

STRATA PLAN OF PARCEL A BLOCK 84 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP10016

CITY OF VANCOUVER
B.C.G.S. 92G.025

0 20 40



SCALE 1 : 400 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, 0.9996008

CIVIC ADDRESS:

1082 SEYMOUR STREET
VANCOUVER, B.C.

LEGEND:

GRID BEARINGS ARE DERIVED FROM PLAN BCP10016

- DENOTES LEAD PLUG FOUND
- S.L. DENOTES STRATA LOT
- PT. DENOTES PART
- L.C.P. DENOTES LIMITED COMMON PROPERTY
- T DENOTES TOTAL
- (D) DENOTES DUCT - COMMON PROPERTY
- (M) DENOTES MECHANICAL
- (B) DENOTES BALCONY
- (E) DENOTES ELECTRICAL ROOM
- (C) DENOTES COMMON PROPERTY
- (PL) DENOTES PLANTER
- (TR) DENOTES TERRACE

THE 4th, 13th AND 14th FLOORS HAVE BEEN ELIMINATED FROM CONSECUTIVE FLOOR NUMBERING

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR, OF LANGLEY, 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 15th DAY OF JUNE, 2006. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #50084 ON THE 16th DAY OF JUNE, 2006.

B.C.L.S.

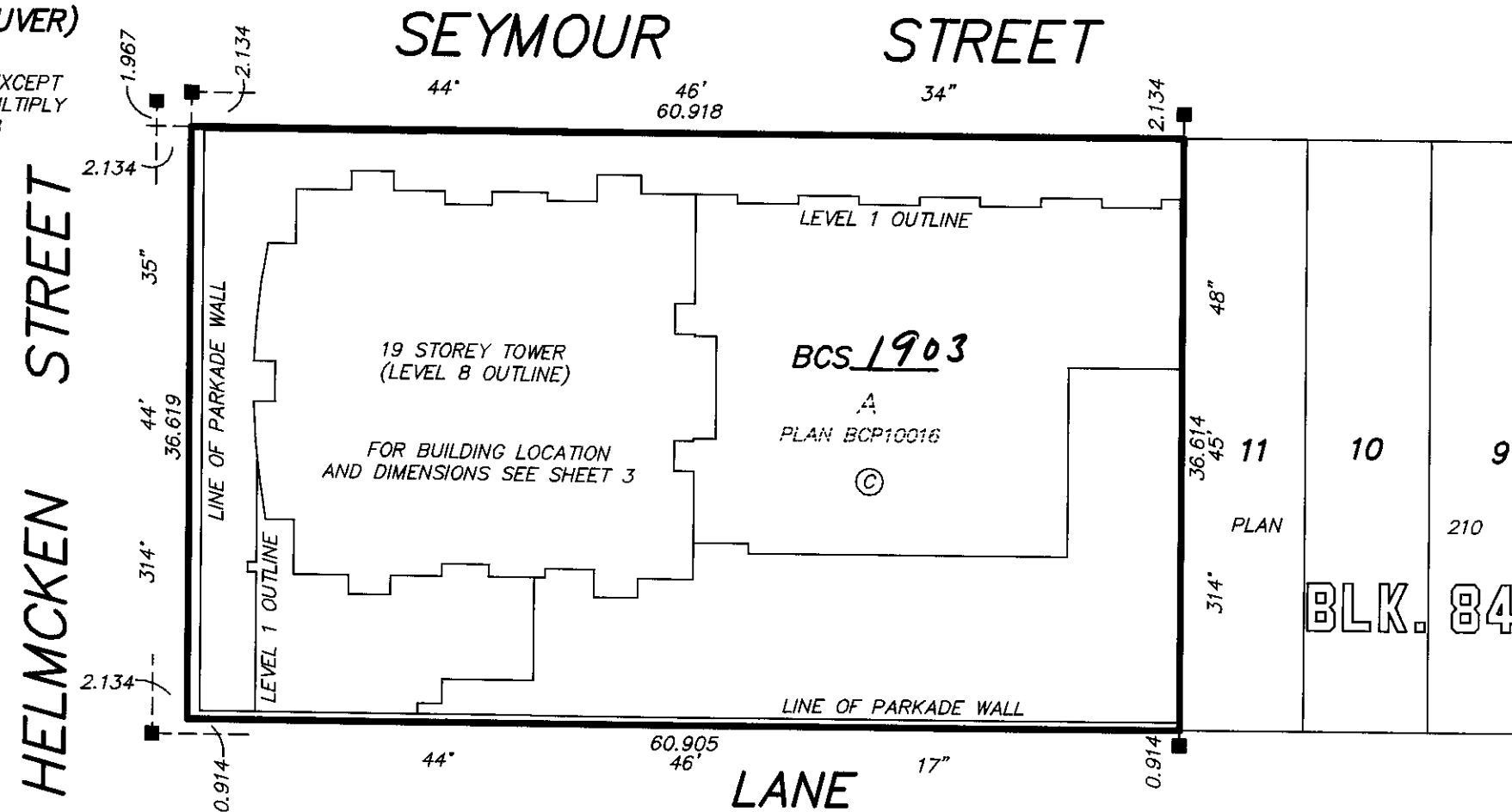


STRATA PLAN BCS 1903

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C.
JUNE 20 2006

J. MacDonald ICP
REGISTRAR

BA 579684-868



LESSEE Hm
MAGELLAN (TENANT LEASE) LTD.
(INC. NO. BC0760571)

Henry Man
Name Henry Man
Authorized Signatory

Name _____
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Name ELIZABETH YIP

ADDRESS 1300-777 DUNSMUR ST

VANCOUVER, BC V7Y 1K2

BARRISTER & SOLICITOR
OCCUPATION

NOTE:

NOTICE UNDER SECTION 68 OF THE STRATA PROPERTY ACT. STRATA LOT BOUNDARIES ARE DEFINED AS THE EXTERIOR FACE OF EXTERIOR WALLS, THE EXTERIOR FACE OF INTERIOR WALLS ADJOINING COMMON AREAS AND THE CENTRE LINE OF DEMISING WALLS BETWEEN STRATA LOTS.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

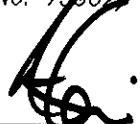
BUTLER, SUNDVICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4, 19089 94th AVENUE
SURREY, B.C. V4N 3S4
T. 604-513-9611 F. 604-513-2202
FILE : 2949
DWG : 2949-S1

ORIGINAL

STRATA PLAN BCS 1903

OWNER

EL & EL INVESTMENTS LTD.
(INC. No. 75902)


Name Andrew Lai
Authorized Signatory


Name _____
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Name Elizabeth Yip
ADDRESS 1300-777 DUNSMUIR STREET
VANCOUVER, BC V7Y 1K2
BARRISTER & SOLICITOR
OCCUPATION

MORTGAGEE

VILLA NOVA DEVELOPMENTS LTD.
(INC. NO. 617172)


Name Andrew Lai
Authorized Signatory

Name _____
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Name Elizabeth Yip
ADDRESS 1300-777 DUNSMUIR STREET
VANCOUVER, BC V7Y 1K2
BARRISTER & SOLICITOR
OCCUPATION

MORTGAGEE

HSBC BANK CANADA


Name Lyndon Chan
Authorized Signatory


Name CHIA WAN LIEN
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Name Elizabeth Yip
ADDRESS 1300-777 DUNSMUIR ST
VANCOUVER BC V7Y 1K2
BARRISTER & SOLICITOR
OCCUPATION

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN
HAS NOT, AS OF JUNE 8, 2006 BEEN PREVIOUSLY OCCUPIED.


B.C.L.S.

I, GARY SUNDVICK, 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: JUNE 8, 2006


B.C.L.S.

JUNE 8, 2006
BUTLER, SUNDVICK & ASSOCIATES
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BUILDING LOCATION



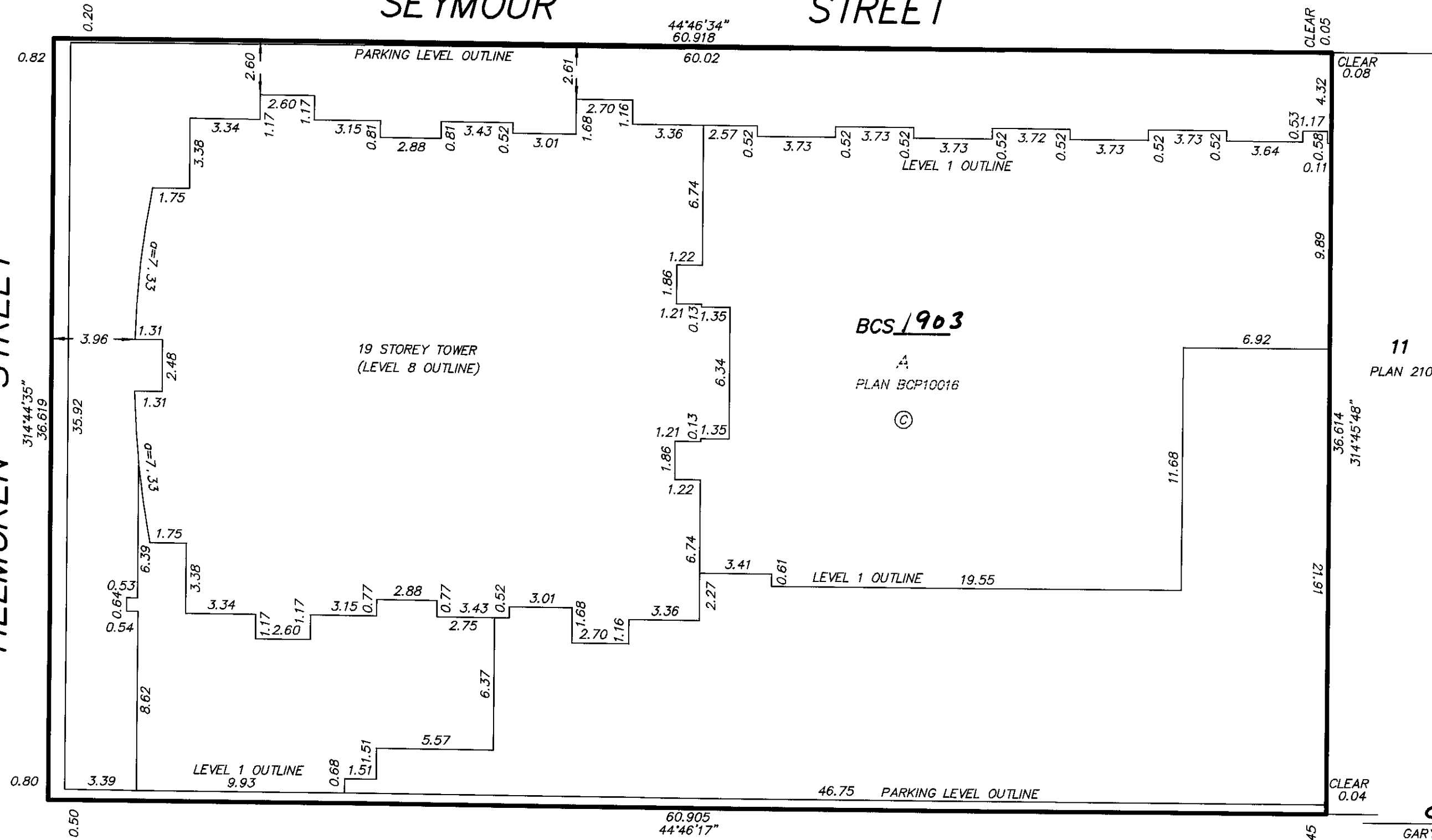
STRATA PLAN BCS 1903

SEYMOUR

STREET

HELMCKEN STREET

LANE



BCS/903

A
PLAN BCP10016



11
PLAN 210

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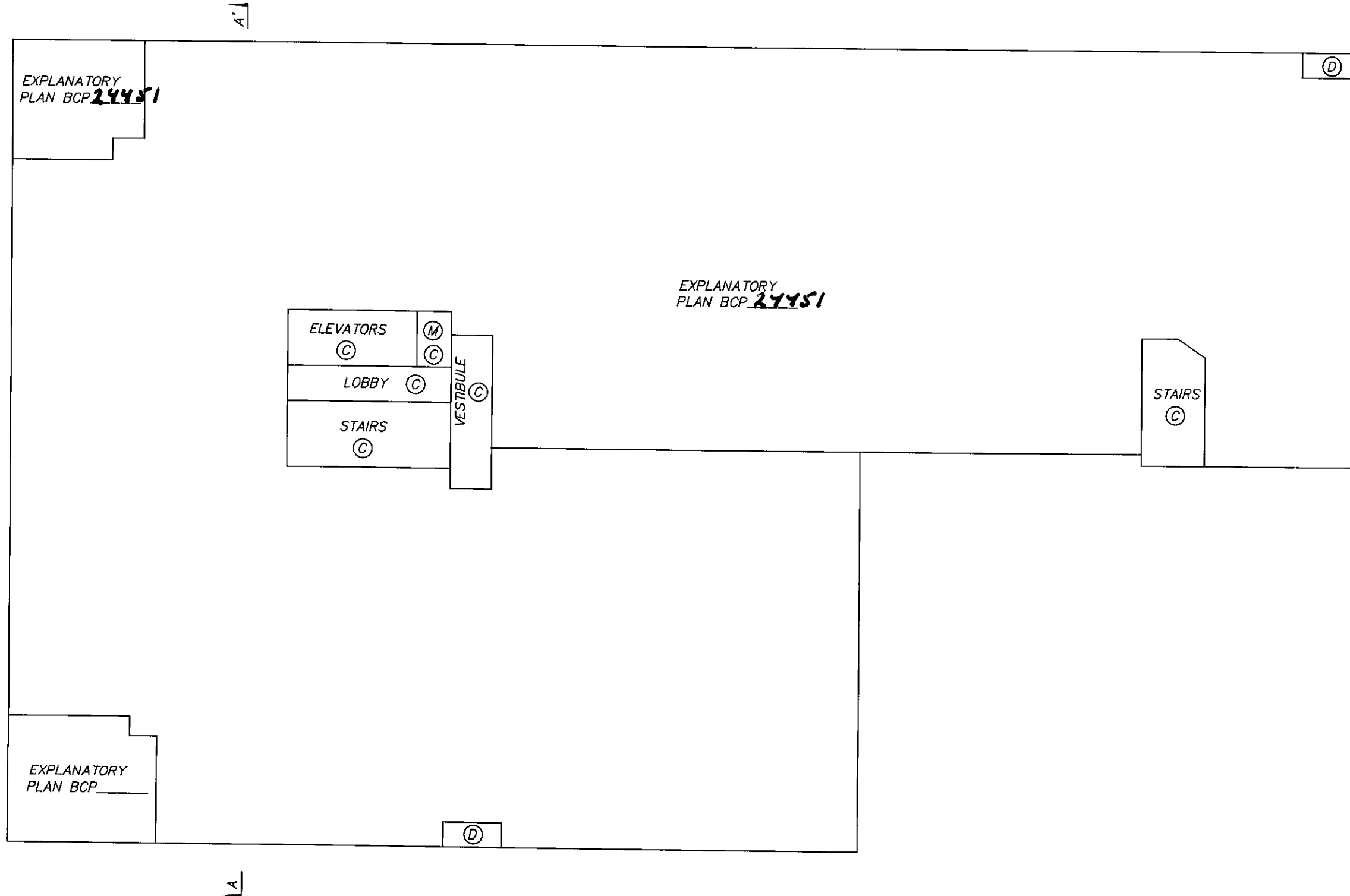
JUNE 16, 2006
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FILE: 2949 DWG.: 2949-S1

ORIGINAL

PARKING LEVEL P3

STRATA PLAN BCS 1903

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



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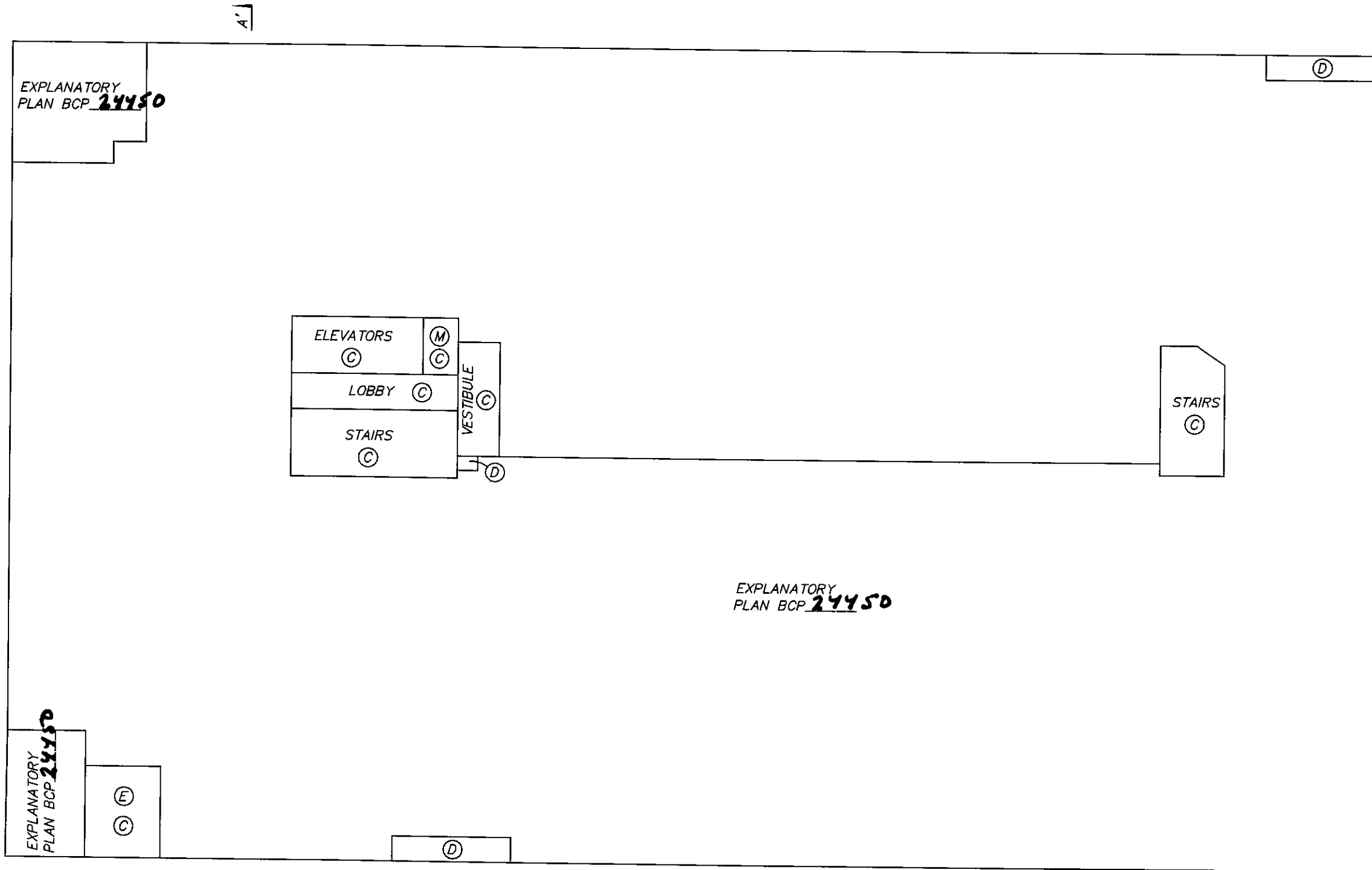
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ORIGINAL

PARKING LEVEL P2

STRATA PLAN BCS 1903

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SCALE 1:200 DISTANCES ARE IN METRES



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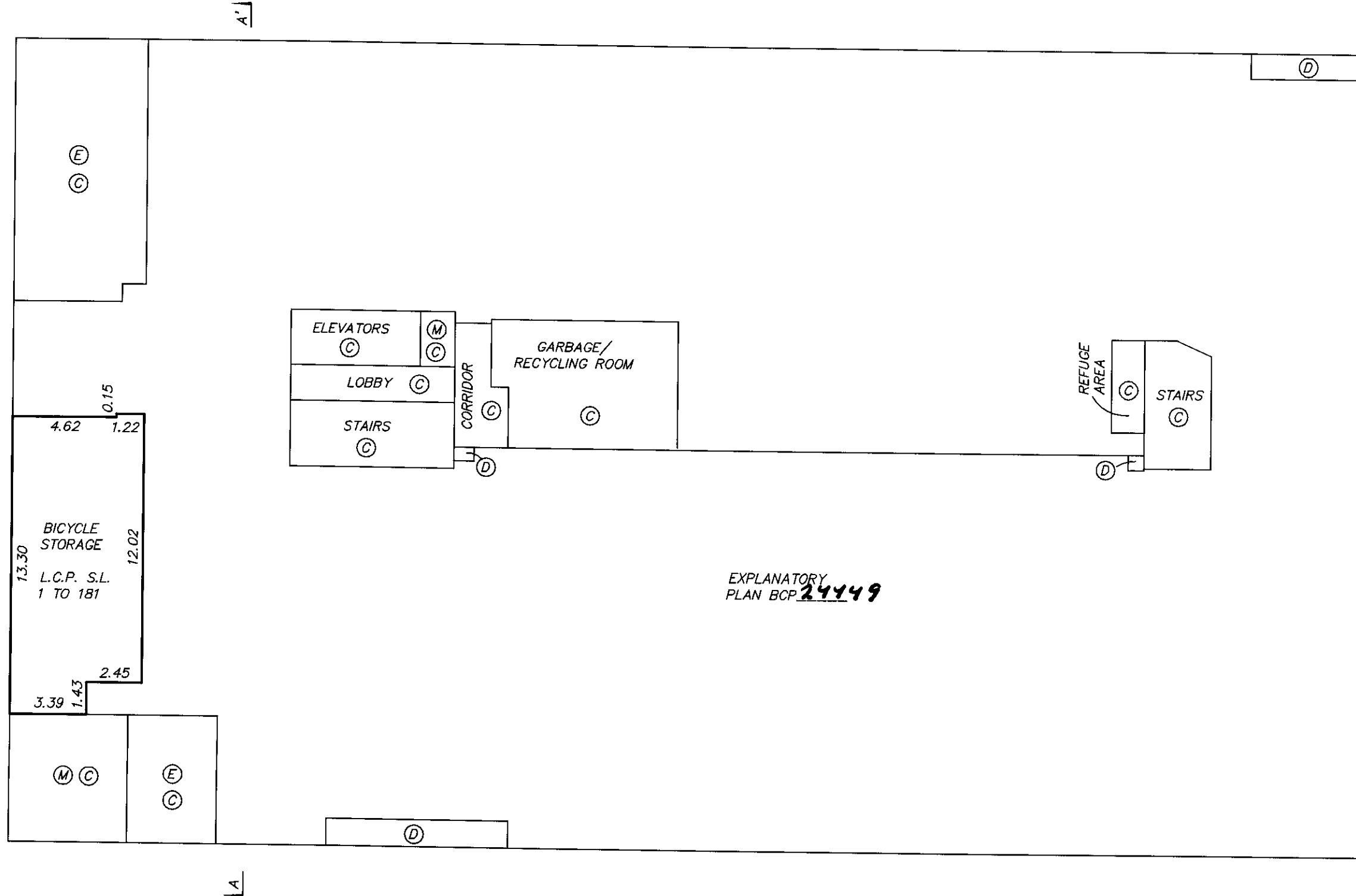
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ORIGINAL

PARKING LEVEL P1

STRATA PLAN BCS 1903

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



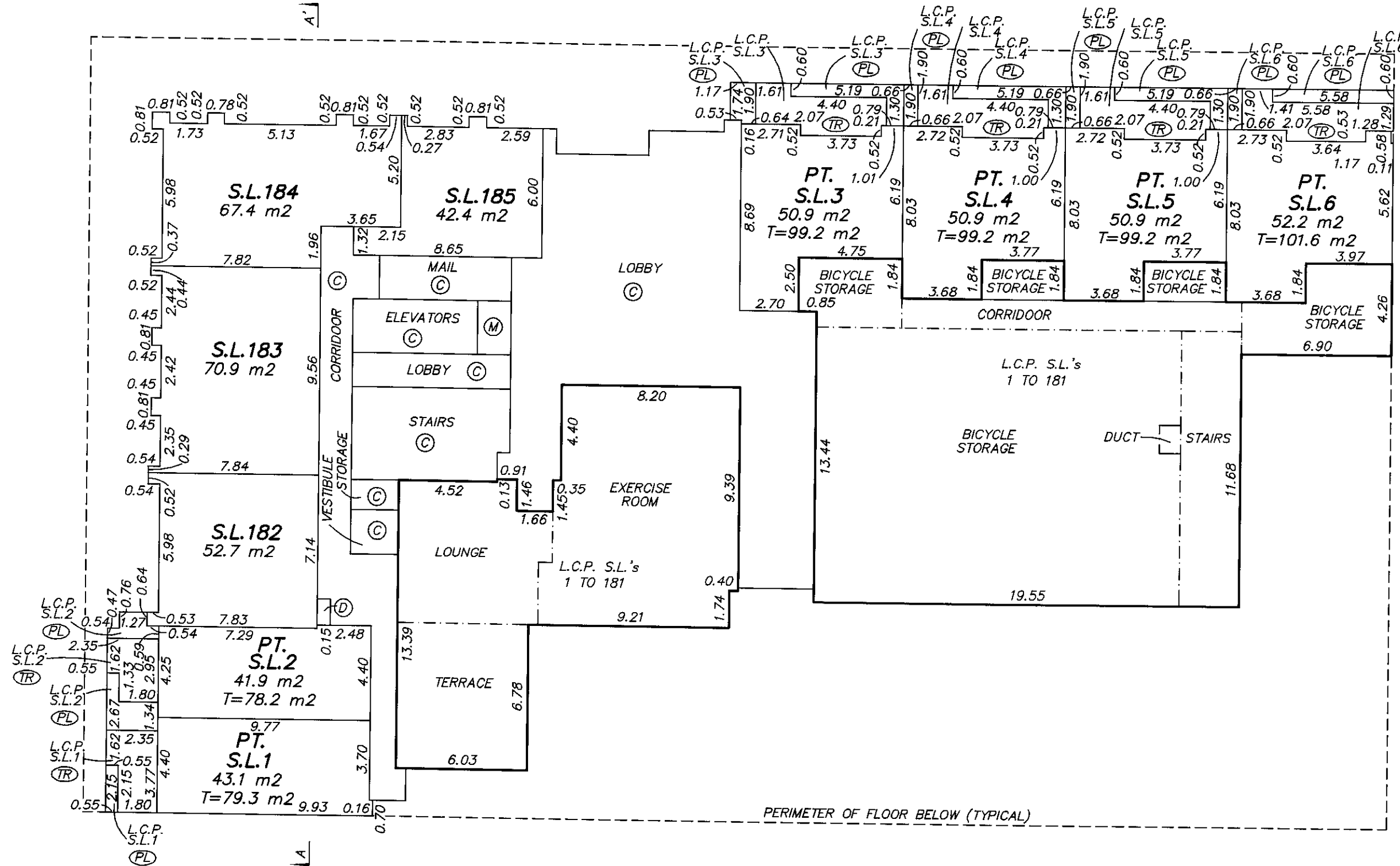
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ORIGINAL

GROUND FLOOR

STRATA PLAN BCS 1903



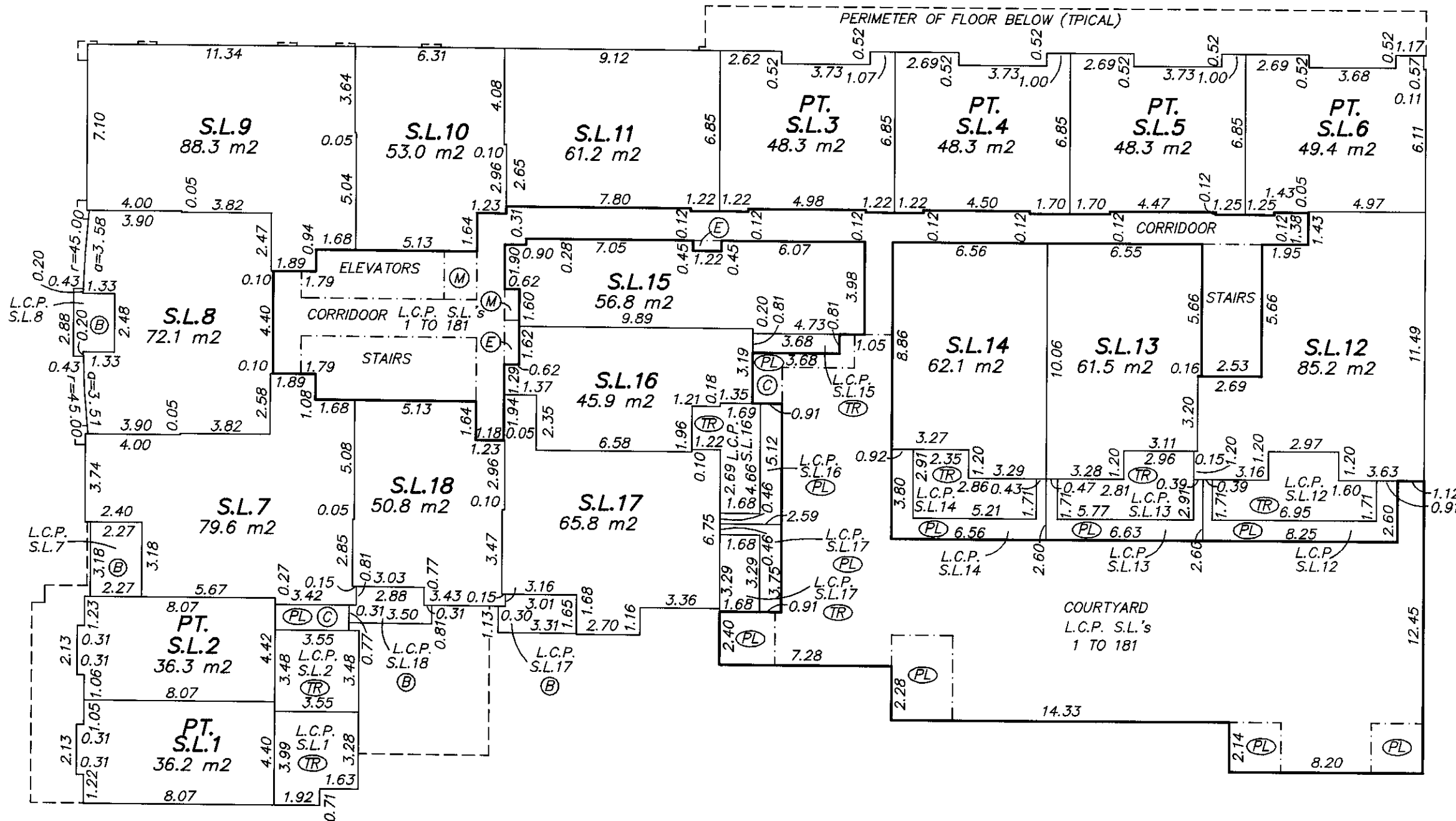
[Signature]
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ORIGINAL

2nd FLOOR

STRATA PLAN BCS 1903



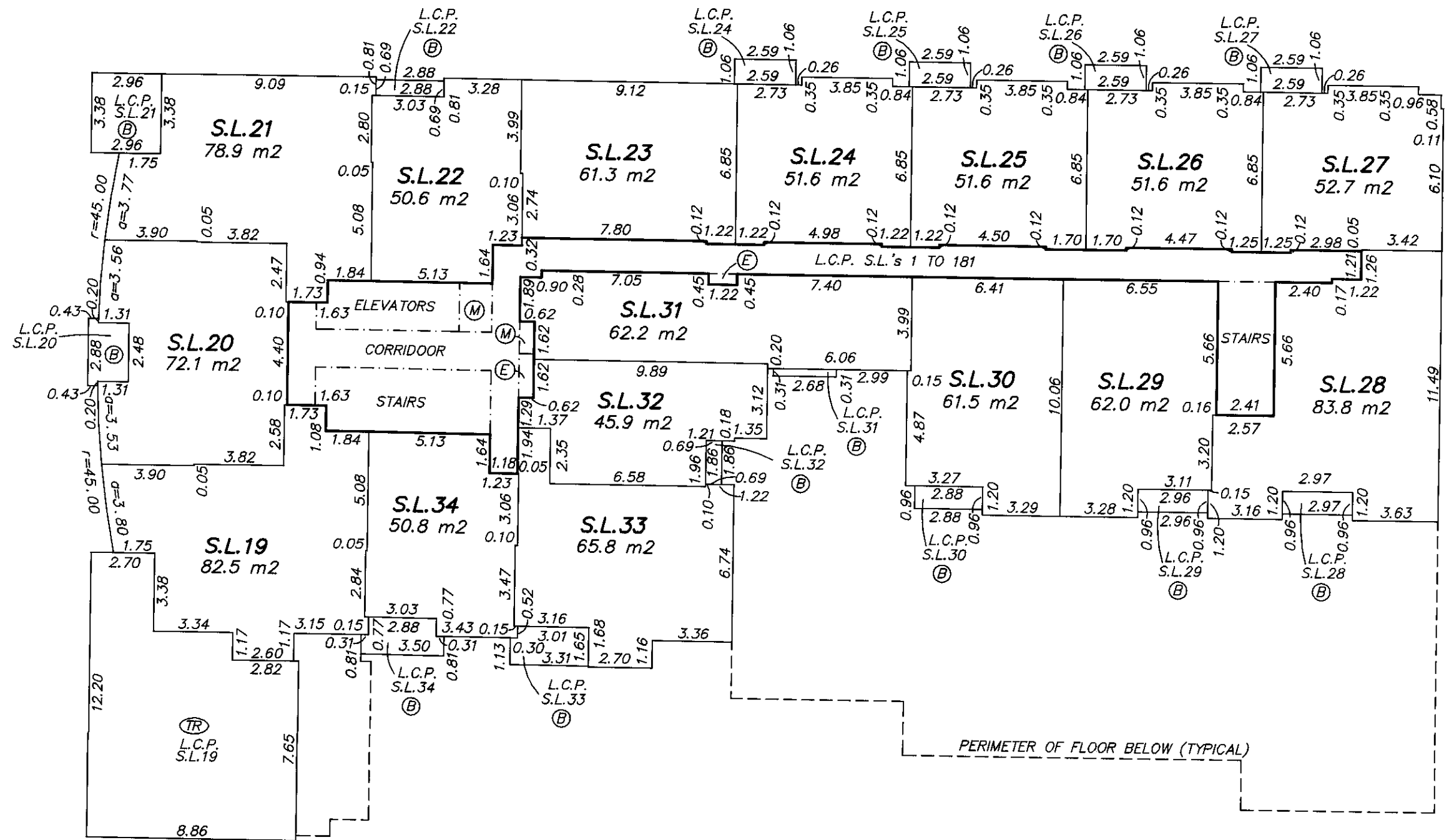
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ORIGINAL

3rd FLOOR

STRATA PLAN BCS 1903



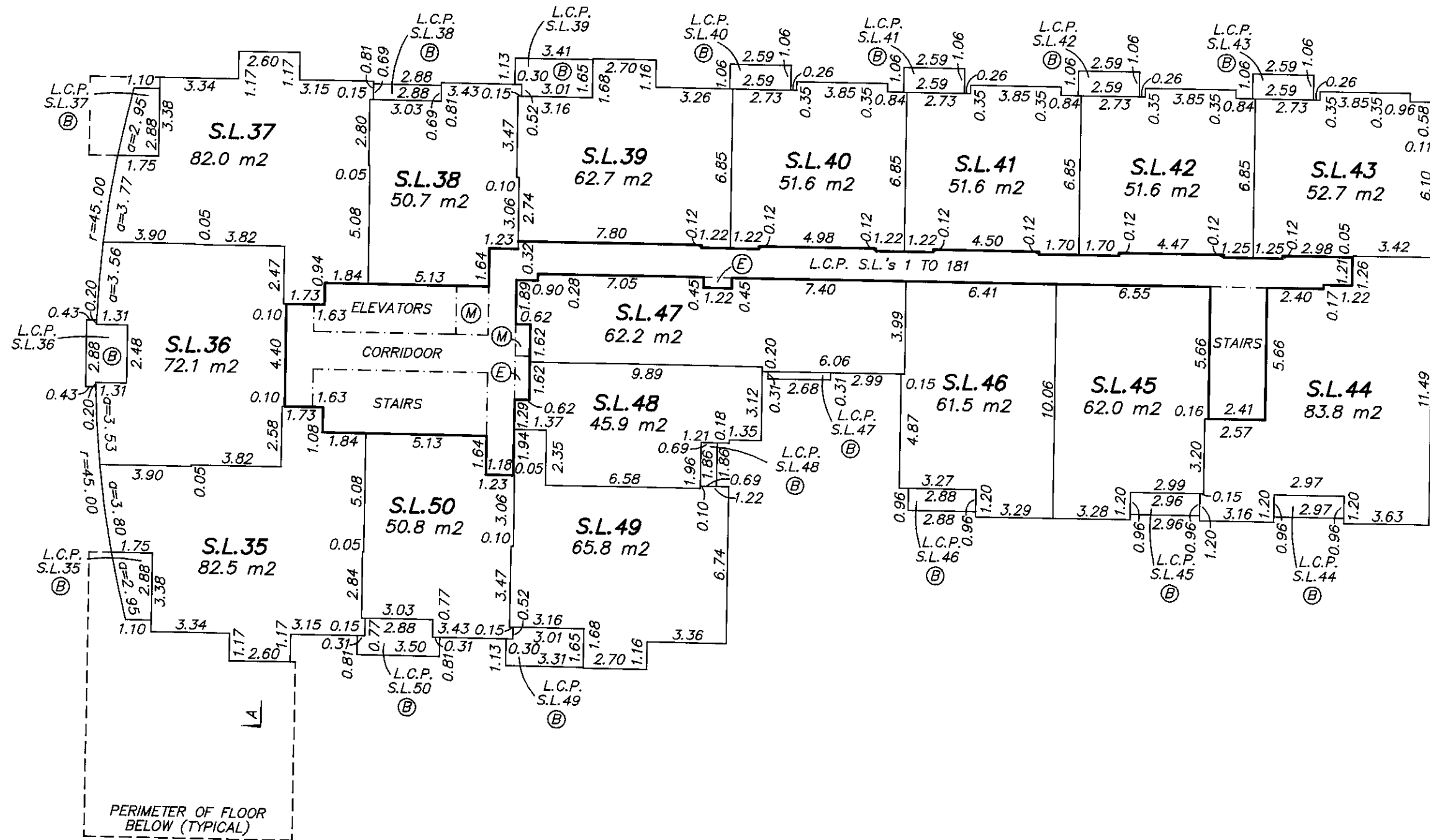
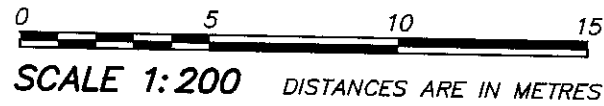
[Signature]
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ORIGINAL

5th FLOOR

STRATA PLAN BCS 1903



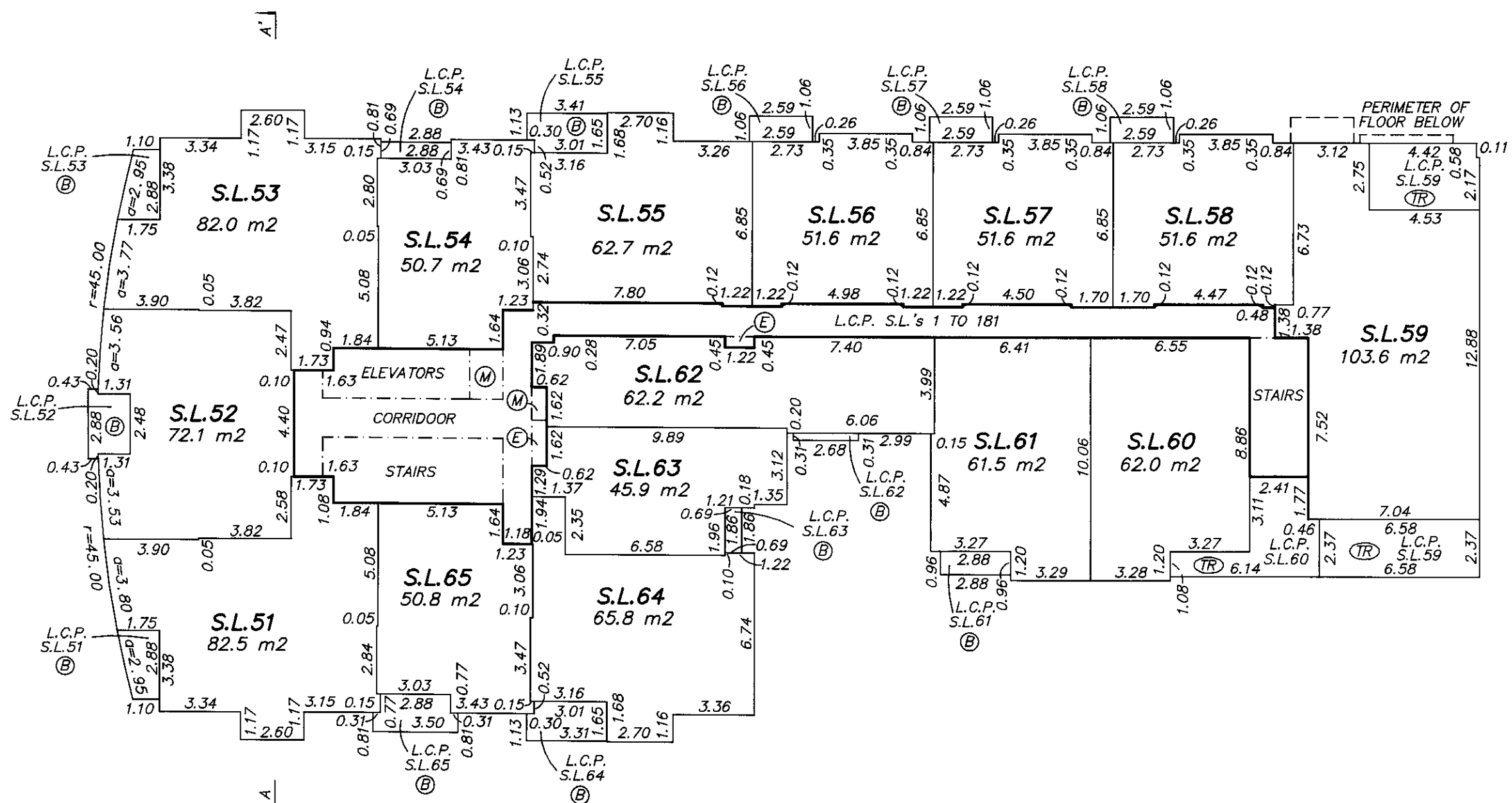
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ORIGINAL

6th FLOOR

STRATA PLAN BCS 1903



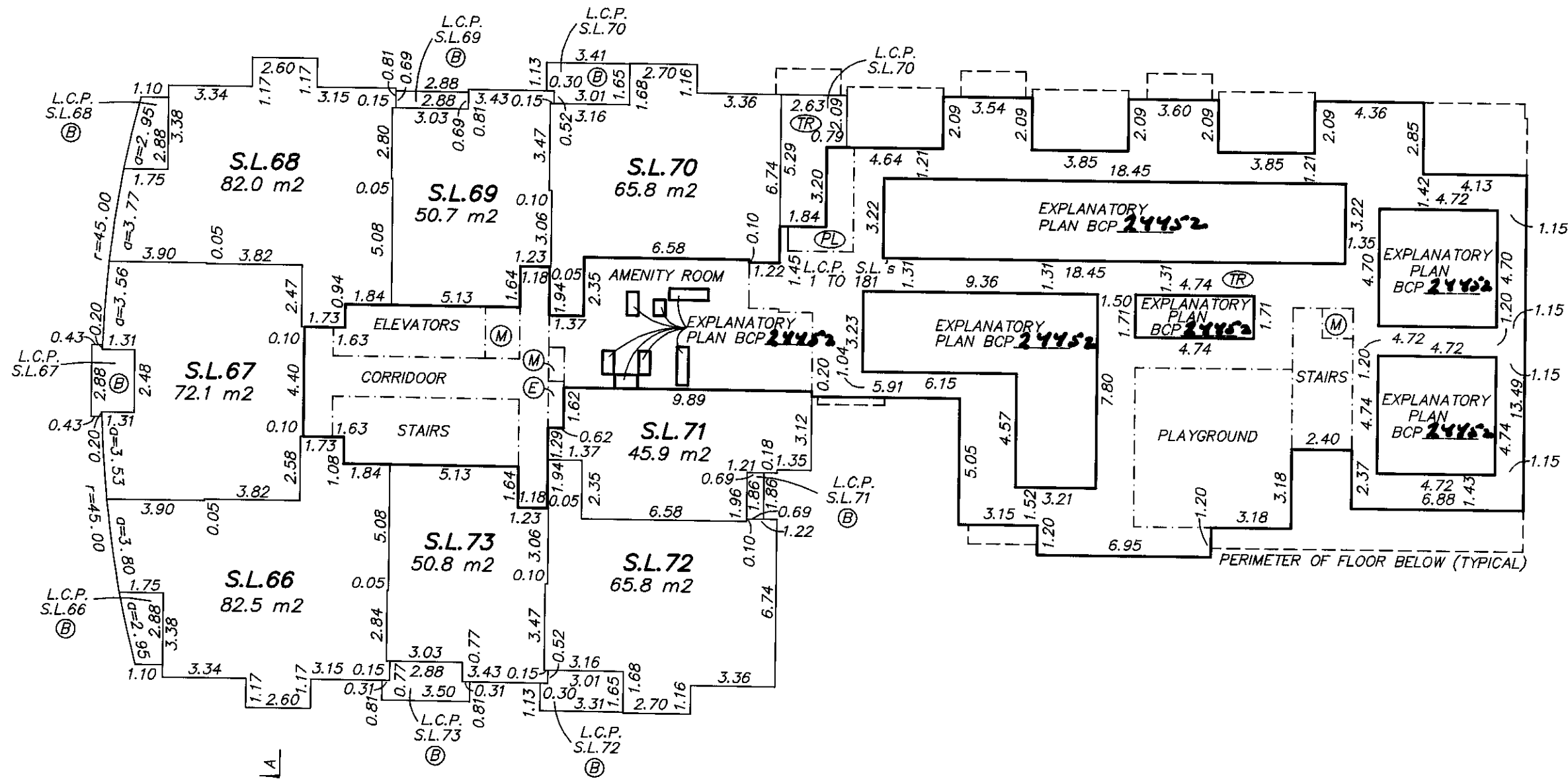
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ORIGINAL

7th FLOOR

STRATA PLAN BCS 1903



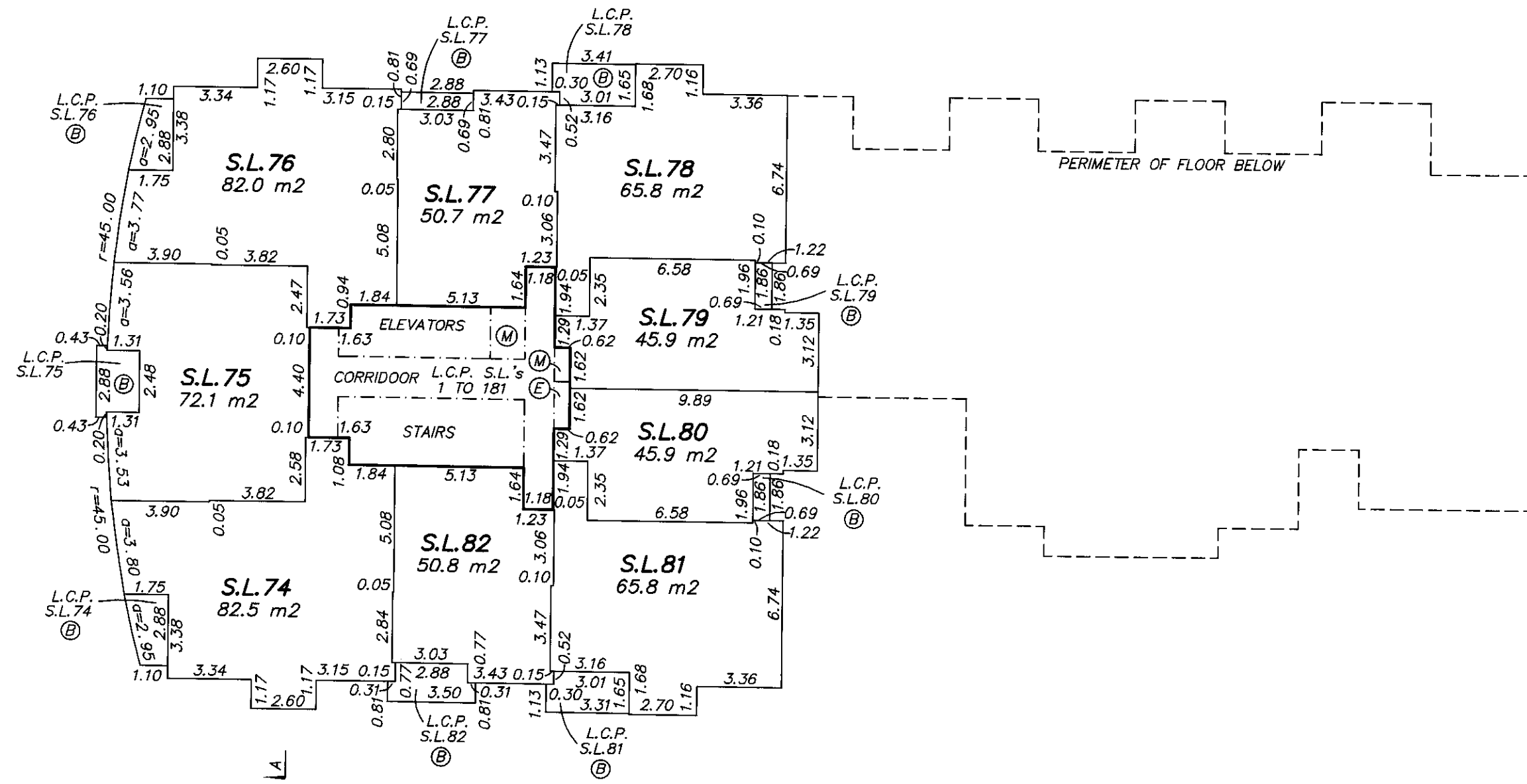
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ORIGINAL

8th FLOOR

STRATA PLAN BCS 1903



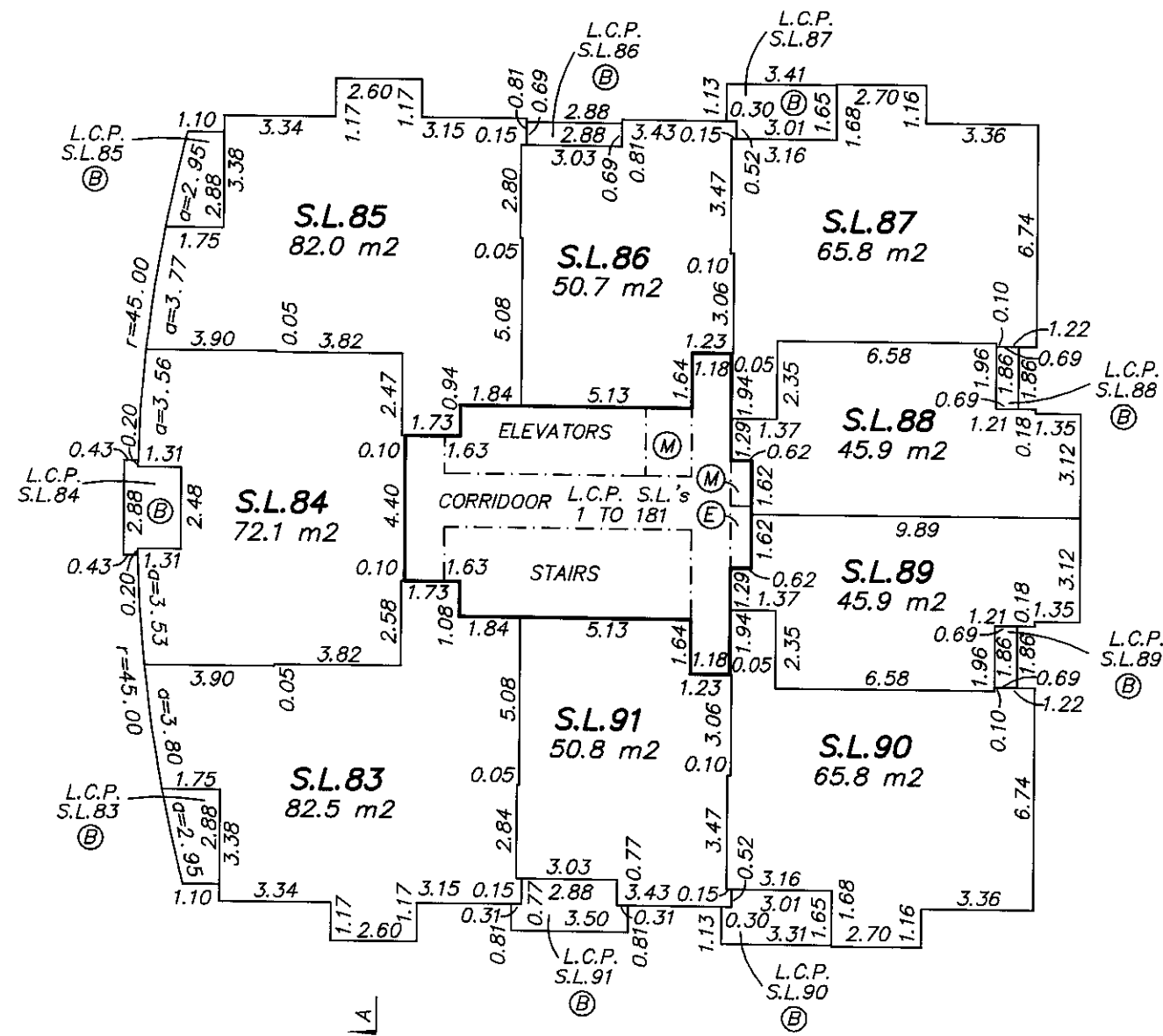
G.C.S.
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ORIGINAL.

9th FLOOR

STRATA PLAN BCS 1903



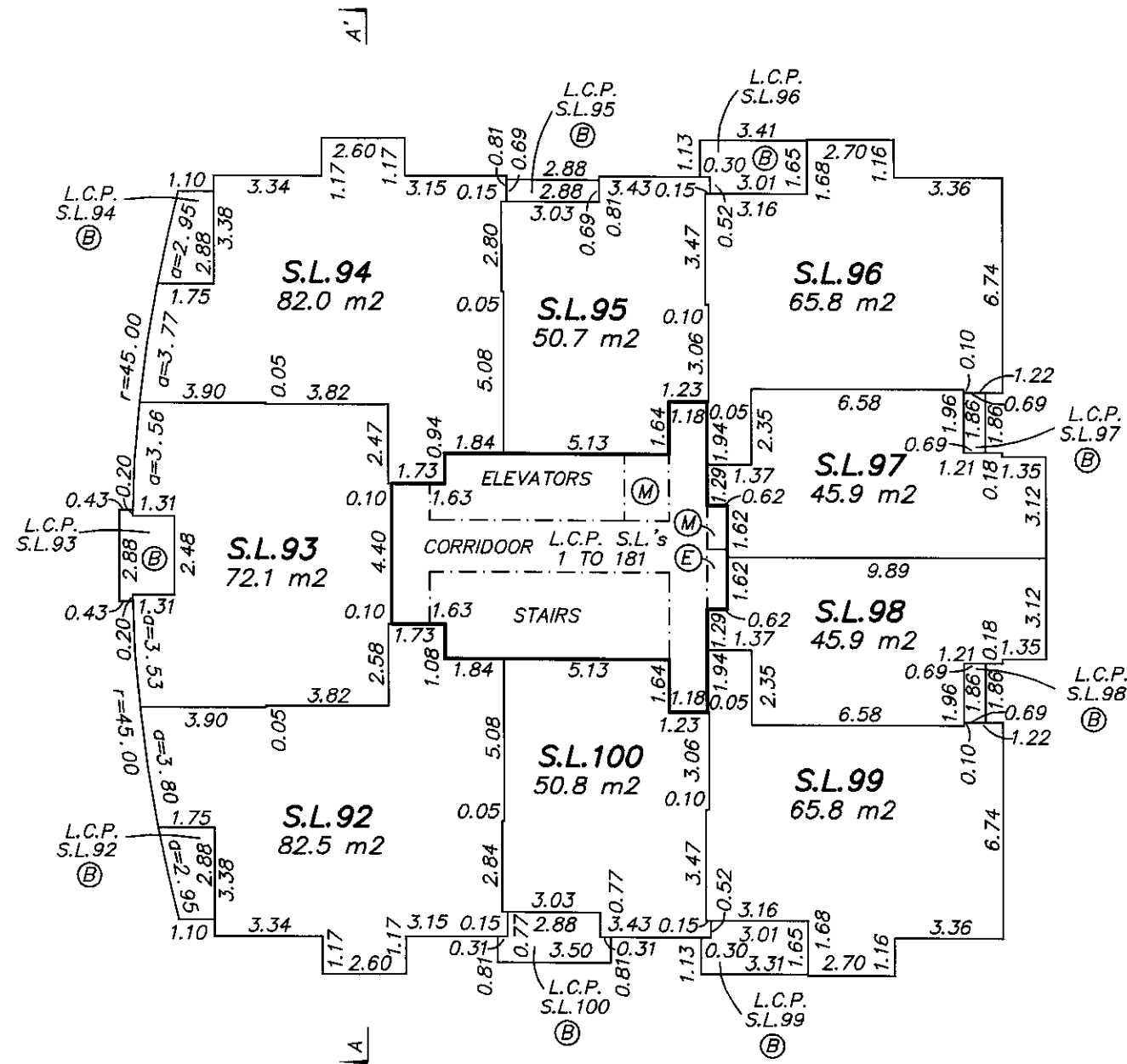
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ORIGINAL

10th FLOOR

STRATA PLAN BCS 1903



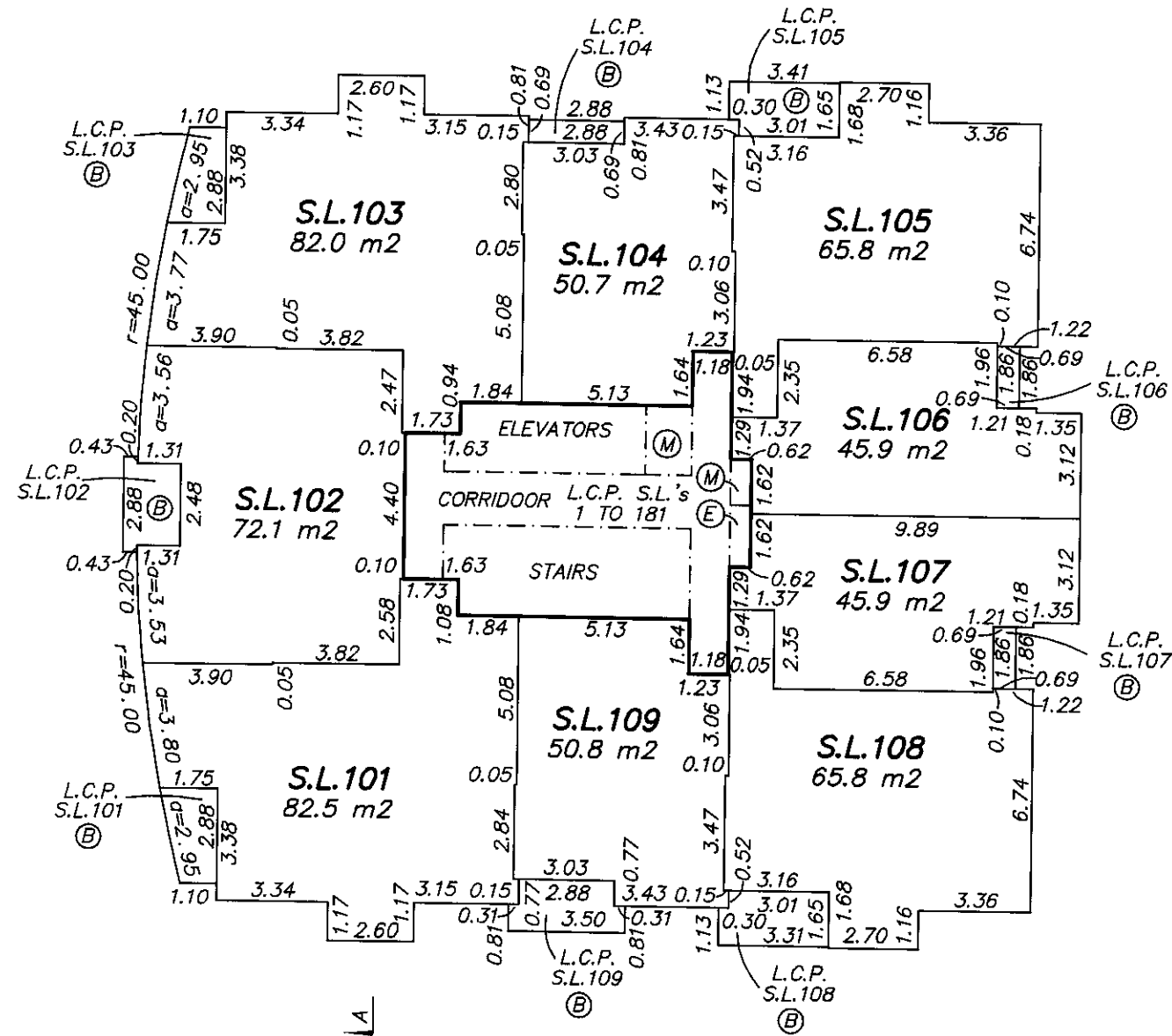
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ORIGINAL

11th FLOOR

STRATA PLAN BCS 1903



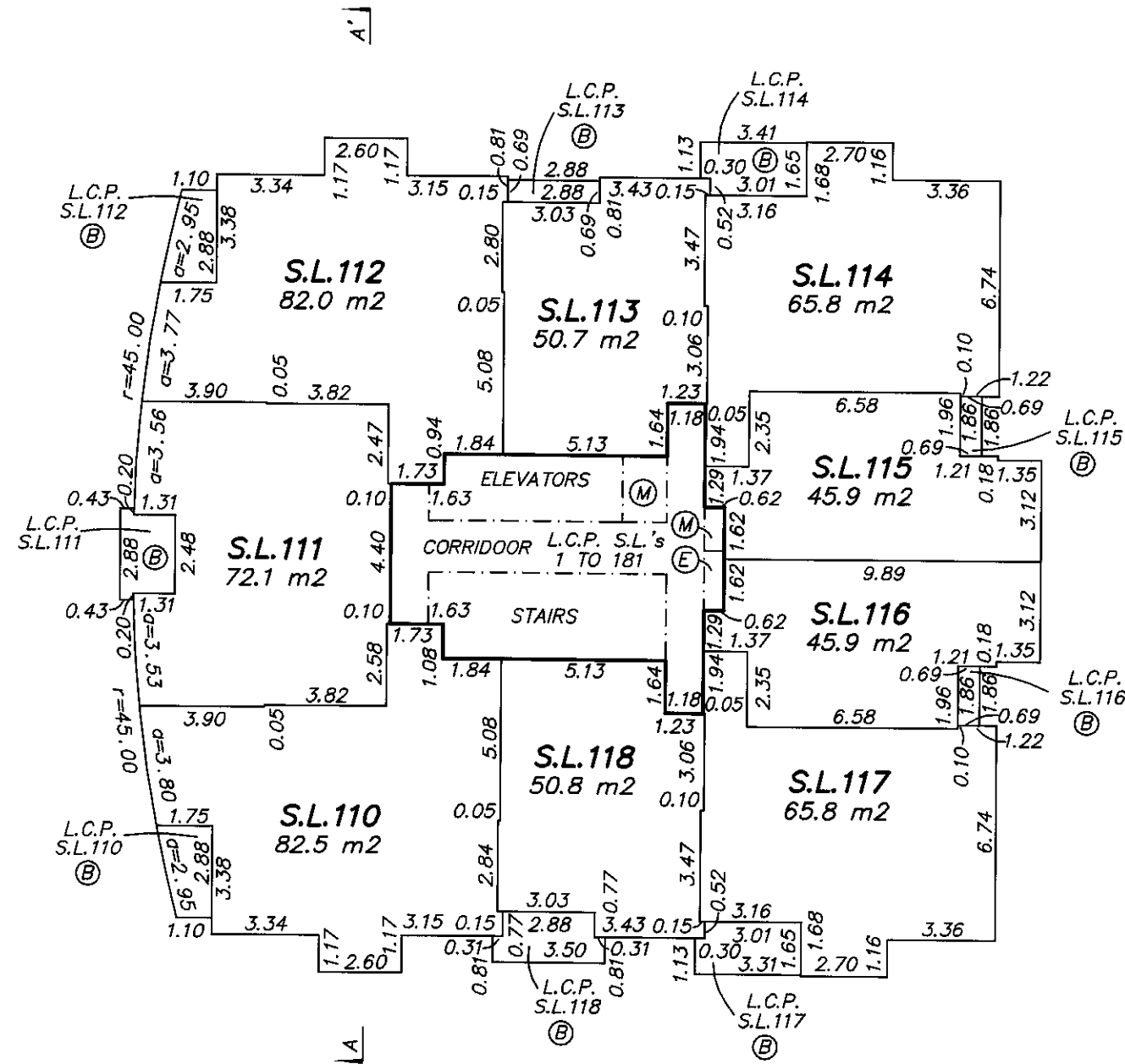
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ORIGINAL

12th FLOOR

STRATA PLAN BCS 1903



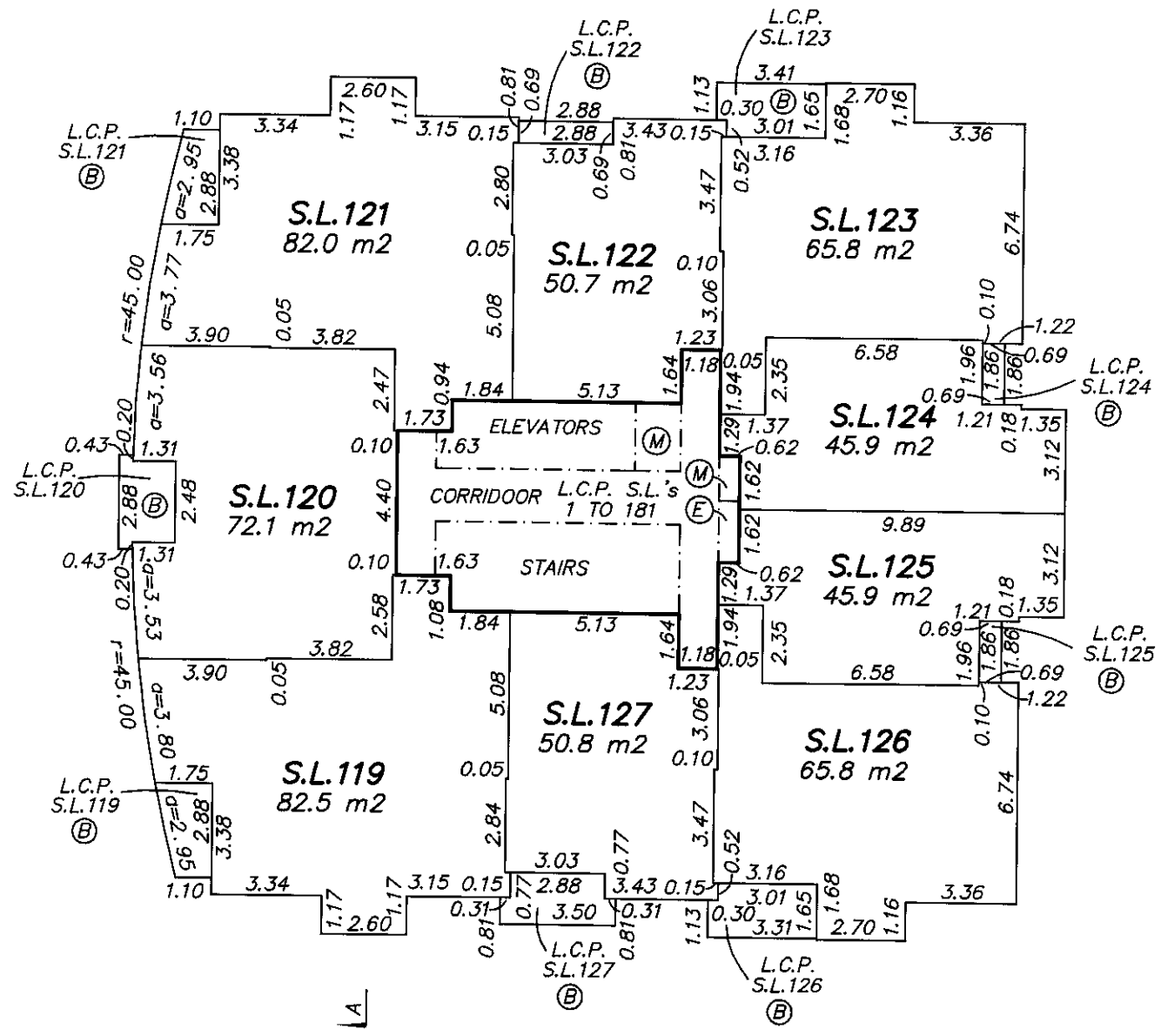
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ORIGINAL

15th FLOOR

STRATA PLAN BCS 1903



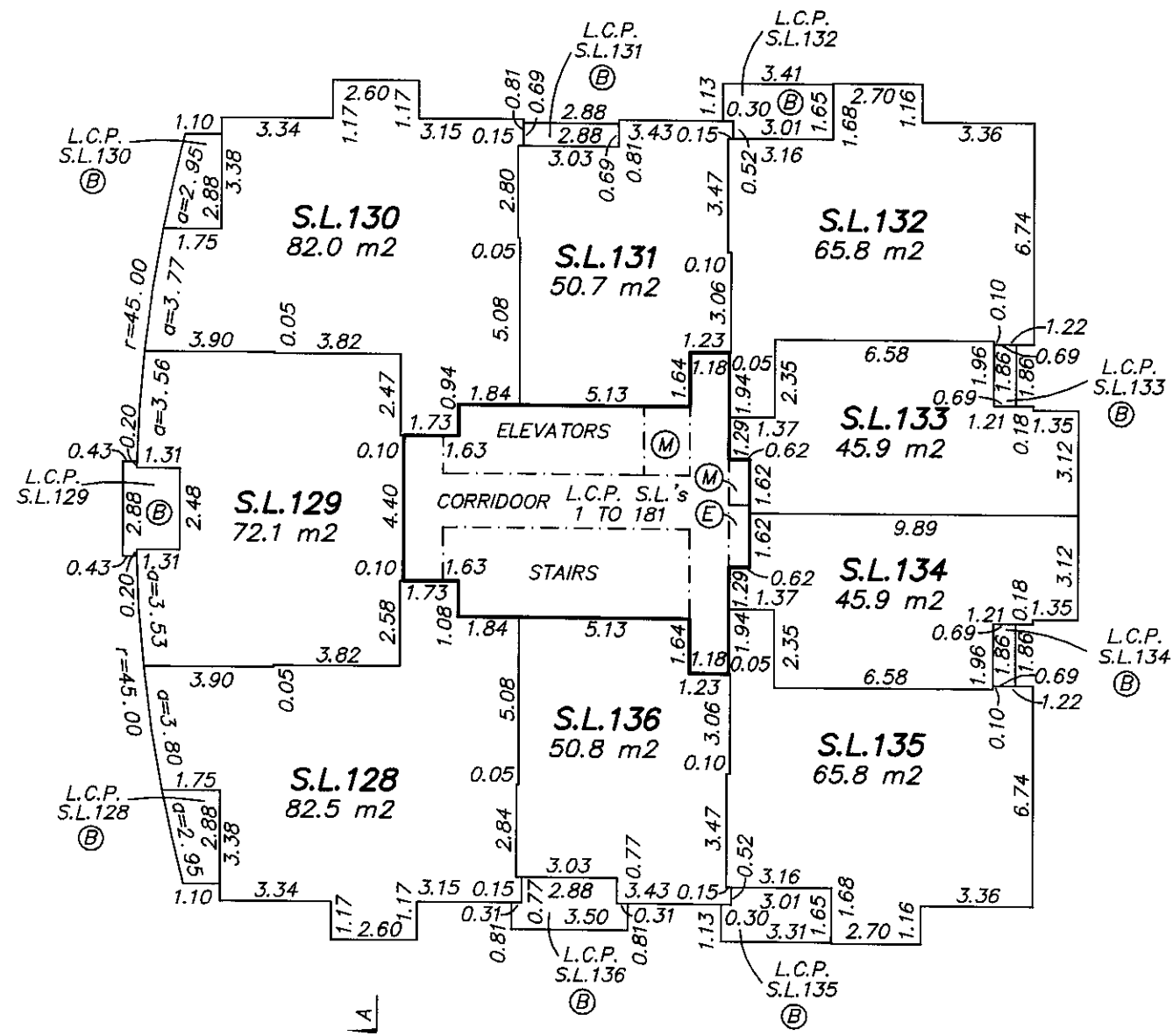
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ORIGINAL

16th FLOOR

STRATA PLAN BCS 1903



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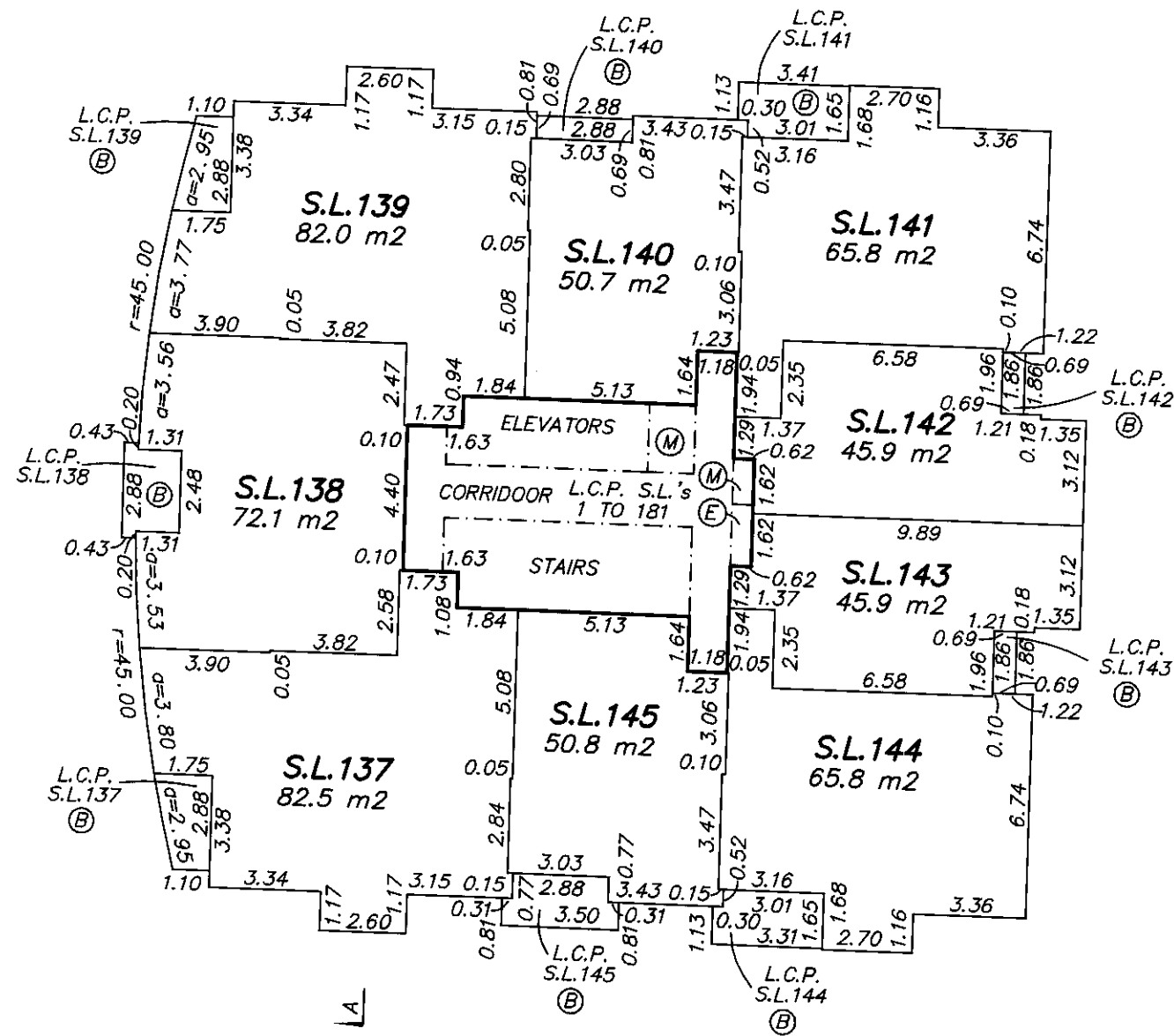
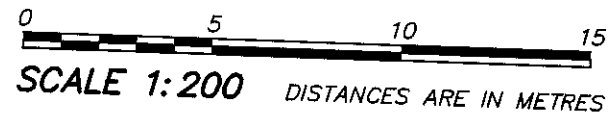
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ORIGINAL

17th FLOOR

SHEET 20 OF 27 SHEETS

STRATA PLAN BCS 1903



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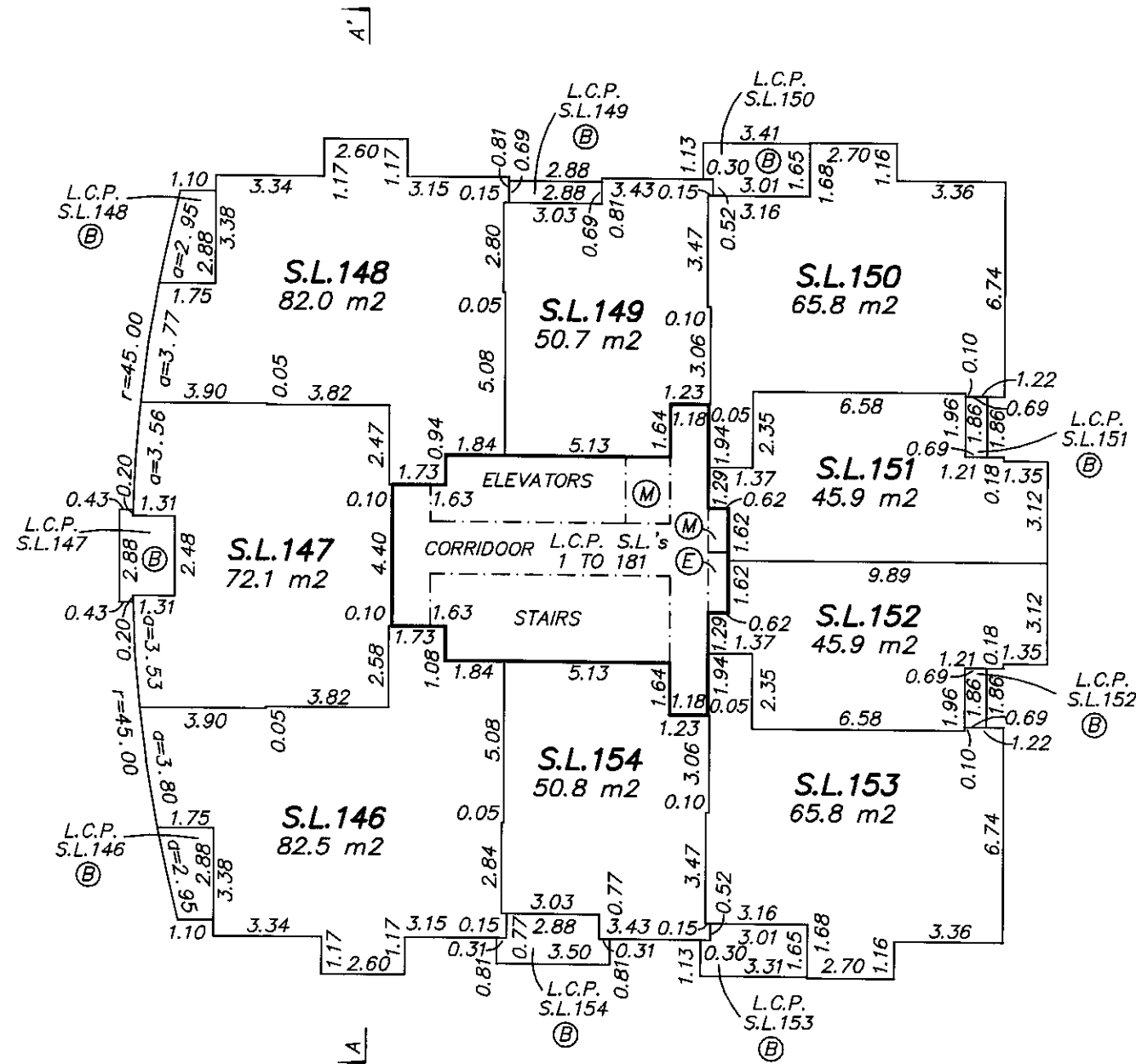
JUNE 16, 2006
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 FILE: 2949 DWG.: 2949-S1

ORIGINAL

18th FLOOR

STRATA PLAN BCS 1903

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



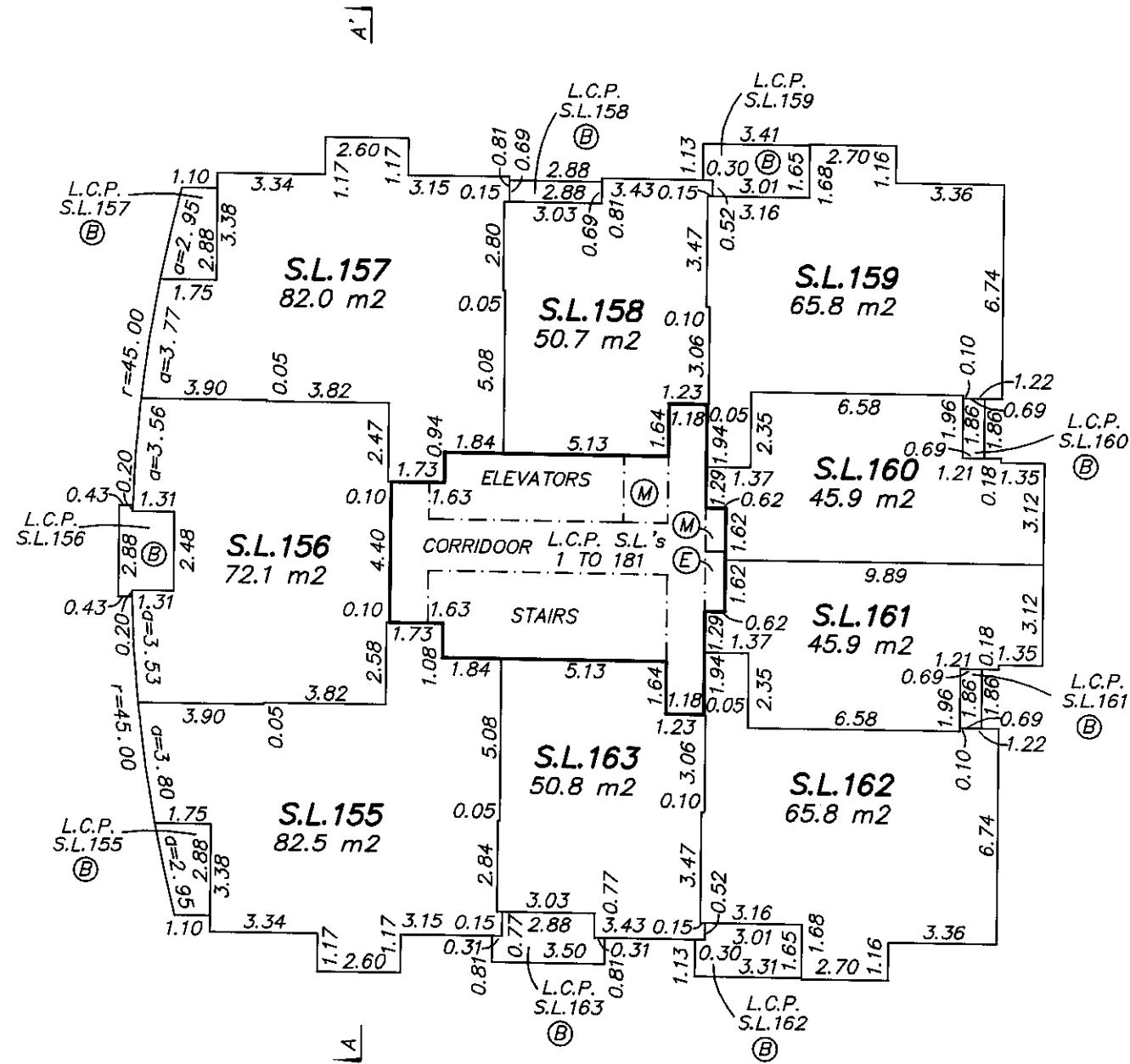
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ORIGINAL

19th FLOOR

STRATA PLAN BCS 1903



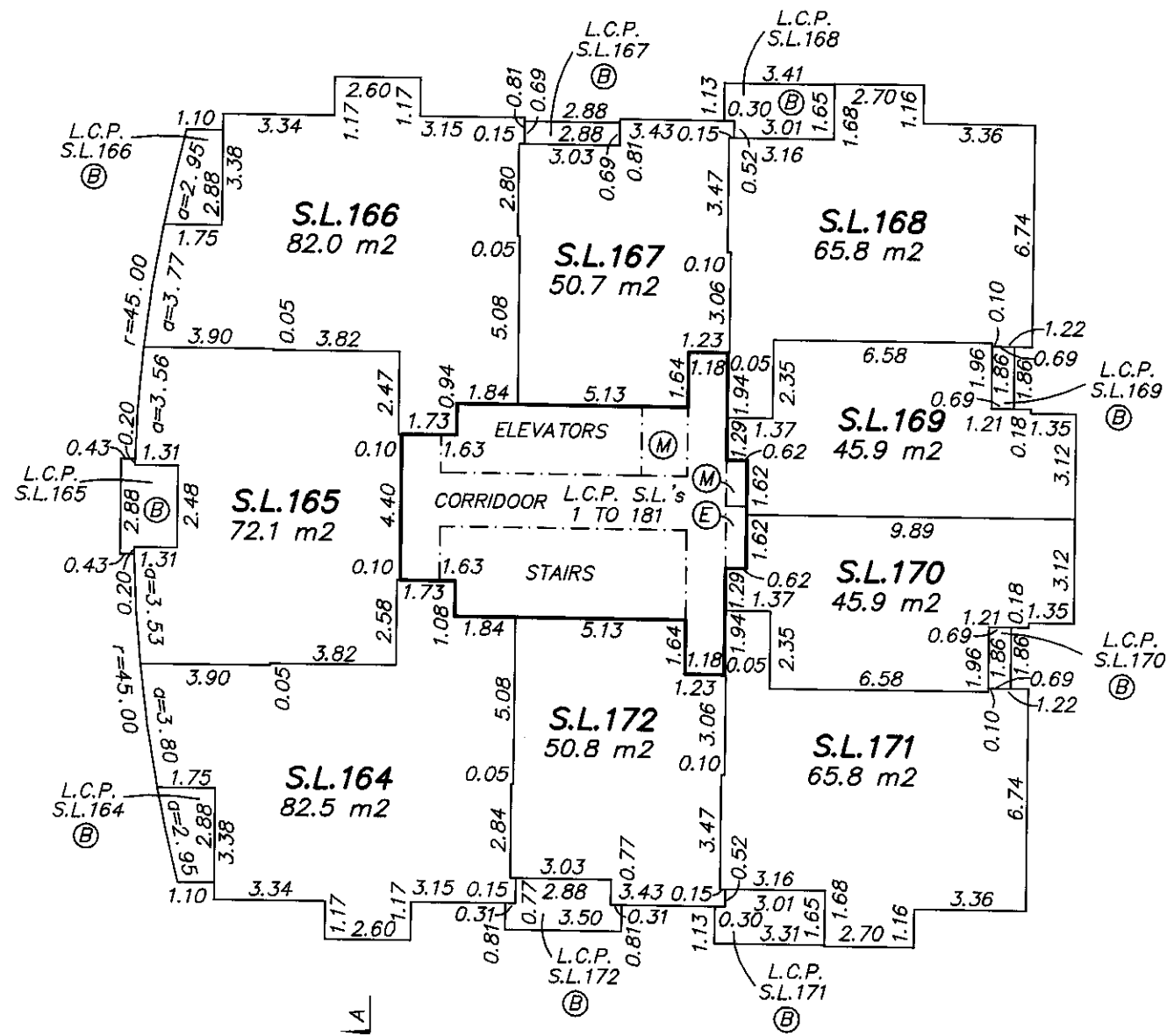
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FILE: 2949 DWG.: 2949-S1

ORIGINAL

20th FLOOR

STRATA PLAN BCS 1903



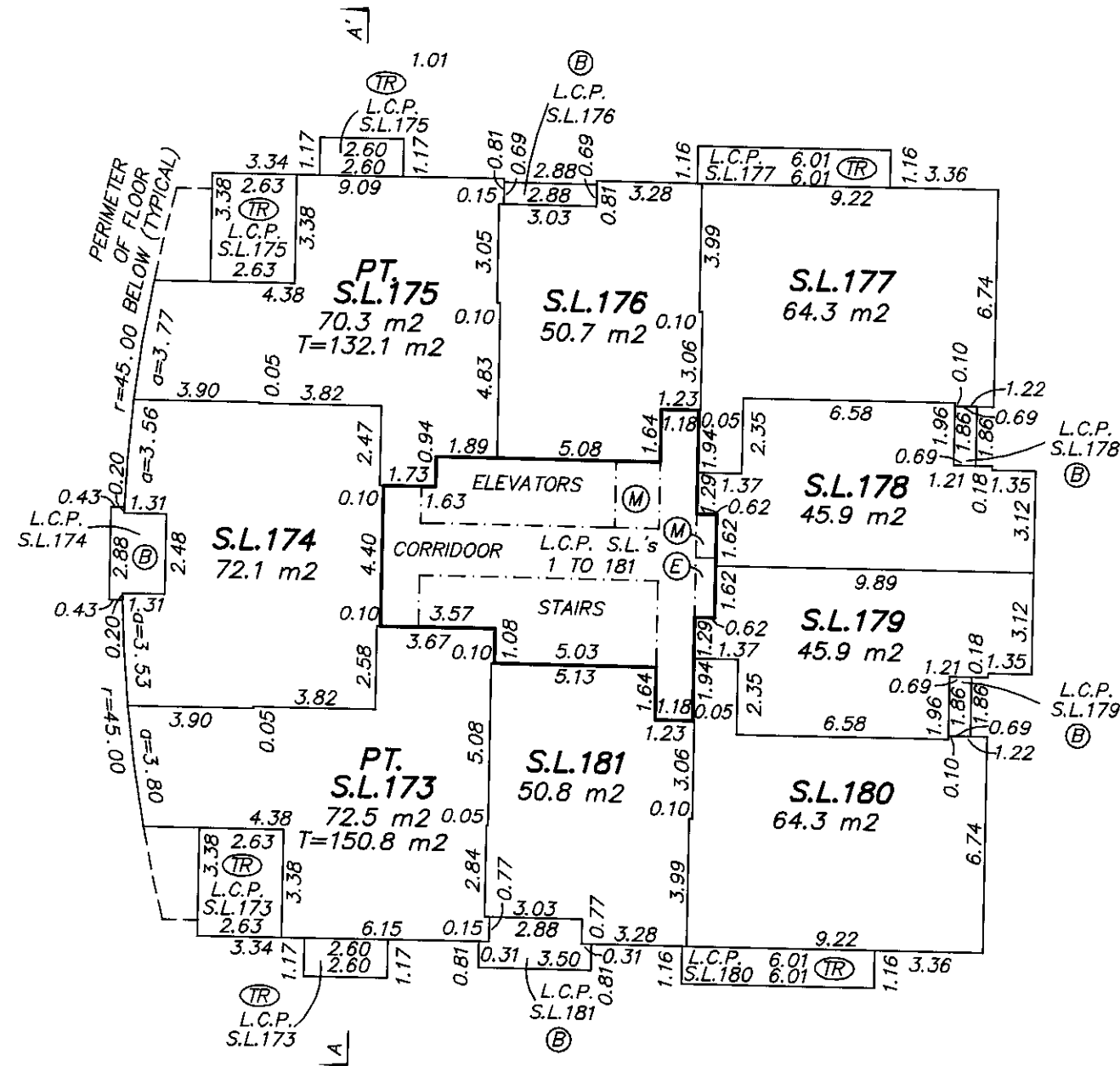
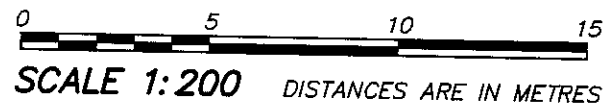
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 FILE: 2949 DWG: 2949-S1

ORIGINAL

21st FLOOR

STRATA PLAN BCS 1903



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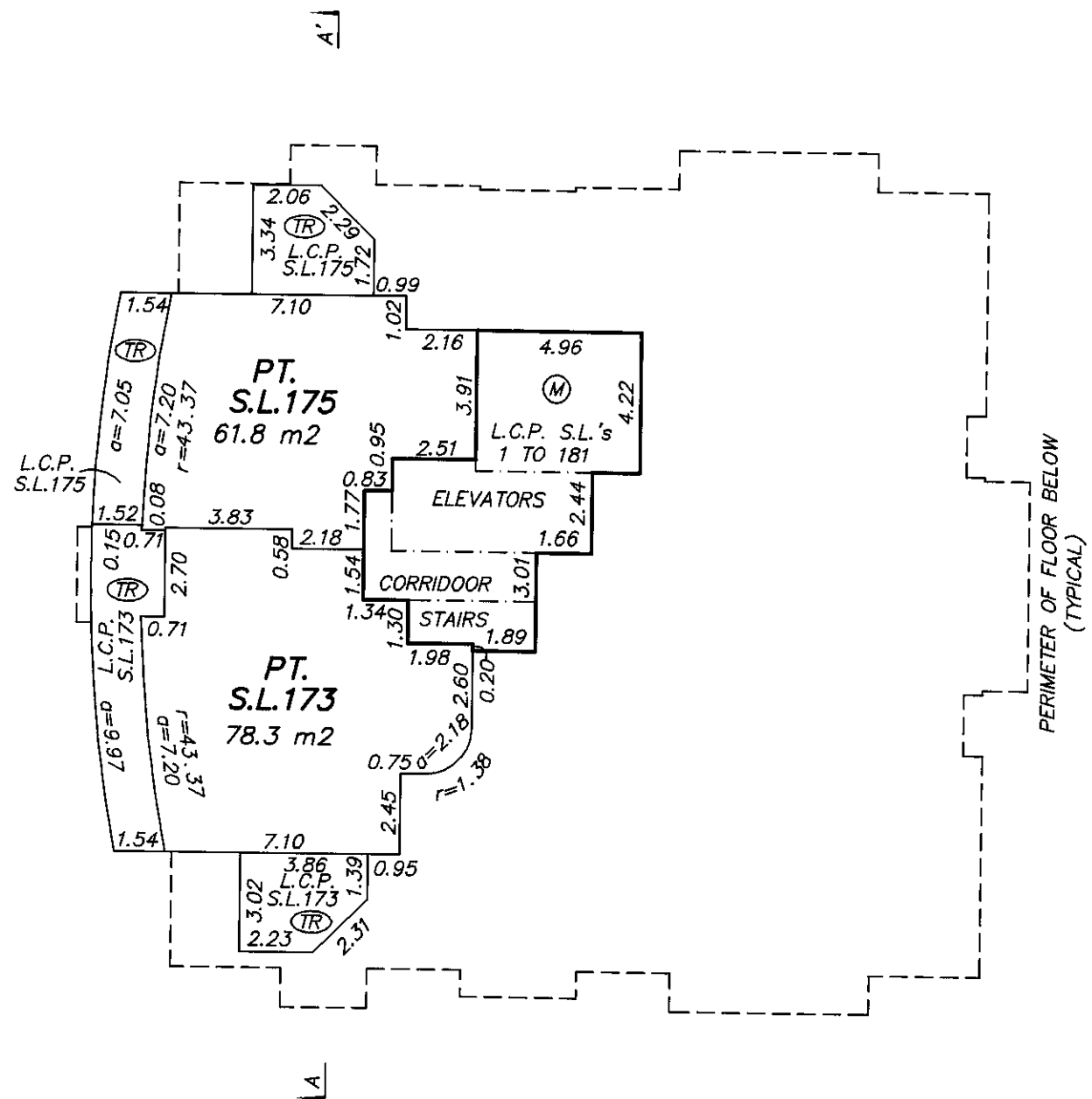
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ORIGINAL

22nd FLOOR

STRATA PLAN BCS 1903

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



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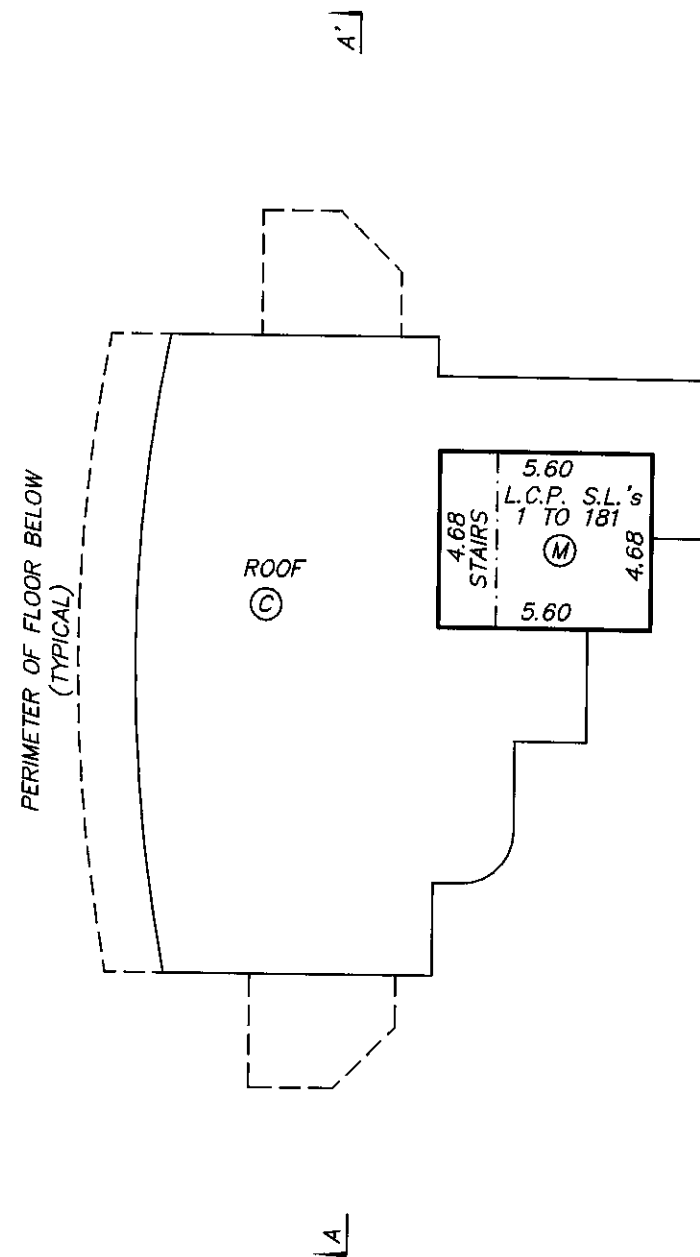
JUNE 16, 2006
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ORIGINAL

ROOF

STRATA PLAN BCS 1903

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



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JUNE 16, 2006
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 FILE: 2949 DWG.: 2949-S1

ORIGINAL

SECTION A-A'

STRATA PLAN BCS 1903

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

ROOF	ROOF ©		S.L.173	S.L.174	S.L.175
22nd FLOOR	L.C.P. S.L.173 (TR)				L.C.P. S.L.175 (TR)
21st FLOOR	L.C.P. S.L.173 (TR)		S.L.164	S.L.165	S.L.166
20th FLOOR			S.L.155	S.L.156	S.L.157
19th FLOOR			S.L.146	S.L.147	S.L.148
18th FLOOR			S.L.137	S.L.138	S.L.139
17th FLOOR			S.L.128	S.L.129	S.L.130
16th FLOOR			S.L.119	S.L.120	S.L.121
15th FLOOR			S.L.110	S.L.111	S.L.112
14th FLOOR			S.L.101	S.L.102	S.L.103
13th FLOOR			S.L.92	S.L.93	S.L.94
12th FLOOR			S.L.83	S.L.84	S.L.85
11th FLOOR			S.L.74	S.L.75	S.L.76
10th FLOOR			S.L.66	S.L.67	S.L.68
9th FLOOR			S.L.51	S.L.52	S.L.53
8th FLOOR			S.L.35	S.L.36	S.L.37
7th FLOOR			S.L.19	S.L.20	S.L.21
6th FLOOR			S.L.7	S.L.8	S.L.9
5th FLOOR			S.L.182	S.L.183	S.L.184
3rd FLOOR	L.C.P. S.L.19 (TR)				
2nd FLOOR	S.L.1	S.L.2			
GROUND FLOOR					
LEVEL P1	EXPLANATORY PLAN BCP				
LEVEL P2	EXPLANATORY PLAN BCP				
LEVEL P3	EXPLANATORY PLAN BCP				


 GARY C. SUNDVICK, B.C.L.S.

JUNE 16, 2006
 BUTLER, SUNDVICK & ASSOCIATES
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ORIGINAL