



Strata Plan BCS 2176

**STRATA PLAN OF LOT 1,
DISTRICT LOT 470, GROUP 1,
N.W.D., PLAN BCP18725**

STRATA PLAN BCS 2176

"CITY OF PORT MOODY"
B.C.G.S. 92G.026

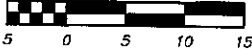
DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.

THIS 10 DAY OF JAN 2007.

Jan M. Medina / 107
REGISTRAR

BA 53354-490

SCALE 1:400



ALL DISTANCES ARE IN METRES.

"THE BENTLEY"
295 - GUILDFORD WAY
PORT MOODY, BC



**INTEGRATED SURVEY AREA No. 35
(PORT MOODY) NAD-83 (CSRS)**

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9996015

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS
80H2568 AND 82H5263

- ⊙ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES LEAD PLUG FOUND
- - DENOTES STANDARD IRON POST PLACED
- - DENOTES STANDARD IRON POST FOUND
- D/R - DENOTES DESTROYED/RESET
- SL - DENOTES STRATA LOT
- ⊕ - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING COMMON PROPERTY
- Ⓜ - DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- Ⓟ - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 2
- Ⓛ130 - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 130
- Ⓟ45 - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 45

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

NOTE:

ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT 45° DEFLECTION TO, UNLESS OTHERWISE SHOWN.

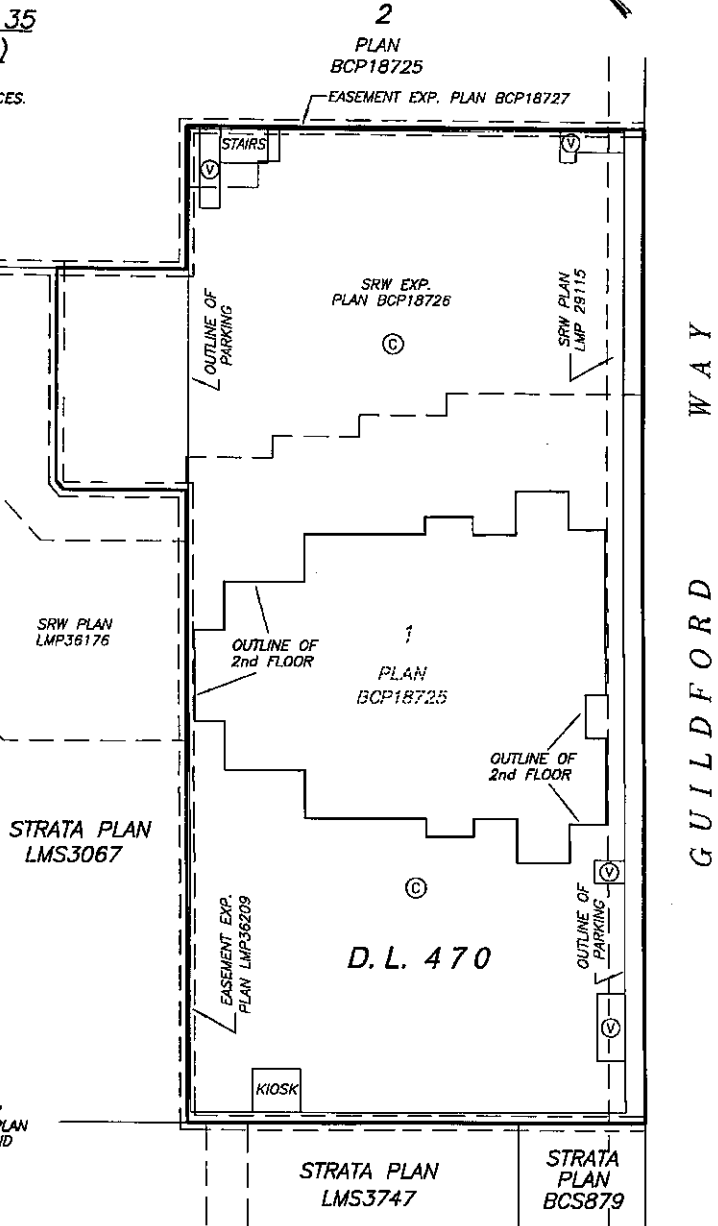
I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: OCTOBER 24th, 2006.

Mike E. Shaw

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE: 604-582-0717

DRAWING # 30544-18
FILE # 30544-18_FS
DATE: OCTOBER 24, 2006



SEE SHEET #2 FOR BOUNDARY DIMENSIONS

SEE SHEET #3 FOR BUILDING LOCATION AND DIMENSIONS

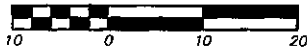
THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

BOUNDARY DIMENSIONS

STRATA PLAN BCS 2176

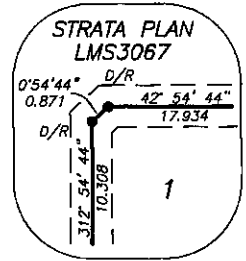
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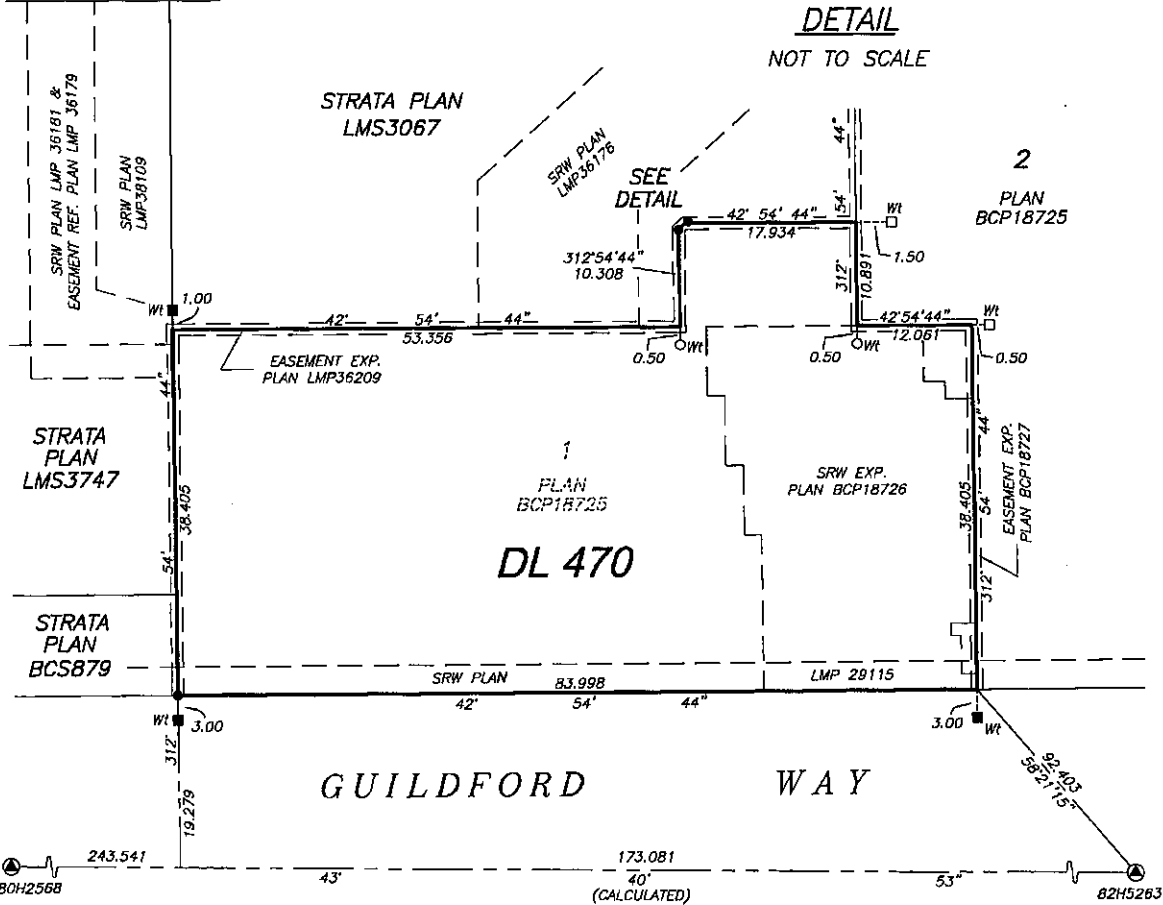
ALL DISTANCES ARE IN METRES.



NEWPORT DRIVE



DETAIL NOT TO SCALE



I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, OF LANGLEY, 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 24th DAY OF OCTOBER, 2006. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP57248, 14th DAY OF NOVEMBER, 2006.

Mike E. Shaw B.C.L.S.

DATE : OCTOBER 24, 2006

m.e.s.

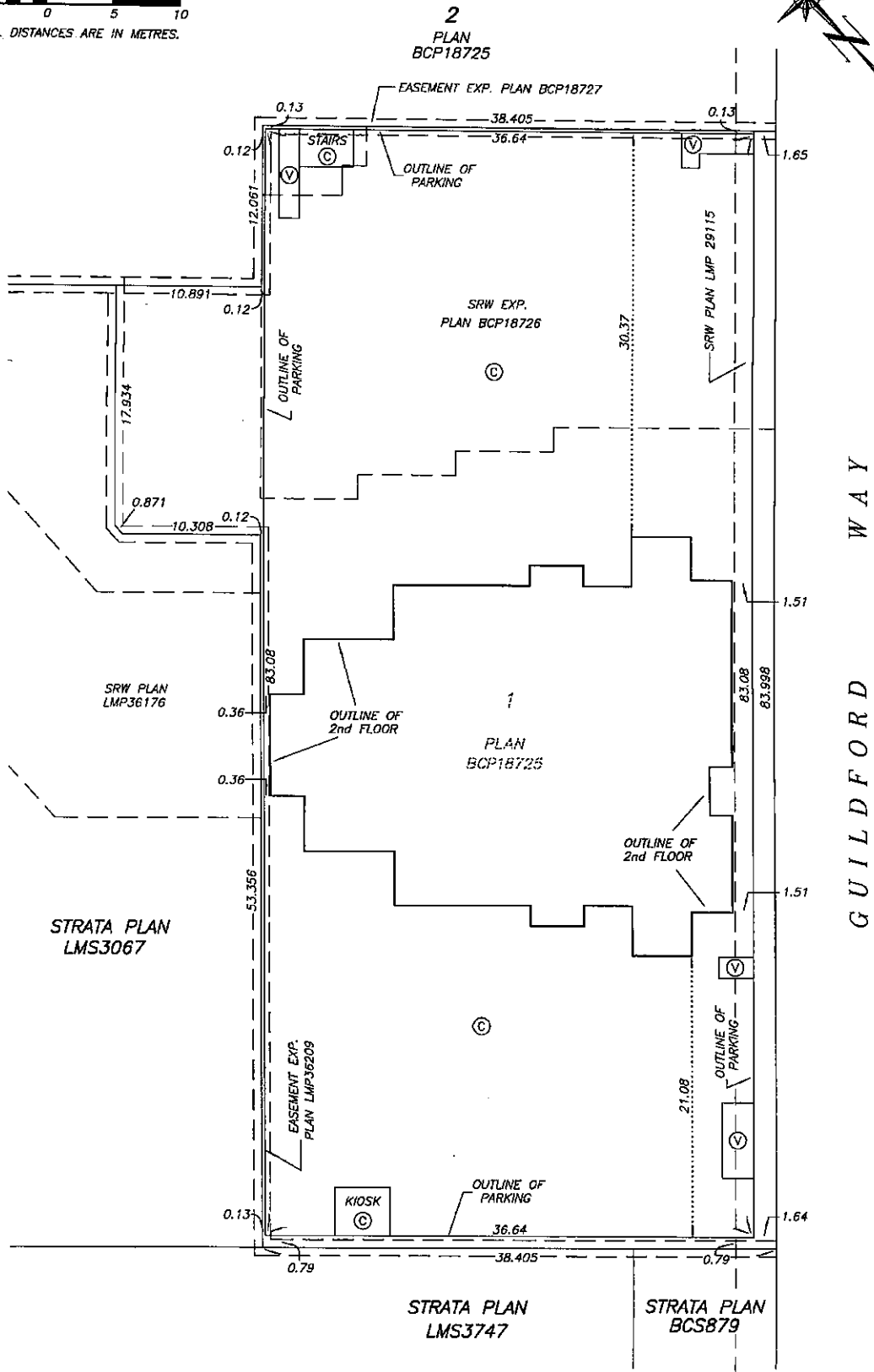
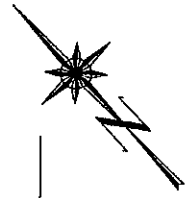
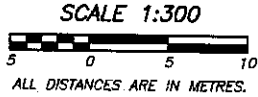
DRAWING # 30544-18
 FILE # 30544-18_Post

ORIGINAL

FILED
 NANCY2176
 RCOD:2007-01-10 PRINT: 2008-06-27-11:27:21.639191

BUILDING LOCATION AND DIMENSIONS

STRATA PLAN BCS 2176




FILED
 NMBCS2176
 RCVD: 2007-01-10
 PRNT: 2008-06-27-11:27:21.639191

STRATA PLAN BCS 2176

FILED
NMBCS2176
RCOD:2007-01-10 PRINT: 2008-06-27-11:27:21.639191

OWNER :

APPIA DEVELOPMENTS (SENTINEL) LIMITED
(INCORPORATION No. 675727)


AUTHORIZED SIGNATORY JIMMY NAT BOSA


AUTHORIZED SIGNATORY _____



WITNESS AS TO BOTH SIGNATURES
FRANCIS PETRUNIA

ADMINISTRATOR
OCCUPATION OF WITNESS
1804-4398 BUCHANAN ST.
BURNABY, BC V5C 6L7
ADDRESS OF WITNESS

MORTGAGEE :

ROYAL BANK OF CANADA


AUTHORIZED SIGNATORY KELLY MCKNIGHT
SR. ACCOUNT MANAGER



AUTHORIZED SIGNATORY JEANNIE LEE
ACCOUNT MANAGER


WITNESS AS TO BOTH SIGNATURES
SUSAN TANATHIS

ADMINISTRATIVE ASSISTANT
OCCUPATION OF WITNESS
36th FLR., 1055 W. GEORGIA ST.
VANCOUVER, BC V6E 3S5
ADDRESS OF WITNESS

THE CORPORATION OF THE CITY OF PORT MOODY
REGISTERED OWNER OF COVENANTS BH270206,
BT454966 AND BX352811 HEREBY CONSENTS
TO THE DEPOSIT OF THIS PLAN.


AUTHORIZED SIGNATORY
Shannon Watson, Acting Mayor


AUTHORIZED SIGNATORY
Kelly Kenney, City Clerk

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT, AS OF OCTOBER 24th, 2006, BEEN
PREVIOUSLY OCCUPIED.

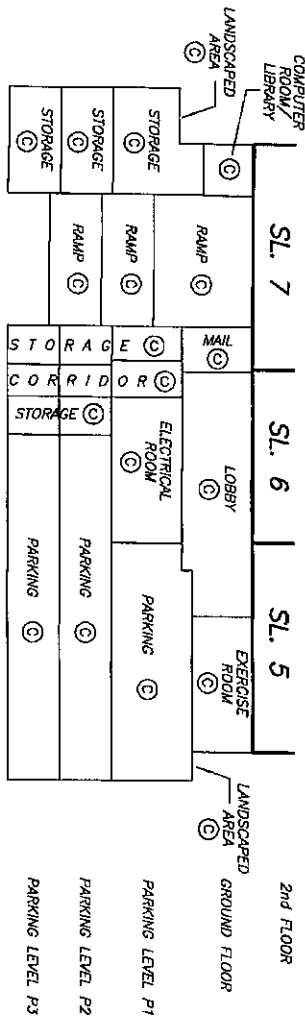


B.C.L.S.

SECTION A - A'

STRATA PLAN BCS 2176

SCALE 1:250

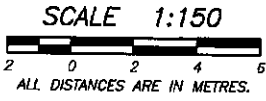


FOR CONTINUATION
SEE SHEET #6

ORIGINAL

SECTION A - A'

STRATA PLAN BCS 2176



FILED NMBCS2176 RCV0:2007-01-10 PRNT: 2008-06-27-11.27.21.639191

	SL. 77	SL. 76	SL. 75	12th FLOOR	
	SL. 70	SL. 69	SL. 68	11th FLOOR	
	SL. 63	SL. 62	SL. 61	10th FLOOR	
	SL. 56	SL. 55	SL. 54	9th FLOOR	
	SL. 49	SL. 48	SL. 47	8th FLOOR	
	SL. 42	SL. 41	SL. 40	7th FLOOR	
	SL. 35	SL. 34	SL. 33	6th FLOOR	
	SL. 28	SL. 27	SL. 26	5th FLOOR	
	SL. 21	SL. 20	SL. 19	4th FLOOR	
	SL. 14	SL. 13	SL. 12	3rd FLOOR	
	SL. 7	SL. 6	SL. 5	2nd FLOOR	
COMPUTER ROOM / LIBRARY (C)	RAMP (C)	MAIL (C)	LOBBY (C)	EXERCISE ROOM (C)	GROUND FLOOR

FOR CONTINUATION
SEE SHEET #7

FOR CONTINUATION
SEE SHEET #5

DATE : OCTOBER 24, 2006

M. E. G.

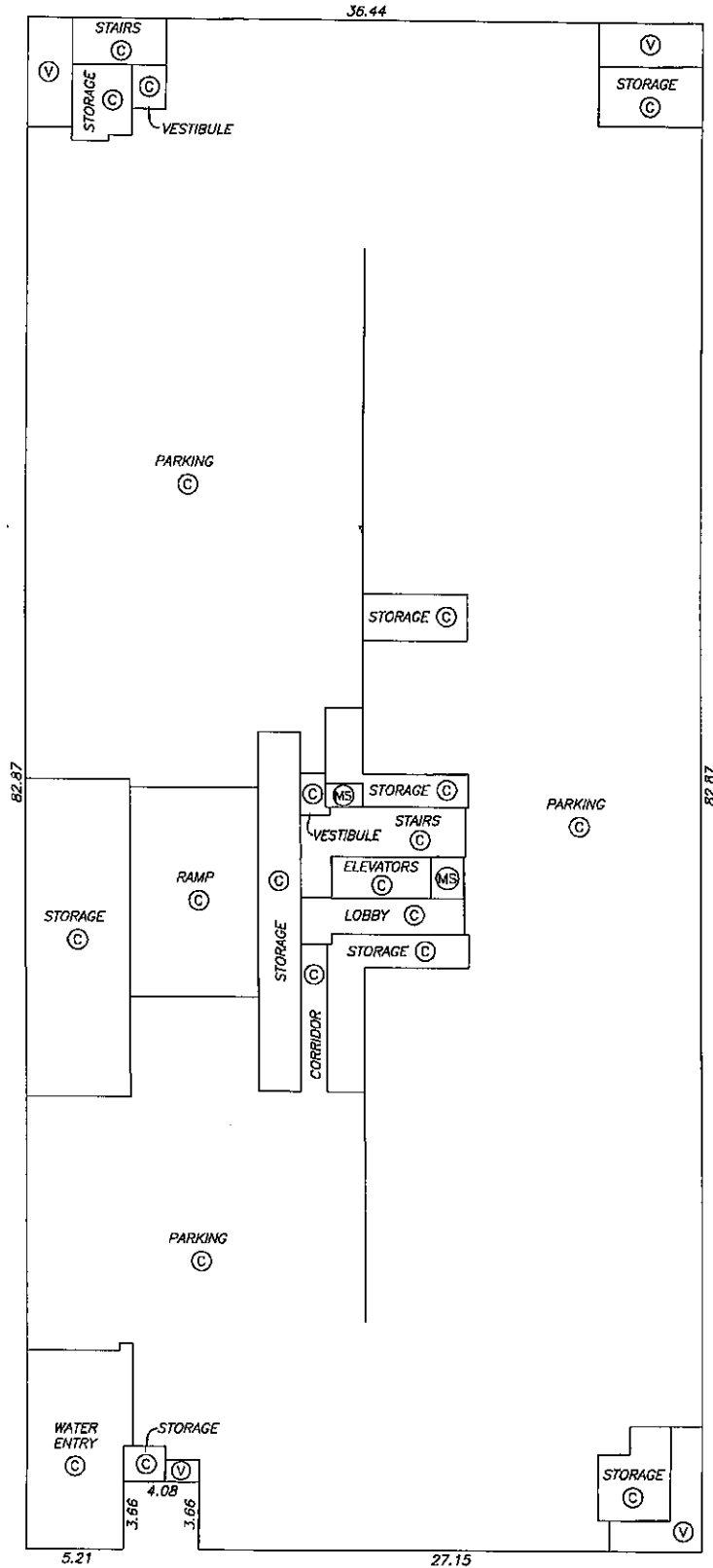
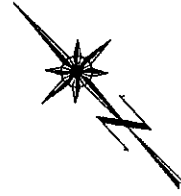
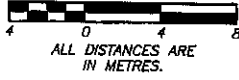
DRAWING # 30544-18
FILE # 30544-18_S1

ORIGINAL

PARKING LEVEL P3

STRATA PLAN BCS 2176

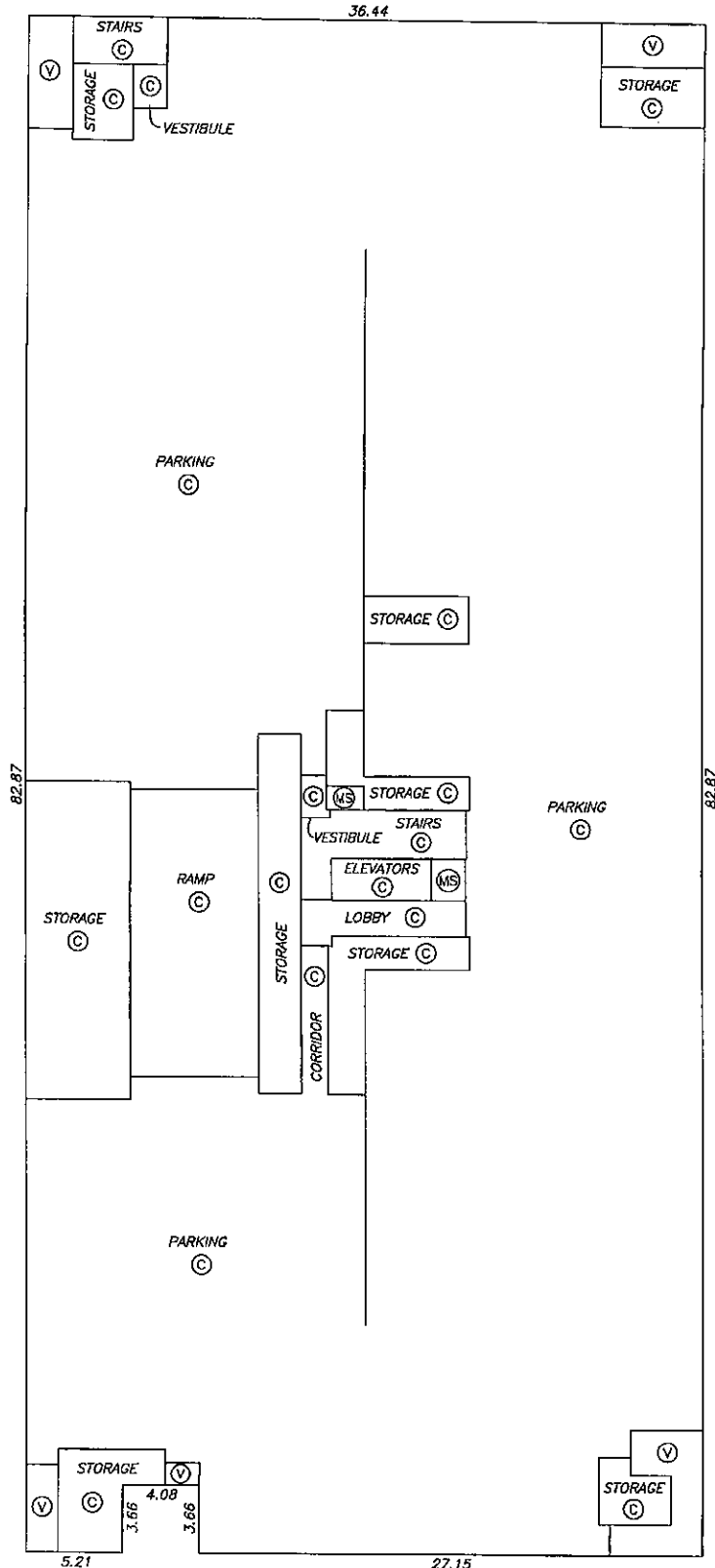
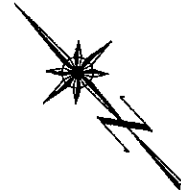
SCALE 1:250



PARKING LEVEL P2

STRATA PLAN BCS 2176

SCALE 1:250



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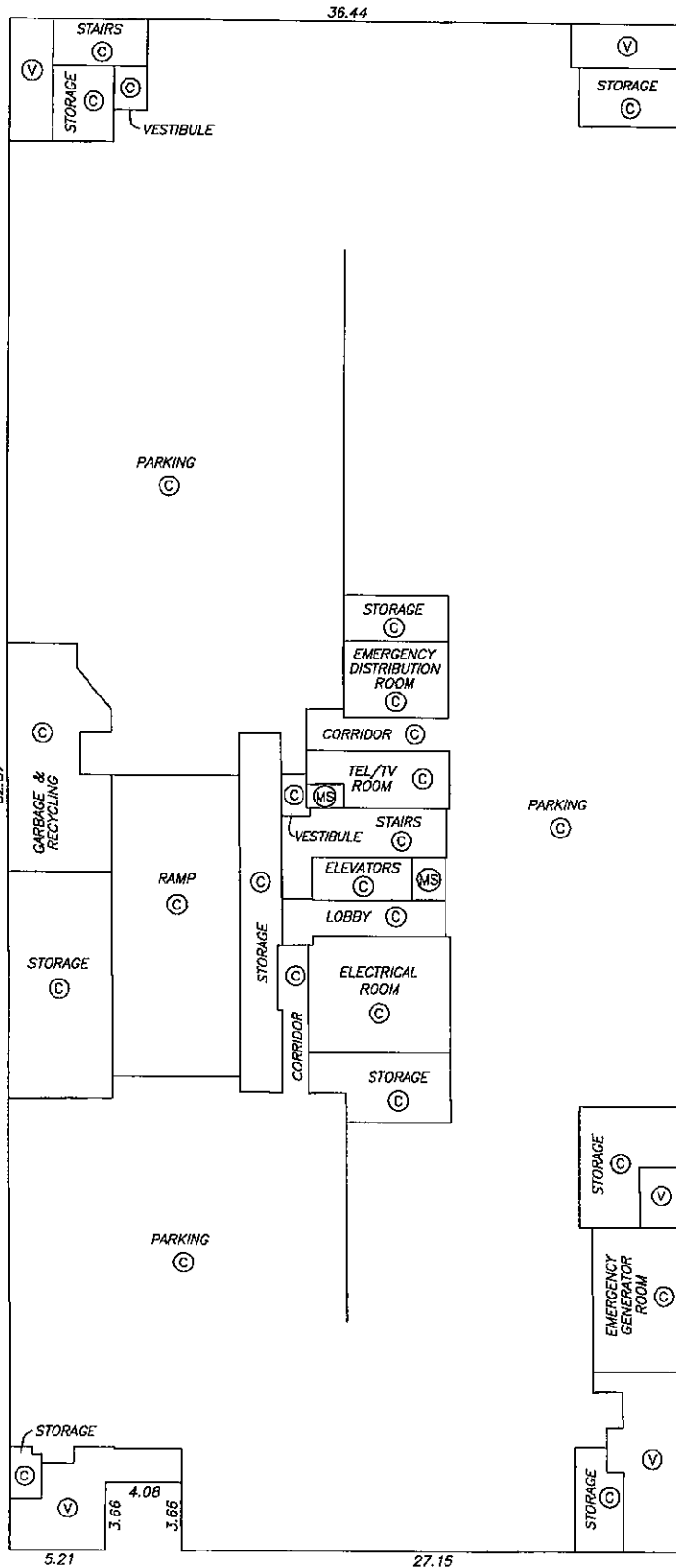
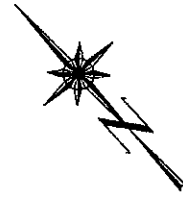
PARKING LEVEL P1

STRATA PLAN BCS 2176

SCALE 1:250



ALL DISTANCES ARE IN METRES.

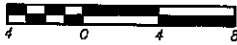


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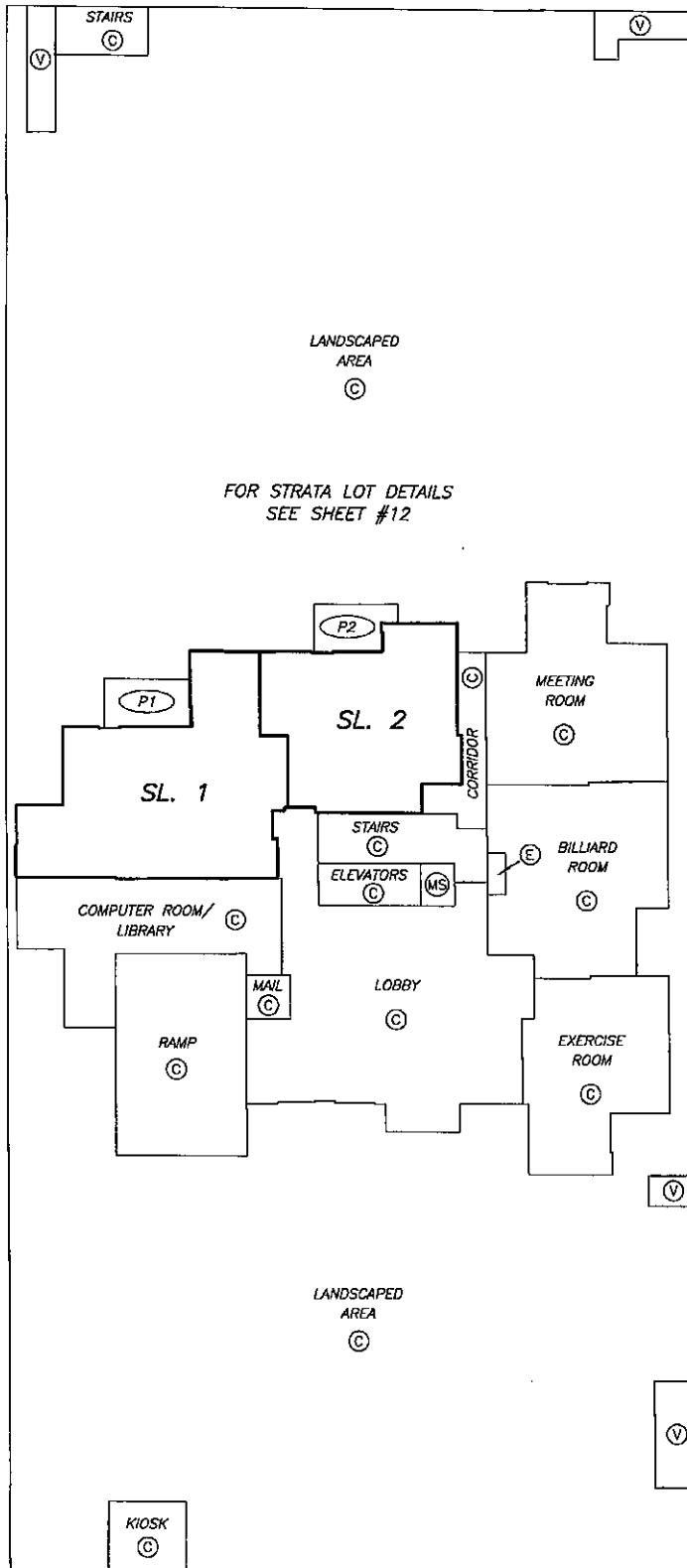
GROUND FLOOR PLAN KEY PLAN

STRATA PLAN BCS 2176

SCALE 1:250



ALL DISTANCES ARE
IN METRES.



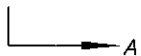
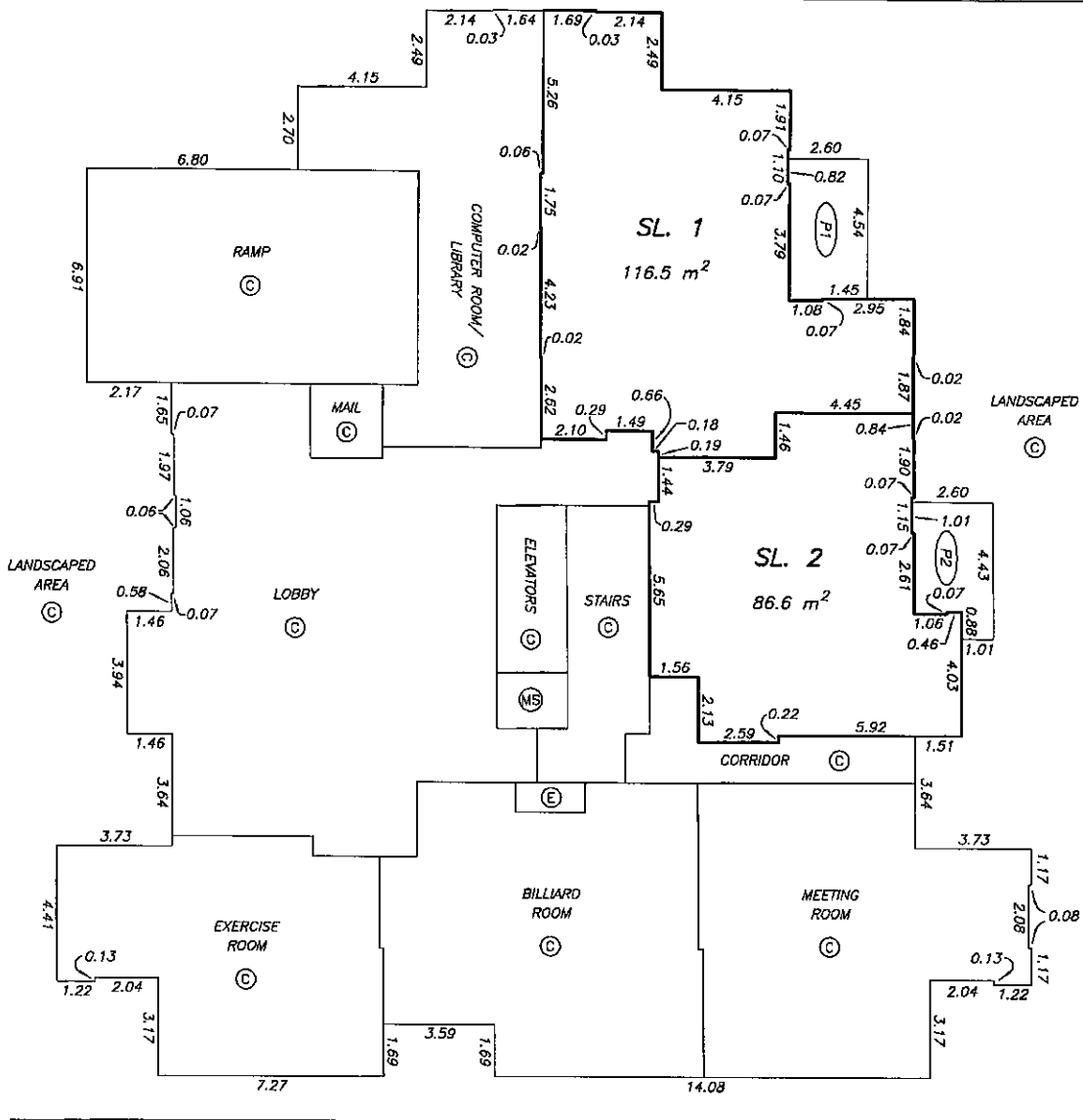
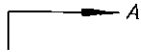
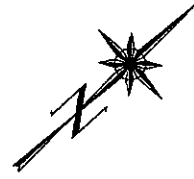
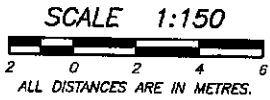
LANDSCAPED AREA
(C)

FOR STRATA LOT DETAILS
SEE SHEET #12



GROUND FLOOR PLAN

STRATA PLAN BCS 2176



DRAWING # 30544-18
FILE # 30544-18_L1

DATE : OCTOBER 24, 2006

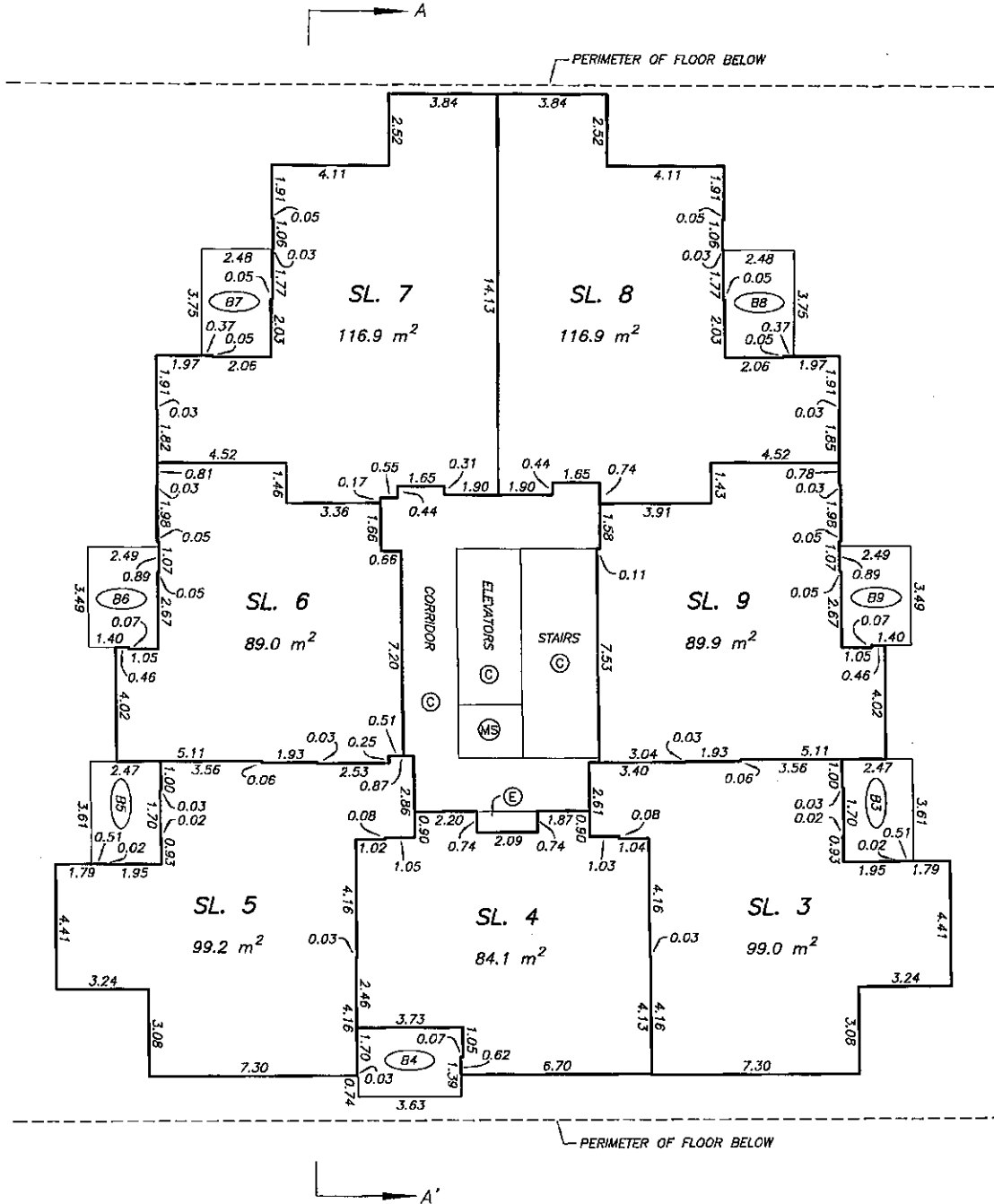
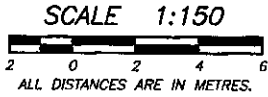
M.E.S.

ORIGINAL

FILED NMBCS2176 RCD-2007-01-10 PRT-2008-06-27-11.27.21.639191

2nd FLOOR PLAN

STRATA PLAN BCS 2176



FILED
 NMBCS2176
 RCVD-2007-01-10
 PRT - 2008-06-27-11:27:21.639191

DATE : OCTOBER 24, 2006

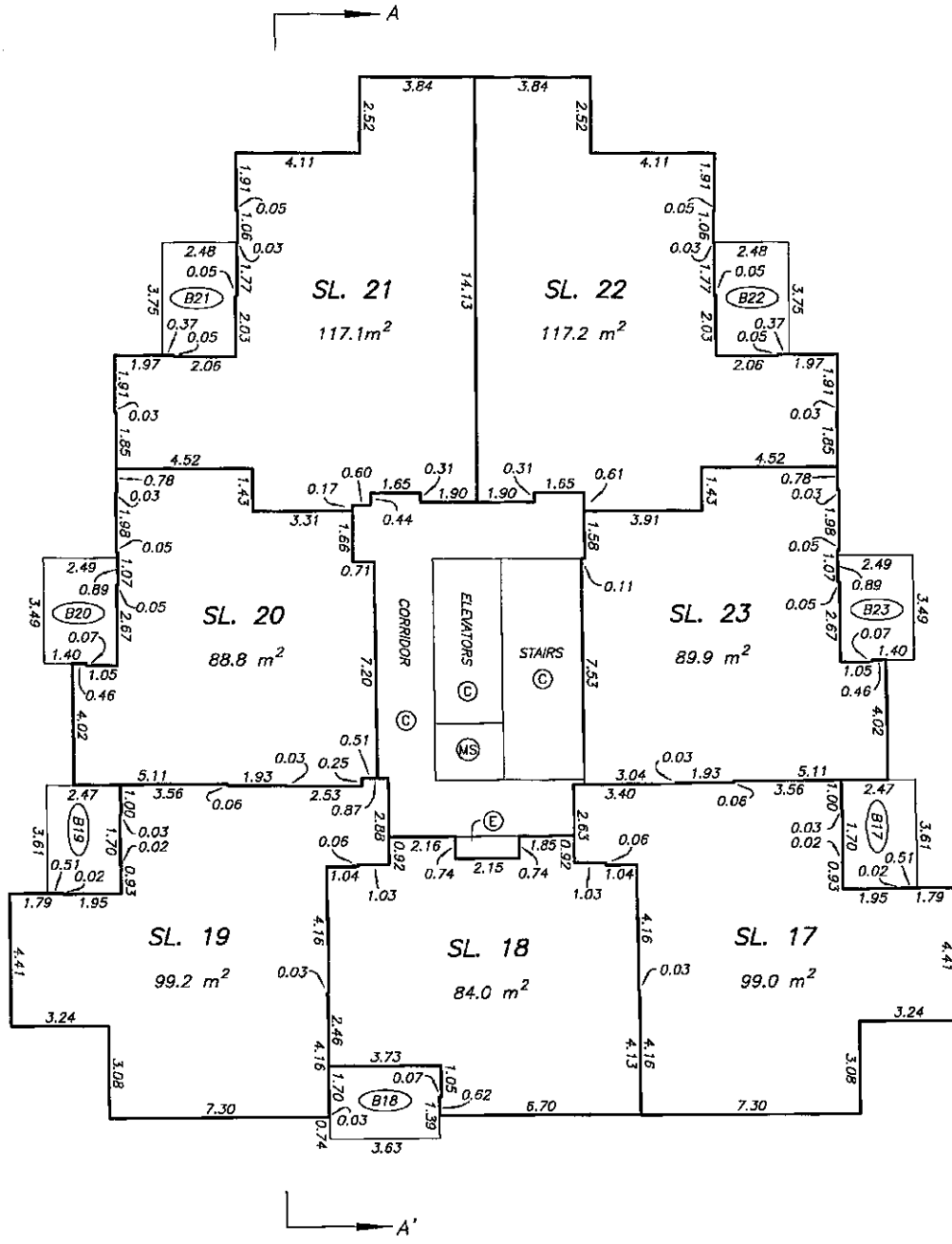
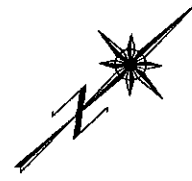
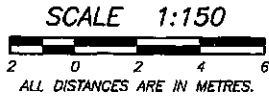
M.E.S.

DRAWING # 30544-18
 FILE # 30544-18_L2

ORIGINAL

4th FLOOR PLAN

STRATA PLAN BCS 2176



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 RCVD:2007-01-10
 PRINT: 2008-06-27-11:27:21.639191

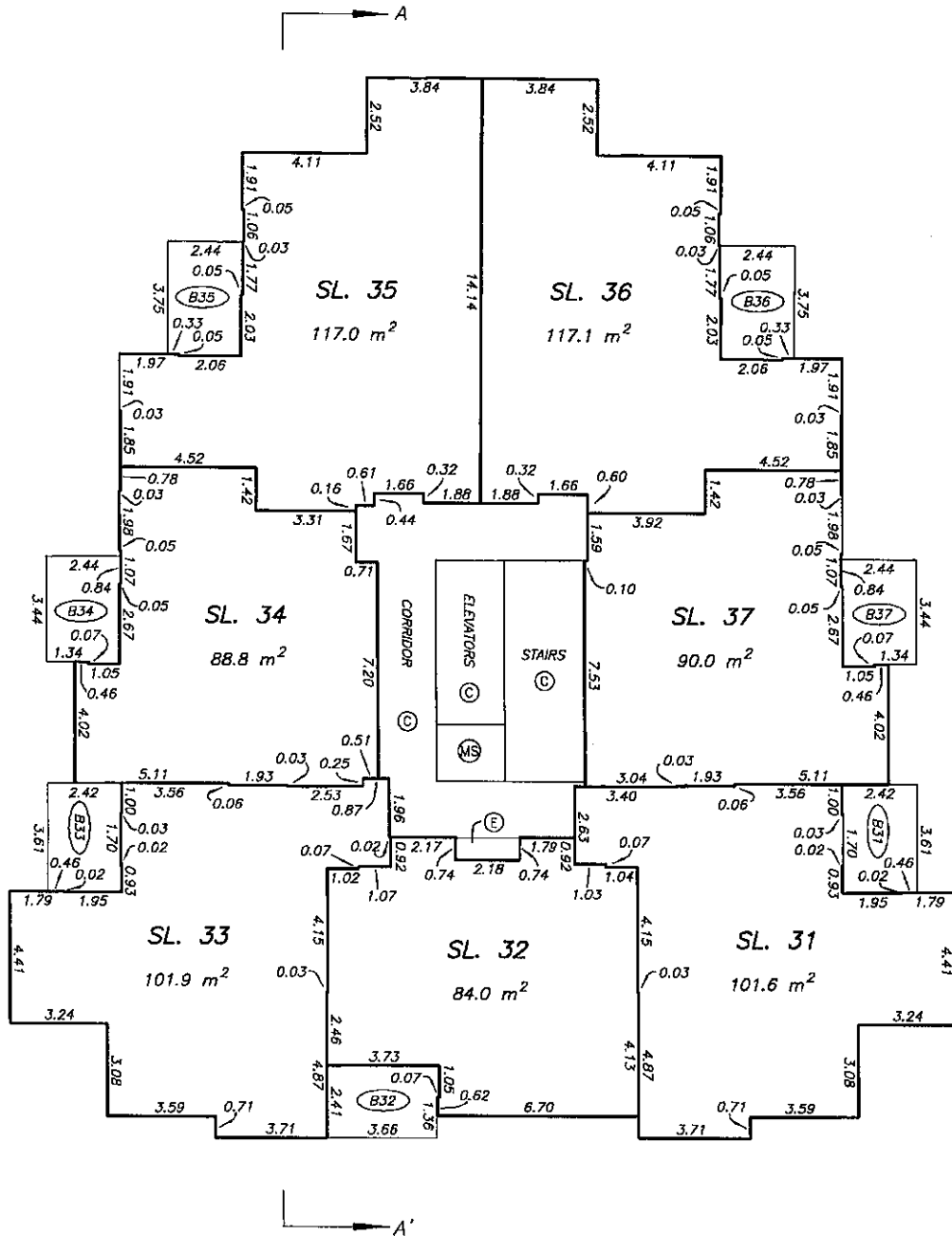
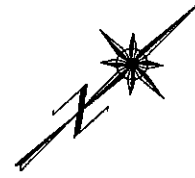
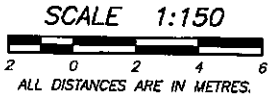
DATE : OCTOBER 24, 2006
M.E.B.

DRAWING # 30544-18
 FILE # 30544-18_L4

ORIGINAL

6th FLOOR PLAN

STRATA PLAN BCS 2176



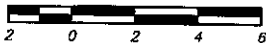
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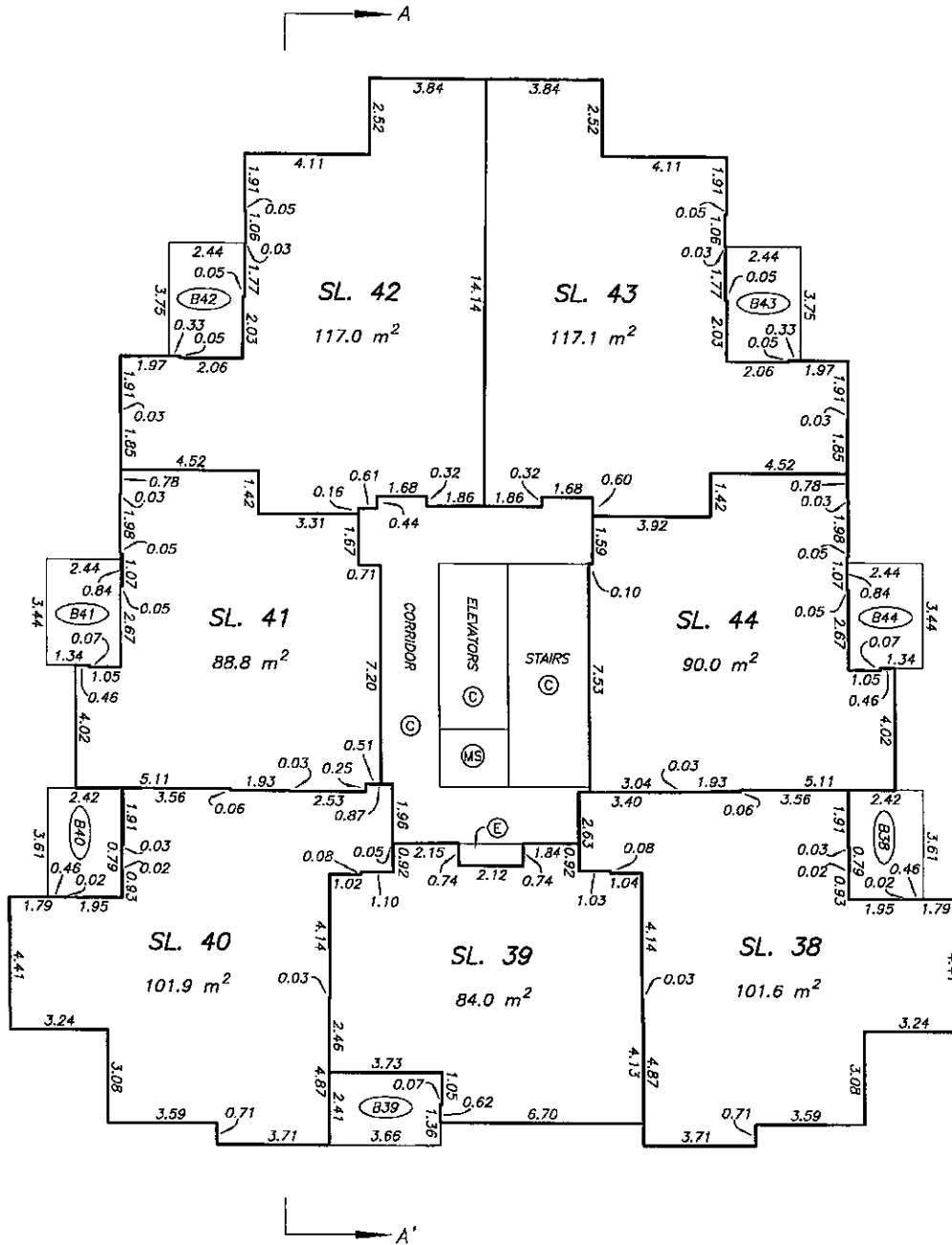
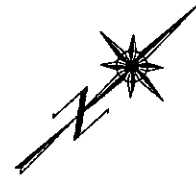
M.E.B.

ORIGINAL

7th FLOOR PLAN

STRATA PLAN BCS 2176

SCALE 1:150

 ALL DISTANCES ARE IN METRES.



DRAWING # 30544-18
 FILE # 30544-18_L7

DATE : OCTOBER 24, 2006

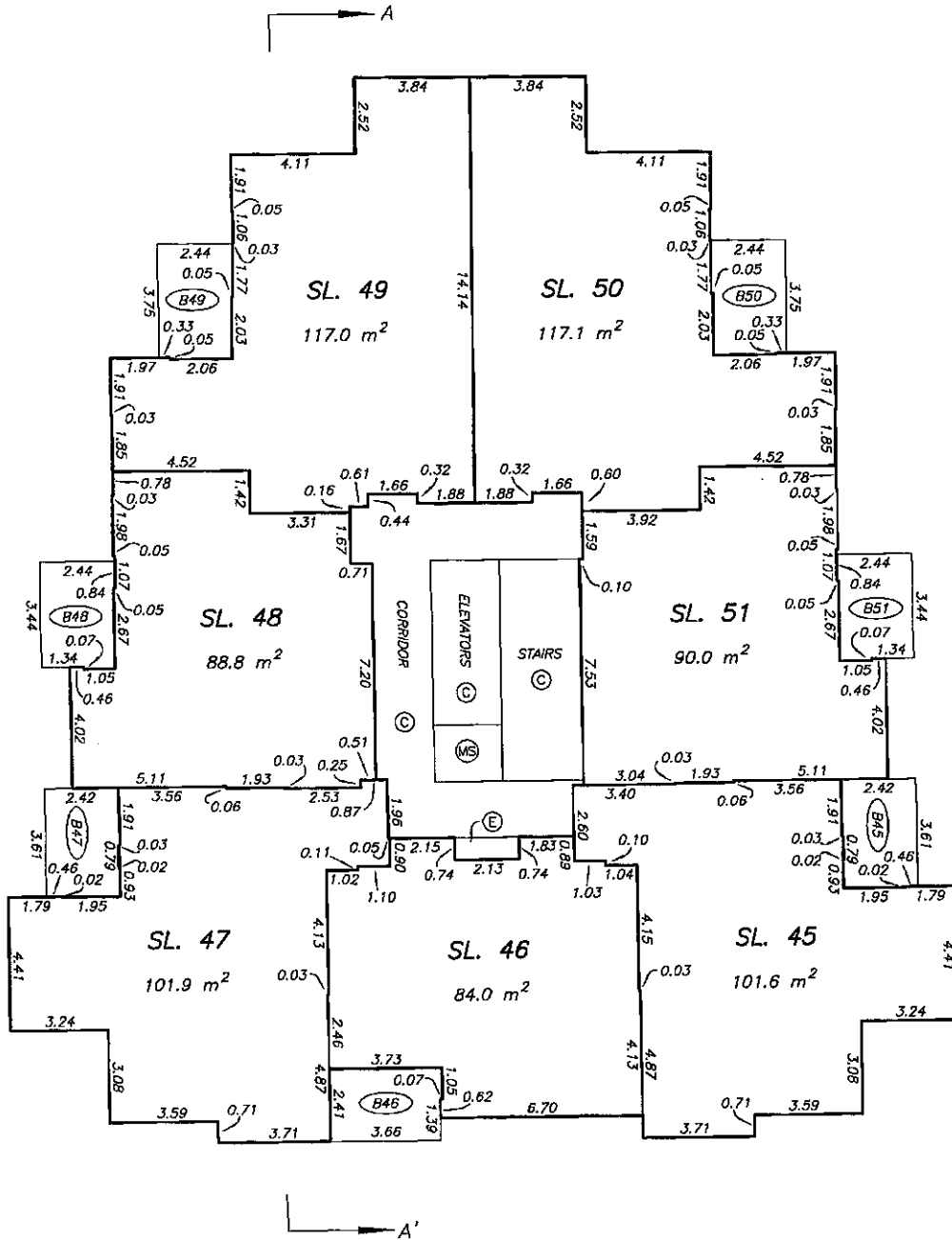
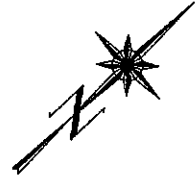
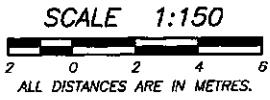
M. E. S.

ORIGINAL

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 RCVD: 2007-01-10
 PRNT: 2008-06-27-11:27:21.639191

8th FLOOR PLAN

STRATA PLAN BCS 2176



FILED
 NMBCS2176
 RCVD:2007-01-10 PNT: 2008-06-27-11:27:21.639191

DATE : OCTOBER 24, 2006

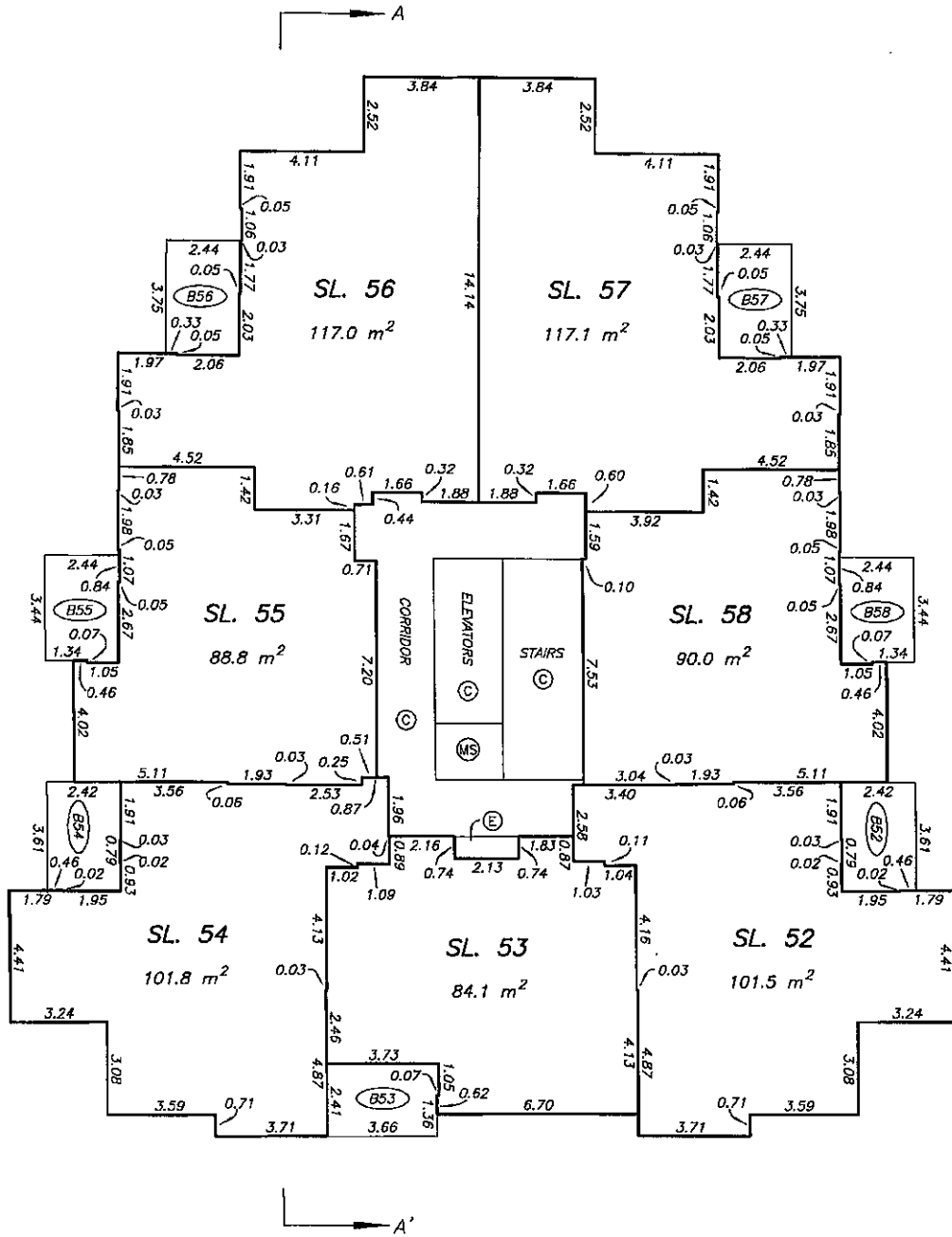
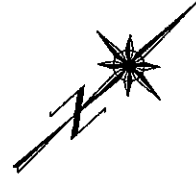
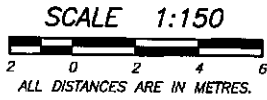
M.E.S.

DRAWING # 30544-18
 FILE # 30544-18_L8

ORIGINAL

9th FLOOR PLAN

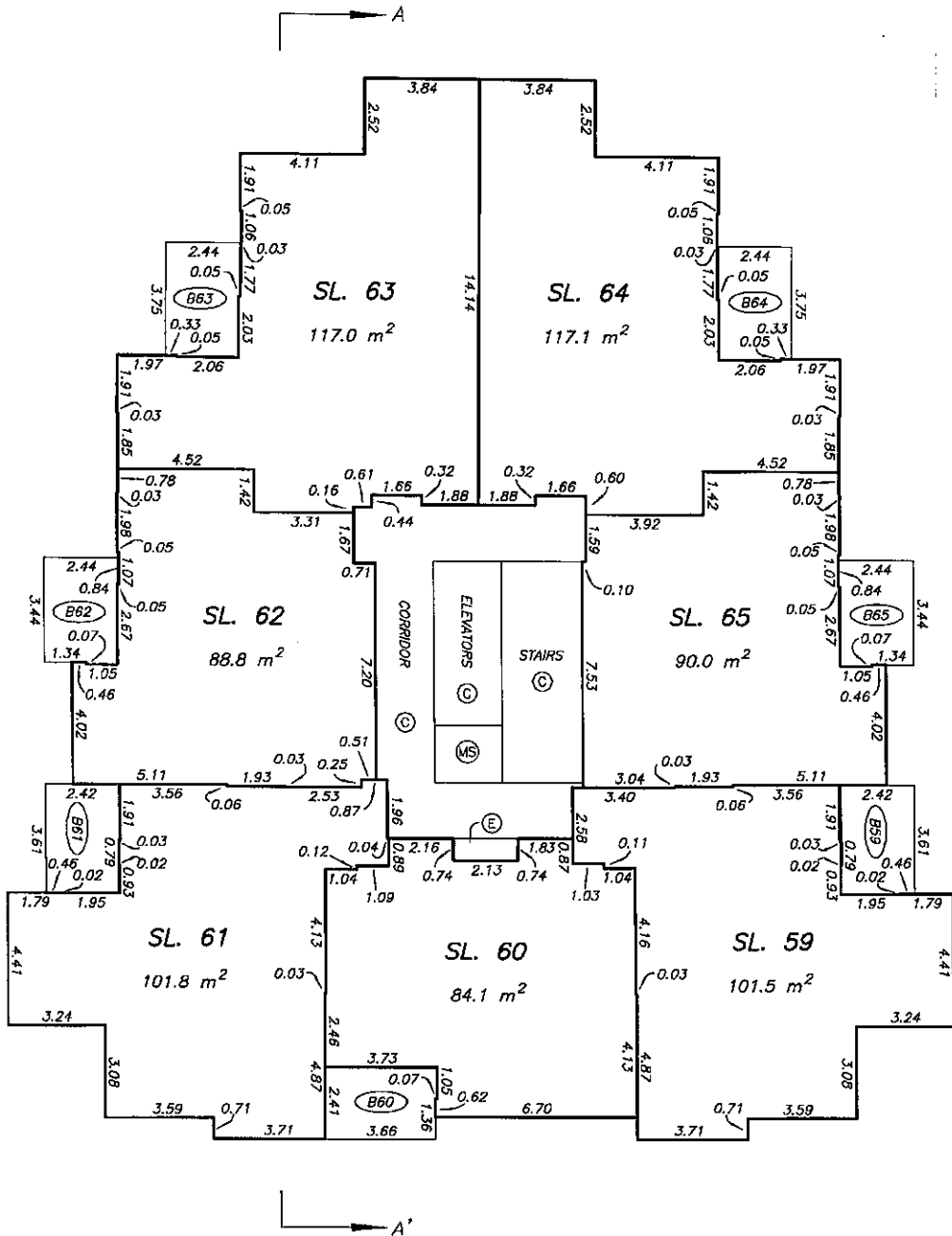
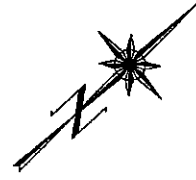
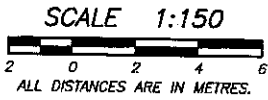
STRATA PLAN BCS 2176



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10th FLOOR PLAN

STRATA PLAN BCS 2176



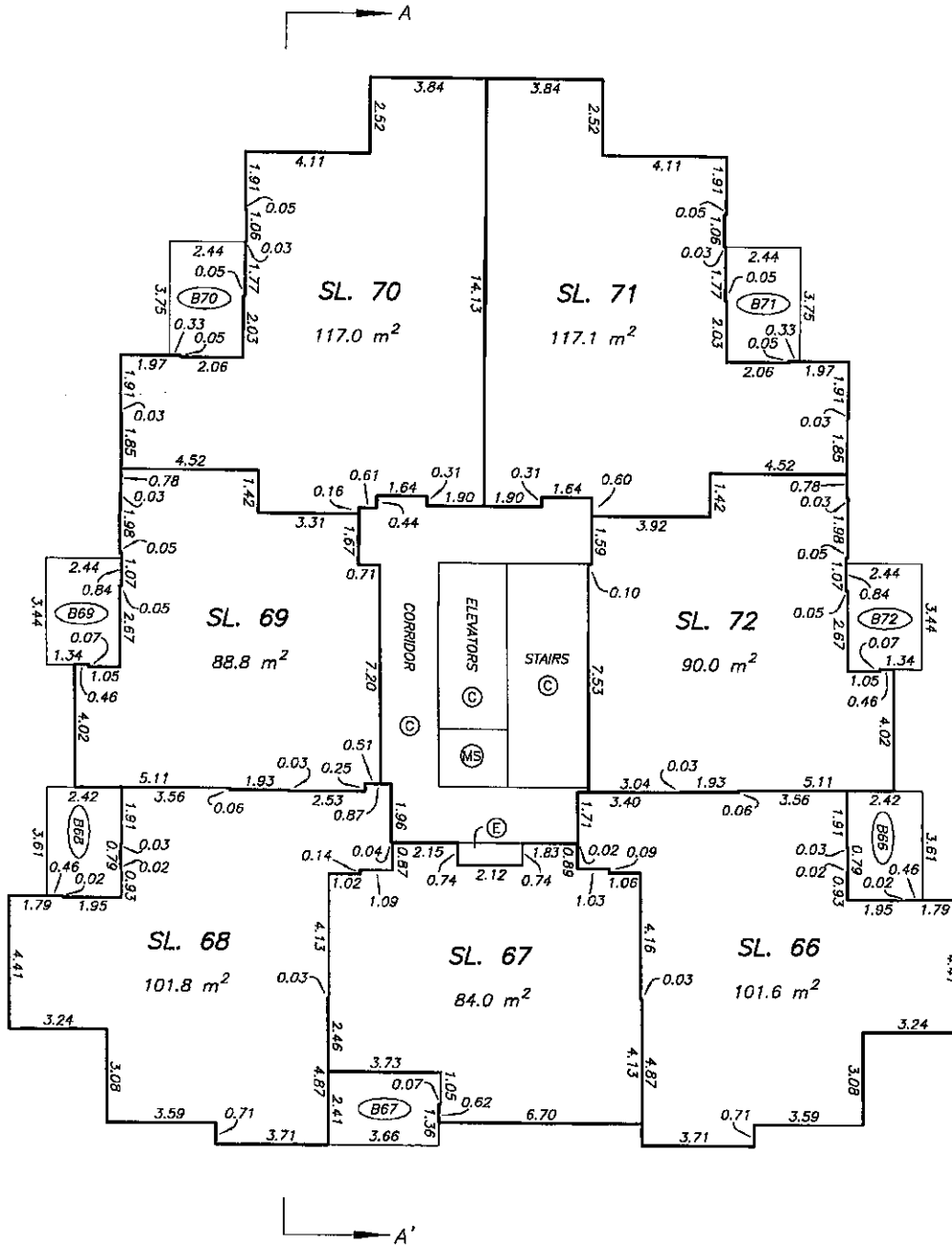
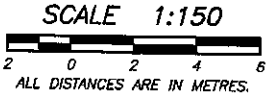
FILED NMBCS2176 RCV0:2007-01-10 PRNT: 2008-06-27-11:27:21.639191

M.E.S.

ORIGINAL

11th FLOOR PLAN


STRATA PLAN BCS 2176

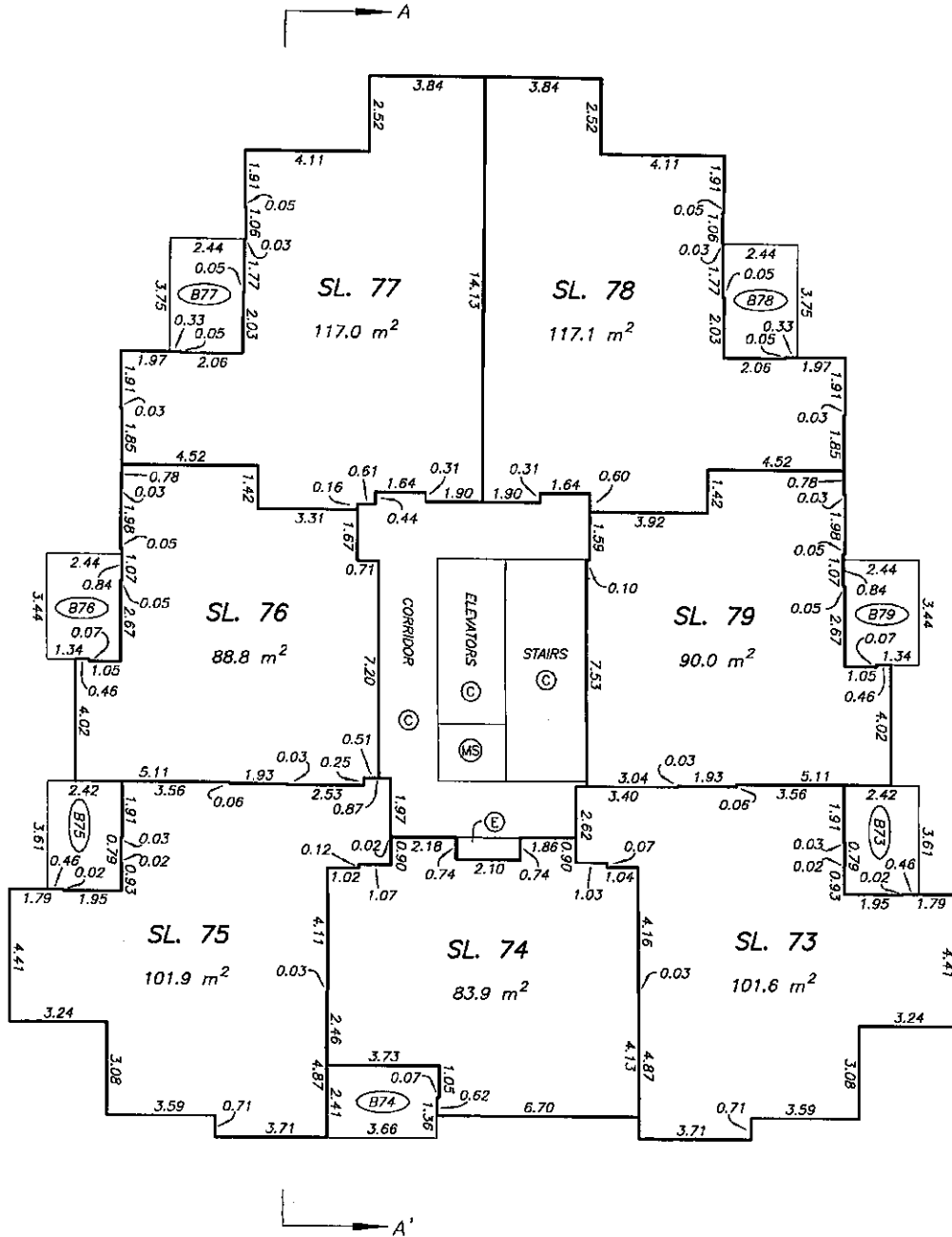
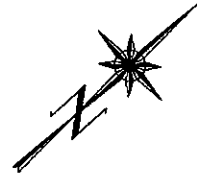


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12th FLOOR PLAN

STRATA PLAN BCS 2176

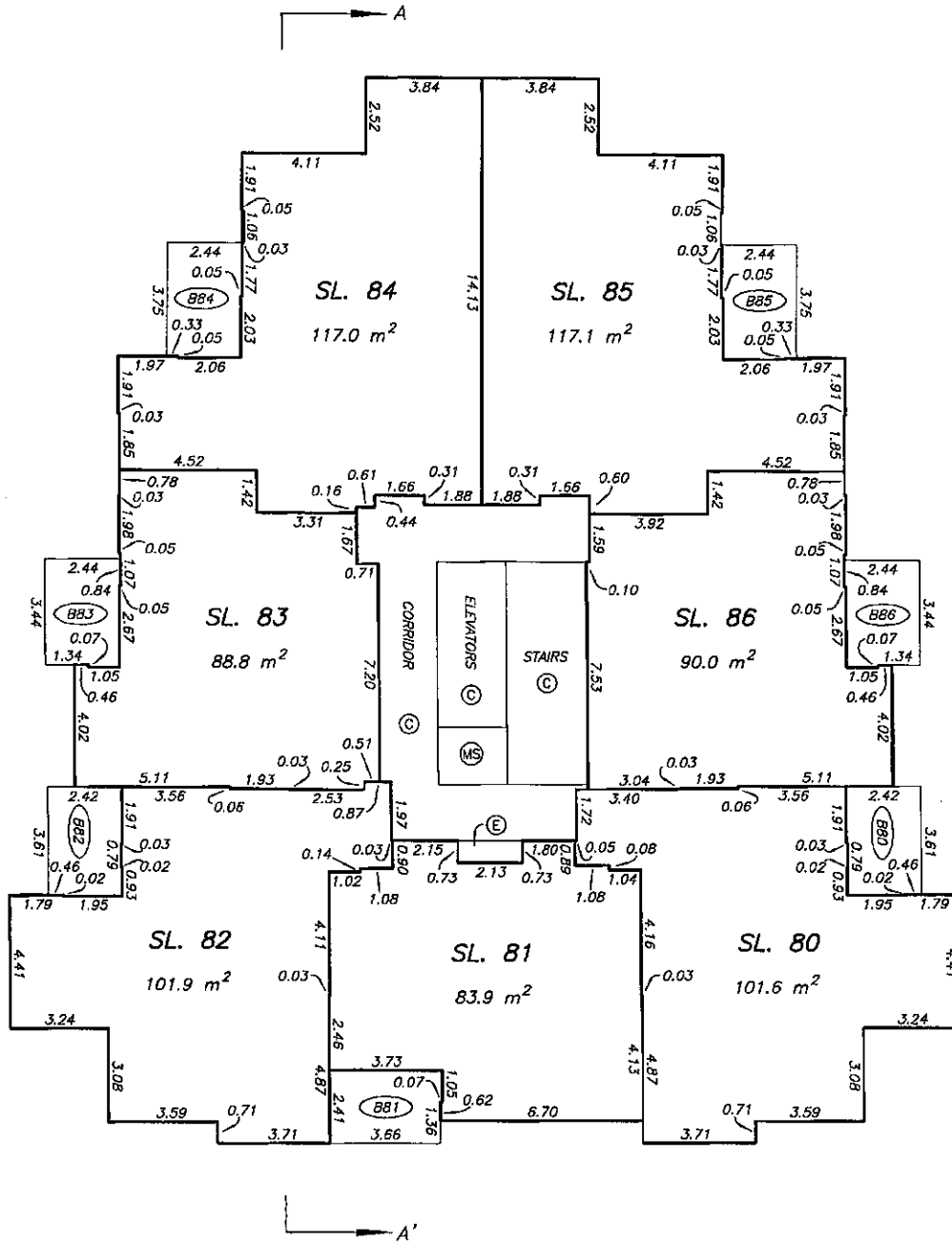
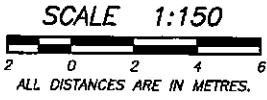
SCALE 1:150

 ALL DISTANCES ARE IN METRES.



FILED
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 RC00-2007-01-10
 PNT: 2008-06-27-11:27:21.639191

13th FLOOR PLAN

STRATA PLAN BCS 2176



FILED
 NMBCS2176
 RCO: 2007-01-10
 PNT: 2008-06-27-11.27.21.639191

DATE : OCTOBER 24, 2006

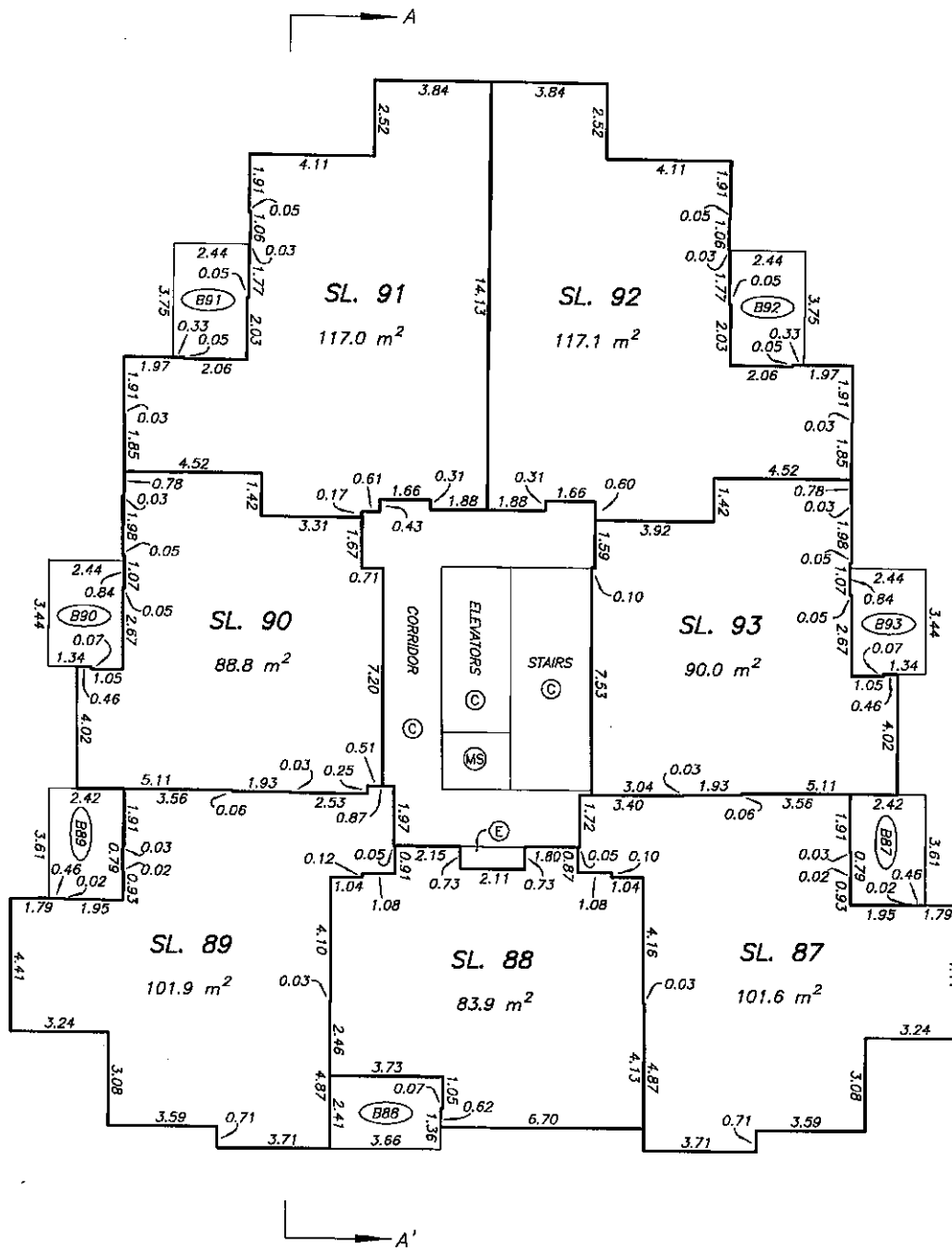
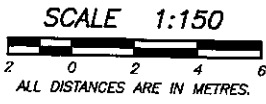
M. E. S.

DRAWING # 30544-18
 FILE # 30544-18.L13

ORIGINAL

14th FLOOR PLAN

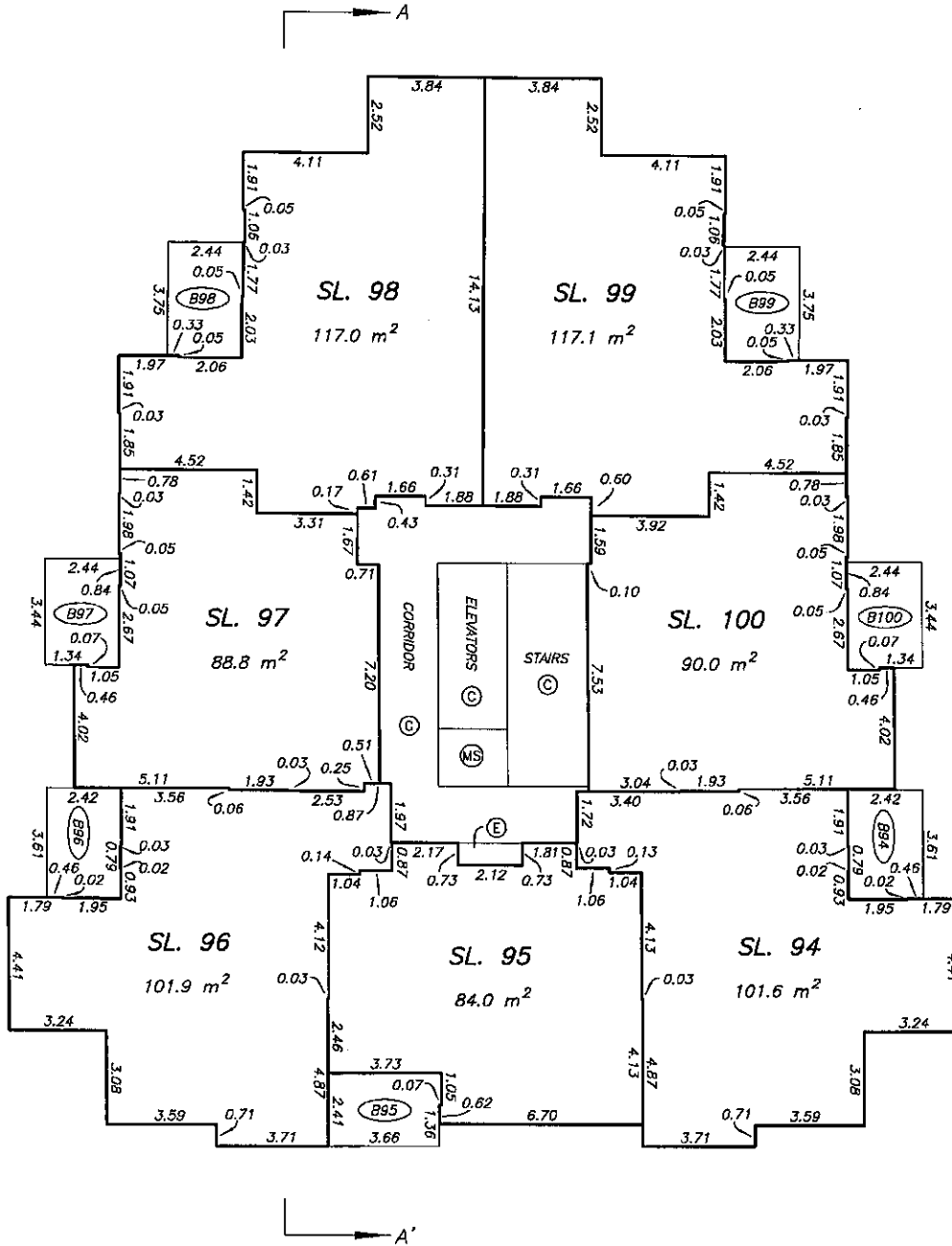
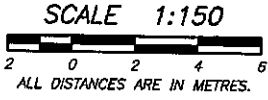
STRATA PLAN BCS 2176



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 RCVD: 2007-01-10
 PRINT: 2008-06-27 11:27:21 639191

15th FLOOR PLAN

STRATA PLAN BCS 2176



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 NMBCS2176
 RCVD:2007-01-10
 PRNT: 2008-06-27-11:27:21.639191

DATE : OCTOBER 24, 2006

M. E. S.

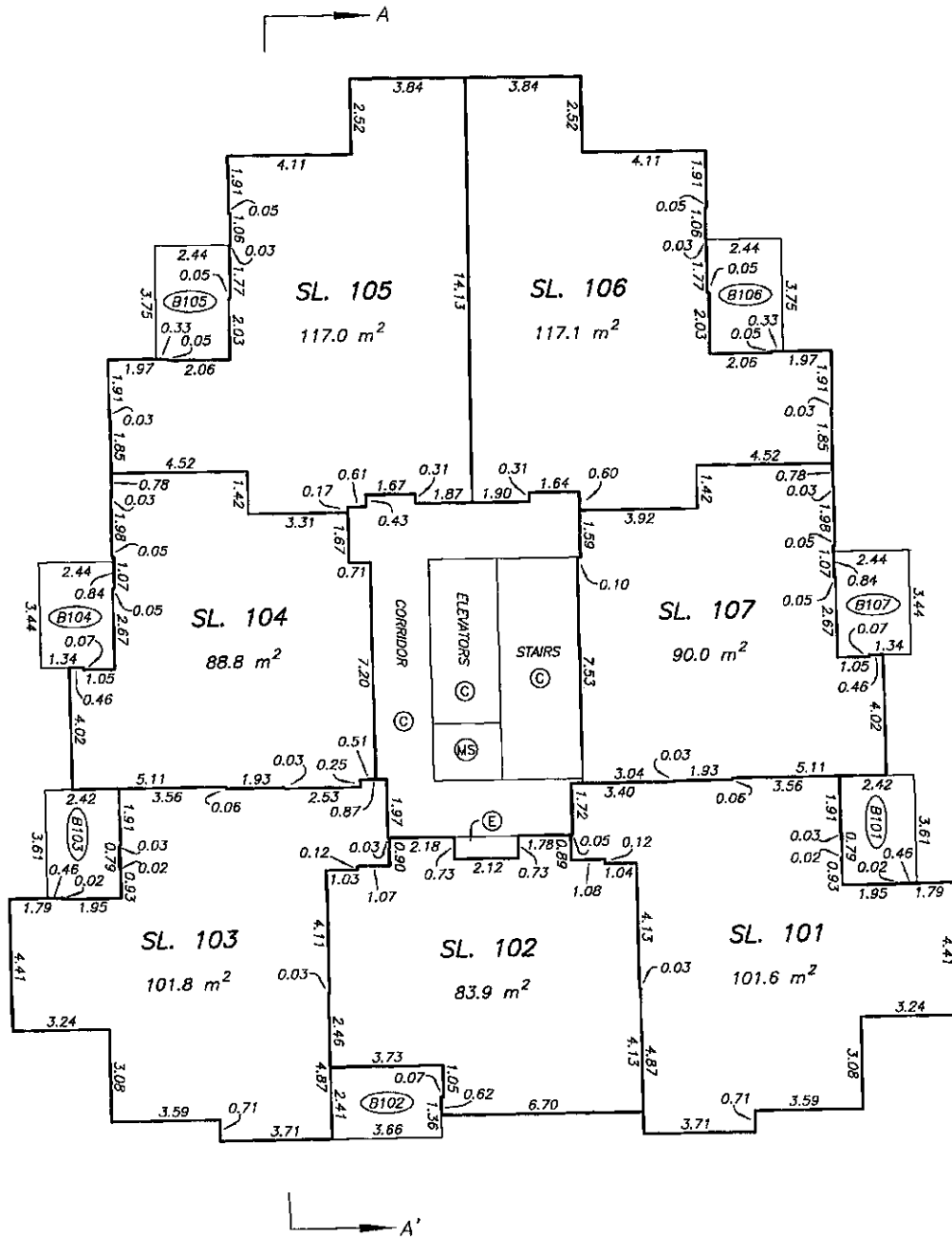
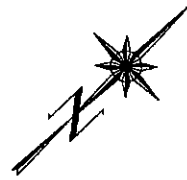
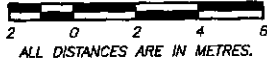
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 FILE # 30544-18_L15

ORIGINAL

16th FLOOR PLAN

STRATA PLAN BCS 2176

SCALE 1:150



DATE : OCTOBER 24, 2006

M.E.S.

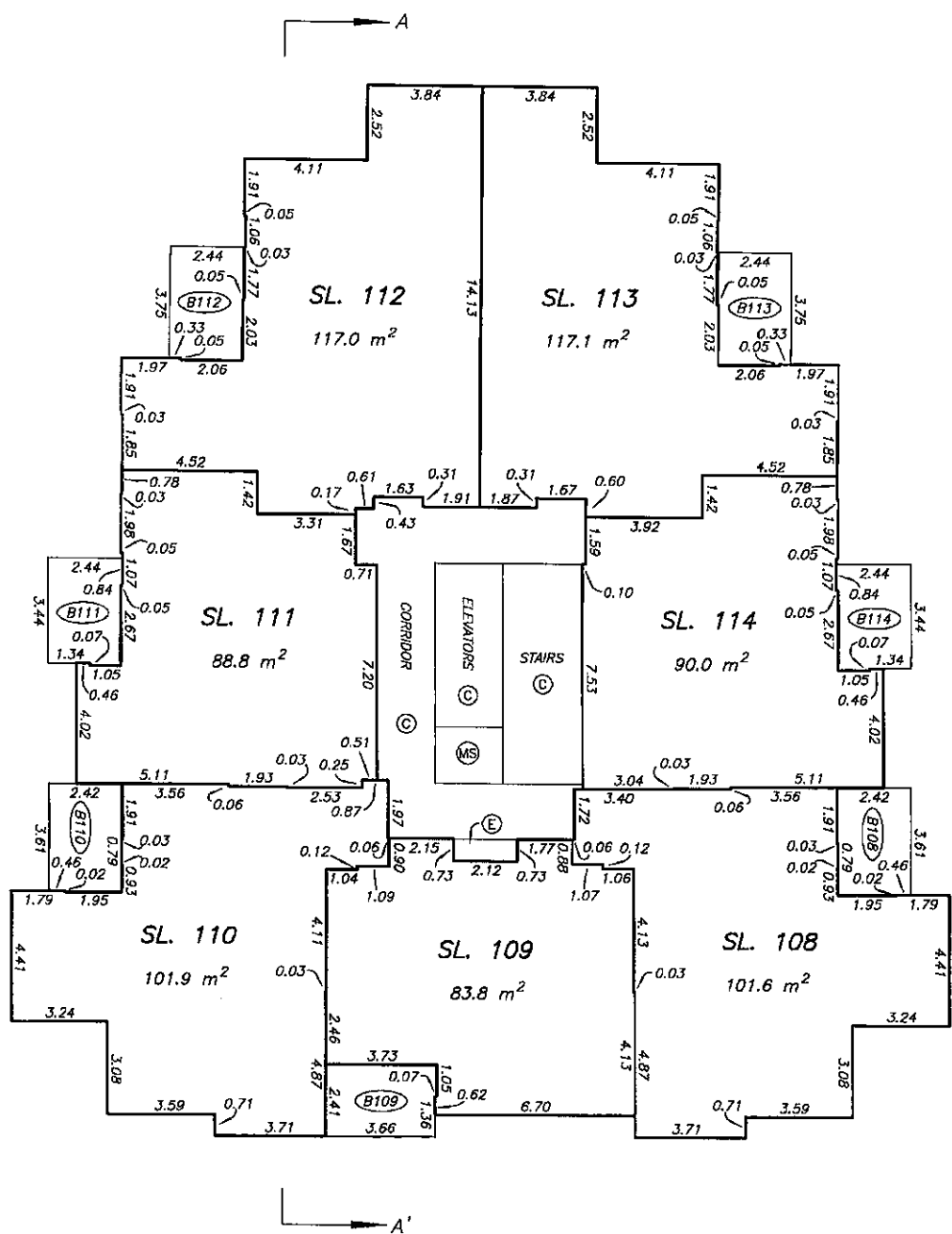
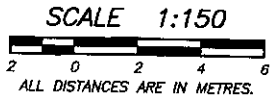
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ORIGINAL

FILED NMBGCS2176 RCV0-2007-01-10 PRNT-2008-06-27-11:27:21.639191

17th FLOOR PLAN

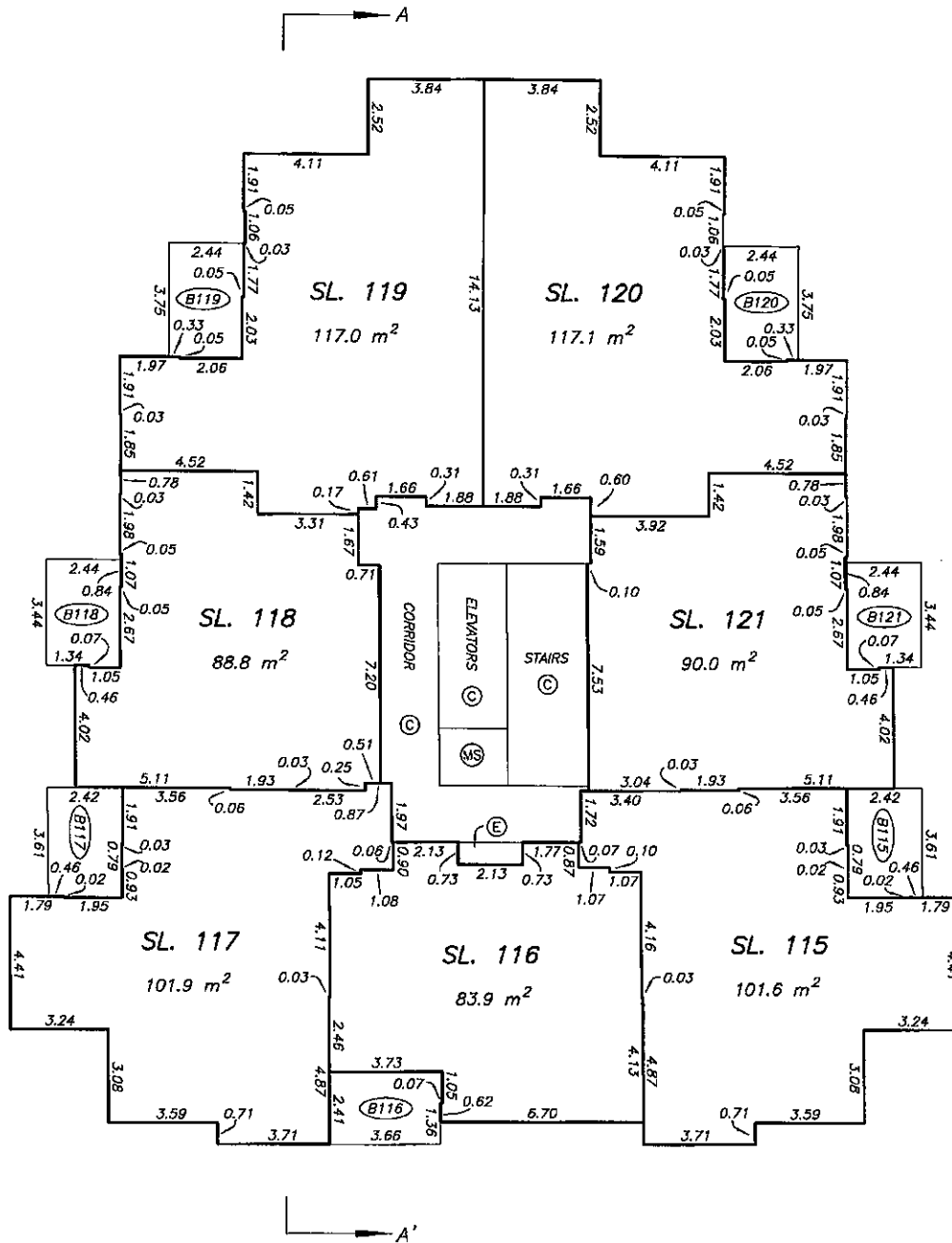
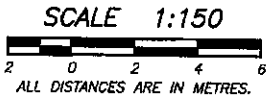
STRATA PLAN BCS 2176



FILED
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 RCAD:2007-01-10 PRINT: 2008-06-27-11:27:21.639191

18th FLOOR PLAN

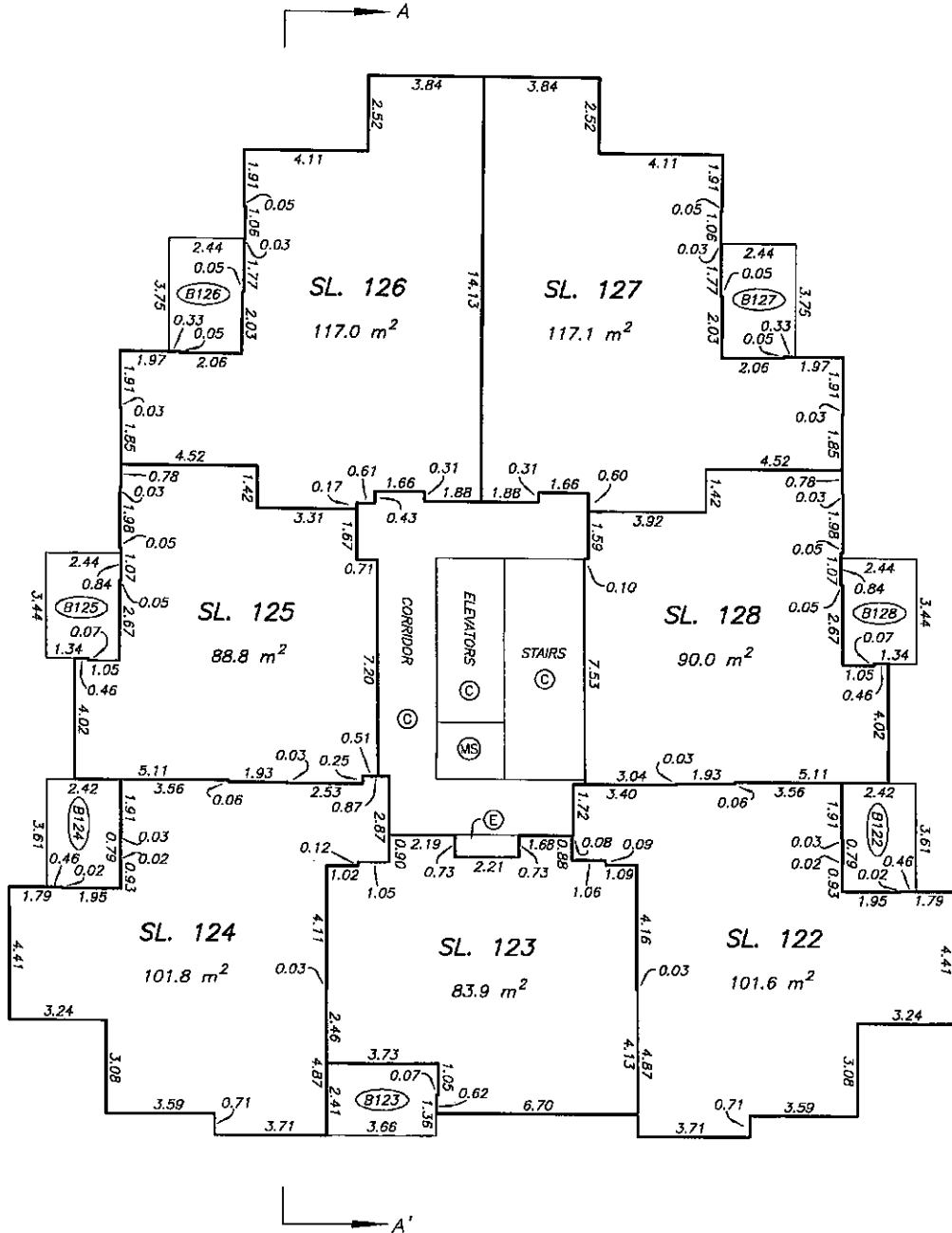
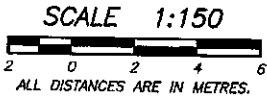
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19th FLOOR PLAN

STRATA PLAN BCS 2176

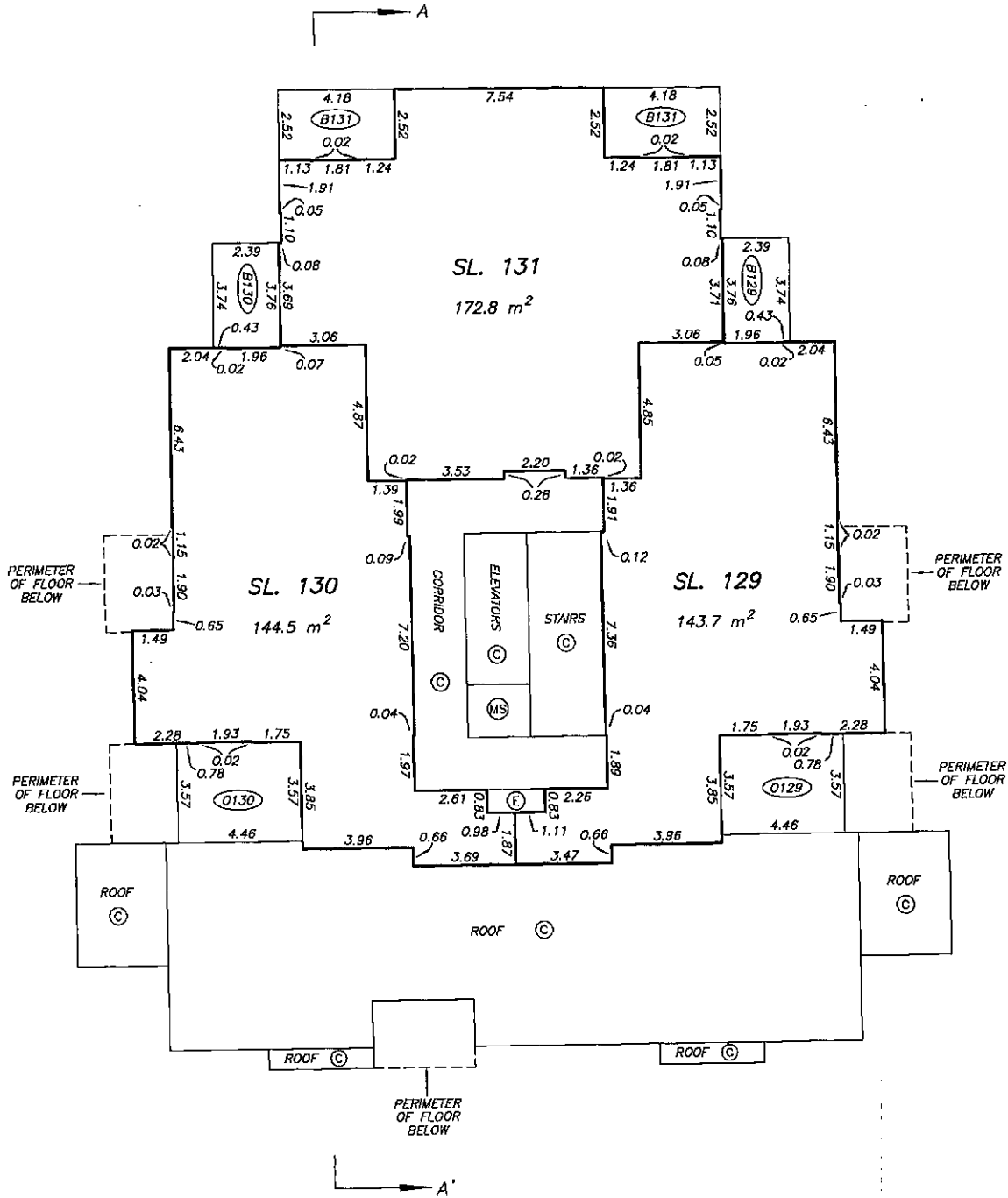
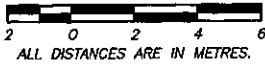


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20th FLOOR PLAN

STRATA PLAN BCS 2176

SCALE 1:150



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 NMBCS2176
 RCVD: 2007-01-10
 PRNT: 2008-06-27 11:27 21.639191

DRAWING # 30544-18
 FILE # 30544-18_L20

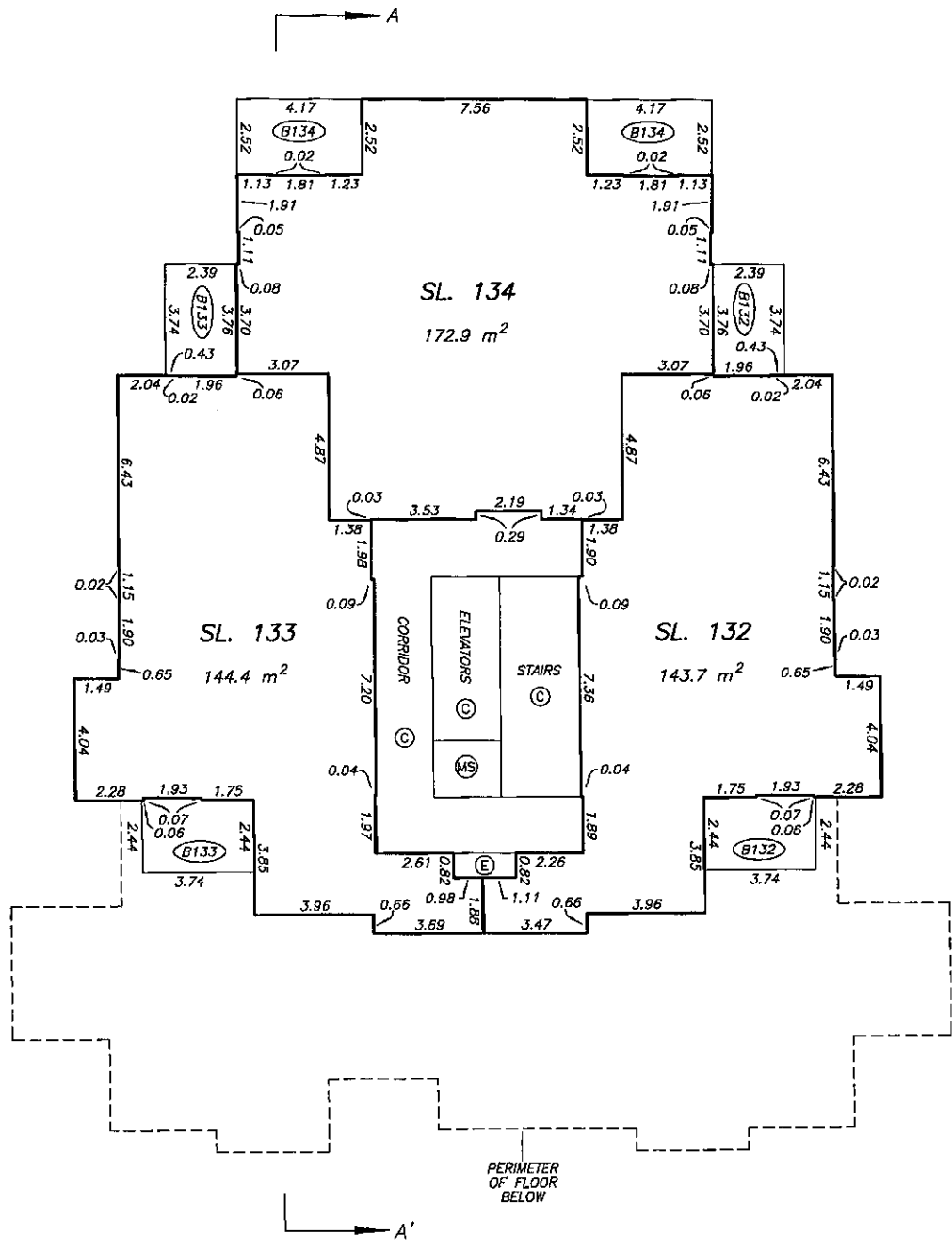
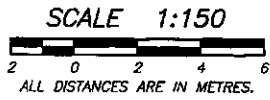
DATE : OCTOBER 24, 2006

M.E.S.

ORIGINAL

21st FLOOR PLAN

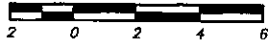
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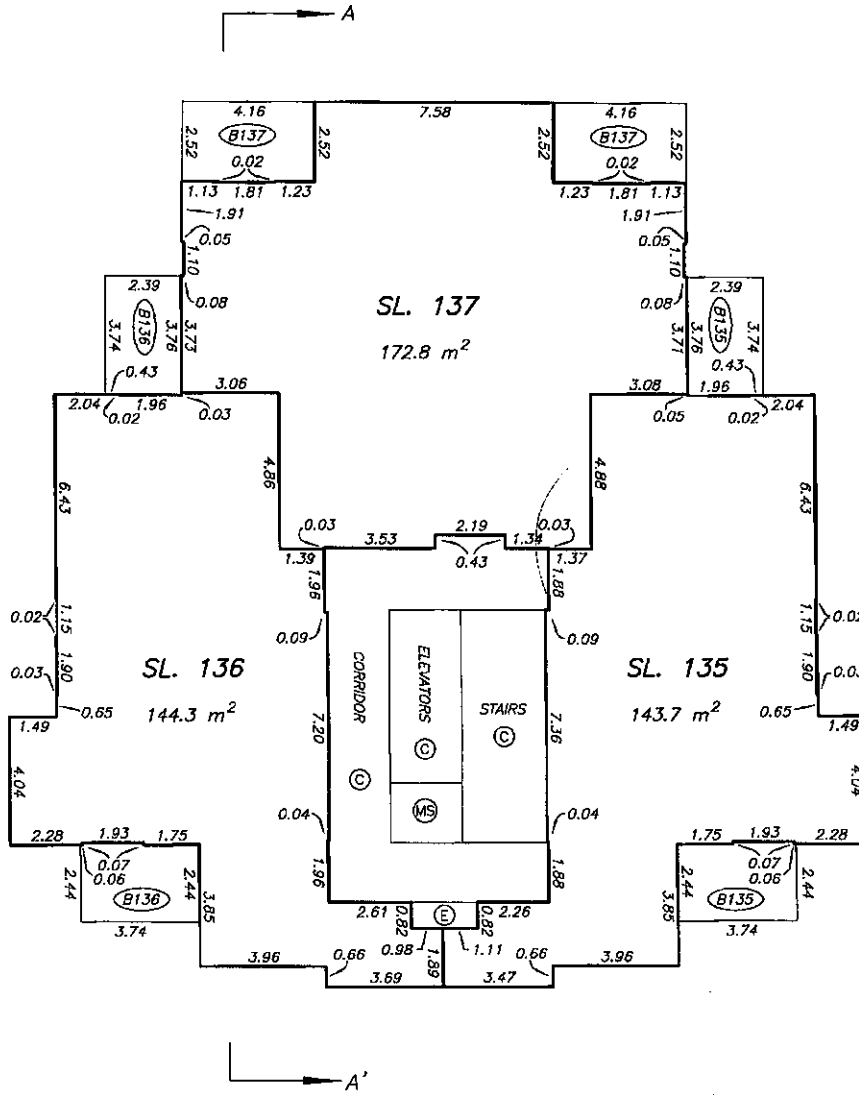
22nd FLOOR PLAN

STRATA PLAN BCS 2176

SCALE 1:150

 ALL DISTANCES ARE IN METRES.



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 RCD-2007-01-10
 PRT : 2008-06-27-11.27.21.6393191



DATE : OCTOBER 24, 2006

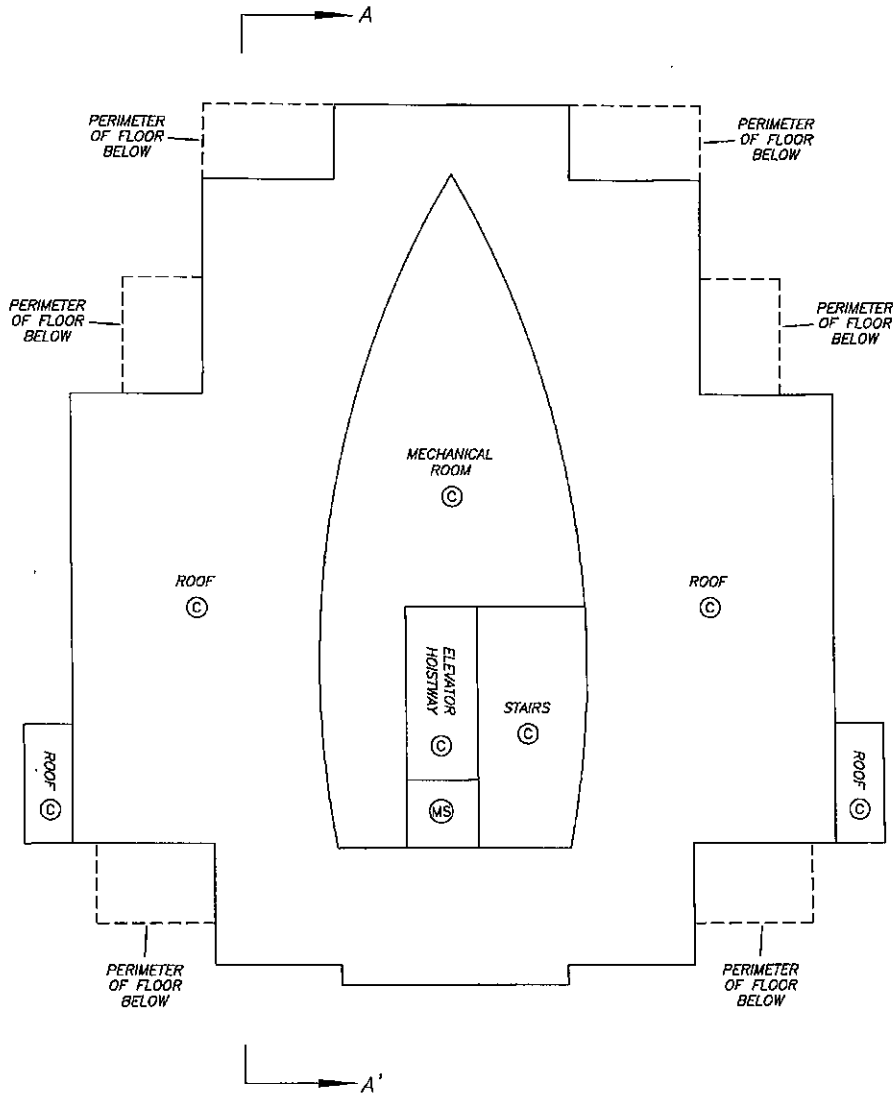
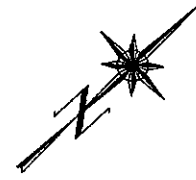
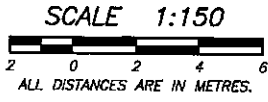
M.E.B.

DRAWING # 30544-18
 FILE # 30544-18_L22

ORIGINAL

ROOF FLOOR PLAN

STRATA PLAN BCS 2176

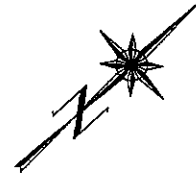
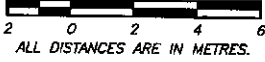


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ELEVATOR MACHINE ROOM FLOOR PLAN

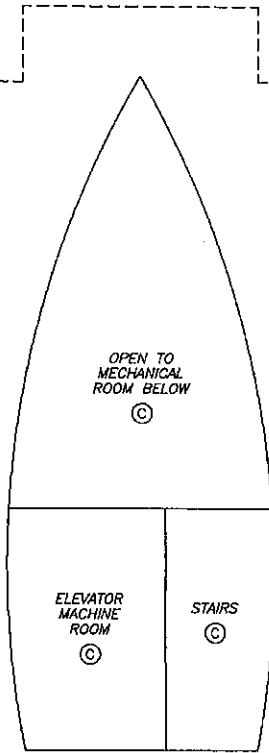
STRATA PLAN BCS 2176

SCALE 1:150



A

PERIMETER
OF FLOOR
BELOW



PERIMETER
OF FLOOR
BELOW

A'

FILED NMRCS2176 RCD:2007-01-10 PNT: 2008-06-27-11:27:21.639191