

**STRATA PLAN OF PARCEL I,  
BLOCK 85, DISTRICT LOT 541,  
GROUP 1, N.W.D., PLAN LMP 51395**

SHEET 1 OF 36 SHEETS.  
STRATA PLAN  
BCS 528

INTEGRATED SURVEY AREA NO. 31, CITY OF VANCOUVER, NAD83 (CSRS)

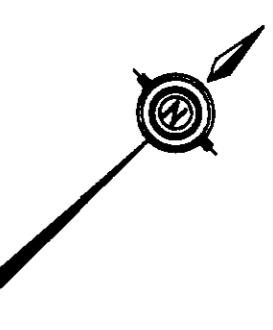
80393152 to 80393286

B.C.G.S. 926.025

DEPOSITED AND REGISTERED IN THE  
LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.  
THIS 26 DAY OF SEPT . 2003

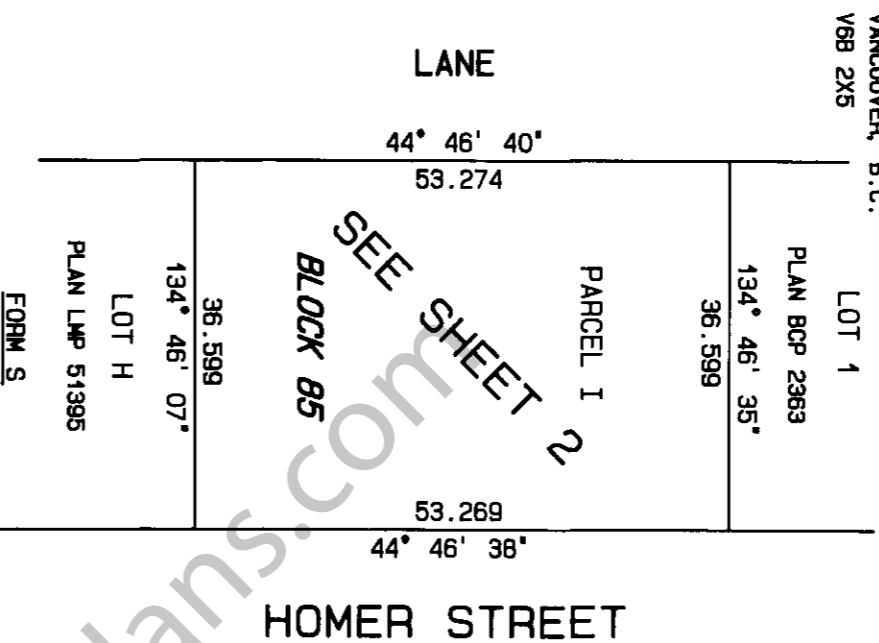
SCALE : 1 : 750

ALL DISTANCES SHOWN ARE IN METRES



B. B. [Signature]  
REGISTRAR

CIVIC ADDRESS IS:  
1047-1063 HOMER STREET,  
VANCOUVER, B.C.  
V6B 2X5



OWNER - DEVELOPER  
QUALIX-LANDMARK DEVELOPMENTS INC.

[Signature]  
AUTHORIZED SIGNATORY  
RESNA NAVASBI

[Signature]  
AUTHORIZED SIGNATORY  
MCHAMNEY ESEAHAKI

MORTGAGEE:  
CANADIAN WESTERN BANK

[Signature]  
AUTHORIZED SIGNATORY  
MARIO FURLAN

[Signature]  
AUTHORIZED SIGNATORY  
BRUCE GIBBARD

WITNESS AS TO  
QUALIX-LANDMARK DEVELOPMENTS INC.

[Signature]  
SIGNATURE  
MARGARET NAVASBI

OCCUPATION: Businesswoman

ADDRESS OF WITNESS: 15167 Chadwick  
Dunbar West Vancouver, B.C.  
V7S 2R9

WITNESS AS TO CANADIAN WESTERN BANK

[Signature]  
SIGNATURE  
SHELL CAMPBELL

OCCUPATION: Manager R/E Admin

ADDRESS OF WITNESS: 22 FLOOR 27  
Velo Bureau St  
Vancouver BC V6C 2G8

ENDORSEMENT OF NONOCCUPANCY  
I, B.J. OKE, A BRITISH COLUMBIA LAND SURVEYOR,  
CERTIFY THAT THE BUILDINGS INCLUDED IN THIS  
STRATA PLAN HAVE NOT, AS OF SEPTEMBER 18th, 2003,  
BEEN PREVIOUSLY OCCUPIED.

[Signature]  
FORM U  
B.C.L.S.

ENDORSEMENT OF SURVEYOR  
I, B.J. OKE, A BRITISH COLUMBIA LAND SURVEYOR,  
CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA  
PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE  
LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

SEPTEMBER 18th, 2003  
DATE  
[Signature]  
B.C.L.S.

FORM 9  
(SECTION 67 (t))  
STATEMENT BY SURVEYOR

I, B.J. OKE, A BRITISH COLUMBIA LAND SURVEYOR,  
OF THE CITY OF VANCOUVER, 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 1st DAY  
OF SEPTEMBER, 2003. THE PLAN WAS COMPLETED AND  
AND CHECKED, AND THE CHECKLIST FILED UNDER  
# 5809 , ON THE 18th DAY OF SEPTEMBER, 2003.

[Signature]  
B.C.L.S.

BALCONY, PATIO AND DECK AREAS ARE  
DEFINED AS TO HEIGHT BY THE CENTRE  
OF THE FLOOR ABOVE OR ITS EXTENSIONS,  
OR WHERE THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF A STRATA  
LOT WITHIN THE SAME BUILDING,  
UNLESS OTHERWISE NOTED.  
WE, THE CITY OF VANCOUVER, OWNER OF  
COVENANT #81108163 CONSENT TO THE  
DEPOSIT FOR REGISTRATION OF THIS  
STRATA PLAN

[Signature]  
AUTHORIZED SIGNATORY

- LEGEND
- BEARINGS ARE GRID AND ARE DERIVED FROM PLAN LMP 51395.
  - ELEV DENOTES ELEVATOR
  - SL DENOTES STRATA LOT
  - C DENOTES COMMON PROPERTY
  - A DENOTES AREA
  - LCP DENOTES LIMITED COMMON PROPERTY
  - PT DENOTES PART
  - BAL DENOTES BALCONY
  - #2 DENOTES SQUARE METRES
  - DENOTES IRON PIN FOUND
  - DENOTES LEAD PLUG FOUND
  - DENOTES LEAD PLUG SET
  - O/A DENOTES OVERALL

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

COOP CAPITAL SAVINGS Credit Union  
MORTGAGEE: (Formerly)  
SURREY METRO SAVINGS CREDIT UNION

[Signature]  
AUTHORIZED SIGNATORY  
BOB MARK  
PRINT NAME  
[Signature]  
AUTHORIZED SIGNATORY  
NOEM KEANNITZ  
PRINT NAME

WITNESS AS TO SURREY METRO SAVINGS CREDIT UNION  
[Signature]  
SIGNATURE  
LEONKA PAYNTER  
PRINT NAME  
OCCUPATION: Admin Assistant  
ADDRESS OF WITNESS:  
15117-101 AVE  
Surrey, BC V3R 9P7

HERMON & OKE,  
B.C. LAND SURVEYORS  
VANCOUVER, B.C. Ph. 604-687-6841  
J-2004-157 FIELD NOTES IN JOB FILE  
\\JL09C\2004-157.s1 S-10096

10/1

**BUILDING FOUNDATION**

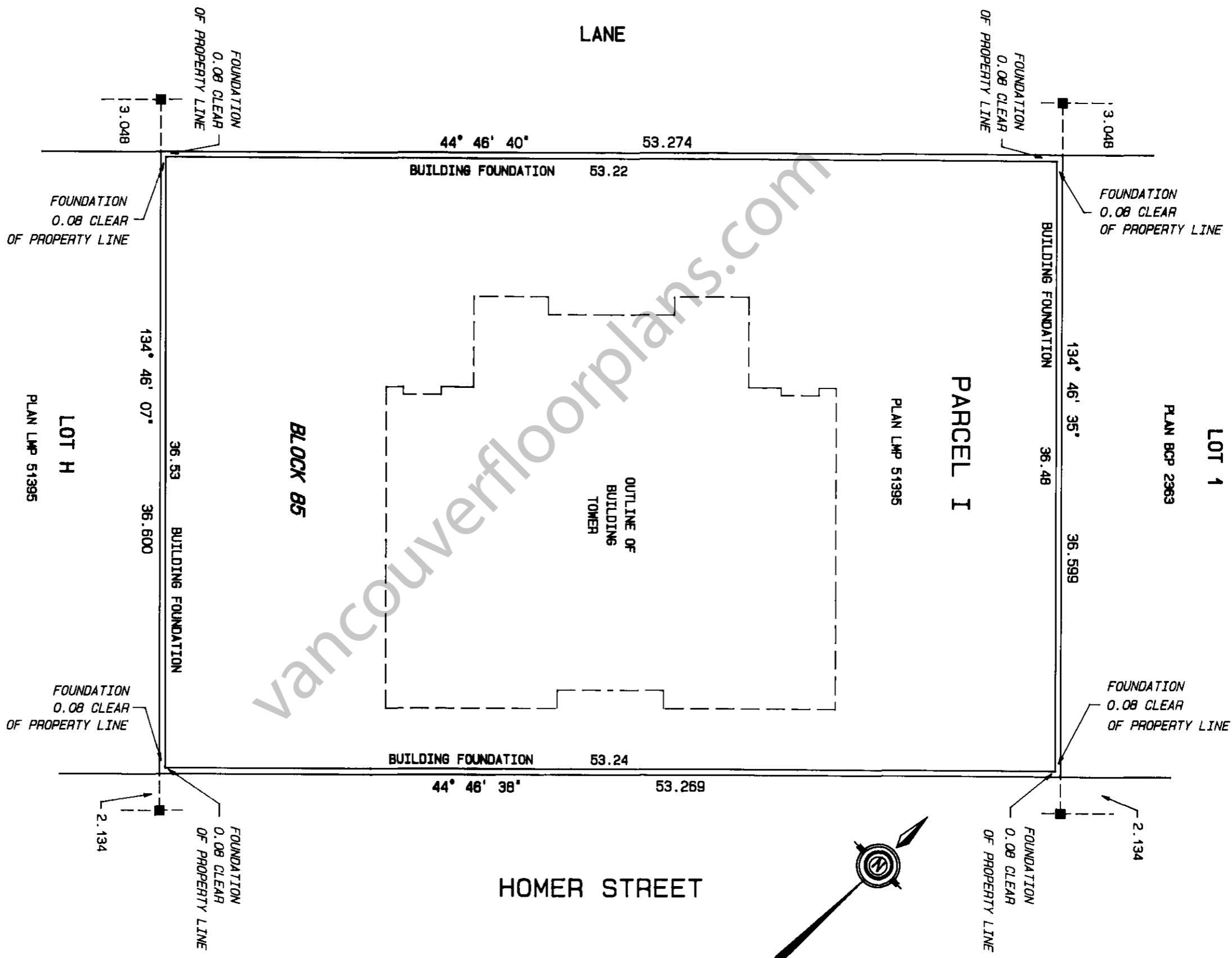
SHEET 2 OF 36 SHEETS.

**STRATA PLAN**

**BCS 528**

SCALE : 1 : 250

ALL DISTANCES SHOWN ARE IN METRES



THE CITY OF VANCOUVER AS REGISTERED OWNER OF SECTION 219 COVENANTS BT108163 AND BV183790, NOW CONSENTS FOR LAND TITLE ACT PURPOSES ONLY TO THE DEPOSIT FOR REGISTRATION OF THIS STRATA PLAN, PROVIDED ALWAYS THAT SUCH CONSENT IS NOT A WAIVER OF ANY EXISTING BREACH OF EITHER COVENANT, NOR IS THIS A CONSENT TO OR WAIVER OF, ANY BY-LAW OR PERMIT REQUIREMENT.

*James J. Connell*  
 AUTHORIZED SIGNATORY

*AS*

*BP*

SEPTEMBER 18th, 2003

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**PARKING LEVEL P2**

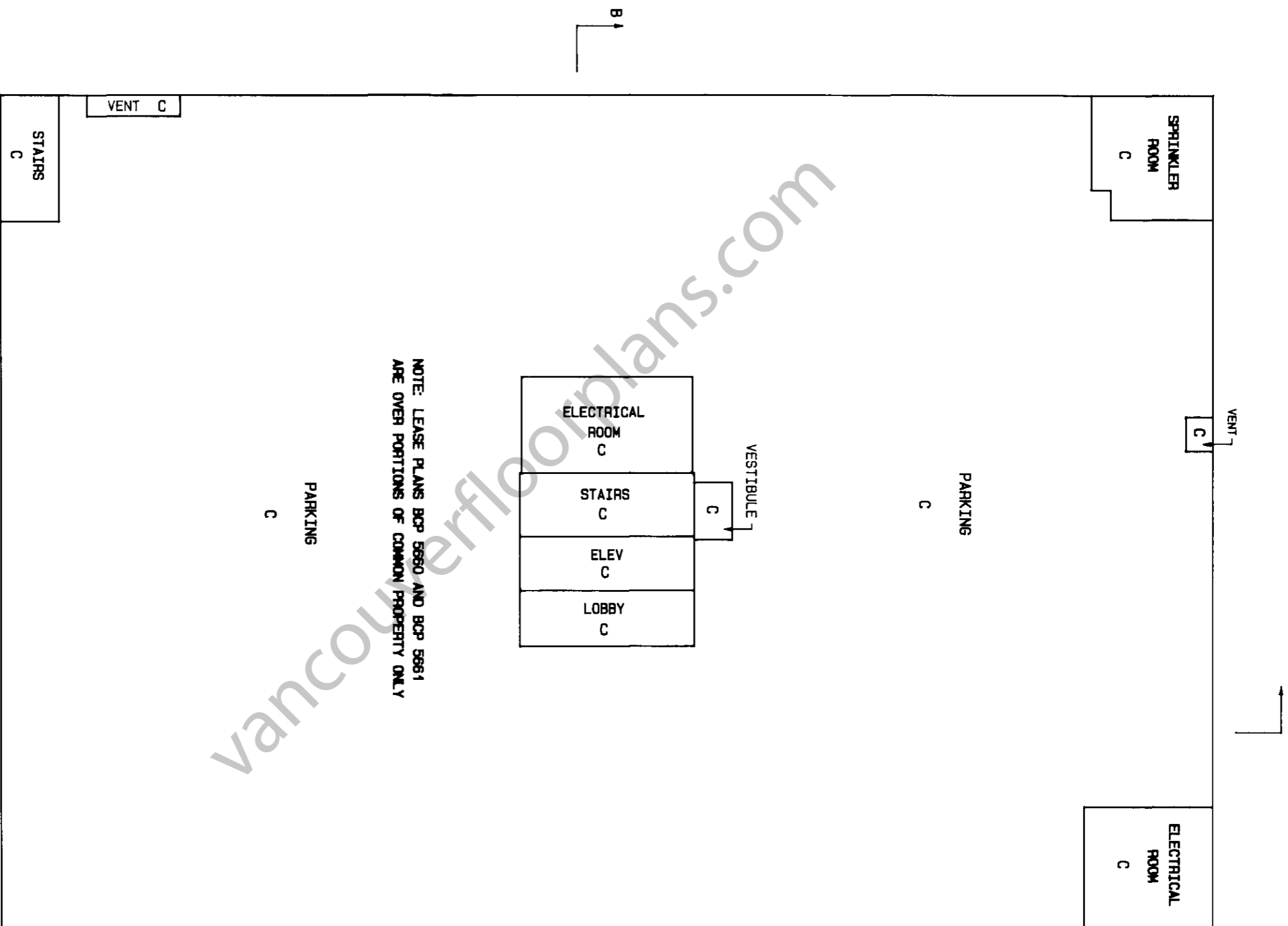
SHEET 3 OF 36 SHEETS.

**STRATA PLAN**

**BCS 528**

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



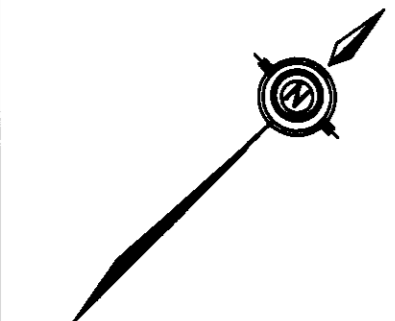
NOTE: LEASE PLANS BCP 5660 AND BCP 5661 ARE OVER PORTIONS OF COMMON PROPERTY ONLY

vancouverfloorplans.com

SEPTEMBER 18th, 2003

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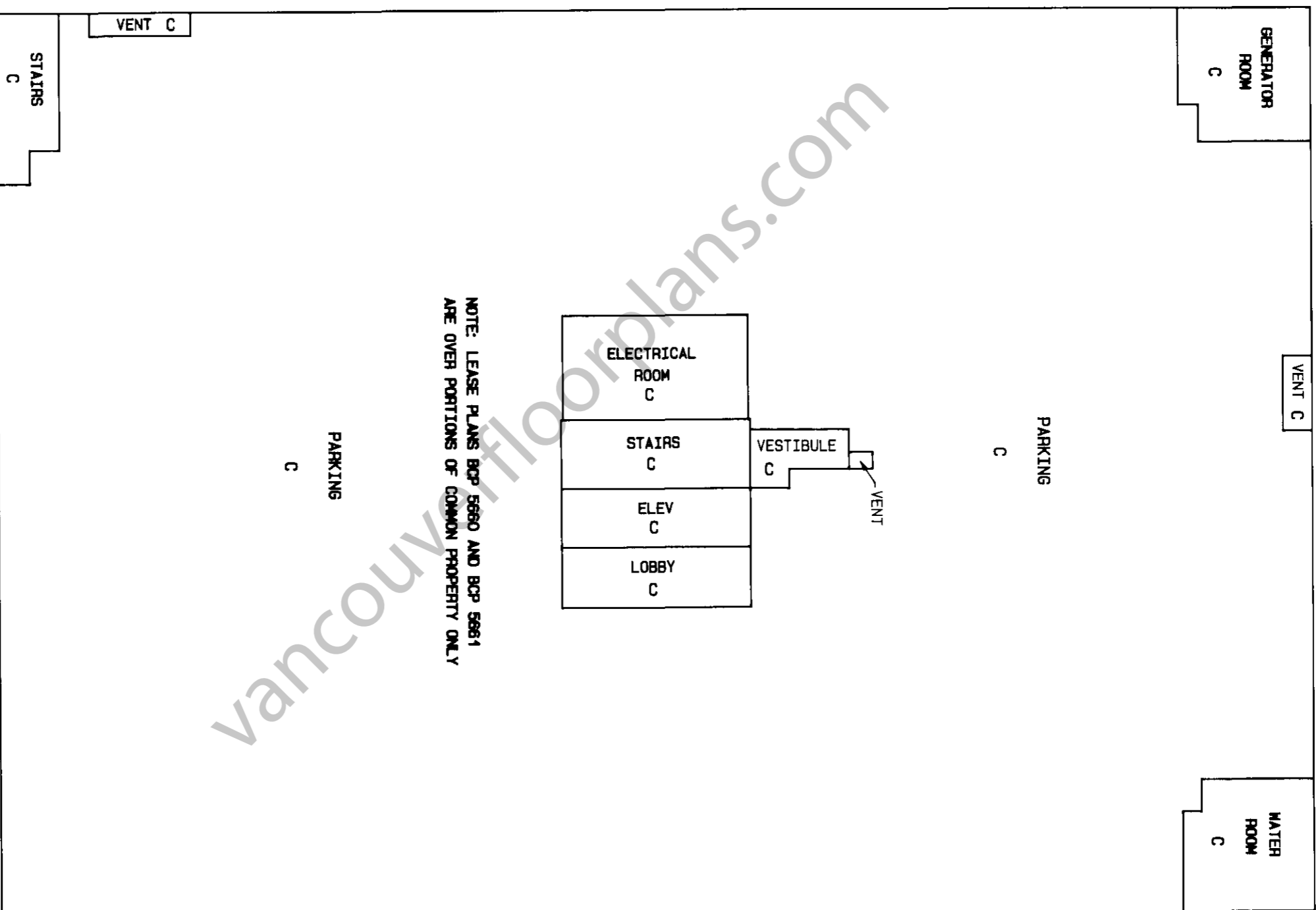


**PARKING LEVEL P1**

SHEET 4 OF 36 SHEETS.

SCALE : 1 : 200  
ALL DISTANCES SHOWN ARE IN METRES

**STRATA PLAN  
BCS 528**

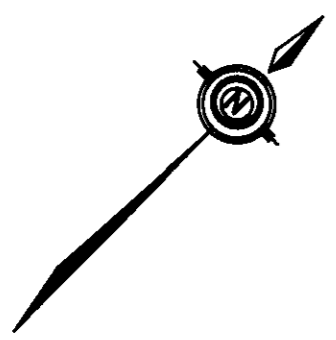


NOTE: LEASE PLANS BCP 5660 AND BCP 5661  
ARE OVER PORTIONS OF COMMON PROPERTY ONLY

SEPTEMBER 18th, 2003

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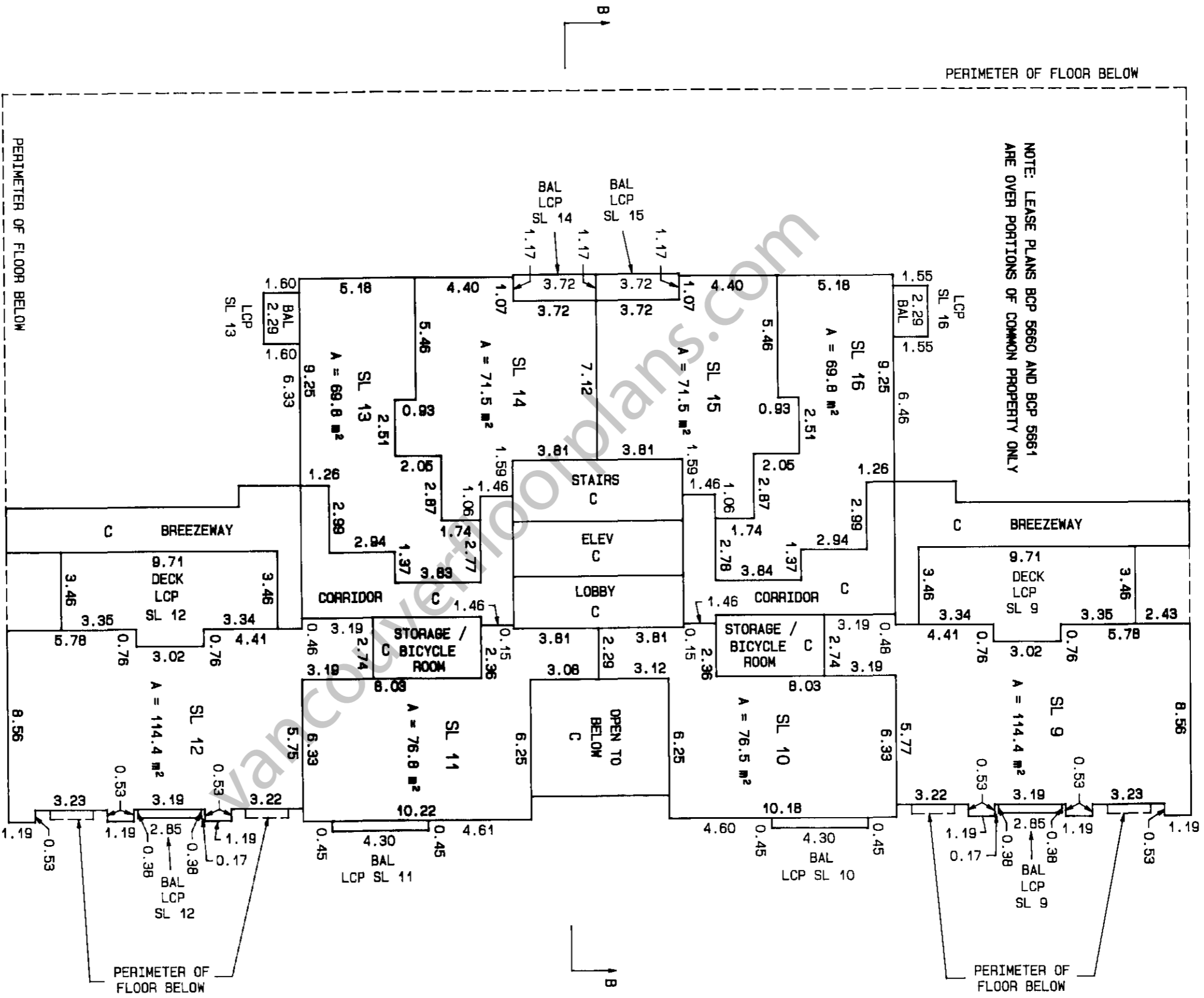


**LEVEL 3**

SCALE : 1 : 200  
ALL DISTANCES SHOWN ARE IN METRES



NOTE: LEASE PLANS BCP 5660 AND BCP 5661 ARE OVER PORTIONS OF COMMON PROPERTY ONLY



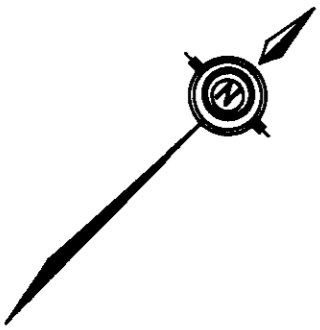
SHEET 7 OF 36 SHEETS.

**STRATA PLAN  
BCS 528**

SEPTEMBER 18th, 2003

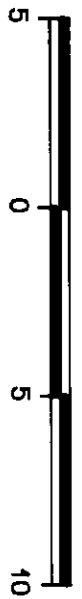
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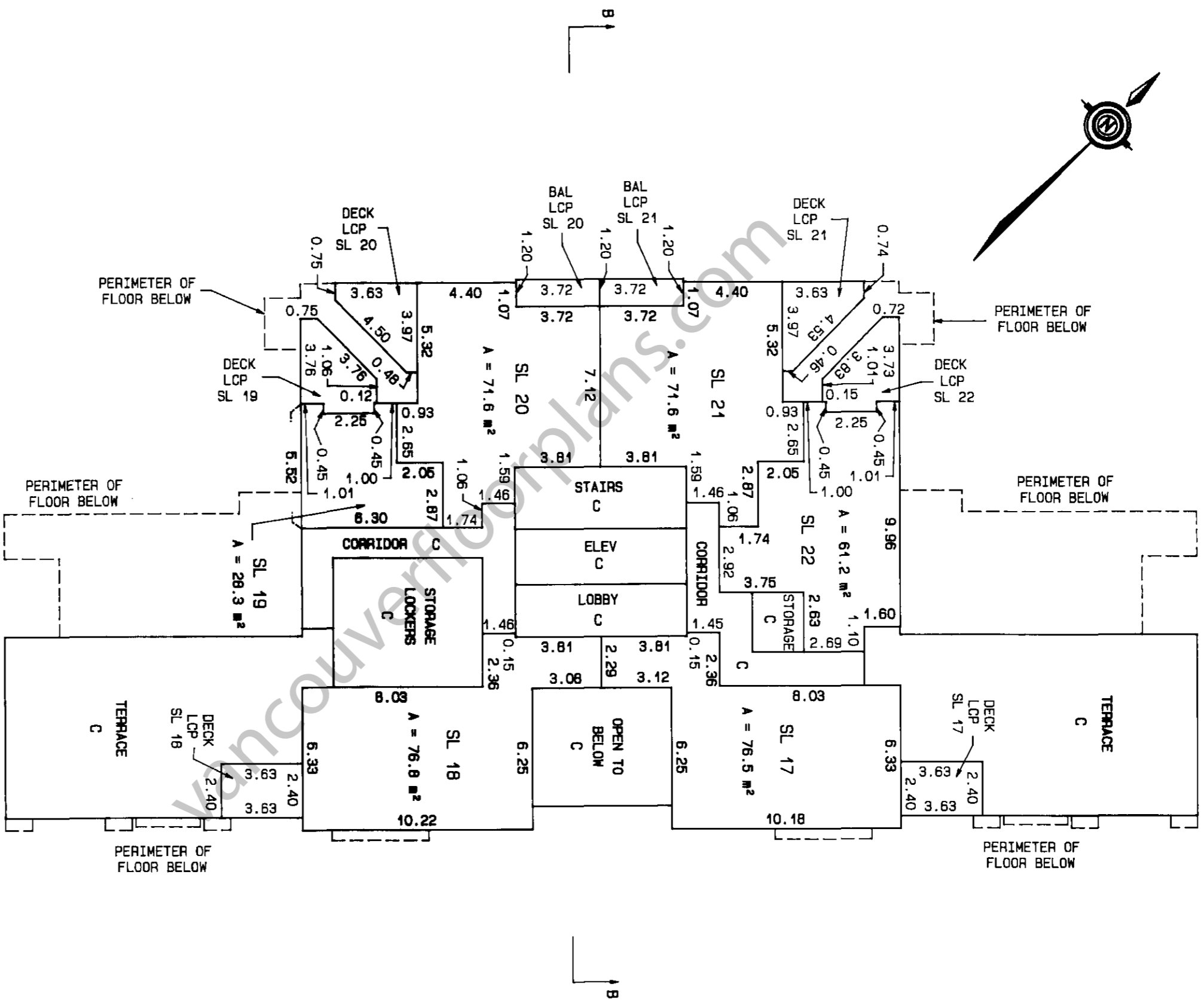
**LEVEL 4**

SCALE : 1 : 200  
ALL DISTANCES SHOWN ARE IN METRES



SHEET 8 OF 36 SHEETS.

**STRATA PLAN**  
**BCS 528**



NOTE: LEASE PLANS BCP 5660 AND BCP 5661 ARE OVER PORTIONS OF COMMON PROPERTY ONLY

SEPTEMBER 18th, 2003

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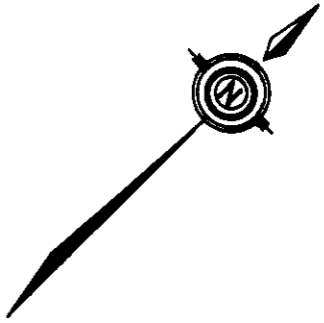
S-10096



LEVEL 5

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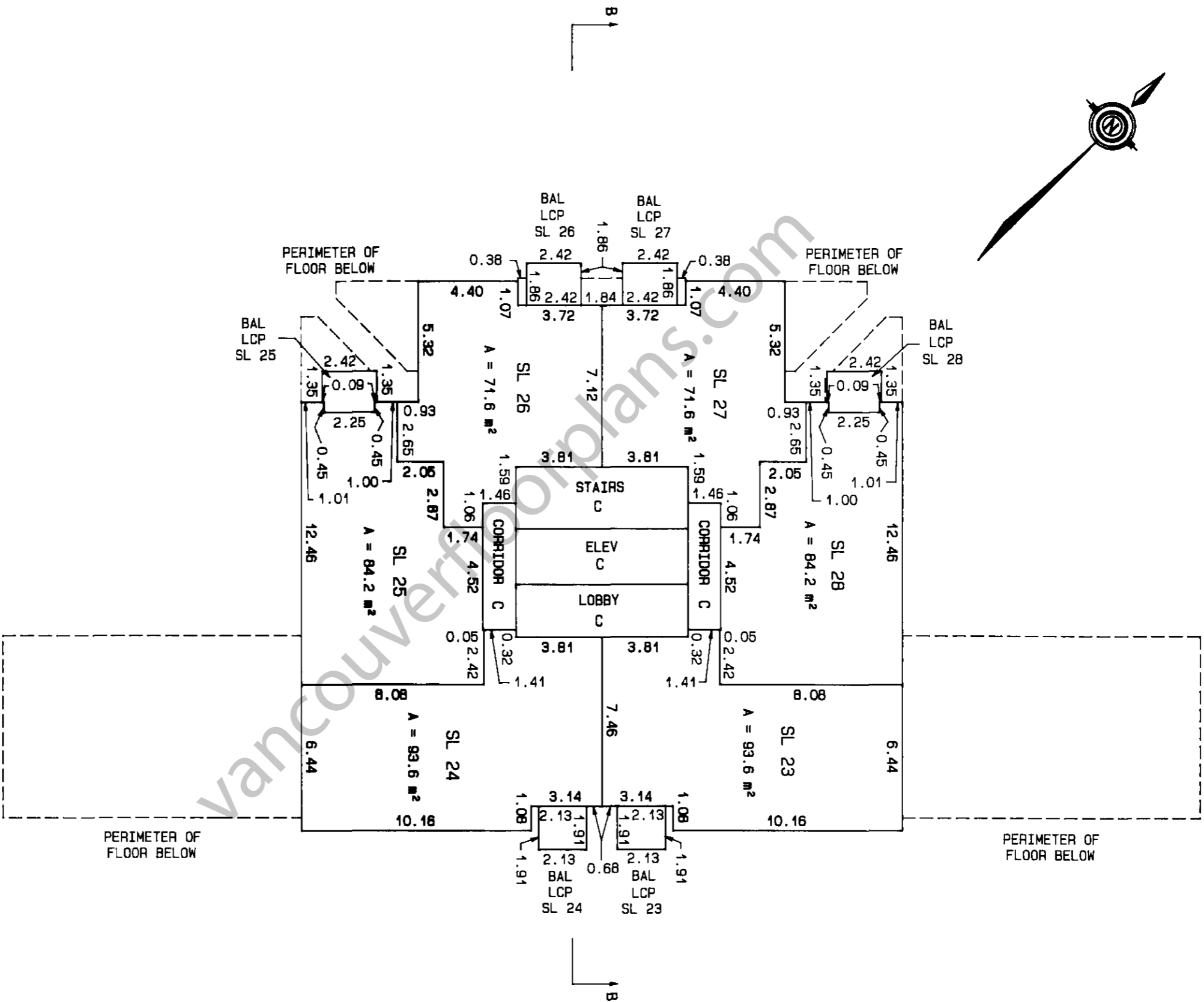
ALL DISTANCES SHOWN ARE IN METRES



SHEET 9 OF 36 SHEETS.

STRATA PLAN

BCS 518



SEPTEMBER 18th, 2003

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*Handwritten initials/signature*

*Handwritten initials/signature*

**LEVEL 6**

SCALE : 1 : 200

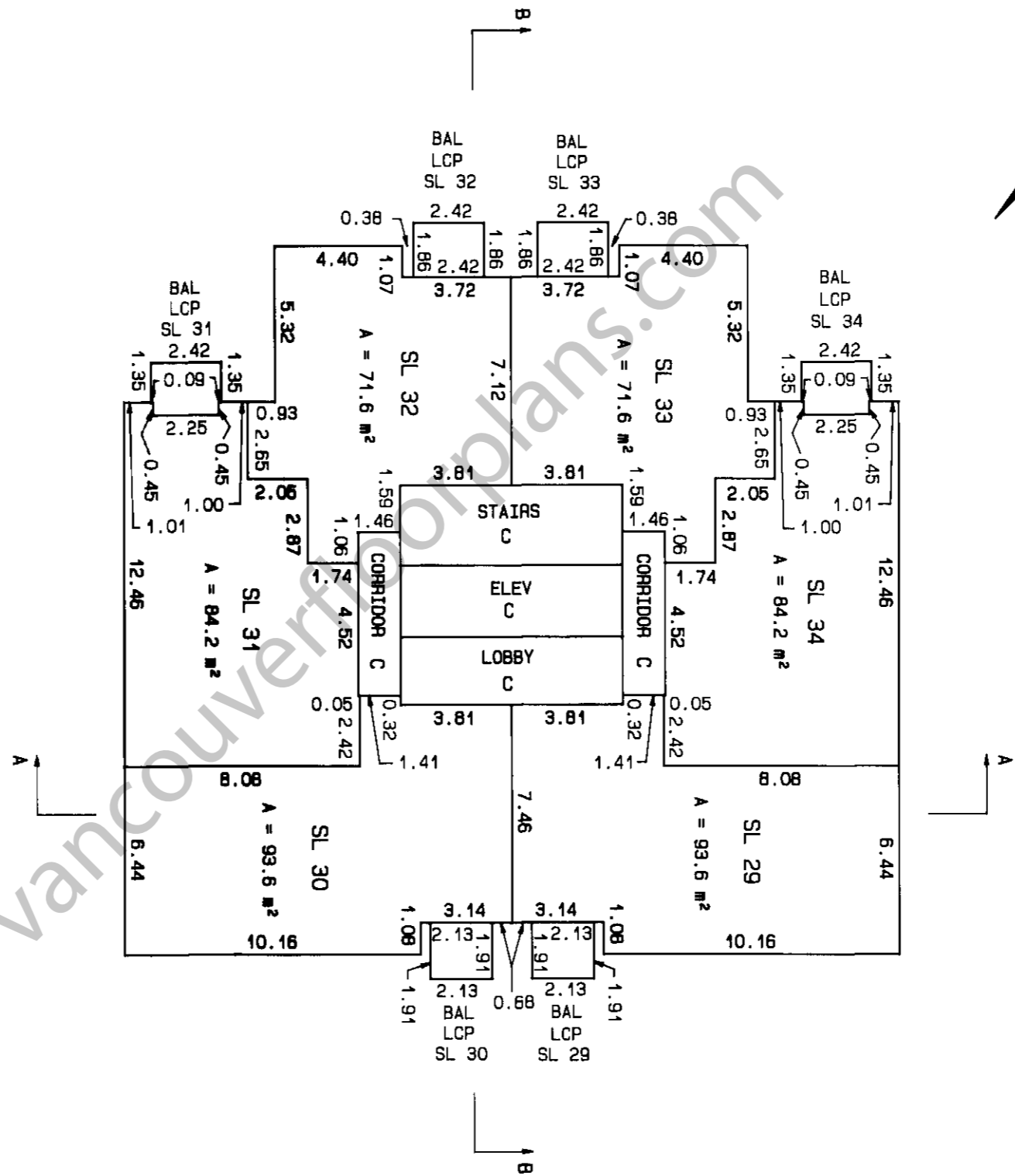
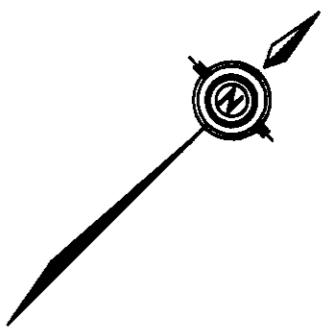
ALL DISTANCES SHOWN ARE IN METRES



SHEET 10 OF 36 SHEETS.

**STRATA PLAN**

**BCS 528**



SEPTEMBER 18th, 2003



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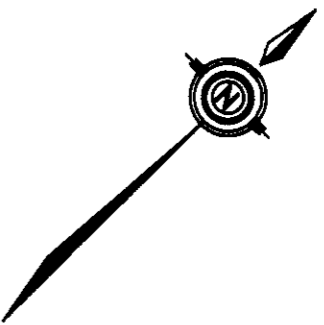
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**LEVEL 7**

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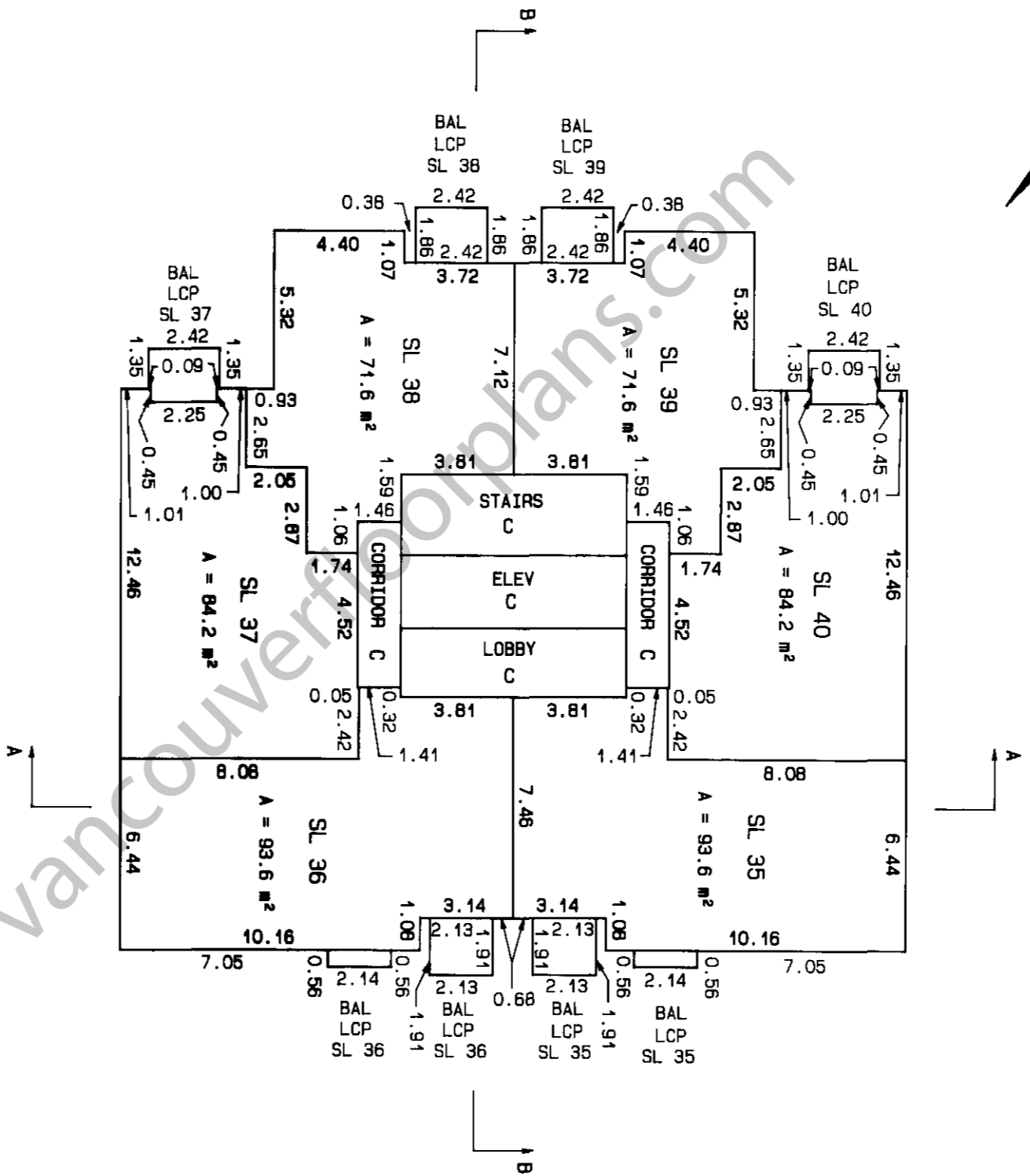
ALL DISTANCES SHOWN ARE IN METRES



SHEET 11 OF 36 SHEETS.

**STRATA PLAN**

BCS 528



SEPTEMBER 18th, 2003

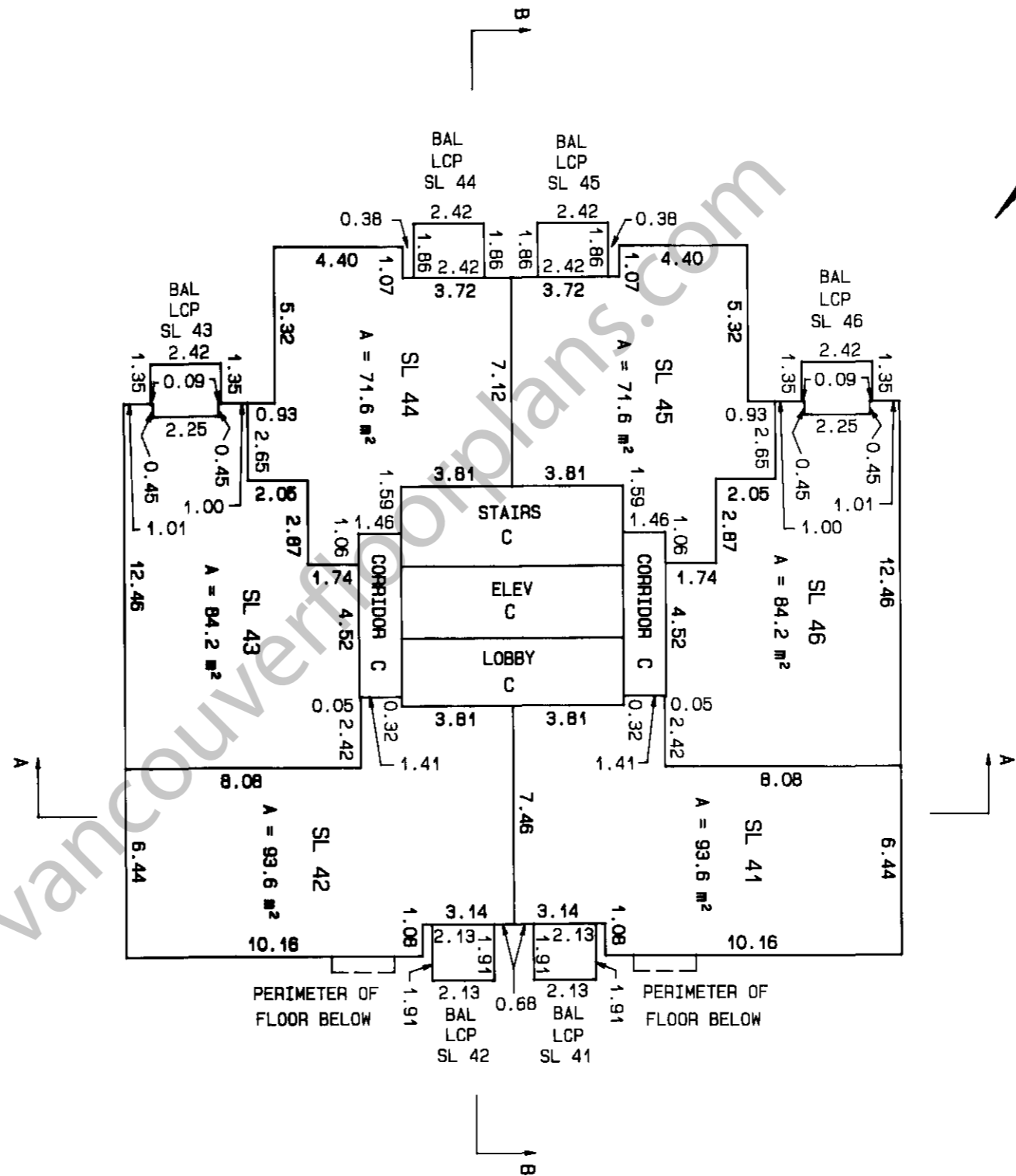
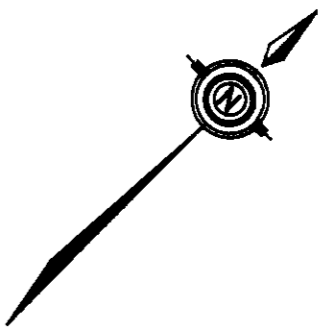
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**LEVEL 8**

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



SHEET 12 OF 36 SHEETS.

**STRATA PLAN**

**BCS 528**

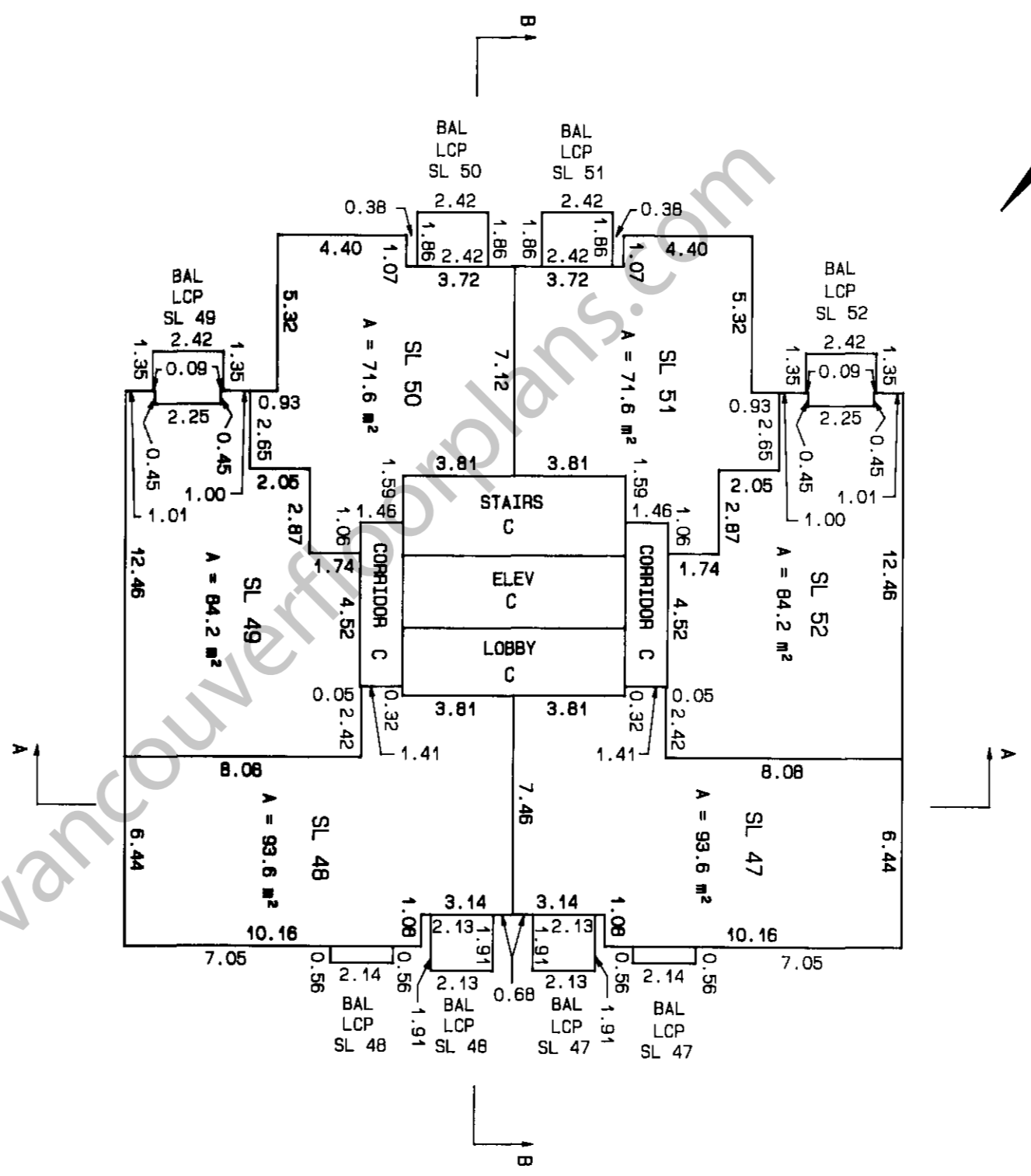
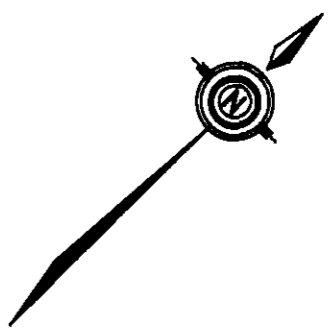
SEPTEMBER 18th, 2003

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**LEVEL 9**  
SCALE : 1 : 200  
ALL DISTANCES SHOWN ARE IN METRES

SHEET 13 OF 36 SHEETS.  
**STRATA PLAN**  
BCS 528



SEPTEMBER 18th, 2003

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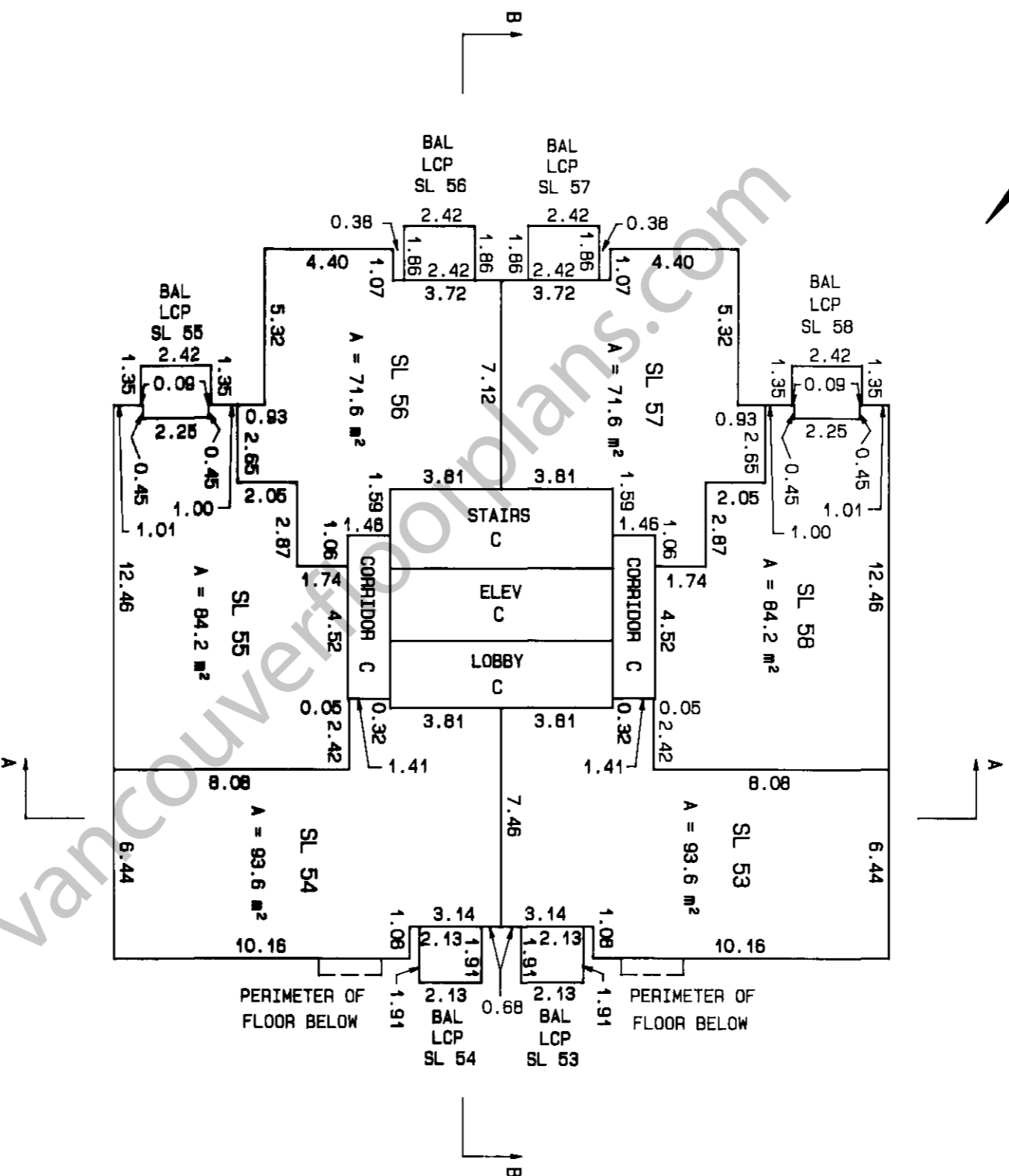
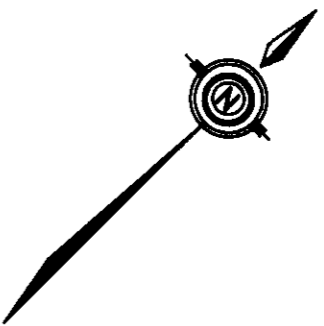
*R*

*PM*  
*11/6*

**LEVEL 10**

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



SHEET 14 OF 36 SHEETS.

**STRATA PLAN**

**BCS 528**

SEPTEMBER 18th, 2003

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**LEVEL 11**

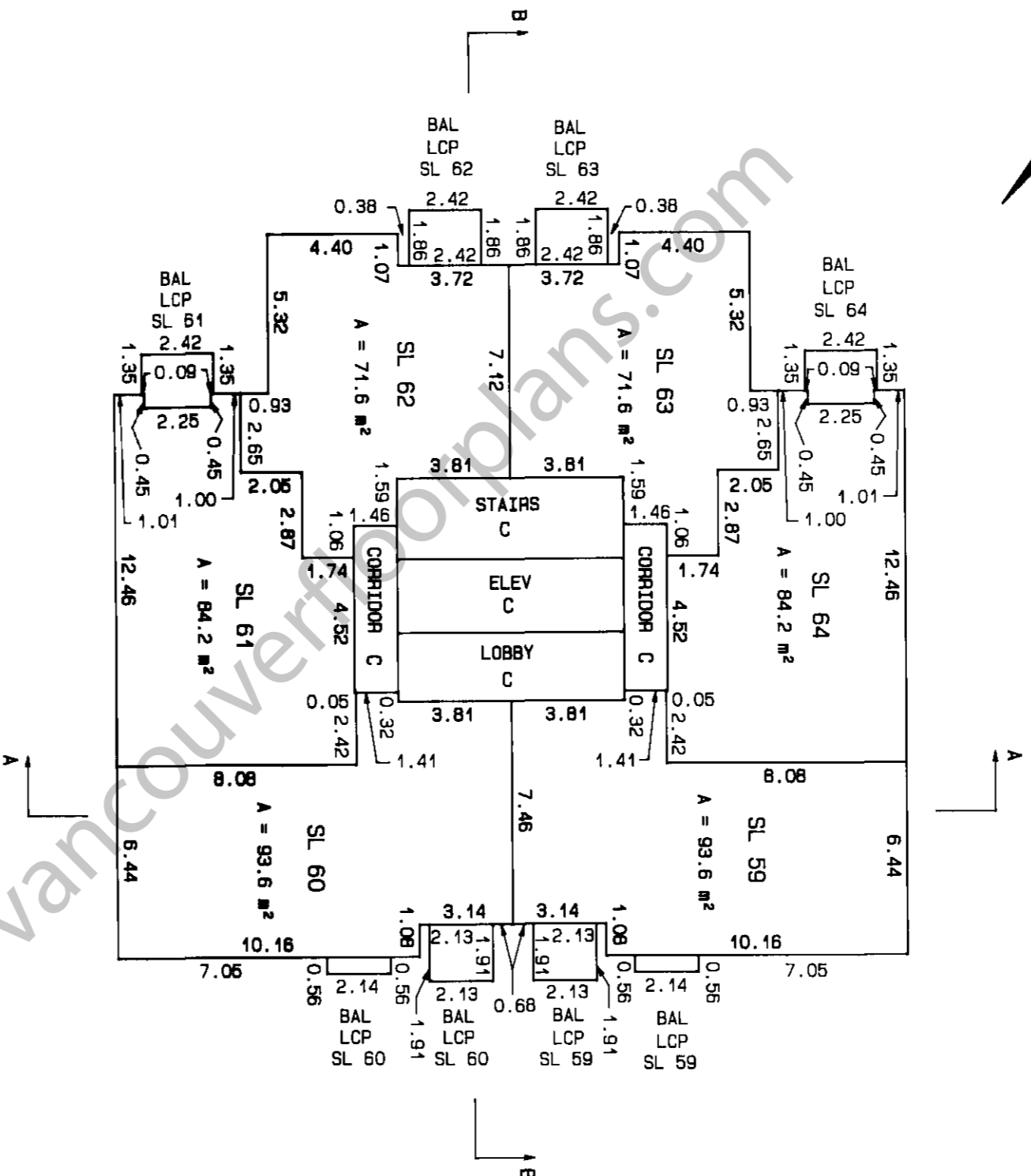
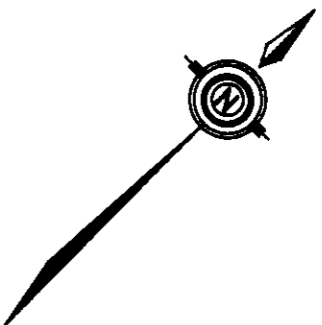
SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



SHEET 15 OF 36 SHEETS.

**STRATA PLAN**  
**BCS 528**



SEPTEMBER 18th, 2003



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LEVEL 12

SCALE : 1 : 200

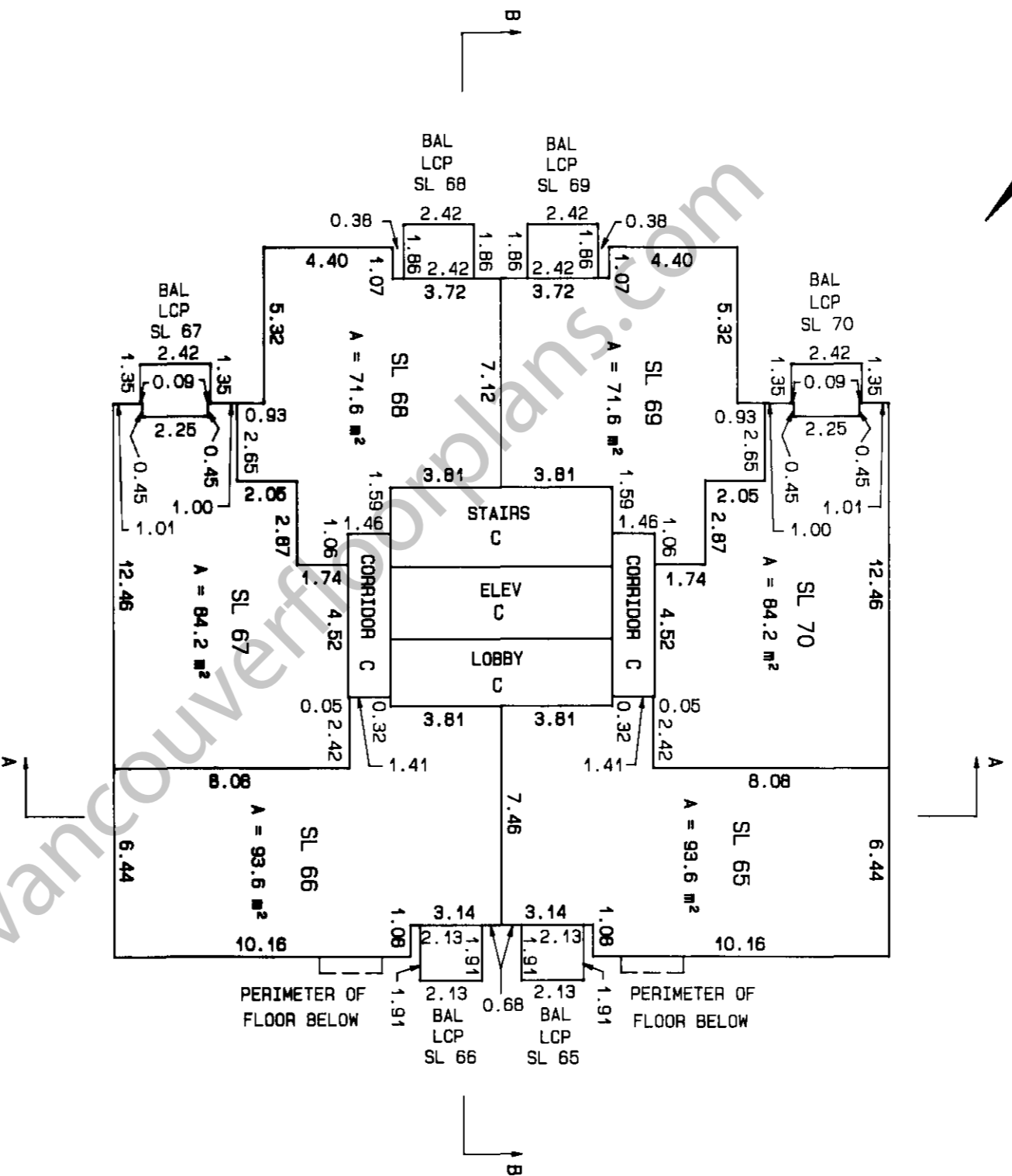
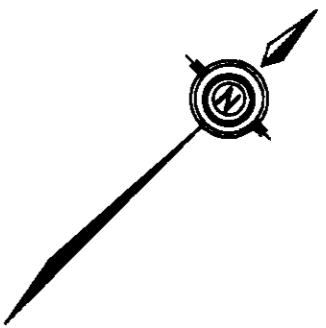
ALL DISTANCES SHOWN ARE IN METRES



SHEET 16 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

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*Handwritten initials/signature*



**LEVEL 13**

SCALE : 1 : 200

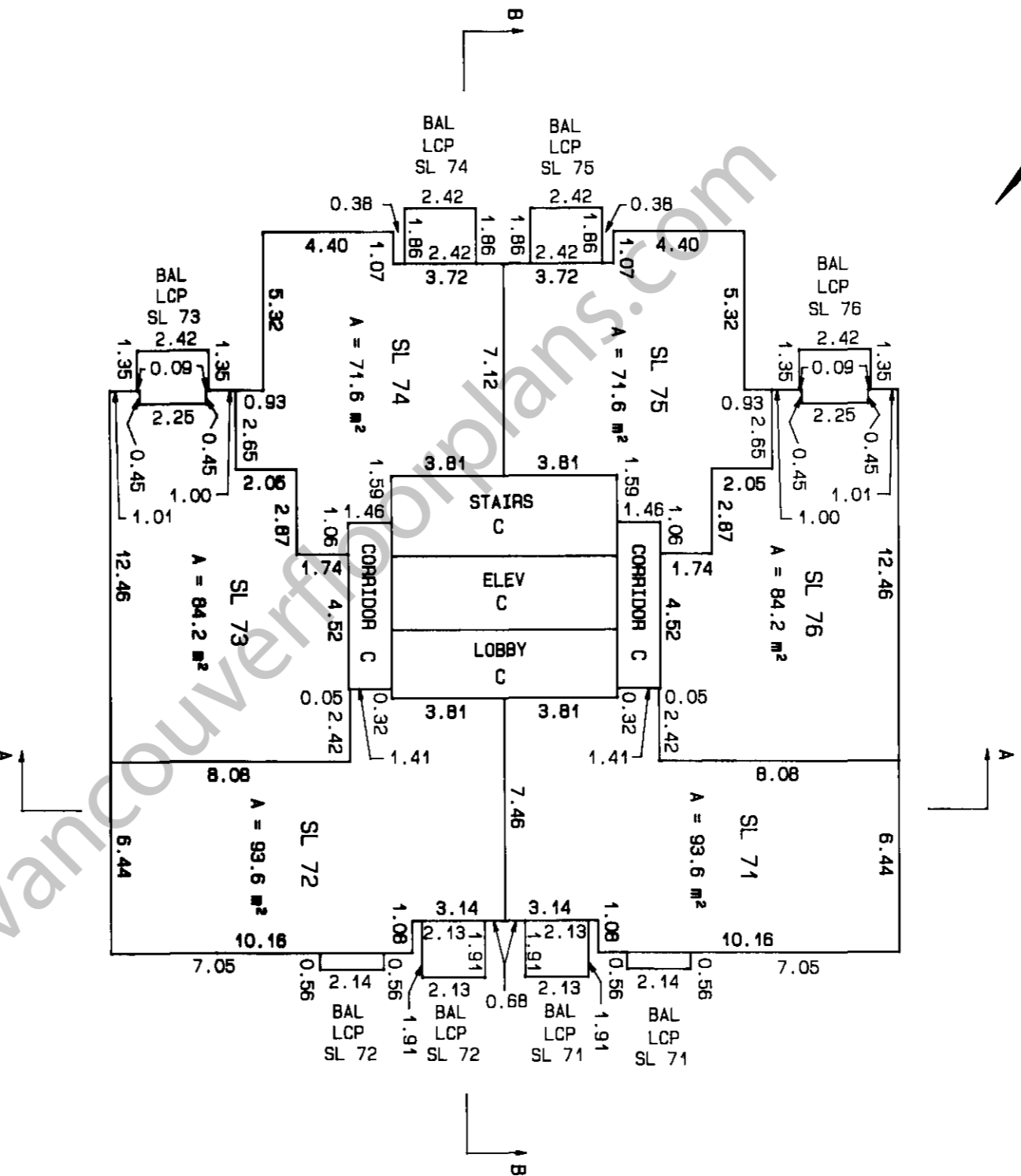
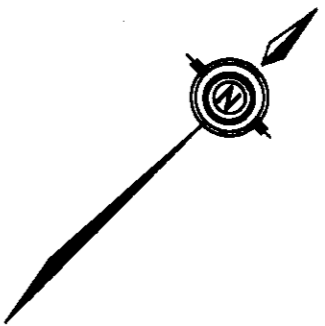
ALL DISTANCES SHOWN ARE IN METRES



SHEET 17 OF 36 SHEETS.

**STRATA PLAN**

BCS 528



SEPTEMBER 18th, 2003

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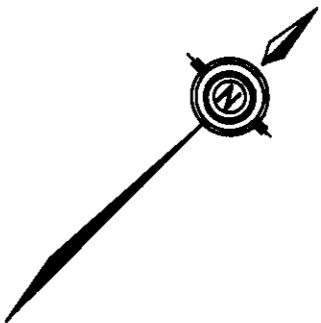


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LEVEL 14

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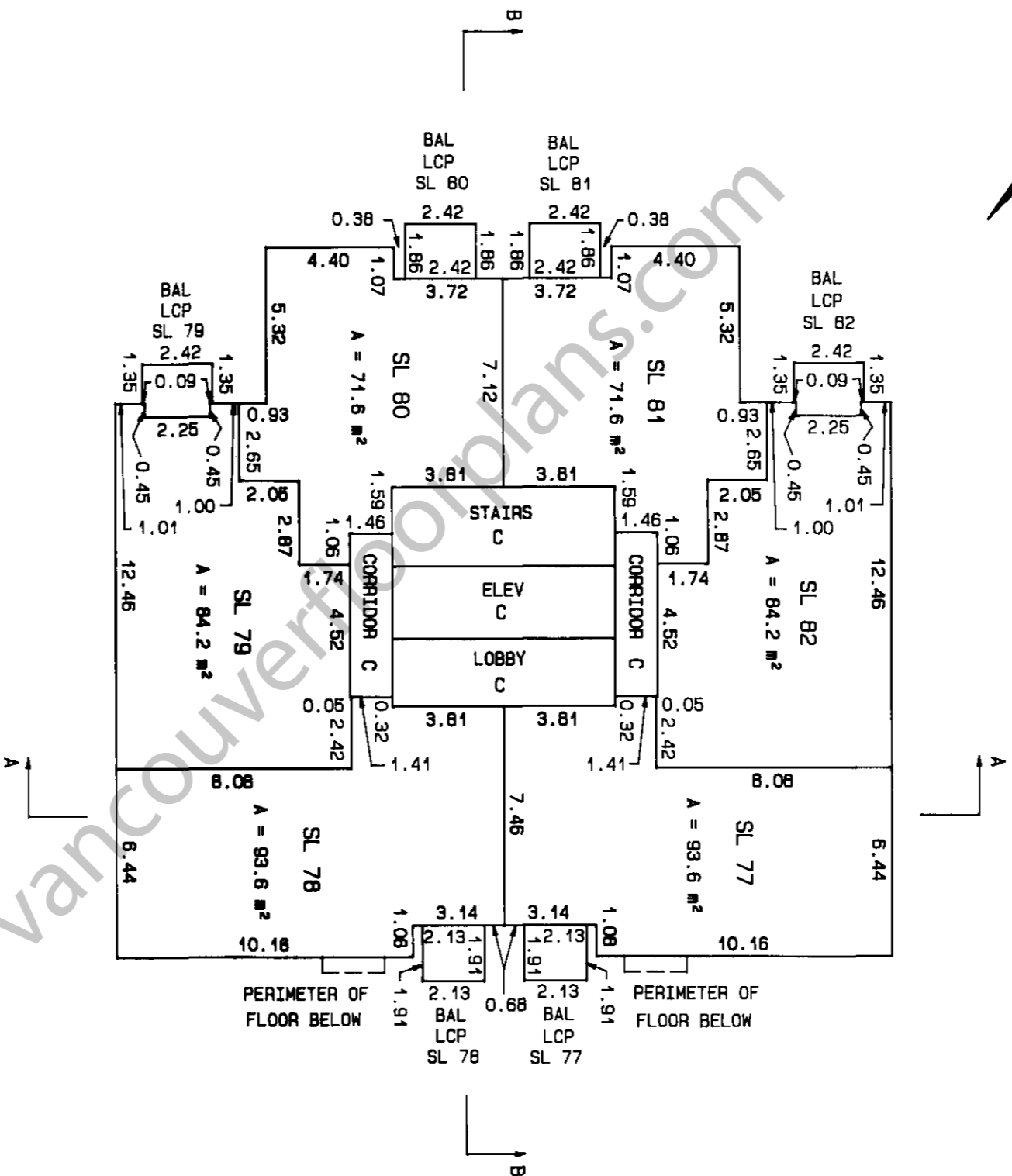
ALL DISTANCES SHOWN ARE IN METRES



SHEET 18 OF 36 SHEETS.

STRATA PLAN

BCS 518



SEPTEMBER 18th, 2003



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Handwritten initials 'SM' in the bottom left corner.

**LEVEL 15**

SCALE : 1 : 200

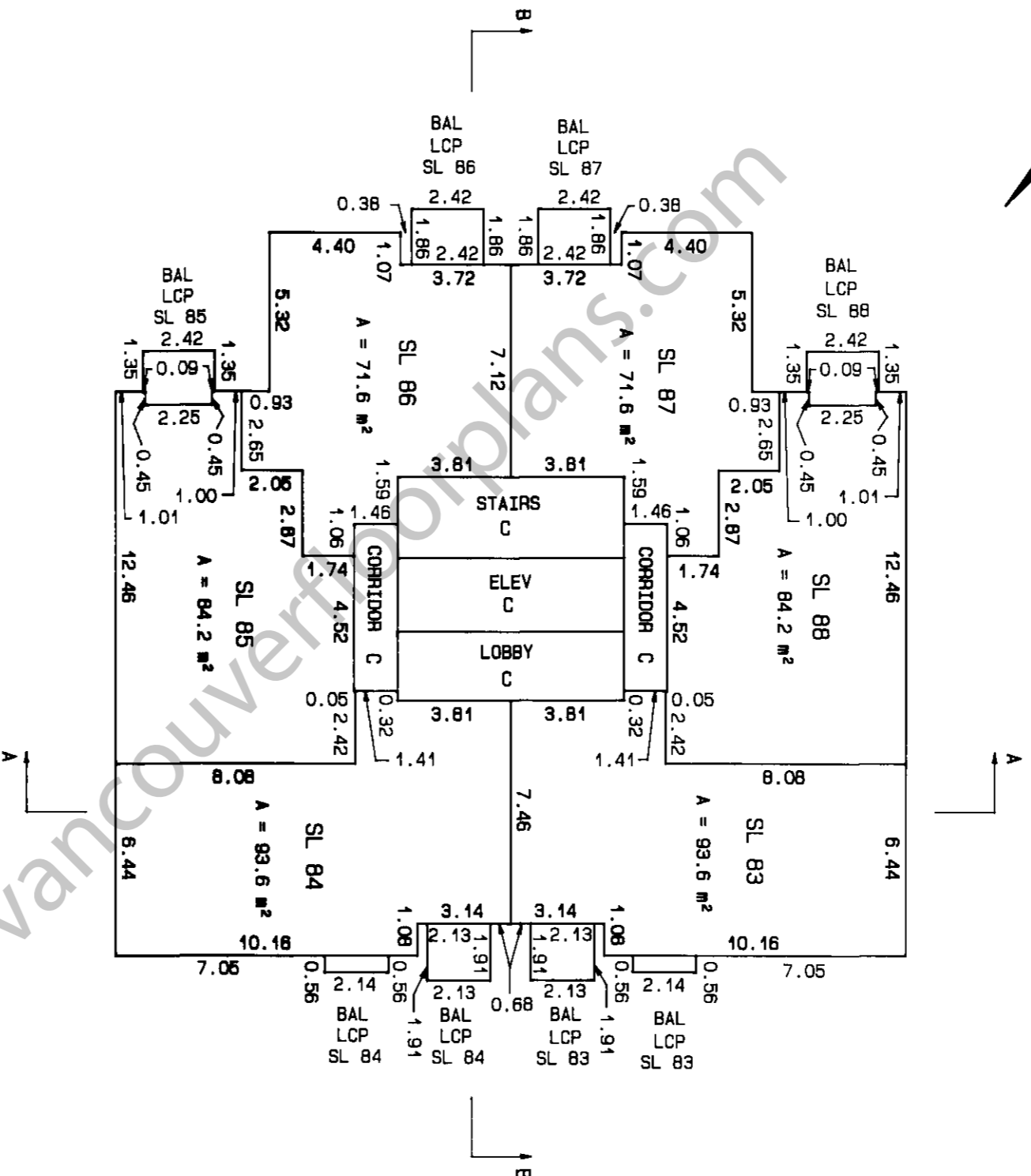
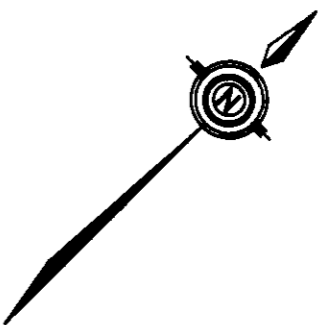
ALL DISTANCES SHOWN ARE IN METRES



SHEET 19 OF 36 SHEETS.

**STRATA PLAN**

**BCS 528**



SEPTEMBER 18th, 2003



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RJA

**LEVEL 16**

SCALE : 1 : 200

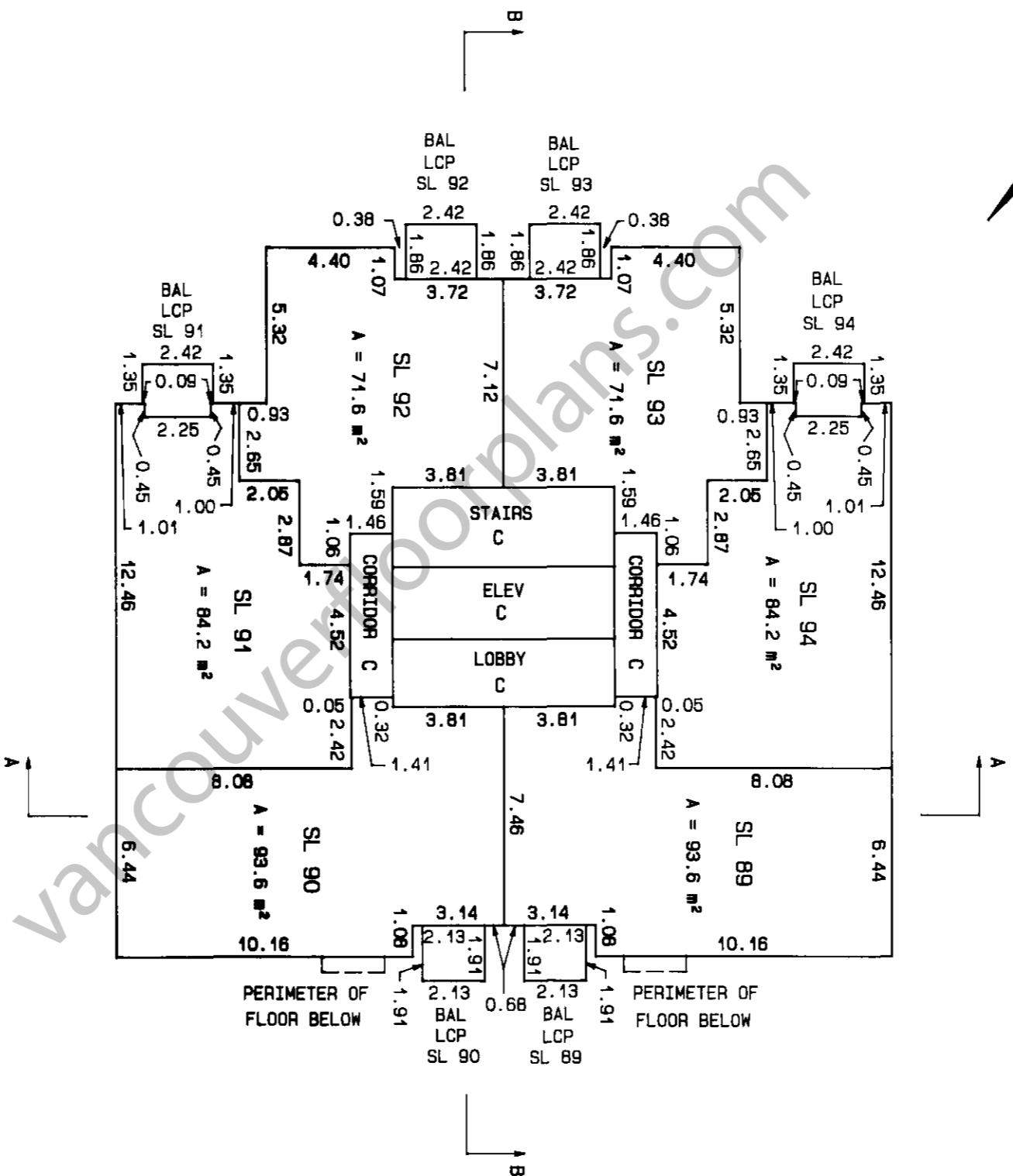
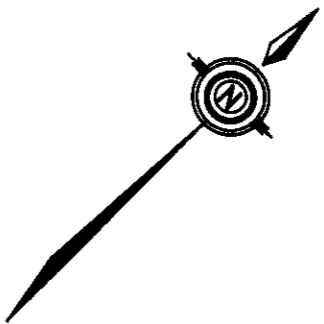
ALL DISTANCES SHOWN ARE IN METRES



SHEET 20 OF 36 SHEETS.

**STRATA PLAN**

**BCS 528**



SEPTEMBER 18th, 2003



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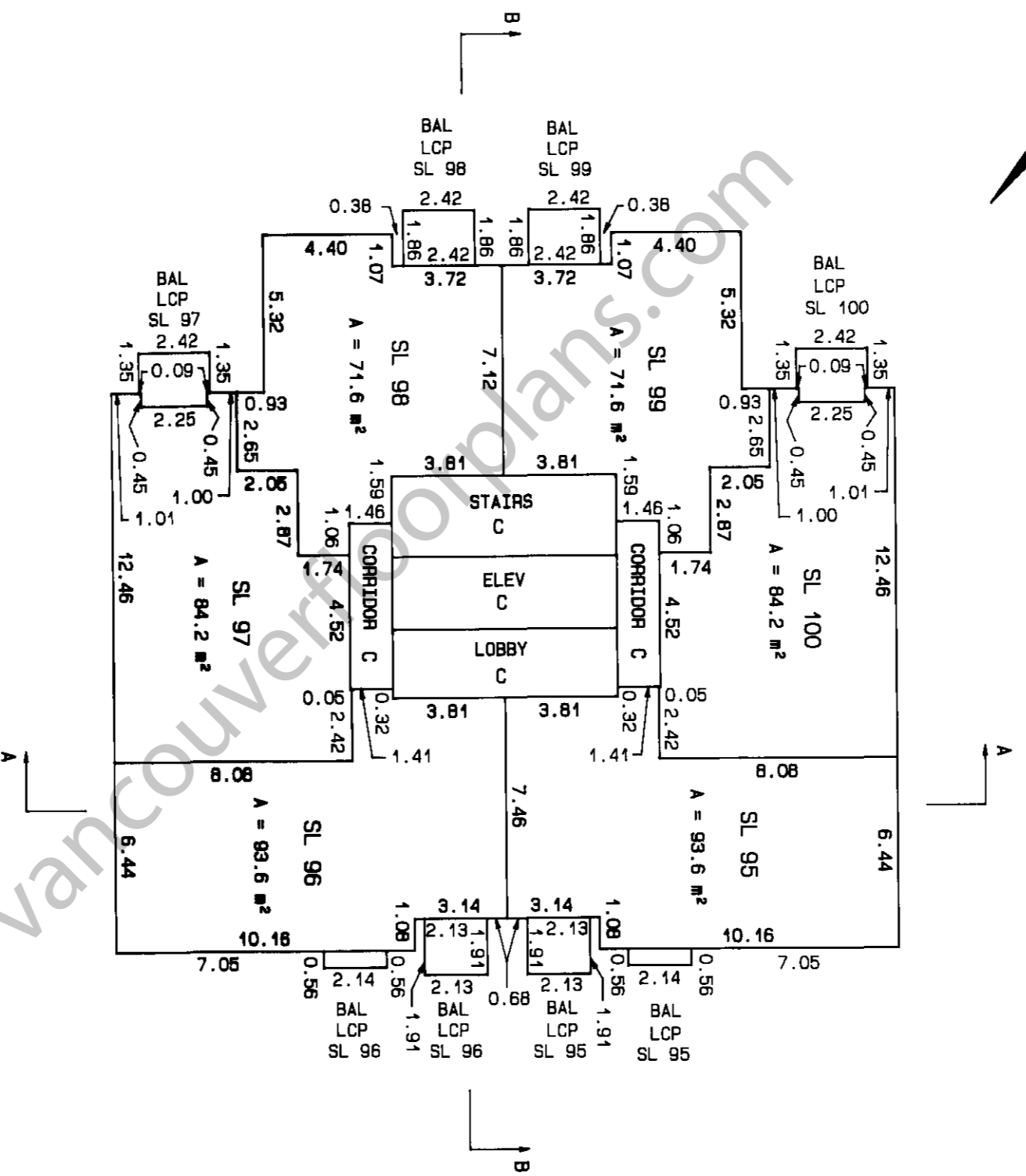
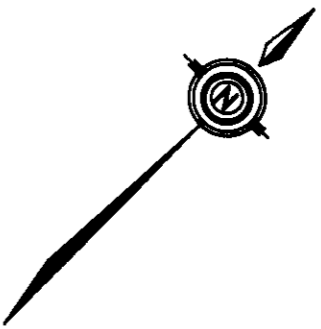
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DM

LEVEL 17

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



SHEET 21 OF 36 SHEETS.

STRATA PLAN

BCS 528

SEPTEMBER 18th, 2003



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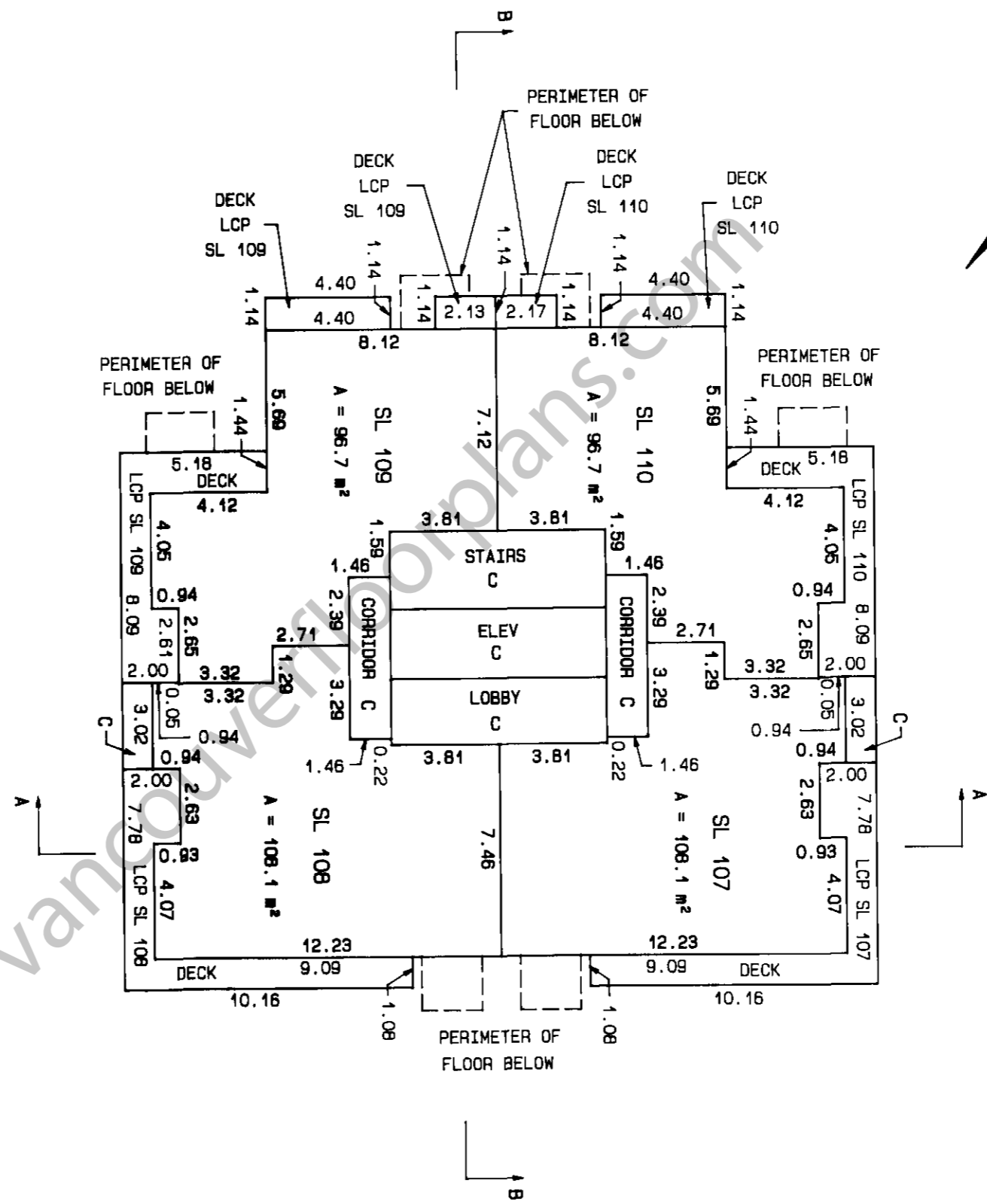
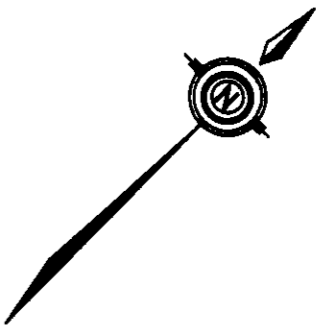
PM



**LEVEL 19**

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



SHEET 23 OF 36 SHEETS.

**STRATA PLAN**

**BCS 528**

SEPTEMBER 18th, 2003

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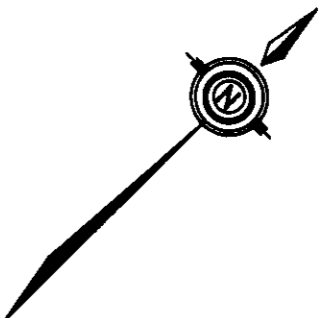


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LEVEL 20

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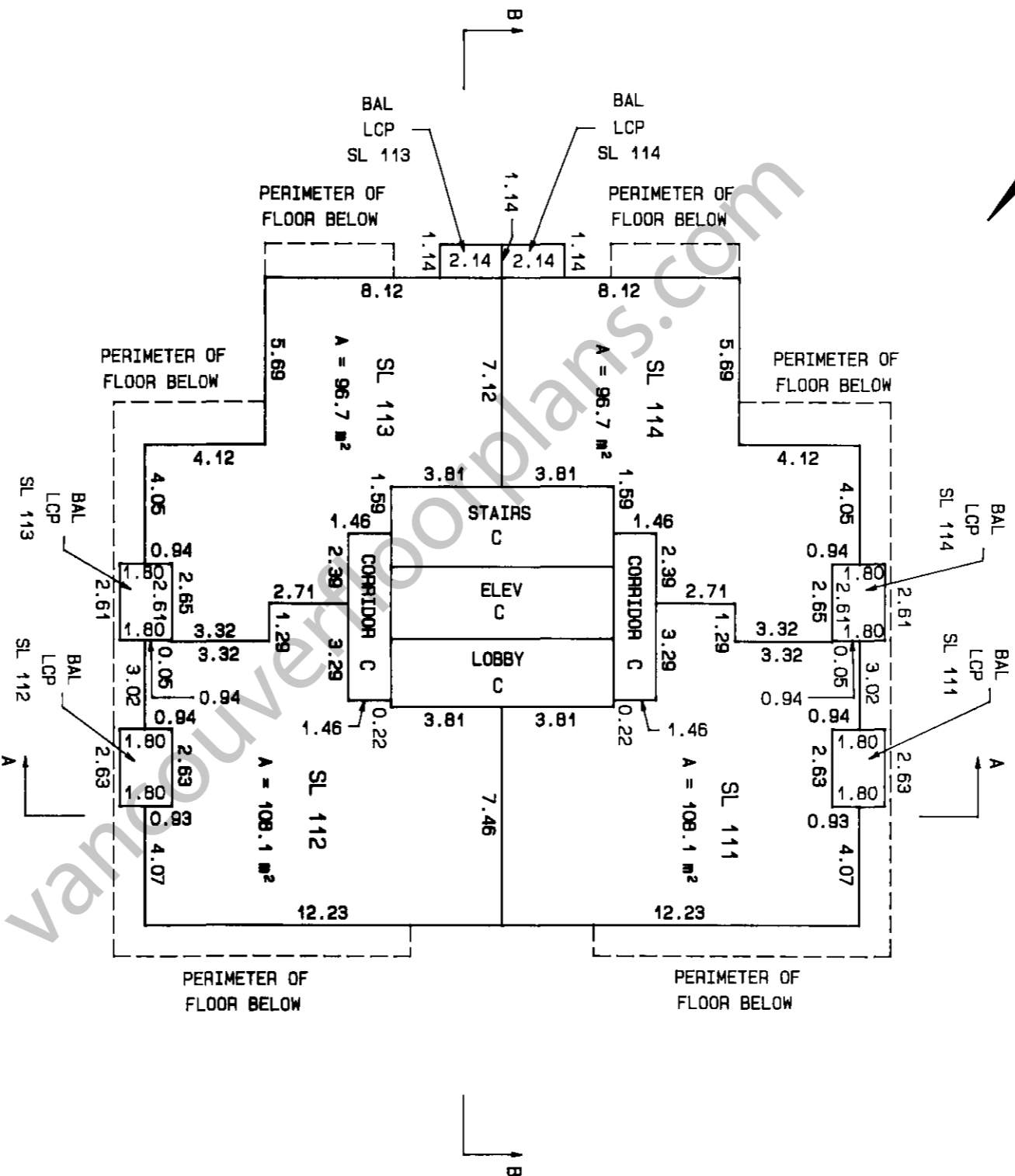
ALL DISTANCES SHOWN ARE IN METRES



SHEET 24 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

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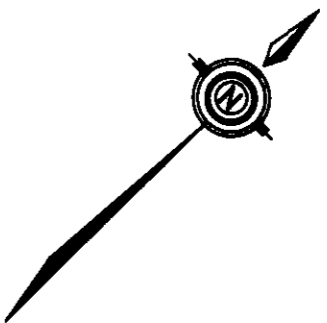
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**LEVEL 21**

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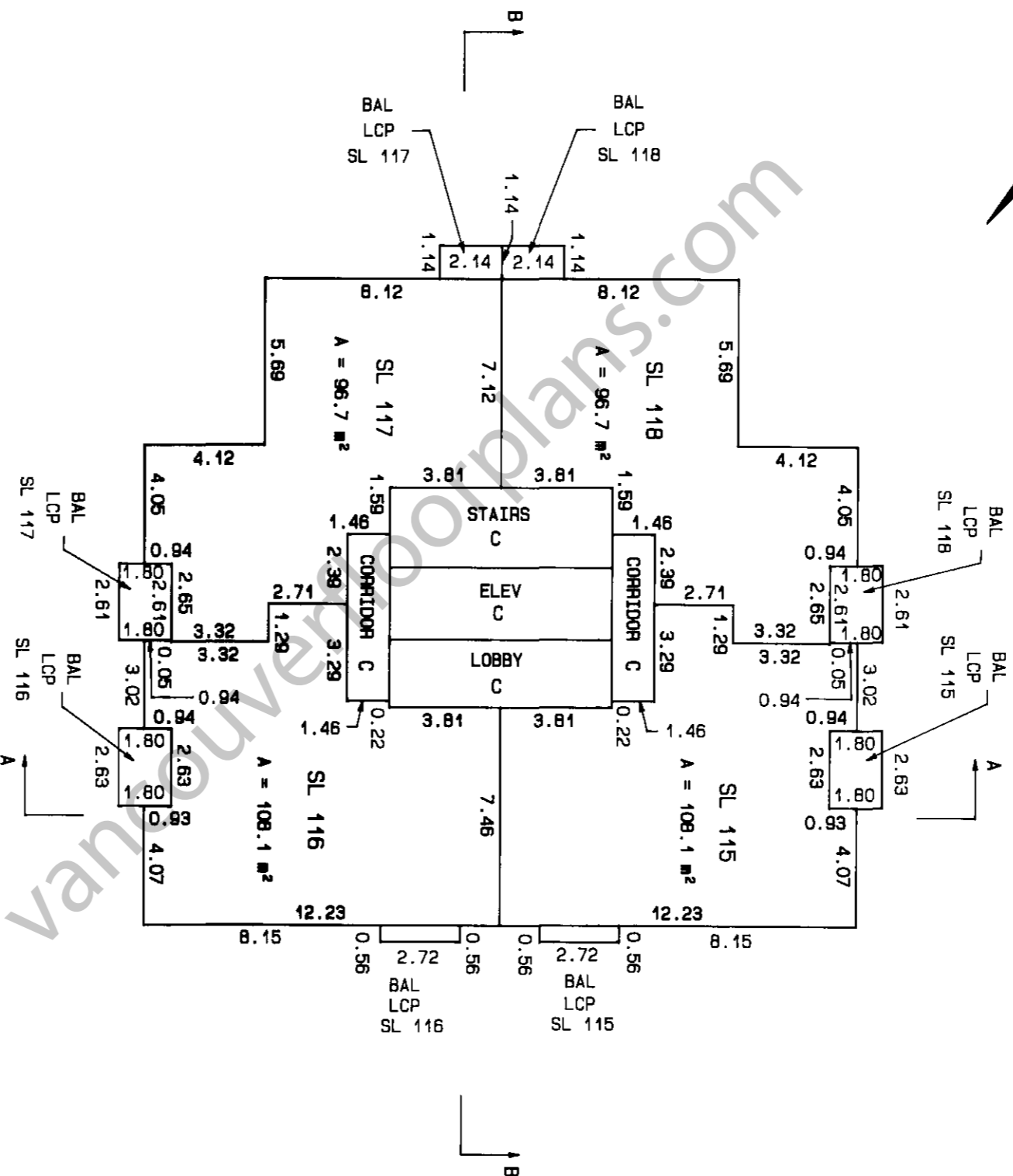
ALL DISTANCES SHOWN ARE IN METRES



SHEET 25 OF 36 SHEETS.

**STRATA PLAN**

**BCS 528**



SEPTEMBER 18th, 2003



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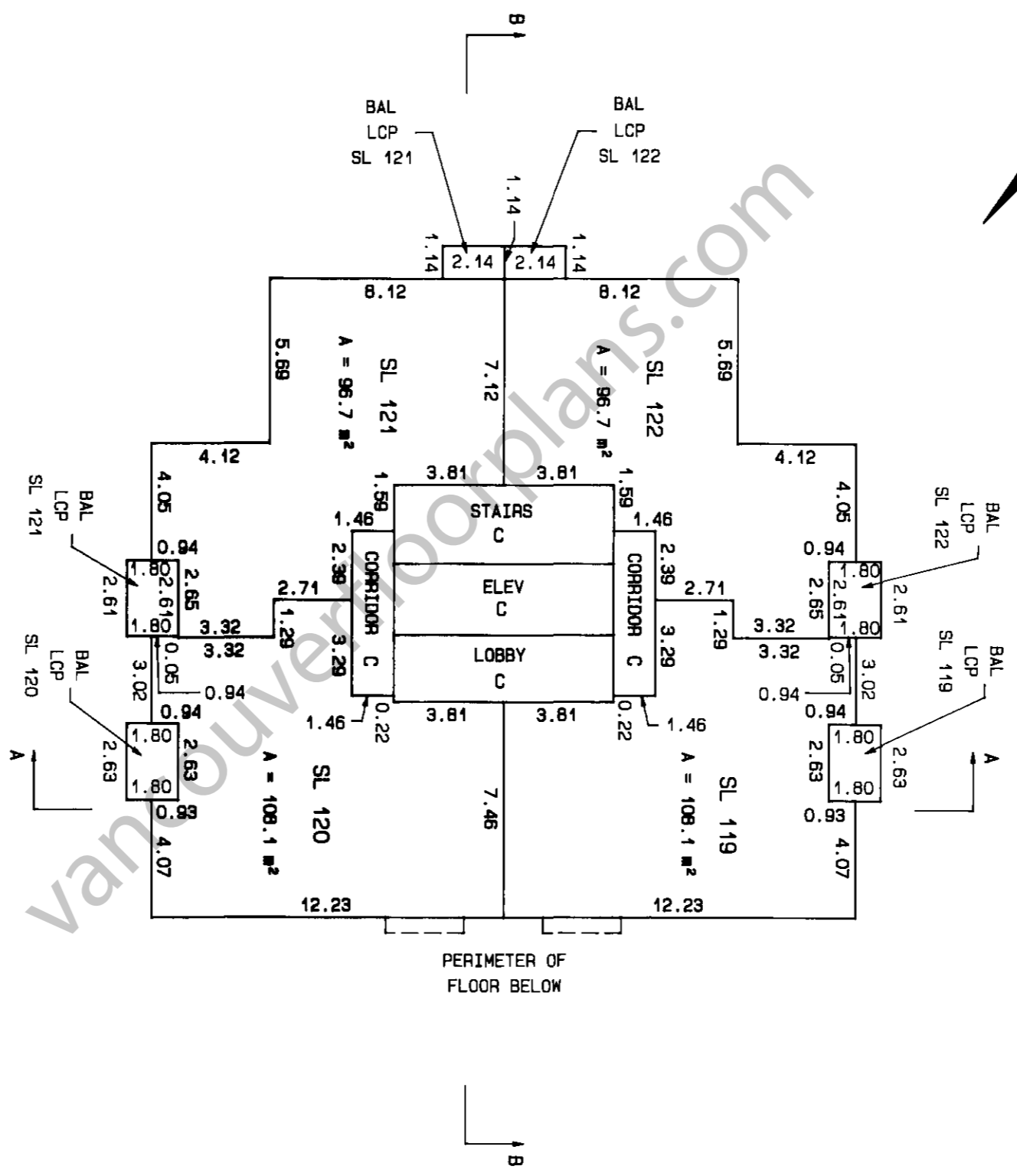
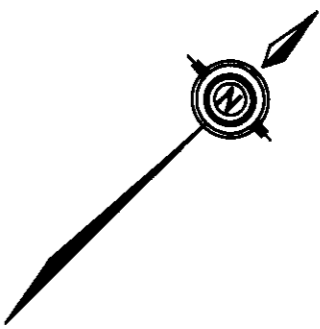
**LEVEL 22**

SCALE : 1 : 200  
ALL DISTANCES SHOWN ARE IN METRES



SHEET 26 OF 36 SHEETS.

**STRATA PLAN**  
BCS 528



SEPTEMBER 18th, 2003

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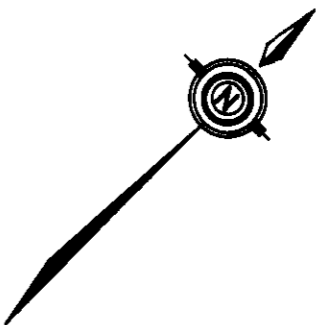
S-10096



**LEVEL 23**

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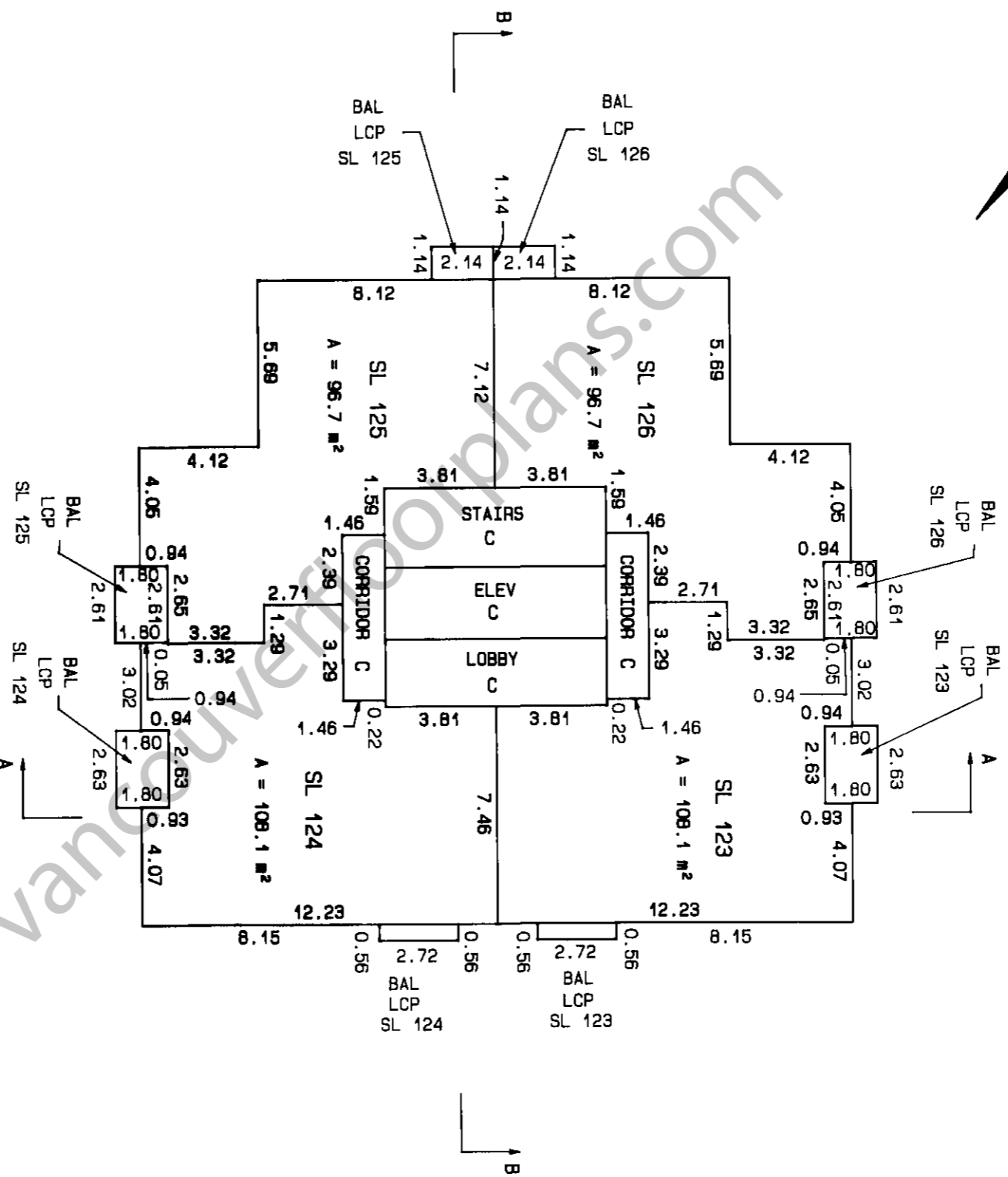
ALL DISTANCES SHOWN ARE IN METRES



SHEET 27 OF 36 SHEETS.

**STRATA PLAN**

BCS 528



SEPTEMBER 18th, 2003

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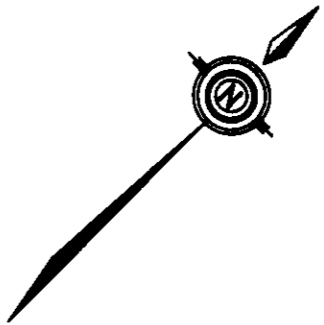
S-10096





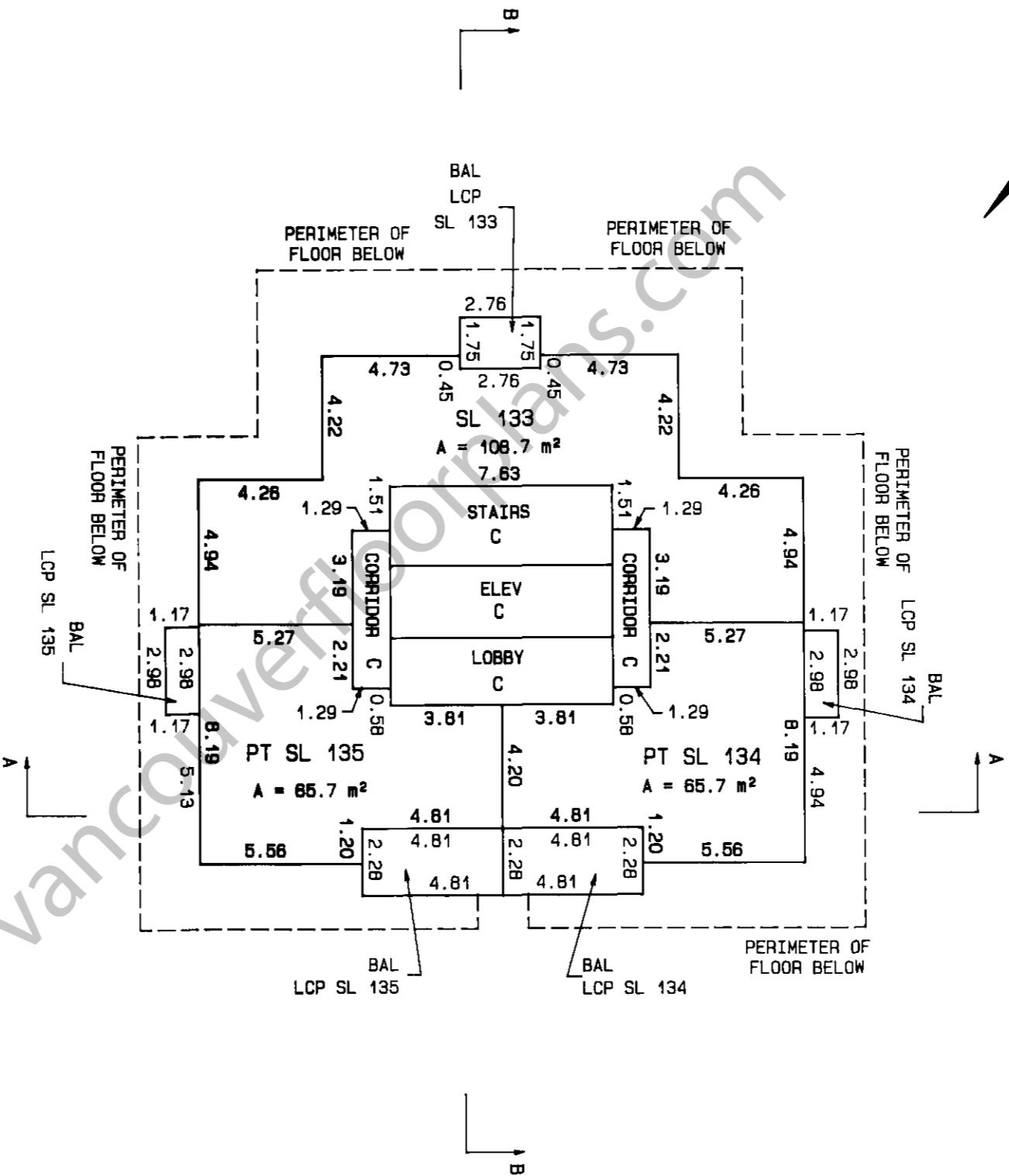
**LEVEL 26**

SCALE : 1 : 200  
ALL DISTANCES SHOWN ARE IN METRES



SHEET 30 OF 36 SHEETS.

**STRATA PLAN**  
BCS 528



**TOTAL AREAS**

SL 134	178.4 m <sup>2</sup>
SL 135	178.4 m <sup>2</sup>

SEPTEMBER 18th, 2003

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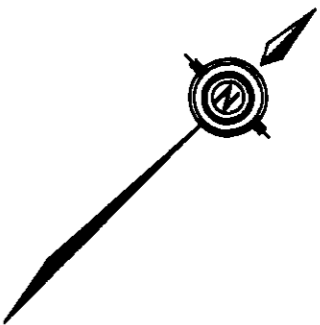
S-10096

*Handwritten initials: BM MB*

**LEVEL 27**

SCALE : 1 : 200

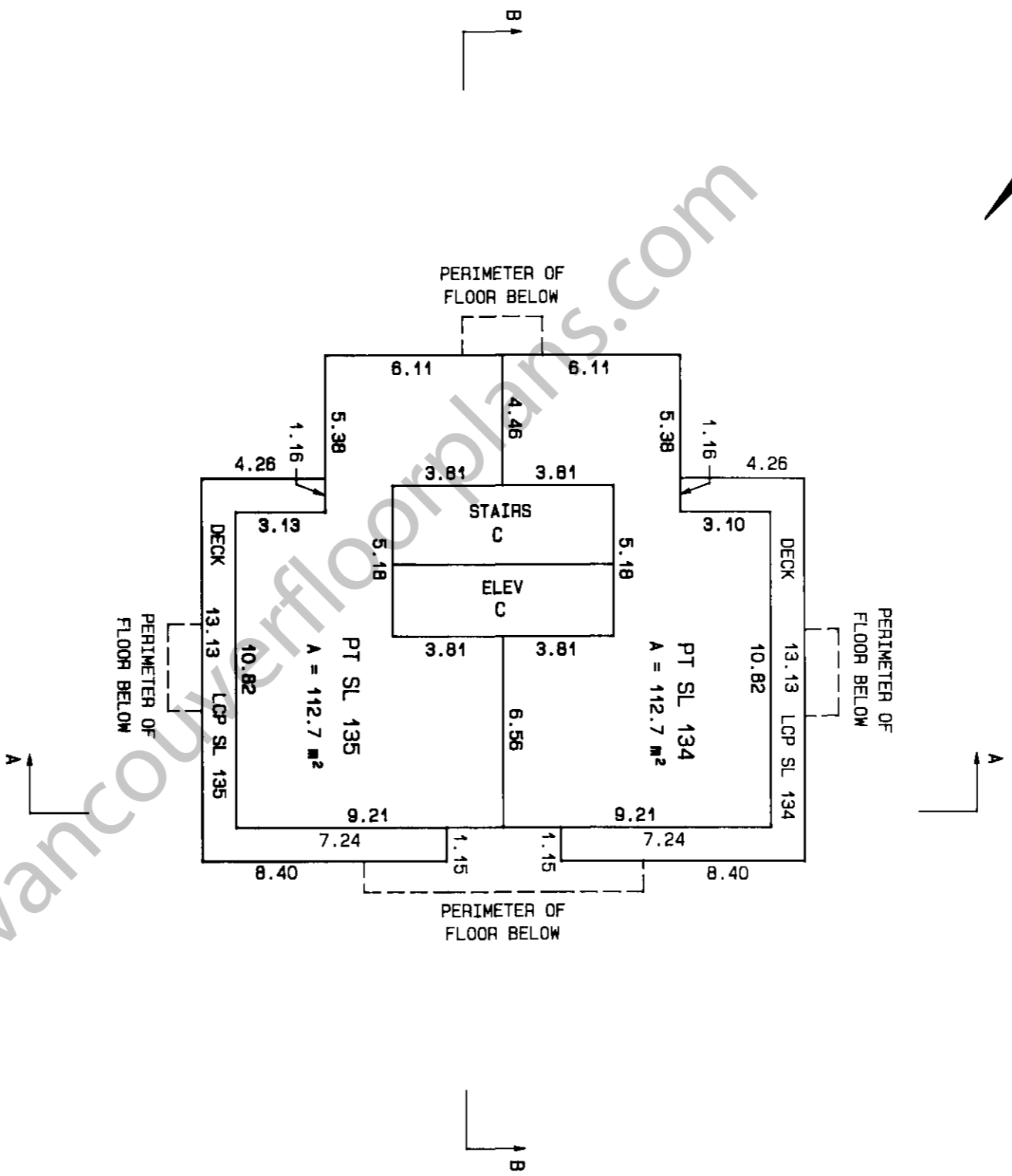
ALL DISTANCES SHOWN ARE IN METRES



SHEET 34 OF 36 SHEETS.

**STRATA PLAN**

**BCS 528**



SEPTEMBER 18th, 2003



V\FEB03C\2001-157.S91

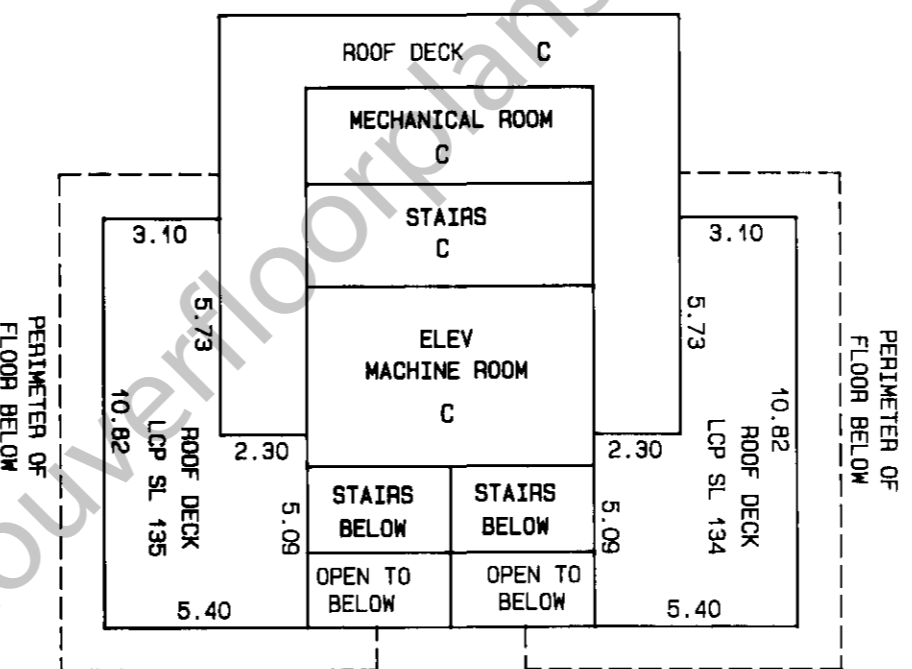
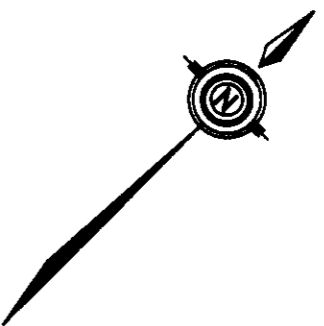
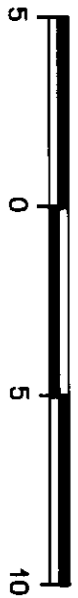
S-10096

*Handwritten initials/signature*

**ROOF LEVEL**

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



SHEET 32 OF 36 SHEETS.

**STRATA PLAN**

**BCS 528**

SEPTEMBER 18th, 2003

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S-10096

A handwritten signature or set of initials in the bottom right corner of the drawing area.

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**SECTIONS**

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



SHEET 33 OF 36 SHEETS.

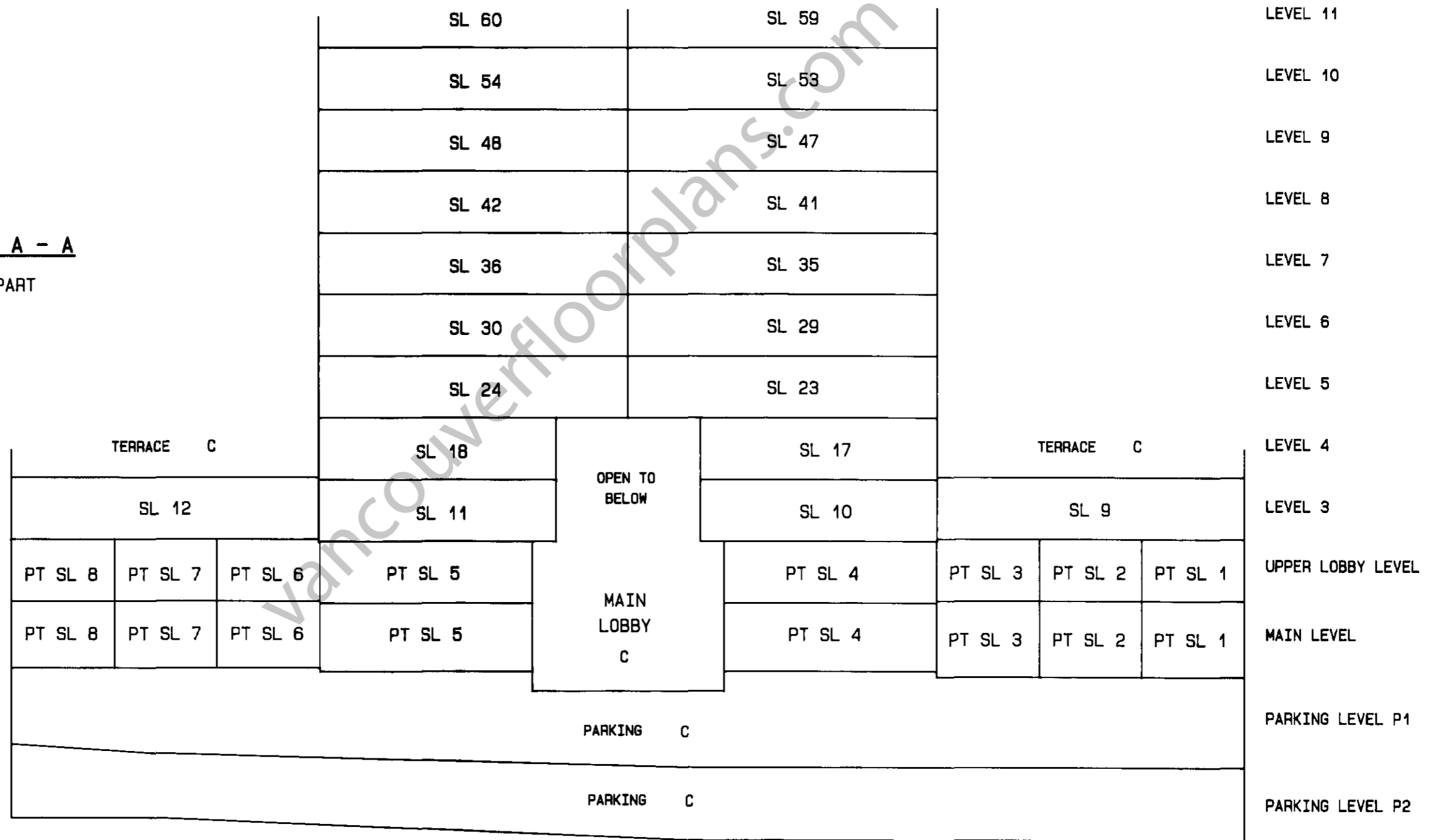
**STRATA PLAN**

BCS 528

SEE SHEET 34

**SECTION A - A**

LOWER PART



**SECTIONS**

SHEET 34 OF 36 SHEETS.

**STRATA PLAN**

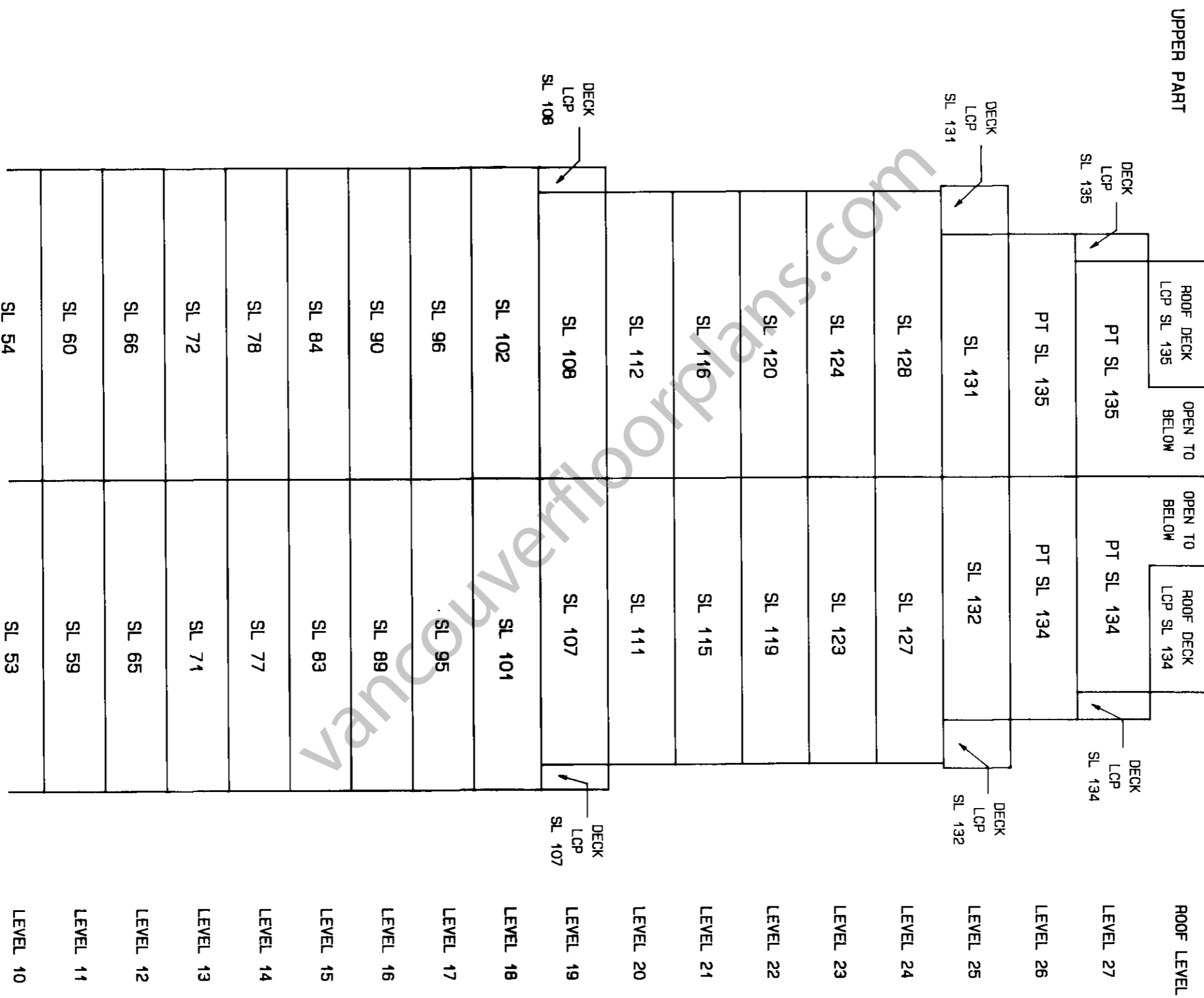
BCS 528

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



**SECTION A - A**



SEE SHEET 33

SEPTEMBER 18th, 2003

V\FB0306\2001-157.S34

S-10096

**SECTIONS**

SHEET 35 OF 36 SHEETS.

SCALE : 1 : 200

STRATA PLAN

ALL DISTANCES SHOWN ARE IN METRES

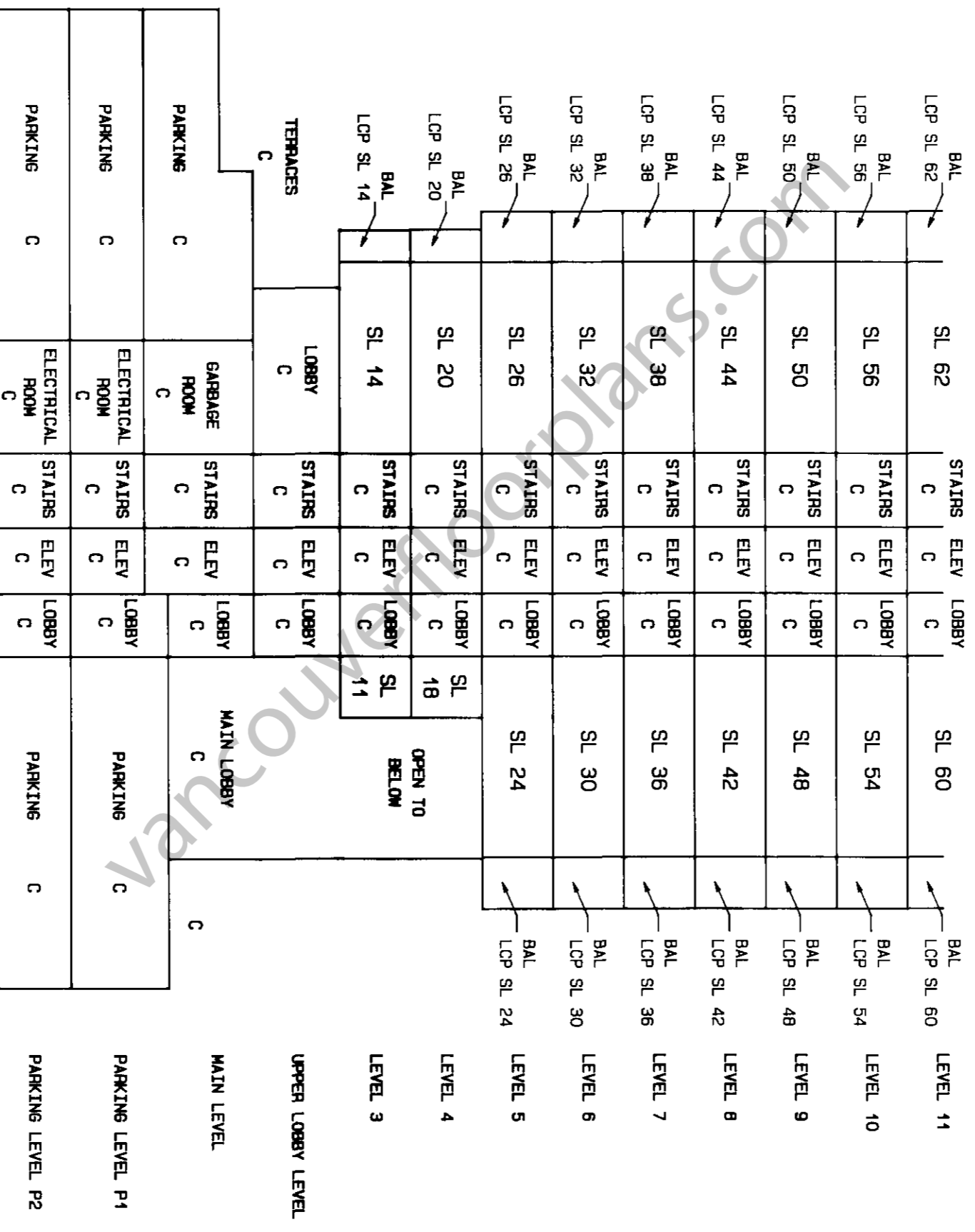
BCS 528



**SECTION B - B**

LOWER PART

SEE SHEET 36



SEPTEMBER 18th, 2003

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S-10096



Handwritten initials 'MS'.

