL

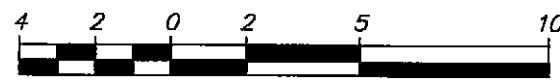
STRATA PLAN BCS 2702
PHASE 5



A'

B'

MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

MATCHLINE
 SEE PAGE 10

[Signature] B.C.L.S.
 29th October 2010

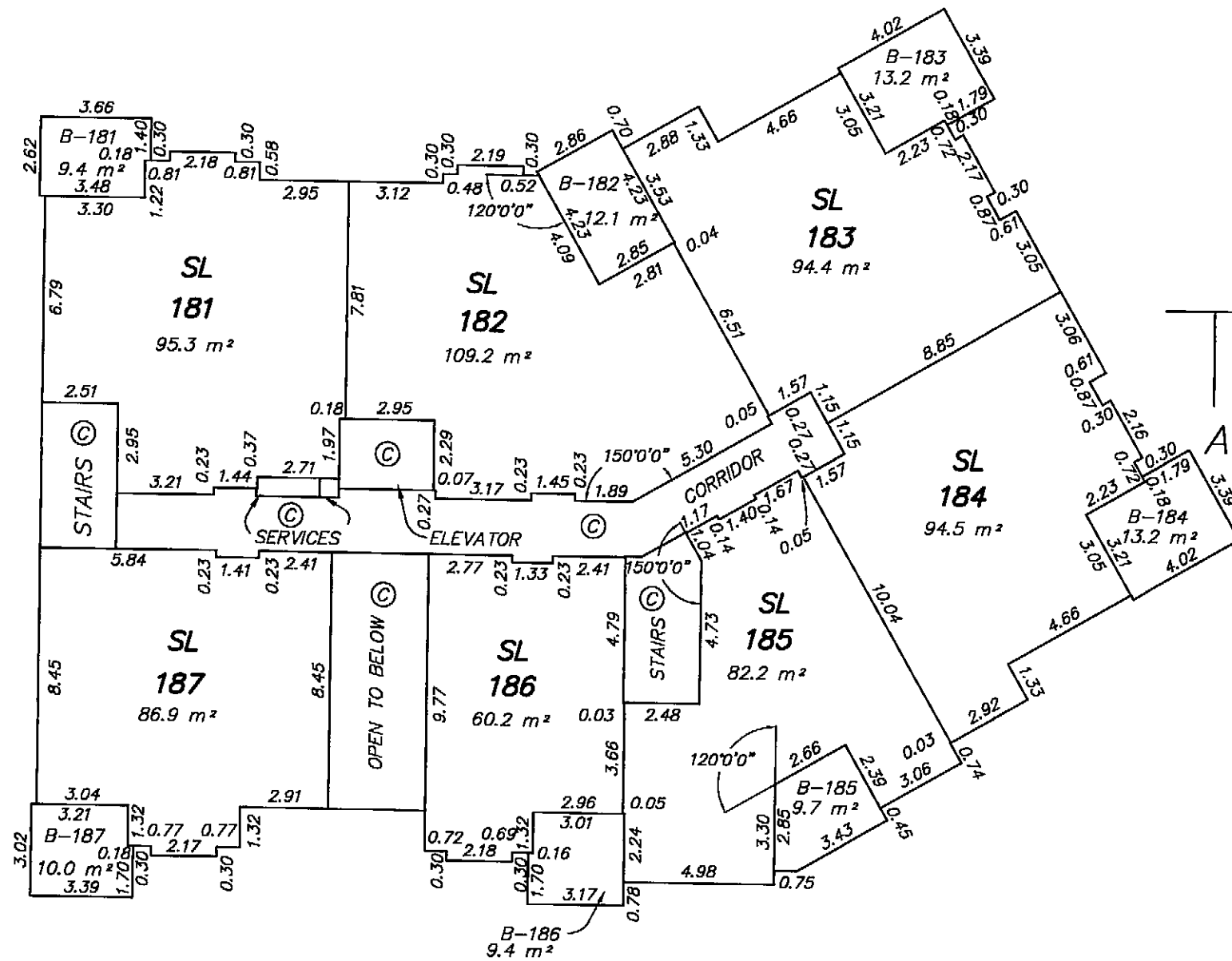
FILE 8806A final ph 5

ORIGINAL

BUILDING 6
SECOND LEVEL

SHEET 10 OF 16 SHEETS

STRATA PLAN BCS 2702
PHASE 5

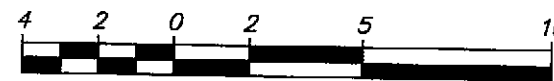


A

A'

SEE PAGE 9
MATCHLINE

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

[Signature] B.C.L.S.
29th October 2010

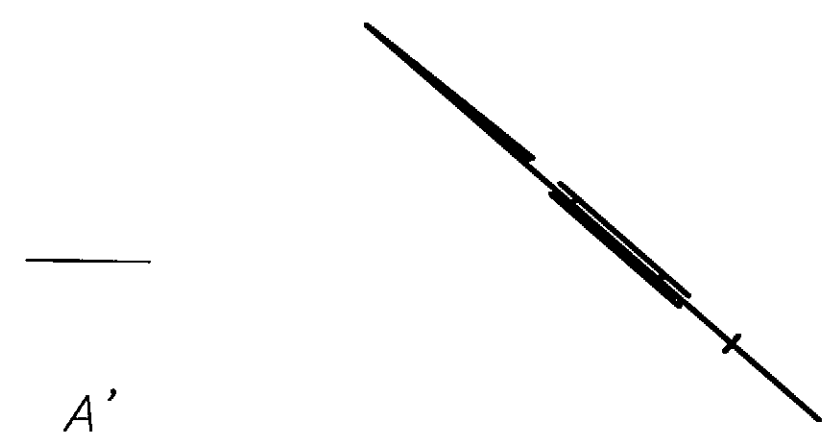
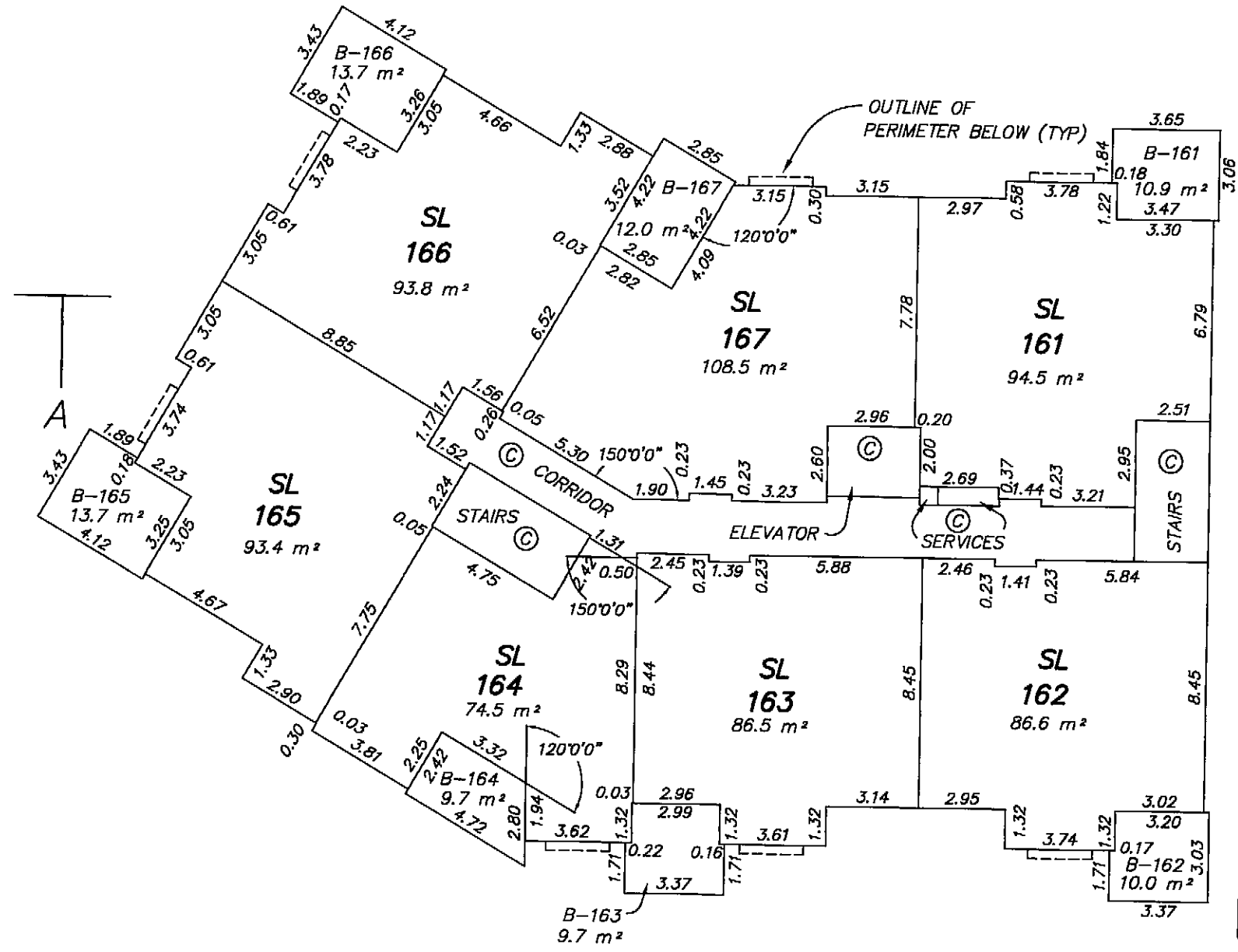
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ORIGINAL

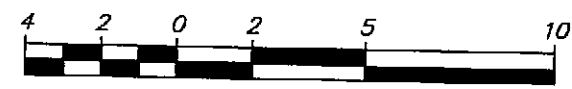
BUILDING 5
THIRD LEVEL

SHEET 11 OF 16 SHEETS

STRATA PLAN BCS 2702
PHASE 5



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

MATCHLINE
 SEE PAGE 12

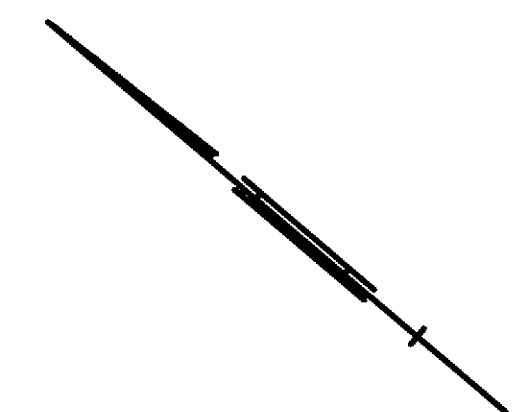
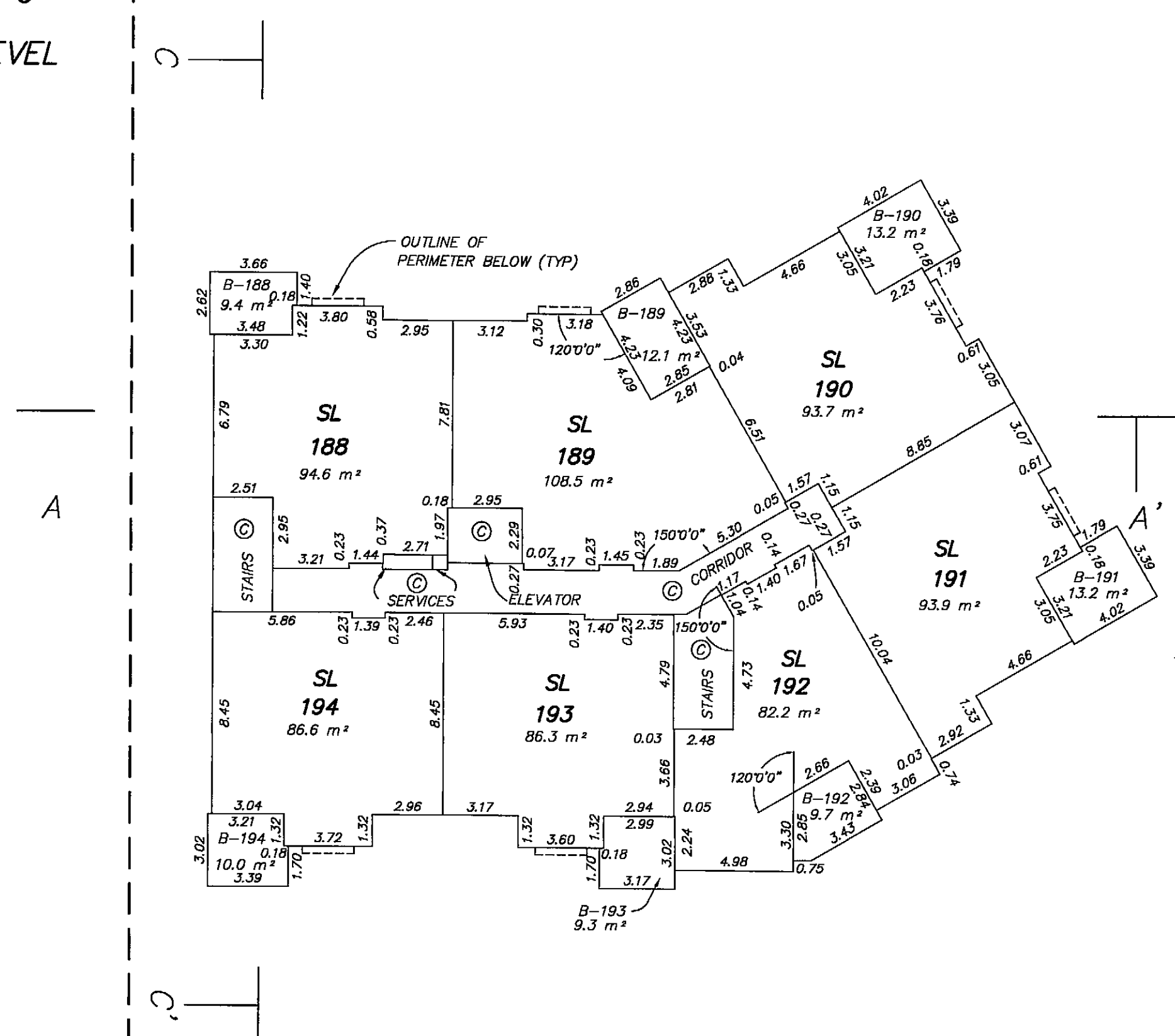
[Signature] B.C.L.S.
 29th October 2010

FILE 8806A final ph 5

ORIGINAL

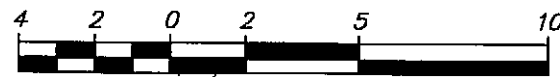
**BUILDING 6
THIRD LEVEL**

**STRATA PLAN BCS 2702
PHASE 5**



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

SEE PAGE 11
 MATCHLINE



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

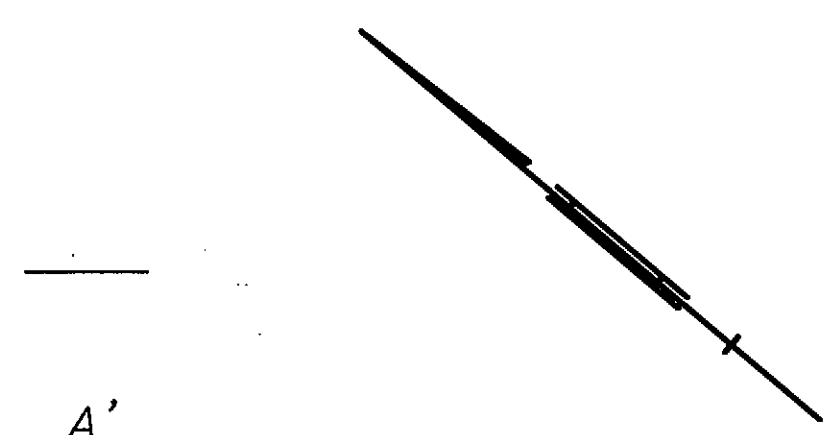
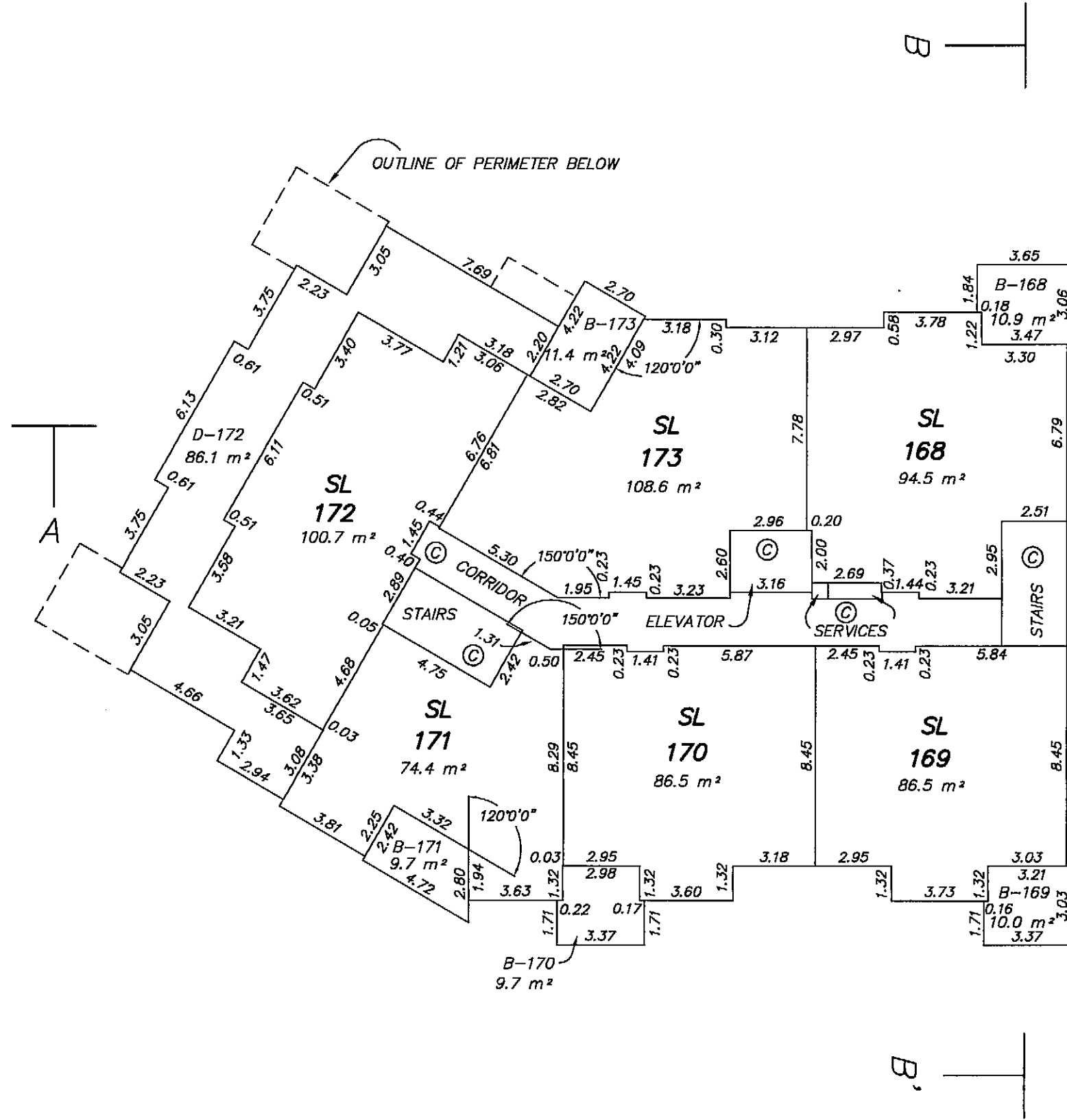
[Signature] B.C.L.S.
 29th October 2010

FILE 8806A final ph 5

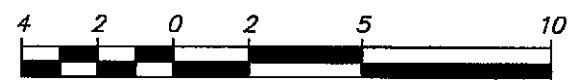
ORIGINAL

BUILDING 5
FOURTH LEVEL

STRATA PLAN BCS 2702
PHASE 5



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

MATCHLINE
 SEE PAGE 14

RJP B.C.L.S.
 29th October 2010

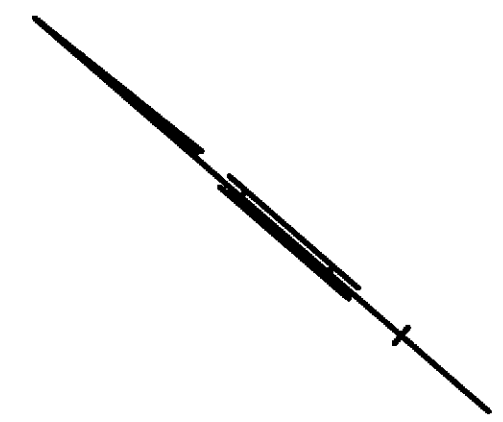
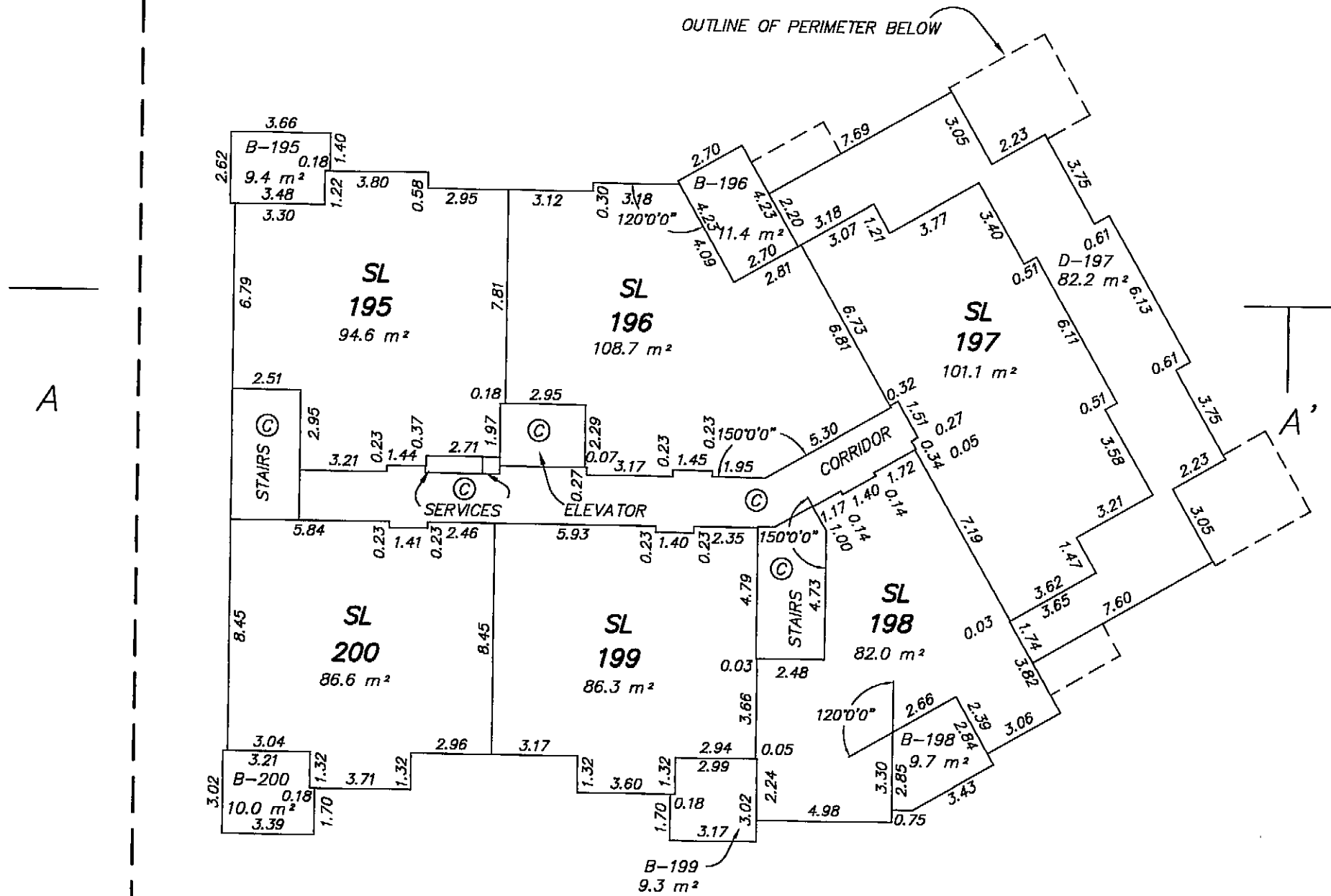
FILE 8806A final ph 5

ORIGINAL

BUILDING 6
FOURTH LEVEL

SHEET 14 OF 16 SHEETS

STRATA PLAN BCS 2702
PHASE 5



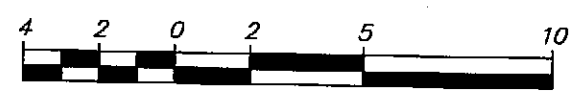
A

A'

C

SEE PAGE 13
MATCHLINE

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

RJP B.C.L.S.
29th October 2010

FILE 8806A final ph 5

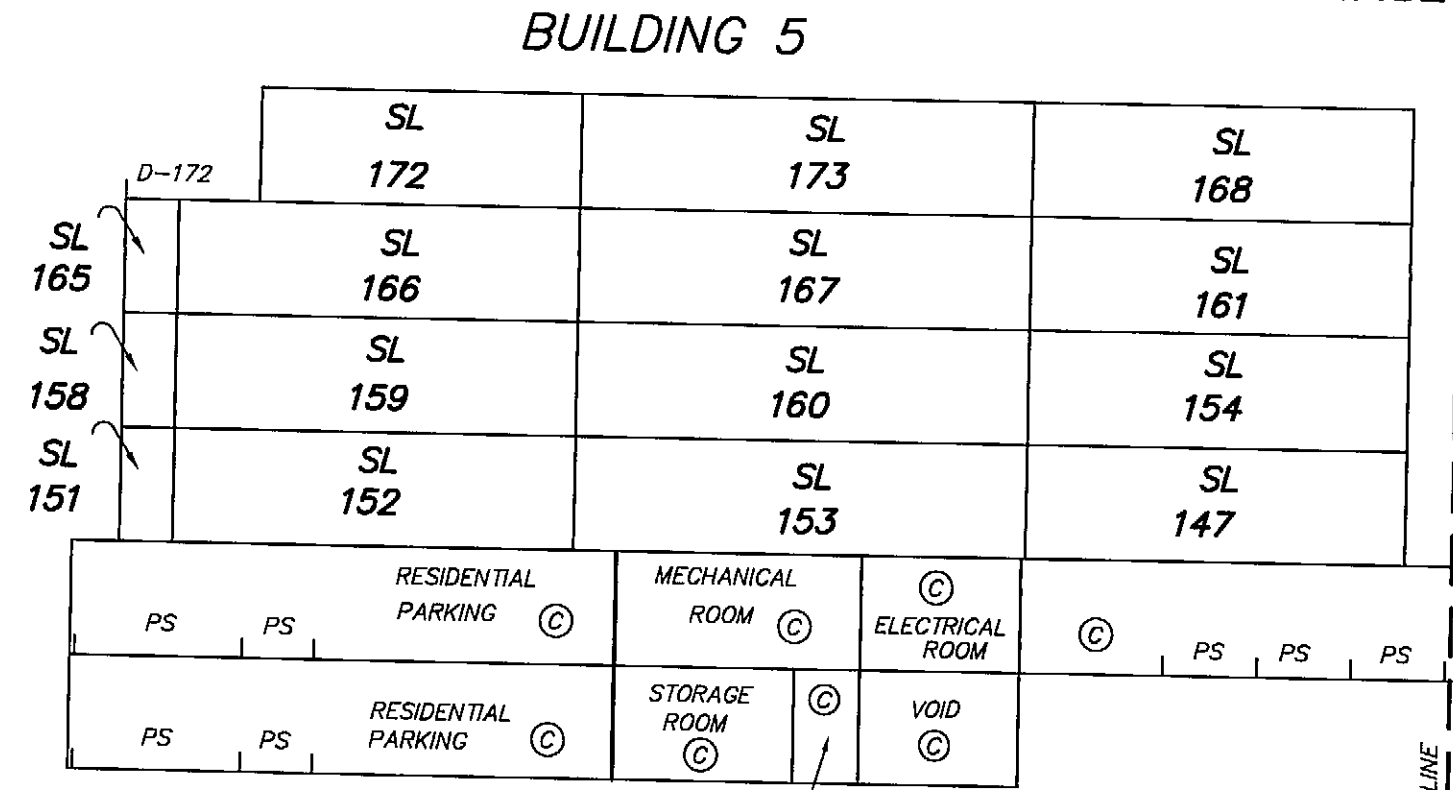
ORIGINAL

BUILDING 5 BUILDING CROSS SECTIONS

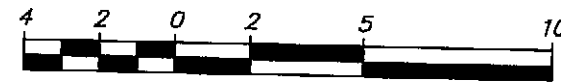
SHEET 15 OF 16 SHEETS

STRATA PLAN BCS 2702 PHASE 5

FOURTH LEVEL
THIRD LEVEL
SECOND LEVEL
GROUND LEVEL
PARKING LEVEL P1
PARKING LEVEL P2



SECTION A - A'

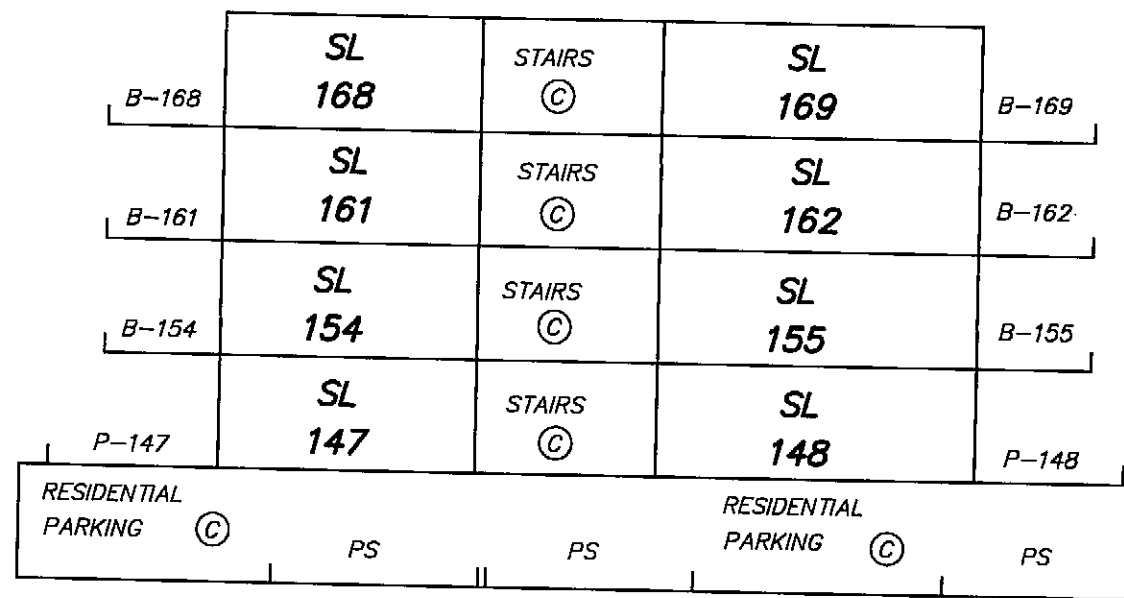


ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

BUILDING 5

FOURTH LEVEL
THIRD LEVEL
SECOND LEVEL
GROUND LEVEL
PARKING LEVEL P1



SECTION B - B'

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

RSP B.C.L.S.
29th October 2010

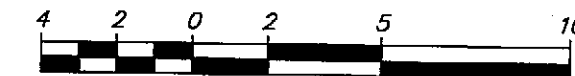
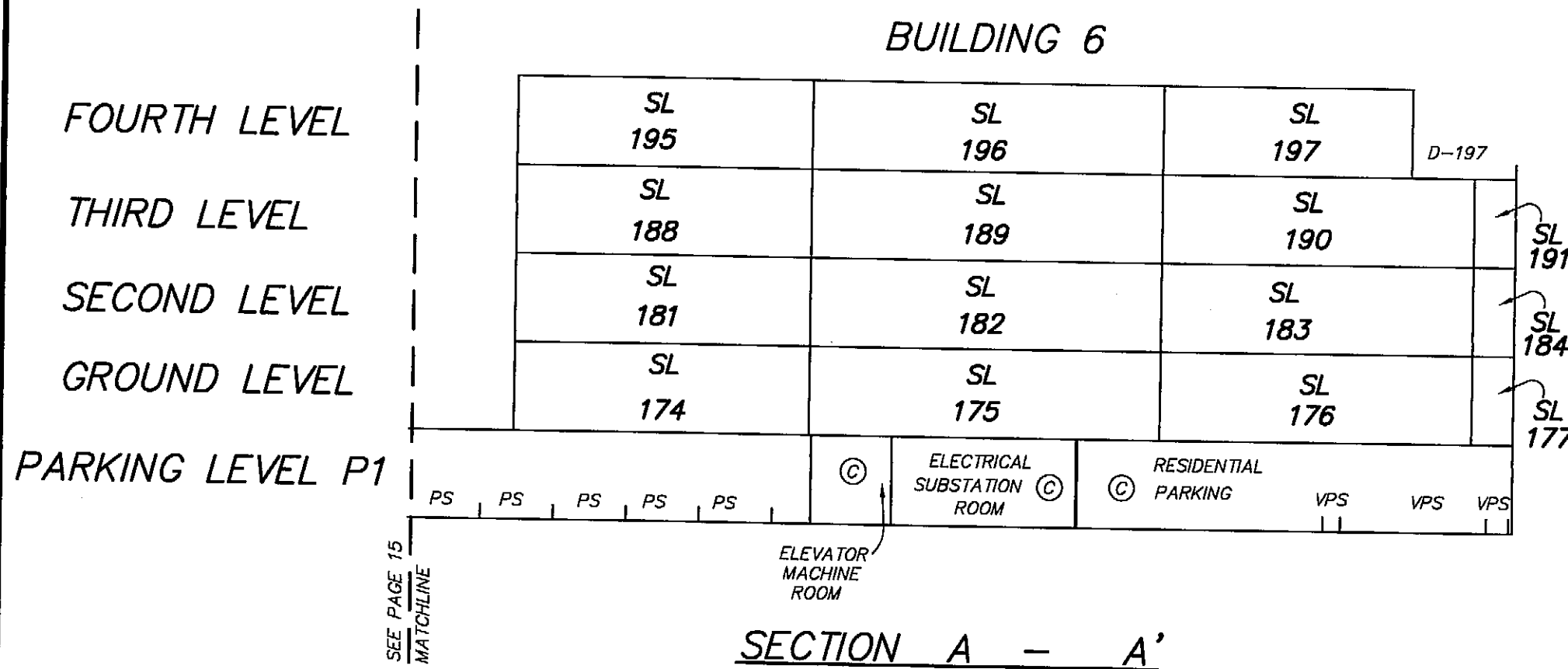
FILE 8806A final ph 5

ORIGINAL

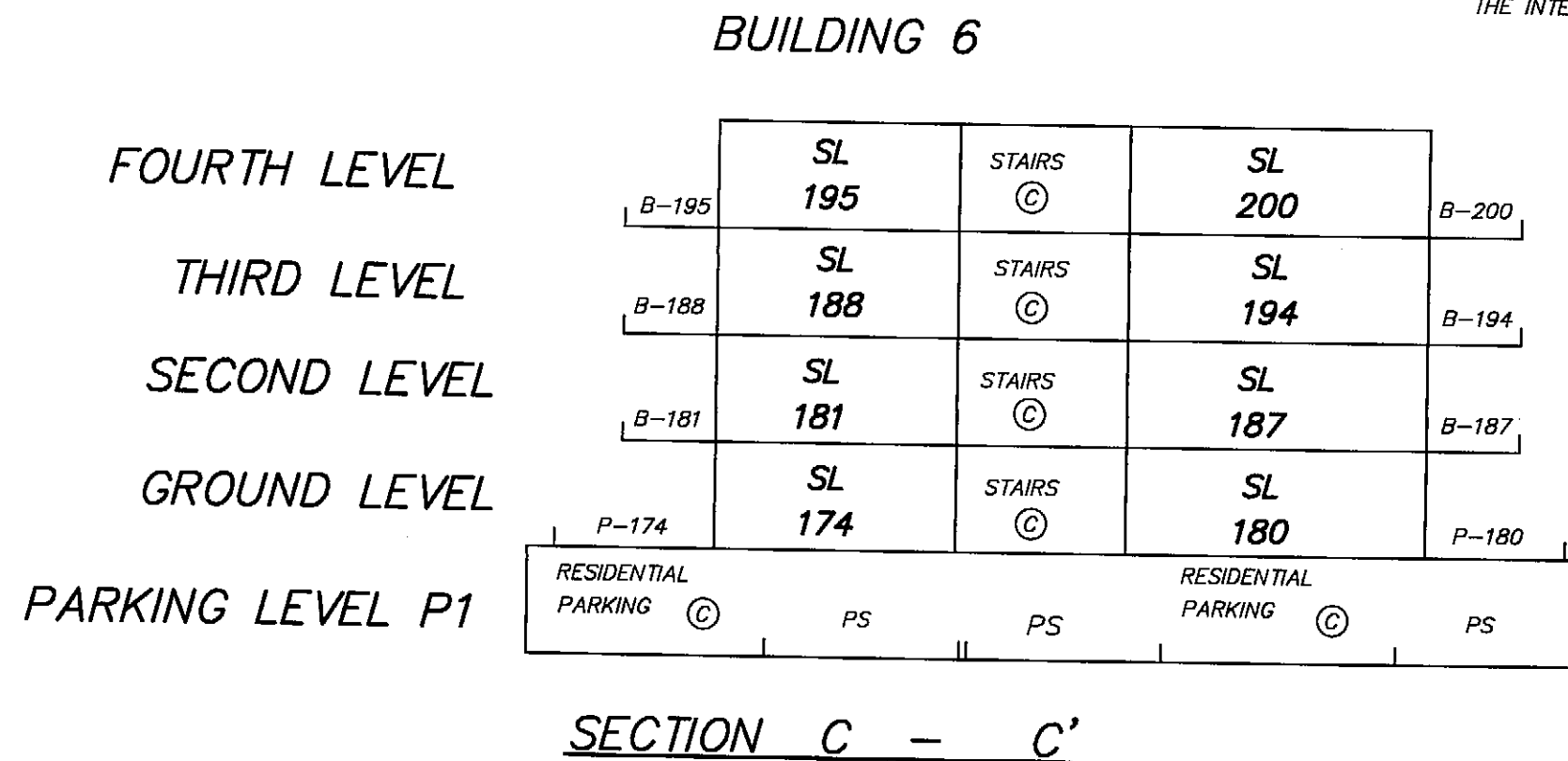
BUILDING 6
BUILDING CROSS SECTIONS

SHEET 16 OF 16 SHEETS

STRATA PLAN BCS 2702
PHASE 5



ALL DISTANCES ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

RJP B.C.L.S.
 20th October 2010

FILE 8806A final ph 5

**STRATA PLAN OF A PORTION OF PARCEL A
DISTRICT LOT 115, GROUP 1, NEW WESTMINSTER
DISTRICT, PLAN BCP34198, EXCEPT
PHASES ONE, TWO, THREE, FOUR AND FIVE, STRATA PLAN BCS2702**

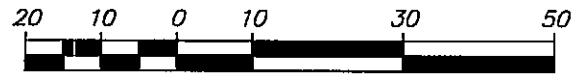
FOR BUILDING LOCATION AND DIMENSION SEE SHEET 2

SHEET 1 OF 10 SHEETS

**STRATA PLAN BCS 2702
PHASE 6**

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 3 DAY OF MAY 2011

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



DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS
432MM IN WIDTH BY 280MM IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

- INDICATES STANDARD IRON POST FOUND
- ⊙ INDICATES CONTROL MONUMENT FOUND

- SL DENOTES STRATA LOT
- PS DENOTES PARKING STALL AREA
- SC DENOTES SMALL CAR
- HC DENOTES HANDICAPPED
- P DENOTES PATIO AREA (LCP)
- D DENOTES DECK AREA (LCP)
- B DENOTES BALCONY AREA (LCP)
- ⊙ DENOTES COMMON PROPERTY
- VPS DENOTES VISITOR PARKING STALL

TOTAL AREA SHOWN ON UNIT PLANS DO NOT
INCLUDE LIMITED COMMON PROPERTY.

LIMITED COMMON PROPERTY IS NOT
INCLUDED IN THE UNIT ENTITLEMENT.

AREAS INDICATED AS P, B OR D
ARE LIMITED COMMON PROPERTY
APPURTENANT TO THE
STRATA LOT INDICATED.
i.e. P-1, B-1 OR D-1

PARKING STALLS ARE COMMON PROPERTY

ALL ANGLES ARE 90°
OR RIGHT ANGLES TO THE ABOVE.
UNLESS OTHERWISE SHOWN.

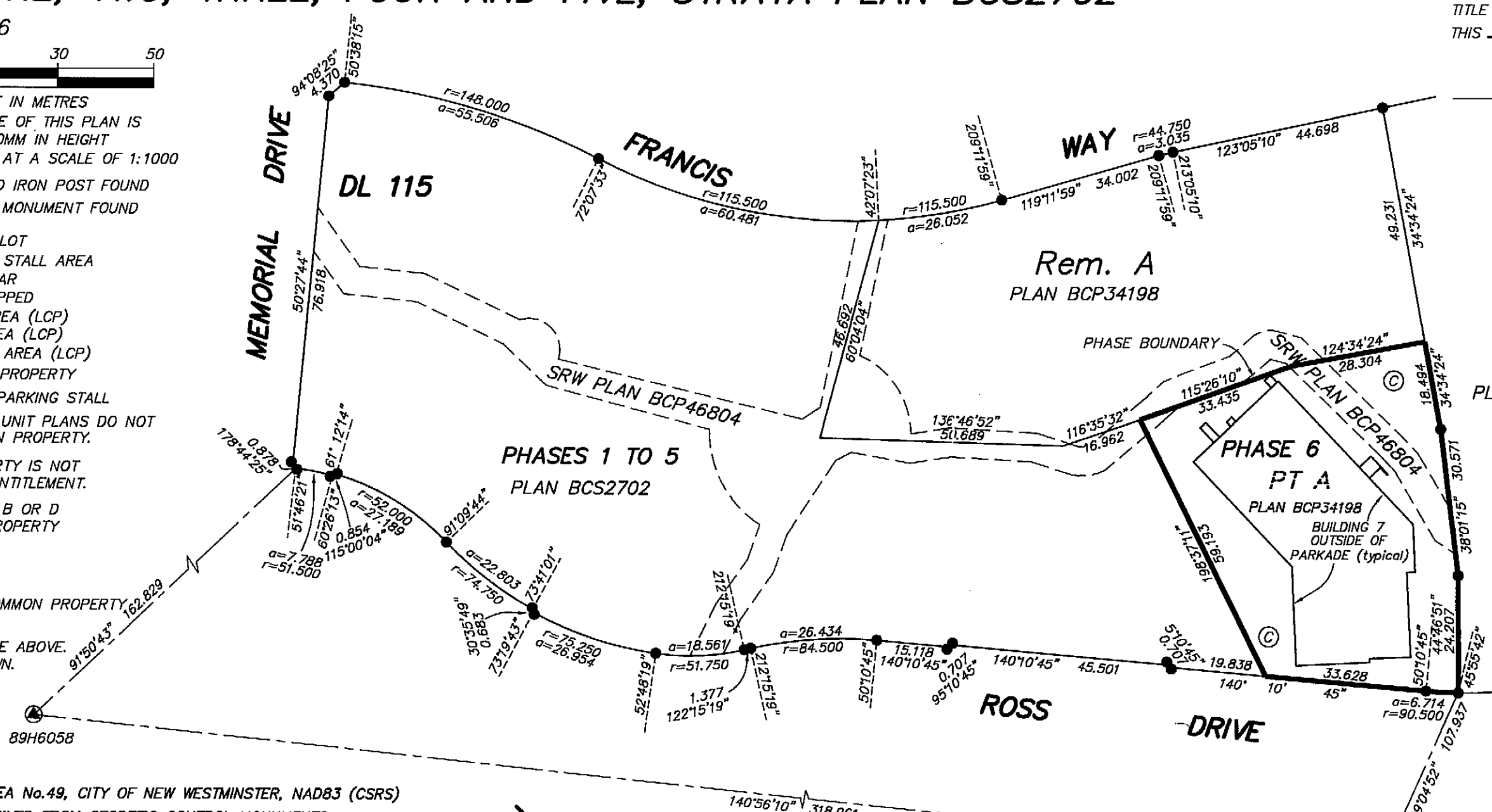
ADDRESS :
270 FRANCIS WAY
NEW WESTMINSTER, B.C. 89H6058

INTEGRATED SURVEY AREA No.49, CITY OF NEW WESTMINSTER, NAD83 (CSRS)

GRID BEARINGS ARE DERIVED FROM GEODETIC CONTROL MONUMENTS
89H6058 AND 89H6059 AS SHOWN ON PLAN BCP24033

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES,
MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9995945

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



H. Blaschuk/CP.
DEPUTY REGISTRAR

BB1320788

10
PLAN BCP24033

G. 1

I, RAYMOND HAROLD JANZEN, A
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS SHOWN ON
THIS STRATA PLAN HAVE NOT, AS OF THE
24th DAY OF JANUARY, 2011,
BEEN PREVIOUSLY OCCUPIED.

R. Janzen B. C. L. S.

I, RAYMOND HAROLD JANZEN, A
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
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.
24th DAY OF JANUARY, 2011.

R. Janzen B. C. L. S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
(CITY OF NEW WESTMINSTER)

FILE 8806A title phase 6

ORIGINAL

LOCATION PLAN

SHEET 2 OF 10 SHEETS

STRATA PLAN BCS 2702

PHASE 6



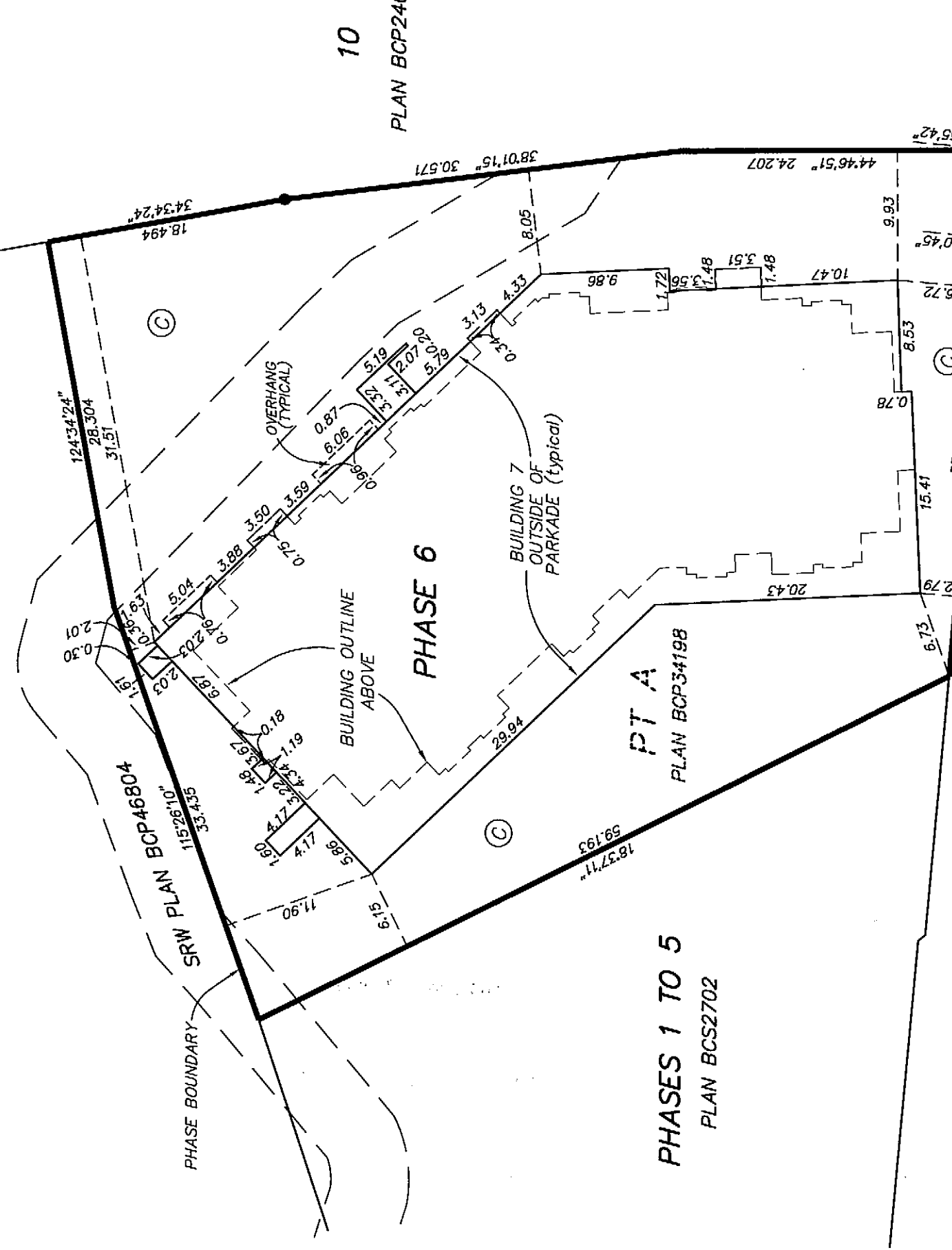
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400



Rem. A
PLAN BCP34198

SRW PLAN BCP46804

10
PLAN BCP24033



PHASES 1 TO 5
PLAN BCS2702

ROSS DRIVE

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

RJP
B.C.L.S.
24th January, 2011

FILE 8806A location ph6

ORIGINAL

STRATA PLAN BCS2702
PHASE 6

ONNI DEVELOPMENT (VICTORIA HILL) CORP.
INC. NO. 678178

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

ROSSALE DE COTIIS

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

Karim Jiwa
Barrister & Solicitor
300-550 Hudson Street
Vancouver, BC
604-602-7711

OCCUPATION

HSBC BANK CANADA

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Veronika Pavlina

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

600-885 WEST GEORGIA
VANCOUVER BC, V6E 3G1

ADDRESS

COMMERCIAL
OFFICER - REAL ESTATE
OCCUPATION

I, RAYMOND HAROLD JANZEN, A BRITISH COLUMBIA LAND SURVEYOR,
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 11th DAY OF JANUARY, 2011. THE PLAN WAS COMPLETED AND CHECKED,
AND THE CHECKLIST FILED UNDER #119213 ON THE 24th DAY OF JANUARY, 2011.

THE CITY OF NEW WESTMINSTER, AS HOLDER OF COVENANT
CHARGES BV74359, BV74361, BV521565, BV521571A, BA511441, BB883195 AND BB1924733
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN

MAYOR WAYNE WRIGHT

(PRINT NAME CLEARLY NEAR SIGNATURE)

CLERK RICK PAGE, CORPORATE OFFICER
(PRINT NAME CLEARLY NEAR SIGNATURE)

APPROVED AS PHASE 6 OF AN 8 PHASE
STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATED THIS 29 April 2011

APPROVING OFFICER FOR THE
CITY OF NEW WESTMINSTER

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

B. C. L. S.
24th JANUARY, 2011

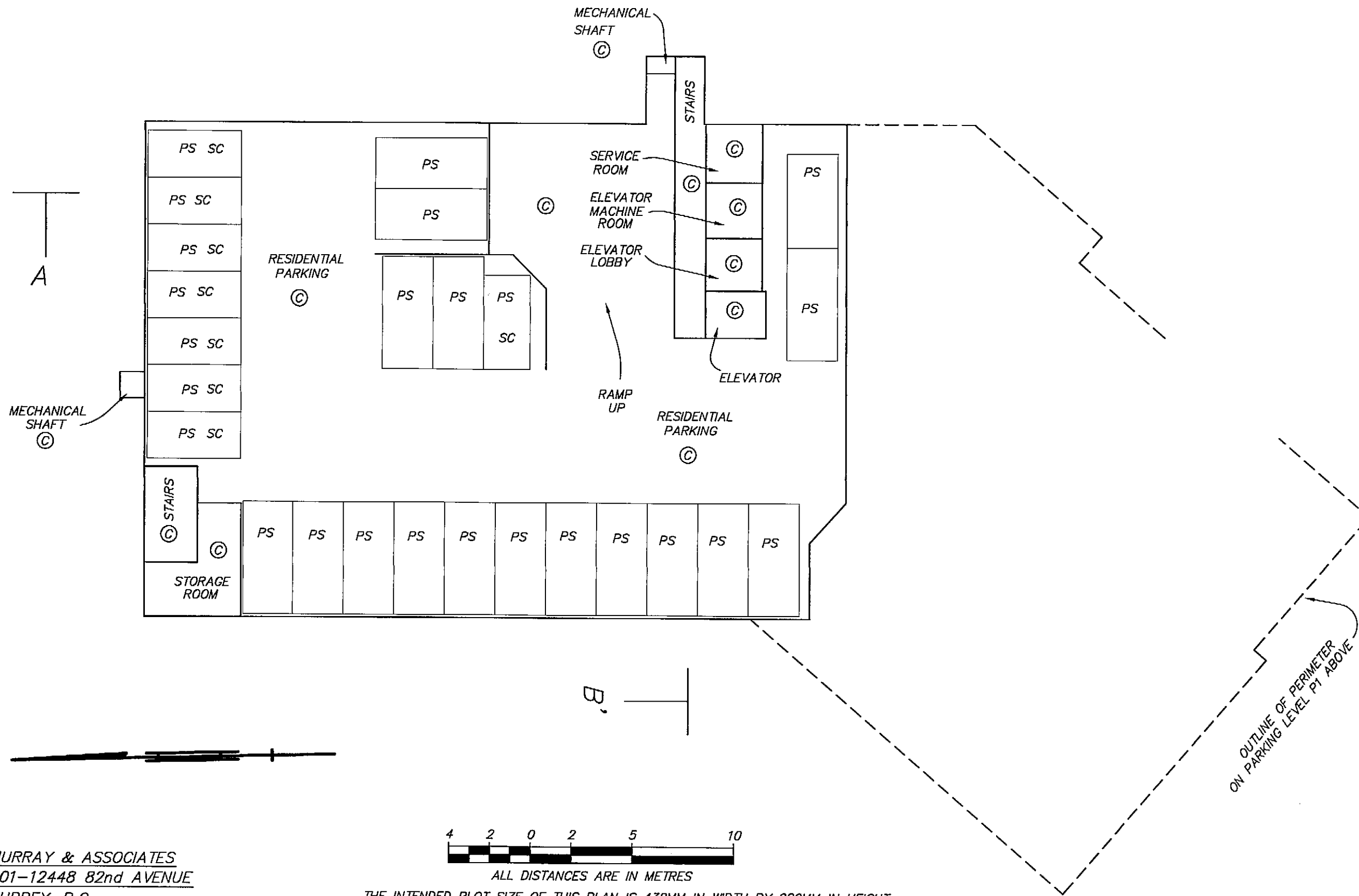
FILE 8806 title phase 6

ORIGINAL

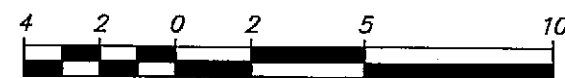
BUILDING 7
PARKING LEVEL P2

SHEET 4 OF 10 SHEETS

STRATA PLAN BCS 2702
PHASE 6



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



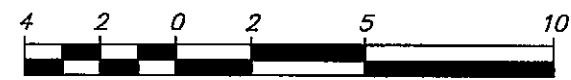
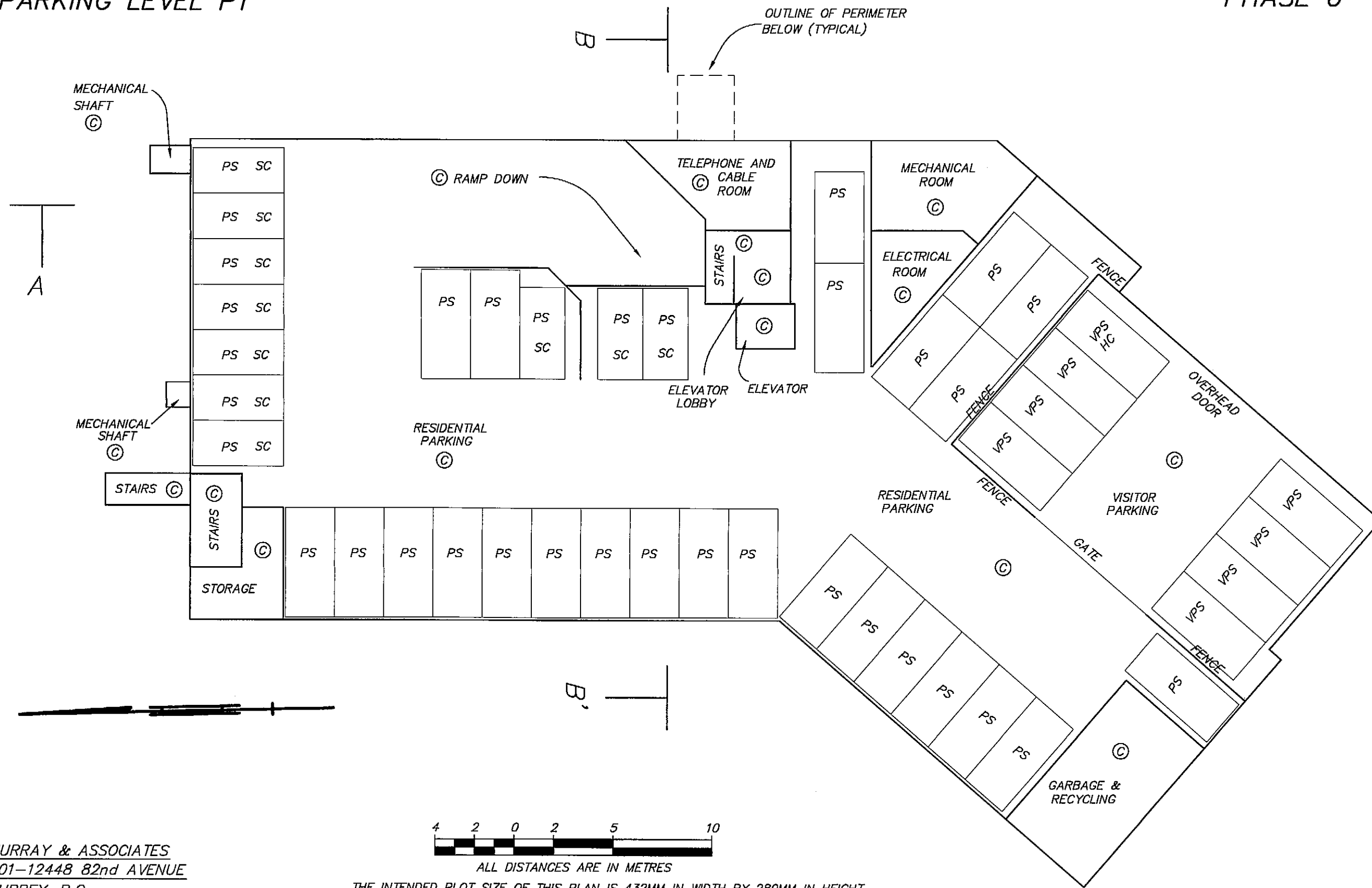
ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

[Signature] B.C.L.S.
 24th January 2011
 FILE 8806A phs 6 final

BUILDING 7 PARKING LEVEL P1

STRATA PLAN BCS 2702 PHASE 6



ALL DISTANCES ARE IN METRES

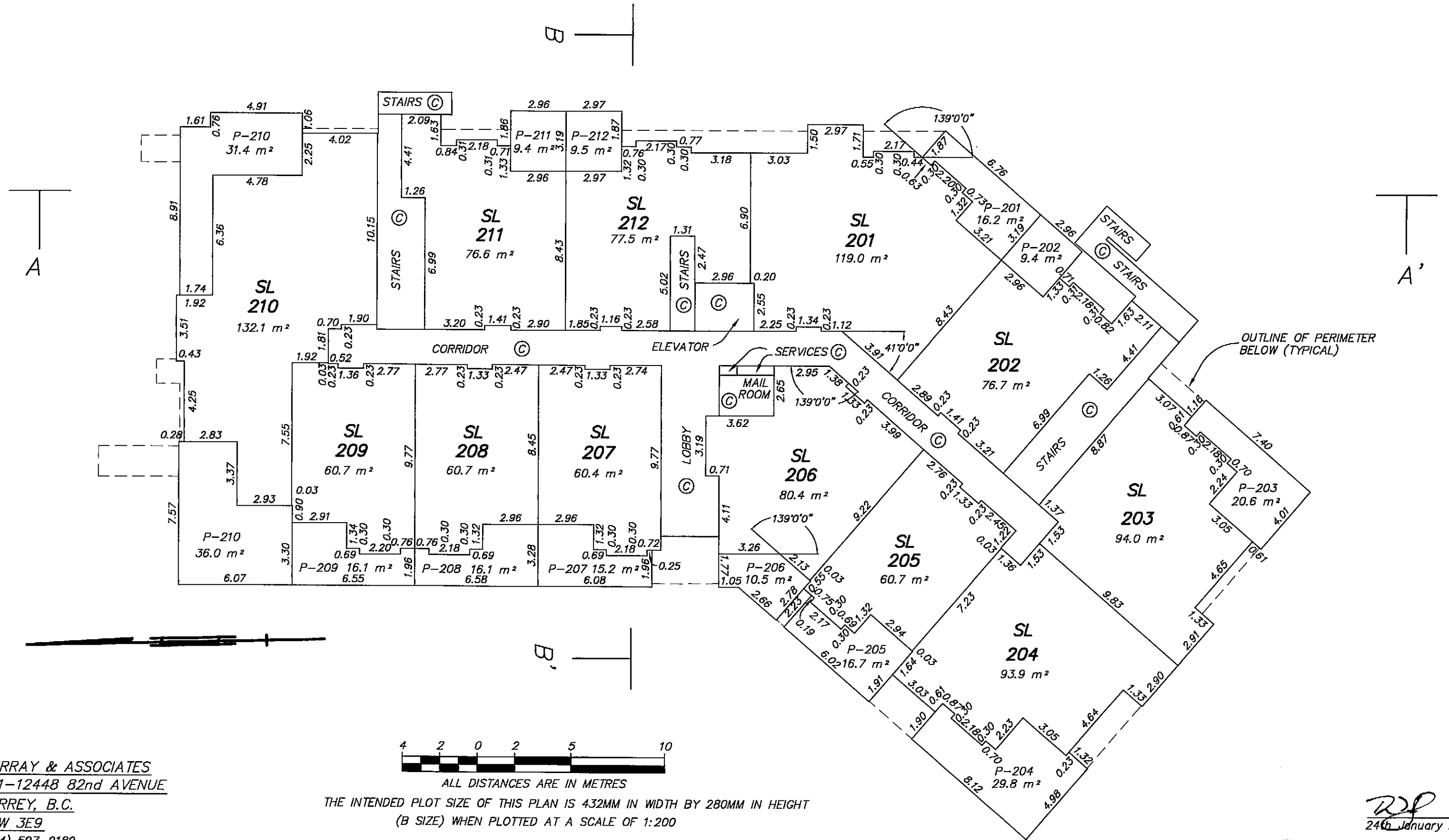
THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

[Signature] B.C.L.S.
 24th January 2011
 FILE 8806A phs 6 final

BUILDING 7
GROUND LEVEL

STRATA PLAN BCS 2702
PHASE 6



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

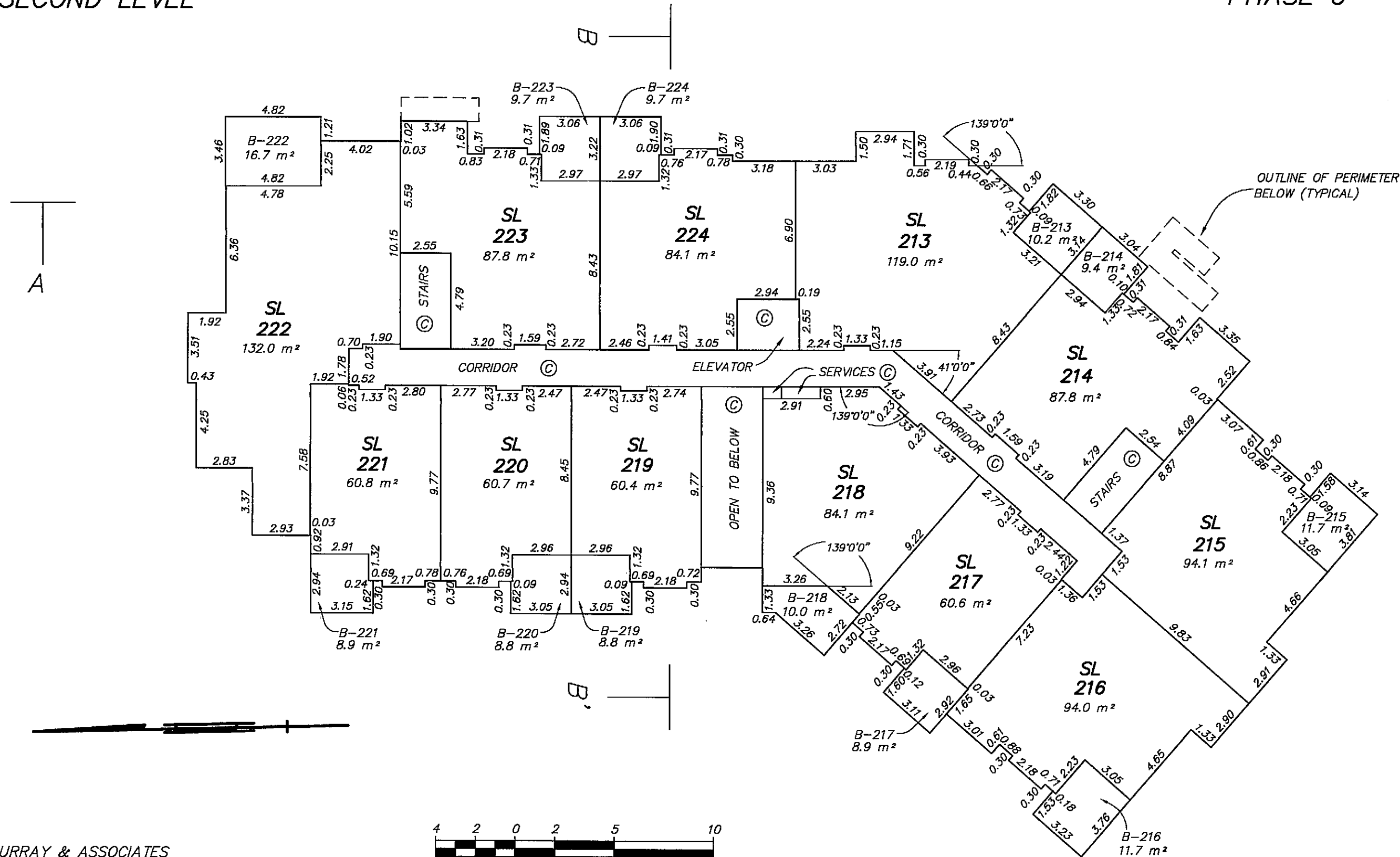
4 2 0 2 5 10
 ALL DISTANCES ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

[Signature] B.C.L.S.
 24th January 2011
 FILE 8806A phs 6 final

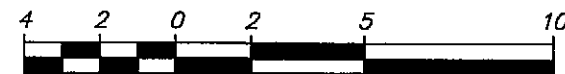
BUILDING 7
SECOND LEVEL

SHEET 7 OF 10 SHEETS

STRATA PLAN BCS 2702
PHASE 6



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



ALL DISTANCES ARE IN METRES

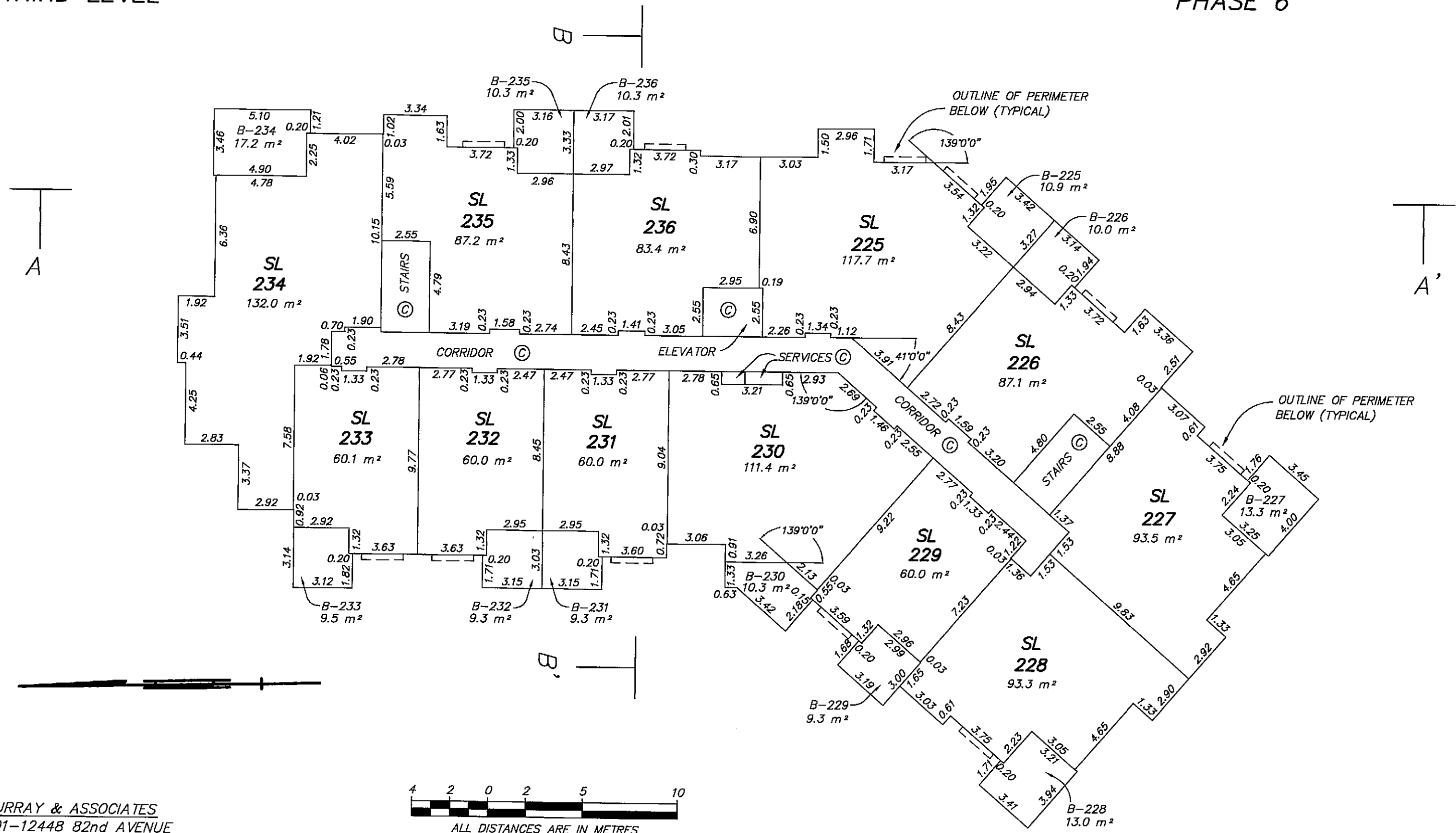
THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

[Signature] B.C.L.S.
 24th January 2011
 FILE 8806A phs 6 final

BUILDING 7
THIRD LEVEL

SHEET 8 OF 10 SHEETS

STRATA PLAN BCS 2702
PHASE 6



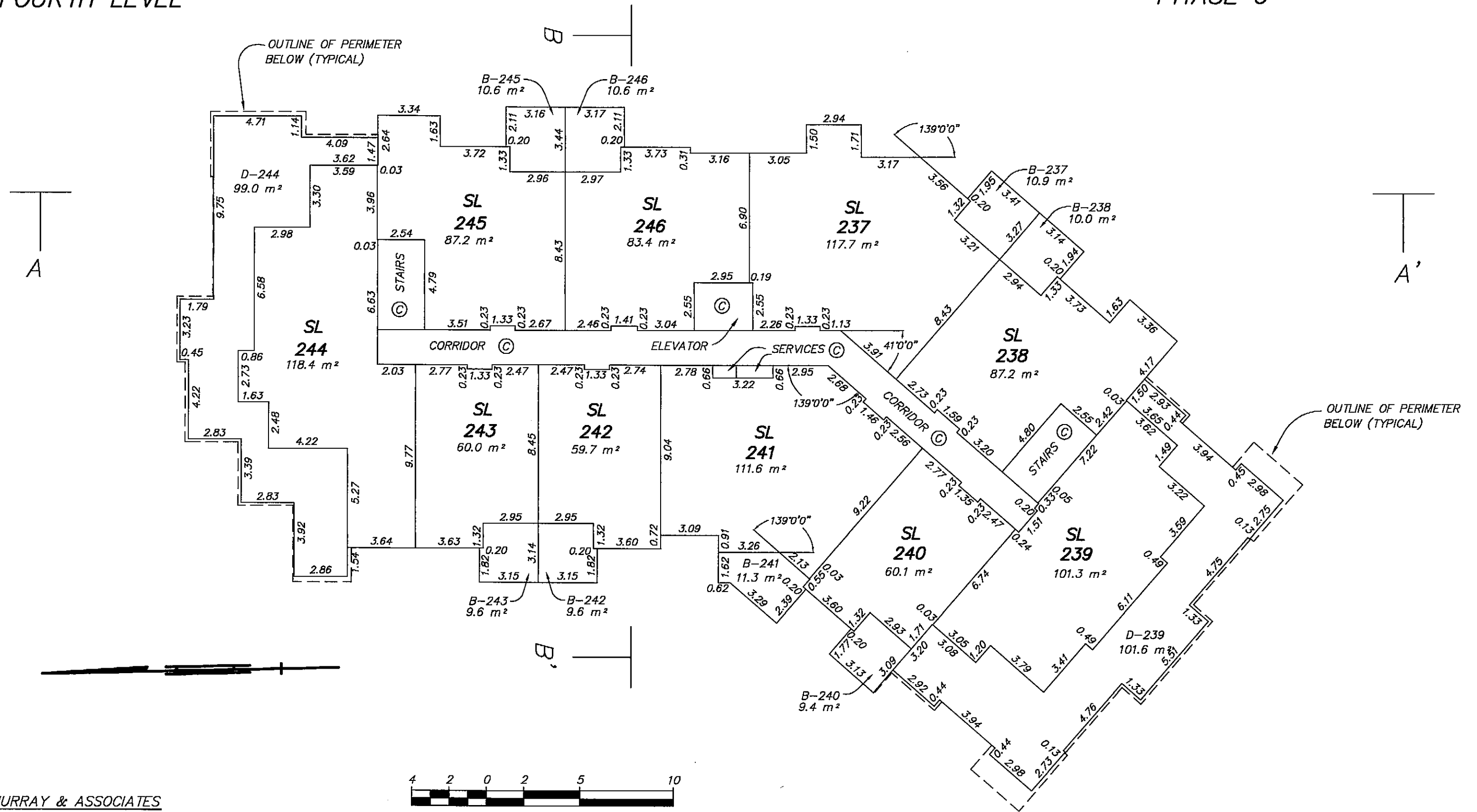
MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

4 2 0 2 5 10
 ALL DISTANCES ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

RJP B.C.L.S.
 24th January 2011
 FILE 8806A phs 6 final

BUILDING 7 FOURTH LEVEL

STRATA PLAN BCS 2702 PHASE 6



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



ALL DISTANCES ARE IN METRES

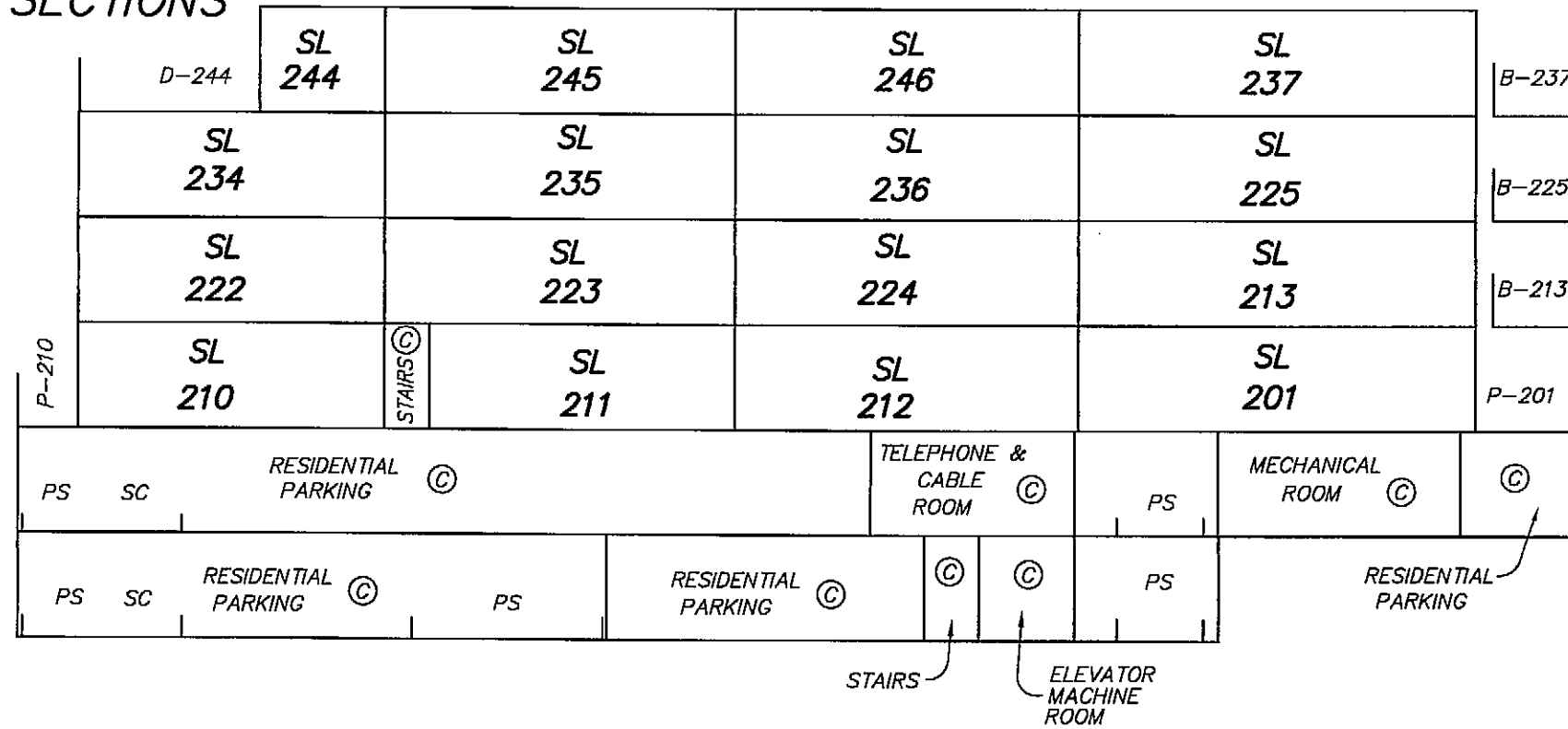
THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

RP B.C.L.S.
 24th January 2011
 FILE 8806A phs 6 final

BUILDING 7

BUILDING CROSS SECTIONS

STRATA PLAN BCS 2702 PHASE 6

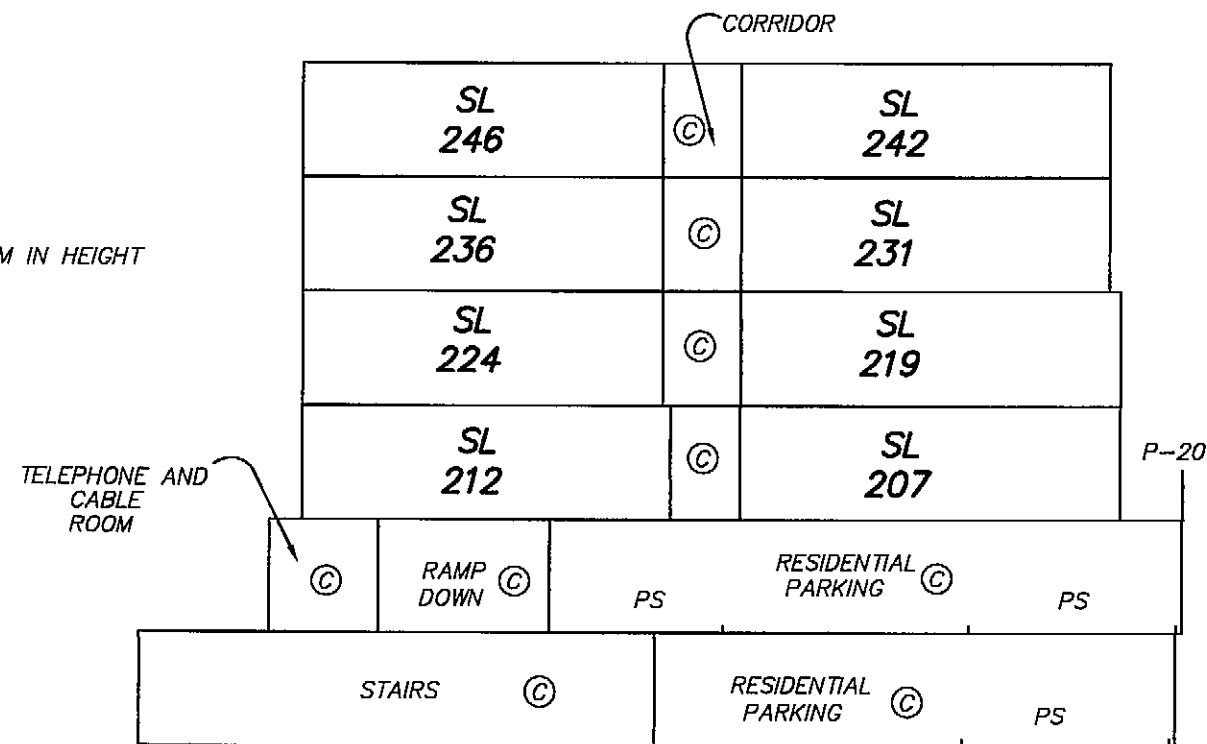


SECTION A - A'



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 280MM IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200



SECTION B - B'

MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

RJP B.C.L.S.
 24th January 2011
 FILE 8806A phs 6 final

**STRATA PLAN OF PARCEL A,
DISTRICT LOT 115, GROUP 1, NEW WESTMINSTER
DISTRICT, PLAN BCP34198, EXCEPT PHASES ONE, TWO,
THREE, FOUR, FIVE, SIX AND SEVEN, STRATA PLAN BCS2702**

FOR BUILDING LOCATION AND DIMENSION SEE SHEET 2

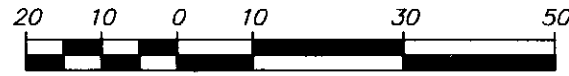
SHEET 1 OF 9 SHEETS

**STRATA PLAN BCS 2702
PHASE 8**

ADDRESS :
270 FRANCIS WAY
NEW WESTMINSTER, B.C.

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 2nd DAY OF March, 2012

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



DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS
432mm IN WIDTH BY 280mm IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

- INDICATES LEAD PLUG FOUND
- INDICATES STANDARD IRON POST FOUND
- ⊙ INDICATES CONTROL MONUMENT FOUND

- SL DENOTES STRATA LOT
- PS DENOTES PARKING STALL AREA
- SC DENOTES SMALL CAR
- HC DENOTES HANDICAPPED
- P DENOTES PATIO AREA (LCP)
- D DENOTES DECK AREA (LCP)
- B DENOTES BALCONY AREA (LCP)
- ⊙ DENOTES COMMON PROPERTY
- VPS DENOTES VISITOR PARKING STALL

TOTAL AREA SHOWN ON UNIT PLANS DO NOT
INCLUDE LIMITED COMMON PROPERTY.

LIMITED COMMON PROPERTY IS NOT
INCLUDED IN THE UNIT ENTITLEMENT.

AREAS INDICATED AS P, B OR D
ARE LIMITED COMMON PROPERTY
APPURTENANT TO THE
STRATA LOT INDICATED.
i.e. P-1, B-1 OR D-1

PARKING STALLS ARE COMMON PROPERTY

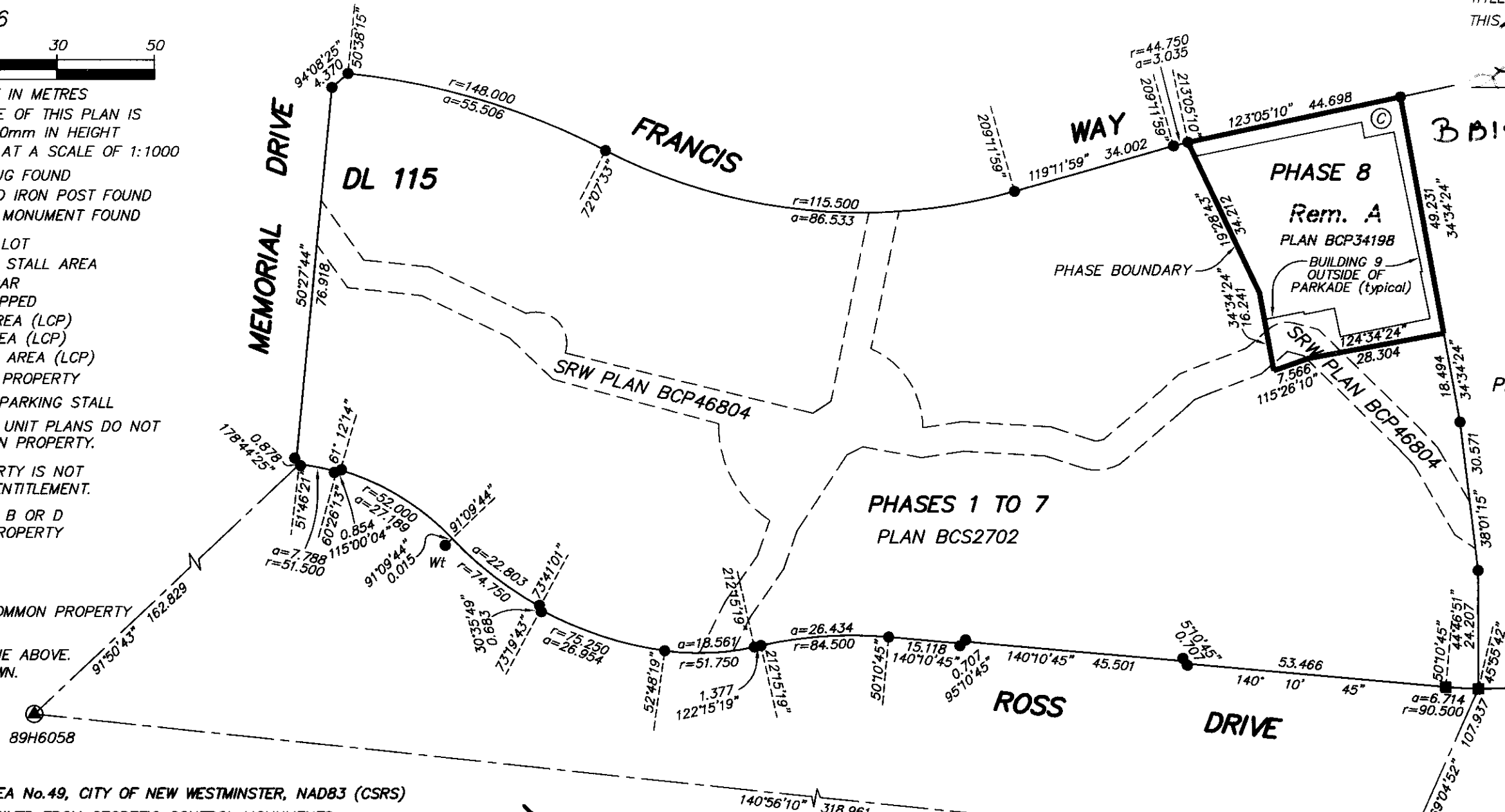
ALL ANGLES ARE 90°
OR RIGHT ANGLES TO THE ABOVE.
UNLESS OTHERWISE SHOWN.

INTEGRATED SURVEY AREA No.49, CITY OF NEW WESTMINSTER, NAD83 (CSRS)

GRID BEARINGS ARE DERIVED FROM GEODETIC CONTROL MONUMENTS
89H6058 AND 89H6059 AS SHOWN ON PLAN BCP24033

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES,
MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9995945

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



E. Blanchard
DEPUTY REGISTRAR

B B1486153-6188

10
PLAN BCP24033

G. 1

I, RAYMOND HAROLD JANZEN, A
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS SHOWN ON
THIS STRATA PLAN HAVE NOT, AS OF THE
2nd DAY OF MARCH, 2012,
BEEN PREVIOUSLY OCCUPIED.

R. Janzen B. C. L. S.

I, RAYMOND HAROLD JANZEN, A
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
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.
2nd DAY OF MARCH, 2012.

R. Janzen B. C. L. S.
FILE 8806A title phase 8

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
(CITY OF NEW WESTMINSTER)

ORIGINAL

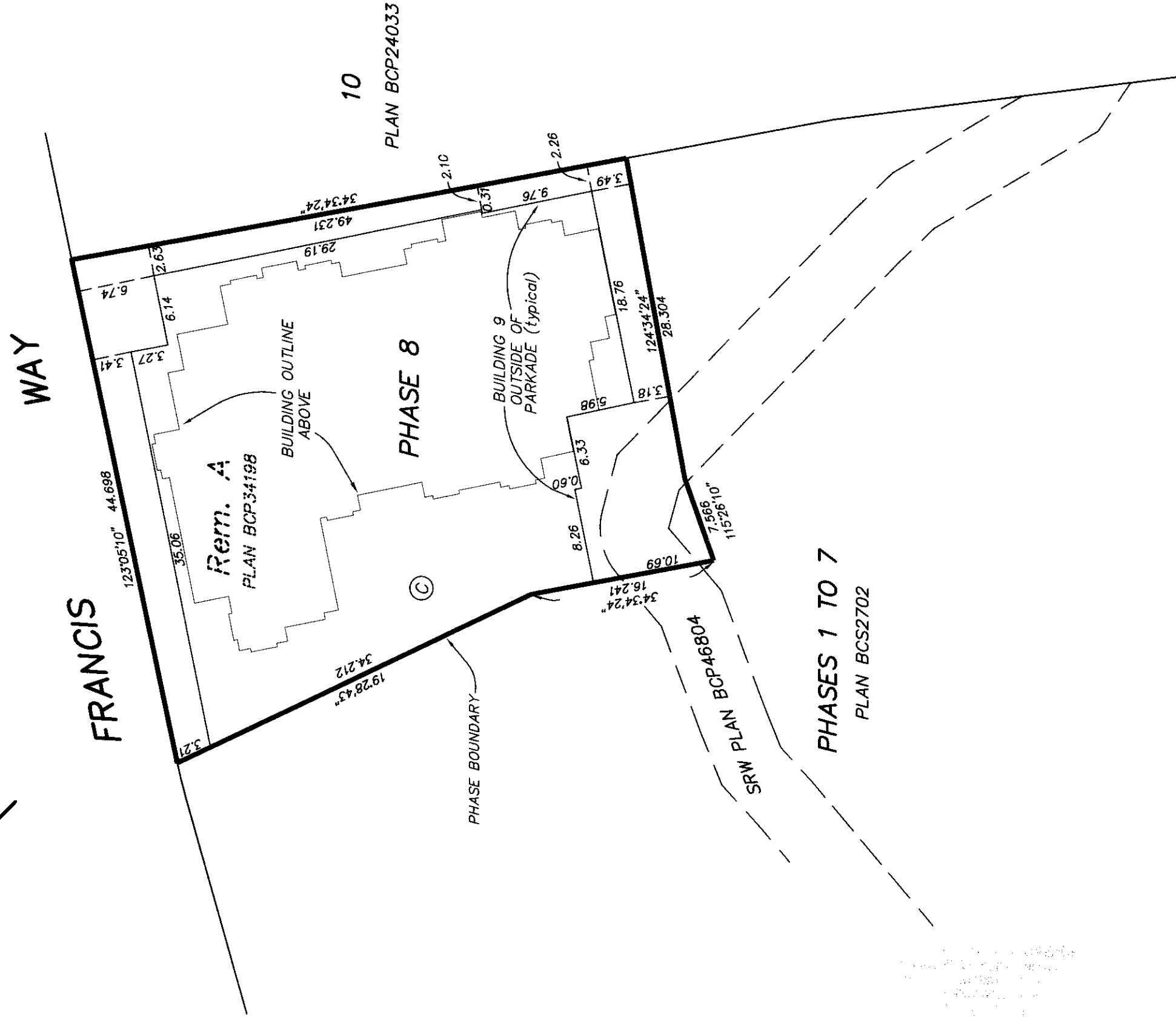
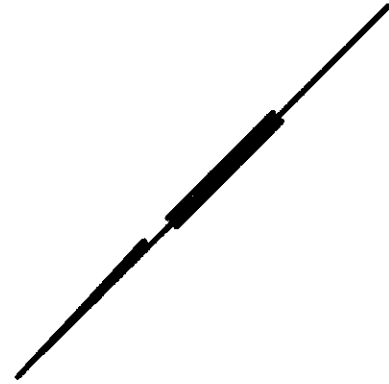
SHEET 2 OF 9 SHEETS
STRATA PLAN BCS 2702
PHASE 8

LOCATION PLAN



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:400



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

[Signature]
B.C.L.S.
2nd March, 2012

FILE 8806A location ph8

ORIGINAL

STRATA PLAN BCS2702 PHASE 8

ONNI DEVELOPMENT (VICTORIA HILL) CORP.
INC. NO. 678178

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

Michael De Lottis

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

300-550 ROBSON ST. VANCOUVER

ADDRESS

DEVELOPMENT MANAGER
OCCUPATION

HSEC BANK CANADA

WAYNE VICKERS

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

Daniel Jay

600-885 WEST GEORGIA ST. VANCOUVER, BC

ADDRESS

OFFICER, COMMERCIAL REAL ESTATE
OCCUPATION

I, RAYMOND HAROLD JANZEN, A BRITISH COLUMBIA LAND SURVEYOR,
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 1st DAY OF MARCH, 2012. THE PLAN WAS COMPLETED AND CHECKED,
AND THE CHECKLIST FILED UNDER #133650 ON THE 2nd DAY OF MARCH, 2012.

THE CITY OF NEW WESTMINSTER, AS HOLDER OF COVENANT
CHARGES BV74359, BV74361, BV521565, BV521571A, BA511441, BB883195 AND BB1924733
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

MAYOR WAYNE WRIGHT

MAYOR

(PRINT NAME CLEARLY NEAR SIGNATURE)

CLERK

(PRINT NAME CLEARLY NEAR SIGNATURE)

RICK PAGE, CORPORATE OFFICER

APPROVED AS PHASE 8 OF AN 8 PHASE
STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATED THIS 20 March 2012

JENNIFER E. JANZEN
ACOMMISSIONER FOR TAKING APPEALS
WITHIN BRITISH COLUMBIA
CITY OF NEW WESTMINSTER
511 Royal Avenue
New Westminster, B.C. V3L 1H9

B. C. L. S.
2nd MARCH, 2012

FILE 8806A title phase 8

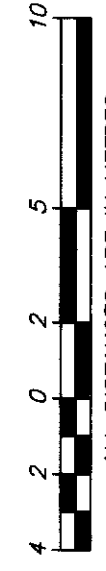
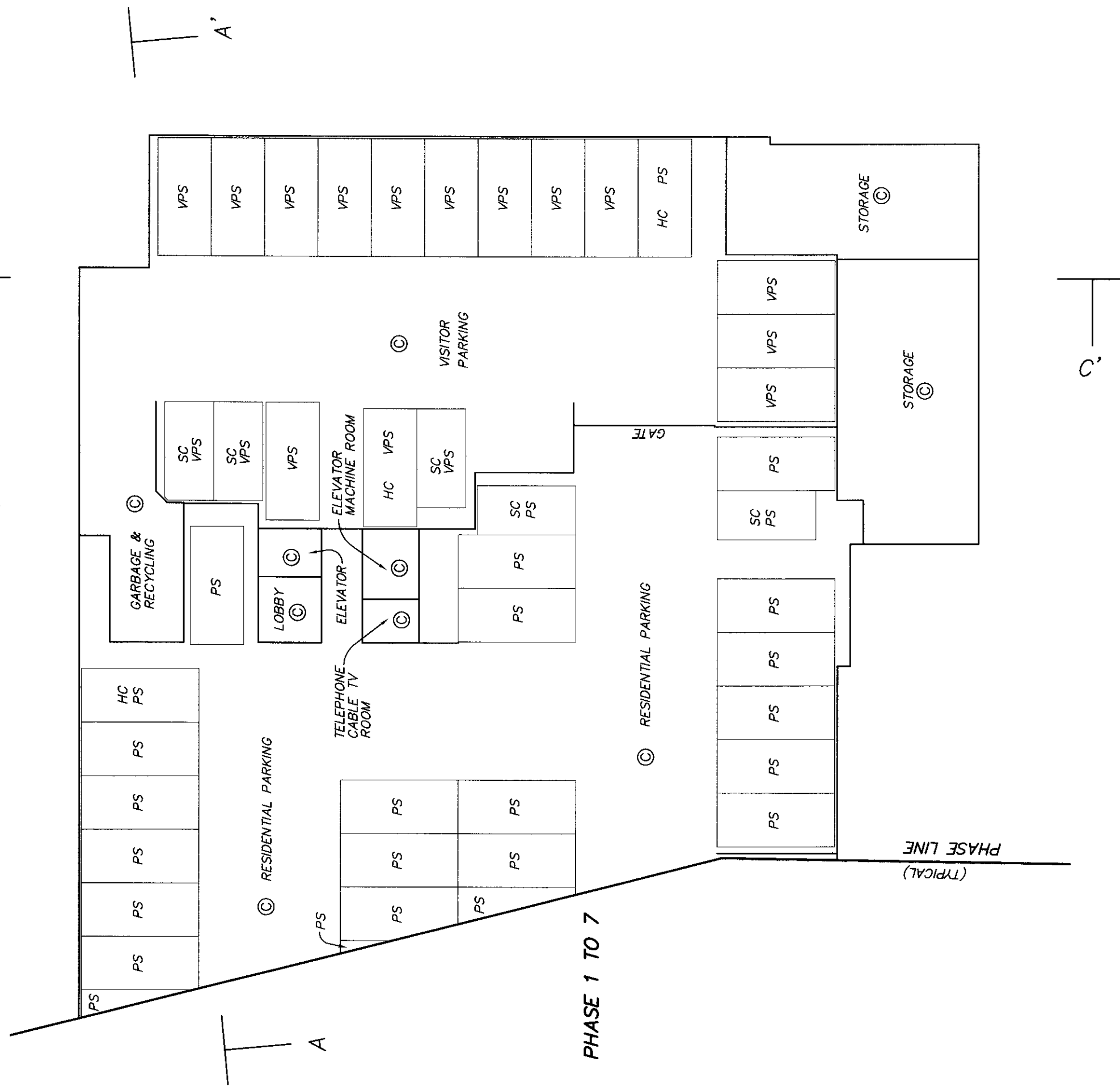
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



ORIGINAL

SHEET 4 OF 9 SHEETS
STRATA PLAN BCS 2702
PHASE 8

BUILDING 9
PARKING LEVEL P1

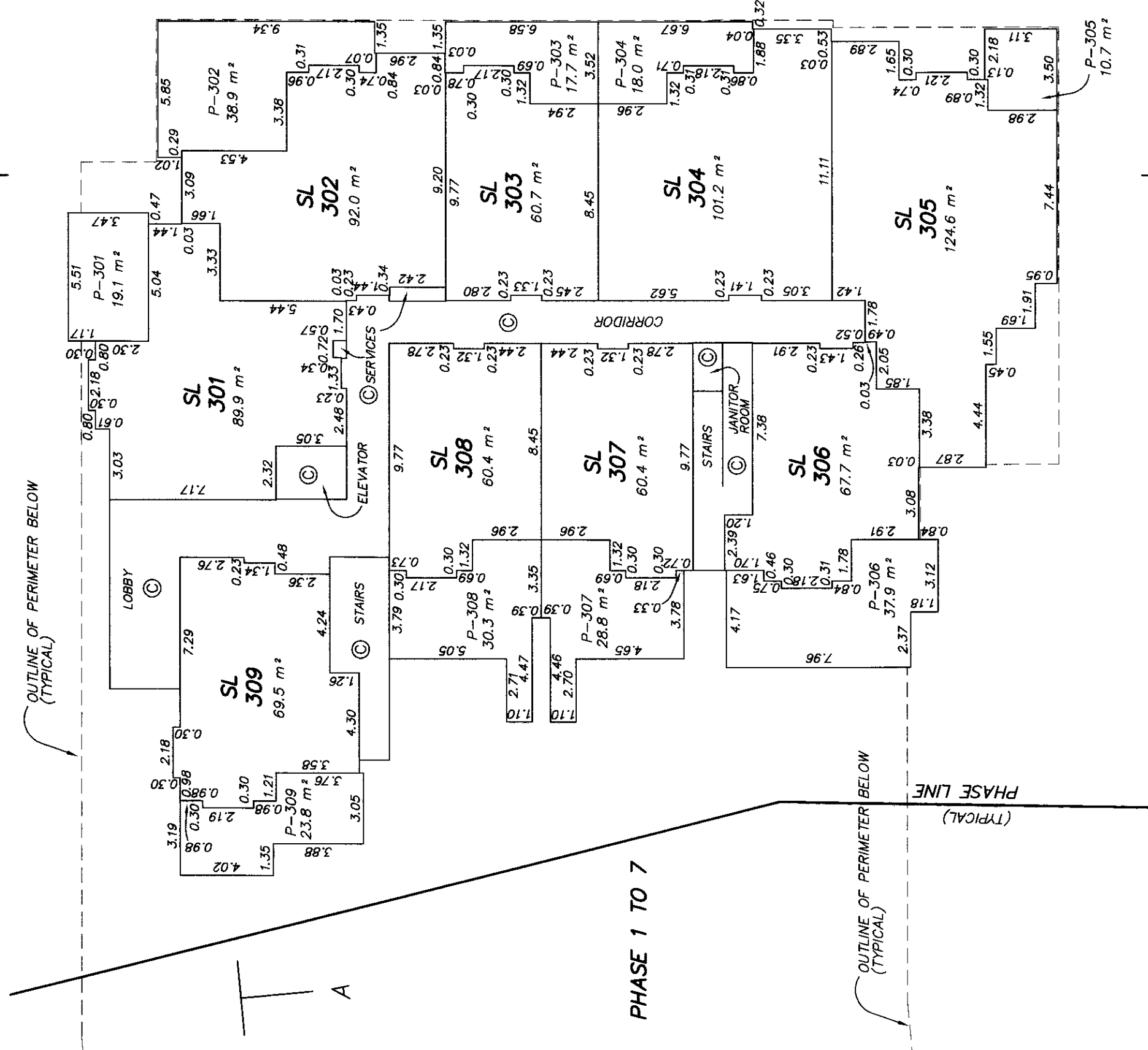


ALL DISTANCES ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

[Signature]
 B.C.L.S.
 2nd March 2012
 FILE 8806A Ph 8

BUILDING 9
GROUND FLOOR
SHEET 5 OF 9 SHEETS
STRATA PLAN BCS 2702
PHASE 8



ALL DISTANCES ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

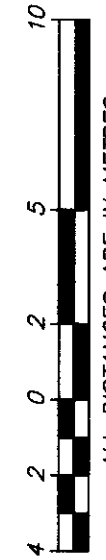
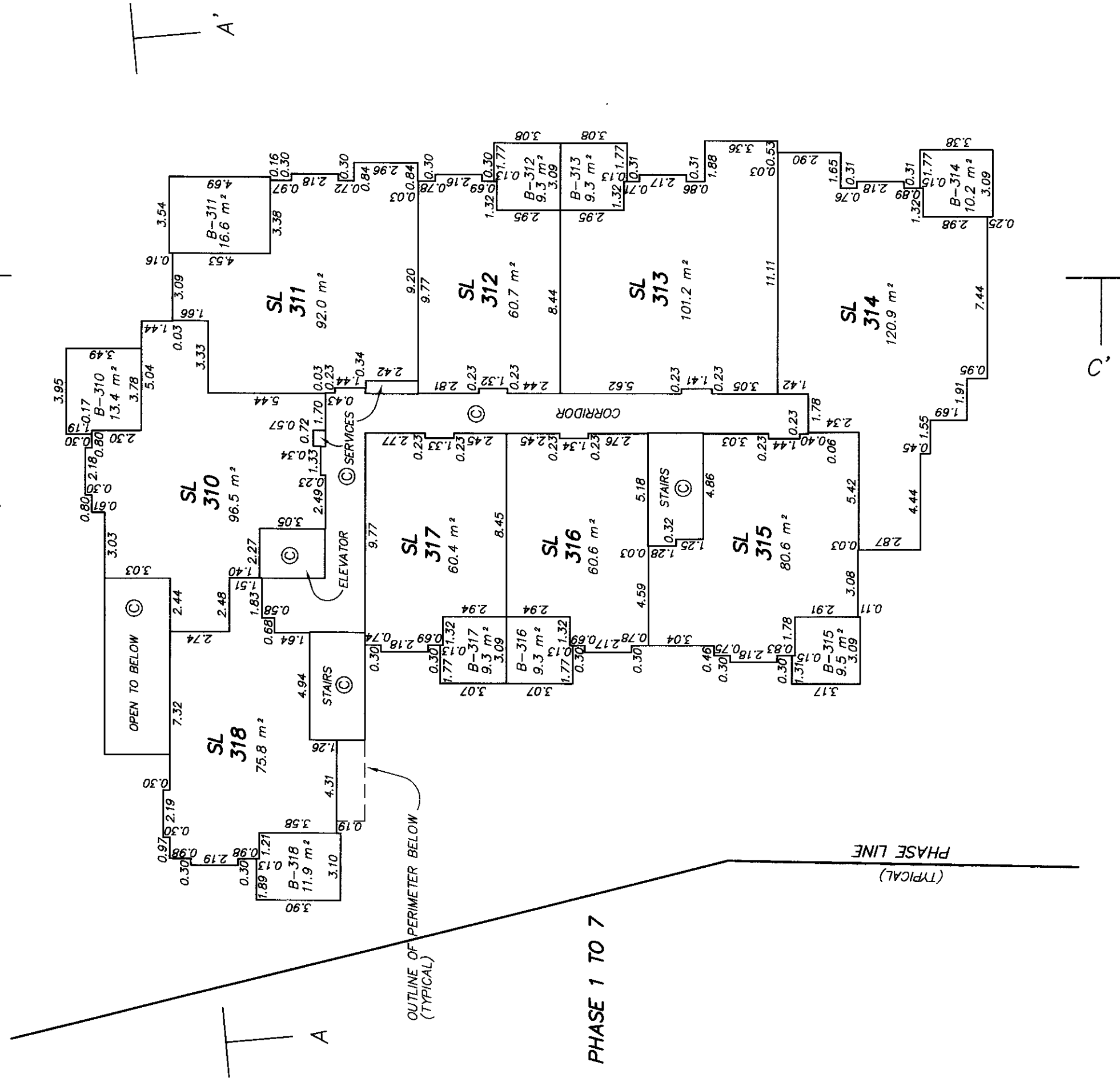
MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

RJF
 B.C.L.S.
 2nd March 2012
 FILE 8806A Ph 8

**BUILDING 9
SECOND FLOOR**

SHEET 6 OF 9 SHEETS

**STRATA PLAN BCS 2702
PHASE 8**



ALL DISTANCES ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

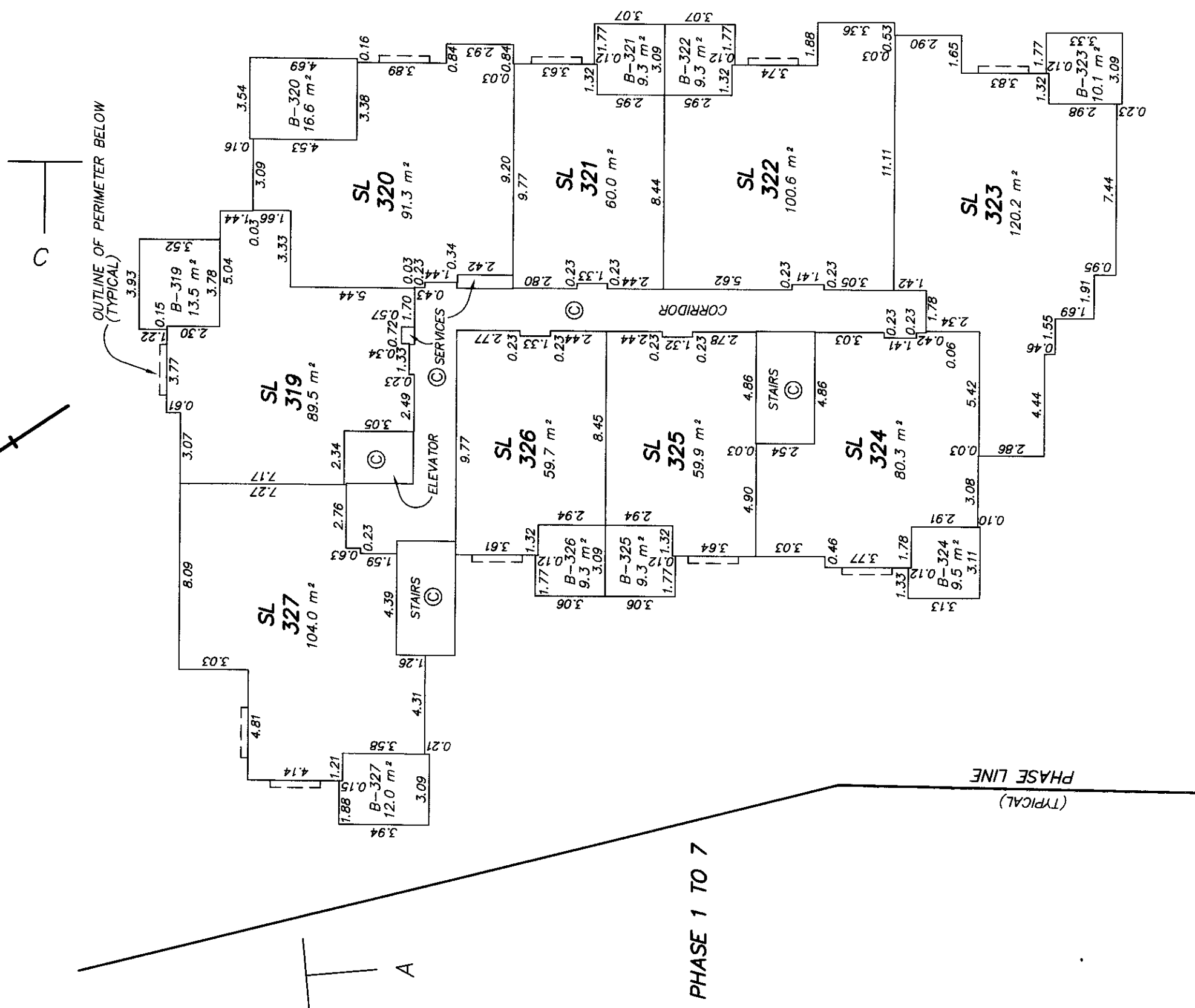
RJL
 B.C.L.S.
 2nd March 2012
 FILE 8806A Ph 8

ORIGINAL

**STRATA PLAN BCS 2702
PHASE 8**

**BUILDING 9
THIRD FLOOR**

SHEET 7 OF 9 SHEETS



ALL DISTANCES ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

[Signature]
 B.C.L.S.
 2nd March 2012
 FILE 8806A Ph 8

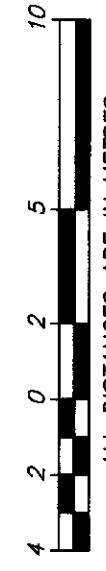
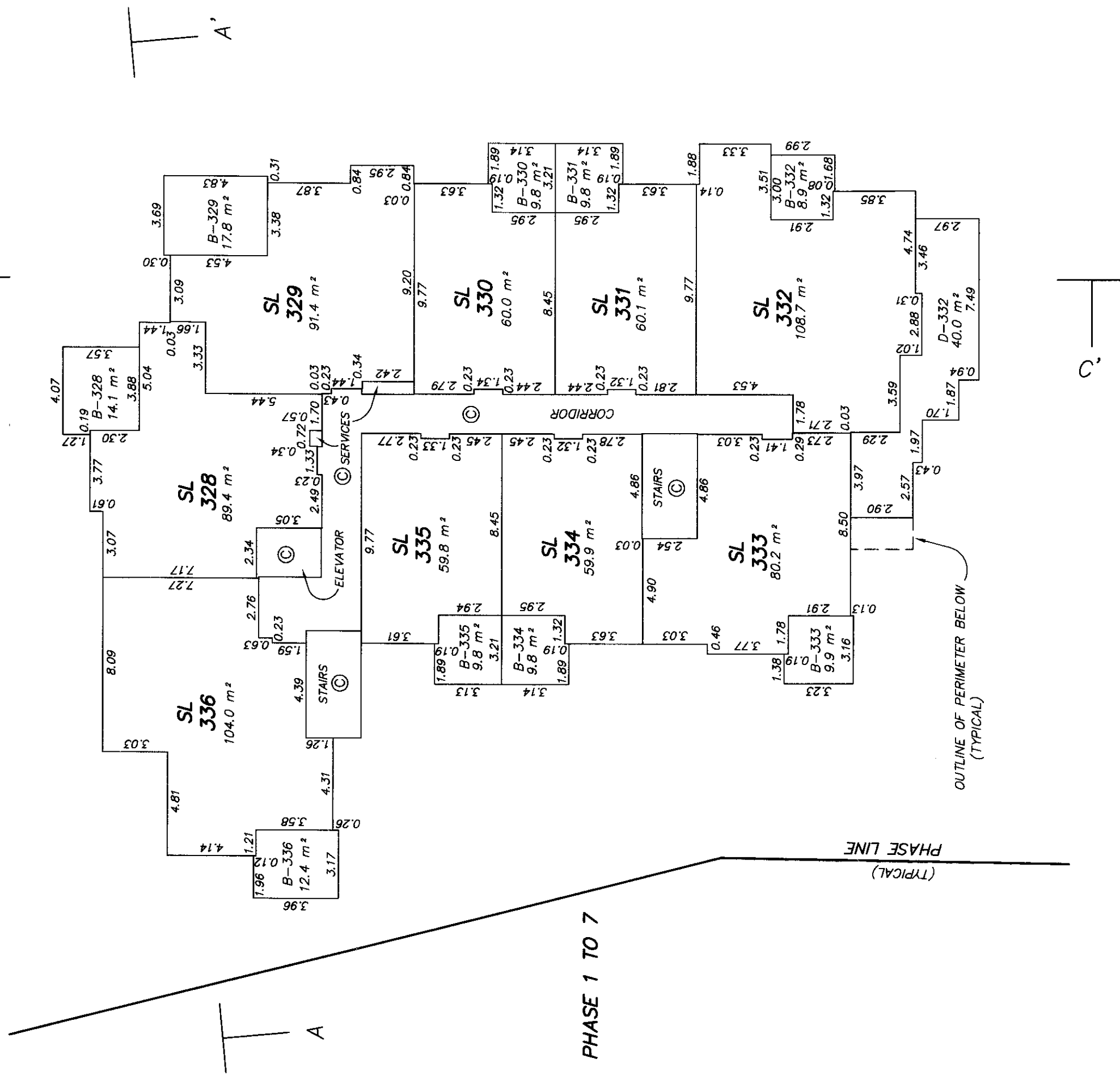
ORIGINAL

BUILDING 9

FOURTH FLOOR

SHEET 8 OF 9 SHEETS

STRATA PLAN BCS 2702
PHASE 8



THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

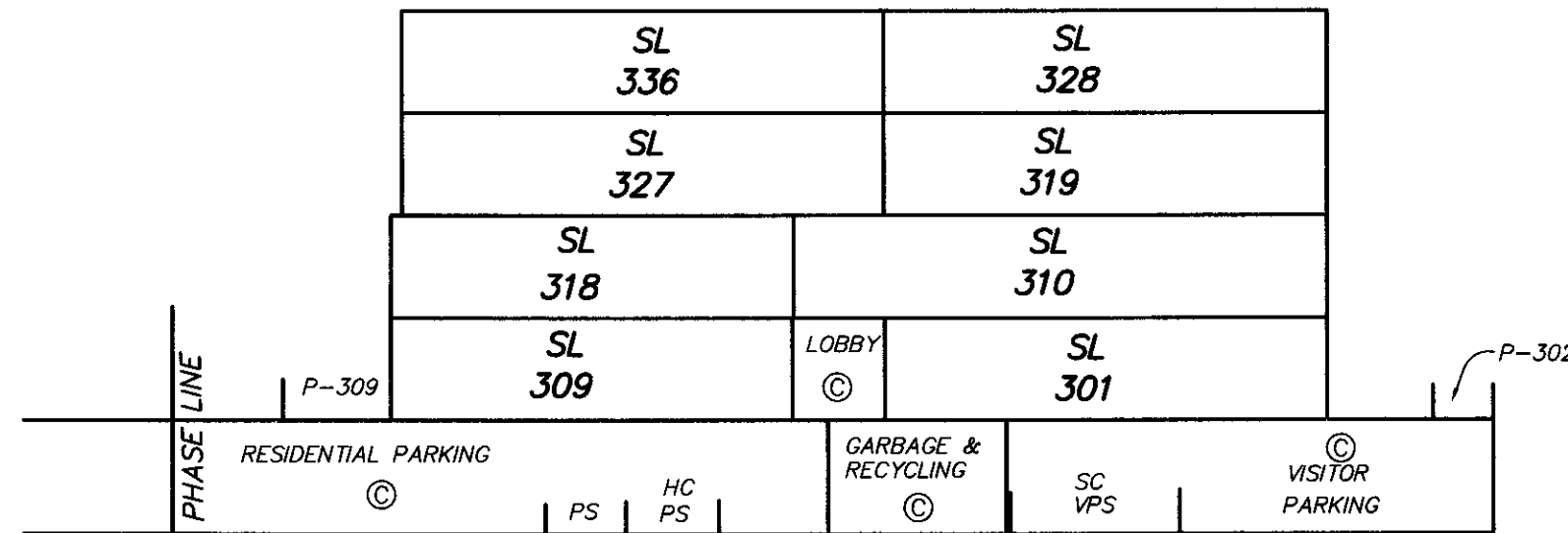
RF
B.C.L.S.
2nd March 2012
FILE 8806A Ph 8

M.P.I.N.A.I.

BUILDING 9
SECTIONS

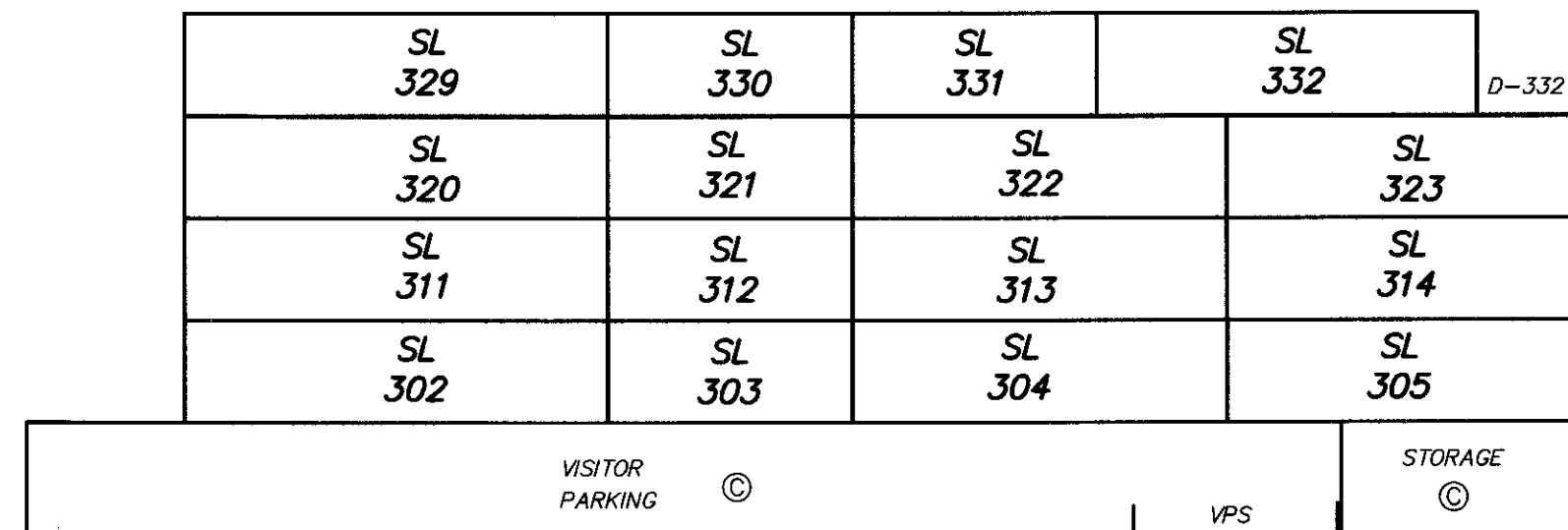
STRATA PLAN BCS 2702
PHASE 8

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
GROUND FLOOR
PARKING LEVEL P1



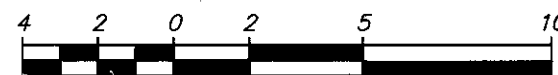
SECTION A - A'

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
GROUND FLOOR
PARKING LEVEL P1



SECTION C - C'

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

[Signature] B.C.L.S.
2nd March 2012
FILE 8806A Ph 8

ORIGINAL

**STRATA PLAN OF A PORTION OF PARCEL A
DISTRICT LOT 115, GROUP 1, NEW WESTMINSTER
DISTRICT, PLAN BCP34198, EXCEPT PHASES ONE,
TWO, THREE, FOUR, FIVE AND SIX, STRATA PLAN BCS2702**

FOR BUILDING LOCATION AND DIMENSION SEE SHEET 2

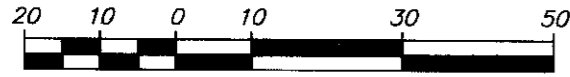
SHEET 1 OF 9 SHEETS

**STRATA PLAN BCS 2702
PHASE 7**

ADDRESS :
270 FRANCIS WAY
NEW WESTMINSTER, B.C.

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 21st DAY OF March, 2012

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



DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN
WIDTH BY 280mm IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

- INDICATES LEAD PLUG SET
- INDICATES STANDARD IRON POST SET
- INDICATES STANDARD IRON POST FOUND
- ▲ INDICATES CONTROL MONUMENT FOUND

- SL DENOTES STRATA LOT
- PS DENOTES PARKING STALL AREA
- SC DENOTES SMALL CAR
- P DENOTES PATIO AREA (LCP)
- D DENOTES DECK AREA (LCP)
- B DENOTES BALCONY AREA (LCP)
- ⊙ DENOTES COMMON PROPERTY
- (LCP) DENOTES LIMITED COMMON PROPERTY

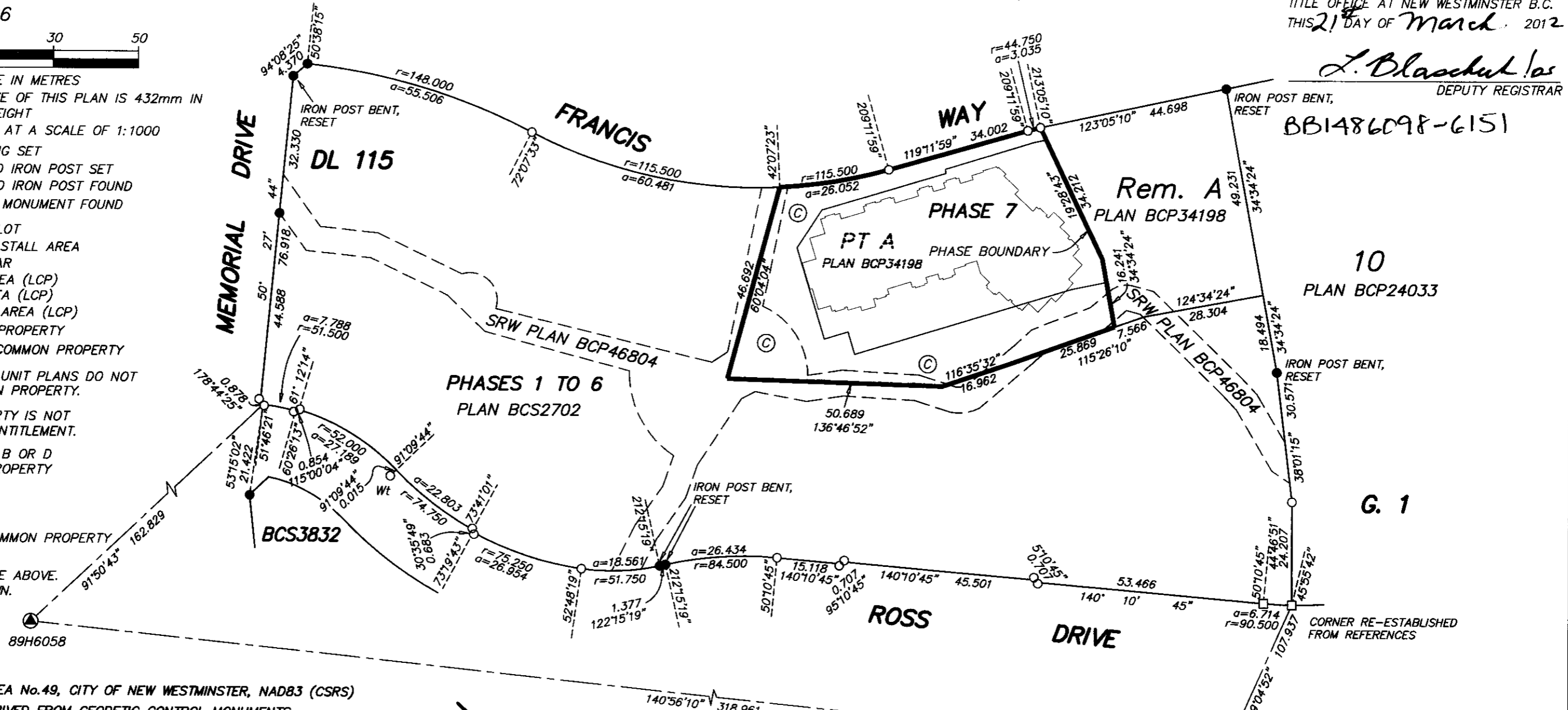
TOTAL AREA SHOWN ON UNIT PLANS DO NOT
INCLUDE LIMITED COMMON PROPERTY.

LIMITED COMMON PROPERTY IS NOT
INCLUDED IN THE UNIT ENTITLEMENT.

AREAS INDICATED AS P, B OR D
ARE LIMITED COMMON PROPERTY
APPURTENANT TO THE
STRATA LOT INDICATED.
i.e. P-1, B-1 OR D-1

PARKING STALLS ARE COMMON PROPERTY

ALL ANGLES ARE 90°
OR RIGHT ANGLES TO THE ABOVE.
UNLESS OTHERWISE SHOWN.



J. Blaschuk
DEPUTY REGISTRAR

BB1486098-6151

10
PLAN BCP24033

G. 1

INTEGRATED SURVEY AREA No.49, CITY OF NEW WESTMINSTER, NAD83 (CSRS)
GRID BEARINGS ARE DERIVED FROM GEODETIC CONTROL MONUMENTS
89H6058 AND 89H6059 AS SHOWN ON PLAN BCP24033
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES,
MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9995945

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

I, RAYMOND HAROLD JANZEN, A
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS SHOWN
ON THIS STRATA PLAN HAVE NOT, AS OF THE
2nd DAY OF MARCH, 2012,
BEEN PREVIOUSLY OCCUPIED.

R. Janzen B. C. L. S.

**THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
(CITY OF NEW WESTMINSTER)**

I, RAYMOND HAROLD JANZEN, A
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
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.
2nd DAY OF MARCH, 2012.

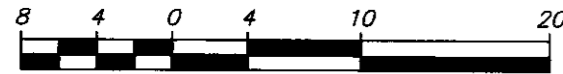
R. Janzen B. C. L. S.

FILE 8806A title phase 7

ORIGINAL

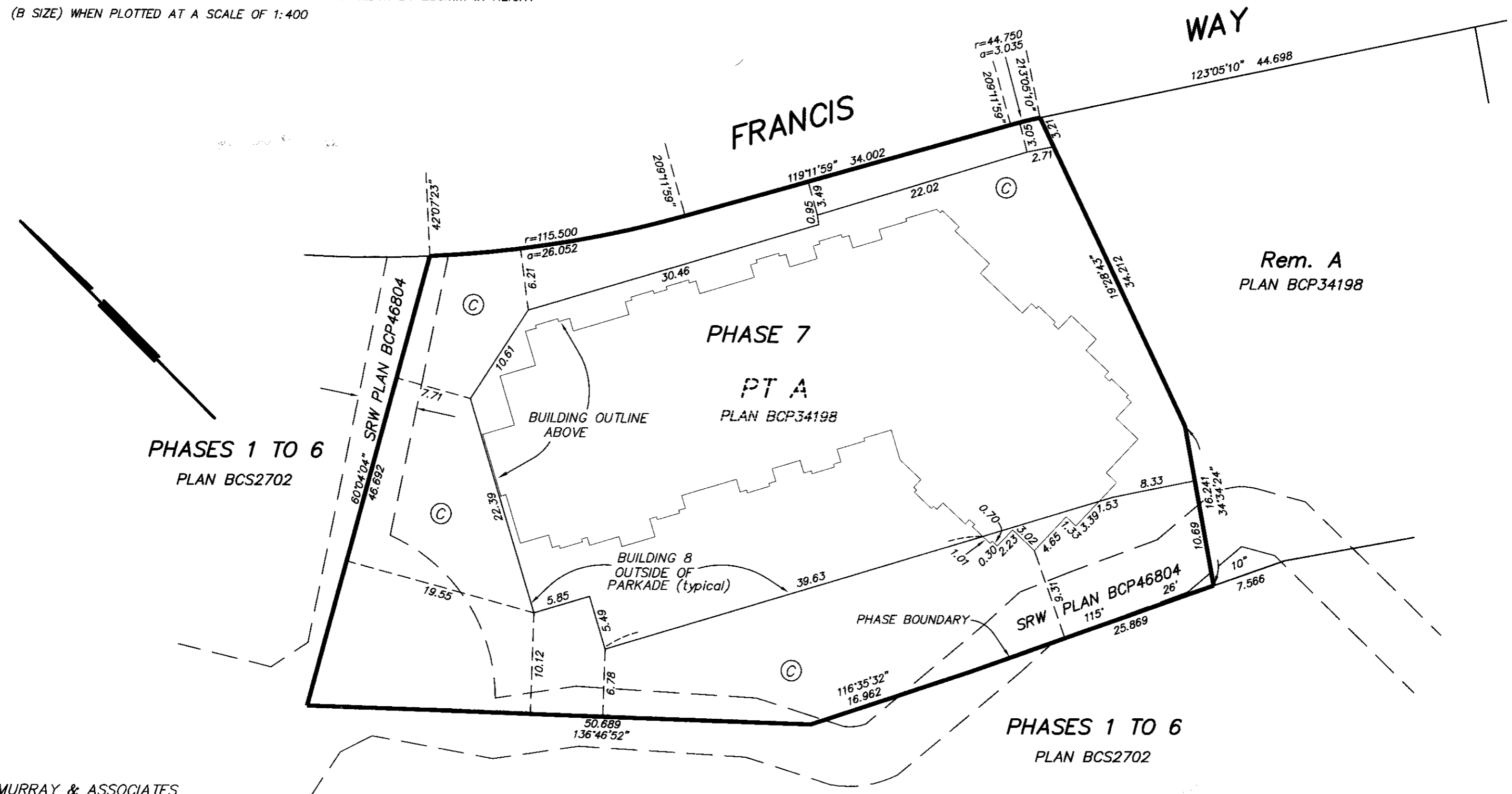
LOCATION PLAN

STRATA PLAN BCS 2702 PHASE 7



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:400



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
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RJP B.C.L.S.
 2nd March, 2012
 FILE 8806A location ph7

ORIGINAL

STRATA PLAN BCS2702 PHASE 7

ONNI DEVELOPMENT (VICTORIA HILL) CORP.
INC. NO. 678178

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)
De Loria

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

300-550 ROBSON ST VANCOUVER
ADDRESS

DEVELOPMENT MANAGER
OCCUPATION

HSBC BANK CANADA

WAYNE VICKERS

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

ANNIE LI

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

DANIEL JAY

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

600-885 WEST GEORGIA ST. VAN BC
ADDRESS

OFFICER, COMMERCIAL REAL ESTATE
OCCUPATION

I, RAYMOND HAROLD JANZEN, A BRITISH COLUMBIA LAND SURVEYOR,
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 1st DAY OF MARCH, 2012. THE PLAN WAS COMPLETED AND CHECKED,
AND THE CHECKLIST FILED UNDER #133647 ON THE 2nd DAY OF MARCH, 2012.

THE CITY OF NEW WESTMINSTER, AS HOLDER OF COVENANT
CHARGES BV74359, BV74361, BV521565, BV521571A, BA511441, BB883195 AND BB1924733
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

MAYOR WAYNE WRIGHT

(PRINT NAME CLEARLY NEAR SIGNATURE)

CLERK
(PRINT NAME CLEARLY NEAR SIGNATURE)

RICK PAGE, CORPORATE OFFICER

APPROVED AS PHASE 7 OF AN 8 PHASE
STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATED THIS 20 March 2012

JENNIFER E. JANZEN
A COMMISSIONER FOR TAKING AFFIDAVITS
WITHIN BRITISH COLUMBIA
CITY OF NEW WESTMINSTER
511 Royal Avenue
New Westminster, B.C. V3L 1H9

B. C. L. S.
2nd March, 2012

FILE 8806A title phase 7

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
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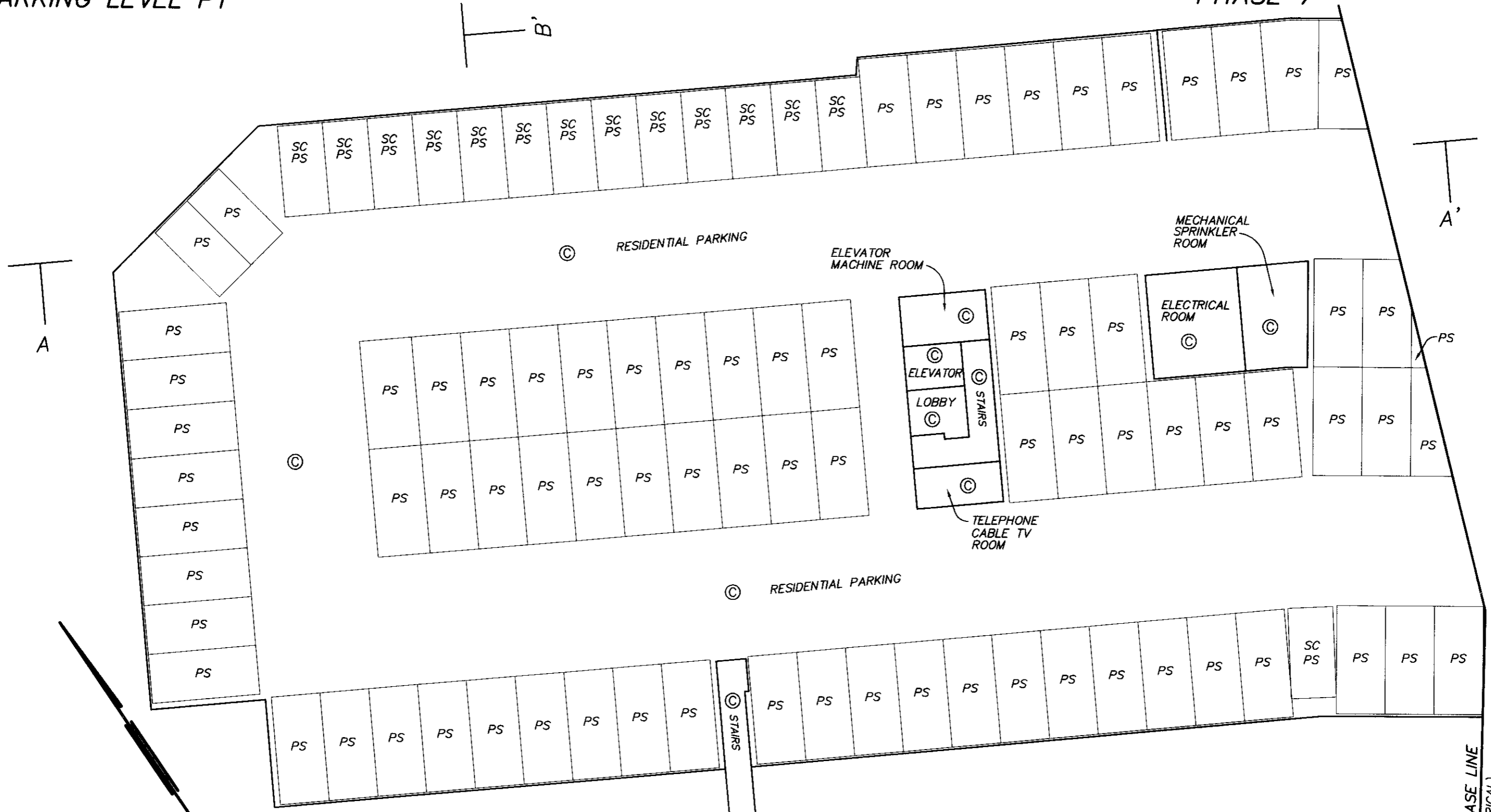
ORIGINAL

BUILDING 8

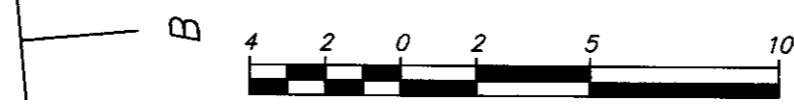
PARKING LEVEL P1

SHEET 4 OF 9 SHEETS

**STRATA PLAN BCS 2702
PHASE 7**



MURRAY & ASSOCIATES
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 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

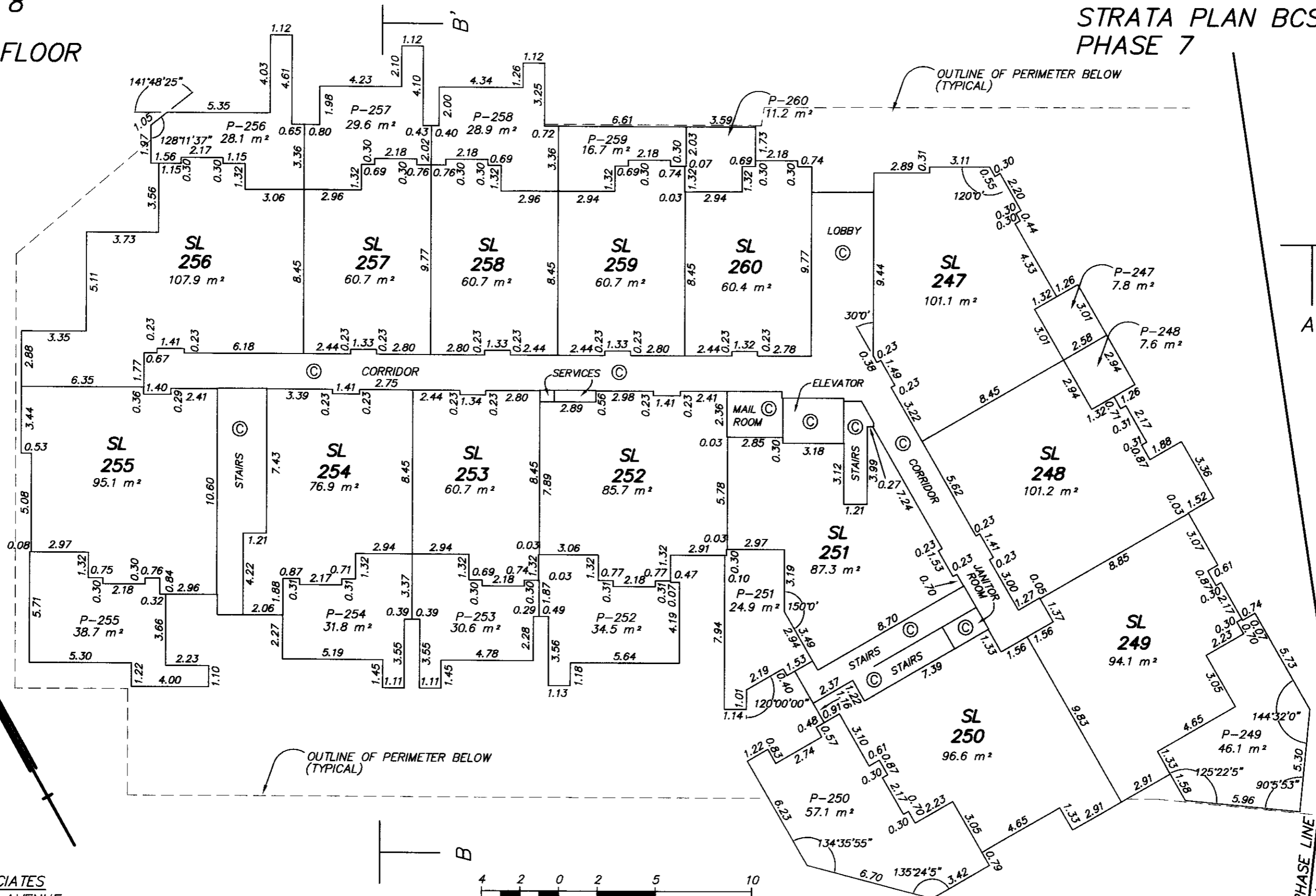
[Signature]
 B.C.L.S.
 2nd March 2012
 FILE 8806A Ph7

ORIGINAL

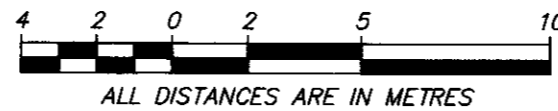
BUILDING 8 GROUND FLOOR

SHEET 5 OF 9 SHEETS

STRATA PLAN BCS 2702 PHASE 7



MURRAY & ASSOCIATES
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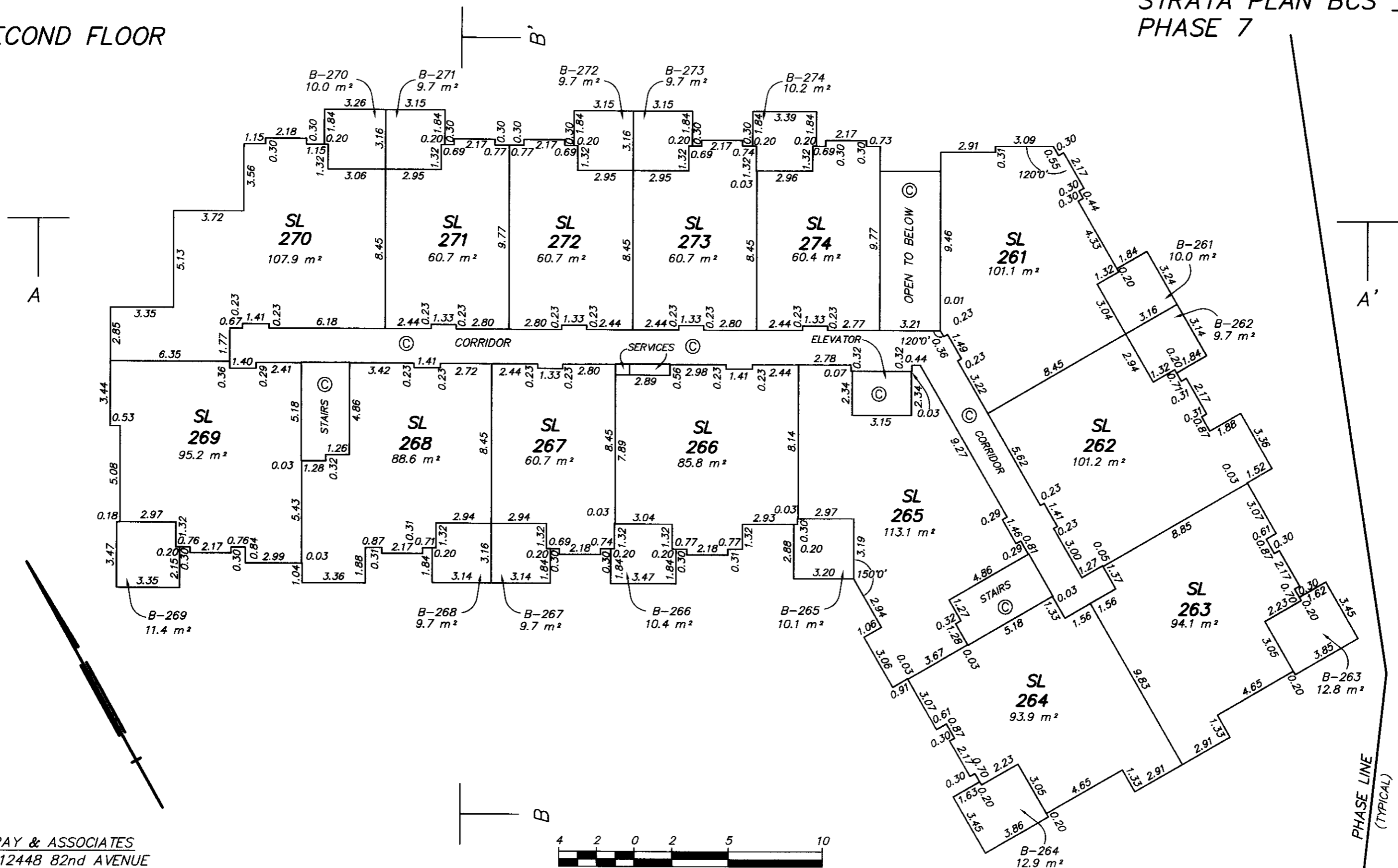
RJP B.C.L.S.
 2nd March 2012
 FILE 8806A Ph7

ORIGINAL

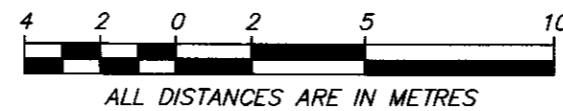
BUILDING 8 SECOND FLOOR

SHEET 6 OF 9 SHEETS

STRATA PLAN BCS 2702 PHASE 7



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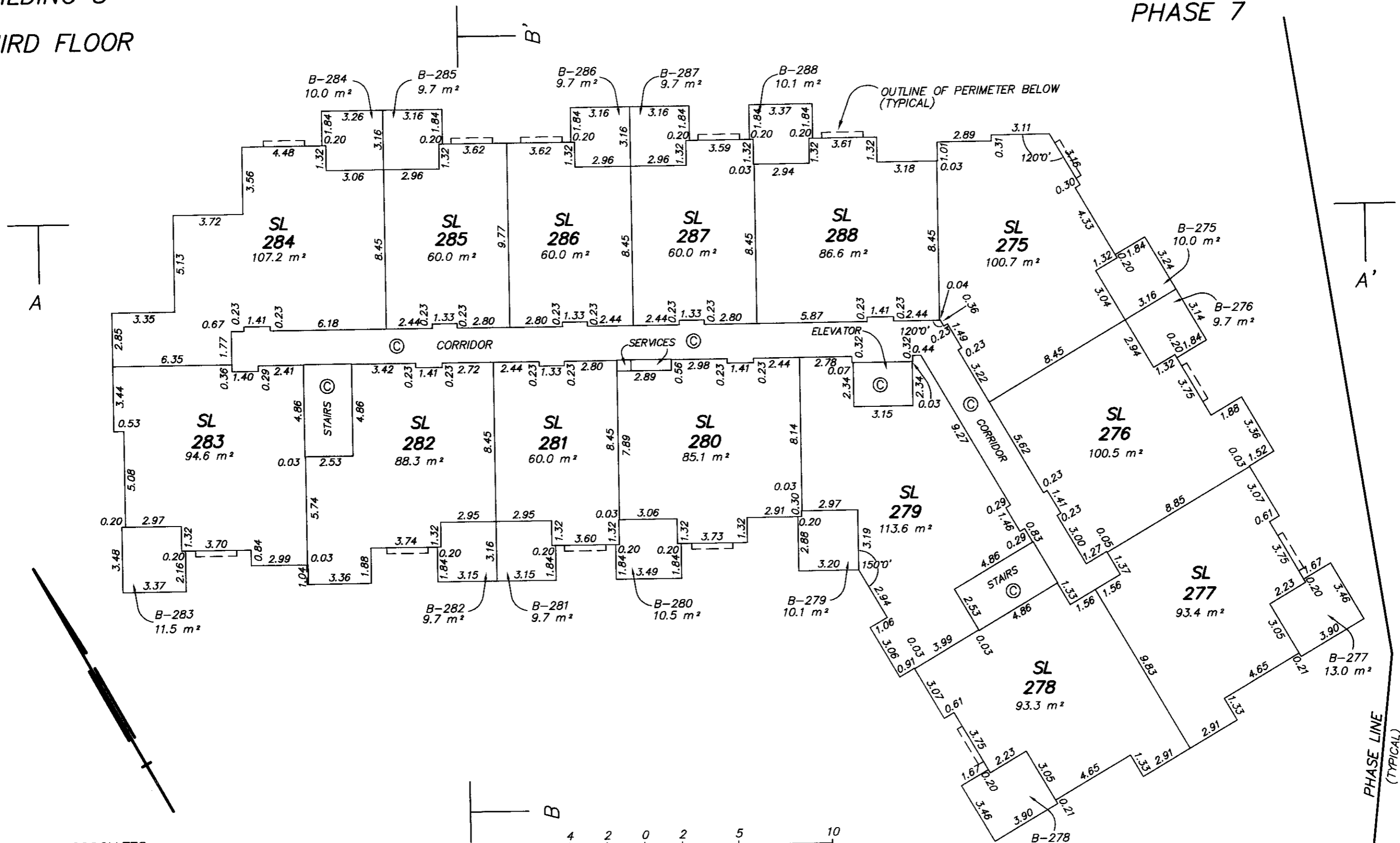
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[Signature]
 B.C.L.S.
 2nd March 2012
 FILE 8806A Ph7

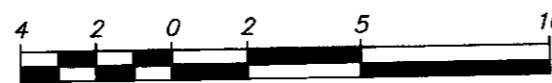
ORIGINAL

BUILDING 8 THIRD FLOOR

STRATA PLAN BCS 2702 PHASE 7



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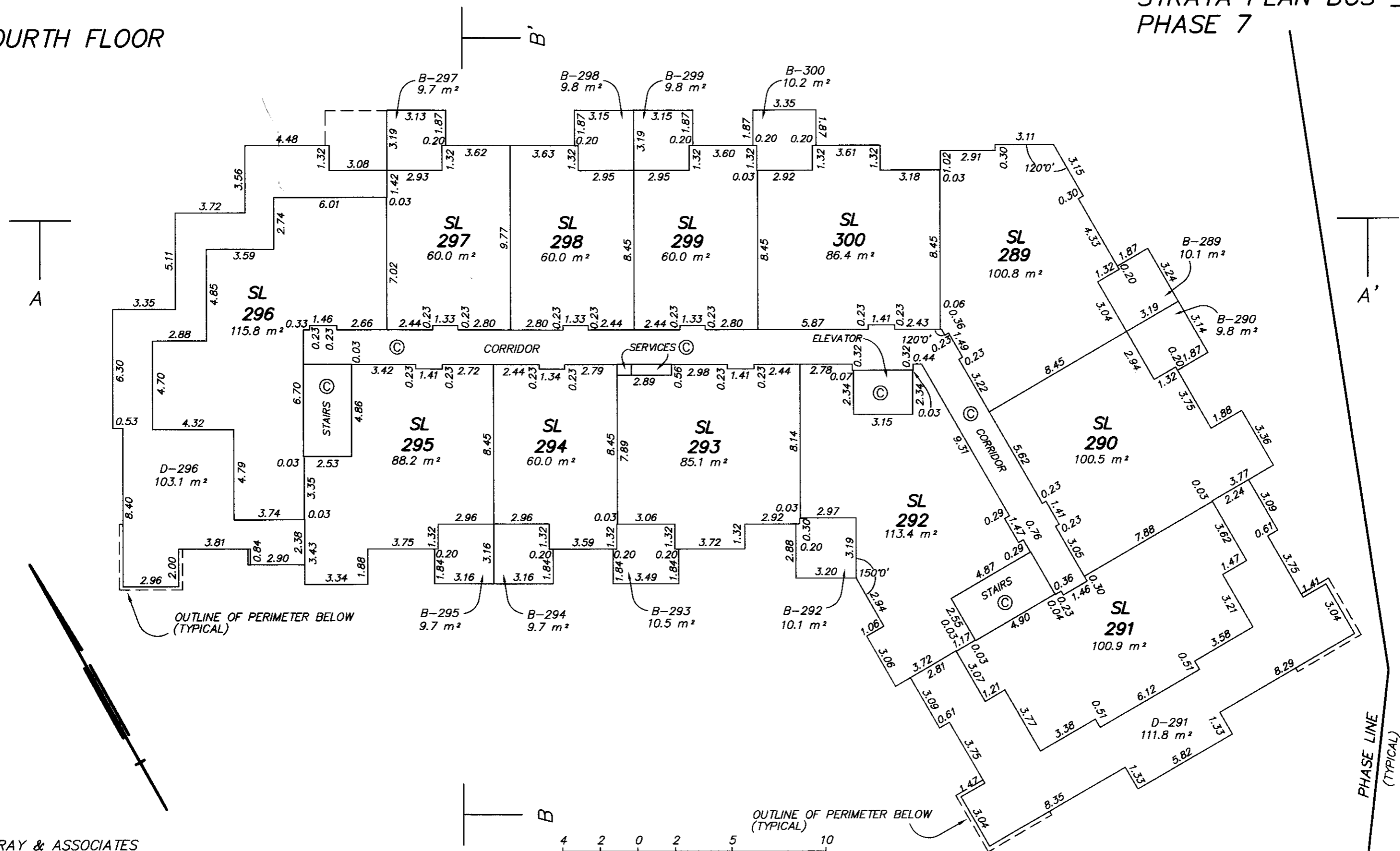
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RJP B.C.L.S.
 2nd March 2012
 FILE 8806A Ph7

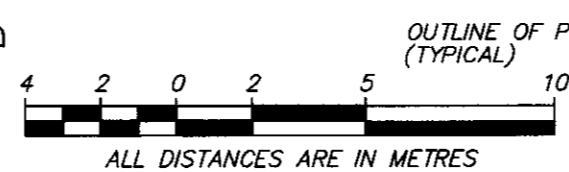
ORIGINAL

BUILDING 8 FOURTH FLOOR

STRATA PLAN BCS 2702 PHASE 7



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RJP
 B.C.L.S.
 2nd March 2012
 FILE 8806A Ph7

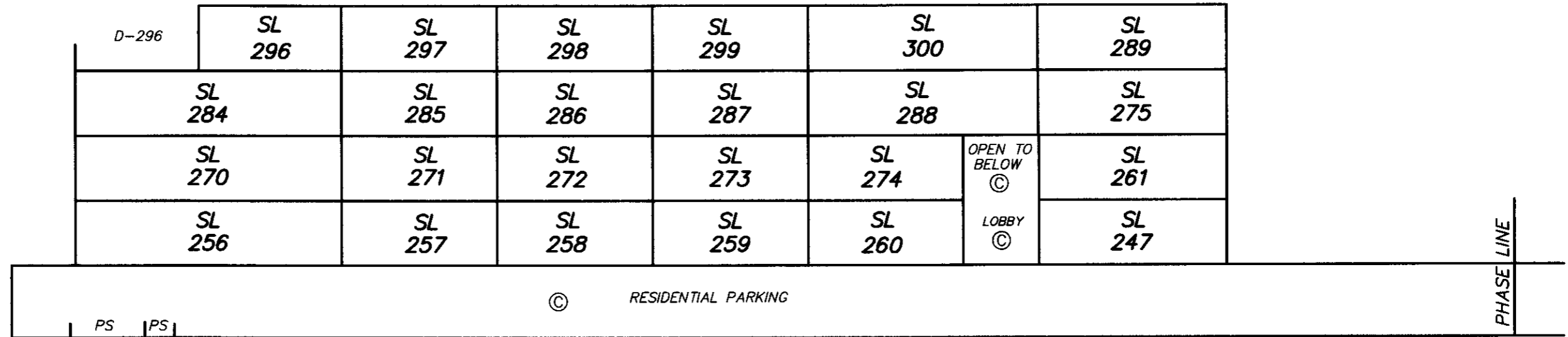
ORIGINAL

BUILDING 8
SECTIONS

BUILDING 8

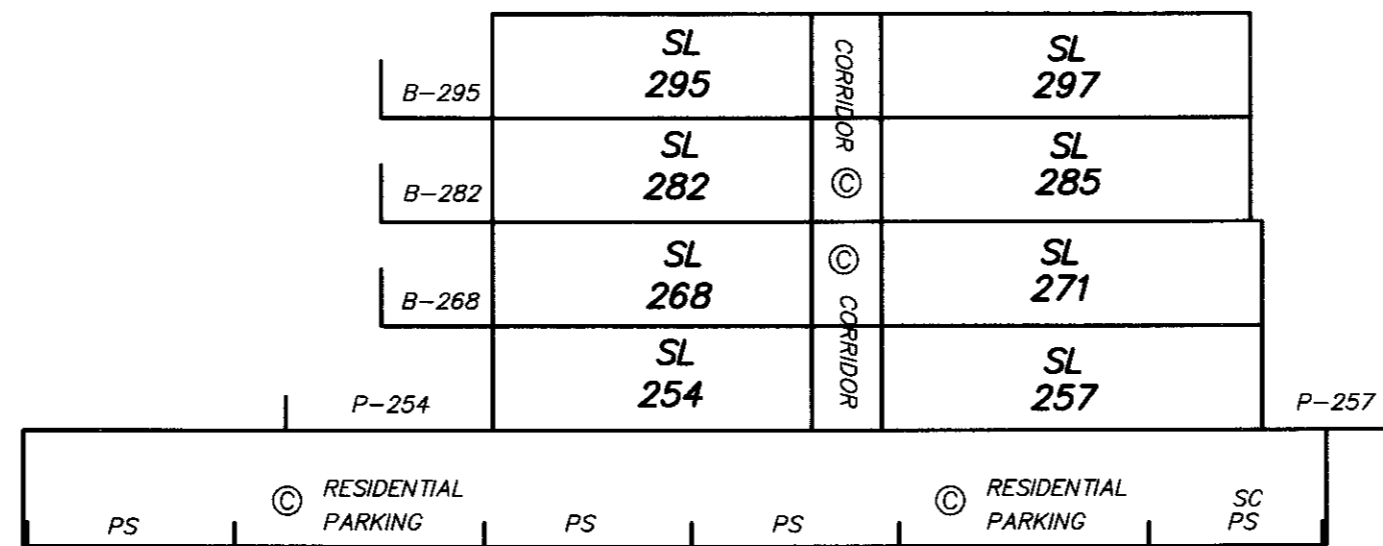
STRATA PLAN BCS 2702
PHASE 7

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
GROUND FLOOR
PARKING LEVEL P1



SECTION A - A'

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
GROUND FLOOR
PARKING LEVEL P1



SECTION B - B'

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[Signature] B.C.L.S.
2nd March 2012
FILE 8806A Ph7

ORIGINAL