

STRATA PLAN OF PARCEL 1, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN LMP52684

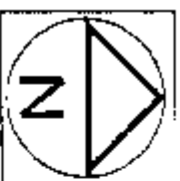
STRATA PLAN BCS 22C

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C. Feb 7, 2003

SCALE - 1:500

0 5 10 20 30
ALL DISTANCES ARE IN METRES

CIVIC ADDRESS
16511 MARINE DRIVE,
WHITE ROCK, B.C., V4B 1E1



THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

B. Bogue OP
DU 46611 - BU 466 49
BU 46699 - BU 46679
REGISTRAR

THE CITY OF WHITE ROCK AS HOLDER OF COVENANTS
BR17517 AND B1121609
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

INTEGRATED SURVEY AREA
No.42 (CITY OF WHITE ROCK) MABEZ (CSRS)
B.C.S.S. 926 006

NOTE - IRON POSTS SET ON THIS PLAN
WERE SET FROM PREVIOUS SURVEY CONTROL POINTS

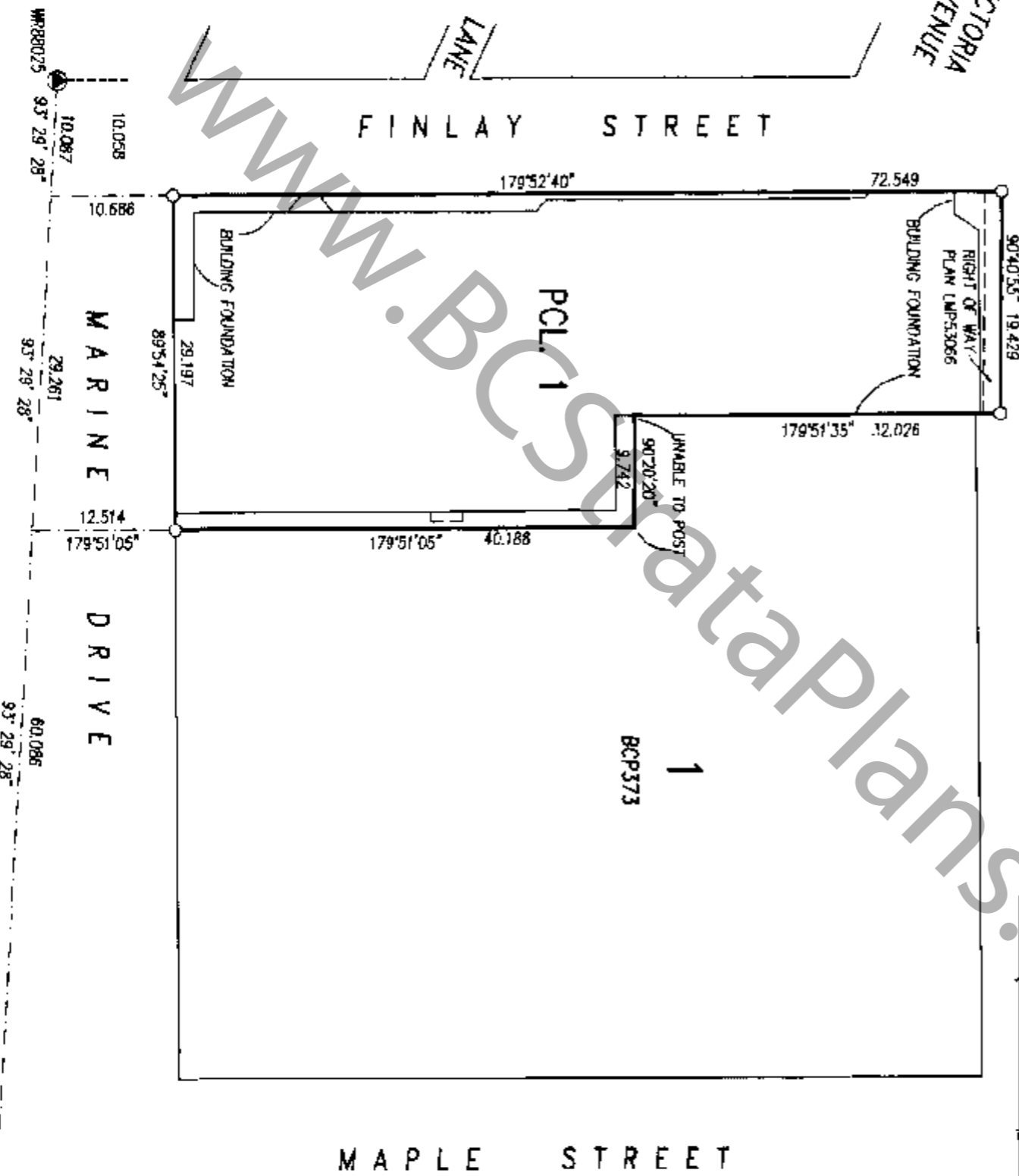
NOTE - SEE SHEET 2
FOR BUILDING FOUNDATION
DETAILS AND DETAILS

STRATA LOT ANGLES ARE 55° OR 90° UNLESS OTHERWISE NOTED.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES,
PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY
BY THE COMBINED FACTOR 0.9998049.

GRID BEARINGS ARE DERIVED FROM
OLD CONTROL MONUMENTS WR89001
AND WR89025.

- LEGEND
- LOP INDICATES UNITED COMMON PROPERTY
 - sq.m. SQUARE METRES
 - SL STRATA LOT
 - PT PART
 - ⊕ COMMON PROPERTY
 - V VENT
 - ELEC. ELECTRICAL
 - TEL. TELEPHONE
 - OLD IRON POST FOUND
 - IRON POST SET
 - OLD LEAD PLUG FOUND
 - LEAD PLUG SET
 - ⊙ OLD CONTROL MONUMENT FOUND



AUTHORIZED SIGNATORY: Judy L. Furrer Mayor

AUTHORIZED SIGNATORY: Trud Penney Director, Corporate Services

WITNESS: Stuart D. Medford

ADDRESS AND OCCUPATION OF WITNESS:
City of White Rock
15322 Buena Vista Ave
White Rock BC V4B 1Y6

I, G.A. ROMBOOTHAM, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN
ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT
IS THE SUBJECT OF THE STRATA PLAN.
DATE: DECEMBER 9, 2002

I, G.A. ROMBOOTHAM, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN
HAVE NOT, AS OF DECEMBER 9, BEEN
PREVIOUSLY OCCUPIED
2002

I, G.A. ROMBOOTHAM, A BRITISH COLUMBIA LAND
SURVEYOR IN SURVEY 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
9th DAY OF DECEMBER 2002

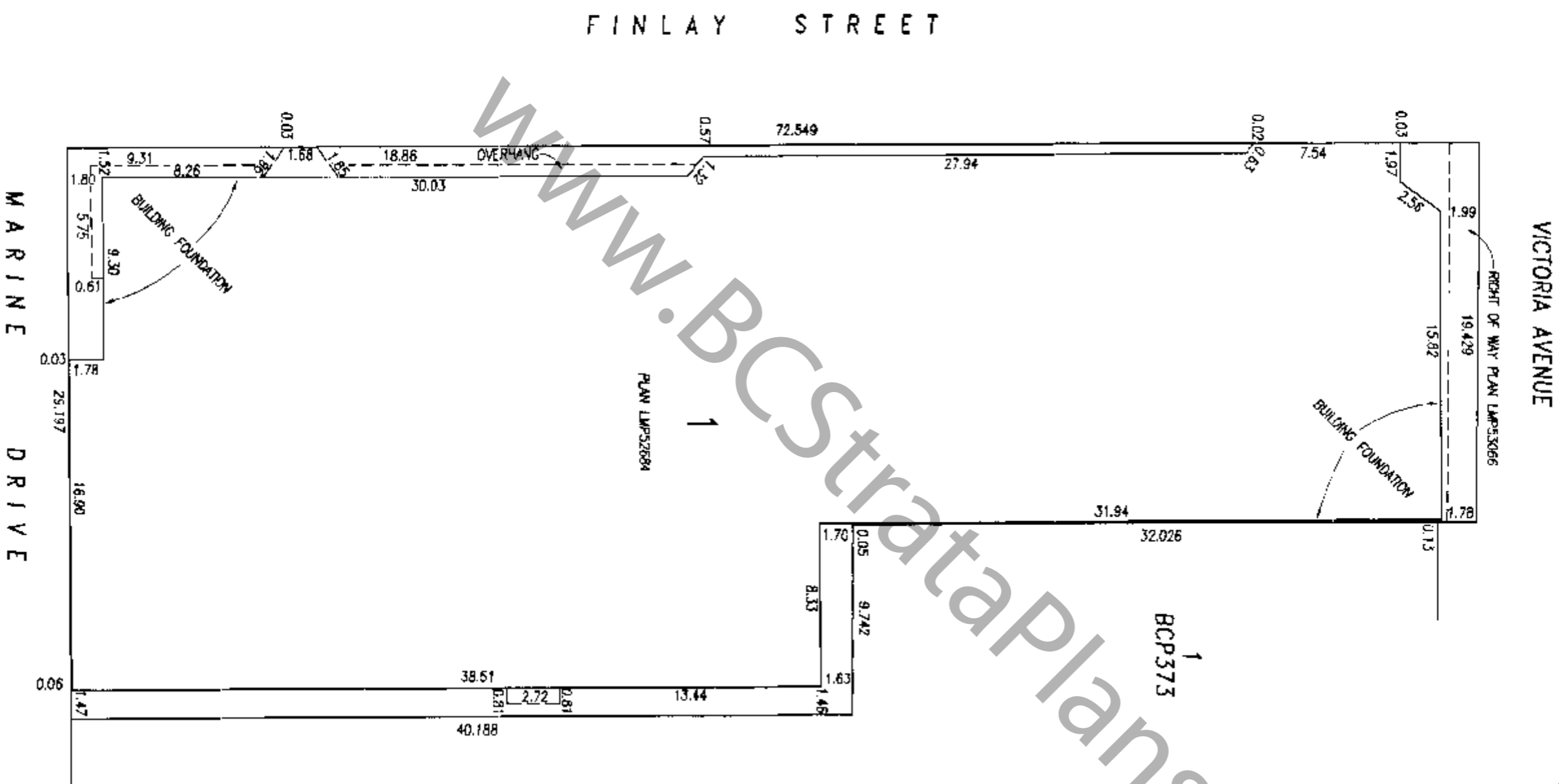
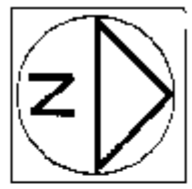
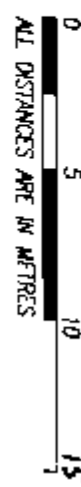
G.A. Romboutham
B.C.L.S.

G.A. Romboutham B.C.L.S.

DATED THIS 9th DAY OF DECEMBER 2002

BUILDING FOUNDATION DETAIL

SCALE - 1:250



STRATA PLAN BCS 226

OWNER : OCEAN PROMENADE DEVELOPMENTS INC.
INC. No. 627601

AUTHORIZED SIGNATORY
Glenn C. Evans
HANS DUVE

WITNESS :
Jamara Schuchalek

ADDRESS AND OCCUPATION OF WITNESS :

TAYYARA A. HUCULAK
P.O. BOX 1140 PHONE 602-6021
2010-1005 WEST GEORGIA STREET
VANCOUVER B.C. V6C3P8
SOLICITOR

MORTGAGEE : BALLENS PROJECT MANAGEMENT LTD.
INCORPORATION No. 386352

AUTHORIZED SIGNATORY

Paul M. Miller
AUTHORIZED SIGNATORY
PETER NUSBAUM

WITNESS :
Paul Miller
PAUL MILLER

ADDRESS AND OCCUPATION OF WITNESS :

401-1774 W ESPRANDE
NORVA VANCOUVER BC V7M3T9
SUPERINTENDENT

MORTGAGEE (KENSER FINANCIAL INC. - PARTNER NAME)
INCORPORATION No. 422594

AUTHORIZED SIGNATORY
Glenn C. Evans
GLENN C. EVANS

AUTHORIZED SIGNATORY

Peter Mikalich
WITNESS :
PETER MIKALICH

ADDRESS AND OCCUPATION OF WITNESS :

300-1005 LANGLBY ST.
VICTORIA, BC V8W 1V7
LAWYER

MORTGAGEE : CONIST CAPITAL
SURREY-BURNABY SAVINGS CREDIT UNION
DF 8T 229132

AUTHORIZED SIGNATORY *Danielle Langlois*
DANIELLE LANGLOIS

AUTHORIZED SIGNATORY *Rod Marr*
ROD MARR

WITNESS :

Stacy Genovese
STACY GENOVESE

ADDRESS AND OCCUPATION OF WITNESS :

15117 101 AVENUE
SURREY BC
Administrative Assistant,
Commercial Lending
G.A.R.

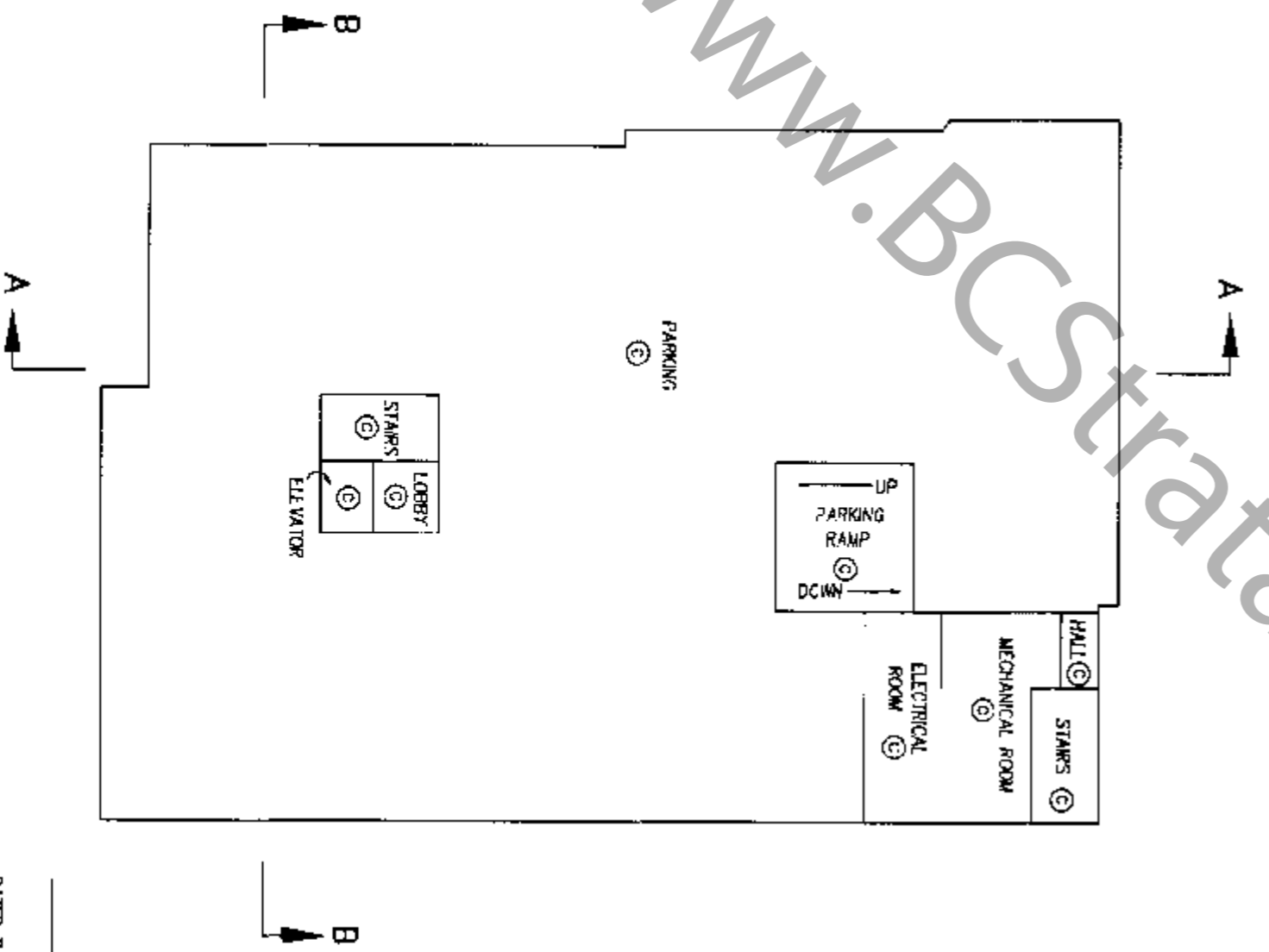
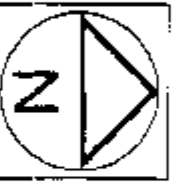
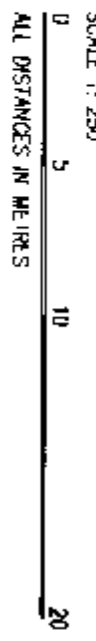
DATED THIS 9th DAY OF DEC. 2002

B.C.L.S. 2002

FLOOR PLANS

STRATA PLAN BCS 226

SCALE 1:250



WWW.BCStrataPlans.com

G.A.R.

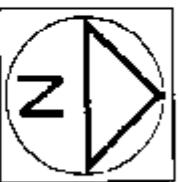
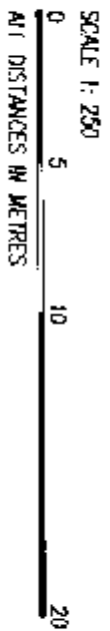
DATED THIS 9th DAY OF DEC. 2002

B.C.L.S.

AKH

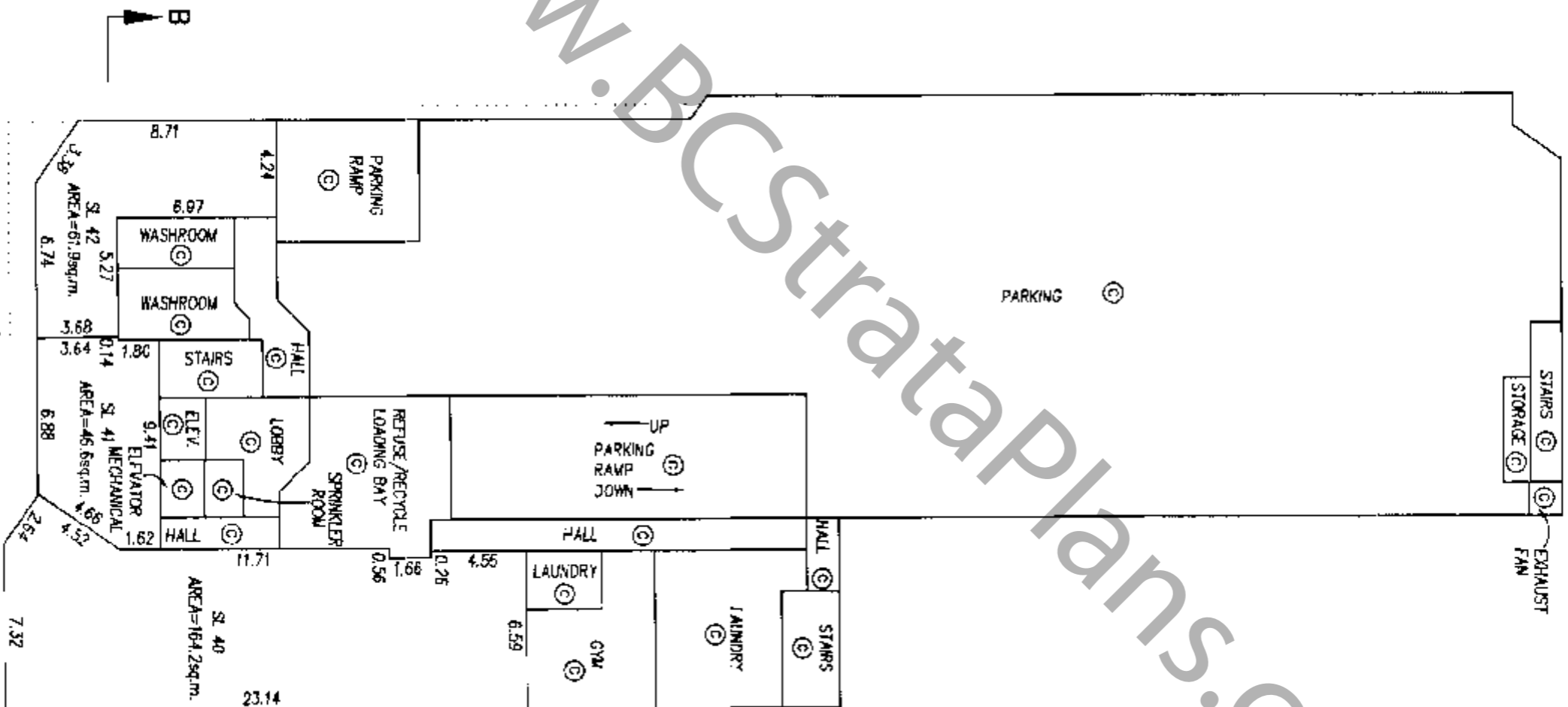
FLOOR PLANS

STRATA PLAN BCS 226



BASEMENT / COMMERCIAL FLOOR

A



B

A

PERIMETER OF FLOOR BELOW

www.BCStrataPlans.com

DATED THIS 9th DAY OF DEC. 2002

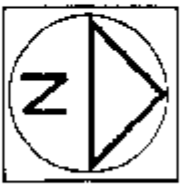
G.A.P.

B.C.L.S.

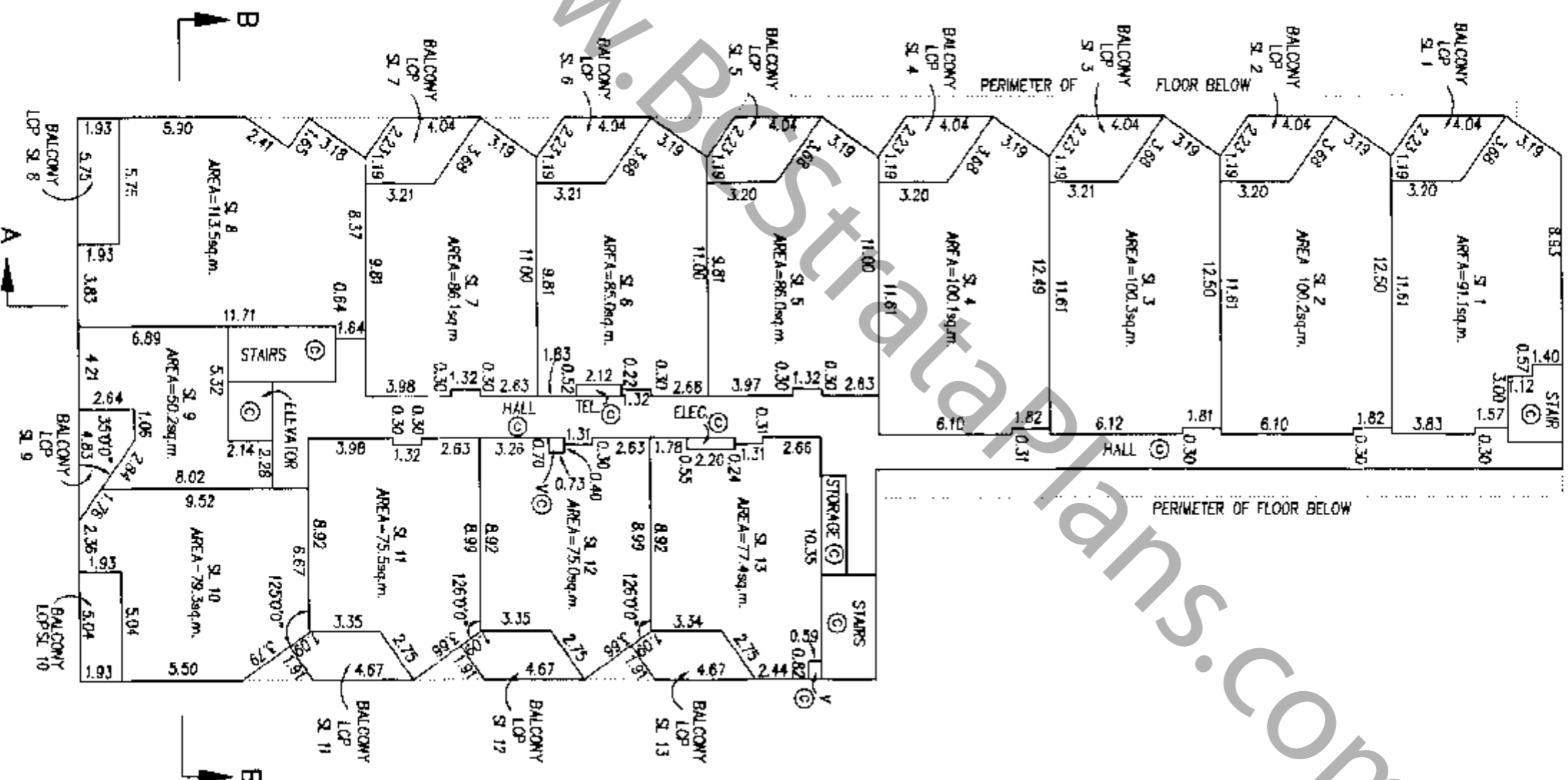
FLOOR PLANS

STRATA PLAN BCS 226

SCALE 1:250
 0 5 10 20
 ALL DISTANCES IN METRES



FIRST FLOOR
 A



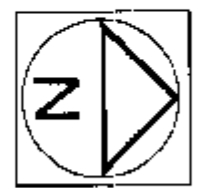
DATED THIS 5th DAY OF DEC. 2002
 G.A.R.
 B.C.L.S.

WWW.BCSPlans.com

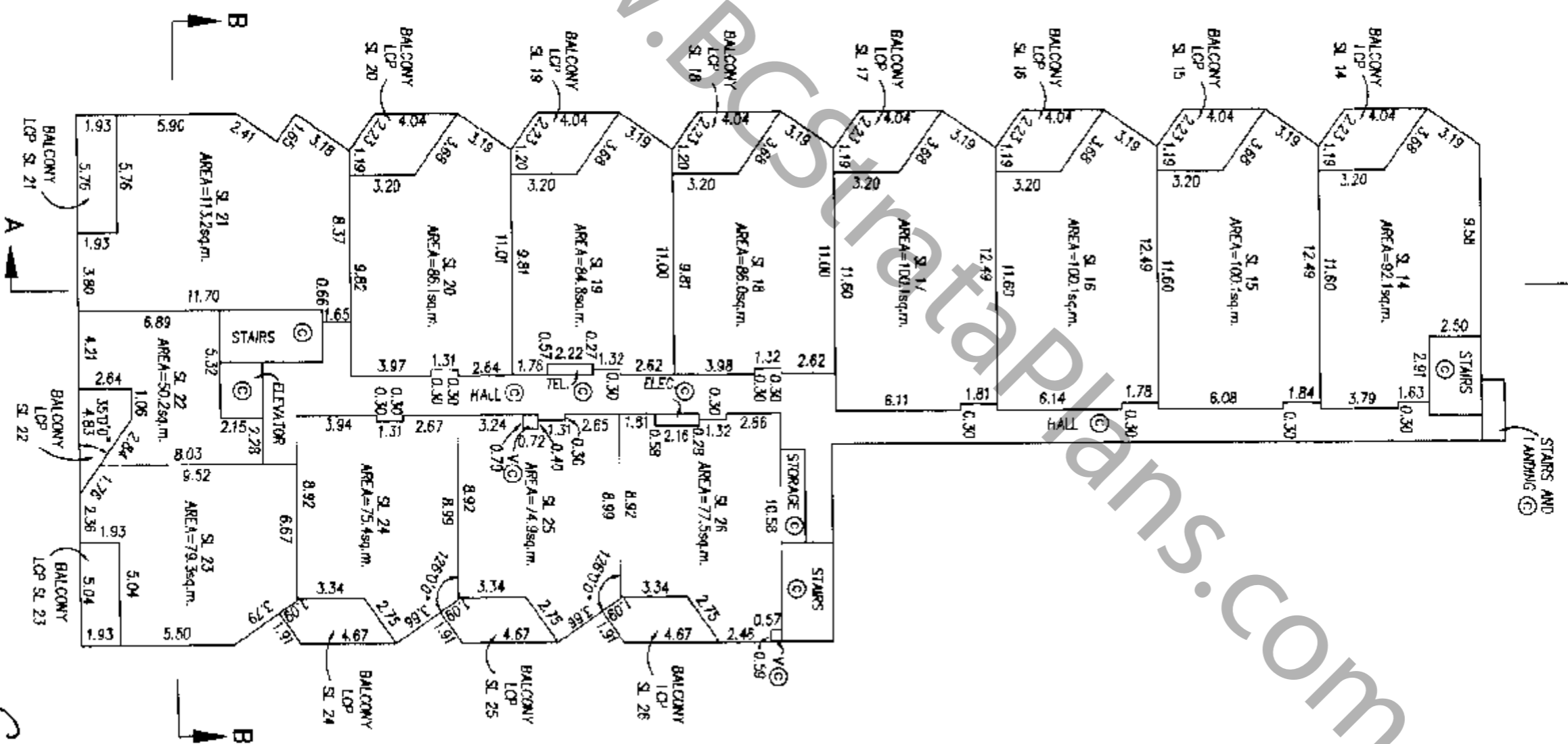
FLOOR PLANS

STRATA PLAN BCS 226

SCALE 1:250
ALL DISTANCES IN METRES



SECOND FLOOR

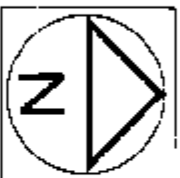
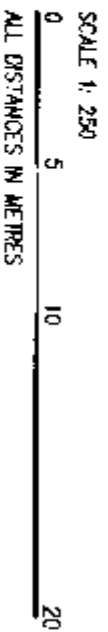


WWW.BCSPlans.com

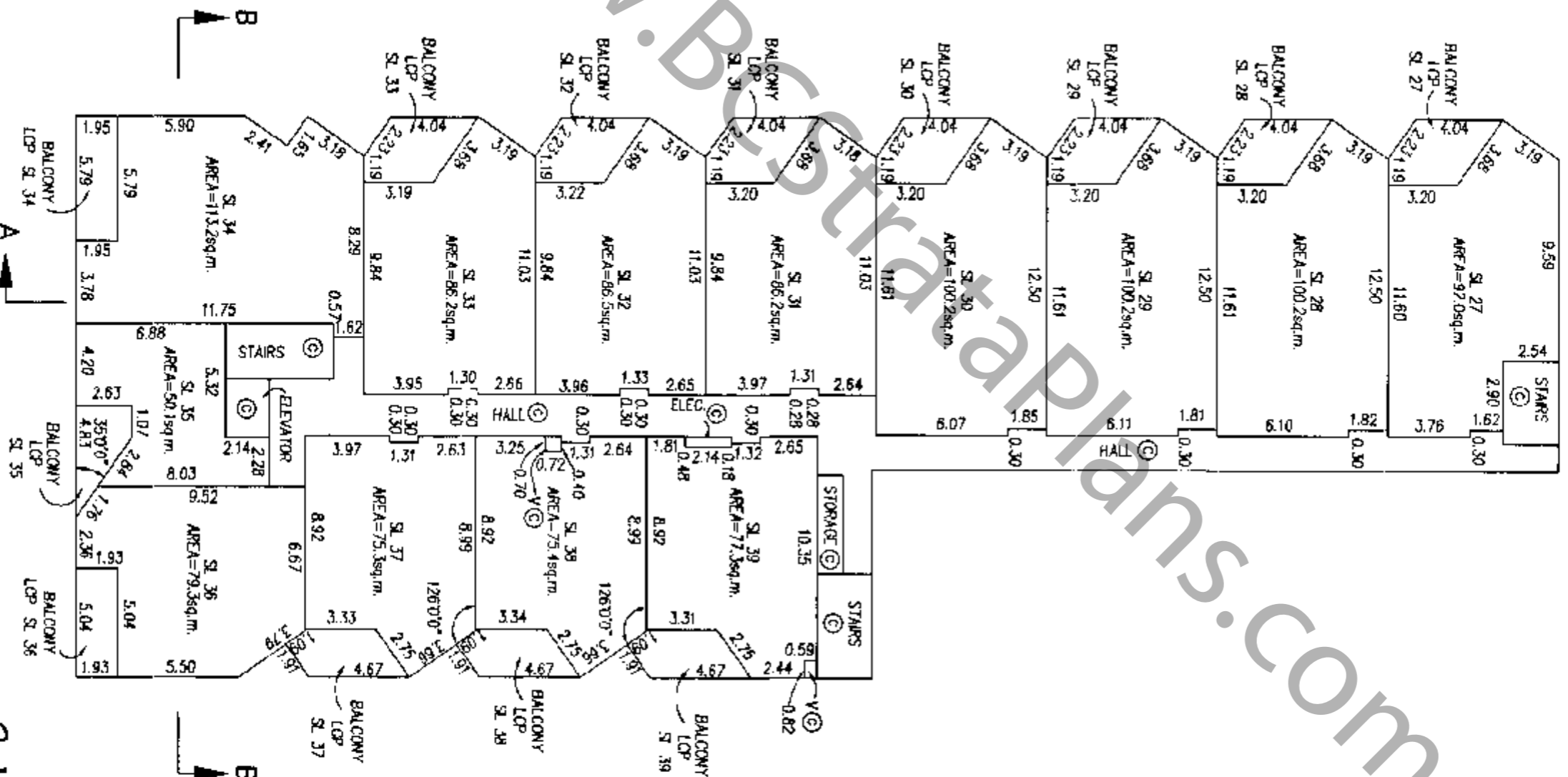
DATED THIS 9th DAY OF DEC 2002
G.A.R.
B.C.L.S.

FLOOR PLANS

STRATA PLAN BCS 22C



THIRD FLOOR



G.A.R.

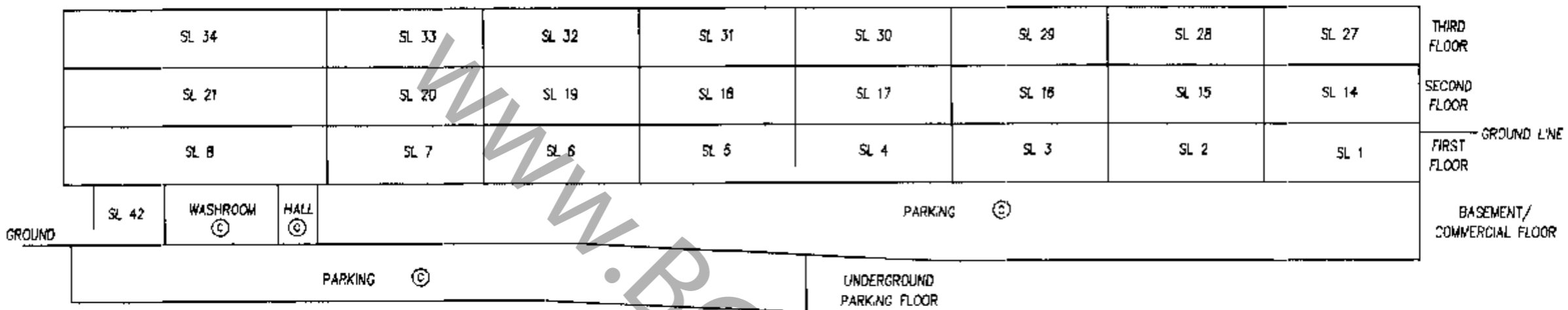
DATED THIS 9th DAY OF DEC. 2002

B.C.L.S.

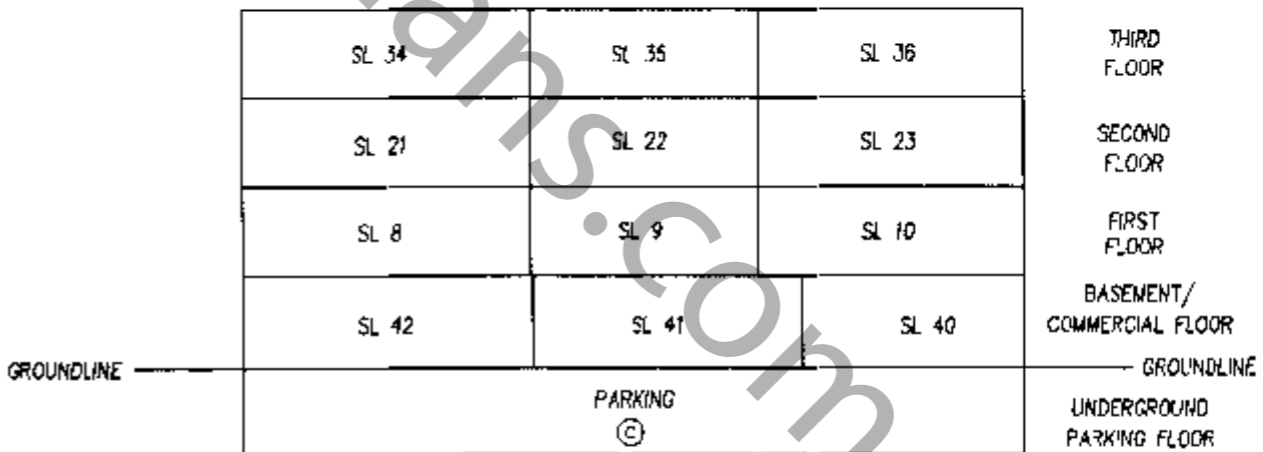
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SECTIONS

STRATA PLAN BCS 226



SECTION A-A



SECTION B-B

DATED THIS 9th DAY OF DEC. 2002
 R.G.L.S.
 G.A.P.