

STRATA PLAN OF LOT 1 BLOCK 3 DISTRICT LOT 302 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP33451

CITY OF VANCOUVER
BCGS 92G.025

0 25 50

SCALE 1 : 500 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 1:500.

CIVIC ADDRESS:

388 WEST FIRST AVENUE
VANCOUVER, BC

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 SHOWS ONE OR MORE WITNESS POSTS
WHICH ARE SET ALONG THE PRODUCTION OF THE
PROPERTY BOUNDARY UNLESS OTHERWISE NOTED.



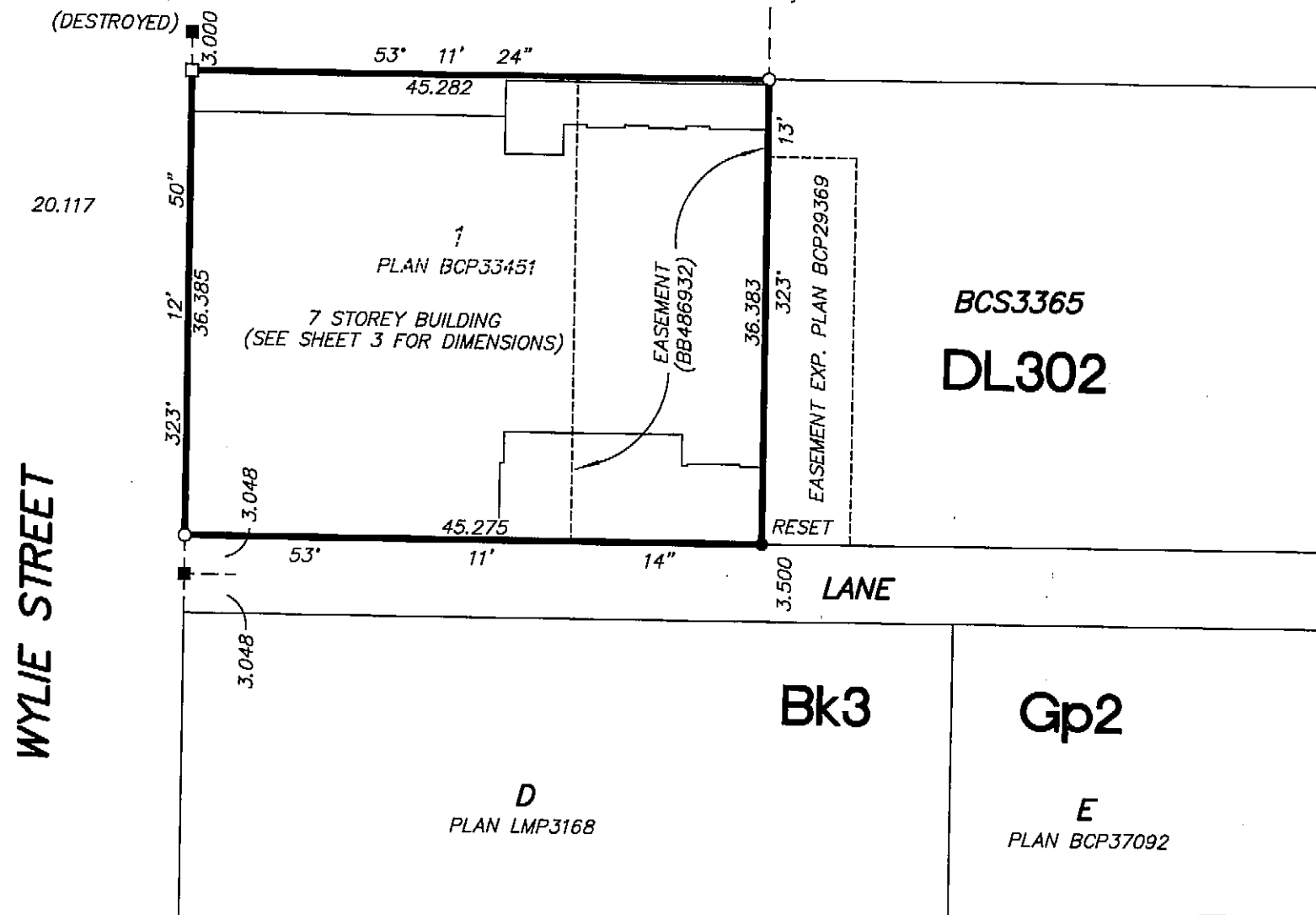
STRATA PLAN BCS3602

DEPOSITED AND REGISTERED IN THE
LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
October 2, 2009

Larry Blaschuk per sm
REGISTRAR

ref: BB1106375

FIRST AVENUE



1
PLAN BCP36925

WYLIE STREET

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 14th DAY OF SEPTEMBER, 2009. THE PLAN WAS COMPLETED
AND CHECKED, AND THE CHECKLIST FILED UNDER ECP.#101488
ON THE 25th DAY OF SEPTEMBER, 2009.

G. Sundvick

B.C.L.S.

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: 3415/Final Strata
Dwg: 3415-F-STRATA

ORIGINAL

STRATA PLAN BCS 3602

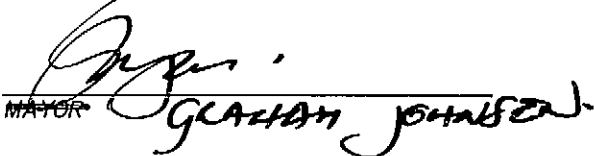
LEGENDGRID BEARINGS ARE DERIVED FROM
PLAN BCP33451

FOUND PLACED

- ☐ DENOTES LEAD PLUG
☐ DENOTES IRON POST
 SL DENOTES STRATA LOT
 PT. DENOTES PART
 LCP 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
 (C) DENOTES COMMON PROPERTY
 (PL) DENOTES PLANTER - COMMON PROPERTY UNLESS OTHERWISE SHOWN
 (EL) DENOTES ELECTRICAL - COMMON PROPERTY
 (P-1) DENOTES PATIO BEING LIMITED COMMON PROPERTY
 FOR EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
 (RD-47) DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY
 FOR EXCLUSIVE USE OF STRATA LOT 47 (TYPICAL)
 (B-4) DENOTES BALCONY BEING LIMITED COMMON PROPERTY
 FOR EXCLUSIVE USE OF STRATA LOT 4 (TYPICAL)
 (S-1) DENOTES STORAGE LOCKER BEING LIMITED COMMON PROPERTY
 FOR EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
 m2 DENOTES SQUARE METRES

THE CITY OF VANCOUVER, THE REGISTERED OWNER
OF COVENANTS BB486928, BB533022, BB533024,
BB571328, BB571330, BB571332, BB571337,
BB571339, BB571341, BB571343, BB571349,
BB571353, BB925727 HEREBY CONSENT TO THE
DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATURES


 MAYOR GRAHAM JOHNSON

CLERK

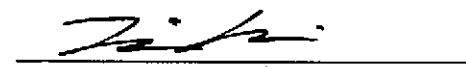
I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN
HAVE NOT, AS OF SEPTEMBER 25, 2009 BEEN PREVIOUSLY OCCUPIED.

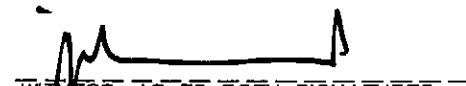

 B.C.L.S.

MORTGAGEE

HSBC BANK CANADA


 Name RICHARD NAILEN
 Authorized Signatory


 Name Kevin Price
 Authorized Signatory


 WITNESS AS TO BOTH SIGNATURES
 Name JOCELYN MADRO

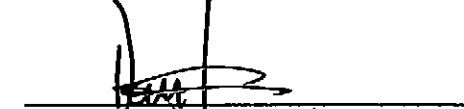
ADDRESS 885 WEST GEORGIA ST
VANCOUVER, BC V6C 3A3
OFFICER - COMMERCIAL REAL
 OCCUPATION ESTATE

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: SEPTEMBER 25, 2009


 B.C.L.S.

OWNER

PCI BEST PROJECTS INC.
(INCORPORATION No.758194)


 Name DAN TURNER
 Authorized Signatory

Name _____
 Authorized Signatory


 WITNESS AS TO BOTH SIGNATURES
 Name NEIL R. DAVIE

ADDRESS #3000-1055 WEST GEORGIA ST.
VANCOUVER, BC V6E 3R3
BARCLISTEK & SOLICITOR
 OCCUPATION

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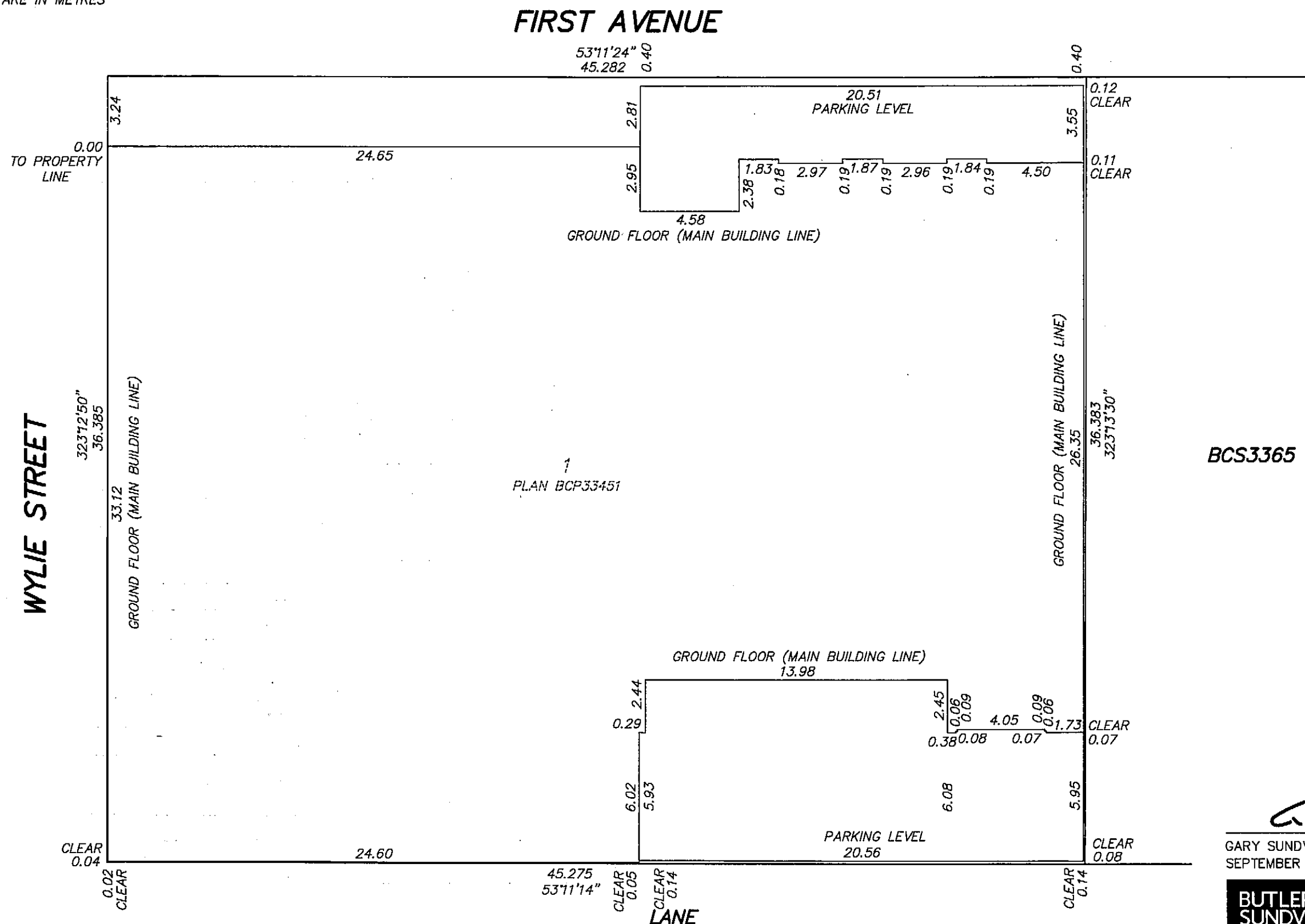
File: 3415/Final Strata
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ORIGINAL

BUILDING LOCATION

STRATA PLAN BCS 3602

0 5 10 15
SCALE 1:200 DISTANCES ARE IN METRES




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SEPTEMBER 25, 2009

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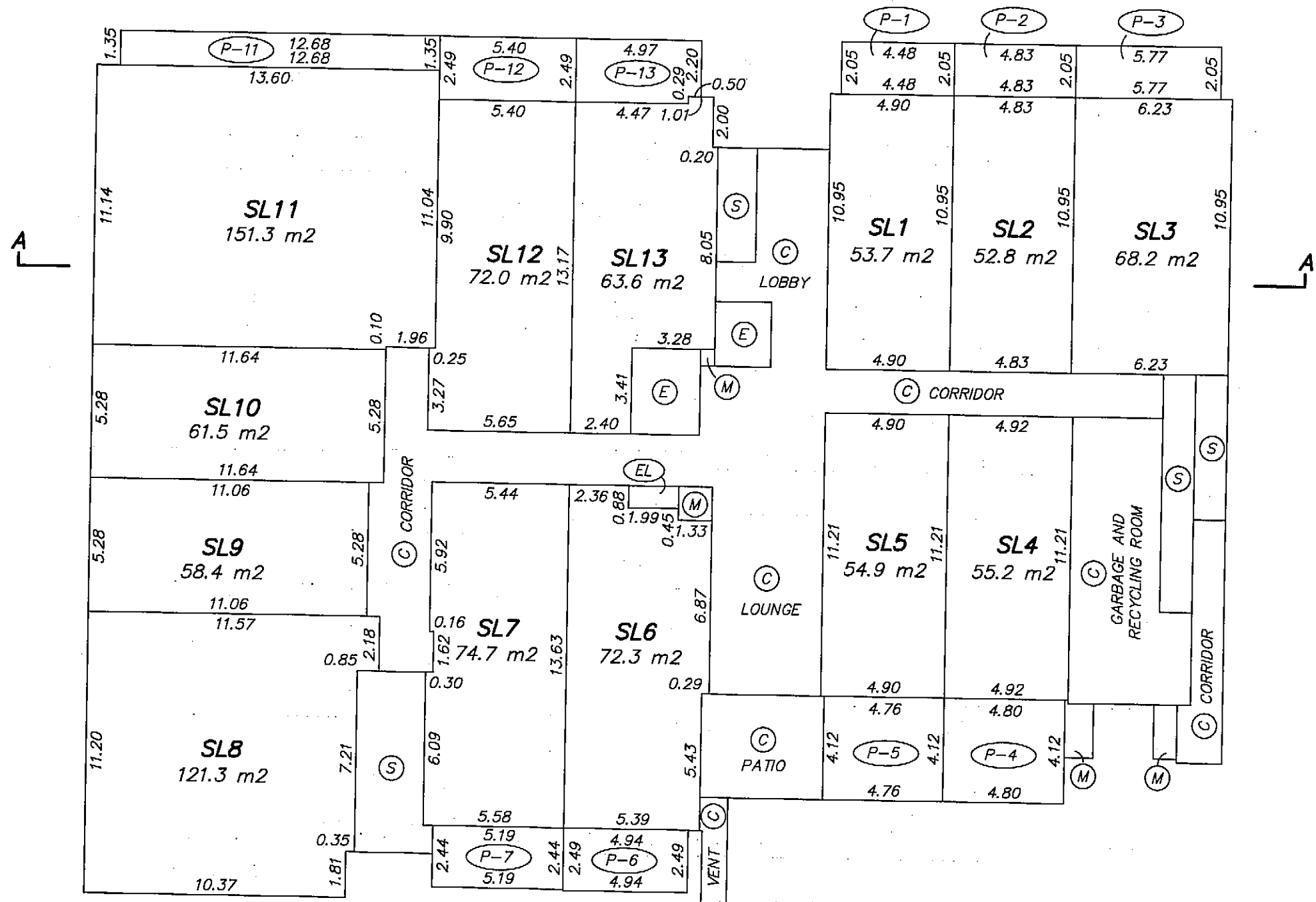
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ORIGINAL

GROUND FLOOR

STRATA PLAN BCS 3602

0 5 10 15
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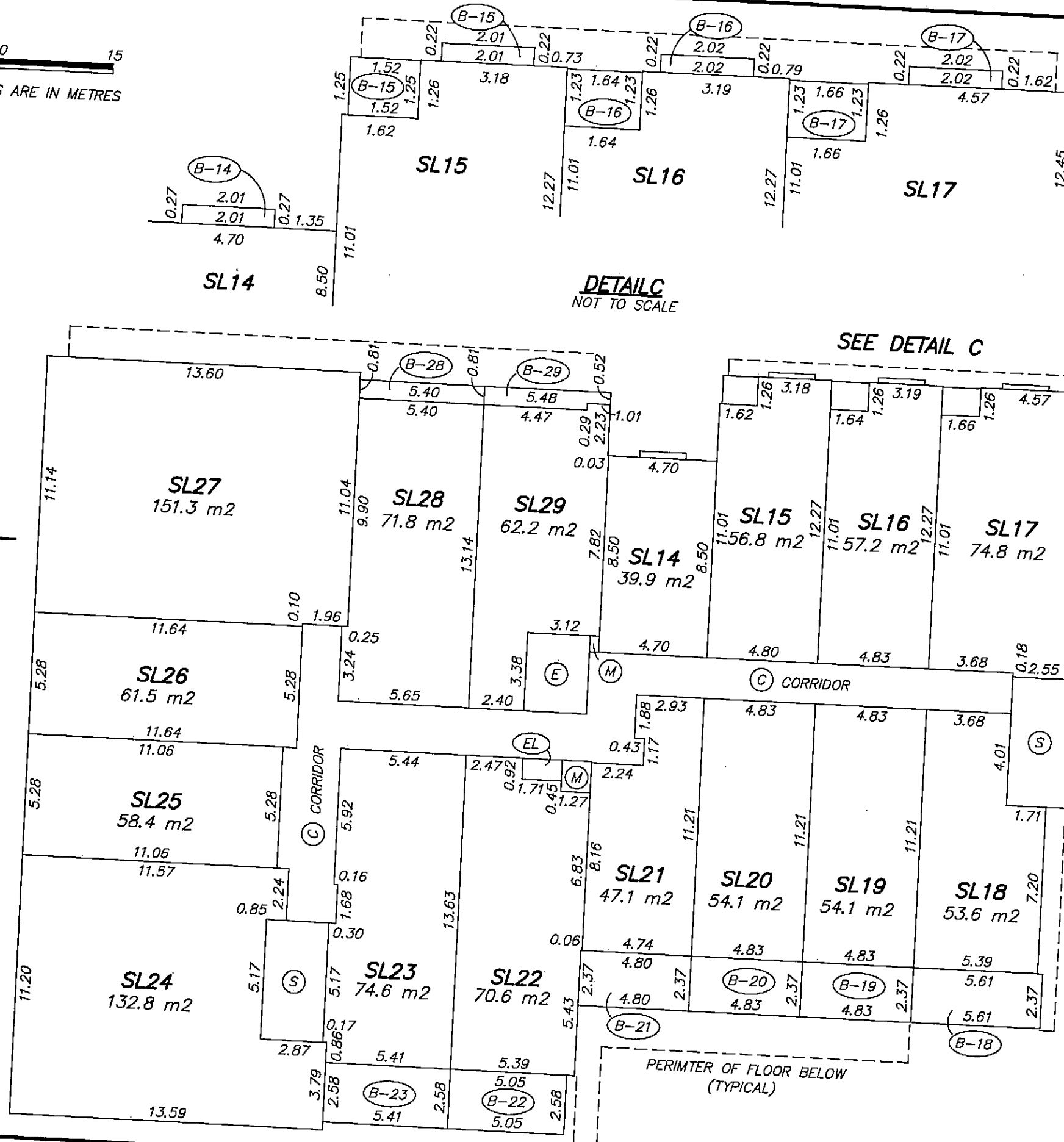
ORIGINAL

2nd FLOOR

SHEET 7 OF 13 SHEETS

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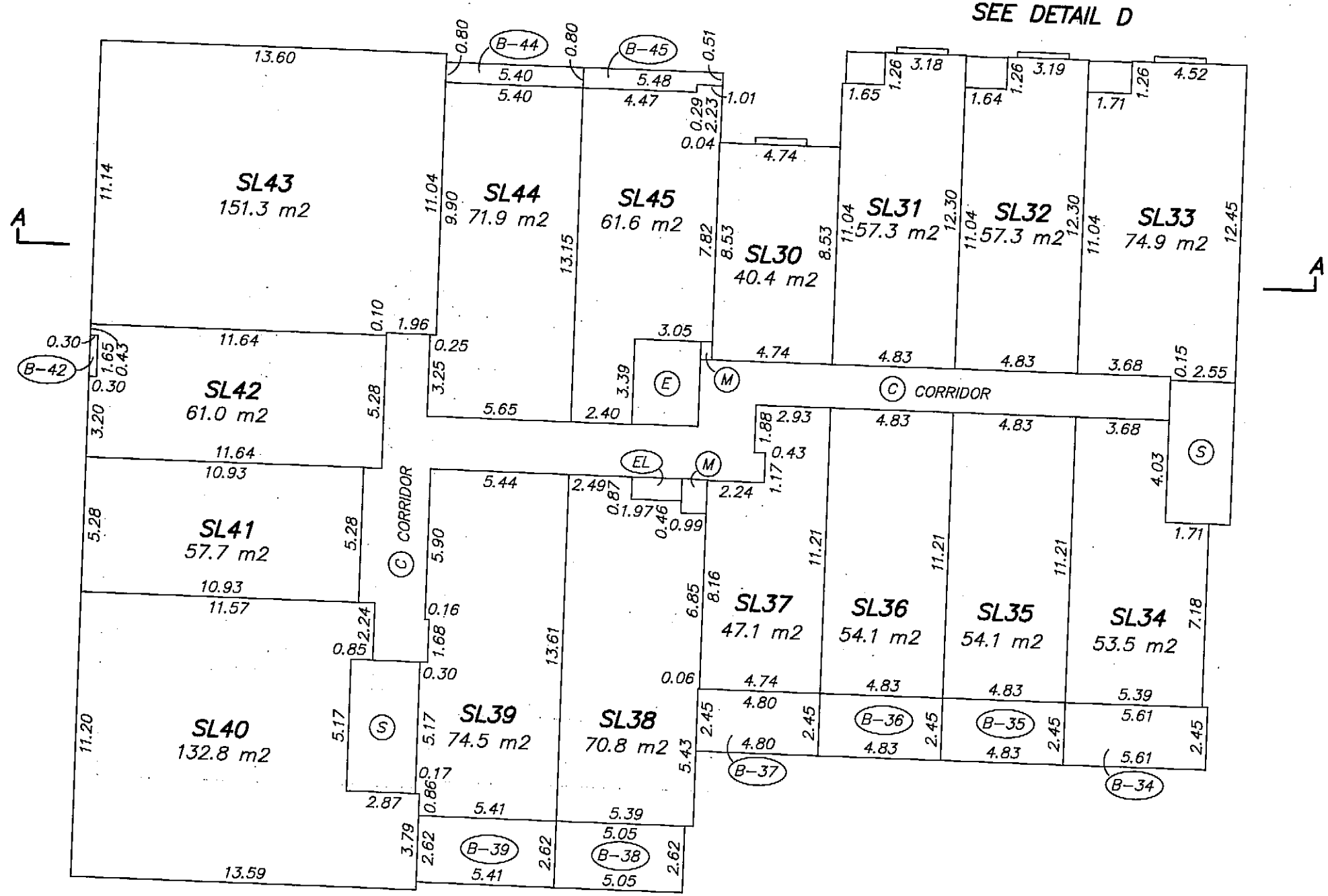
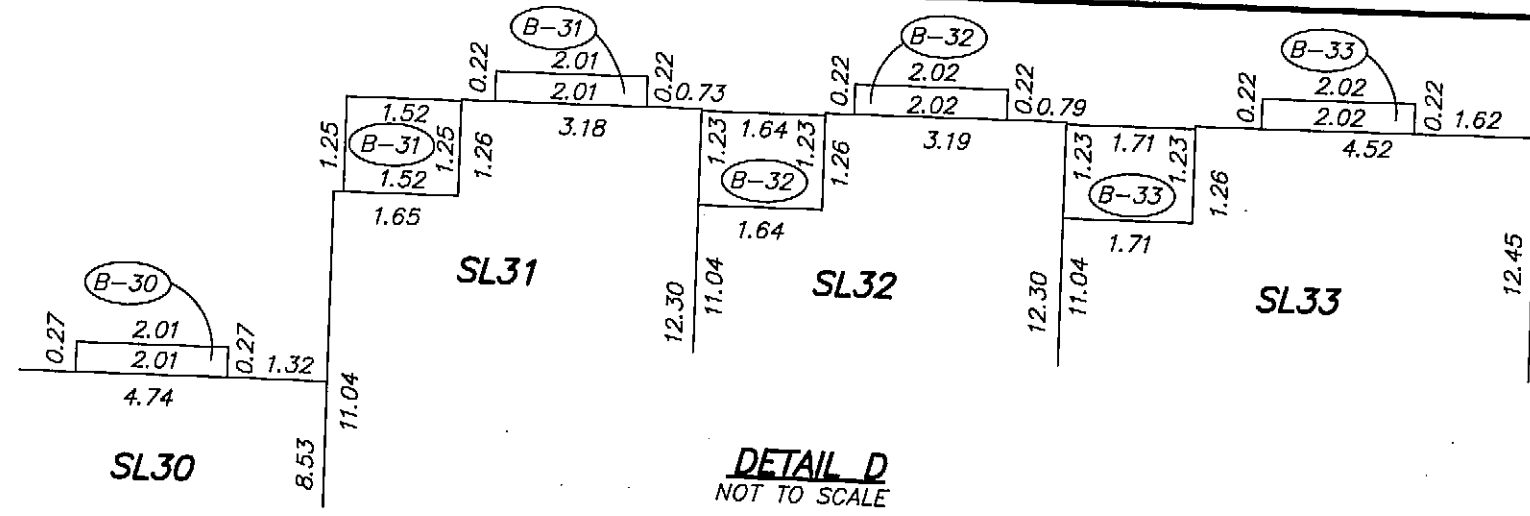
ORIGINAL

3rd FLOOR

SHEET 8 OF 13 SHEETS

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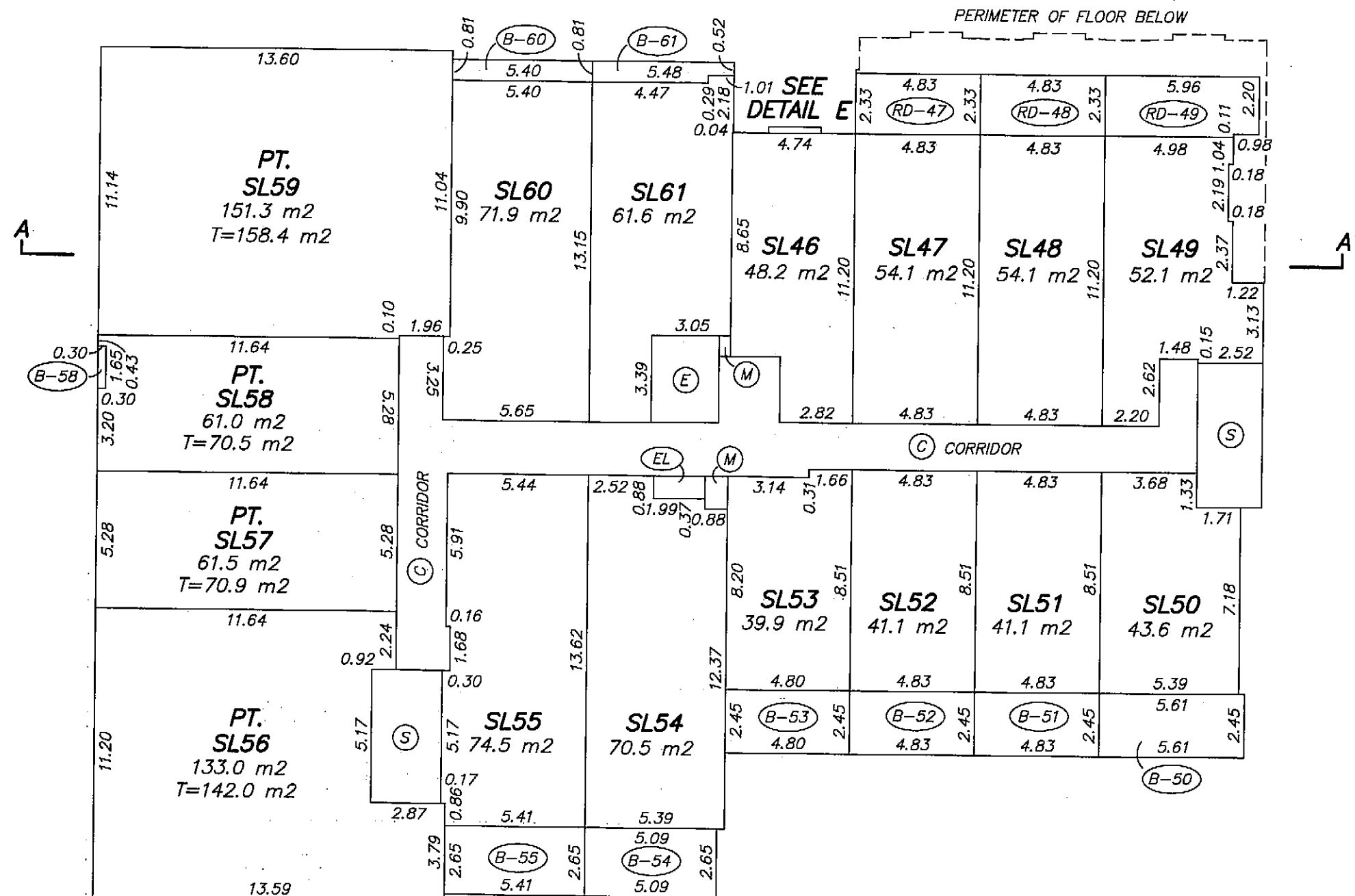
ORIGINAL

4th FLOOR

0 5 10 15
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ORIGINAL

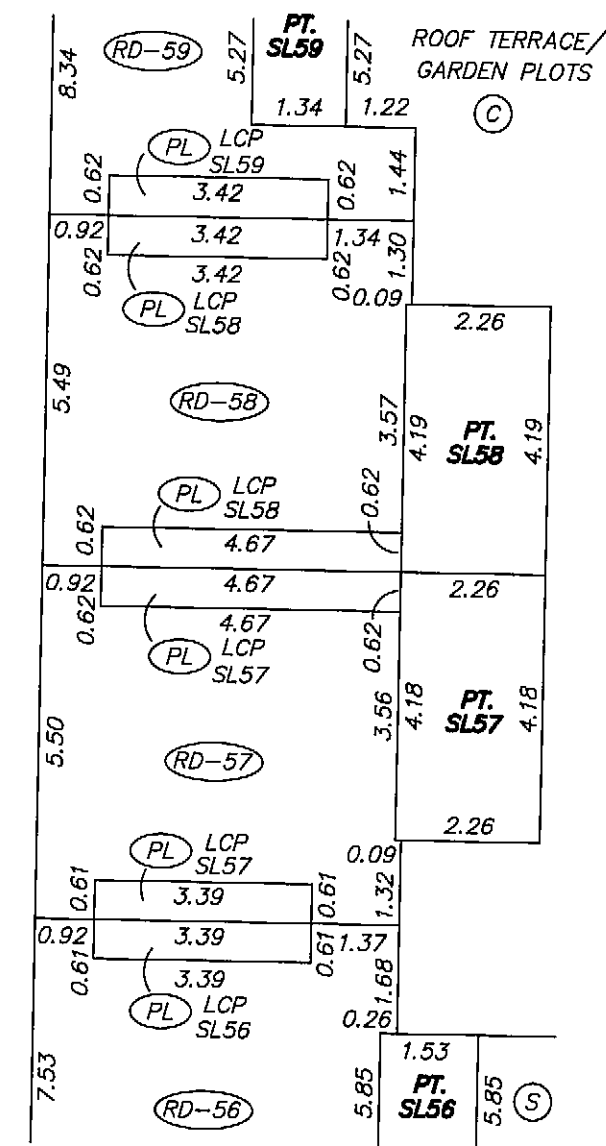
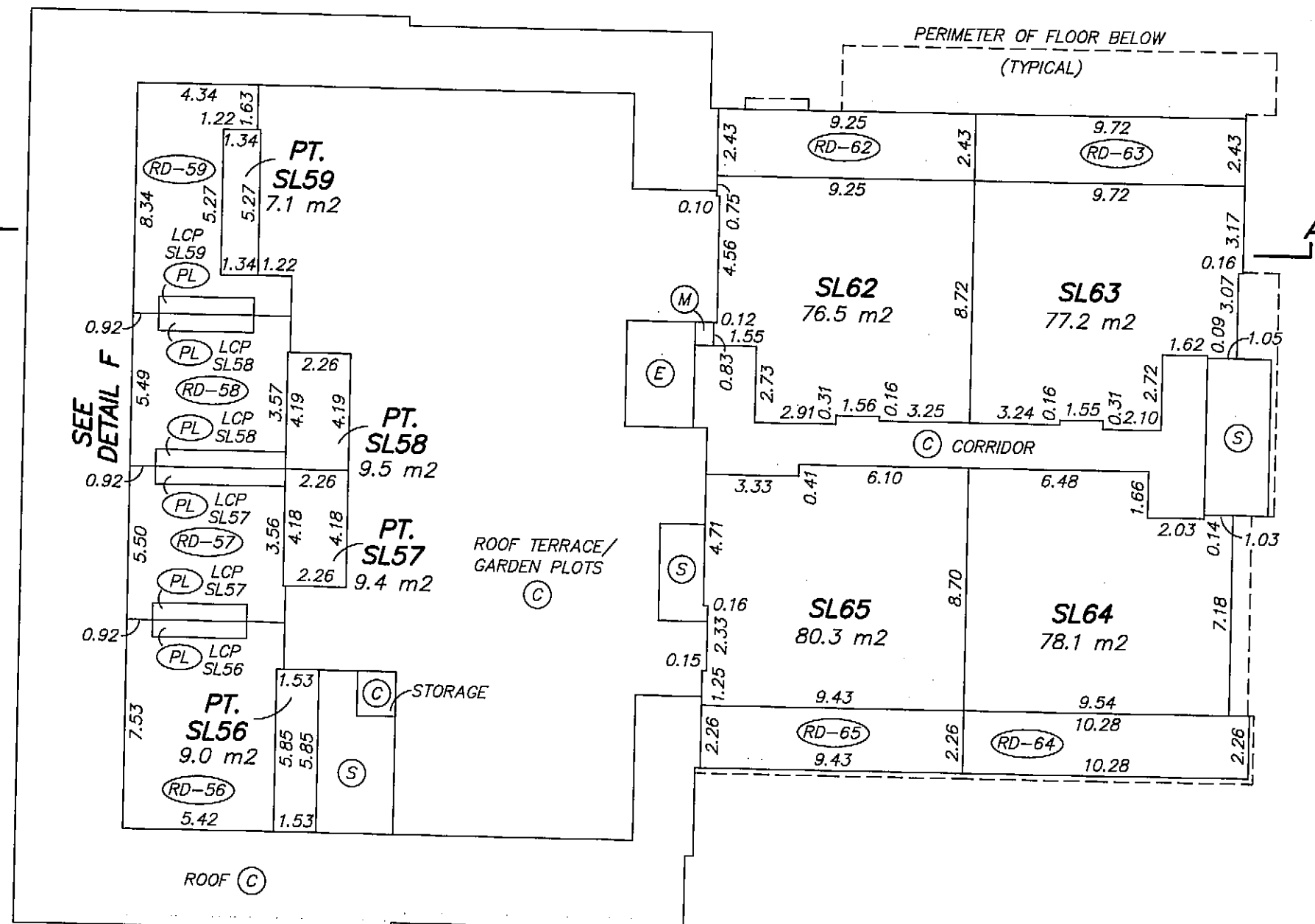
5th FLOOR

0 5 10 15
SCALE 1:200 DISTANCES ARE IN METRES



SHEET 10 OF 13 SHEETS

STRATA PLAN BCS 3602



DETAIL F
NOT TO SCALE

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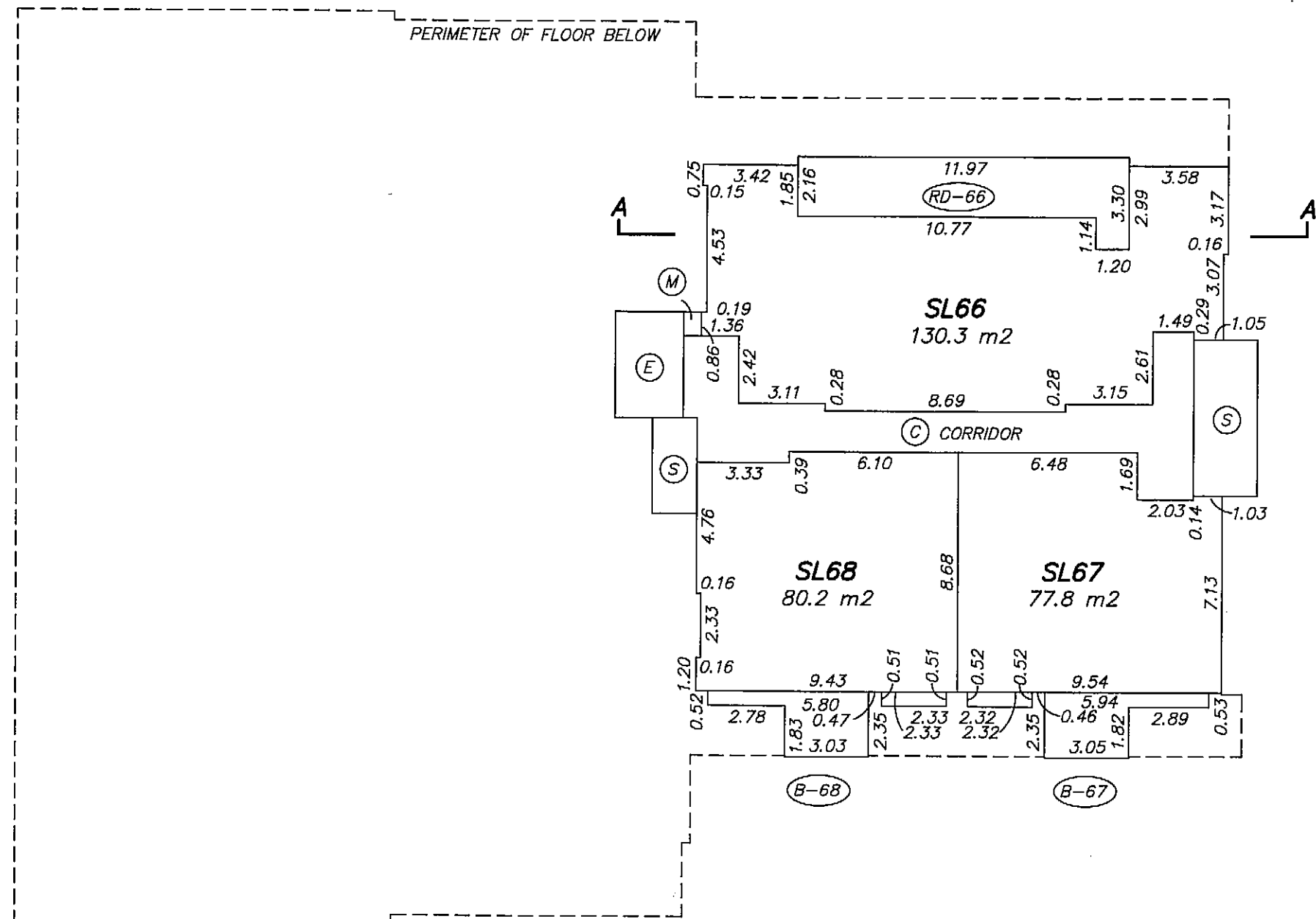
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ORIGINAL

6th FLOOR

STRATA PLAN BCS 3602

0 5 10 15
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[Signature]
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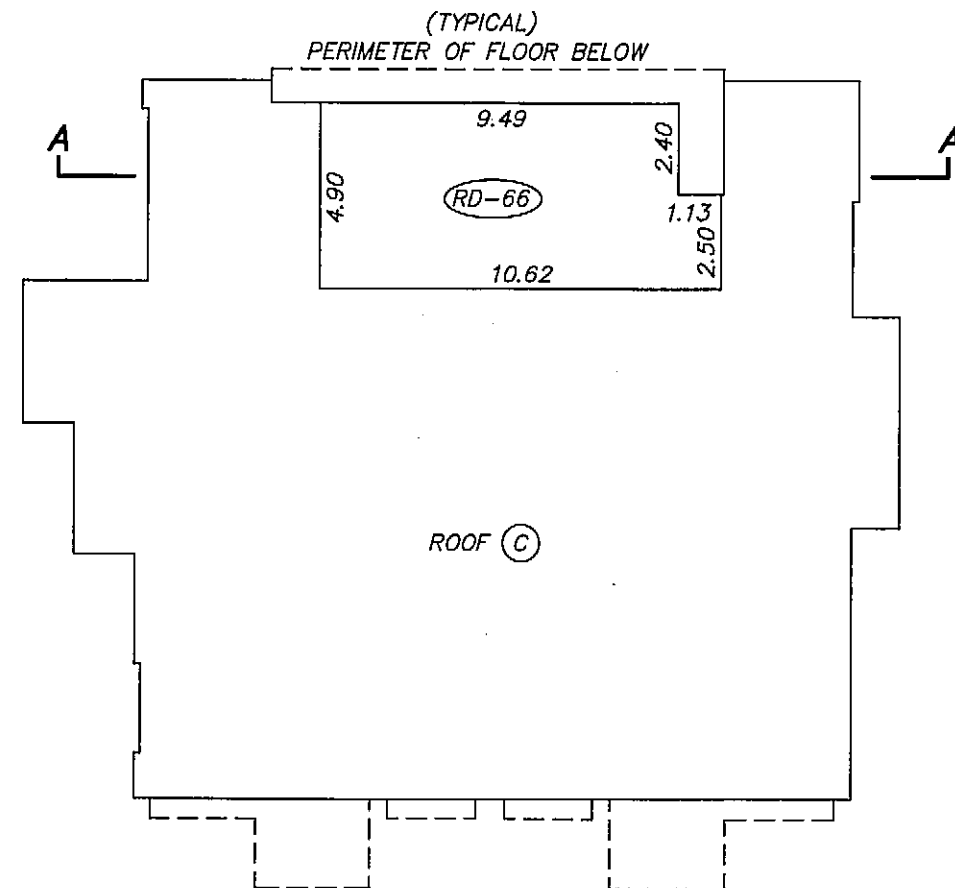
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ORIGINAL

7th FLOOR

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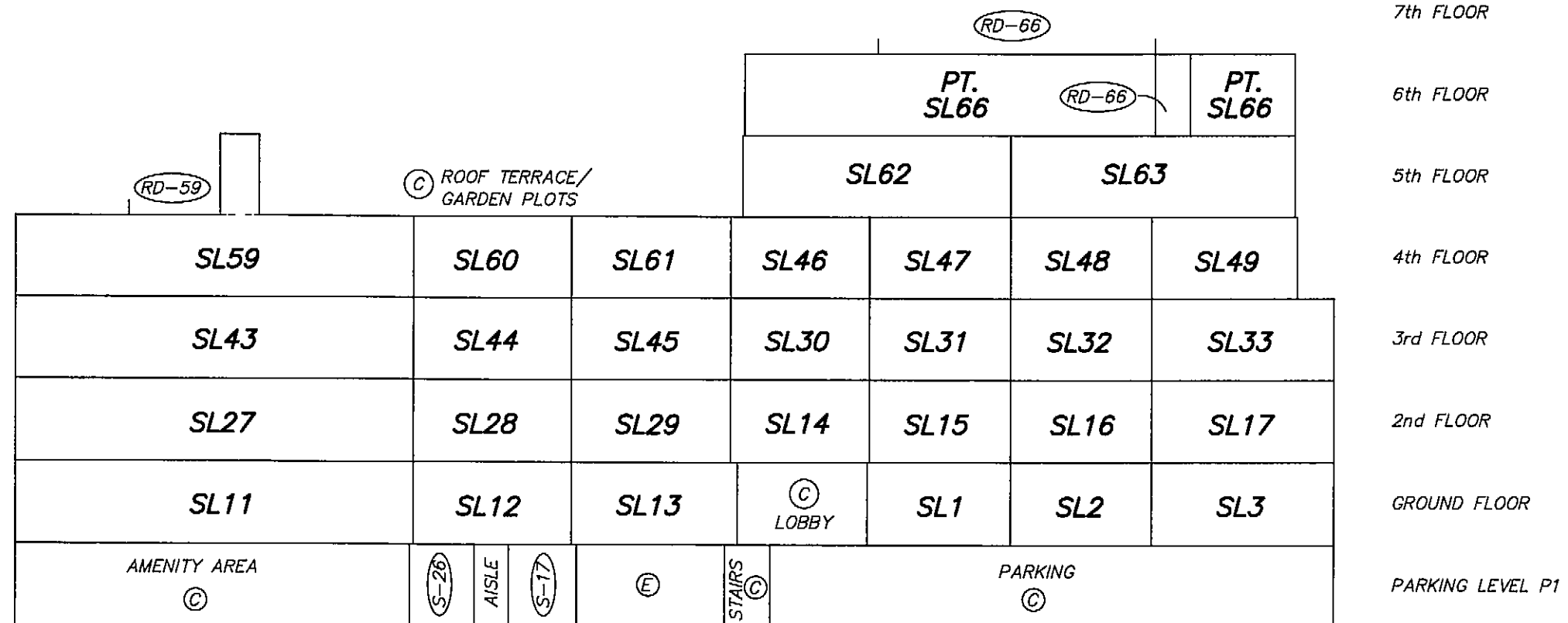
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ORIGINAL

SECTION A-A'

STRATA PLAN BCS 3602

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ORIGINAL