Status: Filed

STRATA PLAN OF PARCEL 1, SOUTH 1/2 OF LOT 48, TOWN OF HASTINGS SUBURBAN LANDS, GROUP ONE, NEW WESTMINSTER DISTRICT, PLAN BCP 4849

CITY OF VANCOUVER

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

SCALE 1: 200

0 1 2 3 4 5 10 20 m

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 1266

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B. C.
DATE: April 21, 2005.

I. MacDonald /ps
Deputy REGISTRAR

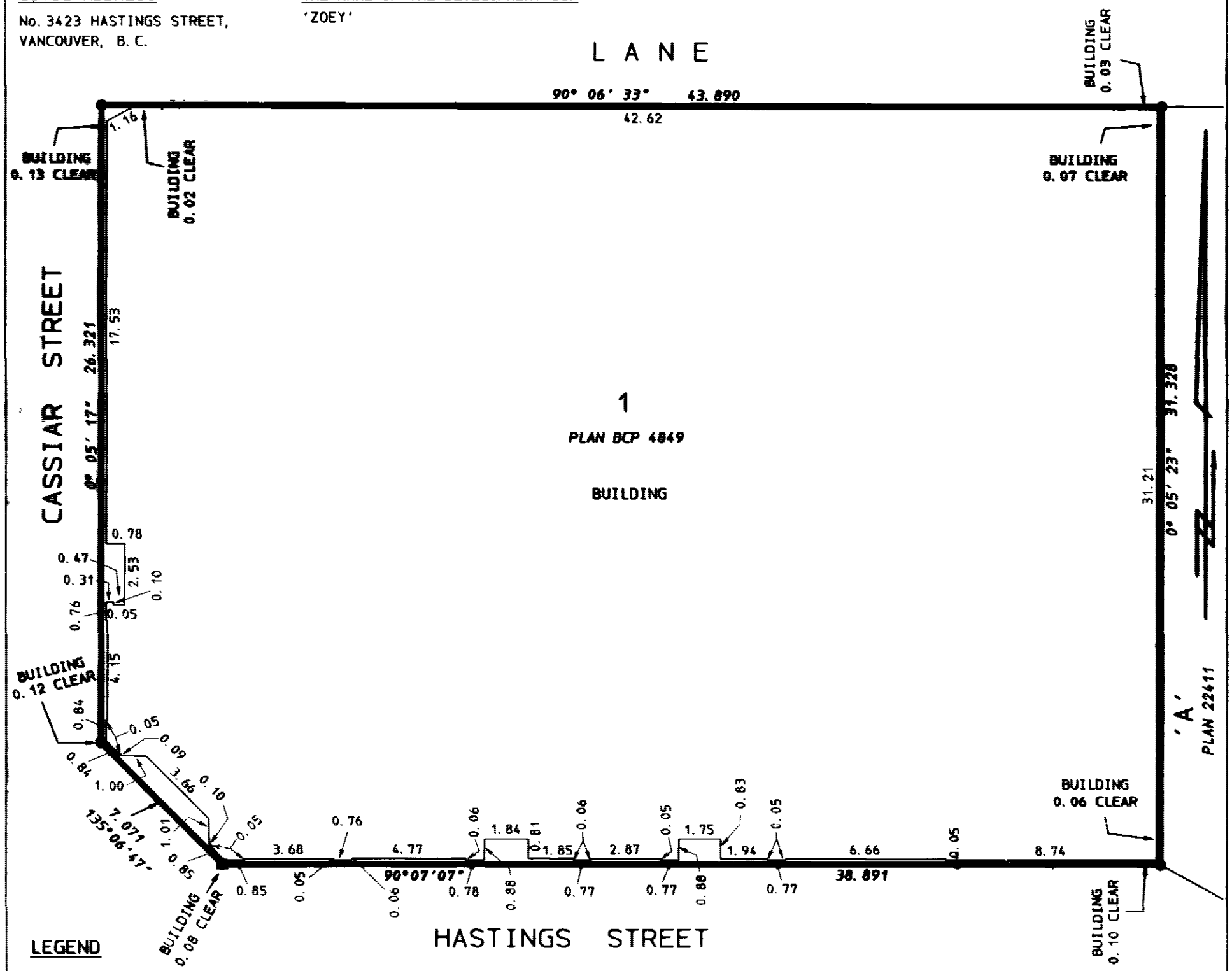
BX 132484 - BX 132520

CIVIC ADDRESS

No. 3423 HASTINGS STREET,
VANCOUVER, B. C.

THE NAME OF THE DEVELOPMENT IS:

'ZOEY'



LEGEND

- ● DENOTES STANDARD IRON POST FOUND
- ■ DENOTES LEAD PLUG FOUND
- □ DENOTES LEAD PLUG SET
- CP DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY
- SL DENOTES STRATA LOT
- m^2 DENOTES SQUARE METRES
- PT DENOTES PART
- NB DENOTES NOT BUILT
- (S) DENOTES STAIRS
- (P) DENOTES PARKING STALL
- (EC) DENOTES ELECTRICAL CLOSET
- (E) DENOTES ELECTRICAL ROOM
- (ST) DENOTES STORAGE

I, A. K. WINTER, A BRITISH COLUMBIA LAND SURVEYOR, OF NORTH 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 7TH DAY OF APRIL, 2005. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER No. ECP-29682, ON THE 11TH DAY OF APRIL, 2005.

B. C. L. S.

LEGEND

INTEGRATED SURVEY AREA No. 31
CITY OF VANCOUVER.

GRID BEARINGS ARE DERIVED FROM REFERENCE PLAN BCP 4849.

PROPERTY LINE TIES ARE TO EXTERIOR OF MAIN FOUNDATION WALLS.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

S 473

FB. 1952 p. 101-109 M 2749-16 SD 51

I, A. K. WINTER, OF NORTH VANCOUVER, B. C., 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

DATE: APRIL 11th, 2005.

B. C. L. S.

I, A. K. WINTER, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF APRIL 11th, 2005, BEEN PREVIOUSLY OCCUPIED.

B. C. L. S.

HOBBS, WINTER & MacDONALD
B. C. LAND SURVEYORS
113-828 HARBOURSIDE DRIVE,
NORTH VANCOUVER, B. C., V7P 3R9
TEL 604-986-1371 FAX 604-986-5204
EMAIL: hwmsurveys@telus.net

ORIGINAL

Plan #: BCS1266 App #: N/A Ctrl #:
RCVD: 2005-04-21 RQST: 2014-02-16 15.27.03

STRATA PLAN BCS 1266

OWNER: 3423 HASTINGS LTD., INC. No. 664695

OWNER OR AUTHORIZED SIGNATORY

EELAKE LIAU
PRINT NAME

WITNESS

Sarah Kent
PRINT NAME

376 West 20th Avenue, Van, B.C.
ADDRESS

Homemaker
OCCUPATION

MORTGAGEE
PEOPLES TRUST COMPANY
INCORPORATION No. A33943

AUTHORIZED SIGNATORY — ALETA BROWN, AVP MORTGAGE ADMINISTRATION
PRINT NAME

AUTHORIZED SIGNATORY — BARRIE BATTLEY SR. VP.
PRINT NAME

WITNESS AS TO BOTH SIGNATURES

JOHN HARDING
PRINT NAME

14th fl - 888 Dunsmuir, Vancouver
ADDRESS

Administrator
OCCUPATION

S 473

B. C. L. S.

APRIL 11th, 2005

ORIGINAL

Status: Filed
Plan #: BCS1266 App #: N/A Ctrl #:
RCVD: 2005-04-21 RQST: 2014-02-16 15.27.03

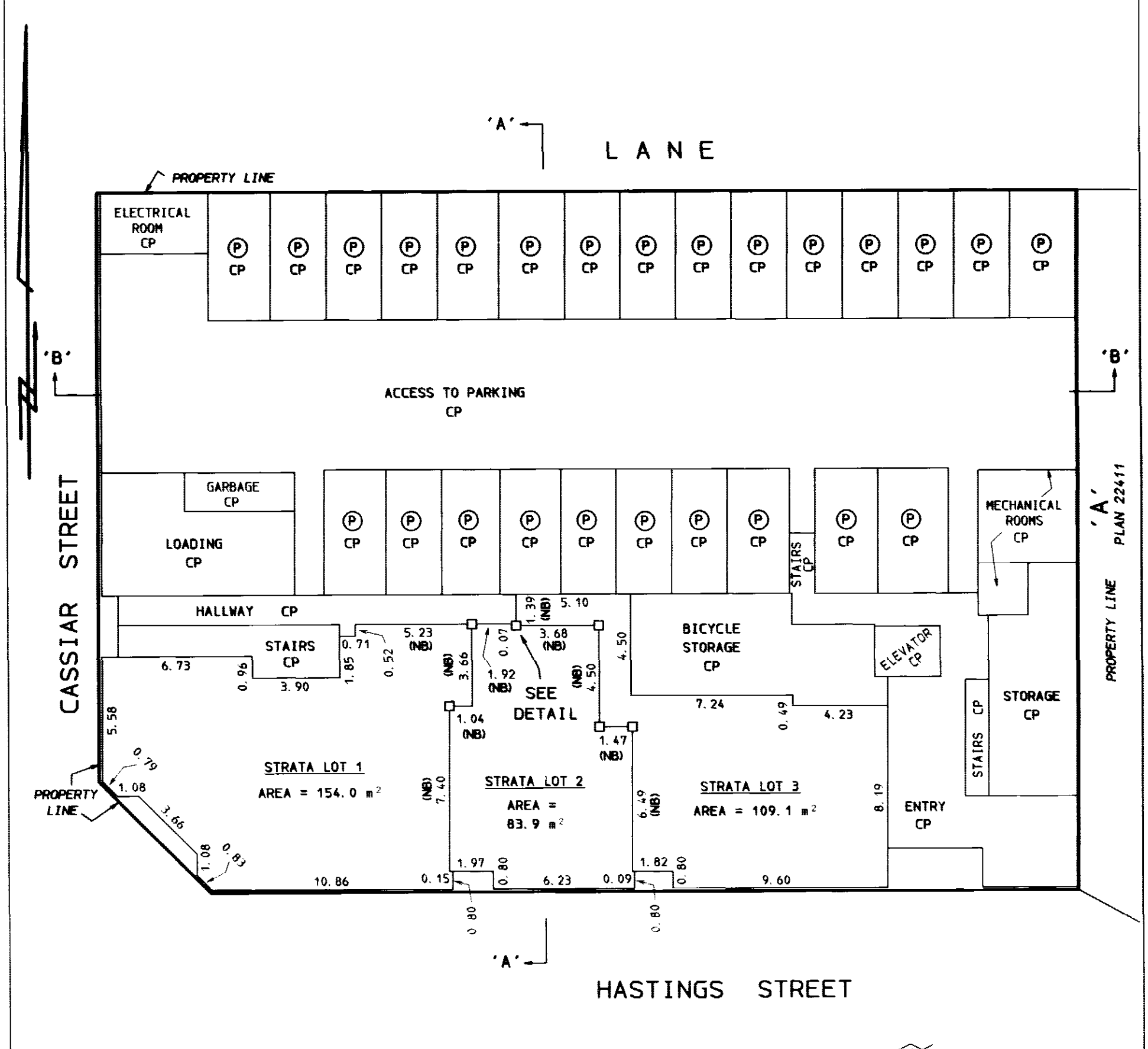
FIRST FLOOR

SCALE 1: 200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES

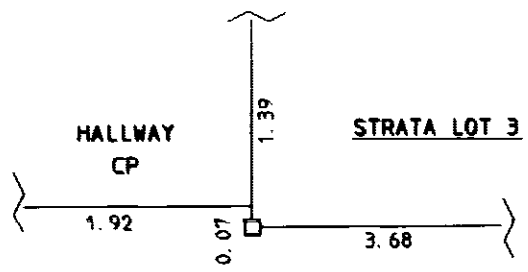
STRATA PLAN BCS 1266



THE COMMON BOUNDARY OF ANY STRATA LOT WITH ANY OTHER STRATA LOT IS THE CENTRE OF WALLS, FLOORS, CEILINGS AS THE CASE MAY BE.

THE COMMON BOUNDARY OF ANY STRATA LOT WITH THE EXTERIOR COMMON PROPERTY IS THE INTERIOR SURFACE OF THE EXTERIOR FINISHING MATERIAL.

THIS SHEET SHOWS THE AREAS OF THE FIRST FLOOR ONLY.



DETAIL

SCALE 1: 25

S 473

B. C. L. S.

APRIL 11th, 2005

ORIGINAL

Status: Filed
Plan #: BCS1266 App #: N/A Ctrl #:
RCVD: 2005-04-21 RQST: 2014-02-16 15.27.03

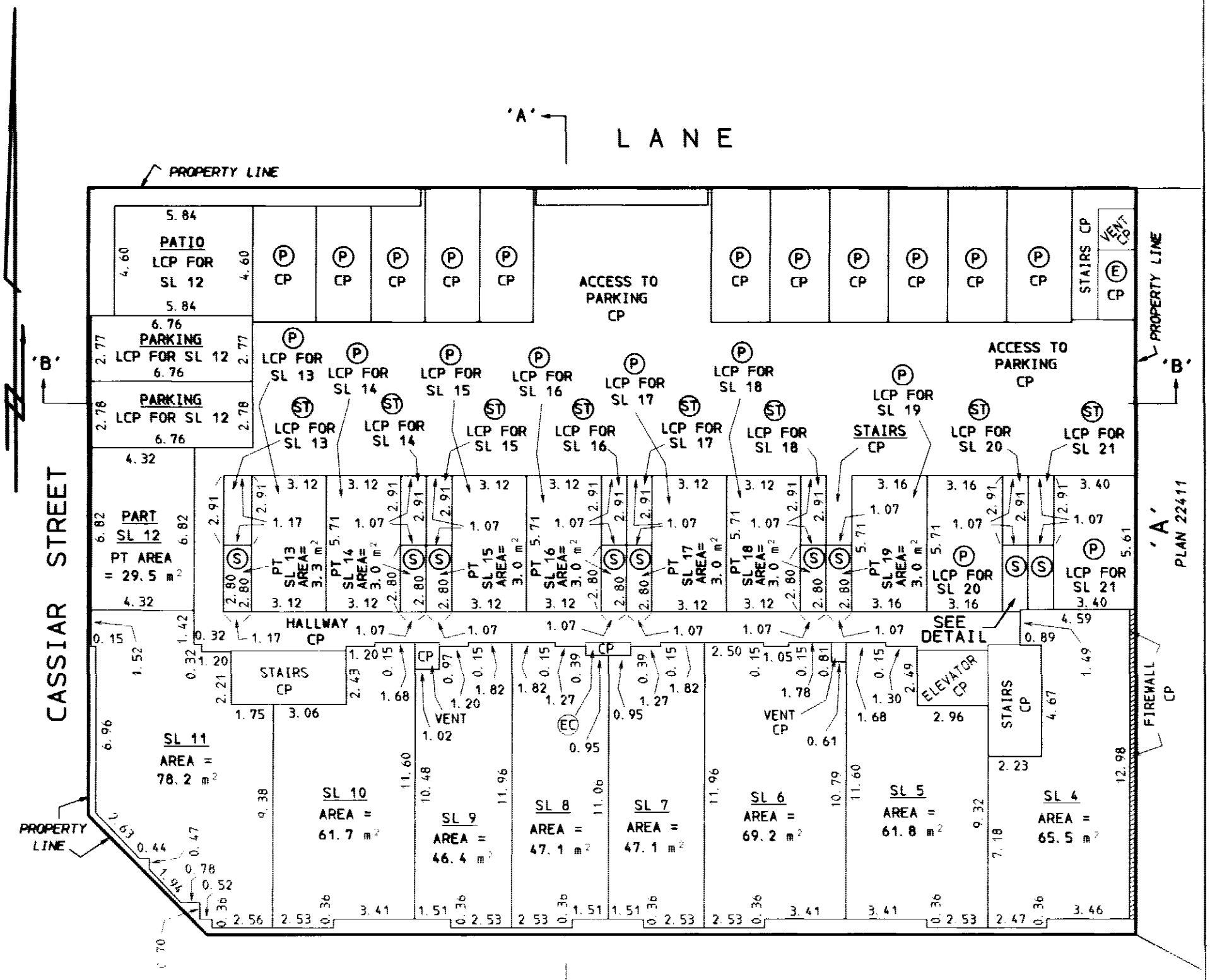
SECOND FLOOR

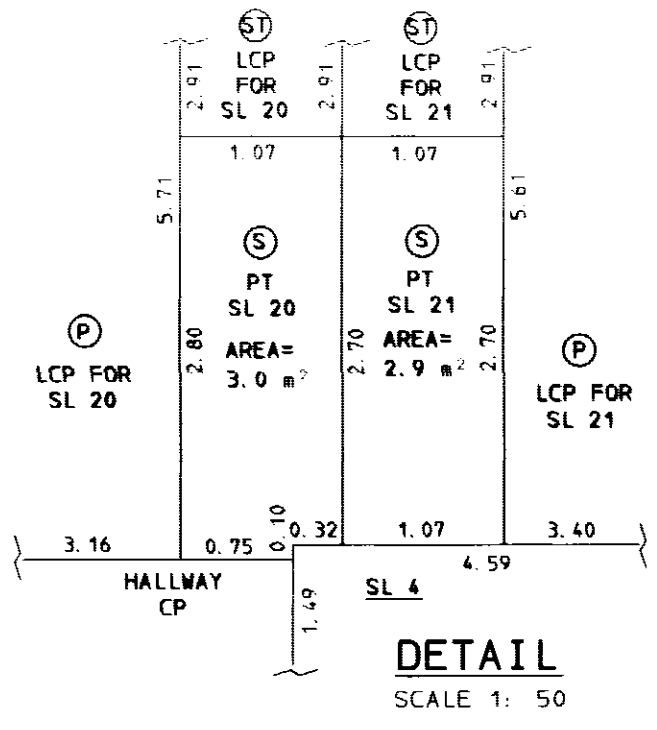
SCALE 1: 200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 1266





THE COMMON BOUNDARY OF ANY STRATA LOT WITH ANY OTHER STRATA LOT IS THE CENTRE OF WALLS, FLOORS, CEILINGS AS THE CASE MAY BE.

THE COMMON BOUNDARY OF ANY STRATA LOT WITH THE EXTERIOR COMMON PROPERTY IS THE INTERIOR SURFACE OF THE EXTERIOR FINISHING MATERIAL.

THIS SHEET SHOWS THE AREAS OF THE SECOND FLOOR ONLY.

S 473

B. C. L. S.

APRIL 11th, 2005

ORIGINAL

Status: Filed
Plan #: BCS1266 App #: N/A Ctrl #:
RCVD: 2005-04-21 RQST: 2014-02-16 15.27.03

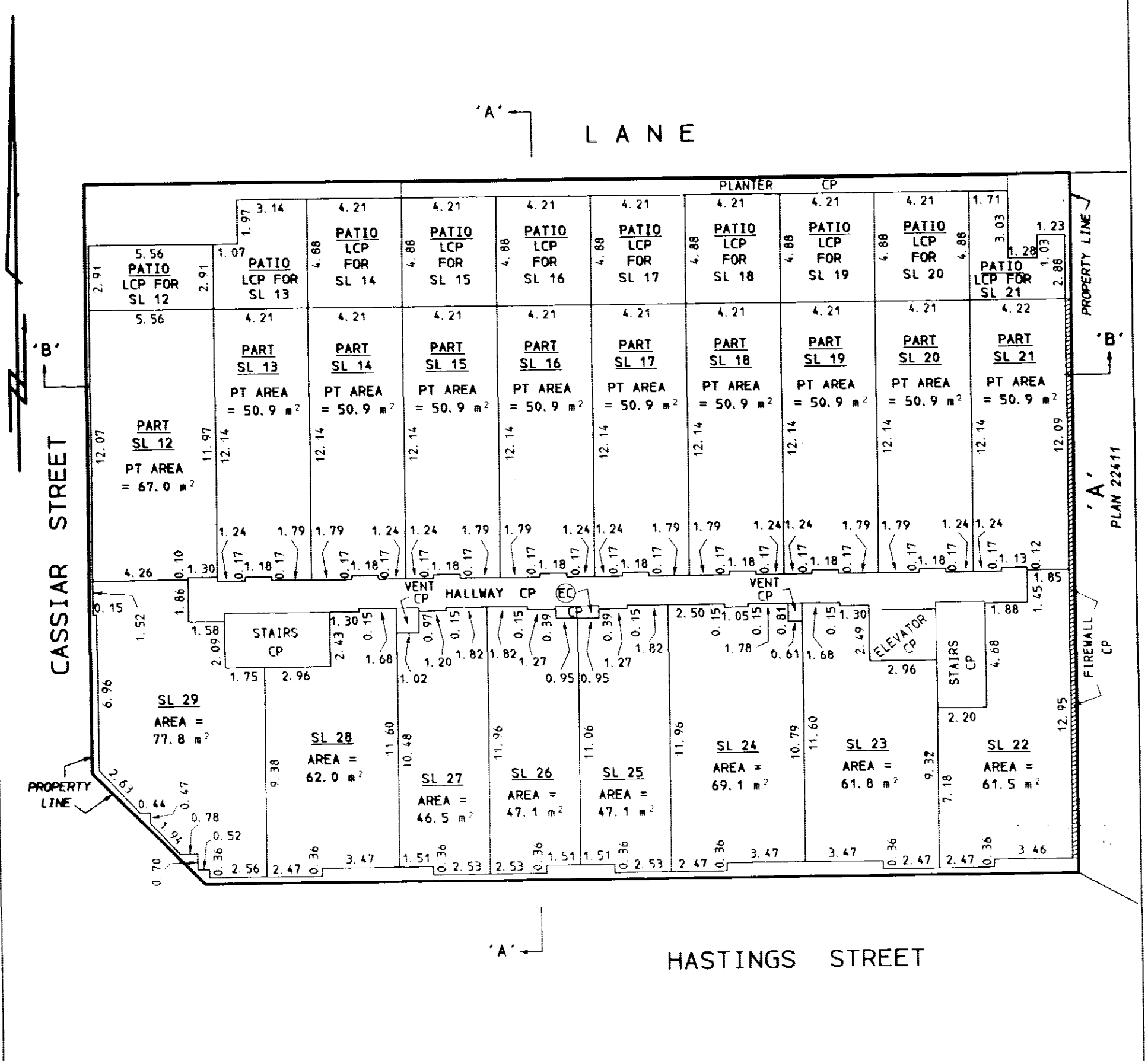
THIRD FLOOR

STRATA PLAN BCS 1266

SCALE 1: 200

0 1 2 3 4 5 10 20 m

ALL DISTANCES ARE IN METRES



THE COMMON BOUNDARY OF ANY STRATA LOT WITH ANY OTHER STRATA LOT IS THE CENTRE OF WALLS, FLOORS, CEILINGS AS THE CASE MAY BE.

THE COMMON BOUNDARY OF ANY STRATA LOT WITH THE EXTERIOR COMMON PROPERTY IS THE INTERIOR SURFACE OF THE EXTERIOR FINISHING MATERIAL.

THIS SHEET SHOWS THE AREAS OF THE THIRD FLOOR ONLY.

B. C. L. S.

APRIL 11th, 2005

S 473

ORIGINAL

Status: Filed
Plan #: BCS1266 App #: N/A Ctrl #:
RCVD: 2005-04-21 RQST: 2014-02-16 15.27.03

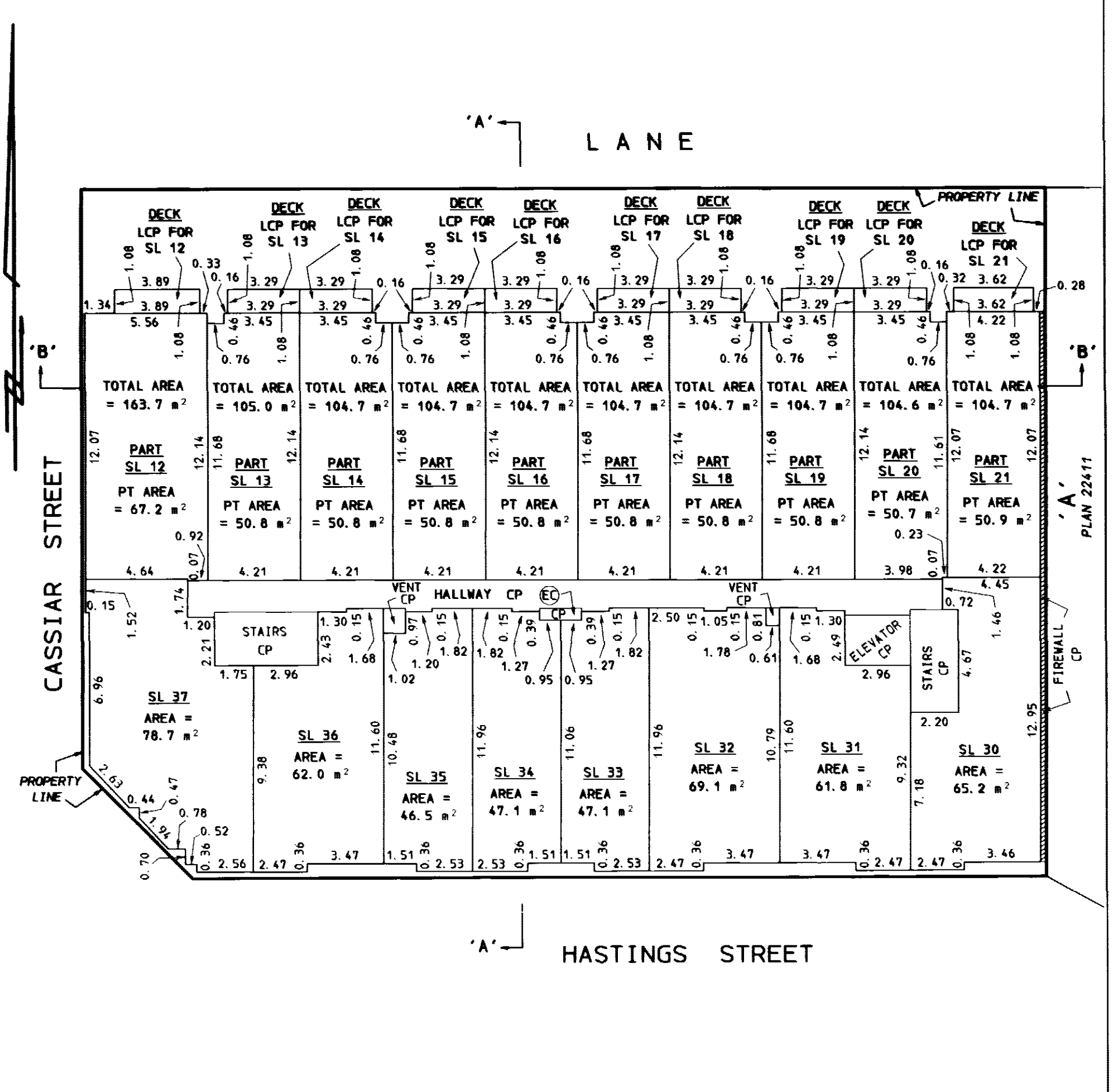
FOURTH FLOOR

SCALE 1: 200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 1266



THE COMMON BOUNDARY OF ANY STRATA LOT WITH ANY OTHER STRATA LOT IS THE CENTRE OF WALLS, FLOORS, CEILINGS AS THE CASE MAY BE.

THE COMMON BOUNDARY OF ANY STRATA LOT WITH THE EXTERIOR COMMON PROPERTY IS THE INTERIOR SURFACE OF THE EXTERIOR FINISHING MATERIAL.

THIS SHEET SHOWS THE AREAS OF THE FOURTH FLOOR ONLY AND THE TOTAL AREAS OF SL 12 TO SL 21 INCLUSIVE.

S 473

B. C. L. S.

APRIL 11th, 2005

ORIGINAL

Status: Filed
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RCVD: 2005-04-21 RQST: 2014-02-16 15.27.03

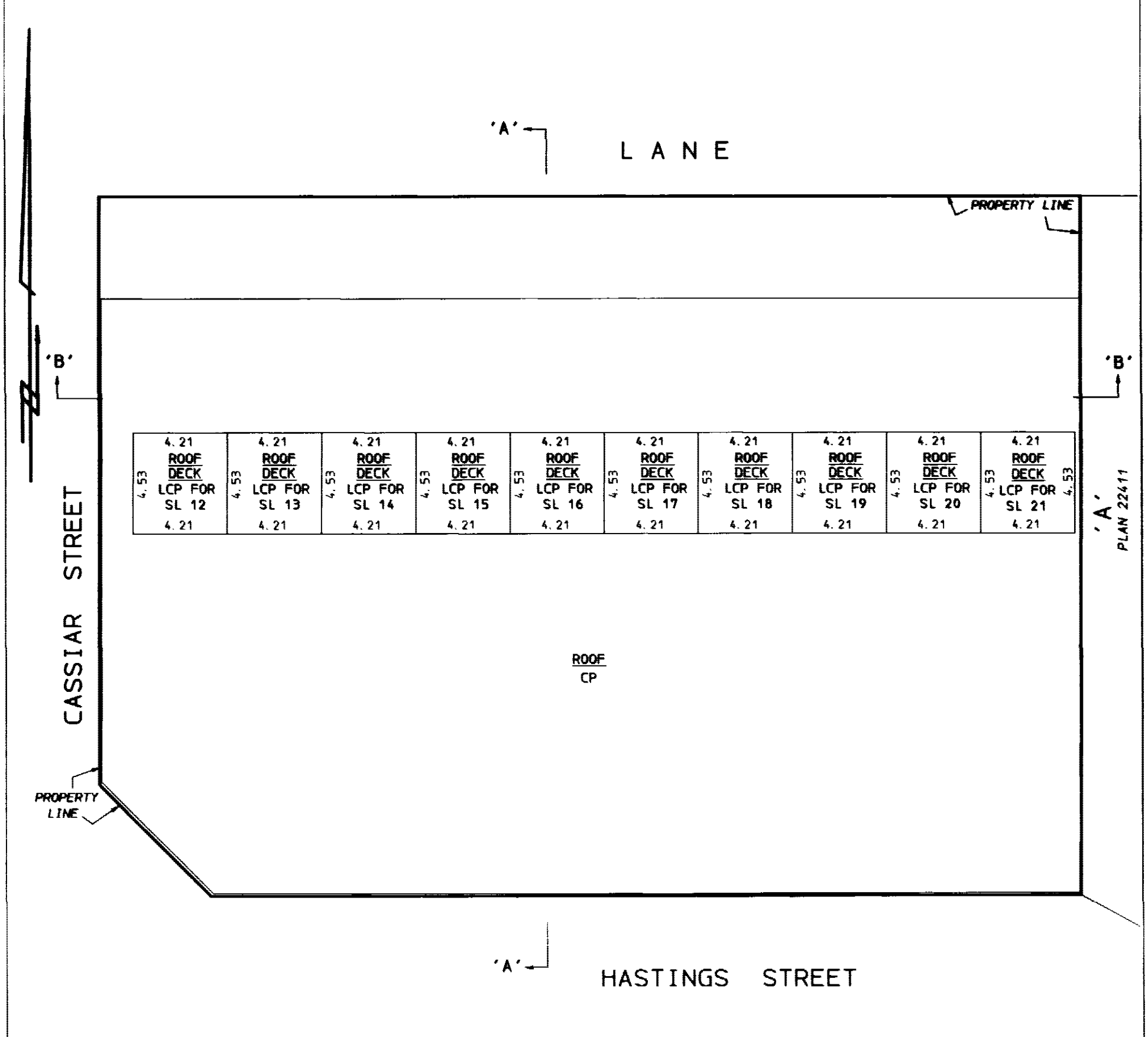
ROOF

SCALE 1: 200

0 1 2 3 4 5 10 20 m

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 1266



THE COMMON BOUNDARY OF ANY STRATA LOT WITH ANY OTHER STRATA LOT IS THE CENTRE OF WALLS, FLOORS, CEILINGS AS THE CASE MAY BE.

THE COMMON BOUNDARY OF ANY STRATA LOT WITH THE EXTERIOR COMMON PROPERTY IS THE INTERIOR SURFACE OF THE EXTERIOR FINISHING MATERIAL.

S 473

B. C. L. S.

APRIL 11 , 2005

ORIGINAL

Status: Filed
Plan #: BCS1266 App #: N/A Ctrl #:
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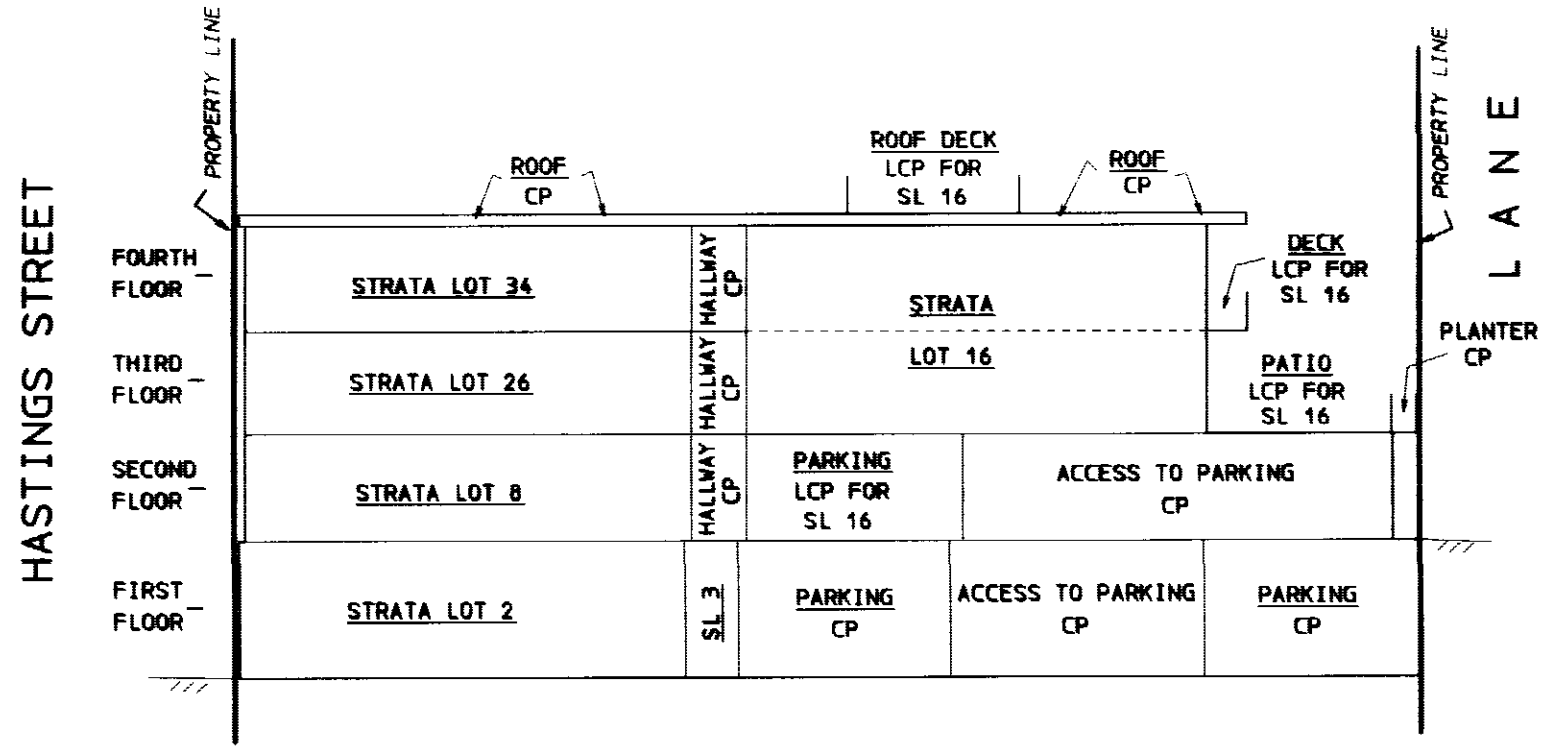
SECTIONS

STRATA PLAN BCS 1266

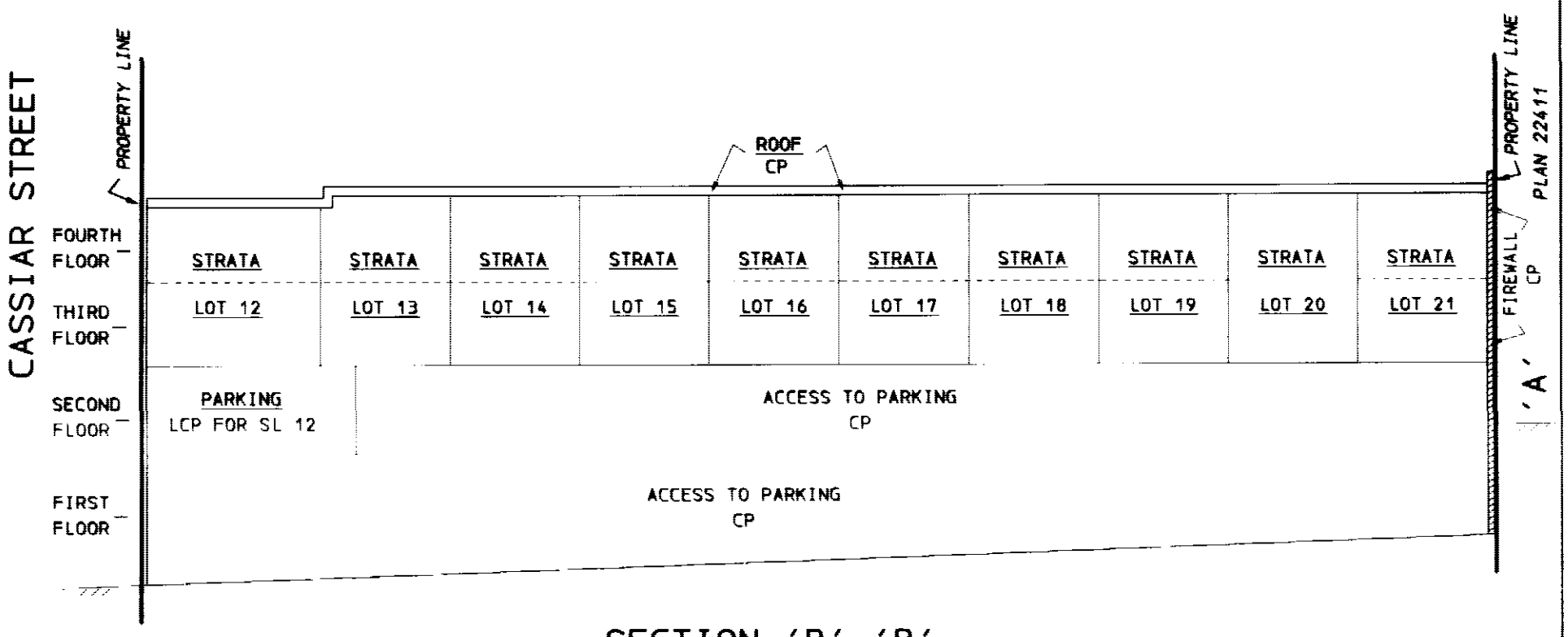
SCALE 1:200

0 1 2 3 4 5 10 20 m.

ALL DISTANCES ARE IN METRES



SECTION 'A'-'A'



SECTION 'B'-'B'

S 473

B. C. L. S.

APRIL 11th, 2005

ORIGINAL

Status: Filed
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