

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

STRATA PLAN BCS 1144

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

"CITY OF VANCOUVER"

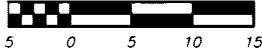
DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.

THIS 13th DAY OF Dec. 2005

Deputy I. MacDonald /w
REGISTRAR

BX 596776 -
BX 596853

SCALE 1:400



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-1807

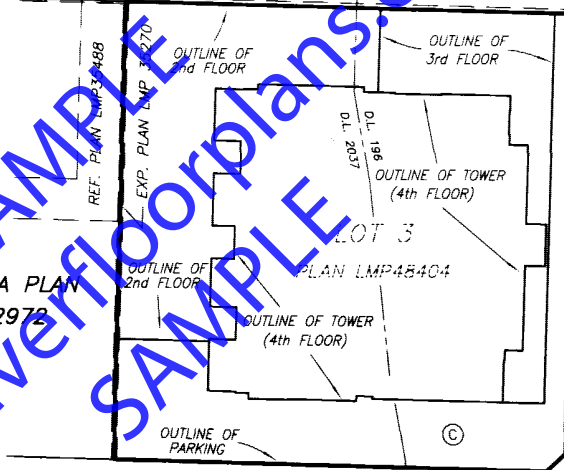
- ▲ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES LEAD PLUG FOUND
- - DENOTES LEAD PLUG PLACED
- - DENOTES STANDARD IRON POST PLACED
- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- LCP - DENOTES LIMITED COMMON PROPERTY
- ⊙ - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 3 TO 78
- Ⓥ - DENOTES VENT BEING COMMON PROPERTY
- ⓂS - DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- ⓓ5 - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 5
- ⓑ9 - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 9
- ⓇES - DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 3 TO 78 INCLUSIVE
- ⓄM - DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 1 AND 2 INCLUSIVE

STRATA PLAN
BCS966

DL 2037 DL 196
LOT 2

PLAN LMP 48404

EXP. PLAN BCP 2133



STRATA PLAN
LMS2972

NATIONAL AVENUE

MAIN STREET

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 NECESSARY 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

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.

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

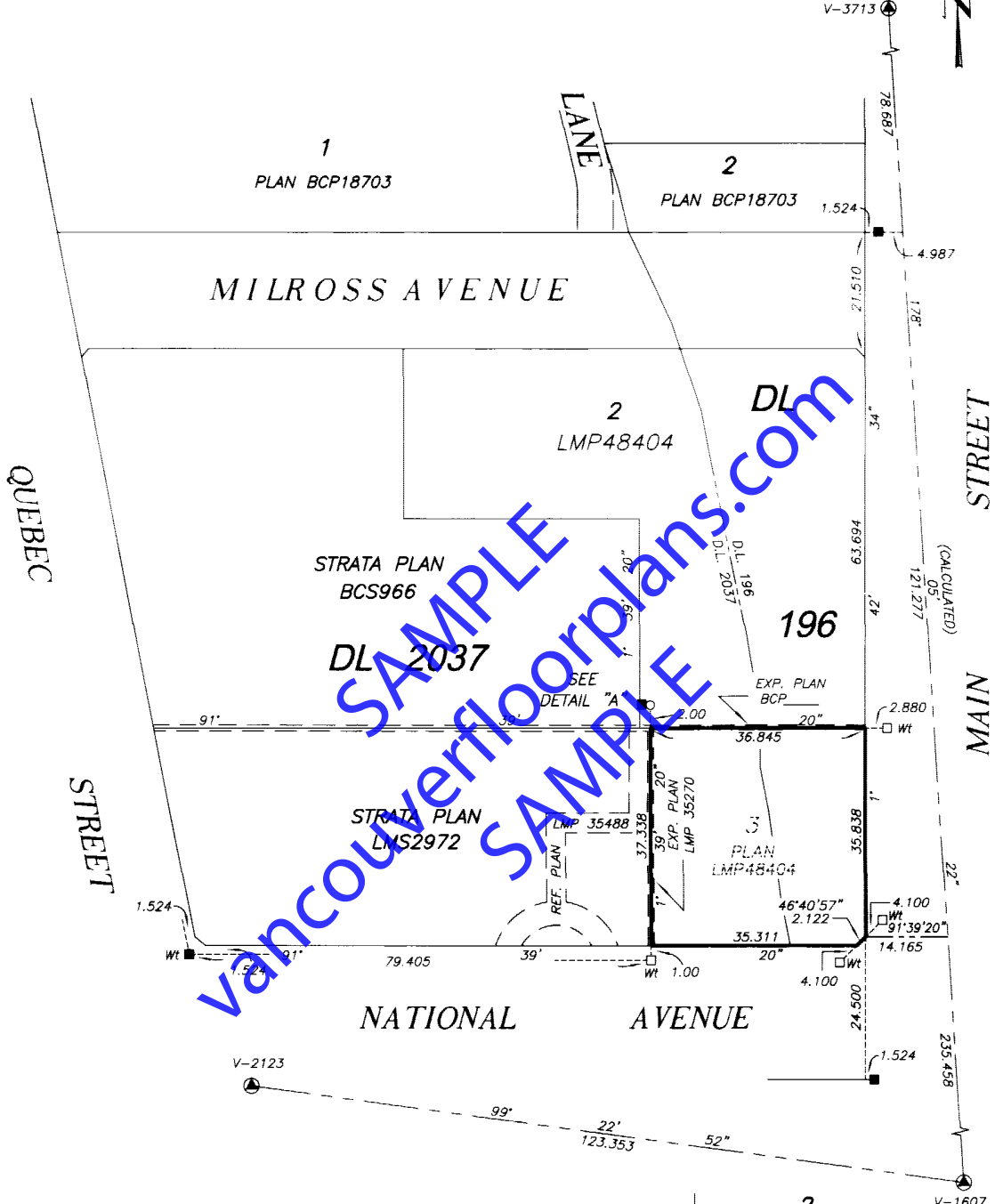
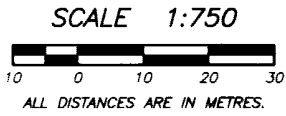
DRAWING # 30433-11
FILE # 30433-11_FS
DATE : NOVEMBER 28, 2005

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

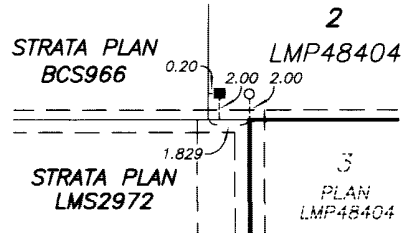
BOUNDARY DIMENSIONS

STRATA PLAN BCS 1644



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 RCV0:2005-12-13 PRNT: 2009-02-18-15-28-11.785090

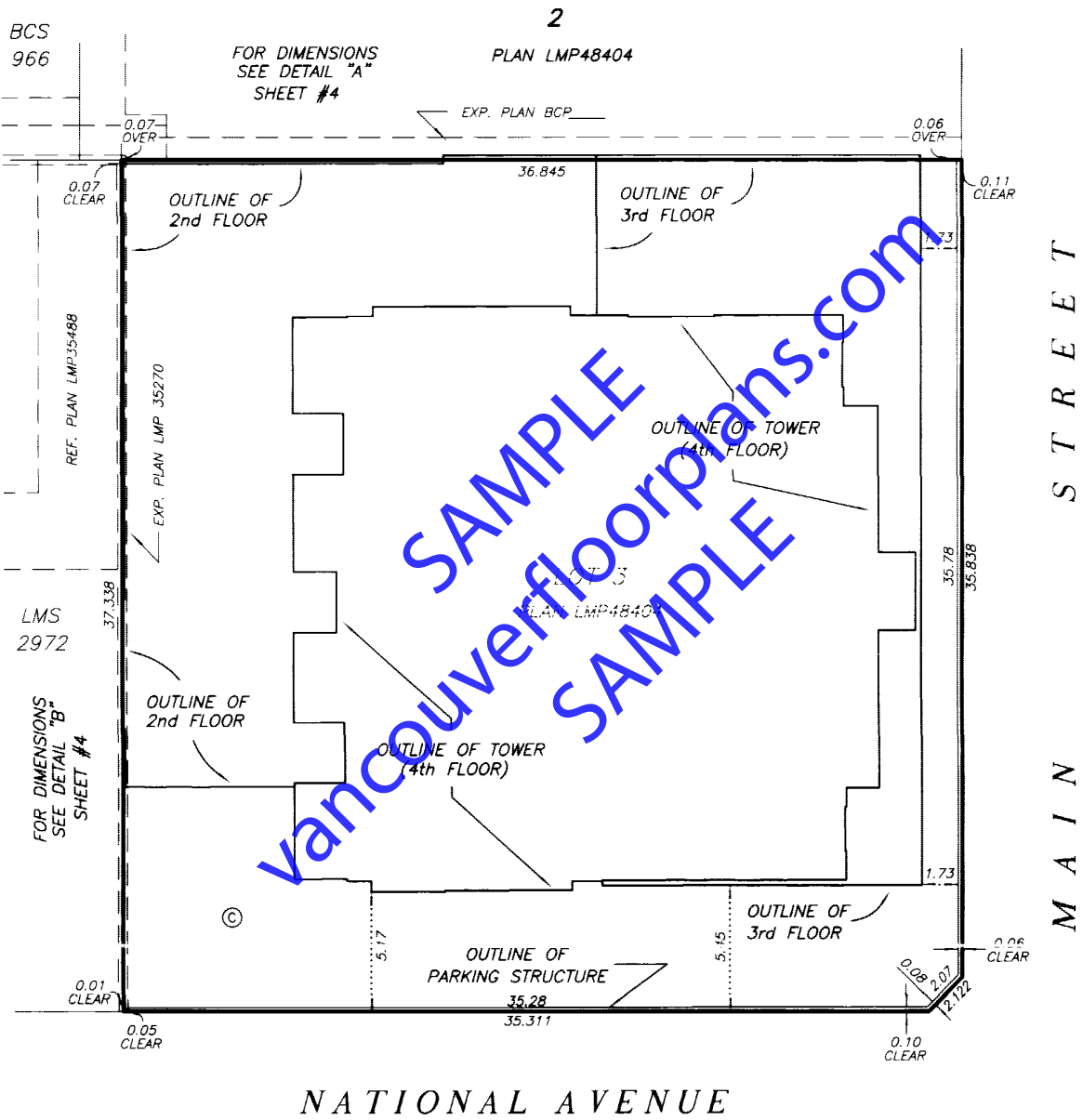
BUILDING LOCATION AND DIMENSIONS

STRATA PLAN BCS 1644

SCALE 1:200



ALL DISTANCES ARE IN METRES.



SAMPLE
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SAMPLE

FILED VABCS1644 RCV0:2005-12-13 PRNT: 2009-02-18-15.28.11.785090

DRAWING # 30433-11
FILE # 30433-11_CE

DATE : NOVEMBER 28, 2005

M.E.B.

ORIGINAL

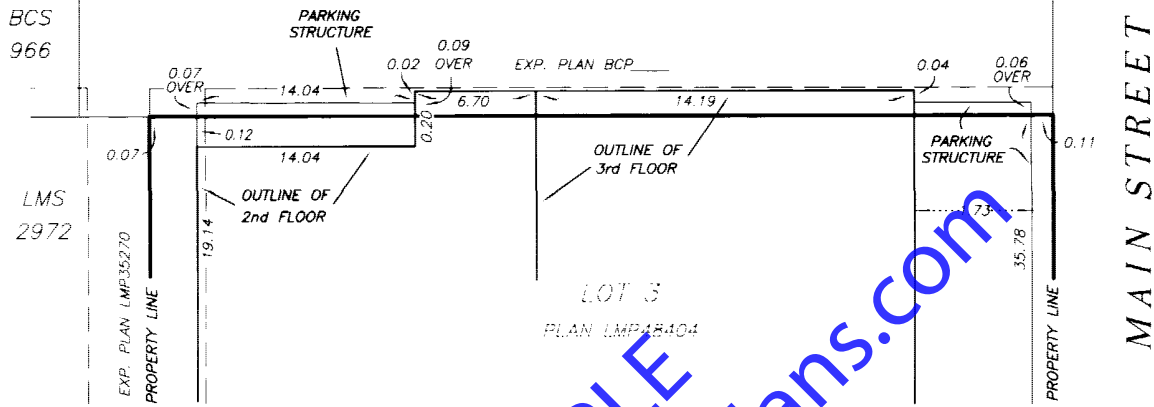
BUILDING LOCATION AND DIMENSIONS

STRATA PLAN BCS 1644

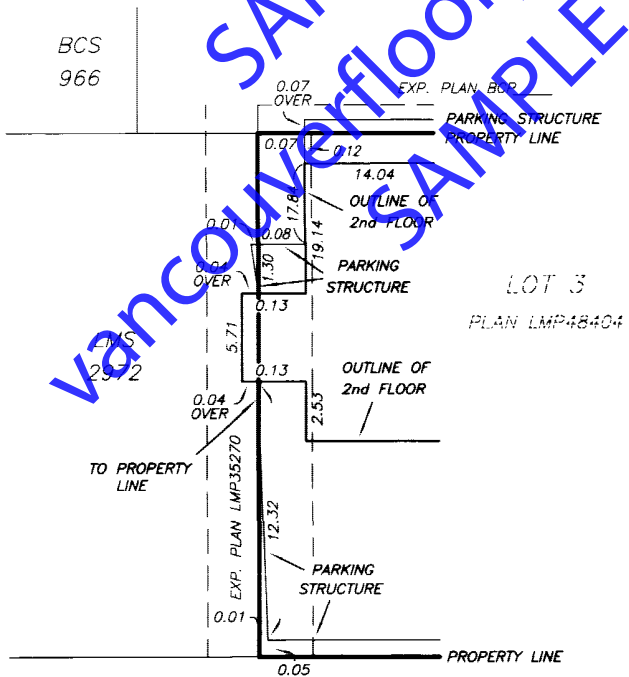
DETAIL SHEET



2



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

Vancouverfloorplans.com
SAMPLE

DATE : NOVEMBER 28, 2005

M.C.B.

DRAWING # 30433-11
FILE # 30433-11_CE_DET

ORIGINAL

STRATA PLAN BCS 1644

OWNER :

BOSA DEVELOPMENT CORPORATION
(INCORPORATION NO. 337862)

[Signature]
AUTHORIZED SIGNATORY NATALE BOSA

[Signature]
AUTHORIZED SIGNATORY DORINDA BIRCH

[Signature]
WITNESS AS TO BOTH SIGNATURES BETTY WALE

[Signature]
OCCUPATION OF WITNESS
#500-1901 KOSSEK HVE.
BURNABY, B.C. V5C 6S3
ADDRESS OF WITNESS

MORTGAGEE :

ROYAL BANK OF CANADA

[Signature]
AUTHORIZED SIGNATORY KELLY MCKNIGHT
SR. ACCOUNT MANAGER

[Signature]
AUTHORIZED SIGNATORY SYLVIA KOVESDI
ACCOUNT MANAGER

[Signature]
WITNESS AS TO BOTH SIGNATURES SUSAN TANATMIS

[Signature]
ADMIN. ASST.
OCCUPATION OF WITNESS
36TH FLR., 1055 W. GEORGIA ST.
VANCOUVER, B.C., V6E 3S5
ADDRESS OF WITNESS

THE CITY OF VANCOUVER REGISTERED OWNER OF
COVENANTS GD108707, GD108710 AND BP309066
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

[Signature]
AUTHORIZED SIGNATORY
GRAHAM P. JOHNSON JES

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.

[Signature] B.C.L.S.

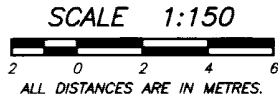
SAMPLE
vancouverfloorplans.com
SAMPLE

DATE : NOVEMBER 28, 2005

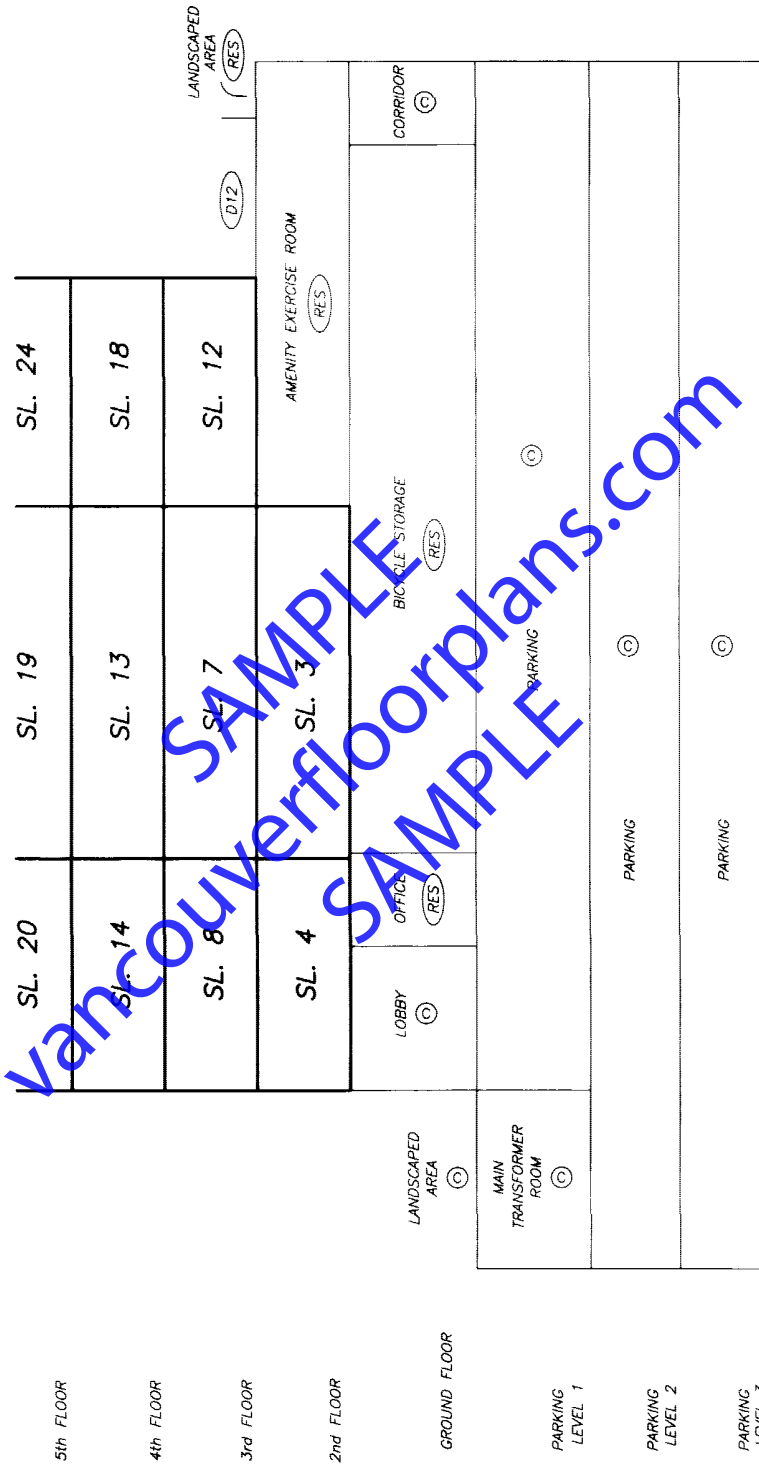
M.E.S.

SECTION A - A"

STRATA PLAN BCS 1644



FOR CONTINUATION SEE SHEET #7



FILED VABCS1644 RCD:2005-12-13 PRNT: 2009-02-18-15-28-11.785090

DRAWING # 30433-11
FILE # 30433-11_S

DATE : NOVEMBER 28, 2005

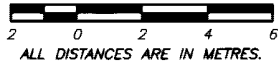
M.C.B.

ORIGINAL

SECTION A - A"

STRATA PLAN BCS

SCALE 1:150



MECHANICAL LEVEL	ROOF (C)	ROOF (C) MECHANICAL ROOM (C) ROOF (C)	ROOF (C)
14th FLOOR	SL. 74	SL. 73	SL. 78
13th FLOOR	SL. 68	SL. 67	SL. 72
12th FLOOR	SL. 62	SL. 61	SL. 66
11th FLOOR	SL. 56	SL. 55	SL. 60
10th FLOOR	SL. 50	SL. 49	SL. 54
9th FLOOR	SL. 44	SL. 43	SL. 48
8th FLOOR	SL. 38	SL. 37	SL. 42
7th FLOOR	SL. 32	SL. 31	SL. 36
6th FLOOR	SL. 26	SL. 25	SL. 30
5th FLOOR	SL. 20	SL. 19	SL. 24
4th FLOOR	SL. 14	SL. 13	SL. 18

FOR CONTINUATION SEE SHEET #6

DRAWING # 30433-11
FILE # 30433-11_S1

DATE : NOVEMBER 28, 2005

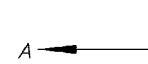
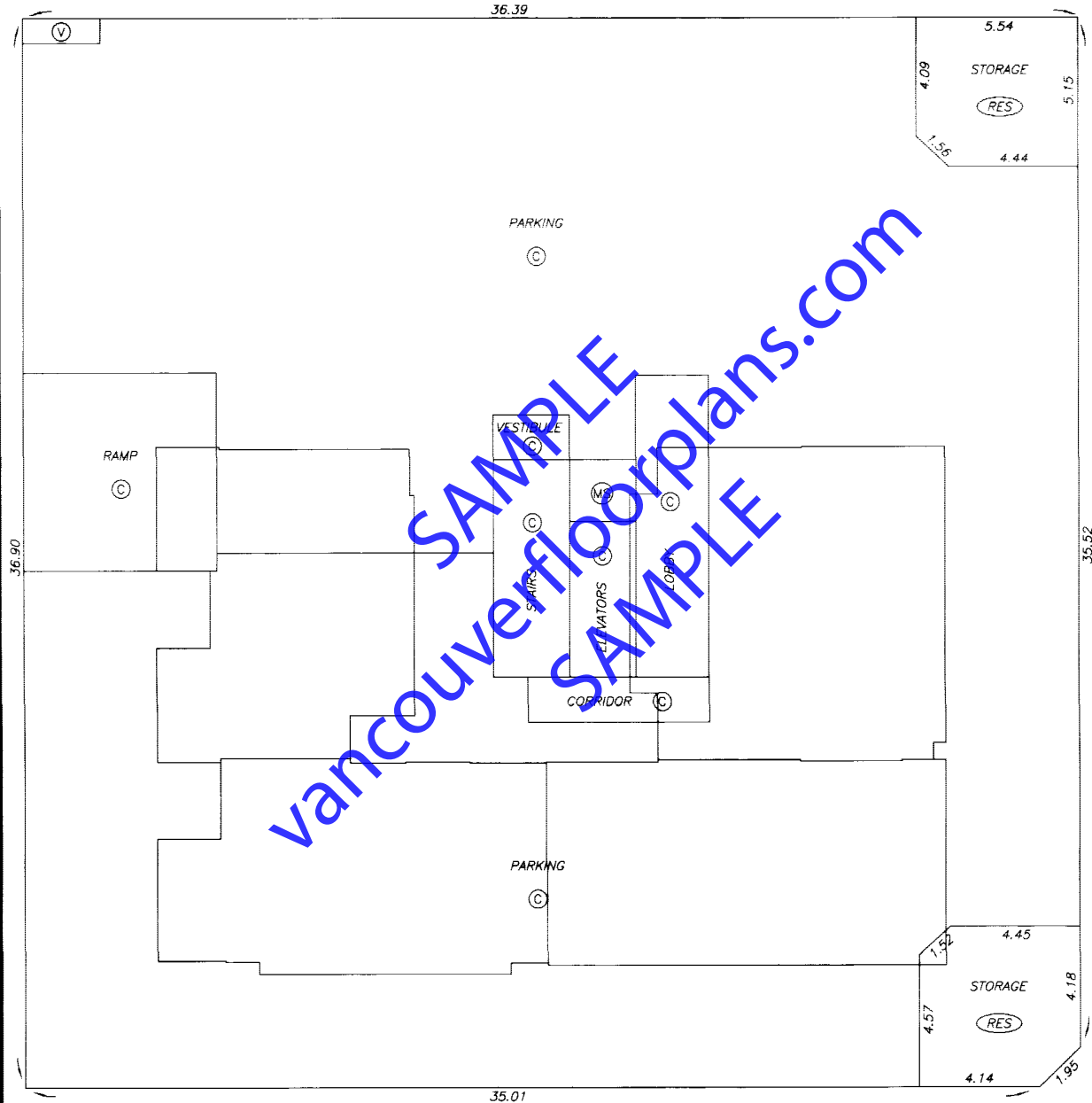
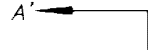
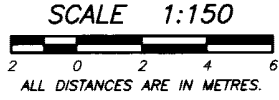
M.C.B.

ORIGINAL

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PARKING LEVEL 3
FLOOR PLAN

STRATA PLAN BCS 1644



SAMPLE
 vancouverfloorplans.com
 SAMPLE

DRAWING # 30433-11
 FILE # 30433-11_P3

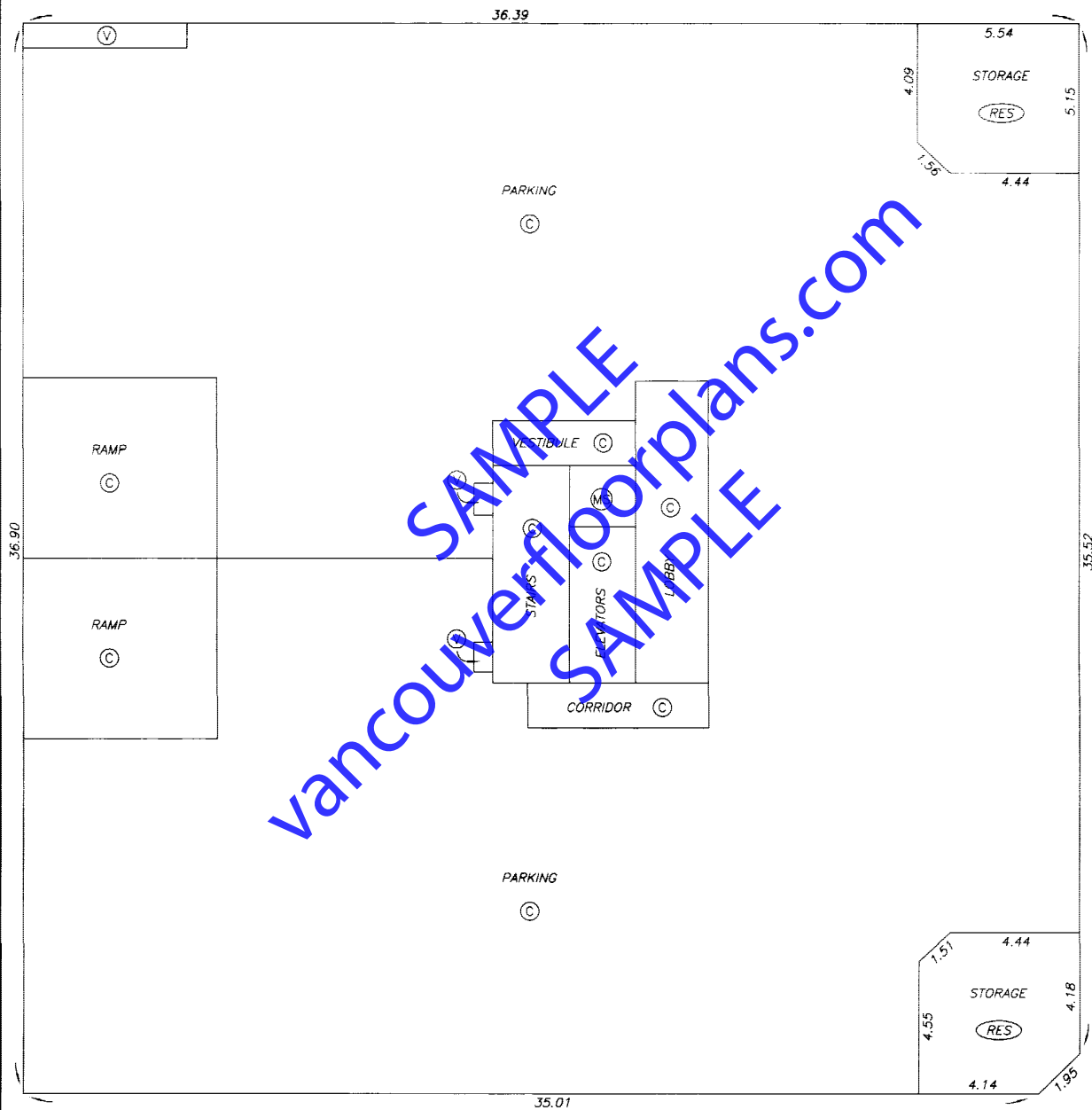
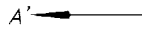
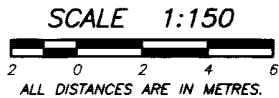
DATE : NOVEMBER 28, 2005
M.C.B.

ORIGINAL

FILED VABCS1644 RCV0:2005-12-13 PRNT: 2009-02-18-15-28-11.785090

PARKING LEVEL 2 FLOOR PLAN

STRATA PLAN BCS 1644



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DRAWING # 30433-11
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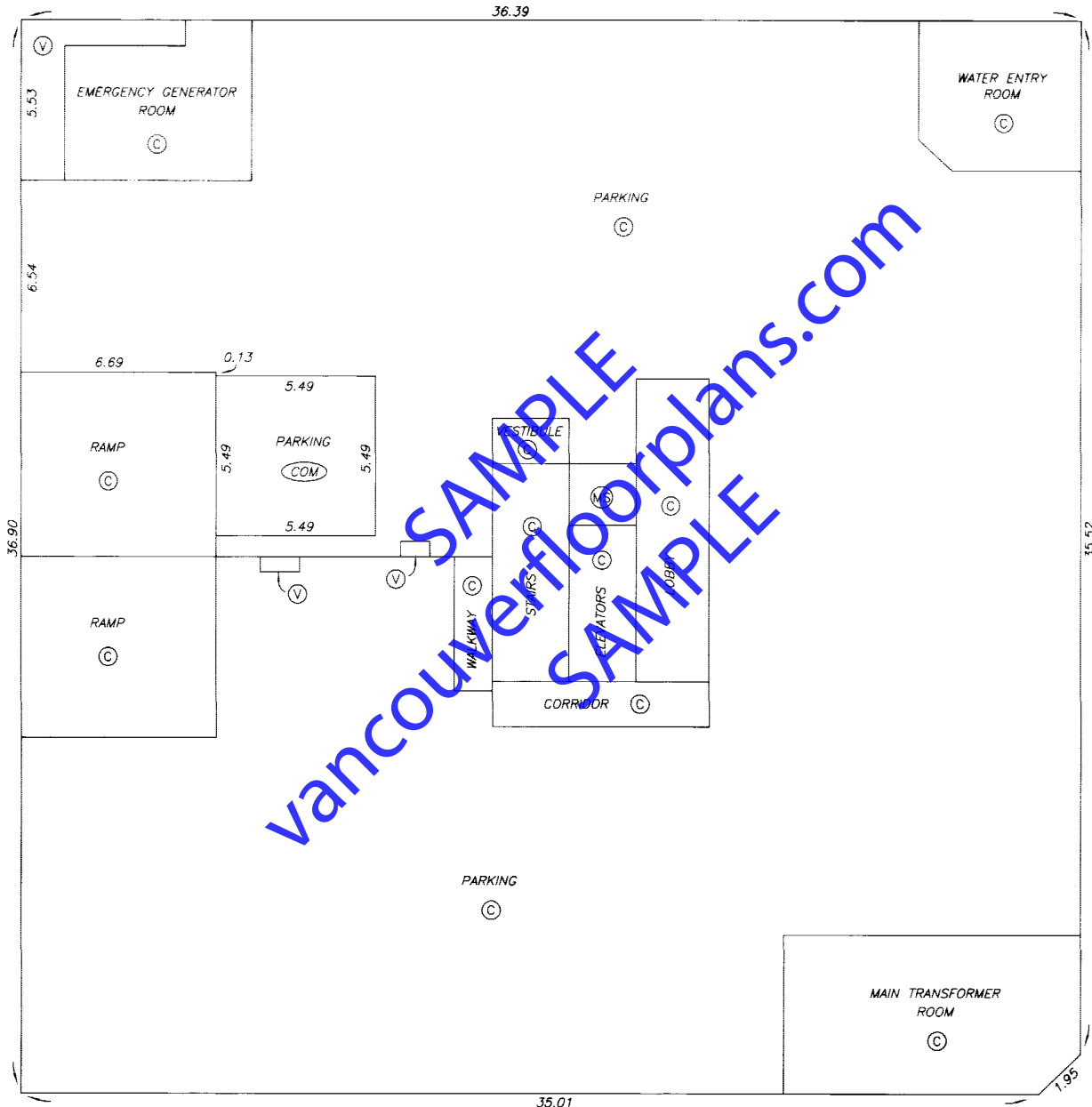
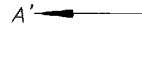
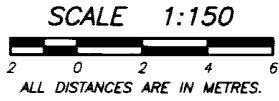
DATE : NOVEMBER 28, 2005

M.E.A.

ORIGINAL

PARKING LEVEL 1 FLOOR PLAN

STRATA PLAN BCS 1644



SAMPLE
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DATE : NOVEMBER 28, 2005

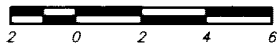
M.E.S.

ORIGINAL

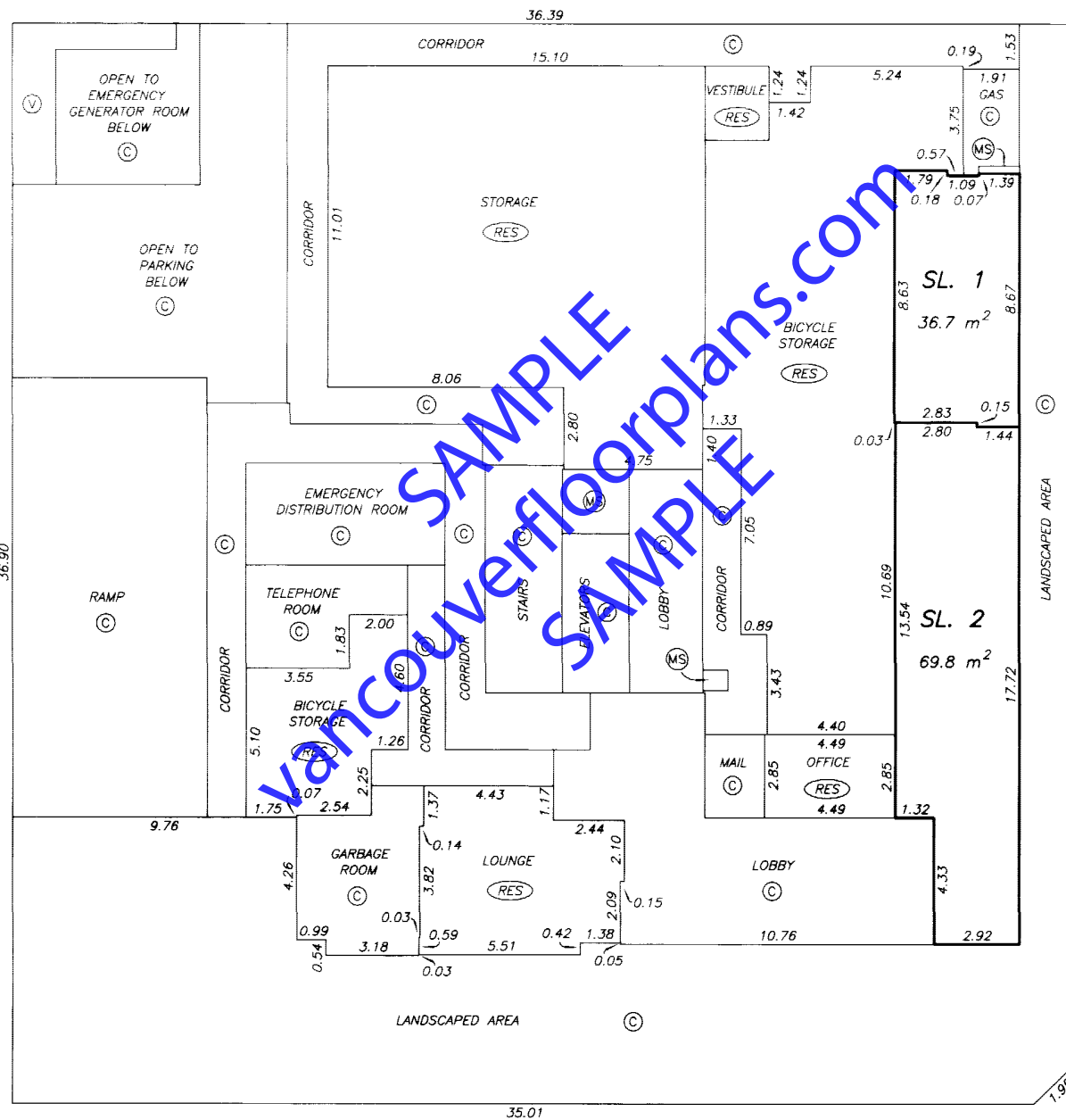
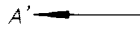
GROUND FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 28, 2005

M.C.B.

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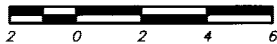
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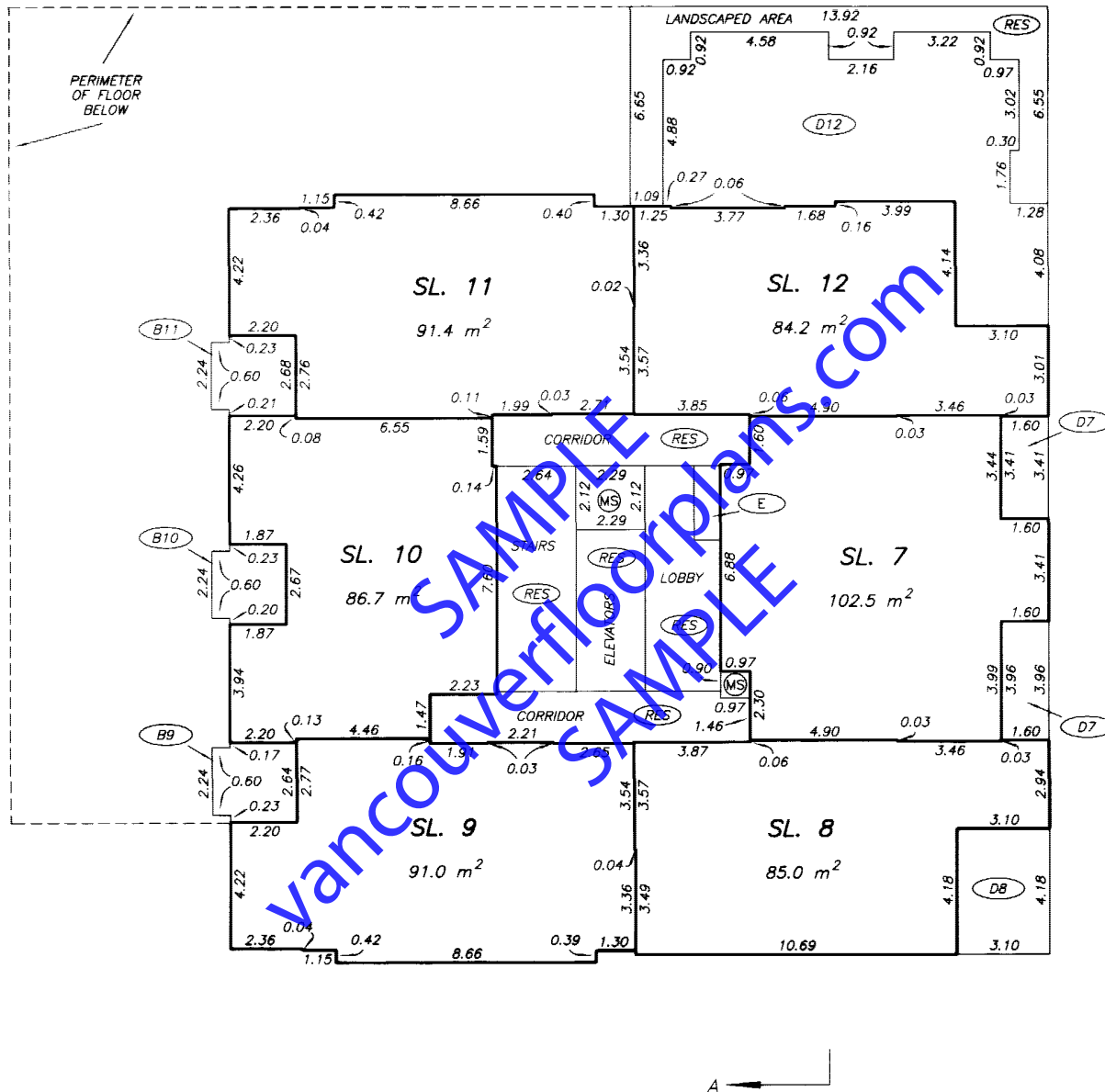
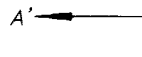
3RD FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150



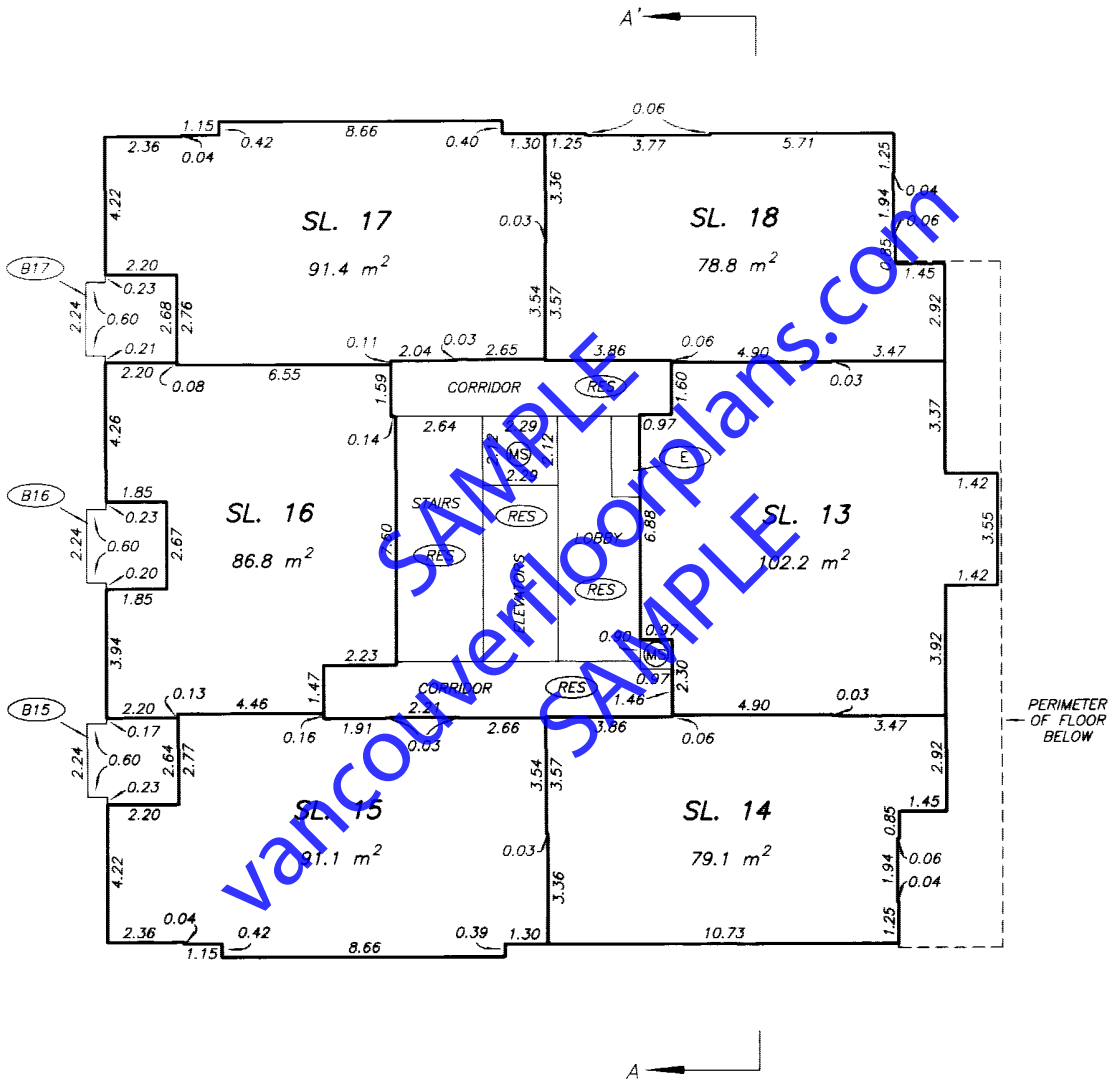
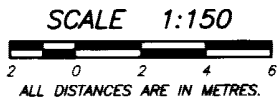
ALL DISTANCES ARE IN METRES.



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4TH FLOOR PLAN

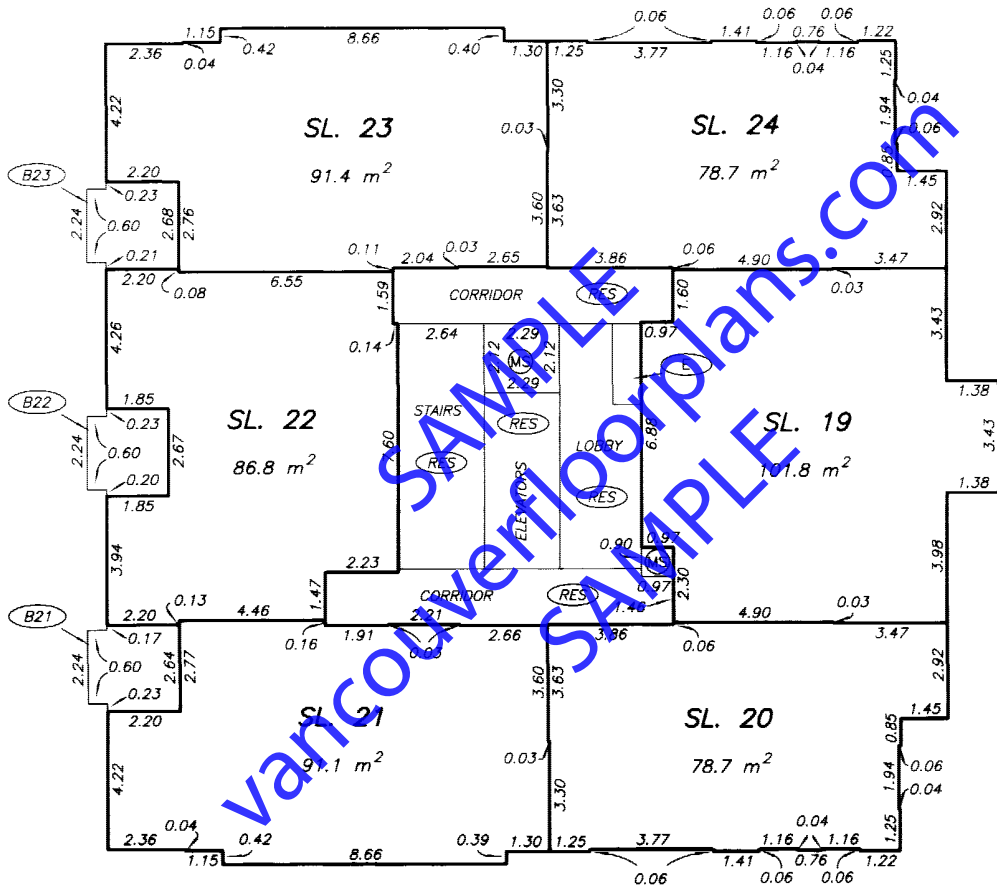
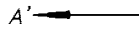
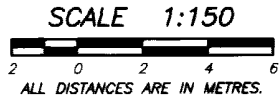
STRATA PLAN BCS 1644



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5TH FLOOR PLAN

STRATA PLAN BCS 1644



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DRAWING # 30433-11
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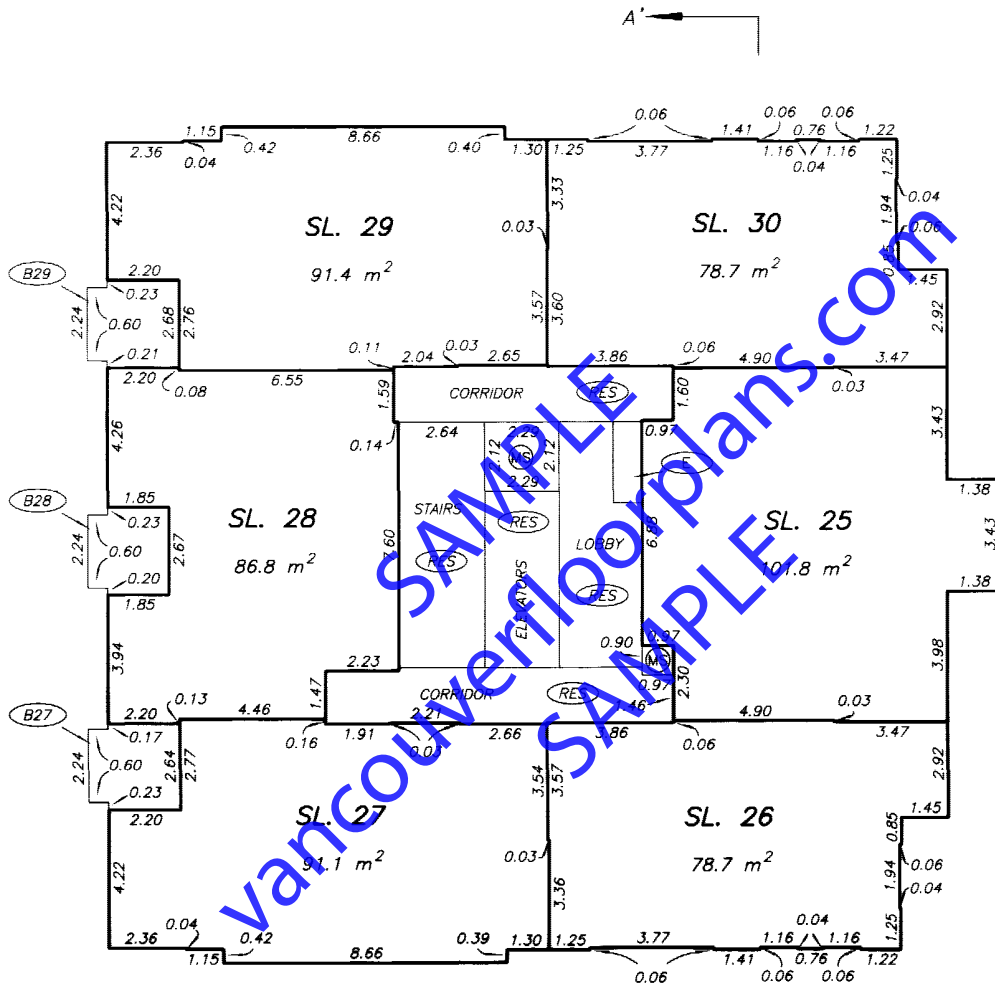
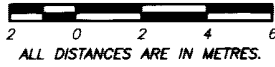
DATE : NOVEMBER 28, 2005
M. E. B.

ORIGINAL

6TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150



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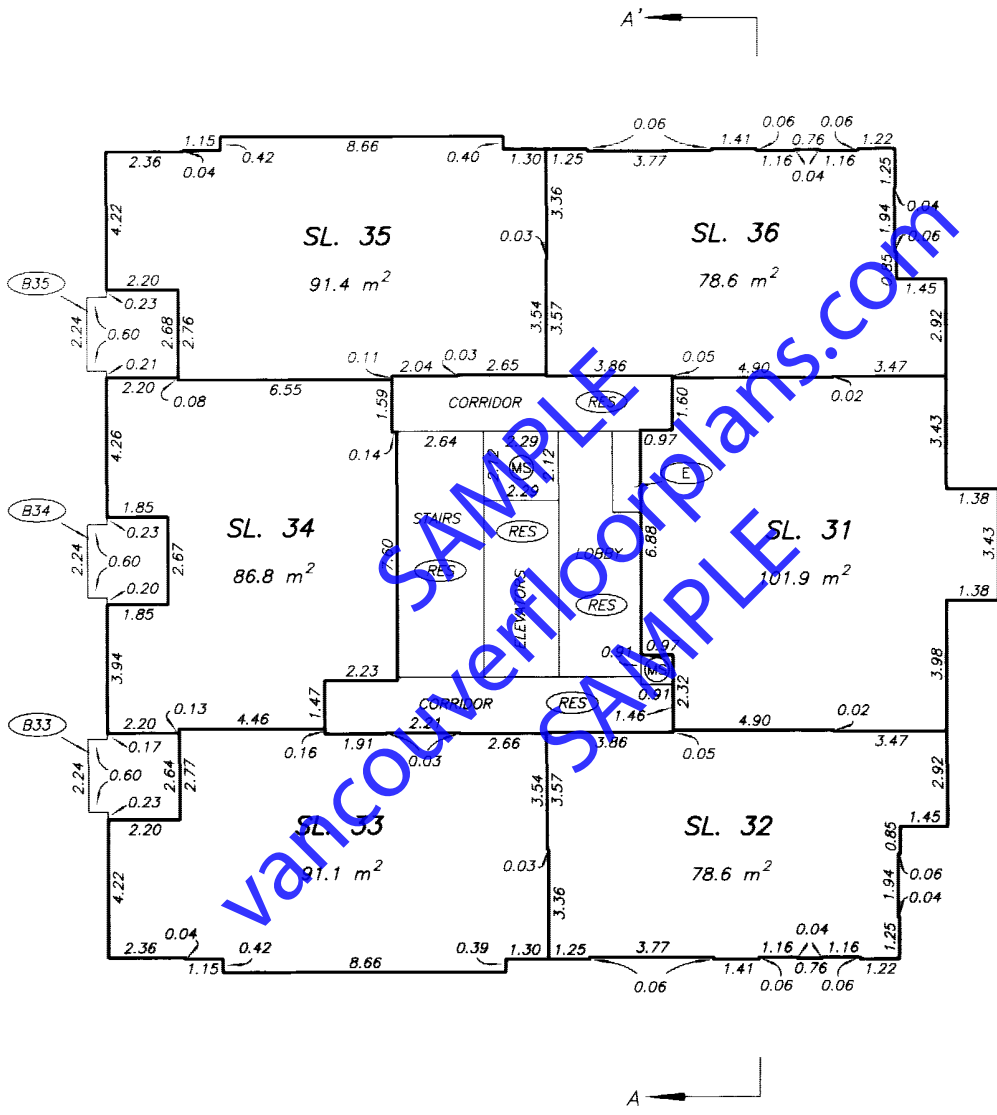
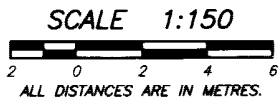
DATE : NOVEMBER 28, 2005

M.C.S.

ORIGINAL

7TH FLOOR PLAN

STRATA PLAN BCS 1644



FILED VABCS1644 RCV0:2005-12-13 PRNT: 2009-02-18-15:28.11.785090

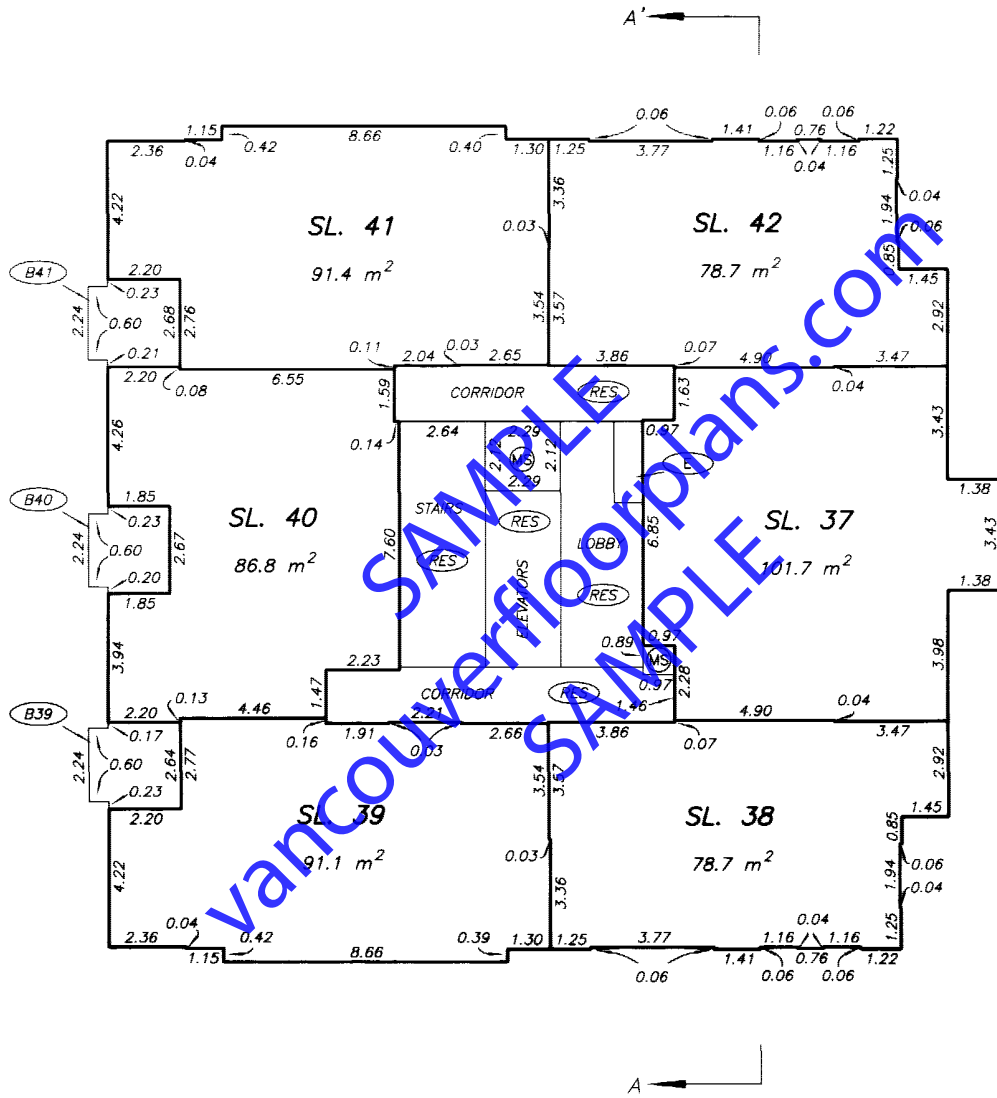
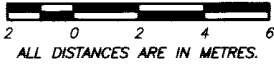
W. E. S.

ORIGINAL

8TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150



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FILE # 30433-11_FB

DATE : NOVEMBER 28, 2005

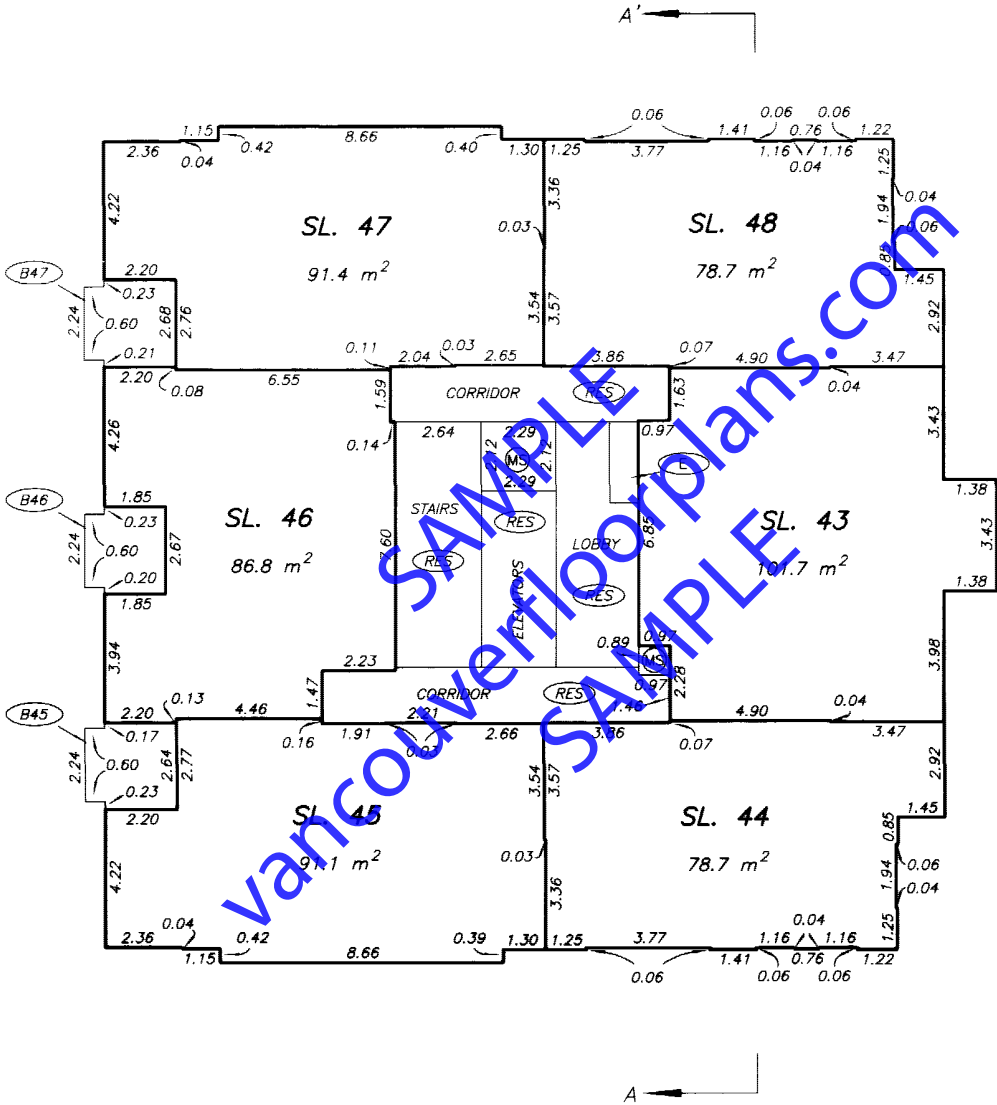
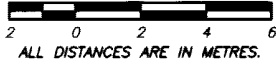
M.C.B.

ORIGINAL

9TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150



FILED VABCS1644 RCV0:2005-12-13 PRNT: 2009-02-18-15-28-11-785090

DRAWING # 30433-11
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DATE : NOVEMBER 28, 2005

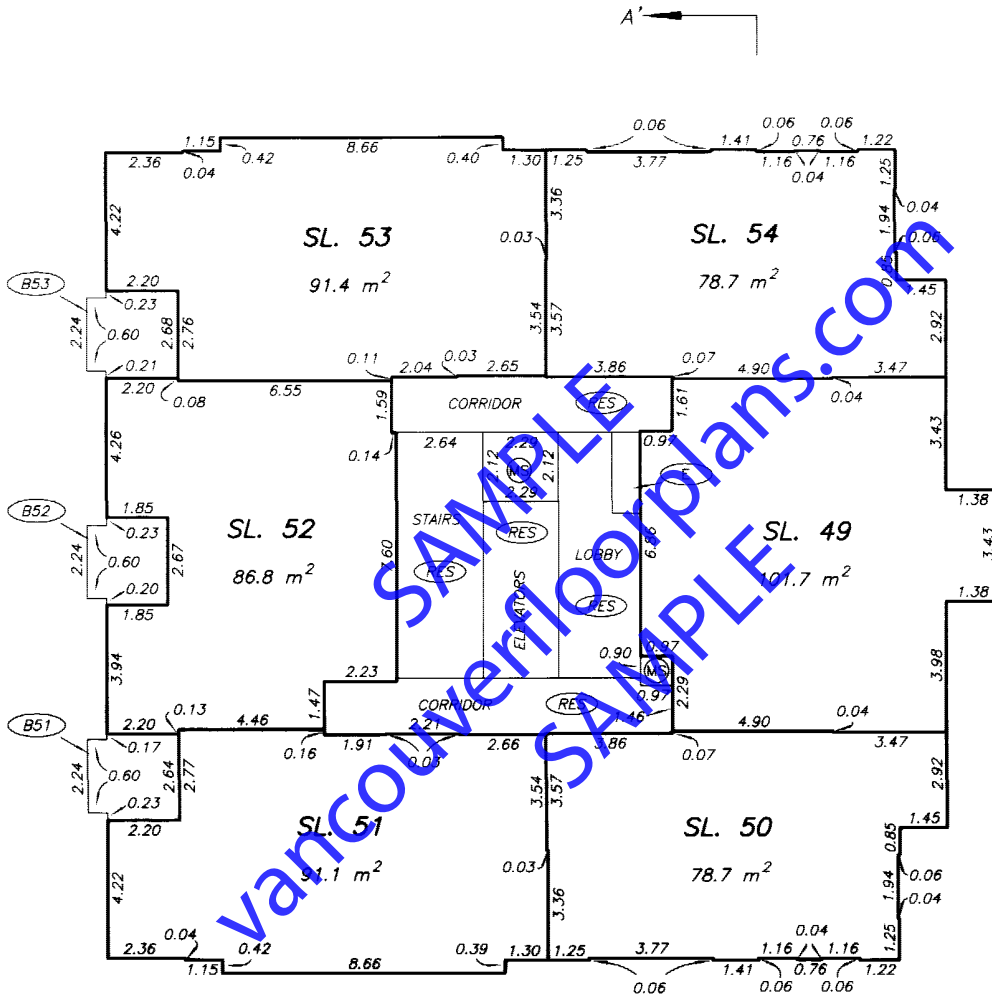
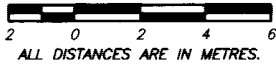
M.C.S.

ORIGINAL

10TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150



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 SAMPLE
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DATE : NOVEMBER 28, 2005

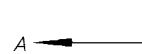
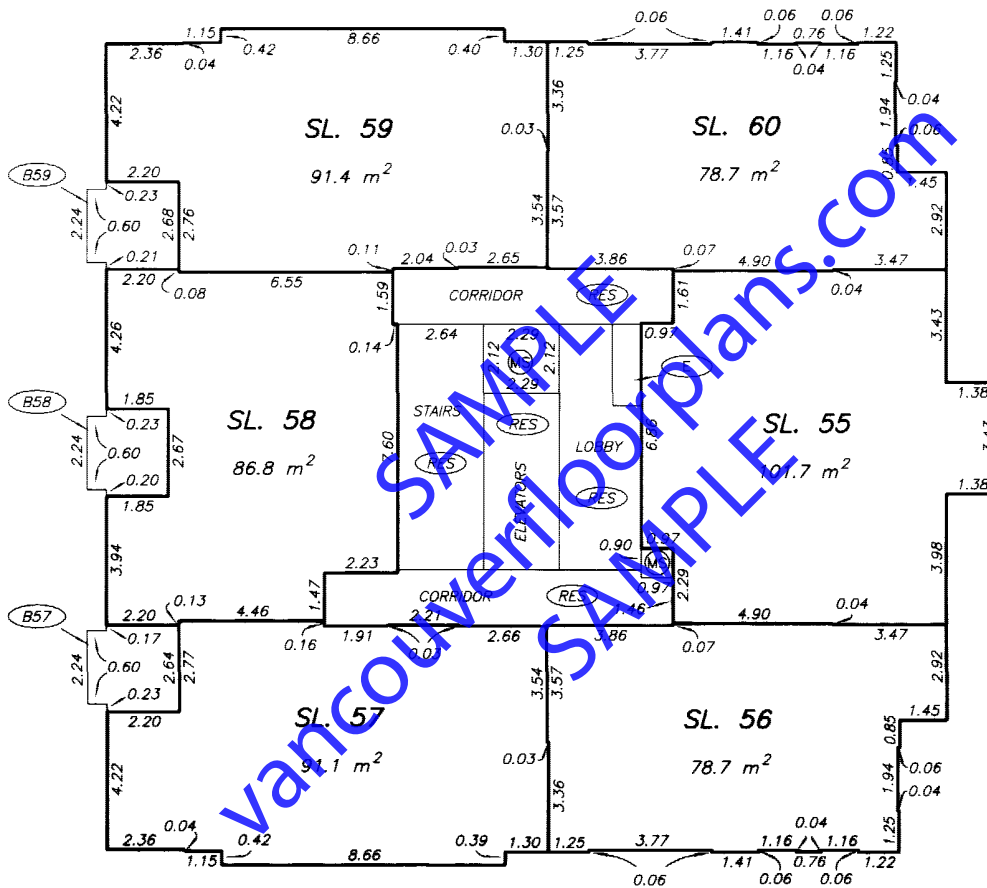
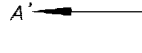
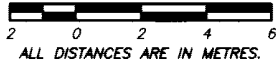
M.C.S.

ORIGINAL

11TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150



FILED VABCS1644 RCV0:2005-12-13 PRNT: 2009-02-18-15:28.11.785090

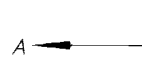
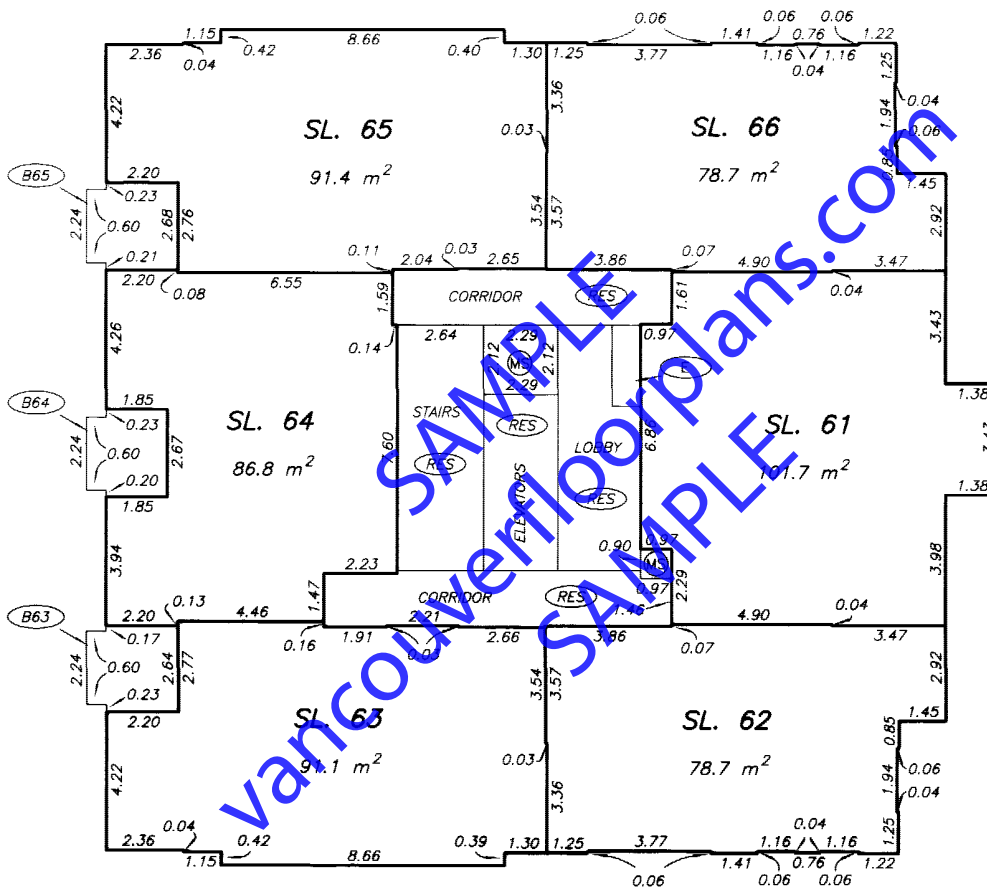
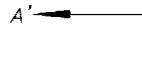
DRAWING # 30433-11
FILE # 30433-11_F11

DATE : NOVEMBER 28, 2005

ORIGINAL

12TH FLOOR PLAN

STRATA PLAN BCS 1644



FILED VABCS1644 RCV0:2005-12-13 PRNT: 2009-02-18-15:28.11.785090

DRAWING # 30433-11
FILE # 30433-11_F12

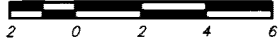
DATE : NOVEMBER 28, 2005

ORIGINAL

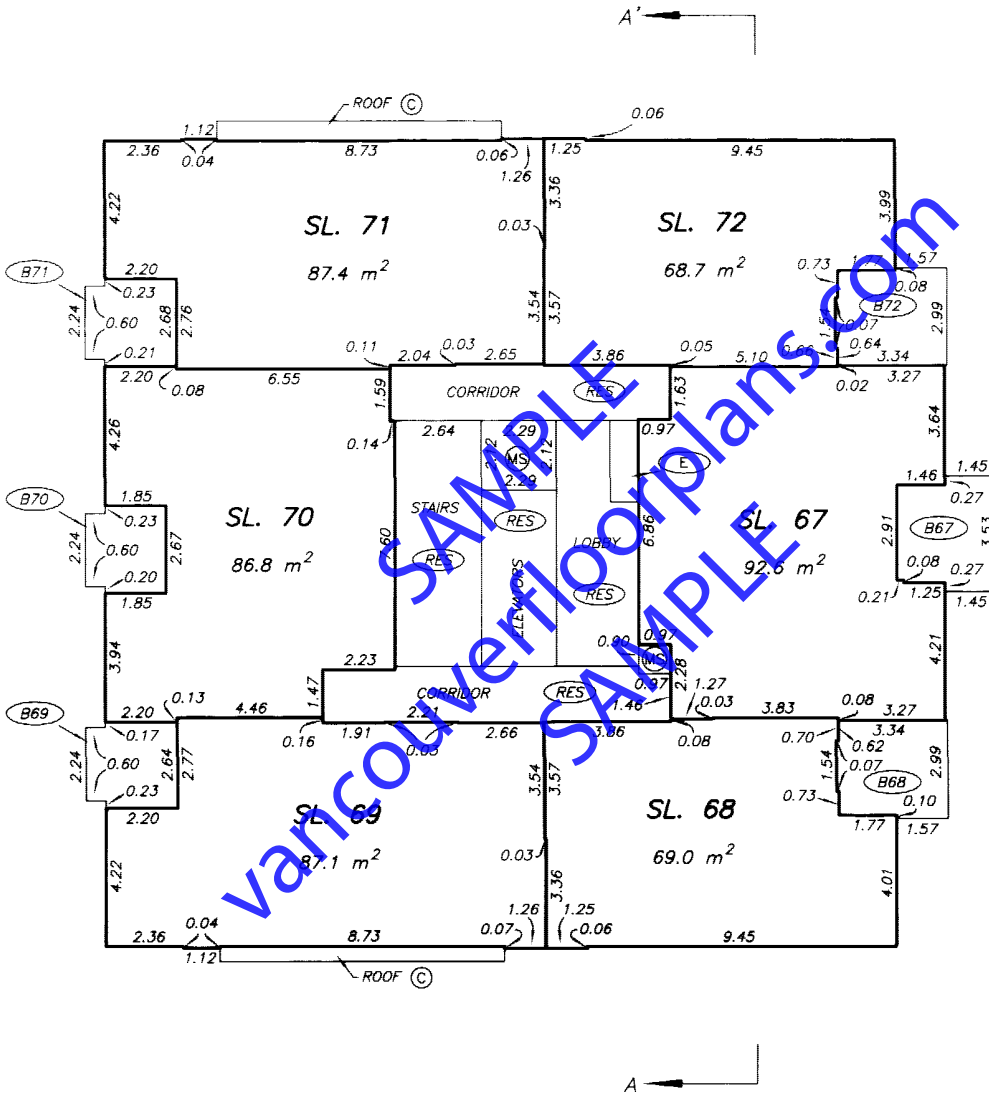
13TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150



ALL DISTANCES ARE IN METRES.



FILED VABCS1644 RCV0:2005-12-13 PRNT: 2009-02-18-15:28.11.785090

DRAWING # 30433-11
FILE # 30433-11_F13

DATE : NOVEMBER 28, 2005

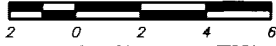
M.C.B.

ORIGINAL

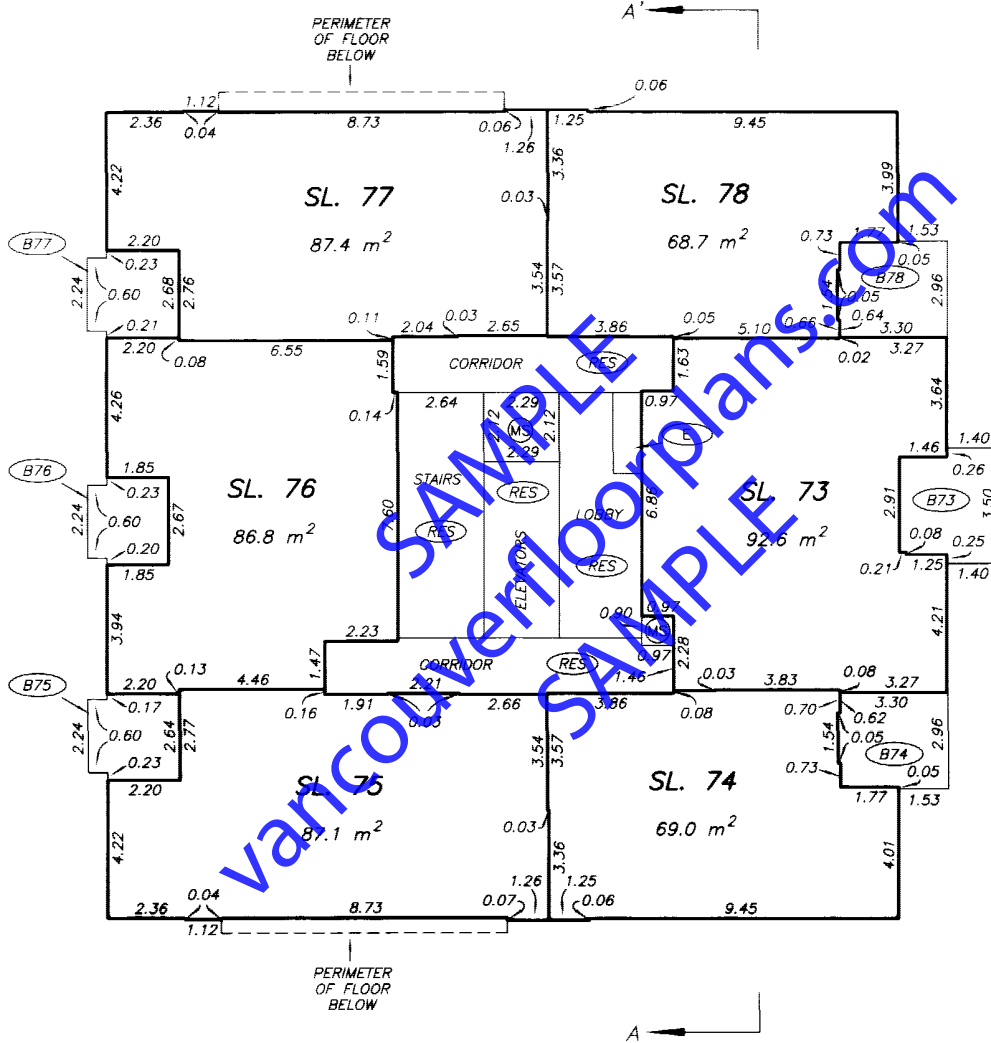
14TH FLOOR PLAN

STRATA PLAN BCS 1644

SCALE 1:150



ALL DISTANCES ARE IN METRES.



FILED VABCS1644 RCV0:2005-12-13 PRNT: 2009-02-18-15-28-11.785090

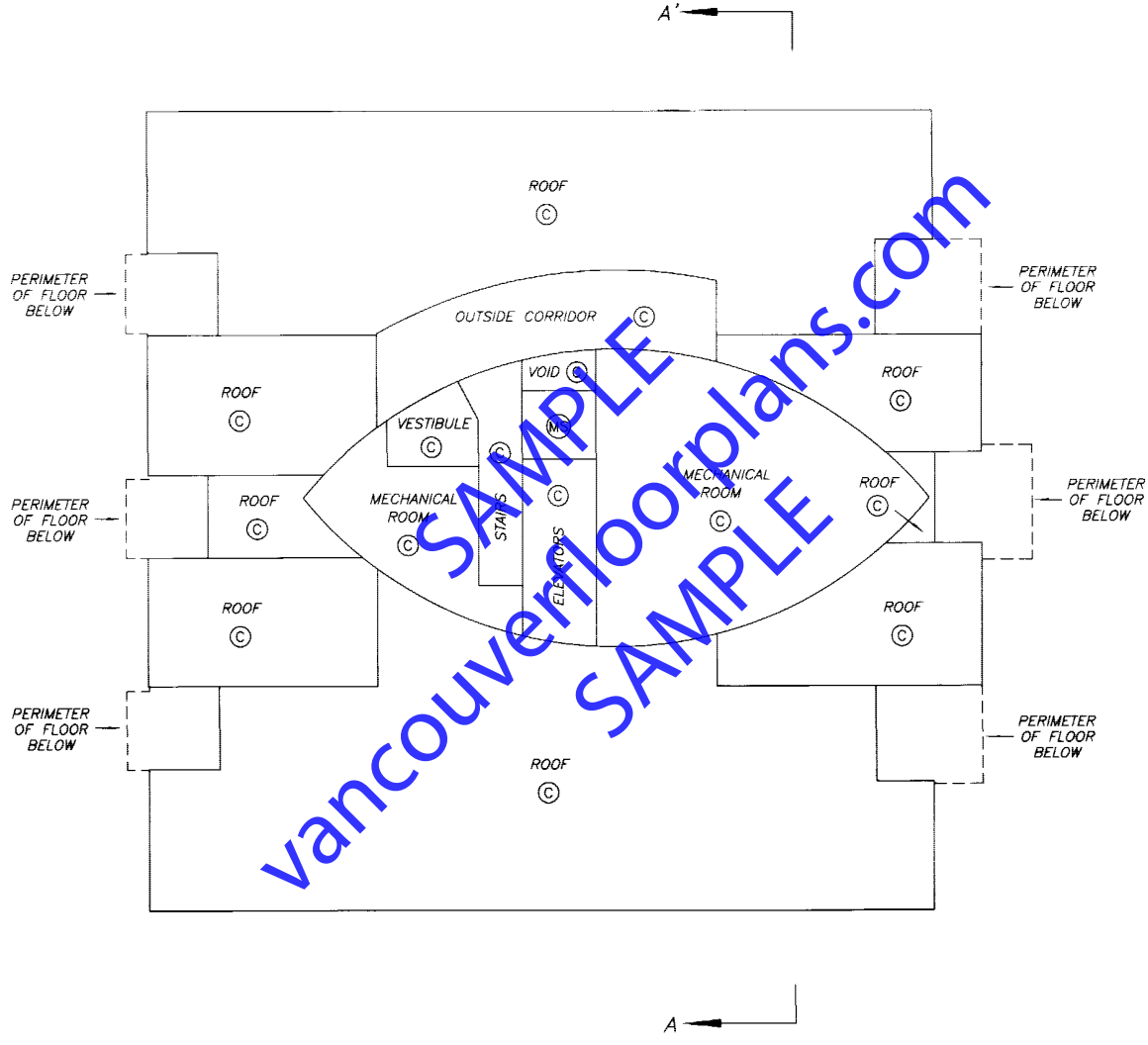
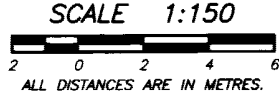
DRAWING # 30433-11
FILE # 30433-11_F14

DATE : NOVEMBER 28, 2005

ORIGINAL

MECHANICAL LEVEL FLOOR PLAN

STRATA PLAN BCS 1644



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 SAMPLE
 SAMPLE

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DRAWING # 30433-11
FILE # 30433-11_F15

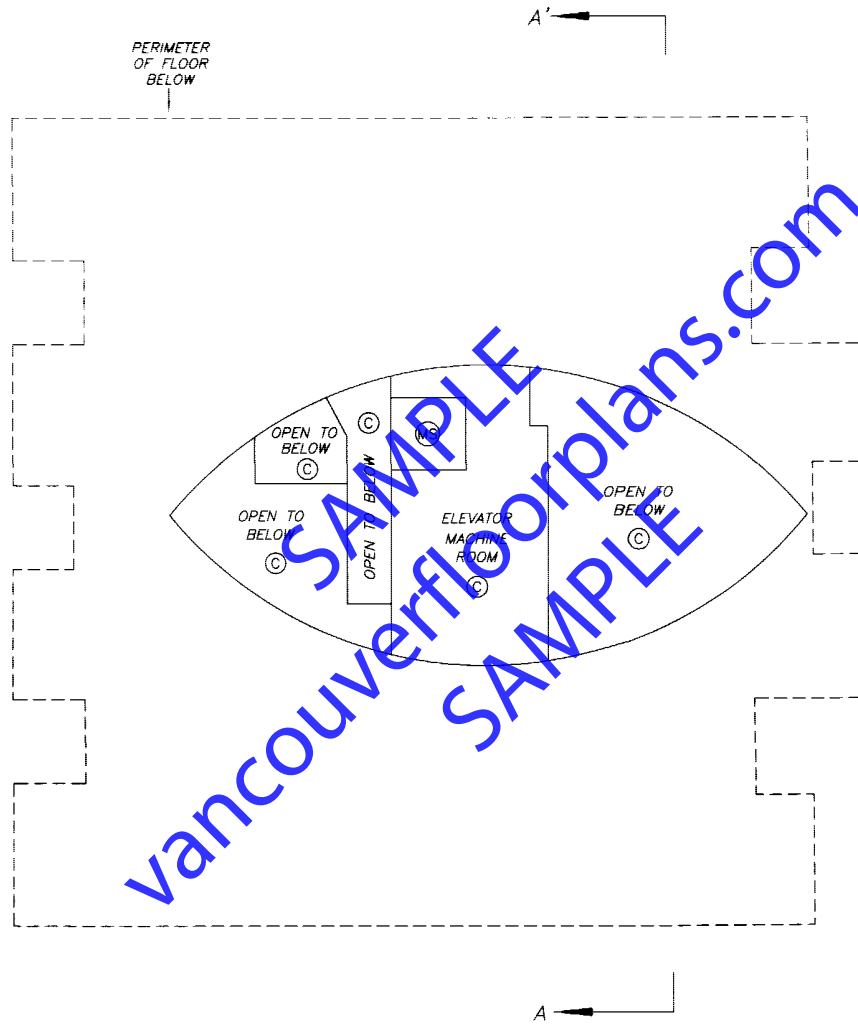
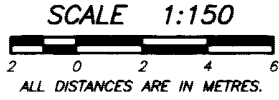
DATE : NOVEMBER 28, 2005

M.E.B.

ORIGINAL

ELEVATOR MACHINE ROOM LEVEL

STRATA PLAN BCS 1644



SAMPLE
 vancouverfloorplans.com
 SAMPLE

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DRAWING # 30433-11
 FILE # 30433-11_F16

DATE : NOVEMBER 28, 2005

M.E.B.

ORIGINAL