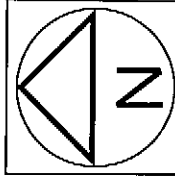


STRATA PLAN OF LOT A, DISTRICT LOT 95, GROUP 1,
N.W.D. PLAN BCP28957

STRATA PLAN BCS3378

Ref: 88 764 750-88764857

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C., March 30, 2009



ALL DISTANCES ARE IN METRES

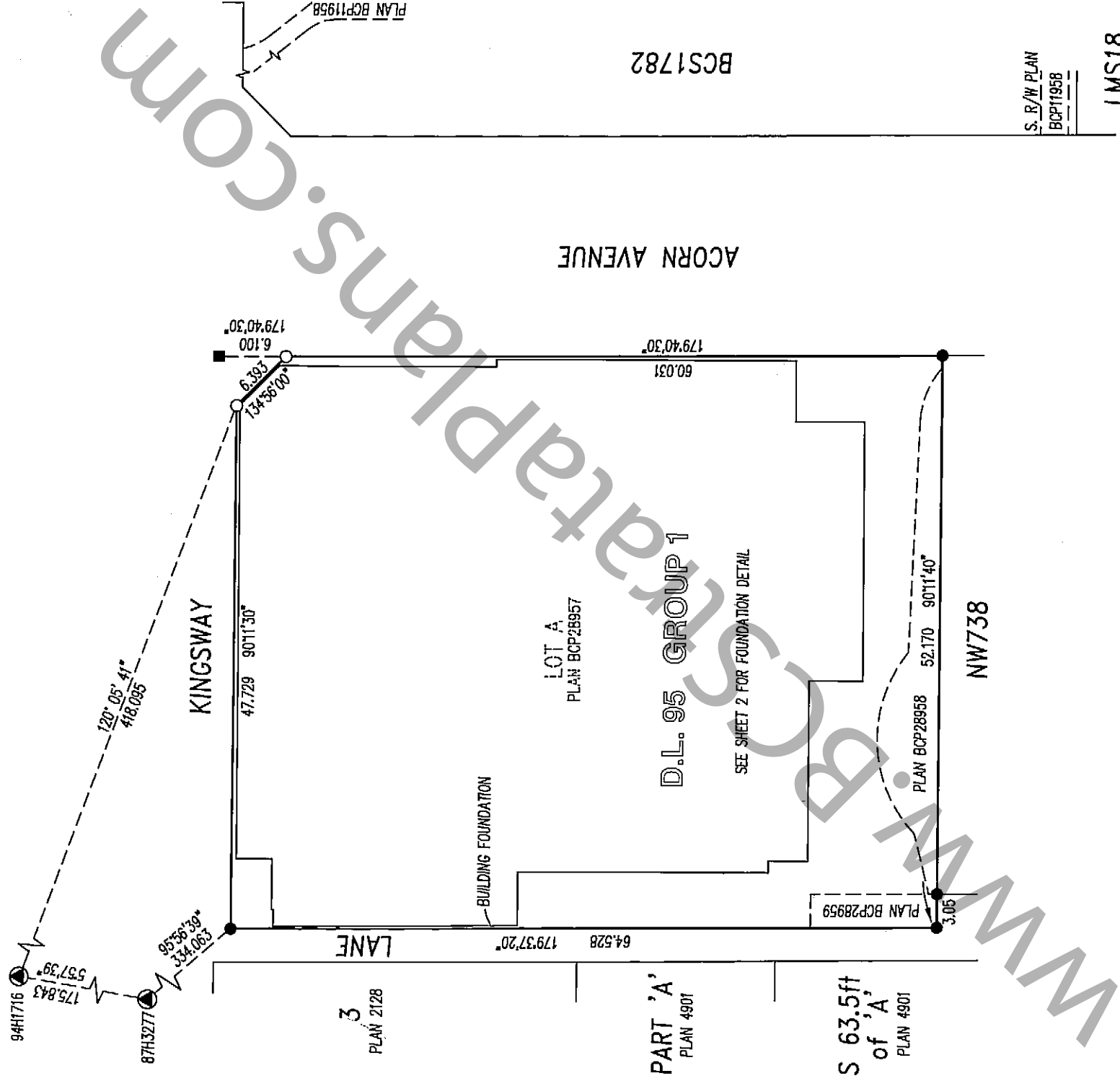
SCALE - 1:500

INTEGRATED SURVEY AREA
No.25 (BURNABY) NAD83 (CSRS)
B.C.G.S. 92G 026

CIVIC ADDRESS

7170 KINGSWAY
BURNABY, B.C.

L. Blaschuk
REGISTRAR
per R



GRID BEARINGS ARE DERIVED FROM OLD
CONTROL MONUMENTS 87H3277 AND 94H1716.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY
BY THE COMBINED FACTOR 0.9995634

STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

LEGEND

LCP	INDICATES	LIMITED COMMON PROPERTY
sq.m.	"	SQUARE METRES
SL	"	STRATA LOT
PT	"	PART
ST	"	STORAGE
Ⓢ	"	COMMON PROPERTY
Ⓢ	"	COMMON FACILITY
CATY	"	CABLE/ TELEVISION
●	"	OLD IRON POST FOUND
■	"	OLD LEAD PLUG FOUND
⊙	"	OLD CONTROL MONUMENT FOUND

I, G.A. ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN
HAVE NOT, AS OF MARCH 7, 2009 * BEEN
PREVIOUSLY OCCUPIED

G.A. Rowbotham B. C. L. S.

* SECTION 241 (2) PROVIDES THAT THE ENDORSEMENT MUST
BE DATED NOT MORE THAN 180 DAYS BEFORE THE DATE THE
STRATA PLAN IS TENDERED FOR DEPOSIT.

ACORN AVENUE

BCS1782

S. B/W PLAN
BCP1958

LMS18

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

I, G.A. ROWBOTHAM, 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: MARCH 6, 2009

G.A. Rowbotham B. C. L. S.

I, G.A. ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR,
OF SURREY, 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.

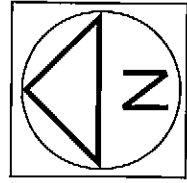
THE FIELD SURVEY WAS COMPLETED ON THE 13th DAY OF
FEBRUARY, 2009. THE PLAN WAS COMPLETED
AND CHECKED, AND THE CHECKLIST FILED UNDER # 93903
ON THE 6th DAY OF MARCH, 2009.

G.A. Rowbotham B.C.L.S.

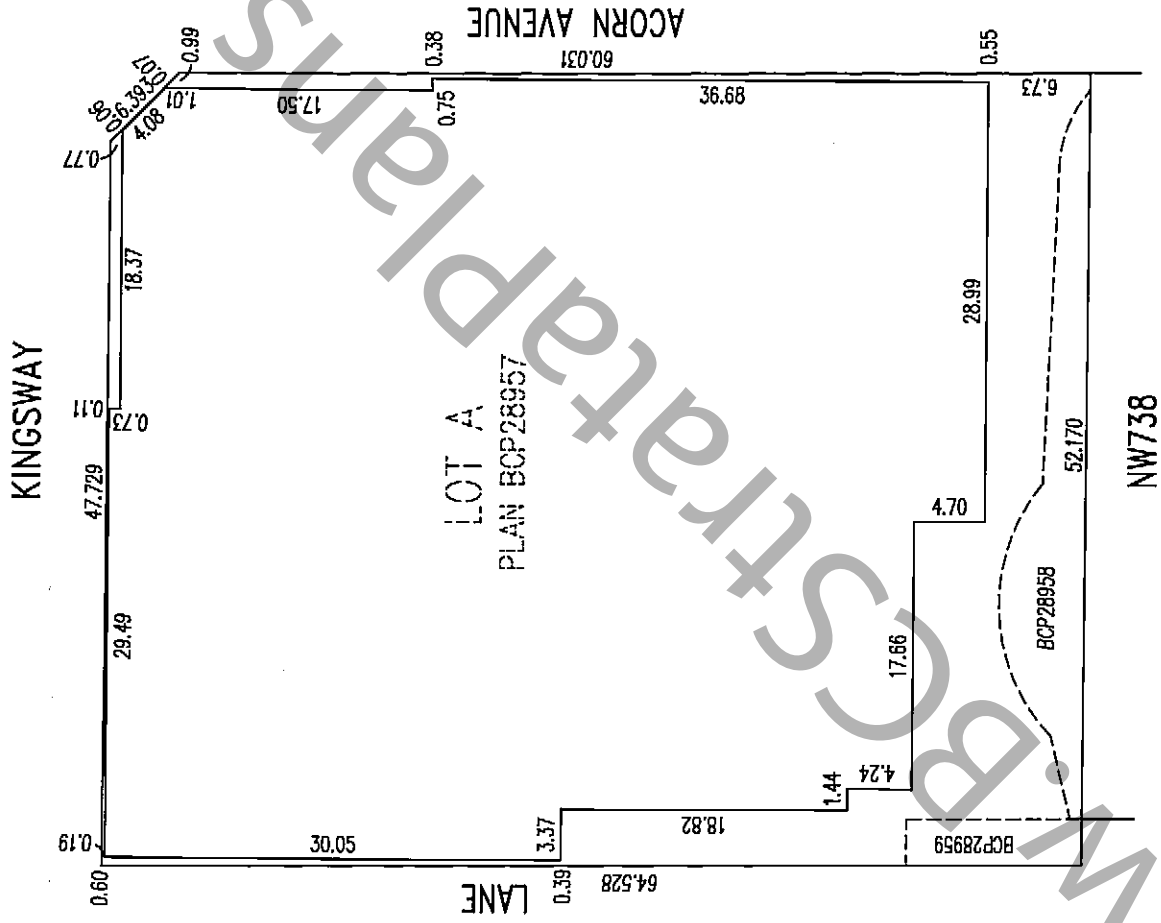
FOUNDATION DETAIL

STRATA PLAN BCS 3378

SCALE 1:500
0 5 10 20 30
ALL DISTANCES ARE IN METRES



www.BCSstrataplan.com



GO CLEAN
ADMINISTRATIVE OFFICE

C.A.R.

DATED THIS 6th DAY OF MARCH 2009

B.C.L.S.

SIGNATURES

STRATA PLAN BCS 3378

SCALE 1:500
0 5 10 20 30

ALL DISTANCES ARE IN METRES

OWNER : MOUNTAIN TREE VENTURES LTD. INC. No. 638376

AUTHORIZED SIGNATORY

TAK SHING CHAW

AUTHORIZED SIGNATORY

WITNESS :

ALFRED LEUNG

ADDRESS AND OCCUPATION OF WITNESS :

151 W5th ave
Vancouver BC V5Y 1H9
Accountant

MORTGAGEE : PERFORMANCE MOTOR GROUP (CANADA) INC.
INC. No. 676957

AUTHORIZED SIGNATORY

KAM SHEK AIXINJUELWO

AUTHORIZED SIGNATORY

WITNESS :

ALFRED LEUNG

ADDRESS AND OCCUPATION OF WITNESS :

151 W5th ave
Vancouver BC V5Y 1H9
Accountant

MORTGAGEE : MORGAN GREEN VENTURES LTD. INC. No. 469837
(AS TO AN UNDIVIDED 1/9 INTEREST IN BA110730)

AUTHORIZED SIGNATORY

MICHAEL MASCHKE

AUTHORIZED SIGNATORY

WITNESS :

Marie Sanders
MARIE SANDERS

ADDRESS AND OCCUPATION OF WITNESS :

15080 North Bluff Rd
White Rock B.C.
V4B 3B1 Admin. Asst.

THE CITY OF BURNABY AS HOLDER OF COVENANT
BB370670, BB370673, BB370675, BB370677.

HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

S. Cleave

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

SID CLEAVE
Administrative Officer

WITNESS :

Geraldine B. Wall
Geraldine B. Wall

ADDRESS AND OCCUPATION OF WITNESS :

6100 111
4949 Canada Way
Burnaby, B.C. V5G 1M2

MORTGAGEE : BANK OF MONTREAL

AUTHORIZED SIGNATORY

Brent McGlashan
Account Manager

AUTHORIZED SIGNATORY

Anni Noorgaard
Manager Customer Services

WITNESS :

Chloe Maafa
Vivien Loke

ADDRESS AND OCCUPATION OF WITNESS :

Client Services Officer
6th Flr., 595 Burrard St.
Vancouver, B.C. V7X 1L5

MORTGAGEE : LOMBARD GENERAL INSURANCE COMPANY
OF CANADA INC. No. A40666

AUTHORIZED SIGNATORY

STEVEN CADE

AUTHORIZED SIGNATORY

WITNESS :

Uppal Kany UPPKAR DOSANJH

ADDRESS AND OCCUPATION OF WITNESS :

600-555 Burrard Street
Vancouver B.C. V6E 2P4
ASSOCIATE UNDERWRITER

MORTGAGEE : 0696071 B.C. LTD. INC. No. 696071
(AS TO AN UNDIVIDED 1/3 INTEREST IN BA110730)

AUTHORIZED SIGNATORY

ADRIAN BLOCK

AUTHORIZED SIGNATORY

WITNESS :

Marinella Berretti
MARINELLA BERRETTI

ADDRESS AND OCCUPATION OF WITNESS :

#310 -1680 Burtch Rd
Kelowna BC, V1Y 9K7
Admin. Asst.

MORTGAGEE : A.R. HOLDINGS LTD. INC. No. 628692
(AS TO AN UNDIVIDED 1/3 INTEREST IN BA110730)

AUTHORIZED SIGNATORY

ARTHUR BLOCK

AUTHORIZED SIGNATORY

WITNESS :

Marie Sanders
MARIE SANDERS

ADDRESS AND OCCUPATION OF WITNESS :

15080 North Bluff Rd
White Rock, B.C.
V4B 3B1 Admin
Asst

MORTGAGEE : TREADSTONE INVESTMENTS LTD. INC. No. 0728872
(AS TO AN UNDIVIDED 1/9 INTEREST IN BA110730)

AUTHORIZED SIGNATORY

ROD VOT#

AUTHORIZED SIGNATORY

WITNESS :

Marie Sanders
MARIE SANDERS

ADDRESS AND OCCUPATION OF WITNESS :

15080 North Bluff Rd
White Rock, B.C.
V4B 3B1 Admin Asst

G.A.R.

B.C.L.S.

DATED THIS 6th DAY OF MARCH 2009

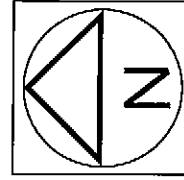
FLOOR PLANS

STRATA PLAN BCS 3378

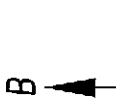
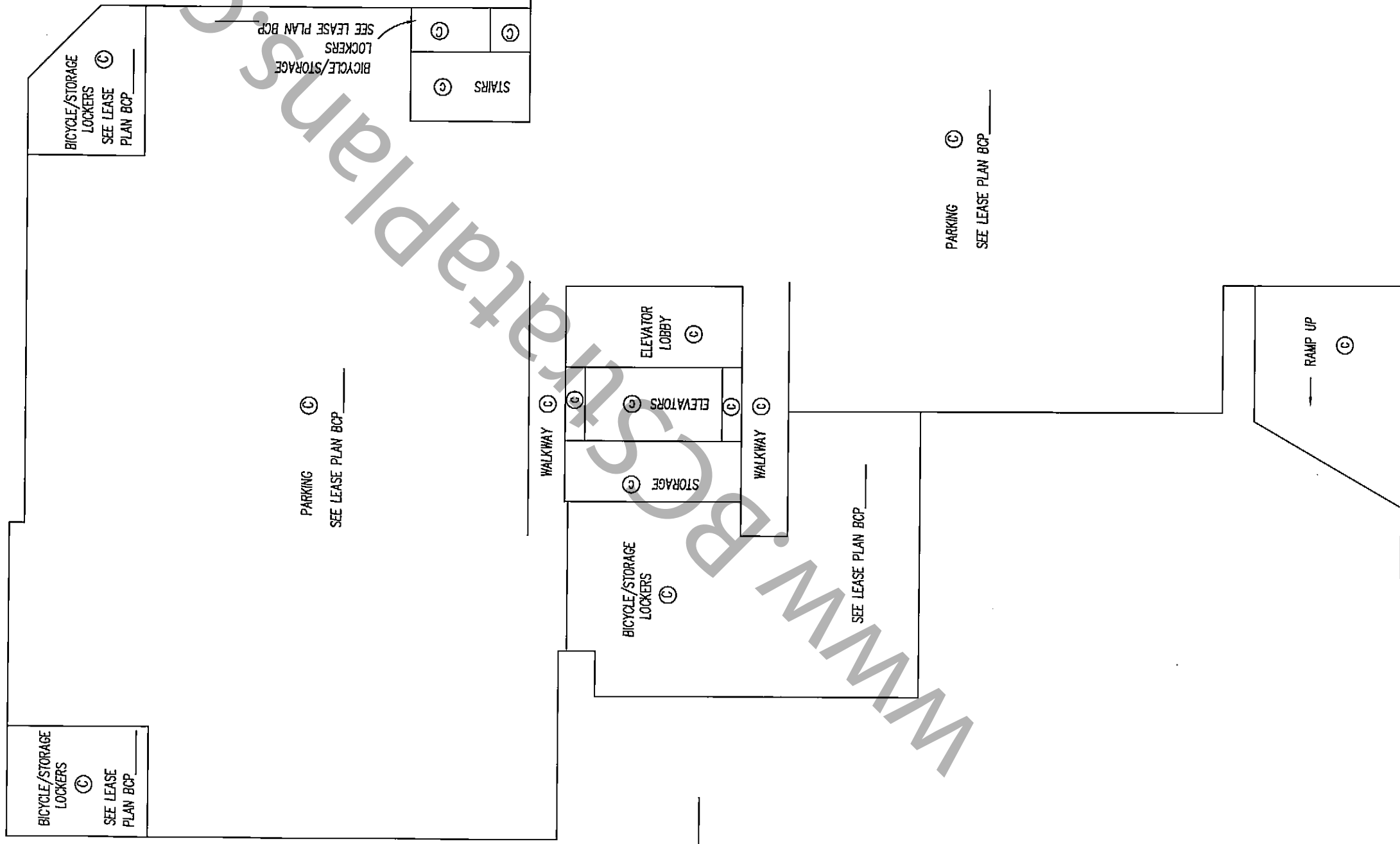
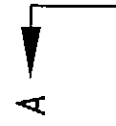
SCALE 1: 200



ALL DISTANCES IN METRES



PARKING LEVEL P3



G.A.R.

DATED THIS 6th DAY OF MARCH 2009 B.C.L.S.

16791A4

SHEET 5 OF 18 SHEETS

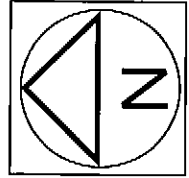
FLOOR PLANS

STRATA PLAN BCS 3378

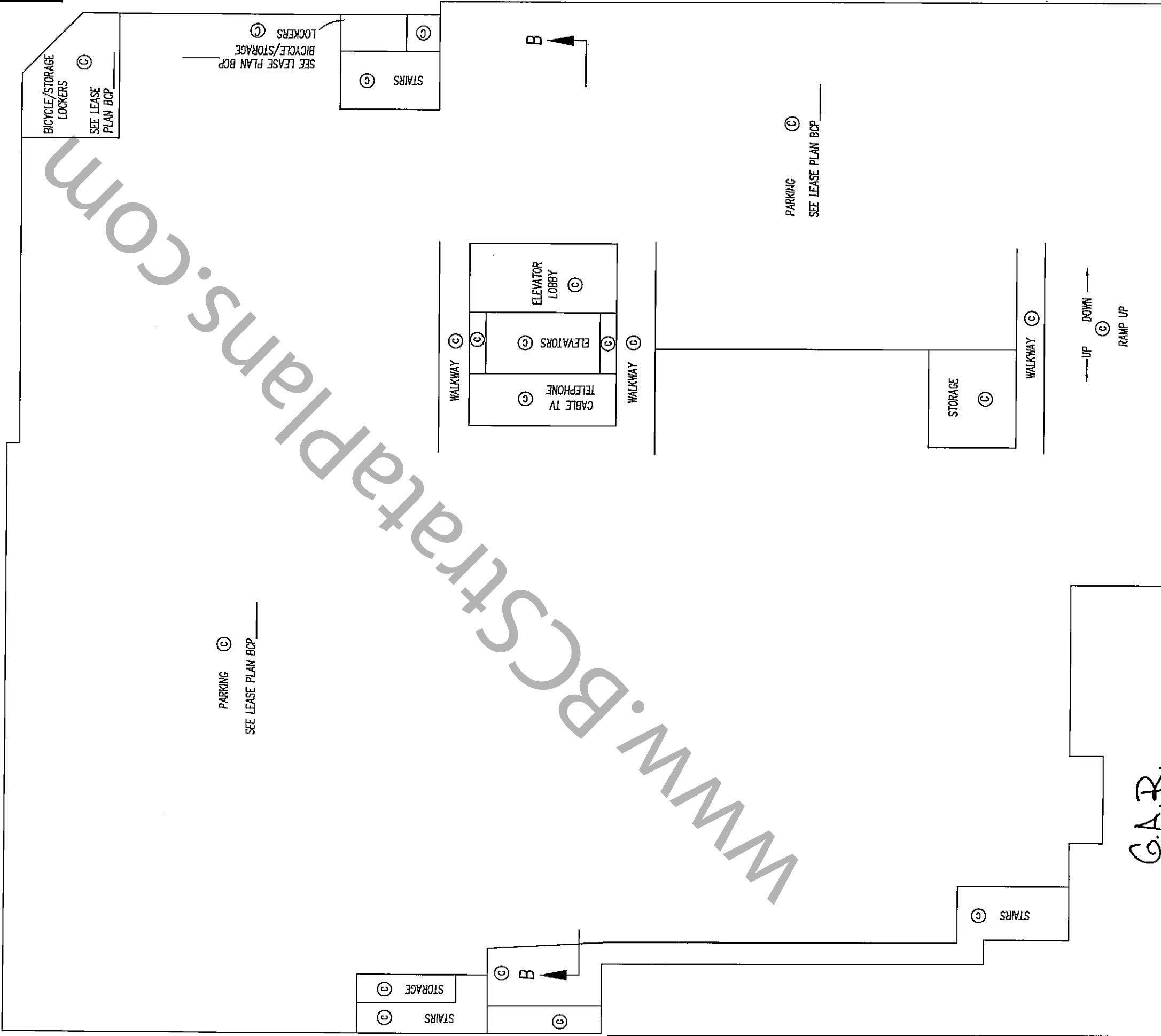
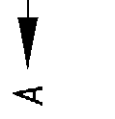
SCALE 1: 200



ALL DISTANCES IN METRES



PARKING LEVEL P2



www.bcsstrataplans.com

G.A.R.

DATED THIS 6th DAY OF MARCH 2009

B.C.L.S.



16791A5

SHEET 6 OF 18 SHEETS

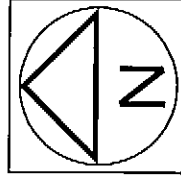
FLOOR PLANS

STRATA PLAN BCS 3378

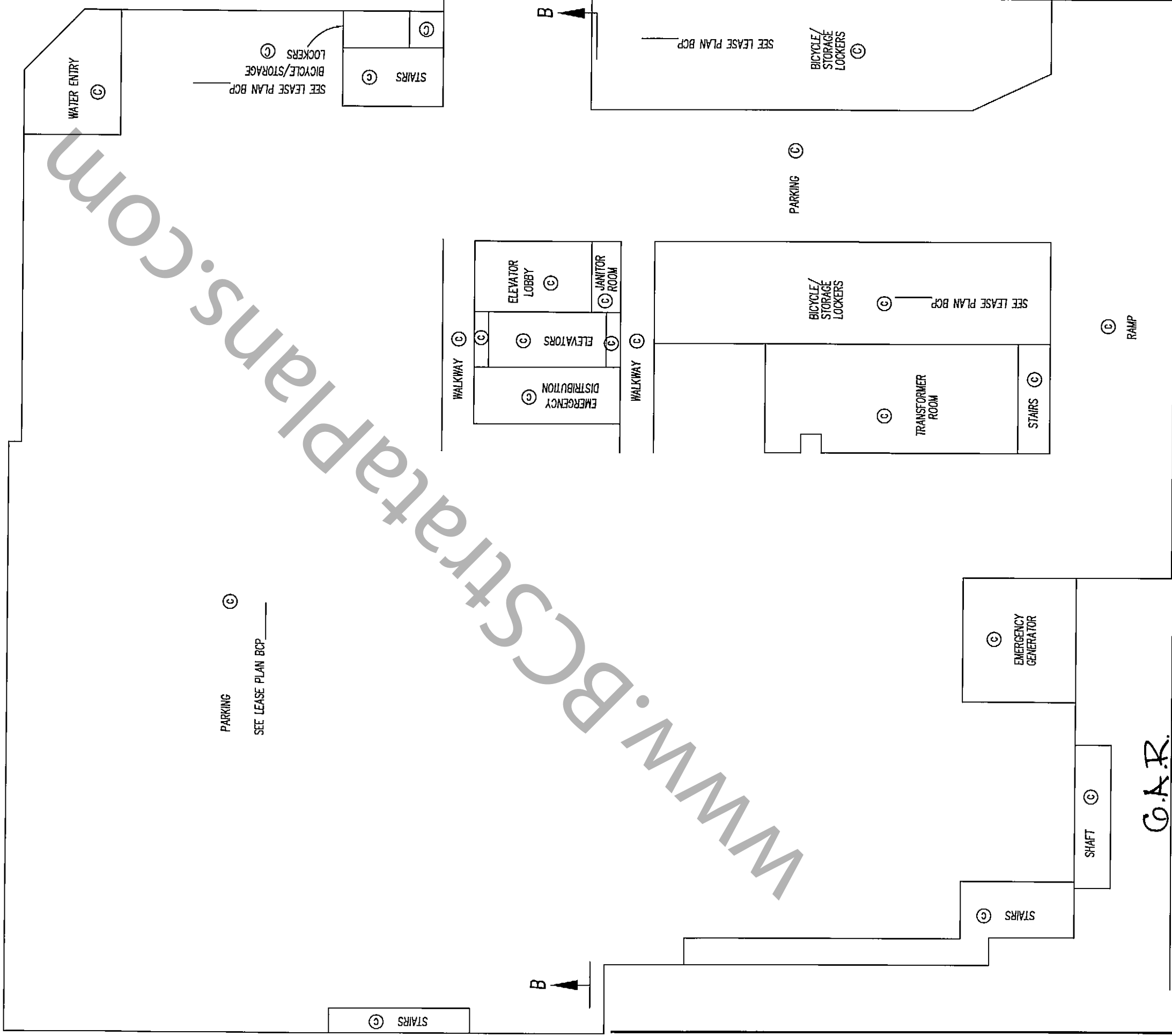
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ALL DISTANCES IN METRES



PARKING LEVEL P1



PARKING (C)
SEE LEASE PLAN BCP

C.A.R.

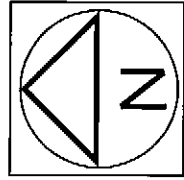
DATED THIS 6th DAY OF MARCH 2009
B.C.L.S.

16791A6 SHEET 7 OF 18 SHEETS

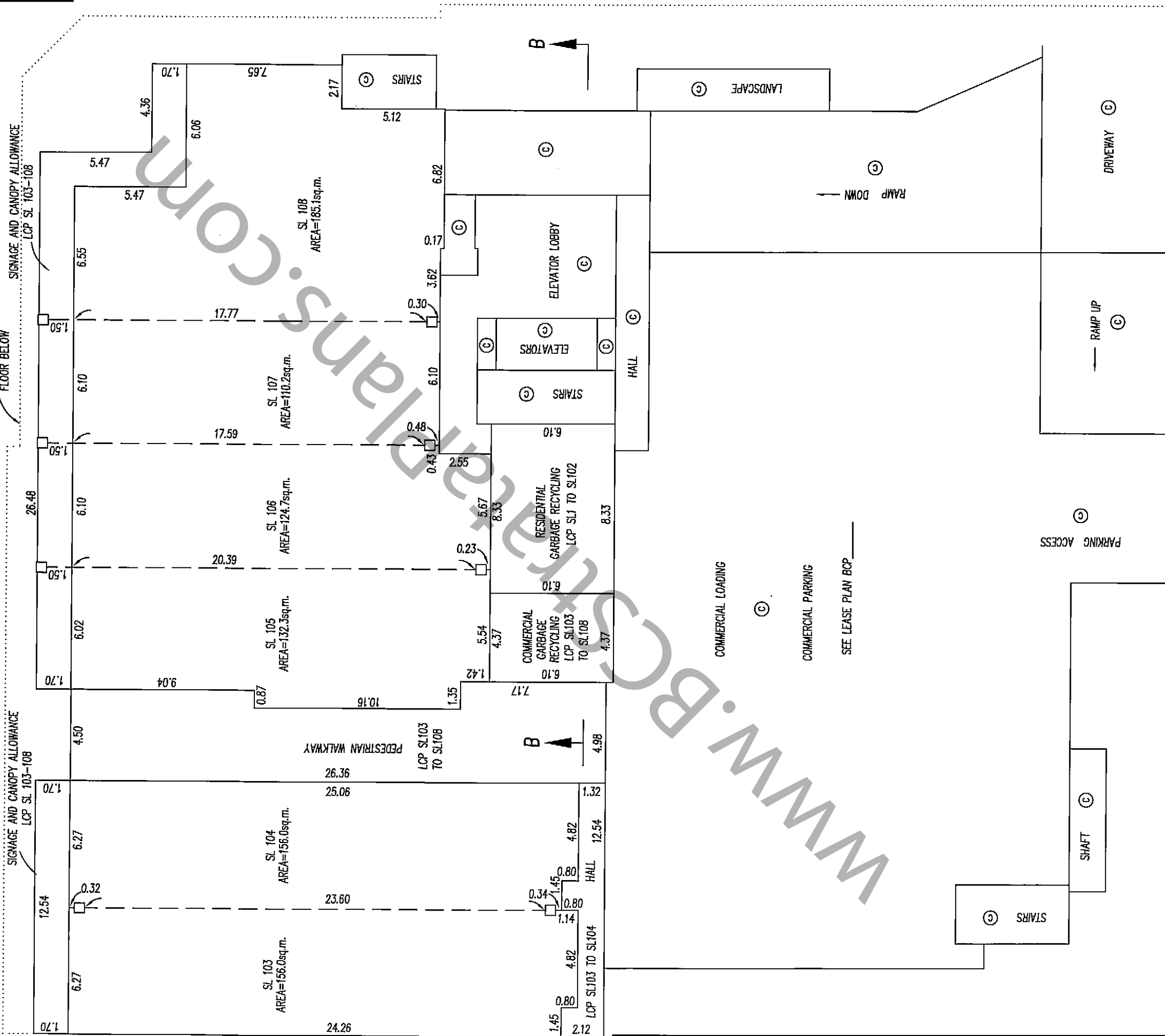
FLOOR PLANS

STRATA PLAN BCS 3378

SCALE 1: 200



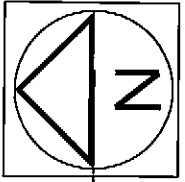
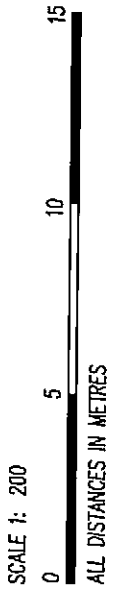
LEVEL 1 (NONRESIDENTIAL UNITS)



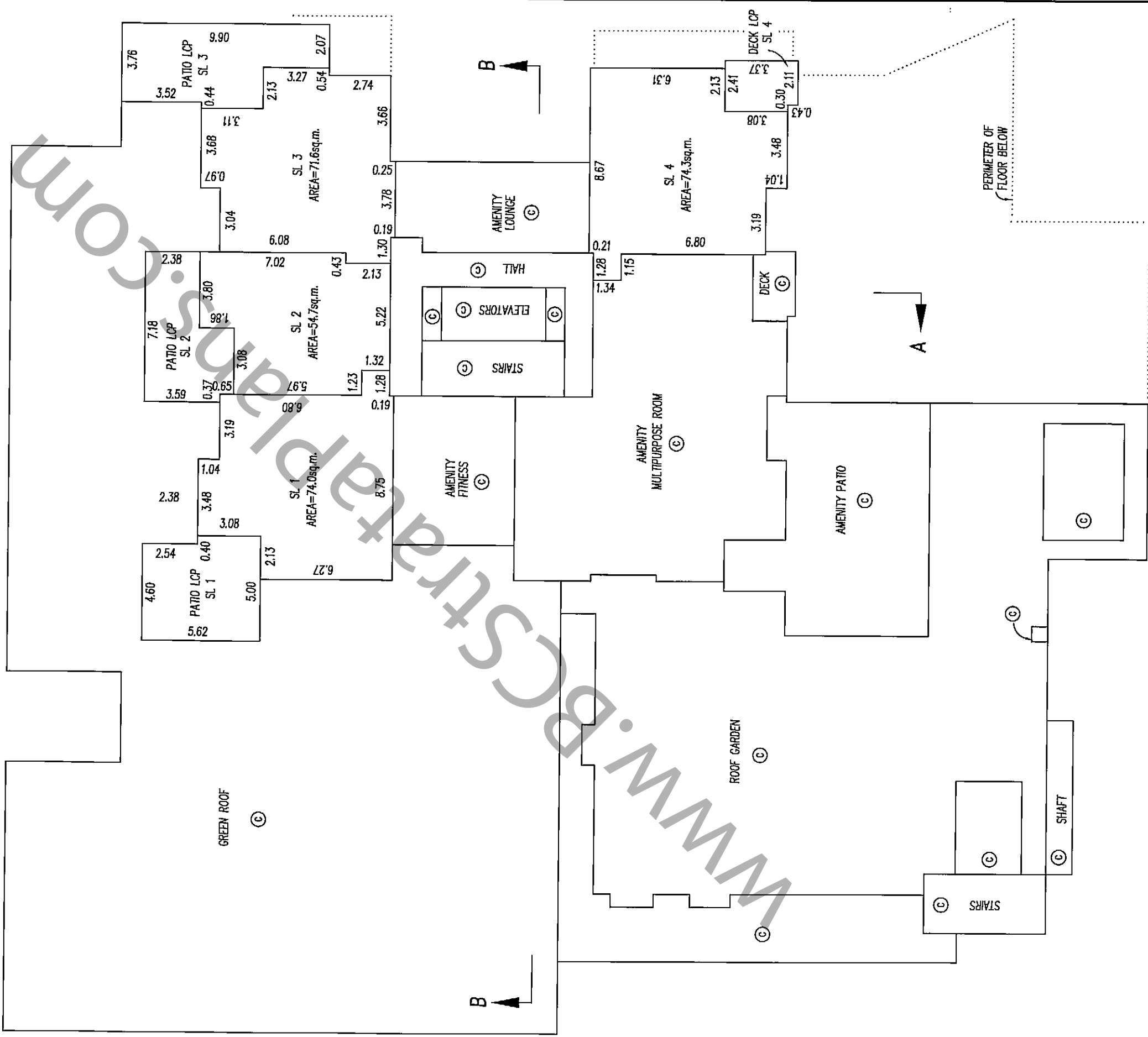
DATED THIS 6th DAY OF MARCH 2009
 B.C.L.S.
 C.A.R.

FLOOR PLANS

STRATA PLAN BCS 3378



LEVEL 2



GAR.

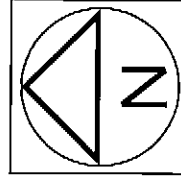
16791AB

SHEET 9 OF 18 SHEETS

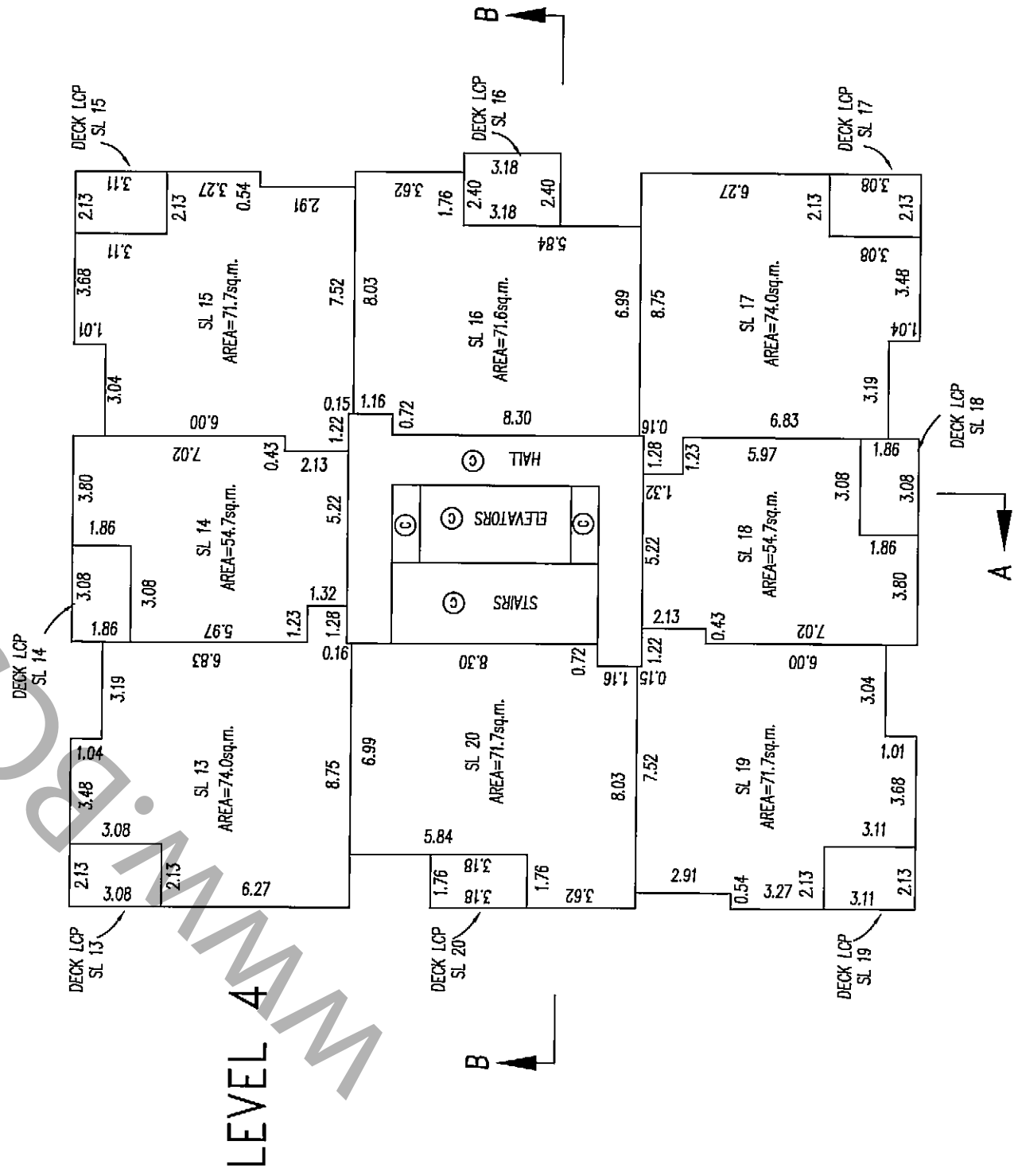
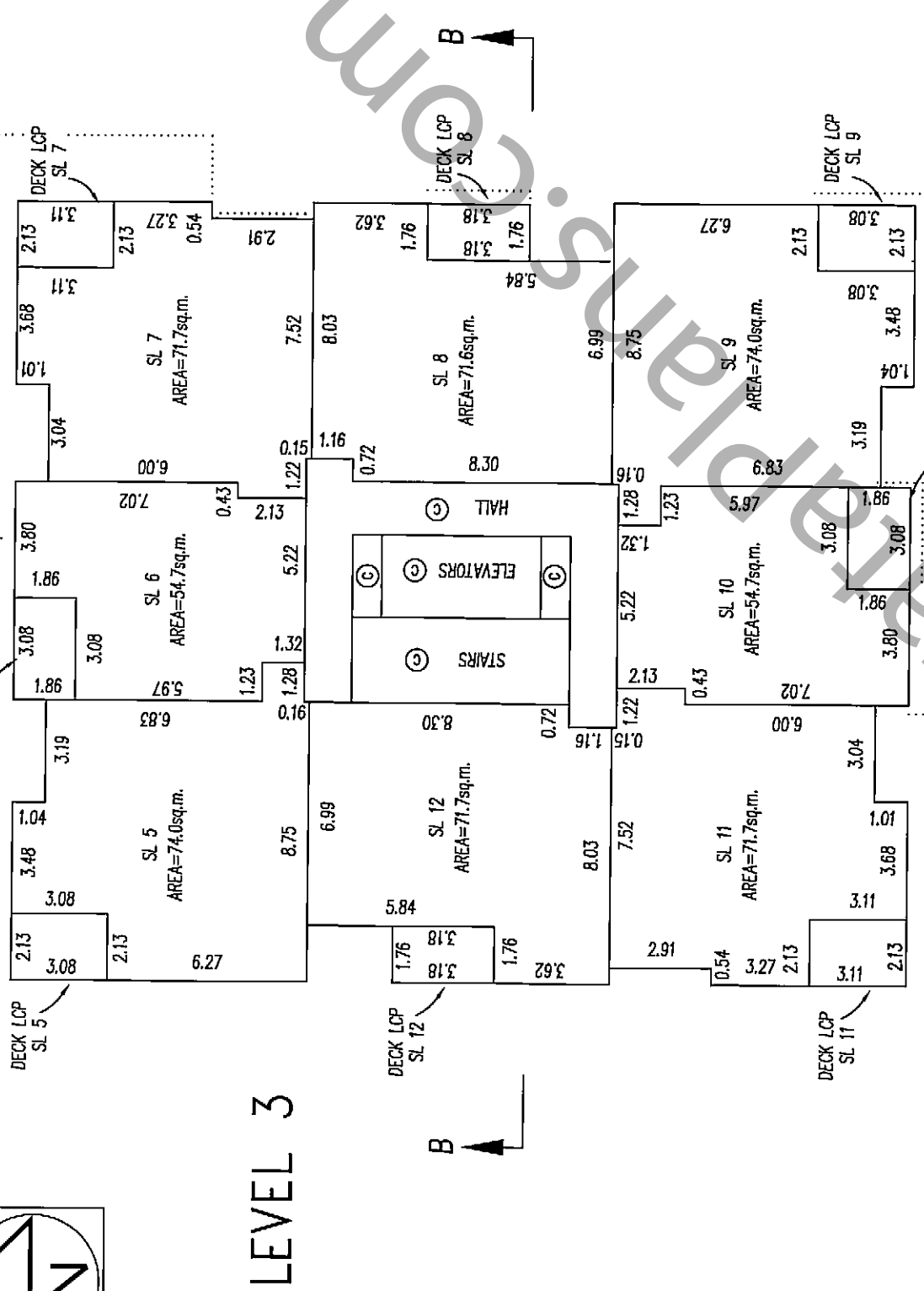
FLOOR PLANS

STRATA PLAN BCS 3378

SCALE 1: 200



PERIMETER OF FLOOR BELOW

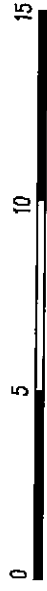


DATED THIS 16th DAY OF MARCH 2009
B.C.L.S. G.A.R.

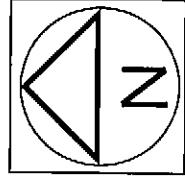
FLOOR PLANS

STRATA PLAN BCS 3378

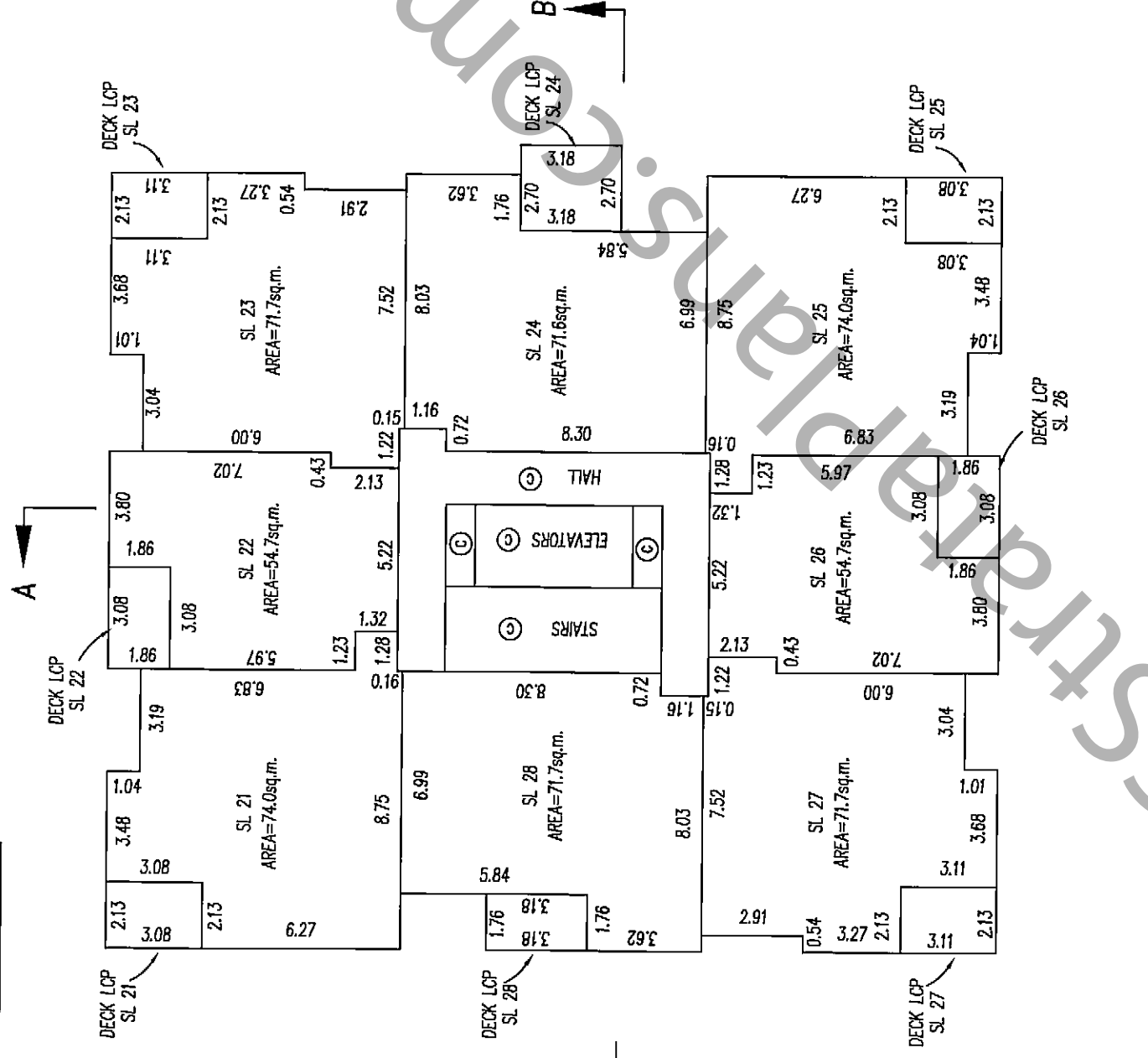
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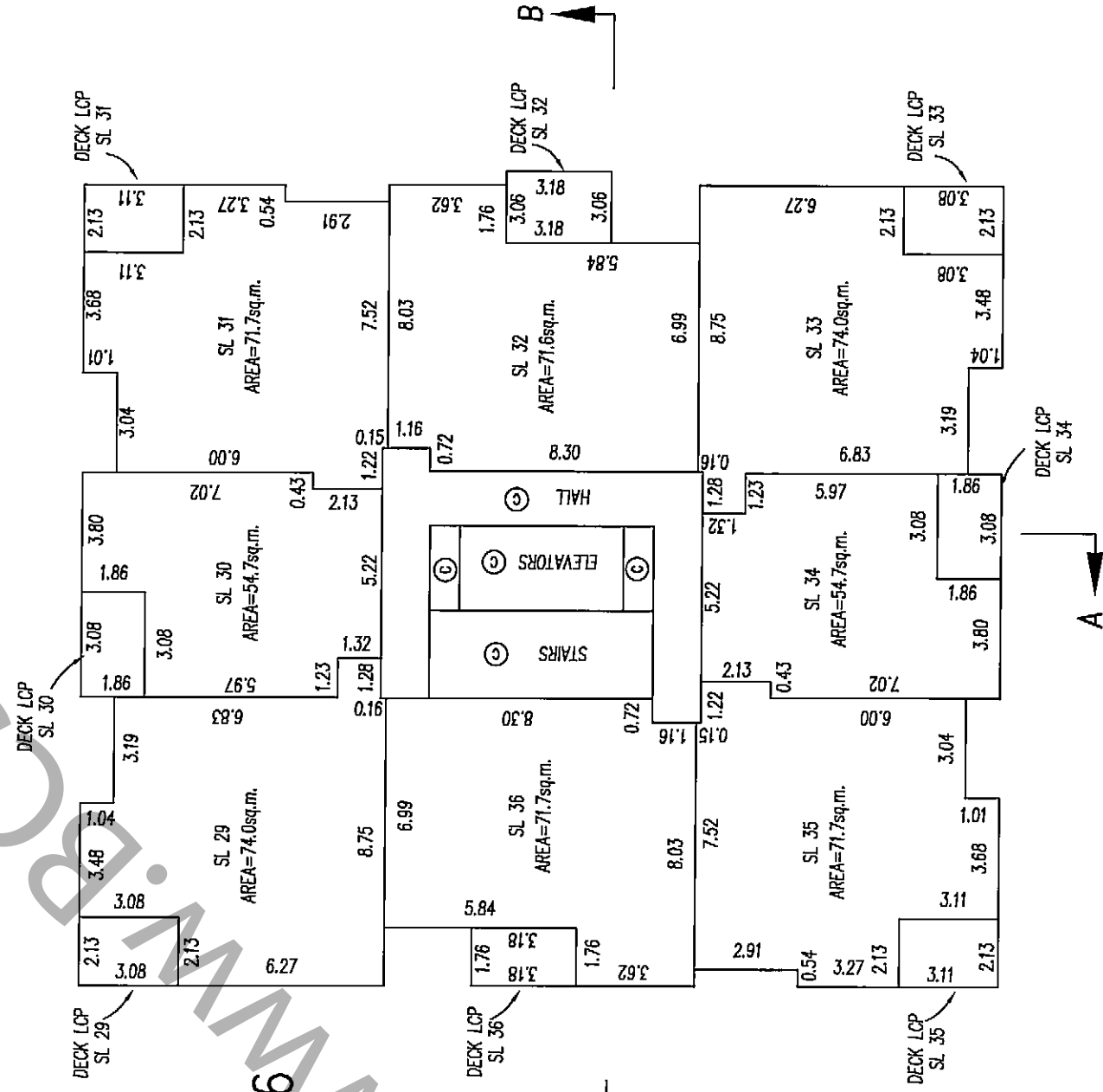
ALL DISTANCES IN METRES



LEVEL 5



LEVEL 6

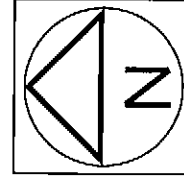


G.A.R.
B.C.L.S.
16# DAY OF MARCH 2009
DATED THIS

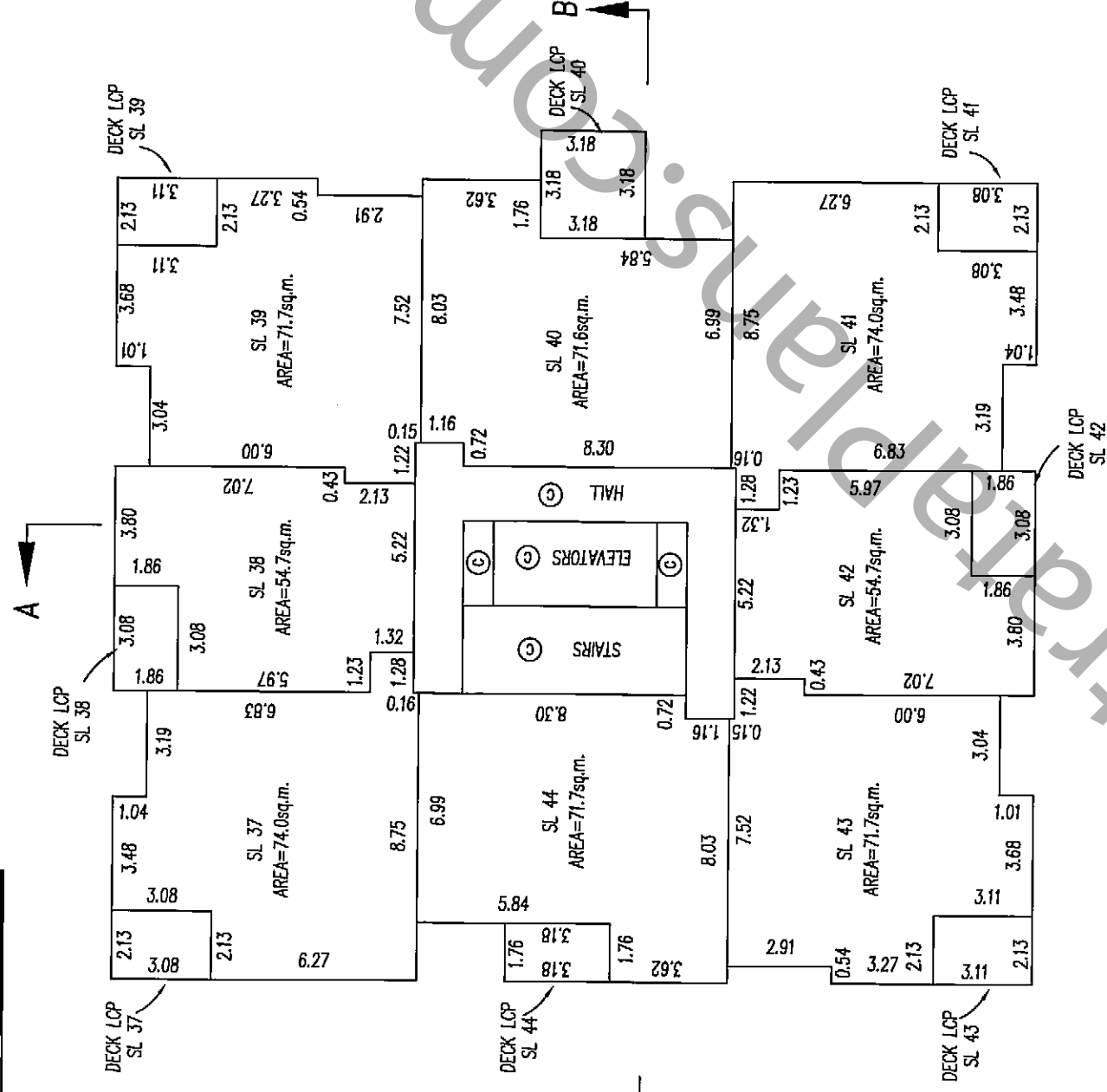
FLOOR PLANS

STRATA PLAN BCS 3378

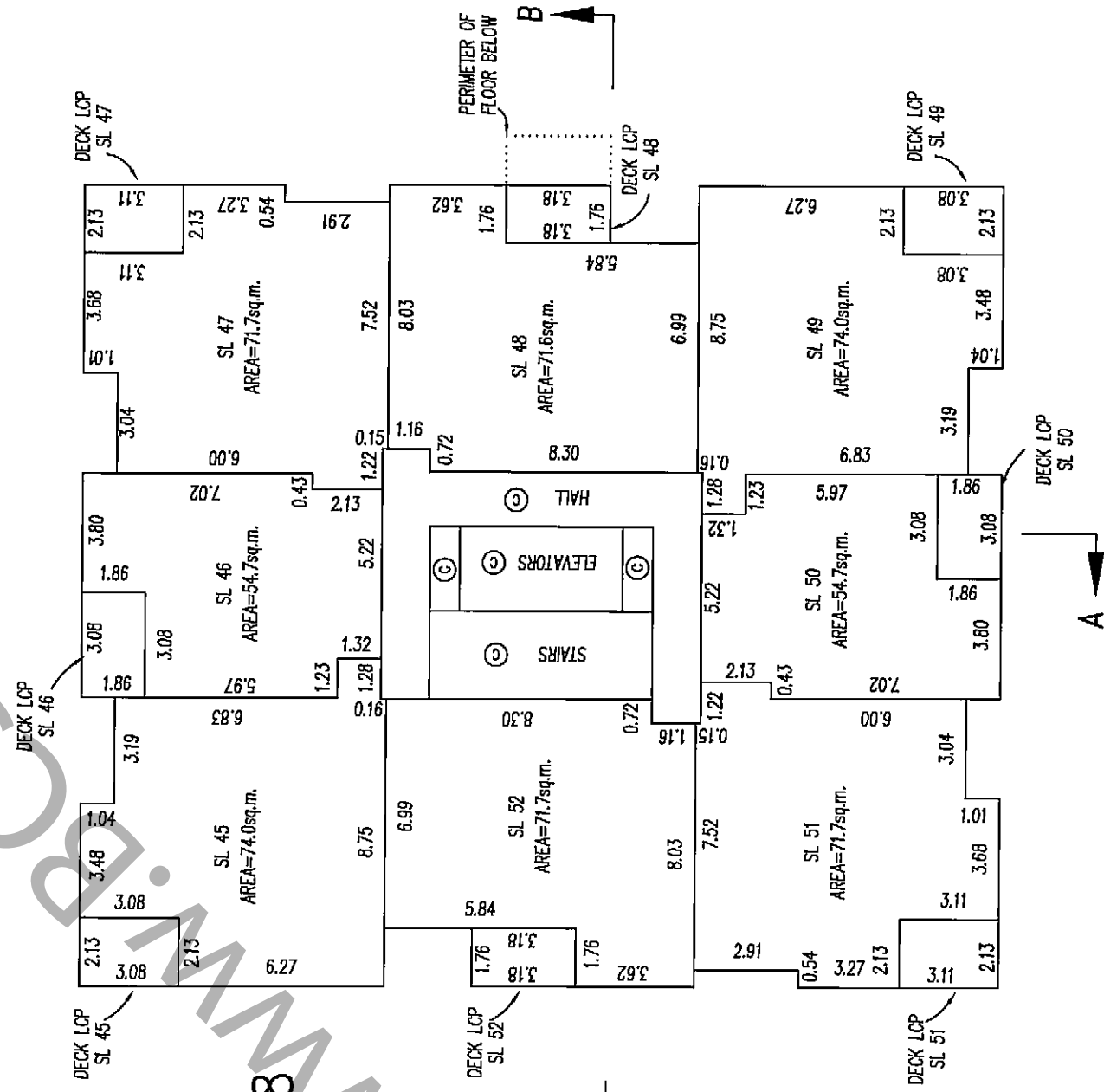
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LEVEL 7



LEVEL 8



G.A.R.
6th DAY OF MARCH 2009
DATED THIS B.C.L.S.

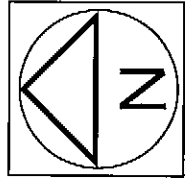
FLOOR PLANS

STRATA PLAN BCS 3378

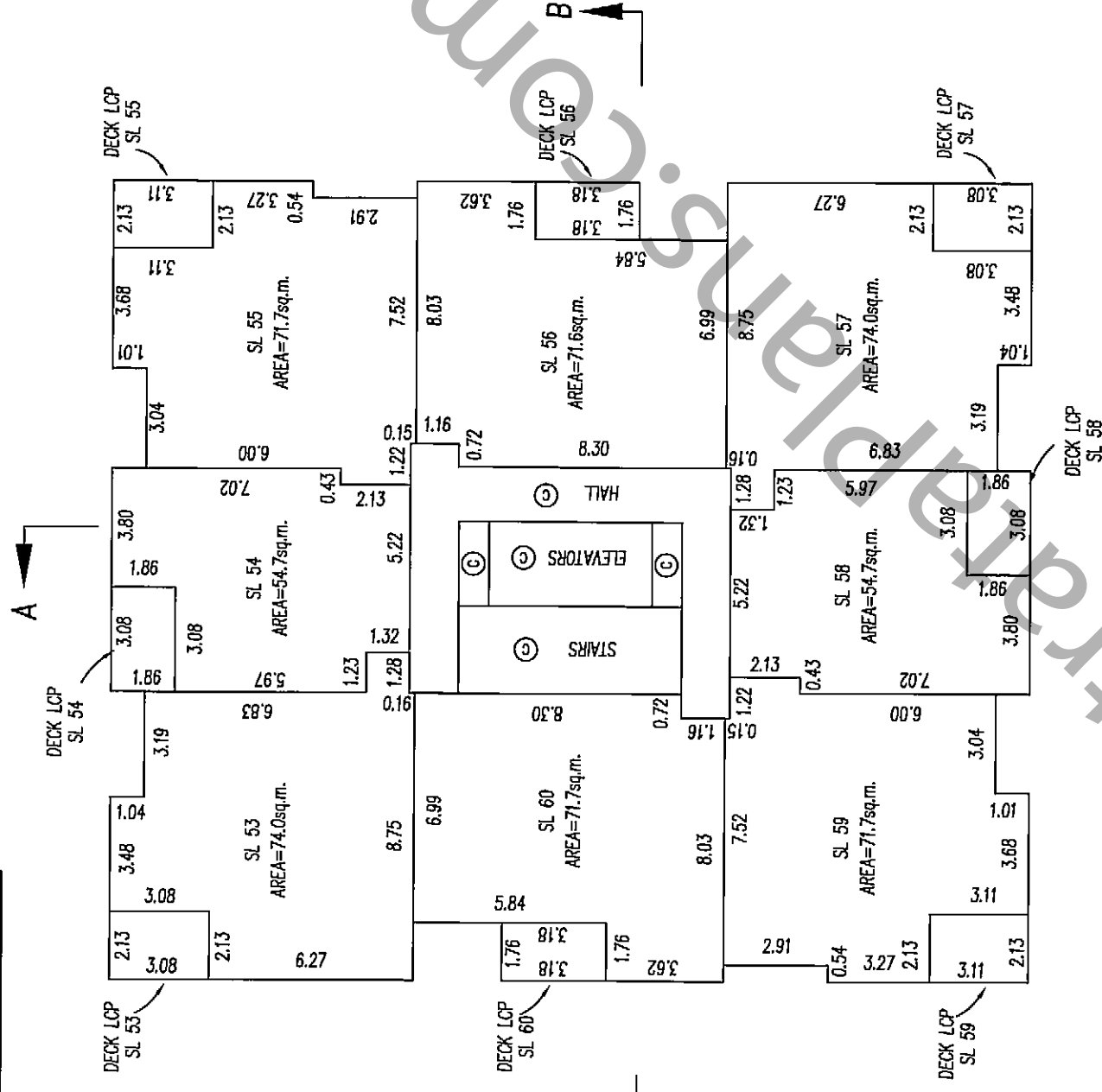
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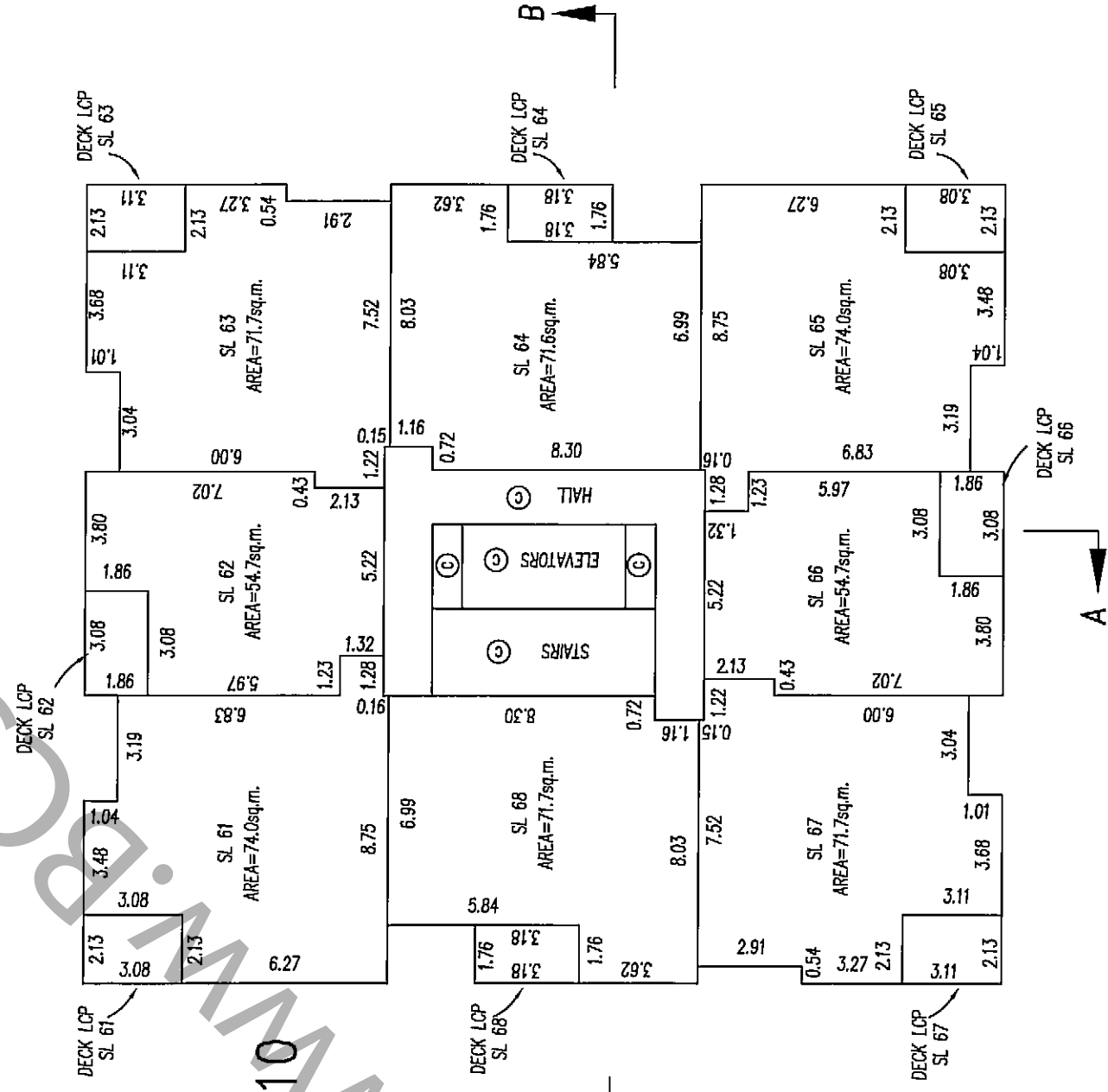
ALL DISTANCES IN METRES



LEVEL 9



LEVEL 10

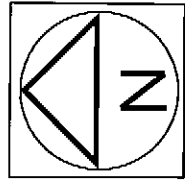


G.A.P.
B.C.L.S.
DAY OF MARCH 2009
DATED THIS

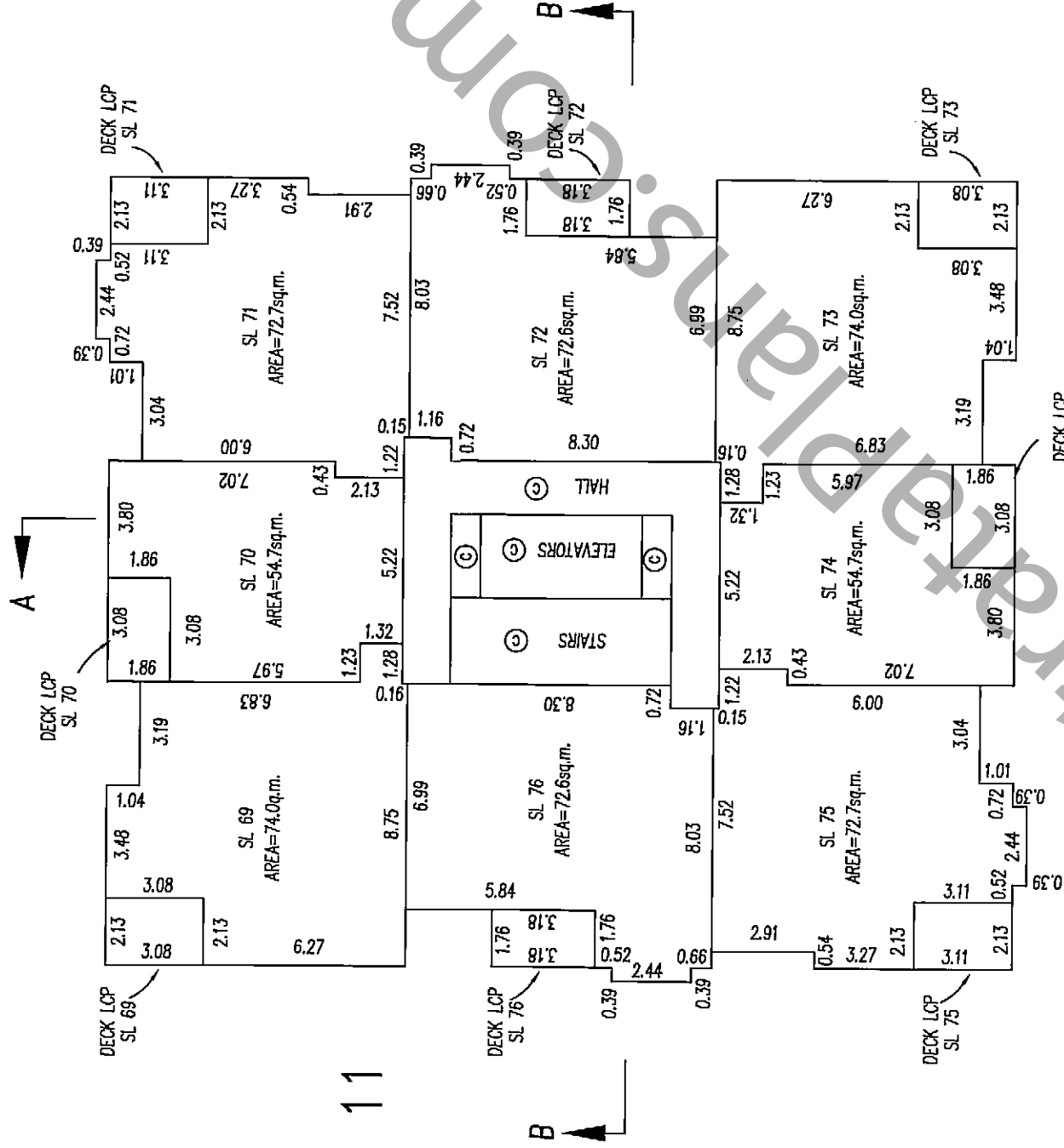
FLOOR PLANS

STRATA PLAN BCS 3378

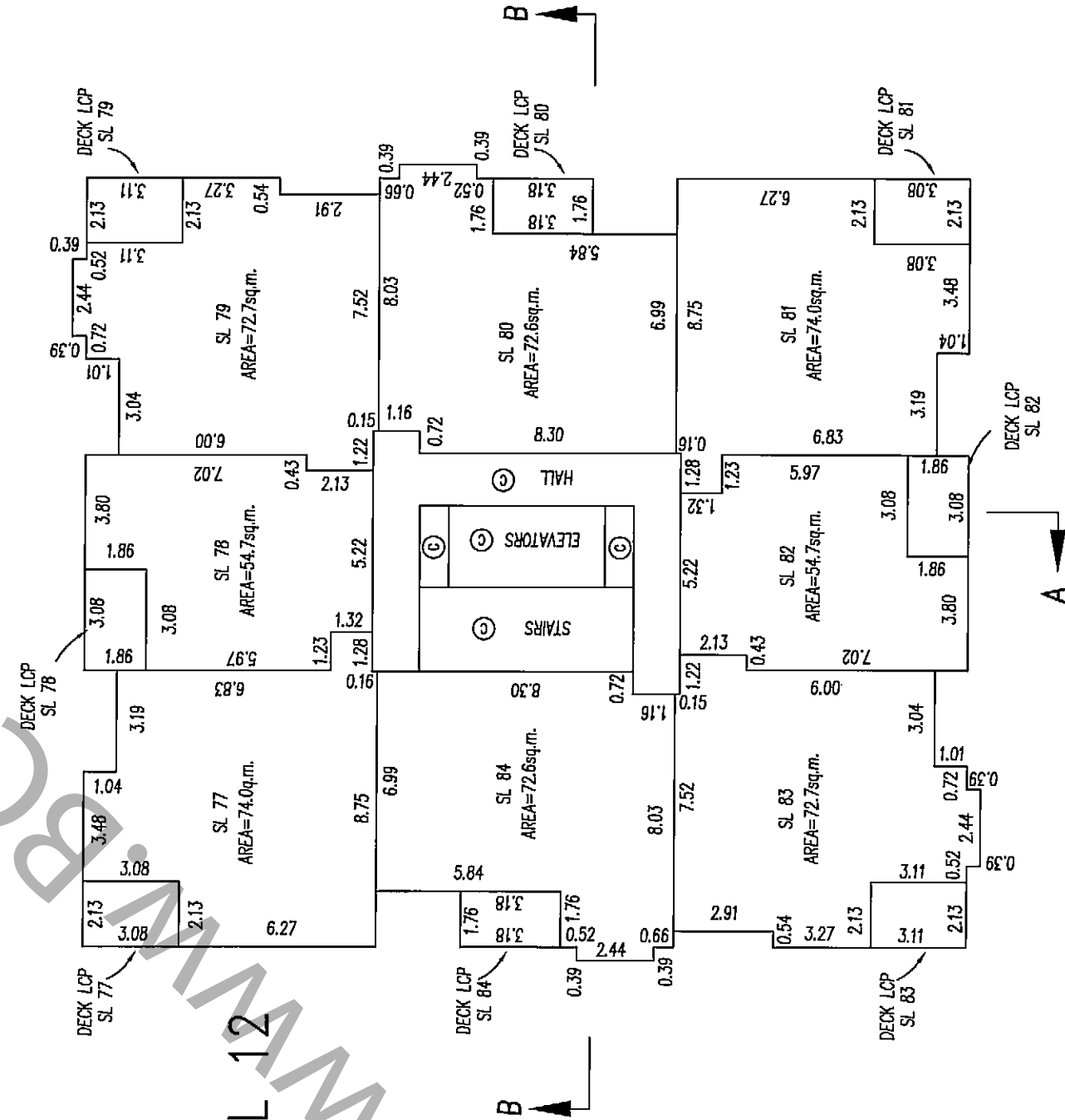
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LEVEL 11



LEVEL 12



DATED THIS 16th DAY OF MARCH 2009
B.C.L.S.
G.A.R.

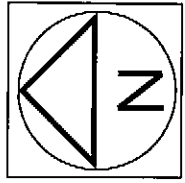
FLOOR PLANS

STRATA PLAN BCS 3378

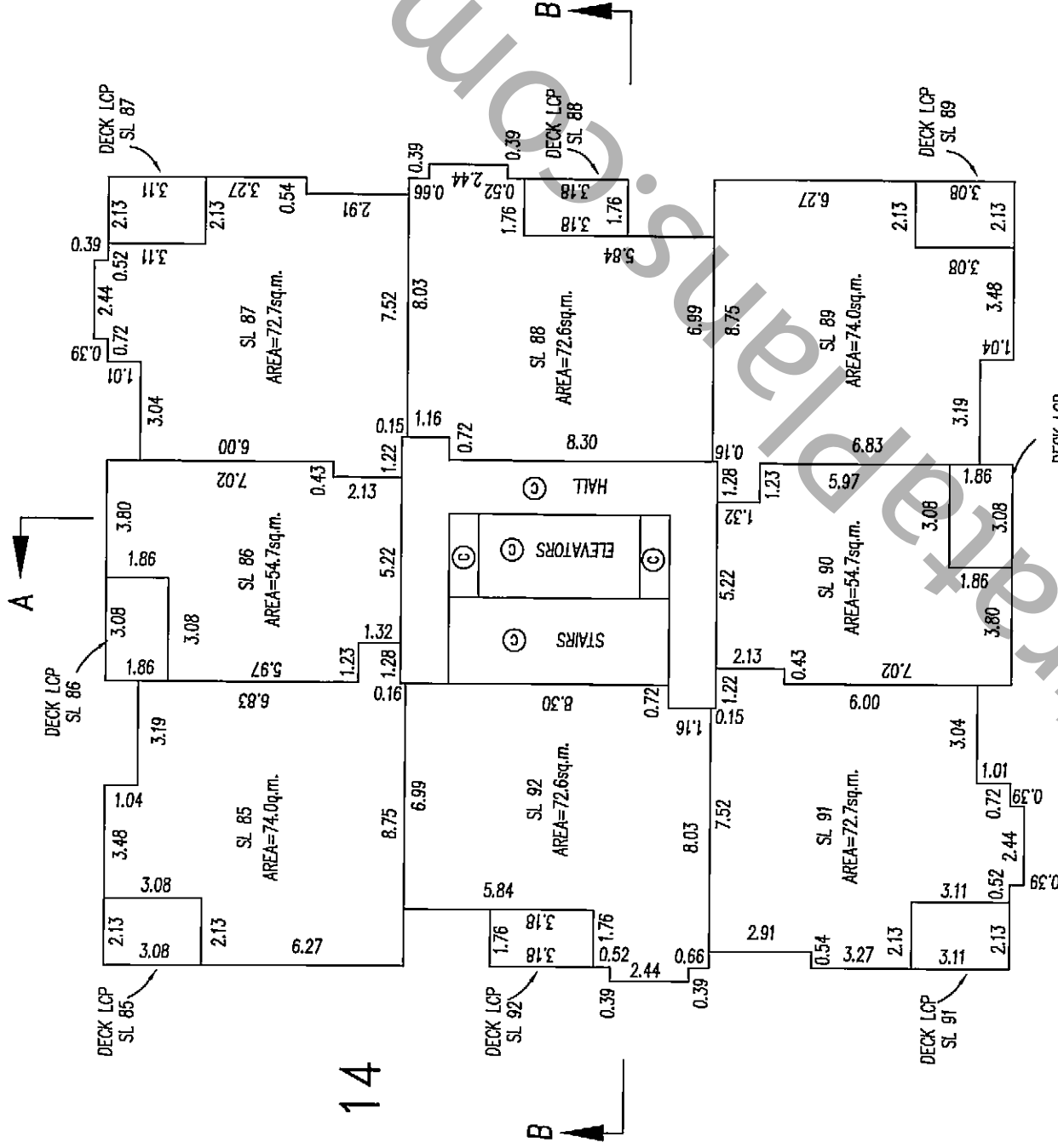
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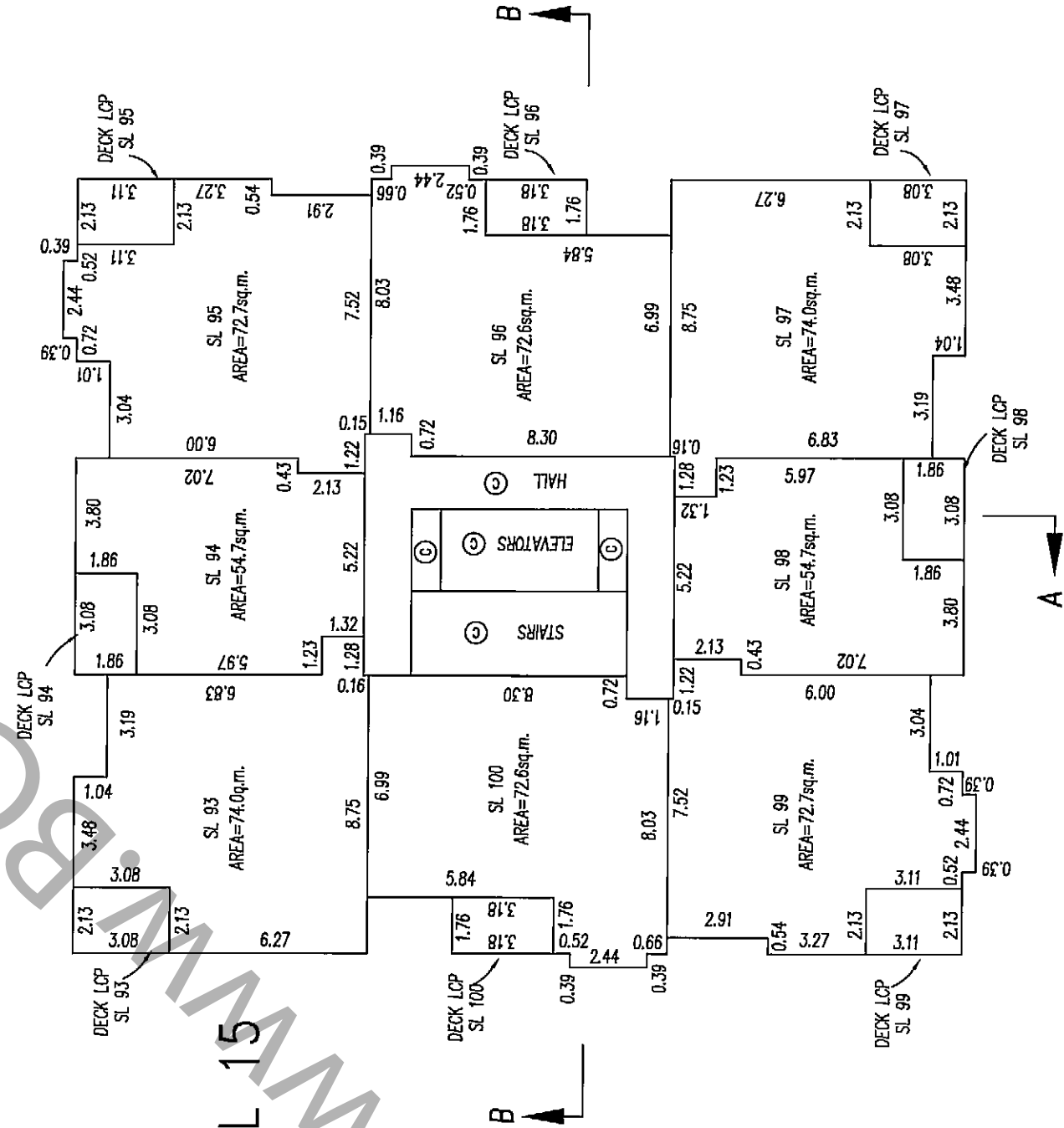
ALL DISTANCES IN METRES



LEVEL 14



LEVEL 15



DATED THIS 16th DAY OF MARCH 2009
B.C.L.S.

G.A.R.

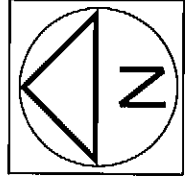
FLOOR PLANS

STRATA PLAN BCS 3378

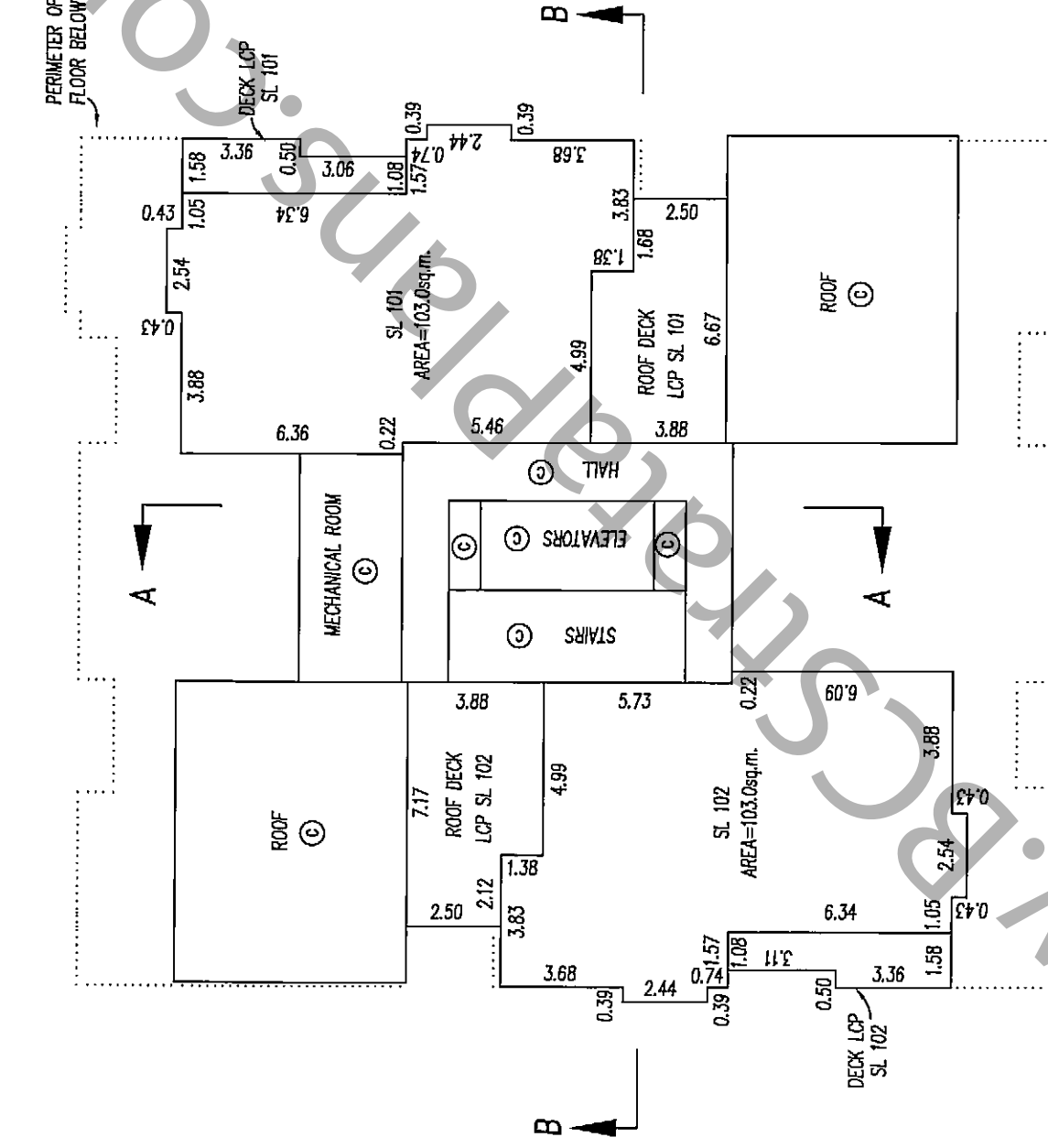
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ALL DISTANCES IN METRES



LEVEL 16 (PENTHOUSE)



G.A.R.

DATED THIS 6th DAY OF MARCH 2009

B.C.L.S.

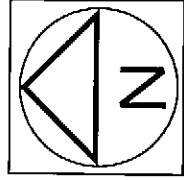
FLOOR PLANS

STRATA PLAN BCS 3378

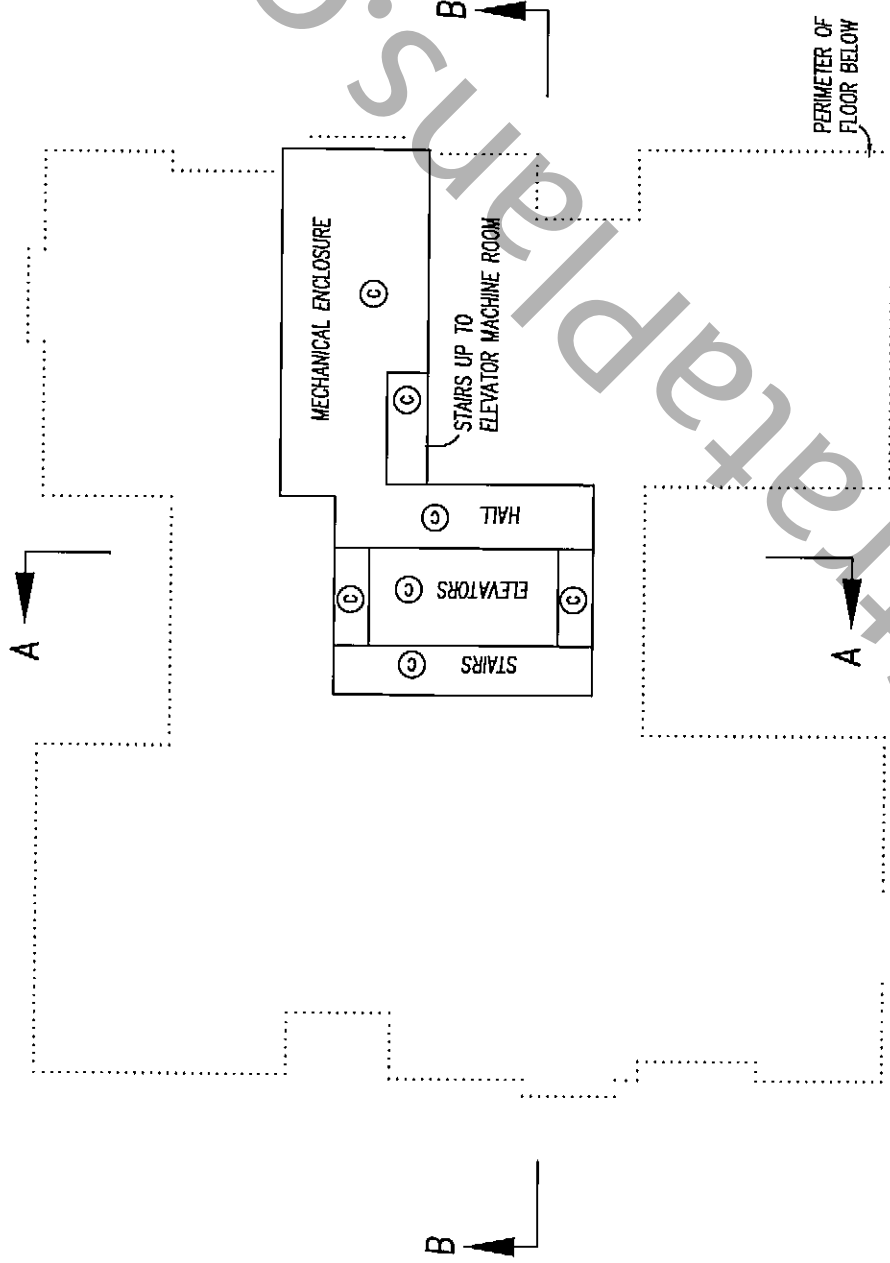
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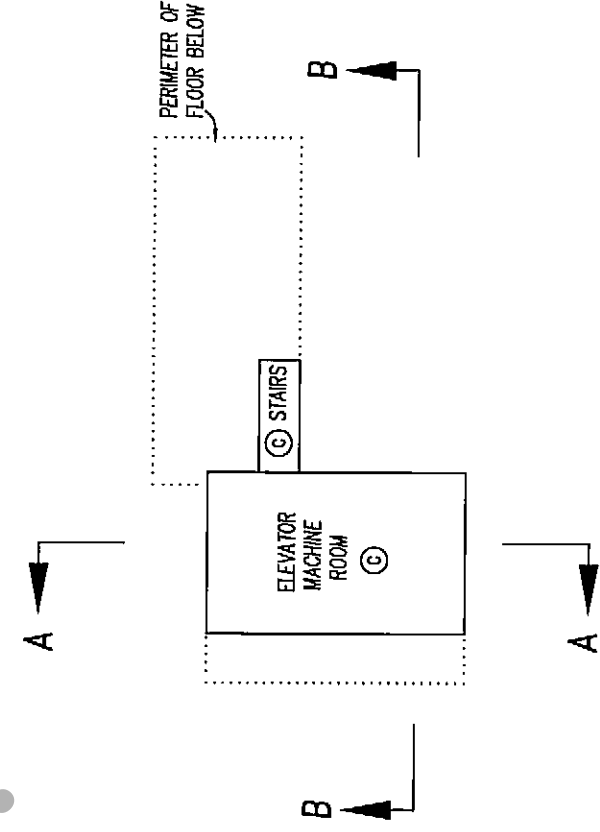
ALL DISTANCES IN METRES



ROOF LEVEL (MECHANICAL ENCLOSURE)



ELEVATOR MACHINE ROOM



C.A.R.

DATED THIS 6th DAY OF MARCH 2009

B.C.L.S.

2009

16791416

SHEET 17 OF 18 SHEETS

SECTIONS

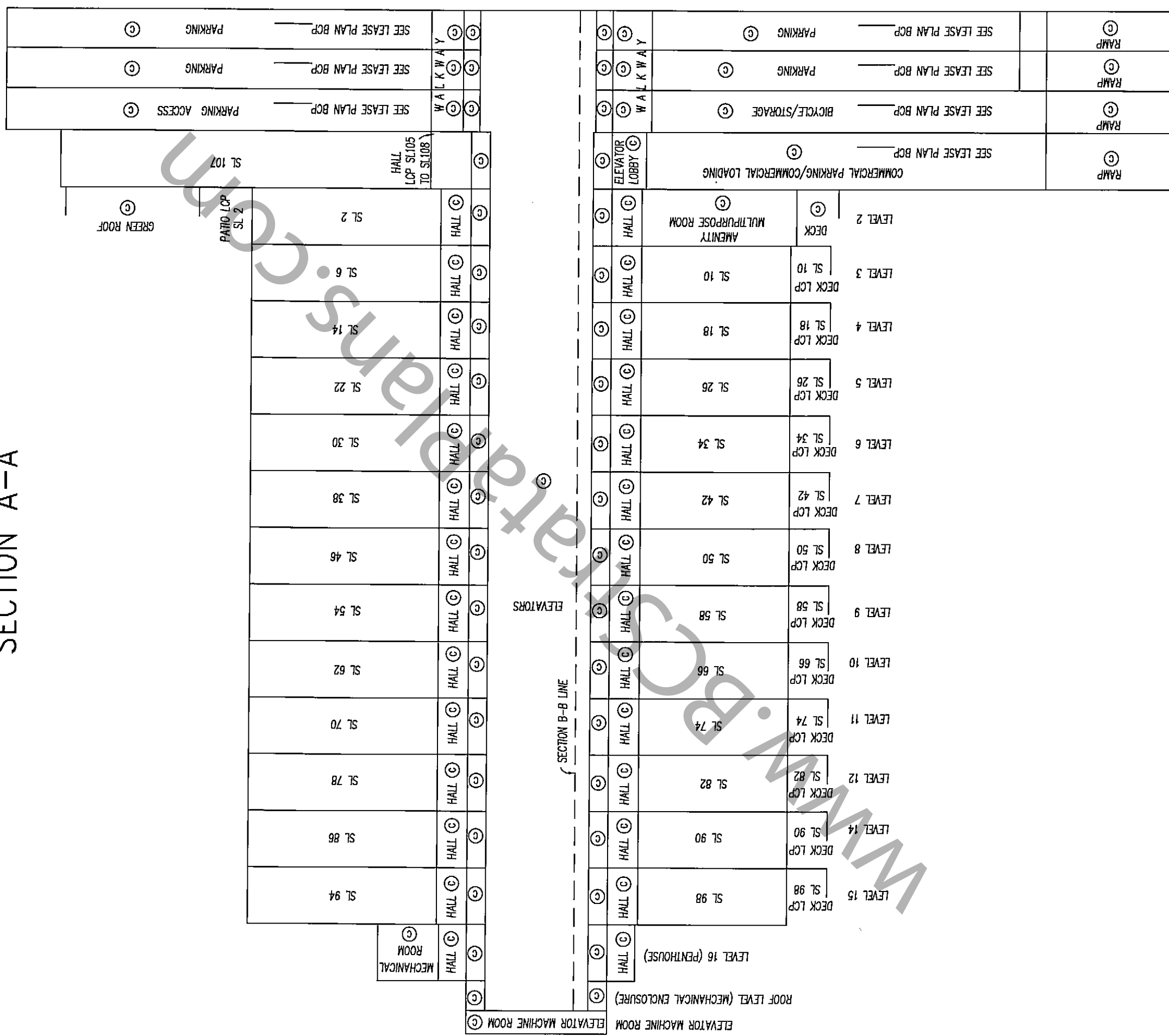
STRATA PLAN BCS 3378

SCALE 1: 200



ALL DISTANCES IN METRES

SECTION A-A



LEVEL 1
 PARKING LEVEL P1
 PARKING LEVEL P2
 PARKING LEVEL P3

DATED THIS 6th DAY OF MARCH 2009
 C.A.R.
 B.C.L.S.

16791A17

SHEET 18 OF 18 SHEETS

SECTIONS

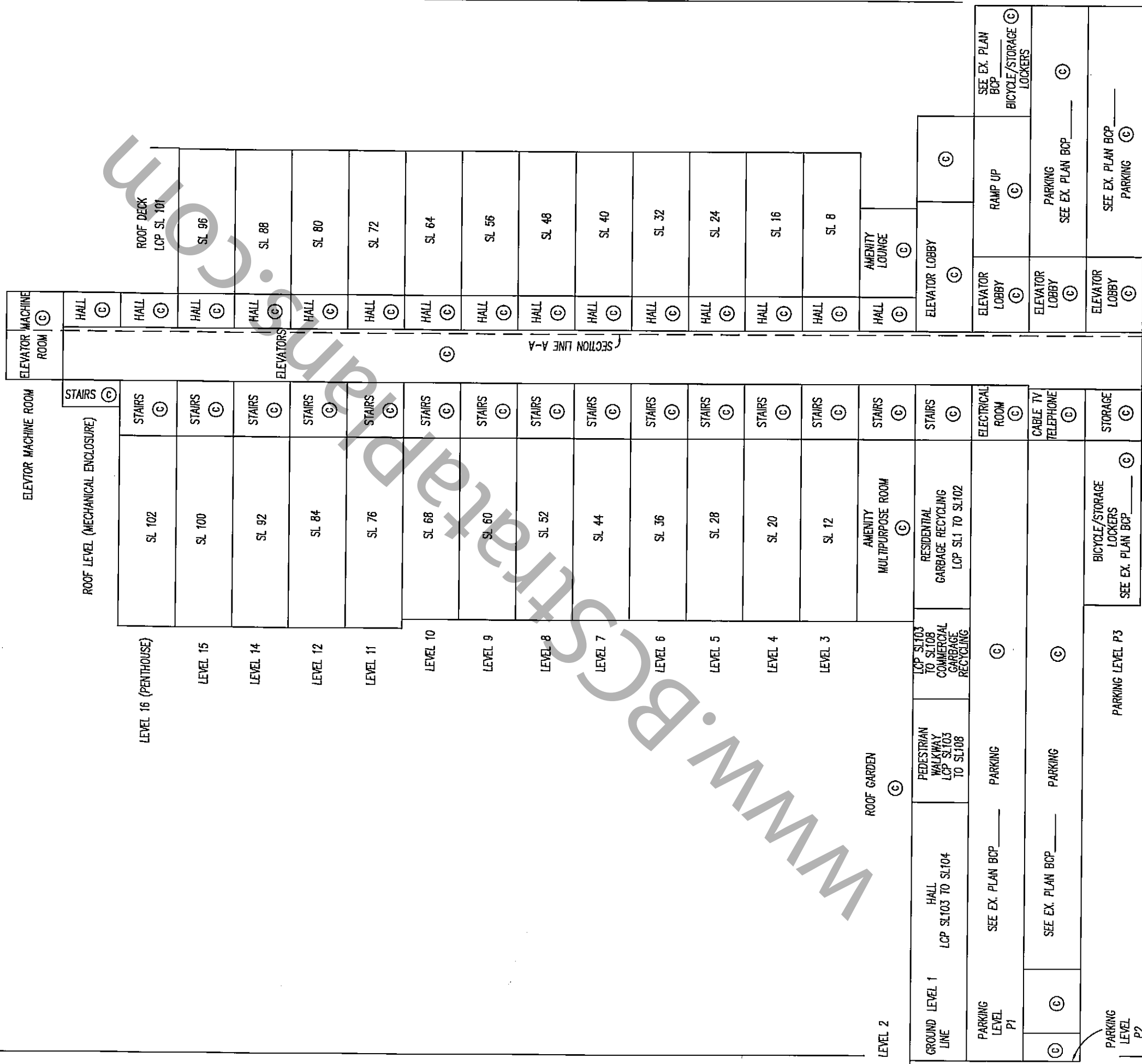
STRATA PLAN BCS 3378

SCALE 1: 200



ALL DISTANCES IN METRES

SECTION B-B



G.A.R.

DATED THIS 6th DAY OF MARCH 2009

B.C.L.S.

2009