

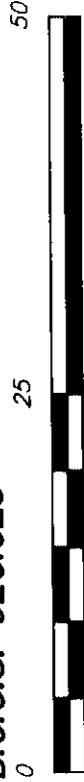
SHEET 1 OF 11 SHEETS

STRATA PLAN BCS 1265

STRATA PLAN OF LOT 1 BLOCK 404
DISTRICT LOT 526 GROUP 1
NEW WESTMINSTER DISTRICT PLAN BCP8004

CITY OF VANCOUVER

B.C.G.S. 92G.025



SCALE 1 : 500 DISTANCES ARE IN METRES

INTEGRATED SURVEY AREA NO. 31 (VANCOUVER)
NAD83(CSRS)

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
APRIL 21 2005

J. MacDonald
REGISTRAR

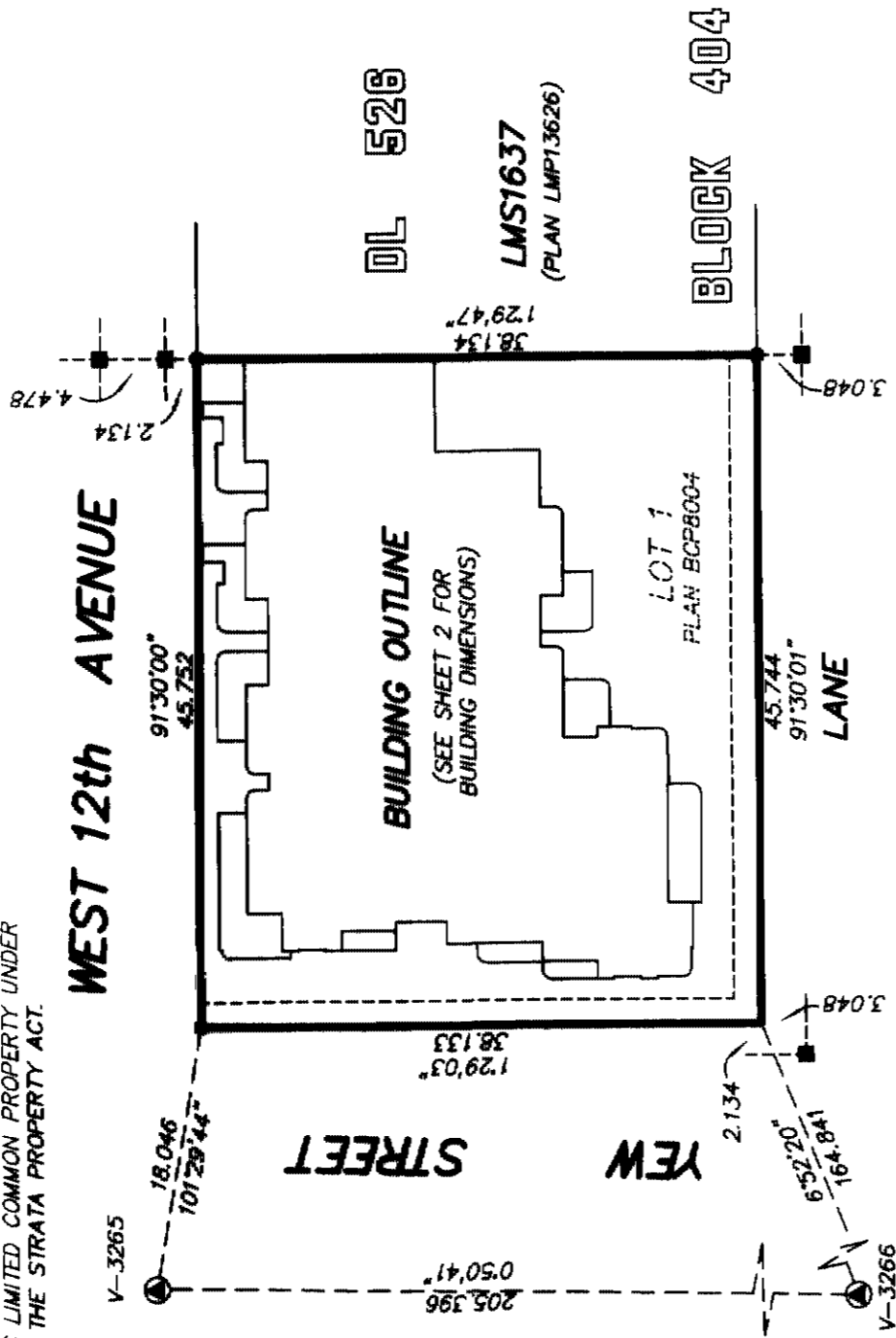
BX 433460 - 4994

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

NOTE:

NOTICE UNDER SECTION 68 OF THE STRATA PROPERTY ACT.
STRATA LOT BOUNDARIES ARE DEFINED AS THE EXTERIOR FACE
OF EXTERIOR WALLS AND/OR WINDOWS, THE EXTERIOR FACE OF INTERIOR
WALLS ADJOINING COMMON AREAS AND THE CENTRE LINE OF DEMISING
WALLS BETWEEN STRATA LOTS.
THIS PLAN CONTAINS LIMITED COMMON PROPERTY UNDER
SECTION 73(G) OF THE STRATA PROPERTY ACT.

CIVIC ADDRESS:
2828 YEW STREET
VANCOUVER, B.C.



LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
GEODETIC CONTROL MONUMENTS V-3265 AND V-3266

FOUND PLACED

- DENOTES CONTROL MONUMENT
- DENOTES LEAD PLUG
- DENOTES IRON POST
- m2 DENOTES SQUARE METRES
- SL DENOTES STRATA LOT
- Ⓒ DENOTES COMMON PROPERTY
- Ⓔ DENOTES ELEVATOR BEING COMMON PROPERTY
- Ⓕ DENOTES STAIRS BEING COMMON PROPERTY
- Ⓖ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT UNLESS OTHERWISE NOTED
- Ⓖ-20 DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 20 (TYPICAL)
- Ⓖ DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT UNLESS OTHERWISE NOTED
- Ⓖ-2 DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 2 (TYPICAL)

- Ⓐ DENOTES REFUGE AREA BEING COMMON PROPERTY
- Ⓒ DENOTES GARBAGE ROOM BEING COMMON PROPERTY
- Ⓔ DENOTES VESTIBULE BEING COMMON PROPERTY
- Ⓖ DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- Ⓖ DENOTES METER ROOM BEING COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY
- Ⓖ-16 DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 16 (TYPICAL)
- Ⓖ-16 DENOTES STORAGE LOCKER BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 16 (TYPICAL)
- N.W. DENOTES NO WALL
- HC DENOTES HANDICAP

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 MARCH, 2005. THE PLAN WAS COMPLETED
AND CHECKED, AND THE CHECKLIST FILED UNDER #29403
ON THE 5th DAY OF APRIL, 2005

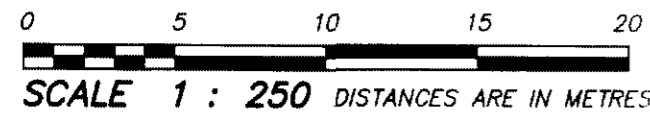
G. Sundvick

B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BUTLER SUNDVICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
#4, 19089-94 AVENUE
SURREY, B.C. VAN 3S4
TEL: 604-513-9611
FAX: 604-513-2202
FILE #: 3098
DWG #: 3098-S

BUILDING LOCATION

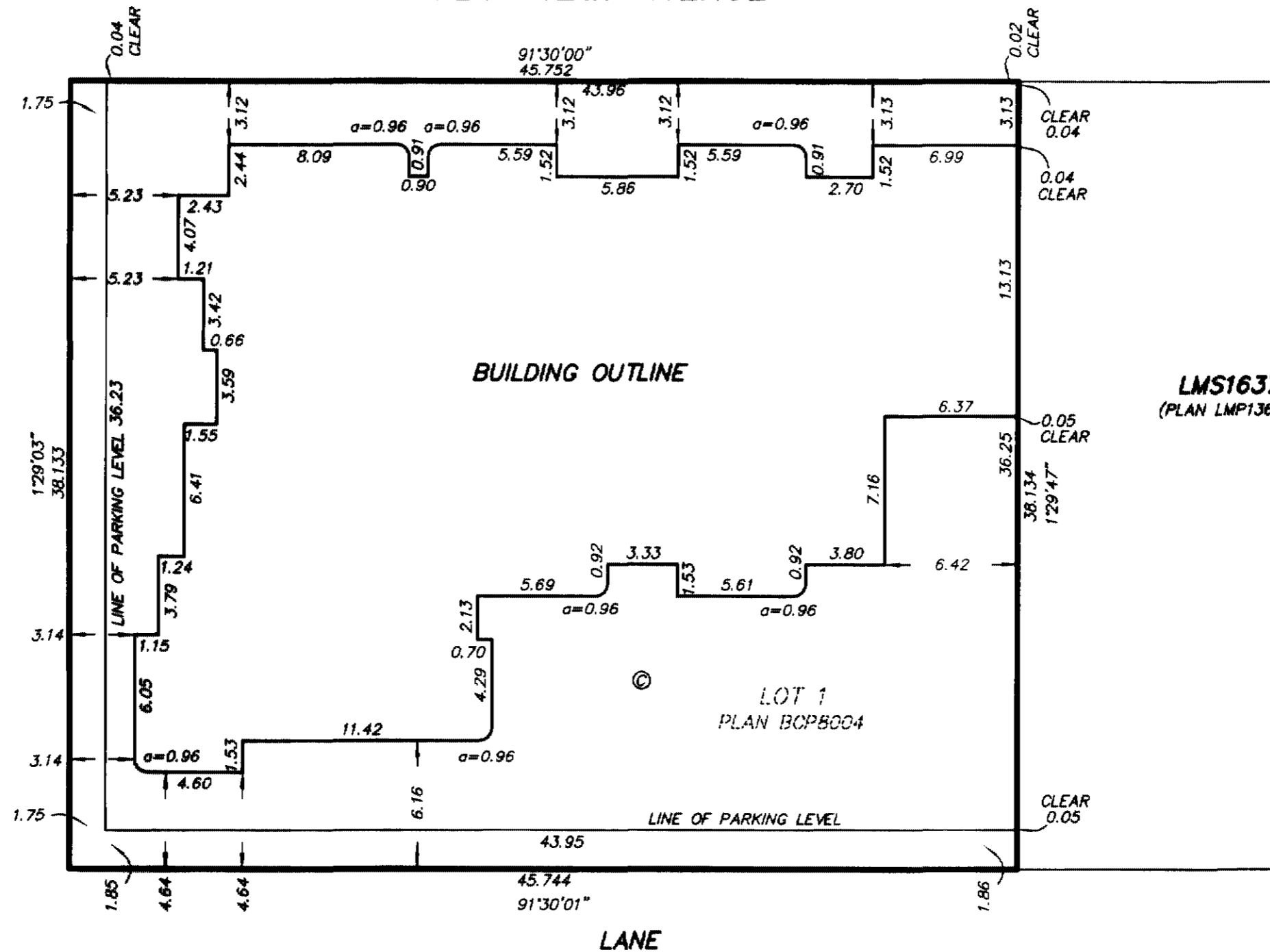


STRATA PLAN BCS 1265



YEW STREET

WEST 12th AVENUE



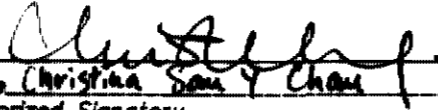
[Signature]
APRIL 5, 2005
FILE 3098-S1

STRATA PLAN BCS 1265

STRATA PROPERTY ACT

OWNER:

TRUONGHIN ENTERPRISES LTD.
(INC. NO. 91099)


Name Christina Sam Y Chau
Authorized Signatory

Name _____
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name Mei Wong


#1700-1030 W Georgia St.
ADDRESS

Vancouver, BC V6E 2Y3

Development Coordinator
OCCUPATION OF WITNESS

MORTGAGEE:

HSBC BANK CANADA


Name Cara Bailey AVP
Authorized Signatory

Name D. Stewart, AVP
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name Mark Tan

885 W. GEORGIA ST.
ADDRESS


VANCOUVER, B.C. V6C 3E9


CRUDM OFFICER
OCCUPATION OF WITNESS

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: APRIL 5th, 2005


B.C.L.S.

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND
SURVEYOR CERTIFY THAT THE BUILDING INCLUDED
IN THIS STRATA PLAN HAS NOT, AS OF
APRIL 5th, 2005 BEEN PREVIOUSLY OCCUPIED.

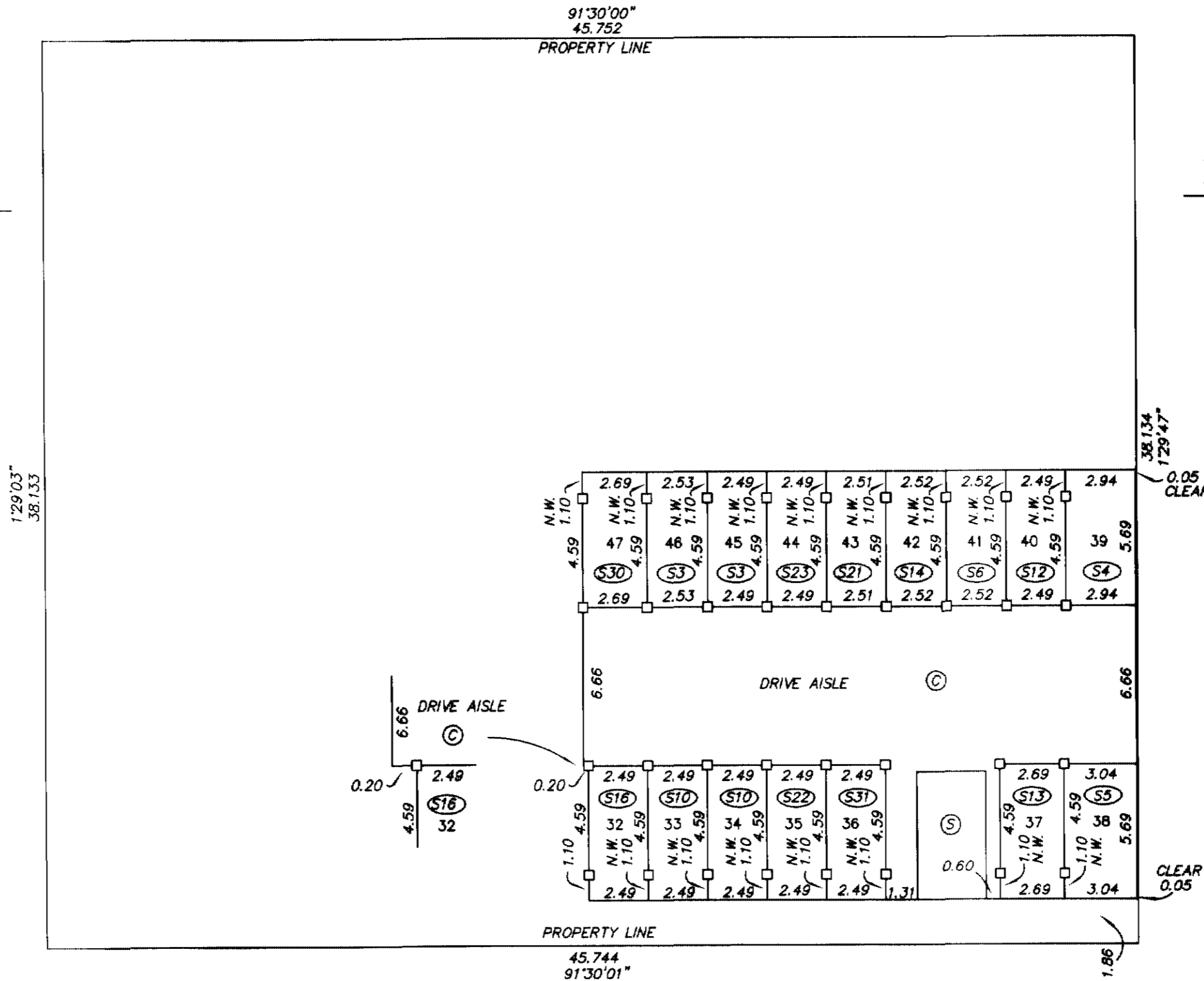
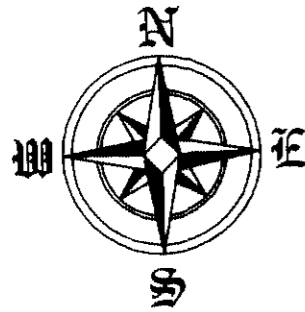

B.C.L.S.


APRIL 5, 2005
FILE: 3098-S1

FLOOR PLAN PARKING LEVEL P2

STRATA PLAN BCS 1265

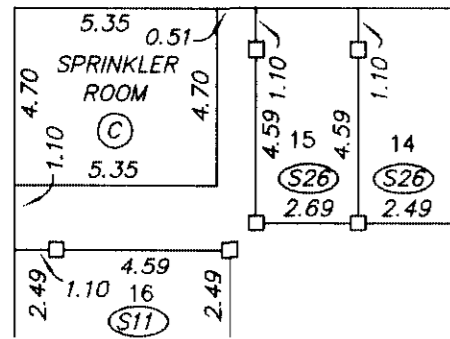
0 5 10 15
SCALE 1:200 DISTANCES ARE IN METRES



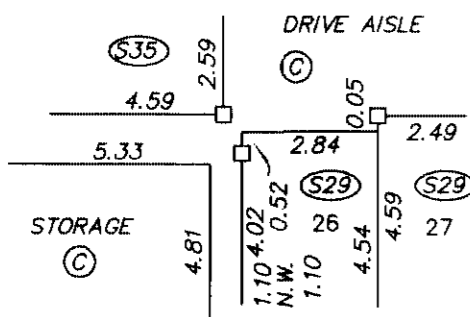
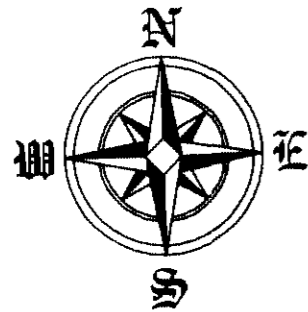
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APRIL 5, 2005
3098-S1

FLOOR PLAN PARKING LEVEL P1

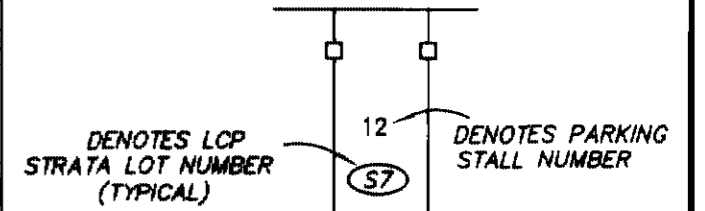
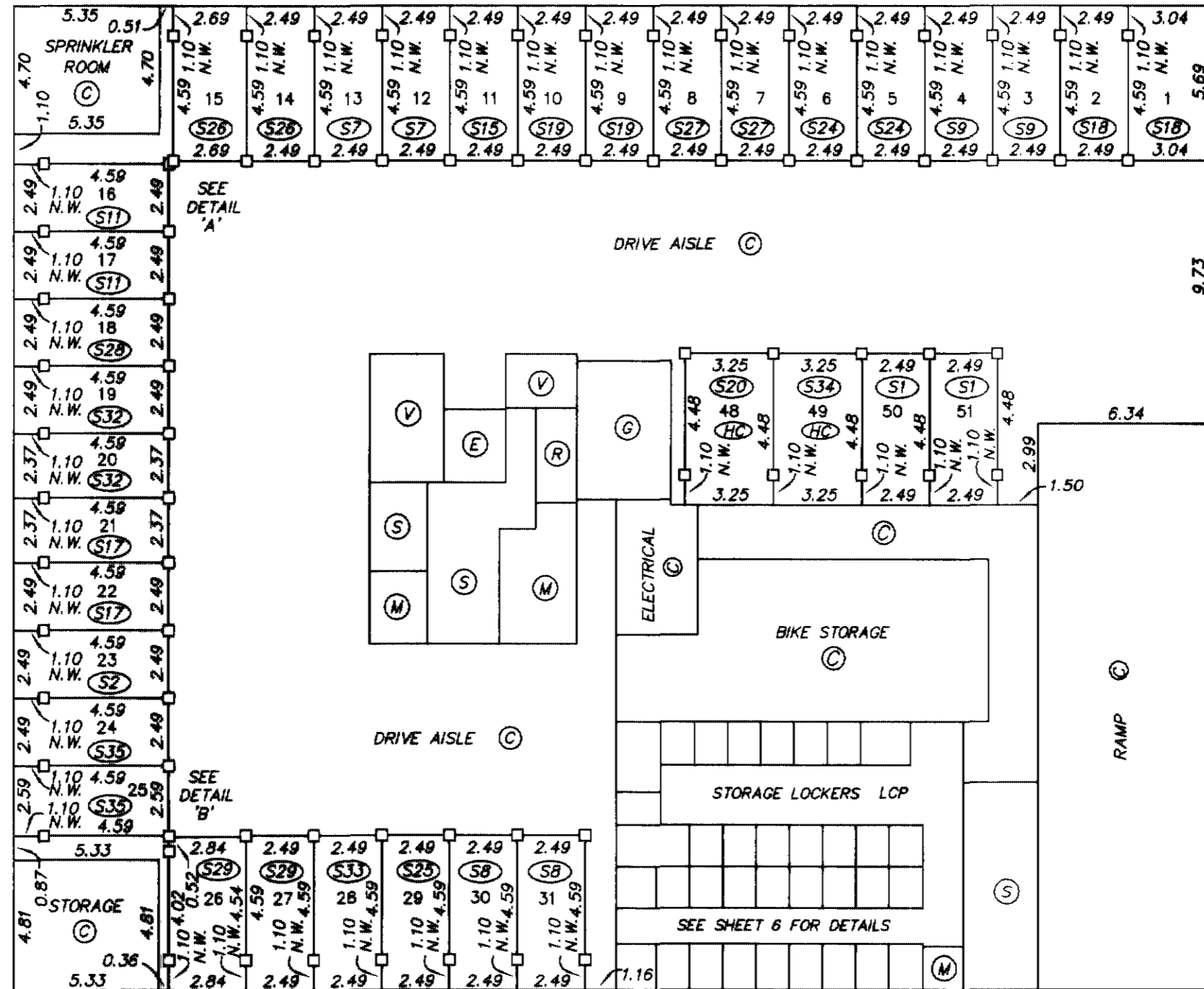
STRATA PLAN BCS 1265



DETAIL 'A'
NOT TO SCALE



DETAIL 'B'
NOT TO SCALE

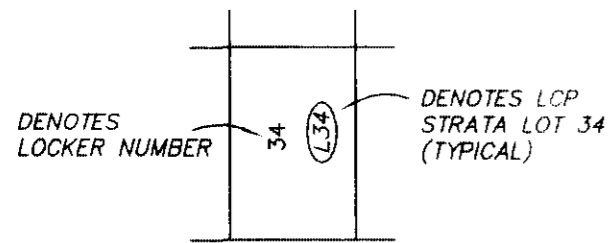
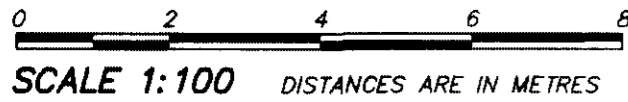


TYPICAL STALL
NOT TO SCALE

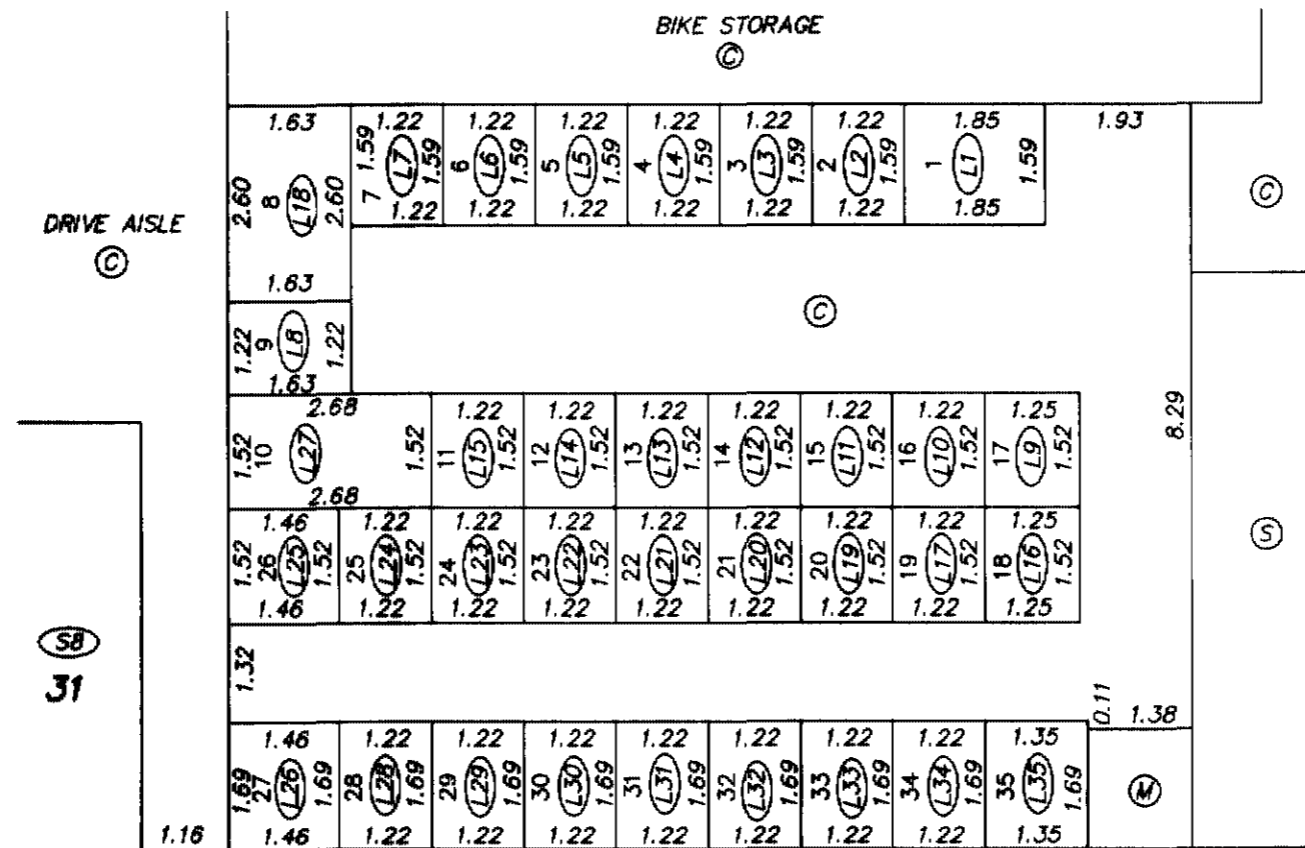
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APRIL 5, 2005
3098-S1

FLOOR PLAN PARKING LEVEL P1-STORAGE LOCKER DETAIL

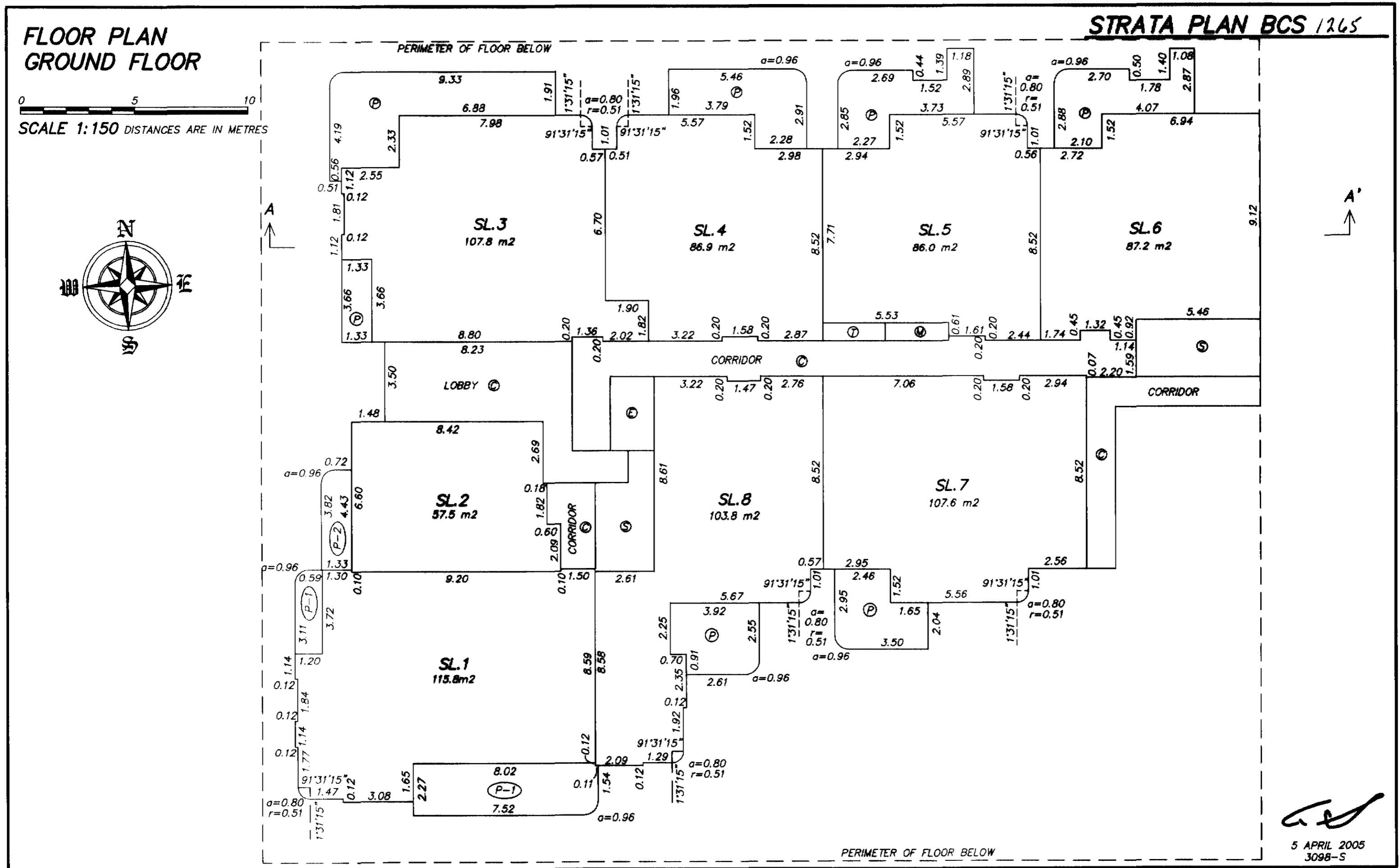
STRATA PLAN BCS 1265



TYPICAL LOCKER
NOT TO SCALE



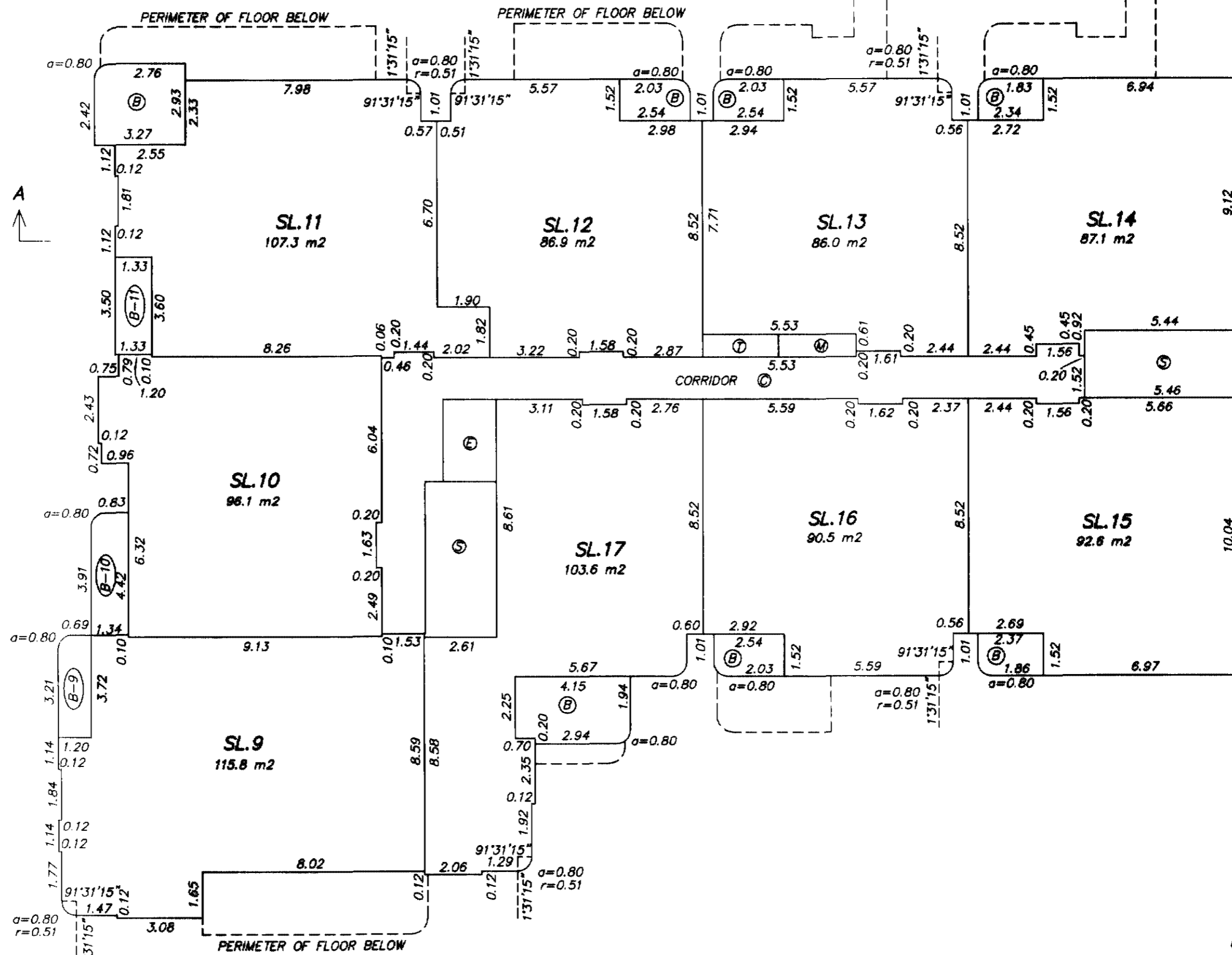
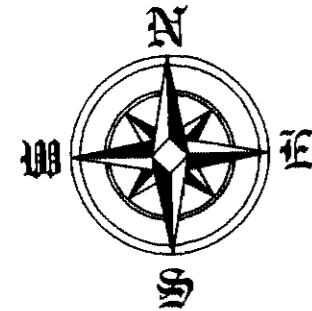
APRIL 5, 2005
3098-S1



FLOOR PLAN SECOND FLOOR

STRATA PLAN BCS 1265

0 5 10
SCALE 1:150 DISTANCES ARE IN METRES

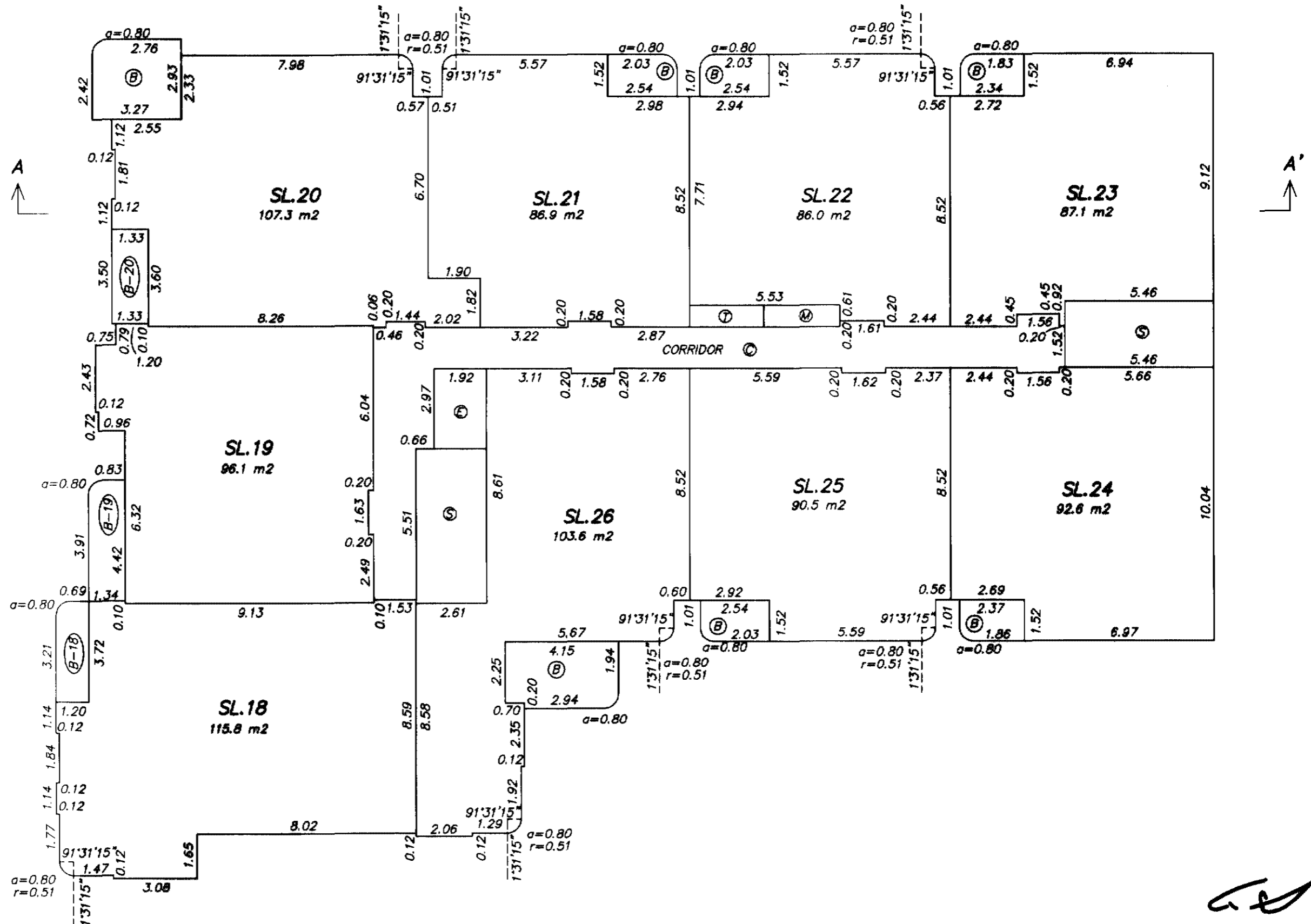
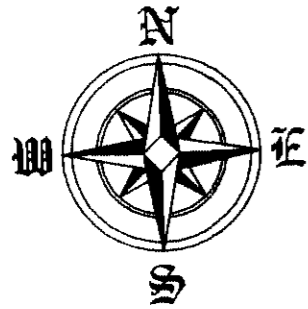


5 APRIL 2005
3098-S

FLOOR PLAN THIRD FLOOR

STRATA PLAN BCS 1265

0 5 10
SCALE 1:150 DISTANCES ARE IN METRES

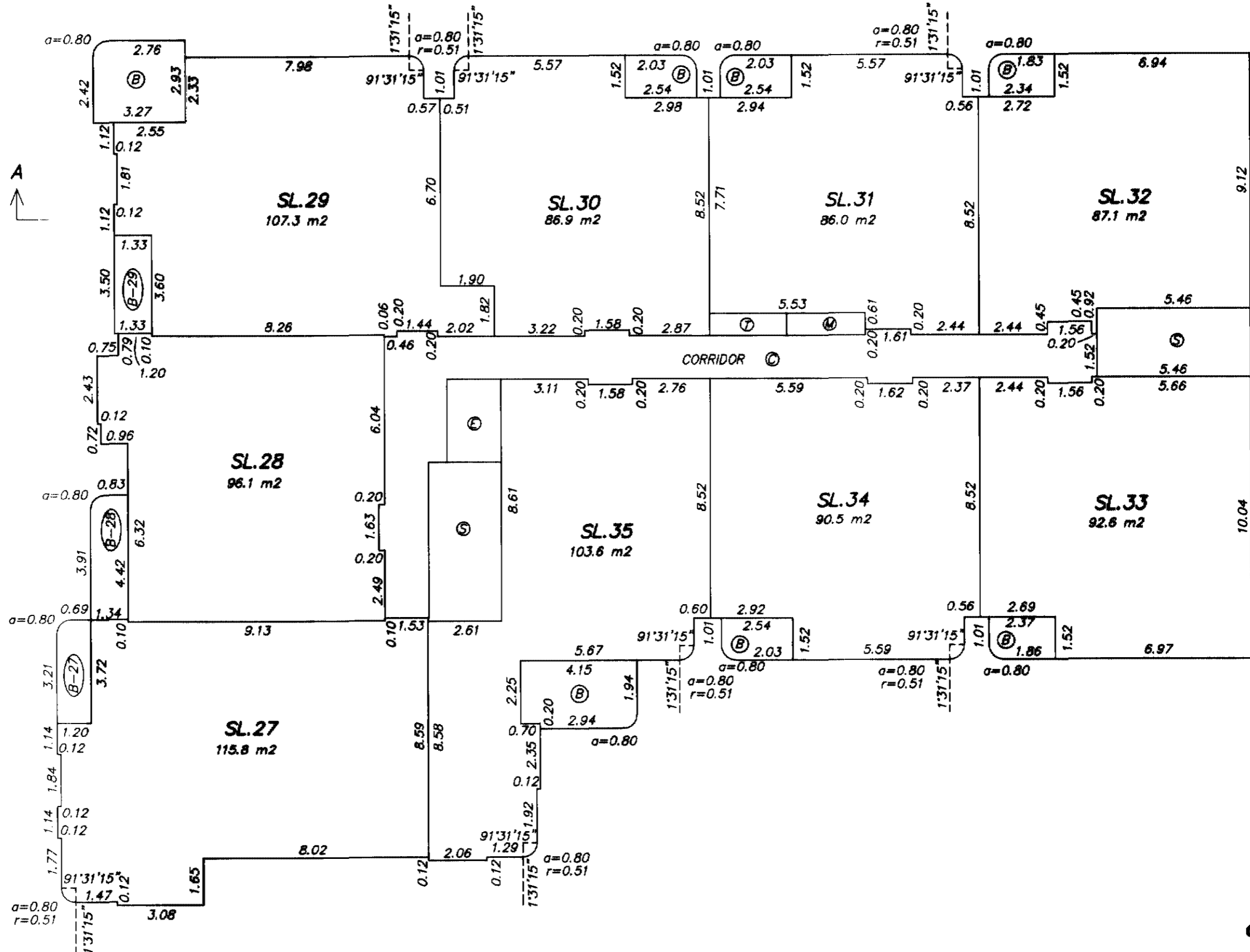
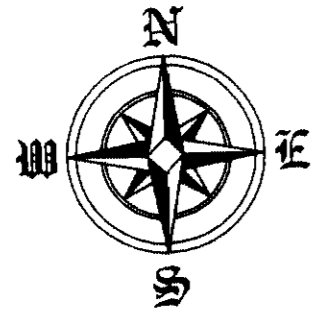


5 APRIL 2005
3098-S

FLOOR PLAN FOURTH FLOOR

STRATA PLAN BCS 1265

0 5 10
SCALE 1:150 DISTANCES ARE IN METRES



5 APRIL 2005
3098-S

**FLOOR PLANS
SECTION**

STRATA PLAN BCS 1265

0 5 10
SCALE 1:150 DISTANCES ARE IN METRES

FOURTH FLOOR

THIRD FLOOR


SECOND FLOOR

GROUND FLOOR

PARKING LEVEL P1

SL.29	SL.30	SL.31	SL.32
SL.20	SL.21	SL.22	SL.23
SL.11	SL.12	SL.13	SL.14
SL.3	SL.4	SL.5	SL.6
16 S11	DRIVE AISLE ©		

SECTION A - A'


5 APRIL 2005
3098-S