STRATA PLAN OF LOT A BLOCK 117
DISTRICT LOT 301 GROUP 1
NEW WESTMINSTER DISTRICT
PLAN BCP7904

STRATA PLAN BCS 1581

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

#2635 PRINCE EDWARD STREET
VANCOUVER, B.C.

SCALE: 1:500

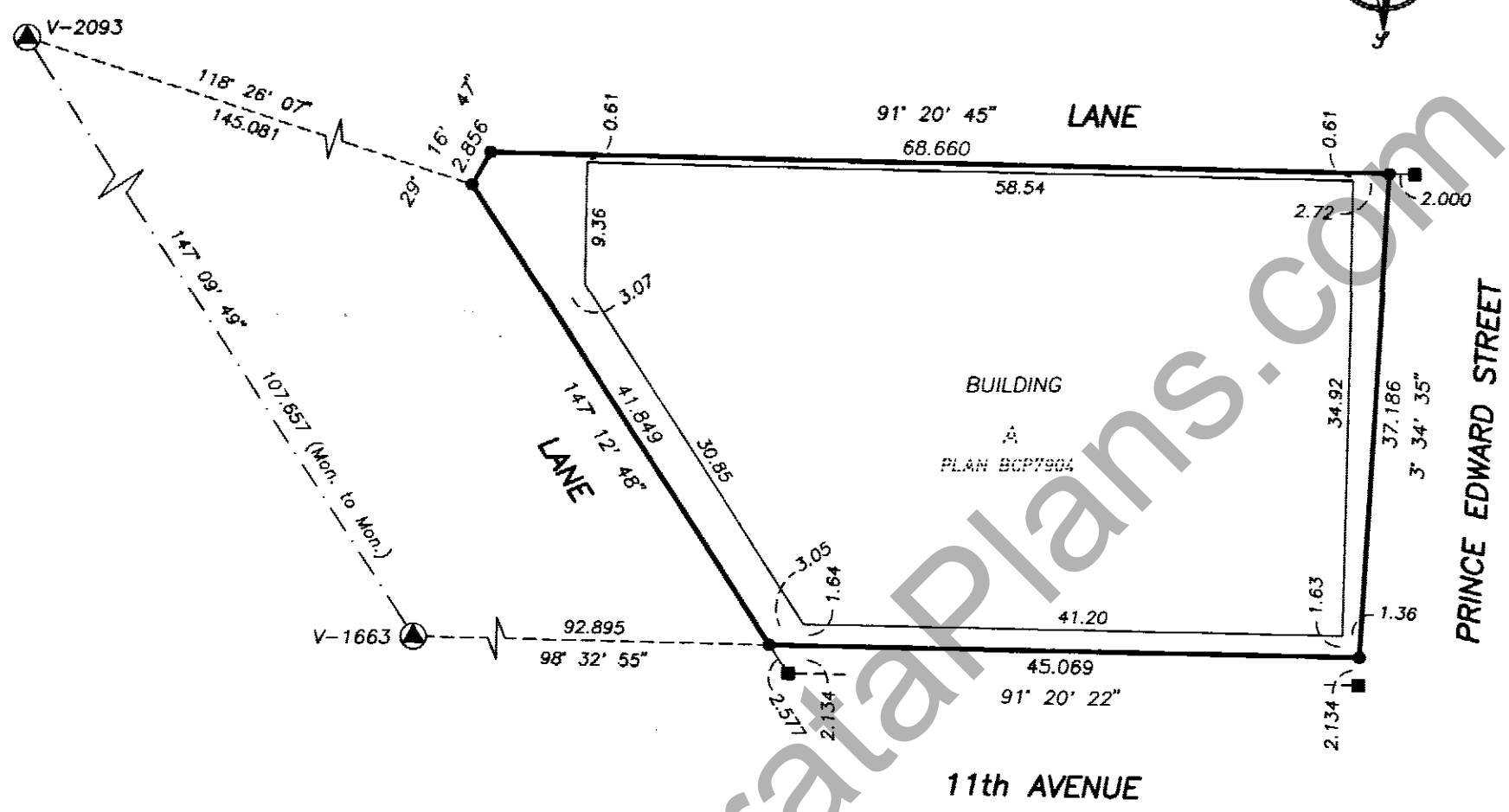
0 5 10 20 30 40

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

Deposited registered in the Land Title office at New Westminster, B.C. this 8th day of NOV., 2005.

I. MacDonald DS.
Deputy Registrar

BX17766 -
BX17840



NOTE:
All measurements and calculations of strata lot boundaries and limited common properties areas are to the exterior face of exterior stud walls and to the centrelines of demising walls between strata lots.

LEGEND:

▲	Control Monument Found
●	Standard Iron Post Found
■	Lead Plug Found
L.C.P.	denotes limited common property
C.P.	denotes common property
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
⊠	denotes duct space, common property
EC	denotes electrical closet, common property
V	denotes vestibule, common property
P	denotes parking stall, limited common property

Grid bearings are derived from observations between control monuments V-2093 and V-1663.
Integrated Survey Area No. 31, (Vancouver), NAD83 (CSRS)
This plan shows ground level measured distances.
Prior to computation of U.T.M. co-ordinates, multiply by combined factor of 0.9995963.

I, Johnson C. Tam, a British Columbia Land Surveyor, of the City of Richmond 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 October, 2005. The plan was completed and checked, and the checklist filed under #38862, on the 18th day of October, 2005.

B.C.L.S.

I, Johnson C. Tam, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not, as of October 12th, 2005, been previously occupied.

B.C.L.S.

I, Johnson C. Tam, a British Columbia Land Surveyor, certify that the building shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan.
Date: October 12th, 2005.

B.C.L.S.

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 – 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 2341
FB-51 P94-95, FB-85 P95-96

DWG No. 2341-FS

This plan lies within the Greater Vancouver Regional District.

2341-FS-01 Drawn By: CS

ORIGINAL

www.BCStrataPlans.com

FILED VABCS1581 RCVD:2005-11-08 PRNT: 2007-11-26-10.44.33.206844

STRATA PLAN BCS 1581

OWNER:
SOMA DEVELOPMENTS LTD. (INC.NO. 652405)

AUTHORIZED SIGNATORY (SIGN & PRINT NAME)
LEON S. BOGUER.

AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

Witness as to both signatures (SIGN & PRINT NAME)

Address of Witness: #302-4990 #3RD RICHMOND

Occupation of Witness: ADMINISTRATOR
Taylia Kuss

MORTGAGEE:
MCAP FINANCIAL CORPORATION (INC.NO. A62340)

AUTHORIZED SIGNATORY (SIGN & PRINT NAME)
BEVERLY WHITE

AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

Witness as to both signatures (SIGN & PRINT NAME)
SUKI GREWAL

Address of Witness: 1400 - 1140 WEST PENDER ST.
VANCOUVER, BC V6E-4G1

Occupation of Witness: FUNDING OFFICER

The City of Vancouver, the registered owner of covenant BW36792, hereby consent to the deposit of this plan.

CITY OF VANCOUVER BY ITS AUTHORIZED SIGNATORIES

MANAGER
GRAHAM JOHNSON.

CLERK

JOHNSON C. TAM, B.C.L.S.

October 12th, 2005.

2341-FS-02

ORIGINAL

www.BCStrataPlans.com

FILED VABCS1581 RCVD:2005-11-08 PRNT: 2007-11-26-10.44.33.206844

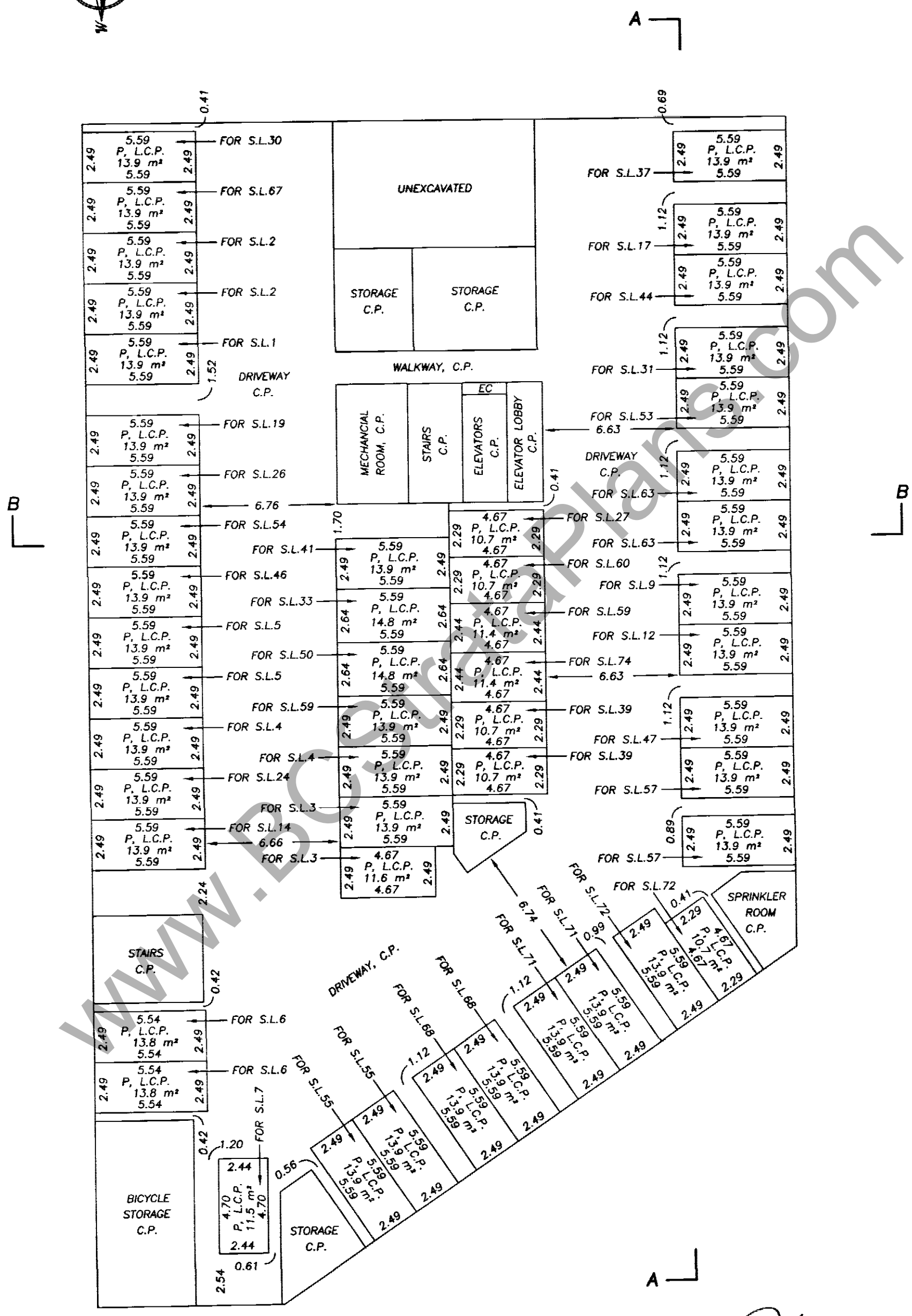
PARKING P2 FLOOR

STRATA PLAN BCS 1581

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



JOHNSON C. TAM, B.C.L.S.

October 12th, 2005.

2341-FS-03

ORIGINAL

www.BCStrataPlans.com

FILED VABCS1581 RCVD:2005-11-08 PRNT: 2007-11-26-10.44.33.206844

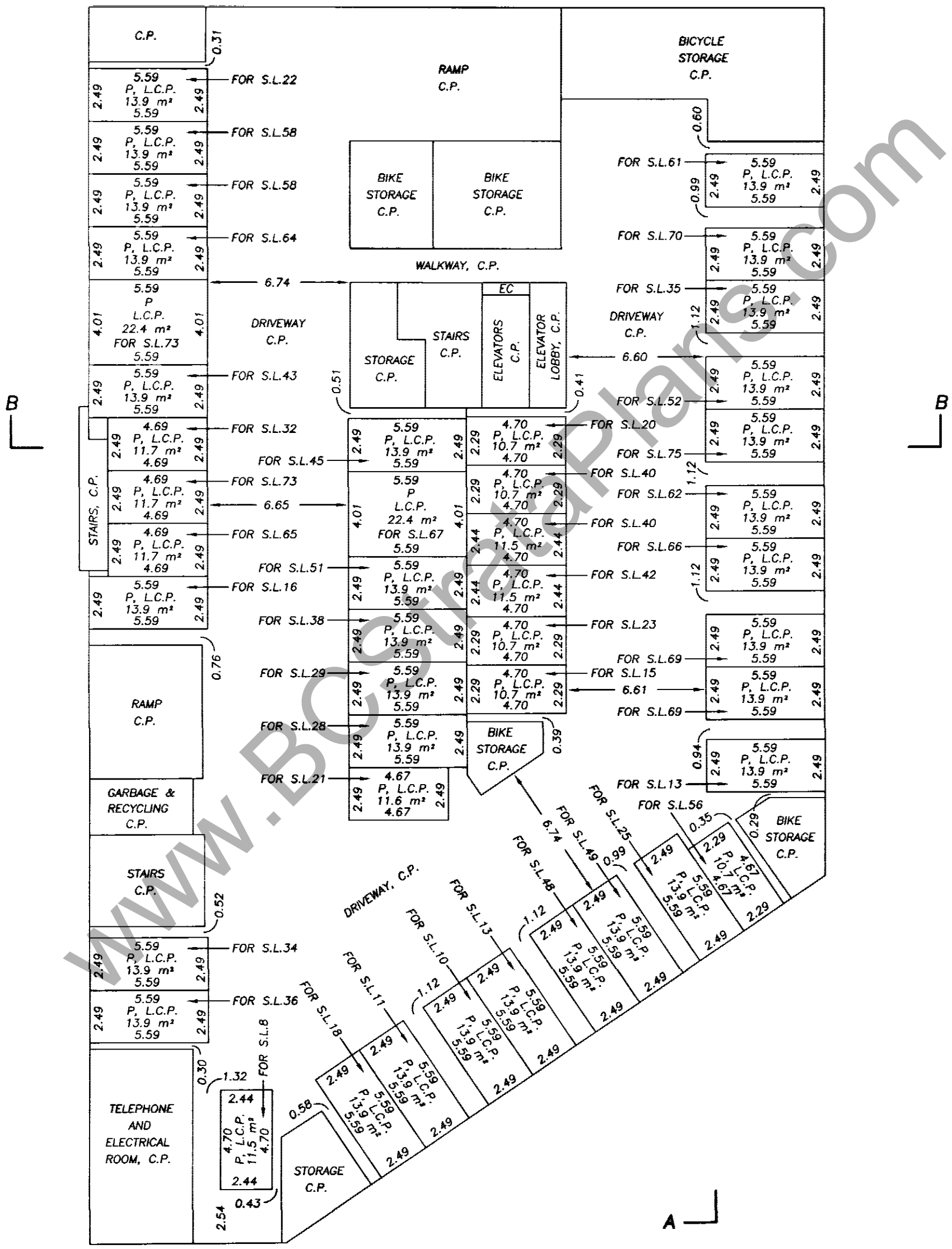
PARKING P1 FLOOR

STRATA PLAN BCS 1581

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



JOHNSON C. TAM, B.C.L.S.

October 12th, 2005.

2341-FS-04

ORIGINAL

www.BCStrataPlans.com

FILED VABCS1581 RCVD:2005-11-08 PRNT: 2007-11-26-10.44.33.206844

FIRST FLOOR

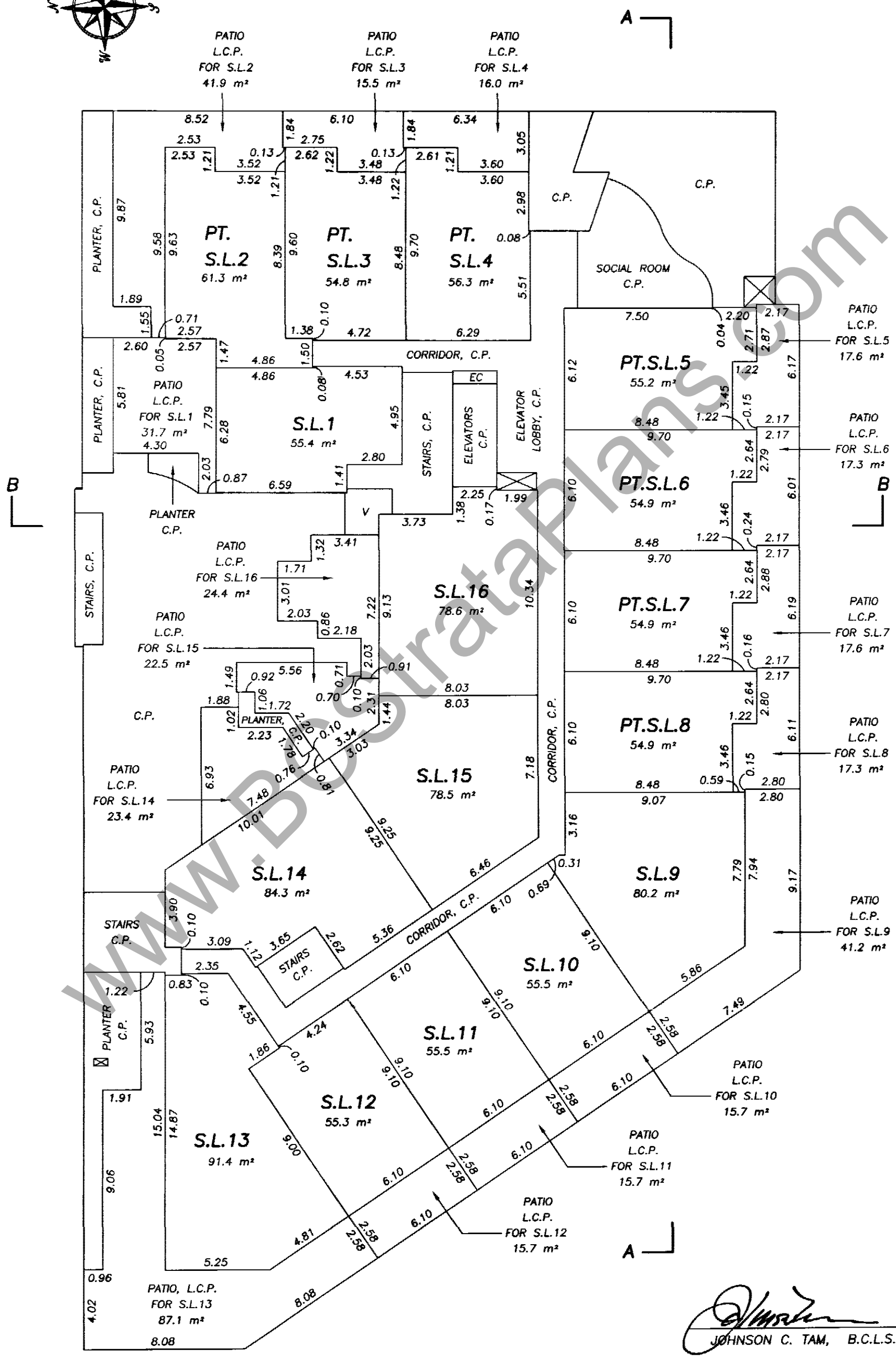
STRATA LOTS 1, 9 TO 16 AND PART STRATA LOTS 2 TO 8

STRATA PLAN BCS 1581

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



JOHNSON C. TAM, B.C.L.S.

October 12th, 2005.

2341-FS-05

ORIGINAL

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SECOND FLOOR

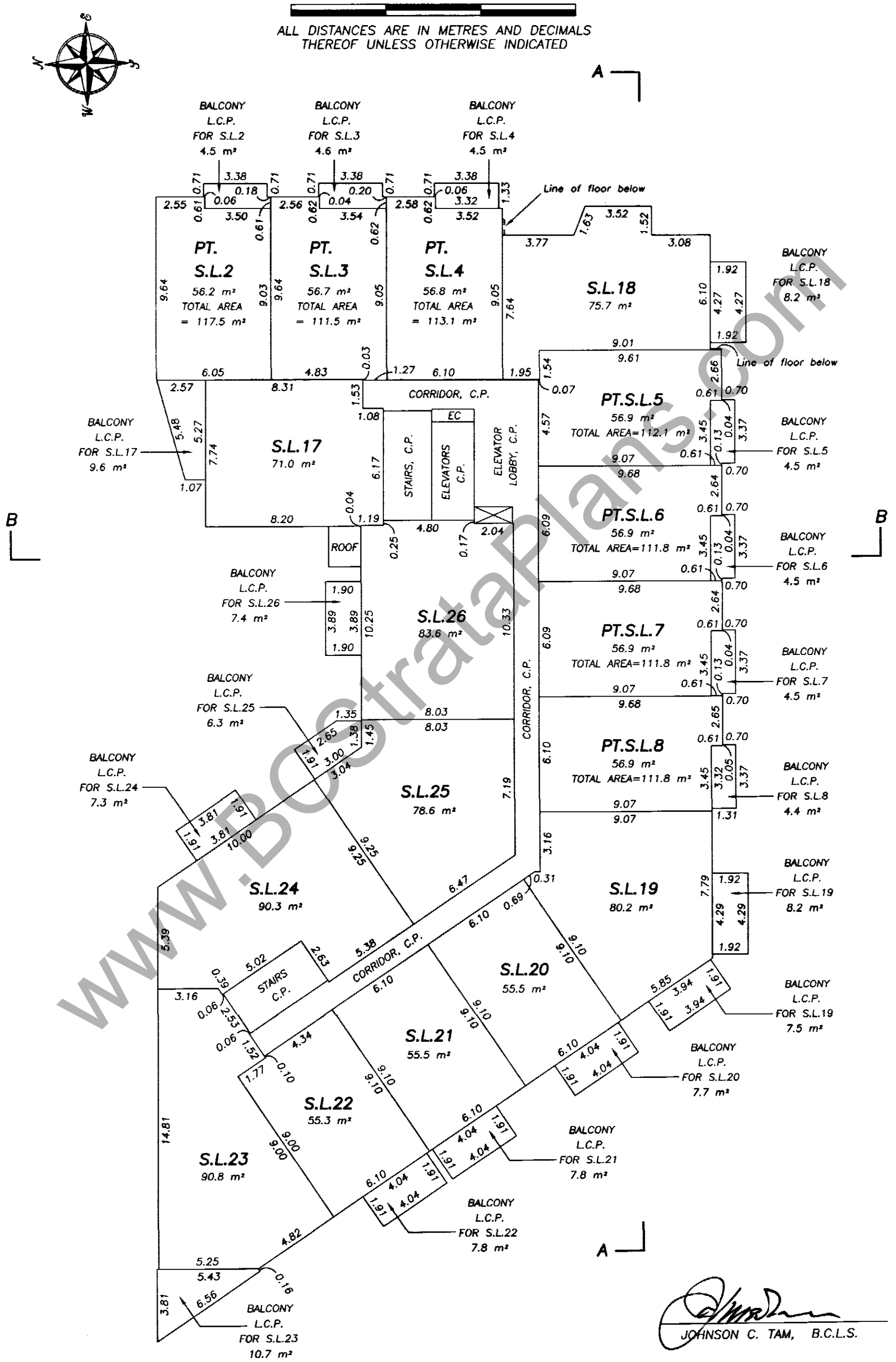
STRATA LOTS 17 TO 26
PART STRATA LOTS 2 TO 8

STRATA PLAN BCS 1581

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



JOHNSON C. TAM, B.C.L.S.

October 12th, 2005.

2341-FS-06

ORIGINAL

www.BCStrataPlans.com

FILED VABCS1581 RCVD:2005-11-08 PRNT: 2007-11-26-10.44.33.206844

THIRD FLOOR

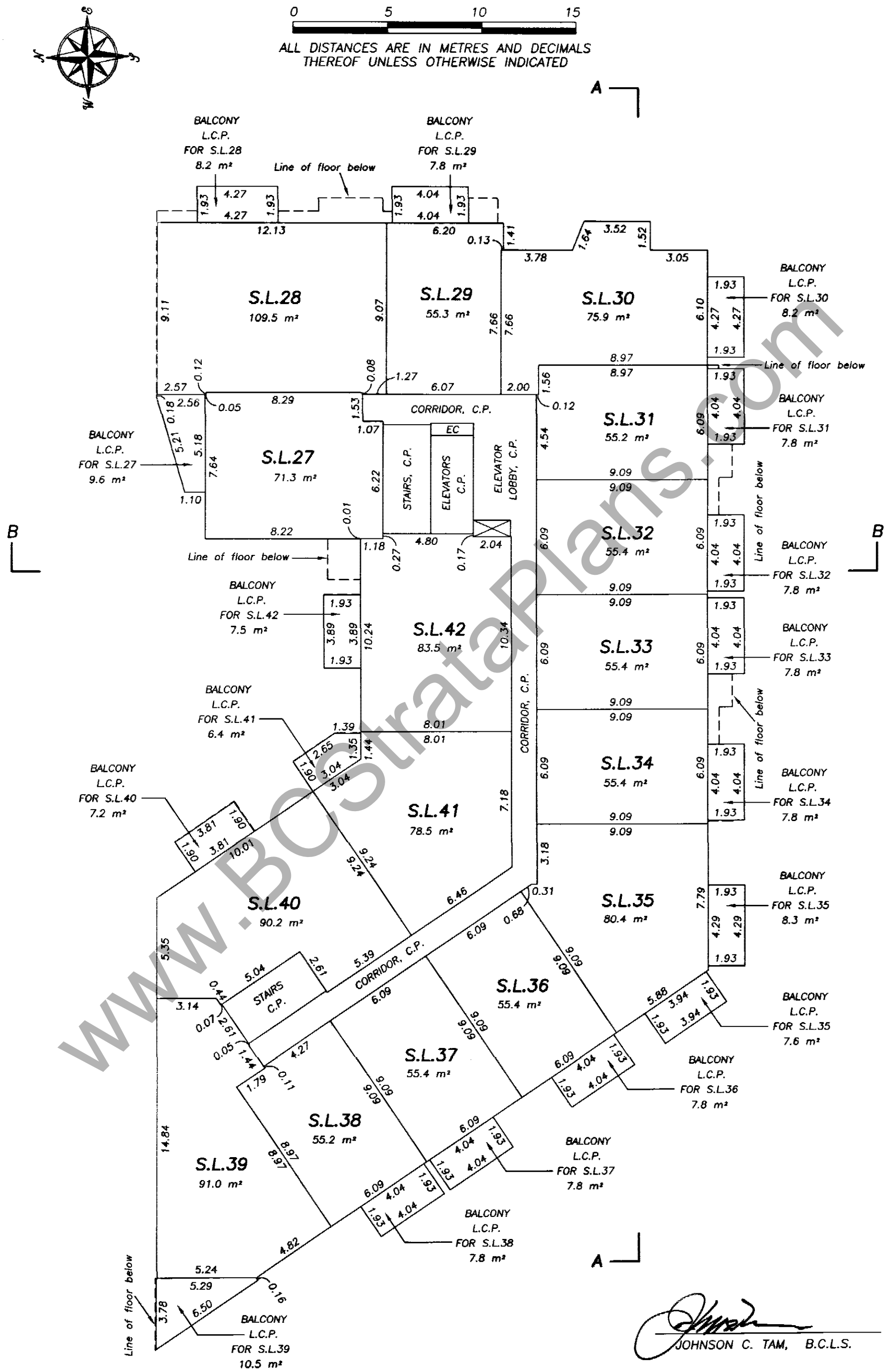
STRATA LOTS 27 TO 42

STRATA PLAN BCS 1581

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



JOHNSON C. TAM, B.C.L.S.

October 12th, 2005.

2341-FS-07

ORIGINAL

www.BCStrataPlans.com

FILED VABCS1581 RCVD:2005-11-08 PRNT: 2007-11-26-10.44.33.206844

FOURTH FLOOR

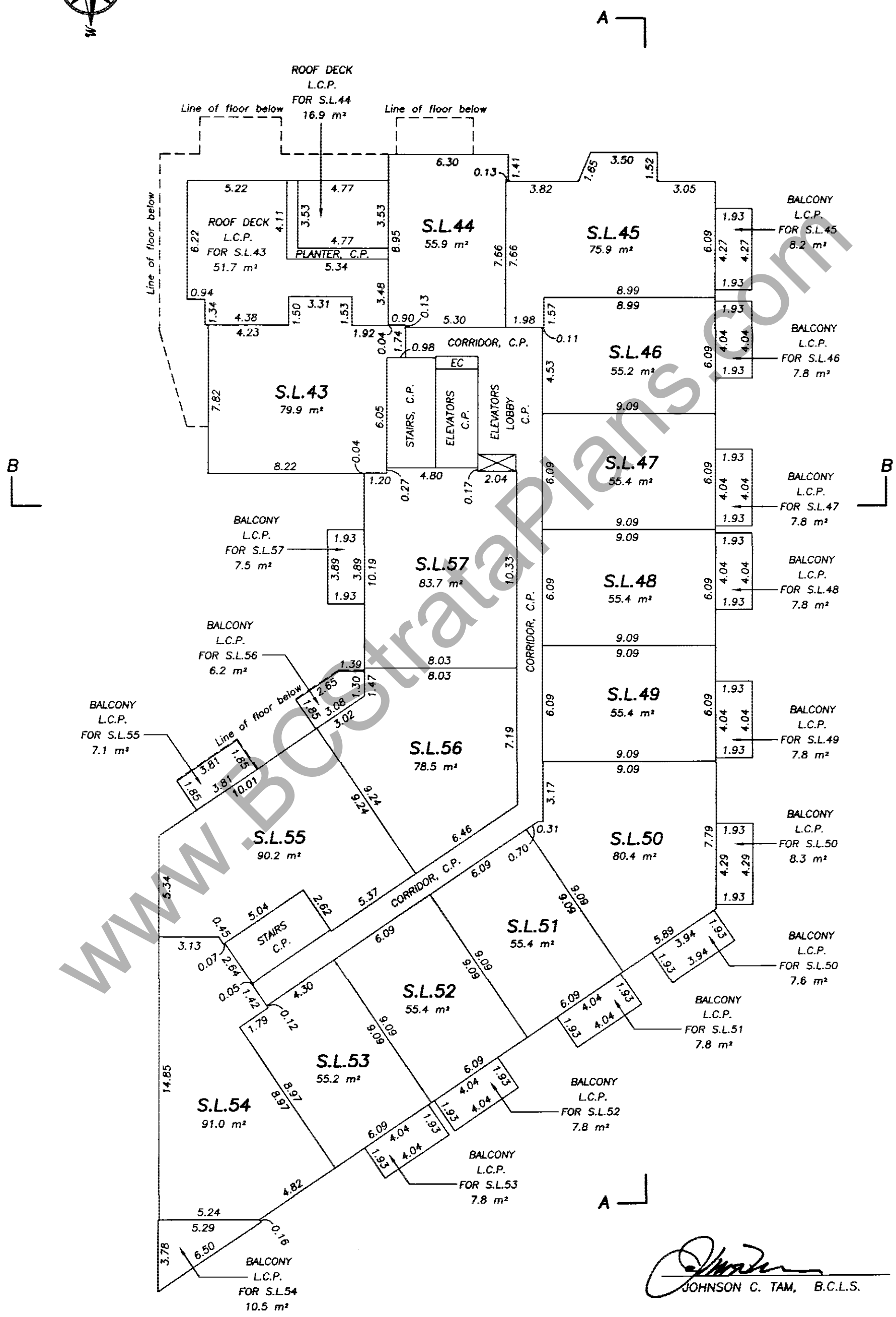
STRATA LOTS 43 TO 57

STRATA PLAN BCS 1581

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



JOHNSON C. TAM, B.C.L.S.

October 12th, 2005.

2341-FS-08

ORIGINAL

www.BCStrataPlans.com

FILED VABCS1581 RCVD:2005-11-08 PRNT: 2007-11-26-10.44.33.206844

FIFTH FLOOR

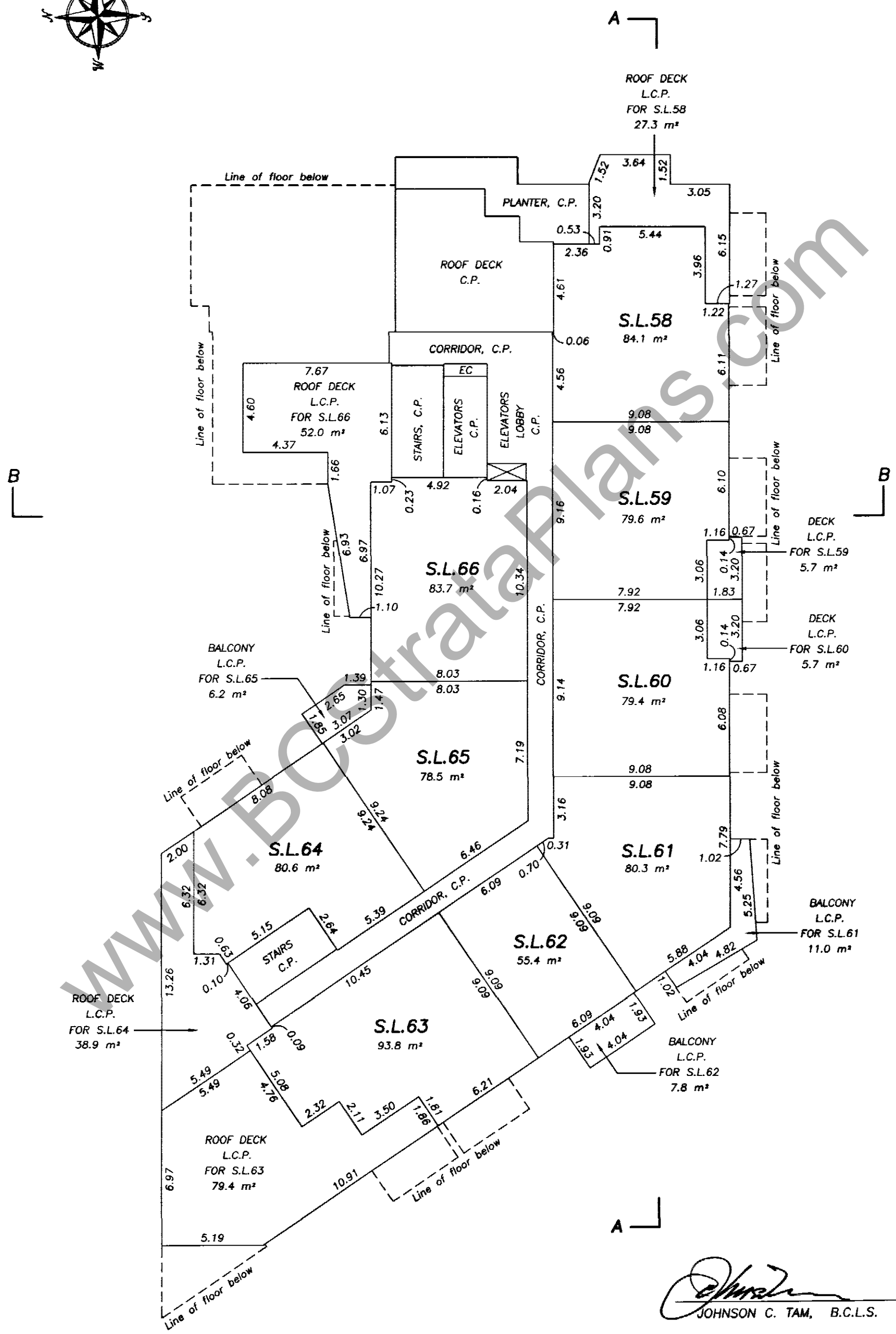
STRATA LOTS 58 TO 66

STRATA PLAN BCS 1581

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



JOHNSON C. TAM, B.C.L.S.

October 12th, 2005.

2341-FS-09

ORIGINAL

FILED VABCS1581 RCVD:2005-11-08 PRNT: 2007-11-26-10.44.33.206844

www.BCStrataPlans.com

SIXTH FLOOR

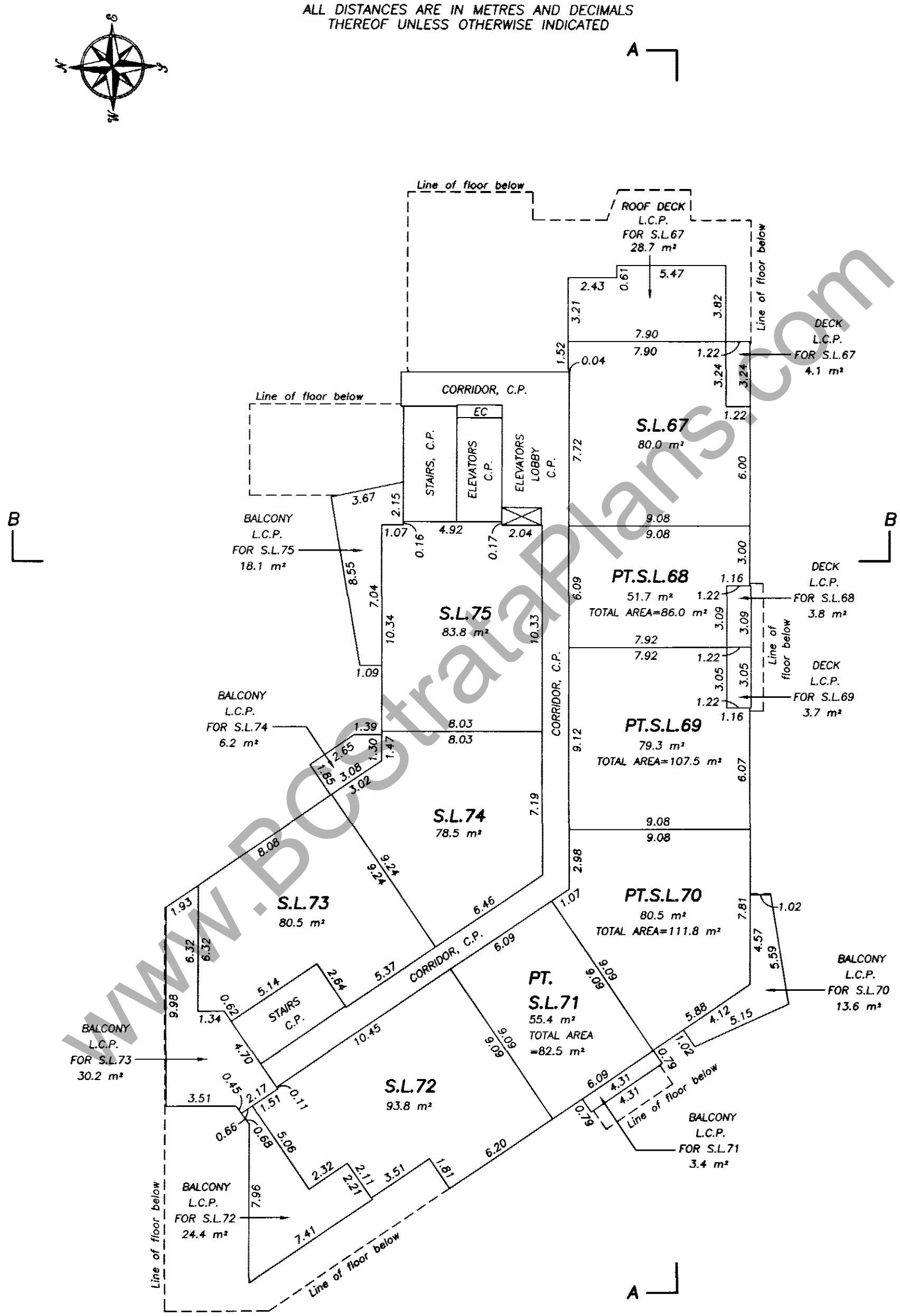
STRATA LOTS 67, 72 TO 75
PART STRATA LOTS 68 TO 71

STRATA PLAN BCS 1581

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



JOHNSON C. TAM, B.C.L.S.

October 12th, 2005.

2341-FS-10

ORIGINAL

www.BCStrataPlans.com

FILED VABCS1581 RCVD:2005-11-08 PRNT: 2007-11-26-10.44.33.206844

MEZZANNINE FLOOR

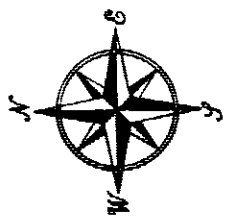
PART STRATA LOTS 68 TO 71

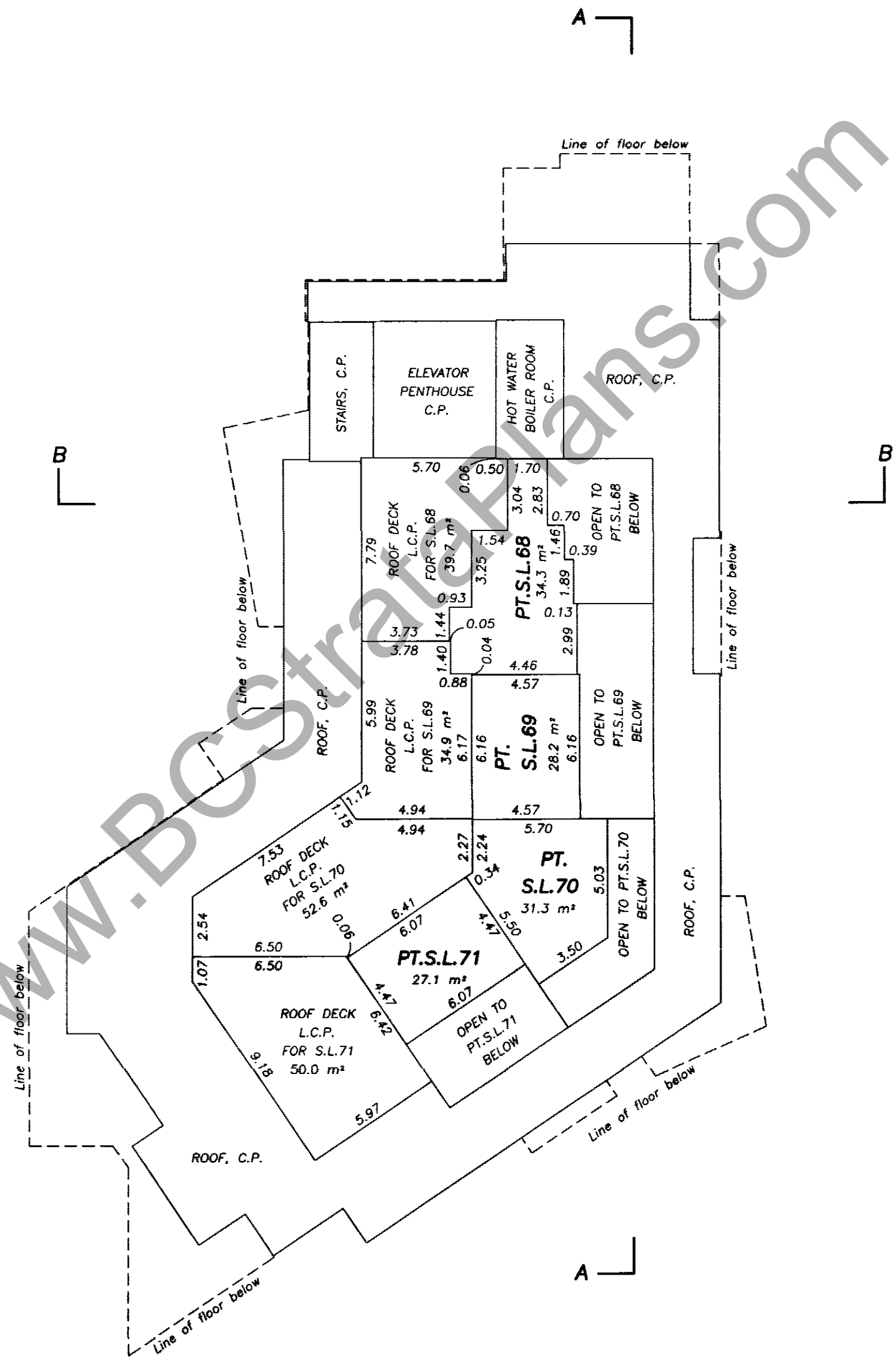
STRATA PLAN BCS 1581

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED





JOHNSON C. TAM, B.C.L.S.

October 12th, 2005.

2341-FS-11

ORIGINAL

www.BCStrataPlans.com

FILED VABCS1581 RCVD:2005-11-08 PRNT: 2007-11-26-10.44.33.206844

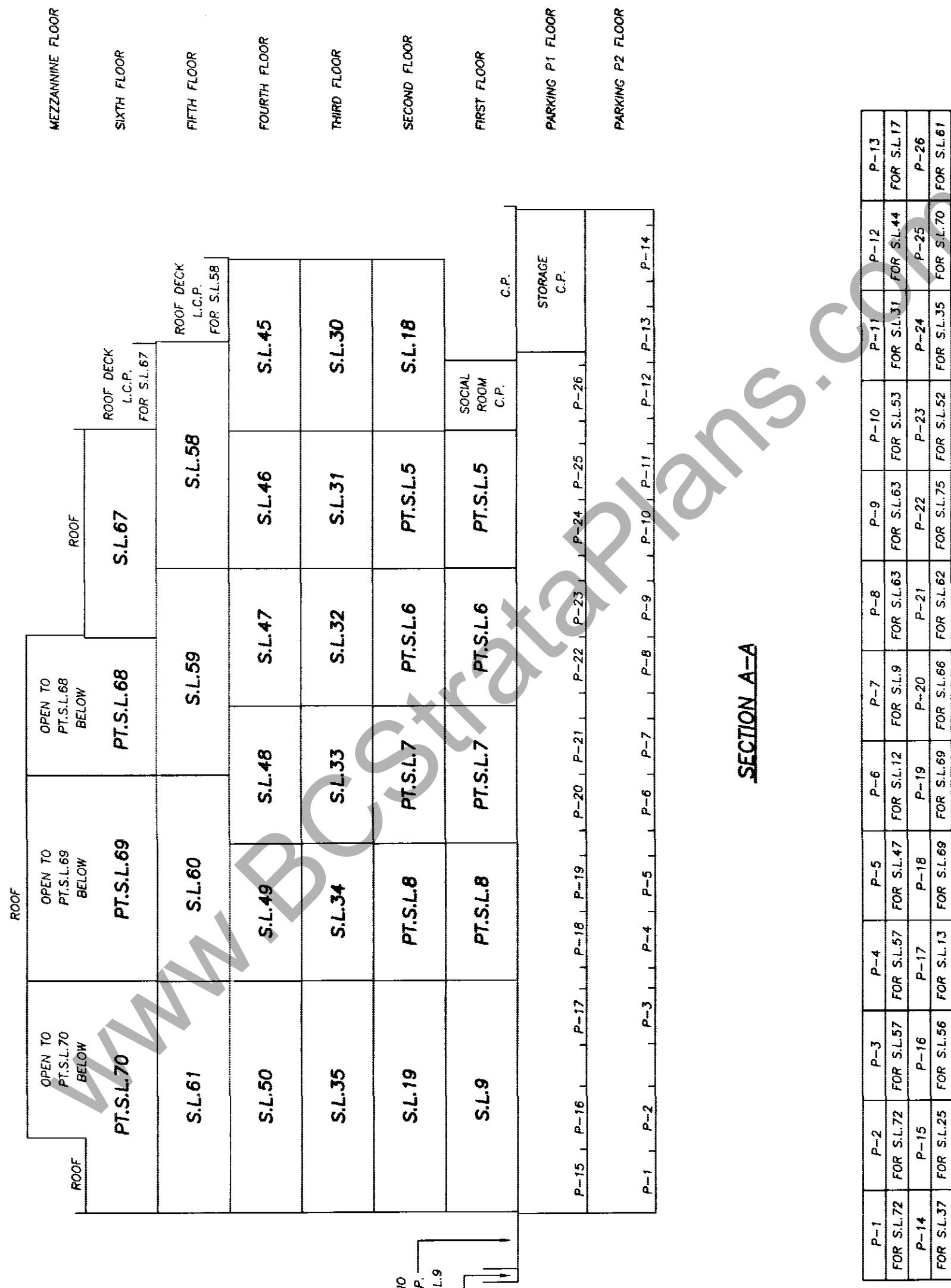
BUILDING SECTION

STRATA PLAN BCS 1581

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



SECTION A–A

JOHNSON C. TAM, B.C.L.S.

October 12th, 2005.

2341–FS–12

ORIGINAL

www.BCStrataPlans.com

FILED VABCS1581 RCVD:2005-11-08 PRNT: 2007-11-26-10.44.33.206844

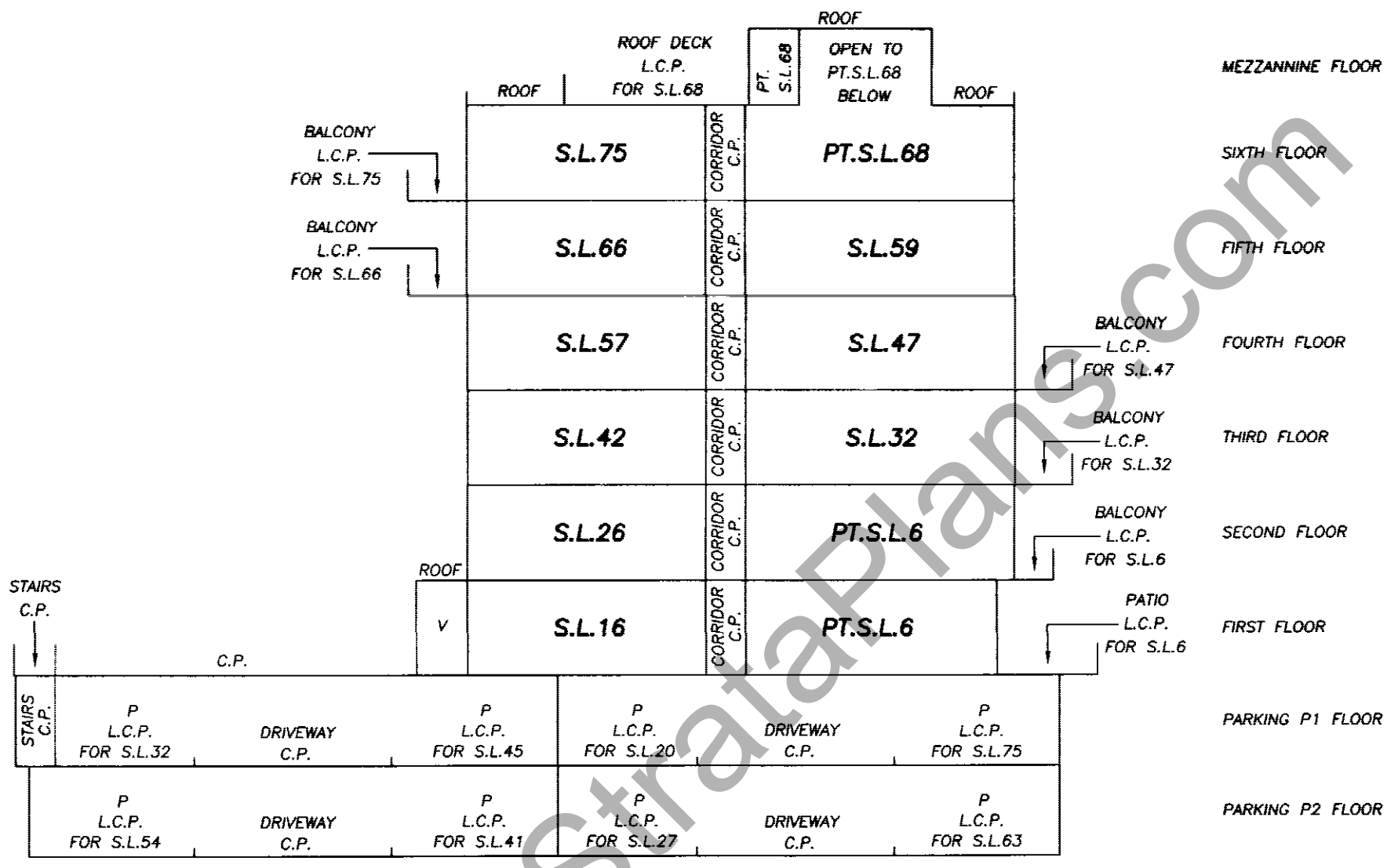
BUILDING SECTION

STRATA PLAN BCS 1581

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



SECTION B–B

JOHNSON C. TAM, B.C.L.S.

October 12th, 2005.

2341–FS–13

ORIGINAL

www.BCStrataPlans.com

FILED VABCS1581 RCVD:2005-11-08 PRNT: 2007-11-26-10.44.33.206844

AMENDED SHEETS 3 AND 4 A

EXPLANATORY PLAN AMENDING STRATA PLAN BCS1581 BLOCK 117 DISTRICT LOT 301 GROUP 1 NEW WESTMINSTER DISTRICT TO DESIGNATE LIMITED COMMON PROPERTY FOR THE BENEFIT OF STRATA LOTS 1 TO 9, 13 TO 18, 22 TO 28, 30 ,33, 35 TO 37, 39 TO 46, 50, 54 TO 56, 58, 59, 62, 63, 66, 67, 69 AND 72 TO 73

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

PURSUANT TO SECTION 257 STRATA PROPERTY ACT

#2635 PRINCE EDWARD STREET
VANCOUVER, B.C.

STRATA PLAN BCS1581
Deposited in the Land Title office at New Westminster, B.C. this 12th day of Dec., 2005.
I. MacDonald/ps
Deputy Registrar
Ref: Bx297219

SCALE: 1:125

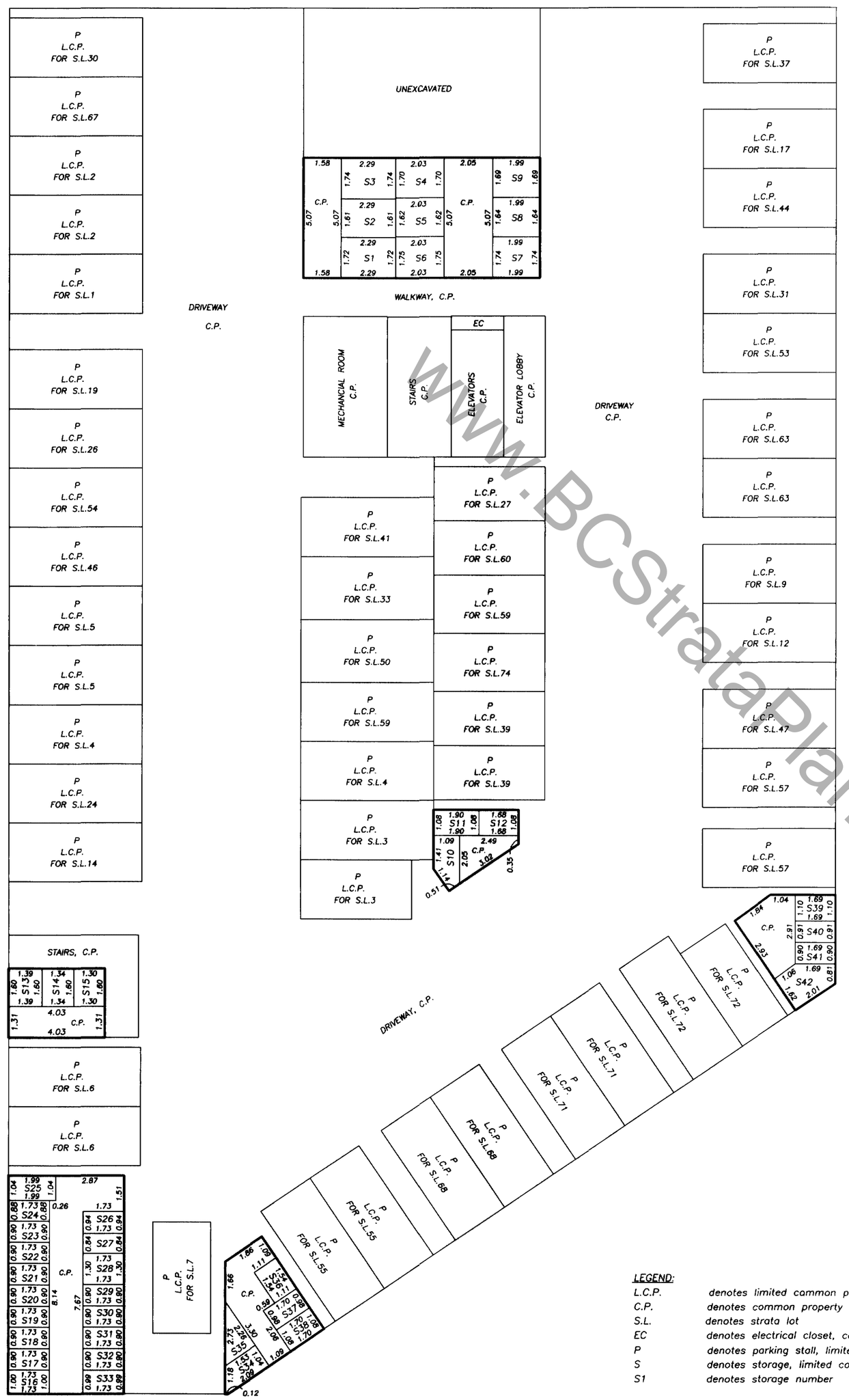
0 1 2 5 10m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

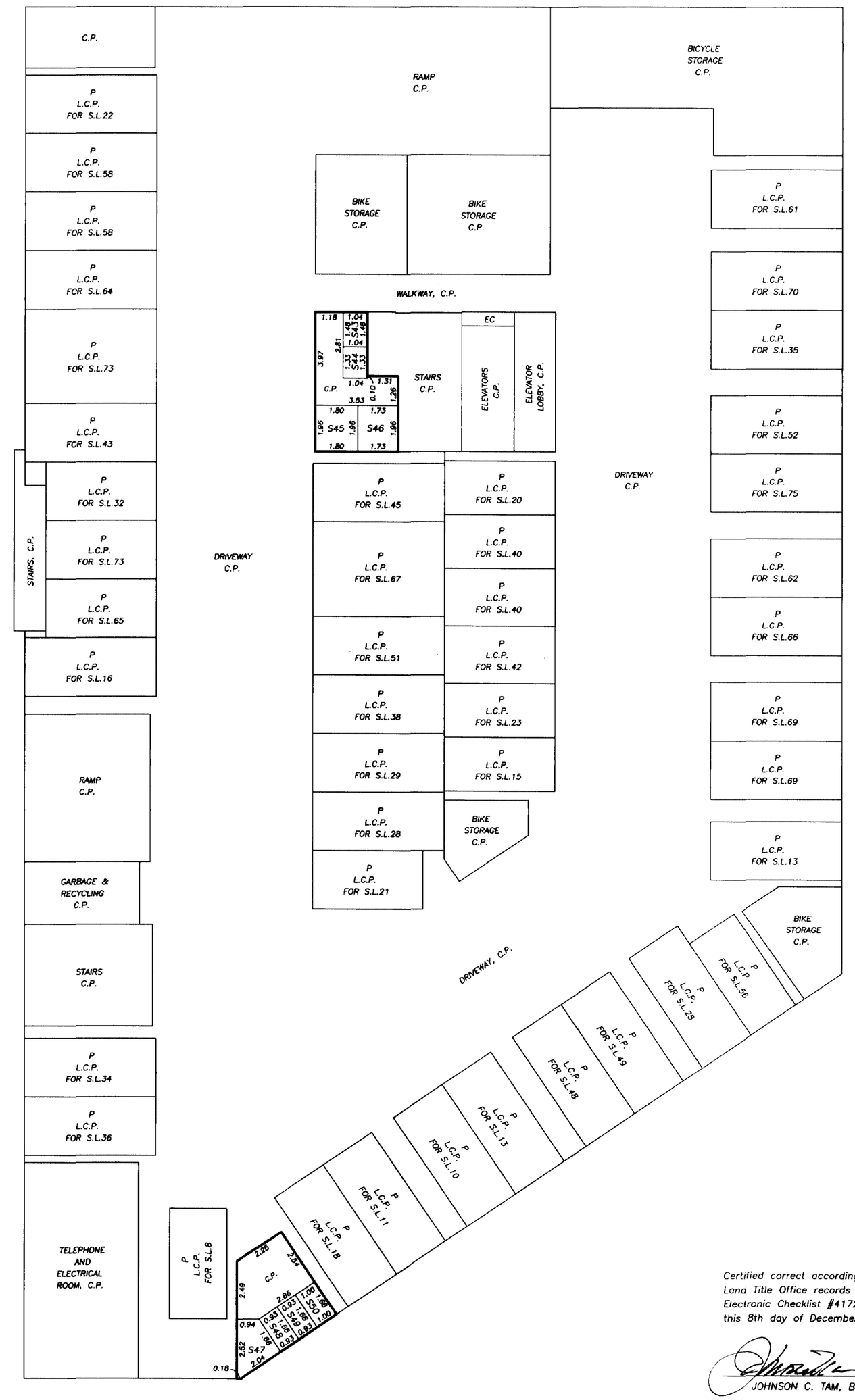
BOOK OF REFERENCE

STORAGE NO.	AREA (m²)	FOR STRATA LOT
S1	3.9 m²	S.L.1
S2	3.7 m²	S.L.2
S3	4.0 m²	S.L.3
S4	3.5 m²	S.L.6
S5	3.3 m²	S.L.5
S6	3.6 m²	S.L.4
S7	3.5 m²	S.L.7
S8	3.3 m²	S.L.8
S9	3.4 m²	S.L.17
S10	2.2 m²	S.L.58
S11	2.1 m²	S.L.59
S12	1.8 m²	S.L.63
S13	2.2 m²	S.L.67
S14	2.1 m²	S.L.69
S15	2.1 m²	S.L.73
S16	1.7 m²	S.L.1
S17	1.5 m²	S.L.15
S18	1.5 m²	S.L.16
S19	1.5 m²	S.L.18
S20	1.5 m²	S.L.22
S21	1.5 m²	S.L.23
S22	1.5 m²	S.L.24
S23	1.5 m²	S.L.25
S24	1.5 m²	S.L.26
S25	2.1 m²	S.L.28
S26	1.6 m²	S.L.39
S27	1.5 m²	S.L.13
S28	2.3 m²	S.L.62
S29	1.6 m²	S.L.37
S30	1.6 m²	S.L.9
S31	1.6 m²	S.L.35
S32	1.6 m²	S.L.33
S33	1.7 m²	S.L.30
S34	2.0 m²	S.L.41
S35	1.7 m²	S.L.42
S36	1.7 m²	S.L.46
S37	1.7 m²	S.L.45
S38	1.8 m²	S.L.44
S39	1.9 m²	S.L.55
S40	1.5 m²	S.L.54
S41	1.5 m²	S.L.50
S42	3.2 m²	S.L.72
S43	1.5 m²	S.L.66
S44	1.4 m²	S.L.27
S45	3.5 m²	S.L.43
S46	3.4 m²	S.L.27
S47	3.1 m²	S.L.56
S48	1.5 m²	S.L.40
S49	1.5 m²	S.L.36
S50	1.7 m²	S.L.14

PARKING P2 FLOOR



PARKING P1 FLOOR



LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
S.L.	denotes strata lot
EC	denotes electrical closet, common property
P	denotes parking stall, limited common property
S	denotes storage, limited common property
S1	denotes storage number

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 – 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214–8928
Fax: 214–8929
E–mail: jctam@telus.net
Job No. 2341
Drawn By: CS

DWG No. 2341–EXP

This plan lies within the Greater Vancouver Regional District.

Certified correct according to Land Title Office records and Electronic Checklist #41728 filed this 8th day of December, 2005.

JOHNSON C. TAM, B.C.L.S.

ORIGINAL

www.BCStrataPlans.com