

**STRATA PLAN OF AIR SPACE  
 PARCEL A, BLOCK 67, DISTRICT  
 LOT 541, GROUP 1, N.W.D.,  
 AIR SPACE PLAN BCP 37155**

**STRATA PLAN BCS 2982**

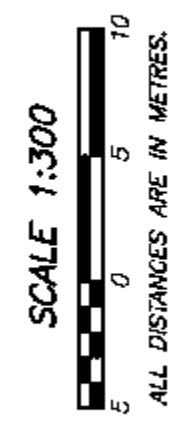
DEPOSITED AND REGISTERED IN  
 THE LAND TITLE OFFICE AT  
 NEW WESTMINSTER, B.C.

THIS 9 DAY OF JULY 2008

JAN MACDONALD/CP  
 REGISTRAR

88877379.528

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



"RAFFLES"  
 555 ROBSON STREET  
 VANCOUVER, BC

**INTEGRATED SURVEY AREA No. 31  
 (VANCOUVER) NAD-83 (CSRS)**

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL MEASURED  
 DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE  
 GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES  
 BY COMBINED FACTOR 0.9996016

ELEVATIONS ARE IN METRES TO GVRD GEODETIC  
 DATUM BASED ON CITY OF VANCOUVER MONUMENT  
 V-3864, ELEVATION=14.165m LOCATED AT  
 BEATTY STREET AND ROBSON STREET

**LEGEND**

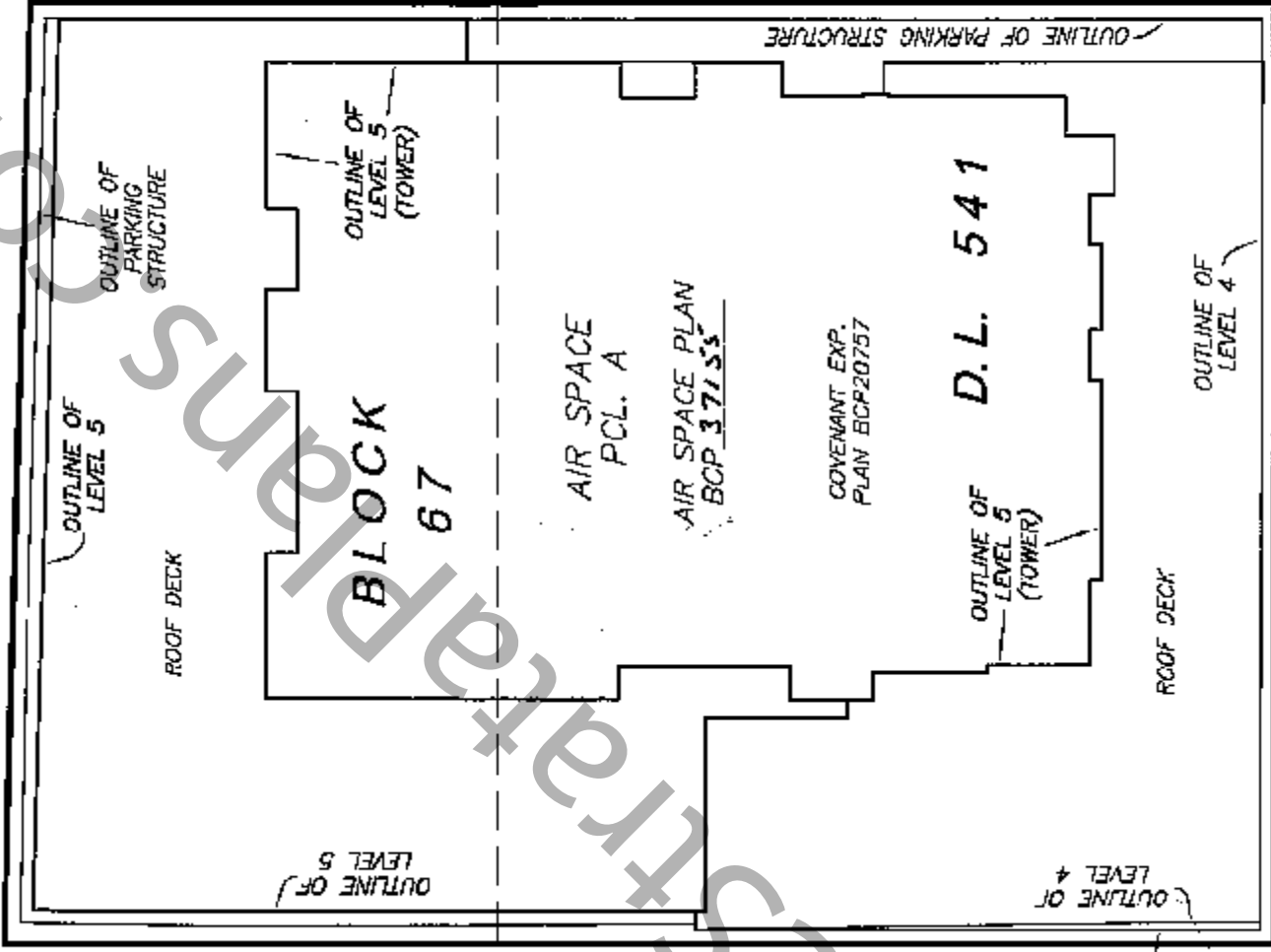
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS  
 BETWEEN CONTROL MONUMENTS V-1910 AND V-3864

- - DENOTES CONTROL MONUMENT FOUND
- - DENOTES LEAD PLUG FOUND
- - DENOTES LEAD PLUG PLACED
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- NR - DENOTES NO RECORD
- D/R - DENOTES DESTROYED/RESET
- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- ⊙ - DENOTES COMMON PROPERTY
- ⊕ - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- ⊖ - DENOTES VENT BEING COMMON PROPERTY
- ⊗ - DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- ⊘ - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 6
- ⊙ - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 8

THIS STRATA PLAN CONTAINS LIMITED COMMON PROPERTY ACCORDING TO SEC. 73 (a)(i) OF THE STRATA PROPERTY ACT.

**ROBSON STREET**

**CAMBIE STREET**



"F"  
 PLAN LMP2703

I, J. NEIL BENNETT, A BRITISH COLUMBIA LAND SURVEYOR  
 CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN  
 IS WITHIN THE THE EXTERNAL BOUNDARIES OF THE LAND  
 THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: JUNE 26th, 2008.

BENNETT LAND SURVEYING LTD.  
 B.C. & CANADA LAND SURVEYORS  
 #201-9547 152nd STREET,  
 SURREY, B.C. V3R 5Y5  
 PHONE : 604-582-0717

DRAWING # 30555-15  
 FILE # 30555-15\_FS  
 DATE : JUNE 11, 2008

SEE SHEET #2 FOR  
 ISOMETRIC VIEW

SEE SHEET #'S 3 TO 10  
 FOR BUILDING LOCATION  
 AND BOUNDARY DIMENSIONS

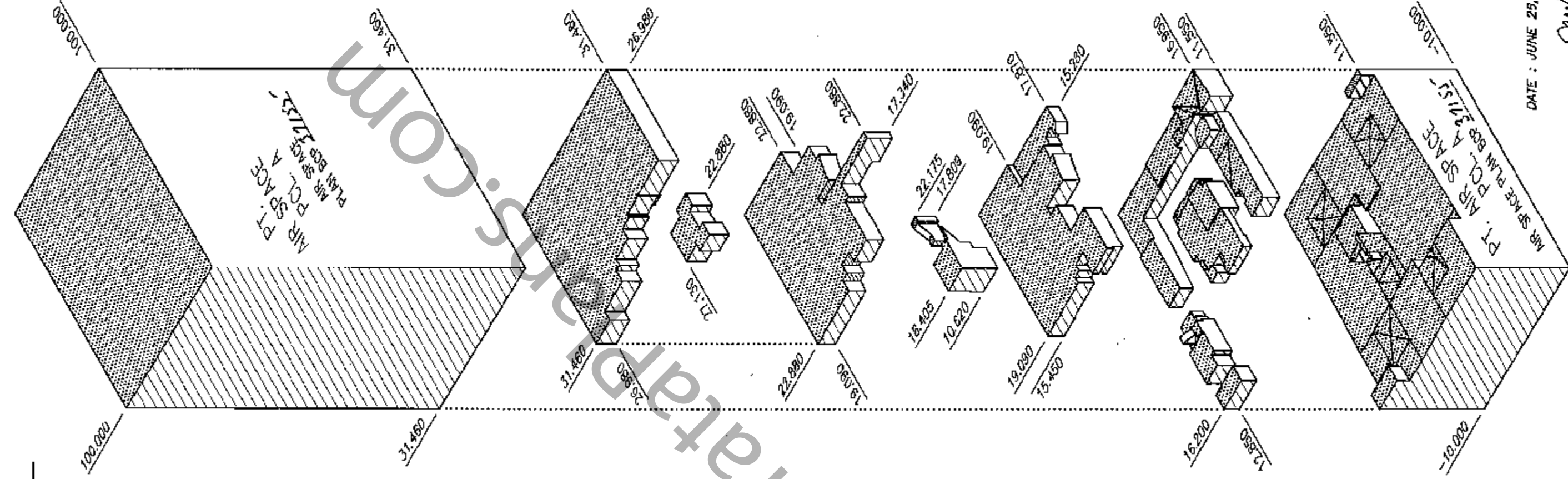
THIS PLAN LIES WITHIN THE  
 GREATER VANCOUVER REGIONAL DISTRICT

**ORIGINAL**

STRATA PLAN BCS 2987

ISOMETRIC VIEW OF AIR SPACE  
PARCEL A, BLOCK 67, DISTRICT  
LOT 541, GROUP 1, N.W.D.,  
AIR SPACE PLAN BCP 37155

NOT TO SCALE



ISOMETRIC VIEW  
ELEV. 31.460 TO 100.000

ISOMETRIC VIEW  
ELEV. 25.860 TO 31.460

ISOMETRIC VIEW  
ELEV. 22.880 TO 27.130

ISOMETRIC VIEW  
ELEV. 10.620 TO 22.880

ISOMETRIC VIEW  
ELEV. 14.440 TO 19.090

ISOMETRIC VIEW  
ELEV. 11.550 TO 19.330

ISOMETRIC VIEW  
ELEV. -10.000 TO 13.960

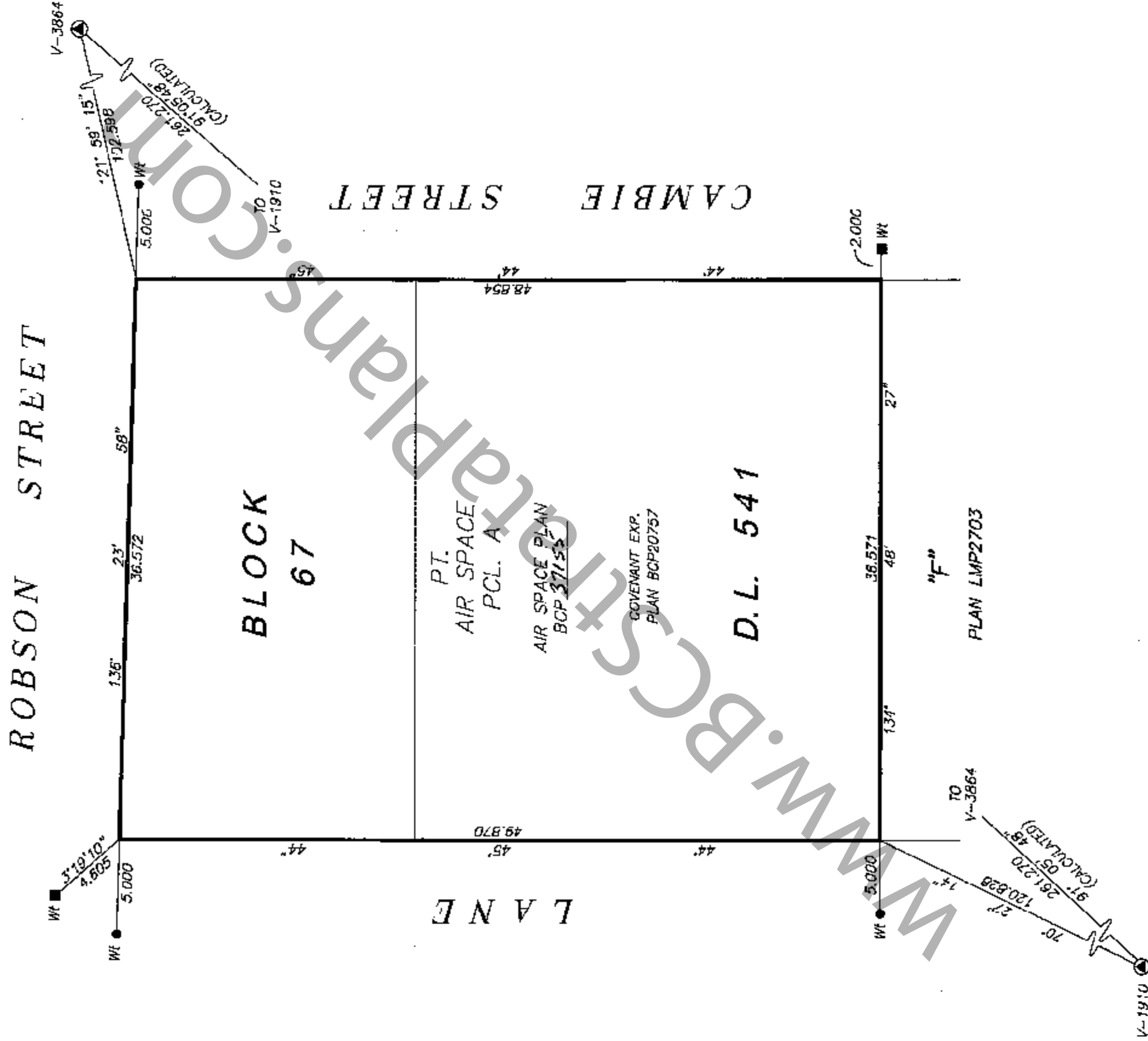
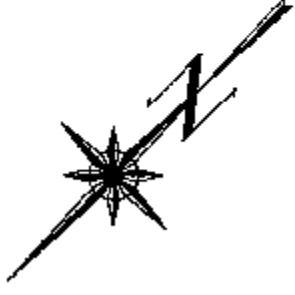
DATE: JUNE 25, 2008

*gmb*

SCALE 1:300



ALL DISTANCES ARE IN METRES.



I, J. NEIL BENNETT, A BRITISH COLUMBIA LAND SURVEYOR OF NORTH VANCOUVER 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 11th DAY OF JUNE, 2008. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 83170, ON THE 27th DAY OF JUNE, 2008.

*J. Neil Bennett*  
 \_\_\_\_\_  
 B.C.L.S.

DATE : JUNE 26, 2008

DRAWING # 30555-15  
FILE # 30555-15\_Post

ORIGINAL

PROPERTY DIMENSIONS  
AND BUILDING LOCATION

STRATA PLAN BCS 2982

ELEVATION -10.000 TO 13.960

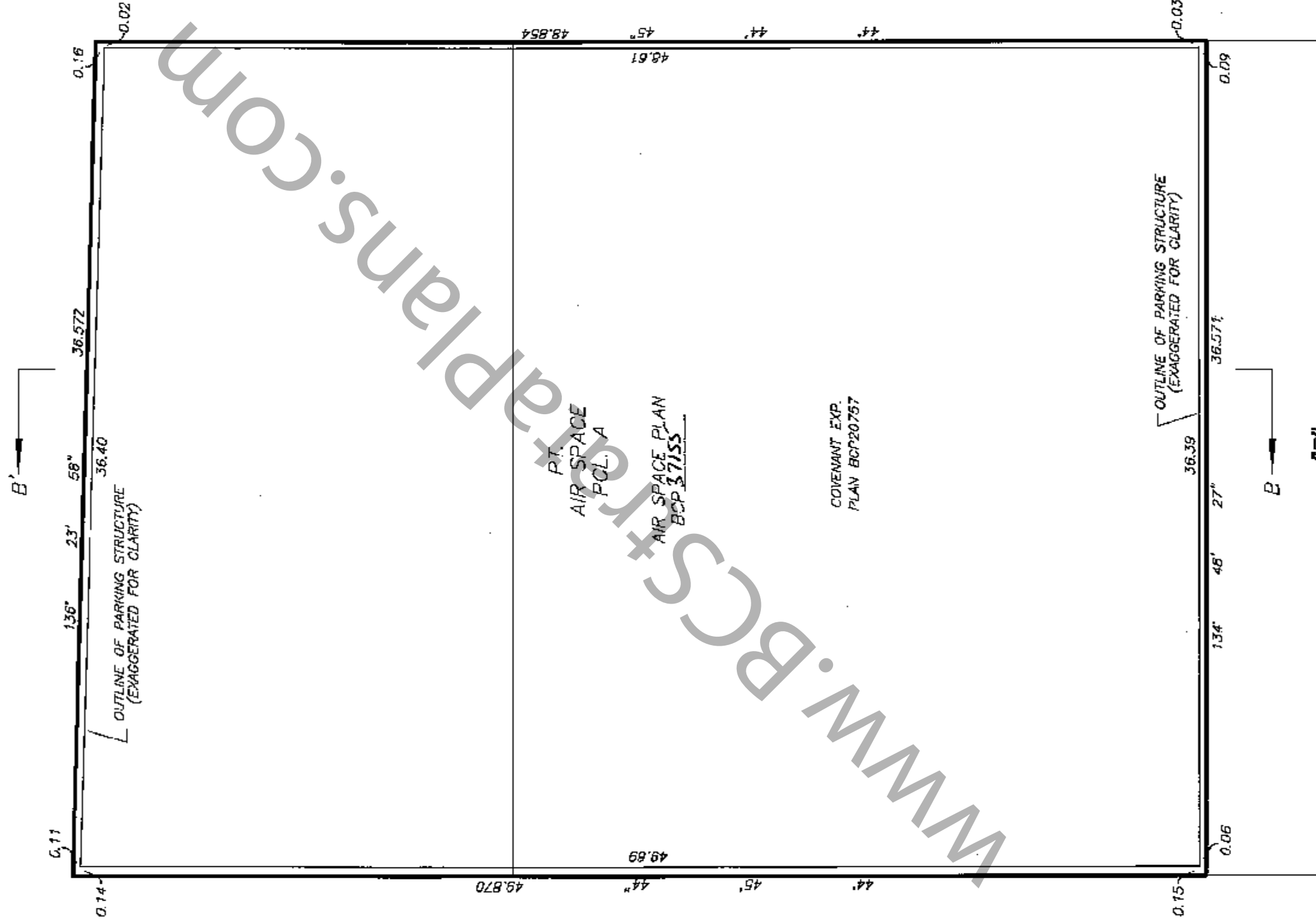
SCALE 1:200



ALL DISTANCES ARE IN METRES.



ROBSON STREET



LANE

CAMBIE STREET

PLAN LMP2703

ORIGINAL

**PROPERTY DIMENSIONS  
AND BUILDING LOCATION**

**STRATA PLAN BCS 2982**

ELEVATION 11.550 TO 19.330

SCALE 1:200

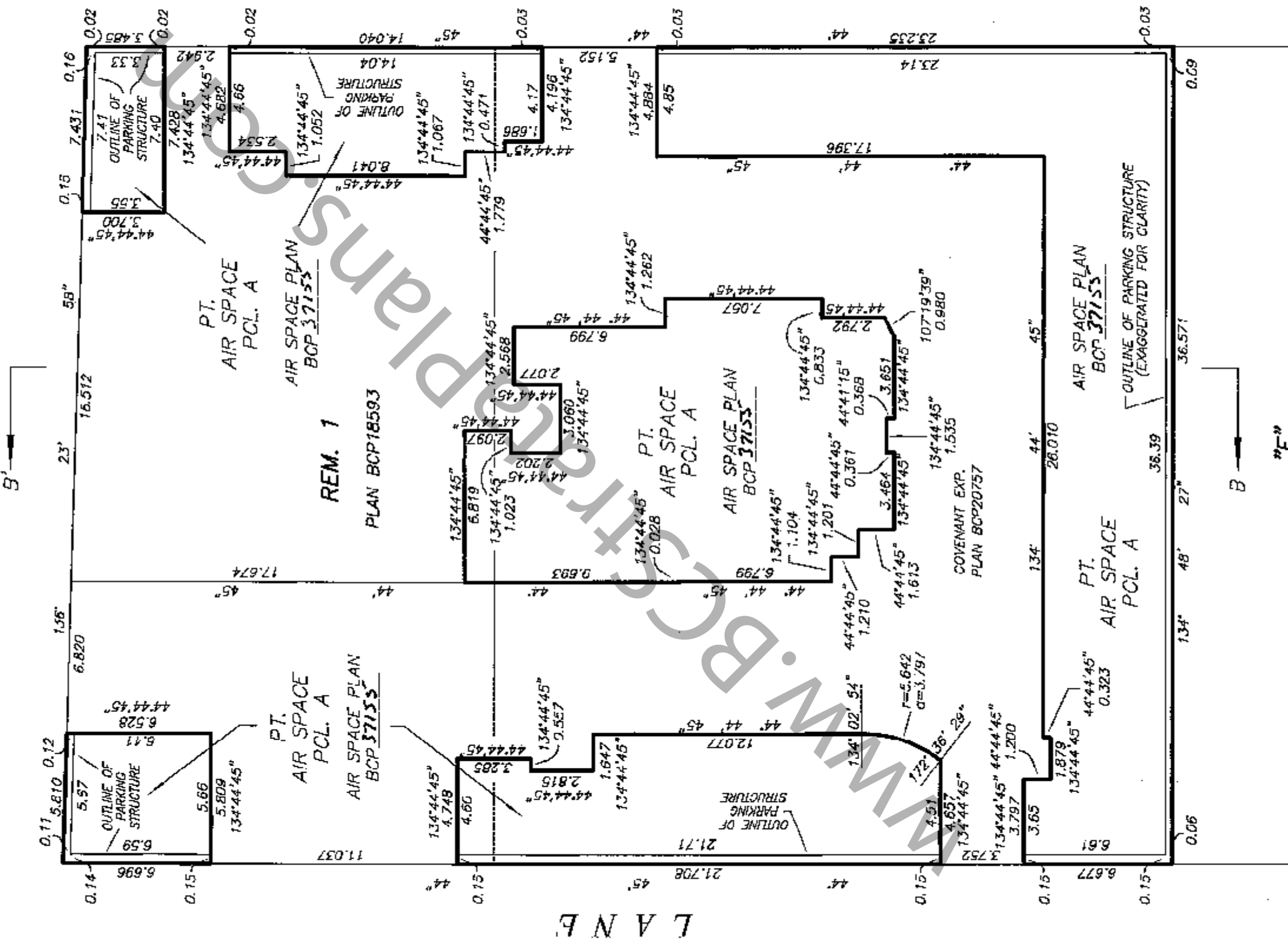


ALL DISTANCES ARE IN METRES.



ROBSON STREET

CAMBIE STREET



"F"

PLAN LMP2703

*gub*

ORIGINAL



STRATA PLAN BCS 2982

PROPERTY DIMENSIONS  
AND BUILDING LOCATION

ELEVATION 10.620 TO 22.880

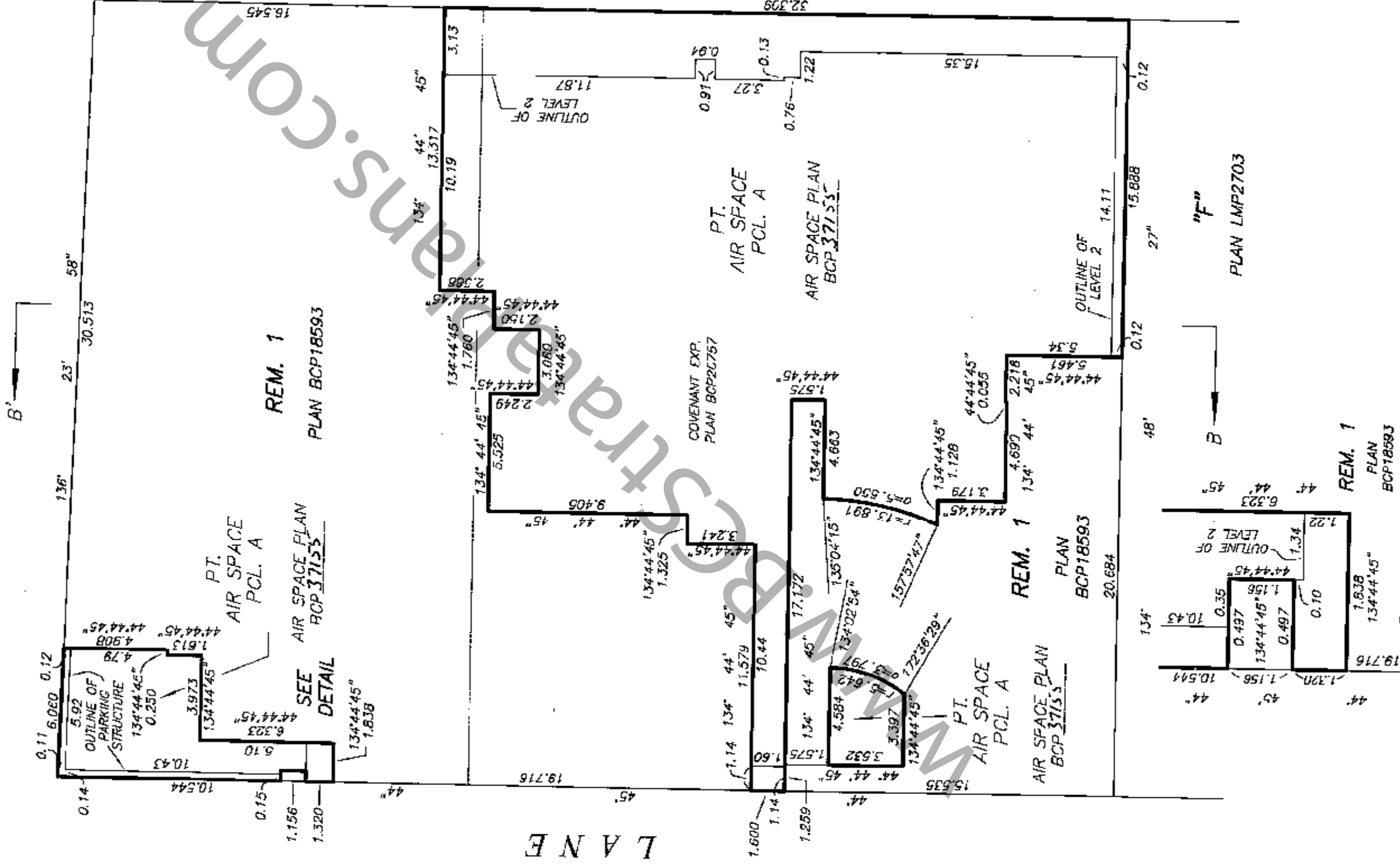
SCALE 1:200



ALL DISTANCES ARE IN METRES.



ROBSON STREET



CAMBIE STREET

LANE

DETAIL  
NOT TO SCALE

REM. 1  
PLAN  
BCP18593

"F"  
PLAN LMP2703

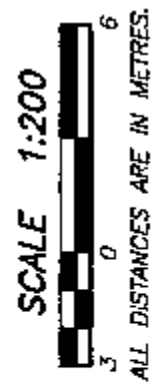
DATE : JUNE 26, 2008  
*gub*

ORIGINAL

**PROPERTY DIMENSIONS  
AND BUILDING LOCATION**

STRATA PLAN BCS 2982

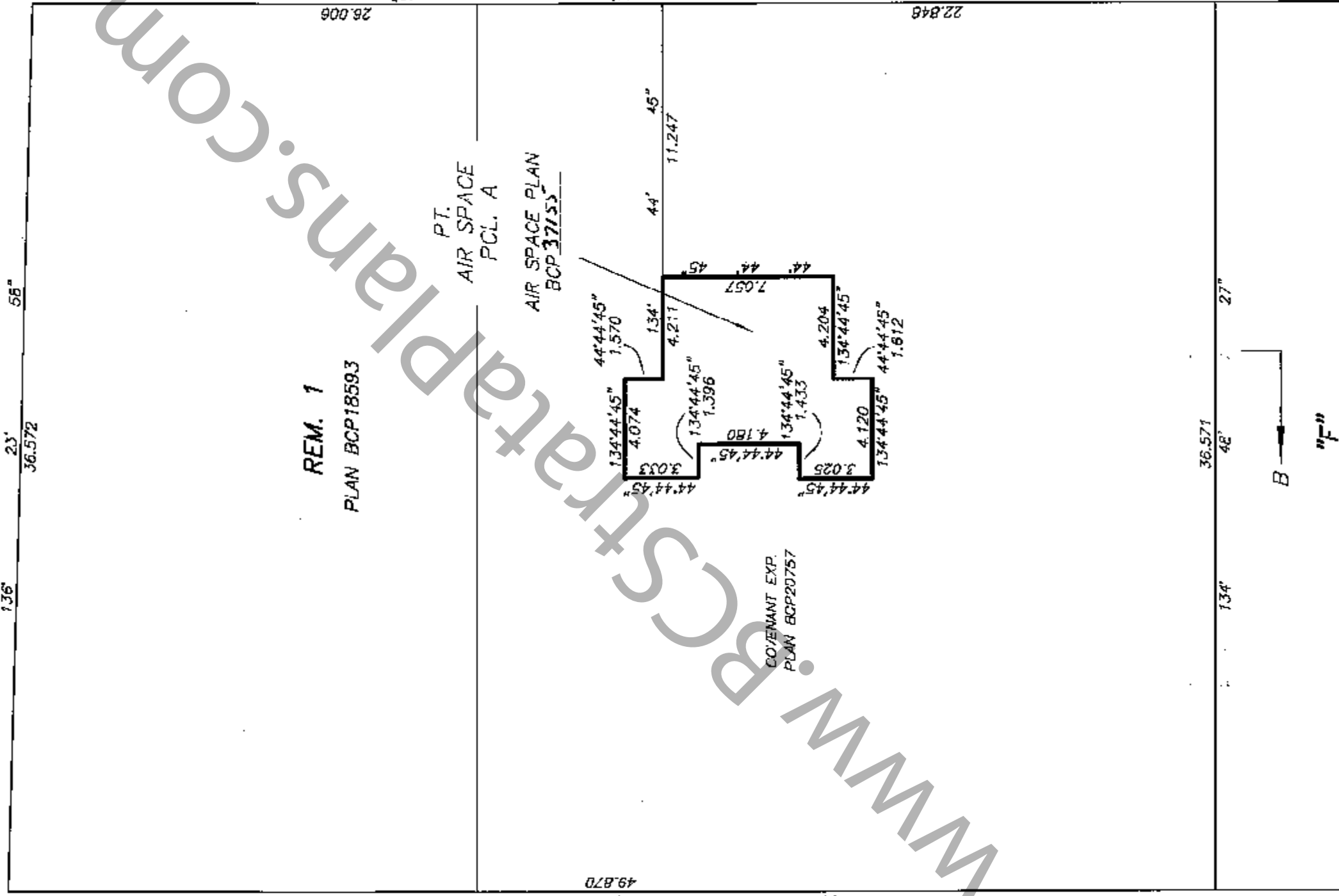
ELEVATION 22.880 TO 27.130



ROBSON STREET



136' 23' 58" 36.572



CAMBIE STREET

LANE



"F"  
PLAN LMP2703

DATE : JUNE 26, 2008

DRAWING # 30555-15  
FILE # 30555-15\_CE\_L3

ORIGINAL

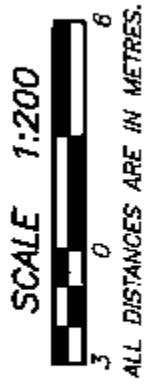
gmb



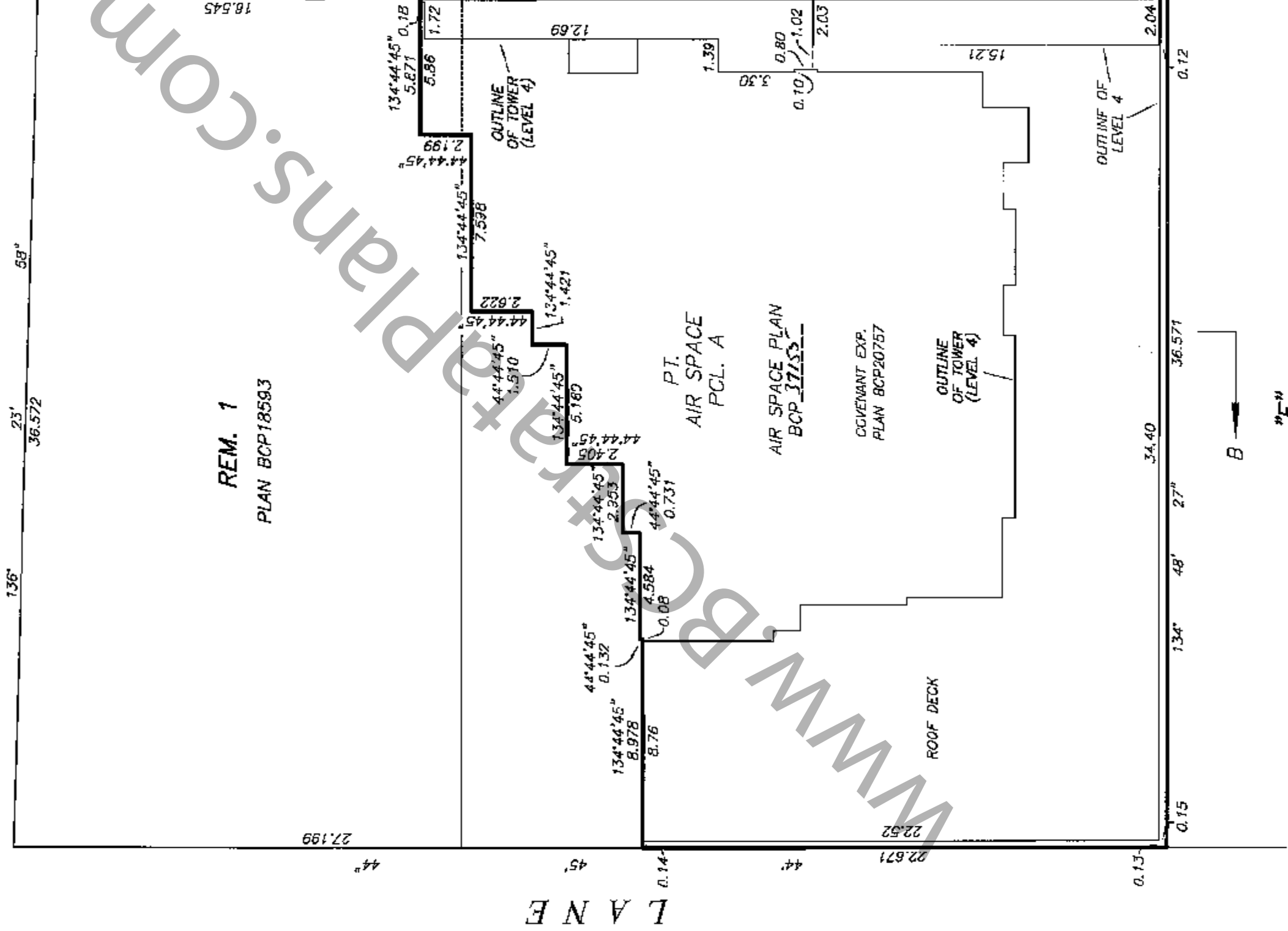
STRATA PLAN BCS 1982

PROPERTY DIMENSIONS  
AND BUILDING LOCATION

ELEVATION 27.130 TO 31.460



ROBSON STREET



"F"  
PLAN LMP2703

CAMBIE STREET

DATE : JUNE 26, 2008

DRAWING # 30555-15  
FILE # 30555-15\_CE\_L4

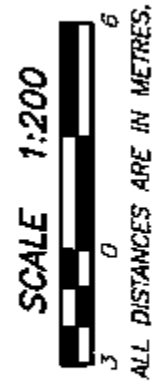
ORIGINAL

gmb

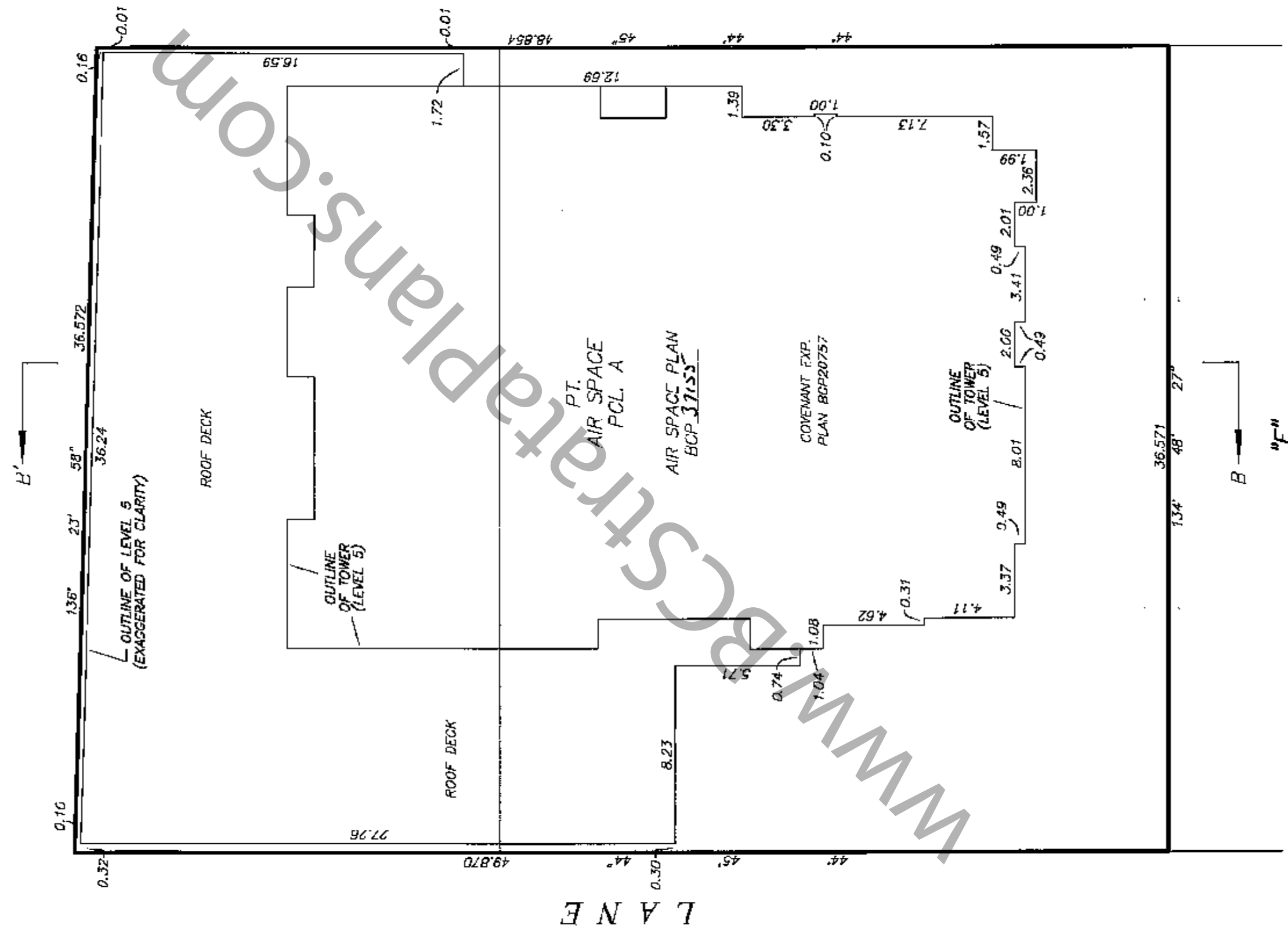
STRATA PLAN BCS 2982

PROPERTY DIMENSIONS AND BUILDING LOCATION

ELEVATION 31.460 TO 100.000



ROBSON STREET



CAMBIE STREET

LANE

PLAN LMP2703

gmb

ORIGINAL

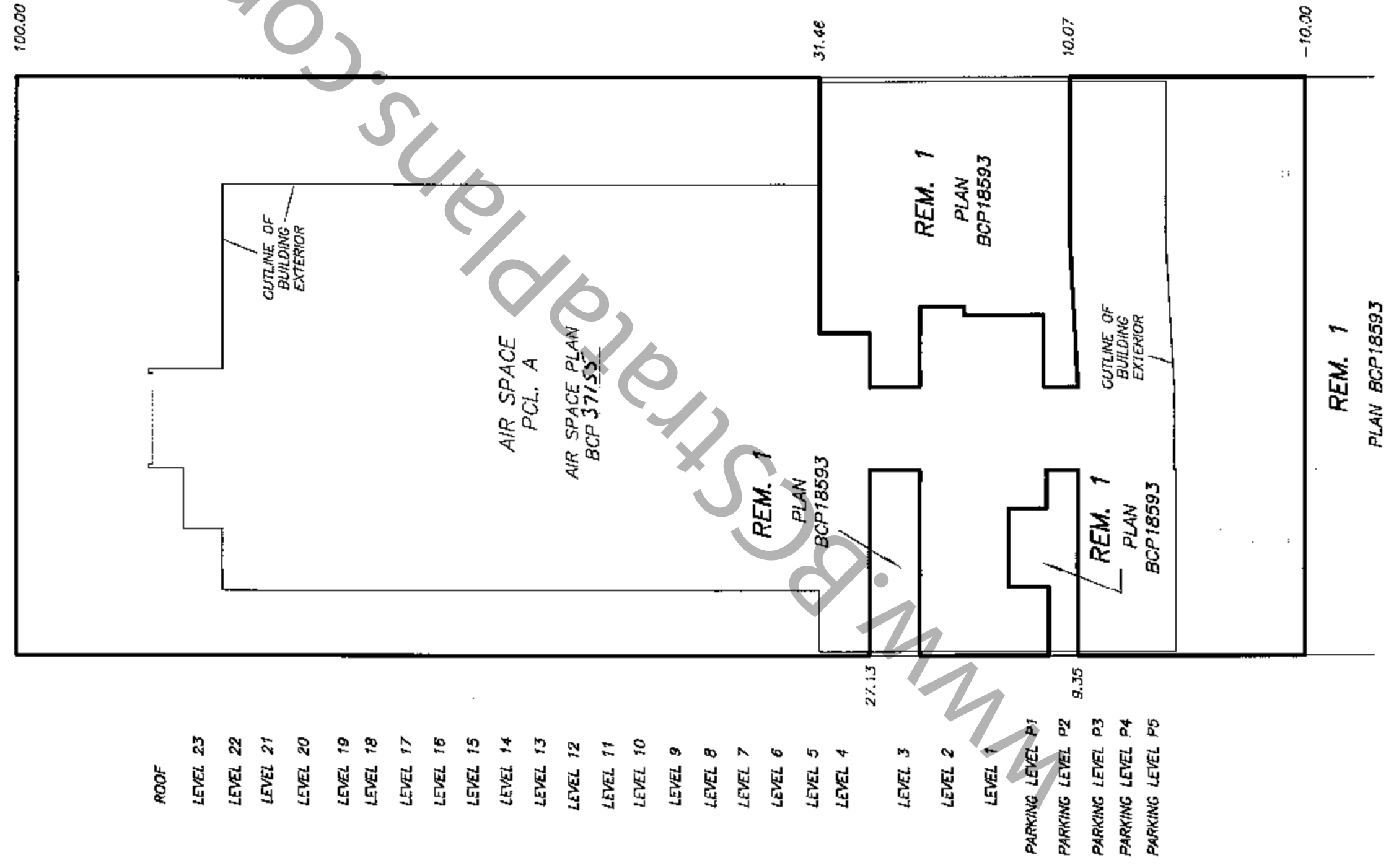
**BUILDING LOCATION  
SECTION B - B'**

**STRATA PLAN BCS 2982**

SCALE 1:400



ALL DISTANCES ARE IN METRES.



*gub*

**ORIGINAL**


STRATA PLAN BCS 1982

OWNER :

RAFFLES ON ROBSON DEVELOPMENT LTD.  
(INCORPORATION No. 511806)

  
AUTHORIZED SIGNATORY  
HAR-TANTO TSOA

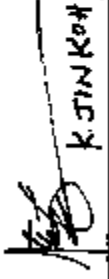
AUTHORIZED SIGNATORY

  
WITNESS AS TO BOTH SIGNATURES  
GINNY TSAI

BARRISTER & SOLICITOR  
FRASER MILNER CASGRAIN LLP  
1500-1040 WEST GEORGIA STREET  
VANCOUVER, BC, V6E 4H8

MORTGAGEE :

UNITED OVERSEAS BANK LIMITED

  
K. JINKOH, GENERAL MANAGER  
AUTHORIZED SIGNATORY UNITED OVERSEAS BANK

AUTHORIZED SIGNATORY

  
WITNESS AS TO BOTH SIGNATURES  
VIVIAN XIA

ACCOUNT MANAGER, UOB  
OCCUPATION OF WITNESS  
# 1680 - 650 WEST GEORGIA STREET,  
VANCOUVER, B.C., V6B 4W9  
ADDRESS OF WITNESS

THE CITY OF VANCOUVER  
REGISTERED OWNER OF GOVERNMENT BX463511  
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

  
AUTHORIZED SIGNATORY GRAHAM JOHNSON

AUTHORIZED SIGNATORY

I, J. NEIL BENNETT, A BRITISH COLUMBIA LAND SURVEYOR,  
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA  
PLAN HAS NOT, AS OF JUNE 11th, 2008, BEEN  
PREVIOUSLY OCCUPIED.

  
B.C.L.S.

DATE : JUNE 26, 2008

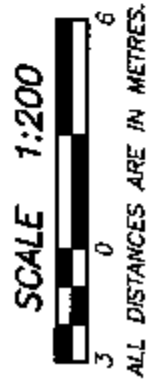
DRAWING # 30555-15  
FILE # 30555-15\_Sig



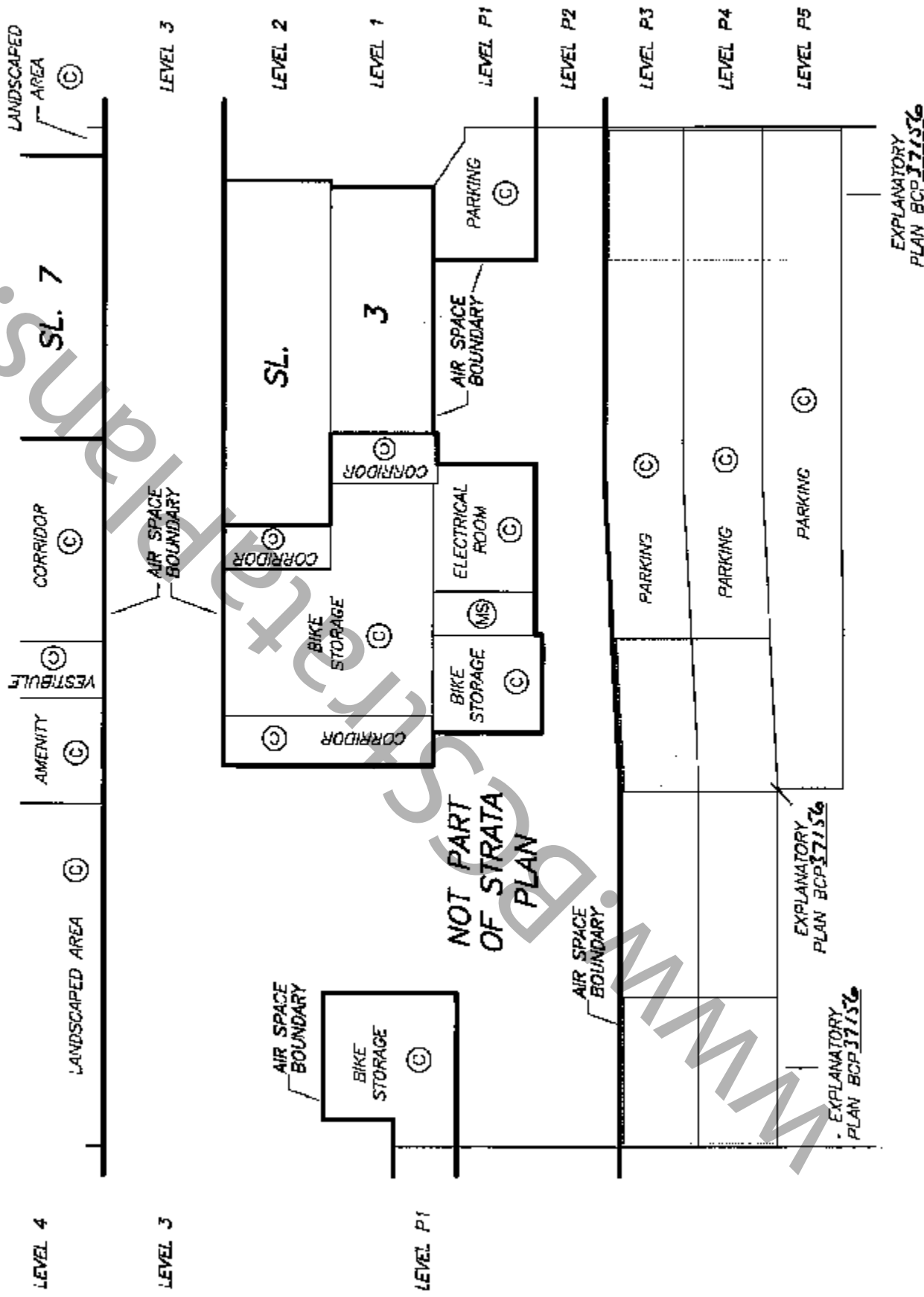
ORIGINAL

SECTION A - A'

STRATA PLAN BCS 1982



SEE SHEET #14 FOR CONTINUATION

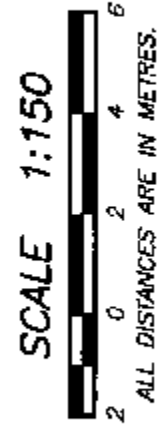


gnub

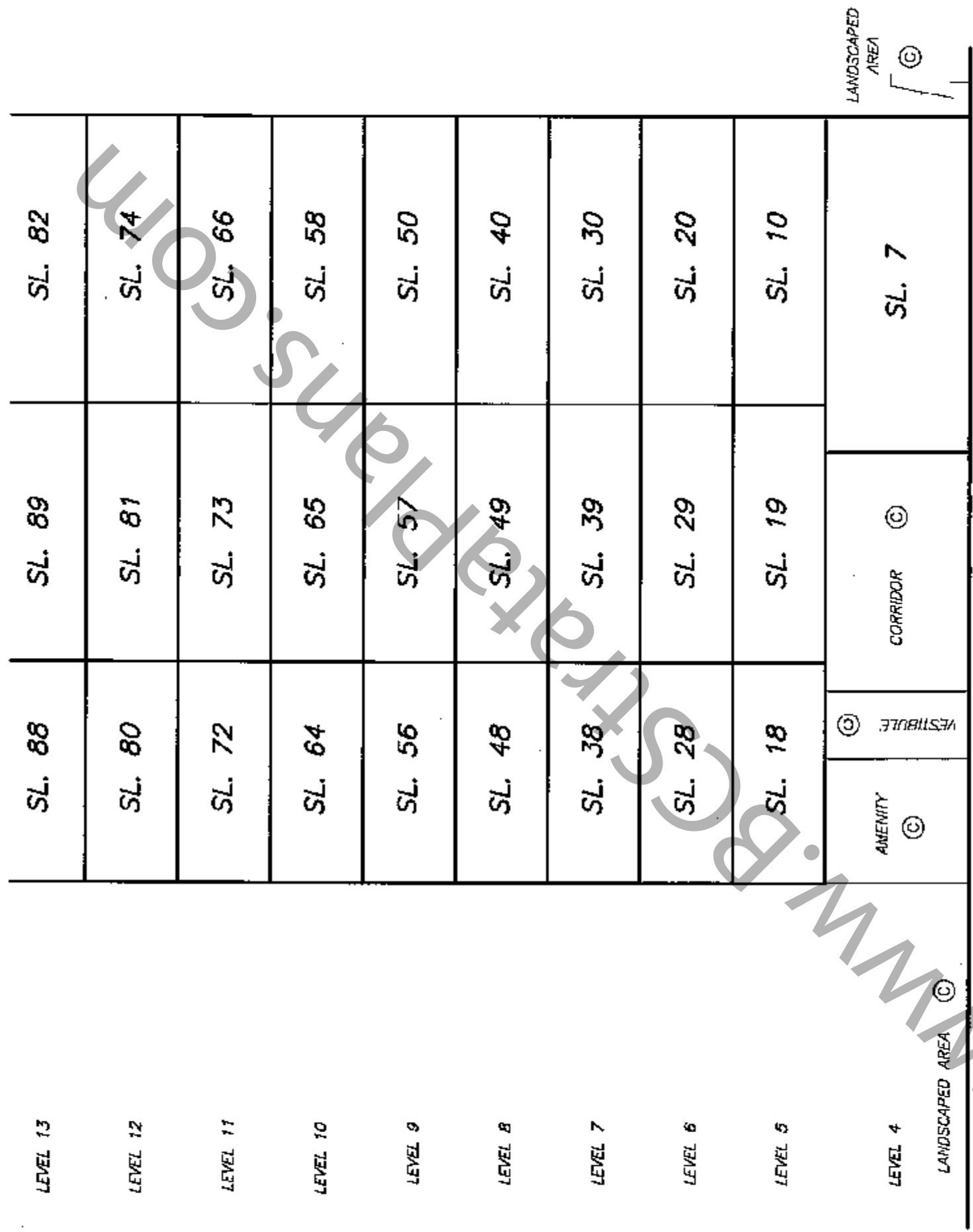
ORIGINAL

SECTION A - A'

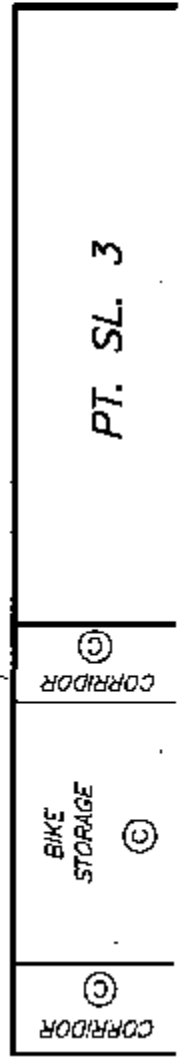
STRATA PLAN BCS 2982



SEE SHEET #15 FOR CONTINUATION



AIR SPACE BOUNDARY



SEE SHEET #13 FOR CONTINUATION

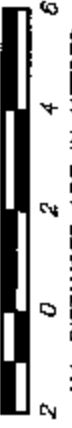
GMB

ORIGINAL

**SECTION A - A'**

**STRATA PLAN BCS 2982**

SCALE 1:150



ALL DISTANCES ARE IN METRES.

ROOF LEVEL	ROOF ©		SL.	
LEVEL 23				(RDI49)
LEVEL 22	SL. 150	149		(RDI49)
LEVEL 21	SL. 147	SL. 148	SL. 146	
LEVEL 20	SL. 144	SL. 145	SL. 138	
LEVEL 19	SL. 136	SL. 137	SL. 130	
LEVEL 18	SL. 128	SL. 129	SL. 122	
LEVEL 17	SL. 120	SL. 121	SL. 114	
LEVEL 16	SL. 112	SL. 113	SL. 106	
LEVEL 15	SL. 104	SL. 105	SL. 98	
LEVEL 14	SL. 96	SL. 97	SL. 90	
LEVEL 13	SL. 88	SL. 89	SL. 82	
LEVEL 12	SL. 80	SL. 81	SL. 74	

SEE SHEET #14 FOR CONTINUATION

DATE : JUNE 26, 2008

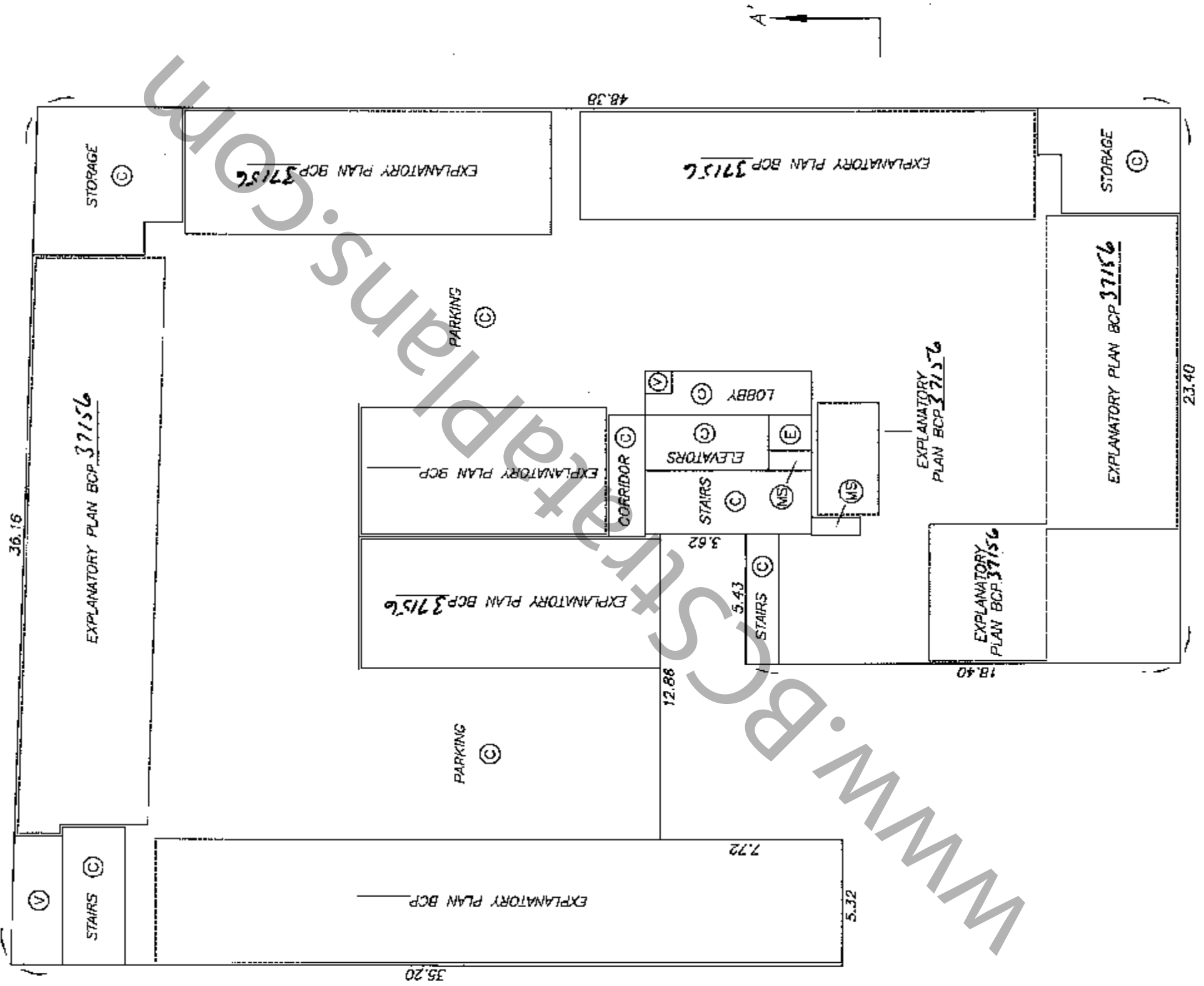
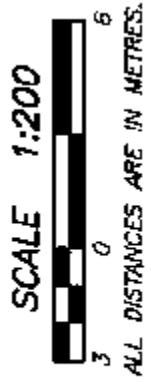
DRAWING # 30555-15  
FILE # 30555-15\_SA

*SM*

ORIGINAL

**PARKING LEVEL P5  
FLOOR PLAN**

STRATA PLAN BCS 1982



*gub*

**ORIGINAL**

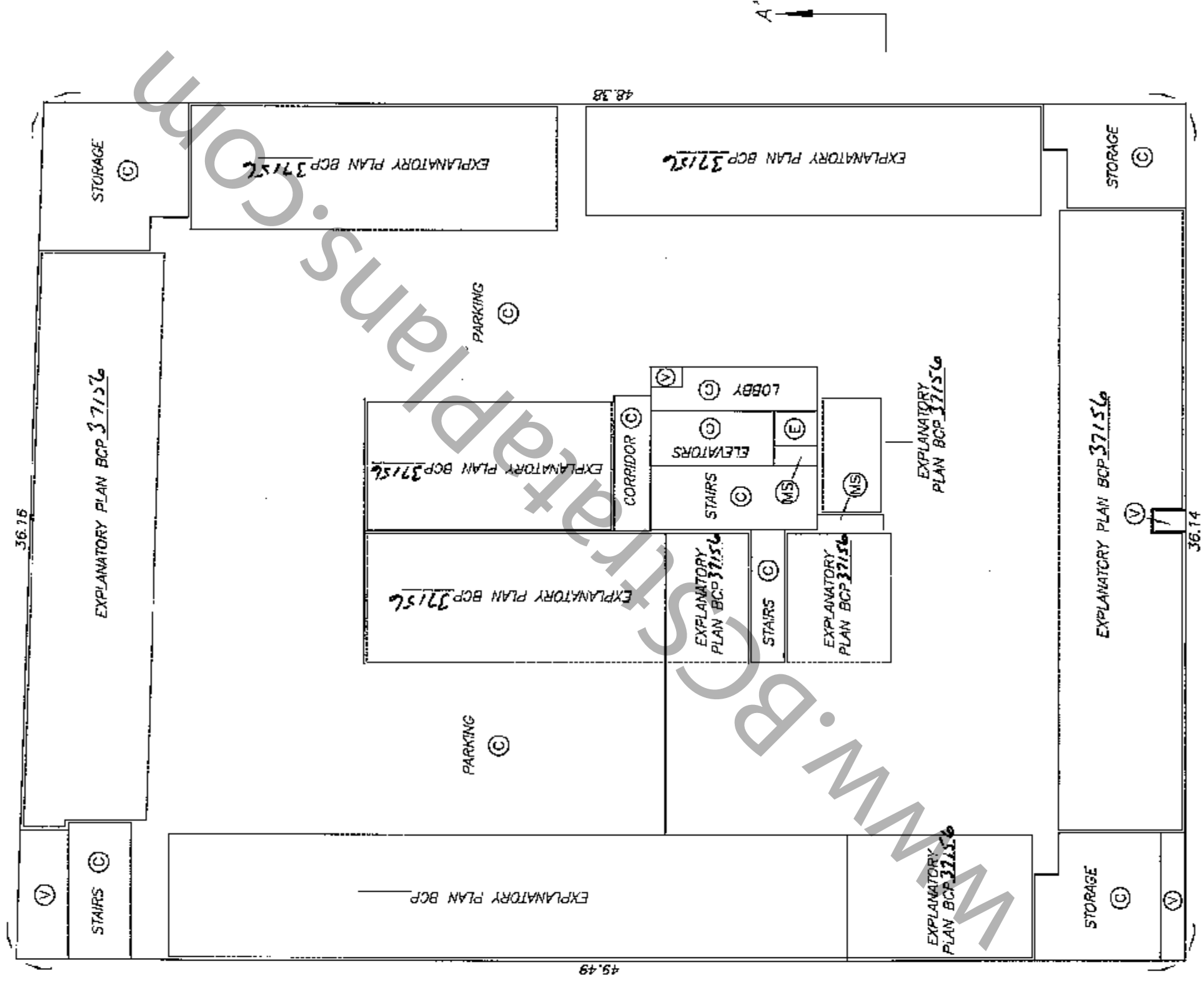


# PARKING LEVEL P4 FLOOR PLAN

# STRATA PLAN BCS 2982



SCALE 1:200  
3 0 6  
ALL DISTANCES ARE IN METRES.



*gmb*

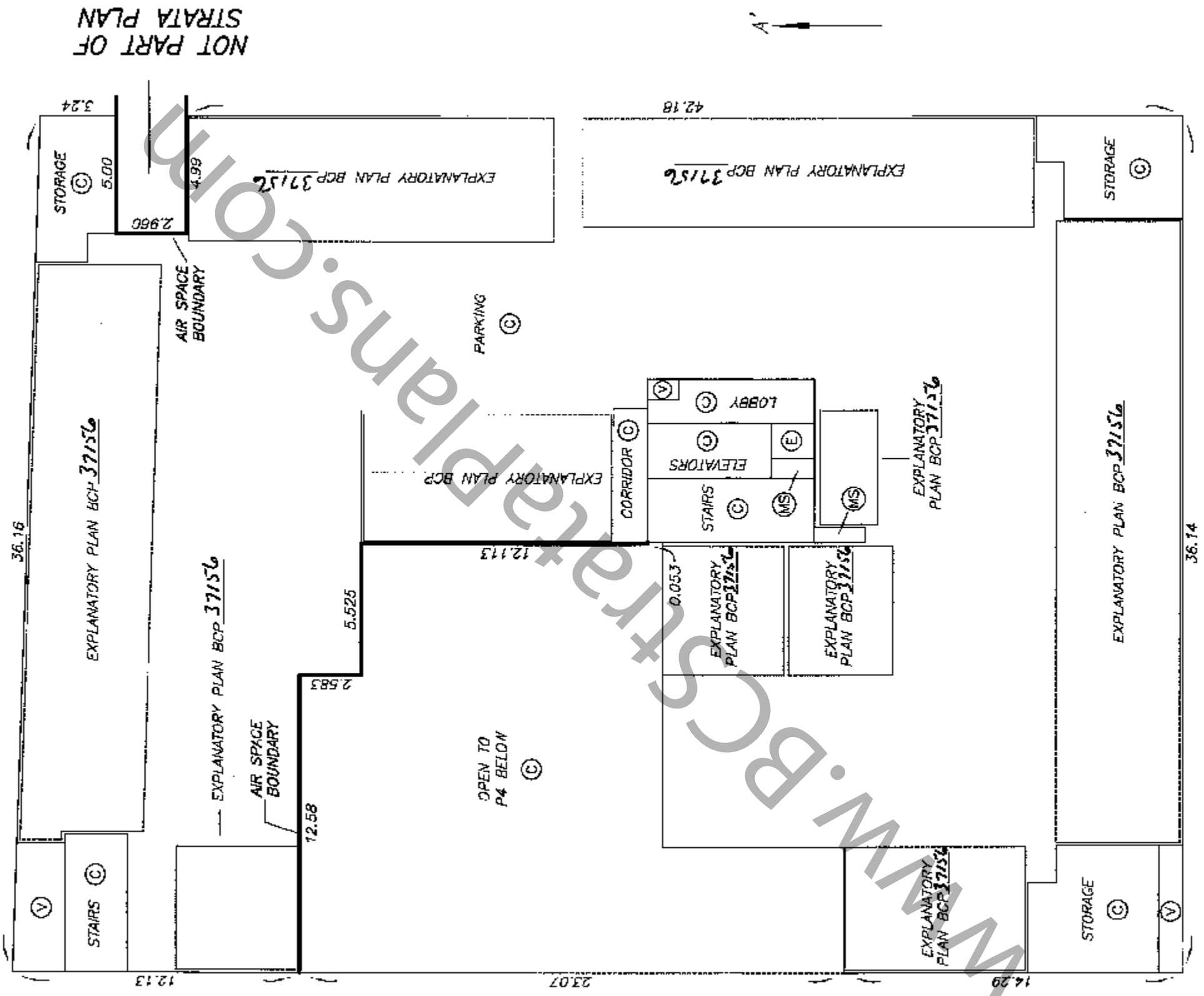
ORIGINAL

**PARKING LEVEL P3  
FLOOR PLAN**

**STRATA PLAN BCS 2982**



SCALE 1:200  
3 0 6  
ALL DISTANCES ARE IN METRES.



NOT PART OF  
STRATA PLAN

*gmb*

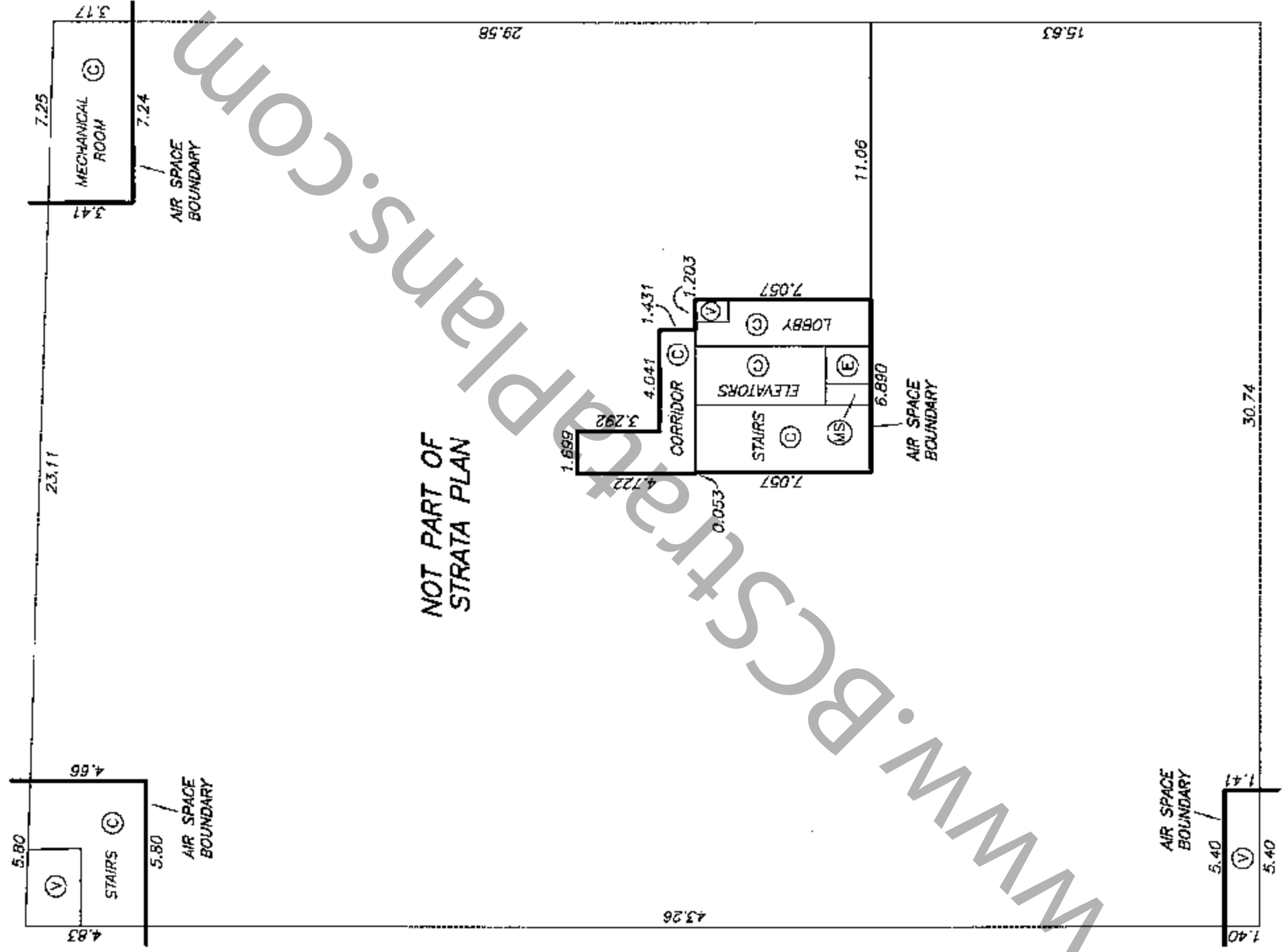
**ORIGINAL**

**PARKING LEVEL P2  
FLOOR PLAN**

**STRATA PLAN BCS 2982**



SCALE 1:200  
0 3 6  
ALL DISTANCES ARE IN METRES.

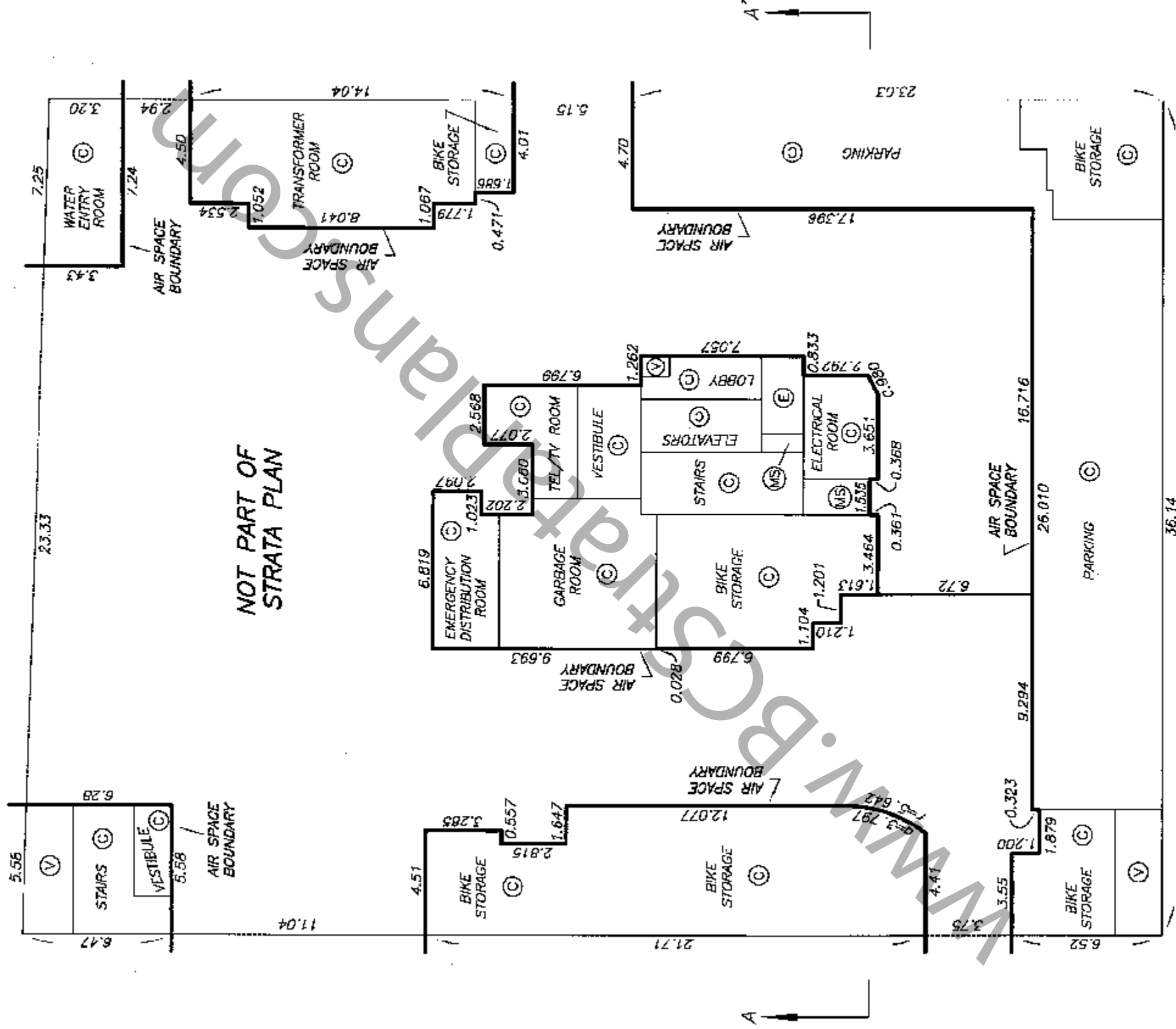


*gmb*

**ORIGINAL**

**PARKING LEVEL P1  
FLOOR PLAN**

**STRATA PLAN BCS 2982**

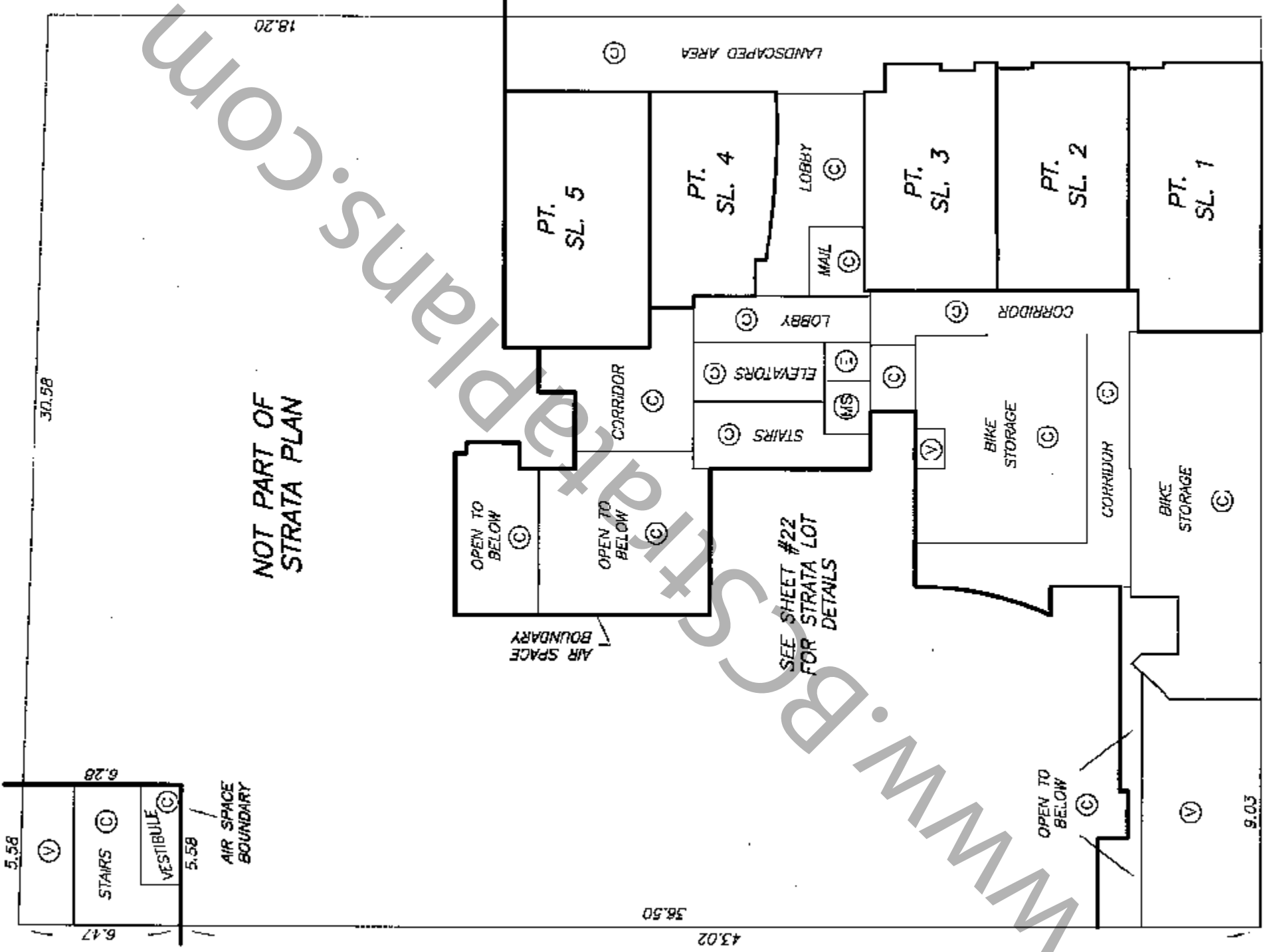


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**ORIGINAL**

# LEVEL 1 KEY PLAN

## STRATA PLAN BCS 1982



*gnub*

ORIGINAL

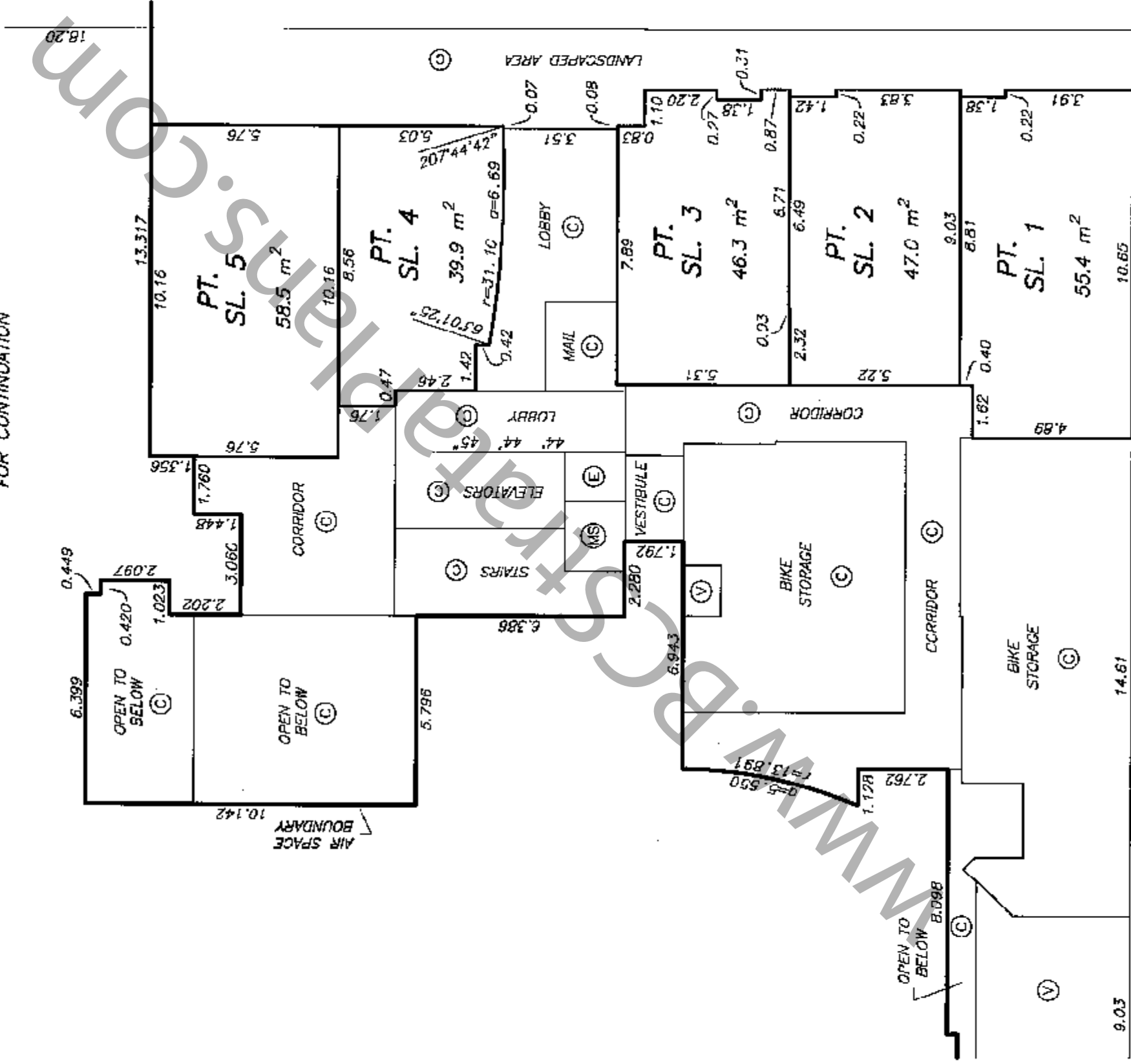
# LEVEL 1 FLOOR PLAN

## STRATA PLAN BCS 1982



NOT PART OF  
STRATA PLAN

SEE SHEET #21  
FOR CONTINUATION



*gwb*

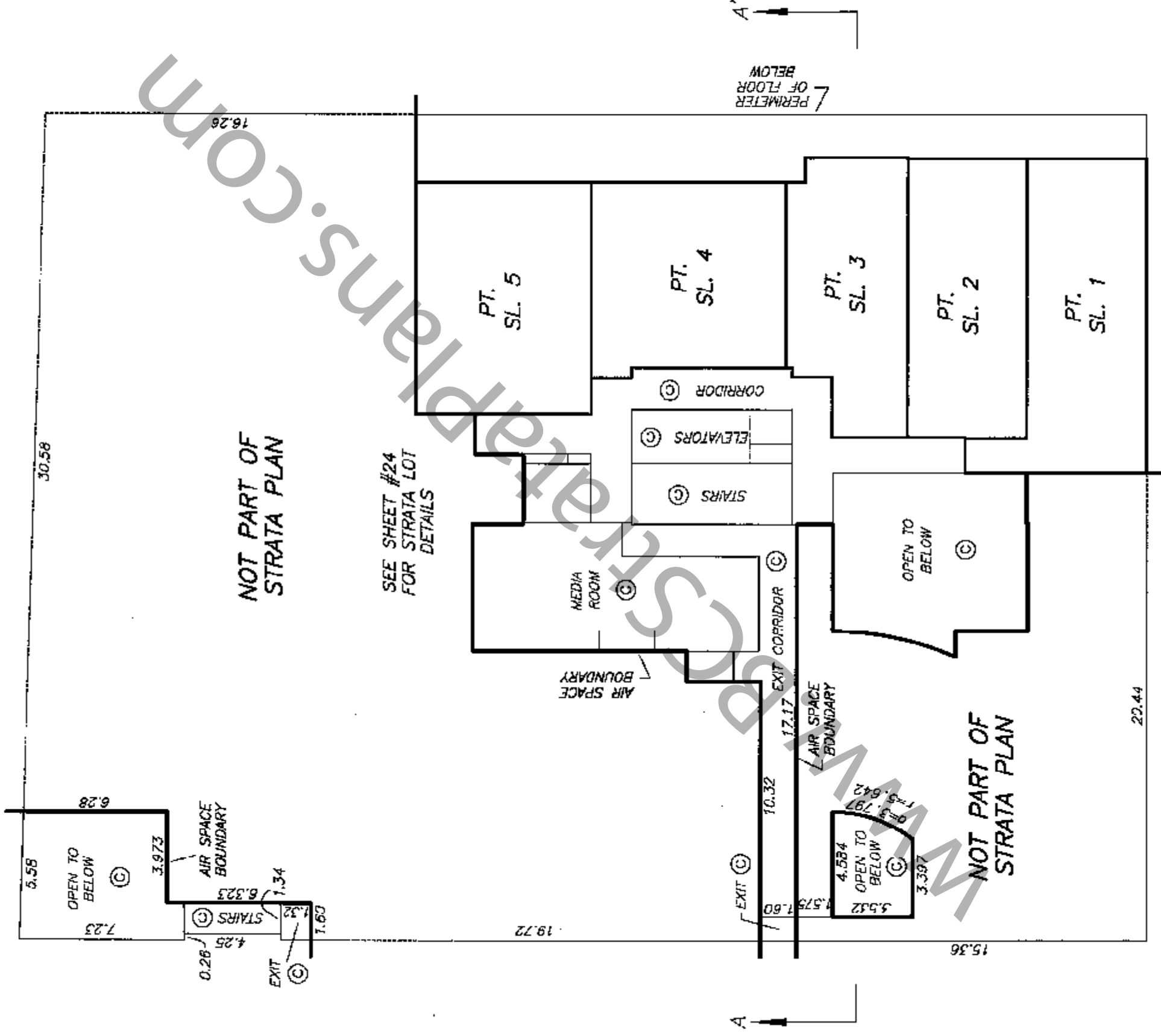
ORIGINAL

# LEVEL 2 KEY PLAN

## STRATA PLAN BCS 2982



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ALL DISTANCES ARE IN METRES.

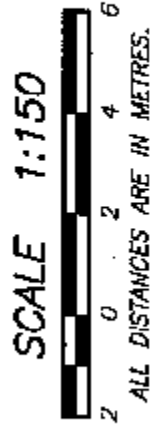


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ORIGINAL

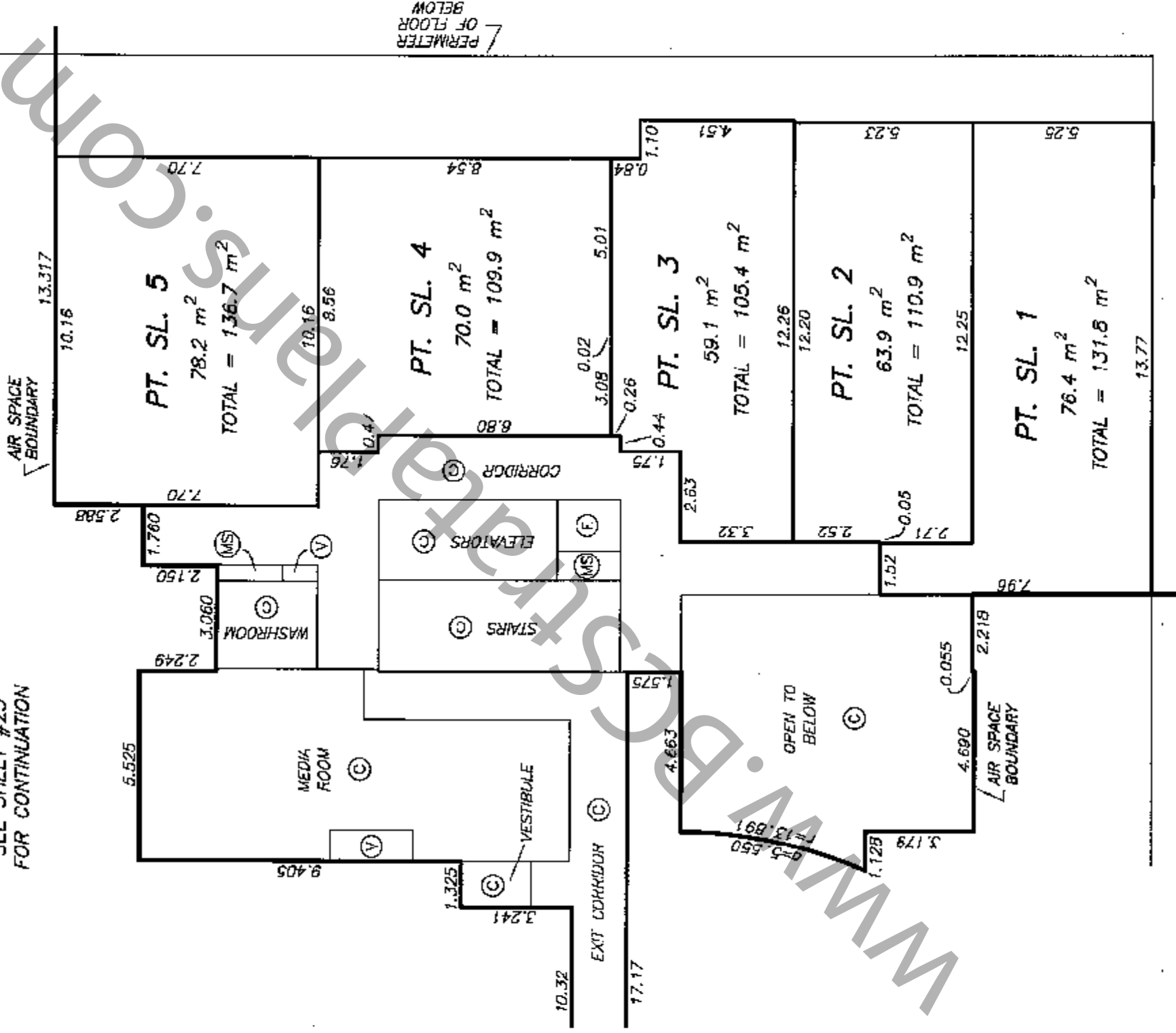
# LEVEL 2 FLOOR PLAN

# STRATA PLAN BCS 2982



NOT PART OF  
STRATA PLAN

SEE SHEET #23  
FOR CONTINUATION



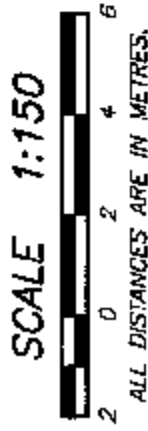
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ORIGINAL

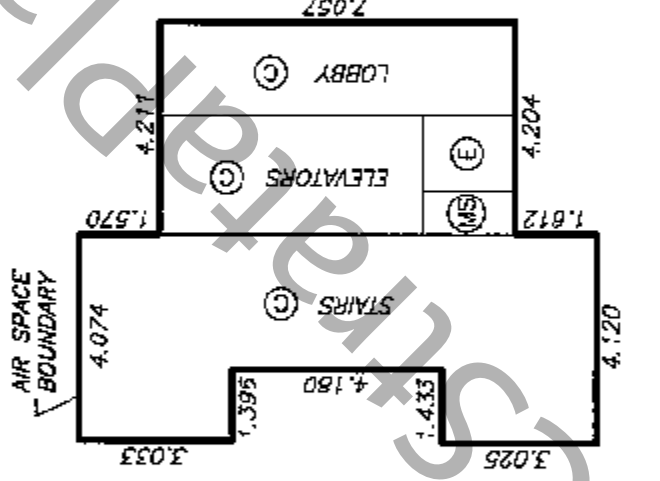


STRATA PLAN BCS 2982

LEVEL 3  
FLOOR PLAN



NOT PART OF  
STRATA PLAN

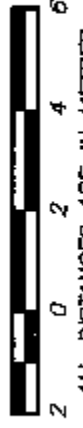


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ORIGINAL

LEVEL 4  
FLOOR PLAN

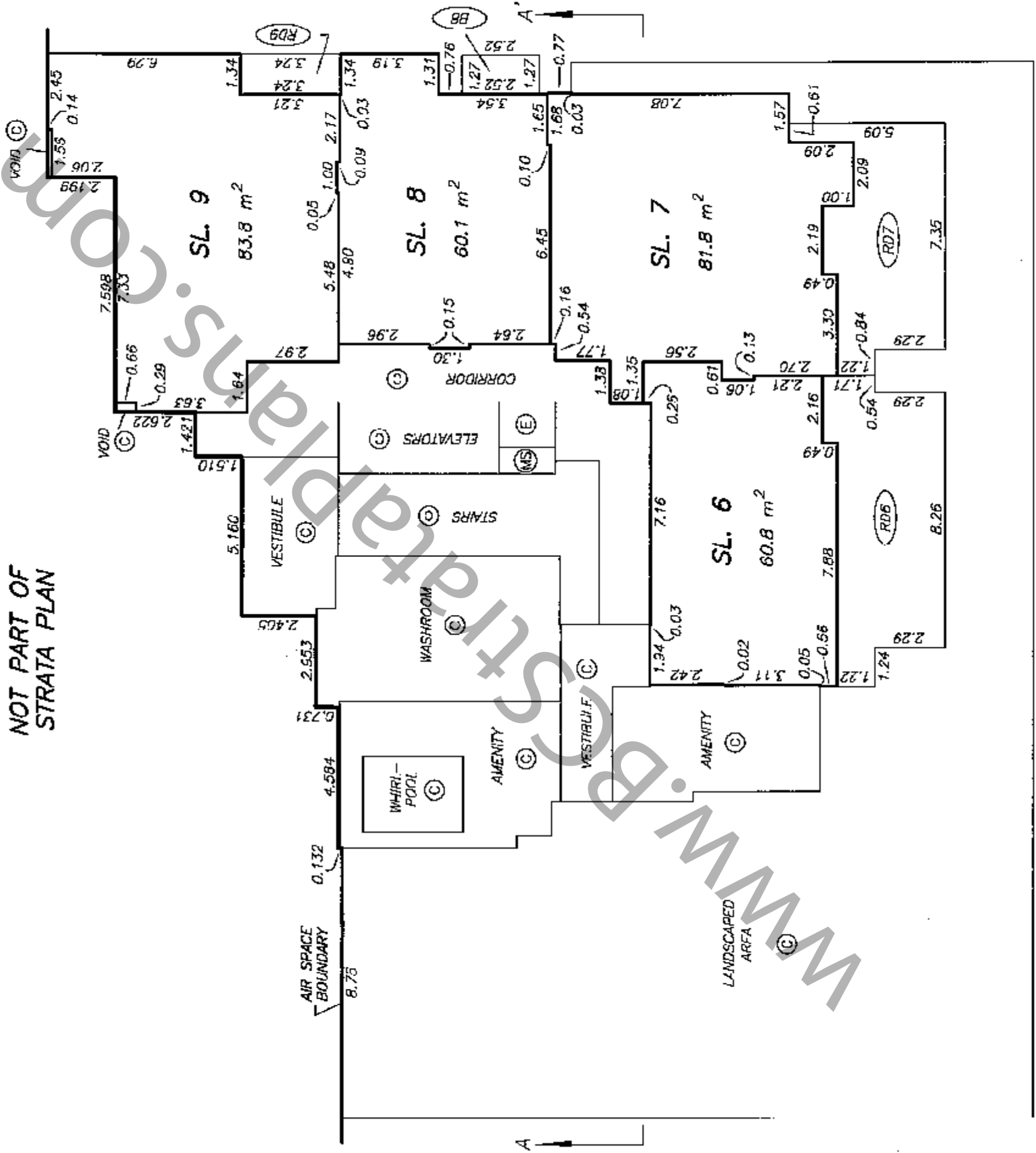
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ALL DISTANCES ARE IN METRES.



NOT PART OF  
STRATA PLAN

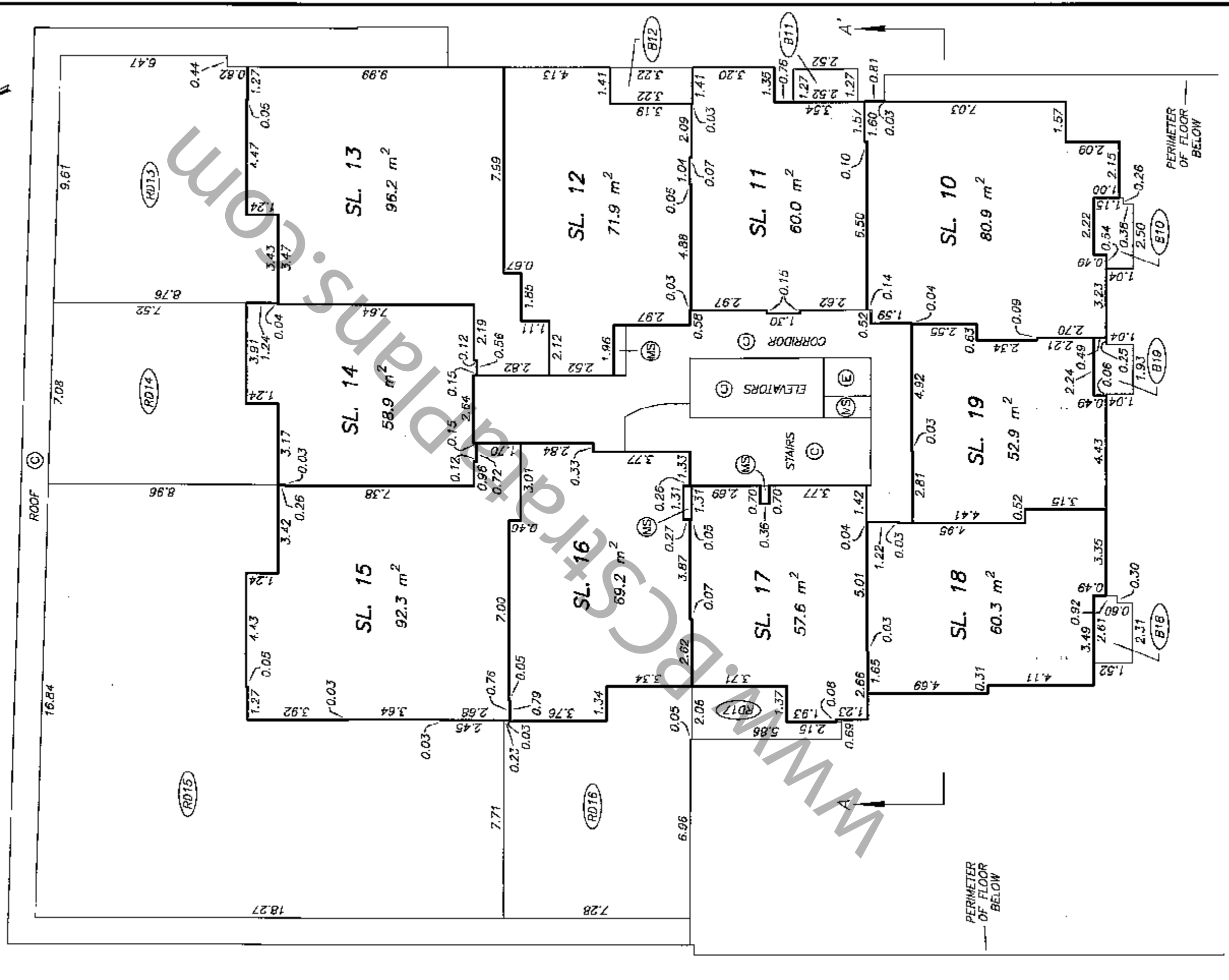
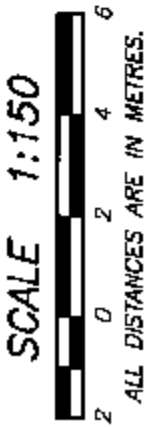


*gub*

ORIGINAL

# LEVEL 5 FLOOR PLAN

## STRATA PLAN BCS 2982



DATE : JUNE 26, 2008

DRAWING # 30555-15  
FILE # 30555-15\_L5

ORIGINAL

# STRATA PLAN BCS 2982

## LEVEL 6 FLOOR PLAN

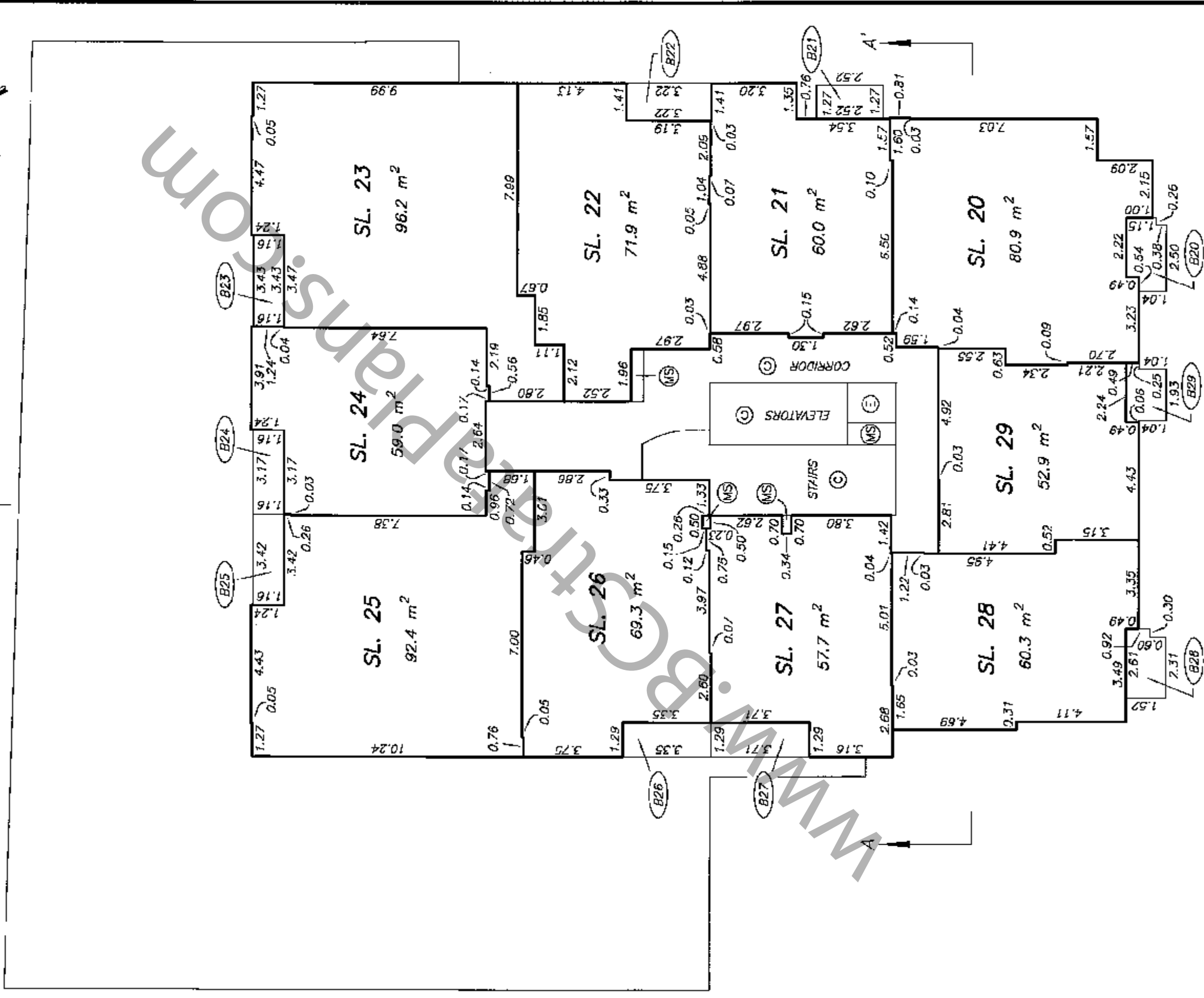
SCALE 1:150



ALL DISTANCES ARE IN METRES.



PERIMETER OF FLOOR BELOW

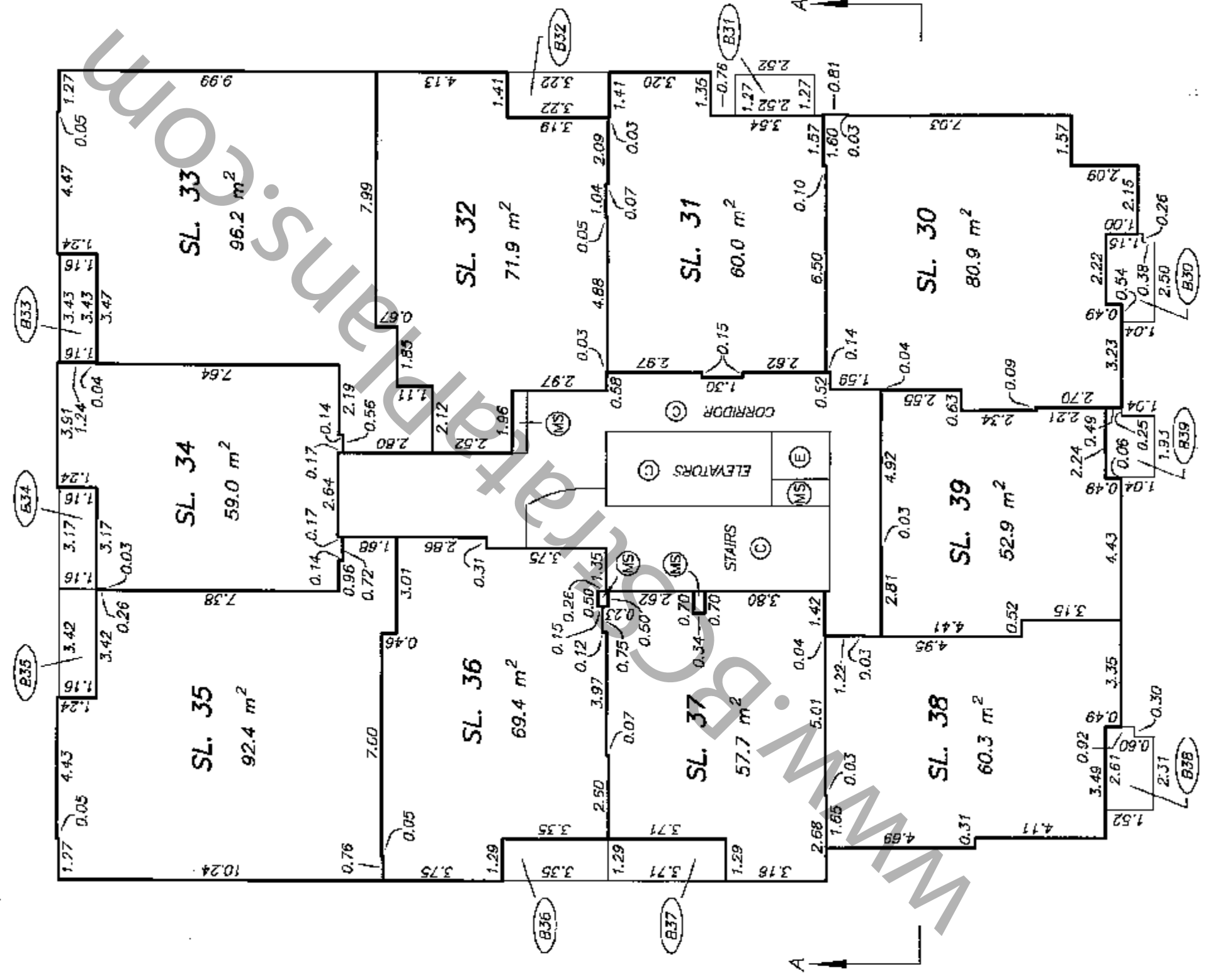
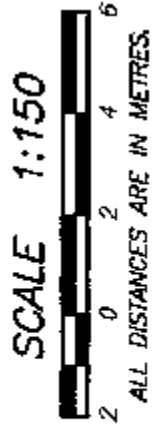


gms

ORIGINAL

# LEVEL 7 FLOOR PLAN

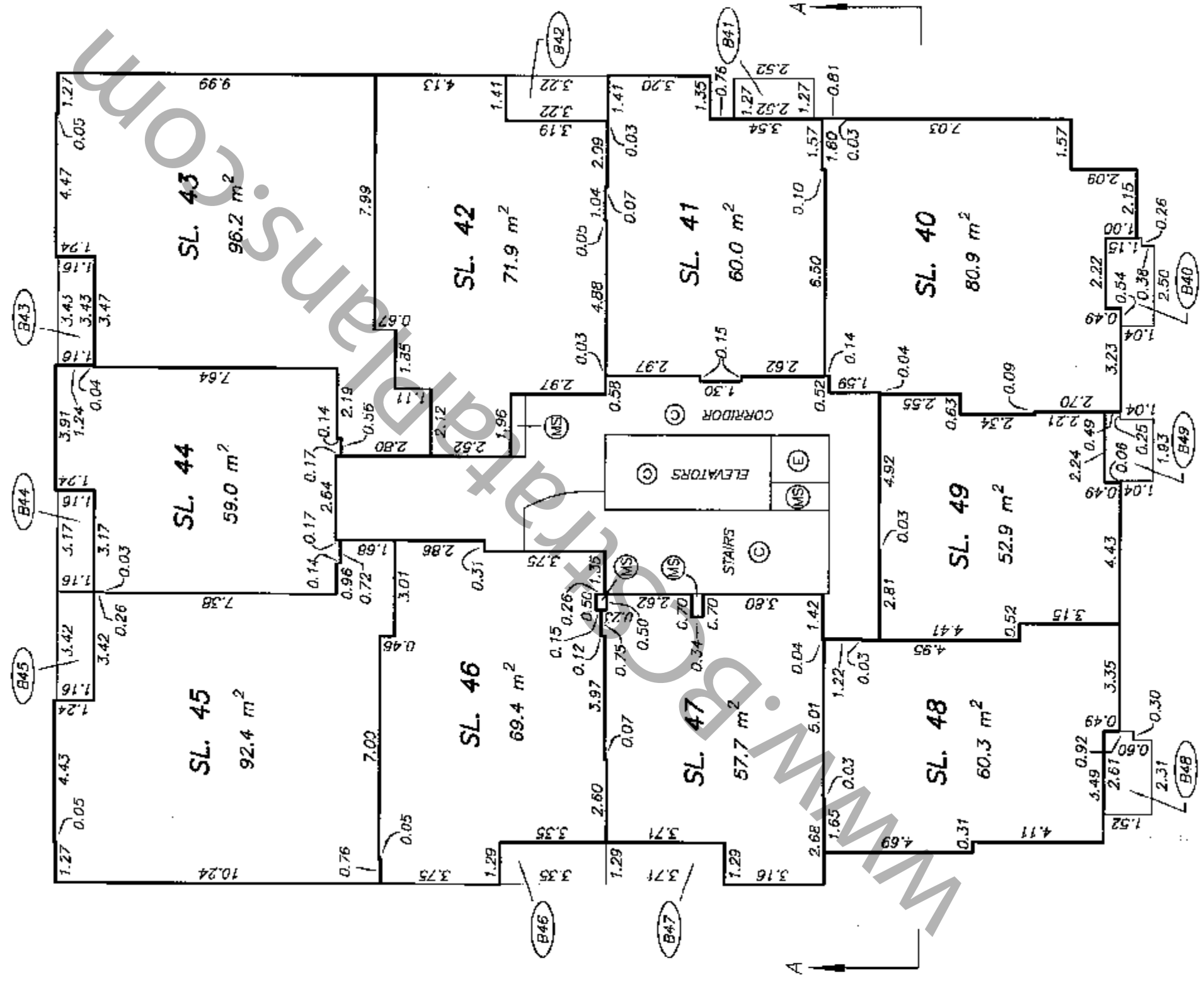
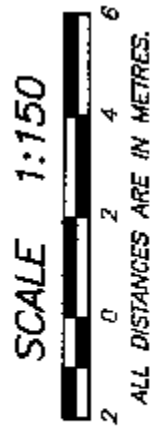
## STRATA PLAN BCS 2982



*JMB*

ORIGINAL

LEVEL 8  
FLOOR PLAN

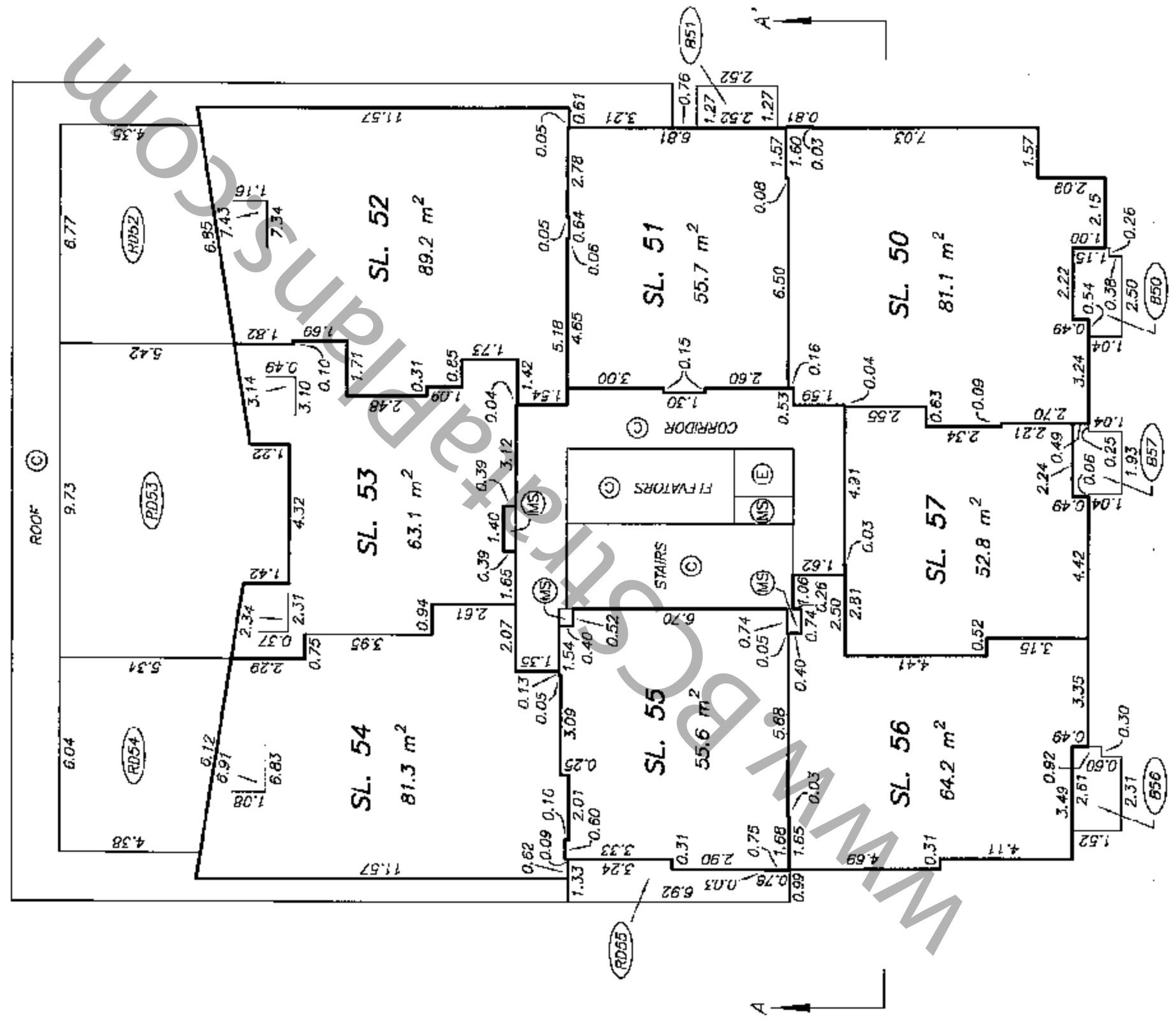
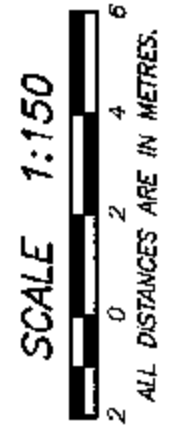


*gms*

ORIGINAL

STRATA PLAN BCS 2982

LEVEL 9 FLOOR PLAN



DATE : JUNE 26, 2008

*Jub*

DRAWING # 30555-15  
FILE # 30555-15\_19

ORIGINAL

LEVEL 10  
FLOOR PLAN

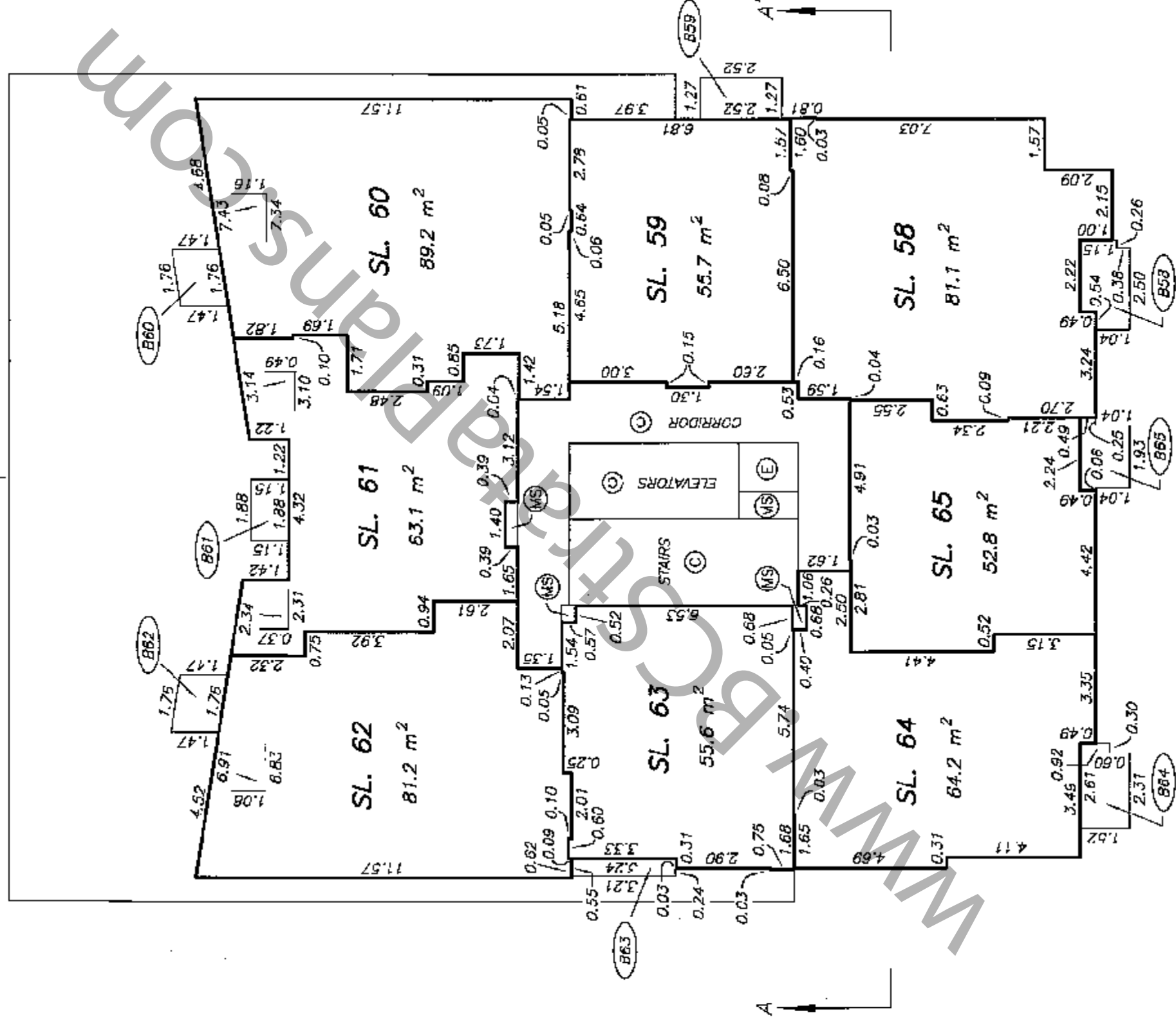
SCALE 1:150



ALL DISTANCES ARE IN METRES.



PERIMETER  
OF FLOOR  
BELOW



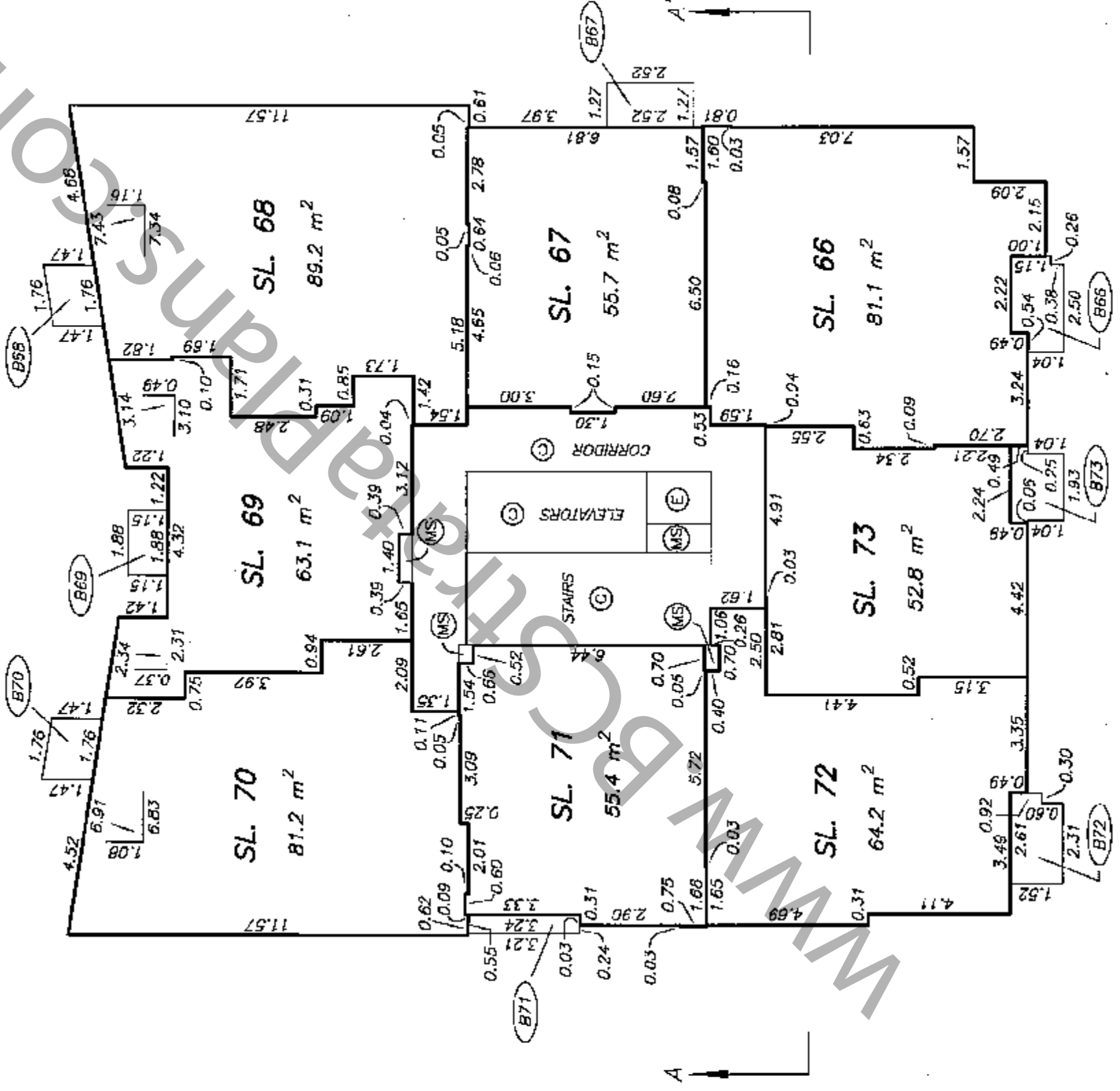
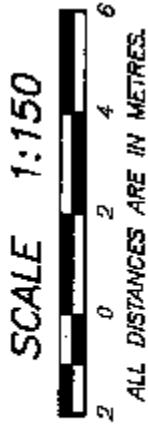
*JMB*

ORIGINAL



# LEVEL 11 FLOOR PLAN

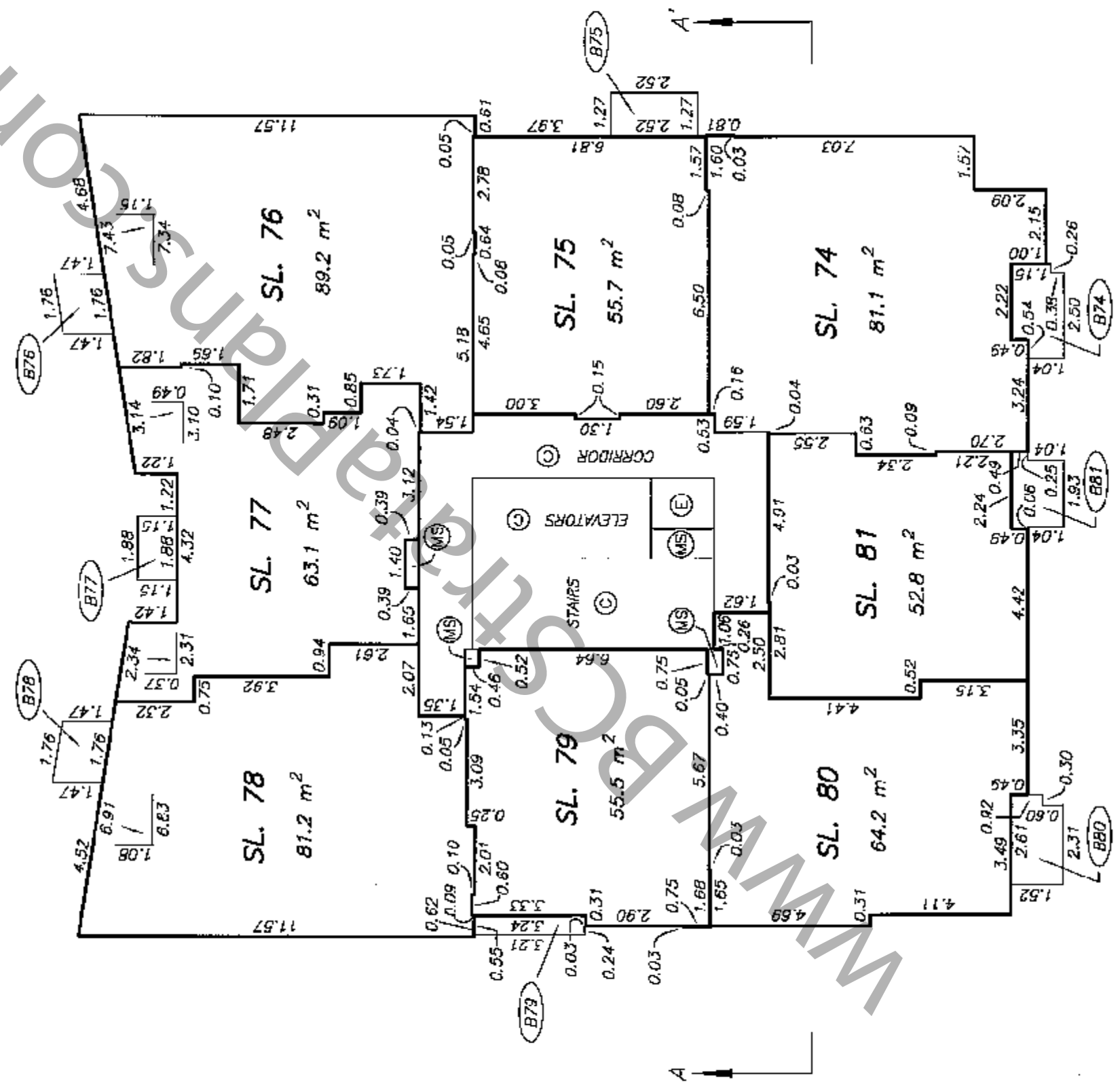
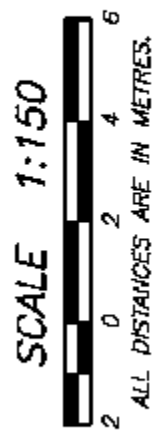
# STRATA PLAN BCS 2982



*gmb*

**ORIGINAL**

LEVEL 12  
FLOOR PLAN

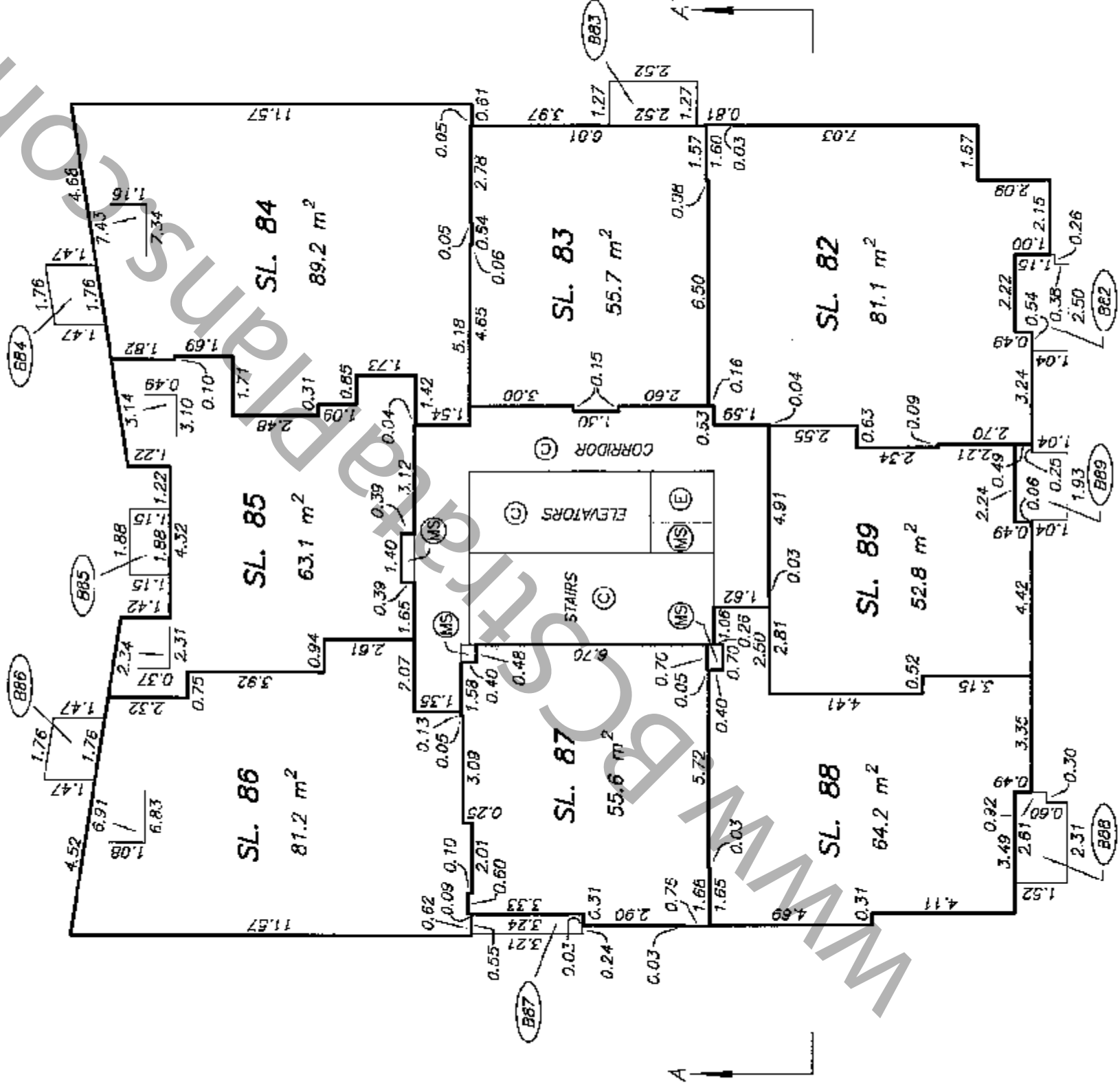


*gms*

ORIGINAL

# LEVEL 13 FLOOR PLAN

# STRATA PLAN BCS 1982

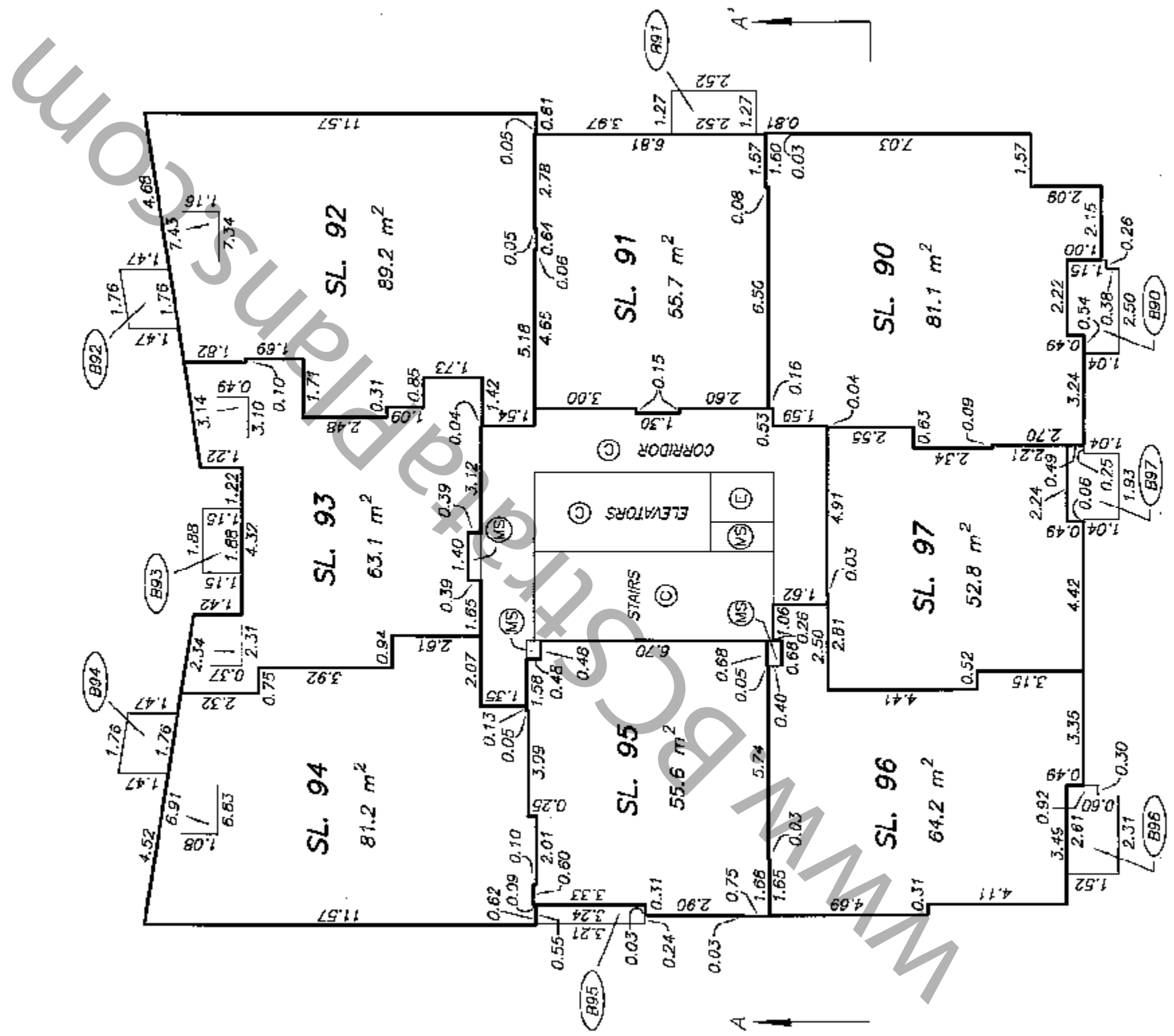
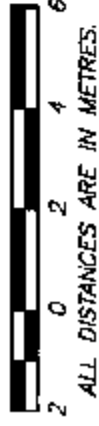


*JMB*

ORIGINAL

**LEVEL 14  
FLOOR PLAN**

SCALE 1:150

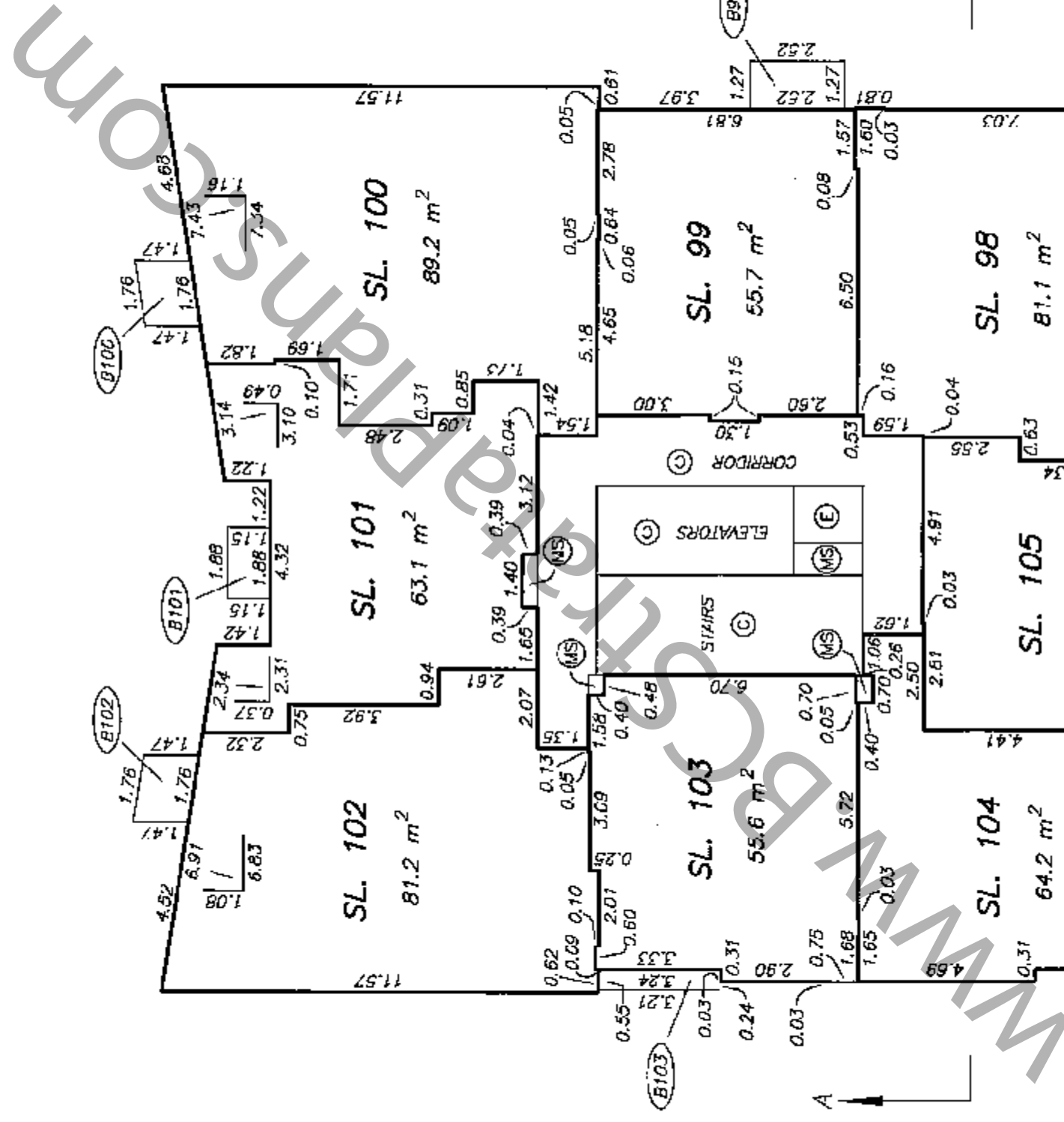
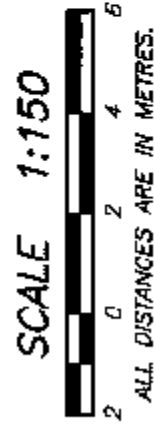


*gub*

**ORIGINAL**

**LEVEL 15**  
**FLOOR PLAN**

**STRATA PLAN BCS 2982**

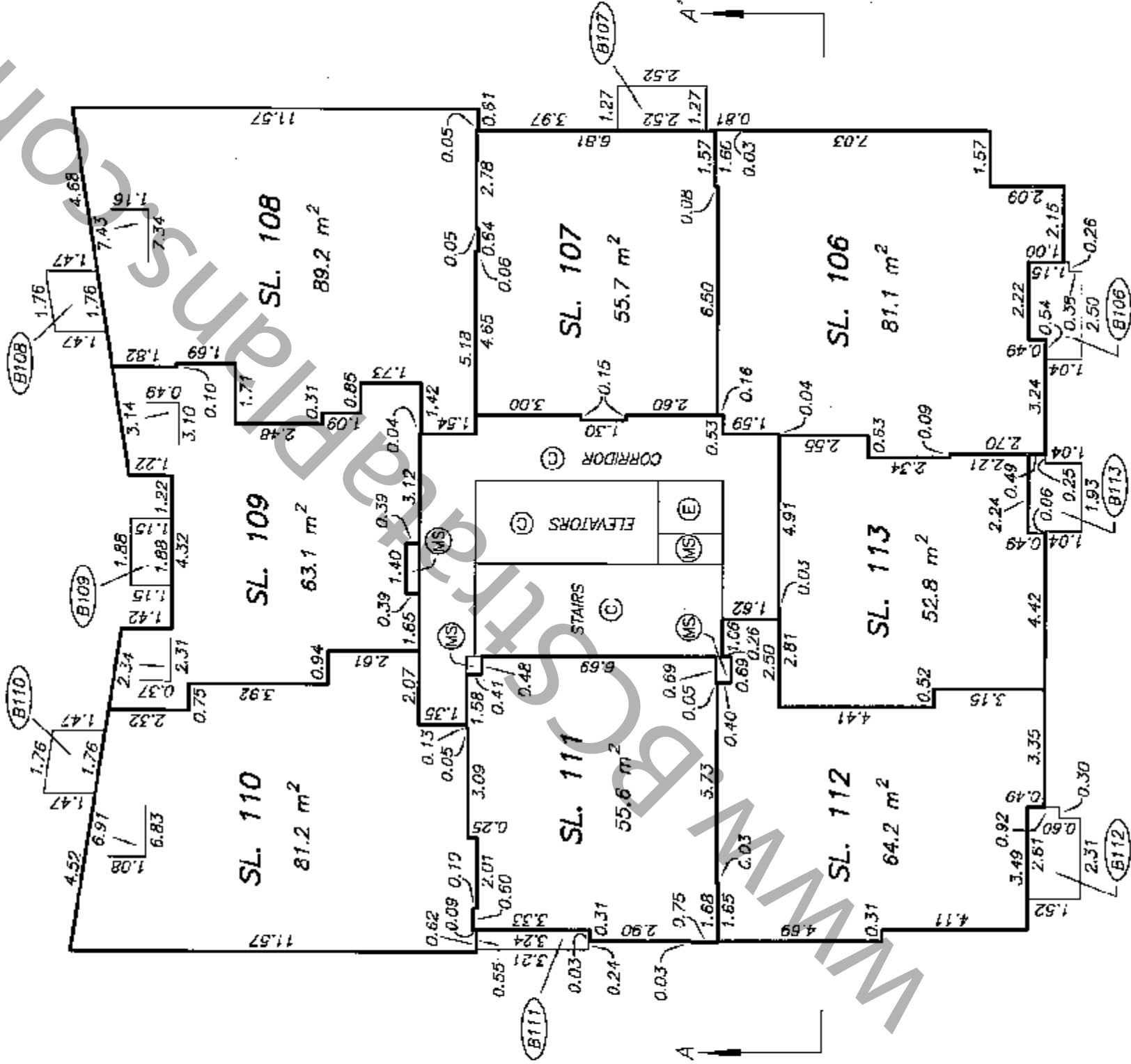
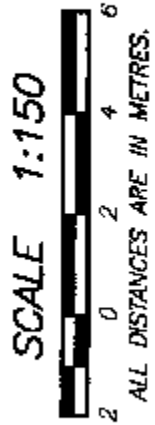


*gms*

**ORIGINAL**

# LEVEL 16 FLOOR PLAN

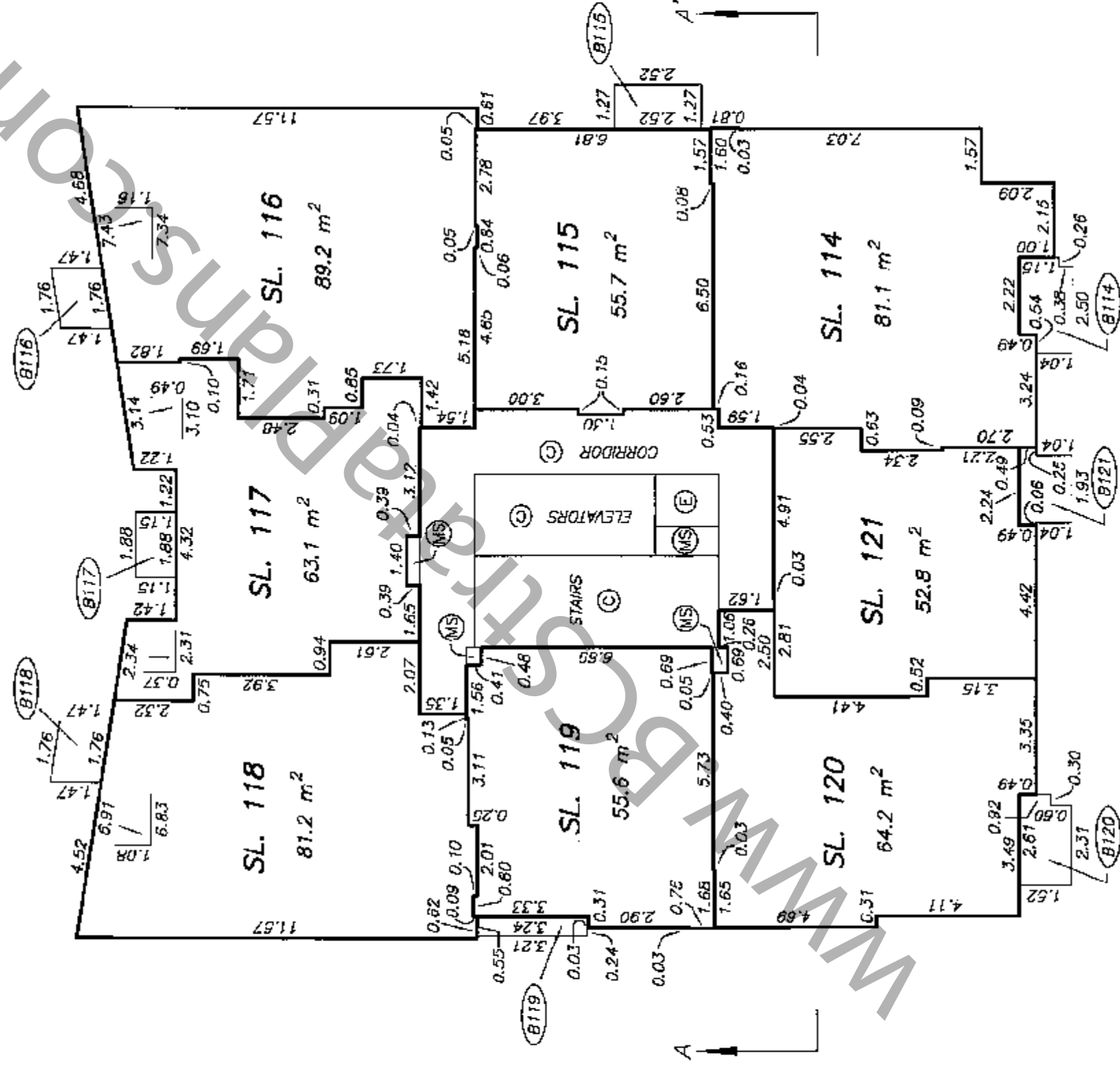
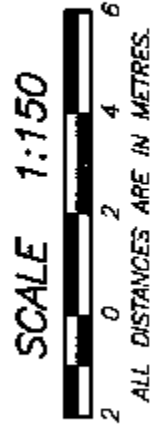
## STRATA PLAN BCS 2982



*JMB*

ORIGINAL

LEVEL 17  
FLOOR PLAN



*JWB*

ORIGINAL

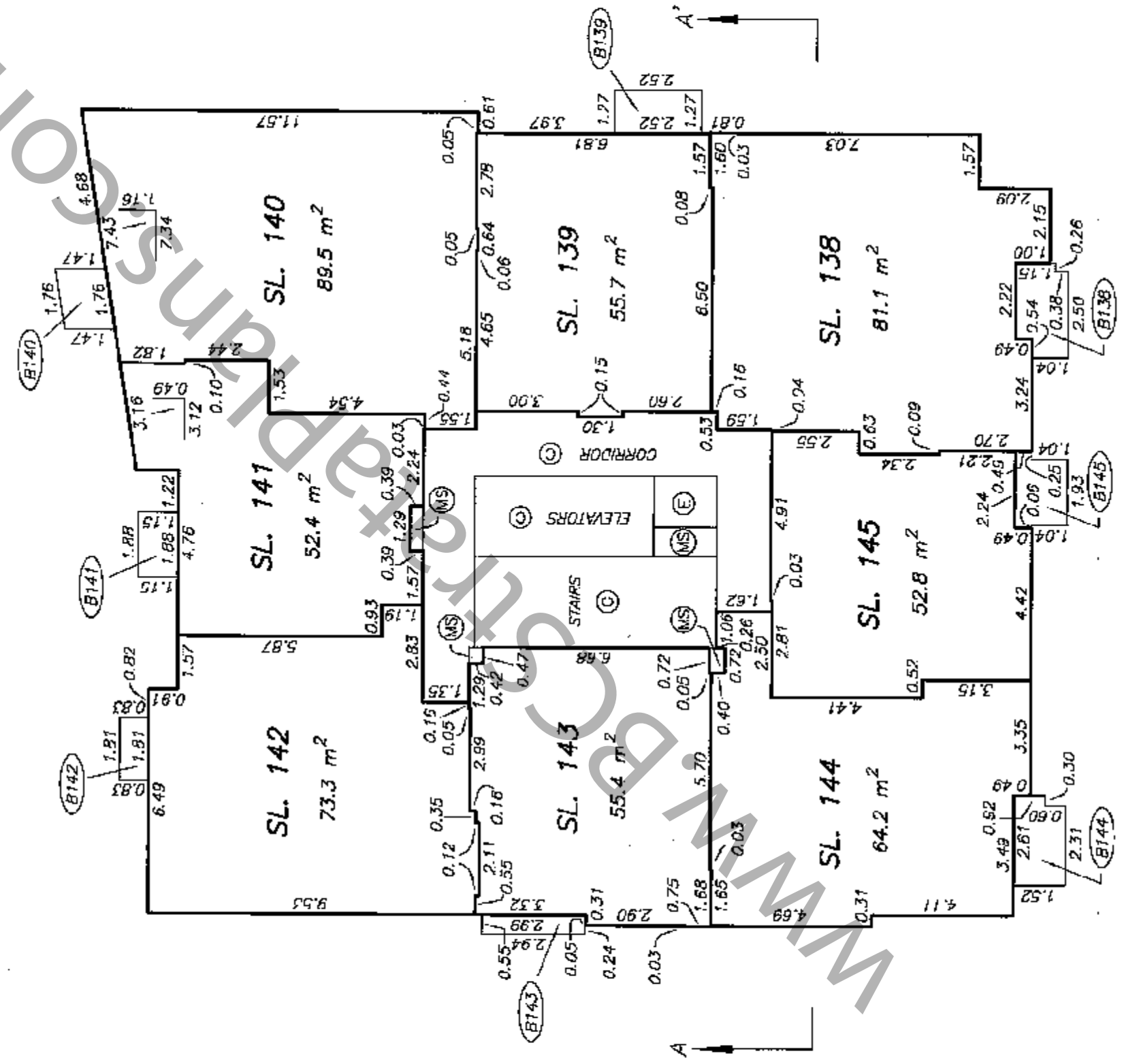
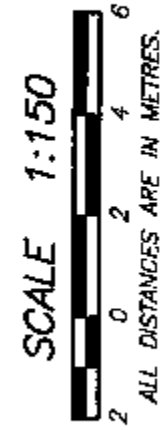






STRATA PLAN BCS 2982

LEVEL 20 FLOOR PLAN



DATE : JUNE 26, 2008

*gub*

DRAWING # 30555-15  
FILE # 30555-15\_L20

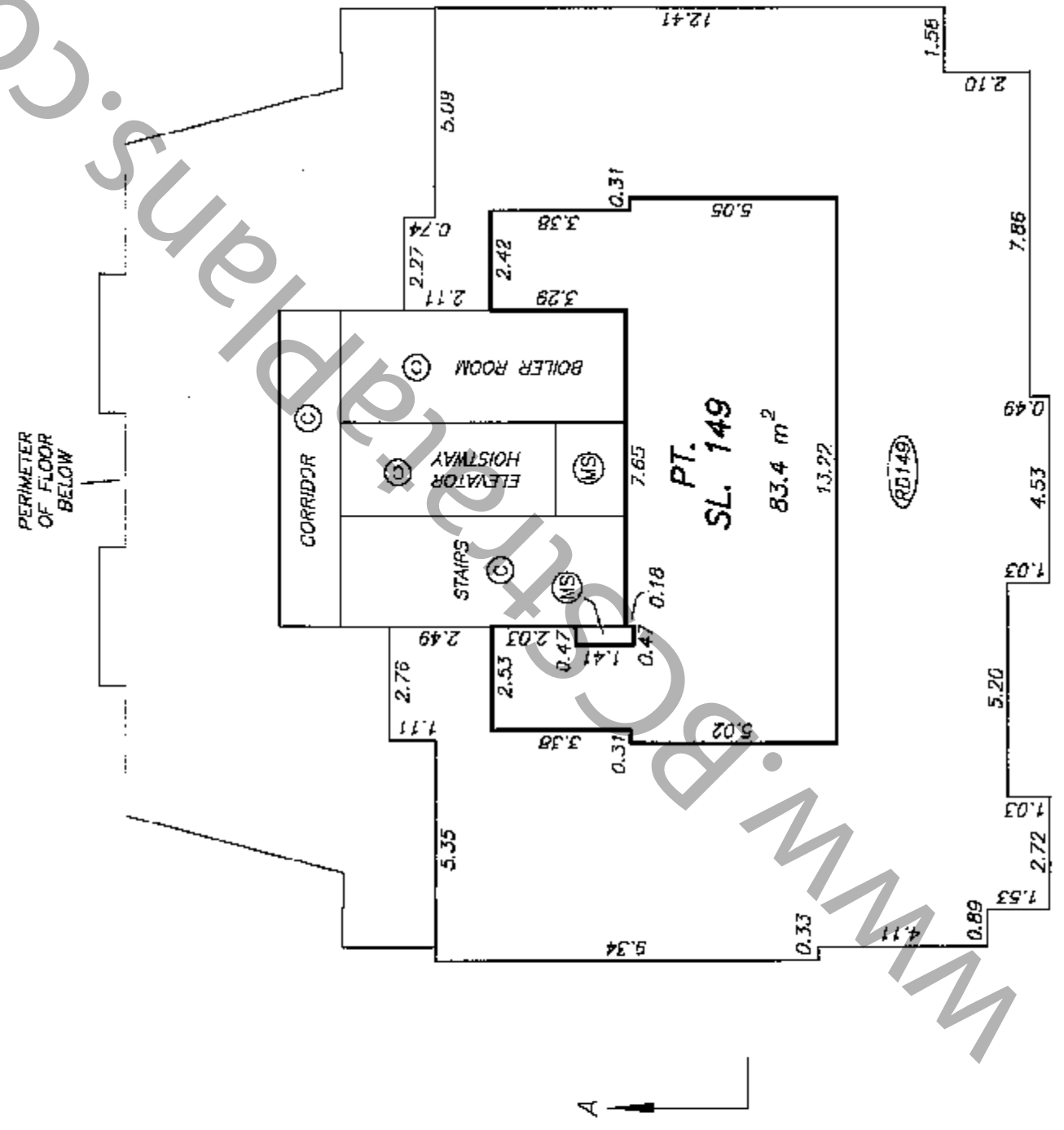
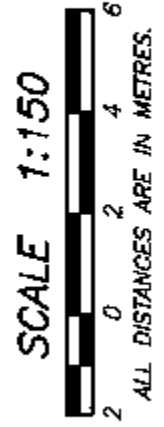
ORIGINAL





STRATA PLAN BCS 2982

LEVEL 23  
FLOOR PLAN



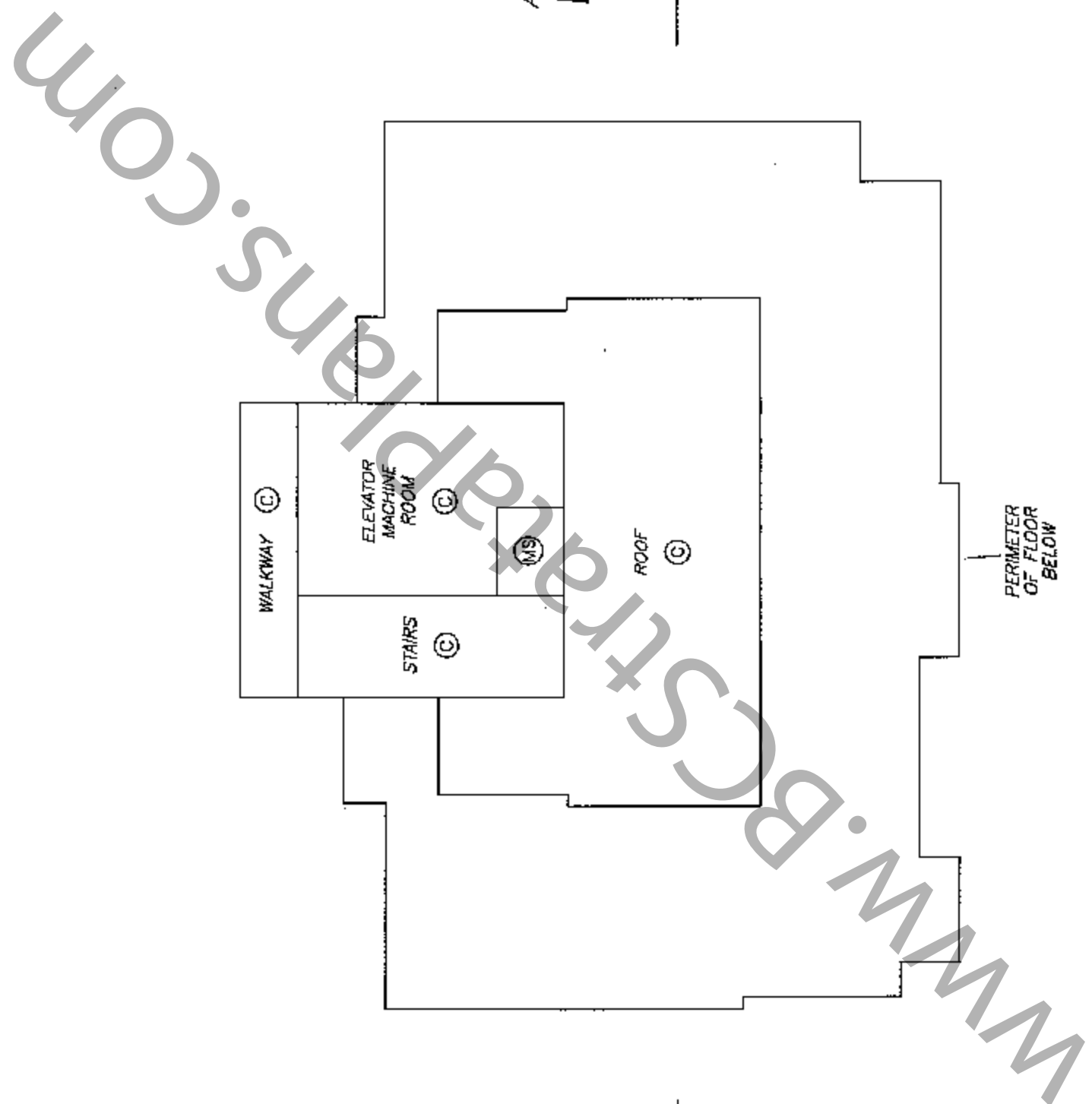
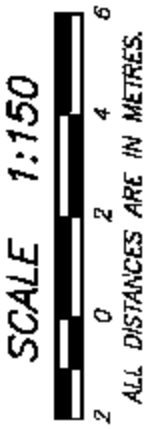
DATE : JUNE 26, 2008

DRAWING # 30555-15  
FILE # 30555-15\_L23

ORIGINAL

**ROOF LEVEL  
FLOOR PLAN**

**STRATA PLAN BCS 2982**



*gub*

**ORIGINAL**