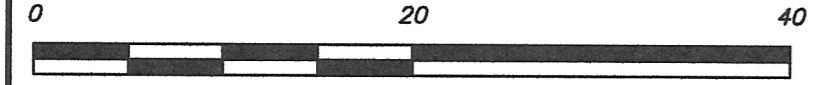


**STRATA PLAN OF LOT A
BLOCK 12 DISTRICT LOT 185 GROUP 1
NEW WESTMINSTER DISTRICT PLAN BCP50438**

CITY OF VANCOUVER
BCGS 92G.025



SCALE 1 : 400 DISTANCES ARE IN METRES
THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm
IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN
PLOTTED AT A SCALE OF 1:400.

LEGEND:

- GRID BEARINGS ARE DERIVED FROM PLAN BCP50438
- DENOTES LEAD PLUG PLACED
- DENOTES LEAD PLUG FOUND
- DENOTES IRON POST SET
- DENOTES IRON POST FOUND
- Wt. DENOTES WITNESS
- m2 DENOTES SQUARE METRES
- SL DENOTES STRATA LOT
- PT DENOTES PART
- T DENOTES TOTAL
- ⊙ DENOTES COMMON PROPERTY
- ⊙(LCP-R) DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1-118
- ⊙(LCP-C) DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 119-121
- ⊙(E) DENOTES ELECTRICAL BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1-118
- ⊙(M) DENOTES MECHANICAL BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1-118
- ⊙(V) DENOTES VENT BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1-118
- ⊙(S) DENOTES STAIRS BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1-118
- ⊙(EL) DENOTES ELEVATOR BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1-118
- ⊙(PL) DENOTES PLANTER AND/OR LANDSCAPE FEATURES BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1-118
- ⊙(B-7) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 7 (TYPICAL)
- ⊙(D-4) DENOTES DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 4 (TYPICAL)
- ⊙(S-114) DENOTES STAIRS BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 114 (TYPICAL)



'MODERN'

CIVIC ADDRESS:

1009 HARWOOD STREET
VANCOUVER, B.C.

INTEGRATED SURVEY AREA No. 31
VANCOUVER, NAD83 (CSRS)

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES,
MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE
COMBINED FACTOR OF 0.9995989.

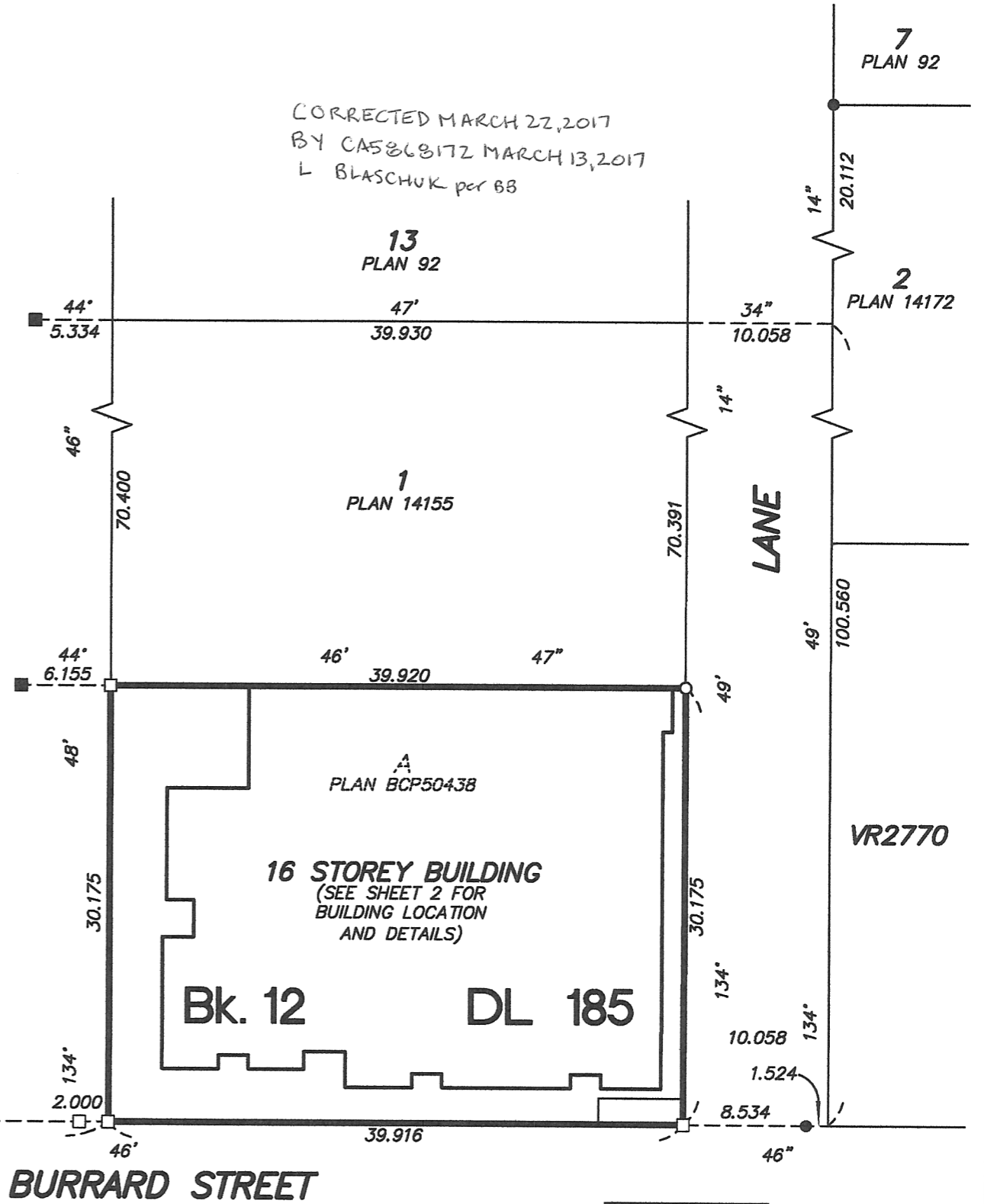
NOTES:

NOTICE UNDER SECTION 68 OF THE STRATA PROPERTY ACT,
STRATA LOT BOUNDARIES ARE DEFINED AS THE EXTERIOR FACE
OF EXTERIOR WALLS, THE EXTERIOR FACE OF INTERIOR WALLS
ADJOINING COMMON AREAS AND THE CENTRE LINE OF DEMISING
WALLS BETWEEN STRATA LOTS.

THE 4th AND 13th FLOORS HAVE BEEN ELIMINATED FROM
CONSECUTIVE FLOOR NUMBERING

THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT BEEN PREVIOUSLY OCCUPIED.

THE BUILDING SHOWN HEREON IS WITHIN THE
EXTERNAL BOUNDARIES OF THE LAND THAT IS
THE SUBJECT OF THE STRATA PLAN



NOTE: THIS PLAN CONTAINS ONE OR MORE WITNESS POSTS
WHICH ARE NOT SET ON THE TRUE CORNER(S).

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
COMPLETED ON THE 17th DAY OF OCTOBER, 2014
GARY SUNDVICK, BCLS (637)
ECR#: 166904

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BUTLER SUNDVICK
4 - 19089 94th Ave
Surrey, BC V4N 3S4
www.butlersundvick.ca
Tel. 604-513-9611

File: 4188\Final Strata
Dwg: 4188-FS-REV.2

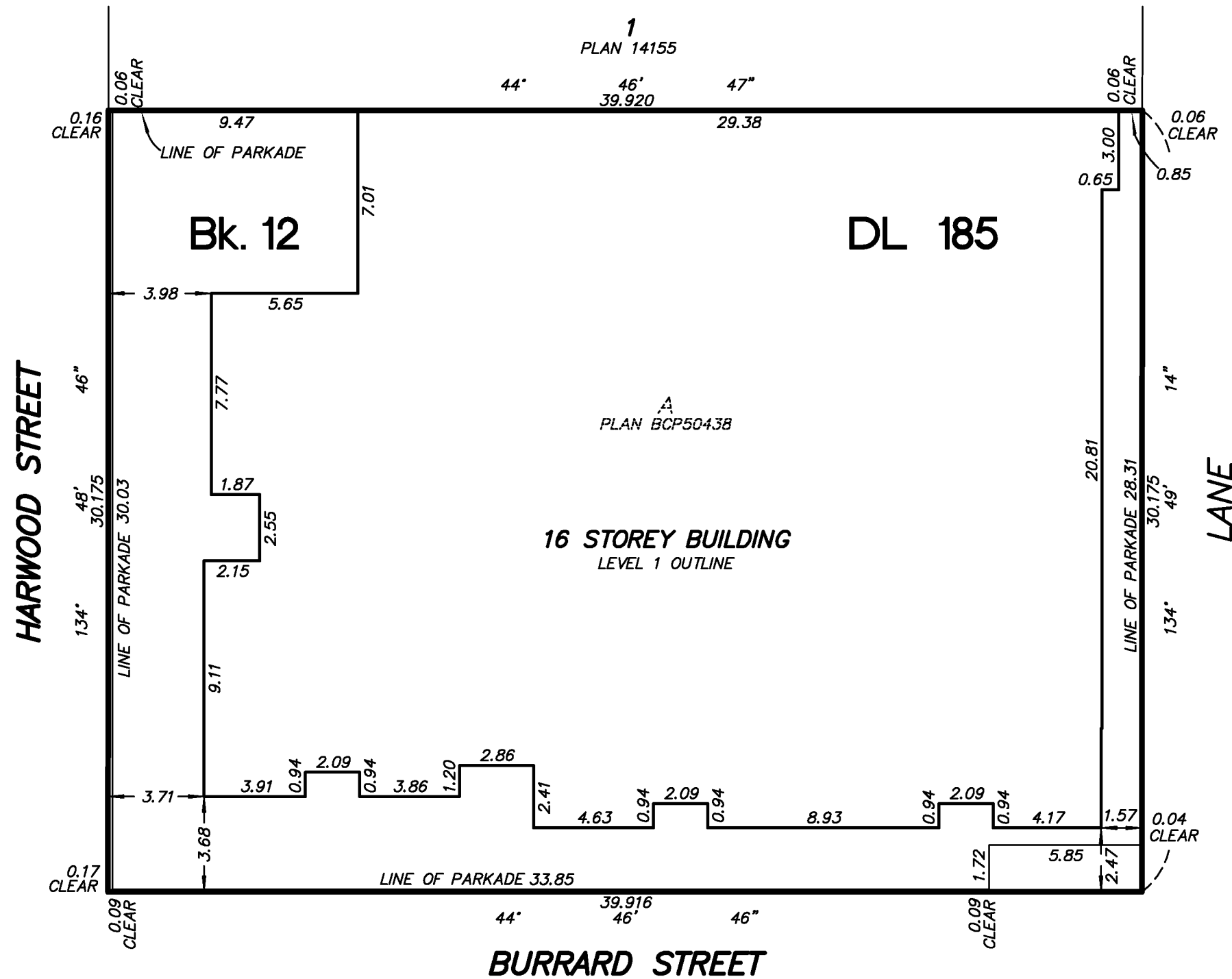
BUILDING LOCATION AND DETAILS

STRATA PLAN EPS2409



SCALE 1:200 DISTANCES ARE IN METRES

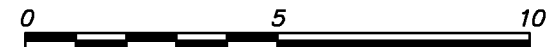
THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200.



BUTLER SUNDVICK
 GARY SUNDVICK, BCLS
 Date: OCTOBER 20, 2014
 File: 4188\Strata\Final
 Dwg: 4188-FS-REV.2

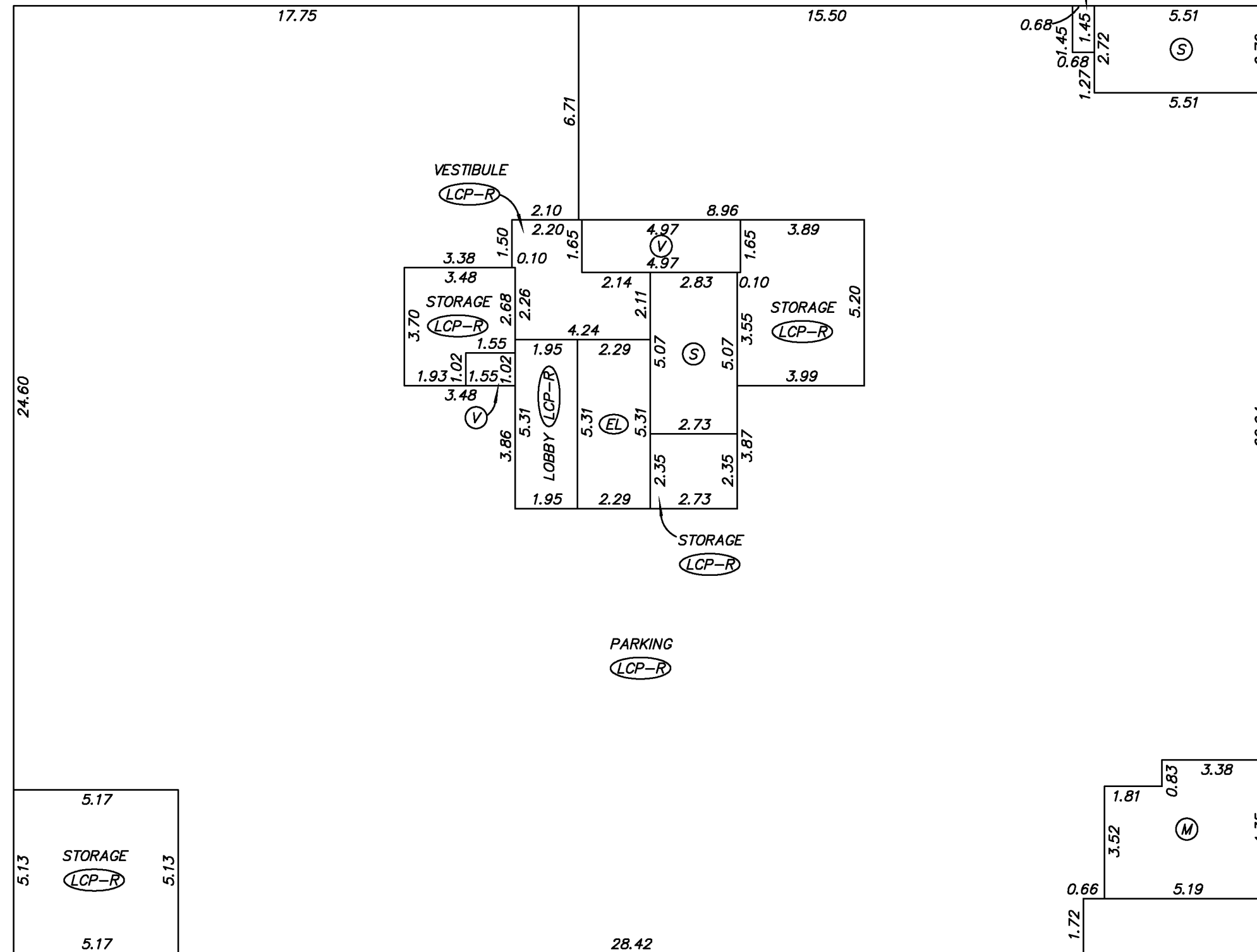
PARKING LEVEL P5

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.

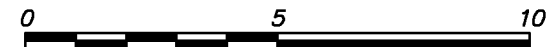


**BUTLER
SUNDVICK**

GARY SUNDVICK, BCLS
Date: OCTOBER 20, 2014
File: 4188\Strata\Final
Dwg: 4188-FS-REV.2

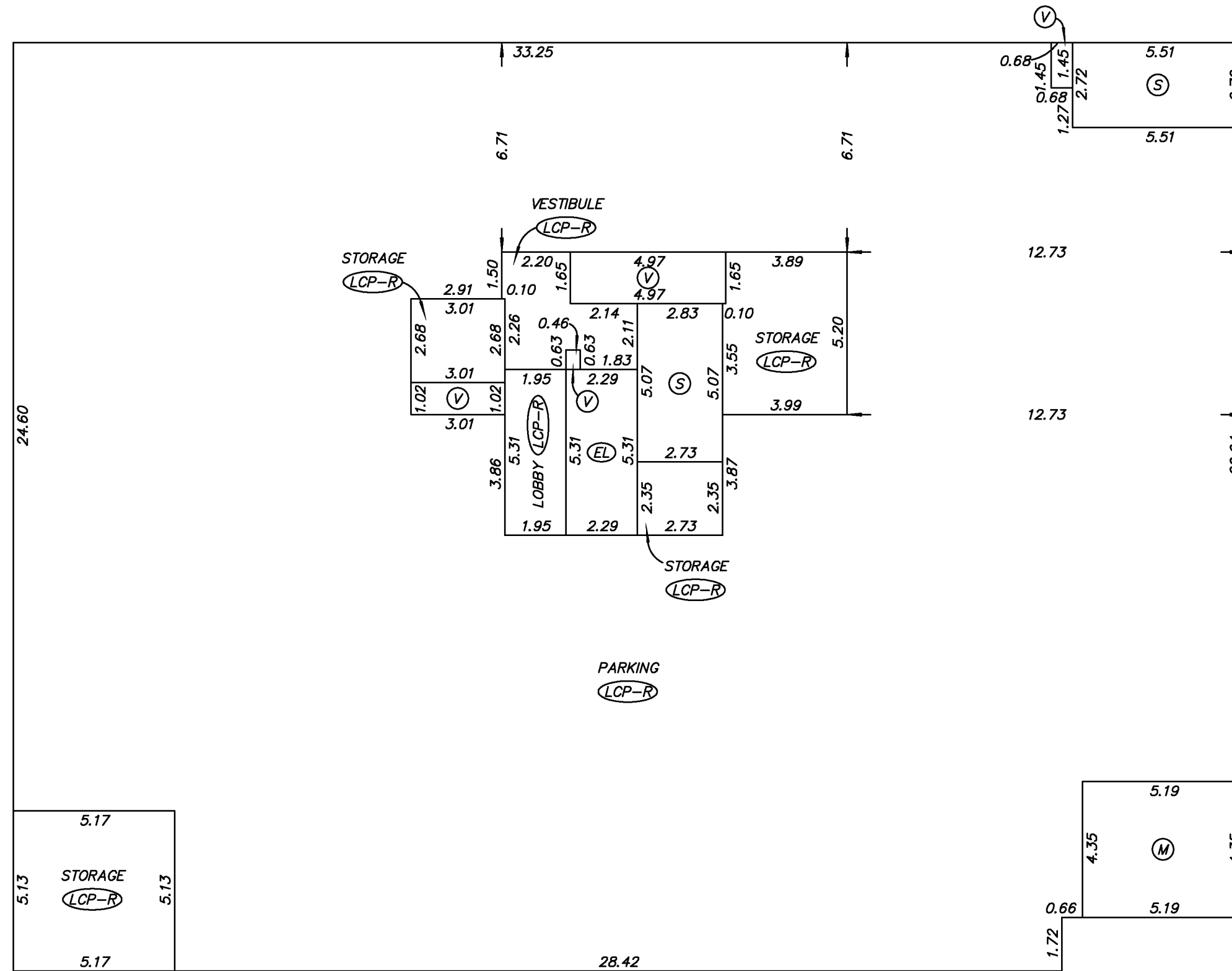
PARKING LEVEL P4

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

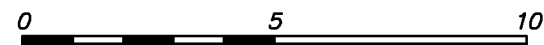
THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



BUTLER SUNDVICK
 GARY SUNDVICK, BCLS
 Date: OCTOBER 20, 2014
 File: 4188\Strata\Final
 Dwg: 4188-FS-REV.2

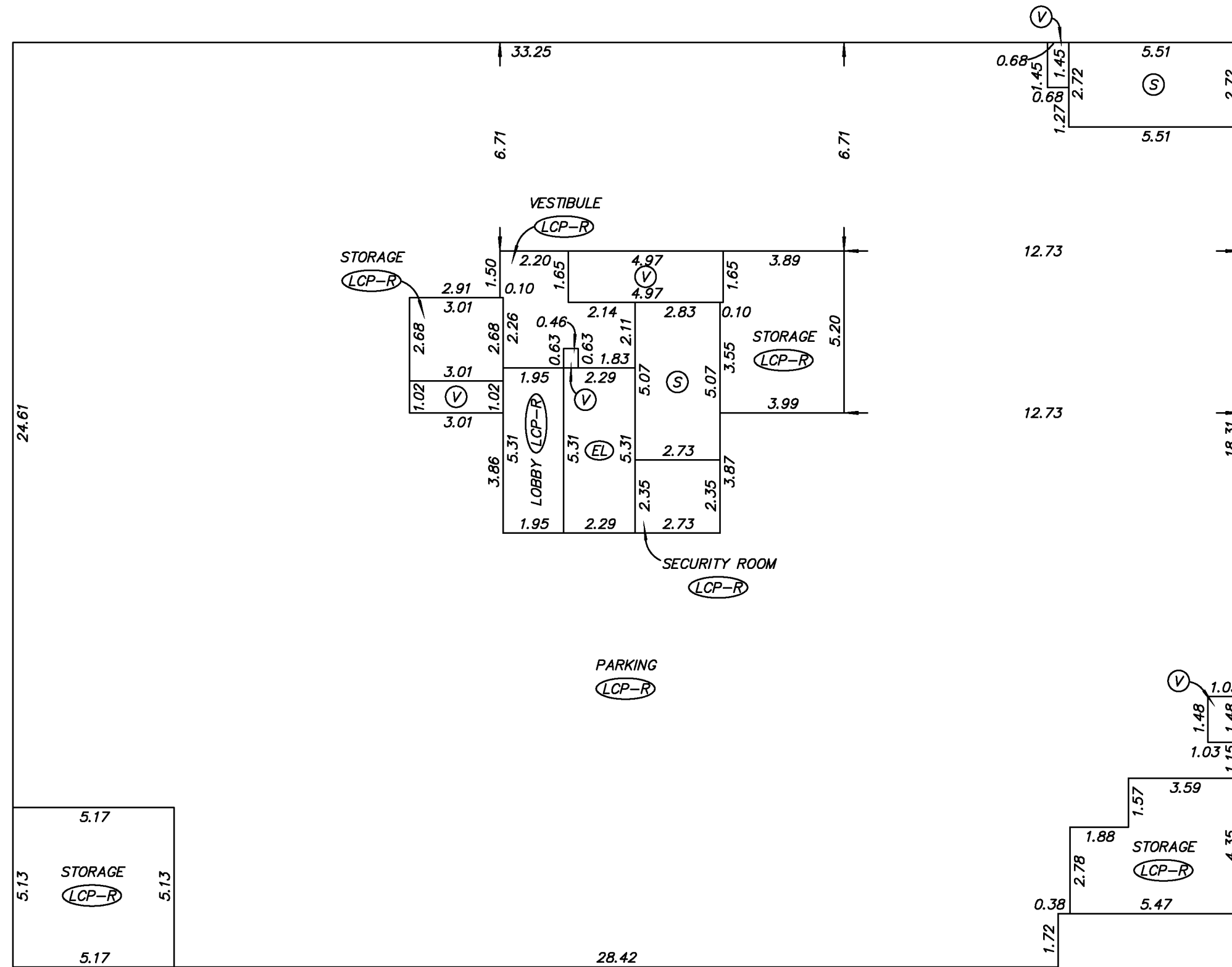
PARKING LEVEL P3

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

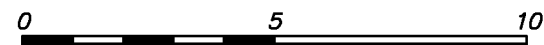
THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



BUTLER SUNDVICK
 GARY SUNDVICK, BCLS
 Date: OCTOBER 20, 2014
 File: 4188\Strata\Final
 Dwg: 4188-FS-REV.2

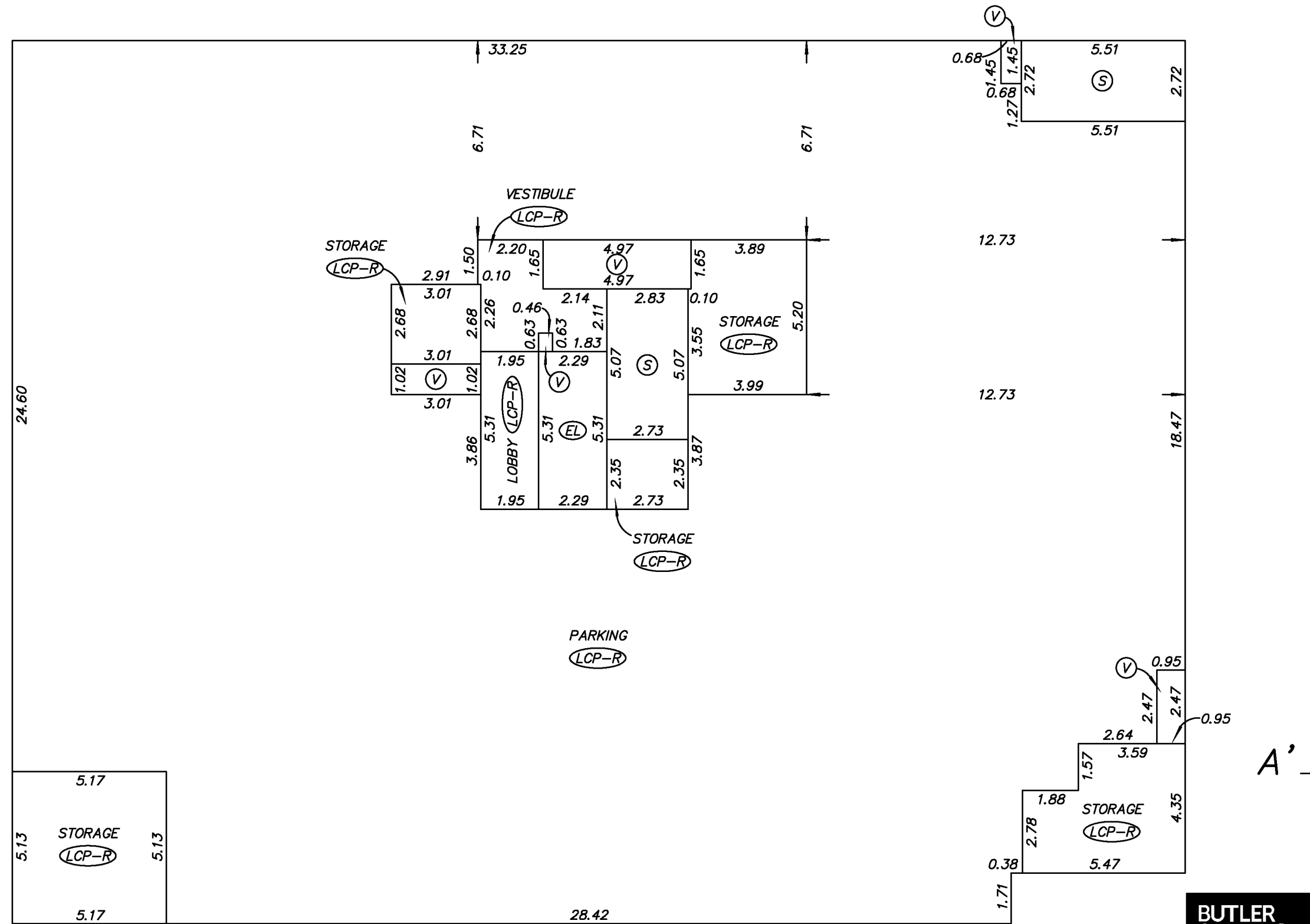
PARKING LEVEL P2

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

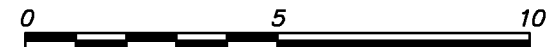
THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



BUTLER SUNDVICK
 GARY SUNDVICK, BCLS
 Date: OCTOBER 20, 2014
 File: 4188\Strata\Final
 Dwg: 4188-FS-REV.2

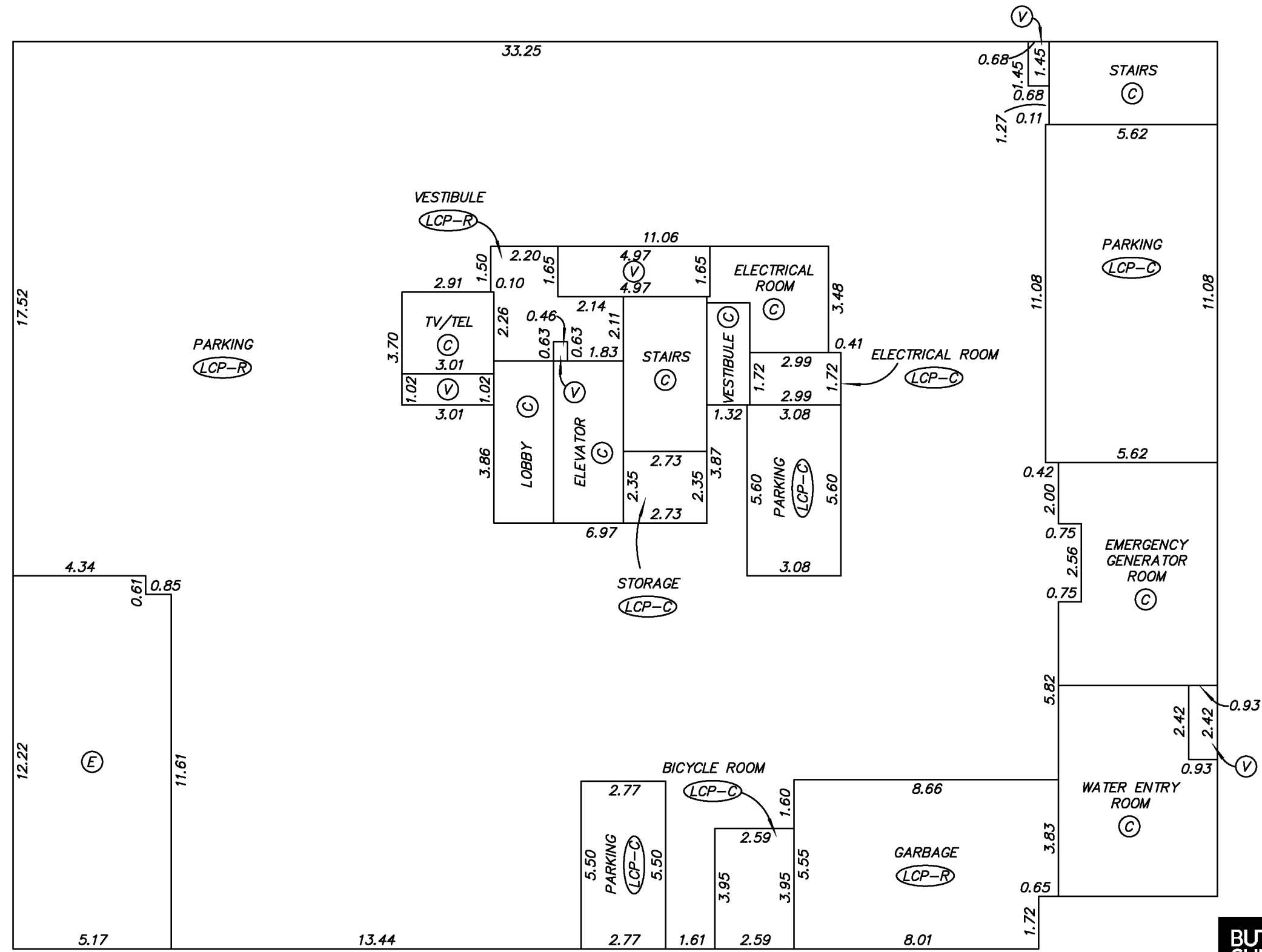
PARKING LEVEL P1

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



A

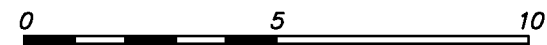
A'



GARY SUNDVICK, BCLS
 Date: OCTOBER 20, 2014
 File: 4188\Strata\Final
 Dwg: 4188-FS-REV.2

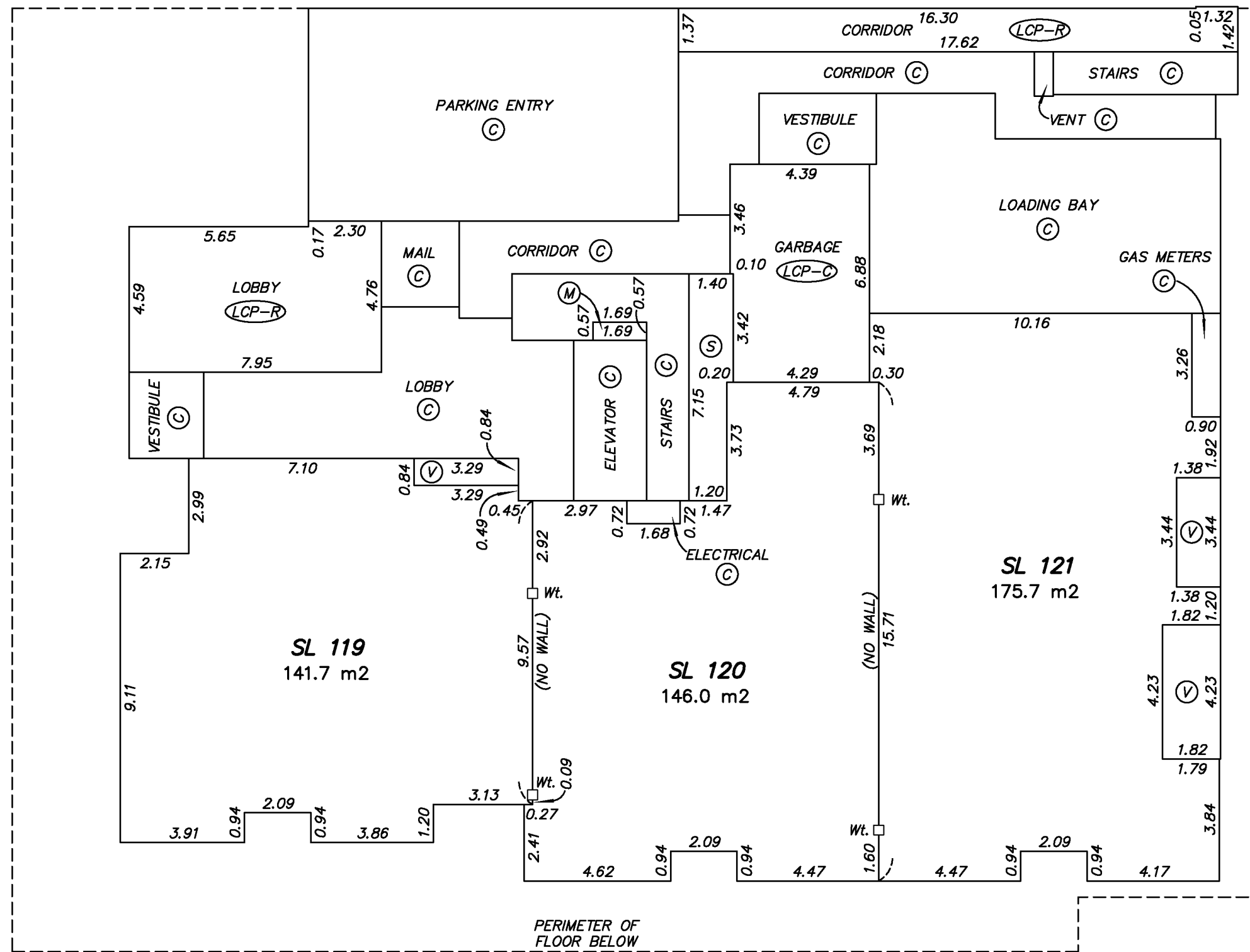
LEVEL 1

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



A

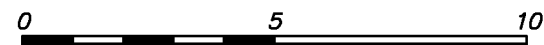
A'



GARY SUNDVICK, BCLS
Date: OCTOBER 20, 2014
File: 4188\Strata\Final
Dwg: 4188-FS-REV.2

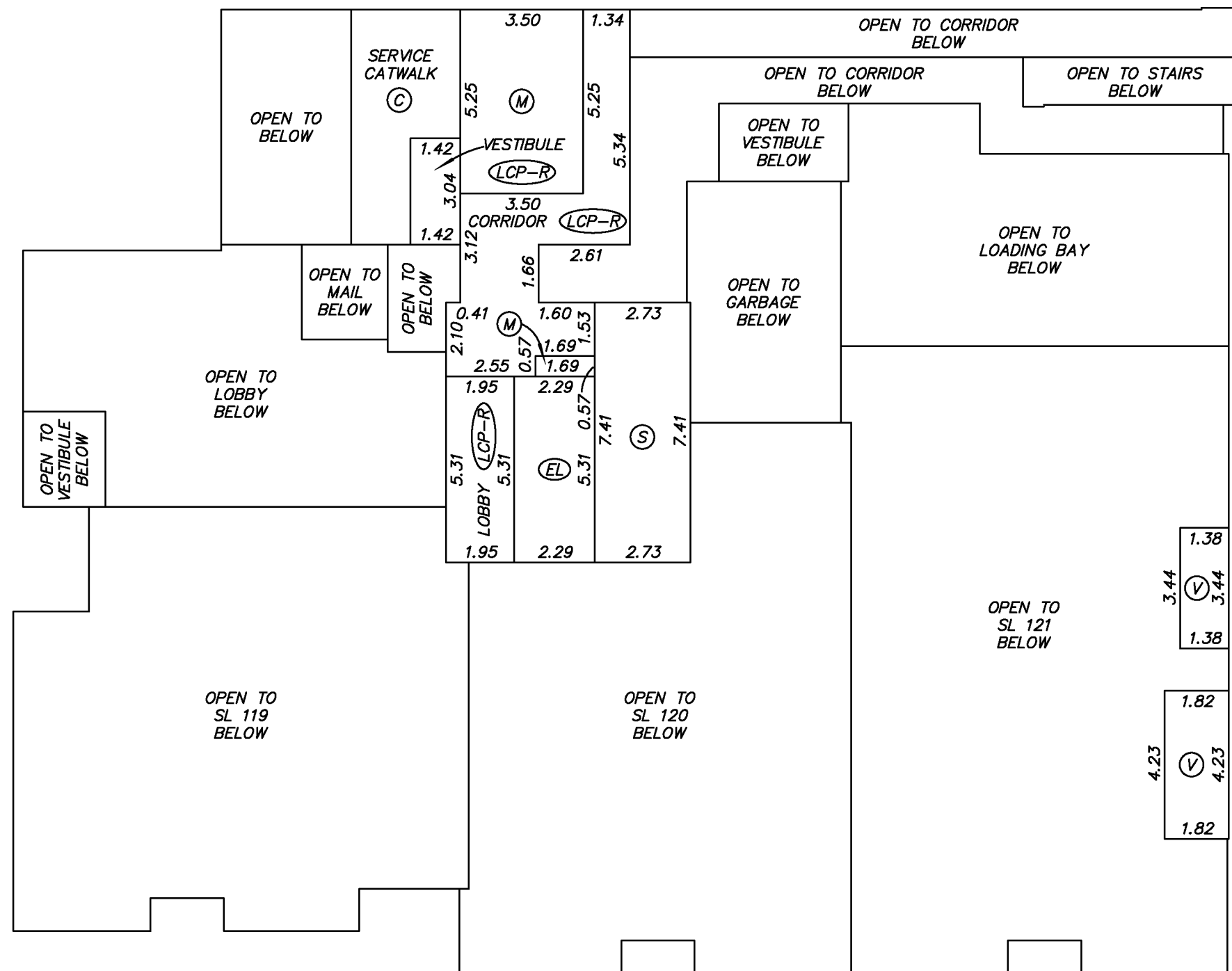
LEVEL 2

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



A

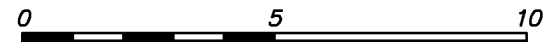
A'



GARY SUNDVICK, BCLS
Date: OCTOBER 20, 2014
File: 4188\Strata\Final
Dwg: 4188-FS-REV.2

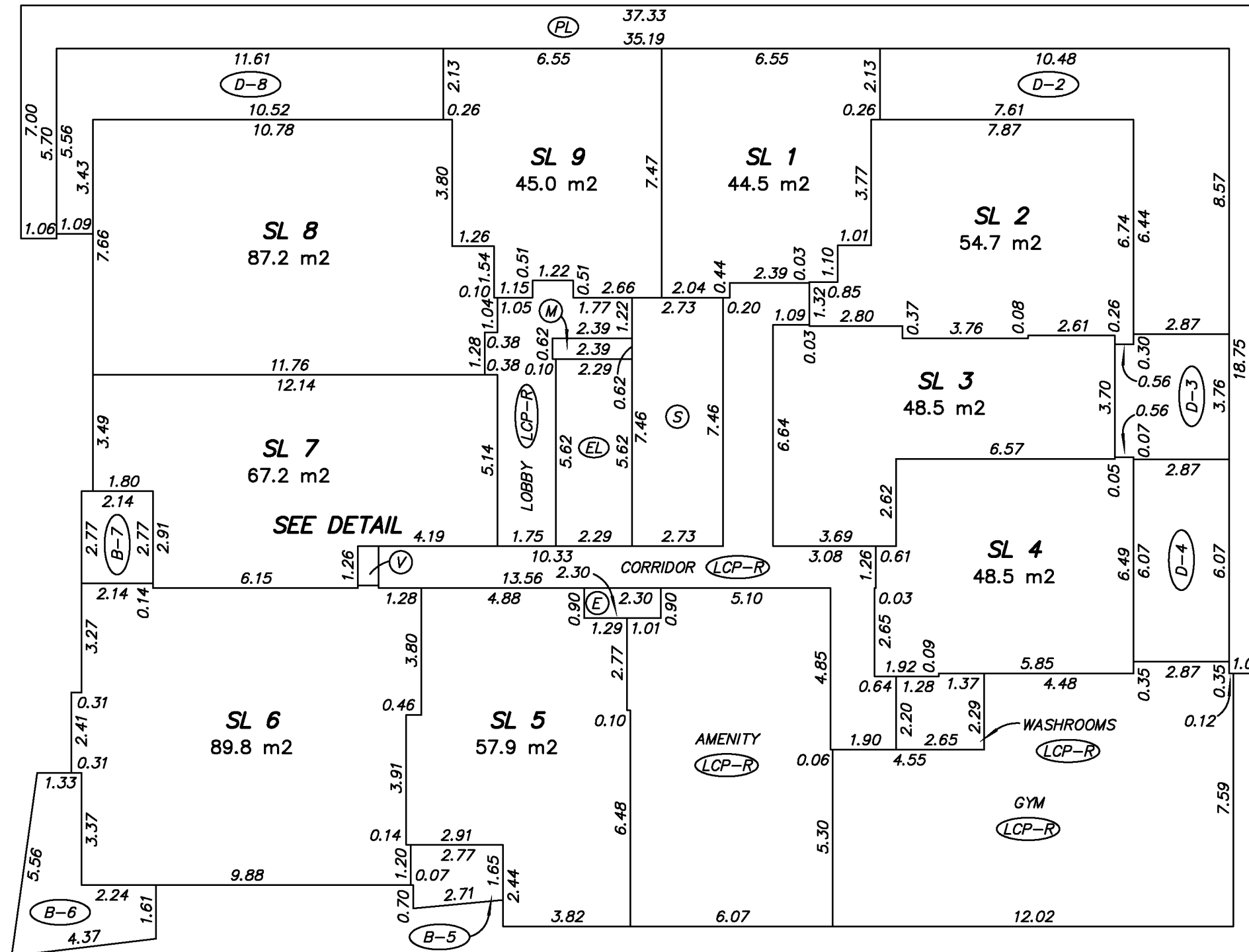
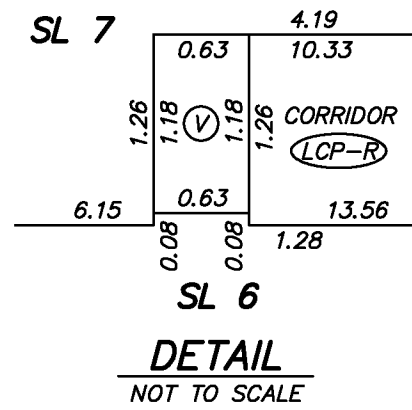
LEVEL 3

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



A

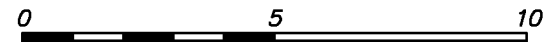
A'



GARY SUNDVICK, BCLS
 Date: OCTOBER 20, 2014
 File: 4188\Strata\Final
 Dwg: 4188-FS-REV.2

LEVEL 5

STRATA PLAN EPS2409

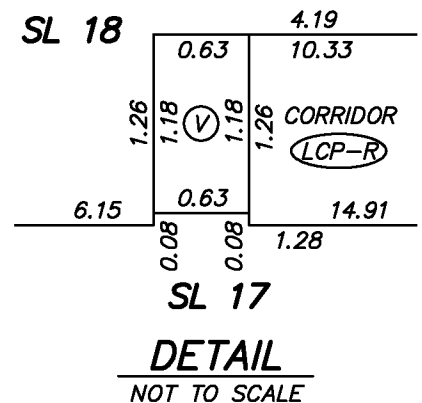
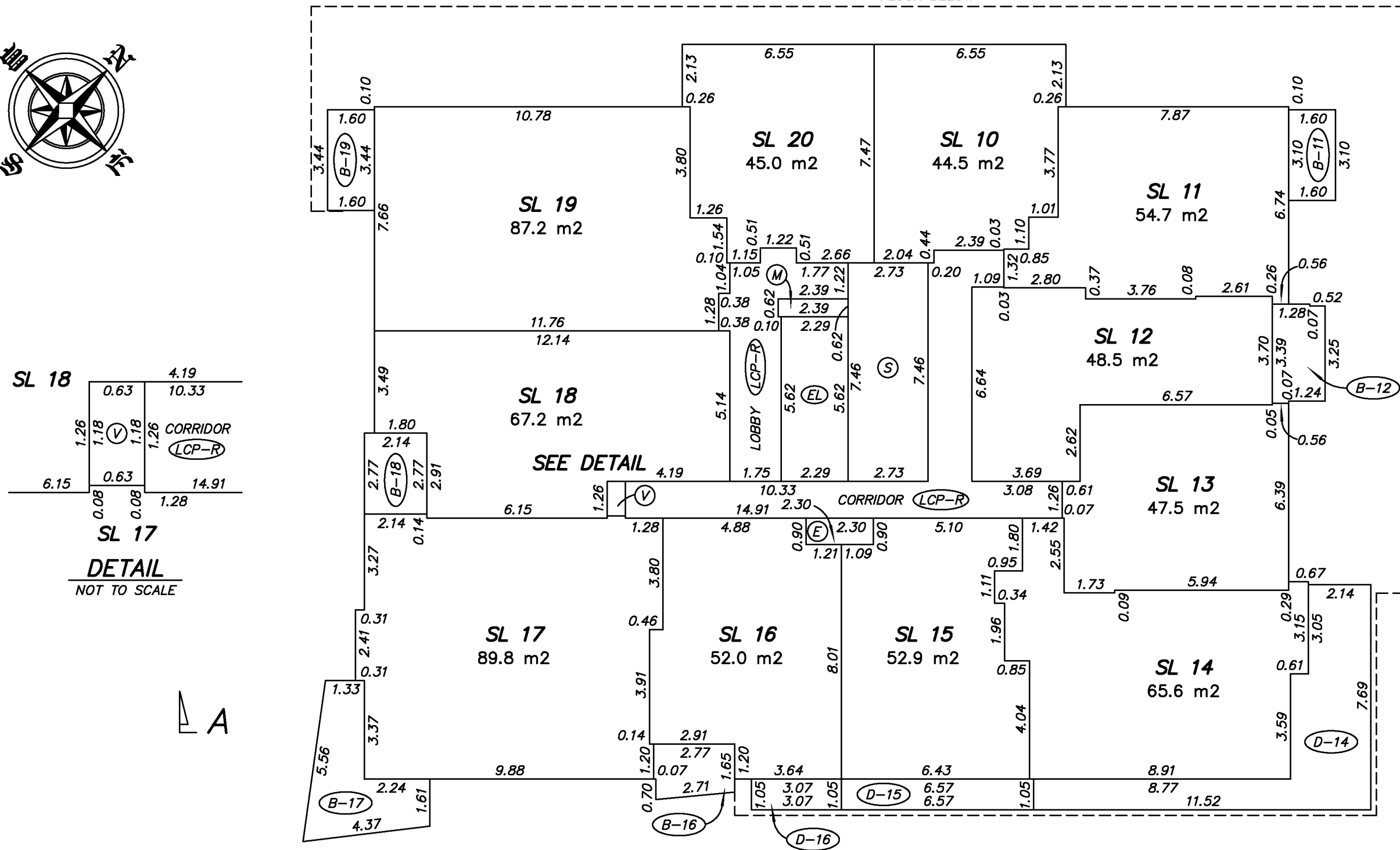


SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



PERIMETER OF FLOOR BELOW

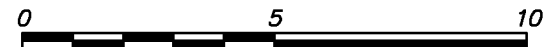


NOTE: THE 4th FLOOR HAS BEEN ELIMINATED FROM CONSECUTIVE FLOOR NUMBERING

BUTLER SUNDVICK
 GARY SUNDVICK, BCLS
 Date: OCTOBER 20, 2014
 File: 4188\Strata\Final
 Dwg: 4188-FS-REV.2

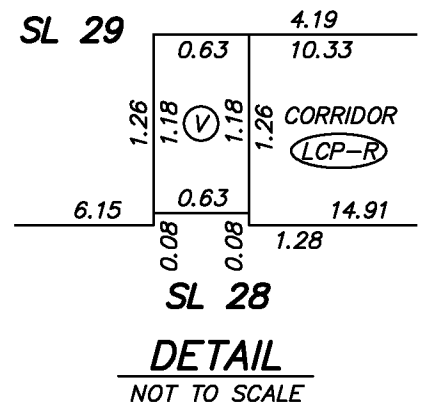
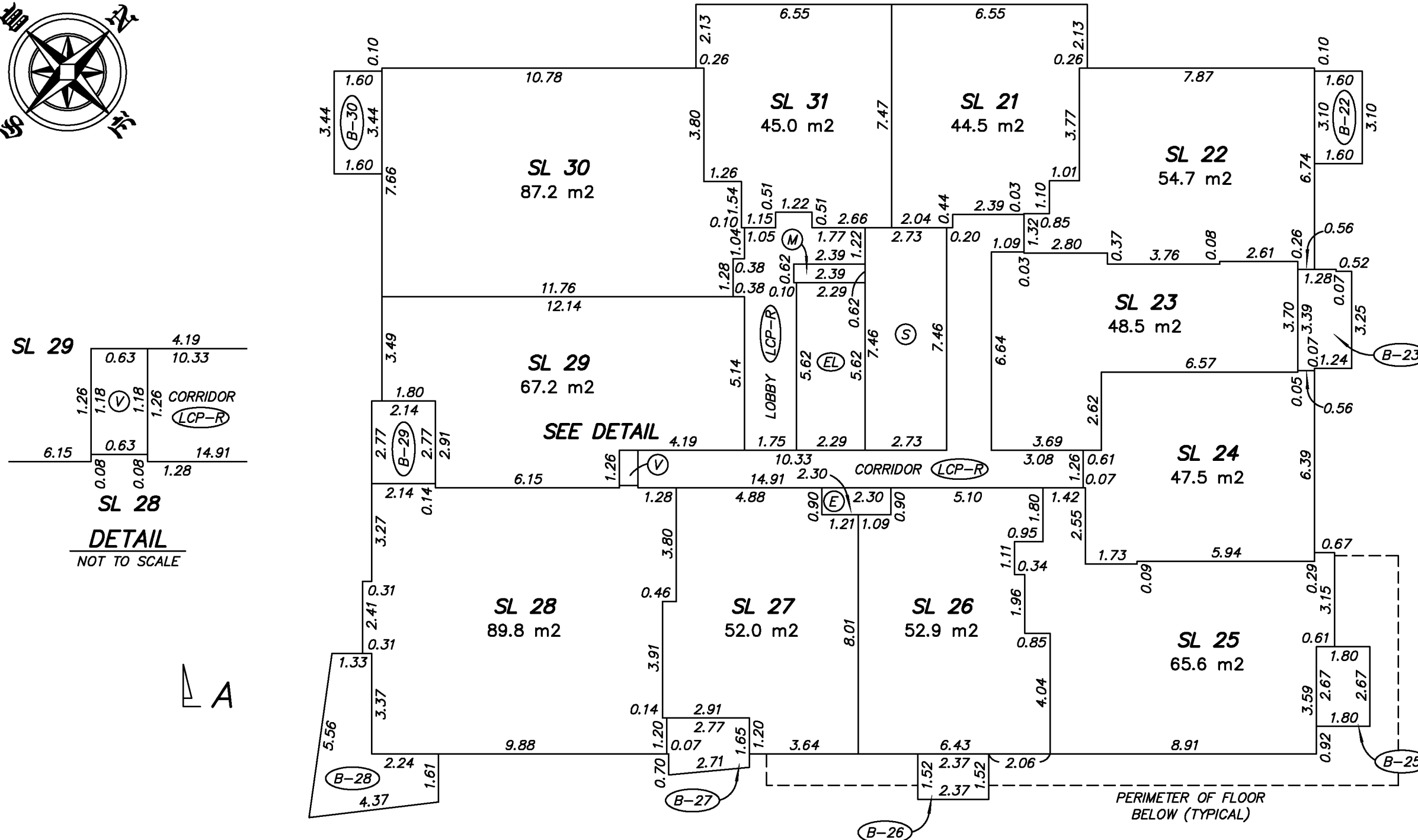
LEVEL 6

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



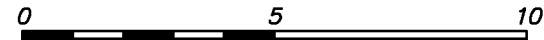
DETAIL NOT TO SCALE



GARY SUNDVICK, BCLS Date: OCTOBER 20, 2014 File: 4188\Strata\Final Dwg: 4188-FS-REV.2

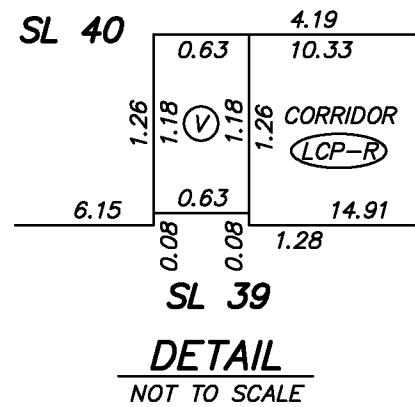
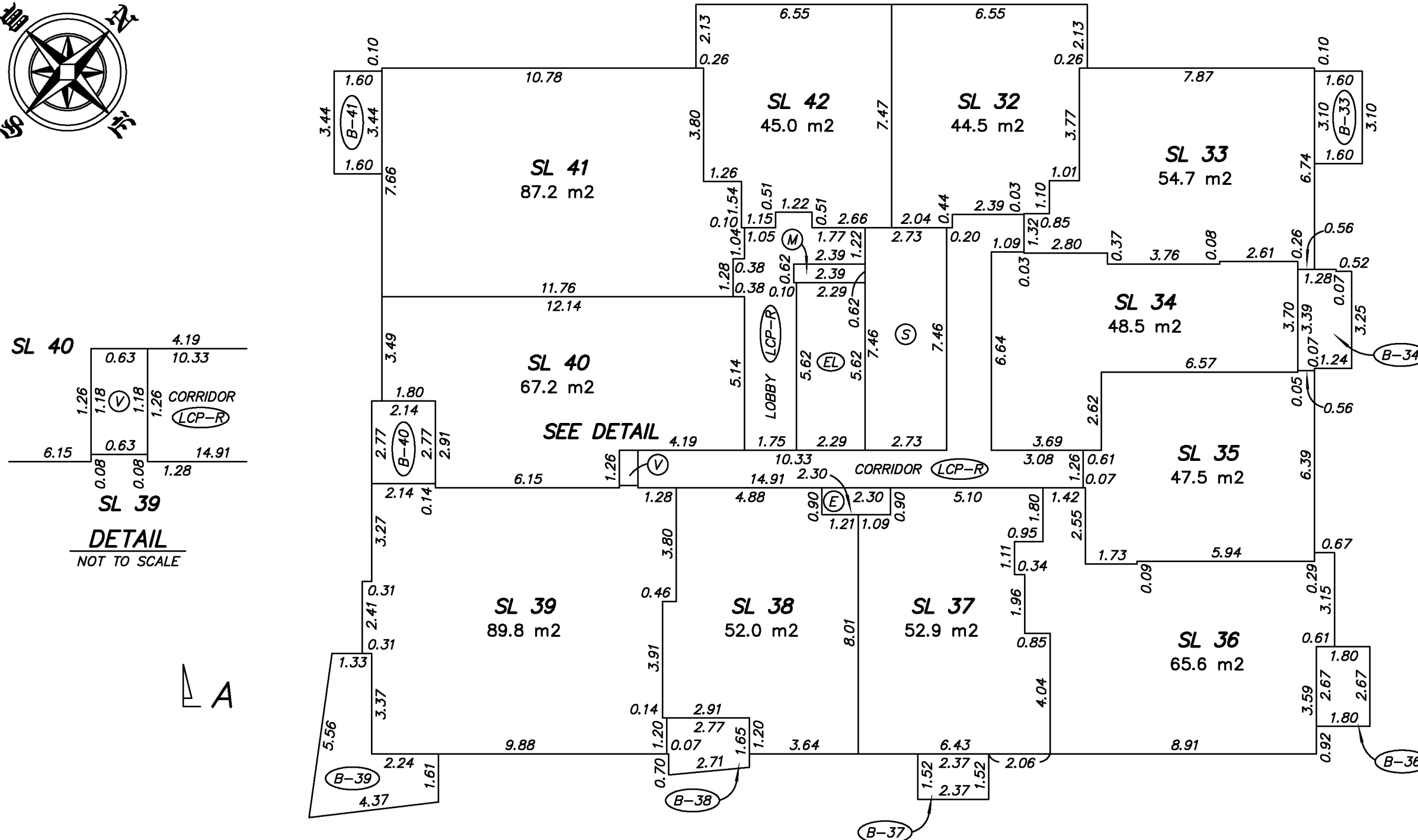
LEVEL 7

STRATA PLAN EPS2409

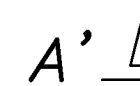


SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



DETAIL NOT TO SCALE

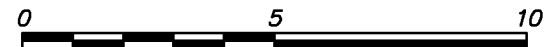


BUTLER SUNDVICK

GARY SUNDVICK, BCLS Date: OCTOBER 20, 2014 File: 4188\Strata\Final Dwg: 4188-FS-REV.2

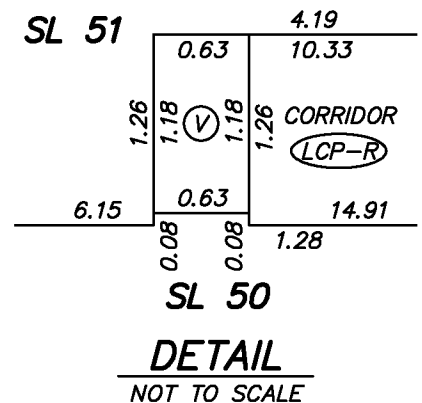
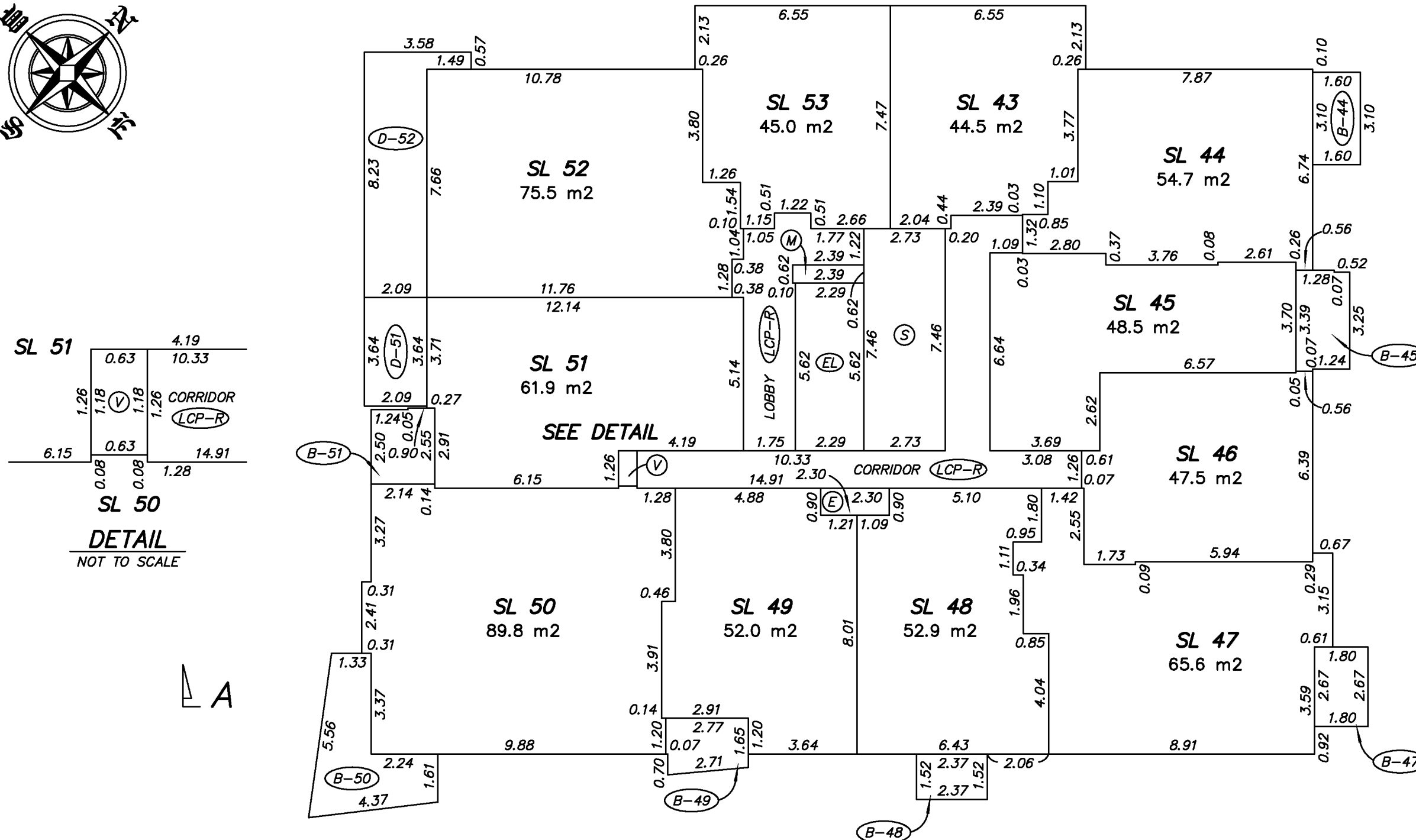
LEVEL 8

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



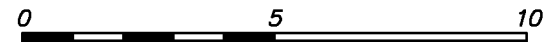
DETAIL NOT TO SCALE

GARY SUNDVICK, BCLS Date: OCTOBER 20, 2014 File: 4188\Strata\Final Dwg: 4188-FS-REV.2



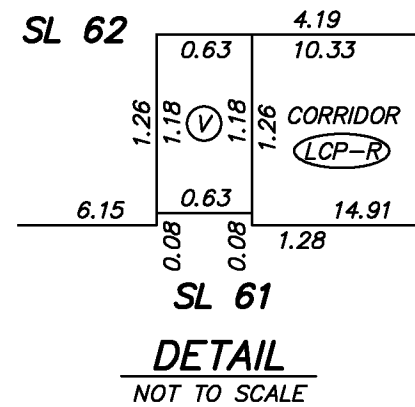
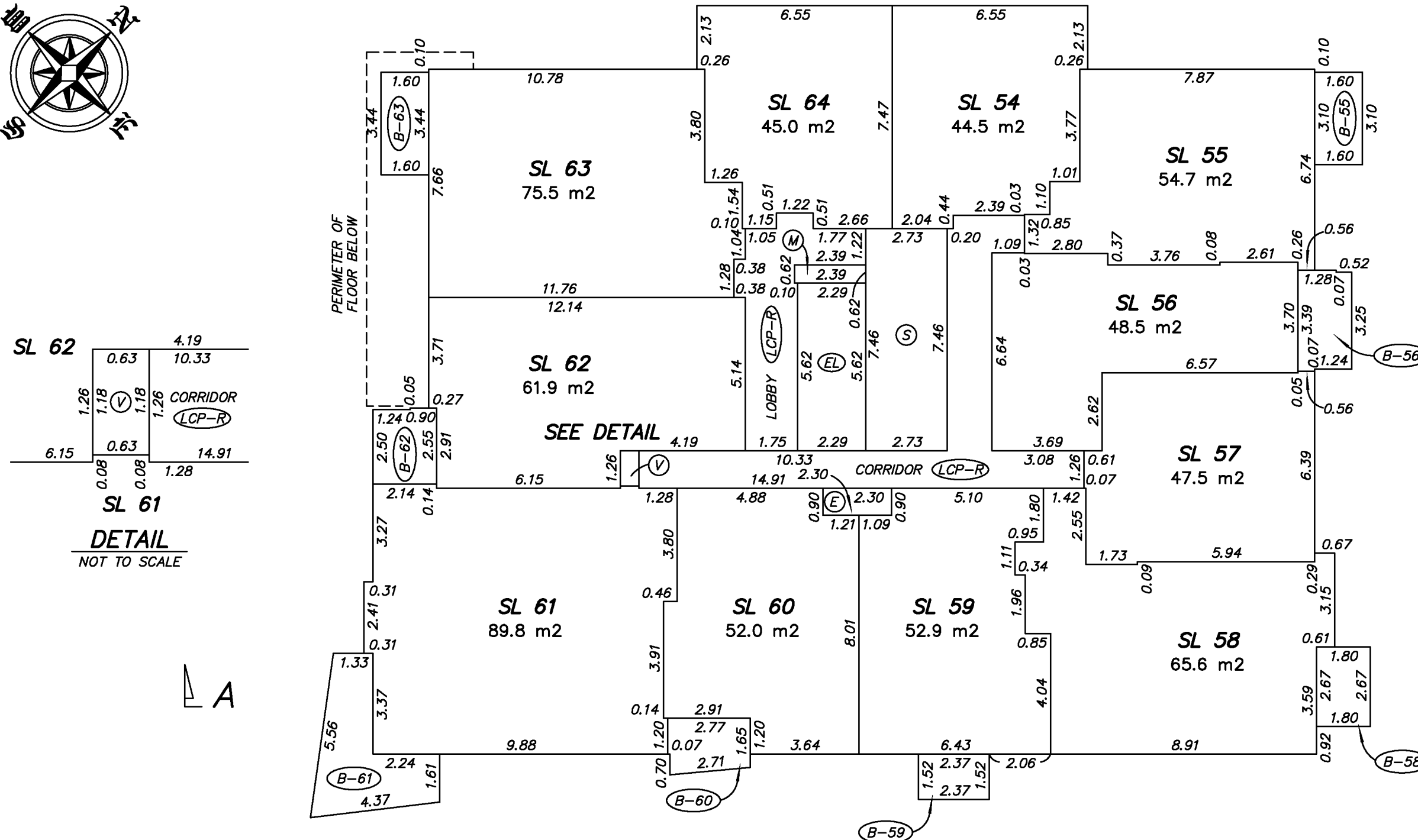
LEVEL 9

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



DETAIL NOT TO SCALE

A

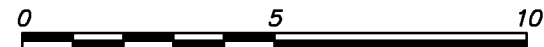
A'



GARY SUNDVICK, BCLS Date: OCTOBER 20, 2014 File: 4188\Strata\Final Dwg: 4188-FS-REV.2

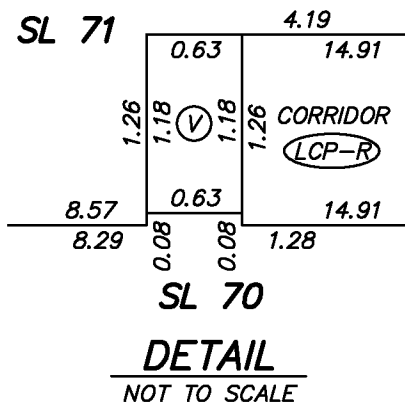
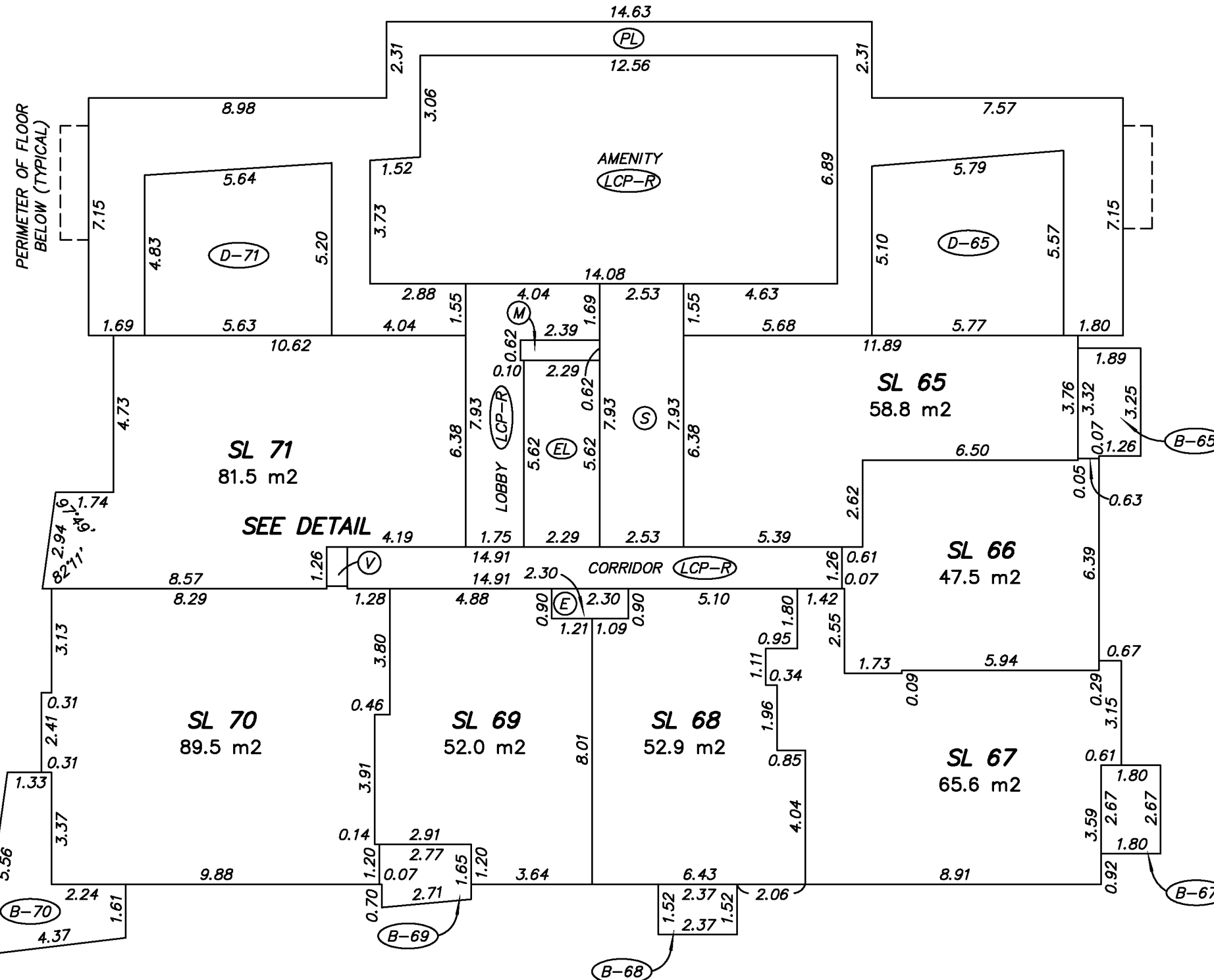
LEVEL 10

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



A

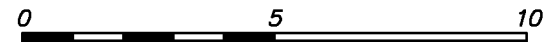
A'



GARY SUNDVICK, BCLS
 Date: OCTOBER 20, 2014
 File: 4188\Strata\Final
 Dwg: 4188-FS-REV.2

LEVEL 11

STRATA PLAN EPS2409

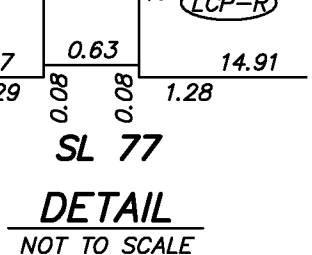
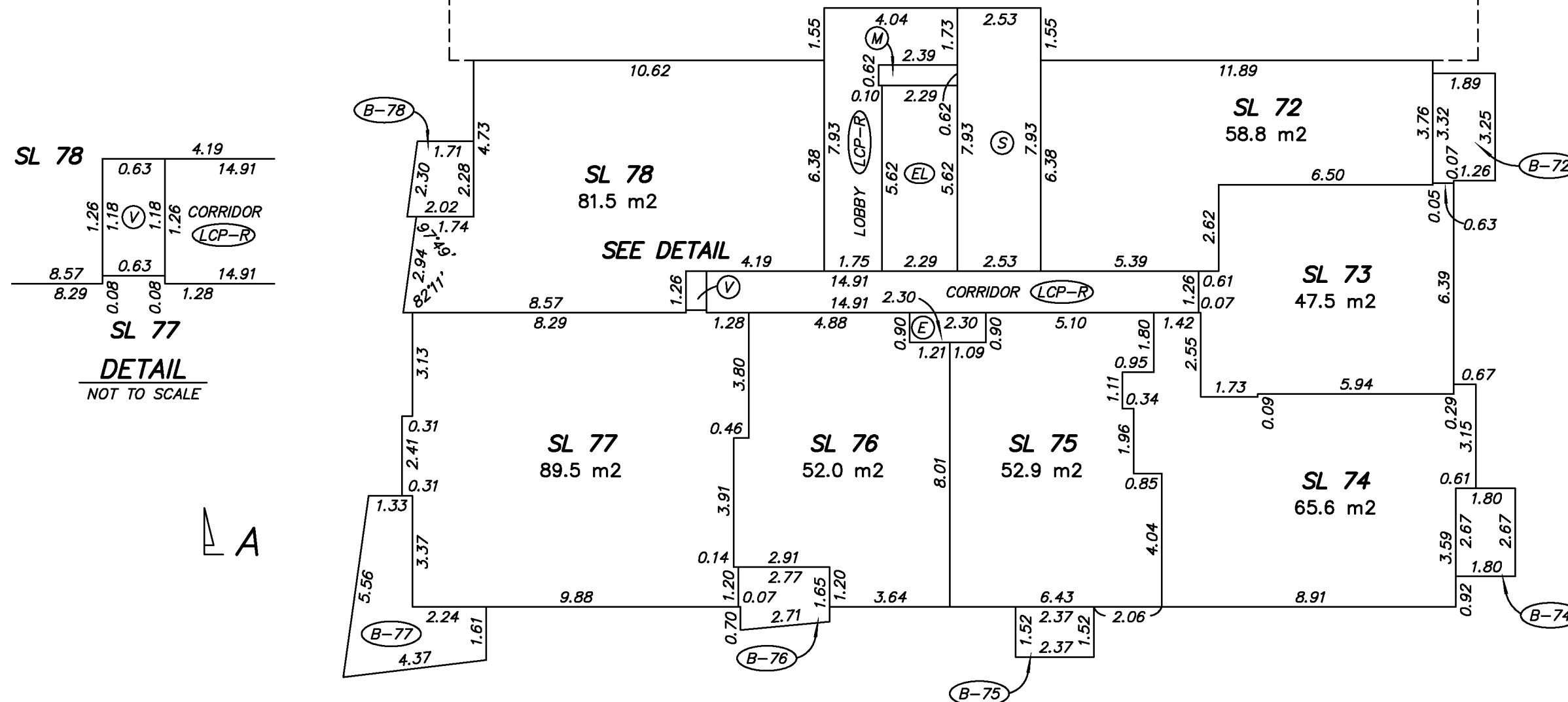


SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



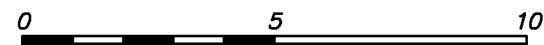
PERIMETER OF FLOOR BELOW (TYPICAL)



BUTLER SUNDVICK
 GARY SUNDVICK, BCLS
 Date: OCTOBER 20, 2014
 File: 4188\Strata\Final
 Dwg: 4188-FS-REV.2

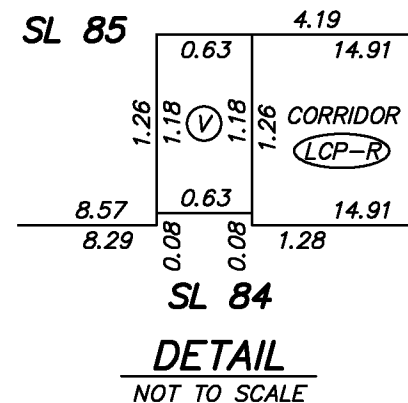
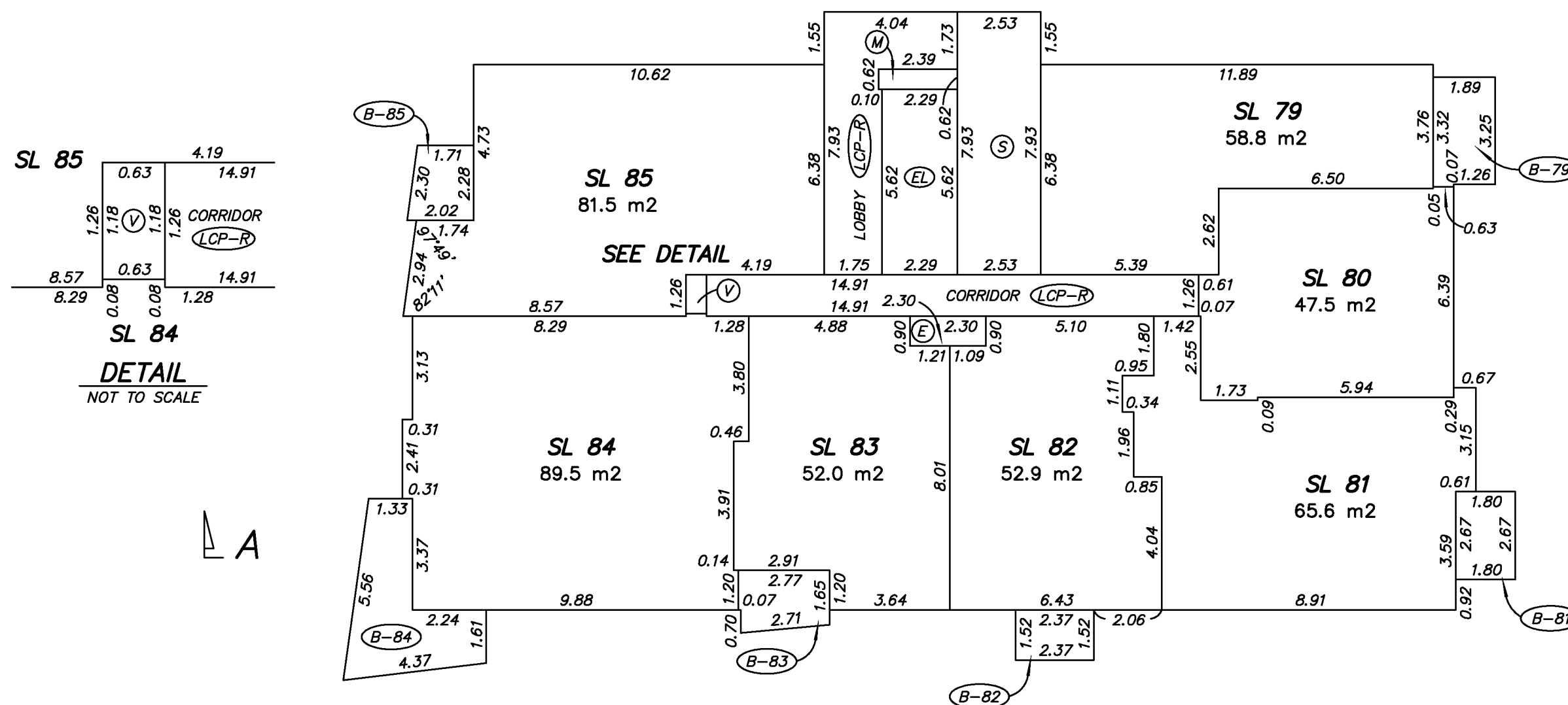
LEVEL 12

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

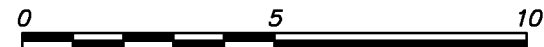
THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



GARY SUNDVICK, BCLS
Date: OCTOBER 20, 2014
File: 4188\Strata\Final
Dwg: 4188-FS-REV.2

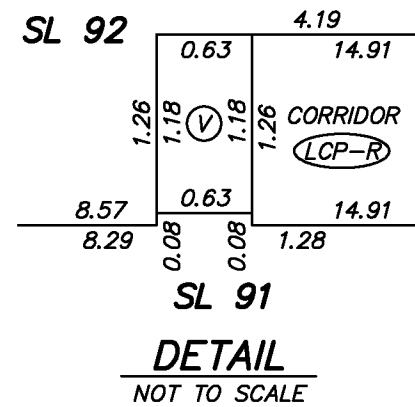
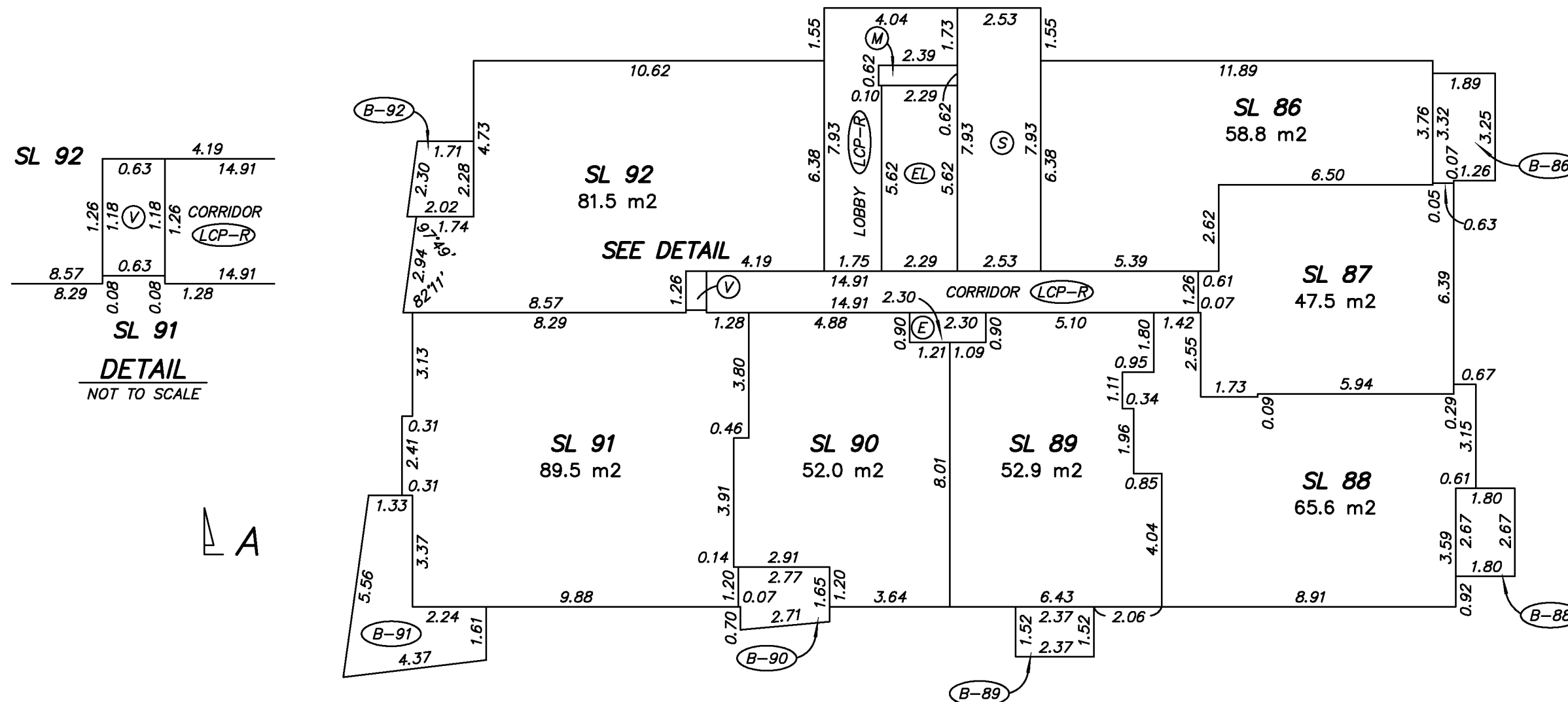
LEVEL 14

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



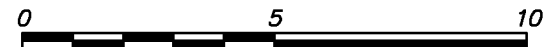
NOTE: THE 13th FLOOR HAS BEEN ELIMINATED FROM CONSECUTIVE FLOOR NUMBERING



GARY SUNDVICK, BCLS
Date: OCTOBER 20, 2014
File: 4188\Strata\Final
Dwg: 4188-FS-REV.2

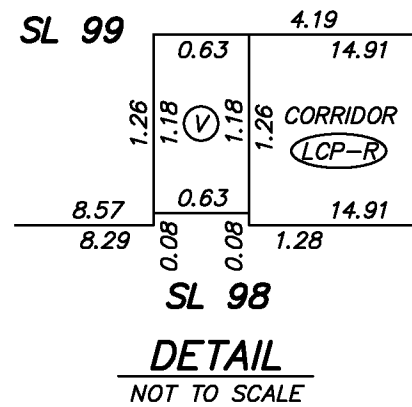
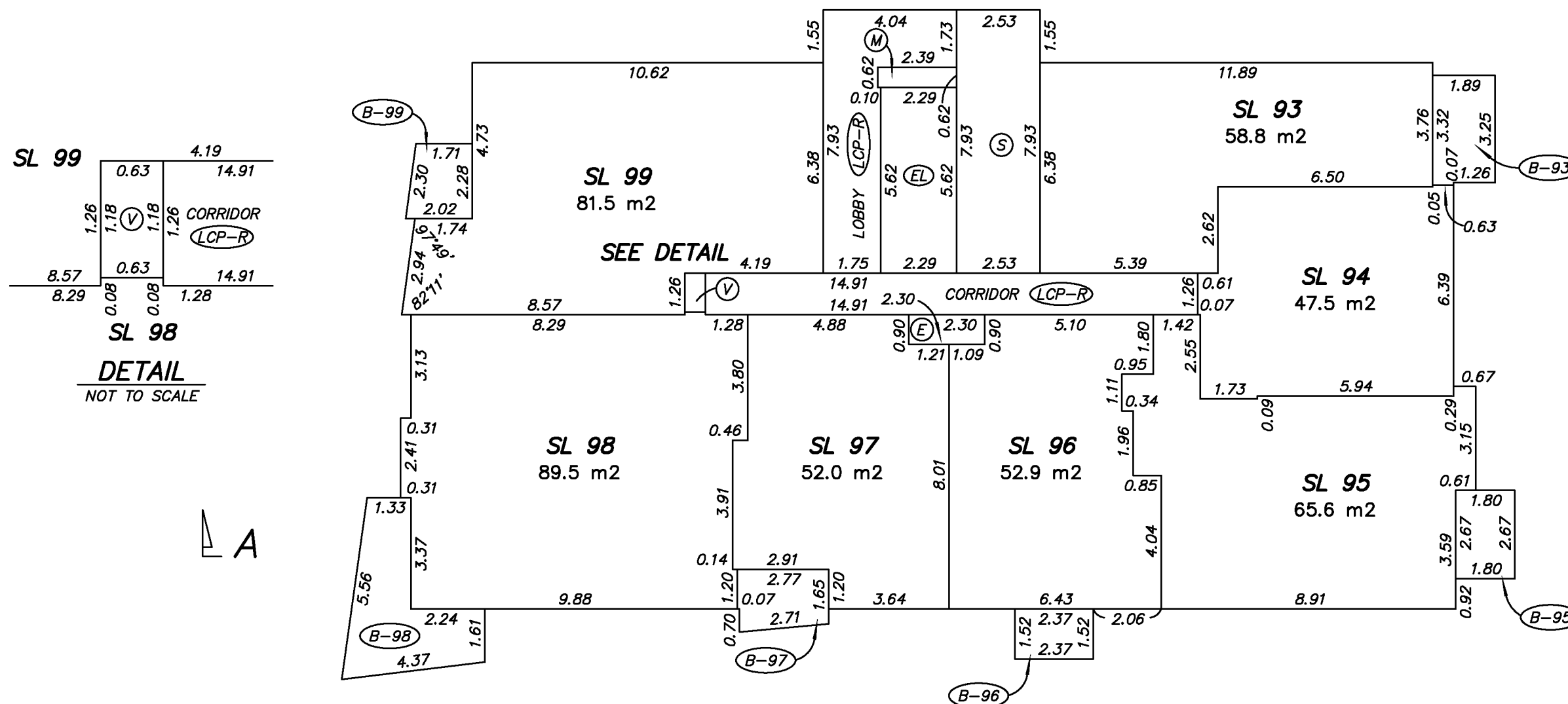
LEVEL 15

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.

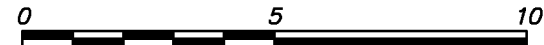


BUTLER SUNDVICK

GARY SUNDVICK, BCLS
Date: OCTOBER 20, 2014
File: 4188\Strata\Final
Dwg: 4188-FS-REV.2

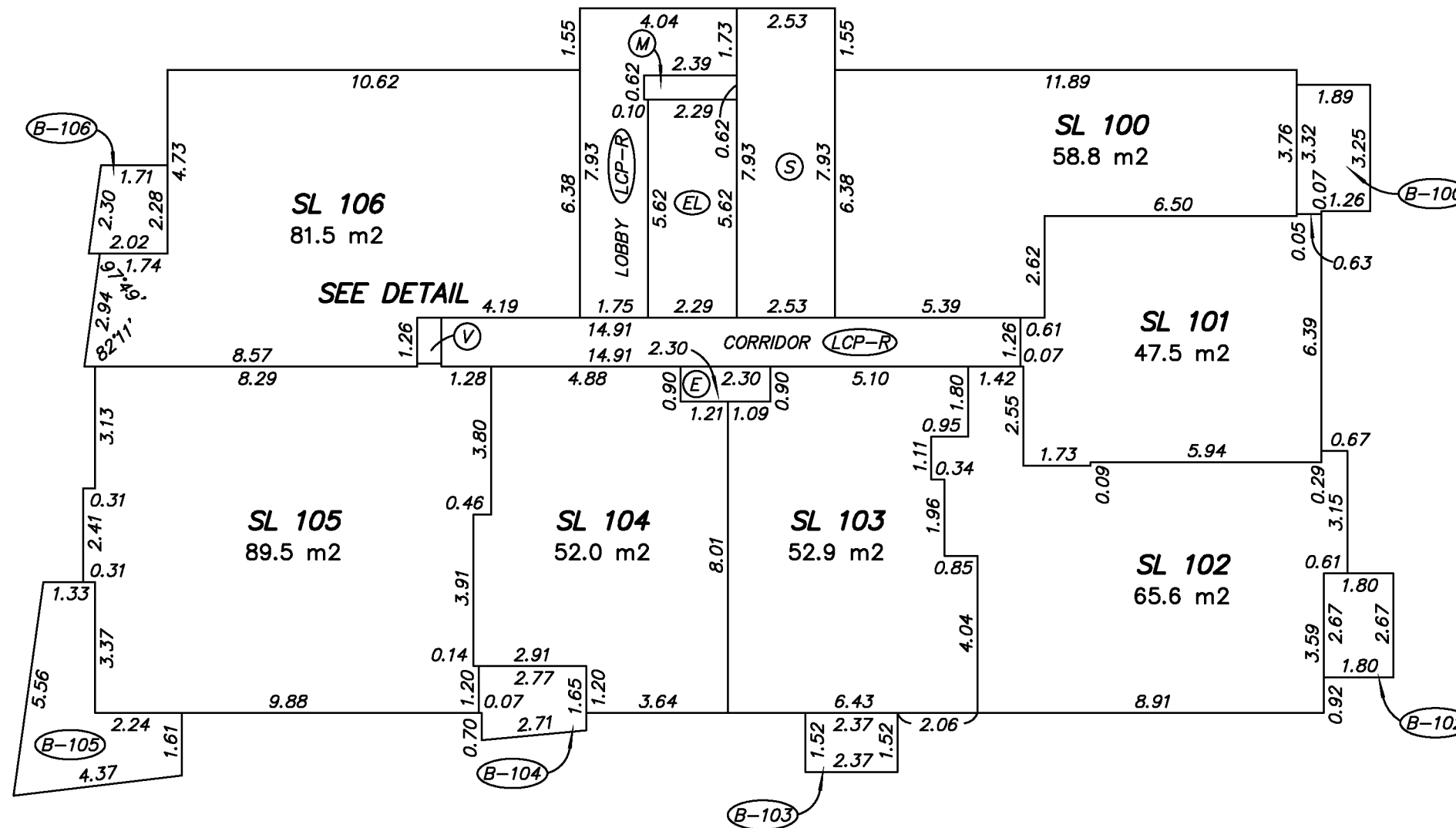
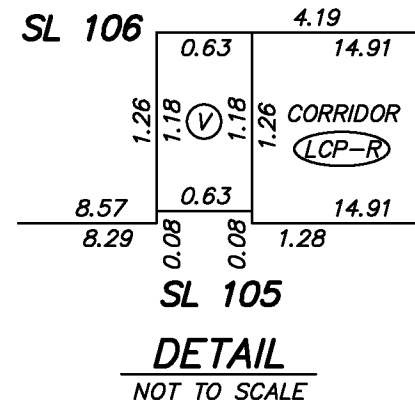
LEVEL 16

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

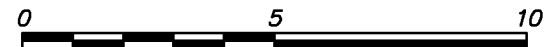
THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



BUTLER SUNDVICK
GARY SUNDVICK, BCLS
Date: OCTOBER 20, 2014
File: 4188\Strata\Final
Dwg: 4188-FS-REV.2

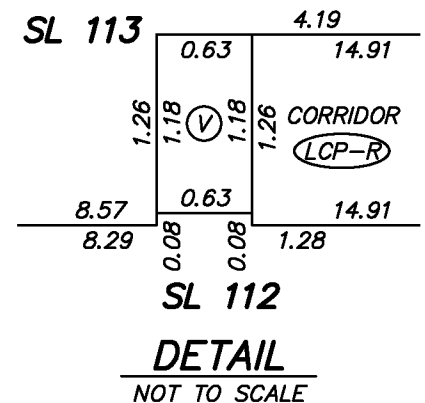
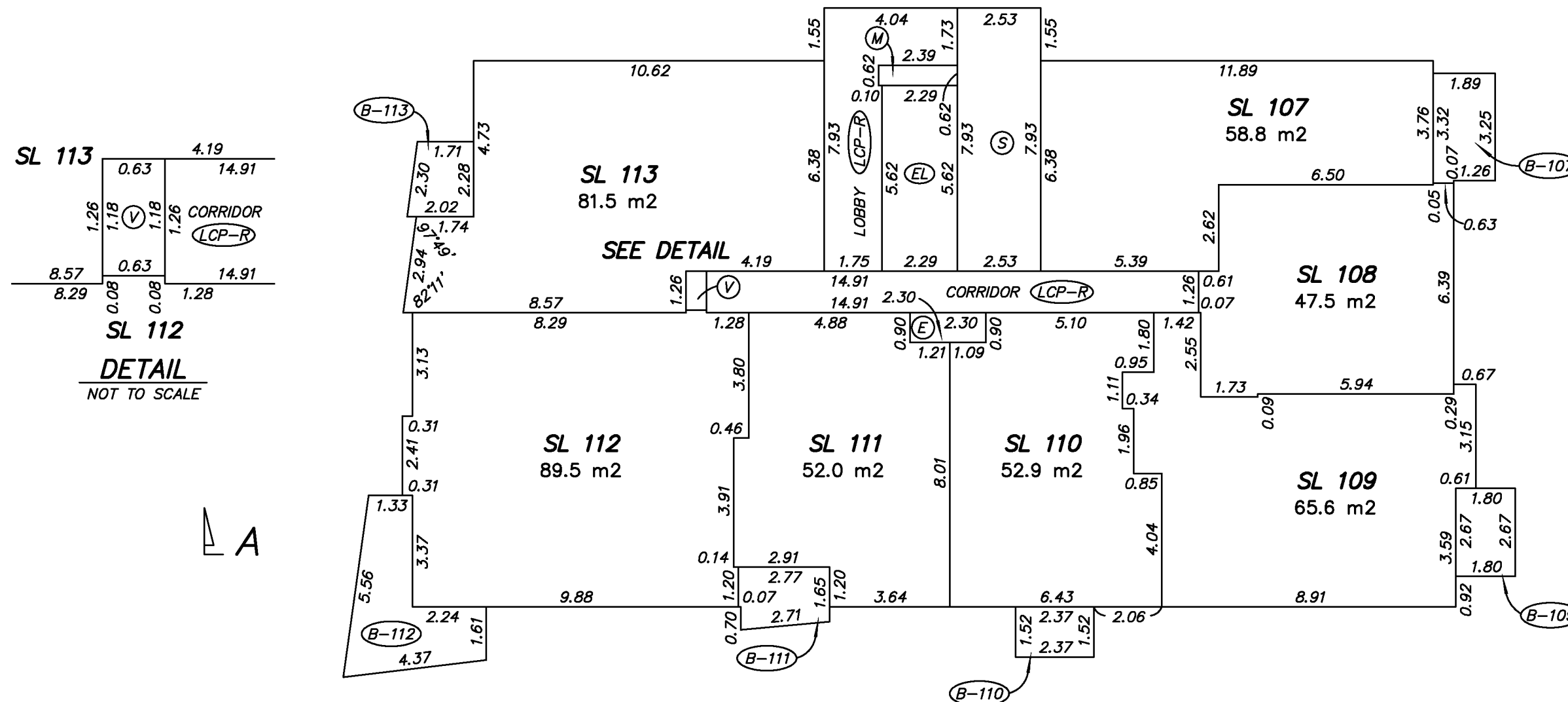
LEVEL 17

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



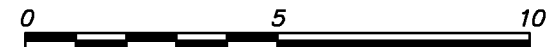
A

A'

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 File: 4188\Strata\Final
 Dwg: 4188-FS-REV.2

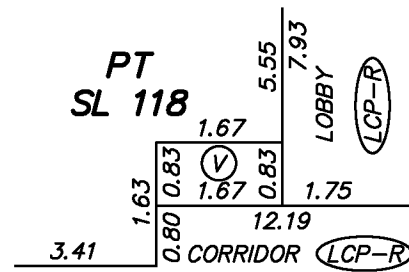
LEVEL 18

STRATA PLAN EPS2409

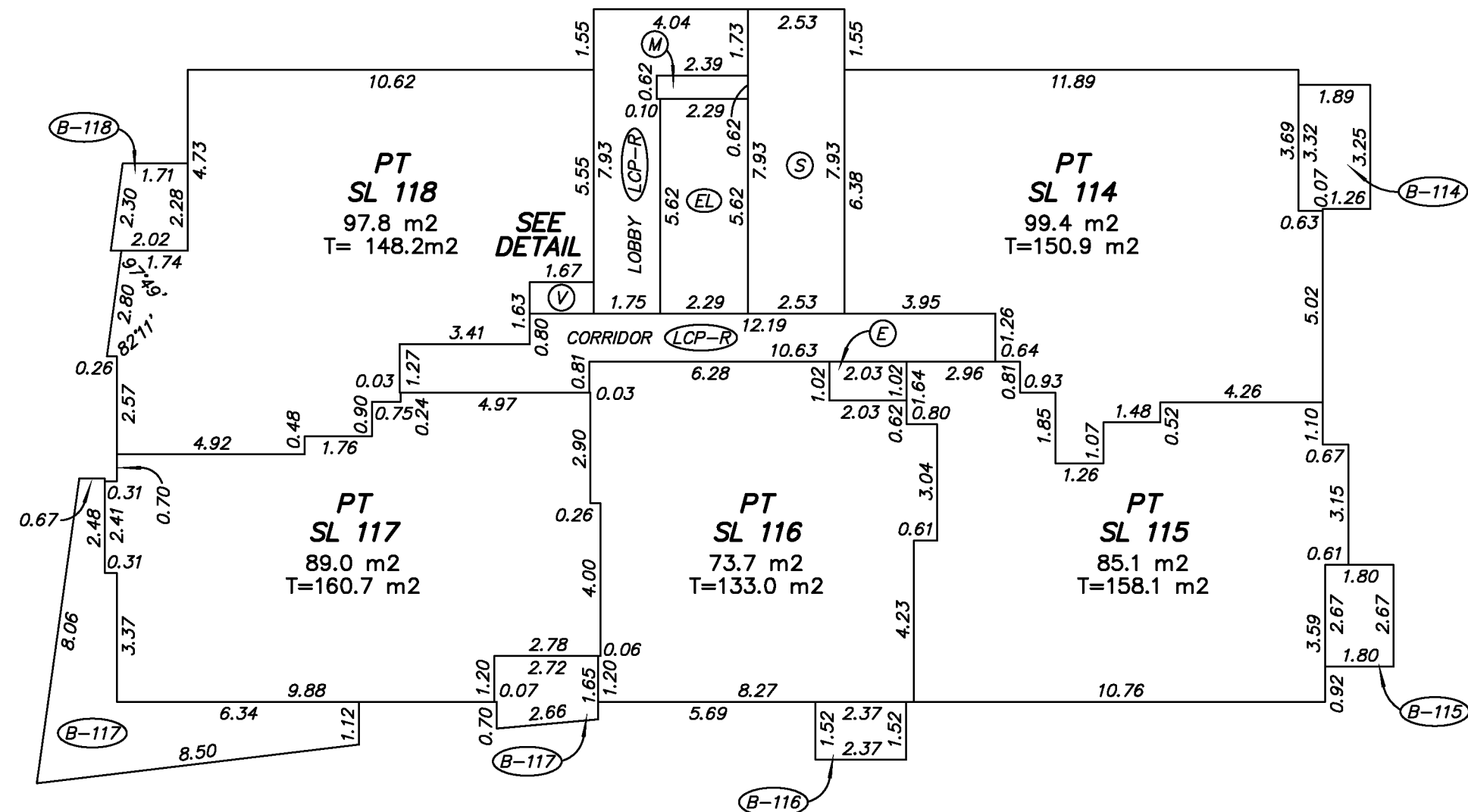


SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



DETAIL NOT TO SCALE



A

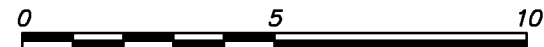
A'



GARY SUNDVICK, BCLS
 Date: OCTOBER 20, 2014
 File: 4188\Strata\Final
 Dwg: 4188-FS-REV.2

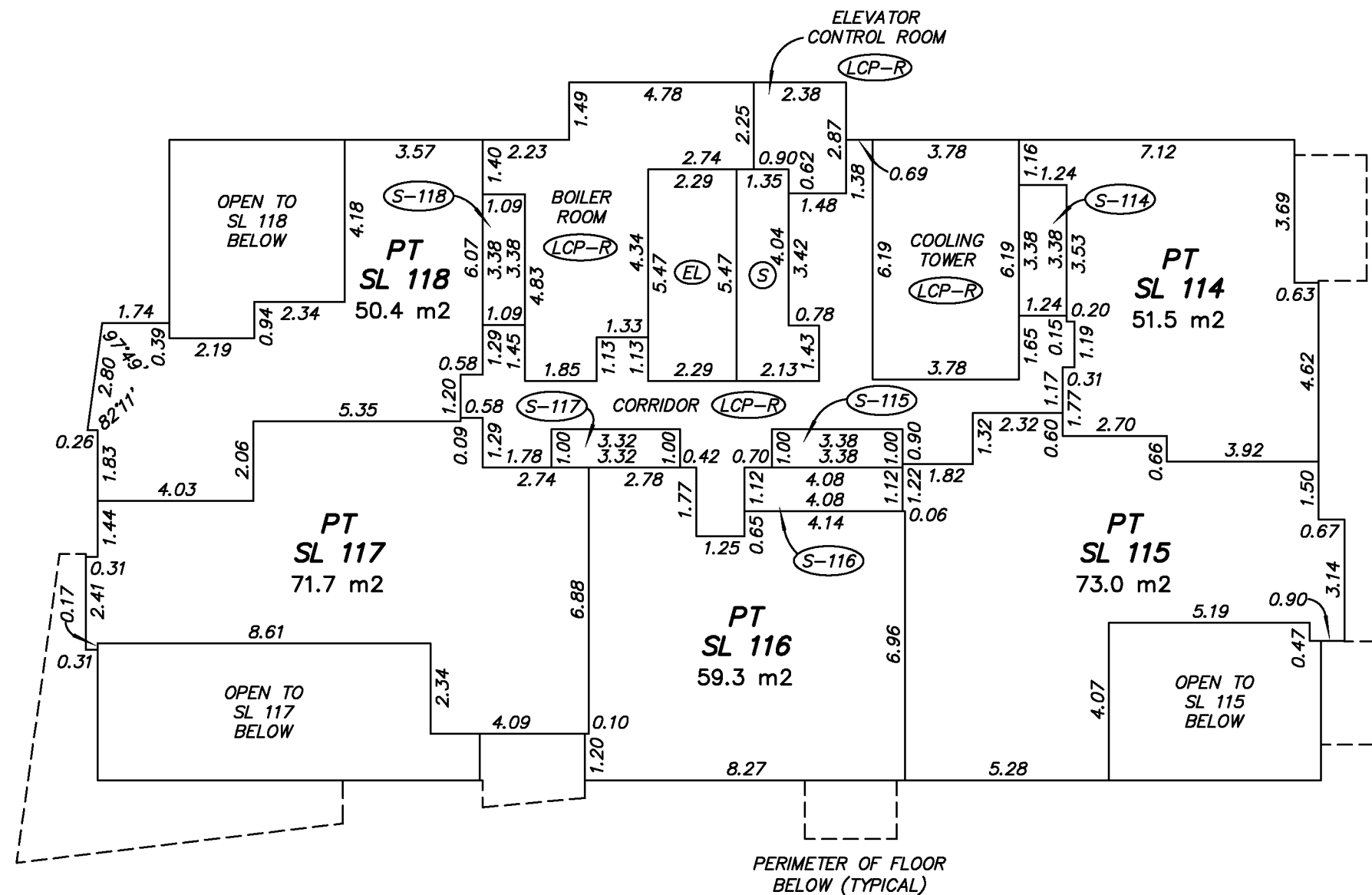
LEVEL 19

STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

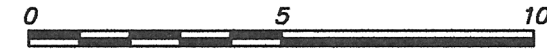
THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.



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ROOF

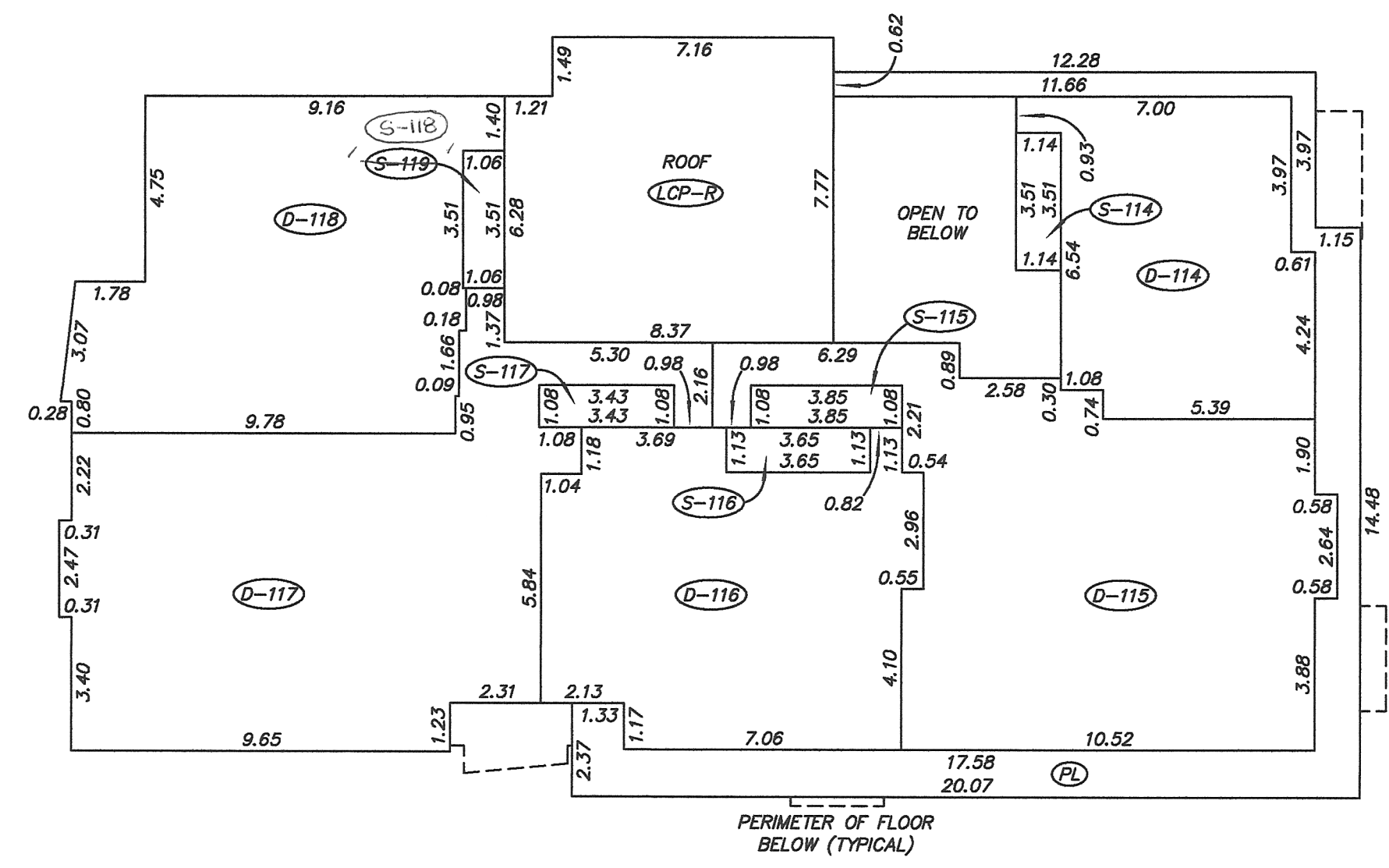
STRATA PLAN EPS2409



SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.

CORRECTED MARCH 27, 2017
BY CA5868172 MARCH 13, 2017
L BLASCHUK per BB



A

A'

PERIMETER OF FLOOR BELOW (TYPICAL)



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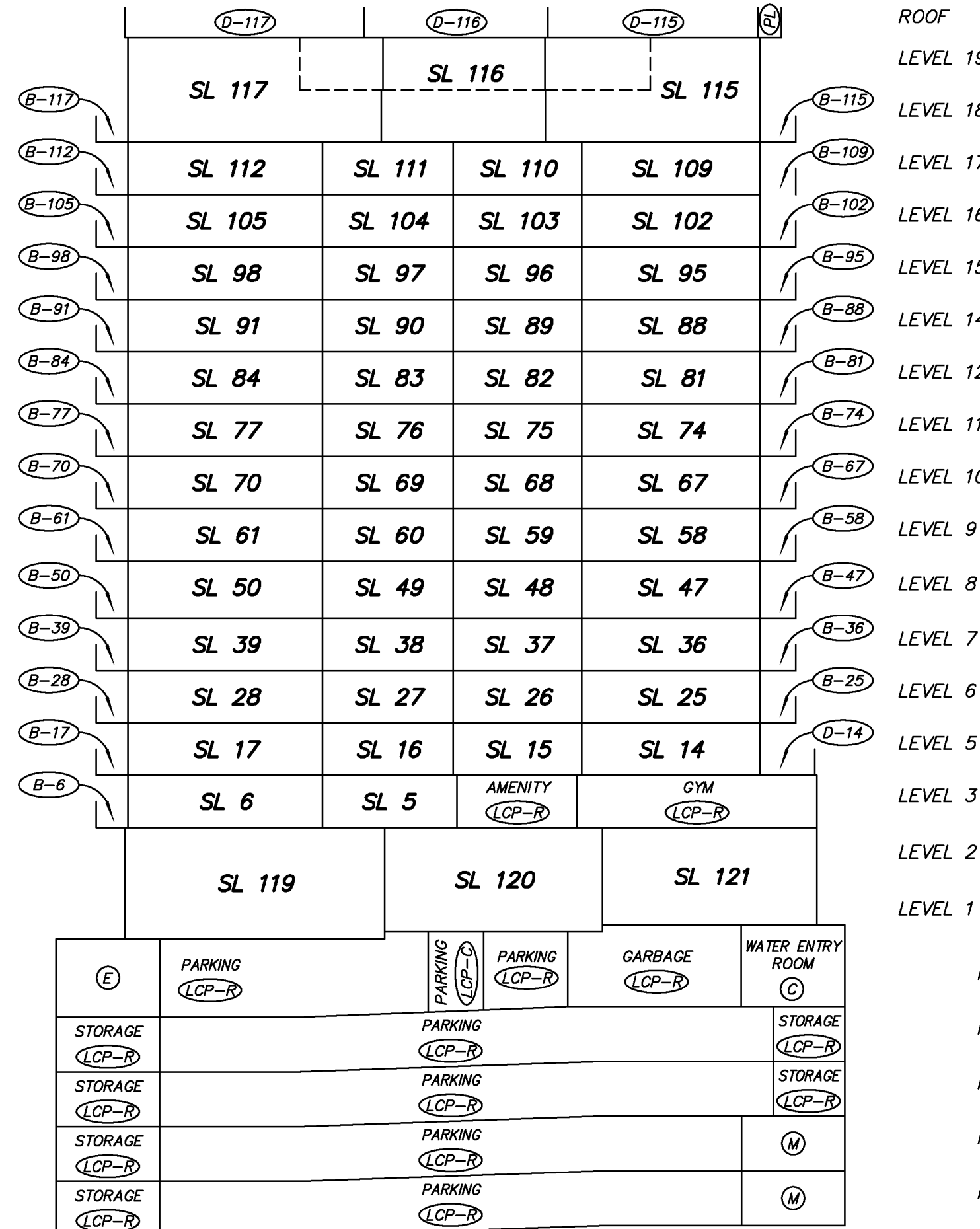
SECTION A-A'

0 5 10 15 20



SCALE 1 : 250 DISTANCES ARE METRIC

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250.



STRATA PLAN EPS2409

ROOF
LEVEL 19
LEVEL 18
LEVEL 17
LEVEL 16
LEVEL 15
LEVEL 14
LEVEL 12
LEVEL 11
LEVEL 10
LEVEL 9
LEVEL 8
LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 3
LEVEL 2
LEVEL 1

PARKING LEVEL P1
PARKING LEVEL P2
PARKING LEVEL P3
PARKING LEVEL P4
PARKING LEVEL P5



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