STRATA PLAN OF PARCEL 2, BLOCK 103, DISTRICT LOT 541, G.P. 1, NEW WESTMINSTER DISTRICT, PLAN BCP10699

CITY OF VANCOUVER

BCGS 92G.025

STRATA PLAN BCS 2756

Deposited and registered in the Land Title Office at New Westminster, BC this 8 day of FEBRUARY 2008.

IAN MACDONALD /EP
Registrar

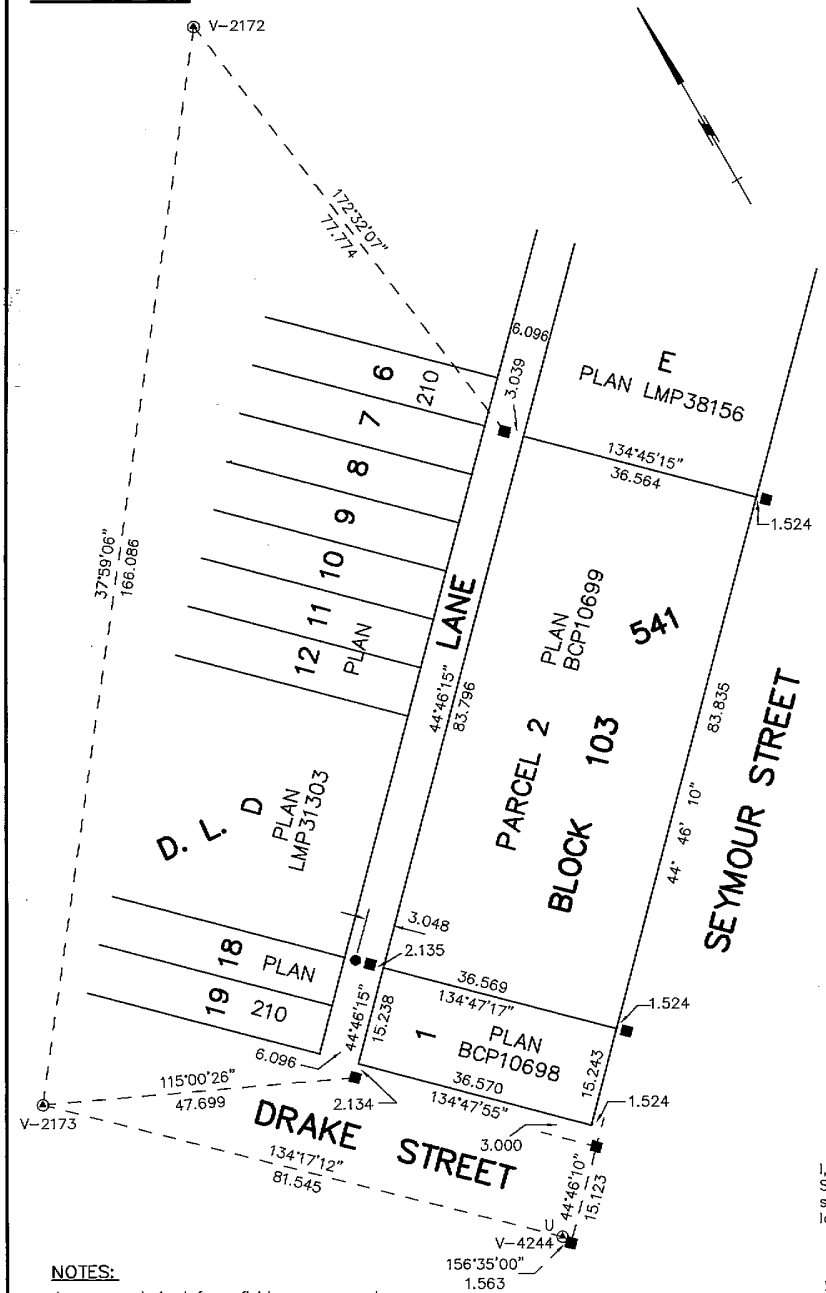
BB830007-235

SCALE 1 : 750

15 0 15 60

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

KEY PLAN



CIVIC ADDRESS:
1255 SEYMOUR STREET
VANCOUVER, B.C.

NAME OF DEVELOPMENT
ELAN

LEGEND:

©	denotes common property
SL	denotes strata lot
(4)	denotes limited common property for strata lot 4 (typical)
B	denotes balcony
BS	denotes bicycle storage
C	denotes corridor
EC	denotes electrical closet
EL	denotes elevator lobby
ER	denotes electrical room
E	denotes elevator
EMR	denotes elevator machine room
FR	denotes fountain room
RA	denotes refuge area
ST	denotes storage
S	denotes stairs
PA	denotes parking aisle
PB	denotes parking bay
T	denotes terrace
P	denotes patio
VEST	denotes vestibule
V	denotes vent shaft
MR	denotes maintenance room
MC	denotes maintenance closet

NOTE:

Bearings are grid bearings and are derived from observations between control monuments V-2172 and V-2173, Integrated Survey Area No. 31, City of Vancouver.

This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by a combined factor of 0.9996000.

●	denotes iron pin found
■	denotes lead plug found
⊕	denotes geodetic control monument found
U	denotes unregistered control monument

NOTES:

Areas are derived from field measurements.

All distances are in metres unless otherwise noted.
All angles are 45°, 90° or 135° unless otherwise noted.

STRATA LOT BOUNDARIES ARE DEFINED AS FOLLOWS:

1. Outside face exterior building walls.
2. Outside stud face of corridor walls.
3. Centreline of party walls with adjacent Strata Lot.
4. Outside of concrete core wall.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St., Vancouver, B.C., V6B 3M3
Phone: 687-6866 Fax: 685-8071

I, Akbarali P. Karsan, 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.

Jan. 15, 2008 Akbar Karsan B.C.L.S.
DATE:

I, Akbarali P. Karsan, a British Columbia Land Surveyor, 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 10th day of January, 2008. The plan was completed and checked, and the checklist filed under ECP#75831, on the 15th day of January, 2008.

Akbar Karsan B.C.L.S.

FILED VABCS2756 RCVD:2008-02-08 PRNT: 2008-04-09-16.20.28.822925

STRATA PLAN BCS 2756

OWNER

CRESSEY SEYMOUR DEVELOPMENT LTD.
INC. NO. 669187

PRINT NAME SCOTT CRESSEY
Authorized Signatory

PRINT NAME
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES:

NAME JASON TVACONTE

ADDRESS C-225 E. 4TH ST.
NORTH VANCOUVER, B.C.

OCCUPATION BUSINESSMAN

MORTGAGE & ASSIGNMENT OF RENTS:

THE BANK OF NOVA SCOTIA
BX342197 & BX342198

PRINT NAME G. BROCK RICHARDSON
Authorized Signatory

PRINT NAME Danny Ather
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES:

NAME SHARON ROBINSON

ADDRESS 3400-650 W. GEORGIA ST
VANCOUVER BC
V6B 4N7

OCCUPATION BANKER

COVENANTS

THE CITY OF VANCOUVER
BX309551, BX309552 & BX309554

The City of Vancouver consents to the filing of this plan.

JS

PRINT NAME GRAHAM JOHNSEN
Authorized Signatory

PRINT NAME
Authorized Signatory

WITNESS AS TO ~~BOTH~~ SIGNATURES:

NAME CHIA-LI YIP

ADDRESS 453 WEST 12TH AVENUE
VANCOUVER BC, V5Y 1V4

OCCUPATION LEGAL ASSISTANT

ENDORSEMENT OF NONOCCUPANCY

FORM S

I, Akbarali P. Karsan, a British Columbia Land Surveyor, certify that the building included in this strata plan has not as of January 15, 2008* been previously occupied.

B.C.L.S.

*Section 241 (2) provides the endorsement must not be dated more than 180 days before the strata plan is tendered for deposit.

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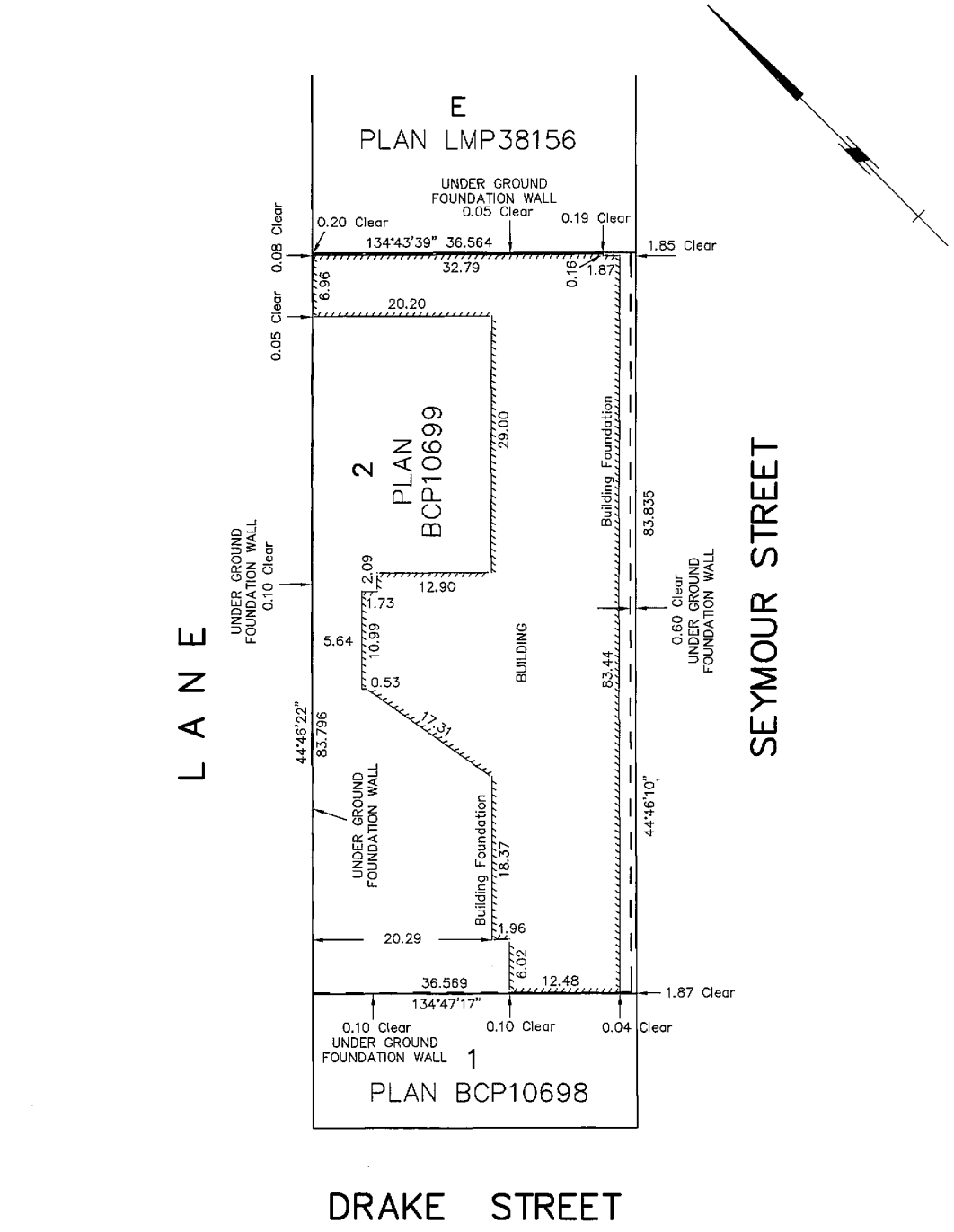
BUILDING PERIMETER

STRATA PLAN BCS 2756

SCALE 1 : 500

10 0 5 10 40 metres



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ACAD: 7608st02.dwg

FILE: 7608-ST02
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PARKING LEVEL 4

STRATA PLAN BCS 2756

SCALE 1 : 250

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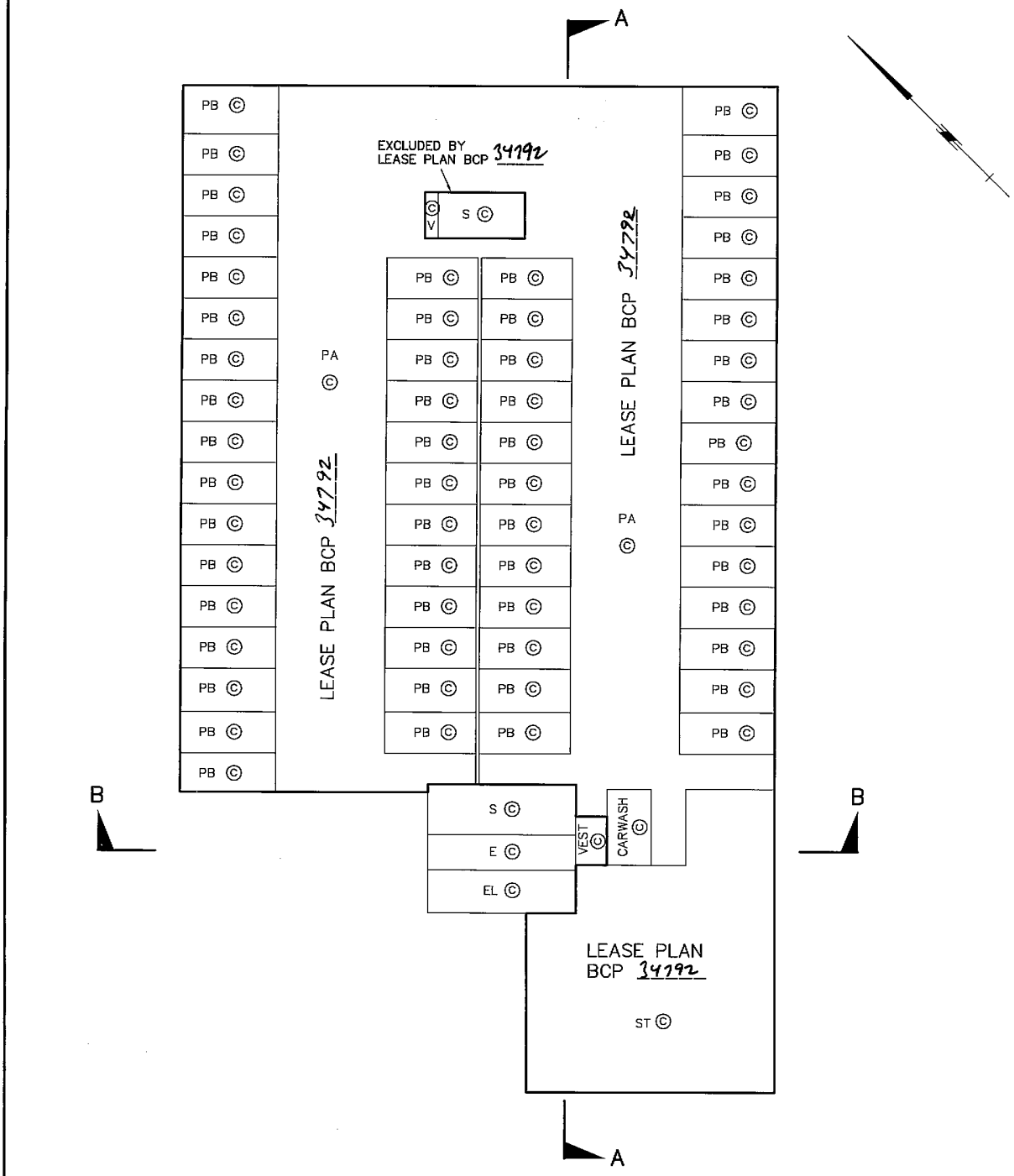

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PARKING LEVEL 3

STRATA PLAN BCS 2756

SCALE 1 : 250

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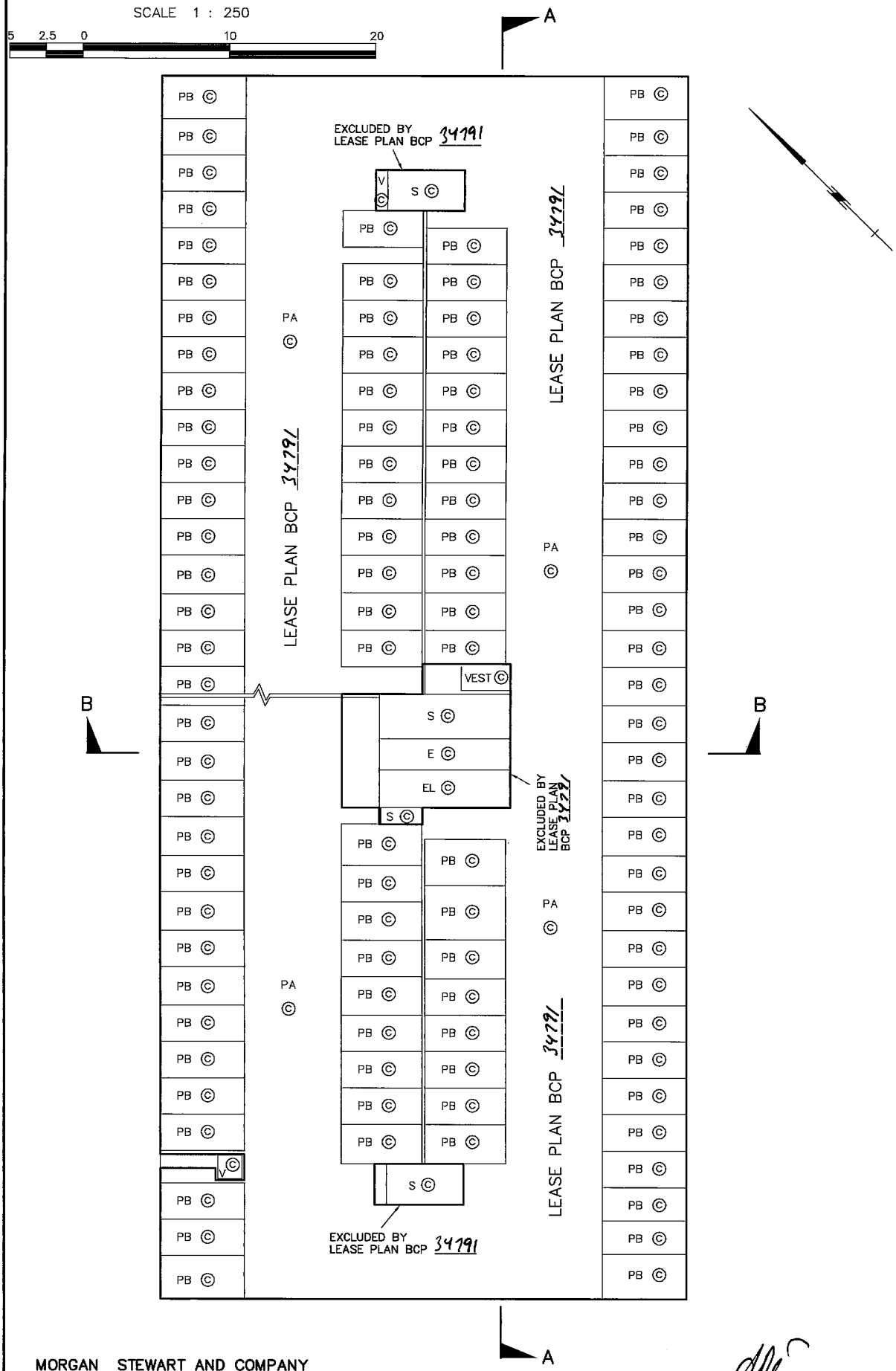

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PARKING LEVEL 2

STRATA PLAN BCS 2756

SCALE 1 : 250

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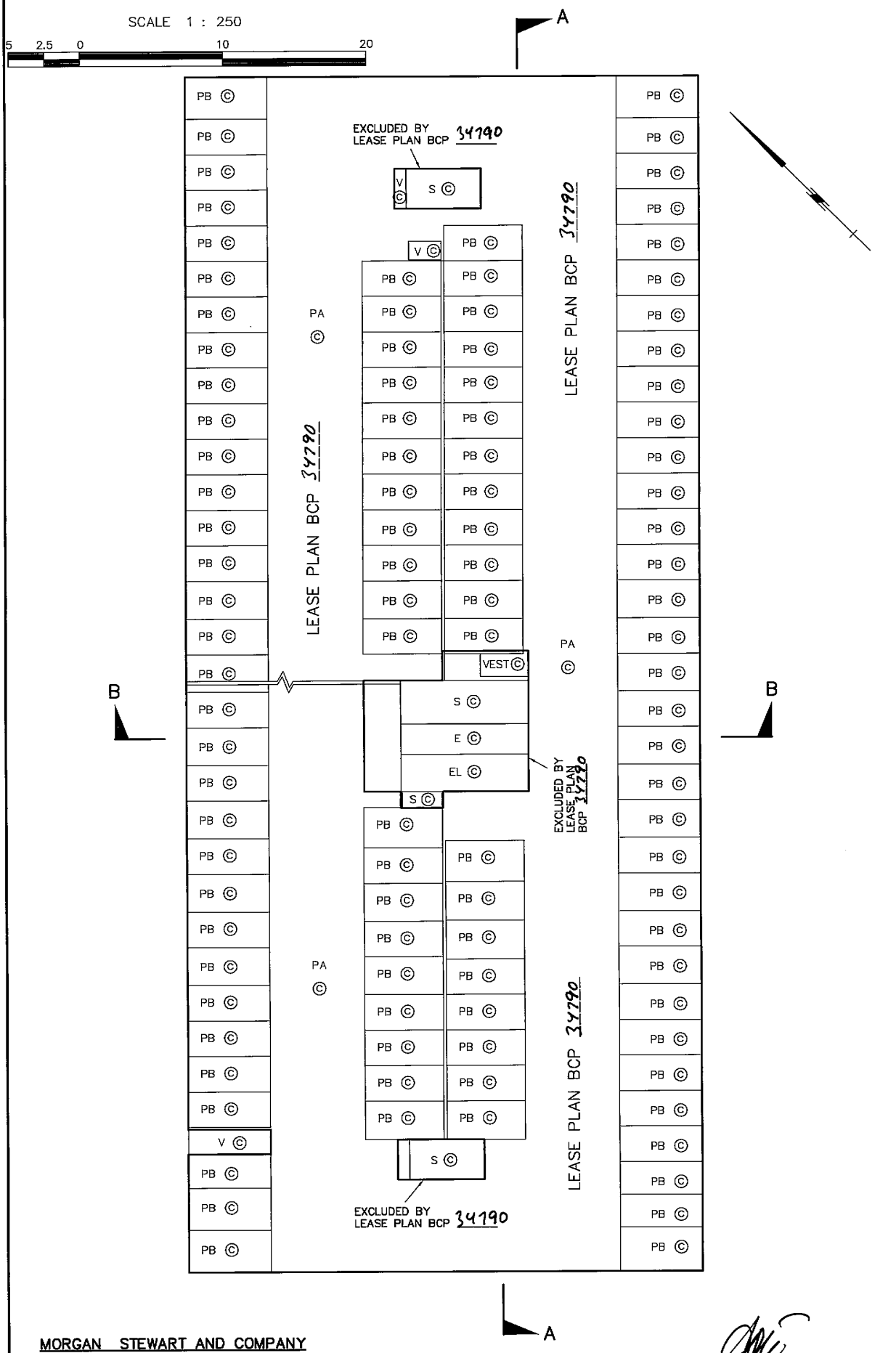

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PARKING LEVEL 1

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SCALE 1 : 250

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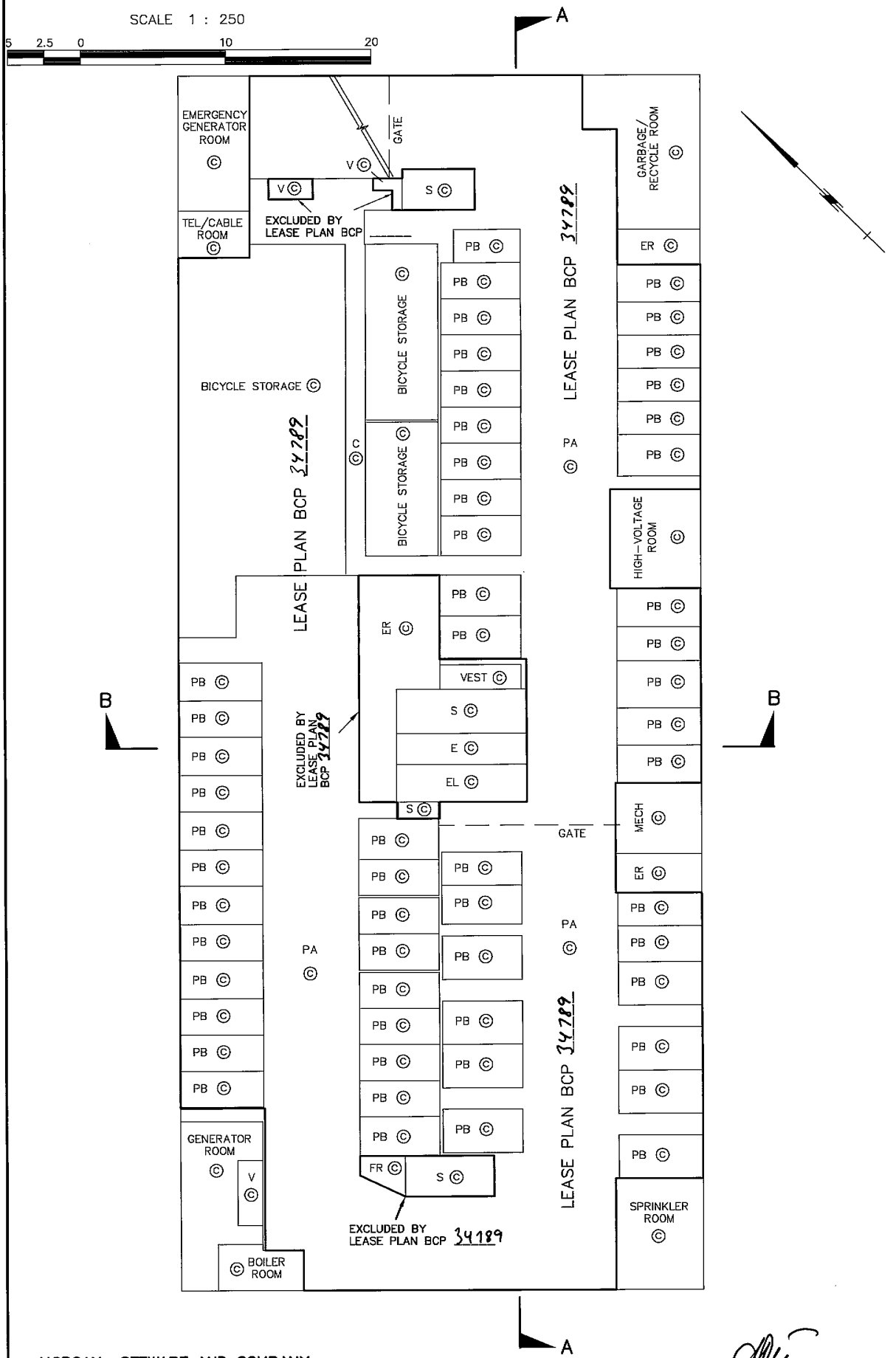

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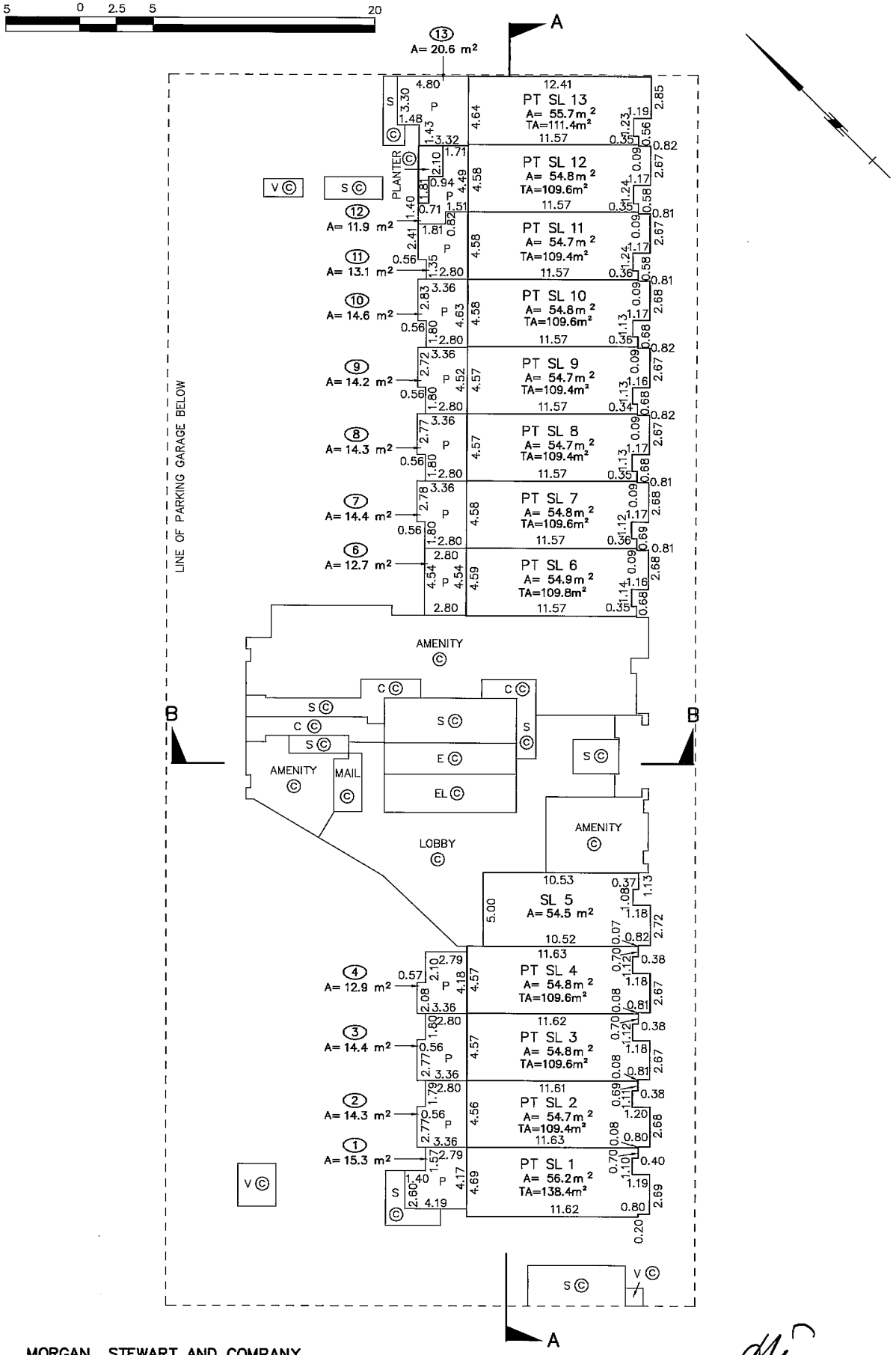
1st LEVEL

STRATA PLAN BCS 2756

SCALE 1 : 250

5 0 2.5 5 20



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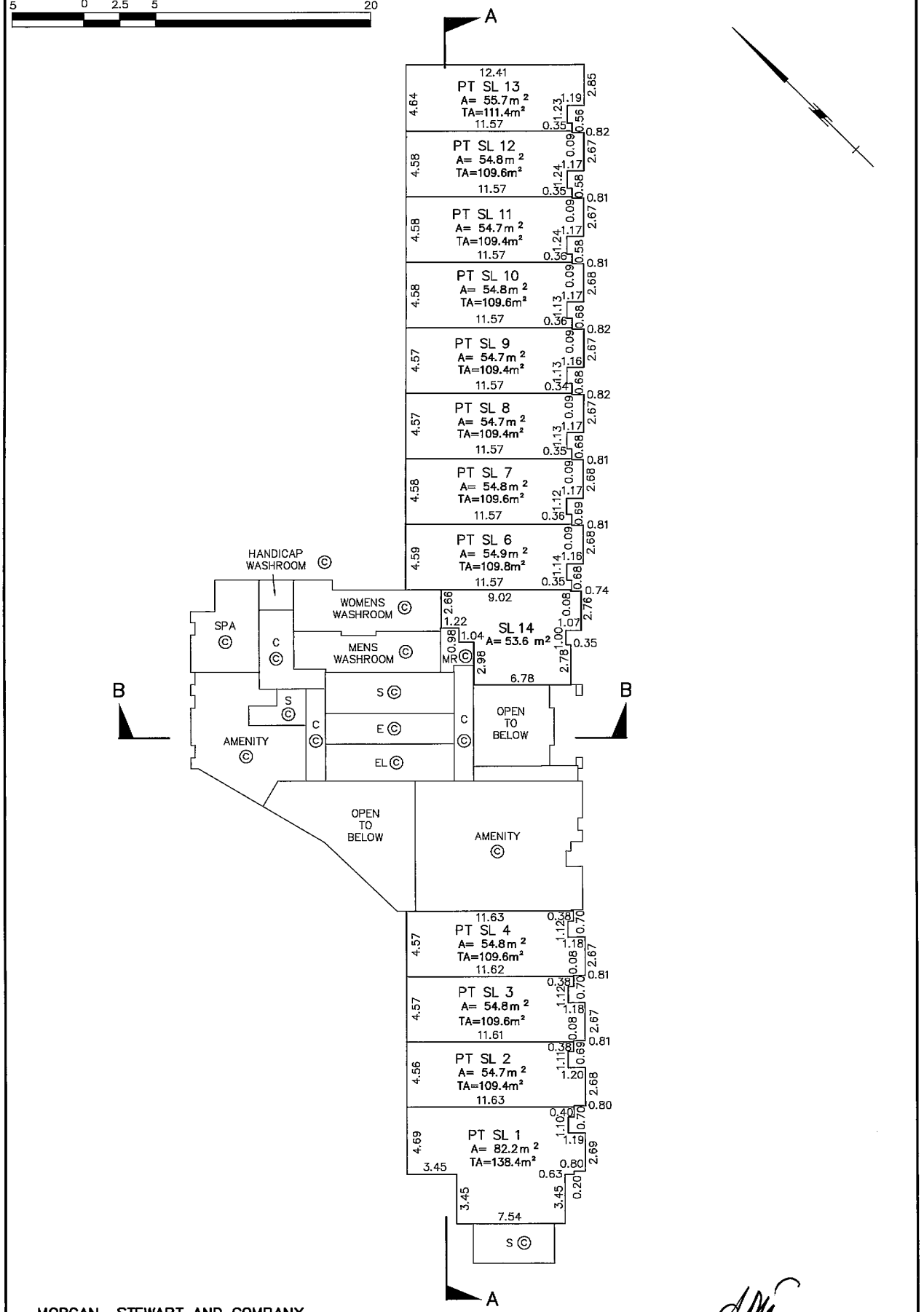
2nd LEVEL

STRATA PLAN BCS 2756

SCALE 1 : 250

5 0 2.5 5 20



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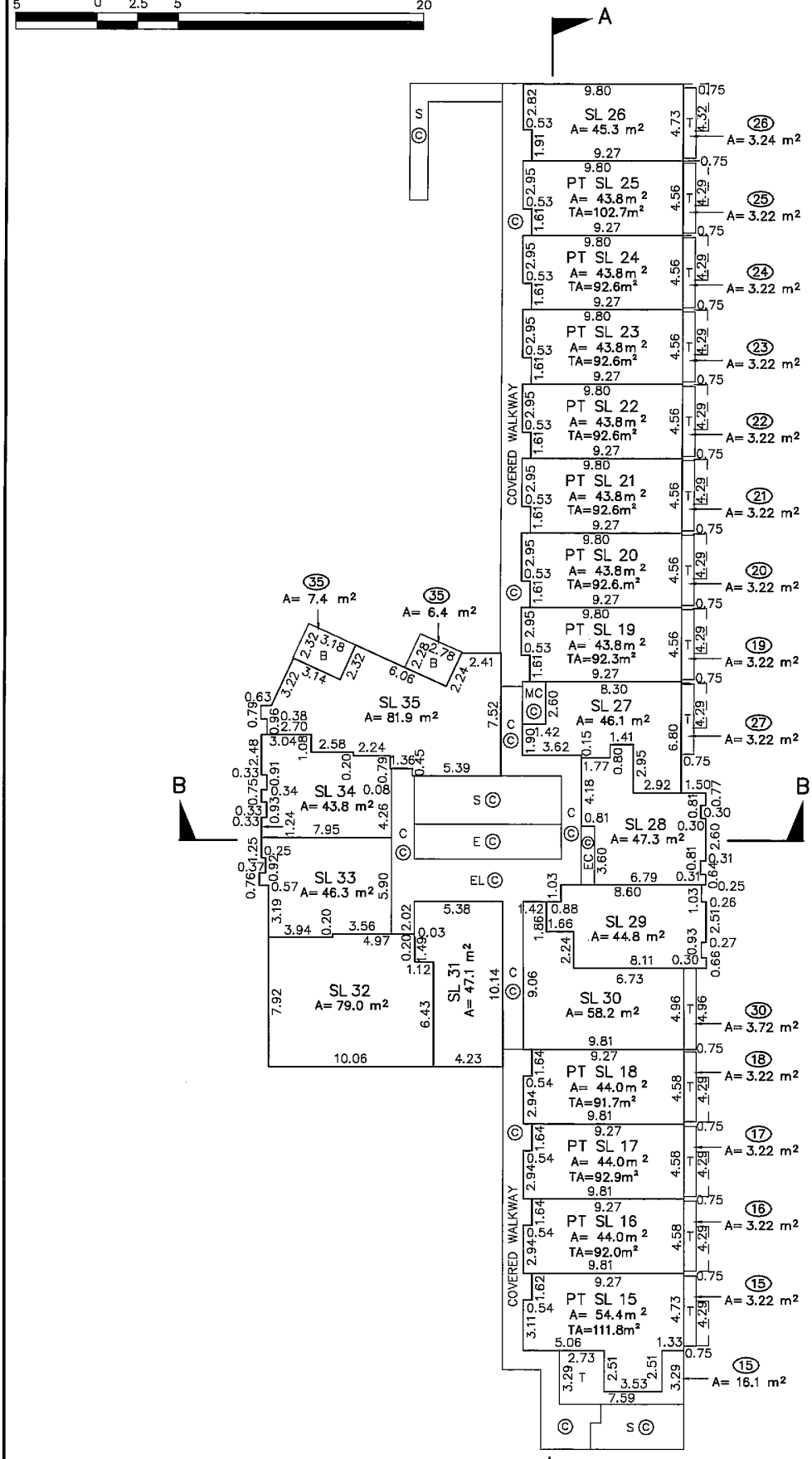
3rd LEVEL

STRATA PLAN BCS 2756

SCALE 1 : 250

5 0 2.5 5 20



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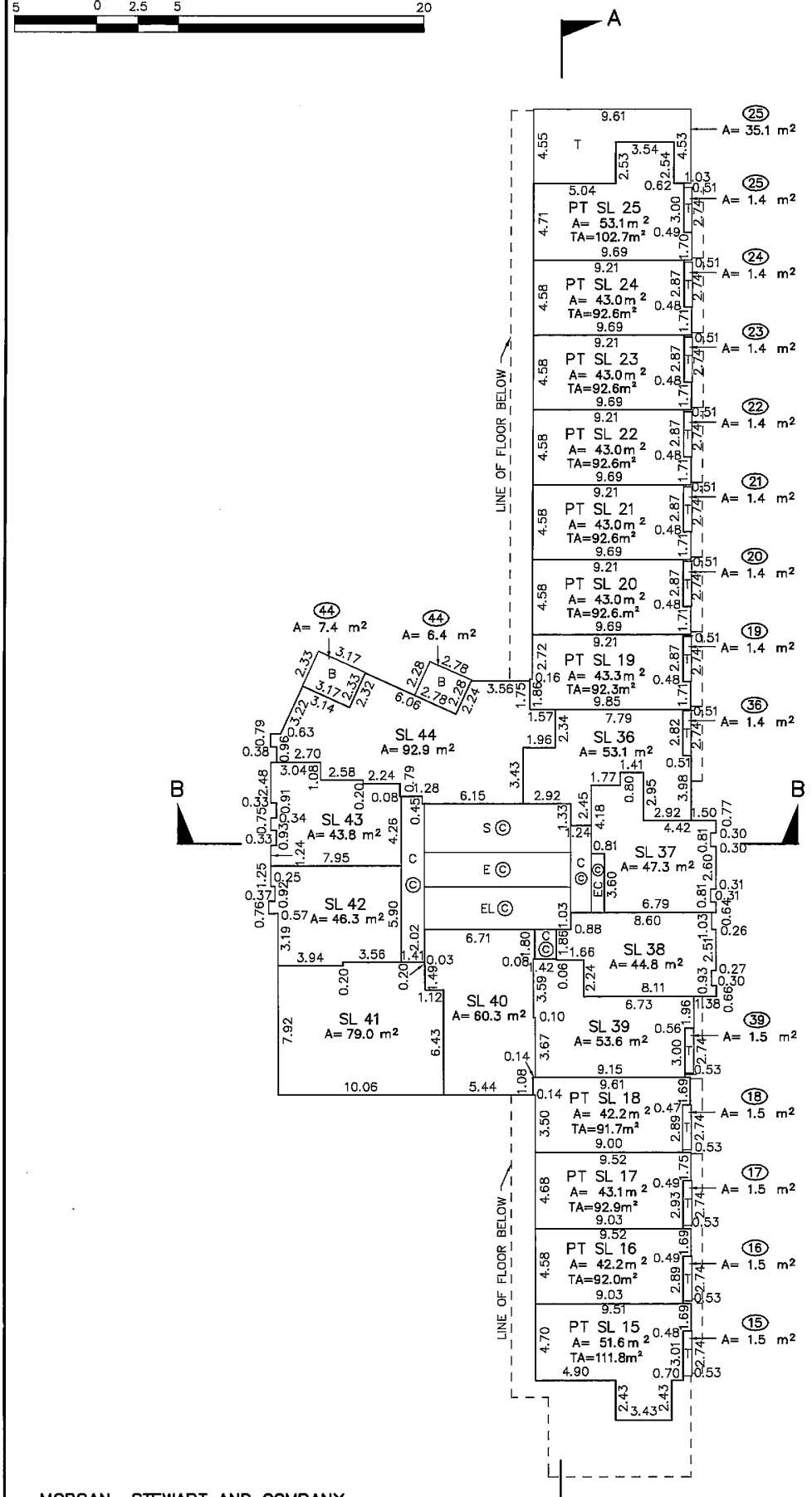
4th LEVEL

STRATA PLAN BCS 2756

SCALE 1 : 250

5 0 2.5 5 20



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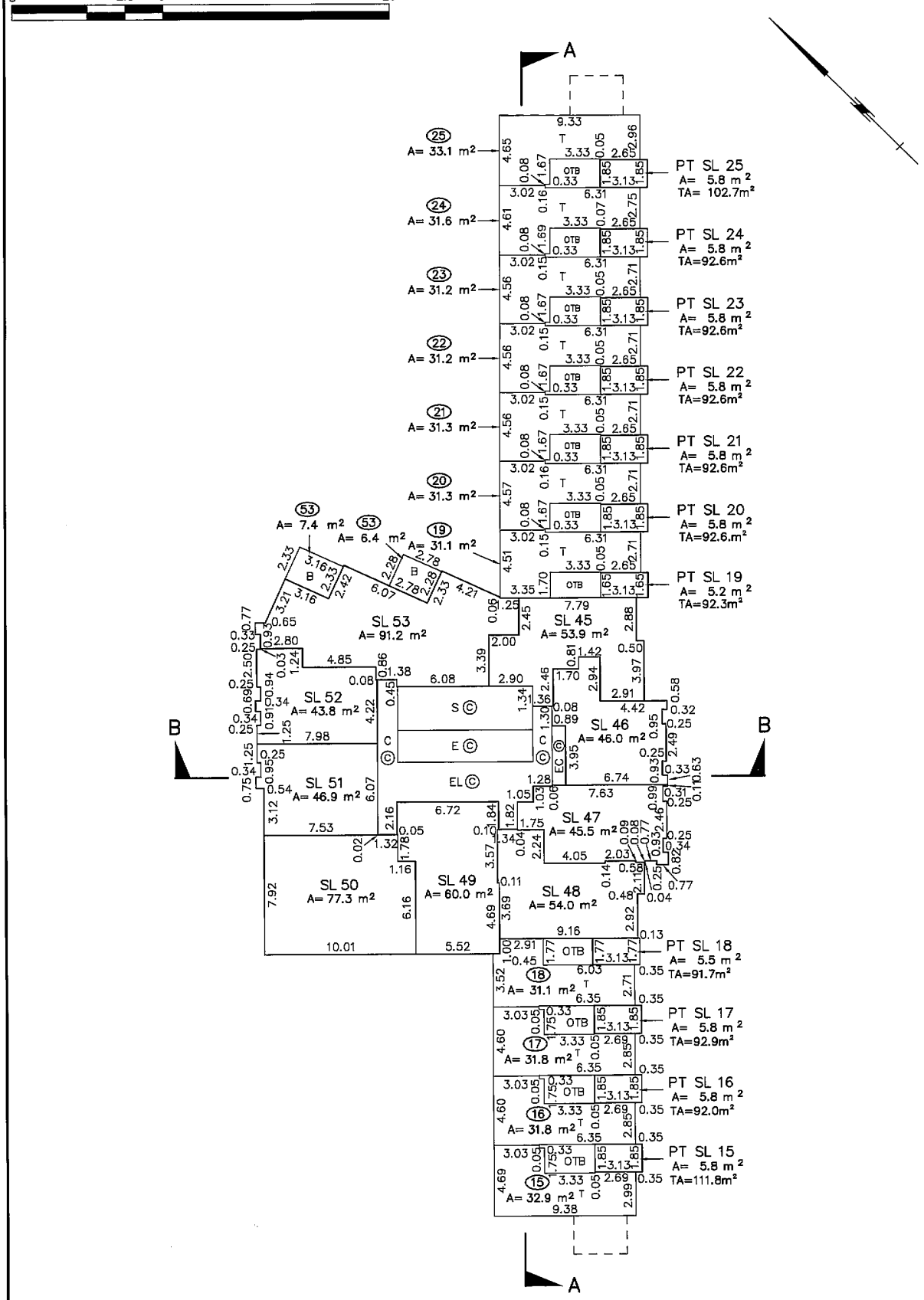
5th LEVEL

STRATA PLAN BCS 2756

SCALE 1 : 250

5 0 2.5 5 20



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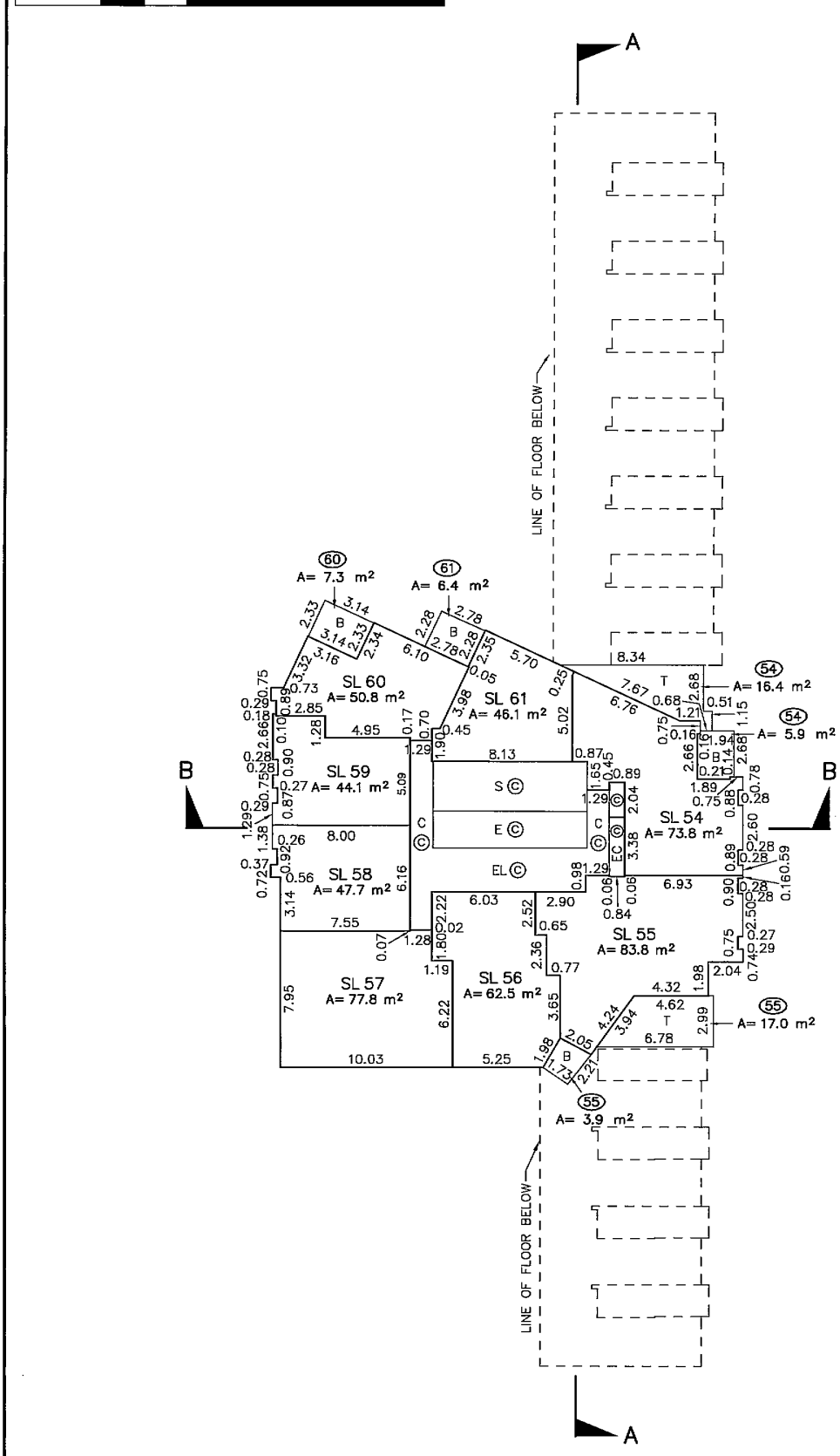
6th LEVEL

STRATA PLAN BCS 2756

SCALE 1 : 250

5 0 2.5 5 20



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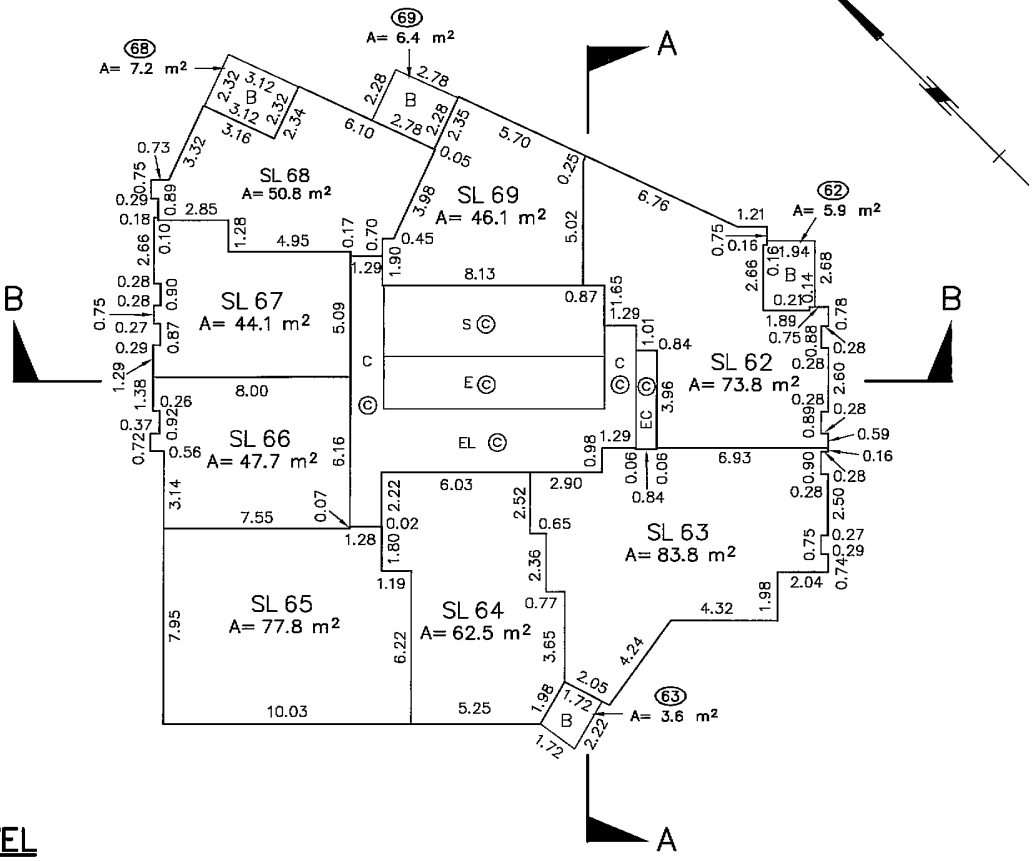
7th LEVEL

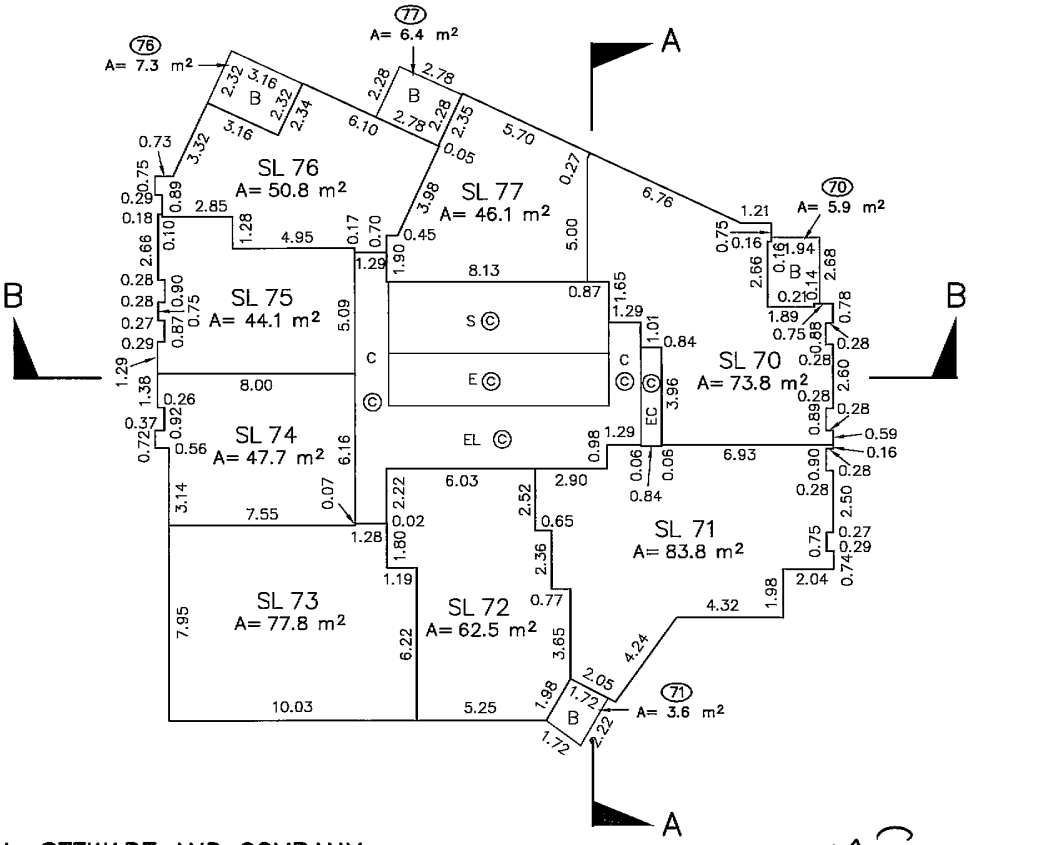
STRATA PLAN BCS 2756

SCALE 1 : 200

5 0 5 10 15



8th LEVEL



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9th LEVEL

STRATA PLAN BCS 2756

SCALE 1 : 200

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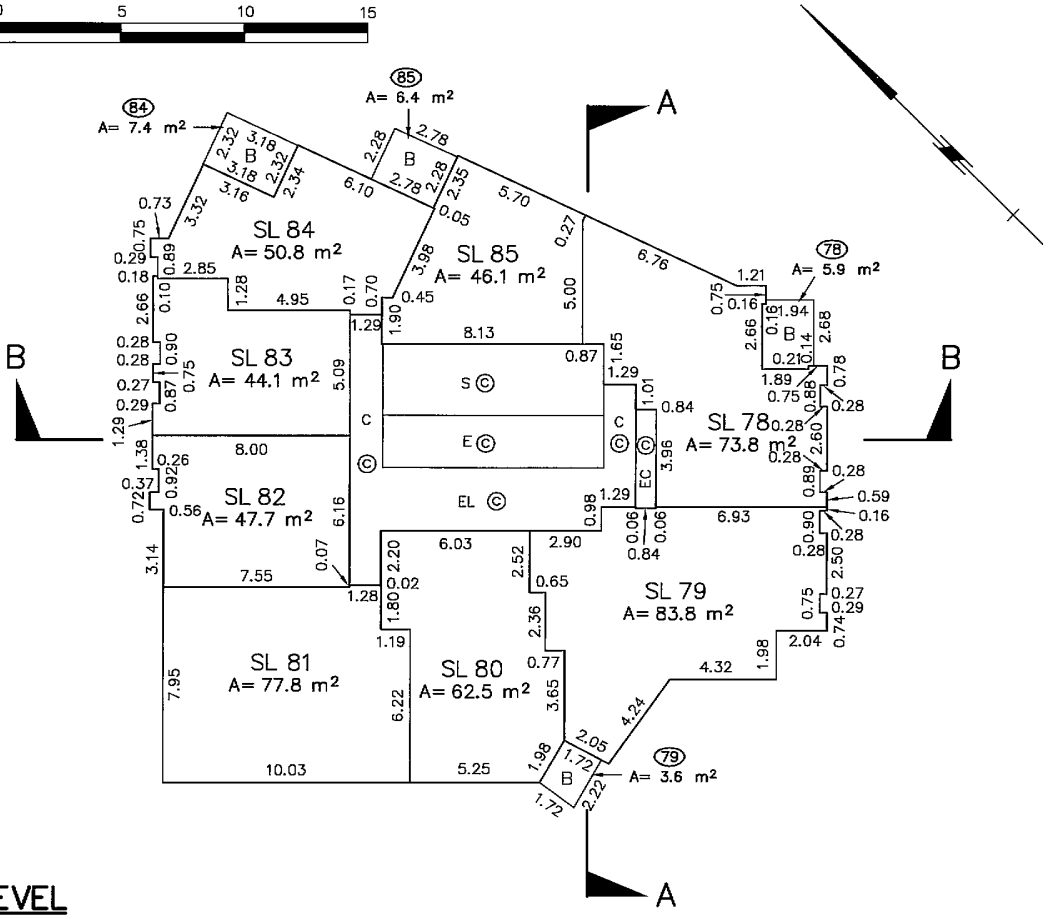
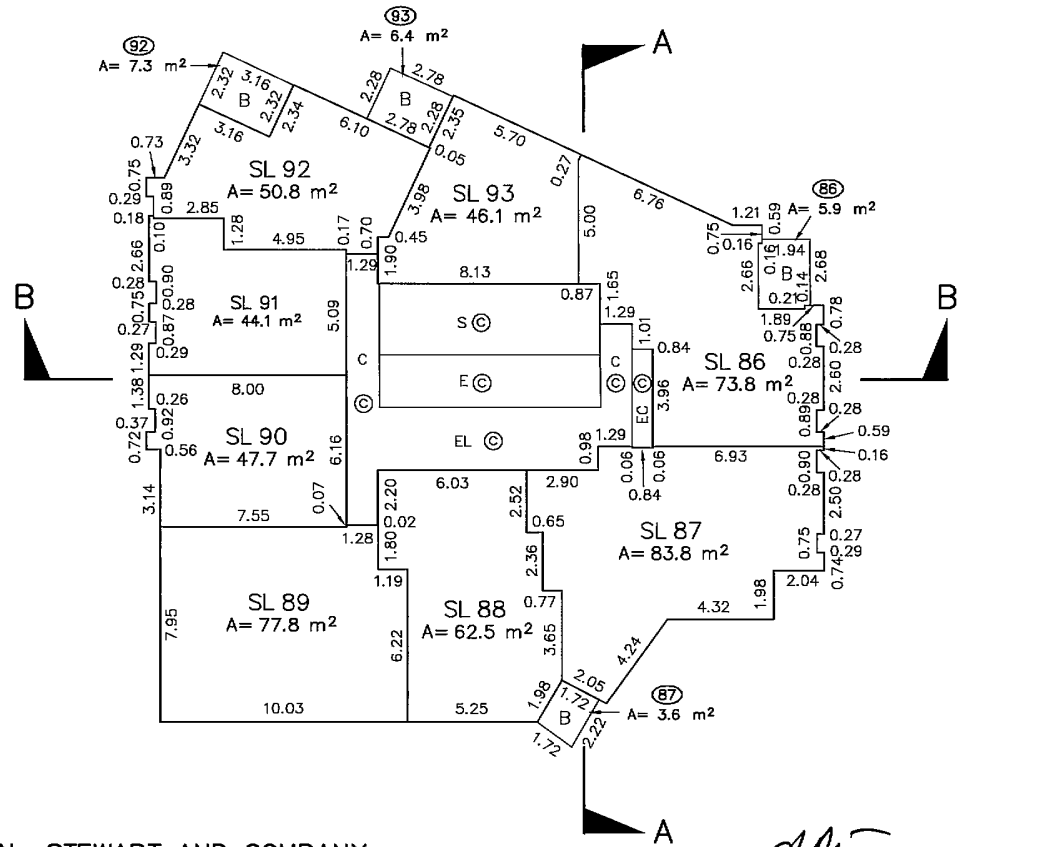


10th LEVEL



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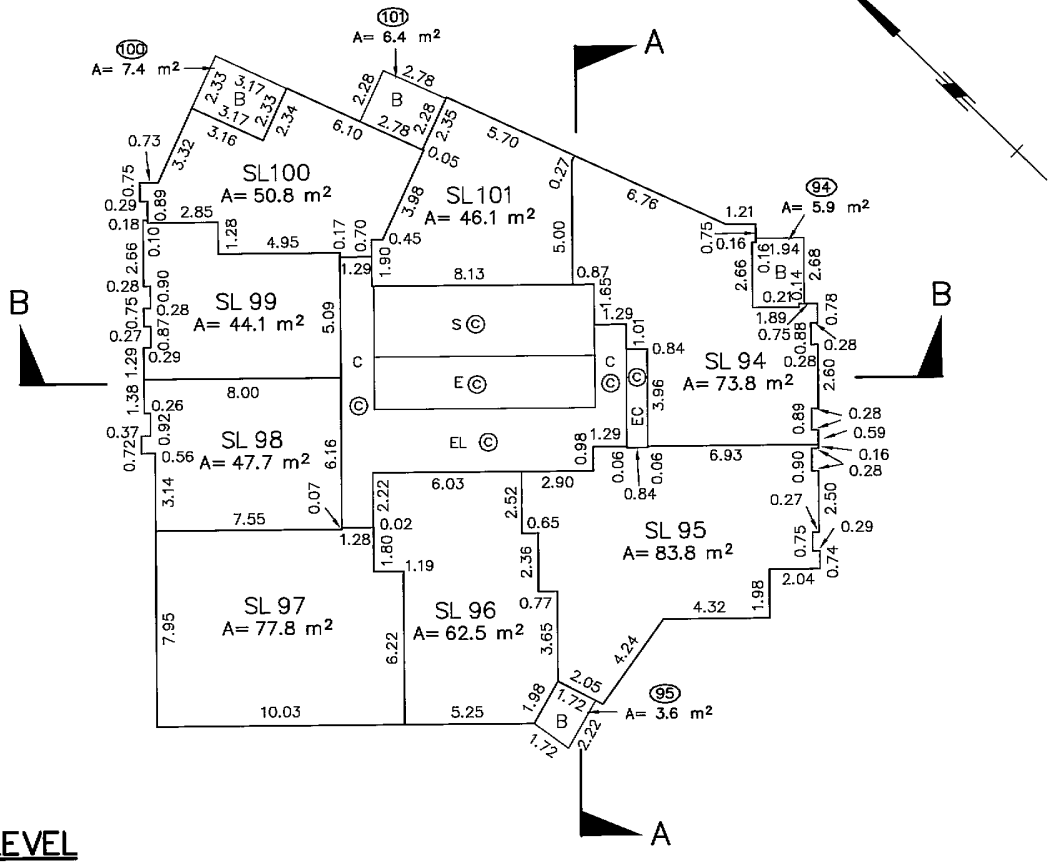
11th LEVEL

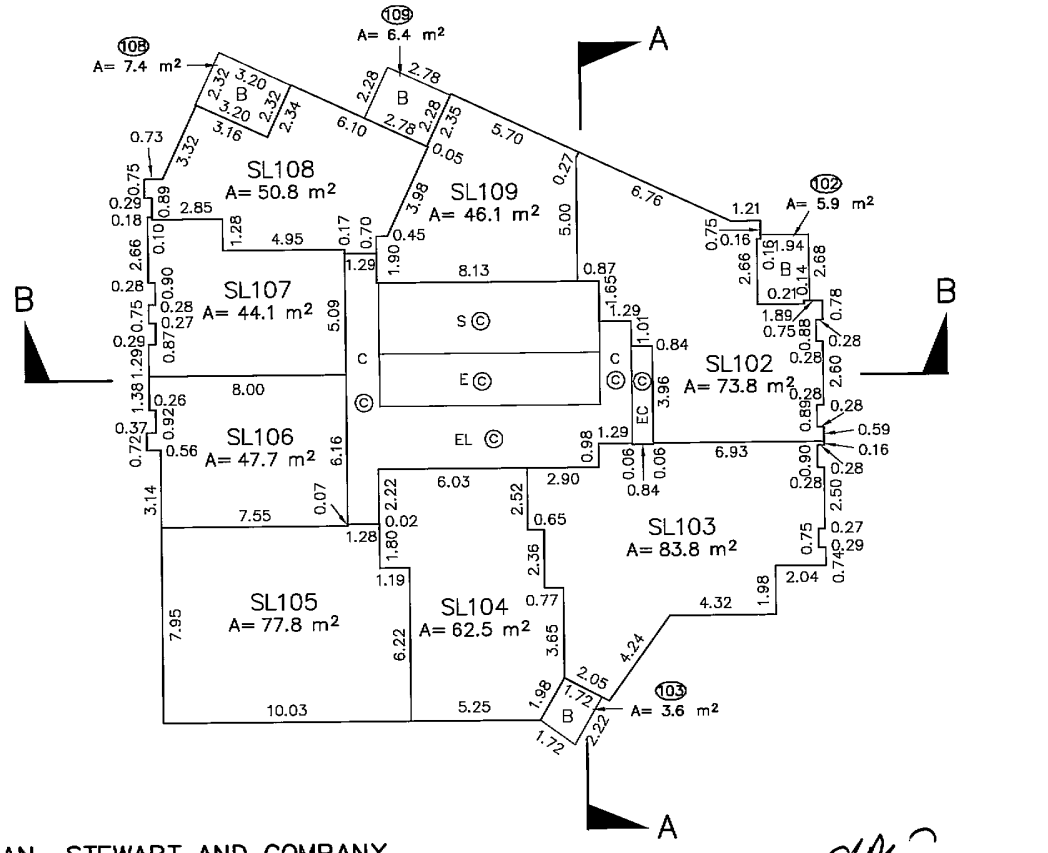
STRATA PLAN BCS 2756

SCALE 1 : 200

5 0 5 10 15



12th LEVEL



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13th LEVEL

STRATA PLAN BCS 2756

SCALE 1 : 200

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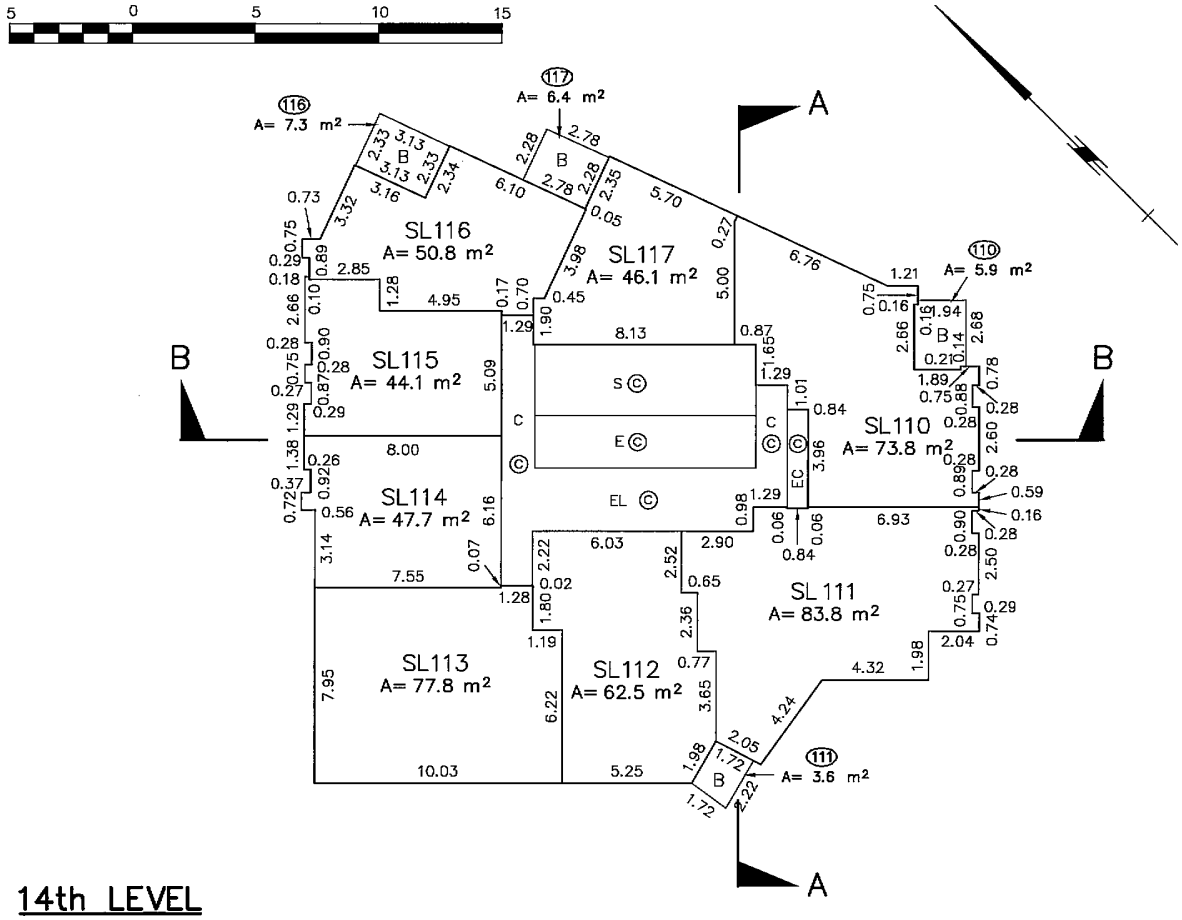
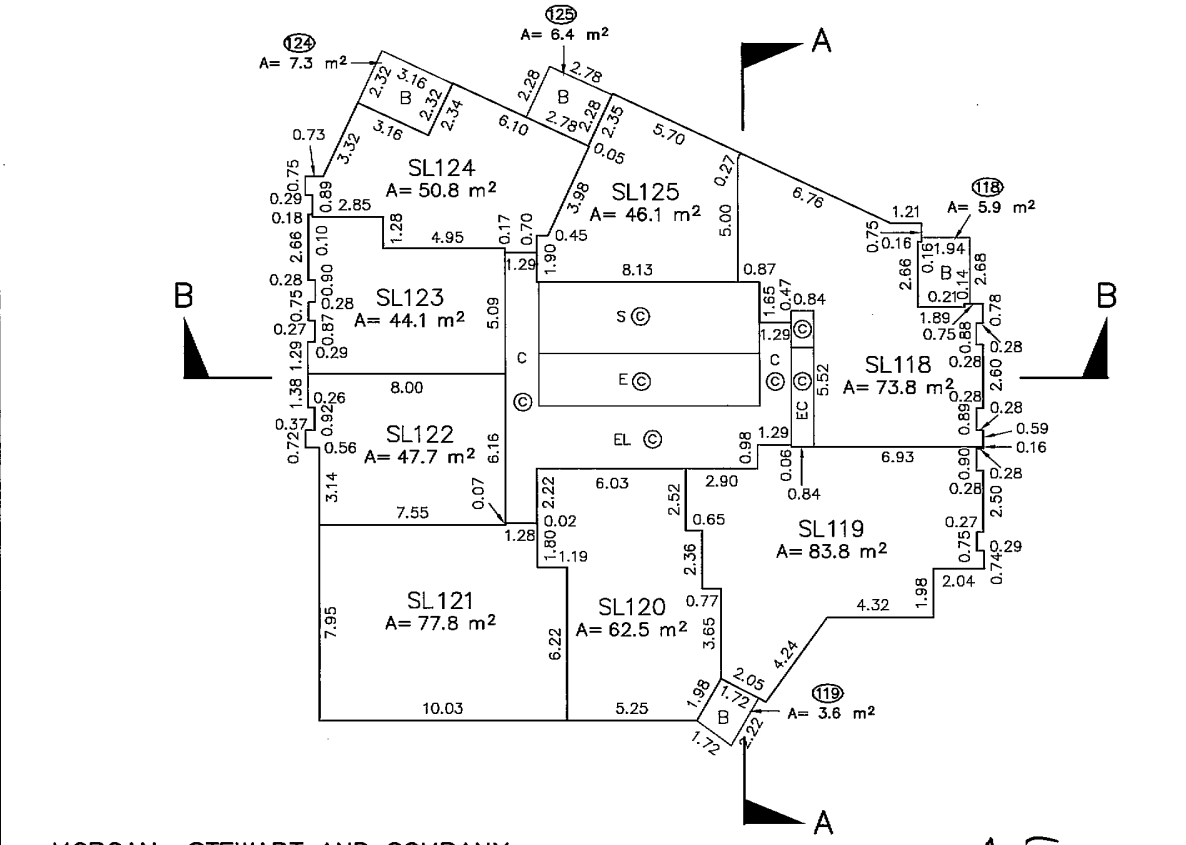


14th LEVEL



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15th LEVEL

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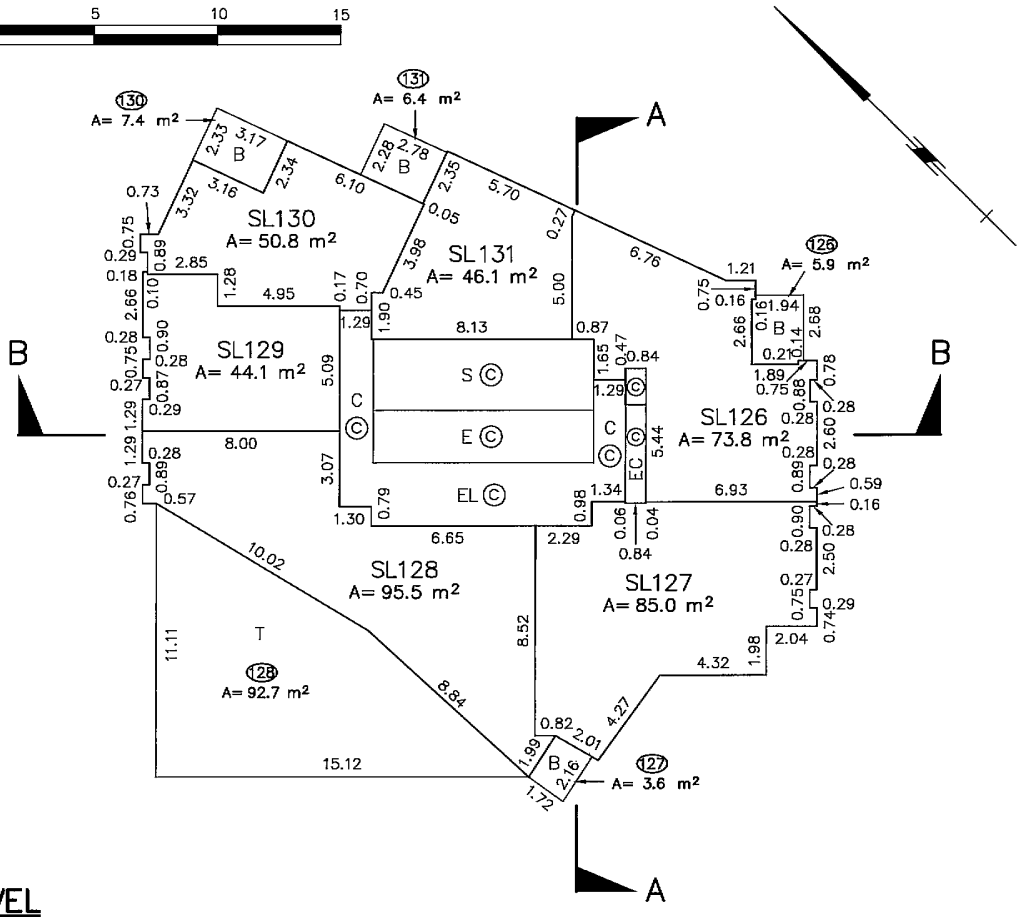
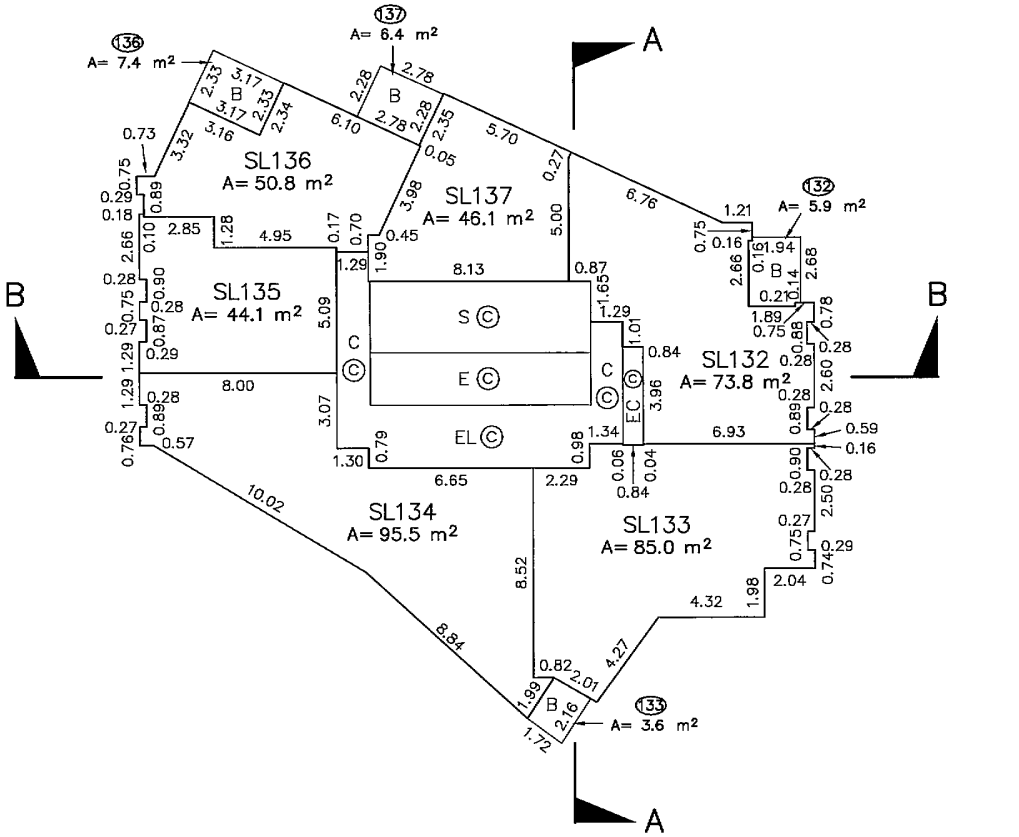
SCALE 1 : 200

5 0 5 10 15



16th LEVEL



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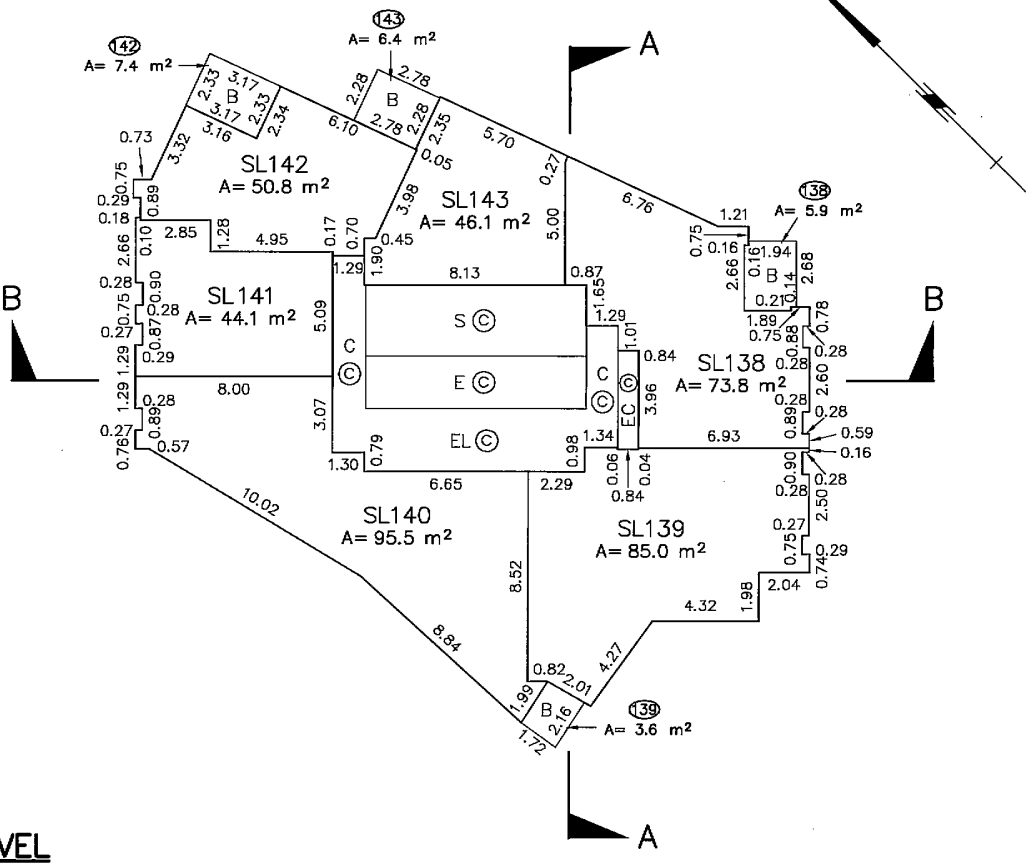
17th LEVEL

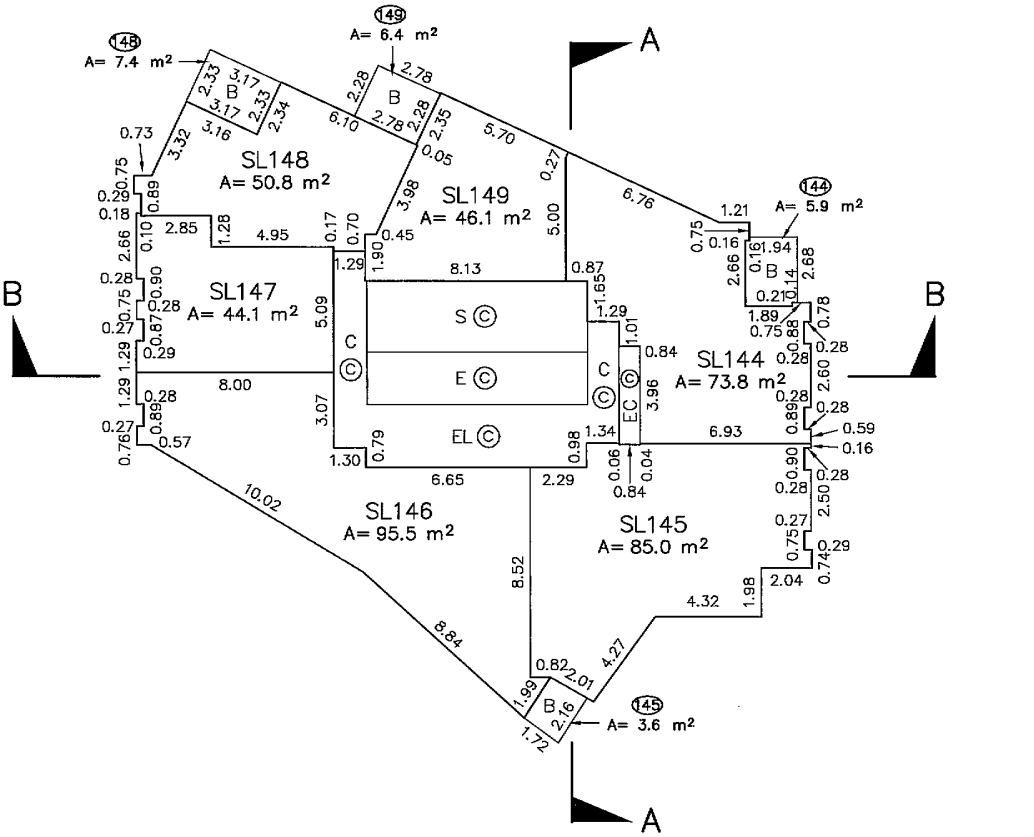
STRATA PLAN BCS 2756

SCALE 1 : 200

5 0 5 10 15



18th LEVEL



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19th LEVEL

STRATA PLAN BCS 2756

SCALE 1 : 200

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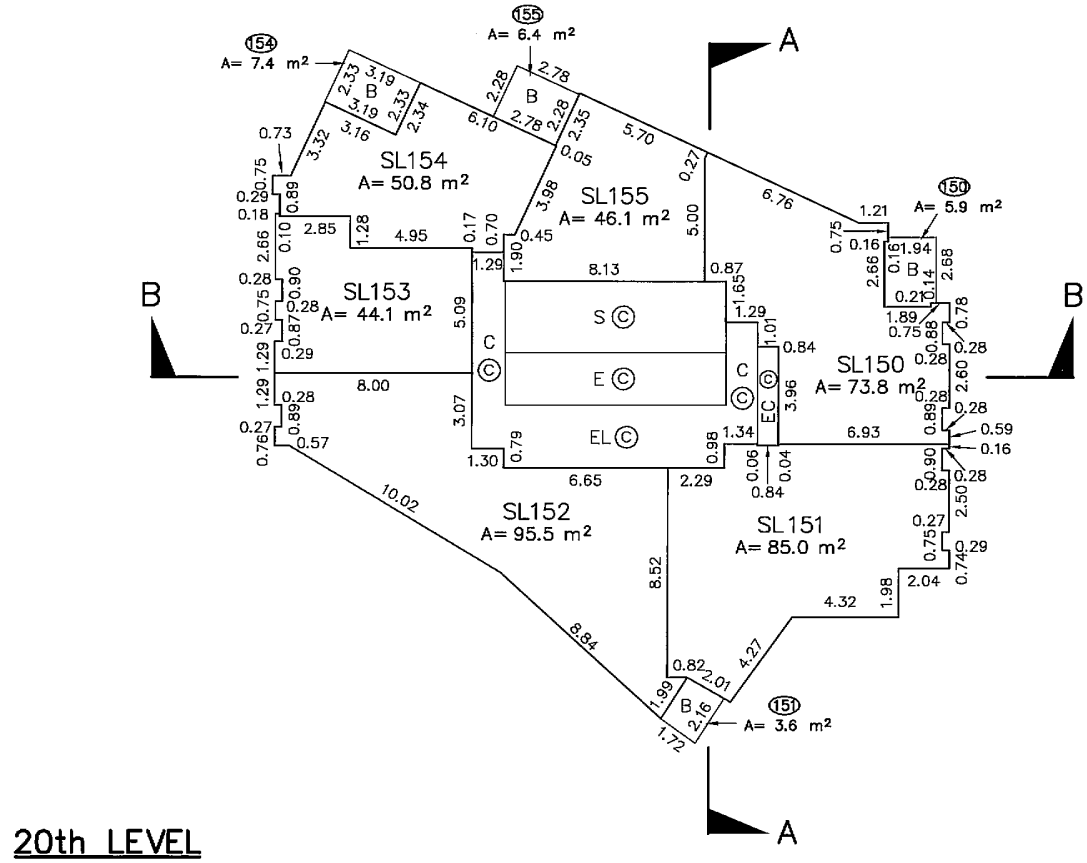
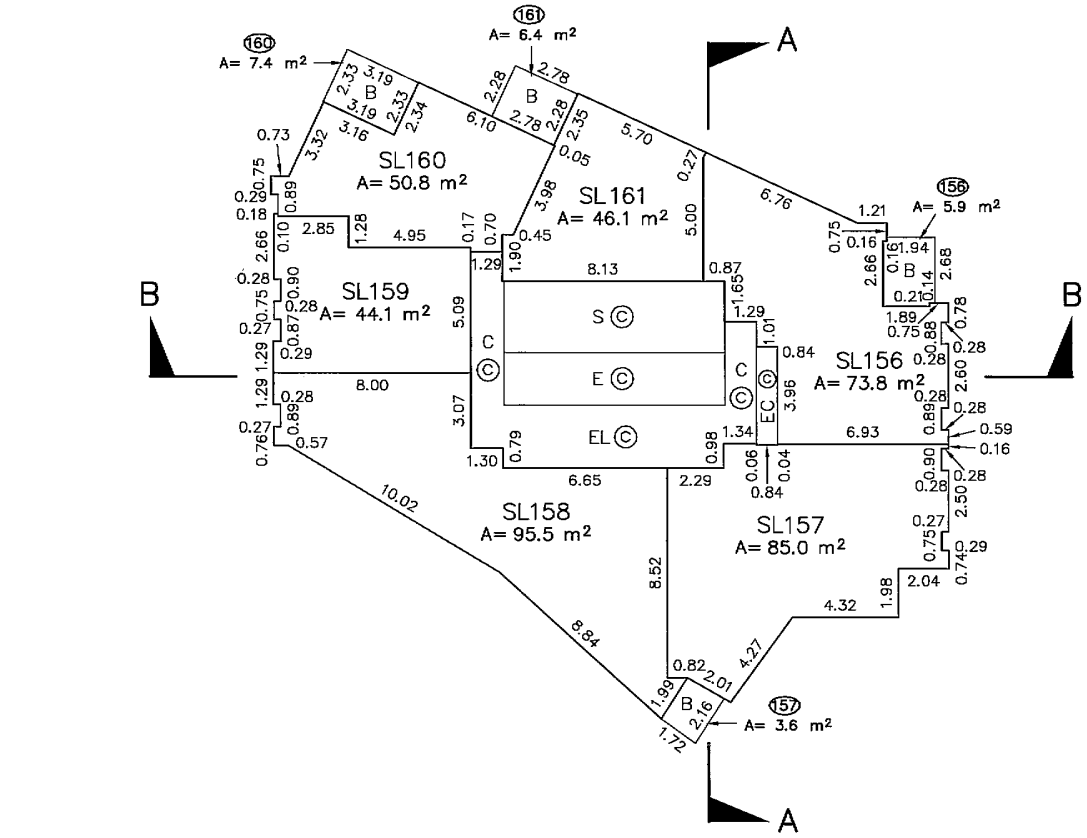


20th LEVEL



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ORIGINAL

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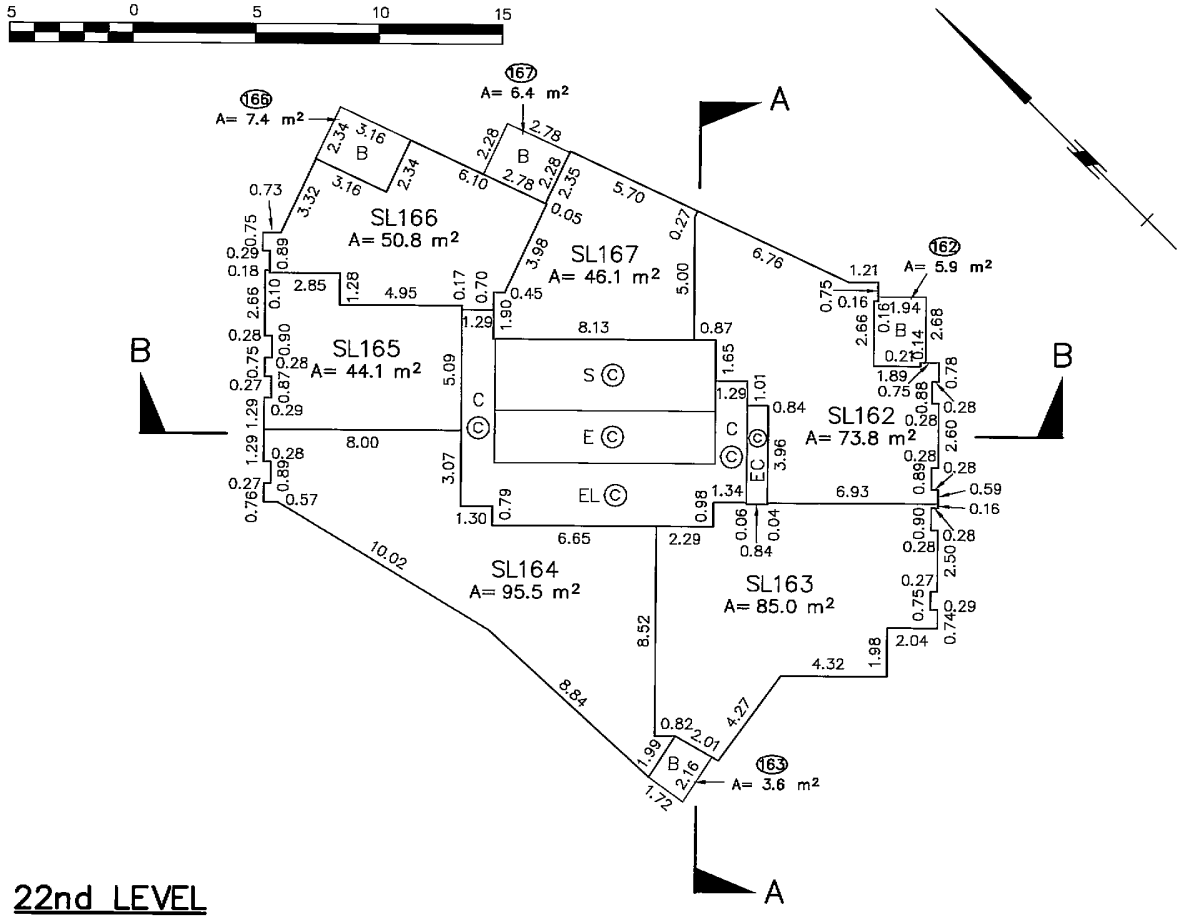
21st LEVEL

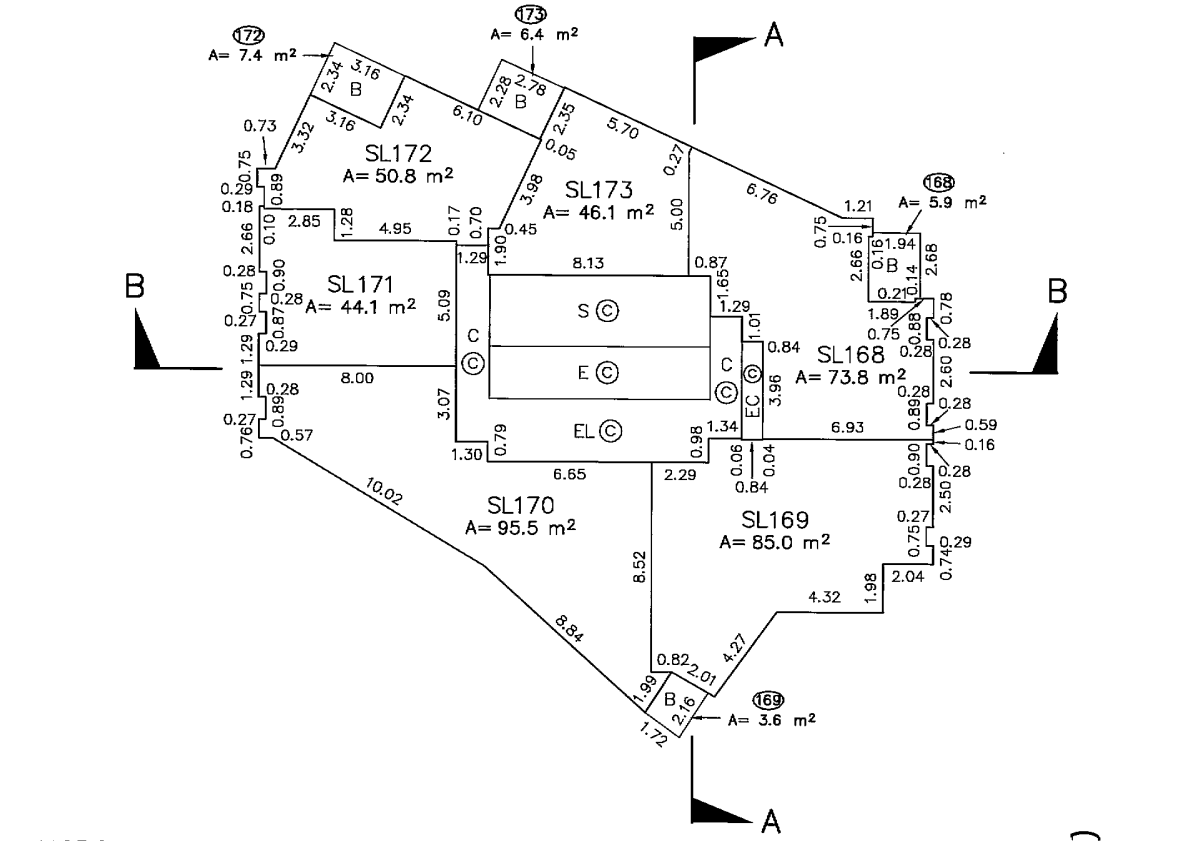
STRATA PLAN BCS 2756

SCALE 1 : 200

5 0 5 10 15



22nd LEVEL



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ACAD: 7608st02.dwg

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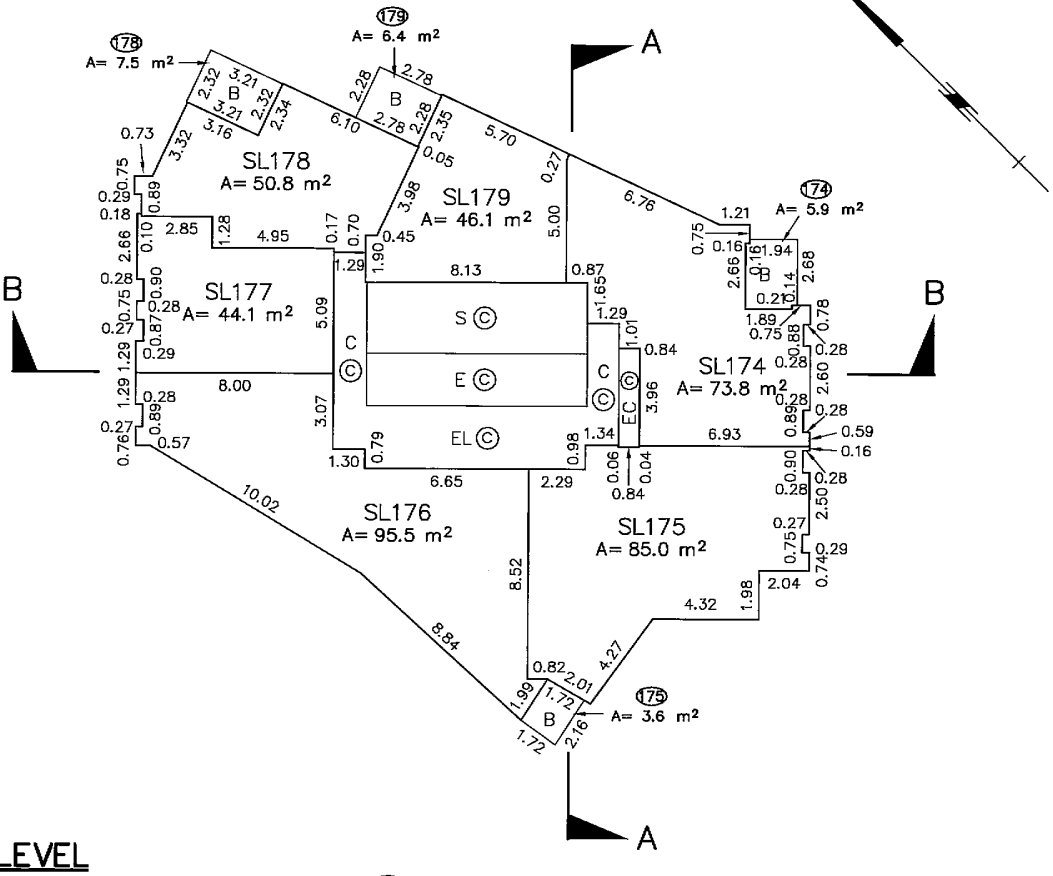
23rd LEVEL

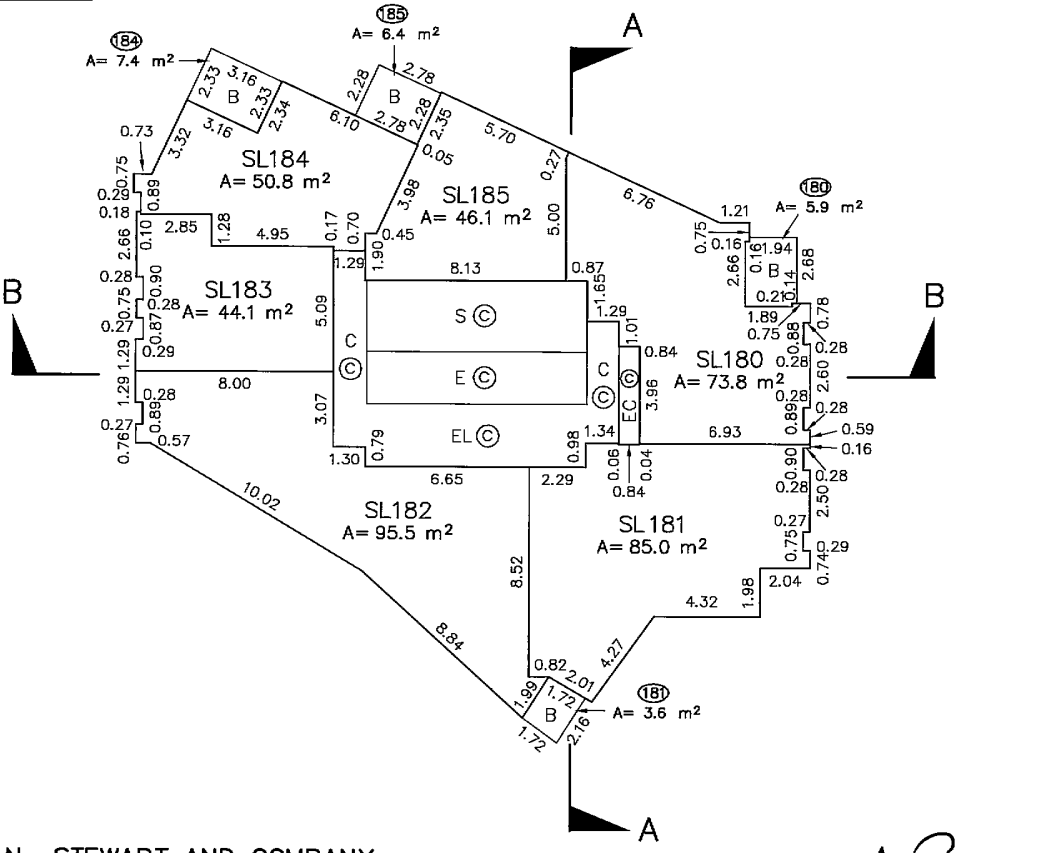
STRATA PLAN BCS 2756

SCALE 1 : 200

5 0 5 10 15



24th LEVEL



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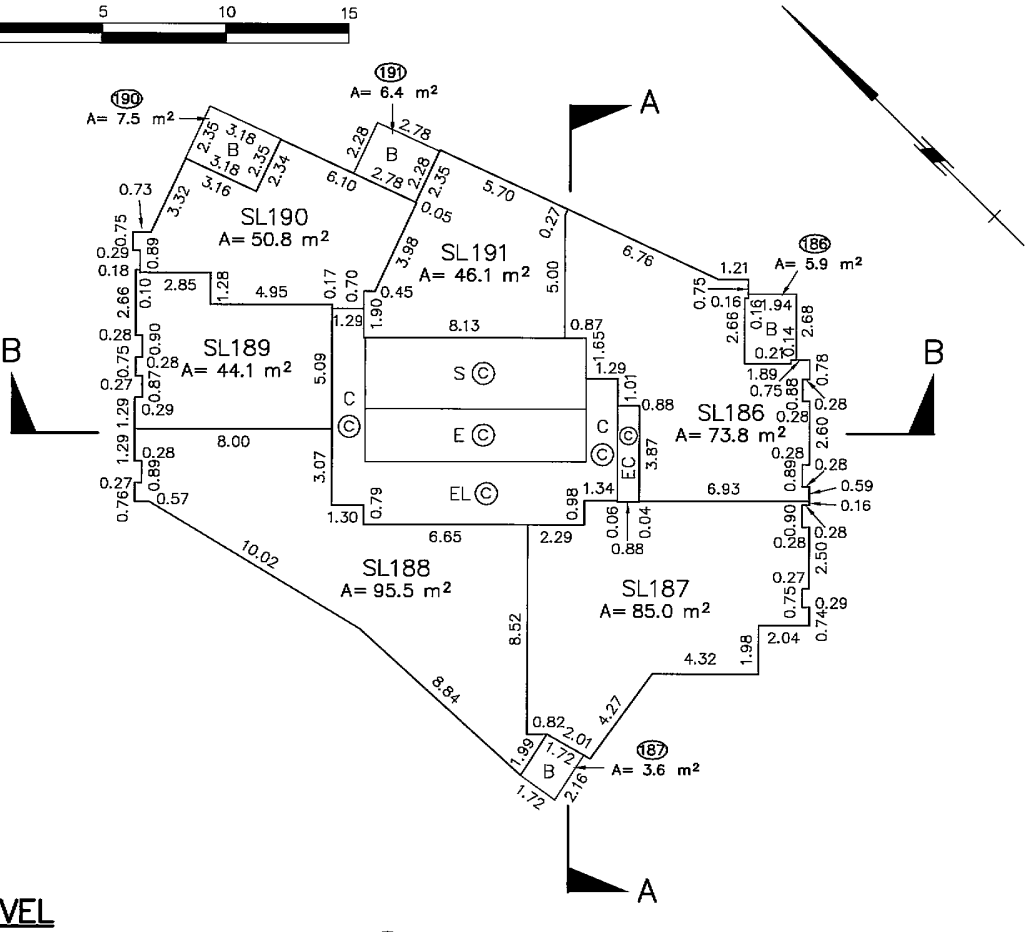
25th LEVEL

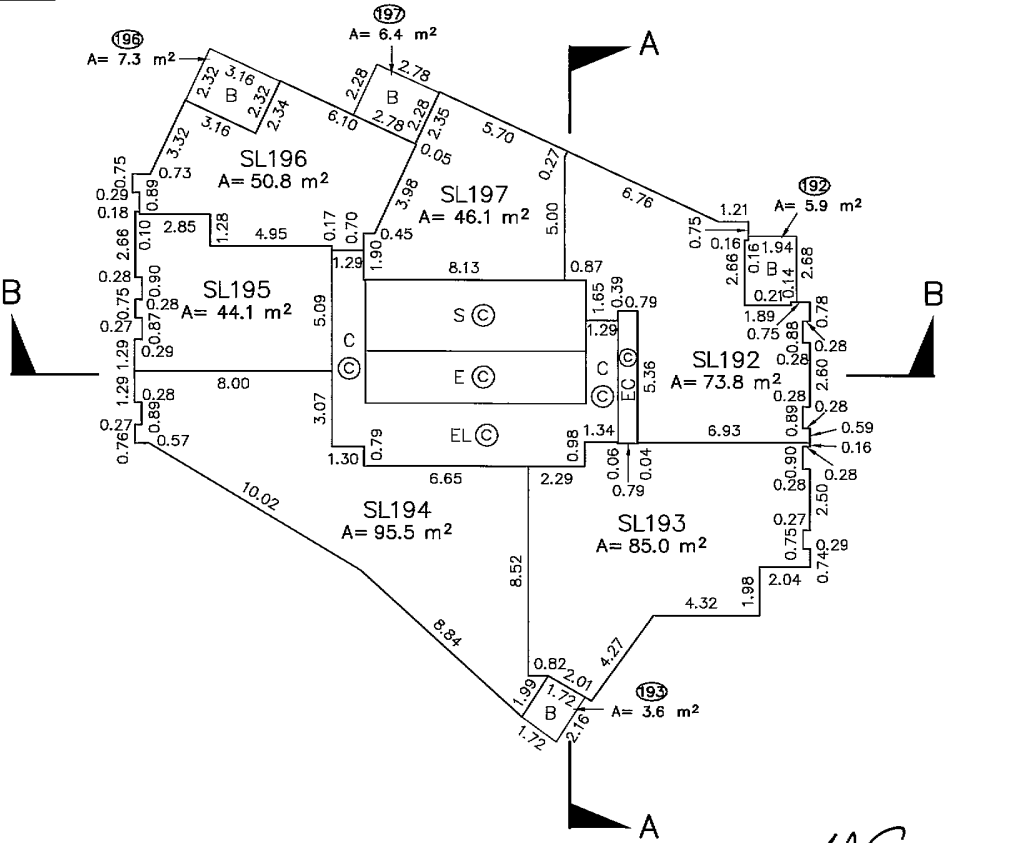
STRATA PLAN BCS 2756

SCALE 1 : 200

5 0 5 10 15



26th LEVEL



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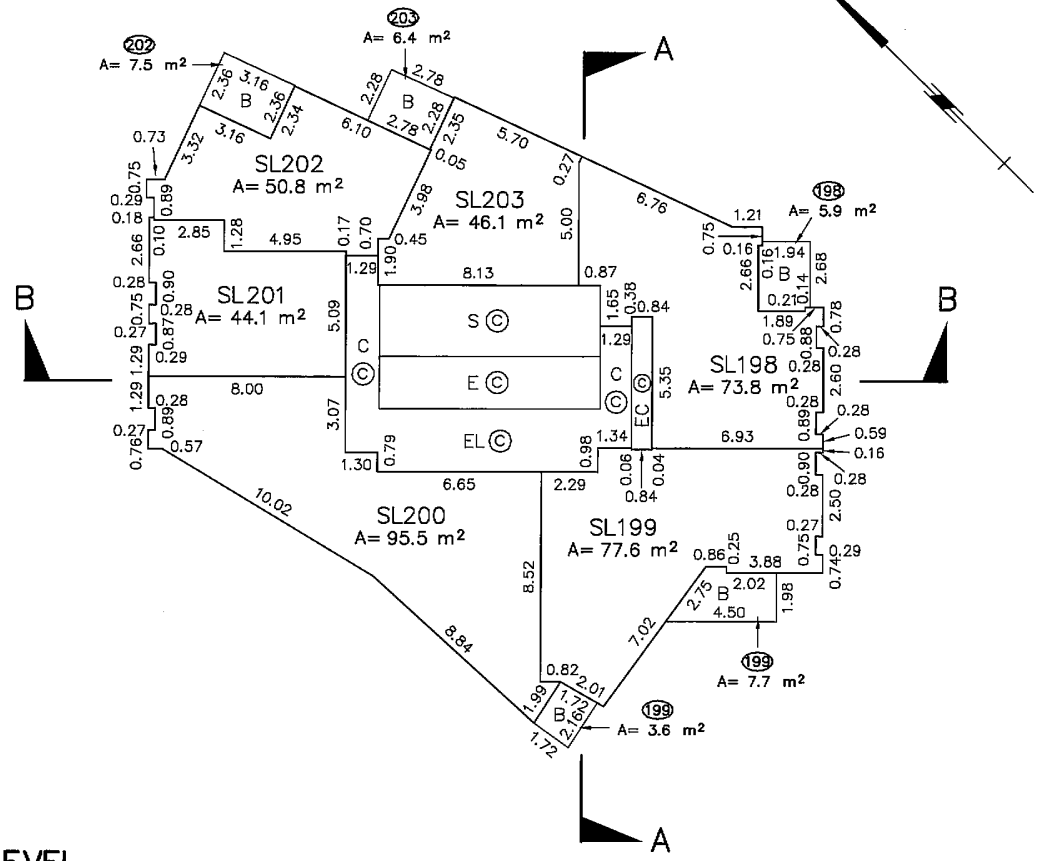
27th LEVEL

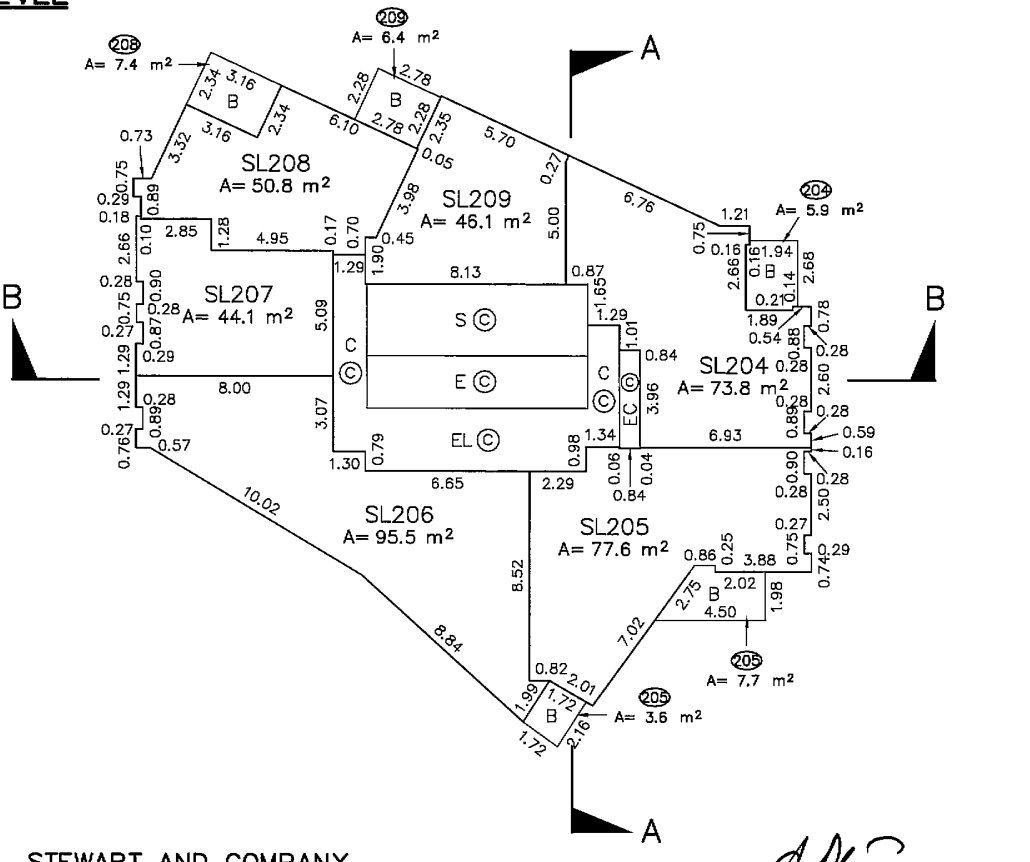
STRATA PLAN BCS 2756

SCALE 1 : 200

5 0 5 10 15



28th LEVEL



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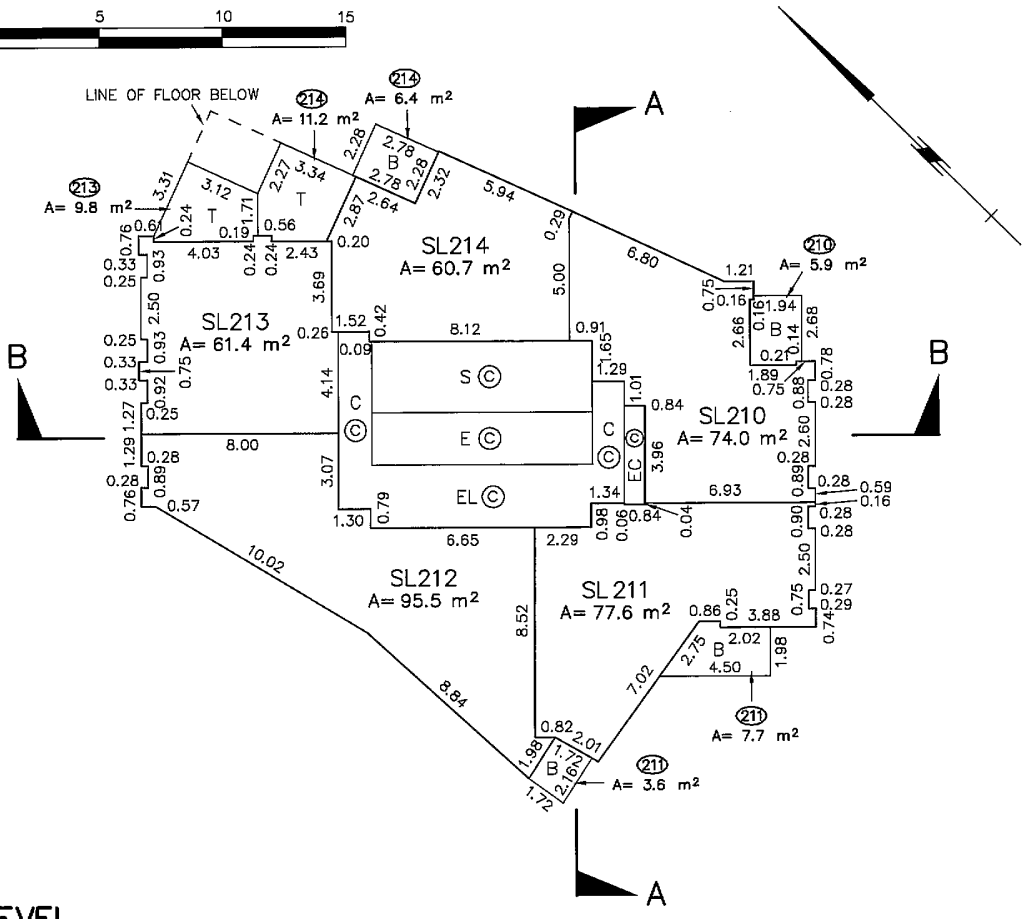
29th LEVEL

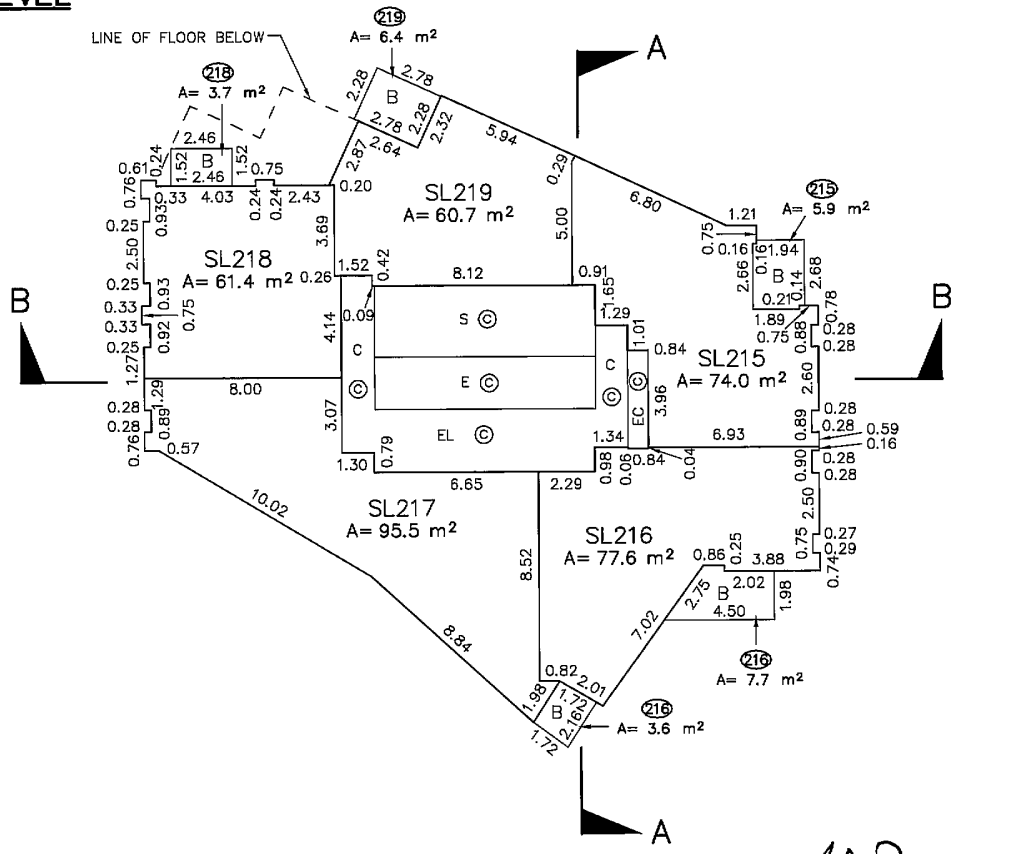
STRATA PLAN BCS 2756

SCALE 1 : 200

5 0 5 10 15



30th LEVEL



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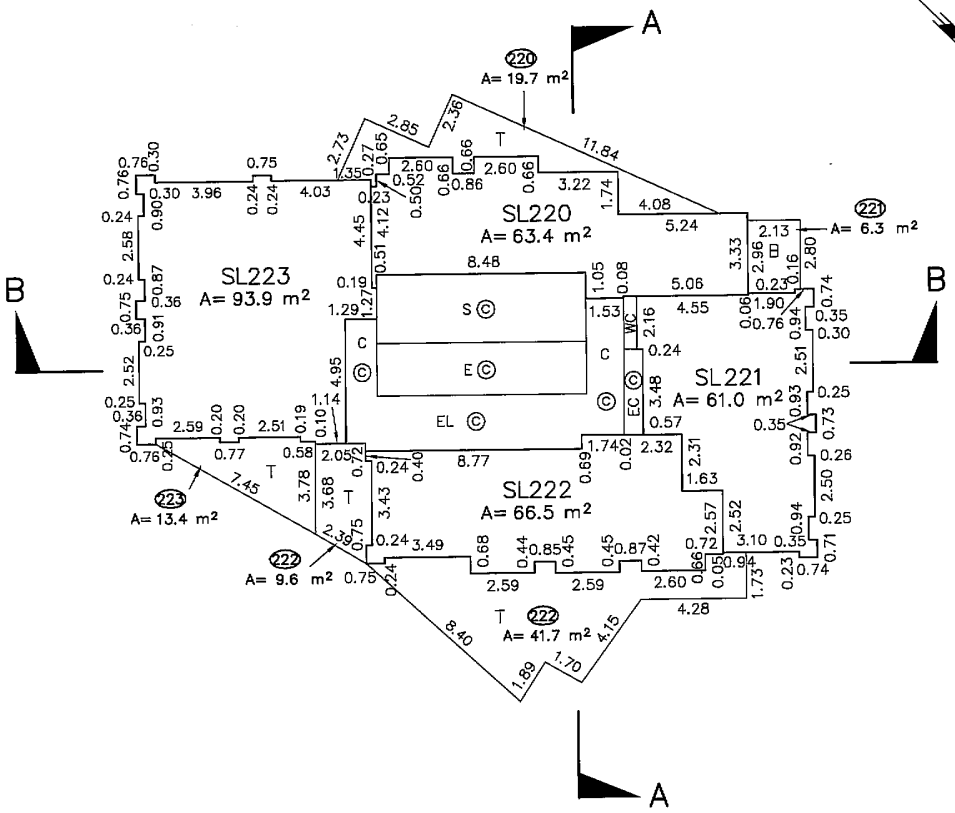
31st LEVEL

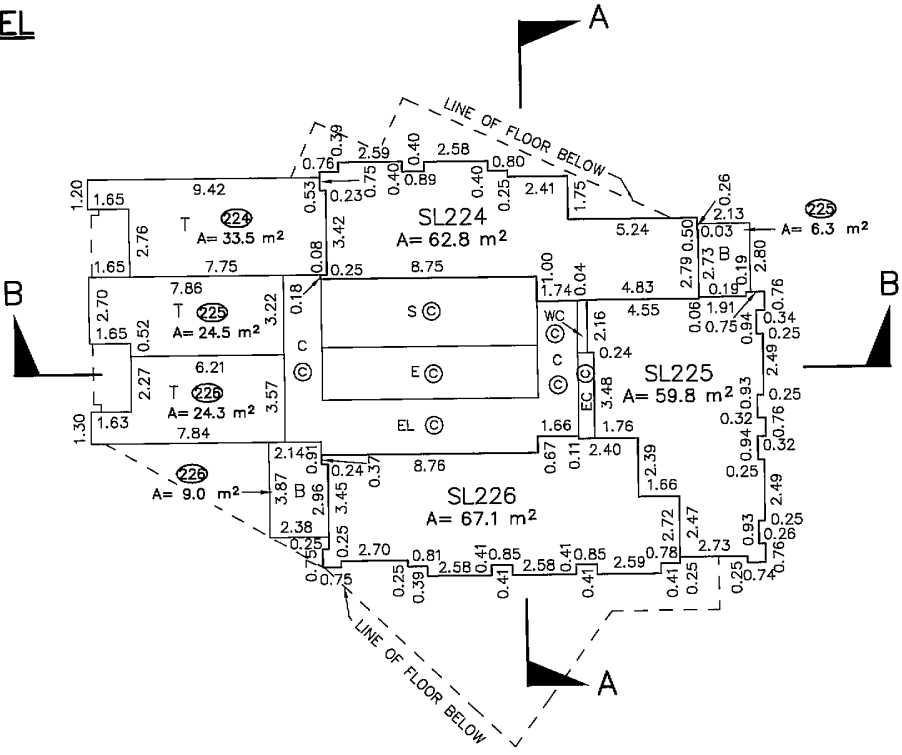
STRATA PLAN BCS 2756

SCALE 1 : 200

5 0 5 10 15



32nd LEVEL



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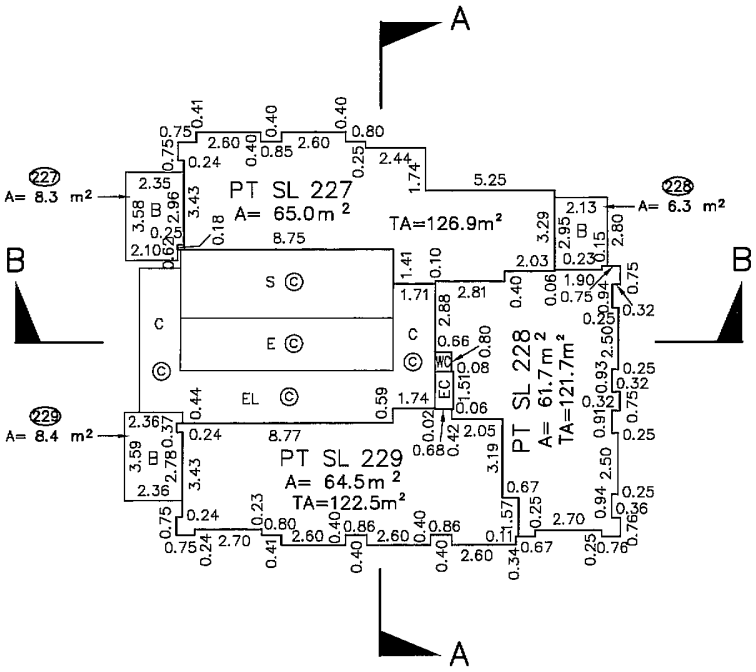
33rd LEVEL

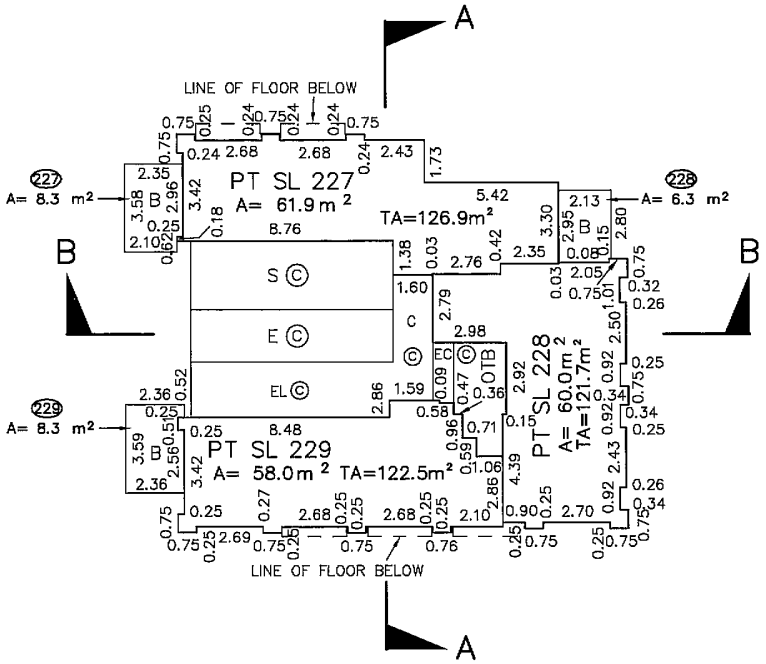
STRATA PLAN BCS 2756

SCALE 1 : 200

5 0 5 10 15



34th LEVEL



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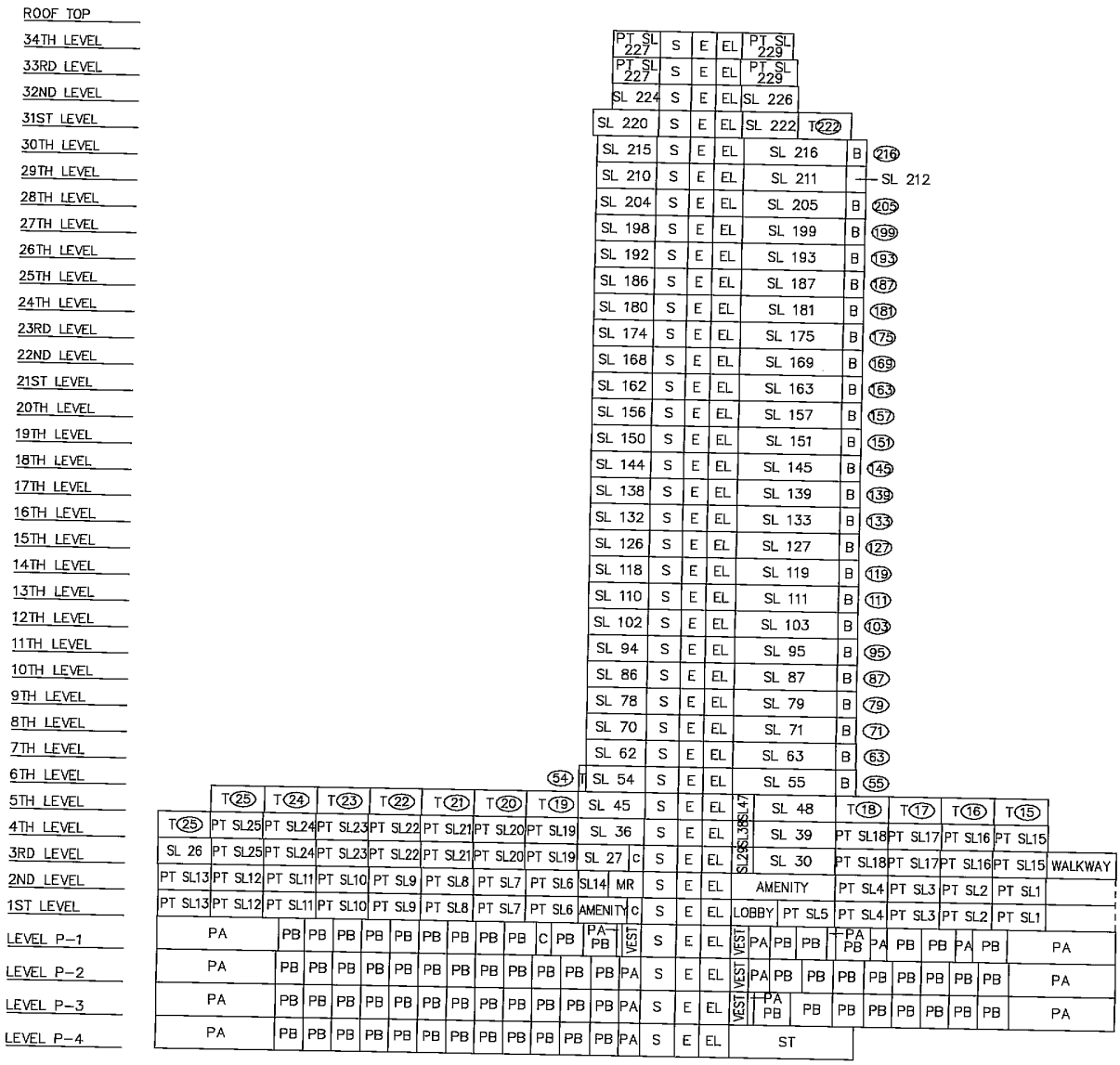
CROSS-SECTION

SCALE 1 : 400

10 0 10 20 30

STRATA PLAN BCS 2756



SECTION A-A

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CROSS SECTION

STRATA PLAN BCS 2756

SCALE 1 : 300

6 3 0 7.5 15

ROOF TOP
34TH LEVEL
33RD LEVEL
32ND LEVEL
31ST LEVEL
30TH LEVEL
29TH LEVEL
28TH LEVEL
27TH LEVEL
26TH LEVEL
25TH LEVEL
24TH LEVEL
23RD LEVEL
22ND LEVEL
21ST LEVEL
20TH LEVEL
19TH LEVEL
18TH LEVEL
17TH LEVEL
16TH LEVEL
15TH LEVEL
14TH LEVEL
13TH LEVEL
12TH LEVEL
11TH LEVEL
10TH LEVEL
9TH LEVEL
8TH LEVEL
7TH LEVEL
6TH LEVEL
5TH LEVEL
4TH LEVEL
3RD LEVEL
2ND LEVEL
1ST LEVEL
LEVEL P-1
LEVEL P-2
LEVEL P-3
LEVEL P-4

			E	C		PT SL 228		
		C	E	C		PT SL 228		
	T 226	C	E	C	EC	SL 225		
	SL 223	C	E	C	EC	SL 221		
	SL 217	C	E	C	EC	SL 215		
	SL 212	C	E	C	EC	SL 210		
	SL 206	C	E	C	EC	SL 204		
	SL 200	C	E	C	EC	SL 198		
	SL 194	C	E	C	EC	SL 192		
	SL 188	C	E	C	EC	SL 186		
	SL 182	C	E	C	EC	SL 180		
	SL 176	C	E	C	EC	SL 174		
	SL 170	C	E	C	EC	SL 168		
	SL 164	C	E	C	EC	SL 162		
	SL 158	C	E	C	EC	SL 156		
	SL 152	C	E	C	EC	SL 150		
	SL 146	C	E	C	EC	SL 144		
	SL 140	C	E	C	EC	SL 138		
	SL 134	C	E	C	EC	SL 132		
	SL 128	C	E	C	EC	SL 126		
	SL 122	C	E	C	EC	SL 118		
	SL 114	C	E	C	EC	SL 110		
	SL 106	C	E	C	EC	SL 102		
	SL 98	C	E	C	EC	SL 94		
	SL 90	C	E	C	EC	SL 86		
	SL 82	C	E	C	EC	SL 78		
	SL 74	C	E	C	EC	SL 70		
	SL 66	C	E	C	EC	SL 62		
	SL 58	C	E	C	EC	SL 54		
	SL 51	C	E	C	EC	SL 46		
	SL 42	C	E	C	EC	SL 37		
	SL 33	C	E	C	EC	SL 28		
	AMENITY	C	E	C	OTB			
	AMENITY	C LOBBY	E	S	LOBBY	S		
PB	PA		E	PA		BS		
PB	PA		E	PA		PB		
PB	PA		E	PA		PB		
VOID			E	VEST	PB	PA	ST	

SECTION B-B

MORGAN STEWART AND COMPANY
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