

STRATA PLAN OF PART OF LOT 1, STRATA PLAN BCS 130 BLOCKS 23 AND 24, DISTRICT LOTS 601 AND PHASE 1 607, GROUP 1, N.W.D., PLAN LMP 52278

B.C.G.S. 92G 035

"DISTRICT OF NORTH VANCOUVER"

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

THIS 29 DAY OF OCT 2002.

SCALE 1:750



ALL DISTANCES ARE IN METRES.

CAPILANO RIDGE
3125 CAPILANO CRESCENT
NORTH VANCOUVER, B.C.

REGISTRAR

BT 394378/396

INTEGRATED SURVEY AREA No. 16
(NORTH VANCOUVER) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9995910

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 83H5921 AND 83H5920

- ⊙ - DENOTES OLD CONTROL MONUMENT FOUND
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- - DENOTES LEAD PLUG PLACED
- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- ⊙ - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- O/B - DENOTES OPEN TO BELOW, PART OF SL. BUT EXCLUDED FROM AREA CALCULATIONS
- BT TYPICAL - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- P1 TYPICAL - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- RD1 TYPICAL - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1

THIS STRATA PLAN CONTAINS LIMITED COMMON PROPERTY ACCORDING TO SEC. 75 (a)(i) OF THE STRATA PROPERTY ACT.

AREA IN D. LOT 607 ONLY
AS PER H. SHAW.

APPROVED AS PHASE 1 OF A 2 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT

THIS 23 DAY OF October 2002.

Mike E. Shaw
APPROVING OFFICER FOR THE
DISTRICT OF NORTH VANCOUVER

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

DATE: SEPTEMBER 23, 2002.

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

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

DRAWING # 30427-B
FILE # 30427-8_FS
DATE : SEPTEMBER 23, 2002.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT



SEE SHEET 2
FOR PROPERTY DIMENSIONS

SEE SHEET 3, 4, 5, AND 6
FOR BUILDING LOCATION
AND DIMENSIONS

CAPILANO CRESCENT

LOT 11
PLAN 6637

BUILDING 4

BUILDING 3

BUILDING 2

PHASE 1
BLOCKS 23 AND 24

LOT 1

PLAN LMP 52278

S.R.W. PLAN
LMP 52281

BUILDING 1

EASEMENT DOCUMENT 113236 M
S.R.W. PLAN LMP 52279

COVENANT
PLAN LMP 52280

LOT 2

LMP 52278

EASEMENT
PLAN LMP 52282

REM.
LOT 1

PLAN LMP 52278

S.R.W. EXPLANATORY
PLAN BCP 1576

REM. 1

EXP. PLAN 10758

VR 1265

BLOCKS 13 AND 23

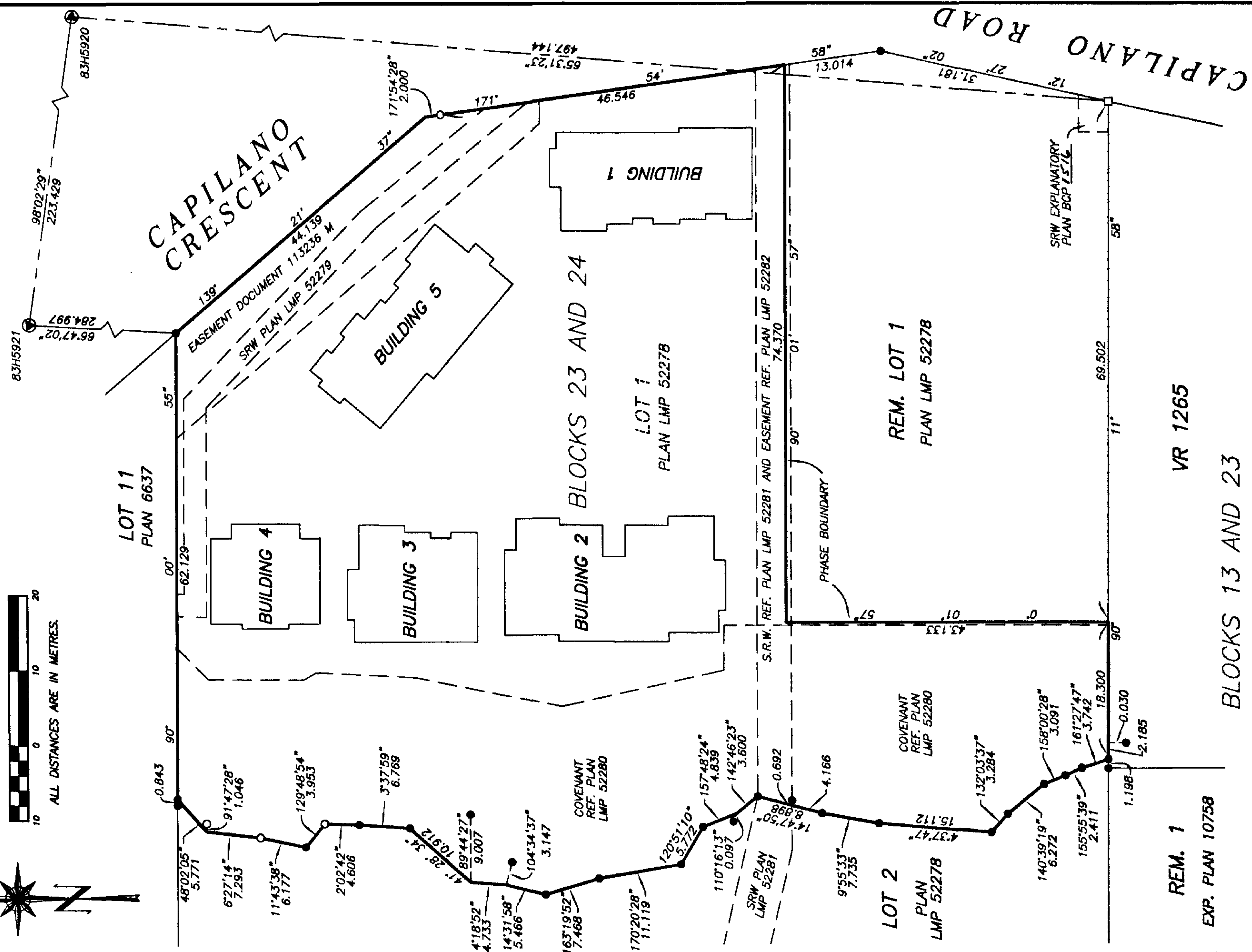
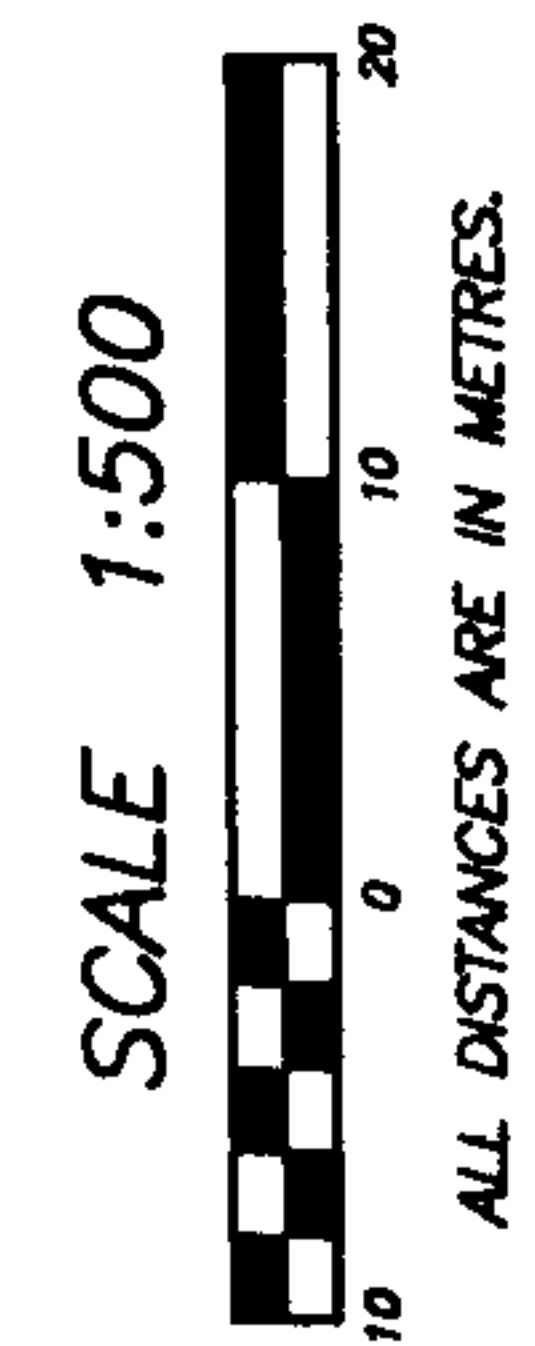
CAPILANO ROAD

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY
THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE
NOT, AS OF THE 23rd DAY OF SEPTEMBER, 2002, BEEN
PREVIOUSLY OCCUPIED.

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

STRATA PLAN BCS 130
PHASE 1

PROPERTY DIMENSIONS



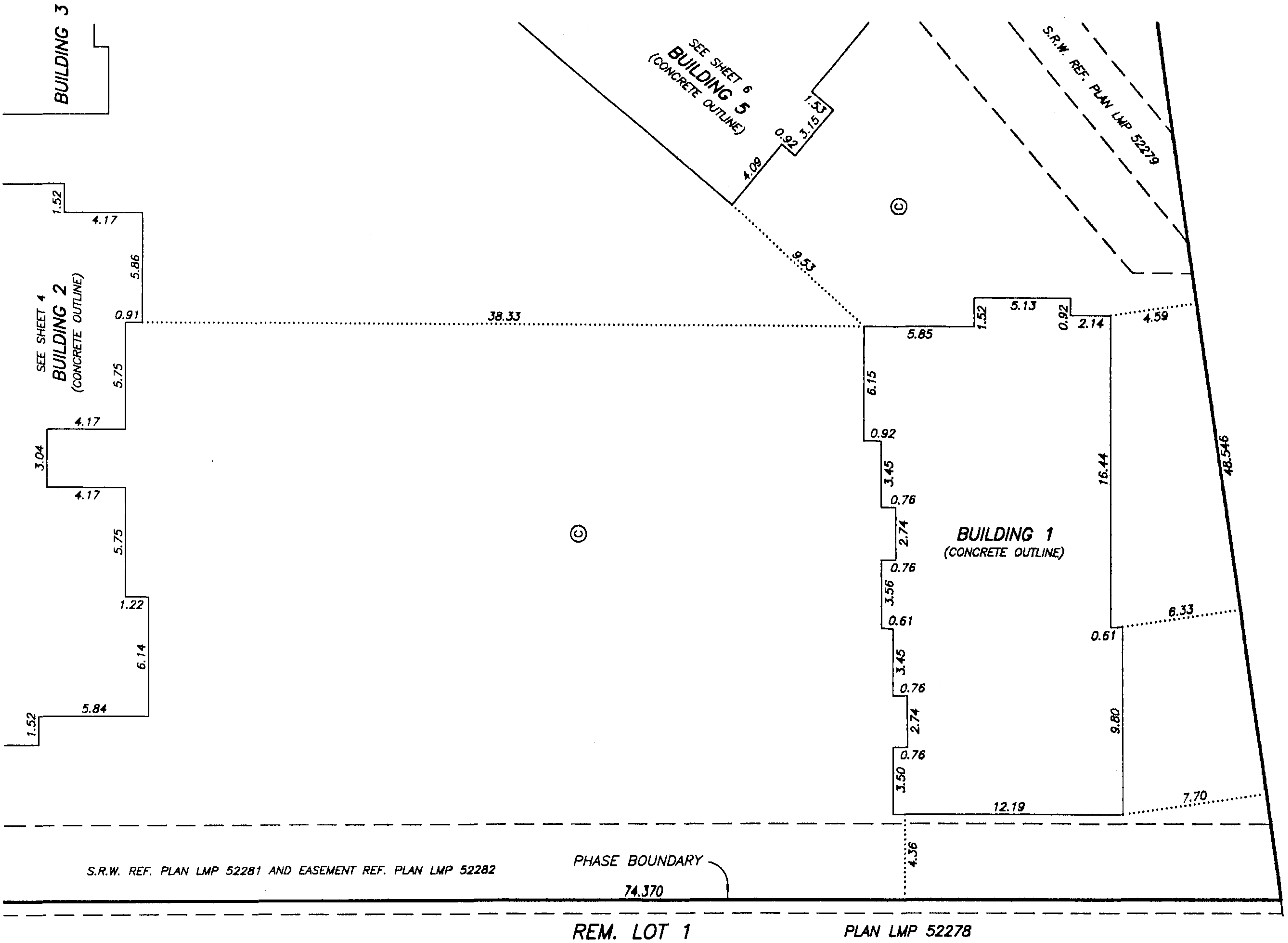
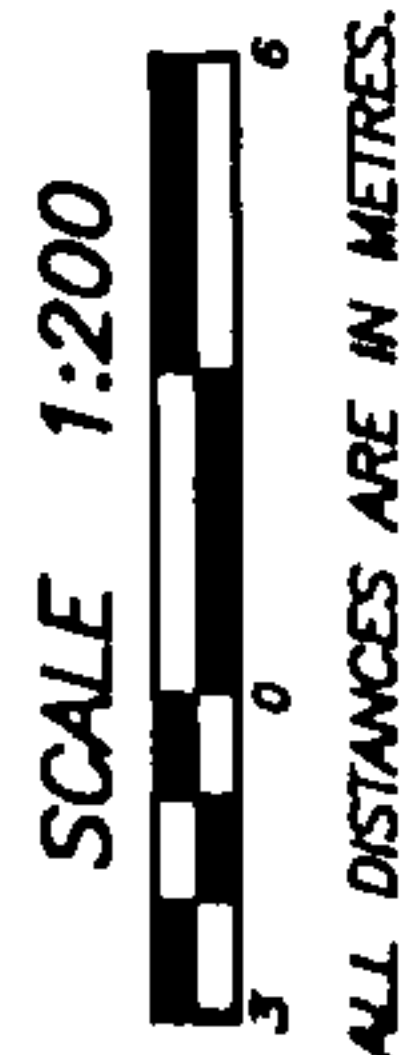
I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY IN BRITISH COLUMBIA, CERTIFY THAT I
WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE
SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY
AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON

THE 23rd DAY OF SEPTEMBER, 2002.
Mike E. Shaw B.C.L.S.
DATE : SEPTEMBER 23, 2002. M.E.S.

SHEET 3 OF 13 SHEETS

STRATA PLAN BCS 130
PHASE 1

BUILDING LOCATION
AND DIMENSIONS



DATE : SEPTEMBER 23, 2002

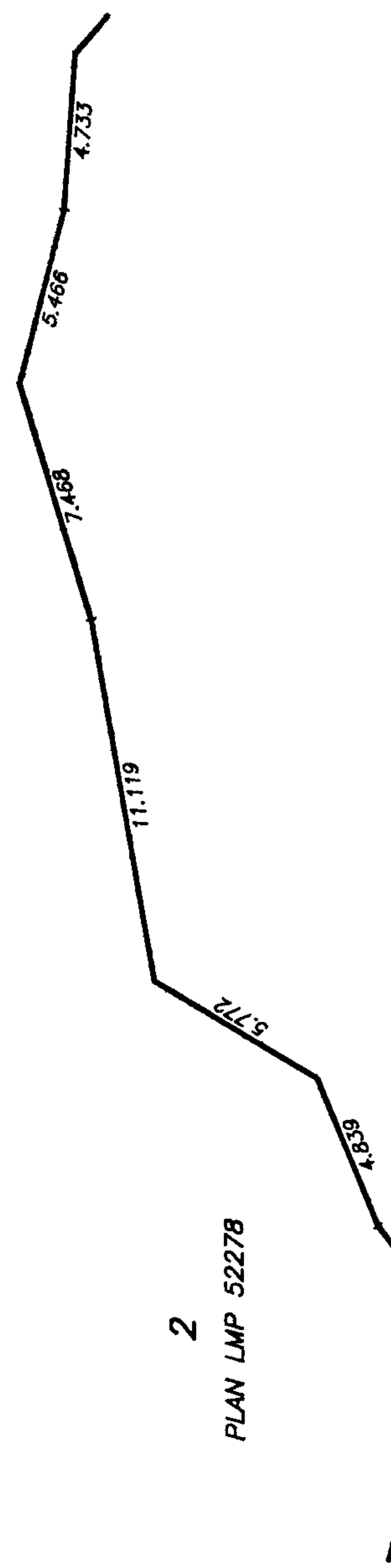
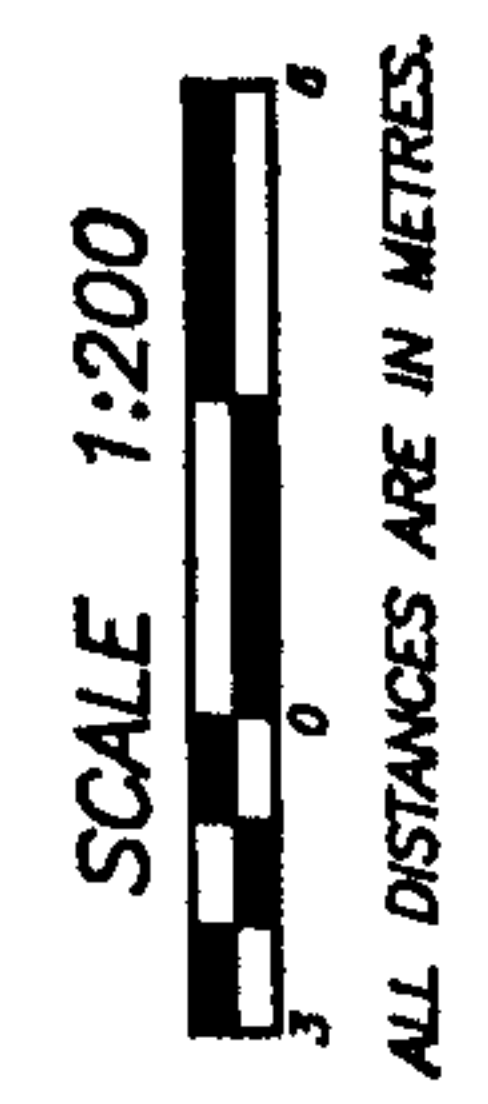
M.E.D.

DRAWING # 30427-B
FILE # 30427-B_EndgDm

SHEET 4 OF 13 SHEETS

STRATA PLAN BCS /30
PHASE 1

BUILDING LOCATION
AND DIMENSIONS



2
PLAN LMP 52278

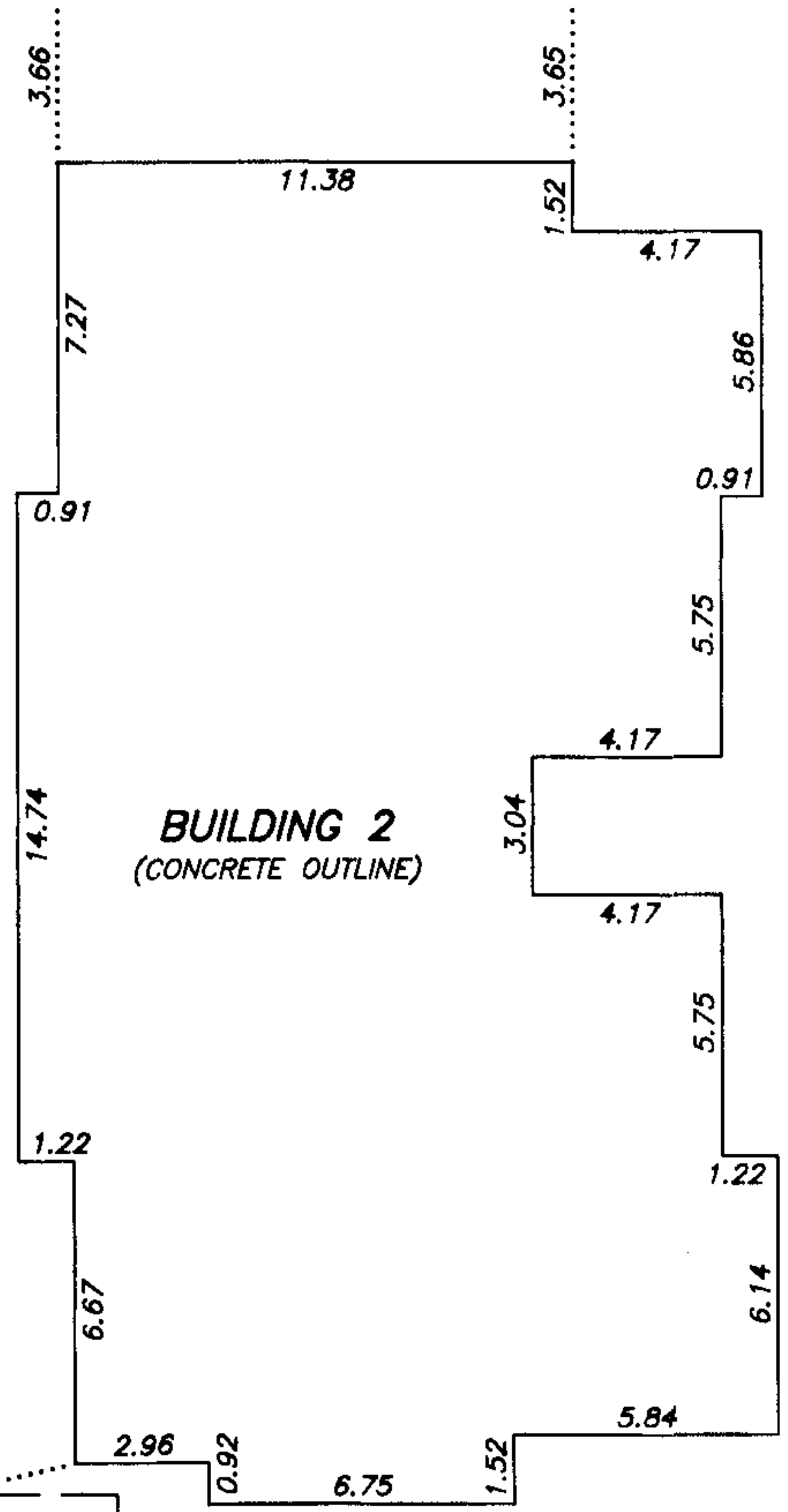
COVENANT
REF. PLAN
LMP 52280



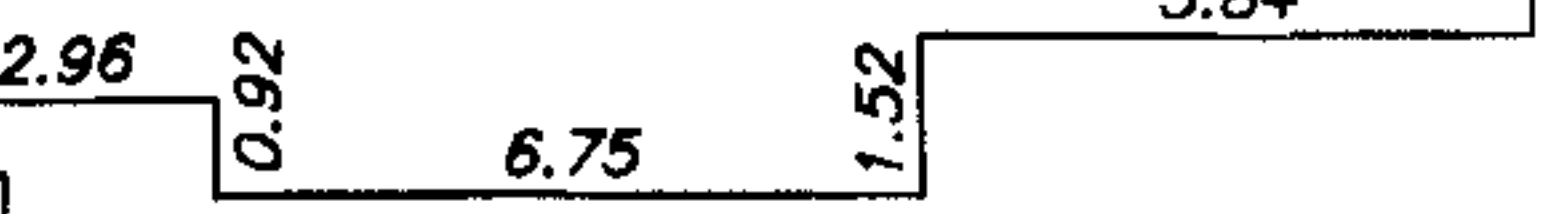
COVENANT
REF. PLAN
LMP 52280

22.52

SEE SHEET 5
BUILDING 3
(CONCRETE OUTLINE)
14.65



BUILDING 2
(CONCRETE OUTLINE)



S.R.W. REF. PLAN LMP 52281 AND EASEMENT REF. PLAN LMP 52282

PHASE BOUNDARY 74.370

REM. LOT 1
PLAN LMP 52278

DATE : SEPTEMBER 23, 2002.

M.E.D.

DRAWING # 30427-8
FILE # 30427-8_BldgDim

**BUILDING LOCATION
AND DIMENSIONS**

**STRATA PLAN BCS /30
PHASE 1**



ALL DISTANCES ARE IN METRES.



11
PLAN 6637

62.129

26.48

17.96

BUILDING 4
SEE SHEET 5

EASEMENT DOCUMENT 113236M
S.R.W. REF. PLAN LMP 52279

**CAPILANO
CRESCENT**

44.139

6.31
9.70
1.22
16.50
4.09
0.92
3.15
1.53
5.84
6.14
0.91
3.45
2.74
3.46
0.76
3.51
2.13
3.77
1.60
0.76
2.74
0.76
3.55
1.21

BUILDING 3
SEE SHEET 5

BUILDING 5
(CONCRETE OUTLINE)

12.93

11.62

BUILDING 2
SEE SHEET 4

5.86

0.91

38.33

9.53

1.52

5.85

6.15

SEE SHEET 3

BUILDING 1
(CONCRETE OUTLINE)

0.92

3.45

DATE : SEPTEMBER 23, 2002.

M. E. S.

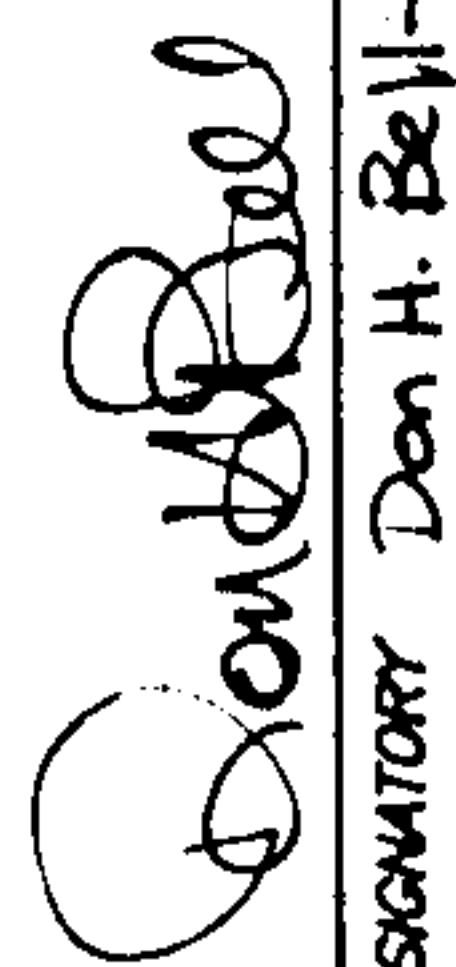
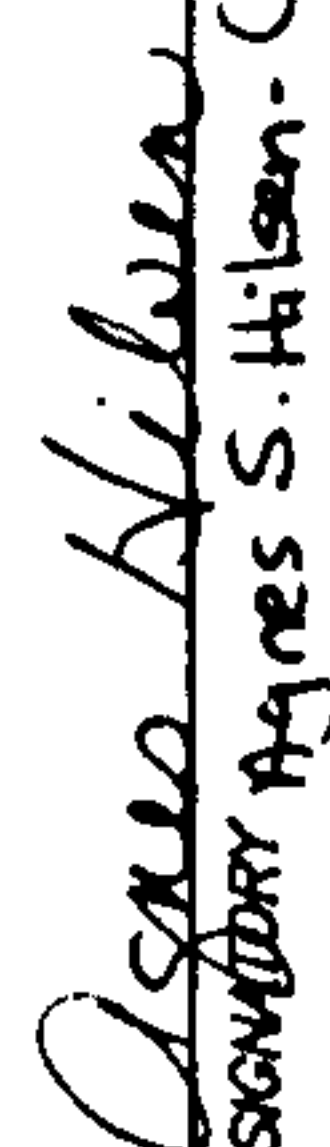
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FILE # 30427-8_BigDim

STRATA PLAN BCS 136

PHASE 1

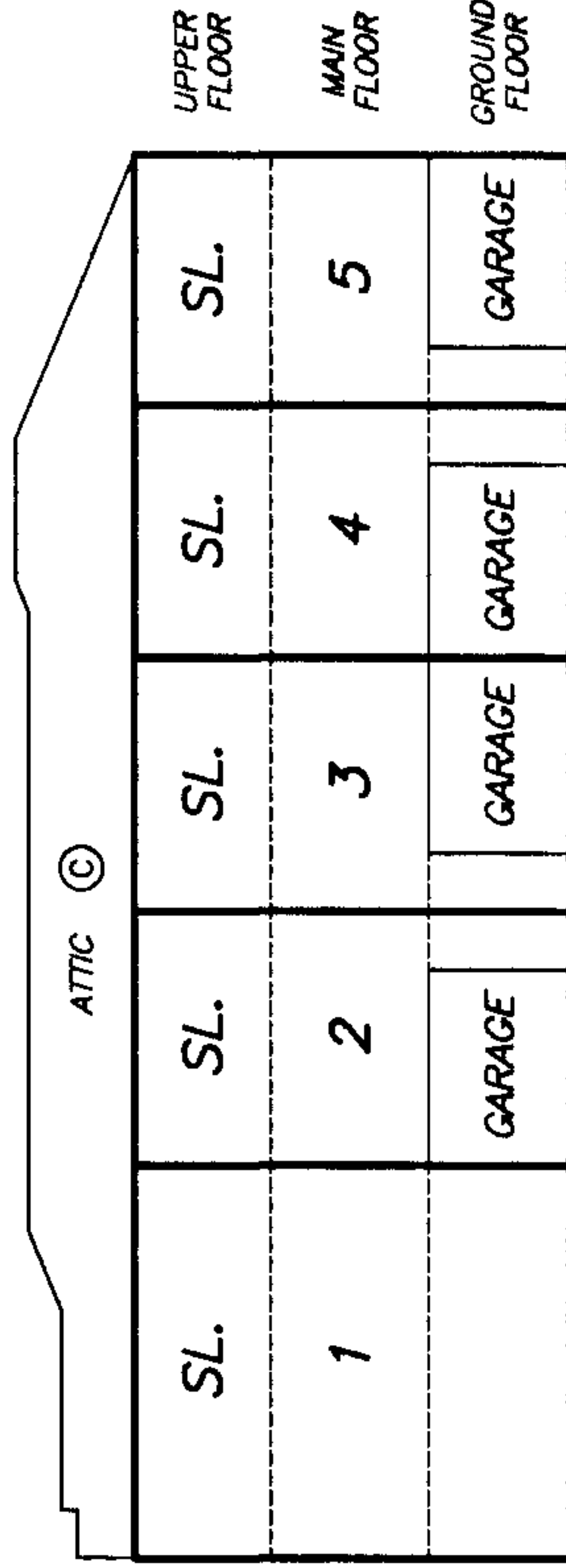
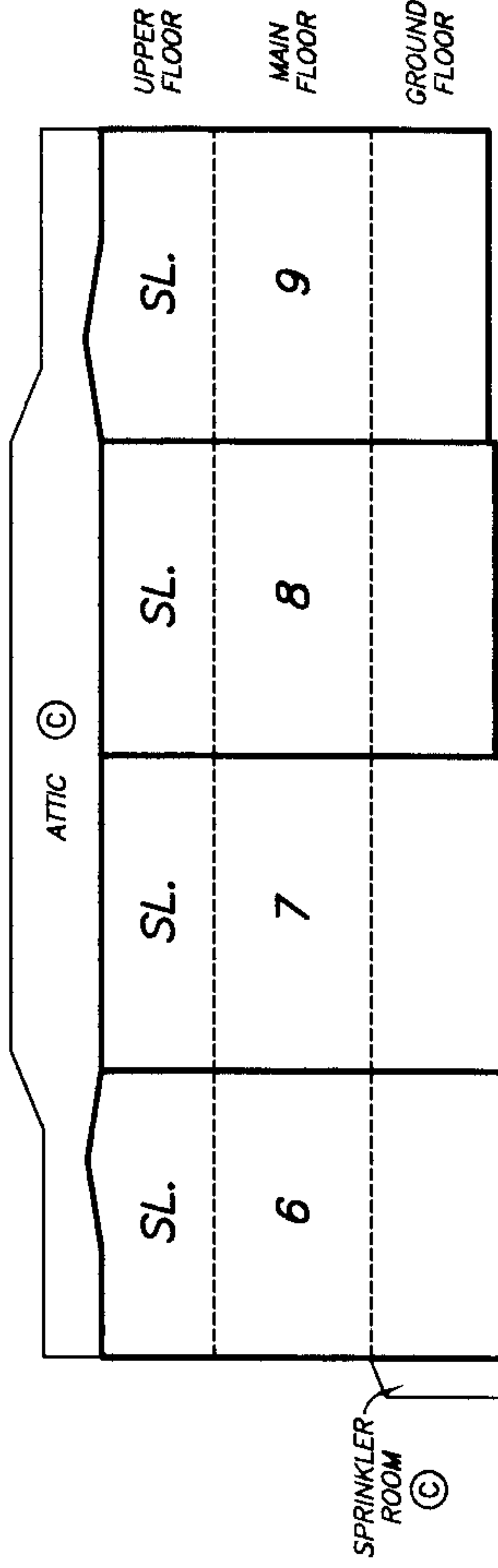
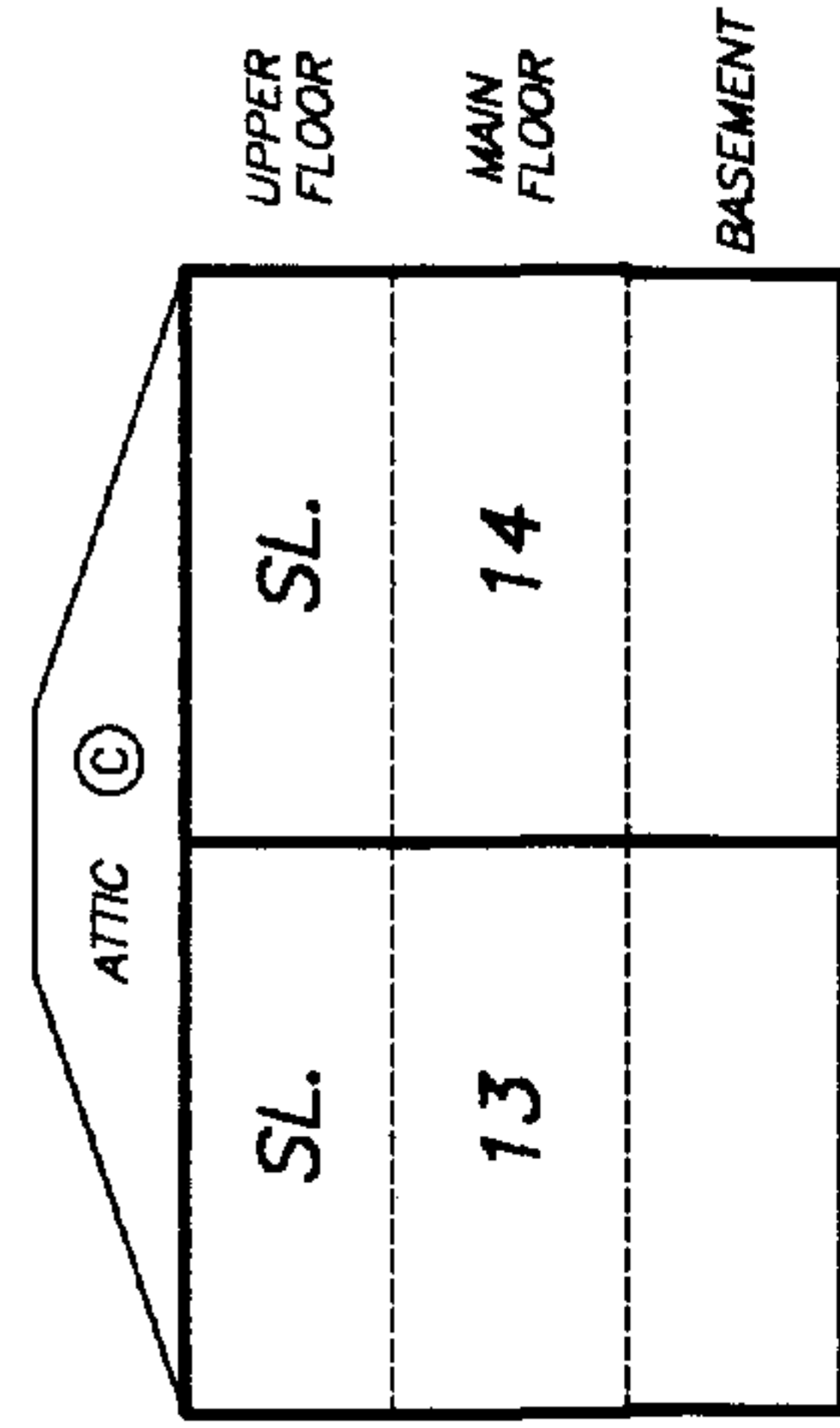
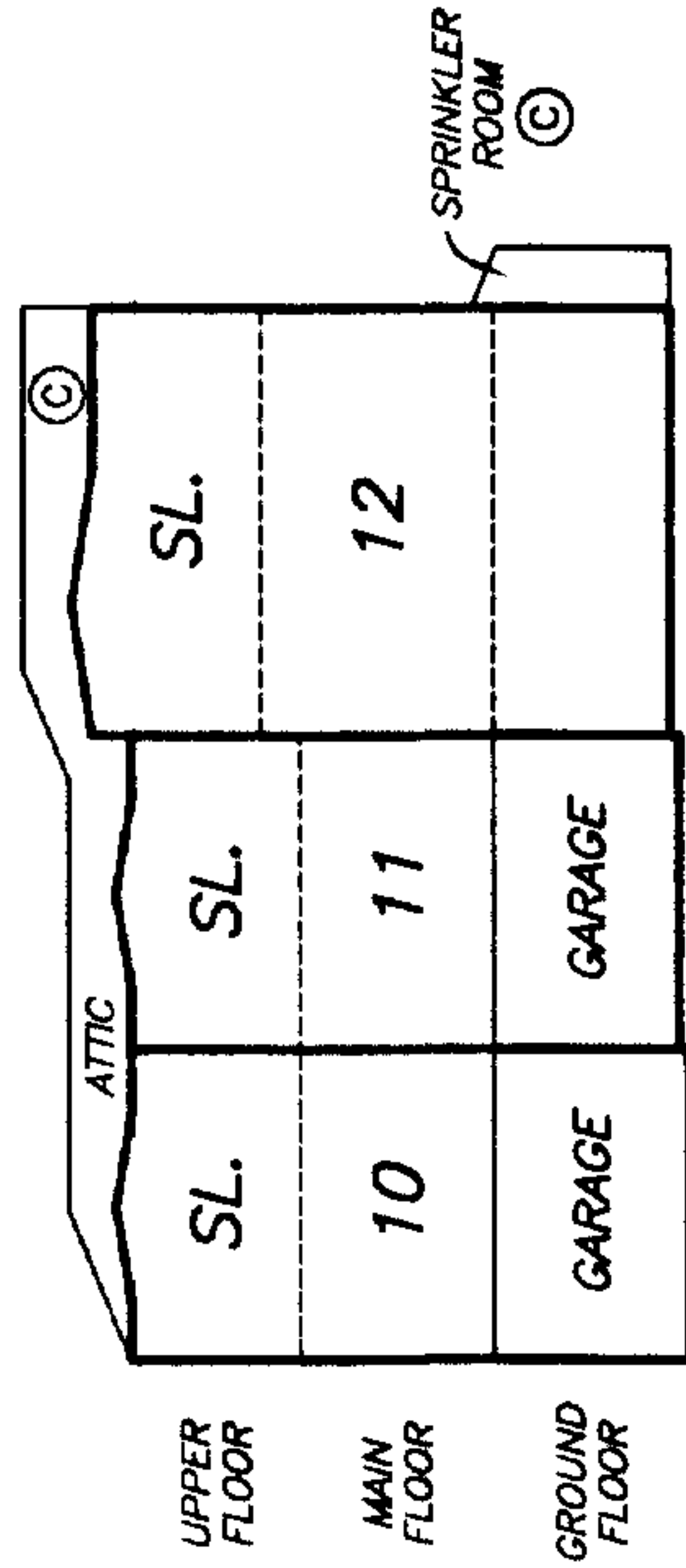
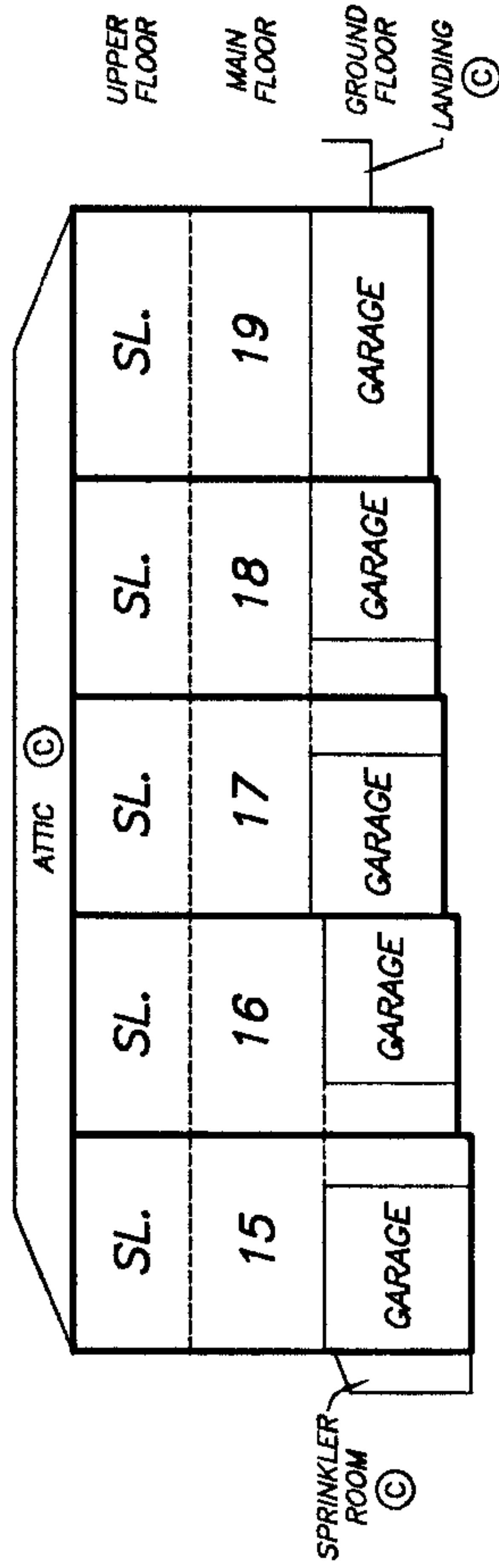
OWNER:INTRACORP CAPILANO RIDGE DEVELOPEMENT LTD.
INC. No. 629837
AUTHORIZED SIGNATORY Don S. FergusonAUTHORIZED SIGNATORY
WITNESS AS TO BOTH SIGNATURES CAROL WANGSENIOR EXECUTIVE ASSISTANTOCCUPATION OF WITNESSPO Box 10147 1420-701 W. Georgia St
ADDRESS OF WITNESS VAN BC V7Y 1E6MORTGAGEE:

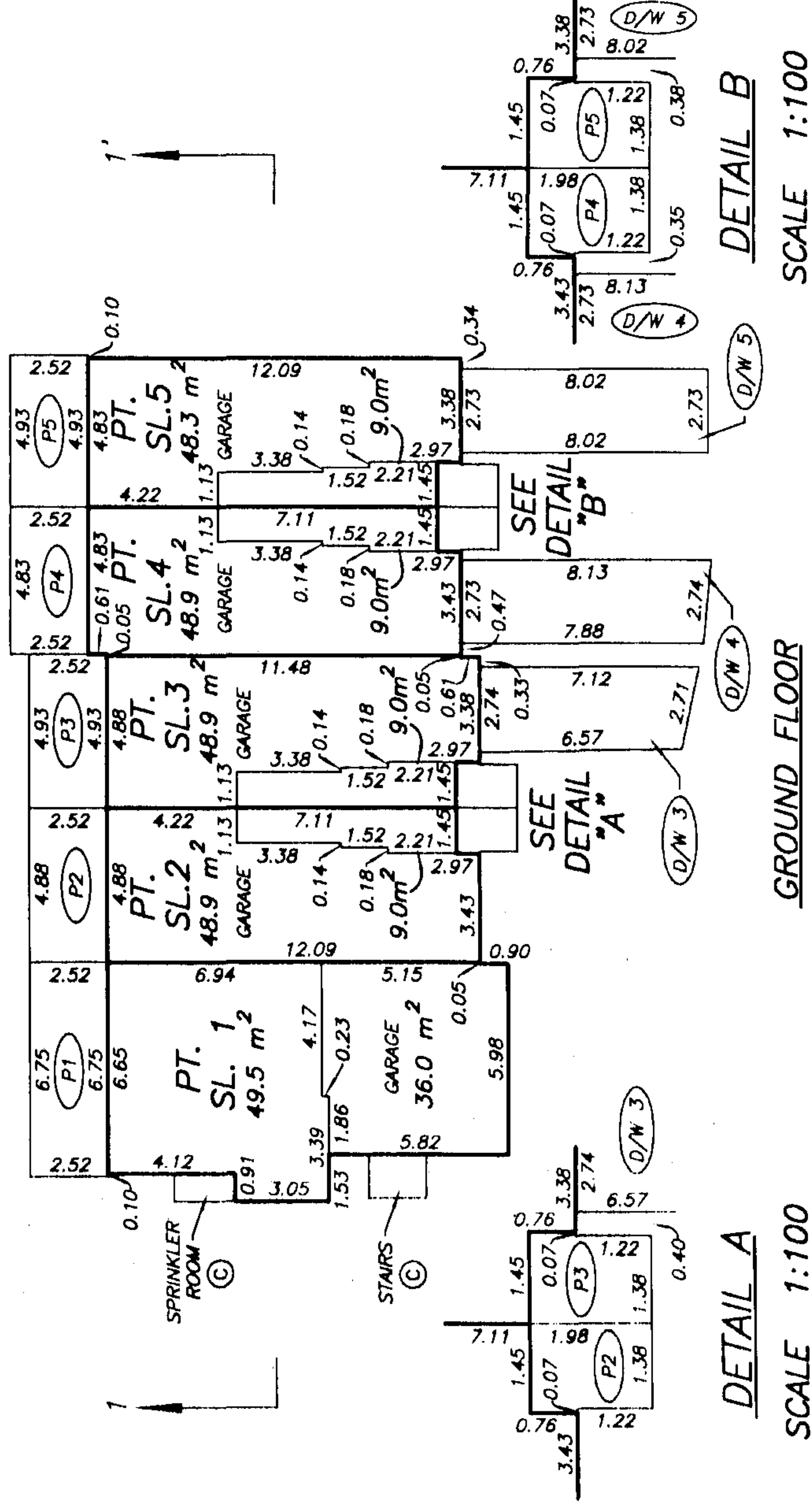
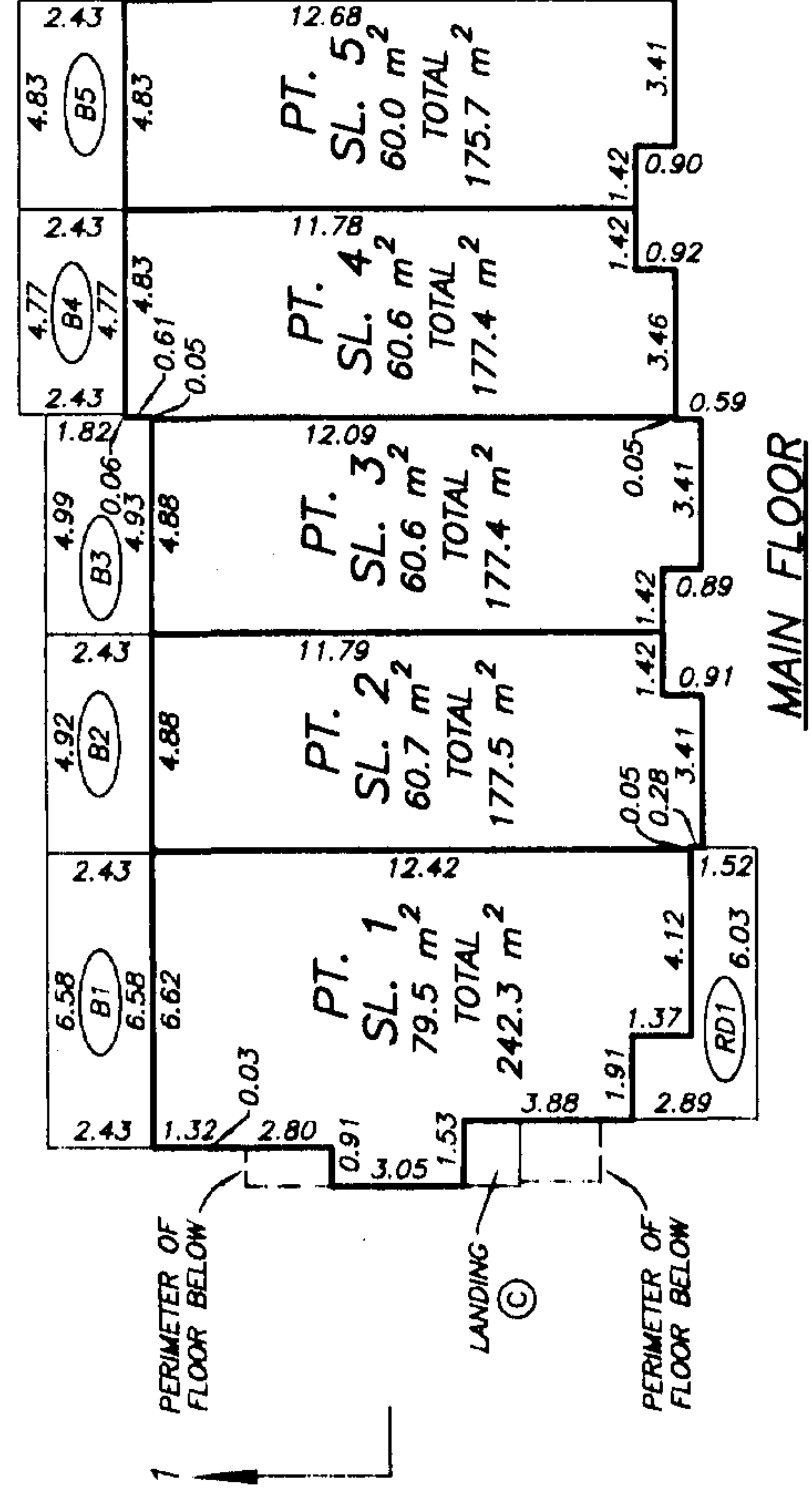
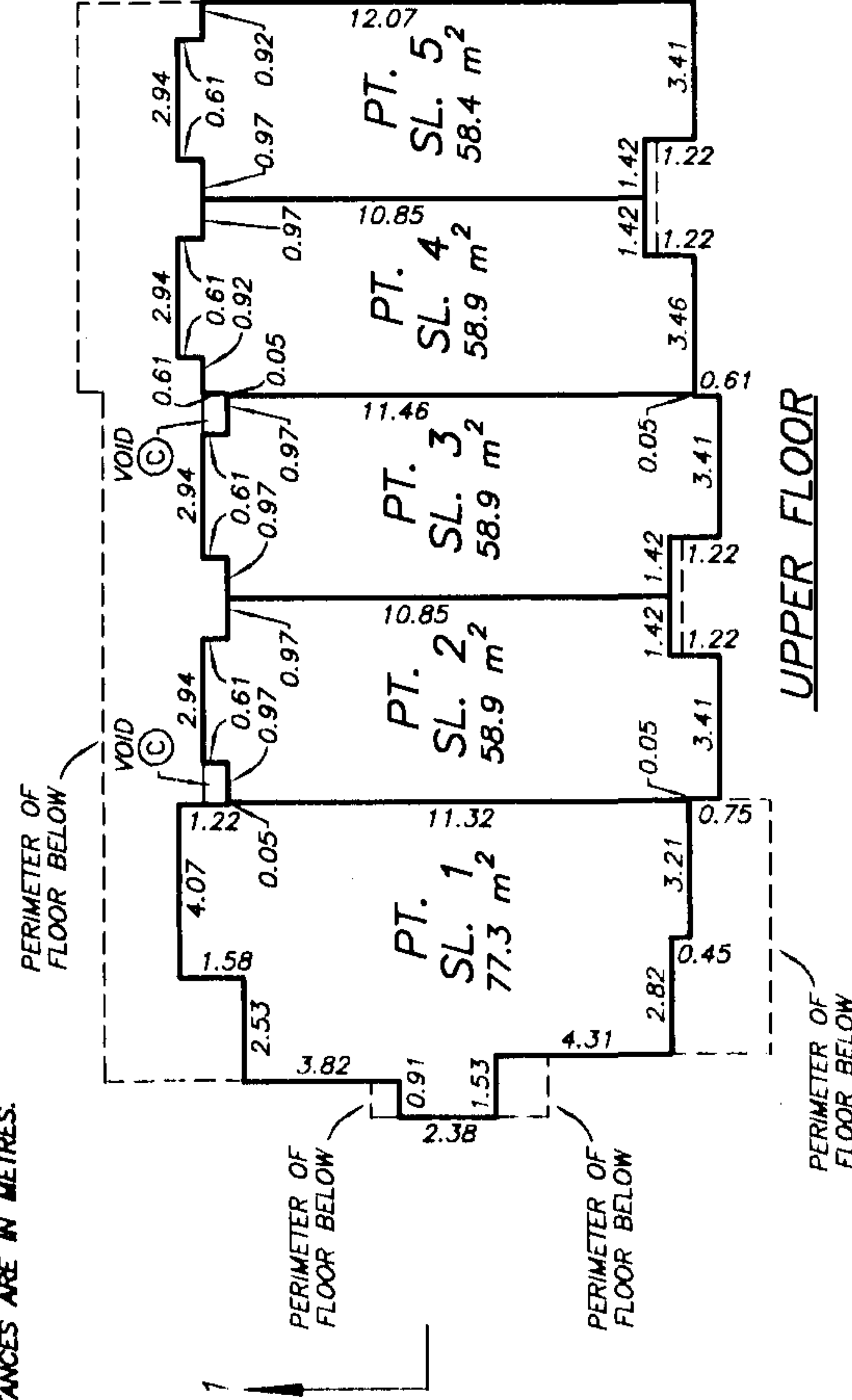
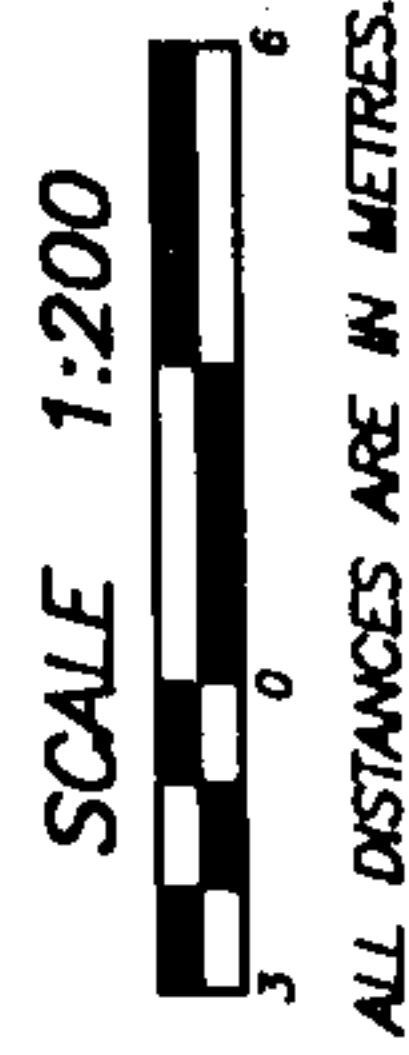
THE BANK OF NOVA SCOTIA


AUTHORIZED SIGNATORY PETER BAXTER
AUTHORIZED SIGNATORY PETER BAXTER
WITNESS AS TO BOTH SIGNATURES PETER BAXTEROCCUPATION OF WITNESS3400-650 W. Georgia St
ADDRESS OF WITNESS VAN. BC. V6B 4U7THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER
REGISTERED OWNER OF COVENANTS BR341351 AND BR341354,
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.
AUTHORIZED SIGNATORY Don H. Bell - Mayor
AUTHORIZED SIGNATORY Agnes S. Hilson - ClerkMORTGAGEE:GROSVENOR CAPITAL CORPORATION
INCORPORATION. No. 559896
AUTHORIZED SIGNATORY Graham W. Drexel
Treasurer
AUTHORIZED SIGNATORY DANIEL G. WALSH
President
WITNESS AS TO BOTH SIGNATURESSHELLEY R. LEAR
OCCUPATION OF WITNESS Executive Assistant
7491 Kraft Crescent
ADDRESS OF WITNESS Burnaby, B.C. V5A 2Z4

SECTIONS

STRATA PLAN BCS 130
PHASE 1





LEGEND

D/W 3 - DENOTES DRIVEWAY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 3

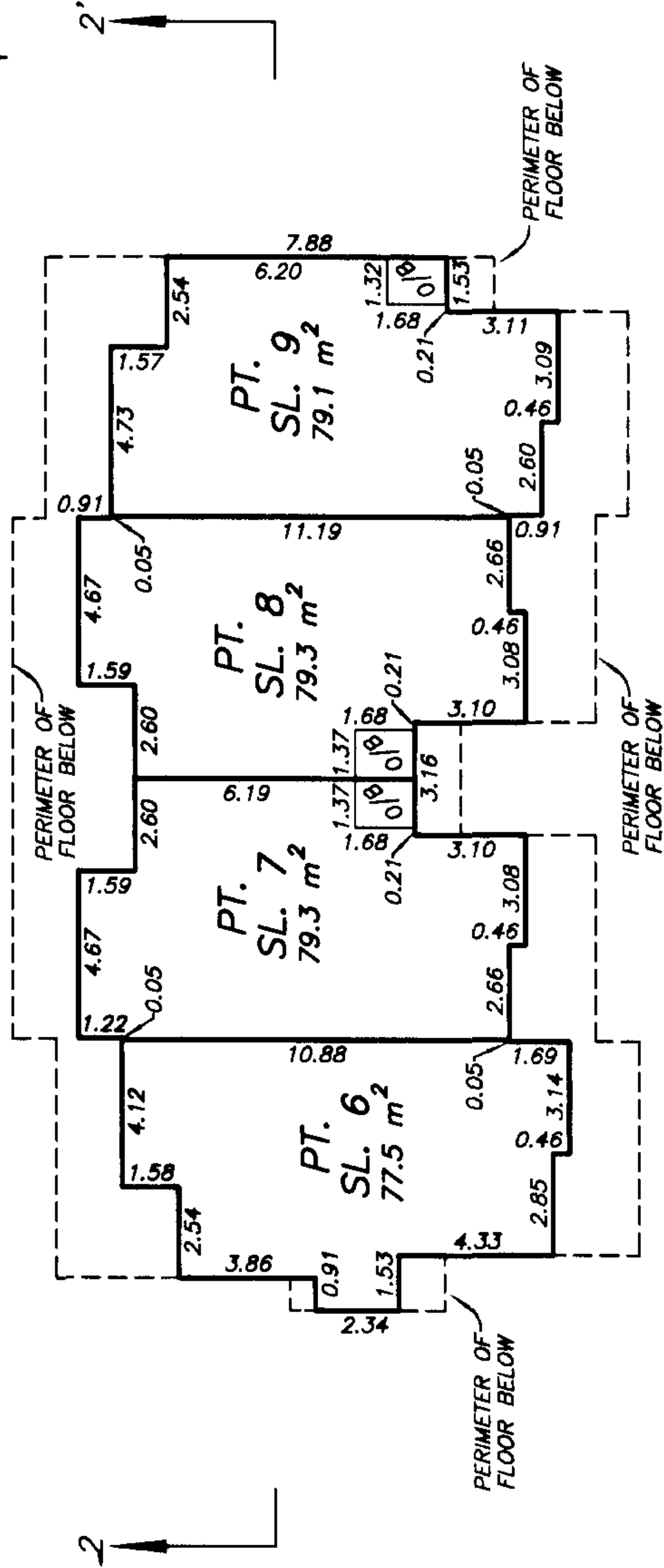
DATE : SEPTEMBER 23, 2002.

DRAWING # 30427-B
FILE # 30427-B_B001

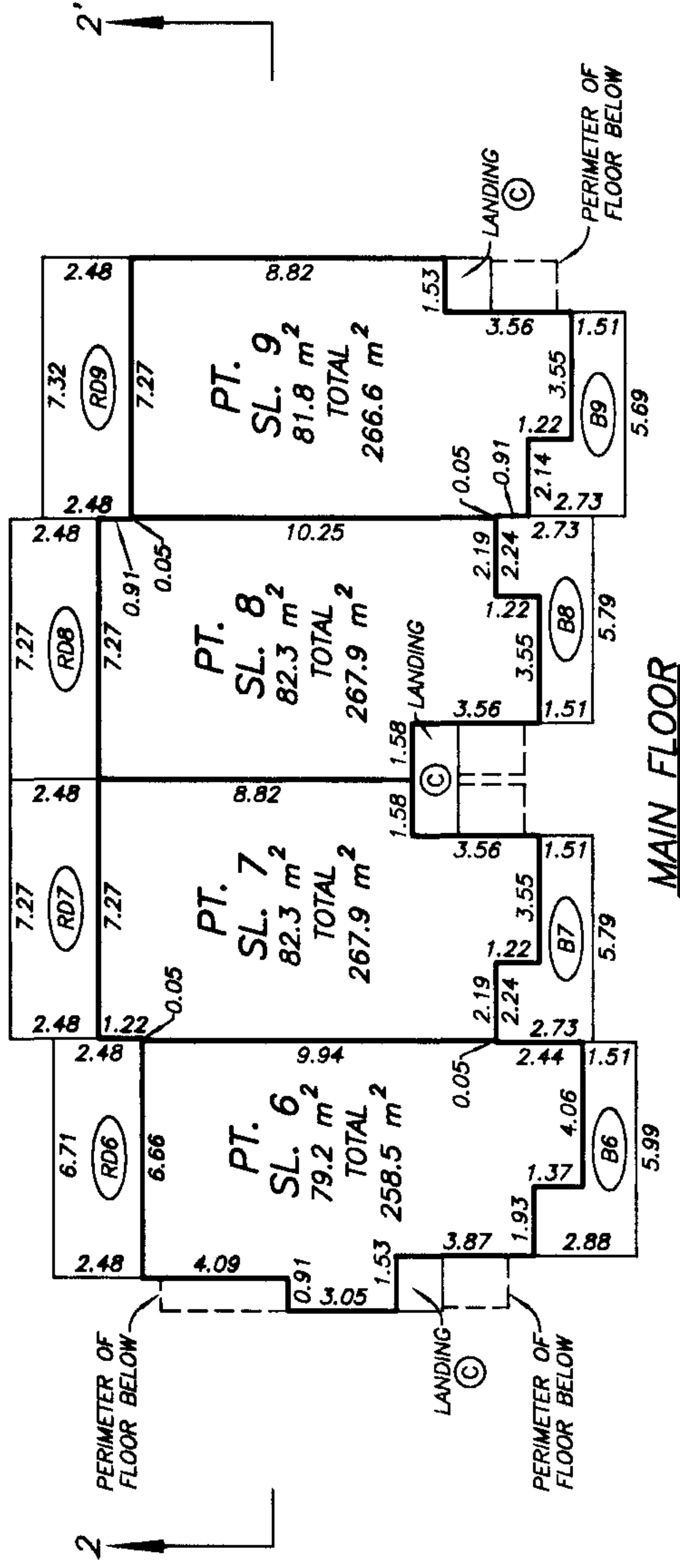
M.E.S.

BUILDING TWO

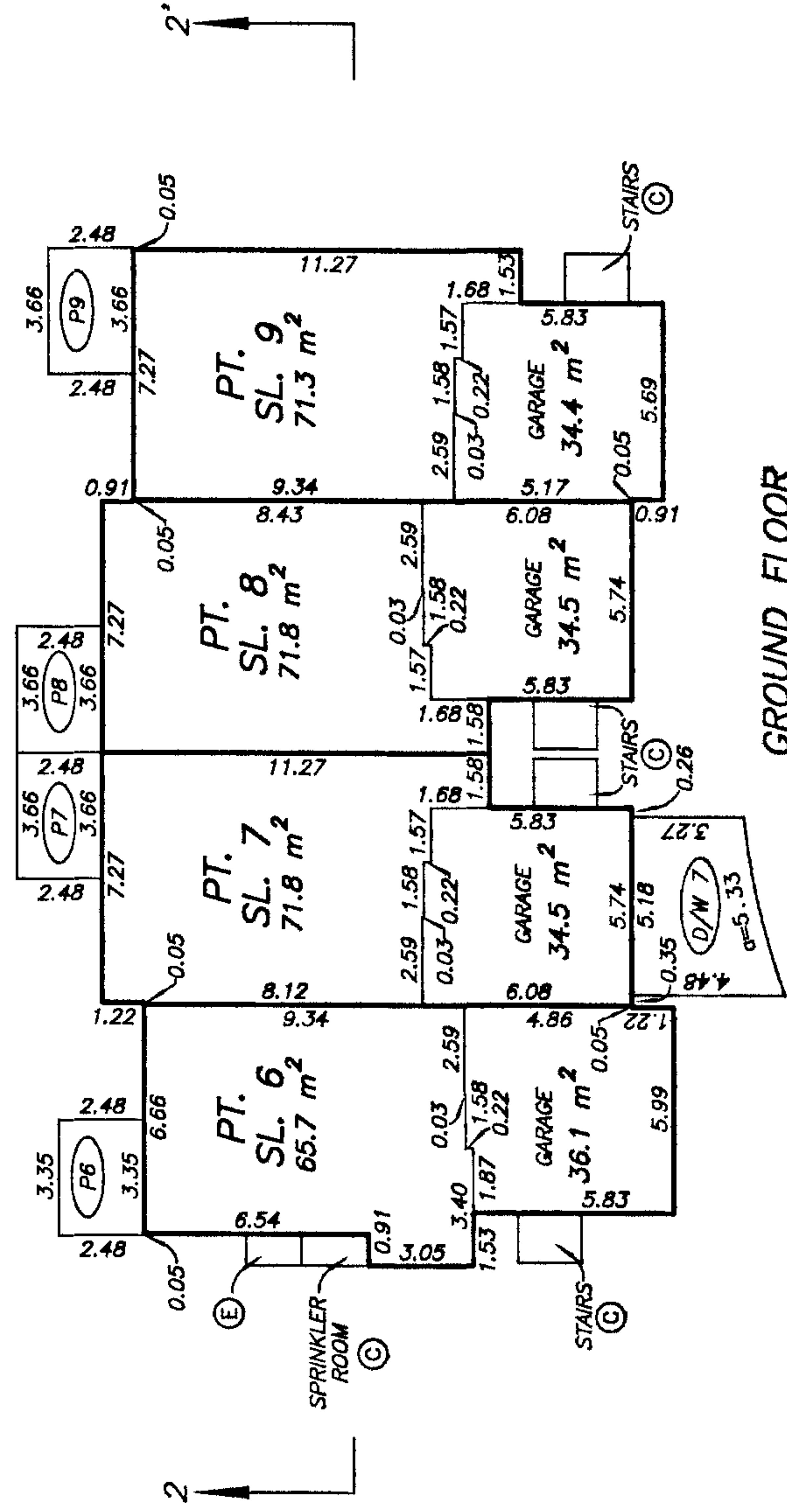
STRATA PLAN BCS 130
PHASE 1



UPPER FLOOR



MAIN FLOOR



GROUND FLOOR

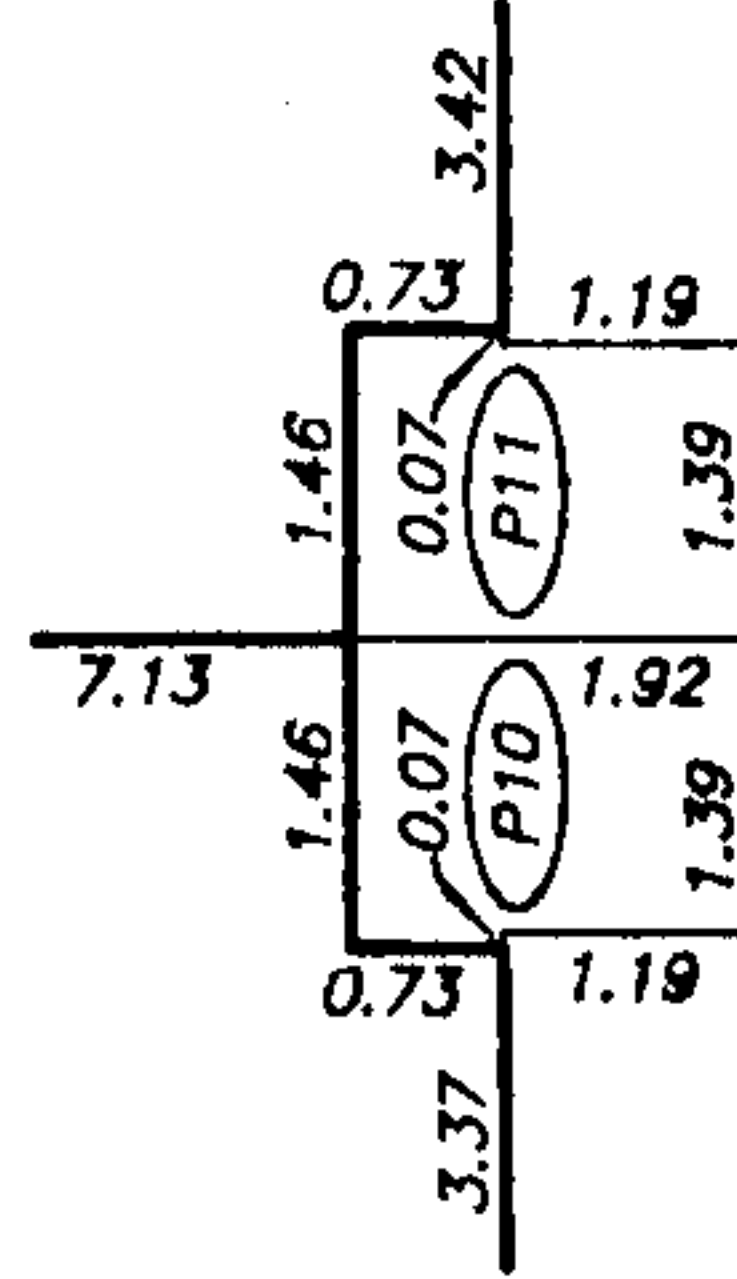
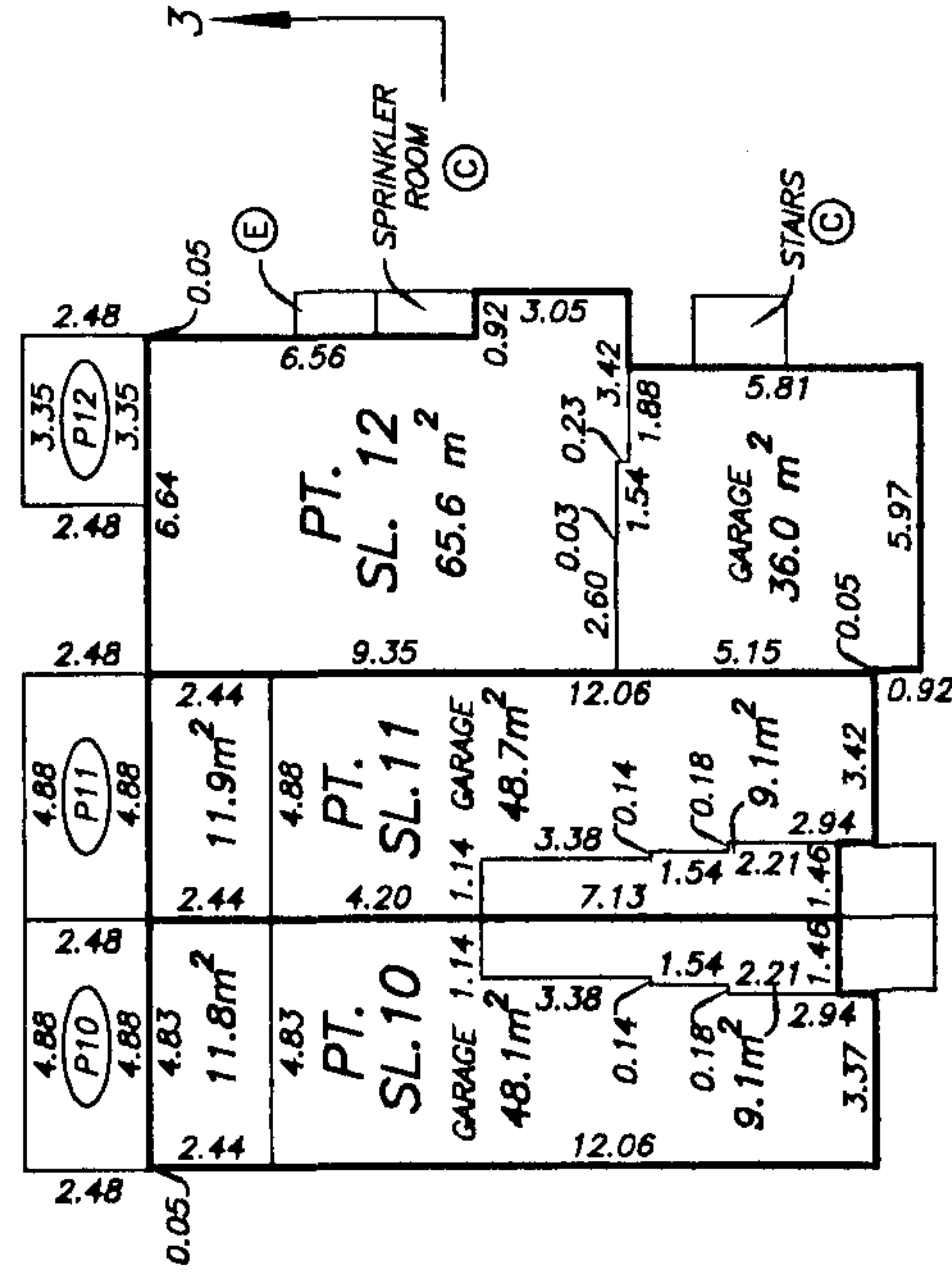
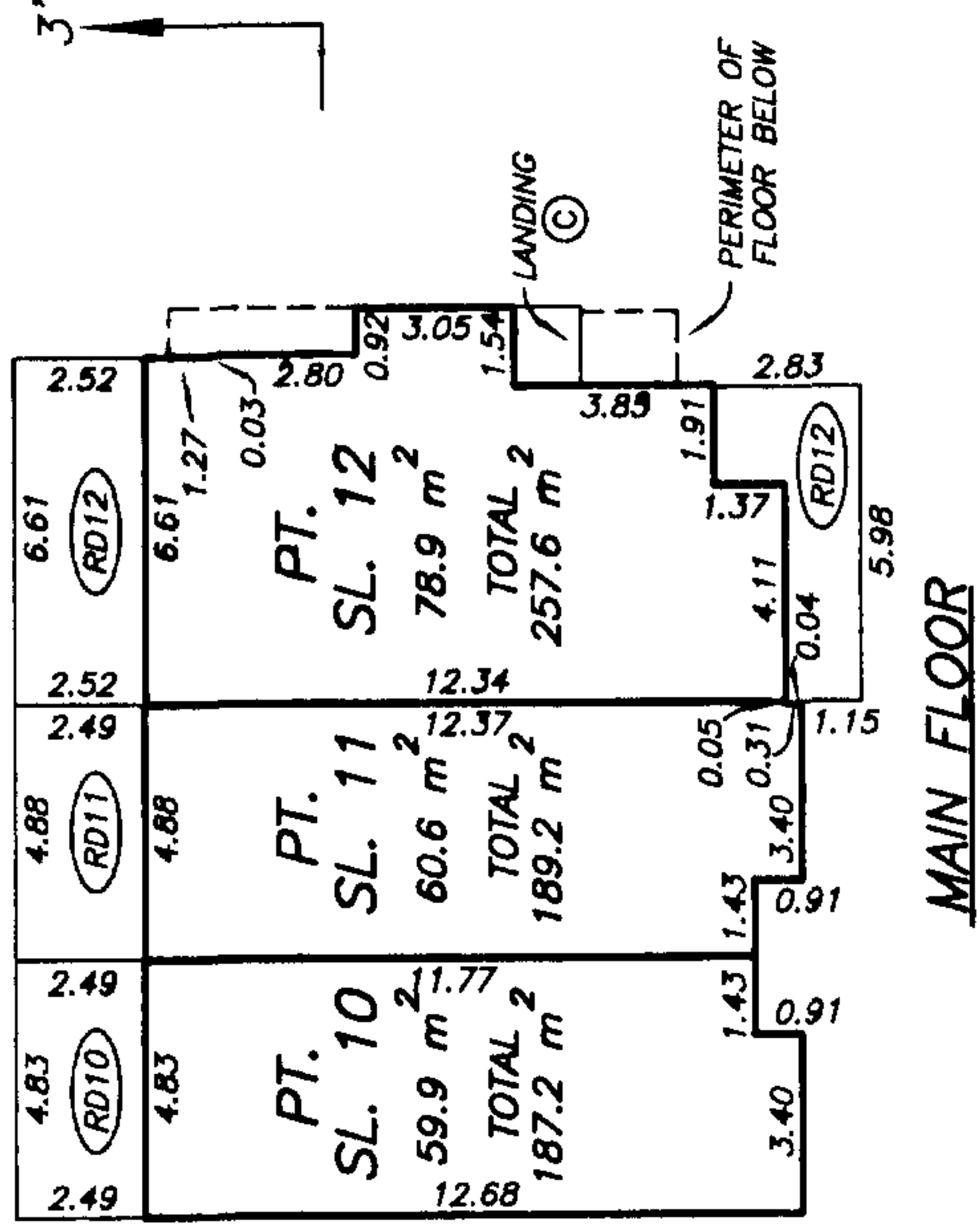
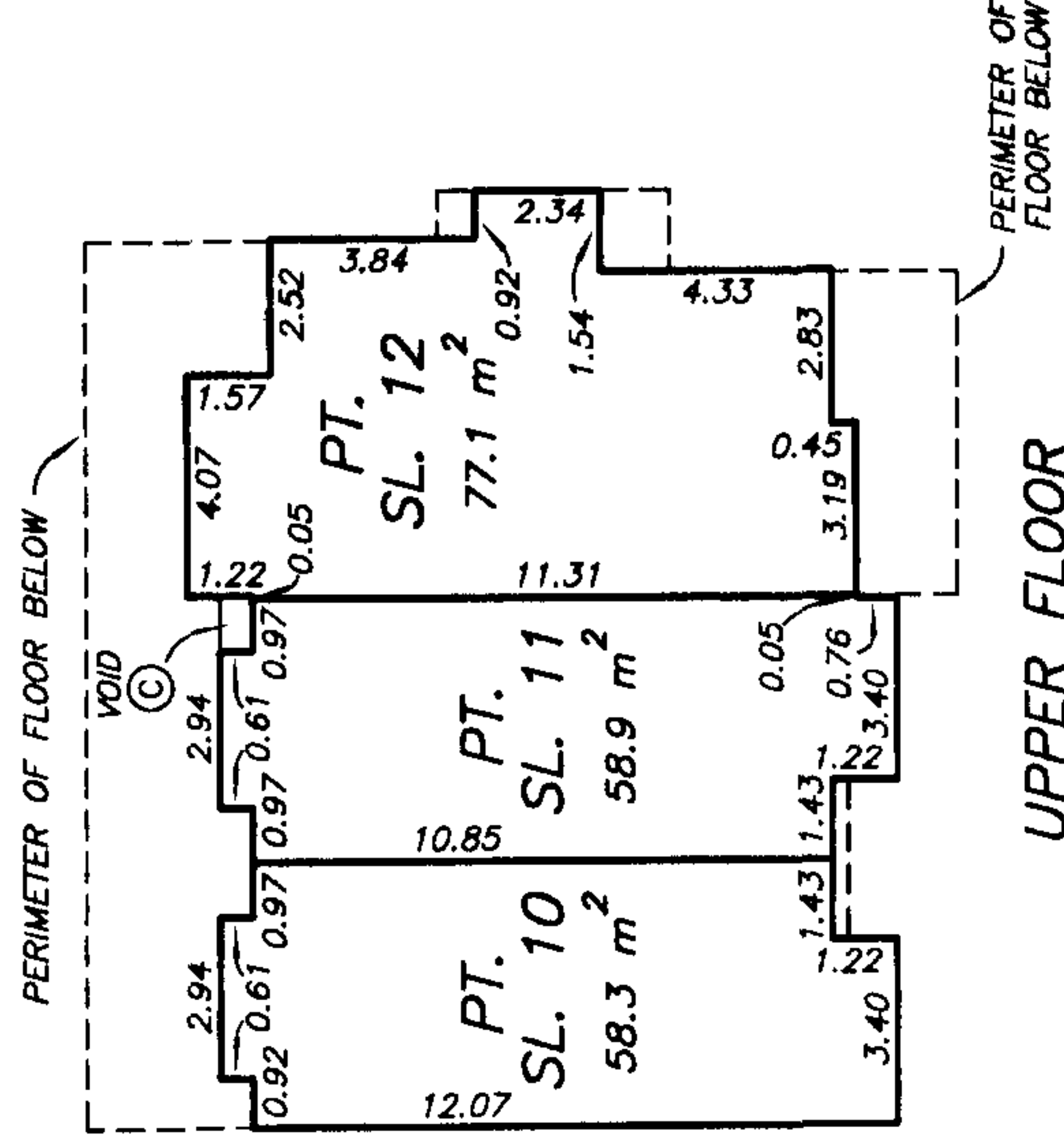
LEGEND

(D/W 7) - DENOTES DRIVEWAY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 7

BUILDING THREE

STRATA PLAN BCS 130
PHASE 1

SCALE 1:200
ALL DISTANCES ARE IN METRES.



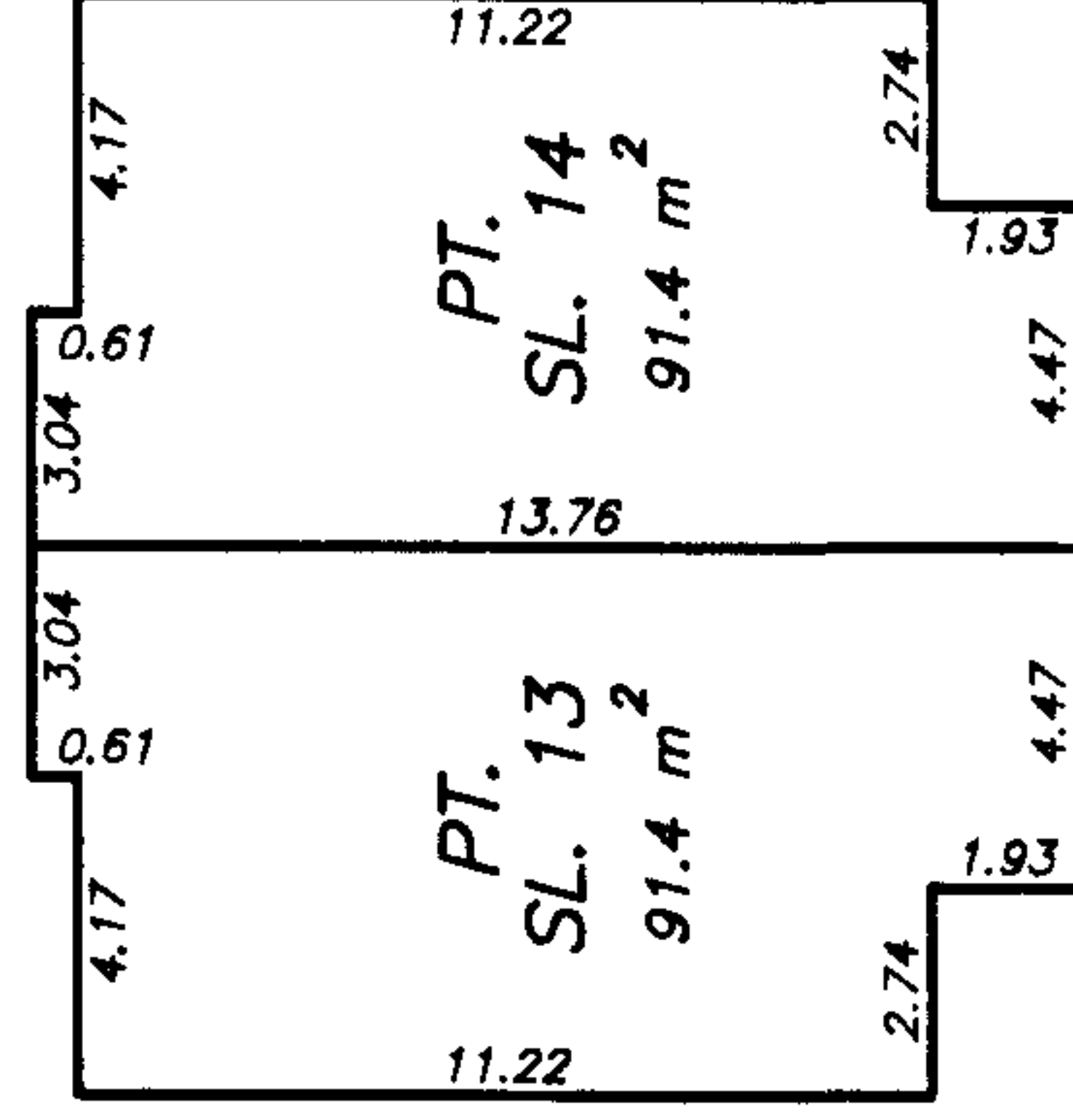
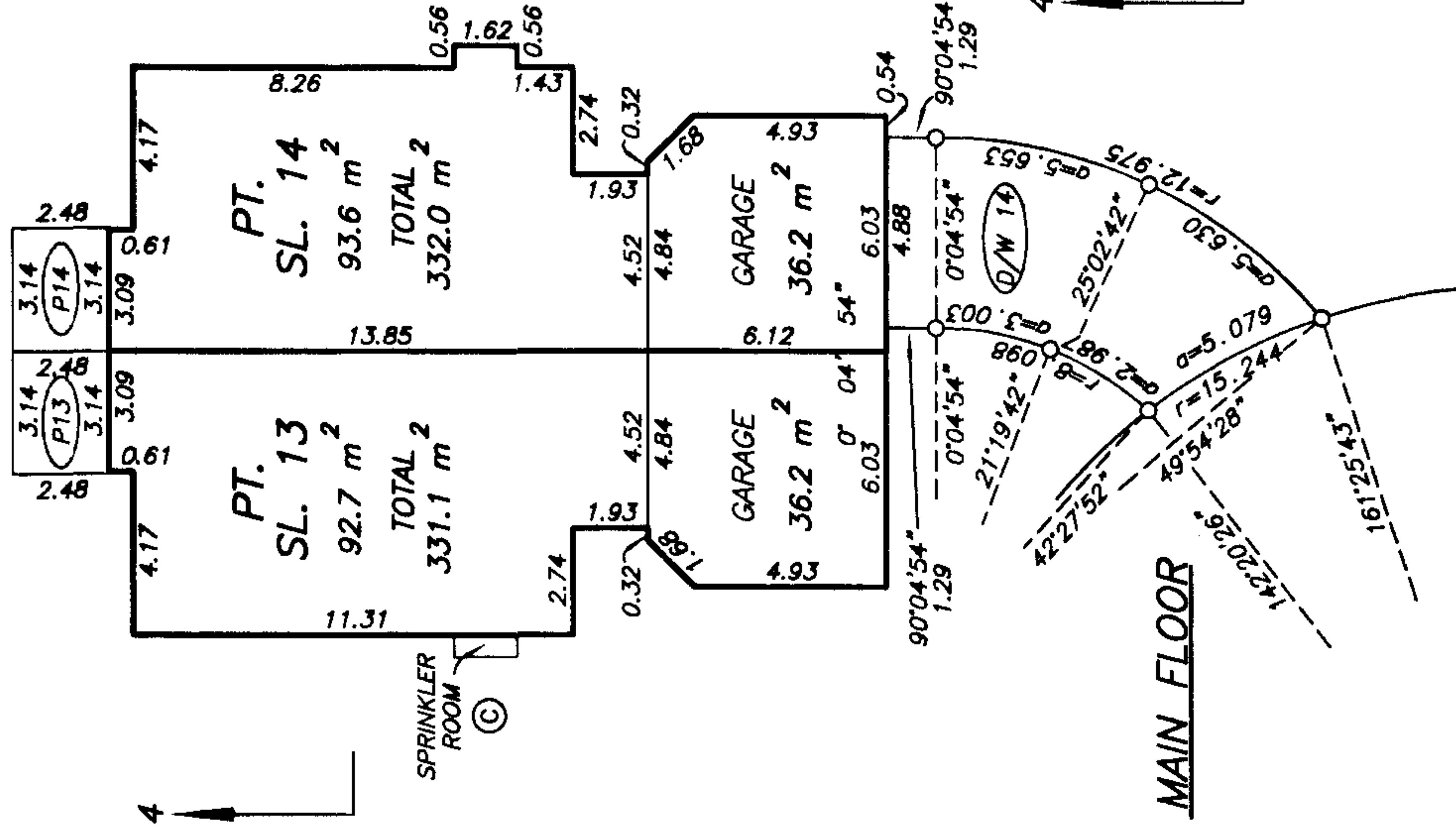
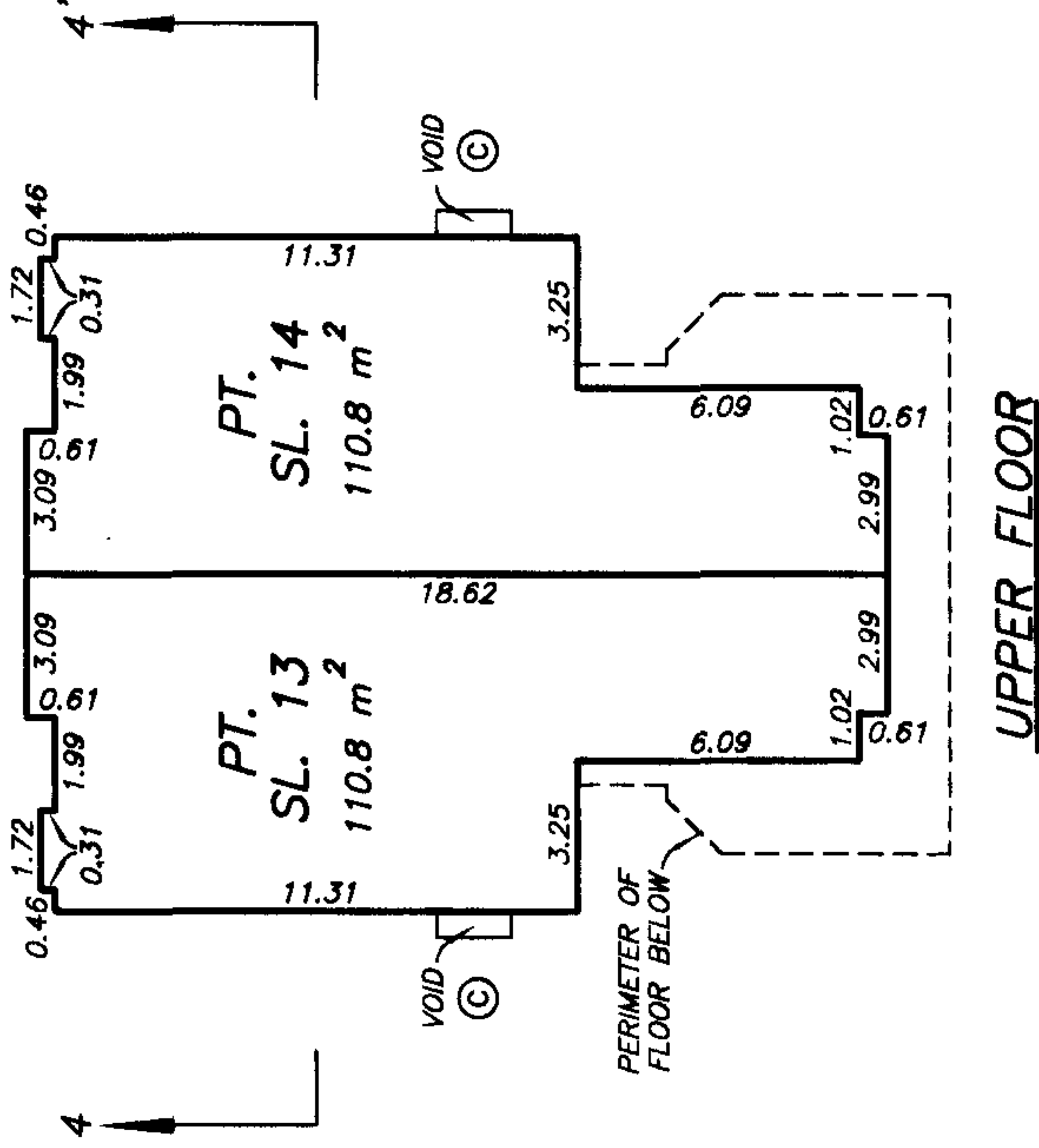
SCALE 1:100

SEE
DETAIL
"C"

DATE : SEPTEMBER 23, 2002
M.E.S.

BUILDING FOUR

**STRATA PLAN BCS /30
PHASE 1**



LEGEND

- DENOTES DRIVEWAY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 14
- DENOTES STANDARD IRON POST PLACED

BUILDING FIVE

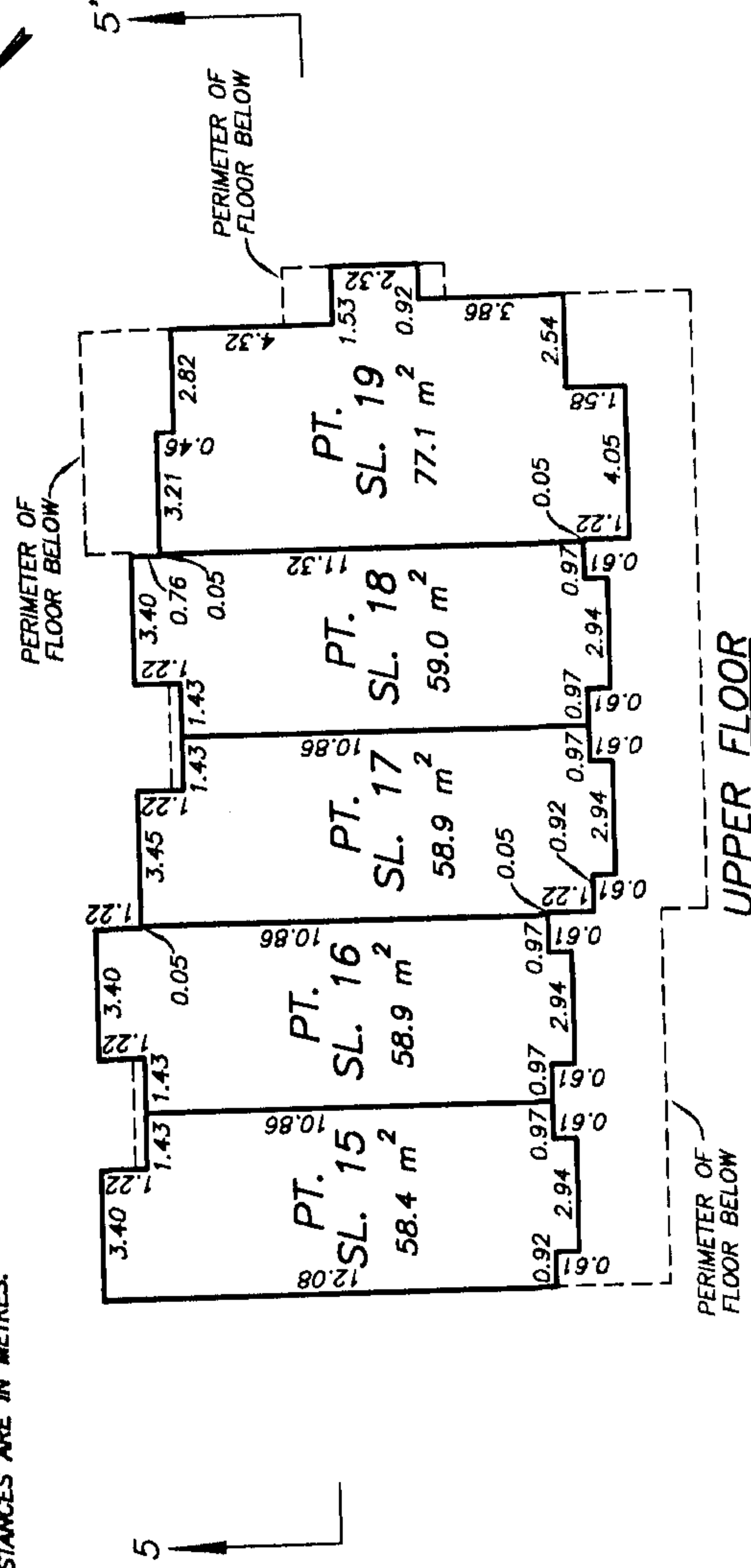
STRATA PLAN BCS 130
PHASE 1



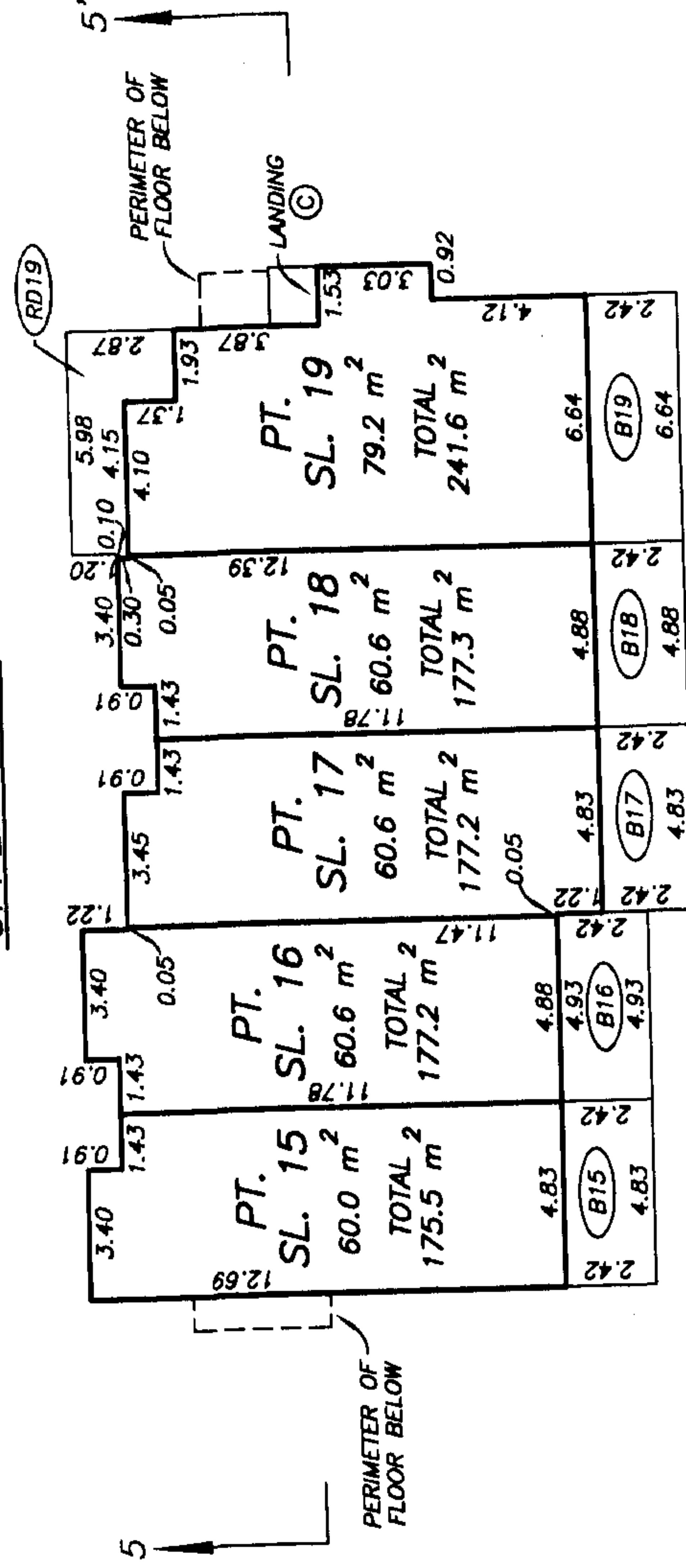
SCALE 1:200



ALL DISTANCES ARE IN METRES.



UPPER FLOOR

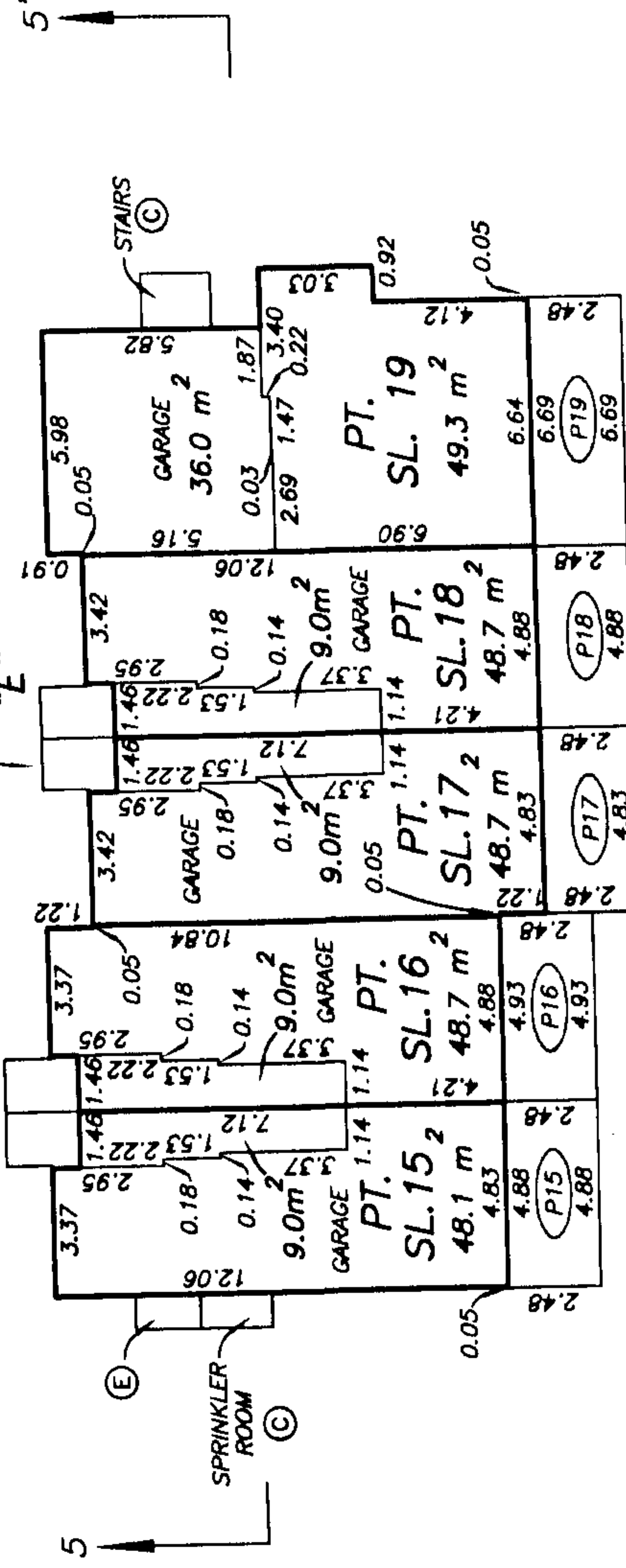


MAIN FLOOR



DETAIL "E"
SCALE 1:100

DETAIL "D"
SCALE 1:100



GROUND FLOOR

DATE : SEPTEMBER 23, 2002.

Mr. E. D.

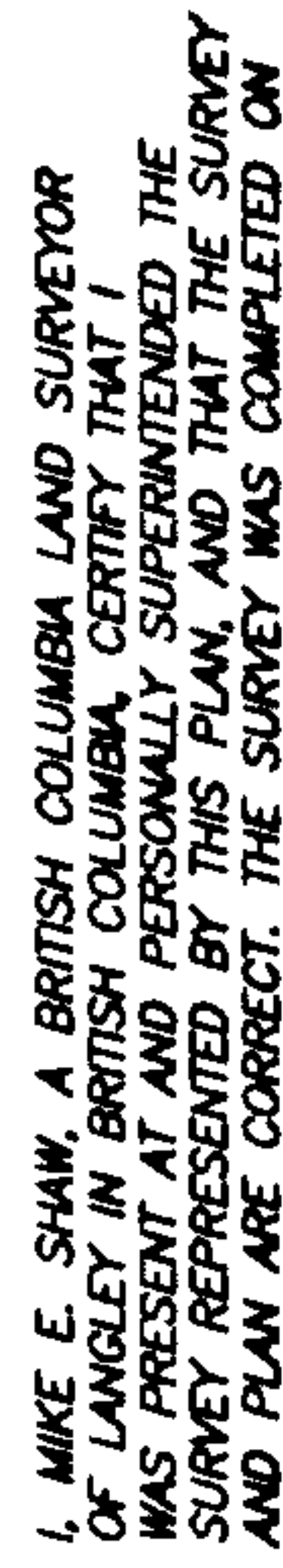
ALL DISTANCES ARE IN METRES.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

✓ (C) PERIMETER OF PARKING STRUCTURE

SEE SHEET 3
FOR BUILDING LOCATION
AND DIMENSIONS

PHASE 2



THE 6th DAY OF JANUARY, 2003.

DATE : JANUARY 6, 2003.

DRAWING # 30427-9
FILE # 30427-9_Ptprty

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

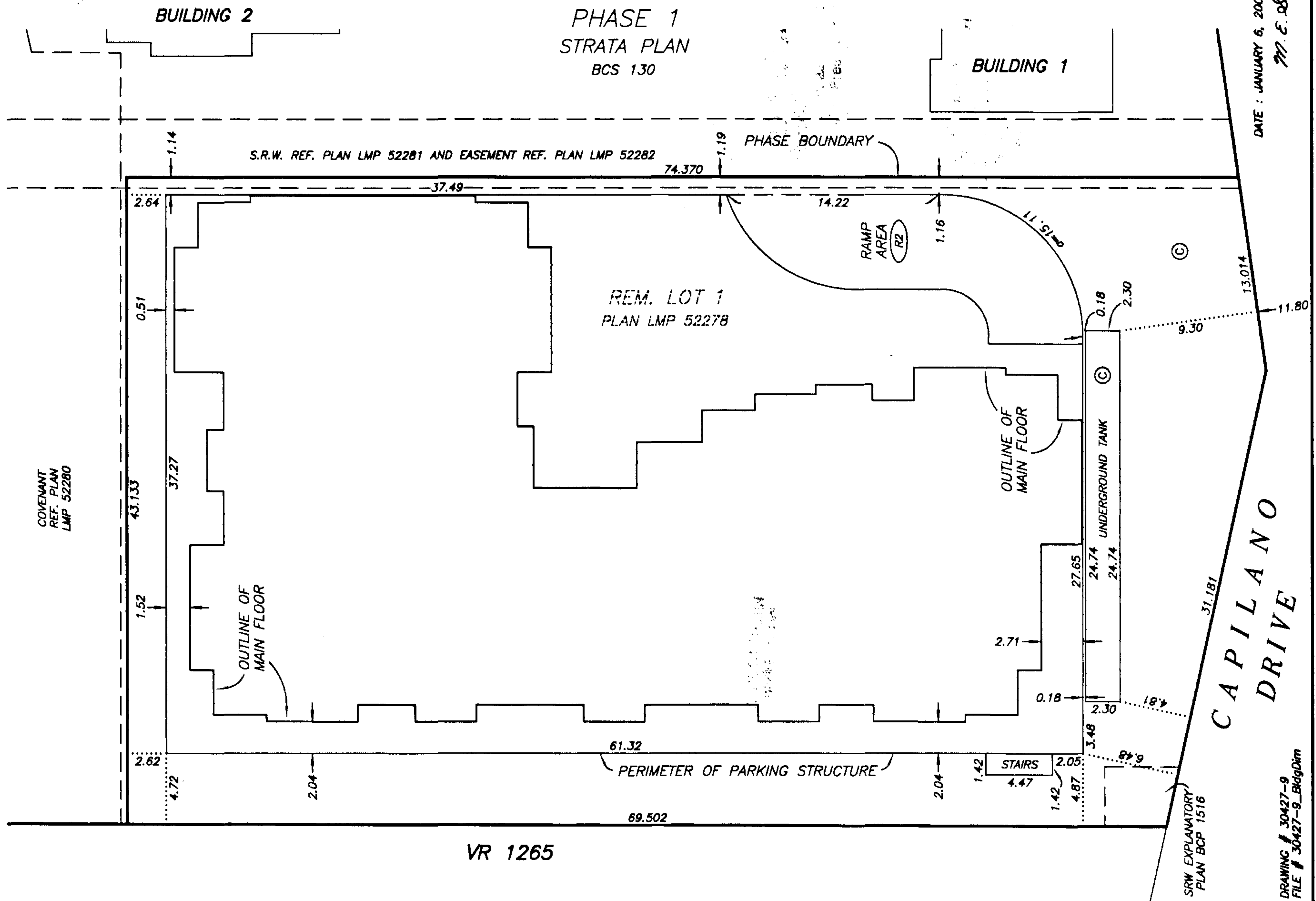
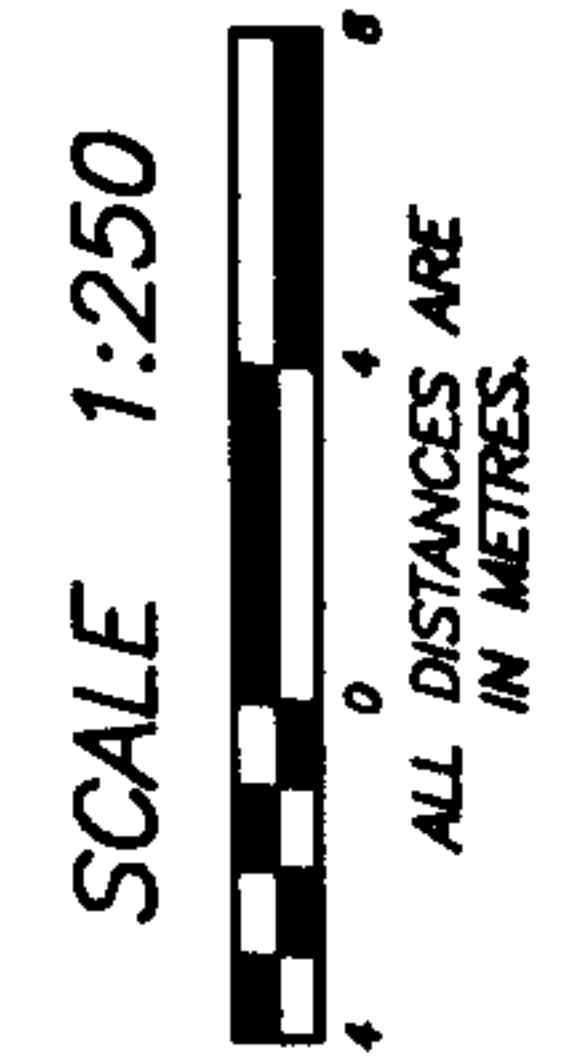
B.C.L.S.

B.C.L.S.

SHEET 3 OF 10 SHEETS

STRATA PLAN BCS 130
PHASE 2

BUILDING LOCATION
AND DIMENSIONS



STRATA PLAN BCS 130
PHASE 2

OWNER:

INTRACORP CAPILANO RIDGE DEVELOPMENT LTD.
INC. No. 629837

AUTHORIZED SIGNATORY DON S. FORSGREN

AUTHORIZED SIGNATORY

Witness AS TO BOTH SIGNATURES Michelle S. Bennett

Administration
OCCUPATION OF WITNESS
1420-201 W. Georgia Street
Vancouver, BC V7Y 1C6
ADDRESS OF WITNESS

MORTGAGEE:

THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY PATRICIA GREENMAN

AUTHORIZED SIGNATORY PETER BAXTER

Witness AS TO BOTH SIGNATURES R. RAO

BALWED
OCCUPATION OF WITNESS

3400-650 W. Georgia St.
Address of Witness
Vancouver, B.C. V6B 4H4

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER
REGISTERED OWNER OF COVENANTS BR341351 AND BR341354,
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATORY Don H. Bell, Mayor

AUTHORIZED SIGNATORY Agnes S. Hilsen
Municipal Clerk

MORTGAGEE:

GROSVENOR CAPITAL CORPORATION
INCORPORATION. No. 559896

AUTHORIZED SIGNATORY DANIEL G. WALSH
President

AUTHORIZED SIGNATORY Nicholas J. Hudson
Vice-President

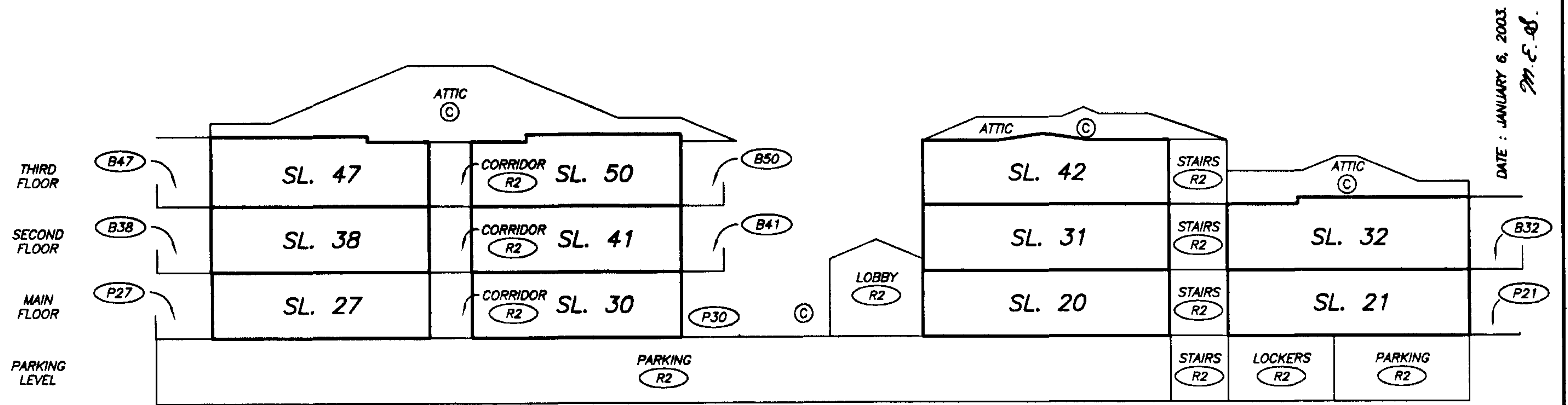
I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY
THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE
NOT, AS OF THE 6th DAY OF JANUARY, 2003, BEEN
PREVIOUSLY OCCUPIED.

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

Witness AS TO BOTH SIGNATURES

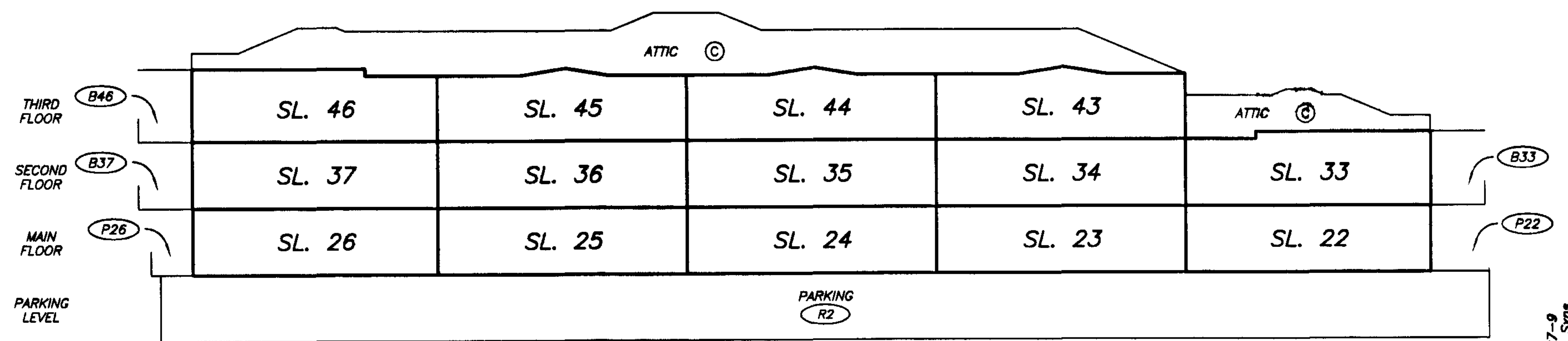
SHELLEY R. LEAR
OCCUPATION OF WITNESS Assistant
7491 Kraft Crescent
Burnaby, B.C. V5A 1Z4
ADDRESS OF WITNESS

STRATA PLAN BCS 130
PHASE 2



DATE : JANUARY 6, 2003.
M.E. 8.

SECTION 6B - 6B'



SECTION 6A - 6A'

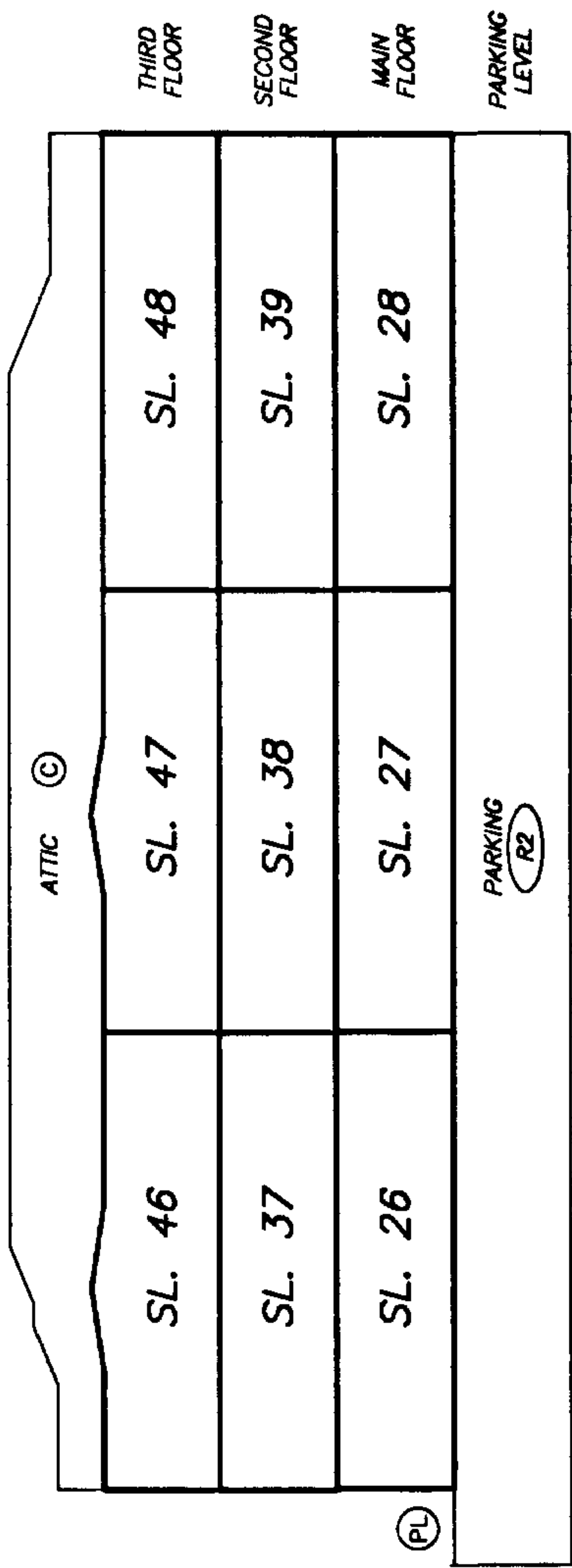
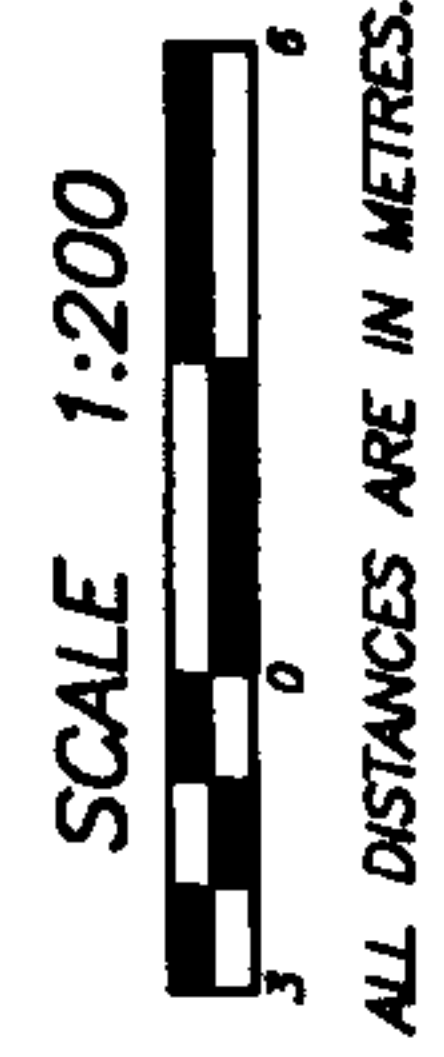
SCALE 1:200
ALL DISTANCES ARE IN METRES.

SECTIONS

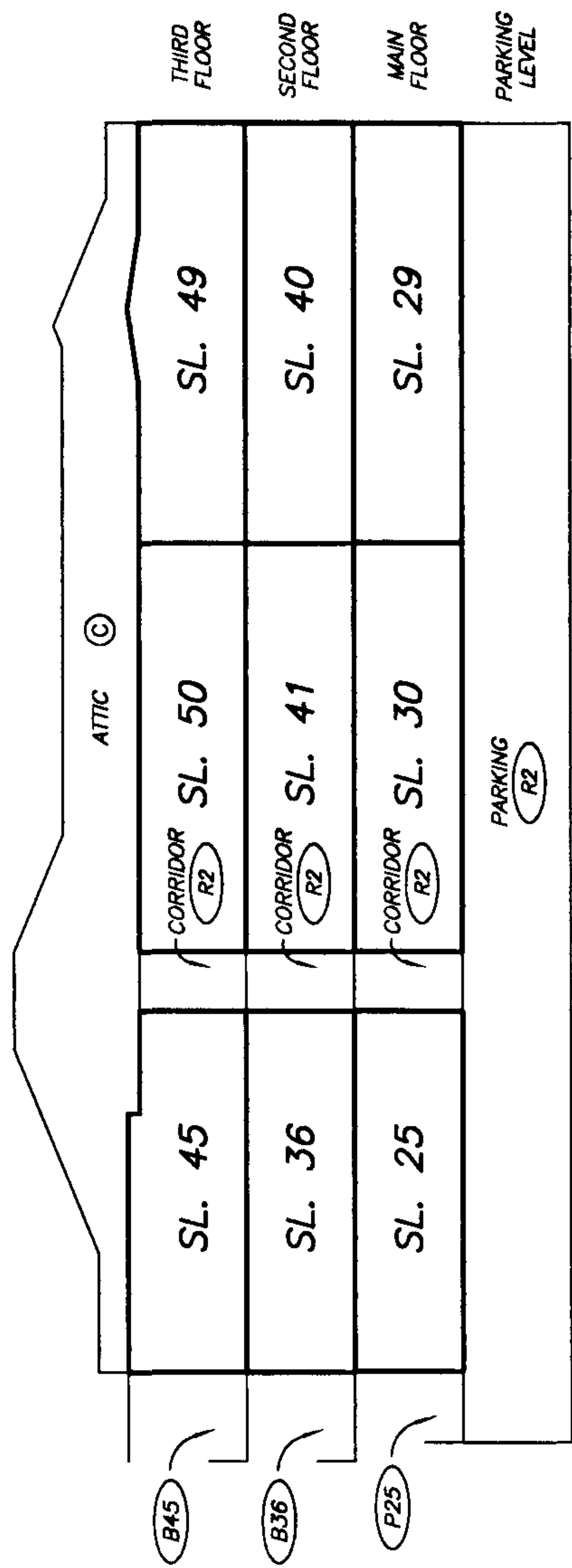
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FILE # 30427-9_Sxns

SECTIONS

STRATA PLAN BCS 130
PHASE 2



SECTION 6D - 6D'



SECTION 6C - 6C'

STRATA PLAN BCS 130
PHASE 2

ALL DISTANCES ARE IN METRES.



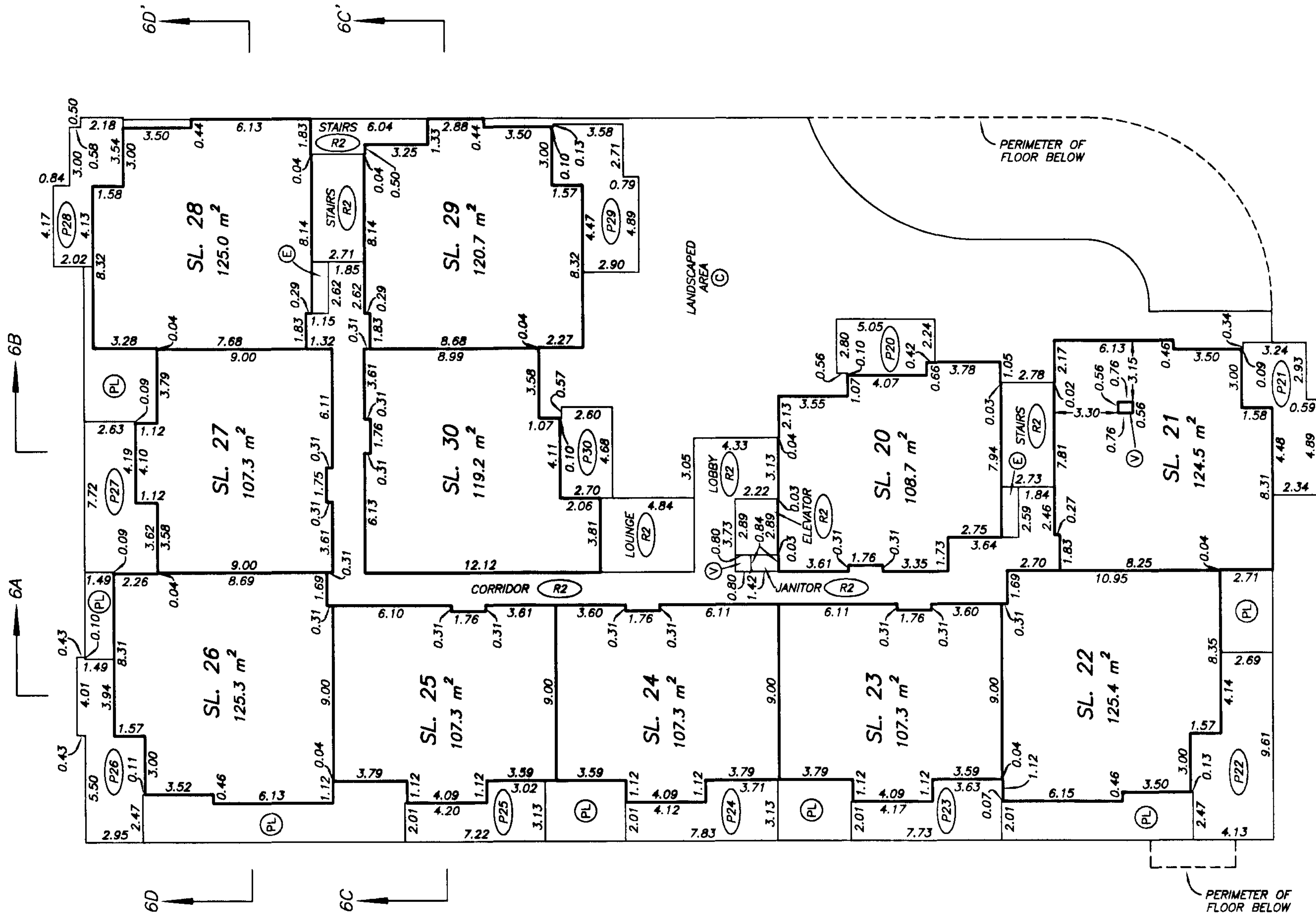
M. E. S.

DRAWING # 30427-9
FILE # 30427-9_Ptk

STRATA PLAN BCS 130
PHASE 2



ALL DISTANCES ARE IN METRES.



DATE : JANUARY 6, 2003.

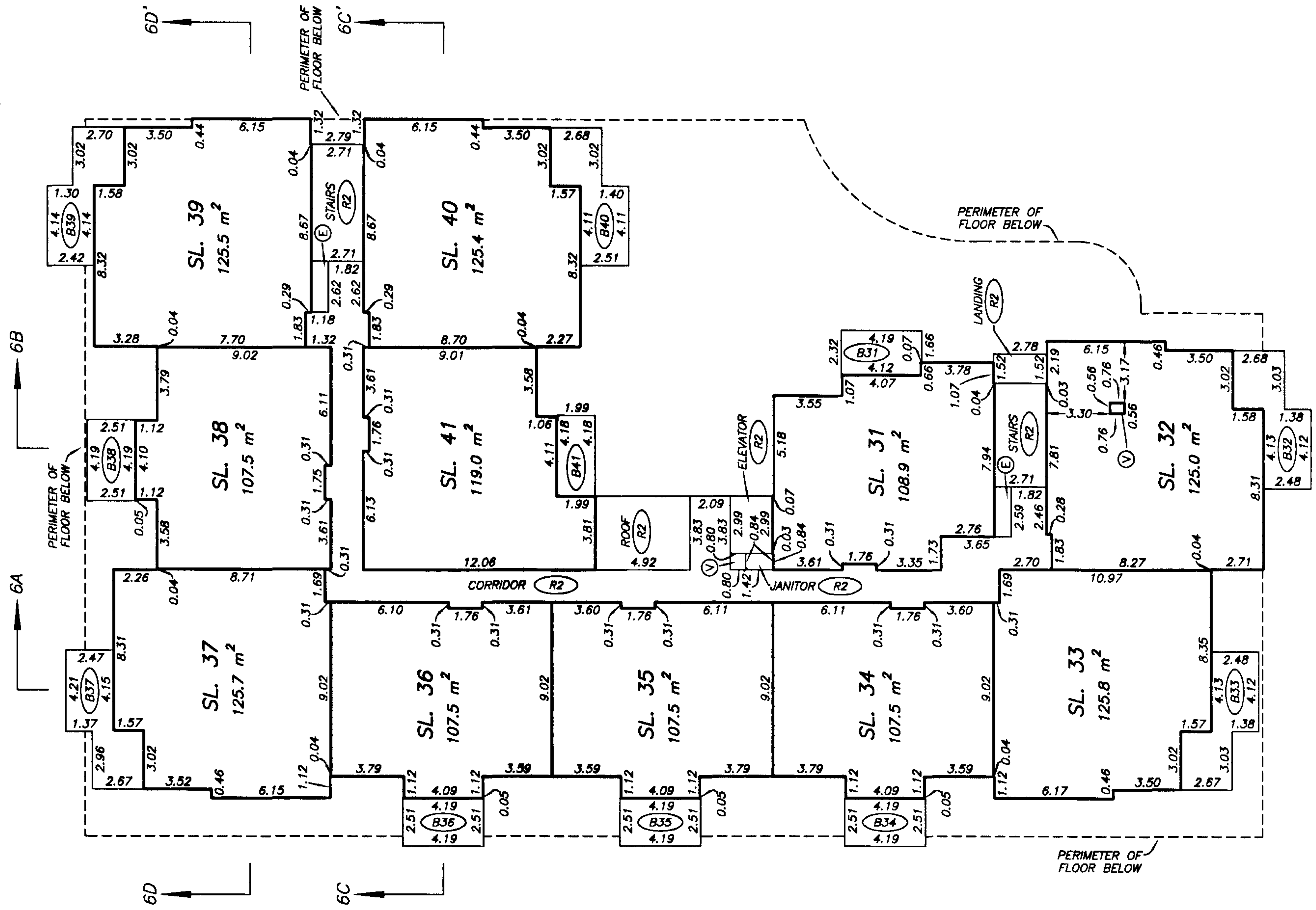
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FILE # 30427-9_MainFr

STRATA PLAN BCS 130
PHASE 2

APARTMENT BUILDING 6
SECOND FLOOR



SCALE 1:200
ALL DISTANCES ARE IN METRES.



DATE : JANUARY 6, 2003.
M.E. S.

DRAWING # 30427-9
FILE # 30427-9_2ndflr

APARTMENT BUILDING 6
THIRD FLOOR
STRATA PLAN BCS 130
PHASE 2

