

# STRATA PLAN OF LOT 1 BLOCKS B, H AND I, DISTRICT LOT 36, GROUP 1 PLAN LMP51952 N.W.D.

B.C.G.S. 926.025

INTEGRATED SURVEY AREA No. 31 CITY OF VANCOUVER

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES, PRIOR TO COMPUTATION OF UTM COORDINATES MULTIPLY BY COMBINED FACTOR OF 0.9996861 BEARINGS ARE (NA083 CSRS) DERIVED FROM CONTROL MONUMENTS V-2066 AND V-3799

## STRATA PLAN BCS 404

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 27th DAY OF June, 2003

**B. Pignard**  
DEPUTY REGISTRAR

BV 243662 - 843

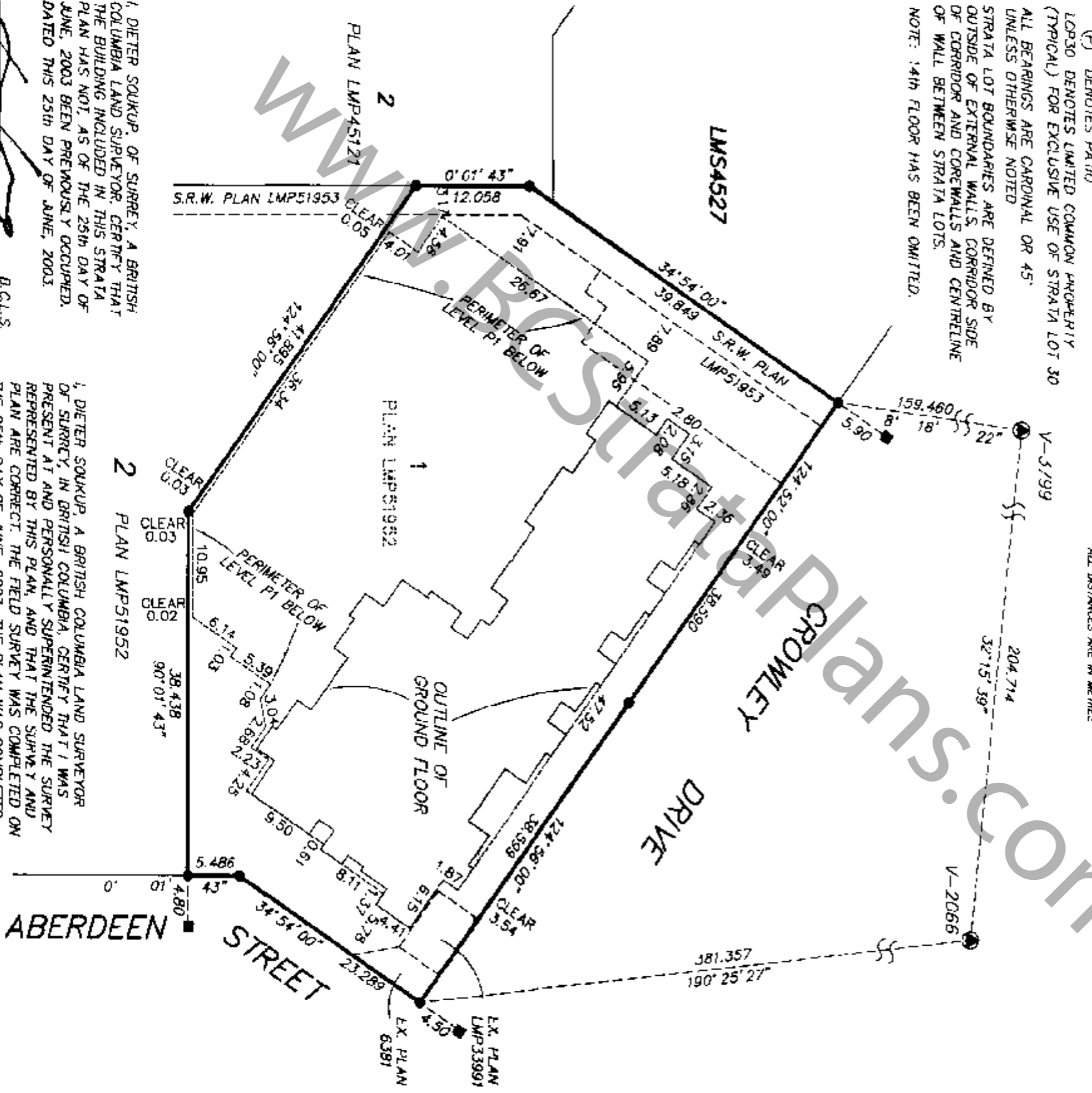
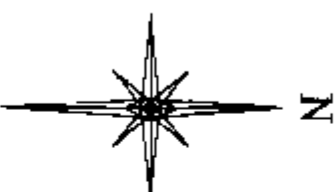
### LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES LEAD FLAG FOUND
- SL DENOTES STRATA LOT
- A DENOTES AREA
- m<sup>2</sup> DENOTES SQUARE METRES
- ⊕ DENOTES COMMON PROPERTY
- Ⓟ DENOTES BALCONY
- Ⓟ DENOTES PATIO

LOP30 DENOTES LIMITED COMMON PROPERTY (TYPICAL) FOR EXCLUSIVE USE OF STRATA LOT 30 UNLESS OTHERWISE NOTED

ALL BEARINGS ARE CARDINAL OR 45° STRATA LOT BOUNDARIES ARE DEFINED BY OUTSIDE OF EXTERNAL WALLS, CORRIDOR SIDE OF CORRIDOR AND COREWALLS AND CENTRELINE OF WALL BETWEEN STRATA LOTS.

NOTE: 14th FLOOR HAS BEEN OMITTED.



I, DIETER SOKUP, OF SURVEY, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF THE 25th DAY OF JUNE, 2003 BEEN PREVIOUSLY OCCUPIED, DATED THIS 25th DAY OF JUNE, 2003.

B.C.L.S.

I, DIETER SOKUP, A BRITISH COLUMBIA LAND SURVEYOR OF SURVEY, 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 25th DAY OF JUNE, 2003. THE PLAN WAS COMPLETED AND CHECKED, AND CHECKLIST FILED UNDER #2582 ON THE 25th DAY OF JUNE, 2003.

B.C.L.S.

I, DIETER SOKUP, OF SURVEY, 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.

B.C.L.S.

CIVIC ADDRESS OF PROPERTY  
3588 - CROWLEY DRIVE  
VANCOUVER, B.C.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT

SOKUP LAND SURVEYING INC.  
#201 - 8494 - 162 STREET,  
SURVEY, B.C., VAN 1B4  
TEL: 597-6161 FAX: 597-0259  
FILE: MEXUS-1017D-P1 DISK: 214

STRATA PROPERTY ACT

STRATA PLAN BCS 404

OWNER:  
CROWLEY DRIVE HOLDINGS LTD.  
(INC. NO. 522422)  
BY ITS AUTHORIZED SIGNATORIES

MORTGAGEE:  
583421 BRITISH COLUMBIA LTD.  
(INC. NO. 583421)  
BY ITS AUTHORIZED SIGNATORIES

*A. J. Grenier*

*A. J. Grenier*

NAME: A. J. GRENIER  
AGENT, GJENES

NAME: A. J. GRENIER

*[Signature]*

*[Signature]*

NAME: L. T. WAZANY  
L/one/ T. Wazany

NAME: L. T. WAZANY

WITNESS:

WITNESS:

AS TO BOTH SIGNATURES

AS TO BOTH SIGNATURES

*[Signature]*

*[Signature]*

NAME: H. S. MacDonald  
Heather S. MacDonald  
301-1220 Comox St.

NAME: H. S. MacDonald  
Heather S. MacE and  
301-1220 Comox St.

ADDRESS OF WITNESS

ADDRESS OF WITNESS

Marketing Coordinator

Marketing Coordinator

OCCUPATION OF WITNESS

OCCUPATION OF WITNESS

MORTGAGEE:  
BANK OF AMERICA, NATIONAL ASSOCIATION  
BY ITS AUTHORIZED SIGNATORIES

CITY OF VANCOUVER  
BY ITS AUTHORIZED SIGNATORIES  
45 to Cove Court DL 380/157  
DL 380/147, DL 380/149, DL 380/151

*[Signature]*

*[Signature]*

NAME: Albert Somedy

NAME: ERANDE J. COMVERT

WITNESS:

WITNESS:

AS TO BOTH SIGNATURES

AS TO BOTH SIGNATURES

*[Signature]*

*[Signature]*

NAME: Albin Simpson

NAME: CHAI LI YIP

ADDRESS OF WITNESS  
2374-1025 Dunsmuir St  
Vancouver, B.C. V7X 1L3

453 WEST 12th Avenue, Vancouver  
APPLICANT OF WITNESS

Relationship Administrator  
OCCUPATION OF WITNESS

Legal Assistant  
OCCUPATION OF WITNESS

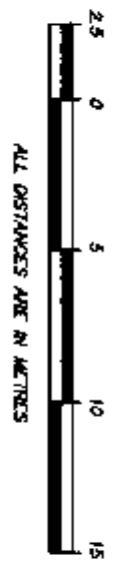
DATED THIS 24th DAY OF  
JUNE, 2003

*[Signature]* B.C.L.S.

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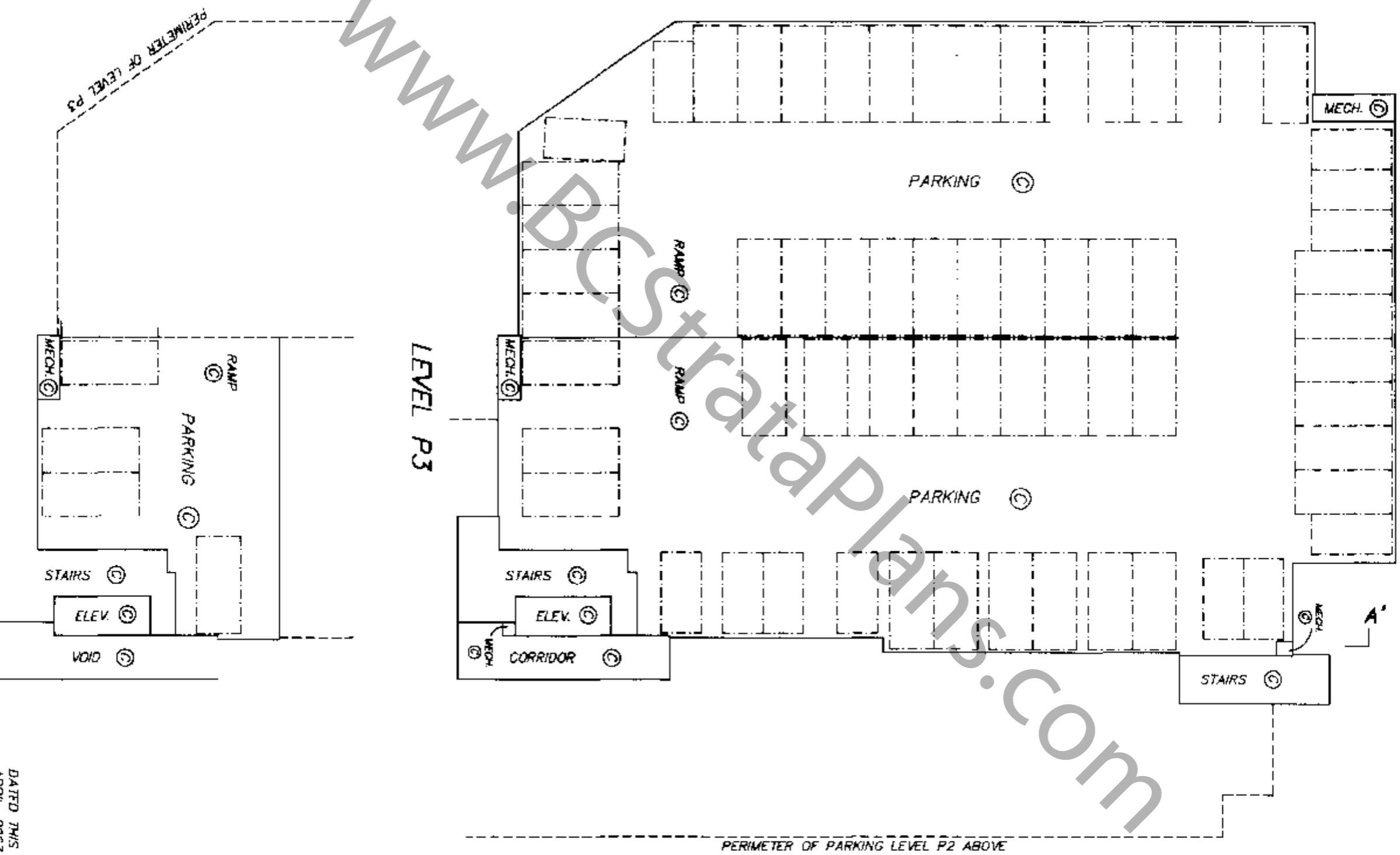
PARKING LEVEL P3

SCALE 1 : 250



STRATA PLAN BCS\_404

SHEET 3 OF 19 SHEETS



LOWER LEVEL P3

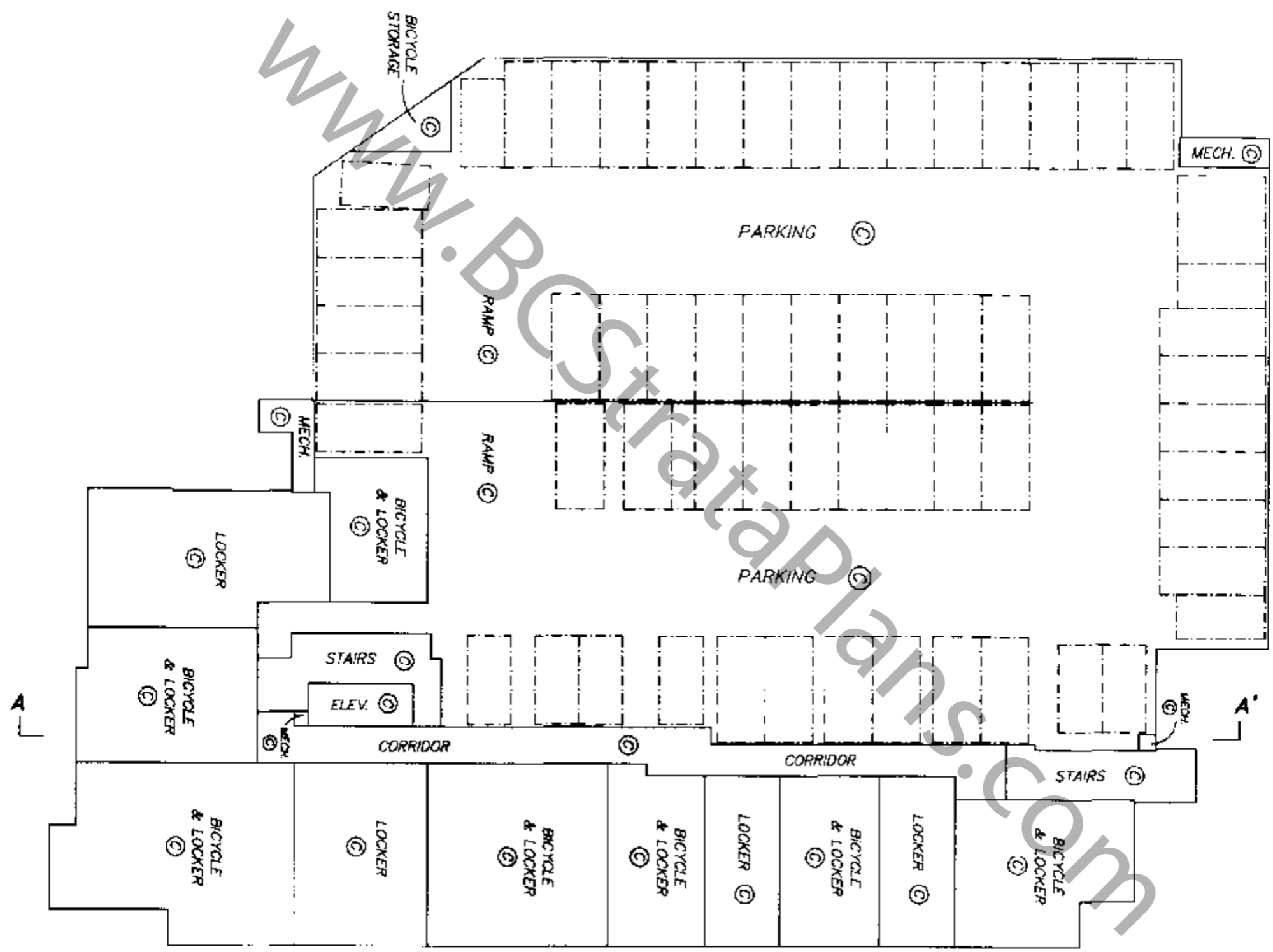
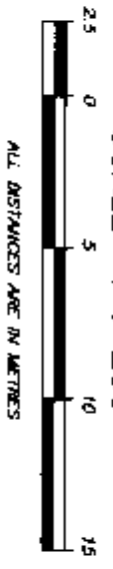
DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S. FILE: NEXUS: LOTD-P2 DISK: 215

PARKING LEVEL P2

STRATA PLAN BCS 404

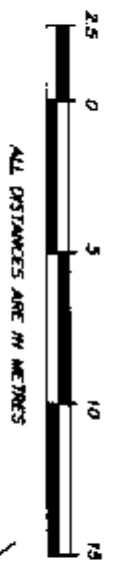
SHEET 4 OF 19 SHEETS



DATED THIS 10th DAY OF  
APRIL, 2003  
B.C.L.S.  
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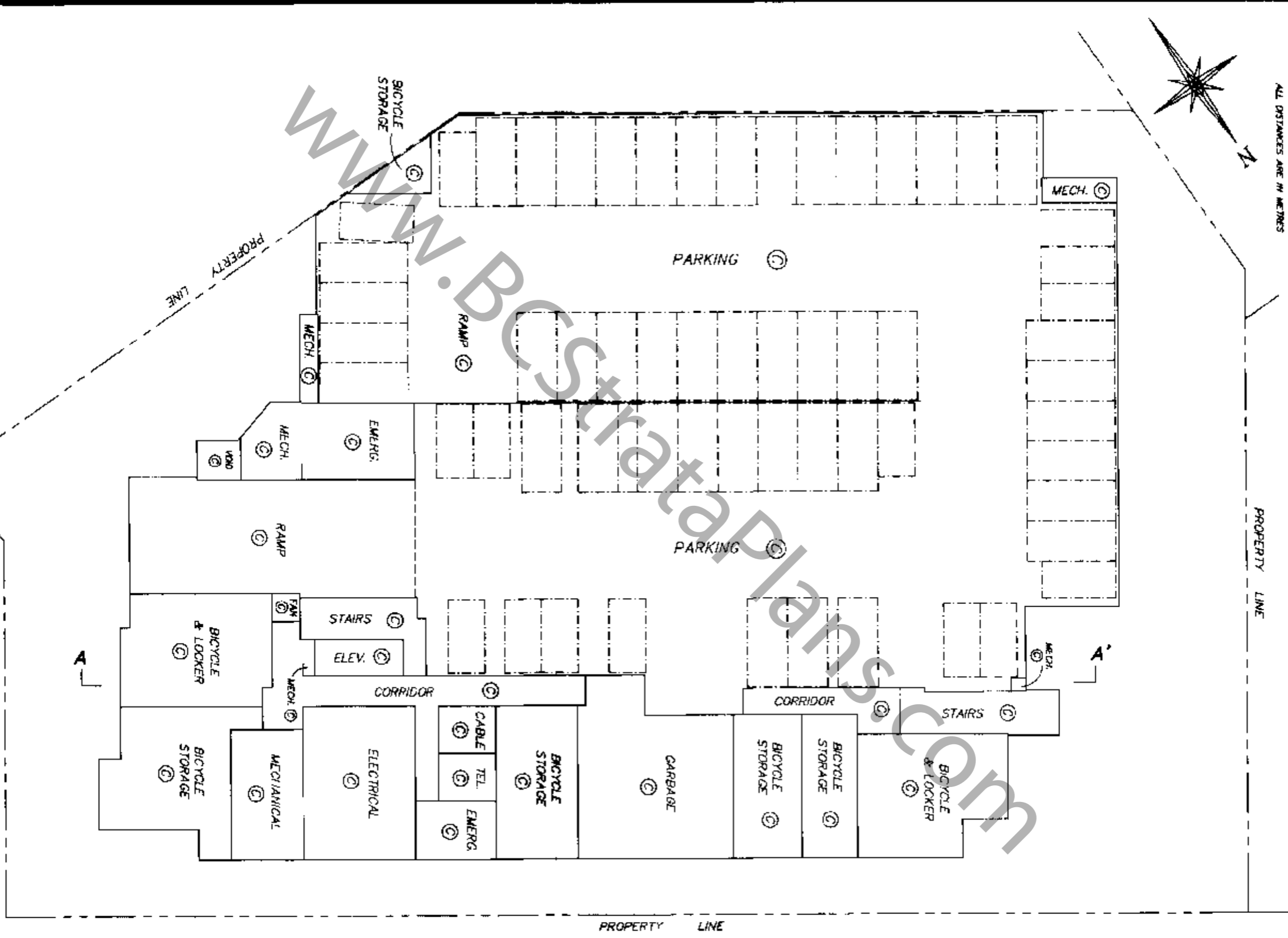
# PARKING LEVEL P1

SCALE 1 : 250



# STRATA PLAN BCS 404

SHEET 5 OF 19 SHEETS



DATED THIS 10th DAY OF APRIL, 2003

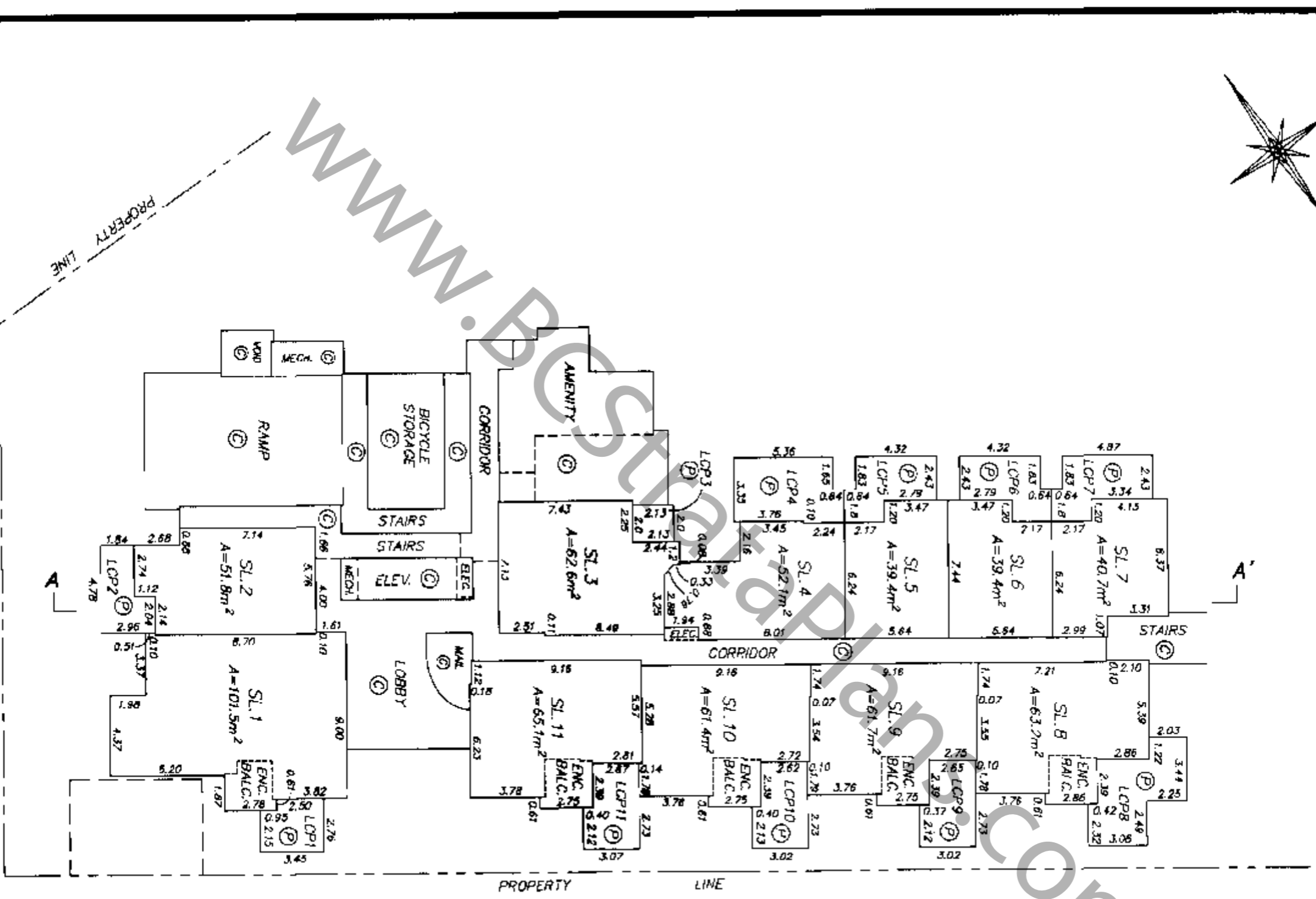
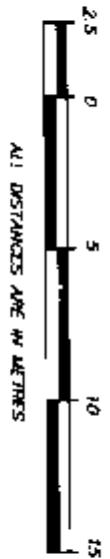
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B.C.L.S.

GROUND FLOOR PLAN

STRATA PLAN BCS 404

SCALE 1 : 250



DATED THIS 10th DAY OF APRIL, 2003

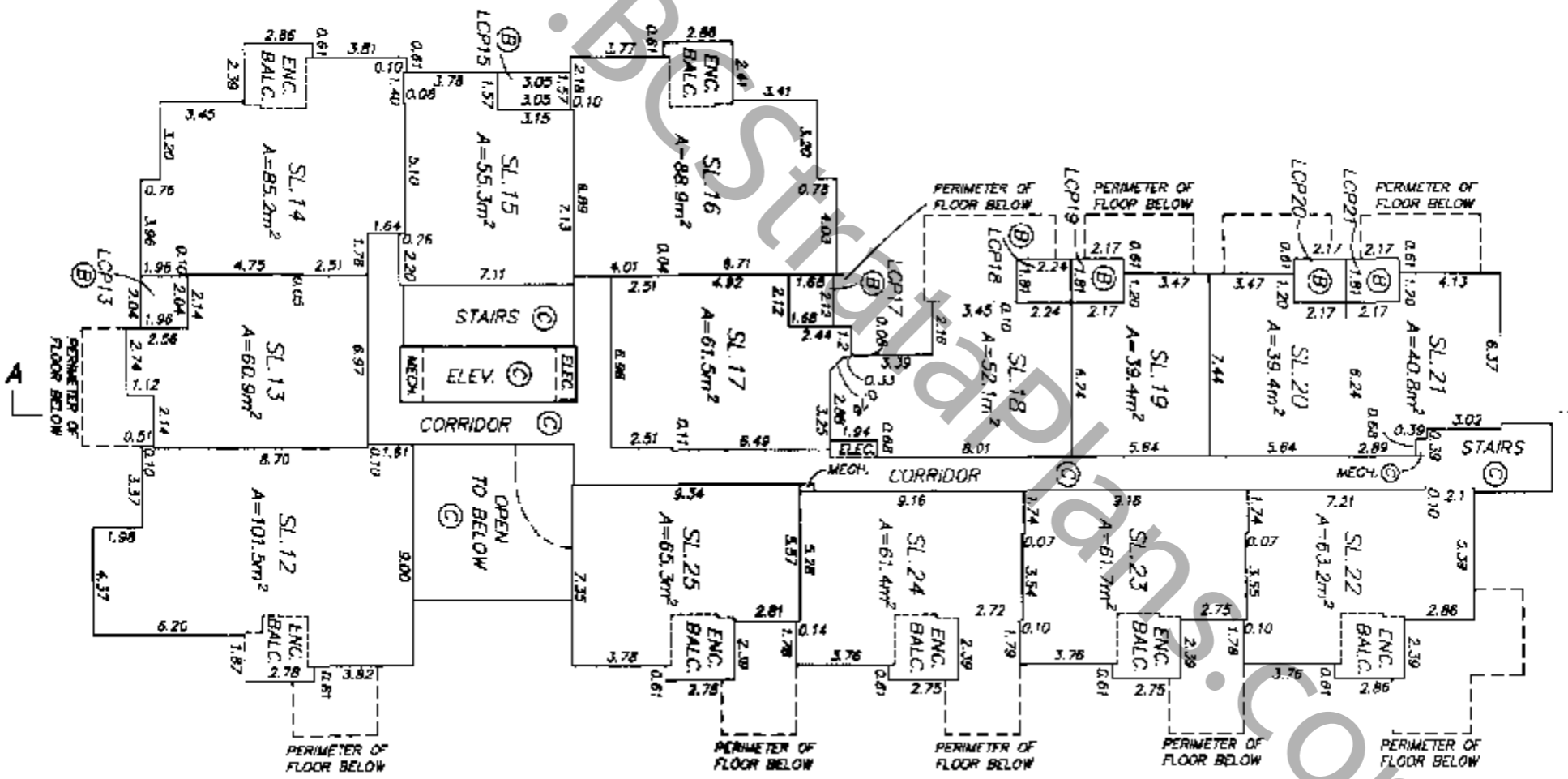
B.C.L.S.

FILE NO: L077D-P2

DISK: 215

2nd FLOOR PLAN

SCALE 1 : 250



STRATA PLAN BCS 404

DATED THIS 10th DAY OF  
 APRIL, 2003  
 FILED IN LOT 7D-P2  
 B.C.L.S.  
 DSK-215

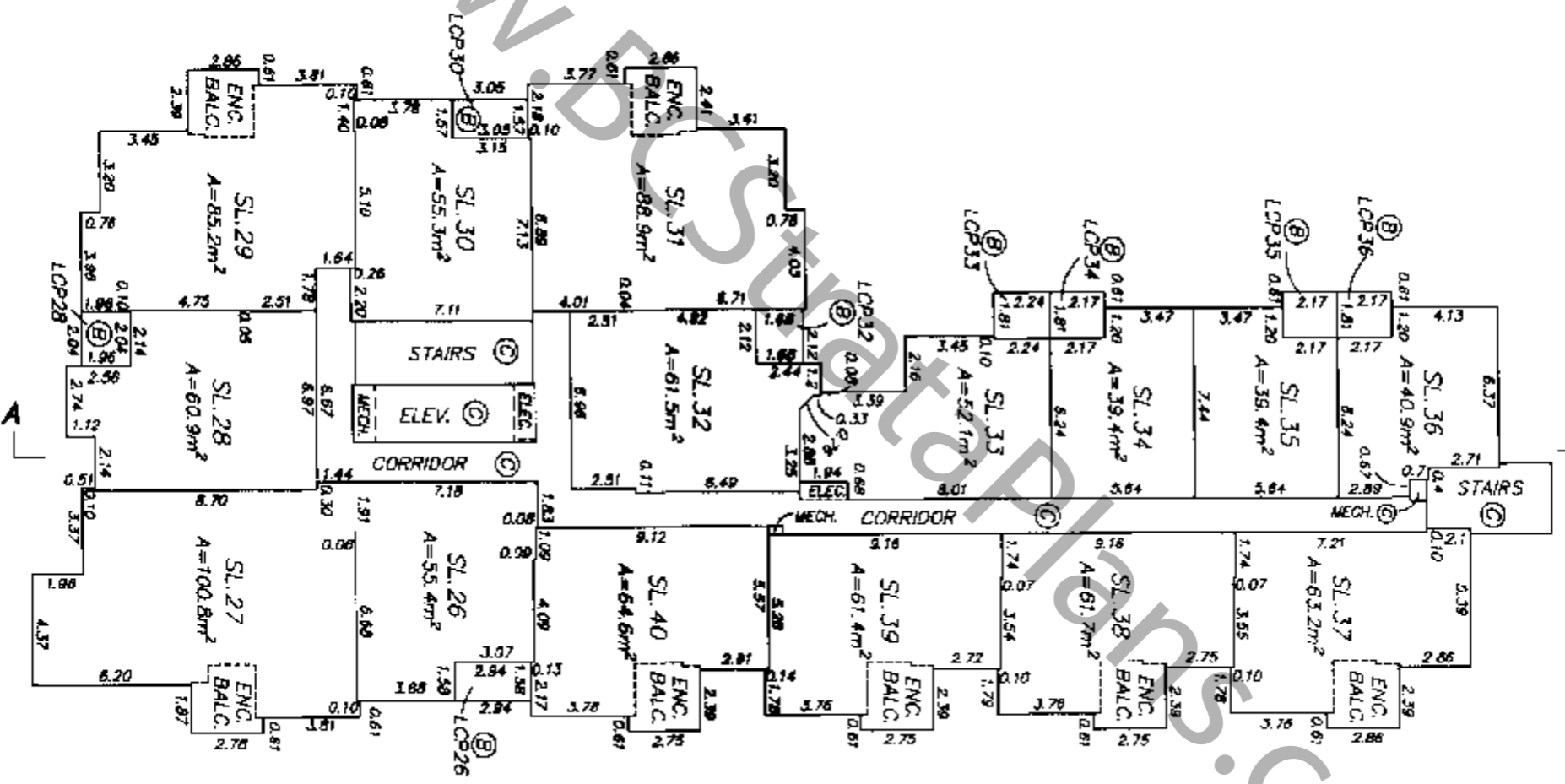
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SCALE 1 : 250



# STRATA PLAN BCS 404

SHEET 8 OF 19 SHEETS



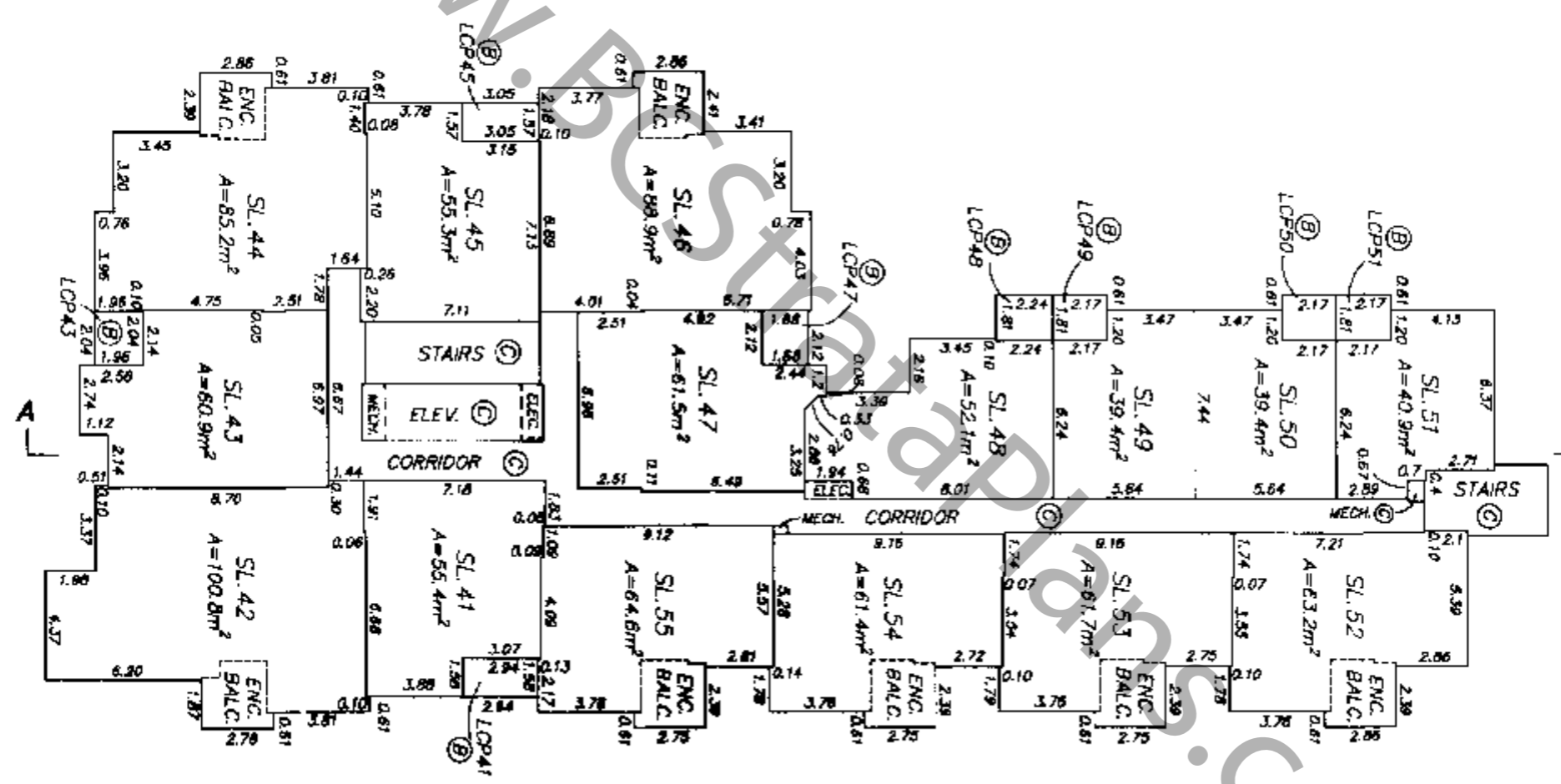
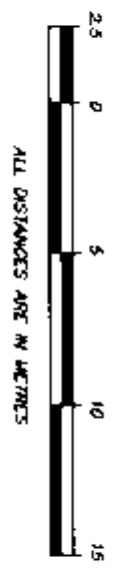
DATED THIS 10th DAY OF APRIL, 2003

B.C.I.S.  
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DISK: 215



# 4th FLOOR PLAN

SCALE 1 : 250



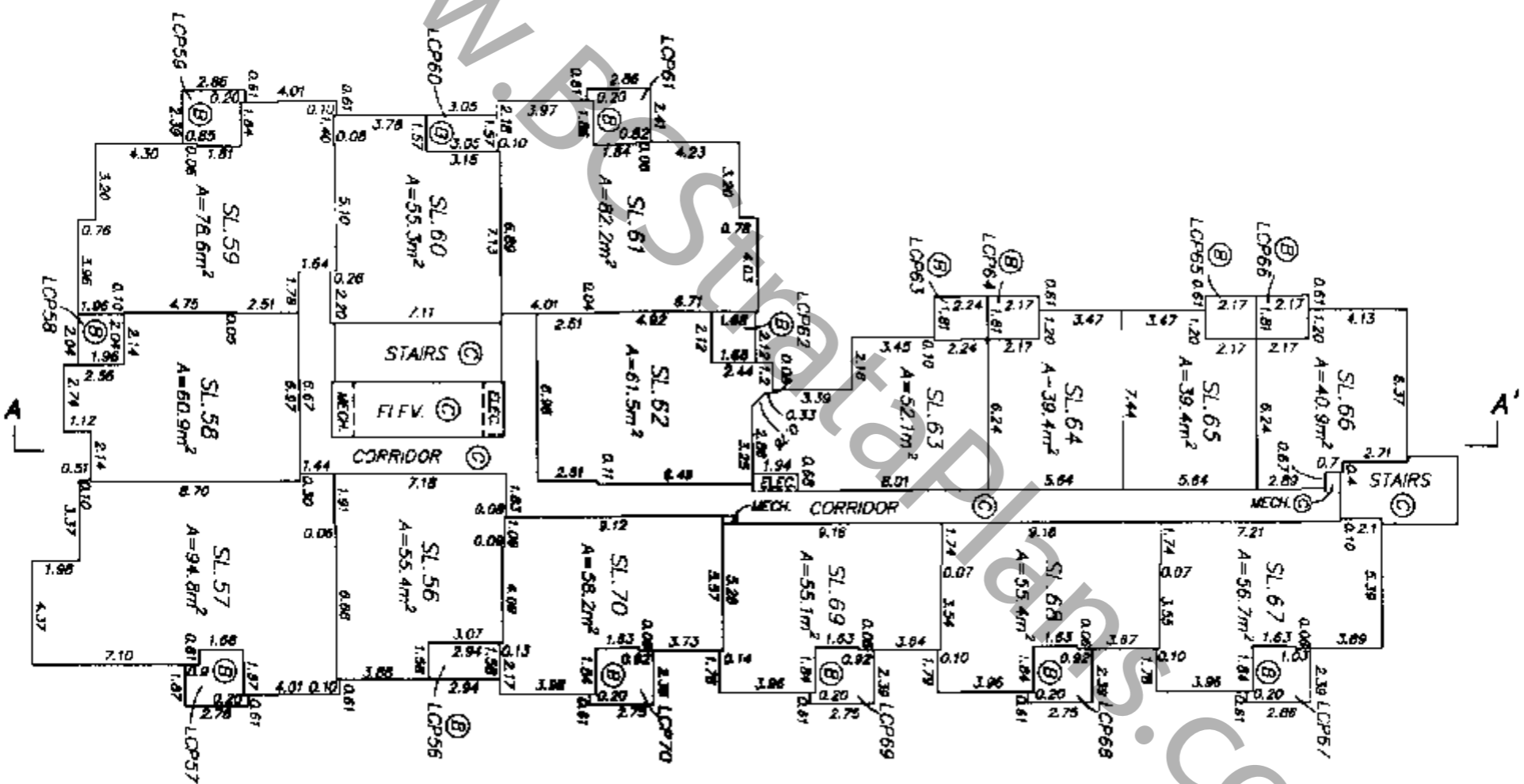
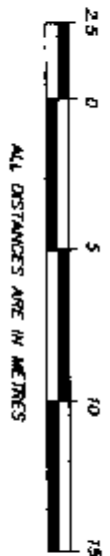
## STRATA PLAN BCS 404

DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S.  
FILE: MEXUS:LOT7D-P2  
D/SK: 215

# 5th FLOOR PLAN

SCALE 1 : 250



# STRATA PLAN BCS\_404

DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S.

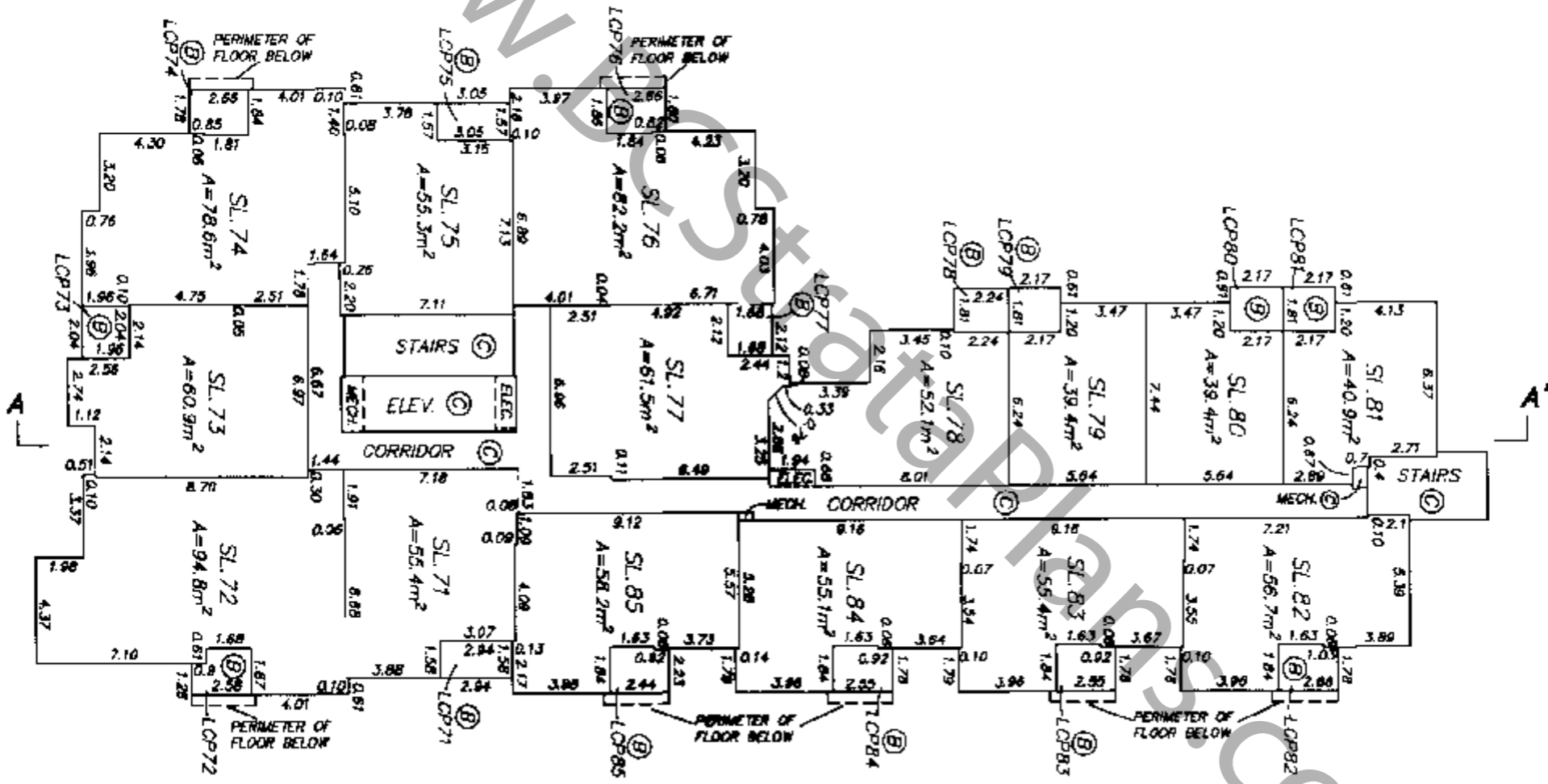
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6th FLOOR PLAN

SCALE 1 : 250



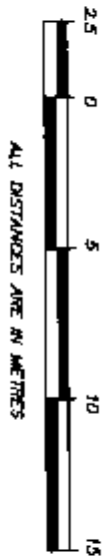
STRATA PLAN BCS 404



DATED THIS 10th DAY OF  
APRIL, 2003  
B.C.L.S.  
H.E. NENUS: LOT70-P2  
DISK: 215

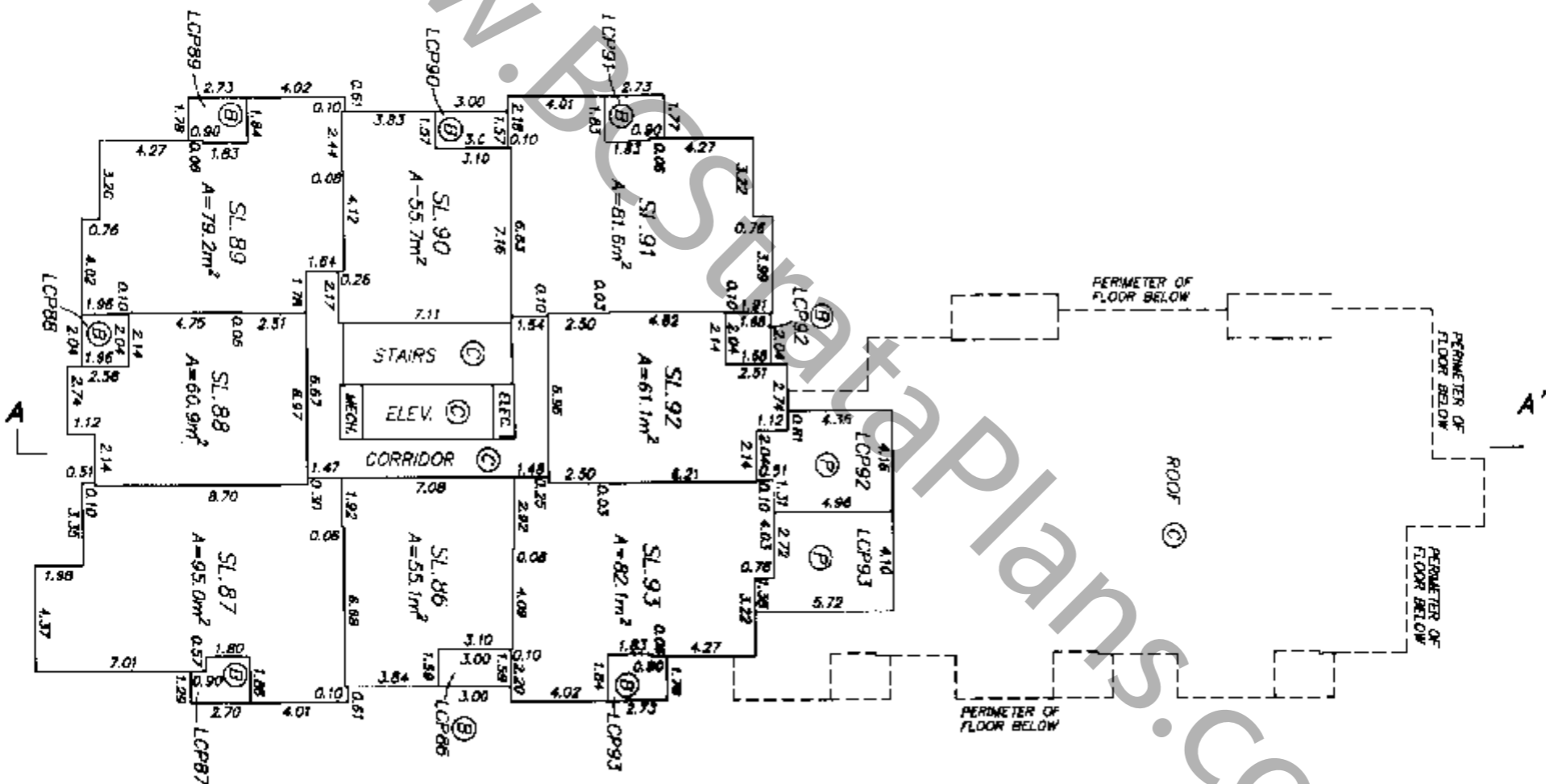
7th FLOOR PLAN

SCALE 1 : 250



STRATA PLAN BCS 404

SHEET 12 OF 19 SHEETS



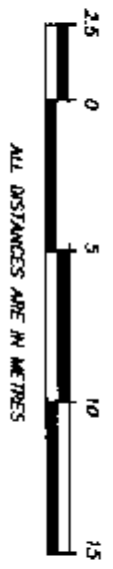
WWW.BCSPlans.com

DATED THIS 10th DAY OF APRIL, 2005

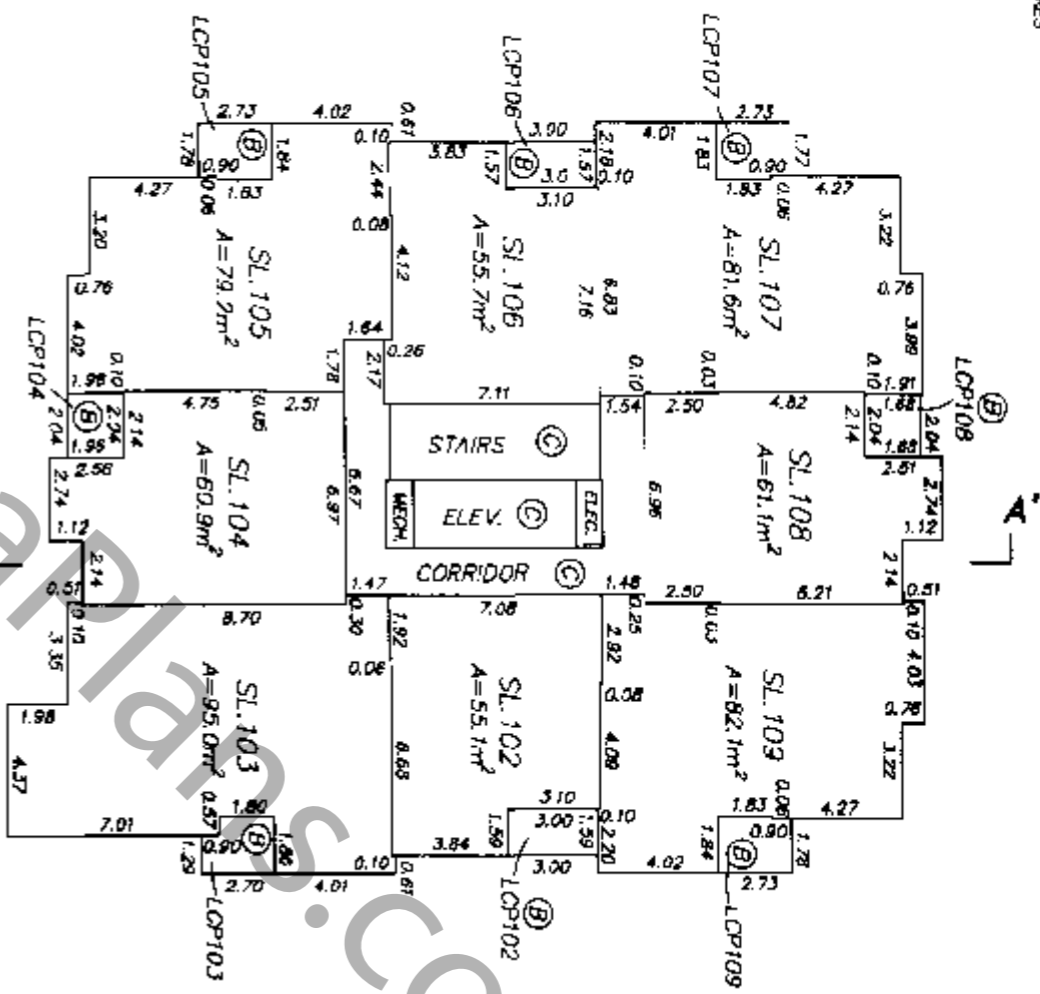
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FLOOR PLANS

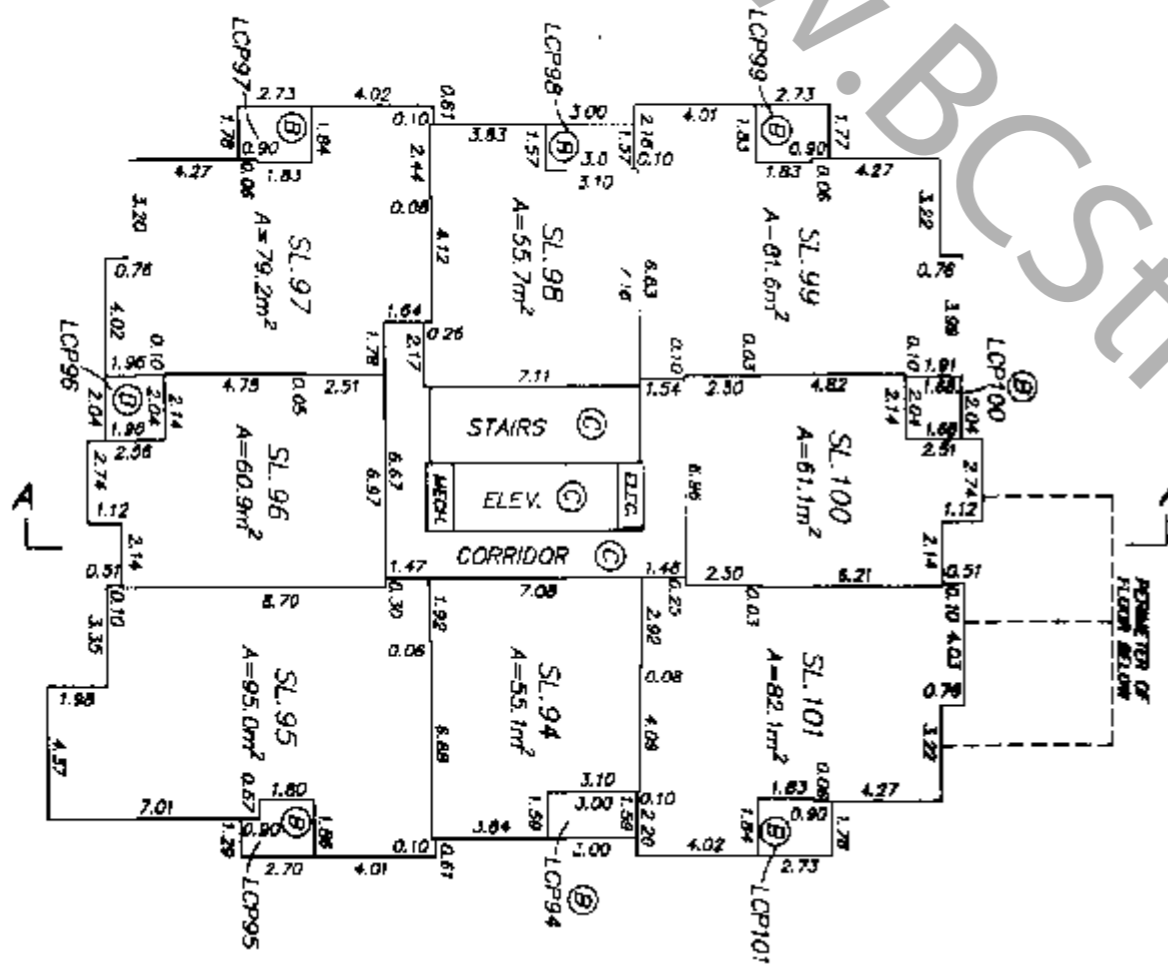
SCALE 1 : 250



ALL DISTANCES ARE IN METRES



9th FLOOR



8th FLOOR

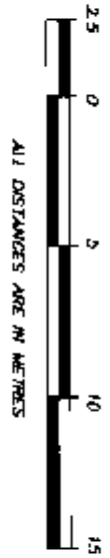
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DATED THIS 10th DAY OF APRIL, 2003  
R.C.J.S.  
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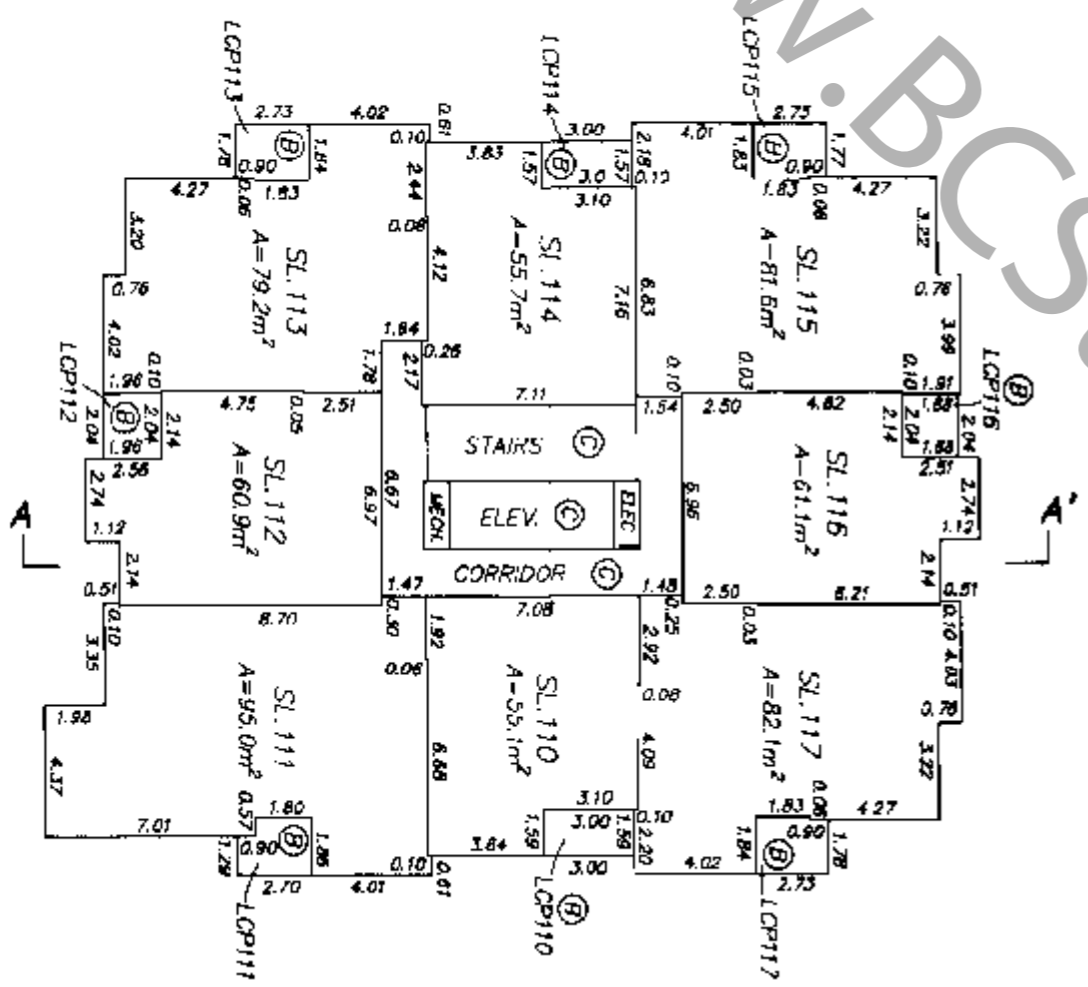
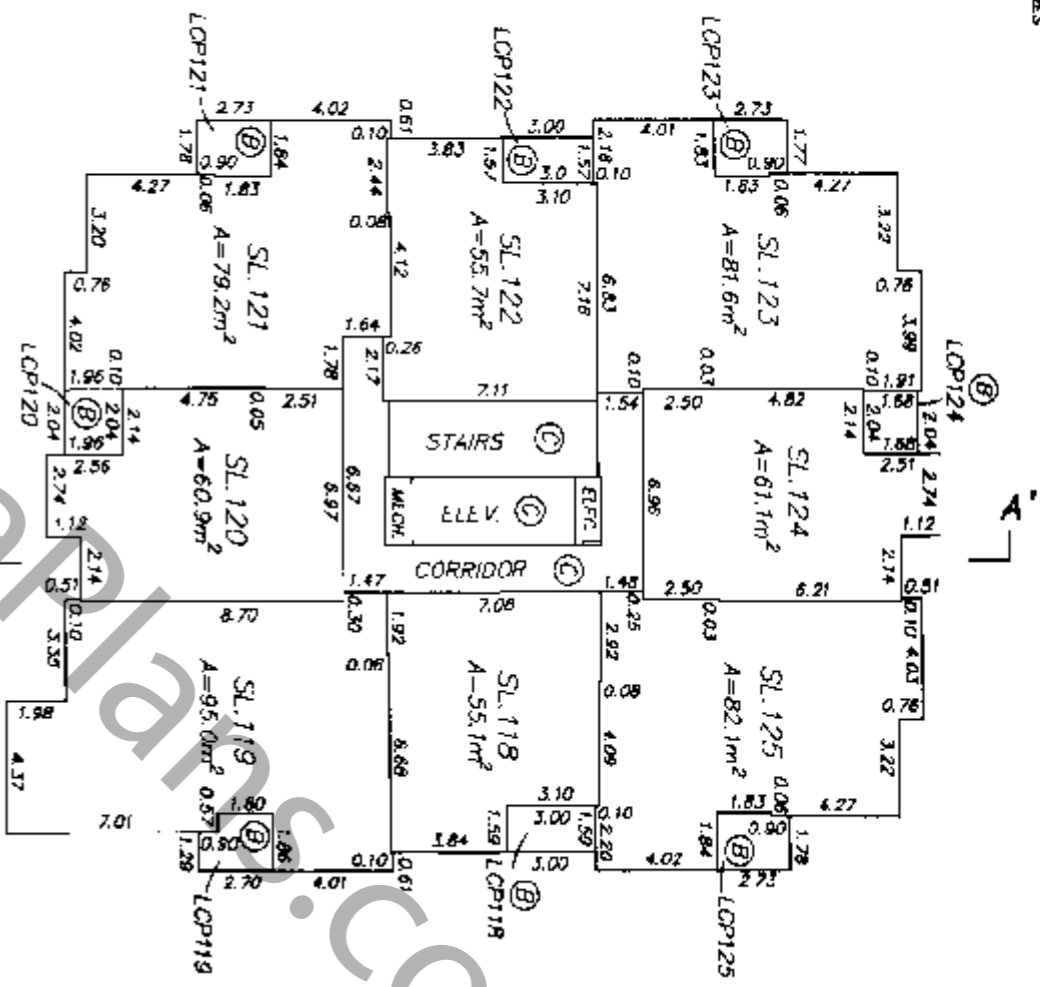
STRATA PLAN BCS 404

# FLOOR PLANS

SCALE 1 : 250



# STRATA PLAN BCS 404



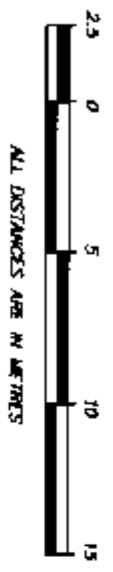
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DATED THIS 10th DAY OF  
APRIL, 2003

B.G.L.S.  
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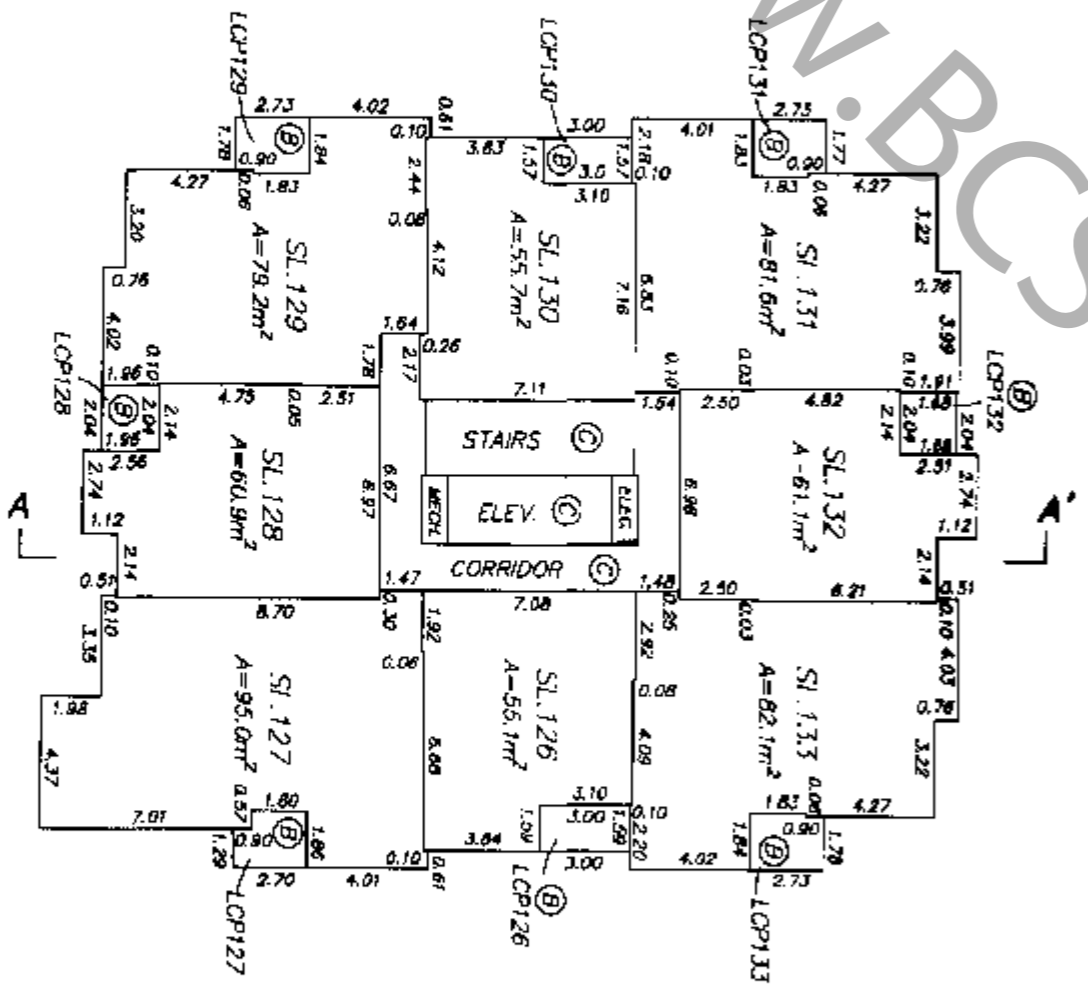
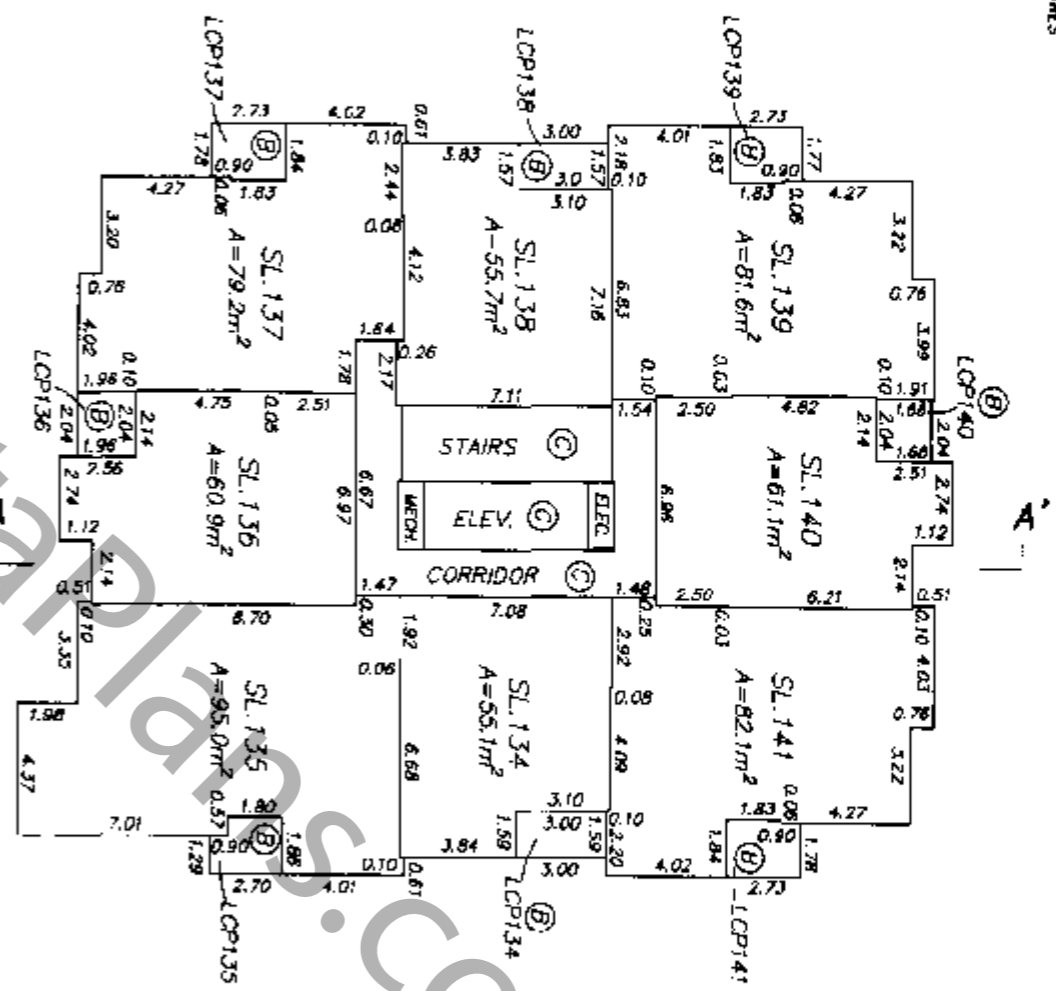
# FLOOR PLANS

## SCALE 1 : 250



# STRATA PLAN BCS 404

SHEET 15 OF 19 SHEETS



# 12th FLOOR

# 13th FLOOR

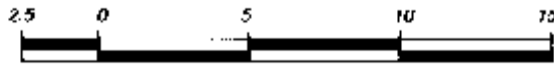
DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S. FILE NEXUS: L017D-P2 DSK: 215

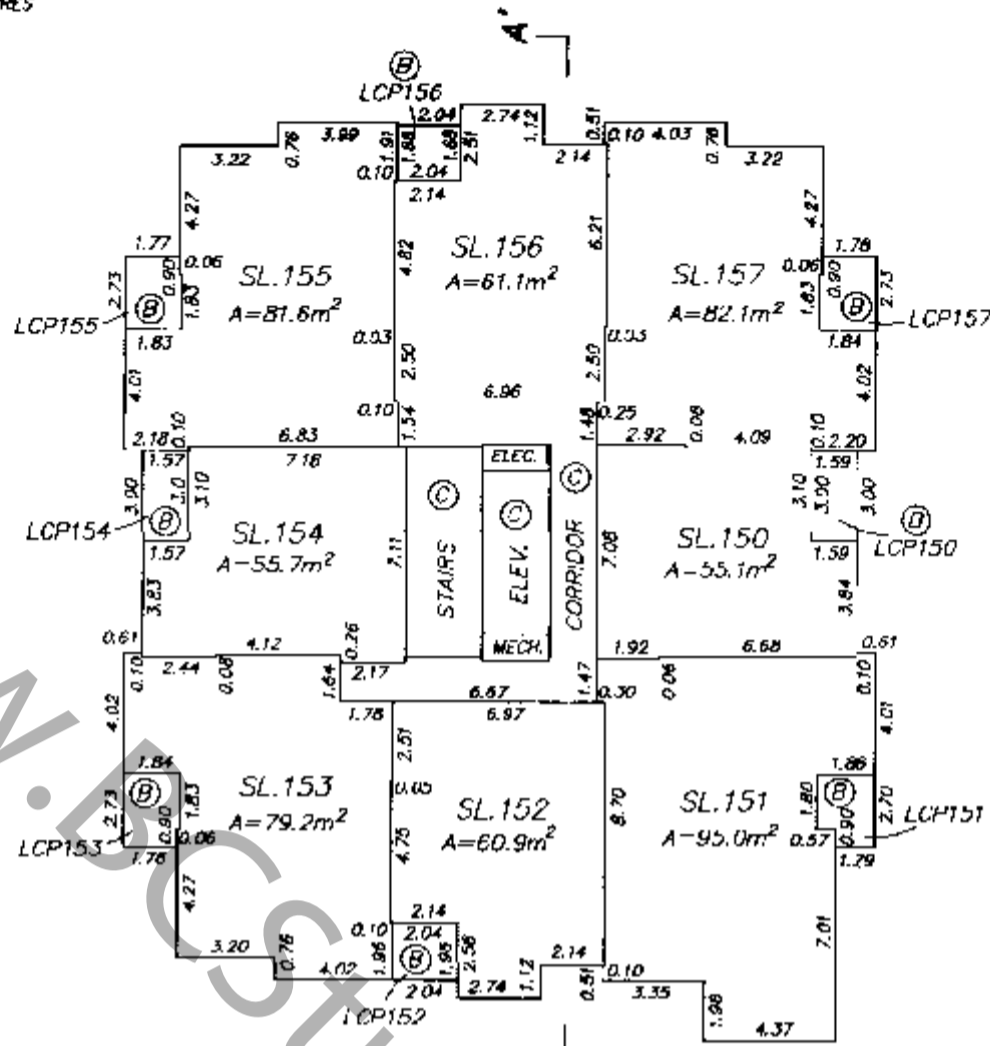
# STRATA PLAN BCS 404

## FLOOR PLANS

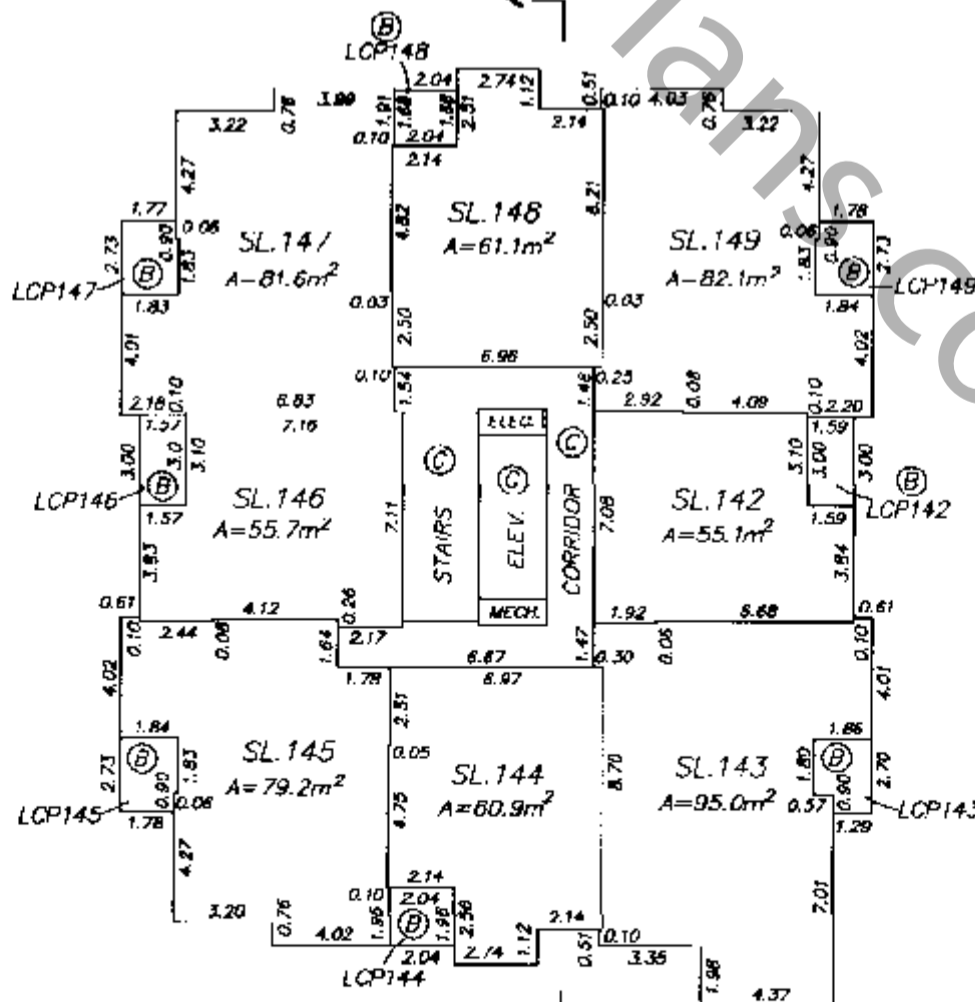
SCALE 1 : 250



ALL DISTANCES ARE IN METRES



### 16th FLOOR



### 15th FLOOR

NOTE: 14th FLOOR HAS BEEN OMITTED.

DATED THIS 10th DAY OF APRIL, 2003

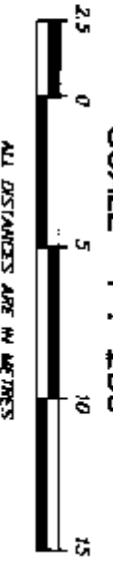
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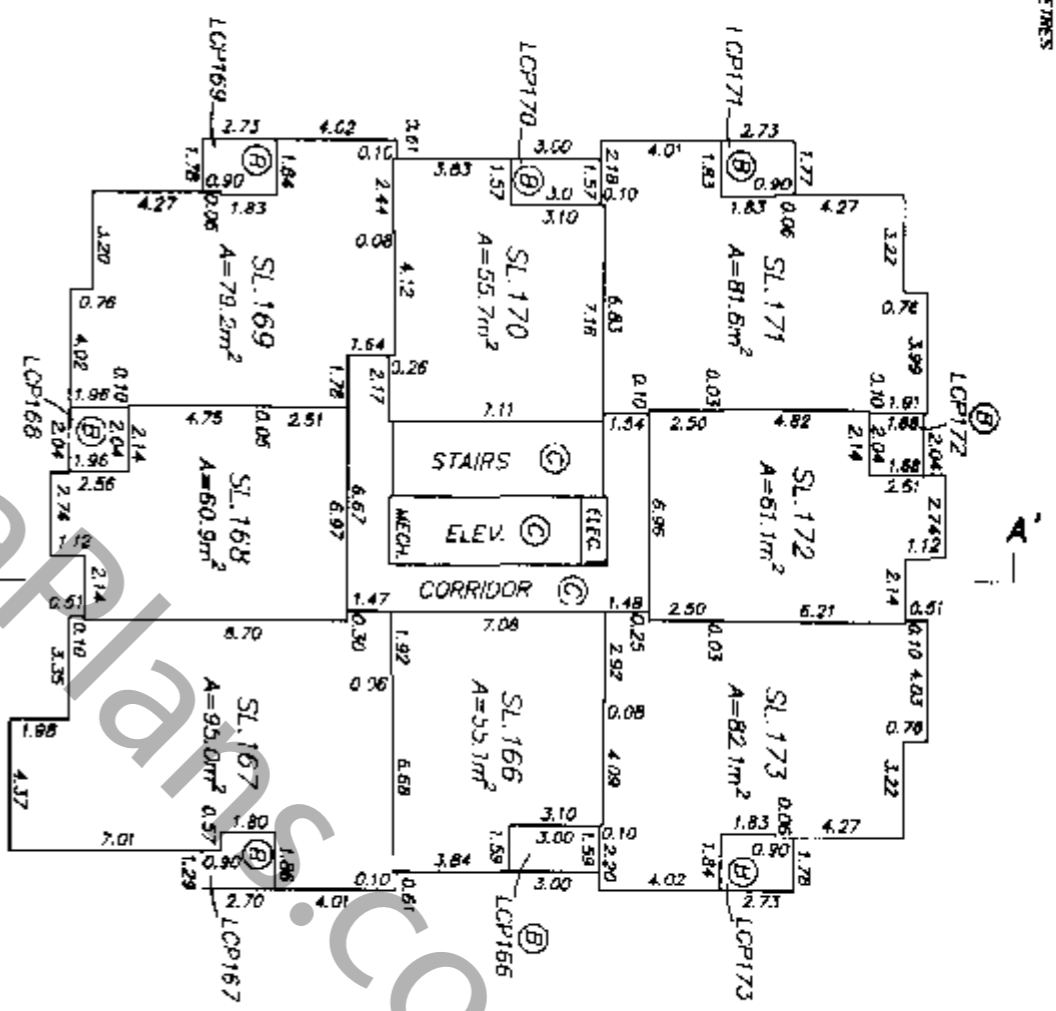


FLOOR PLANS

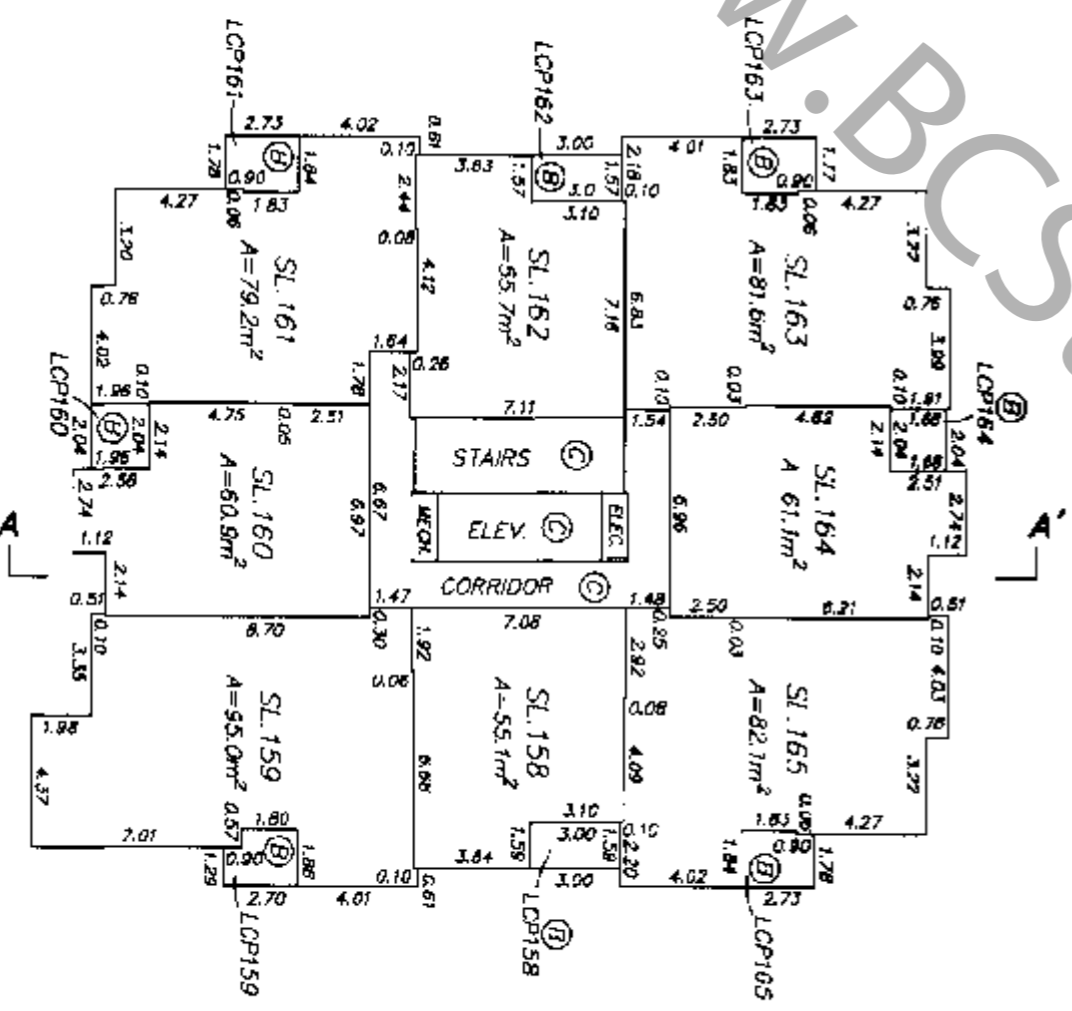
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ALL DISTANCES ARE IN METRES



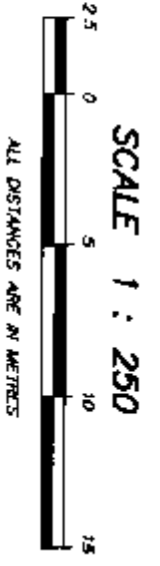
18th FLOOR



17th FLOOR

DATED THIS 10th DAY OF APRIL, 2003  
B.C.L.S.  
F.A.E. NEXUS LOT70-P2  
DISK: 215





SECTION A - A'

STRATA PLAN BCS 404

19th FLOOR	SL. 176	CORRIDOR (C)	SL. 180				
18th FLOOR	SL. 168	CORRIDOR (C)	SL. 172				
17th FLOOR	SL. 160	CORRIDOR (C)	SL. 164				
16th FLOOR	SL. 152	CORRIDOR (C)	SL. 156				
15th FLOOR	SL. 144	CORRIDOR (C)	SL. 148				
13th FLOOR	SL. 136	CORRIDOR (C)	SL. 140				
12th FLOOR	SL. 128	CORRIDOR (C)	SL. 132				
11th FLOOR	SL. 120	CORRIDOR (C)	SL. 124				
10th FLOOR	SL. 112	CORRIDOR (C)	SL. 116				
9th FLOOR	SL. 104	CORRIDOR (C)	SL. 108				
8th FLOOR	SL. 96	CORRIDOR (C)	SL. 100				
7th FLOOR	SL. 88	CORRIDOR (C)	SL. 92	(P) LCP92	(C) ROOF		
6th FLOOR	SL. 73	CORRIDOR (C)	SL. 77	SL. 78	SL. 79	SL. 80	SL. 81
5th FLOOR	SL. 58	CORRIDOR (C)	SL. 62	SL. 63	SL. 64	SL. 65	SL. 66
4th FLOOR	SL. 43	CORRIDOR (C)	SL. 47	SL. 48	SL. 49	SL. 50	SL. 51
3rd FLOOR	SL. 28	CORRIDOR (C)	SL. 32	SL. 33	SL. 34	SL. 35	SL. 36
2nd FLOOR	SL. 13	CORRIDOR (C)	SL. 17	SL. 18	SL. 19	SL. 20	SL. 21
GROUND FLOOR	(P) LCP2 SL. 2	LOBBY (C)	SL. 3	SL. 4	SL. 5	SL. 6	SL. 7
LEVEL P1	BICYCLE & LOCKERS (C)	CORRIDOR (C)	GARB. (C)	PARKING (C)			
LEVEL P2	BICYCLE & LOCKERS (C)	CORRIDOR (C)	PARKING (C)				
LEVEL P3		CORRIDOR (C)	PARKING (C)				
		VOID (C)					

NOTE: 14th FLOOR HAS BEEN OMITTED.

DATED THIS 10th DAY OF APRIL, 2003  
 FILE NO. S:107D-P2  
 B.C.L.S.  
 DISK: 215