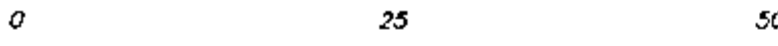


STRATA PLAN OF LOT 275 FALSE CREEK GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP43683

CITY OF VANCOUVER
B.C.G.S. 92G.025

STRATA PLAN BCS 183

DEPOSITED AND REGISTERED IN THE
LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
DEC 12 2002



SCALE 1 : 500 DISTANCES ARE METRIC

INTEGRATED SURVEY AREA NO. 31 (VANCOUVER)

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED FACTOR 0.999596 NAD83 (CSRS)

CIVIC ADDRESS:

1408 STRATHMORE MEWS NORTH
VANCOUVER, B.C.
V6Z 3A9
1420, 1430, 1432, 1438
STRATHMORE MEWS NORTH
VANCOUVER, B.C.
V6Z 3B1

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR,
OF LANGLEY, 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 29th DAY OF NOVEMBER, 2002.


B.C.L.S.

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.

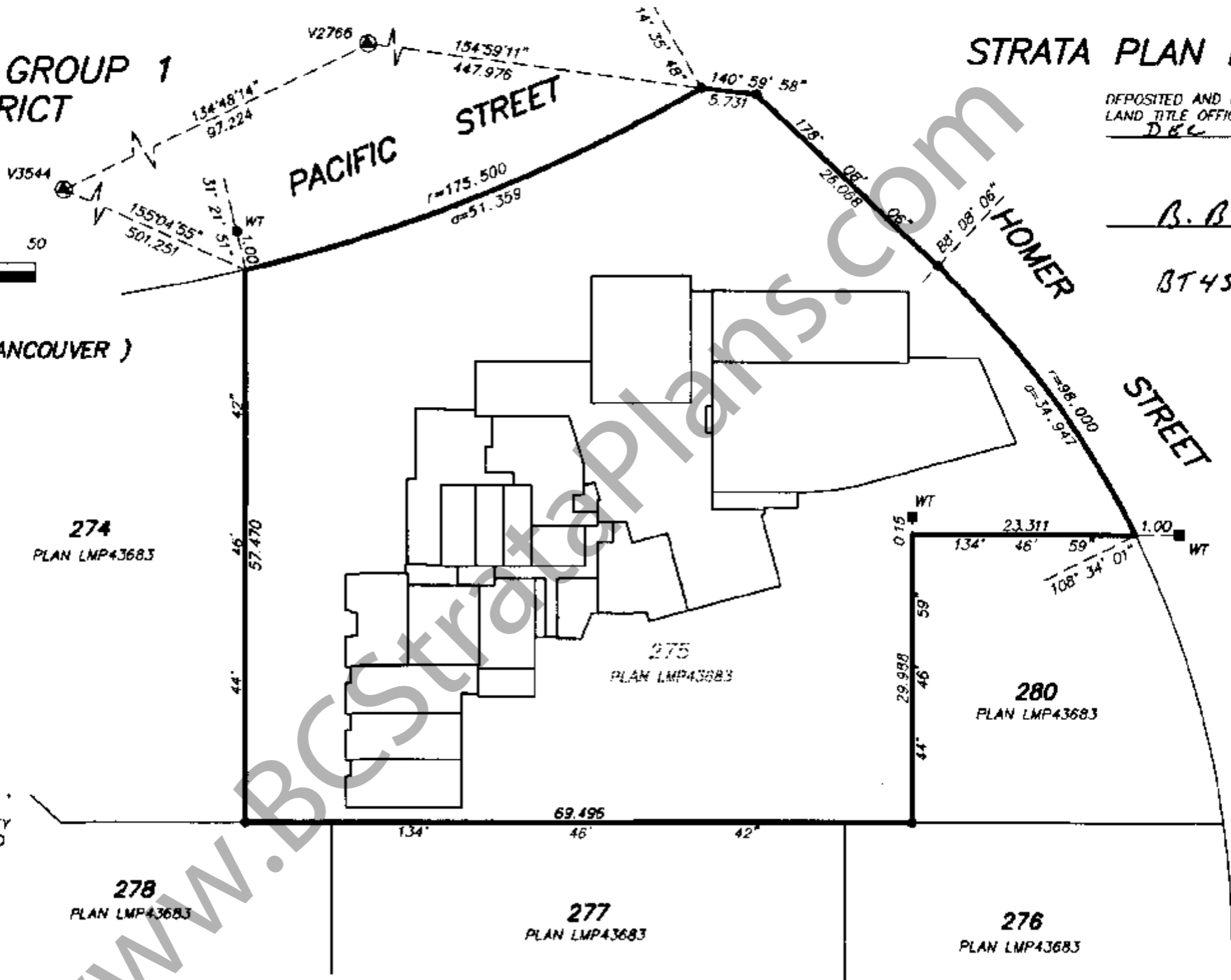
THIS PLAN CONTAINS LIMITED COMMON PROPERTY UNDER SECTION 73 (a)(i)
OF THE STRATA PROPERTY ACT.

THE 4th, 13th, 14th, 24th, 34th AND 44th FLOORS HAVE BEEN ELIMINATED
FROM CONSECUTIVE FLOOR NUMBERING

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

B. B. B. B. B.
REGISTRAR

BT 456 910 TO
BT 457 155



BUTLER, SUNDVICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
102 - 10277 154th STREET
SURREY, B.C. V3R 4J7
TEL: 589-2400 FAX: 589-7447
FILE : 909
DWG : 909-51

ORIGINAL

STRATA PLAN BCS 183

LEGEND:

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS V-3544 & V-2766

SET FOUND

- DENOTES CONTROL MONUMENT
- DENOTES LEAD PLUG
- DENOTES IRON POST
- WT DENOTES WITNESS
- S.L. DENOTES STRATA LOT
- T DENOTES TOTAL
- PT. DENOTES PART
- L.C.P. DENOTES LIMITED COMMON PROPERTY
- RD DENOTES ROOF DECK THAT IS LIMITED COMMON PROPERTY FOR THE ADJOINING STRATA LOT UNLESS OTHERWISE NOTED
- PL DENOTES PLANTER - COMMON PROPERTY EXCEPT WHERE OTHERWISE NOTED
- C DENOTES COMMON PROPERTY
- B DENOTES BALCONY THAT IS LIMITED COMMON PROPERTY FOR THE ADJOINING STRATA LOT UNLESS OTHERWISE NOTED.
- P DENOTES PATIO THAT IS LIMITED COMMON PROPERTY FOR THE ADJOINING STRATA LOT UNLESS OTHERWISE NOTED.
- D DENOTES DUCT - COMMON PROPERTY
- E DENOTES ELEVATORS - COMMON PROPERTY
- EL DENOTES ELECTRICAL ROOM - COMMON PROPERTY
- M DENOTES MECHANICAL ROOM - COMMON PROPERTY
- S DENOTES STAIRS - COMMON PROPERTY

OWNER

CONCORD PACIFIC GROUP INC.
(INC. No. A-56028)

Name [Signature]
Authorized Signatory **DAVID VEGAIN**

Name Matt Meehan
Authorized Signatory **MATT MEEHAN**

WITNESS AS TO BOTH SIGNATURES
Name Richard Jackson

ADDRESS 1700 666 Burrard St.
Vancouver, B.C.
Lawyer
OCCUPATION

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF NOVEMBER 29, 2002 BEEN PREVIOUSLY OCCUPIED.

[Signature]

B.C.L.S.

MORTGAGEE

HSBC BANK CANADA

Name [Signature]
Authorized Signatory **PAUL JAVING**

Name Greta Sherman
Authorized Signatory **GRETA SHERMAN**

WITNESS AS TO BOTH SIGNATURES
Name Lucy Adwinata

ADDRESS 200-895 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1
COMMERCIAL BANKER
OCCUPATION

I, GARY SUNDVICK, 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.
DATE: NOVEMBER 29, 2002

[Signature]

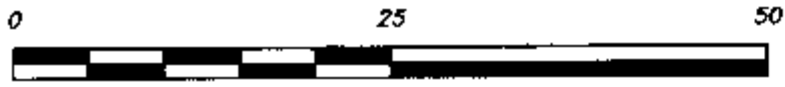
B.C.L.S.

GARY C. SUNDVICK, B.C.L.S.

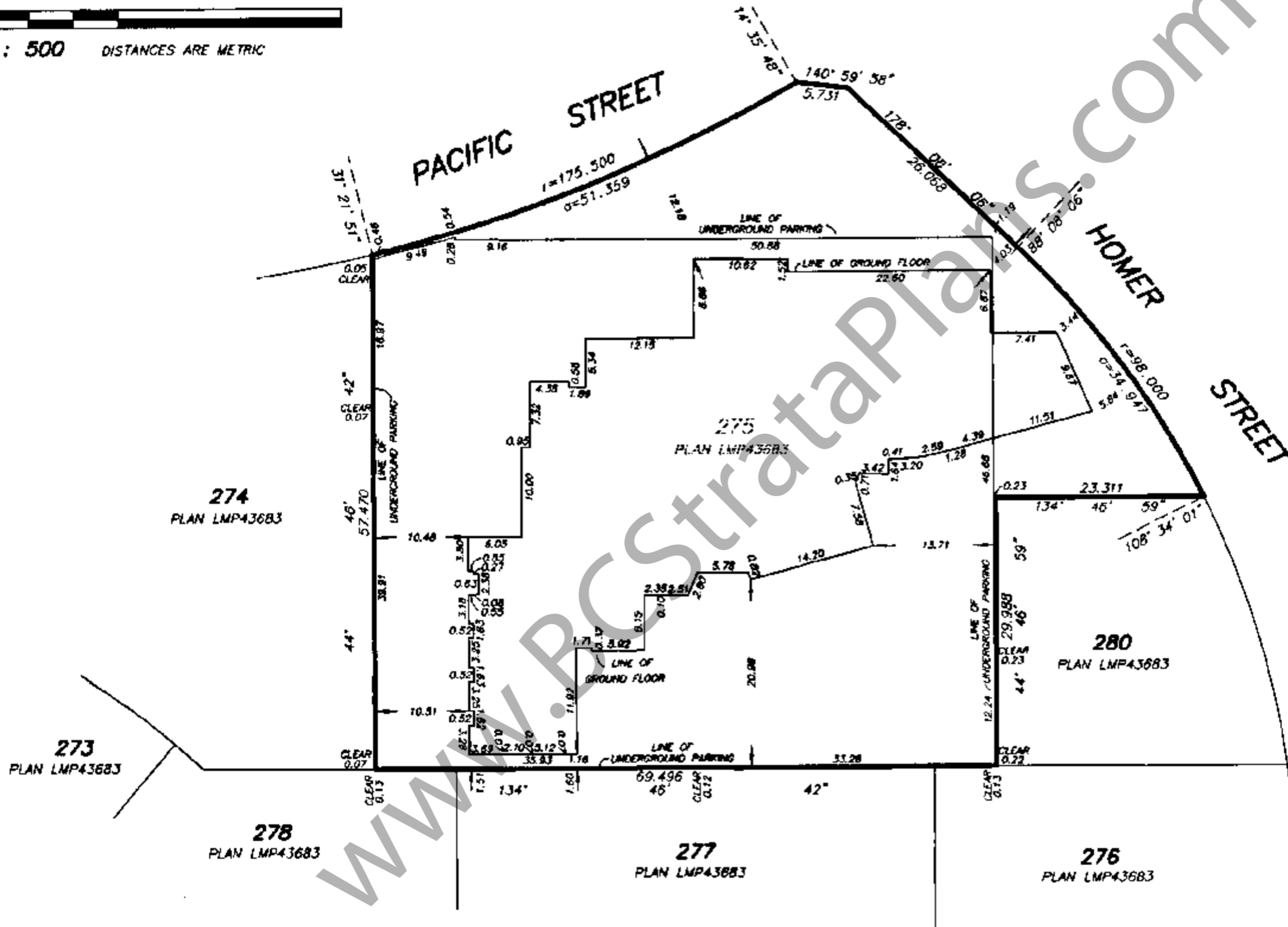
NOVEMBER 29, 2002
BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG.: 909-S1

BUILDING LOCATION AND DIMENSIONS

STRATA PLAN BCS 183



SCALE 1 : 500 DISTANCES ARE METRIC

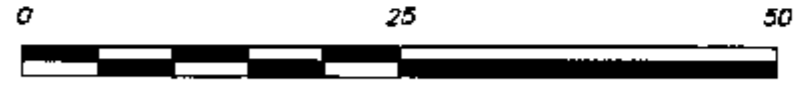


GARY C. SUNDVICK, B.C.L.S.

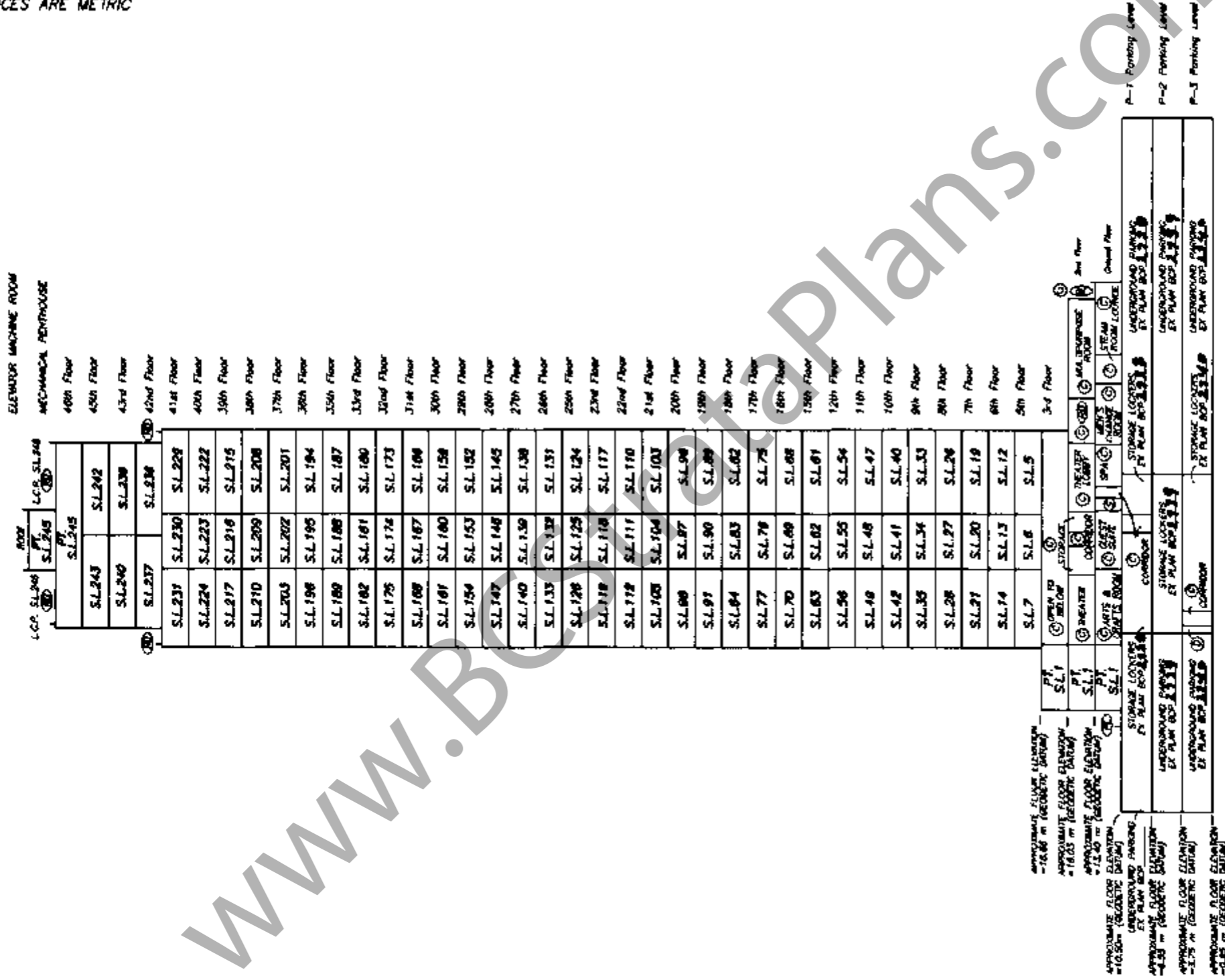
NOVEMBER 29, 2002
BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG.: 909-S2

SECTION A - A'

STRATA PLAN BCS 183



SCALE 1 : 500 DISTANCES ARE METRIC



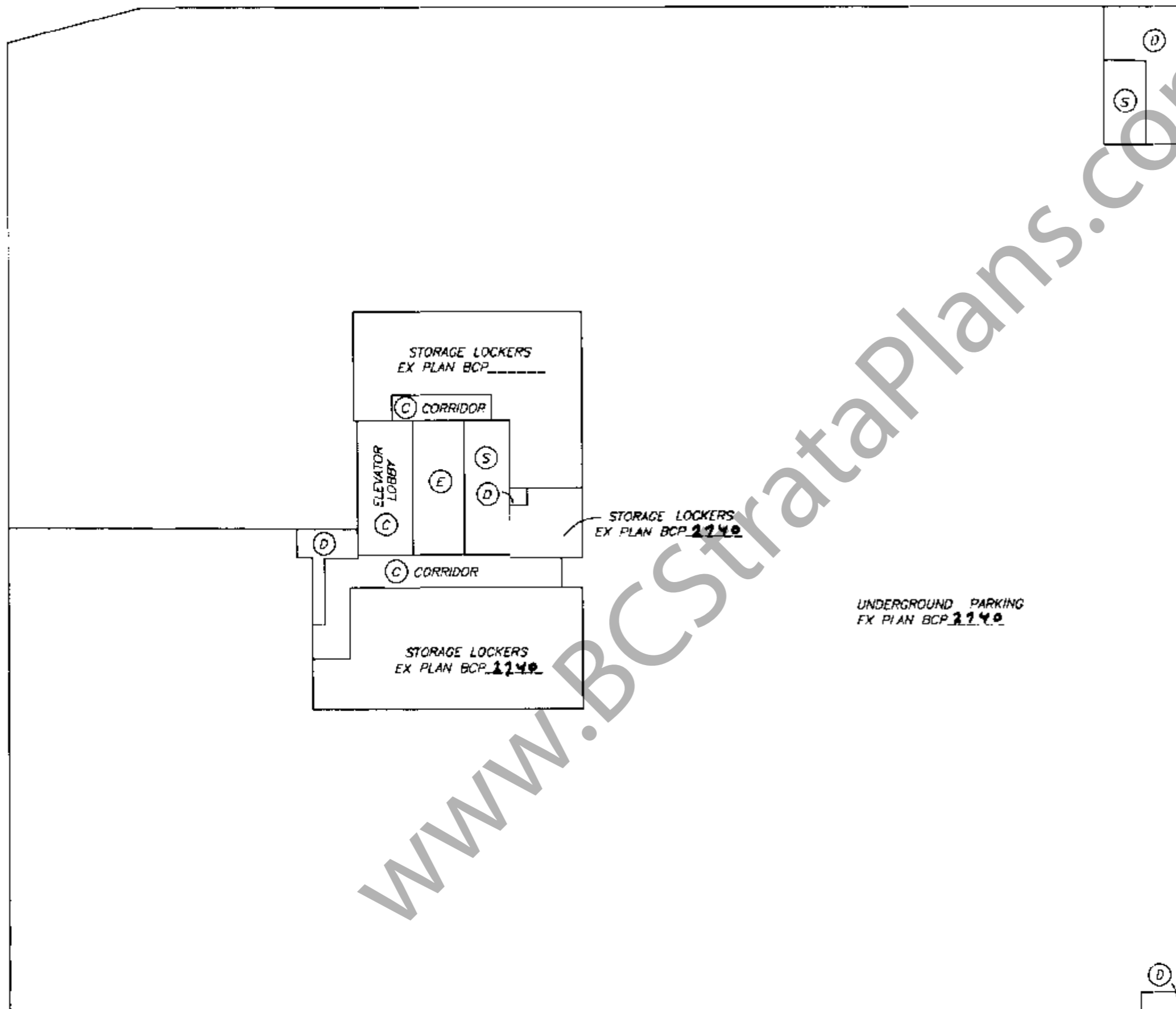
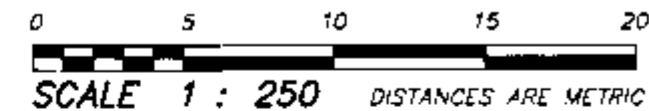
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GARY C. SUNDVICK, B.C.L.S.
 NOVEMBER 29, 2002
 BUTLER, SUNDVICK & ASSOCIATES
 FILE: 909 DWG.: 909-S2

ORIGINAL

STRATA PLAN BCS / 83

PARKING LEVEL P3



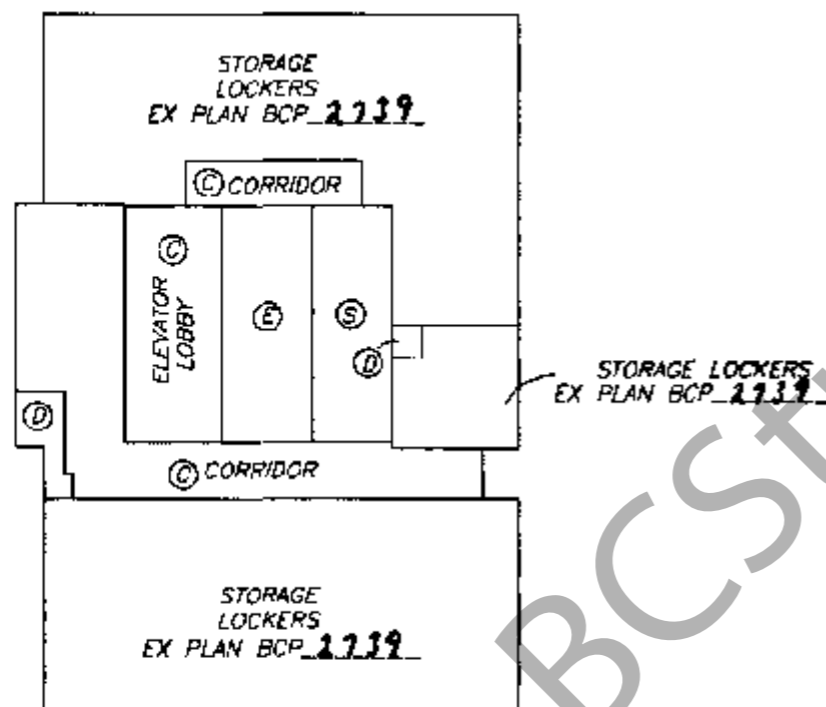
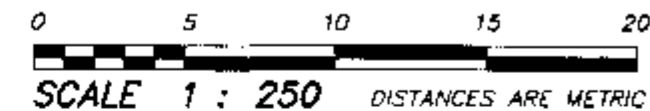
GARY C. SUNDVICK, B.C.L.S.

NOVEMBER 29, 2002

BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG.: 909-P

STRATA PLAN BCS 183

PARKING LEVEL P2



UNDERGROUND PARKING
EX PLAN BCP_2739

A

A'

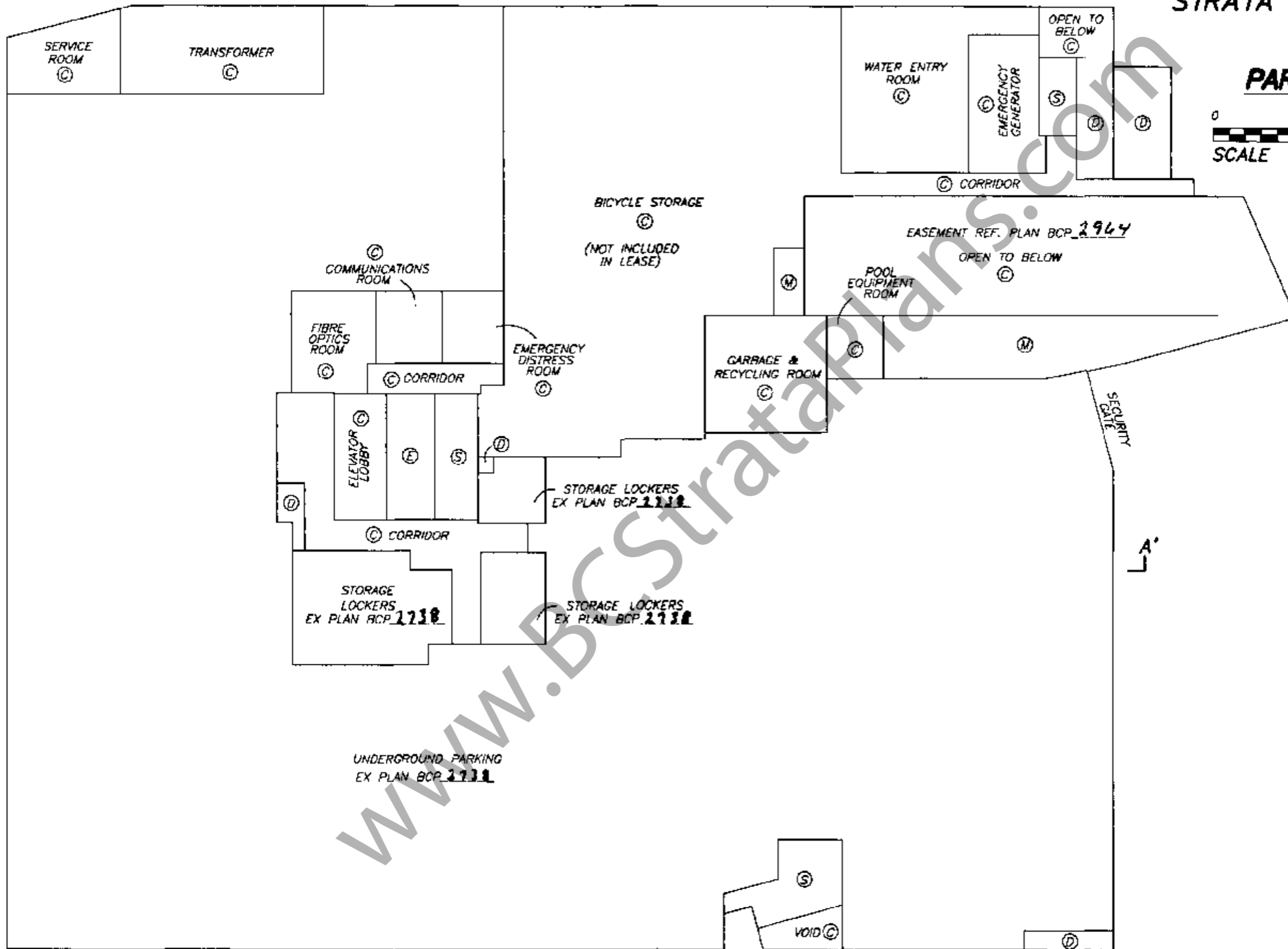
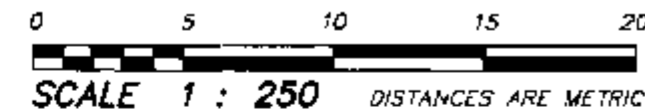
www.BCStrataPlans.com

GARY C. SUNDVICK, B.C.L.S.

NOVEMBER 29, 2002
BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG.: 909-P

STRATA PLAN BCS 183

PARKING LEVEL P1

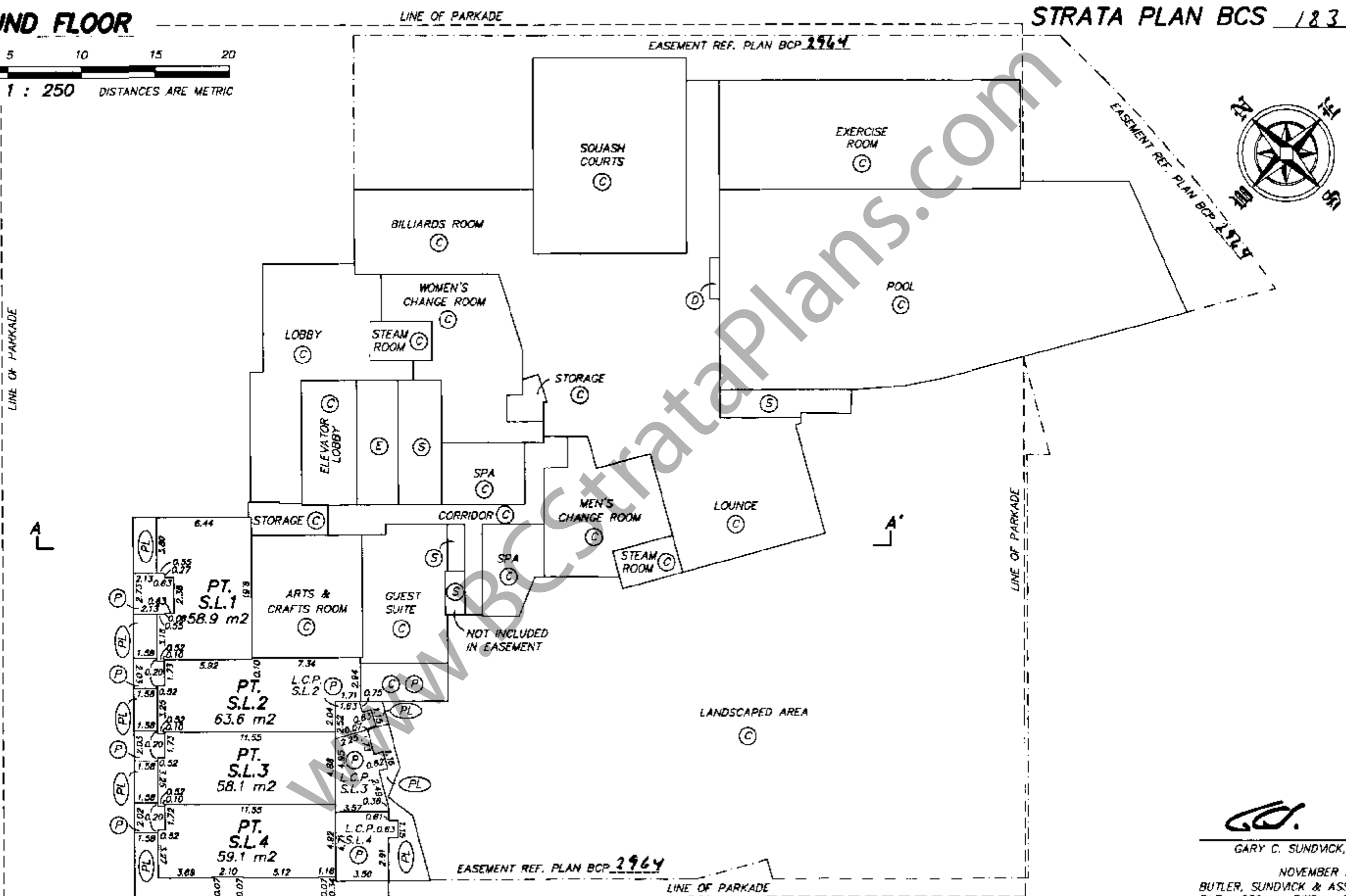
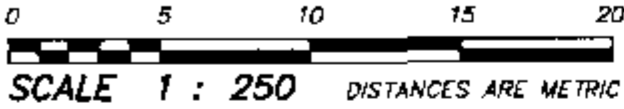


GARY C. SUNDVICK, B.C.L.S.

NOVEMBER 29, 2002
 BUTLER, SUNDVICK & ASSOCIATES
 FILE: 909 DWG.: 909-P

GROUND FLOOR

STRATA PLAN BCS 183



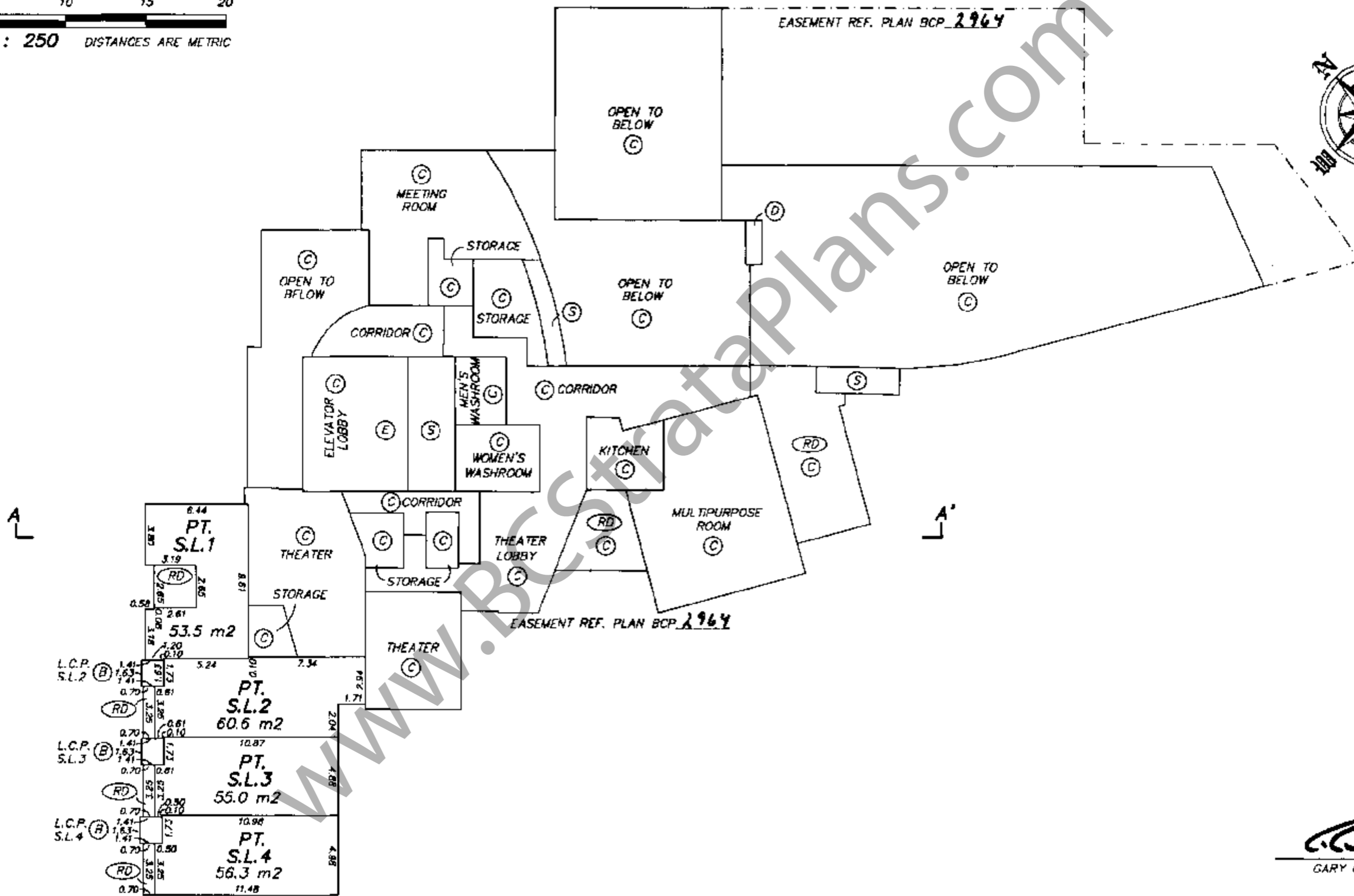
GARY C. SUNDVICK, B.C.L.S.

NOVEMBER 28, 2002
BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG.: 909-T

2nd FLOOR

STRATA PLAN BCS 183

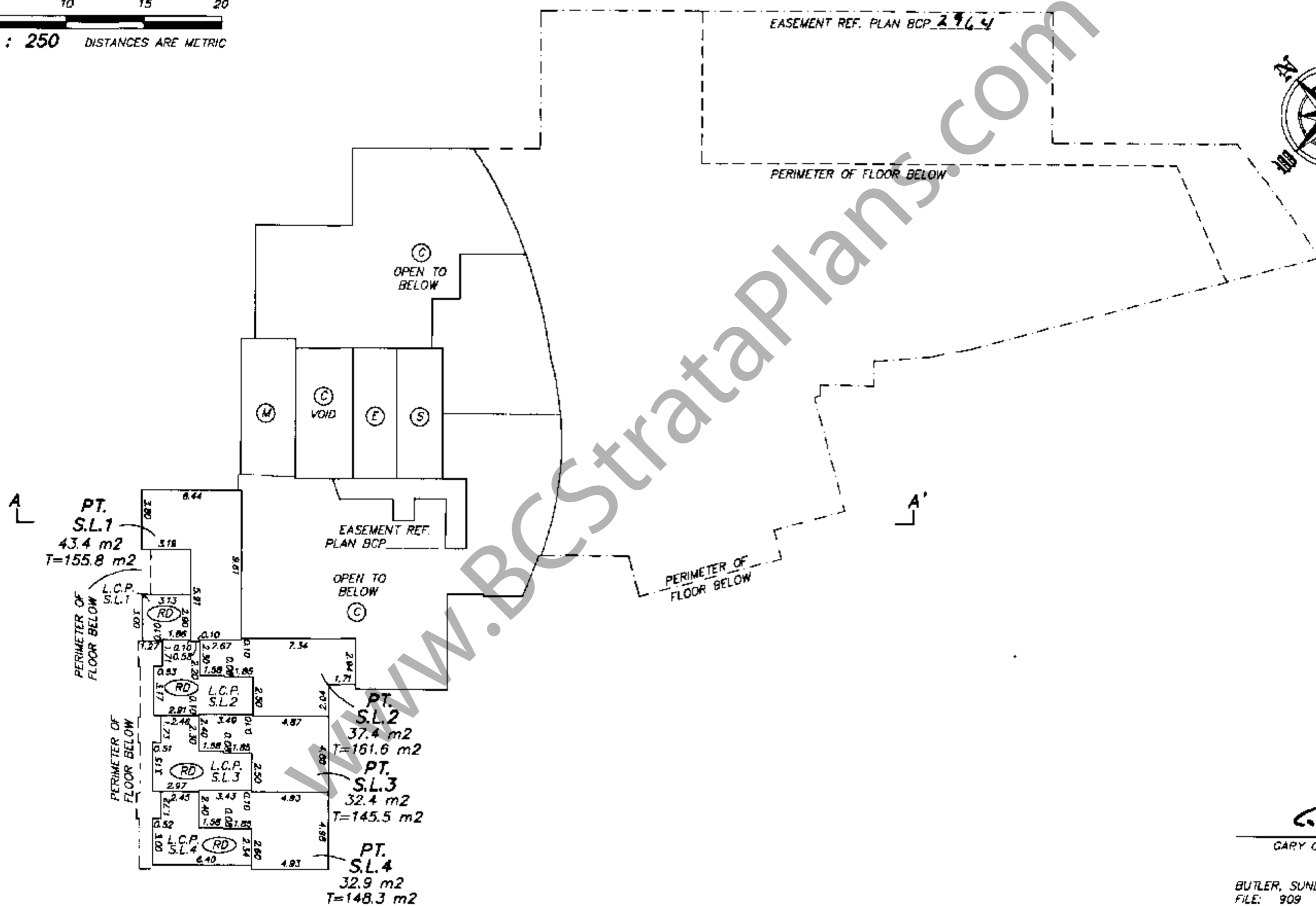
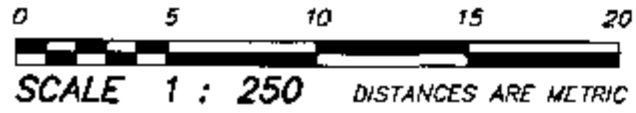
0 5 10 15 20
 SCALE 1 : 250 DISTANCES ARE METRIC



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 NOVEMBER 29, 2002
 BUTLER, SUNDVICK & ASSOCIATES
 FILE: 909 DWG.: 909-T

3rd FLOOR

STRATA PLAN BCS 183



PT. S.L.1
43.4 m²
T=155.8 m²

PERIMETER OF FLOOR BELOW

PERIMETER OF FLOOR BELOW

PT. S.L.2
37.4 m²
T=161.6 m²

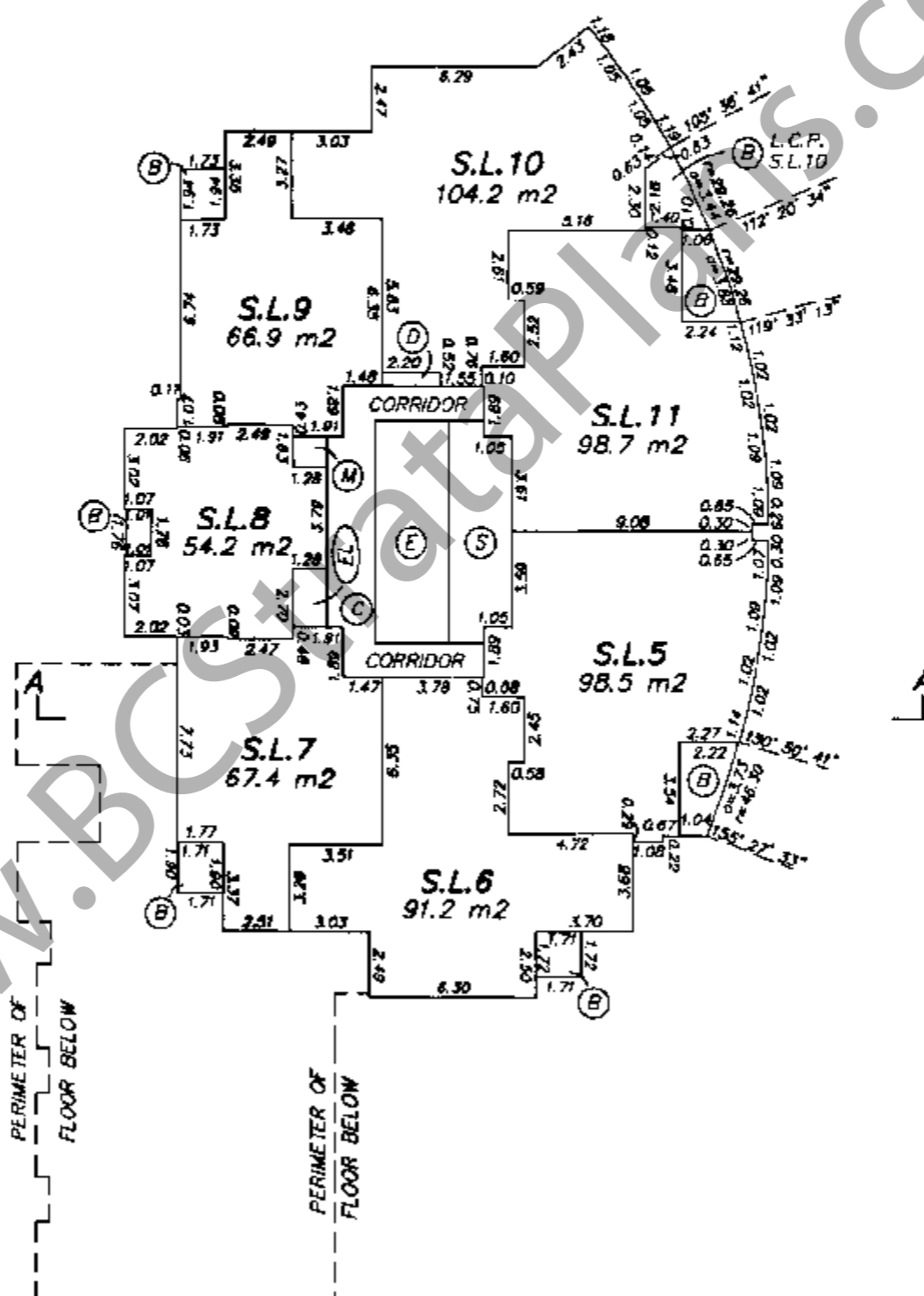
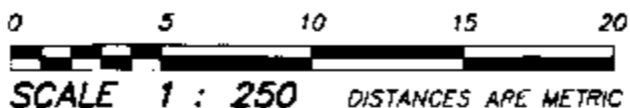
PT. S.L.3
32.4 m²
T=145.5 m²

PT. S.L.4
32.9 m²
T=148.3 m²

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NOVEMBER 29, 2002
BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG: 909-T

STRATA PLAN BCS / 83

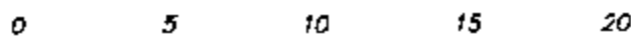
5th FLOOR



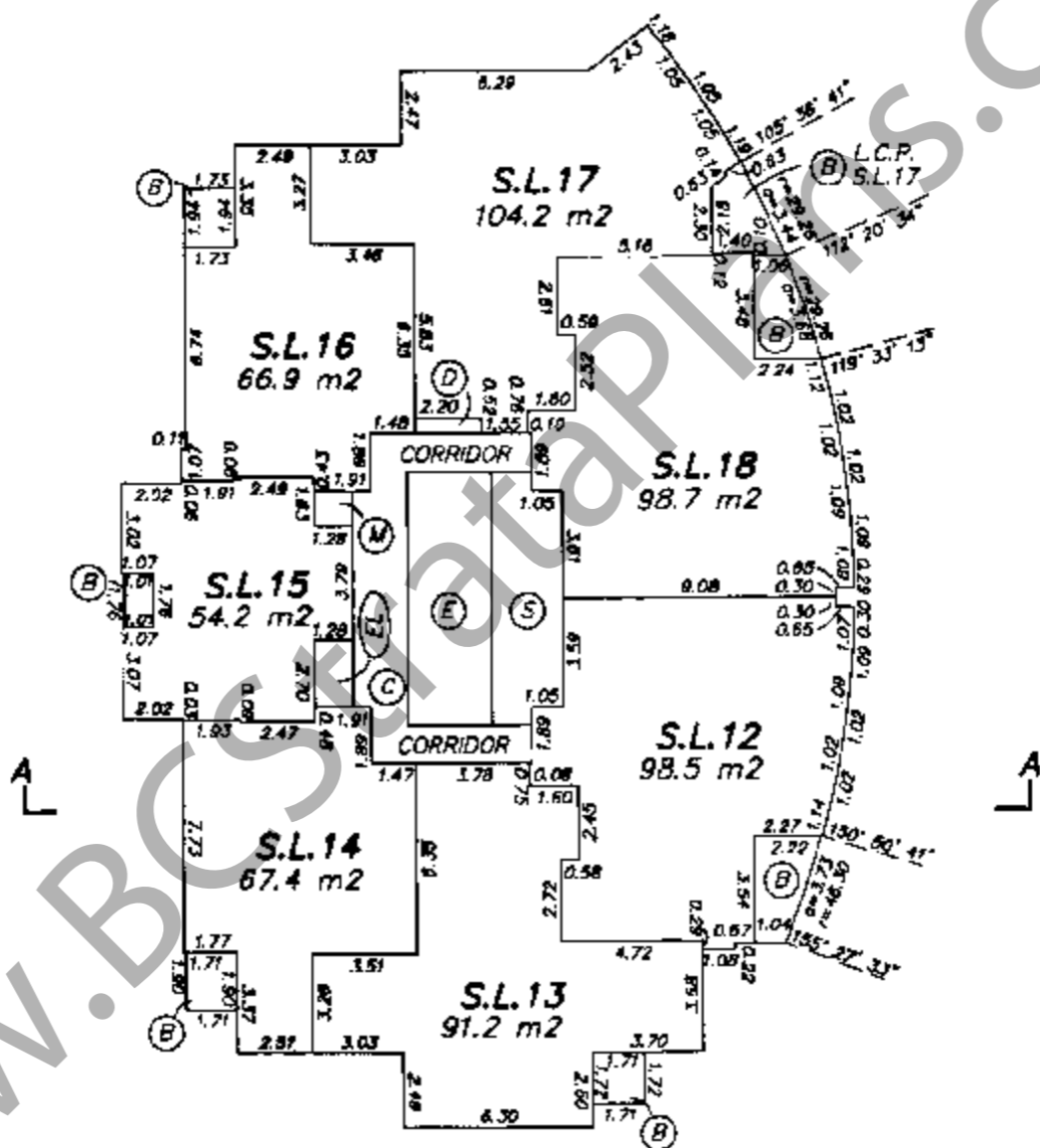
GARY C. SUNDVICK, B.C.L.S.
NOVEMBER 29, 2002
BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG.: 909-S3

STRATA PLAN BCS 183

6th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



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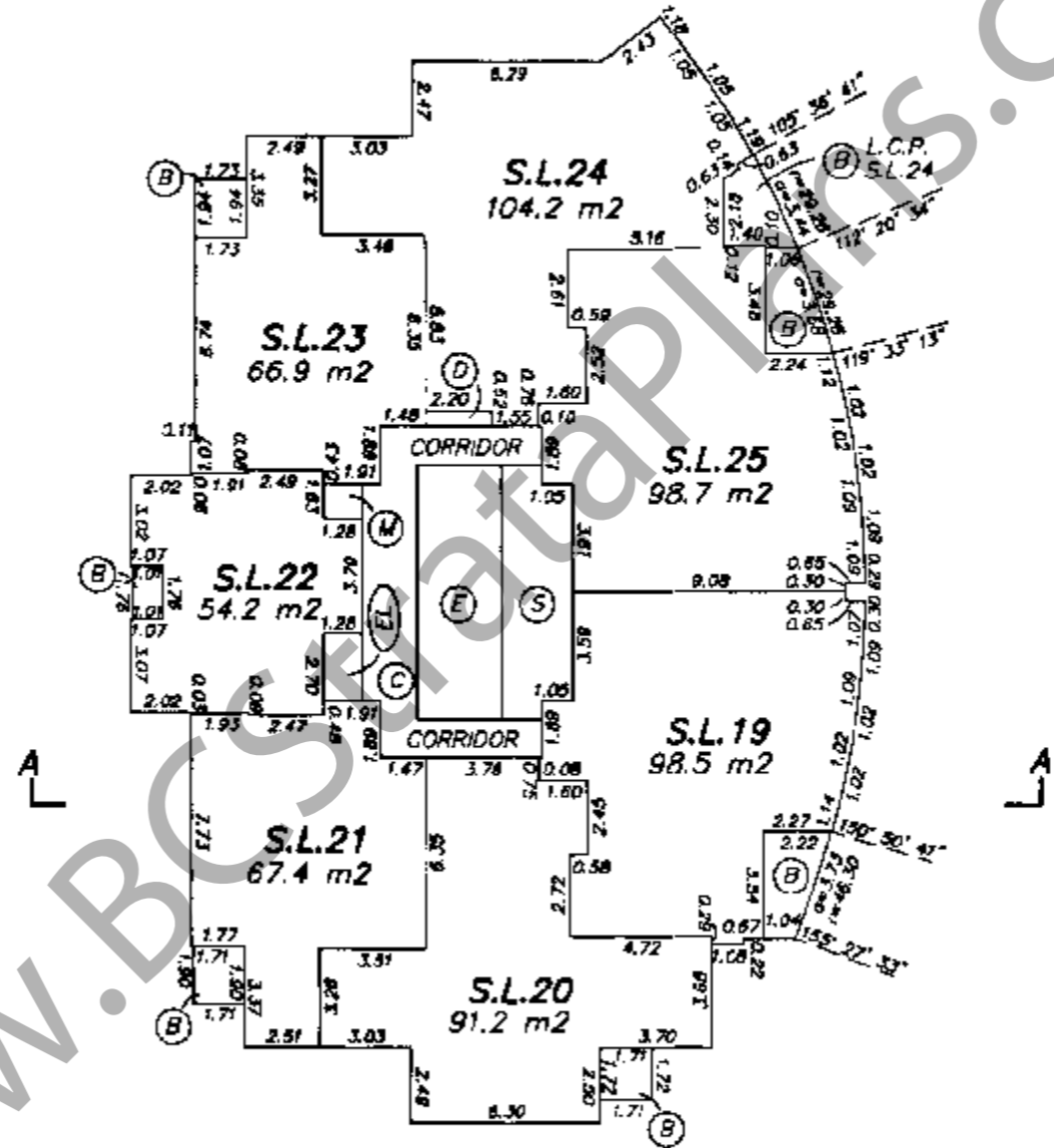
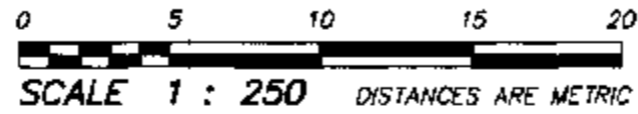
GARY C. SUNDVICK, B.C.L.S.

NOVEMBER 29, 2002

BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG.: 909-53

STRATA PLAN BCS 183

7th FLOOR



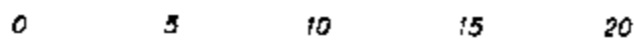
WWW.BCS183.COM

GARY C. SUNDVICK, B.C.L.S.

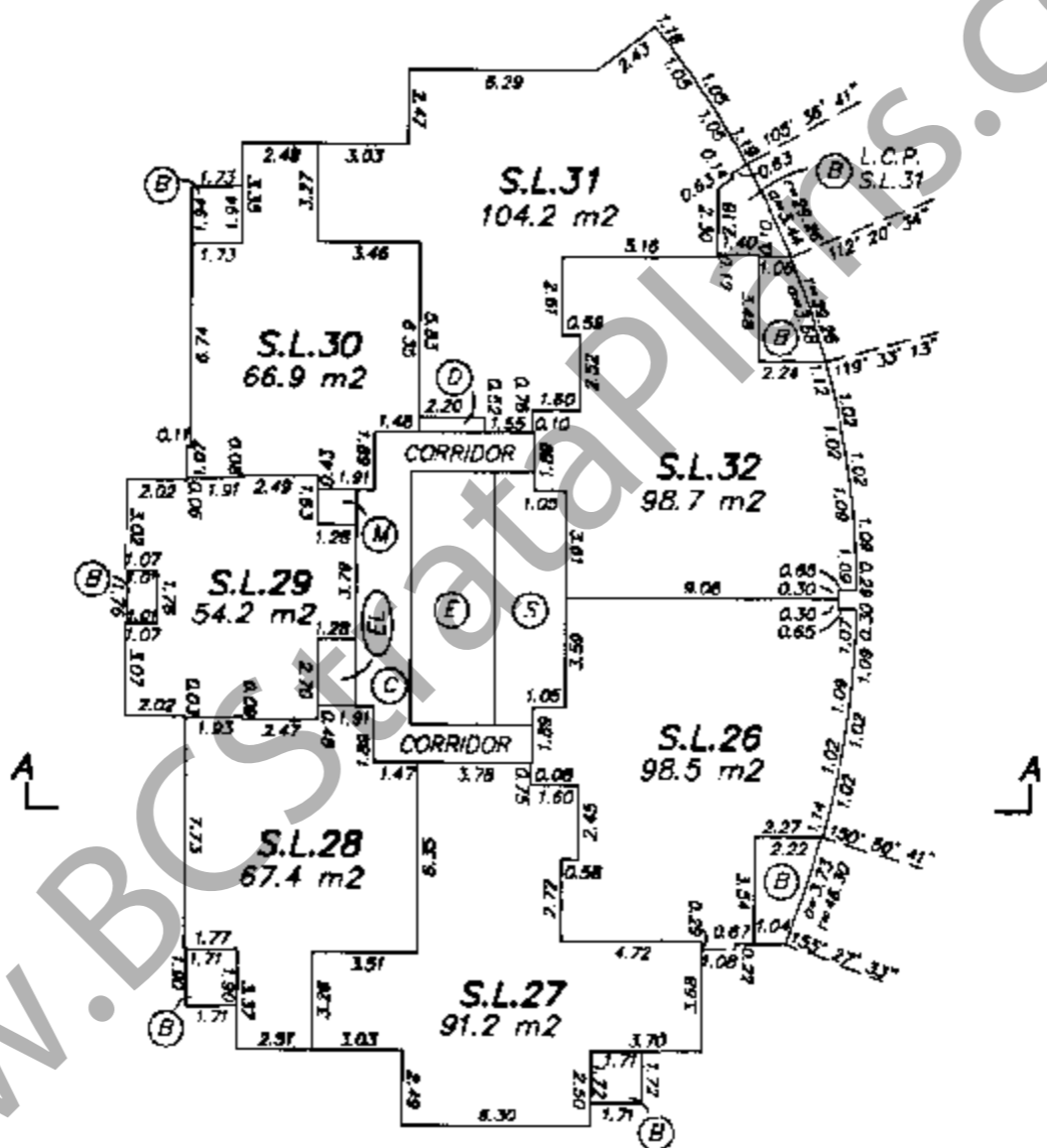
NOVEMBER 29, 2002
BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG: 909-53

STRATA PLAN BCS 123

8th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



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 NOVEMBER 29, 2002
 BUTLER, SUNDVICK & ASSOCIATES
 FILE: 909 DWG: 909-S3

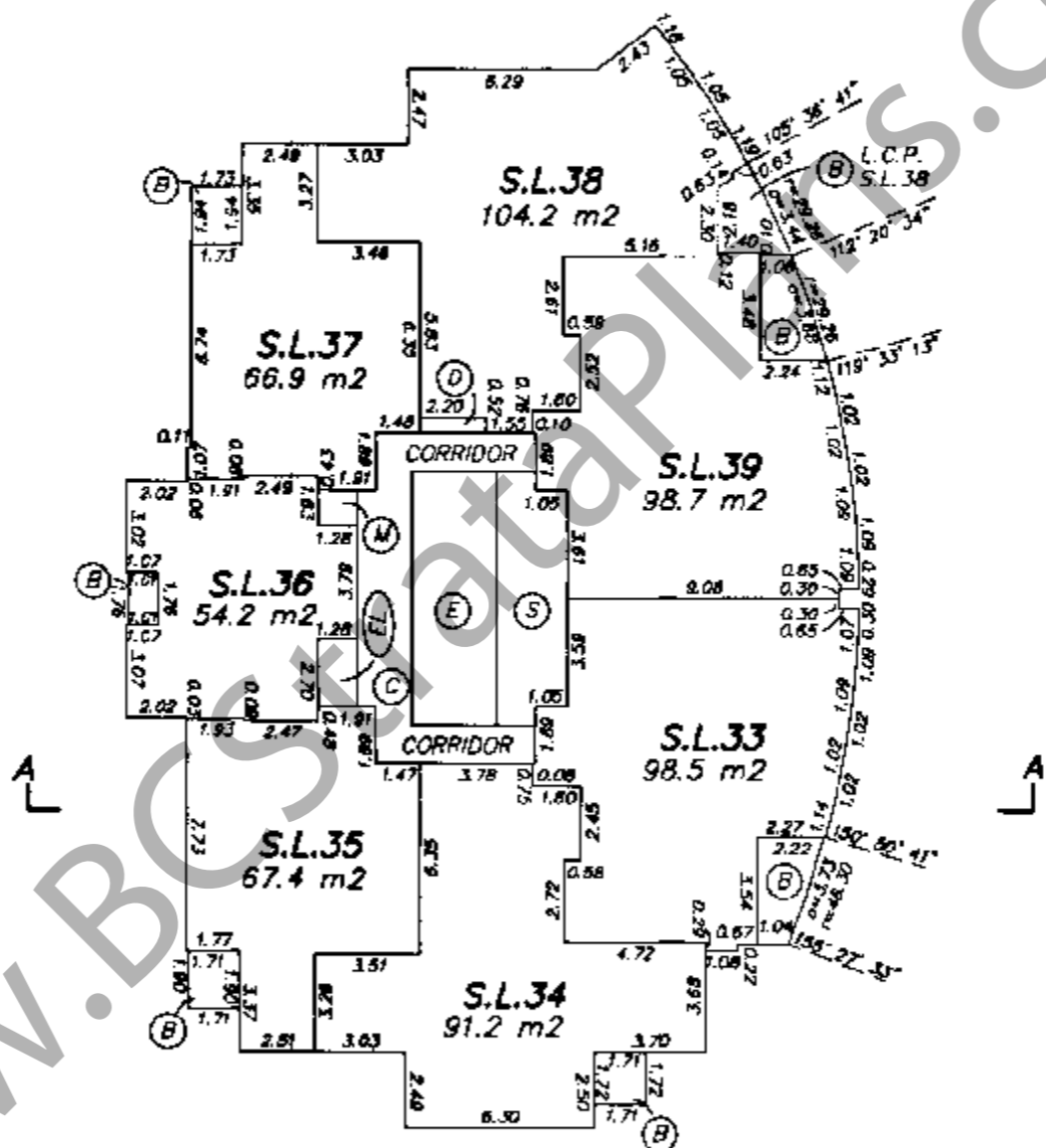
STRATA PLAN BCS 123

9th FLOOR

0 5 10 15 20



SCALE 1 : 250 DISTANCES ARE METRIC



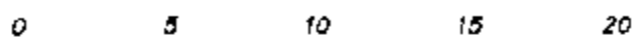
WWW.BCS183.COM

GARY C. SUNDVICK, B.C.L.S.

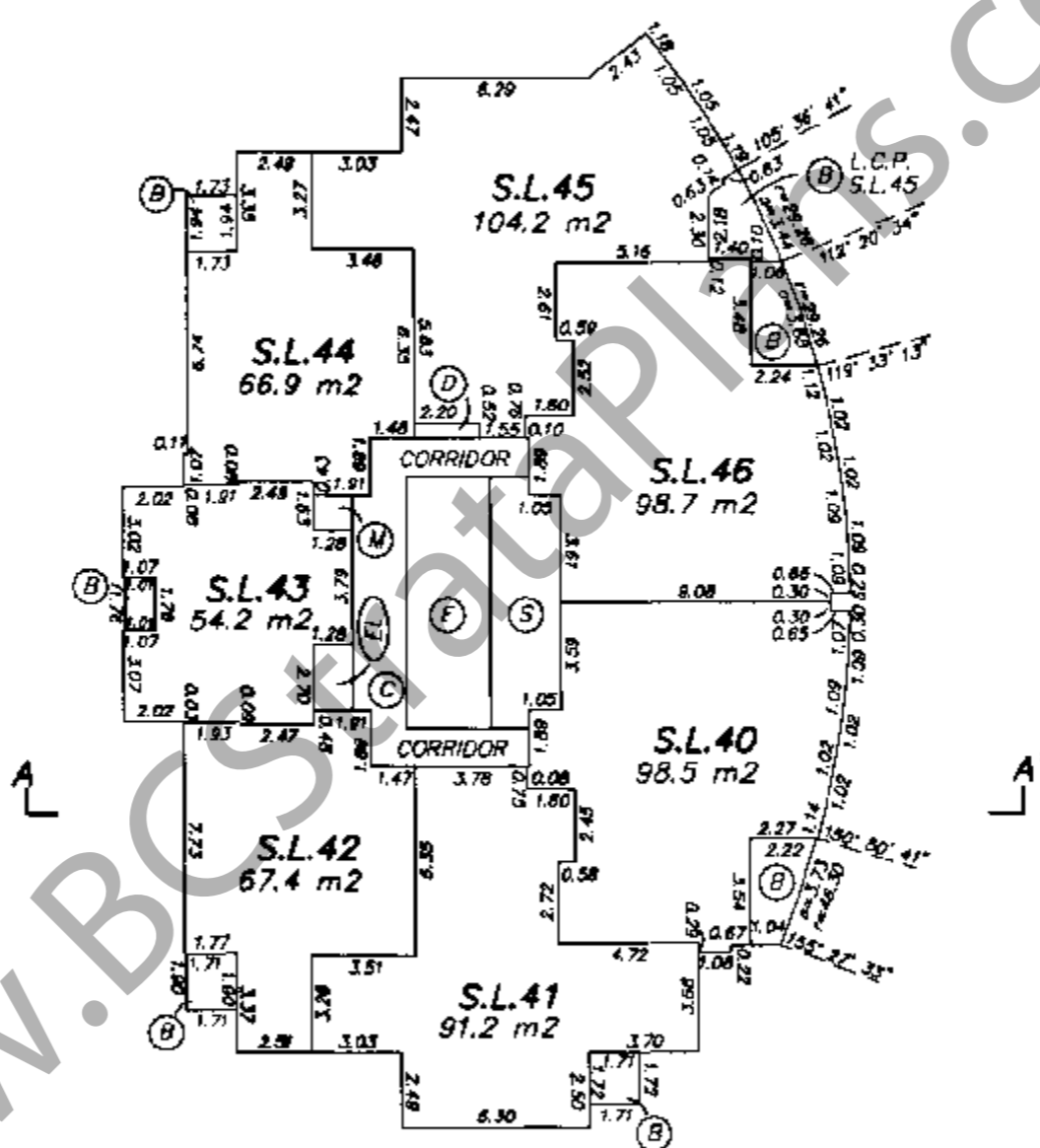
NOVEMBER 29, 2002
BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG: 909-S3

STRATA PLAN BCS 183

10th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



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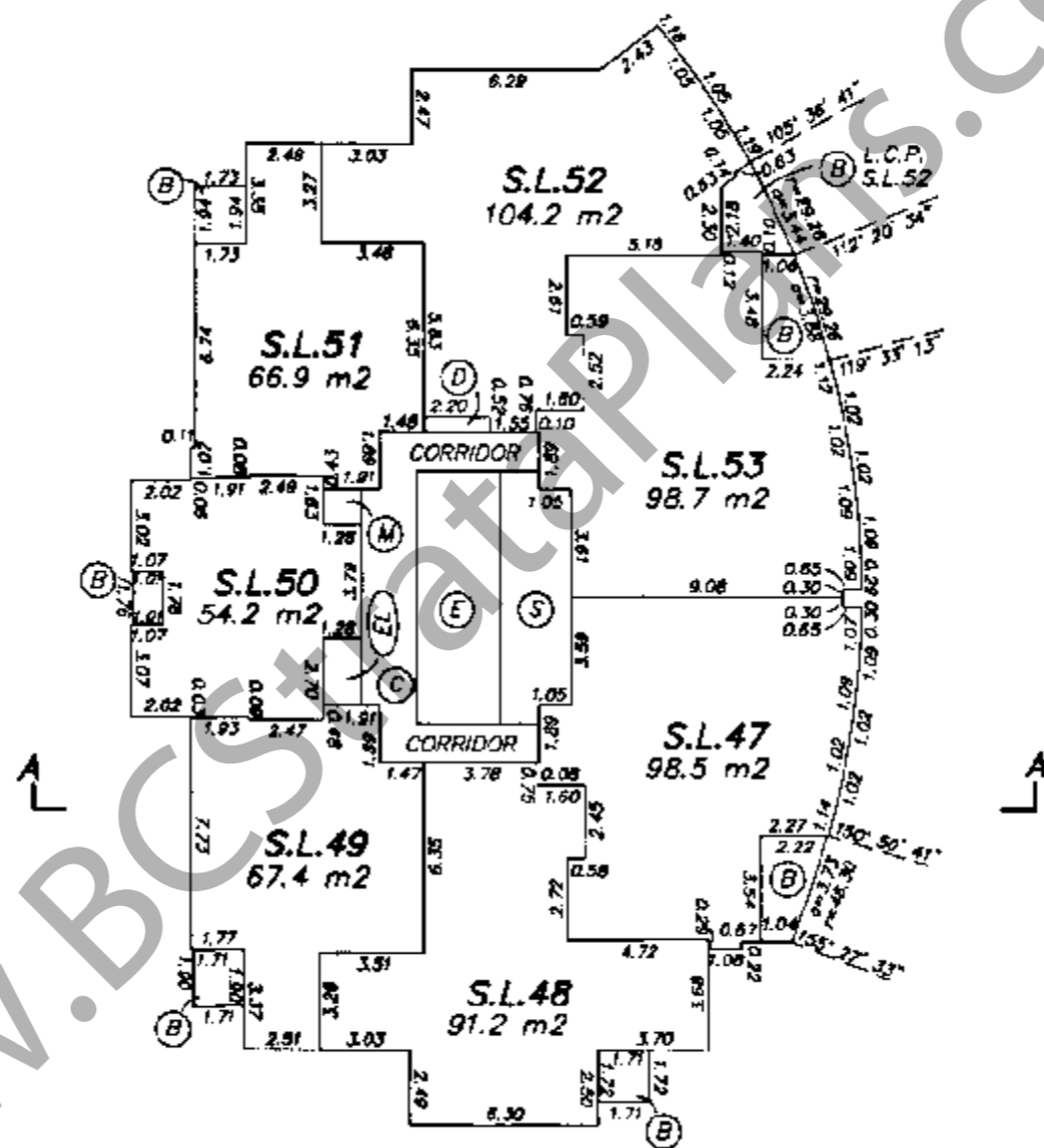
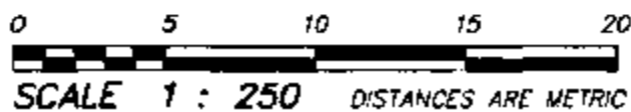
GARY C. SUNDVICK, B.C.L.S.

NOVEMBER 29, 2002

BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG.: 909-53

STRATA PLAN BCS 183

11th FLOOR



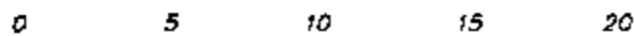
WWW.BCS.com

GARY C. SUNDVICK, B.C.L.S.

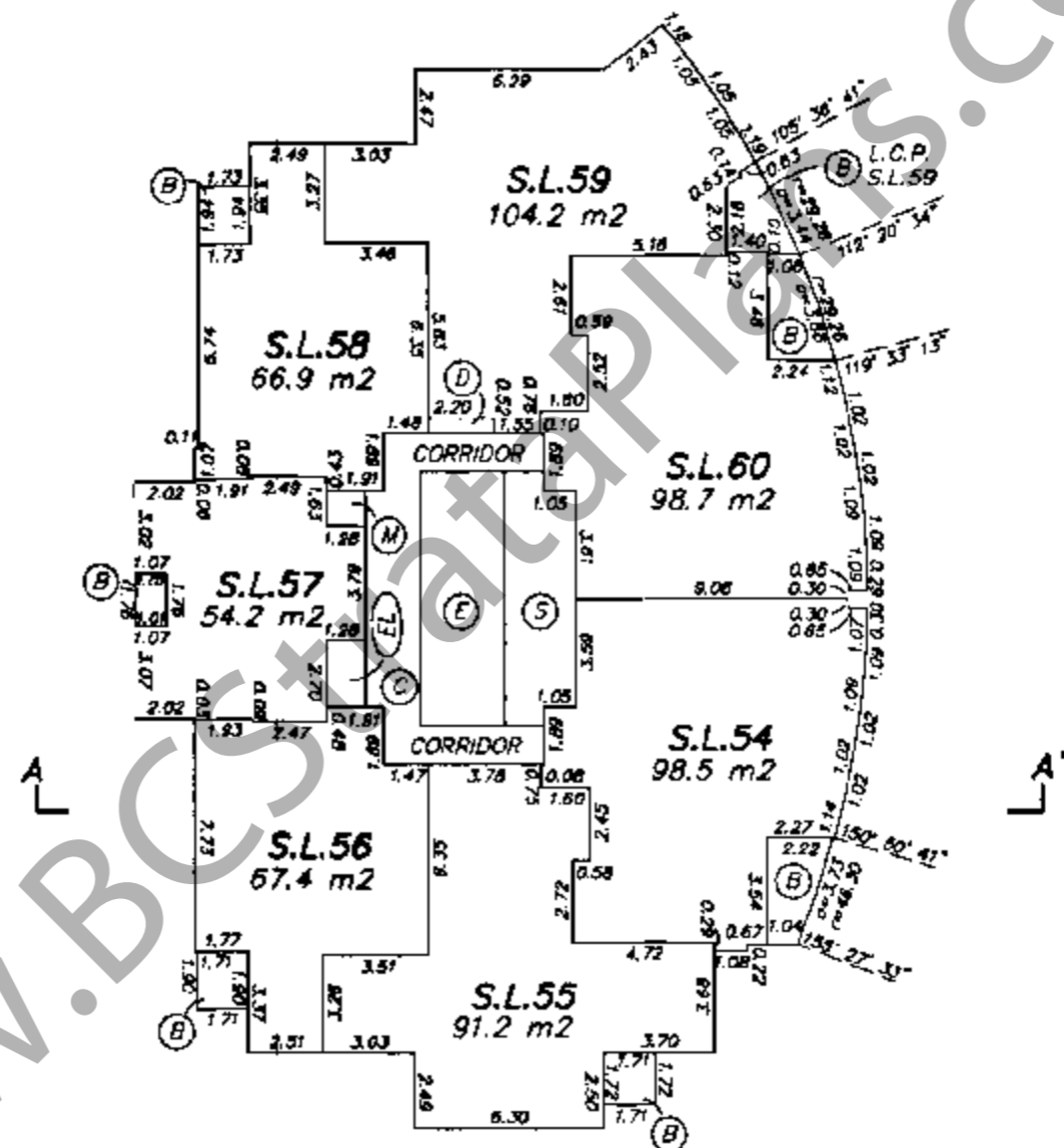
NOVEMBER 29, 2002
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FILE: 909 DWG.: 909-S3

STRATA PLAN BCS 183

12th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



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NOVEMBER 29, 2002
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 FILE: 909 DWG.: 909-S3

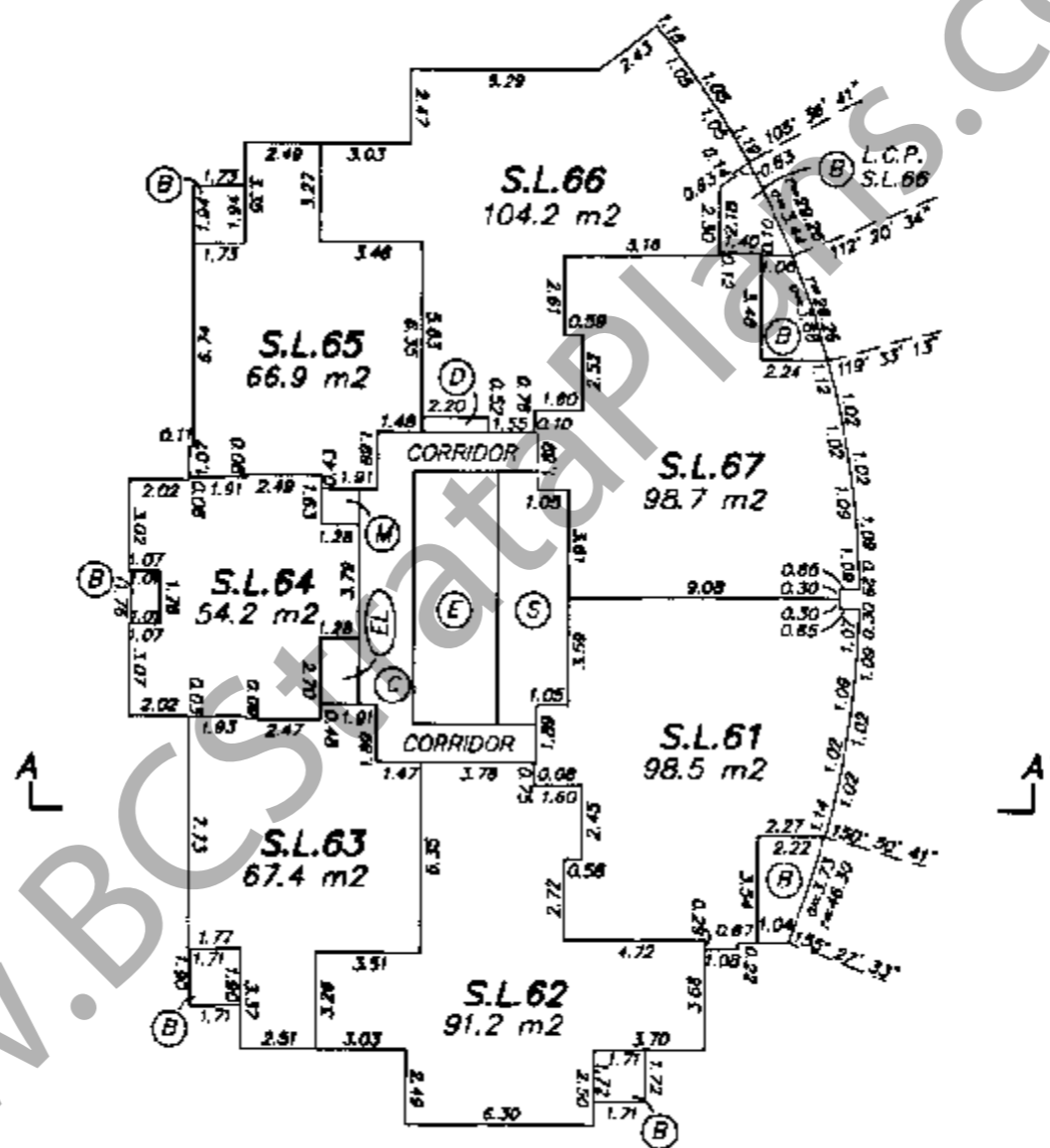
STRATA PLAN BCS 183

15th FLOOR

0 5 10 15 20



SCALE 1 : 250 DISTANCES ARE METRIC



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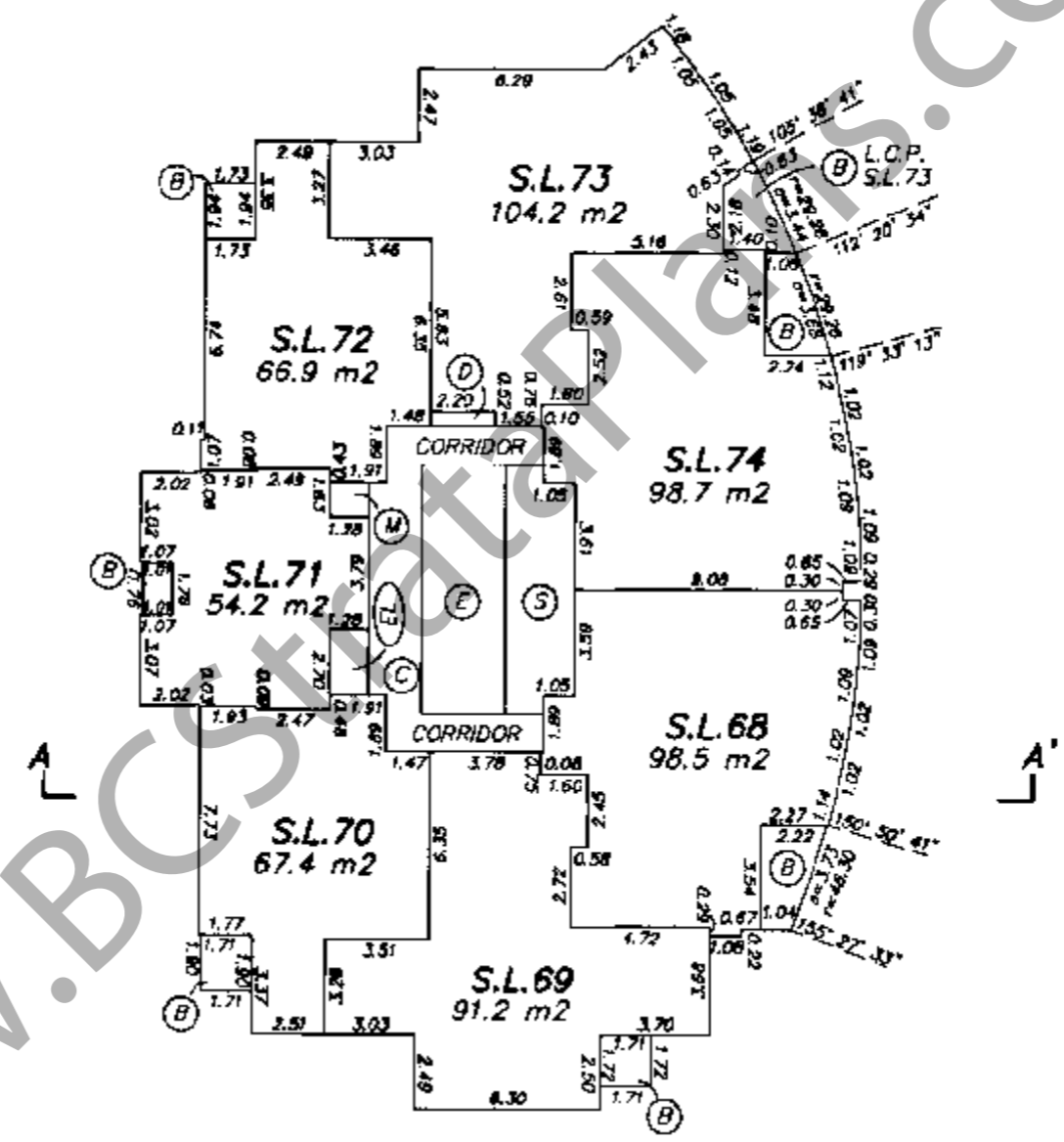
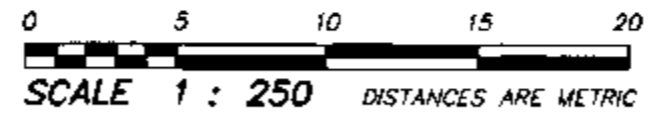
GARY C. SUNDVICK, B.C.L.S.

NOVEMBER 29, 2002

BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG.: 909-53

STRATA PLAN BCS 183

16th FLOOR

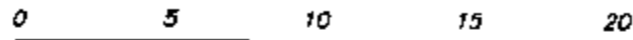


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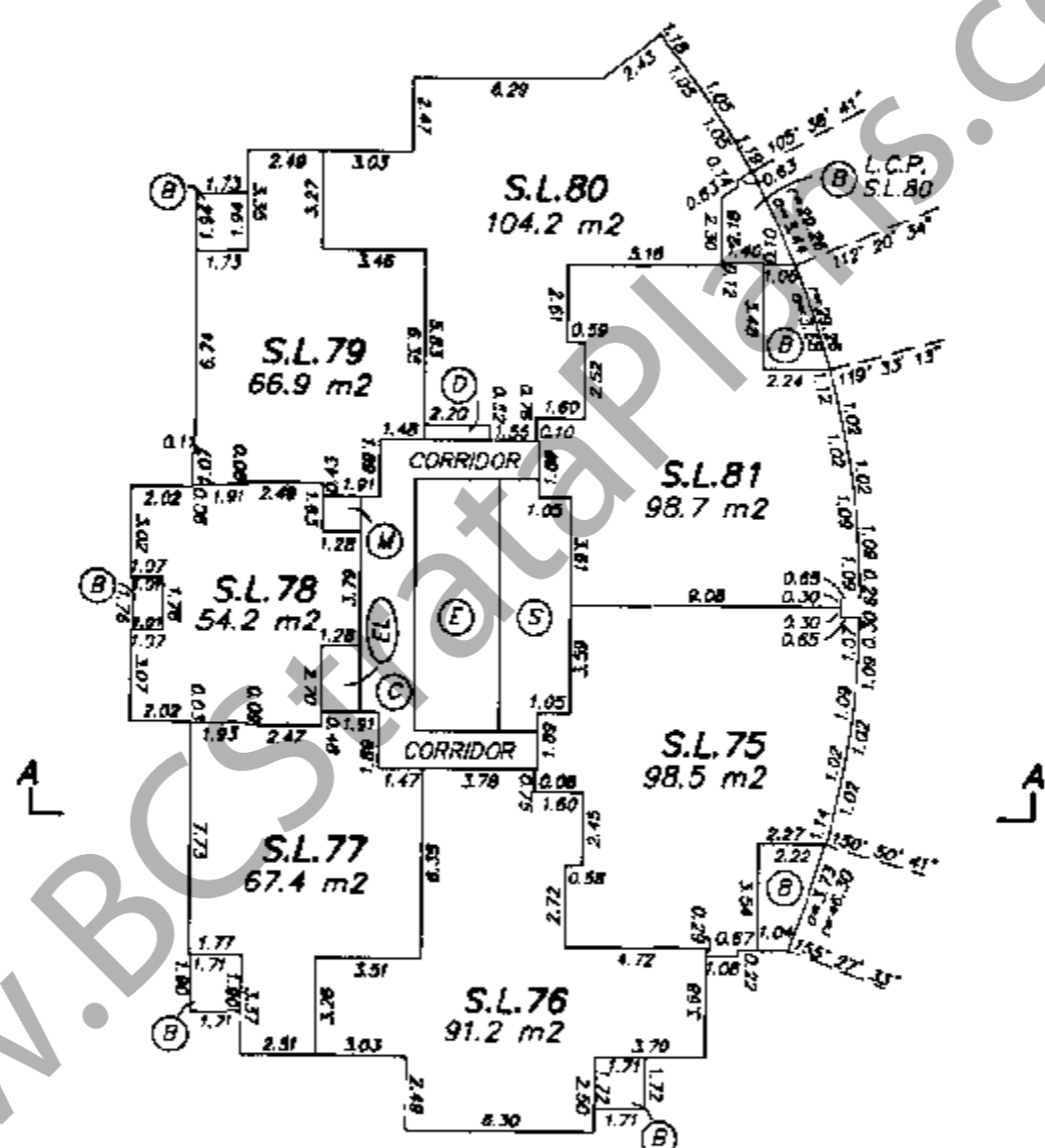
GARY C. SUNDVICK, B.C.L.S.
NOVEMBER 29, 2002
BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG.: 909-S3

STRATA PLAN BCS 183

17th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



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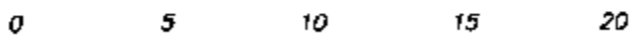


GARY C. SUNDVICK, B.C.L.S.

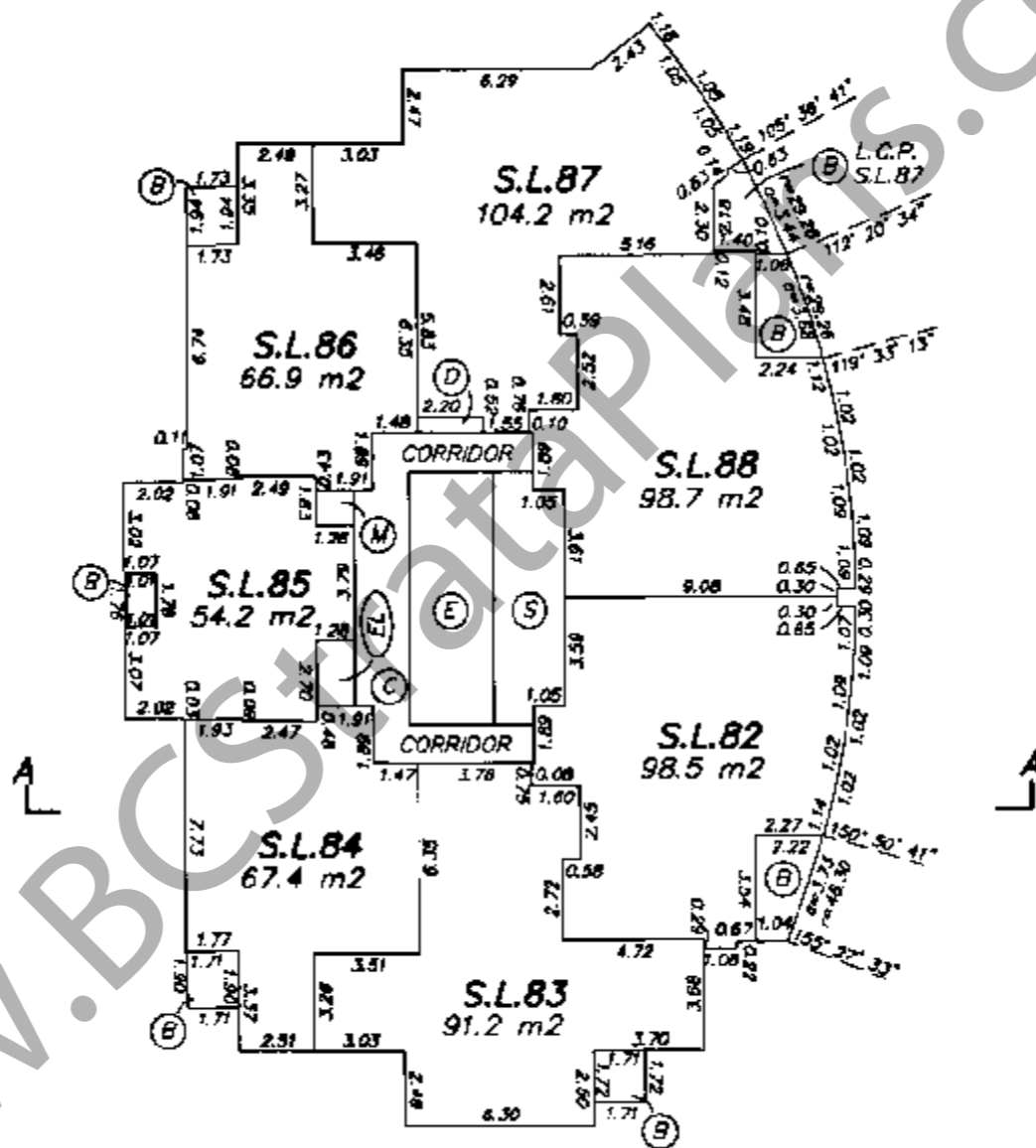
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 BUTLER, SUNDVICK & ASSOCIATES
 FILE: 909 DWG.: 509-S3

STRATA PLAN BCS 183

18th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



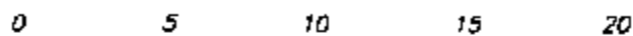
WWW.BCS183.COM

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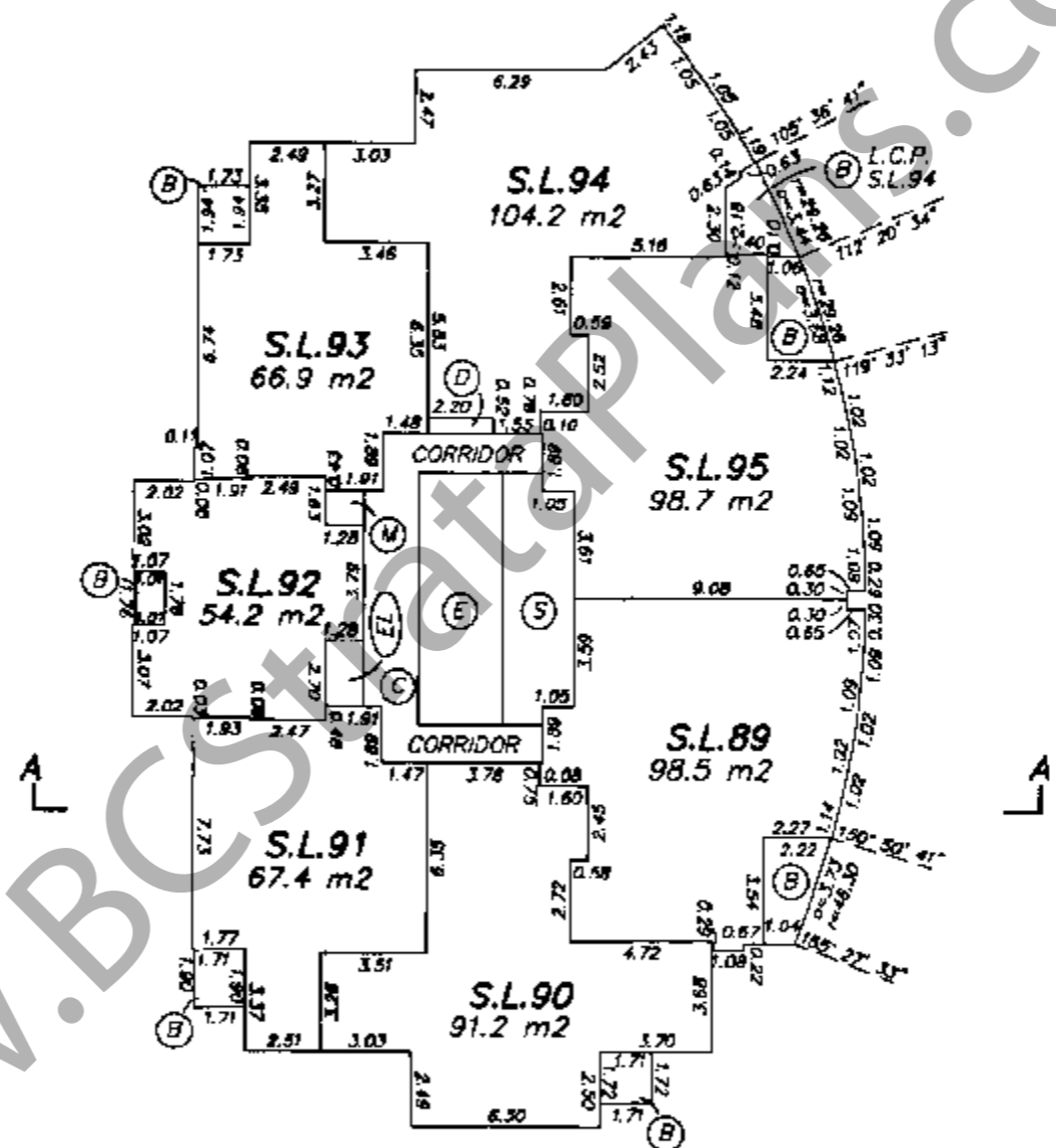
NOVEMBER 29, 2002
BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG.: 909-S3

STRATA PLAN BCS 183

19th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



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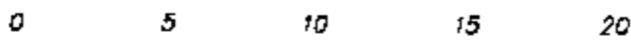
GARY C. SUNDVICK, B.C.L.S.

NOVEMBER 29, 2002

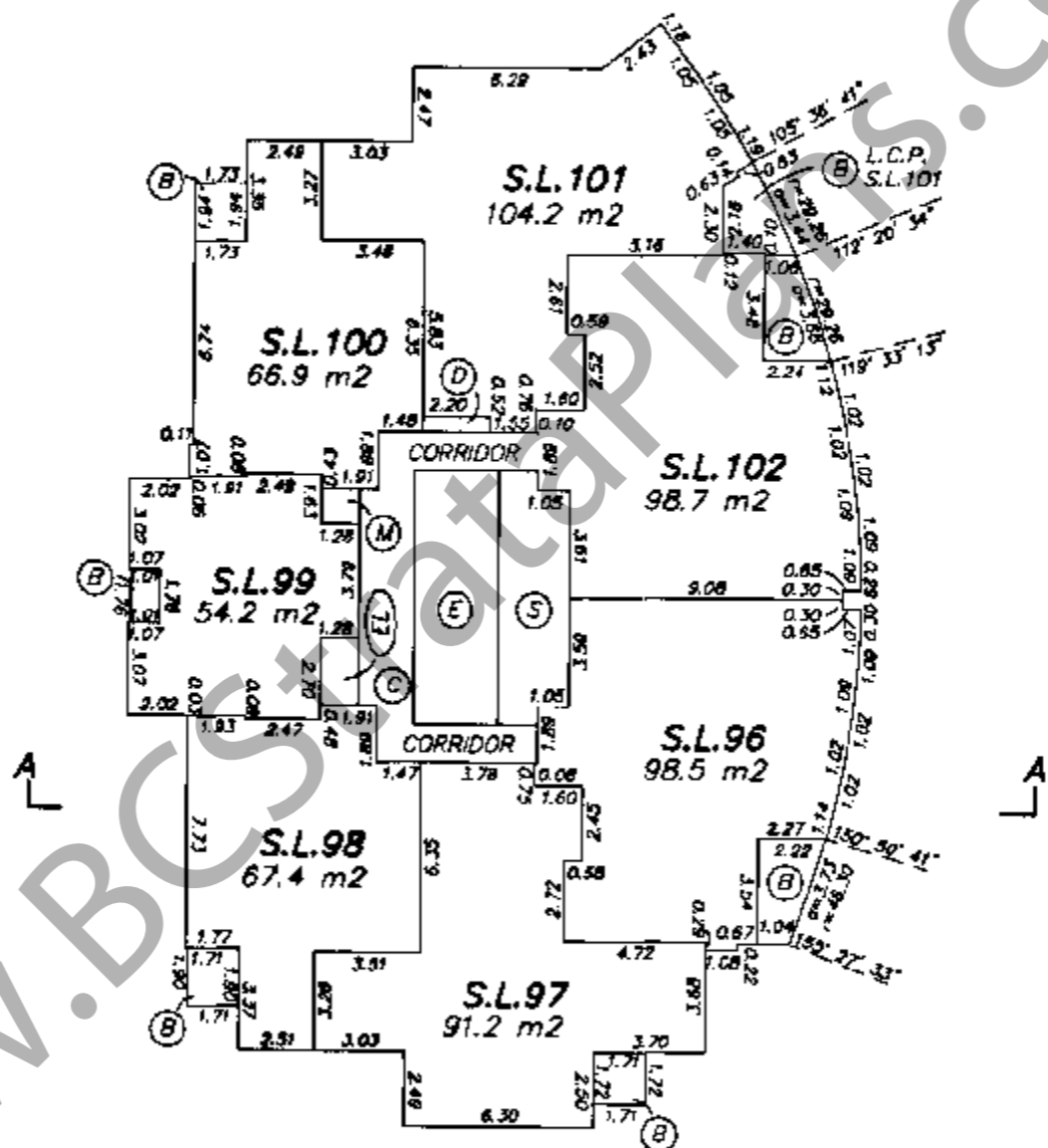
BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG: 909-S3

STRATA PLAN BCS 183

20th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



WWW.BCSSTRATAPLANS.COM

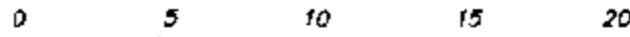
GARY C. SUNDVICK, B.C.L.S.

NOVEMBER 29, 2002

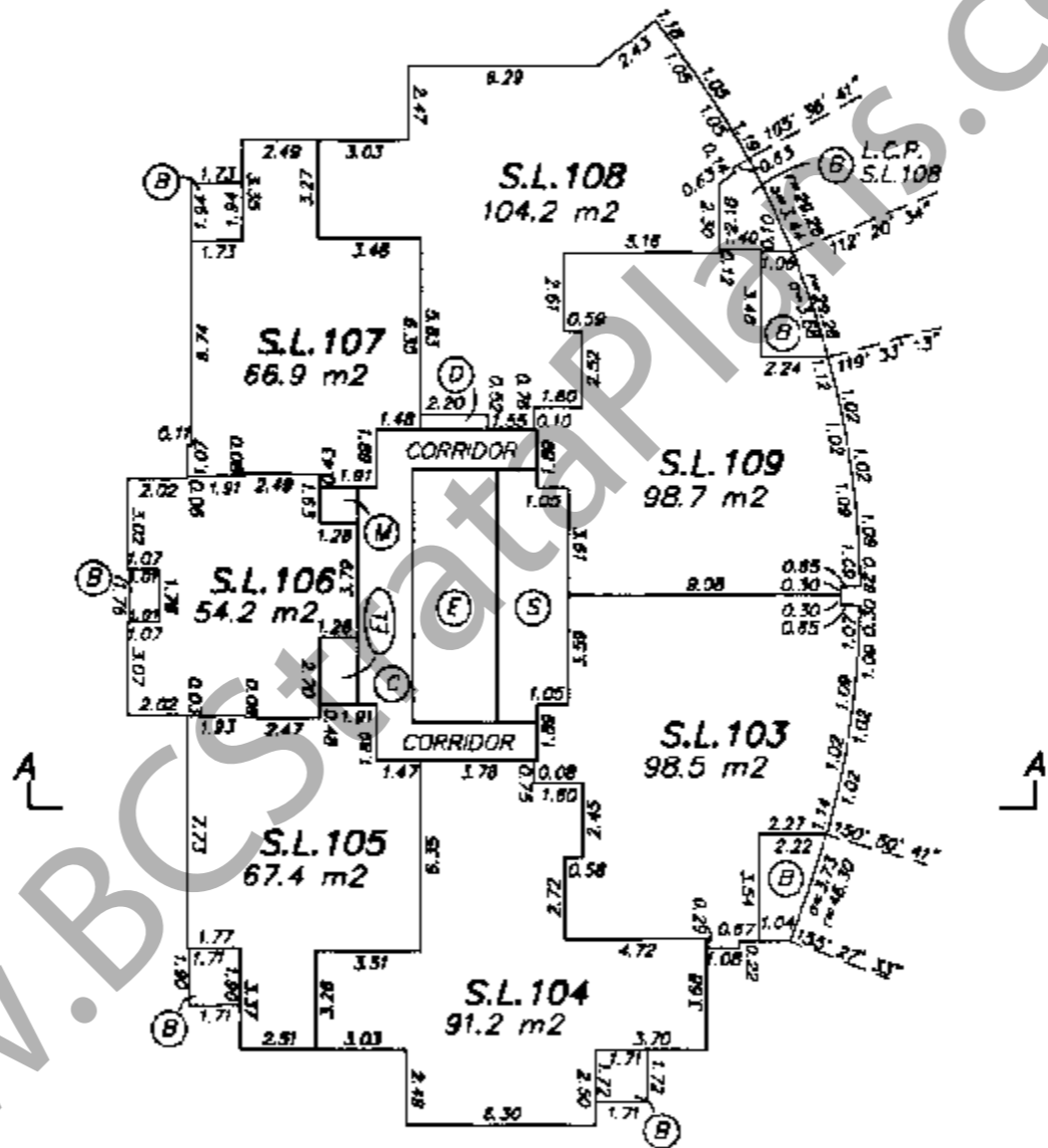
BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG: 909-SJ

STRATA PLAN BCS 183

21st FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



WWW.BCS183.COM

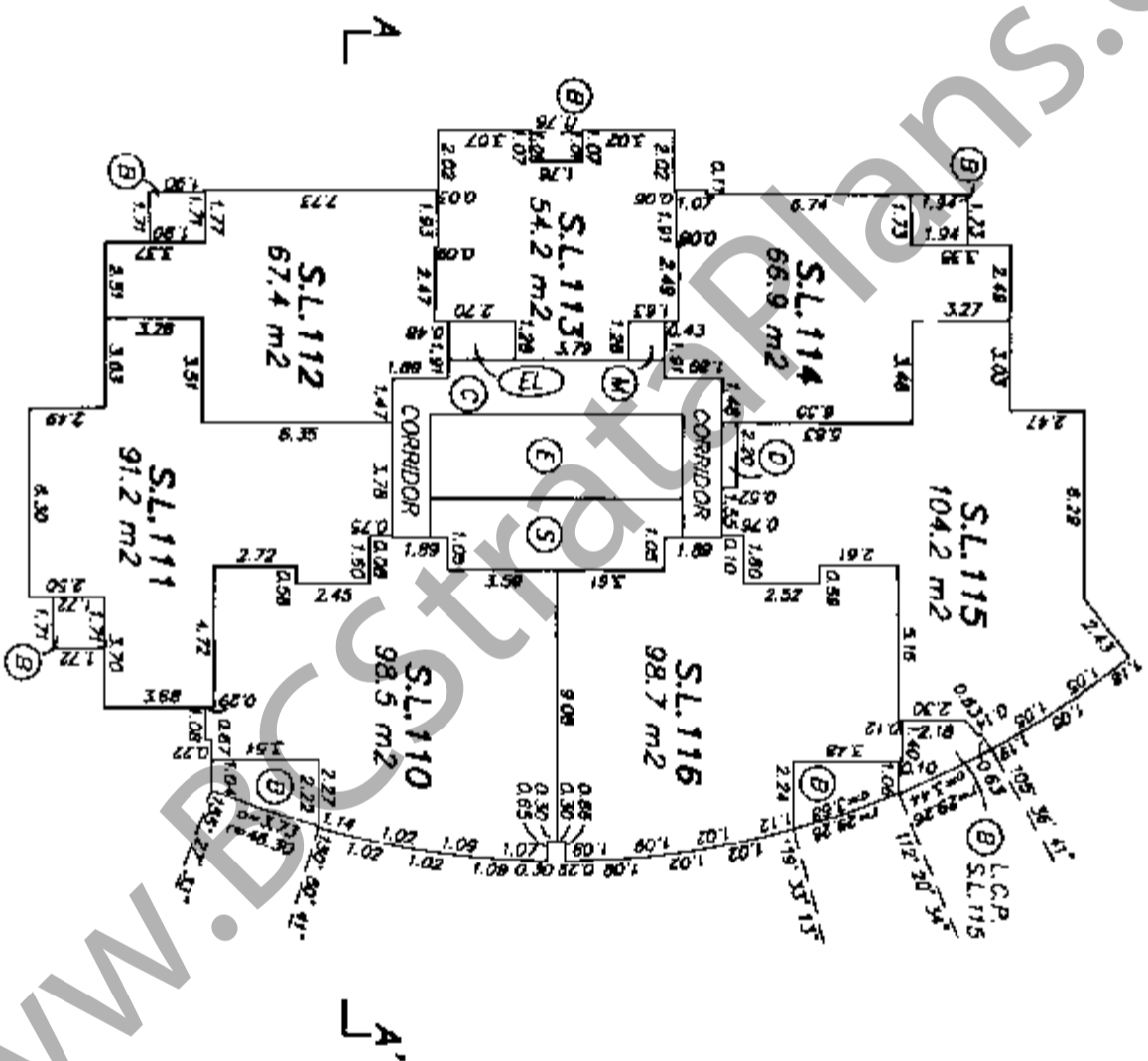
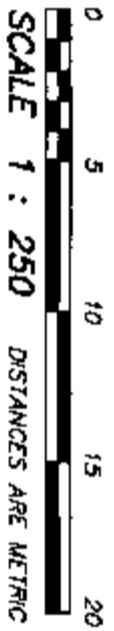


GARY C. SUNDVICK, B.C.L.S.
 NOVEMBER 29, 2002
 BUTLER, SUNDVICK & ASSOCIATES
 FILE: 909 DWG.: 909-53

22nd FLOOR

STRATA PLAN BCS 183

SHEET 26 OF 49 SHEETS



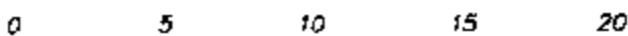
Handwritten signature/initials

GARY C. SUNDVICK, B.C.L.S.

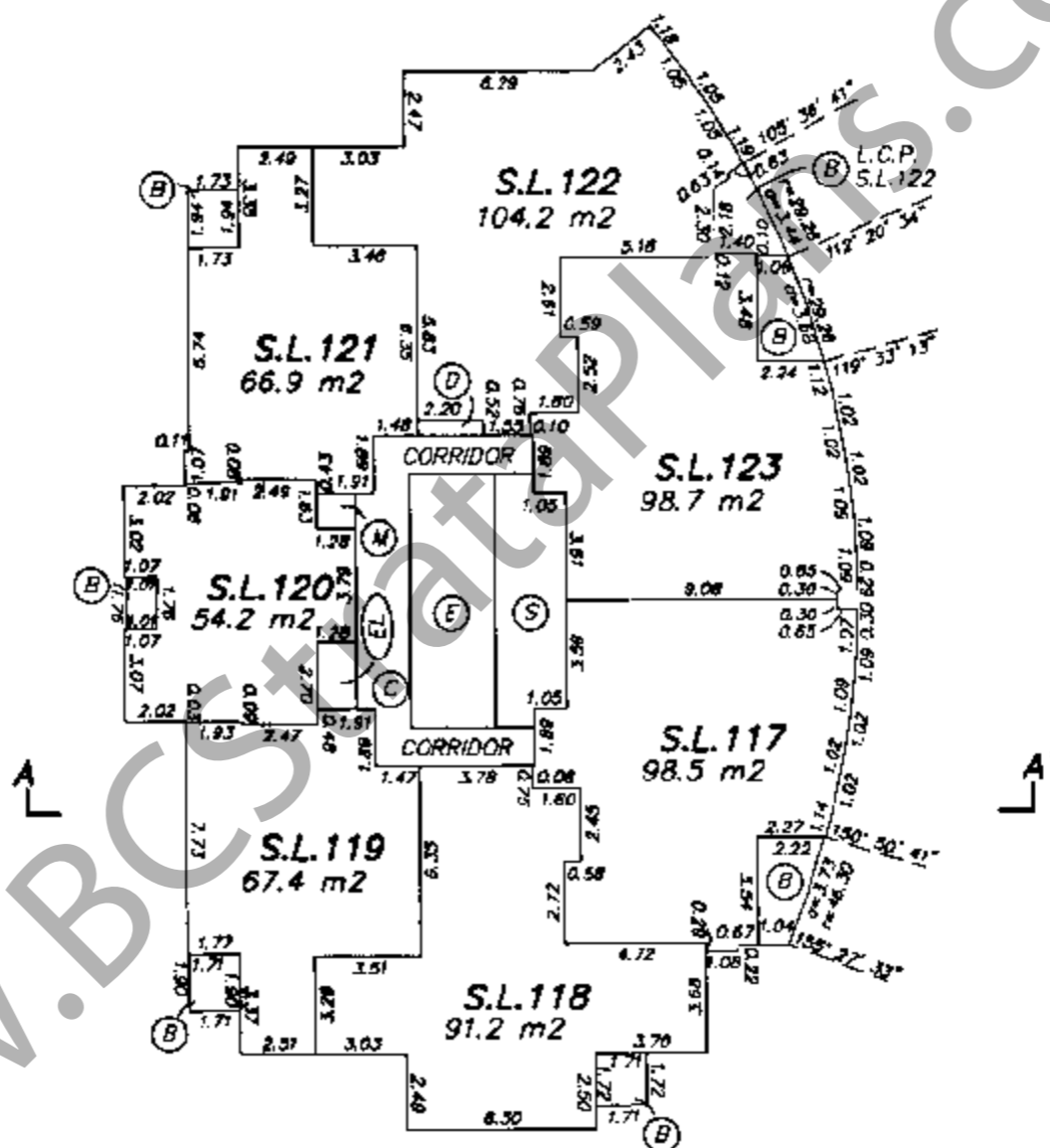
NOVEMBER 29, 2002
BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG: 909-S3

STRATA PLAN BCS 183

23rd FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



WWW.BCS.com

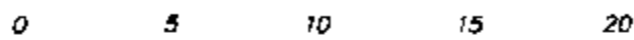
GARY C. SUNDVICK, B.C.L.S.

NOVEMBER 29, 2002

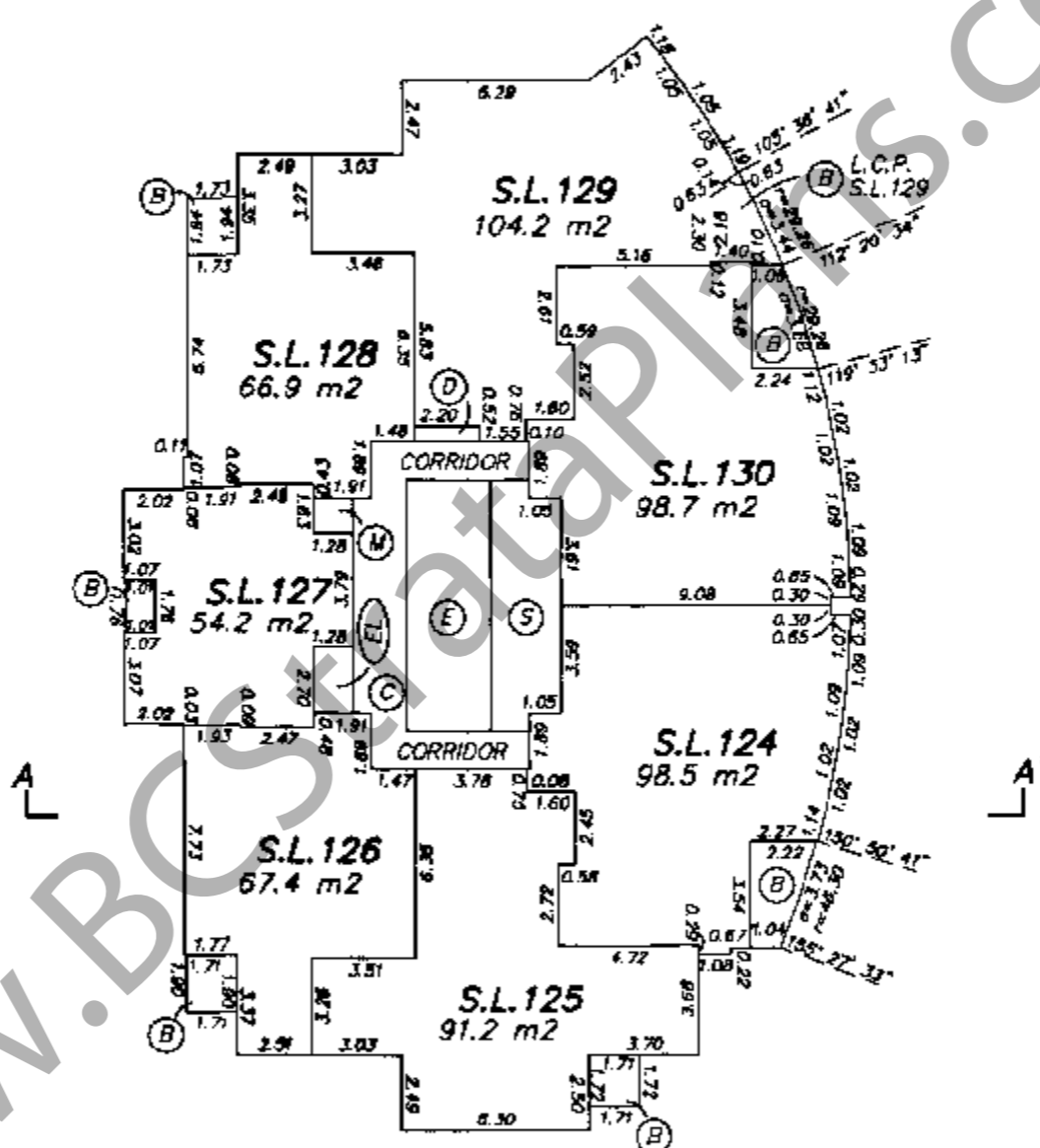
BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG.: 909-S3

STRATA PLAN BCS 183

25th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC

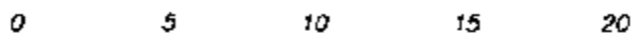


GARY C. SUNDVICK, B.C.L.S.

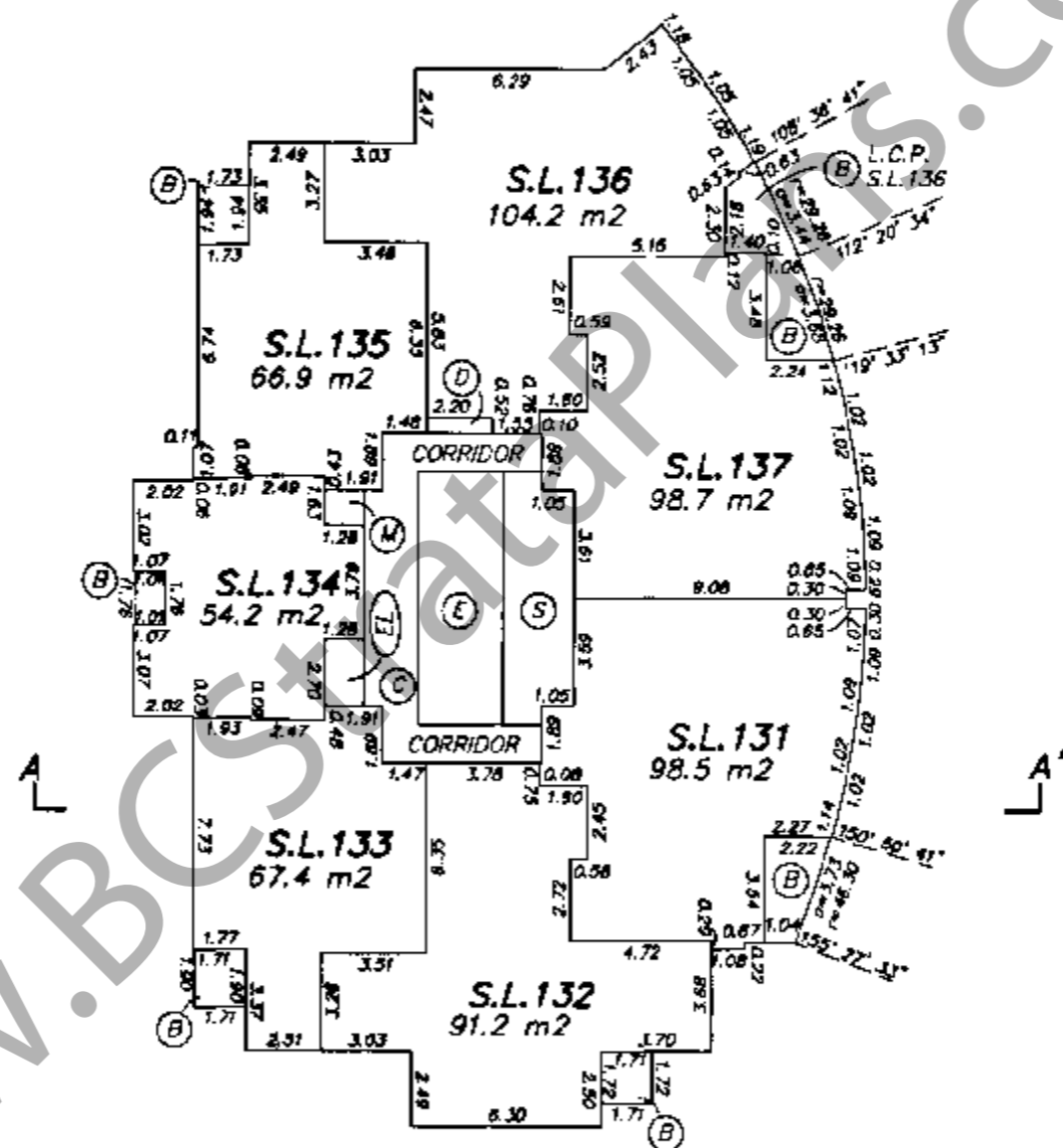
NOVEMBER 29, 2002
 BUTLER, SUNDVICK & ASSOCIATES
 FILE: 909 DWG.: 909-S3

STRATA PLAN BCS 183

26th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC

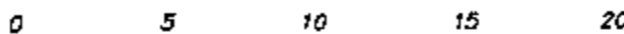


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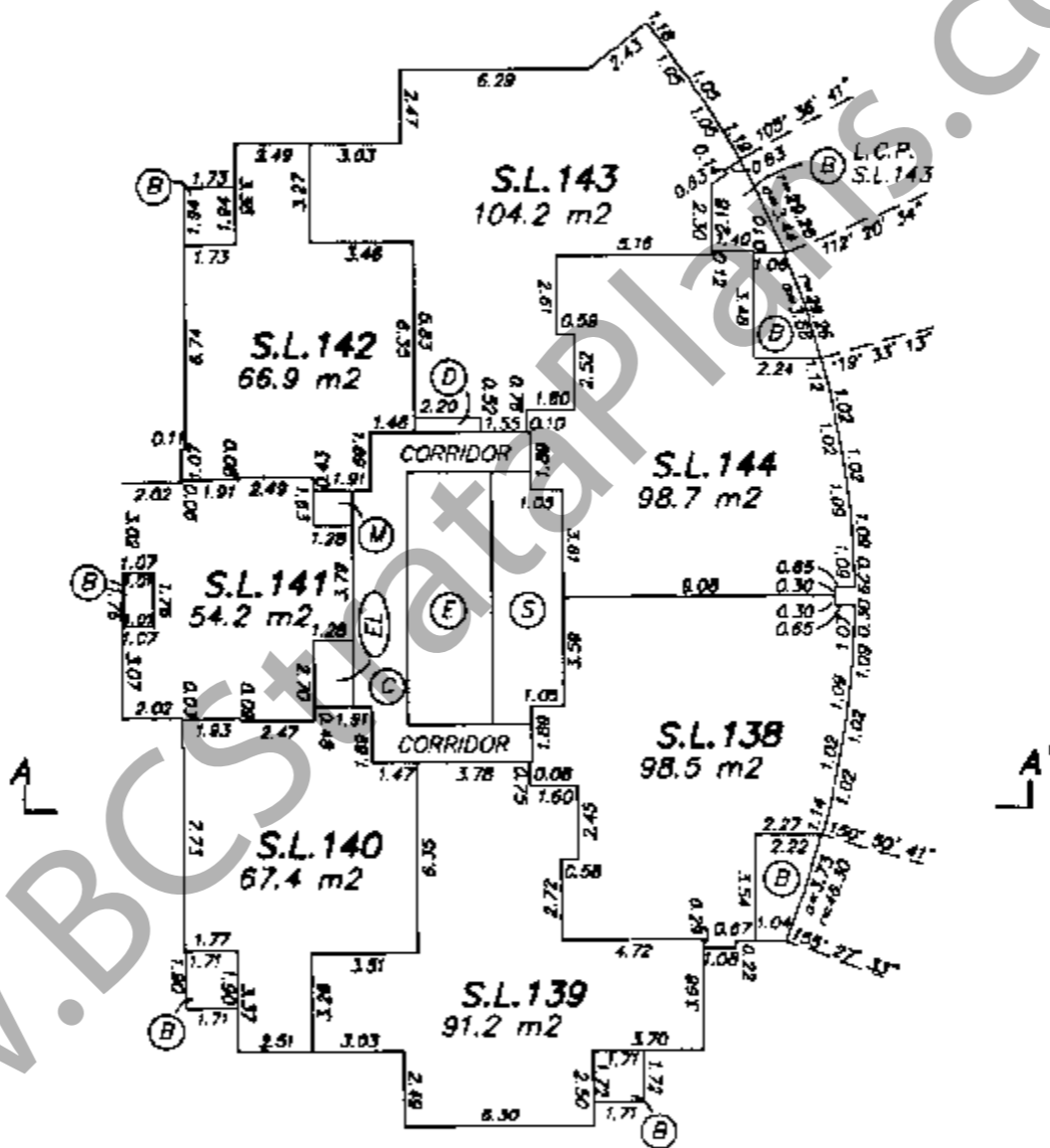
NOVEMBER 28, 2002
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 FILE: 909 DWG.: 909-S3

STRATA PLAN BCS 183

27th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



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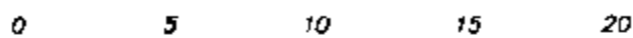
NOVEMBER 29, 2002

BUTLER, SUNDVICK & ASSOCIATES

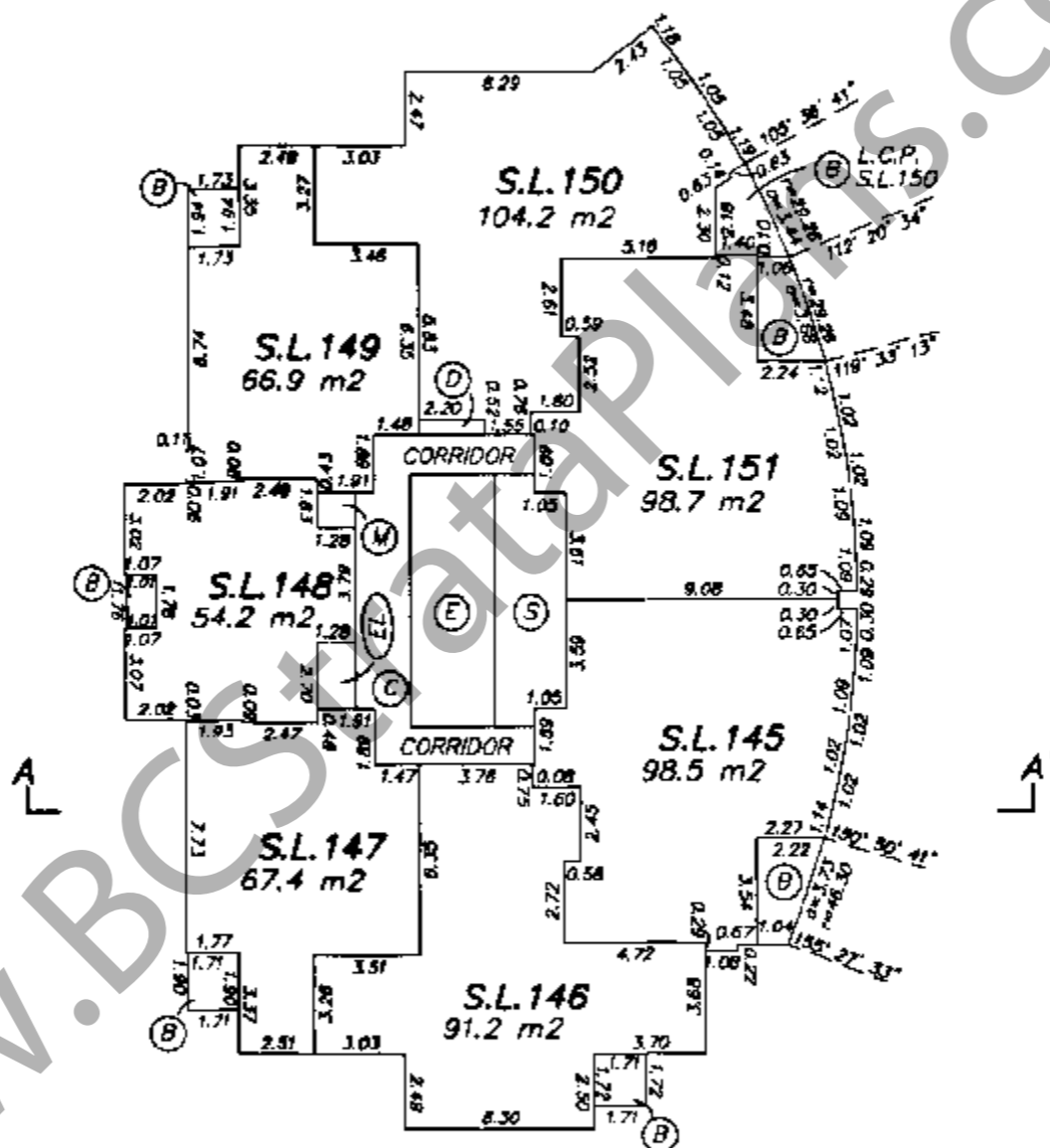
FILE: 909 DWG: 909-S3

STRATA PLAN BCS 183

28th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



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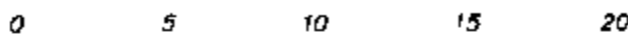


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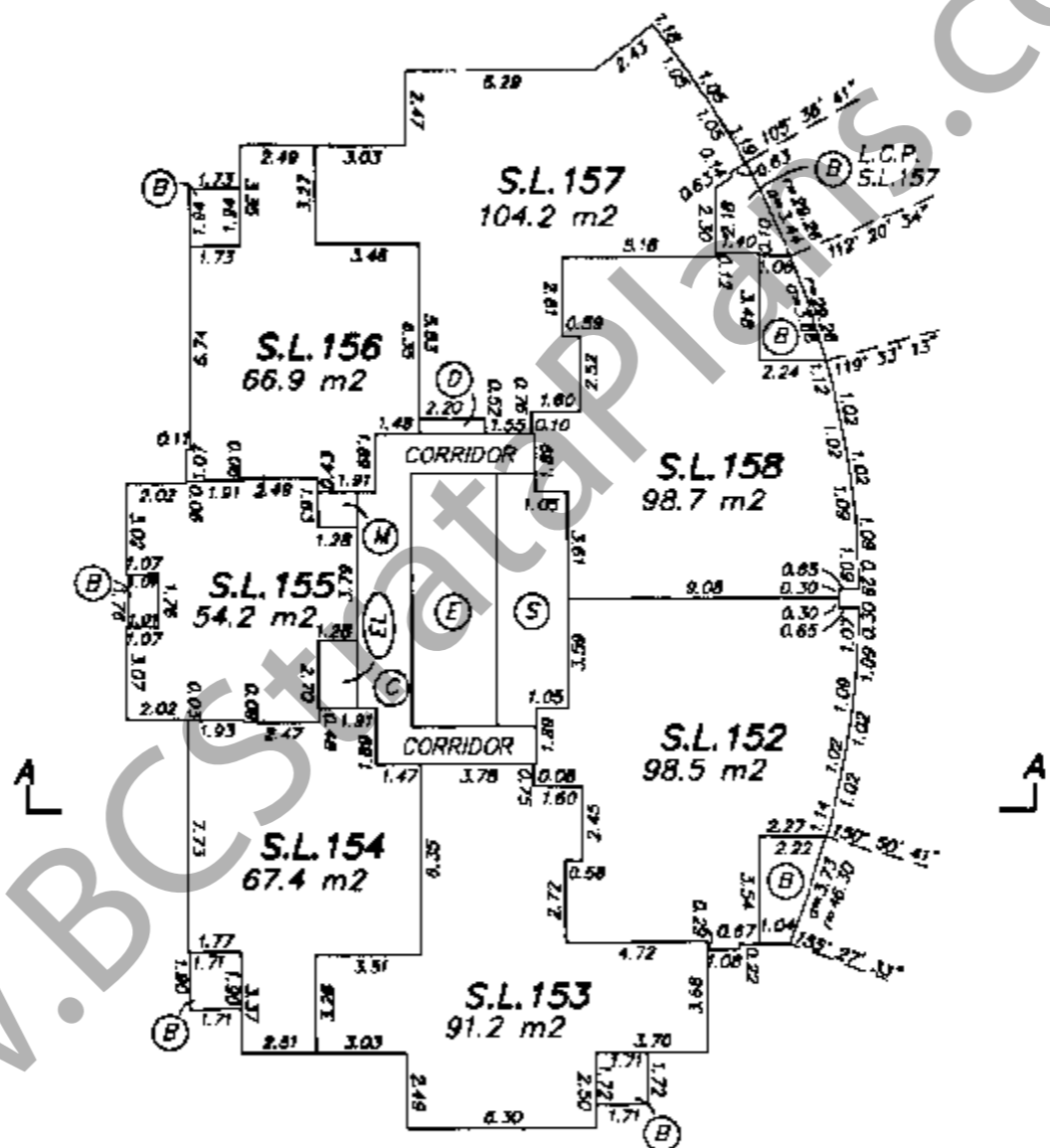
NOVEMBER 29, 2002
 BUTLER, SUNDMICK & ASSOCIATES
 FILE: 909 DWG.: 909-S3

STRATA PLAN BCS 183

29th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC

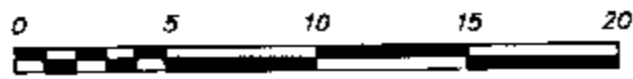


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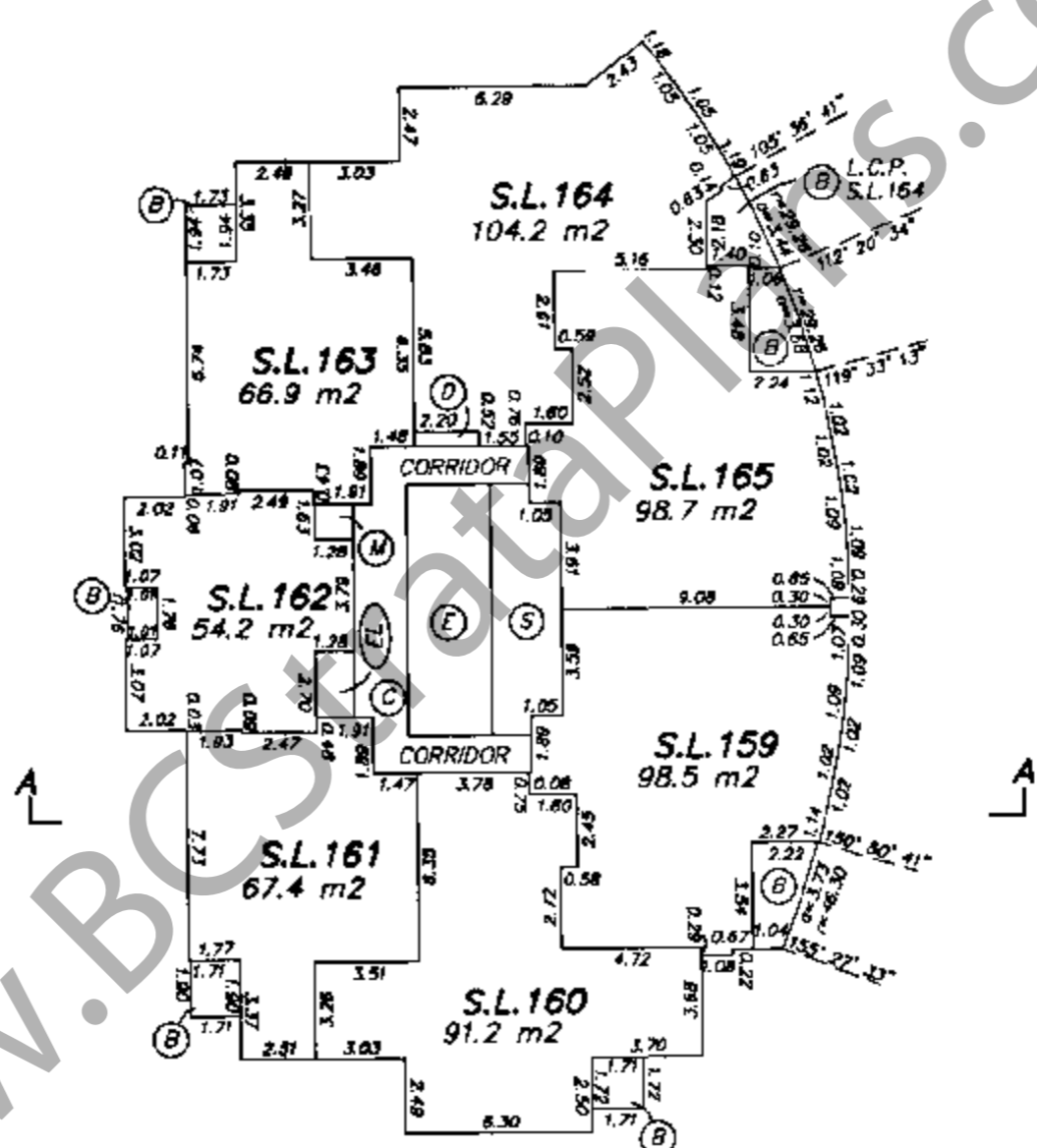
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 FILE: 909 DWG.: 909-S3

STRATA PLAN BCS 183

30th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



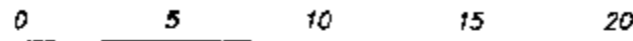
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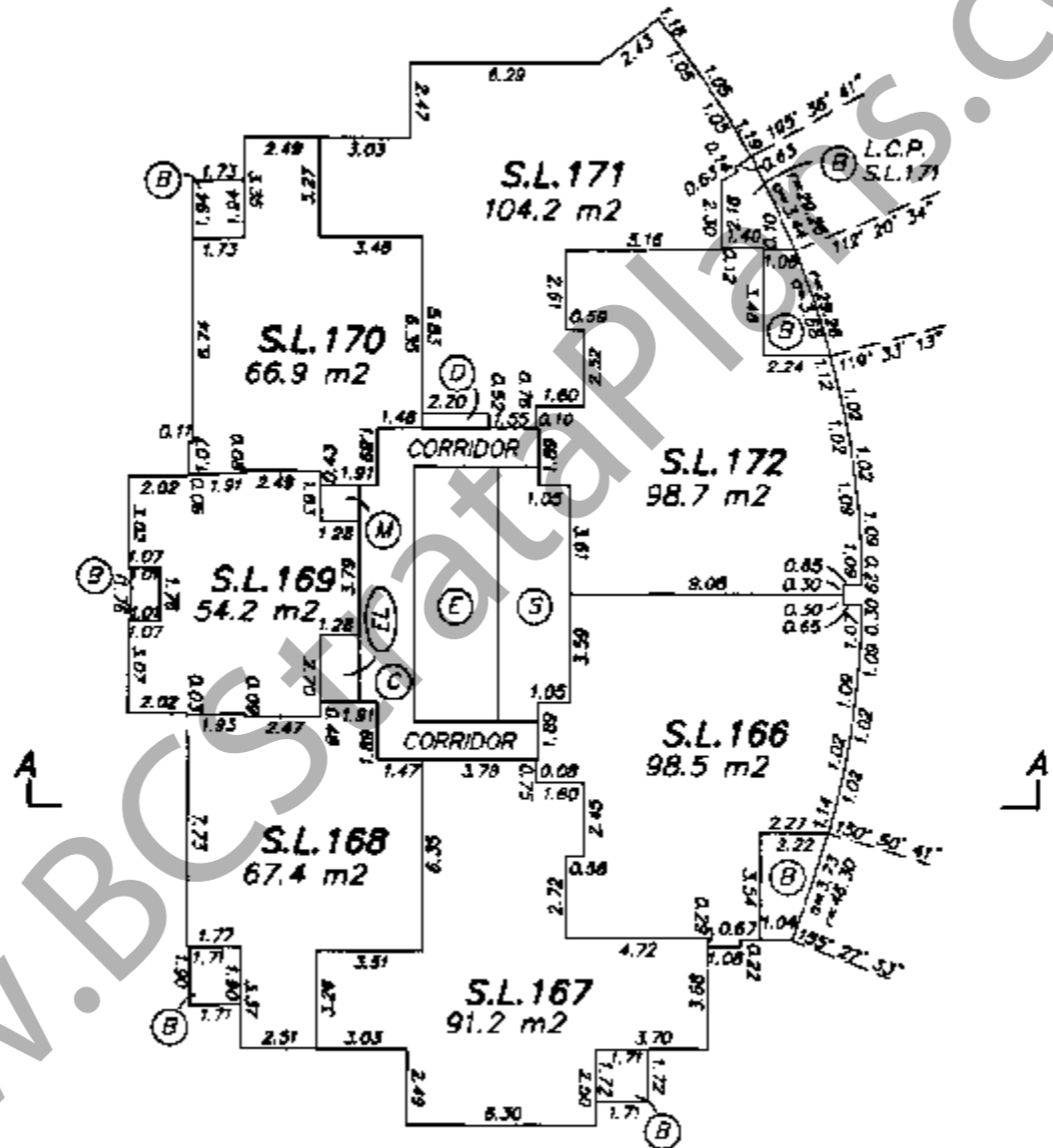
NOVEMBER 29, 2002
 BUTLER, SUNDVICK & ASSOCIATES
 FILE: 909 DWG.: 909-53

STRATA PLAN BCS 183

31st FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC

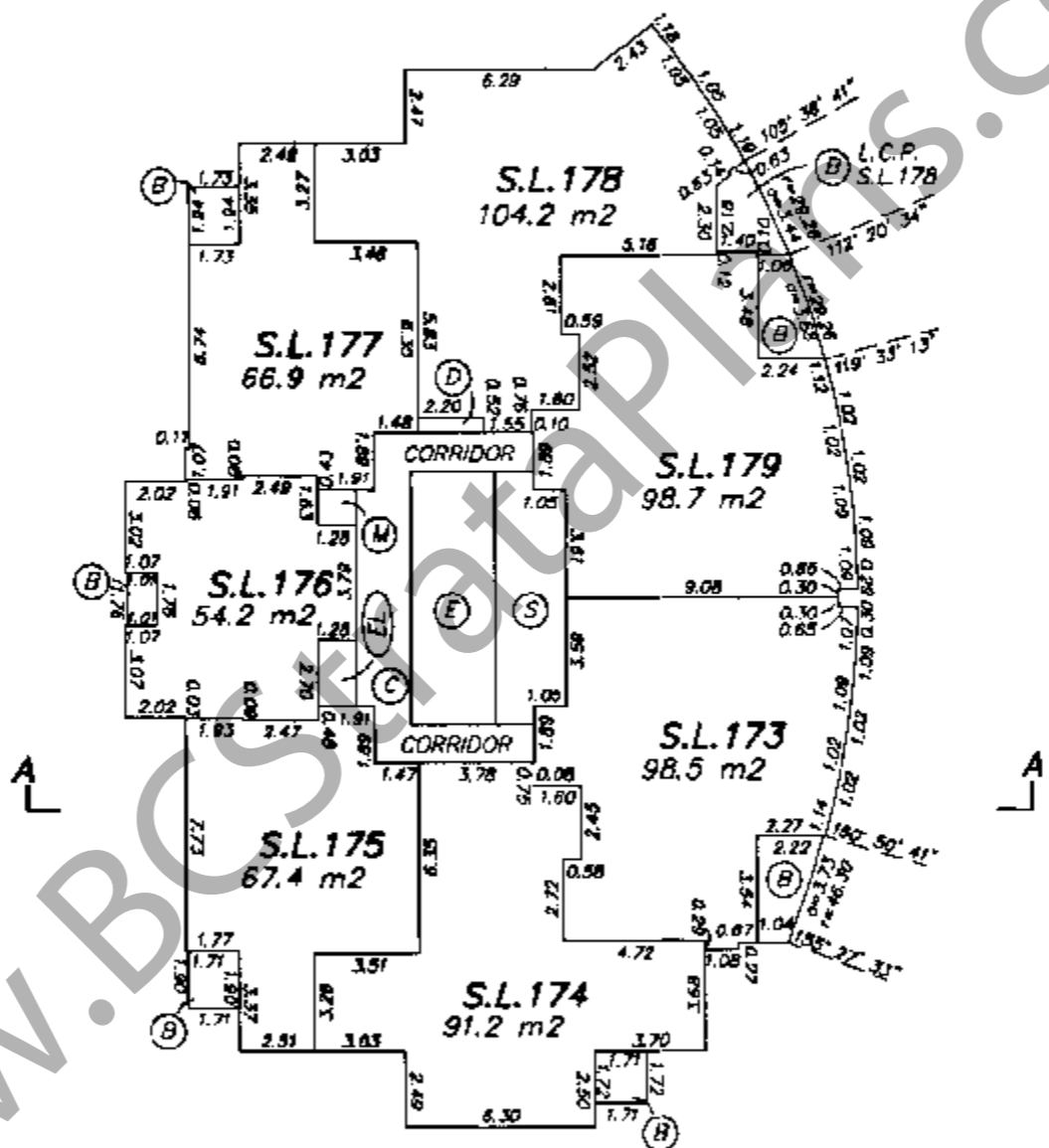
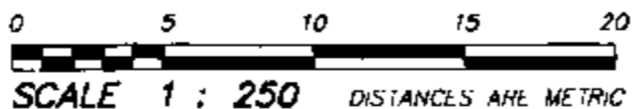


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 FILE: 909 DWG.: 909-SJ

STRATA PLAN BCS 183

32nd FLOOR



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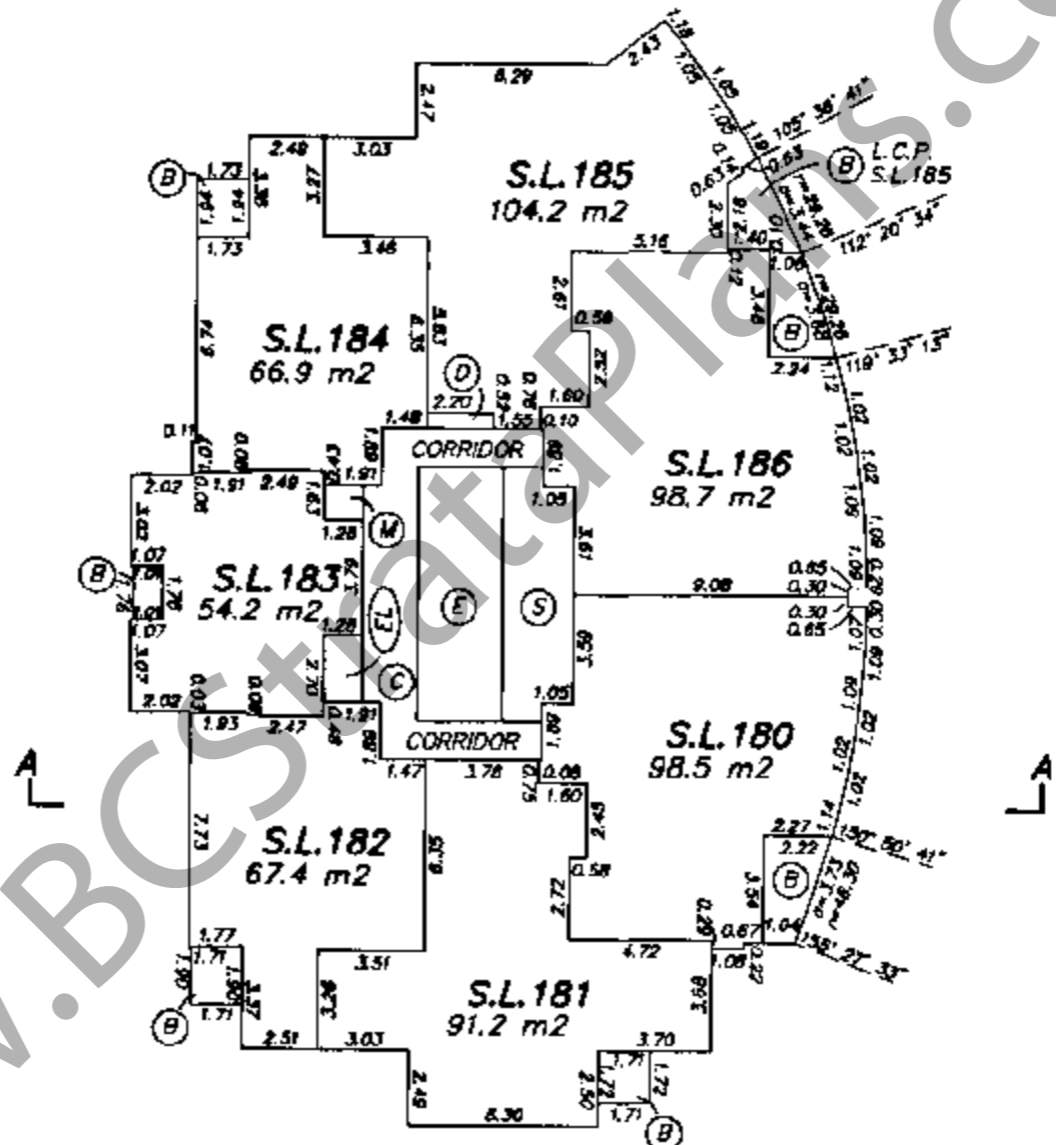
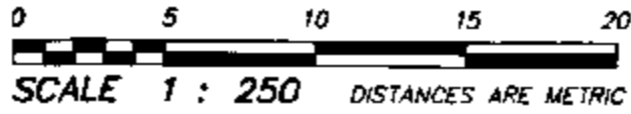
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FILE: 909 DWG.: 909-53

STRATA PLAN BCS 183

33rd FLOOR



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FILE: 909 DWG: 909-S3

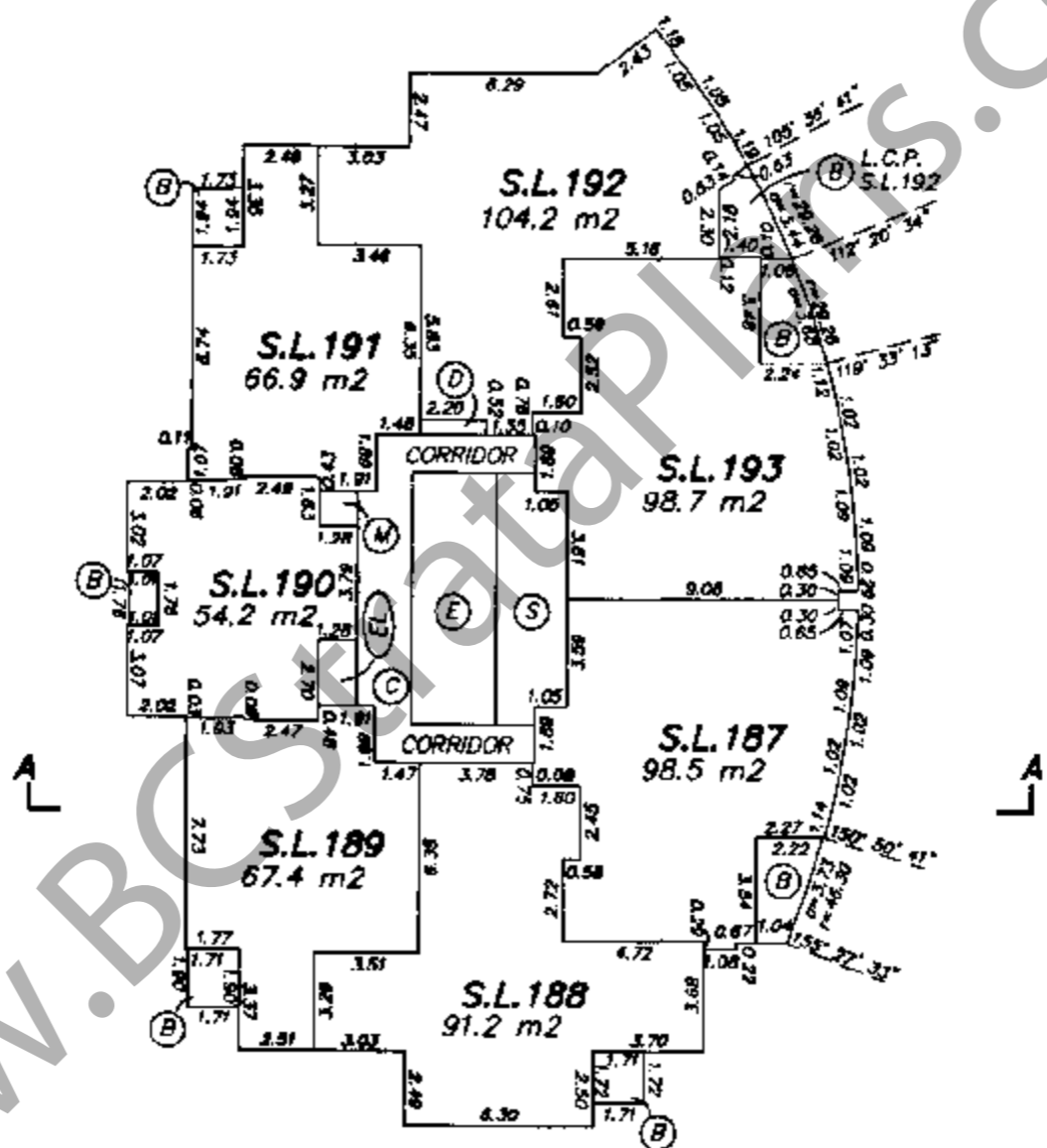
STRATA PLAN BCS 183

35th FLOOR

0 5 10 15 20



SCALE 1 : 250 DISTANCES ARE METRIC

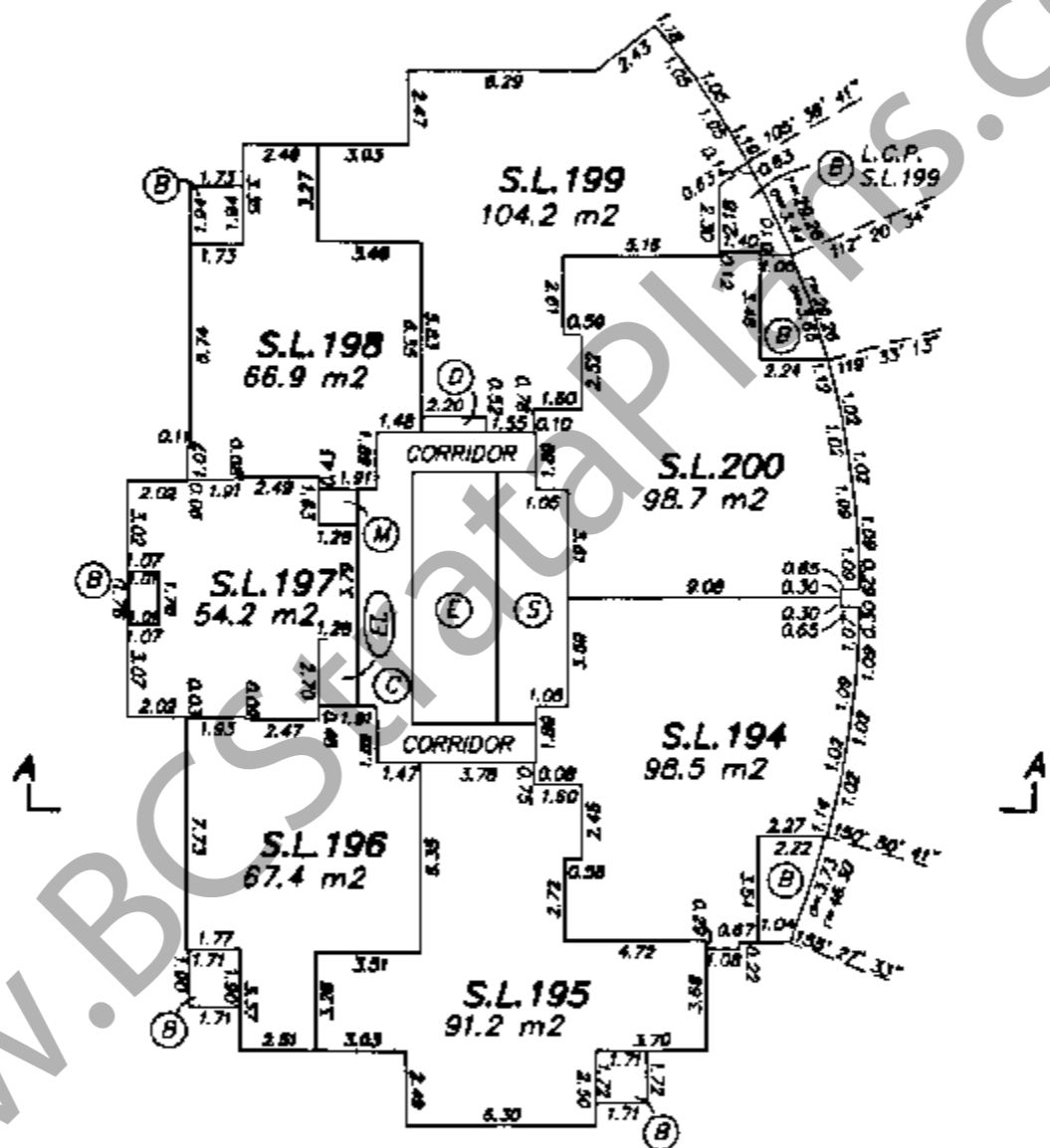


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FILE: 909 DWG: 909-S3

STRATA PLAN BCS 183

36th FLOOR



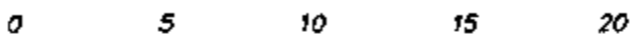
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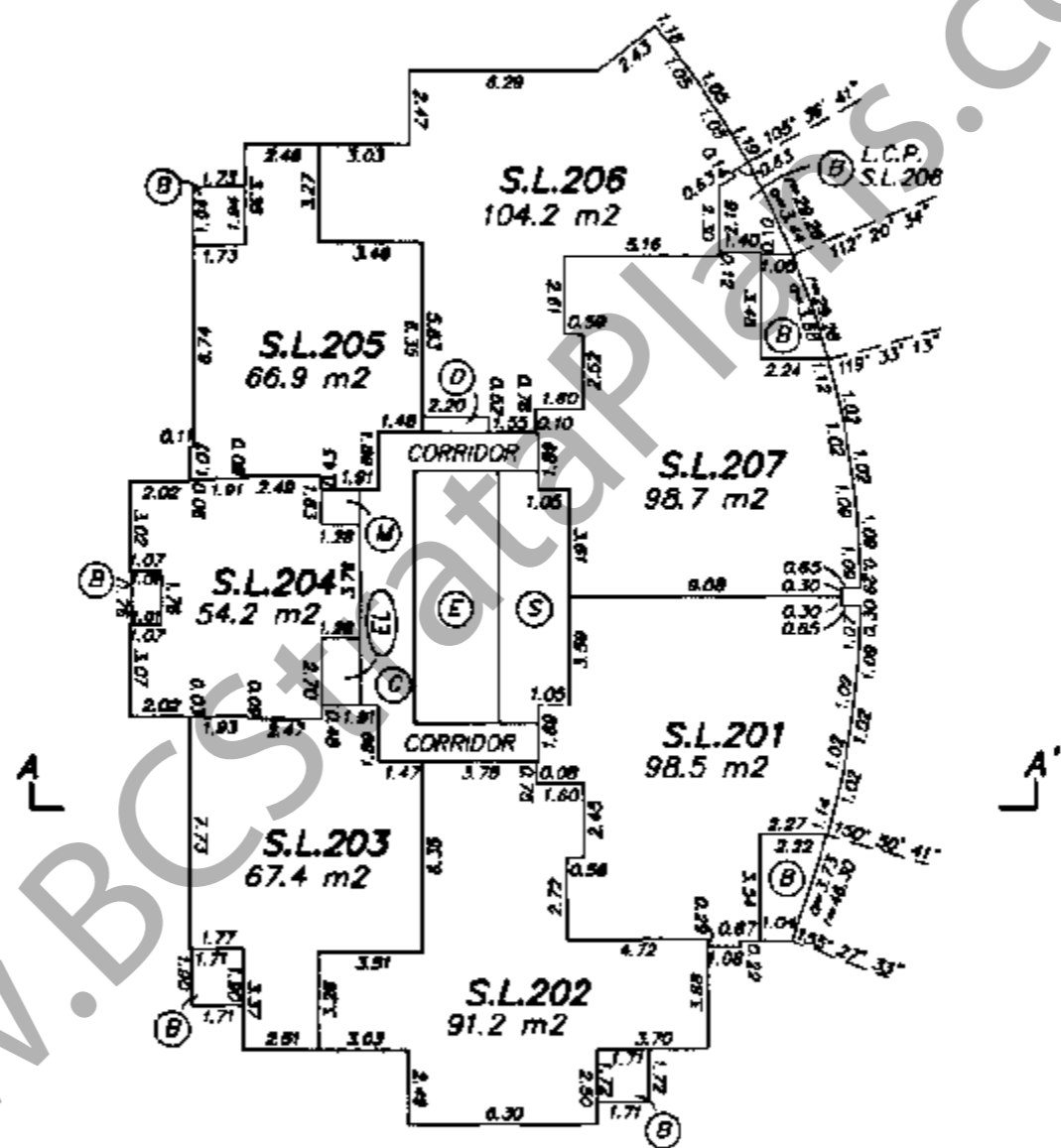
NOVEMBER 29, 2002
BUTLER, SUNDVICK & ASSOCIATES
FILE: 909 DWG.: 909-S3

STRATA PLAN BCS 183

37th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC

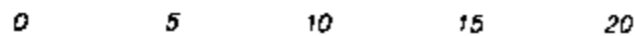


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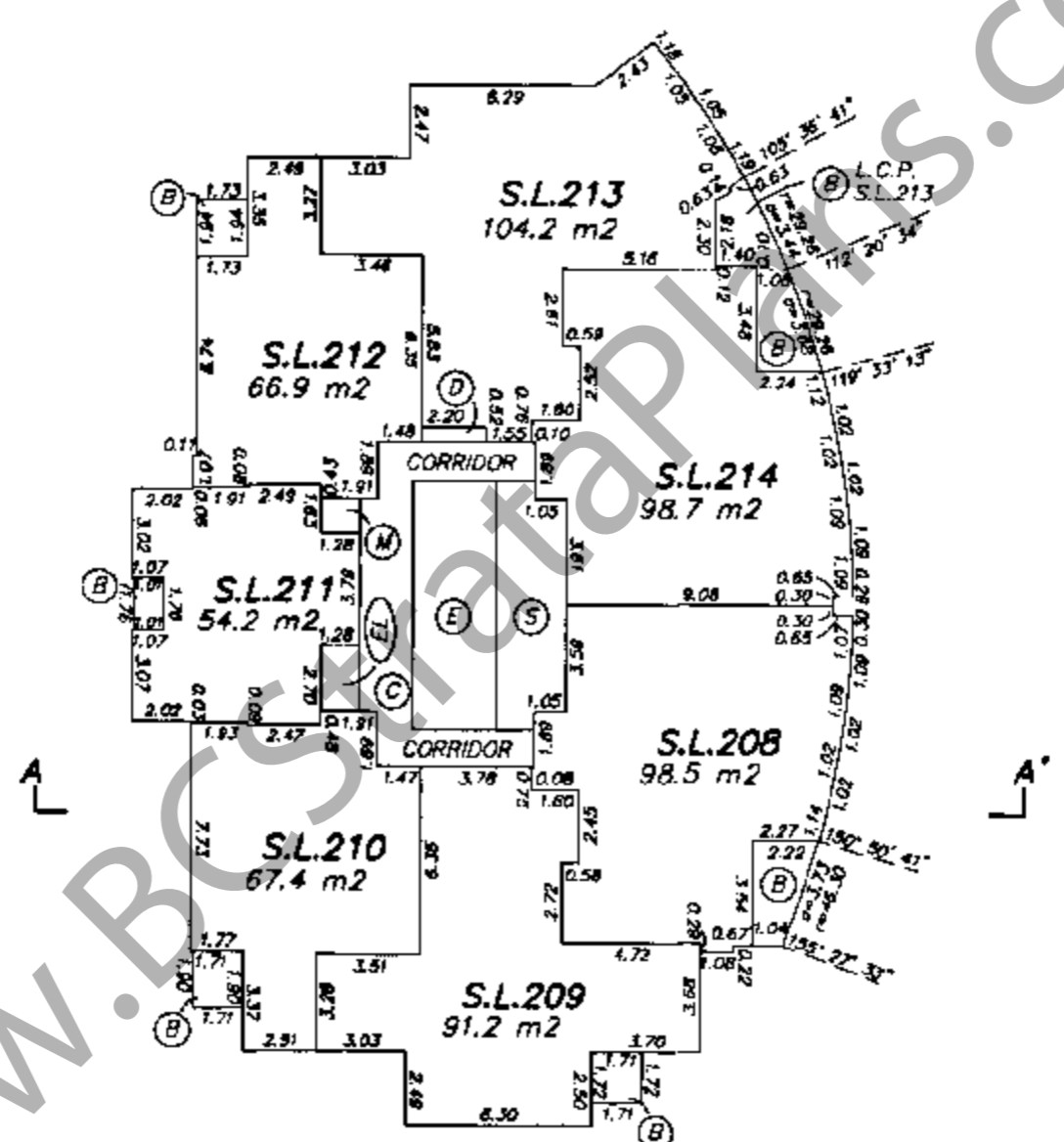
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 FILE: 908 DWG.: 908-S3

STRATA PLAN BCS 183

38th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



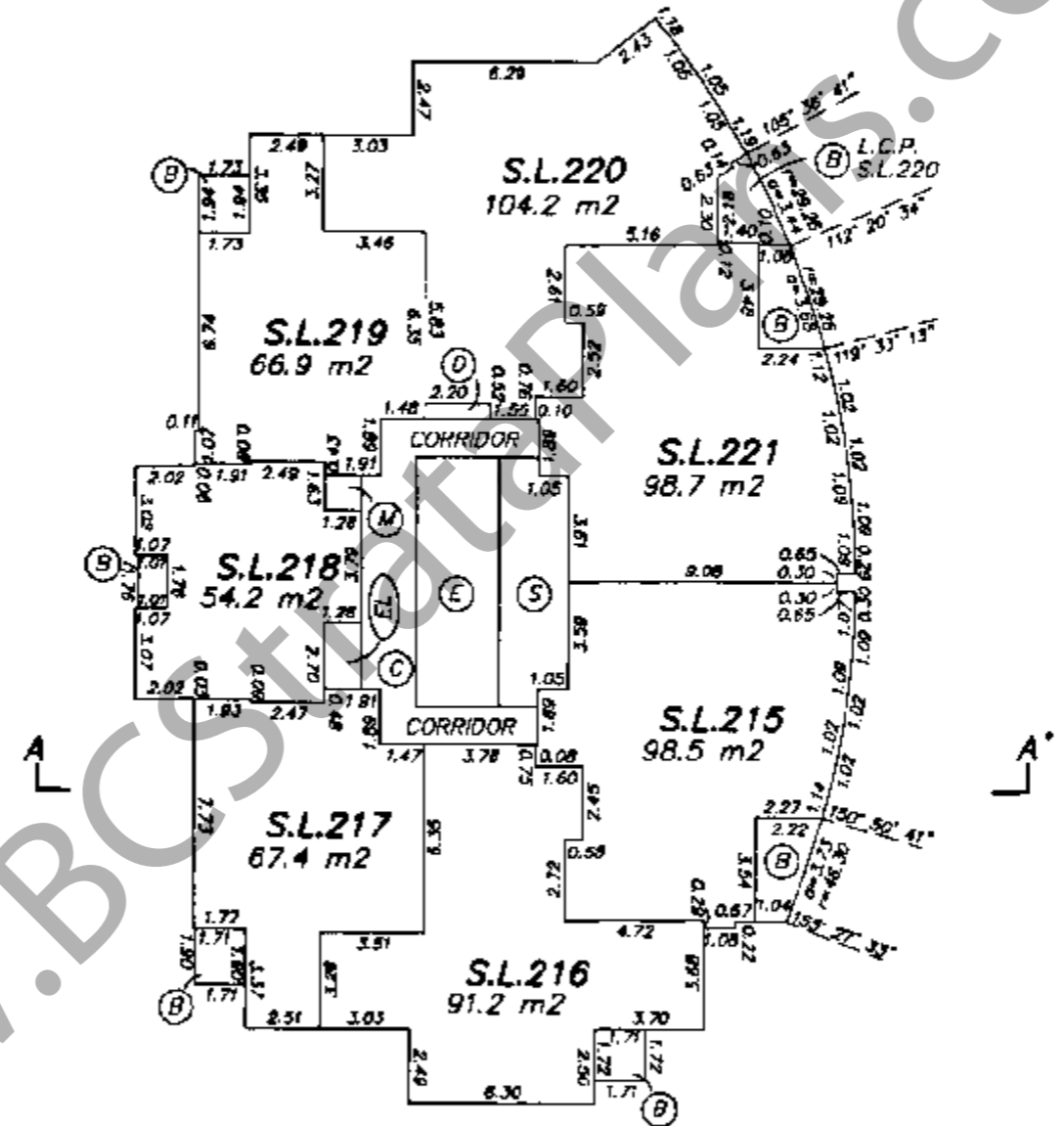
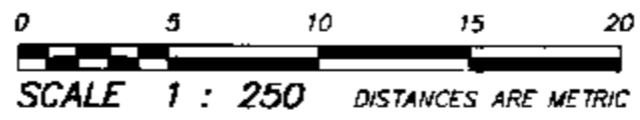
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FILE: 909 DWG.: 909-S3

STRATA PLAN BCS 183

39th FLOOR

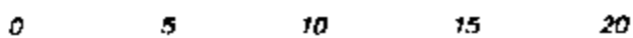


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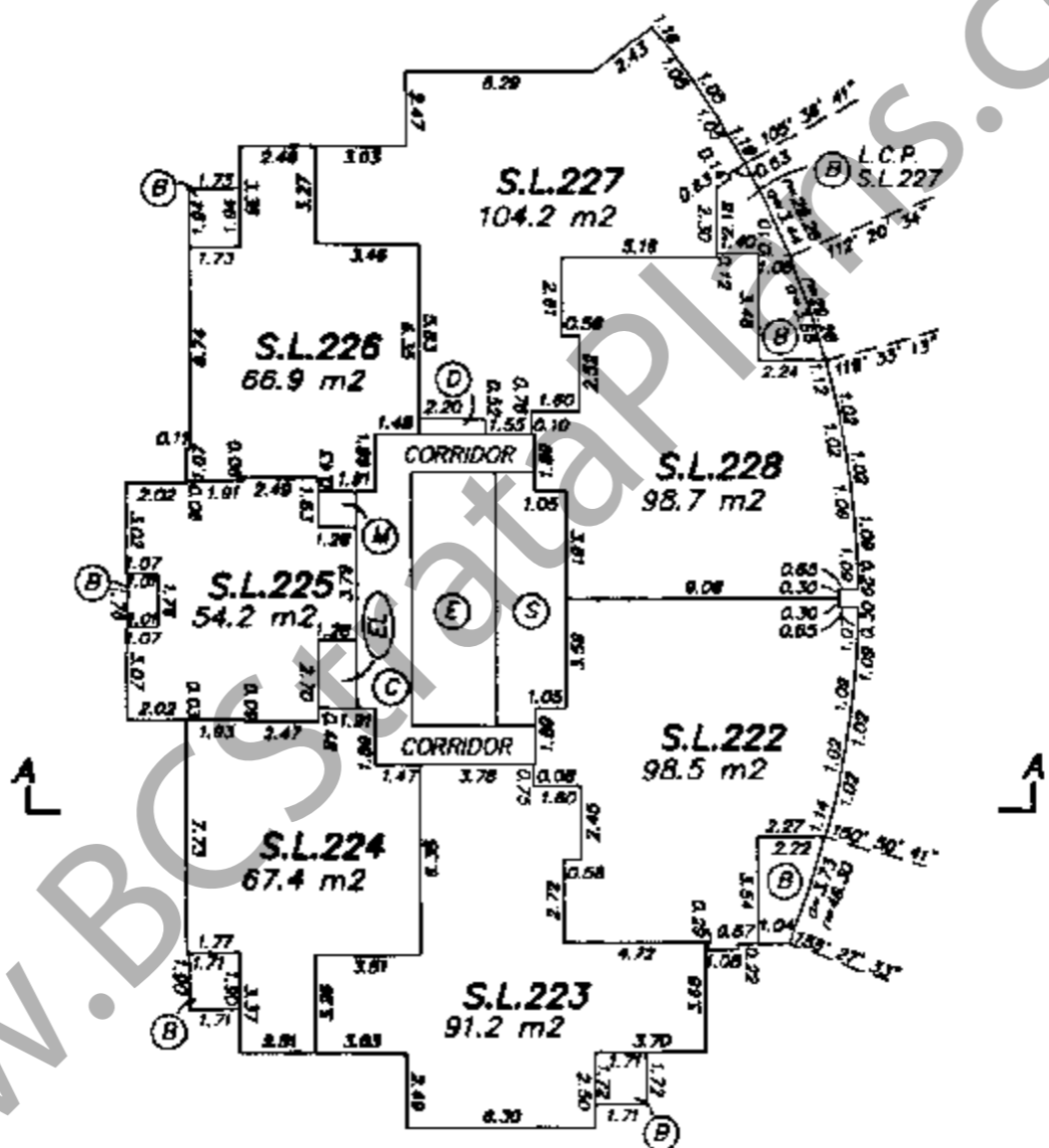
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NOVEMBER 29, 2002
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FILE: 909 DWG: 909-S3

STRATA PLAN BCS 183

40th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



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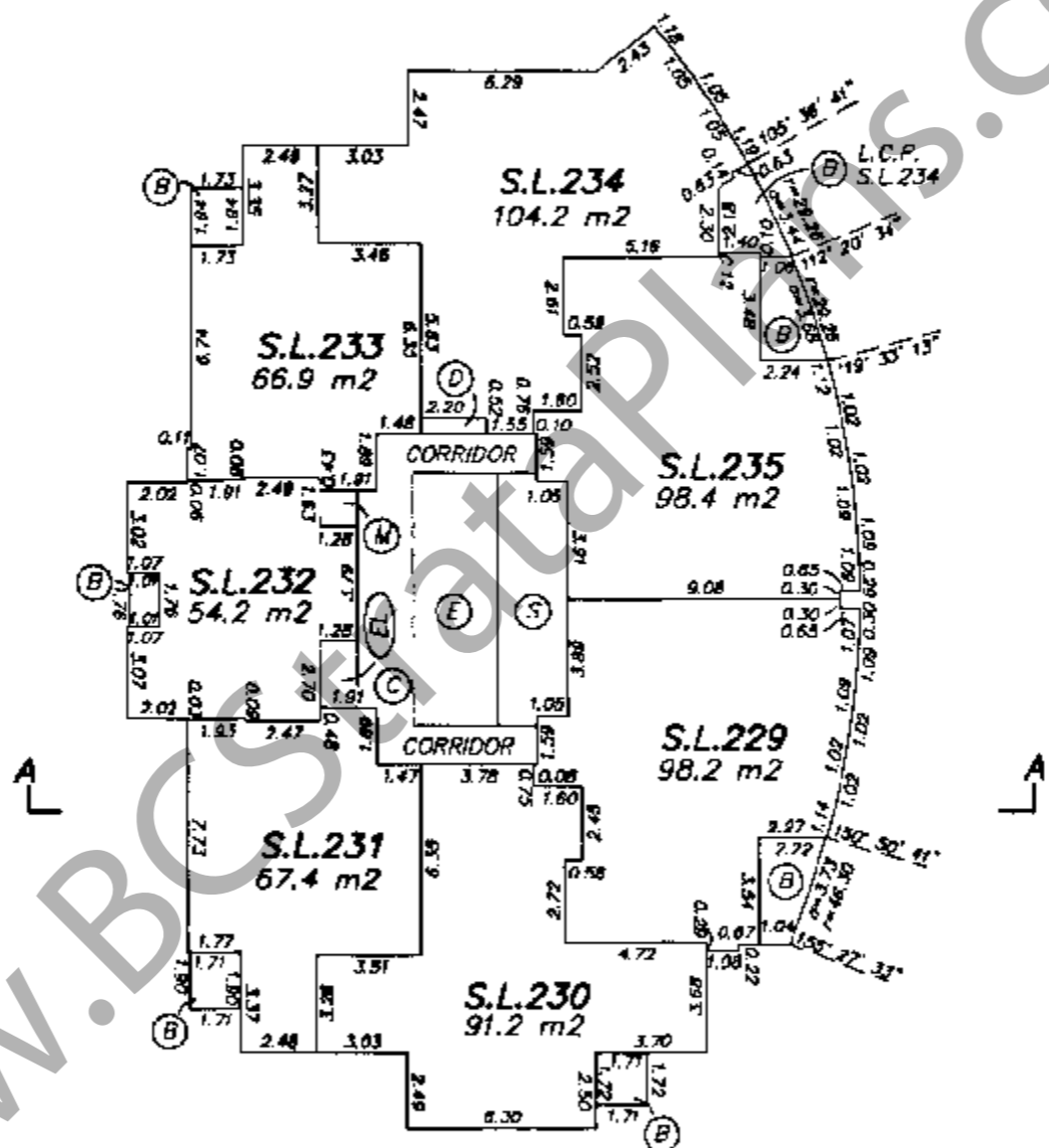
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FILE: 909 DWG.: 909-S3

STRATA PLAN BCS 183

41st FLOOR



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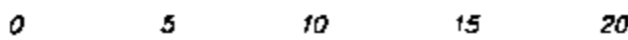
NOVEMBER 29, 2002

BUTLER, SUNDVICK & ASSOCIATES

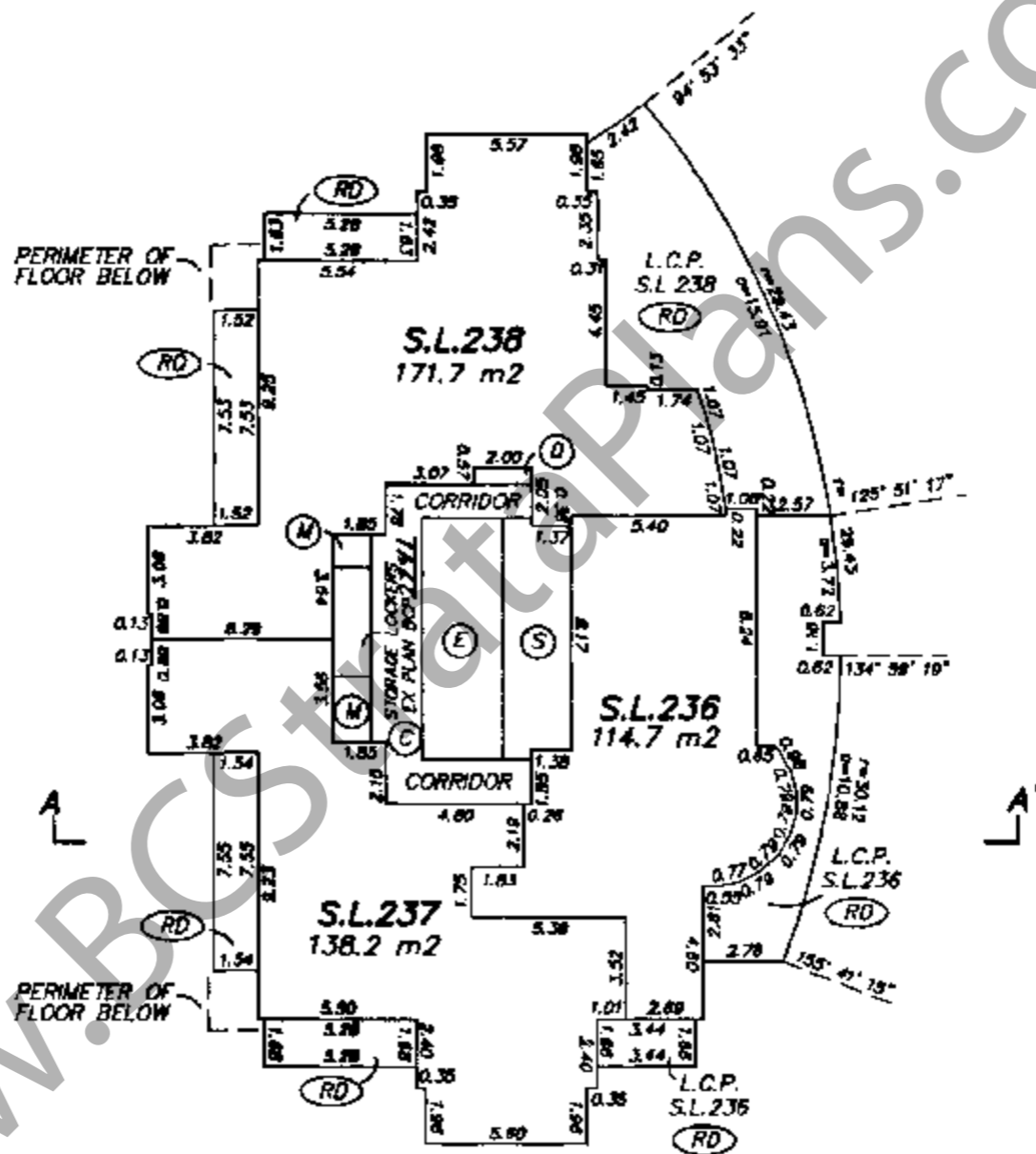
FILE: 909 DWG.: 909-S3

STRATA PLAN BCS 183

42nd FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



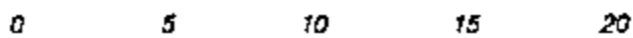
WWW.BCS183.com

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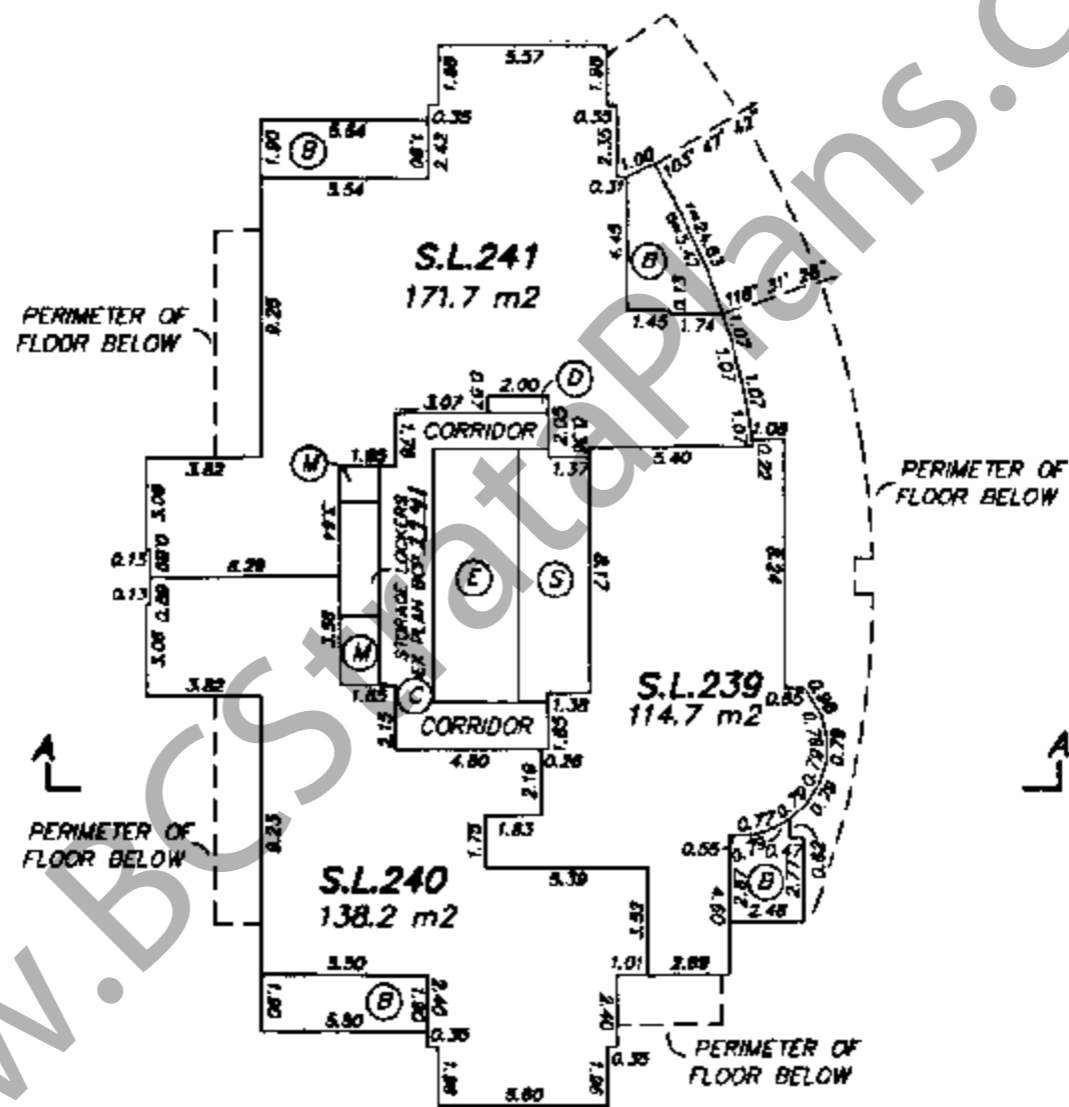
NOVEMBER 29, 2002
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 FILE: 909 DWG.: 909-SJ

STRATA PLAN BCS 183

43rd FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



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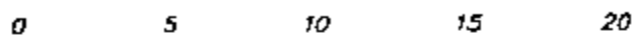
NOVEMBER 29, 2002

BUTLER, SUNDVICK & ASSOCIATES

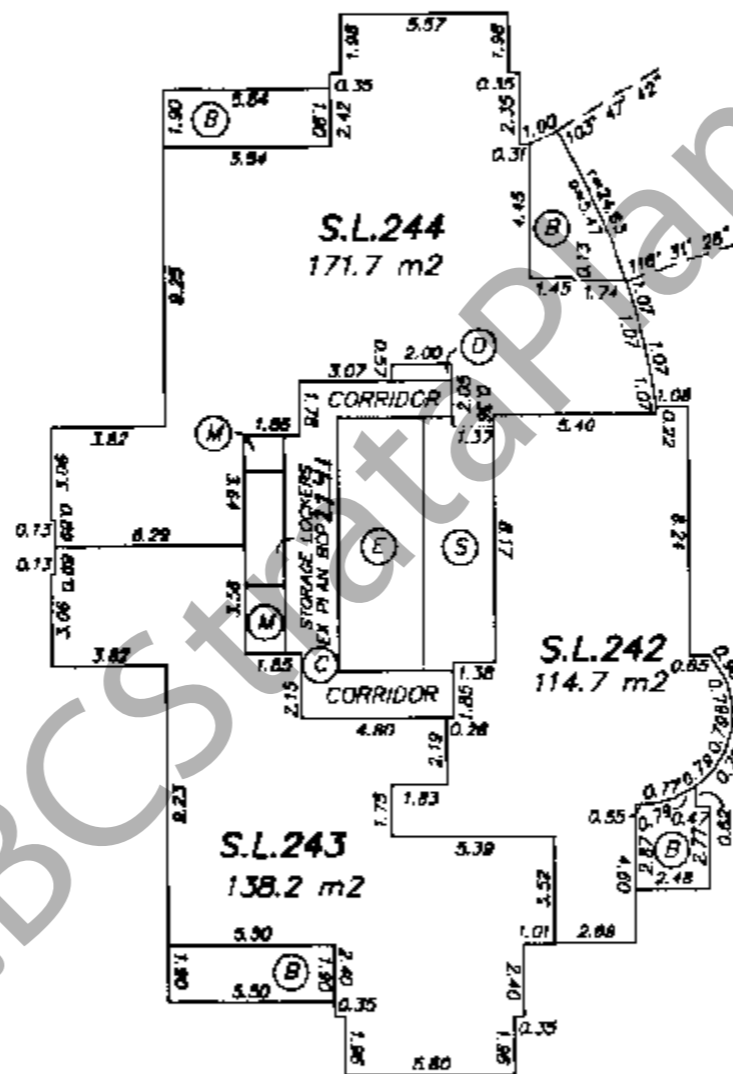
FILE: 909 DWG: 909-SJ

STRATA PLAN BCS 183

45th FLOOR



SCALE 1 : 250 DISTANCES ARE METRIC



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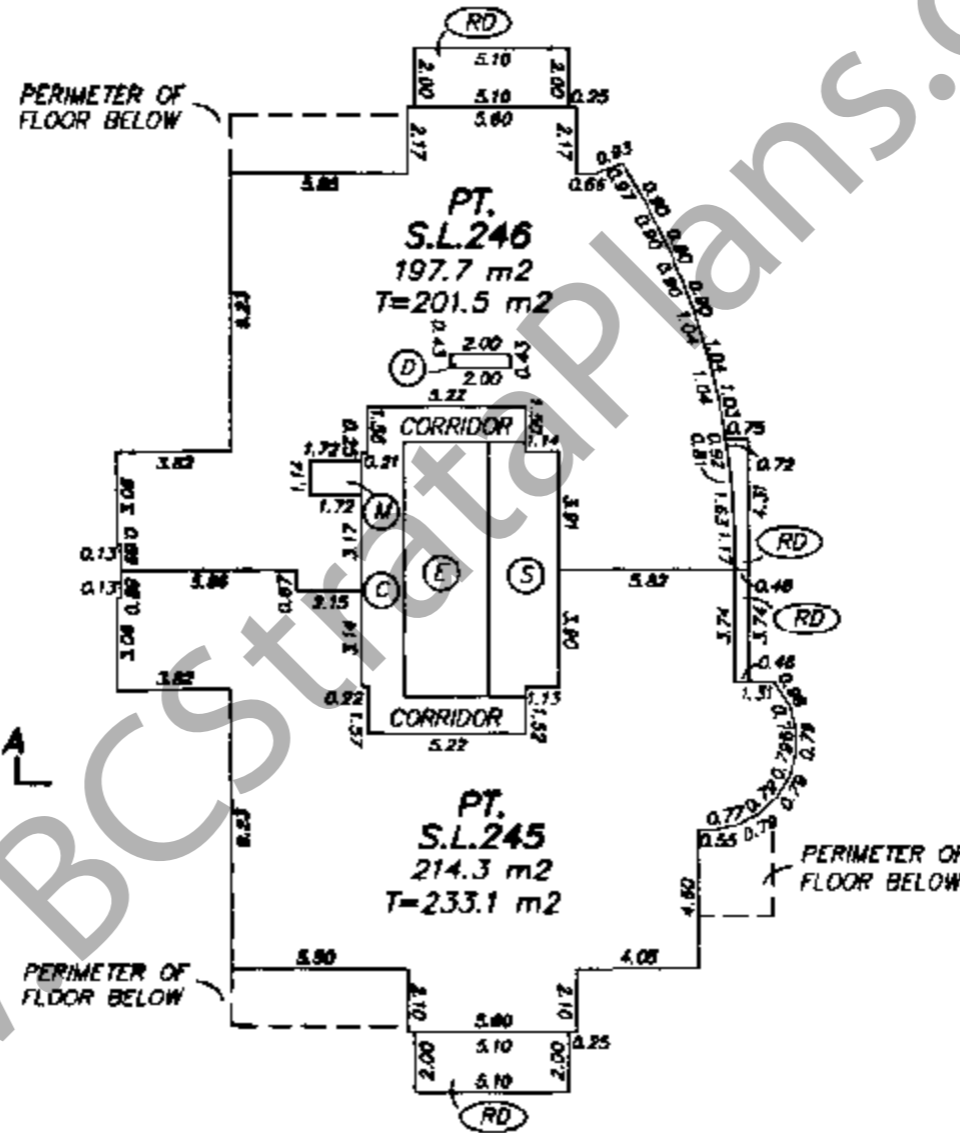
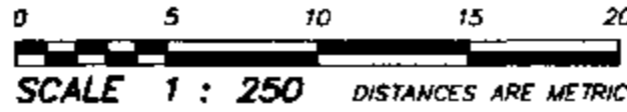
NOVEMBER 29, 2002

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FILE: 909 DWG: 909-S3

STRATA PLAN BCS 123

46th FLOOR

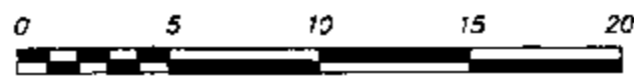


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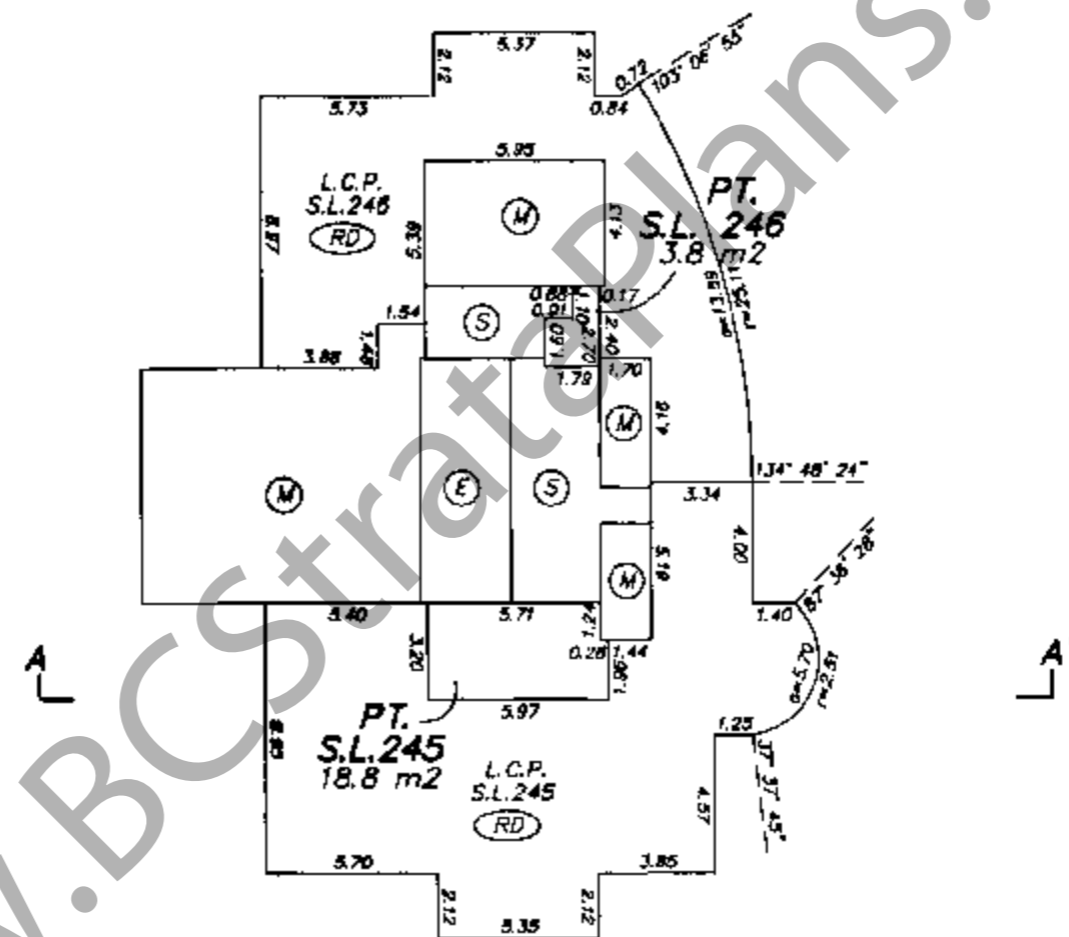
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FILE: 909 DWG: 909-SJ

STRATA PLAN BCS 183

MECHANICAL PENTHOUSE



SCALE 1 : 250 DISTANCES ARE METRIC



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 FILE: 909 DWG.: 909-S3

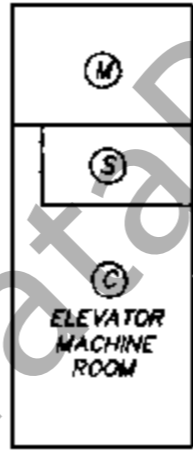
ELEVATOR MACHINE ROOM

STRATA PLAN BCS 183

0 5 10 15 20



SCALE 1 : 250 DISTANCES ARE METRIC



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FILE: 909 DWG: 909-S3