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# STRATA PLAN OF PARCEL A, BLOCK 76, D. L. 541, NEW WESTMINSTER DISTRICT, PLAN LMP48947.

BCGS 92G.025

SCALE 1 : 250

5 2.5 0 10 20

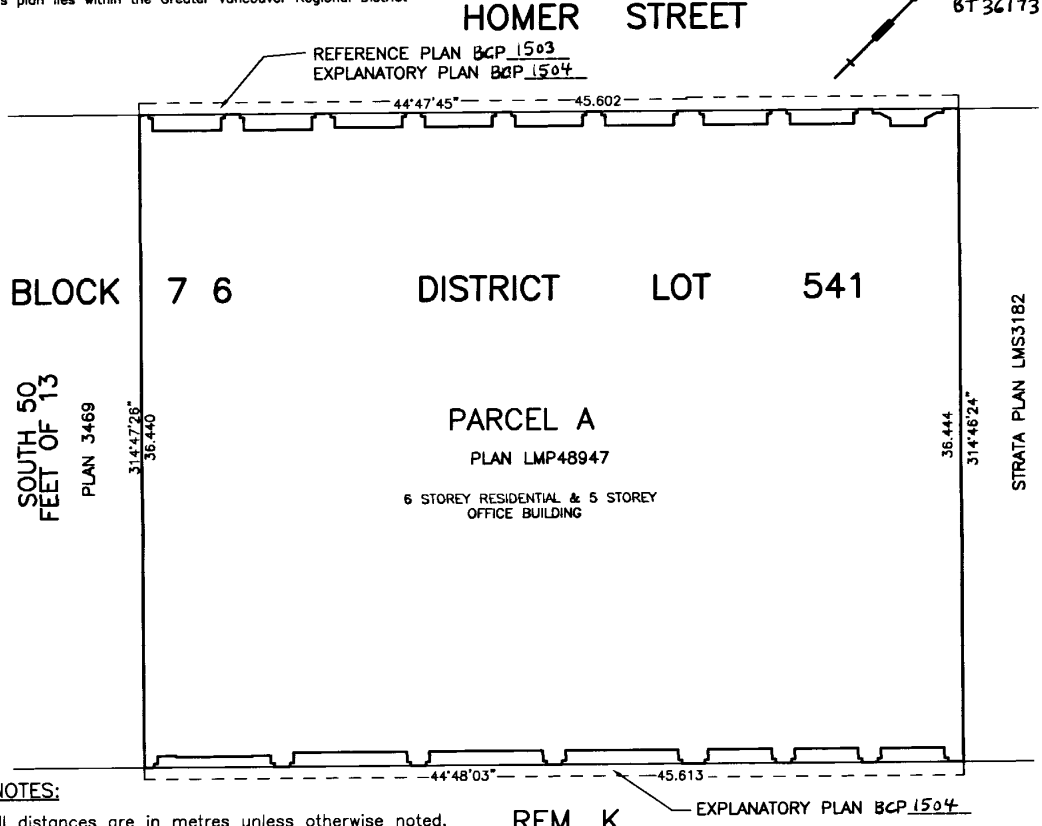
This plan lies within the Greater Vancouver Regional District

STRATA PLAN BCS 106

Deposited and registered in the Land Title Office at New Westminster, BC this 2nd day of October, 2002.

B. Bignell
Deputy Registrar
per RW

BT361738




NOTES:

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

CIVIC ADDRESS:

1250 HOMER STREET
VANCOUVER, B.C.

NAME OF DEVELOPMENT

ALDA

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 face of elevator walls.

LEGEND:

Bearings are Grid bearings and are derived from observations between control monuments V-2153 and V-2162, Integrated Survey Area number 31, CITY OF VANCOUVER, NAD83 (CSRS).

This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by a combined factor of 0.9995991.

- ▲ denotes control monument.
- □ denotes lead plug set.
- ■ denotes lead plug found.
- © denotes common property
- SL denotes strata lot
- (20) denotes limited common property for strata lot 20 (typical)
- (C) denotes limited common property for strata lot 9-13 inclusive
- (R) denotes limited common property 14-72 inclusive
- (C1) denotes limited common property for strata lot 1- 8 inclusive

| | |
|---|---|
| MR | denotes mechanical room |
| V | denotes vent |
| WR | denotes washroom |
| PC | denotes pipe chase |
| TV | denotes television |
| TEL | denotes telephone |
| NW | denotes no wall |
| RA | denotes refuge |
| B | denotes balcony |
| A | denotes area |
| E | denotes elevator |
| PLA | denotes planter |
| ST | denotes storage |
| EC | denotes electrical closet |
| S | denotes stairs |
| C | denotes corridor |
| OTB | denotes open to below |
| BS | denotes bicycle storage |
| PA | denotes parking area |
| PB | denotes parking bay |
| VEST | denotes vestibule |
| TA | denotes total area |
| EL | denotes elevator lobby |
| CT | denotes cable and television |
| EMR | denotes elevator machine room |

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE:687-6866 FAX:685-8071

I, Richard S. Fu, 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 survey was completed on the 19th day of SEPT., 2002.

Richard Fu B.C.L.S.

I, Richard S. Fu, a British Columbia Land Surveyor,

Certify:

1. that the building shown on this strata plan is within the external boundaries of the land that is the subject of the strata plan.

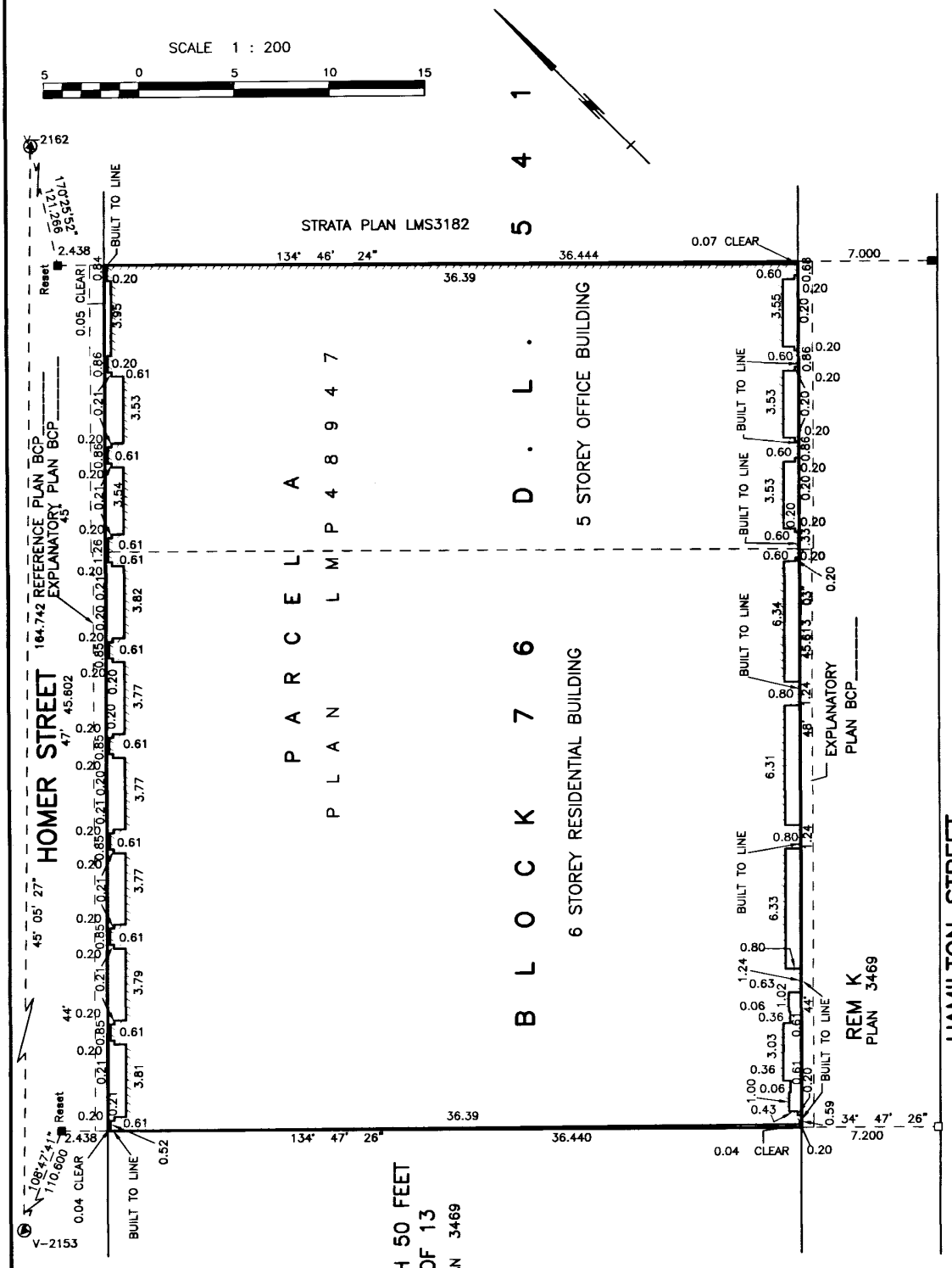
2. that certain parts of the buildings are not within the external boundaries but appropriate and necessary easements or other interest are registered under No. , as set out in section 244 (1) (f) of the Strata Property Act.

Date: 19th SEPT., 2002.

Richard Fu B.C.L.S.

STRATA PLAN BCS 106

# LOCATION PLAN




MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE:687-6866 FAX:685-8071

DATE Sept. 19, 2002. B.C.L.S.

ACAD: 6694ST1 DATE PLOTTED: SEPT 19, 2002. FILE: 6694-ST1

FILED LMBCS106 T25319 2006-03-14-14.29.21.879042

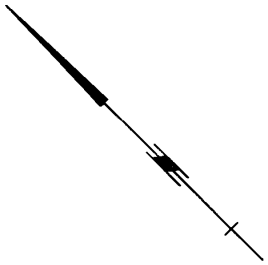
STRATA PLAN BCS 106

# ENDORSEMENT OF NONOCCUPANCY
FORM S

I, Richard S. Fu, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not, as of Sept. 19th 2002*, been previously occupied.

Richard Fu

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



OWNER:
TIBRON – LANDMARK PROJECTS CORP.,
INC.NO. 550143

M. E.

NAME MOHAMMED ESFAHANI

WITNESS:

PRINT NAME SANAZ E. SHARIE

ADDRESS #805-1238 MELVILLE ST.

VANCOUVER, BC, V6E 4N2

EXECUTIVE ASSISTANT
OCCUPATION

MORTGAGEE & ASSIGNMENT OF RENTS:
CANADIAN WESTERN BANK

PRINT NAME MARID FURLAN
Authorized Signatory

PRINT NAME ROBERT WIGMORE
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES:

NAME SHELLY CAMPBELL

ADDRESS 22FL 6666 BURRARD

VANCOUVER BC

MANAGER R/E ADMIN
OCCUPATION

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE:687-6866 FAX:685-8071

DATE Sept. 19, 2002. Richard Fu B.C.L.S.



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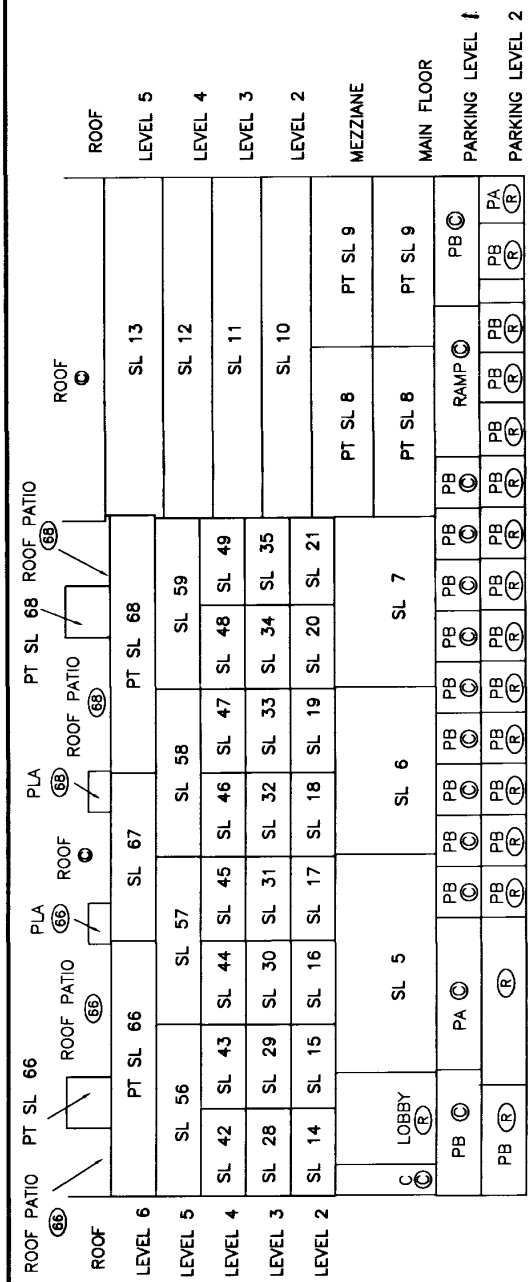
# CROSS SECTIONS

STRATA PLAN BCS 106

SCALE 1 : 200

5 0 5 10 15

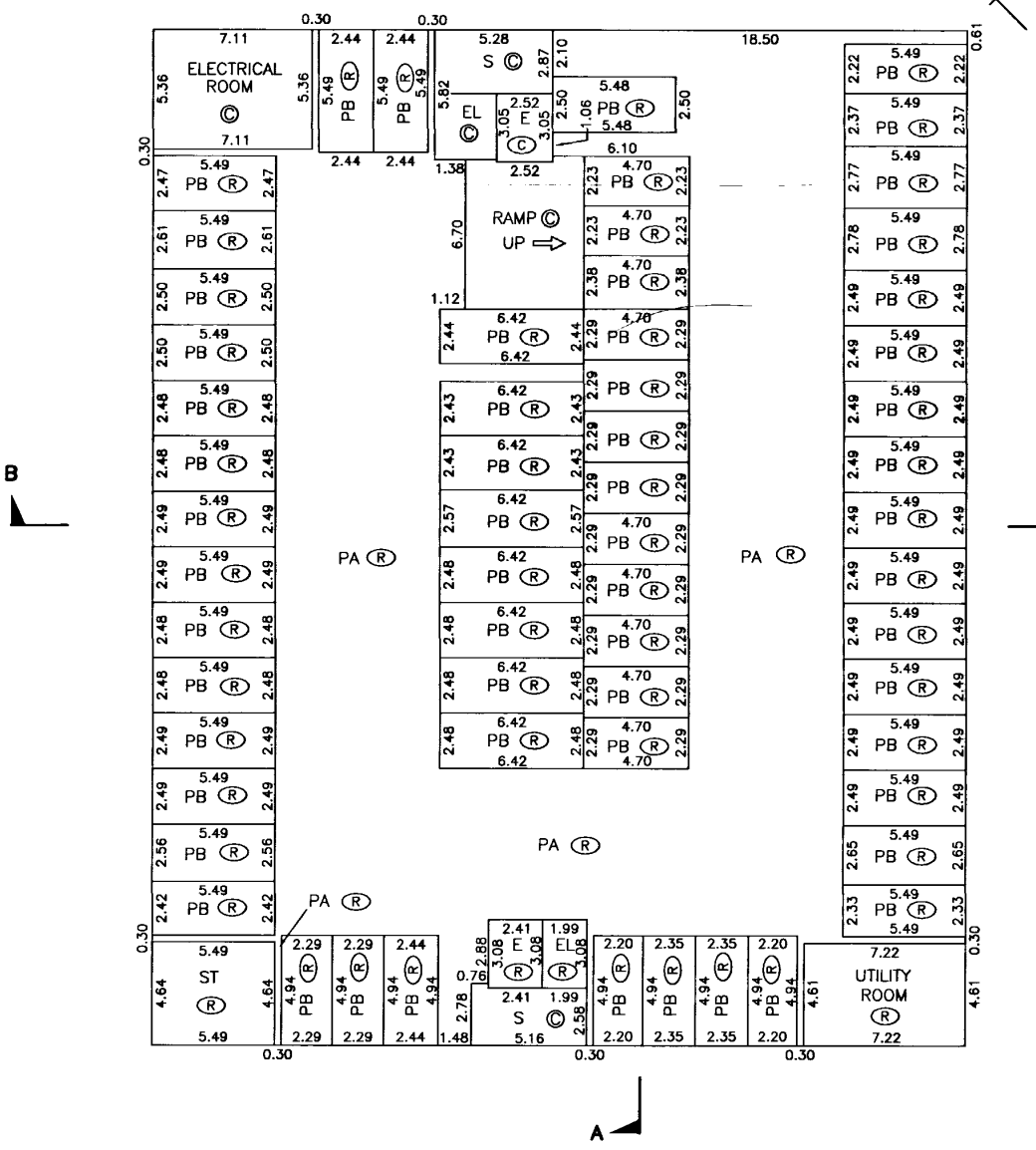

ROOF PATIO (66)
PT SL 66
ROOF PATIO (66)
ROOF
LEVEL 6
SL 56
SL 42
SL 28
SL 14
PT SL 66
ROOF PATIO (66)
PLA (66)
ROOF (C)
LEVEL 5
SL 43
SL 29
SL 15
SL 57
SL 44
SL 30
SL 16
SL 67
PLA (66)
ROOF PATIO (68)
ROOF (C)
LEVEL 4
SL 45
SL 31
SL 17
SL 58
SL 46
SL 32
SL 18
PT SL 68
ROOF PATIO (68)
LEVEL 3
SL 47
SL 33
SL 19
SL 59
SL 48
SL 34
SL 20
SL 68
ROOF (C)
LEVEL 2
SL 49
SL 35
SL 21
MEZZIANE
PT SL 8
PT SL 8
PT SL 9
PT SL 9
MAIN FLOOR
C (C)
LOBBY (R)
SL 5
SL 6
SL 7
PARKING LEVEL 1
PB (C)
PA (C)
RAMP (C)
PB (C)
PARKING LEVEL 2
PB (R)
(R)
PB (R)
PB (R)
PB (

# PARKING LEVEL 2

STRATA PLAN BCS 106

SCALE 1 : 200

5 0 5 10 15

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DATE SEPT. 19/02 D. Richard B.C.L.S.

ACAD: 6694ST1 DATE PLOTTED: SEPT 19, 2002. FILE: 6694-ST1

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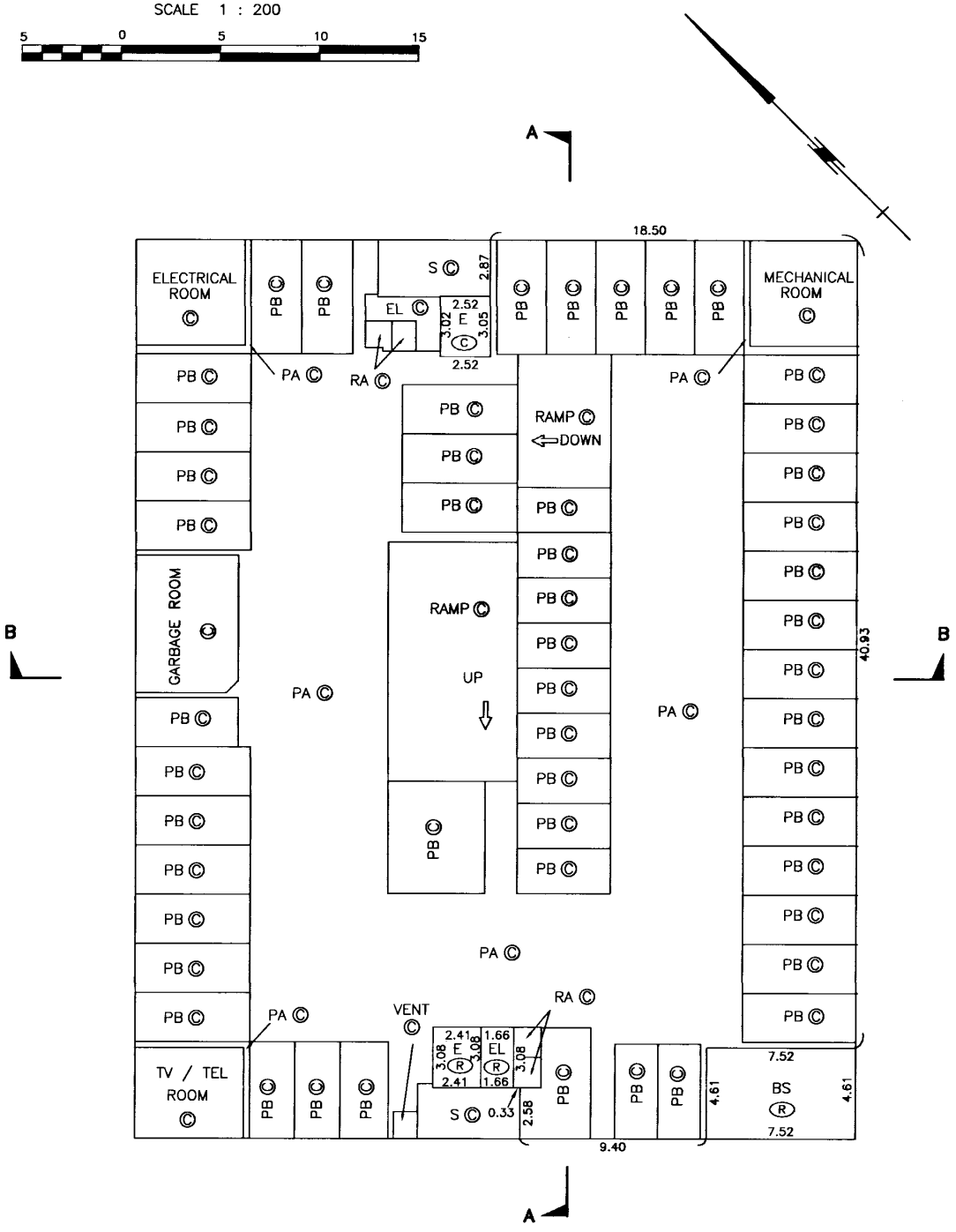
# PARKING LEVEL 1

STRATA PLAN BCS 106

SCALE 1 : 200

5 0 5 10 15

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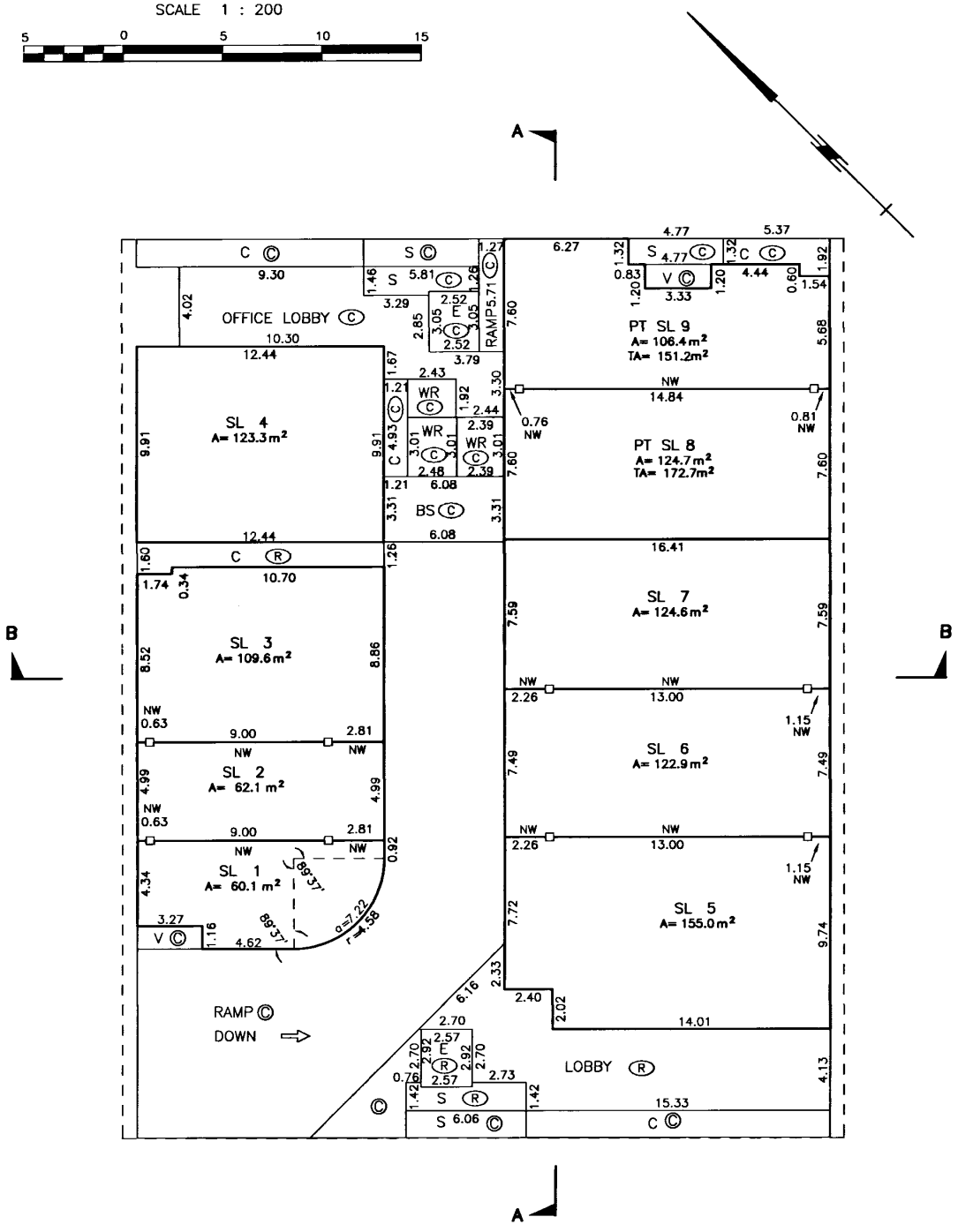
# MAIN FLOOR

STRATA PLAN BCS 106

SCALE 1 : 200

5 0 5 10 15

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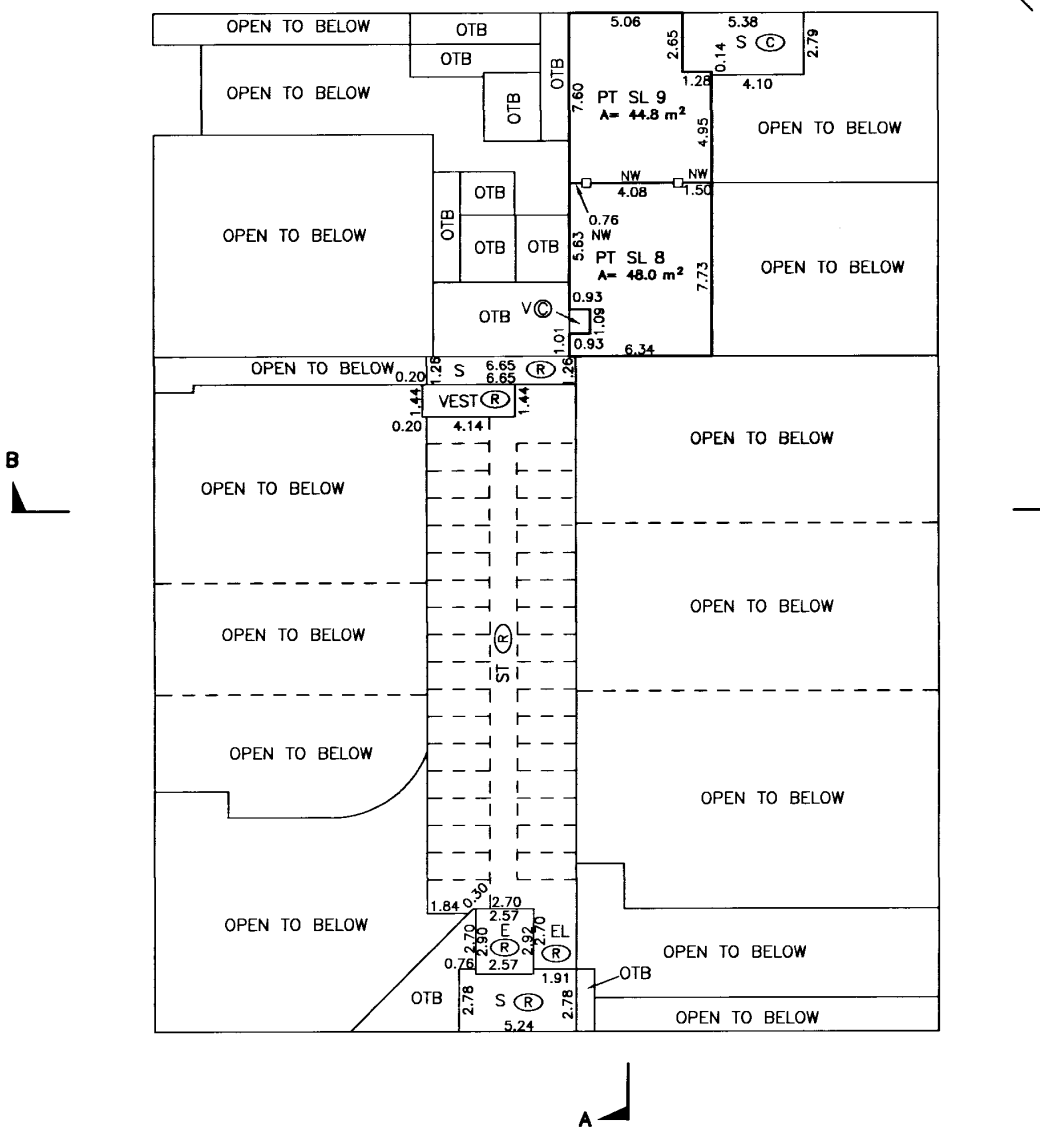
# MEZZANINE

STRATA PLAN BCS 106

SCALE 1 : 200

5 0 5 10 15

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# LEVEL 2

STRATA PLAN BCS 106

SCALE 1 : 200

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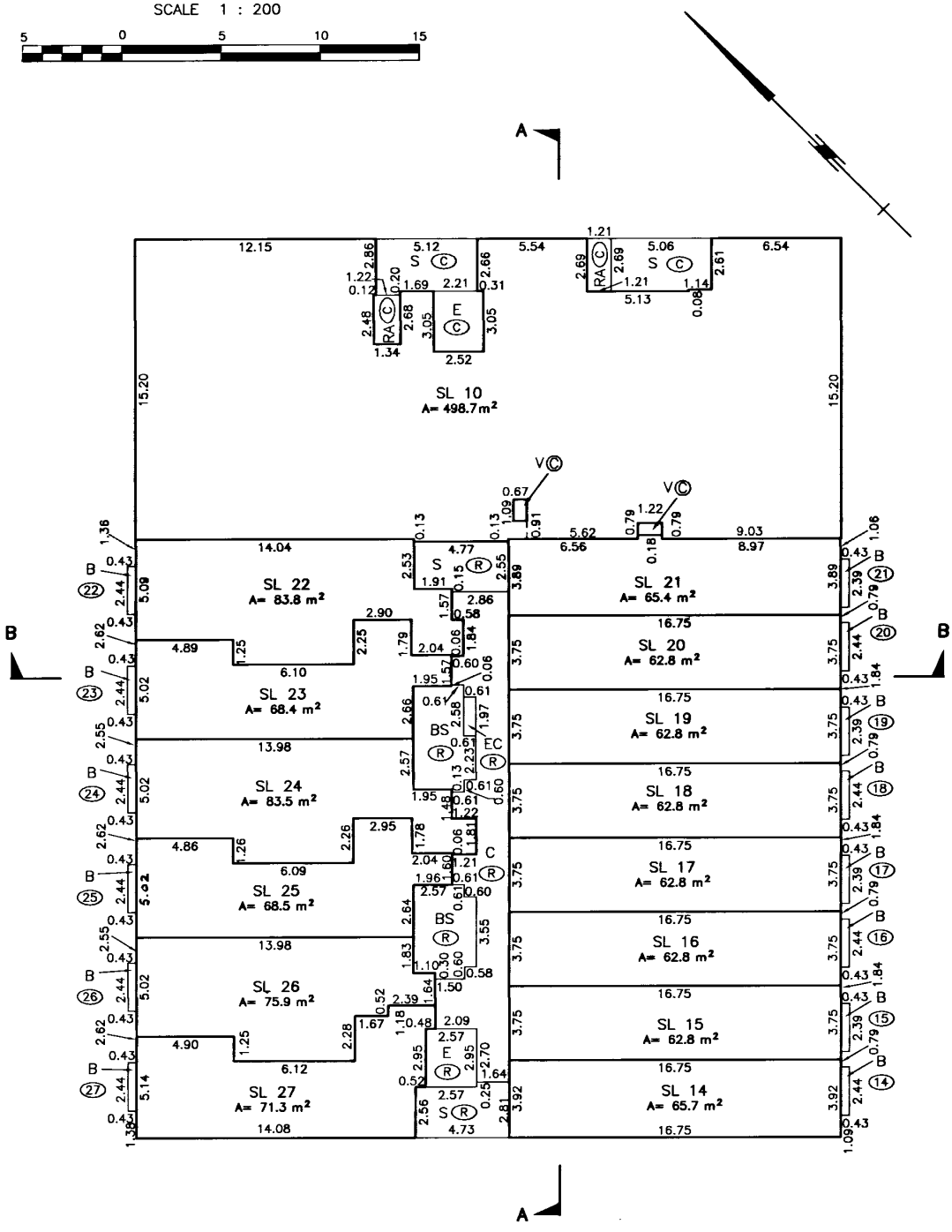


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# LEVEL 3

STRATA PLAN BCS 106

SCALE 1 : 200

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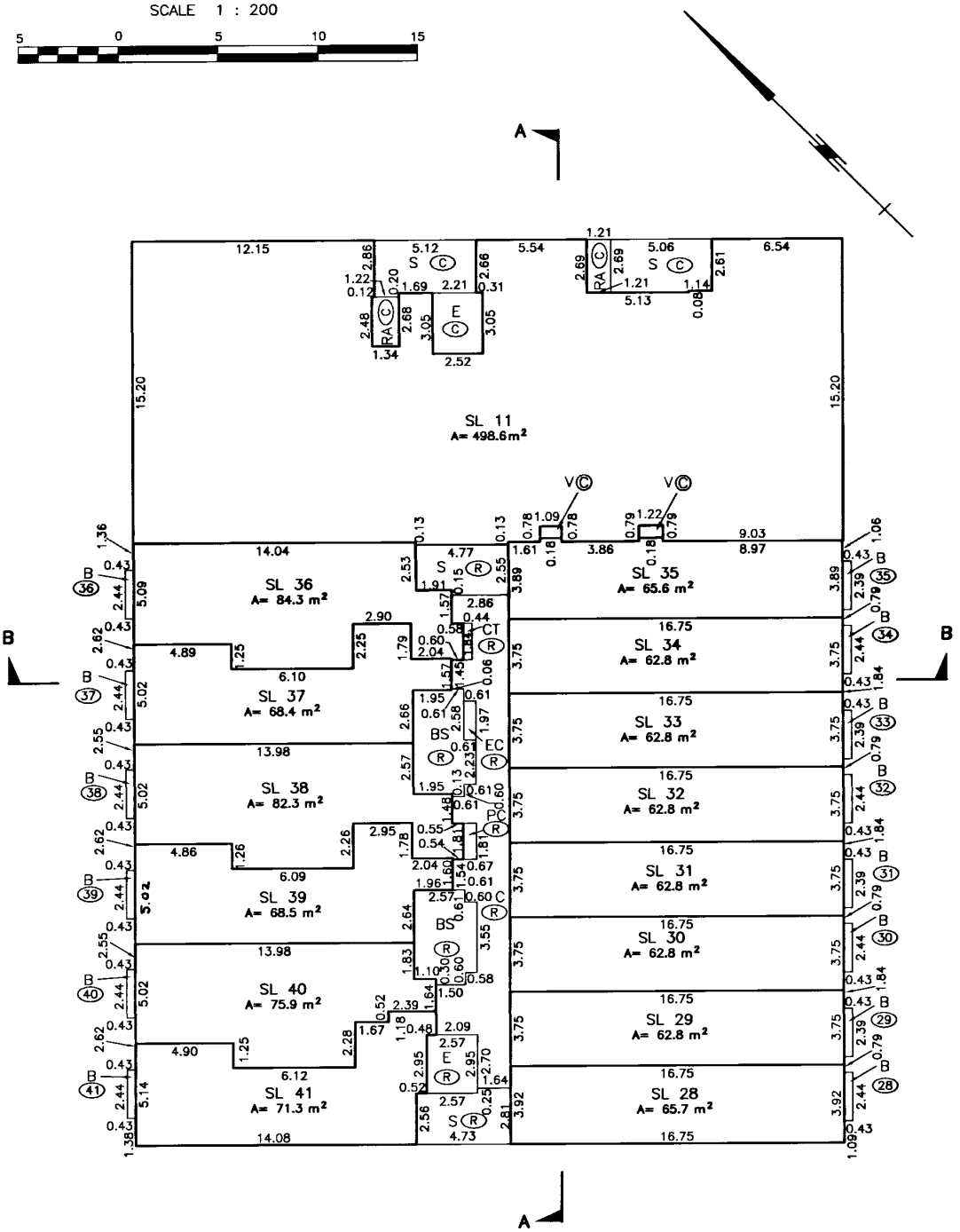


MORGAN STEWART AND COMPANY
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1055 Seymour St, Vancouver, B.C.
PHONE:687-6866 FAX:685-8071

DATE Sept. 19/2002 Richard Jr B.C.L.S.

ACAD: 6694ST1 DATE PLOTTED: SEPT 19, 2002. FILE: 6694-ST1

FILED LMBCS106 T25319 2006-03-14-14.29.21.879042

# LEVEL 4

STRATA PLAN BCS 106

SCALE 1 : 200

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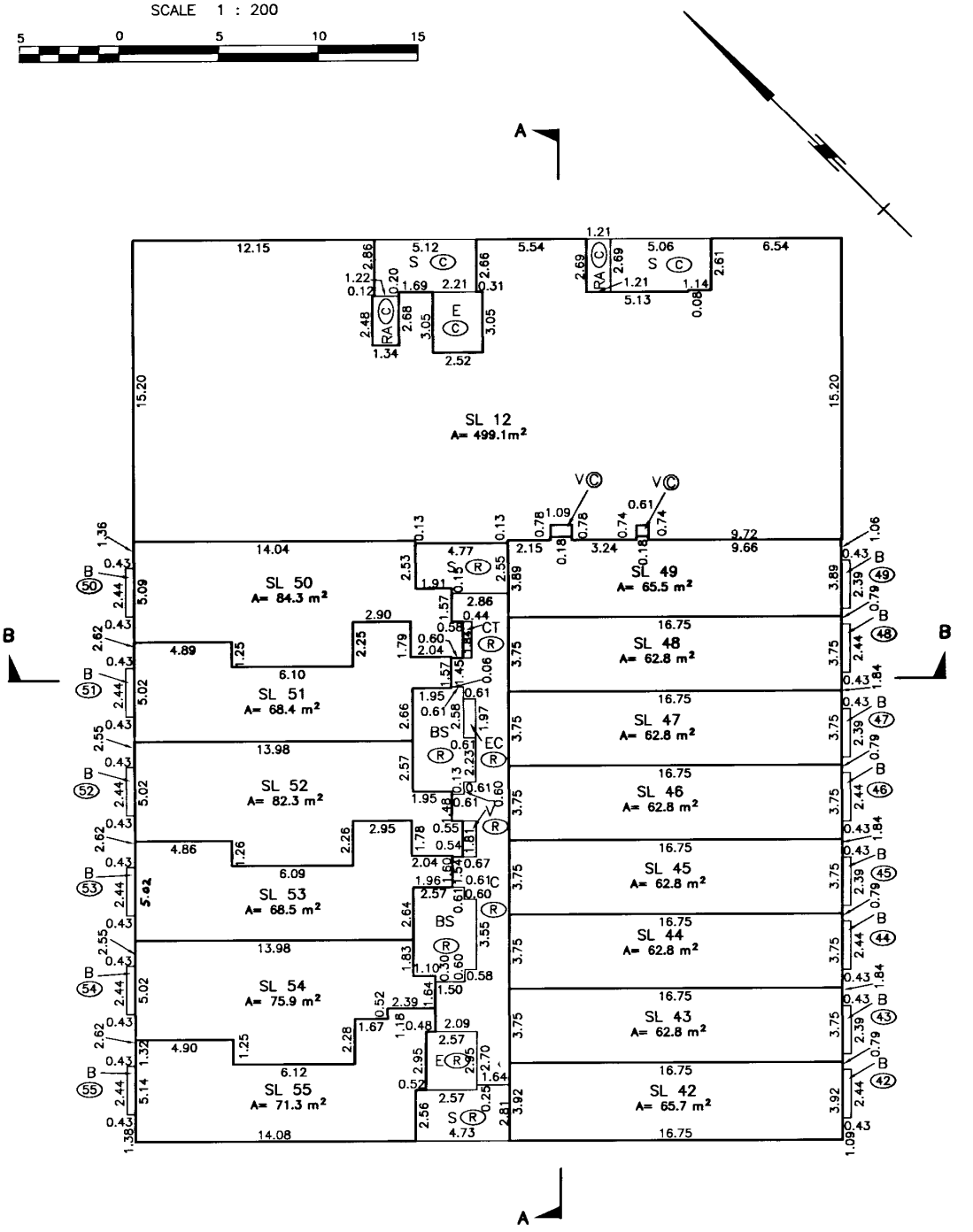


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PHONE:687-6866 FAX:685-8071

DATE SEPT. 19, 2002. Richard J. B.C.L.S.

ACAD: 6694ST1 DATE PLOTTED: SEPT 19, 2002. FILE: 6694-ST1

FILED LMBCS106 T25319 2006-03-14 14:29:21.879042

# LEVEL 5

STRATA PLAN BCS 106

SCALE 1 : 200

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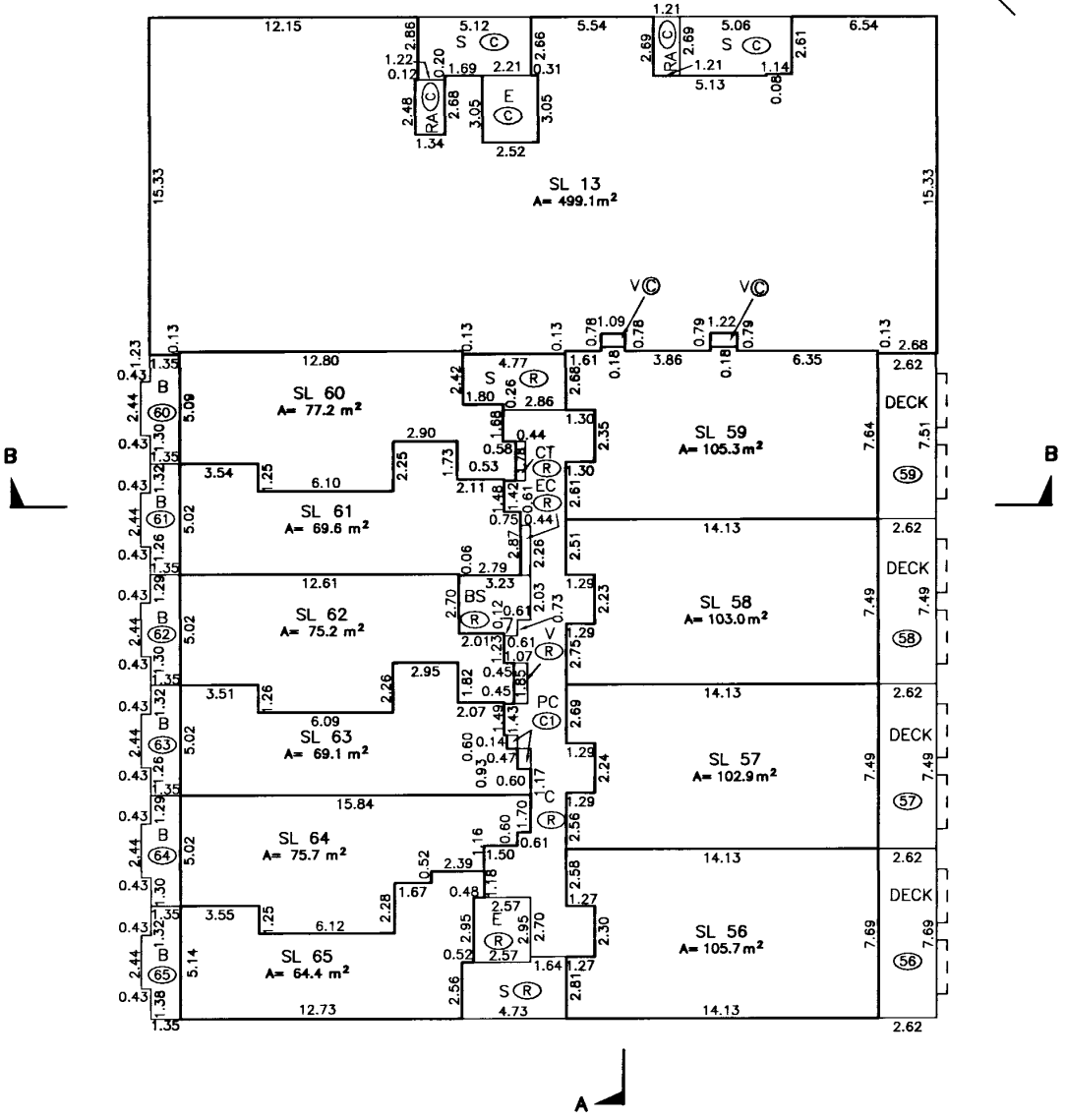


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FILED LMBCS106 T25319 2006-03-14-14.29.21.879042

# LEVEL 6

STRATA PLAN BCS 106

SCALE 1 : 200

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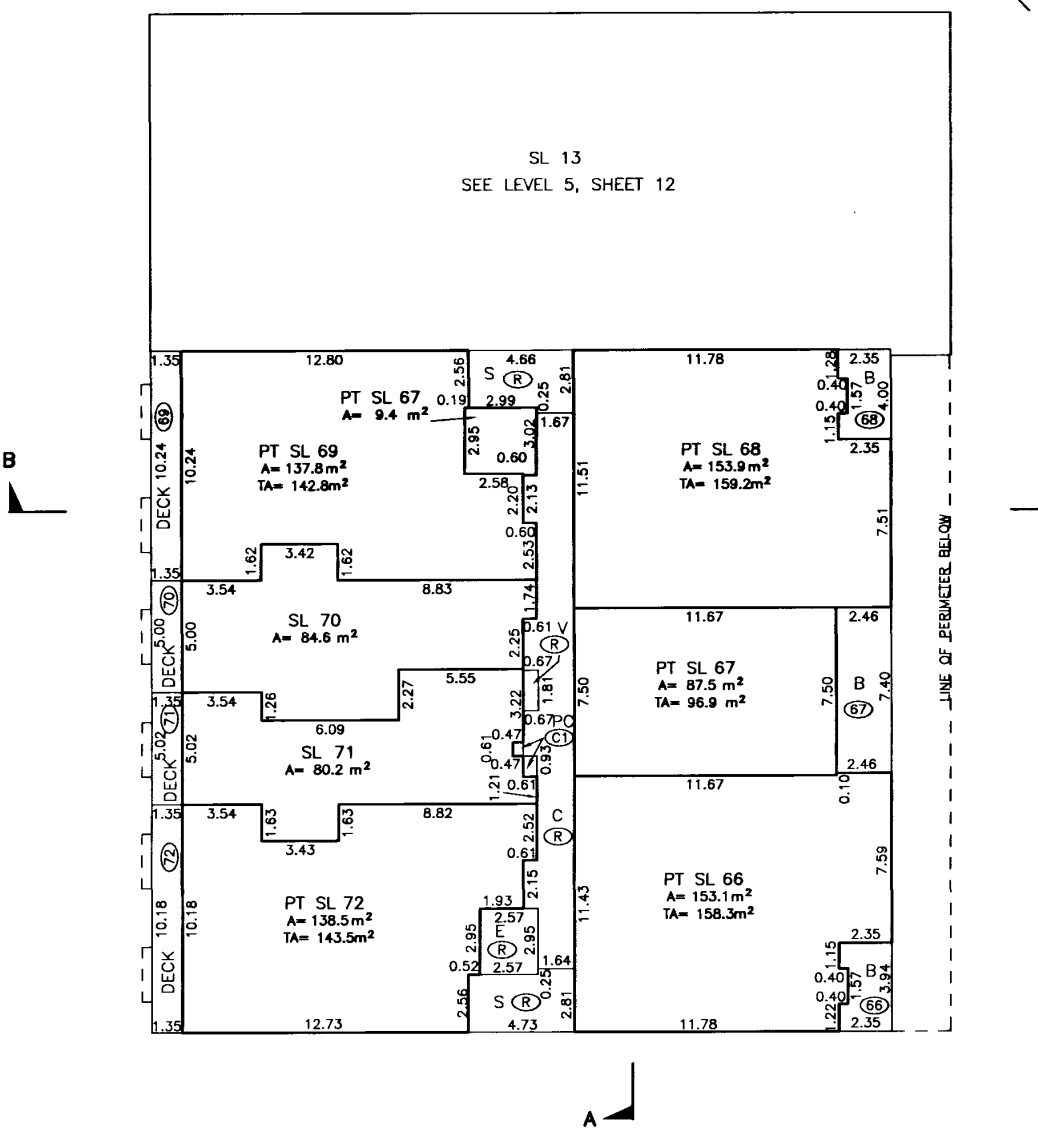


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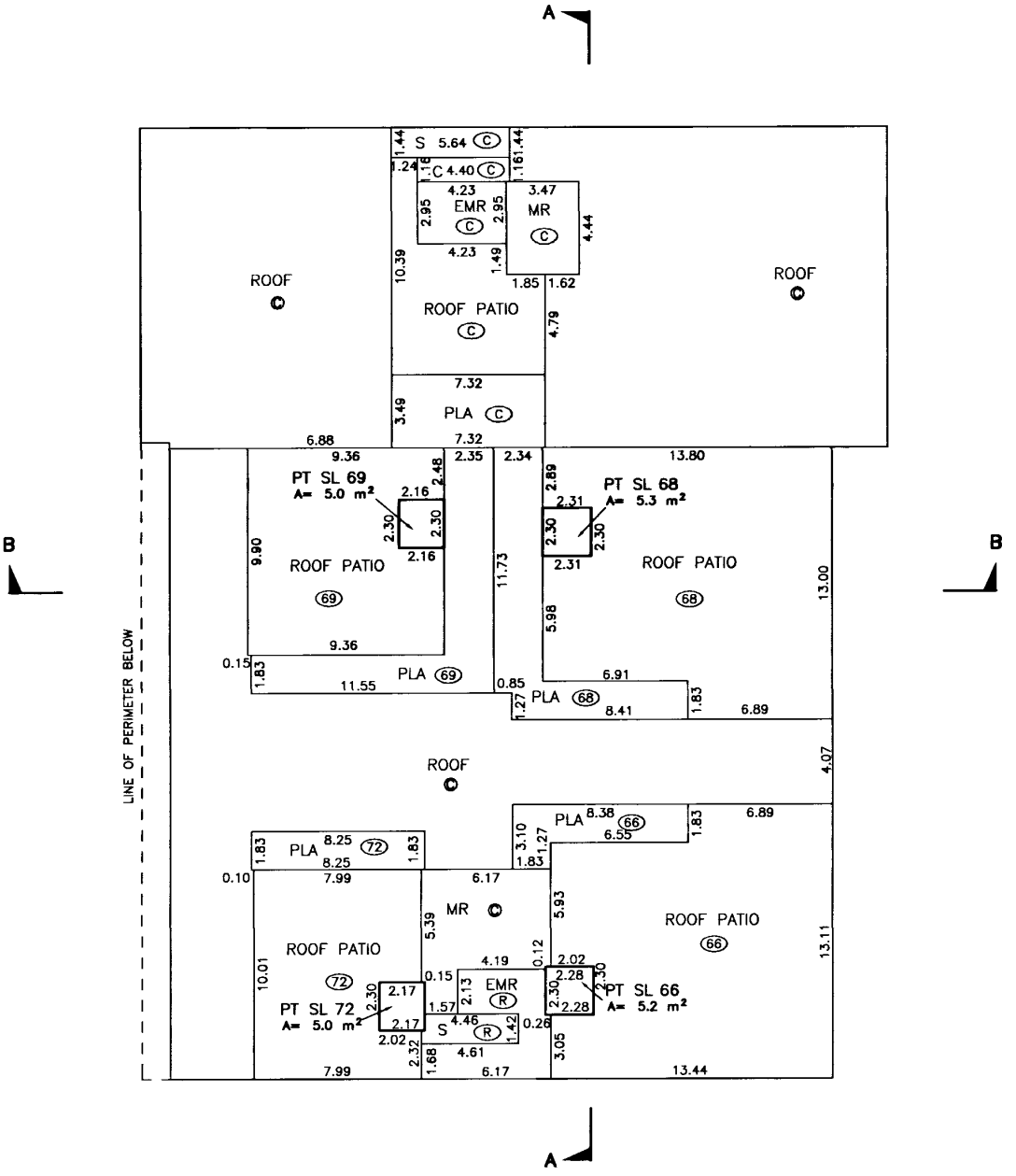
# ROOF

STRATA PLAN BCS 106

SCALE 1 : 200

5 0 5 10 15

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