STRATA PLAN OF PARCEL G

BLOCK 429 DISTRICT LOT 526

GROUP 1 N. W. D. PLAN BCP5637

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

Scale 1 : 500

All distances are in metres

10 5 0 10 20 30

CIVIC ADDRESSES : -

1605 - 1617 WEST 14TH. AVE.

2965, 2985 FIR STREET

VANCOUVER B. C.

STRATA PLAN BCS 1660

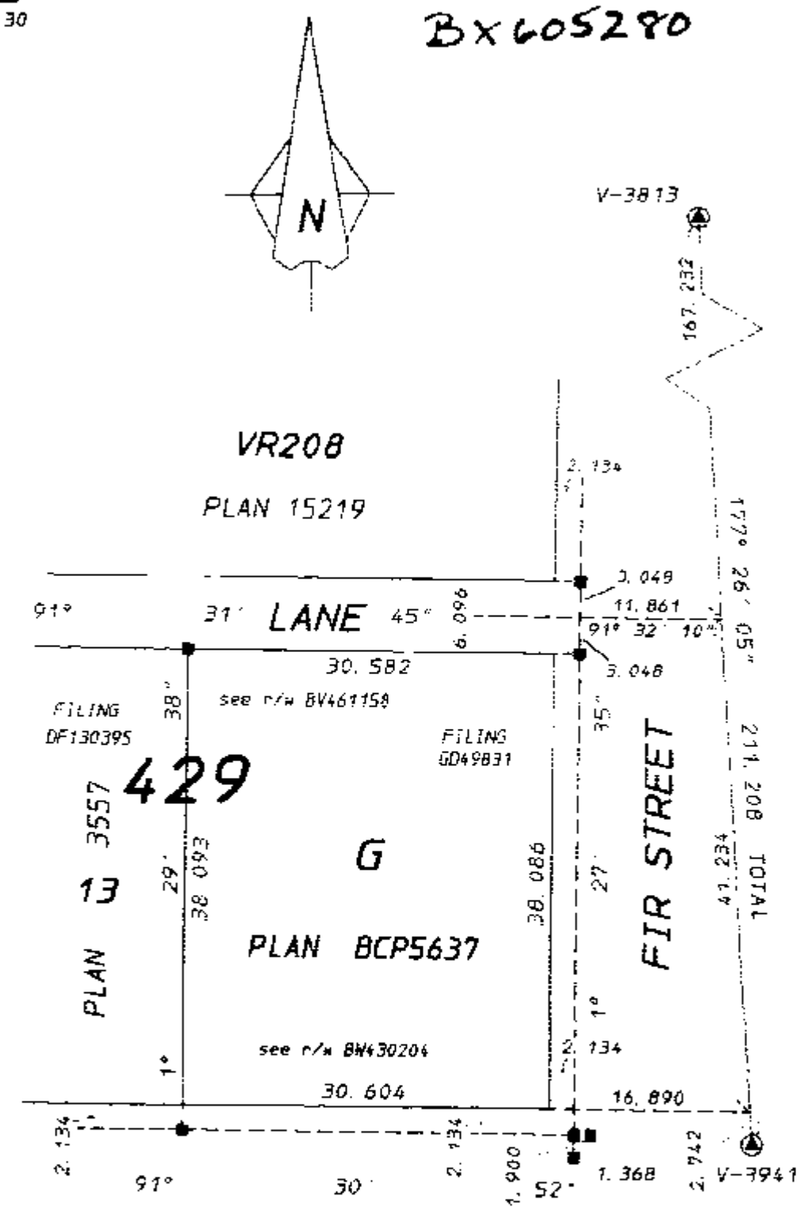
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B. C THIS 29th DAY OF Dec 2005.

I. MacDonald
DEPUTY REGISTRAR

BX 605250 -
BX 605280

ALL ANGLES ARE 90° OR 45° UNLESS OTHERWISE NOTED

LOCATION PLAN OFFSETS AND DIMENSIONS ARE TAKEN TO THE EXTERIOR FACE OF CONCRETE



LEGEND

INTEGRATED SURVEY AREA NO. 31
BEARINGS ARE GRID BEARINGS
DERIVED FROM NAD83 (CSRS) CONTROL
MONUMENTS V-3813 AND V-3941

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES LEAD PLUG FOUND
- S. L. DENOTES STRATA LOT
- LCP DENOTES LIMITED COMMON PROPERTY
- m^2 DENOTES SQUARE METRES
- © DENOTES COMMON PROPERTY
- Ⓔ DENOTES ELEVATOR

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY COMBINED FACTOR 0. 9995972

I, ROBERT G. FLYNN, OF RICHMOND B. C., 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: SEPTEMBER 26, 2005

B. C. L. S.

LYON, FLYNN & COLLINS
British Columbia Land Surveyors
#102 - 1537 W. 8th Avenue
Vancouver, B. C. V6J 1T5
Tel: 737-6777 Fax: 737-8794
E-mail lyon@telus.net

© LYON, FLYNN & COLLINS 2005

FILE: 03 - 259. F1

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

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

I, ROBERT G. FLYNN, A BRITISH COLUMBIA LAND SURVEYOR OF RICHMOND 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 DAY OF SEPTEMBER, 2005. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER No. 37, 737, ON THE 26th. DAY OF SEPTEMBER, 2005.

B. C. L. S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

STRATA PROPERTY ACT

STRATA PLAN BCS 1660

FORM T

ENDORSEMENT BY APPROVING AUTHORITY

(Section 242; Regulations, section 14.5 (4))

I certify that the conversion of the buildings included in this strata plan have been approved under section 242 of the Strata Property Act.

Date: Dec 23, 2005 (month day, year)

Signature of Authorized Signatory of Approving Authority

CITY OF VANCOUVER

Name of Municipality (or as the case may be)

OWNERS: -

PICADILLY DEVELOPMENT CORPORATION

(INC. NO. 662791)

AUTHORIZED SIGNATORY

DAVID GREWAL

~~AUTHORIZED SIGNATORY~~

WITNESS TO BOTH SIGNATURES. -

WITNESS

Lori M. Ziebart

PRINT NAME

1800 1095 W. Pender St.

ADDRESS OF WITNESS

Vancouver, BC V6E 2M6

lawyer

OCCUPATION OF WITNESS

CHARGEHOLDERS

MCAP FINANCIAL CORPORATION

(INC. NO. ~~A50930~~ A0062940)

AUTHORIZED SIGNATORY

Beverley L Shea

AUTHORIZED SIGNATORY

WITNESS TO BOTH SIGNATURES: -

WITNESS

Susana Alves

PRINT NAME

SUSANA ALVES

ADDRESS OF WITNESS

1400 - 1140 West Pender street Vancouver, BC V6E 4G1

OCCUPATION OF WITNESS

Administrator

COOPER PACIFIC 11 MORTGAGE INVESTMENT CORPORATION

(INC. NO. 646002)

AUTHORIZED SIGNATORY

CAMERON COOPER

AUTHORIZED SIGNATORY

WITNESS TO BOTH SIGNATURES: -

WITNESS

PATRICK DELSEY

PRINT NAME

1220 - 1175 DOUGLAS ST. VICTORIA, BC. V8W 2E1

ADDRESS OF WITNESS

SOLICITOR

OCCUPATION OF WITNESS

FILE NUMBER : 03 - 259. F2

26 SEPTEMBER 2005 B. C. L. S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

BUILDING LOCATION

Scale 1 : 200

All distances are in metres

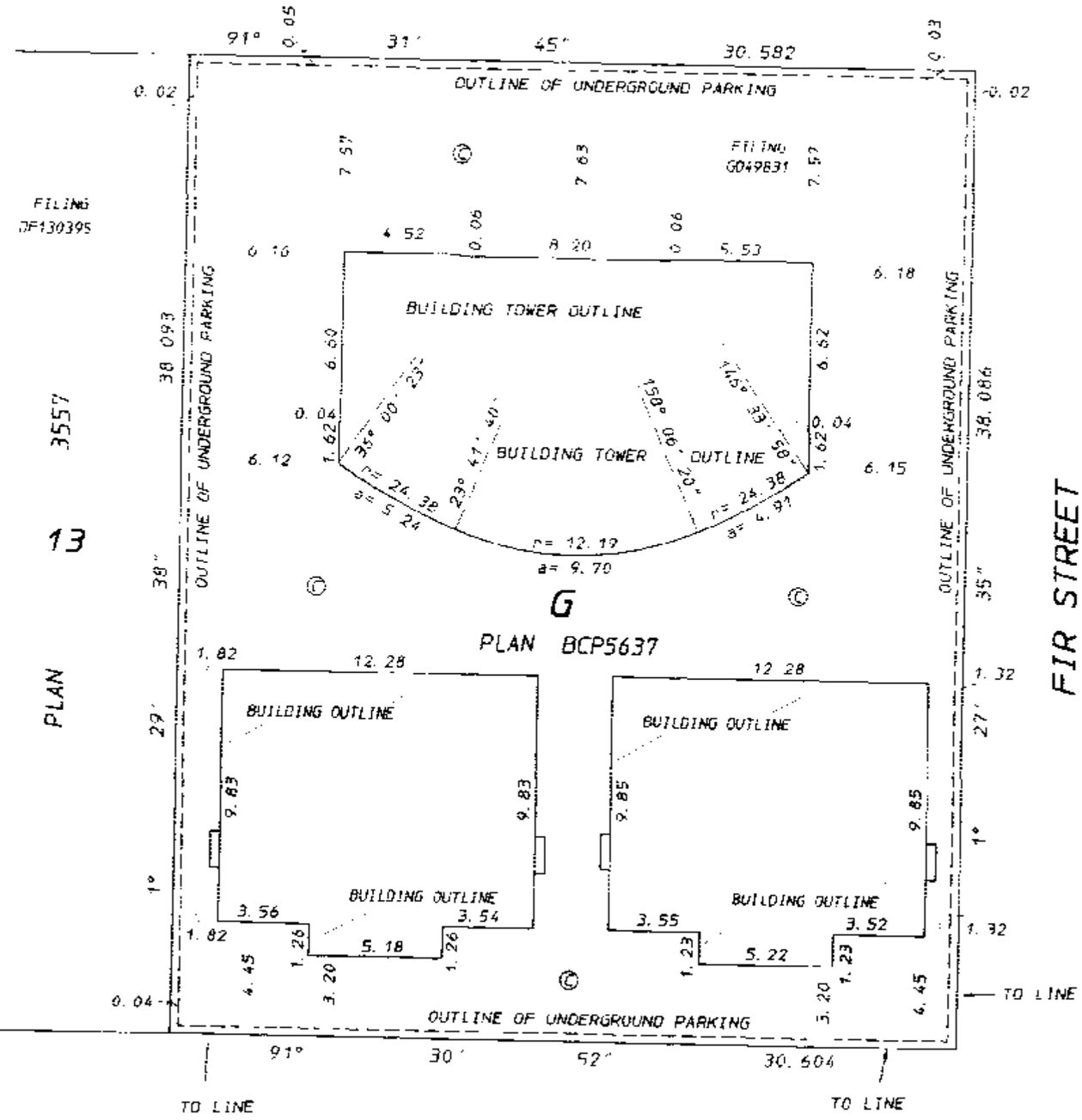
4 0 4 8 12

STRATA PLAN BCS 1660

VR208

PLAN 15219

LANE



WEST 14TH AVENUE

N

FILE NUMBER : - 03 - 259.F3

26 SEPTEMBER 2005 B.C.L.S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

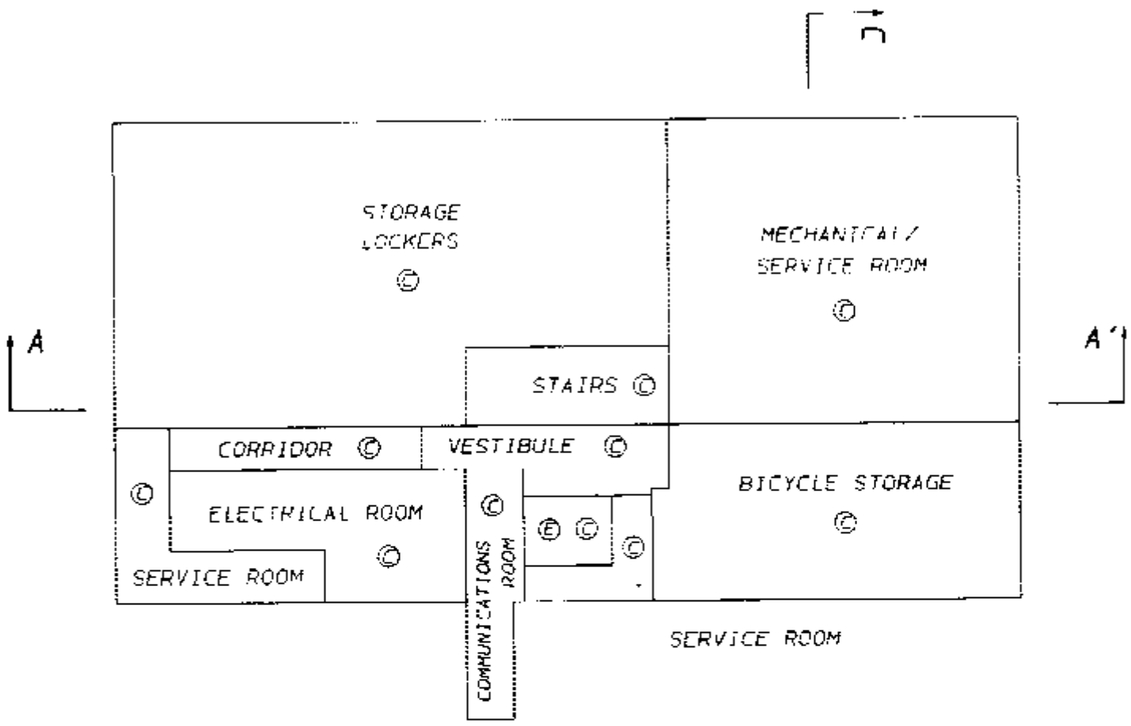
SUB-BASEMENT LEVEL FLOOR PLANS

STRATA PLAN BCS 1660

Scale 1 : 200

All distances are in metres

4 0 4 8 12



FILE NUMBER : 03 - 259.F4

26 SEPTEMBER 2005 B. C. L. S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

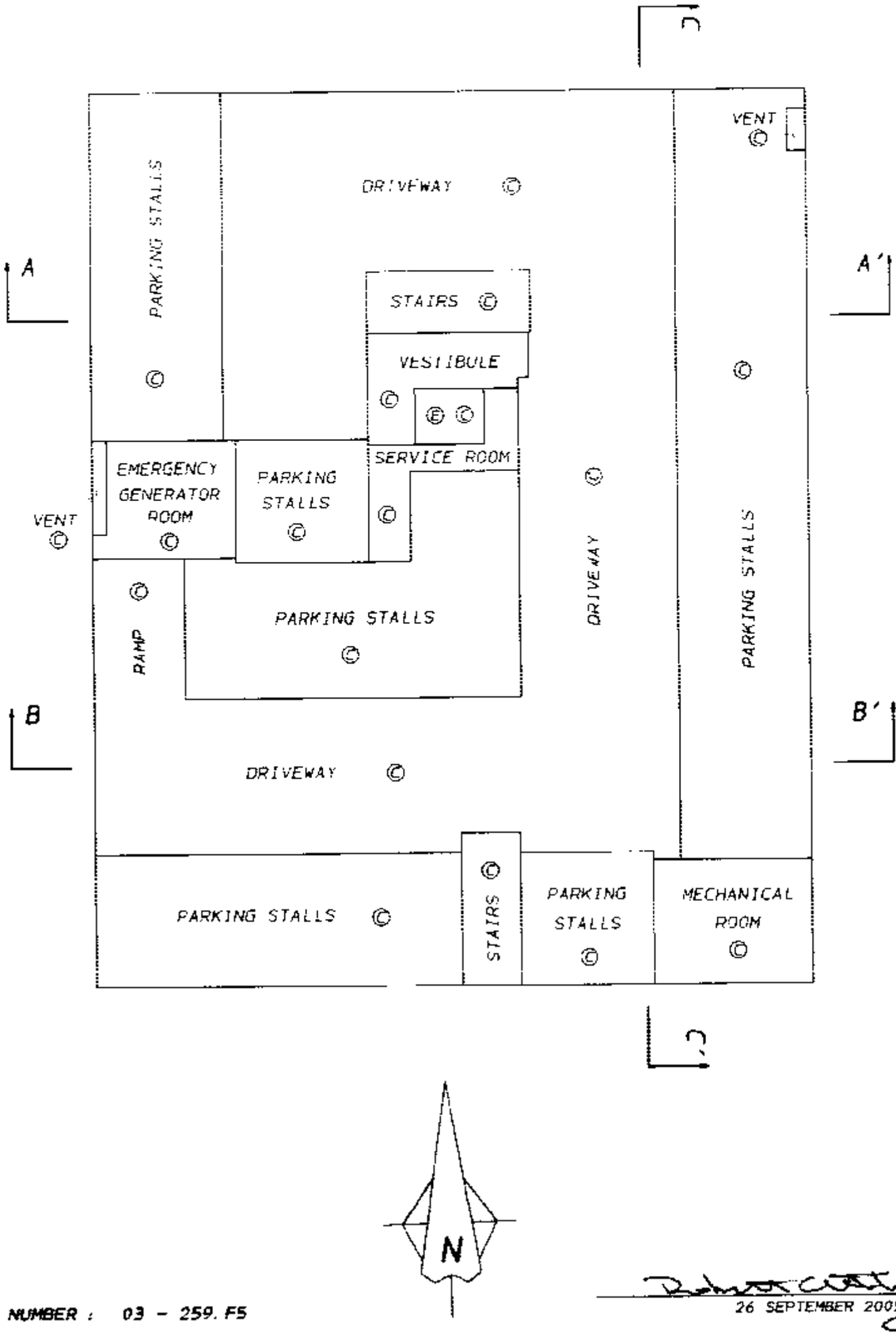
BASEMENT LEVEL FLOOR PLANS

STRATA PLAN BCS 1660

Scale 1 : 200

All distances are in metres

4 0 4 8 12



FILE NUMBER : 03 - 259. F5

26 SEPTEMBER 2005 B.C.L.S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

MAIN FLOOR
FLOOR PLANS

Scale 1 : 200

All distances are in metres

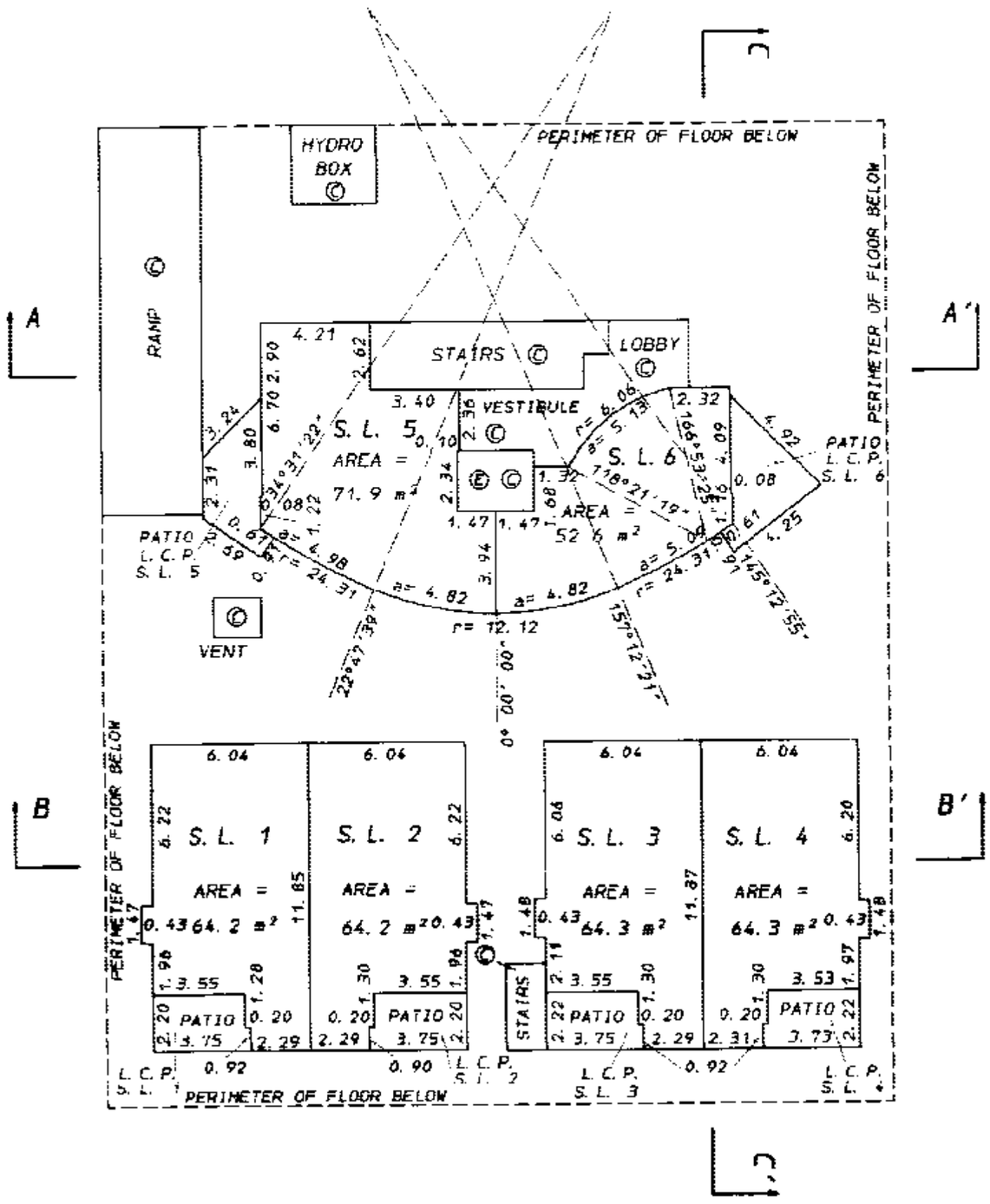
4 0 4 8 12

STRATA PLAN BCS 1660

N

NOTE :-

RADIAL BEARINGS ARE BASED ON AN ASSUMED PROJECT NORTH



FILE NUMBER : 03 - 259. F6

26 SEPTEMBER 2003 B.C.L.S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

SECOND FLOOR
FLOOR PLANS

Scale 1 : 200

All distances are in metres

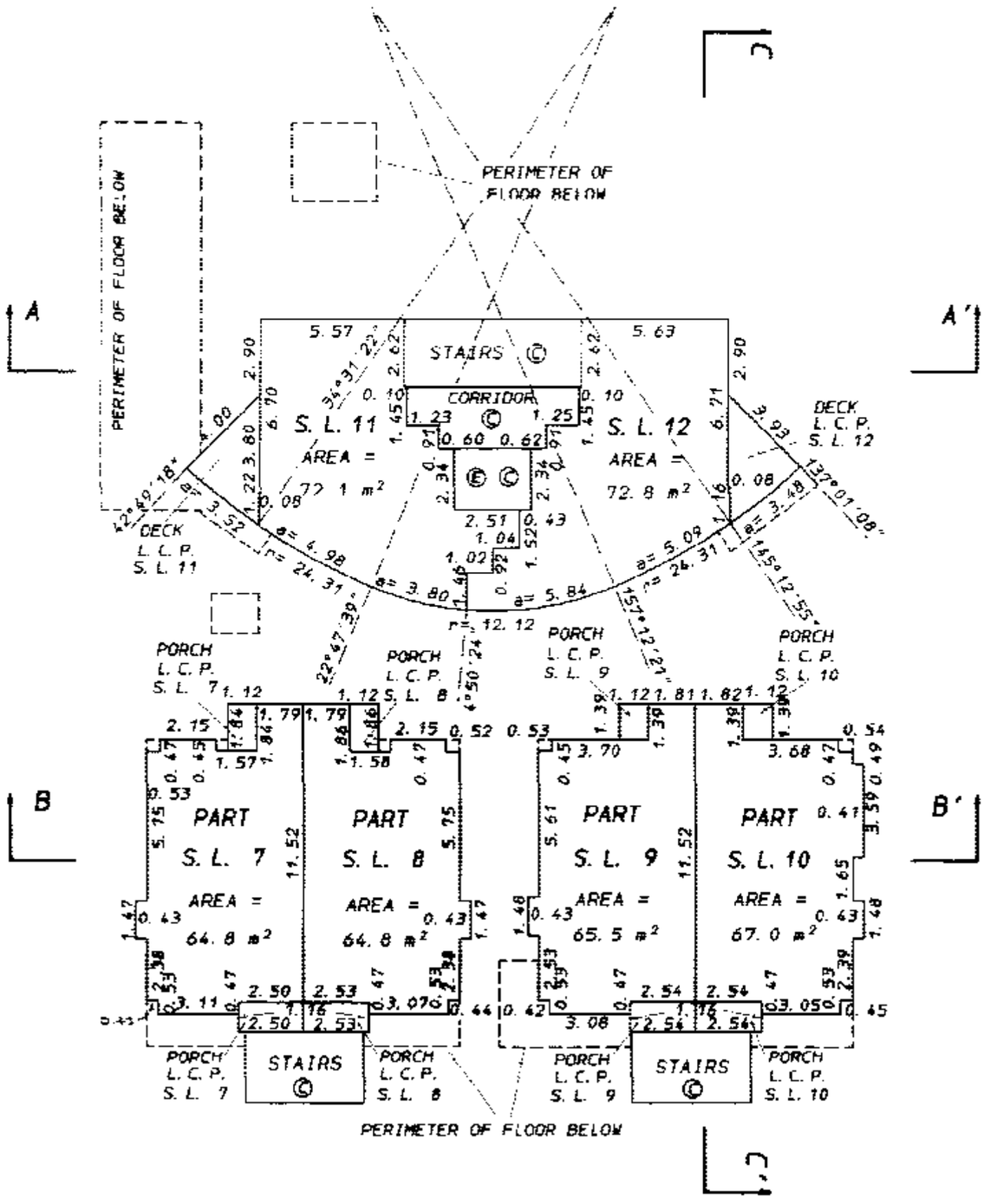
4 0 4 8 12

STRATA PLAN BCS 1660

N

NOTE :-

RADIAL BEARINGS ARE BASED ON AN ASSUMED PROJECT NORTH



FILE NUMBER : 03 - 259. F7

26 SEPTEMBER 2005 B. C. L. S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

THIRD FLOOR
FLOOR PLANS

Scale 1 : 200

All distances are in metres

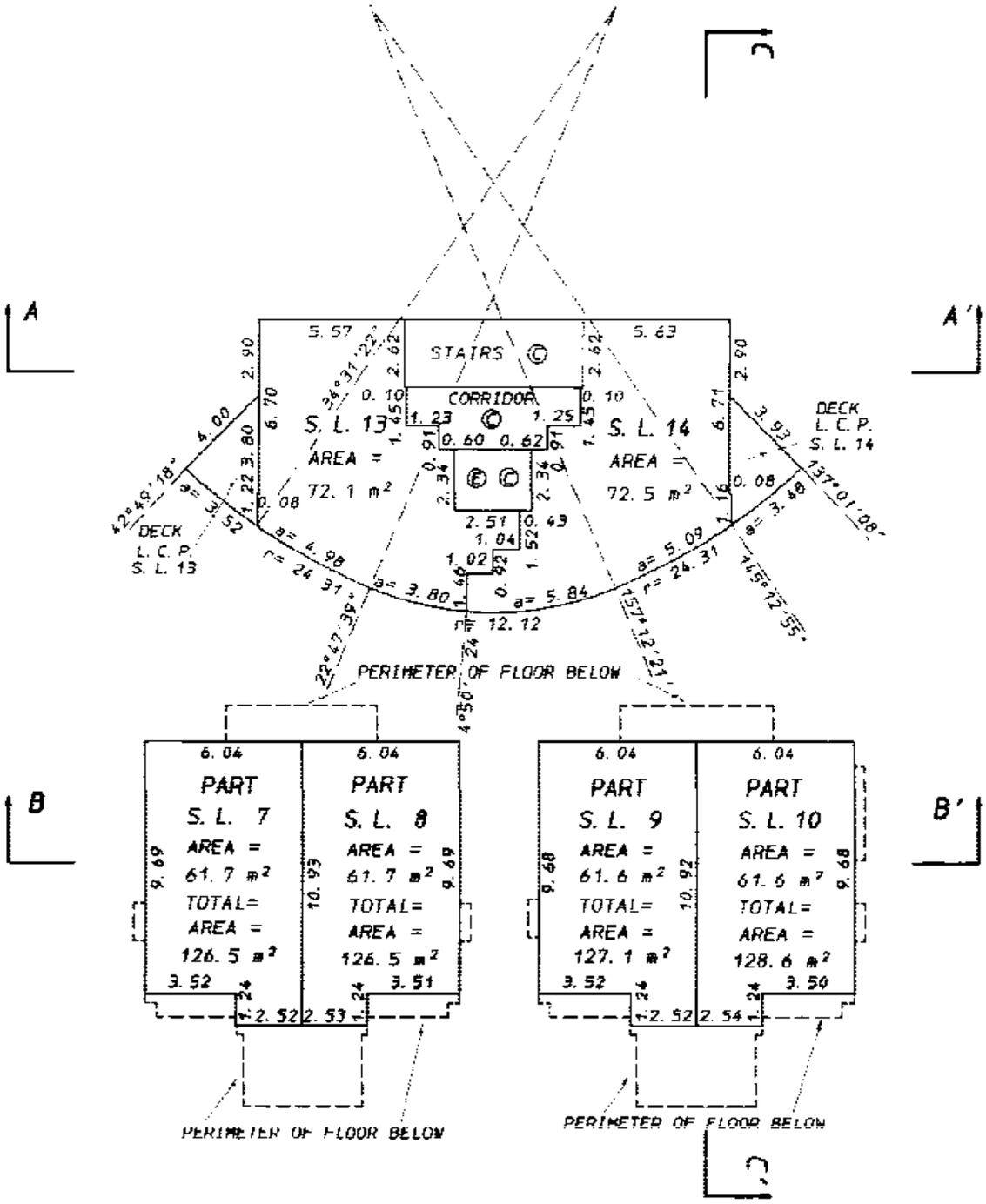
4 0 4 8 12

STRATA PLAN BCS 1660

N

NOTE :-

RADIAL BEARINGS ARE BASED ON AN ASSUMED PROJECT NORTH



FILE NUMBER : 03 - 259, FB

26 SEPTEMBER 200[illegible] B. C. L. S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

FOURTH FLOOR
FLOOR PLANS

Scale 1 : 200

All distances are in metres

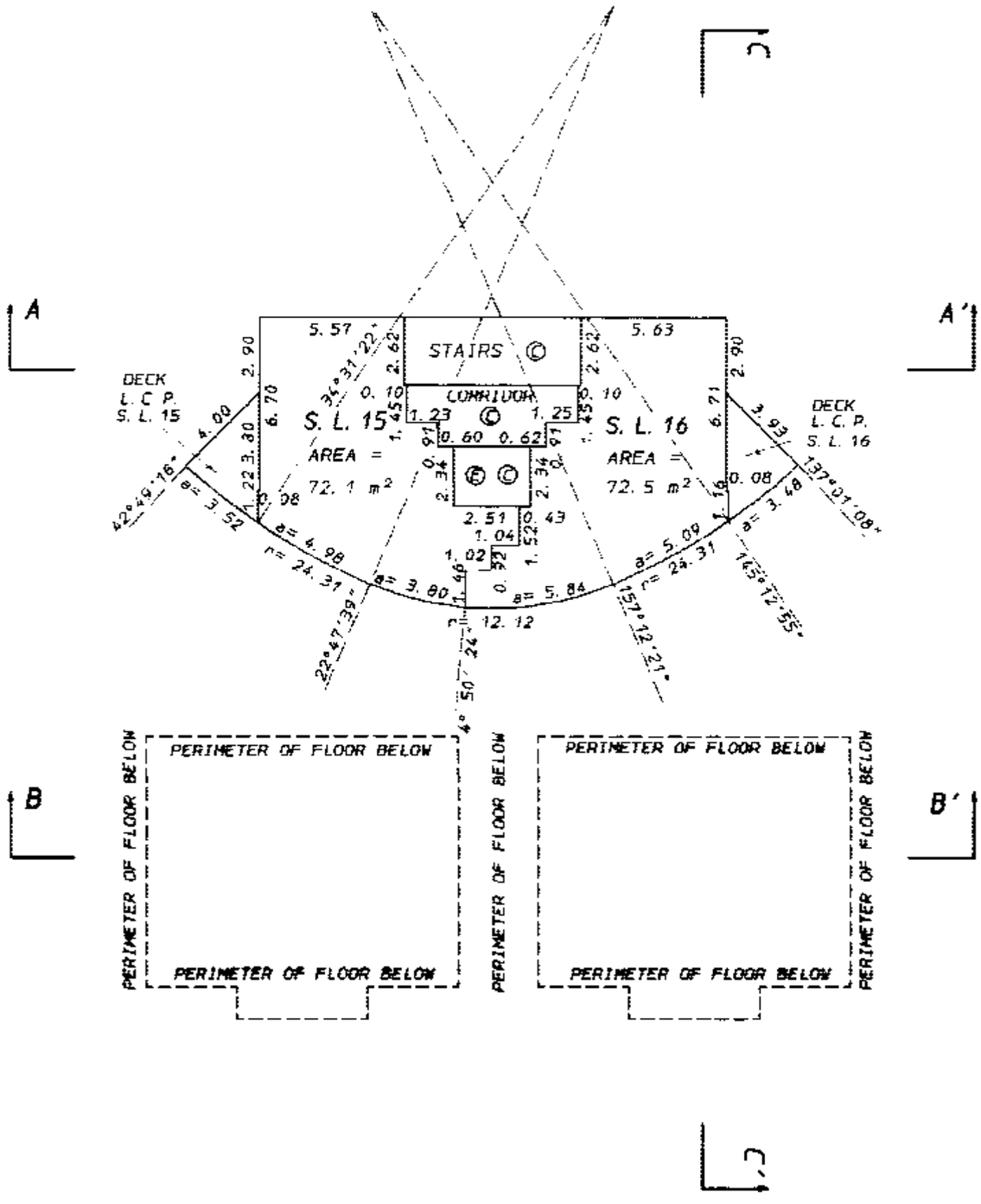
4 0 4 8 12

STRATA PLAN BCS 1660

N

NOTE :-

RADIAL BEARINGS ARE BASED ON AN ASSUMED PROJECT NORTH



FILE NUMBER : 03 - 259. F9

26 SEPTEMBER 2009 B. C. L. S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

FIFTH FLOOR
FLOOR PLANS

STRATA PLAN BCS 1660

Scale 1 : 200

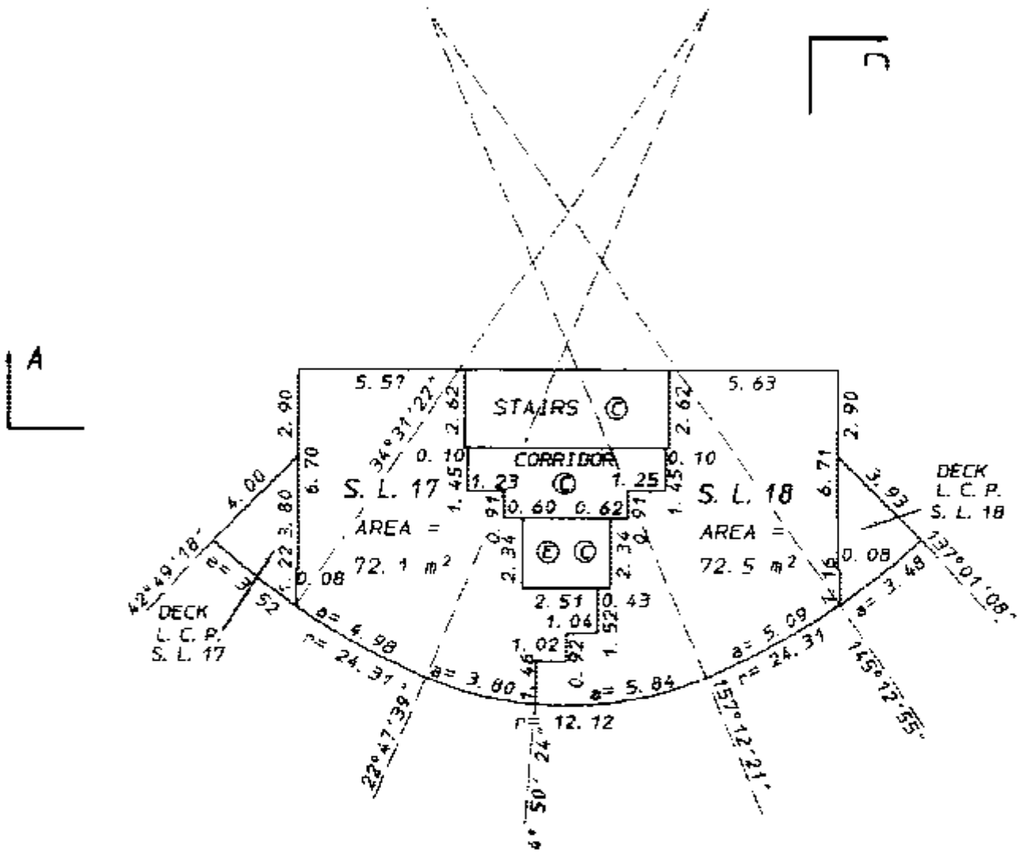
All distances are in metres

4 0 4 8 12

N

NOTE :-

RADIAL BEARINGS ARE BASED ON AN ASSUMED PROJECT NORTH



FILE NUMBER : 03 - 259. P10

26 SEPTEMBER 2006 B.C. L. S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

SIXTH FLOOR
FLOOR PLANS

STRATA PLAN BCS 1660

Scale 1 : 200

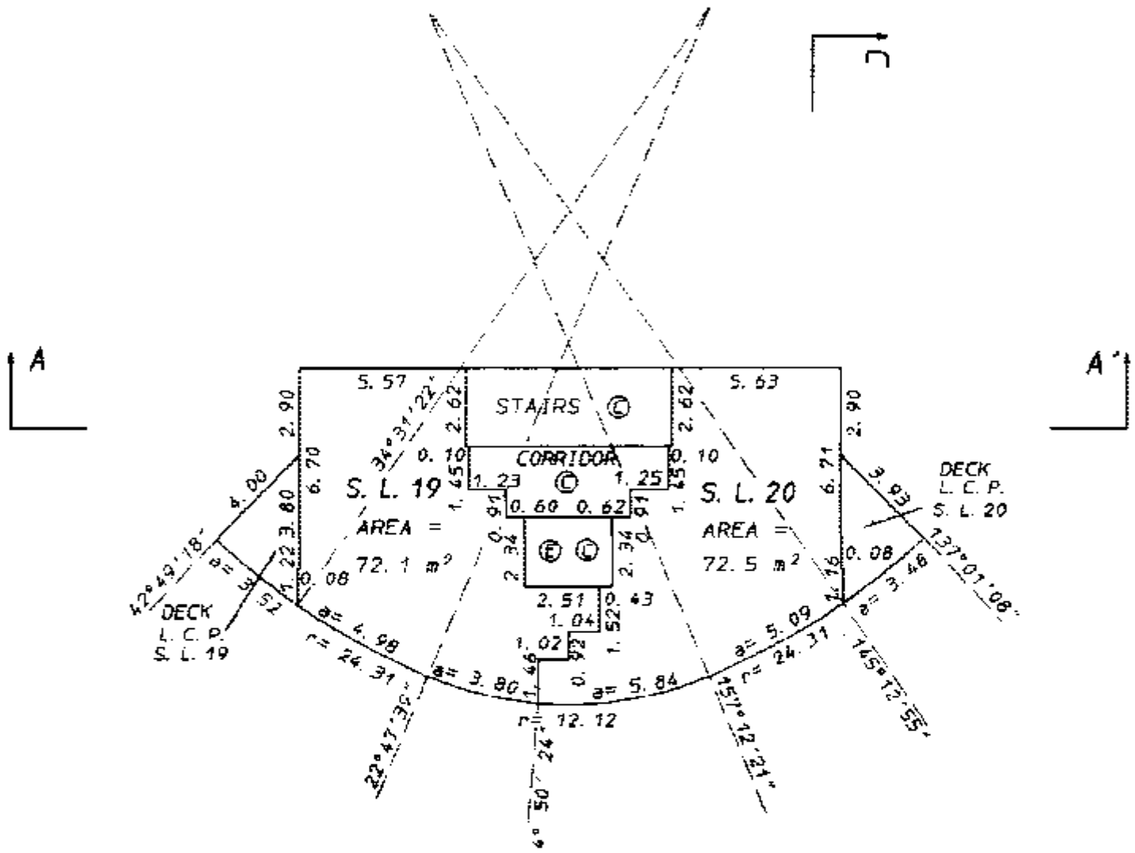
All distances are in metres

4 0 4 8 12

N

NOTE :-

RADIAL BEARINGS ARE BASED ON AN ASSUMED PROJECT NORTH



FILE NUMBER : 03 - 259. F11

26 SEPTEMBER 2005 B.C.L.S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

SEVENTH FLOOR
FLOOR PLANS

Scale 1 : 200

All distances are in metres

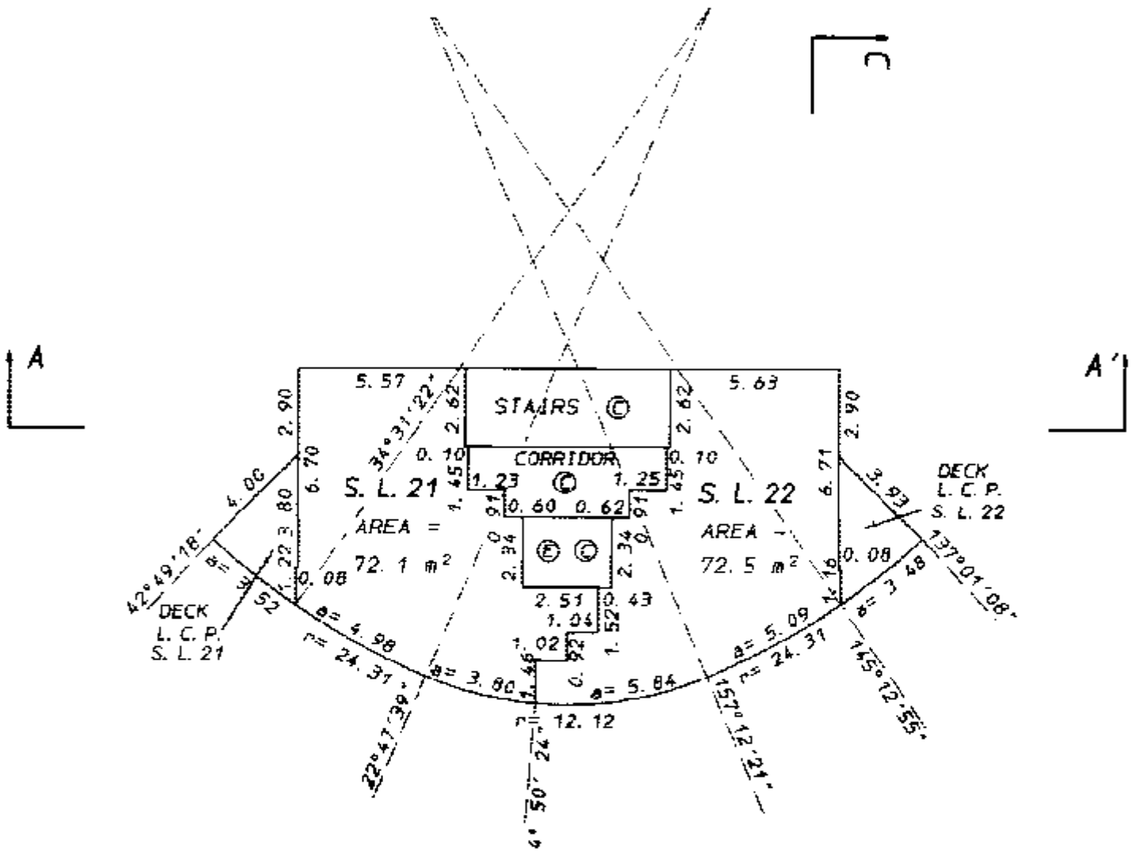
4 0 4 8 12

STRATA PLAN BCS 1660

N

NOTE : -

RADIAL BEARINGS ARE BASED ON AN ASSUMED PROJECT NORTH



FILE NUMBER : 03 - 259. P12

26 SEPTEMBER 2005 B.C.L.S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

EIGHTH FLOOR
FLOOR PLANS

Scale 1 : 200

All distances are in metres

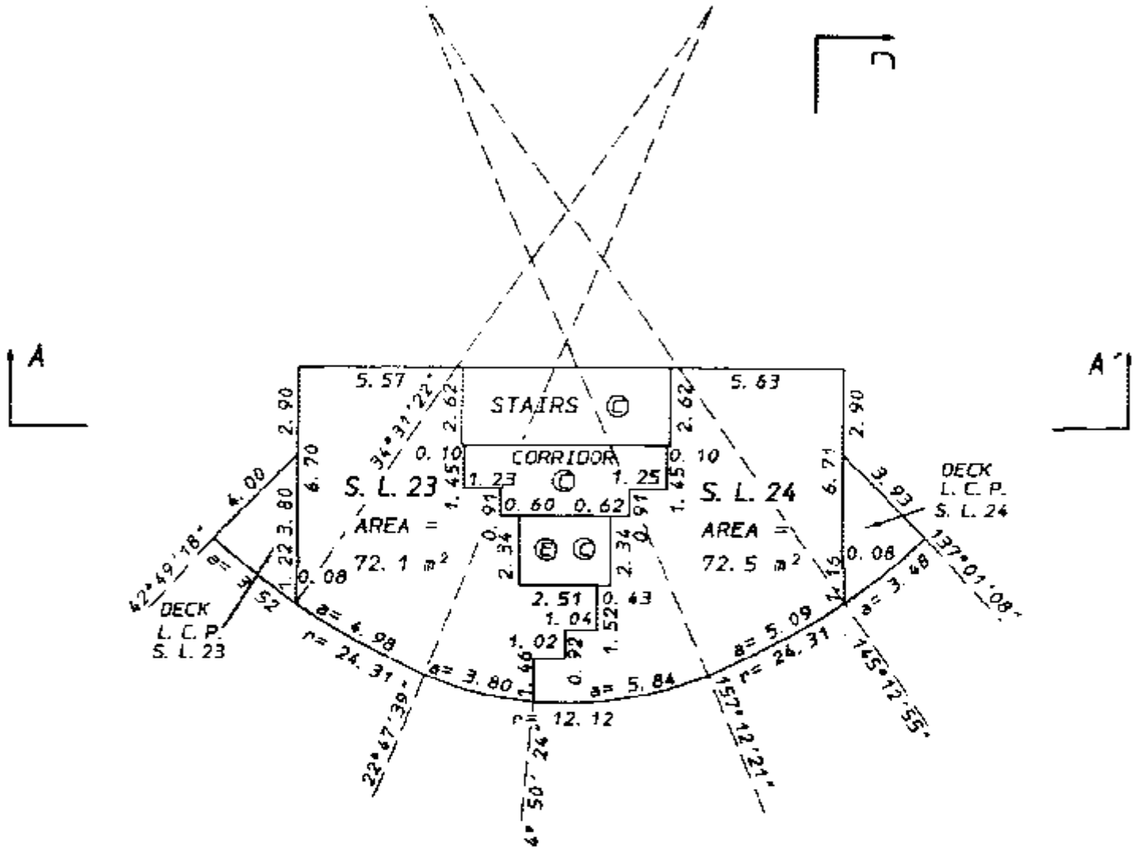
4 0 4 8 12

STRATA PLAN BCS 1660

N

NOTE : -

RADIAL BEARINGS ARE BASED ON AN ASSUMED PROJECT NORTH



FILE NUMBER : 03 - 259. F13

26 SEPTEMBER 2006 B. C. L. S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

NINTH FLOOR
FLOOR PLANS

Scale 1 : 200

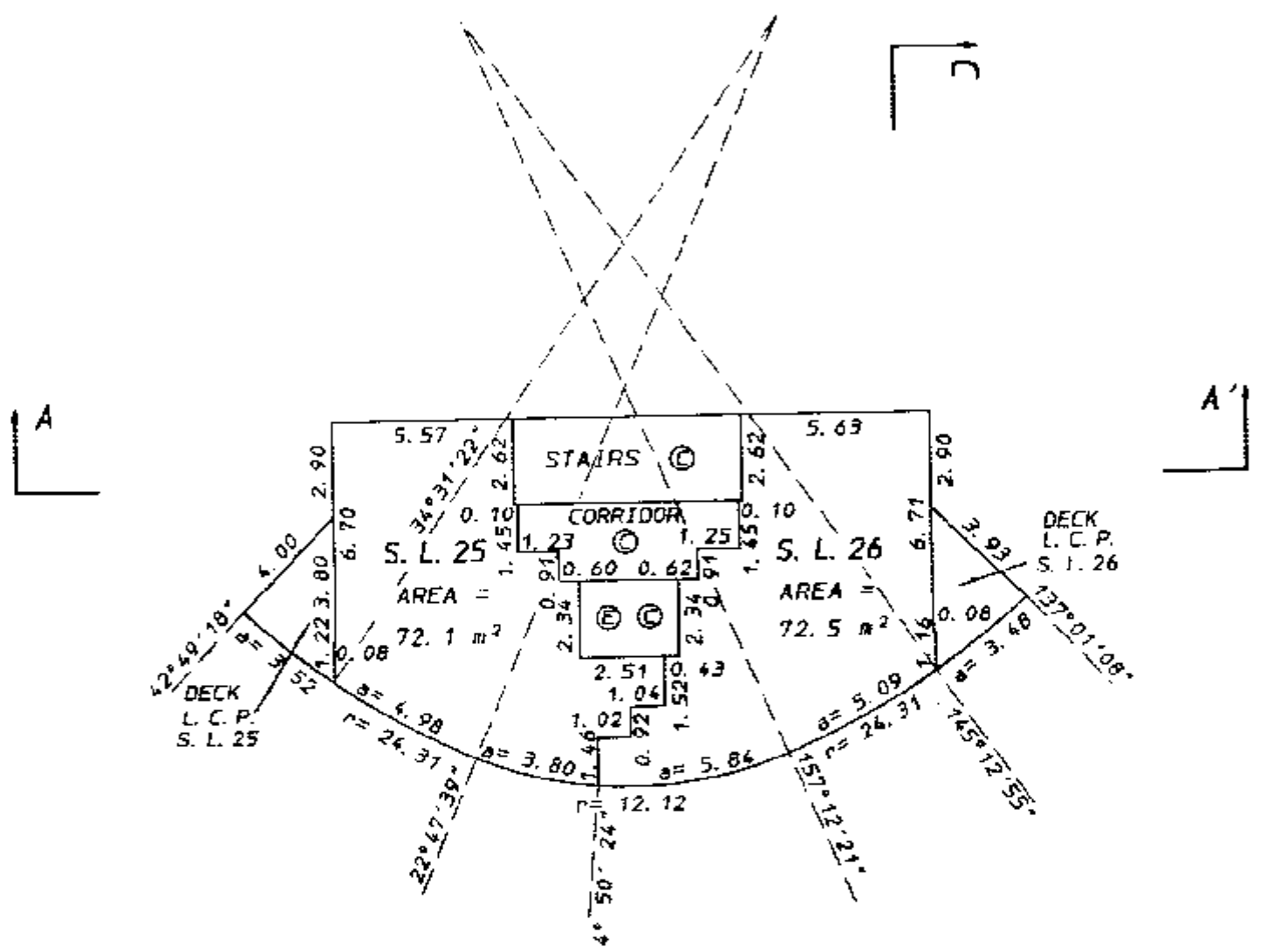
All distances are in metres

4 0 4 8 12

STRATA PLAN BCS 1660

NOTE : -

RADIAL BEARINGS ARE BASED ON AN ASSUMED PROJECT NORTH



FILE NUMBER : 03 - 259. F14

26 SEPTEMBER 2003 B. C. L. S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

TENTH FLOOR
FLOOR PLANS

STRATA PLAN BCS 1660

Scale 1 : 200

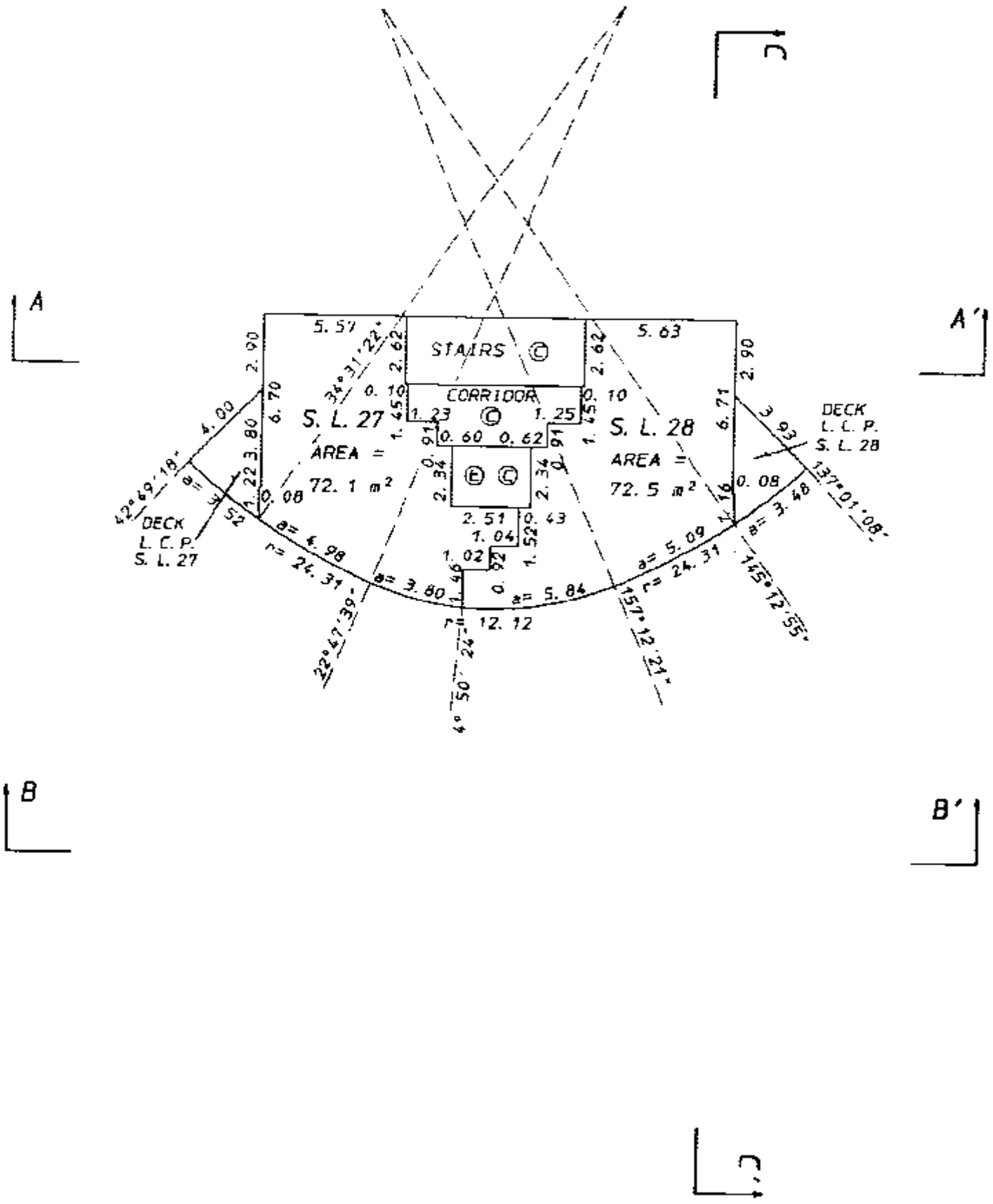
All distances are in metres

4 0 4 8 12

N

NOTE : -

RADIAL BEARINGS ARE BASED ON AN ASSUMED PROJECT NORTH



FILE NUMBER : 03 - 259. F15

26 SEPTEMBER 2005 B.C.L.S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

ELEVENTH FLOOR
FLOOR PLANS

Scale 1 : 200

All distances are in metres

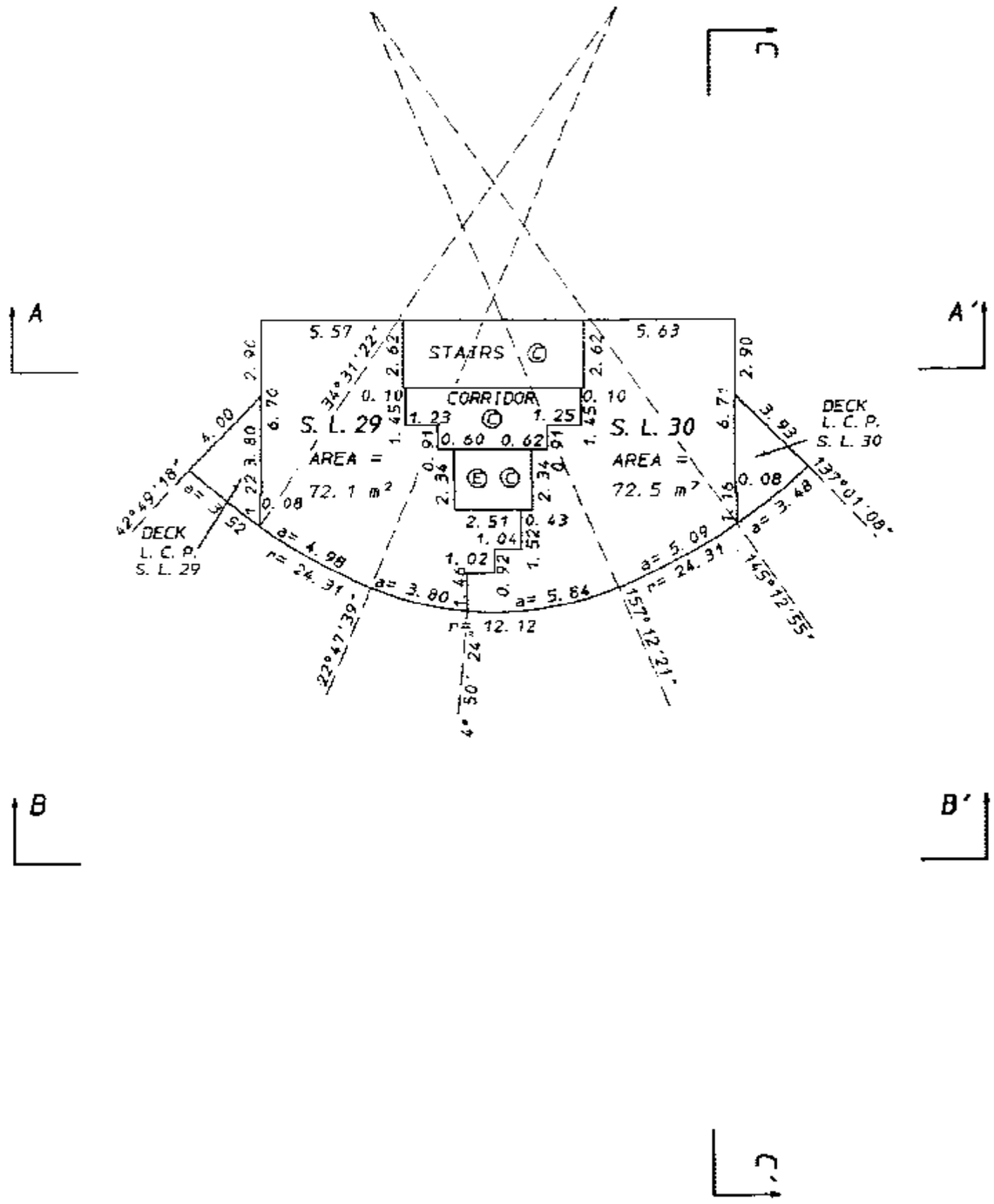
4 0 4 8 12

STRATA PLAN BCS 1660

N

NOTE :-

RADIAL BEARINGS ARE BASED ON AN ASSUMED PROJECT NORTH



FILE NUMBER : 03 - 259. F16

26 SEPTEMBER 2005 B. C. L. S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

TWELFTH FLOOR
FLOOR PLANS

Scale 1 : 200

All distances are in metres

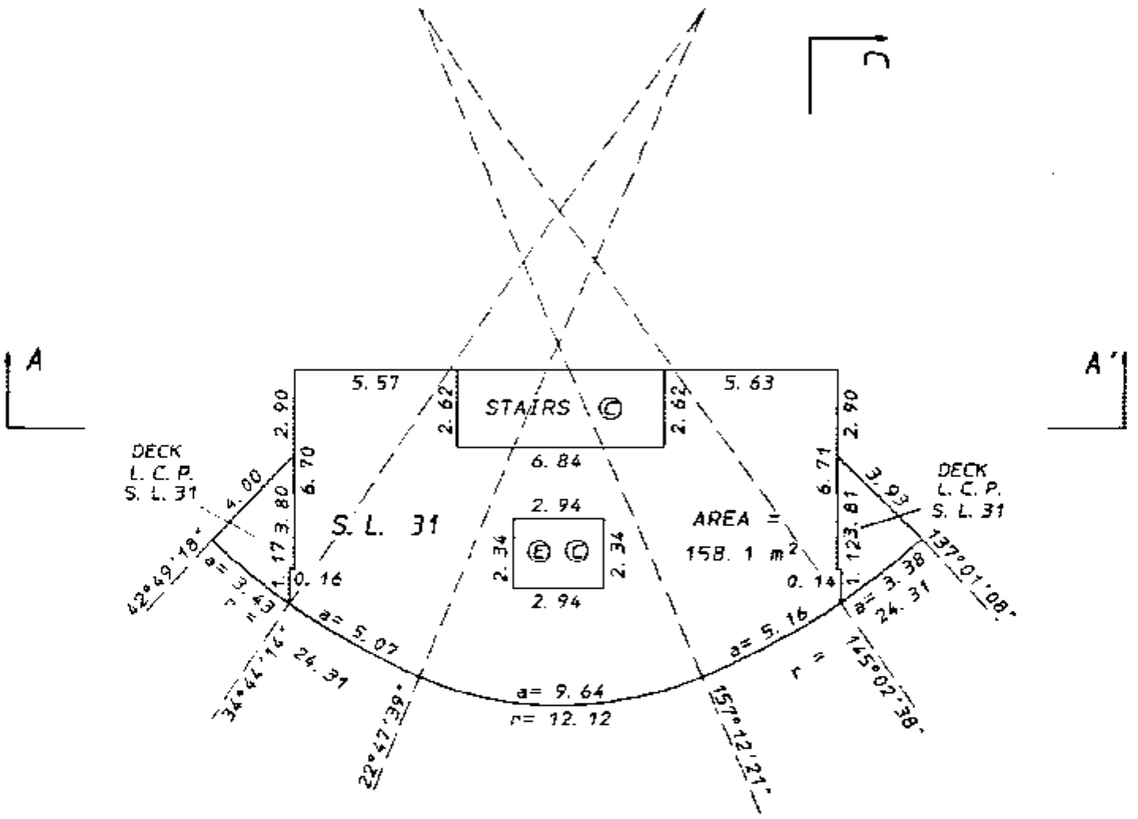
4 0 4 8 12

STRATA PLAN BCS 1660

N

NOTE : -

RADIAL BEARINGS ARE BASED ON AN ASSUMED PROJECT NORTH



FILE NUMBER : 03 - 259.F17

26 SEPTEMBER 2005 B.C.L.S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

SECTIONS

Scale 1 : 200

All distances are in metres

6 0 4 8 12

STRATA PLAN BCS 1660

S. L. 31	STAIRS ©	S. L. 31
S. L. 29	STAIRS ©	S. L. 30
S. L. 27	STAIRS ©	S. L. 28
S. L. 25	STAIRS ©	S. L. 26
S. L. 23	STAIRS ©	S. L. 24
S. L. 21	STAIRS ©	S. L. 22
S. L. 19	STAIRS ©	S. L. 20
S. L. 17	STAIRS ©	S. L. 18
S. L. 15	STAIRS ©	S. L. 16
S. L. 13	STAIRS ©	S. L. 14
S. L. 11	STAIRS ©	S. L. 12

TWELTH FLOOR

ELEVENTH FLOOR

TENTH FLOOR

NINTH FLOOR

EIGHTH FLOOR

SEVENTH FLOOR

SIXTH FLOOR

FIFTH FLOOR

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

RAMP ©	S. L. 5 STAIRS ©	LOBBY ©

MAIN FLOOR

PARKING STALLS ©	DRIVEWAY ©	STAIRS ©	DRIVEWAY ©	PARKING STALLS ©

BASEMENT LEVEL

STORAGE LOCKERS ©	STAIRS ©	MECHANICAL/ SERVICE ROOM ©

SUB-BASEMENT LEVEL

SECTION A - A'

PART S. L. 7	PART S. L. 8	PART S. L. 9	PART S. L. 10
PART S. L. 7	PART S. L. 8	PART S. L. 9	PART S. L. 10
S. L. 1	S. L. 2	S. L. 3	S. L. 4

THIRD FLOOR

SECOND FLOOR

MAIN FLOOR

DRIVEWAY ©	PARKING STALLS ©

BASEMENT LEVEL

SECTION B - B'

FILE NUMBER : 03 - 259. F18

26 SEPTEMBER 2005 B.C.L.S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242

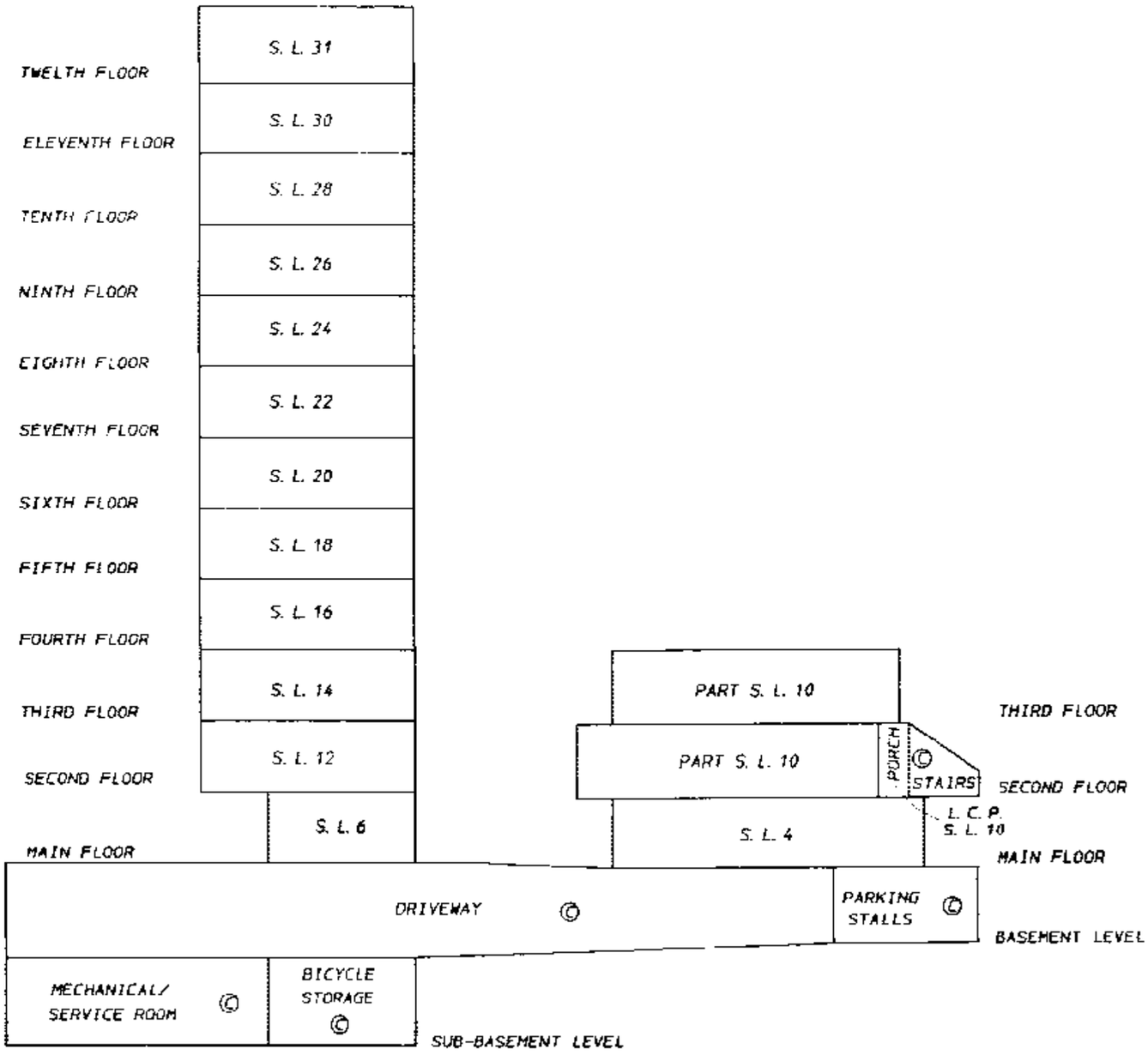
SECTIONS

Scale 1 : 200

All distances are in metres

4 0 4 8 12

STRATA PLAN BCS 1660



SECTION C - C'

FILE NUMBER : 03 - 259. F19

26 SEPTEMBER 2005 B. C. L. S.

FILED VABCS1660 X49671 2007-04-19-12.43.34.692242