

**STRATA PLAN OF PARCEL I,
BLOCK 85, DISTRICT LOT 541,
GROUP 1, N.W.D., PLAN LMP 51395**

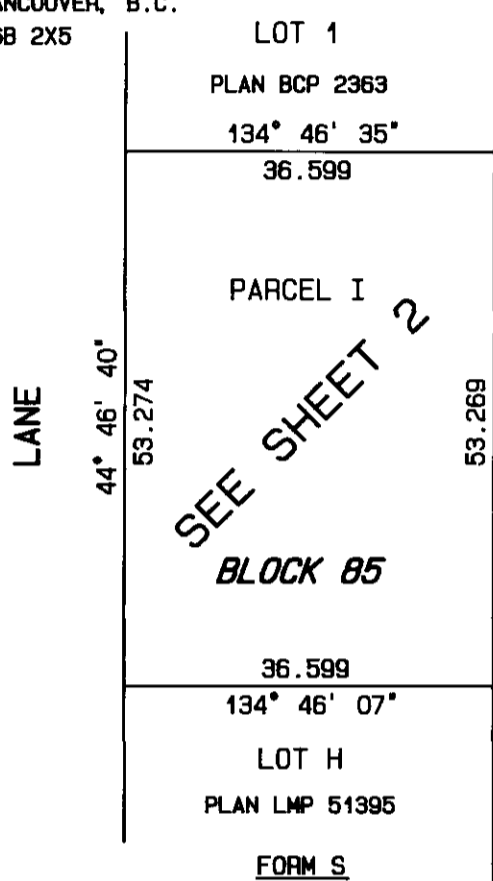
SHEET 1 OF 36 SHEETS.
**STRATA PLAN
BCS 528**

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

BU393152 to BU393286
DEPOSITED AND REGISTERED IN THE
LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 26 DAY OF *SEPT*, 2003

CIVIC ADDRESS IS:
1047- 1063 HOMER STREET,
VANCOUVER, B.C.
V6B 2X5



HOMER STREET

OWNER - DEVELOPER
QUALEX-LANDMARK DEVELOPMENTS INC.
AUTHORIZED SIGNATORY
[Signature]
PRINT NAME **REZA NAVABI**

AUTHORIZED SIGNATORY
[Signature]
PRINT NAME **MOHAMMED ESFAHANI**

WITNESS AS TO
QUALEX-LANDMARK DEVELOPMENTS INC.
[Signature]
SIGNATURE
PRINT NAME **MARTIAN NAVABI**
OCCUPATION: *Businesswoman*
ADDRESS OF WITNESS: *1567 Charlied
Dove, West Vancouver, BC
V7S 2R9*

MORTGAGEE:
CANADIAN WESTERN BANK
AUTHORIZED SIGNATORY
[Signature]
PRINT NAME **MARIO FURLAN**
AUTHORIZED SIGNATORY
[Signature]
PRINT NAME **BRUCE GIBBARD**

WITNESS AS TO CANADIAN WESTERN BANK
[Signature]
SIGNATURE
PRINT NAME **SHELL CAMPBELL**
OCCUPATION: *MANAGER R/E Admin*
ADDRESS OF WITNESS: *22 FLOOR
1660 BERRARD ST
VANCOUVER BC V6C 2G8*

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.

BALCONY, PATIO AND DECK AREAS ARE
DEFINED AS TO HEIGHT BY THE CENTRE
OF THE FLOOR ABOVE OR ITS EXTENSIONS,
OR WHERE THERE IS NO FLOOR ABOVE,
BY THE AVERAGE HEIGHT OF A STRATA
LOT WITHIN THE SAME BUILDING,
UNLESS OTHERWISE NOTED.

WE, THE CITY OF VANCOUVER, OWNER OF
COVENANT #BT108163 CONSENT TO THE
DEPOSIT FOR REGISTRATION OF THIS
STRATA PLAN

SEE SHEET 2
AUTHORIZED SIGNATORY

LEGEND

- BEARINGS ARE GRID AND ARE DERIVED FROM PLAN LMP 51395.
- ELEV DENOTES ELEVATOR
- SL DENOTES STRATA LOT
- C DENOTES COMMON PROPERTY
- A DENOTES AREA
- LCP DENOTES LIMITED COMMON PROPERTY
- PT DENOTES PART
- BAL DENOTES BALCONY
- #2 DENOTES SQUARE METRES
- DENOTES IRON PIN FOUND
- DENOTES LEAD PLUG FOUND
- DENOTES LEAD PLUG SET
- O/A DENOTES OVERALL

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

Coast Capital Savings Credit Union
MORTGAGEE: (Formerly)
SURREY METRO SAVINGS CREDIT UNION

AUTHORIZED SIGNATORY
[Signature]
PRINT NAME **ROD MARK**
AUTHORIZED SIGNATORY
[Signature]
PRINT NAME **NORM KRANNITZ**

WITNESS AS TO SURREY METRO SAVINGS CREDIT UNION

[Signature]
SIGNATURE
PRINT NAME **LONKA PAYNTER**
OCCUPATION: *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

RH
LM

BUILDING FOUNDATION

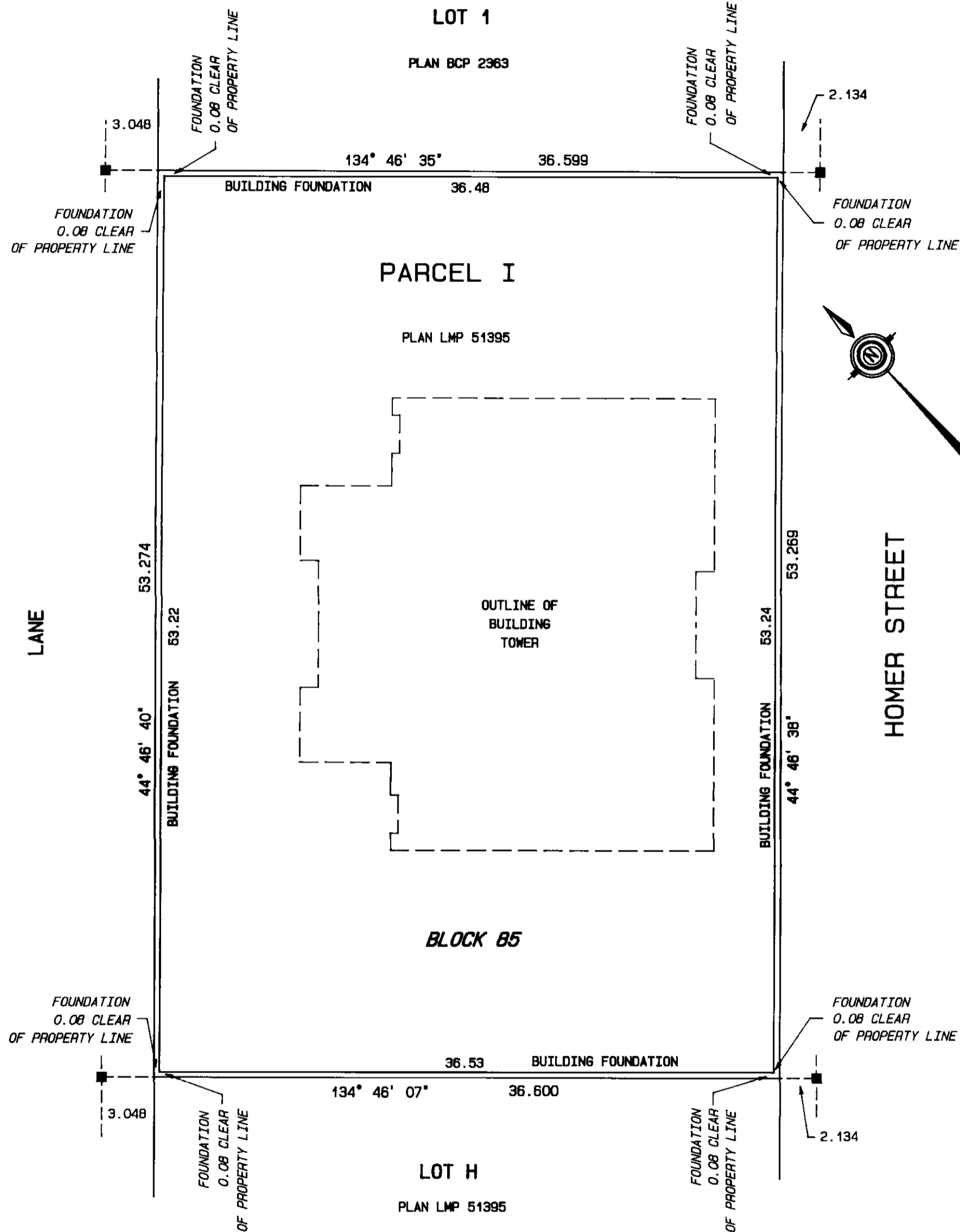
SHEET 2 OF 36 SHEETS.

STRATA PLAN

BCS 528

SCALE : 1 : 250

ALL DISTANCES SHOWN ARE IN METRES



BLOCK 85

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.

James J. Connell
 AUTHORIZED SIGNATORY

SEPTEMBER 18th, 2003

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S-10096

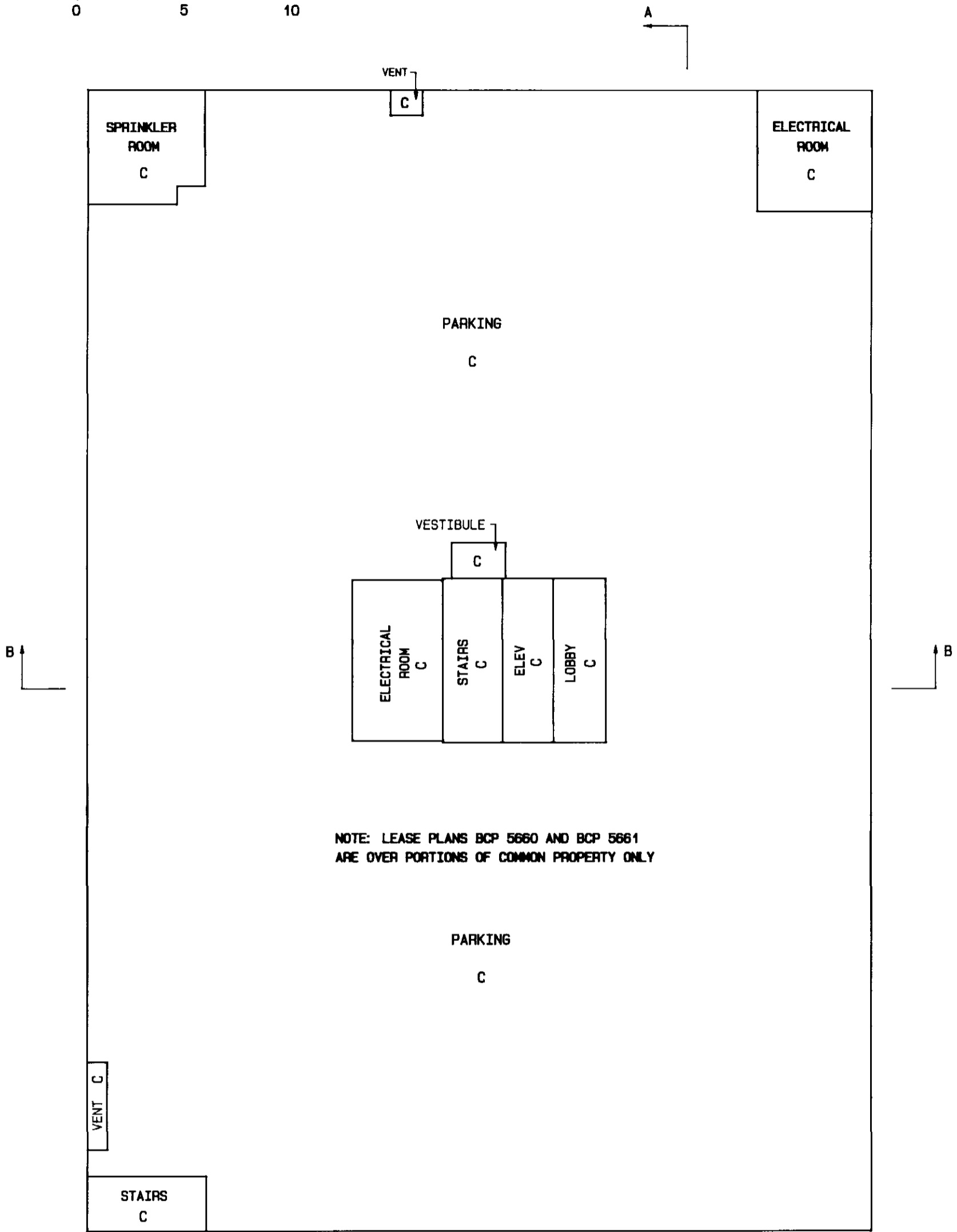
PARKING LEVEL P2

SHEET 3 OF 36 SHEETS.

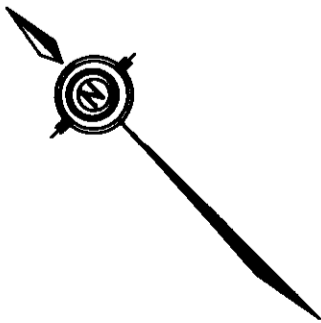
SCALE : 1 : 200

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

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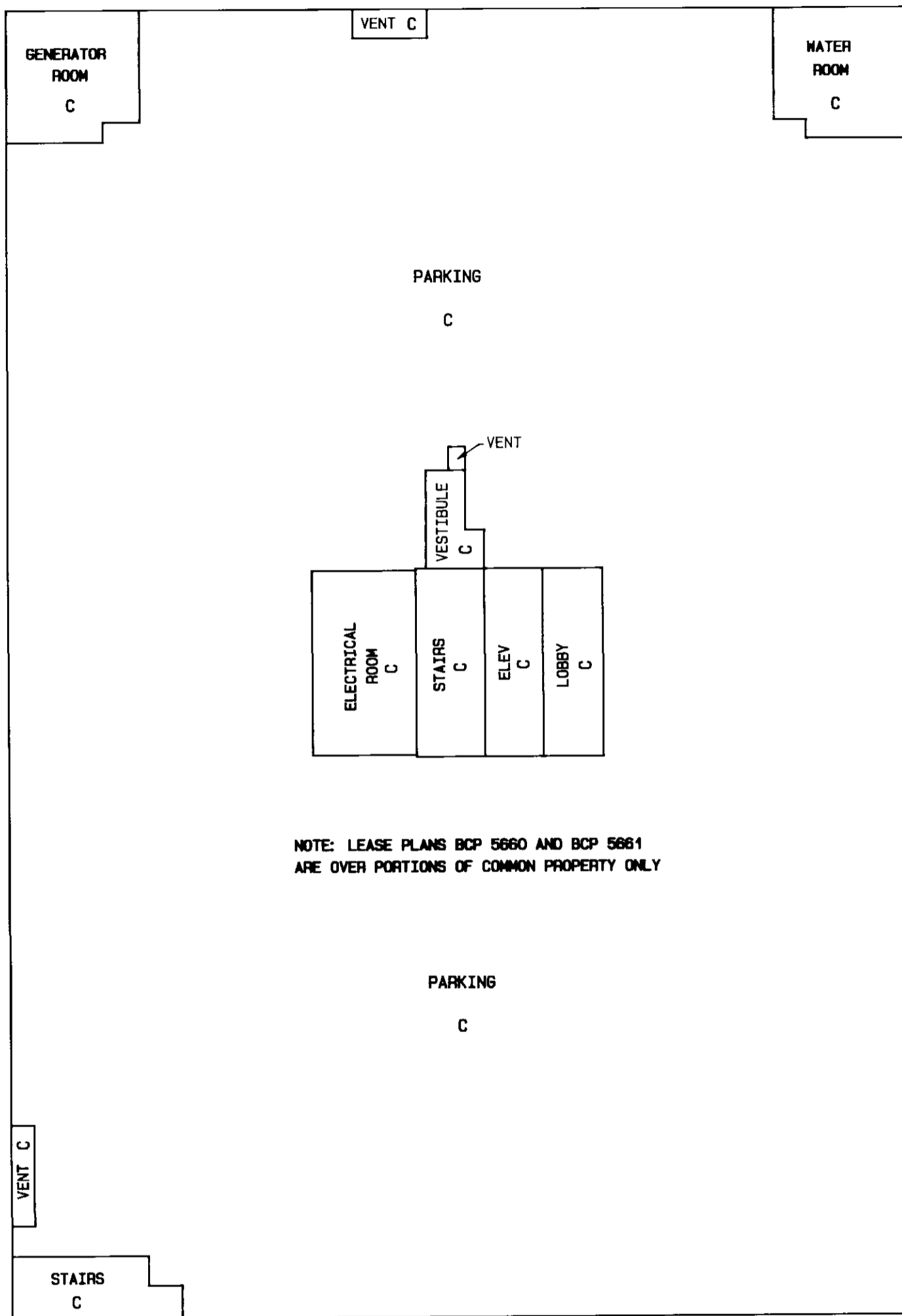
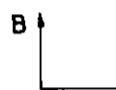
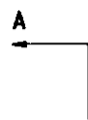
PARKING LEVEL P1

SHEET 4 OF 36 SHEETS.

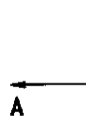
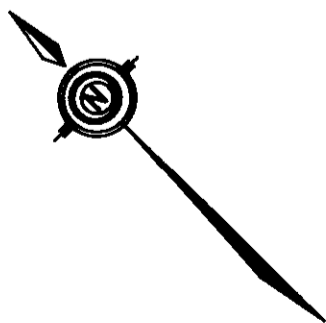
SCALE : 1 : 200

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



SEPTEMBER 18th, 2003

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S-10096

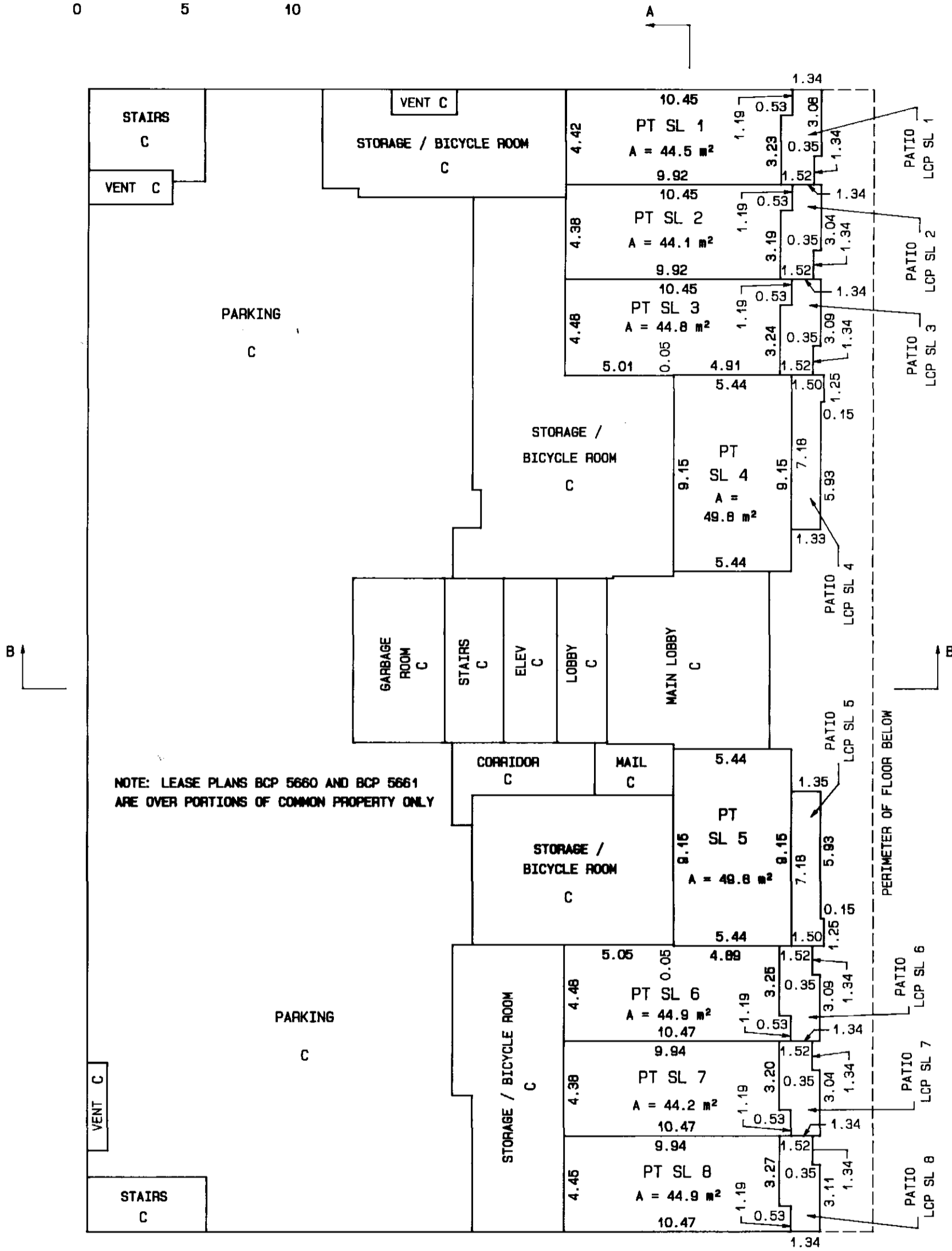
MAIN LEVEL

SHEET 5 OF 36 SHEETS.

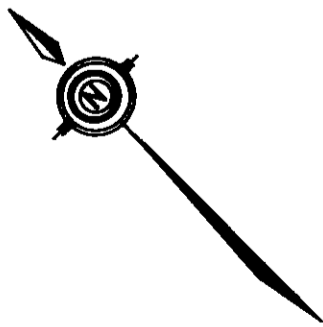
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ALL DISTANCES SHOWN ARE IN METRES

STRATA PLAN
BCS 528



SEPTEMBER 18th, 2003



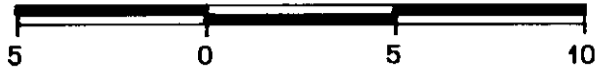
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S-10096

UPPER LOBBY LEVEL

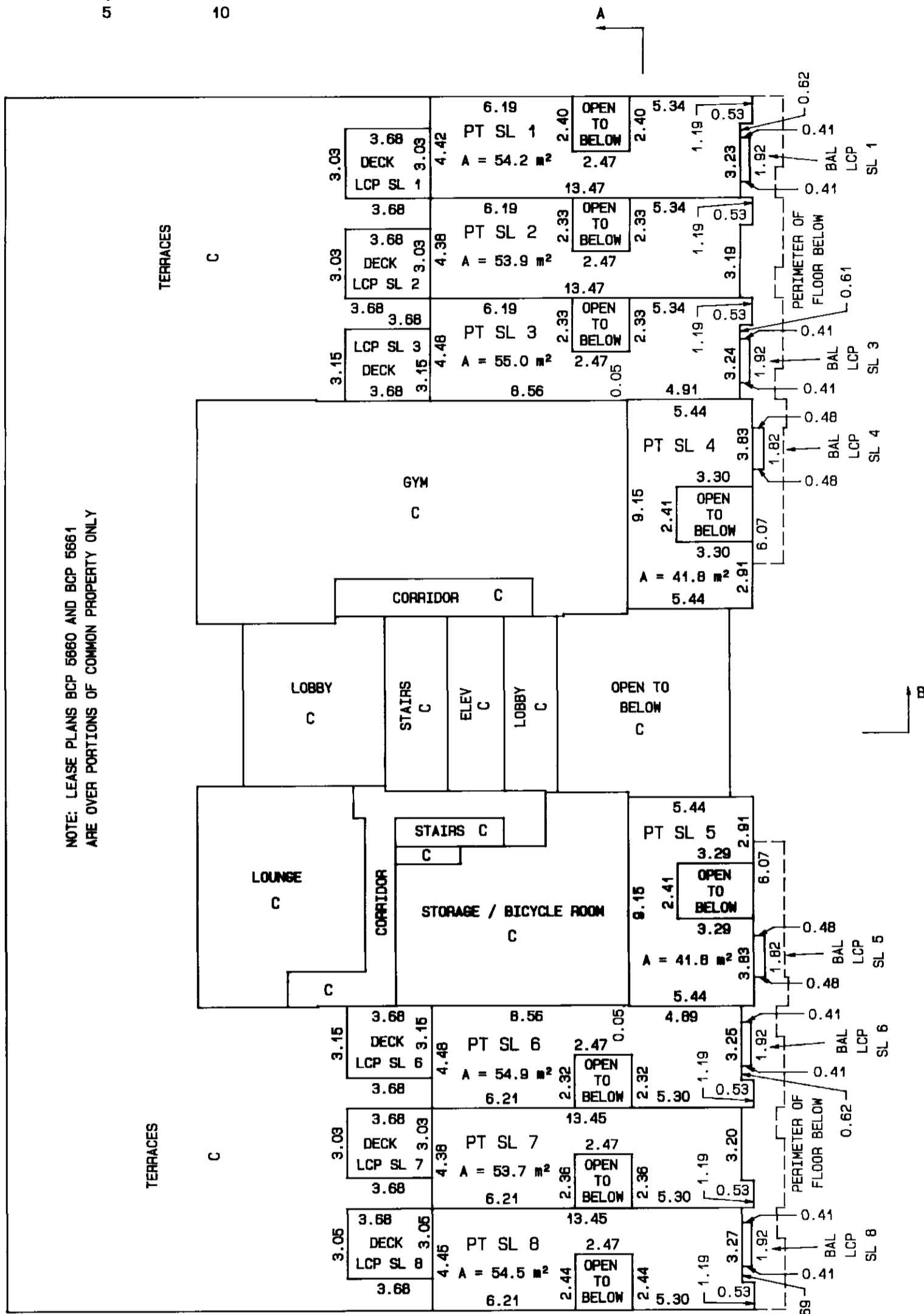
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ALL DISTANCES SHOWN ARE IN METRES



SHEET 6 OF 36 SHEETS.

**STRATA PLAN
BCS 528**



NOTE: LEASE PLANS BCP 5860 AND BCP 5861
ARE OVER PORTIONS OF COMMON PROPERTY ONLY



TOTAL AREAS

SL 1	98.7 m ²
SL 2	98.0 m ²
SL 3	99.8 m ²
SL 4	91.6 m ²
SL 5	91.6 m ²
SL 6	99.8 m ²
SL 7	97.9 m ²
SL 8	99.4 m ²

SEPTEMBER 18th, 2003



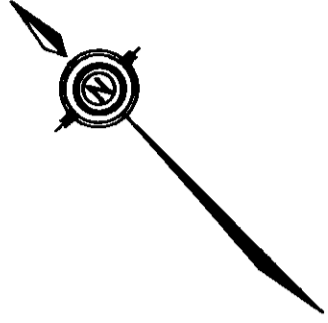
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S-10096

LEVEL 5

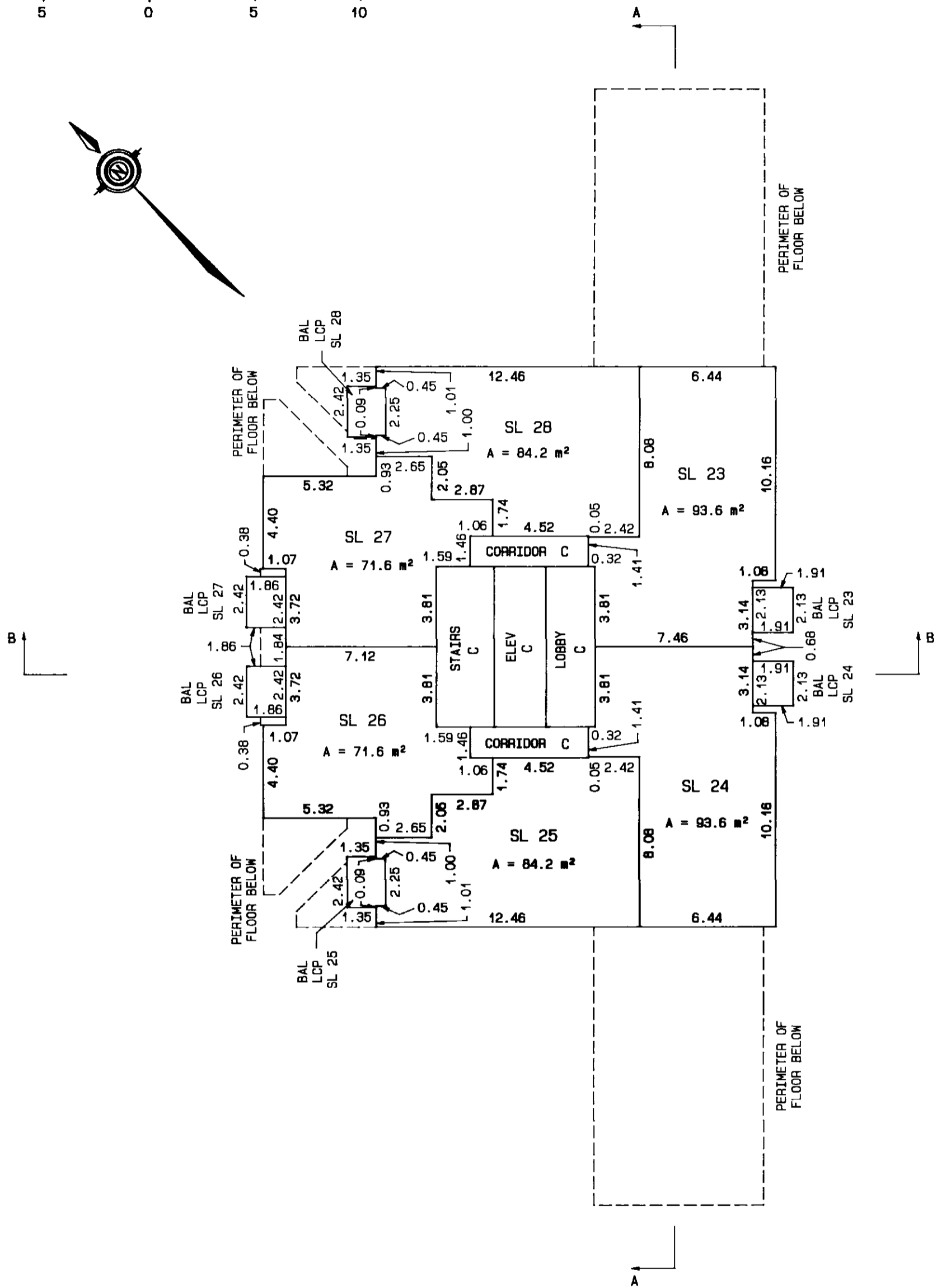
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ALL DISTANCES SHOWN ARE IN METRES



SHEET 9 OF 36 SHEETS.

STRATA PLAN
BCS 528



SEPTEMBER 18th, 2003

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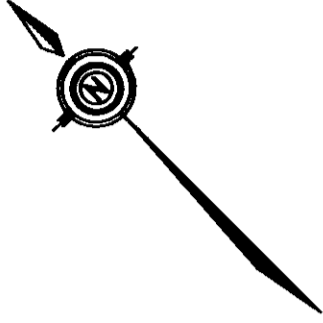
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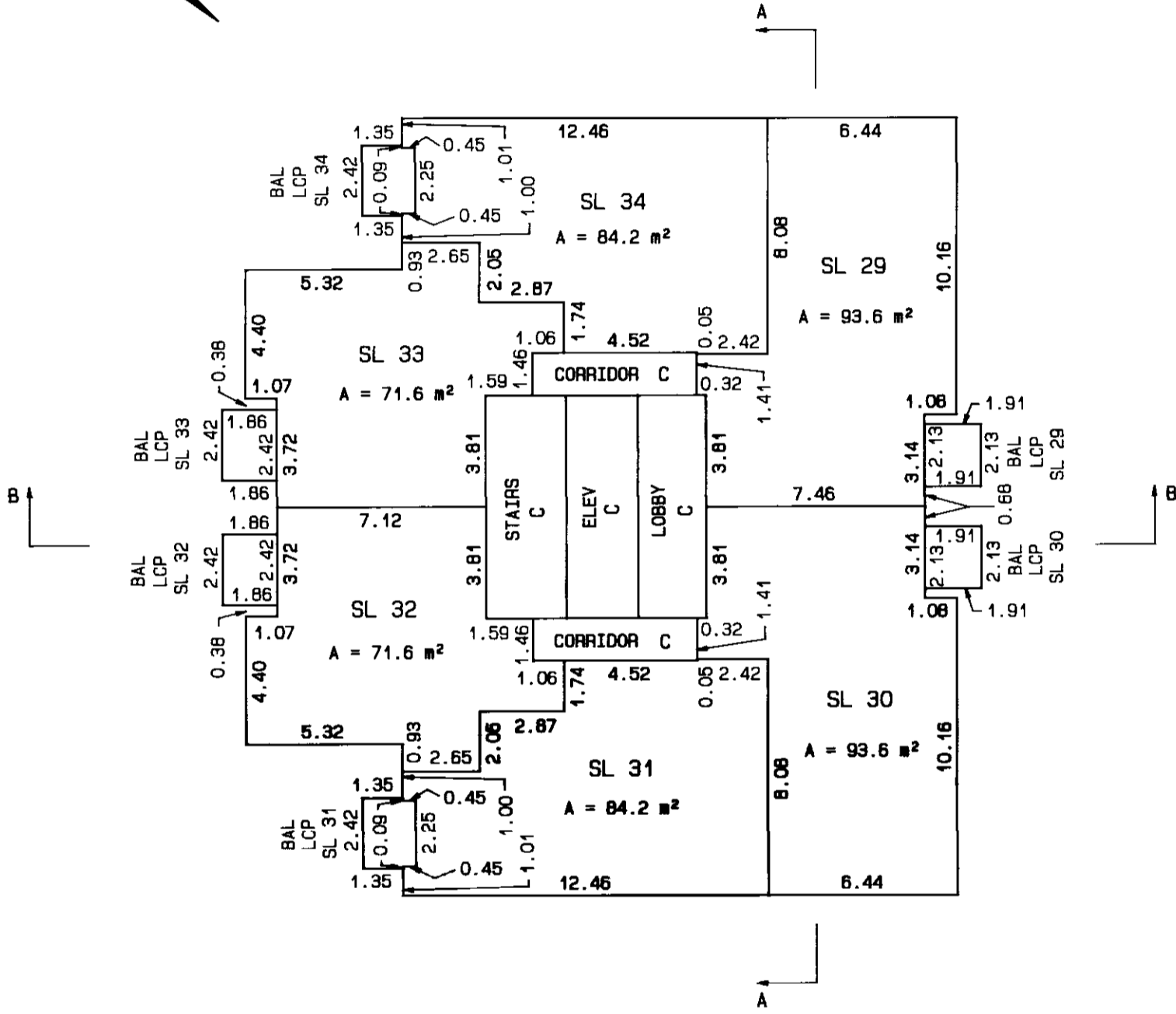
LEVEL 6

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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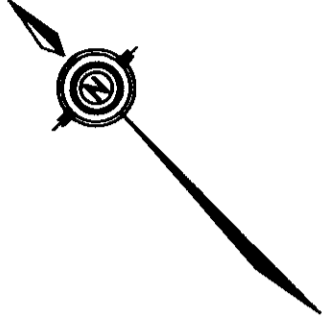
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RM MB

LEVEL 7

SCALE : 1 : 200

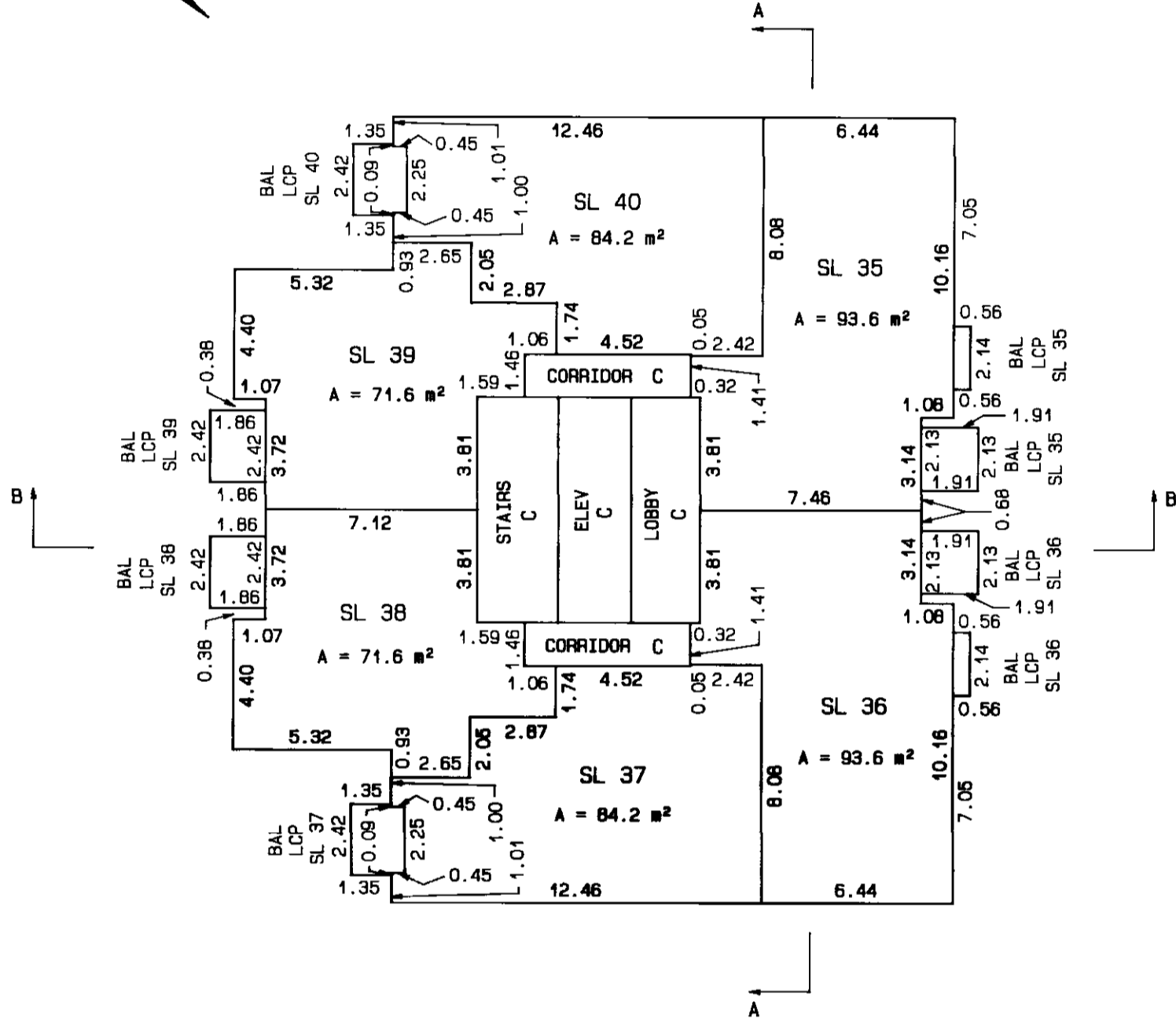
ALL DISTANCES SHOWN ARE IN METRES



SHEET 11 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

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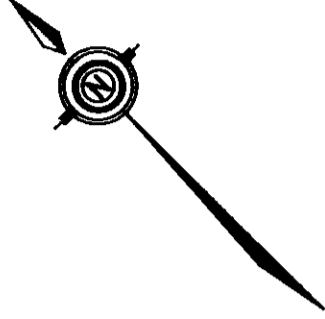
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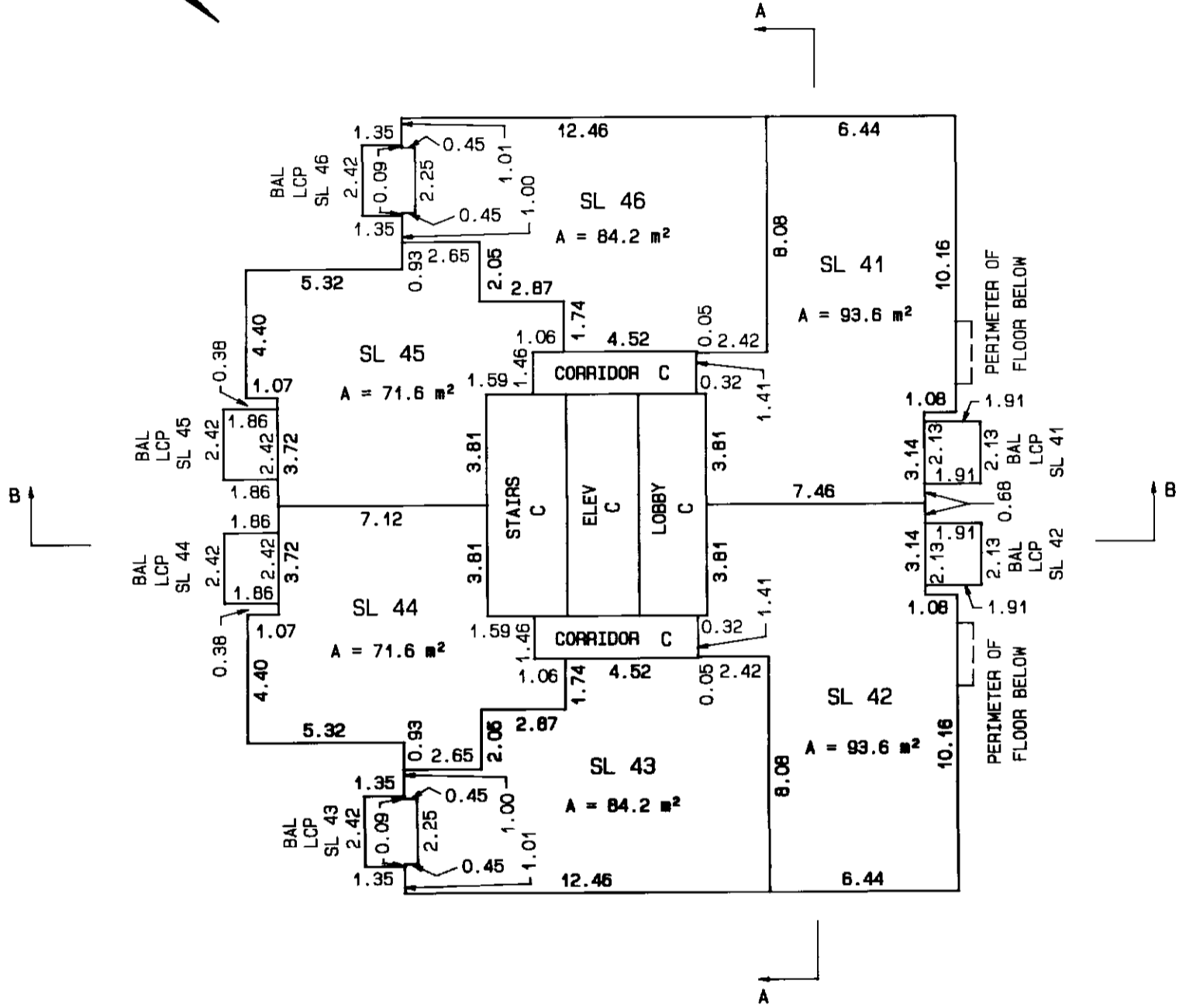
LEVEL 8

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES



SHEET 12 OF 36 SHEETS.

STRATA PLAN
BCS 528



SEPTEMBER 18th, 2003

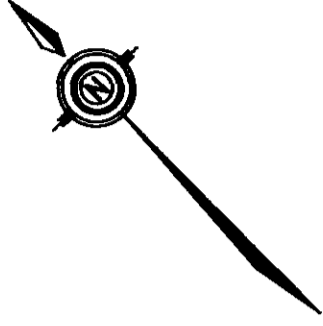
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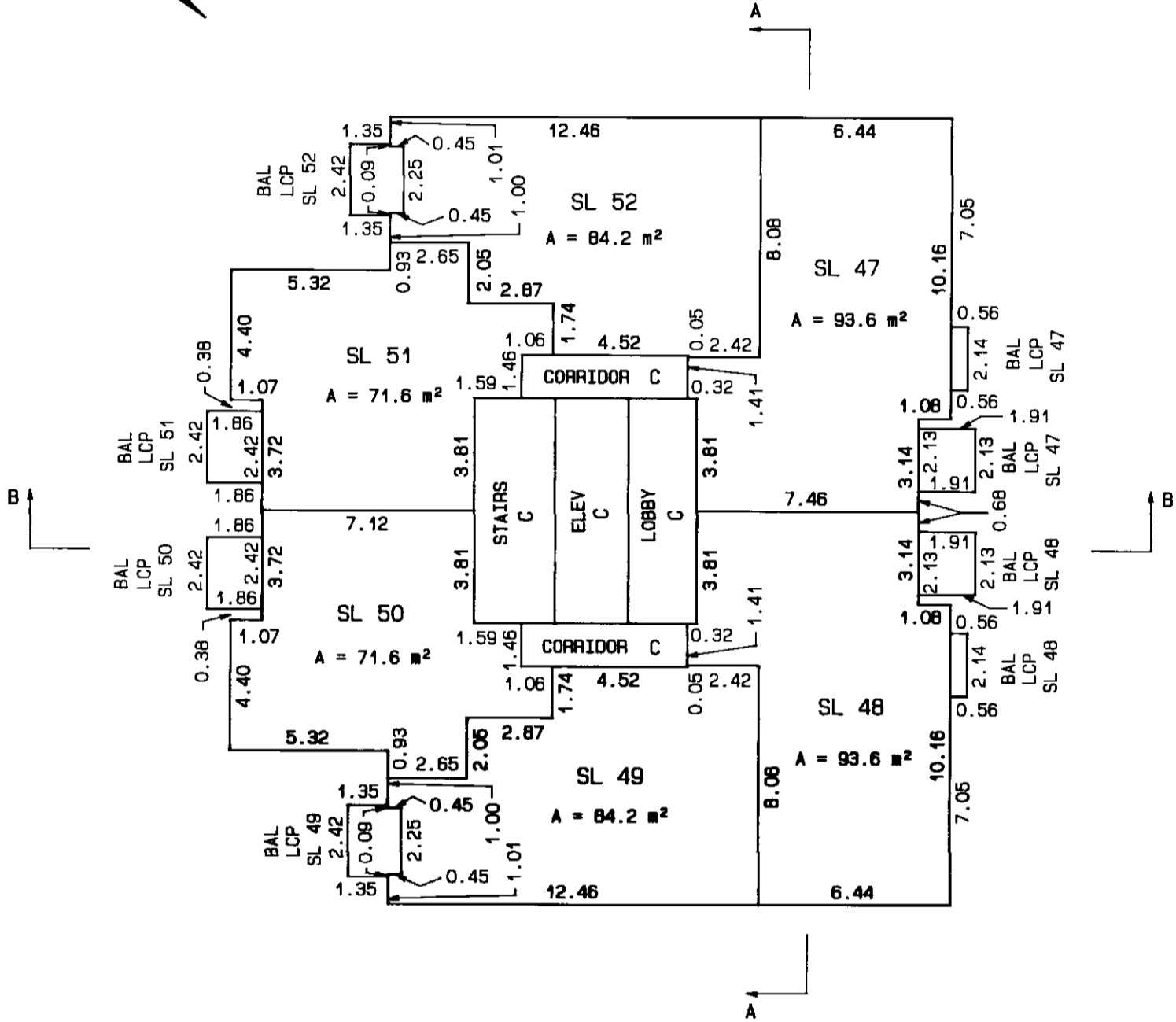
RM
NW

LEVEL 9

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES



STRATA PLAN
BCS 528



SEPTEMBER 18th, 2003

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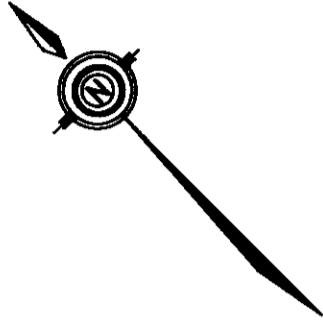
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RM
1/16

LEVEL 10

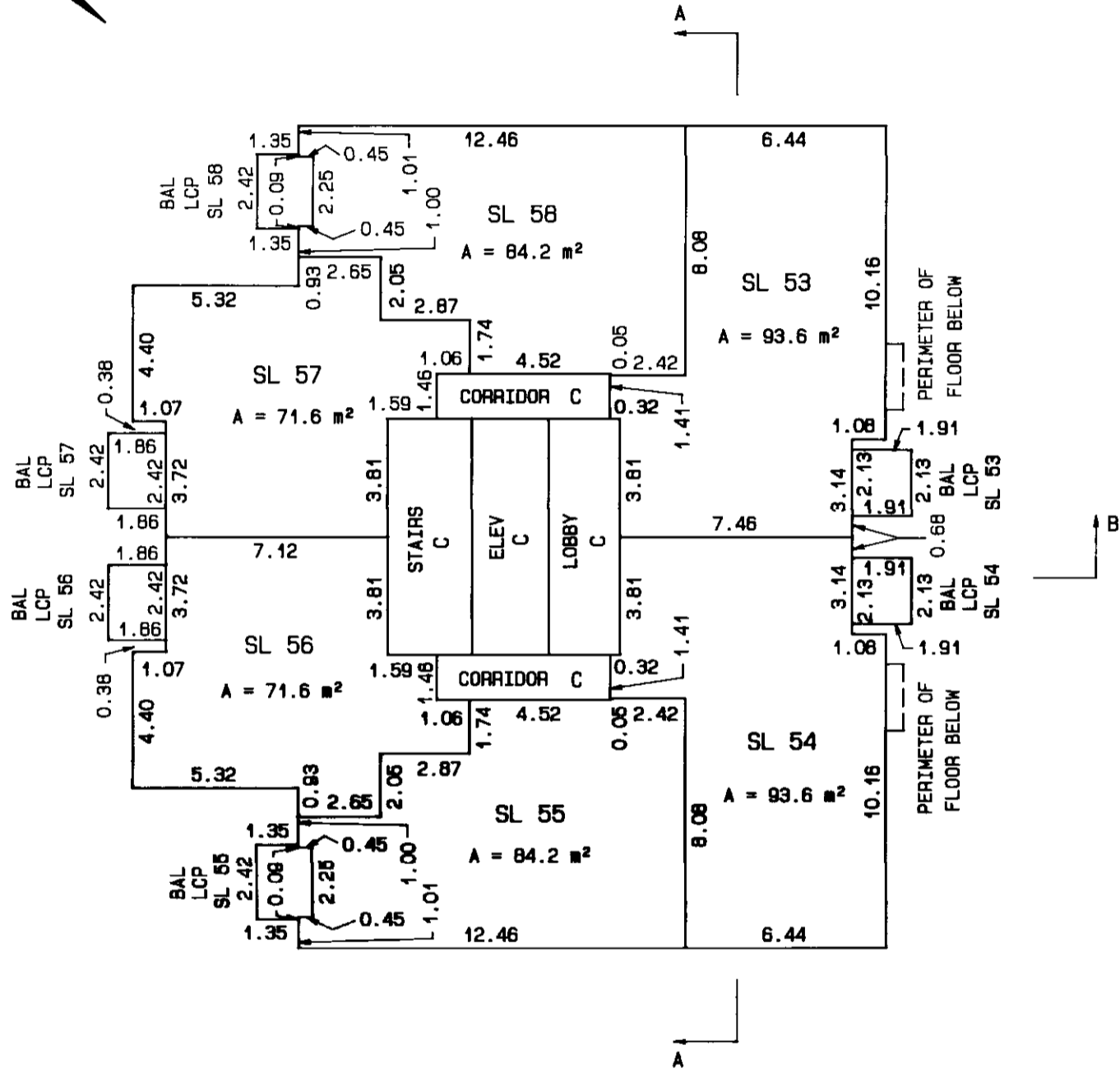
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ALL DISTANCES SHOWN ARE IN METRES



SHEET 14 OF 36 SHEETS.

STRATA PLAN
BCS 528



SEPTEMBER 18th, 2003

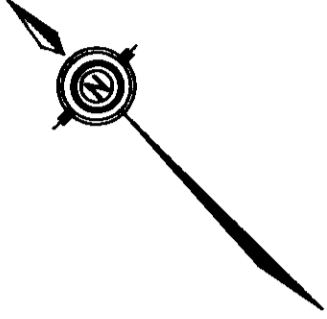
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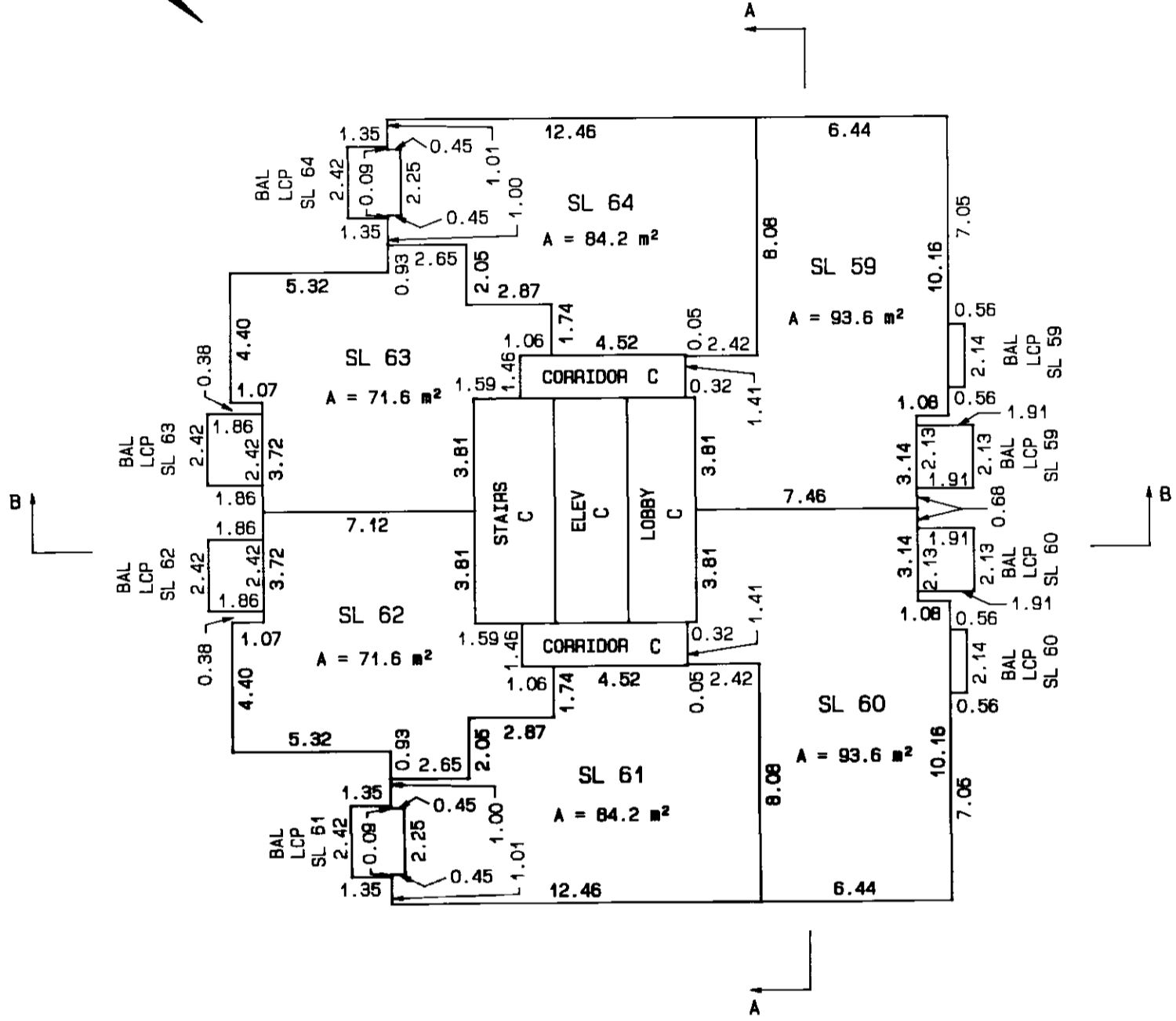
LEVEL 11

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES



SHEET 15 OF 36 SHEETS.

STRATA PLAN
BCS 528



SEPTEMBER 18th, 2003

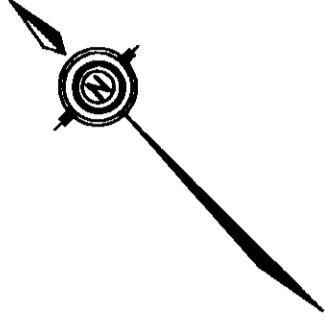
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LEVEL 12

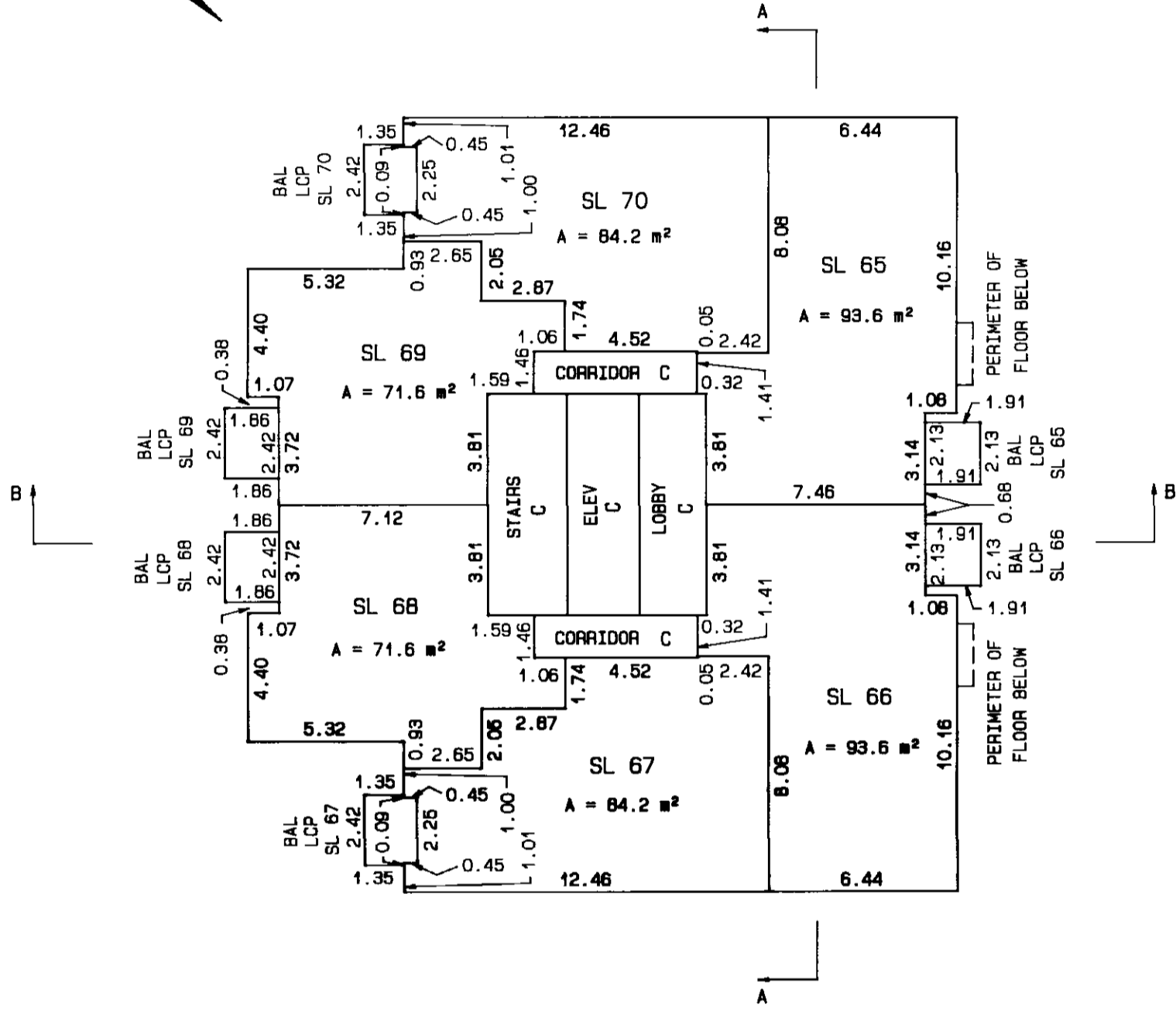
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ALL DISTANCES SHOWN ARE IN METRES



STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

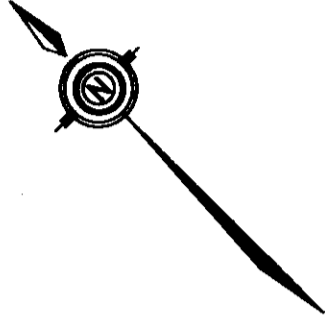
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S-10096

LEVEL 13

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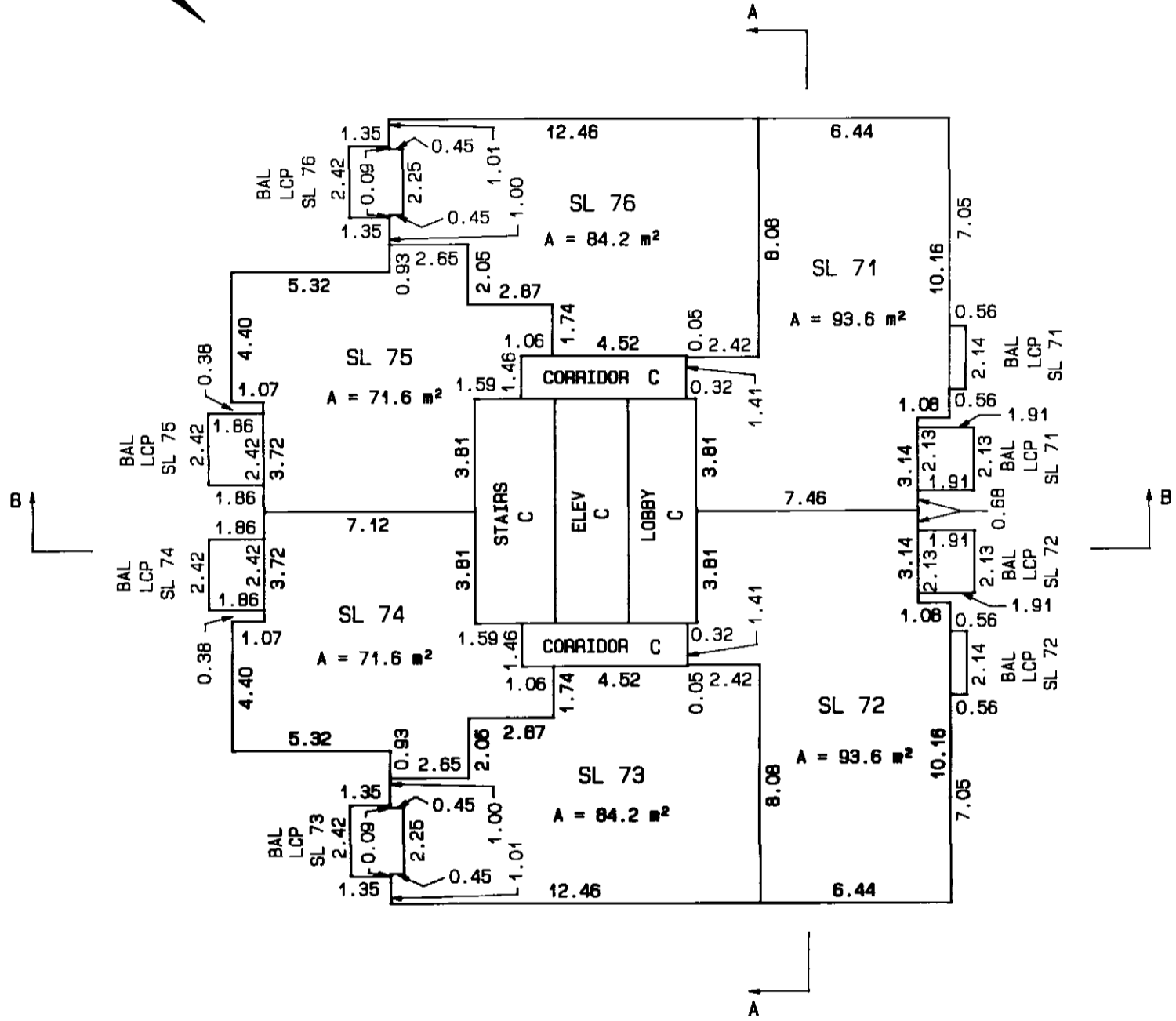
ALL DISTANCES SHOWN ARE IN METRES



SHEET 17 OF 36 SHEETS.

STRATA PLAN

BCS 528



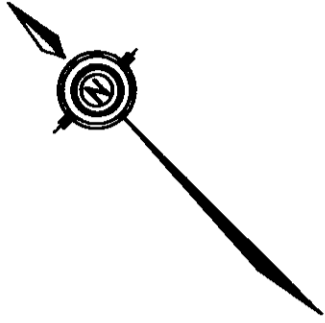
SEPTEMBER 18th, 2003

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S-10096

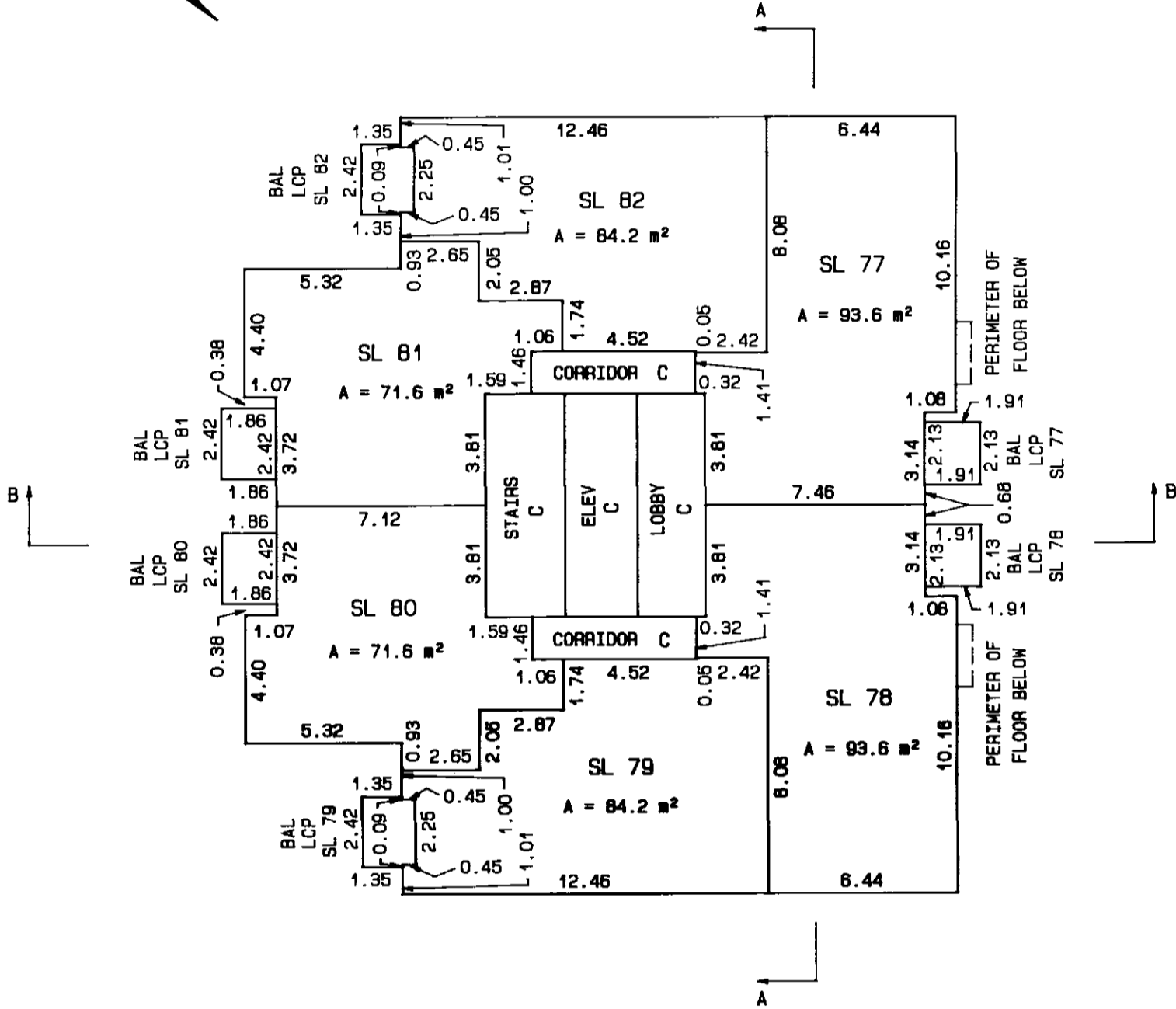
LEVEL 14

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES



SHEET 18 OF 36 SHEETS.

STRATA PLAN
BCS 528



SEPTEMBER 18th, 2003



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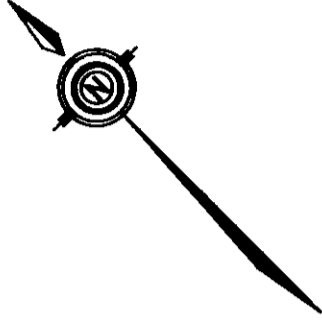
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1/14

LEVEL 15

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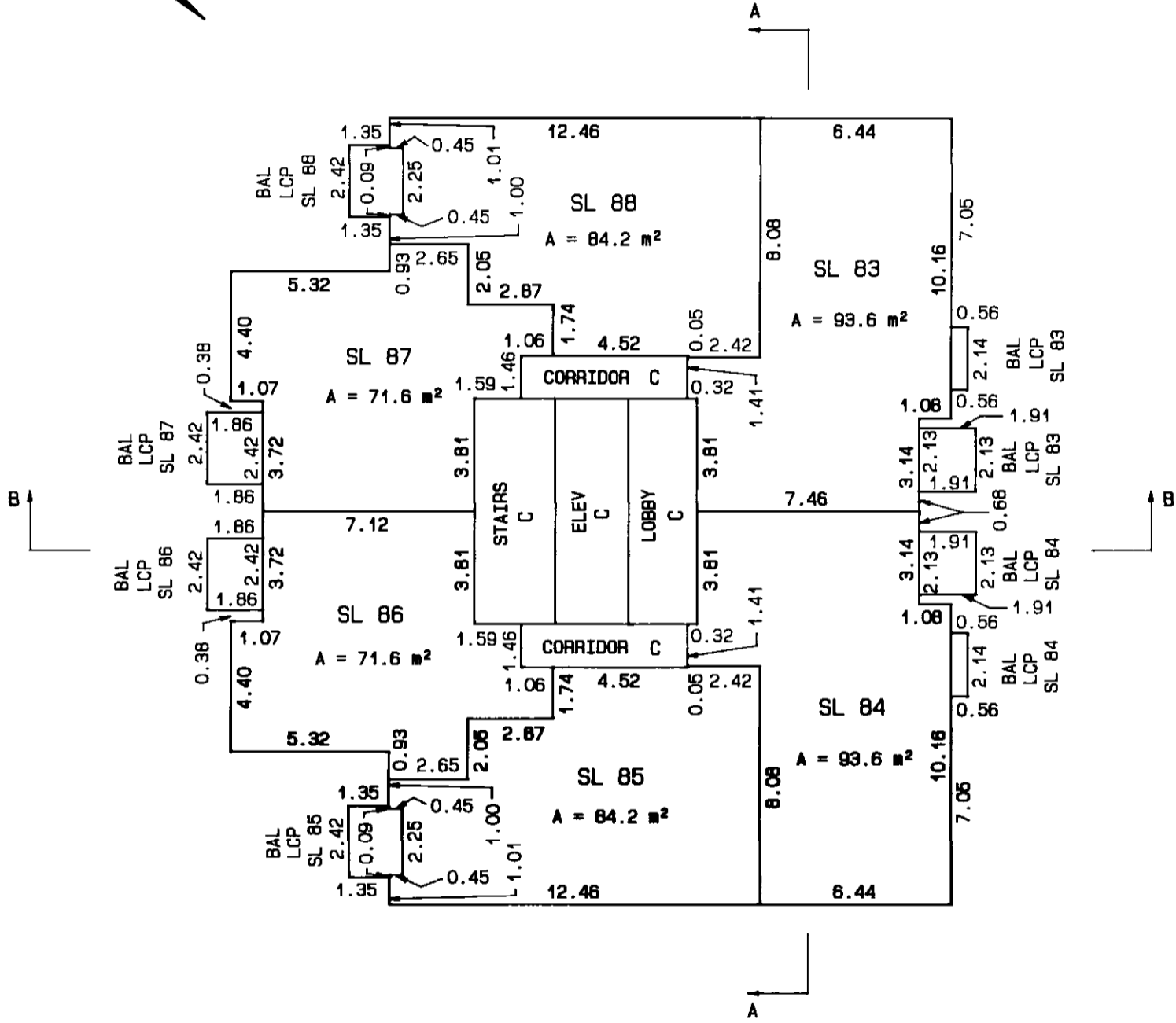
ALL DISTANCES SHOWN ARE IN METRES



SHEET 19 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

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S-10096

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WB

LEVEL 16

SCALE : 1 : 200

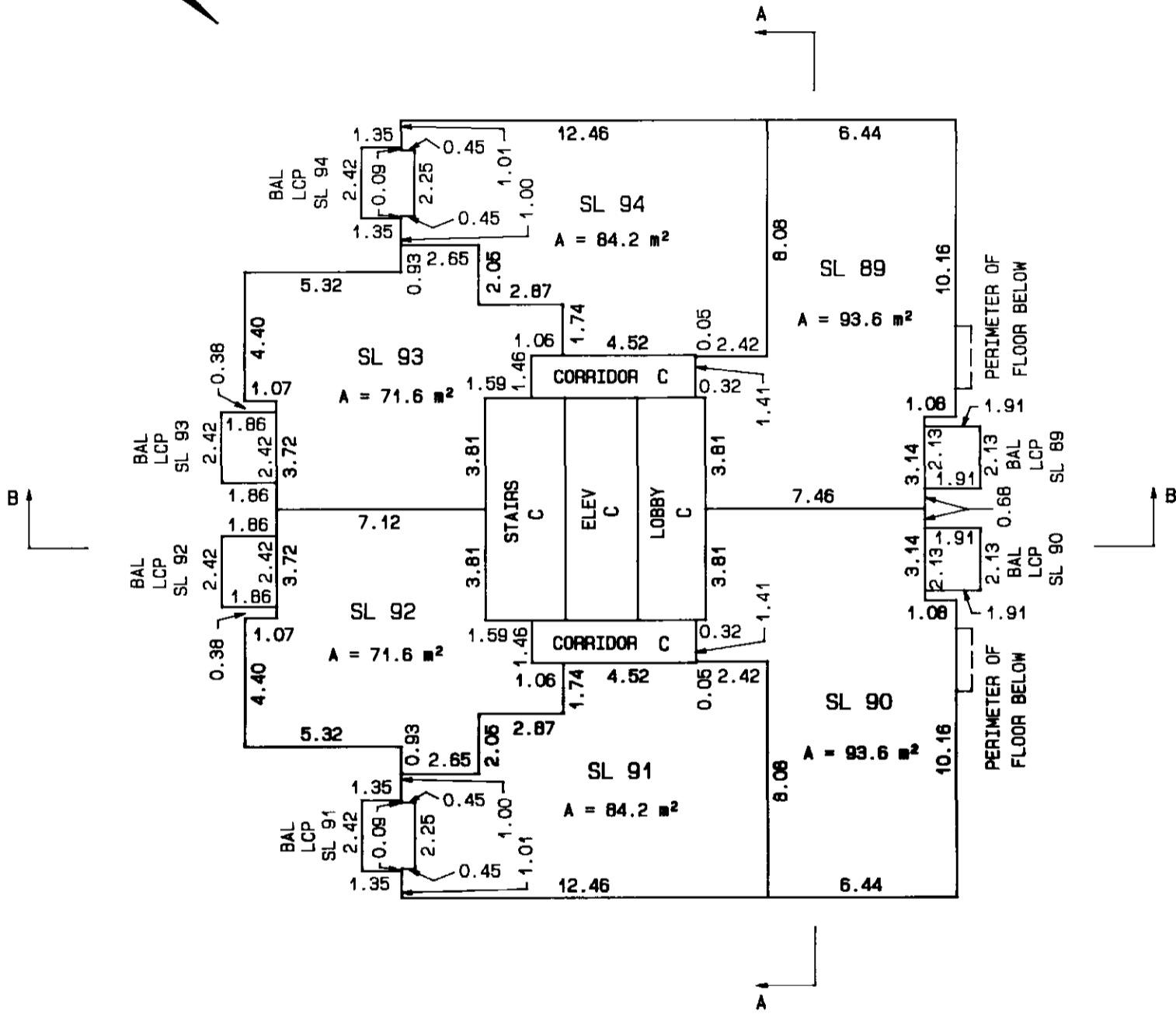
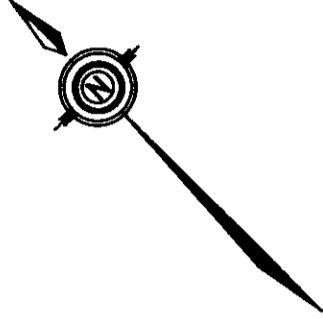
ALL DISTANCES SHOWN ARE IN METRES



SHEET 20 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003



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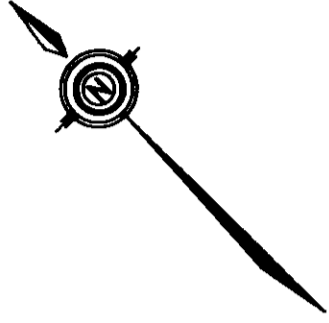
S-10096

RM

LEVEL 17

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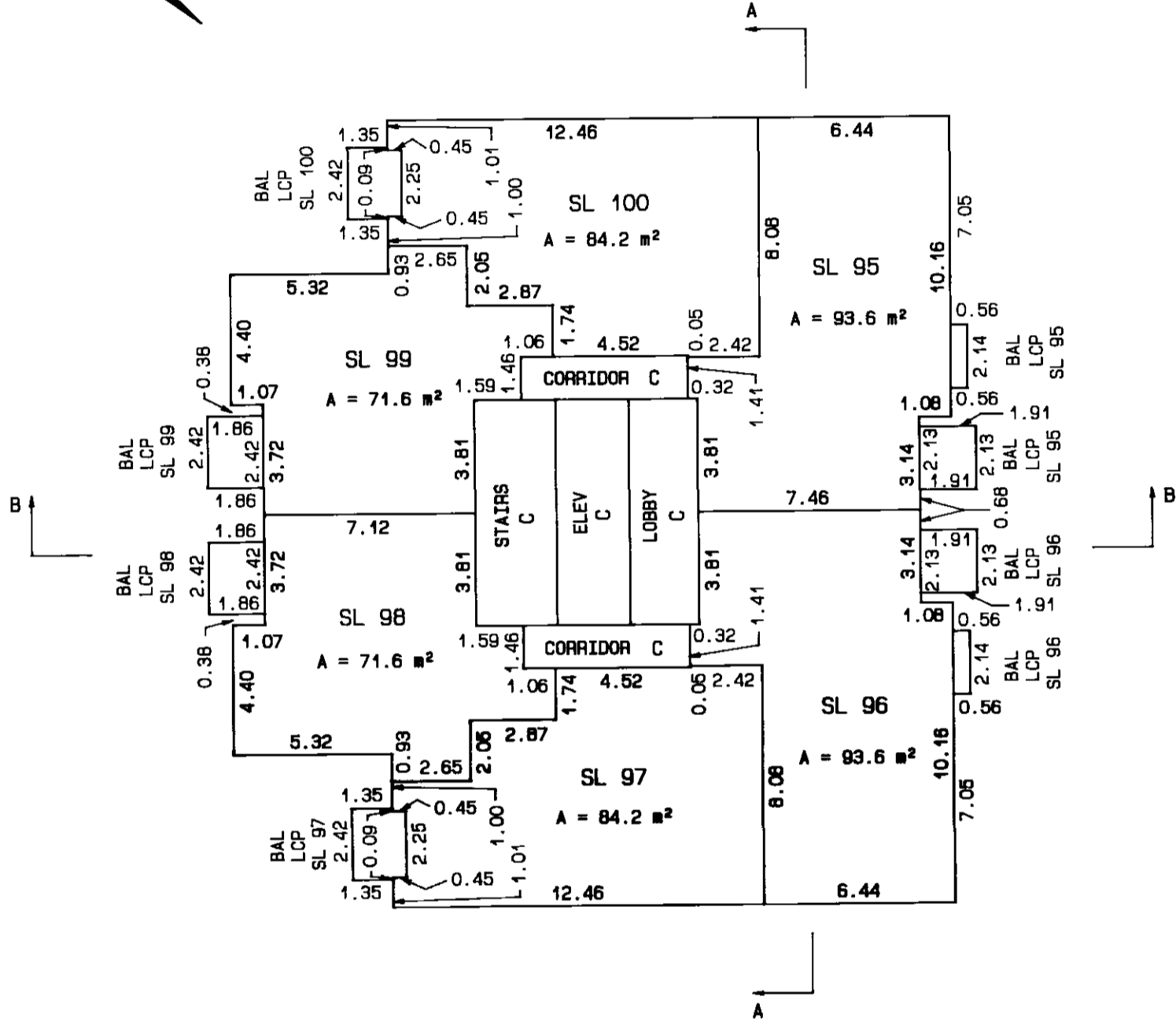
ALL DISTANCES SHOWN ARE IN METRES



SHEET 21 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003



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S-10096

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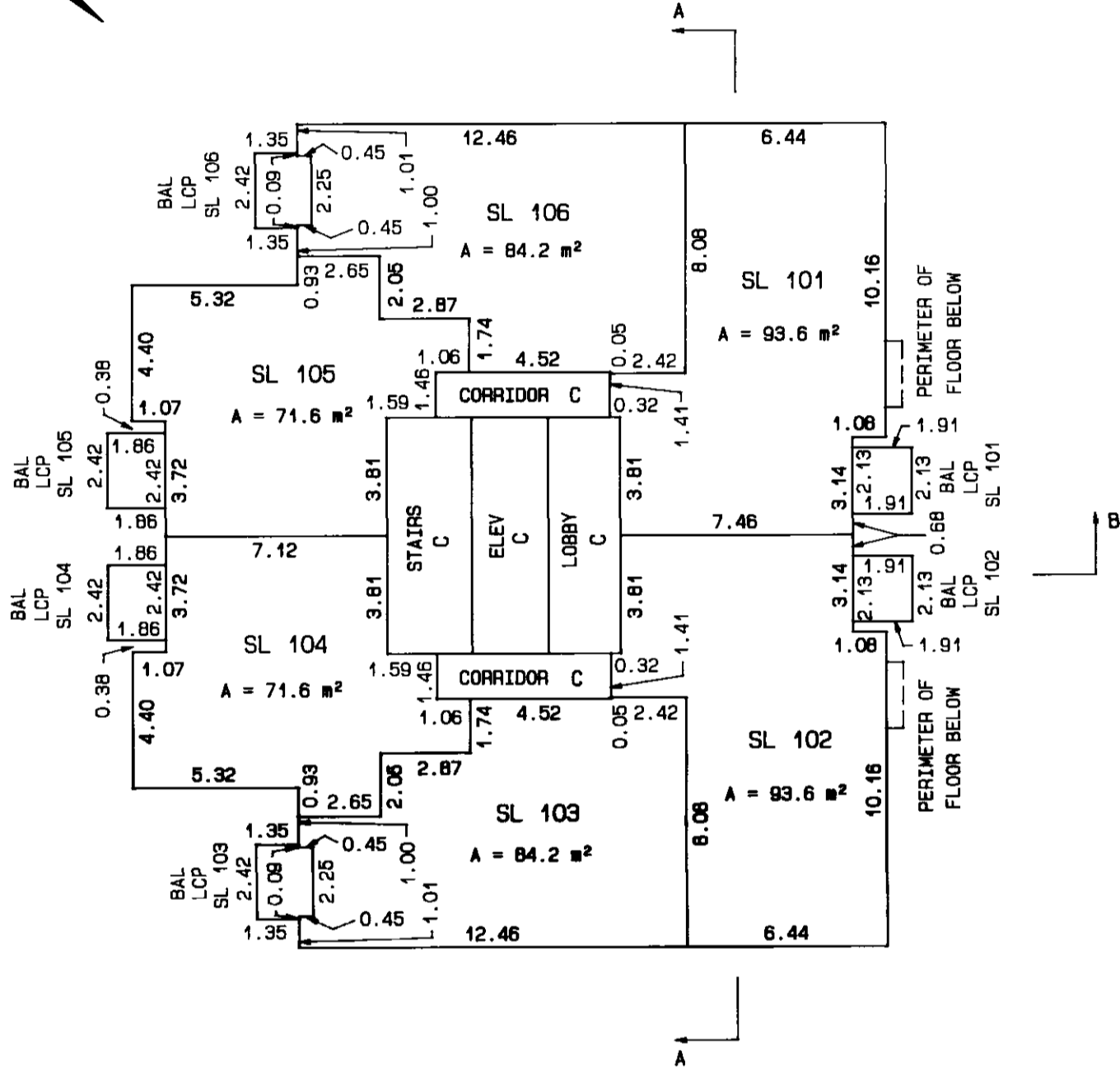
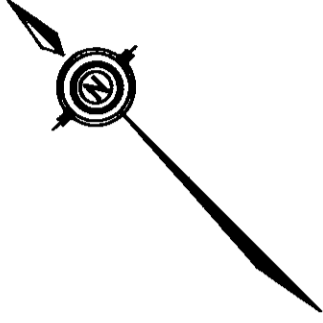
LEVEL 18

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ALL DISTANCES SHOWN ARE IN METRES



SHEET 22 OF 36 SHEETS.

STRATA PLAN
BCS 528



SEPTEMBER 18th, 2003



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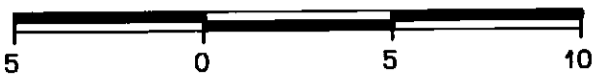
S-10096

RM

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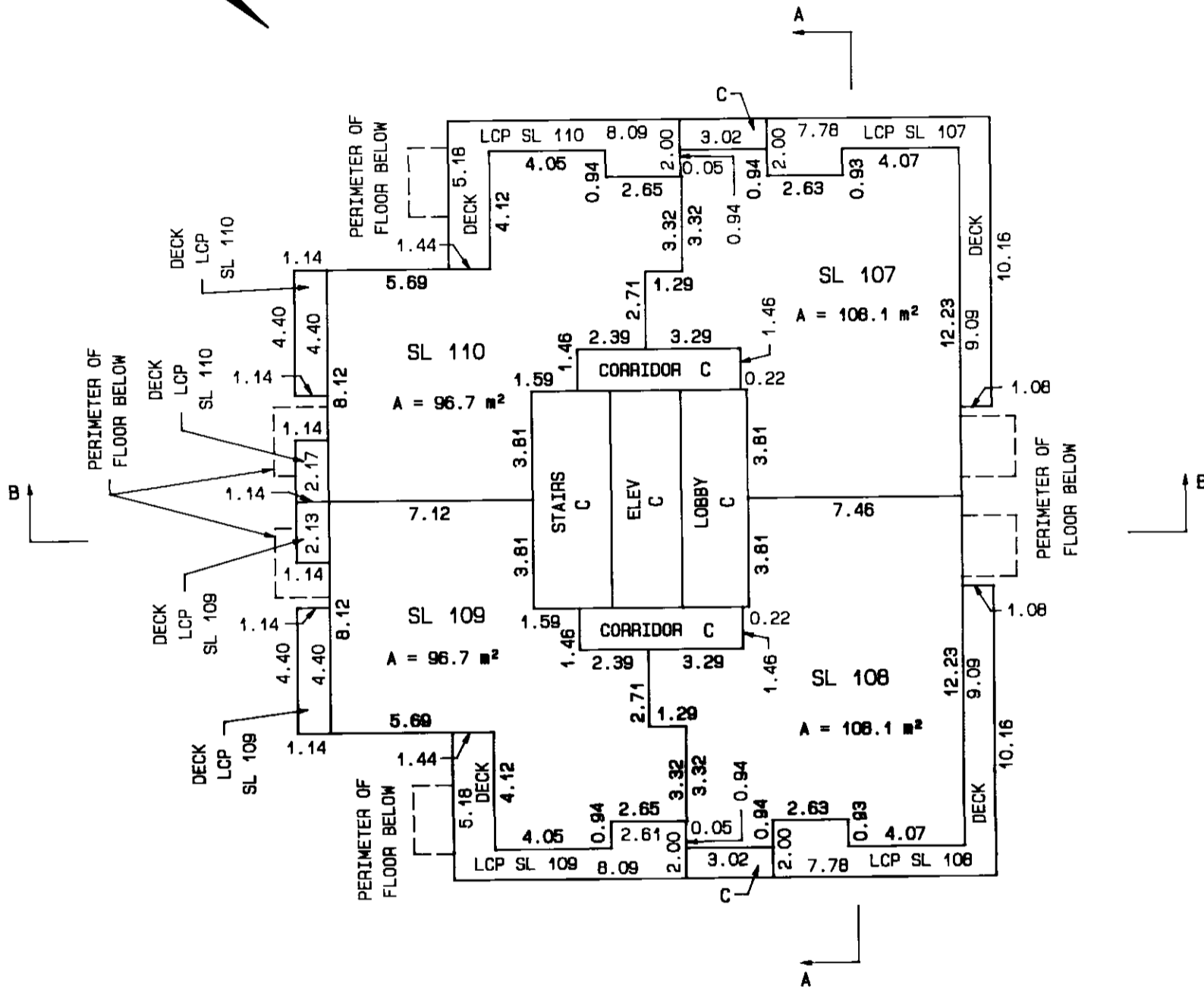
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SHEET 23 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

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RM

LEVEL 20

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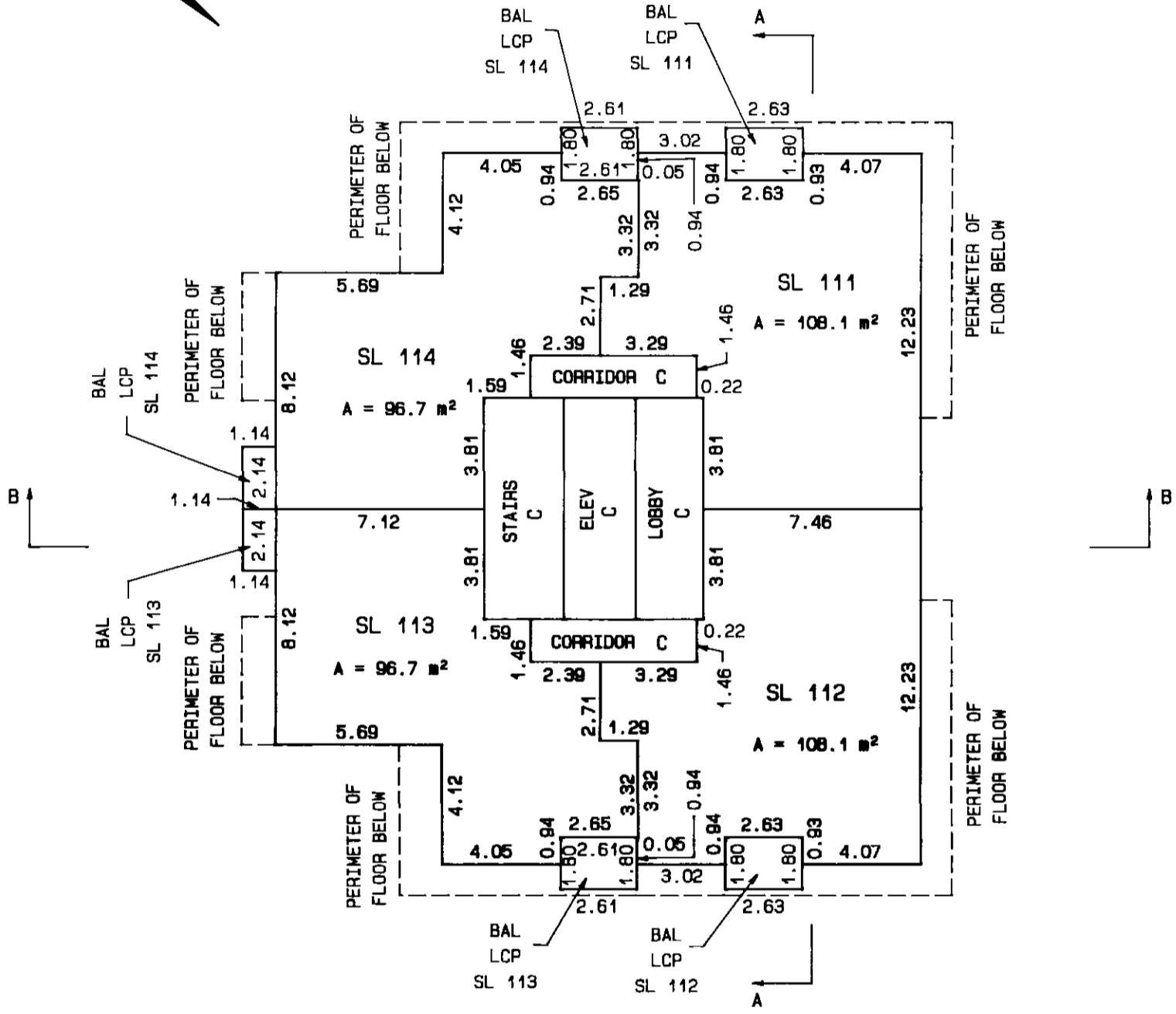
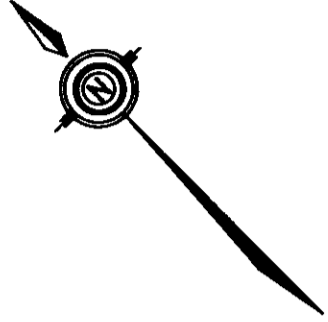
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SHEET 24 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003



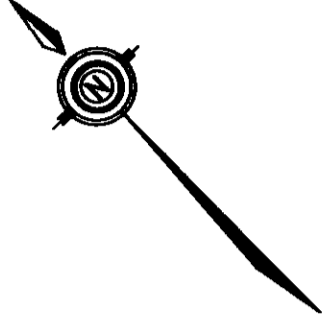
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S-10096

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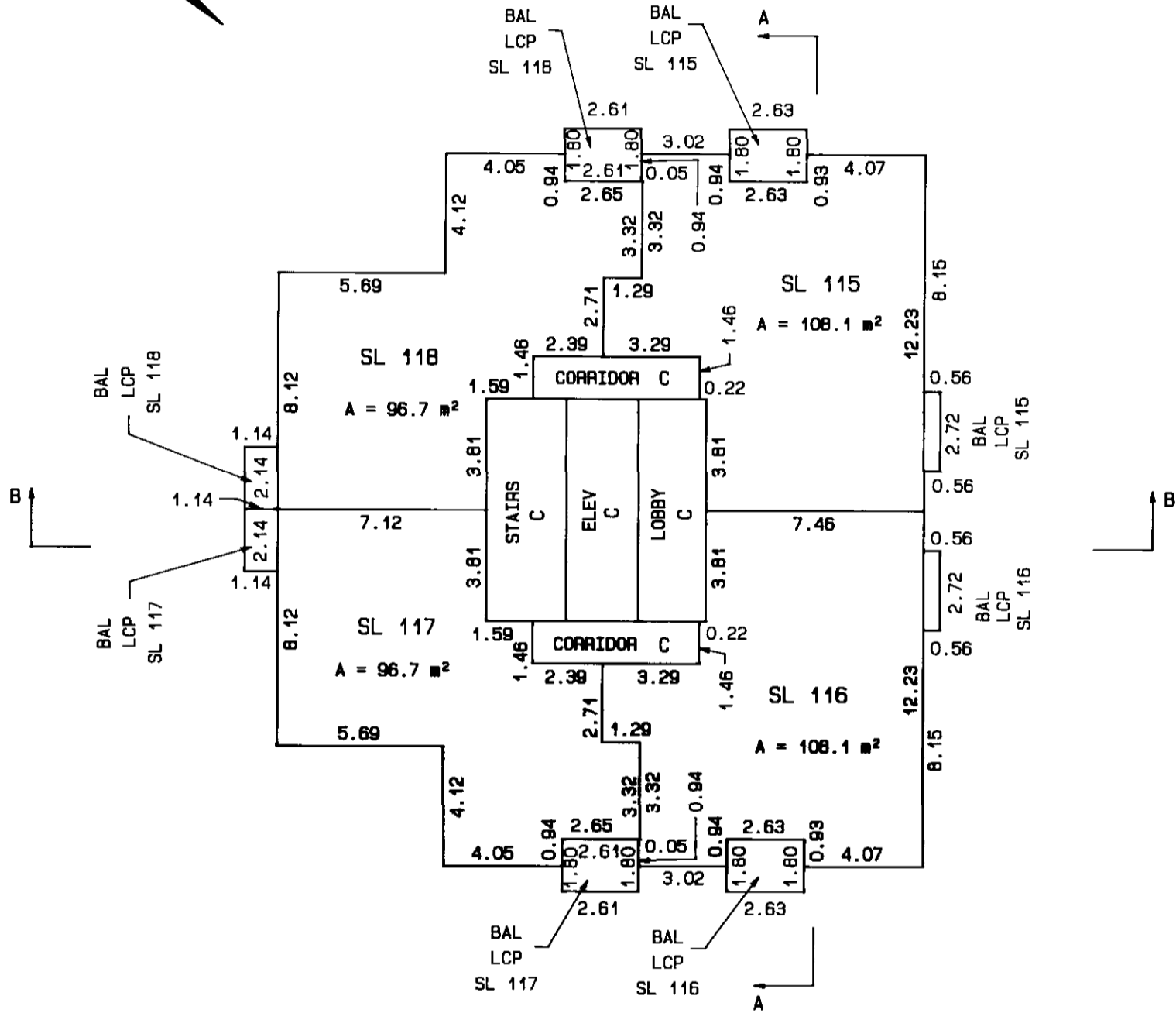
ALL DISTANCES SHOWN ARE IN METRES



SHEET 25 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003



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S-10096

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LEVEL 22

SCALE : 1 : 200

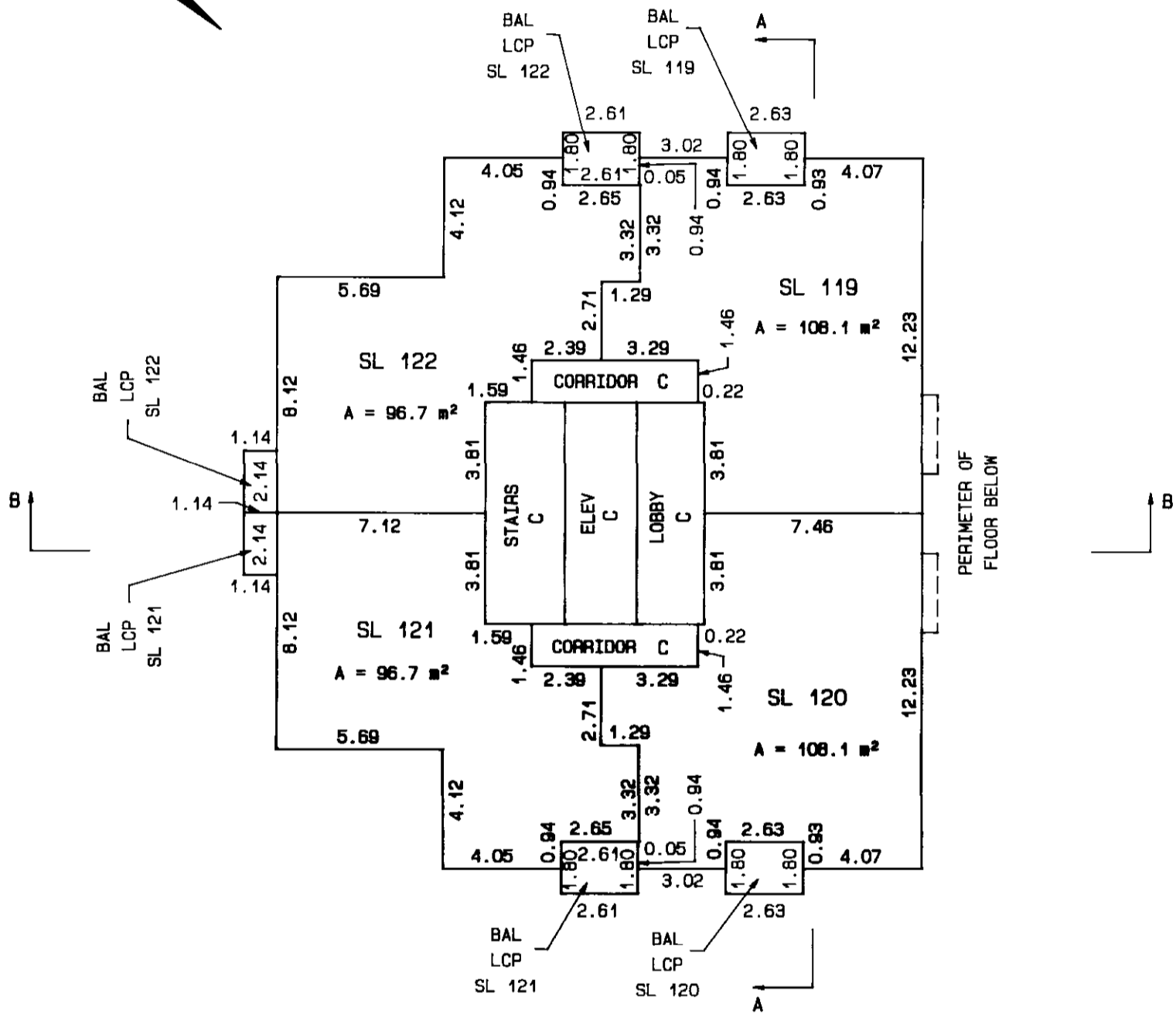
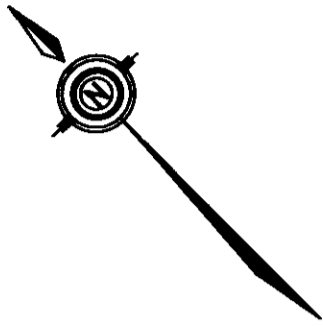
ALL DISTANCES SHOWN ARE IN METRES



SHEET 26 OF 36 SHEETS.

STRATA PLAN

BCS 528



SEPTEMBER 18th, 2003

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S-10096



LEVEL 23

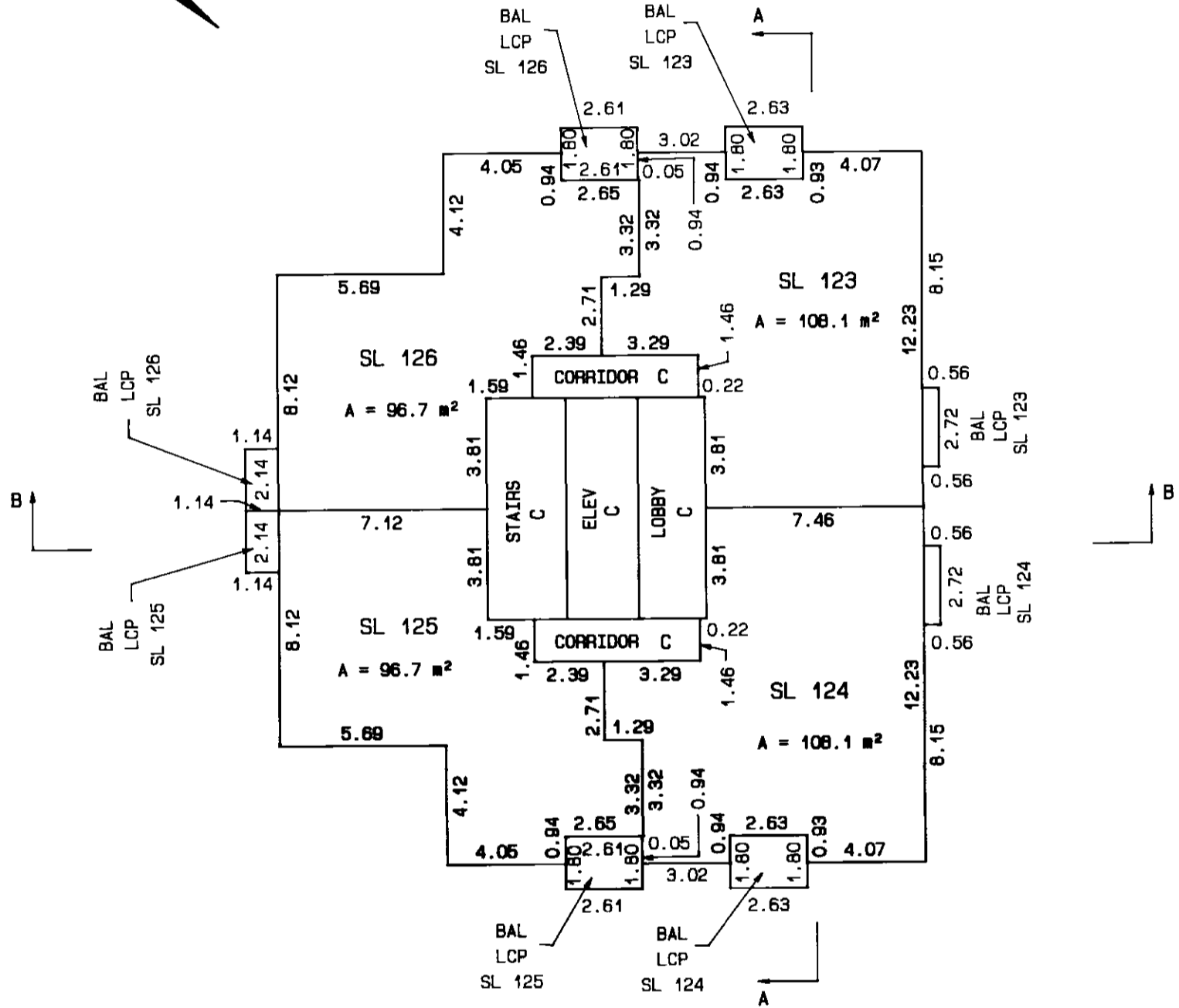
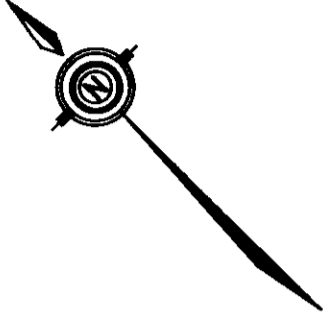
SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES



SHEET 27 OF 36 SHEETS.

STRATA PLAN
BCS 528



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\\FEB03C\2001-157.S27

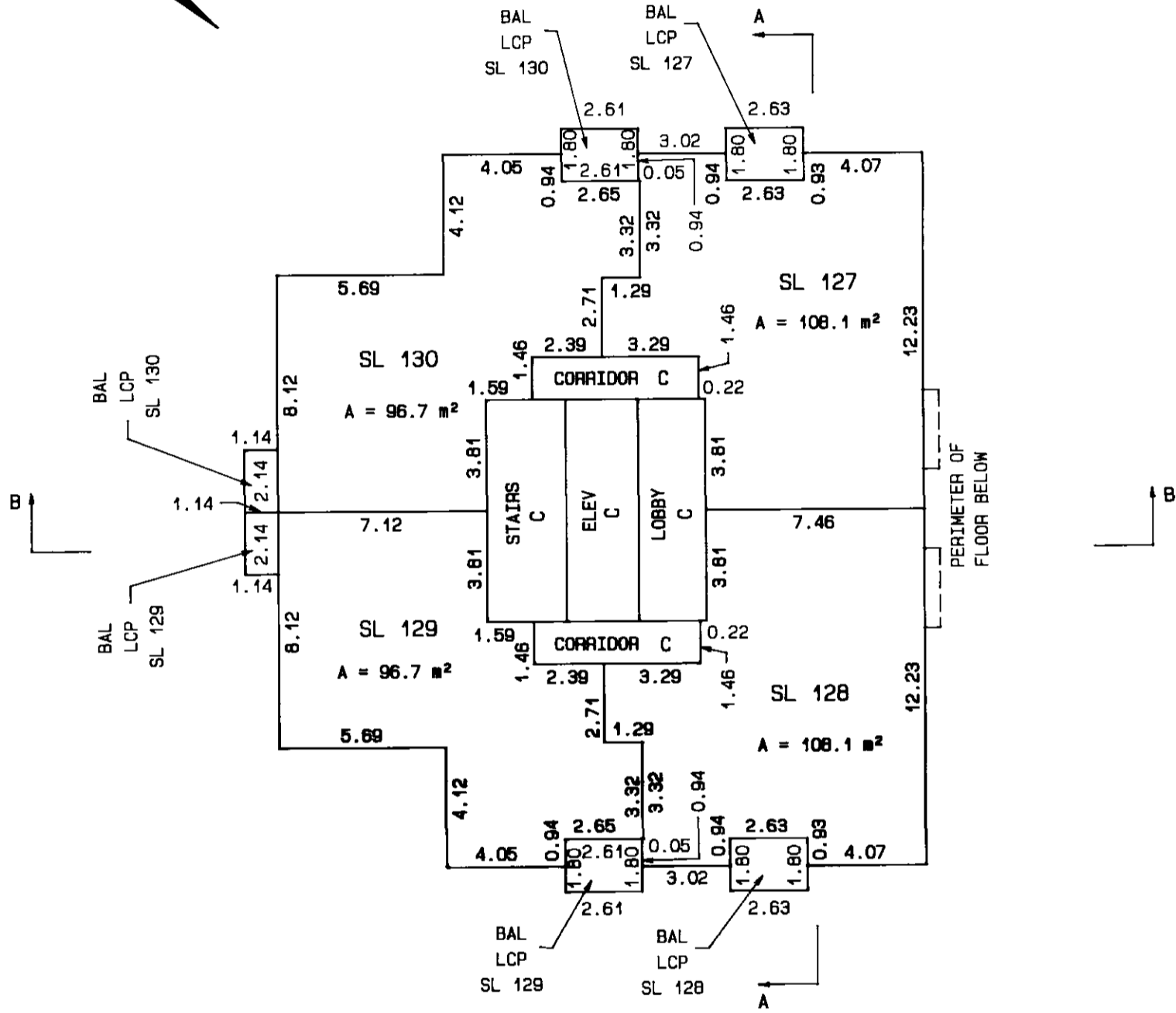
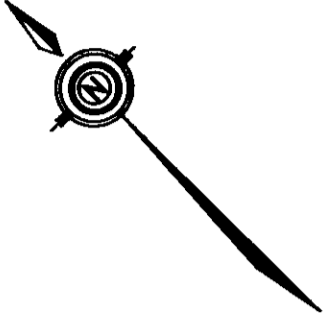
S-10096

LEVEL 24

SHEET 28 OF 36 SHEETS.

STRATA PLAN
BCS 528

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES



SEPTEMBER 18th, 2003

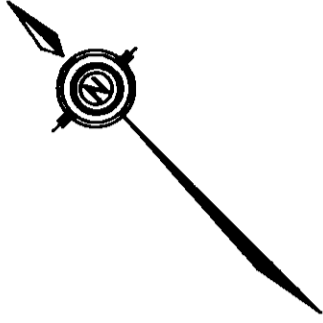
\\FEB03C\2001-157.S28

S-10096

LEVEL 25

SCALE : 1 : 200

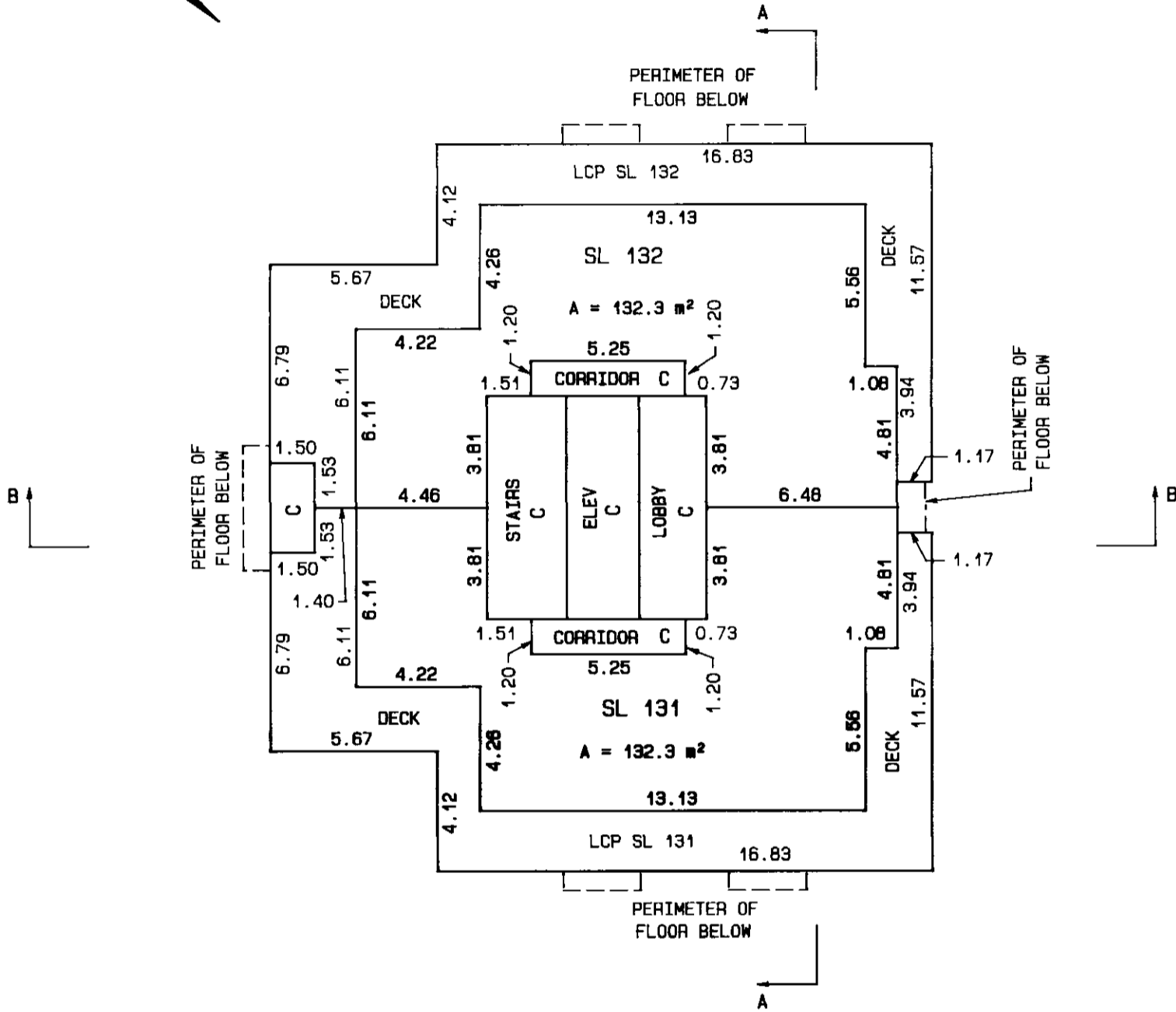
ALL DISTANCES SHOWN ARE IN METRES



SHEET 29 OF 36 SHEETS.

STRATA PLAN

BCS 528



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S-10096

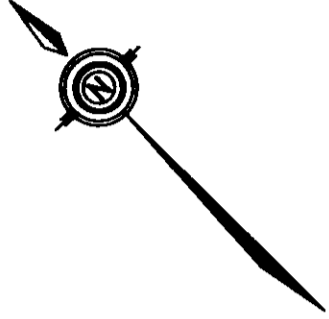
A handwritten signature or set of initials, possibly 'RM'.

A handwritten signature or set of initials, possibly 'RM'.

LEVEL 26

SCALE : 1 : 200

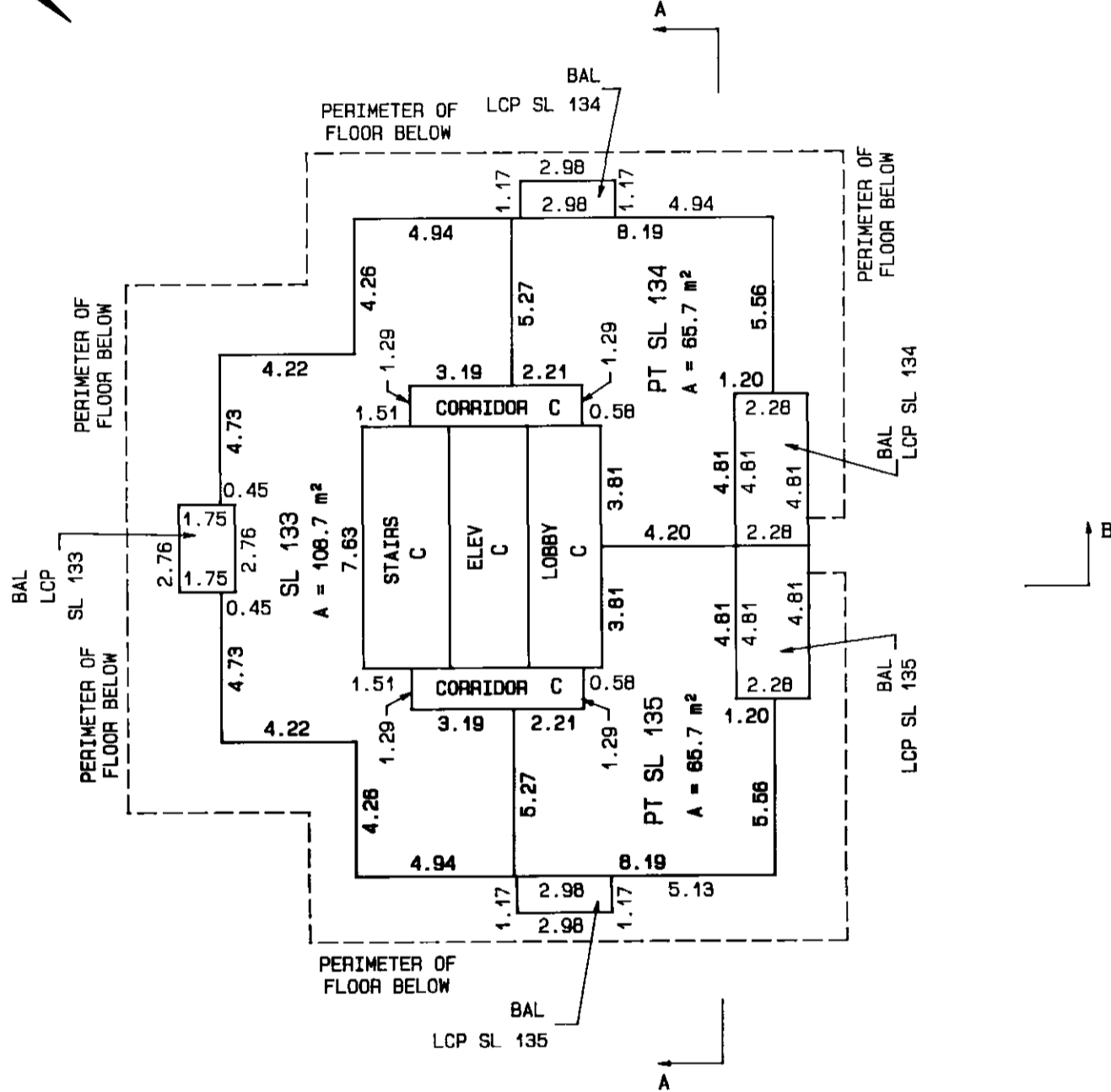
ALL DISTANCES SHOWN ARE IN METRES



SHEET 30 OF 36 SHEETS.

STRATA PLAN

BCS 528



TOTAL AREAS

SL 134	178.4 m ²
SL 135	178.4 m ²

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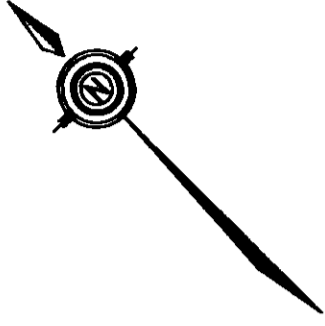


Handwritten initials 'MB' and a signature.

LEVEL 27

SCALE : 1 : 200

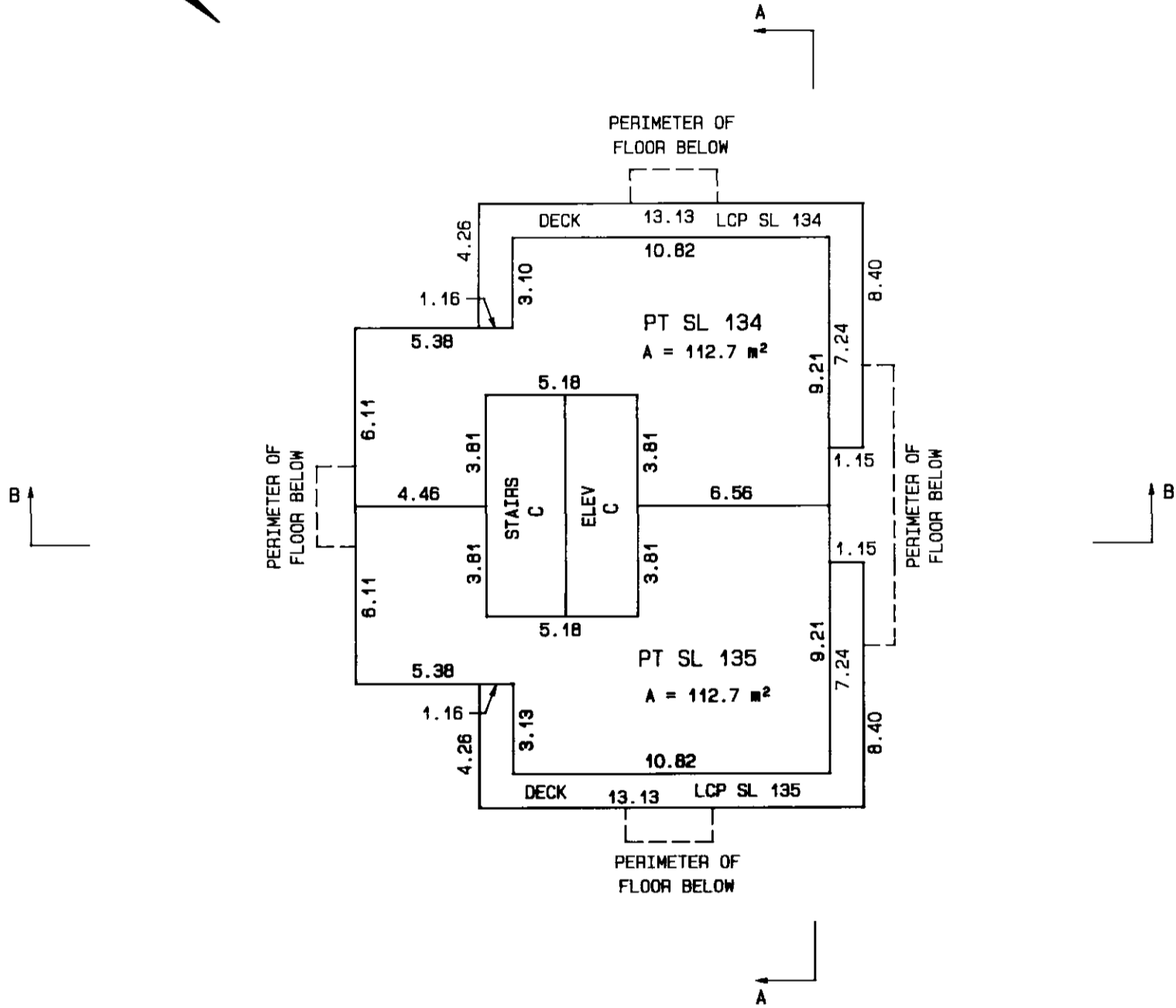
ALL DISTANCES SHOWN ARE IN METRES



SHEET 31 OF 36 SHEETS.

STRATA PLAN

BCS 528



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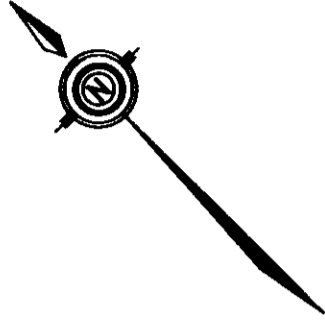
S-10096

Handwritten signature or initials at the bottom right corner.

ROOF LEVEL

SCALE : 1 : 200

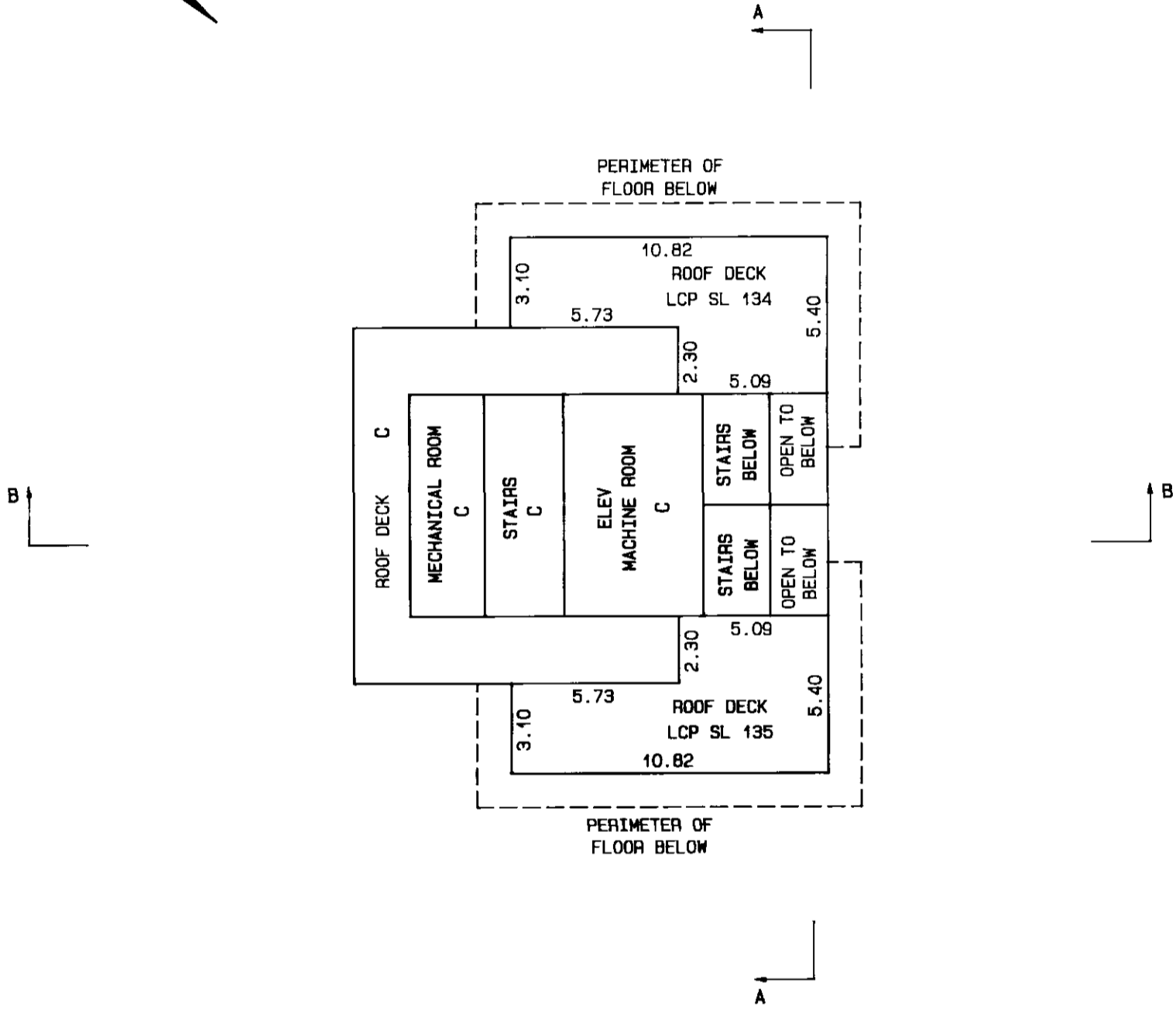
ALL DISTANCES SHOWN ARE IN METRES



SHEET 32 OF 36 SHEETS.

STRATA PLAN

BCS 528



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A handwritten signature or set of initials, possibly 'RQ'.

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S-10096

Handwritten signature or initials at the bottom right corner.

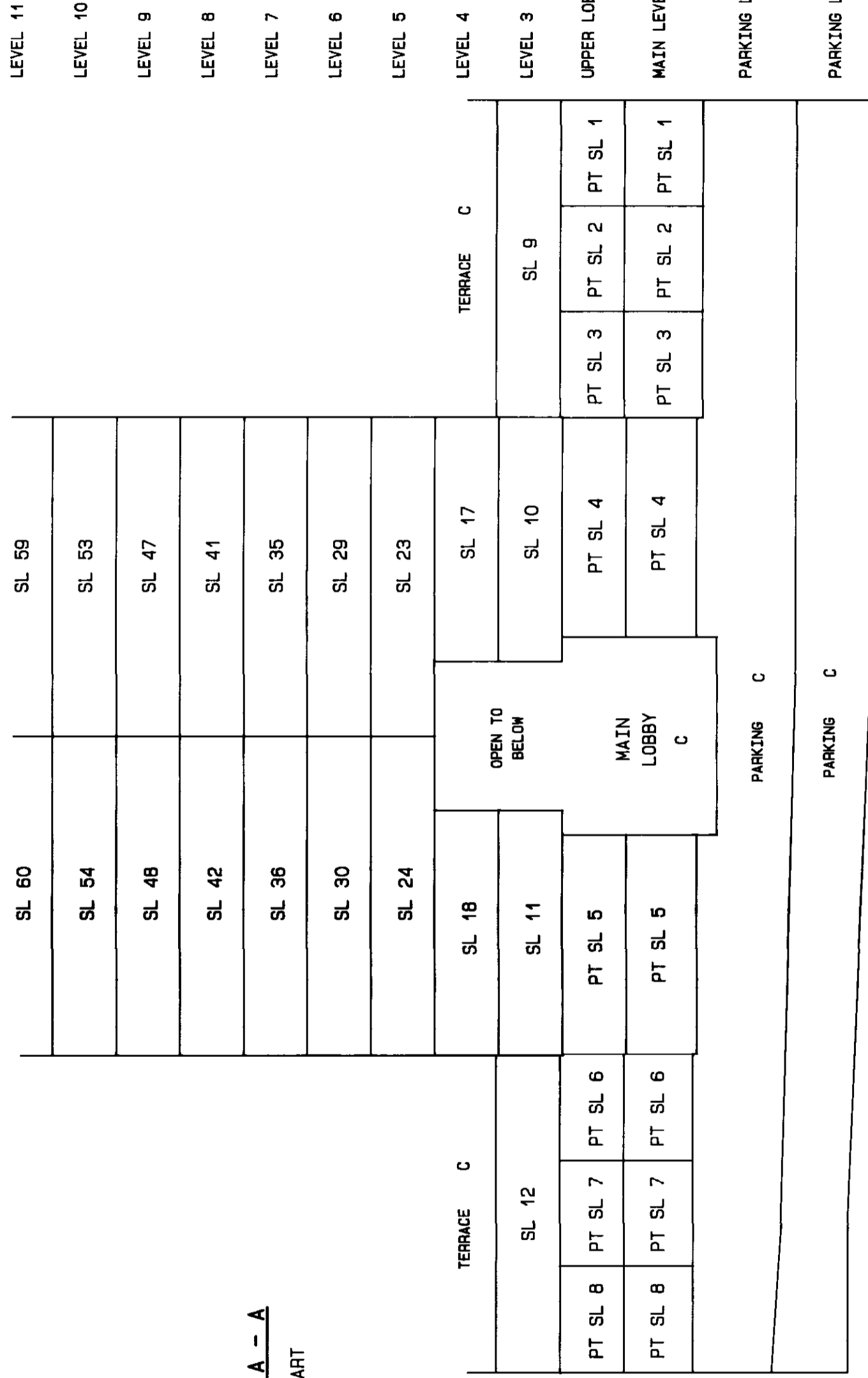
SECTIONS

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES



SHEET 33 OF 36 SHEETS.
STRATA PLAN
BCS 528

SEE SHEET 34



SECTION A - A
LOWER PART

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SECTIONS

SHEET 34 OF 36 SHEETS.

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES

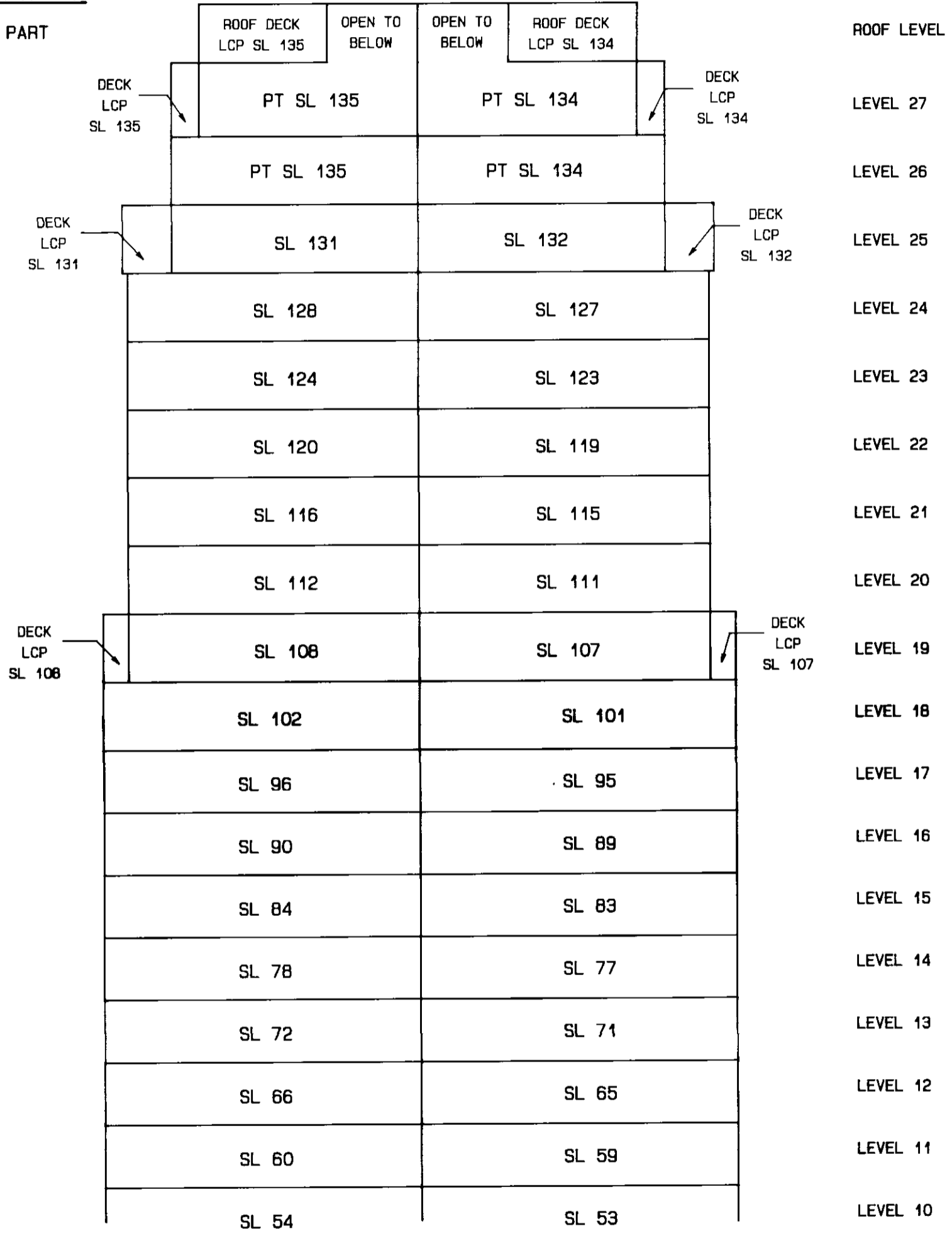


STRATA PLAN

BCS 528

SECTION A - A

UPPER PART



SEE SHEET 33

SEPTEMBER 18th, 2003



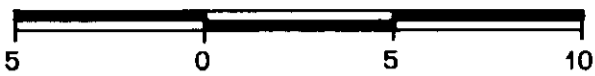
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S-10096

RM

SECTIONS

SCALE : 1 : 200
ALL DISTANCES SHOWN ARE IN METRES



SHEET 35 OF 36 SHEETS.

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			UPPER LOBBY LEVEL
PARKING C	GARBAGE ROOM C	STAIRS C	ELEV C	LOBBY C	MAIN LOBBY C	C	MAIN LEVEL
PARKING C	ELECTRICAL ROOM C	STAIRS C	ELEV C	LOBBY C	PARKING C	C	PARKING LEVEL P1
PARKING C	ELECTRICAL ROOM C	STAIRS C	ELEV C	LOBBY C	PARKING C	C	PARKING LEVEL P2

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SECTIONS

SHEET 36 OF 36 SHEETS.

SCALE : 1 : 200

ALL DISTANCES SHOWN ARE IN METRES

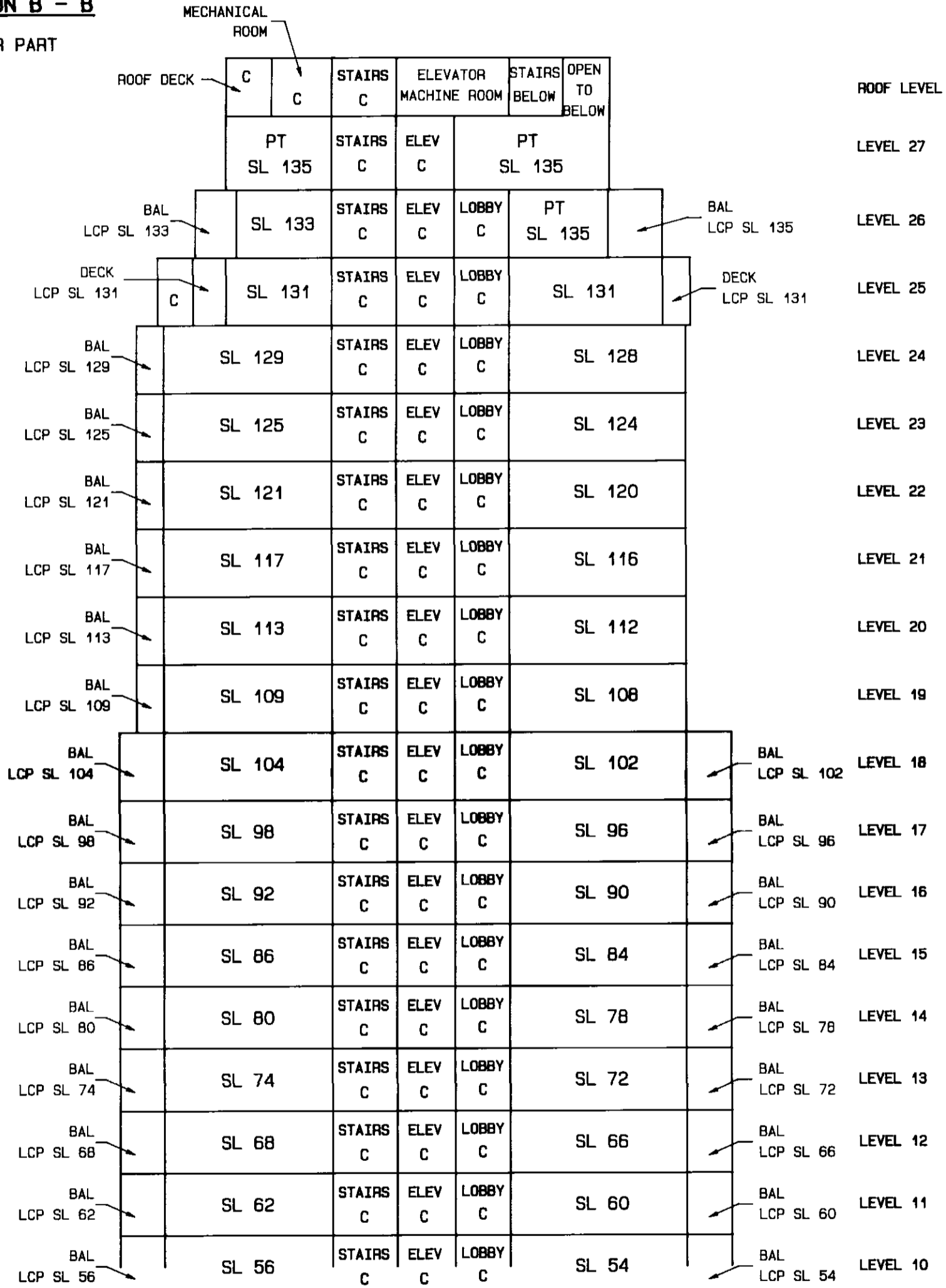


STRATA PLAN

BCS 528

SECTION B - B

UPPER PART



SEE SHEET 35

SEPTEMBER 18th, 2003

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