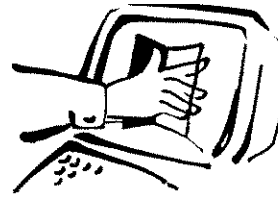


BC OnLine



BC OnLine Land Title Internet Service
Provided in co-operation with
Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL				REF # L90358	REQUESTED: 2009-11-26 16:47
CLIENT NAME:		RE/MAX CREST REALTY (WESTSIDE)			
ADDRESS:		1428 WEST 7TH AVENUE			
		VANCOUVER BC V6H 1C1			
PICK-UP INSTRUCTIONS:					
USER ID: PB11179		PLAN # BCS528	VA Filed	RCVD:2003-09-26	
ACCOUNT: 828844					
FOLIO BRYAN VELVE					
REMARKS:					

Help Desk Victoria (250) 953-8200
In B.C. 1-800-663-6102
Administration Office ... (250) 953-8250
Fax Number (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

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. 926.025

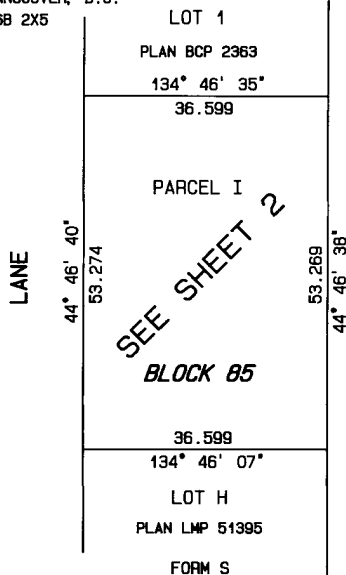
SCALE : 1 : 750

ALL DISTANCES SHOWN ARE IN METRES

10 5 0 10 20 30

CIVIC ADDRESS IS:

1047- 1063 HOMER STREET,
VANCOUVER, B.C.
V6B 2X5



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.

[Signature]

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

[Signature]

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.

[Signature]

B.C.L.S.



OWNER - DEVELOPER
GUALEX-LANDMARK DEVELOPMENTS INC.

AUTHORIZED SIGNATORY

PRINT NAME

[Signature]
REZA NAVABI

AUTHORIZED SIGNATORY

PRINT NAME

[Signature]
MOHAMMED ESFAHANI

WITNESS AS TO
GUALEX-LANDMARK DEVELOPMENTS INC.

SIGNATURE

PRINT NAME

[Signature]
MARJAN NAVABI

OCCUPATION: Businesswoman

ADDRESS OF WITNESS: 1567 Charlised
Drive, West Vancouver, BC
V7S 2R9

MORTGAGEE:

CANADIAN WESTERN BANK

AUTHORIZED SIGNATORY

PRINT NAME

[Signature]
MARIO FURLAN

AUTHORIZED SIGNATORY

PRINT NAME

[Signature]
BRUCE GIBBARD

WITNESS AS TO CANADIAN WESTERN BANK

SIGNATURE

PRINT NAME

[Signature]
SHELL CAMPBELL
MANAGER R/E Admin

ADDRESS OF WITNESS: 22 FLOOR
666 BUEBARD ST
VANCOUVER BC V6C 2X8

coast capital savings credit union
MORTGAGEE: (Formerly)

SURREY METRO SAVINGS CREDIT UNION

AUTHORIZED SIGNATORY

PRINT NAME

[Signature]
ROD MARK

AUTHORIZED SIGNATORY

PRINT NAME

[Signature]
NORM KRANNITZ

WITNESS AS TO SURREY METRO SAVINGS CREDIT UNION

SIGNATURE

PRINT NAME

[Signature]
ILONKA PAYNTER
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

\\JUL03C\2001-157.S1

S-10096

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

BUILDING FOUNDATION

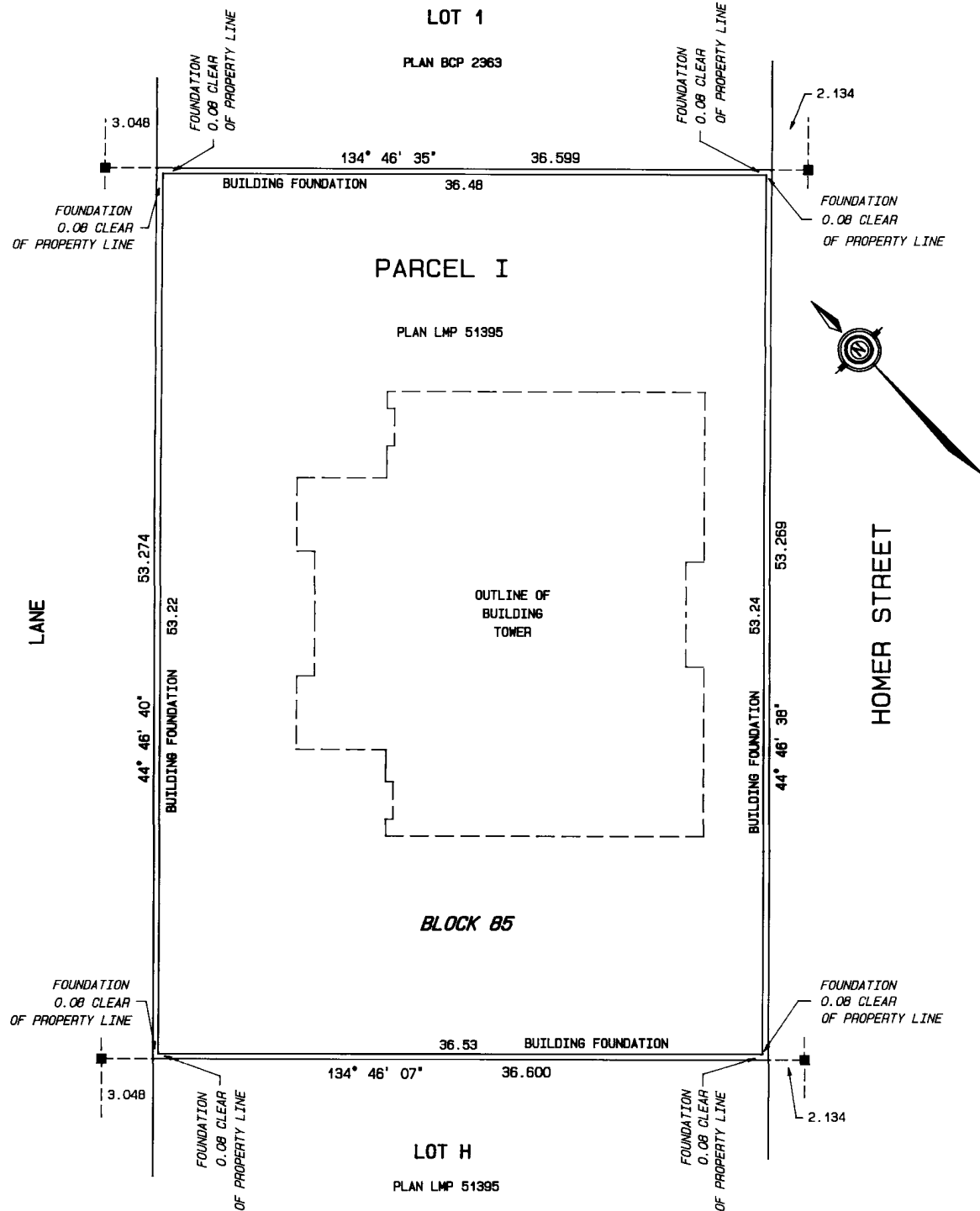
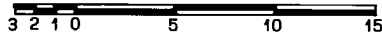
SHEET 2 OF 36 SHEETS.

STRATA PLAN

BCS 528

SCALE : 1 : 250

ALL DISTANCES SHOWN ARE IN METRES



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.

Francis J. Connell
AUTHORIZED SIGNATORY

SEPTEMBER 18th, 2003

\\JUL09C\2001-157.S2

S-10096

PARKING LEVEL P2

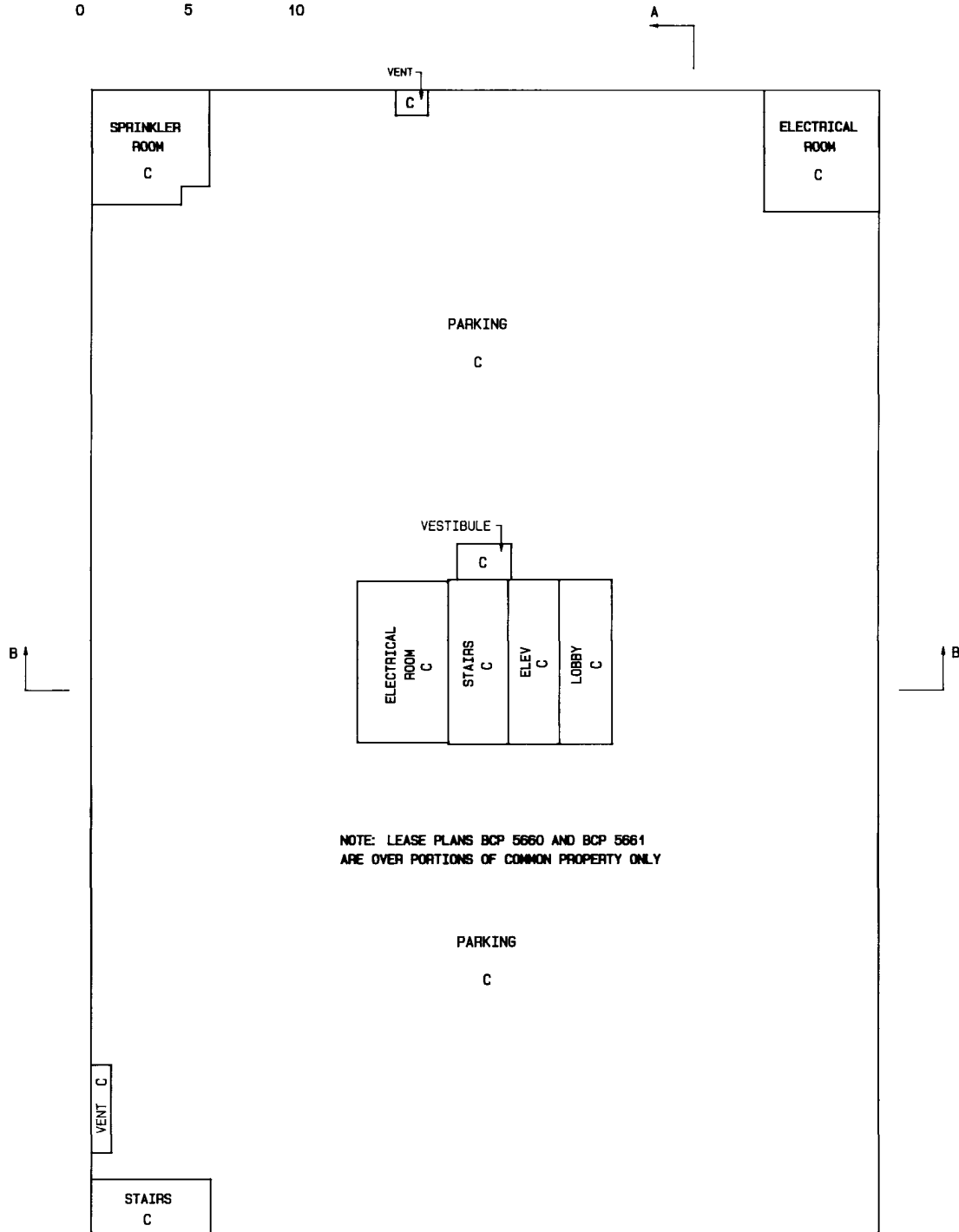
SHEET 3 OF 36 SHEETS.

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



STRATA PLAN
BCS 528



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

SEPTEMBER 18th, 2003

\\JUL03C\2001-157.S3

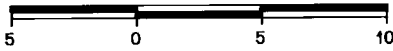
S-10096

PARKING LEVEL P1

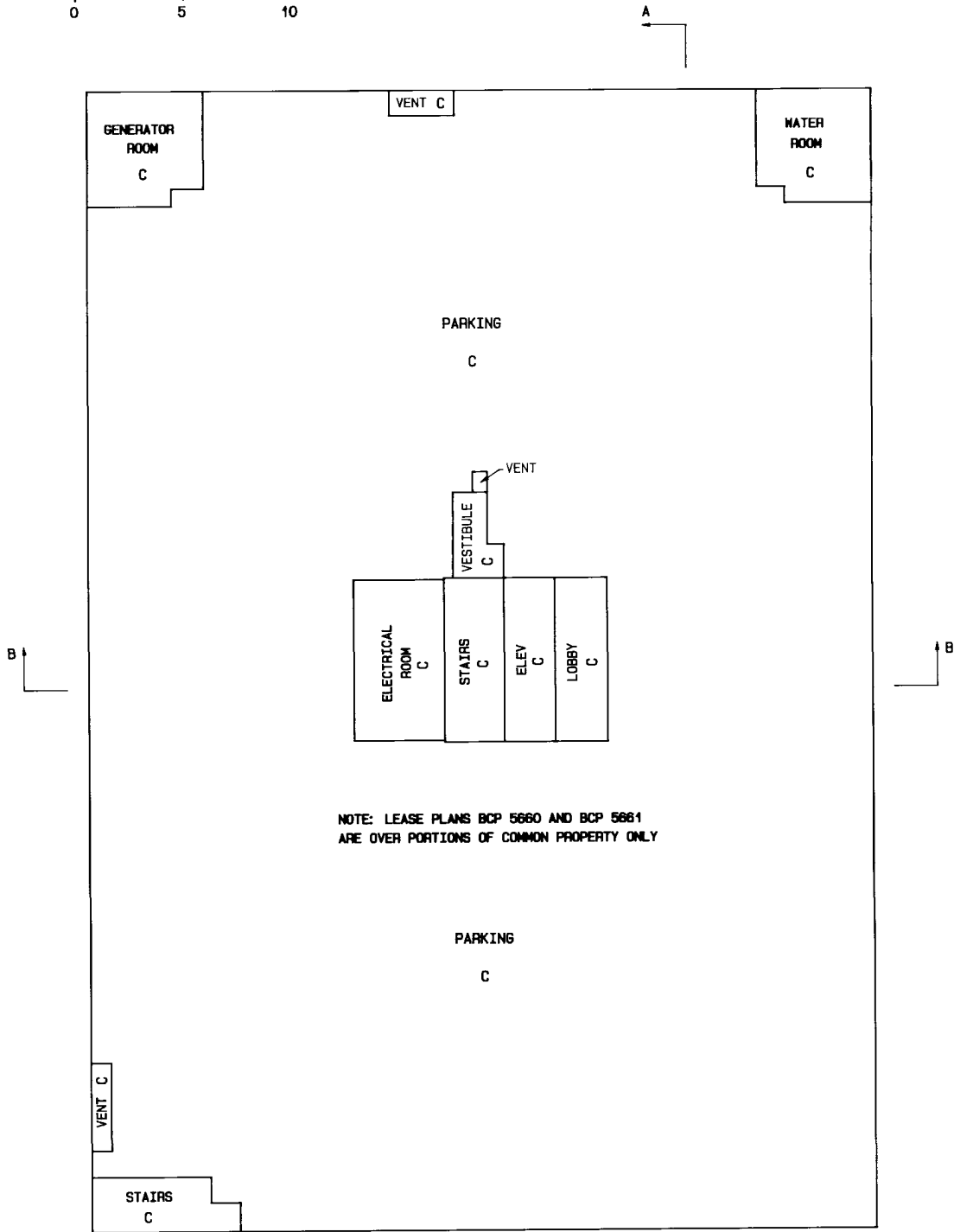
SHEET 4 OF 36 SHEETS.

SCALE : 1 : 200

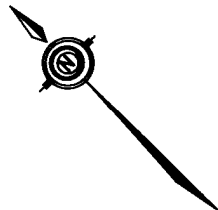
ALL DISTANCES SHOWN ARE IN METRES



STRATA PLAN
BCS 528



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



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SEPTEMBER 18th, 2003

\\JUL096\2001-157.S4

S-10096

MAIN LEVEL

SHEET 5 OF 36 SHEETS.

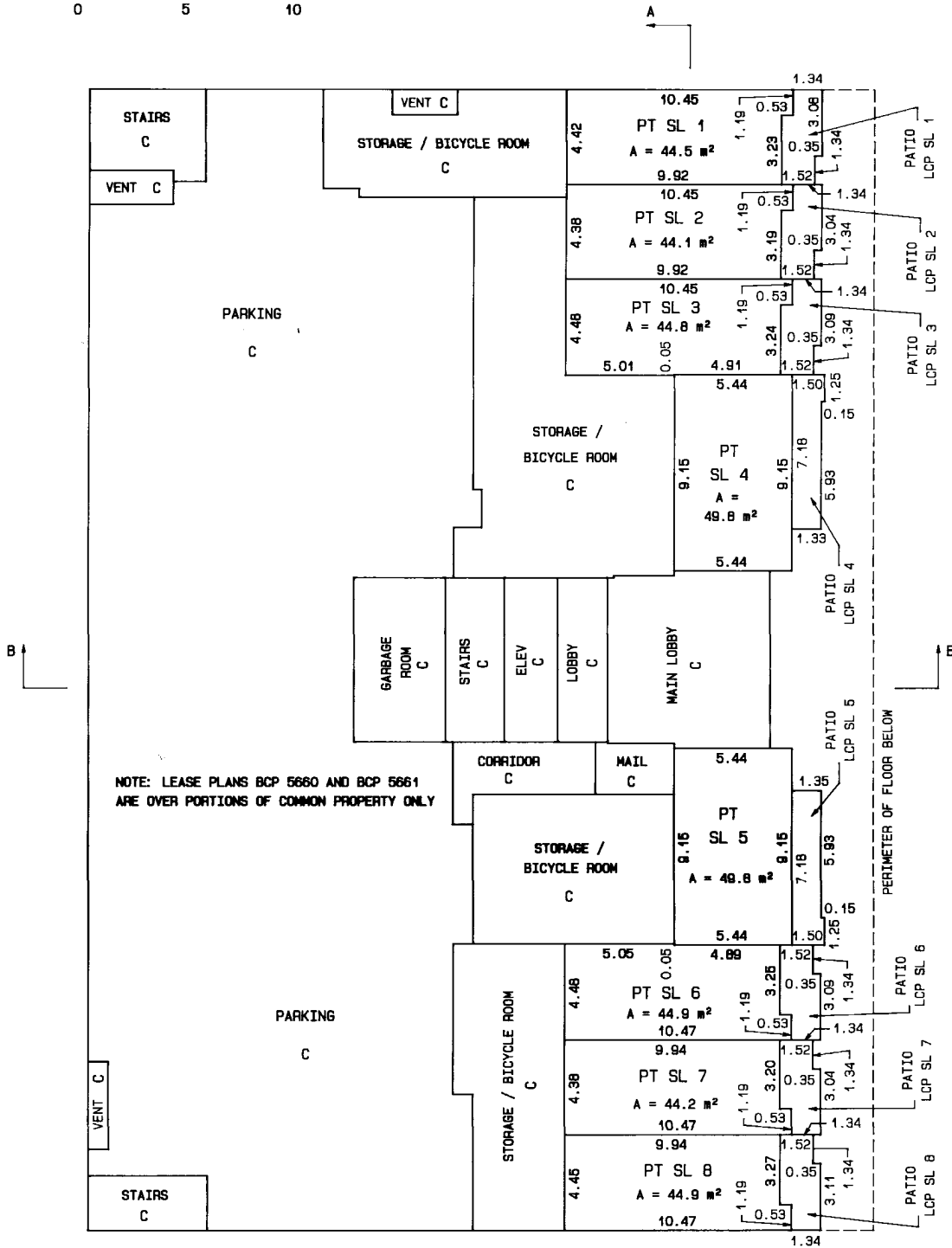
SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



STRATA PLAN

BCS 520



SEPTEMBER 18th, 2003

\\JUL03C\2001-157.S5

S-10096

UPPER LOBBY LEVEL

SHEET 6 OF 36 SHEETS.

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES

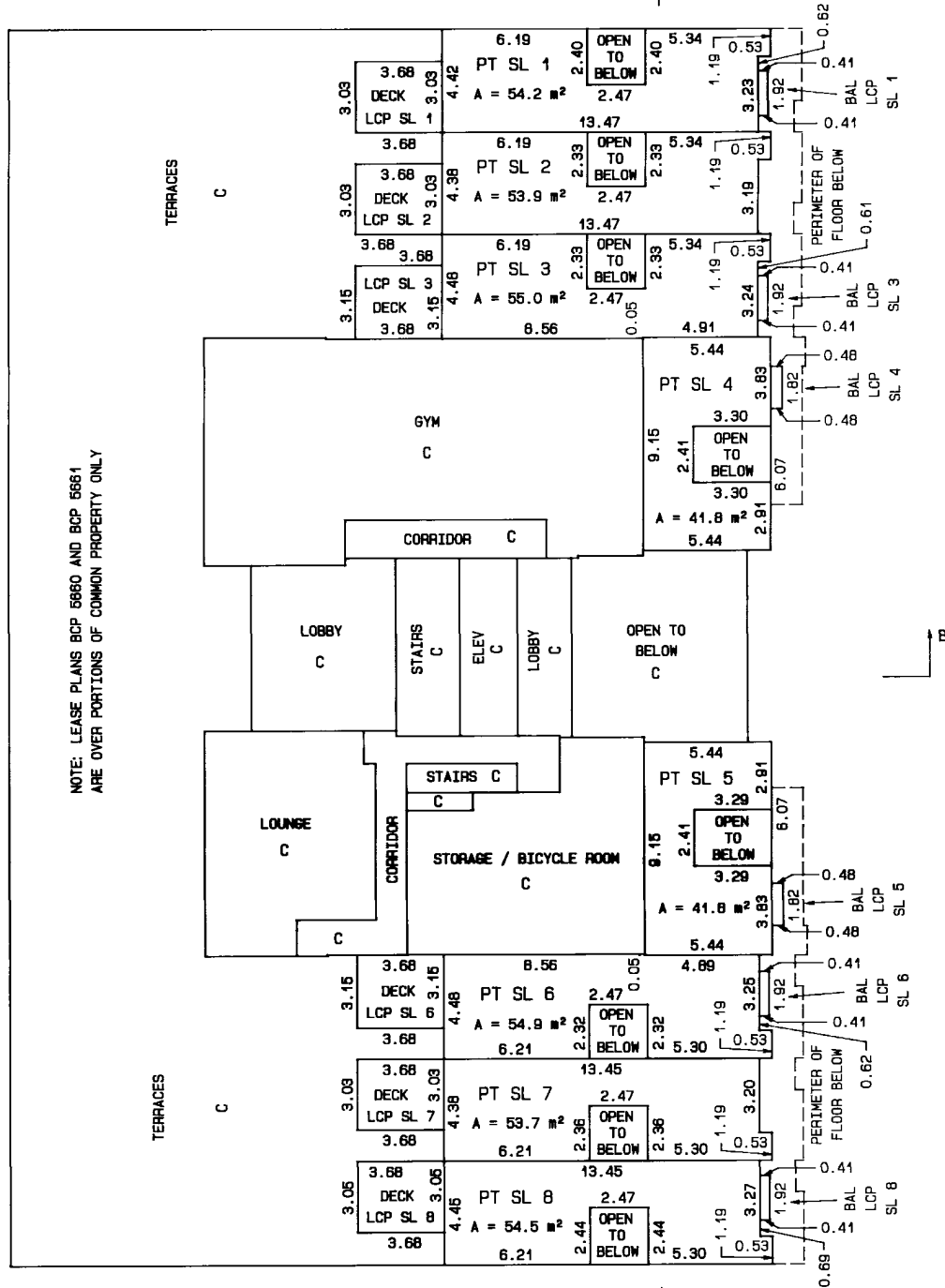


STRATA PLAN

BCS 528

B

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



B

TOTAL AREAS

SL 1	98.7 m²
SL 2	98.0 m²
SL 3	99.8 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 18th, 2003



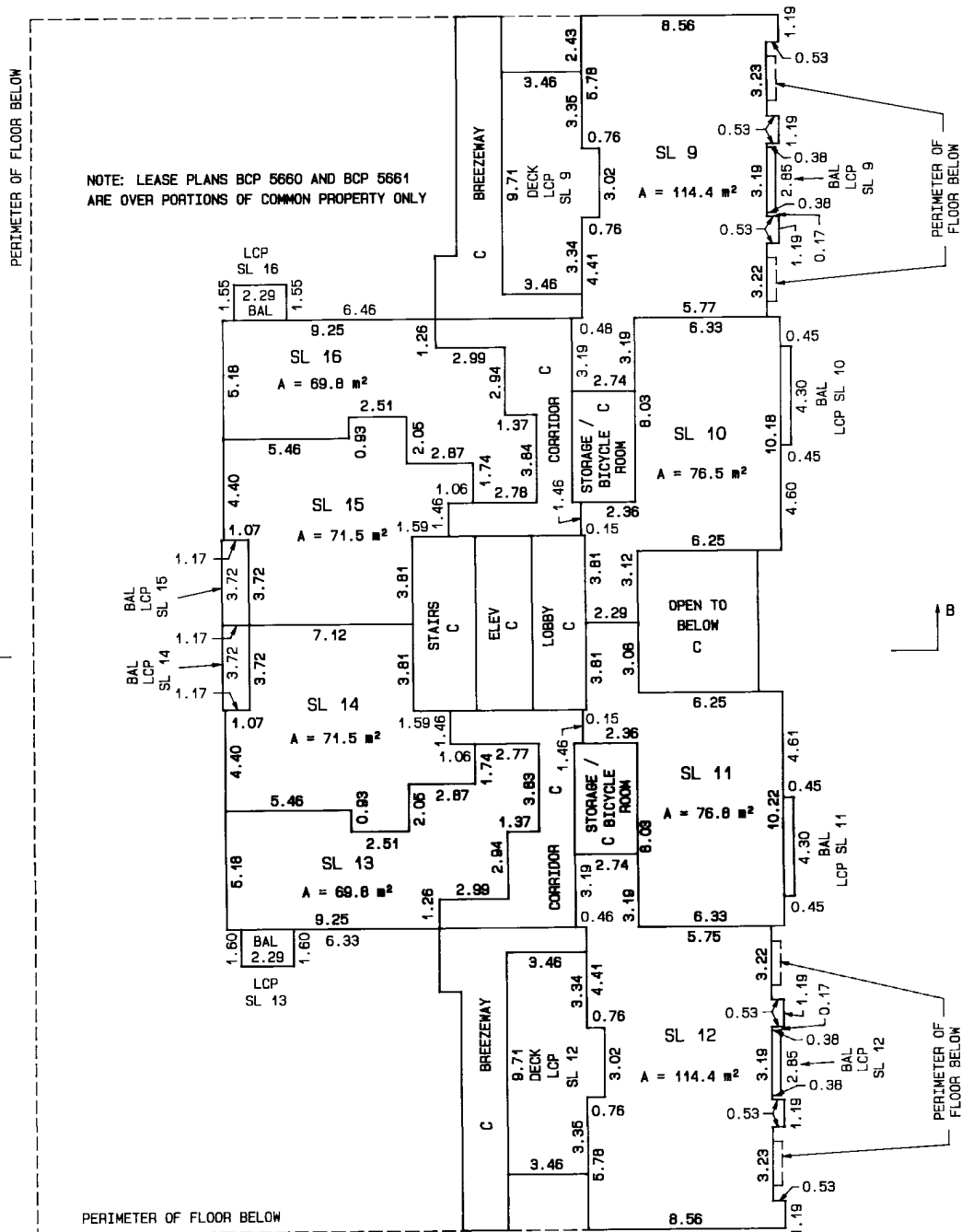
\\JUL09C\2001-157.S6

S-10096

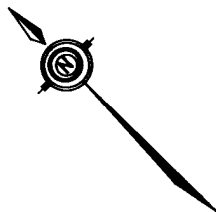
SHEET 7 OF 36 SHEETS.

STRATA PLAN

BCS 528



PERIMETER OF FLOOR BELOW

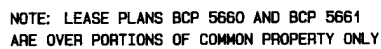


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S-10096

STRATA PLAN

BCS 528



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S-10096

LEVEL 5

SCALE : 1 : 200

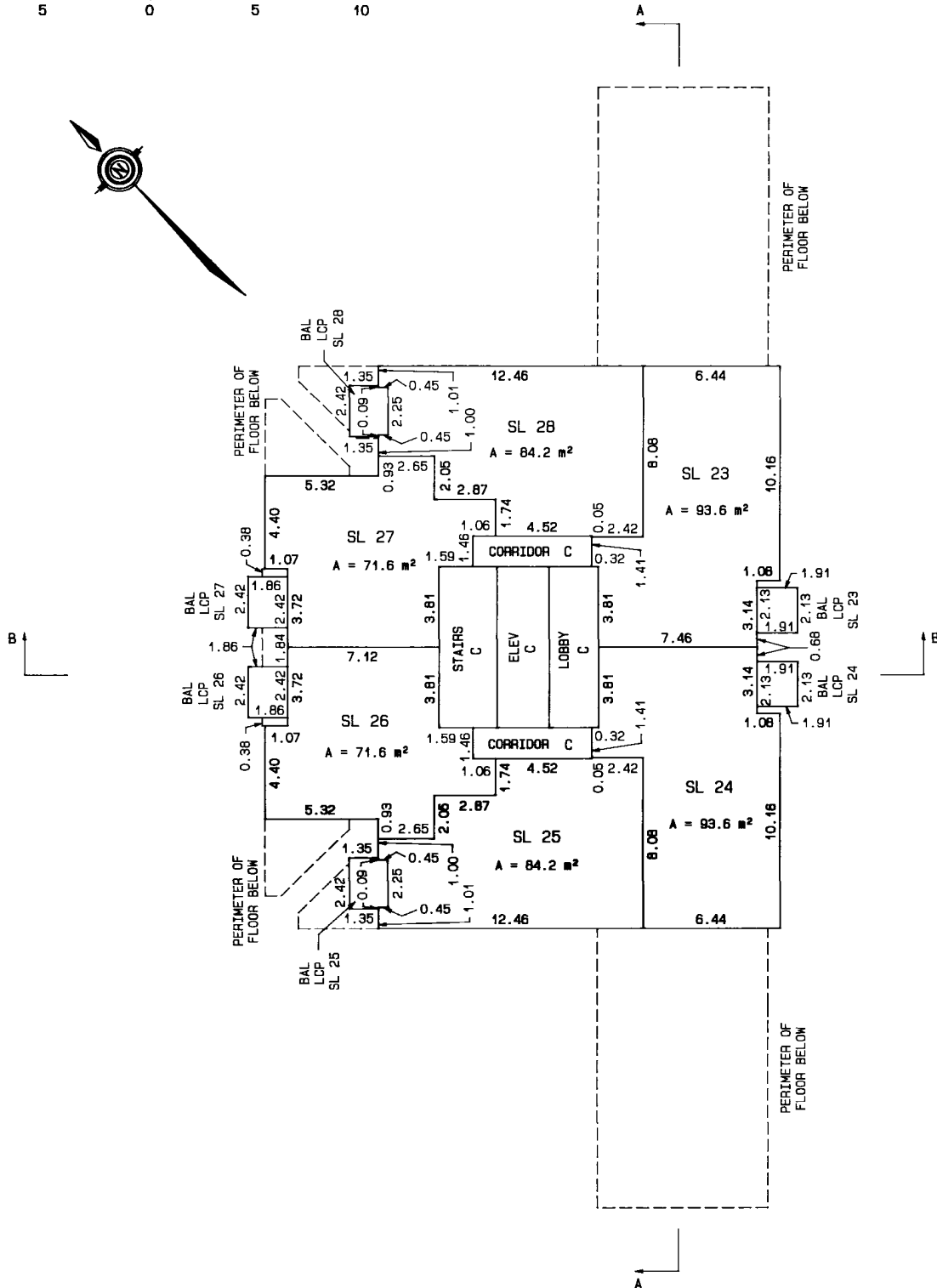
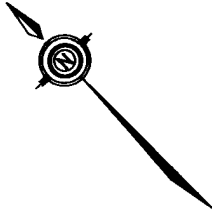
ALL DISTANCES SHOWN ARE IN METRES



SHEET 9 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

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S-10096

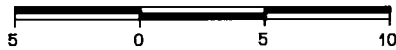
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10

LEVEL 6

SCALE : 1 : 200

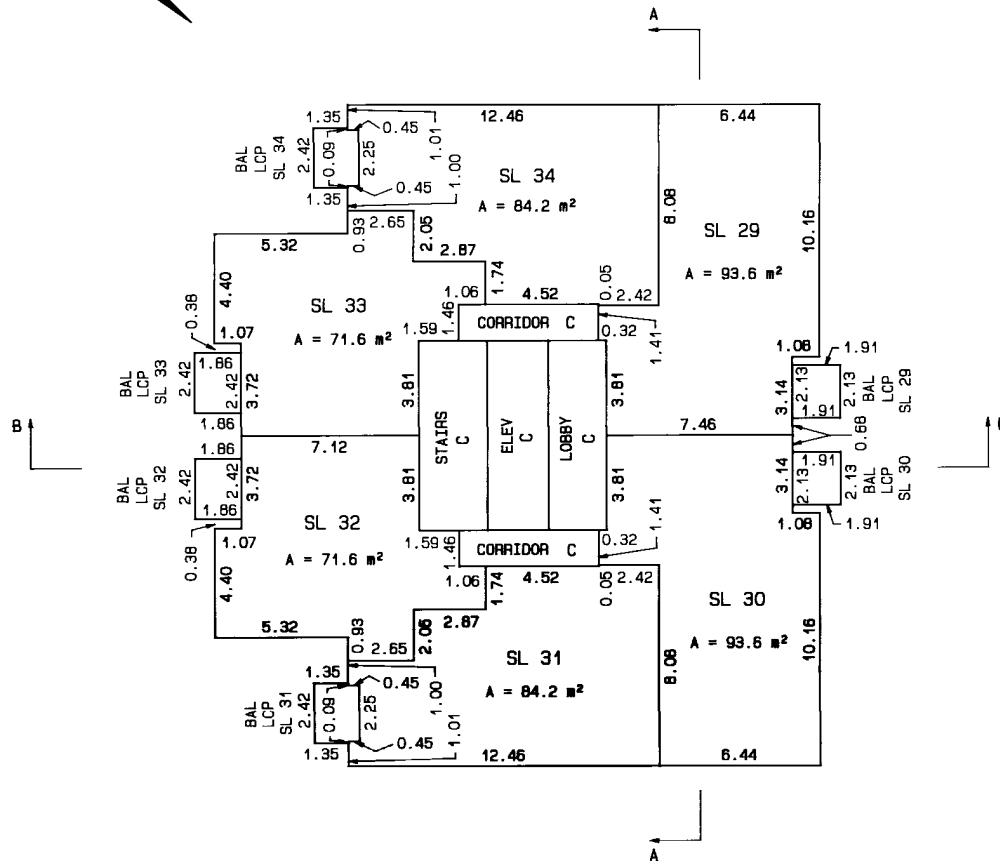
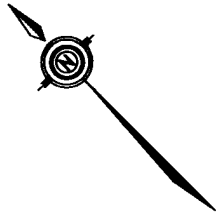
ALL DISTANCES SHOWN ARE IN METRES



SHEET 10 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

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RM MB

LEVEL 7

SCALE : 1 : 200

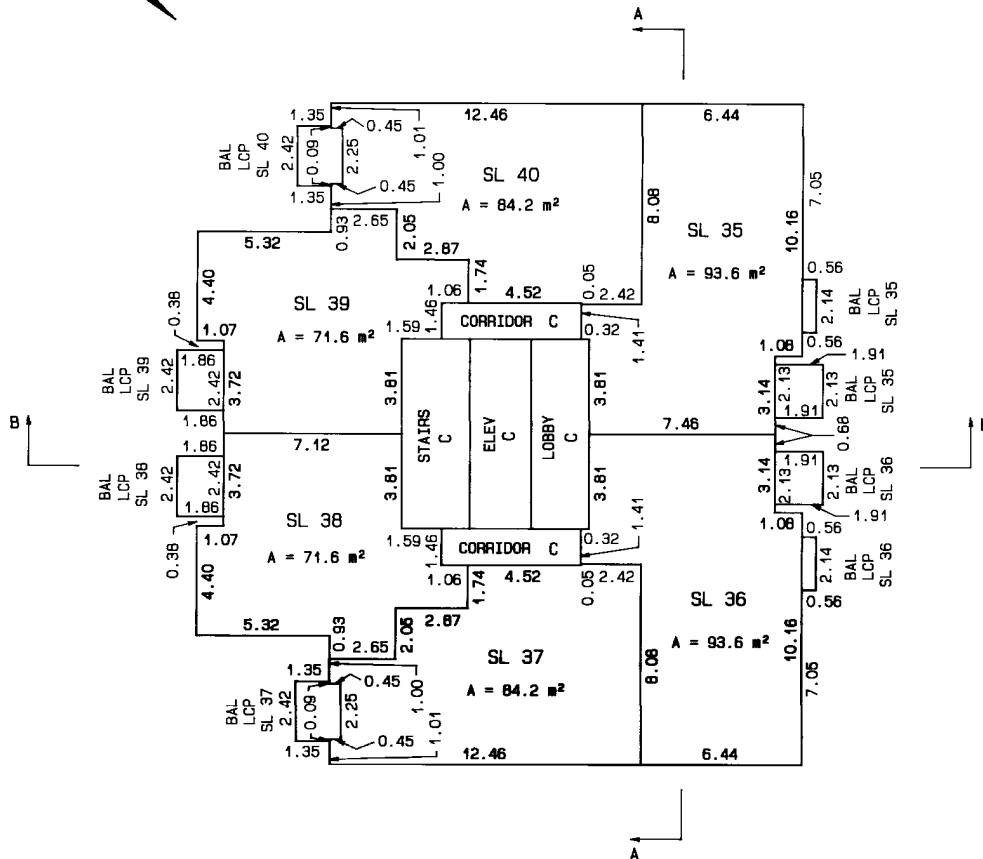
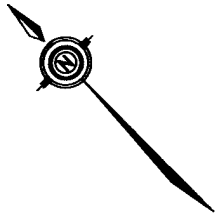
ALL DISTANCES SHOWN ARE IN METRES



SHEET 11 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

\\JUL03C\2001-157.S11

S-10096

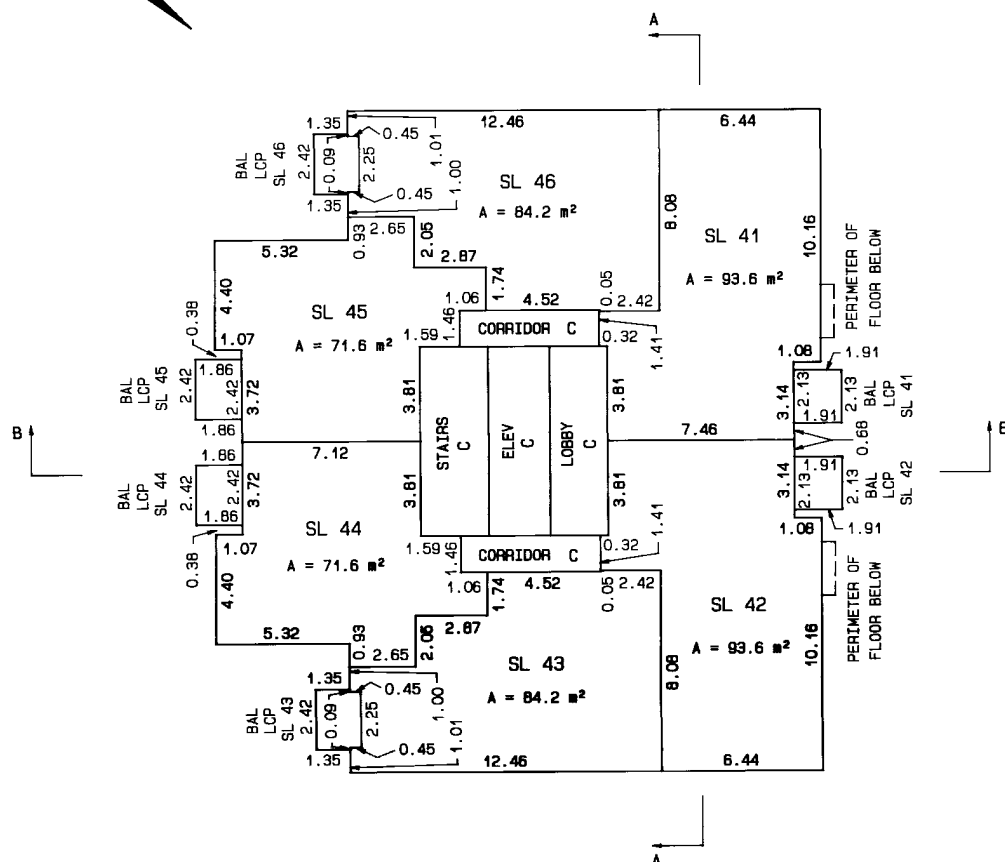
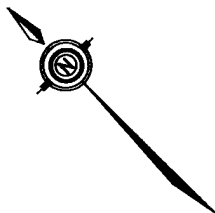
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SHEET 12 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

\\JUL03C\2004-157.S12

S-10096

VABCS528 RCVD:2003-09-26 RQST:2009-11-26-16.47.28.912

FILED

LEVEL 9

SCALE : 1 : 200

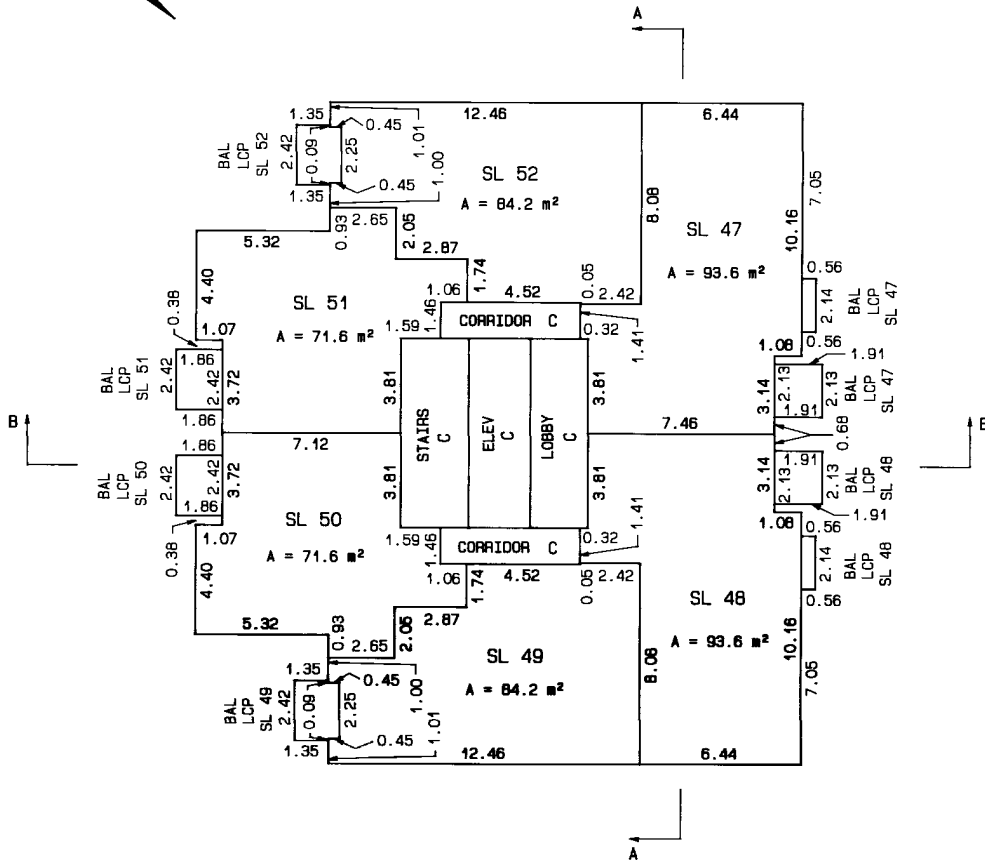
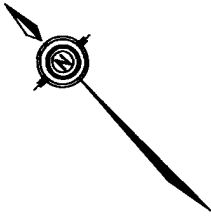
ALL DISTANCES SHOWN ARE IN METRES



SHEET 13 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

RM

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RM
11/0

LEVEL 10

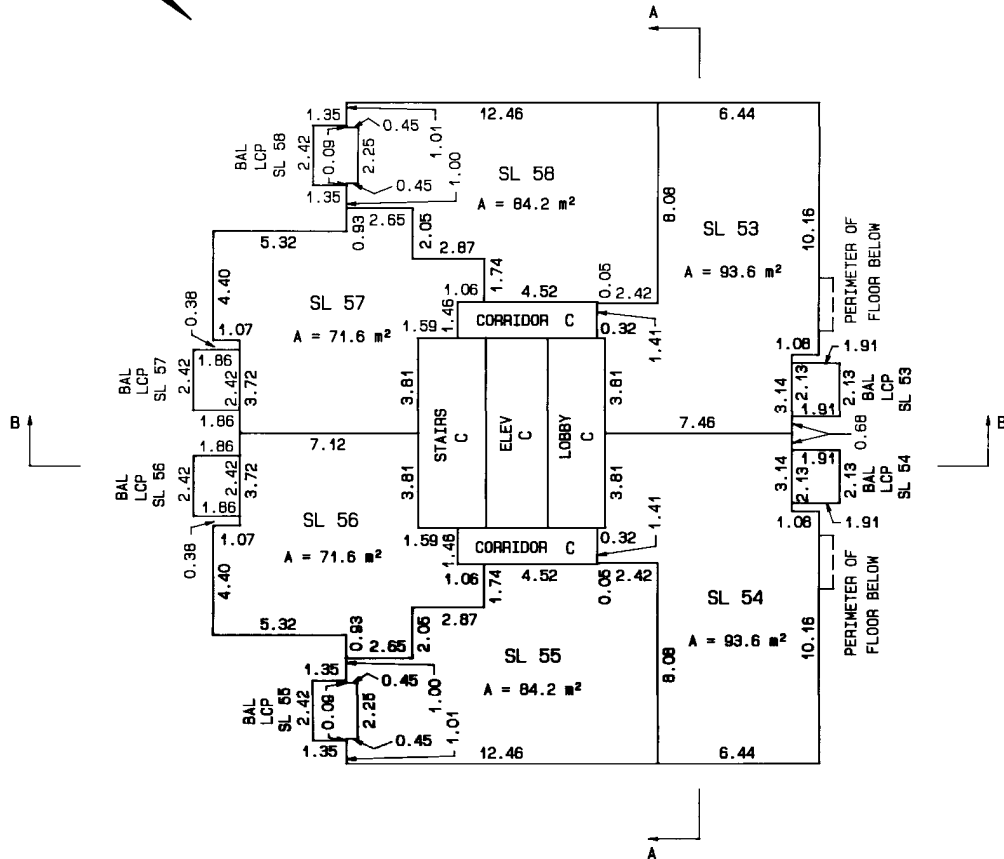
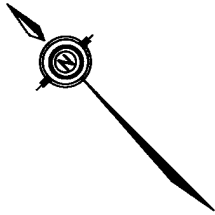
SHEET 14 OF 36 SHEETS.

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



STRATA PLAN
BCS 528



SEPTEMBER 18th, 2003

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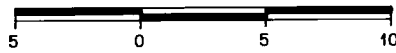
S-10096

FILED
VABCS528
RCV0:2003-09-26 RQST:2009-11-26-16-47-28.912

LEVEL 11

SCALE : 1 : 200

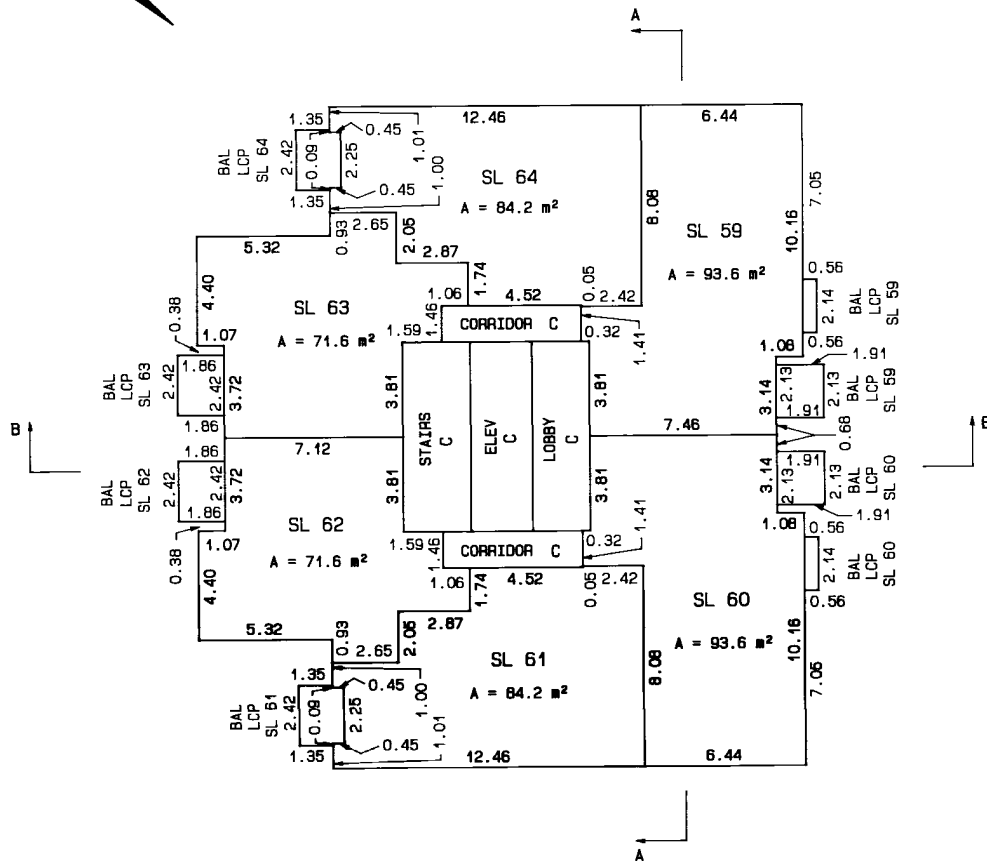
ALL DISTANCES SHOWN ARE IN METRES



SHEET 15 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

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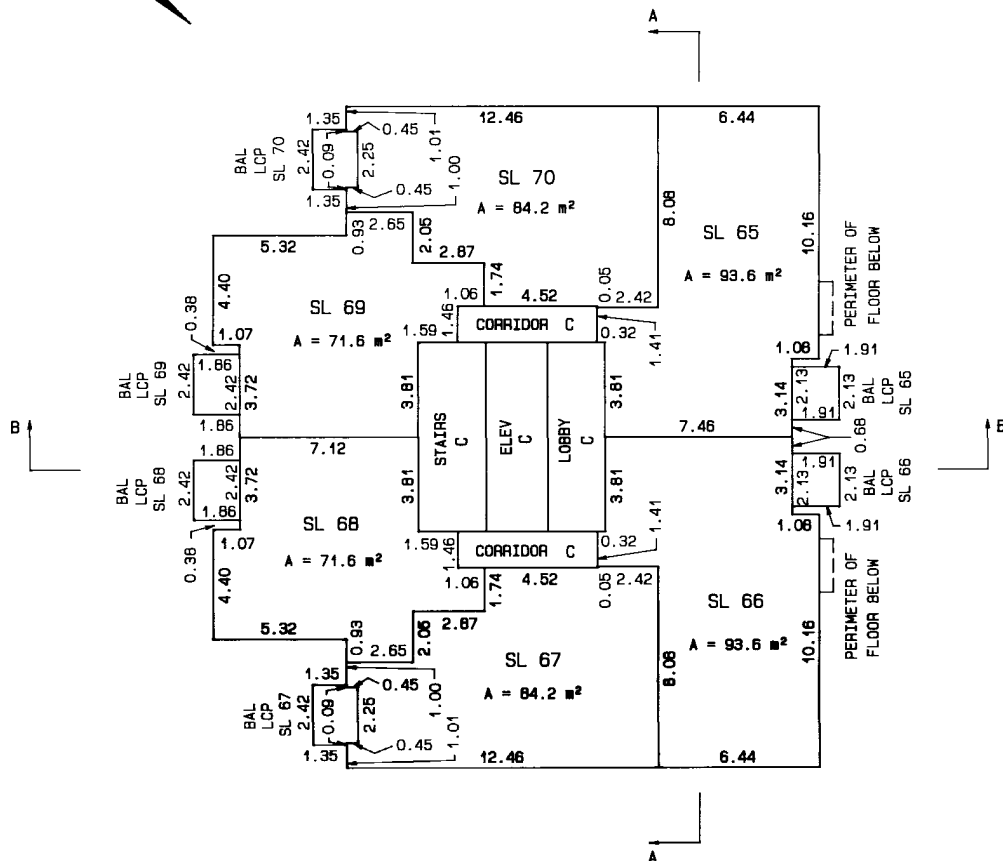
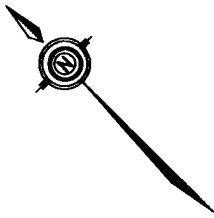
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Handwritten initials

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES

STRATA PLAN
BCS 528



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FILED	VABCS528	RCVD:2003-09-26	RQST:2009-11-26-16.47.28.912
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LEVEL 13

SCALE : 1 : 200

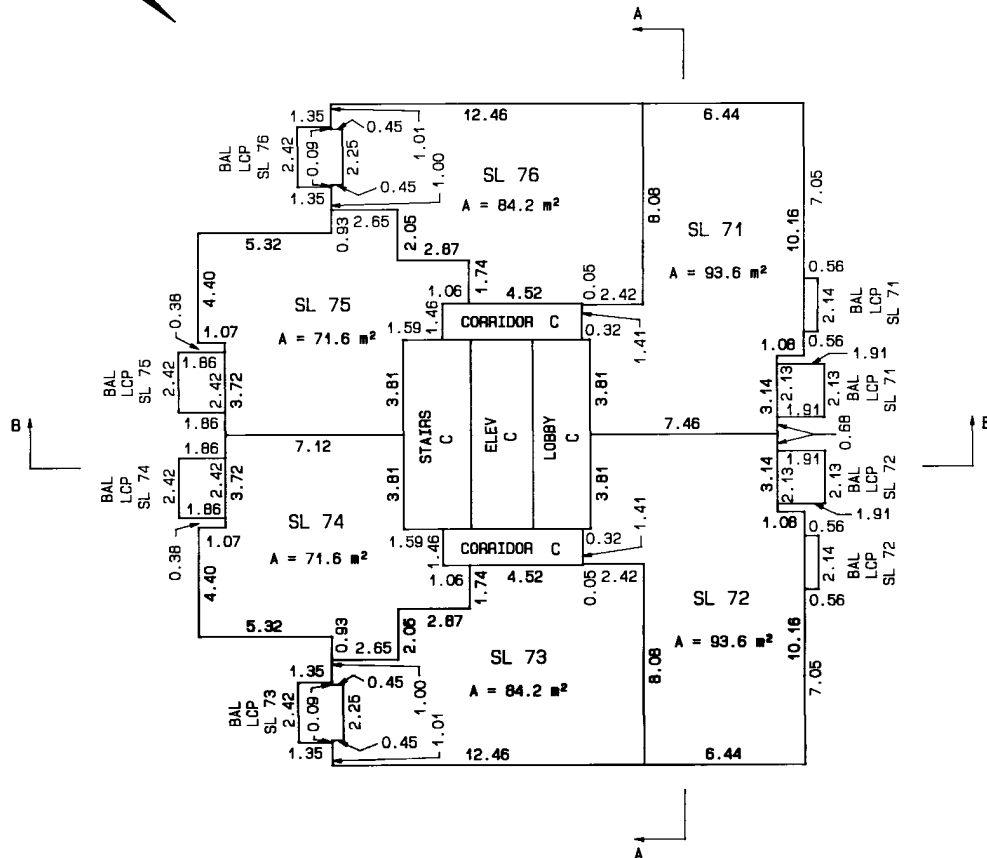
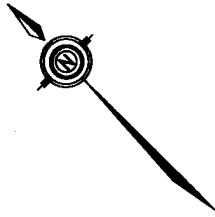
ALL DISTANCES SHOWN ARE IN METRES



SHEET 17 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

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Handwritten signature/initials.

FILED
VBCS528
RCV0:2003-09-26 ROST:2009-11-26-16-47-28.912

LEVEL 14

SCALE : 1 : 200

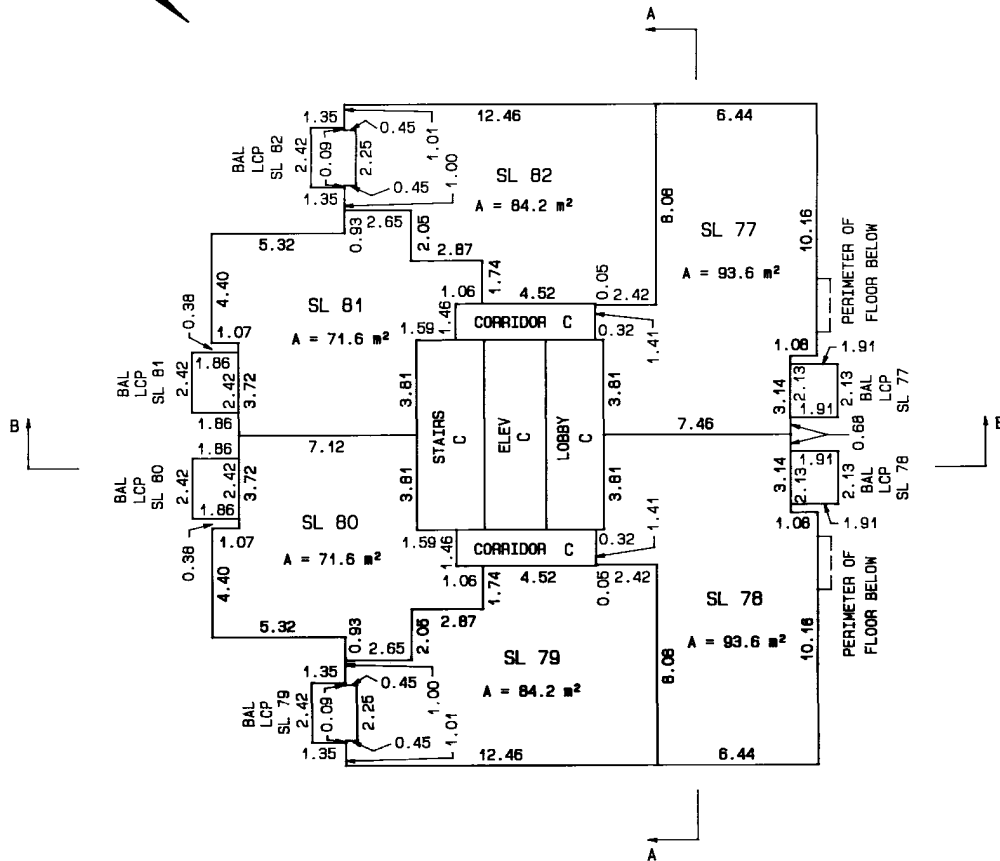
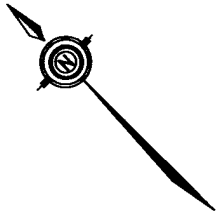
ALL DISTANCES SHOWN ARE IN METRES



SHEET 18 OF 36 SHEETS.

STRATA PLAN

BCS 518



SEPTEMBER 18th, 2003

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Handwritten initials 'RM' and 'MA'.

LEVEL 15

SCALE : 1 : 200

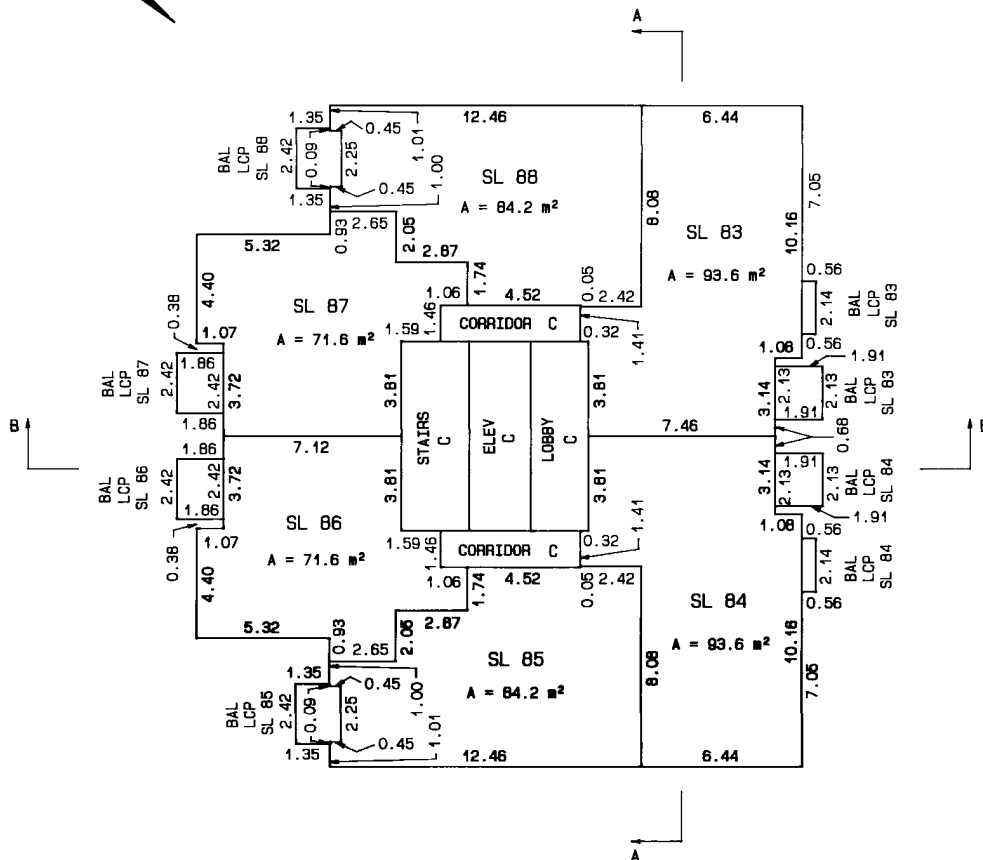
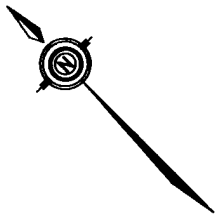
ALL DISTANCES SHOWN ARE IN METRES



SHEET 19 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

10

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S-10096

RM

LEVEL 16

SCALE : 1 : 200

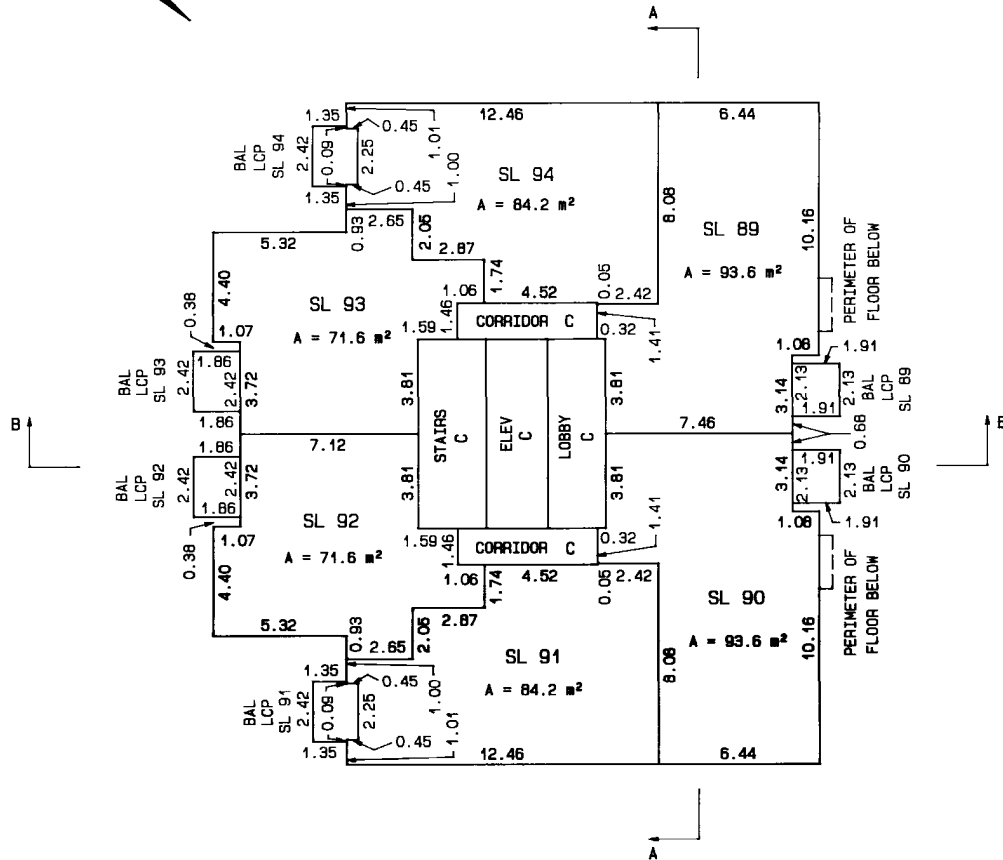
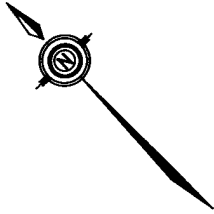
ALL DISTANCES SHOWN ARE IN METRES



SHEET 20 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

10

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S-10096

RM

LEVEL 17

SCALE : 1 : 200

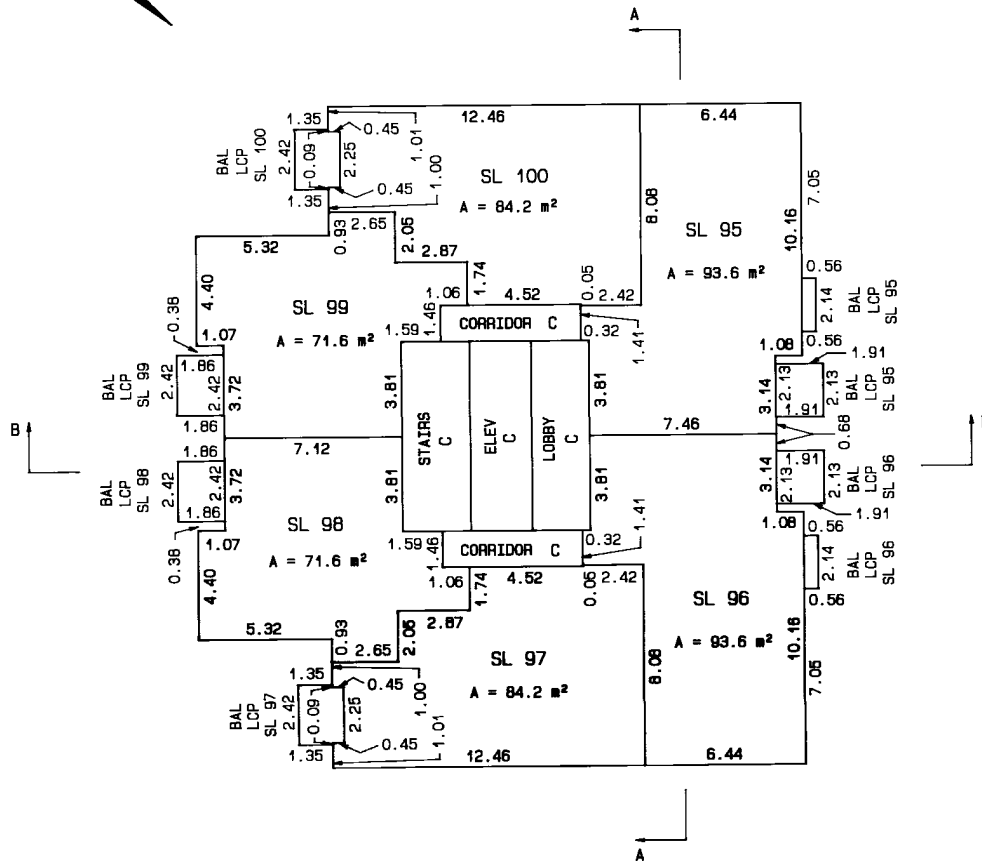
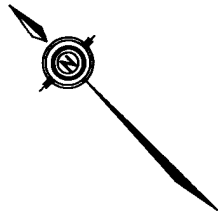
ALL DISTANCES SHOWN ARE IN METRES



SHEET 21 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

JUL03C\2001-157.S21

S-10096



RM
1/24

LEVEL 18

SCALE : 1 : 200

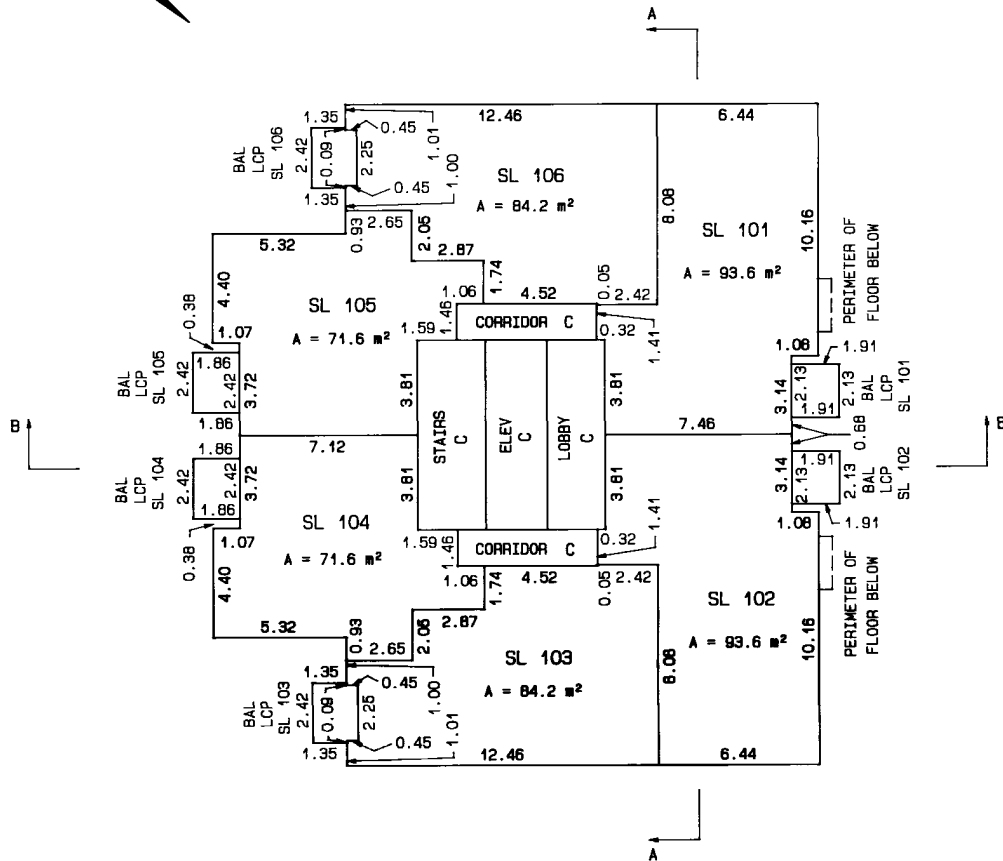
ALL DISTANCES SHOWN ARE IN METRES



SHEET 22 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

\\JUL03C\2001-157.S22

S-10096

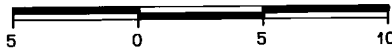


RM

LEVEL 19

SCALE : 1 : 200

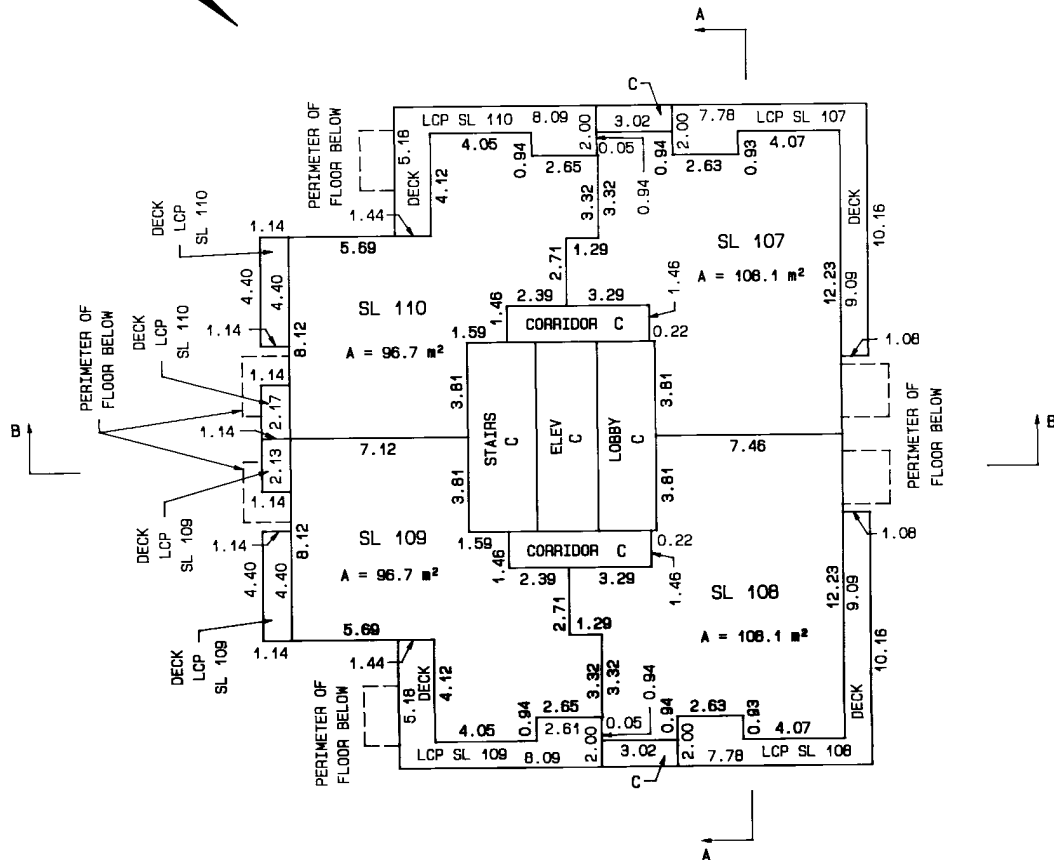
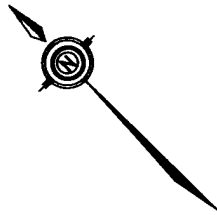
ALL DISTANCES SHOWN ARE IN METRES



SHEET 23 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

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S-10096

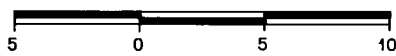


RM

LEVEL 20

SCALE : 1 : 200

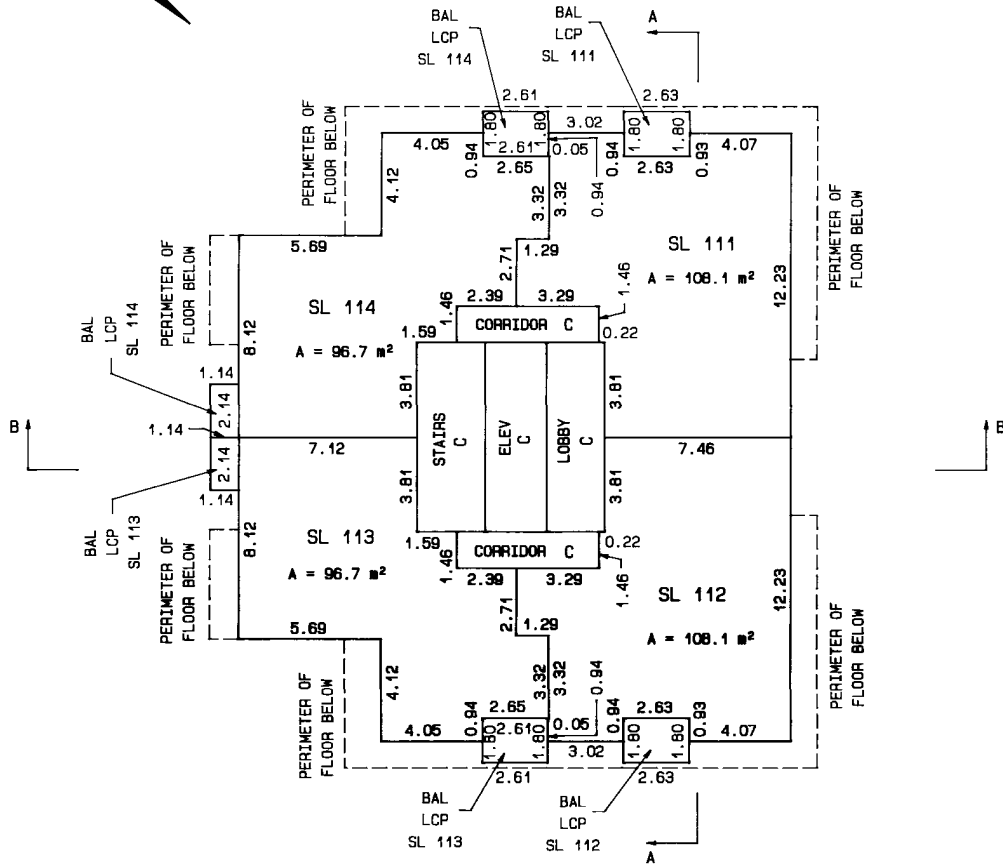
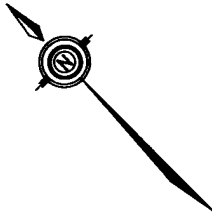
ALL DISTANCES SHOWN ARE IN METRES



SHEET 24 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

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LEVEL 21

SCALE : 1 : 200

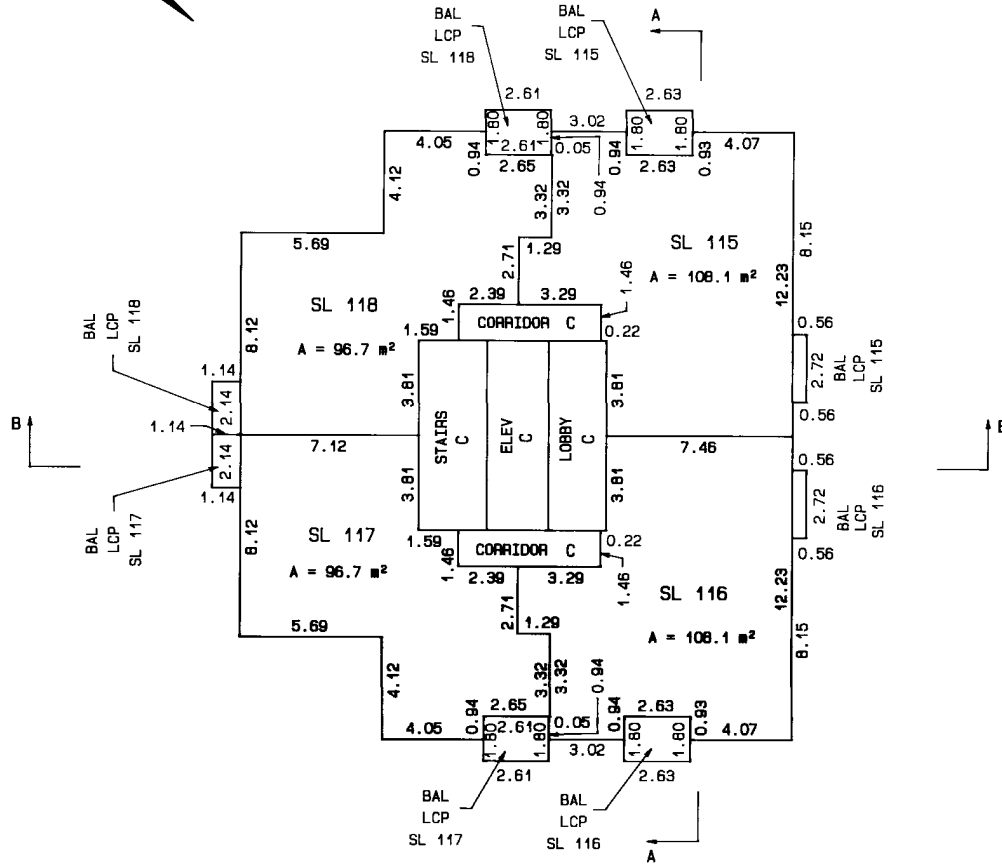
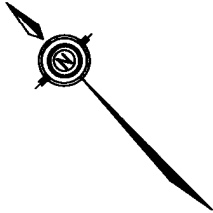
ALL DISTANCES SHOWN ARE IN METRES



SHEET 25 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003



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S-10096

FILED
VABCS528
RCV0:2003-09-26 ROST:2009-11-26-16-47-28.912

LEVEL 22

SCALE : 1 : 200

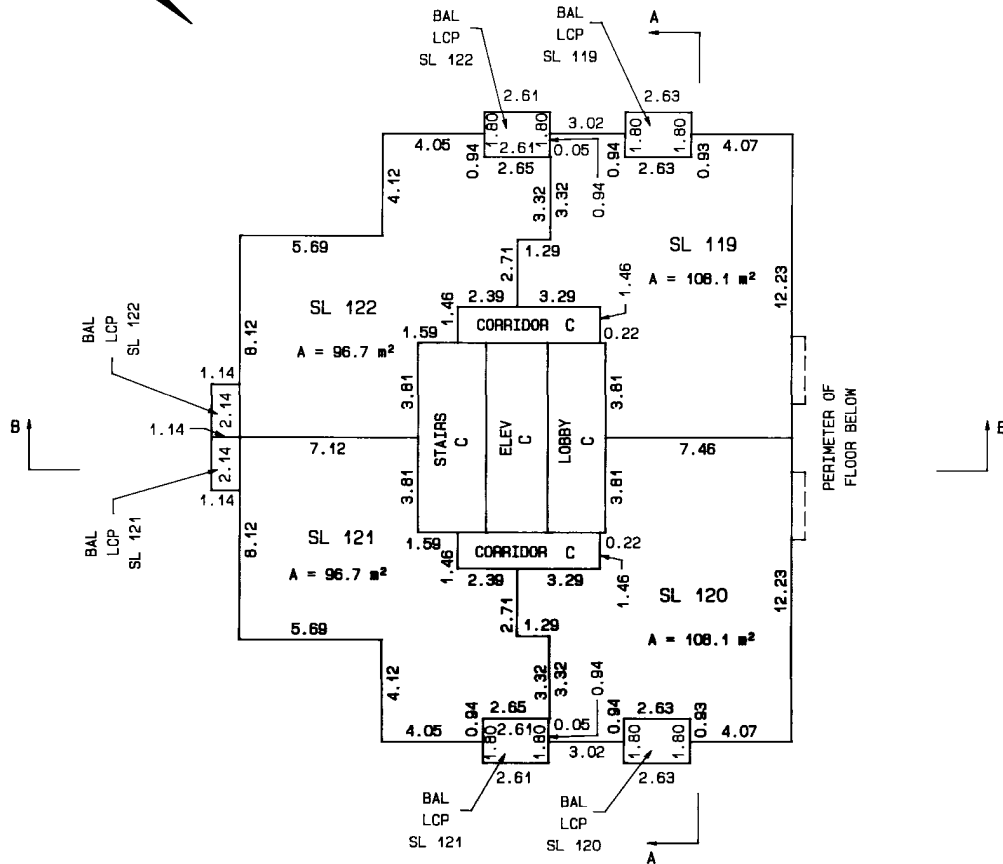
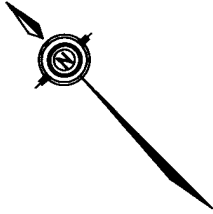
ALL DISTANCES SHOWN ARE IN METRES



SHEET 26 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

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LEVEL 23

SHEET 27 OF 36 SHEETS.

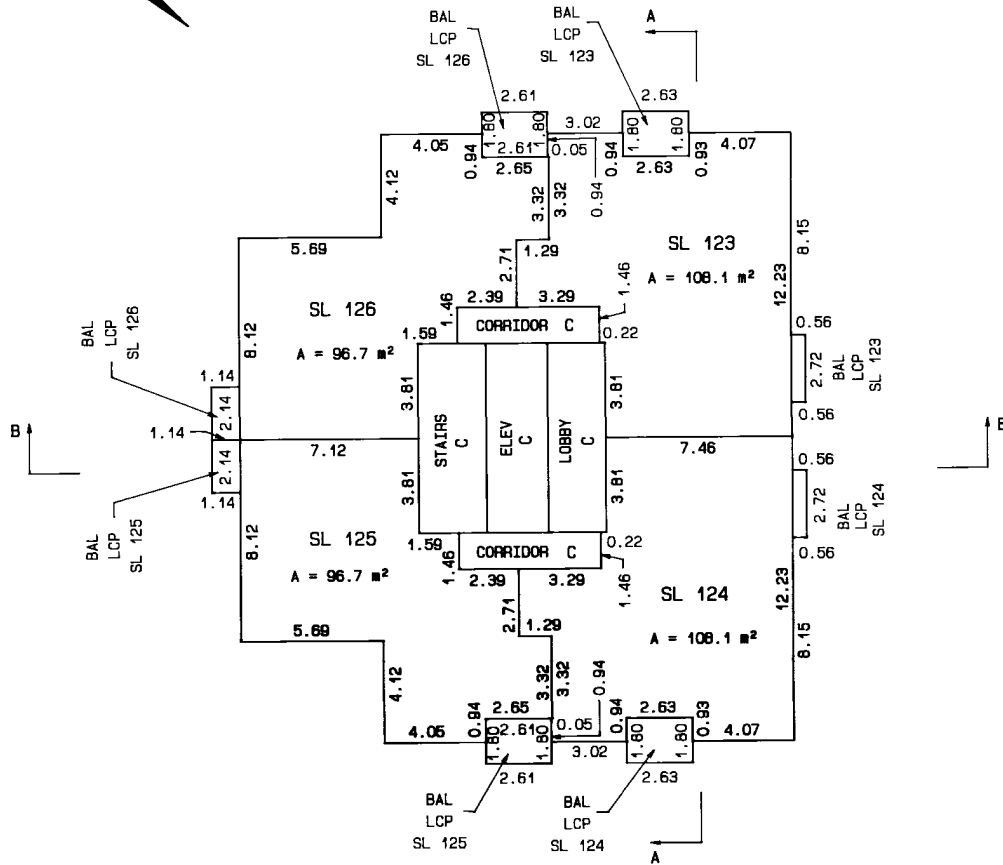
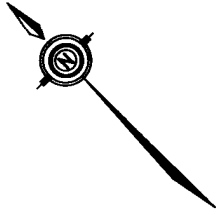
SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

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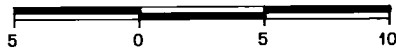
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LEVEL 24

SHEET 28 OF 36 SHEETS.

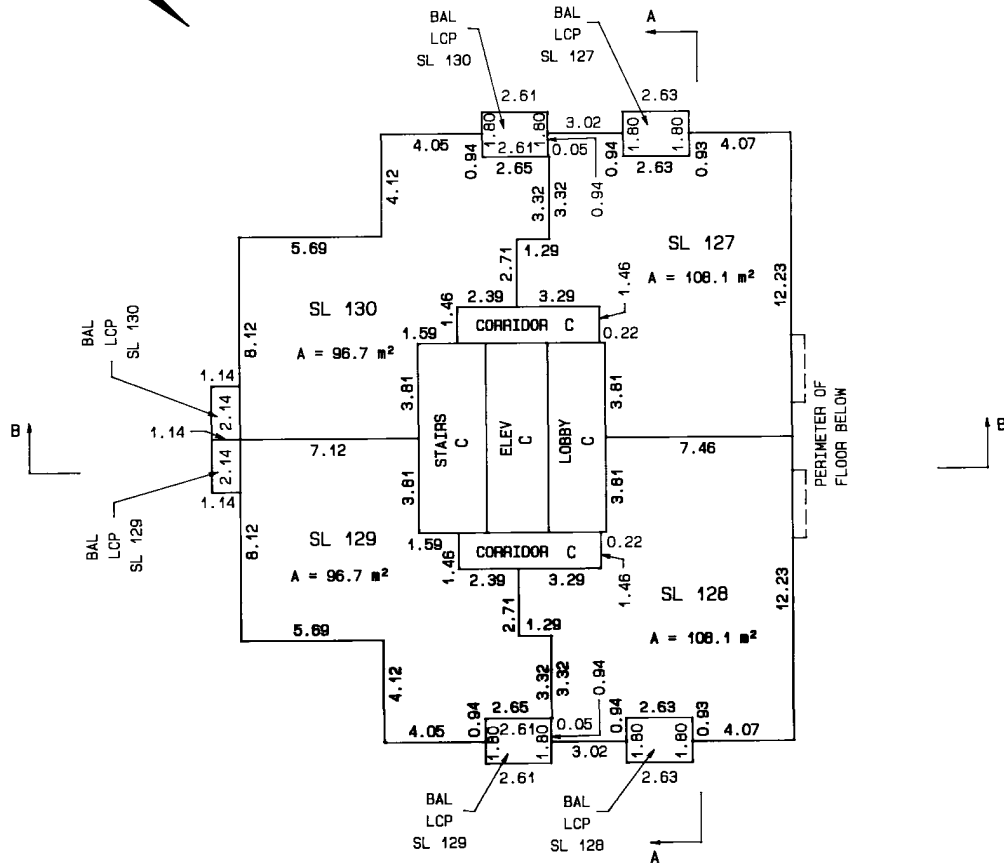
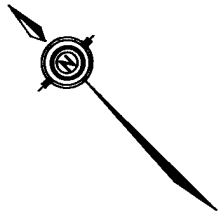
SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

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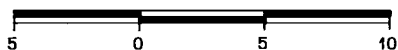
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LEVEL 25

SCALE : 1 : 200

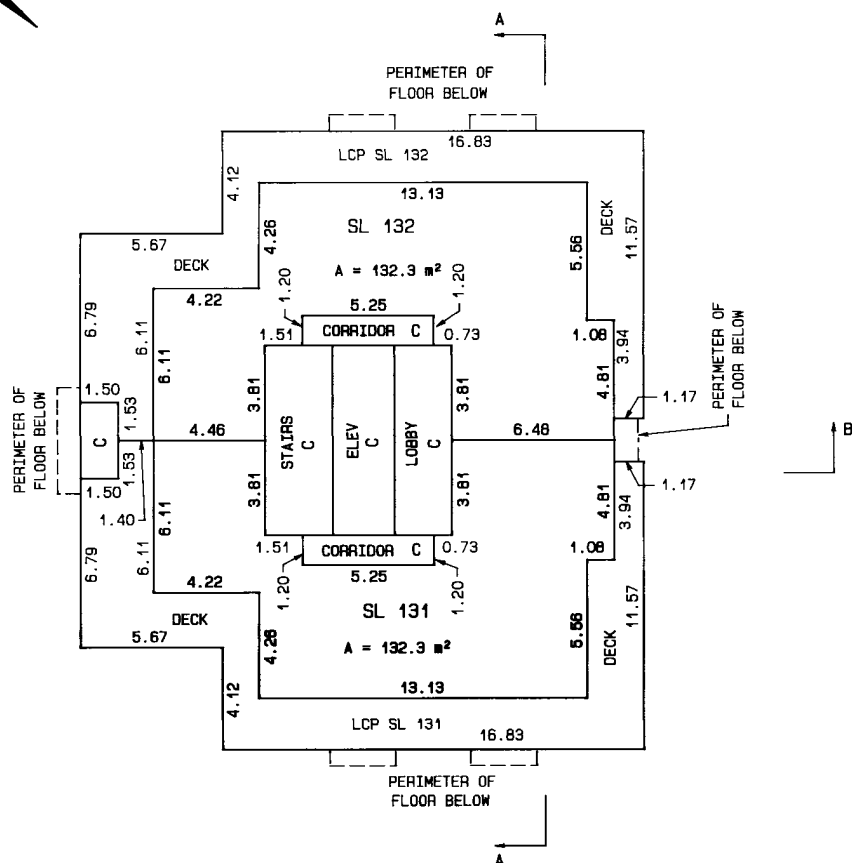
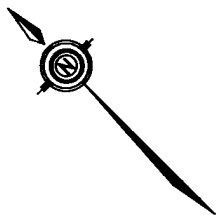
ALL DISTANCES SHOWN ARE IN METRES



SHEET 29 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

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VABCS528
RCV0:2003-09-26 RQST:2009-11-26-16-47-28.912

LEVEL 26

SHEET 30 OF 36 SHEETS.

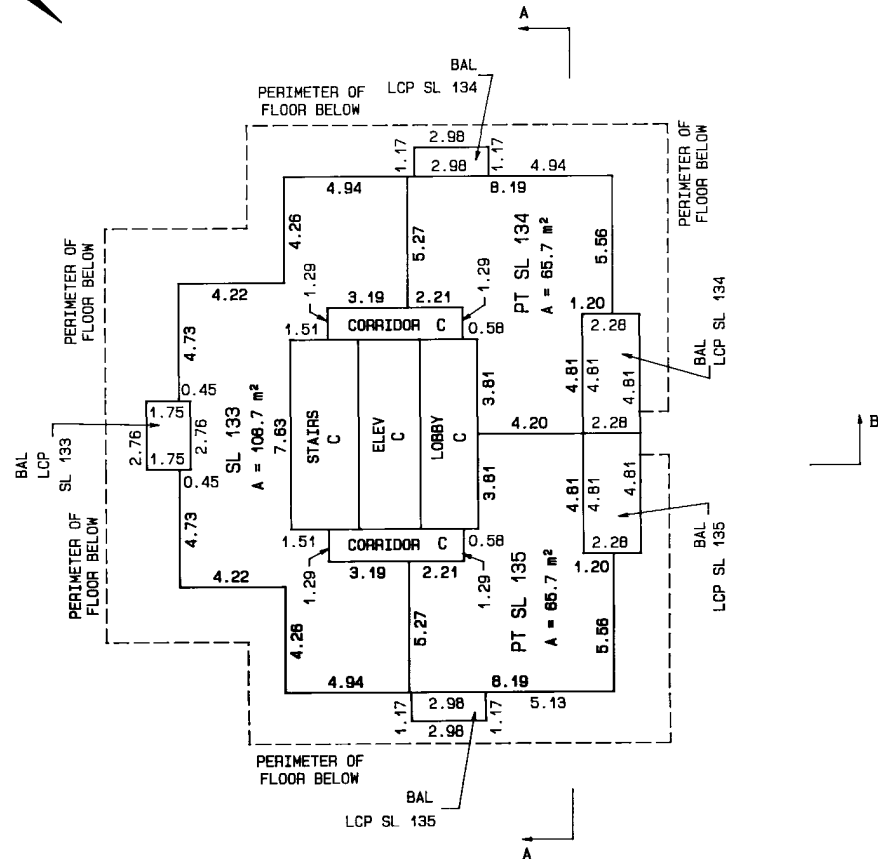
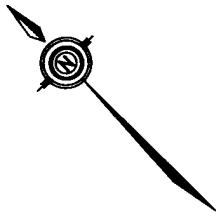
SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



STRATA PLAN

BCS 528



TOTAL AREAS

SL 134 178.4 m²
SL 135 178.4 m²

SEPTEMBER 18th, 2003

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LEVEL 27

SCALE : 1 : 200

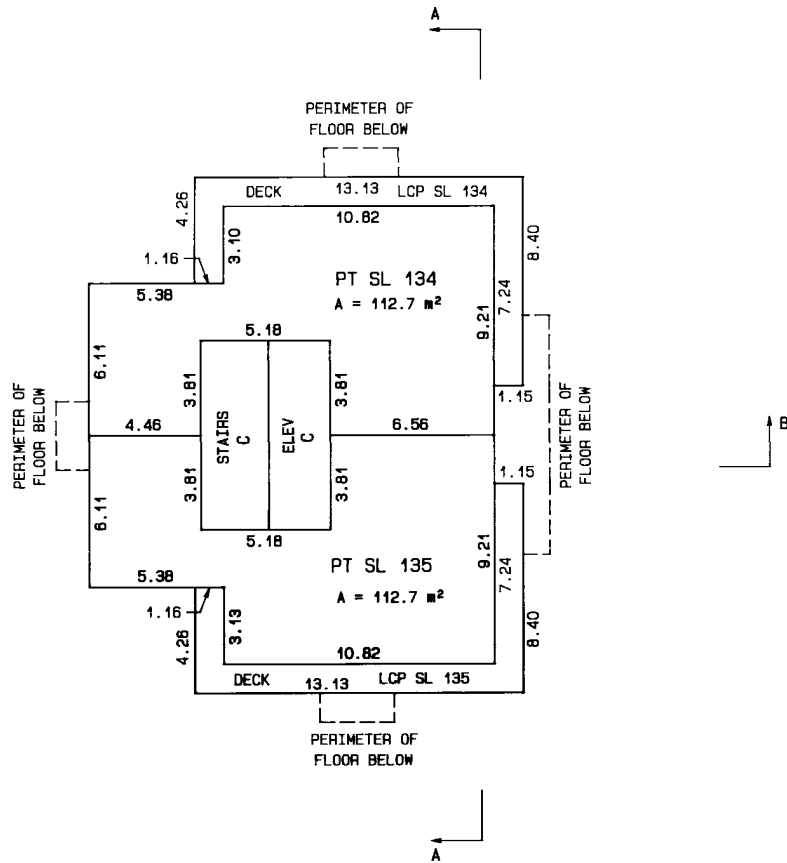
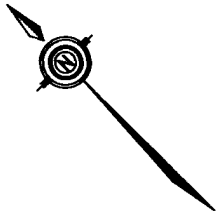
ALL DISTANCES SHOWN ARE IN METRES



SHEET 31 OF 36 SHEETS.

STRATA PLAN

BCS 528



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RCV0:2003-09-26 RQST:2009-11-26-16-47-28.912

ROOF LEVEL

SCALE : 1 : 200

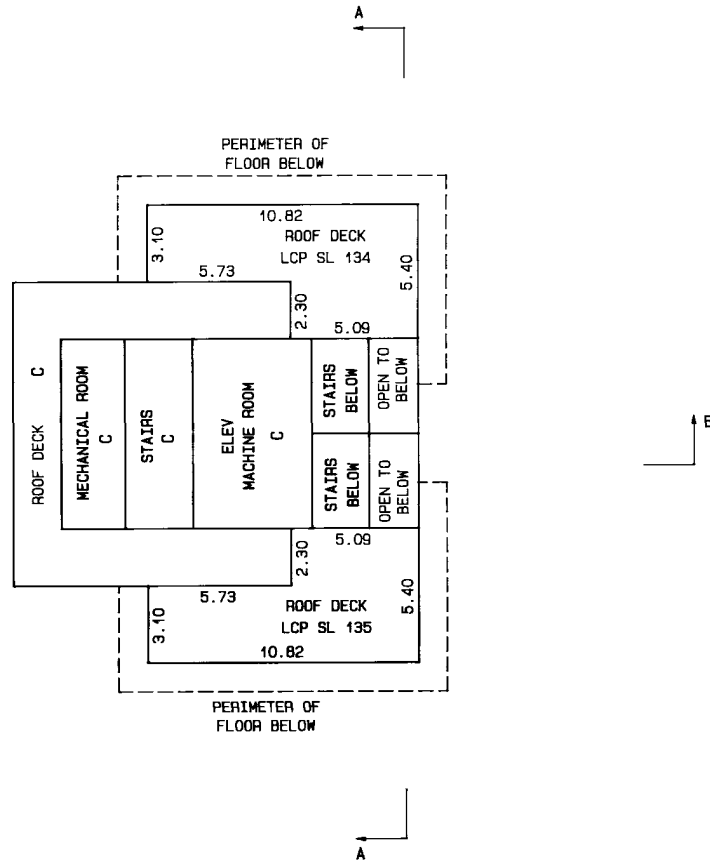
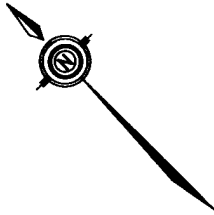
ALL DISTANCES SHOWN ARE IN METRES



SHEET 32 OF 36 SHEETS.

STRATA PLAN

BCS 528



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VABCS528
RCV0:2003-09-26 RQST:2009-11-26-16-47-28.912

SECTIONS

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



SHEET 33 OF 36 SHEETS.
STRATA PLAN
BCS 528

SEE SHEET 34

A - A										LEVEL 11
ART										LEVEL 10
										LEVEL 9
										LEVEL 8
										LEVEL 7
										LEVEL 6
										LEVEL 5
										LEVEL 4
										LEVEL 3
										UPPER LOBBY
										MAIN LEVEL
										PARKING L
										PARKING L

TERRACE C										TERRACE C					
SL 12						SL 18		OPEN TO BELOW		SL 17		SL 9			
PT SL 8 PT SL 7 PT SL 6						PT SL 5		MAIN LOBBY C		PT SL 4		PT SL 3 PT SL 2 PT SL 1			
PT SL 8 PT SL 7 PT SL 6						PT SL 5				PT SL 4		PT SL 3 PT SL 2 PT SL 1			
										PARKING C					
										PARKING C					

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SECTIONS

SHEET 34 OF 36 SHEETS.

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



STRATA PLAN

BCS 528

SECTION A - A

UPPER PART

UPPER PART		ROOF DECK LCP SL 135	OPEN TO BELOW	OPEN TO BELOW	ROOF DECK LCP SL 134		ROOF LEVEL
DECK LCP SL 135		PT SL 135		PT SL 134		DECK LCP SL 134	LEVEL 27
		PT SL 135		PT SL 134			LEVEL 26
DECK LCP SL 131		SL 131		SL 132		DECK LCP SL 132	LEVEL 25
		SL 128		SL 127			LEVEL 24
		SL 124		SL 123			LEVEL 23
		SL 120		SL 119			LEVEL 22
		SL 116		SL 115			LEVEL 21
		SL 112		SL 111			LEVEL 20
DECK LCP SL 108		SL 108		SL 107		DECK LCP SL 107	LEVEL 19
		SL 102		SL 101			LEVEL 18
		SL 96		SL 95			LEVEL 17
		SL 90		SL 89			LEVEL 16
		SL 84		SL 83			LEVEL 15
		SL 78		SL 77			LEVEL 14
		SL 72		SL 71			LEVEL 13
		SL 66		SL 65			LEVEL 12
		SL 60		SL 59			LEVEL 11
		SL 54		SL 53			LEVEL 10

SEE SHEET 33

SEPTEMBER 18th, 2003

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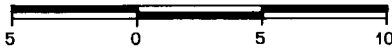
RM

SECTIONS

SHEET 35 OF 36 SHEETS.

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



STRATA PLAN

BCS 528

SECTION B - B

LOWER PART

SEE SHEET 36

BAL LCP SL 62	SL 62	STAIRS C	ELEV C	LOBBY C	SL 60	BAL LCP SL 60	LEVEL 11
BAL LCP SL 56	SL 56	STAIRS C	ELEV C	LOBBY C	SL 54	BAL LCP SL 54	LEVEL 10
BAL LCP SL 50	SL 50	STAIRS C	ELEV C	LOBBY C	SL 48	BAL LCP SL 48	LEVEL 9
BAL LCP SL 44	SL 44	STAIRS C	ELEV C	LOBBY C	SL 42	BAL LCP SL 42	LEVEL 8
BAL LCP SL 38	SL 38	STAIRS C	ELEV C	LOBBY C	SL 36	BAL LCP SL 36	LEVEL 7
BAL LCP SL 32	SL 32	STAIRS C	ELEV C	LOBBY C	SL 30	BAL LCP SL 30	LEVEL 6
BAL LCP SL 26	SL 26	STAIRS C	ELEV C	LOBBY C	SL 24	BAL LCP SL 24	LEVEL 5
BAL LCP SL 20	SL 20	STAIRS C	ELEV C	LOBBY C	SL 18	OPEN TO BELOW	LEVEL 4
BAL LCP SL 14	SL 14	STAIRS C	ELEV C	LOBBY C	SL 11		LEVEL 3
TERRACES C		LOBBY C	STAIRS C	ELEV C	LOBBY C	MAIN LOBBY C	UPPER LOBBY LEVEL
PARKING C		GARBAGE ROOM C	STAIRS C	ELEV C	LOBBY C		MAIN LEVEL
PARKING C		ELECTRICAL ROOM C	STAIRS C	ELEV C	LOBBY C	PARKING C	PARKING LEVEL P1
PARKING C		ELECTRICAL ROOM C	STAIRS C	ELEV C	LOBBY C	PARKING C	PARKING LEVEL P2

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SECTIONS

SHEET 36 OF 36 SHEETS.

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES

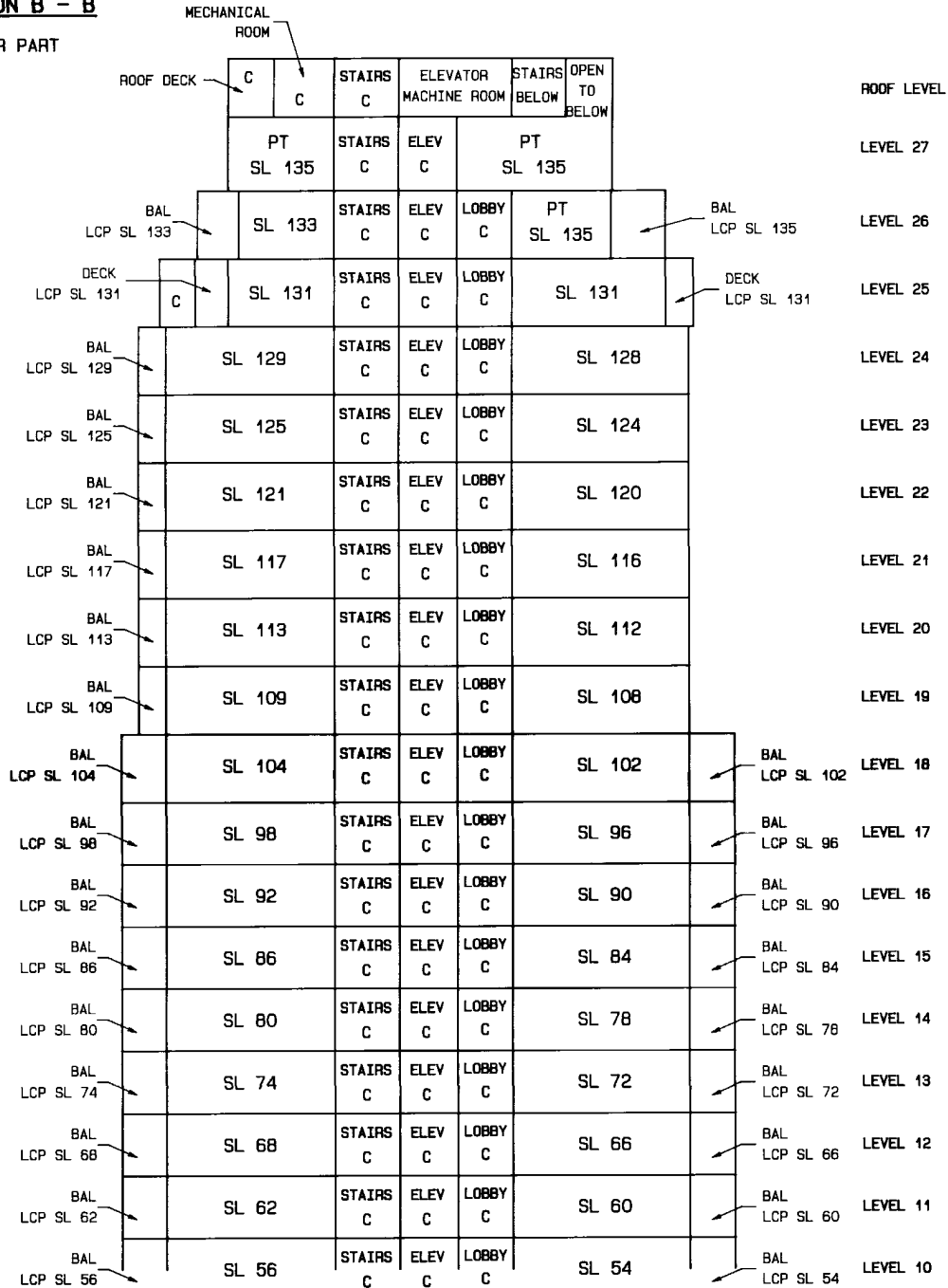


STRATA PLAN

BCS 528

SECTION B - B

UPPER PART



SEE SHEET 35

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