FILED LMBCS271 U48171 2006-07-07-16.20.38.205301

STRATA PLAN OF LOT A BLOCK B, DISTRICT LOTS 265, GROUP 1 N. W. D., PLAN BCP27

B.C.G.S. 92G.035

CITY OF NORTH VANCOUVER

SCALE 1 : 500

10 5 0 10 20m

All distances are in metres.

STRATA PLAN BCS 271

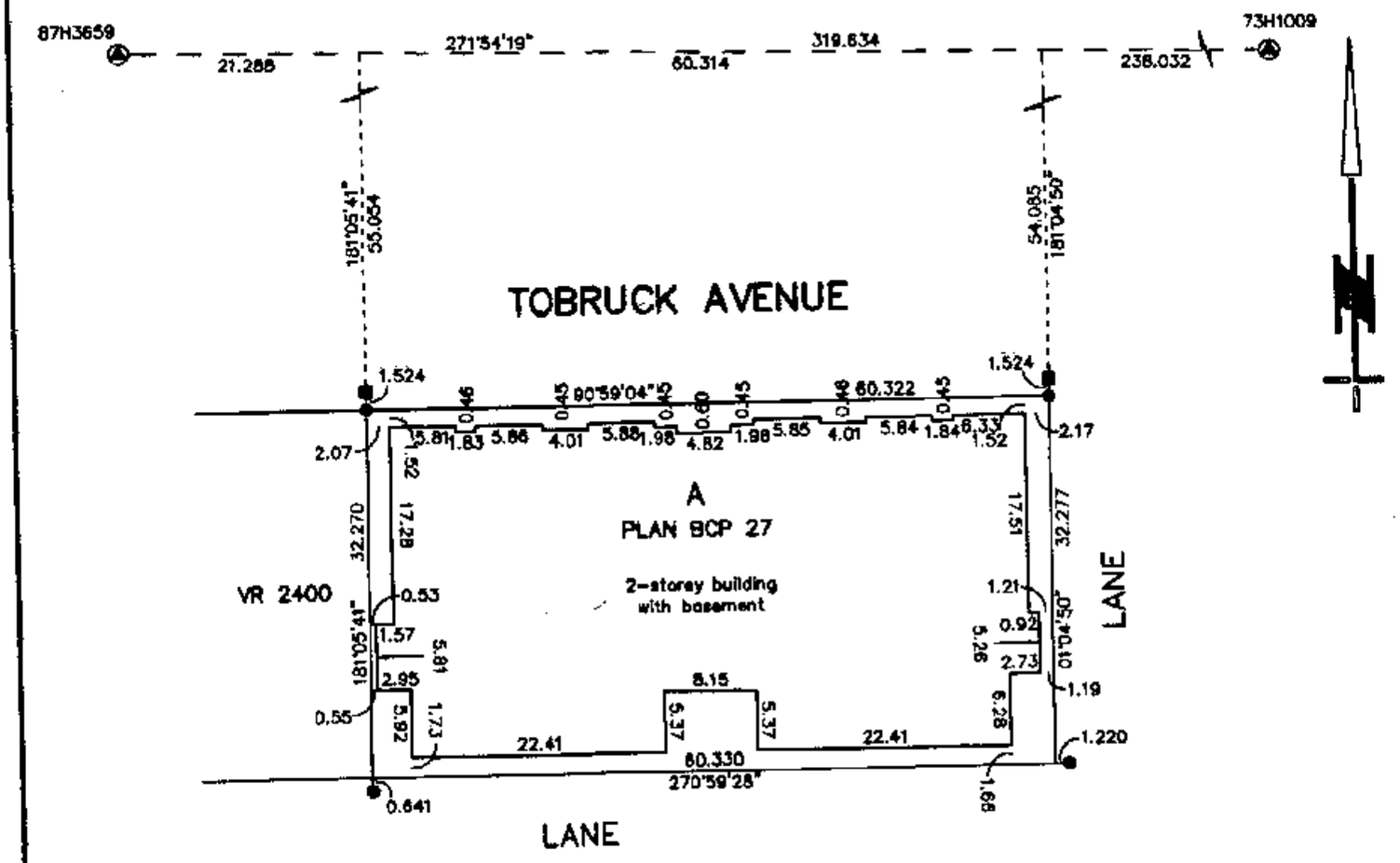
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.

THIS 13 DAY OF MARCH, 2003

Brian Bigras-Lee
DEPUTY REGISTRAR

REF. NO. BV860001

This plan lies within the Greater Vancouver Regional District



CIVIC ADDRESS

915 TOBRUCK AVENUE
NORTH VANCOUVER, B.C.

LEGEND:

Grid bearings are derived from observation between control monuments 87H3659 and 73H1009. — NAD83 (CSRS) integrated survey area No. 44. (City of N. Vancouver)
This plan shows ground-level measured distances.
Prior to computation of U.T.M. co-ordinates, multiply by combined factor 0.99960025.

● denotes control monument found.
● denotes standard iron post found.
■ denotes lead plug found.
wt denotes witness.
All angles are 90° or 45° unless otherwise noted.

LEGEND:

All angles are 90° or 45° unless otherwise noted.

S.L.	denotes strata lot
L.C.P.	denotes limited common property
L.C.P.-1	denotes limited common property for S.L. 1, typical
C.P.	denotes common property
PT. S.L.	denotes part of strata lot
m2	denotes square metres
GR	denotes garage collection room
A	denotes area
TA	denotes total area
ER	denotes electrical room
MR	denotes mechanical room
PA	denotes electrical room
PB	denotes mechanical room

I, LOUIS S.Y. NGAN, 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 24th day of Feb., 2003.

B.C.L.S.

I, LOUIS S.Y. NGAN, of Vancouver, a British Columbia Land Surveyor, hereby 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.

Dated this 24th day of Feb., 2003.

B.C.L.S.

File: NTO-903TR

LOUIS NGAN LAND SURVEYING
#270-11180 VOYAGEUR WAY
RICHMOND, B.C. V6X 3N8
(604) 273-2938

STRATA PROPERTY ACT

STRATA PLAN BCS 271

FORM S

I, Louis S.Y. Ngan, a British Columia land surveyor, certify that the buildings included in this strata plan have not, as of Feb. 24, 2003, been previously occupied.

OWNER:
CLEARWATER DEVELOPMENT CORPORATION, INC.NO. 642479

Name Joel Silverman
Authorized Signatory

Name
Authorized Signatory

Witness
Name Tom Addison
Address #410-1333 West Broadway
Vancouver, B.C.
Occupation Lawyer

MORTGAGEE:
COAST CAPITAL SAVINGS CREDIT UNION

Name SALIM BALOO
Authorized Signatory

Name ROD MARR
Authorized Signatory

Witness
Name LORRAINE SMITH
Address #200-11911 CAMBIE RD
RICHMOND, BC V6X1L6
Occupation MANAGER, REAL ESTATE

MORTGAGEE:
REALTECH CAPITAL GROUP INC. INCORPORATION NO. 268833

Name DAVID R BOUSKILL
Authorized Signatory

Name
Authorized Signatory

Witness
Name Dee Marchant
Address 2951 Royal Ave.
North Vancouver, BC V7K1Y8
Occupation office manager

B.C.L.S.
Feb. 24, 2003

File: NTO-903TR

LOUIS NGAN LAND SURVEYING
#270-11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273-2938

FILED LMBCS271 U48171 2006-07-07-16.20.38.205301

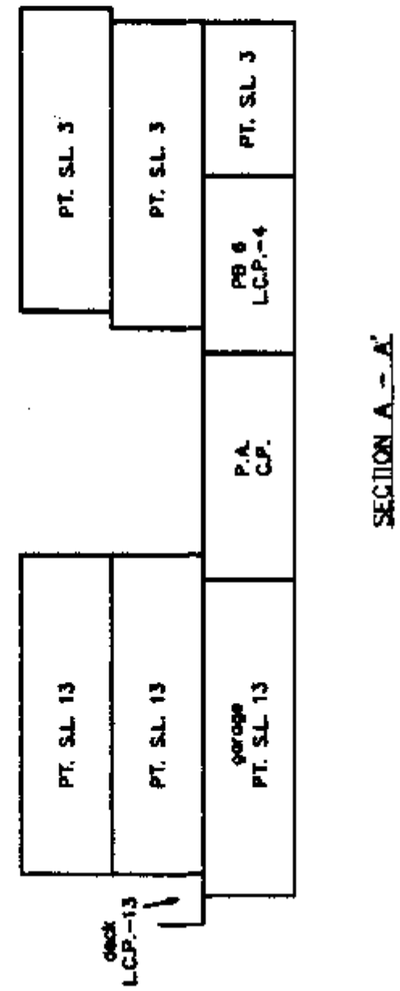
STRATA PLAN BCS 271

SECTIONS

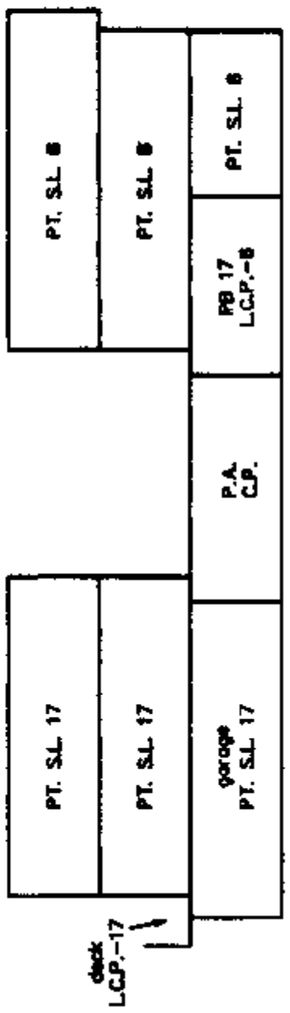
SCALE 1 : 200

4 2 0 4 8

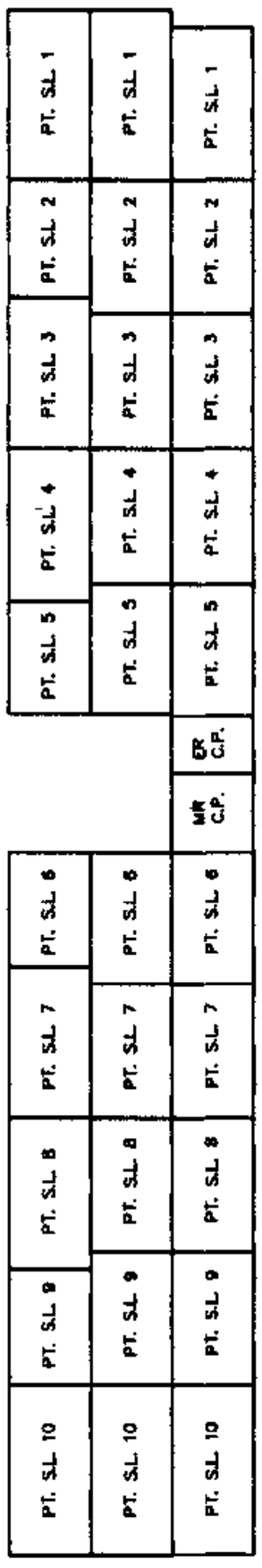
All distances are in metres.



SECTION A – A'



SECTION B – B'



SECTION C – C'

LOUIS NGAN LAND SURVEYING
#270–11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273–2938

B.C.L.S.

Feb. 24, 2003

File: NTO–903TR

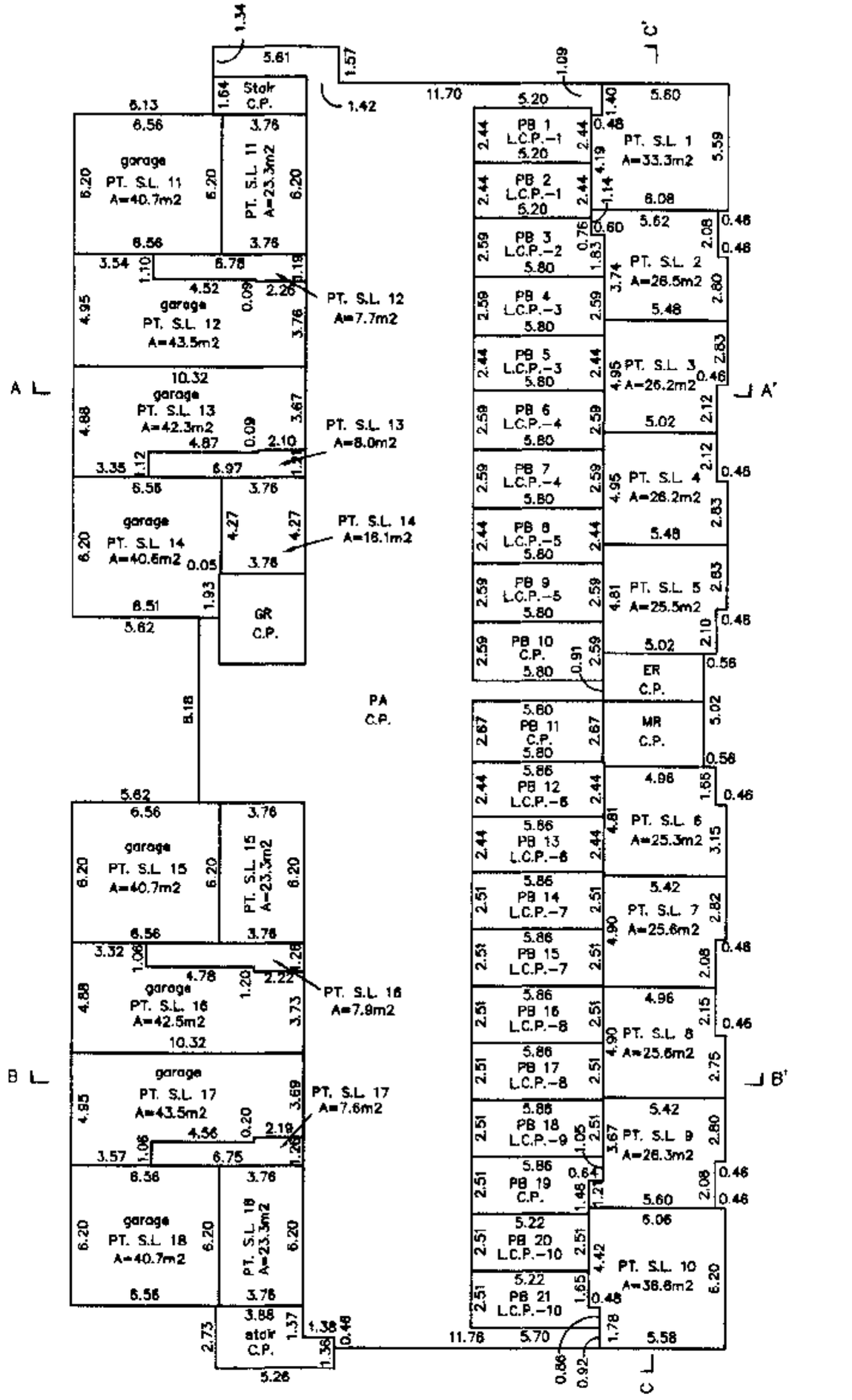
STRATA PLAN LMS 271

PARKING LEVEL

SCALE 1 : 200

4 2 0 4 8

All distances are in metres.



LOUIS NGAN LAND SURVEYING
#270-11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273-2938

B.C.L.S.

Feb. 24, 2003

File: NTO-903TR

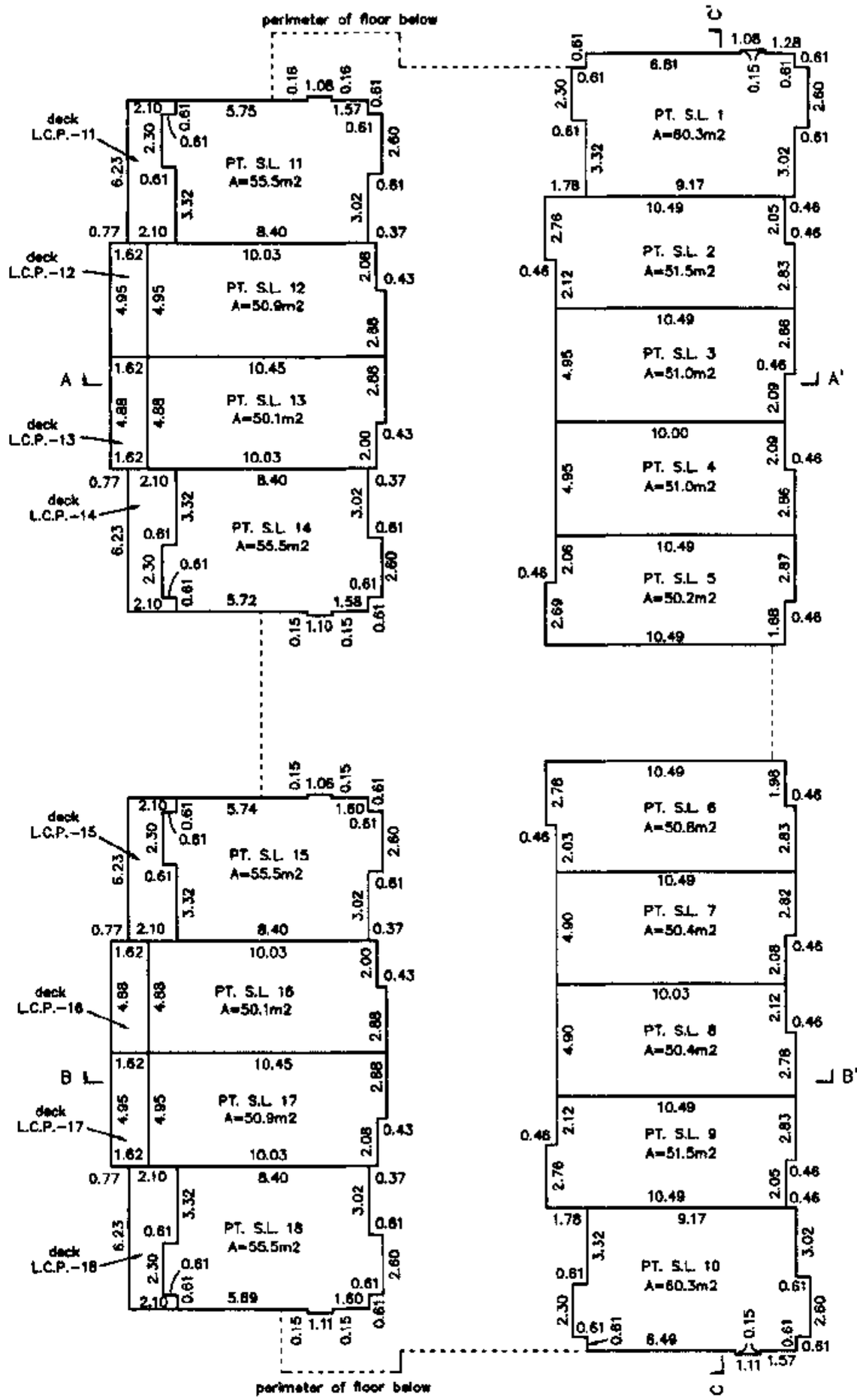
STRATA PLAN LMS 271

FIRST FLOOR

SCALE 1 : 200

4 2 0 4 8

All distances are in metres.



LOUIS NGAN LAND SURVEYING
#270–11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273–2938

B.C.L.S.

Feb. 24, 2003

File: NTO–903TR

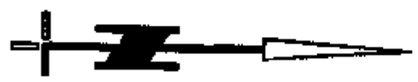
SECOND FLOOR

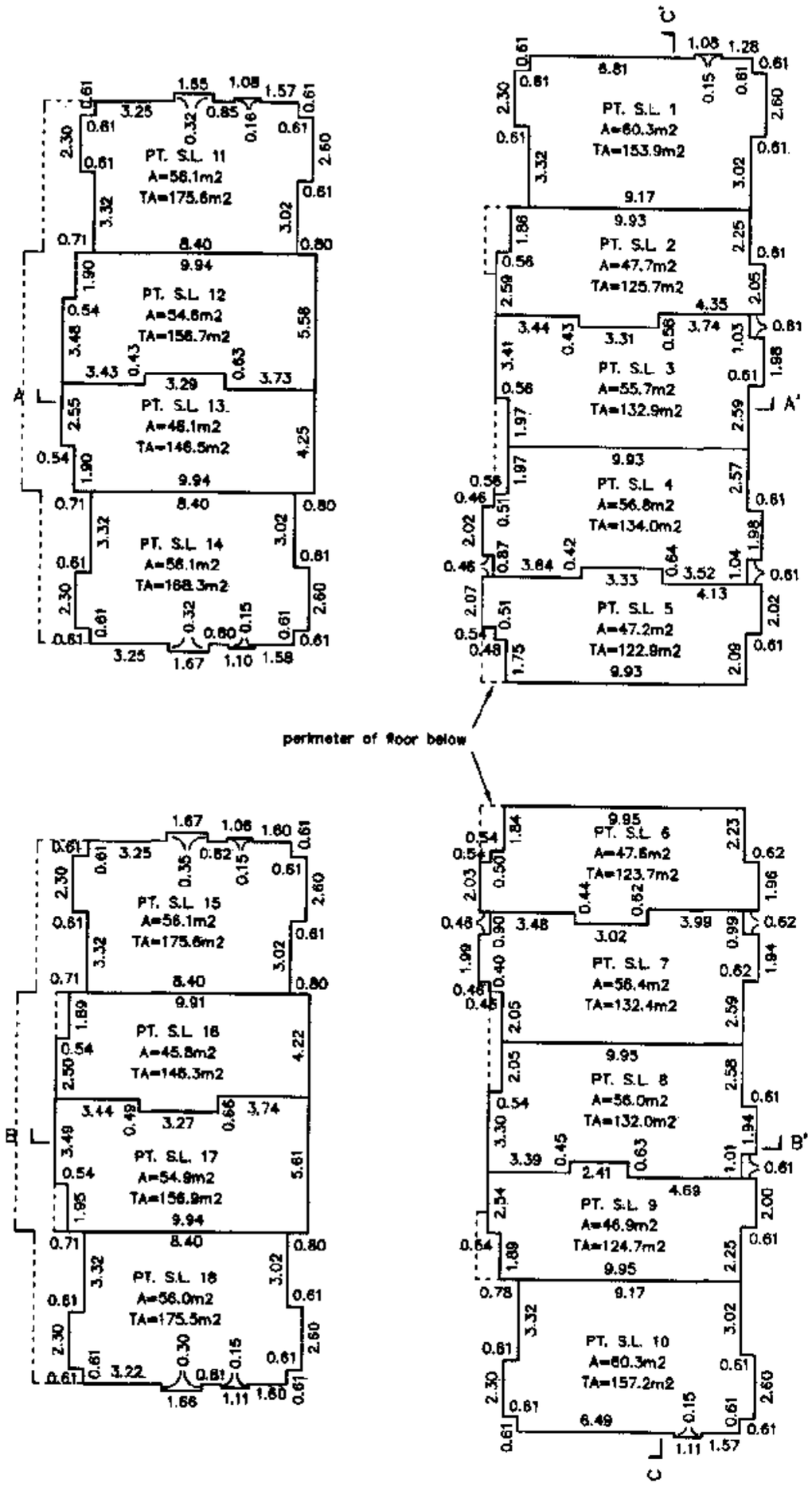
STRATA PLAN LMS 271

SCALE 1 : 200

4 2 0 4 8

All distances are in metres.





LOUIS NGAN LAND SURVEYING
#270–11180 Voyageur Way
Richmond, B.C., V6X 3N8
Tel: (604) 273–2938

B.C.L.S.

Feb. 24, 2003

File: NTO–903TR