

BC OnLine



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LTSA - DOCUMENT RETRIEVAL REF # V13171 REQUESTED: 2012-01-24 13:01

CLIENT NAME: WEST COAST REALTY LTD DBA
ADDRESS: SUTTON GROUP WEST COAST REALTY
 BURNABY BC V3J 7T8

PICK-UP INSTRUCTIONS:

USER ID: PC98356 PLAN # BCS890 VA Filed RCVD:2004 07 14
ACCOUNT: 310738
FOLIO

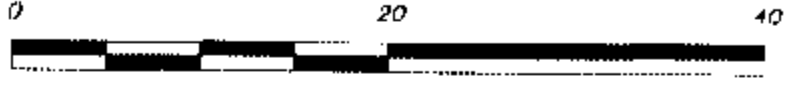
REMARKS:

Help Desk Victoria (250) 953-8200
 In B.C. 1-800-663-6102
Administration Office ... (250) 953-8250
Fax Number (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

**STRATA PLAN OF
LOT 285 FALSE CREEK GROUP 1
NEW WESTMINSTER DISTRICT
PLAN LMP53456**

CITY OF VANCOUVER
B.C.G.S. 926.025



SCALE 1 : 400 DISTANCES ARE METRIC

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

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR, 0.999596

CIVIC ADDRESS:

1495 RICHARDS STREET
503-525 BEACH CRESCENT
VANCOUVER, B.C.

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
 - S.L. DENOTES STRATA LOT
 - PT. DENOTES PART
 - L.C.P. DENOTES LIMITED COMMON PROPERTY
 - I DENOTES TOTAL
 - (C) DENOTES ELEVATORS - COMMON PROPERTY
 - (S) DENOTES STAIRS - COMMON PROPERTY
 - (D) DENOTES DUCT - COMMON PROPERTY
 - (M) DENOTES MECHANICAL - COMMON PROPERTY
 - (B) DENOTES BALCONY
 - (P) DENOTES PATIO
 - (C) DENOTES COMMON PROPERTY
 - (RD) DENOTES ROOF DECK
 - (PL) DENOTES PLANTER - COMMON PROPERTY
 - (EL) DENOTES ELECTRICAL - COMMON PROPERTY

I, GARY SUNDVICK, 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 FIELD SURVEY WAS COMPLETED ON THE 30th DAY OF JUNE, 2004. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILLED UNDER # 16216, ON THE 30th DAY OF JUNE, 2004.

[Signature] 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)(1) OF THE STRATA PROPERTY ACT.

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

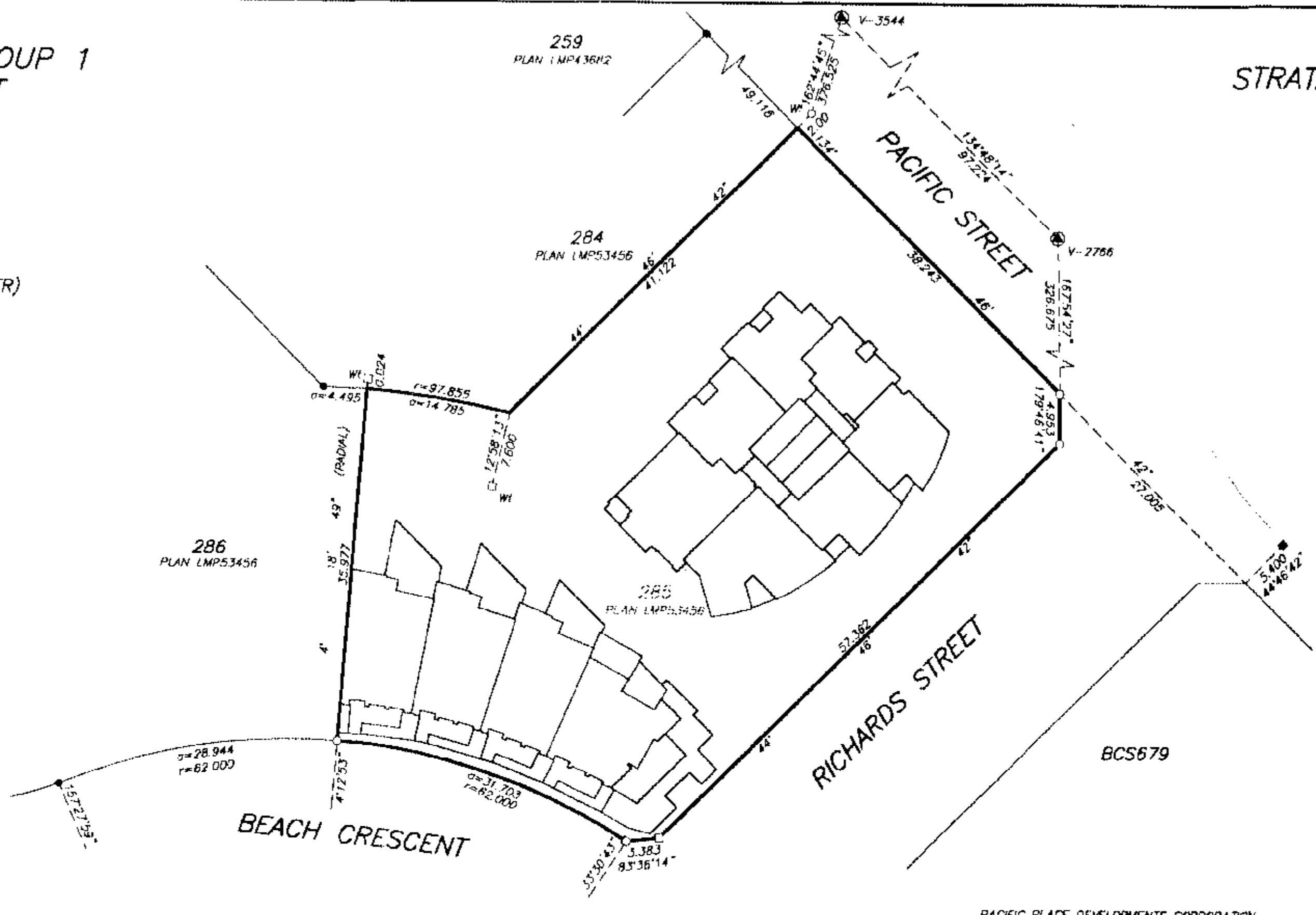
ALL PATIOS (P), BALCONIES (B) AND ROOF DECKS (RD) ARE LIMITED COMMON PROPERTY FOR ADJOINING STRATA LOT UNLESS OTHERWISE NOTED.

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF JUNE 30, 2004 BEEN PREVIOUSLY OCCUPIED.

[Signature] B.C.L.S.

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN. DATE: JUNE 30, 2004.

[Signature] B.C.L.S.



STRATA PLAN BCS 890

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. 1467 19 2004

[Signature]
DEPUTY REGISTRAR

BW321329-528



OWNER

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

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

Name _____
Authorized Signatory

[Signature]
WITNESS AS TO BOTH SIGNATURES
Name **ADA C. SAN**

ADDRESS 9th FLOOR - 1095 W.
PENDER ST., VAN, BC V6E 2M6
CORPORATE COUNSEL
OCCUPATION

PACIFIC PLACE DEVELOPMENTS CORPORATION

[Signature]
Name **MATT MEEHAN**
Authorized Signatory

Name _____
Authorized Signatory

[Signature]
WITNESS AS TO BOTH SIGNATURES
Name **ADA C. SAN**

ADDRESS 9th FLOOR - 1095 W.
PENDER ST., VAN, BC V6E 2M6
CORPORATE COUNSEL
OCCUPATION

MORTGAGEE

THE BANK OF NOVA SCOTIA

[Signature]
Name **BRAD ANDERSON**
Authorized Signatory

[Signature]
Name **G. BRAD R. CLARK**
Authorized Signatory

[Signature]
WITNESS AS TO BOTH SIGNATURES
Name **D. ATKAR**
DANNY ATKAR

3700 8th AVENUE
VANCOUVER
V6B 4P7

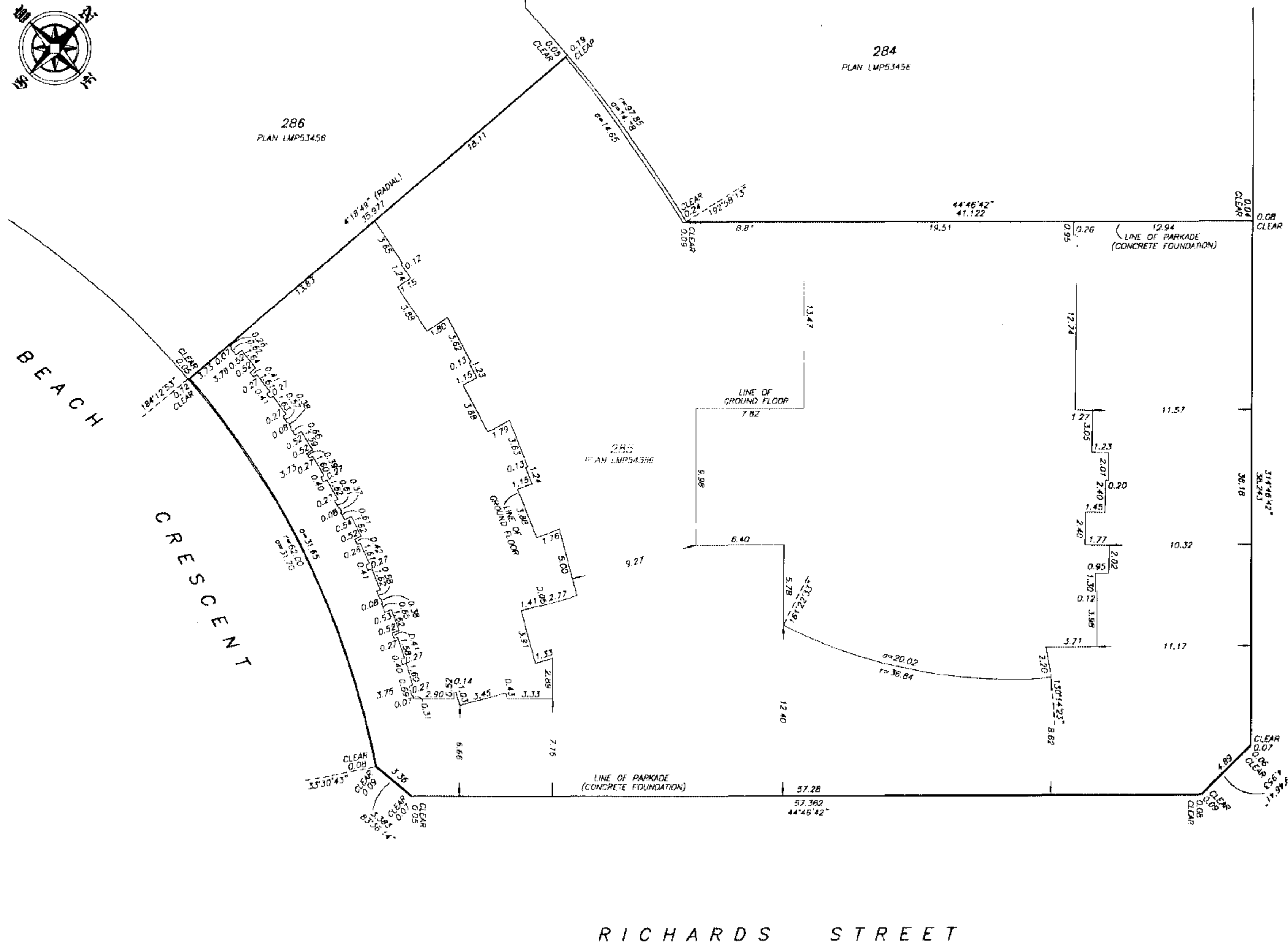
BANKER

BUTLER, SUNDVICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4, 19089 94th AVENUE
SURREY, B.C. V4W 3S4
T: 804-513-9611 F: 604-513-2202
FILE: 2637
DWG: 2637-51

STRATA PLAN BCS 890

BUILDING LOCATION

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



PACIFIC STREET

RICHARDS STREET

BEACH
CRESCENT

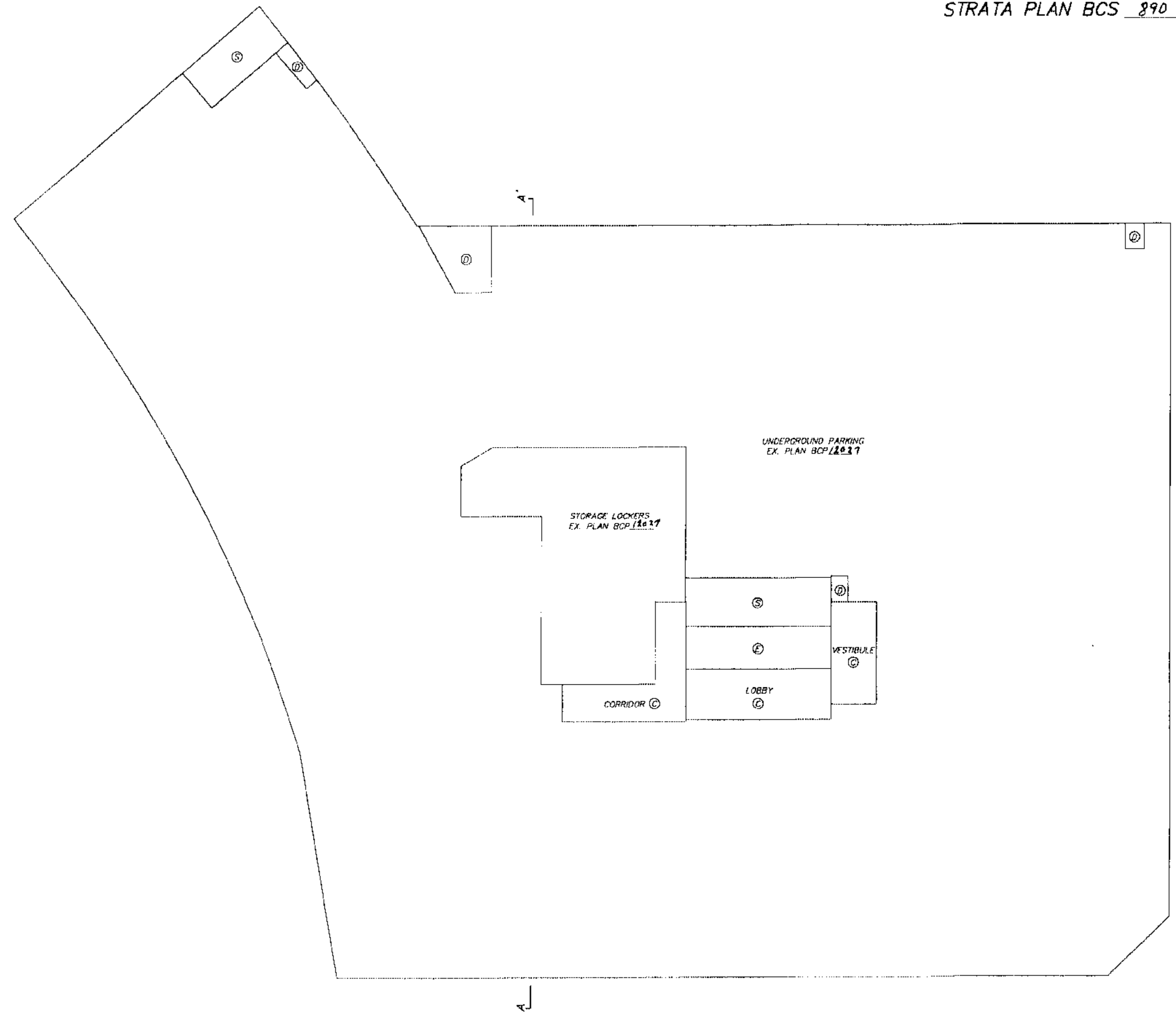
GARY C. SUNDVICK, B.C.L.S.

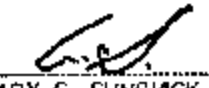
JUNE 30, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2637 DWG: 2637-52

PARKING LEVEL P4

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

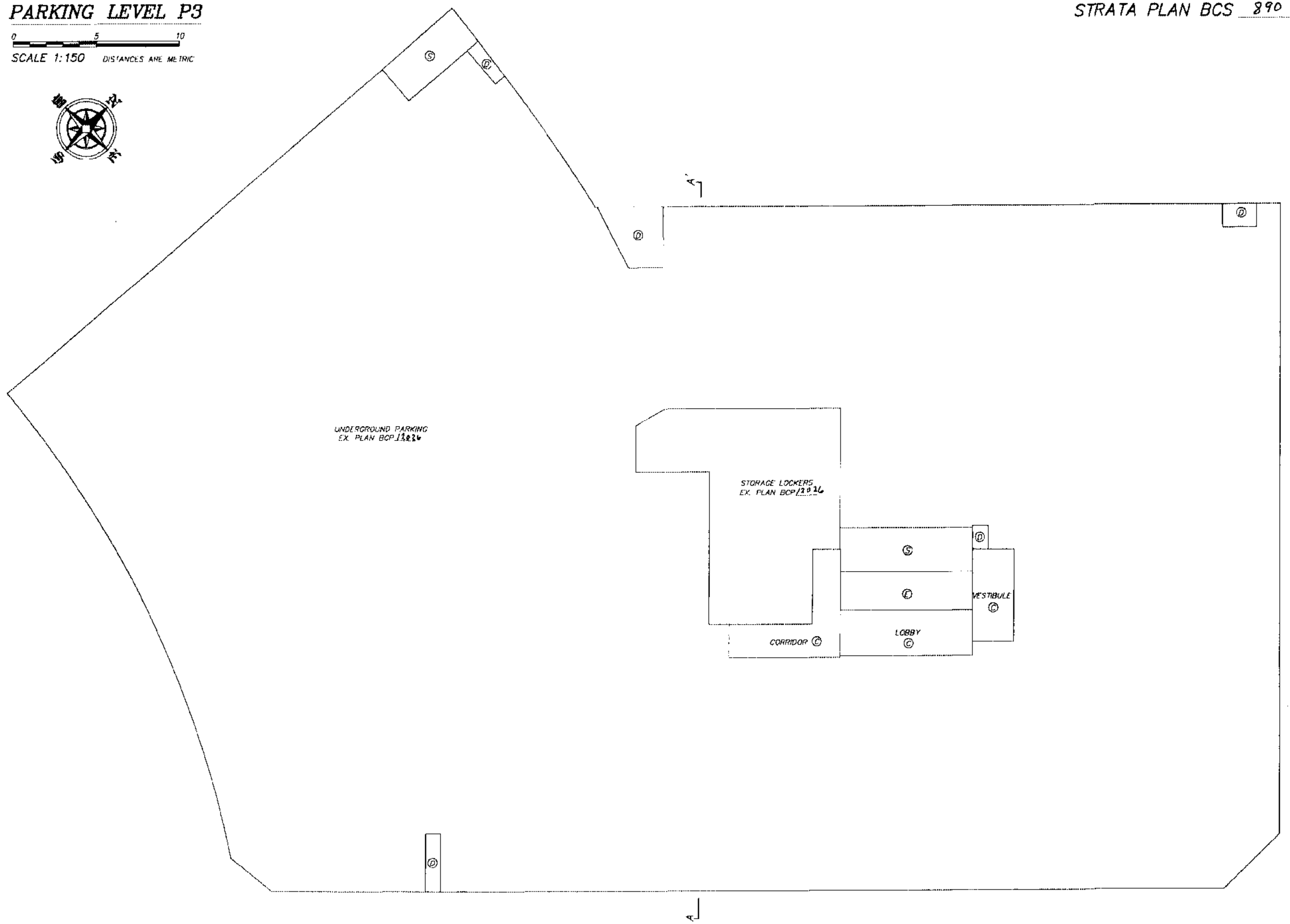



 GARY C. SUNDVICK, B.C.L.S.
 JUNE 30, 2004
 BUTLER, SUNDVICK & ASSOCIATES
 FILE: 2637 DWG: 2637-S3

PARKING LEVEL P3

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

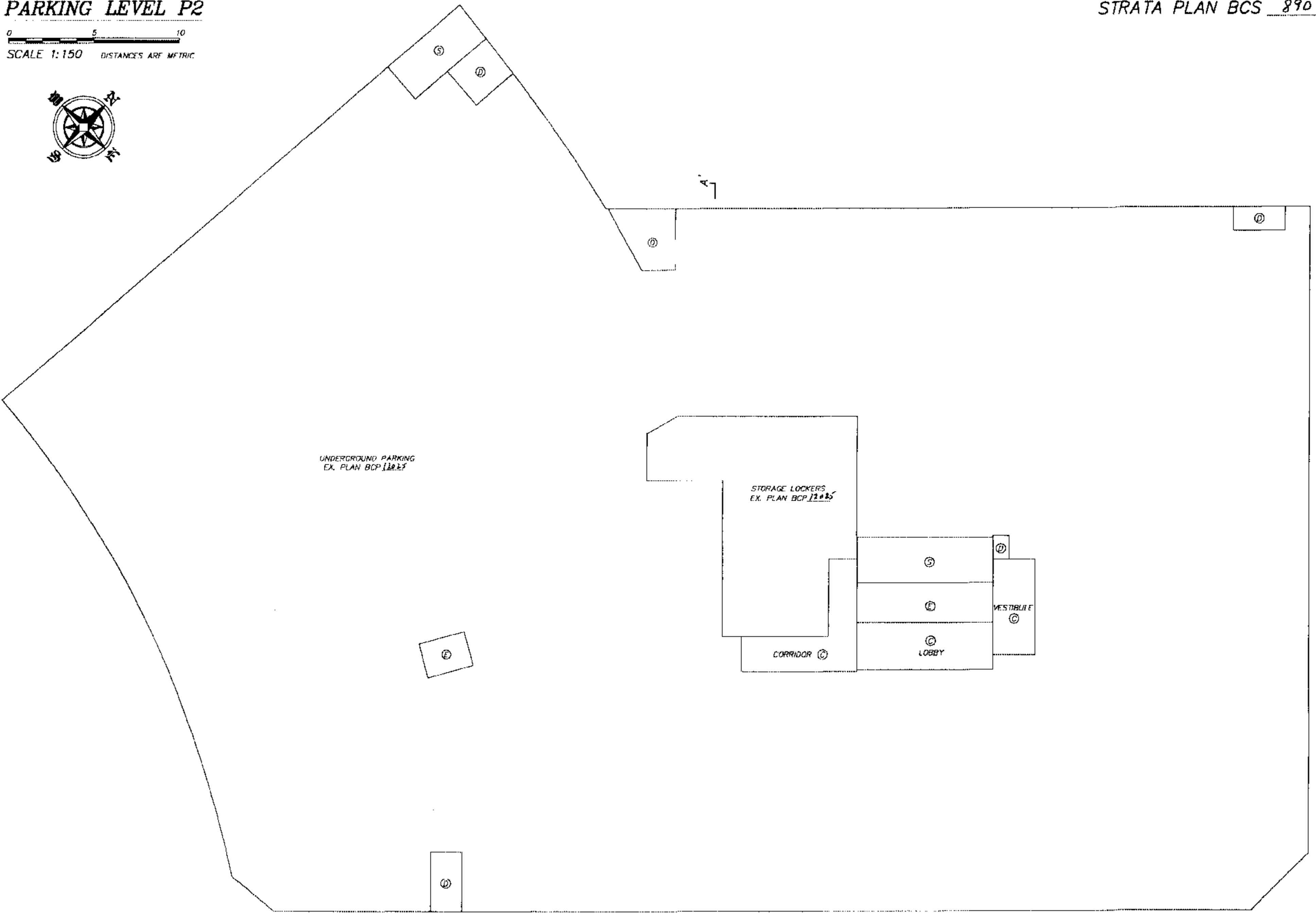


G.S.
 GARY C. SUNDBVICK, B.C.L.S.
 JUNE 30, 2004
 BUTLER, SUNDBVICK & ASSOCIATES
 FILE: 2637 DWG.: 2637-S3

PARKING LEVEL P2

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



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 JUNE 30, 2004
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 FILE: 2637 DWG.: 2637-5.1

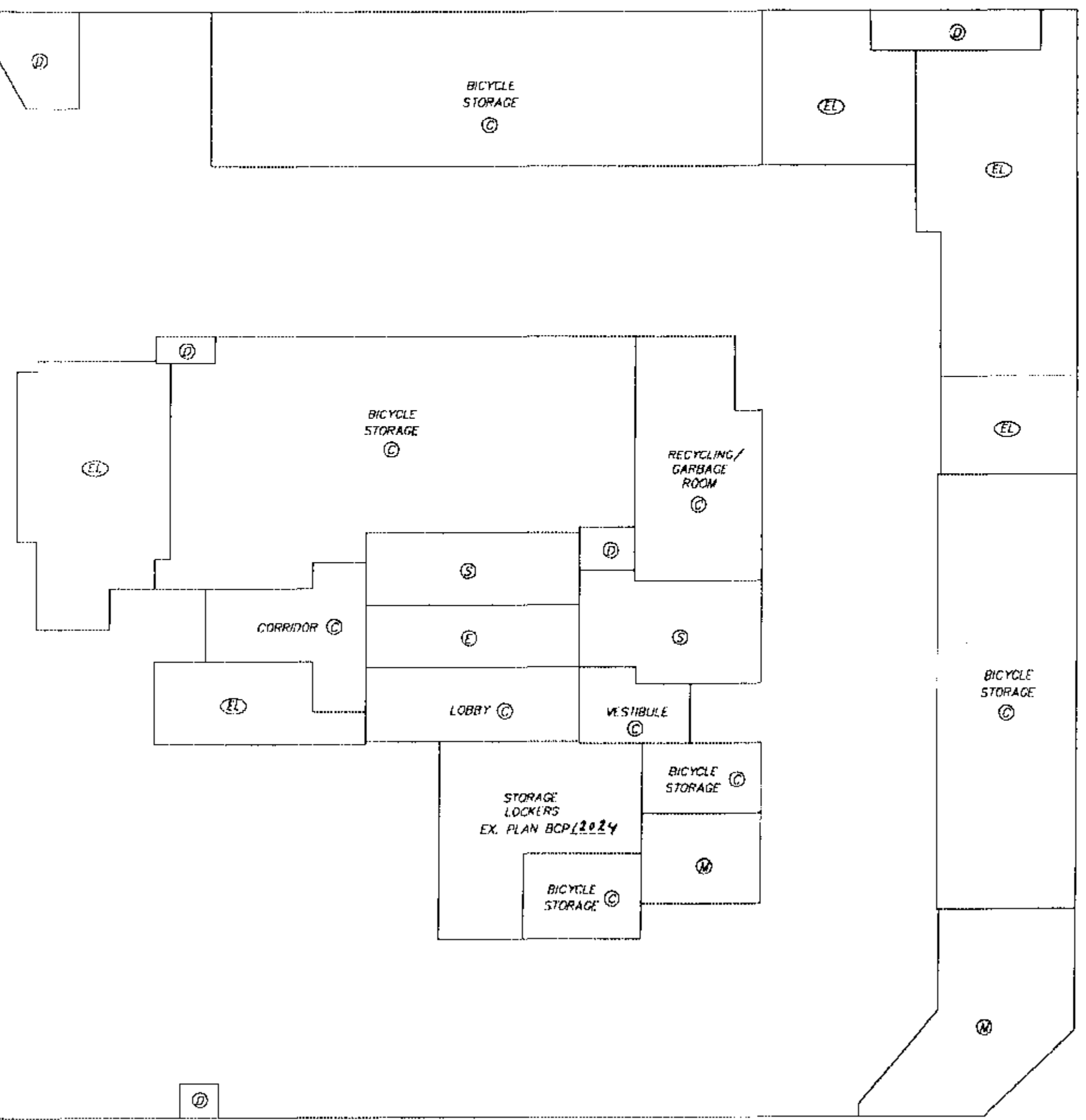
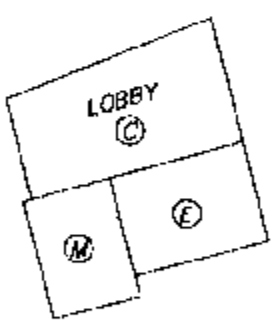
PARKING LEVEL P1

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



UNDERGROUND PARKING
EX. PLAN BCP11014



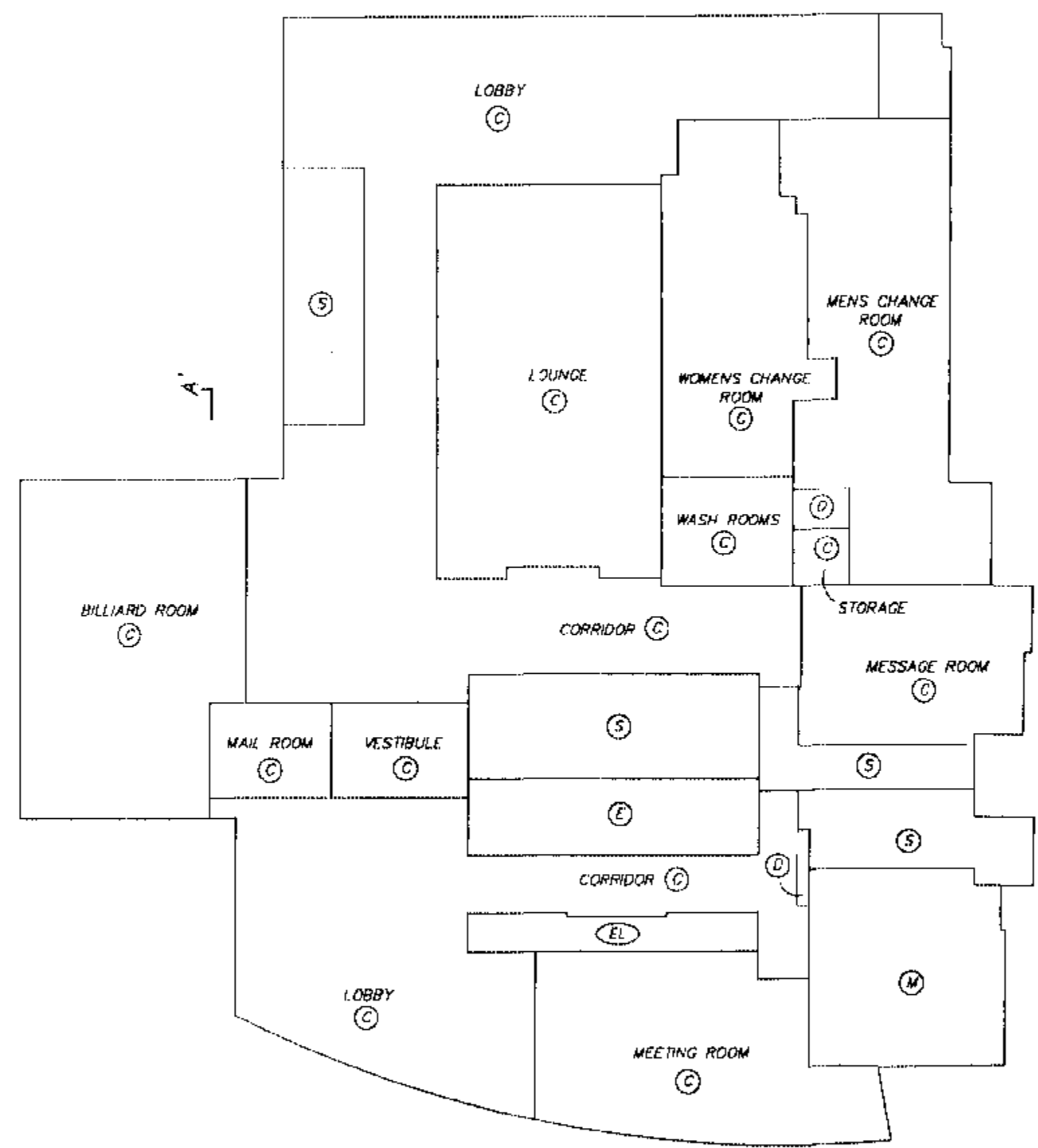
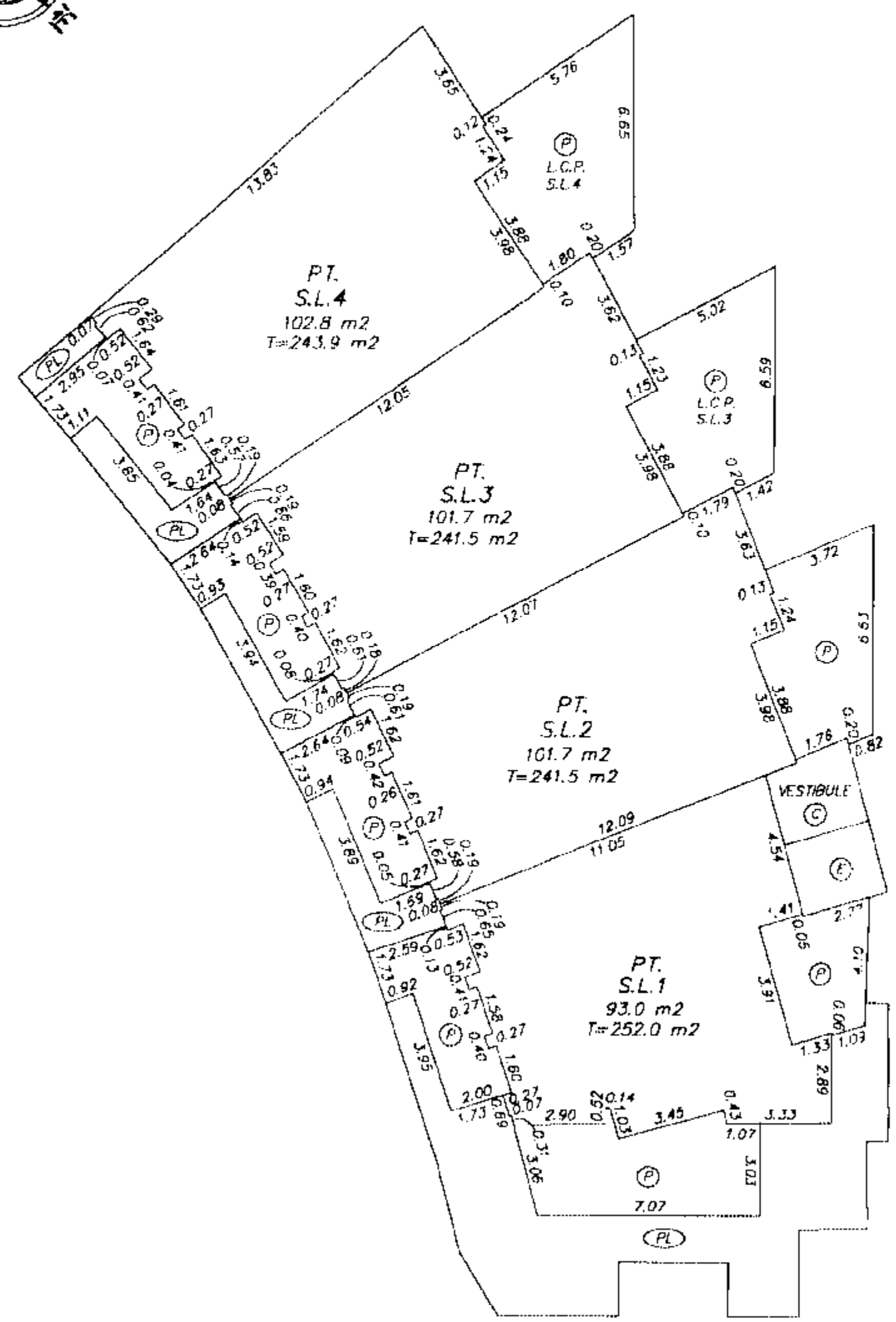

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GROUND FLOOR

STRATA PLAN BCS 890

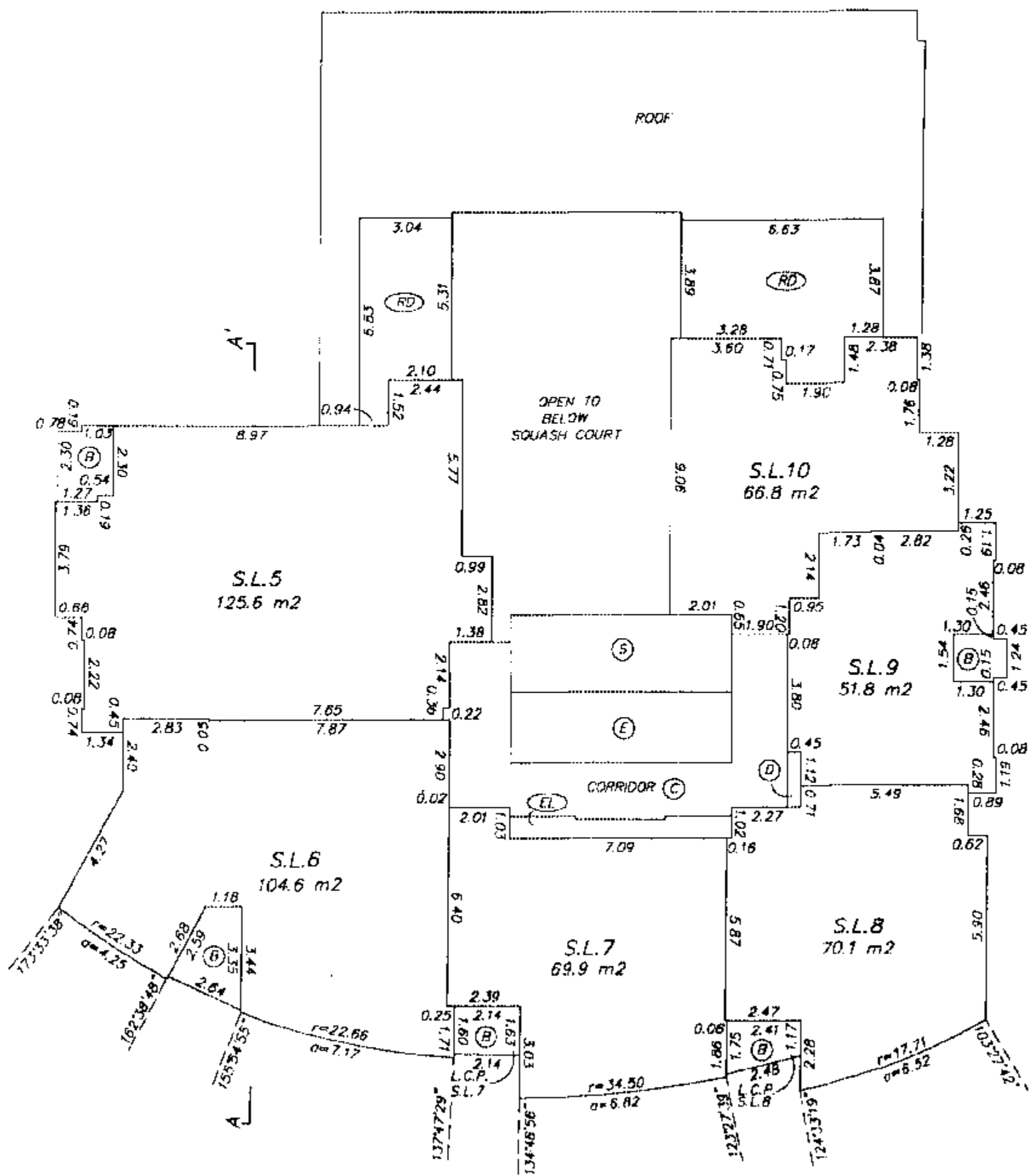
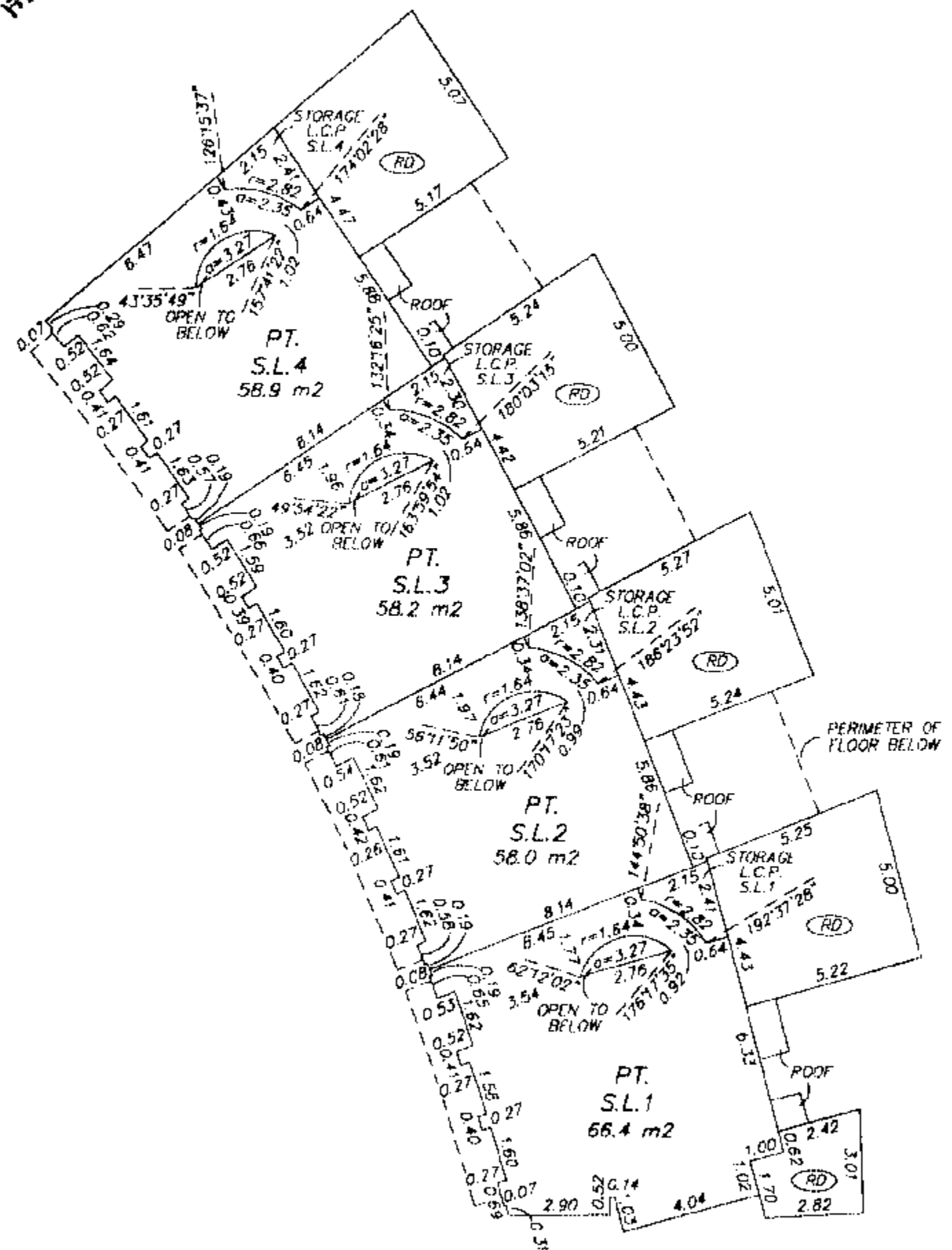
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SCALE 1:150 DISTANCES ARE METRIC



3rd FLOOR

STRATA PLAN BCS 890

SCALE 1:150 DISTANCES ARE METRIC



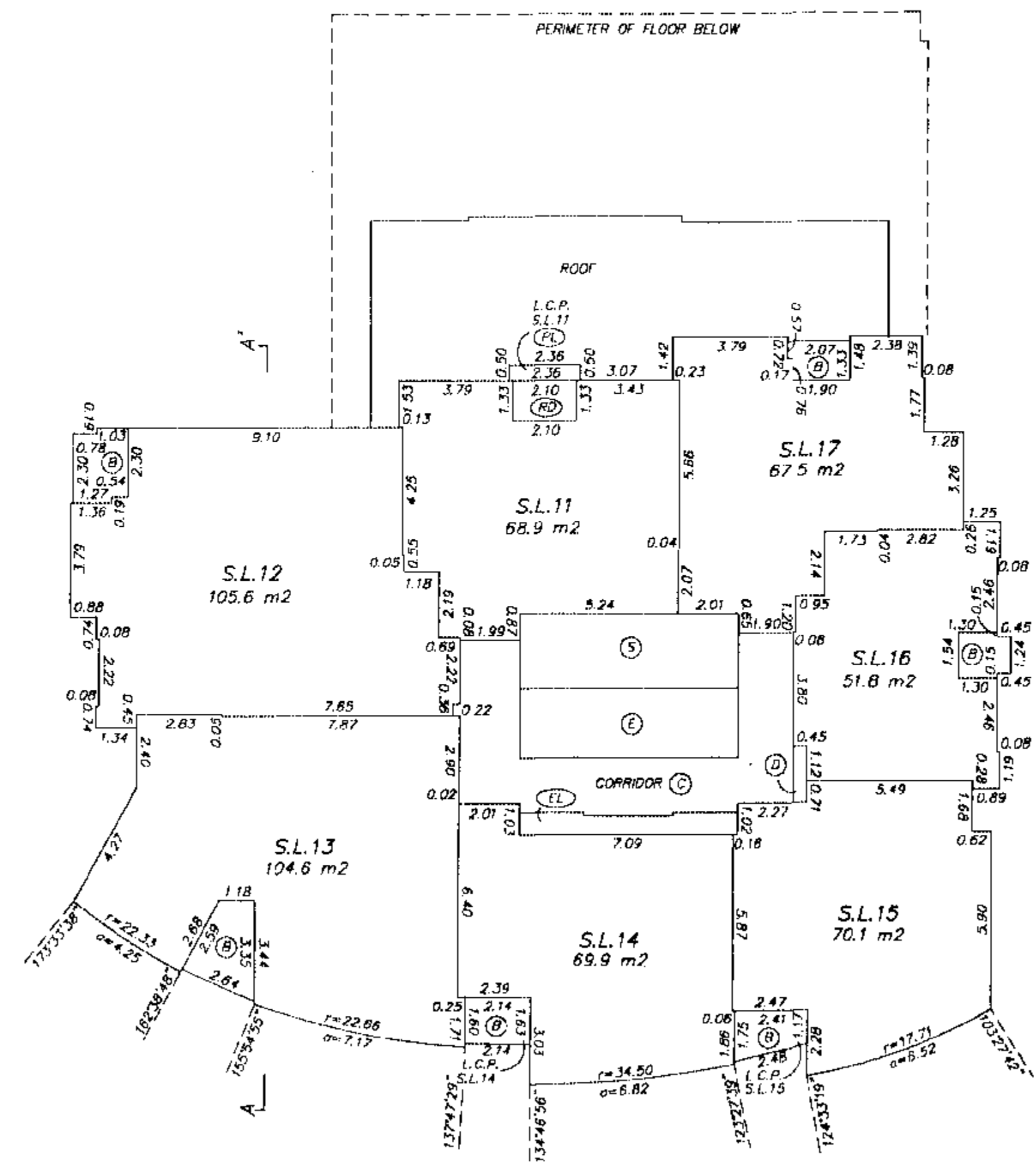
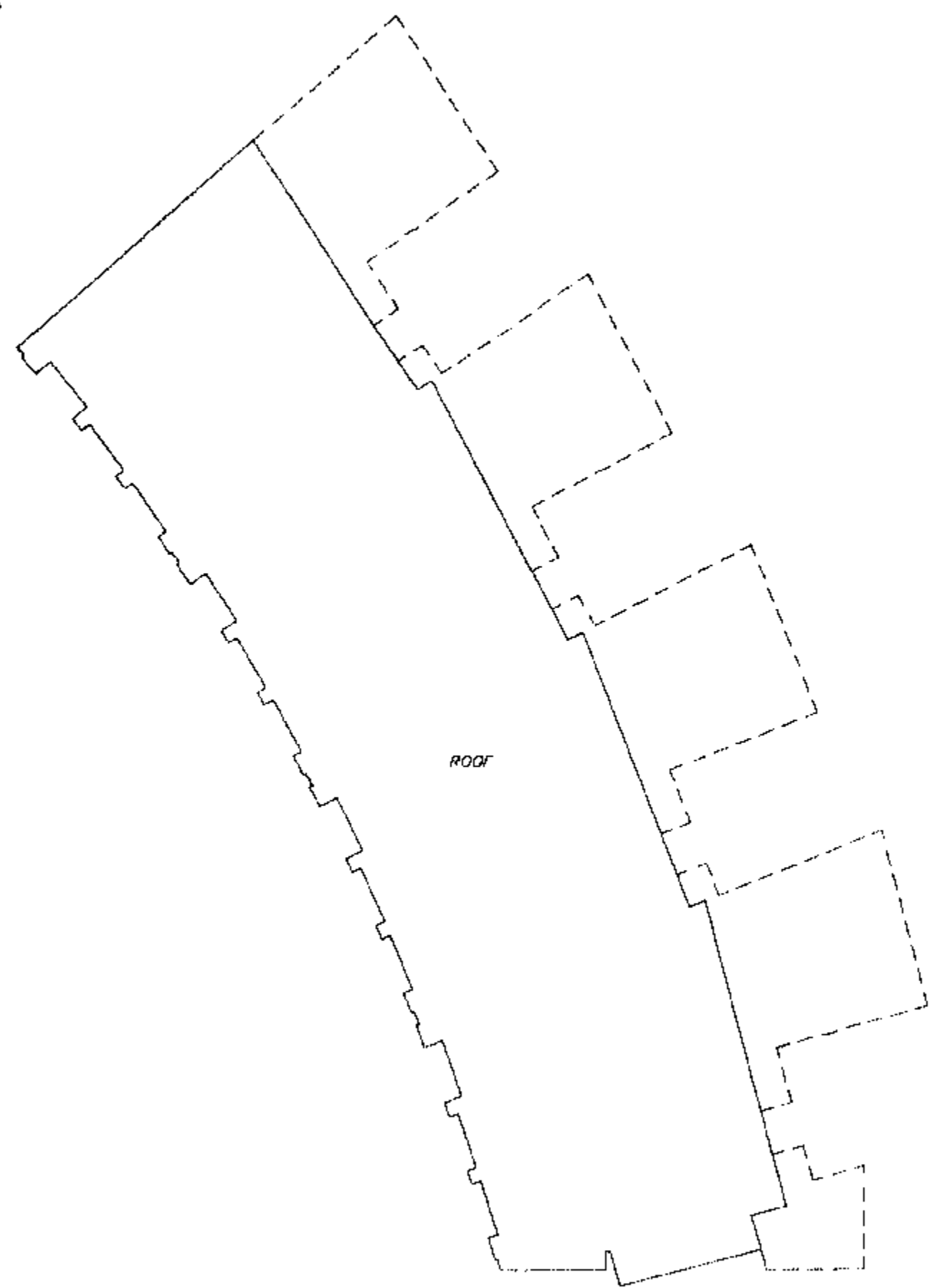
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FILE: 2637 DWG: 2A37-S4

5th FLOOR

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



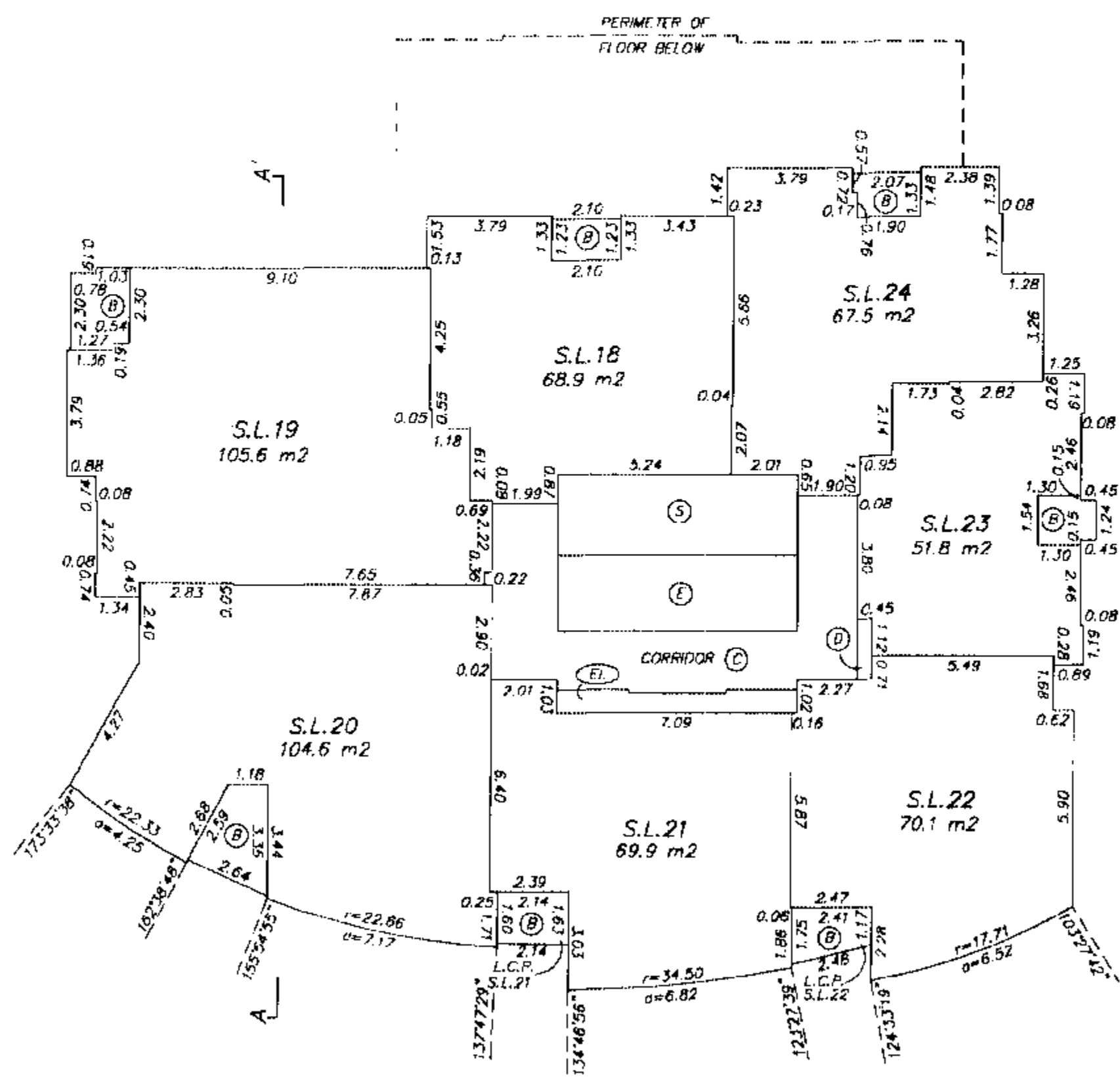
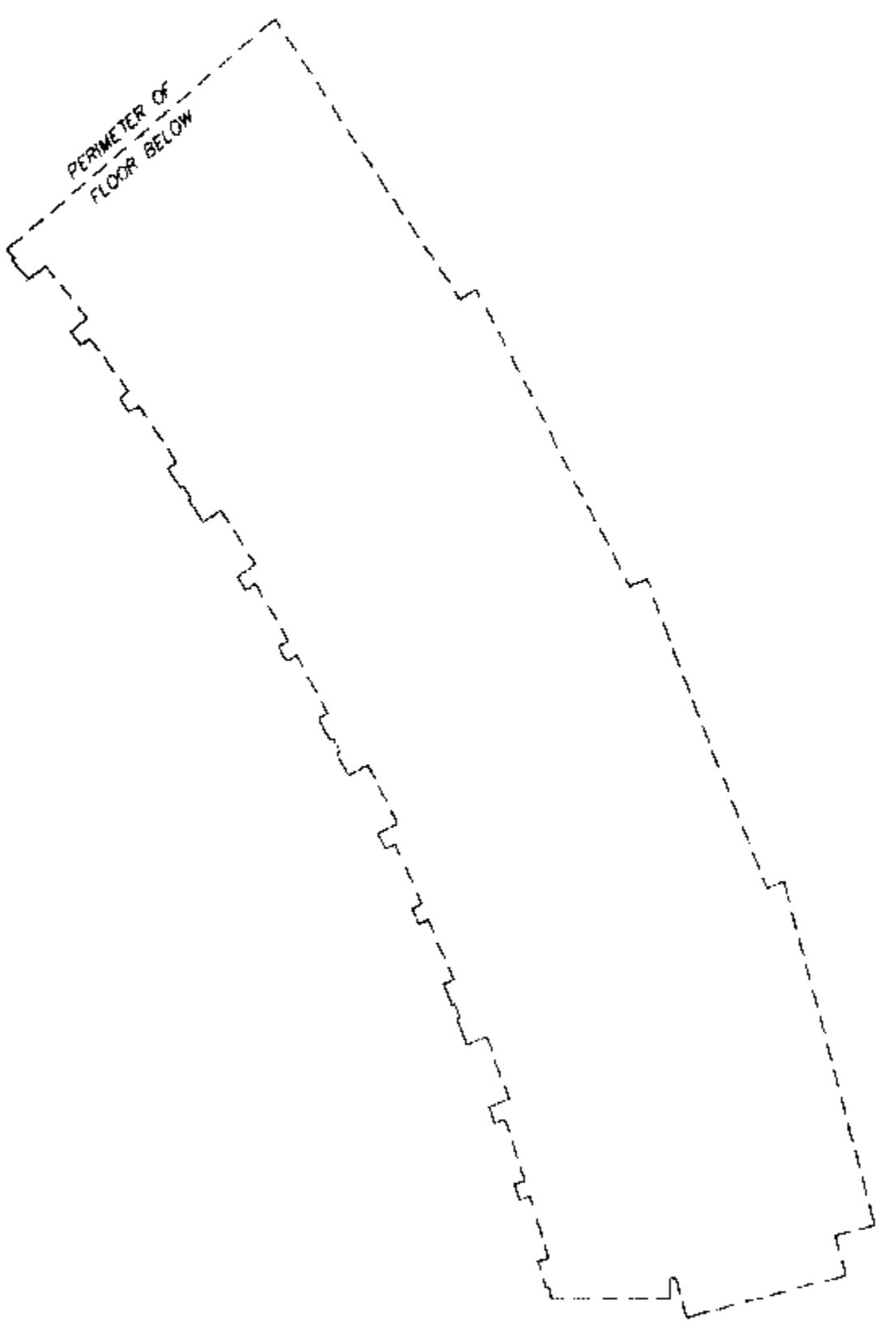
G.S.
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FILE: 2637 DWG: 2637-54

6th FLOOR

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



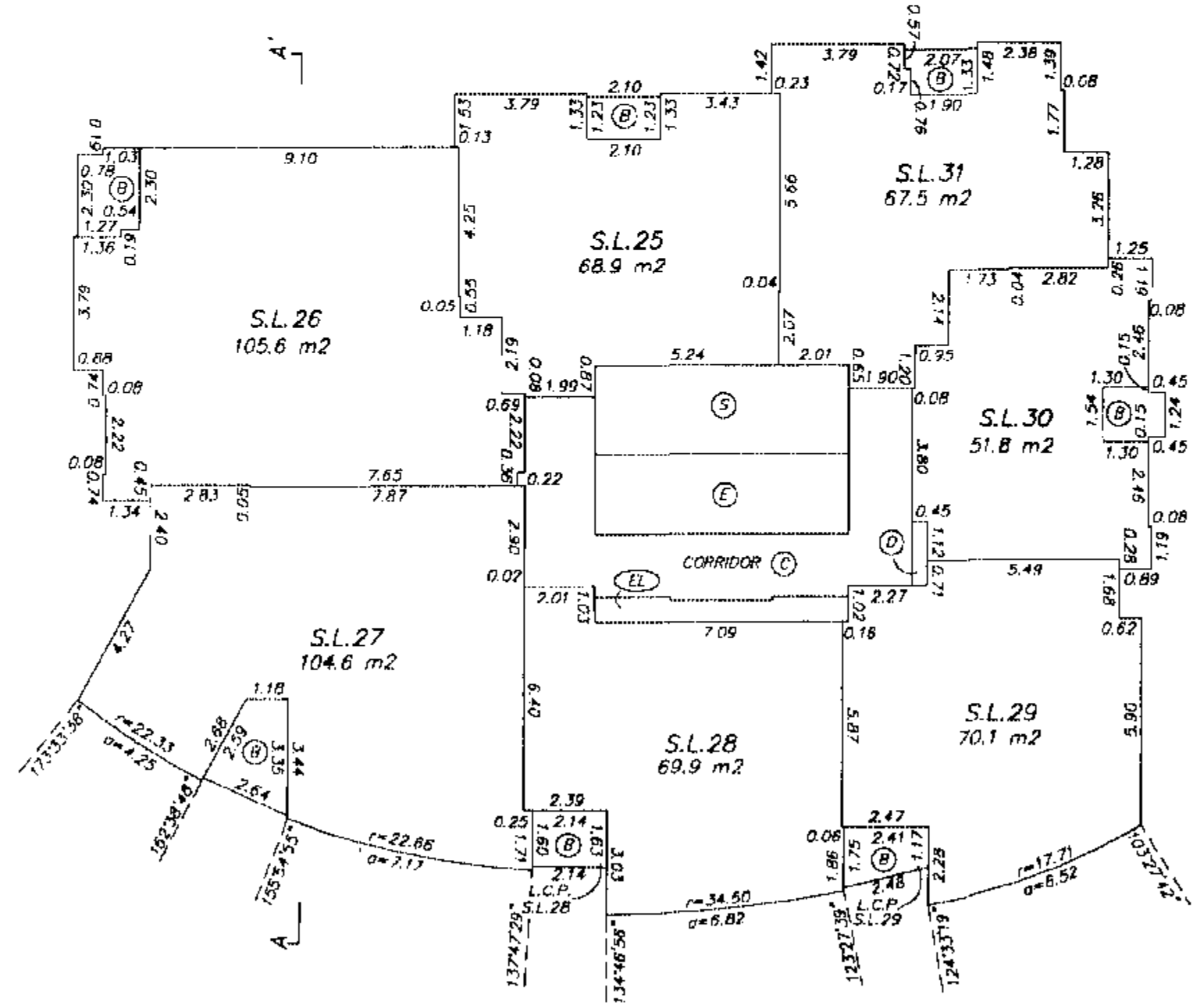
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GARY C. SUNDVICK, B.C.L.S.

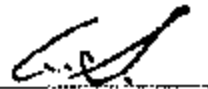
JUNE 30, 2004
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FILE: 2637 DWG: 2637-54

7th FLOOR

STRATA PLAN BCS 890

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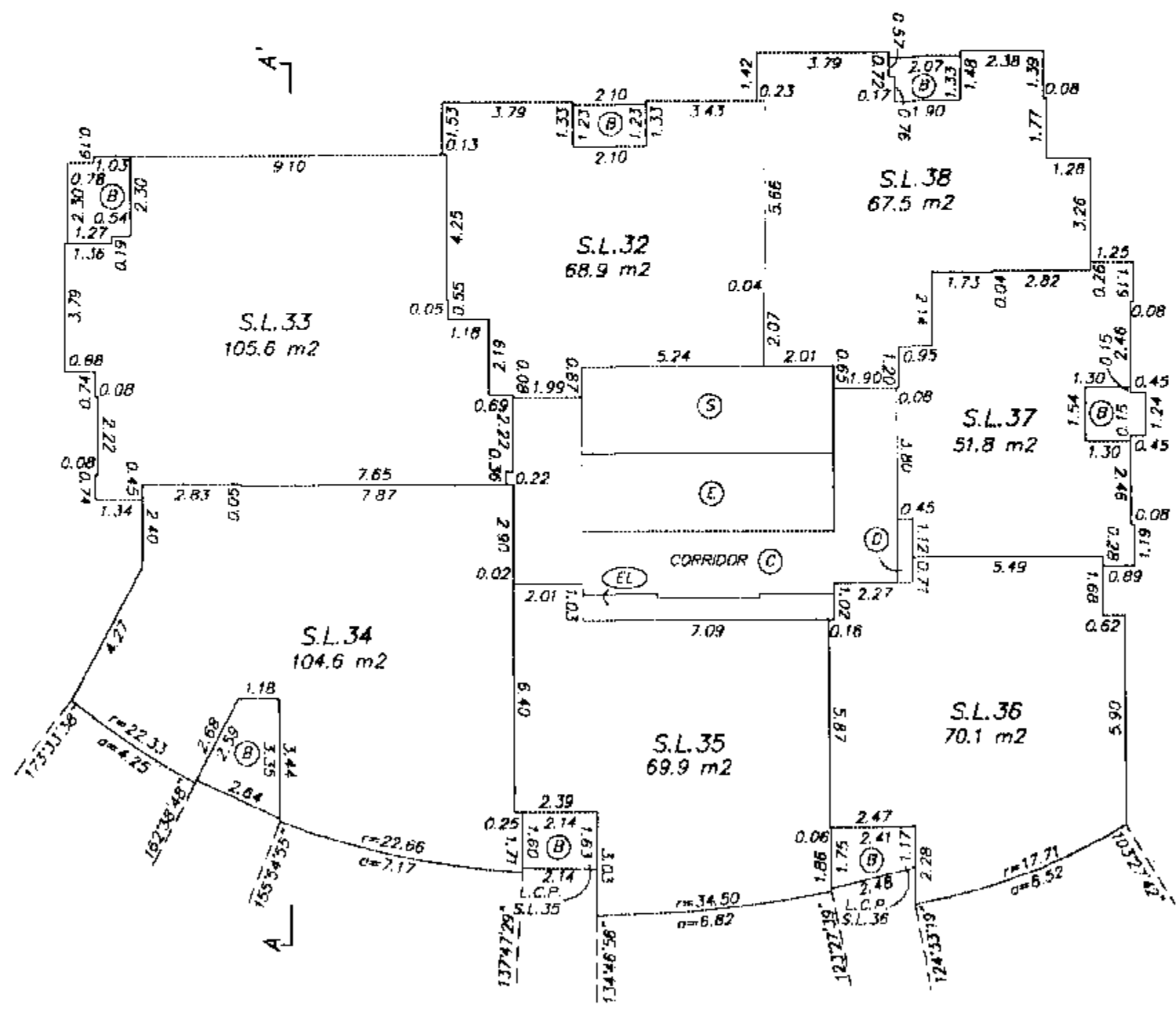



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 FILE: 2637 DWG: 2637-54

8th FLOOR

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



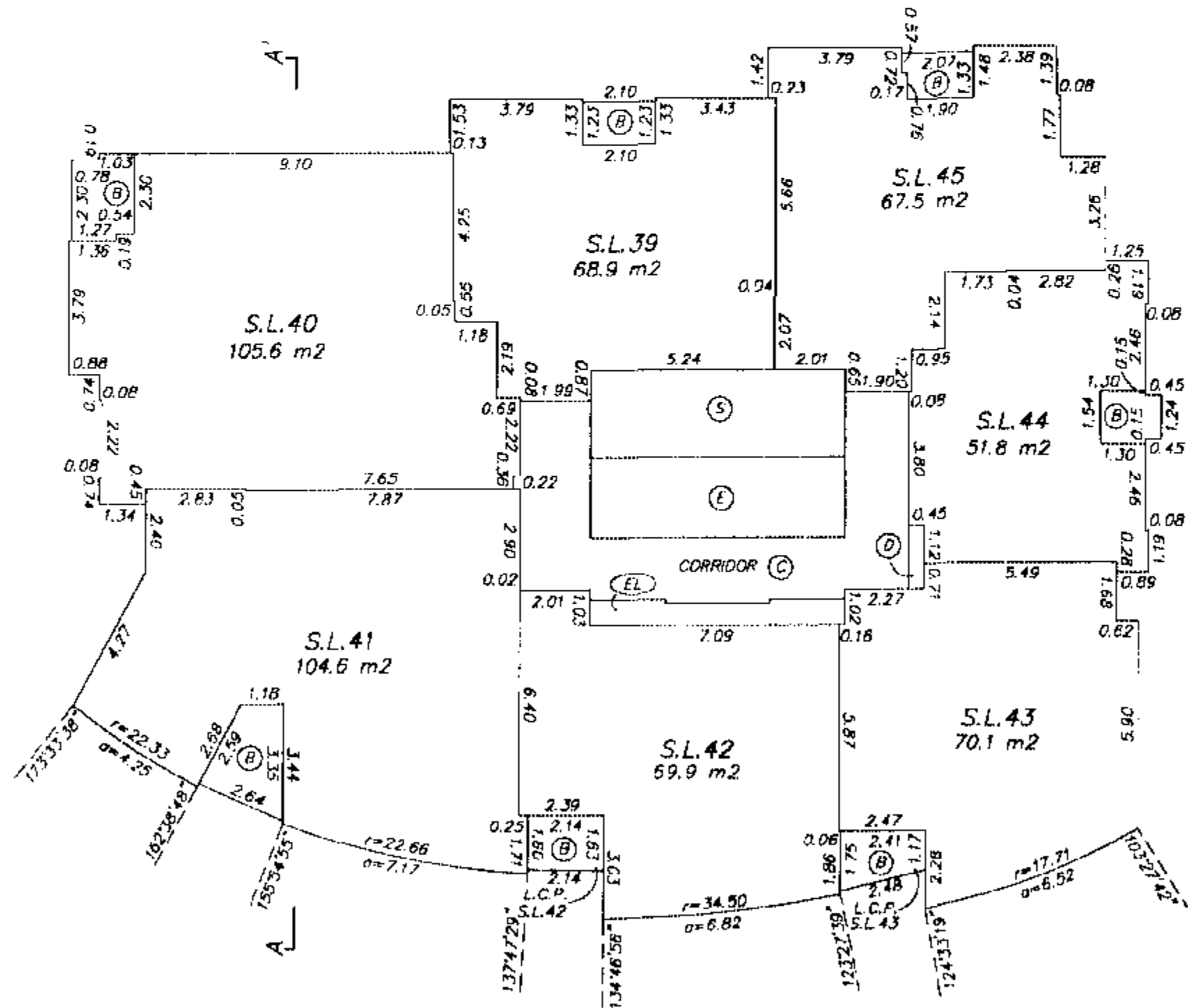
[Signature]
DARY C. SUNDVICK, B.C.L.S.

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FILE: 2637 DWG.: 2537-54

9th FLOOR

STRATA PLAN BCS 890

SCALE 1:150 DISTANCES ARE METRIC

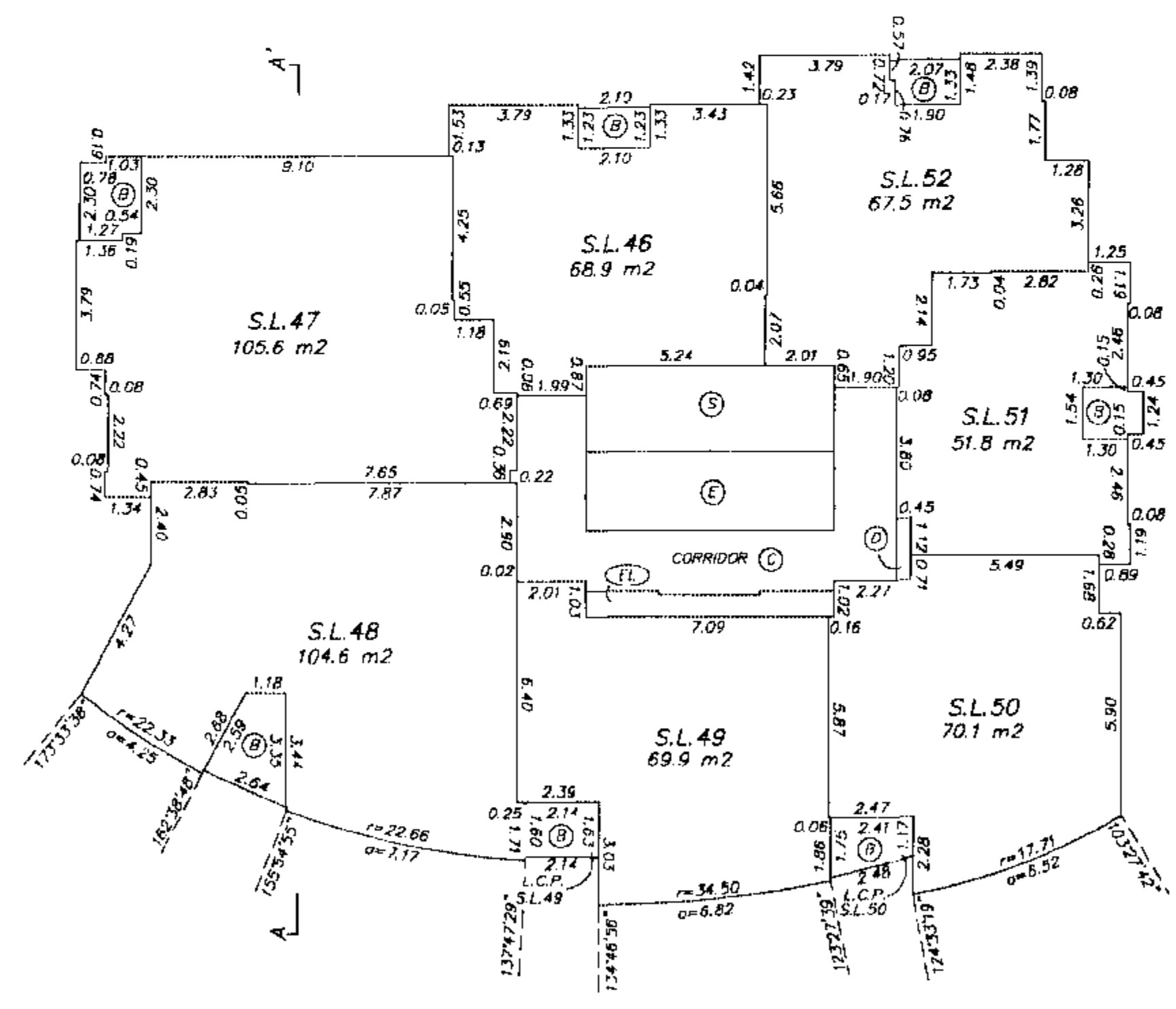


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 FILE: 2637 DWG: 2637-S4

10th FLOOR

STRATA PLAN BCS 890

SCALE 1:150 DISTANCES ARE METRIC

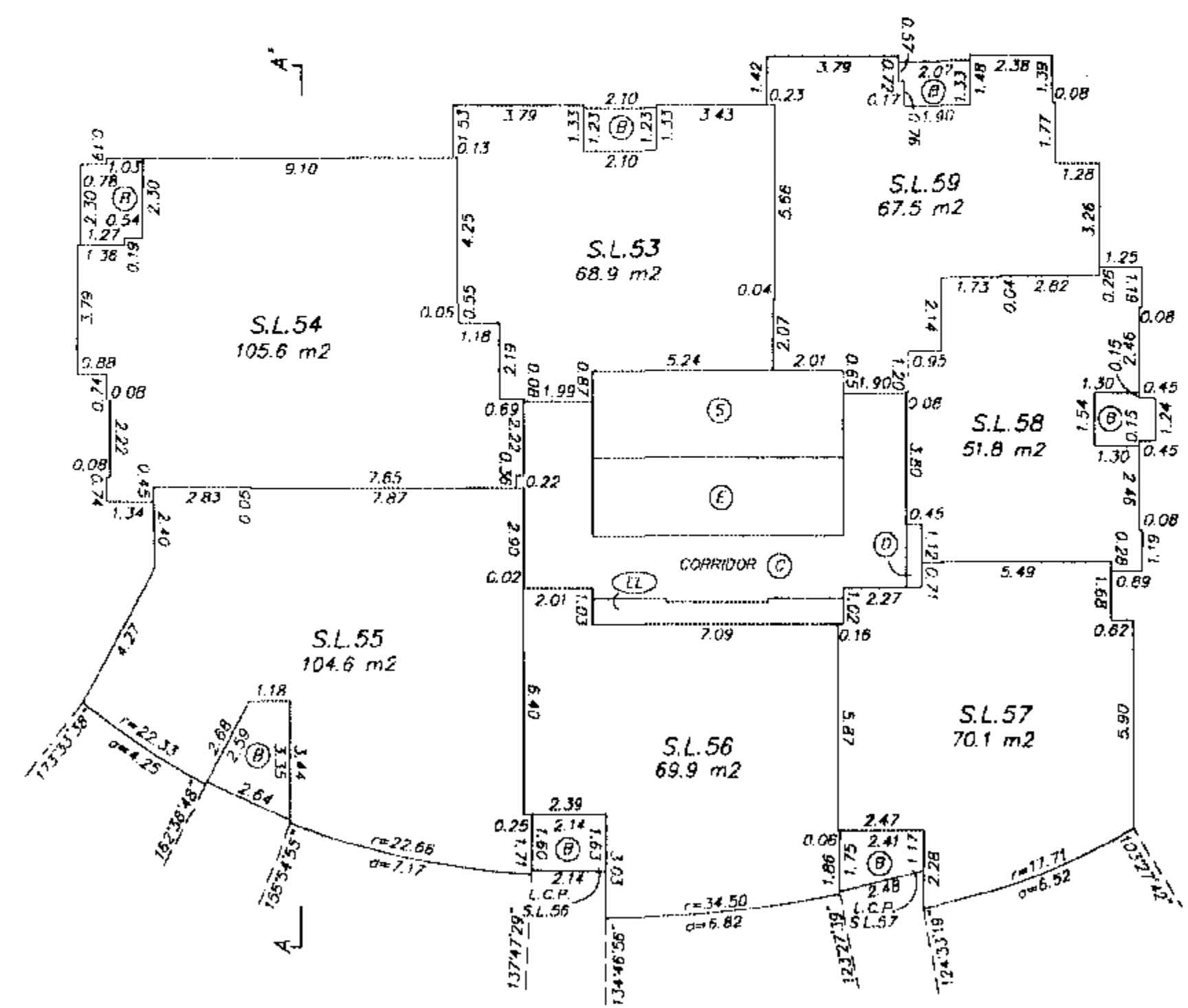


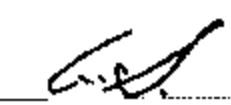
G.S.
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 JUNE 30, 2004
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 FILE: 2637 DWG: 2637-54

11th FLOOR

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

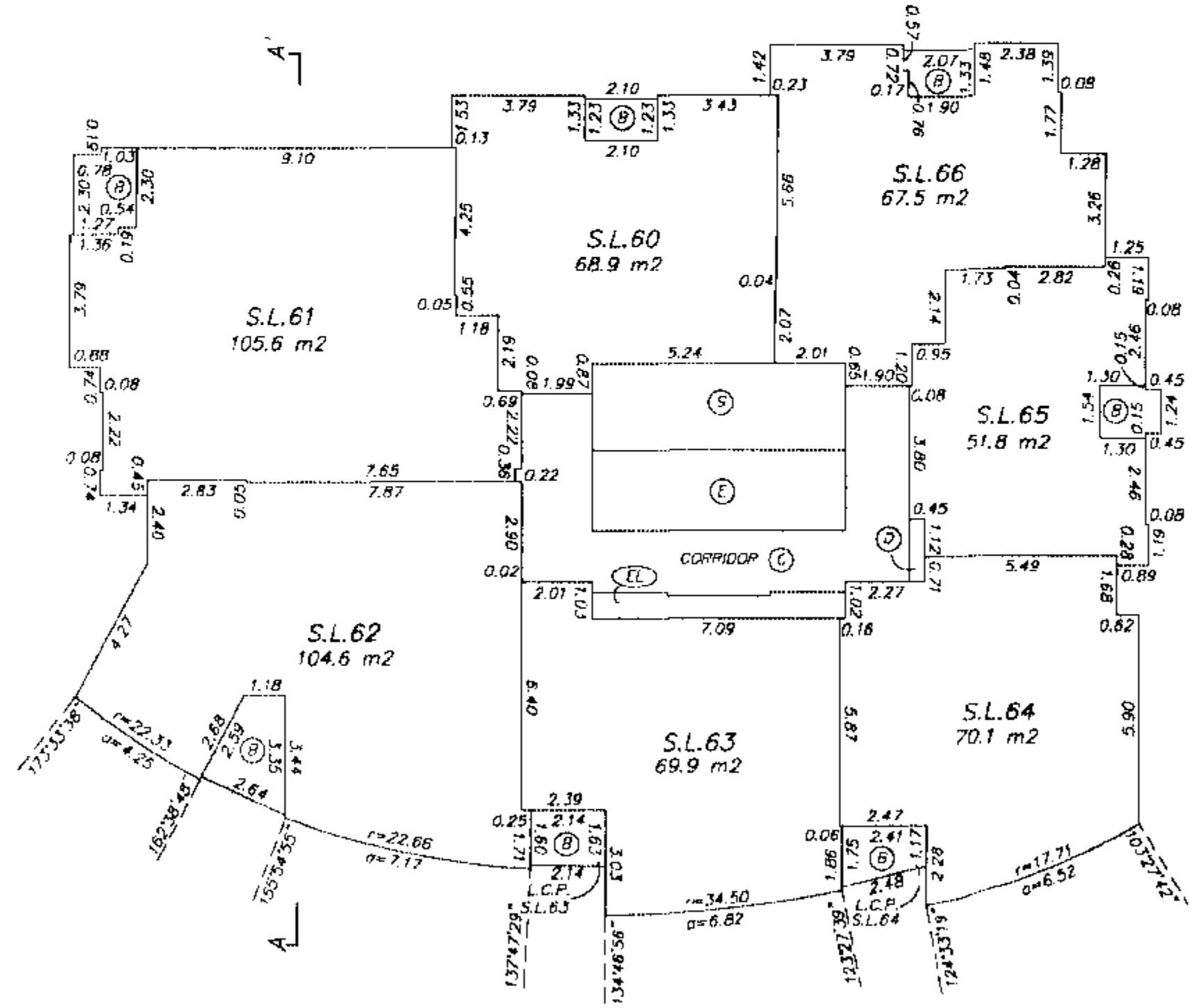



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 FILE: 2637 DWG: 2637-54

12th FLOOR

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



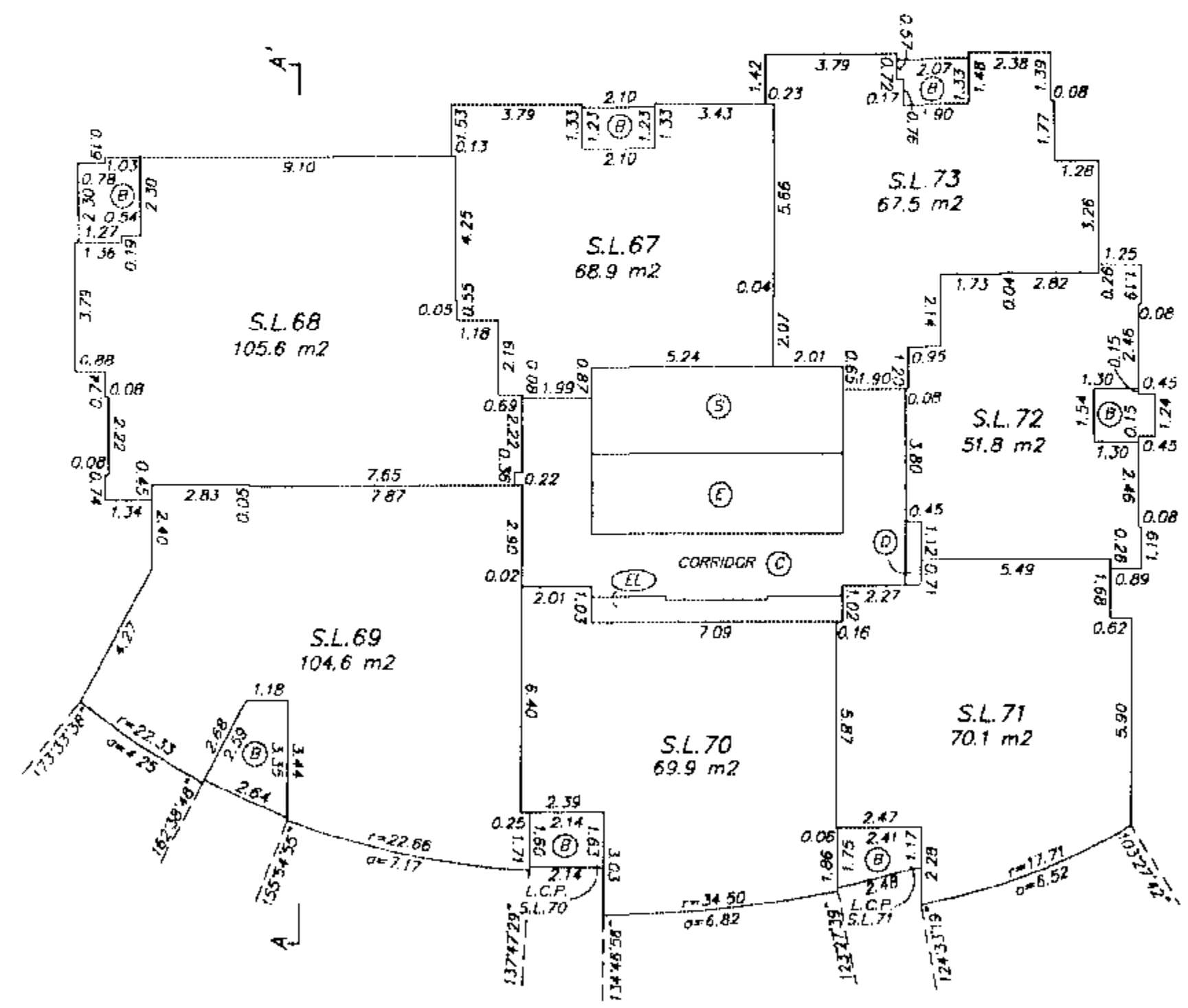
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FILE: 2637 DWG: 2637-SA

15th FLOOR

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



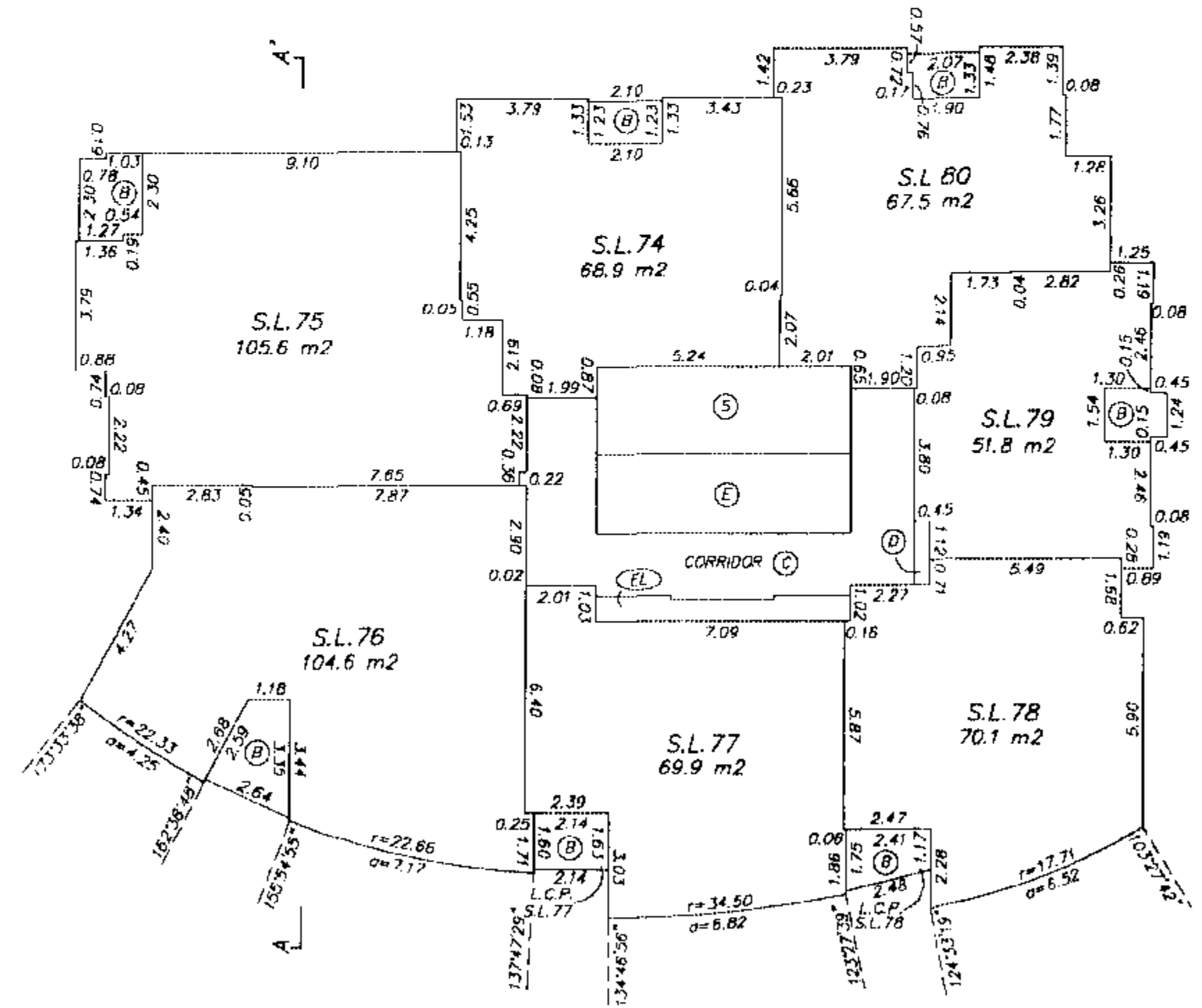
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FILE: 26.57 UMG: 26.57-54

16th FLOOR

STRATA PLAN BCS 890

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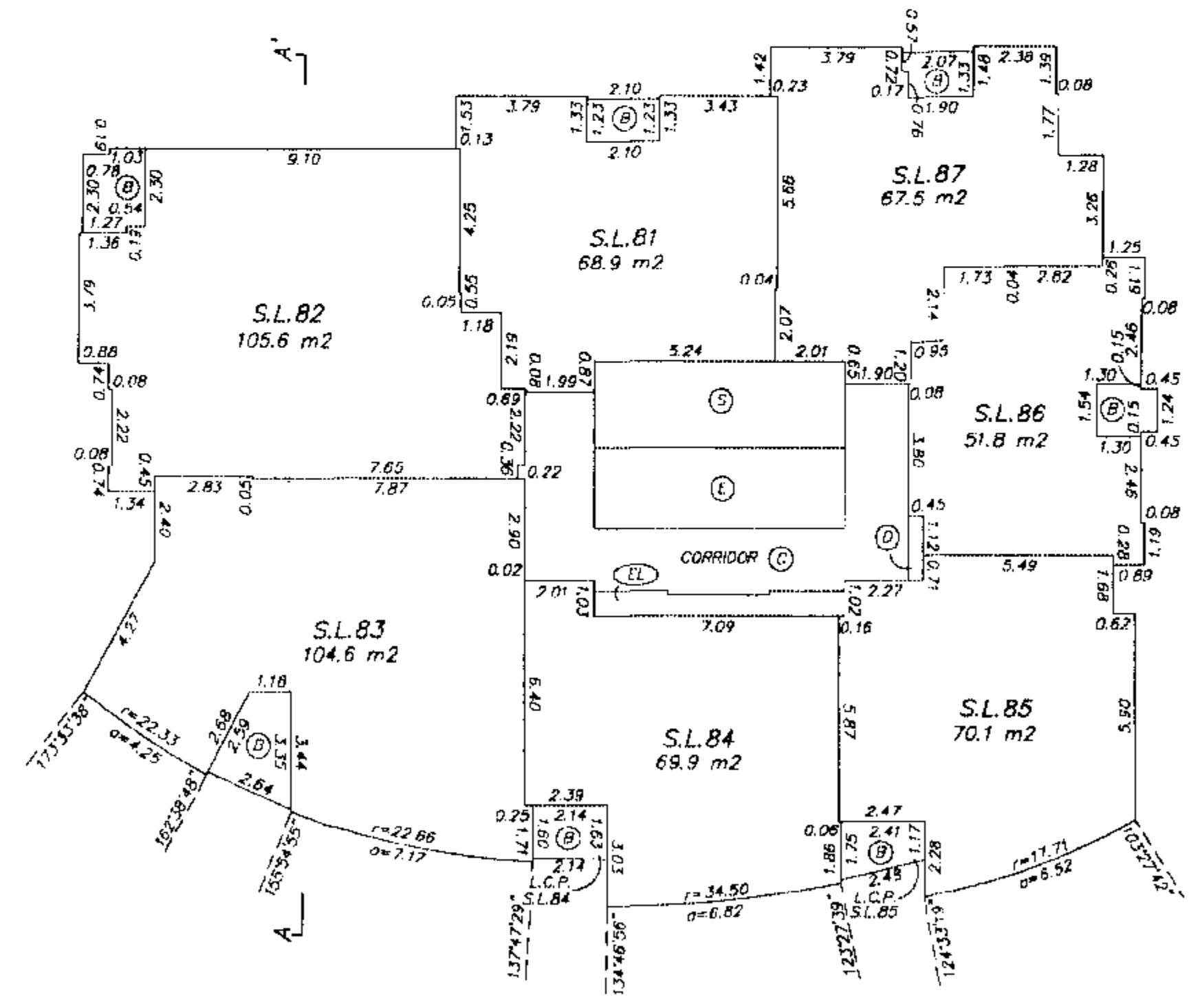


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 FILE: 2637 DWG.: 2637-54

17th FLOOR

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



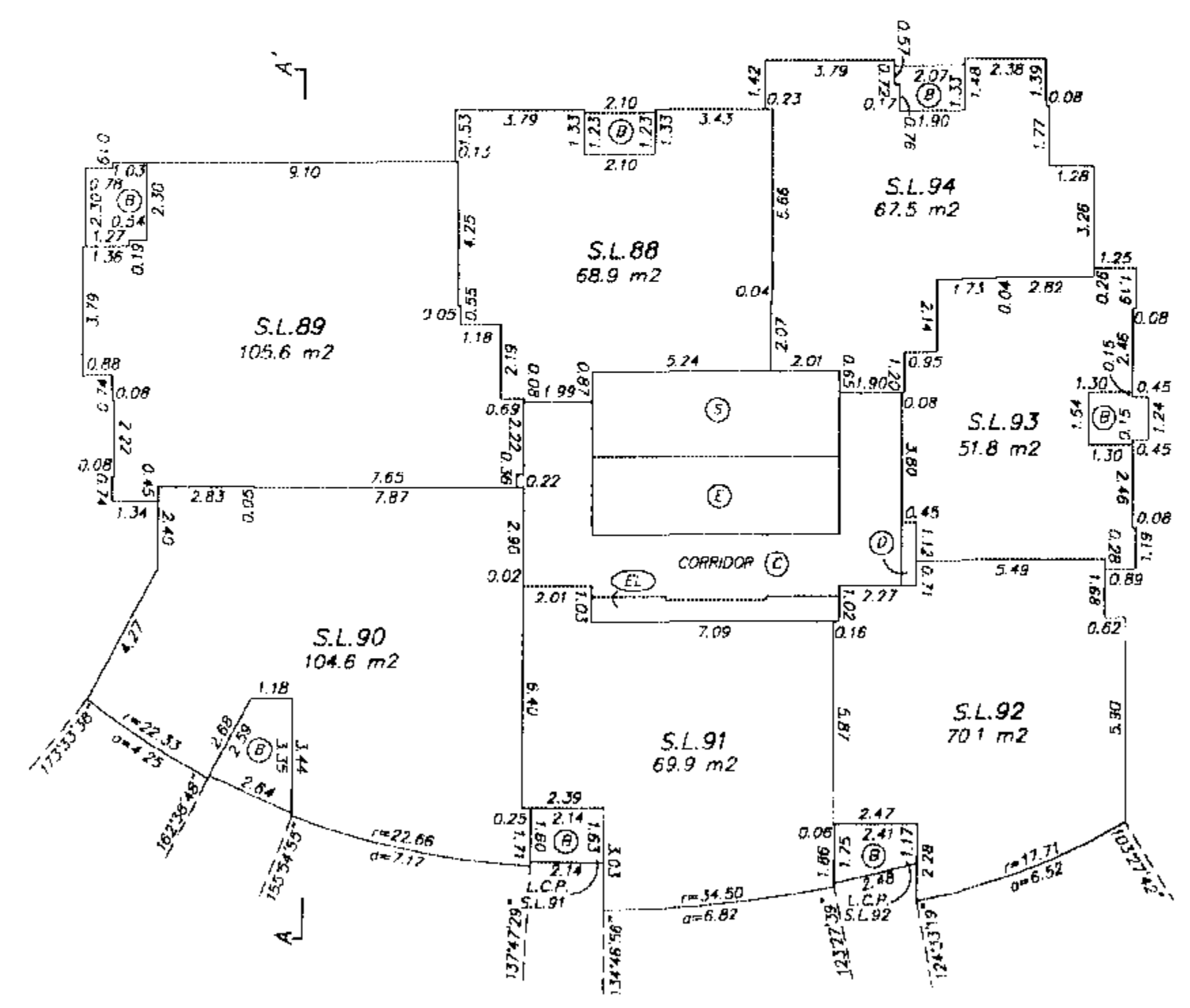
GARY C. SUNDVICK, B.C.L.S.

JUNE 30, 2004
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FILE: 2637 DWG.: 2637-54

18th FLOOR

STRATA PLAN BCS 890

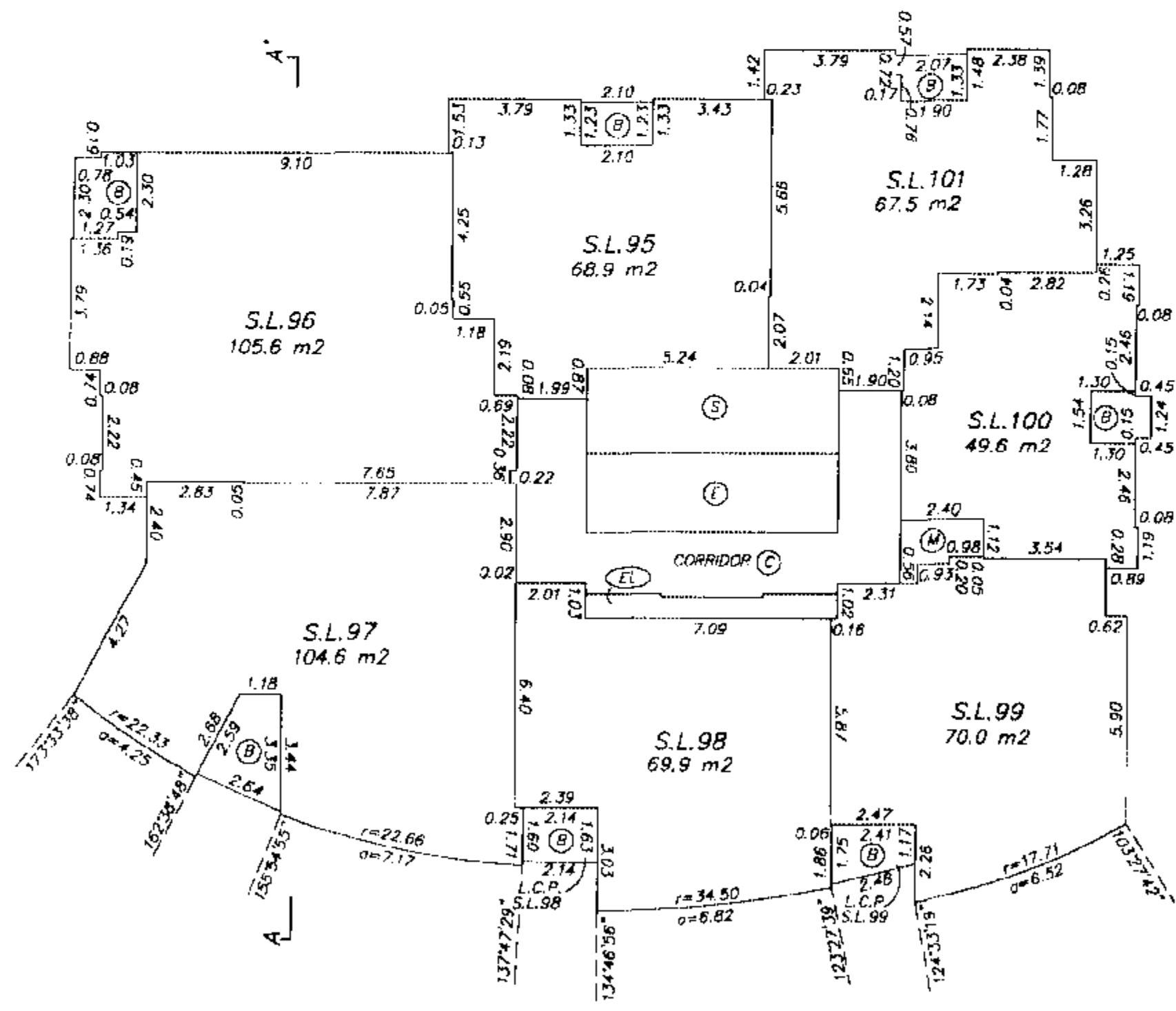
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19th FLOOR

STRATA PLAN BCS 890

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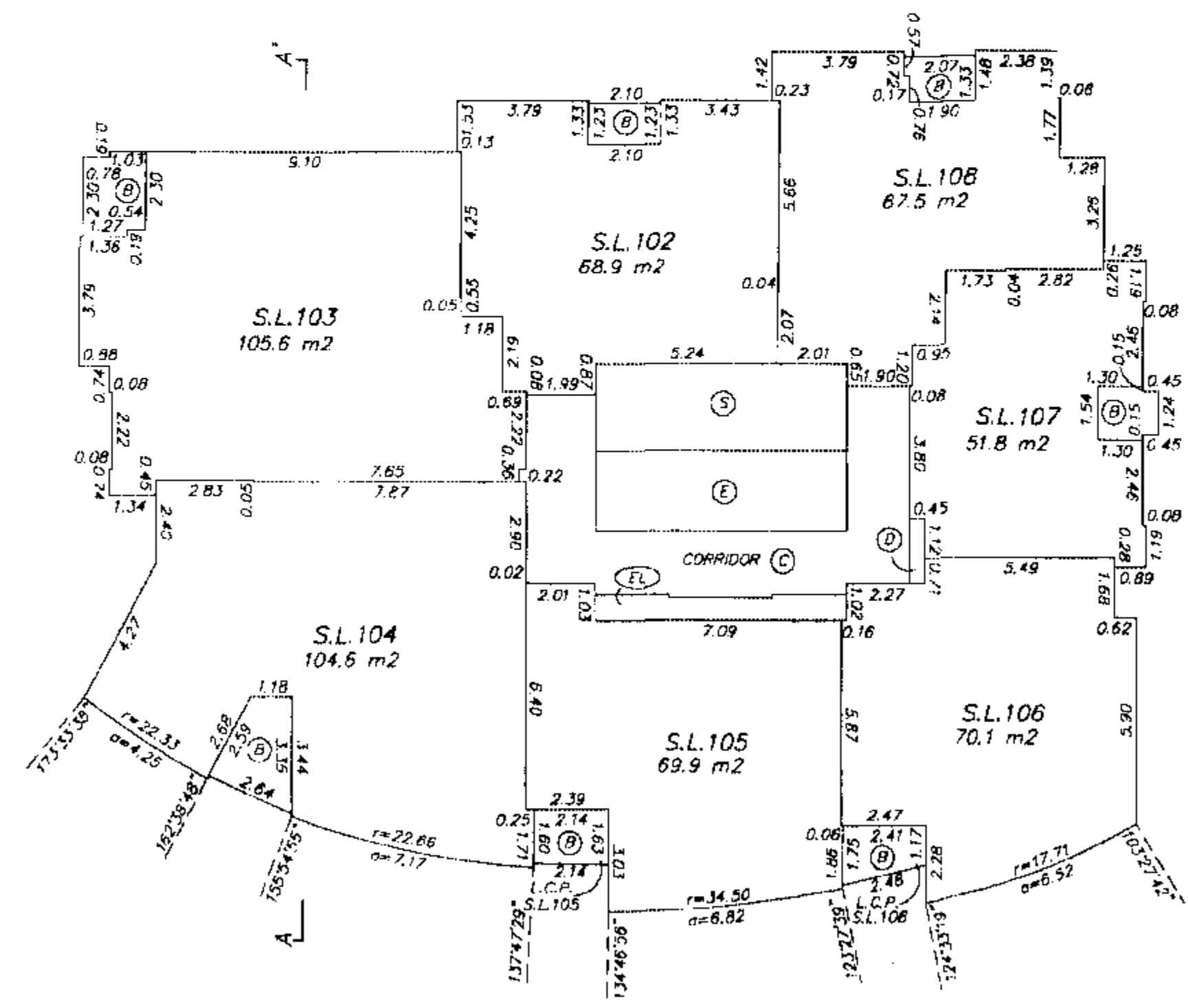


Gary C. Sundvick
 GARY C. SUNDVICK, B.C.L.S.
 JUNE 30, 2004
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 FILE: 2637 DWG: 2637-54

20th FLOOR

STRATA PLAN BCS 890

SCALE 1:150 DISTANCES ARE METRIC

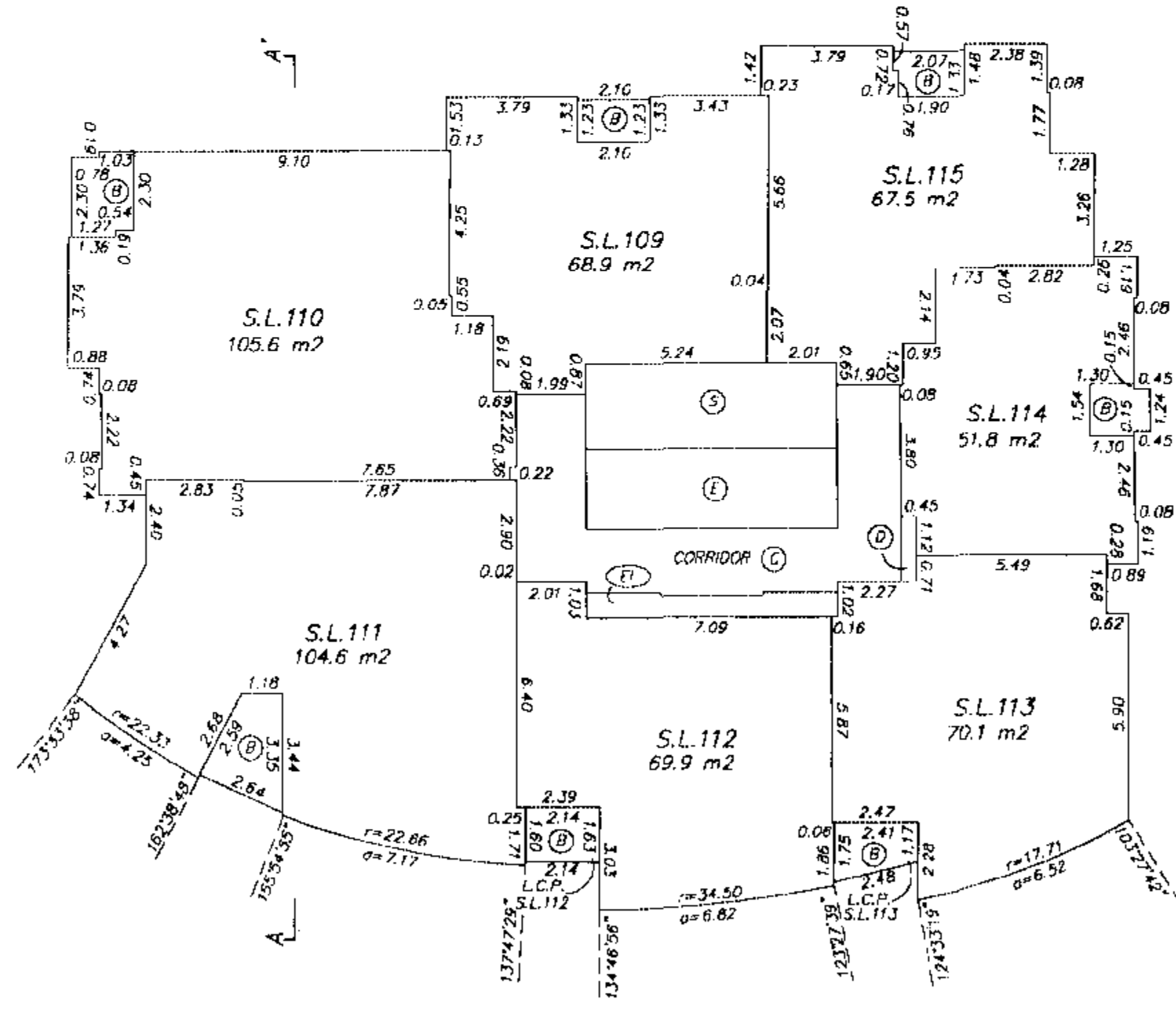


[Signature]
 GARY C. SUNDVICK, B.C.L.S.
 JUNE 30, 2004
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 FILE: 2637 DWG: 2637-54

21st FLOOR

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

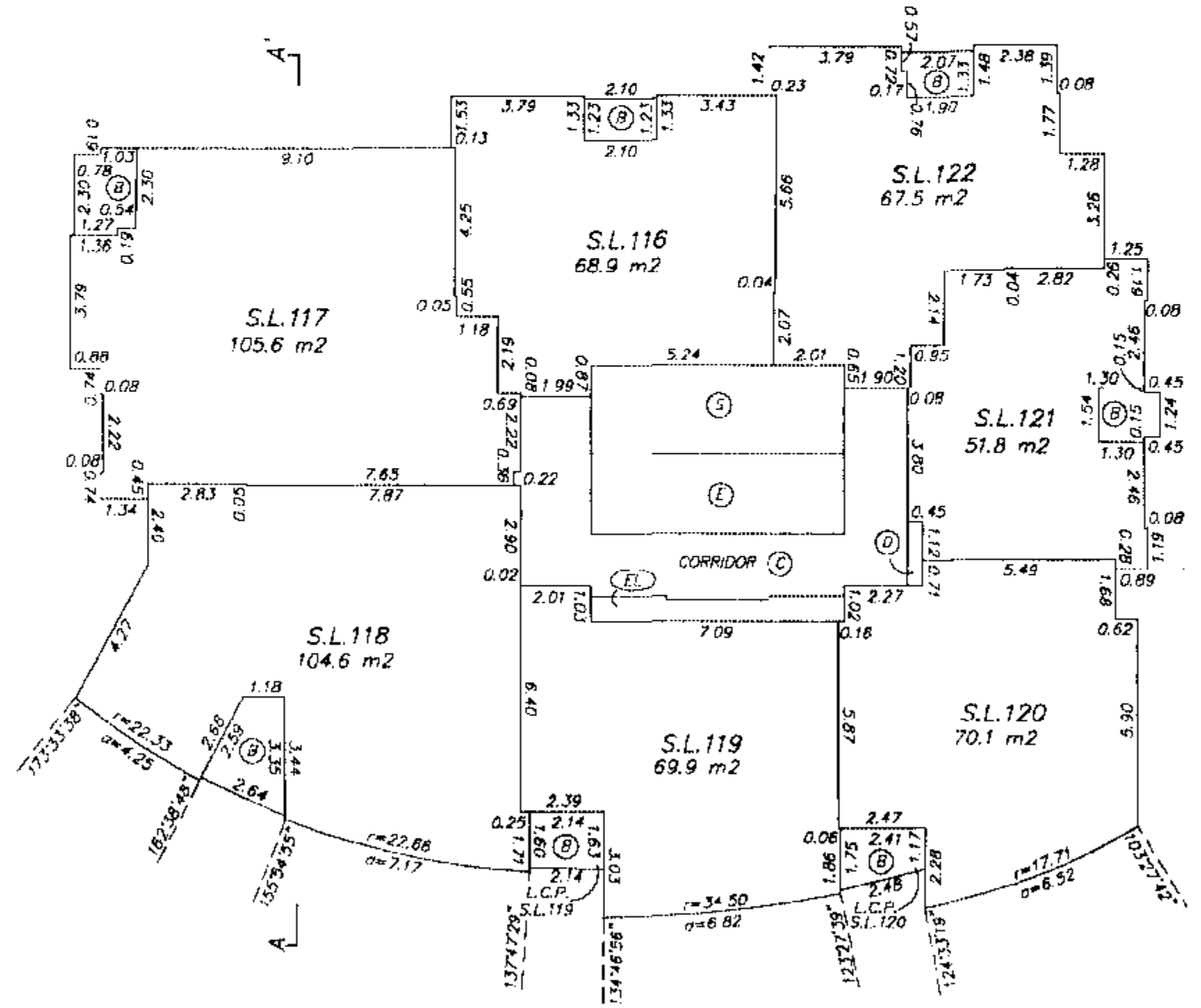


G.S.
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 JUNE 30, 2004
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 FILE: 2637 DWG: 2637-54

22nd FLOOR

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



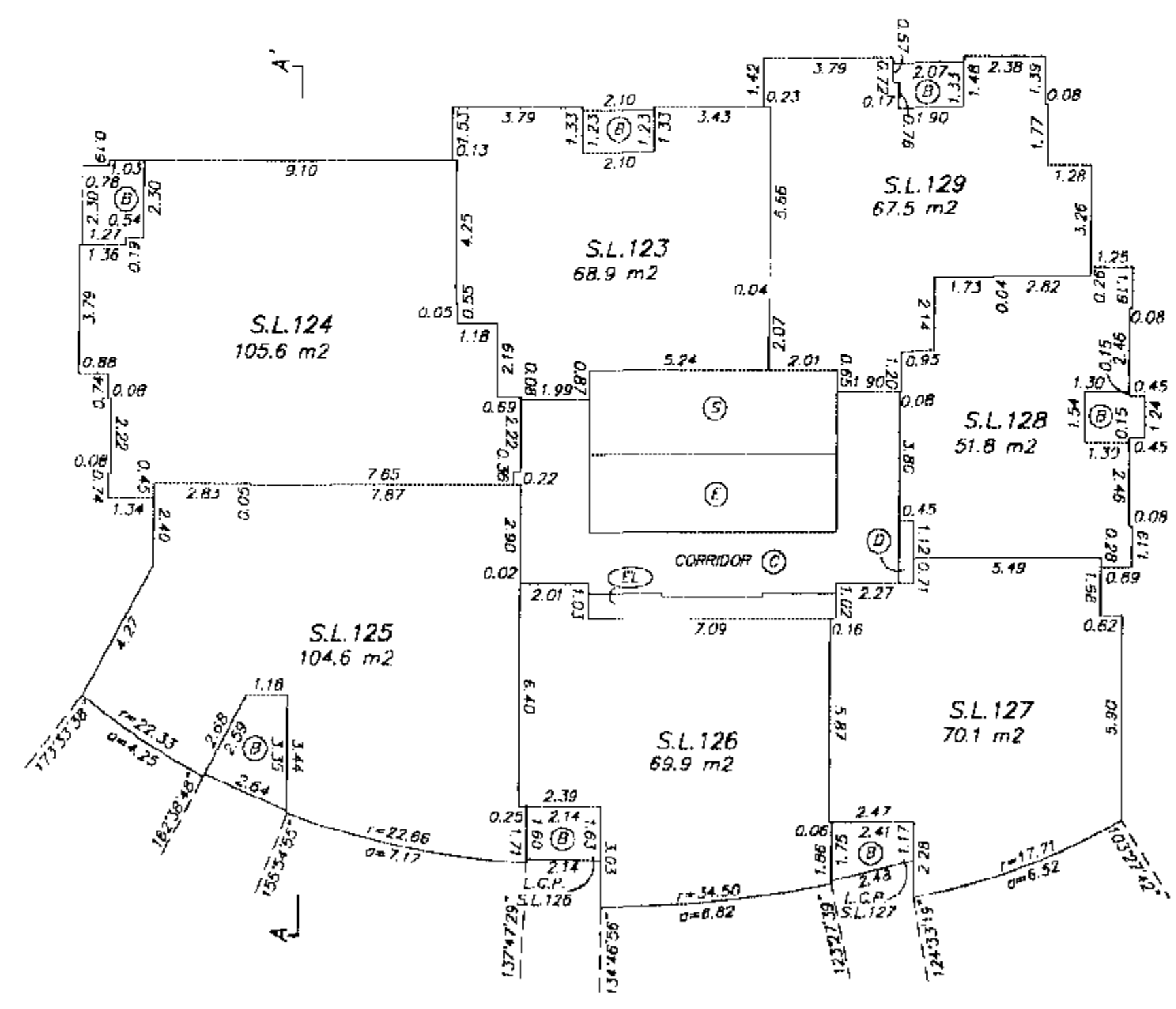
GARY C. SUNDVICK, B.C.L.S.

JUNE 30, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2637 DWG: 2637-54

23rd FLOOR

STRATA PLAN BCS 890

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SCALE 1:150 DISTANCES ARE METRIC



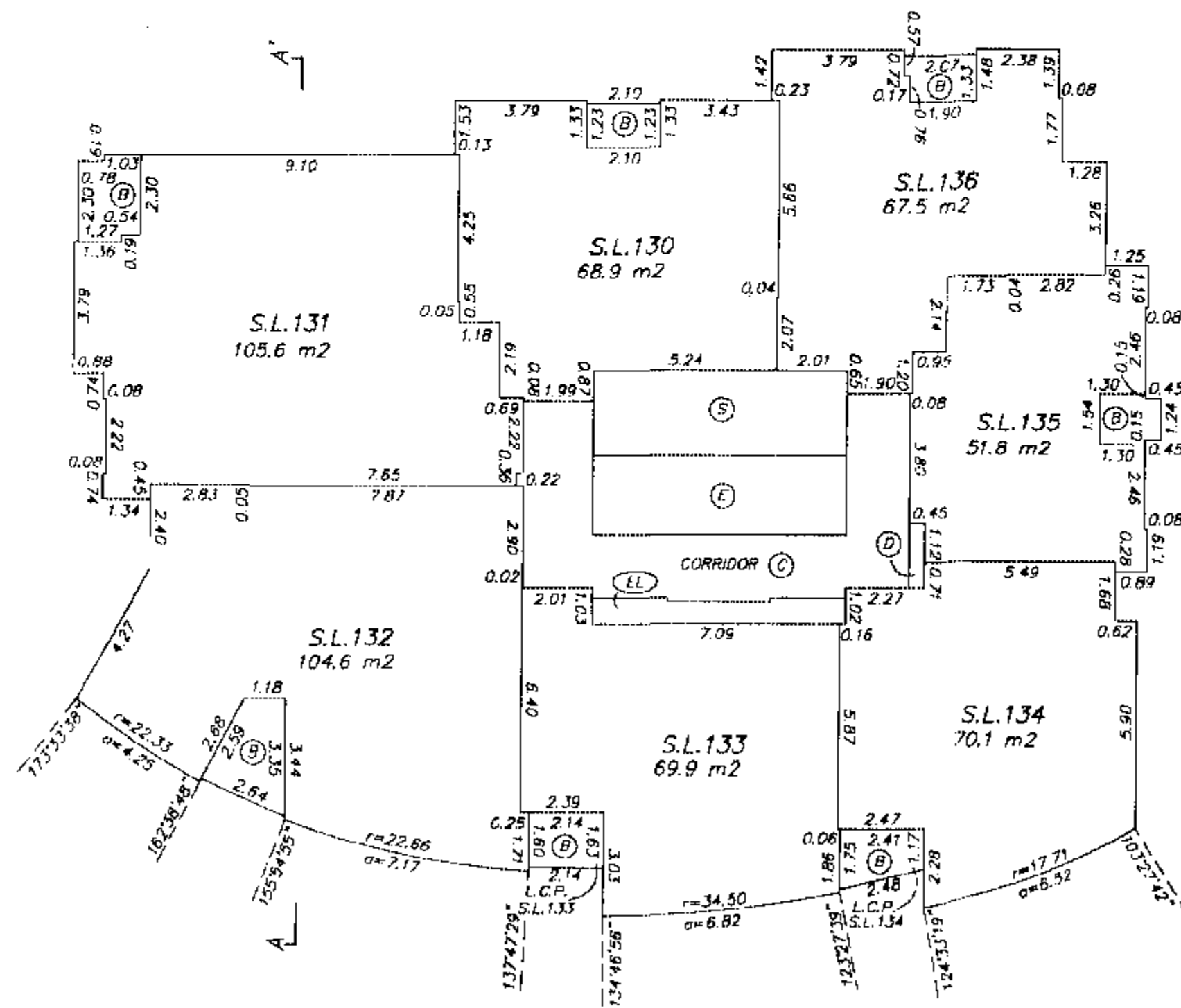
G.S.
GARY C. SUNDEVICK, B.C.L.S.

JUNE 30, 2004
BUTLER, SUNDEVICK & ASSOCIATES
FILE: 26.37 DWG: 26.37-54

25th FLOOR

STRATA PLAN BCS 890

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SCALE 1:150 DISTANCES ARE METRIC



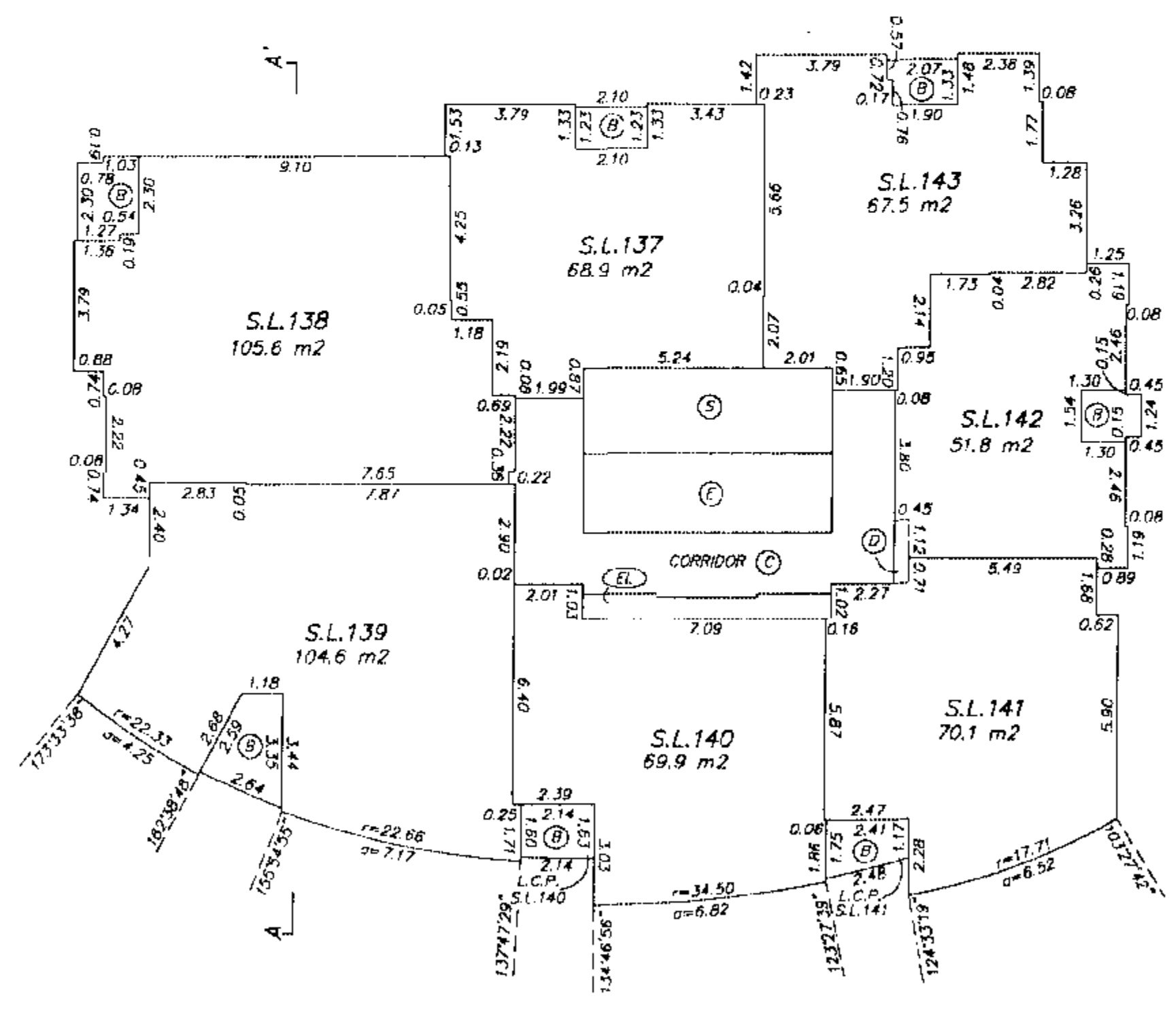
GARY C. SUNDVICK, B.C.L.S.

JUNE 30, 2004
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FILE: 2637 DWG: 2637-54

26th FLOOR

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



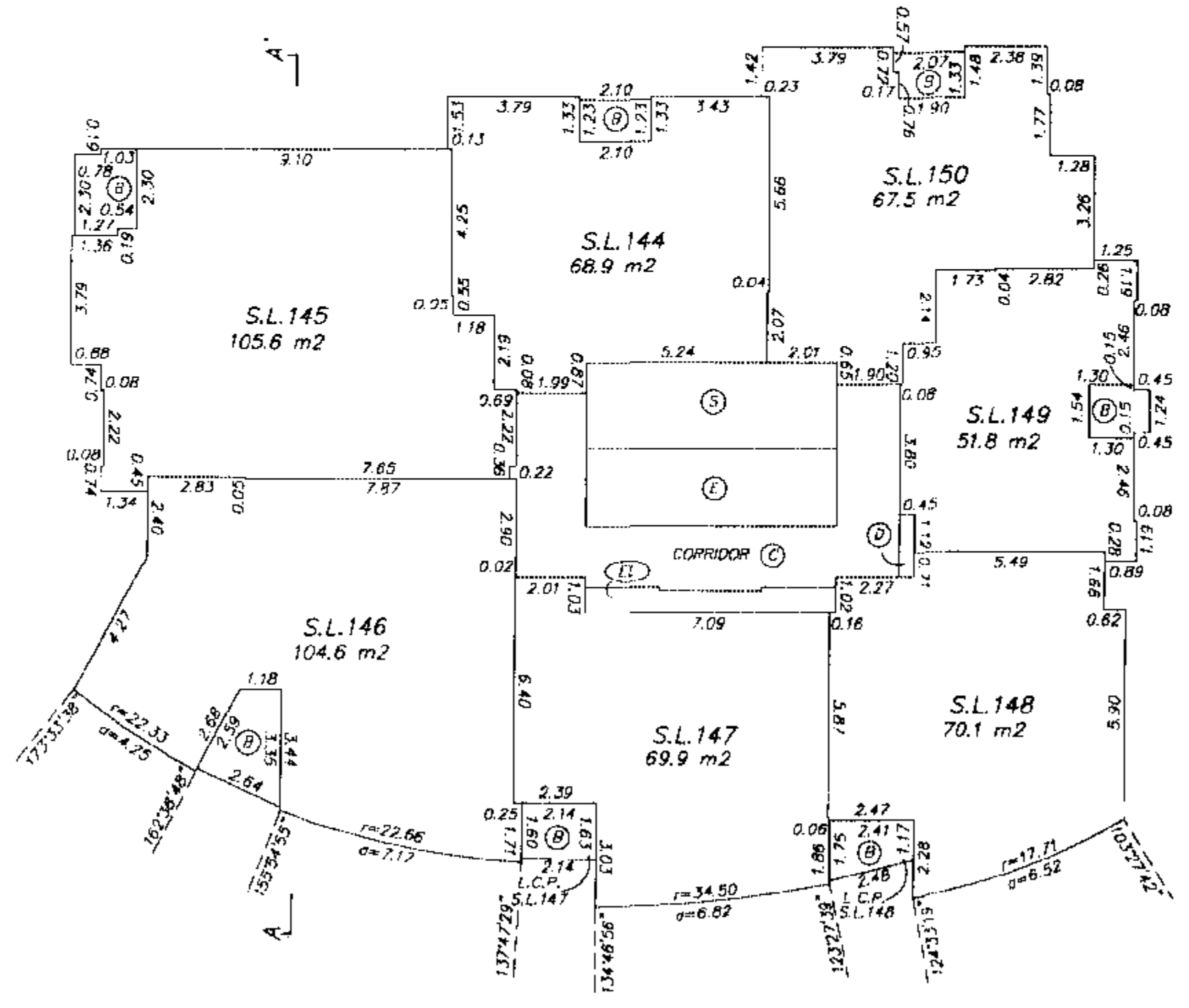
G.C.S.
GARY C. SUNDVICK, B.C.L.S.

JUNE 30, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 26J7 DWG.: 26J7-54

27th FLOOR

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



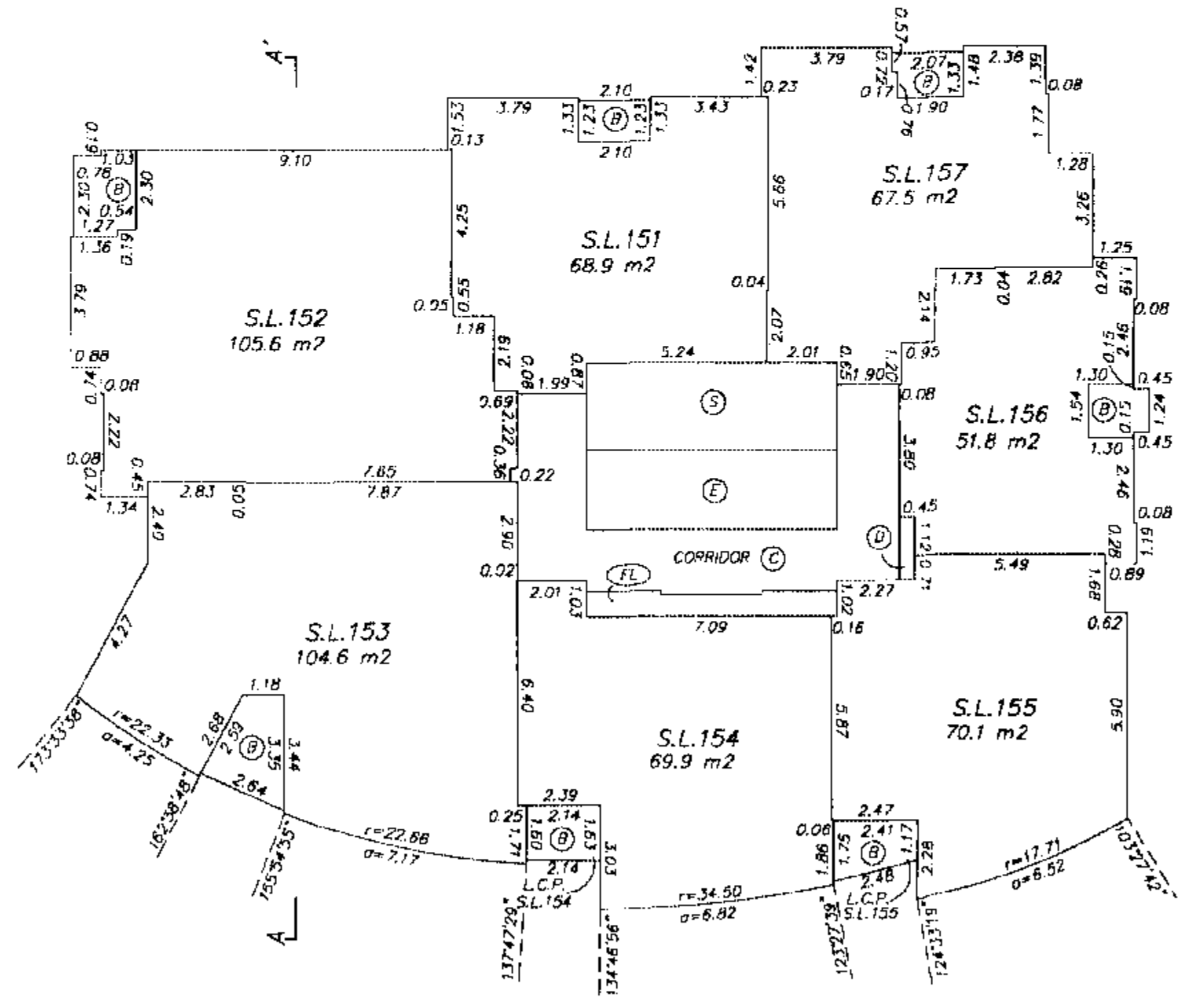
G.S.
GARY C. SUNDVICK, B.C.L.S.

JUNE 30, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2637 DWG: 2637-54

28th FLOOR

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



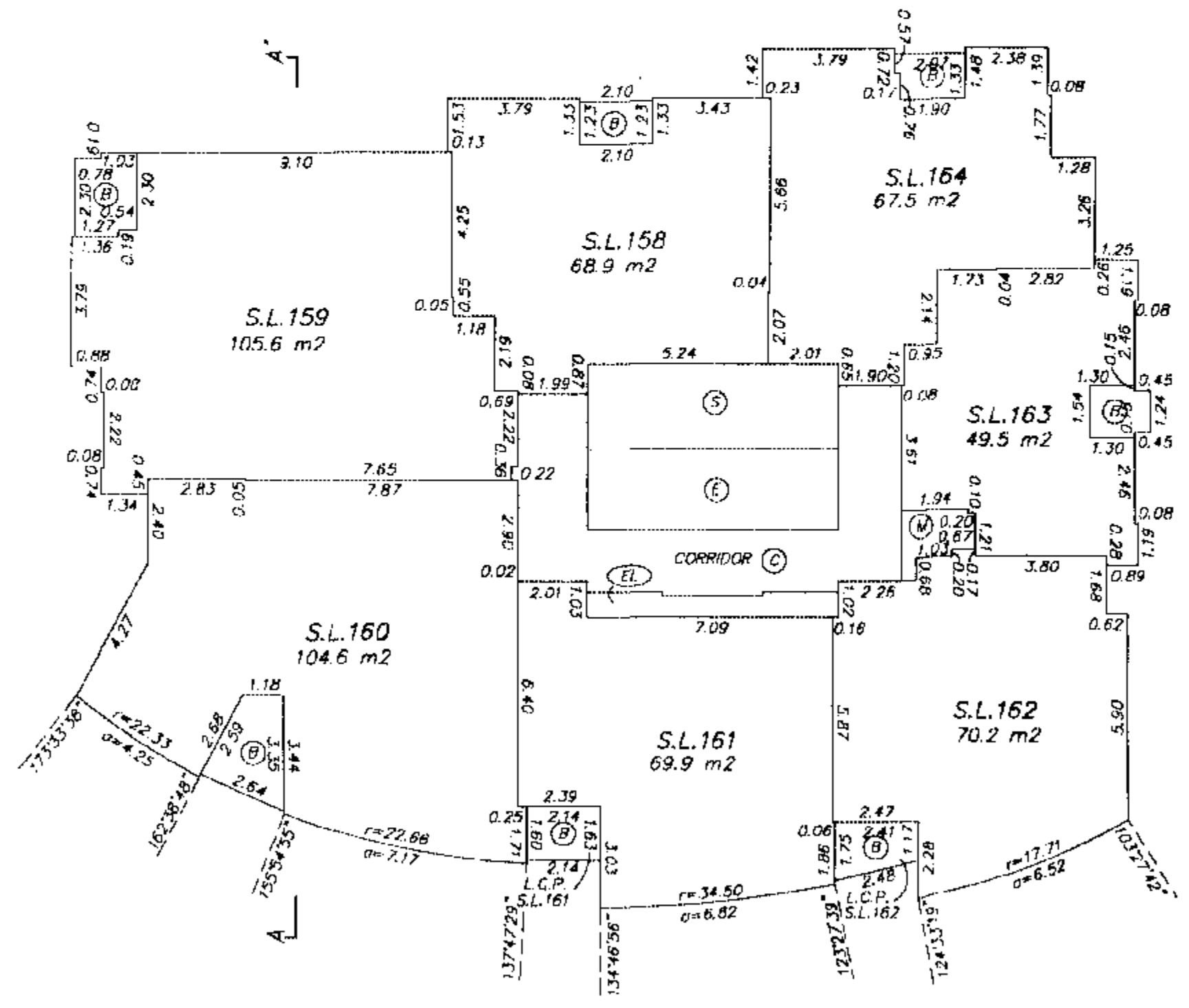
GARY C. SUNDVICK, B.C.L.S.

JUNE 30, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2637 DWG: 2637-S4

29th FLOOR

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



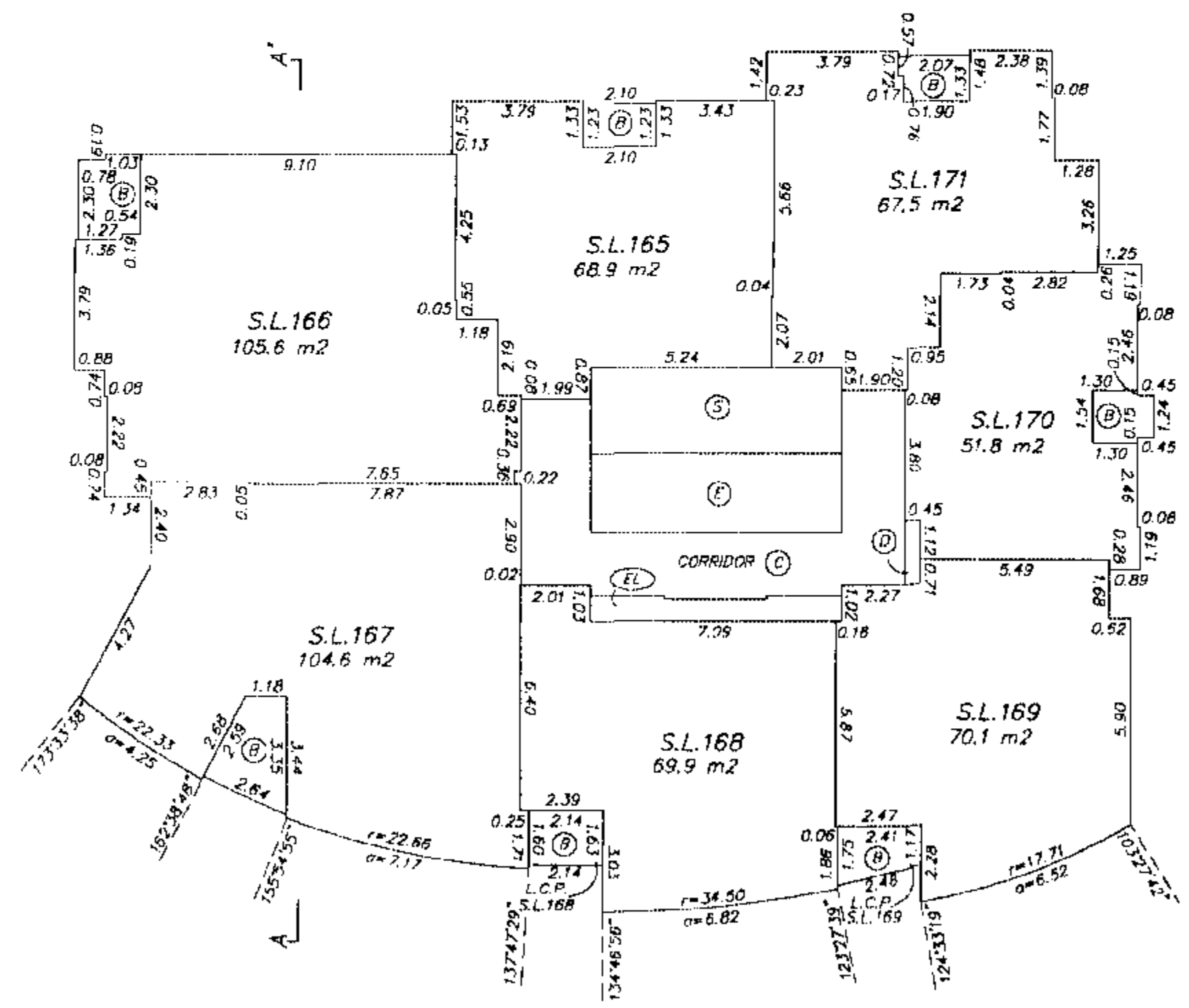
GARY C. SUNDACK, B.C.L.S.

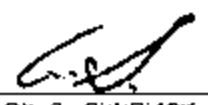
JUNE 30, 2004
BUTLER, SUNDACK & ASSOCIATES
FILE: 2637 DWG: 2637-54

30th FLOOR

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

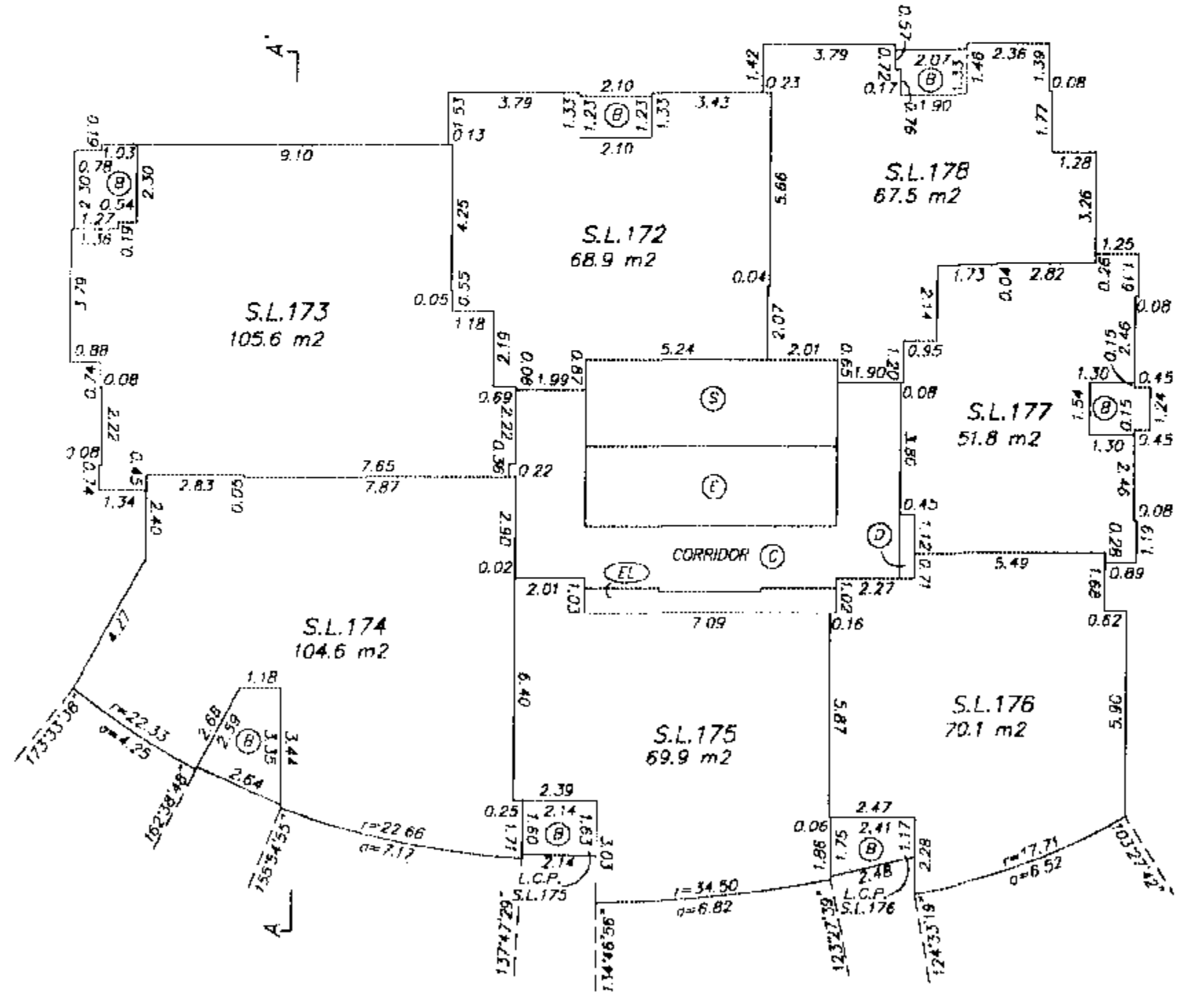



 GARY C. SUNDACK, B.C.I.S.
 JUNE 30, 2004
 BUTLER, SUNDACK & ASSOCIATES
 FILE: 2637 DWG.: 2637-S4

31st FLOOR

STRATA PLAN BCS 890

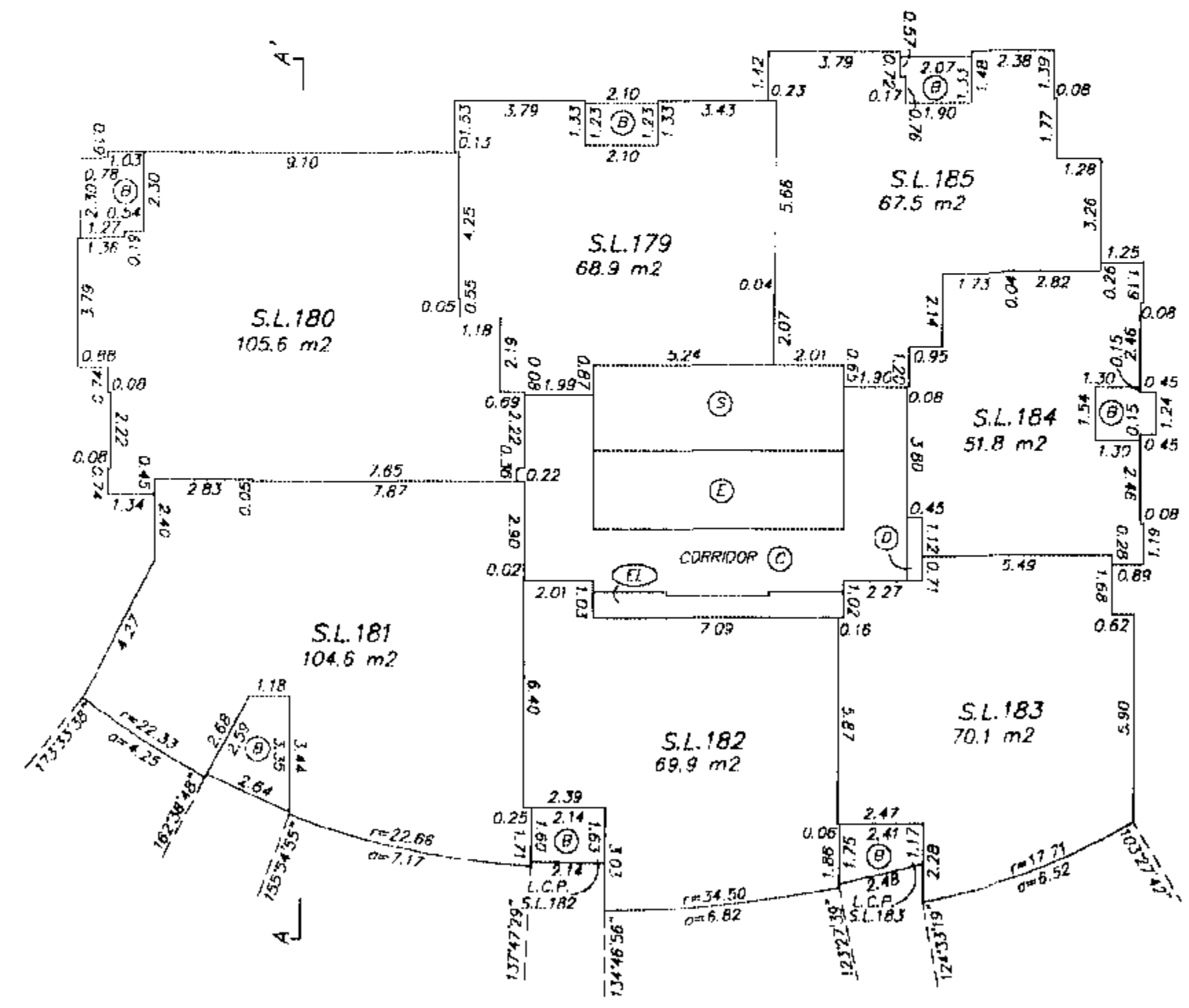
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SCALE 1:150 DISTANCES ARE METRIC

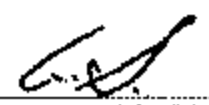


32nd FLOOR

STRATA PLAN BCS 890

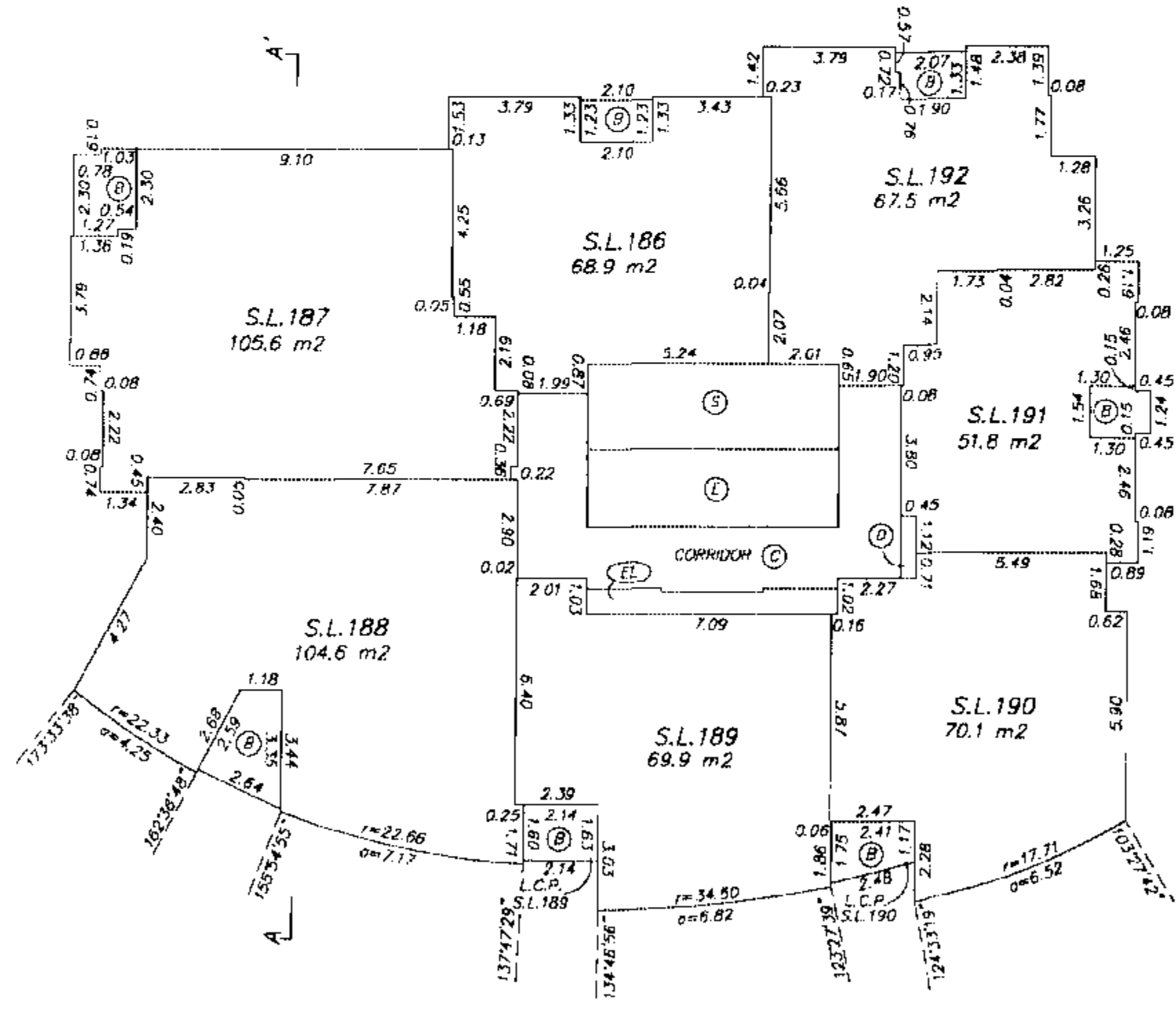
0 5 10
SCALE 1:150 DISTANCES ARE METRIC




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 JUN 30, 2004
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 FILE: 2637 DWG: 2637-54

33rd FLOOR

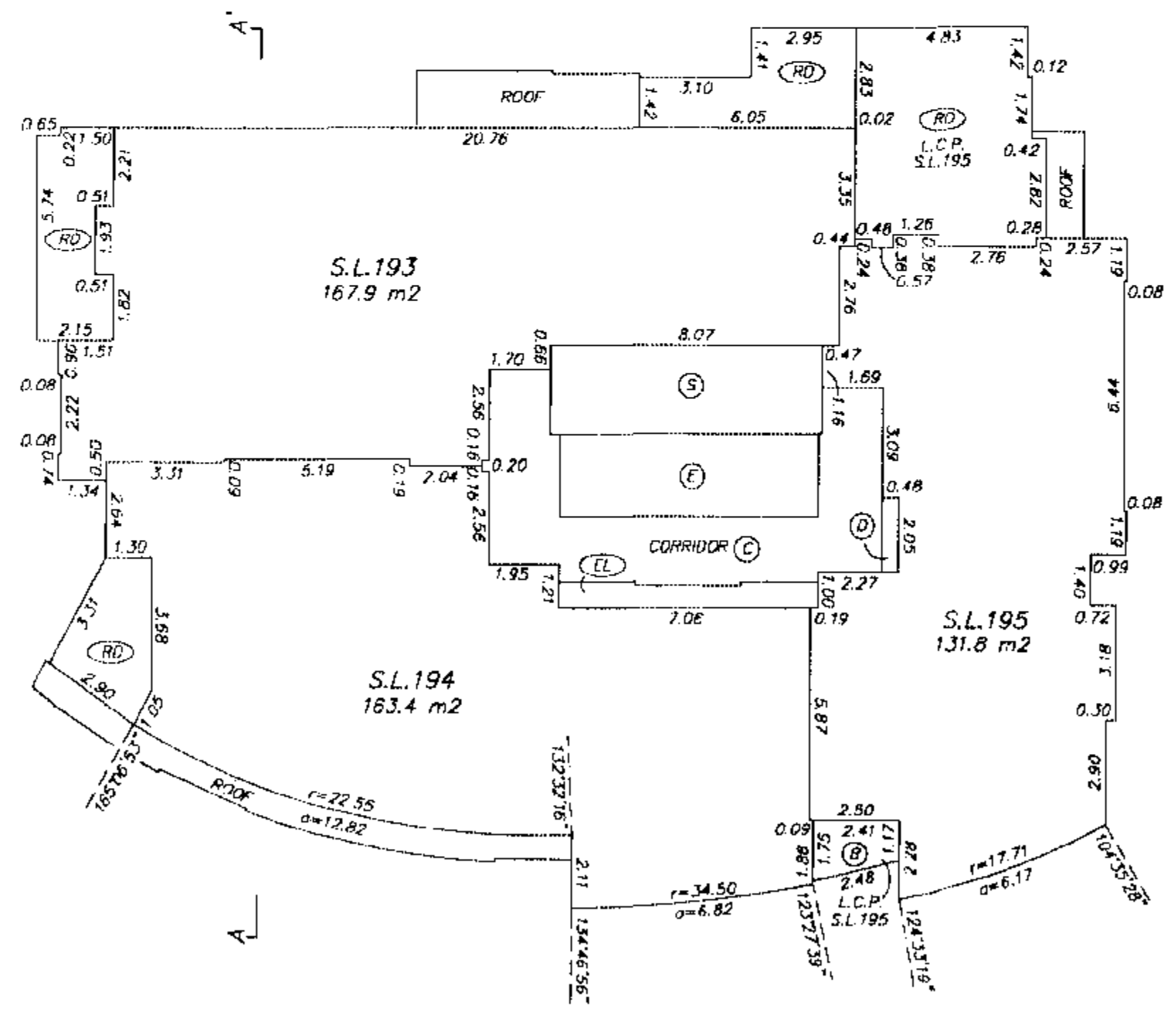
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SCALE 1:150 DISTANCES ARE METRIC

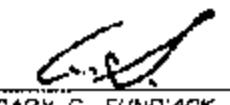


35th FLOOR

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

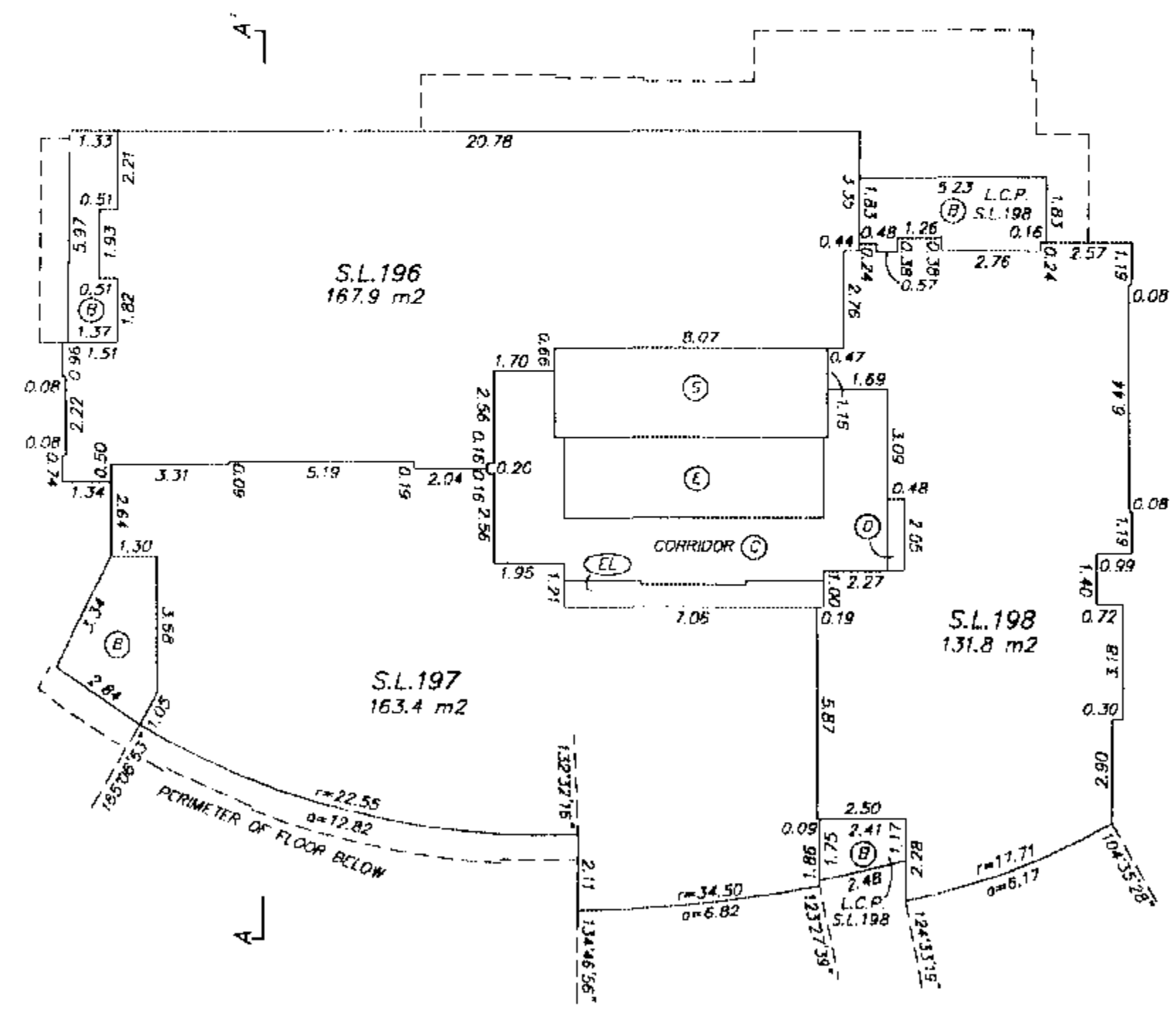



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36th FLOOR

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



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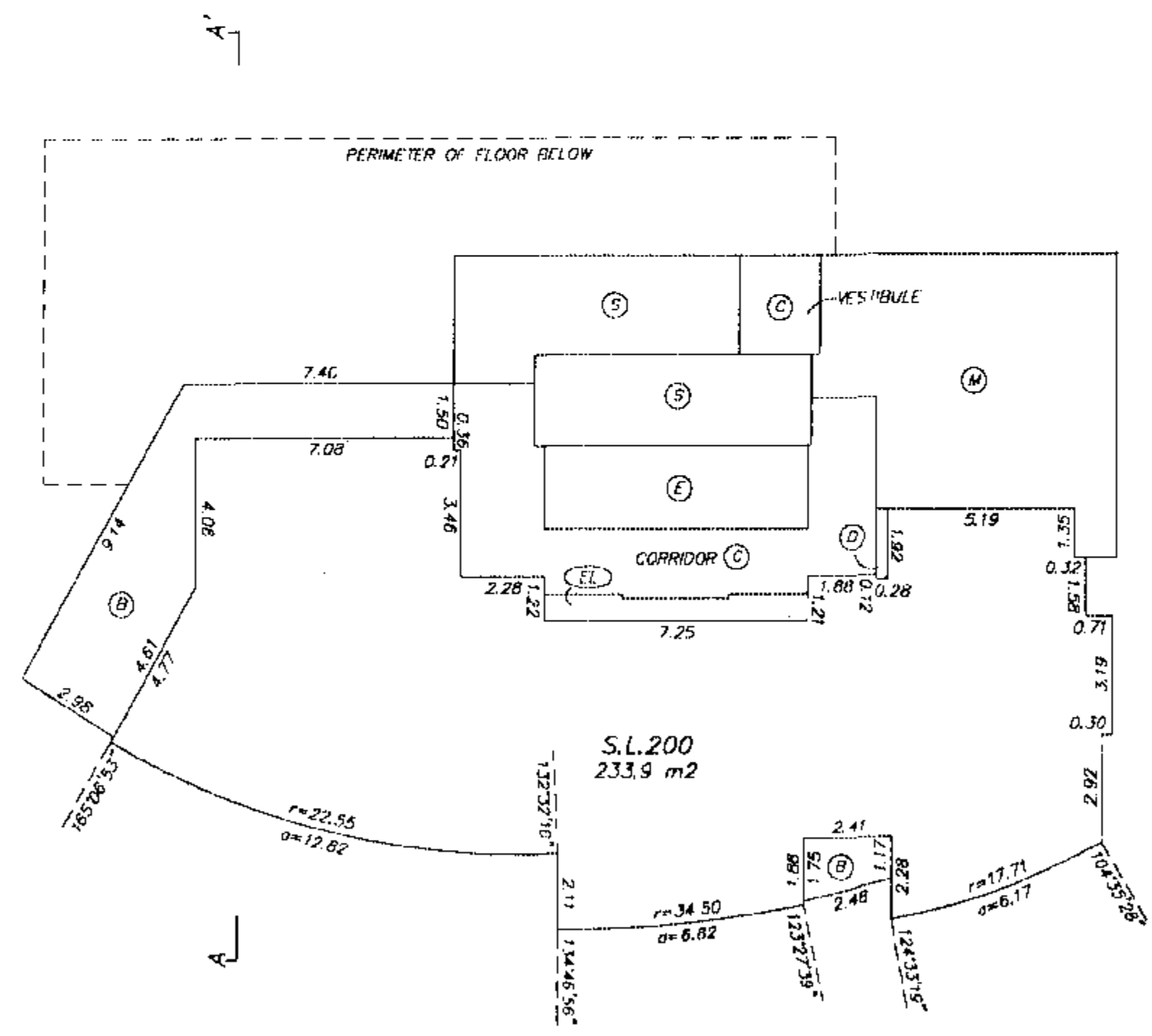
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38th FLOOR

STRATA PLAN BCS 890

SHEET 40 OF 43 SHEETS

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



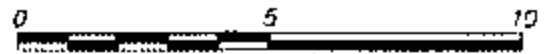
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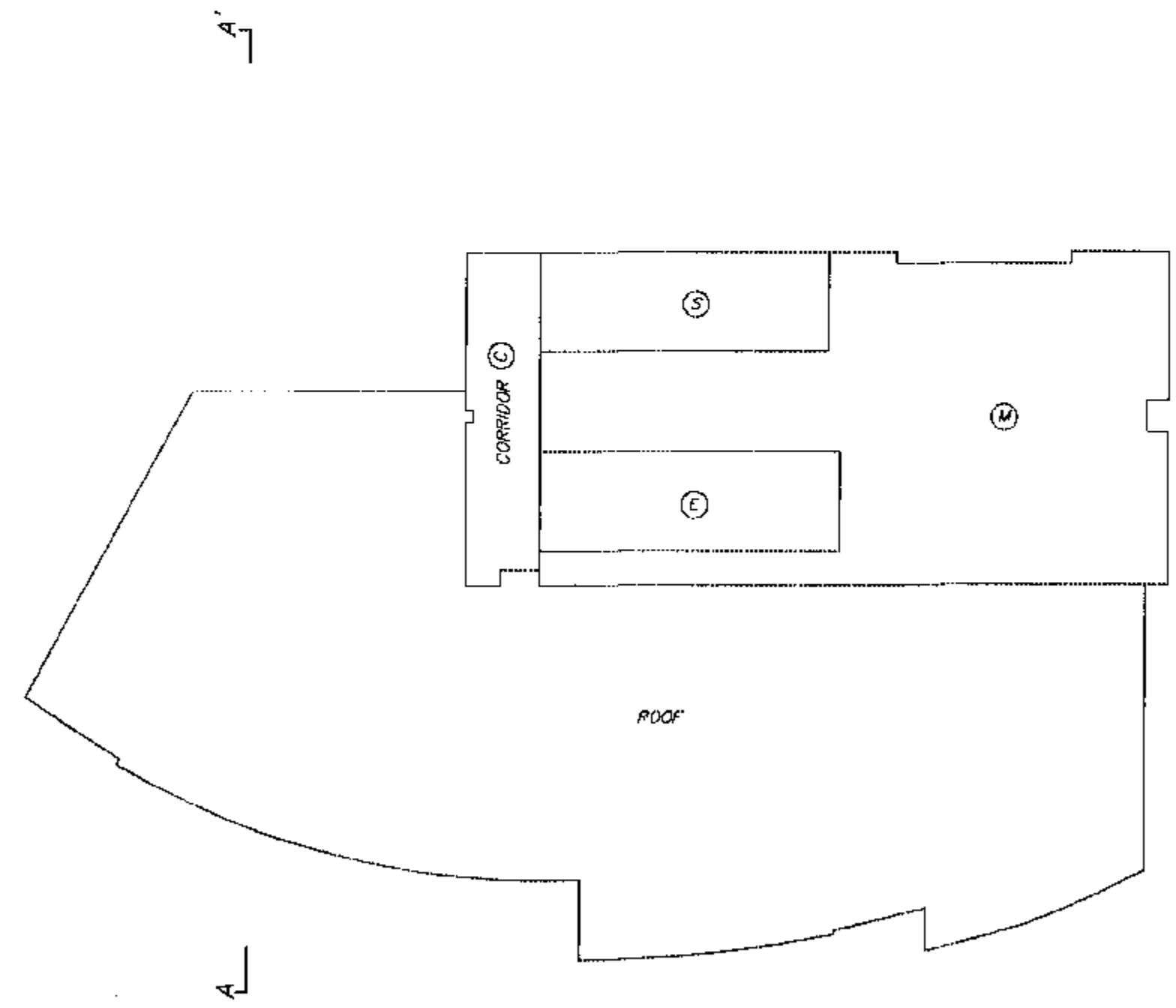
MECHANICAL PENTHOUSE

SHEET 41 OF 43 SHEETS

STRATA PLAN BCS 890



SCALE 1:150 DISTANCES ARE METRIC

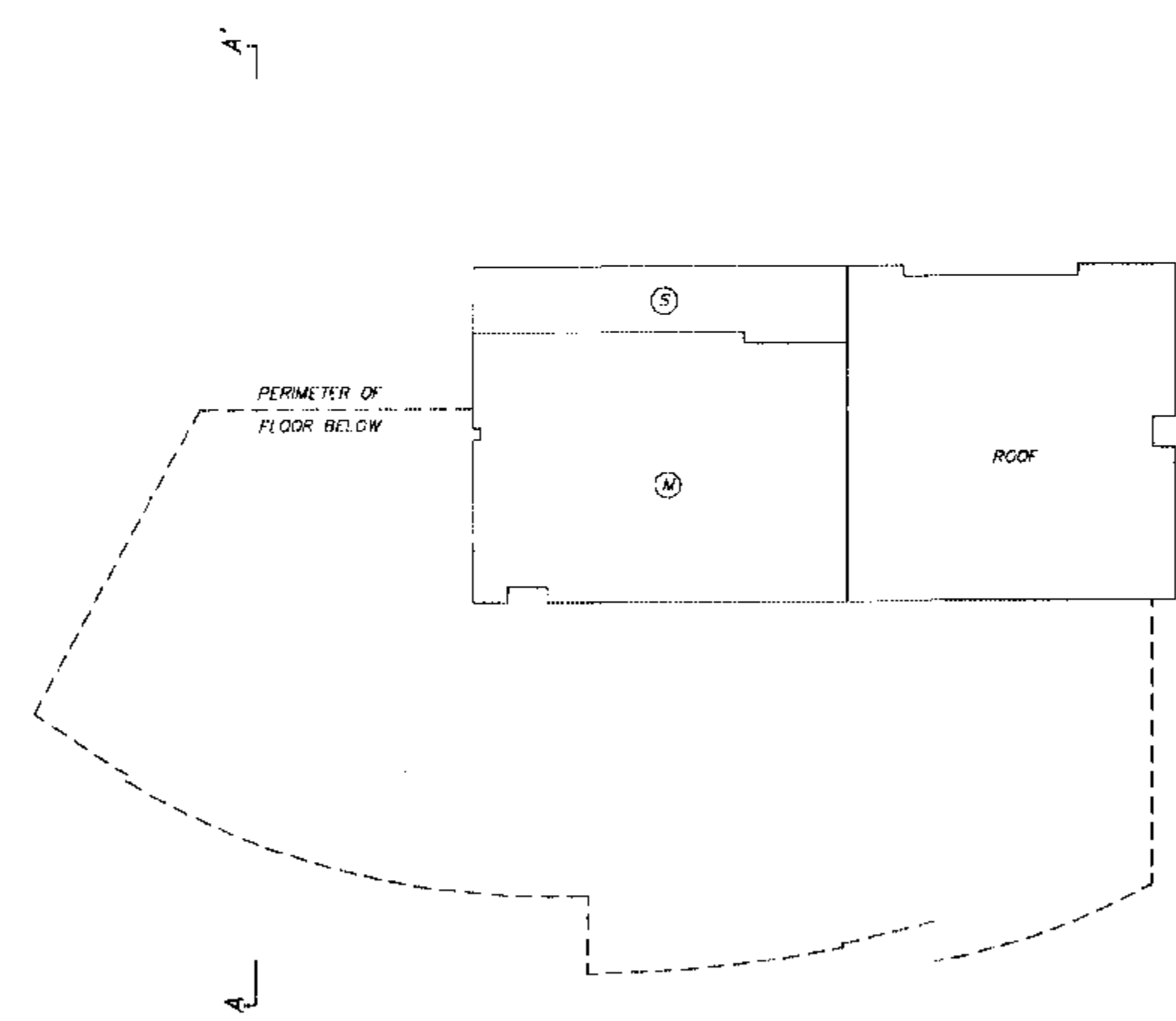


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ELEVATOR MACHINE ROOM

STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



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ROOF

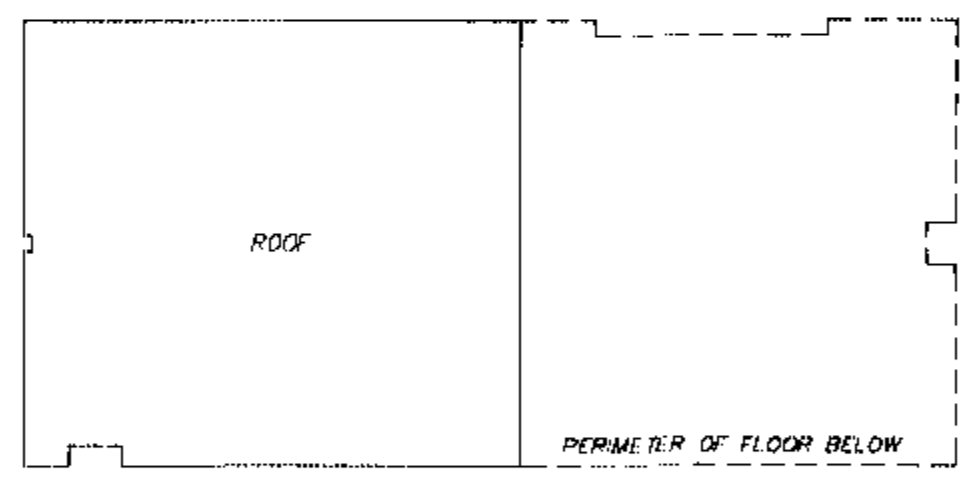
STRATA PLAN BCS 890

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



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