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

SCALE : 1 : 750
ALL DISTANCES SHOWN ARE IN METRES

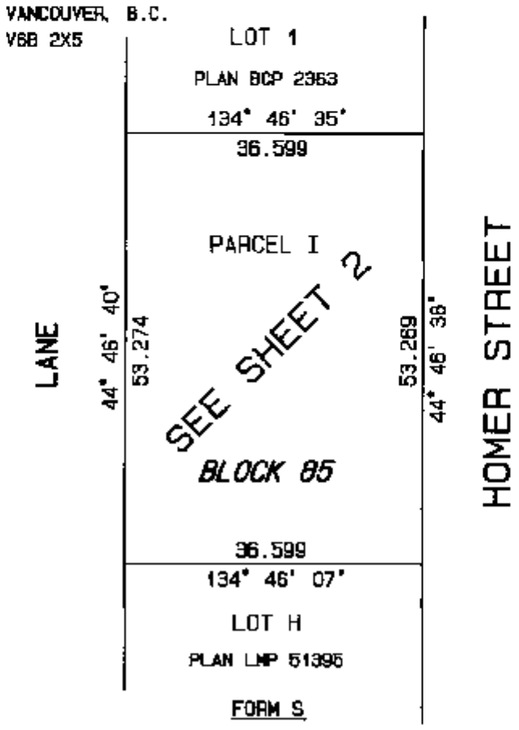
10 5 0 10 20 30

BV393152 to BV393286

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

B. Bigras LCT
REGISTRAR

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



FORM S

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.

B.C.L.S.

FORM U

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

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.

B.C.L.S.

OWNER – DEVELOPER
QUALEX-LANDMARK DEVELOPMENTS INC.

AUTHORIZED SIGNATORY
REZA NAVABI
PRINT NAME

AUTHORIZED SIGNATORY
MOHAMMED ESFAHANI
PRINT NAME

WITNESS AS TO
QUALEX-LANDMARK DEVELOPMENTS INC.

SIGNATURE
MARJAN NAVABI
PRINT NAME

OCCUPATION: Businesswoman

ADDRESS OF WITNESS: 1567 Charleson
Davie, West Vancouver, BC
V7S 2B9

MORTGAGEE:
CANADIAN WESTERN BANK

AUTHORIZED SIGNATORY
MARIO FURLAN
PRINT NAME

AUTHORIZED SIGNATORY
BRUCE GIBBARD
PRINT NAME

WITNESS AS TO CANADIAN WESTERN BANK

SIGNATURE
SHELLY CAMPBELL
PRINT NAME

OCCUPATION: MANAGER R/E ADMIN

ADDRESS OF WITNESS: 22 FLOOR
1066 BURRARD St
VANCOUVER BC V6C 2X8

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 #BT108163 CONSENT TO THE DEPOSIT FOR REGISTRATION OF THIS STRATA PLAN

SEE SHEET 2
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
m2	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

Coast capital savings credit union
MORTGAGEE: (Formerly)
~~SURREY METRO SAVINGS CREDIT UNION~~

AUTHORIZED SIGNATORY
ROD MARR
PRINT NAME

AUTHORIZED SIGNATORY
NORM KRANNITZ
PRINT NAME

WITNESS AS TO SURREY METRO SAVINGS CREDIT UNION

SIGNATURE
ILONKA PAYNTER
PRINT NAME

OCCUPATION: Admin Assistant

ADDRESS OF WITNESS:
15117-101 Ave
Surrey, BC V3R 8P7

HERMON & OKE.
B.C. LAND SURVEYORS
VANCOUVER, B.C. Ph. 604-687-6841
J-2001-157 FIELD NOTES IN JOB FILE
\JOLOGC\2001-157.31 S-10096

U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

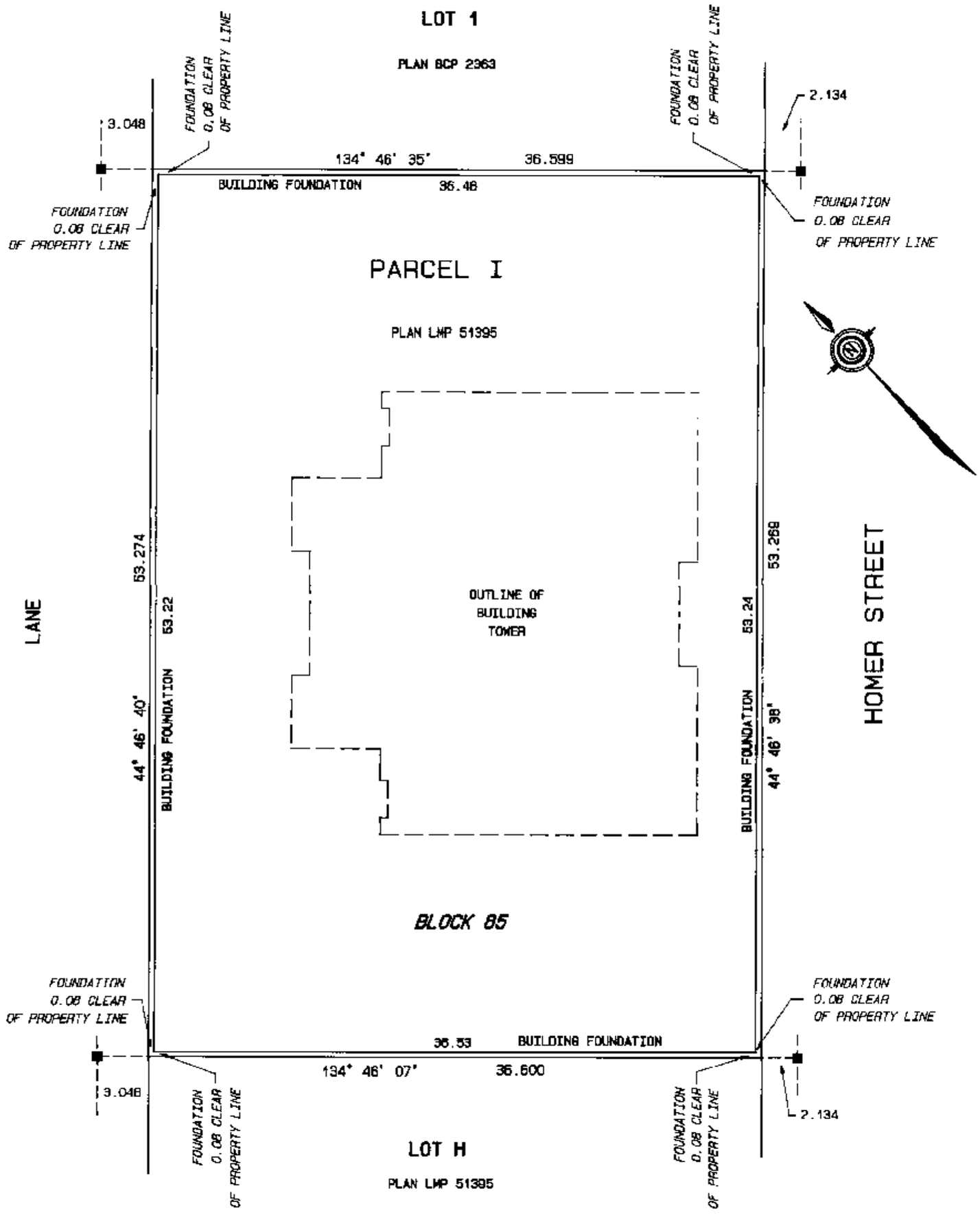
BUILDING FOUNDATION

SHEET 2 OF 36 SHEETS.

STRATA PLAN
BCS 528

SCALE : 1 : 250
ALL DISTANCES SHOWN ARE IN METRES

3 2 1 0 5 10 15



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.

Frances J. Connell
AUTHORIZED SIGNATORY

SEPTEMBER 18th, 2003

\JULO9C\2001-157.S2 S-10096

U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

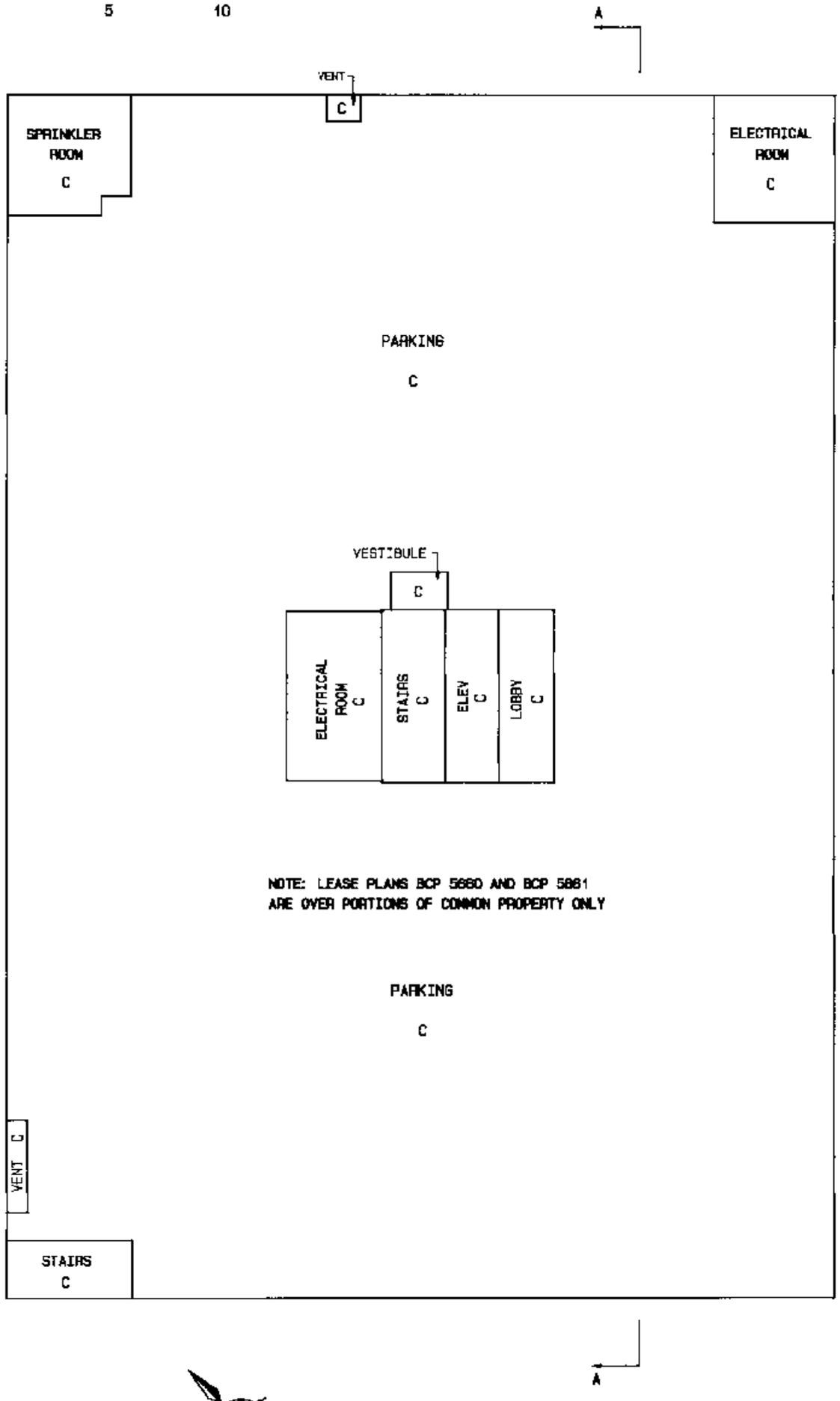
PARKING LEVEL P2

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10

SHEET 3 OF 36 SHEETS.

STRATA PLAN
BCS 528



SEPTEMBER 18th, 2003

\JULO3C\2001-157.S3

S-10096

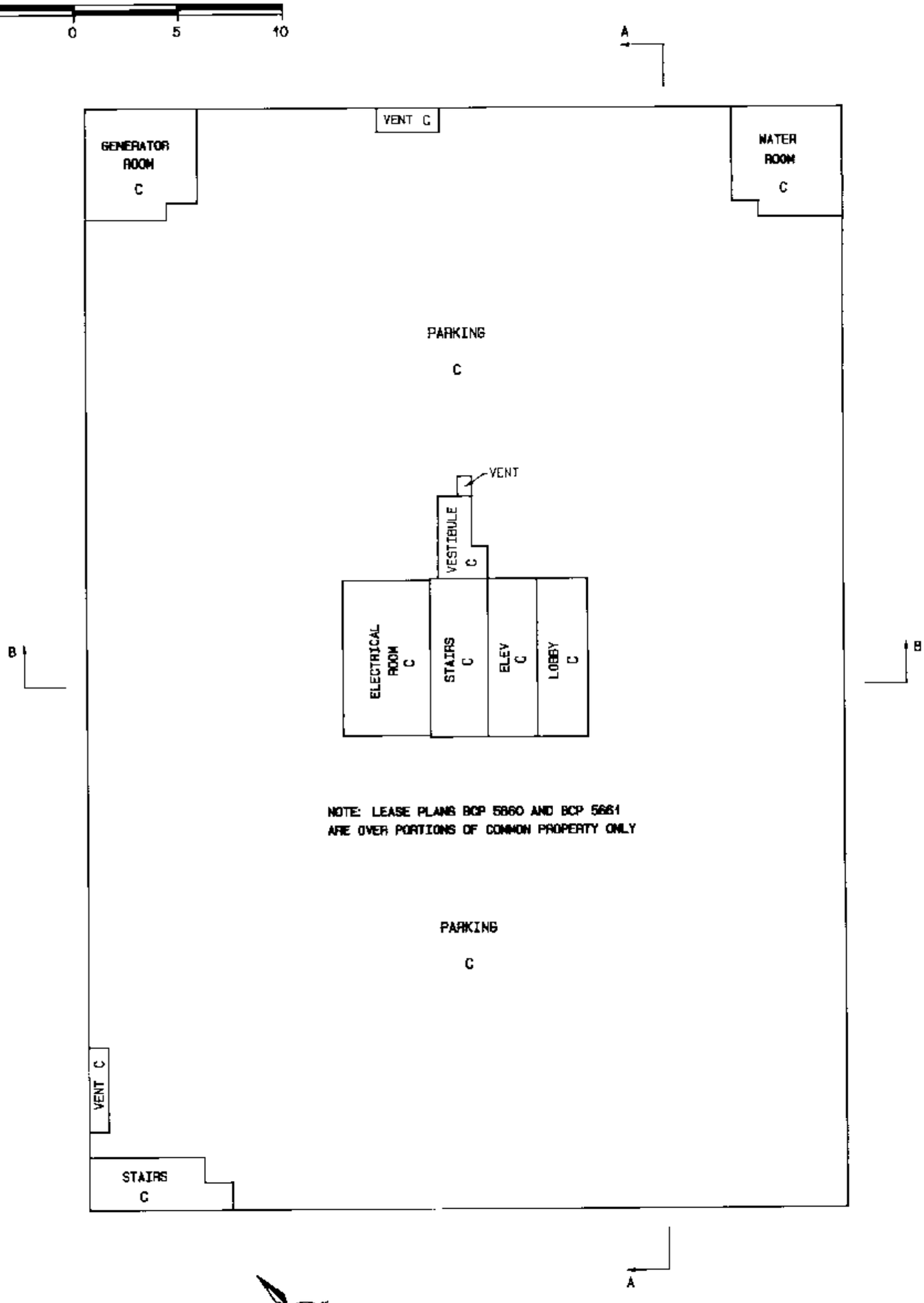
U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

PARKING LEVEL P1

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10

STRATA PLAN
BCS 528



SEPTEMBER 18th, 2003

\JUL03C\2001-157.S4

S-10096

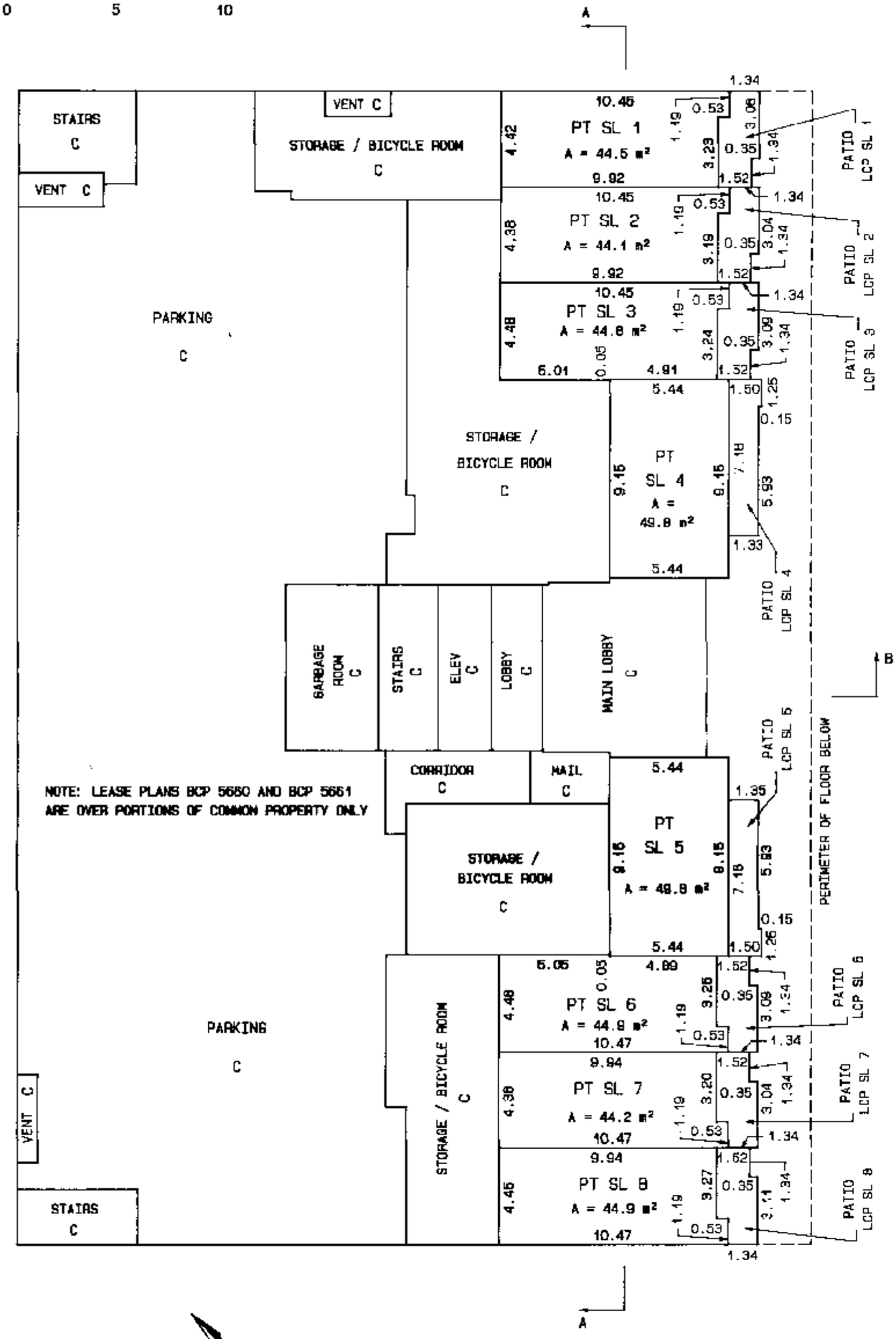
U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

MAIN LEVEL

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10

STRATA PLAN
BCS 528



SEPTEMBER 18th, 2003

\JULO3C\2001-157.55

S-10096

U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

UPPER LOBBY LEVEL

SCALE : 1 : 200

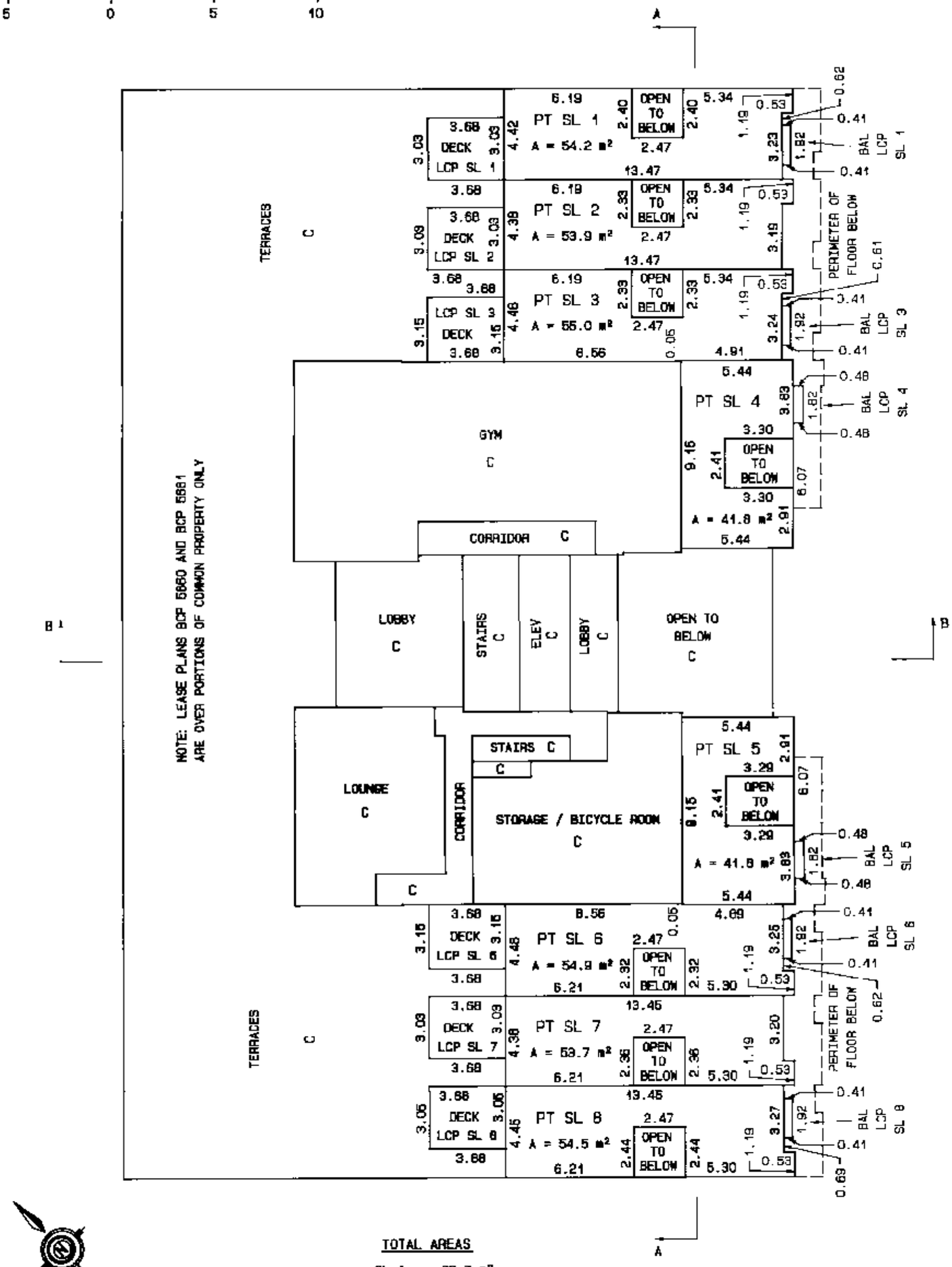
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10

SHEET 6 OF 36 SHEETS.

STRATA PLAN

BCS 528



TOTAL AREAS

SL 1	98.7 m²
SL 2	98.0 m²
SL 3	98.8 m²
SL 4	91.6 m²
SL 5	91.6 m²
SL 6	99.8 m²
SL 7	97.9 m²
SL 8	99.4 m²

SEPTEMBER 16th, 2003

\JULOSC\2001-157.S6

S-10096

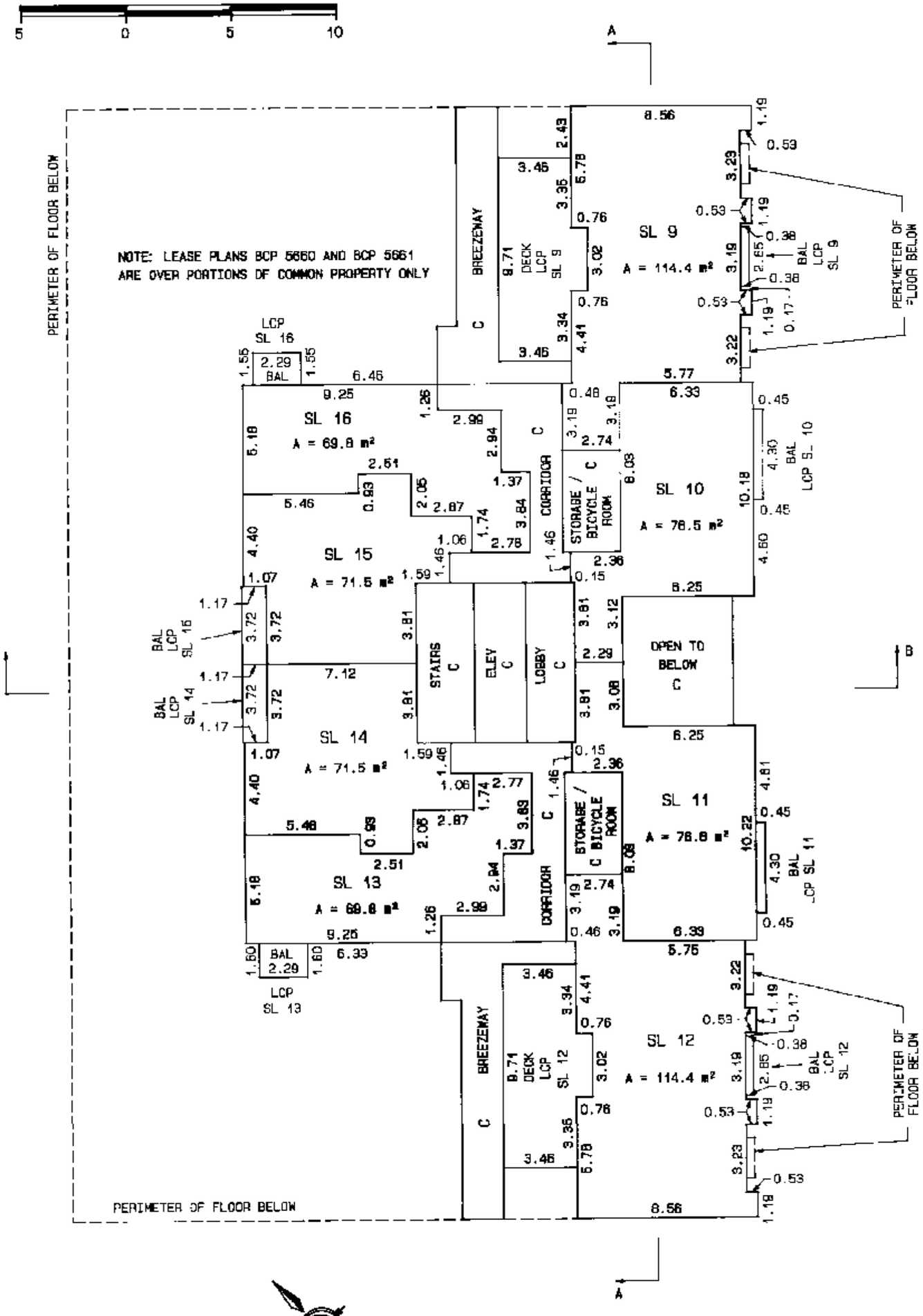
U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

STRATA PLAN
BCS 528

LEVEL 3

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



SEPTEMBER 18th, 2003

\JUL03C\2001-157.S7

S-10096

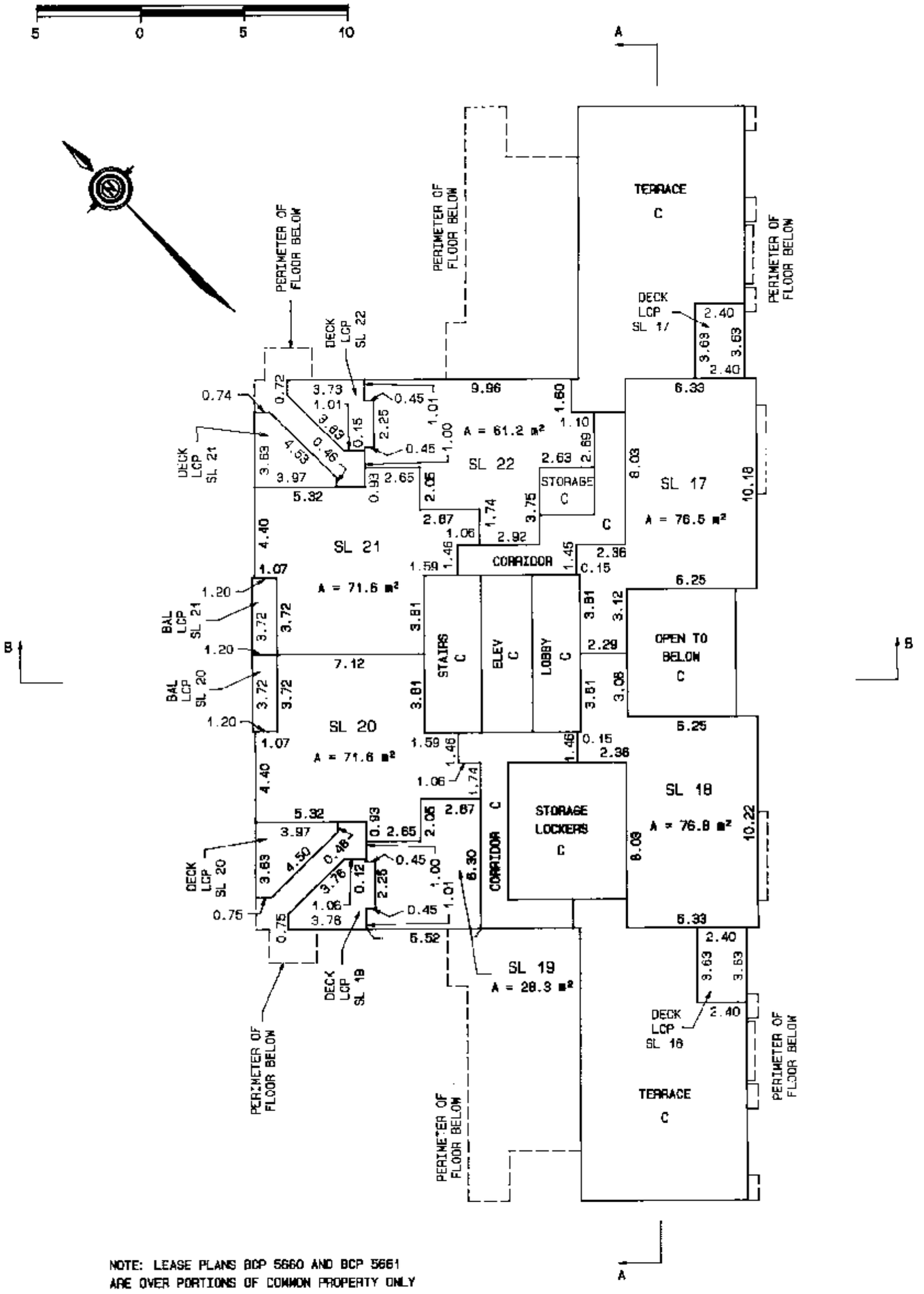
VABCS528 U30489 2006-06-21-12.32.28.511743
FILED

STRATA PLAN
BCS 528

LEVEL 4

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



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

SEPTEMBER 16th, 2003

\JUL03C\2001-157.S8

S-10096

U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

LEVEL 5

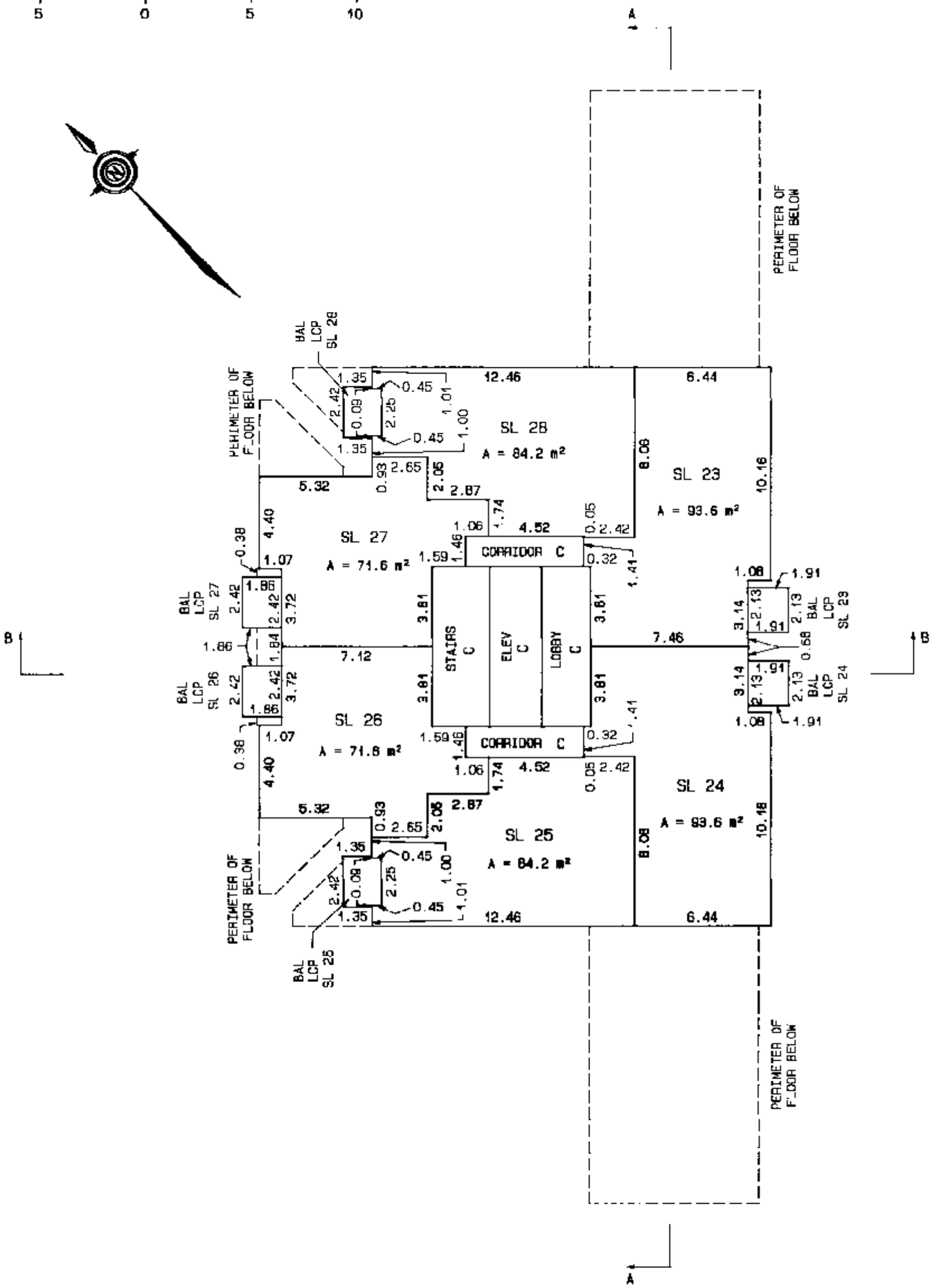
SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

\JULCGC\2001-157.99

S-10096

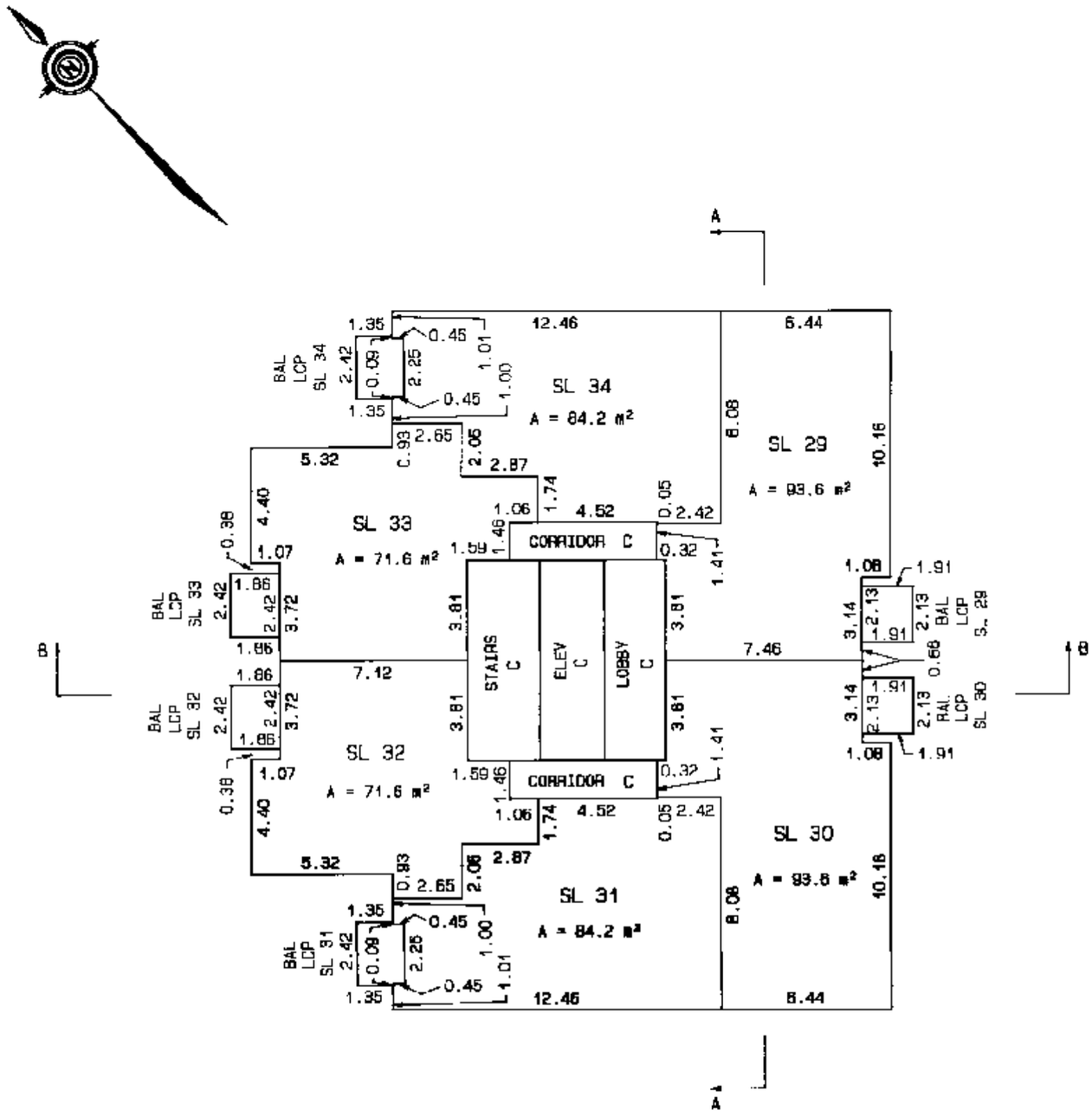
U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

STRATA PLAN
BCS 528

LEVEL 6

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



SEPTEMBER 18th, 2003

\JULCGC\2001-157.S15

S-10096

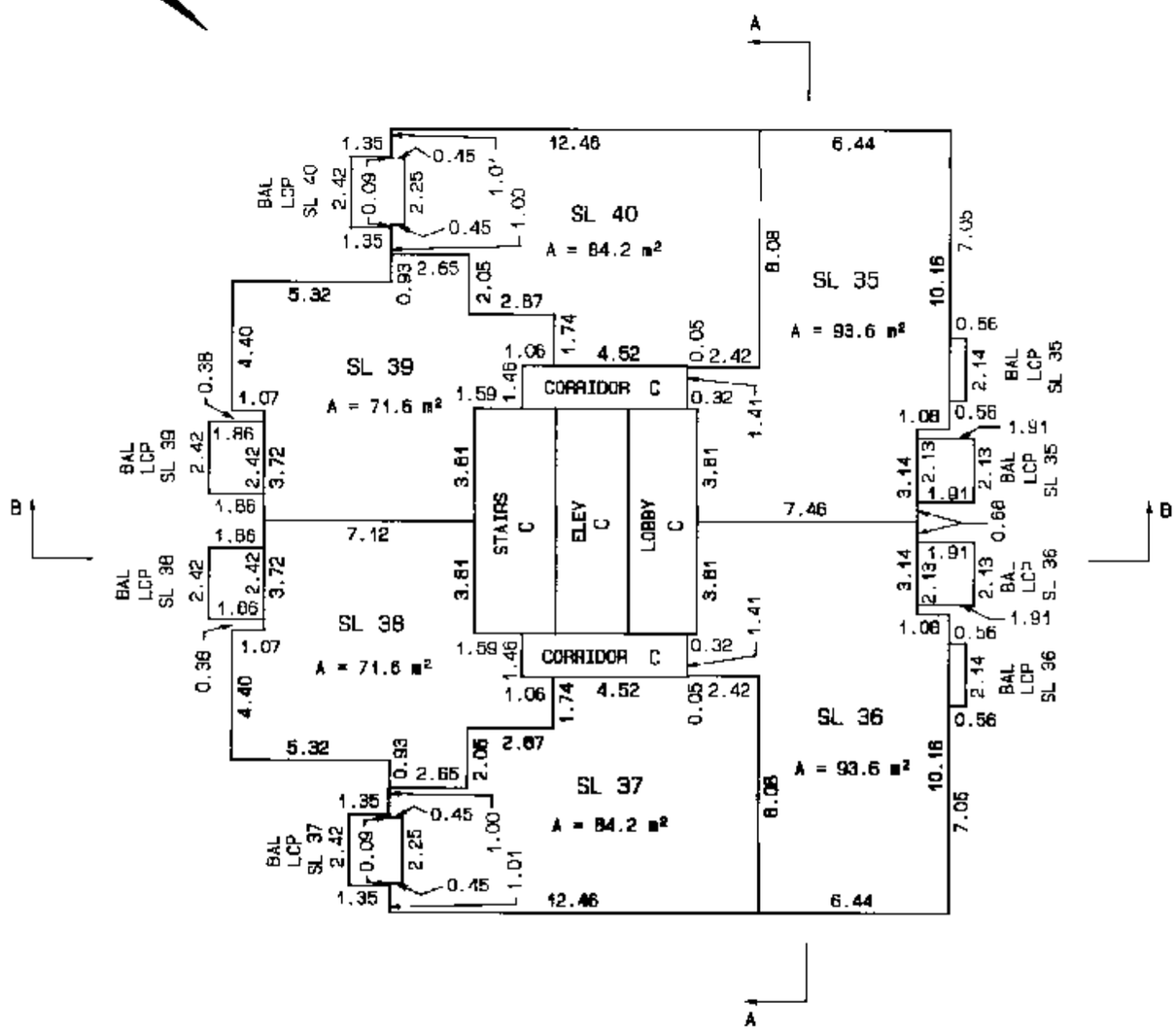
VABCS528 U30489 2006-06-21-12.32.28.511743 FILED

STRATA PLAN
BCS 528

LEVEL 7

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



SEPTEMBER 18th, 2003

\JUL03C\2001-157.S11

S-10096

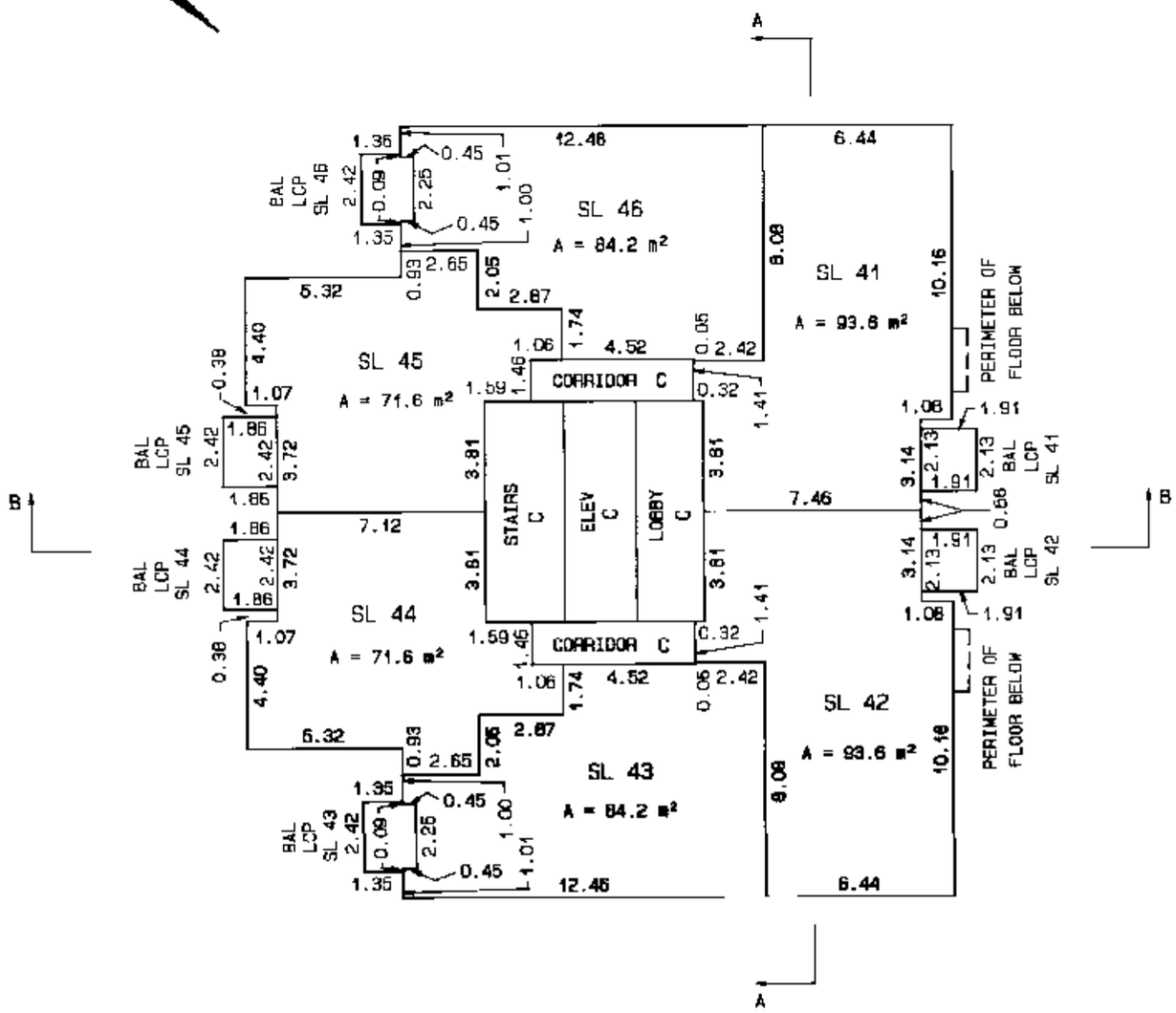
U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

STRATA PLAN
BCS 528

LEVEL 8

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



SEPTEMBER 18th, 2003

\JUL090\2001-157.S12

S-10096

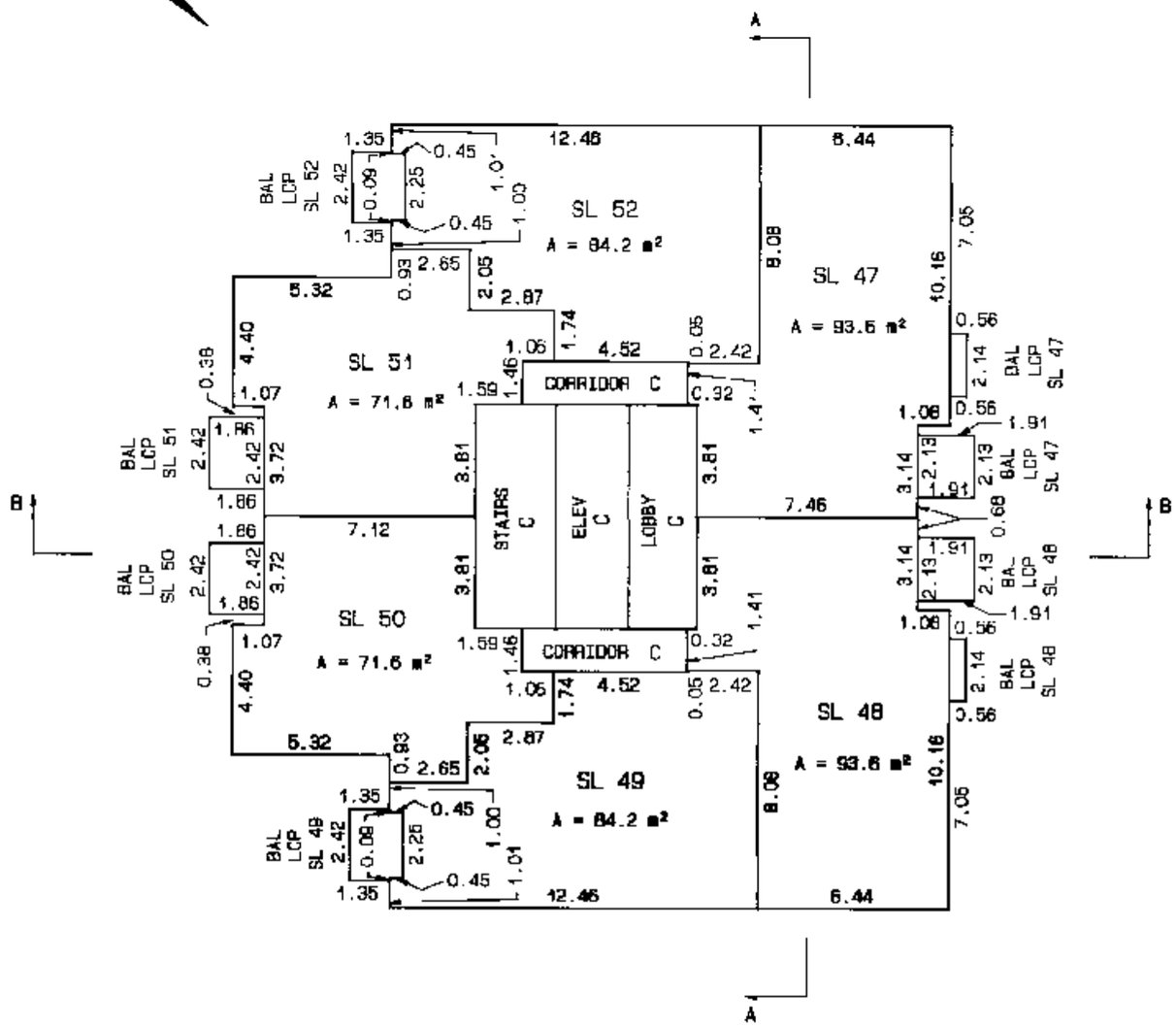
U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

STRATA PLAN
BCS 528

LEVEL 9

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



SEPTEMBER 18th, 2003

\JULOSC\2001-157.S13

S-10096

VABCS528 U30489 2006-06-21-12.32.28.511743 FILED

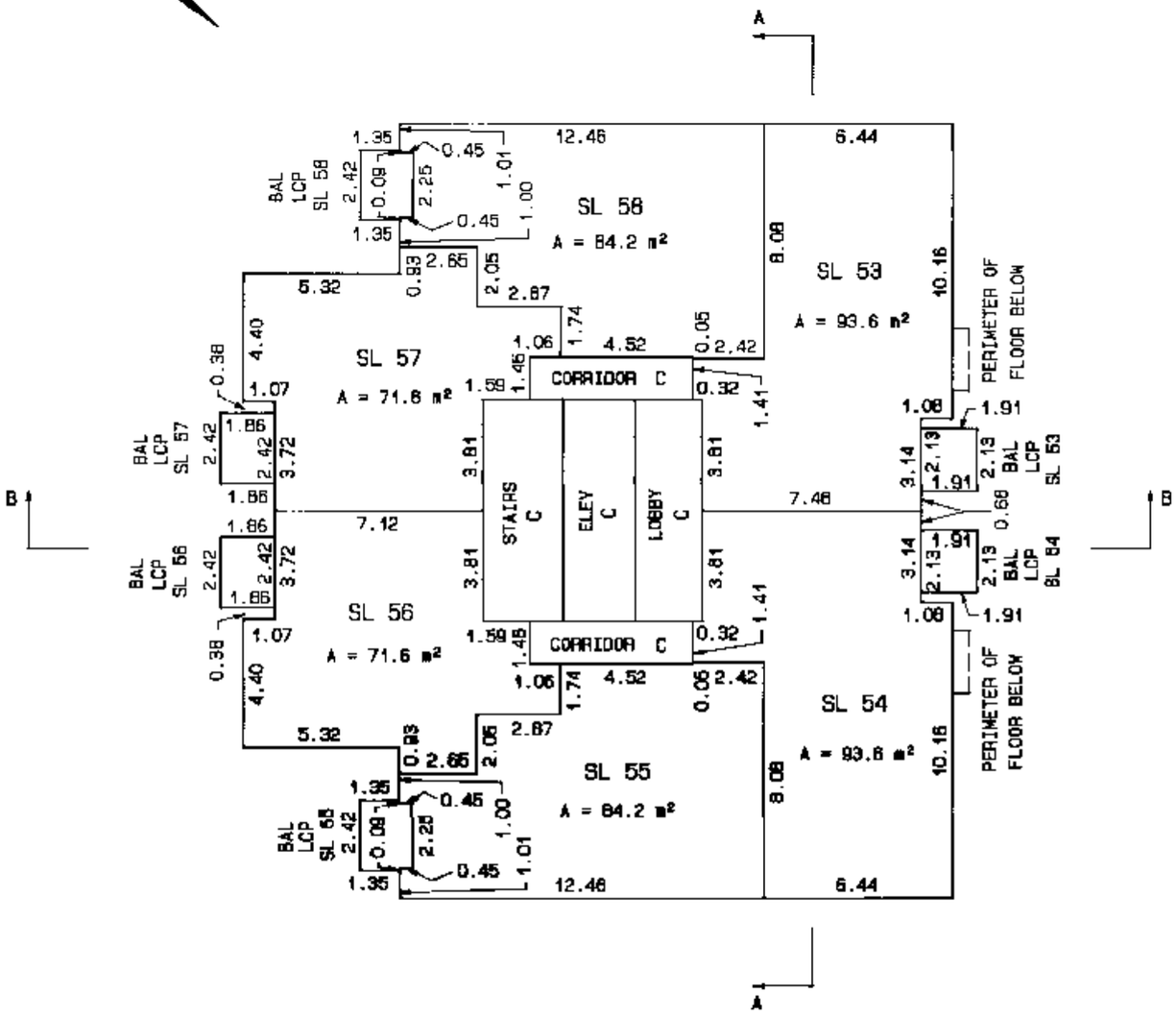
STRATA PLAN
BCS 528

LEVEL 10

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



SEPTEMBER 18th, 2003

\JUL09C\2001-157.814

S-10096

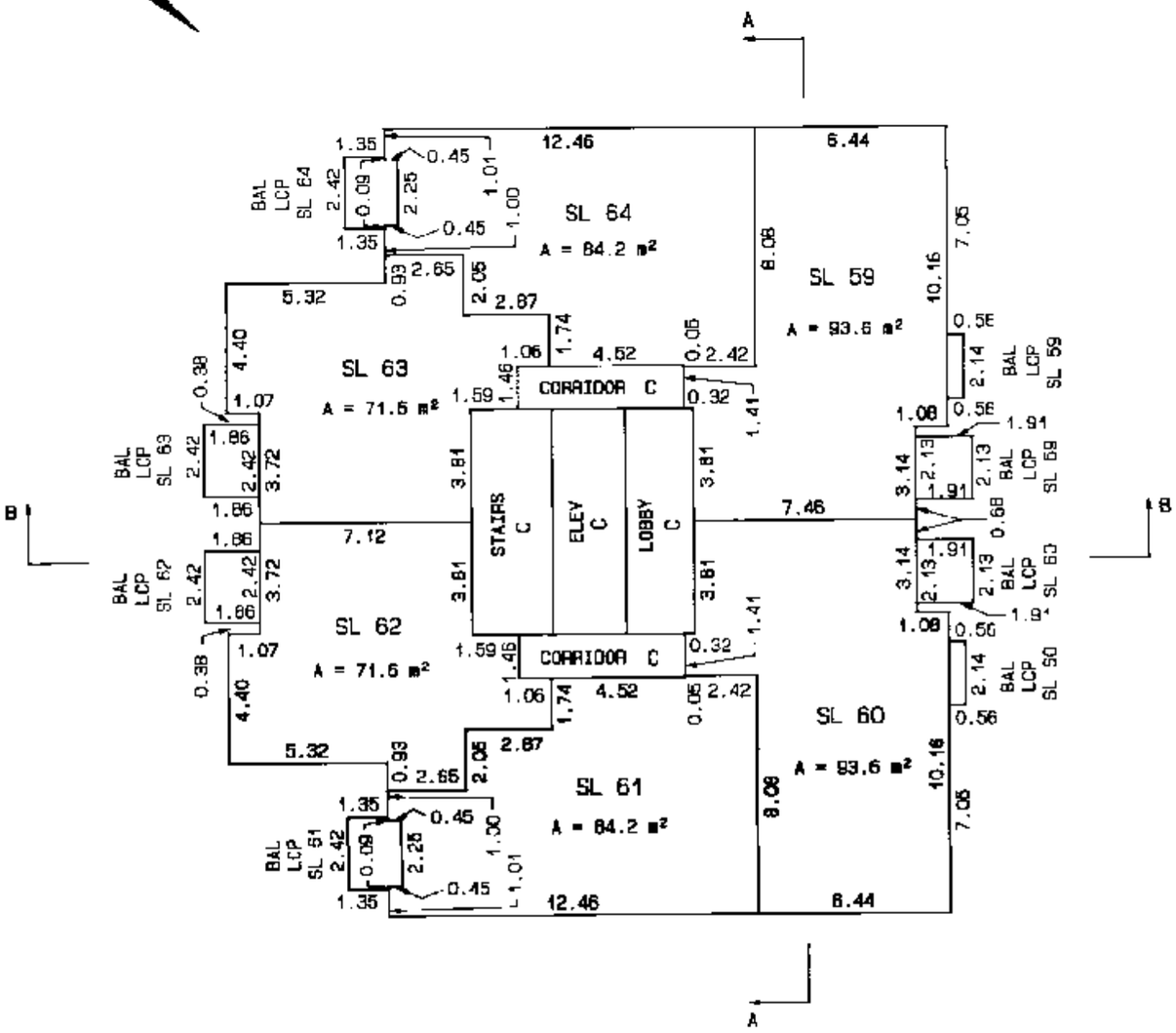
VABCS528 U30489 2006-06-21-12.32.28.511743 FILED

STRATA PLAN
BCS 528

LEVEL 11

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



SEPTEMBER 18th, 2003

\JUL03C\2001 157.815

S-10096

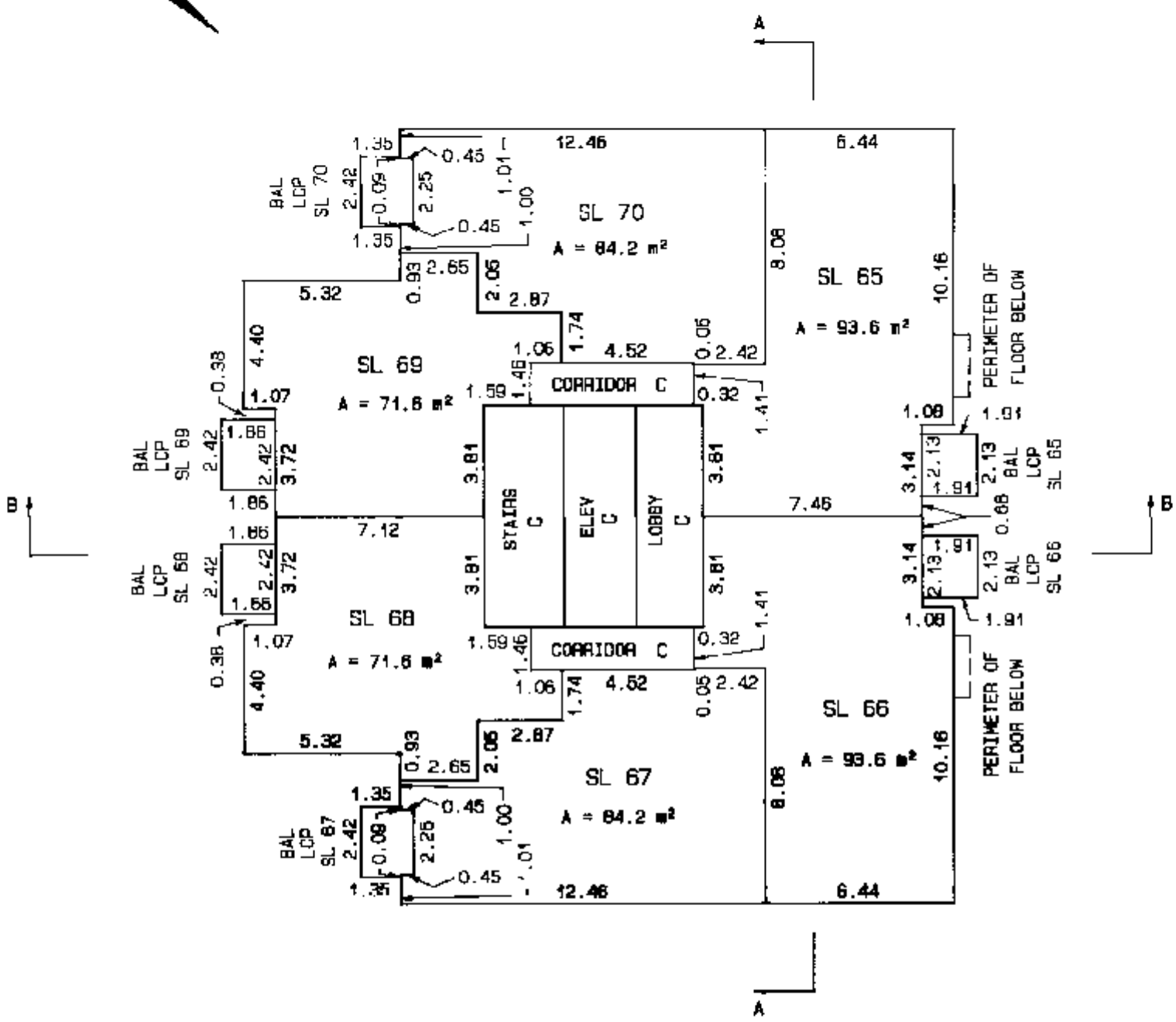
U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

STRATA PLAN
BCS 528

LEVEL 12

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



SEPTEMBER 18th, 2003

\JULC3C\2001-157.S16

S-10096

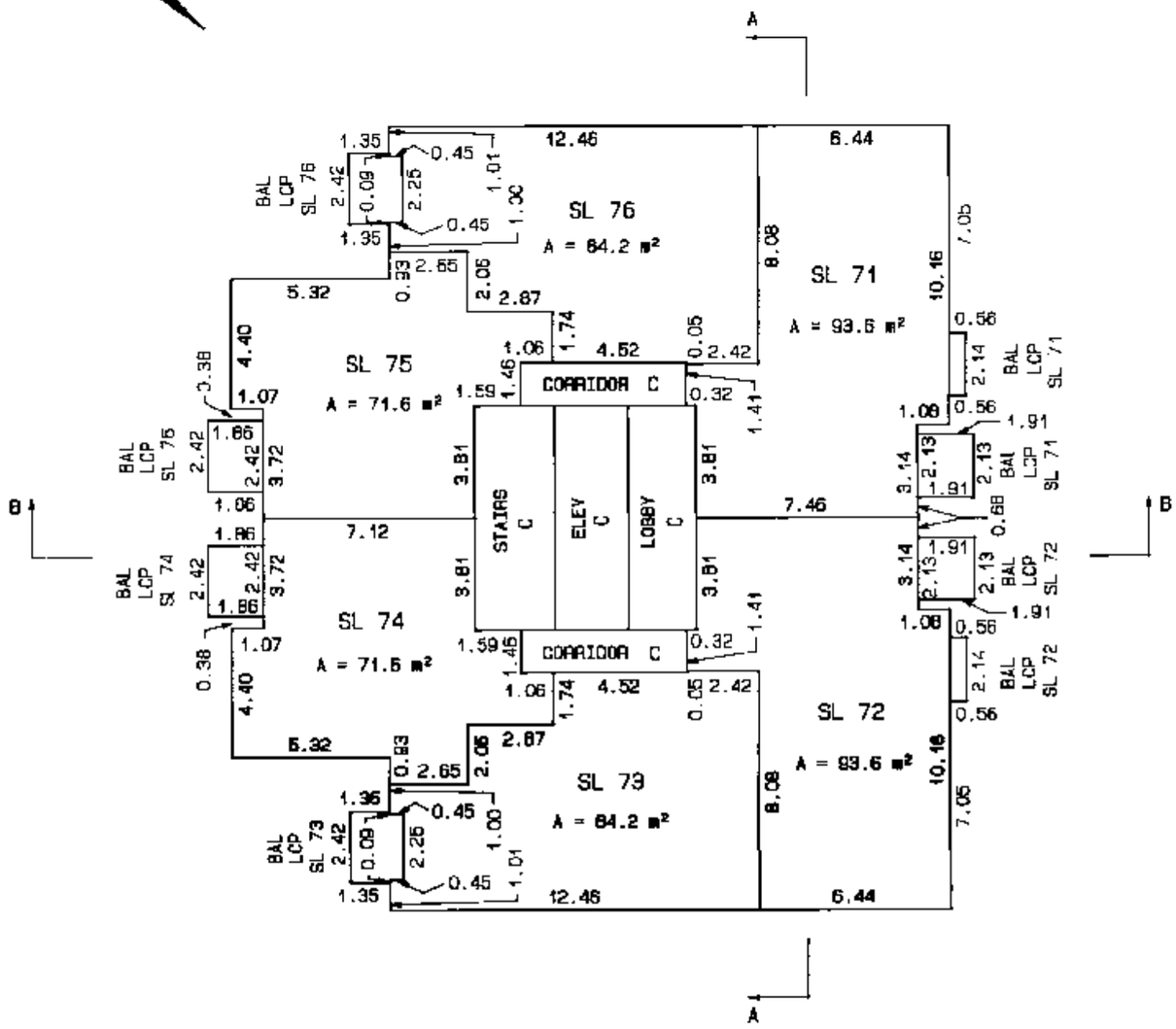
FILED VABCS528 U30489 2006-06-21-12.32.28.511743

STRATA PLAN
BCS 528

LEVEL 13

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



SEPTEMBER 18th, 2003

\JUL030\2001-157.S17

S-10096

U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

LEVEL 14

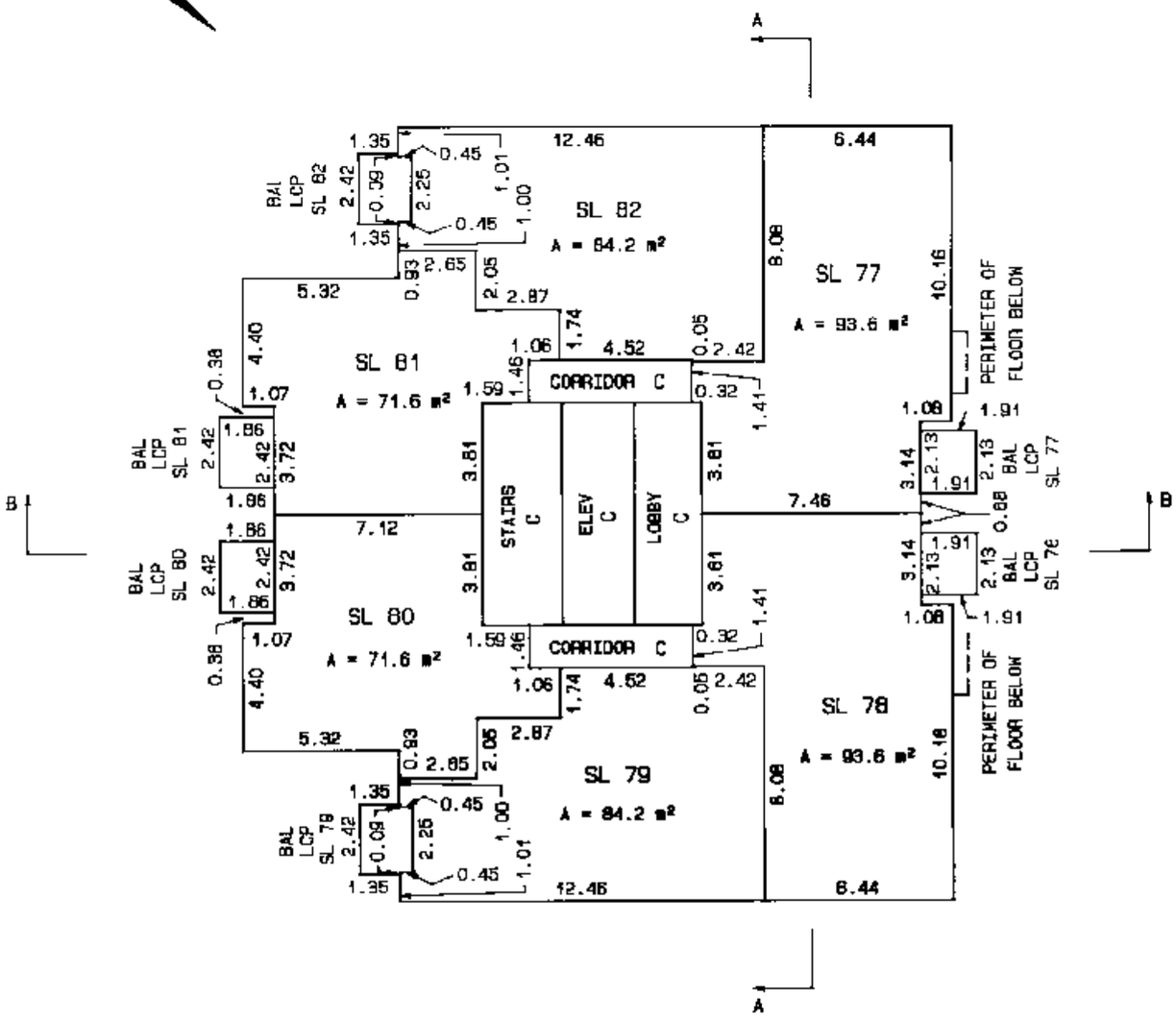
SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

\JULOSC\2001-157.S18

S-10096

U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

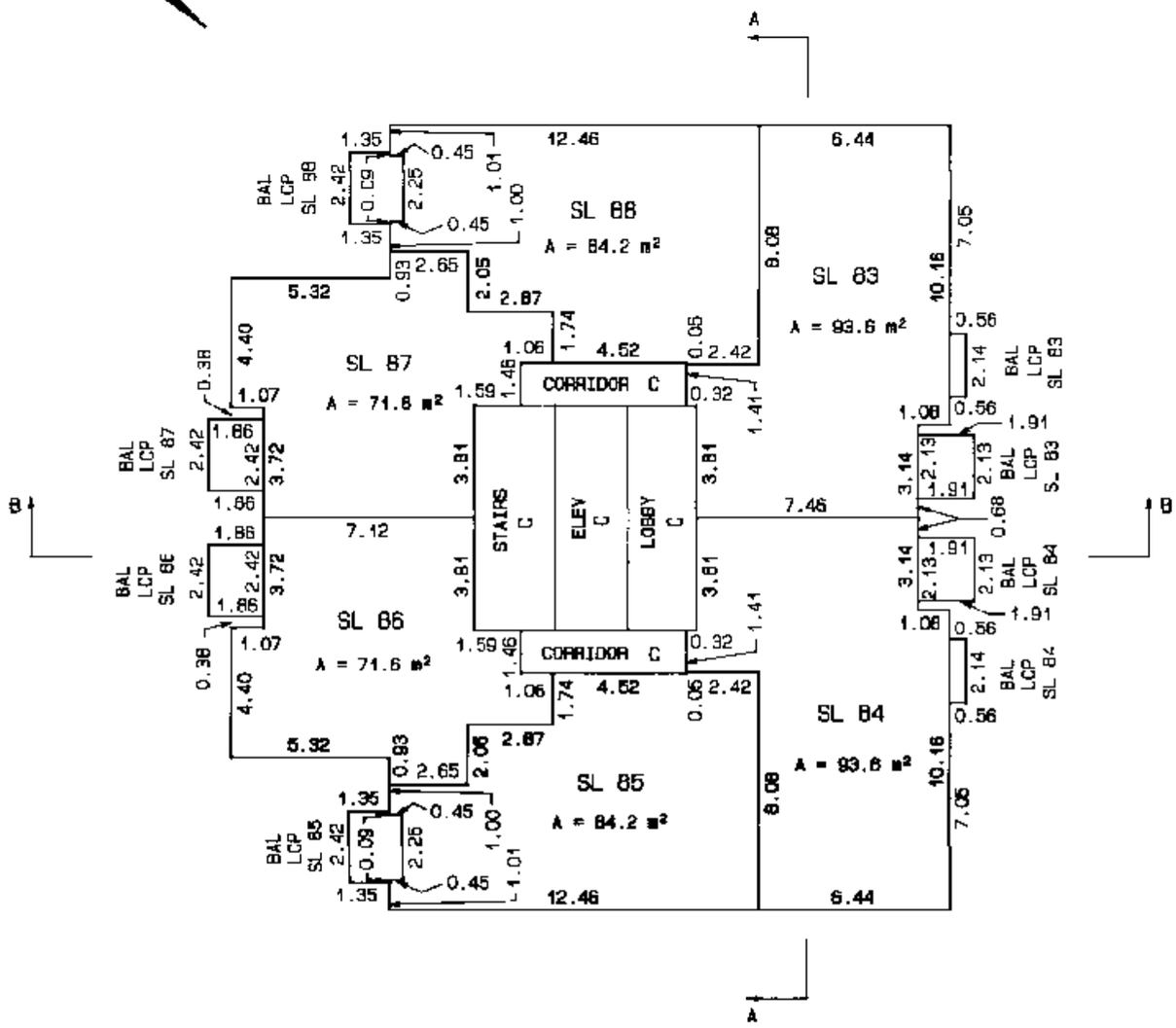
STRATA PLAN
BCS 528

LEVEL 15

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



SEPTEMBER 18th, 2003

\JUL03C\2001-157.S19

S-10096

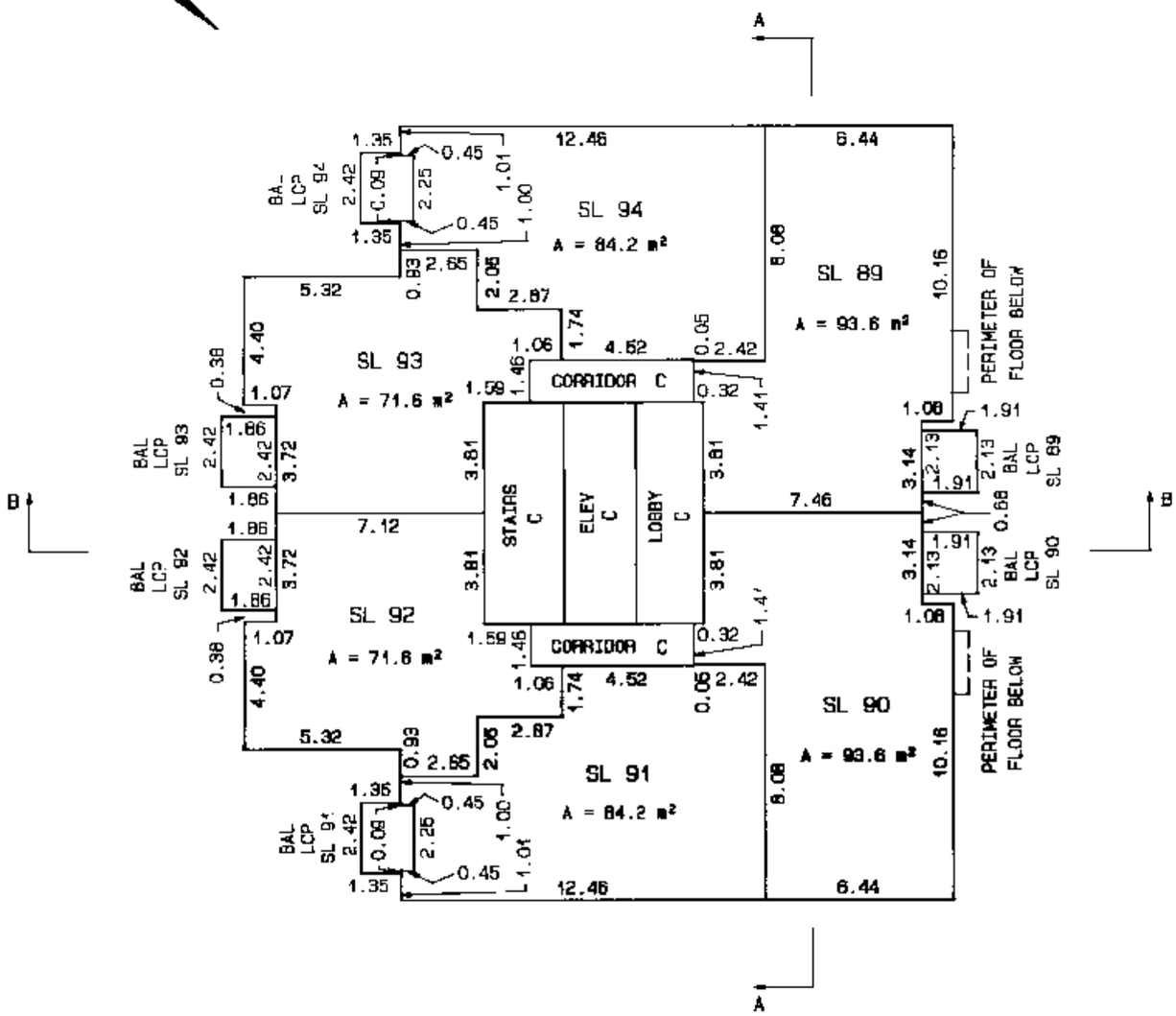
VABCS528 U30489 2006-06-21-12.32.28.511743 FILED

STRATA PLAN
BCS 528

LEVEL 16

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



SEPTEMBER 18th, 2003

\JJLC9C\2001-157.S20

S-10096

VABCS528 U30489 2006-06-21-12.32.28.511743 FILED

LEVEL 17

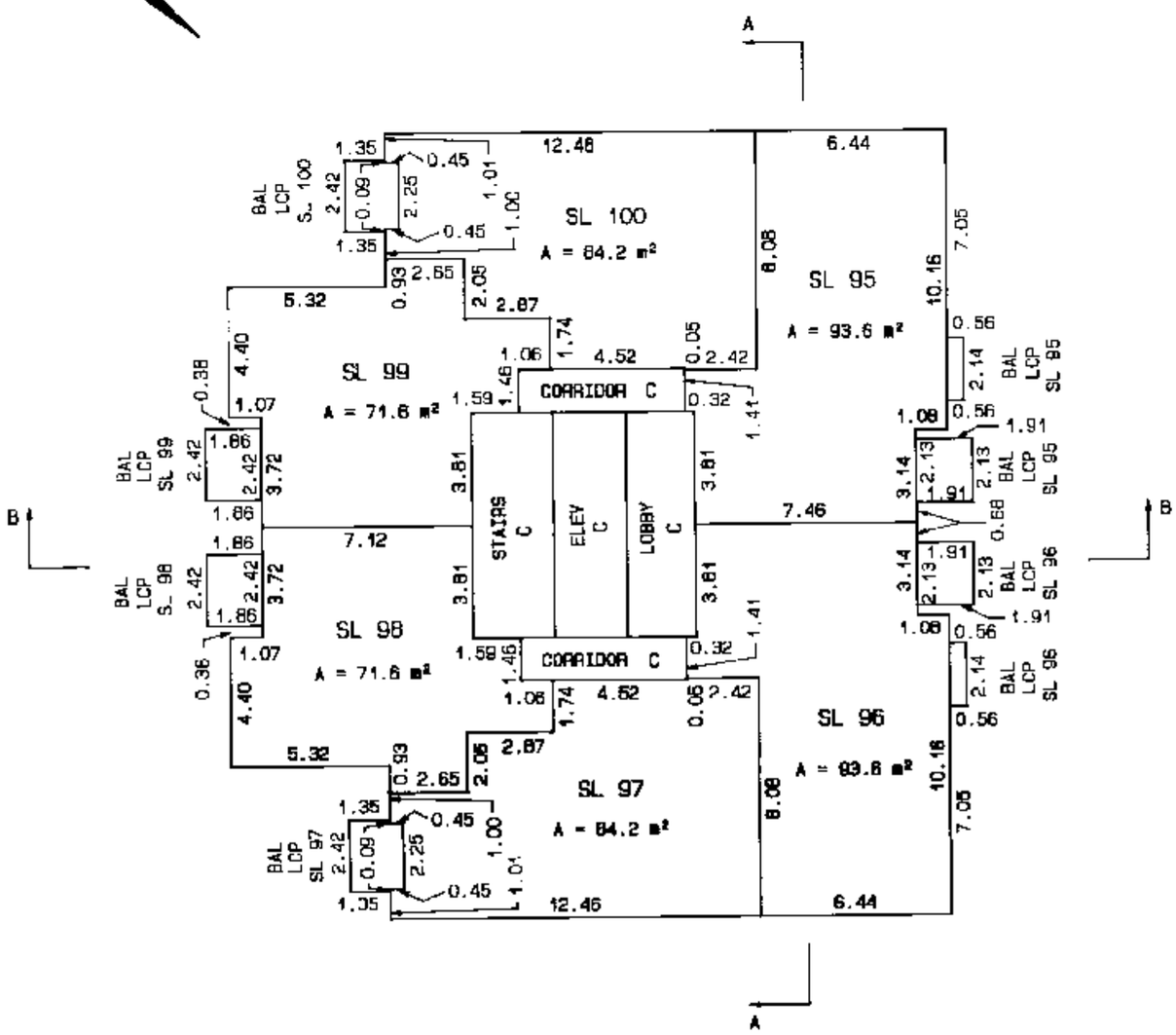
SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

\JUL03C\2001-157.S21

S-10096

VABCS528 U30489 2006-06-21-12.32.28.511743 FILED

LEVEL 18

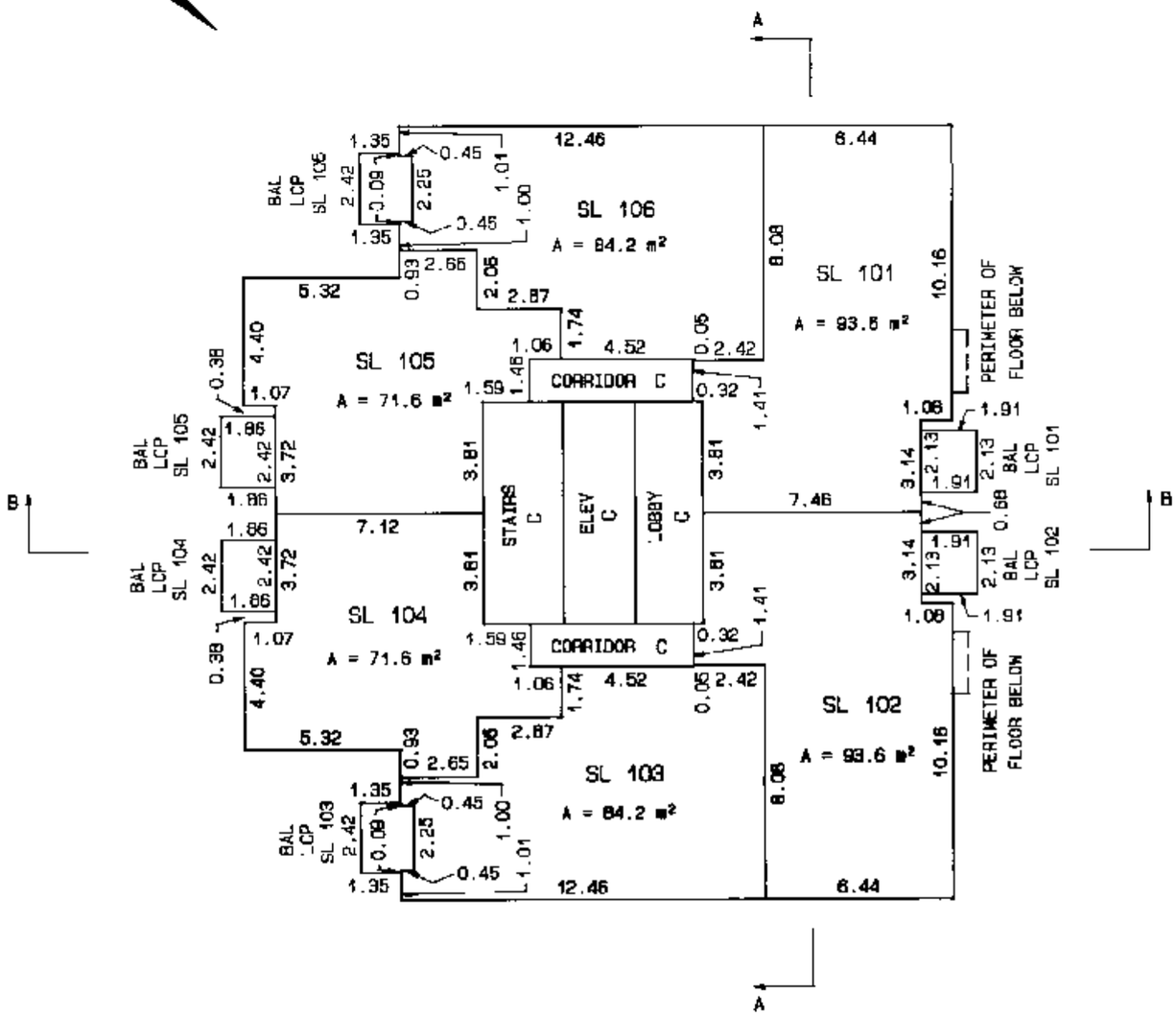
SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

\JULOSC\2001-157.S22

S-10096

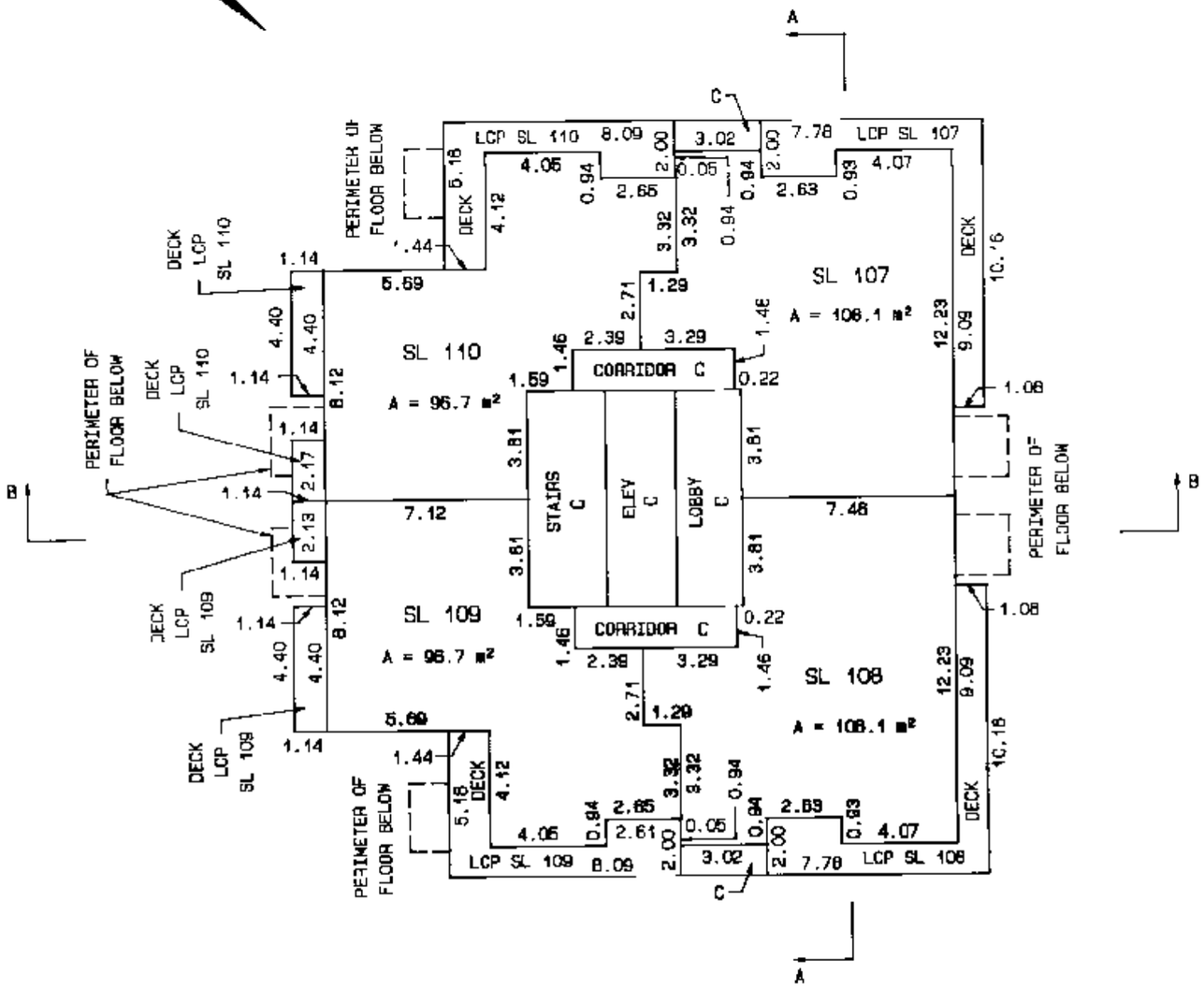
U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

STRATA PLAN
BCS 528

LEVEL 19

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



SEPTEMBER 18th, 2003

\JULDSC\2001-157.S23

S-10096

VABCS528 U30489 2006-06-21-12.32.28.511743 FILED

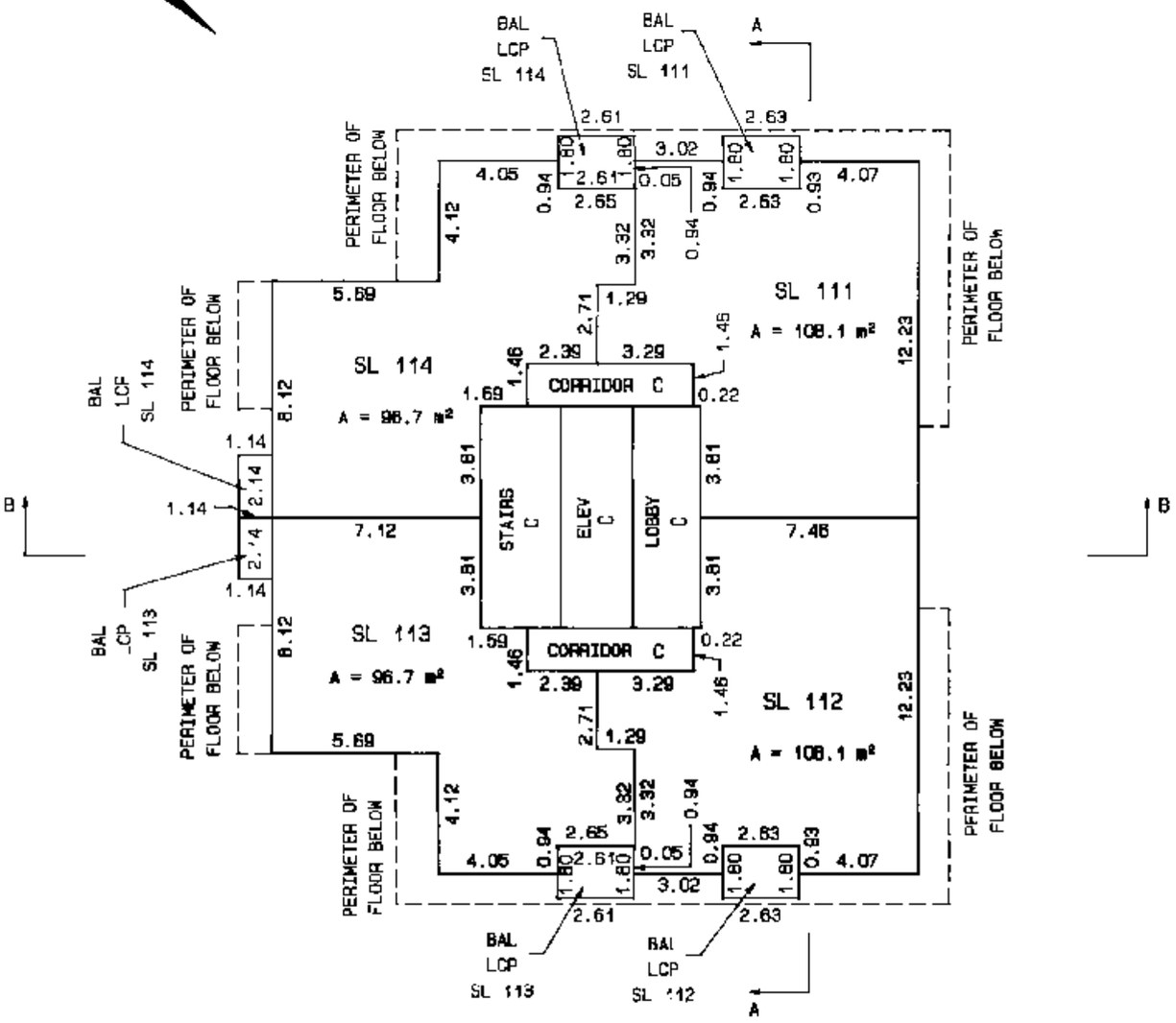
LEVEL 20

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10

STRATA PLAN
BCS 528



SEPTEMBER 18th, 2003

\FEB03C\2001-157.S24

S-10096

VABCS528 U30489 2006-06-21-12.32.28.511743 FILED

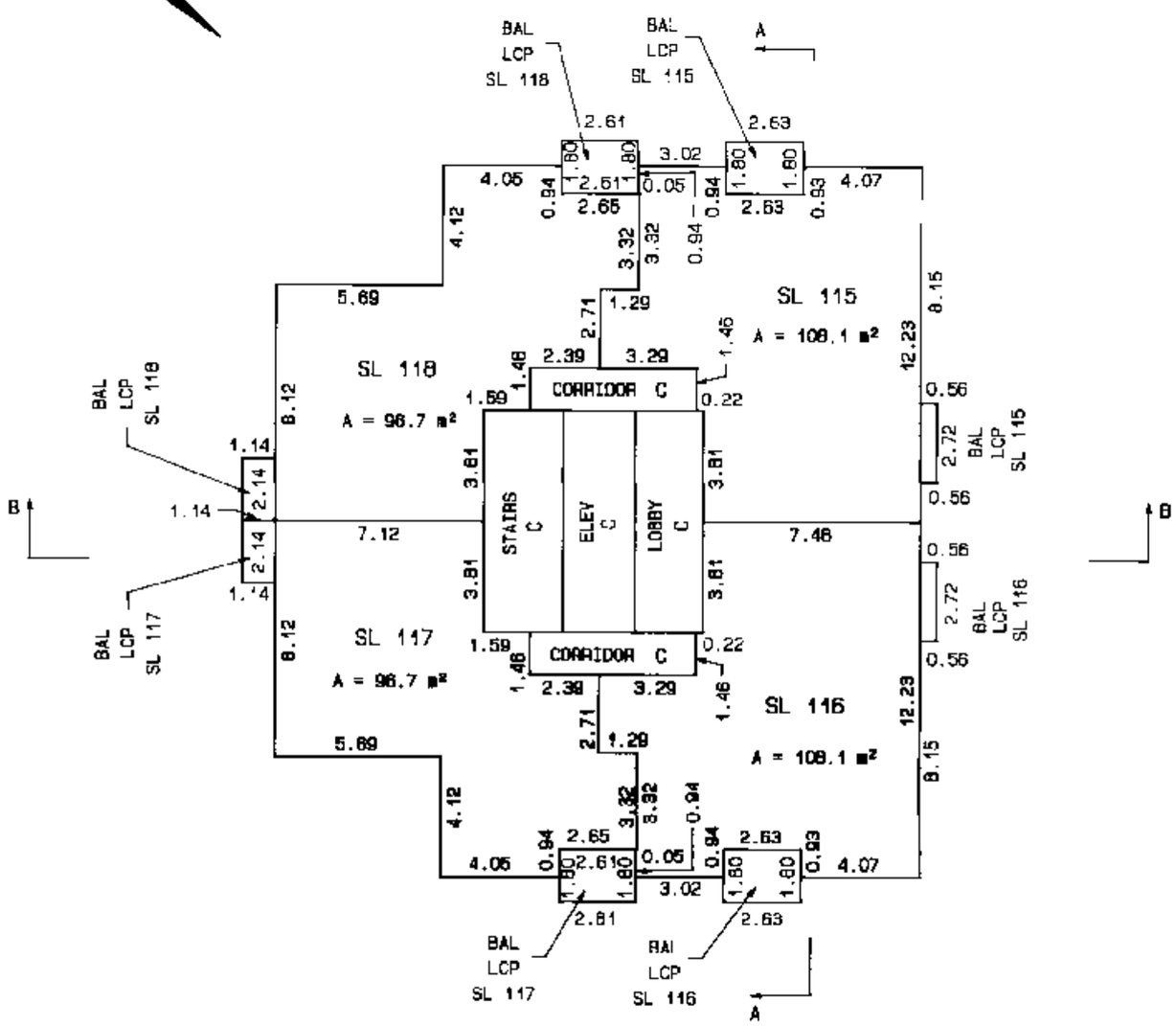
STRATA PLAN
BCS 528

LEVEL 21

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



SEPTEMBER 18th, 2003

\FEB080\2001-157.S25

S-10096

VABCS528 U30489 2006-06-21-12.32.28.511743 FILED

LEVEL 22

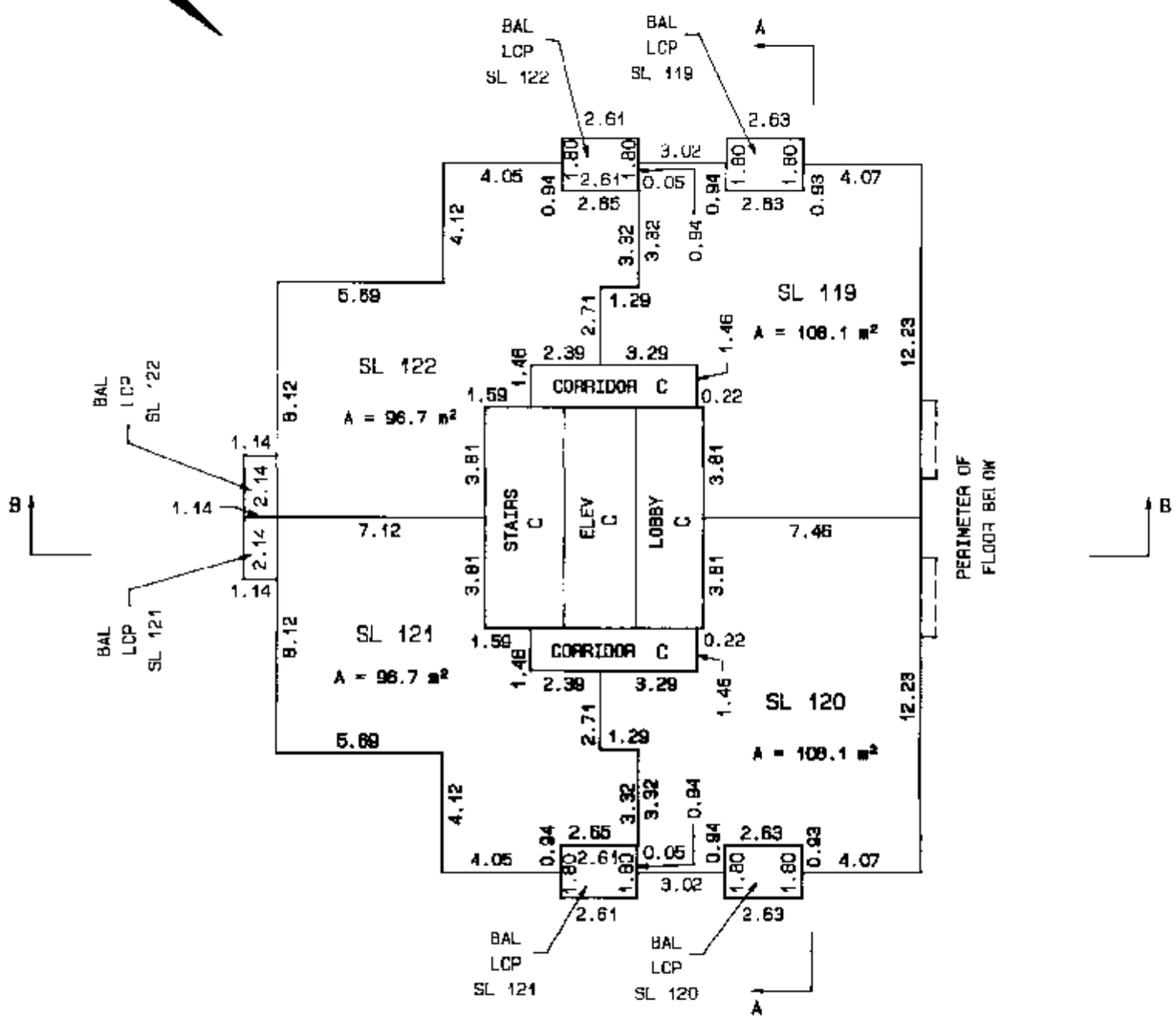
SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

\FE3030\2001-157.S26

S-10096

FILED VABCS528 U30489 2006-06-21-12.32.28.511743

LEVEL 23

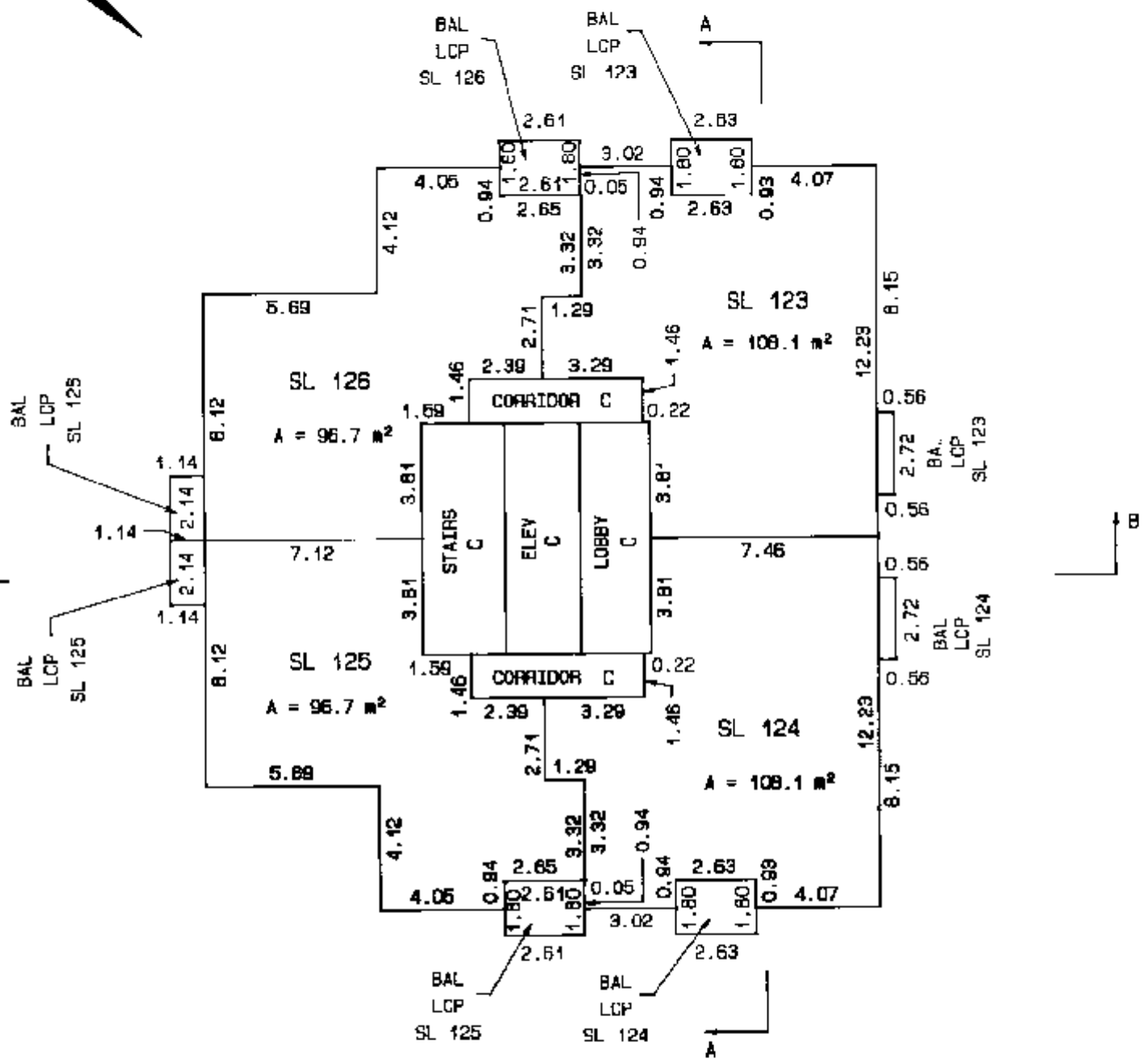
SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

\FEB03C\2001-157.S27

S-10096

VABCS528 U30489 2006-06-21-12.32.28.511743 FILED

LEVEL 24

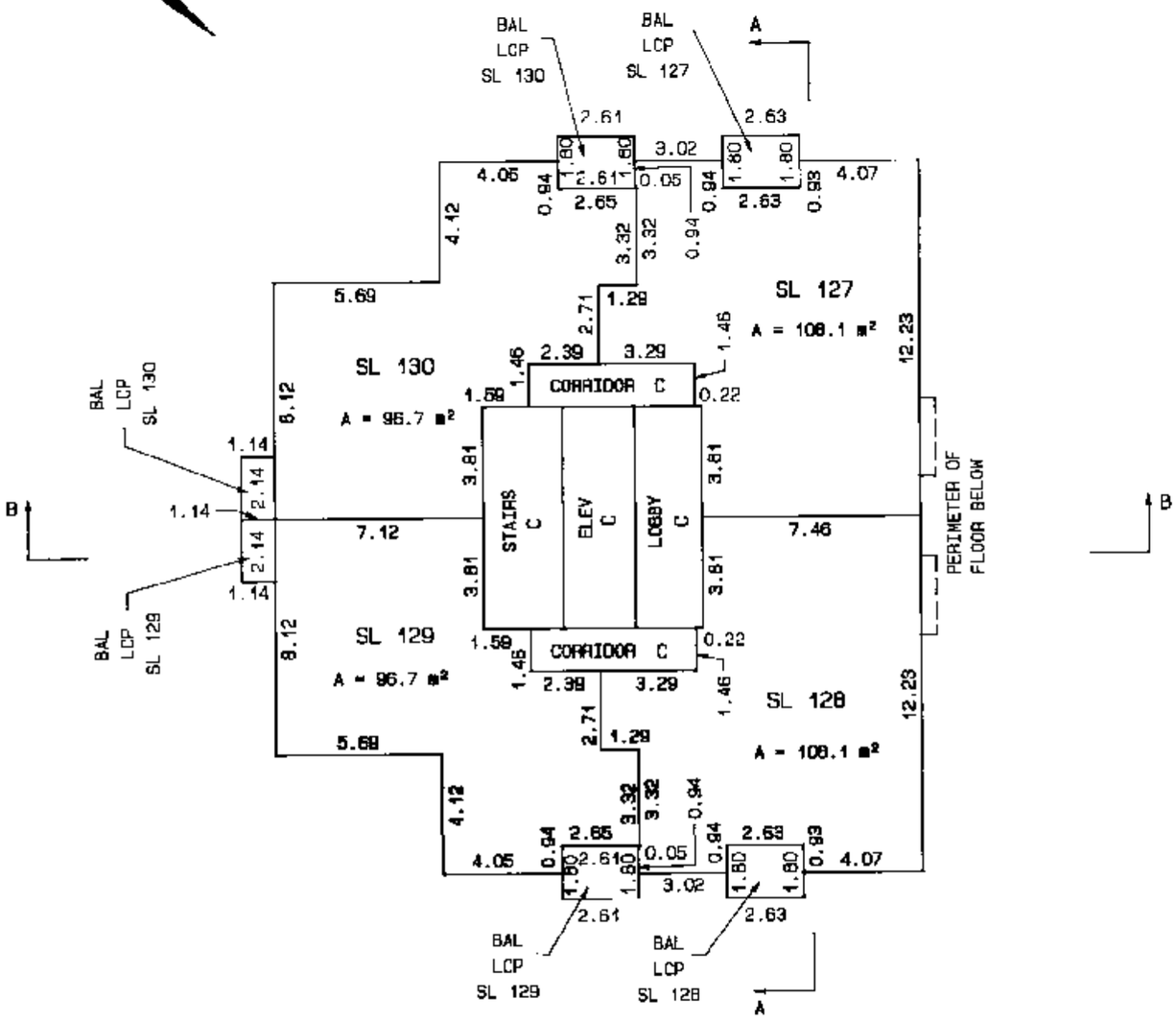
SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10

STRATA PLAN

BCS 528



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S-10096

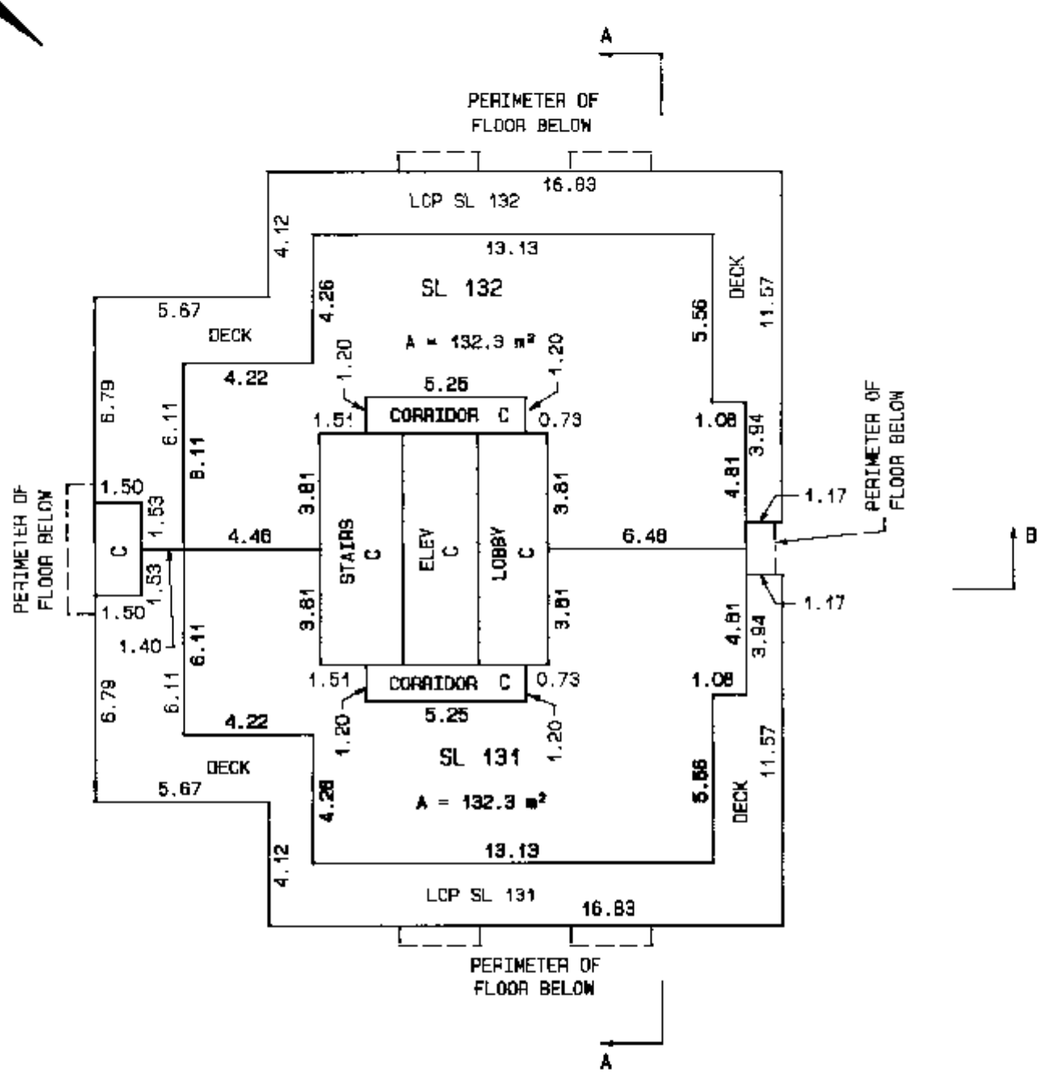
U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

STRATA PLAN
BCS 528

LEVEL 25

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



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S-10096

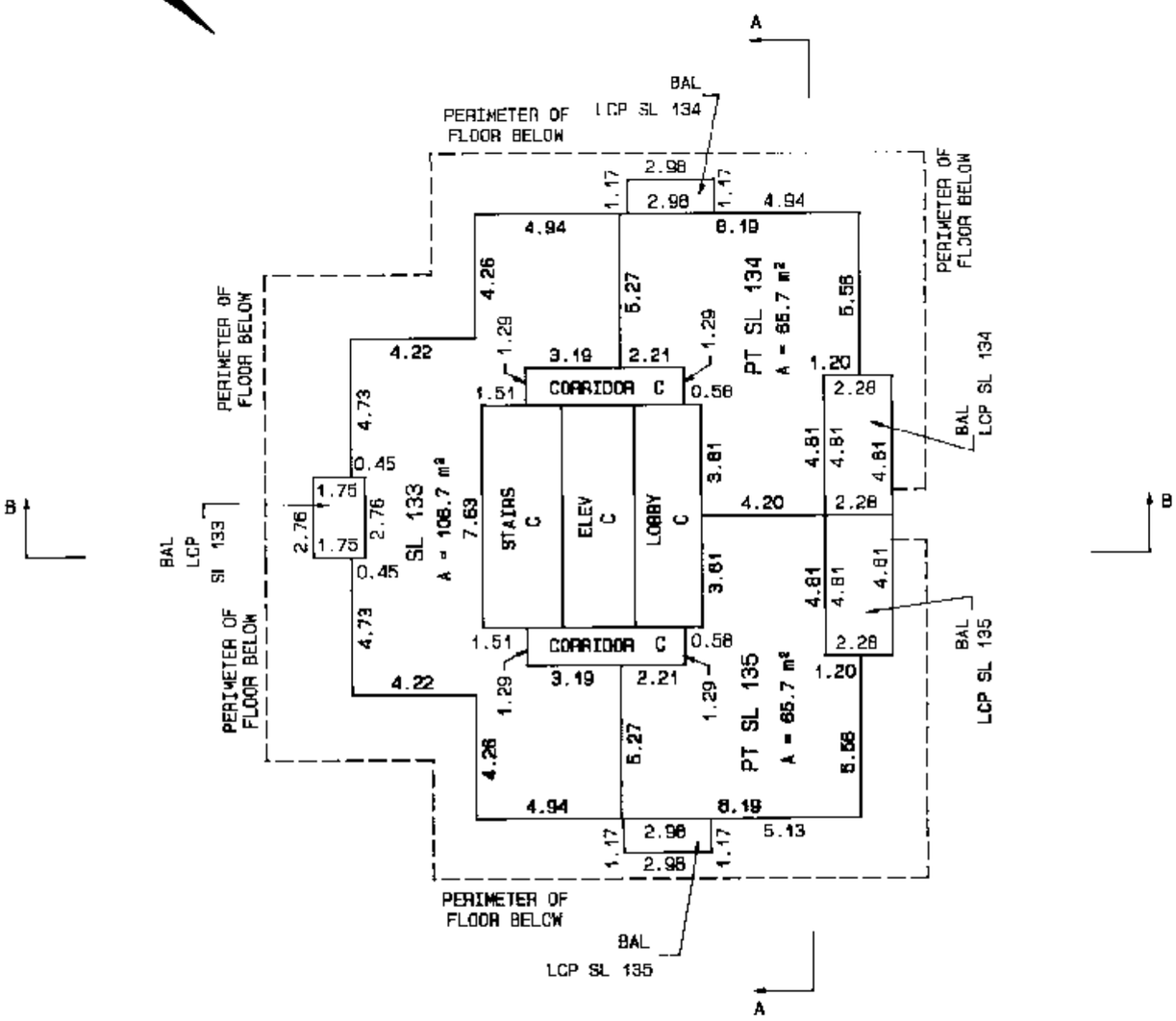
U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

STRATA PLAN
BCS 528

LEVEL 26

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



TOTAL AREAS

SL 134 178.4 m²
SL 135 178.4 m²

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U30489 2006-06-21-12.32.28.511743
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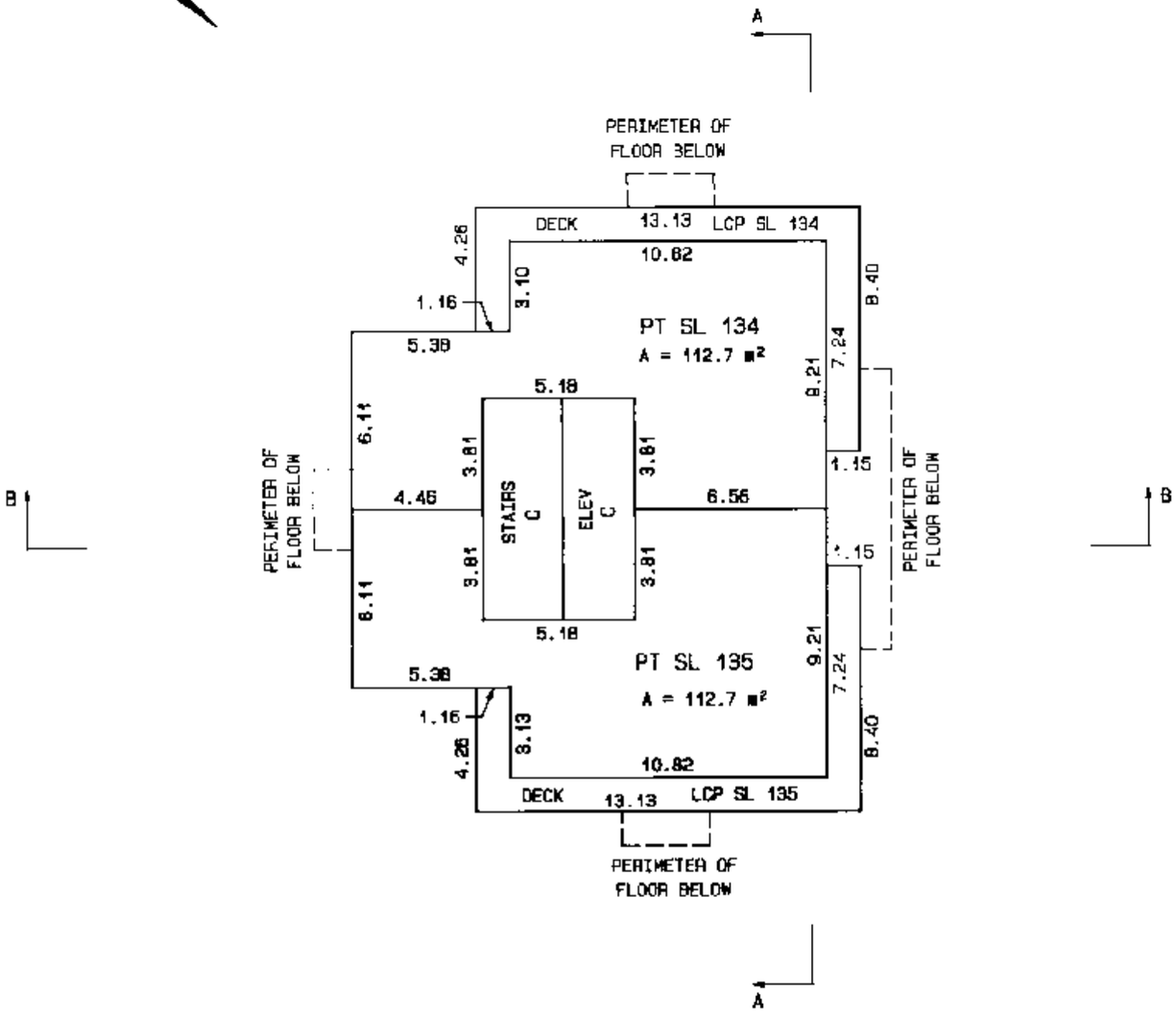
STRATA PLAN
BCS 528

LEVEL 27

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



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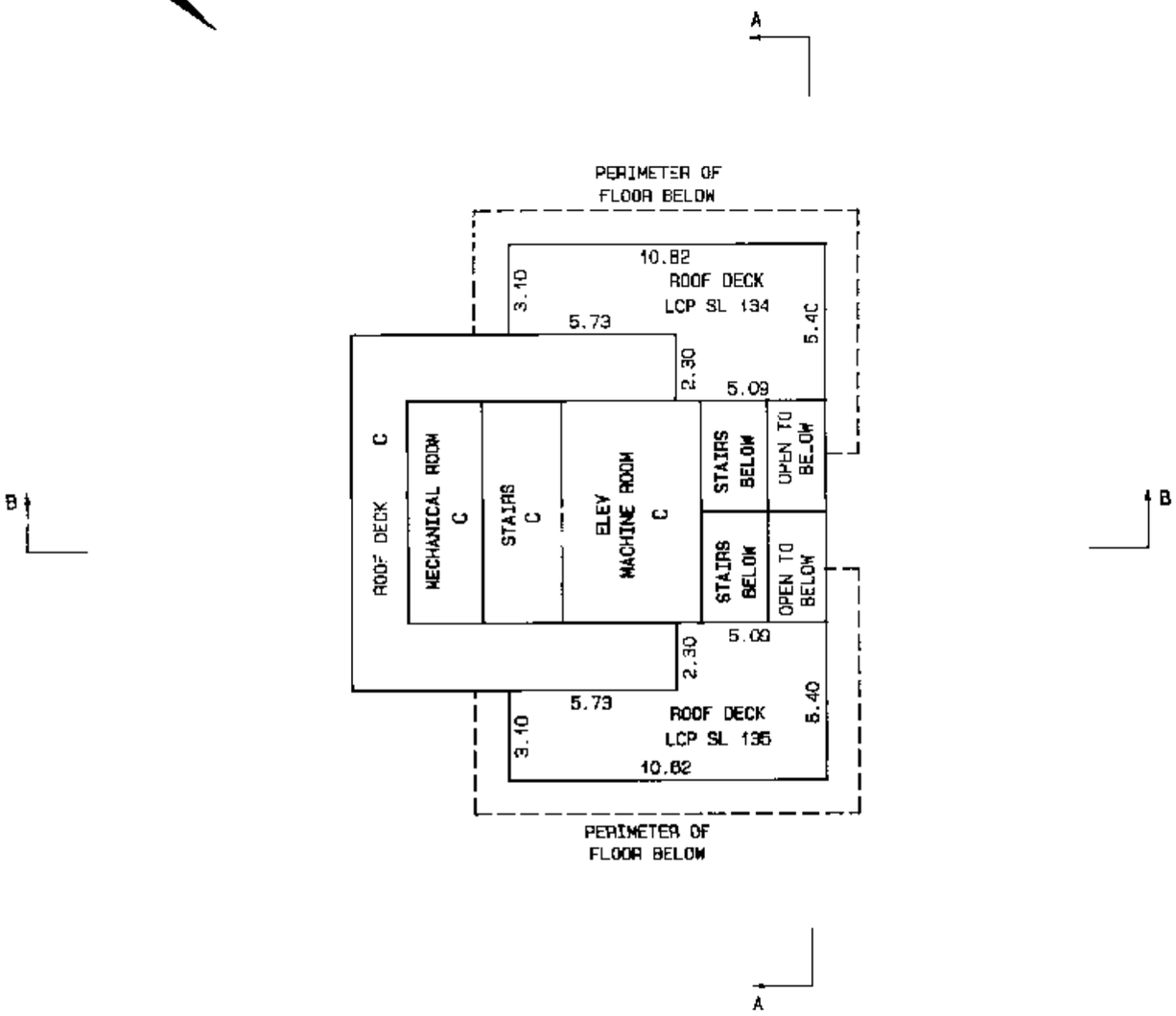
STRATA PLAN
BCS 528

ROOF LEVEL

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10



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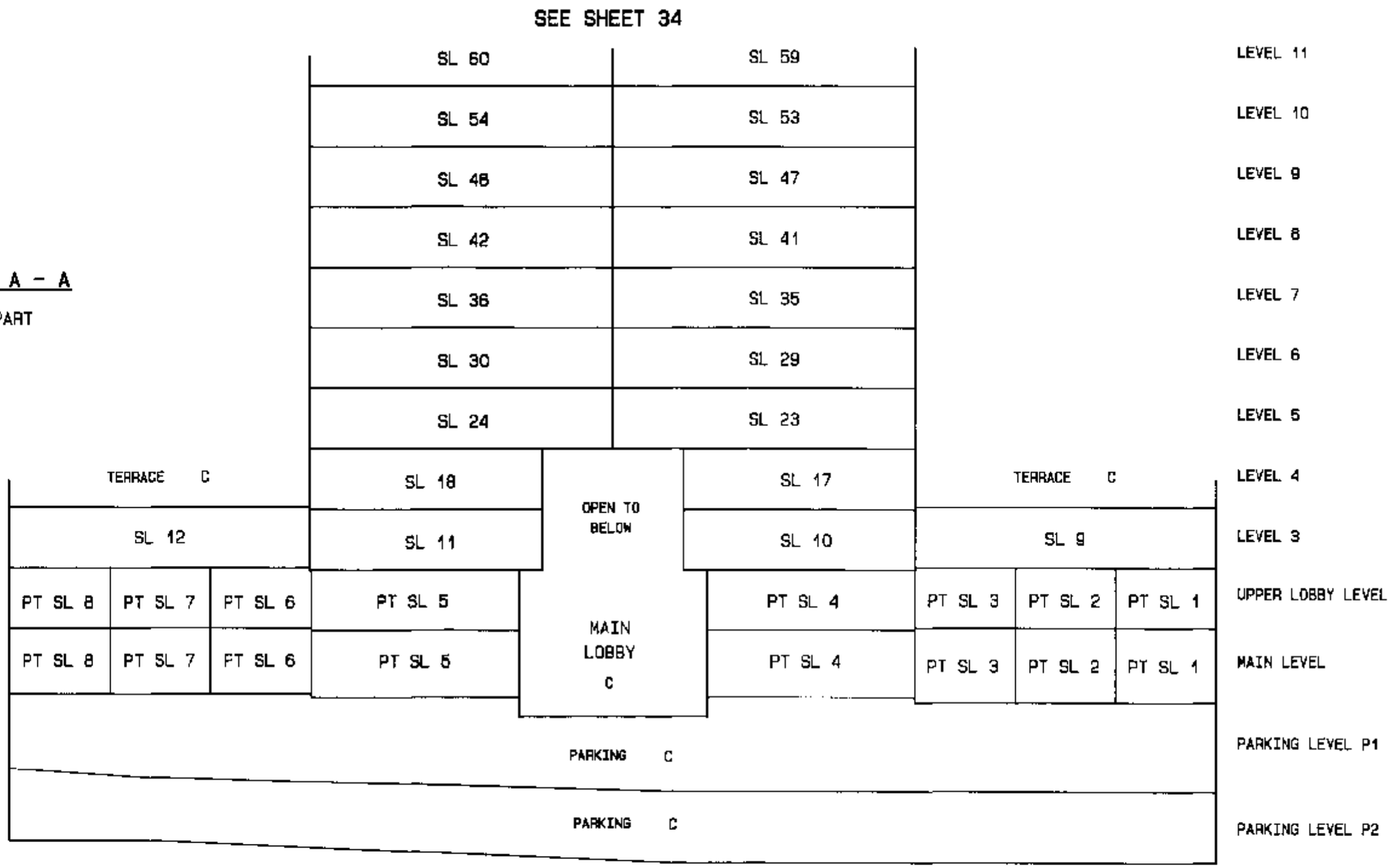
U30489 2006-06-21-12.32.28.511743
VABCS528
FILED

SECTIONS

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10

STRATA PLAN
BCS 528



SECTION A - A

LOWER PART

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SECTIONS

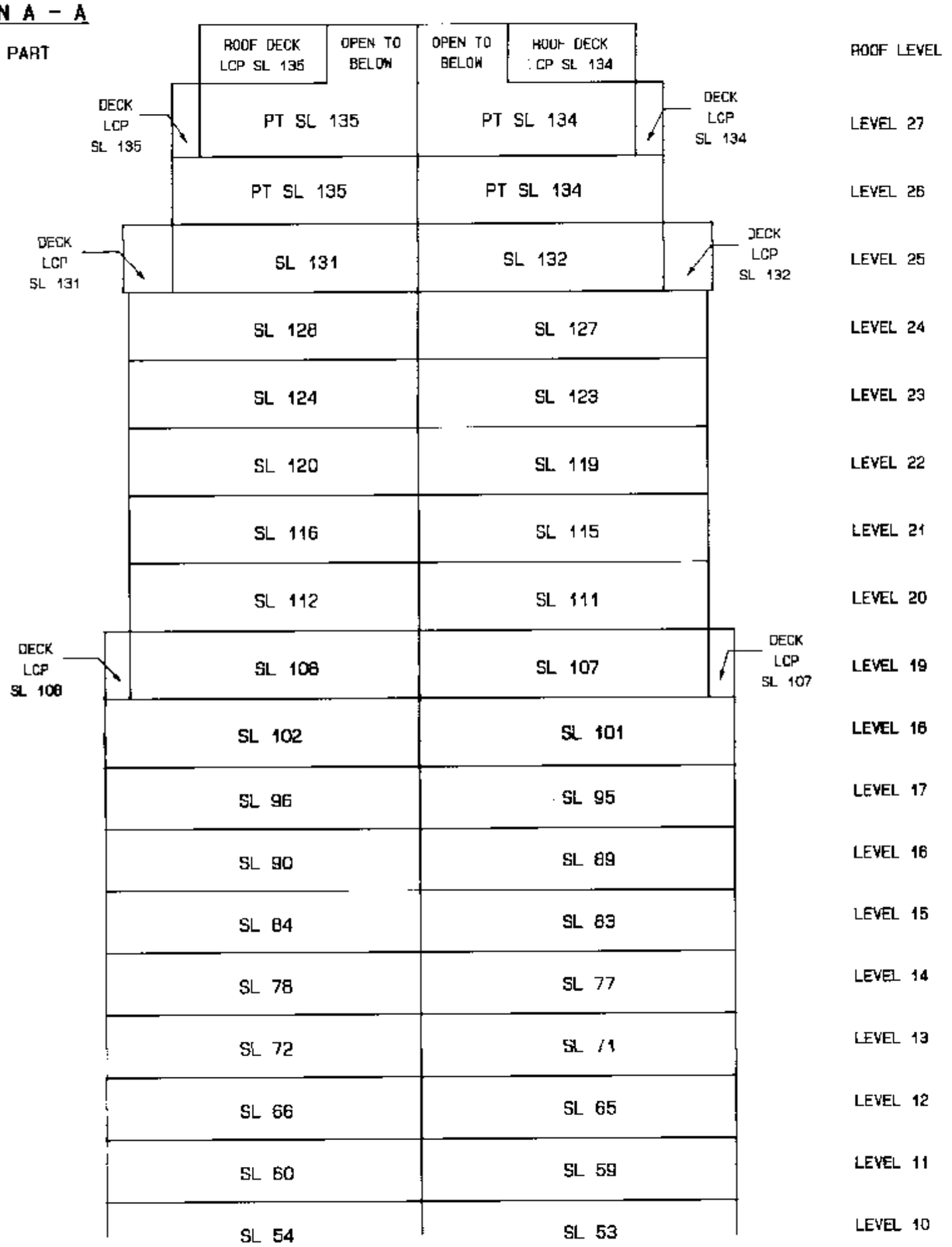
SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10

STRATA PLAN
BCS 528

SECTION A - A

UPPER PART



SEE SHEET 33

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STRATA PLAN
BCS 528

SECTIONS

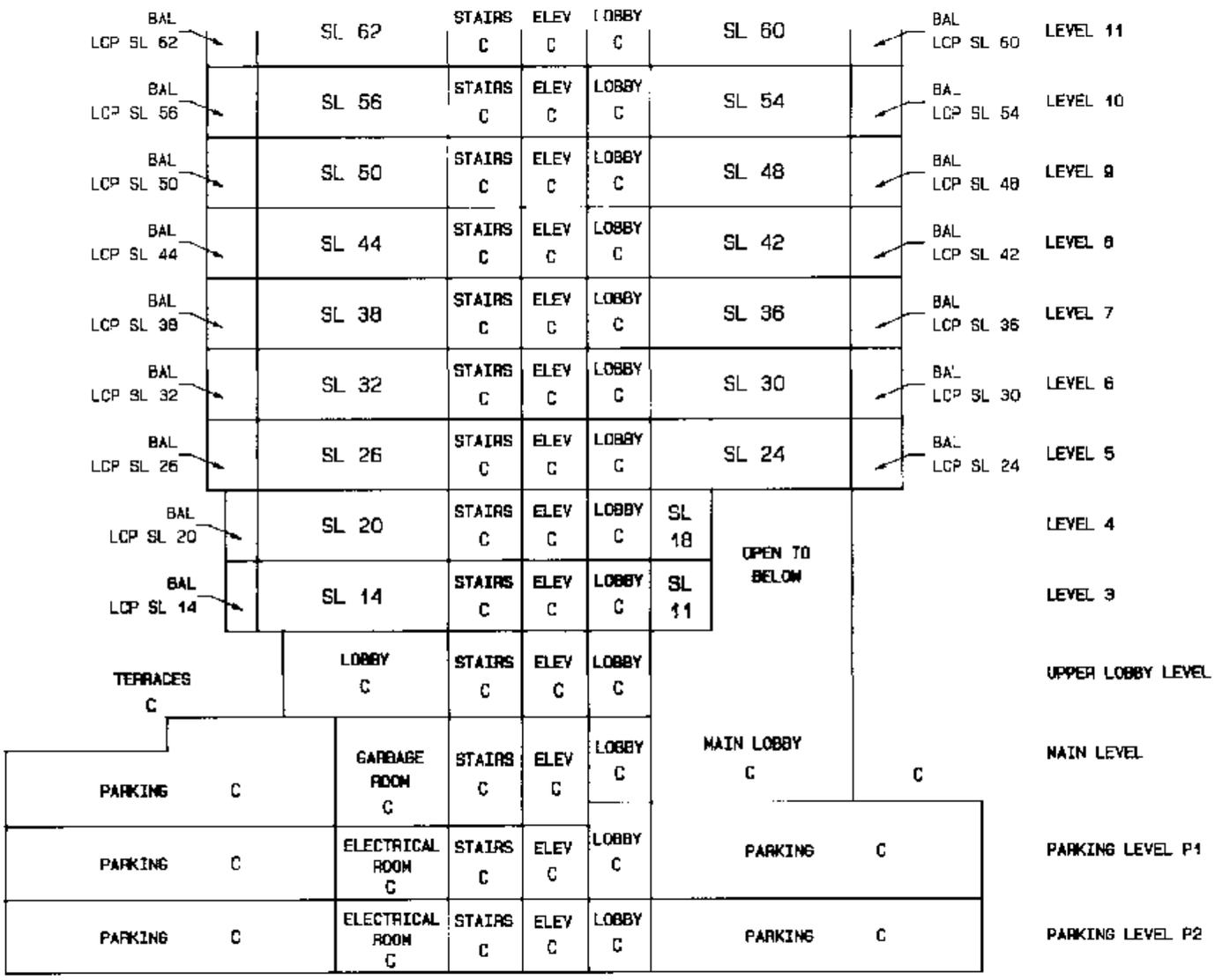
SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

5 0 5 10

SECTION B - B

LOWER PART

SEE SHEET 36



SEPTEMBER 18th, 2003

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FILED VABCS528 U30489 2006-06-21-12.32.28.511743

SECTIONS

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES

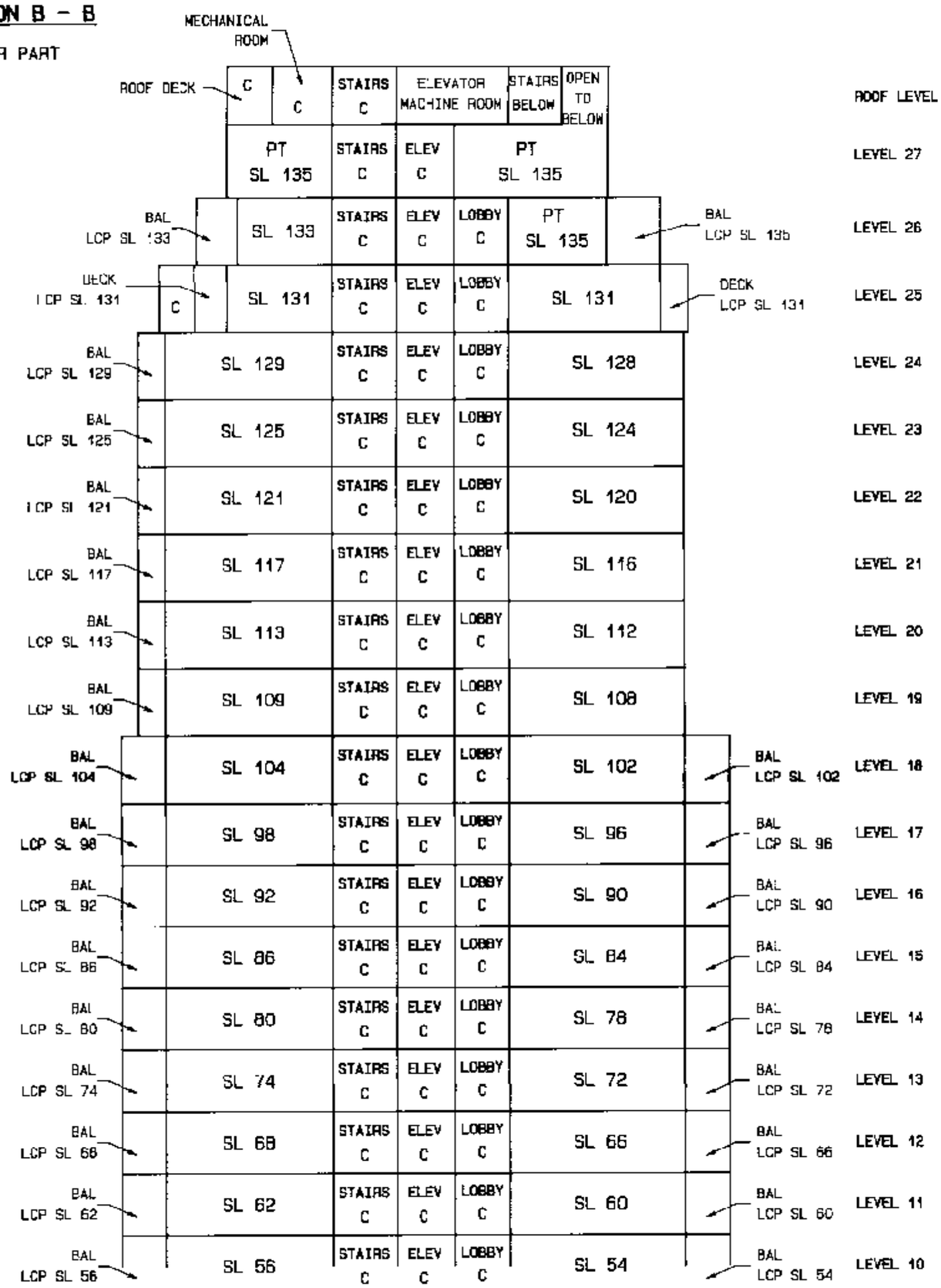
5 0 5 10

STRATA PLAN

BCS 528

SECTION B - B

UPPER PART



SEE SHEET 35

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