

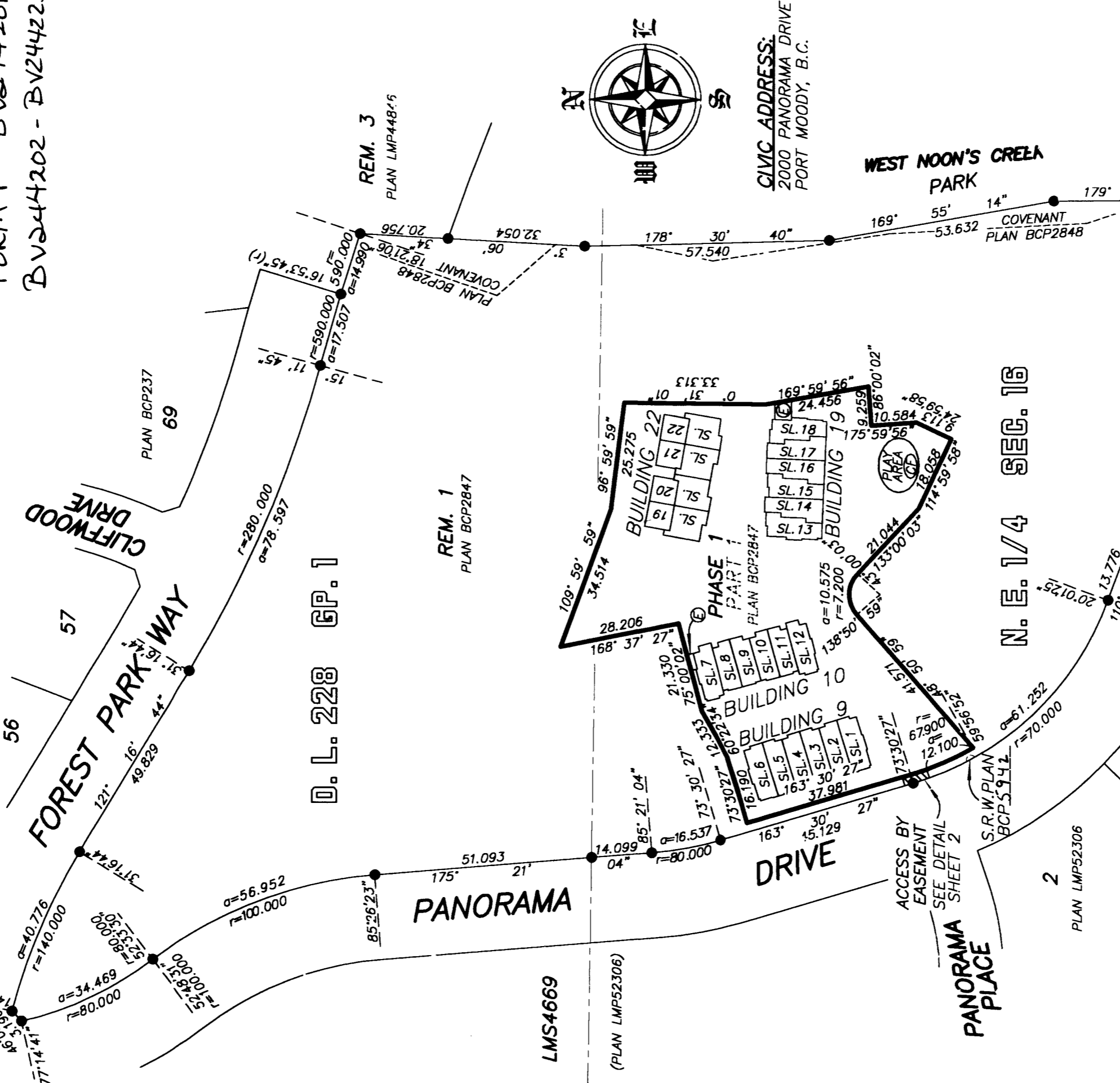
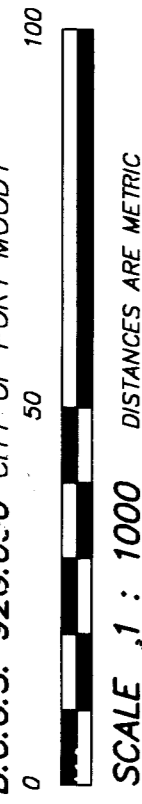
SHEET 1 OF 7 SHEETS  
STRATA PLAN BCS 405  
PHASE 1

STRATA PLAN OF PART OF LOT 1  
DISTRICT LOT 228 GROUP 1  
SECTION 16 TOWNSHIP 33  
NEW WESTMINSTER DISTRICT PLAN BCP2847  
B.C.G.S. 92G.036 CITY OF PORT MOODY

DEPOSITED AND REGISTERED IN THE LAND  
TITLE OFFICE AT NEW WESTMINSTER B.C.  
June 27 2003

B. Bigwood  
DEPUTY REGISTRAR

FORM P - BV244201  
BV244202 - BV244223



CIVIC ADDRESS:  
2000 PANORAMA DRIVE  
PORT MOODY, B.C.

DYCK & ASSOCIATES  
PROFESSIONAL LAND  
SURVEYORS  
#102, 10277 - 154 STREET  
SURREY, B.C. V3R 4J7  
TEL: 604-584-9700  
FAX: 604-584-7447  
FILE: 275  
DWG: 275-J-511

THE REGISTERED OWNER DESIGNATED HEREON  
HAS ENTERED INTO A COVENANT IN FAVOUR  
OF HER MAJESTY THE QUEEN IN RIGHT OF THE  
PROVINCE OF BRITISH COLUMBIA AS REPRESENTED  
BY THE MINISTER OF ENVIRONMENT LANDS AND PARKS  
UNDER SECTION 219 OF THE LAND TITLE ACT.

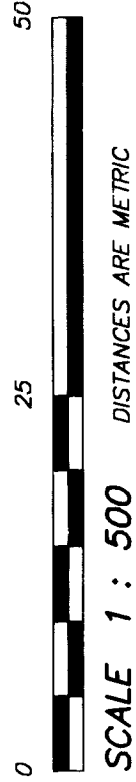
I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR,  
OF LANGLEY BRITISH COLUMBIA, CERTIFY THAT I WAS  
PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY  
REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND  
PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON  
ON THE 14 DAY OF JUNE, 2003. THE PLAN WAS COMPLETED  
AND CHECKED AND THE CHECKLIST FILED UNDER #2751,  
ON THE 14 DAY OF JUNE, 2003.

*G. Sundvick*

THIS PLAN IS A REGISTERED REGIONAL DISTRICT

SHEET 2 OF 7 SHEETS

STRATA PLAN BCS 405  
PHASE 1



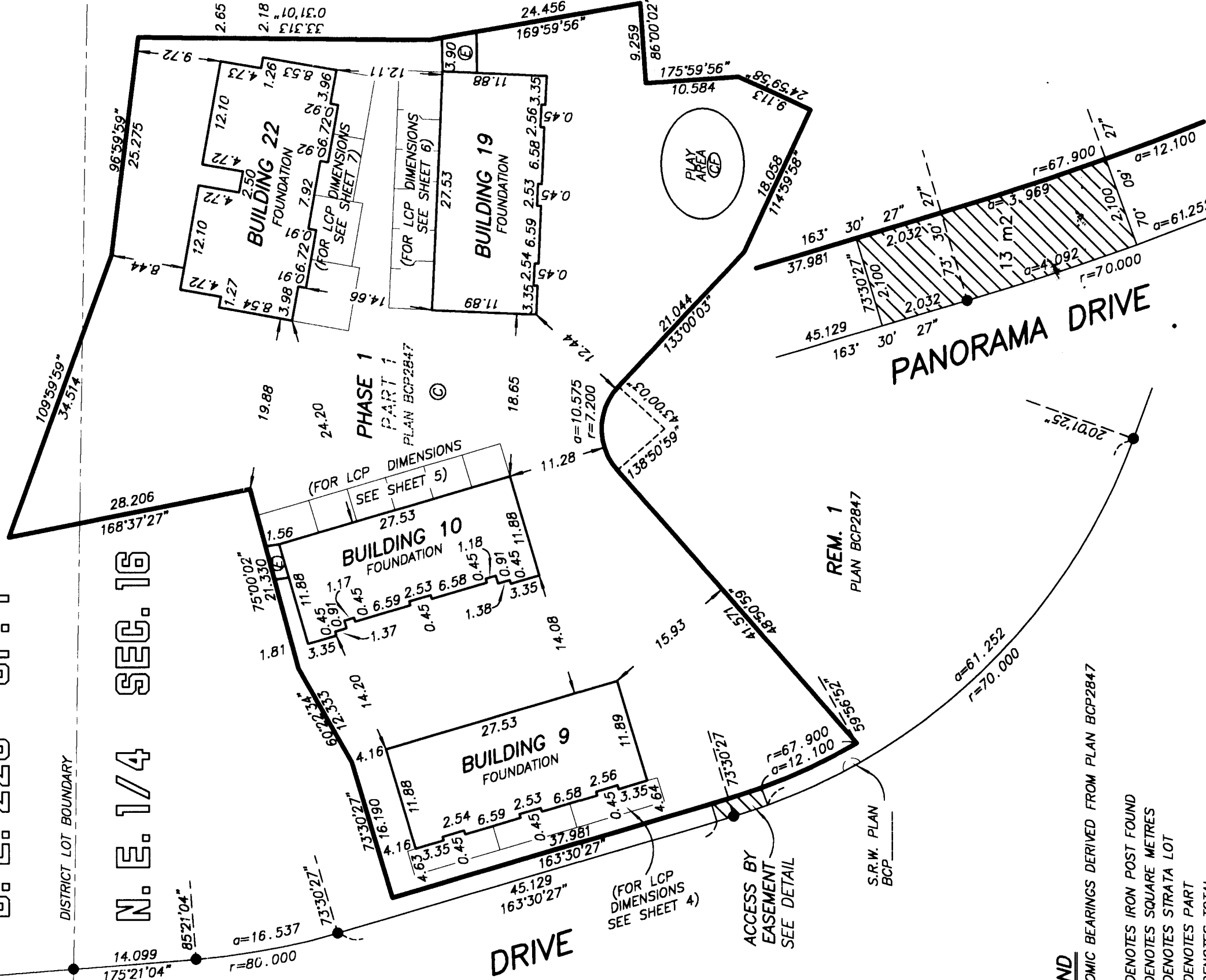
D. L. 228 GP. 1

PANORAMA DRIVE

N. E. 1/4 SEC. 16

SEC. 16

DISTRICT LOT BOUNDARY



PANORAMA DRIVE

LEGEND

ASTRONOMIC BEARINGS DERIVED FROM PLAN BCP2847

- DENOTES IRON POST FOUND
- m2 DENOTES SQUARE METRES
- SL DENOTES STRATA LOT
- PT. DENOTES PART
- T DENOTES TOTAL
- LCP DENOTES LIMITED COMMON PROPERTY
- (LCP-17) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 17 (TYPICAL)
- Ⓢ DENOTES COMMON PROPERTY
- Ⓢ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓢ DENOTES BALCONY BEING LIMITED COMMON PROPERTY
- Ⓢ DENOTES EXCLUSIVE USE OF ADJOINING STRATA LOT
- Ⓢ DENOTES PATIO BEING LIMITED COMMON PROPERTY
- Ⓢ DENOTES EXCLUSIVE USE OF ADJOINING STRATA LOT
- Ⓢ DENOTES COMMON FACILITY

APPROVED UNDER THE LAND TITLE ACT  
SEE B.C. REG. 334779 S.9  
ACCESS BY EASEMENT ONLY  
THIS 26<sup>th</sup> DAY OF JULY 2003.

*Mark McMillen*  
APPROVING OFFICER FOR THE  
CITY OF PORT MOODY MARK McMILLEN

REM. 1  
PLAN BCP2847  
NOT TO SCALE  
-DETAIL-

JUNE 17, 2003  
DYCK & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
102 - 10277 154th STREET  
SURREY, B.C. V3R 4J7  
TEL: 584-9700 FAX: 589-7447  
FILE : 2760  
DWG : 2760-S12

STRATA PLAN BCS 405  
PHASE 1

STRATA PROPERTY ACT

OWNER:

PARK LANE HOMES LTD. HERITAGE WOODS DEVELOPMENT LTD.  
(INC. No. 296824)

THE CITY OF PORT MOODY, THE REGISTERED OWNER  
OF COVENANTS BT250815, BT451274 AND BT451275  
HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN.  
AUTHORIZED SIGNATURES

Name: [Signature]  
Authorized Signatory

[Signature]  
MAYOR  
GUSPINO TRASSALINI  
[Signature]  
CLERK  
C/E REX VANDERWOLF

Name: [Signature]  
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES  
Name: [Signature]

ADDRESS: 95 Schooner St.  
Coguitlam BC.  
Project Manager  
OCCUPATION OF WITNESS

APPROVED AS PHASE 1 OF A SEVEN PHASE STRATA PLAN  
UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: June 26th, 2003  
[Signature]  
APPROVING OFFICER  
CITY OF PORT MOODY  
MARK McMULLEN

THE TORONTO-DOMINION BANK

Name: [Signature]  
Authorized Signatory  
Name: KEVIN HAMMOCK  
Authorized Signatory

I CERTIFY THAT THE PLAY AREA WHICH  
ACCORDING TO THE PHASED STRATA PLAN DECLARATION  
IN FORM P FILED FOR THIS STRATA PLAN WAS TO HAVE  
BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE,  
HAS BEEN PROVIDED FOR IN ACCORDANCE WITH  
SECTION 225(2) OF THE STRATA PROPERTY ACT.

DATE: June 26, 2003  
[Signature]  
APPROVING OFFICER  
CITY OF PORT MOODY  
MARK McMULLEN

Name: [Signature]  
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES  
Name: GERINE MARÉ

ADDRESS: 700 W. Georgia St  
Vancouver BC  
OCCUPATION OF WITNESS  
[Signature]

I, GARY SUNDVICK, 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: JUNE 17, 2003.

[Signature]  
B.C.L.S.

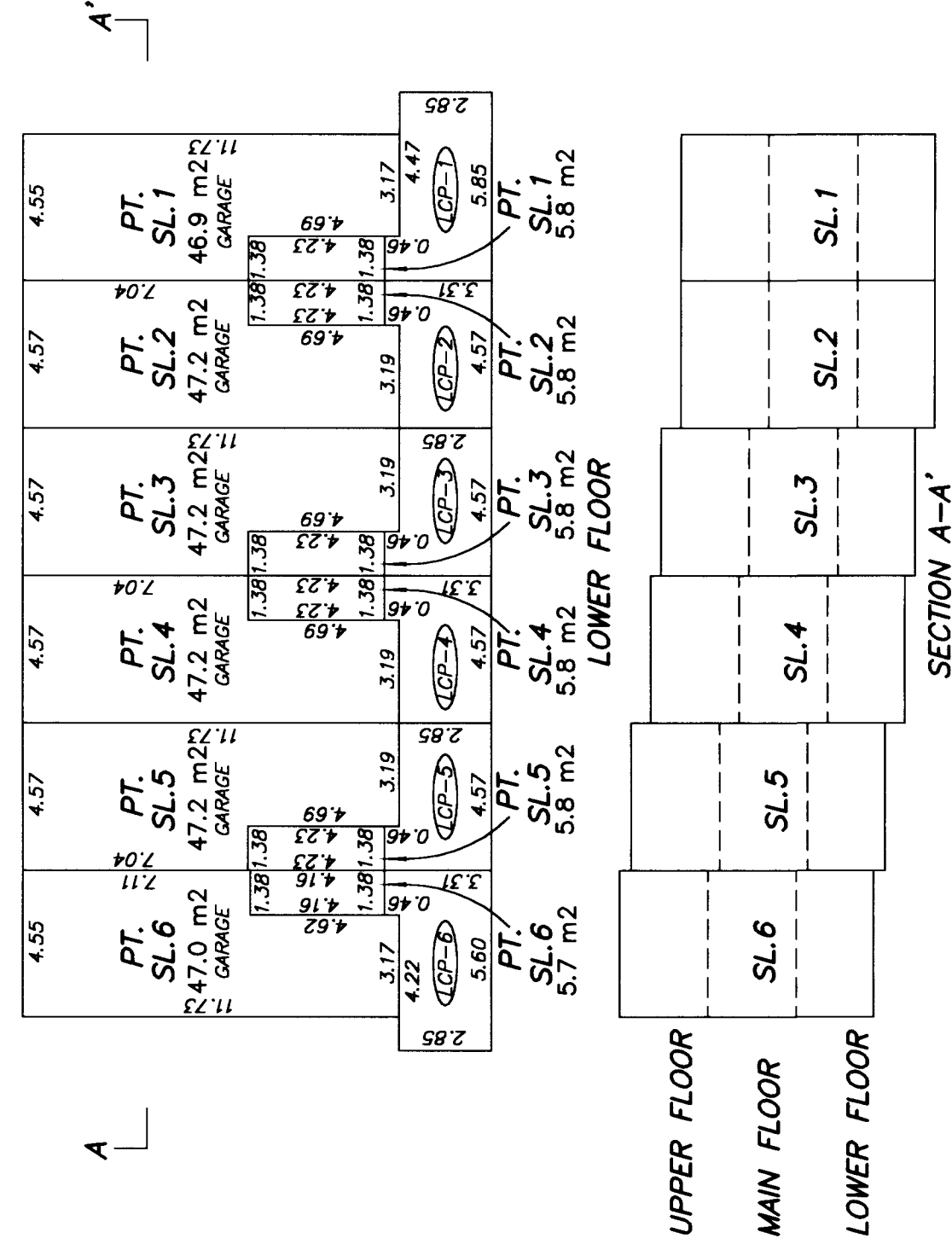
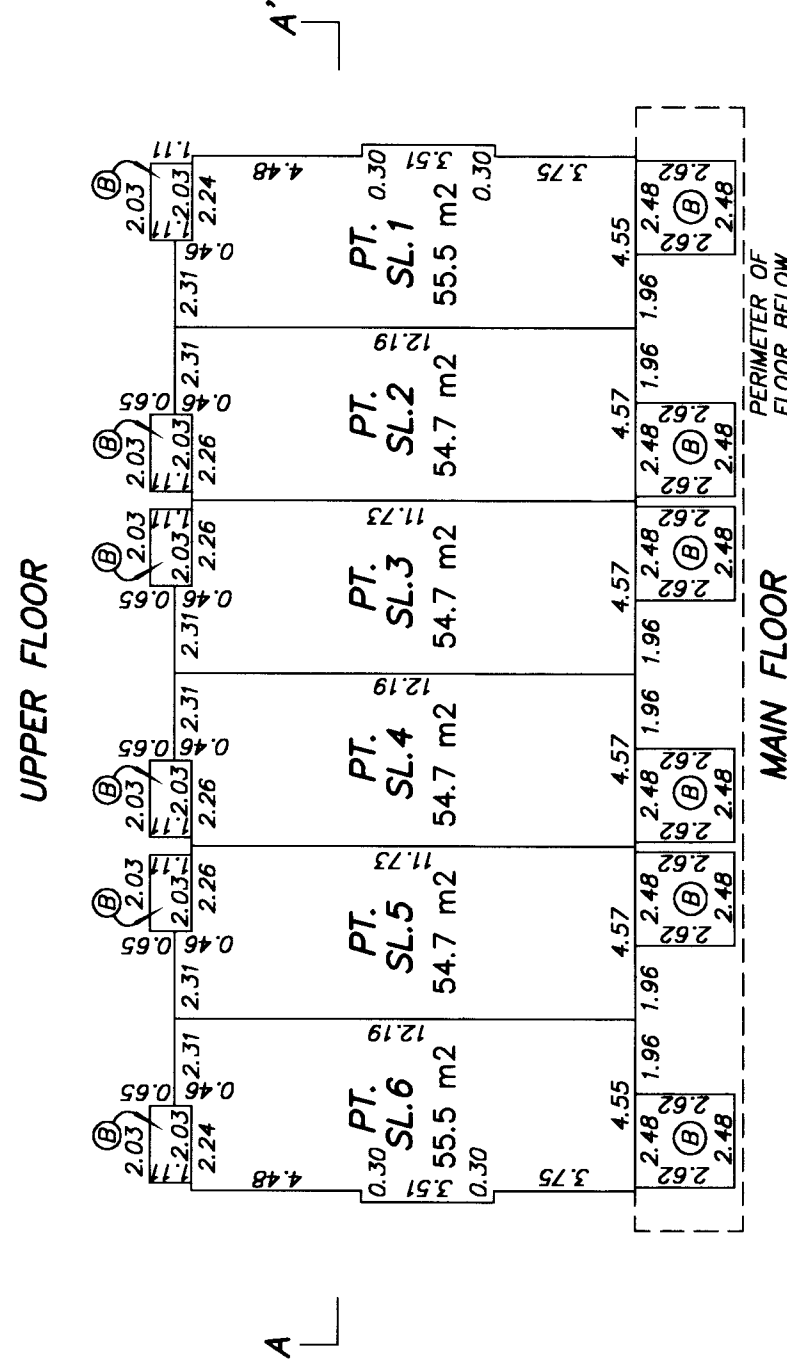
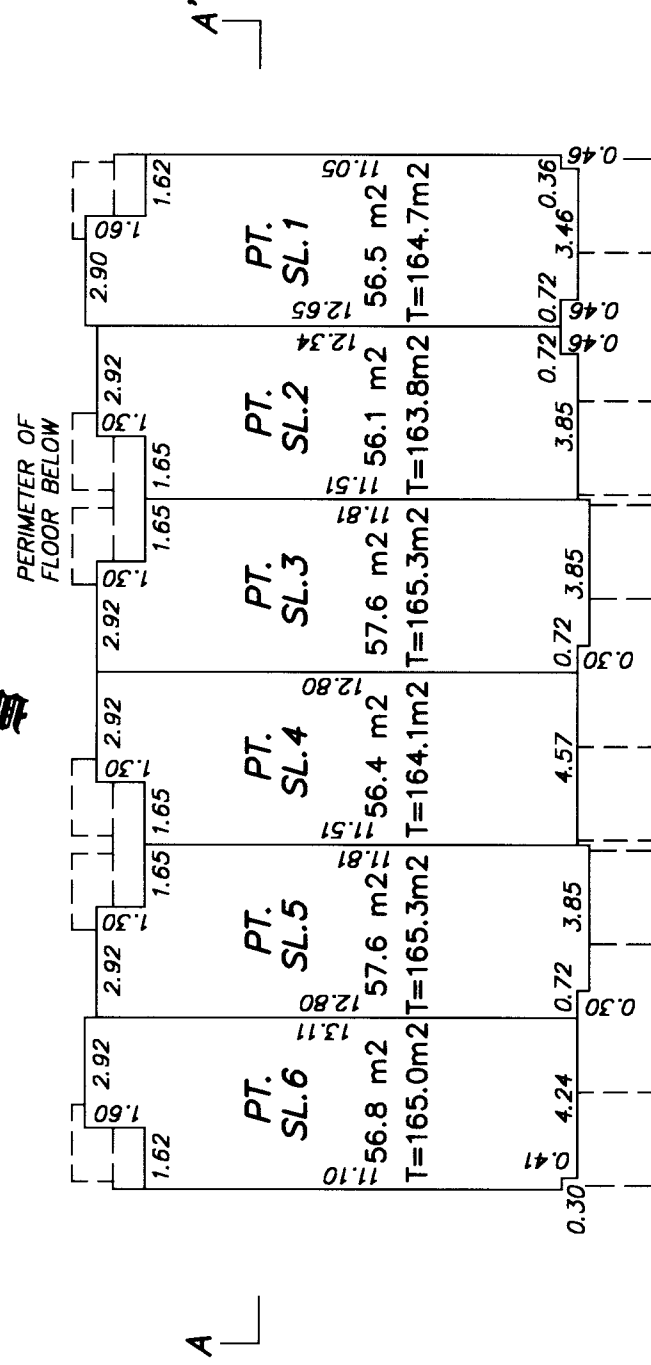
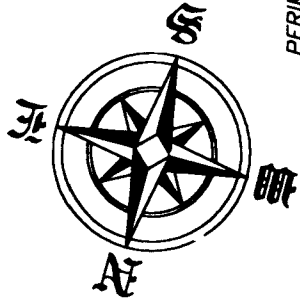
I, GARY SUNDVICK, A BRITISH COLUMBIA LAND  
SURVEYOR CERTIFY THAT THE BUILDINGS  
INCLUDED IN THIS STRATA PLAN  
HAVE NOT, AS OF JUNE 17, 2003  
BEEN PREVIOUSLY OCCUPIED.

[Signature]  
B.C.L.S.

SHEET 4 OF 7 SHEETS

FLOOR PLANS  
BUILDING 9

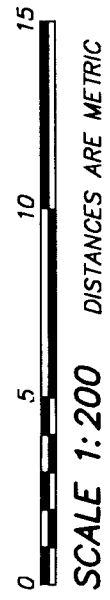
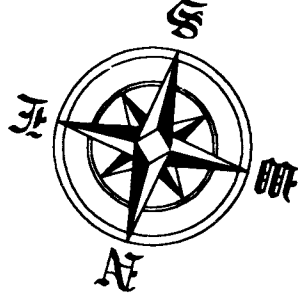
STRATA PLAN BCS 405  
PHASE 1



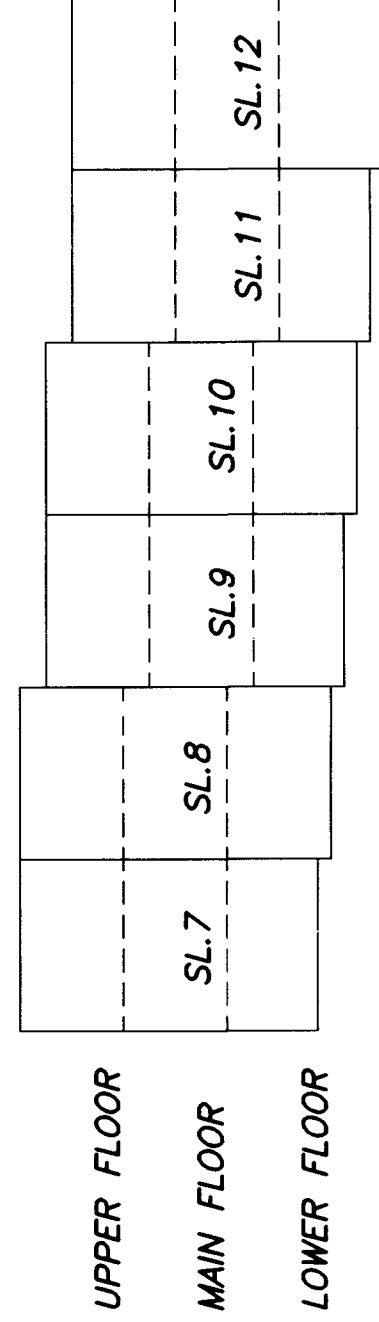
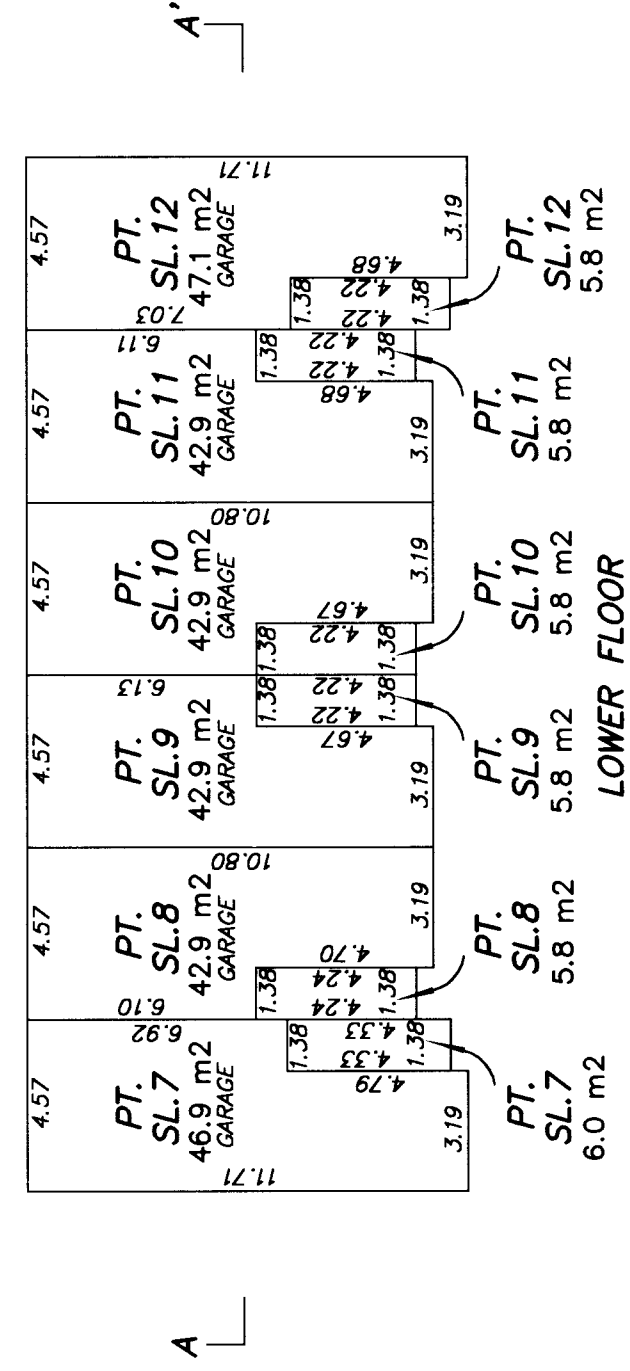
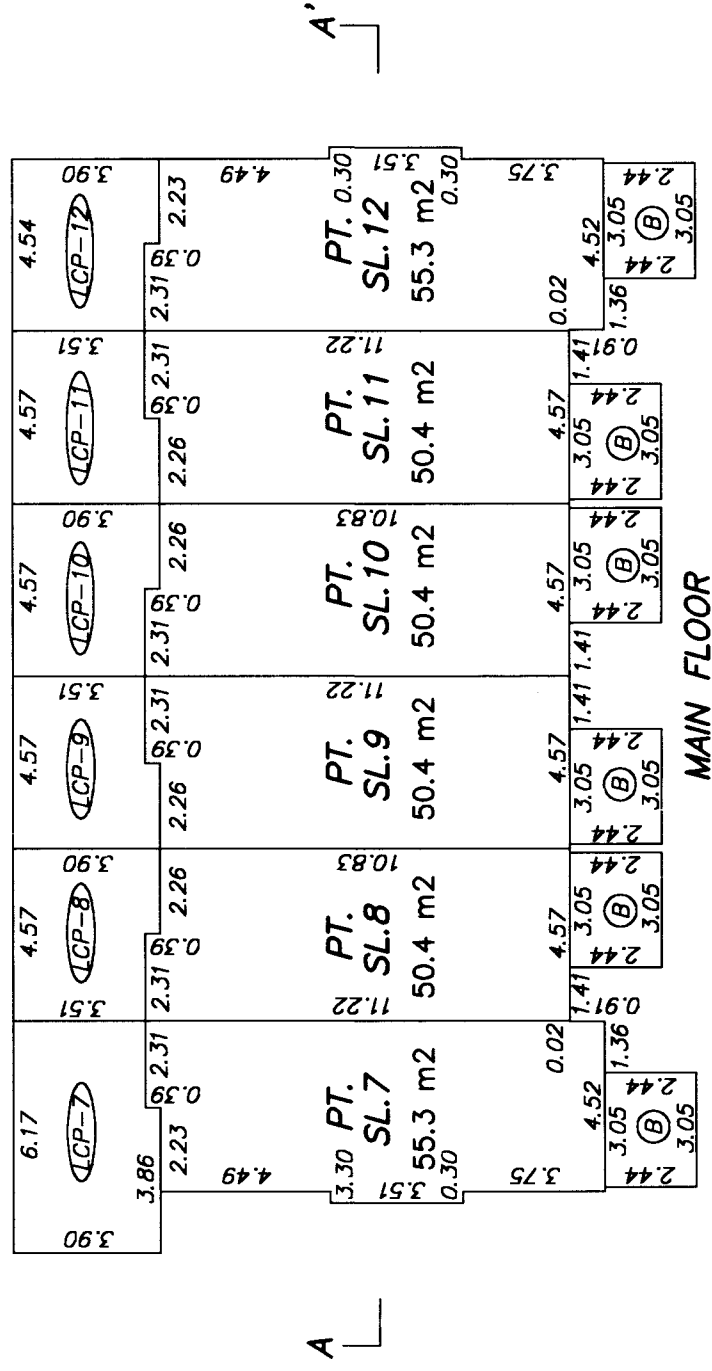
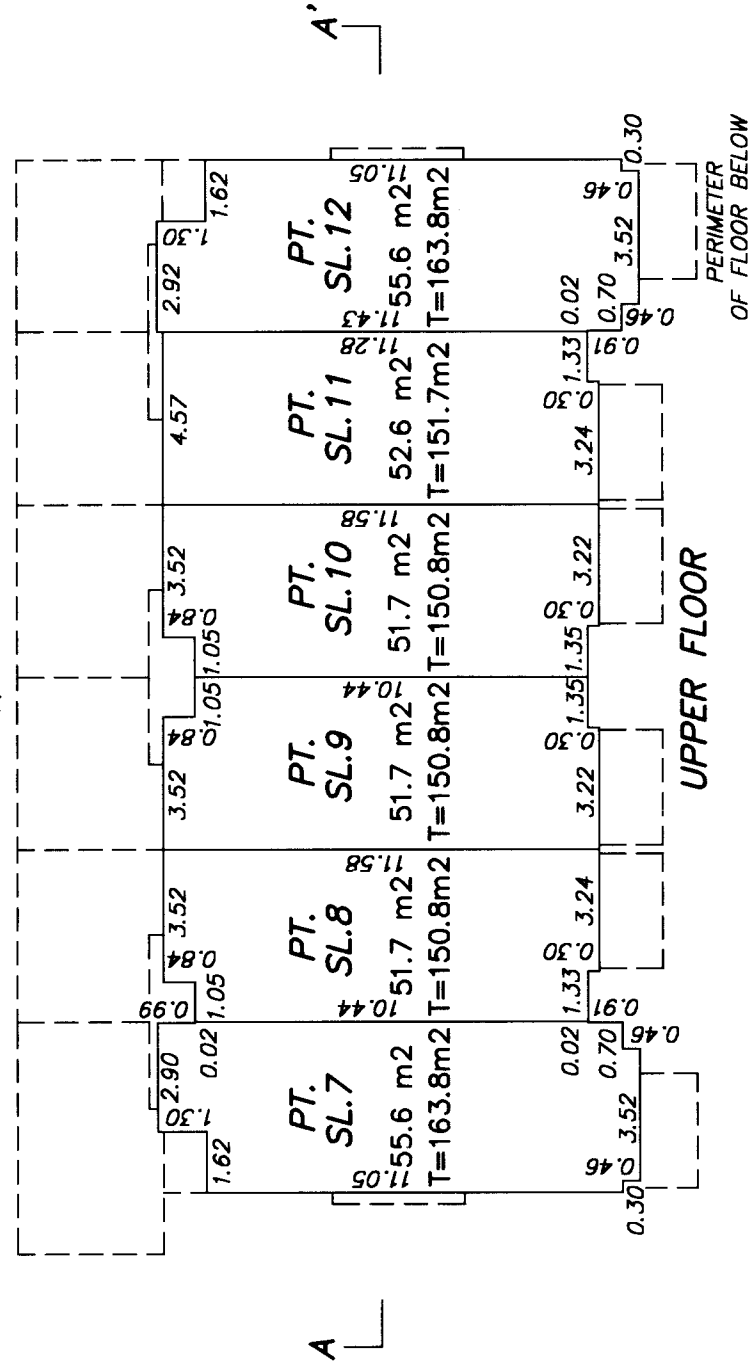
JUNE 17, 2002  
FILE: 2760-S14

SHEET 5 OF 7 SHEETS

# STRATA PLAN BCS 405 PHASE 1



## FLOOR PLANS BUILDING 10

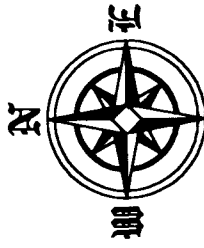


JUNE 17, 2003  
FILE: 2760-514

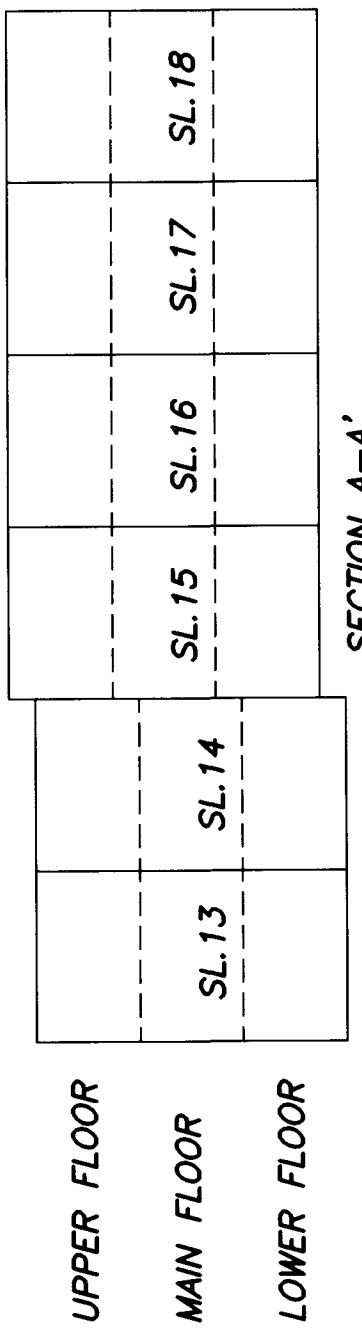
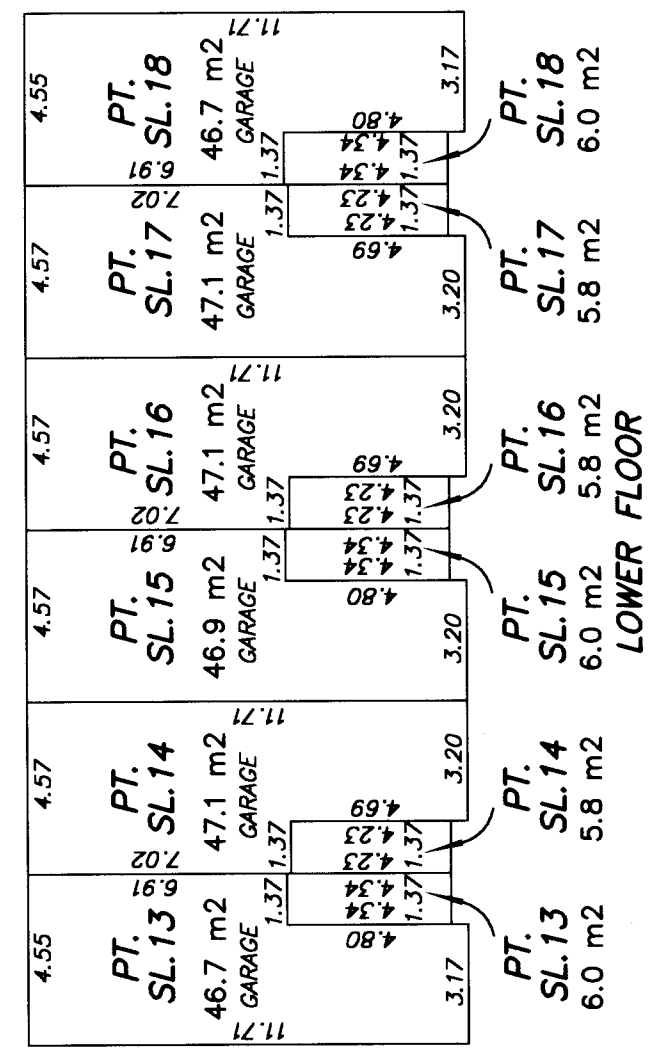
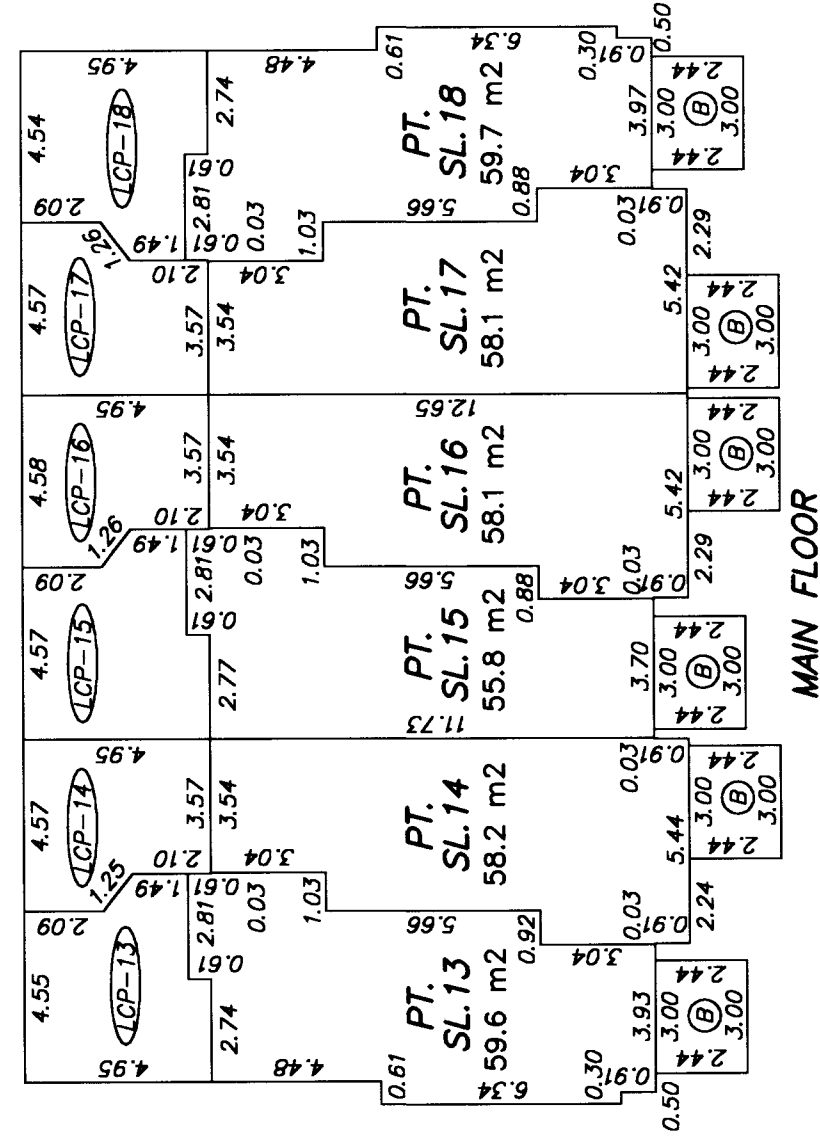
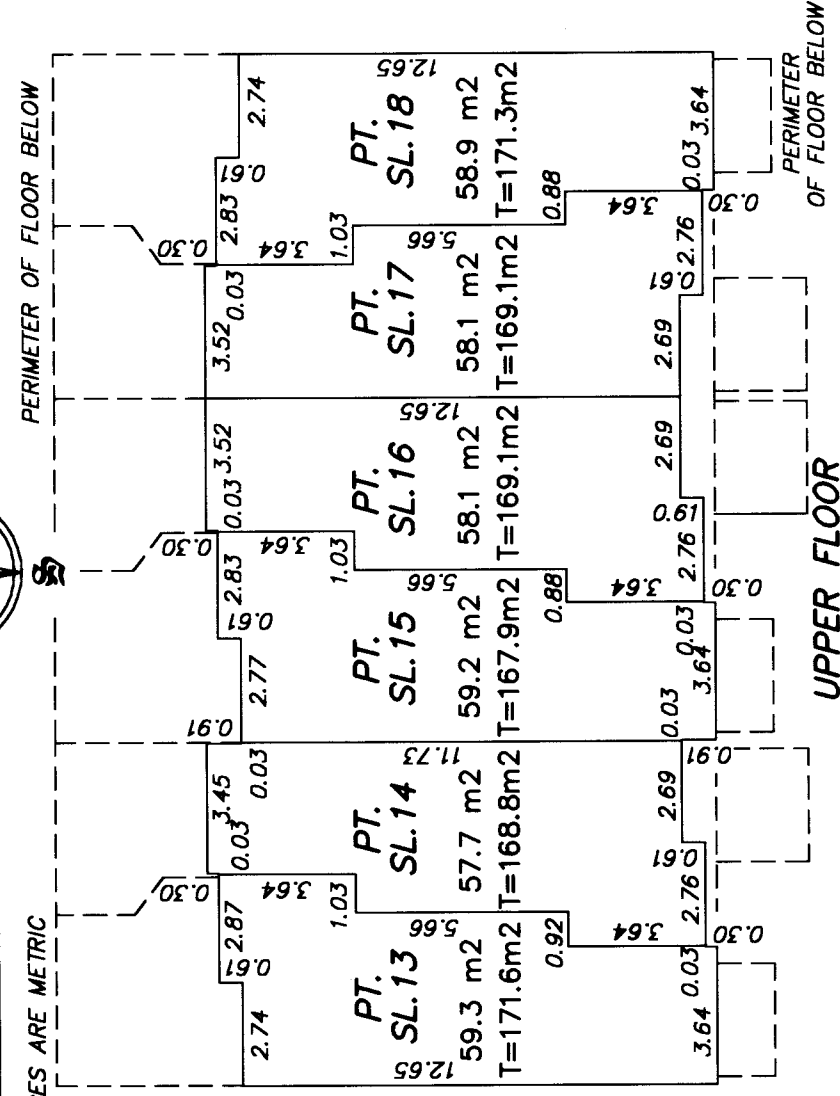
SHEET 6 OF 7 SHEETS

# STRATA PLAN BCS 405 PHASE 1

## FLOOR PLANS BUILDING 19



SCALE 1:200 DISTANCES ARE METRIC

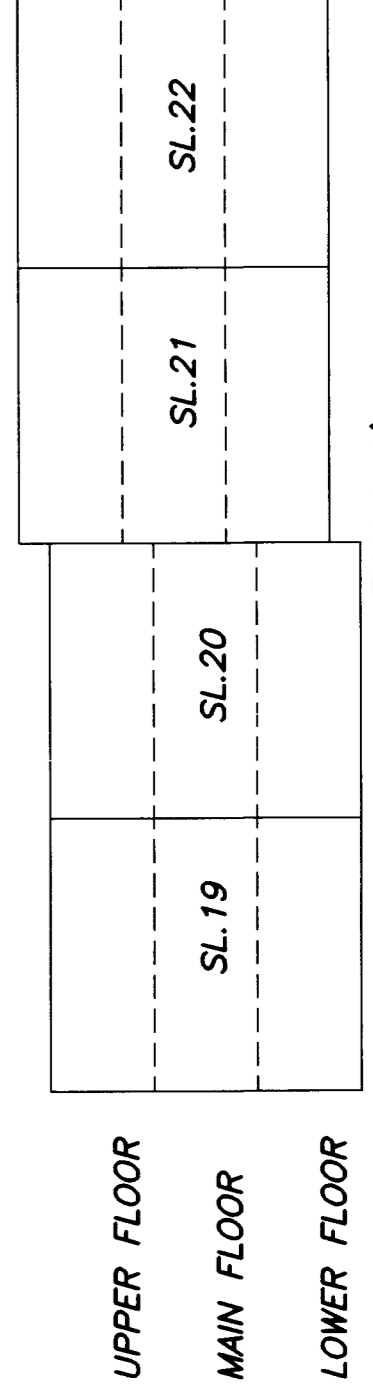
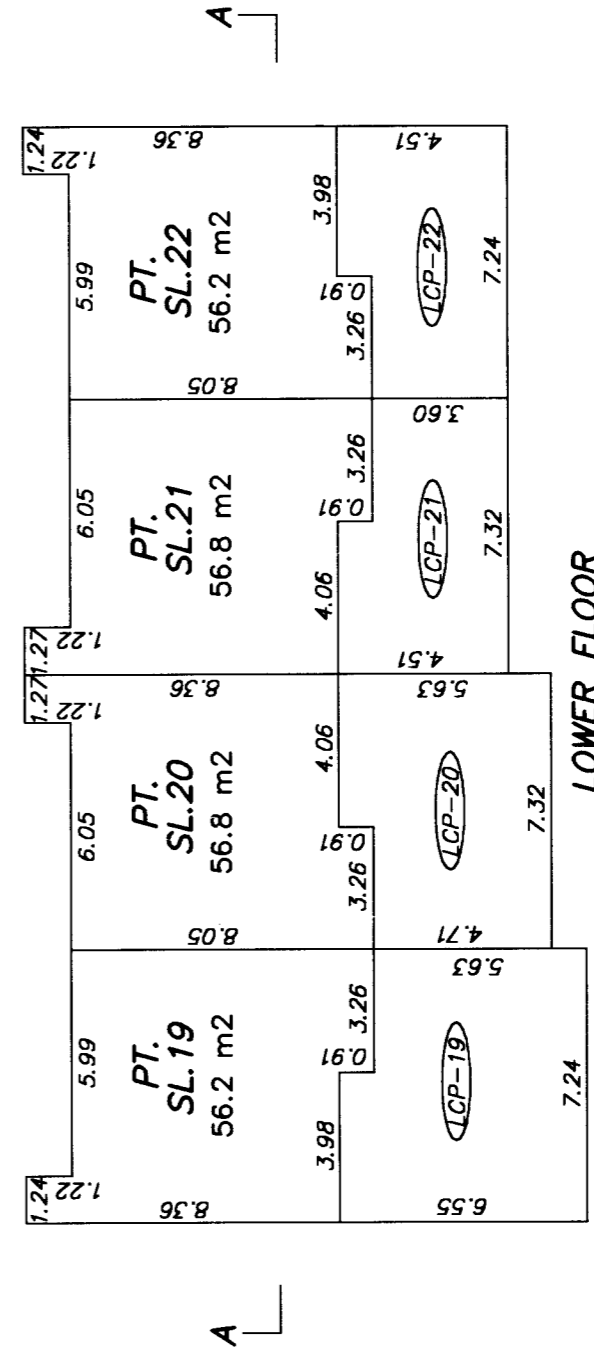
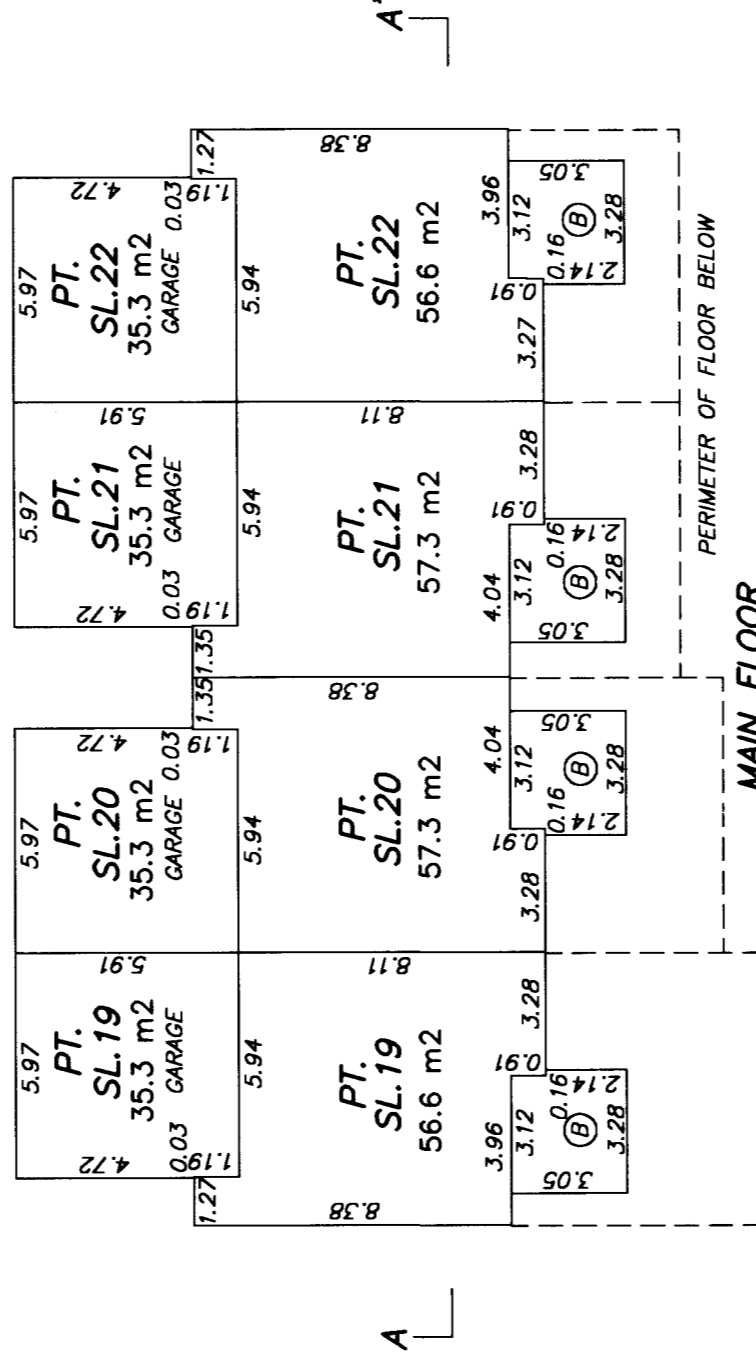
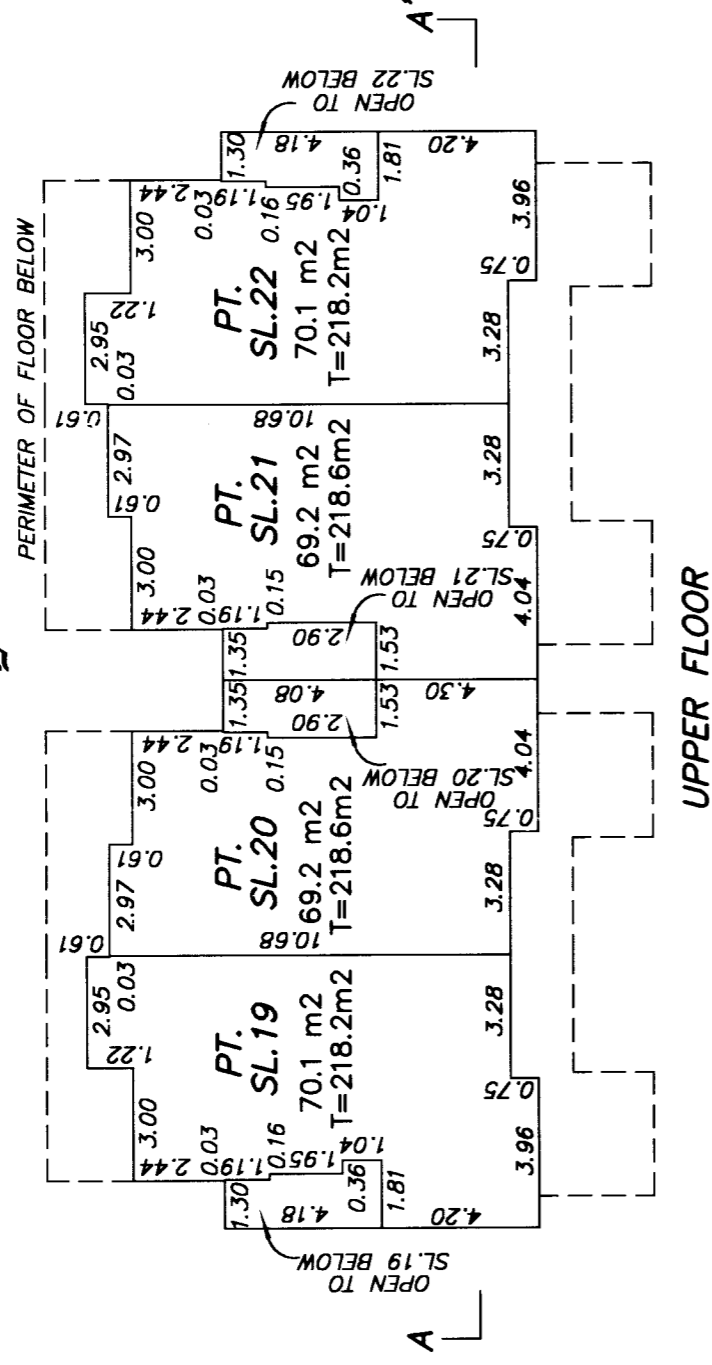
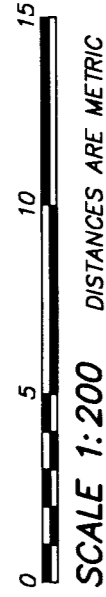


GC  
JUNE 17, 2003  
FILE: 2760-S13

SHEET 7 OF 7 SHEETS

FLOOR PLANS  
BUILDINGS 22

STRATA PLAN BCS 405  
PHASE 1



JUNE 17, 2003  
FILE: 2760-513

SHEET 1 OF 7 SHEETS

STRATA PLAN BCS405

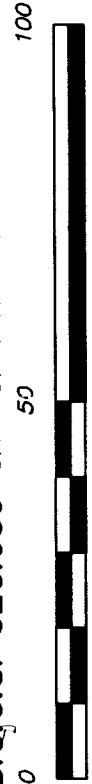
PHASE 2

R.c.f. No. B1298715

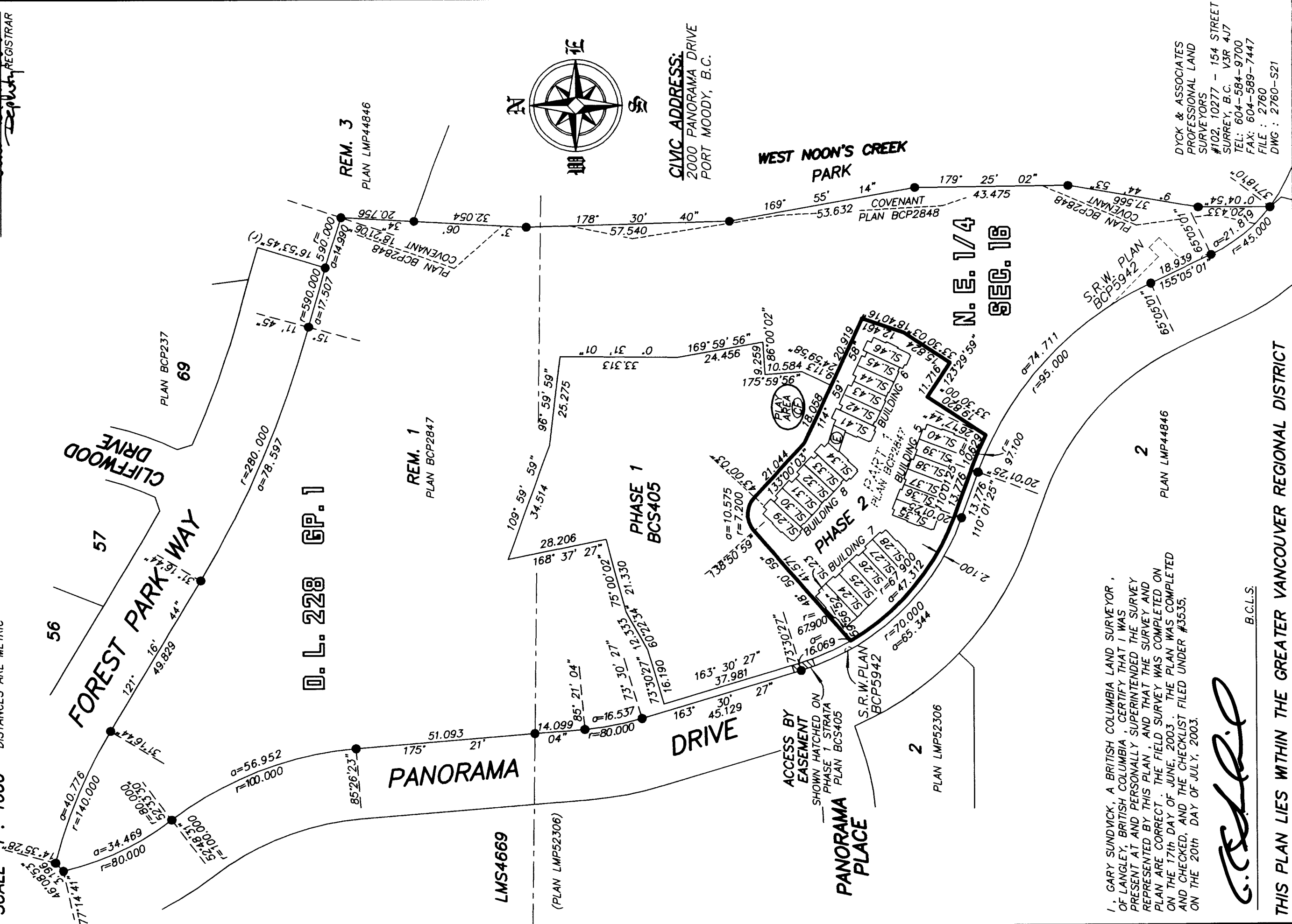
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. JULY 31 2003

*Barbara Blagoder*  
REGISTERAR

STRATA PLAN OF LOT 1  
EXCEPT: PHASE 1 STRATA PLAN BCS405  
DISTRICT LOT 228 GROUP 1 SECTION 16 TOWNSHIP 39  
NEW WESTMINSTER DISTRICT PLAN BCP2847  
B.C.G.S. 92G.036 CITY OF PORT MOODY



SCALE 1 : 1000 DISTANCES ARE METRIC



CIVIC ADDRESS:  
2000 PANORAMA DRIVE  
PORT MOODY, B.C.

DYCK & ASSOCIATES  
PROFESSIONAL LAND  
SURVEYORS  
#102, 10277 - 154 STREET  
SURREY, B.C. V3R 4J7  
TEL: 604-584-9700  
FAX: 604-589-7447  
FILE : 2760  
DWG : 2760-S21

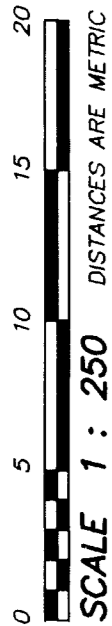
I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR, OF LANGLEY, BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE 17th DAY OF JUNE, 2003. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #3535, ON THE 20th DAY OF JULY, 2003.

*G. Sundvick*  
B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

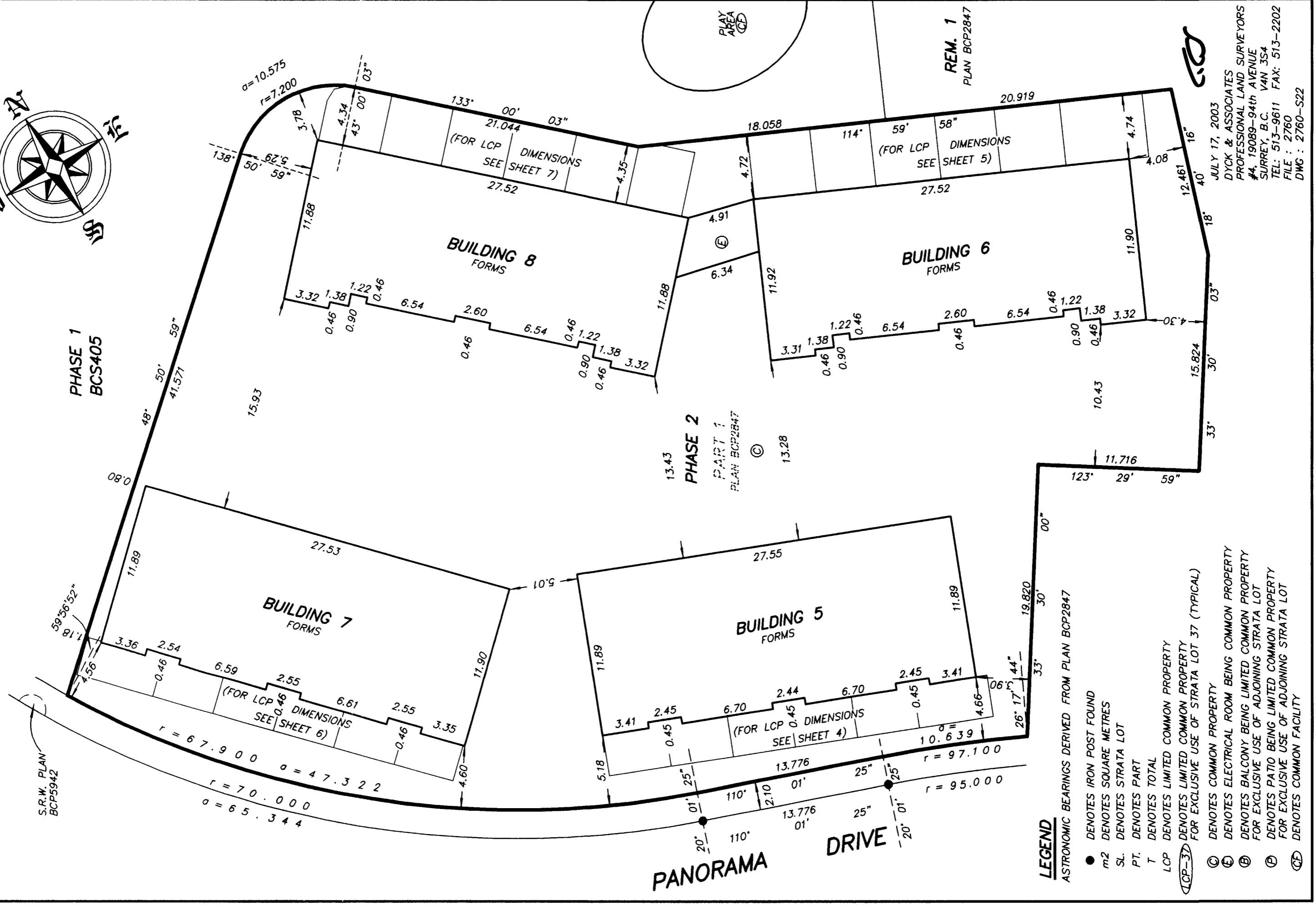
SHEET 2 OF 7 SHEETS

STRATA PLAN BCS405  
PHASE 2



S.R.W. PLAN  
BCP5942

PHASE 1  
BCS405



LEGEND

- DENOTES IRON POST FOUND
- m<sup>2</sup> DENOTES SQUARE METRES
- SL DENOTES STRATA LOT
- PT. DENOTES PART
- T DENOTES TOTAL
- LCP DENOTES LIMITED COMMON PROPERTY
- (LCP-37) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 37 (TYPICAL)
- Ⓢ DENOTES COMMON PROPERTY
- Ⓣ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓤ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- Ⓦ DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- Ⓧ DENOTES COMMON FACILITY

ASTRONOMIC BEARINGS DERIVED FROM PLAN BCP2847

JULY 17, 2003  
 DYCK & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 #4, 19089-94th AVENUE  
 SURREY, B.C. V4N 3S4  
 TEL: 513-9611 FAX: 513-2202  
 FILE : 2760  
 DWG : 2760-S22

SHEET 3 OF 7 SHEETS

STRATA PLAN BCS405  
PHASE 2

STRATA PROPERTY ACT

OWNER:

PARK LANE HERITAGE WOODS DEVELOPMENT LTD.  
(INC. No.296824)

Name Peeter Wesik  
Authorized Signatory

Name [Signature]  
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES  
Name Joe Palazzo

ADDRESS 95 Schover St.

Cogitlam B.C.  
Project Manager  
OCCUPATION OF WITNESS

THE TORONTO-DOMINION BANK

Name [Signature]  
Authorized Signatory ROSS GURNEY

Name [Signature]  
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES  
Name JEFFREY MAKE

ADDRESS 700 W. GEORGINA ST.  
VANCOUVER B.C.

OCCUPATION OF WITNESS Clark Officer

I, GARY SUNDVICK, 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: JULY 17, 2003.

[Signature]  
B.C.L.S.

THE CITY OF PORT MOODY, THE REGISTERED OWNER  
OF COVENANTS BT250815, BT451274 AND BT451275  
HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN.  
AUTHORIZED SIGNATURES

Name [Signature]  
MAYOR GIUSEPPE TRASOLINI

Name [Signature]  
CLERK GERRY VANDERWOLF

APPROVED AS PHASE 2 OF A SEVEN PHASE STRATA PLAN  
UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: July 27, 2003

Name [Signature]  
APPROVING OFFICER  
CITY OF PORT MOODY MARK McMULLEN

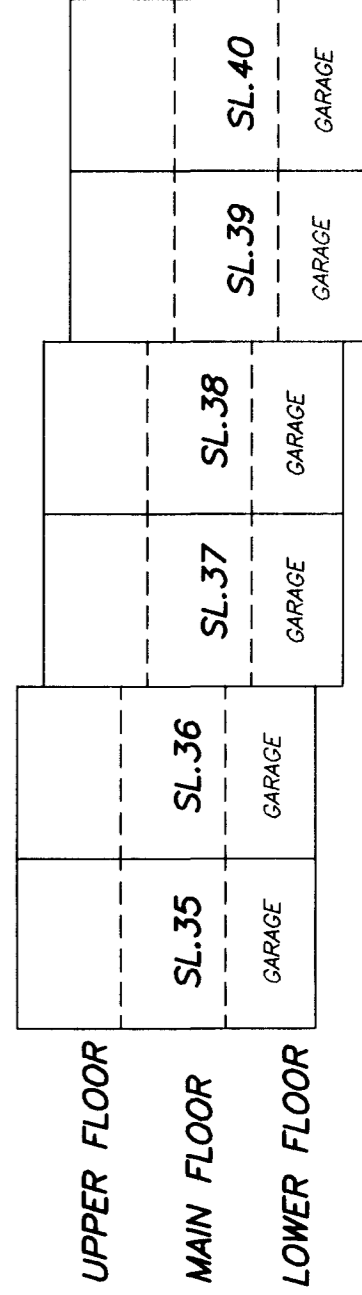
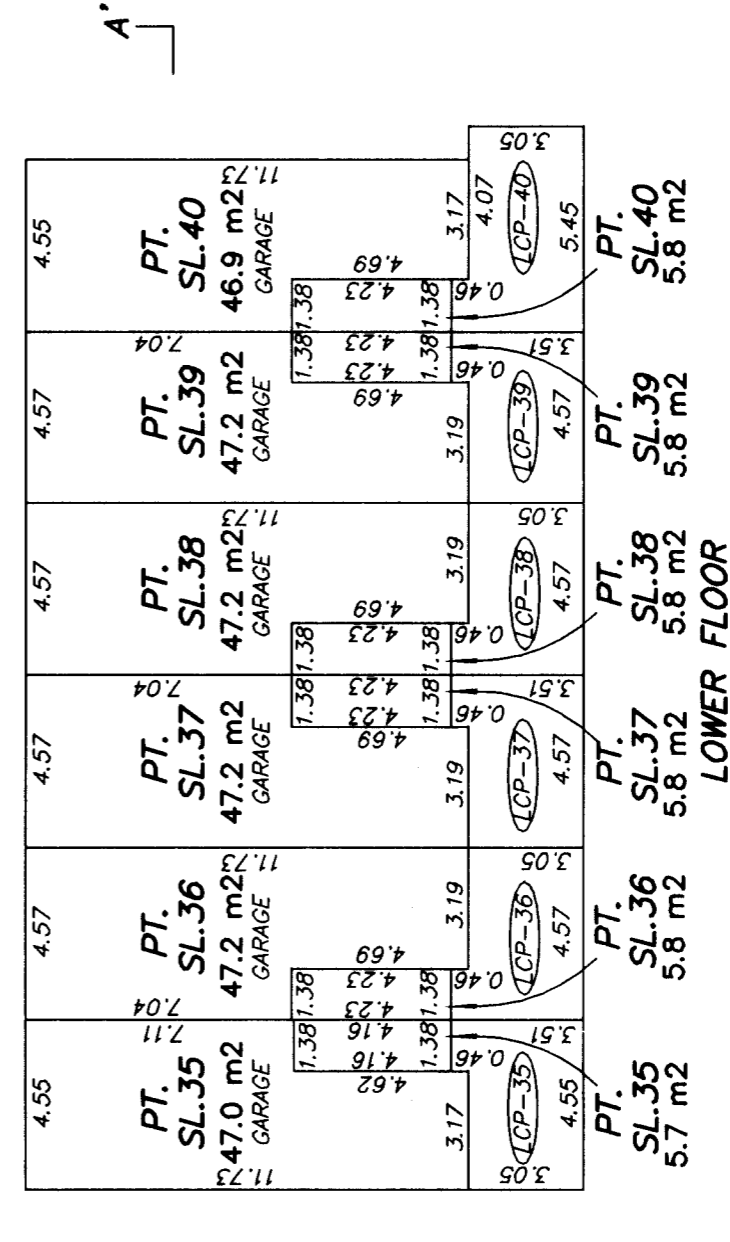
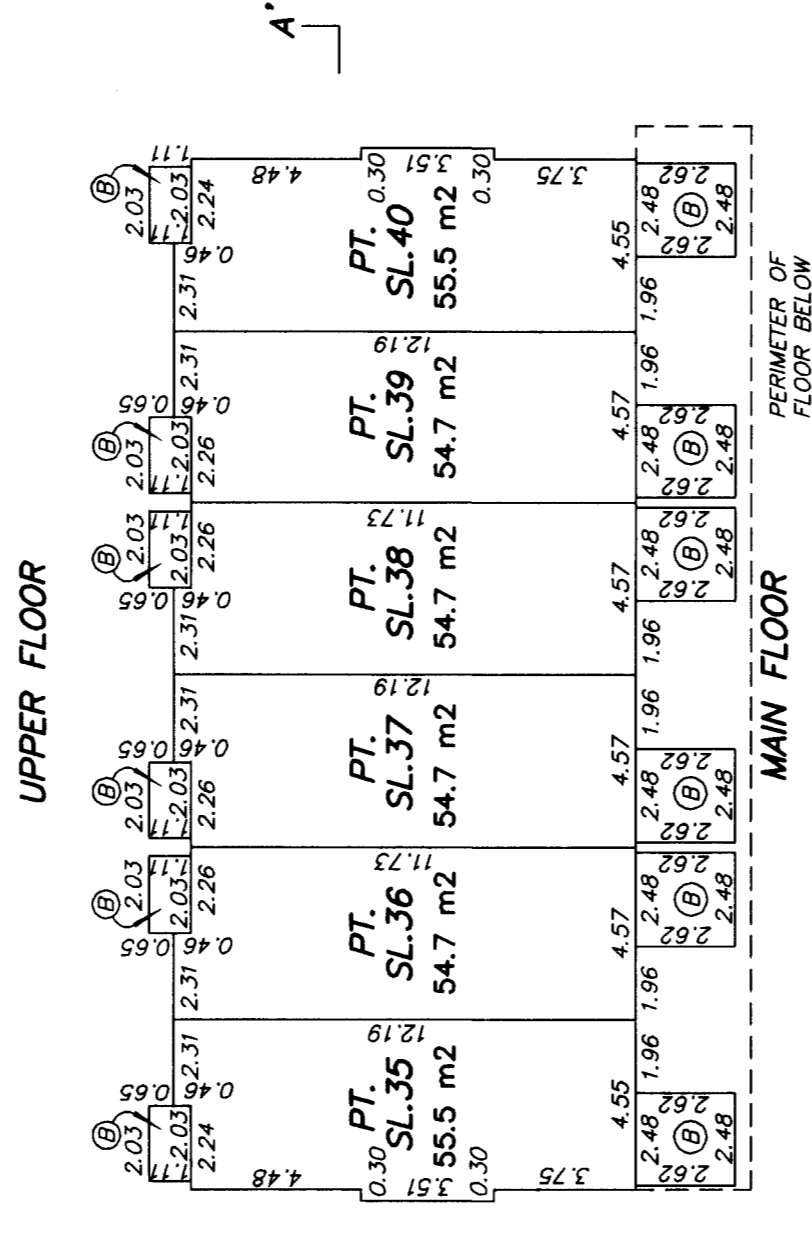
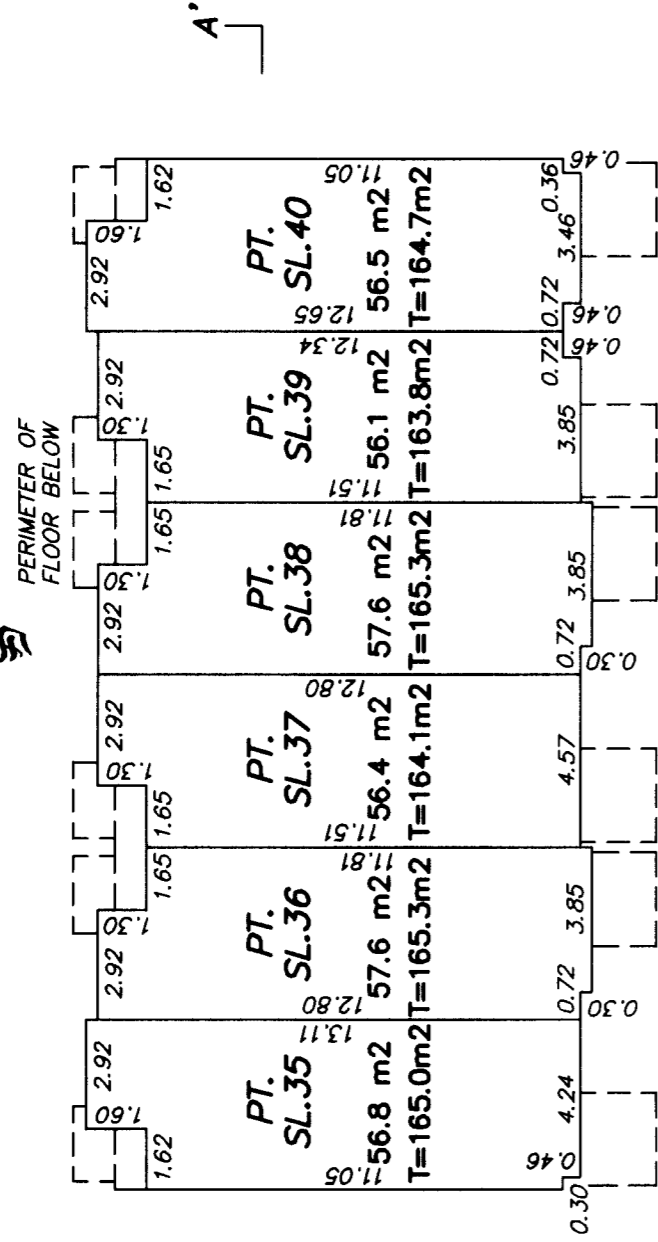
I, GARY SUNDVICK, A BRITISH COLUMBIA LAND  
SURVEYOR CERTIFY THAT THE BUILDINGS  
INCLUDED IN THIS STRATA PLAN  
HAVE NOT, AS OF JULY 17, 2003  
BEEN PREVIOUSLY OCCUPIED.

[Signature]  
B.C.L.S.

SHEET 4 OF 7 SHEETS

FLOOR PLANS  
BUILDING 5

STRATA PLAN BCS405  
PHASE 2

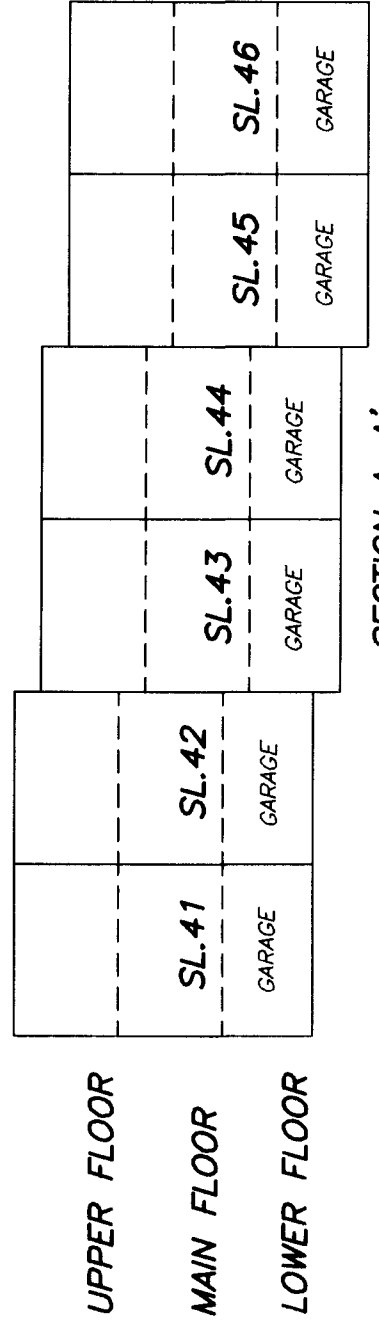
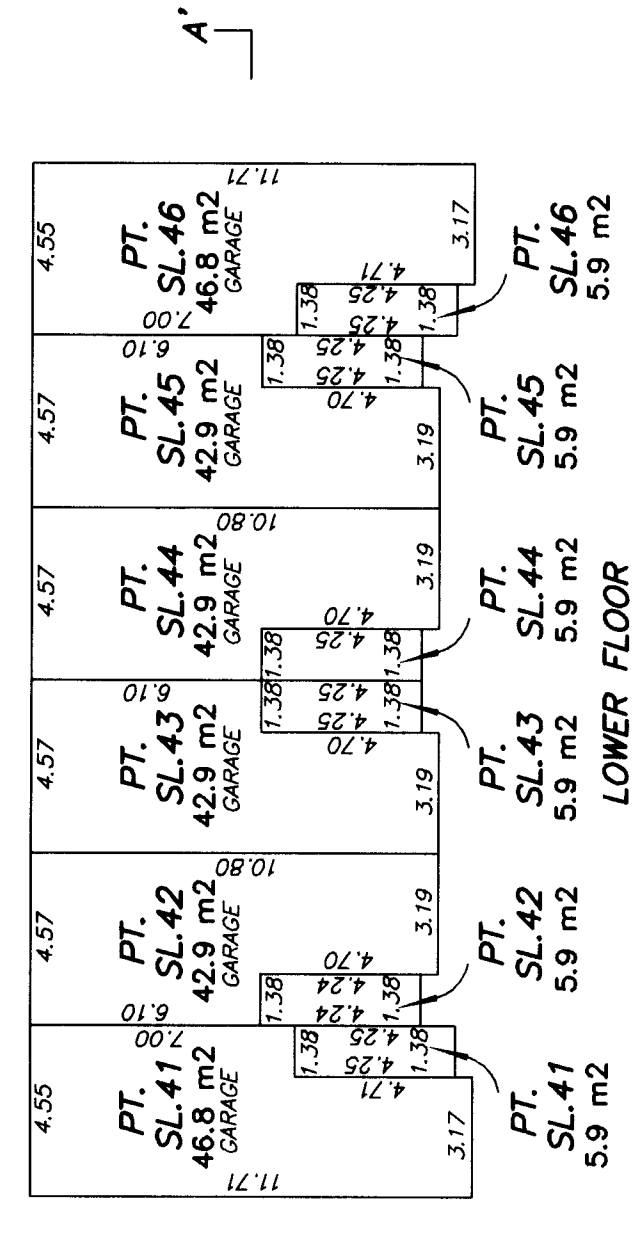
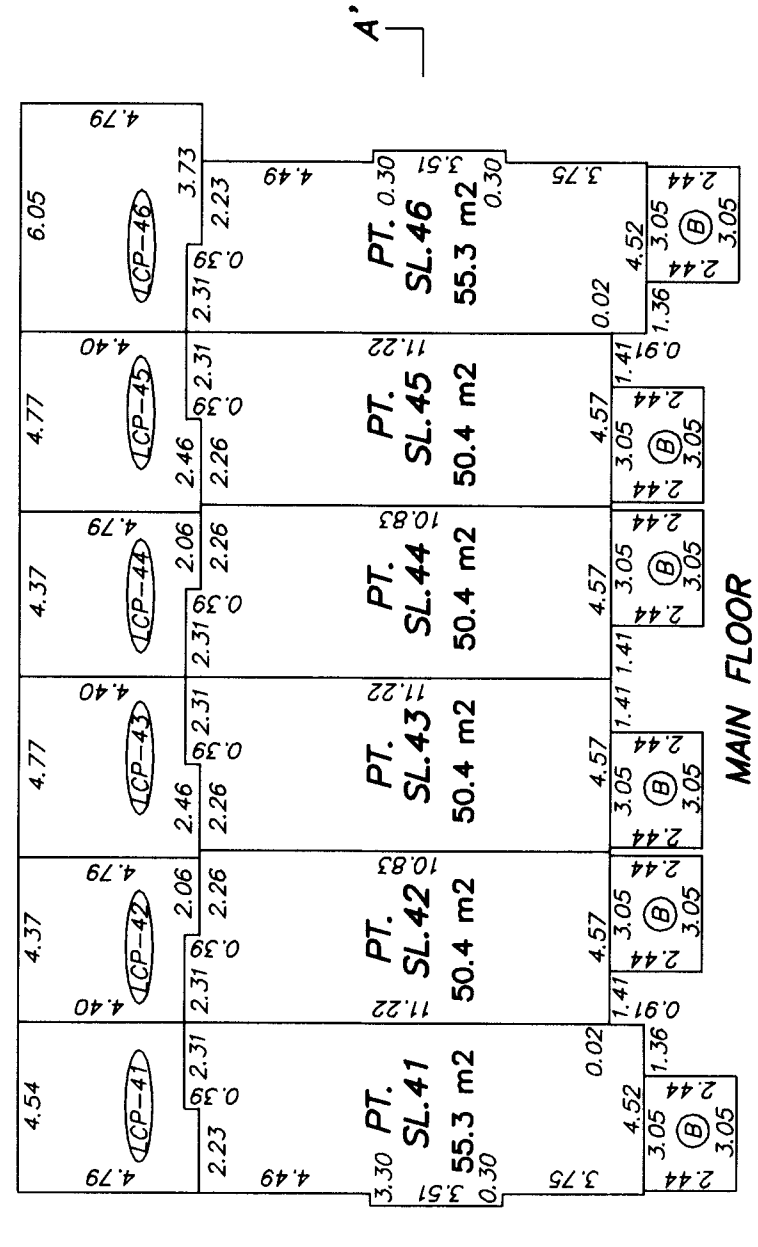
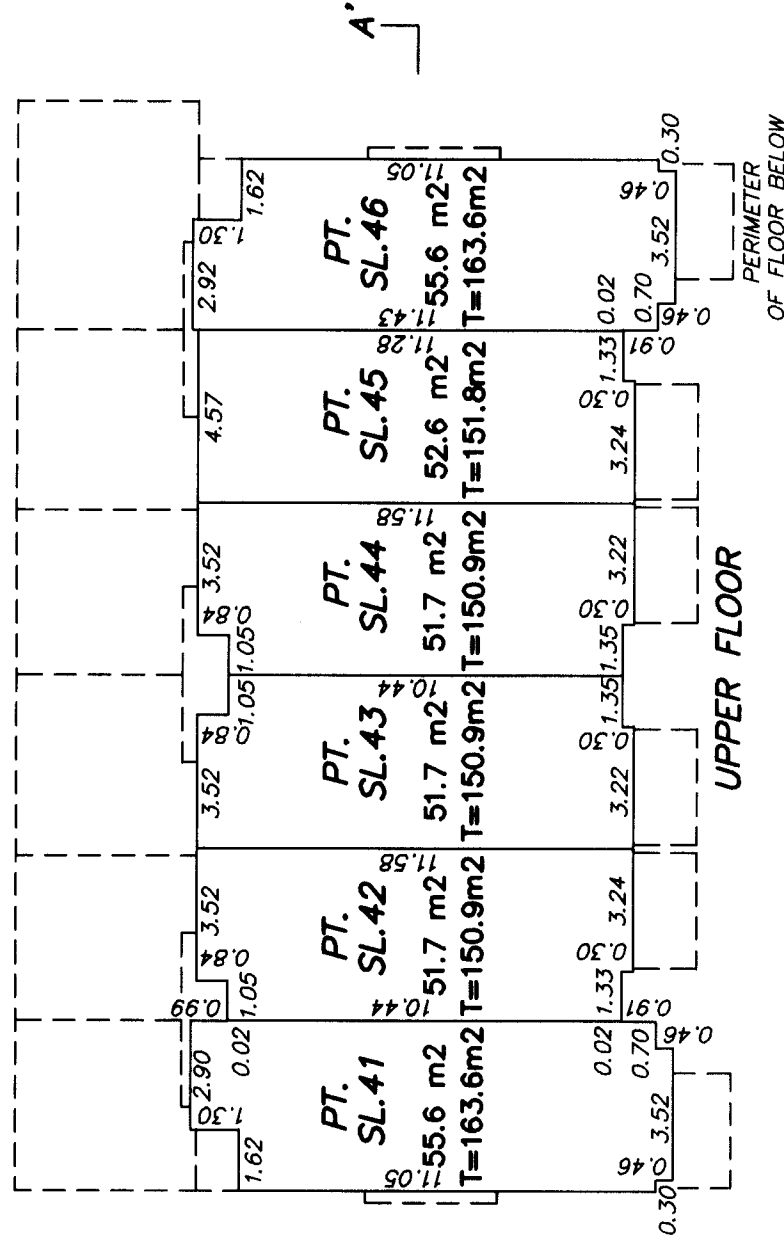


JULY 17, 2003  
FILE: 2760-523

SHEET 5 OF 7 SHEETS

FLOOR PLANS  
BUILDING 6

STRATA PLAN BCS405  
PHASE 2



JULY 17, 2003  
FILE: 2760-S23

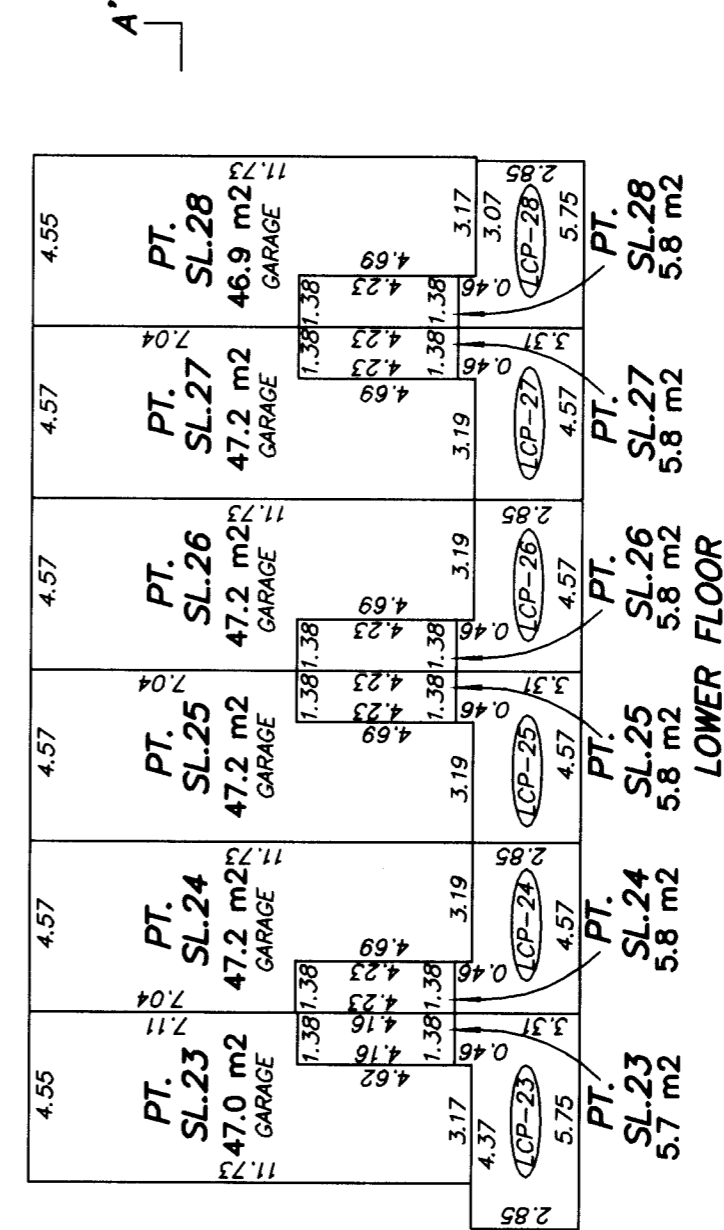
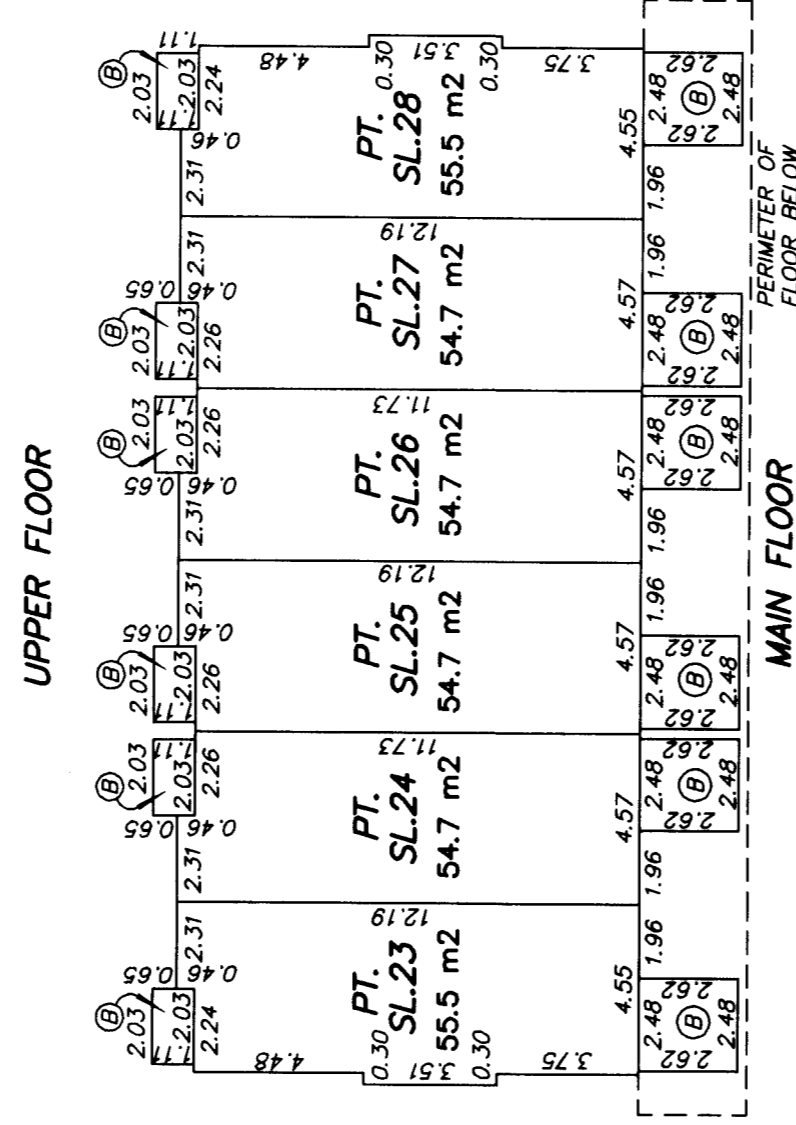
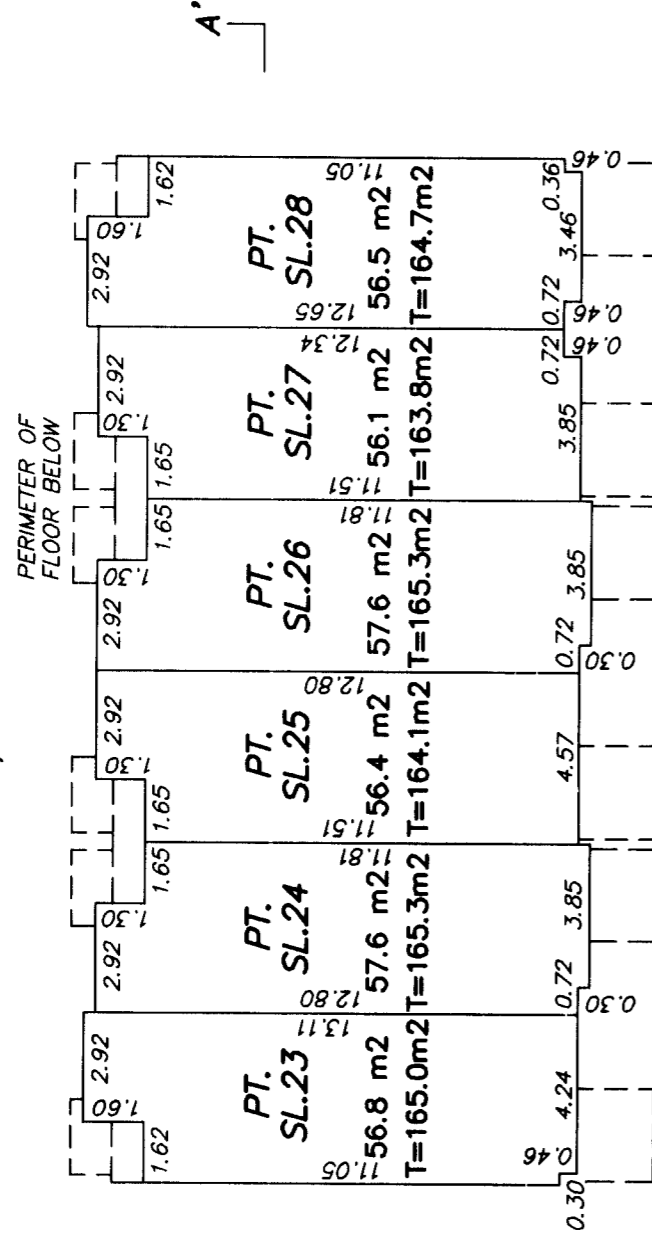
SHEET 6 OF 7 SHEETS

FLOOR PLANS  
BUILDING 7

STRATA PLAN BCS405  
PHASE 2



0 5 10 15  
SCALE 1:200  
DISTANCES ARE METRIC



UPPER FLOOR	MAIN FLOOR	LOWER FLOOR
	SL.23	GARAGE
	SL.24	GARAGE
	SL.25	GARAGE
	SL.26	GARAGE
	SL.27	GARAGE
	SL.28	GARAGE

SECTION A-A'

JULY 17, 2003  
FILE: 2760-S23

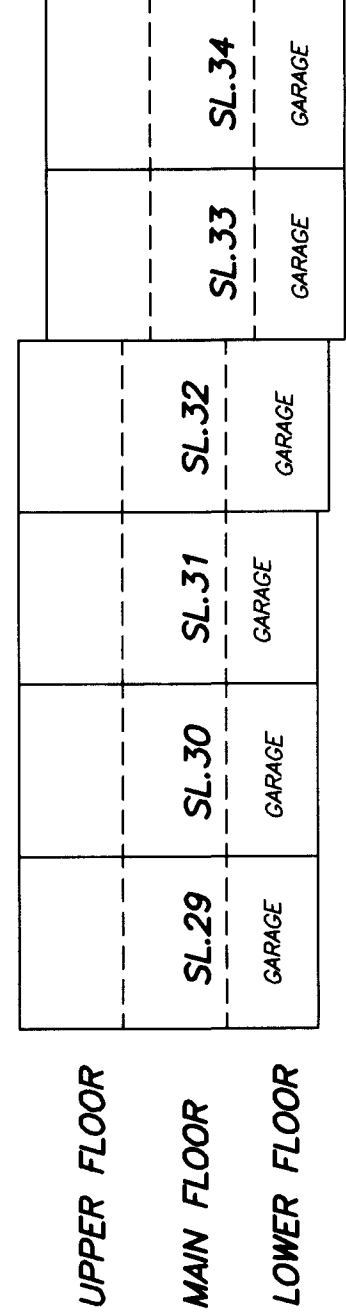
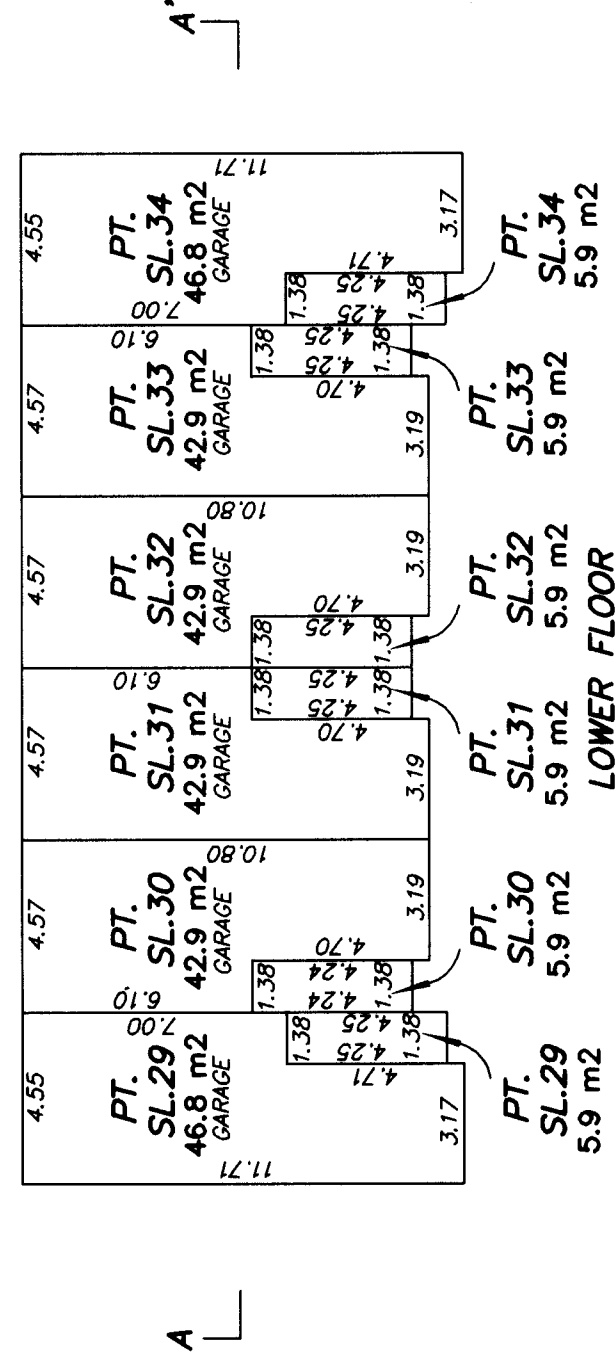
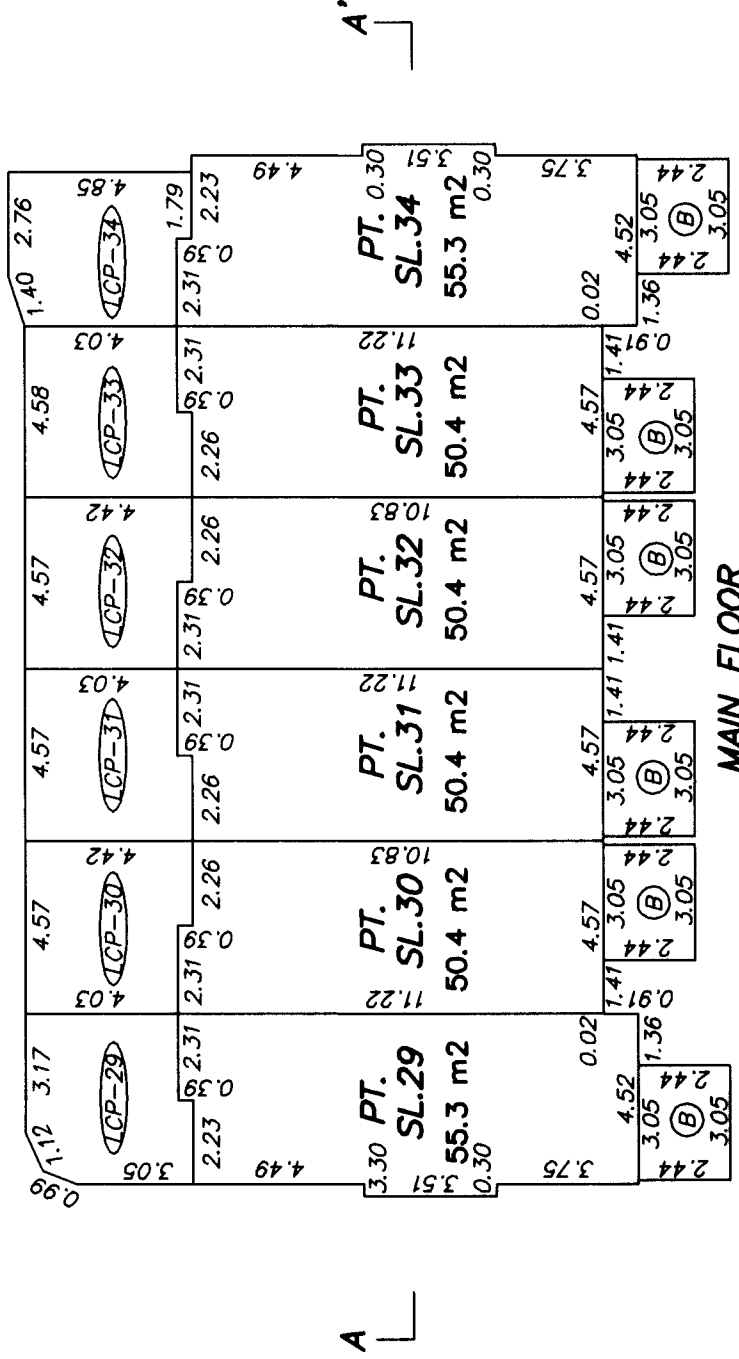
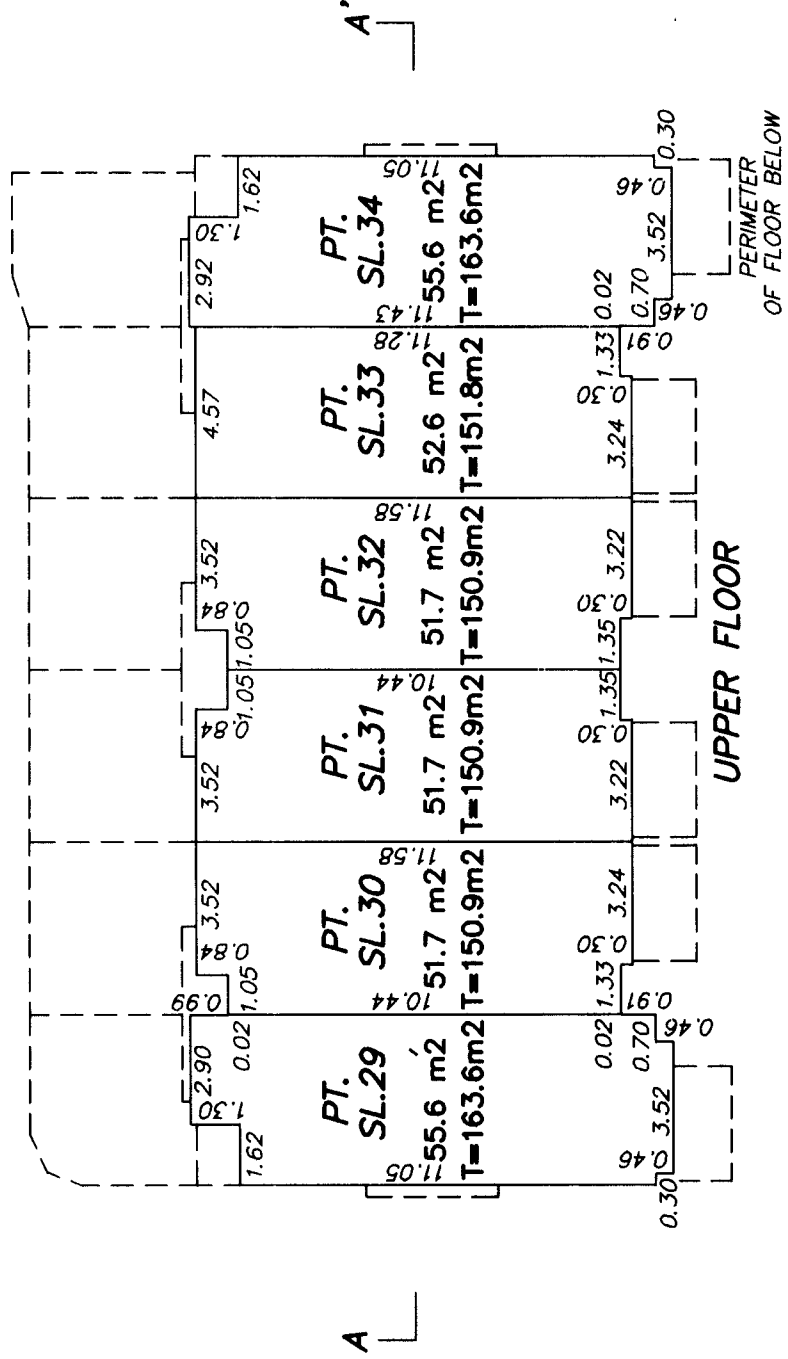
SHEET 7 OF 7 SHEETS

FLOOR PLANS  
BUILDING 8

STRATA PLAN BCS405  
PHASE 2



SCALE 1:200  
DISTANCES ARE METRIC



JULY 17, 2003  
FILE: 2760-S23

SHEET 1 OF 8 SHEETS

STRATA PLAN BCS405  
PHASE 3

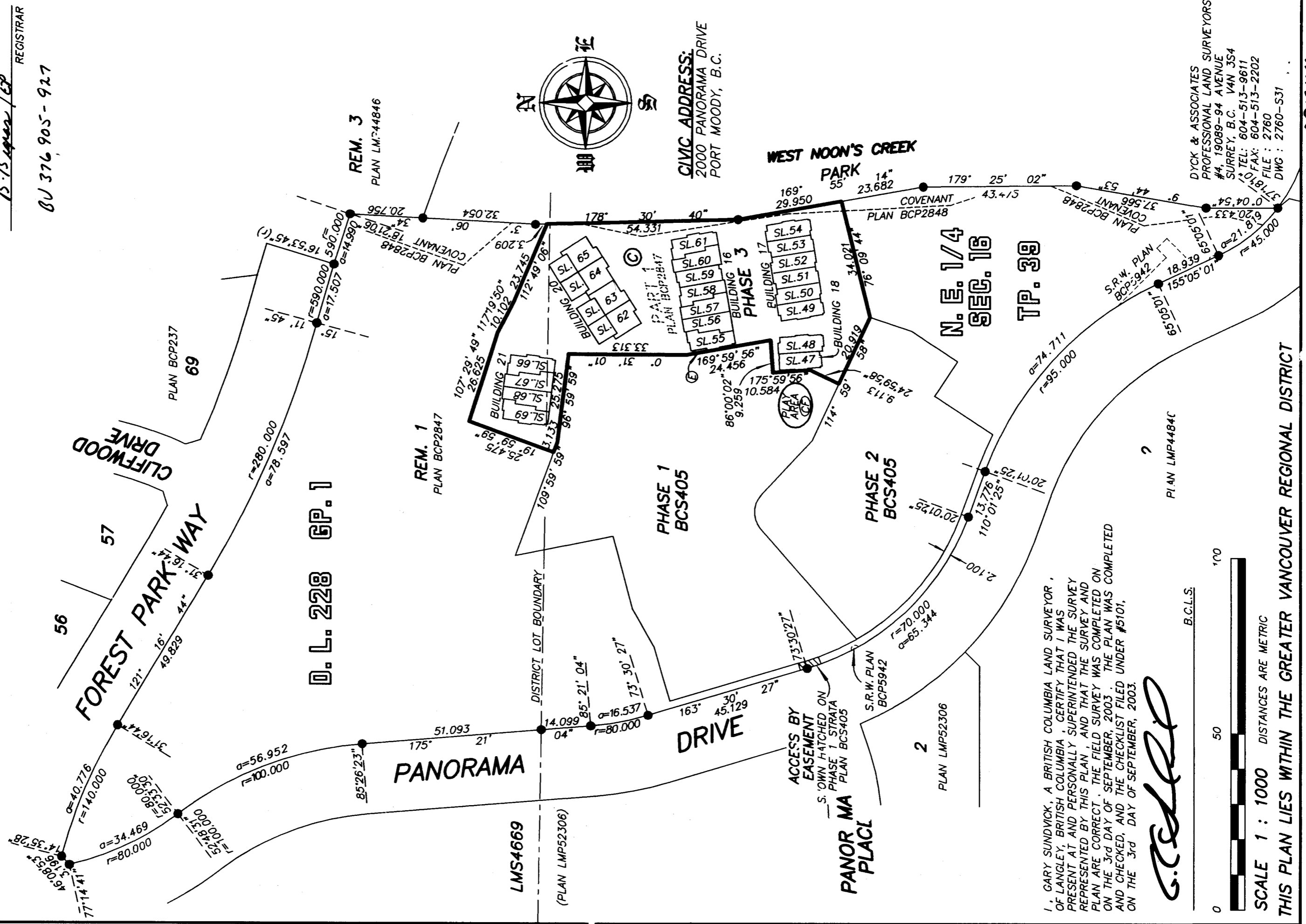
STRATA PLAN OF PART OF LO. 1  
EXCEPT: FIRSTLY; PHASE 1 STRATA PLAN BCS405  
SECONDLY; PHASE 2 STRATA PLAN BCS405  
DISTRICT LOT 228 GROUP 1 SECTION 16 TOWNSHIP 39  
NEW WESTMINSTER DISTRICT PLAN BC2847  
B.C.G.S. 926.036 CITY OF PORT MOODY

DEPOSITED AND REGISTERED IN THE LAND  
TITLE OFFICE AT NEW WESTMINSTER B.C.  
SEPT 18 2003

B. B. Spear / E.P.

REGISTRAR

BU 376 905 - 927



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  
ON THE 3rd DAY OF SEPTEMBER, 2003. THE PLAN WAS COMPLETED  
AND CHECKED, AND THE CHECKLIST FILED UNDER #5101,  
ON THE 3rd DAY OF SEPTEMBER, 2003.

*G. Sundvick*  
B.C.L.S.



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

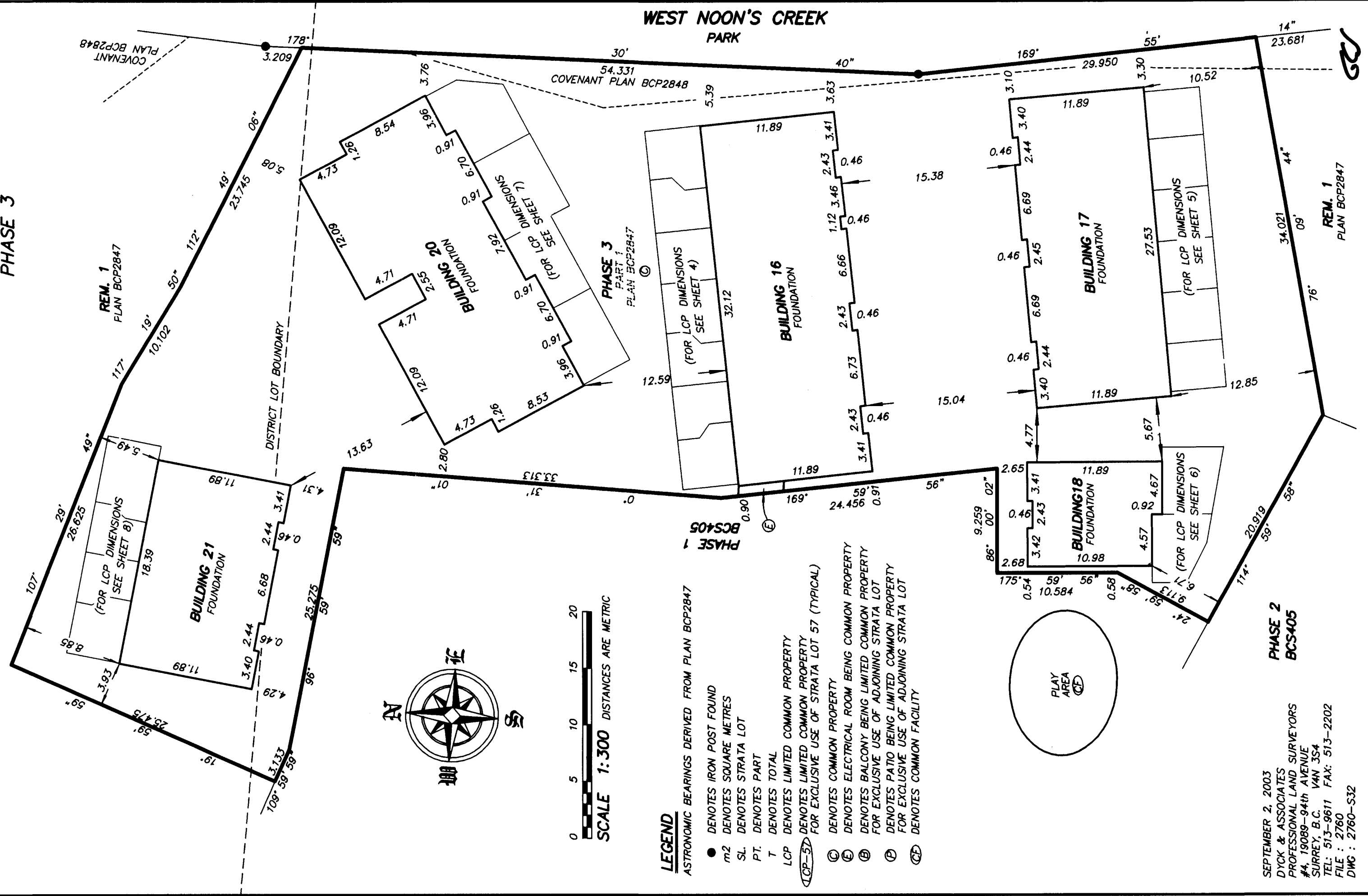
DYCK & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
#4, 19089-94 AVENUE  
SURREY, B.C. V4N 3S4  
TEL: 604-513-9611  
FAX: 604-513-2202  
FILE: 2760  
DWG: 2760-S31

ORIGINAL

SHEET 2 OF 8 SHEETS

STRATA PLAN BCS405  
PHASE 3

BUILDING LOCATIONS



**LEGEND**

ASTRONOMIC BEARINGS DERIVED FROM PLAN BCP2847

- DENOTES IRON POST FOUND
- m2 DENOTES SQUARE METRES
- SL DENOTES STRATA LOT
- PT. DENOTES PART
- T DENOTES TOTAL
- LCP DENOTES LIMITED COMMON PROPERTY
- (LCP-57) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 57 (TYPICAL)
- Ⓢ DENOTES COMMON PROPERTY
- ⓔ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- ⓑ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- Ⓟ DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- Ⓠ DENOTES COMMON FACILITY

PHASE 2  
BCS405

SEPTEMBER 2, 2003  
 DYCK & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 #4, 19089-94th AVENUE  
 SURREY, B.C. V4N 3S4  
 TEL: 513-9611 FAX: 513-2202  
 FILE : 2760  
 DWG : 2760-S32

REM. 1  
PLAN BCP2847

ORIGINAL

SHEET 3 OF 8 SHEETS

STRATA PLAN BCS405  
PHASE 3

STRATA PROPERTY ACT

OWNER:

PARK LANE HERITAGE WOODS DEVELOPMENT LTD.  
(INC. No. 296824)

Name: Peter Wesik  
Authorized Signatory

Name: [Signature]  
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES  
Name: Joe 19350

ADDRESS: 95 Schooner St.  
Cogitlam B.C.

OCCUPATION OF WITNESS: Development Manager

THE TORONTO-DOMINION BANK

Name: [Signature]  
Authorized Signatory

Name: [Signature]  
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES  
Name: JENINE MAHE

ADDRESS: 100 W. Georgia St.  
Vancouver BC

OCCUPATION OF WITNESS: Clerical Officer

I, GARY SUNDVICK, 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: SEPTEMBER 3rd, 2003.

[Signature]  
B.C.L.S.

THE CITY OF PORT MOODY, THE REGISTERED OWNER OF COVENANTS BT250815, BT451274 AND BT451275 HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN. AUTHORIZED SIGNATURES

[Signature]  
MAYOR

[Signature]  
CLERK

APPROVED AS PHASE 3 OF A SEVEN PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: September 12, 2005

[Signature]  
APPROVING OFFICER  
CITY OF PORT MOODY

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF SEPTEMBER 3rd, 2003 BEEN PREVIOUSLY OCCUPIED.

[Signature]  
B.C.L.S.

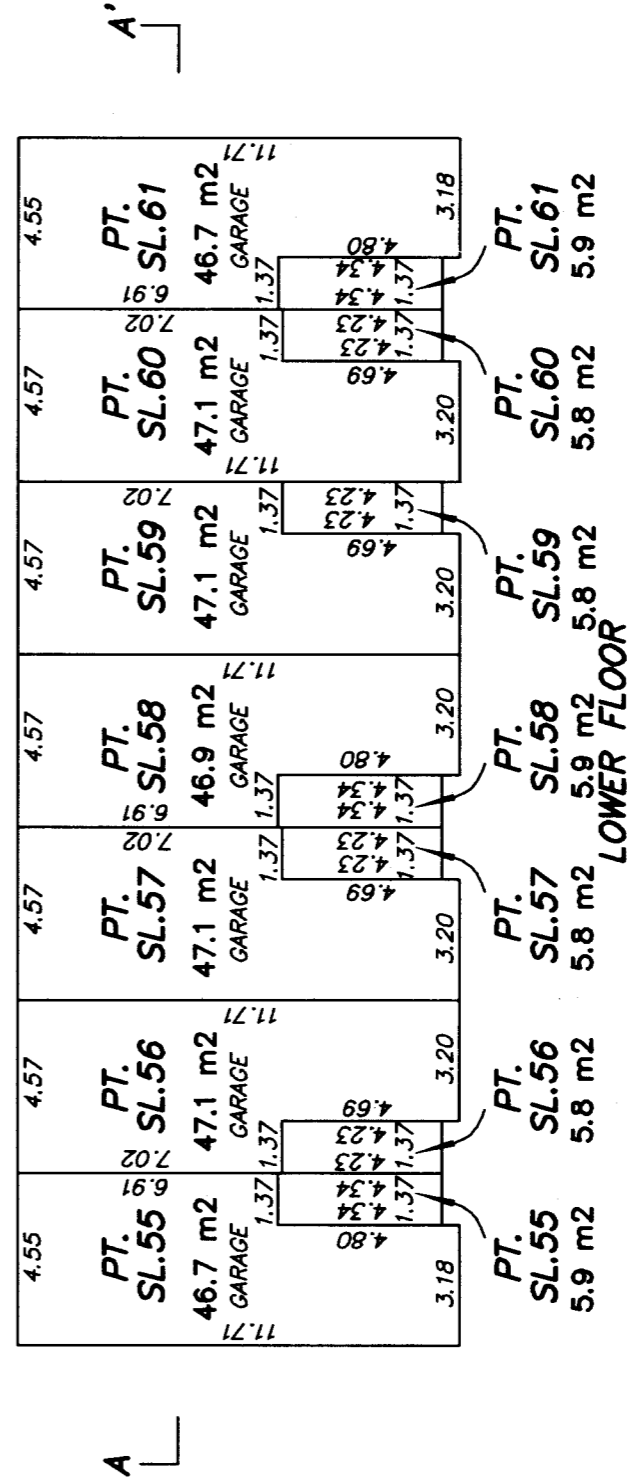
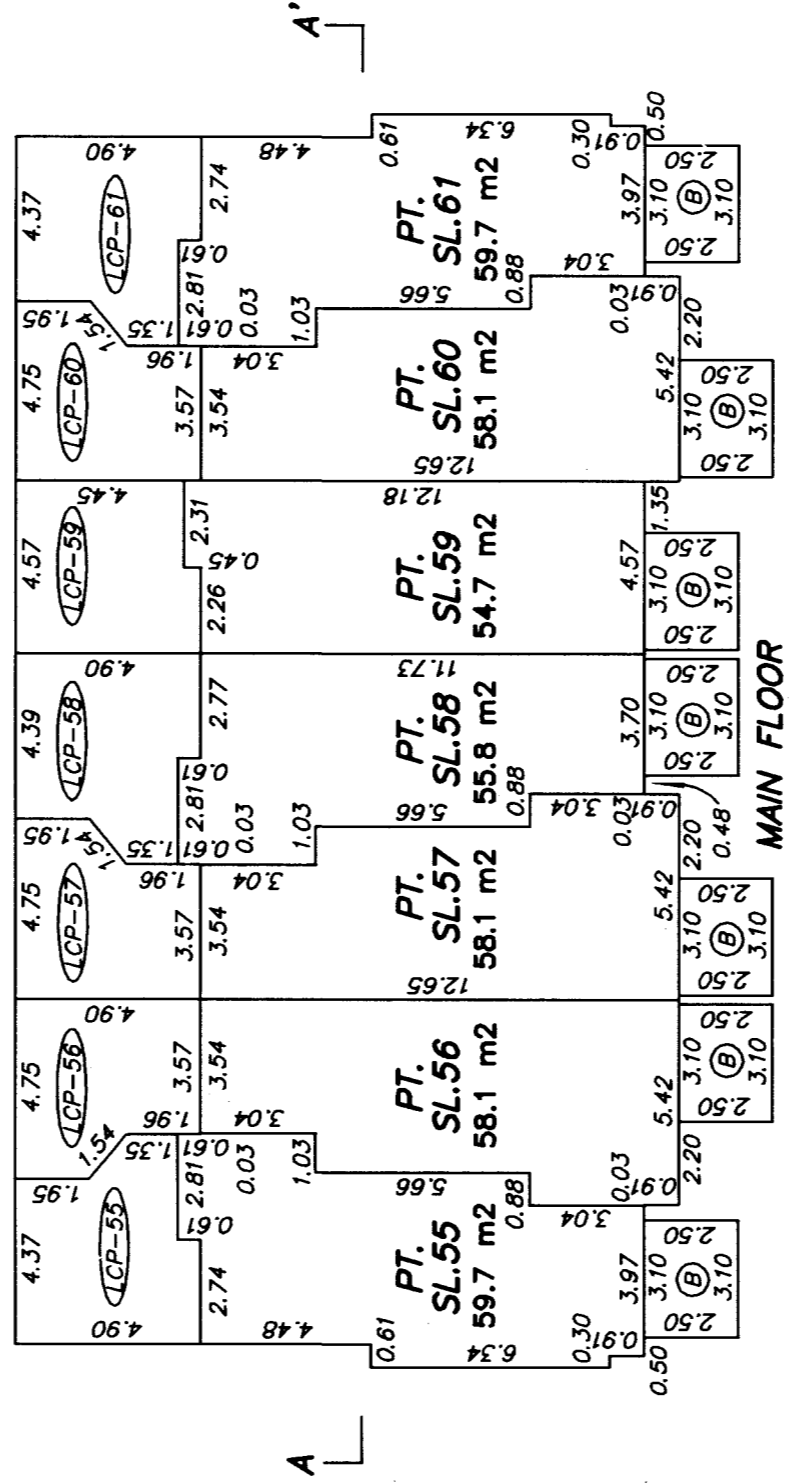
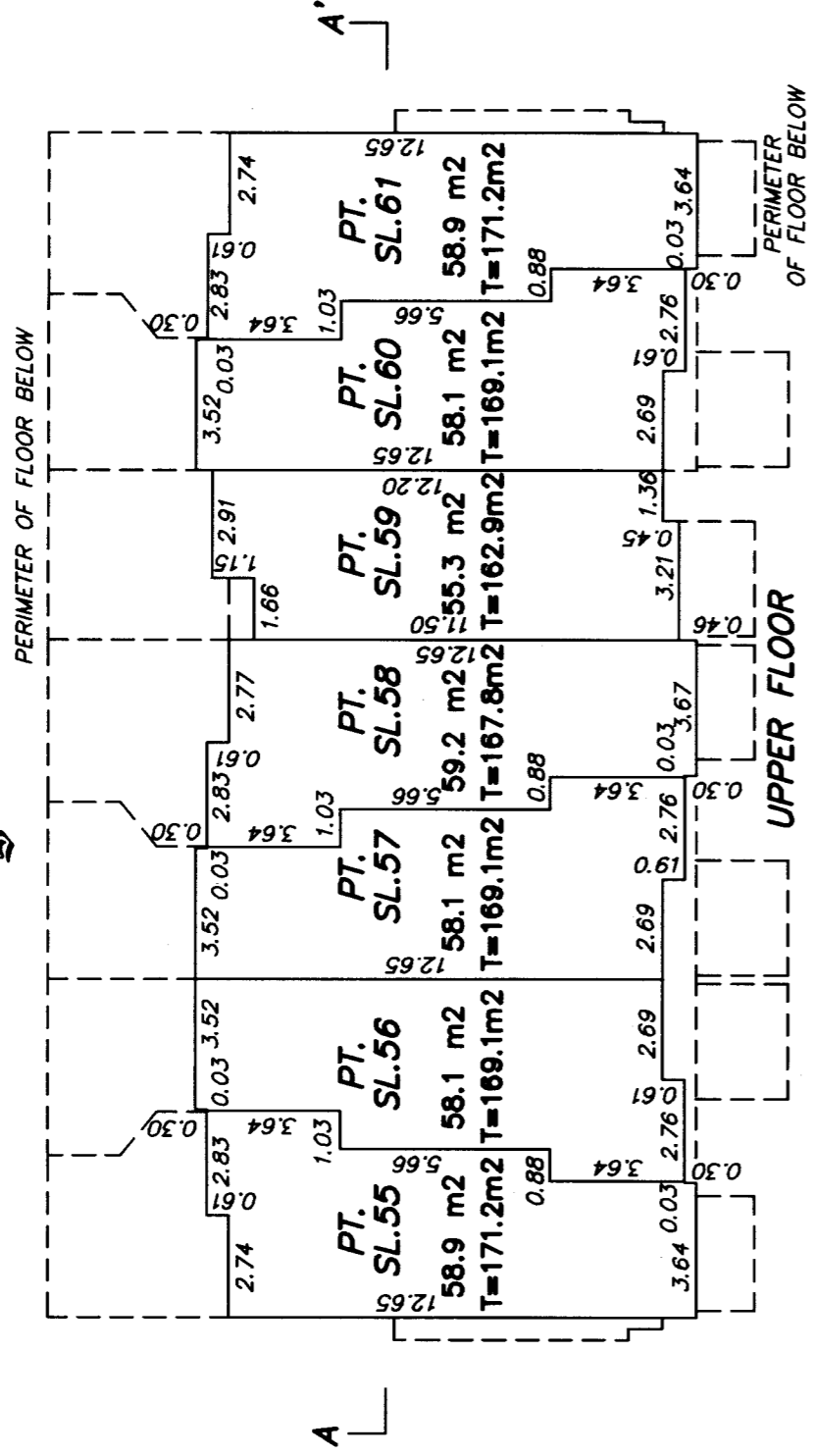
SEPTEMBER 2, 2003  
FILE: 2760-531

ORIGINAL

SHEET 4 OF 8 SHEETS

FLOOR PLANS  
BUILDING 16

STRATA PLAN BCS405  
PHASE 3



UPPER FLOOR									
MAIN FLOOR									
LOWER FLOOR									

SEPTEMBER 2, 2002  
FILE: 2760-S35

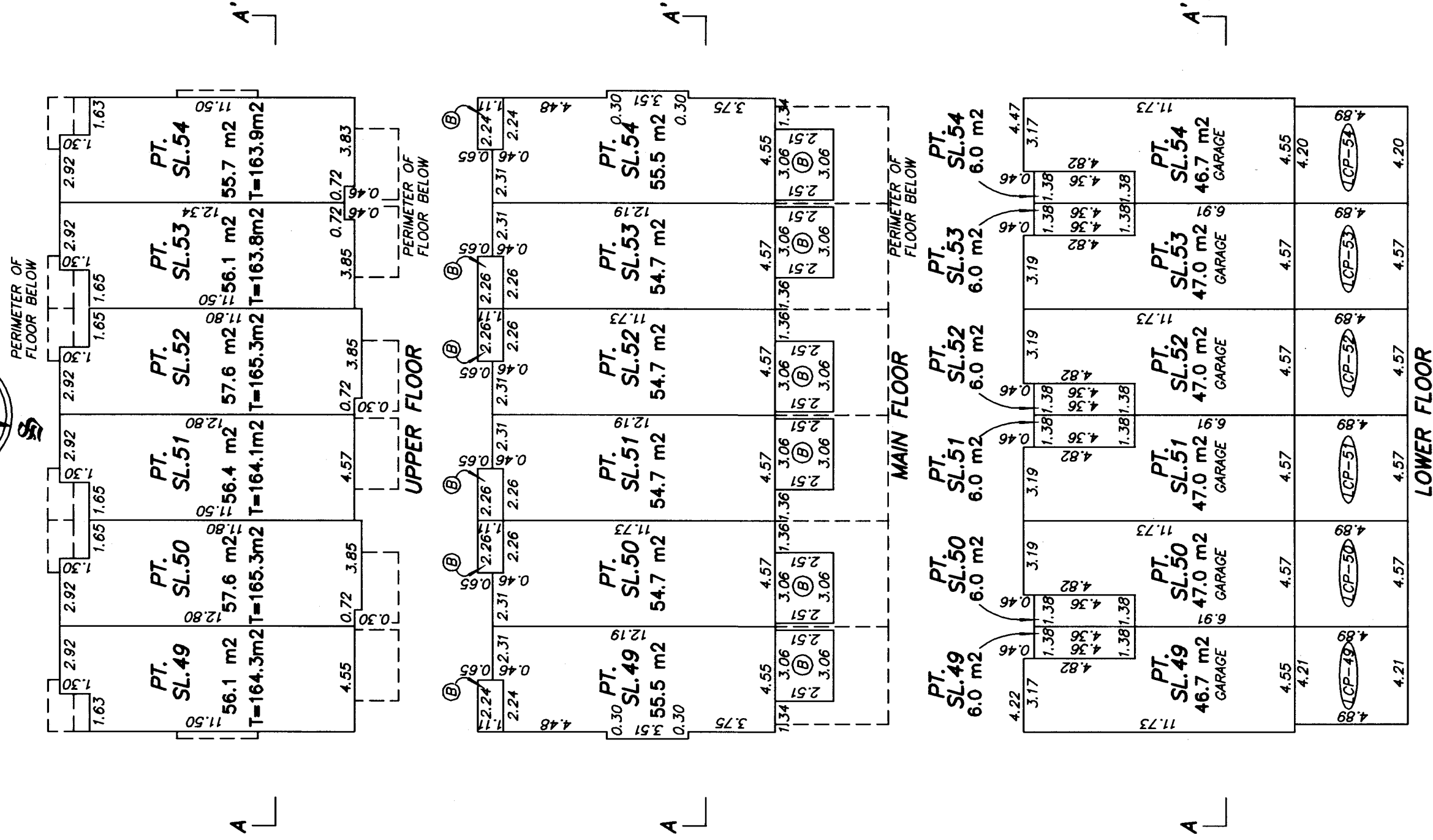
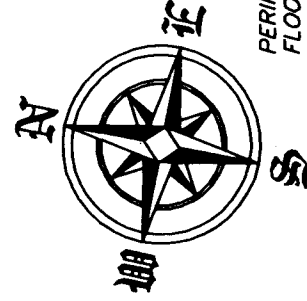
SECTION A-A'

ORIGINAL

SHEET 5 OF 8 SHEETS

# STRATA PLAN BCS405 PHASE 3

## FLOOR PLANS BUILDING 17



UPPER FLOOR					
MAIN FLOOR	SL.49	SL.50	SL.51	SL.52	SL.53
LOWER FLOOR	GARAGE	GARAGE	GARAGE	GARAGE	GARAGE

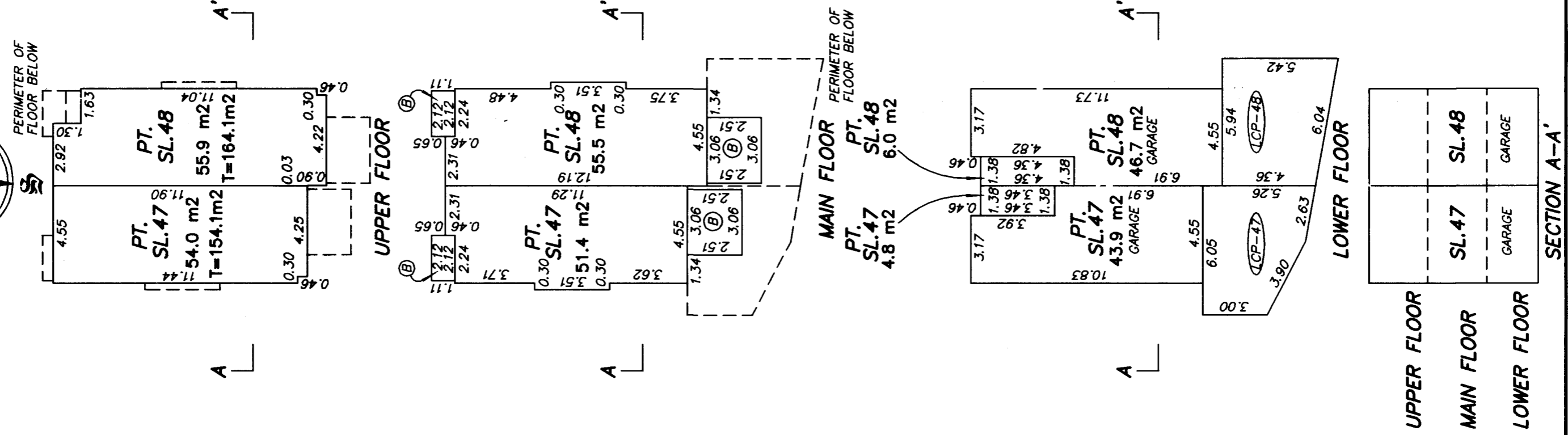
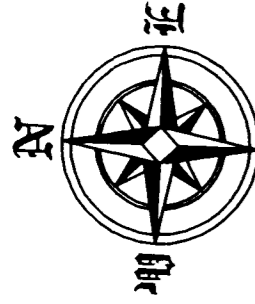
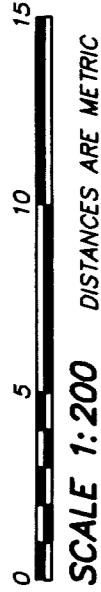
### SECTION A-A'


SEPTEMBER 2, 2003  
FILE: 2760-S34  
ORIGINAL

SHEET 6 OF 8 SHEETS

STRATA PLAN BCS405  
PHASE 3

FLOOR PLANS  
BUILDING 18

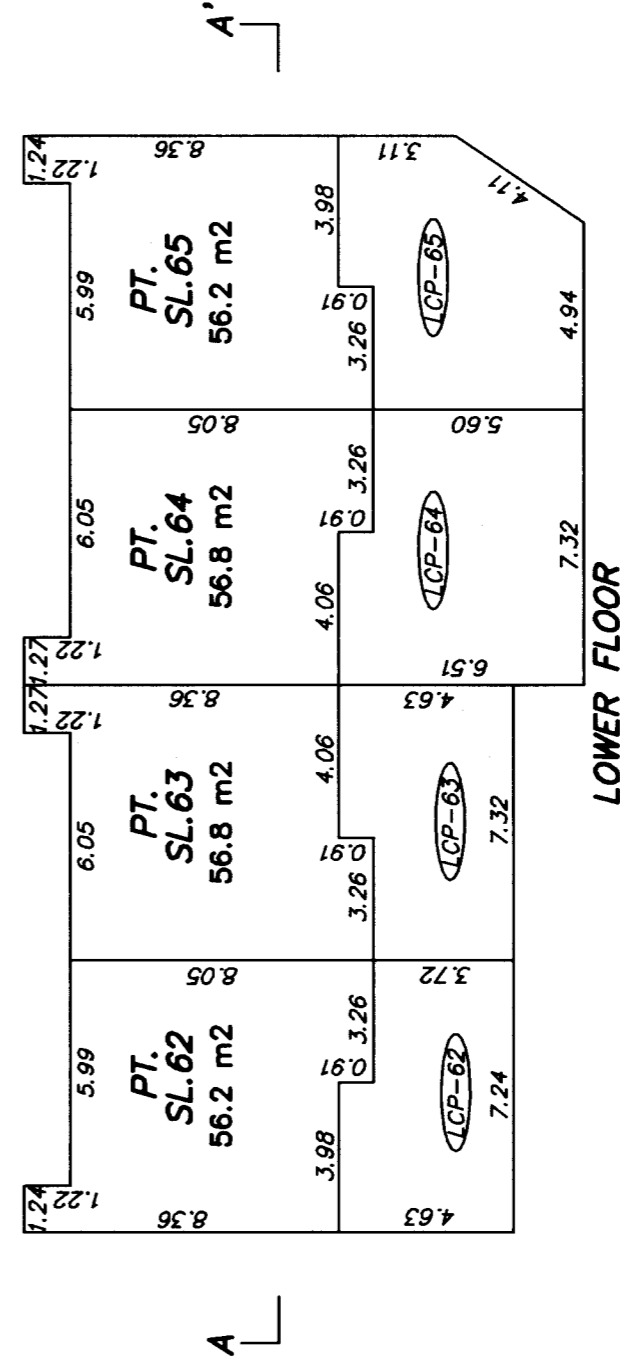
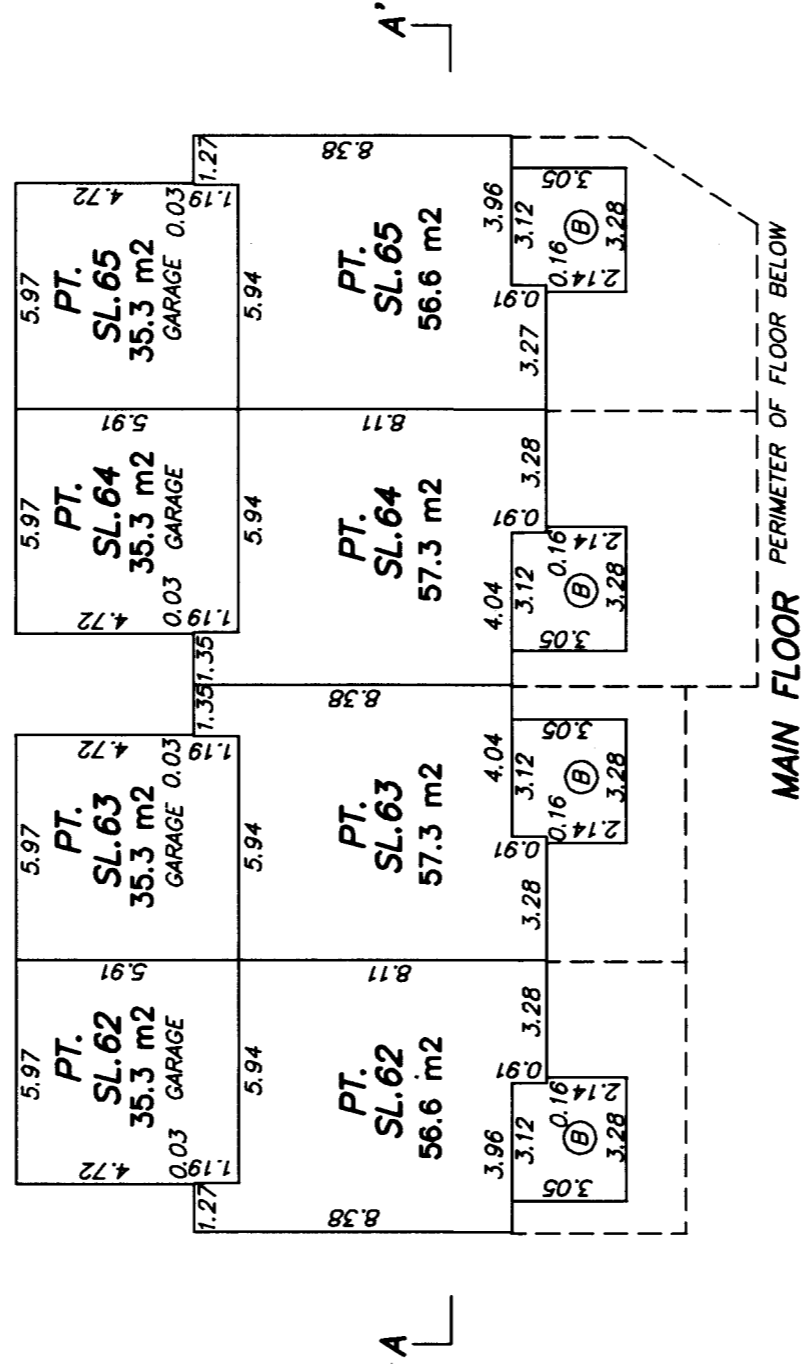
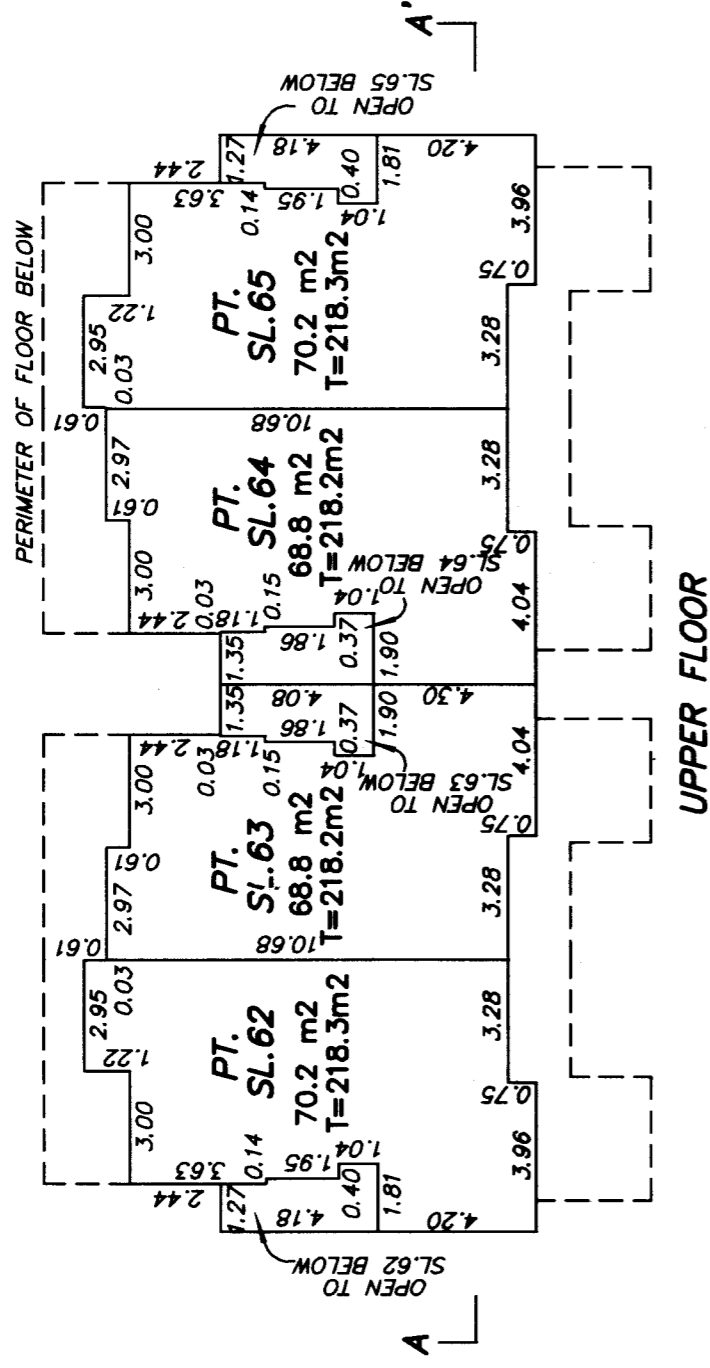
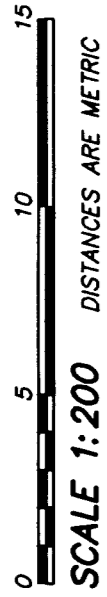


  
 SEPTEMBER 2, 2003  
 FILE: 2760-S34  
 ORIGINAL

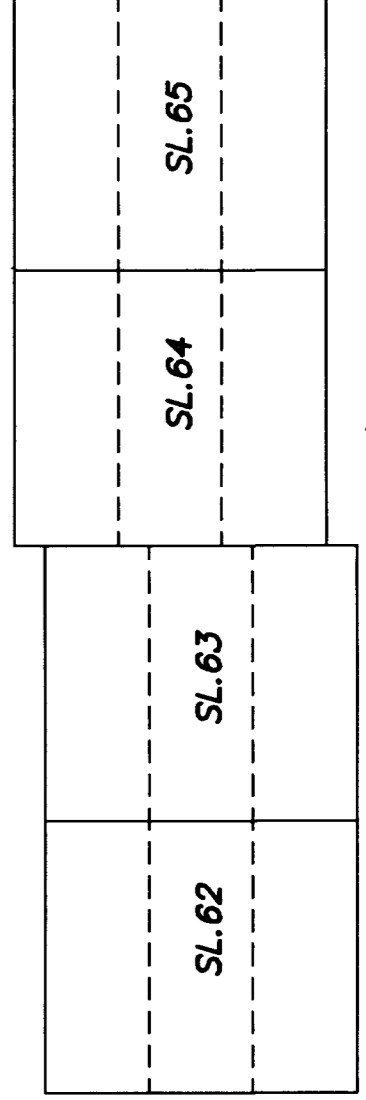
SHEET 7 OF 8 SHEETS

STRATA PLAN BCS405  
PHASE 3

FLOOR PLANS  
BUILDINGS 20



UPPER FLOOR  
MAIN FLOOR  
LOWER FLOOR

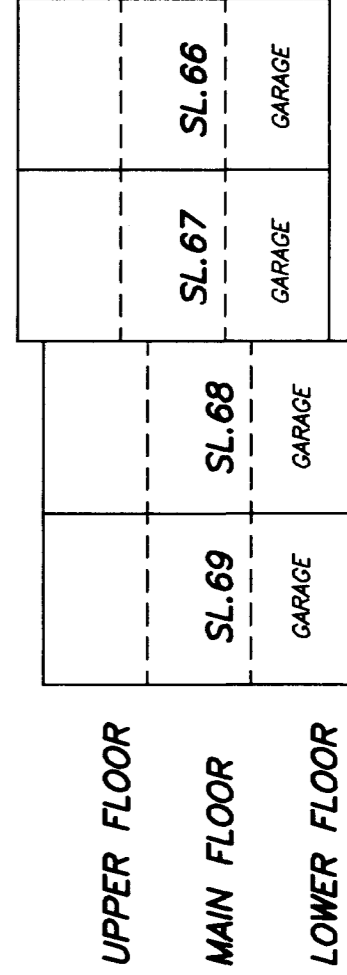
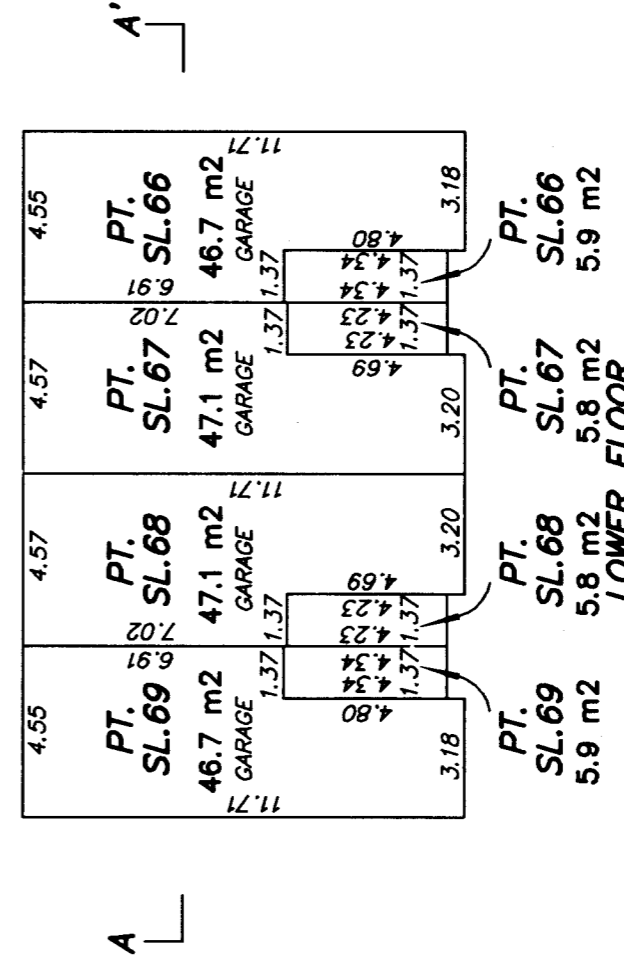
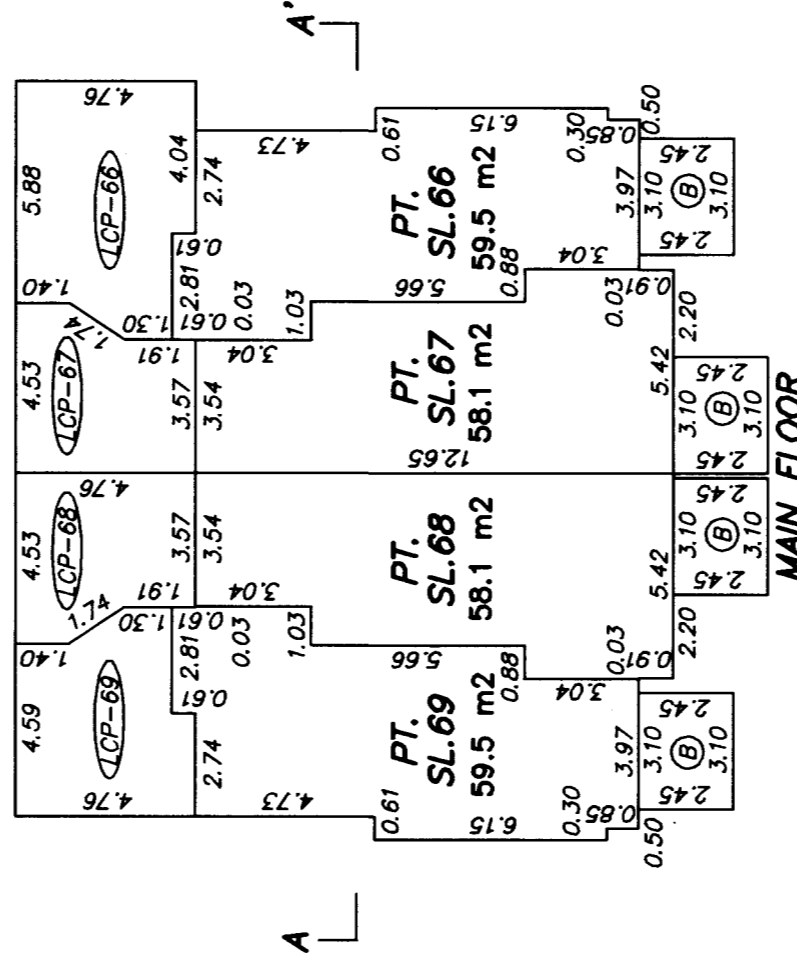
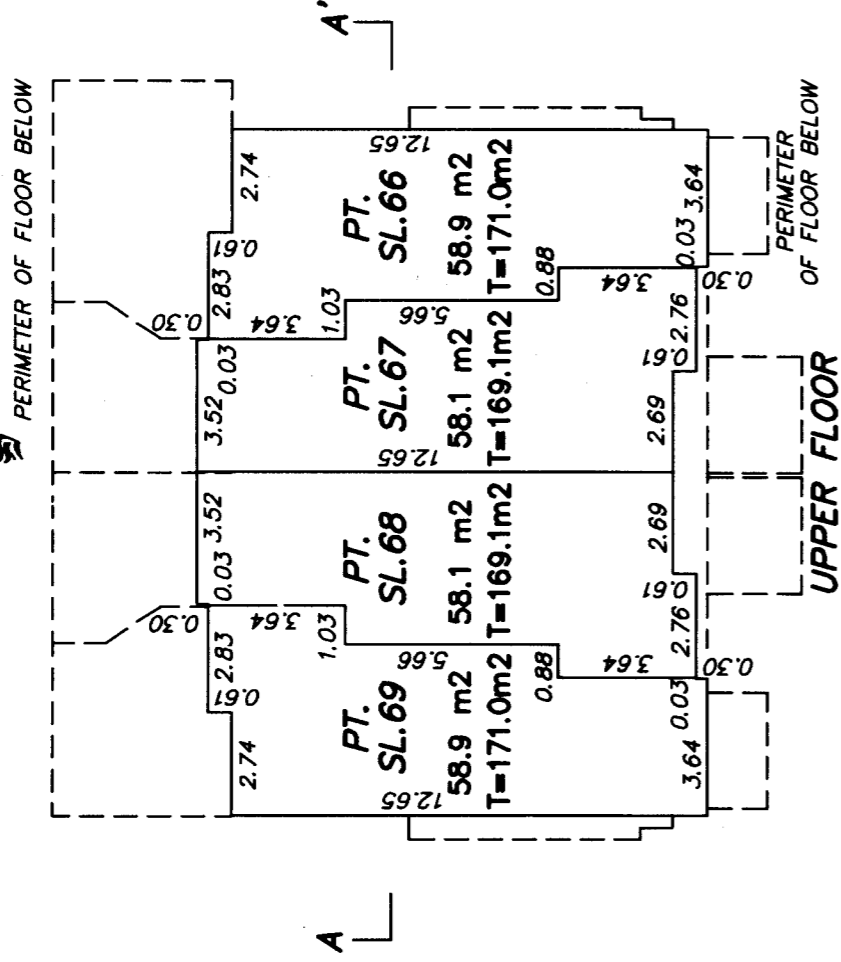


SEPTEMBER 2, 2002  
FILE: 2760-535  
ORIGINAL

SHEET 8 OF 8 SHEETS

FLOOR PLANS  
BUILDING 21

STRATA PLAN BCS405  
PHASE 3



SEPTEMBER 2, 2002  
FILE: 2760-S35

ORIGINAL

SHEET 1 OF 7 SHEETS

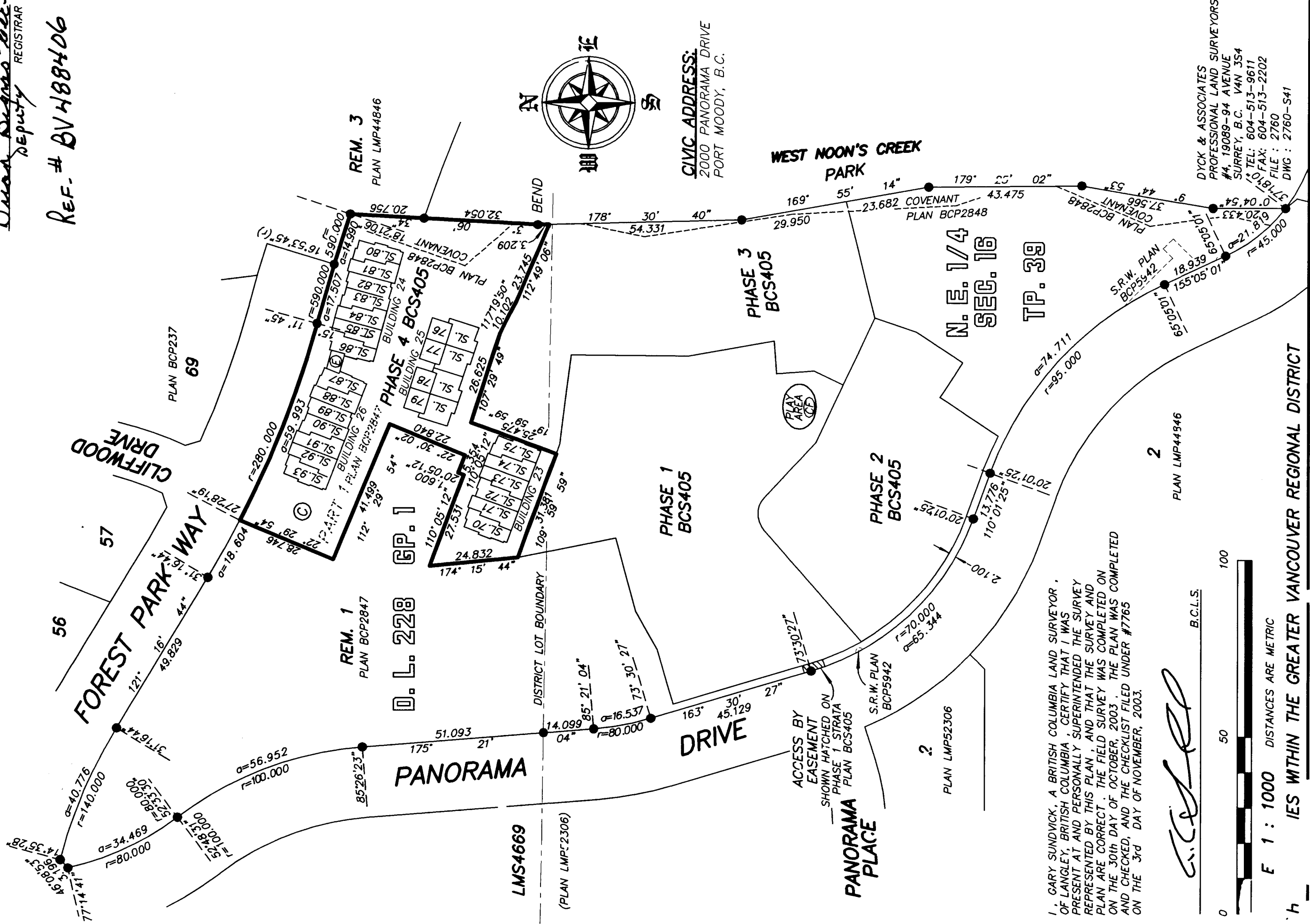
STRATA PLAN BCS405  
PHASE 4

STRATA PLAN OF PART OF LOT 1  
EXCEPT: PHASE 1 STRATA PLAN BCS405  
SECONDLY; PHASE 2 STRATA PLAN BCS405  
THIRDLY; PHASE 3 STRATA PLAN BCS405  
DISTRICT LOT 228 GROUP 1 SECTION 16 TOWNSHIP 39  
NEW WESTMINSTER DISTRICT PLAN BCP2847  
B.C.G.S. 92G.036 CITY OF PORT MOODY

DEPOSITED AND REGISTERED IN THE LAND  
TITLE OFFICE AT NEW WESTMINSTER B.C.  
25 Nov. 2003

*Brian Biggs - Dec.*  
Deputy REGISTRAR

REF. # BV488406



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  
ON THE 30th DAY OF OCTOBER, 2003. THE PLAN WAS COMPLETED  
AND CHECKED, AND THE CHECKLIST FILED UNDER #7765  
ON THE 3rd DAY OF NOVEMBER, 2003.

*Gary Sundvick*  
B.C.L.S.



h  
IES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

DYCK & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
#4, 19089-94 AVENUE  
SURREY, B.C. V4N 3S4  
TEL: 604-513-9611  
FAX: 604-513-2202  
FILE: 2760  
DWG: 2760-S41

ORIGINAL

SHEET 2 OF 7 SHEETS

# STRATA PLAN BCS405 PHASE 4

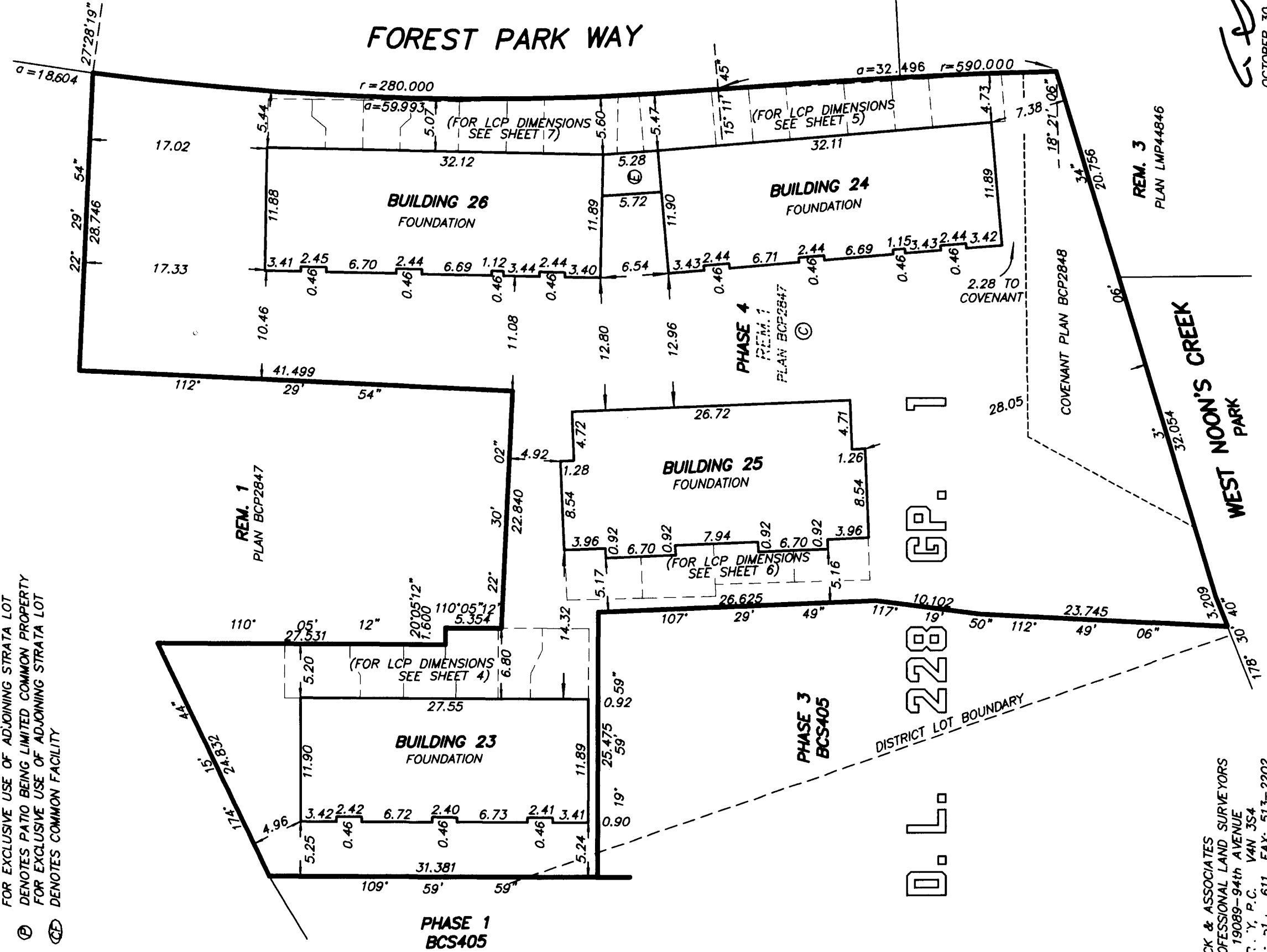
## BUILDING LOCATIONS



### LEGEND

ASTRONOMIC BEARINGS DERIVED FROM PLAN BCP2847

- DENOTES IRON POST FOUND
- m2 DENOTES SQUARE METRES
- SL DENOTES STRATA LOT
- PT. DENOTES PART
- T DENOTES TOTAL
- LCP DENOTES LIMITED COMMON PROPERTY
- (LCP-70) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 70 (TYPICAL)
- Ⓒ DENOTES COMMON PROPERTY
- Ⓔ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓕ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- Ⓖ DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- ⒸⒺ DENOTES COMMON FACILITY



DYCK & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 #4 19089-94th AVENUE  
 U.T., Y., P.C. V4N 3S4  
 I. 513.611 FAX: 513-2202  
 FIL.: 760

*[Signature]*  
 OCTOBER 30, 2003  
 DWG : 2760-S42  
 ORIGINAL

SHEET 3 OF 7 SHEETS

STRATA PLAN BCS405  
PHASE 4

STRATA PROPERTY ACT

OWNER:

PARK LANE HERITAGE WOODS DEVELOPMENT LTD.  
(INC. No.296824)

  
Name: PETER WESSEK  
Authorized Signatory

Name: \_\_\_\_\_  
Authorized Signatory

  
WITNESS AS TO BOTH SIGNATURES  
Name: JOE TA 1939

95 Schooner St.  
ADDRESS

Coguitlam B.C.  
Development Manager  
OCCUPATION OF WITNESS

THE TORONTO-DOMINION BANK

  
Name: ROD GURNEY  
Authorized Signatory

Name: \_\_\_\_\_  
Authorized Signatory

30  
WITNESS AS TO BOTH SIGNATURES  
Name: Theresa Gin

700 W. Georgia St  
ADDRESS  
Vancouver BC

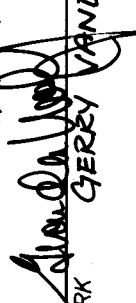
Credit Assistant  
OCCUPATION OF WITNESS

I, GARY SUNDVICK, 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: OCTOBER 30th, 2003.

  
B.C.L.S.


THE CITY OF PORT MOODY, THE REGISTERED OWNER  
OF COVENANTS BT250815, BT451274 AND BT451275  
HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN.  
AUTHORIZED SIGNATURES

  
MAYOR GIUSEPPE TRASONNI

  
CLERK GERRY VANDER WOLF

APPROVED AS PHASE 4 OF A SEVEN PHASE STRATA PLAN  
UNDER SECTION 224 C' THE STRATA PROPERTY ACT.

DATE: November 20, 2003

  
APPROVING OFFICER MARK McMULLEN  
CITY OF PORT MOODY

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND  
SURVEYOR CERTIFY THAT THE BUILDINGS  
INCLUDED IN THIS STRATA PLAN  
HAVE NOT, AS OF OCTOBER 30th, 2003  
BEEN PREVIOUSLY OCCUPIED.

  
B.C.L.S.

OCTOBER 30, 2003  
FILE: 2760-541

ORIGINAL

SHEET 4 OF 7 SHEETS

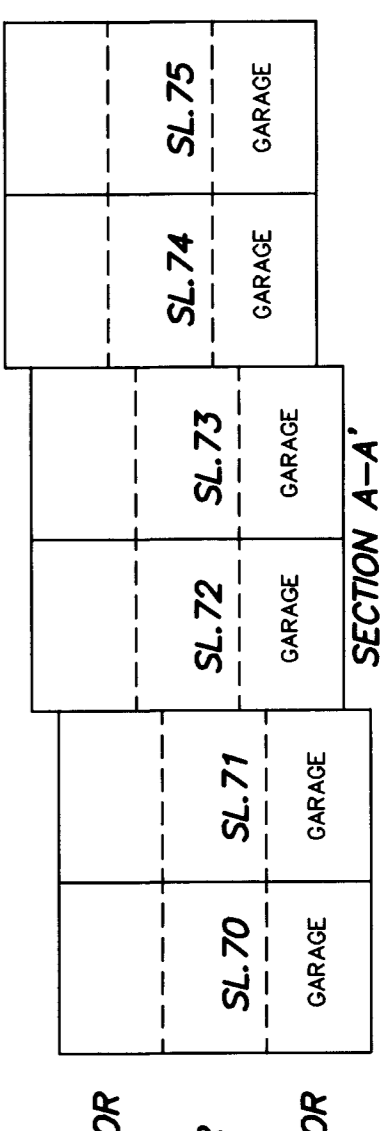
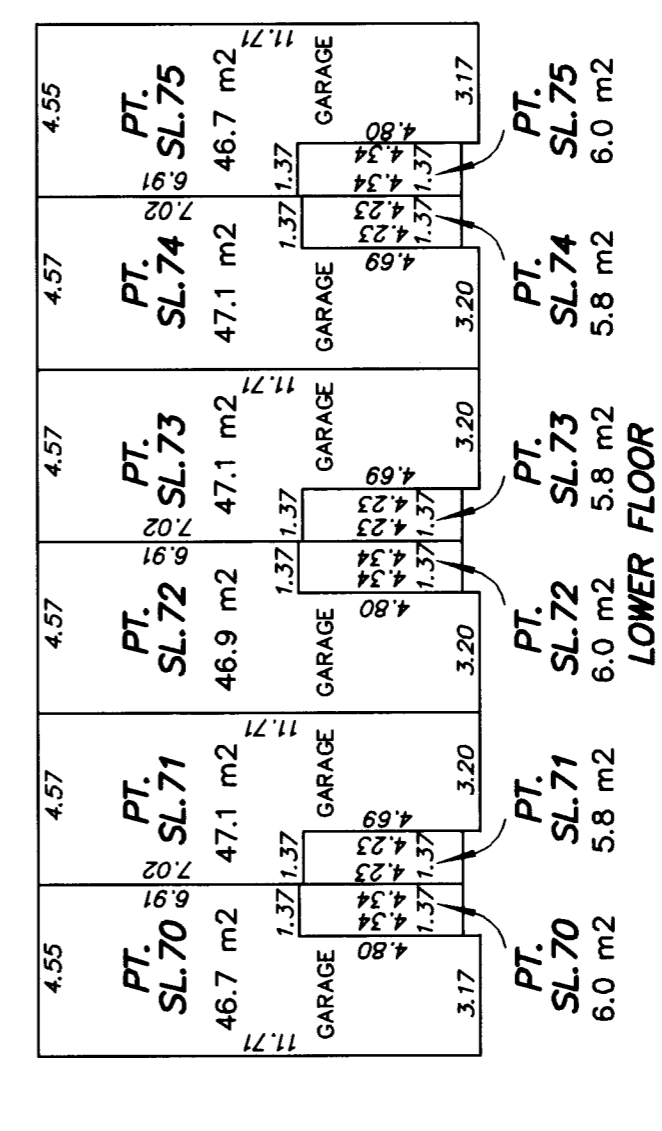
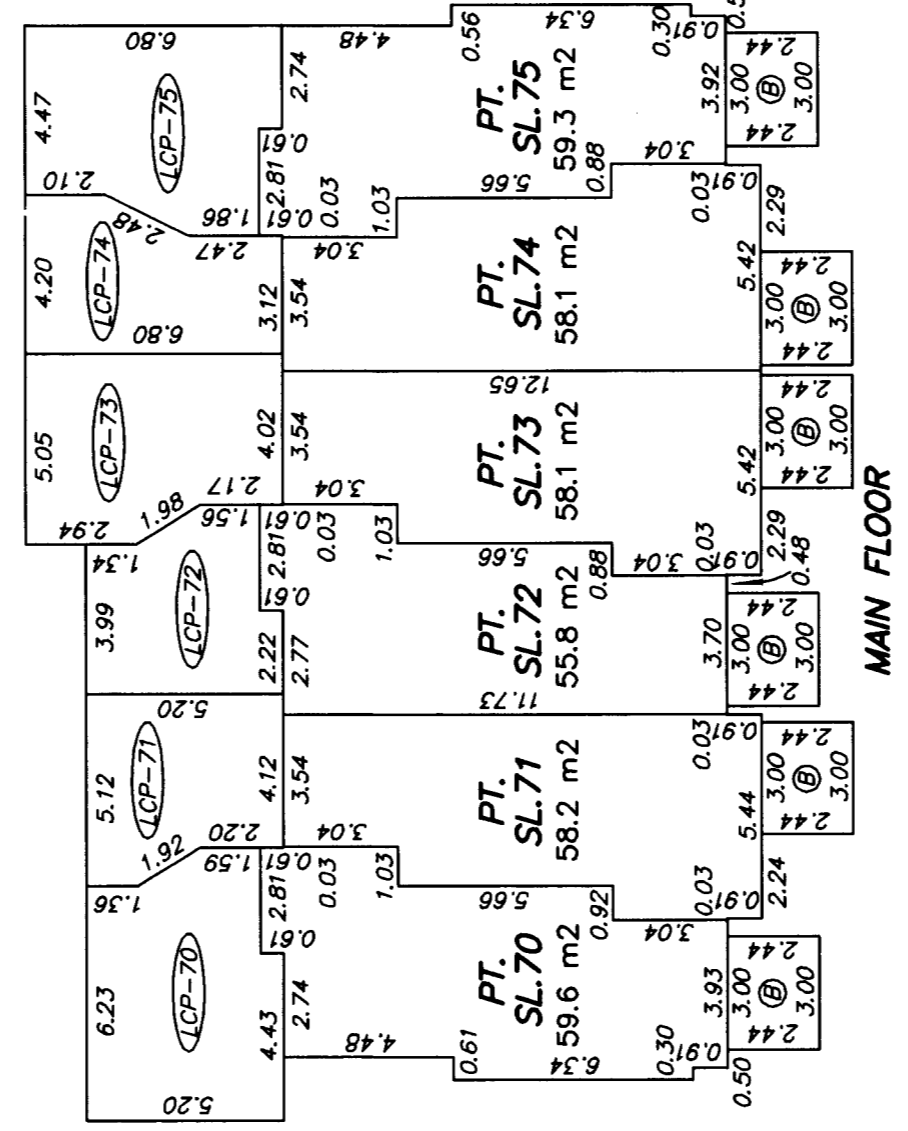
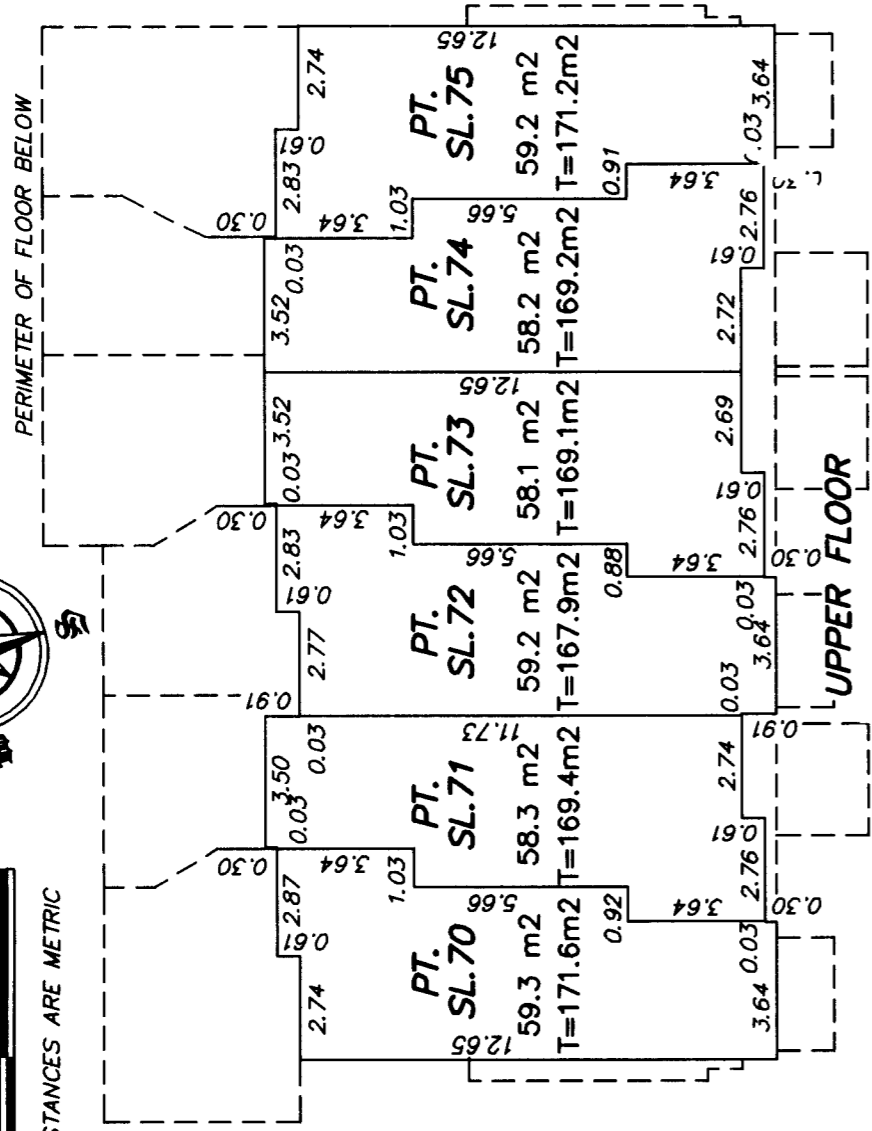
# STRATA PLAN BCS405 PHASE 4

## FLOOR PLANS BUILDING 23



SCALE 1:200  
DISTANCES ARE METRIC

PERIMETER OF FLOOR BELOW



UPPER FLOOR  
MAIN FLOOR  
LOWER FLOOR

OCTOBER 30, 2003  
DWG: 2760-S43

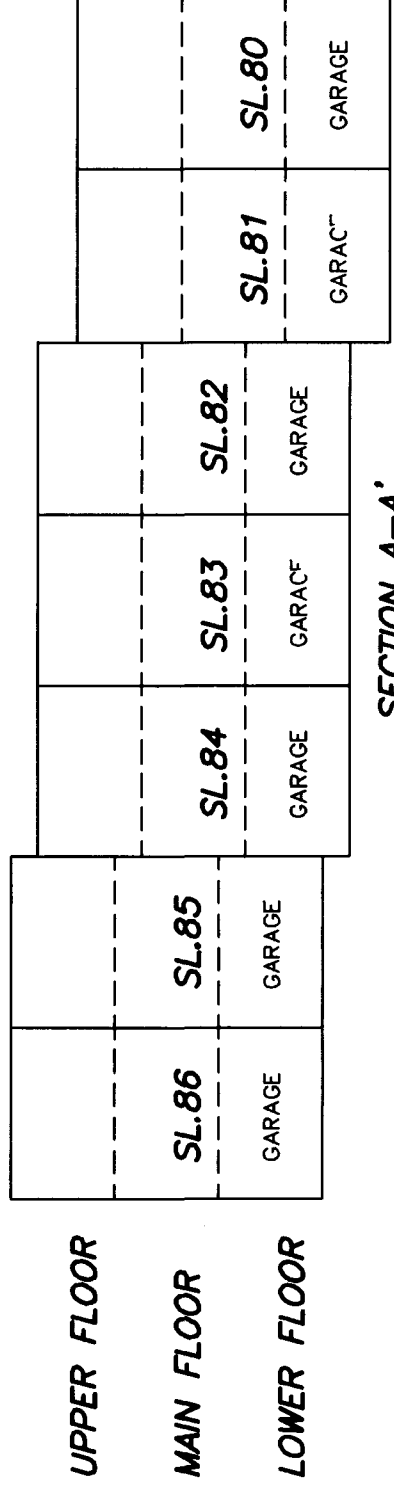
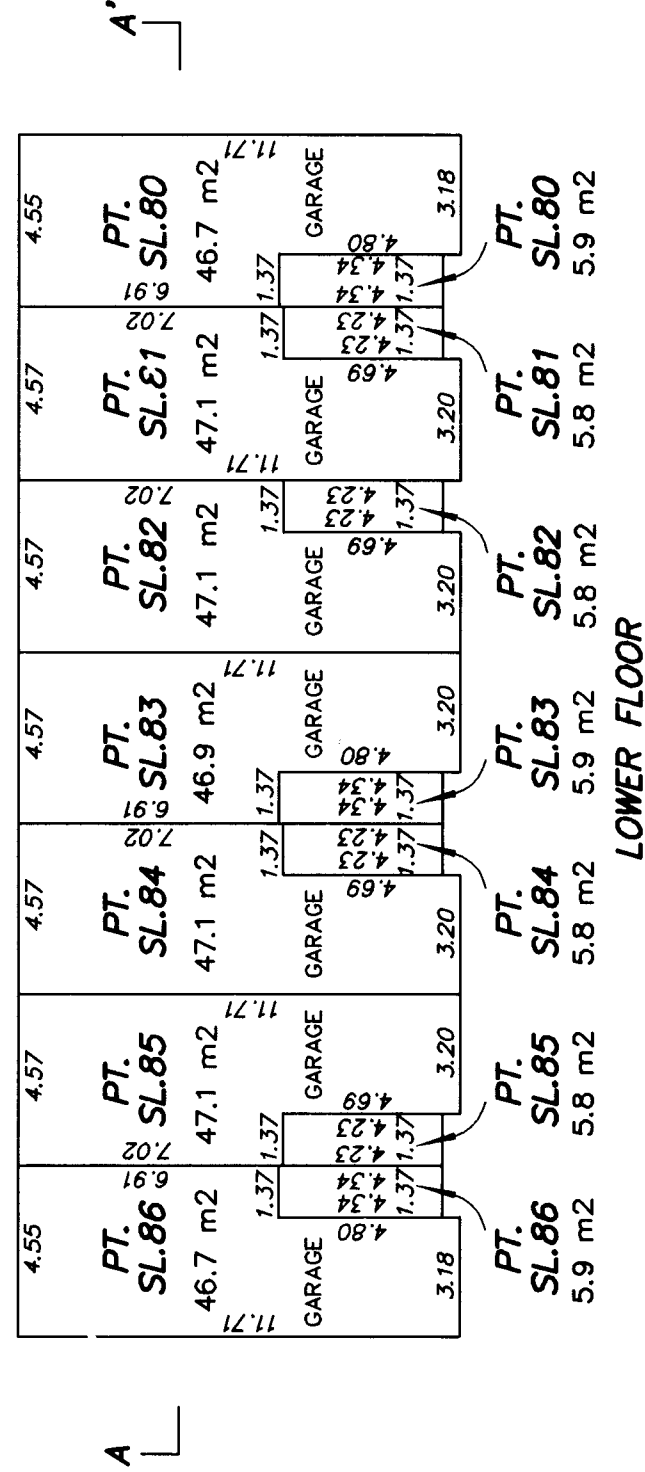
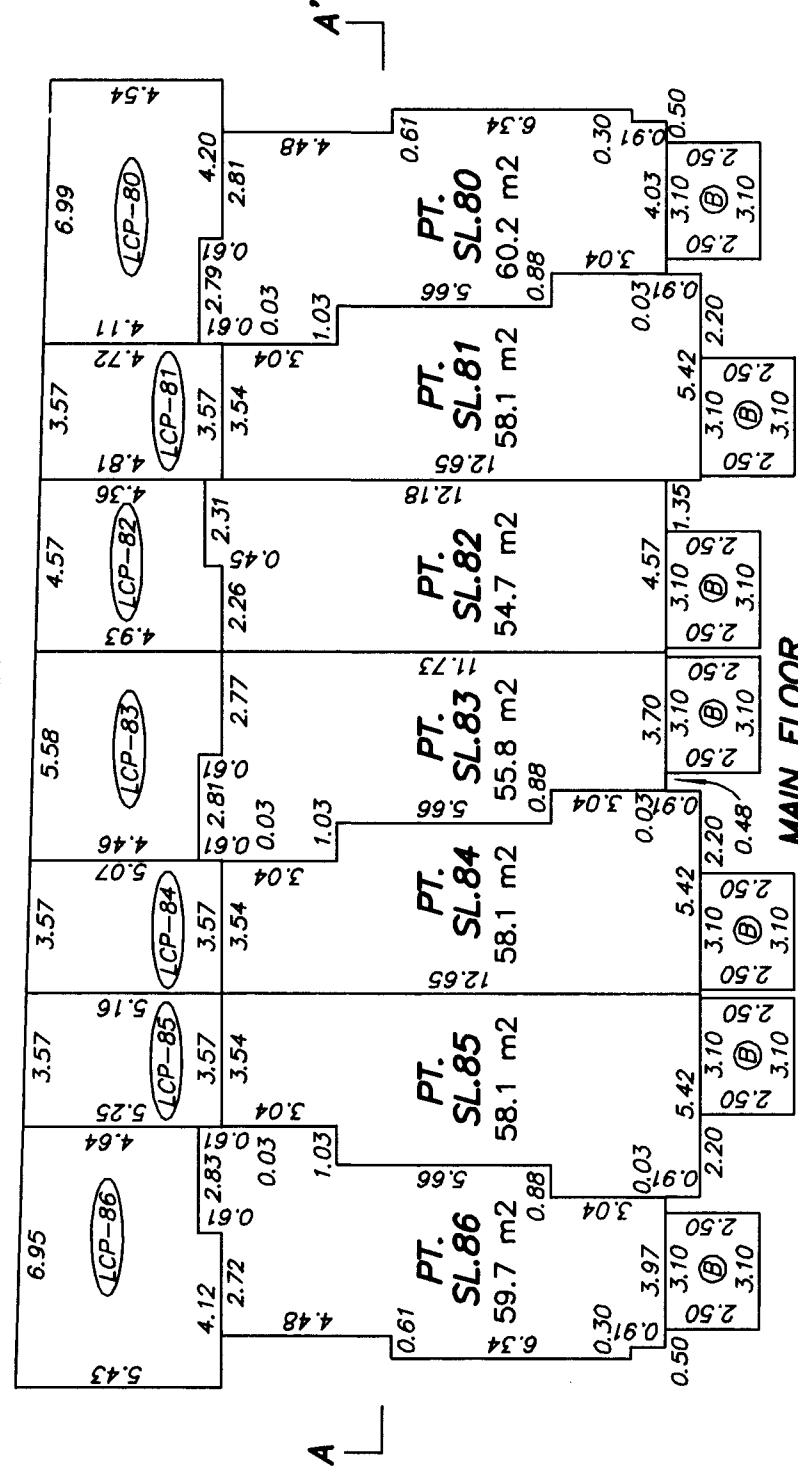
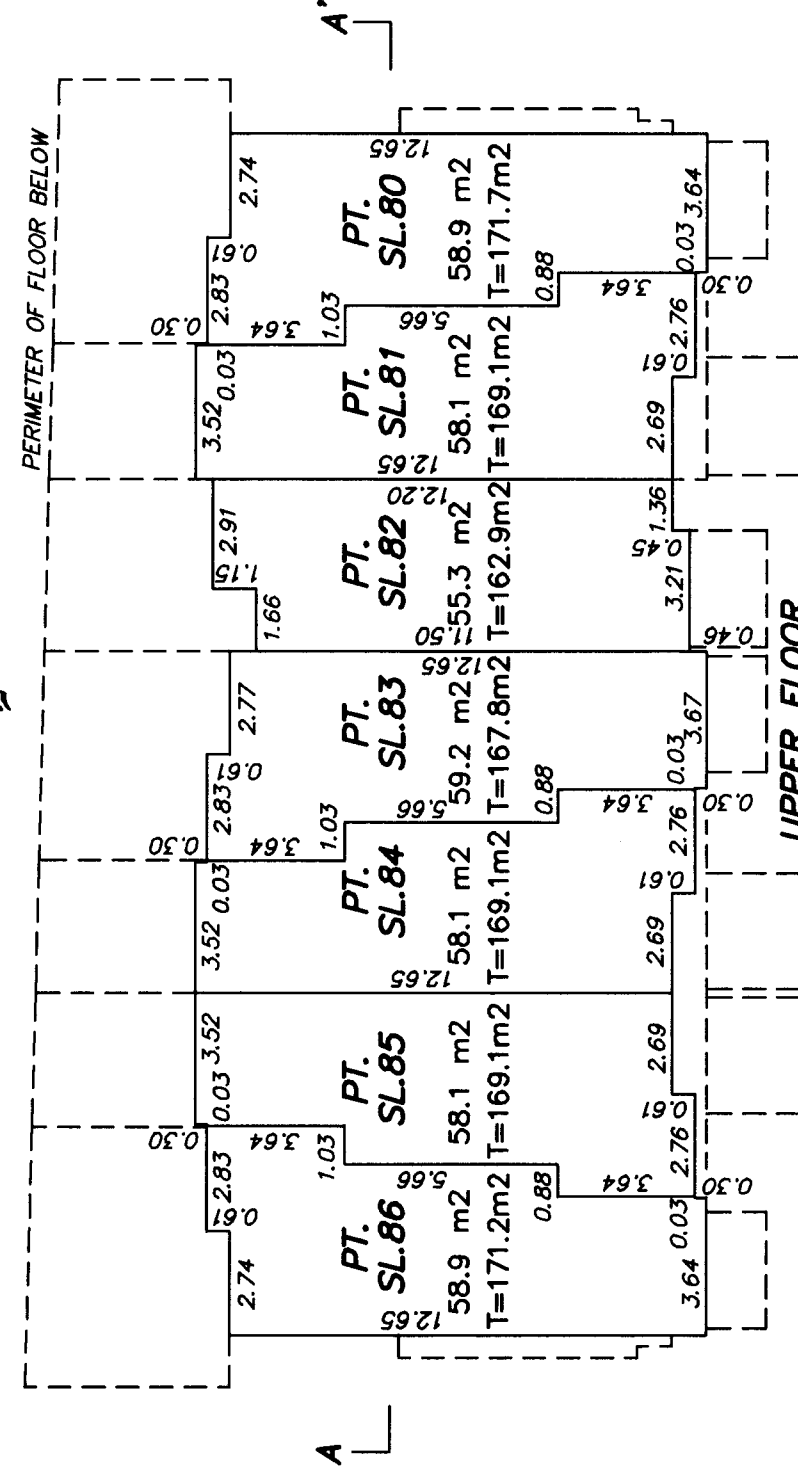
ORIGINAL

SHEET 5 OF 7 SHEETS

# STRATA PLAN BCS405 PHASE 4



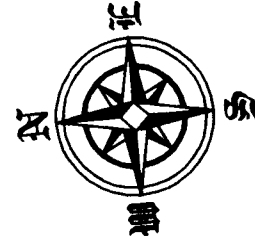
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SCALE 1:200  
DISTANCES ARE METRIC



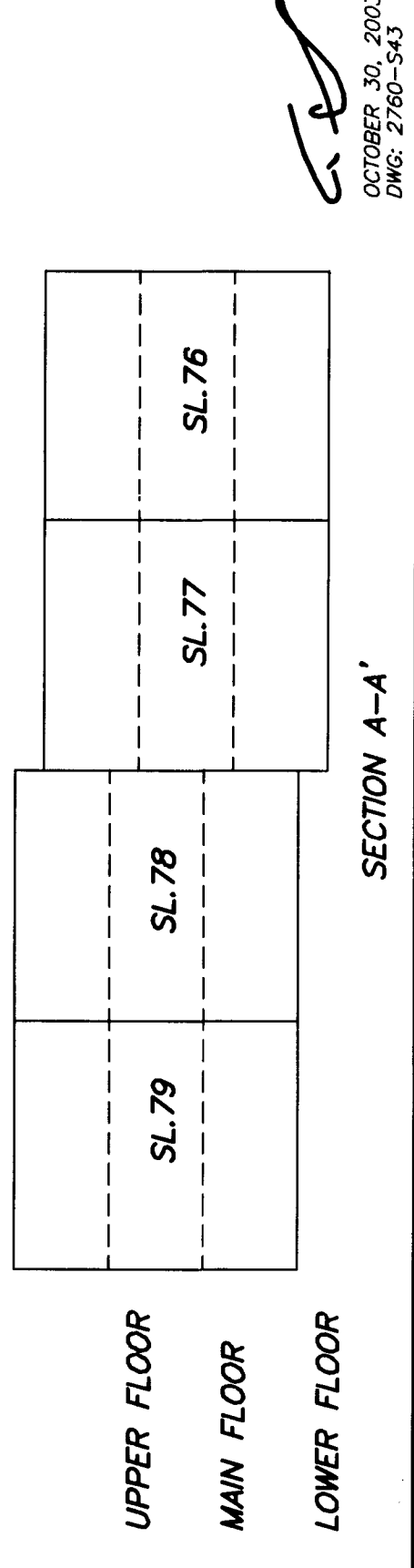
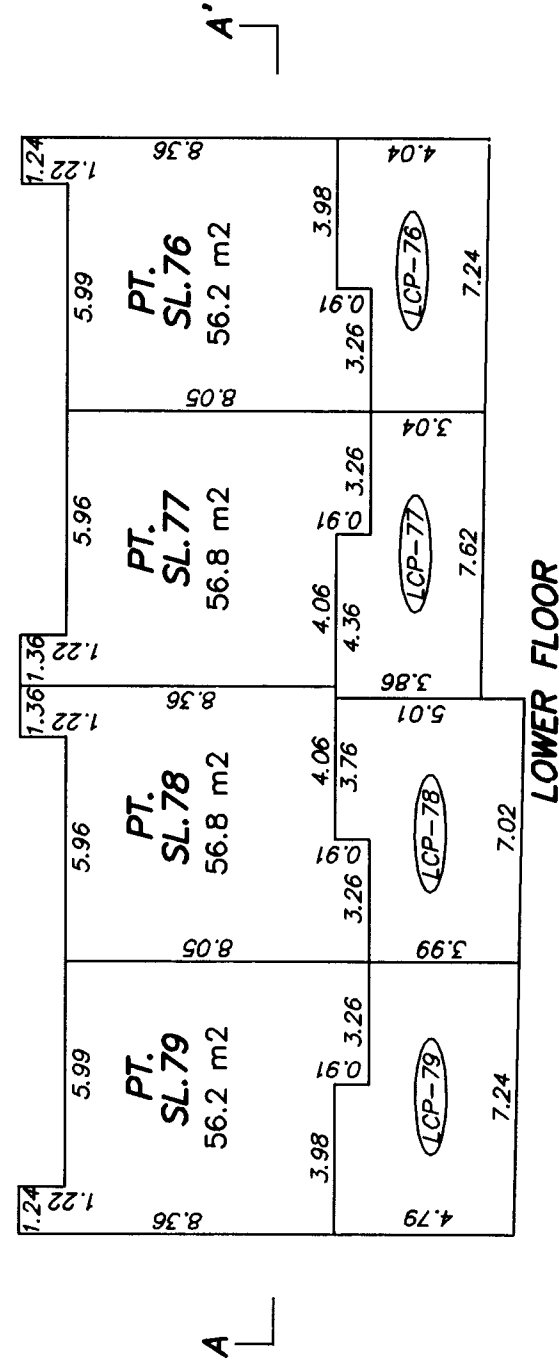
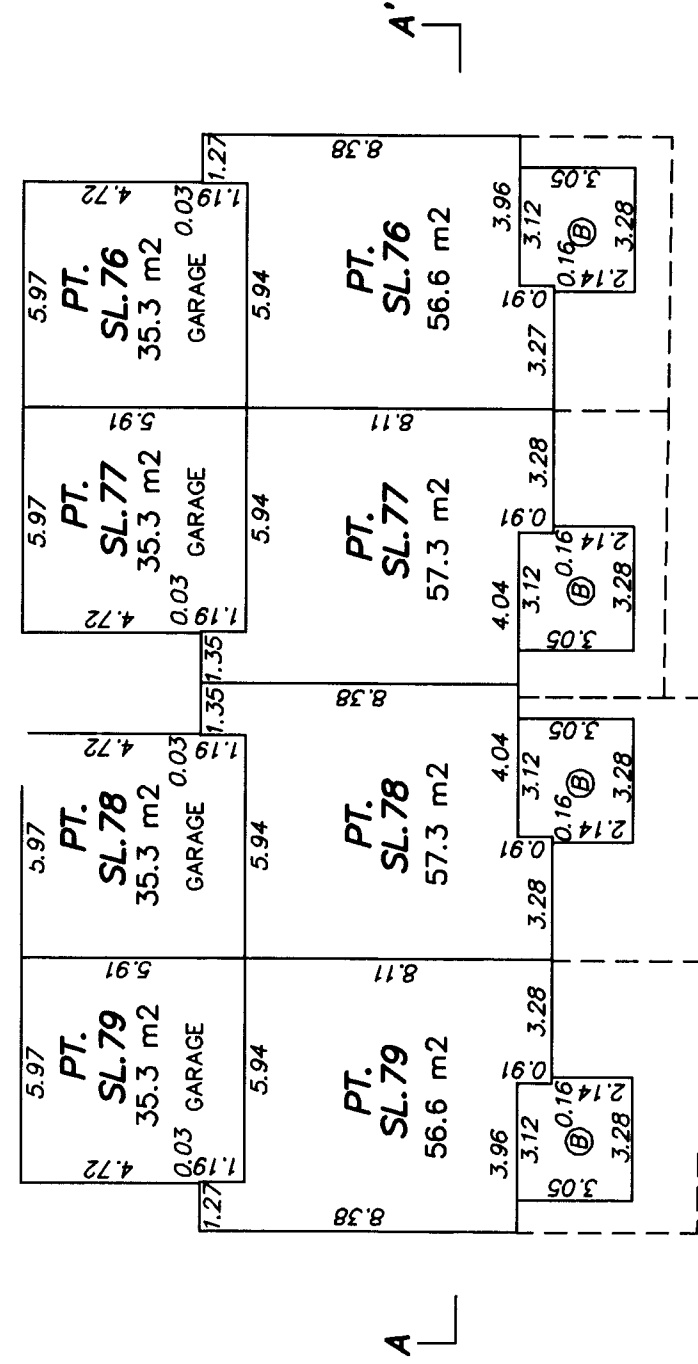
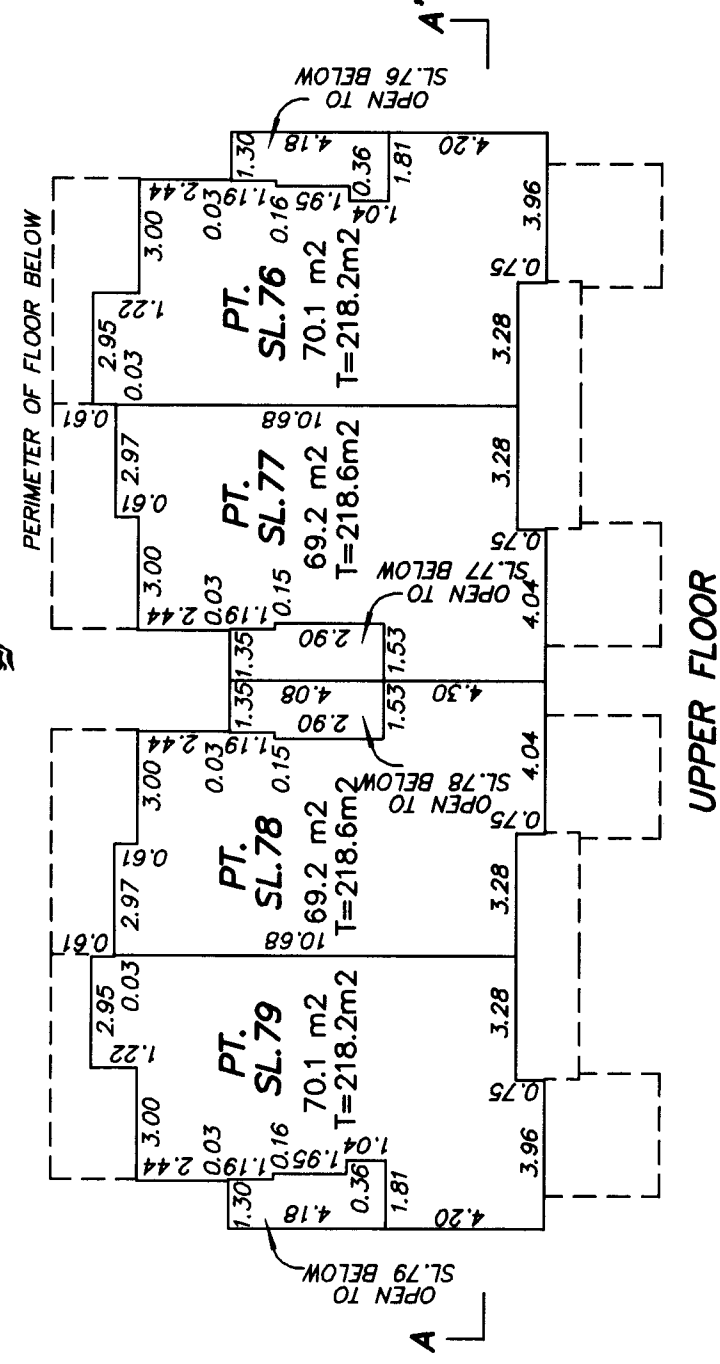
OCTOBER 30, 2003  
DWG: 2760-S43  
*[Signature]*  
ORIGINAL

SHEET 6 OF 7 SHEETS

# STRATA PLAN BCS405 PHASE 4



0 5 10 15  
SCALE 1:200  
DISTANCES ARE METRIC



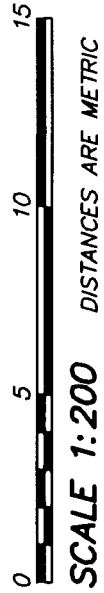
OCTOBER 30, 2003  
DWG: 2760-S43

ORIGINAL

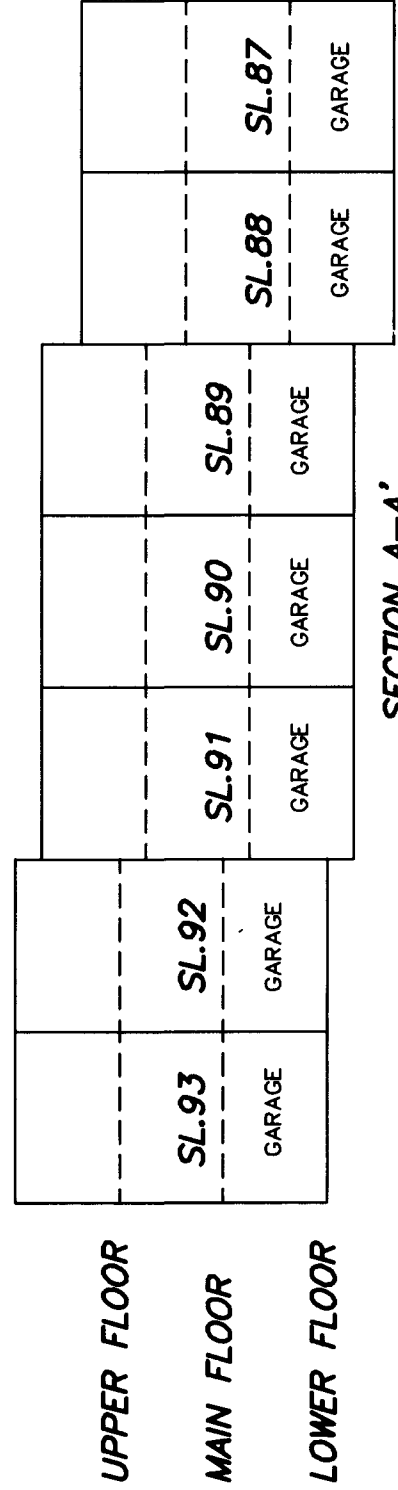
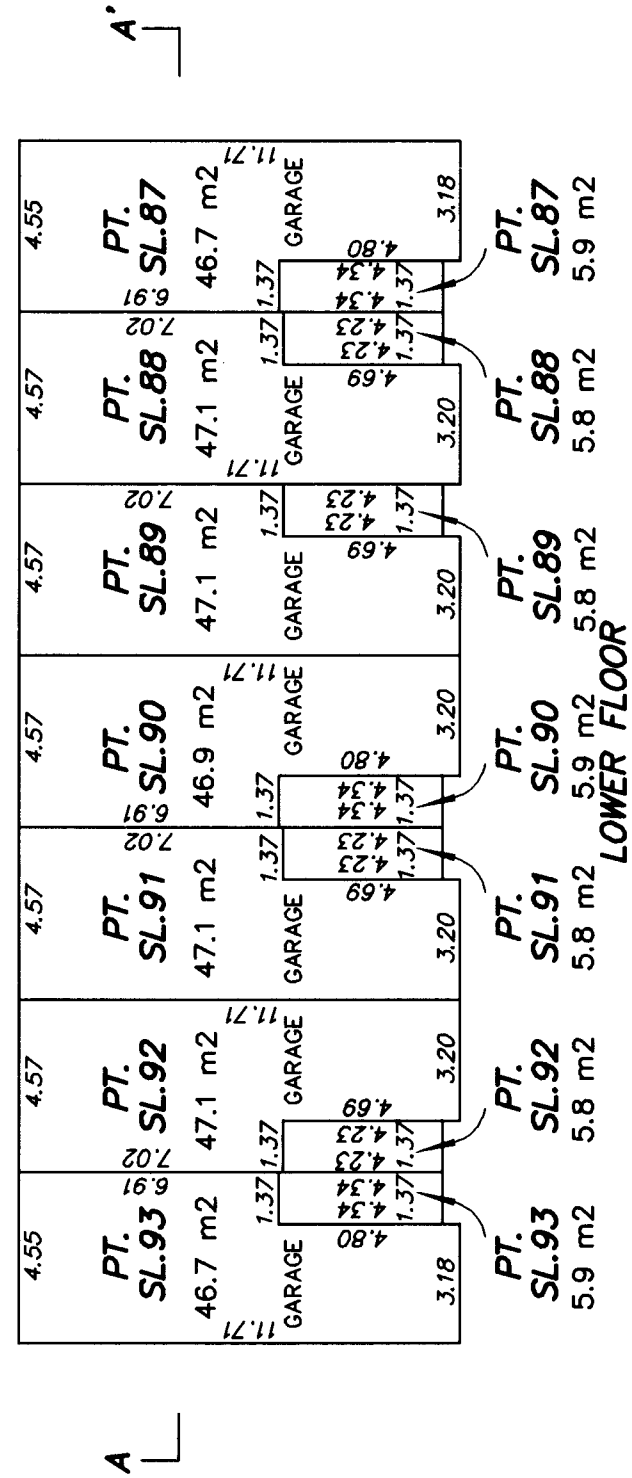
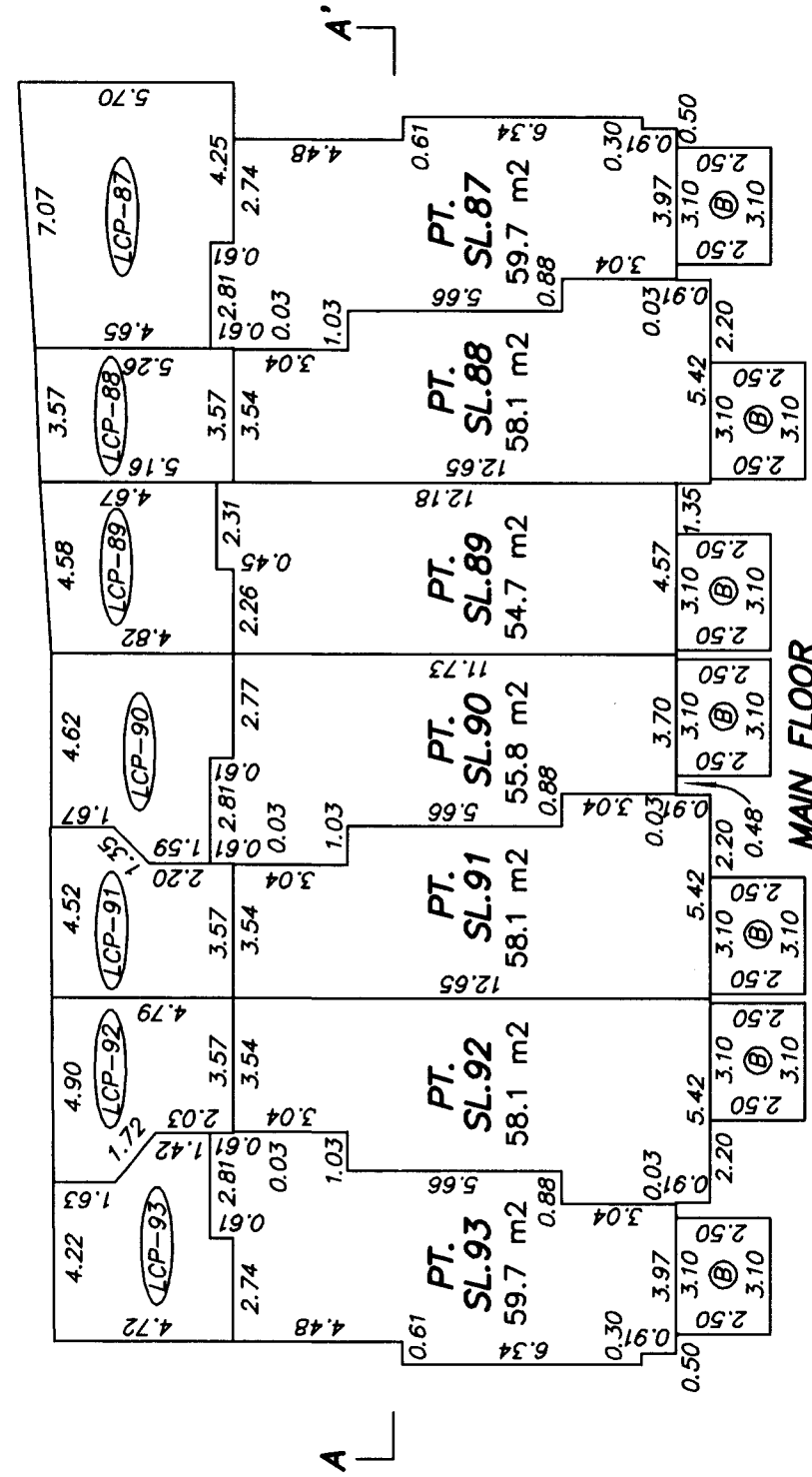
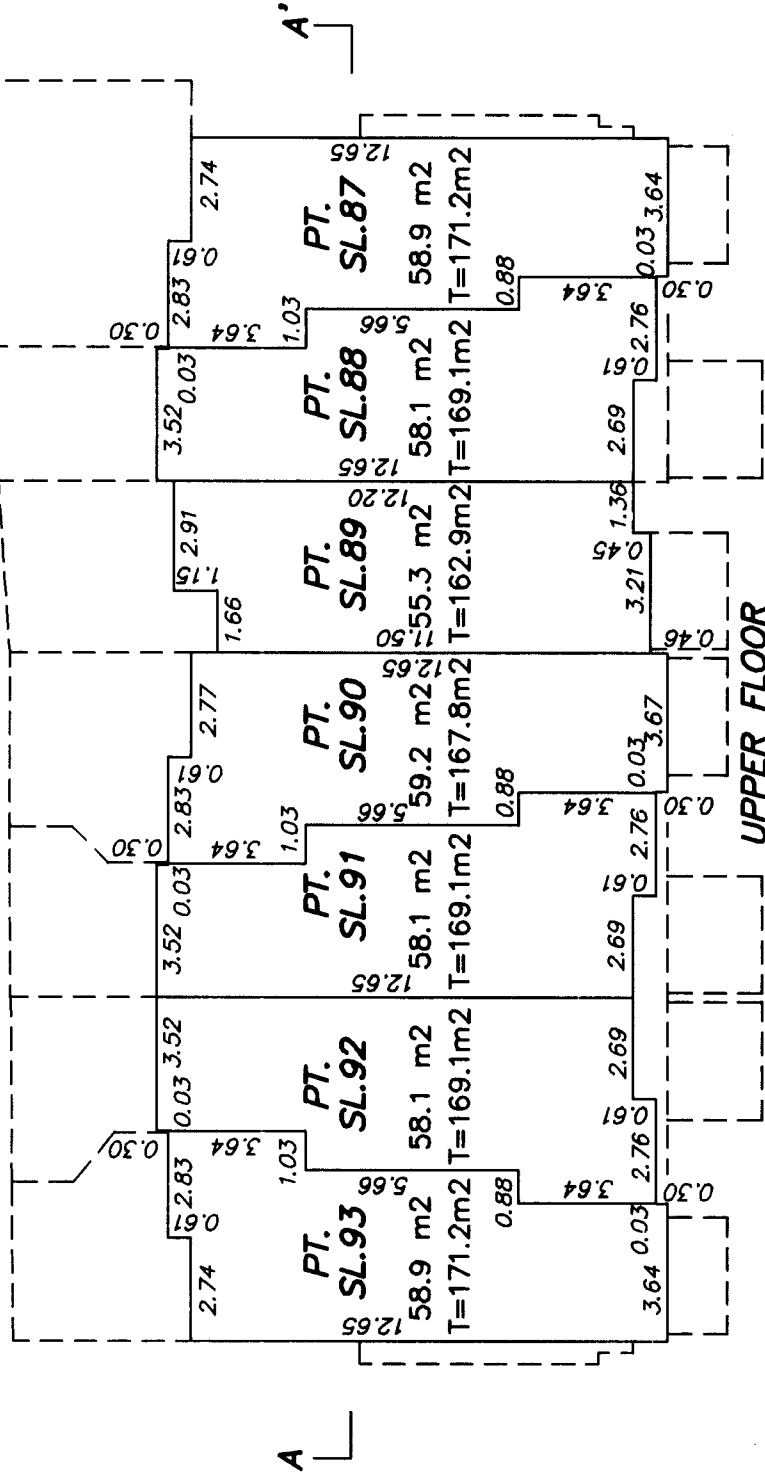
SHEET 7 OF 7 SHEETS

STRATA PLAN BCS405  
PHASE 4

FLOOR PLANS  
BUILDING 26



PERIMETER OF FLOOR BELOW



OCTOBER 30, 2003  
DWG: 2760-543  
ORIGINAL





SHEET 3 OF 8 SHEETS

STRATA PLAN BCS405  
PHASE 5

STRATA PROPERTY ACT

OWNER:  
PARK LANE HERITAGE WOODS DEVELOPMENT LTD.  
(INC. No.296824)

Name: Peter Wozniak  
Authorized Signatory

Name: \_\_\_\_\_  
Authorized Signatory

WITNESS AS TO BOTH PARTIES SIGNATURES  
Name: John Eliaz  
ADDRESS: 95 schooner St.

Cogit km Bc.  
Development Manager  
OCCUPATION OF WITNESS

THE TORONTO-DOMINION BANK  
Name: John Gurney  
Authorized Signatory

Name: \_\_\_\_\_  
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES  
Name: DEANE MAHE  
ADDRESS: 700 W. Georgia St  
Vancouver Bc

Clayton Ockler  
OCCUPATION OF WITNESS

I, GARY SUNDVICK, 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: FEBRUARY 23, 2004.

G. Sundvick  
B.C.L.S.

THE CITY OF PORT MOODY, THE REGISTERED OWNER  
OF COVENANTS BT250815, BT451274 AND BT451275  
HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN.  
AUTHORIZED SIGNATURES

Name: Giuseppe Trasolini  
MAYOR  
Name: Gerry Vanderwolf  
CLERK

APPROVED AS PHASE 5 OF A SEVEN PHASE STRATA PLAN  
UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: March 2, 2004  
Mark McMullen  
APPROVING OFFICER  
CITY OF PORT MOODY

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND  
SURVEYOR CERTIFY THAT THE BUILDINGS  
INCLUDED IN THIS STRATA PLAN  
HAVE NOT, AS OF FEBRUARY 23, 2004  
BEEN PREVIOUSLY OCCUPIED.

G. Sundvick  
B.C.L.S.

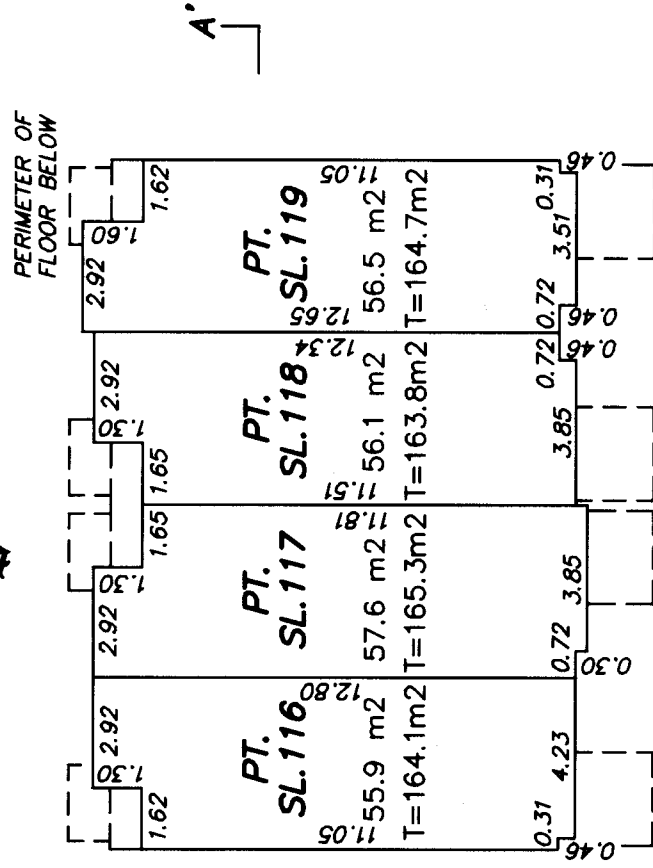
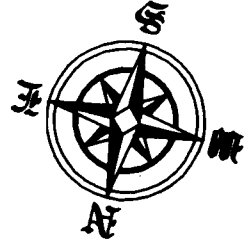
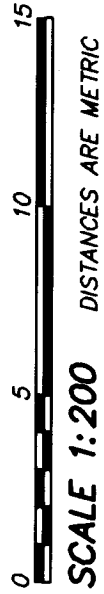
FEBRUARY 23, 2004  
FILE: 2760-551

ORIGINAL

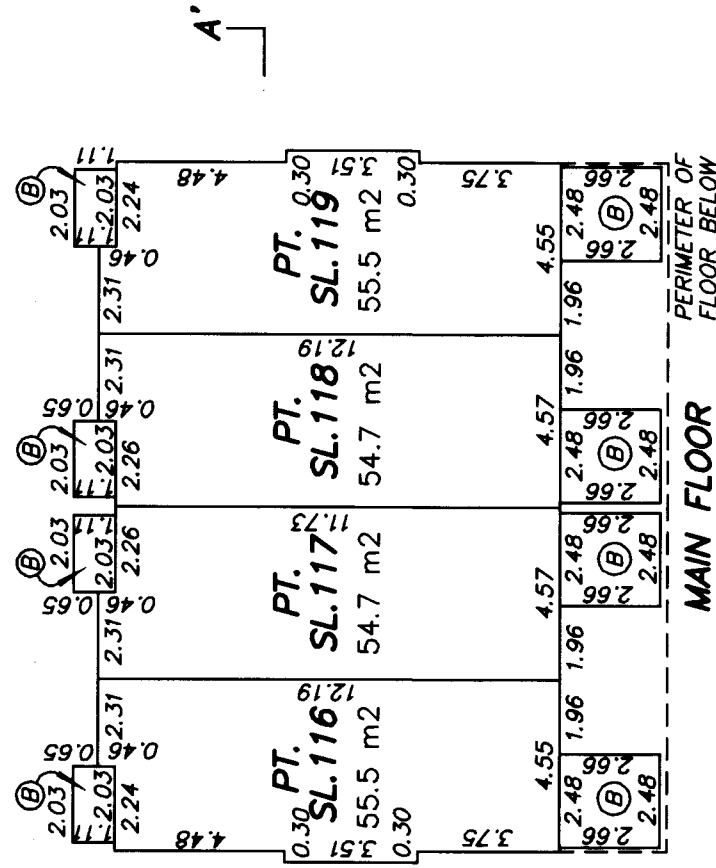
SHEET 4 OF 8 SHEETS

FLOOR PLANS  
BUILDING 15

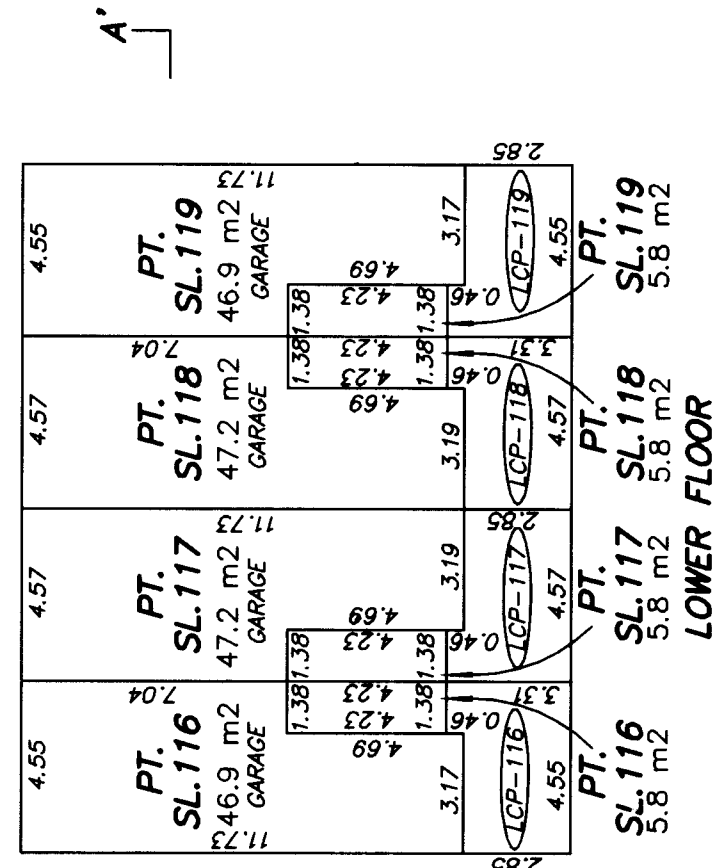
STRATA PLAN BCS405  
PHASE 5



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

UPPER FLOOR				
MAIN FLOOR	SL.116	SL.117	SL.118	SL.119
LOWER FLOOR				

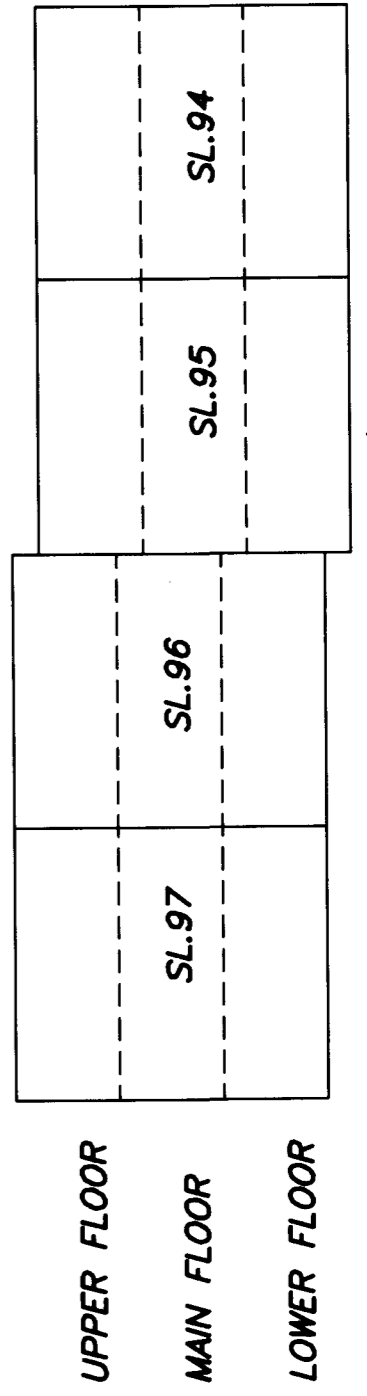
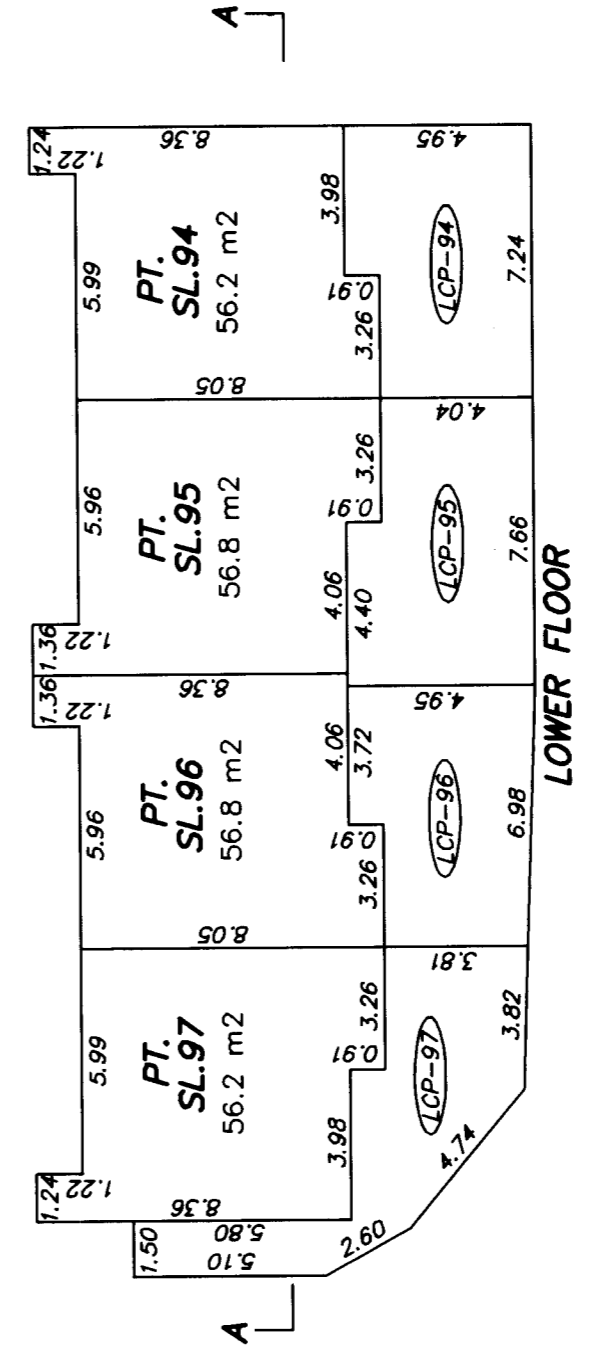
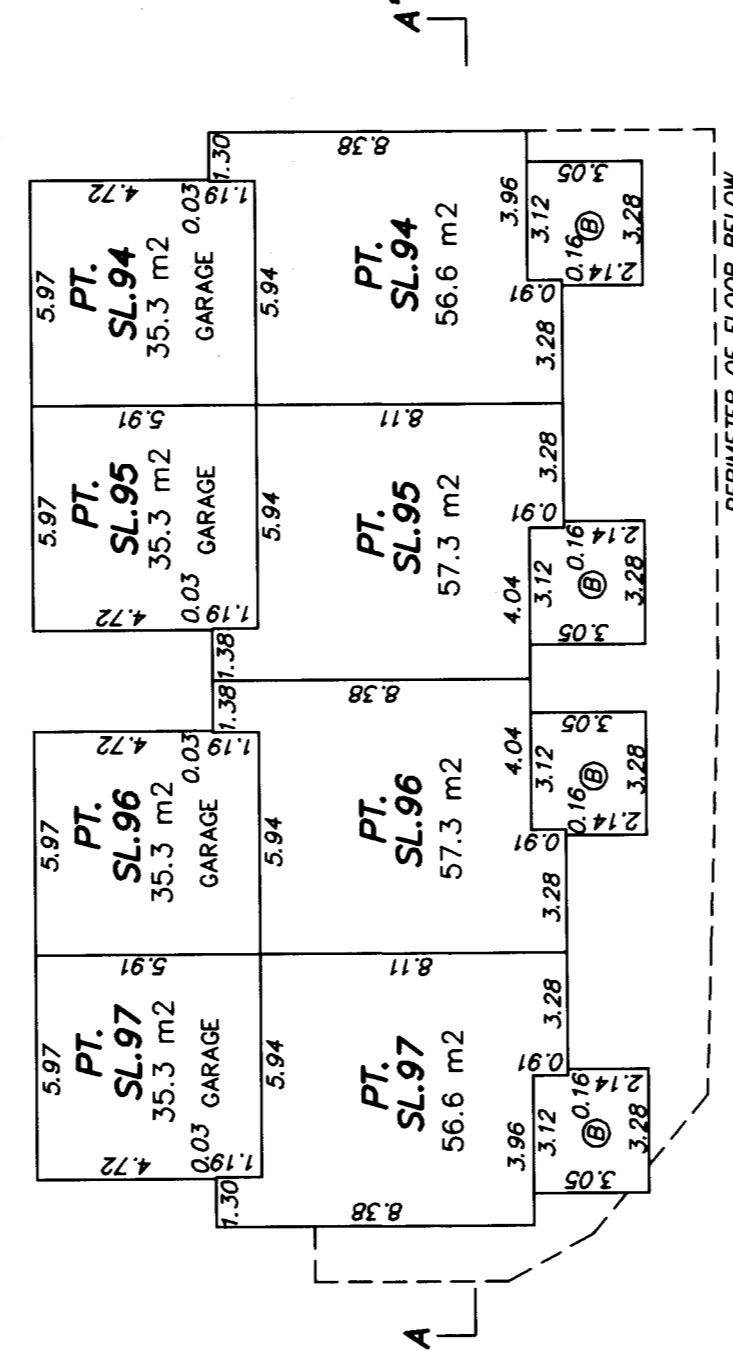
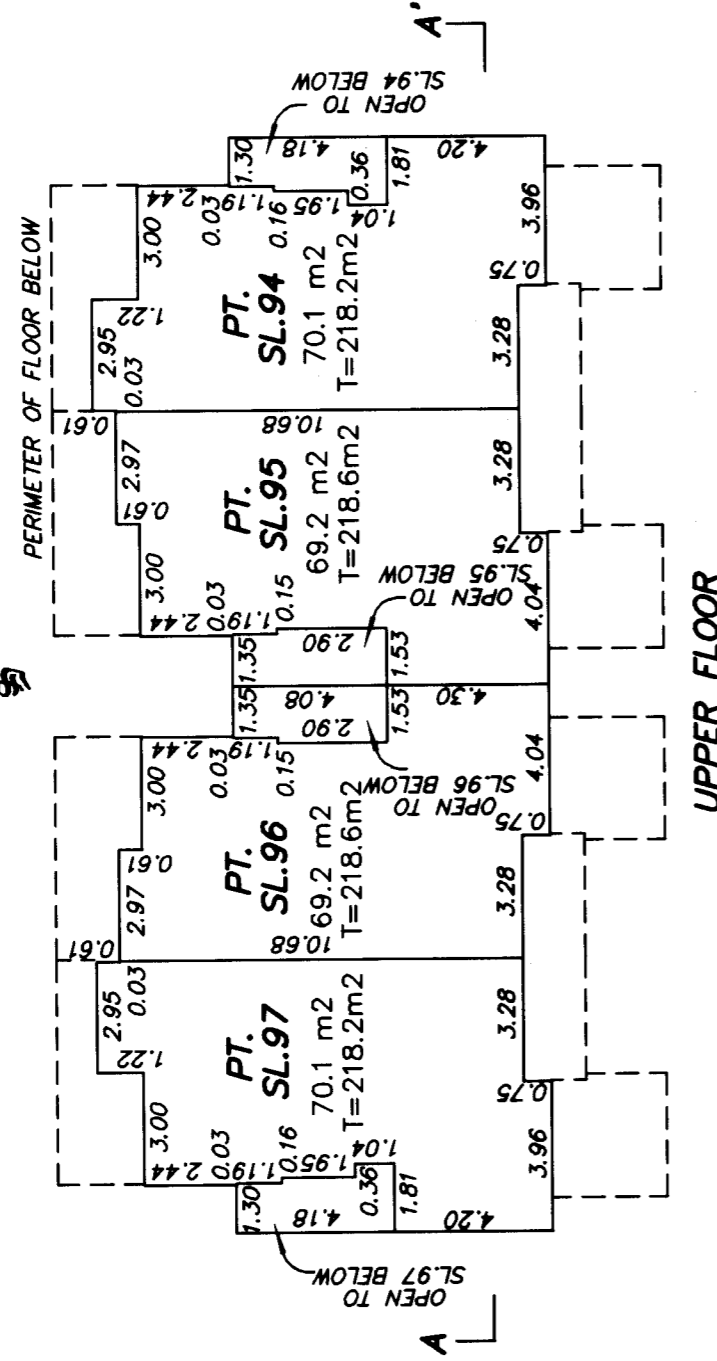
SECTION A-A'

*[Signature]*  
 FEBRUARY 23, 2004  
 DWG: 2760-S53  
 ORIGINAL

SHEET 5 OF 8 SHEETS

FLOOR PLANS  
BUILDING 27

STRATA PLAN BCS405  
PHASE 5



*[Signature]*  
FEBRUARY 23, 2004  
DWG: 2760-S53

ORIGINAL

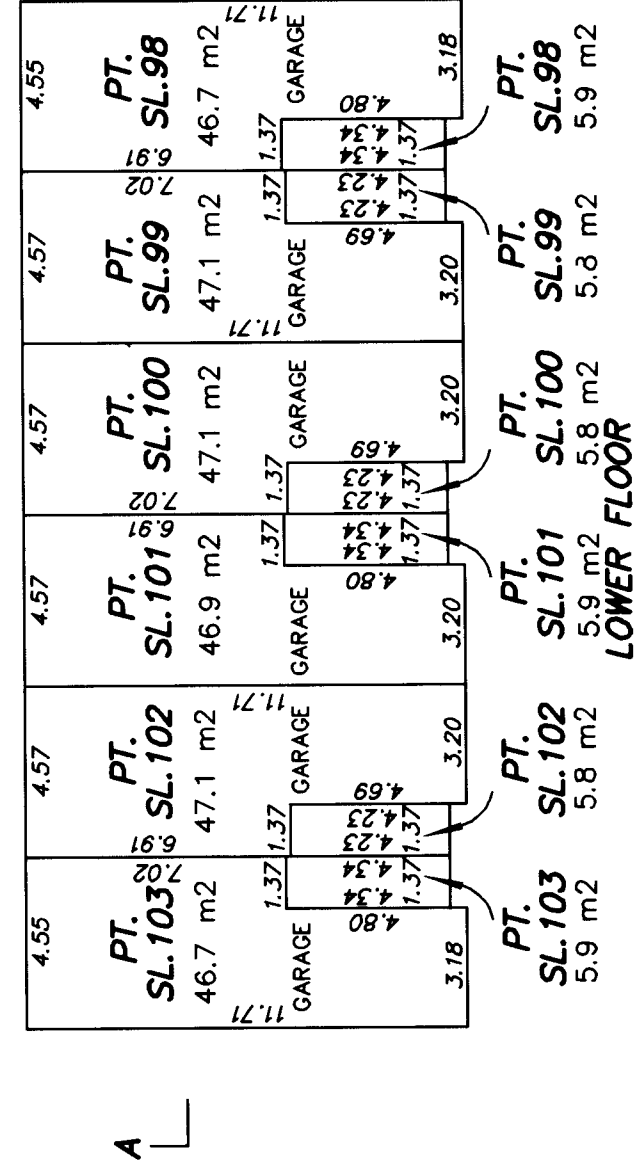
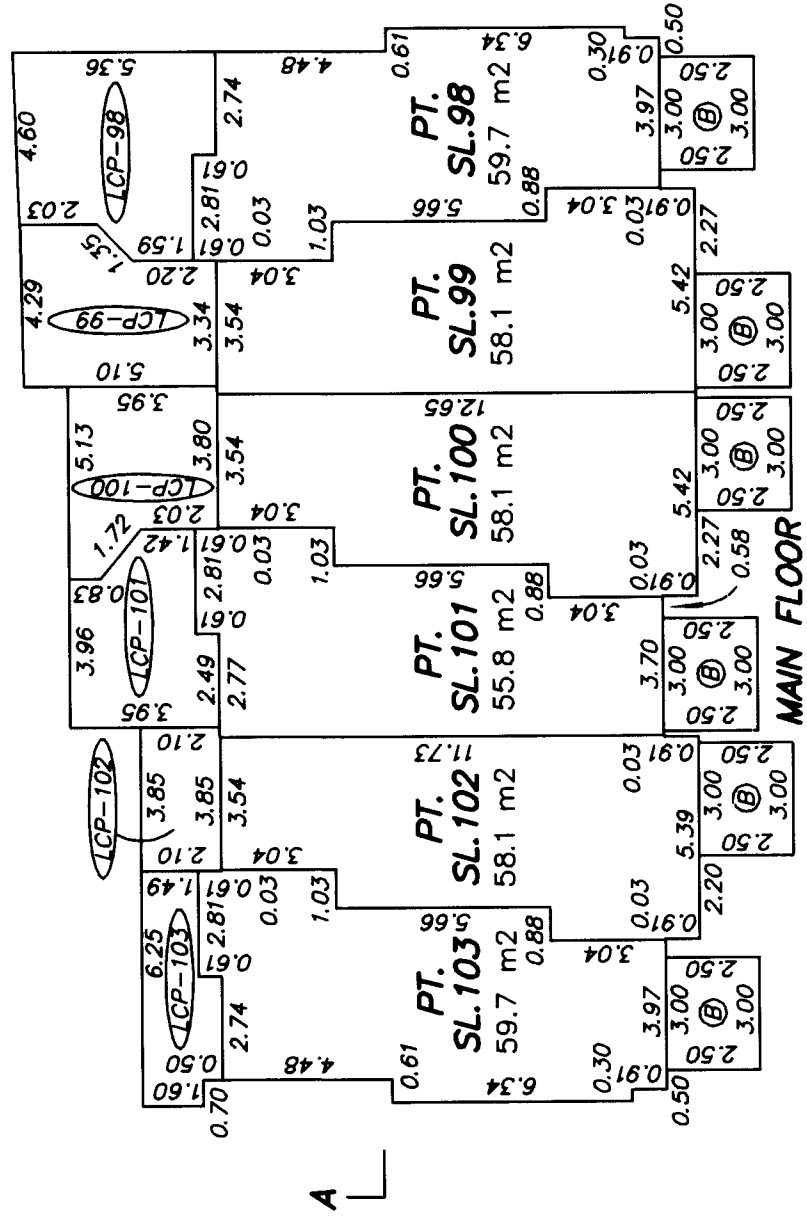
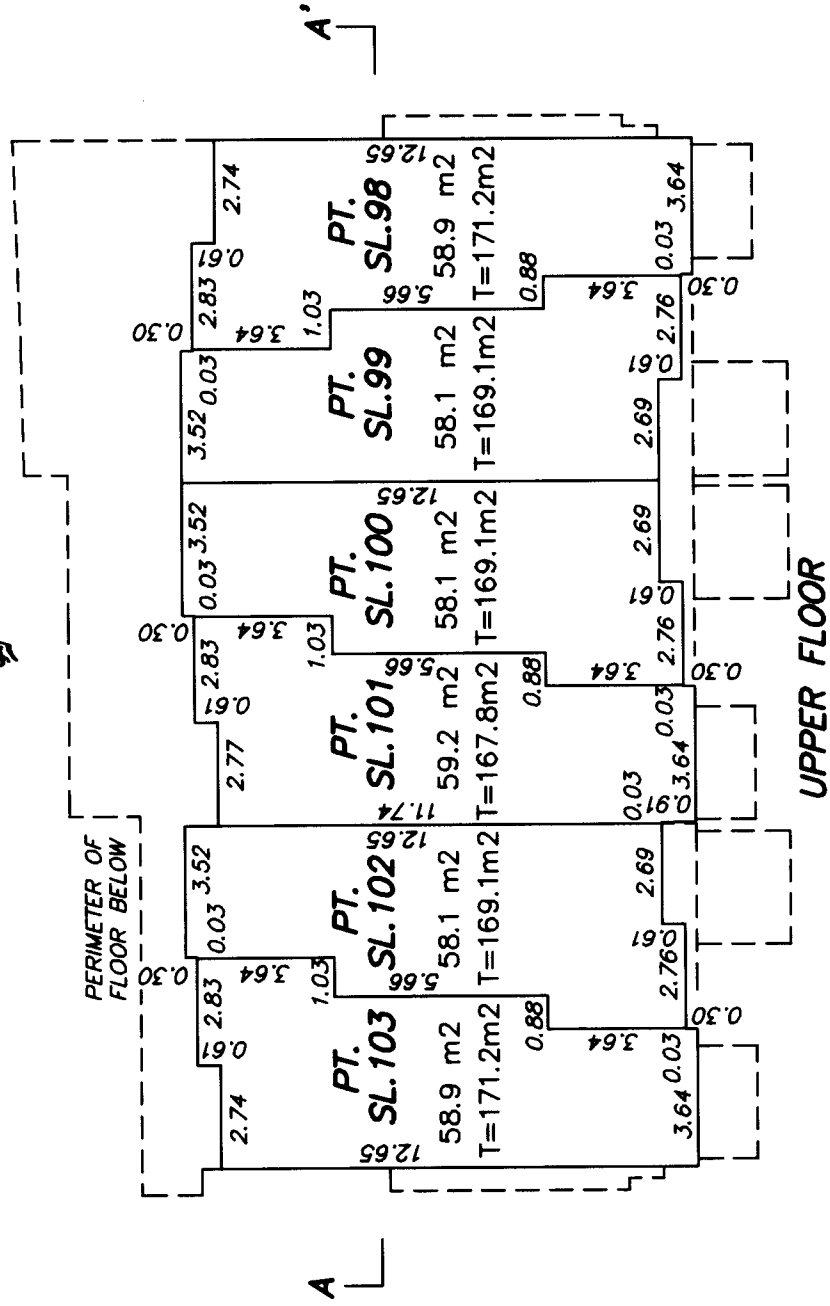
SHEET 6 OF 8 SHEETS

STRATA PLAN BCS405  
PHASE 5

FLOOR PLANS  
BUILDING 28



0 5 10 15  
SCALE 1:200  
DISTANCES ARE METRIC



UPPER FLOOR  
MAIN FLOOR  
LOWER FLOOR

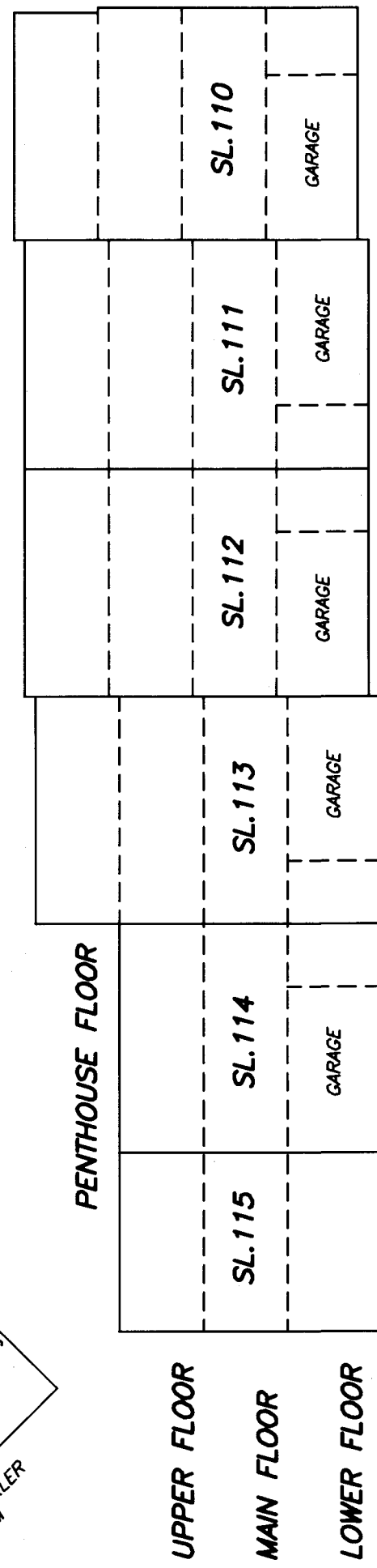
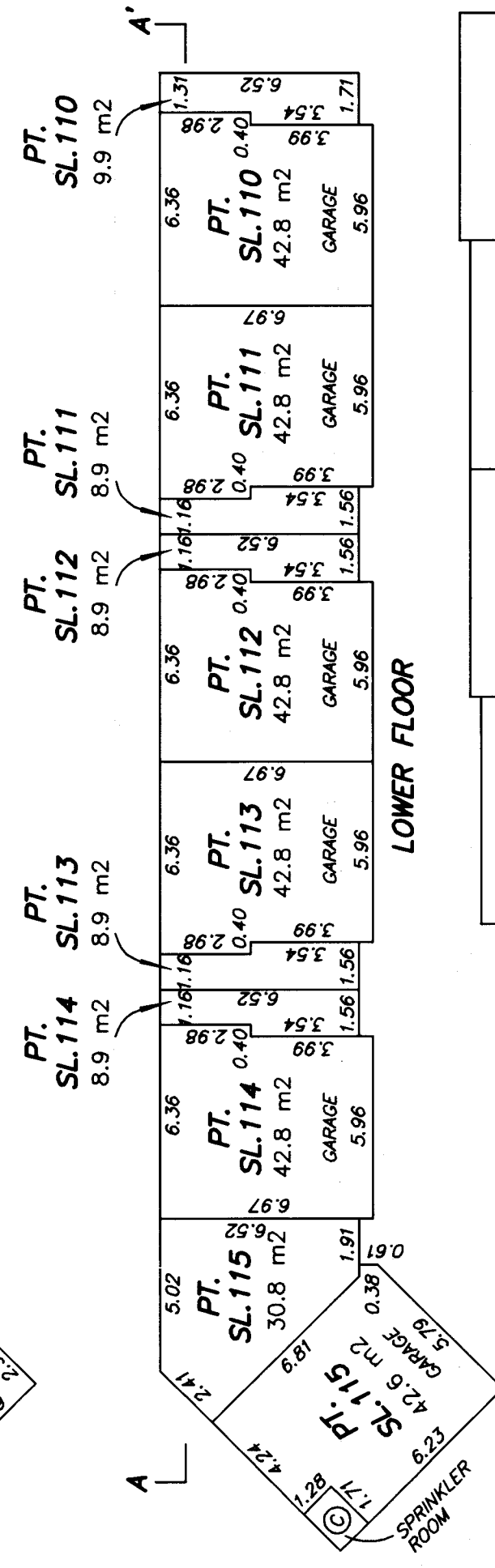
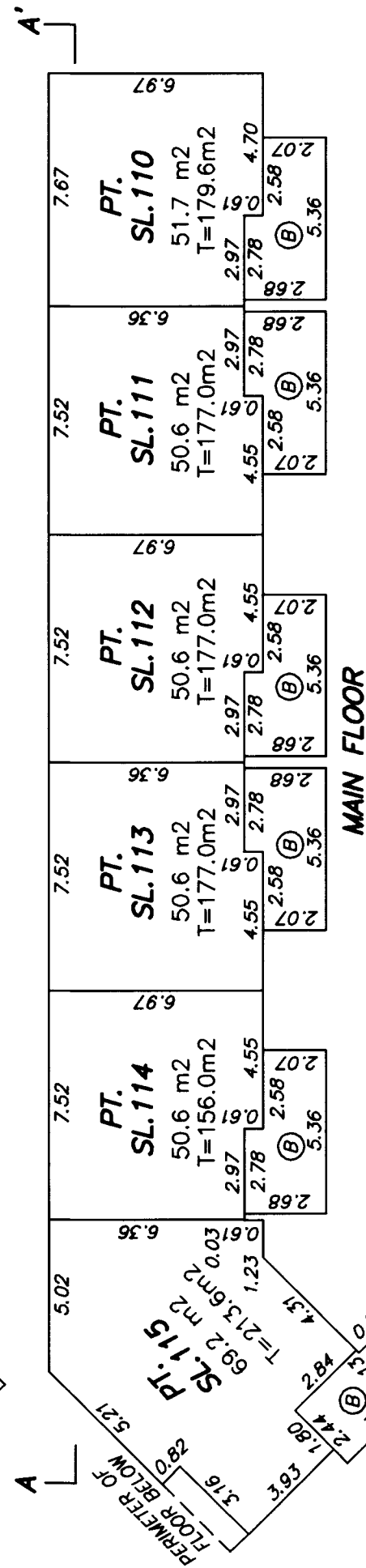
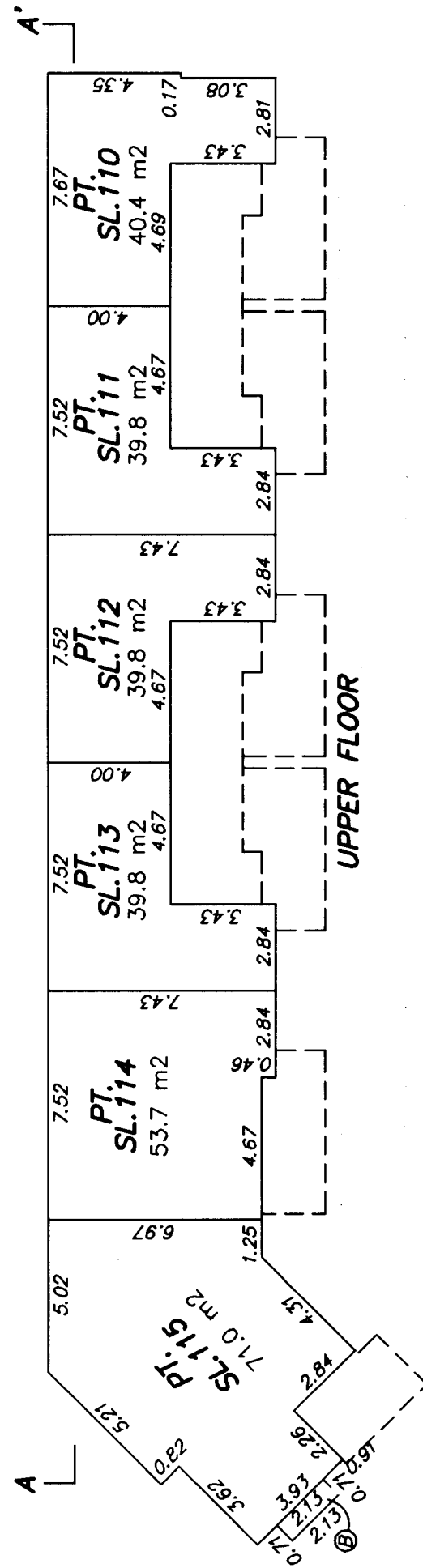
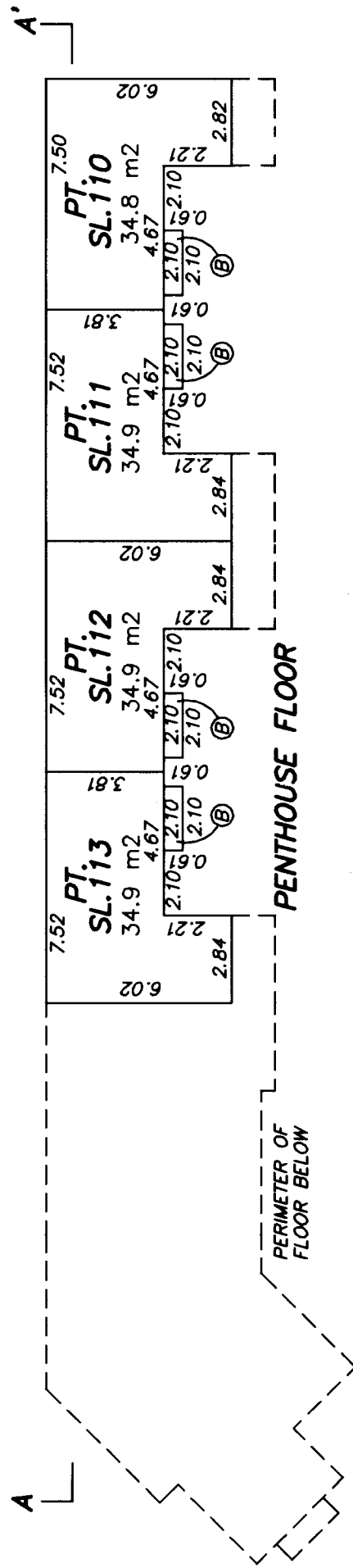
SECTION A-A'

*[Signature]*  
FEBRUARY 23, 2004  
DWG: 2760-553  
ORIGINAL

SHEET 7 OF 8 SHEETS

# STRATA PLAN BCS405 PHASE 5

## FLOOR PLANS BUILDING 29



SECTION A-A'

FEBRUARY 23, 2004  
DWG: 2760-553

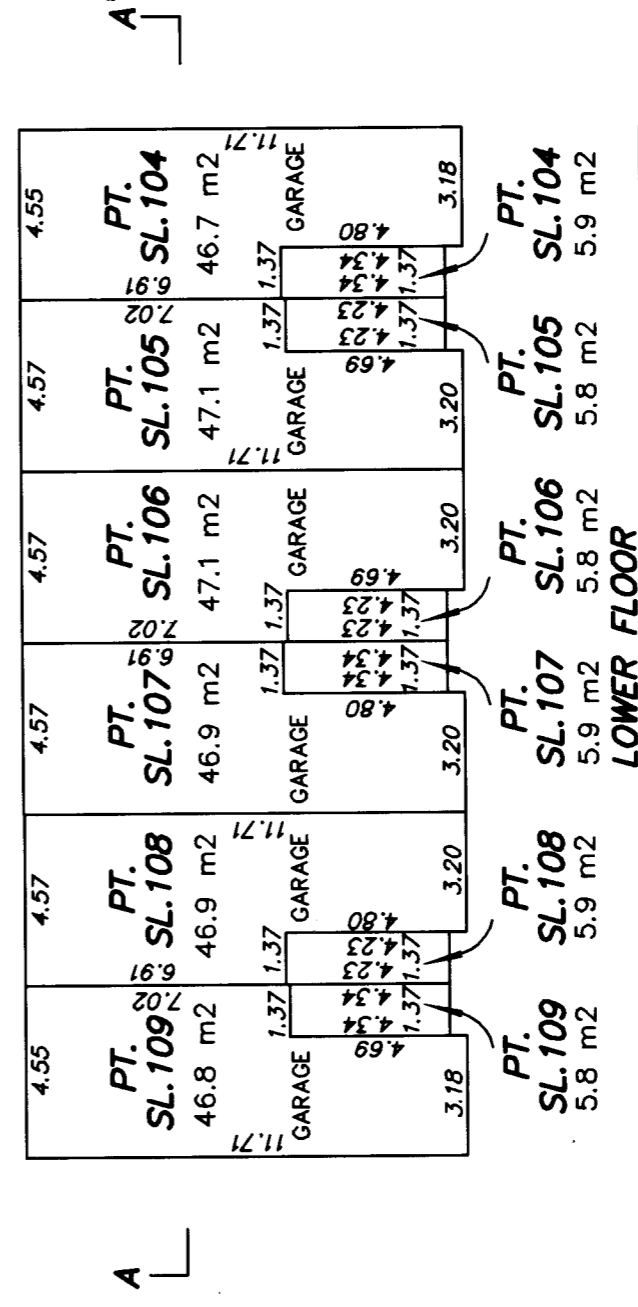
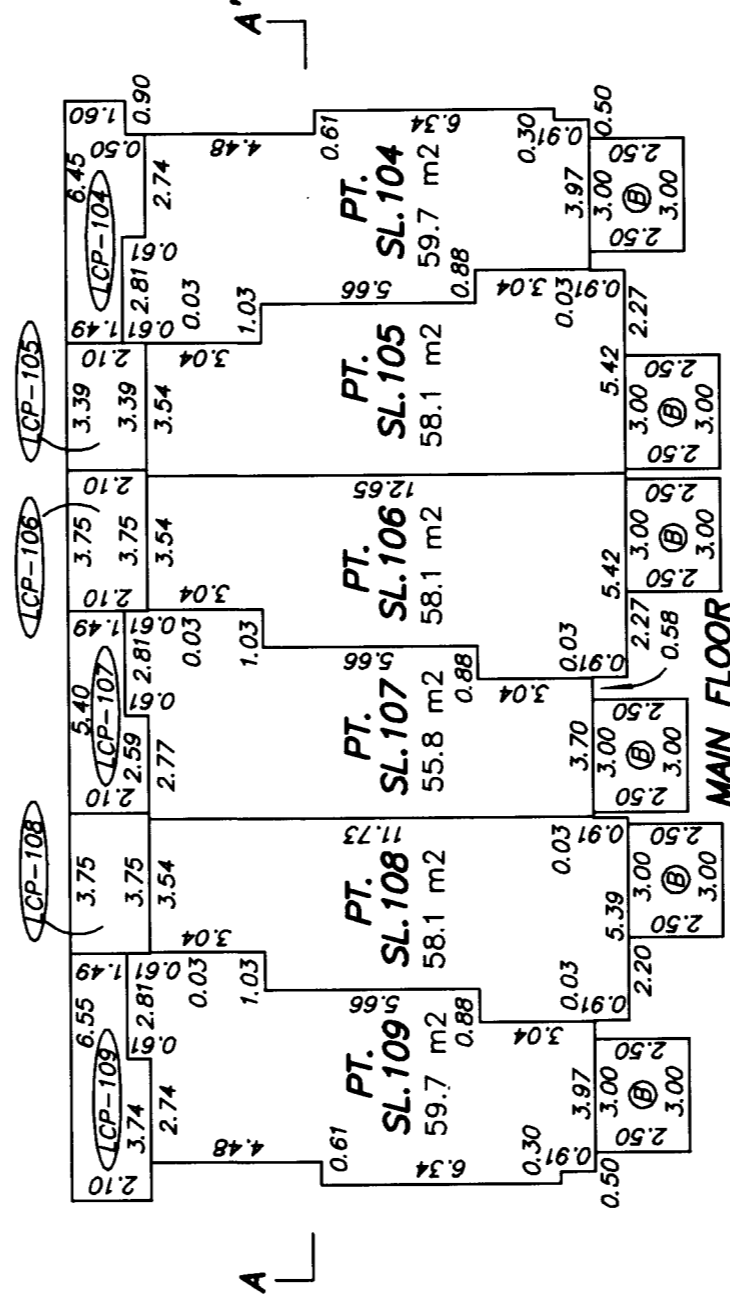
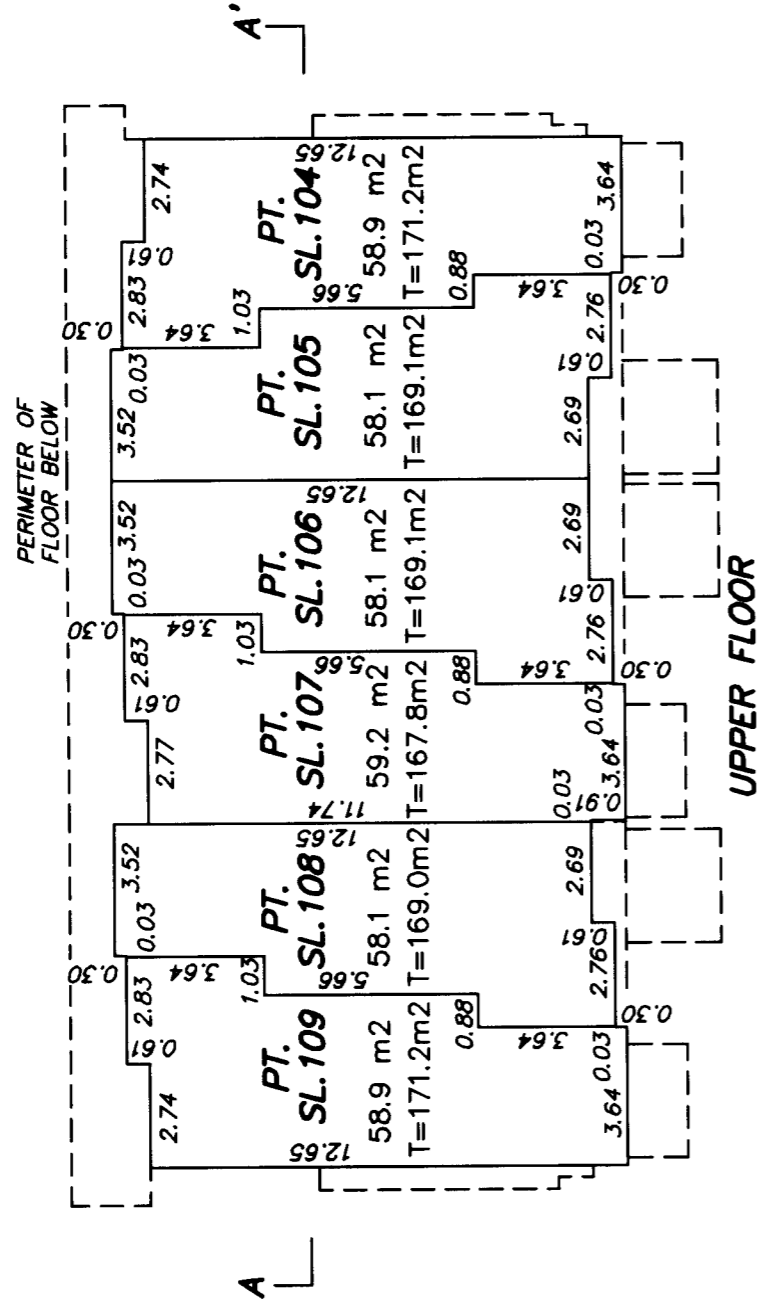
ORIGINAL

SHEET 8 OF 8 SHEETS

# STRATA PLAN BCS405 PHASE 5

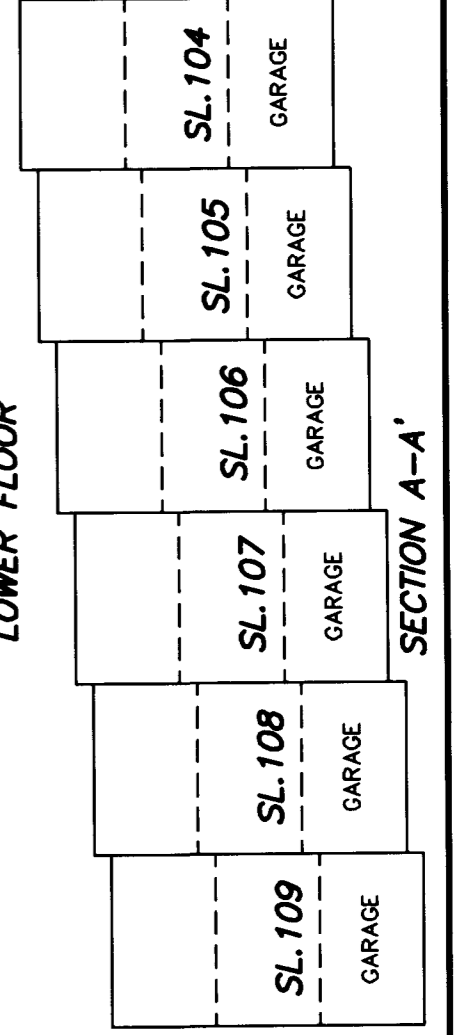


0 5 10 15  
SCALE 1:200 DISTANCES ARE METRIC



UPPER FLOOR  
MAIN FLOOR  
LOWER FLOOR

### SECTION A-A'



*[Signature]*  
FEBRUARY 23, 2004  
DWG: 2760-S53  
ORIGINAL

SHEET 1 OF 7 SHEETS

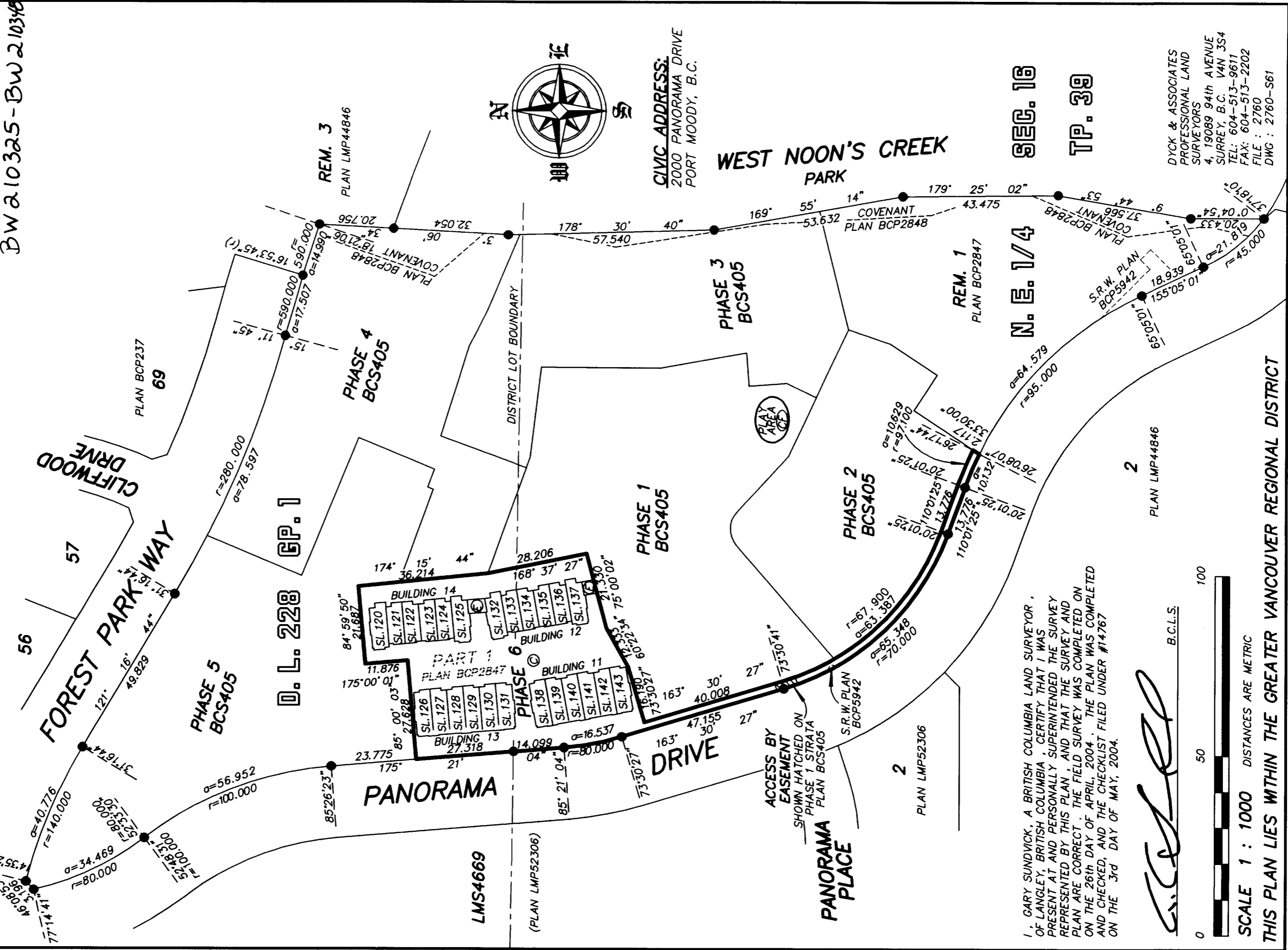
STRATA PLAN BCS405  
PHASE 6

STRATA PLAN OF PART OF LOT 1  
EXCEPT: FIRSTLY; PHASE 1 STRATA PLAN BCS405  
SECONDLY; PHASE 2 STRATA PLAN BCS405  
THIRDLY; PHASE 3 STRATA PLAN BCS405  
FOURTHLY; PHASE 4 STRATA PLAN BCS405  
FIFTHLY; PHASE 5 STRATA PLAN BCS405  
DISTRICT LOT 228 GROUP 1 SECTION 16 TOWNSHIP 39  
NEW WESTMINSTER DISTRICT PLAN BCP2847  
B.C.G.S. 92G.036 CITY OF PORT MOODY

DEPOSITED AND REGISTERED IN THE LAND  
TITLE OFFICE AT NEW WESTMINSTER B.C.  
May 19 2004

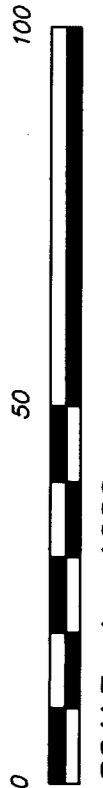
W. Chens / DS  
Deputy REGISTRAR

BW 210325 - BW 210346



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  
ON THE 26th DAY OF APRIL, 2004. THE PLAN WAS COMPLETED  
AND CHECKED, AND THE CHECKLIST FILED UNDER #14767  
ON THE 3rd DAY OF MAY, 2004.

*[Signature]*  
B.C.L.S.



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

DYCK & ASSOCIATES  
PROFESSIONAL LAND  
SURVEYORS  
4, 19089 94th AVENUE  
SURREY, B.C. V4N 3S4  
TEL: 604-513-8611  
FAX: 604-513-2202  
FILE : 2760  
DWG : 2760-S61

ORIGINAL

SHEET 2 OF 7 SHEETS

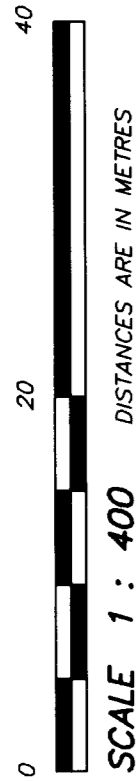
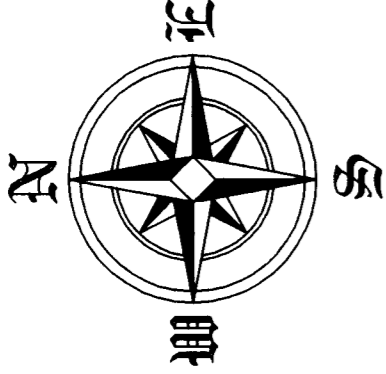
STRATA PLAN BCS405  
PHASE 6

D. L. 228 GP. 1  
N. E. 1/4 SEC. 16

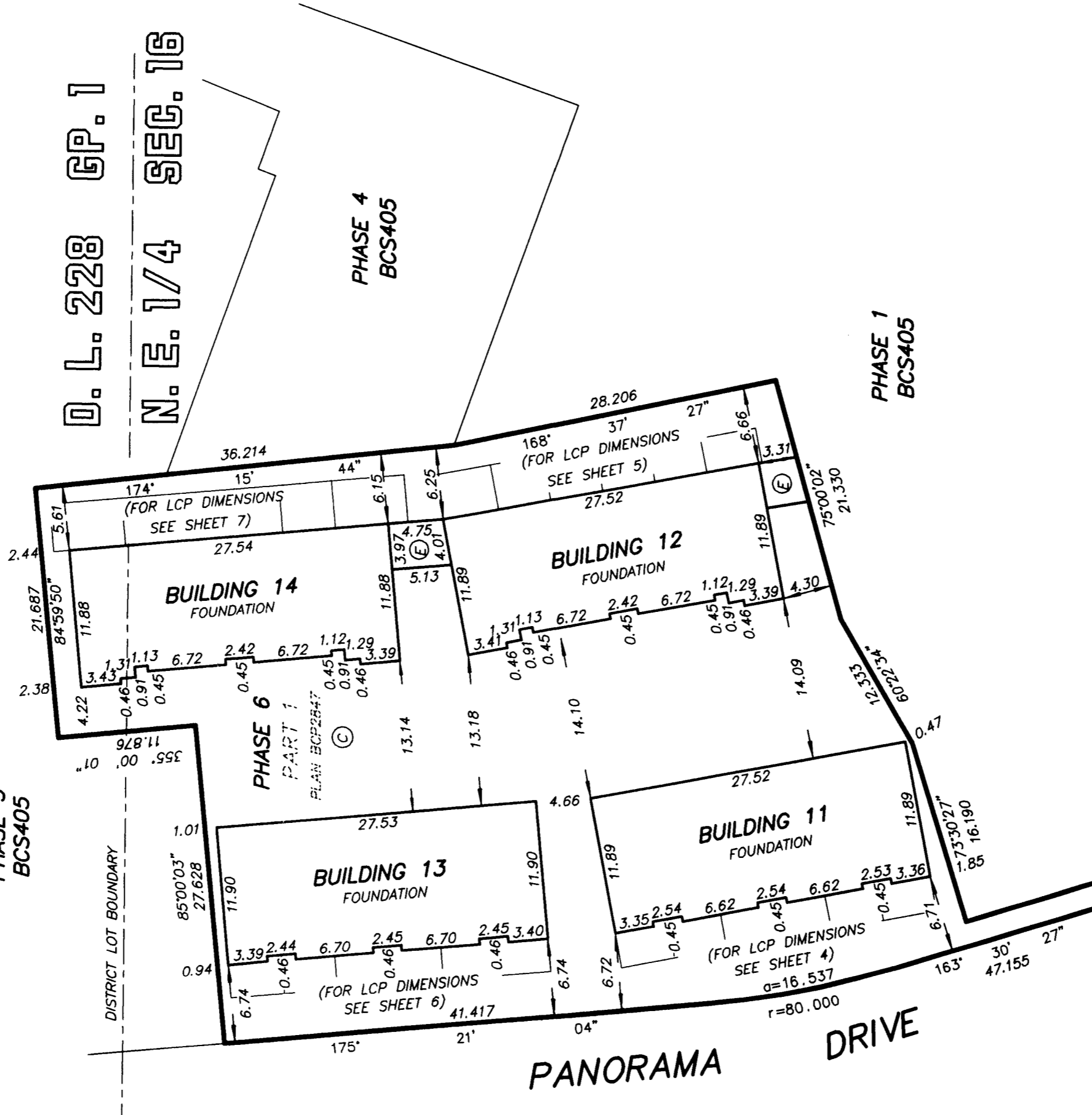
PHASE 4  
BCS405

PHASE 1  
BCS405

PHASE 5  
BCS405



SCALE 1 : 400  
DISTANCES ARE IN METRES



**LEGEND**

ASTRONOMIC BEARINGS DERIVED FROM PLAN BCP2847

- DENOTES IRON POST FOUND
- m2 DENOTES SQUARE METRES
- SL DENOTES STRATA LOT
- PT. DENOTES STRATA LOT
- T DENOTES PART
- T DENOTES TOTAL
- LCP DENOTES LIMITED COMMON PROPERTY
- LCP-138 DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 138 (TYPICAL)
- Ⓒ DENOTES COMMON PROPERTY
- Ⓔ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓕ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- Ⓖ DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- ⒸⒻ DENOTES COMMON FACILITY

APRIL 26, 2004  
 DYCK & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 4, 19089 94th AVENUE  
 SURREY, B.C. V4N 3S4  
 T. 604.513.9611 F. 604.513.2202  
 FILE : 2760  
 DWG : 2760-S62

SHEET 3 OF 7 SHEETS

STRATA PLAN BCS405  
PHASE 6

STRATA PROPERTY ACT

OWNER:

PARK LANE HERITAGE WOODS DEVELOPMENT LTD.  
(INC. No.296824)

*[Signature]*

Name Authorized Signatory PETER WESIK

MAY 10, 2004

Name Authorized Signatory *[Signature]*

Sr. *[Signature]*

WITNESS AS TO BOTH SIGNATURES  
Name \_\_\_\_\_

ADDRESS 95 Schooner St.

Cogitlam BC

OCCUPATION OF WITNESS Development Manager

THE TORONTO-DOMINION BANK

Name Authorized Signatory *[Signature]*  
ROSS GUARDA

Name Authorized Signatory \_\_\_\_\_

WITNESS AS TO BOTH SIGNATURES  
Name SEANE MAE

ADDRESS 200 W. GEORGE ST  
VANCOUVER BC

OCCUPATION OF WITNESS CLERK

I, GARY SUNDVICK, 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: APRIL 26, 2004

*[Signature]*  
B.C.L.S.

THE CITY OF PORT MOODY, THE REGISTERED OWNER  
OF COVENANTS BT250815, BT451274 AND BT451275  
HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN.  
AUTHORIZED SIGNATURES

*[Signature]*  
MAYOR GIUSEPPE TRASOLINI

*[Signature]*  
A/CLERK KELLY HEAD

APPROVED AS PHASE 6 OF A SEVEN PHASE STRATA PLAN  
UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: MAY 13, 2004

*[Signature]*  
APPROVING OFFICER MARK McMULLEN  
CITY OF PORT MOODY

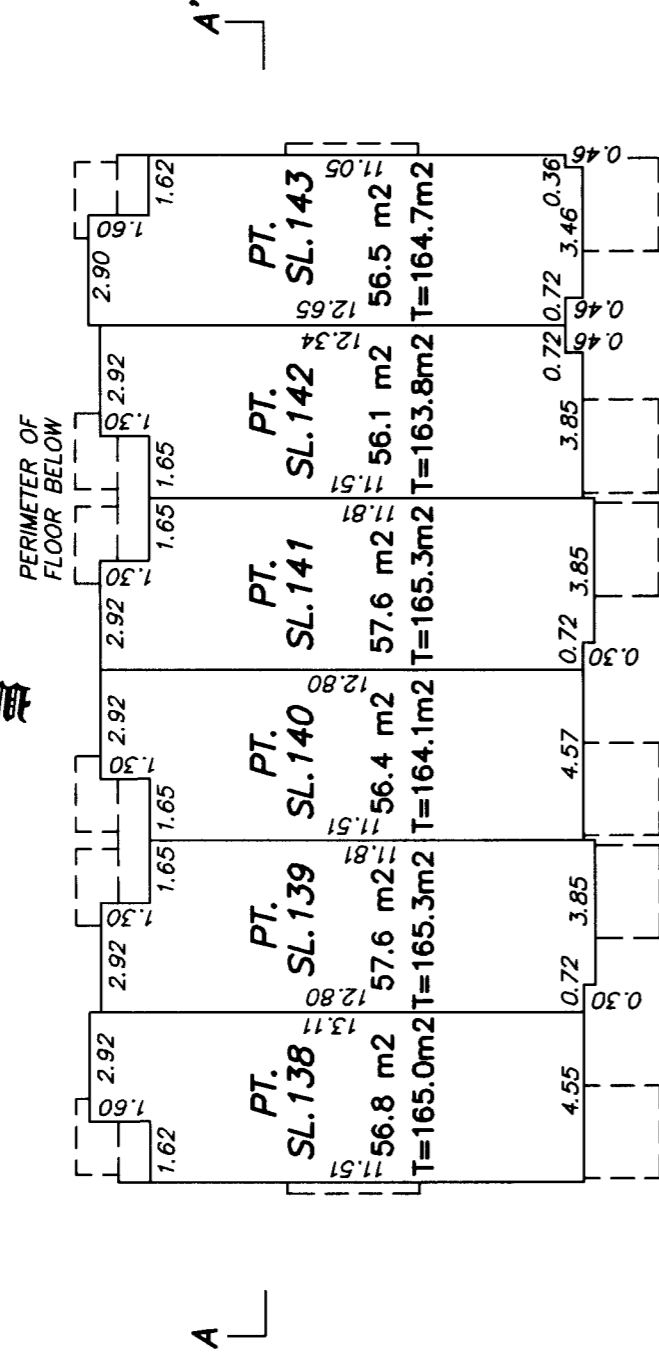
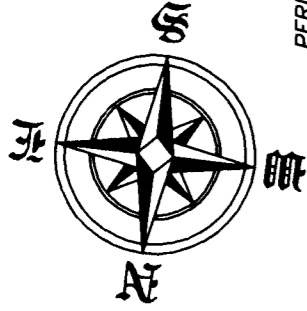
I, GARY SUNDVICK, A BRITISH COLUMBIA LAND  
SURVEYOR CERTIFY THAT THE BUILDINGS  
INCLUDED IN THIS STRATA PLAN  
HAVE NOT, AS OF APRIL 26, 2004  
BEEN PREVIOUSLY OCCUPIED.

*[Signature]*  
B.C.L.S.

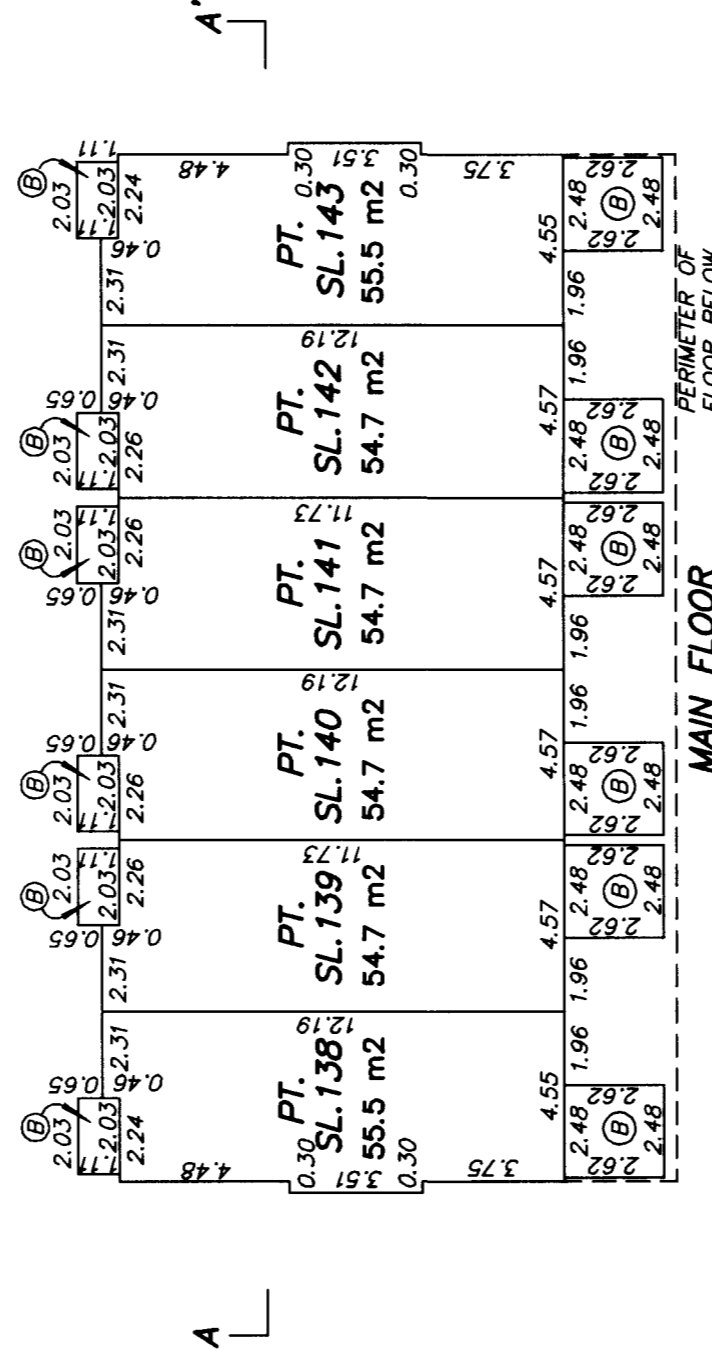
SHEET 4 OF 7 SHEETS

FLOOR PLANS  
BUILDING 11

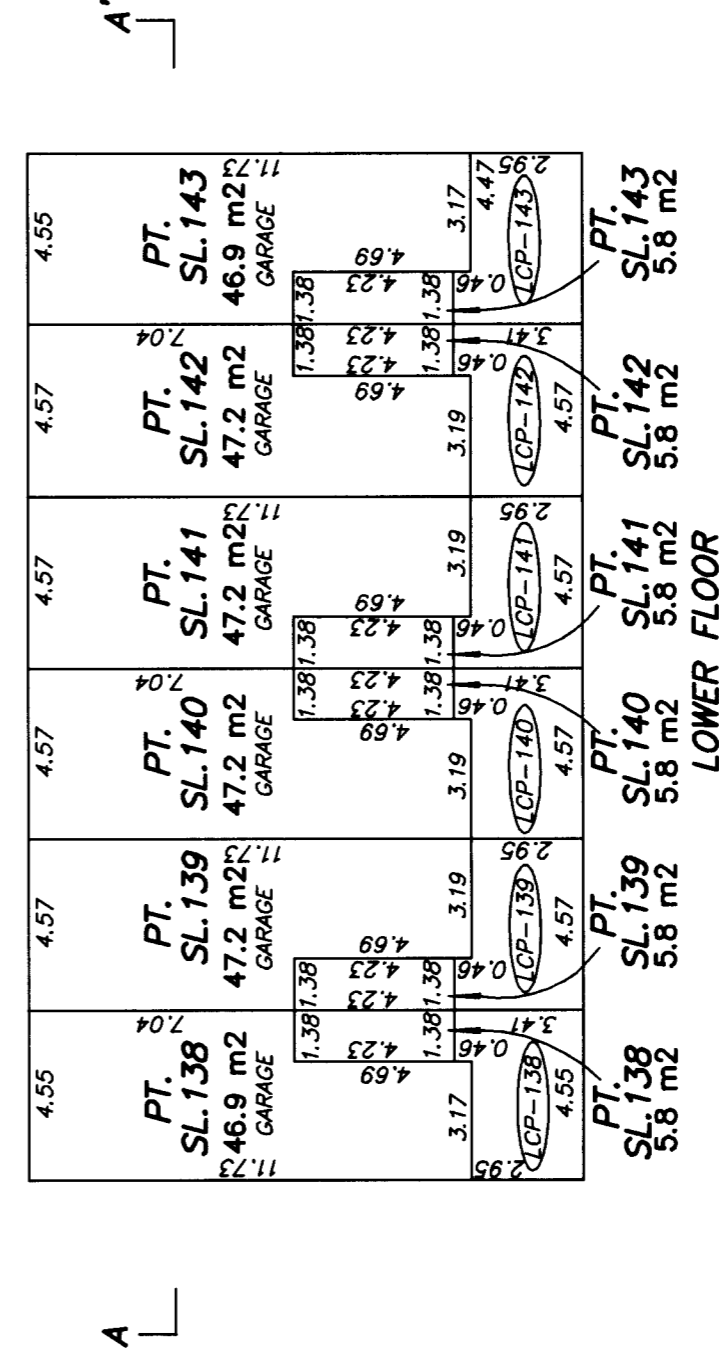
STRATA PLAN BCS405  
PHASE 6



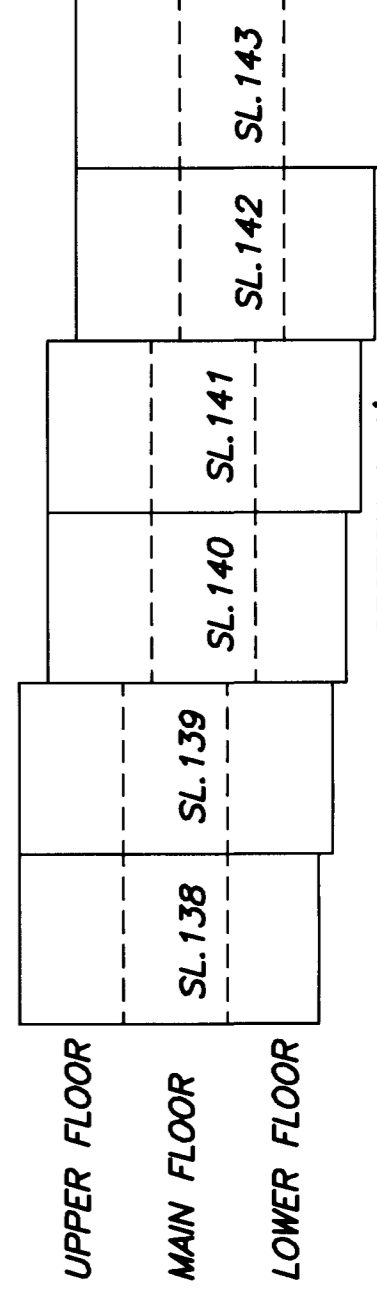
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

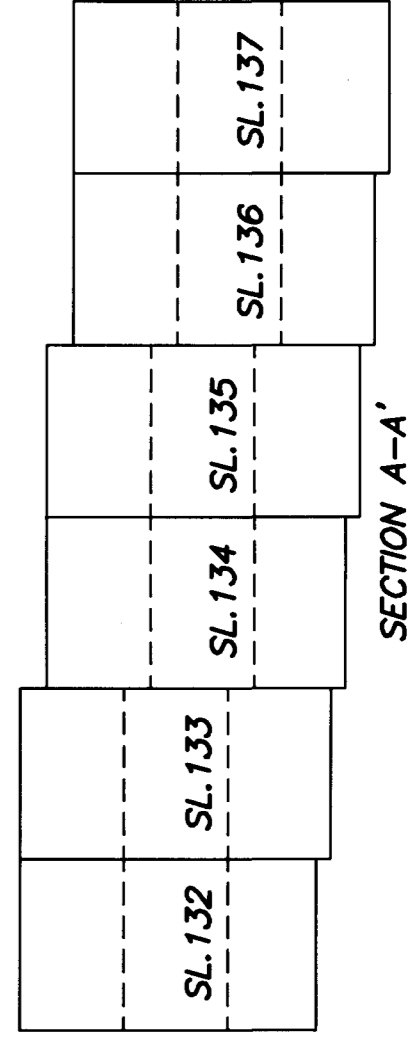
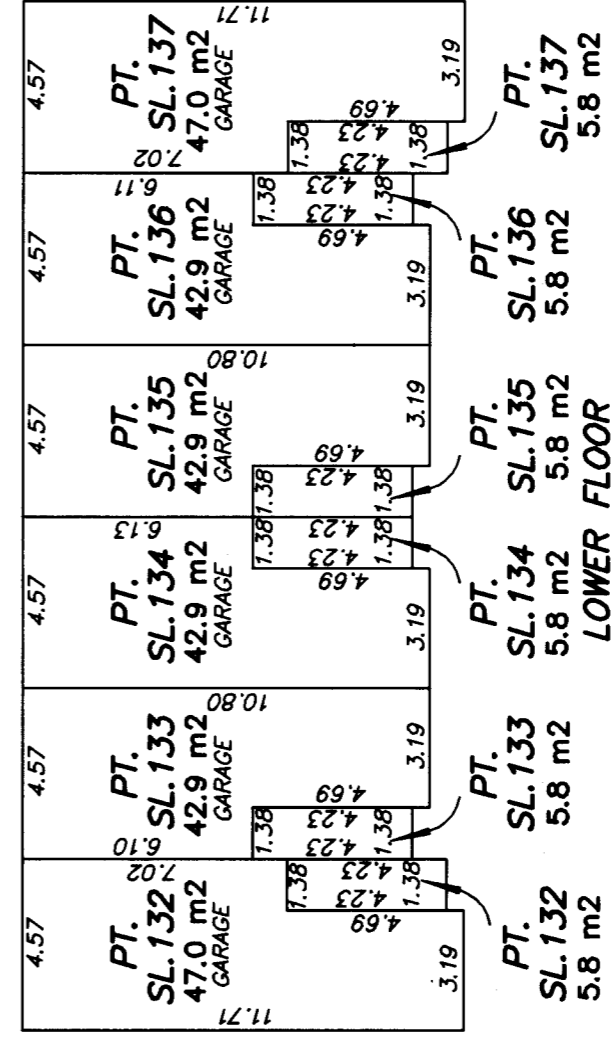
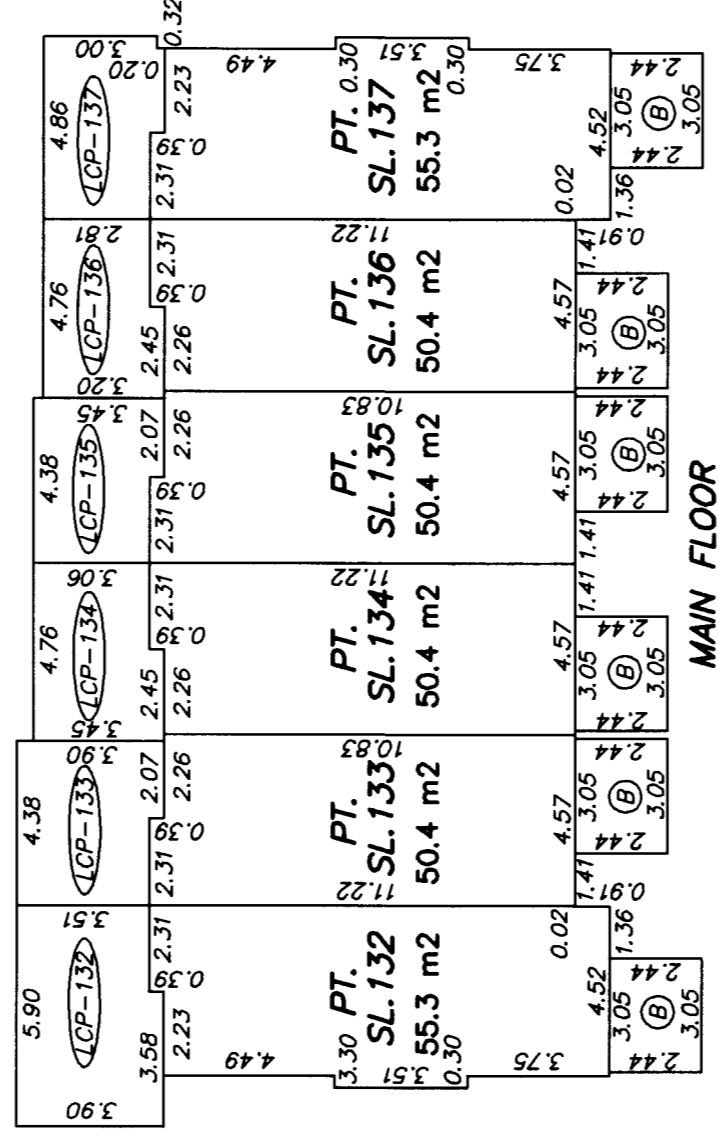
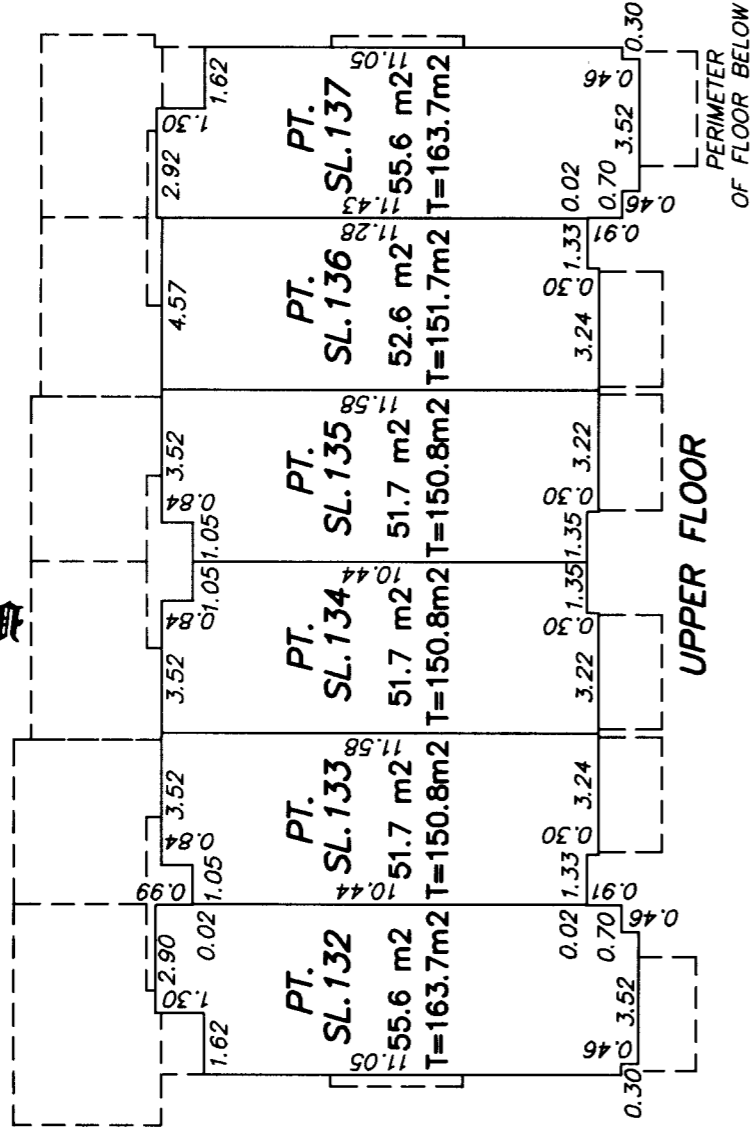
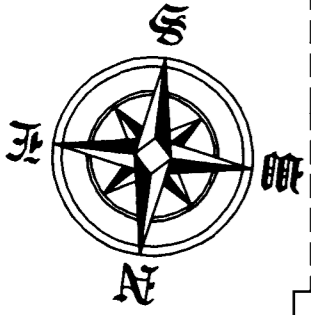


*[Signature]*  
 APRIL 26, 2004  
 FILE: 2760-S63  
 ORIGINAL

SHEET 5 OF 7 SHEETS

# STRATA PLAN BCS405 PHASE 6

## FLOOR PLANS BUILDING 12

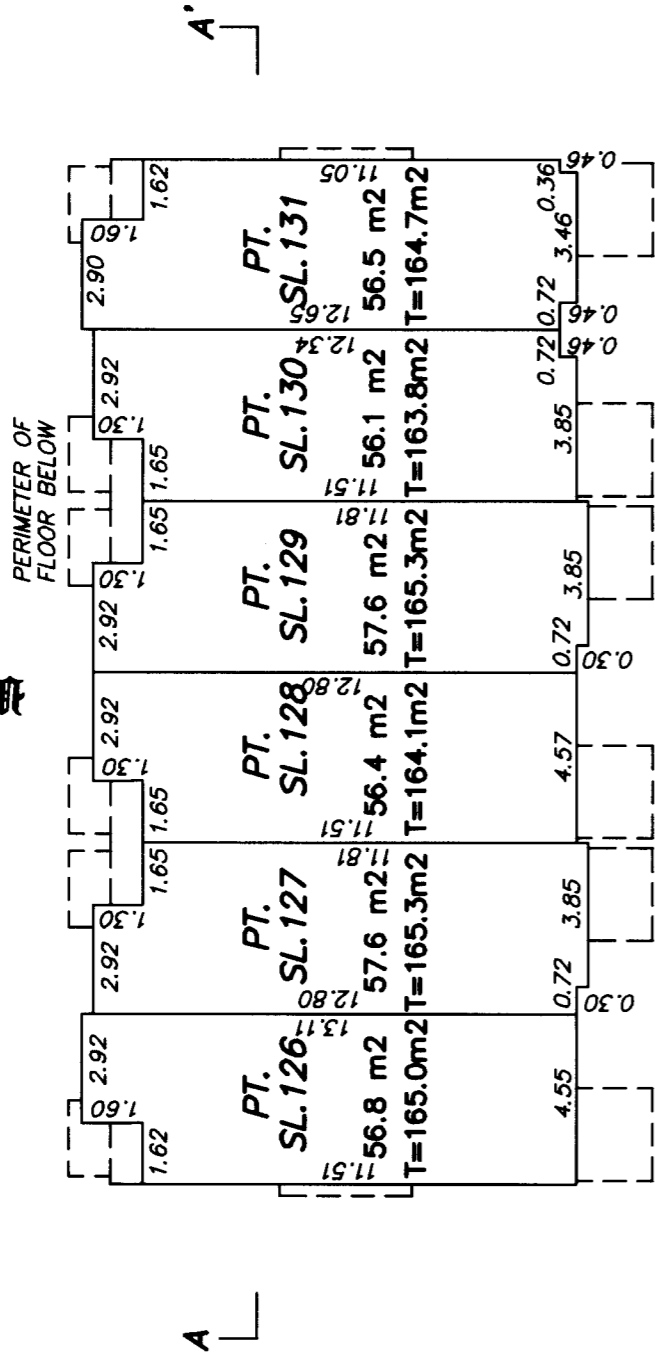
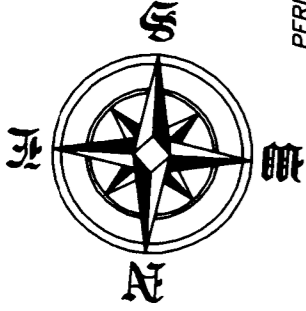


APRIL 26, 2004  
FILE: 2760-S63  
ORIGINAL

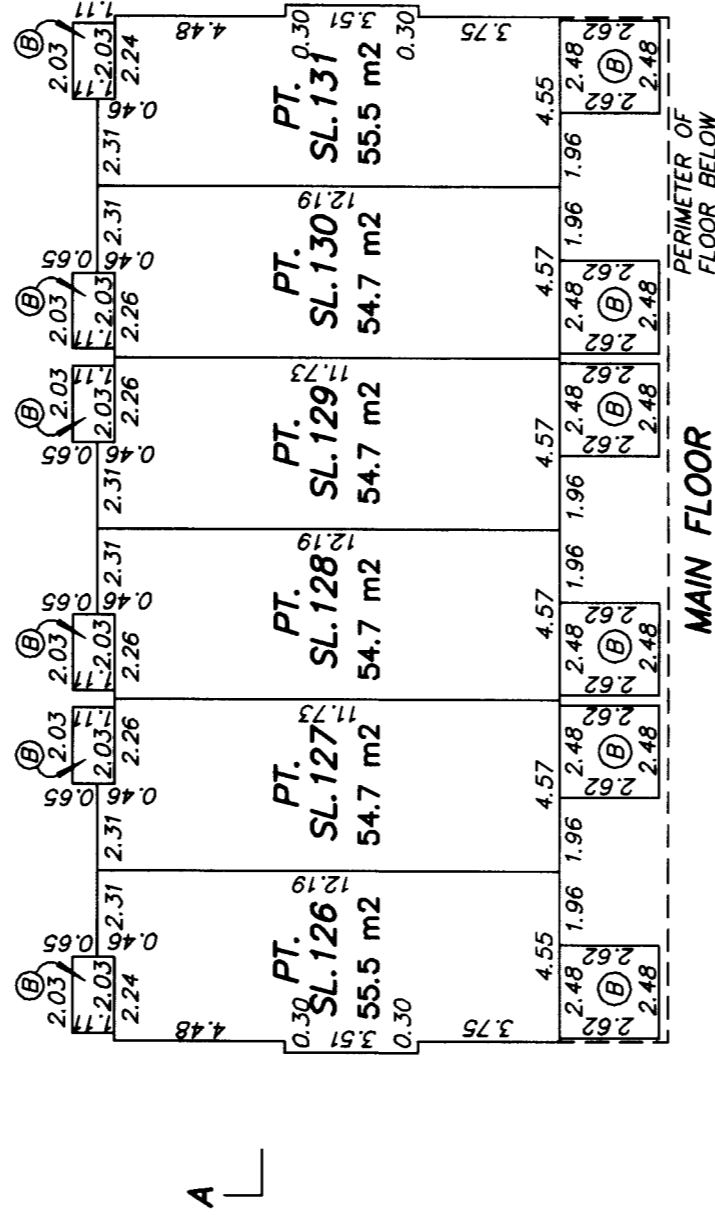
SHEET 6 OF 7 SHEETS

FLOOR PLANS  
BUILDING 13

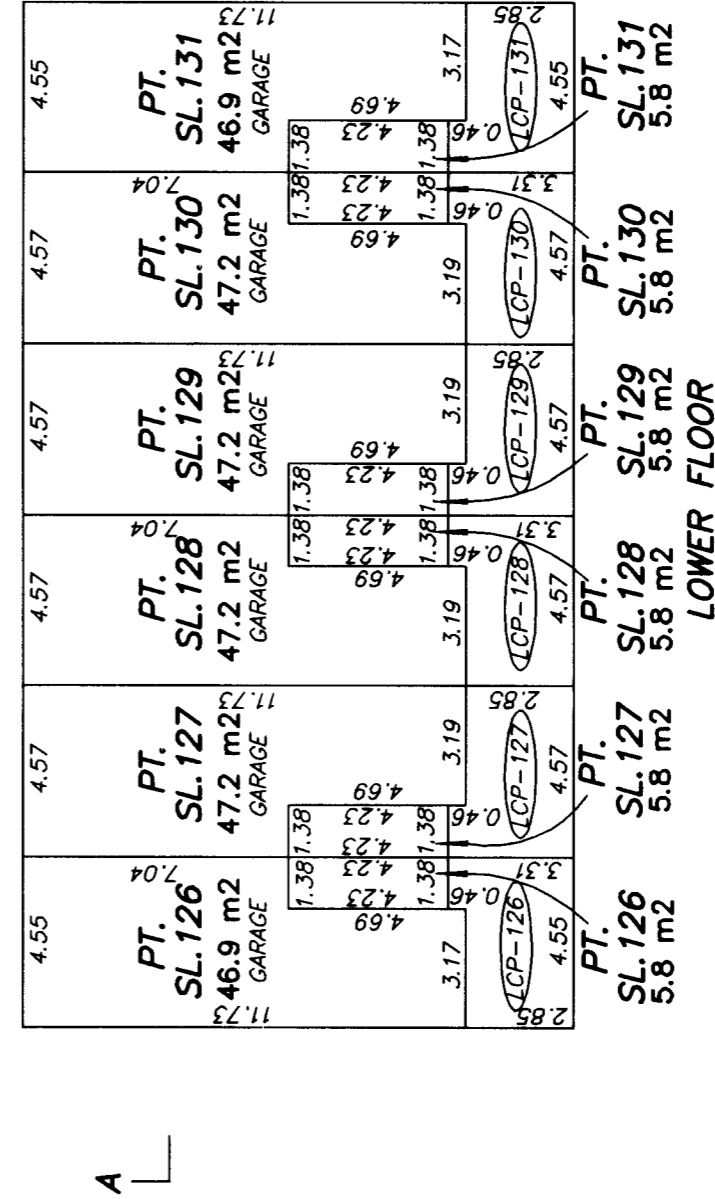
STRATA PLAN BCS405  
PHASE 6



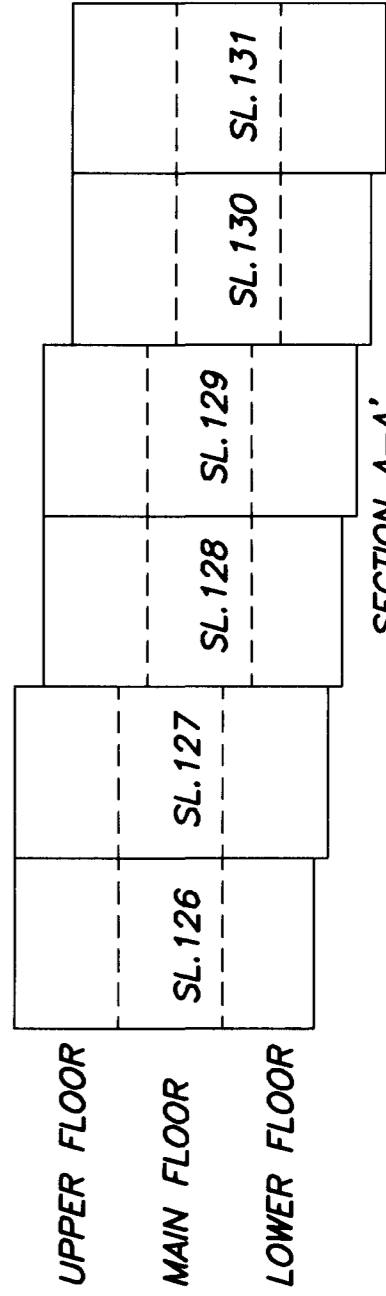
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

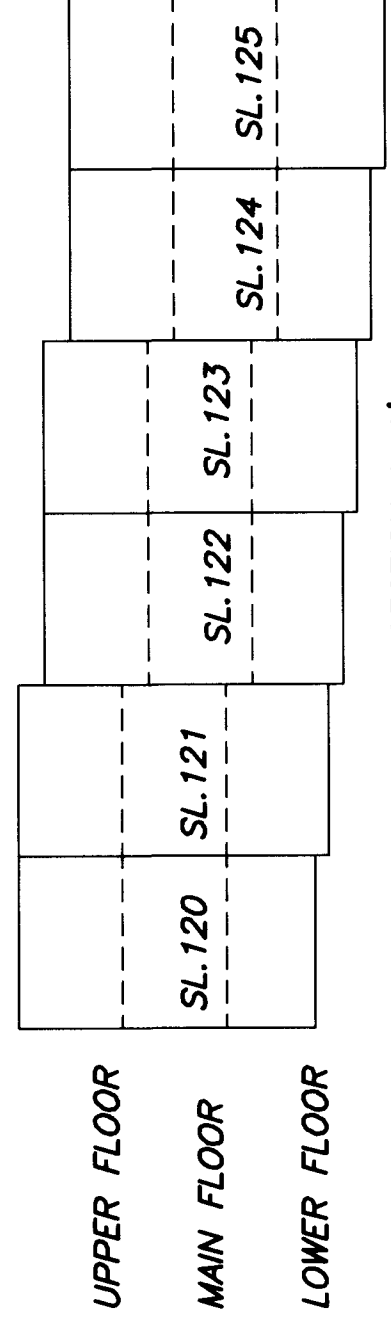
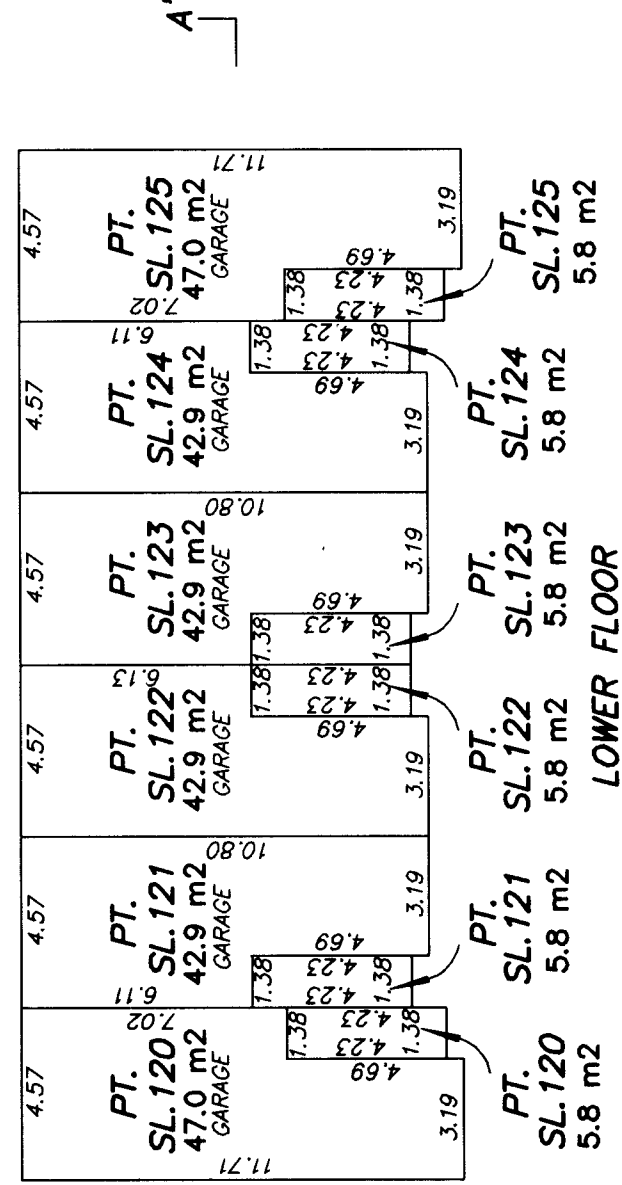
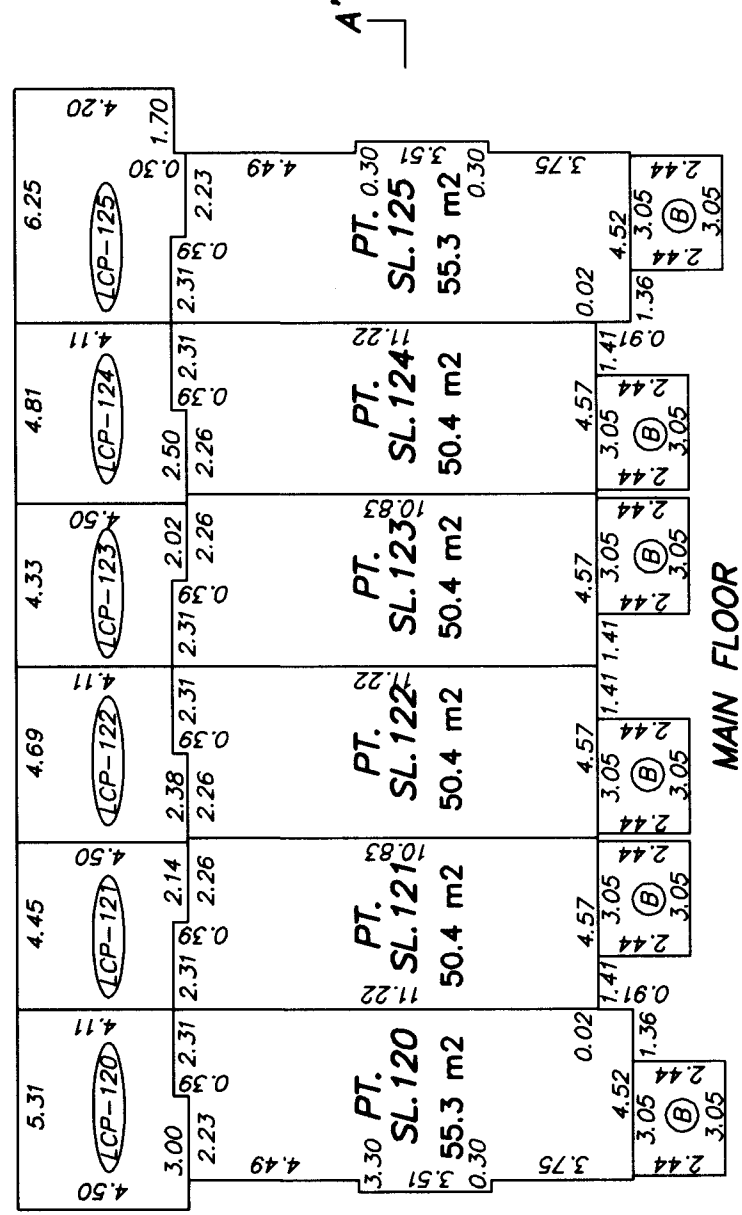
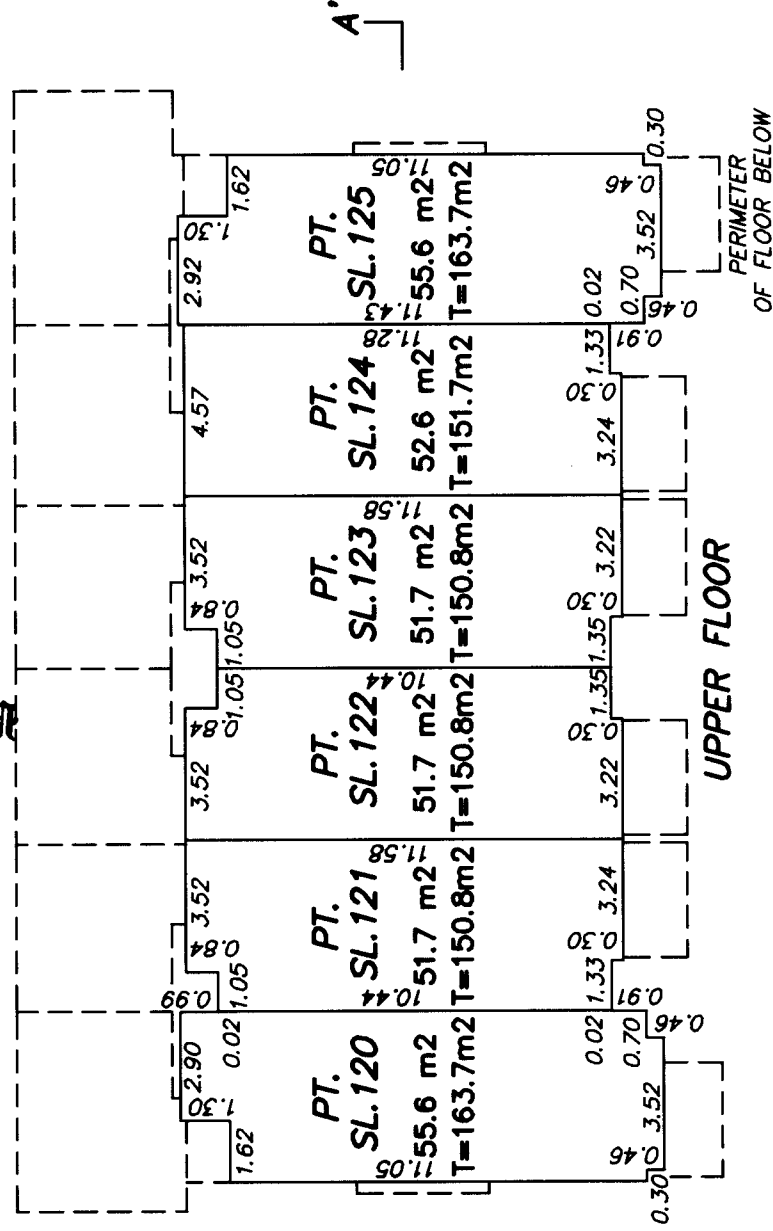


*[Signature]*  
APRIL 26, 2004  
FILE: 2760-S63  
ORIGINAL

SHEET 7 OF 7 SHEETS

FLOOR PLANS  
BUILDING 14

STRATA PLAN BCS405  
PHASE 6



*[Signature]*  
APRIL 26, 2004  
FILE: 2760-563  
ORIGINAL

SHEET 1 OF 7 SHEETS

STRATA PLAN BCS405  
PHASE 7

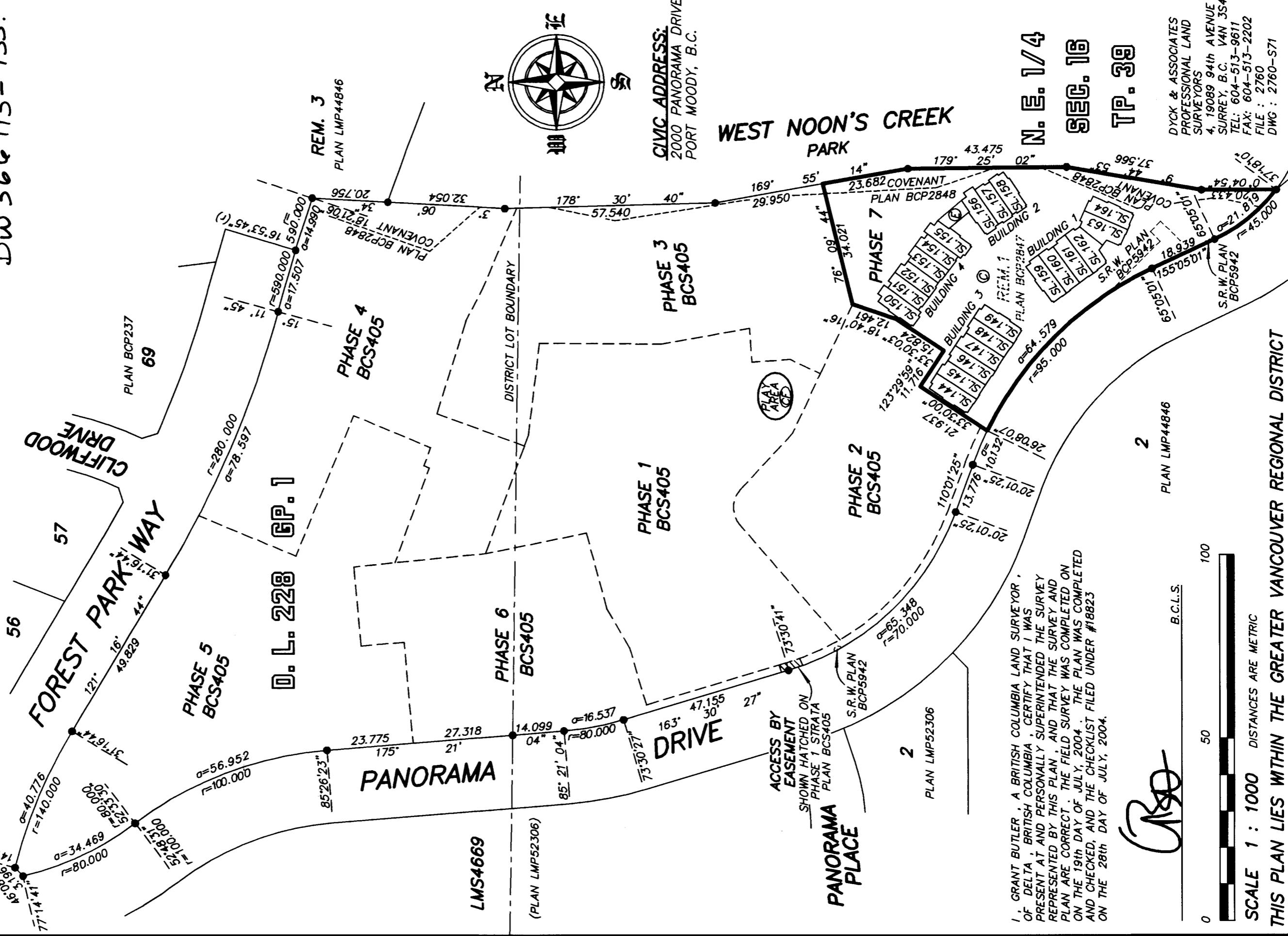
DEPOSITED AND REGISTERED IN THE LAND  
TITLE OFFICE AT NEW WESTMINSTER B.C.  
August 9, 2004

Sikunj / DS.  
Deputy REGISTRAR

Bw 366713-733.

STRATA PLAN OF LOT 1  
EXCEPT: FIRSTLY; PHASE 1 STRATA PLAN BCS405  
SECONDLY; PHASE 2 STRATA PLAN BCS405  
THIRDLY; PHASE 3 STRATA PLAN BCS405  
FOURTHLY; PHASE 4 STRATA PLAN BCS405  
FIFTHLY; PHASE 5 STRATA PLAN BCS405  
SIXTHLY; PHASE 6 STRATA PLAN BCS405  
DISTRICT LOT 228 GROUP 1 AND SECTION 16 TOWNSHIP 39  
NEW WESTMINSTER DISTRICT PLAN BCP2847  
B.C.G.S. 92G.036 CITY OF PORT MOODY

CLIFFWOOD DRIVE  
FOREST PARKWAY  
D. L. 228 GP. 1



CIVIC ADDRESS:  
2000 PANORAMA DRIVE  
PORT MOODY, B.C.

N. E. 1/4  
SEC. 16  
TP. 39

DYCK & ASSOCIATES  
PROFESSIONAL LAND  
SURVEYORS  
4, 19089 94th AVENUE  
SURREY, B.C. V4N 3S4  
TEL: 604-513-9611  
FAX: 604-513-2202  
FILE: 2760  
DWG: 2760-571

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR,  
OF DELTA, BRITISH COLUMBIA, CERTIFY THAT I WAS  
PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY  
REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND  
PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON  
ON THE 19th DAY OF JULY, 2004. THE PLAN WAS COMPLETED  
AND CHECKED, AND THE CHECKLIST FILED UNDER #18823  
ON THE 28th DAY OF JULY, 2004.

GRB



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

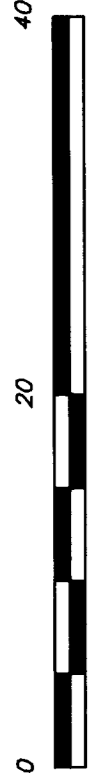
SHEET 2 OF 7 SHEETS

STRATA PLAN BCS405  
PHASE 7

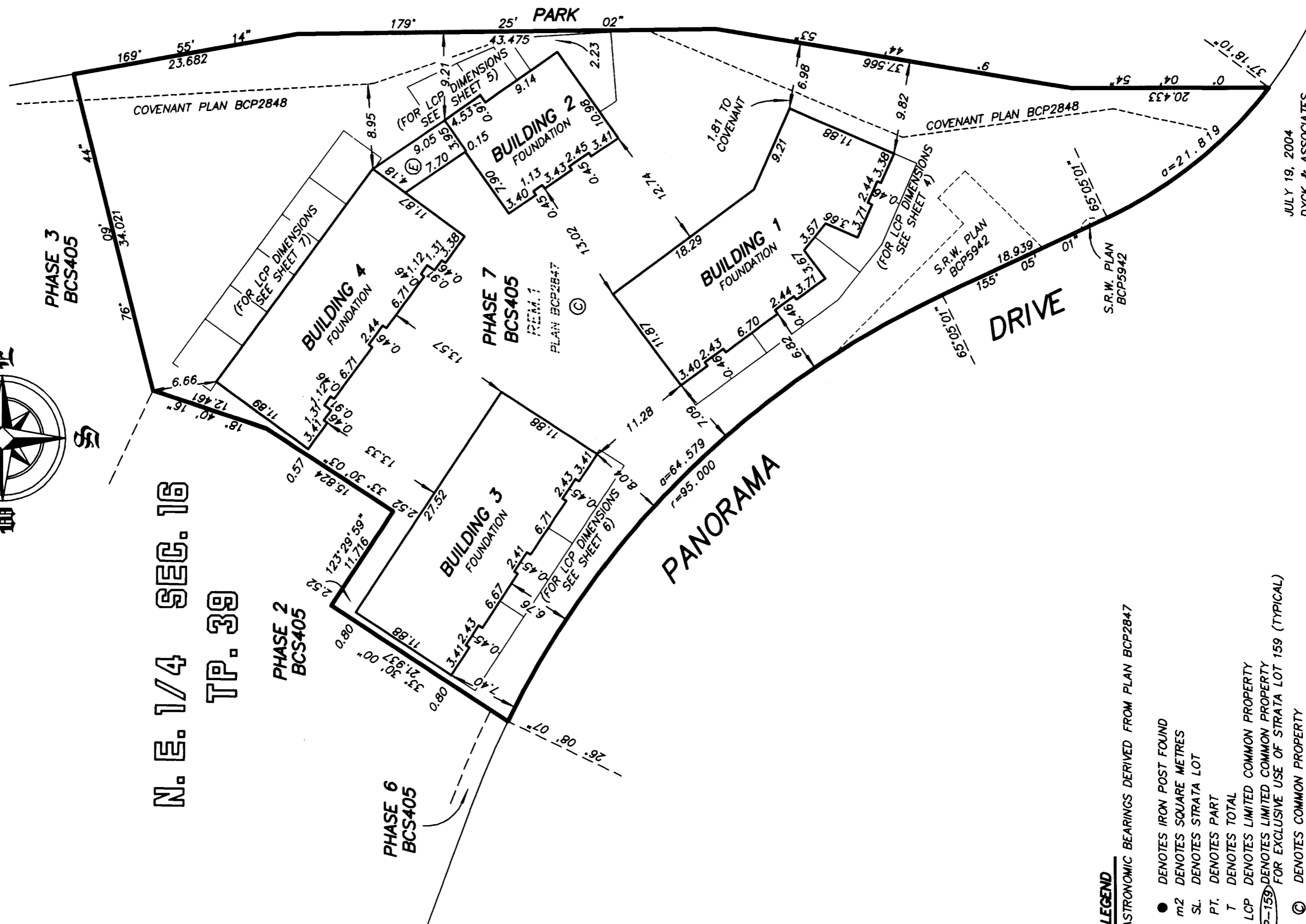
PHASE 3  
BCS405

N. E. 1/4 SEC. 16  
TP. 39

BUILDING LOCATIONS



SCALE 1 : 400 DISTANCES ARE IN METRES



JULY 19, 2004  
DYCK & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
4, 19089 94th AVENUE  
SURREY, B.C. V4N 3S4  
PH: 604-513-9611  
FAX: 604-513-2202  
FILE : 2760  
DWG : 2760-572

LEGEND

ASTRONOMIC BEARINGS DERIVED FROM PLAN BCP2847

- DENOTES IRON POST FOUND
- m<sup>2</sup> DENOTES SQUARE METRES
- SL DENOTES STRATA LOT
- PT. DENOTES PART
- T DENOTES TOTAL
- LCP DENOTES LIMITED COMMON PROPERTY
- (LCP-159) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 159 (TYPICAL)
- DENOTES COMMON PROPERTY
- ⓔ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- ⓑ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- Ⓞ DENOTES COMMON FACILITY

SHEET 3 OF 7 SHEETS

STRATA PLAN BCS405  
PHASE 7

STRATA PROPERTY ACT

OWNER:

PARK LANE HERITAGE WOODS DEVELOPMENT LTD.  
(INC. No. 296824)

Name: Peter Vesik  
Authorized Signatory

Name: [Signature]  
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES  
Name: Joseph Telega

Four Barrel Centre 1055 Dunsmuir St.  
ADDRESS  
Vancouver Bc. V7X 1L5

Development Manager  
OCCUPATION OF WITNESS

THE TORONTO-DOMINION BANK

Name: [Signature]  
Authorized Signatory

Name: \_\_\_\_\_  
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES  
Name: JEROME MARIE

Geo W. G. Fortin Sr  
ADDRESS  
Vancouver BC

CLIENT SERVICES OFFICER  
OCCUPATION OF WITNESS

I, GRANT BUTLER, 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: JULY 19, 2004

[Signature]  
B.C.L.S.

THE CITY OF PORT MOODY, THE REGISTERED OWNER  
OF COVENANTS BT250815, BT451274 AND BT451275  
HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN.  
AUTHORIZED SIGNATURES

[Signature]  
MAYOR  
GUISeppe TRASOLINI

[Signature]  
CLERK  
GERRY VANDERWOLF

APPROVED AS PHASE 7 OF A SEVEN PHASE STRATA PLAN  
UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: Aug 4/04

APPROVING OFFICER  
CITY OF PORT MOODY  
[Signature]  
JIM McINTYRE

I, GRANT BUTLER, A BRITISH COLUMBIA LAND  
SURVEYOR CERTIFY THAT THE BUILDINGS  
INCLUDED IN THIS STRATA PLAN  
HAVE NOT, AS OF JULY 19, 2004  
BEEN PREVIOUSLY OCCUPIED.

[Signature]  
B.C.L.S.

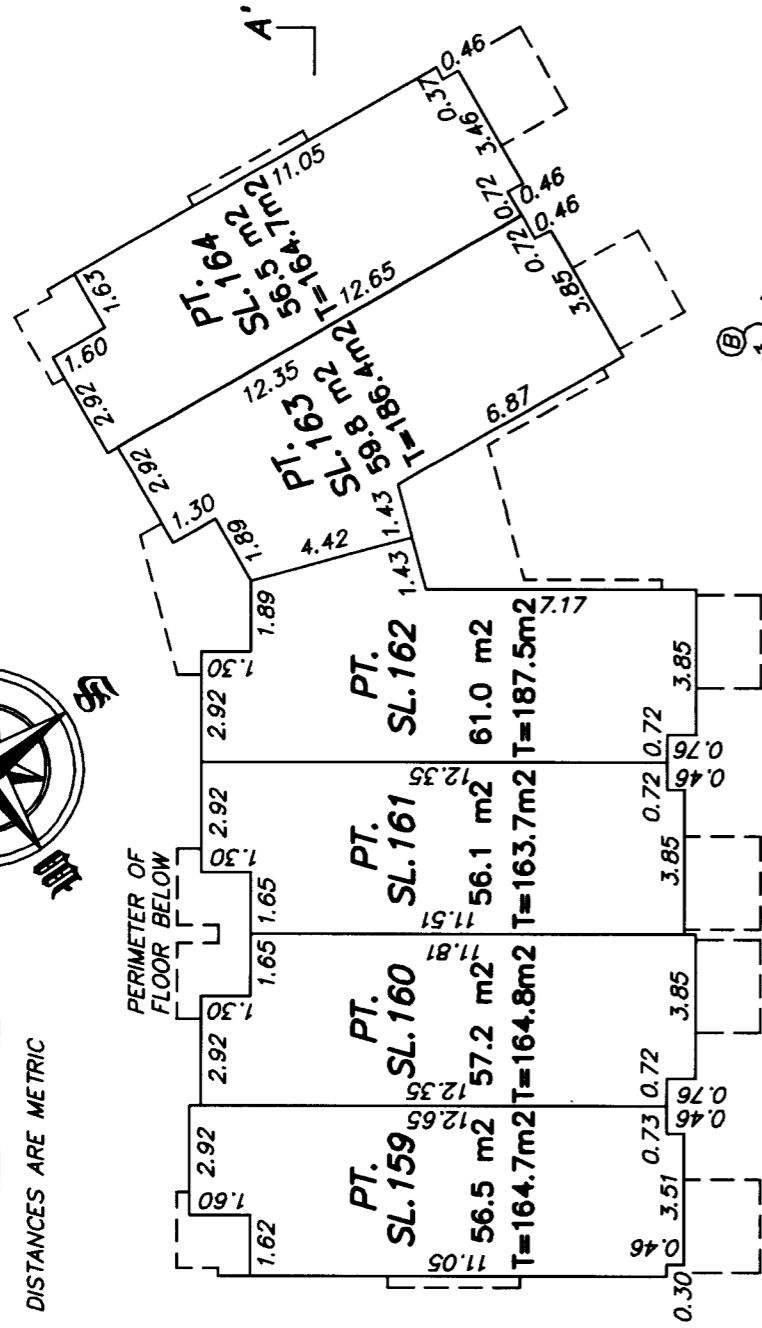
JULY 19, 2004  
FILE: 2760-S71

ORIGINAL

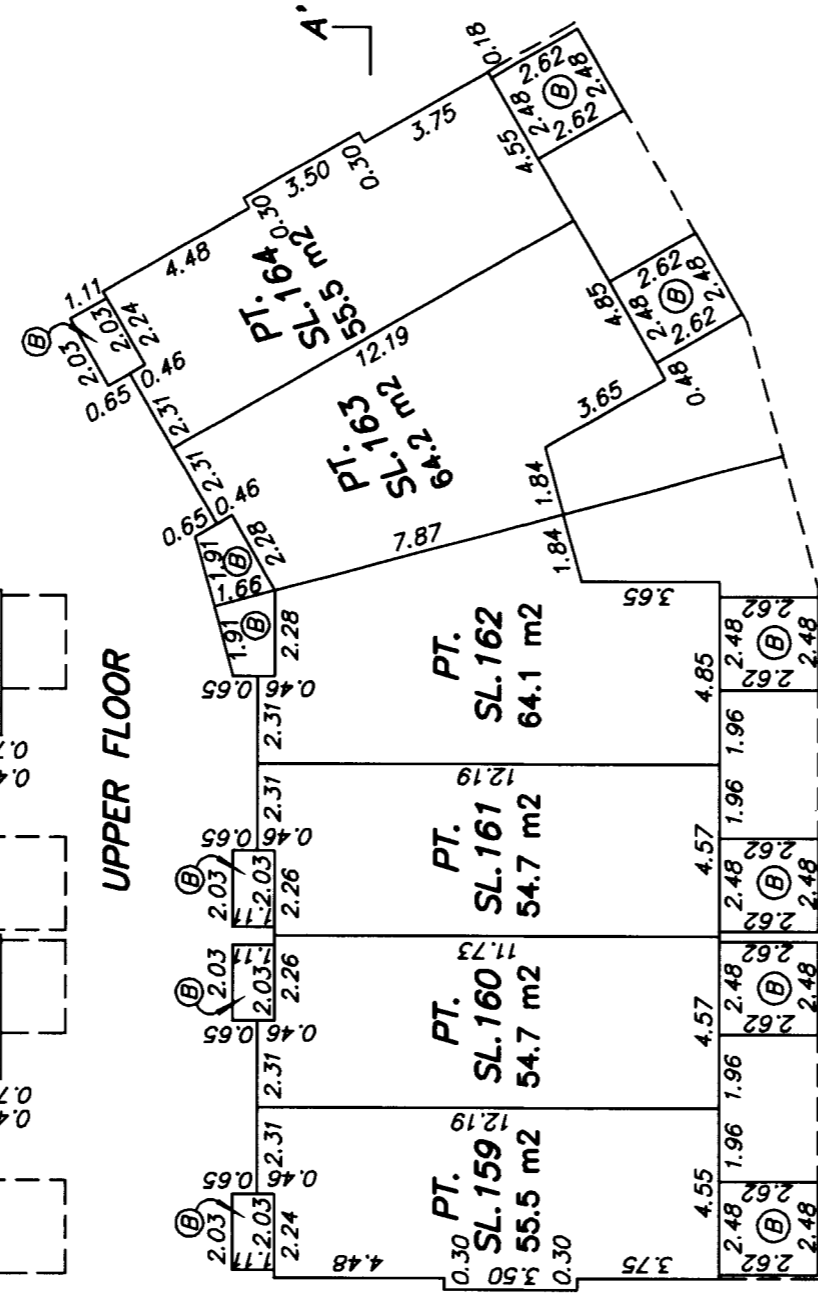
SHEET 4 OF 7 SHEETS

STRATA PLAN BCS405  
PHASE 7

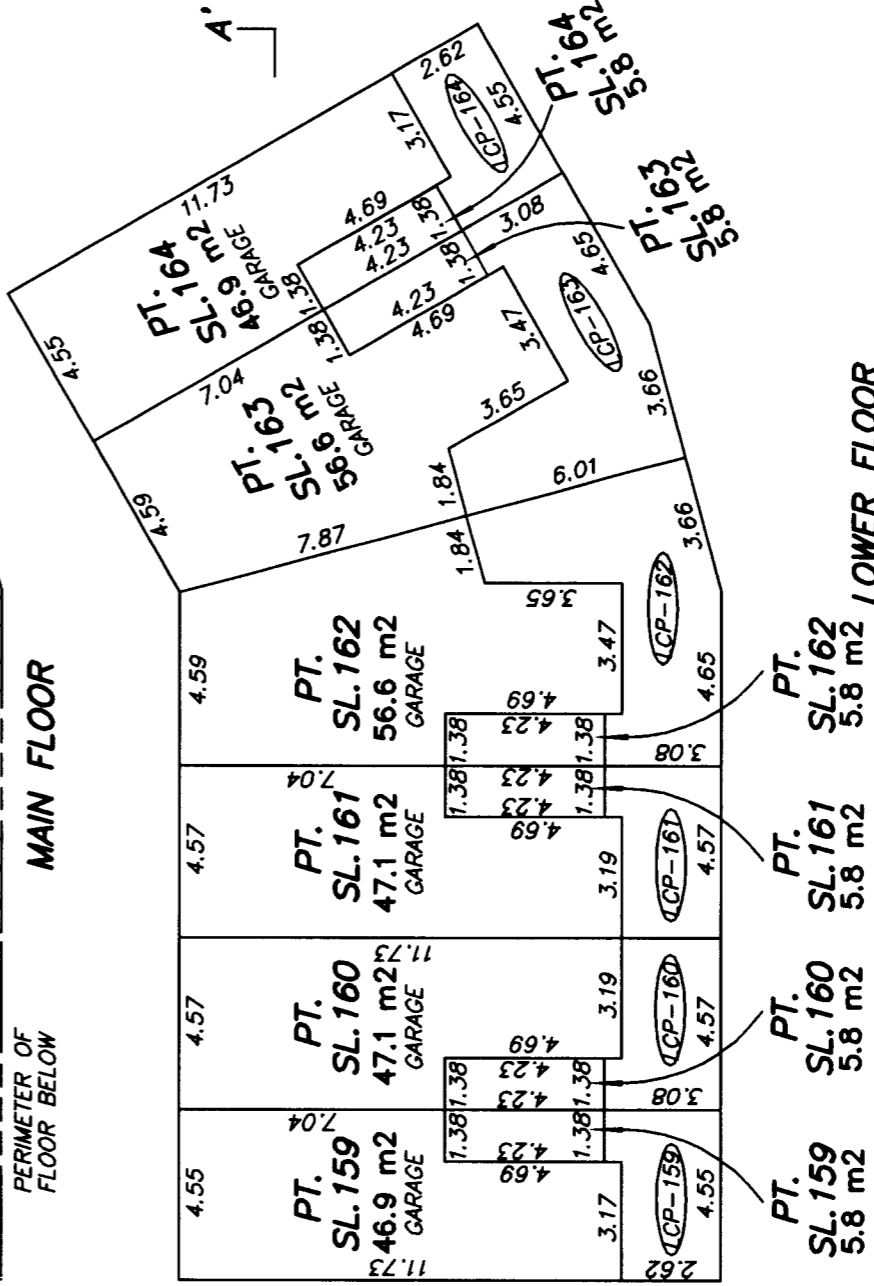
FLOOR PLANS  
BUILDING 1



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

UPPER FLOOR	PT. SL.159	PT. SL.160	PT. SL.161	PT. SL.162
MAIN FLOOR	SL.159	SL.160	SL.161	SL.162
LOWER FLOOR	GARAGE	GARAGE	GARAGE	GARAGE
	SL.159	SL.160	SL.161	SL.162
	GARAGE	GARAGE	GARAGE	GARAGE
	SL.163	SL.163	SL.163	SL.163
	GARAGE	GARAGE	GARAGE	GARAGE
	SL.164	SL.164	SL.164	SL.164
	GARAGE	GARAGE	GARAGE	GARAGE

SECTION A-A'

CR

JULY 19, 2004  
FILE: 2760-573

ORIGINAL

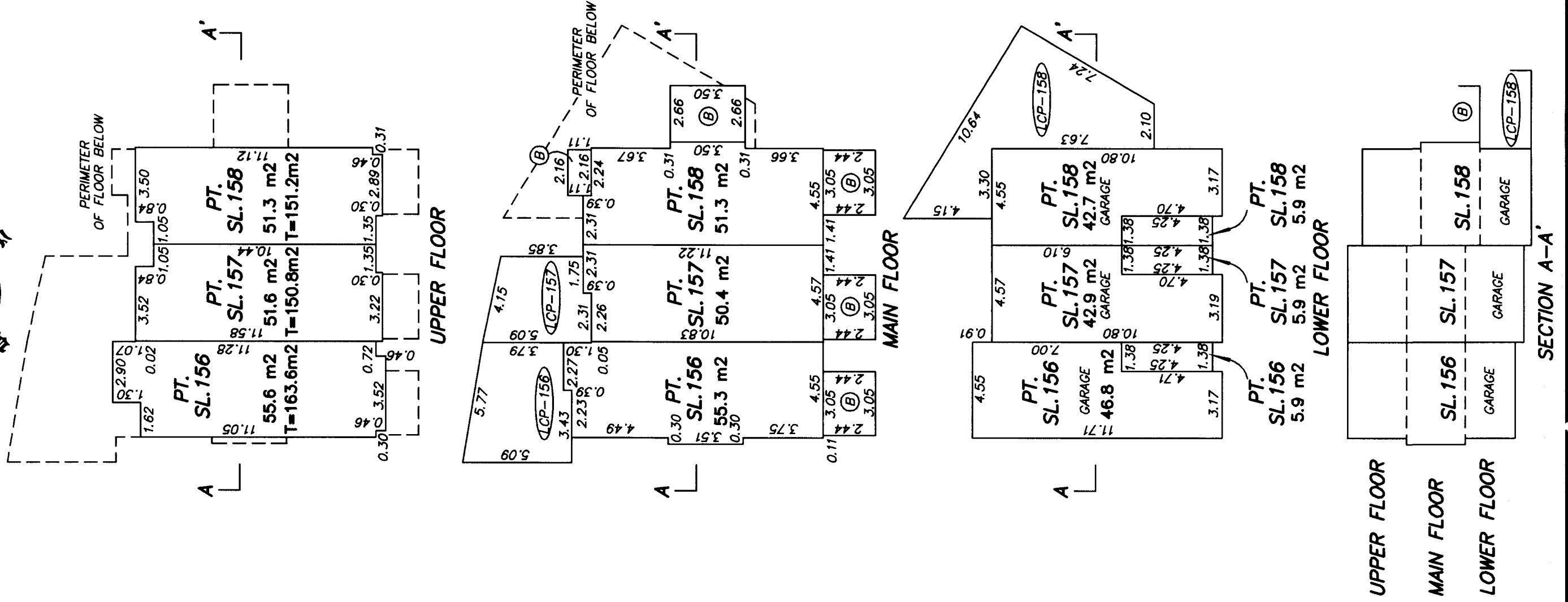
SHEET 5 OF 7 SHEETS

FLOOR PLANS  
BUILDING 2

STRATA PLAN BCS405  
PHASE 7



0 5 10 15  
SCALE 1:200 DISTANCES ARE METRIC



SECTION A-A'

CR  
JULY 19, 2004  
FILE: 2760-573

ORIGINAL

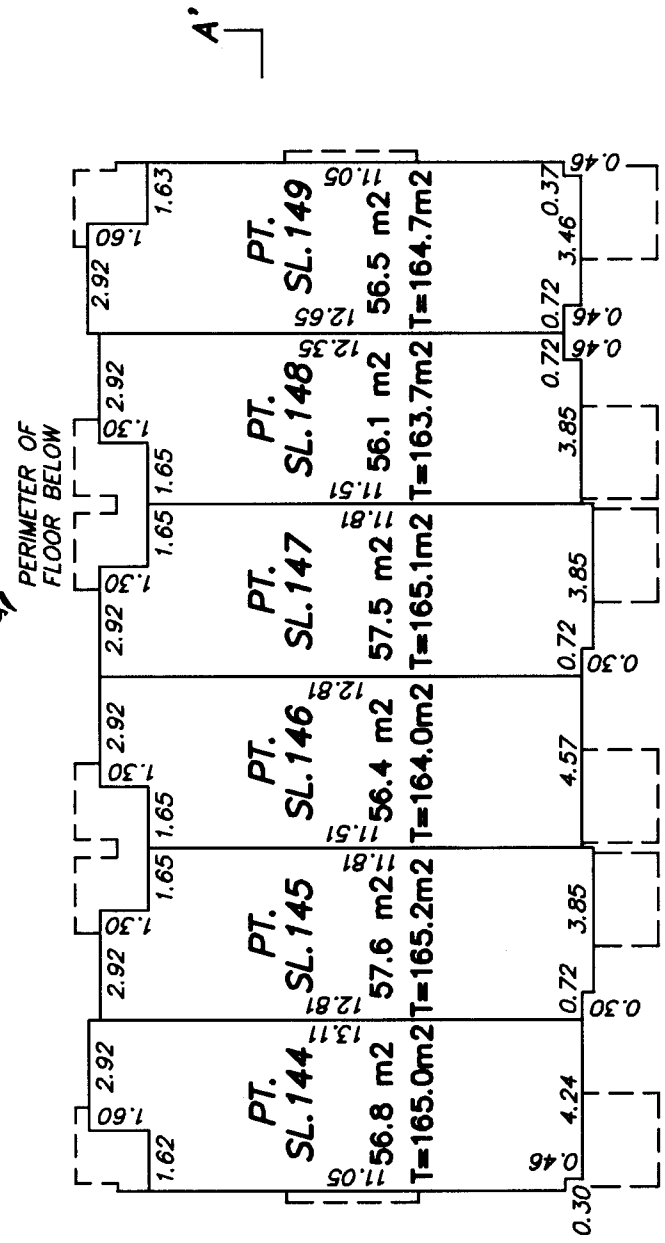
SHEET 6 OF 7 SHEETS

STRATA PLAN BCS405  
PHASE 7

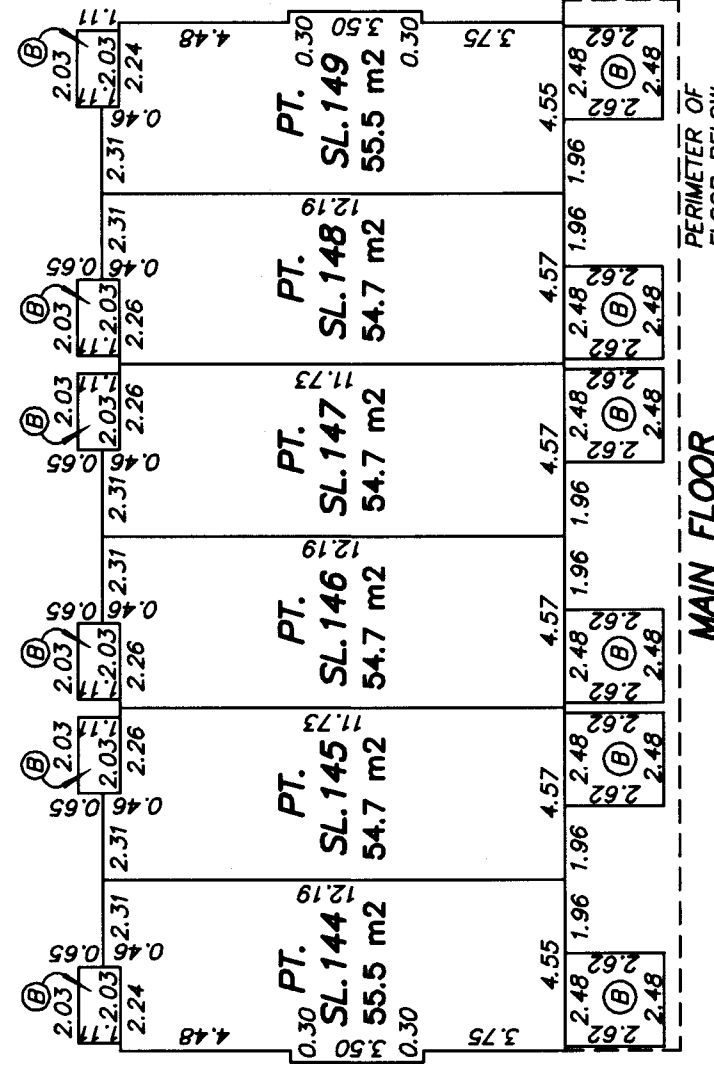
FLOOR PLANS  
BUILDING 3



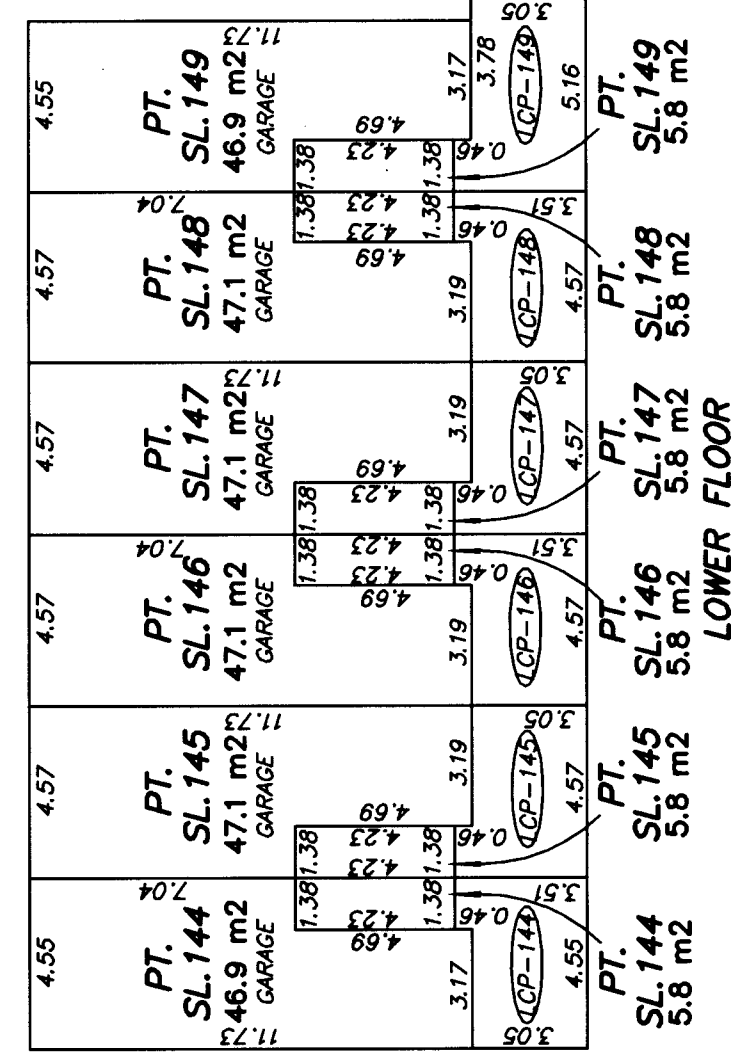
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SCALE 1:200  
DISTANCES ARE METRIC



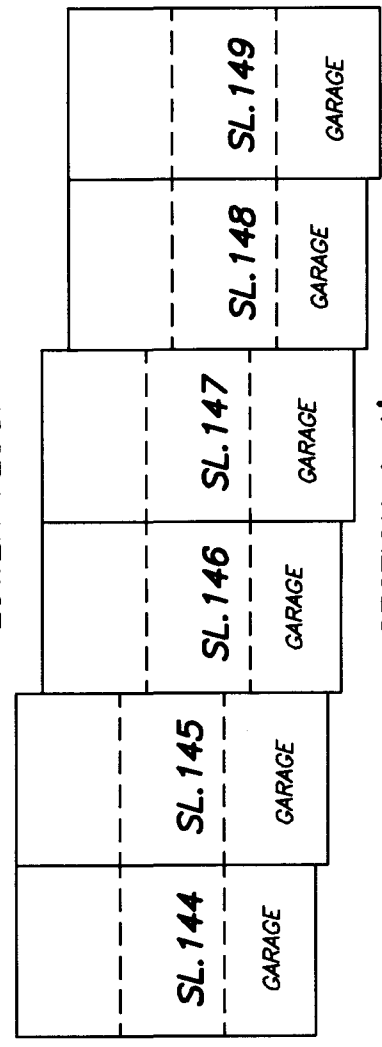
UPPER FLOOR



MAIN FLOOR



UPPER FLOOR  
MAIN FLOOR  
LOWER FLOOR



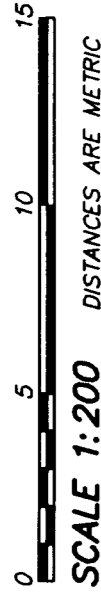
JULY 19, 2004  
FILE: 2760-S73

ORIGINAL

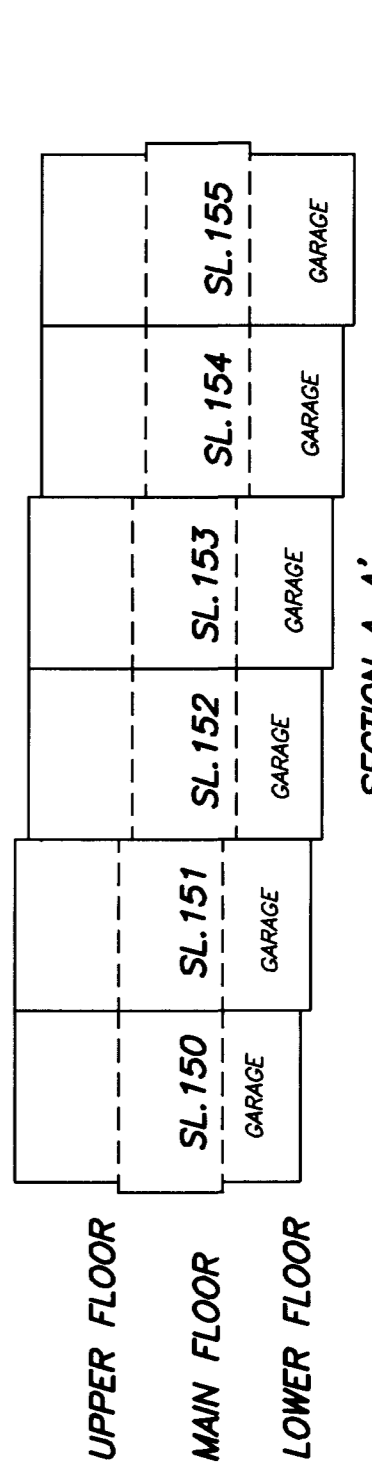
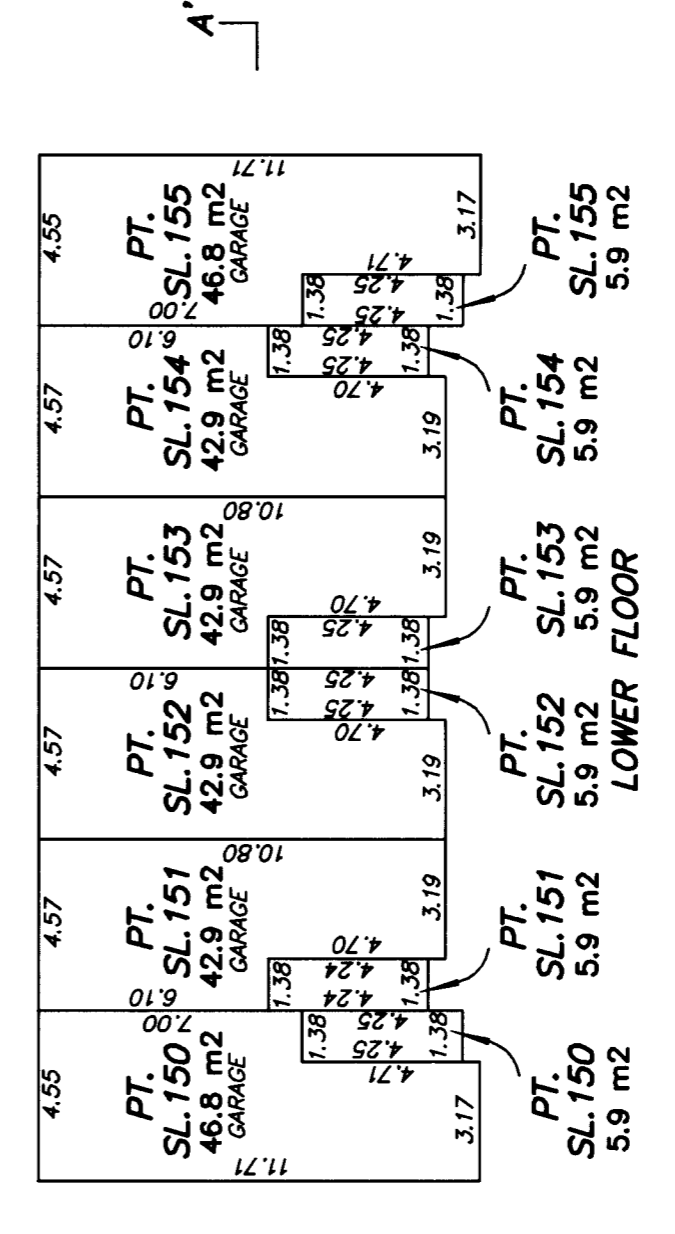
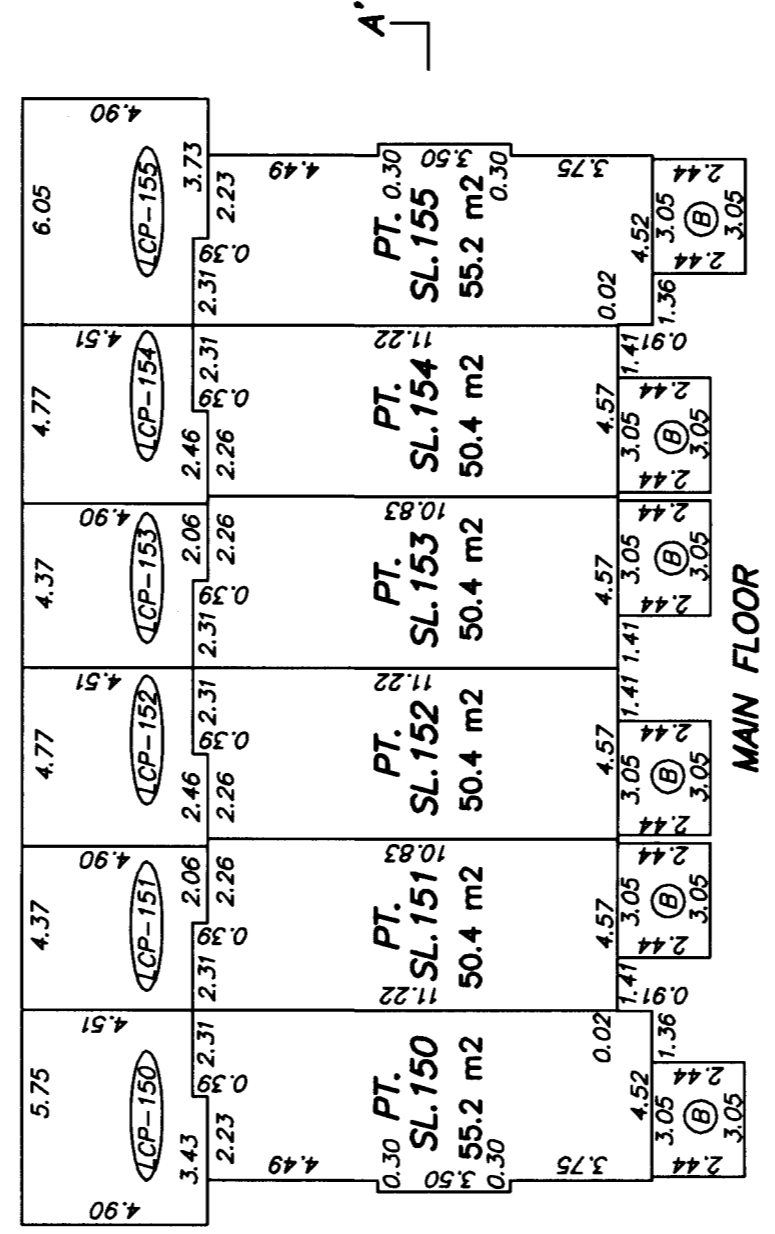
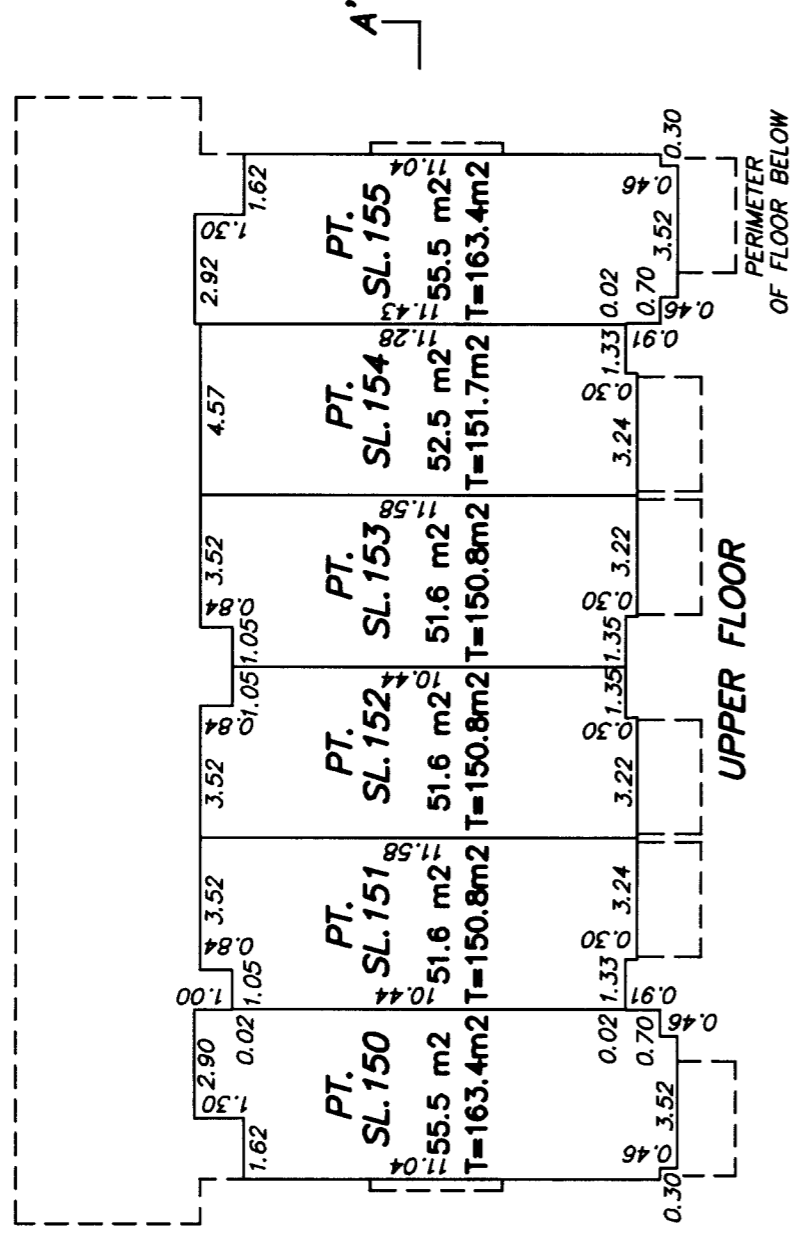
SHEET 7 OF 7 SHEETS

STRATA PLAN BCS405  
PHASE 7

FLOOR PLANS  
BUILDING 4



SCALE 1:200 DISTANCES ARE METRIC



JULY 19, 2004  
FILE: 2760-S73

ORIGINAL