STRATA PLAN OF LOT 3, D.L.'S 196 AND 2037, GROUP 1, N.W.D., PLAN LMP48404

STRATA PLAN BCS 1644

B.C.G.S. 92G.025

"CITY OF VANCOUVER"

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 13th DAY OF Dec. 2005
Deputy L. MacDonald
REGISTRAR

BX 596776 -
BX 596853

SCALE 1:400

5 0 5 10 15

ALL DISTANCES ARE IN METRES.

"THE SUSSEX"
189 NATIONAL AVENUE,
VANCOUVER, BC

INTEGRATED SURVEY AREA No. 31 (VANCOUVER) NAD-83 (CSRS)

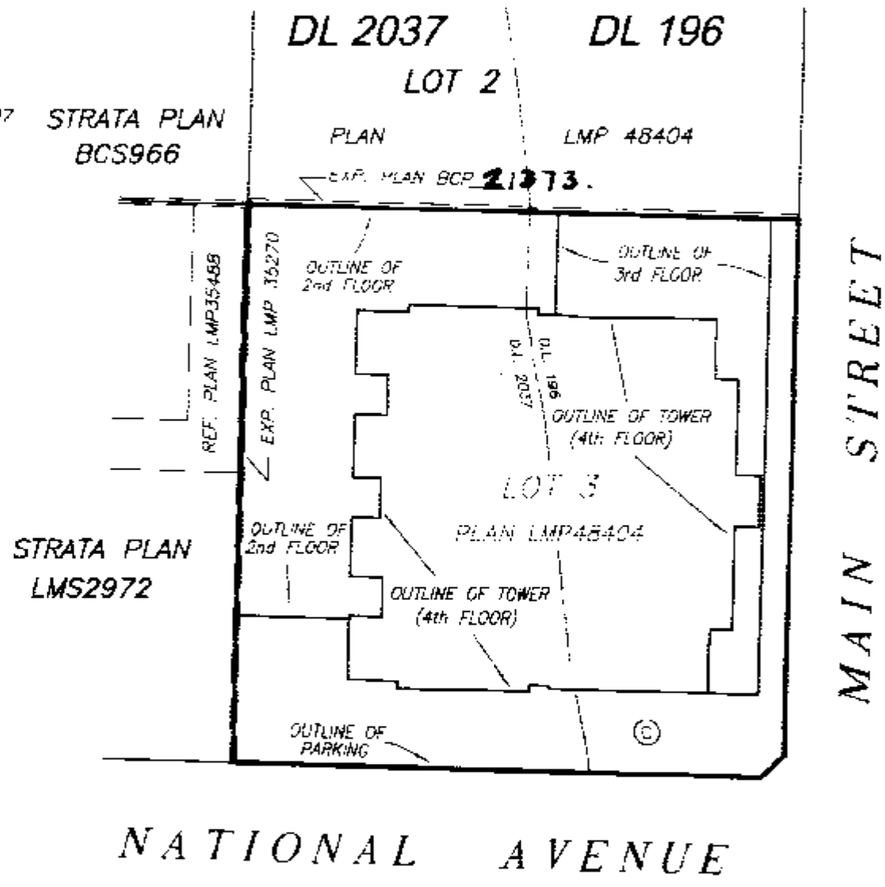
THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES, MULTIPLY BY COMBINED SCALE FACTOR 0.9996029

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS V-2123 AND V-1607

- ⊕ – DENOTES CONTROL MONUMENT FOUND
- ■ – DENOTES LEAD PLUG FOUND
- □ – DENOTES LEAD PLUG PLACED
- ○ – DENOTES STANDARD IRON POST PLACED
- SL. – DENOTES STRATA LOT
- PT. – DENOTES PART
- LCP – DENOTES LIMITED COMMON PROPERTY
- Ⓒ – DENOTES COMMON PROPERTY
- (E) – DENOTES ELECTRICAL ROOM BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL.'S 3 TO 78
- Ⓥ – DENOTES VENT BEING COMMON PROPERTY
- (MS) – DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- (DS) TYPICAL – DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 5
- (B9) TYPICAL – DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 9
- (RES) – DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL.'S 3 TO 78 INCLUSIVE
- (COM) – DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1 AND 2 INCLUSIVE

THIS STRATA PLAN CONTAINS LIMITED COMMON PROPERTY ACCORDING TO SEC. 73 (a)(i) OF THE STRATA PROPERTY ACT.



I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY:

1. THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN SUBJECT TO CLAUSE 2 OF THIS ENDORSEMENT.
2. THAT CERTAIN PARTS OF THE BUILDINGS ARE NOT WITHIN THE EXTERNAL BOUNDARIES BUT APPROPRIATE AND NECCESSARY EASEMENTS OR OTHER INTERESTS ARE REGISTERED UNDER No. BL354172 AND No. _____, AS SET OUT IN SECTION 244(1)(f) OF THE STRATA PROPERTY ACT.

DATE: NOVEMBER 28TH, 2005.

Mike E Shaw

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE : 582-0717

DRAWING # 30433-11
FILE # 30433-11_FS
DATE : NOVEMBER 28, 2005

SEE SHEET #2 FOR BOUNDARY DIMENSIONS

SEE SHEET #3 AND #4 FOR BUILDING LOCATION AND DIMENSIONS

NOTE:

ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT 45° DEFLECTION TO, UNLESS OTHERWISE SHOWN.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

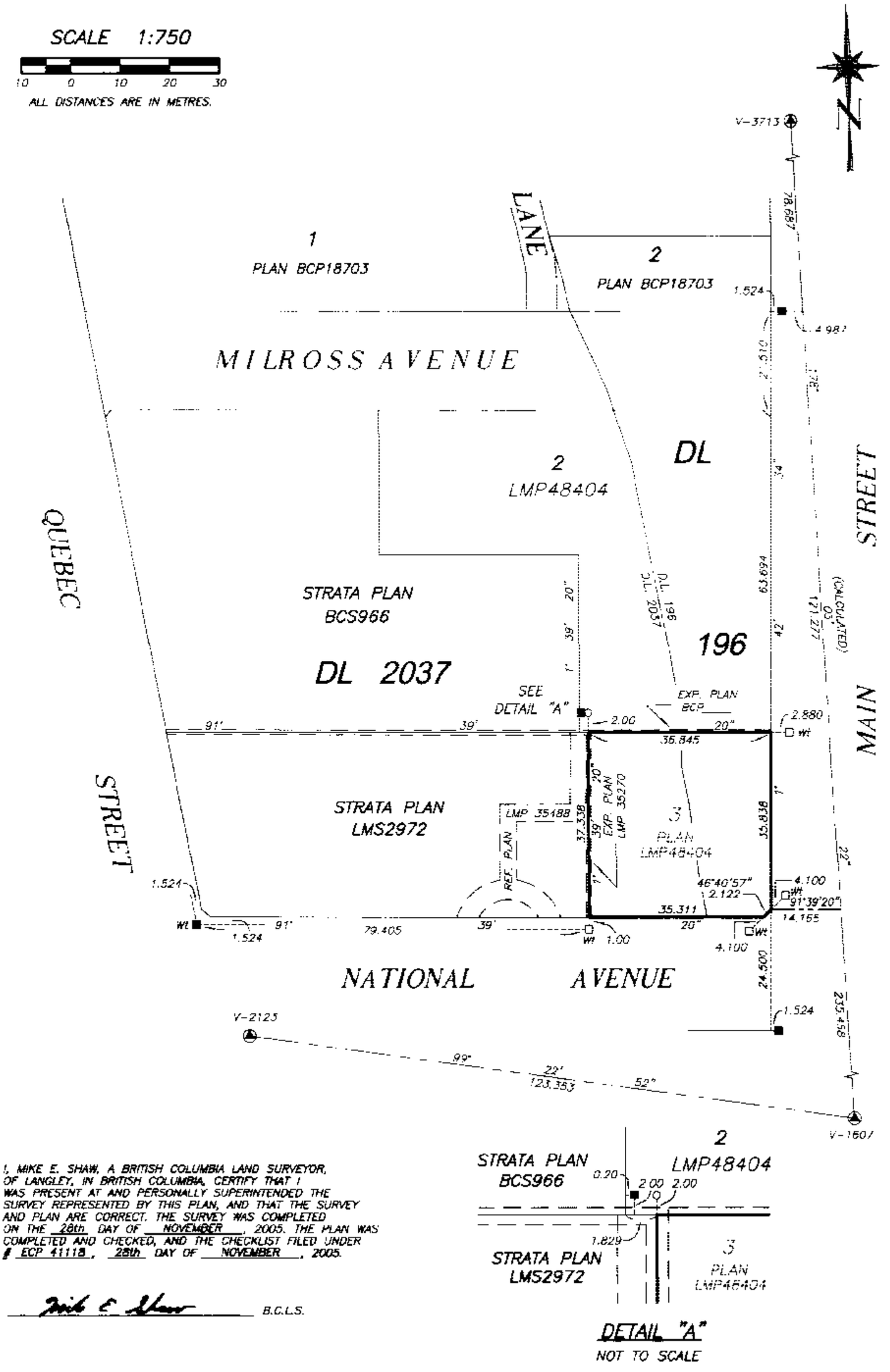
BOUNDARY DIMENSIONS

STRATA PLAN BCS 1644

SCALE 1:750

10 0 10 20 30

ALL DISTANCES ARE IN METRES.



I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, OF LANGLEY, 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 28th DAY OF NOVEMBER, 2005. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP 41118, 28th DAY OF NOVEMBER, 2005.

Mike E Shaw B.C.L.S.

DETAIL "A"

NOT TO SCALE

DATE : NOVEMBER 28, 2005

M.E.S.

DRAWING # 30433-11
FILE # 30433-11_Post

ORIGINAL

FILED VABCS1644 Y52028 2007-07-10-12.57.10.437235

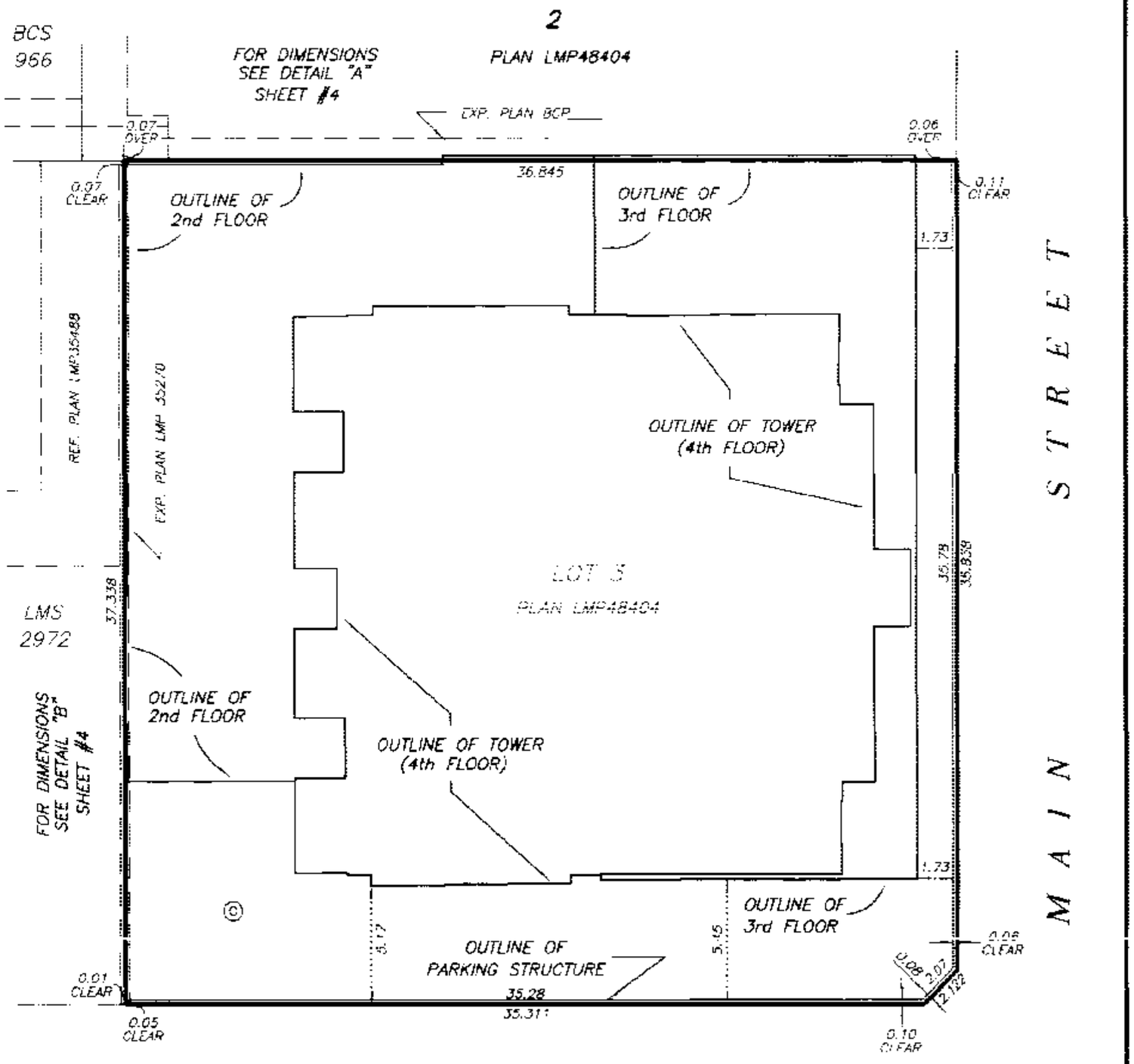
BUILDING LOCATION AND DIMENSIONS

STRATA PLAN BCS 1644

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 28, 2005

DRAWING # 30433-11
FILE # 30433-11_CE

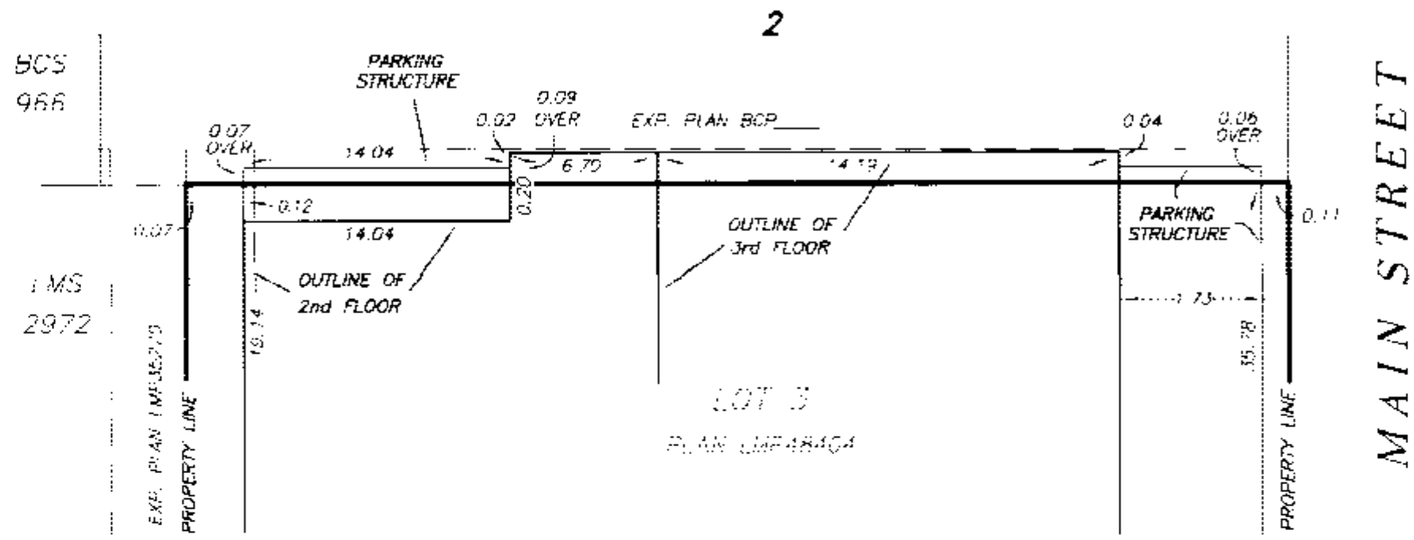
ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

BUILDING LOCATION AND DIMENSIONS

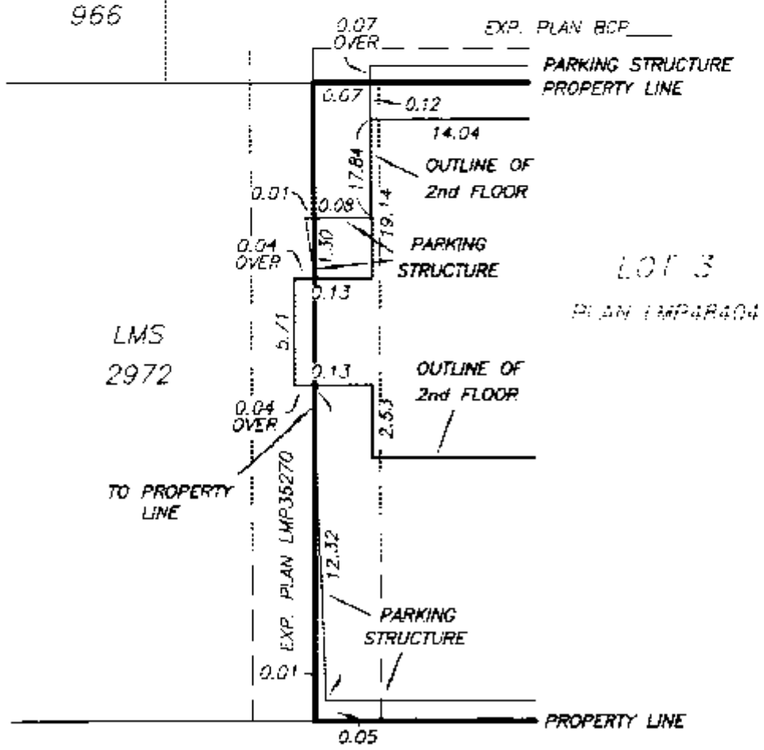
STRATA PLAN BCS 1644

DETAIL SHEET



DETAIL "A"

NOT TO SCALE



NATIONAL AVENUE

DETAIL "B"

NOT TO SCALE

DATE : NOVEMBER 28, 2005

M.C.L.

DRAWING # 30433-11
FILE # 30433-11_CE_DET

ORIGINAL

FILED VABCS1644 YS2928 2007-07-10-12.57.10.437235

STRATA PLAN BCS 1644

OWNER :

BOSA DEVELOPMENT CORPORATION
(INCORPORATION NO. 337862)

AUTHORIZED SIGNATORY NATALE BOSA

AUTHORIZED SIGNATORY DORINDA BIRCH

WITNESS AS TO BOTH SIGNATURES BETTY WALE

Admin. Asst.
OCCUPATION OF WITNESS
#500-1901 KESSEL AVE.
BURNABY, B.C. V5C 6S3
ADDRESS OF WITNESS

MORTGAGEE :

ROYAL BANK OF CANADA

AUTHORIZED SIGNATORY KELLY HICKNIGHT
SR. ACCOUNT MANAGER

AUTHORIZED SIGNATORY SYLVIA KOVESDI
ACCOUNT MANAGER

WITNESS AS TO BOTH SIGNATURES SUSAN TANATMIS

ADMIN. ASST.
OCCUPATION OF WITNESS
BETA PLACE, 1055 W. GEORGIA ST.
VANCOUVER, B.C., V6E 3S5
ADDRESS OF WITNESS

THE CITY OF VANCOUVER REGISTERED OWNER OF COVENANTS CD108707, CD108710 AND BP309066 HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATORY
GRAHAM P. JOHNSEN JFS

AUTHORIZED SIGNATORY

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF NOVEMBER 28th, 2005, BEEN PREVIOUSLY OCCUPIED.

B.C.L.S.

DATE : NOVEMBER 28, 2005

DRAWING # 30433-11
FILE # 30433-11_SIG

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

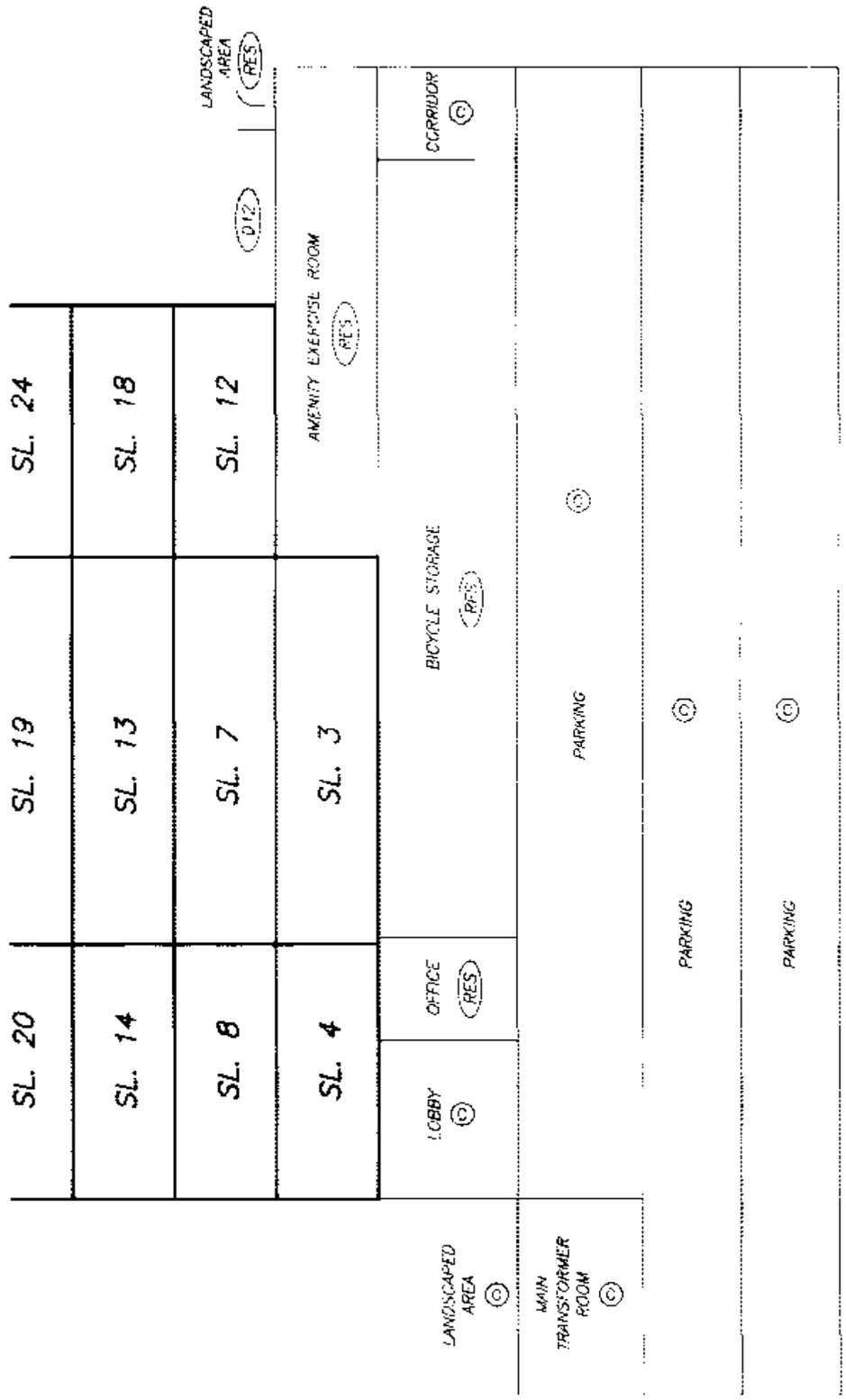
SECTION A – A"

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30433-11
FILE # 30433-11_S

DATE : NOVEMBER 28, 2005

M.C.B.

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

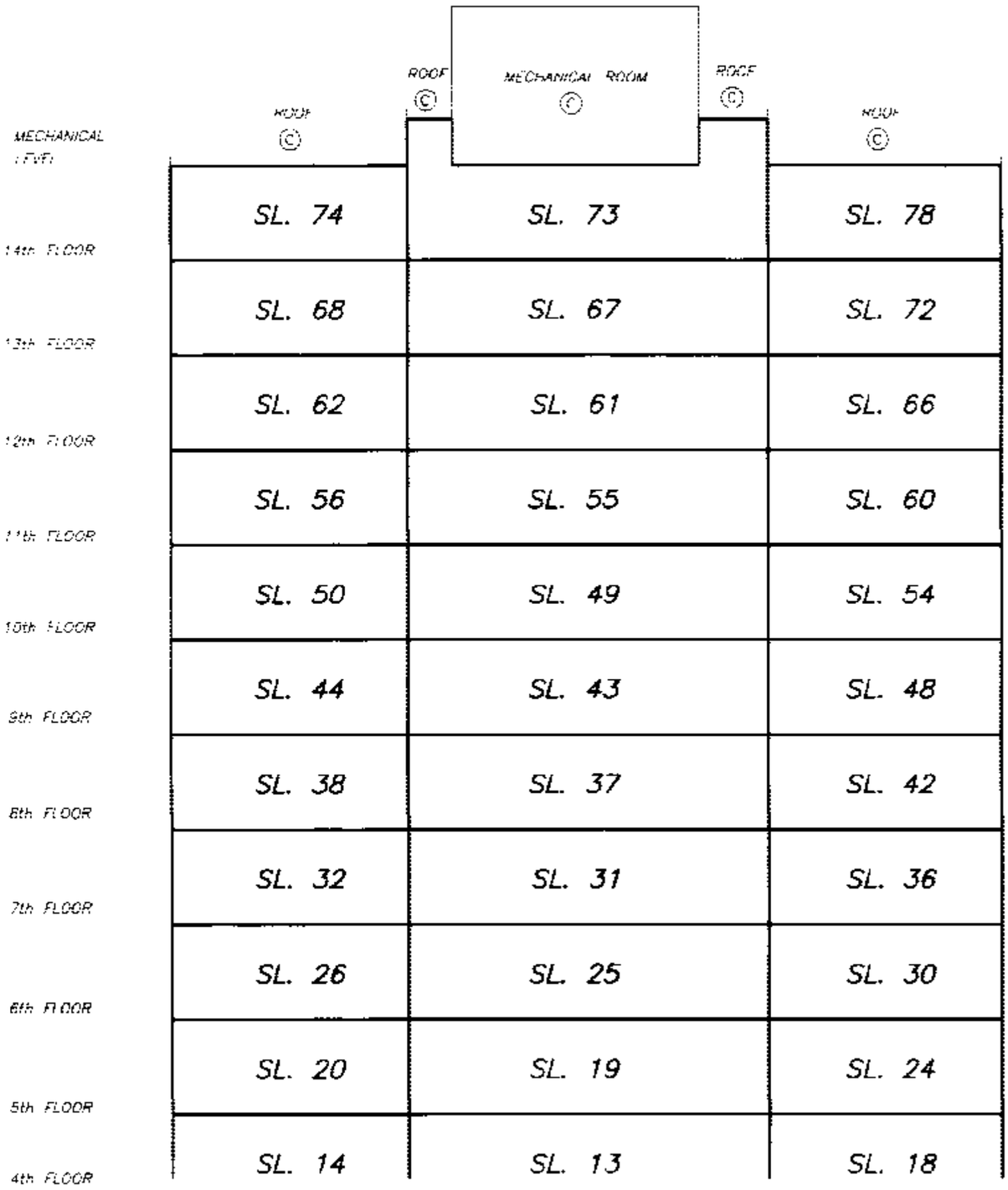
SECTION A – A"

STRATA PLAN BCS _____

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



FOR CONTINUATION SEE SHEET #6

DATE : NOVEMBER 28, 2005

M.C.S.

DRAWING # 30433-11
FILE # 30433-11_S1

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

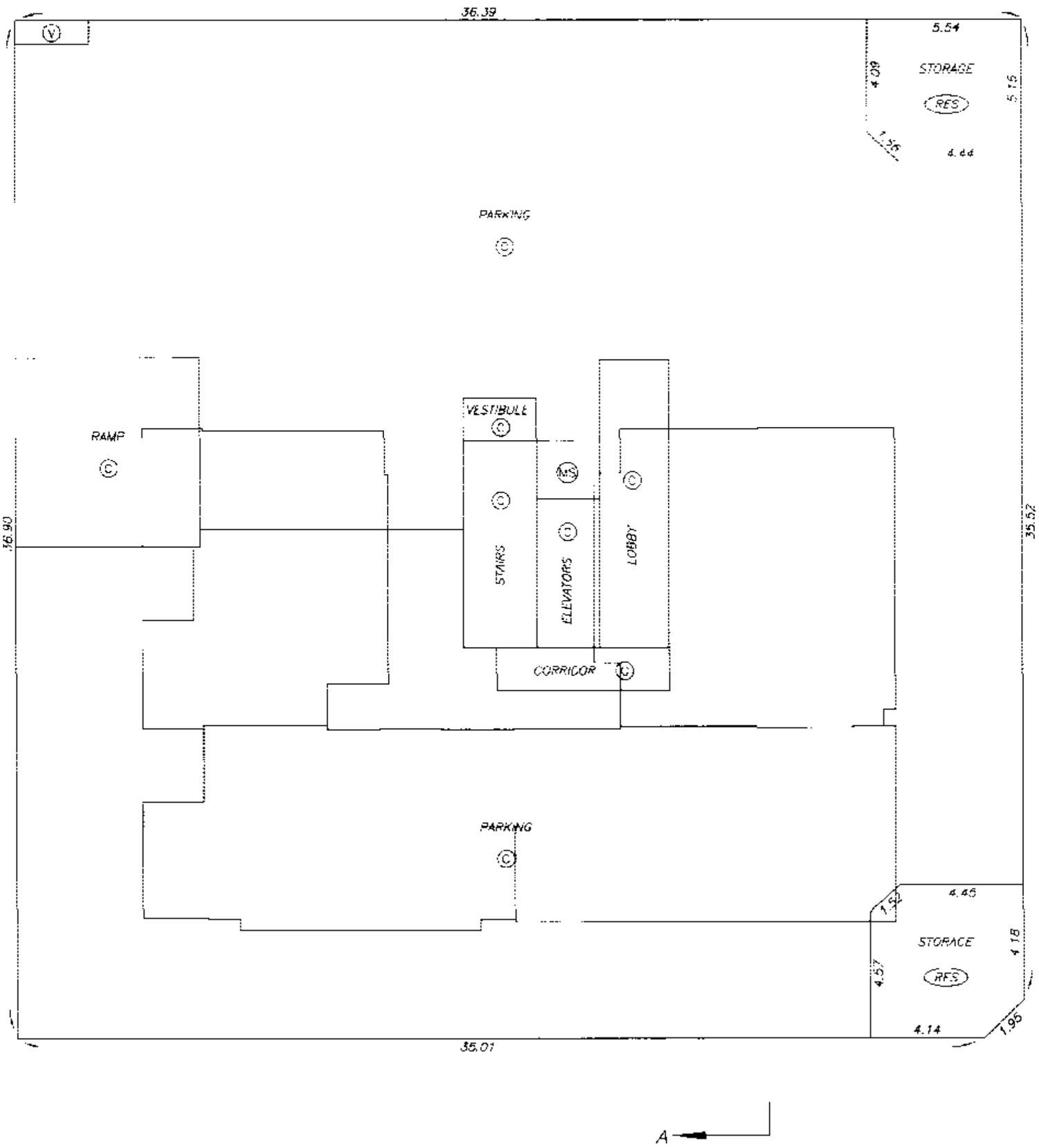
PARKING LEVEL 3 FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30433 11
FILE # 30433-11_P3

DATE : NOVEMBER 28, 2005

P.E.

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

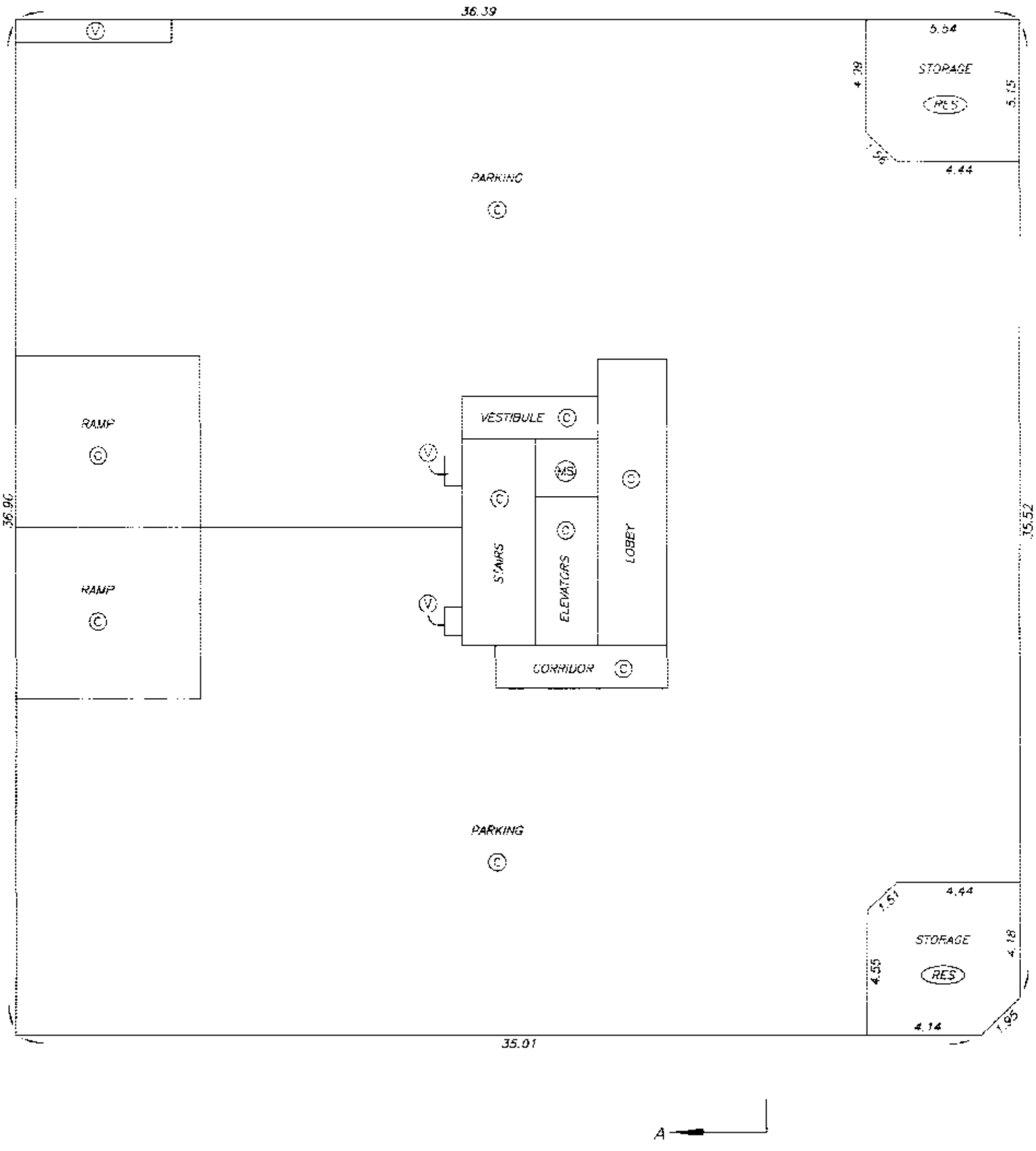
PARKING LEVEL 2 FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 28, 2005

DRAWING # 30433-11
FILE # 30433-11_P2

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

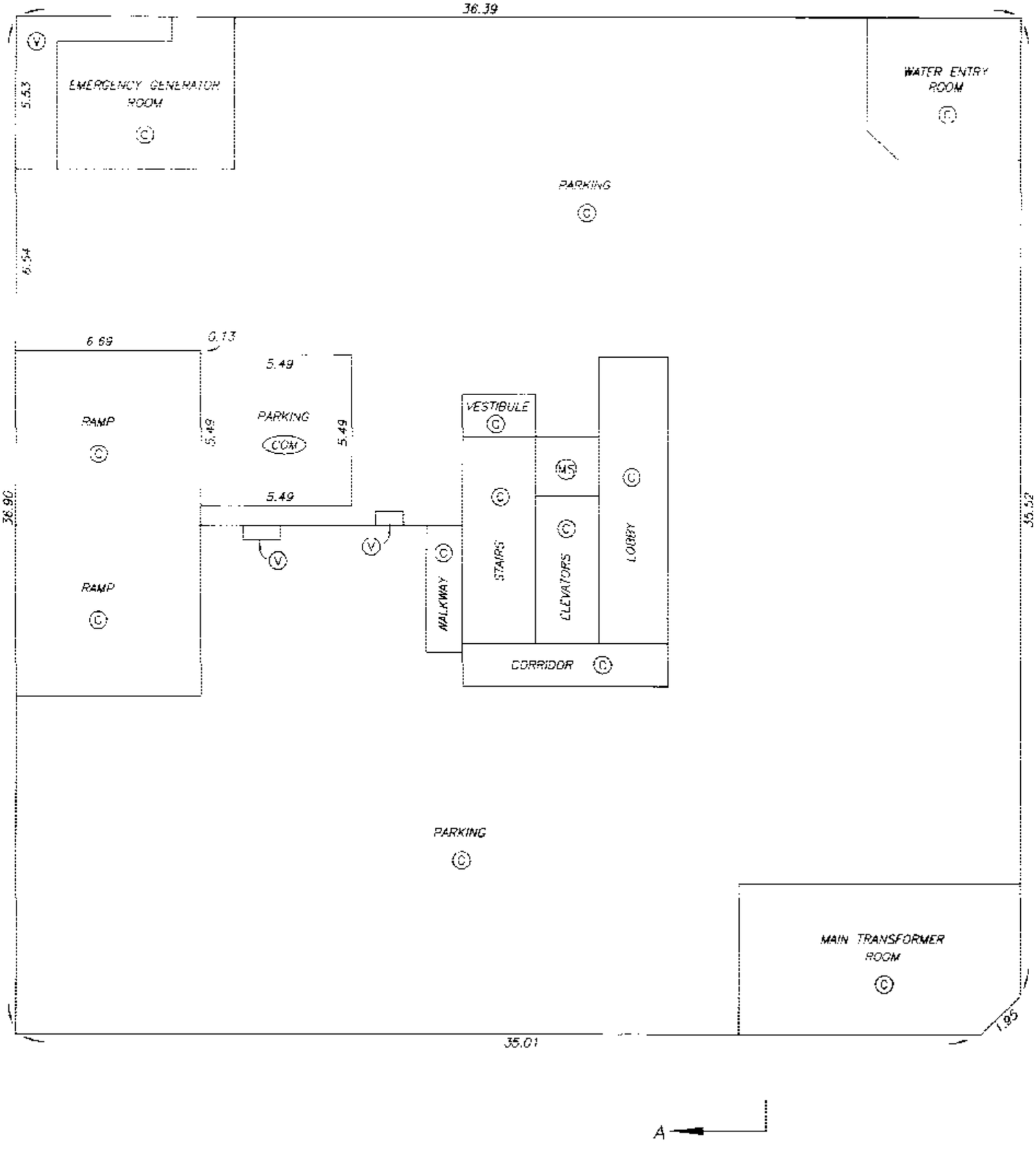
PARKING LEVEL 1 FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 28, 2005

DRAWING # 30433-11
FILE # 30433-11_P1

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

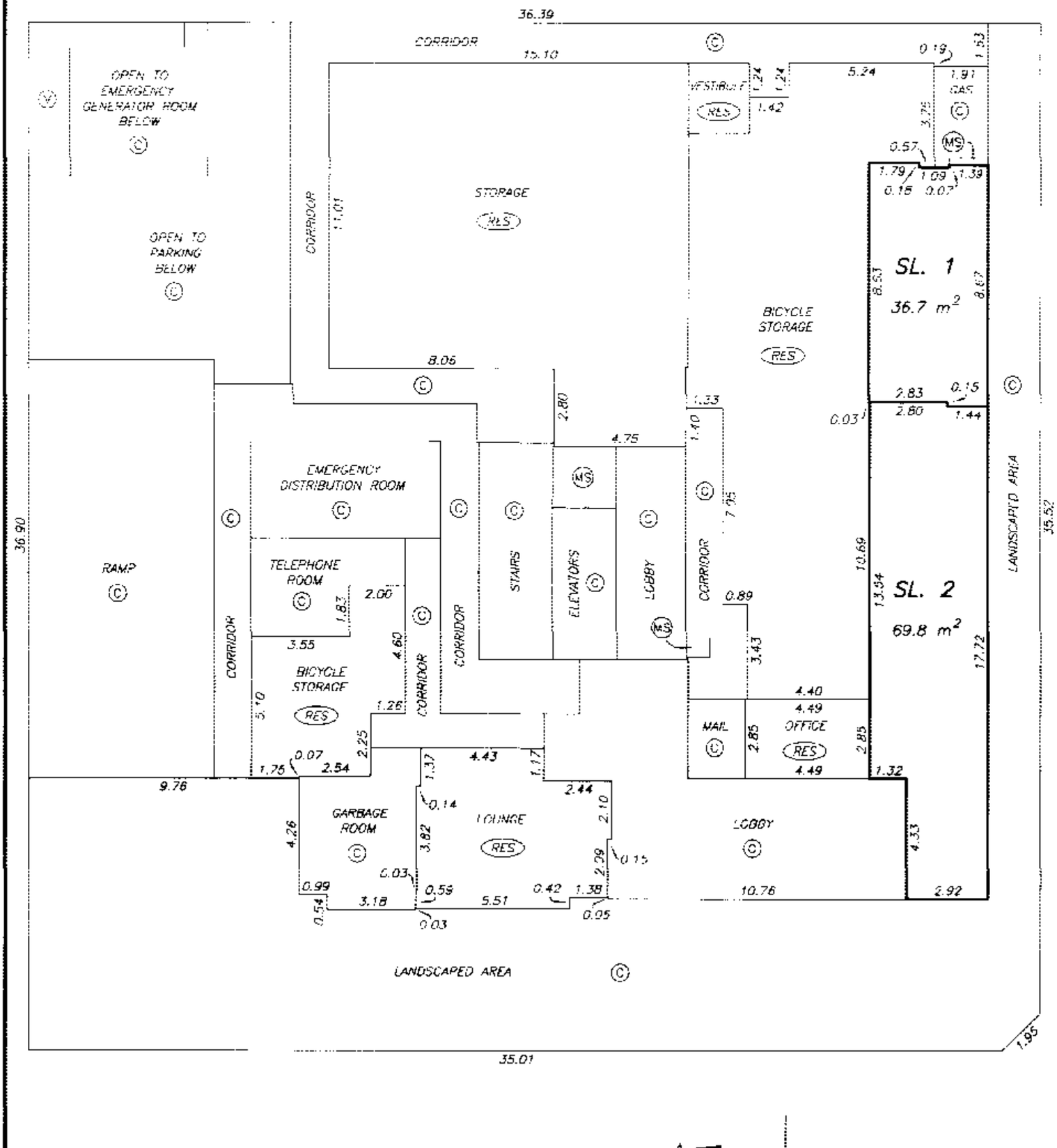
GROUND FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 28, 2005

DRAWING # 30433-11
FILE # 30433-11_GF

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

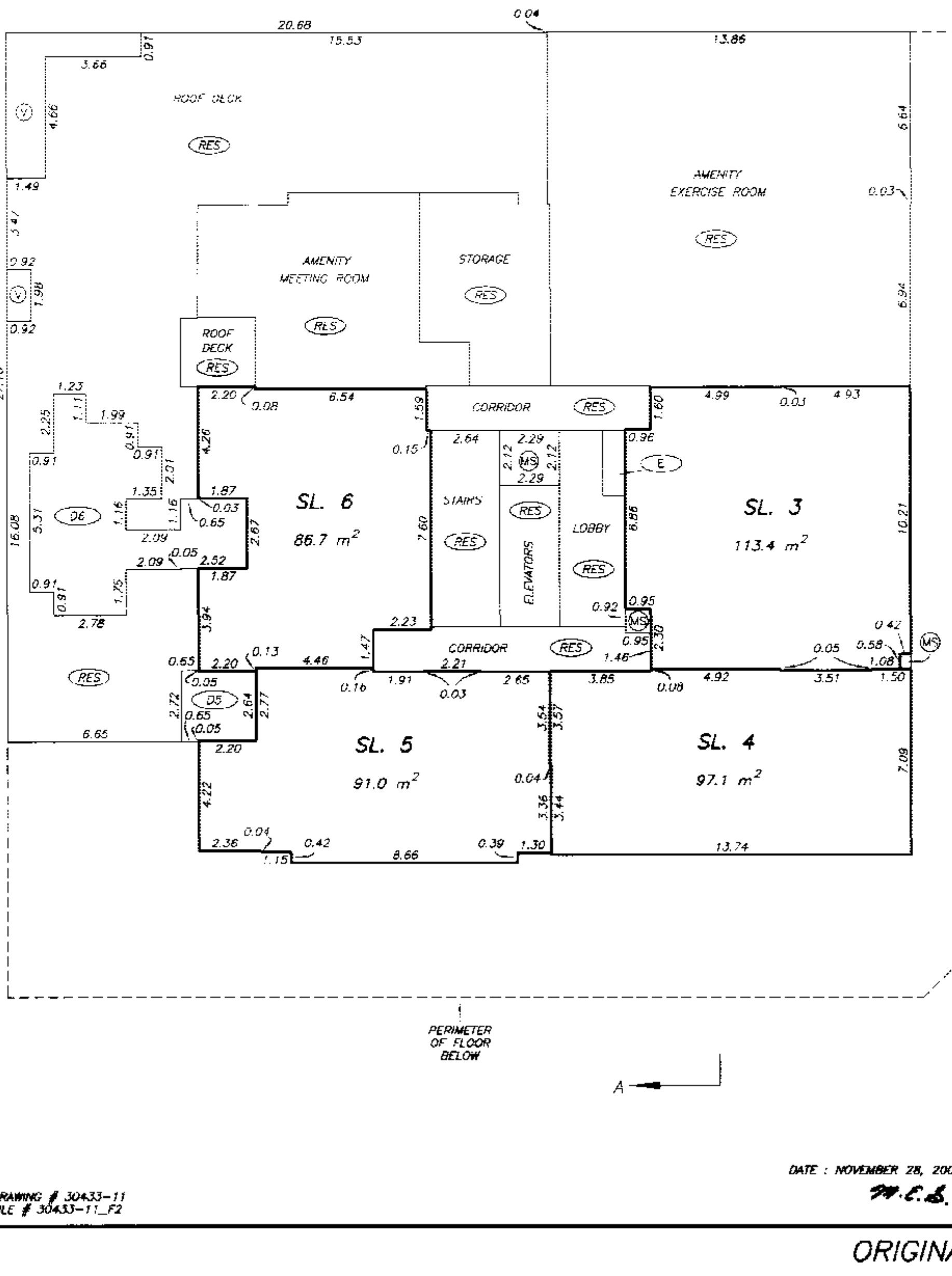
2ND FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30433-11
FILE # 30433-11_F2

DATE : NOVEMBER 28, 2005

P.E.S.

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

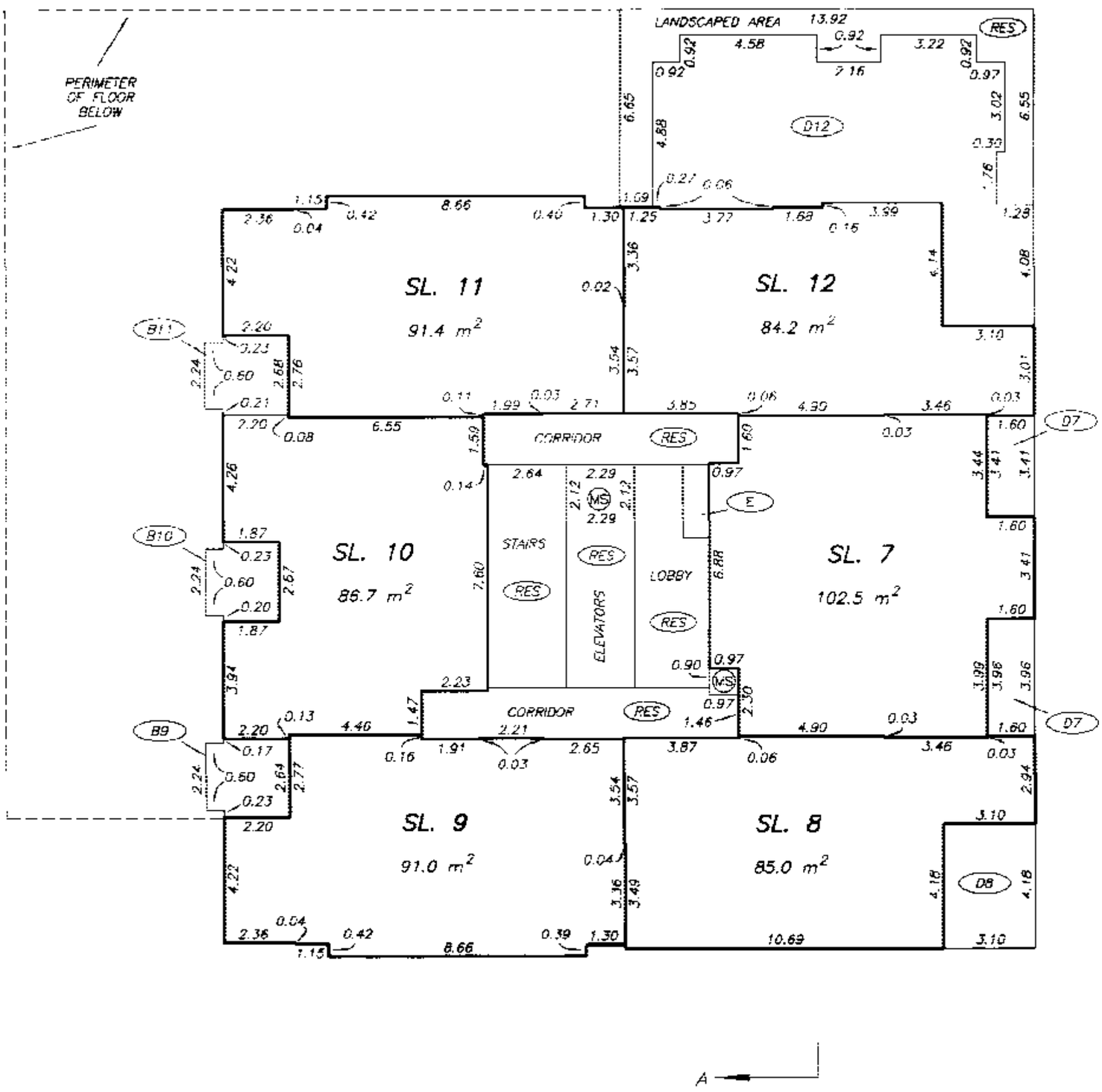
3RD FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 28, 2005

DRAWING # 30433-11
FILE # 30433-11_F3

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

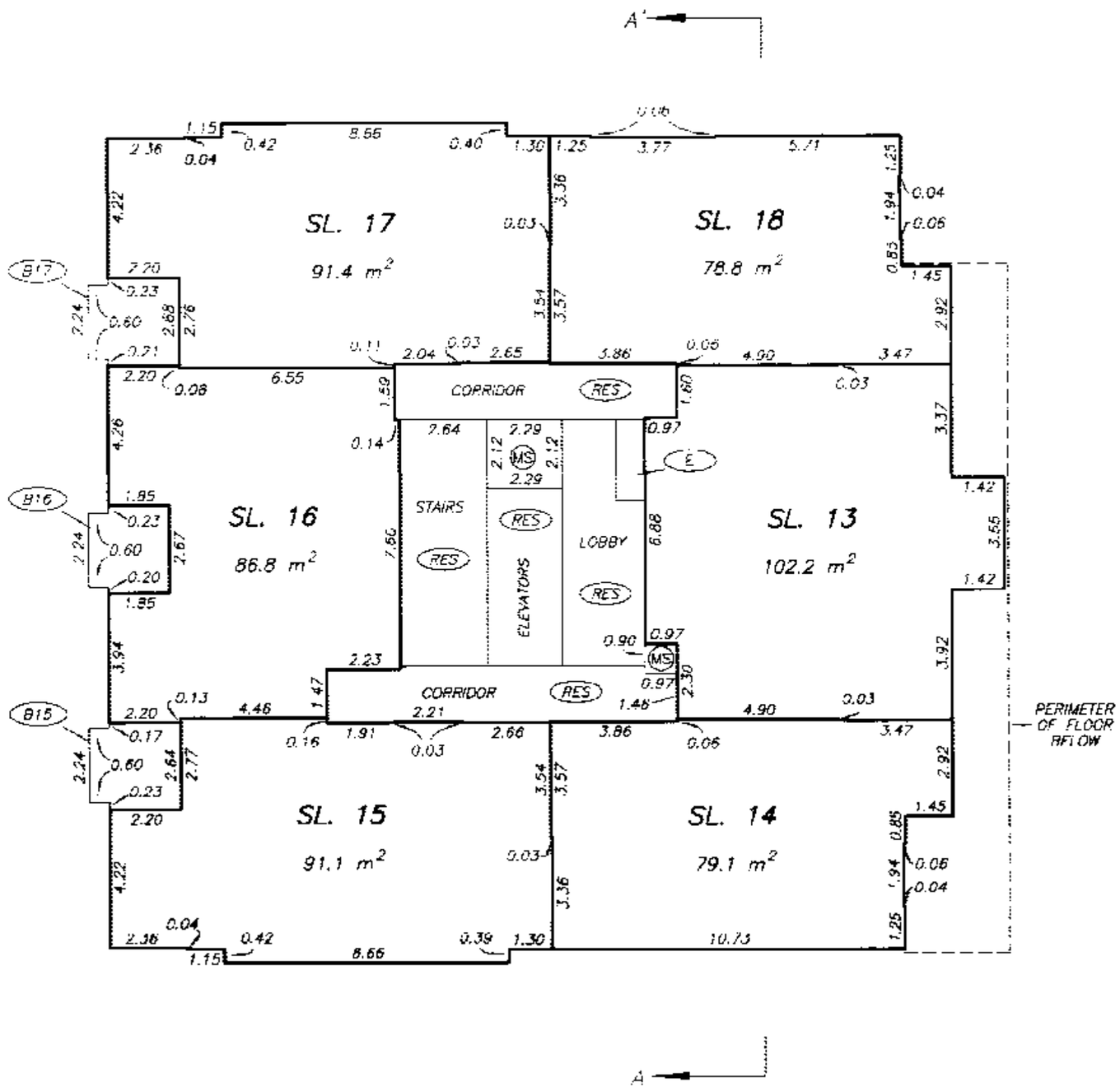
4TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30433-11
FILE # 30433-11_F4

DATE : NOVEMBER 28, 2005

P.E.A.B.

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

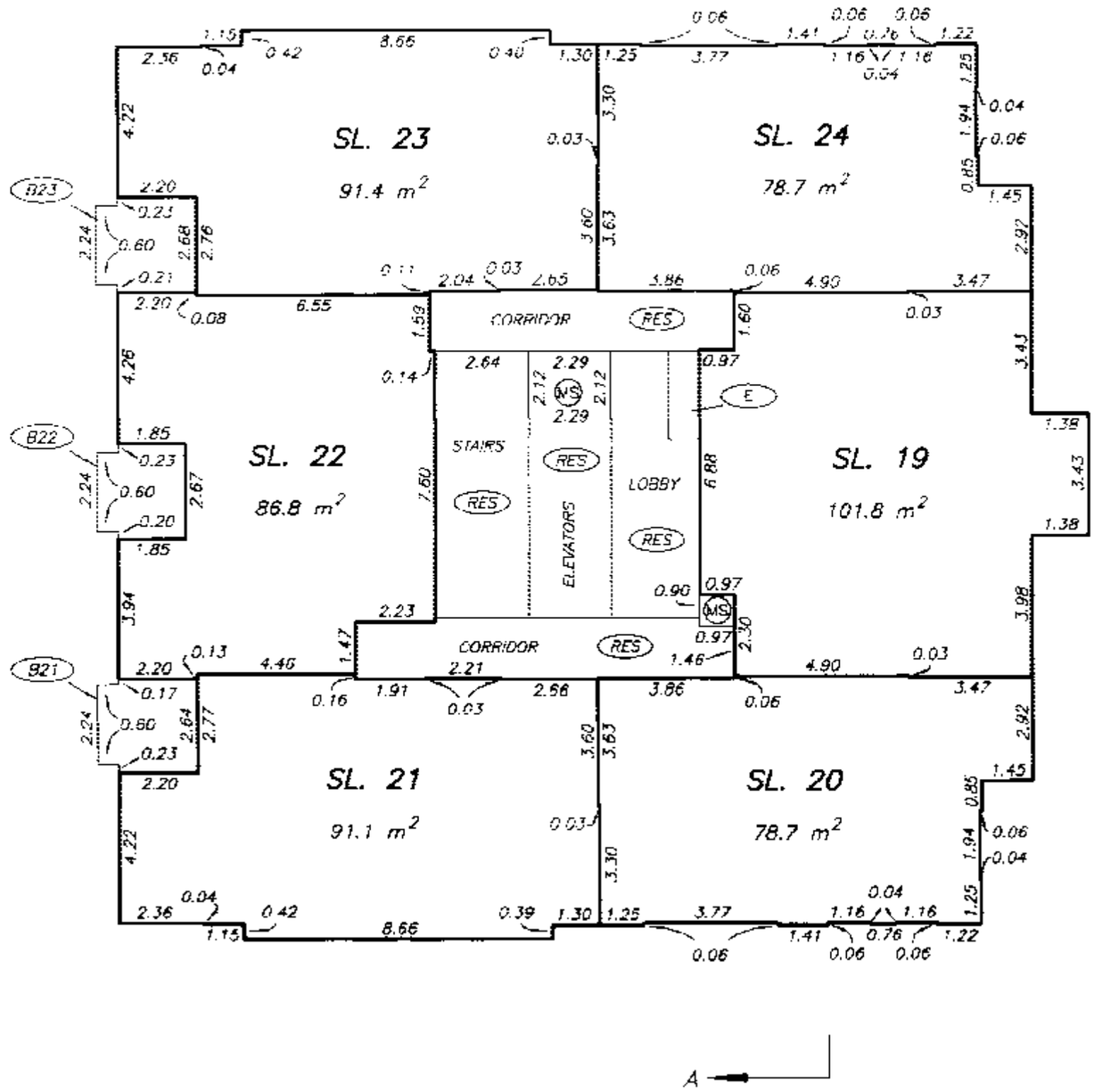
5TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30433-11
FILE # 30433-11_F5

DATE : NOVEMBER 28, 2005

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

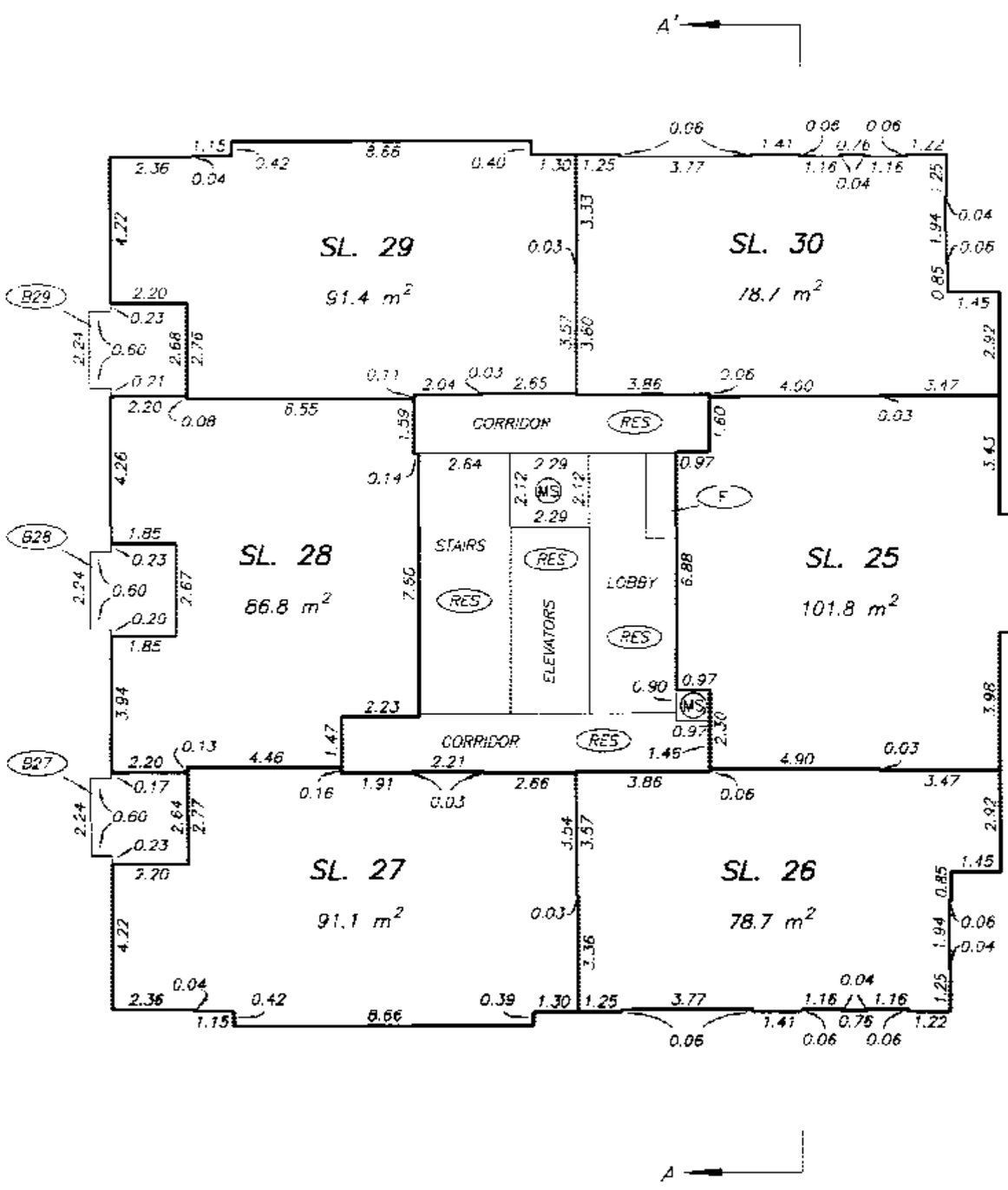
6TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 28, 2005

DRAWING # 30433-11
FILE # 30433-11_F6

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

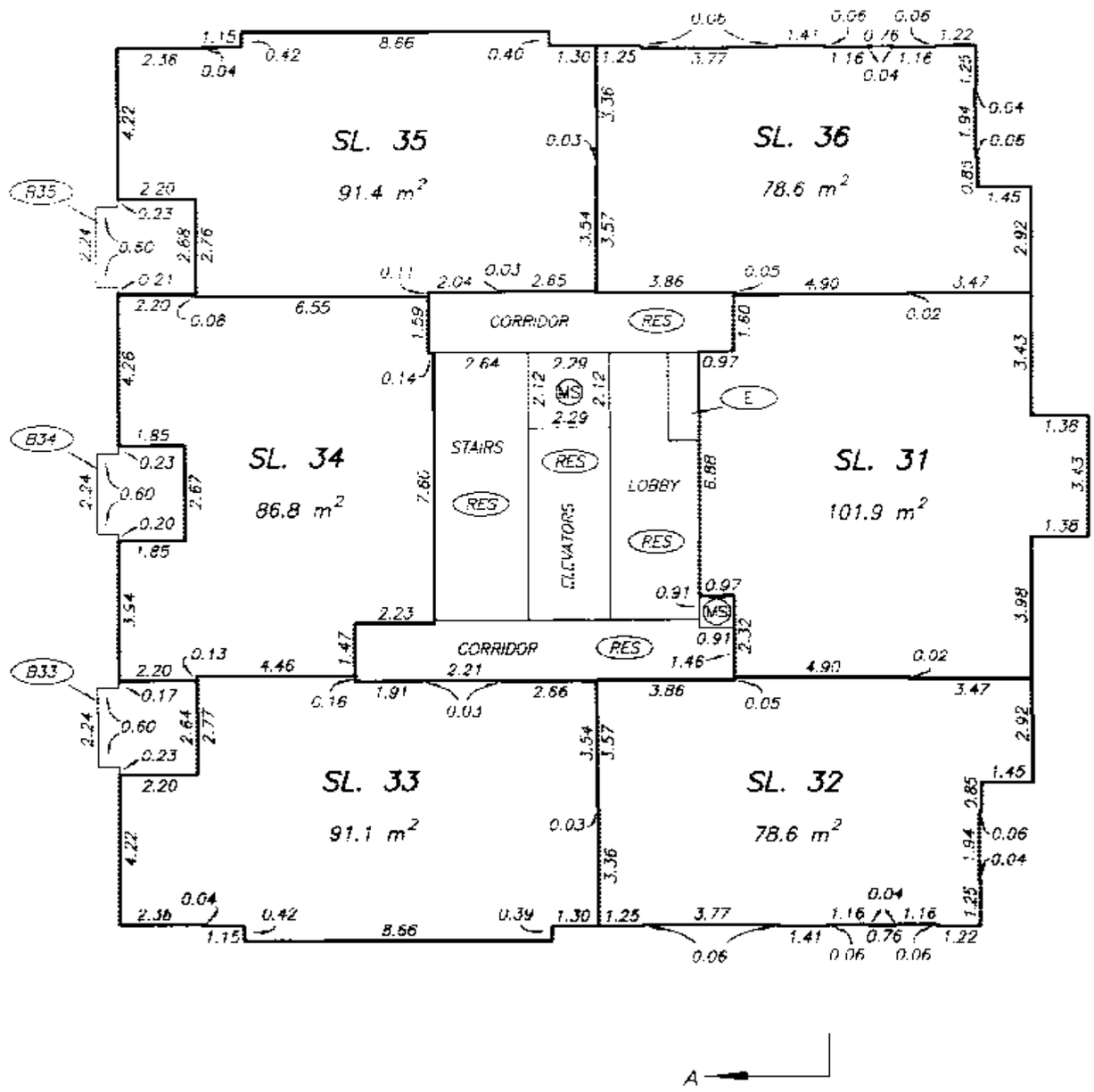
7TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 28, 2005

DRAWING # 30433-11
FILE # 30433-11_F7

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

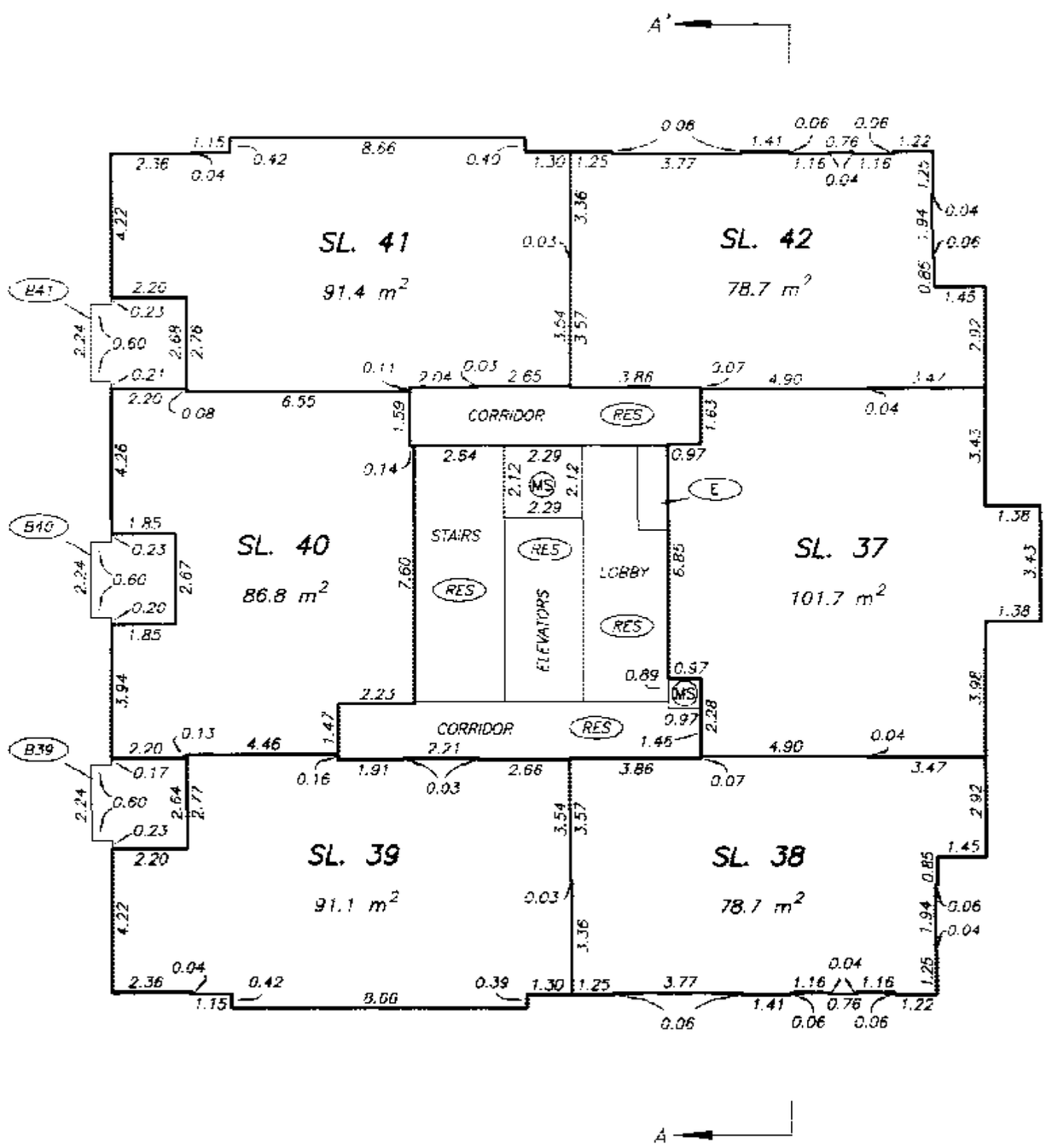
8TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30433-11
FILE # 30433-11_F8

DATE : NOVEMBER 28, 2006

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

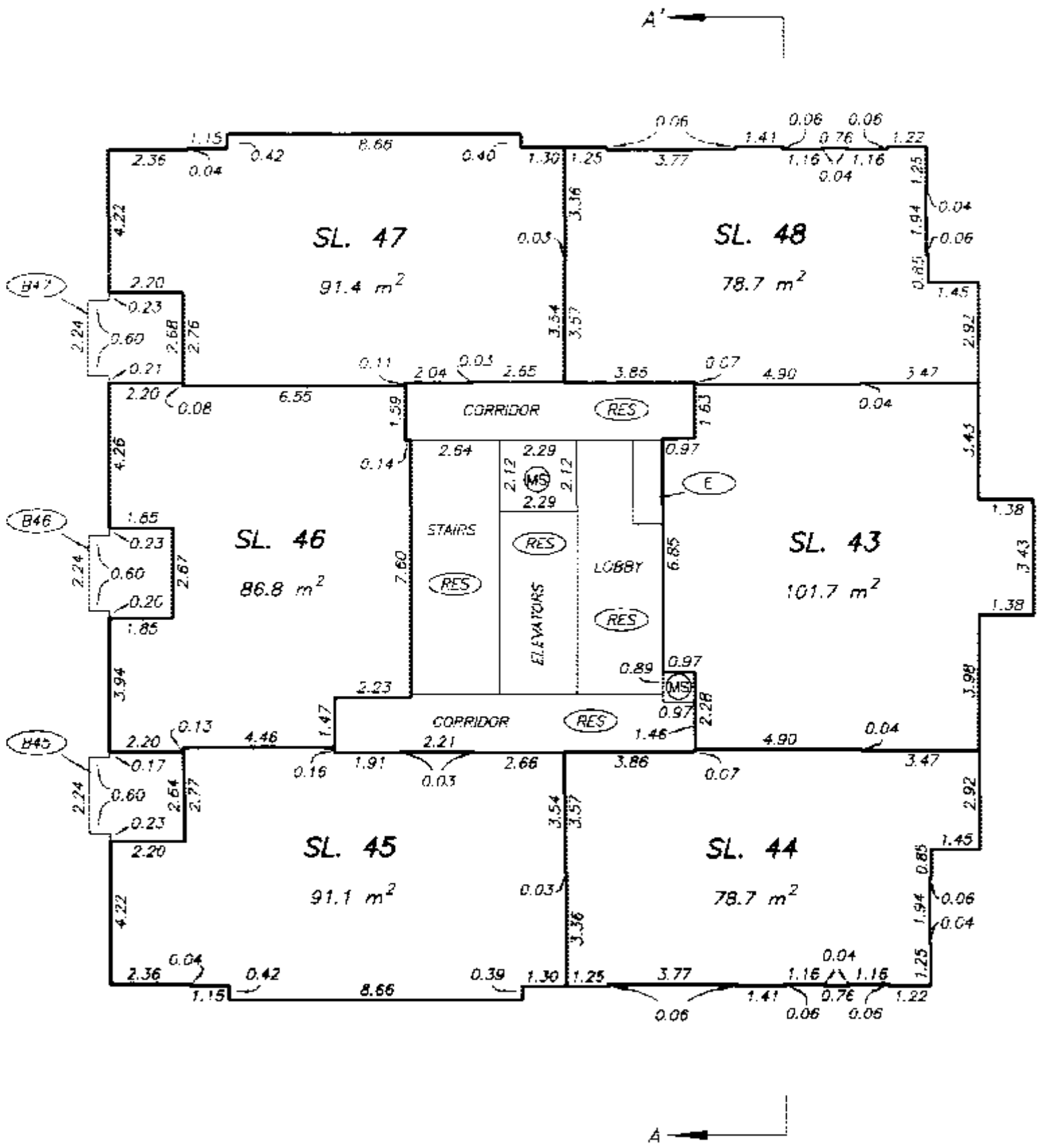
9TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30433-11
FILE # 30433-11_F9

DATE : NOVEMBER 28, 2005

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

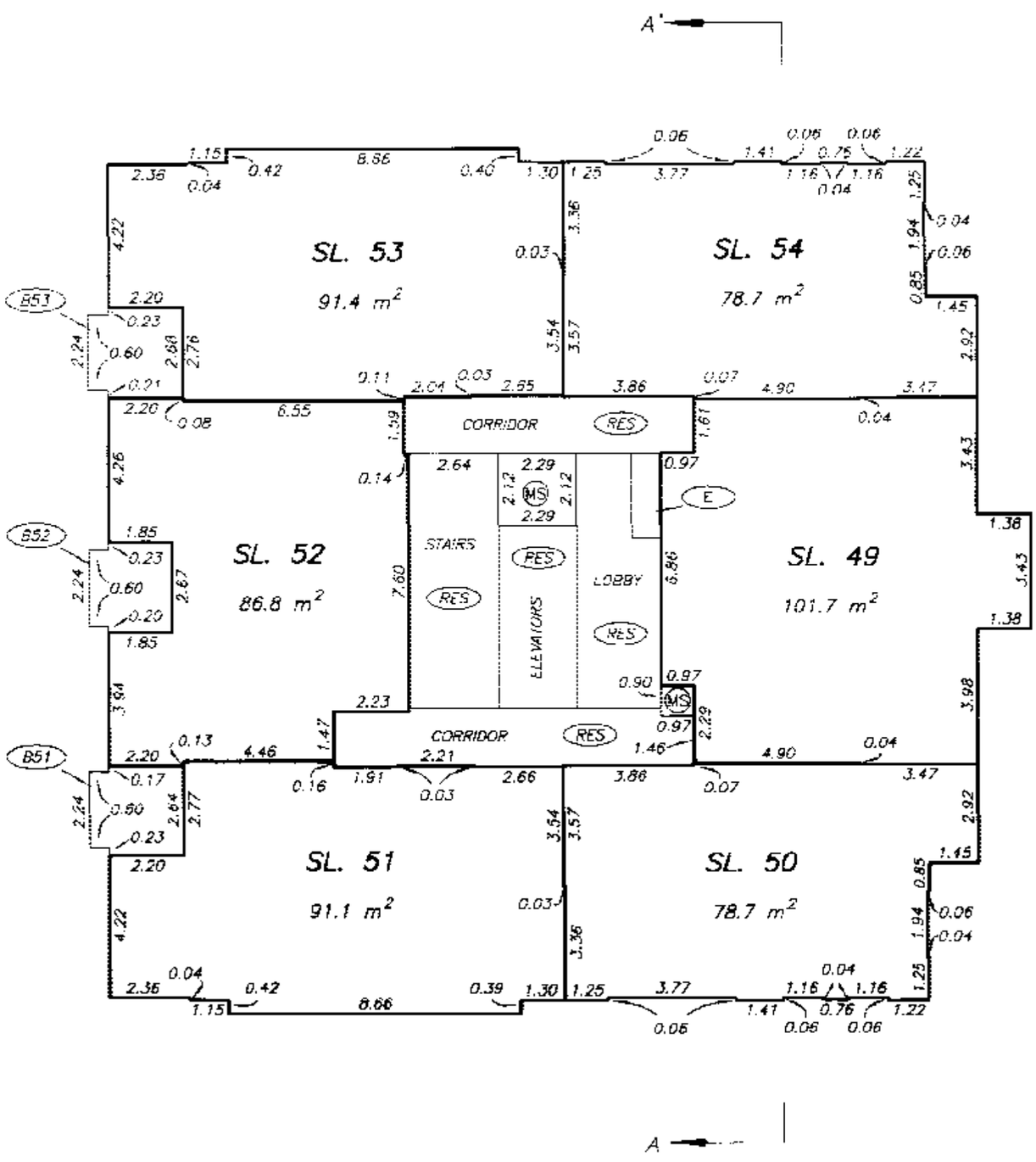
10TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 28, 2005

DRAWING # 30433-11
FILE # 30433-11_F10

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

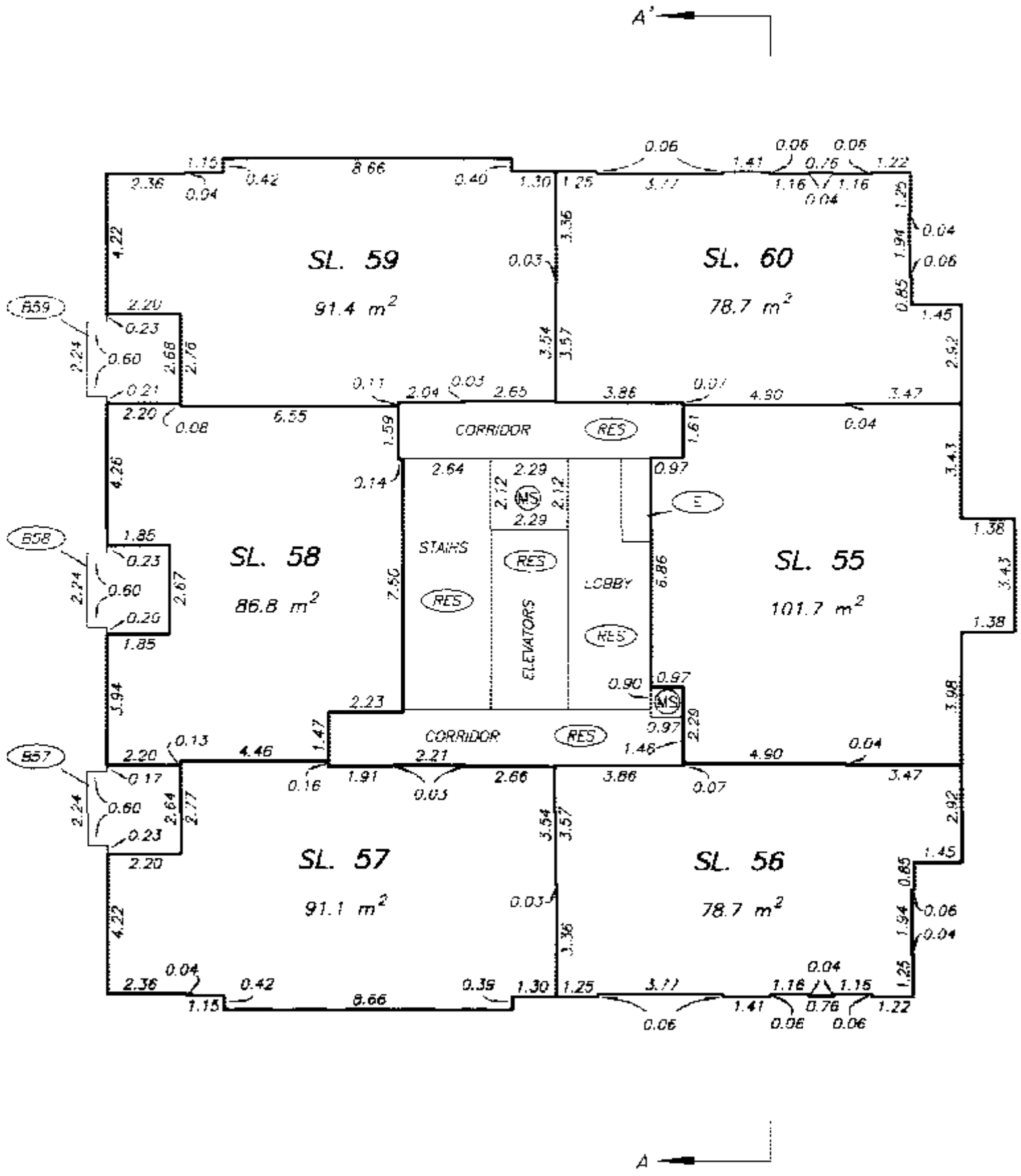
11TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30433-11
FILE # 30433-11_F11

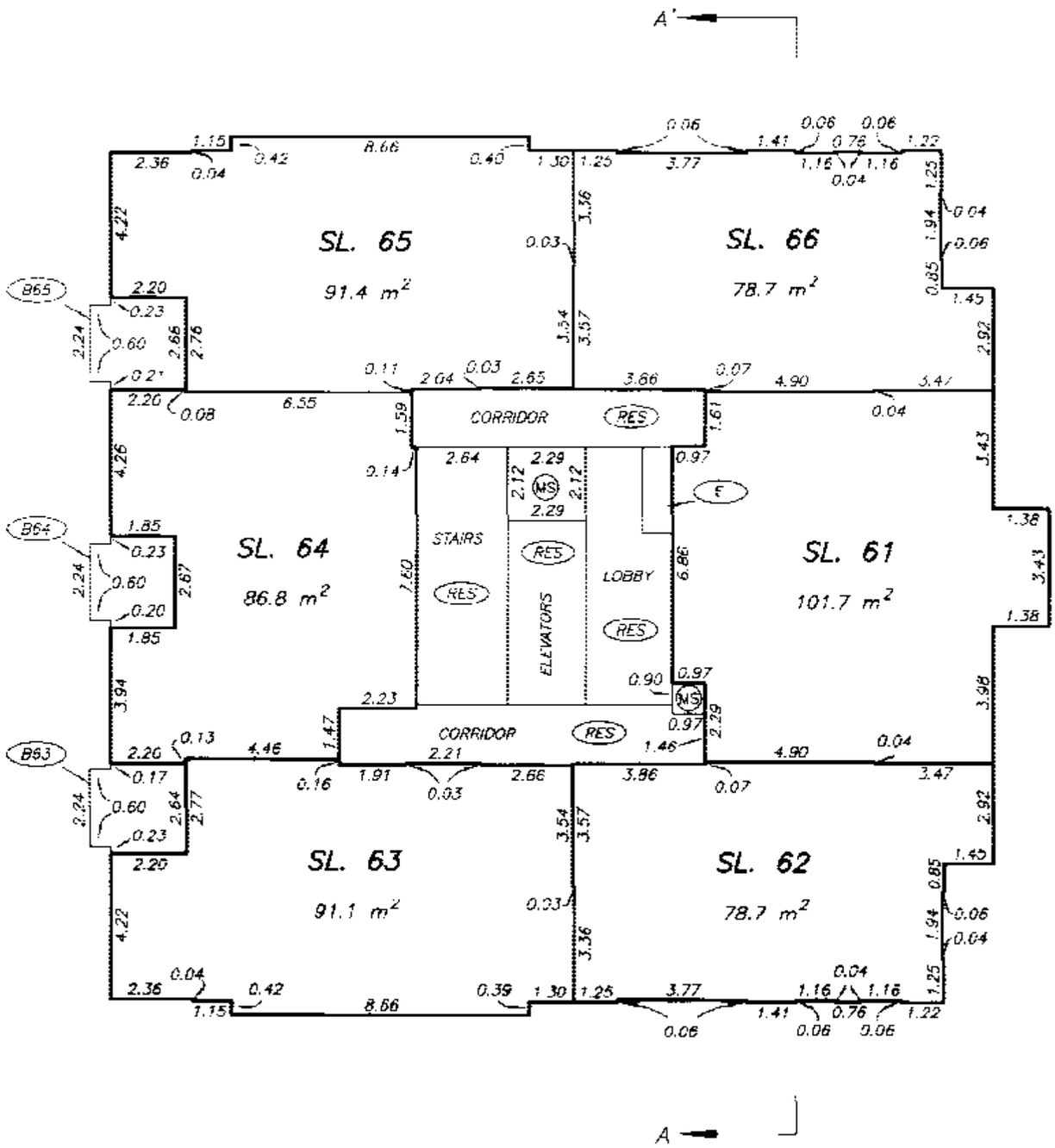
DATE : NOVEMBER 28, 2005

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

12TH FLOOR PLAN

STRATA PLAN BCS 1644



DRAWING # 30433-11
FILE # 30433-11_F12

DATE : NOVEMBER 28, 2005

M.E.B.

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

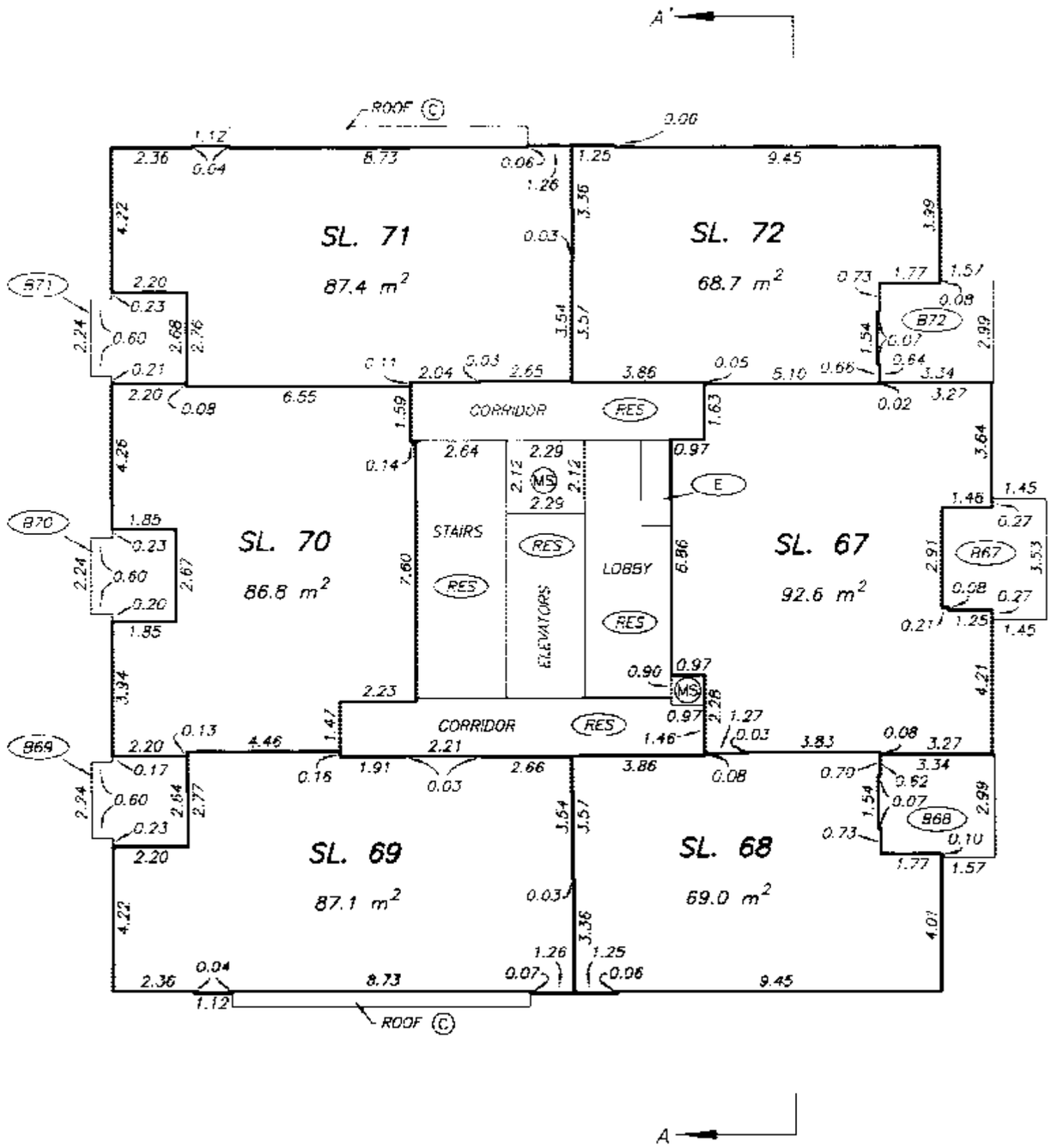
13TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30433-11
FILE # 30433-11_F13

DATE : NOVEMBER 28, 2005

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

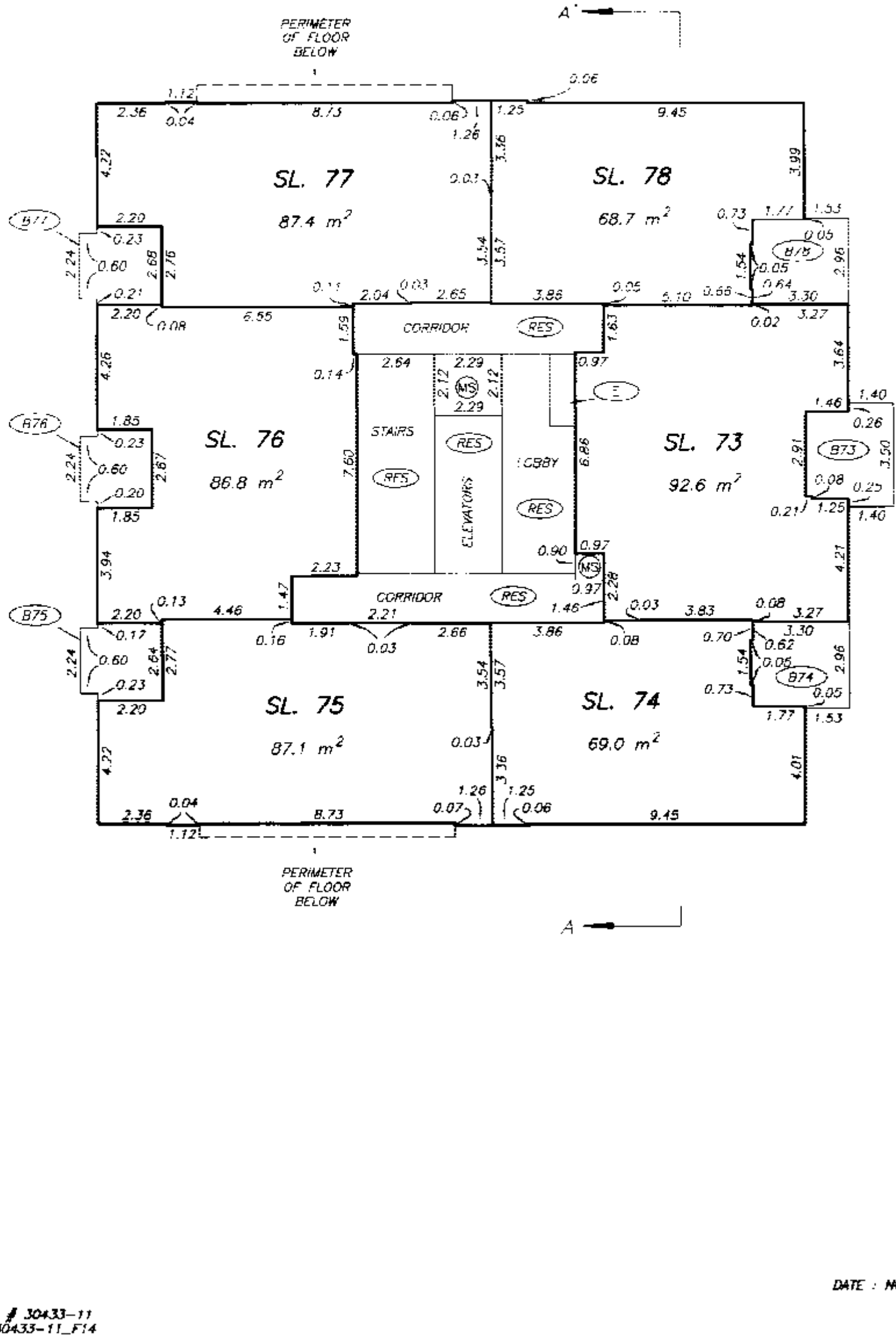
14TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30433-11
FILE # 30433-11_F14

DATE : NOVEMBER 28, 2005

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

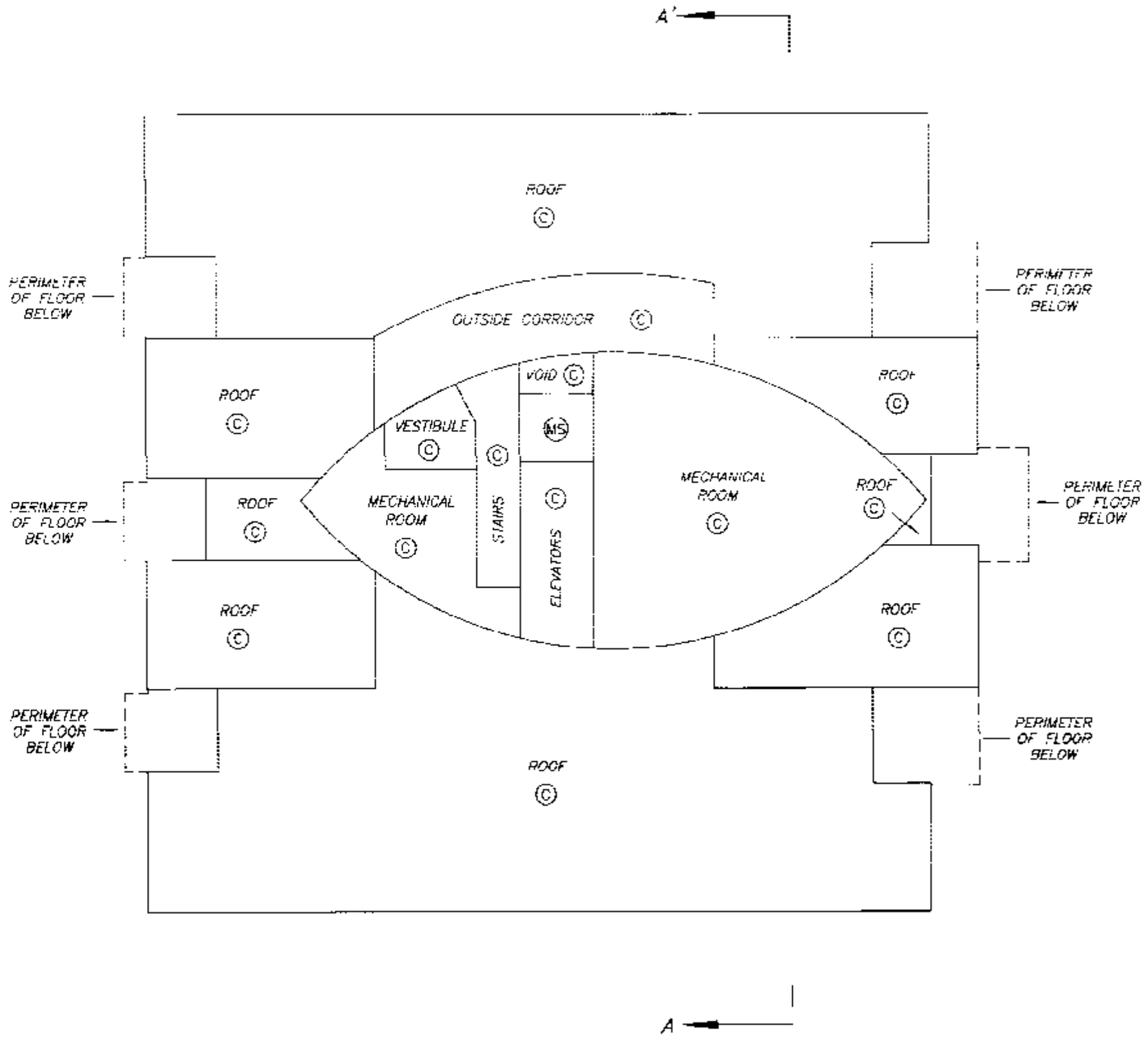
MECHANICAL LEVEL FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30433-11
FILE # 30433-11_F15

DATE : NOVEMBER 28, 2005

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235

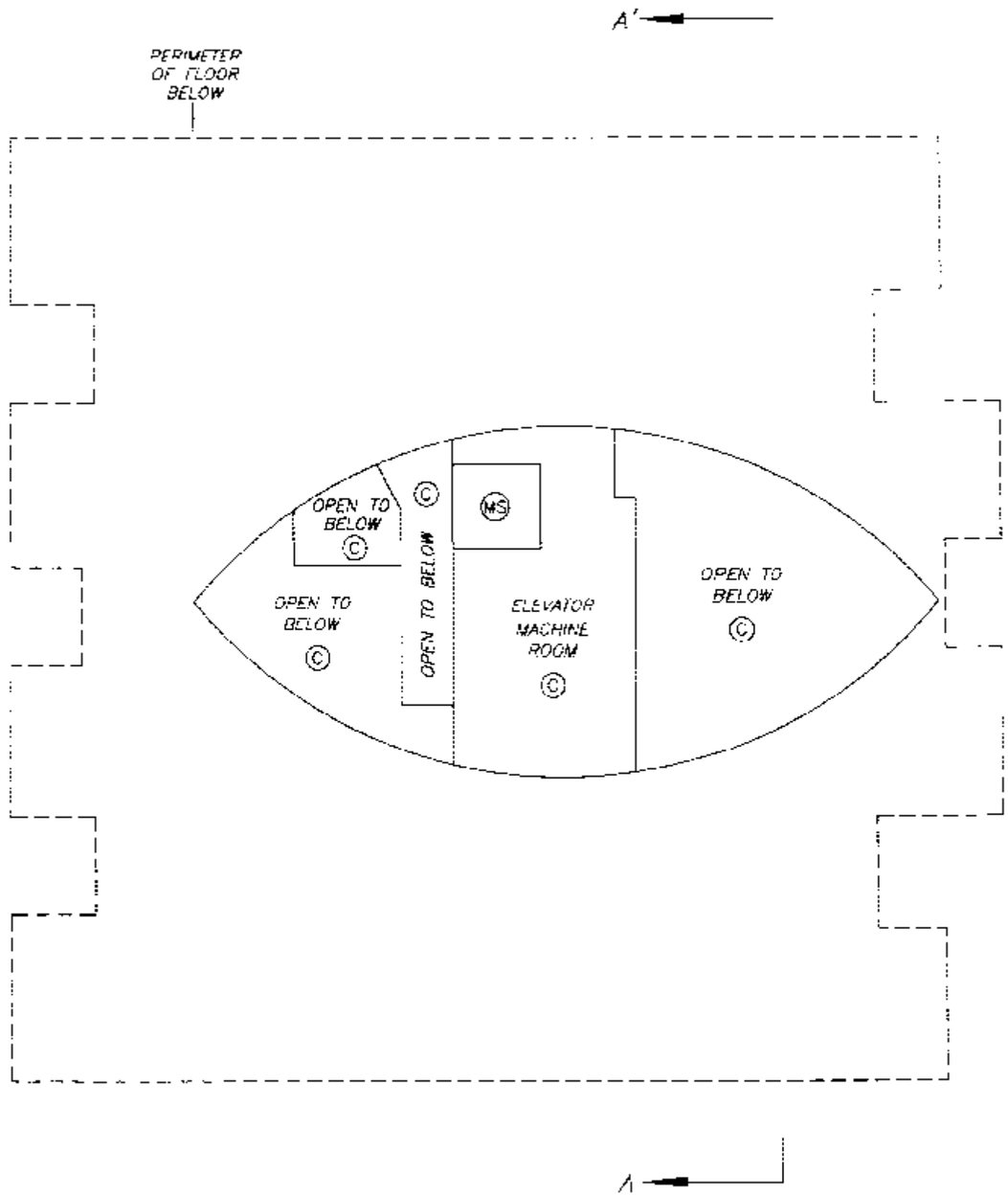
ELEVATOR MACHINE ROOM LEVEL

STRATA PLAN BCS 1644

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



DRAWING # 30433-11
FILE # 30433-11_F16

DATE : NOVEMBER 28, 2005

M.E.L.

ORIGINAL

FILED VABCS1644 Y52928 2007-07-10-12.57.10.437235