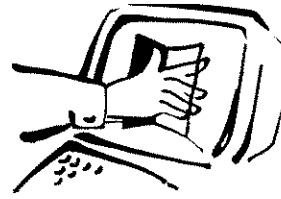


BC OnLine



BC OnLine Land Title Internet Service
Provided in co-operation with
Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL REF # U08485 REQUESTED: 2011-10-18 15:35

CLIENT NAME: RE/MAX REAL ESTATE SERVICES AS ANDREWS
ADDRESS: REALTY LTD.
 VANCOUVER BC V5Z 2M9

PICK-UP INSTRUCTIONS:

USER ID: PA74746 PLAN # BCS4213 VA Filed RCVD:2011-09-07
ACCOUNT: 199822
FOLIO K LEONG

REMARKS:

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

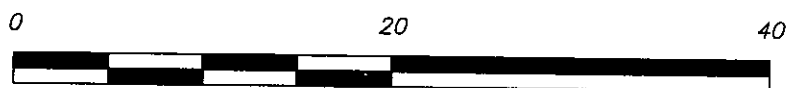
Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

**STRATA PLAN OF PARCEL 1
BLOCK 85 DISTRICT LOT 541 GROUP 1
PLAN BCP38209**

STRATA PLAN BCS 4213

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

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
Sept. 7 2011



L. Blawieles
REGISTRAR

BB4012013 - 2245

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.

INTEGRATED SURVEY AREA NO. 31
(VANCOUVER)

'RICHARDS'

CIVIC ADDRESS:

1088 RICHARDS STREET
VANCOUVER, B.C.

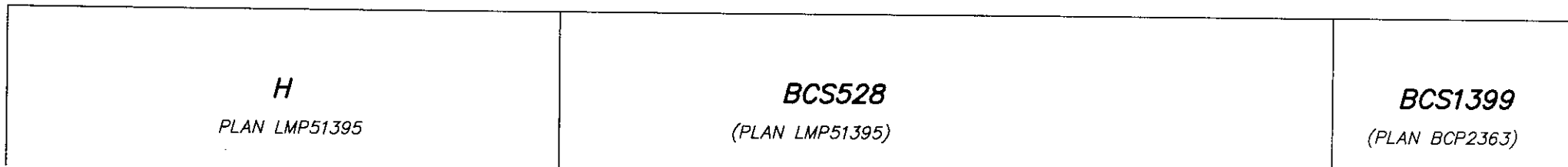
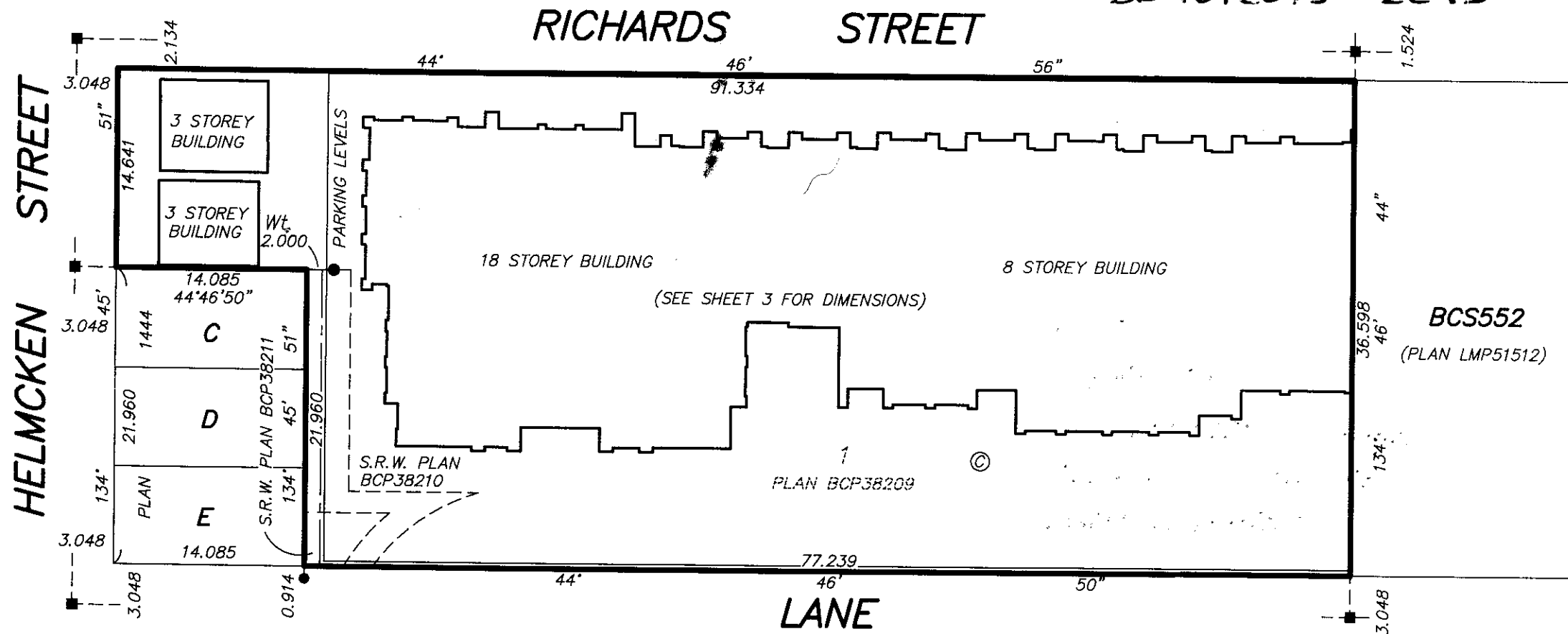
LEGEND:

GRID BEARINGS ARE DERIVED FROM PLAN BCP38209

- DENOTES LEAD PLUG
- DENOTES IRON POST
- SL DENOTES STRATA LOT
- PT. DENOTES PART
- Ⓢ DENOTES COMMON PROPERTY
- Ⓜ DENOTES MECHANICAL - COMMON PROPERTY
- ⓔ DENOTES ELECTRICAL - COMMON PROPERTY
- Ⓥ DENOTES VESTIBULE - COMMON PROPERTY
- ⓓ DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- ⓑ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- Ⓟ DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- Ⓟ-2 DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 2 (TYPICAL).
- ⓑ-89 DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 89 (TYPICAL).
- ⓓ-226 DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 226 (TYPICAL).

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 FIELD SURVEY WAS COMPLETED ON THE 25th DAY OF AUGUST, 2011. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #127032 ON THE 31st DAY OF AUGUST, 2011.

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 13TH FLOOR HAS BEEN OMITTED FROM CONSECUTIVE NUMBERING

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 : 3687\STRATA_FINAL\
DWG : 3687-Strata

ORIGINAL

STRATA PLAN BCS 4213

OWNER

582820 B.C. LTD. (INC. No. 582820)

[Signature]

Name _____
Authorized Signatory DAVID NEGRINI

WITNESS AS TO SIGNATURE

Name RICHARD JACKSON

ADDRESS 1700-666 Burrard St
Vancouver B.C. V6C 2X8

Lawyer
OCCUPATION

OWNER

0723922 B.C. LTD. (INC. No. 723922)

[Signature]

Name _____
Authorized Signatory DAVID NEGRINI

WITNESS AS TO SIGNATURE

Name RICHARD JACKSON

ADDRESS 1700-666 Burrard St
Vancouver B.C. V6C 2X8

Lawyer
OCCUPATION

MORTGAGEE

BANK OF MONTREAL

[Signature]

Name ~~Jay Weir~~
Authorized Signatory

Name ~~Michelle~~
Authorized Signatory

[Signature]
WITNESS AS TO BOTH SIGNATURES

Name ~~Cecilia~~

ADDRESS ~~675 Burrard St~~
~~Vancouver B.C. V6C 2X8~~

~~Real Estate~~
OCCUPATION

MORTGAGEE

TRAVELERS GUARANTEE COMPANY OF CANADA
(INC. No. A64831)

[Signature]

Name KERRY NACY
Authorized Signatory

Name _____
Authorized Signatory

[Signature]
WITNESS AS TO BOTH SIGNATURES

Name Taina Phelan

ADDRESS 2500-650 West Georgia
Vancouver, BC V6B 4N7

Senior Underwriter
OCCUPATION

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: AUGUST 31, 2011.

[Signature] B.C.L.S.

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN
HAVE NOT, AS OF AUGUST 31, 2011, BEEN PREVIOUSLY OCCUPIED.

[Signature] B.C.L.S.

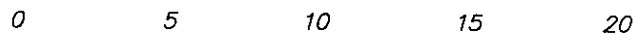
BUTLER
SUNDVICK

Date: August 31, 2011
File: 3687/Strata Final
Dwg: 3687-Strata

ORIGINAL

BUILDING LOCATION

STRATA PLAN BCS 4213



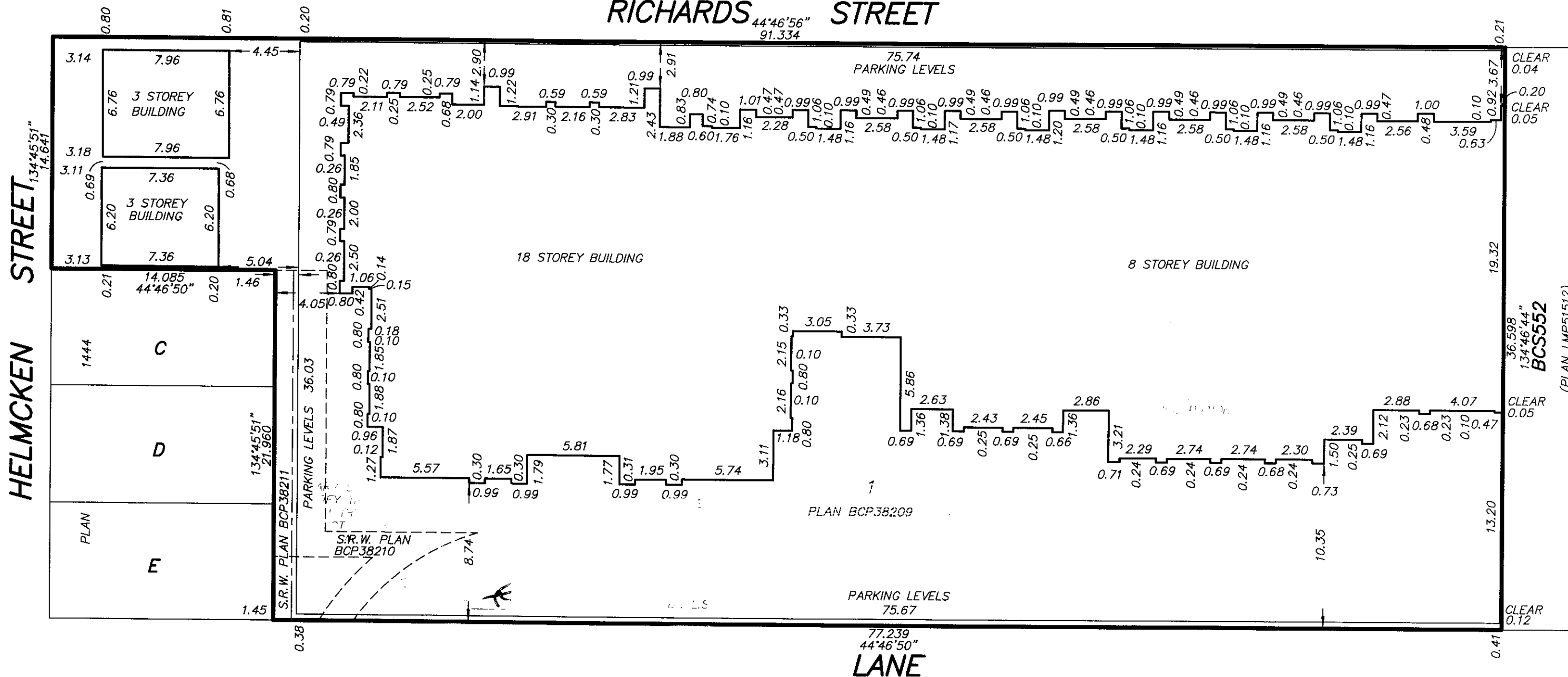
SCALE 1 : 250 DISTANCES ARE METRIC

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.



RICHARDS STREET

44°46'56"
91.334



BUTLER SUNDVICK
Date: August 31, 2011
File: 3687/Strata Final
Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

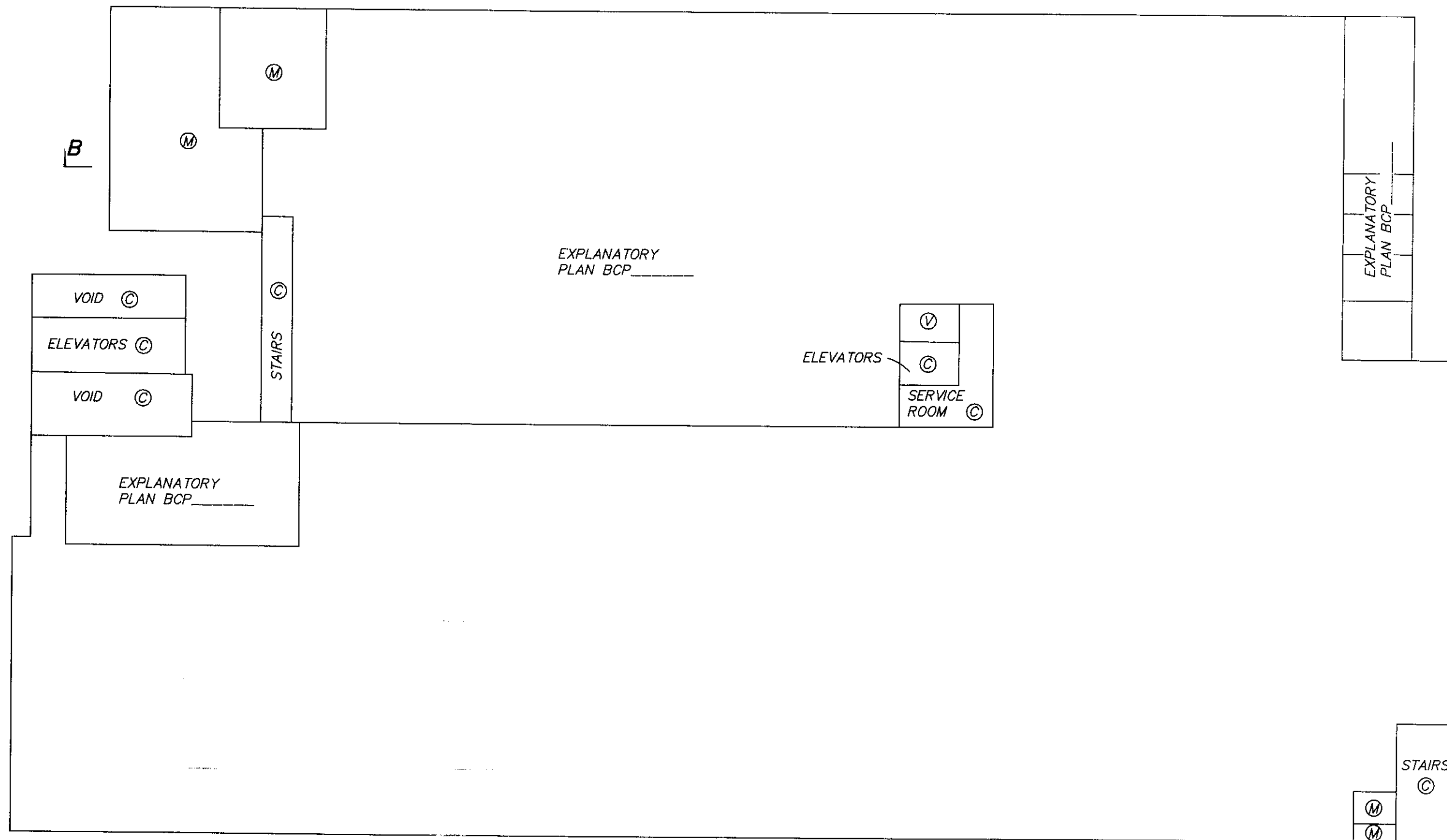
PARKING LEVEL P4

STRATA PLAN BCS 4213



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**

[Signature]
 Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

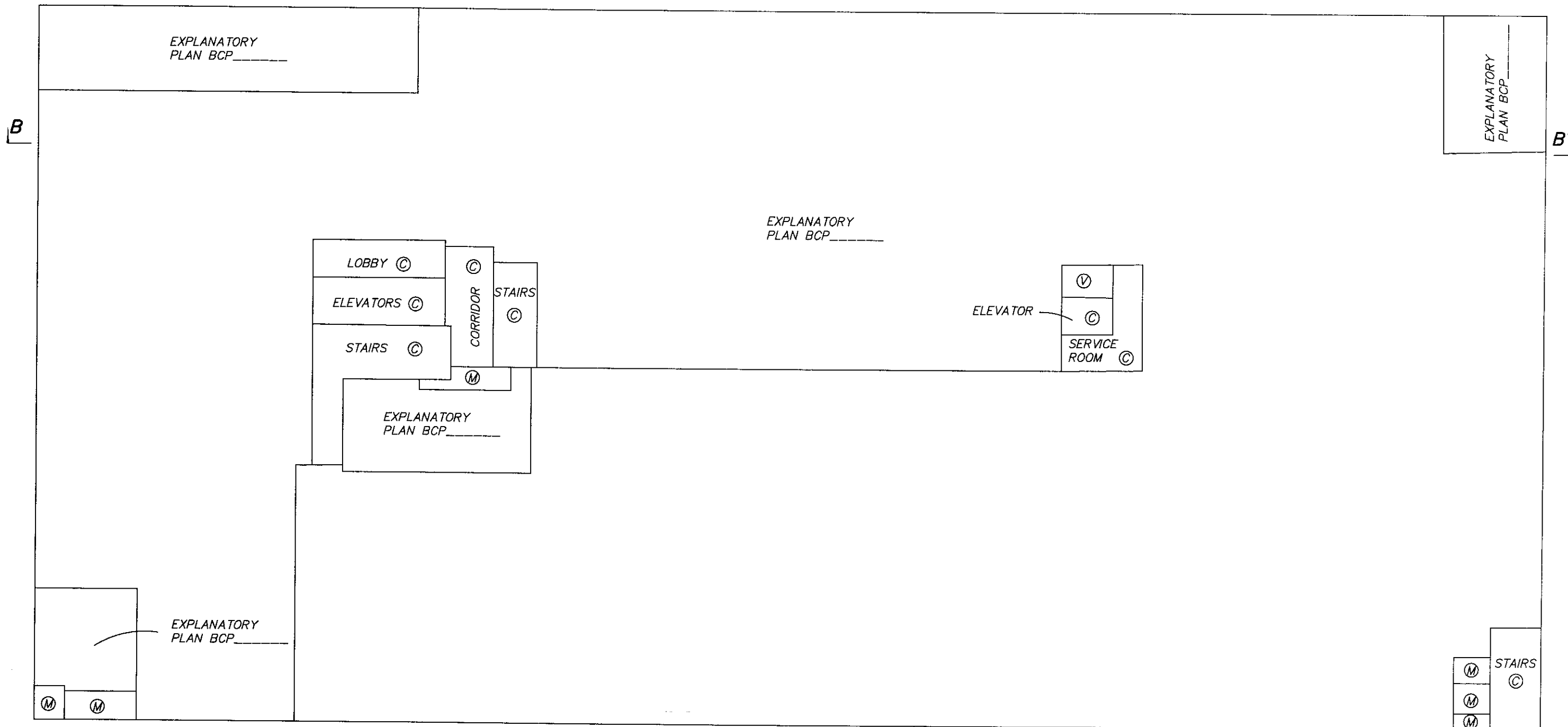
PARKING LEVEL P3

STRATA PLAN BCS 4213



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**

[Signature]
 Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

PARKING LEVEL P2

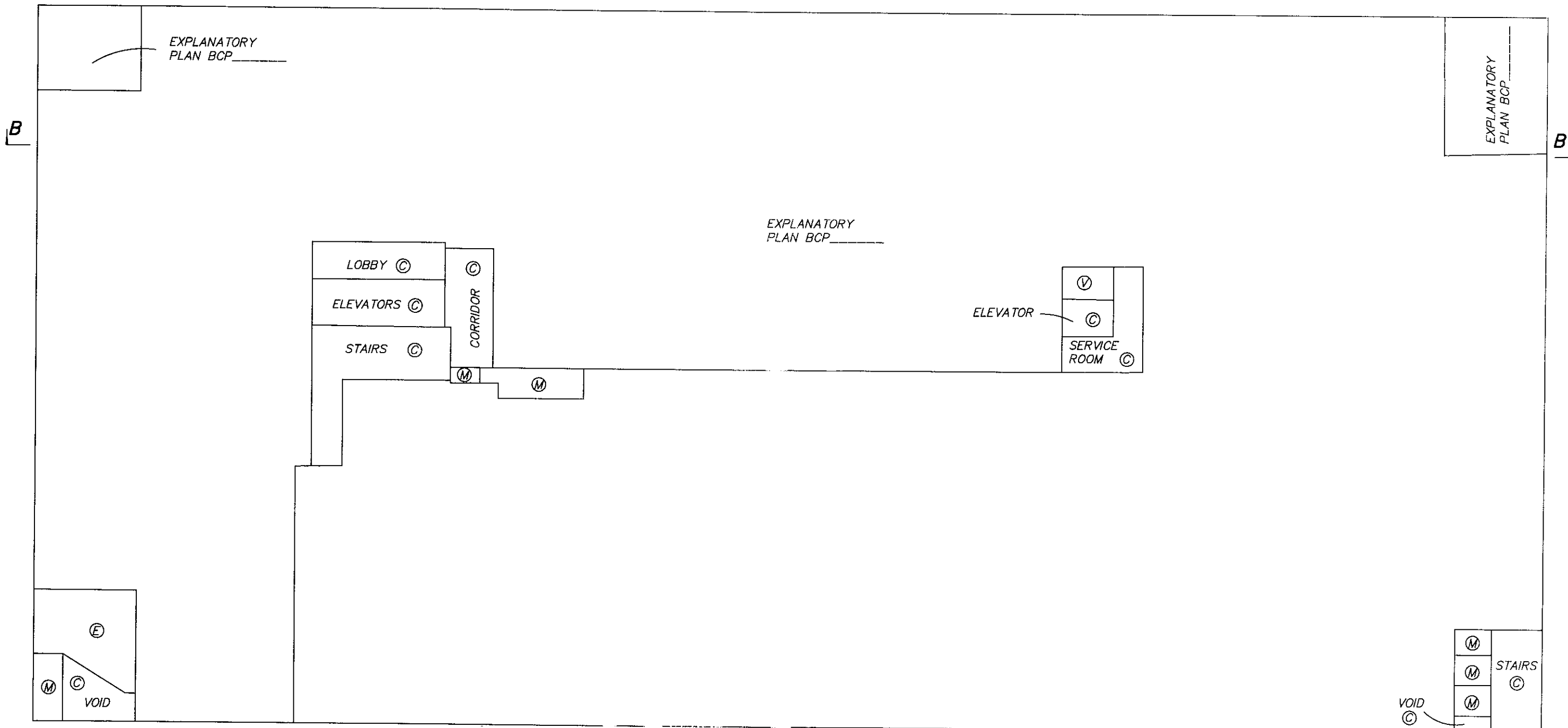


SCALE 1:200 DISTANCES ARE IN METRES

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.



STRATA PLAN BCS 42.13



**BUTLER
SUNDVICK**

[Signature]
 Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

PARKING LEVEL P1

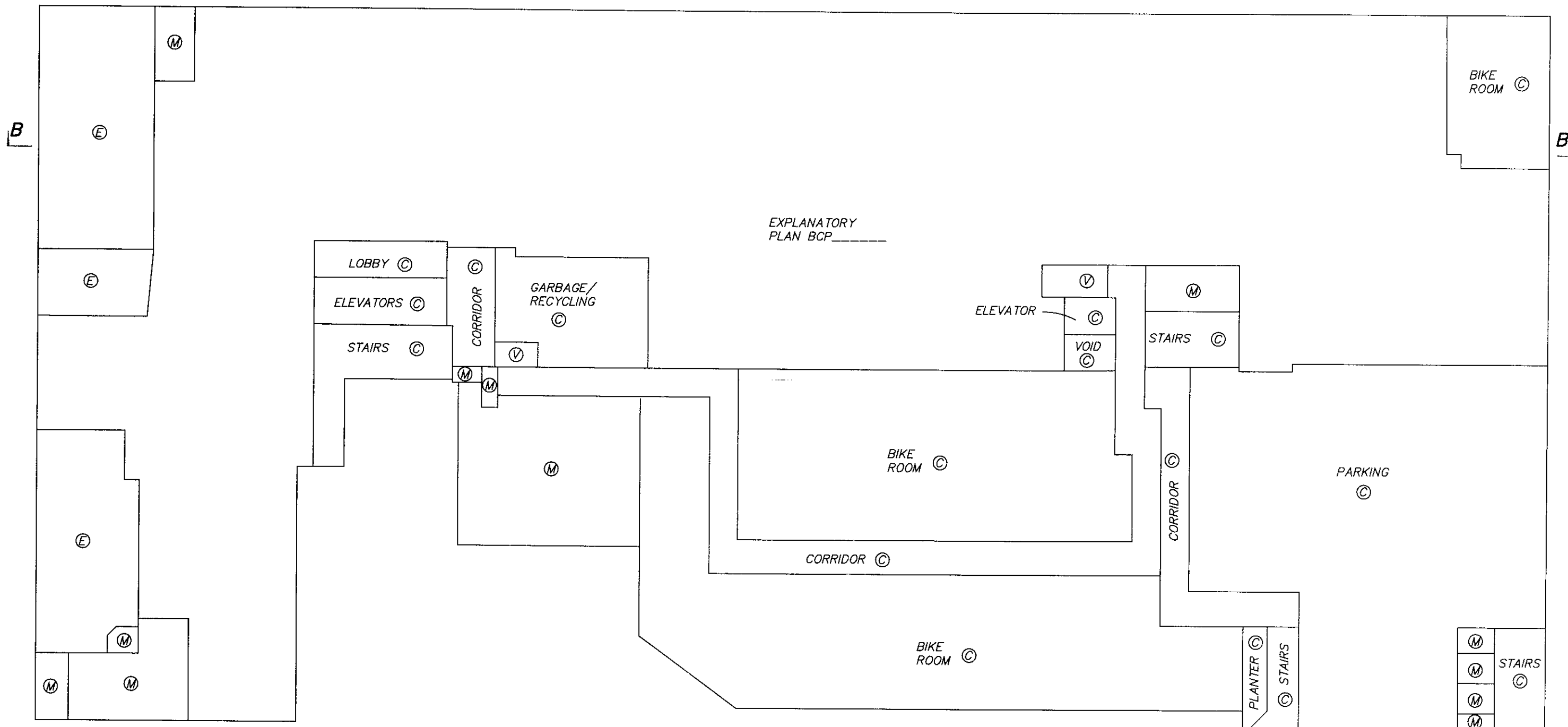


SCALE 1:200 DISTANCES ARE IN METRES

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.



STRATA PLAN BCS 4213



EXPLANATORY PLAN BCP

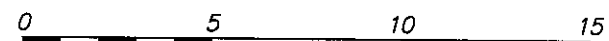
BUTLER SUNDVICK

[Signature]
 Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

1st FLOOR



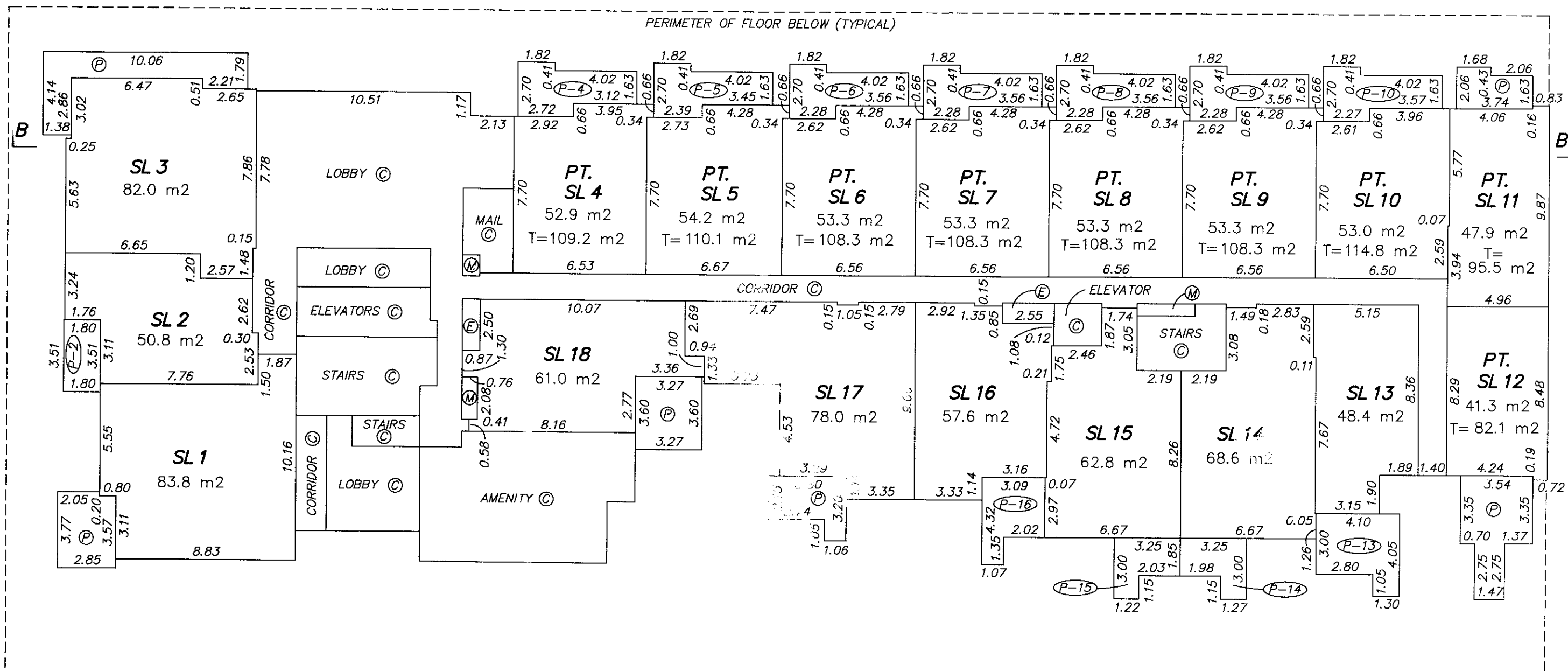
SCALE 1:200 DISTANCES ARE IN METRES

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.



STRATA PLAN BCS 4213

PERIMETER OF FLOOR BELOW (TYPICAL)



**BUTLER
SUNDVICK**

Date: August 31, 2011
File: 3687/Strata Final
Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

2nd FLOOR

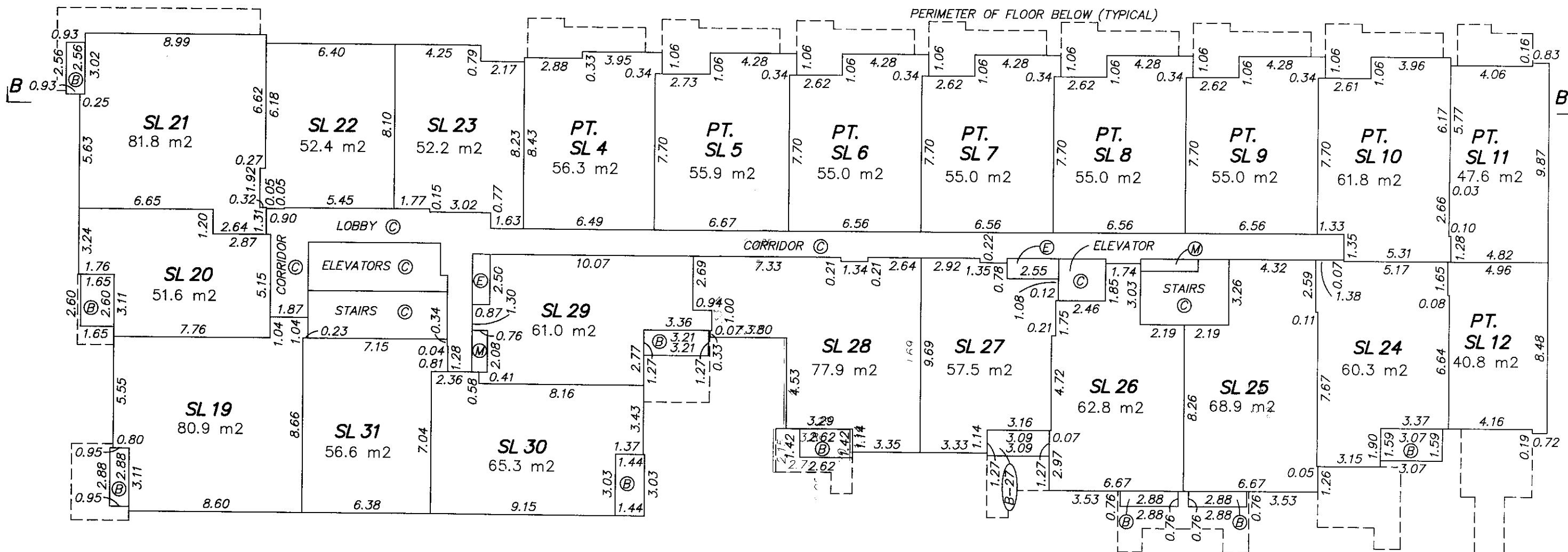


SCALE 1:200 DISTANCES ARE IN METRES

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.



STRATA PLAN BCS 4213



BUTLER SUNDVICK

[Signature]
 Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

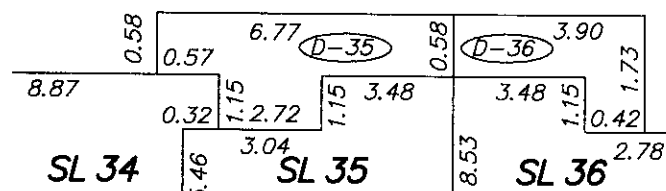
3rd FLOOR



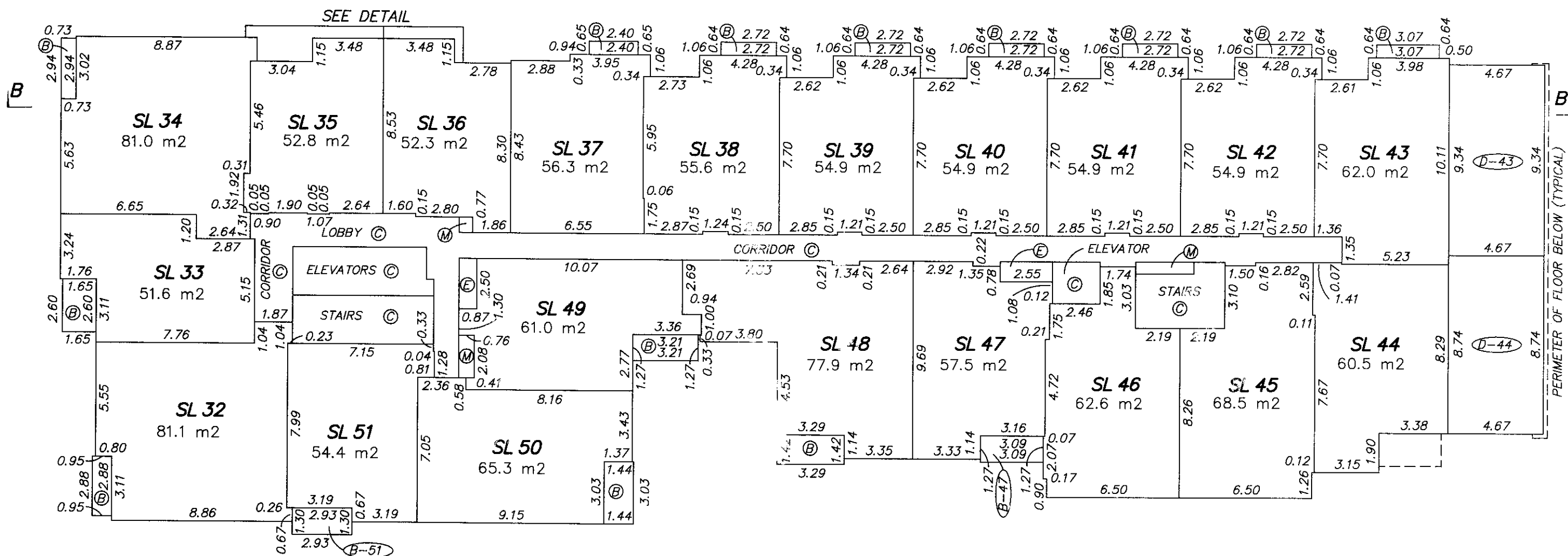
SCALE 1:200 DISTANCES ARE IN METRES

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.

STRATA PLAN BCS 4213



DETAIL
NOT TO SCALE



**BUTLER
SUNDVICK**

Date: August 31, 2011
File: 3687/Strata Final
Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

4th FLOOR

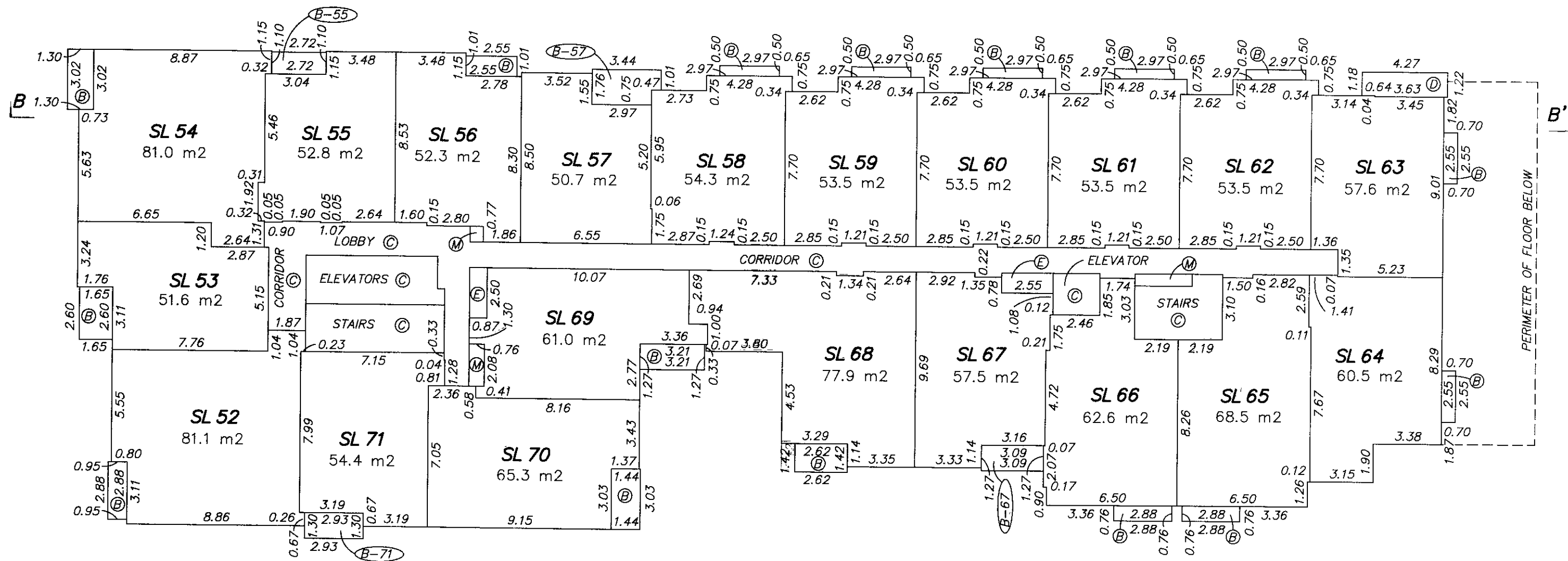


SCALE 1:200 DISTANCES ARE IN METRES

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.



STRATA PLAN BCS 4213



BUTLER SUNDVICK
 Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

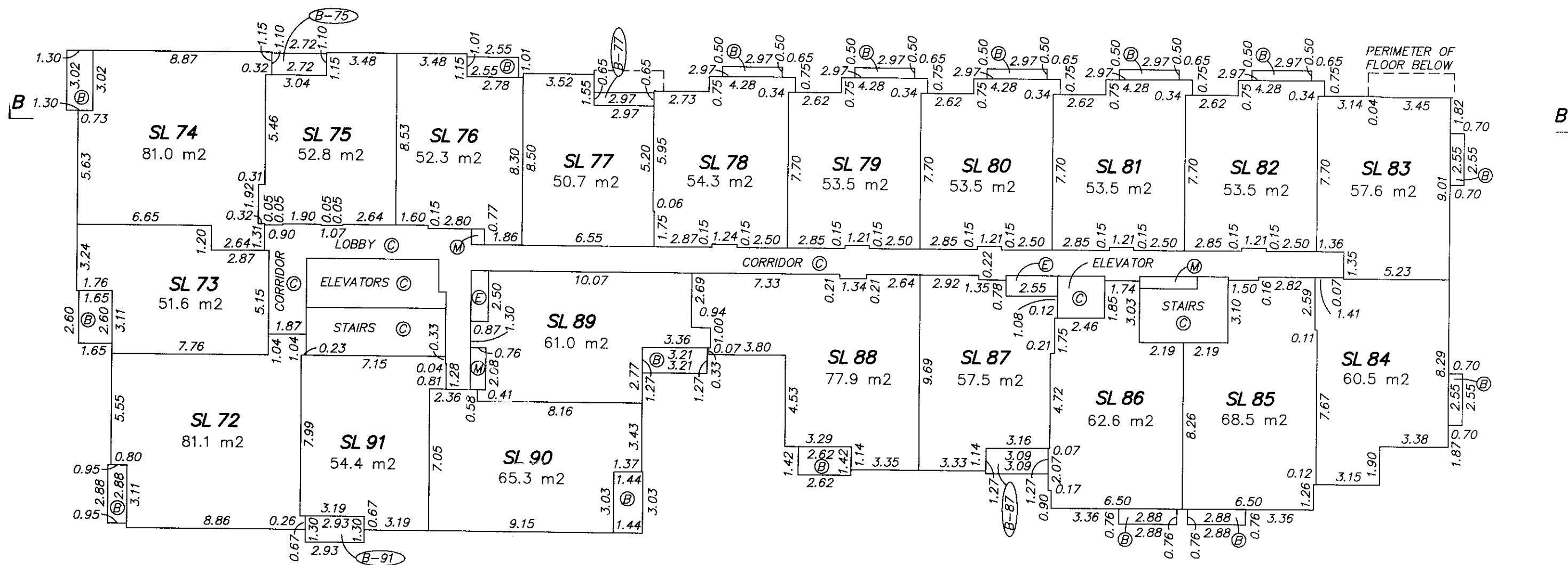
5th FLOOR

STRATA PLAN BCS 4213



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

Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

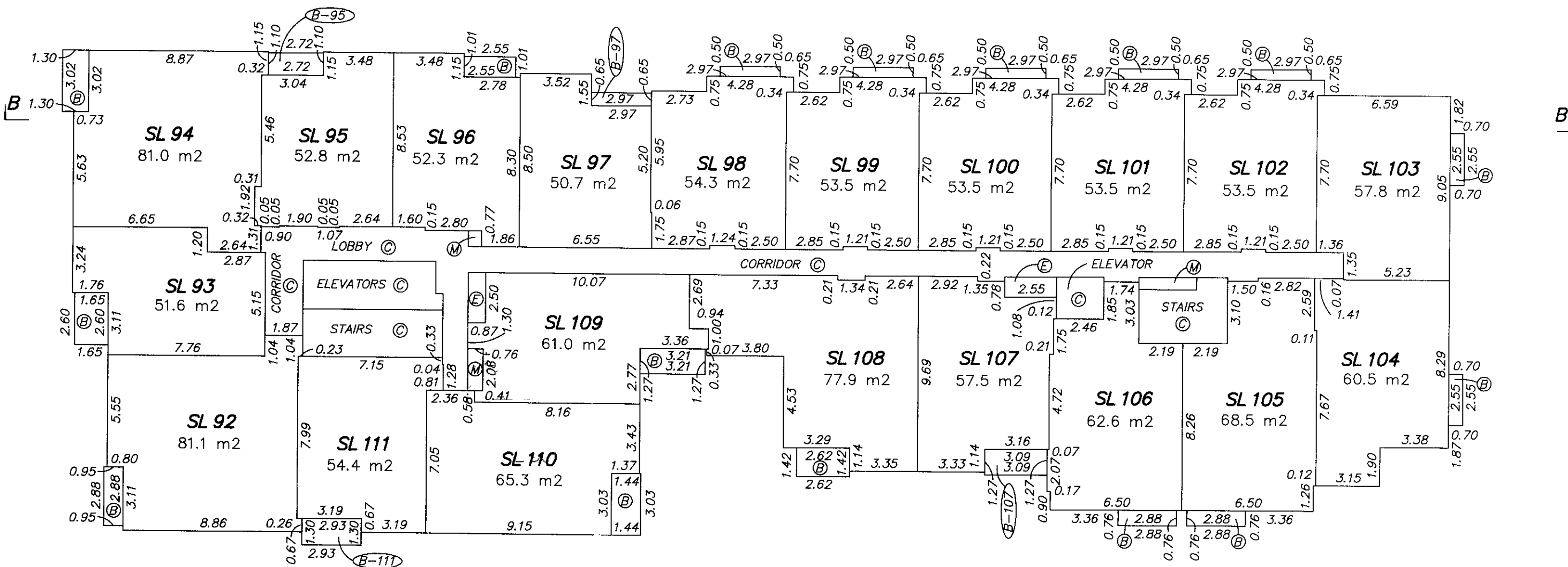
6th FLOOR

STRATA PLAN BCS 42.13



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**

[Signature]
 Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

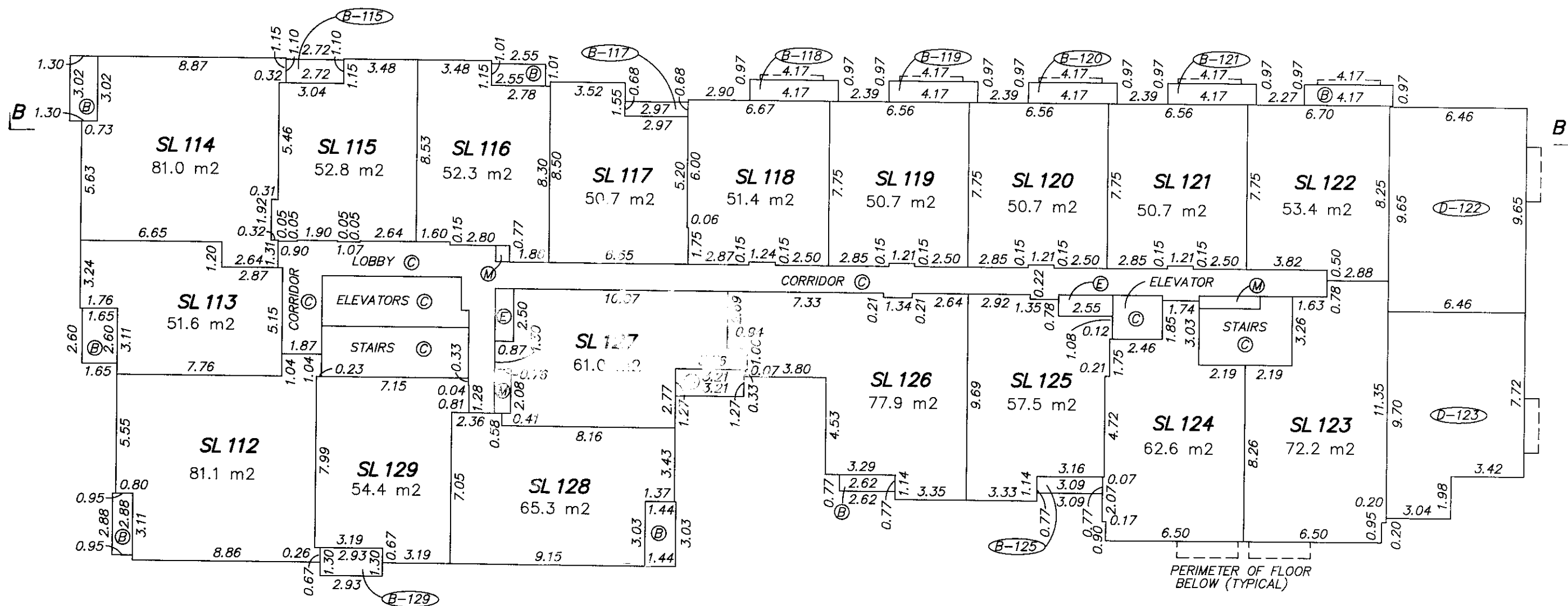
7th FLOOR

STRATA PLAN BCS 4213



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
 Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687--Strata

ORIGINAL

FLOOR PLAN

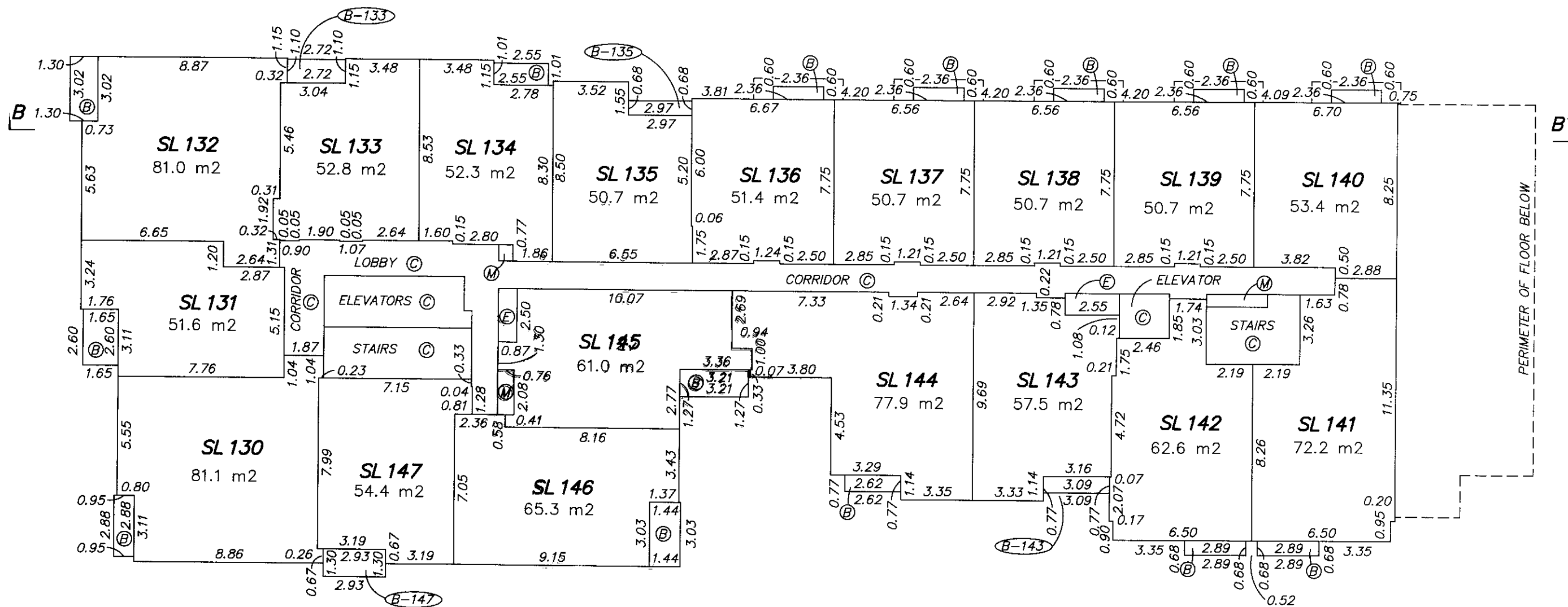
8th FLOOR

STRATA PLAN BCS 4213



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**

[Signature]
 Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

9th FLOOR

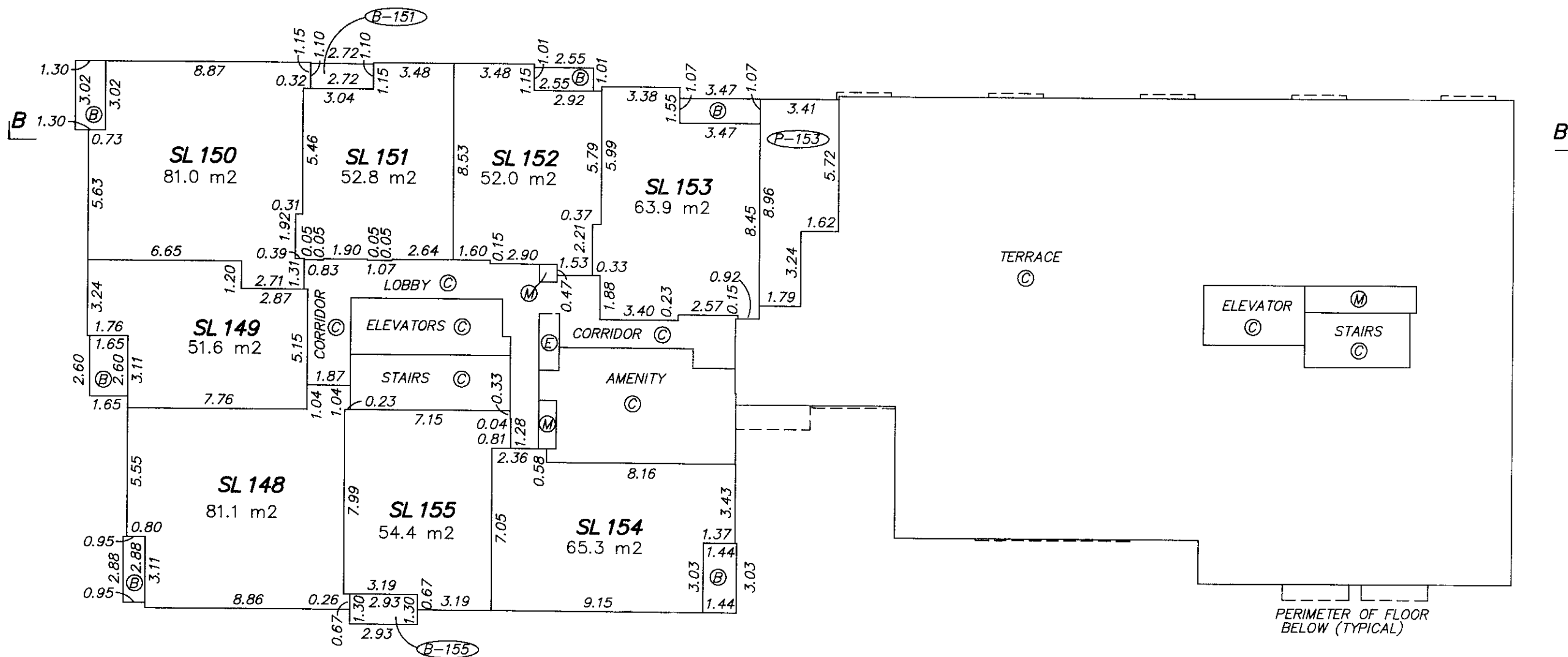


SCALE 1:200 DISTANCES ARE IN METRES

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.



STRATA PLAN BCS 4213



**BUTLER
SUNDVICK**

Date: August 31, 2011
File: 3687/Strata Final
Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

10th FLOOR

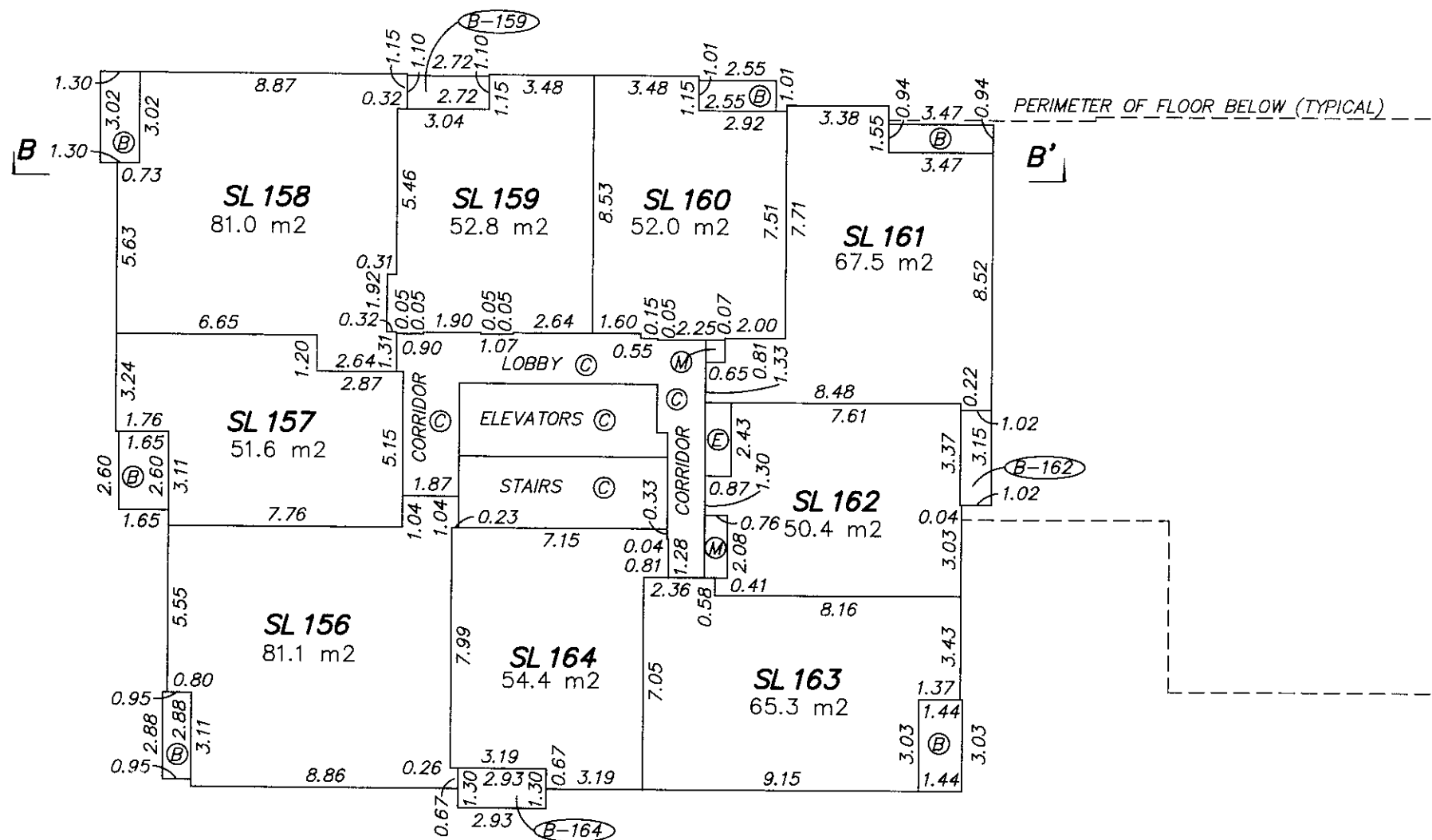


SCALE 1:200 DISTANCES ARE IN METRES

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.



STRATA PLAN BCS 42.13



**BUTLER
SUNDVICK**

[Signature]
 Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

11th FLOOR

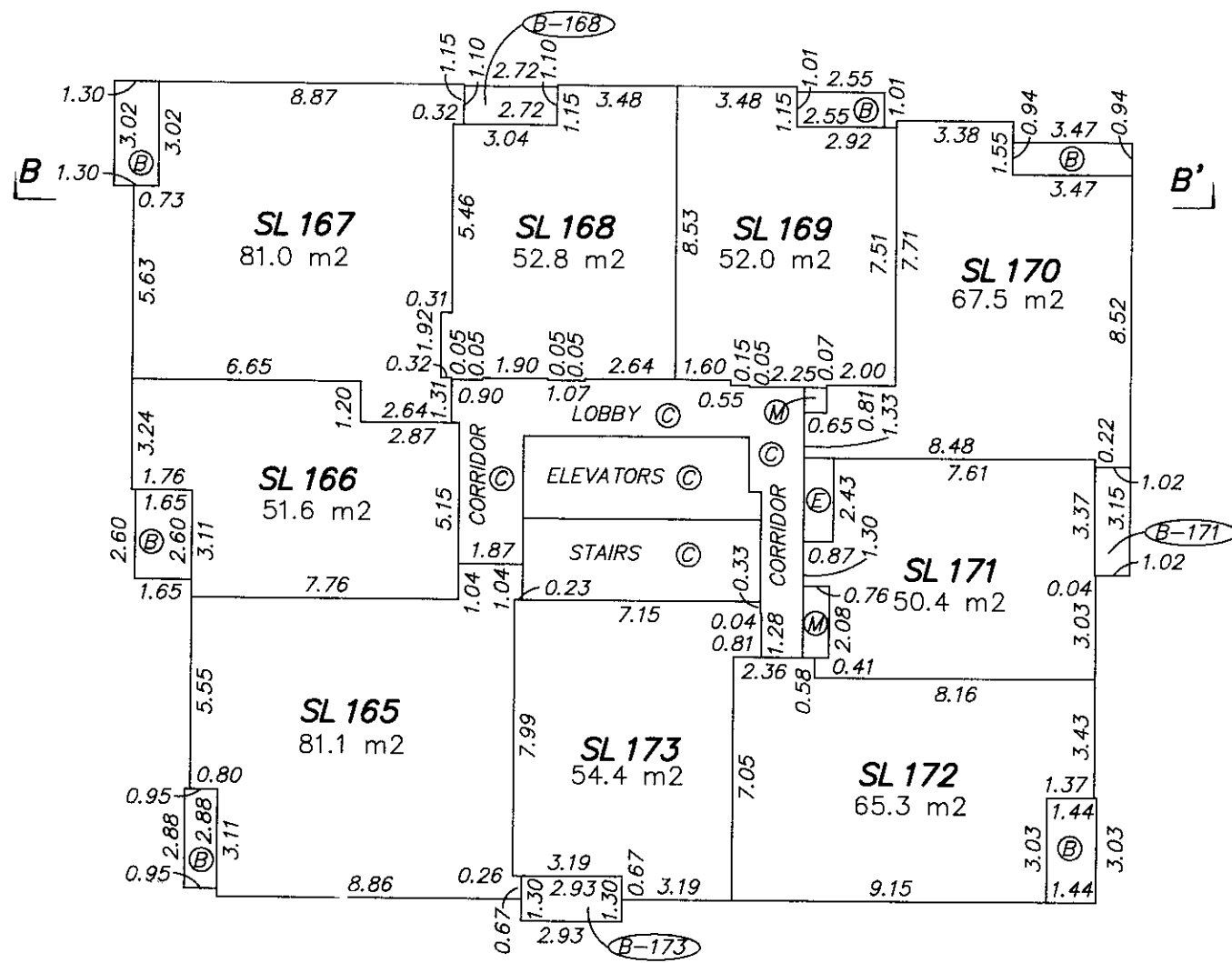


SCALE 1:200 DISTANCES ARE IN METRES

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.



STRATA PLAN BCS 4213



**BUTLER
SUNDVICK**

Date: August 31, 2011
File: 3687/Strata Final
Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

12th FLOOR

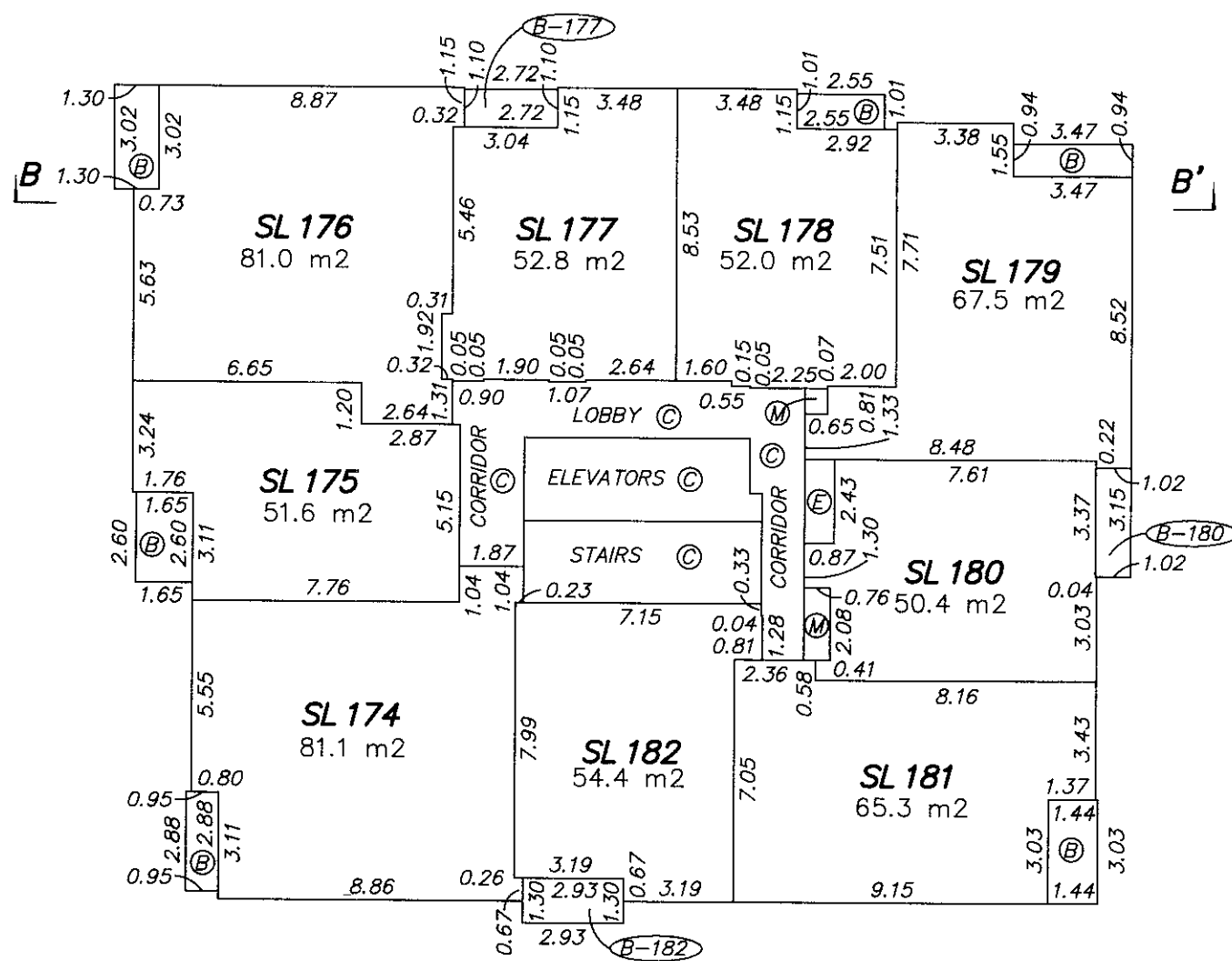


SCALE 1:200 DISTANCES ARE IN METRES

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.



STRATA PLAN BCS 4213



**BUTLER
SUNDVICK**

[Signature]
 Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

14th FLOOR

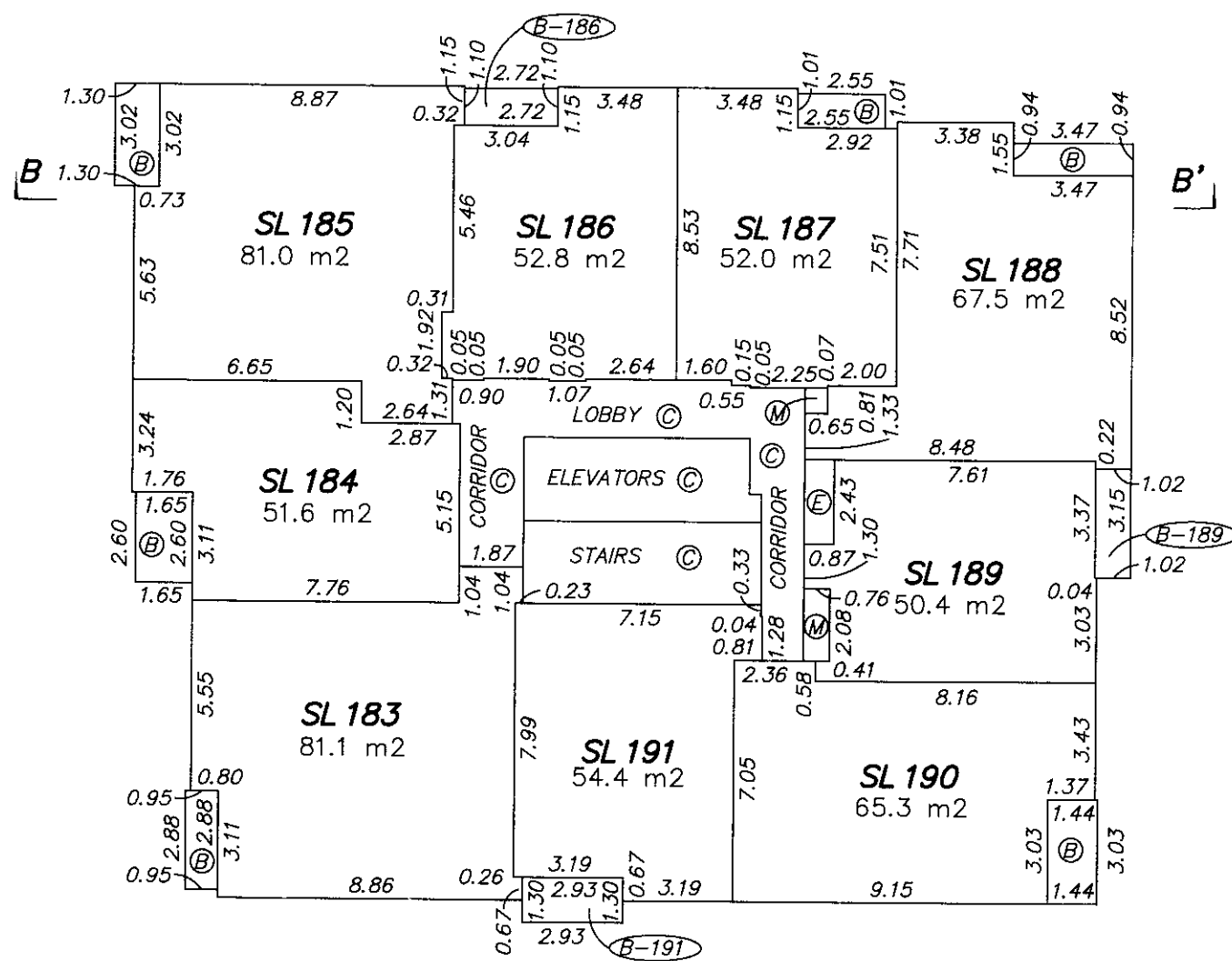


SCALE 1:200 DISTANCES ARE IN METRES

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.



STRATA PLAN BCS 4213



**BUTLER
SUNDVICK**

[Signature]
 Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

15th FLOOR

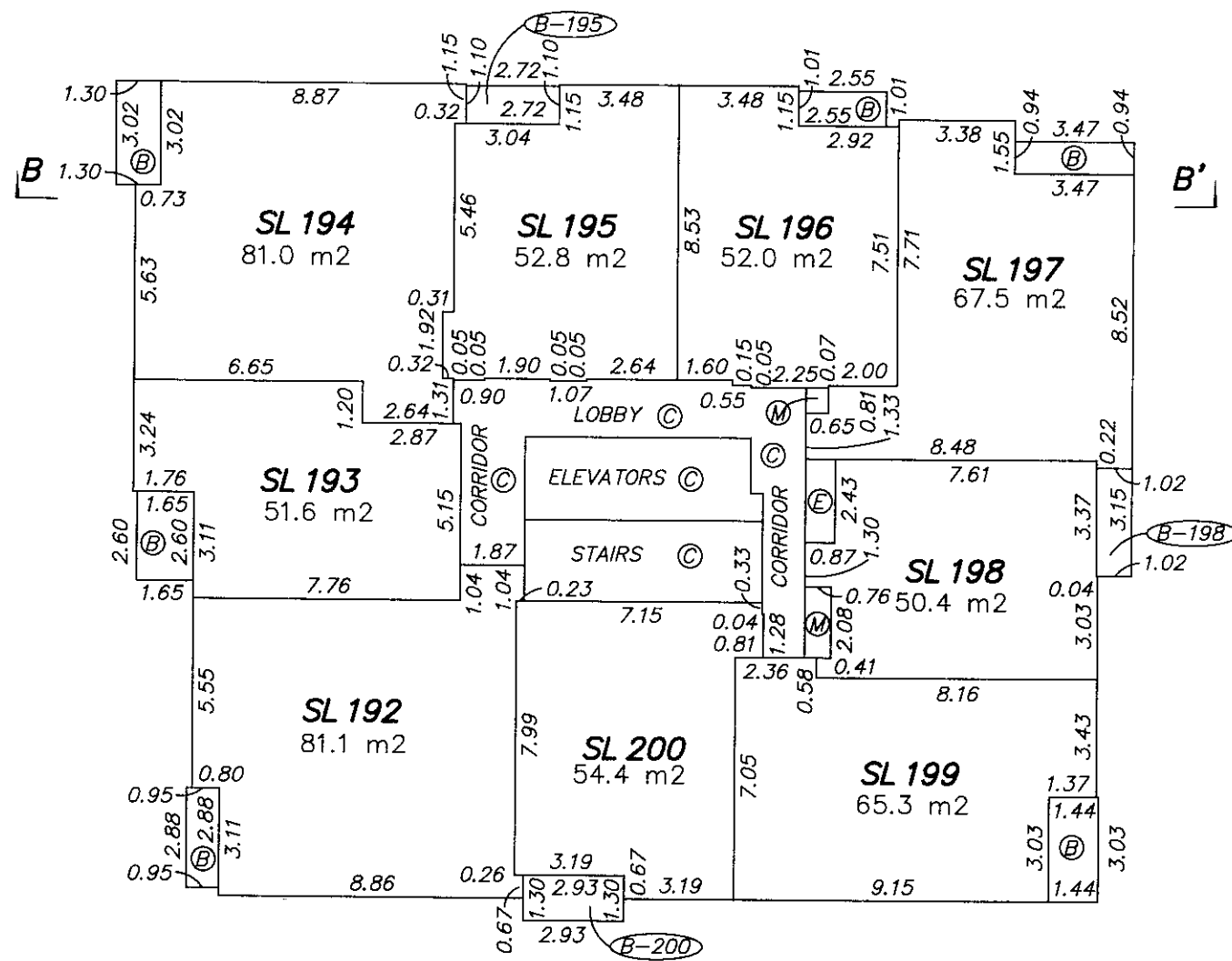


SCALE 1:200 DISTANCES ARE IN METRES

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.



STRATA PLAN BCS 4213



**BUTLER
SUNDVICK**

[Signature]
 Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687-Strata

FLOOR PLAN

16th FLOOR

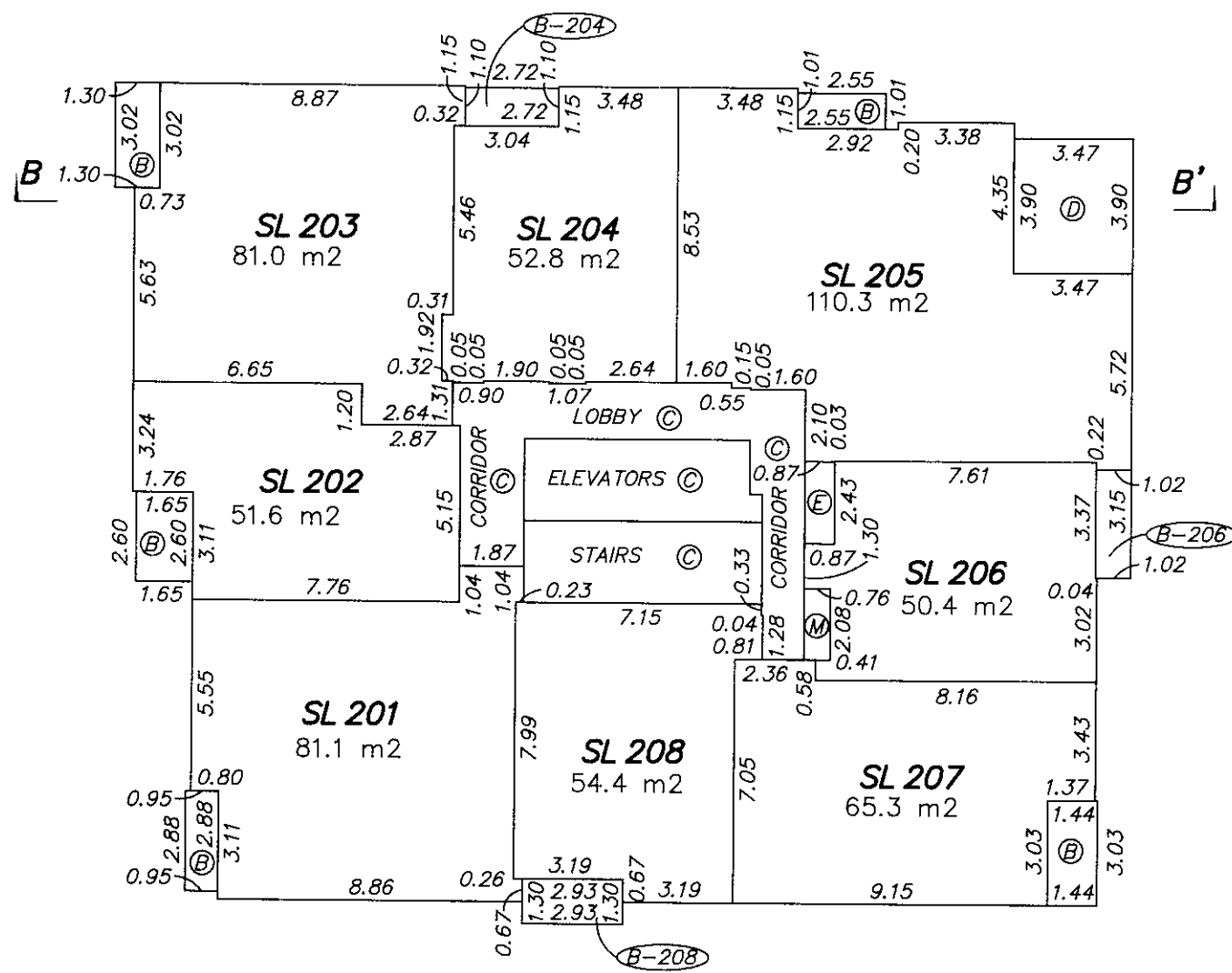


SCALE 1:200 DISTANCES ARE IN METRES

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.



STRATA PLAN BCS 421.3



**BUTLER
SUNDVICK**

[Signature]
 Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

17th FLOOR

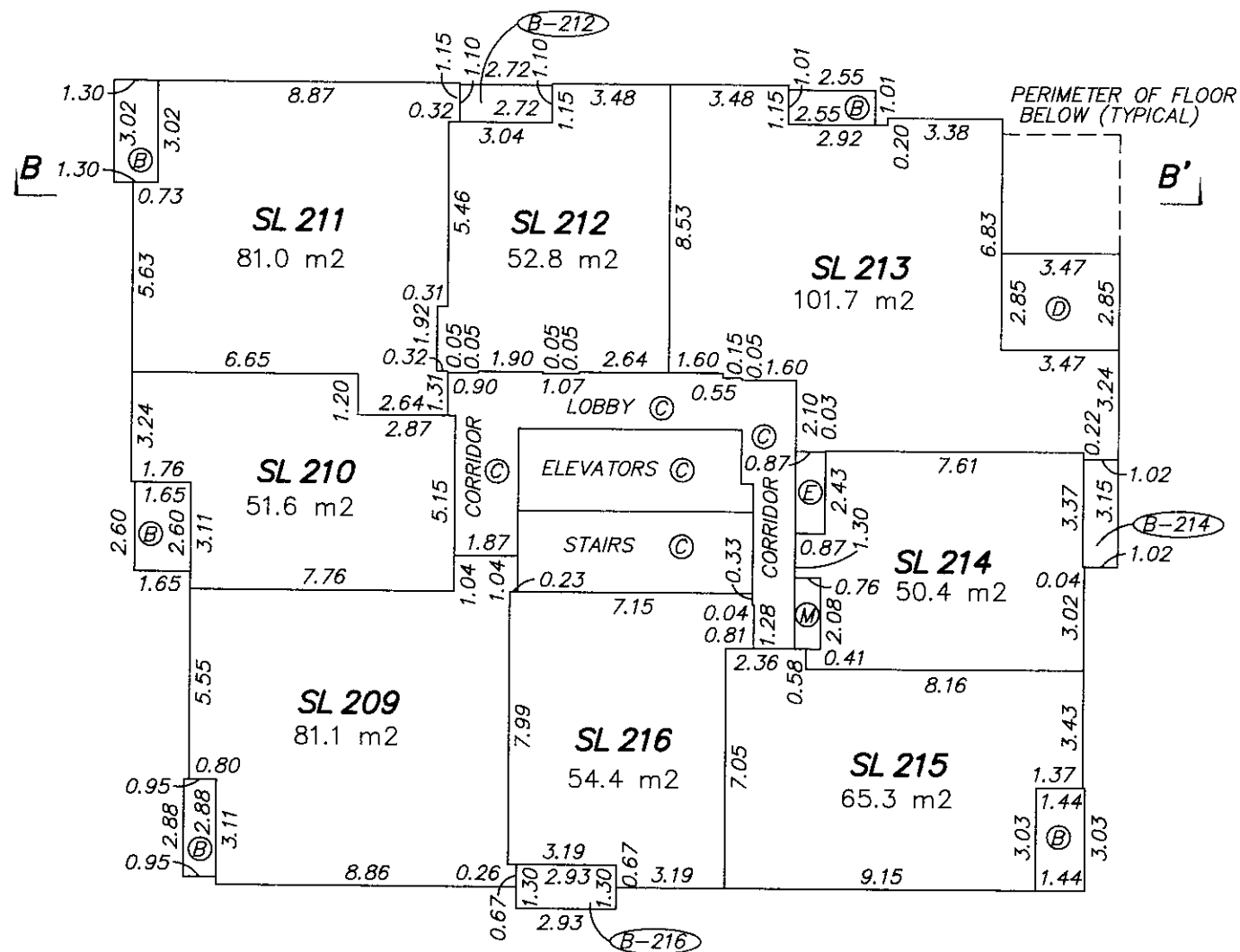


SCALE 1:200 DISTANCES ARE IN METRES

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.



STRATA PLAN BCS 4213



**BUTLER
SUNDVICK**

[Signature]
 Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

18th FLOOR

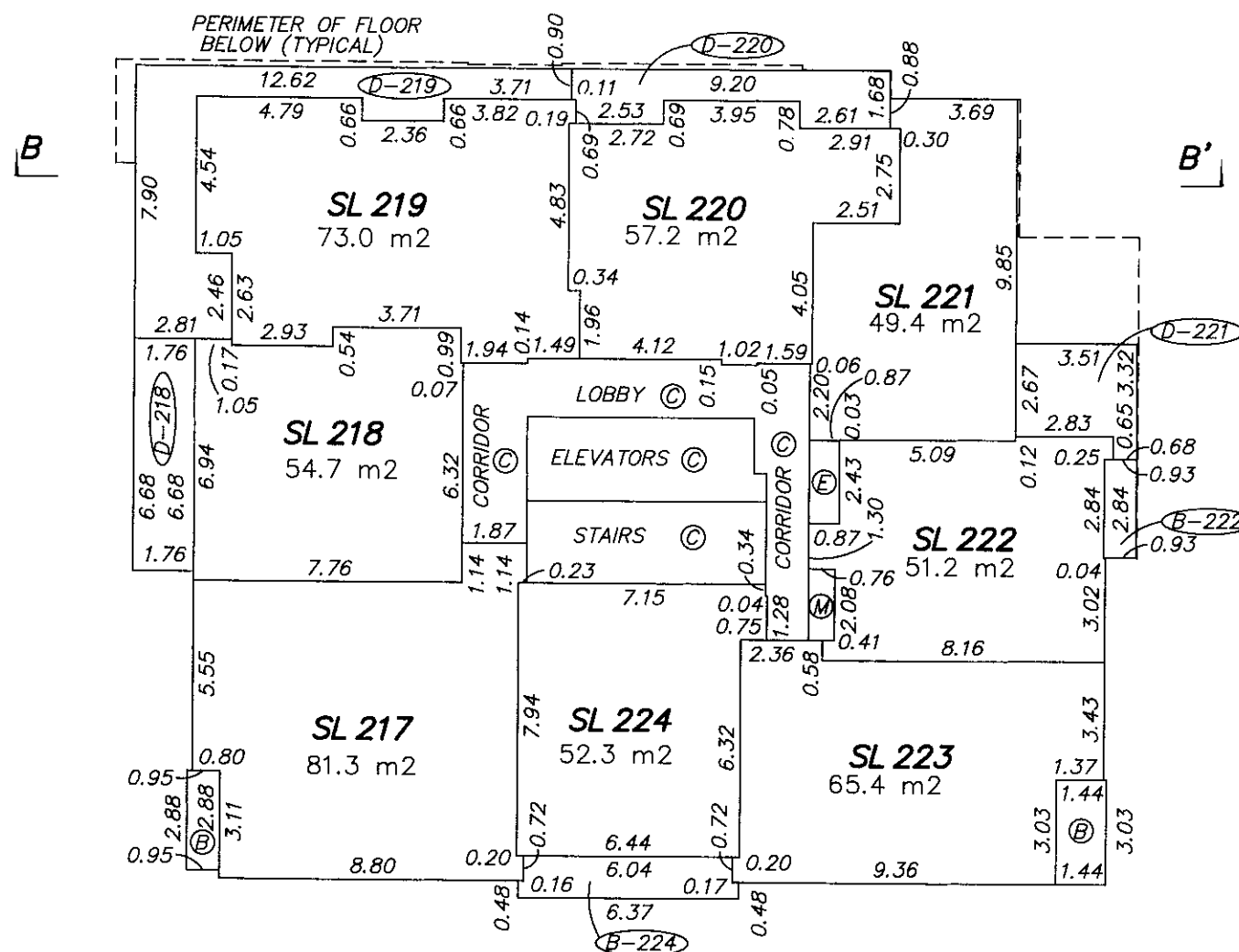


SCALE 1:200 DISTANCES ARE IN METRES

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.



STRATA PLAN BCS 4213



**BUTLER
SUNDVICK**

Date: August 31, 2011
 File: 3687/Strata Final
 Dwg: 3687-Strata

ORIGINAL

FLOOR PLAN

19th FLOOR

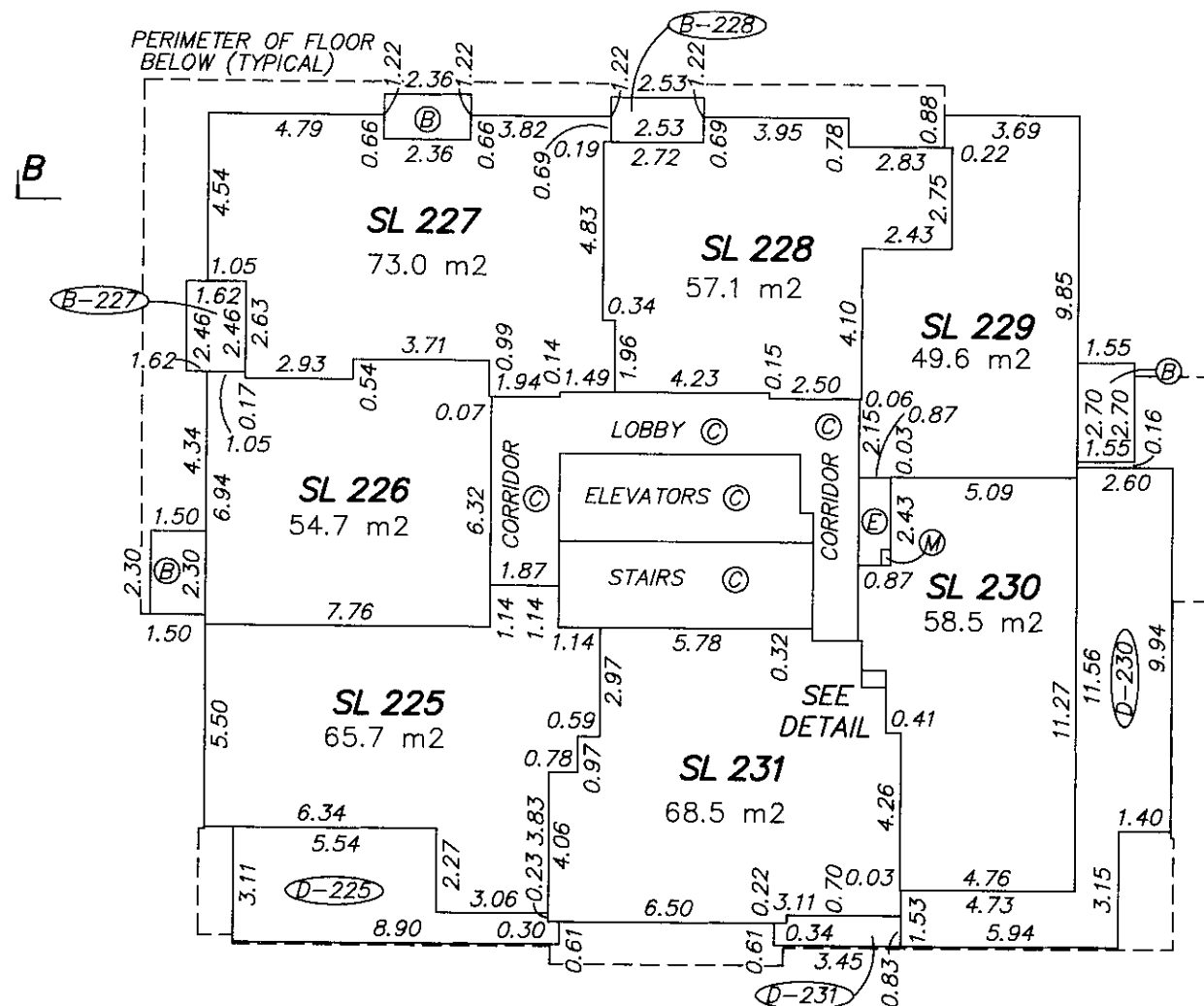


SCALE 1:200 DISTANCES ARE IN METRES

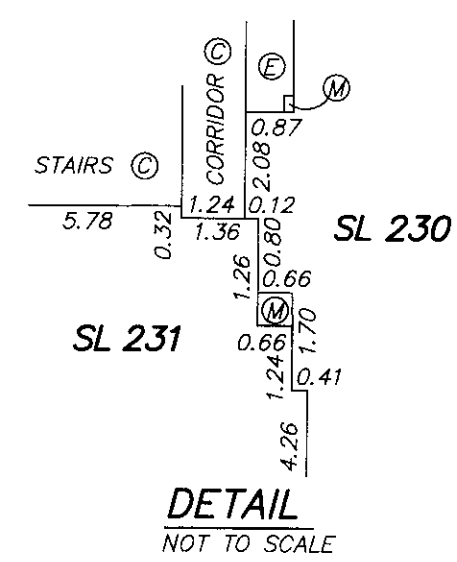
THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200.



STRATA PLAN BCS 4215



B'



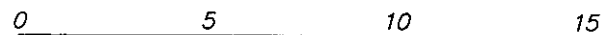
**BUTLER
SUNDVICK**

Date: August 31, 2011
File: 3687/Strata Final
Dwg: 3687-Strata

ORIGINAL

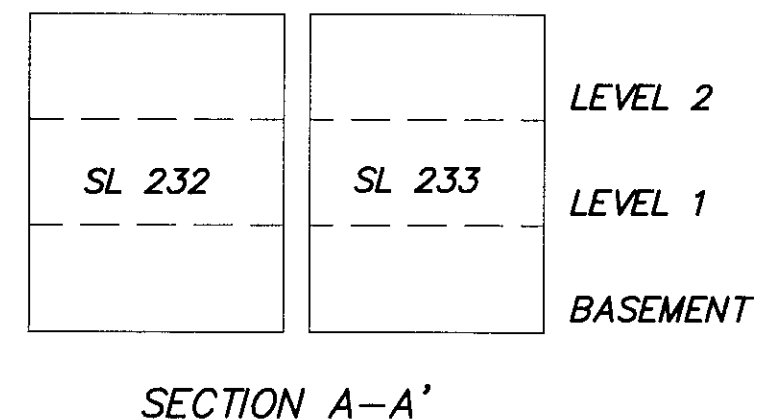
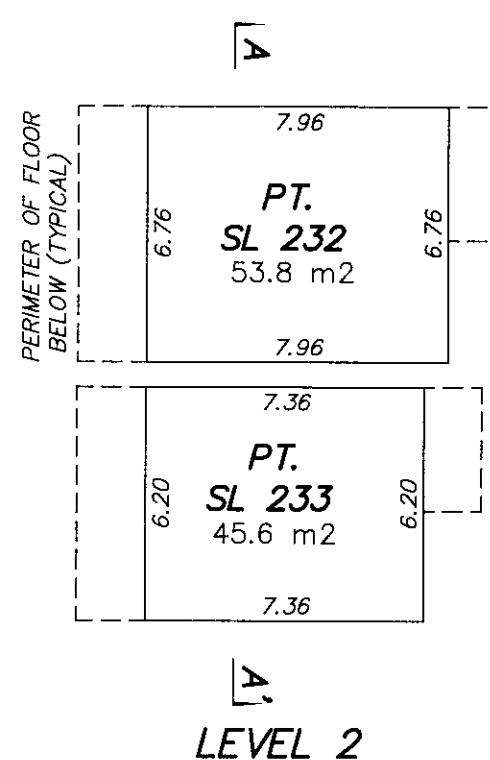
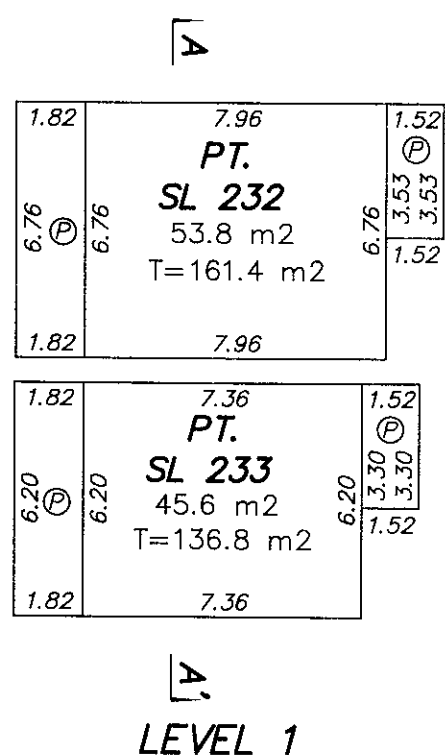
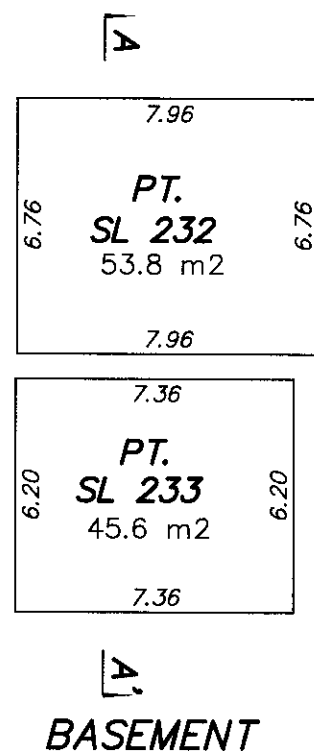
FLOOR PLANS – TOWNHOMES

STRATA PLAN BCS 42.13



SCALE 1:200 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 4.32 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200.



**BUTLER
SUNDVICK**

Date: August 31, 2011
File: 3687/Strata Final
Dwg: 3687-Strata

ORIGINAL

SECTION B-B'

STRATA PLAN BCS 4213



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.

19th FLOOR	SL 227		SL 228		SL 229							
18th FLOOR	SL 219		SL 220		SL 221							
17th FLOOR	SL 211	SL 212	SL 213									
16th FLOOR	SL 203	SL 204	SL 205									
15th FLOOR	SL 194	SL 195	SL 196	SL 197								
14th FLOOR	SL 185	SL 186	SL 187	SL 188								
12th FLOOR	SL 176	SL 177	SL 178	SL 179								
11th FLOOR	SL 167	SL 168	SL 169	SL 170								
10th FLOOR	SL 158	SL 159	SL 160	SL 161								
9th FLOOR	SL 150	SL 151	SL 152	SL 153	TERRACE ©							
8th FLOOR	SL 132	SL 133	SL 134	SL 135	SL 136	SL 137	SL 138	SL 139	SL 140			
7th FLOOR	SL 114	SL 115	SL 116	SL 117	SL 118	SL 119	SL 120	SL 121	SL 122			
6th FLOOR	SL 94	SL 95	SL 96	SL 97	SL 98	SL 99	SL 100	SL 101	SL 102	SL 103		
5th FLOOR	SL 74	SL 75	SL 76	SL 77	SL 78	SL 79	SL 80	SL 81	SL 82	SL 83		
4th FLOOR	SL 54	SL 55	SL 56	SL 57	SL 58	SL 59	SL 60	SL 61	SL 62	SL 63		
3rd FLOOR	SL 34	SL 35	SL 36	SL 37	SL 38	SL 39	SL 40	SL 41	SL 42	SL 43		
2nd FLOOR	SL 21	SL 22	SL 23	SL 4	SL 5	SL 6	SL 7	SL 8	SL 9	SL 10	SL 11	
GROUND FLOOR	SL 3	LOBBY ©										
PARKING LEVEL P1	ⓔ					EXPLANATORY PLAN BCP _____				BIKE ROOM ©		
PARKING LEVEL P2					EXPLANATORY PLAN BCP _____							
PARKING LEVEL P3					EXPLANATORY PLAN BCP _____							
PARKING LEVEL P4			Ⓜ			EXPLANATORY PLAN BCP _____		EXPLANATORY PLAN BCP _____				

 **BUTLER SUNDVICK** Date: August 31, 2011
File: 3687/Strata Final
Dwg: 3687-Strata

ORIGINAL