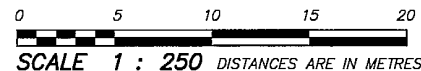


**STRATA PLAN OF LOT 1
BLOCK 75 DISTRICT LOT 541 GROUP 1
NEW WESTMINSTER DISTRICT PLAN BCP13935**

CITY OF VANCOUVER
BCGS 92G.025



NOTE:
STRATA LOT BOUNDARIES ARE MEASURED TO THE OUTSIDE FACE OF EXTERIOR STRUCTURAL WALLS, OUTSIDE FACE OF GLASS FOR WINDOW WALLS, OUTSIDE FACE OF CORRIDOR AND LOBBY WALLS AND CENTRE LINE OF DEMISING WALLS AND OTHER WALLS ADJOINING COMMON PROPERTY.

**INTEGRATED SURVEY AREA
NO. 31 (CITY OF VANCOUVER)**

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES, MULTIPLY BY COMBINED FACTOR 0.9996011 NAD83 (CSRS)

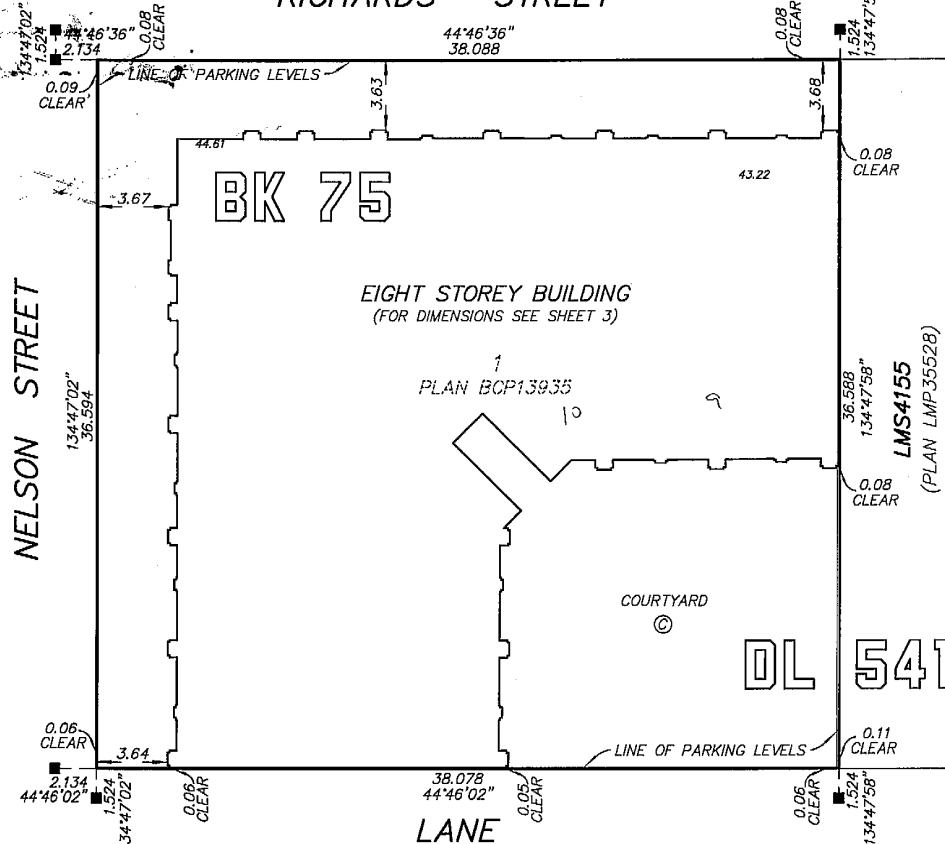
LEGEND

GRID BEARINGS ARE DERIVED FROM PLAN BCP13935
FOUND PLACED

- □ DENOTES LEAD PLUG
- ○ DENOTES IRON POST
- SL. DENOTES STRATA LOT
- PT. DENOTES PART
- T DENOTES TOTAL
- m2 DENOTES SQUARE METRES
- SC DENOTES SMALL CAR
- H/C DENOTES HANDICAP
- ⊙ DENOTES COMMON PROPERTY
- Ⓟ DENOTES PLANTER BEING COMMON PROPERTY
- ⓔ DENOTES ELEVATOR BEING COMMON PROPERTY
- Ⓛ DENOTES DUCT BEING COMMON PROPERTY
- Ⓜ DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- ⓔ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓝ DENOTES NO WALL PRESENT
- Ⓛ-14 DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 14 (TYPICAL)
- Ⓛ-16 DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 16 (TYPICAL)
- Ⓛ-18 DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 18 (TYPICAL)
- Ⓛ-20 DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 20 (TYPICAL)
- Ⓛ-22 DENOTES STORAGE LOCKER BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 22 (TYPICAL)



RICHARDS STREET



STRATA PLAN BCS 1920

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C.
June 28th 2006

J. MacDonald / *AS*
Deputy REGISTRAR

BA 187063 -
BA 187115

NAME OF DEVELOPMENT
TRIBECA LOFTS

CIVIC ADDRESS:
988 RICHARDS STREET
VANCOUVER, B.C.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

I, GARY SUNDVICK, 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 12th DAY OF JUNE, 2006. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #49955 ON THE 14th DAY OF JUNE, 2006.

G. Sundvick B.C.L.S.

BUTLER SUNDVICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4, 19089 94th AVENUE
SURREY, B.C. V4N 3S4
T. 604-513-9611 F. 604-513-2202
FILE : B 3018
DWG : 3018-FS

ORIGINAL

STRATA PROPERTY ACT

STRATA PLAN BCS 1920

OWNER

TRIBECA LOFTS YALETOWN INC.
(INC. No. 668059)


Name MARK CHANDLER
Authorized Signatory

~~Name _____
Authorized Signatory~~

~~WITNESS AS TO BOTH SIGNATURES~~

Name MICHAEL MACKAY

ADDRESS 502-1168 Hamilton St.
Vancouver, BC V6B 2S2

Project Coordinator, Development
OCCUPATION

MORTGAGEE
636455 B.C. LTD.
INC. 636455


Name Johnny Campi
Authorized Signatory

~~Name _____
Authorized Signatory~~

~~WITNESS AS TO BOTH SIGNATURES~~

Name Crista Thor

ADDRESS 2600-1075 W. Georgia
Vancouver BC V6E 3C9

Exec. Asst.
OCCUPATION

MORTGAGEE
MCAP FINANCIAL CORPORATION
A62340


Name R. DiVizio-Mendes
Authorized Signatory

~~Name _____
Authorized Signatory~~

~~WITNESS AS TO BOTH SIGNATURES~~

Name NELLA BRAMO

ADDRESS 200 KING ST W
SUITE 400 TORONTO ONT M5T 1K7

BANKING OFFICER
OCCUPATION

MORTGAGEE
CHANDLER DEVELOPMENT GROUP INC.
INC. 640993


Name MARK CHANDLER
Authorized Signatory

~~Name _____
Authorized Signatory~~

~~WITNESS AS TO BOTH SIGNATURES~~

Name MICHAEL MACKAY

ADDRESS 502-1168 Hamilton St.
Vancouver, BC V6B 2S2

Project Coordinator, Development
OCCUPATION

MORTGAGEE
CHRISTOPHER CAPITAL FUNDING LTD.
INC. 382956


Name CHRISTIAN CRISS
Authorized Signatory

~~Name _____
Authorized Signatory~~

~~WITNESS AS TO BOTH SIGNATURES~~

Name MICHAEL MACKAY

ADDRESS 502-1168 Hamilton St.
Vancouver, BC V6B 2S2

Project Coordinator, Development
OCCUPATION

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: JUNE 14, 2006

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF JUNE 14, 2006 BEEN PREVIOUSLY OCCUPIED.

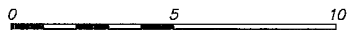
 B.C.L.S.

 B.C.L.S.

JUNE 12, 2006
FILE: B 3018
DWG: 3018-FS

ORIGINAL

FLOOR PLAN
PARKING LEVEL P2B

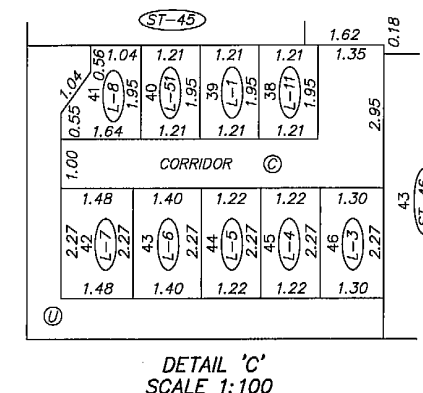
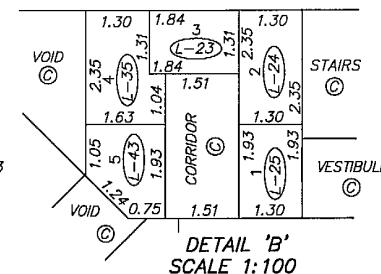
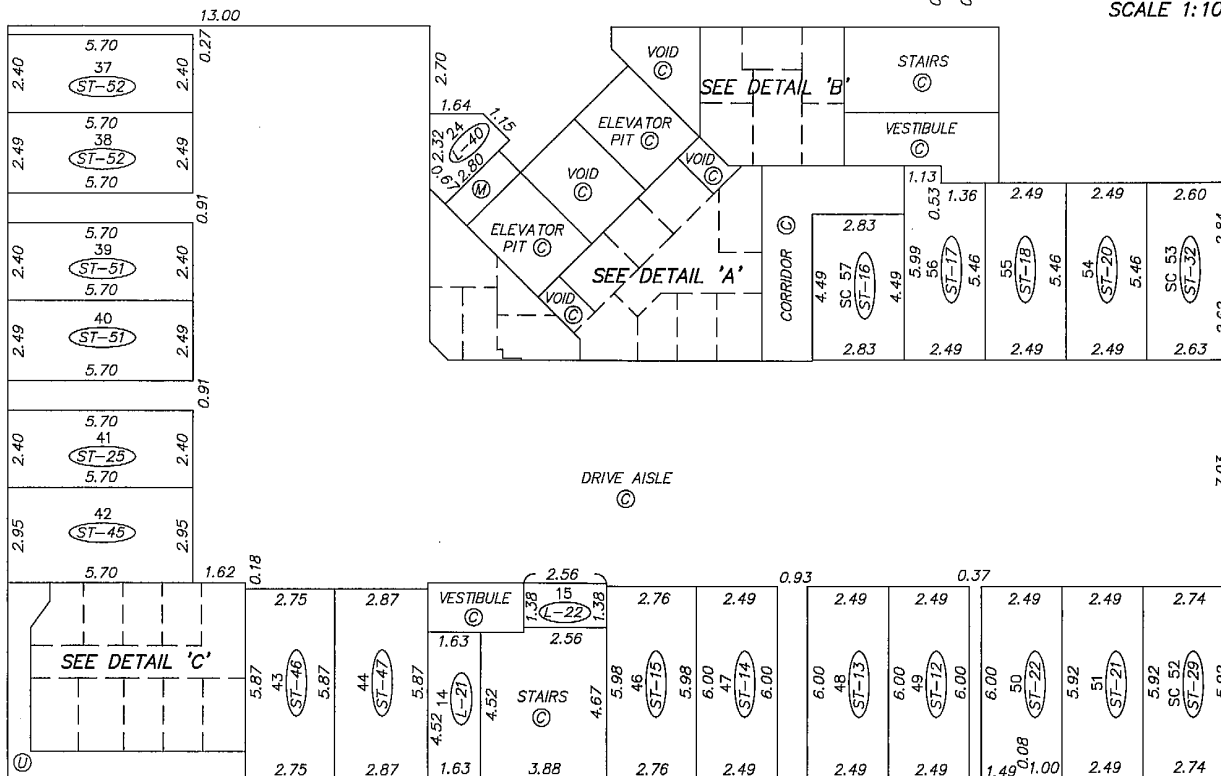
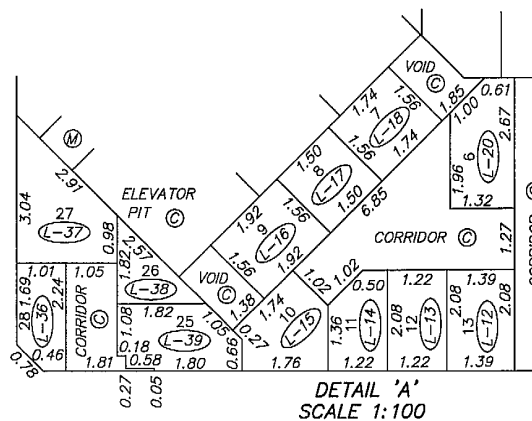


SCALE 1:150 DISTANCES ARE IN METRES



STRATA PLAN BCS 1920

AMENDED PURSUANT TO
SEC 257 STRATA PROPERTY ACT.
THIS 18TH DAY SEPT 2006
SEE AMENDED SHEET 4A
(BA 548597)



[Handwritten signature]

JUNE 12, 2006
FILE: B 3018
DWG: 3018-FS

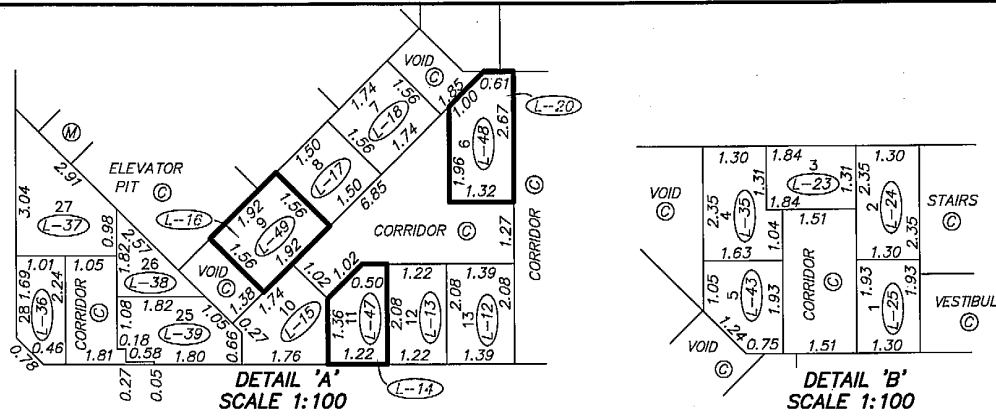
ORIGINAL

PARKING LEVEL P2B

0 5 10
SCALE 1:150 DISTANCES ARE IN METRES



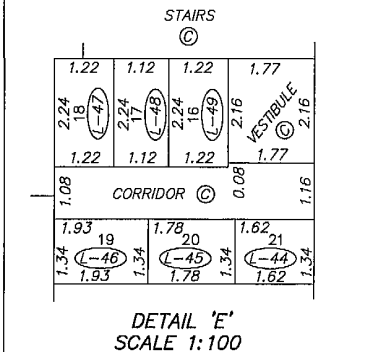
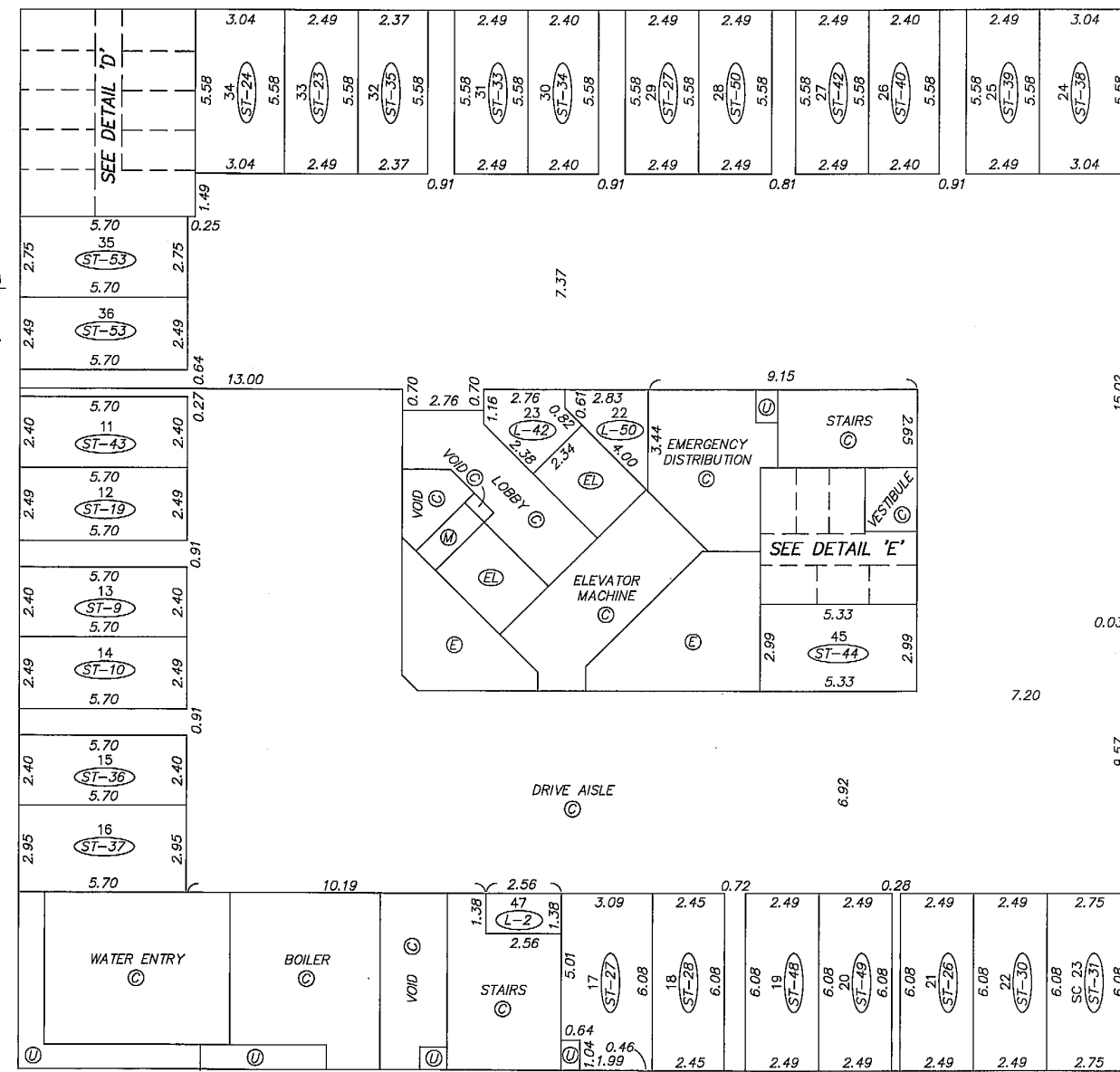
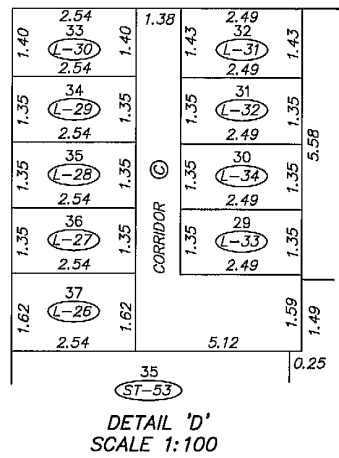
STRATA PLAN BCS1920



**FLOOR PLAN
PARKING LEVEL P2A**

STRATA PLAN BCS 1920

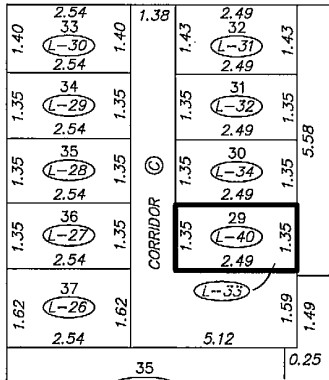
AMENDED PURSUANT TO SEC 257
STRATA PROPERTY ACT.
THIS 18TH DAY SEPT 2006
SEE AMENDED SHEET 5A
(BA 548597)



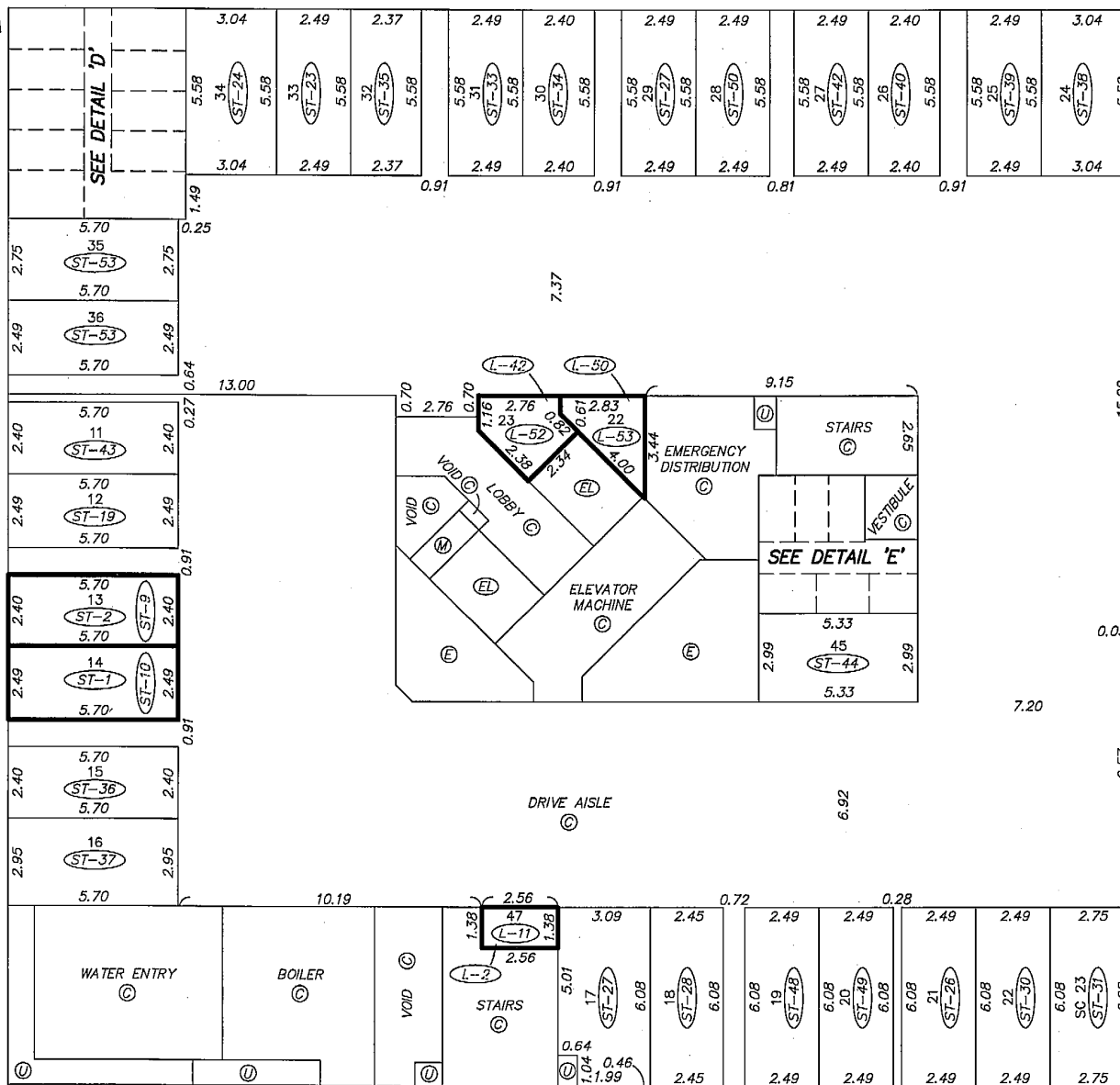
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JUNE 12, 2006
FILE: B 3018
DWG: 3018-FS
ORIGINAL

PARKING LEVEL P2A

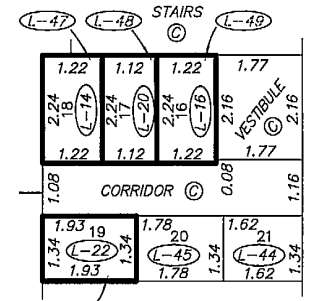
0 5 10
SCALE 1:150 DISTANCES ARE IN METRES



35
ST-53
DETAIL 'D'
SCALE 1:100



STRATA PLAN BCS1920



DETAIL 'E'
SCALE 1:100

[Handwritten signature]

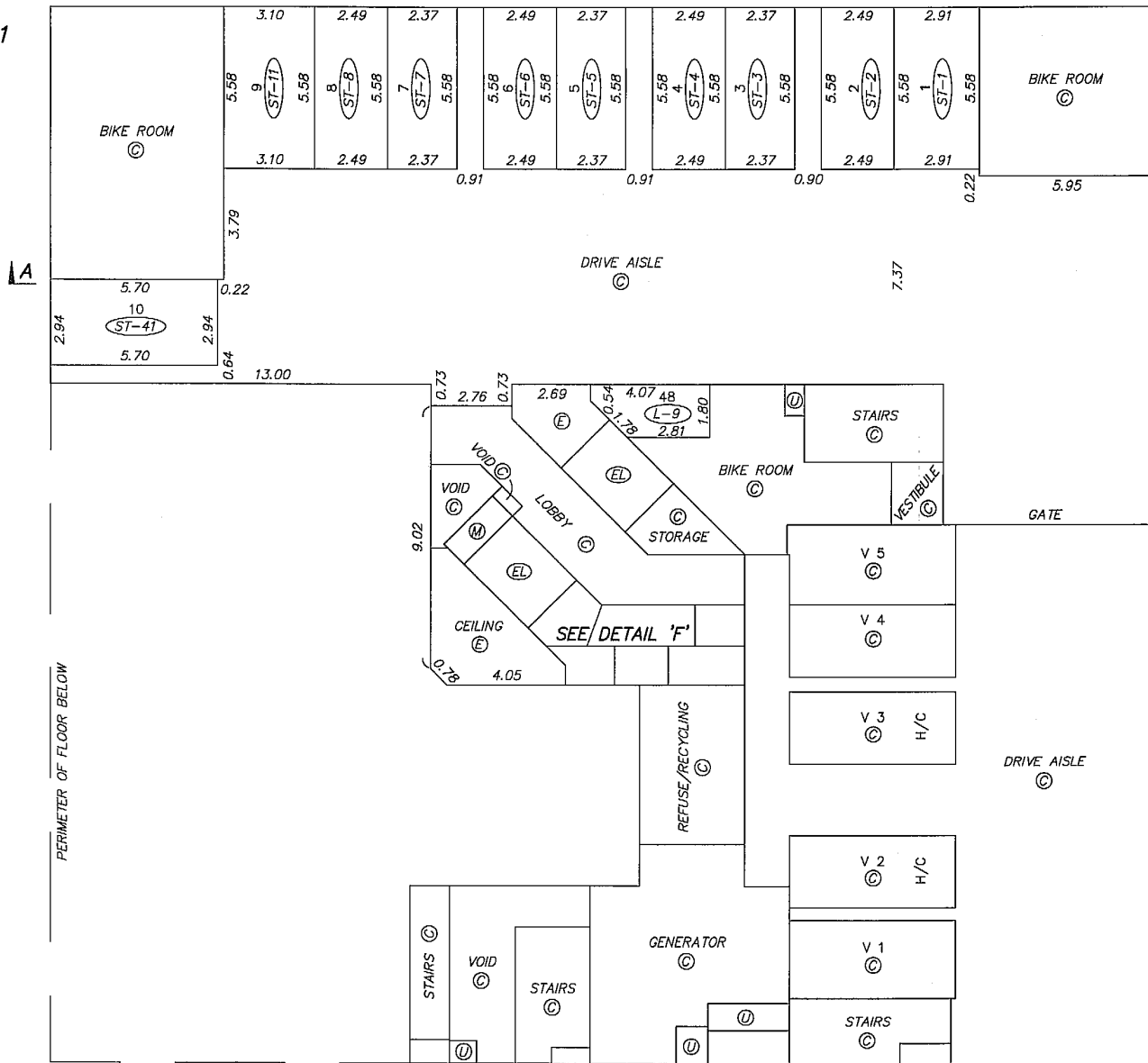
SEPTEMBER 20, 2006
FILE: B 3018
DWG: 3018-S-CON

ORIGINAL

FLOOR PLAN
PARKING LEVEL P1

STRATA PLAN BCS 1920

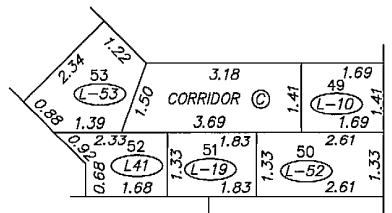
AMENDED PURSUANT TO SEC 257
STRATA PROPERTY ACT.
THIS 18TH DAY SEPT 2006
SEE AMENDED SHEET 6 A
(BA 548597)



A'



0 5 10
SCALE 1:150 DISTANCES ARE IN METRES



DETAIL 'F'
SCALE 1:100

[Handwritten Signature]

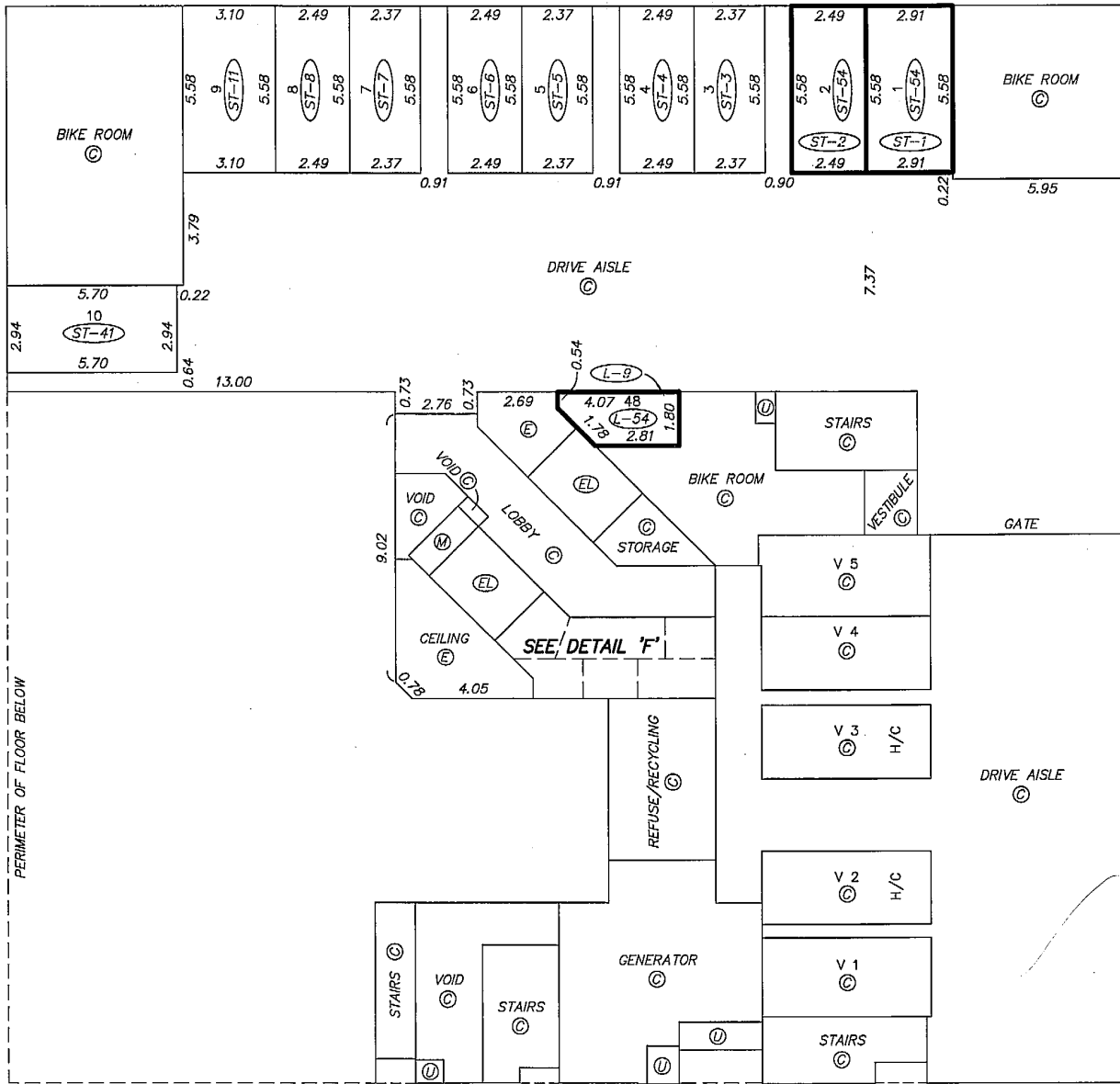
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FILE: B 3018
DWG: 3018-FS

ORIGINAL

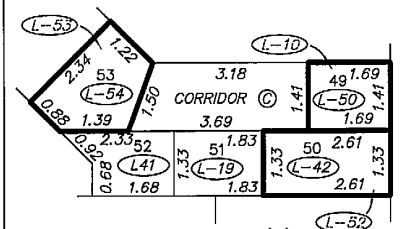
PARKING LEVEL P1

AMENDED SHEET 6A OF 16 SHEETS
SHEET 4 OF 4 SHEETS

STRATA PLAN BCS1920



0 5 10
SCALE 1:150 DISTANCES ARE IN METRES



DETAIL 'F'
SCALE 1:100

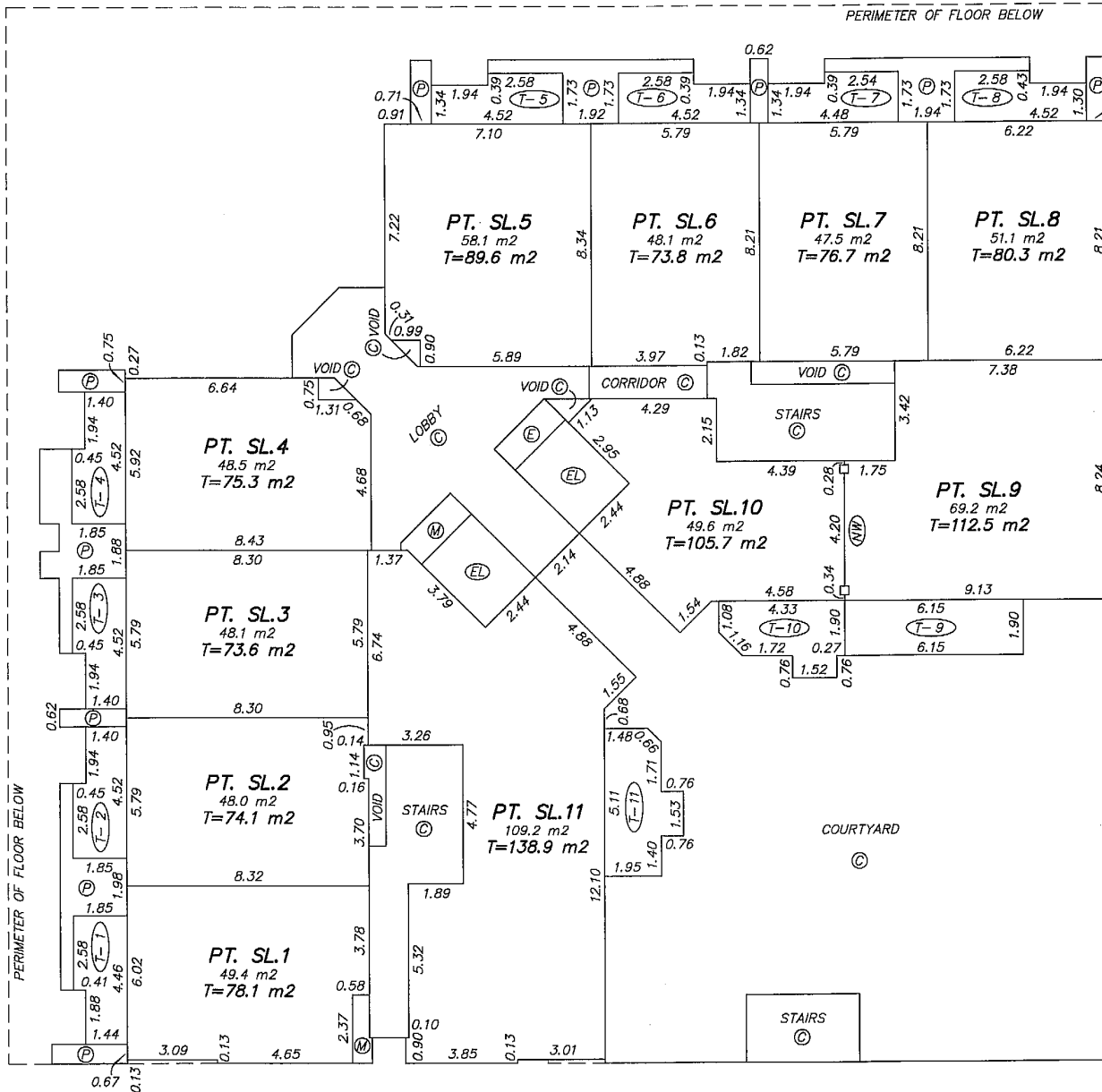
SEPTEMBER 20, 2006
FILE: B 3018
DWG: 3018-S-CON

ORIGINAL

FLOOR PLAN
GROUND LEVEL

STRATA PLAN BCS 1920

A



AMENDED PURSUANT TO SEC 259
STRATA PROPERTY ACT
THIS 18TH DAY SEPT 2006
SEE AMENDED SHEETS 7A-7B
(BA548594)

AMENDED PURSUANT TO SEC 257
STRATA PROPERTY ACT.
THIS 18TH DAY SEPT. 2006
SEE AMENDED SHEET 7C
(BA548597)



0 5 10
SCALE 1:150 DISTANCES ARE IN METRES

JUNE 12, 2006
FILE: B 3018
DWG: 3018-FS

ORIGINAL

EXPLANATORY PLAN AMENDING STRATA PLAN BCS1920 TO CONSOLIDATE STRATA LOTS 9 AND 10, PURSUANT TO SECTION 259 OF THE STRATA PROPERTY ACT

CITY OF VANCOUVER
BCGS 92G.025

0 5 10
SCALE 1:150 DISTANCES ARE IN METRES

CIVIC ADDRESS:
988 RICHARDS STREET
VANCOUVER, B.C.

STRATA PLAN BCS1920

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C.
SEPT 18 2006

Jan MacDonald LCP
REGISTRAR

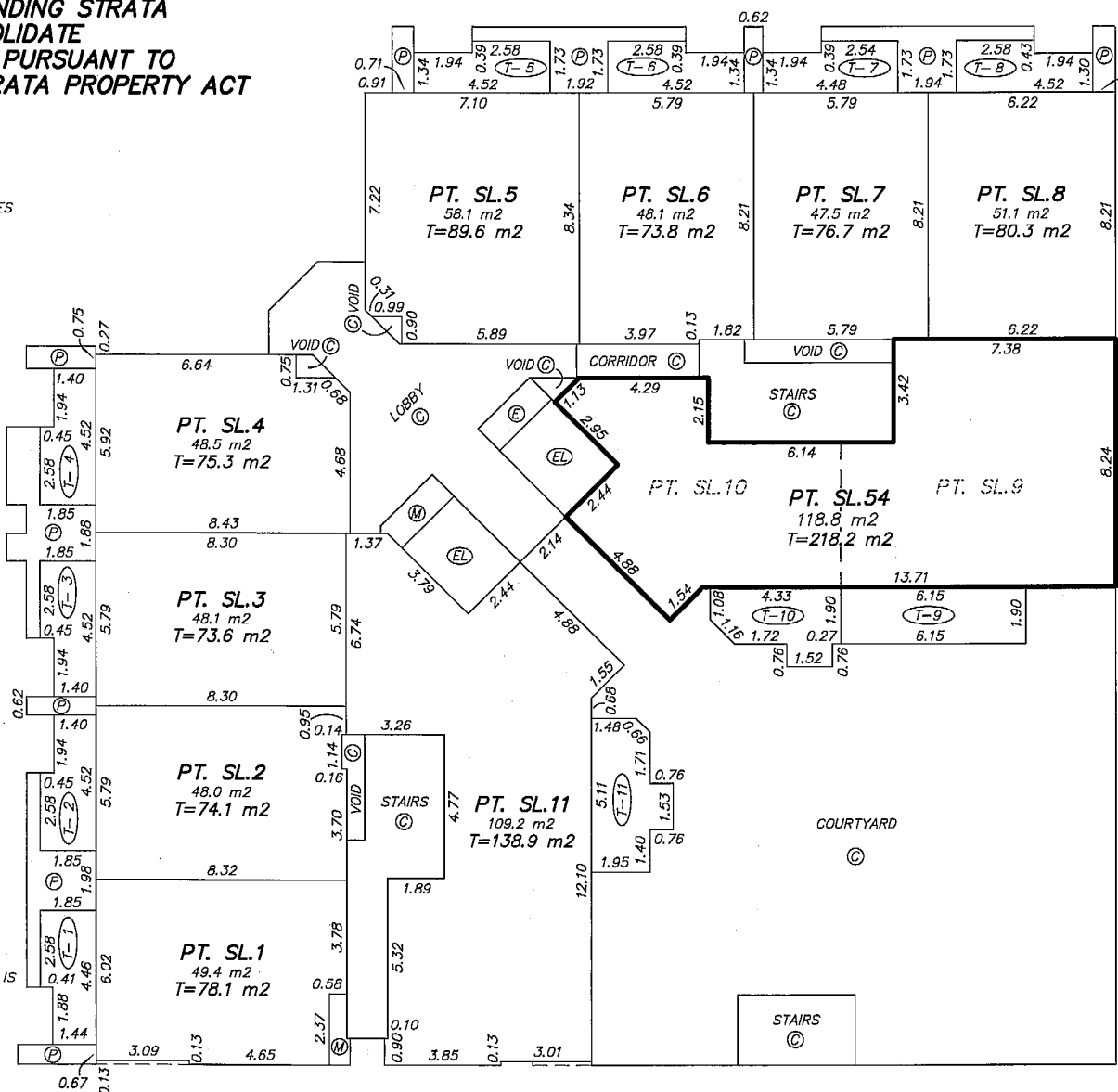
BA 548594

LEGEND

- SL. DENOTES STRATA LOT
- PT. DENOTES PART
- T DENOTES TOTAL
- m² DENOTES SQUARE METRES
- Ⓢ DENOTES COMMON PROPERTY
- Ⓟ DENOTES PLANTER BEING COMMON PROPERTY
- ⓔ DENOTES ELEVATOR BEING COMMON PROPERTY
- Ⓜ DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- Ⓨ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓣ-1 DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)

THIS PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #53664, ON THE 5TH DAY OF SEPTEMBER, 2006 AND IS HEREBY CERTIFIED CORRECT IN ACCORDANCE WITH LAND TITLE OFFICE RECORDS.

Gary Sundvick
GARY SUNDVICK B.C.L.S.



GROUND LEVEL

BUTLER SUNDVICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4, 19089 94th AVENUE
SURREY, B.C. V4N 3S4
T. 604-513-9611 F. 604-513-2202
FILE : B 3018
DWG : 3018-S-COIN

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

STRATA PLAN BCS1920


STRATA PROPERTY ACT

OWNER

TRIBeca LOFTS YALETOWN INC.
(INC. No. 688059)


Name MARK CHANDLER
Authorized Signatory

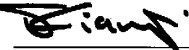
~~Name _____
Authorized Signatory~~


WITNESS AS TO BOTH SIGNATURES
Name JANINE LABONTE


ADDRESS 400-601 W. Cordova
Vancouver BC
PROJECT MANAGER
OCCUPATION

MORTGAGEE

636455 B.C. LTD.
INC. NO. 0636455


Name Johnny Ciampi
Authorized Signatory

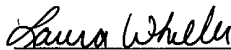
~~Name _____
Authorized Signatory~~


WITNESS AS TO BOTH SIGNATURES
Name Janine Labonte

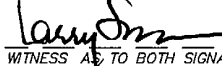
ADDRESS 400-601 W. Cordova
Vancouver BC
Project Manager
OCCUPATION

MORTGAGEE

MCAP FINANCIAL CORPORATION
INC. NO. A62340


Name LAURA WHELLER
Authorized Signatory

~~Name _____
Authorized Signatory~~


WITNESS AS TO BOTH SIGNATURES
Name LARRY SIMPSON


ADDRESS 200 KING ST W
TORONTO ON
MORTGAGE LENDER
OCCUPATION

MORTGAGEE

CHANDLER DEVELOPMENT GROUP INC.
INC. NO. 640093


Name MARK CHANDLER
Authorized Signatory

~~Name _____
Authorized Signatory~~


WITNESS AS TO BOTH SIGNATURES
Name JANINE LABONTE

ADDRESS 400-601 W. Cordova
Vancouver BC
PROJECT MANAGER
OCCUPATION

MORTGAGEE

CHRISTOPHER CAPITAL FUNDING LTD.
INC. NO. 382956


Name CHRIS CROSBY
Authorized Signatory

~~Name _____
Authorized Signatory~~


WITNESS AS TO BOTH SIGNATURES
Name DEIRDRE TODDSON

ADDRESS 1010, 475 W. GEORGIA
Vancouver BC
ASSIST MGR REAL ESTATE
OCCUPATION



SEPTEMBER 5, 2006
FILE: B 3018
DWG: 3018-S-CON

'ORIGINAL'

STRATA PLAN BCS1920

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
SEPT 18 2006

Jan MacDonald 109
REGISTRAR

BA 548597

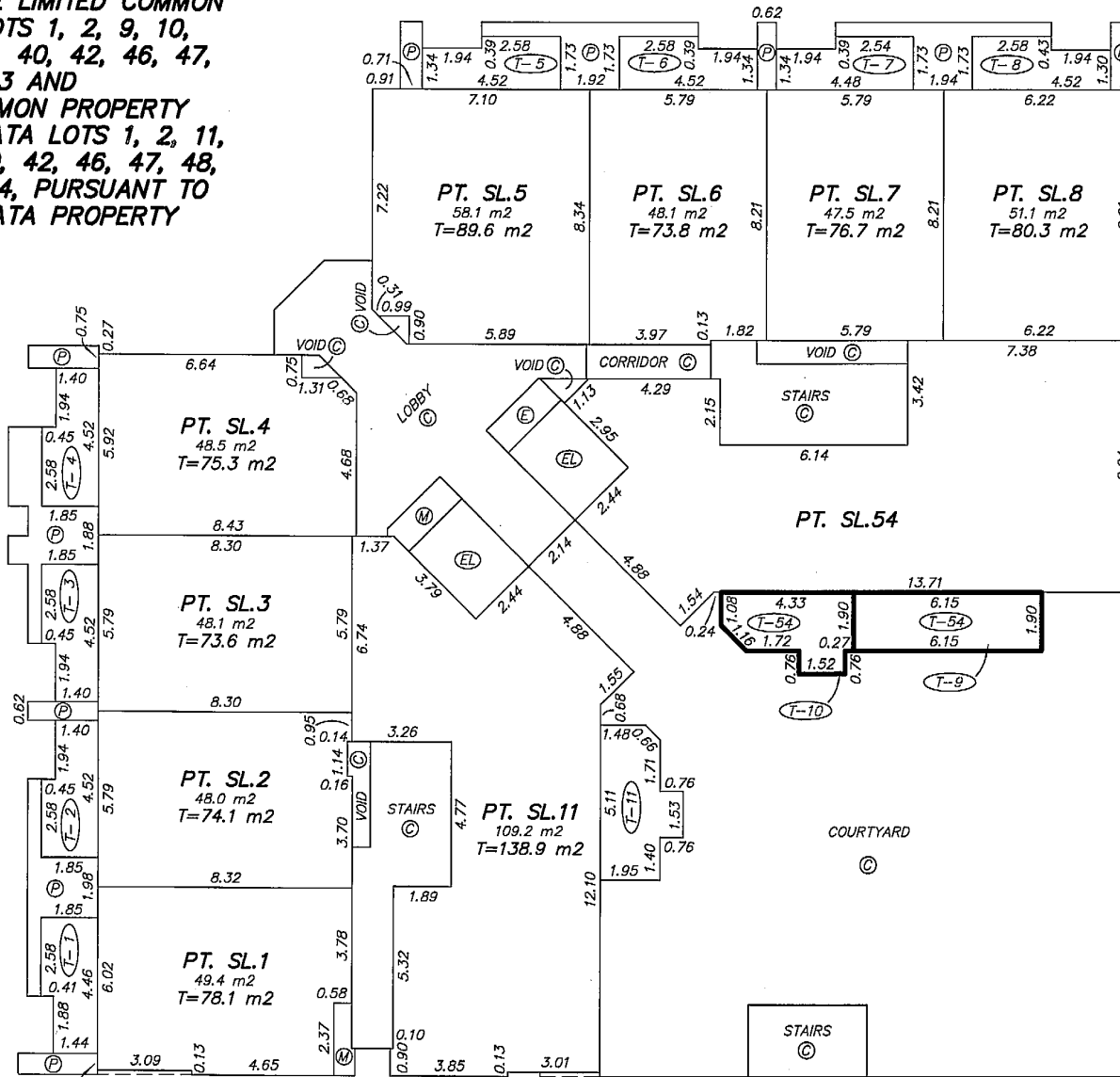
**EXPLANATORY PLAN AMENDING STRATA
PLAN BCS1920 TO REMOVE LIMITED COMMON
PROPERTY FOR STRATA LOTS 1, 2, 9, 10,
11, 14, 16, 20, 21, 22, 33, 40, 42, 46, 47,
48, 49, 50, 51, 52 AND 53 AND
REDESIGNATE LIMITED COMMON PROPERTY
FOR THE BENEFIT OF STRATA LOTS 1, 2, 11,
14, 16, 20, 21, 22, 33, 40, 42, 46, 47, 48,
49, 50, 51, 52, 53 AND 54, PURSUANT TO
SECTION 257 OF THE STRATA PROPERTY
ACT OF VANCOUVER**

BCGS 92G.025
SCALE 1:150 DISTANCES ARE IN METRES

CIVIC ADDRESS:
988 RICHARDS STREET
VANCOUVER, B.C.

LEGEND

- SL DENOTES STRATA LOT
- PT. DENOTES PART
- T DENOTES TOTAL
- m2 DENOTES SQUARE METRES
- ⊙ DENOTES COMMON PROPERTY
- ⊕ DENOTES PLANTER BEING COMMON PROPERTY
- ⊕ DENOTES ELEVATOR BEING COMMON PROPERTY
- ⊕ DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- ⊕ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- ⊕ DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
- SC DENOTES SMALL CAR
- H/C DENOTES HANDICAP
- ⊕ DENOTES DUCT BEING COMMON PROPERTY
- ⊕ DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 20 (TYPICAL)
- ⊕ DENOTES STORAGE LOCKER BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 22 (TYPICAL)



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT



THIS PLAN WAS COMPLETED AND CHECKED,
AND THE CHECKLIST FILED UNDER #53665,
ON THE 5TH DAY OF SEPTEMBER, 2006 AND IS
HEREBY CERTIFIED CORRECT IN ACCORDANCE
WITH LAND TITLE OFFICE RECORDS.

Gary Sundvick
B.C.L.S.
GARY SUNDVICK

GROUND LEVEL

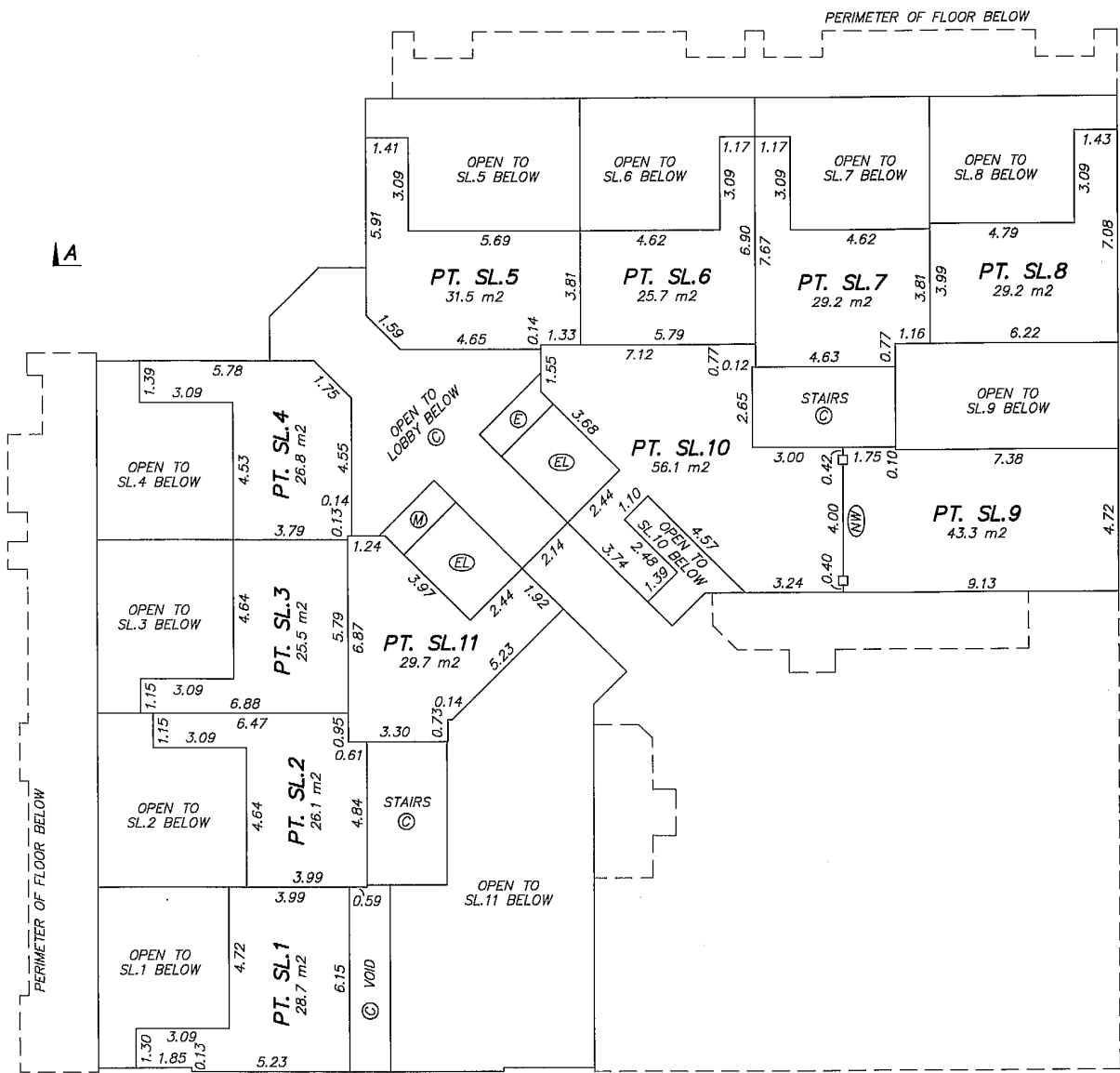
BUTLER SUNDVICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4, 19089 94th AVENUE
SURREY, B.C. V4N 3S4
T. 604-513-9611 F. 604-513-2202
FILE : B 3018
DWG : 3018-S-COON

ORIGINAL

FLOOR PLAN
LEVEL 2

STRATA PLAN BCS 1920

AMENDED PURSUANT TO SEC 259
STRATA PROPERTY ACT.
THIS 18TH DAY SEPT 2006
SEE AMENDED SHEET 8A
(BA548594)



0 5 10
SCALE 1:150 DISTANCES ARE IN METRES

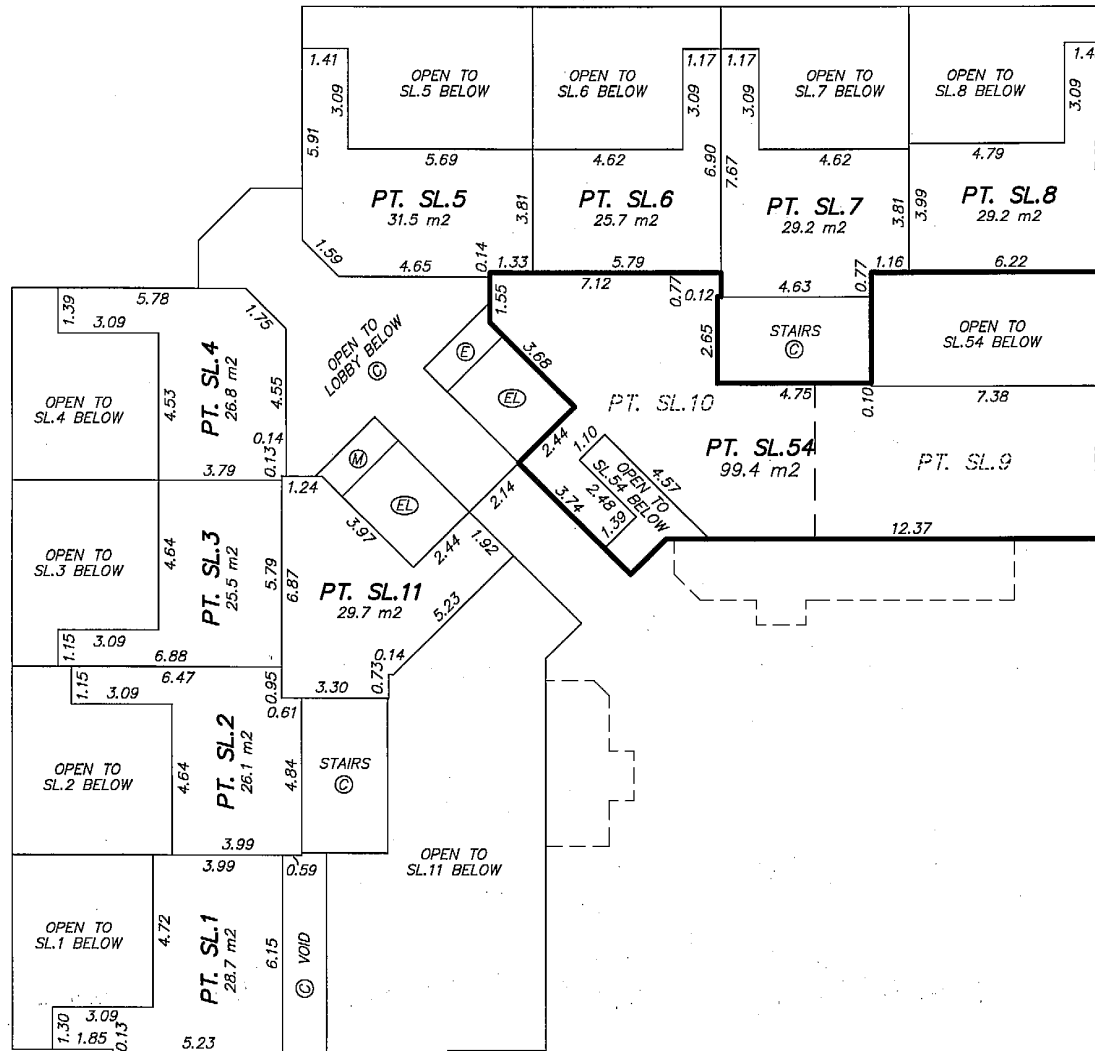
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JUNE 12, 2006
FILE: B 3018
DWG: 3018-FS

ORIGINAL

LEVEL 2

0 5 10
SCALE 1:150 DISTANCES ARE IN METRES



AMENDED SHEET 8A OF 16 SHEETS
SHEET 2 OF 3 SHEETS
STRATA PLAN BCS1920

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
SEPT 18 2006

Don McDonald JEP
REGISTRAR
B548594

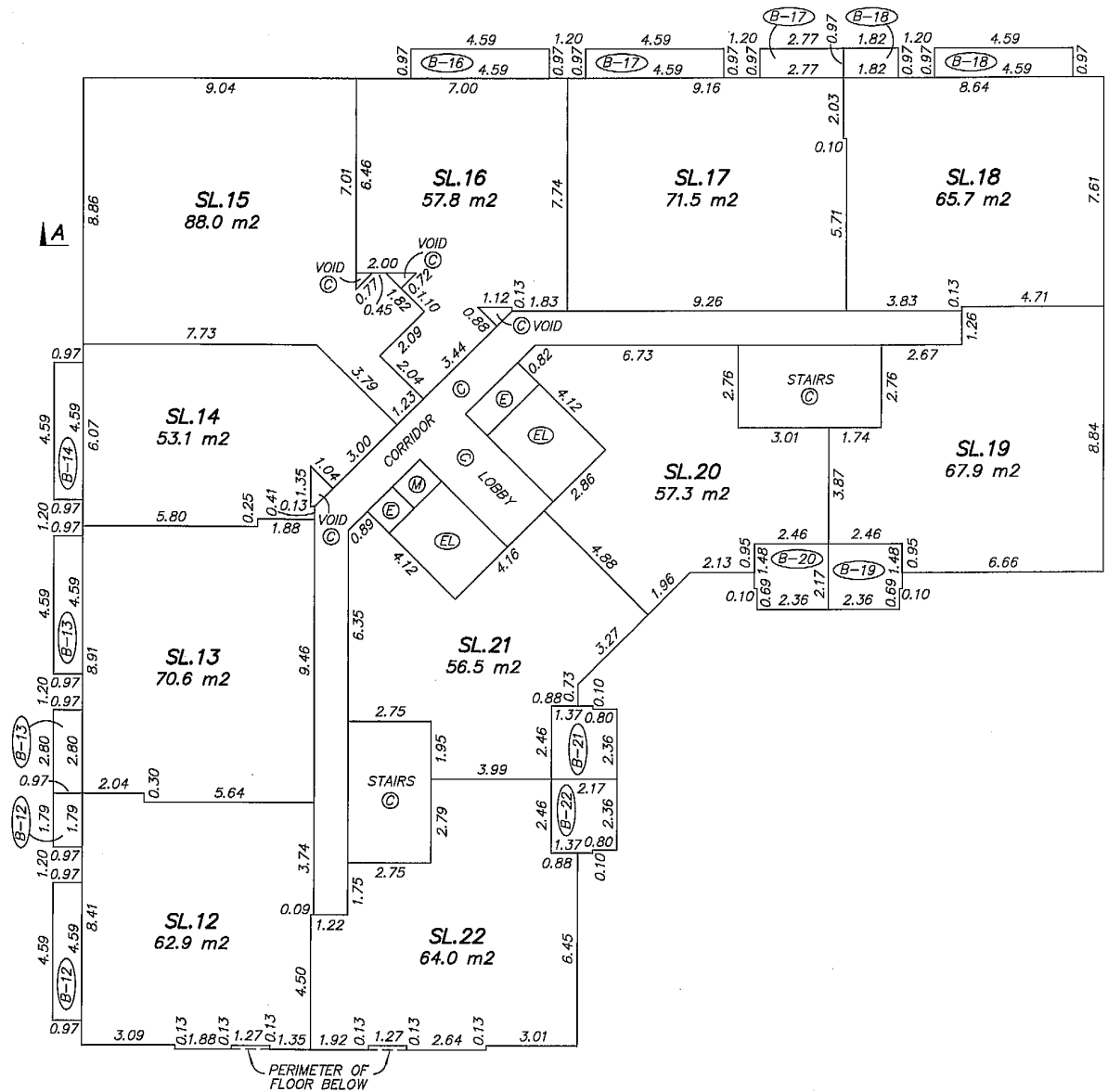
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

SEPTEMBER 5, 2006
FILE: B 3018
DWG: 3018-S-CON

'ORIGINAL'

FLOOR PLAN
LEVEL 3

STRATA PLAN BCS 1920



0 5 10
SCALE 1:150 DISTANCES ARE IN METRES

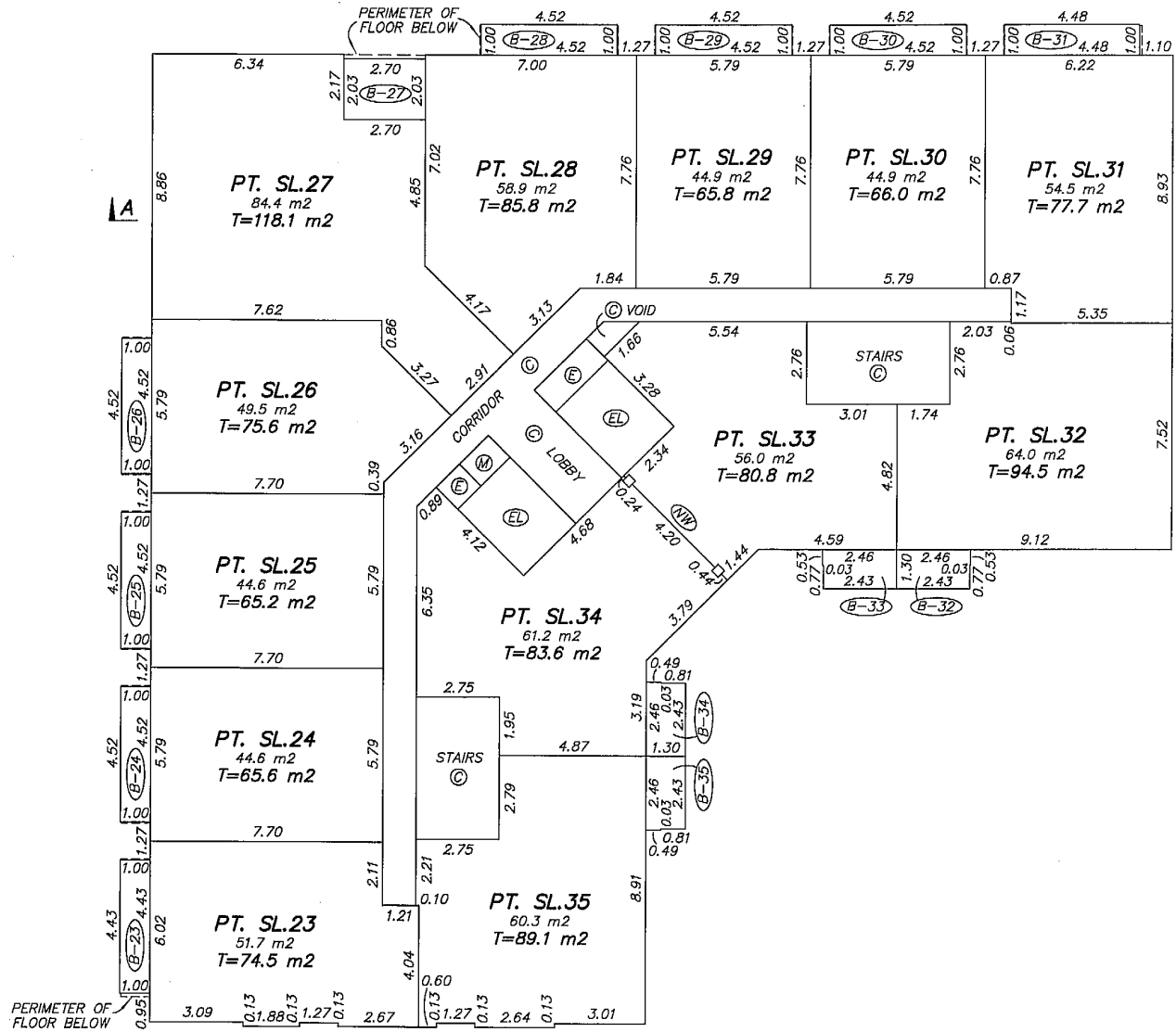
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JUNE 12, 2006
FILE: B 3018
DWG: 3018-FS

ORIGINAL

FLOOR PLAN
LEVEL 4

STRATA PLAN BCS 1920



0 5 10
SCALE 1:150 DISTANCES ARE IN METRES

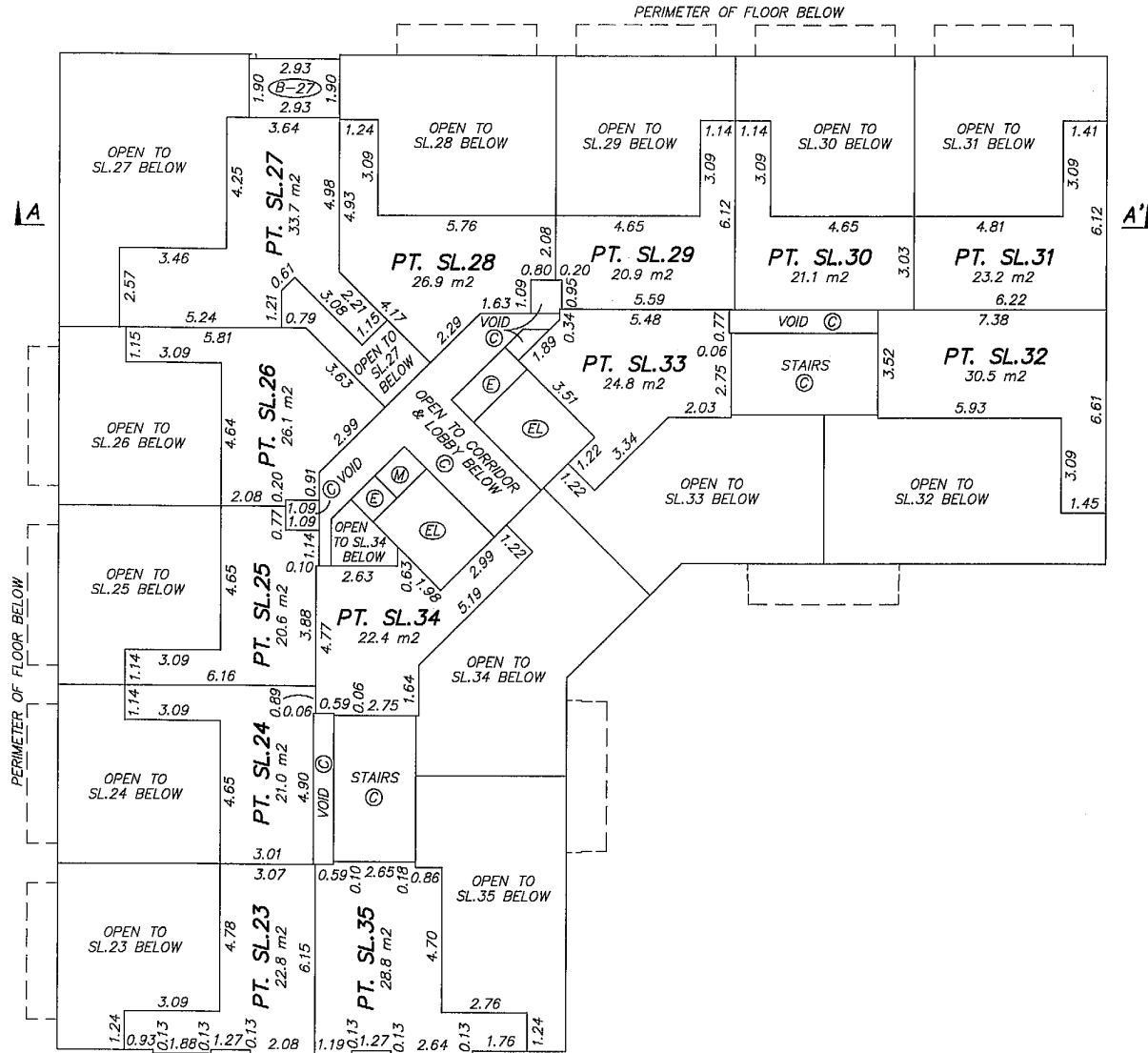
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JUNE 12, 2006
FILE: B 3018
DWG: 3018-FS

ORIGINAL

FLOOR PLAN
LEVEL 5

STRATA PLAN BCS 1920



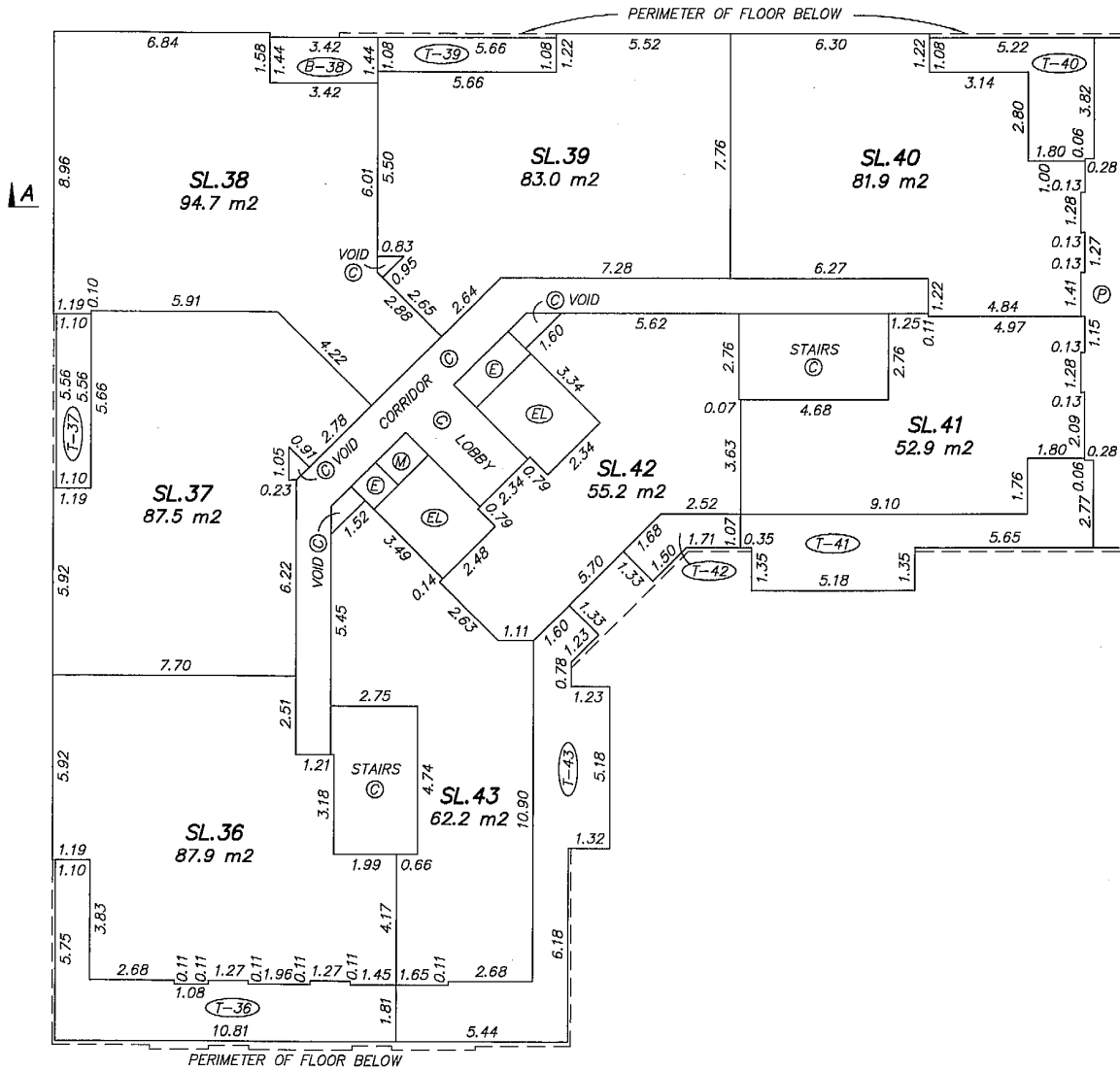
0 5 10
SCALE 1:150 DISTANCES ARE IN METRES

JUNE 12, 2006
FILE: B 3018
DWG: 3018-FS

ORIGINAL

FLOOR PLAN
LEVEL 6

STRATA PLAN BCS 1920



0 5 10
SCALE 1:150 DISTANCES ARE IN METRES

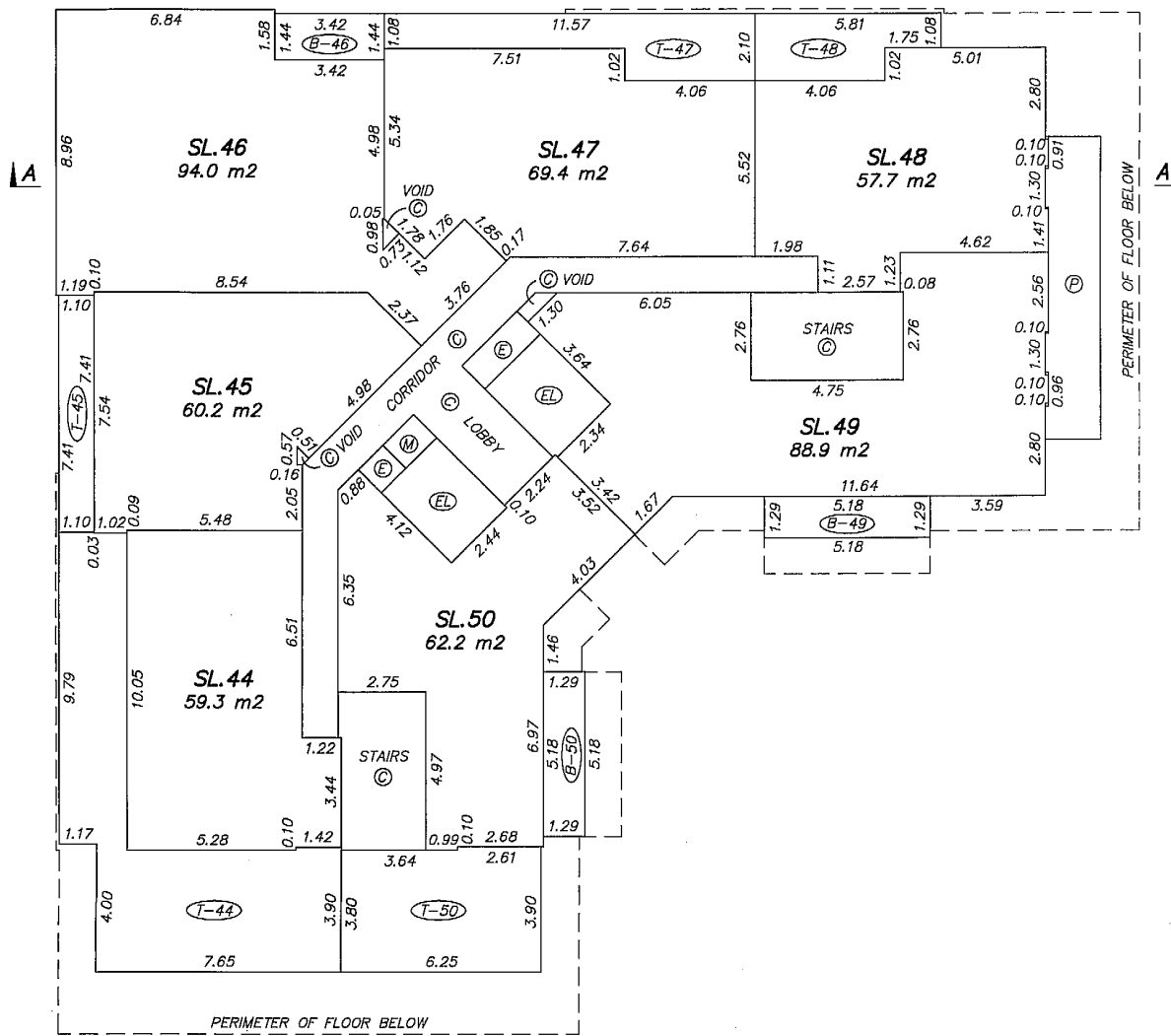
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JUNE 12, 2006
FILE: B 3018
DWG: 3018-FS

ORIGINAL

FLOOR PLAN
LEVEL 7

STRATA PLAN BCS 1920

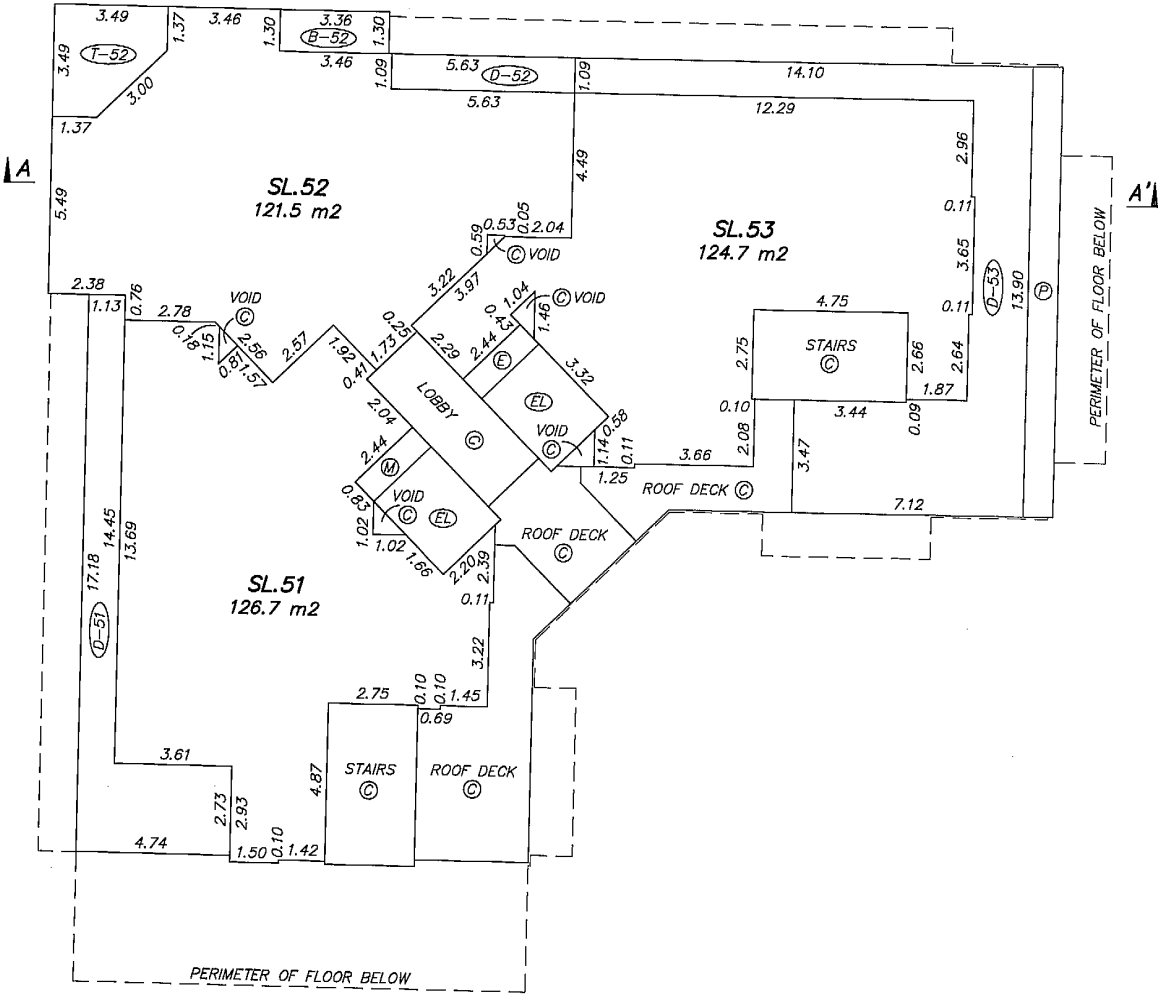


0 5 10
SCALE 1:150 DISTANCES ARE IN METRES

[Signature]
JUNE 12, 2006
FILE: B 3018
DWG: 3018-FS
ORIGINAL

FLOOR PLAN
LEVEL 8

STRATA PLAN BCS 1920

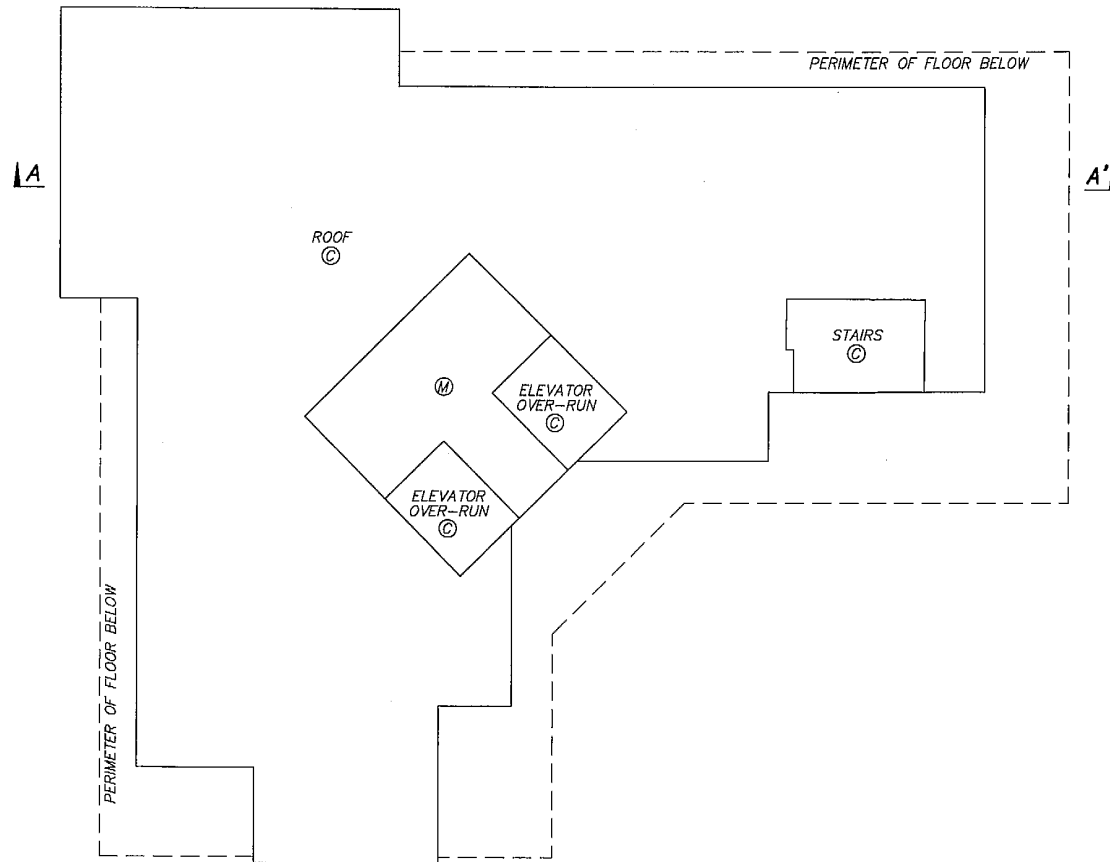


0 5 10
 SCALE 1:150 DISTANCES ARE IN METRES

[Signature]
 JUNE 12, 2006
 FILE: B 3018
 DWG: 3018-FS
 ORIGINAL

FLOOR PLAN
LEVEL 9

STRATA PLAN BCS 1920



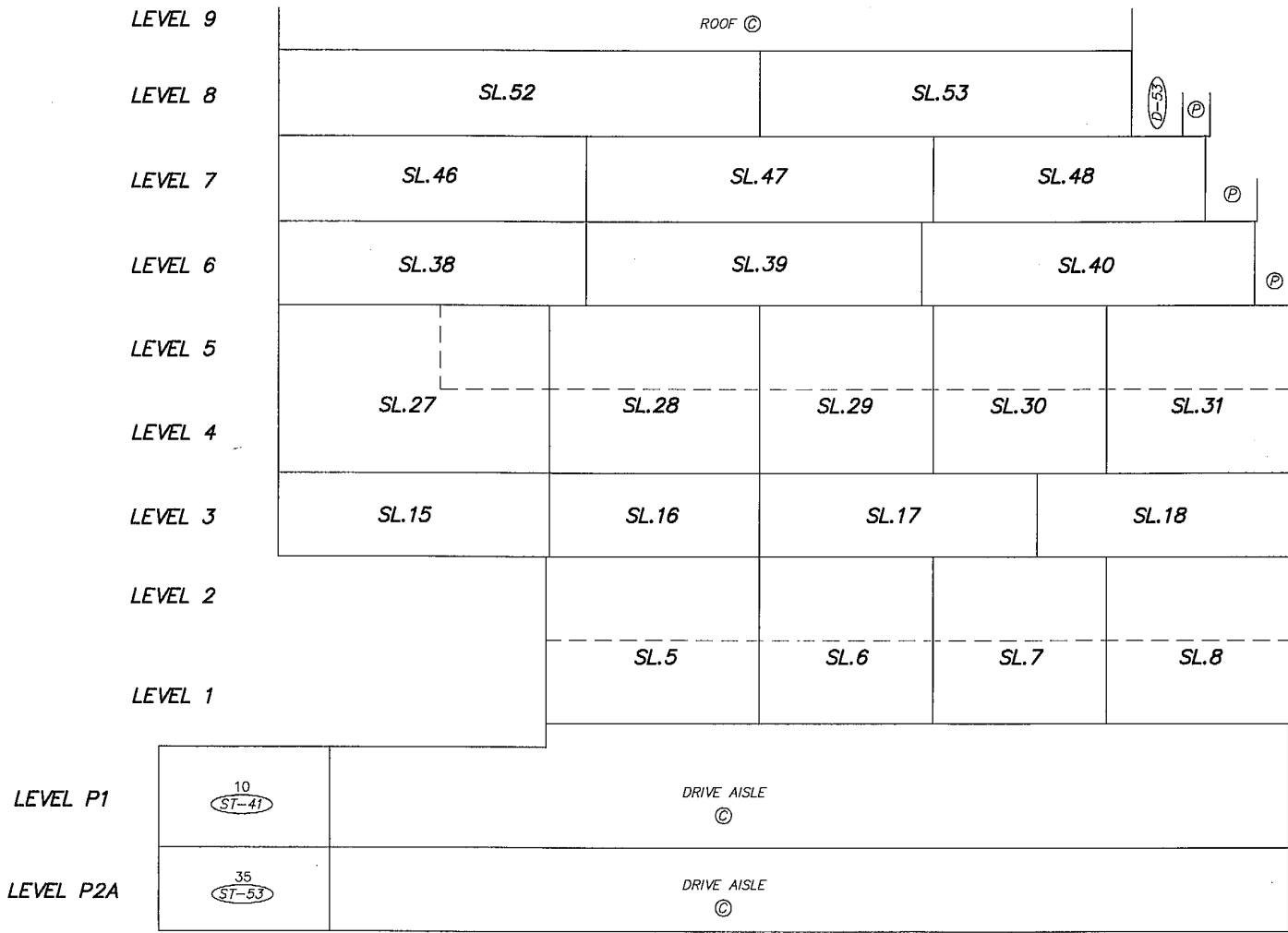
0 5 10
 SCALE 1:150 DISTANCES ARE IN METRES

JUNE 12, 2006
 FILE: B 3018
 DWG: 3018-FS

ORIGINAL

SECTION A-A'

STRATA PLAN BCS 1920



0 5 10
SCALE 1:150 DISTANCES ARE IN METRES

SECTION A-A'

[Signature]
JUNE 12, 2006
FILE: B 3018
DWG: 3018-FS
ORIGINAL