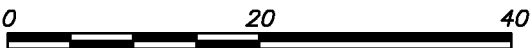
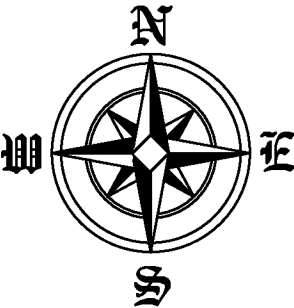


STRATA PLAN OF LOT S BLOCK 4 DISTRICT LOTS 200A AND 264A GROUP 1 NEW WESTMINSTER DISTRICT
PLAN EPP35174
CITY OF VANCOUVER
BCGS 92G.025



SCALE 1:600 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:600.



INTEGRATED SURVEY AREA No. 31
VANCOUVER, NAD83 (CSRS)
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS AND ARE REFERRED TO CENTRAL MERIDIAN OF UTM ZONE 10.
THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM OBSERVATIONS TO GEODETIC CONTROL MONUMENTS V-1605 AND V-1063.
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996016.
THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF -6.622 METRES.

LEGEND:

- ▲ DENOTES CONTROL MONUMENT
- DENOTES LEAD PLUG FOUND
- DENOTES IRON POST FOUND
- Wt. DENOTES WITNESS
- m2 DENOTES SQUARE METRES
- SL DENOTES STRATA LOT
- PT DENOTES PART
- T DENOTES TOTAL
- I/F DENOTES INSIDE FACE OF CONCRETE WALL
- (C) DENOTES COMMON PROPERTY
- (EL) DENOTES ELEVATOR BEING COMMON PROPERTY
- (V) DENOTES VESTIBULE BEING COMMON PROPERTY
- (S) DENOTES STAIRS BEING COMMON PROPERTY
- (E) DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- (M) DENOTES MECHANICAL BEING COMMON PROPERTY
- (D) DENOTES DUCT BEING COMMON PROPERTY
- (B-26) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 26 (TYPICAL)
- (D-114) DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 114 (TYPICAL)
- (P-1) DENOTES PATIO AND ASSOCIATED STAIRS AND PATHWAYS BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)

NOTE: THIS PLAN CONTAINS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT BEEN PREVIOUSLY OCCUPIED.

THE BUILDINGS SHOWN HEREON ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 24th DAY OF JUNE, 2016
GARY SUNDVICK, BCLS (637)
ECR#: 188399

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

V-1605
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5457212.206 m
UTM Easting: 492854.792 m
Station Combined Factor: 0.9996014
Estimated horizontal positional accuracy Northing: 0.008 m
Estimated horizontal positional accuracy Easting: 0.006 m

CIVIC ADDRESSES:

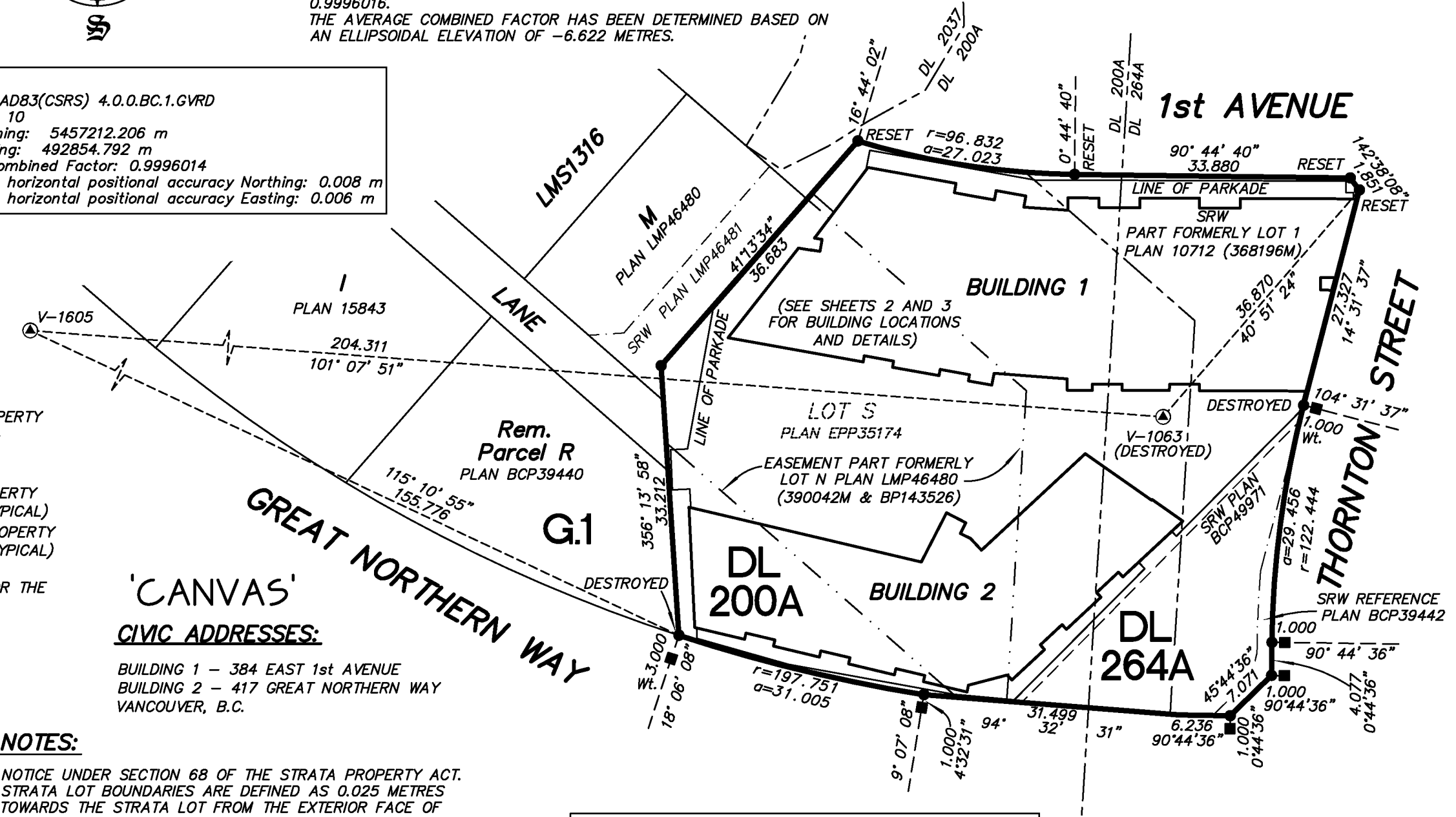
BUILDING 1 - 384 EAST 1st AVENUE
BUILDING 2 - 417 GREAT NORTHERN WAY
VANCOUVER, B.C.

NOTES:

NOTICE UNDER SECTION 68 OF THE STRATA PROPERTY ACT. STRATA LOT BOUNDARIES ARE DEFINED AS 0.025 METRES TOWARDS THE STRATA LOT FROM THE EXTERIOR FACE OF EXTERIOR WALLS, 0.025 METRES TOWARDS THE STRATA LOT FROM THE EXTERIOR FACE OF INTERIOR WALLS ADJOINING COMMON AREAS EXCEPT WHERE A STRATA LOT ADJOINS CORE WALLS, THE STRATA LOT BOUNDARY WILL BE THE LESSER OF CENTRE LINE OF OR 0.152m INTO THE CORE WALL, AND THE CENTRE LINE OF DEMISING WALLS BETWEEN STRATA LOTS.

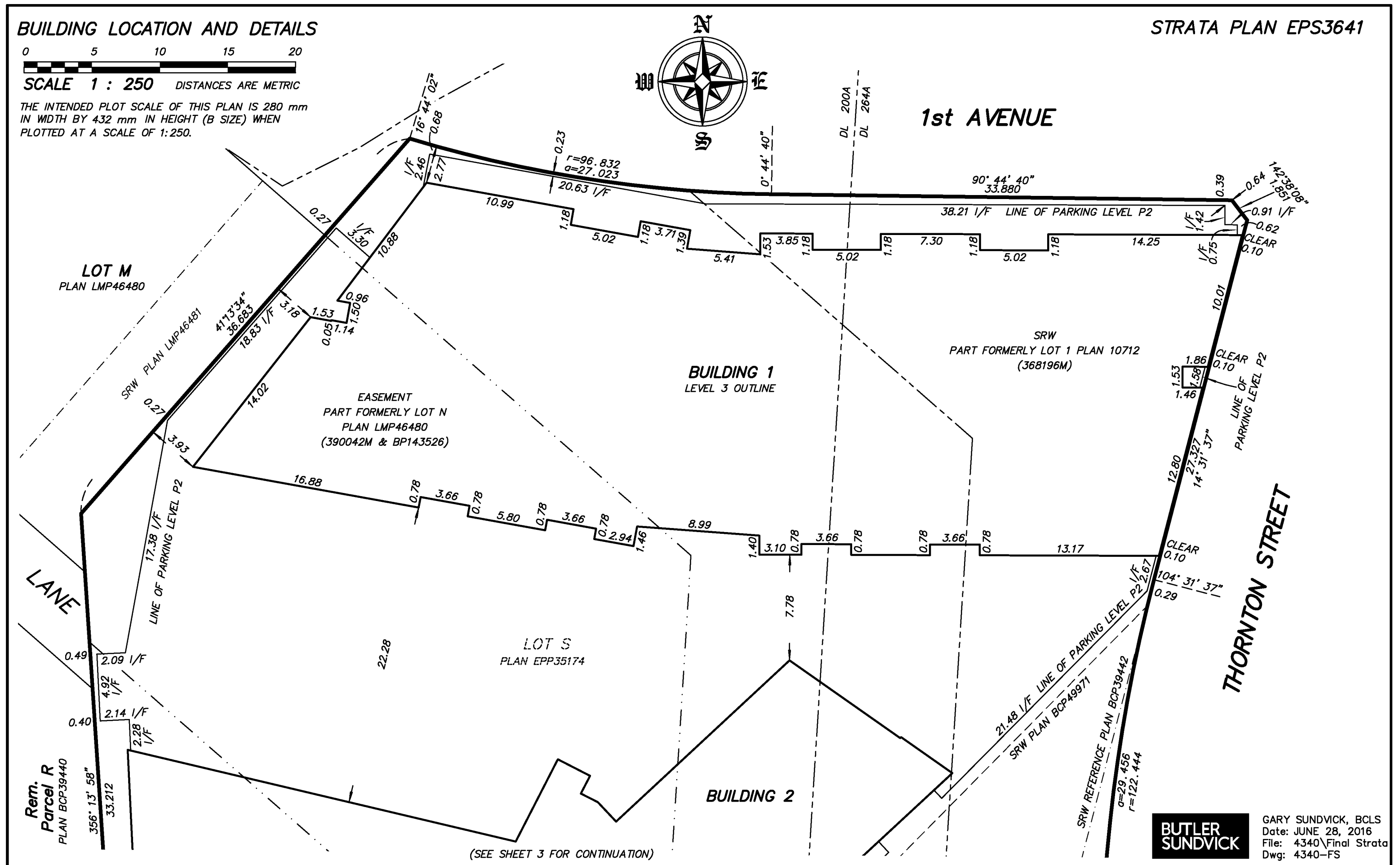
V-1063
Datum: NAD83(CSRS) 4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5457172.779 m
UTM Easting: 493055.180 m
Station Combined Factor: 0.9996019
Estimated horizontal positional accuracy Northing: 0.008 m
Estimated horizontal positional accuracy Easting: 0.006 m

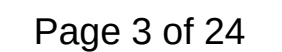
STRATA PLAN EPS3641



BUTLER SUNDVICK
4 - 19089 94th Ave
Surrey, BC V4N 3S4
www.butlersundvick.ca
Tel. 604-513-9611

File: 4340\Final Strata
Dwg: 4340-FS





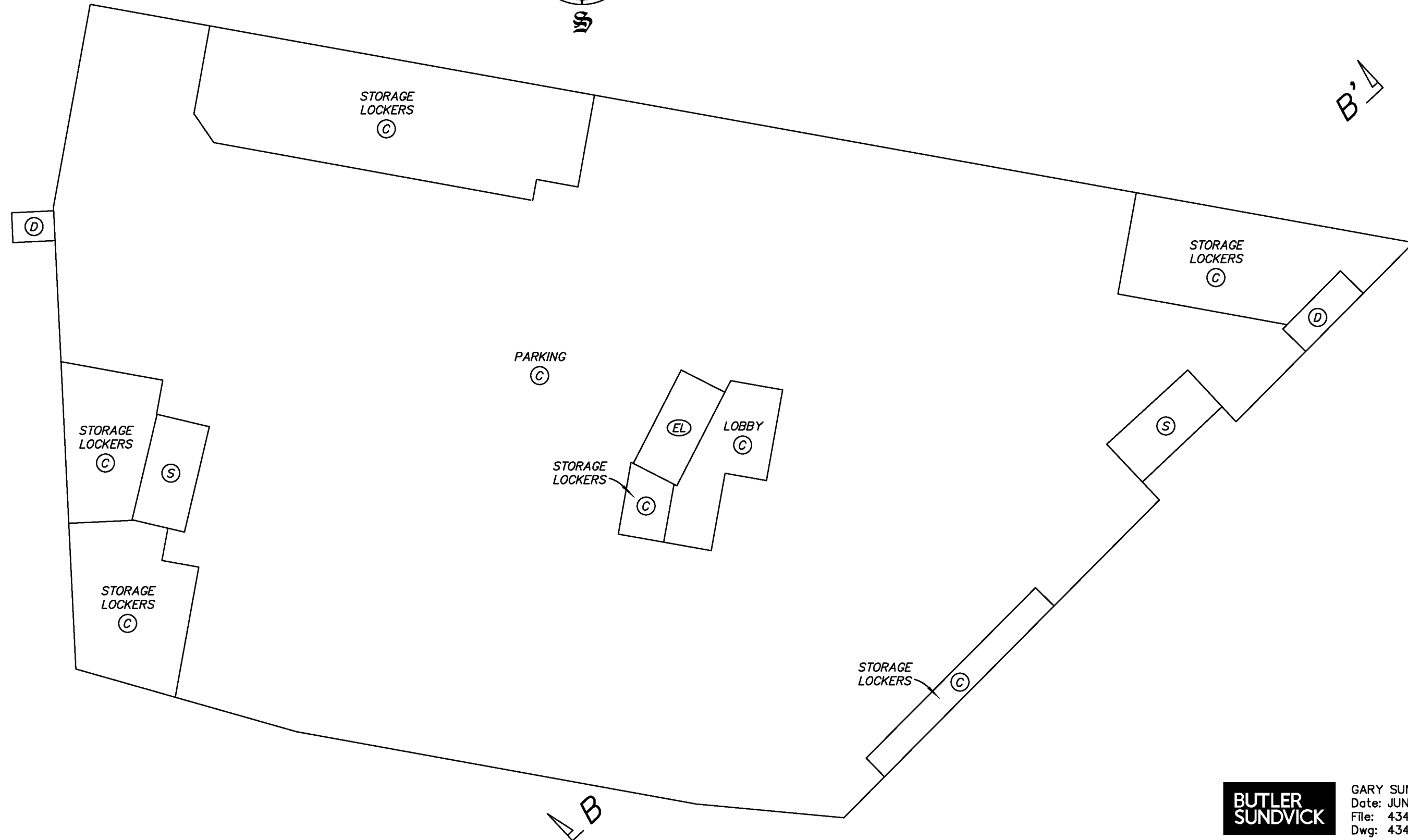
PARKING LEVEL 3

SCALE 1:200 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm
IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN
PLOTTED AT A SCALE OF 1:200.



STRATA PLAN EPS3641



**BUTLER
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GARY SUNDVICK, BCLS
Date: JUNE 28, 2016
File: 4340\Final Strata
Dwg: 4340-FS

PARKING LEVEL 2

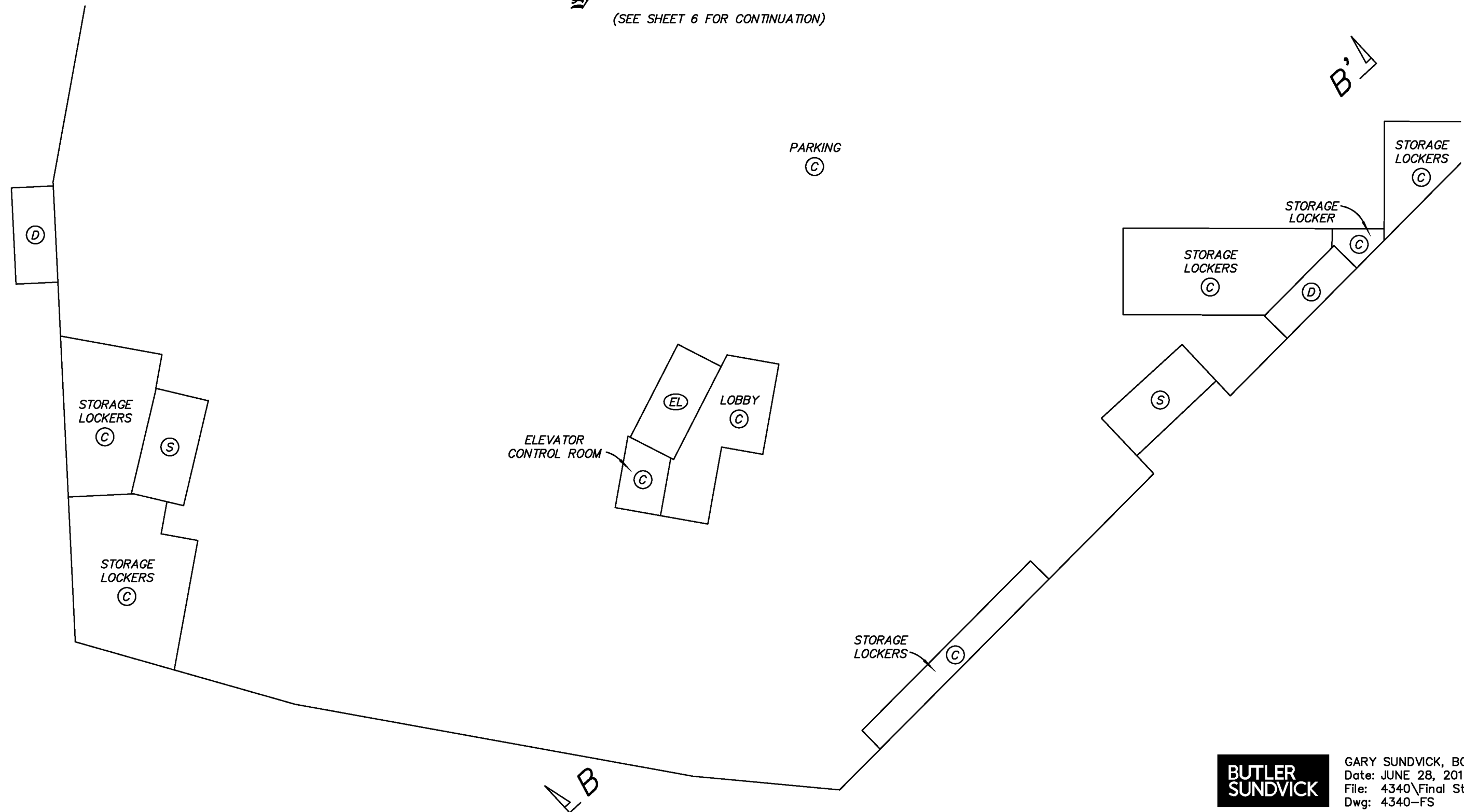
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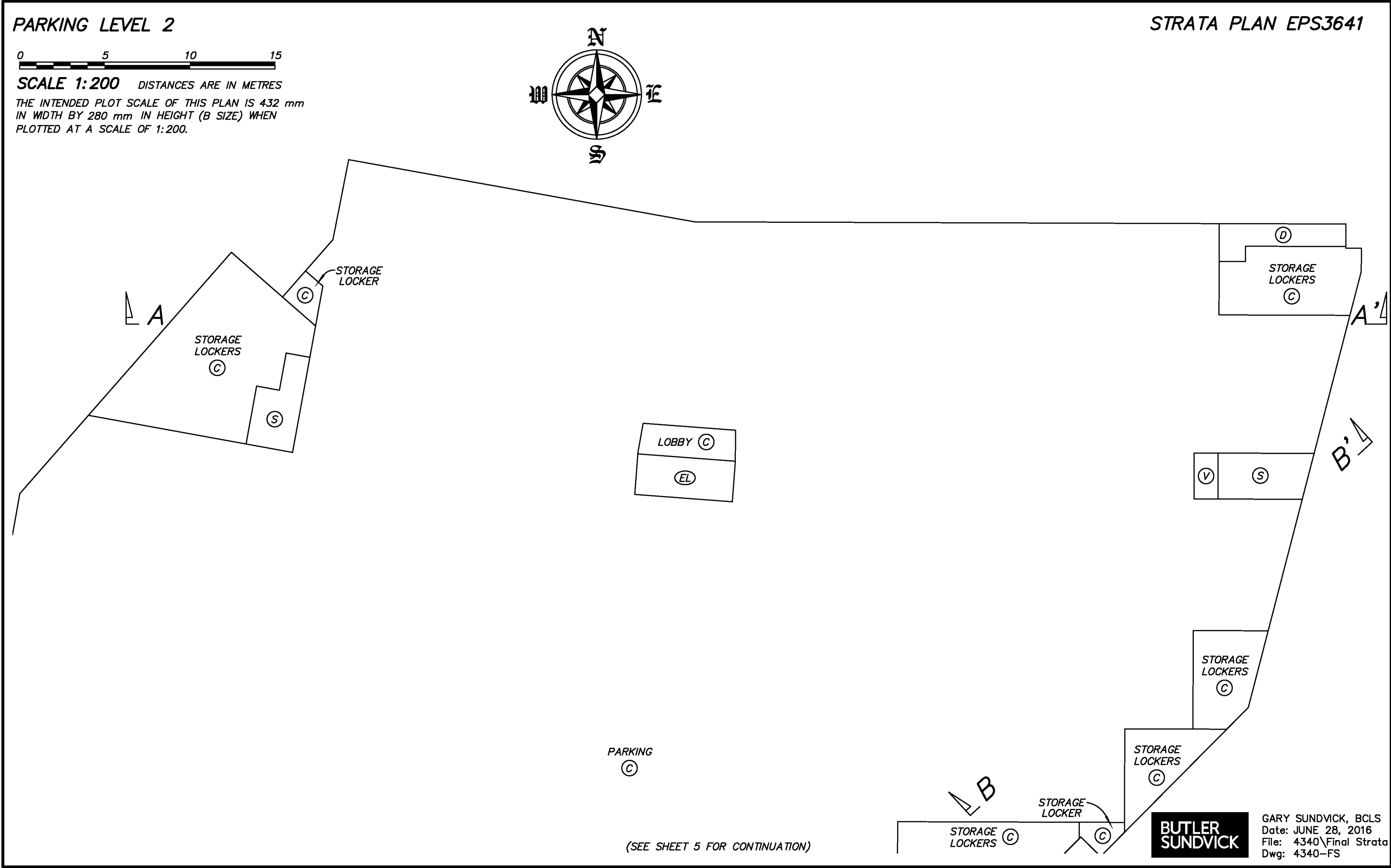
(SEE SHEET 6 FOR CONTINUATION)

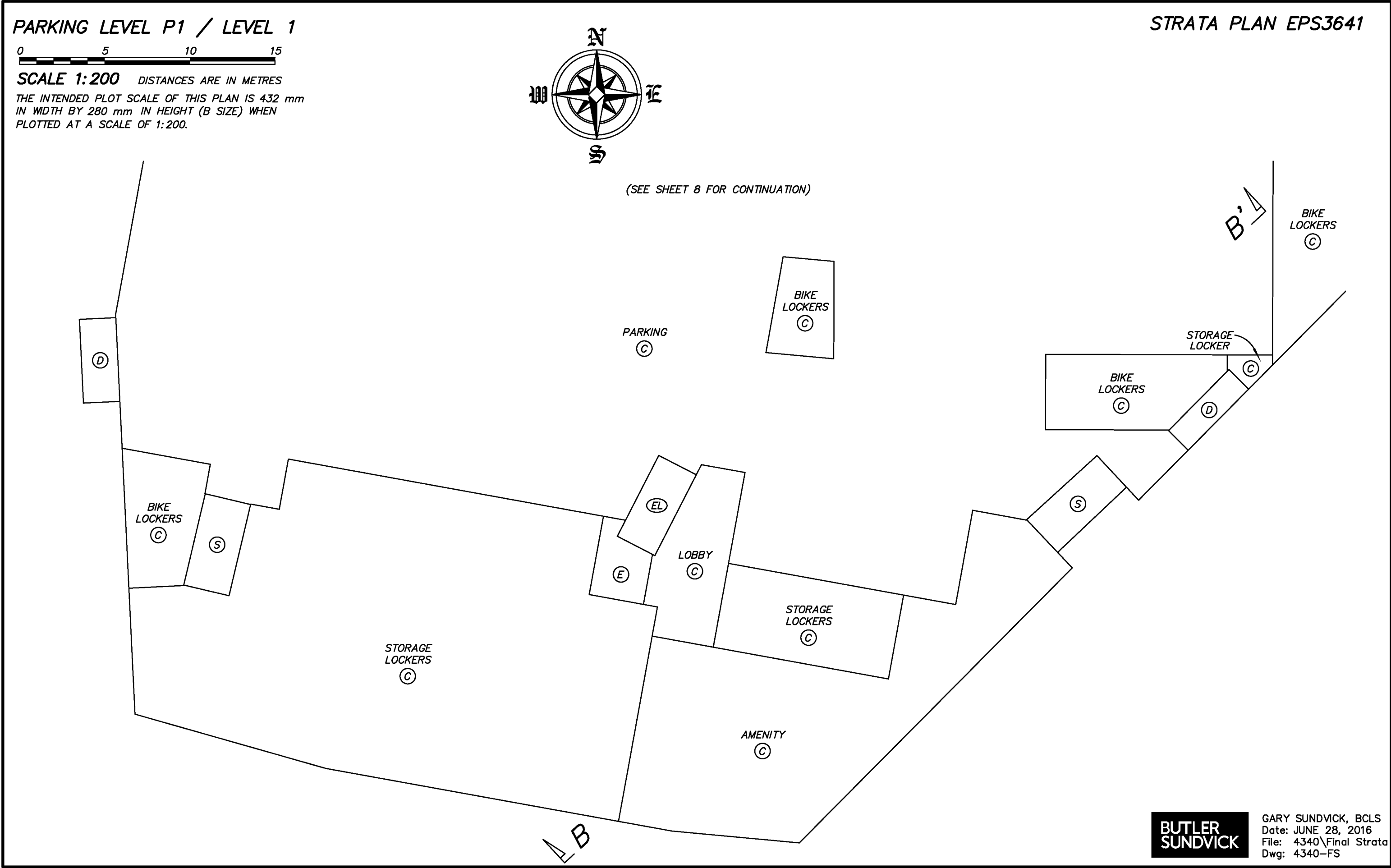
STRATA PLAN EPS3641

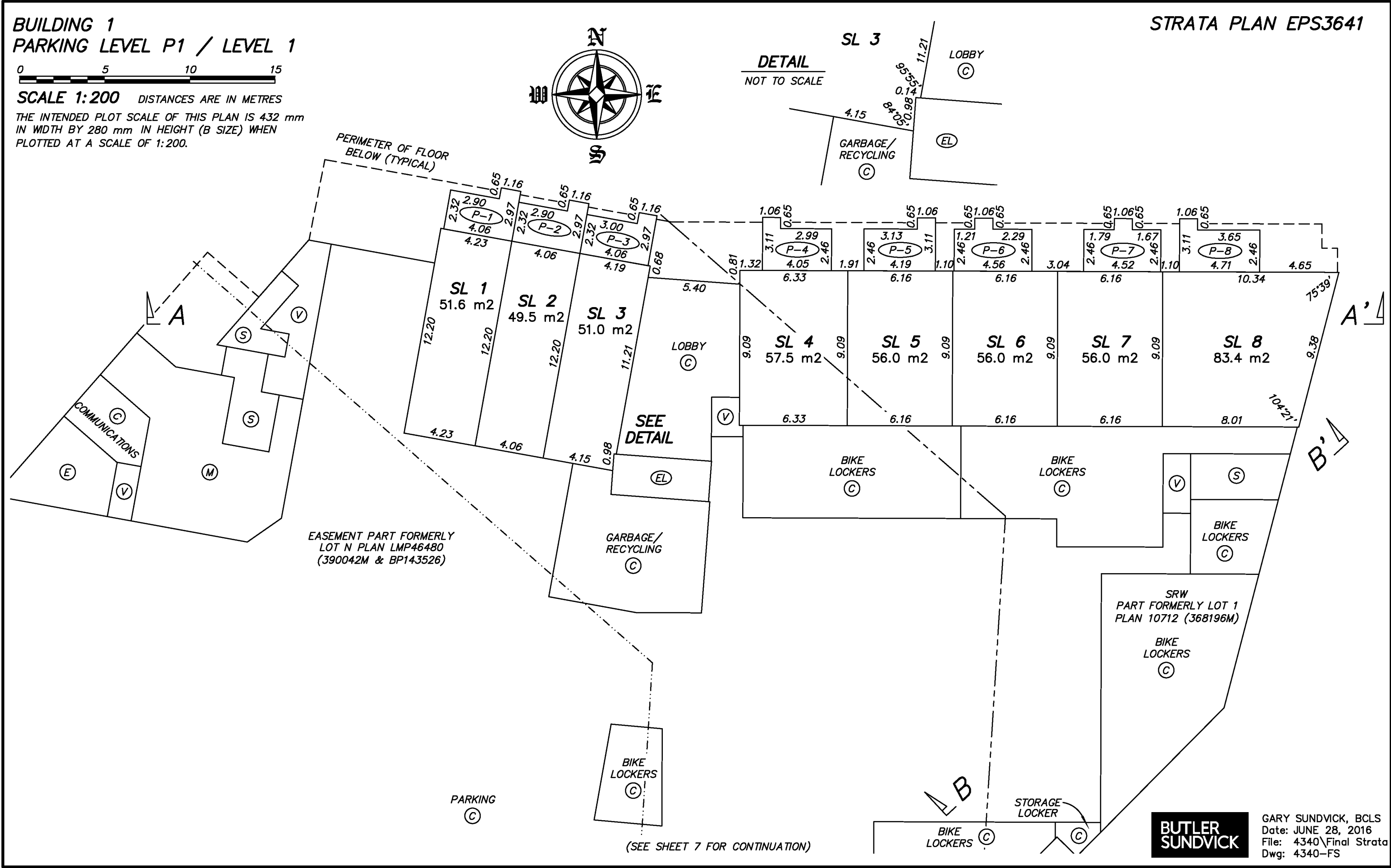


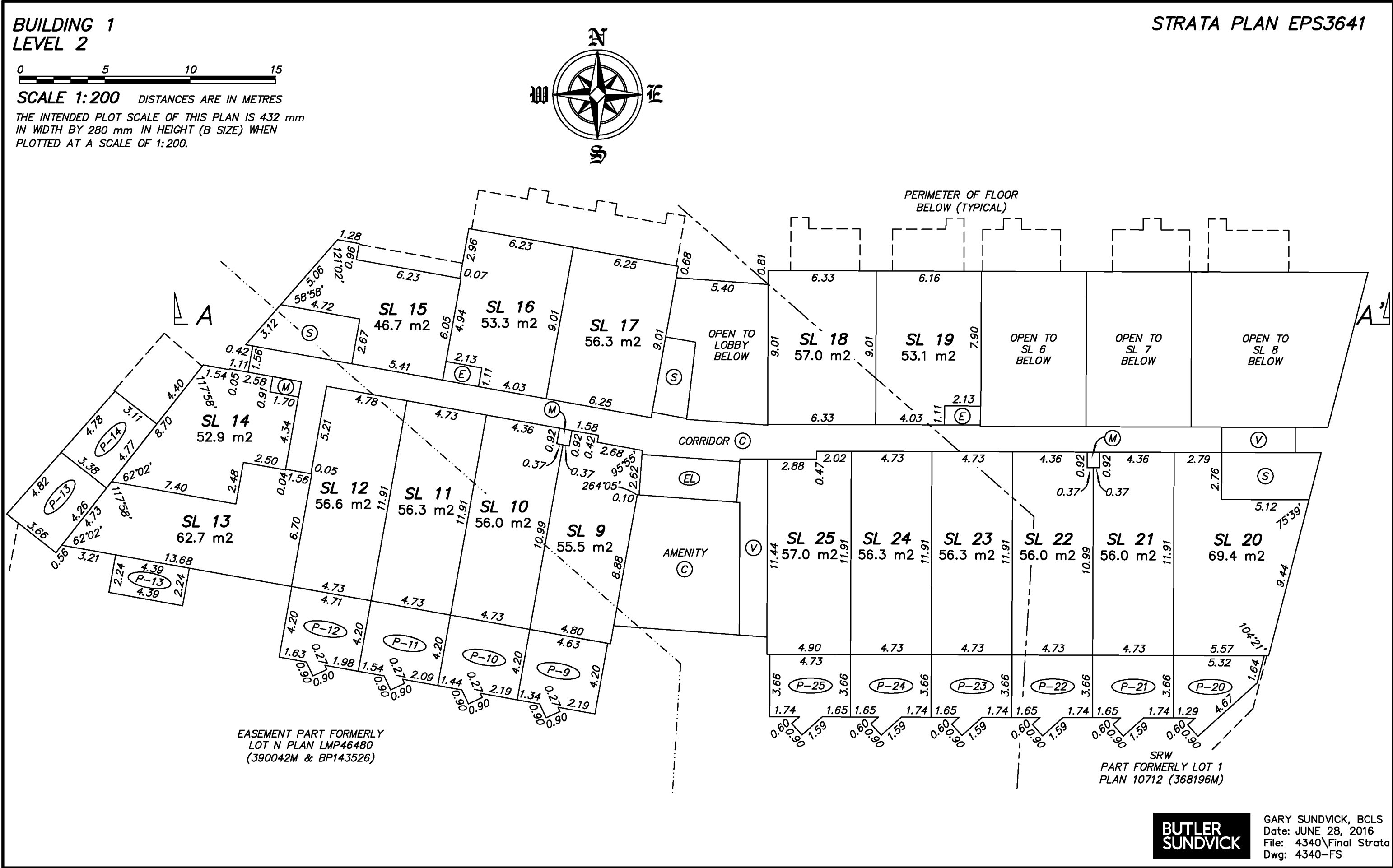
**BUTLER
SUNDVICK**

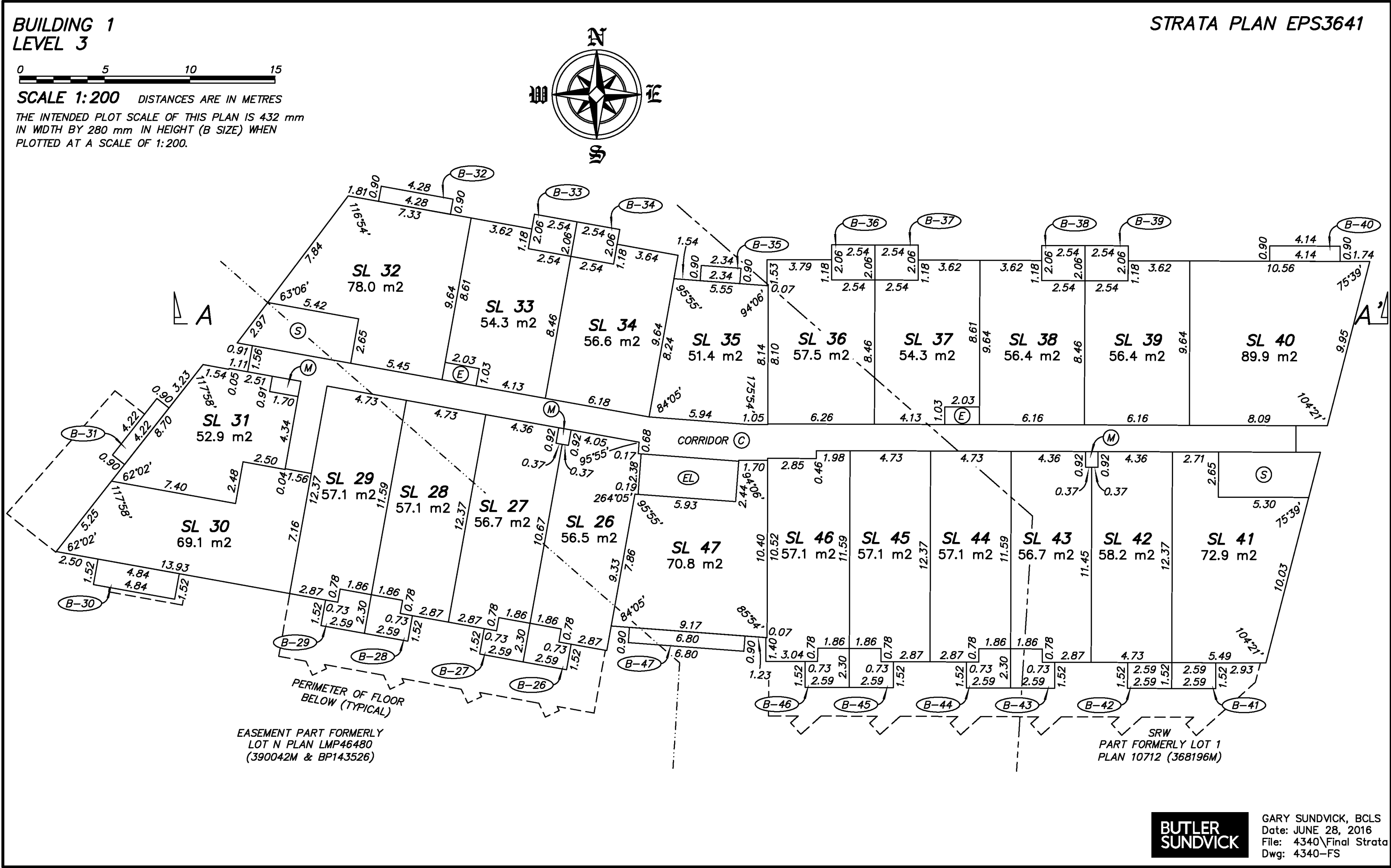
GARY SUNDVICK, BCLS
Date: JUNE 28, 2016
File: 4340\Final Strata
Dwg: 4340-FS

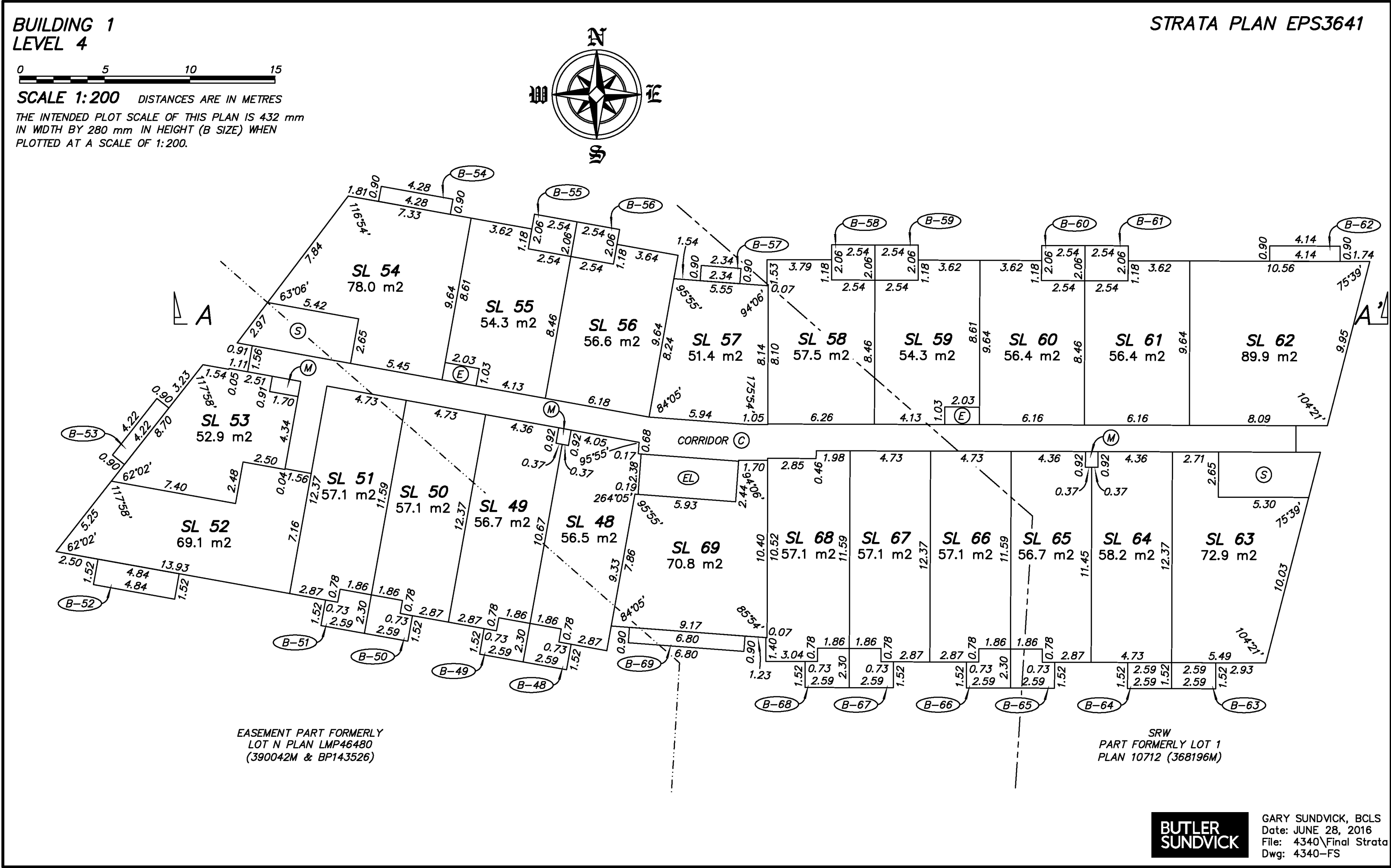


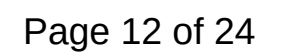


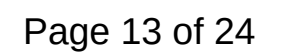










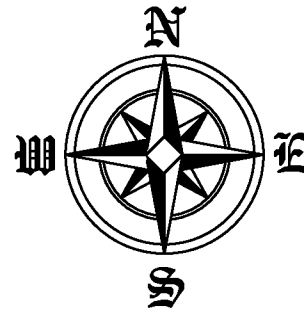


BUILDING 1
ROOF



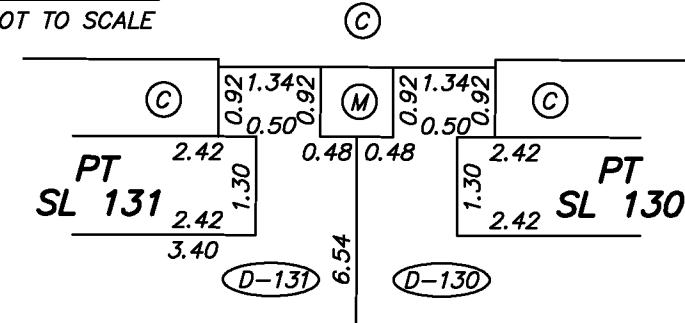
SCALE 1:200 DISTANCES ARE IN METRES

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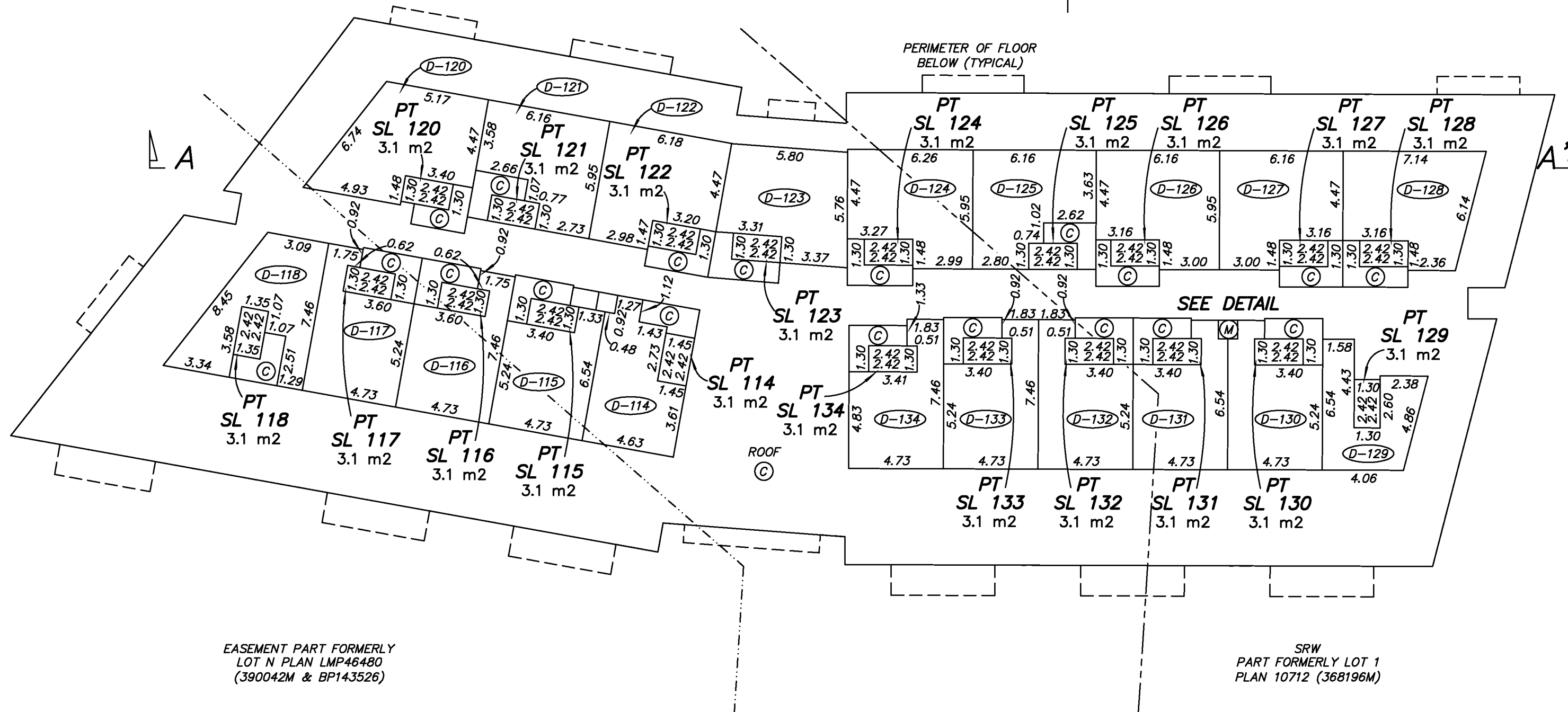


DETAIL
NOT TO SCALE

ROOF



STRATA PLAN EPS3641

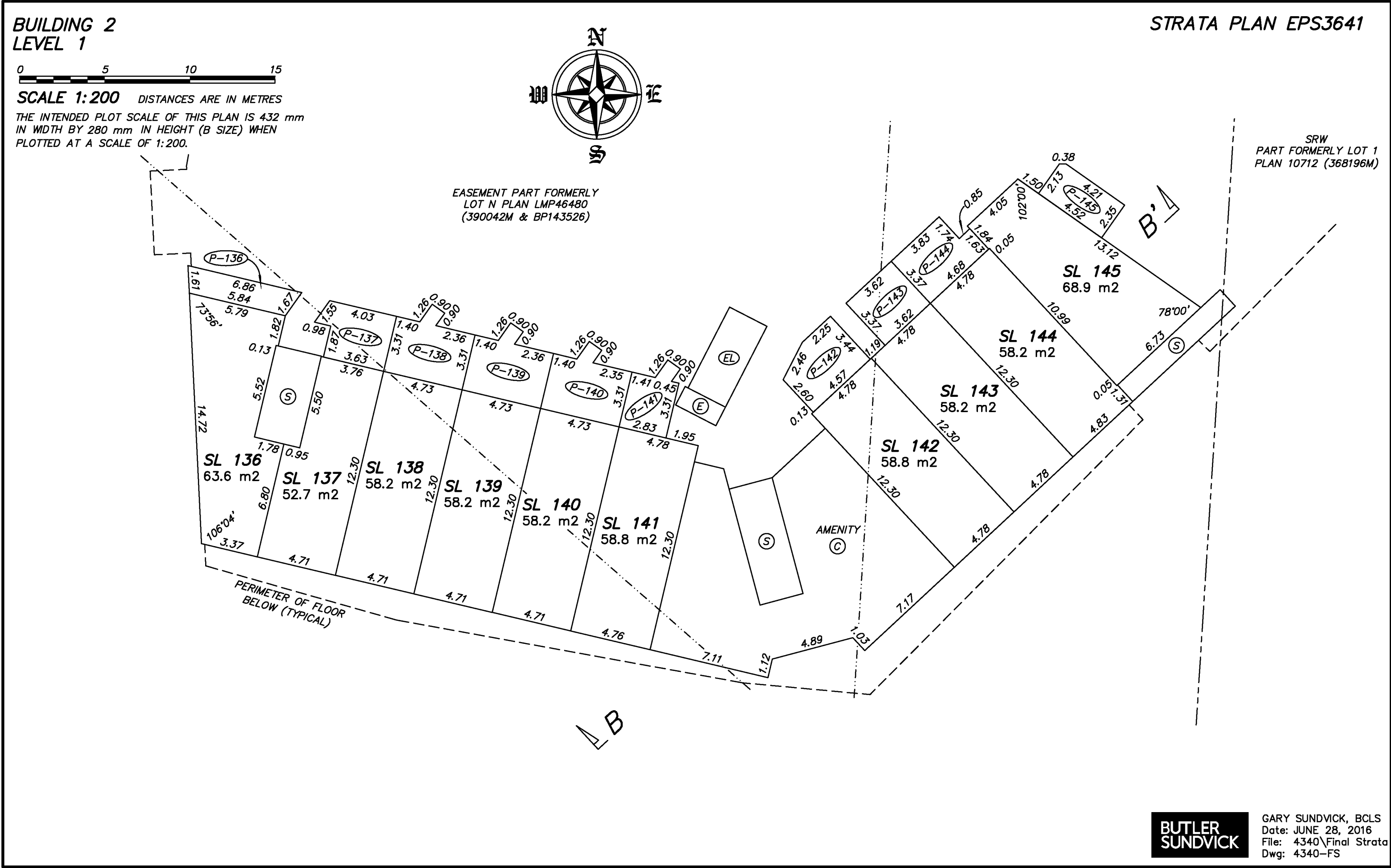


**EASEMENT PART FORMERLY
LOT N PLAN LMP46480
(390042M & BP143526)**

SRW
PART FORMERLY LOT 1
PLAN 10712 (368196M)

**BUTLER
SUNDVICK**

GARY SUNDVICK, BCLS
Date: JUNE 28, 2016
File: 4340\Final Strata
Dwg: 4340-FS



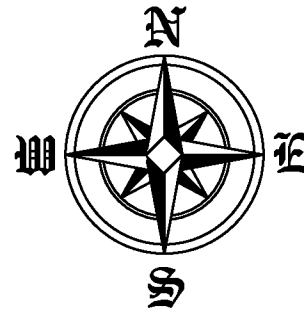
BUILDING 2
LEVEL 2

STRATA PLAN EPS3641



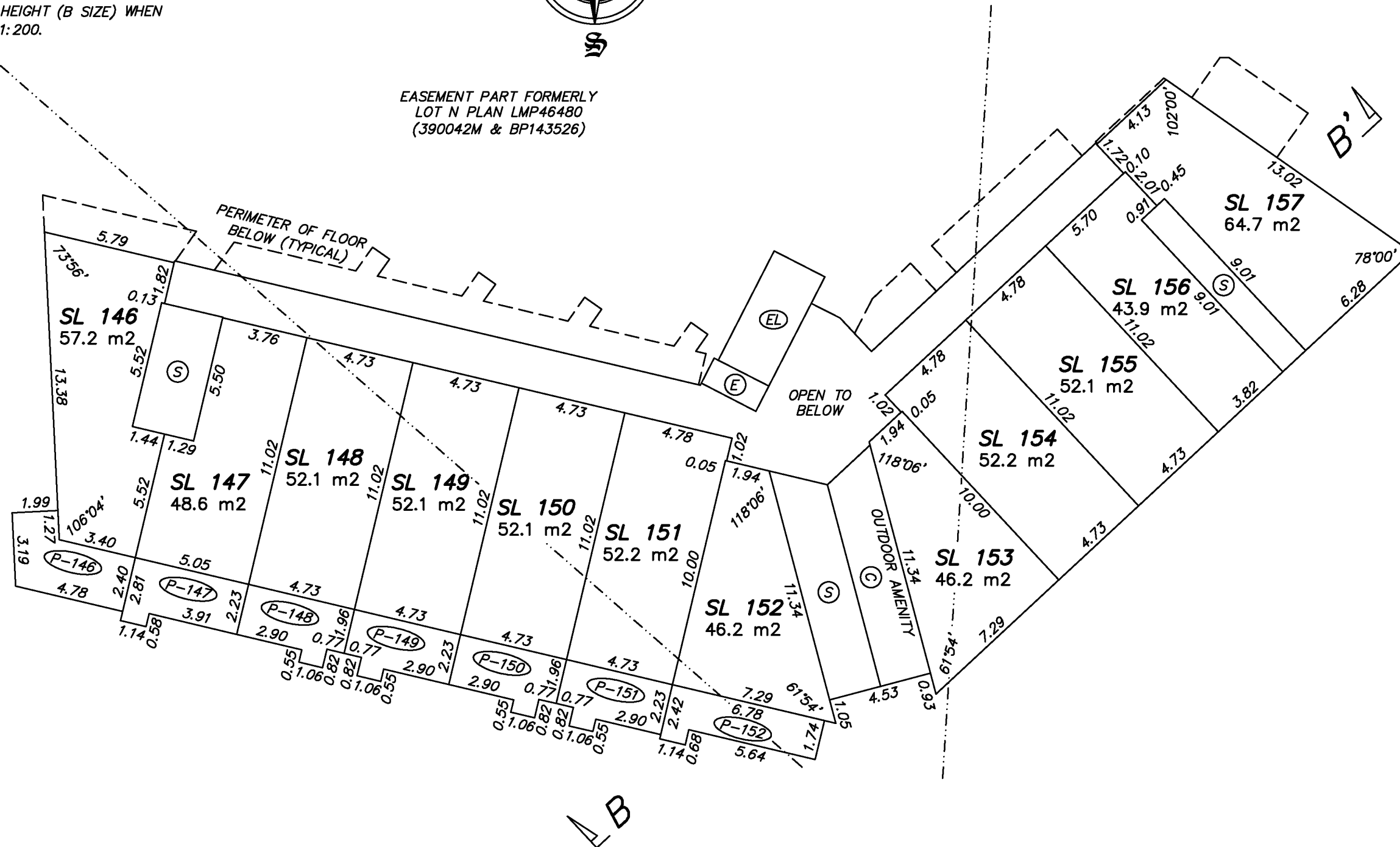
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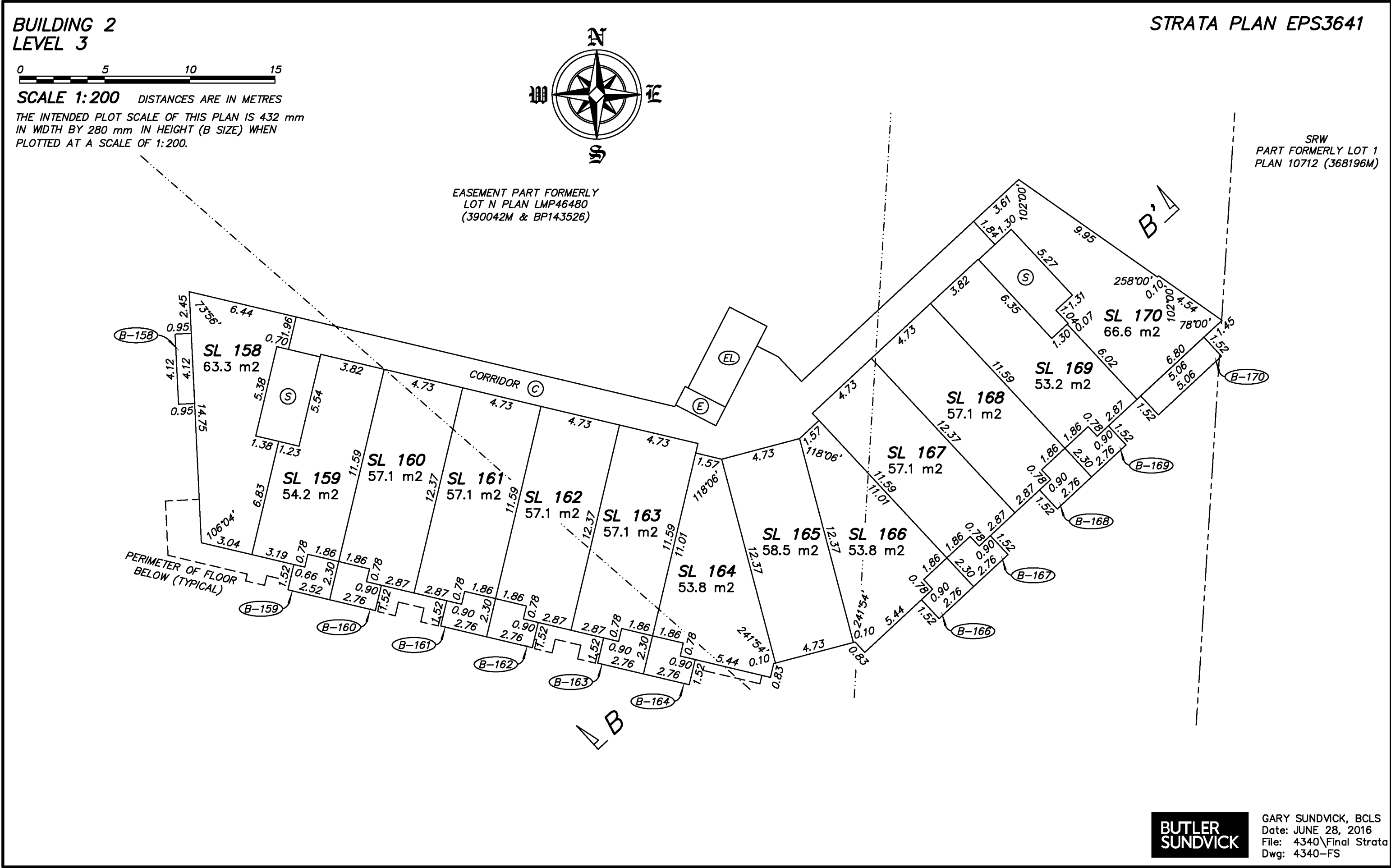
**EASEMENT PART FORMERLY
LOT N PLAN LMP46480
(390042M & BP143526)**

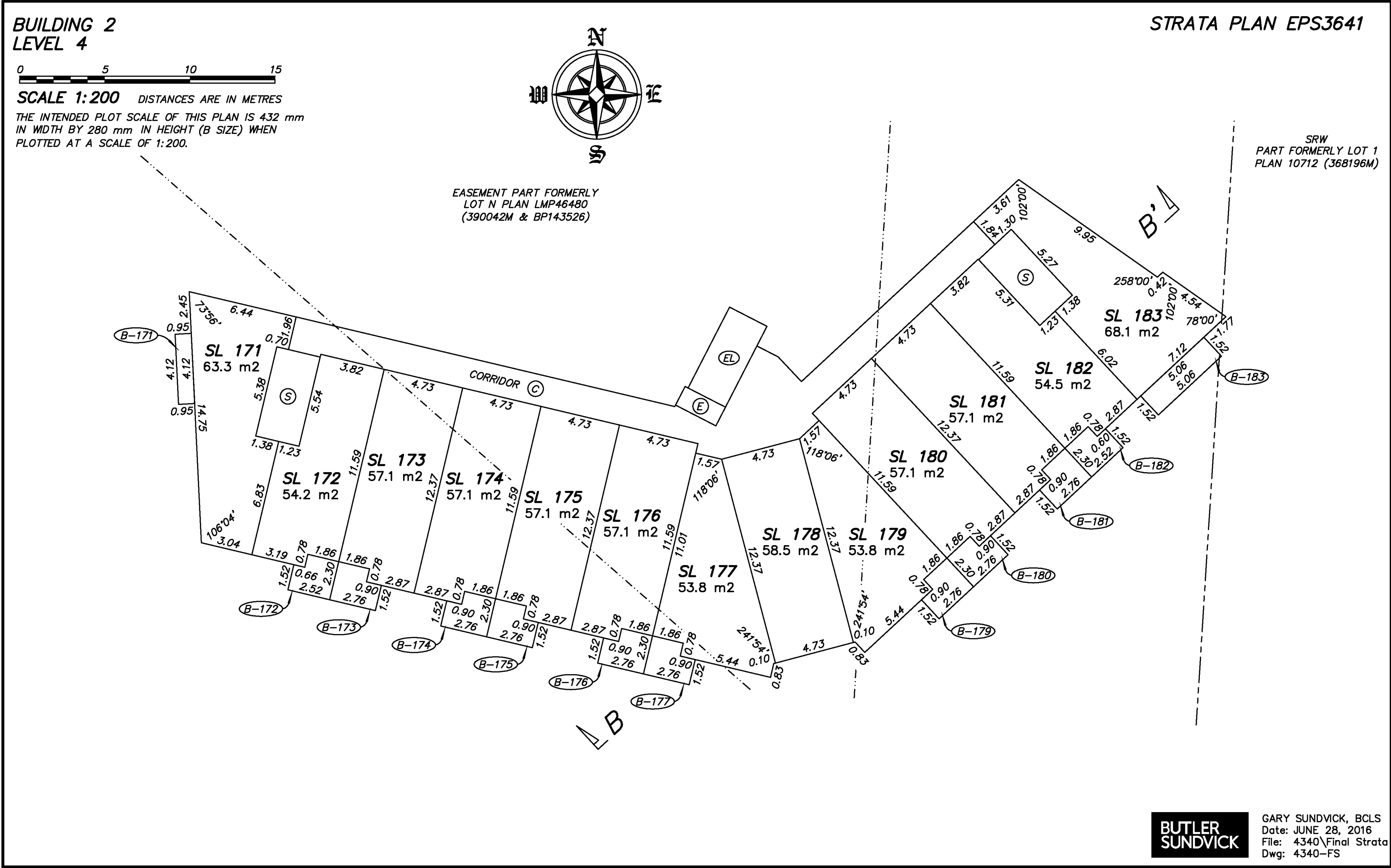
SRW
PART FORMERLY LOT 1
PLAN 10712 (368196M)



**BUTLER
SUNDVICK**

GARY SUNDVICK, BCLS
Date: JUNE 28, 2016
File: 4340\Final Strata
Dwg: 4340-FS





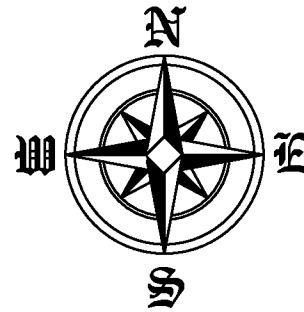
BUILDING 2
LEVEL 5

STRATA PLAN EPS3641



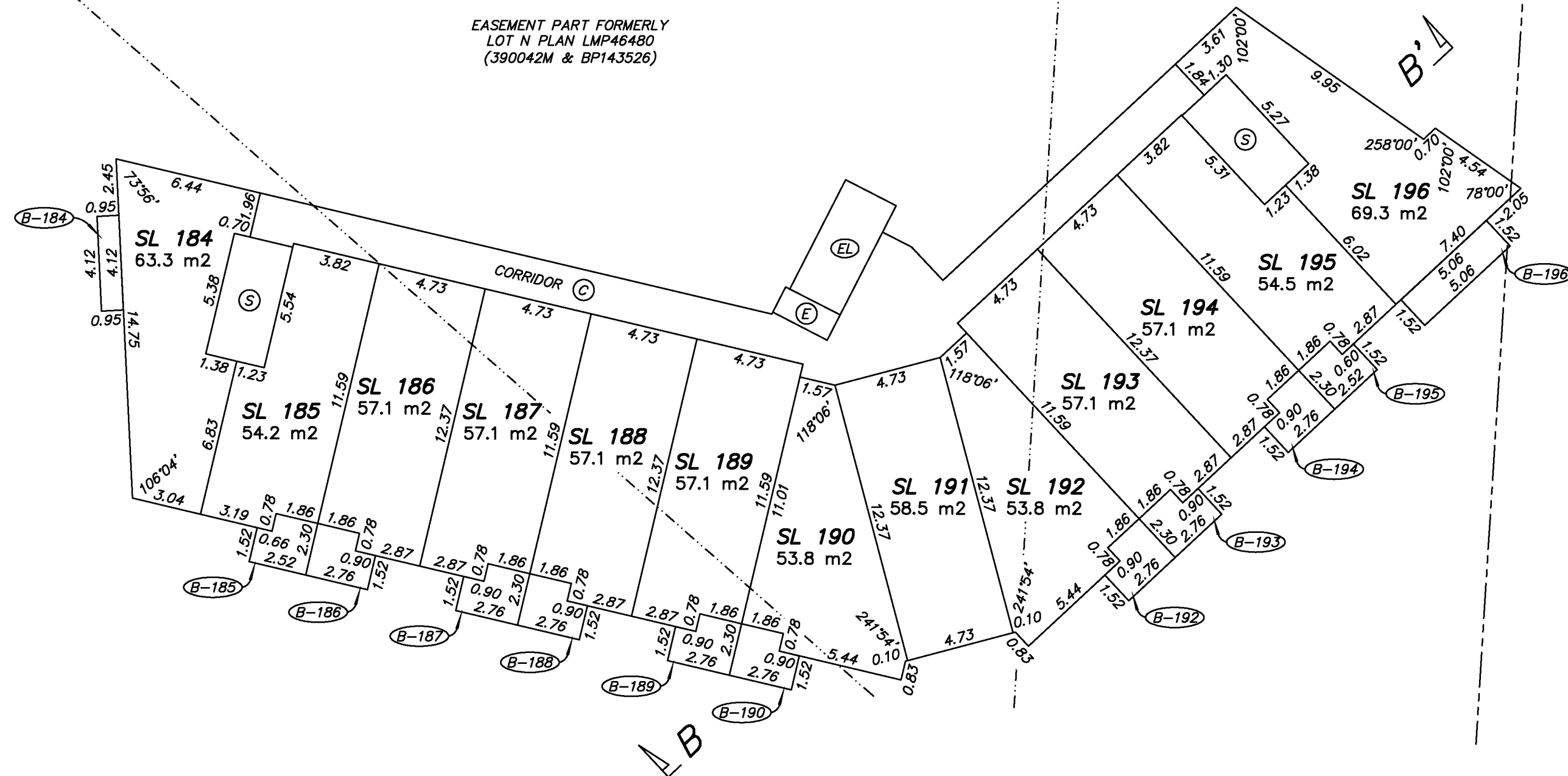
SCALE 1:200 DISTANCES ARE IN METRES

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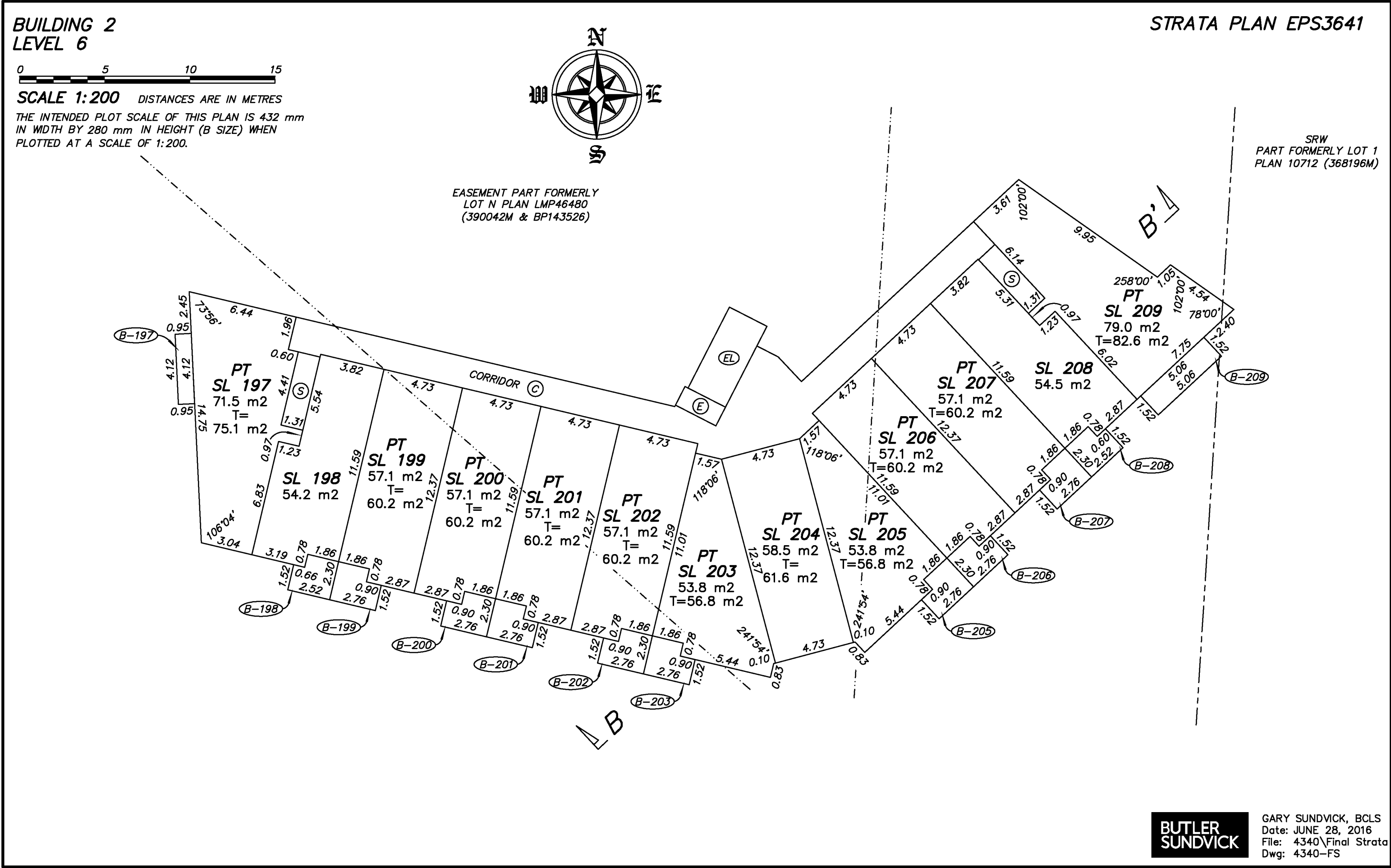
**EASEMENT PART FORMERLY
LOT N PLAN LMP46480
(390042M & BP143526)**

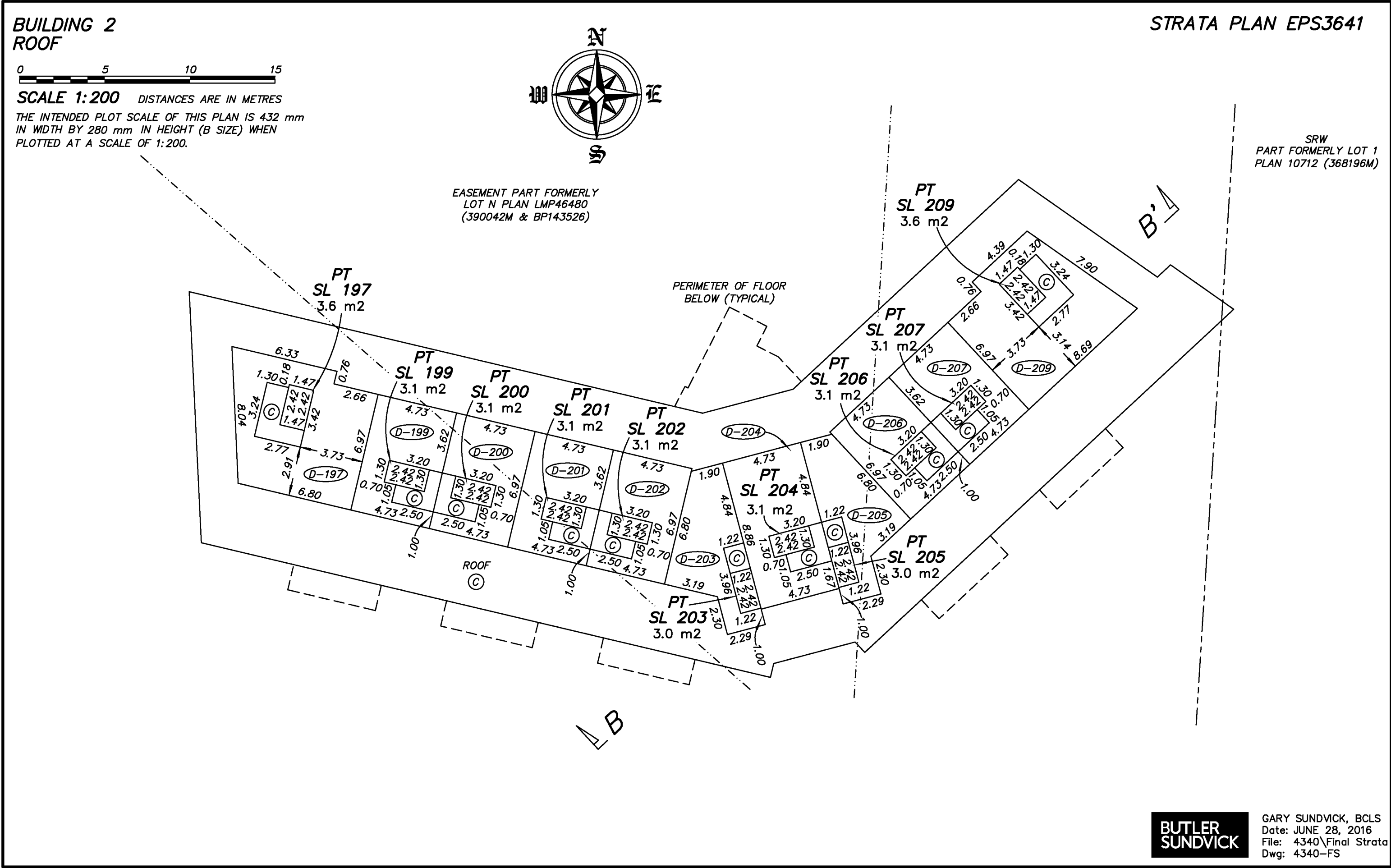
**SRW
PART FORMERLY LOT 1
PLAN 10712 (368196M)**



**BUTLER
SUNDVICK**

GARY SUNDVICK, BCLS
Date: JUNE 28, 2016
File: 4340\Final Strata
Dwg: 4340-FS





BUILDING 1
SECTION A-A'

STRATA PLAN EPS3641

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

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IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN
PLOTTED AT A SCALE OF 1:200.

ROOF	ROOF Ⓢ	D-120	D-121	D-122	D-123	D-124	D-125	D-126	D-127	D-128	ROOF Ⓢ
LEVEL 7	Ⓢ	SL 120	SL 121	SL 122	SL 123	SL 124	SL 125	SL 126	SL 127	SL 128	
LEVEL 6	Ⓢ	SL 98	SL 99	SL 100	SL 101	SL 102	SL 103	SL 104	SL 105	SL 106	
LEVEL 5	Ⓢ	SL 76	SL 77	SL 78	SL 79	SL 80	SL 81	SL 82	SL 83	SL 84	
LEVEL 4	Ⓢ	SL 54	SL 55	SL 56	SL 57	SL 58	SL 59	SL 60	SL 61	SL 62	
LEVEL 3	Ⓢ	SL 32	SL 33	SL 34	SL 35	SL 36	SL 37	SL 38	SL 39	SL 40	
LEVEL 2	Ⓢ	SL 15	SL 16	SL 17	LOBBY Ⓢ	SL 18	SL 19	SL 6	SL 7	SL 8	
PARKING LEVEL P1/ LEVEL 1	Ⓢ	Ⓢ	PARKING Ⓢ	SL 1	SL 2	SL 3	SL 4	SL 5			
PARKING LEVEL P2	STORAGE LOCKERS Ⓢ						PARKING Ⓢ				

BUILDING 2
SECTION B-B'

STRATA PLAN EPS3641

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm
IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN
PLOTTED AT A SCALE OF 1:200.

