STRATA PLAN OF LOT 1 BLOCKS B, H AND I, DISTRICT LOT 36, GROUP 1 PLAN LMP51952 N.W.D.

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

INTEGRATED SURVEY AREA No. 31 CITY OF VANCOUVER

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES MULTIPLY BY COMBINED FACTOR OF 0.9995861

BEARINGS ARE (NAD83 CSRS) DERIVED FROM CONTROL MONUMENTS V-2066 AND V-3799

STRATA PLAN BCS 404

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 27th DAY OF June, 2003

B. Bignaelos
DEPUTY REGISTRAR

BV243662-843

LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES LEAD PLUG FOUND
- SL. DENOTES STRATA LOT
- A DENOTES AREA
- m^2 DENOTES SQUARE METRES
- (C) DENOTES COMMON PROPERTY
- (B) DENOTES BALCONY
- (P) DENOTES PATIO
- LCP30 DENOTES LIMITED COMMON PROPERTY (TYPICAL) FOR EXCLUSIVE USE OF STRATA LOT 30

ALL BEARINGS ARE CARDINAL OR 45° UNLESS OTHERWISE NOTED

STRATA LOT BOUNDARIES ARE DEFINED BY OUTSIDE OF EXTERNAL WALLS, CORRIDOR SIDE OF CORRIDOR AND COREWALLS AND CENTRELINE OF WALL BETWEEN STRATA LOTS.

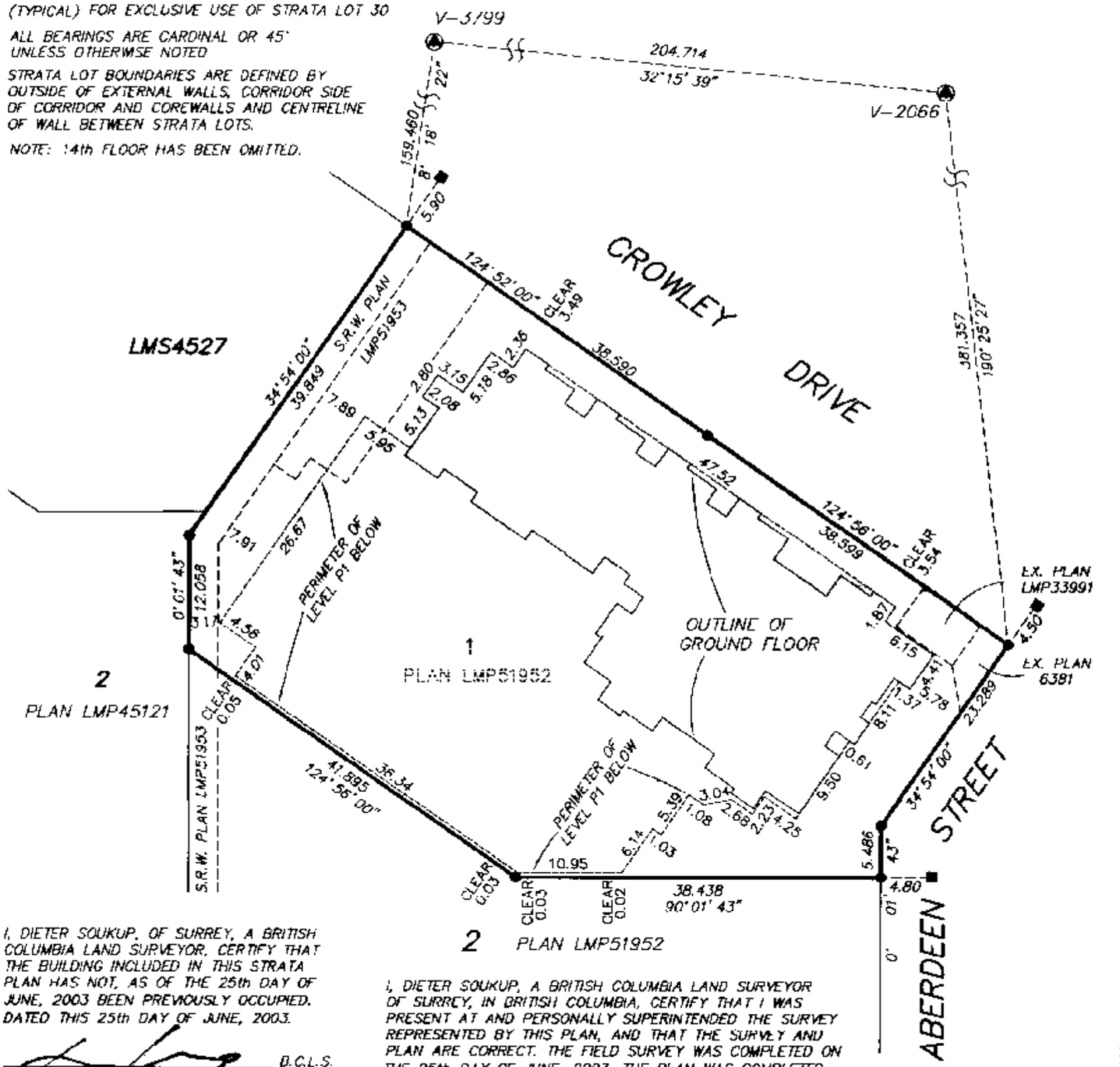
NOTE: 14th FLOOR HAS BEEN OMITTED.

N

SCALE 1 : 500

10 5 0 10 20 30 40

ALL DISTANCES ARE IN METRES



I, DIETER SOUKUP, OF SURREY, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF THE 25th DAY OF JUNE, 2003 BEEN PREVIOUSLY OCCUPIED. DATED THIS 25th DAY OF JUNE, 2003.

B.C.L.S.

I, DIETER SOUKUP, OF SURREY, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.
DATED THIS 25th DAY OF JUNE, 2003.

B.C.L.S.

I, DIETER SOUKUP, A BRITISH COLUMBIA LAND SURVEYOR OF SURREY, 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 25th DAY OF JUNE, 2003. THE PLAN WAS COMPLETED AND CHECKED, AND CHECKLIST FILED UNDER #2582, ON THE 25th DAY OF JUNE, 2003.

B.C.L.S.

CIVIC ADDRESS OF PROPERTY
3588 – CROWLEY DRIVE
VANCOUVER, B.C.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT

SOUKUP LAND SURVEYING INC.
#201 – 8484 – 162 STREET,
SURREY, B.C., V4N 1B4
TEL: 597-6161 FAX: 597-0259
FILE: NEXUS:LOT7D-P1 DISK: 214

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

STRATA PROPERTY ACT

STRATA PLAN BCS 404

OWNER:
CROWLEY DRIVE HOLDINGS LTD.
(INC. NO. 522422)
BY ITS AUTHORIZED SIGNATORIES

NAME: A.T. GJERNES
Allan T. GJERNES

NAME: L.T. Wazny
Lionel T. Wazny

WITNESS:
AS TO BOTH SIGNATURES

NAME: H.J. MacDonald
Heather J. MacDonald

301-1220 Comox St.
ADDRESS OF WITNESS

Marketing Coordinator
OCCUPATION OF WITNESS

MORTGAGEE:
583421 BRITISH COLUMBIA LTD.
(INC. NO. 583421)
BY ITS AUTHORIZED SIGNATORIES

NAME: A.T. GJERNES

NAME: L.T. Wazny

WITNESS:
AS TO BOTH SIGNATURES

NAME: H.J. MacDonald
Heather J. MacDonald

301-1220 Comox St.
ADDRESS OF WITNESS

Marketing Coordinator
OCCUPATION OF WITNESS

MORTGAGEE:
BANK OF AMERICA, NATIONAL ASSOCIATION
BY ITS AUTHORIZED SIGNATORIES

NAME: Albert Somody

NAME:

WITNESS:
~~AS TO BOTH SIGNATURES~~

NAME: Helen Simpson

~~9574 - 1055 Dunsmuir St.~~
ADDRESS OF ~~Vancouver, B.C. V7X 1L3~~
Vancouver,

~~Relationship Administrator~~
OCCUPATION OF WITNESS

CITY OF VANCOUVER
BY ITS AUTHORIZED SIGNATORIES
as to Covenants BL 380137, BL 380138
BL 380144, BL 380149, BL 380151

JS Frances J. Connell
NAME: FRANCES J. CONNELL

NAME:

WITNESS:
AS TO BOTH SIGNATURES

NAME: CHIA-LI YU

453 WEST 12th Avenue Vancouver
ADDRESS OF WITNESS

LEGAL ASSISTANT
OCCUPATION OF WITNESS

DATED THIS 24th DAY OF JUNE, 2003

B.C.L.S.

FILE: NEXUS:LOT7D-P1 DISK: 214

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

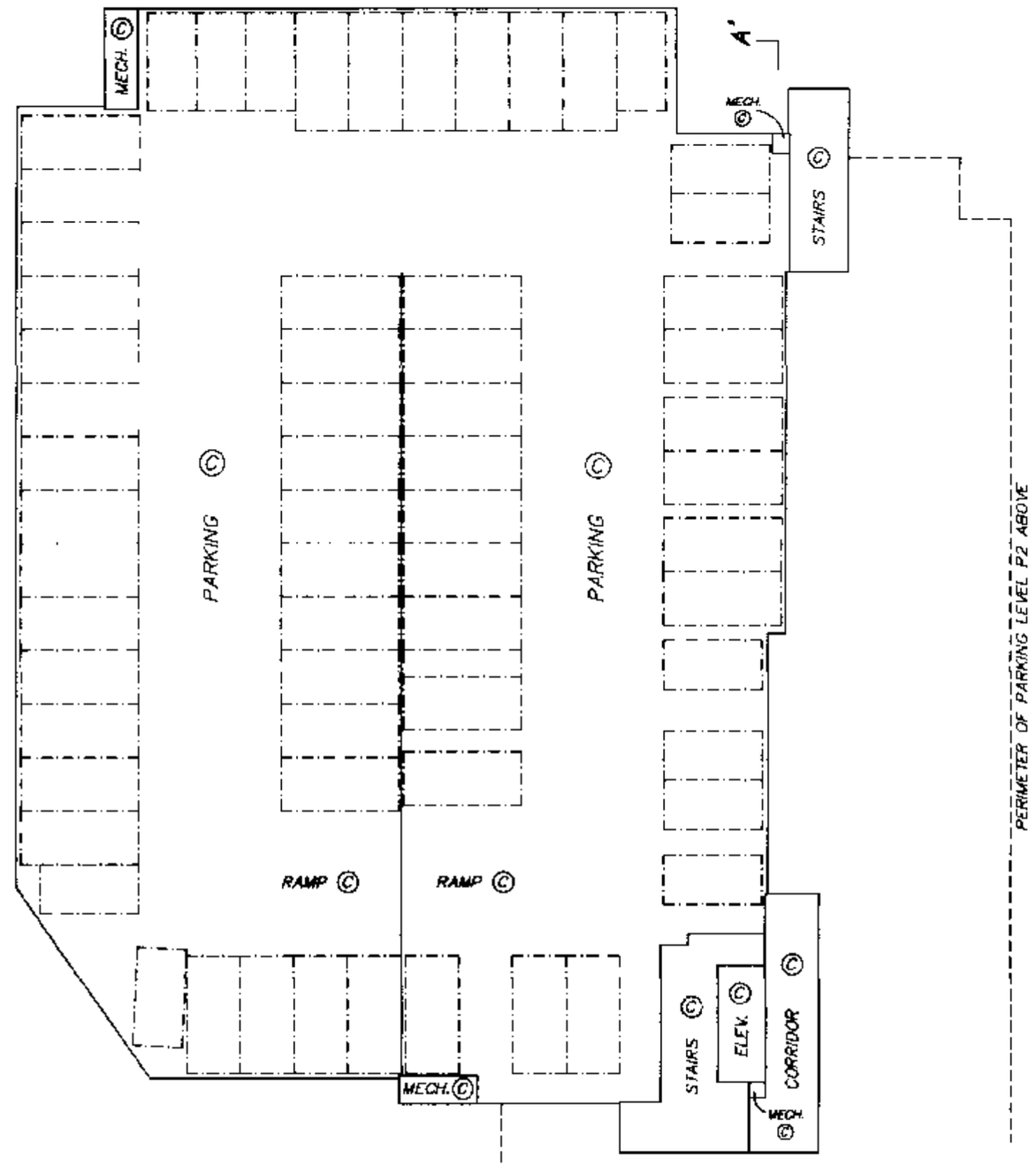
PARKING LEVEL P3

SCALE 1 : 250

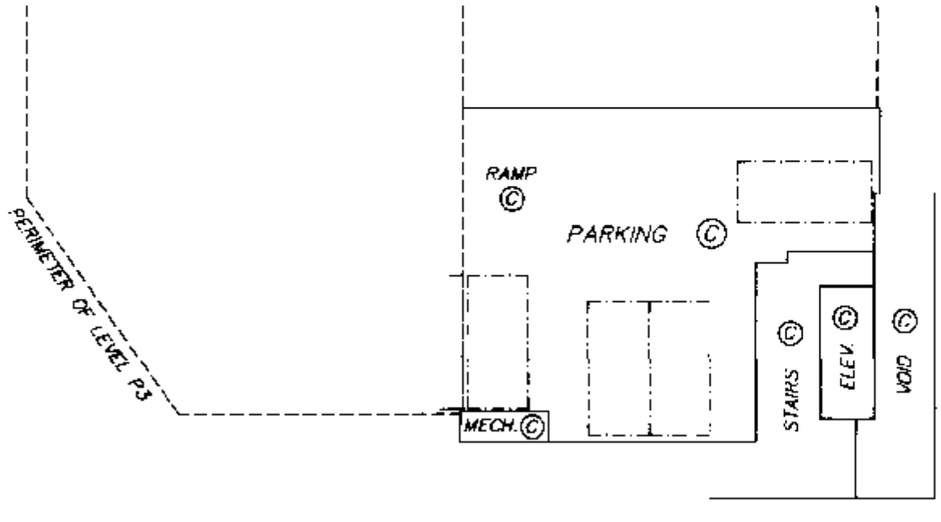
2.5 0 5 10 15

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 404



LEVEL P3



LOWER LEVEL P3

A

DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S.

FILE: NEXUS: LOT7D-P2

DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

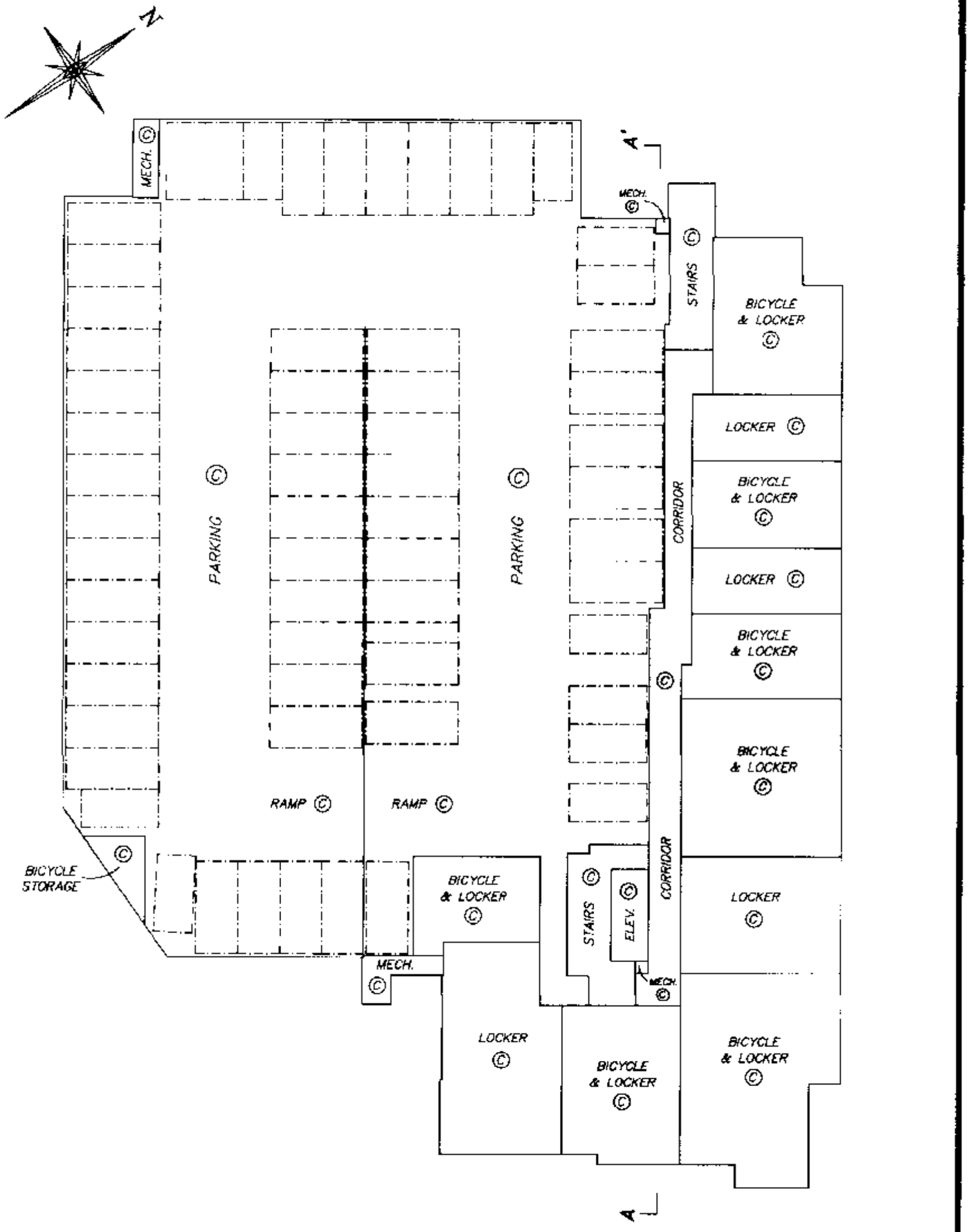
PARKING LEVEL P2

STRATA PLAN BCS 404

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S.

FILE: NEXUS: LOT7D-P2

DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

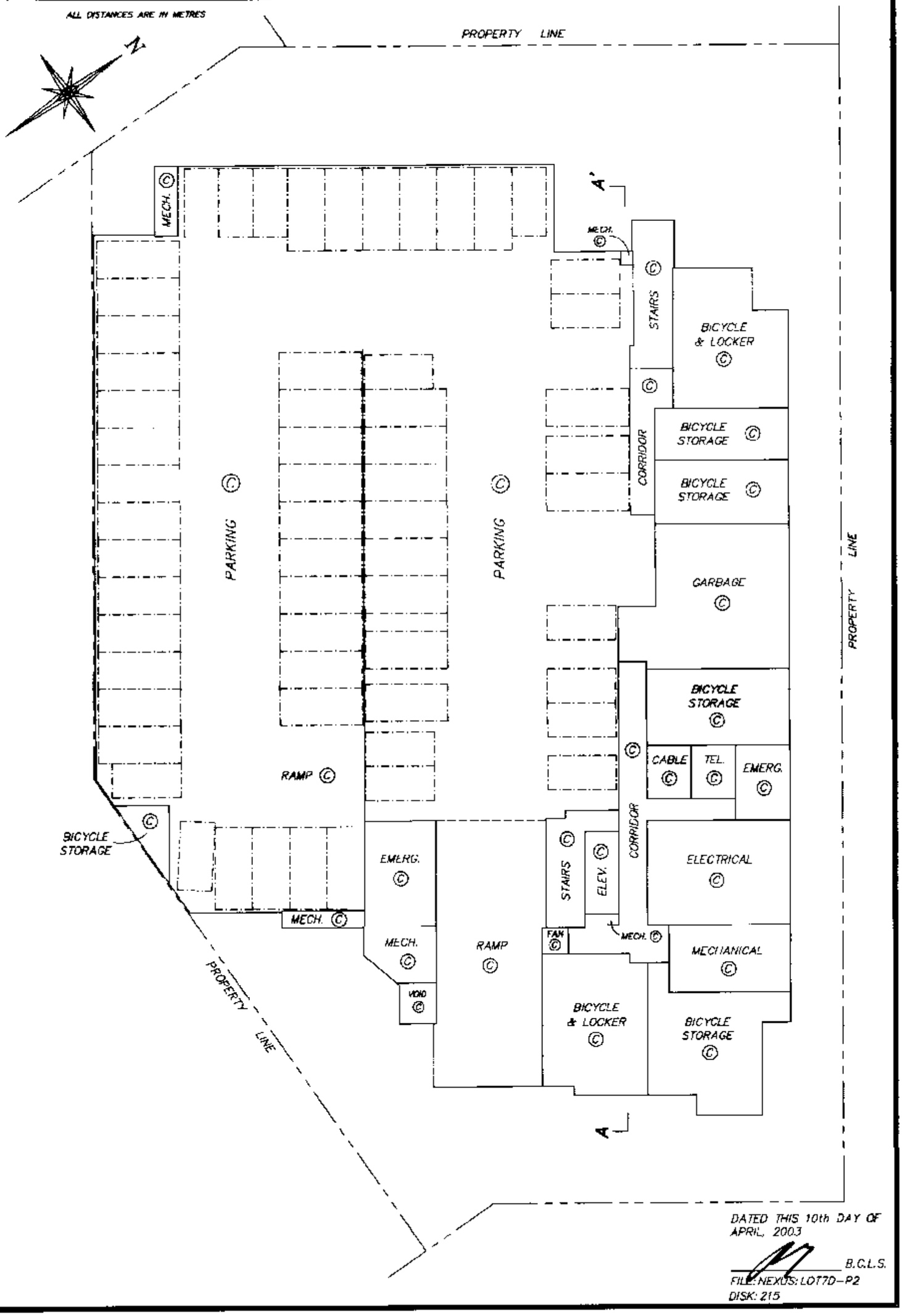
STRATA PLAN BCS 404

PARKING LEVEL P1

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S.

FILE: NEXUS: LOT7D-P2

DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

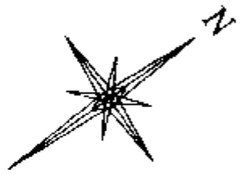
GROUND FLOOR PLAN

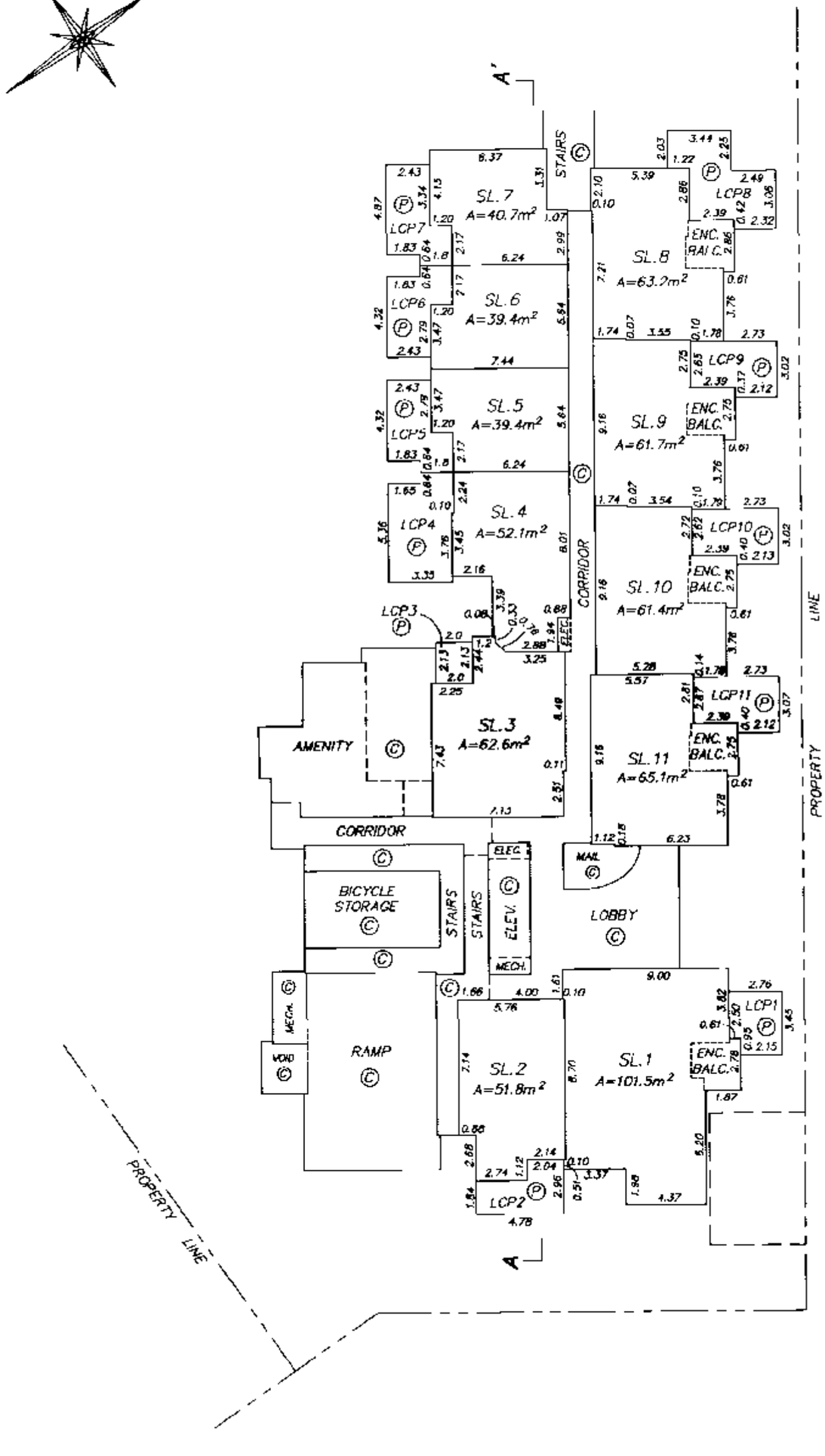
STRATA PLAN BCS 404

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES





DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S.

FILE: NEXUS:LOT7D-P2
DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

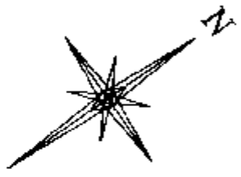
STRATA PLAN BCS 404

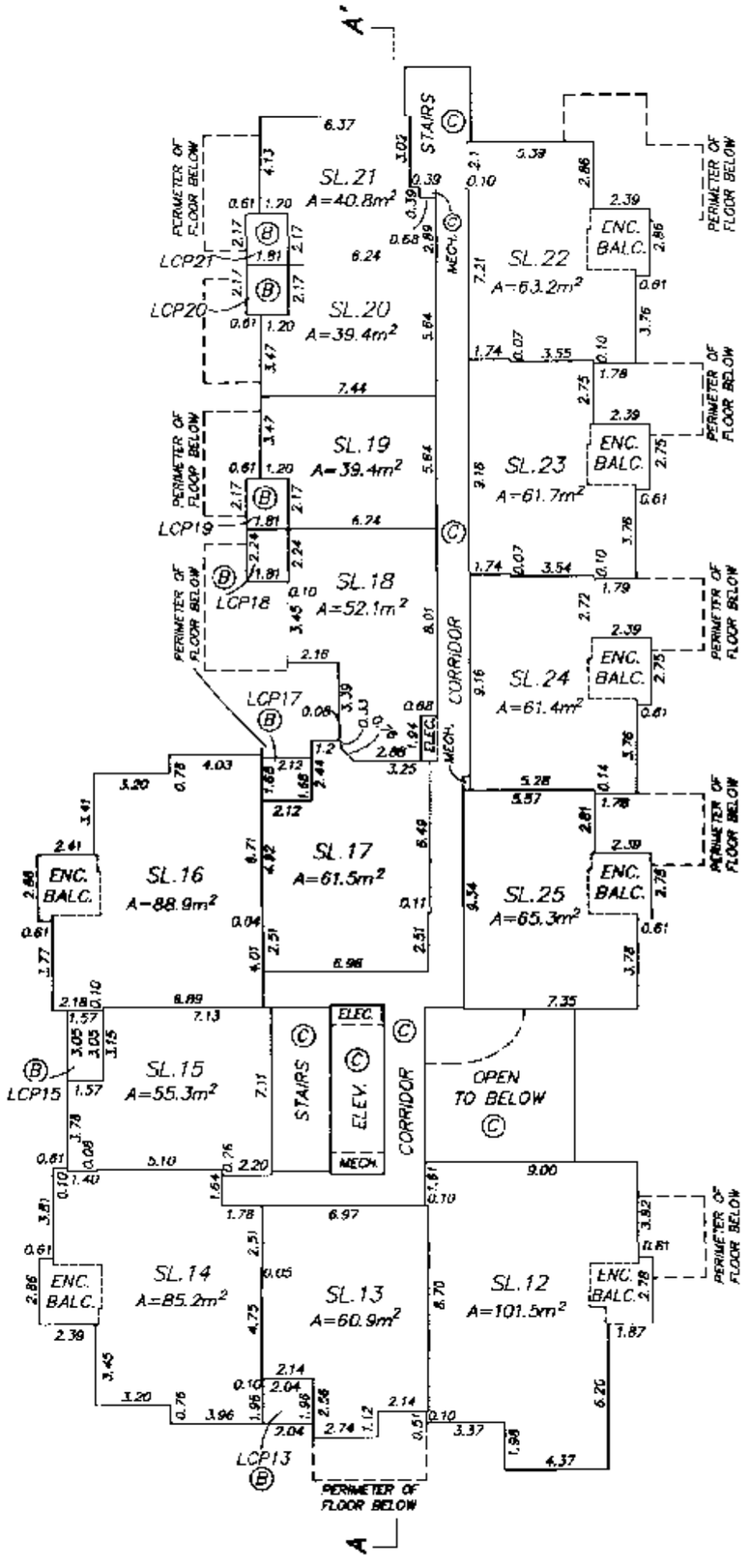
2nd FLOOR PLAN

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES





DATED THIS 10th DAY OF APRIL, 2003

_____ B.C.L.S.

FILE NEXUS: LOT70-P2

DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

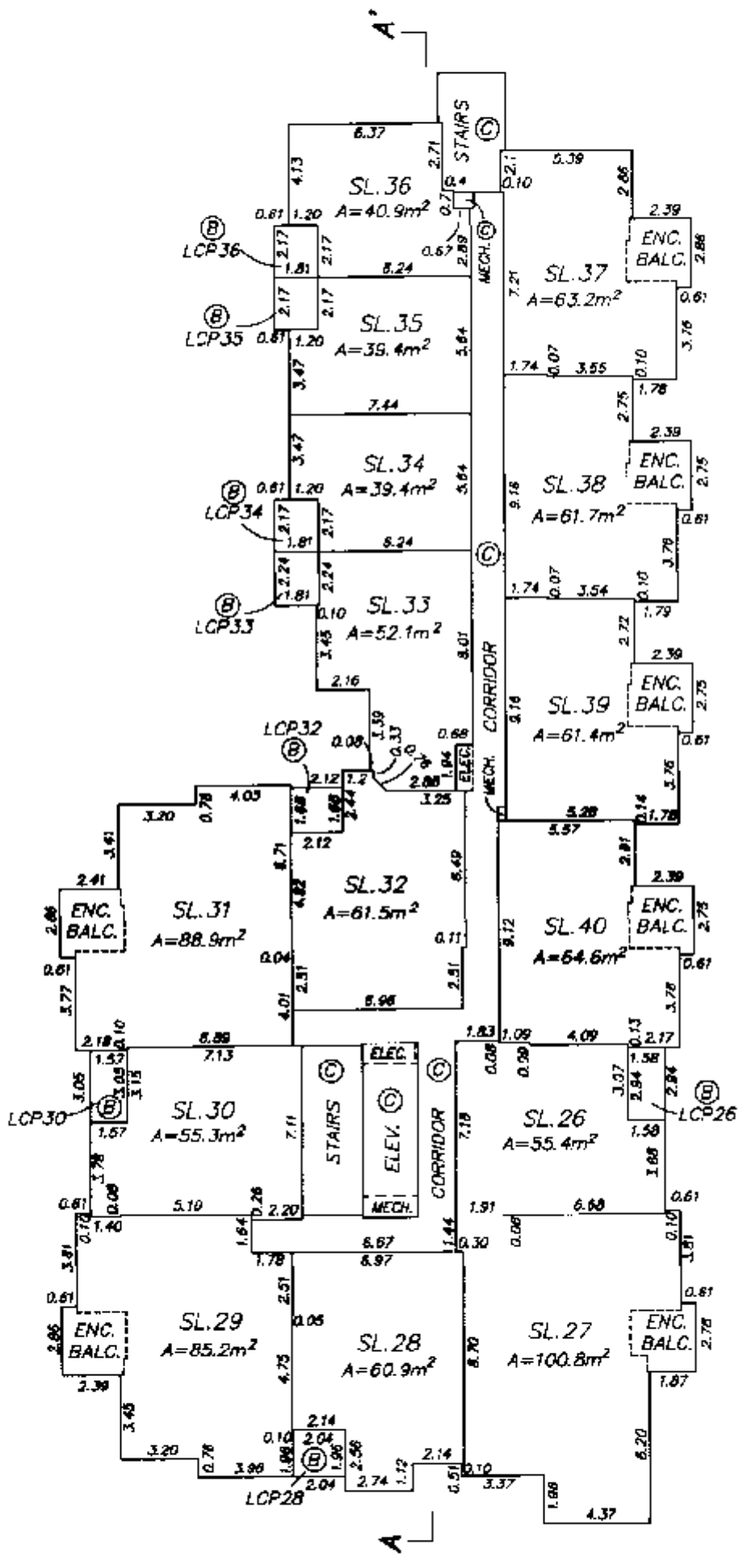
STRATA PLAN BCS 404

3rd FLOOR PLAN

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S.

FILE: NEXUS: LOT7D-P2

DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

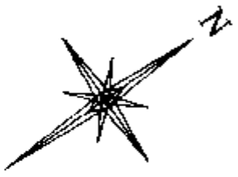
4th FLOOR PLAN

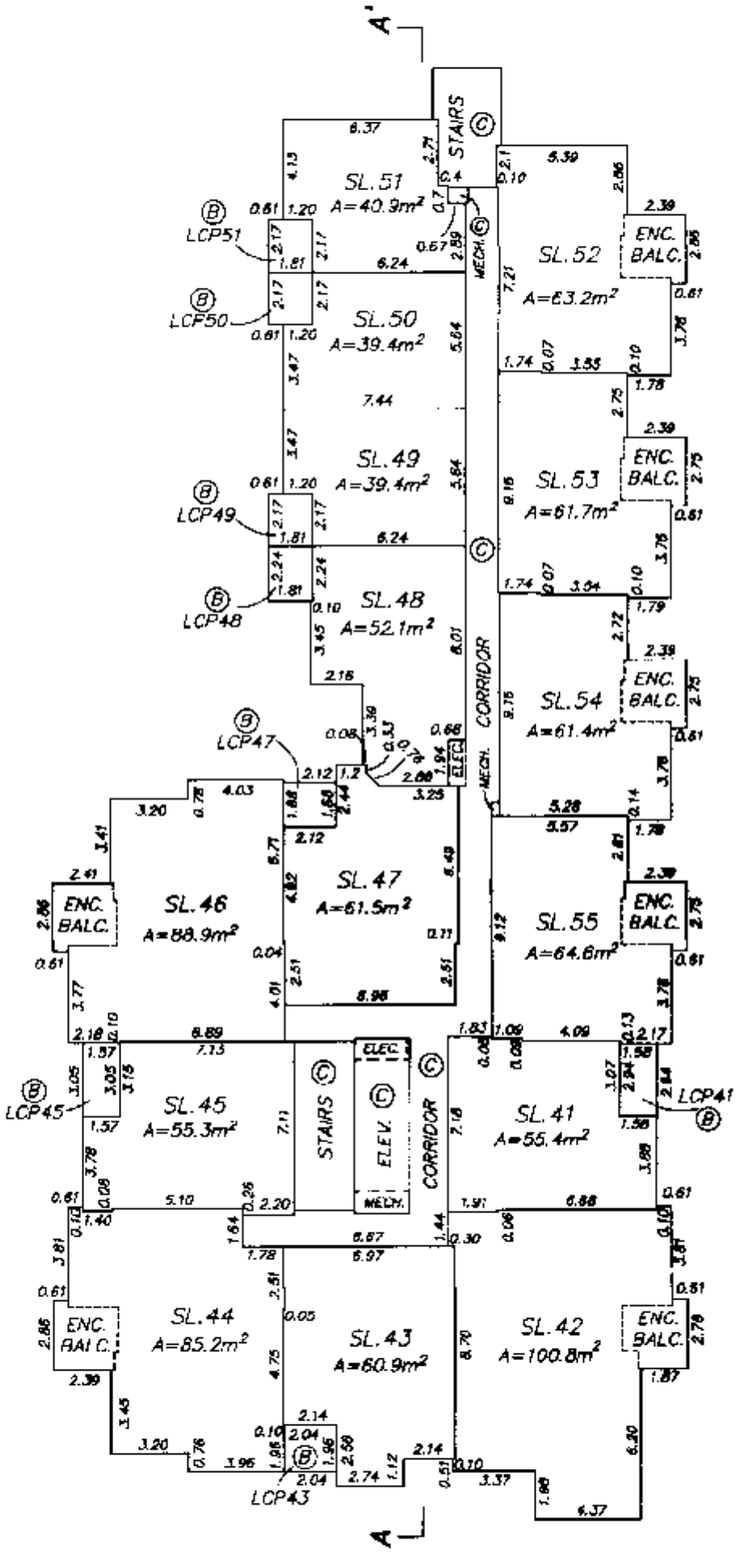
SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 404





DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S.

FILE: NEXUS:LOT7D-P2

DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

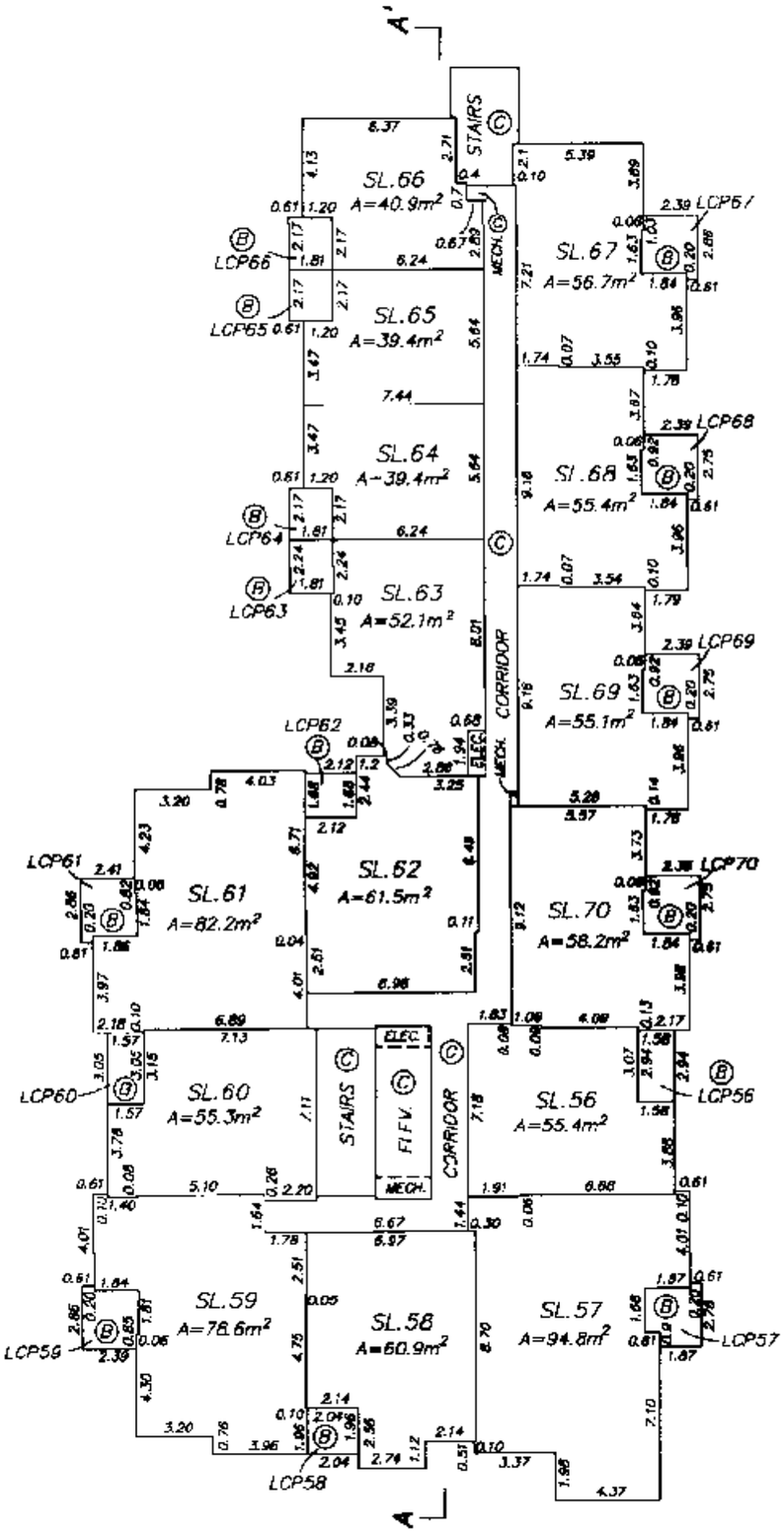
STRATA PLAN BCS 404

5th FLOOR PLAN

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S.

FILE: NEXUS: LOT7D-P2

DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

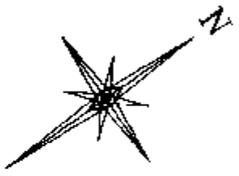
STRATA PLAN BCS 404

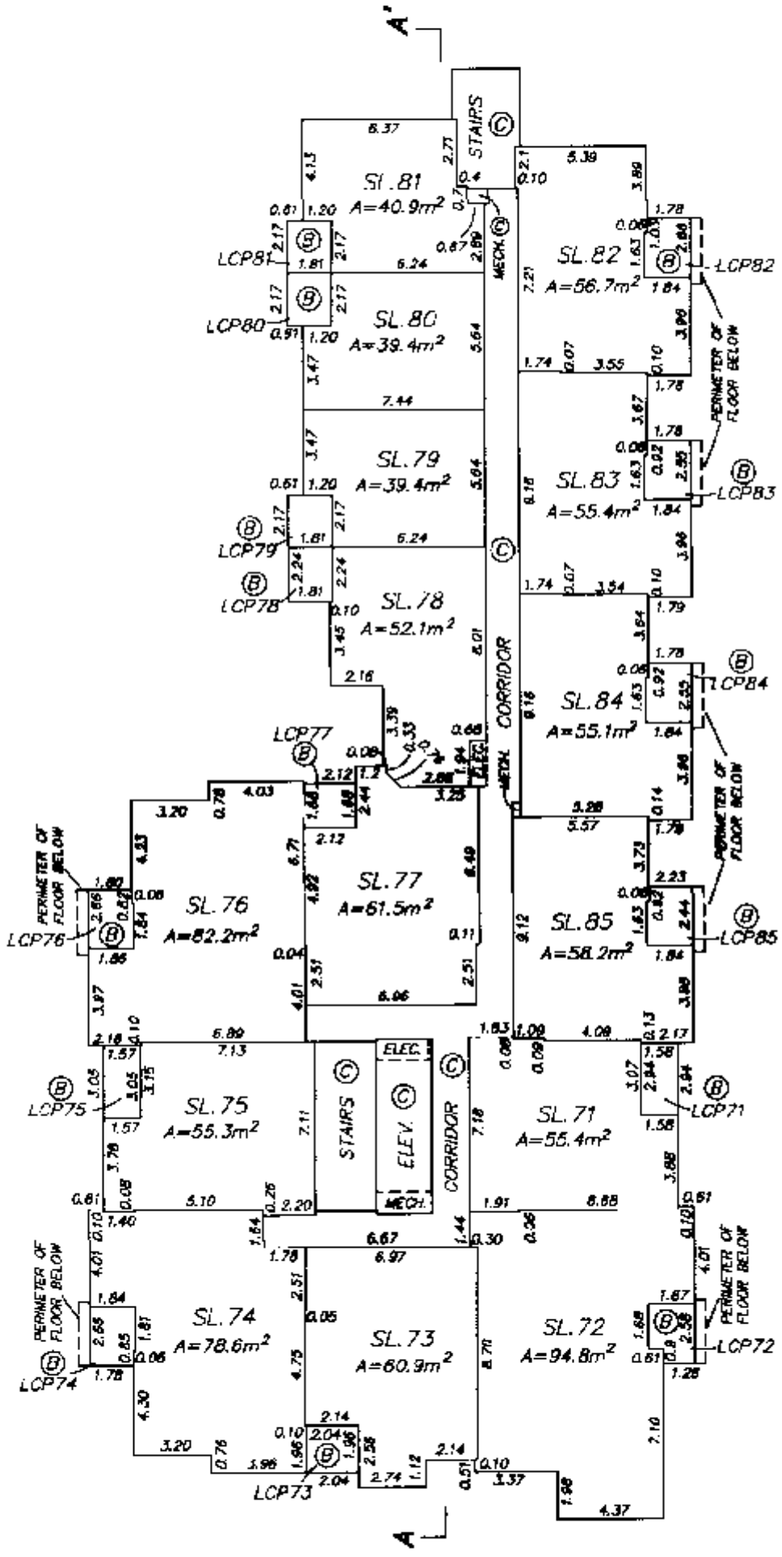
6th FLOOR PLAN

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES





DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S.

FILE: NEXUS:LOT70-P2

DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

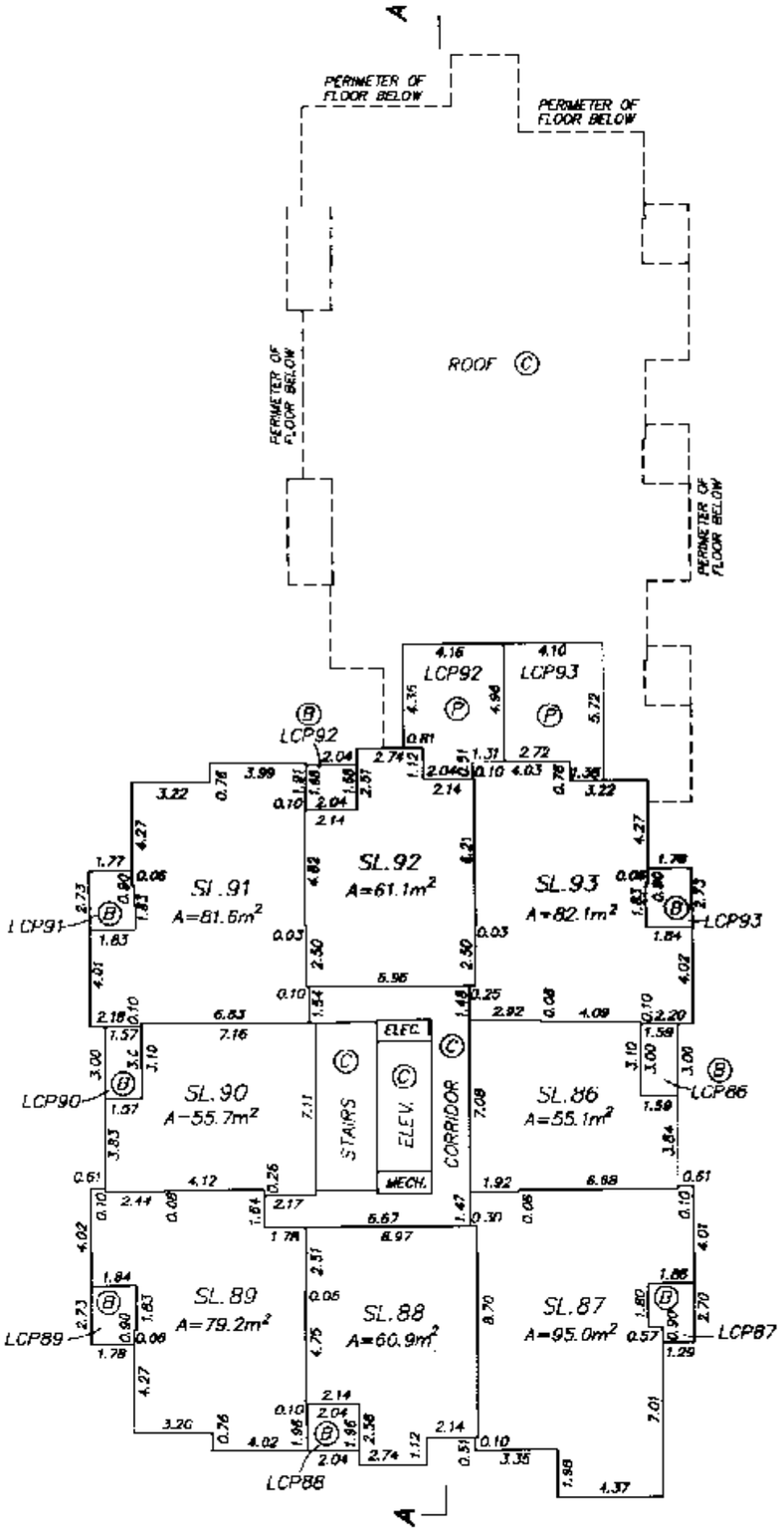
STRATA PLAN BCS 404

7th FLOOR PLAN

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S.

FILE: NEXUS: LOT7D-P2

DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

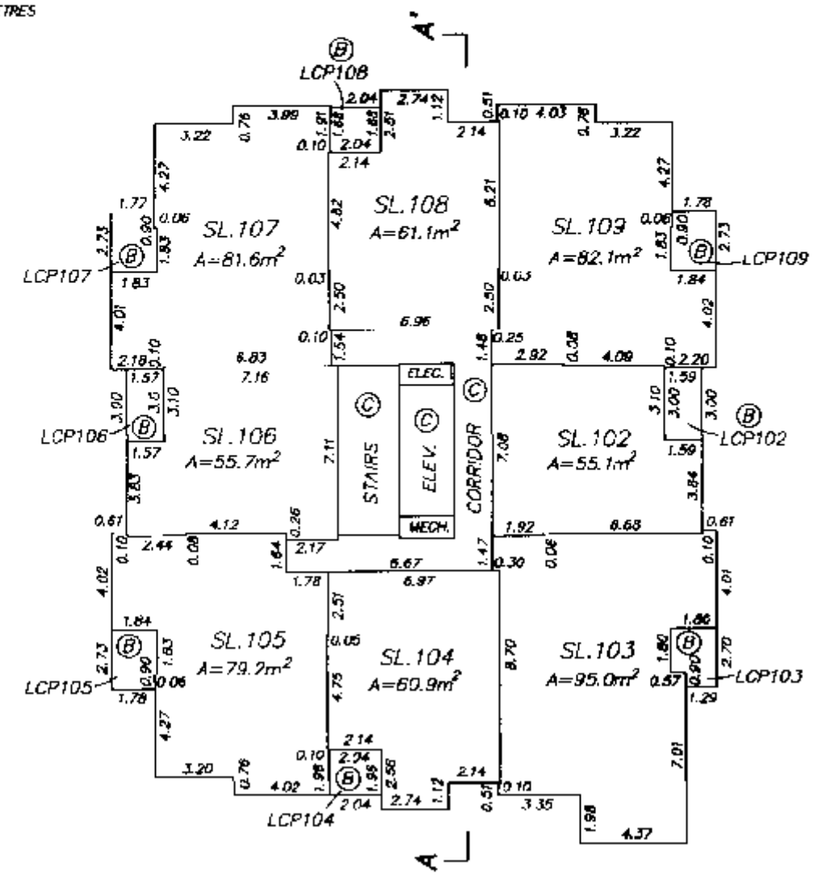
FLOOR PLANS

STRATA PLAN BCS 404

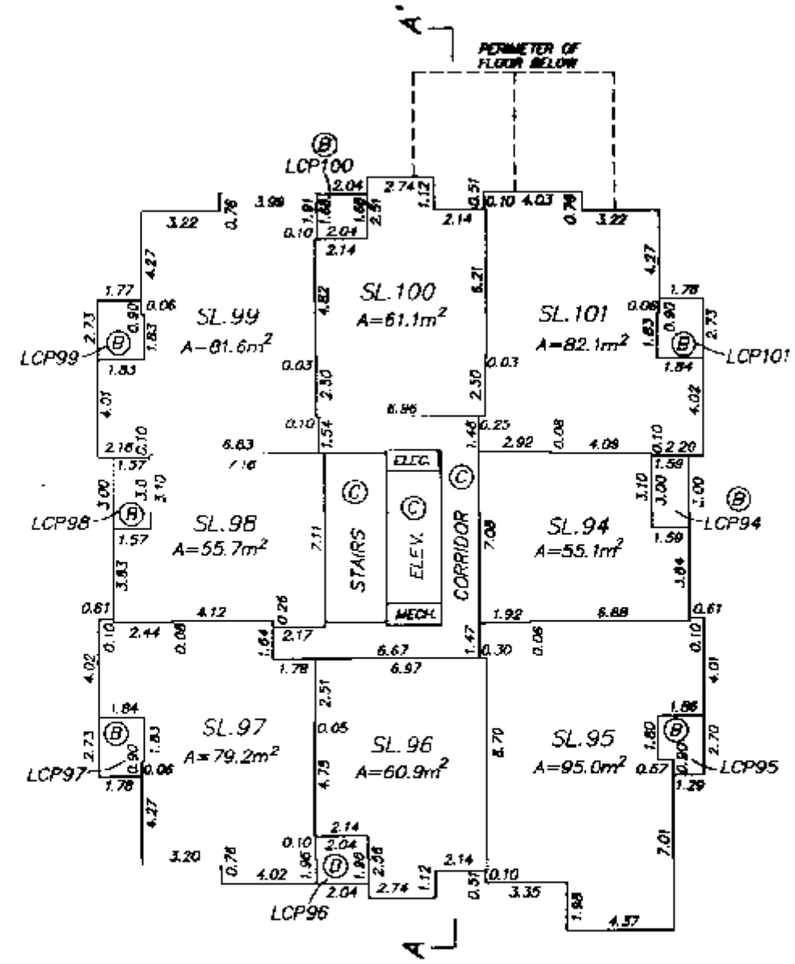
SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



9th FLOOR



8th FLOOR

DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S.

FILE: NEXUS: LOT70-P2

DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

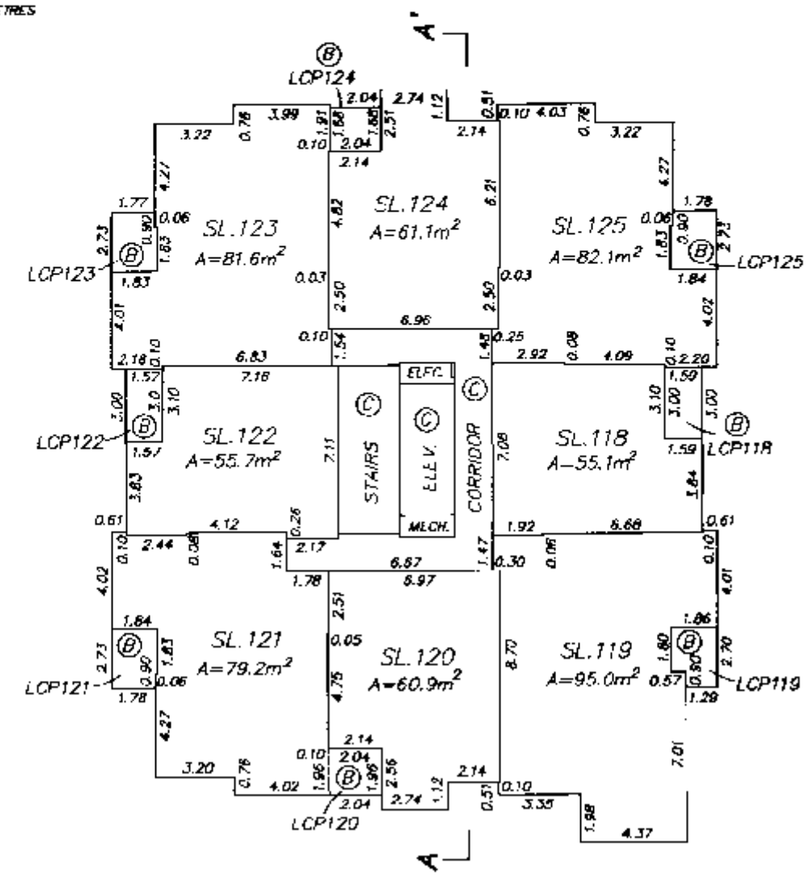
FLOOR PLANS

STRATA PLAN BCS404

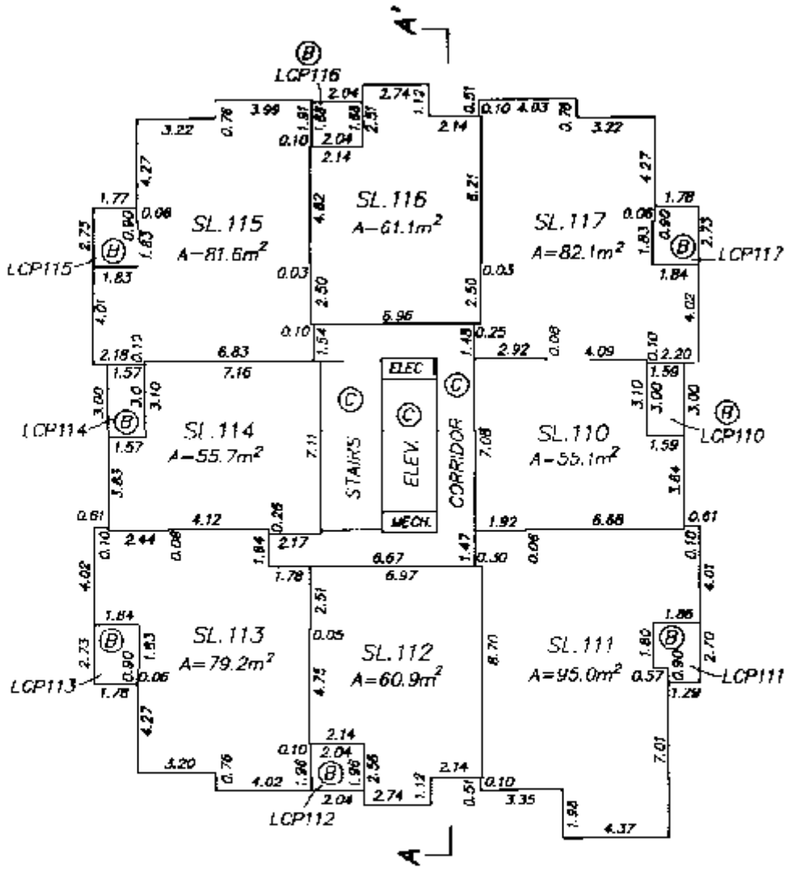
SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



11th FLOOR



10th FLOOR

DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S.

FILE: NEXUS: LOT7D-P2
DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

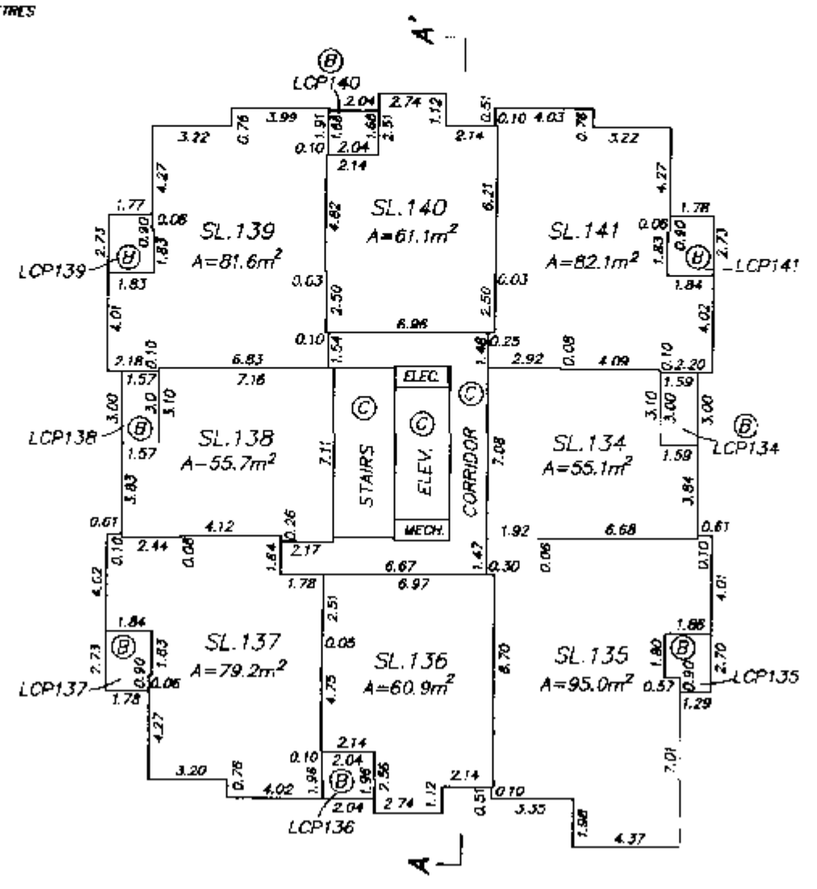
FLOOR PLANS

STRATA PLAN BCS 404

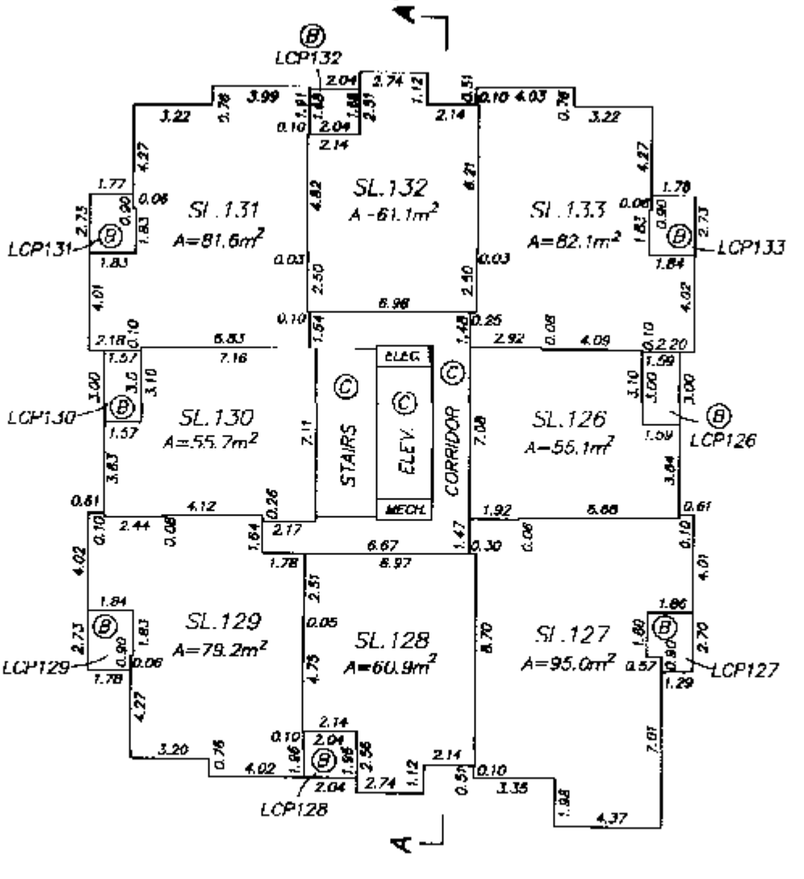
SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



13th FLOOR



12th FLOOR

DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S.

FILE:NEXUS:LOT7D-P2

DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

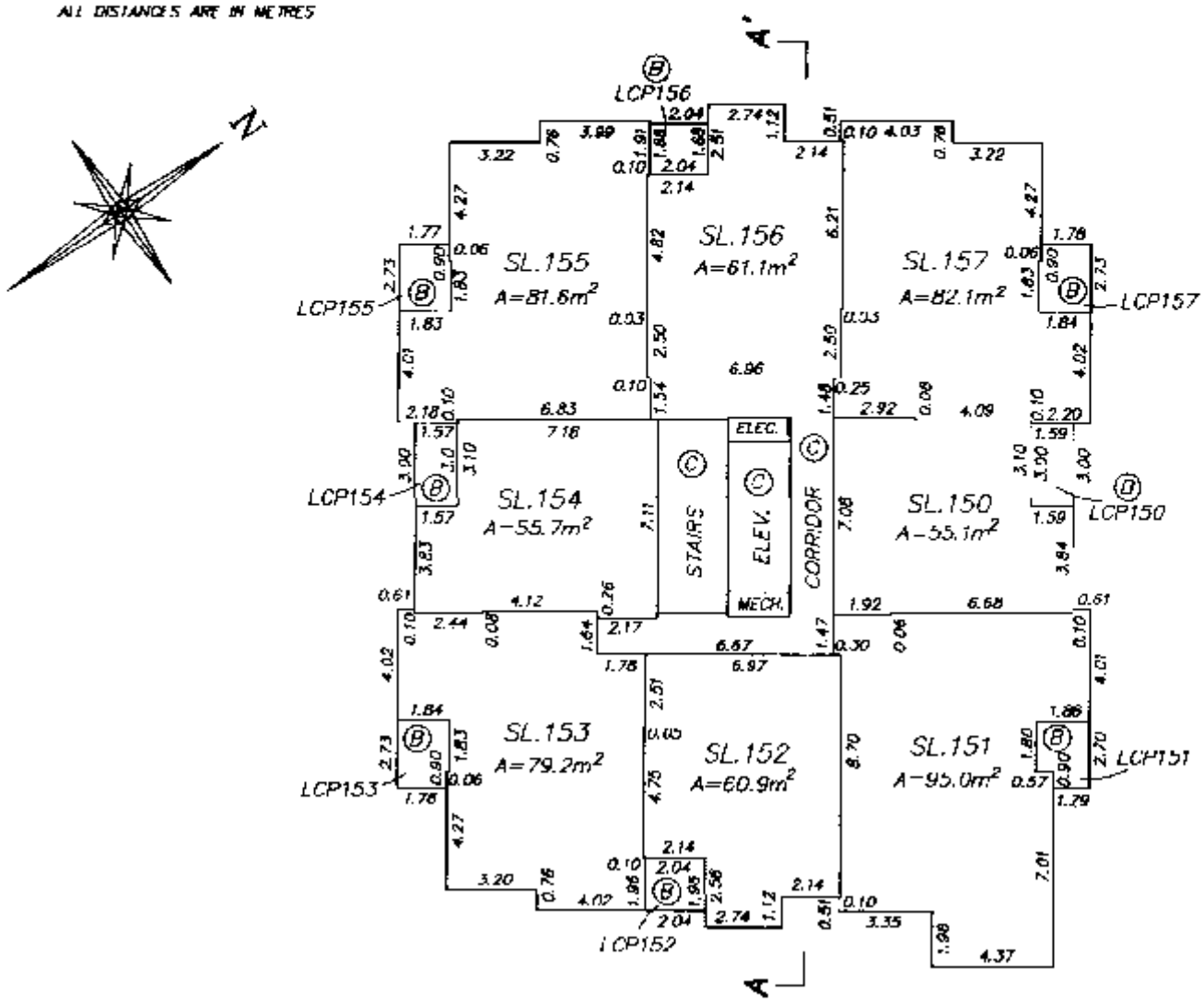
FLOOR PLANS

STRATA PLAN BCS 404

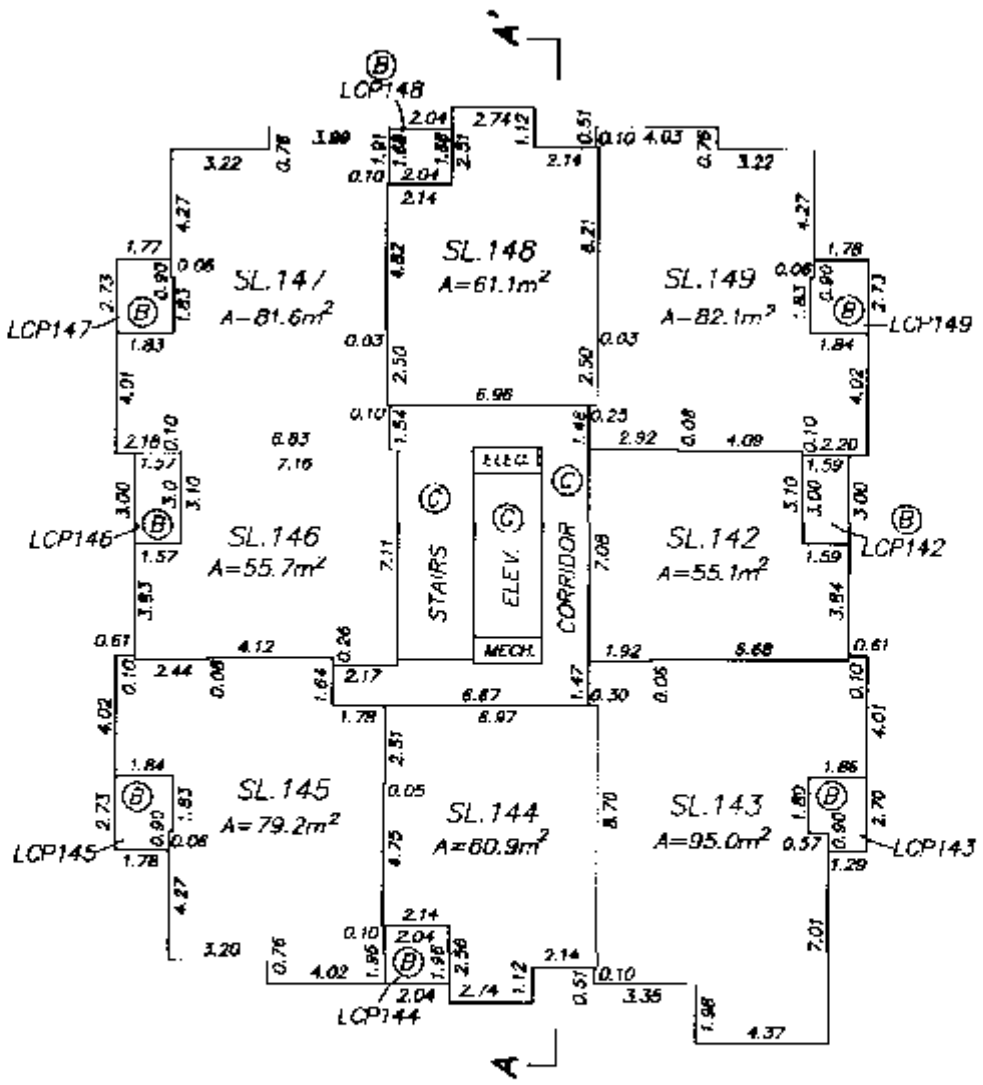
SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



16th FLOOR



15th FLOOR

NOTE: 14th FLOOR HAS BEEN OMITTED.

DATED THIS 10th DAY OF APRIL, 2003

R.C.I.S.

FILE: NEXOS: LOT7D-P2

DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

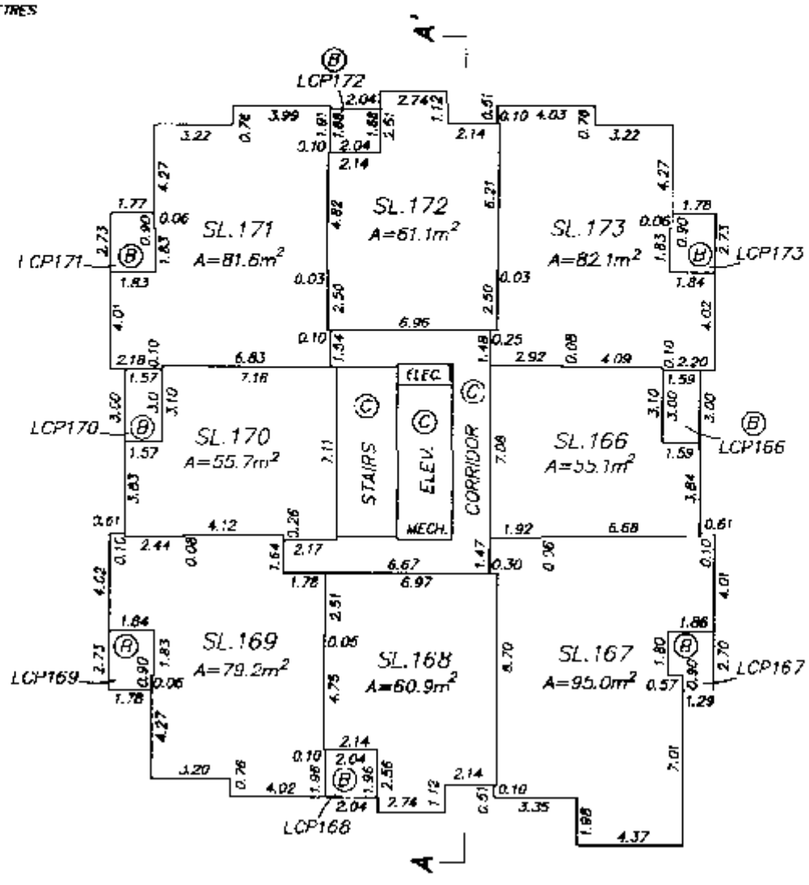
FLOOR PLANS

STRATA PLAN BCS 404

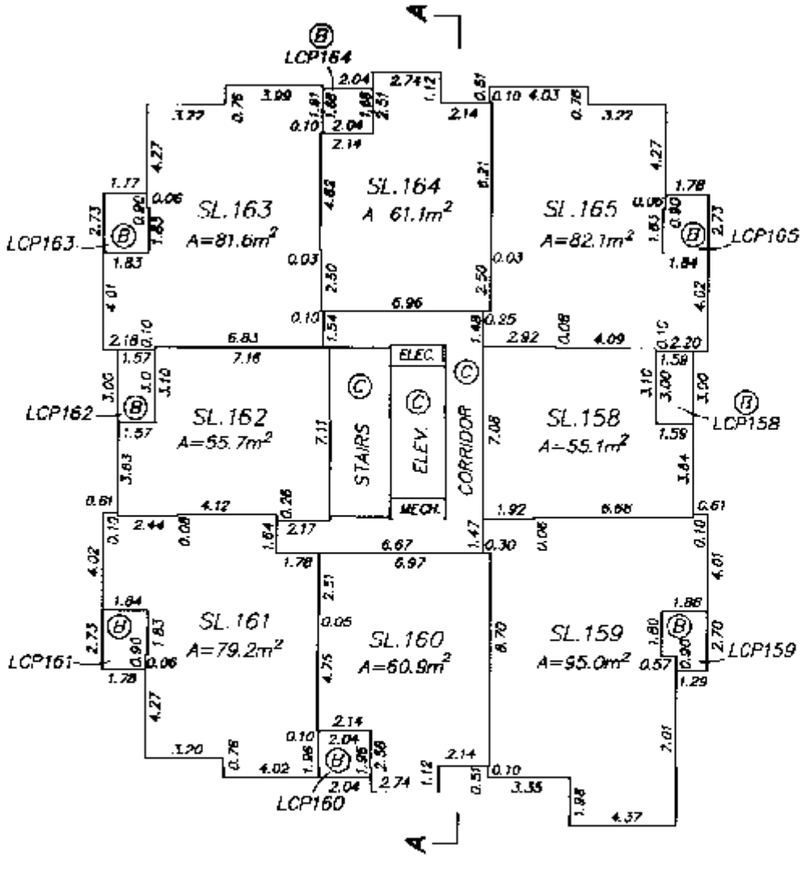
SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



18th FLOOR



17th FLOOR

DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S.

FILE: NEXUS: LOT70-P2

DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

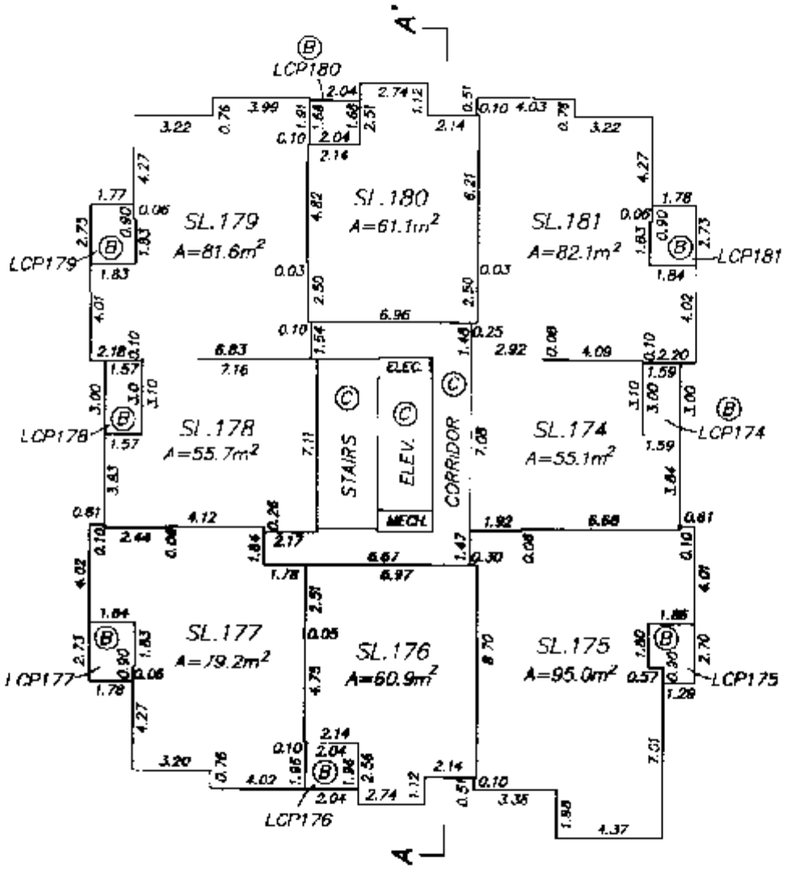
FLOOR PLANS

STRATA PLAN BCS 404

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



19th FLOOR

DATED THIS 10th DAY OF APRIL, 2003

_____ B.C.L.S.

E-NEXUS: LOT70-P2

DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507

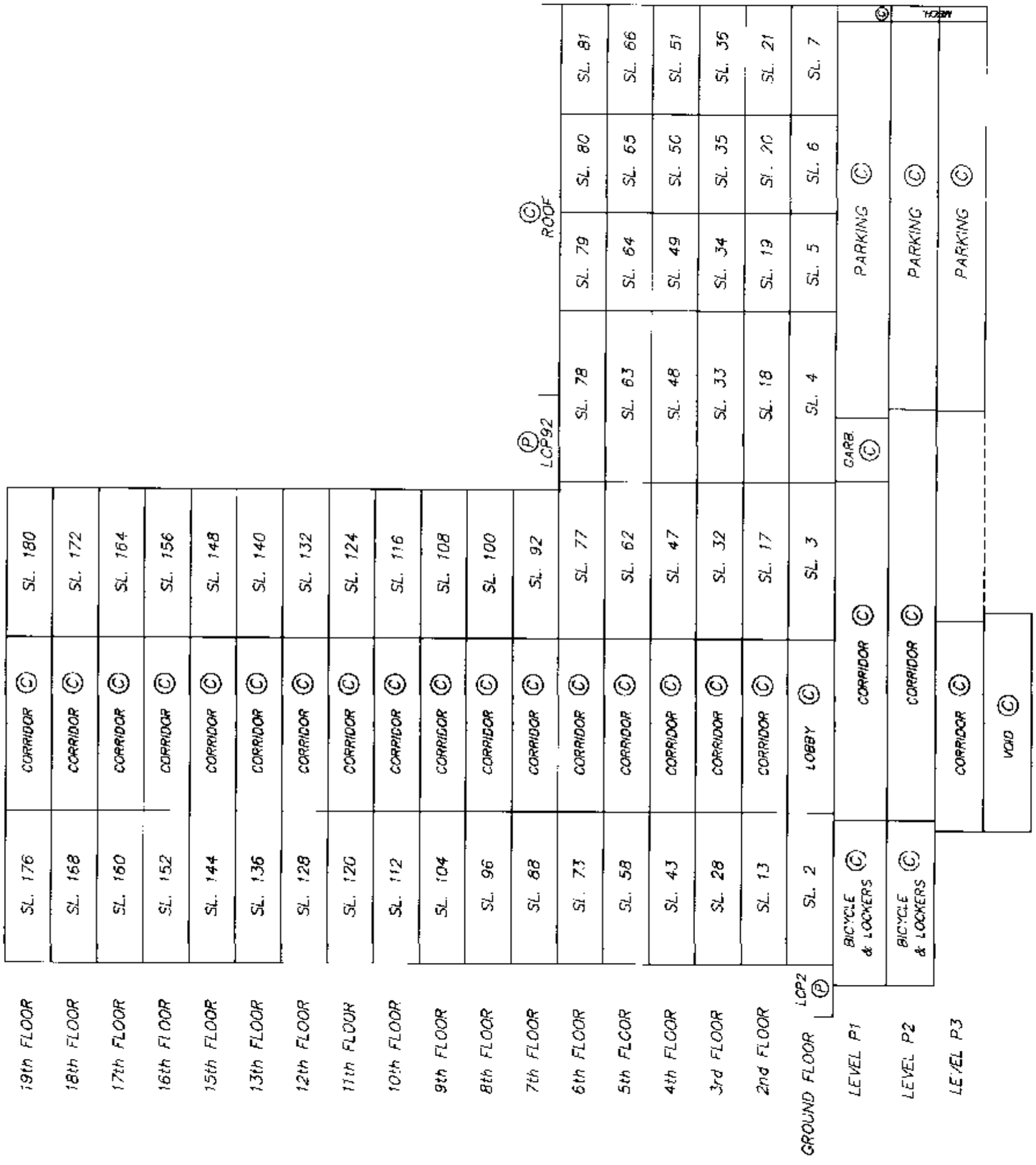
STRATA PLAN BCS 404

SECTION A – A'

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



NOTE: 14th FLOOR HAS BEEN OMITTED.

DATED THIS 10th DAY OF APRIL, 2003

B.C.L.S.

FILE: NEXUS:LOT70-P2
DISK: 215

FILED VABCS404 T28912 2006-03-17-10.56.59.573507