STRATA PLAN OF LOT 284 FALSE CREEK GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP53456

STRATA PLAN BCS 1570

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
Nov. 1, 2005

I. MacDonald LDS
DEPUTY REGISTRAR

BX 387847 - BX 387993

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

0 20 40

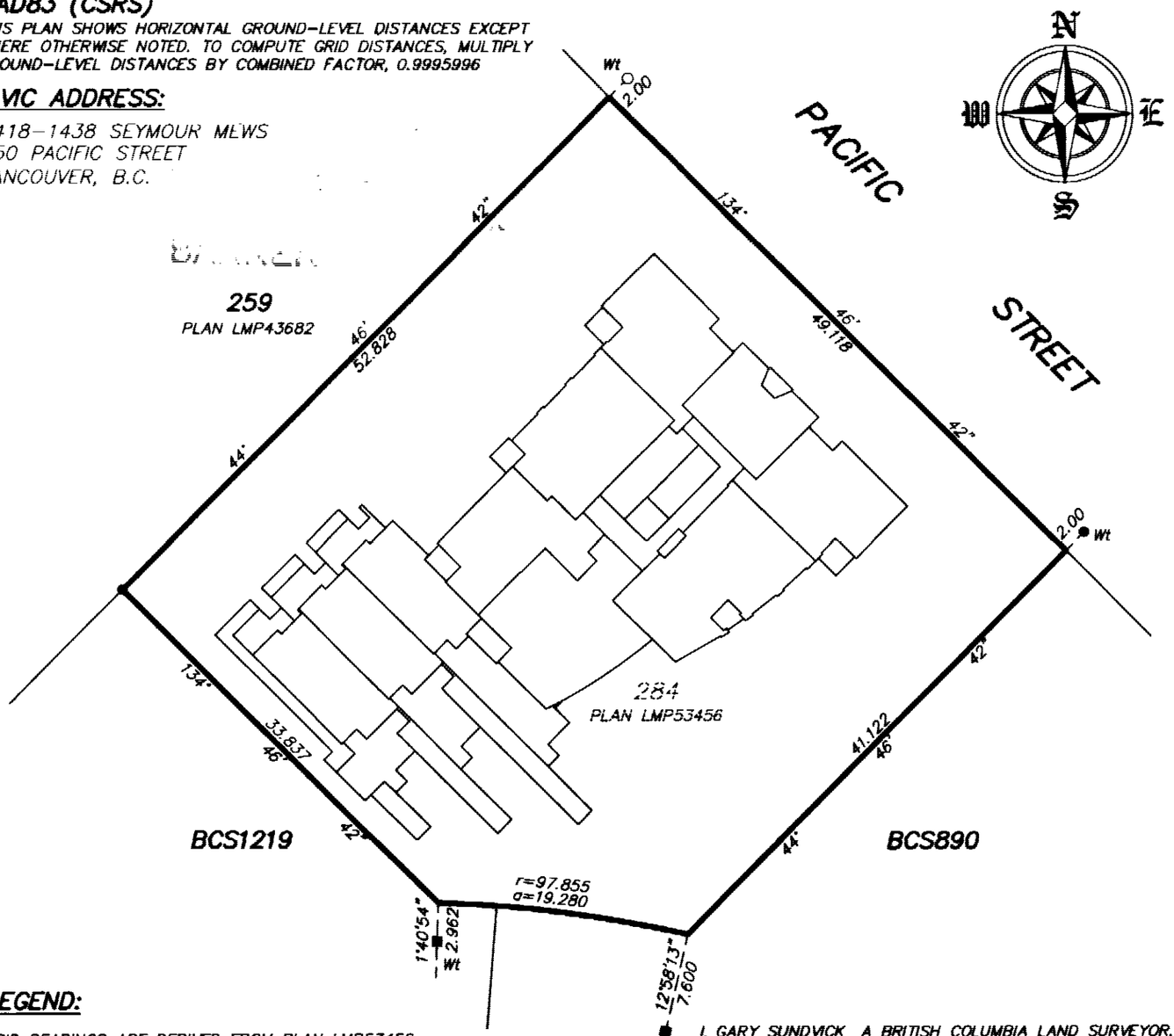
SCALE 1 : 400 DISTANCES ARE IN METRES

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, 0.9995996

CIVIC ADDRESS:

1418-1438 SEYMOUR MEWS
550 PACIFIC STREET
VANCOUVER, B.C.



LEGEND:

GRID BEARINGS ARE DERIVED FROM PLAN LMP53456

SET	FOUND	
■	□	DENOTES LEAD PLUG
●	O	DENOTES IRON POST
S.L.		DENOTES STRATA LOT
PT.		DENOTES PART
L.C.P.		DENOTES LIMITED COMMON PROPERTY
T		DENOTES TOTAL
(E)		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

■ Wt 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 15th DAY OF OCTOBER, 2005. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 39194, ON THE 25th DAY OF OCTOBER, 2005.

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 AND 24th 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

BUTLER, SUNDVICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4, 19089 94th AVENUE
SURREY, B.C. V4N 3S4
T. 604-513-9611 F. 604-513-2202
FILE : 2757
DWG : 2757-S1

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

STRATA PLAN BCS 1570

MORTGAGEE

THE BANK OF NOVA SCOTIA

Name G. BROCK RICHARDSON
Authorized Signatory

Name Danny Atkar
Authorized Signatory

Pollyanna Chow
WITNESS AS TO BOTH SIGNATURES

Name P. CHOW

3400 - 650 W. GEORGIA VANCOUVER
ADDRESS V6B 4N7

BANKER
OCCUPATION

OWNER

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

Name DAVID NEGRIN
Authorized Signatory

WITNESS AS TO ~~BOTH~~ SIGNATURES
Name Richard Jackson

ADDRESS 1700-666 Burrard St
Vancouver, B.C.

Lawyer
OCCUPATION

PACIFIC PLACE DEVELOPMENTS CORPORATION

Name Matt Meehan
Authorized Signatory

WITNESS AS TO ~~BOTH~~ SIGNATURES
Name Richard Jackson

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

Lawyer
OCCUPATION

CITY OF VANCOUVER, AS OWNER OF COVENANTS
BN281188, BT119392, BN281193
BN281201, BN281214, BN281238, BN281254
AND EQUITABLE CHARGES BG426163, BN281115,
BK370851, BN281121, BN281186

Name FRANCES CONNELL
Authorized Signatory

Name
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name JEREMY SHOTTON

ADDRESS 453 W. 12TH AVE
VANCOUVER BC

LAWYER
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: OCTOBER 25, 2005

B.C.L.S.

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF OCTOBER 25, 2005 BEEN PREVIOUSLY OCCUPIED.

B.C.L.S.

GARY SUNDVICK, B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2672 DWG.: 2672-S2

FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

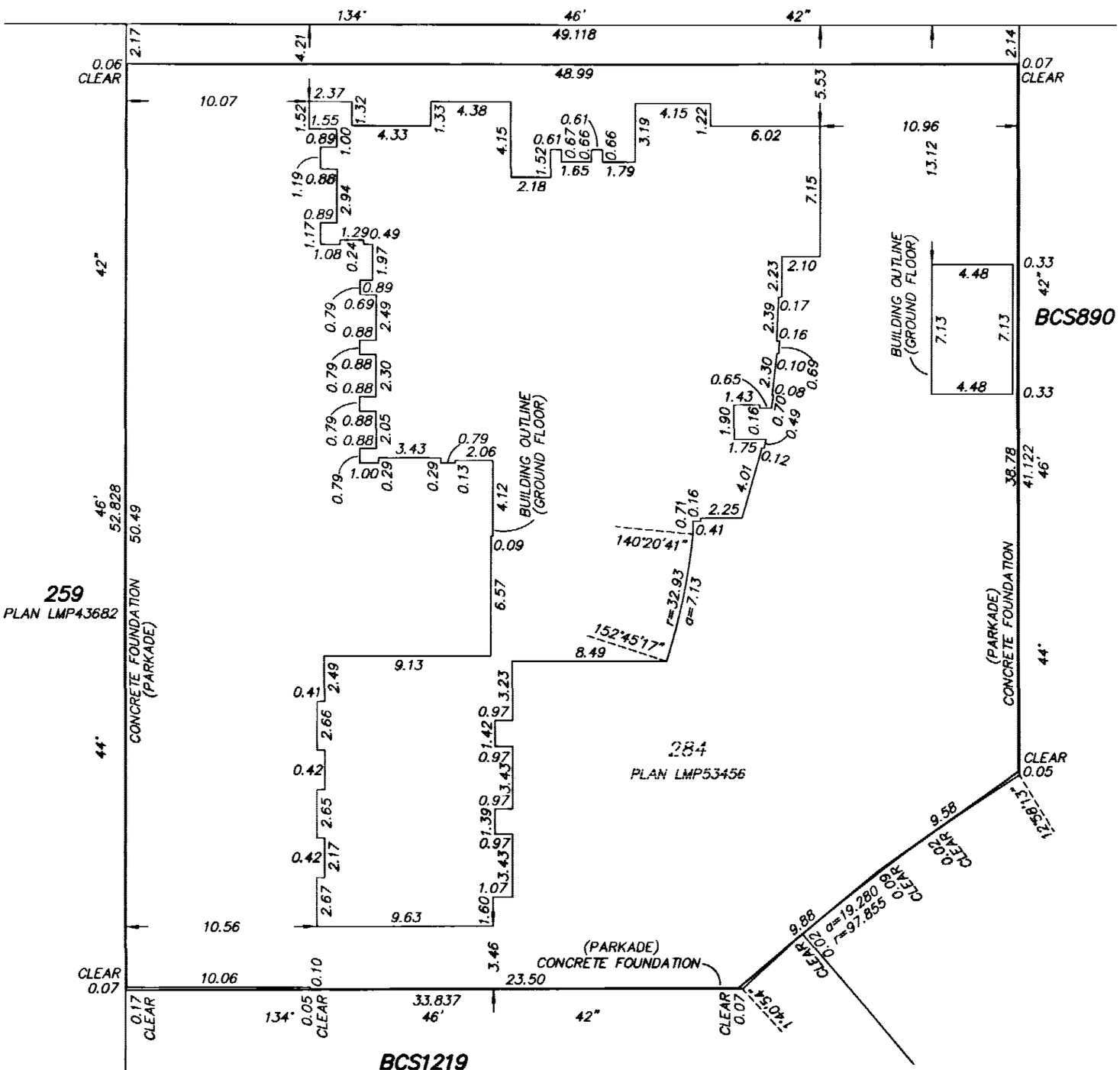
BUILDING LOCATION

STRATA PLAN BCS 1570

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

PACIFIC STREET



GARY SUNDVICK, B.C.L.S.

OCTOBER 25, 2005

BUTLER, SUNDVICK & ASSOCIATES

FILE: 2672 DWG.: 2672-S2

FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

PARKING LEVEL P3A

STRATA PLAN BCS 1570

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

A

S

UNDERGROUND PARKING
EXP. PLAN BCP 20573

D

A

GARY SUNDVICK, B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2757 DWG.: 2757-S3

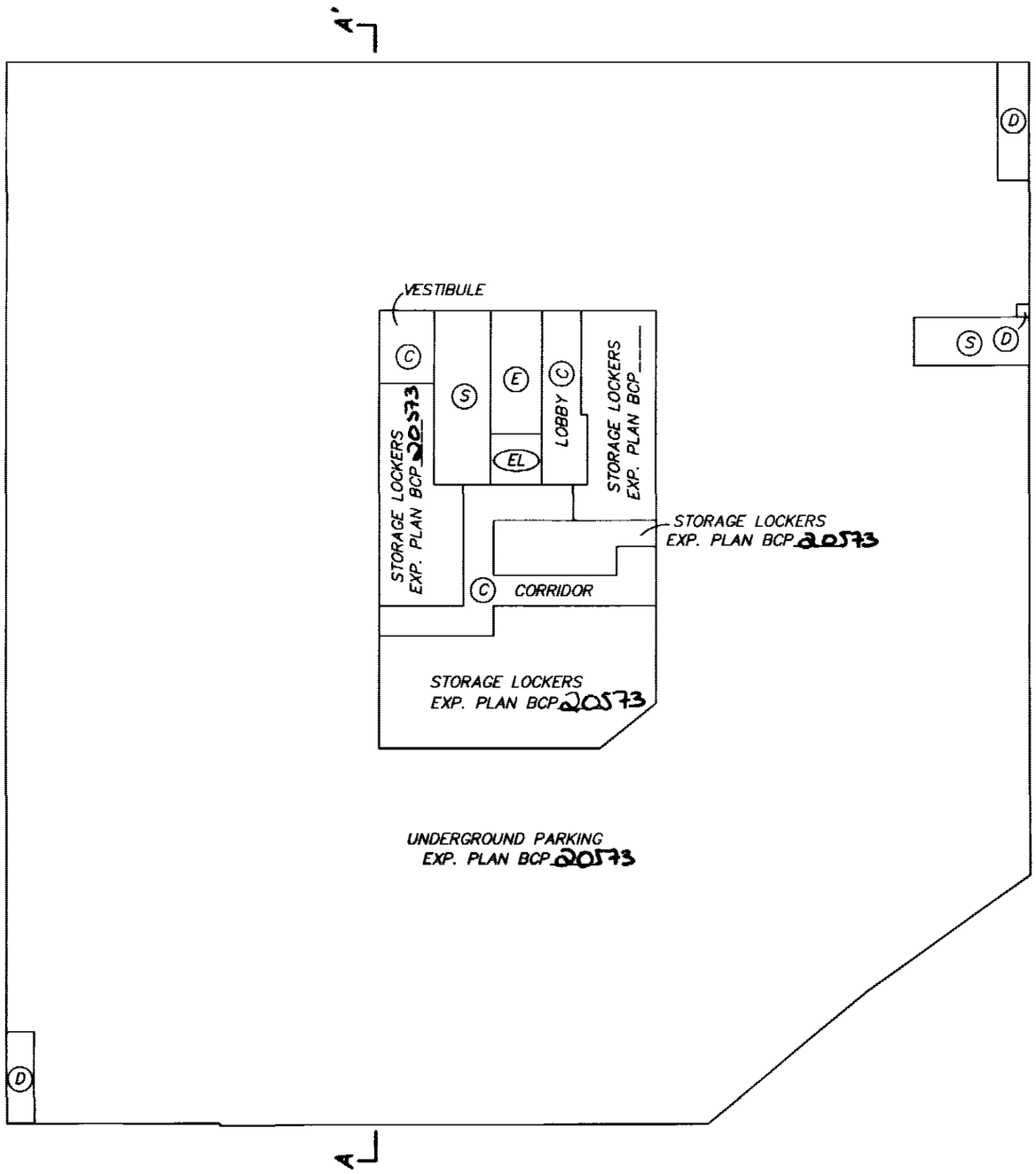
FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

PARKING LEVEL P3

STRATA PLAN BCS 1570

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES



GARY SUNDVICK, B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2757 DWG.: 2757-S3

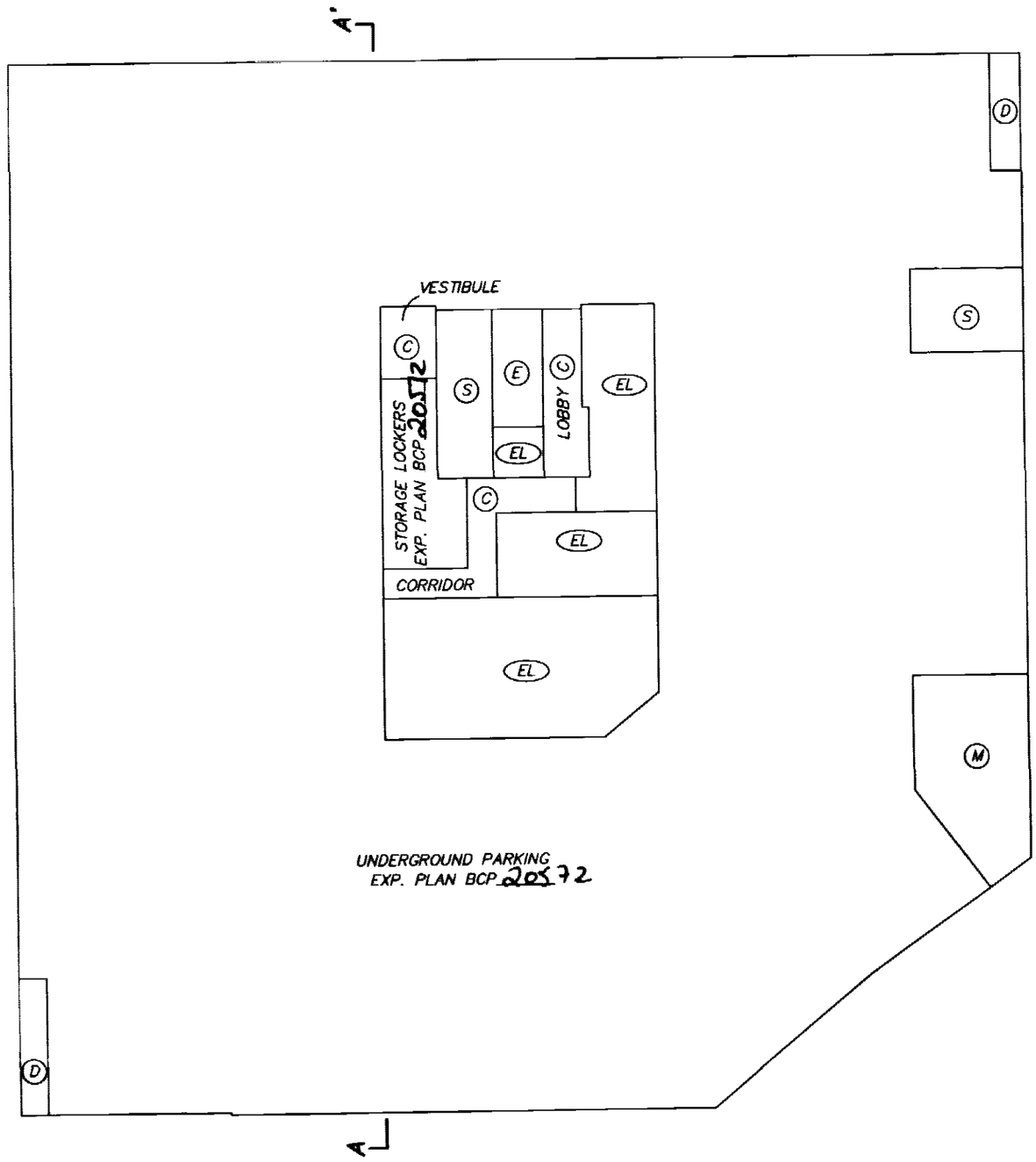
FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

PARKING LEVEL P2

STRATA PLAN BCS 1570

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES



GARY SUNDVICK, B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2757 DWG.: 2757-S3

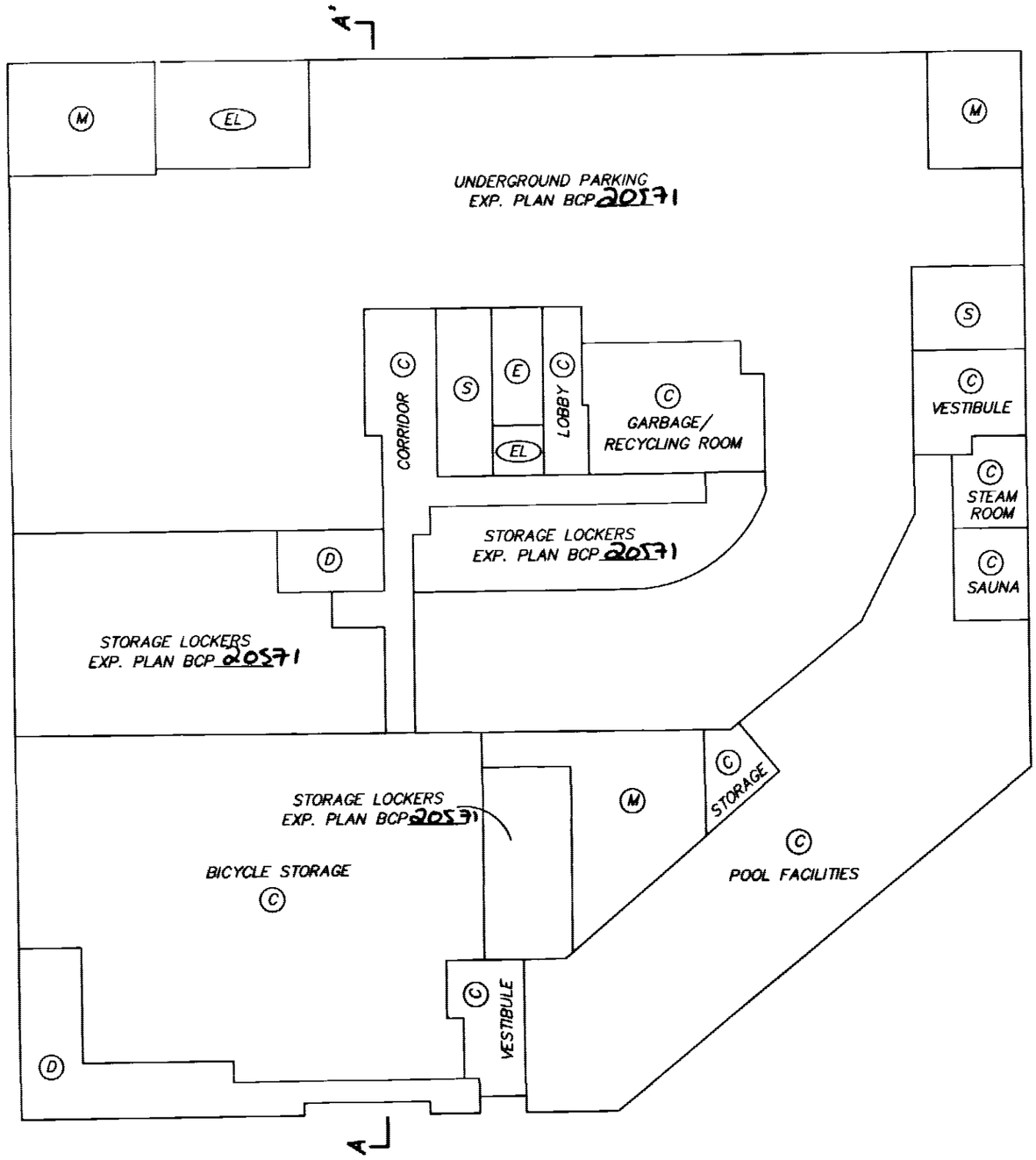
FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

PARKING LEVEL P1

STRATA PLAN BCS 1570

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES



GARY SUNDVICK, B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2757 DWG.: 2757-S3

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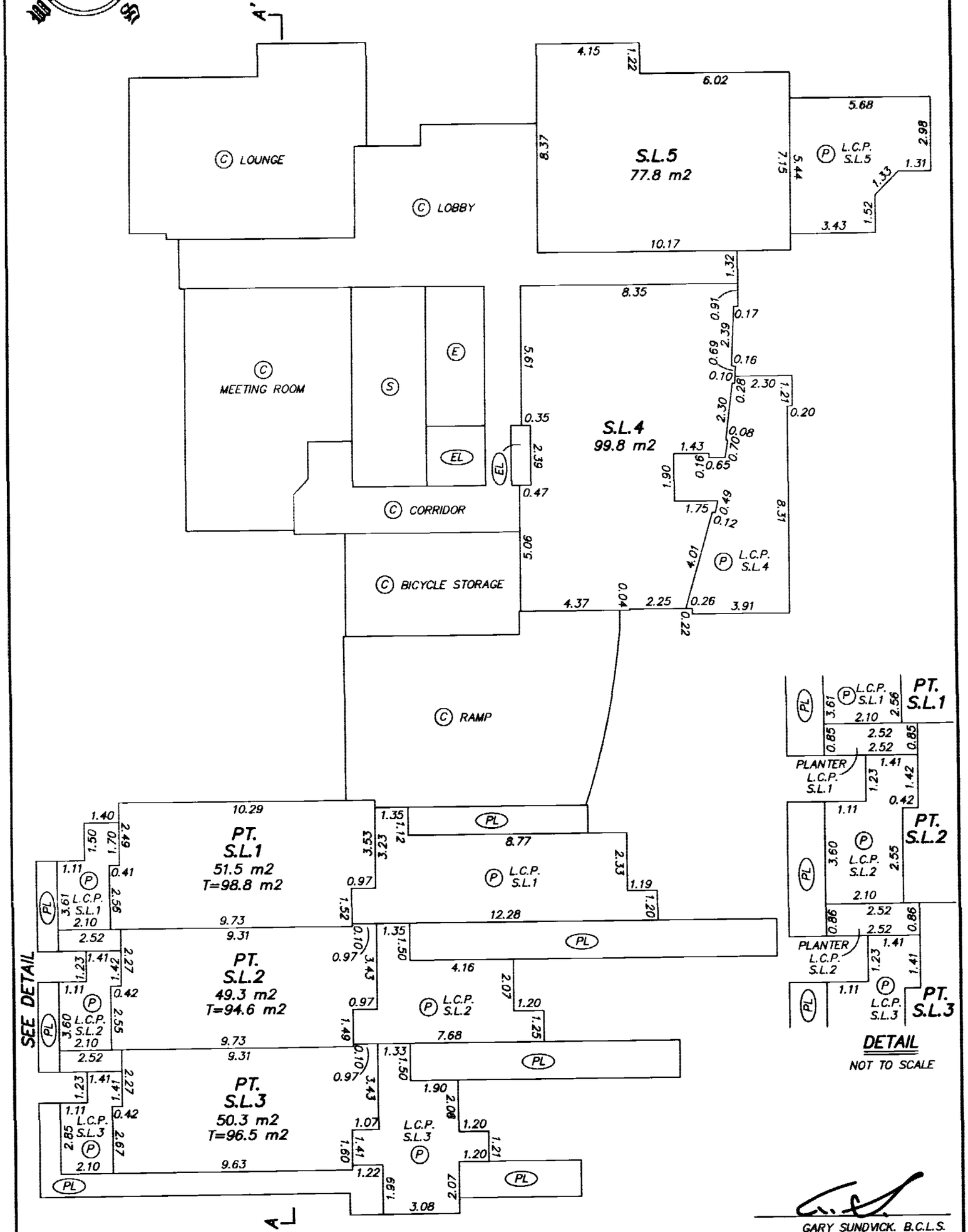
GROUND FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK. B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2757 DWG.: 2757-S4

FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

2nd FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

A

OPEN TO BELOW

8.35

0.91 0.17 2.39 0.69 0.16 0.10

2.30 0.08 0.70 0.20 0.49 0.12

S.L.6
99.8 m2

0.65 1.43 0.16 1.90 B 1.55 1.77 1.75

4.01

5.61 0.35 2.39 0.47

S E EL EL

C CORRIDOR

5.06

C OFFICE

4.37 0.04 2.25

PERIMETER OF FLOOR BELOW

10.04

PT.
S.L.1
47.3 m2

5.05 3.53

2.20 1.96 2.41 1.52 1.96 RD 7.84 0.10 2.20

L.C.P.
S.L.1

PT.
S.L.2
45.3 m2

4.82 14.3

2.21 2.00 1.41 1.51 2.00 RD 7.83 0.10 2.21

L.C.P.
S.L.2

PT.
S.L.3
46.2 m2

4.94 3.40

2.22 1.98 1.33 1.64 1.33 RD 7.82 1.98

A

GARY SUNDVICK. B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
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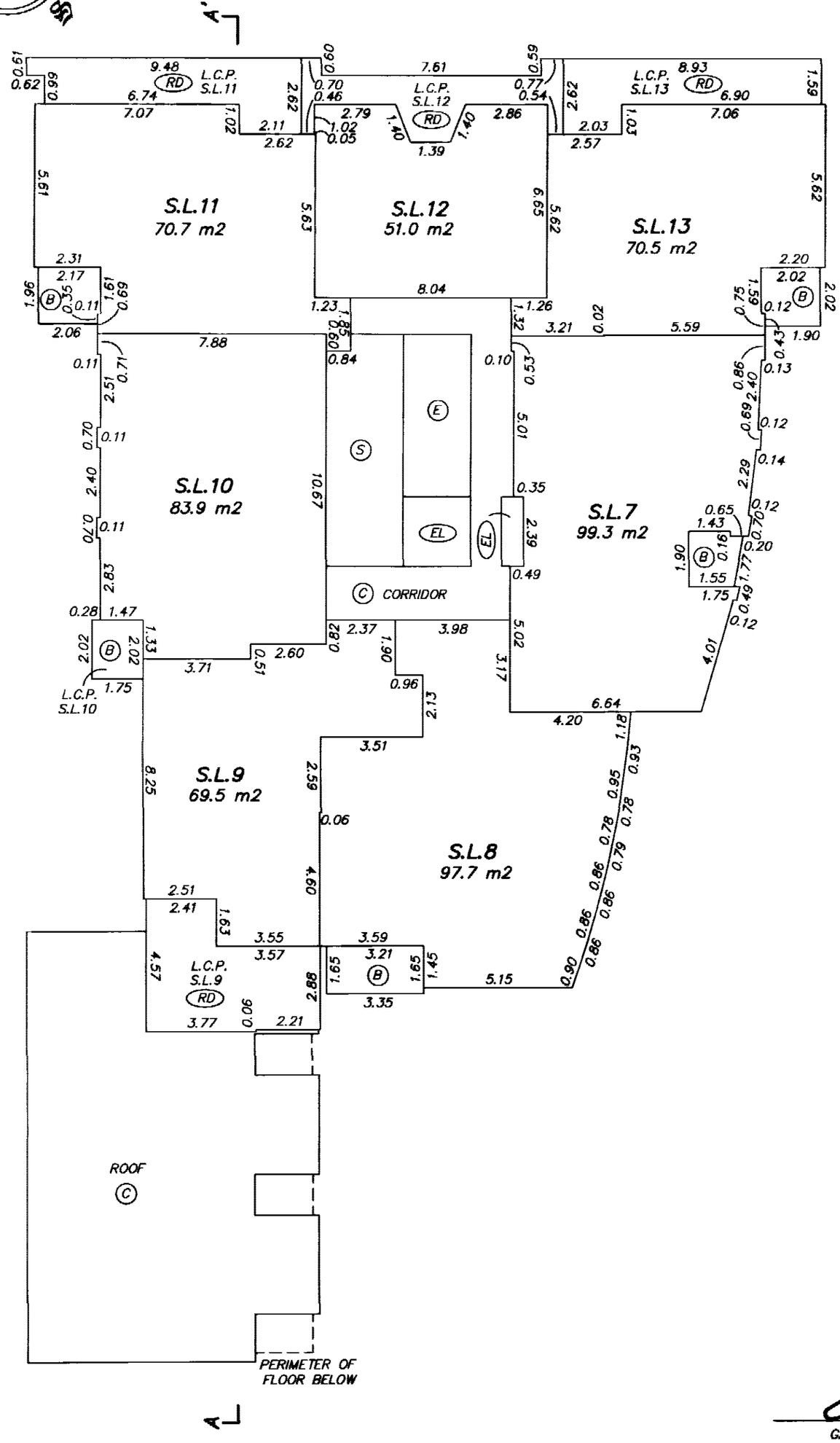
FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

3rd FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK. B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2757 DWG.: 2757-S4

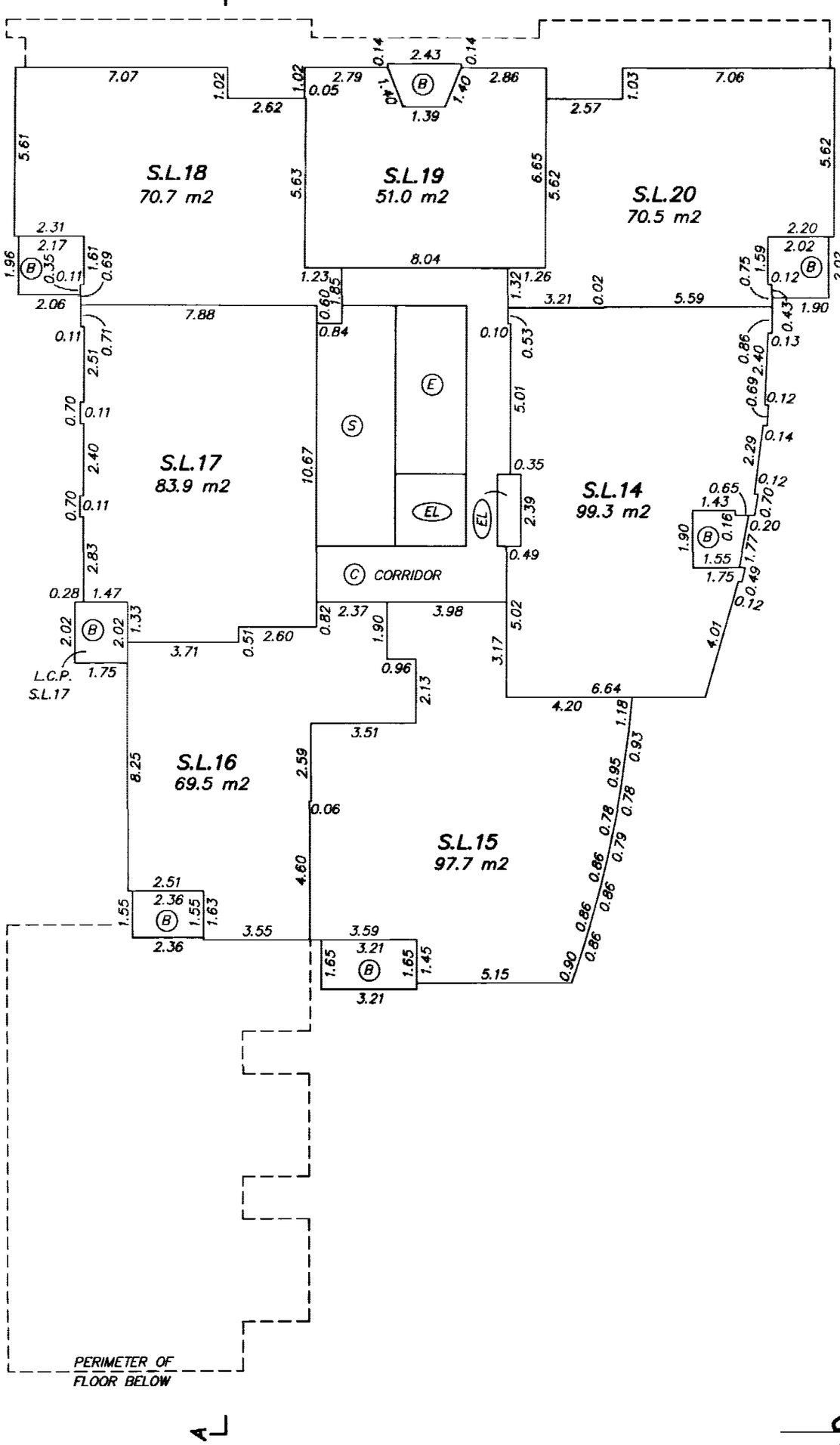
FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

5th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK. B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2757 DWG.: 2757-S4

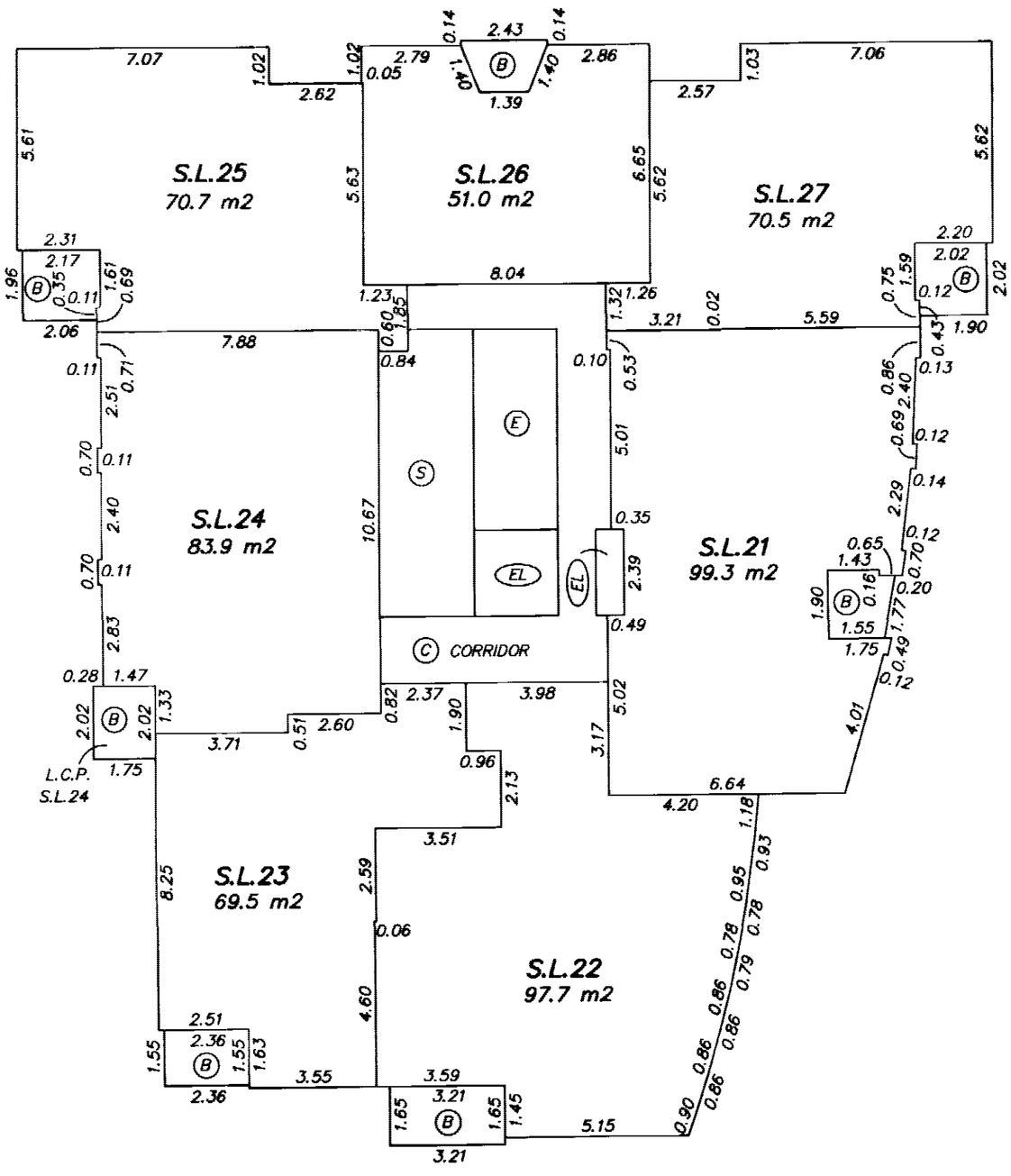
FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

6th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK. B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
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FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

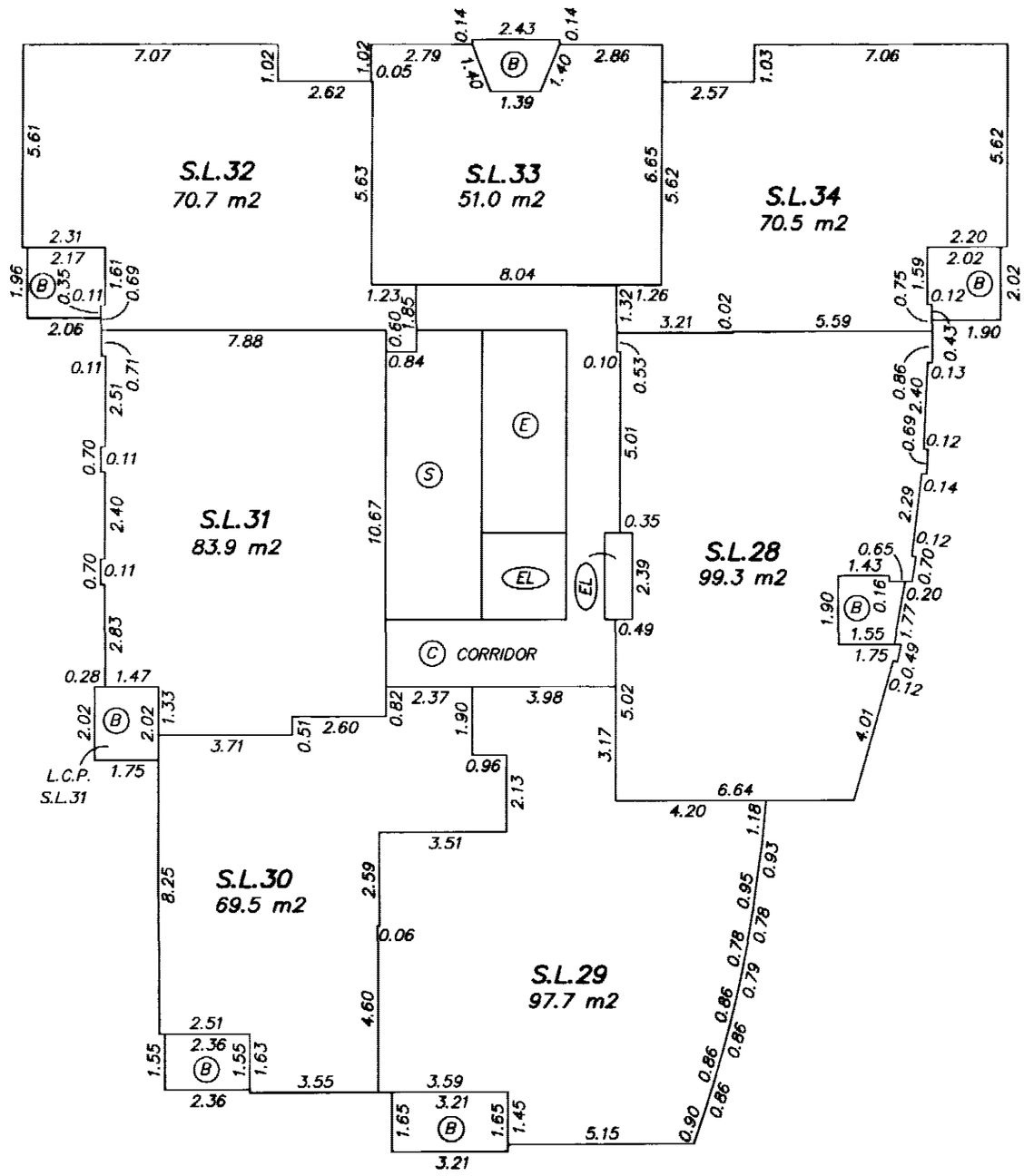
7th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

A'



A'

GARY SUNDVICK. B.C.L.S.

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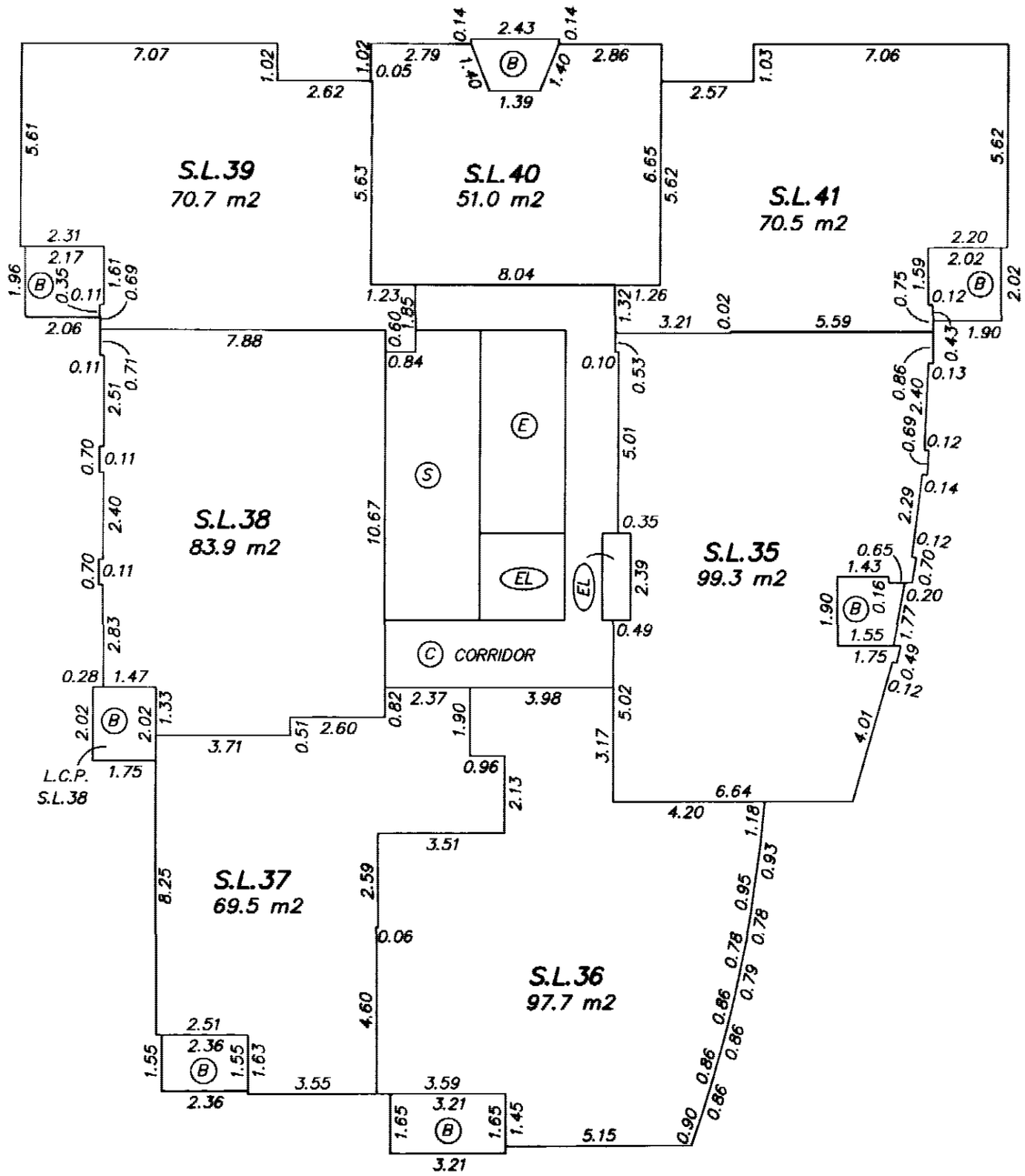
8th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

A



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GARY SUNDVICK. B.C.L.S.

OCTOBER 25, 2005
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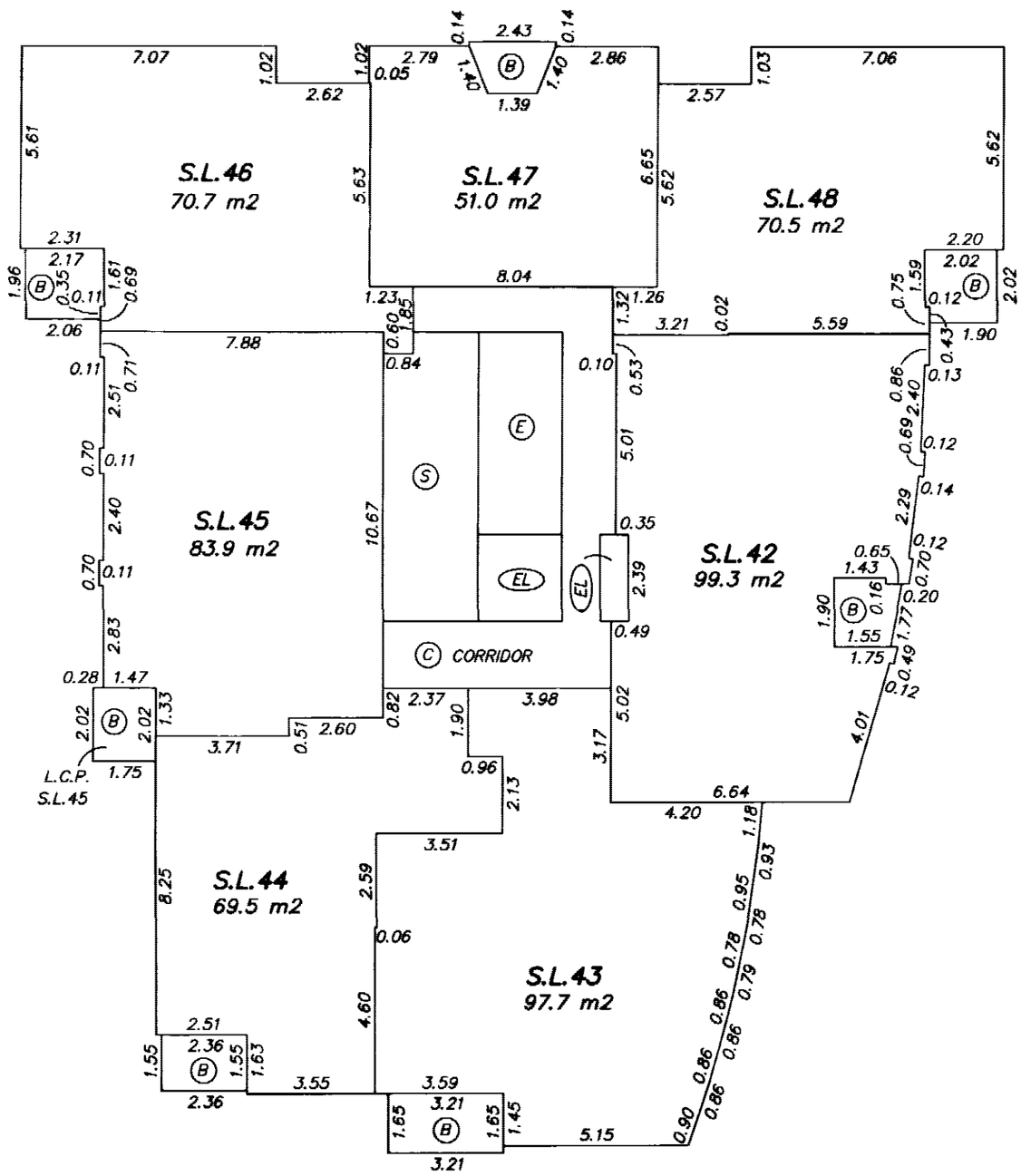
9th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK. B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2757 DWG.: 2757-S4

FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

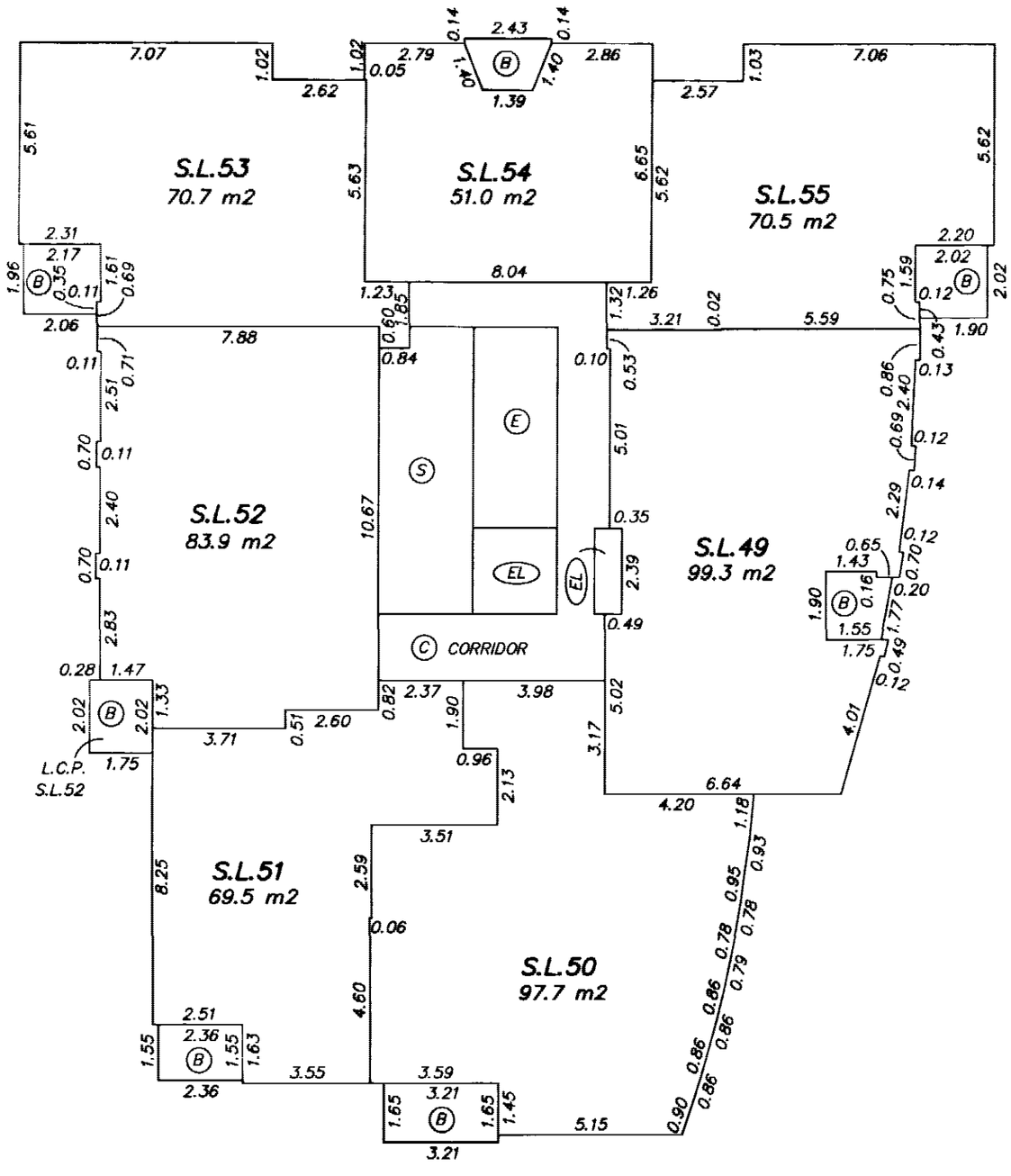
10th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

A'



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OCTOBER 25, 2005
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FILE: 2757 DWG.: 2757-S4

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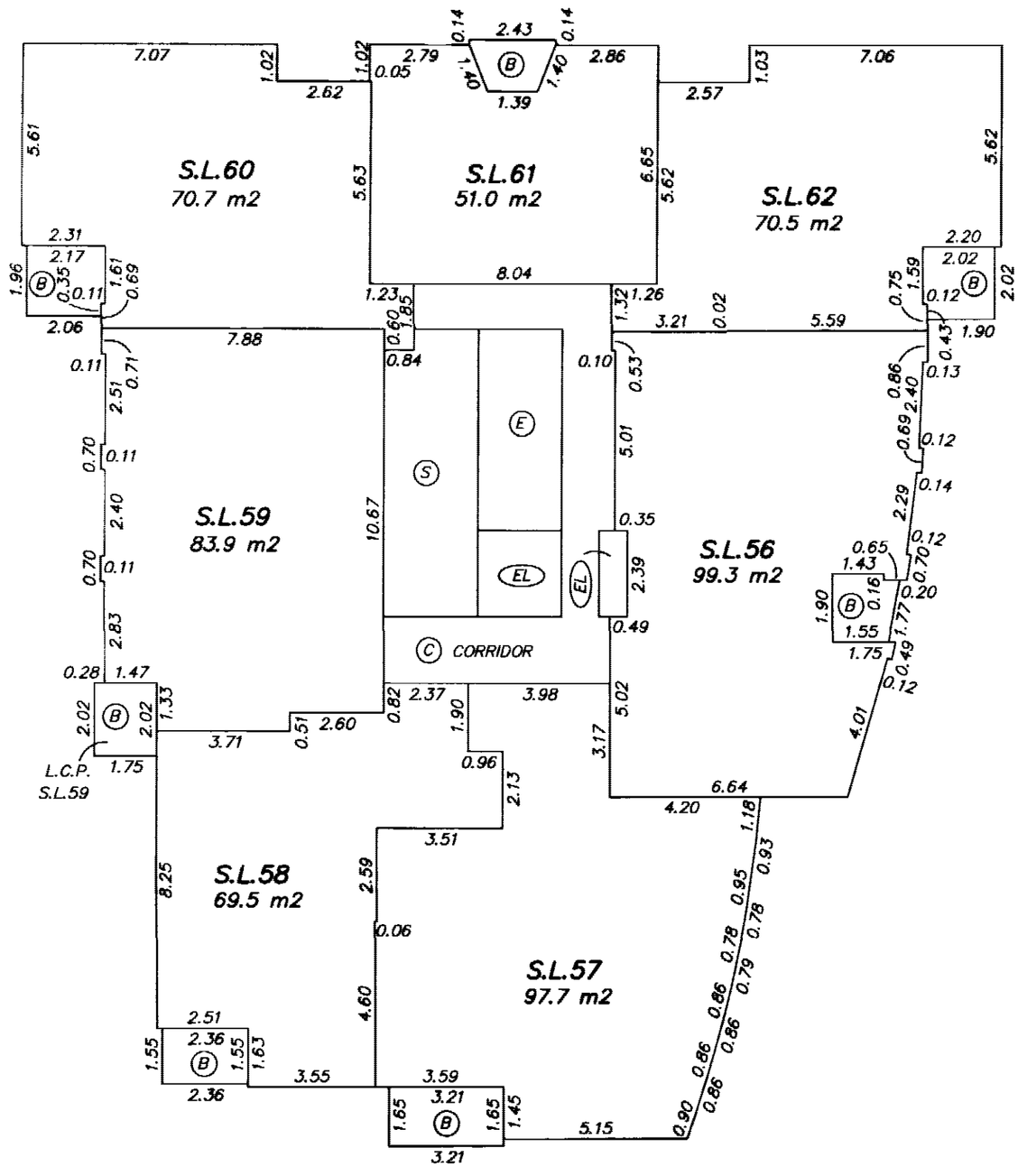
11th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



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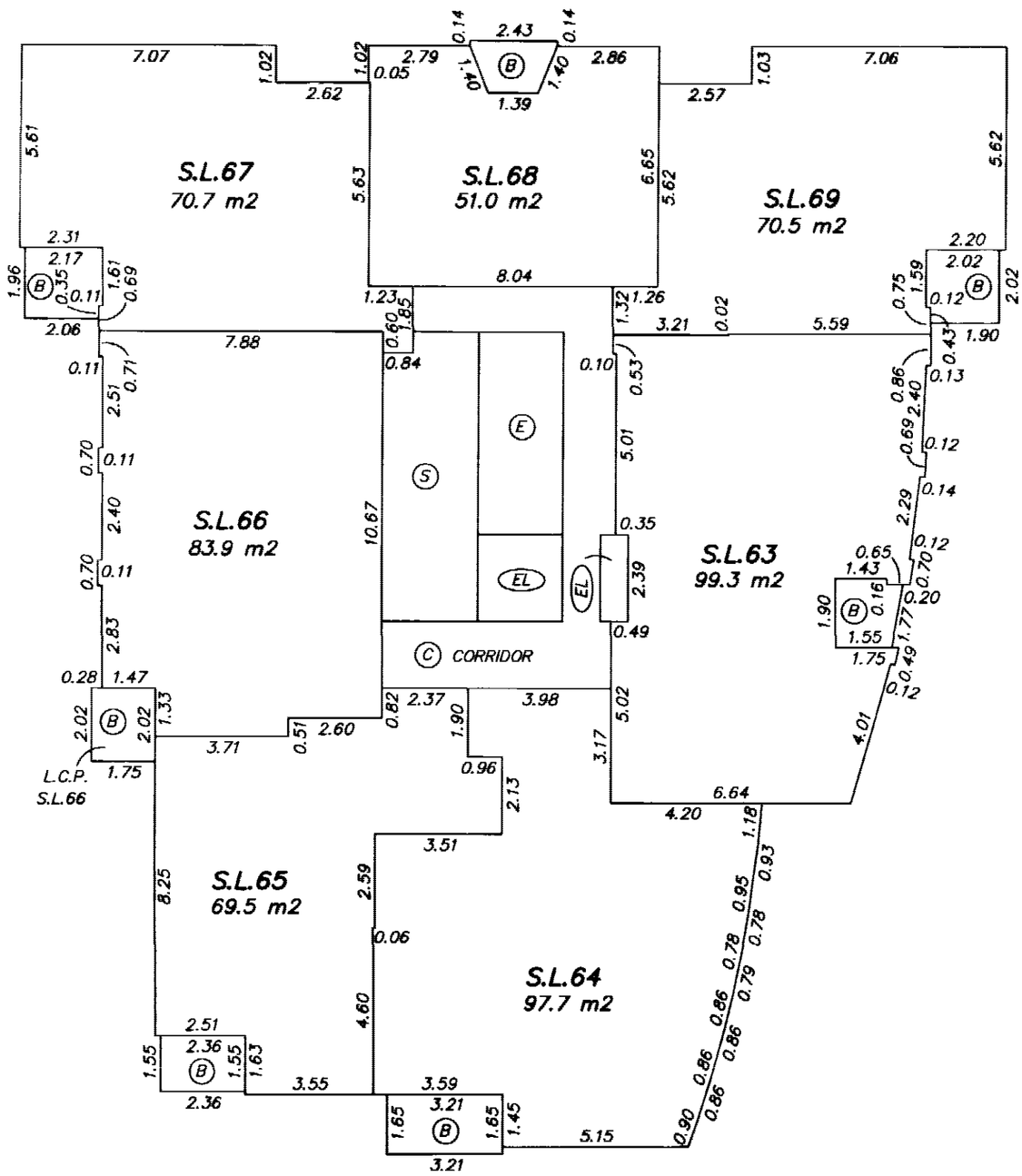
12th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK. B.C.L.S.

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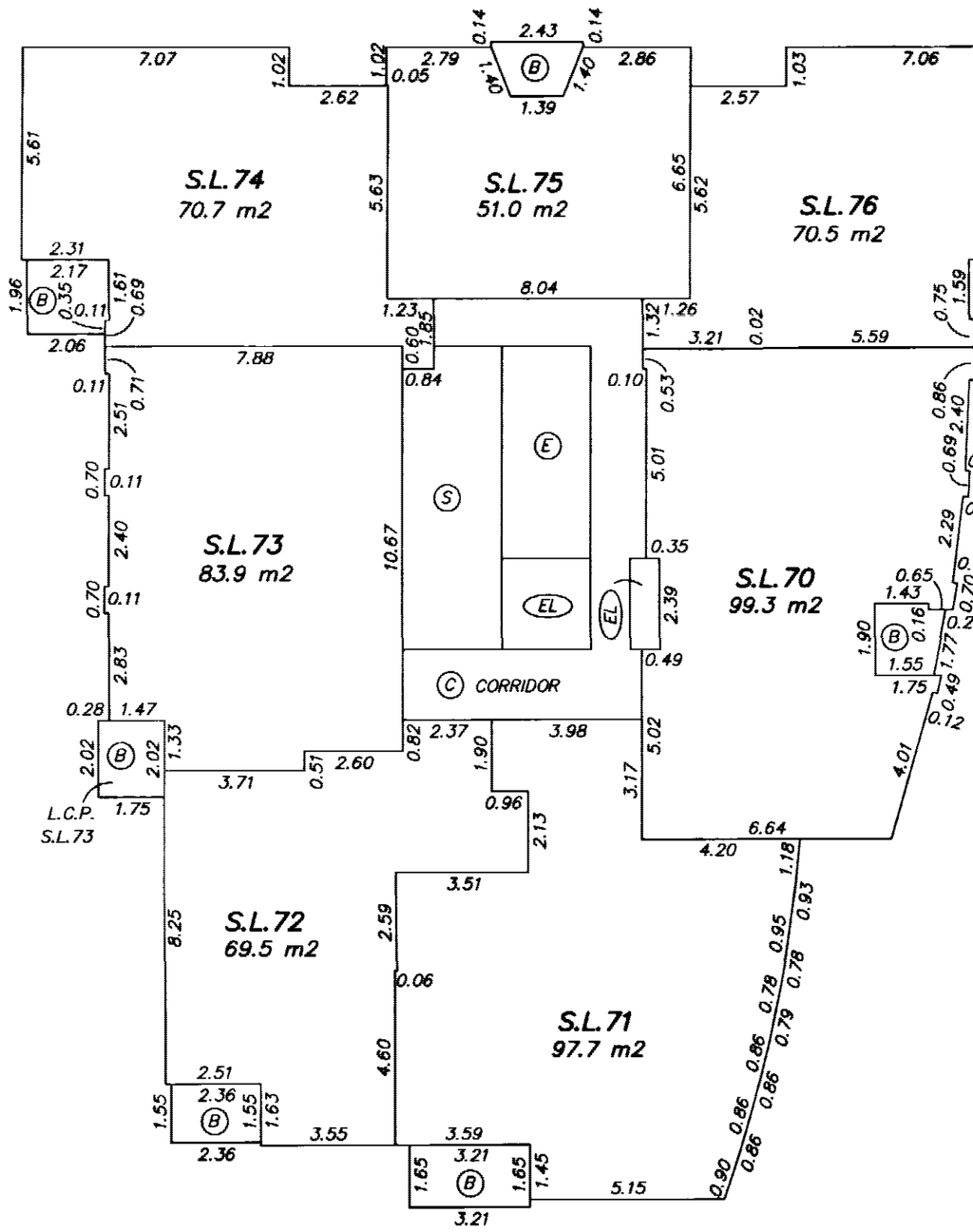
FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

15th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK. B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2757 DWG.: 2757-S4

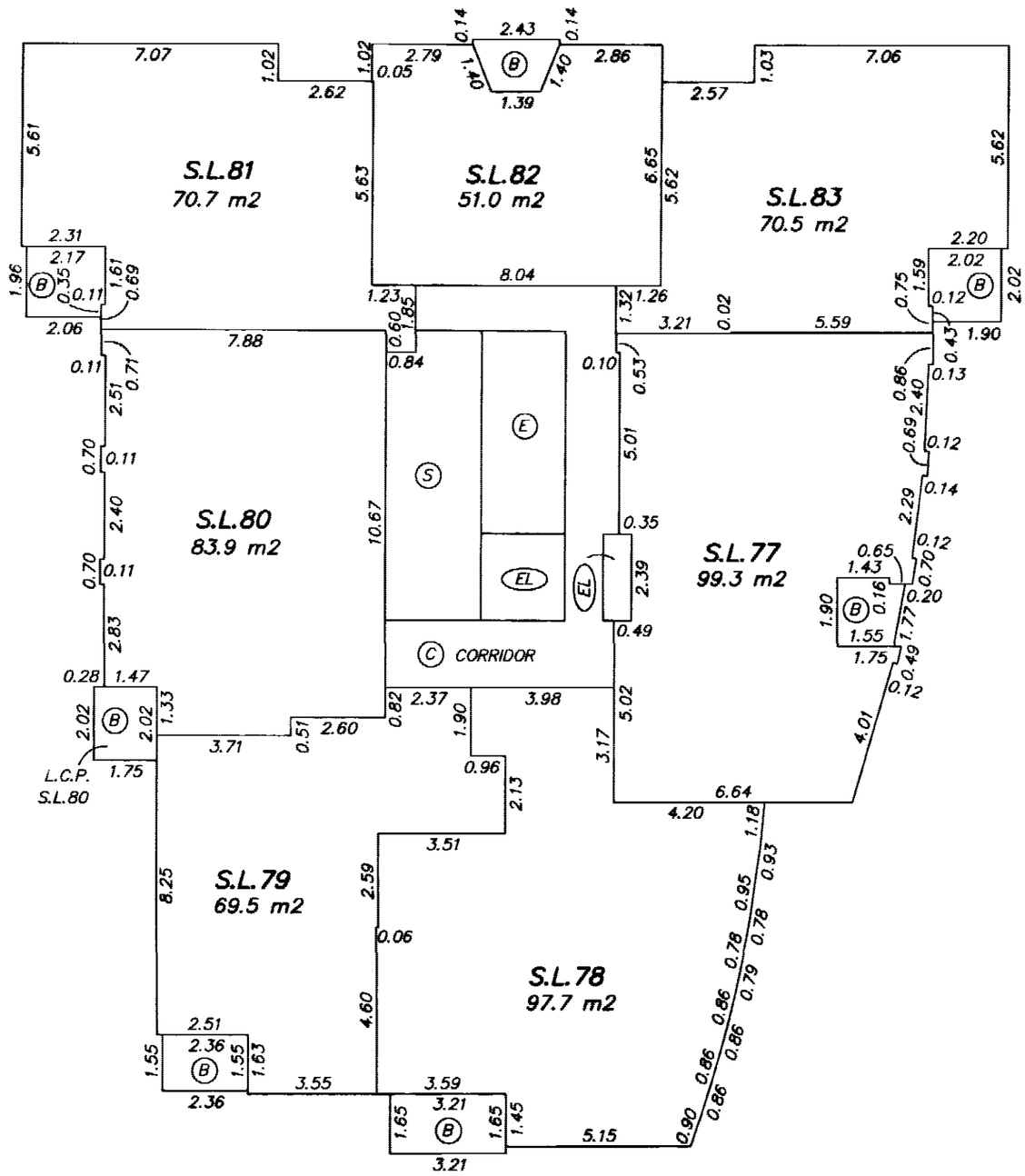
FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

16th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK. B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2757 DWG.: 2757-S4

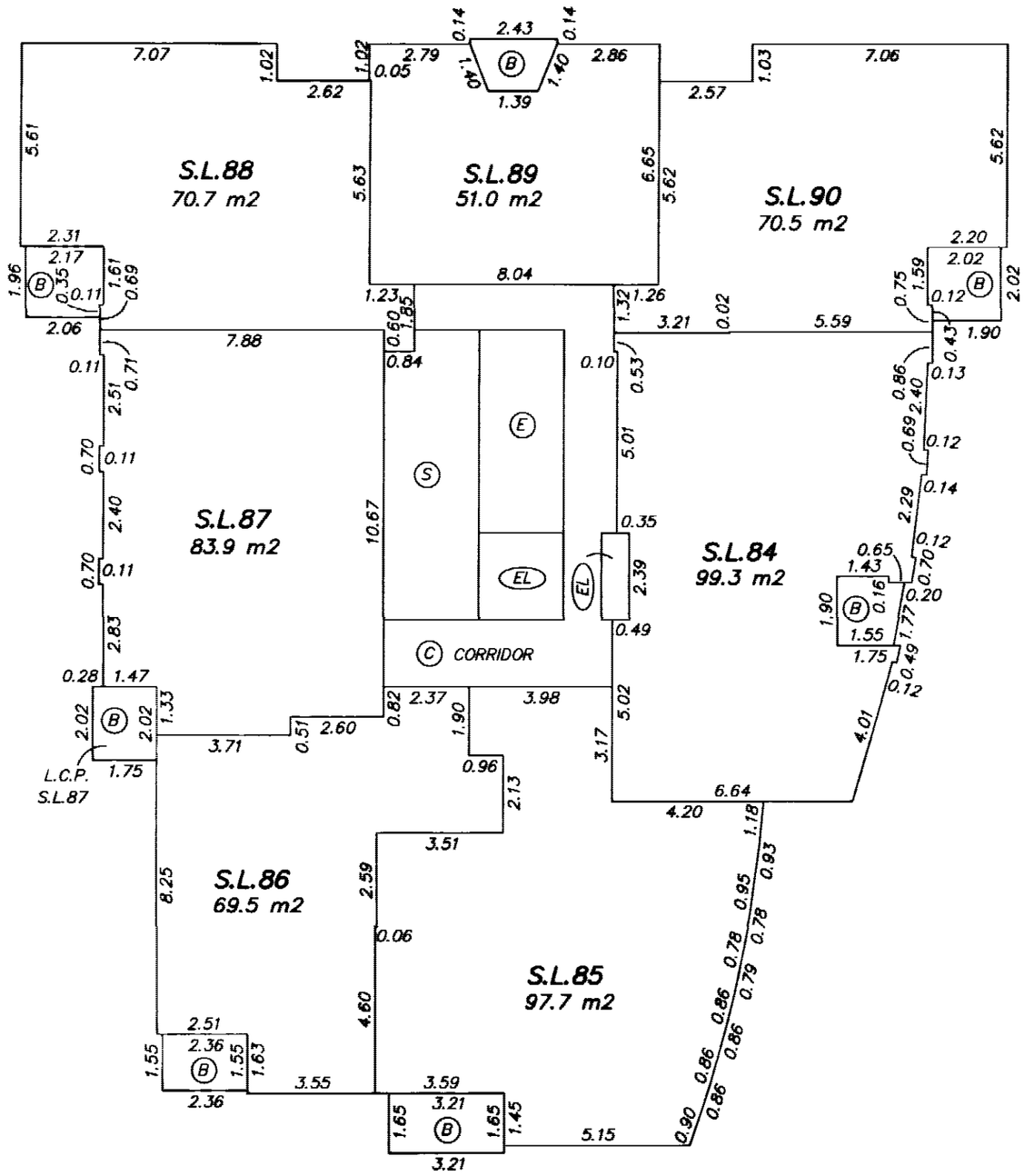
FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

17th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK. B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2757 DWG.: 2757-S4

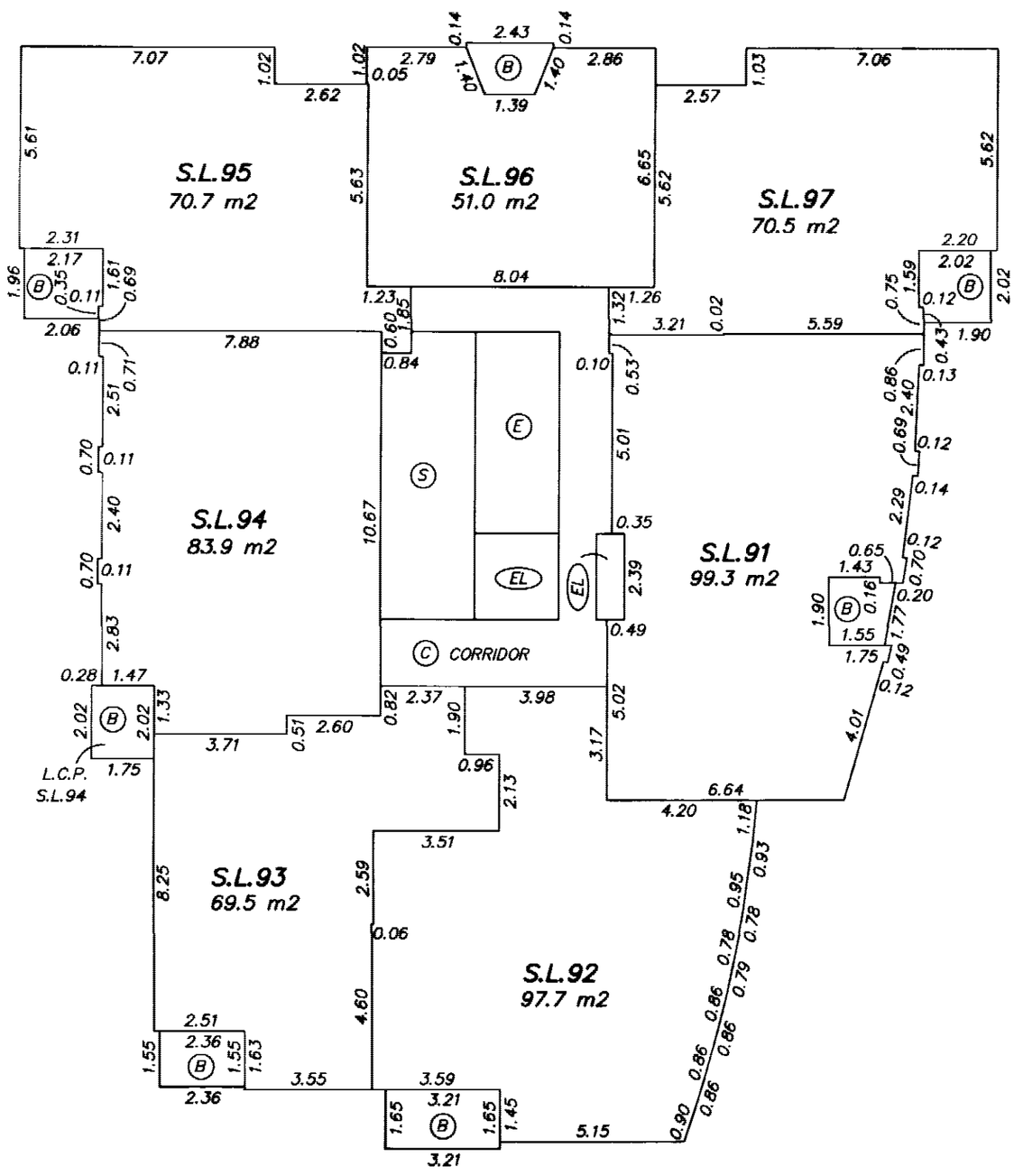
FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

18th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK. B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2757 DWG.: 2757-S4

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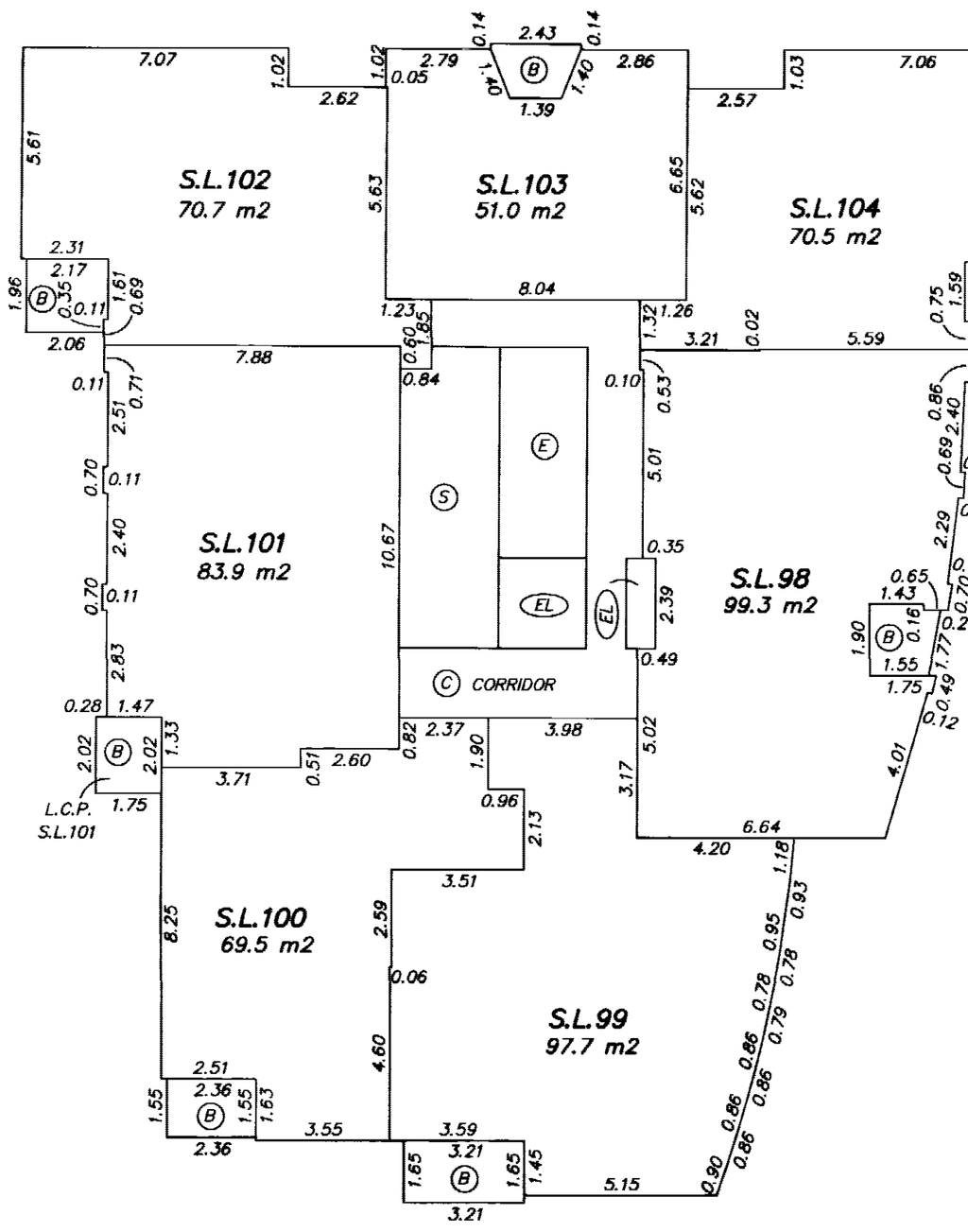
19th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK. B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2757 DWG.: 2757-S4

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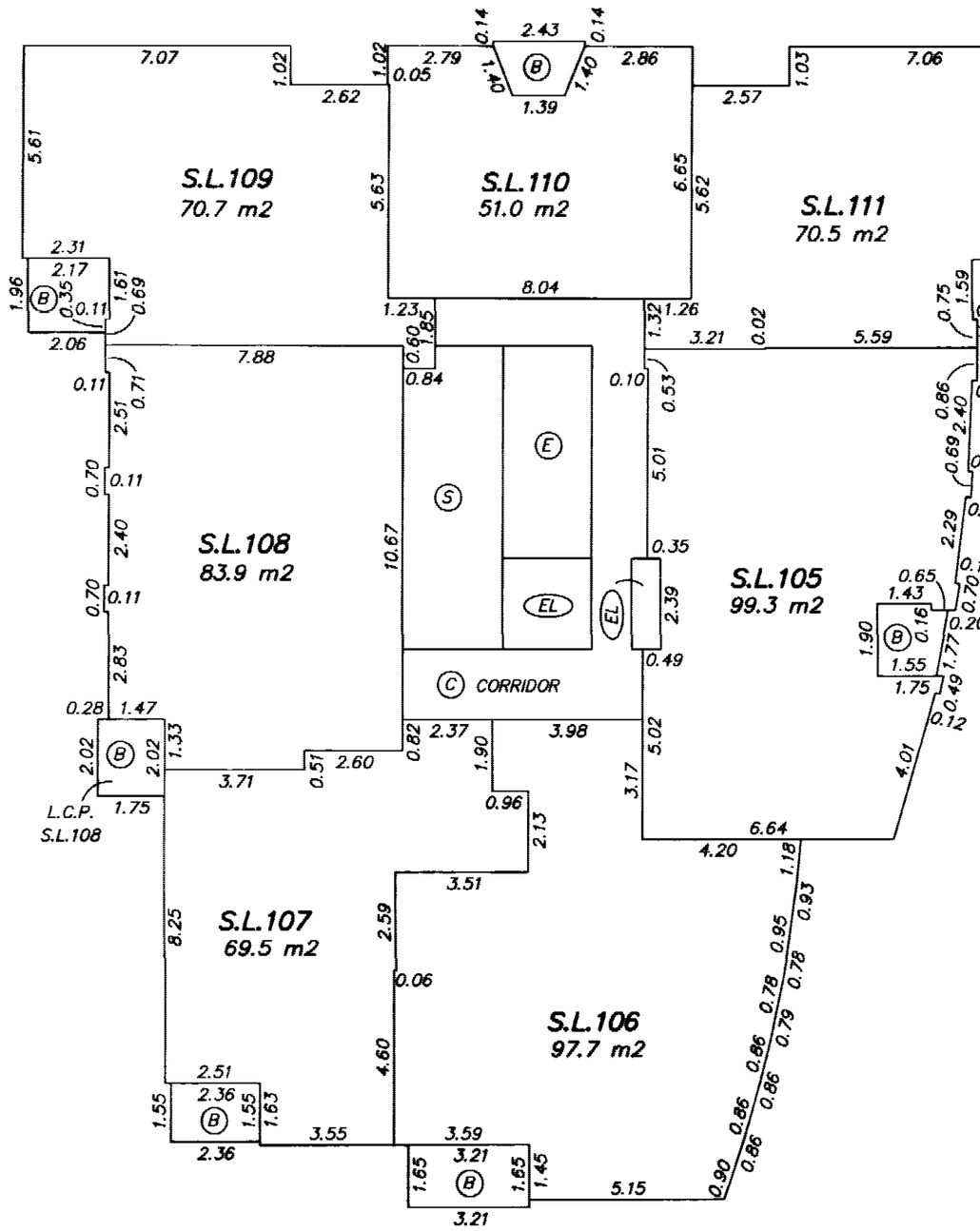
20th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK. B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2757 DWG.: 2757-S4

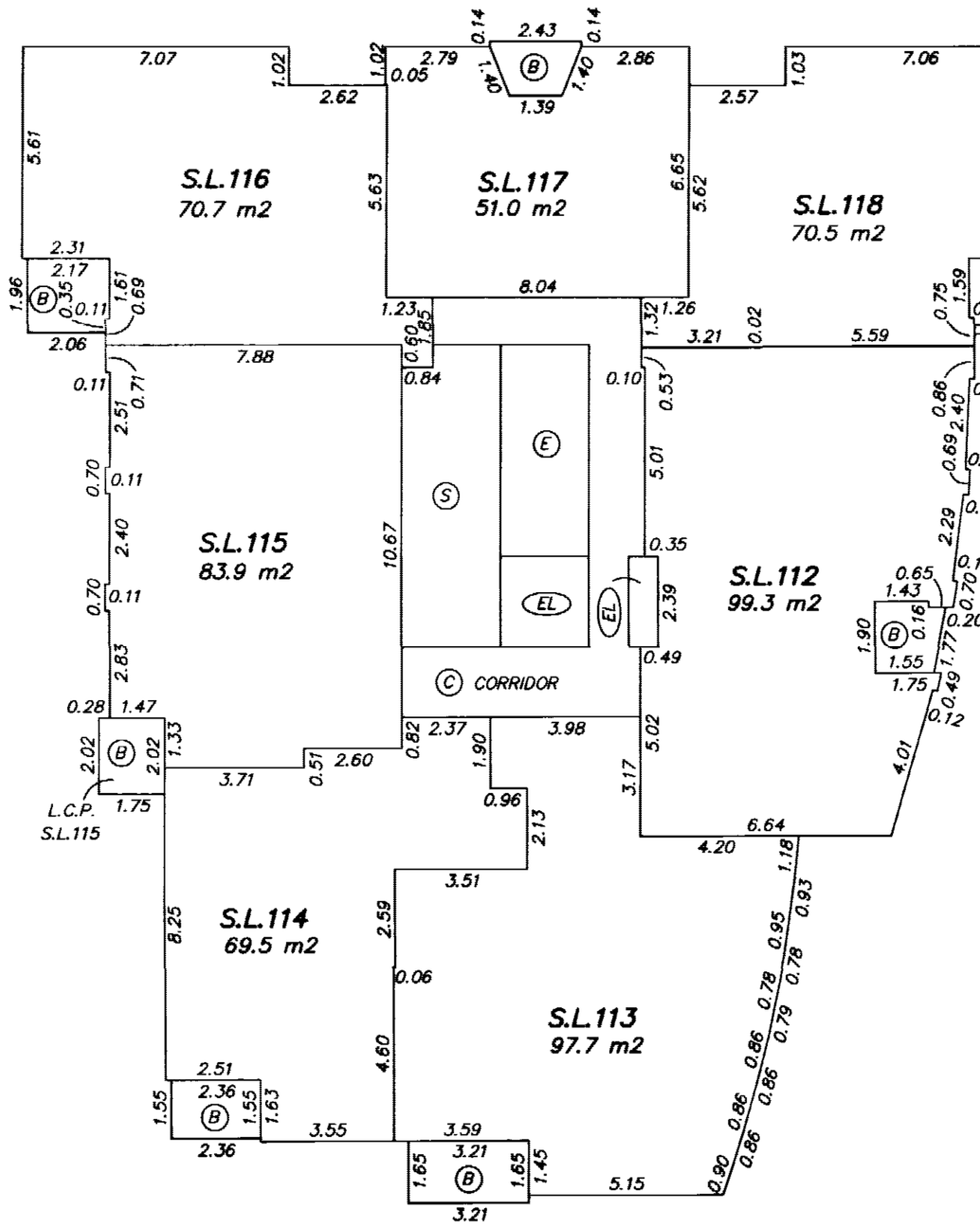
FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

21st FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK. B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2757 DWG.: 2757-S4

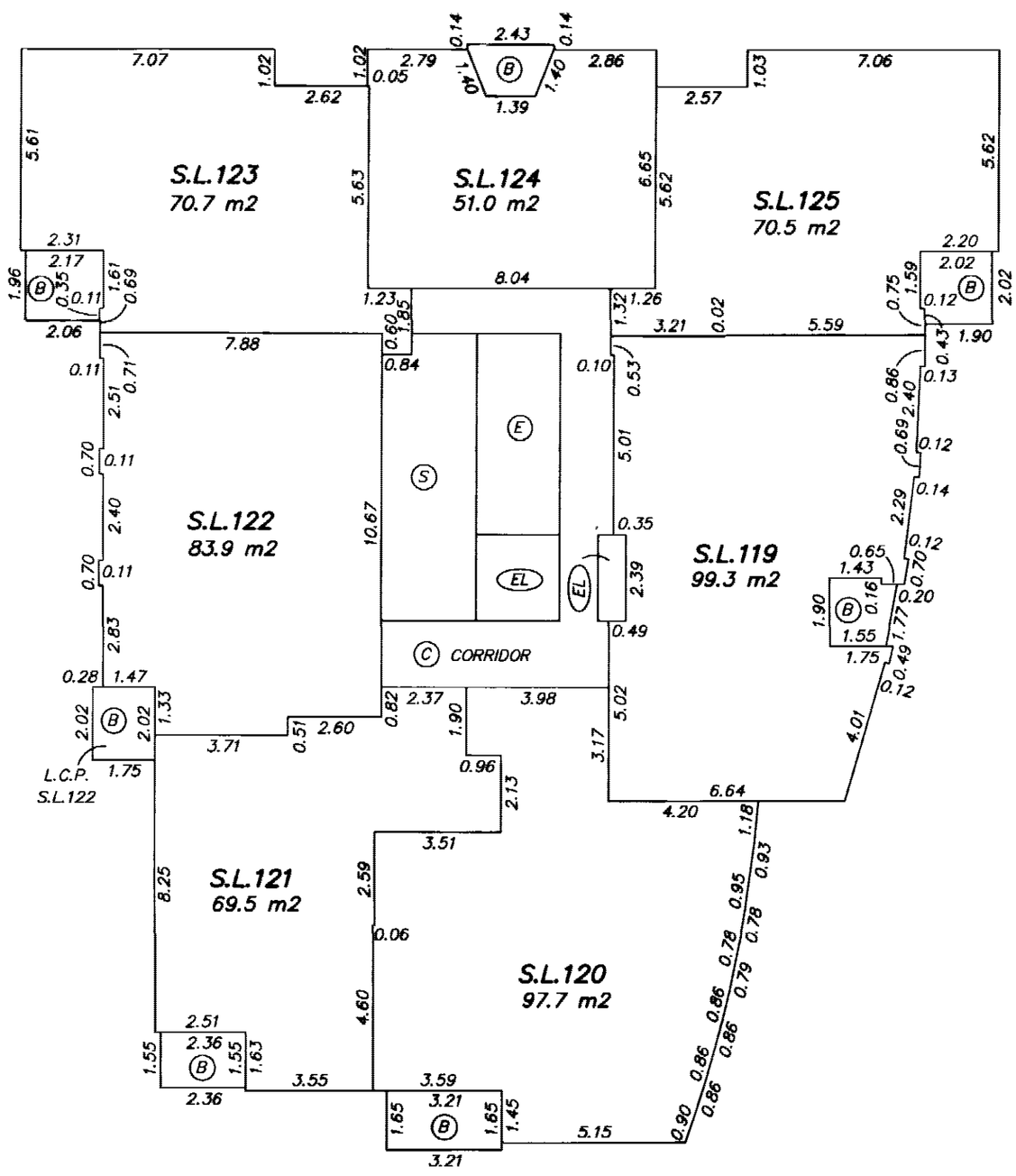
FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

22nd FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK. B.C.L.S.

OCTOBER 25, 2005
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2757 DWG.: 2757-S4

FILED VABCS1570 U63596 2006-07-21-13.33.50.050135

23rd FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

A'

S.L.130
70.7 m2

S.L.131
51.0 m2

S.L.132
70.5 m2

S.L.129
83.9 m2

S.L.126
99.3 m2

S.L.128
69.5 m2

S.L.127
97.7 m2

CORRIDOR

L.C.P.
S.L.129

A

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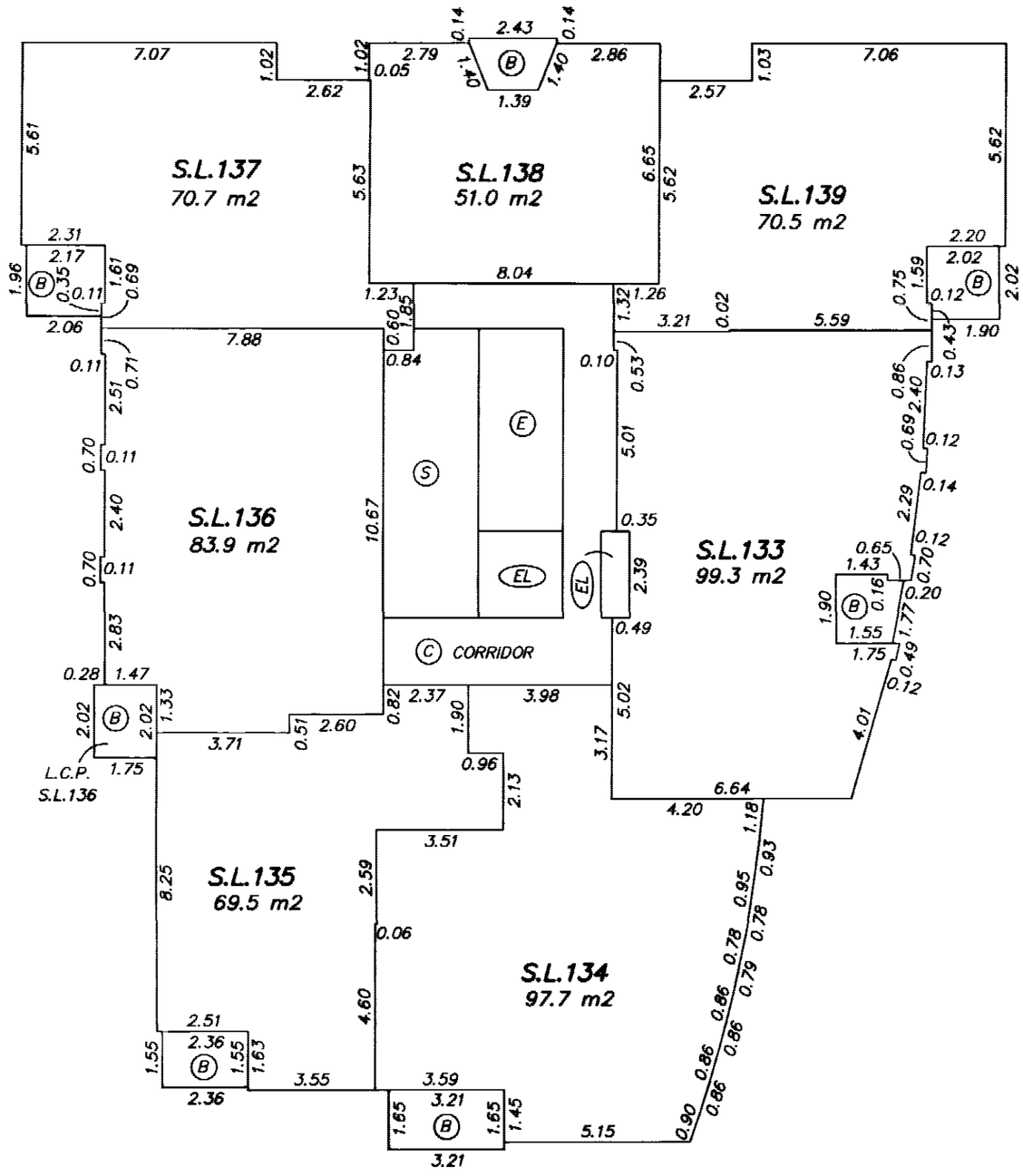
25th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



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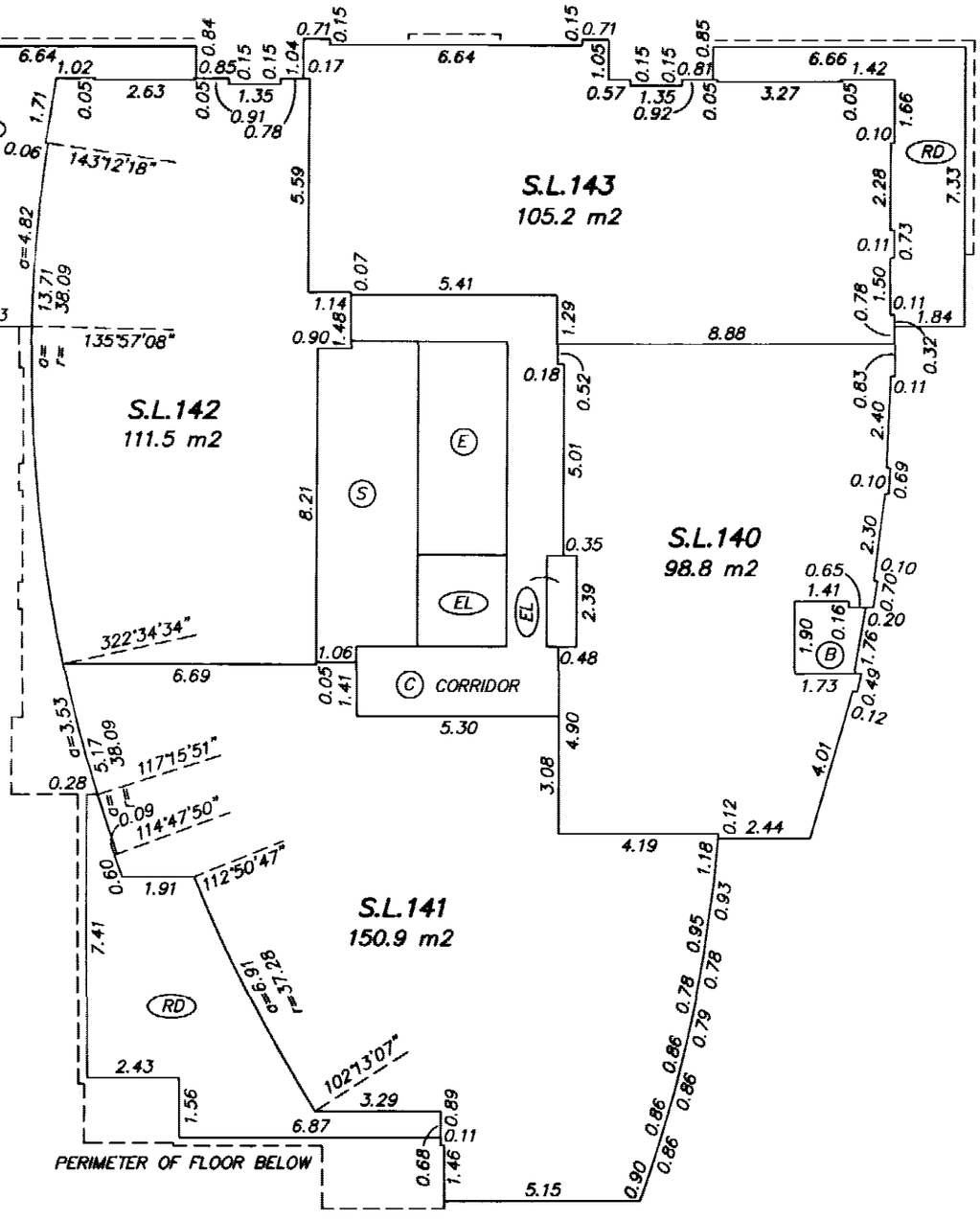
26th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



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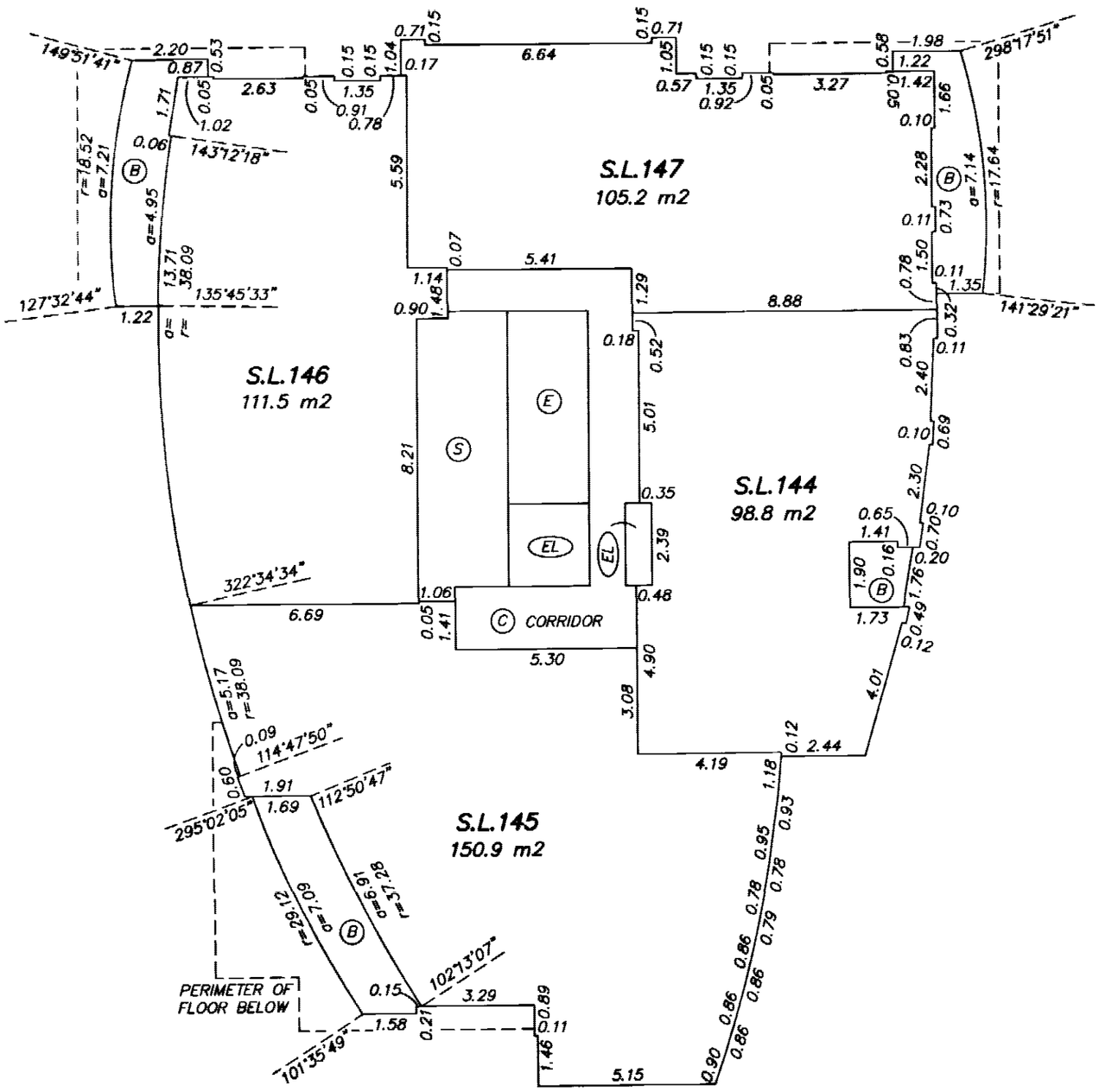
27th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



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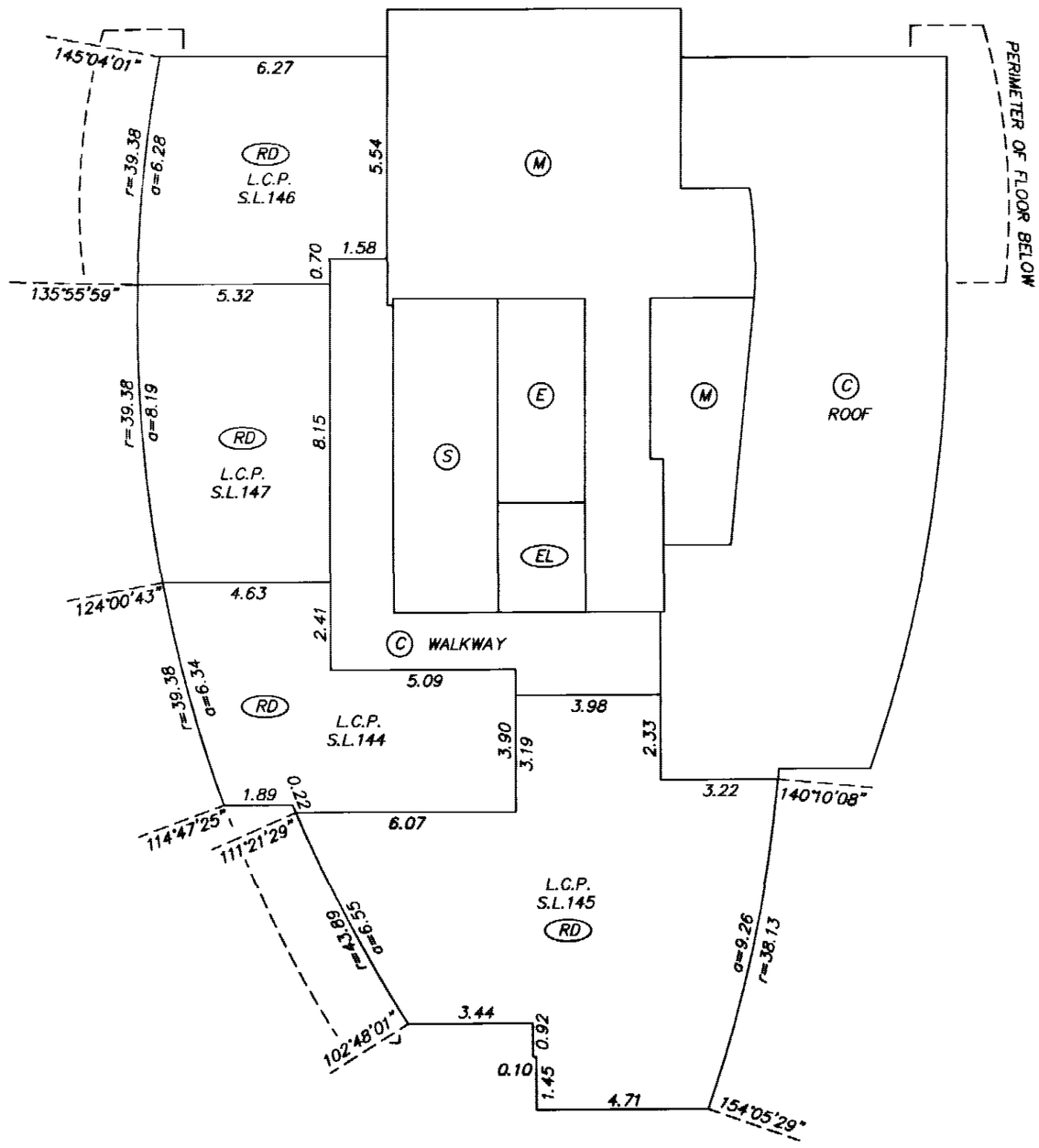
28th FLOOR

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

A



A

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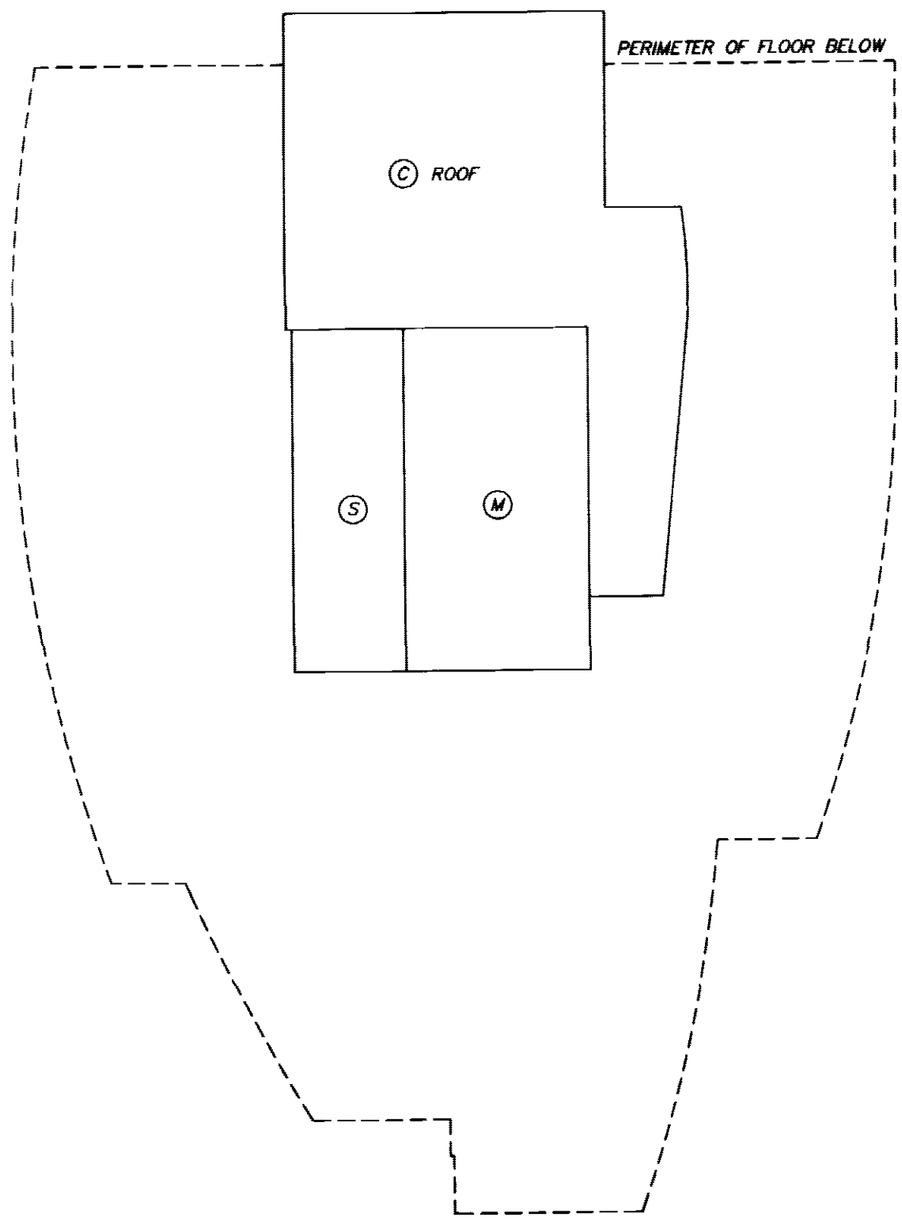
MECHANICIAL PENTHOUSE

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



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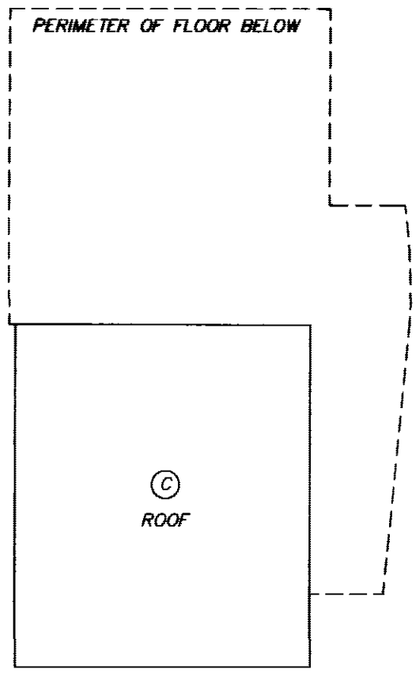
ROOF

STRATA PLAN BCS 1570

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

A



A

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FILE: 2757 DWG.: 2757-S4

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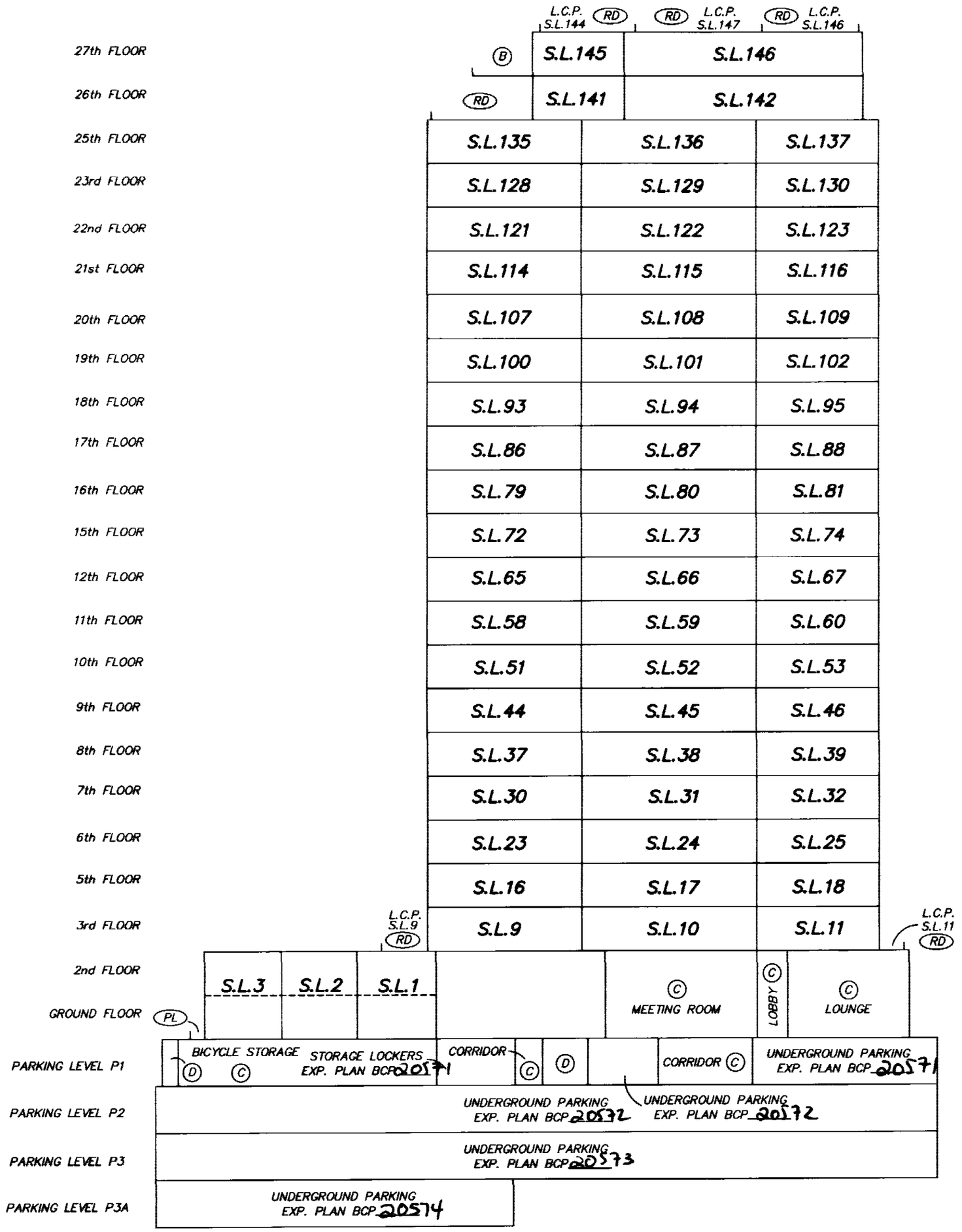
SECTION A–A'

STRATA PLAN BCS 1570

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES



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