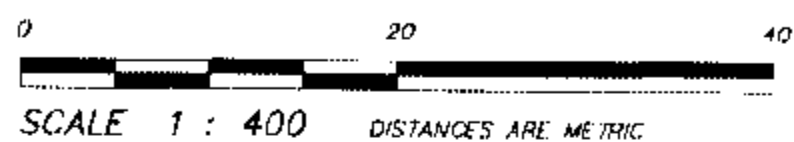


# STRATA PLAN OF LOT 285 FALSE CREEK GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP53456

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



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, 0.9995396

## 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)(i) 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.

*[Signature]* B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

# STRATA PLAN BCS 890

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

*[Signature]*  
DEPUTY REGISTRAR

BW321329-528



## OWNER

CONCORD PACIFIC GROUP INC.  
(INC. No. A-58028)

*[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

## MORTGAGEE

THE BANK OF NOVA SCOTIA

*[Signature]*  
Name BRAD ANDERSON  
Authorized Signatory

*[Signature]*  
Name G. BLACK R. C. HANCOCK  
Authorized Signatory

*[Signature]*  
WITNESS AS TO BOTH SIGNATURES  
Name D. ATKAR  
DANNY ATKAR  
3700-7300 GEORGINA VANCOUVER  
V6B 4V7

## BANKER

BUTLER, SUNDVICK & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
4, 19089 94th AVENUE  
SURREY, B.C. V4N 3S4  
T: 804-513-9611 F: 804-513-2202  
FILE: 2637  
DWG: 2637-51

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

## BUILDING LOCATION

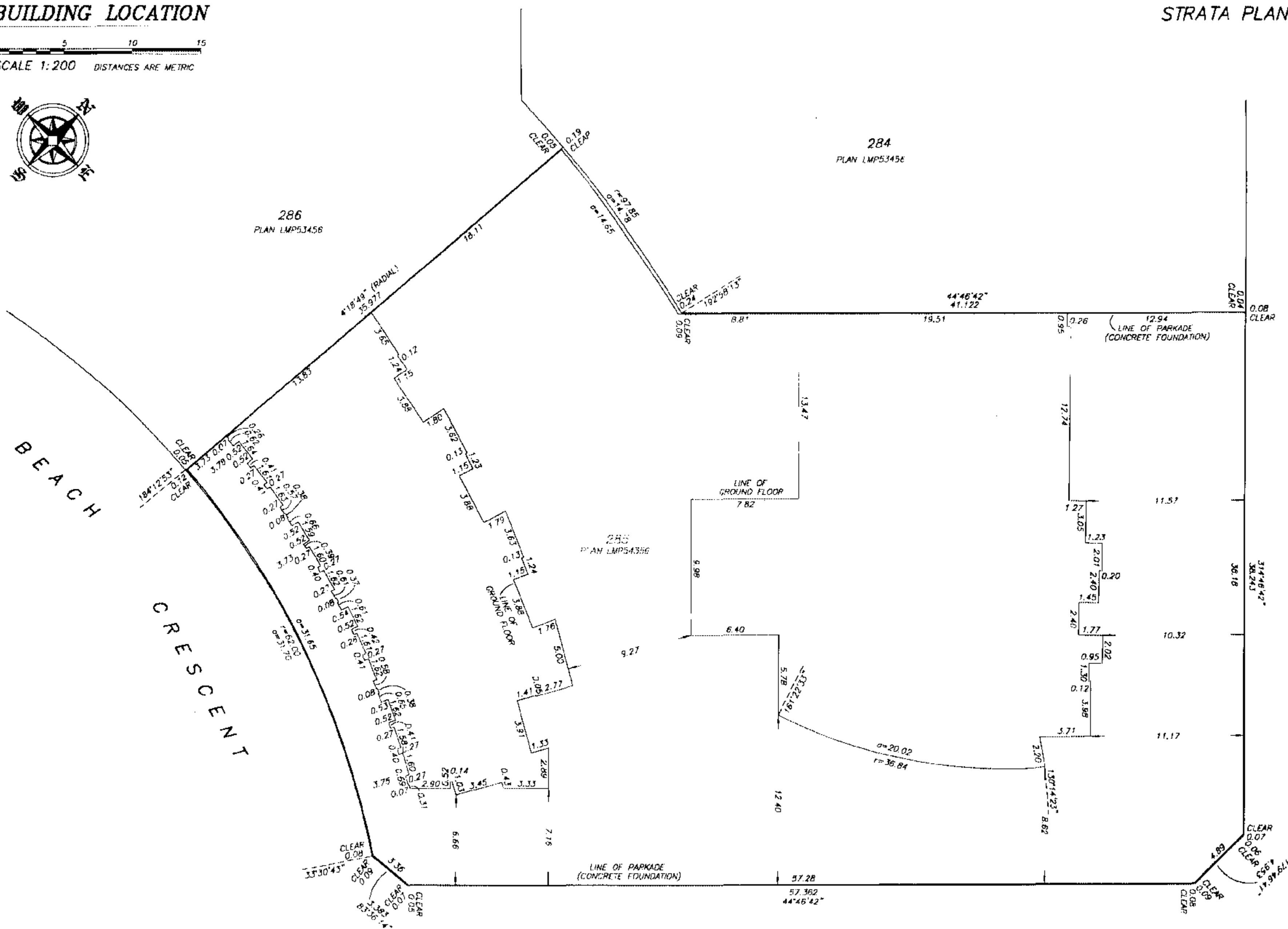
0 5 10 15  
SCALE 1:200 DISTANCES ARE METRIC



STRATA PLAN BCS 890

PACIFIC STREET

RICHARDS STREET



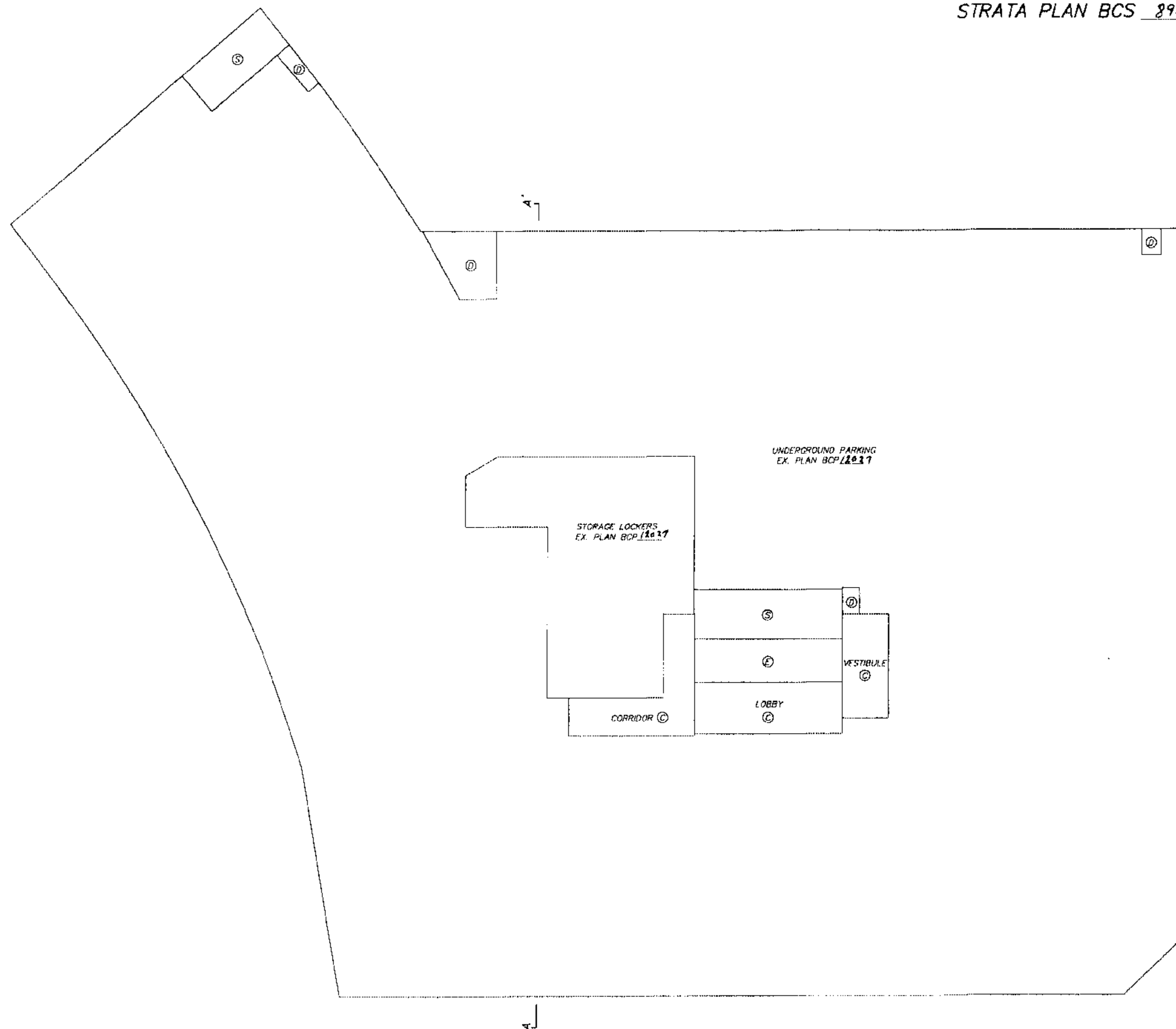
GARY C. SUNDVICK, B.C.L.S.

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  
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FILE: 2637 DWG: 2637-S3

## PARKING LEVEL P3

0 5 10

SCALE 1:150 DISTANCES ARE METRIC

UNDERGROUND PARKING  
EX. PLAN BCP/1826STORAGE LOCKERS  
EX. PLAN BCP/1826

CORRIDOR C

LOBBY C

VESTIBULE C

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

JUNE 30, 2004  
BUTLER, SUNDVICK & ASSOCIATES  
FILE: 2637 DWG.: 2637-S3

**PARKING LEVEL P2****STRATA PLAN BCS 890**

0 5 10

SCALE 1:150 DISTANCES ARE METRIC

UNDERGROUND PARKING  
EX. PLAN BCP 10023STORAGE LOCKERS  
EX. PLAN BCP 10025

CORRIDOR (C)

LOBBY

VESTIBULE  
(C)

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

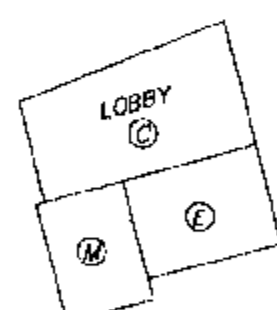
JUNE 30, 2004  
BUTLER, SUNDVICK & ASSOCIATES  
FILE: 2637 DWG.: 2637-S3

**PARKING LEVEL P1****STRATA PLAN BCS 890**

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



UNDERGROUND PARKING  
EX. PLAN BCP12014



BICYCLE  
STORAGE  
C

D

A'

D

BICYCLE  
STORAGE  
C

EL

D

EL

BICYCLE  
STORAGE  
C

RECYCLING/  
GARBAGE  
ROOM  
C

CORRIDOR C

S

E

S

LOBBY C

VESTIBULE C

STORAGE  
LOCKERS  
EX. PLAN BCP12024

BICYCLE  
STORAGE  
C

M

BICYCLE  
STORAGE  
C

BICYCLE  
STORAGE  
C

M

A'

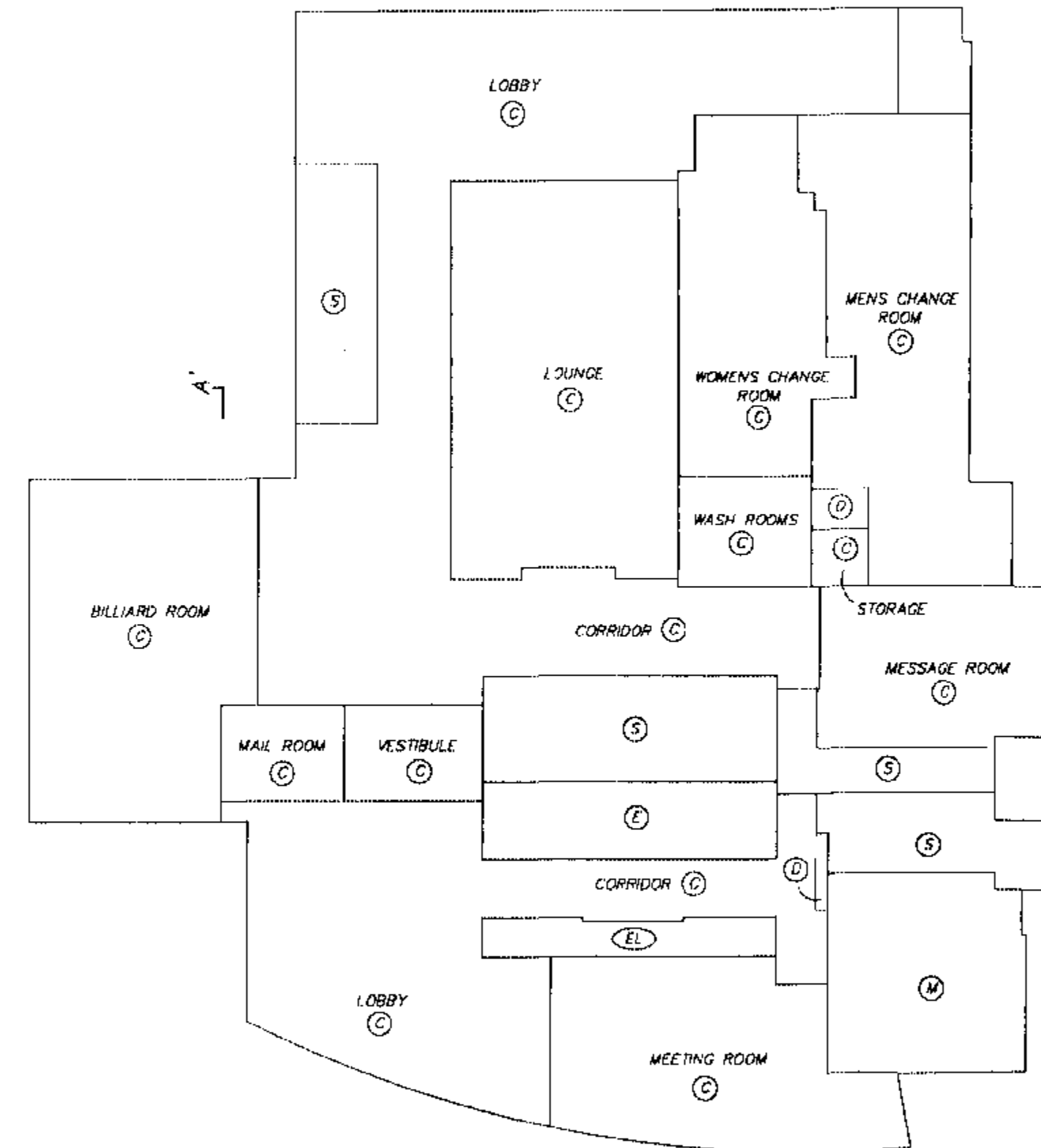
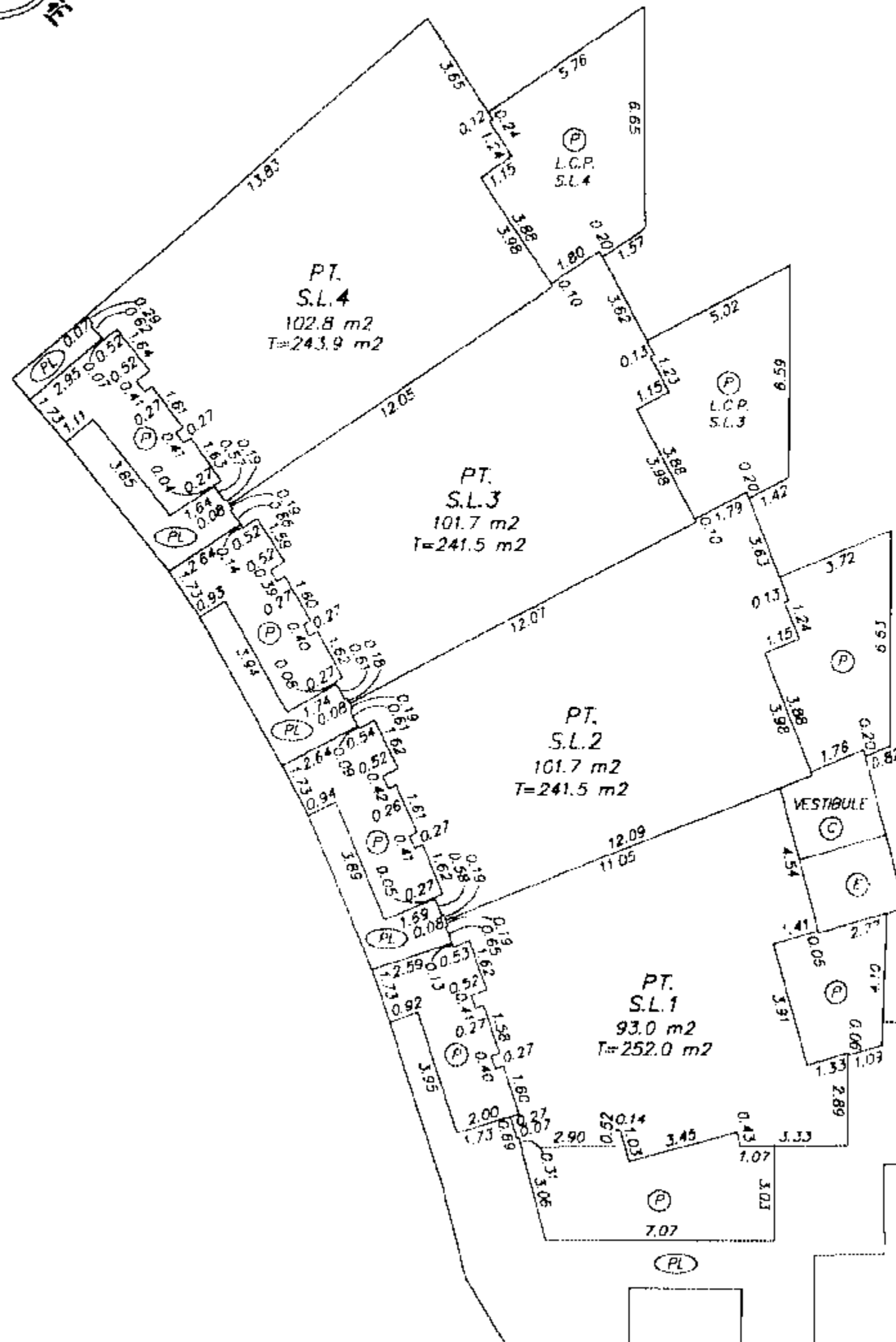
D

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

**GROUND FLOOR****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-S4

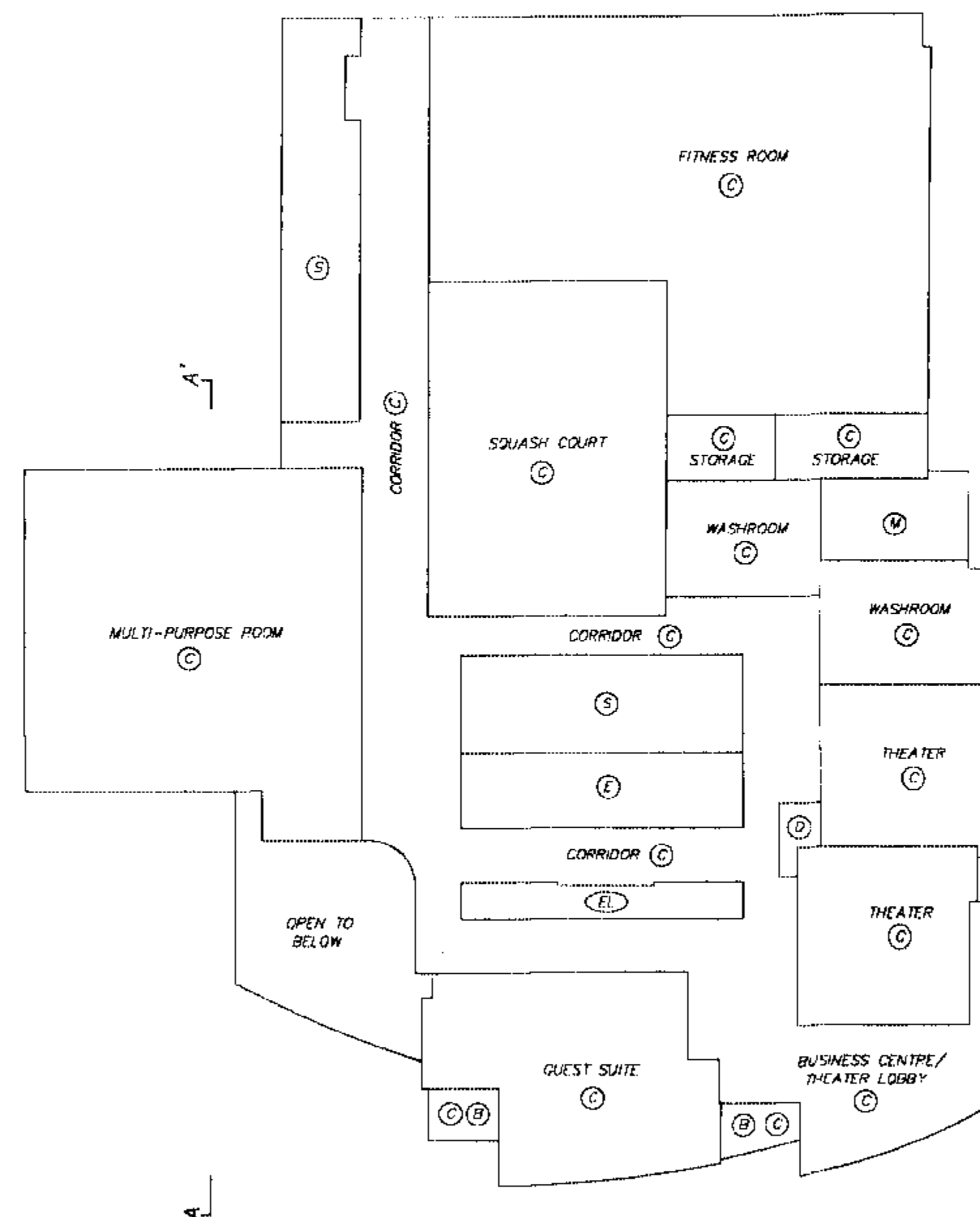
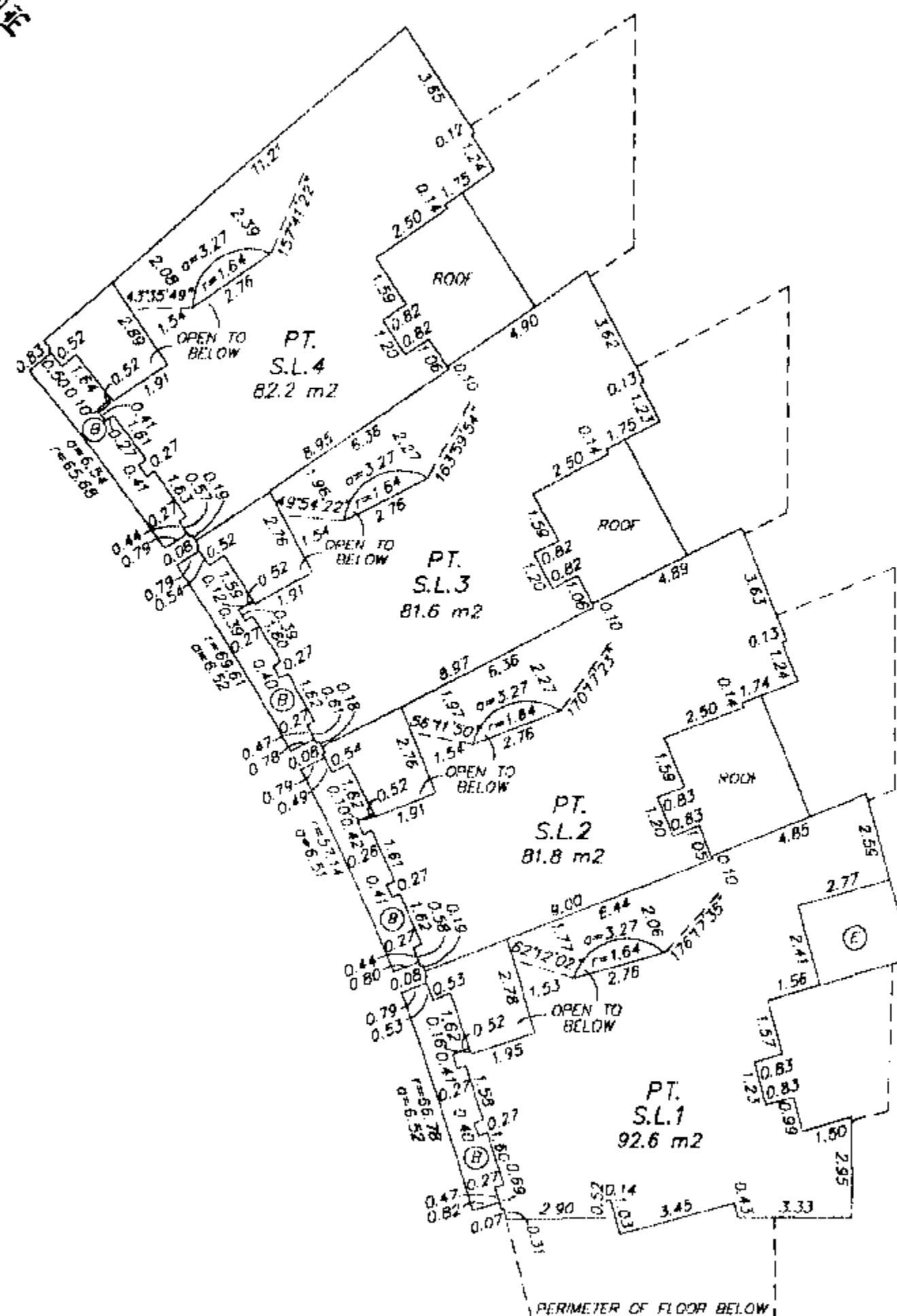
2nd FLOOR

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



SHEET 9 OF 43 SHEETS

STRATA PLAN BCS 890



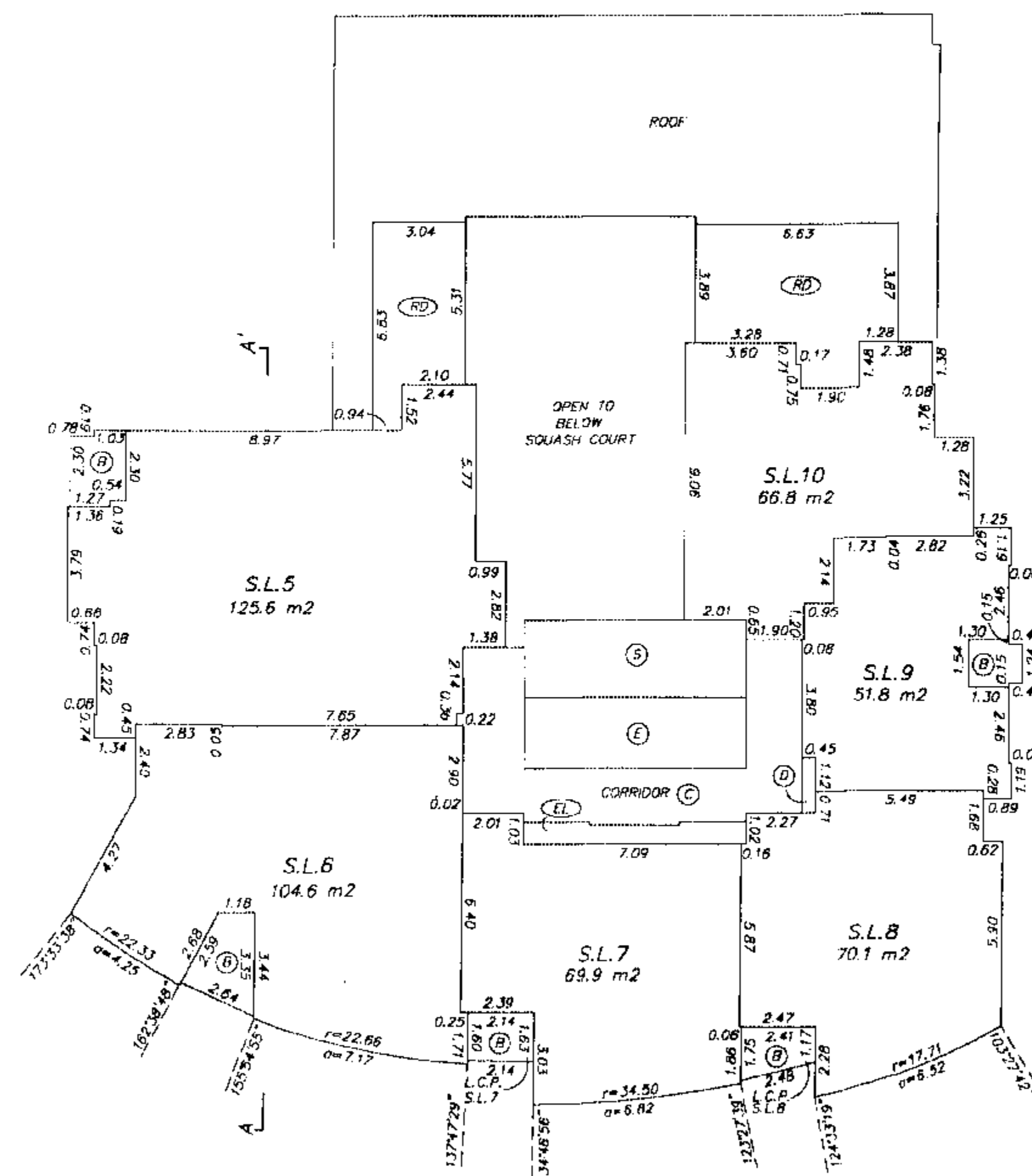
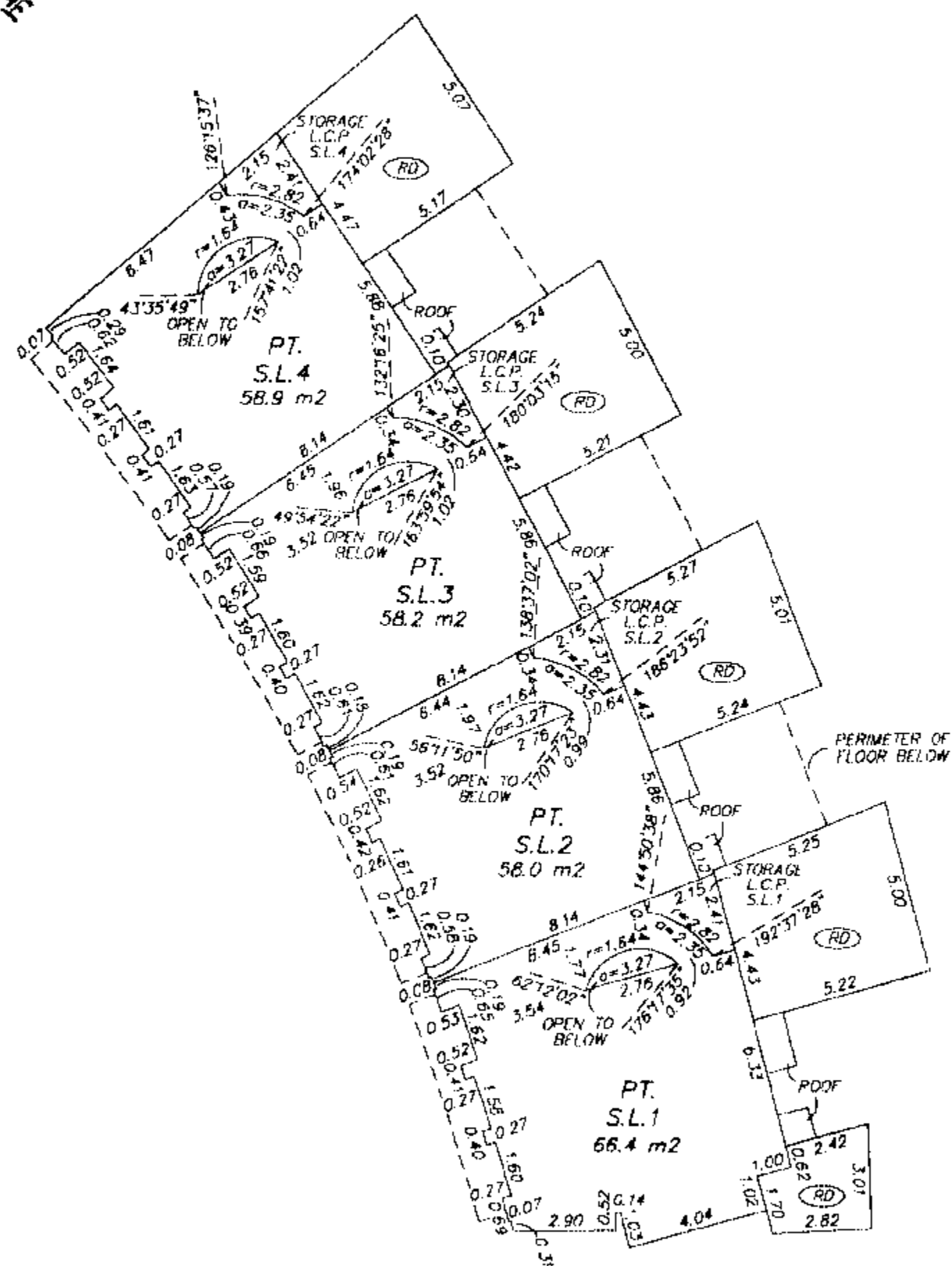
GARY C. SUNDVICK, B.G.L.S.

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

## 3rd FLOOR

## STRATA PLAN BCS 890

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



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FILE: 2637 DWG: 2637-S4

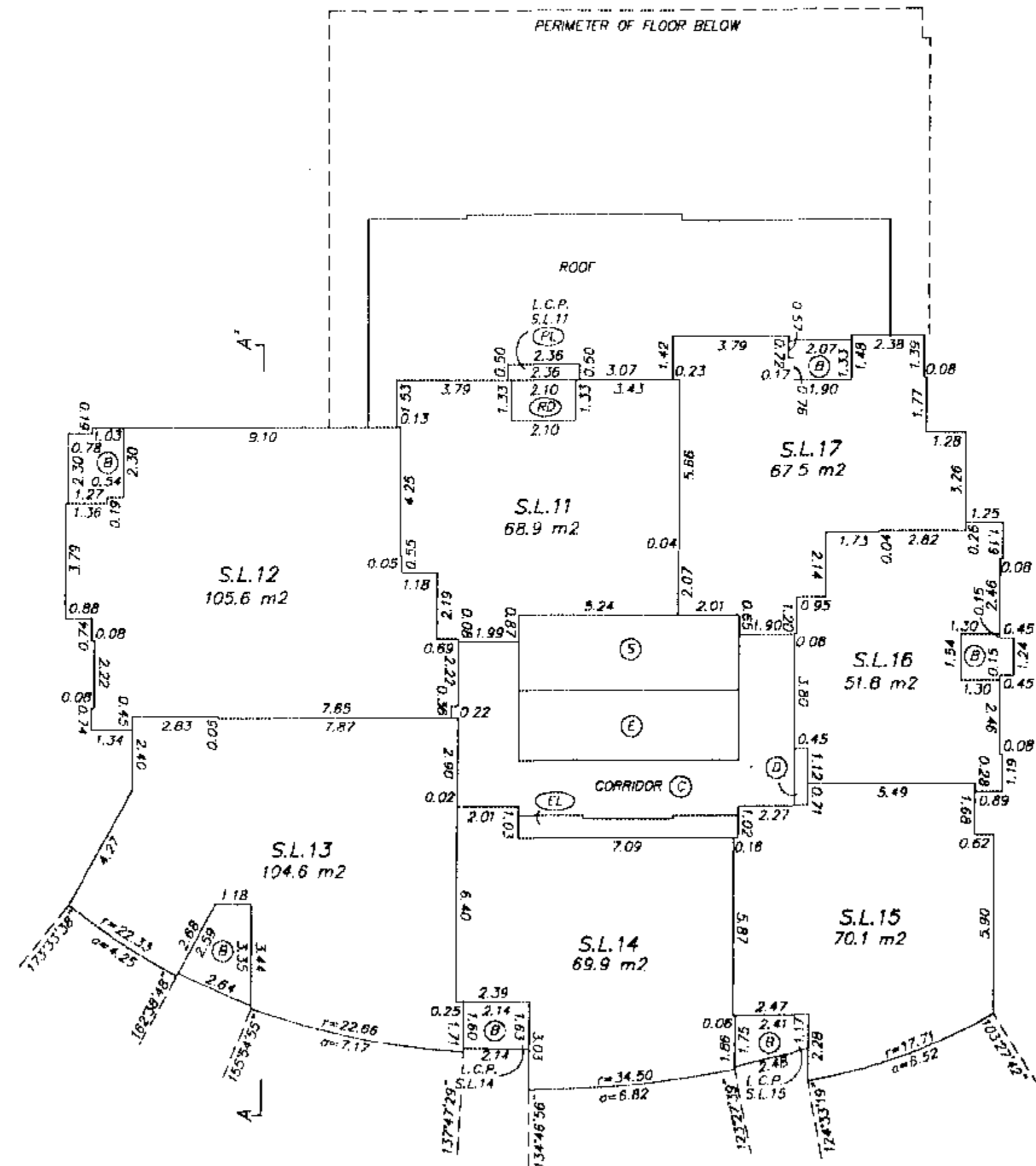
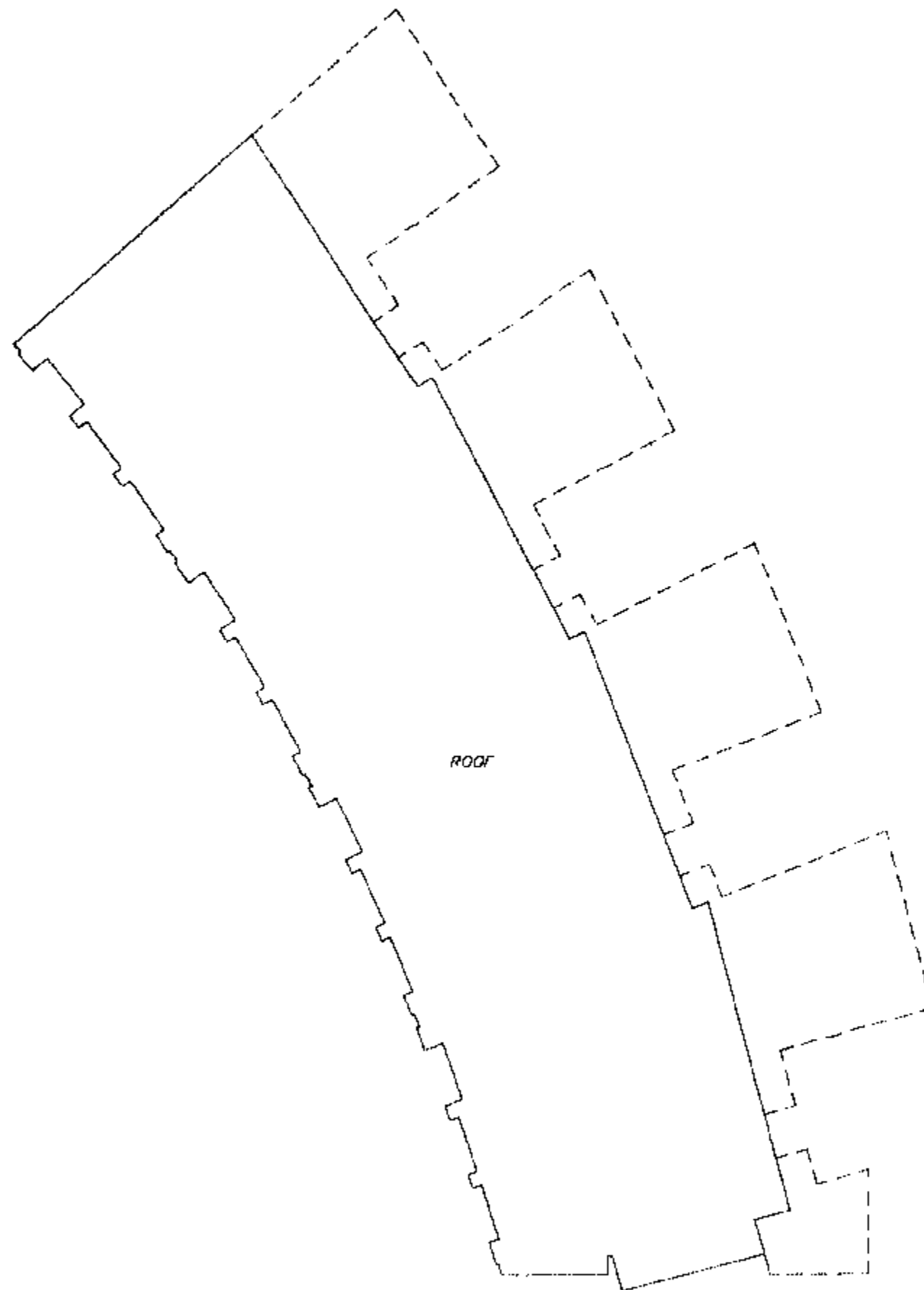
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SCALE 1:150 DISTANCES ARE METRIC



SHEET 11 OF 43 SHEETS

STRATA PLAN BCS 890



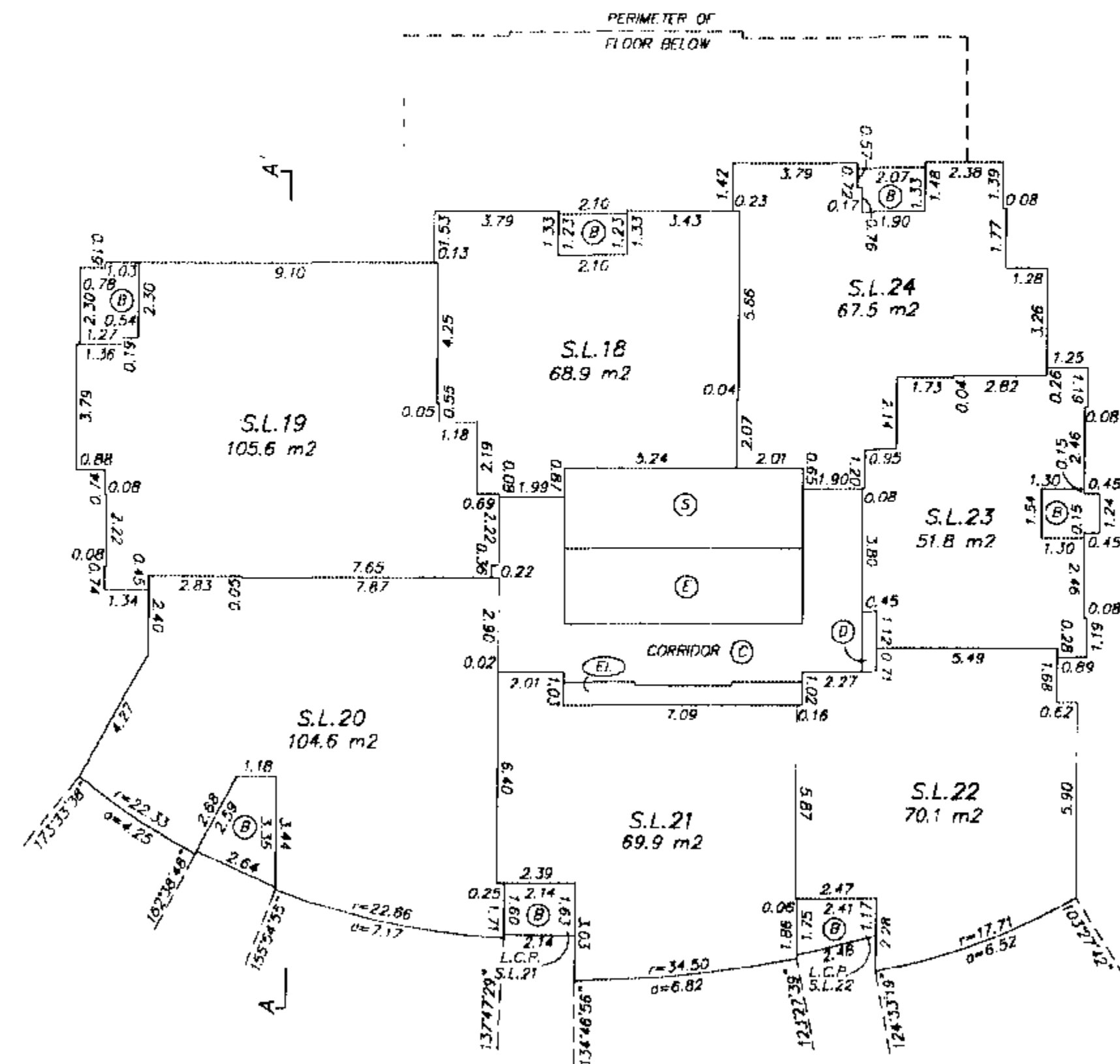
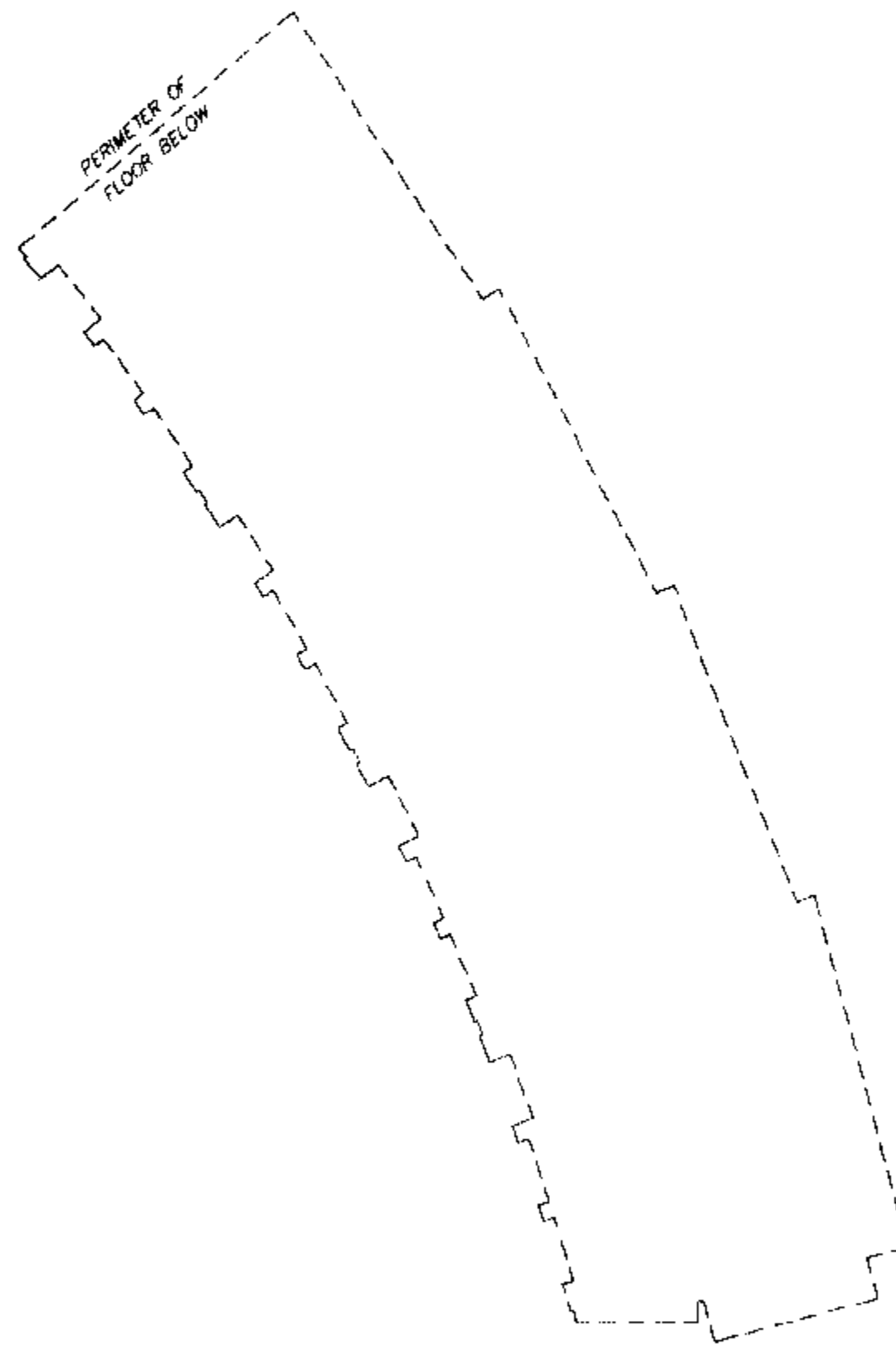
GARY C. SUNDVICK, B.C.L.S.

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

## 6th FLOOR

## STRATA PLAN BCS 890

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



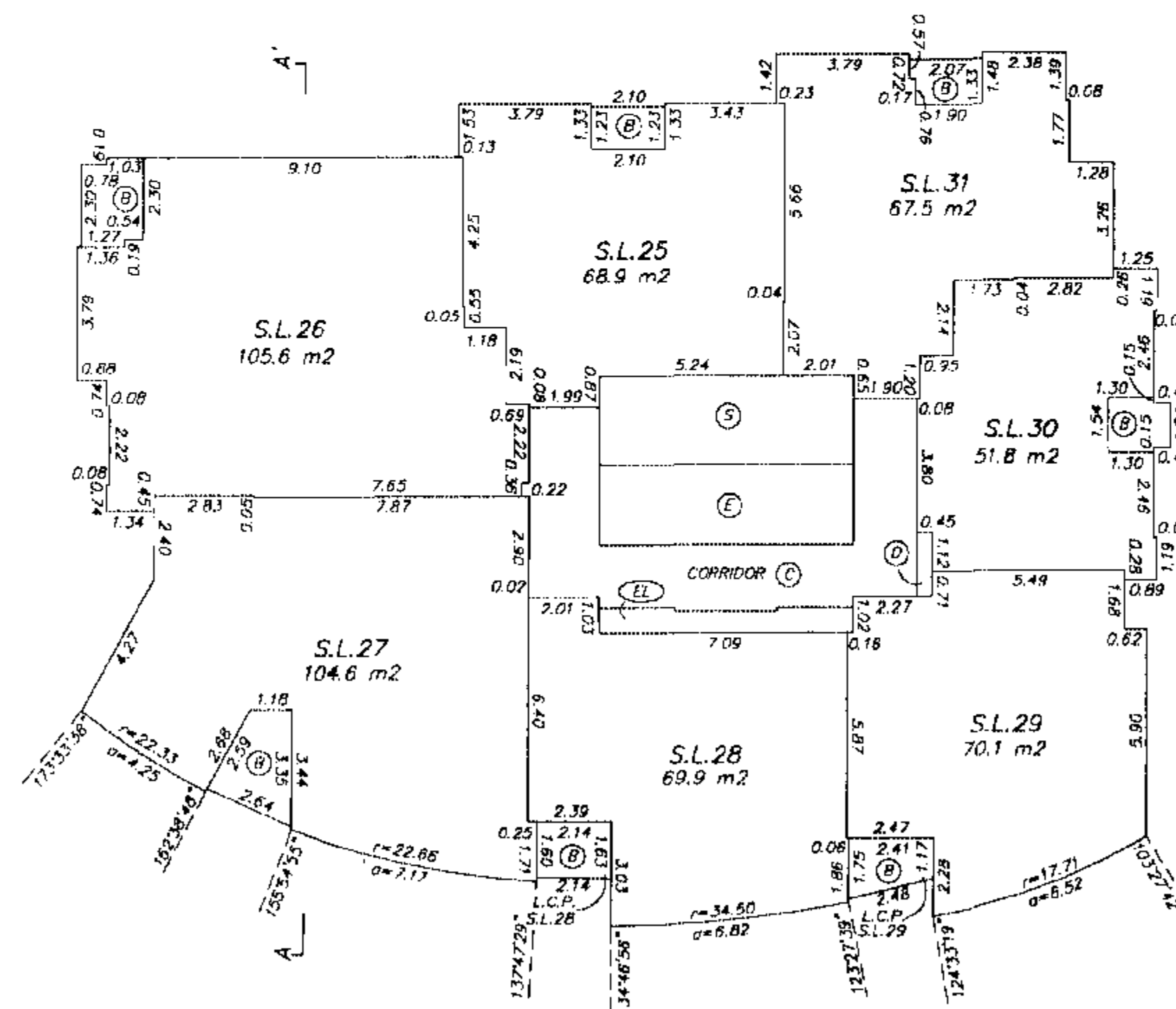
GARY C. SUNDVICK, B.C.L.S.

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

# 7th FLOOR

## STRATA PLAN BCS 890

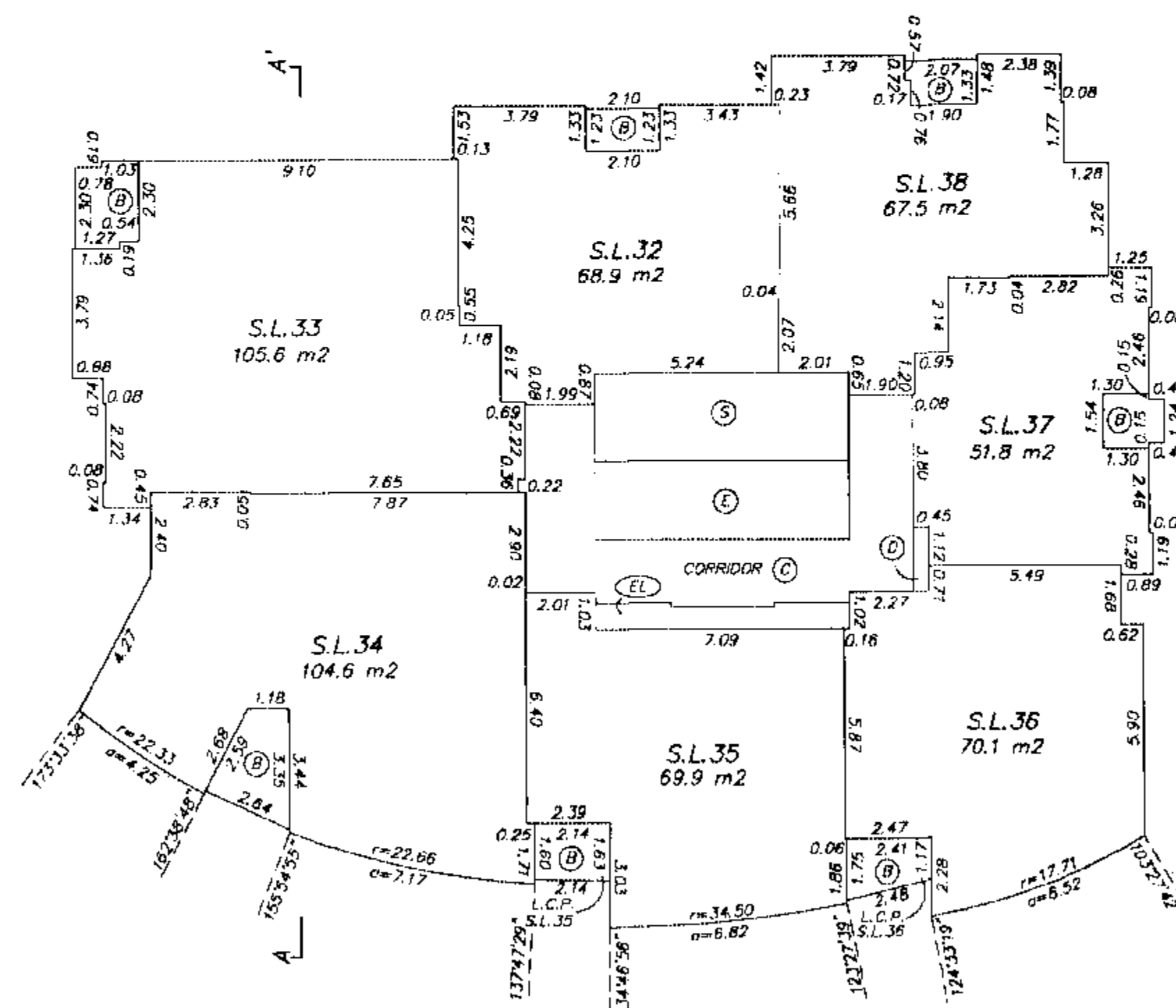
0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



## 8th FLOOR

STRATA PLAN BCS 890

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



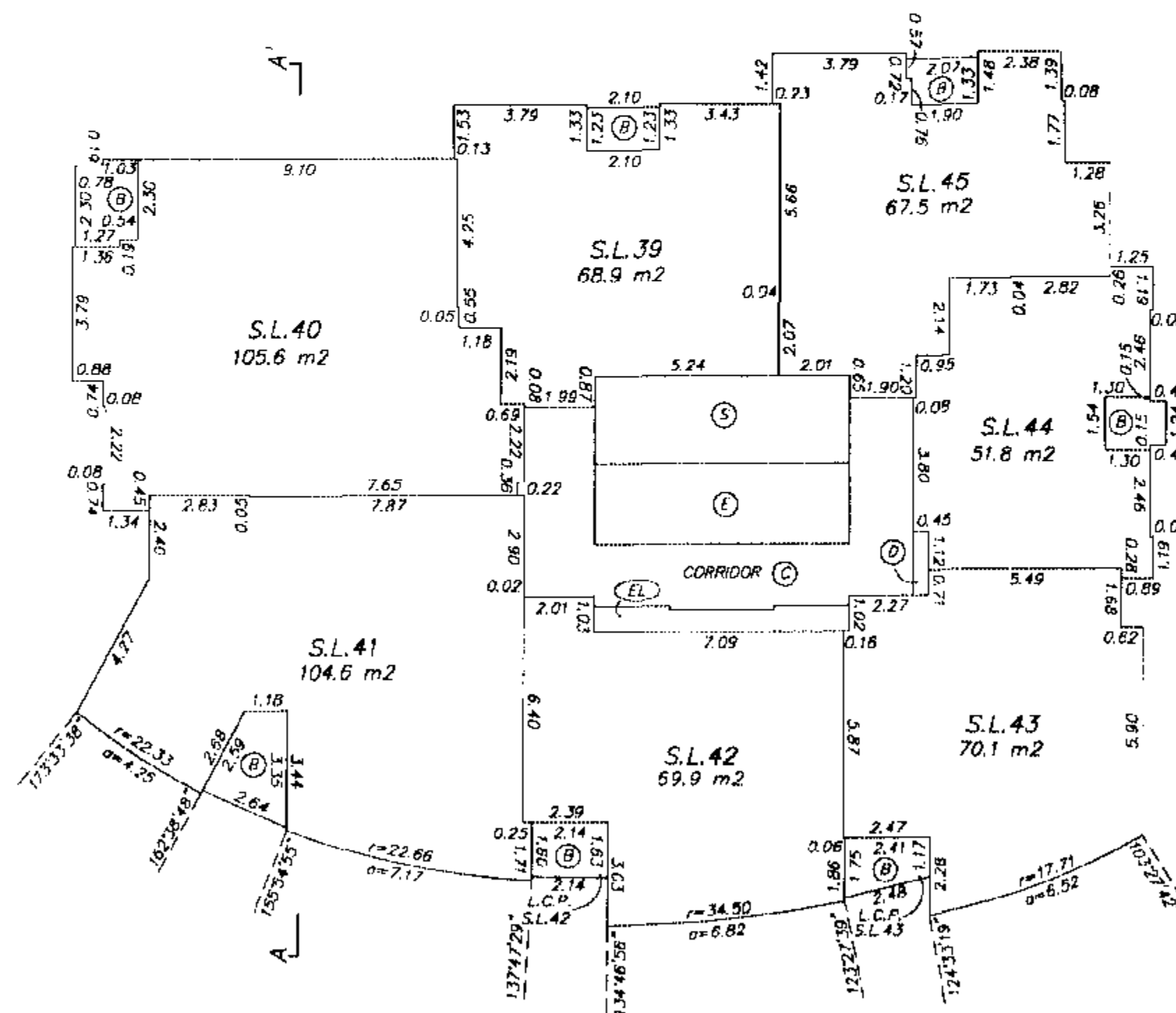
GARY C. SUNDVICK, B.C.L.S.  
JUNE 30, 2004  
BUTLER, SUNDVICK & ASSOCIATES  
FILE: 2637 DWG.: 2537-54

## 9th FLOOR

SHEET 15 OF 43 SHEETS

STRATA PLAN BCS 890

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



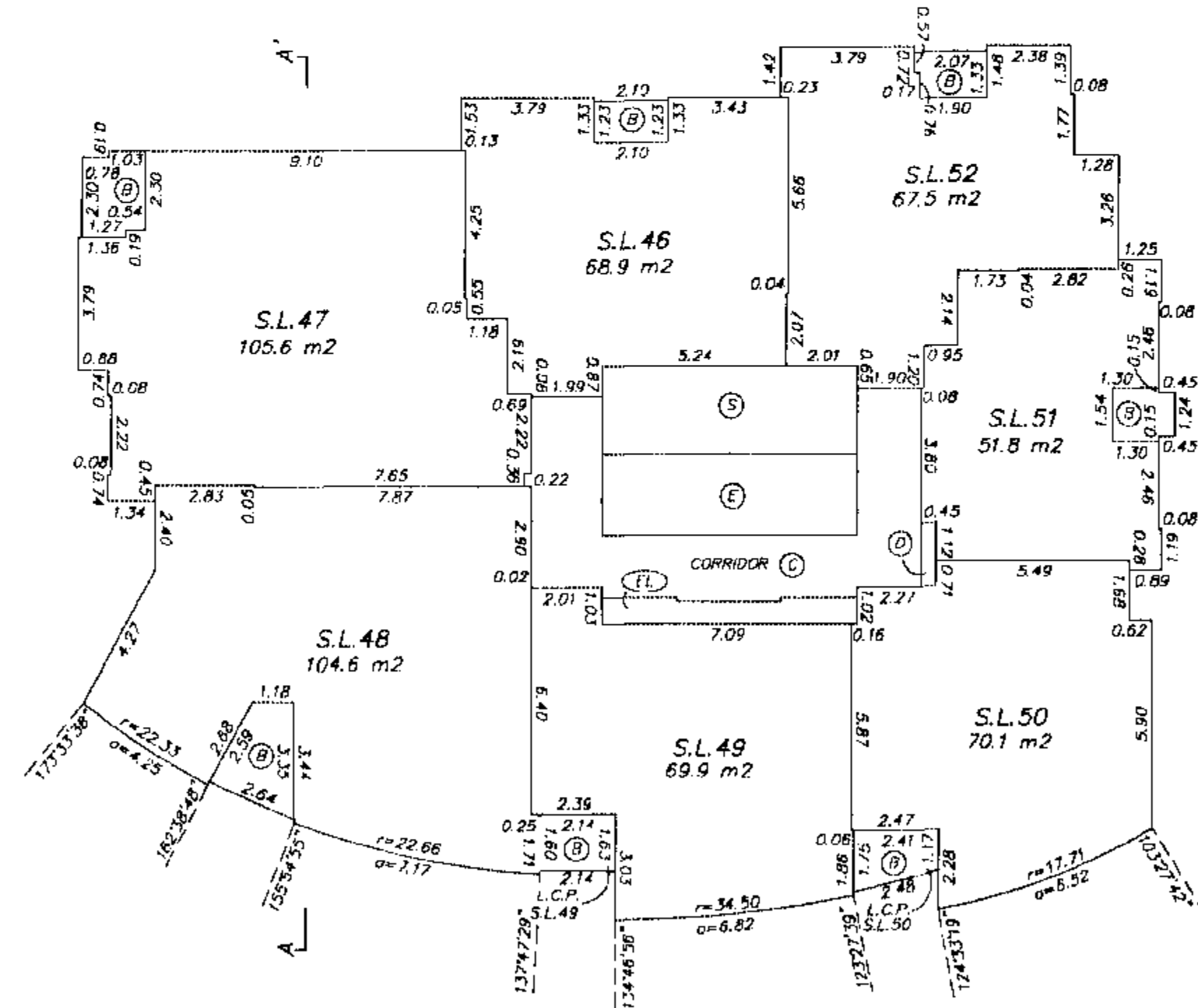
GARY C. SUNDVICK, B.C.L.S.

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

## 10th FLOOR

## STRATA PLAN BCS 890

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



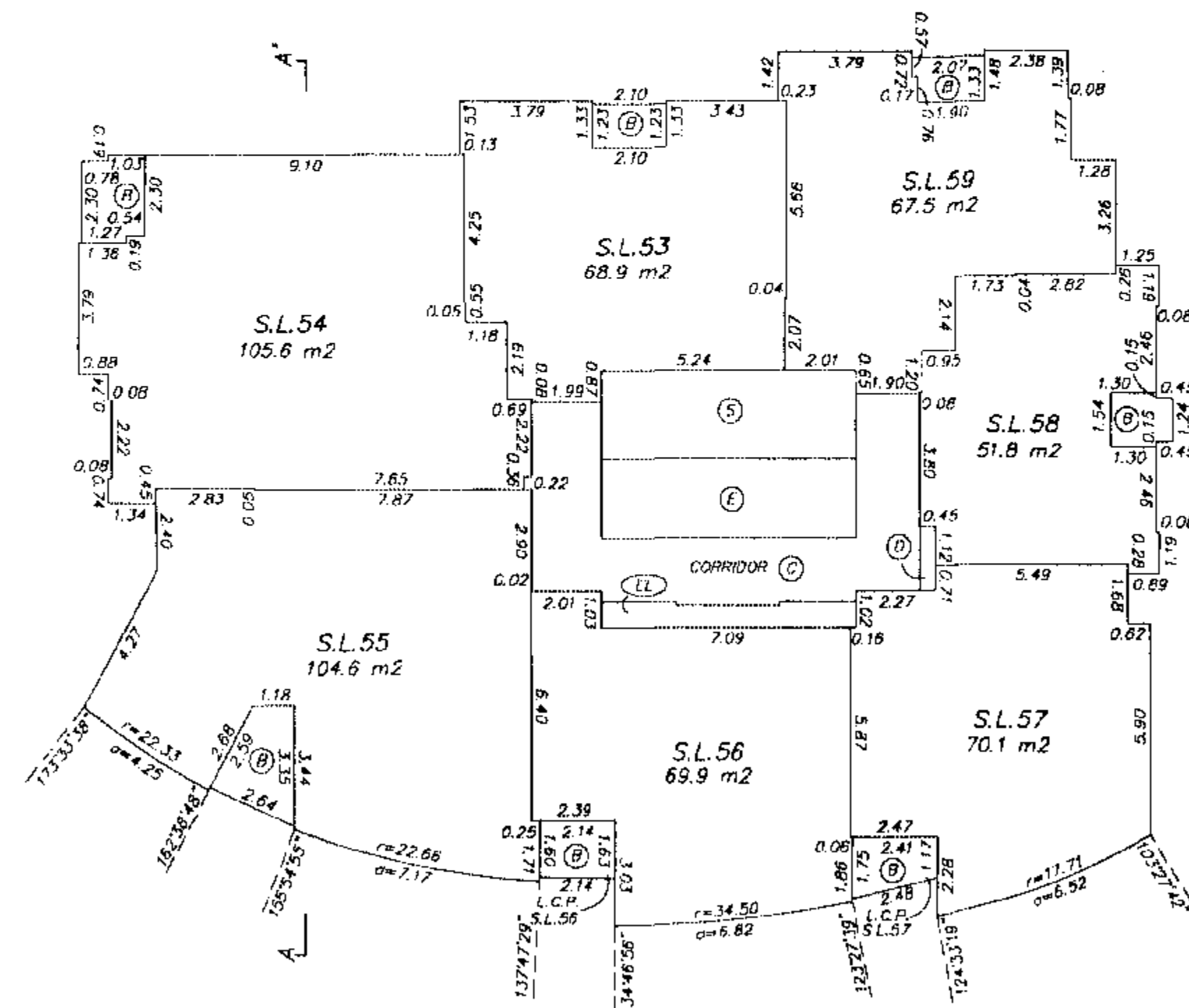
GARY C. SUNDVICK, B.C.L.S.

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

## 11th FLOOR

## STRATA PLAN BCS 890

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



GARY C. SUNDVICK, R.C.I.S.

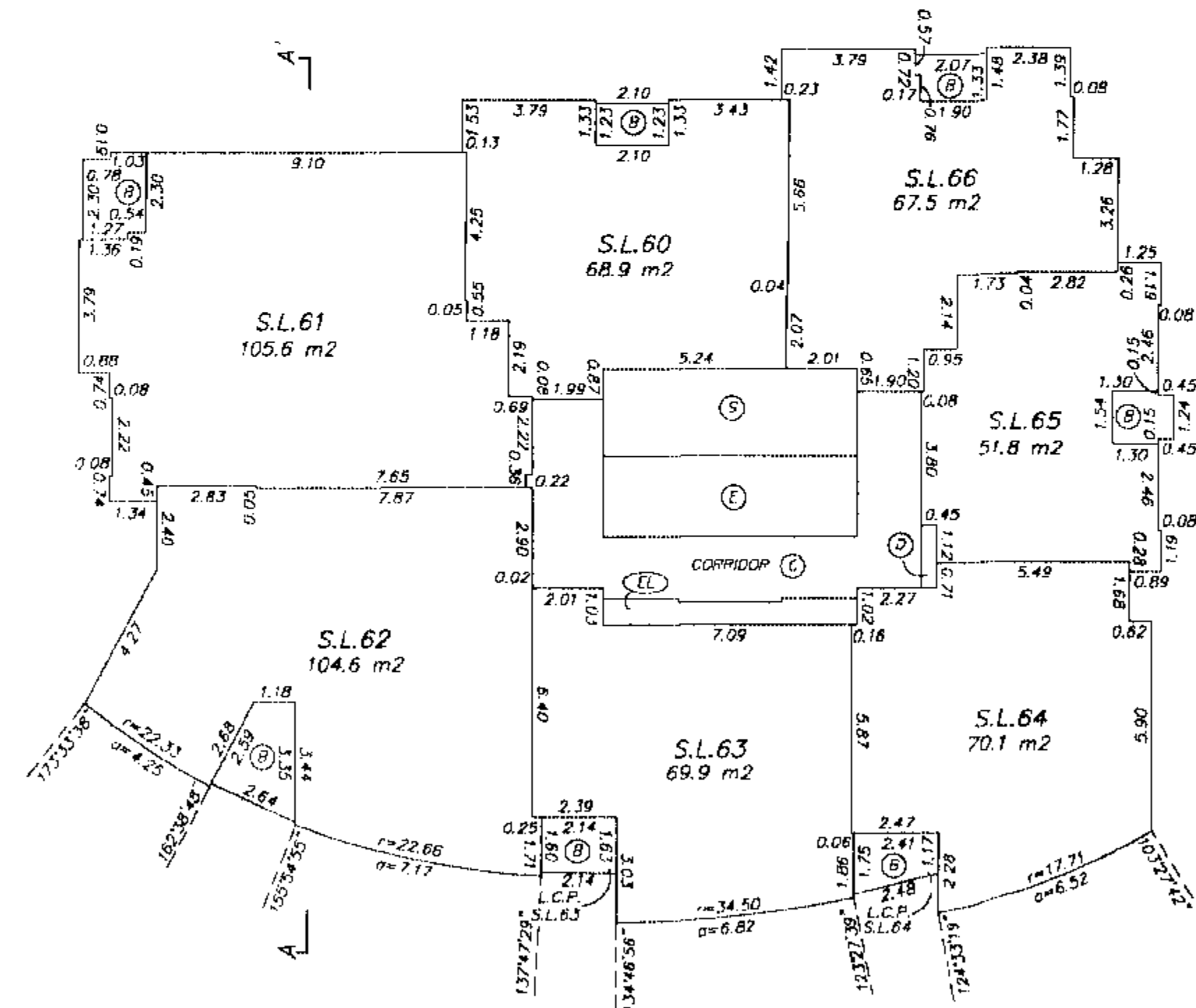
JUNE 30, 2004  
BUTLER, SUNDVICK & ASSOCIATES  
FILE: 2637 DWG: 2637-54

# 12th FLOOR

SHEET 18 OF 43 SHEETS

## STRATA PLAN BCS 890

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



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

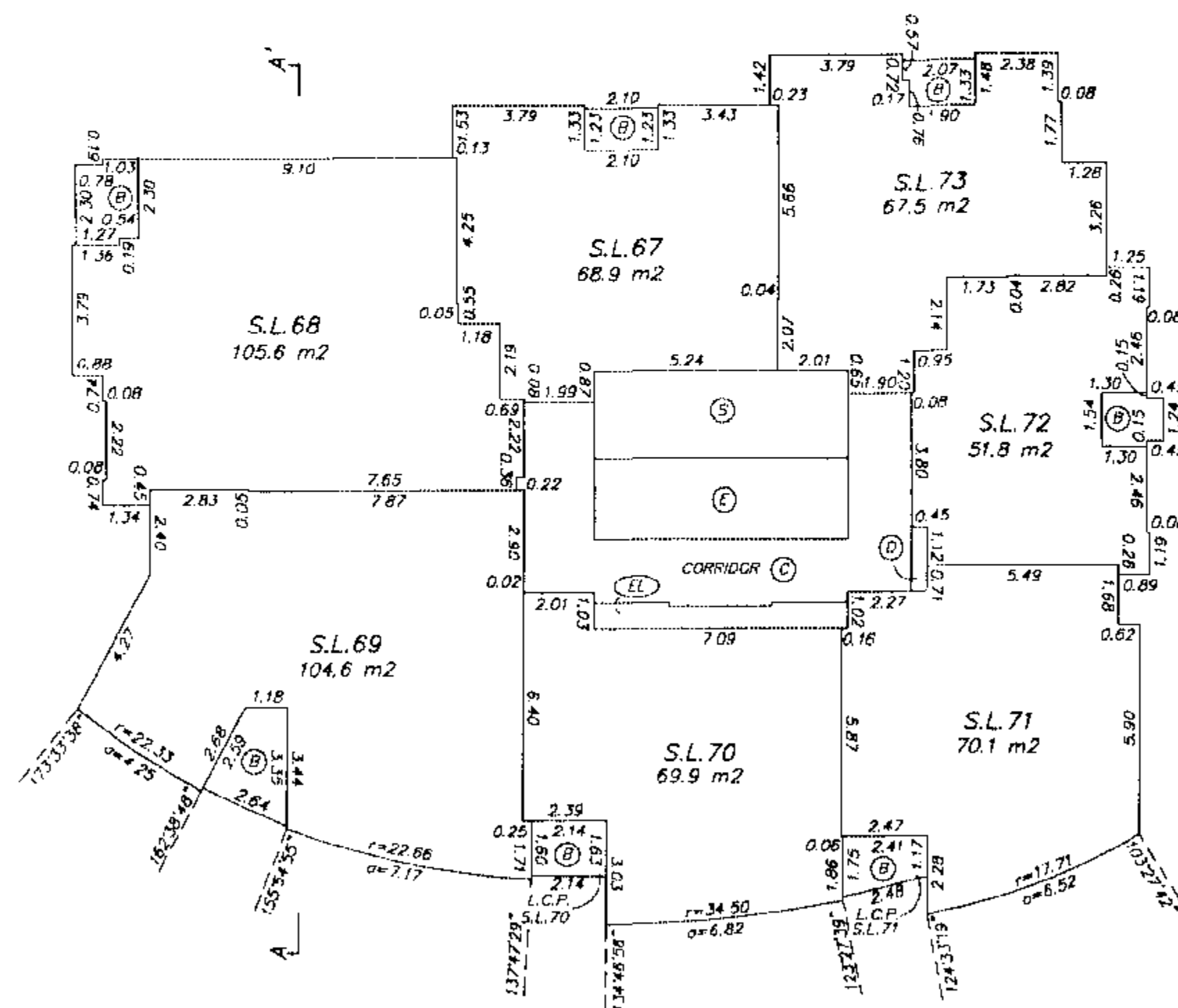
JUNE 30, 2004  
BUTLER, SUNDVICK & ASSOCIATES  
FILE: 2637 DWG: 2637-SA

## 15th FLOOR

STRATA PLAN BCS 890

SHEET 19 OF 43 SHEETS

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



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

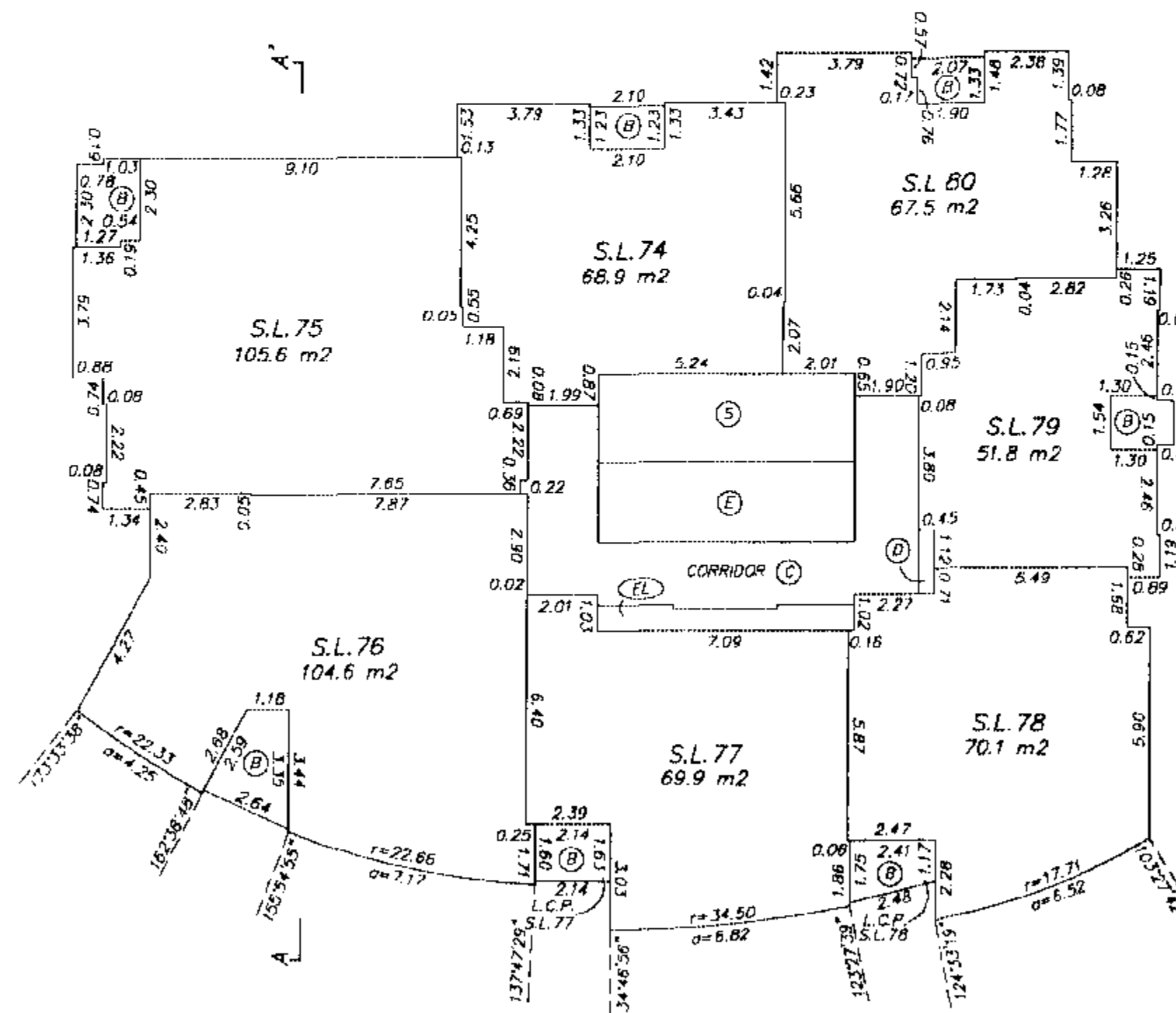
JUNE 30, 2004  
BUTLER, SUNDVICK & ASSOCIATES  
FILE: 26.57 UWG: 26.57-54

# 16th FLOOR

## STRATA PLAN BCS 890

SHEET 20 OF 43 SHEETS

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



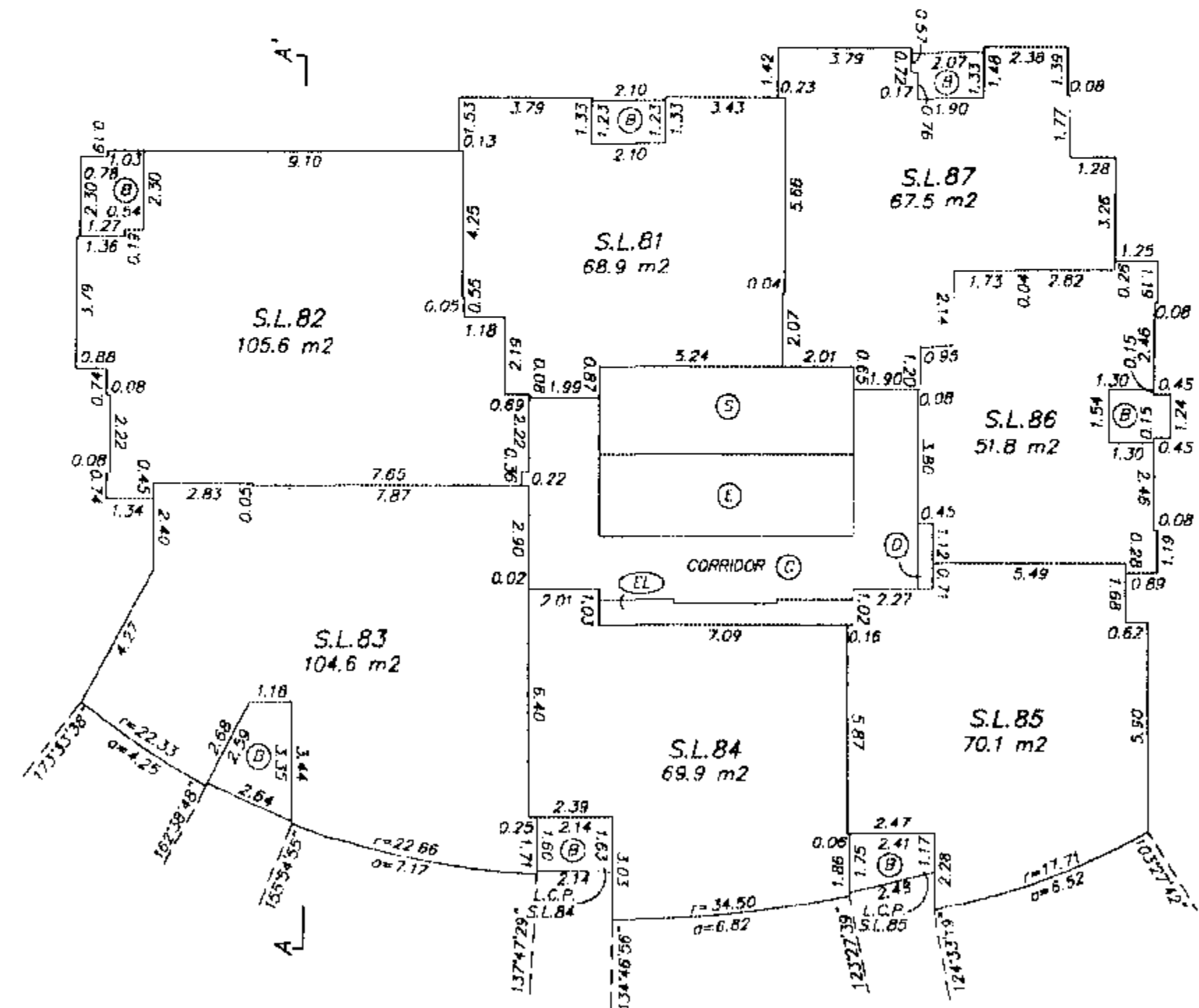
GARY C. SUNDVICK, B.C.L.S.  
JUNE 30, 2004  
BUTLER, SUNDVICK & ASSOCIATES  
FILE: 2637 DWG.: 2637-54

# 17th FLOOR

STRATA PLAN BCS 890

SHEET 21 OF 43 SHEETS

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC

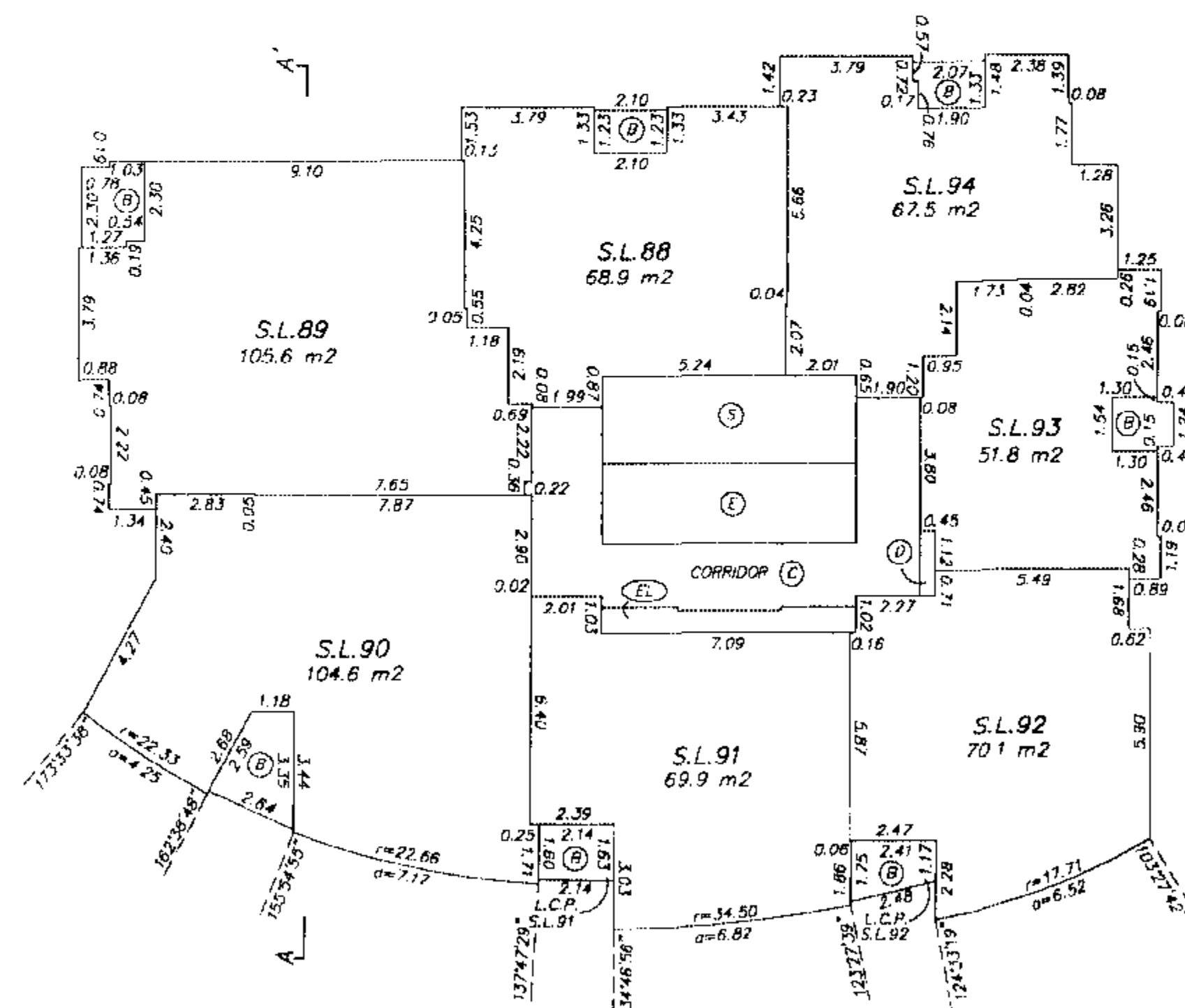


GARY C. SUNDVICK, B.C.L.S.  
JUNE 30, 2004  
BUTLER, SUNDVICK & ASSOCIATES  
FILE: 2637 DWG: 2637-54

## 18th FLOOR

## STRATA PLAN BCS 890

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



GARY C. SUNDICK, B.C.L.S.

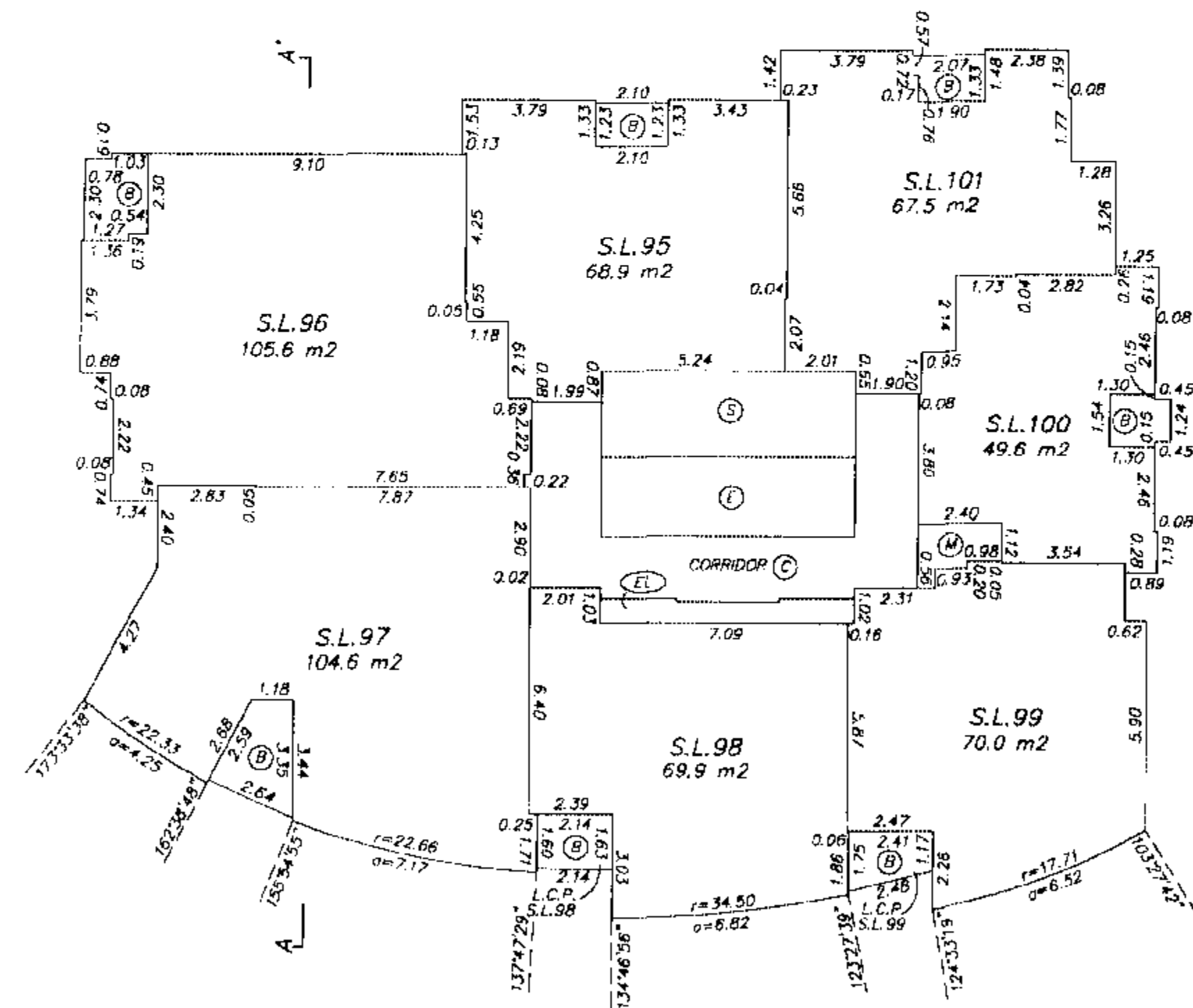
JUNE 30, 2004  
BUTLER, SUNDICK & ASSOCIATES  
FILE: 2637 DWG: 2637-S4

## 19th FLOOR

## STRATA PLAN BCS 890

SHEET 23 OF 43 SHEETS

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



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

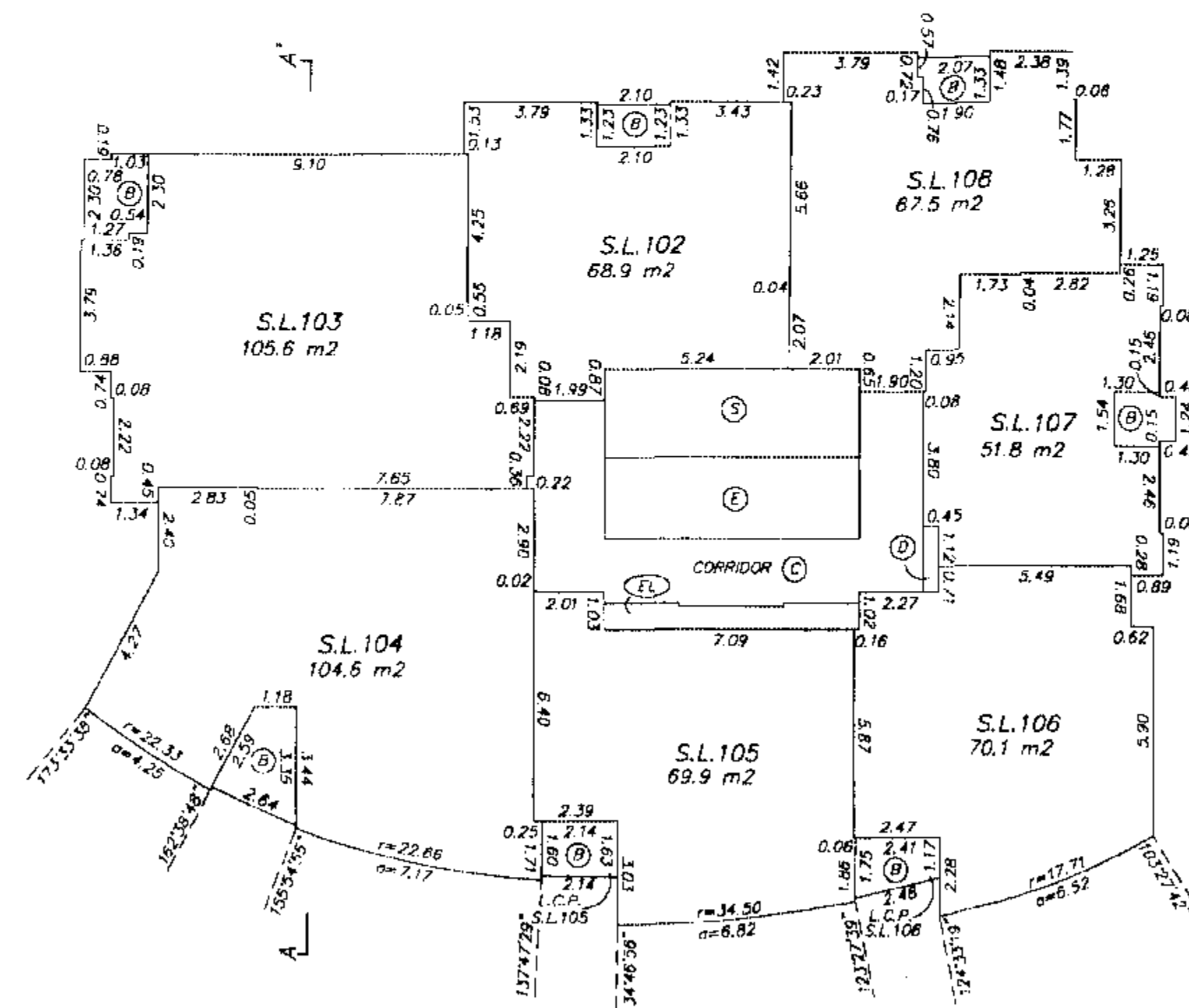
JUNE 30, 2004  
BUTLER, SUNDVICK & ASSOCIATES  
FILE: 2637 DWG: 2637-S4

## 20th FLOOR

## STRATA PLAN BCS 890

SHEET 24 OF 43 SHEETS

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



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

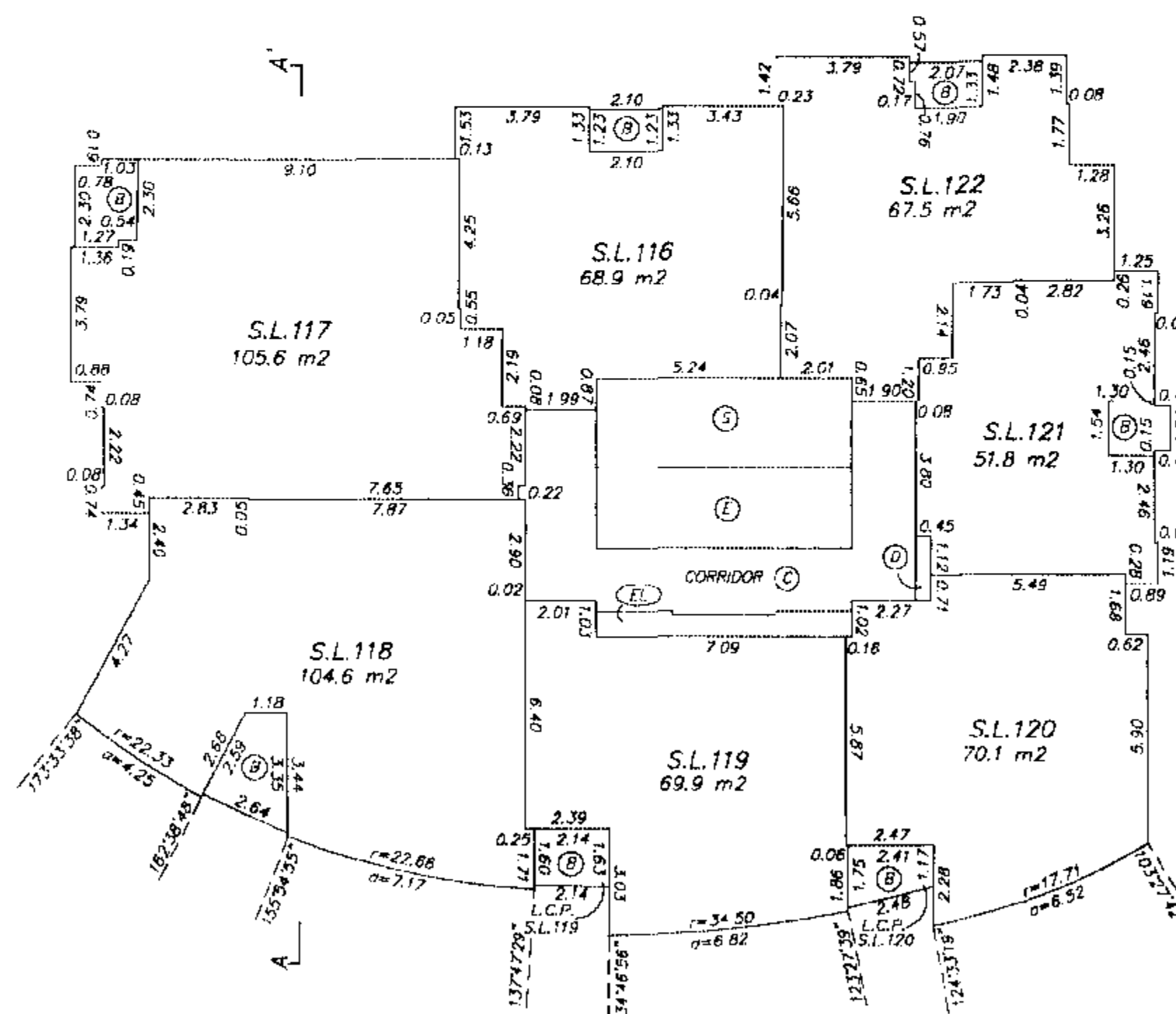
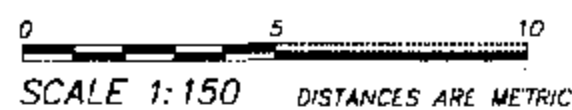
JUNE 30, 2004  
BUTLER, SUNDVICK & ASSOCIATES  
FILE: 2637 DWG: 2637-54



SHEET 26 OF 43 SHEETS

## 22nd FLOOR

STRATA PLAN BCS 890



GARY C. SUNTVICK, B.C.L.S.

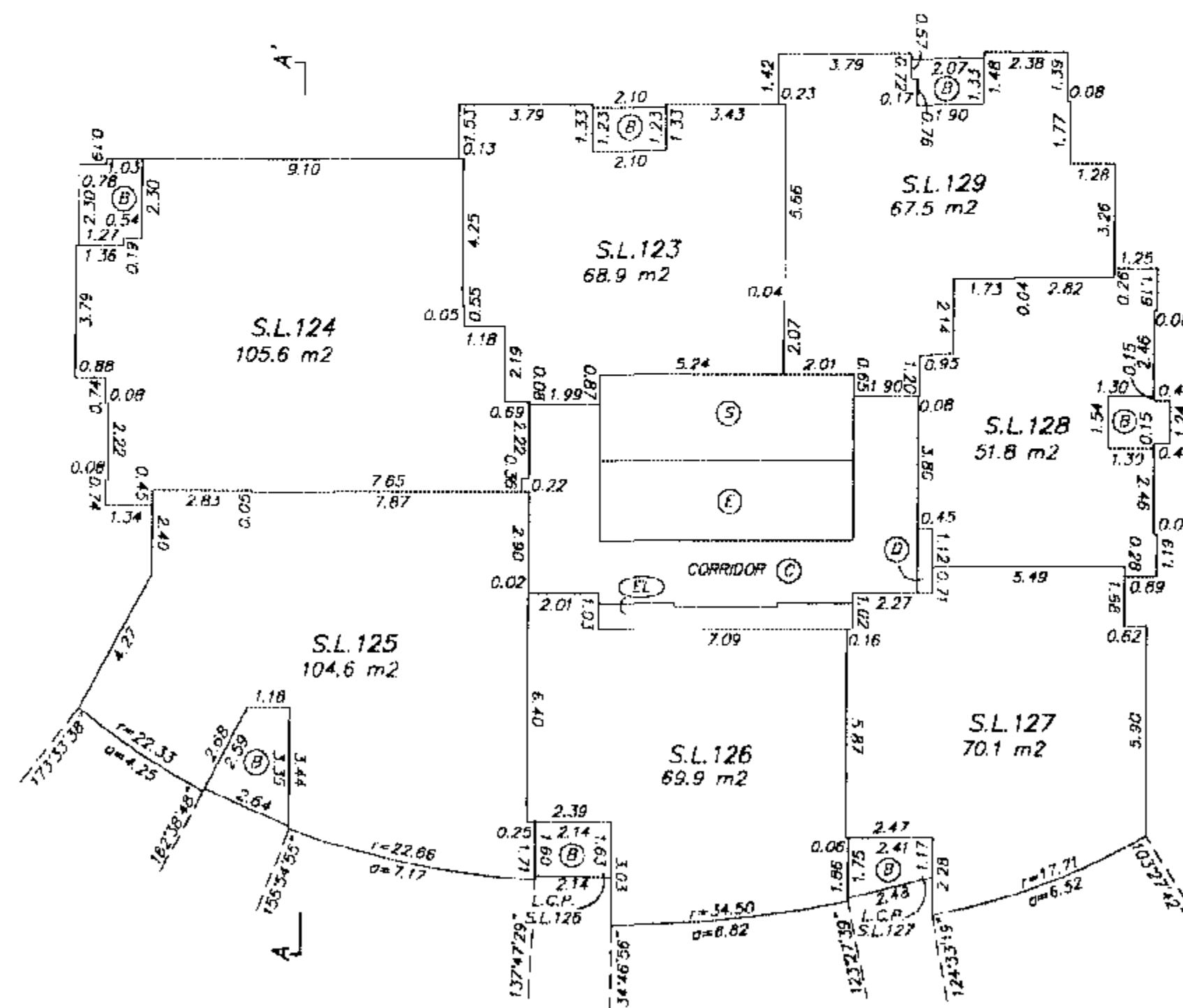
JUNE 30, 2004  
BUTLER, SUNDVICK & ASSOCIATES  
FILE: 2637 DWG.: 2637-S4

## 23rd FLOOR

## STRATA PLAN BCS 890

SHEET 27 OF 43 SHEETS

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



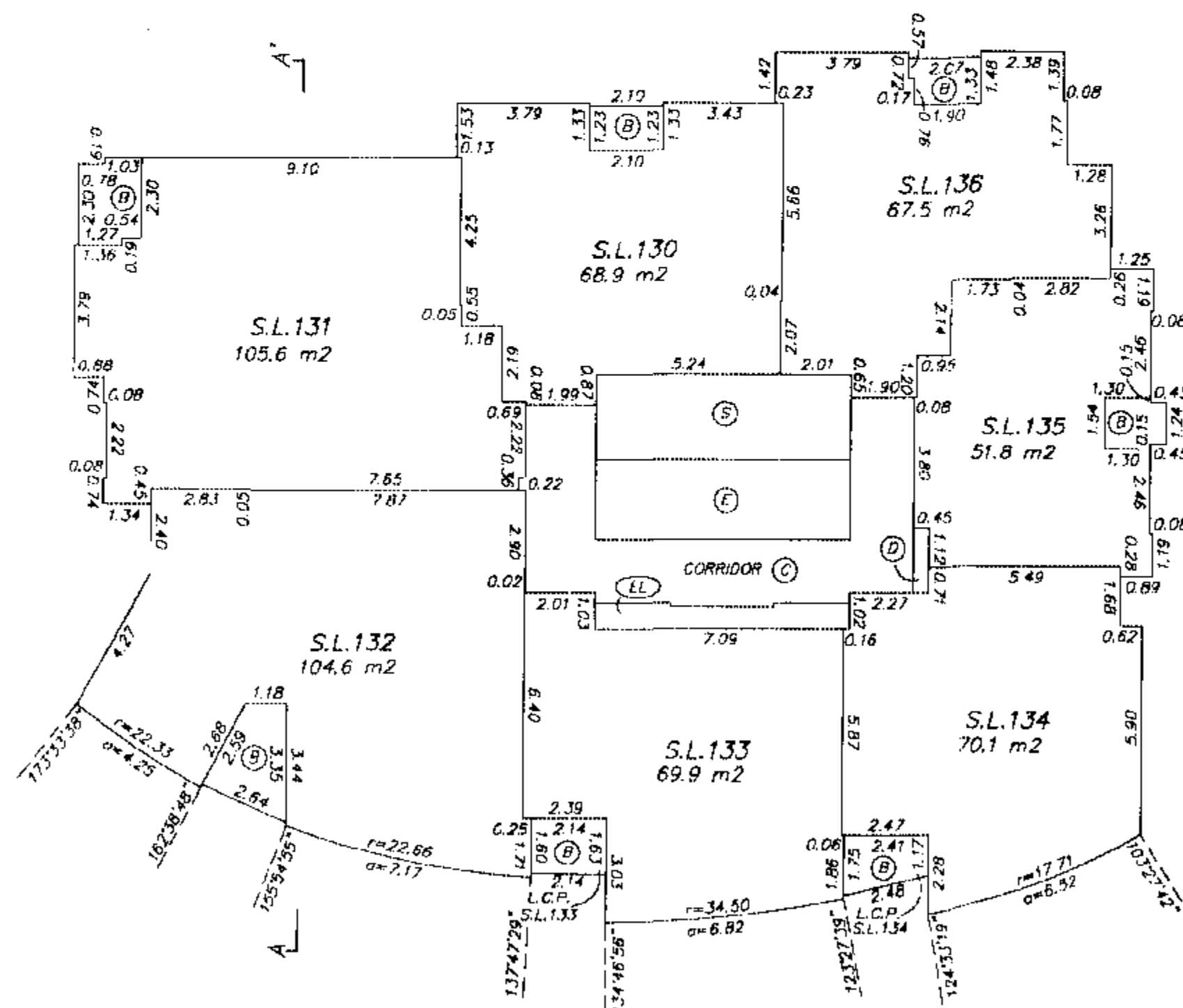
GARY C. SUNDVICK, B.C.L.S.

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

## 25th FLOOR

## STRATA PLAN BCS 890

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



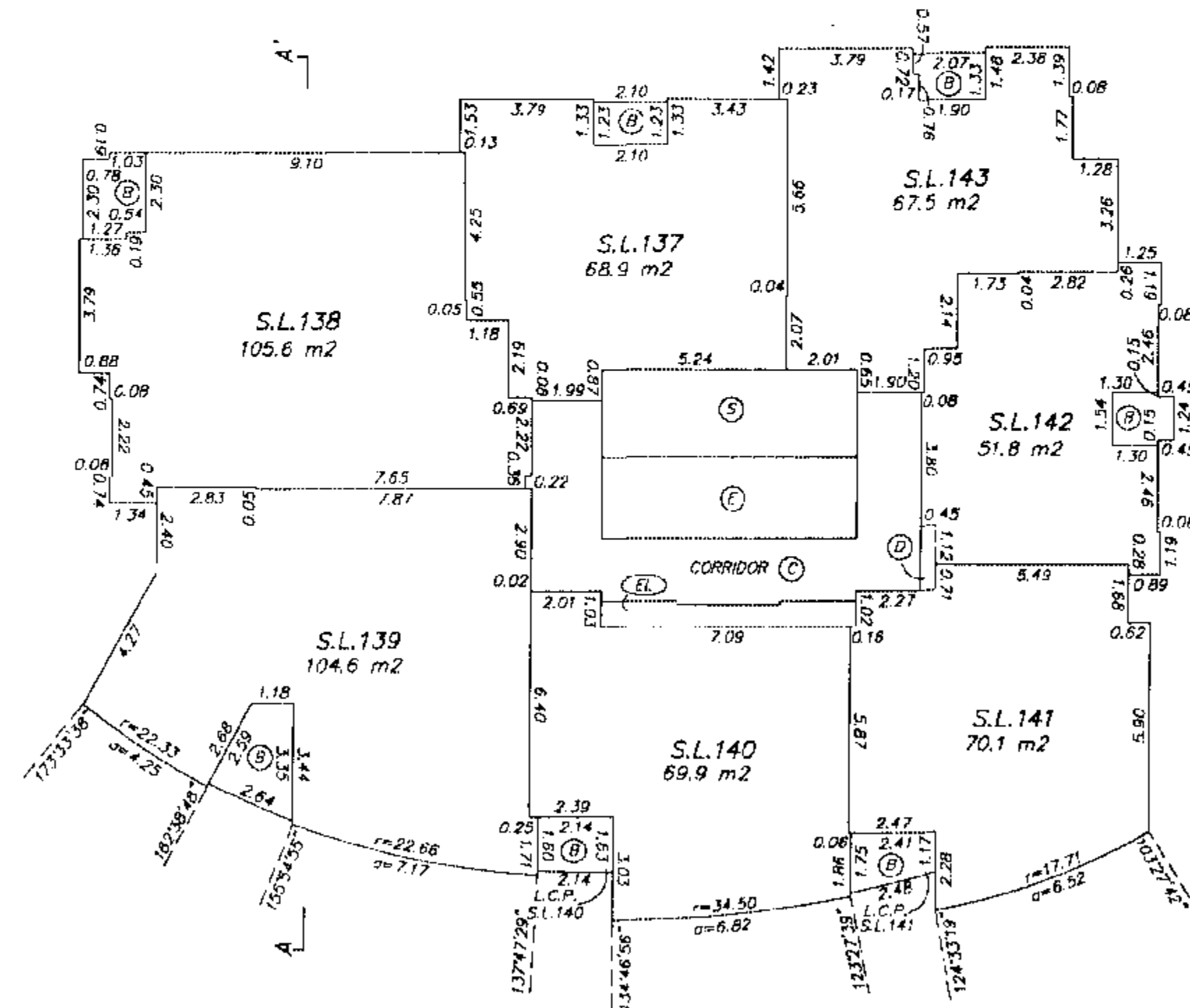
GARY C. SUNDVICK, B.C.L.S.

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

## 26th 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

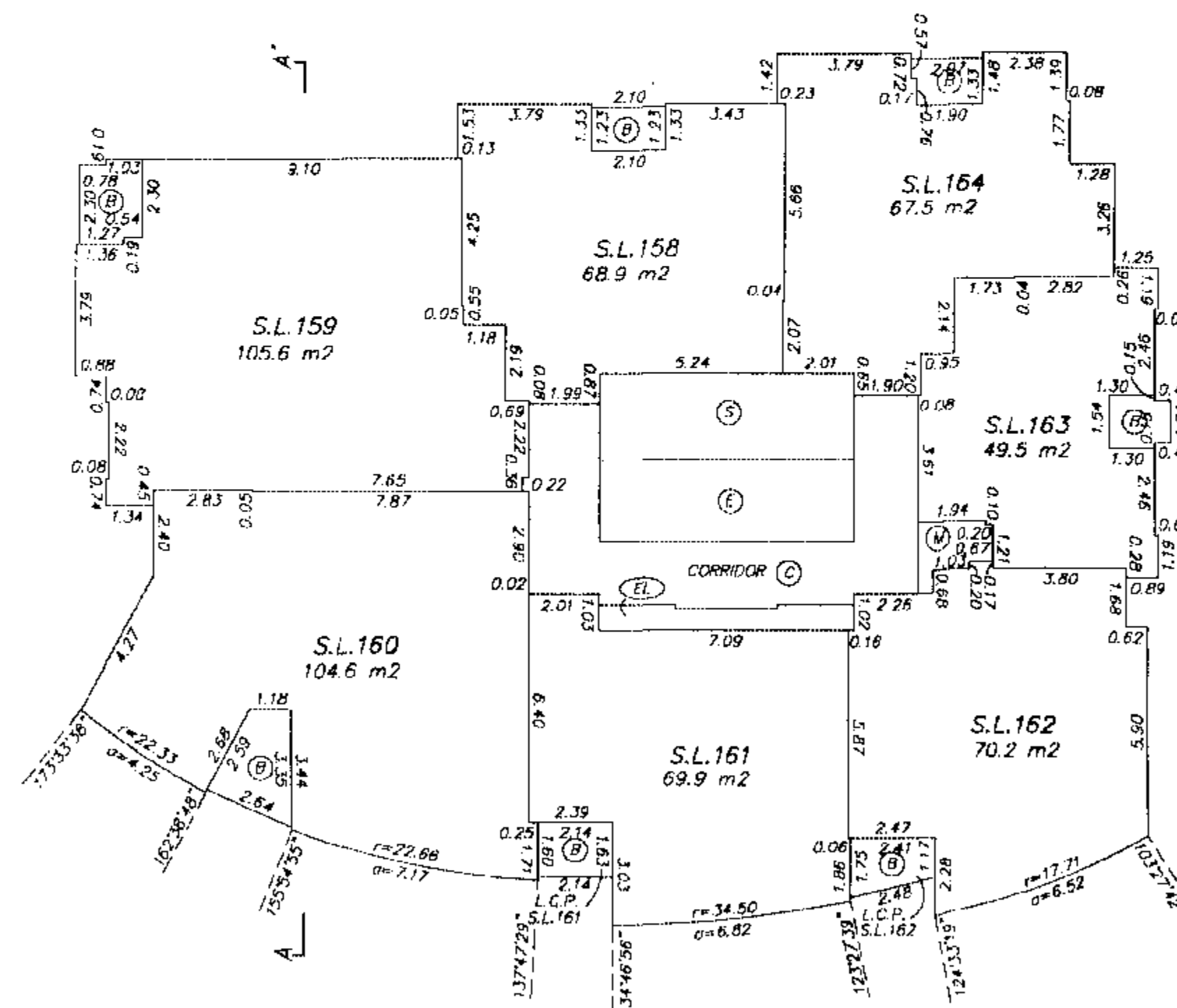
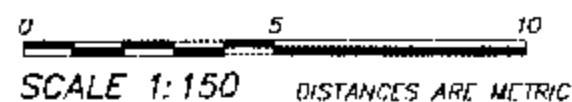




29th FLOOR

SHEET 32 OF 43 SHEETS

STRATA PLAN BCS 890



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

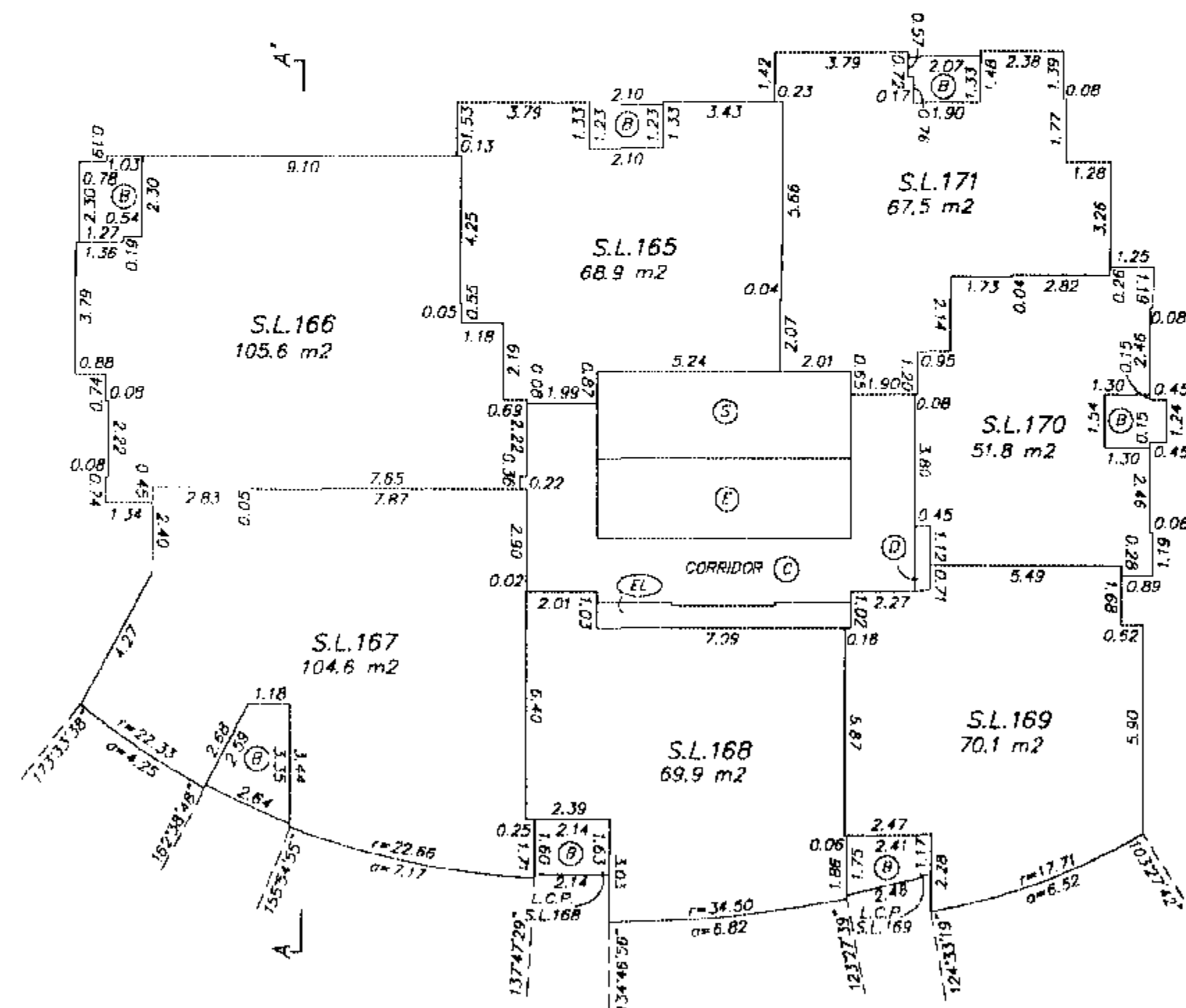
JUNE 30, 2004  
BUTLER, SUNDVICK & ASSOCIATES  
FILE: 2637 DWG.: 2637-S4

## 30th FLOOR

SHEET 33 OF 43 SHEETS

STRATA PLAN BCS 890

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



DARY C. SUNDACK, B.C.I.S.

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

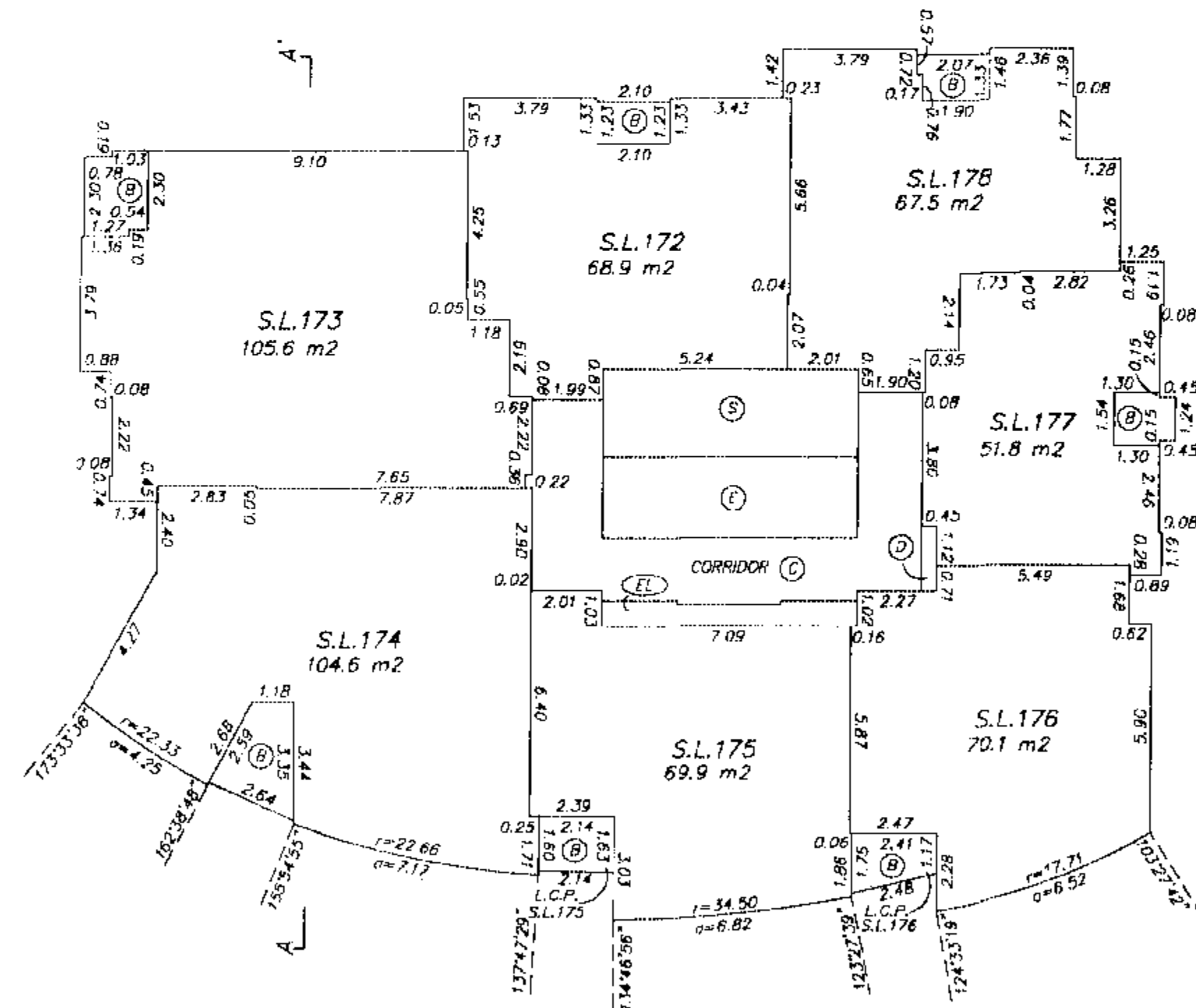
# 31st FLOOR

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



SHEET 34 OF 43 SHEETS

## STRATA PLAN BCS 890



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

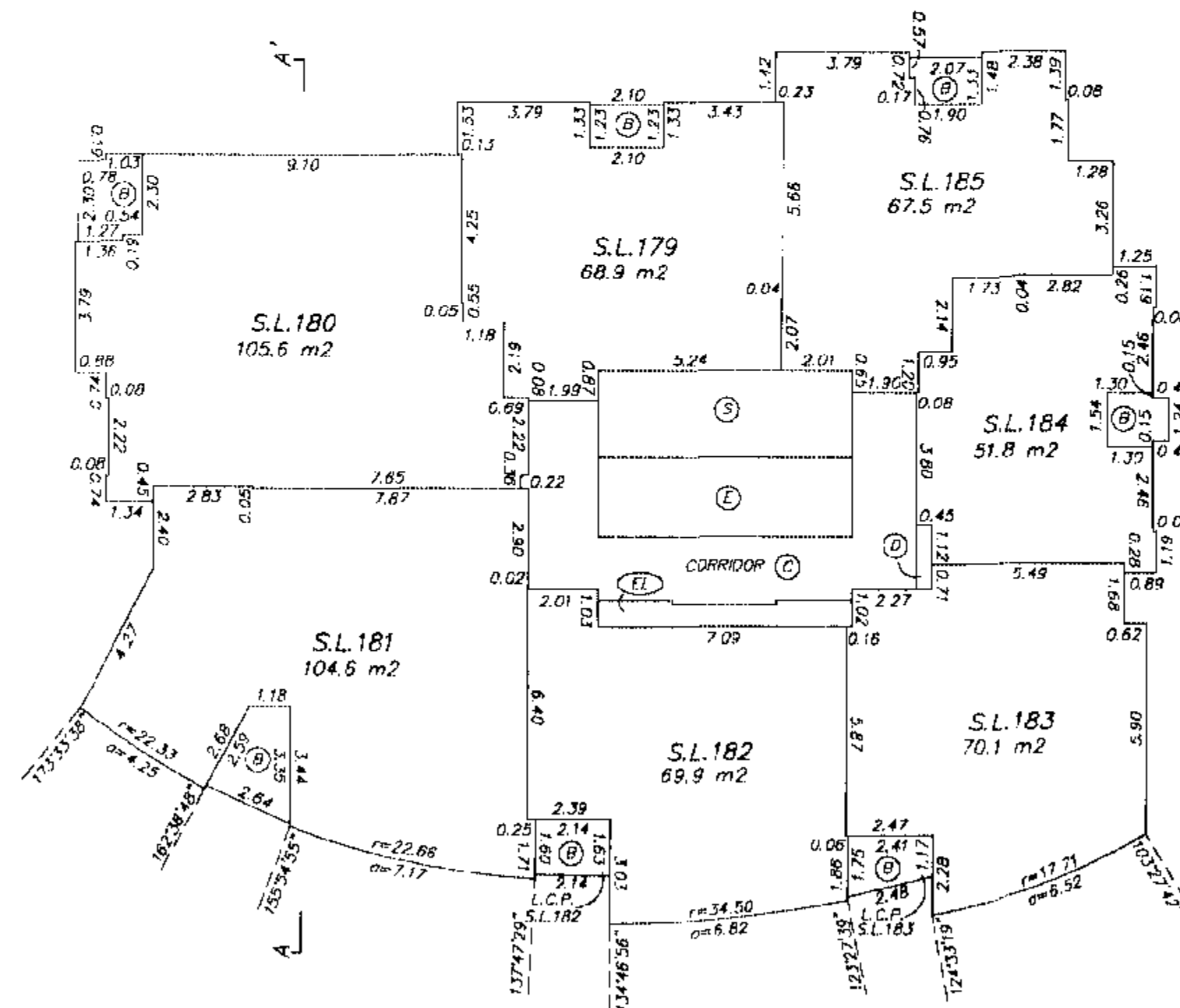
JUNE 30, 2004  
BUTLER, SUNDVICK & ASSOCIATES  
FILE: 2637 DWG: 2637-54

# 32nd FLOOR

STRATA PLAN BCS 890

SHEET 35 OF 43 SHEETS

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

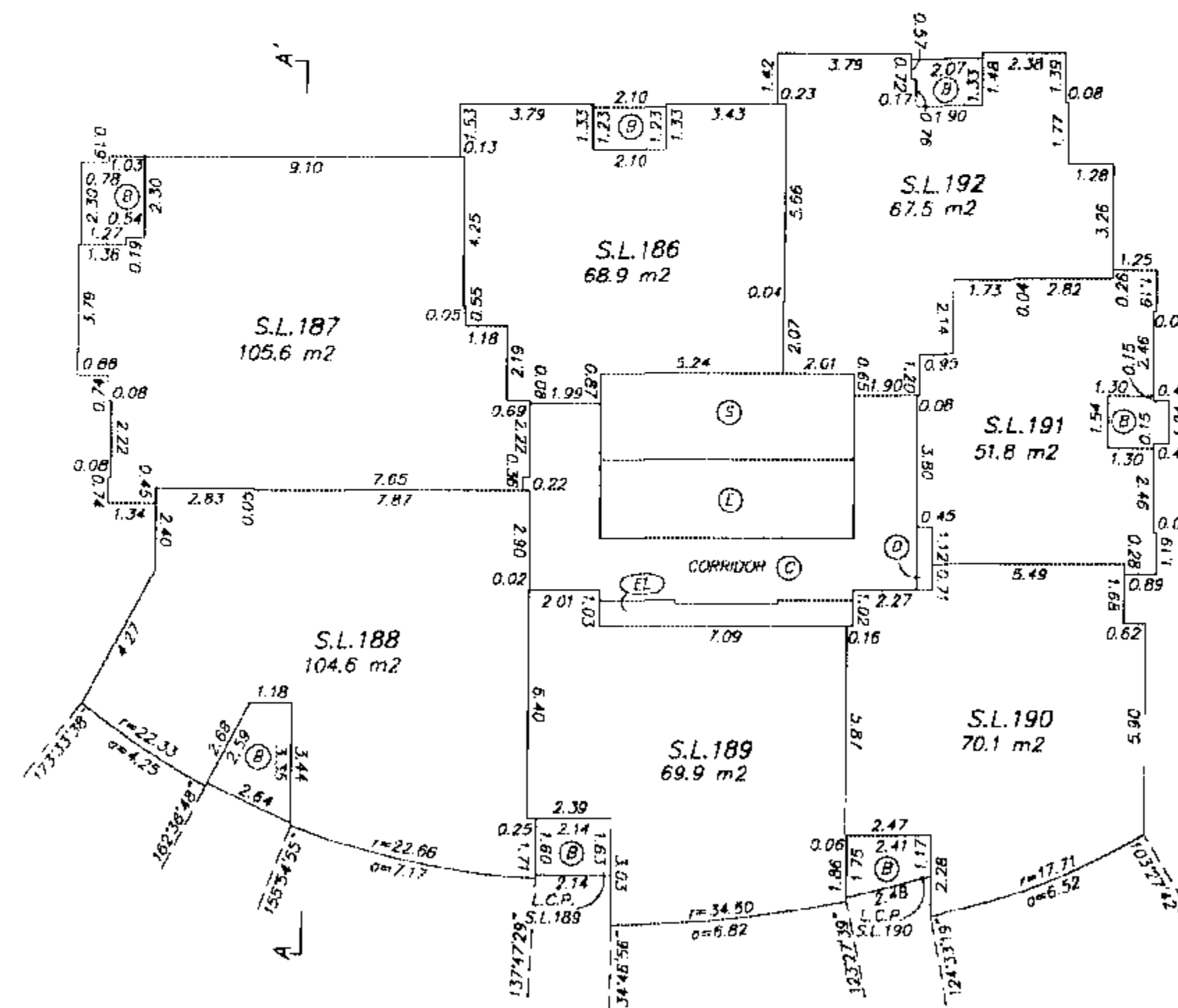
## 33rd FLOOR

## STRATA PLAN BCS 890

SHEET 36 OF 43 SHEETS

0 5 10

SCALE 1:150 DISTANCES ARE METRIC



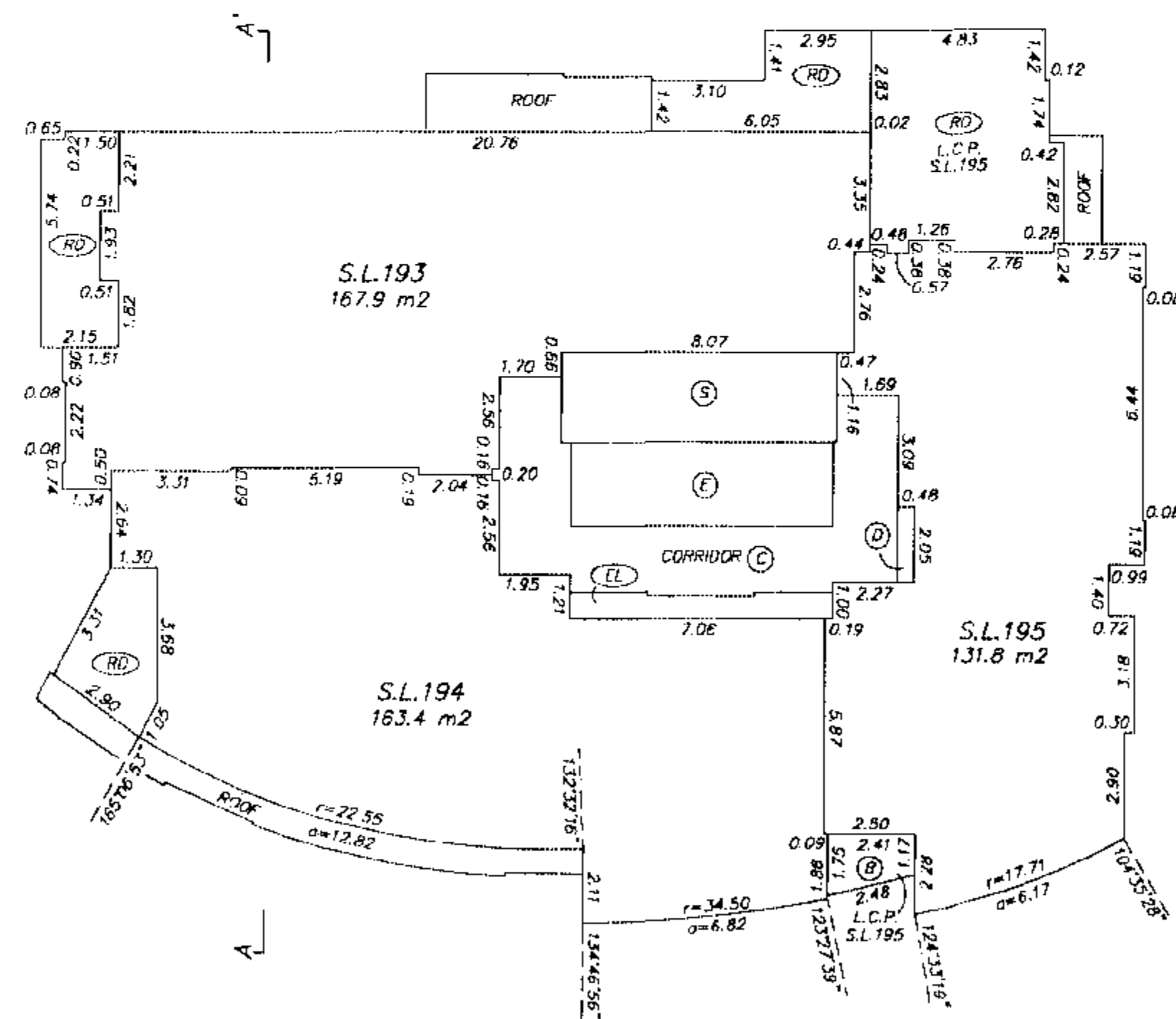
GARY C. SUNDVICK, B.C.L.S.

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

## 35th FLOOR

## STRATA PLAN BCS 890

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



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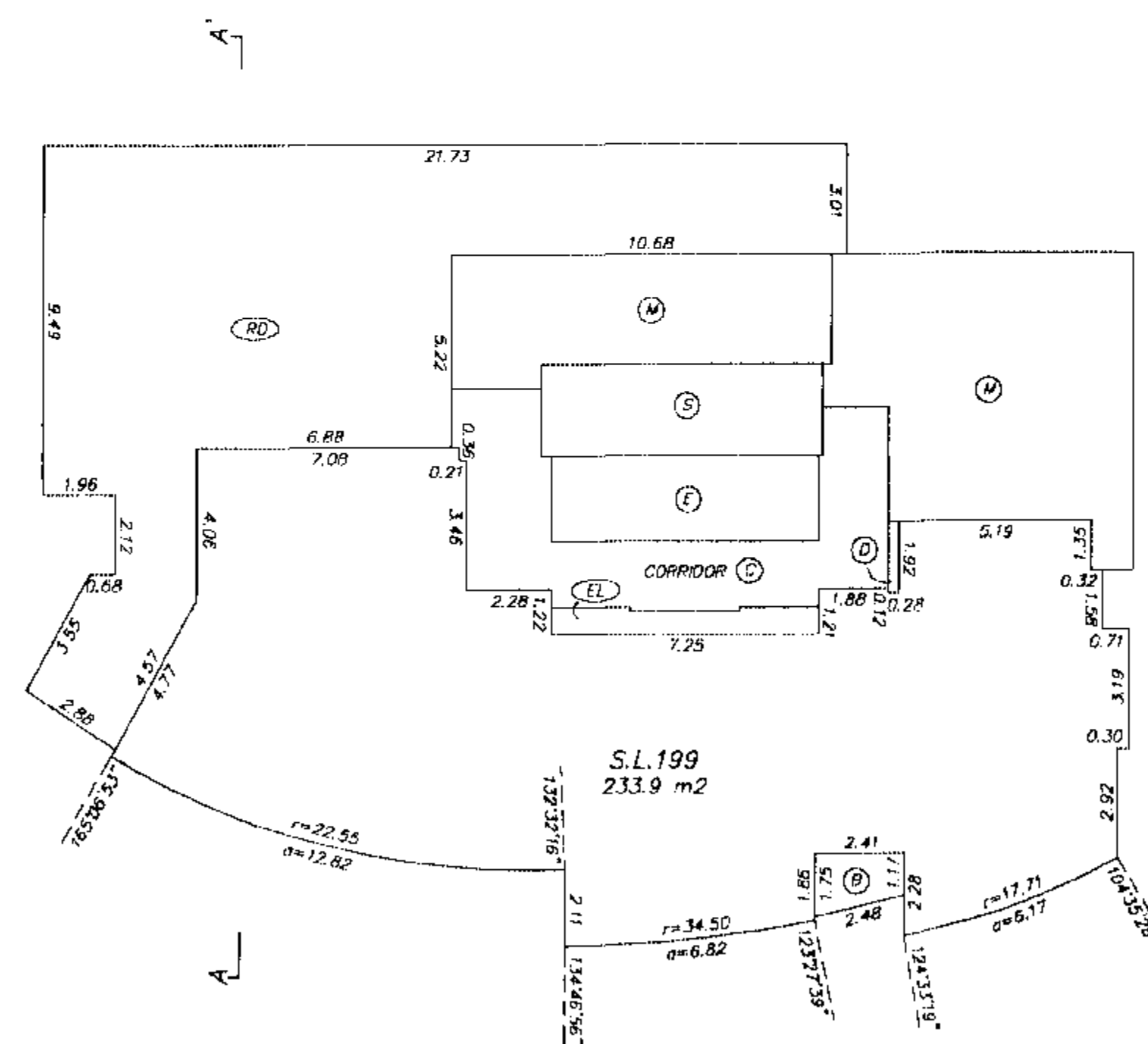
JUNE 30, 2004  
BUTLER, SUNDVICK & ASSOCIATES  
FILE: 2637 DWG.: 2637-54



## 37th FLOOR

## STRATA PLAN BCS 890

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



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FILE: 2637 DWG: 2637-54

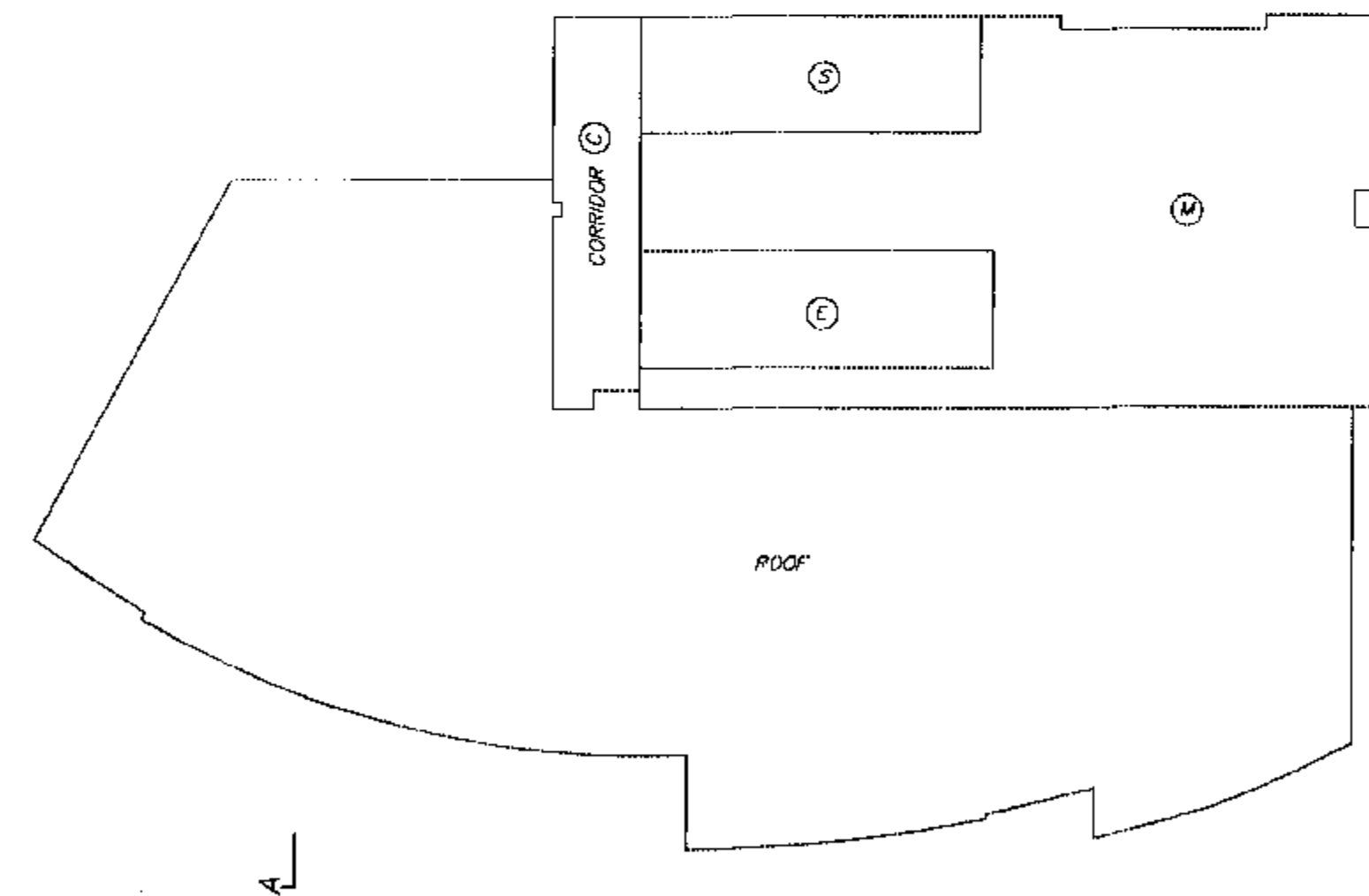


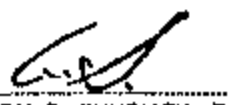
**MECHANICAL PENTHOUSE**

SHEET 41 OF 43 SHEETS

**STRATA PLAN BCS 890**

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC

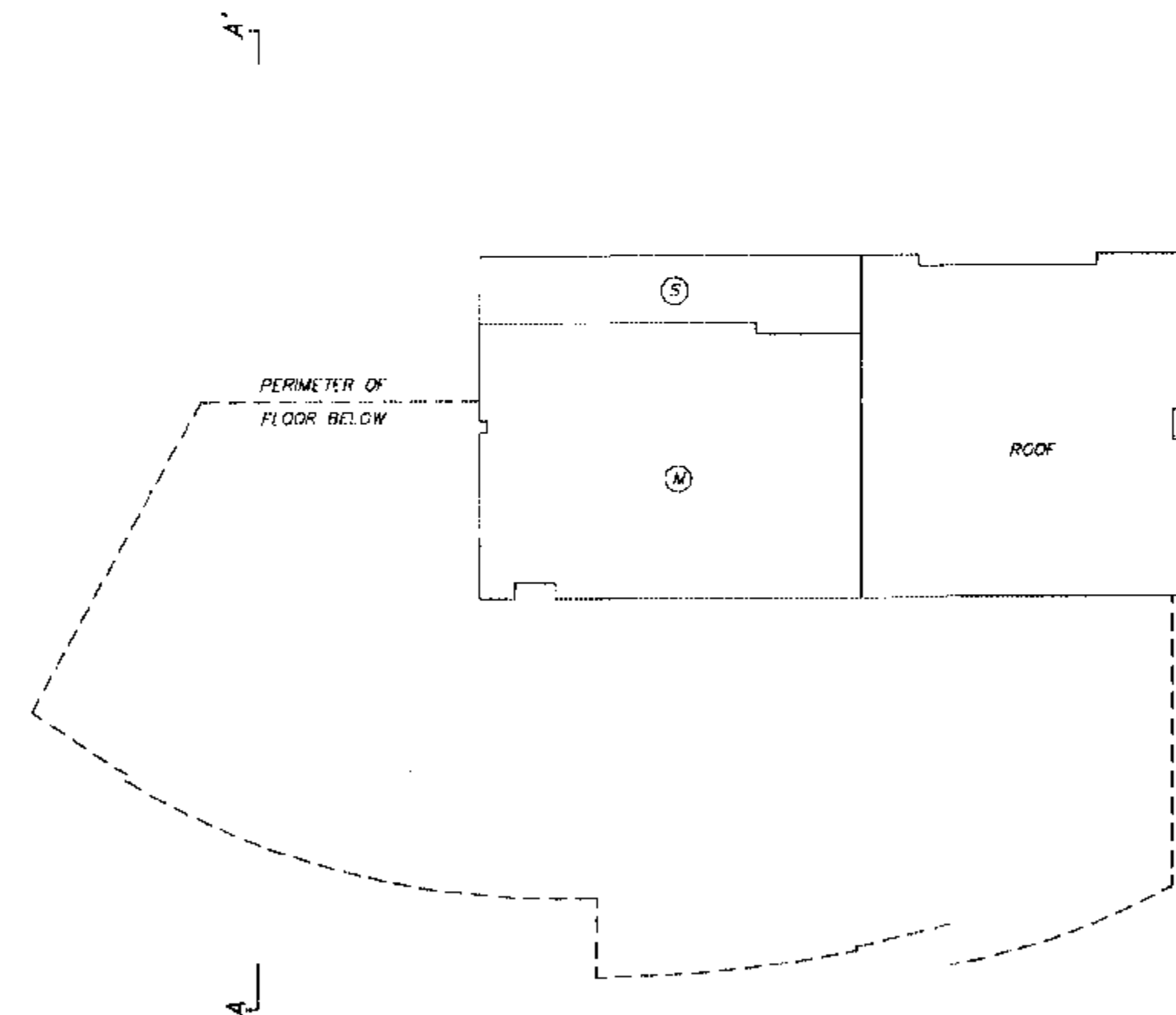


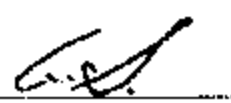
  
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FILE: 2637 DWG: 2637-54

# ELEVATOR MACHINE ROOM

STRATA PLAN BCS 890

0 5 10  
SCALE 1:150 DISTANCES ARE METRIC



  
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**ROOF**

0 5 10

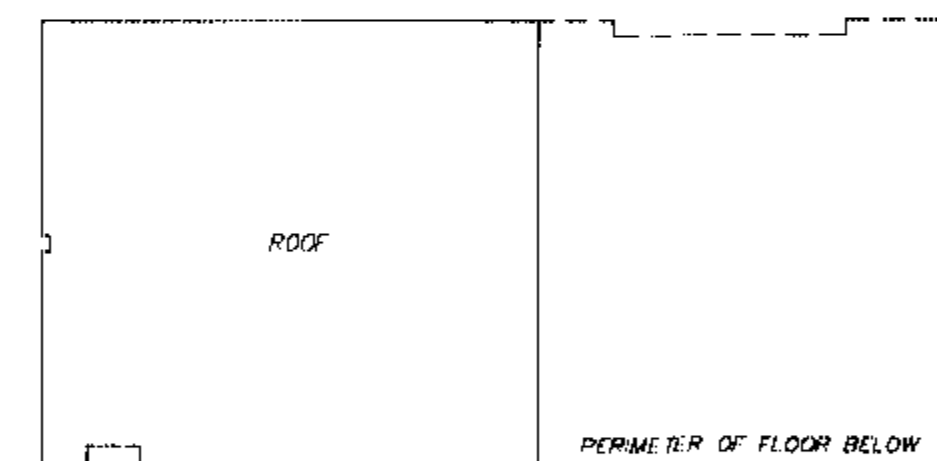
SCALE 1:150 DISTANCES ARE METRIC



SHEET 43 OF 43 SHEETS

STRATA PLAN BCS 890

A'



A

  
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FILE: 2637 DWG: 2637-54