

**STRATA PLAN OF PARCEL A,  
BLOCK 24, DISTRICT LOT 196,  
GROUP 1, N.W.D., PLAN BCP8655**

"CITY OF VANCOUVER"

B.C.G.S. 92G.025

SCALE 1:400



ALL DISTANCES ARE IN METRES.

**INTEGRATED SURVEY AREA No. 31  
(VANCOUVER) NAD-83 (CSRS)**

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.  
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,  
MULTIPLY BY COMBINED SCALE FACTOR 0.9996029

**LEGEND**

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS  
BETWEEN CONTROL MONUMENTS V-3713 AND V-1595

- ⊙ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES LEAD PLUG FOUND
- - DENOTES STANDARD IRON POST PLACED
- - DENOTES LEAD PLUG PLACED
- D - DENOTES DESTROYED
- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- ⊙ - DENOTES COMMON PROPERTY
- ⊙ - DENOTES ELECTRICAL ROOM  
BEING COMMON PROPERTY
- ⊙ - DENOTES VENT BEING COMMON PROPERTY
- ⊙ - DENOTES MECHANICAL SPACE  
BEING COMMON PROPERTY
- ⊙ - DENOTES ELECTRICAL CLOSET BEING LIMITED  
COMMON PROPERTY FOR THE EXCLUSIVE  
USE OF SL'S 4 TO 62 INCLUSIVE
- ⊙ - DENOTES MECHANICAL SHAFT BEING LIMITED  
COMMON PROPERTY FOR THE EXCLUSIVE  
USE OF SL'S 4 TO 62 INCLUSIVE
- ⊙ - DENOTES VENT SHAFT BEING LIMITED  
COMMON PROPERTY FOR THE EXCLUSIVE  
USE OF SL. 3
- ⊙ - DENOTES PATIO BEING LIMITED  
COMMON PROPERTY FOR THE  
EXCLUSIVE USE OF SL. 3
- ⊙ - DENOTES BALCONY BEING LIMITED  
COMMON PROPERTY FOR THE  
EXCLUSIVE USE OF SL. 10
- ⊙ - DENOTES ROOF DECK BEING LIMITED  
COMMON PROPERTY FOR THE  
EXCLUSIVE USE OF SL. 18
- O/B - DENOTES OPEN TO BELOW,  
PART OF SL, BUT EXCLUDED  
FROM AREA CALCULATION.
- ⊙ - DENOTES LIMITED COMMON PROPERTY  
FOR THE EXCLUSIVE USE OF  
SL'S 1 TO 3 INCLUSIVE.
- ⊙ - DENOTES LIMITED COMMON PROPERTY  
FOR THE EXCLUSIVE USE OF  
SL'S 4 TO 62 INCLUSIVE
- N/W  
8.32 - DENOTES BOUNDARY DEFINED BY  
LEAD PLUGS PLACED. ( NO WALLS )  
(TYPICAL)

SEE SHEET #2 FOR  
BOUNDARY DIMENSIONS

SEE SHEET #3 FOR  
BUILDING LOCATION  
AND DIMENSIONS

"THE LEFT BANK"

906 MAIN STREET,  
VANCOUVER, B.C.

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

THIS 15 DAY OF MARCH, 2005

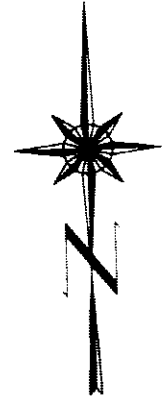
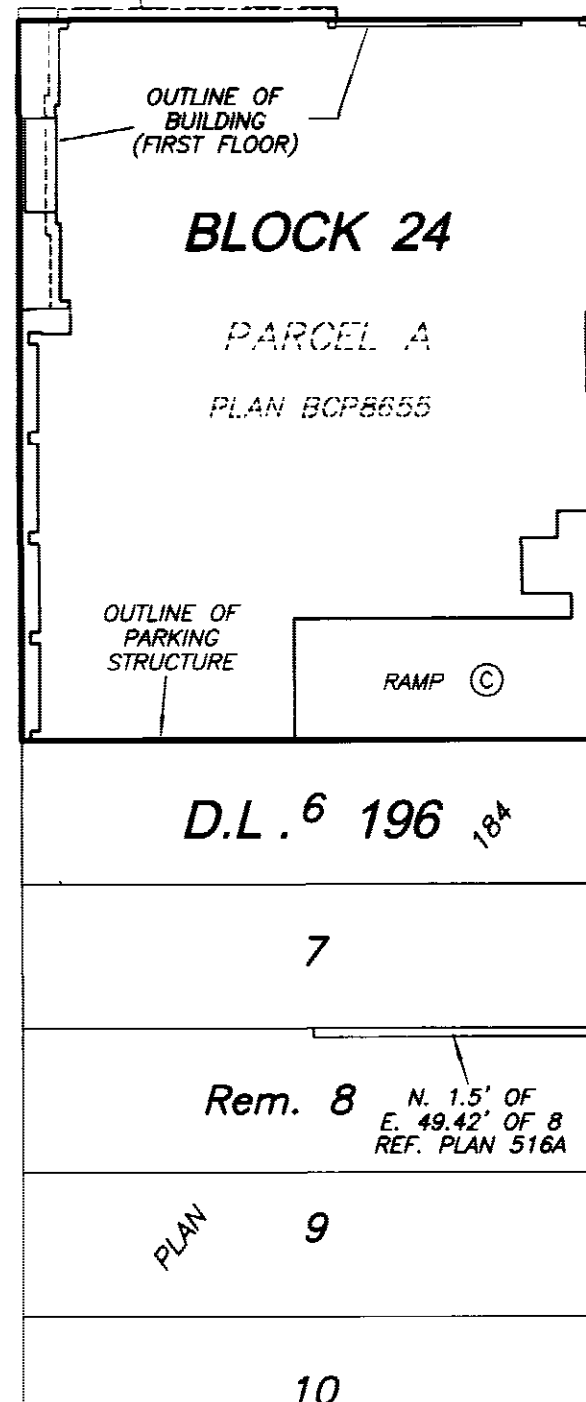
*J. MacDonald / CP*  
REGISTRAR

Bx120884-945

**PRIOR STREET**

REF. PLAN BCP9704  
EASEMENT EXP. PLAN BCP9705

**MAIN STREET**



**STATION STREET**

**NOTE:**

ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL  
TO, PERPENDICULAR TO, OR AT 45° DEFLECTION  
UNLESS OTHERWISE SHOWN.

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY:

1. THAT THE BUILDING SHOWN ON THIS STRATA PLAN IS  
WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS  
THE SUBJECT OF THE STRATA PLAN SUBJECT TO CLAUSE 2  
OF THIS ENDORSEMENT.
2. THAT CERTAIN PARTS OF THE BUILDING IS NOT WITHIN THE  
EXTERNAL BOUNDARIES BUT APPROPRIATE AND NECESSARY  
EASEMENTS OR OTHER INTERESTS ARE REGISTERED UNDER  
No. BW64380, AS SET OUT IN SECTION 244(1)(f) OF THE  
STRATA PROPERTY ACT.

DATE: MARCH 1, 2005.

*Mike E. Shaw*

BENNETT & ASSOCIATES  
B.C. LAND SURVEYORS  
#201-9547 152nd STREET,  
SURREY, B.C.  
PHONE : 582-0717

DRAWING # 30492-11  
FILE # 30492-11\_FS  
DATE : MARCH 1, 2005.

THIS STRATA PLAN CONTAINS LIMITED COMMON  
PROPERTY ACCORDING TO SEC. 73 (a)(i) OF  
THE STRATA PROPERTY ACT.

I CERTIFY THAT THE CONVERSION OF THE BUILDING  
INCLUDED IN THIS STRATA PLAN HAS BEEN APPROVED  
UNDER SECTION 242 OF THE STRATA PROPERTY ACT.

DATE: MARCH 14, 2005

*Rich Sirohi*  
APPROVING OFFICER FOR THE  
CITY OF VANCOUVER

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL





## STRATA PLAN BCS 1199

## OWNER :

663098 B.C. LTD  
(INC. NO. 663098)
  
 AUTHORIZED SIGNATORY PETER NEWALL

## OWNER :

663103 B.C. LTD  
(INC. NO. 663103)
  
 AUTHORIZED SIGNATORY PETER NEWALL

## AUTHORIZED SIGNATORY

  
 WITNESS AS TO BOTH SIGNATURES LYNDA DARLING  
 AR

BARCLISTE T. SOLISITOR  
 OCCUPATION OF WITNESS

3000-1055 W. GEORGIA ST.  
 ADDRESS OF WITNESS  
VANCOUVER, B.C. V6E 3R3

## AUTHORIZED SIGNATORY

  
 WITNESS AS TO BOTH SIGNATURES LYNDA DARLING  
 AR

BARCLISTE T. SOLISITOR  
 OCCUPATION OF WITNESS

3000-1055 W. GEORGIA ST.  
 ADDRESS OF WITNESS  
VANCOUVER, B.C. V6E 3R3

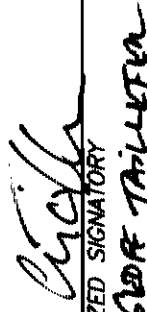
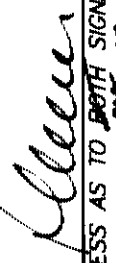
## MORTGAGEE :

LAURENTIAN BANK OF CANADA

 JS  
 THE CITY OF VANCOUVER, REGISTERED  
 OWNER OF COVENANTS BV511012, BW64381  
 AND EQUITABLE CHARGE BW64383 HEREBY  
 CONSENTS TO THE DEPOSIT OF THIS PLAN.

  
 AUTHORIZED SIGNATORY GRAHAM JOHNSON

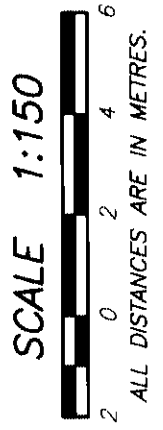
## AUTHORIZED SIGNATORY

  
 AUTHORIZED SIGNATORY GOR TAILOR
  
 AUTHORIZED SIGNATORY  
 WITNESS AS TO BOTH SIGNATURES AL BOND  
 AR

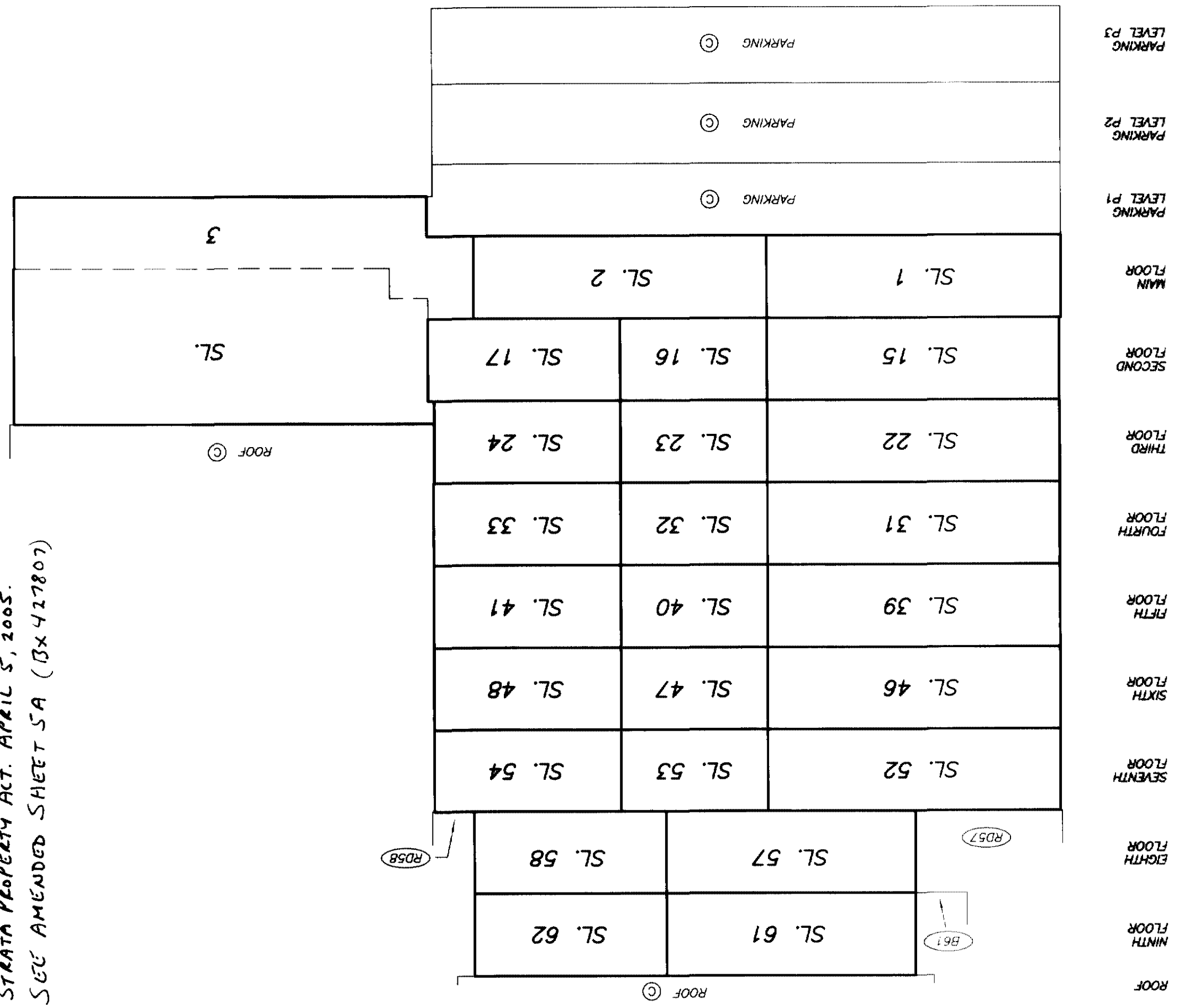
ACCOUNT MANAGER  
 OCCUPATION OF WITNESS

603-700 WEST GEORGIA ST  
 ADDRESS OF WITNESS  
VANCOUVER  
V7Y 1A1

SECTION A - A' STRATA PLAN BCS //199



AMENDED PURSUANT TO SECTION 258  
STRATA PROPERTY ACT. APRIL 5, 2005.  
SEE AMENDED SHEET 5A (BX427807)



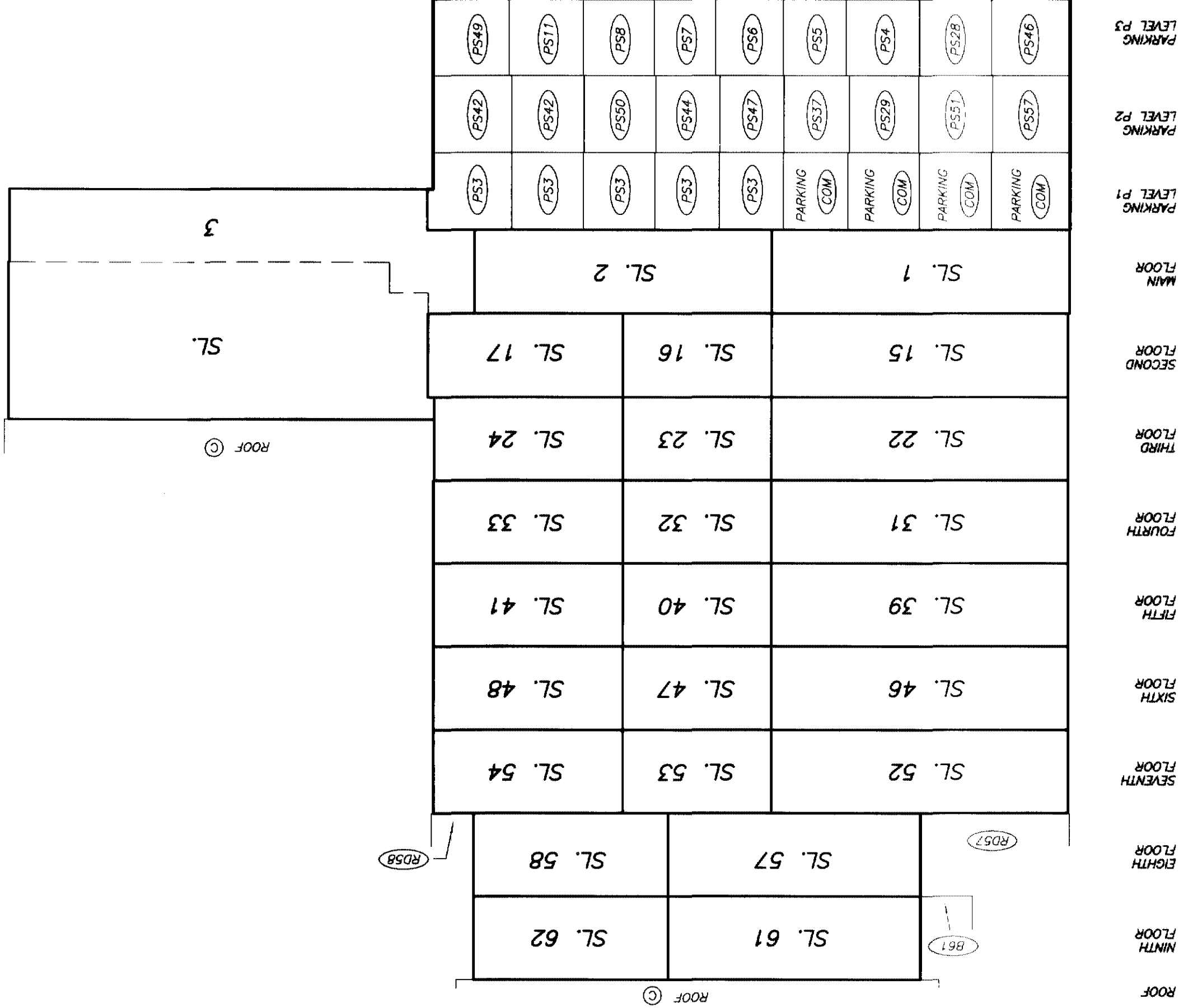
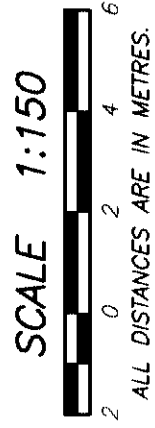
DATE : MARCH 1, 2005.  
M.E.S.

DRAWING # 30492-11  
FILE # 30492-11\_SA

ORIGINAL

SECTION A - A'

STRATA PLAN BCS 1199



NOTE:

PS3 - DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 3

DATE : MARCH 17, 2005.

M.E.D.

DRAWING # 30492-11\_Revision #1  
FILE # 30492-11\_SA

ORIGINAL

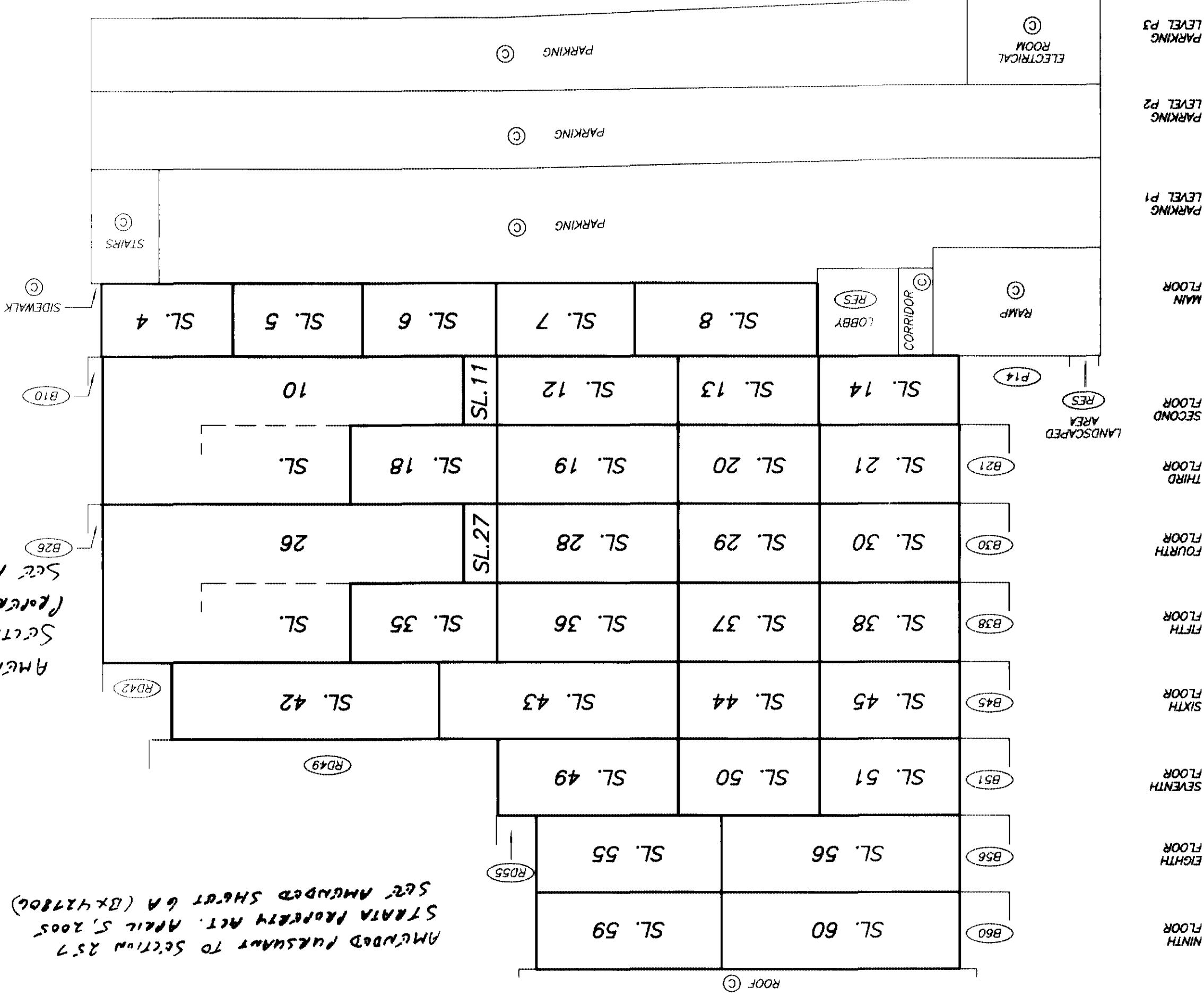
SECTION B - B'

STRATA PLAN BCS 1199



AMENDED PURSUANT TO  
SECTION 258 STRATA  
PROPERTY ACT, APRIL 5, 2005  
(SEE AMENDED SHEET 6B  
(BX427807))

AMENDED PURSUANT TO SECTION 257  
STRATA PROPERTY ACT, APRIL 5, 2005  
(SEE AMENDED SHEET 6A (BX427806))



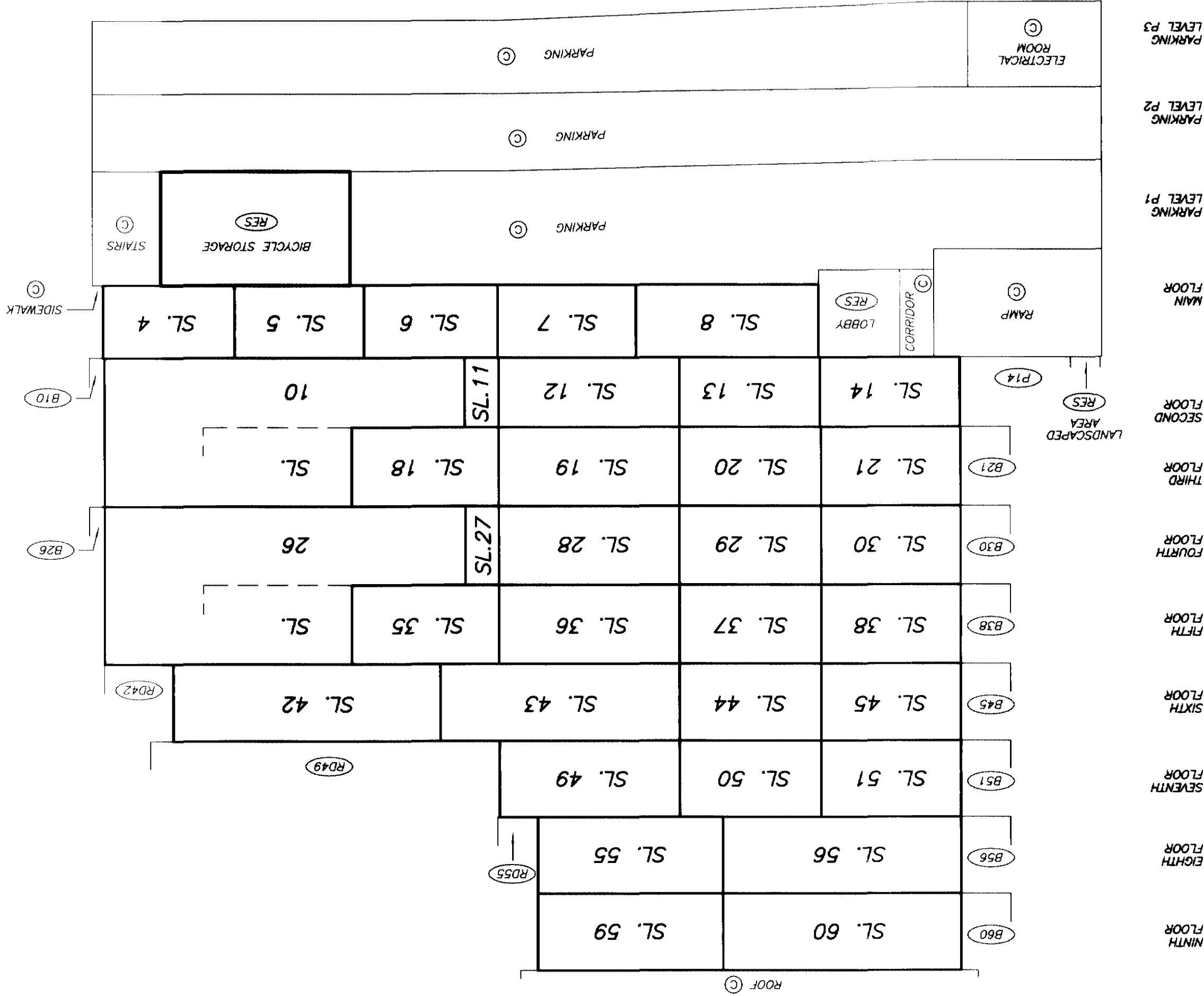
DATE : MARCH 1, 2005.  
M.E.B.

DRAWING # 30492-11  
FILE # 30492-11\_SB

ORIGINAL

SECTION B - B'

STRATA PLAN BCS 1199



DATE : MARCH 17, 2005.

DRAWING # 30492-11-SB\_Revision#1  
FILE # 30492-11-SB\_R1

M.E.S.

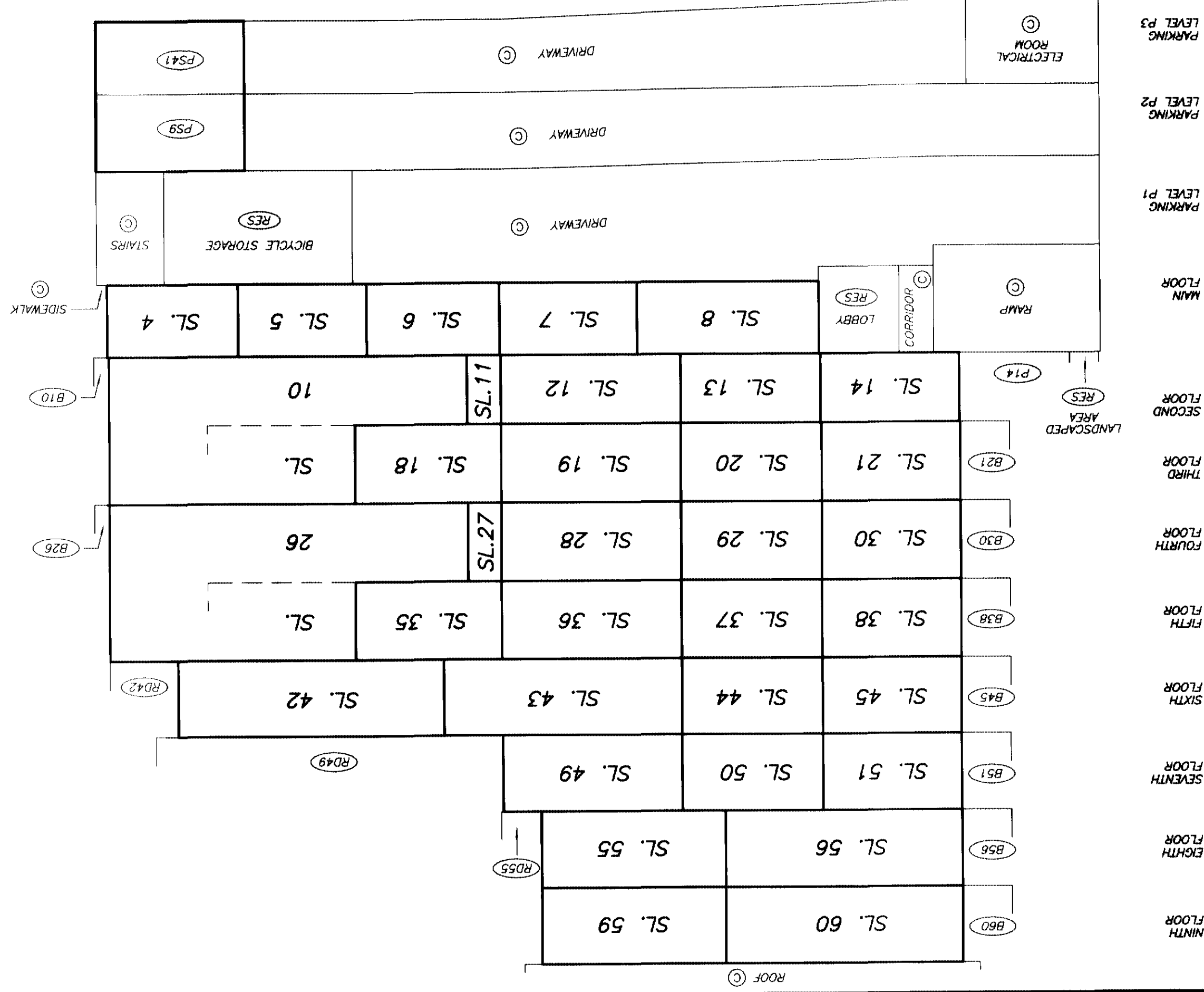
ORIGINAL

SECTION B - B'

SCALE 1:150



ALL DISTANCES ARE IN METRES.



**NOTE:**

PS9  
TYPICAL

DRAWING # 30492-11\_Revision #2  
FILE # 30492-11\_SB\_R2

DATE : MARCH 17, 2005.

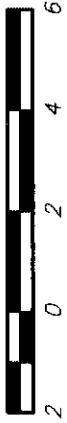
834

ORIGINAL

SECTION C - C'

STRATA PLAN BCS 1199

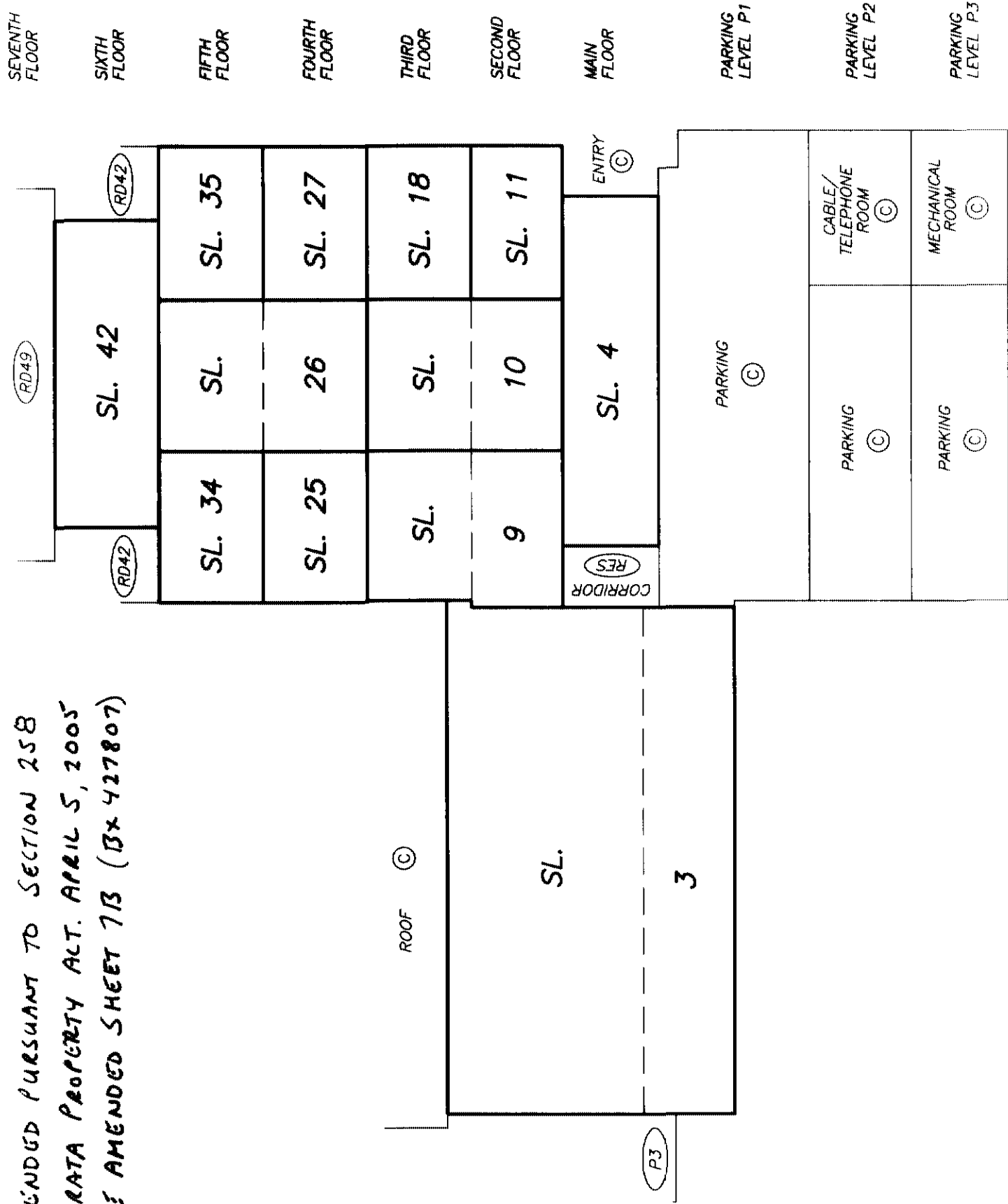
SCALE 1:150



ALL DISTANCES ARE IN METRES.

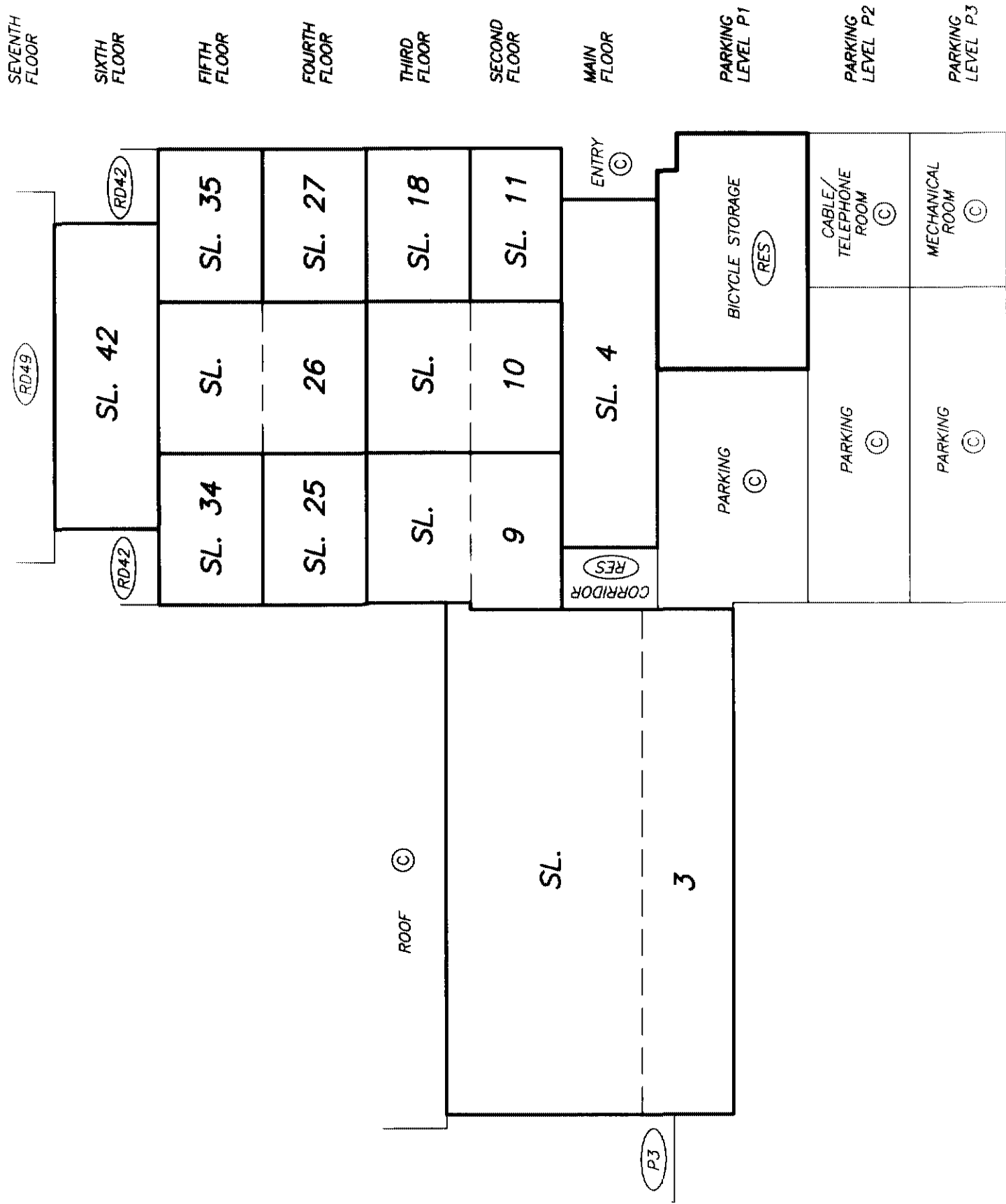
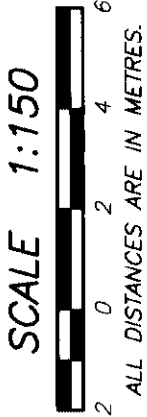
AMENDED PURSUANT TO SECTION 257  
STRATA PROPERTY ACT. APRIL 5, 2005  
SEE AMENDED SHEET 7A (BX 427806)

AMENDED PURSUANT TO SECTION 258  
STRATA PROPERTY ACT. APRIL 5, 2005  
SEE AMENDED SHEET 7B (BX 427807)



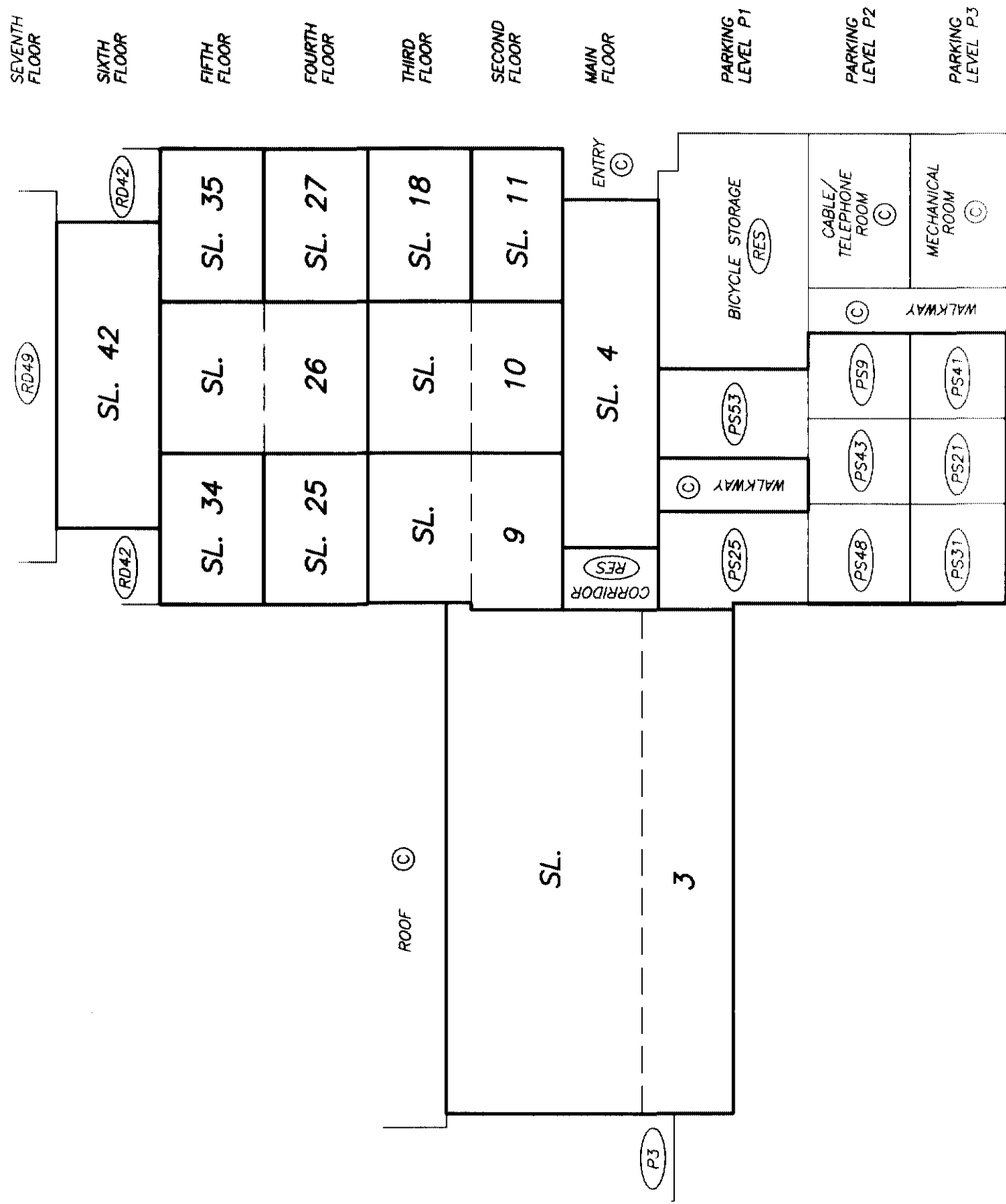
SECTION C – C’

STRATA PLAN BCS 1199



SECTION C – C'

STRATA PLAN BCS 1199



NOTE:

(PS25) - DENOTES PARKING STALL BEING LIMITED  
TYPICAL COMMON PROPERTY FOR THE  
EXCLUSIVE USE OF SL 25

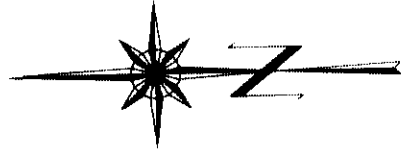


EXPLANATORY PLAN TO AMEND  
STRATA PLAN BCS1199 TO DESIGNATE  
LIMITED COMMON PROPERTY FOR  
STRATA LOTS 1 TO 62 INCLUSIVE  
PURSUANT TO SECTION 258 OF THE STRATA PROPERTY ACT.

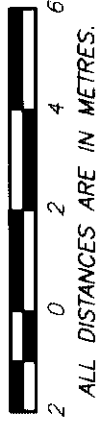
STRATA PLAN BCS 1199

DEPOSITED IN THE LAND TITLE OFFICE  
AT NEW WESTMINSTER, B.C.

THIS 5 DAY OF April, 2005



SCALE 1:150

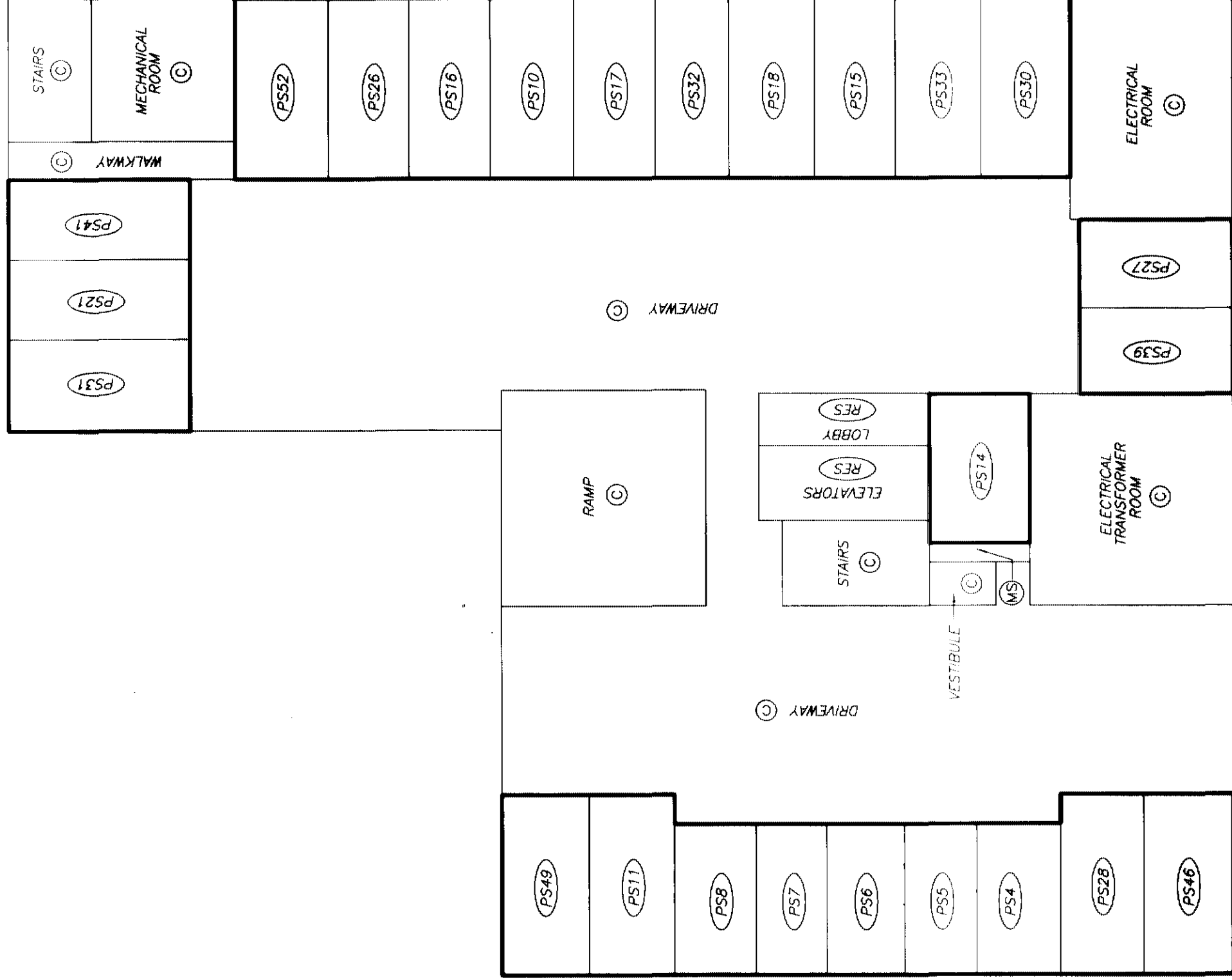


ALL DISTANCES ARE IN METRES.

J. Mac Donald  
DEPUTY REGISTRAR

BX427807

PARKING LEVEL P3



NOTE:

CERTIFIED CORRECT

THIS 17th DAY OF MARCH, 2005.

(PS11) TYPICAL  
- DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 11

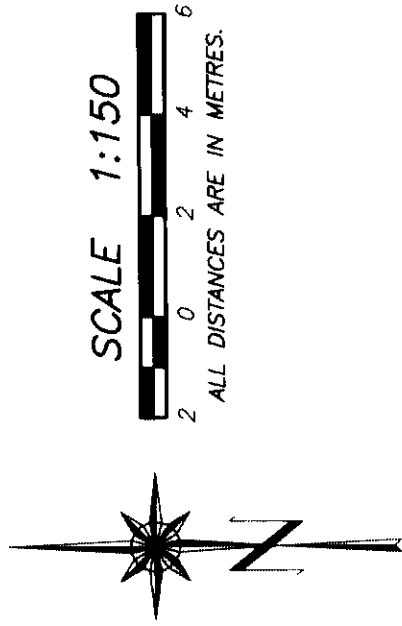
Mike E. Shaw B.C.L.S.  
MIKE E. SHAW



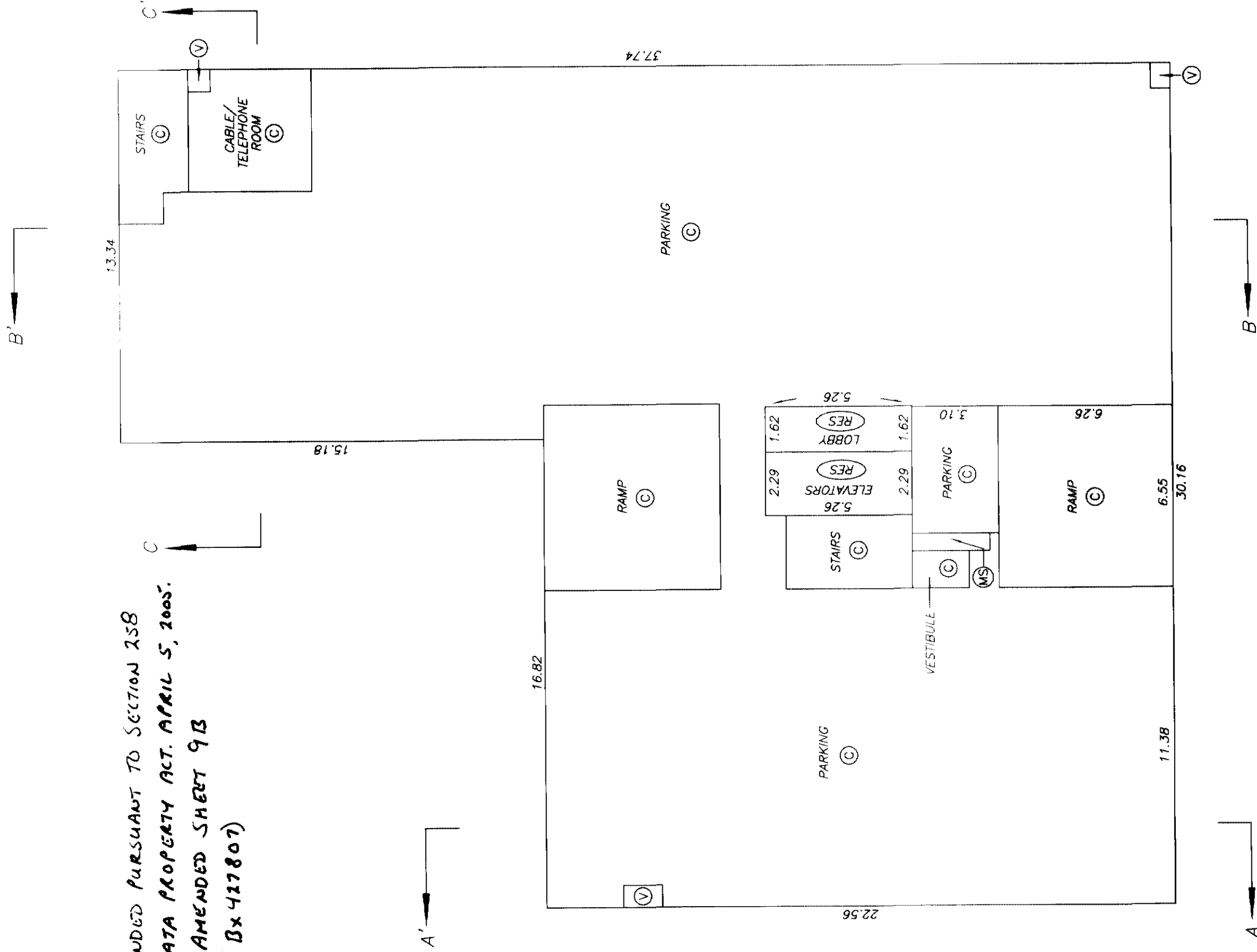
PARKING LEVEL P2  
FLOOR PLAN

STRATA PLAN BCS 1199

AMENDED PURSUANT TO SECTION 257  
STRATA PROPERTY ACT. APRIL 5, 2005  
SEE AMENDED SHEET 9A. (BX427806)



AMENDED PURSUANT TO SECTION 258  
STRATA PROPERTY ACT. APRIL 5, 2005.  
SEE AMENDED SHEET 9B  
(BX427807)



DATE : MARCH 1, 2005.  
*M.E.S.*

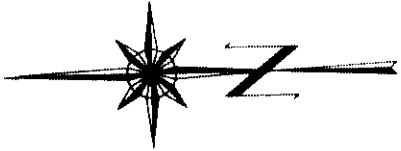
DRAWING # 30492-11  
FILE # 30492-11\_P2

ORIGINAL

EXPLANATORY PLAN TO AMEND  
STRATA PLAN BCS1199 TO DESIGNATE  
LIMITED COMMON PROPERTY FOR  
STRATA LOTS 4 TO 62 INCLUSIVE  
PURSUANT TO SECTION 257 OF THE STRATA PROPERTY ACT.

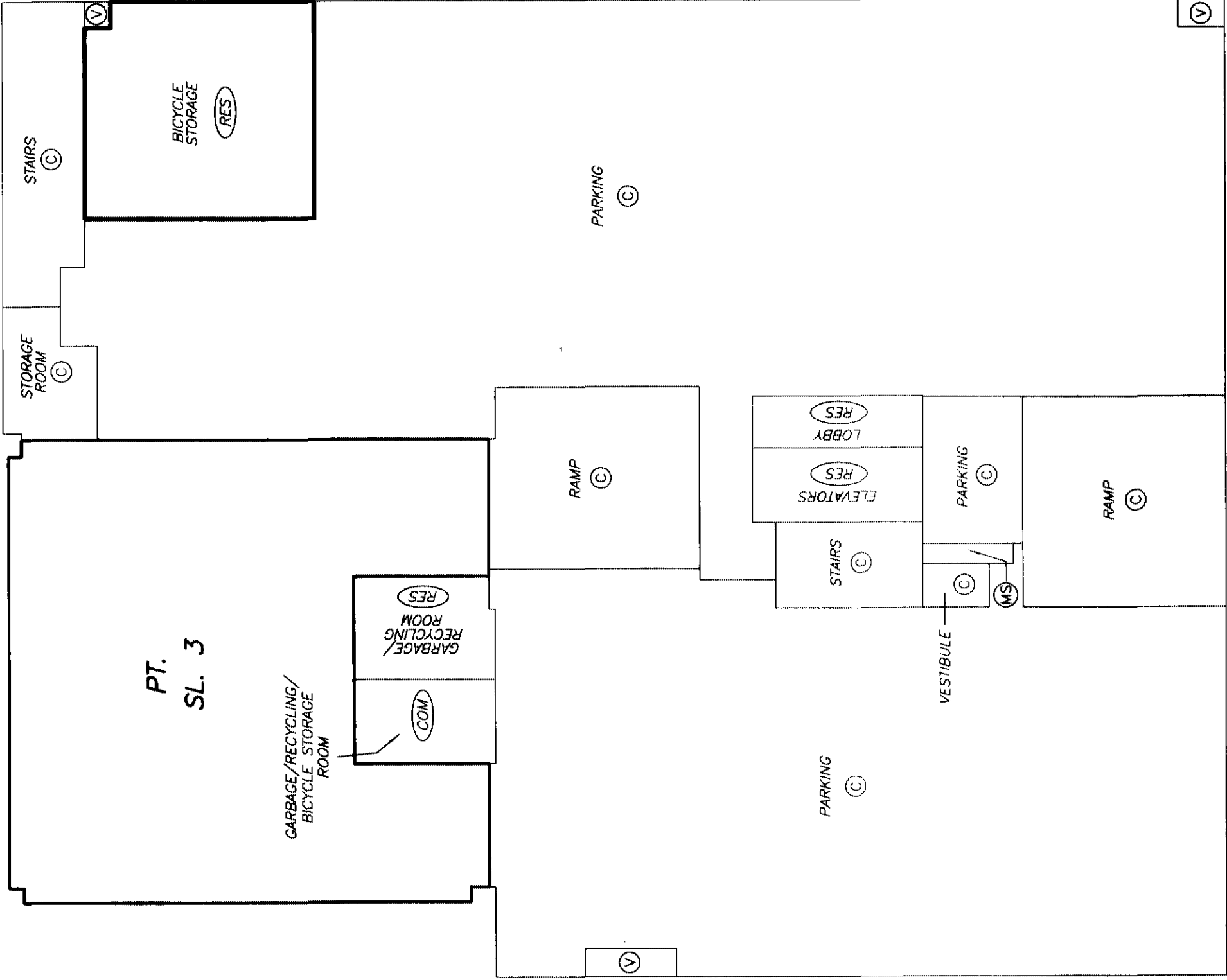
STRATA PLAN BCS 1199

DEPOSITED IN THE LAND TITLE OFFICE  
AT NEW WESTMINSTER, B.C.  
THIS 5<sup>th</sup> DAY OF APRIL, 2005



J. MacDonald / for  
DEPUTY REGISTRAR  
BX 427806

PARKING LEVEL P1



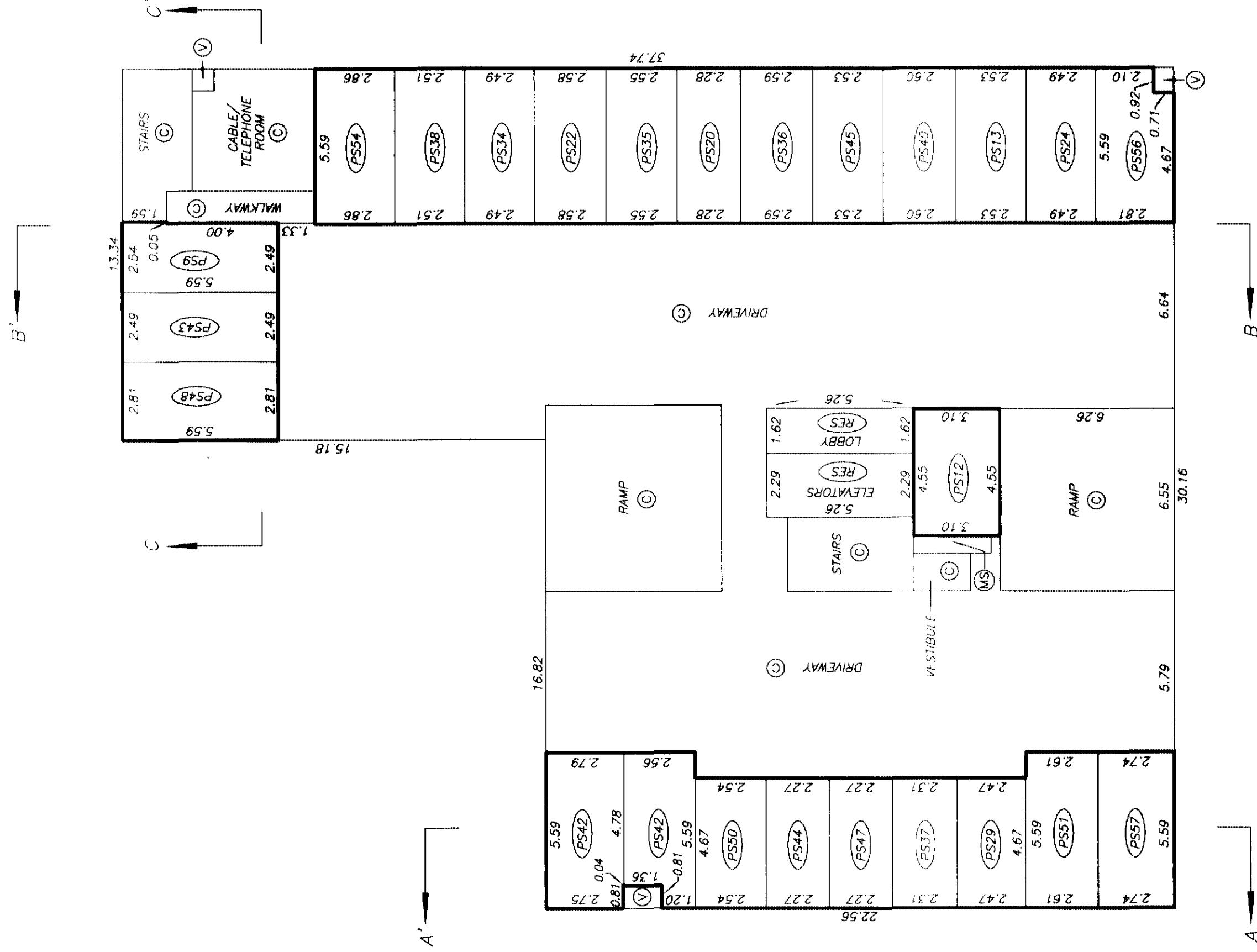
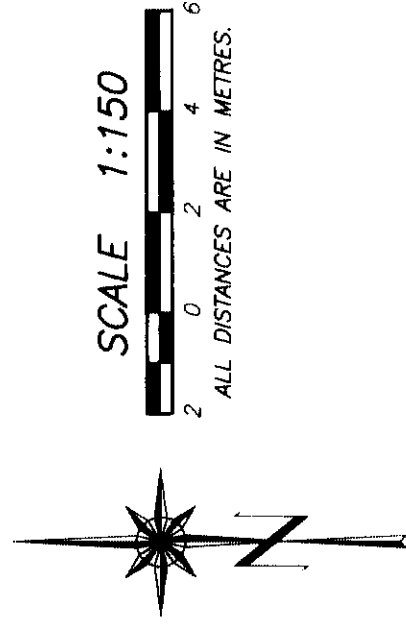
CERTIFIED CORRECT

THIS 17th DAY OF MARCH, 2005.

Mike E. Shaw B.C.L.S.  
MIKE E. SHAW

# PARKING LEVEL P2 FLOOR PLAN

## STRATA PLAN BCS 1199



### NOTE:

(PS57) - DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 57

DRAWING # 30492-11\_Revision #1  
FILE # 30492-11\_P2

DATE : MARCH 17, 2005.

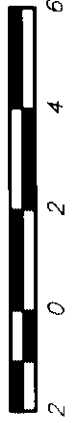
*M.E.B.*

ORIGINAL

**PARKING LEVEL P1  
FLOOR PLAN**

STRATA PLAN BCS 1199

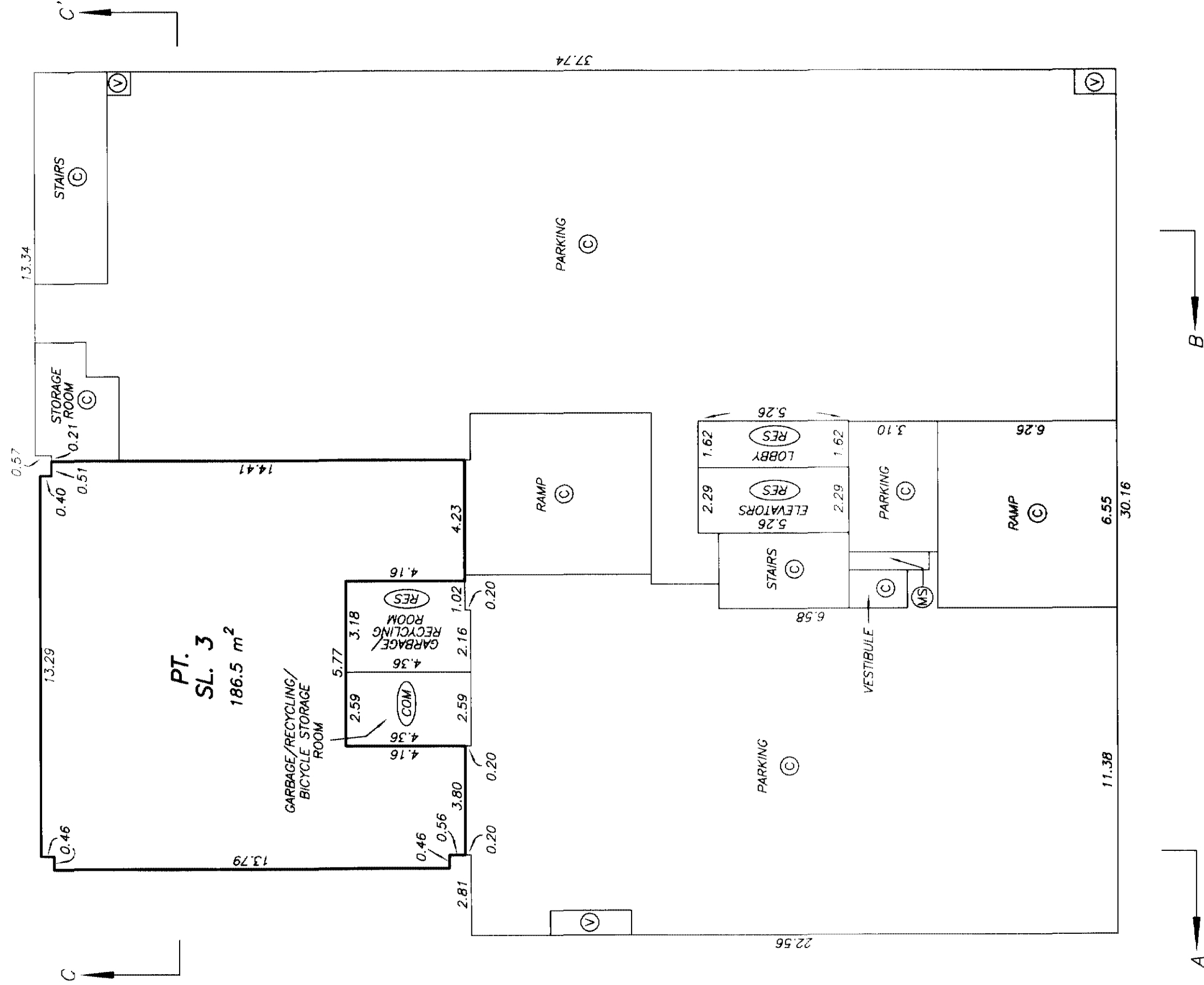
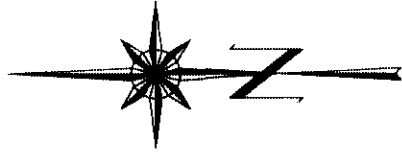
SCALE 1:150



ALL DISTANCES ARE IN METRES.

AMENDED PURSUANT TO SECTION 258  
STRATA PROPERTY ACT. APRIL 5, 2005.  
SEE AMENDED SHEET 10 B (BX 427807)

AMENDED PURSUANT TO SECTION 257  
STRATA PROPERTY ACT. APRIL 5, 2005.  
SEE AMENDED SHEET 10 A (BX 427806)



DRAWING # 30492-11  
FILE # 30492-11\_P1

DATE : MARCH 1, 2005.

*M.E.S.*

ORIGINAL

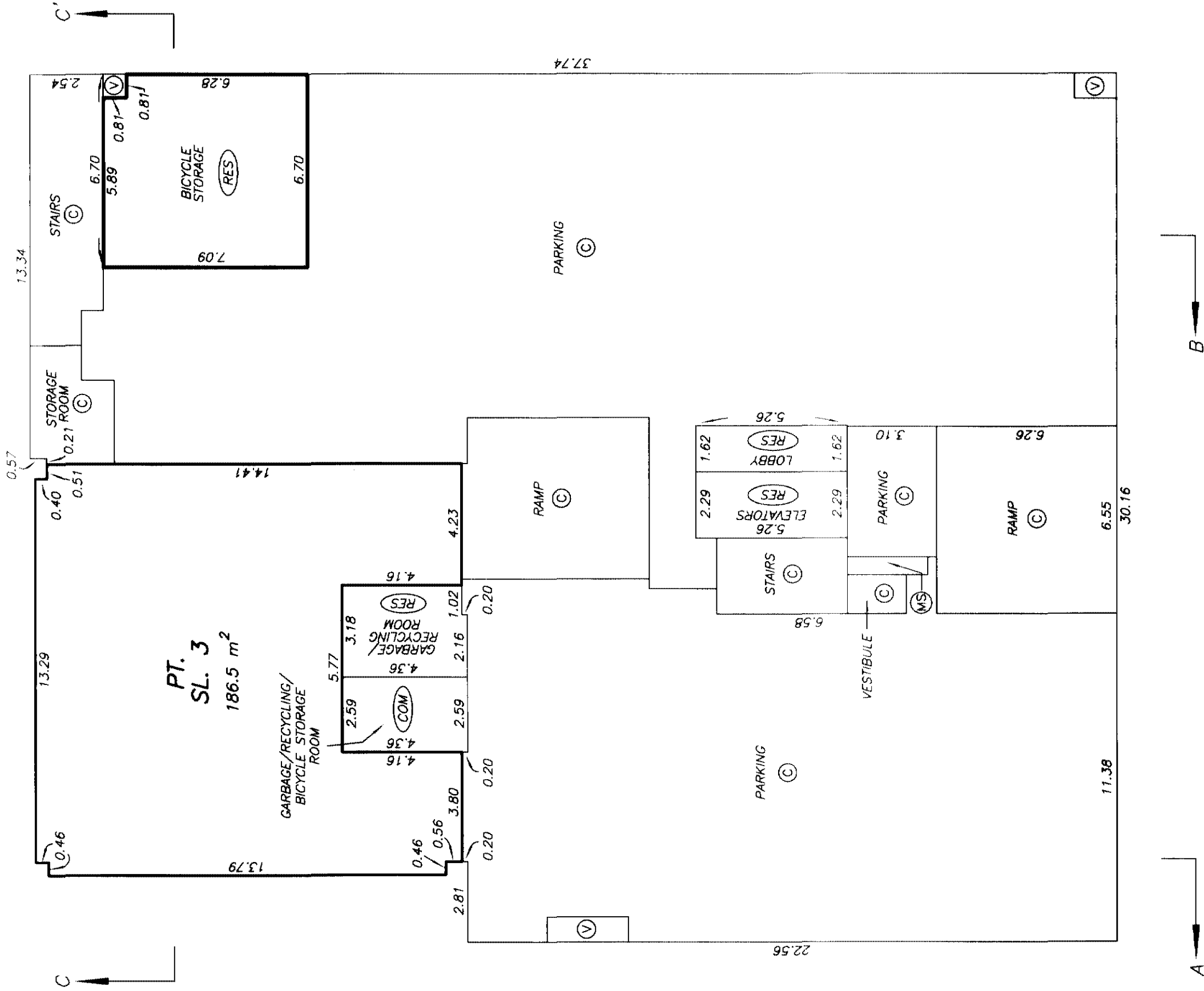
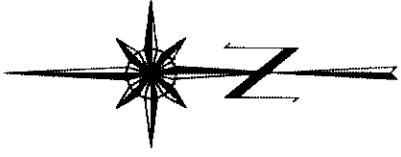
**PARKING LEVEL P1  
FLOOR PLAN**

**STRATA PLAN BCS 1199**

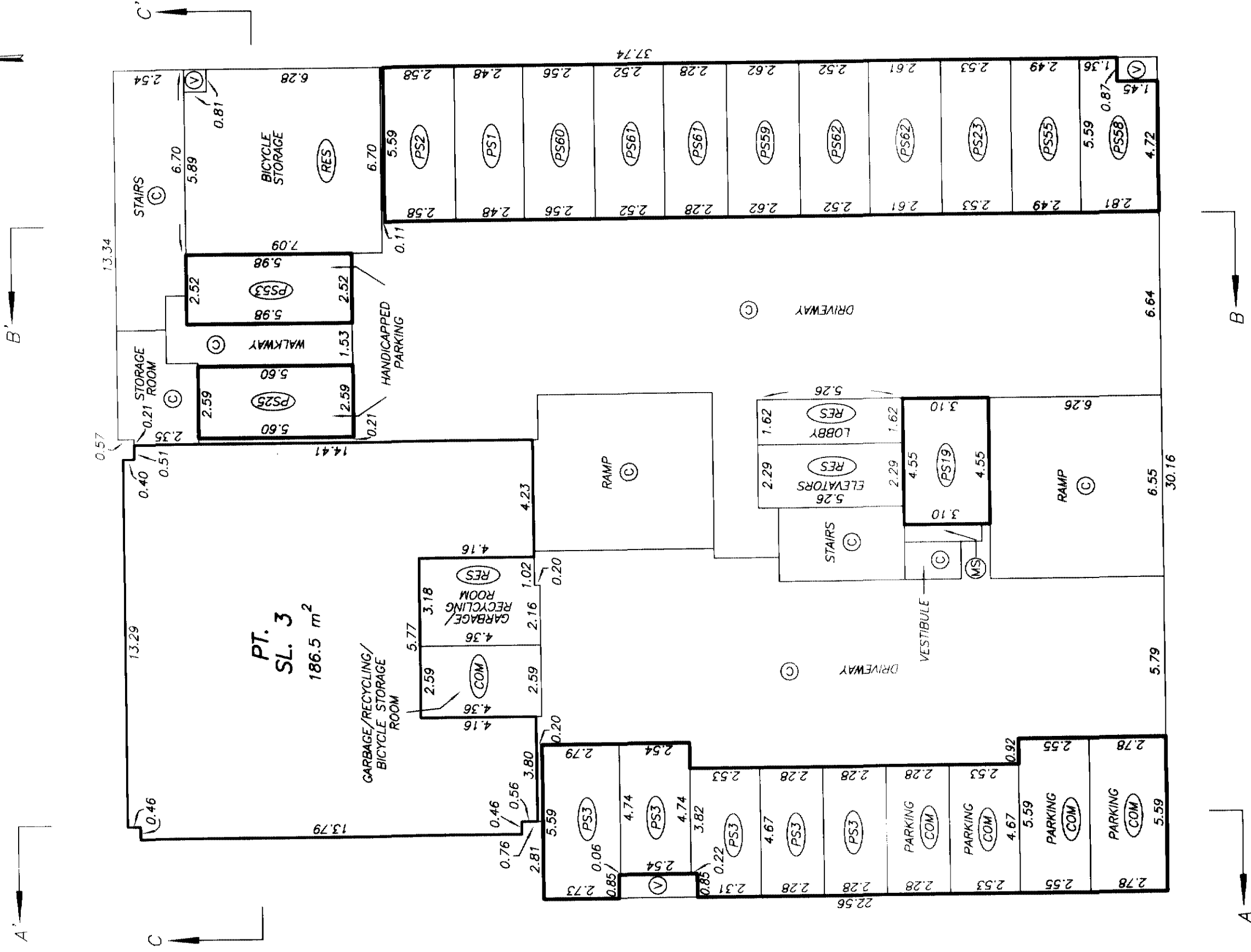
SCALE 1:150



ALL DISTANCES ARE IN METRES.



## STRATA PLAN BCS 1199

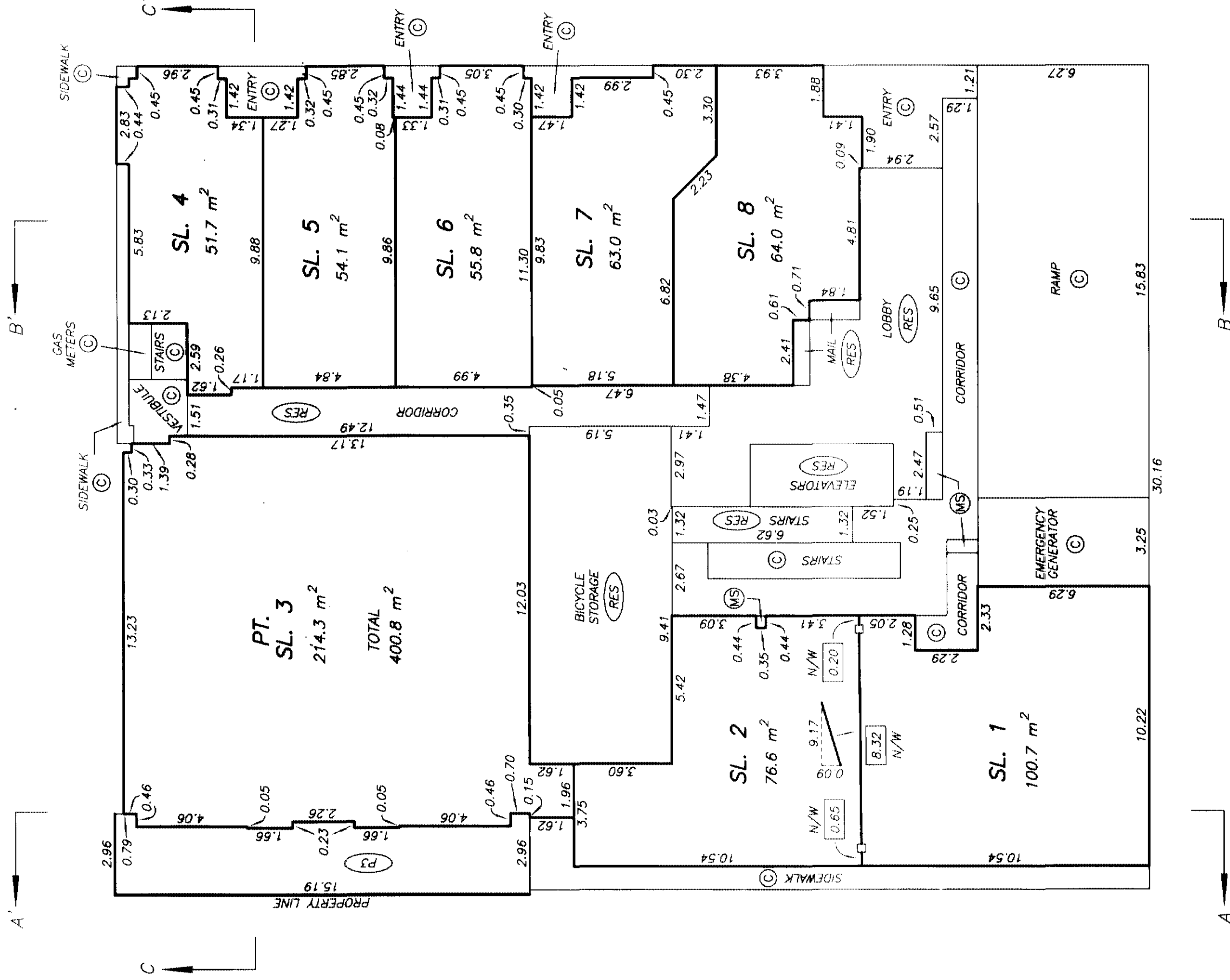
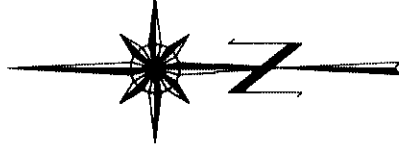
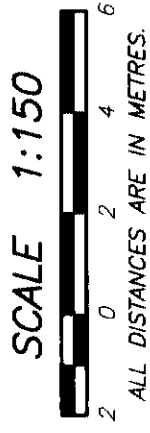


9346

ORIGINAL

MAIN FLOOR PLAN

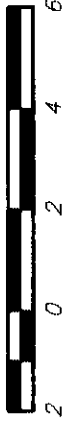
STRATA PLAN BCS 1199



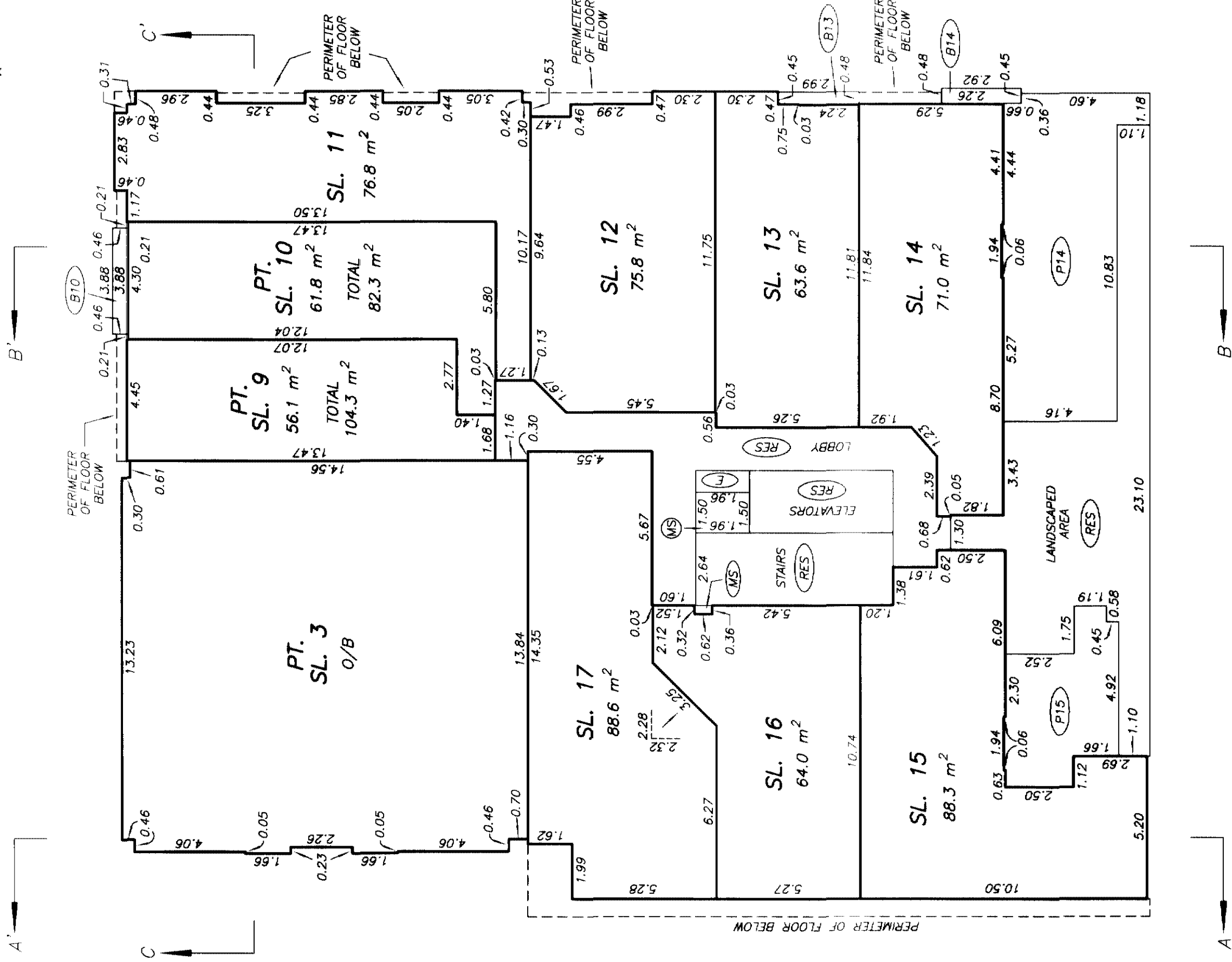
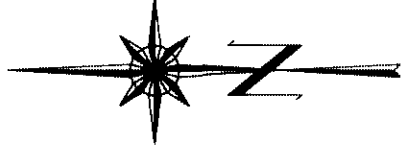
SECOND FLOOR PLAN

STRATA PLAN BCS 1199

SCALE 1:150



ALL DISTANCES ARE IN METRES.



M.E.D.

ORIGINAL

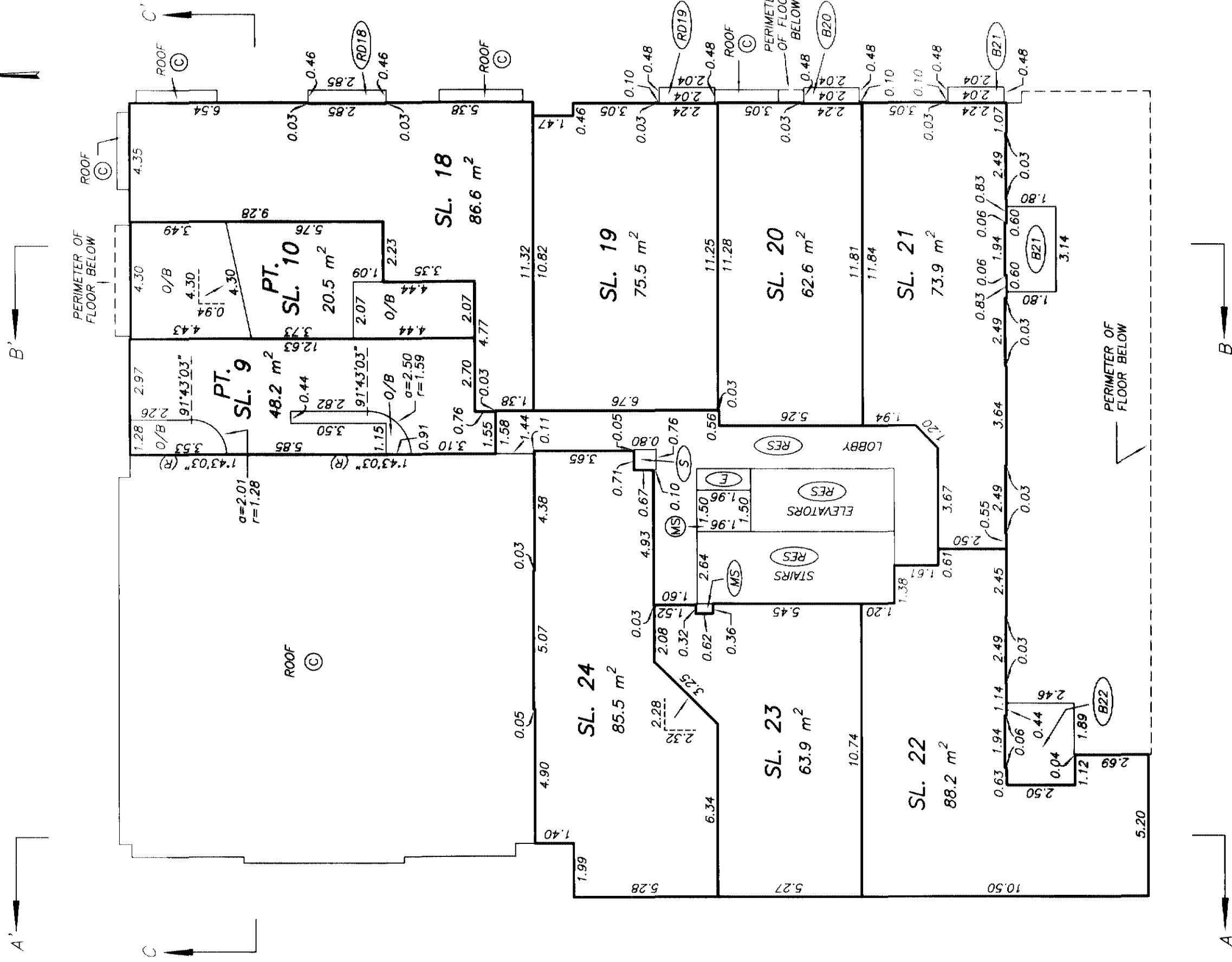
THIRD FLOOR PLAN

STRATA PLAN BCS 1199

SCALE 1:150



ALL DISTANCES ARE IN METRES.



NOTE:  
1'43'03" - DENOTES GRID BEARING  
OF STRATA LOT BOUNDARY.  
(R) - DENOTES RADIAL

DATE : MARCH 1, 2005.  
M.E.S.

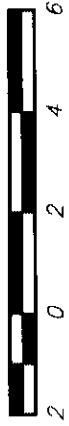
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FILE # 30492-11\_F3

ORIGINAL

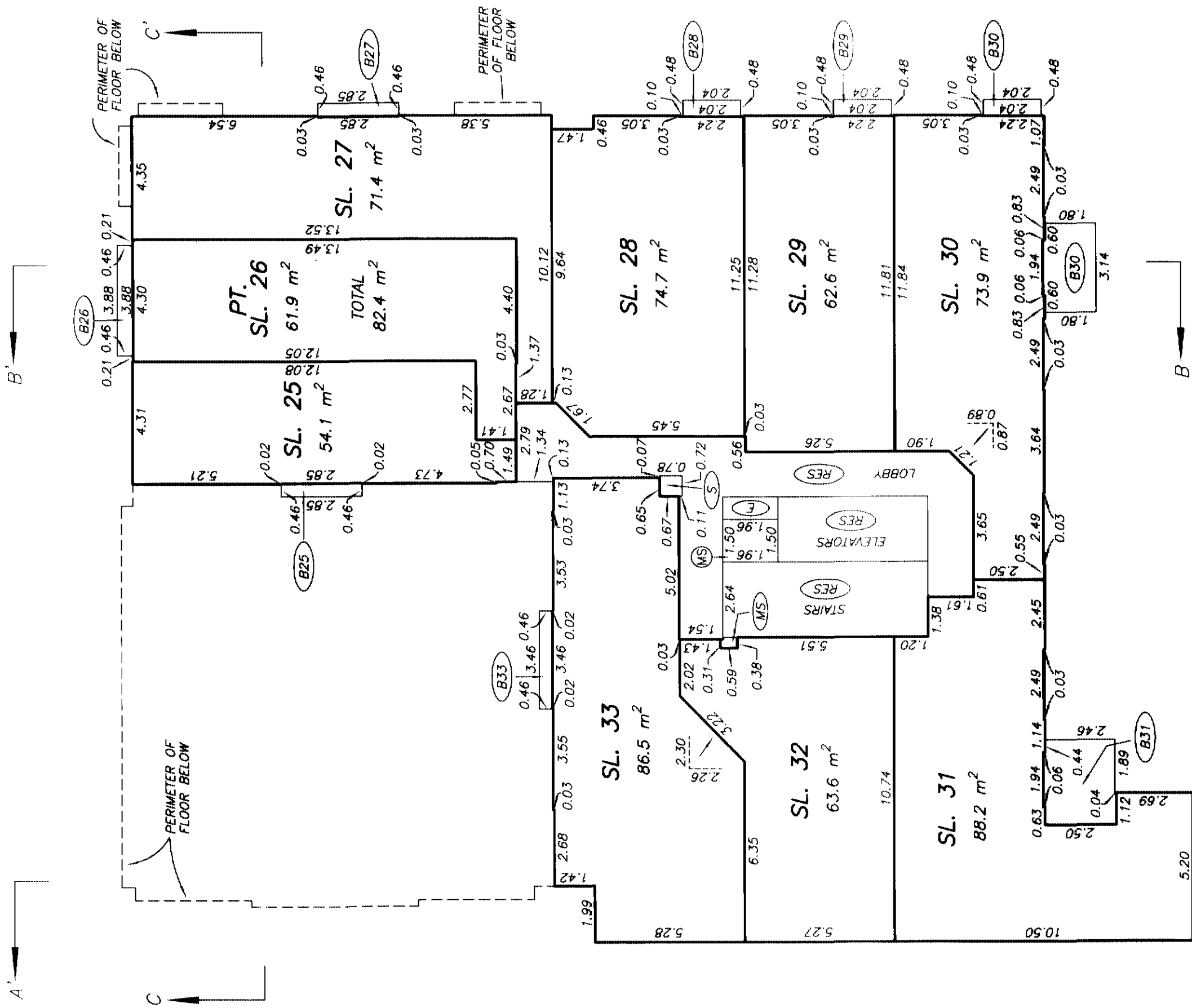
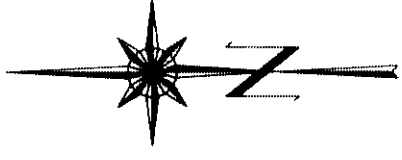
# FOURTH FLOOR PLAN

STRATA PLAN BCS 1199

SCALE 1:150



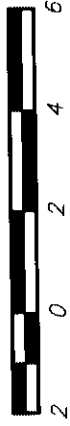
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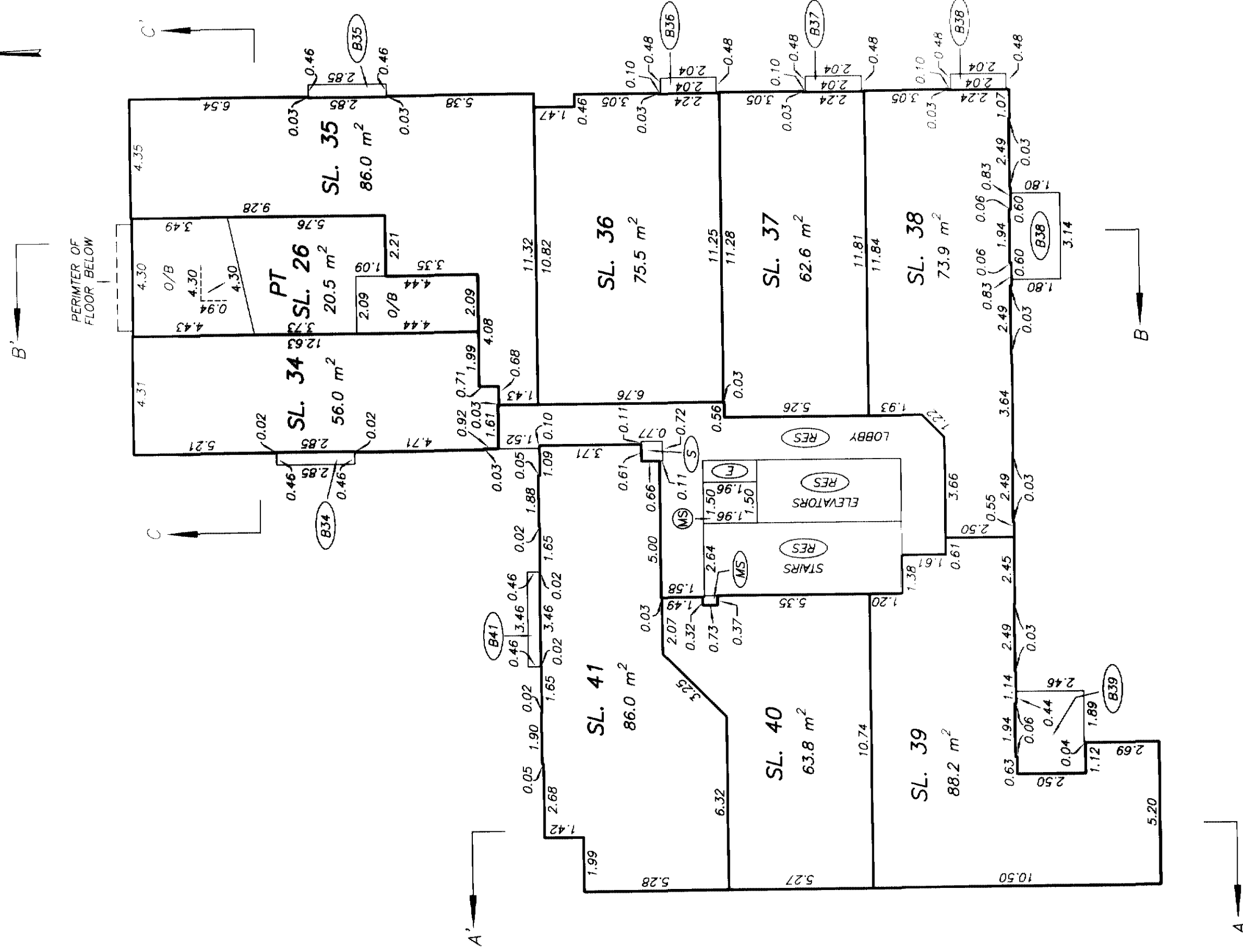
FIFTH FLOOR PLAN

STRATA PLAN BCS 1199

SCALE 1:150

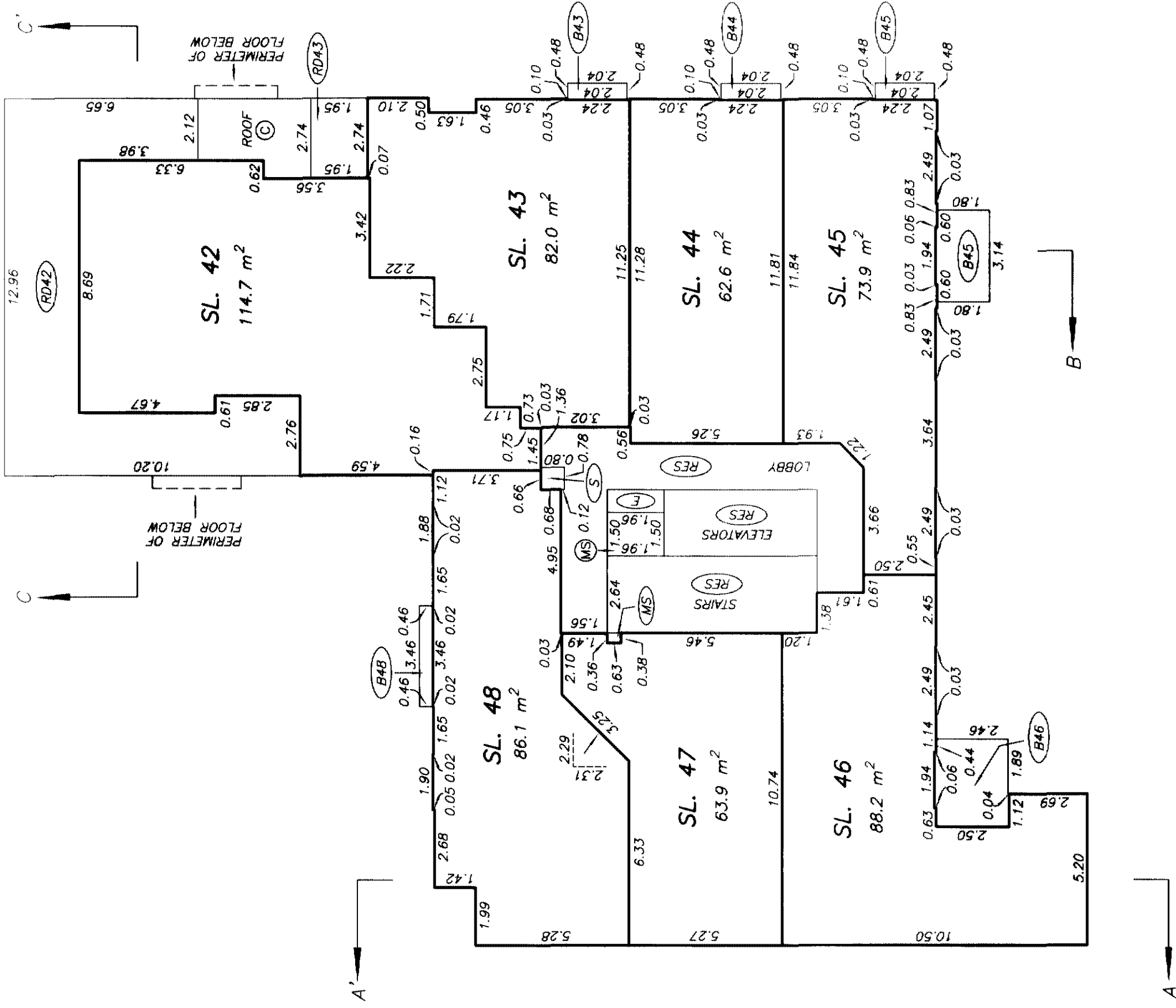


ALL DISTANCES ARE IN METRES.



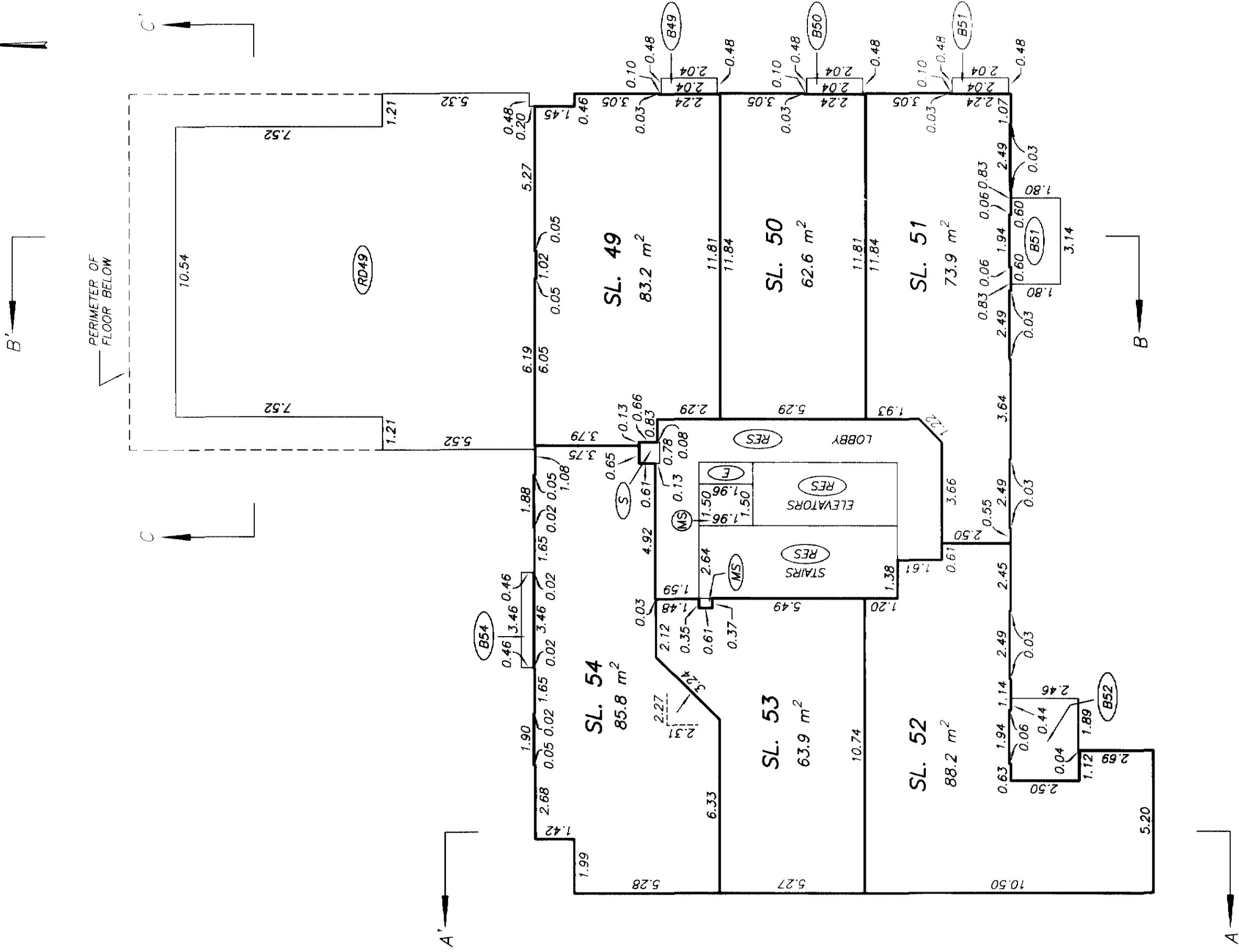
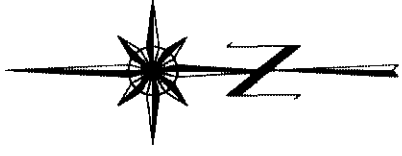
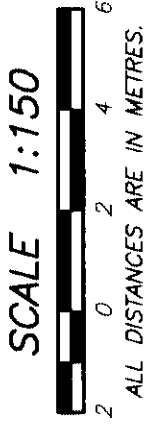
SIXTH FLOOR PLAN

STRATA PLAN BCS /199



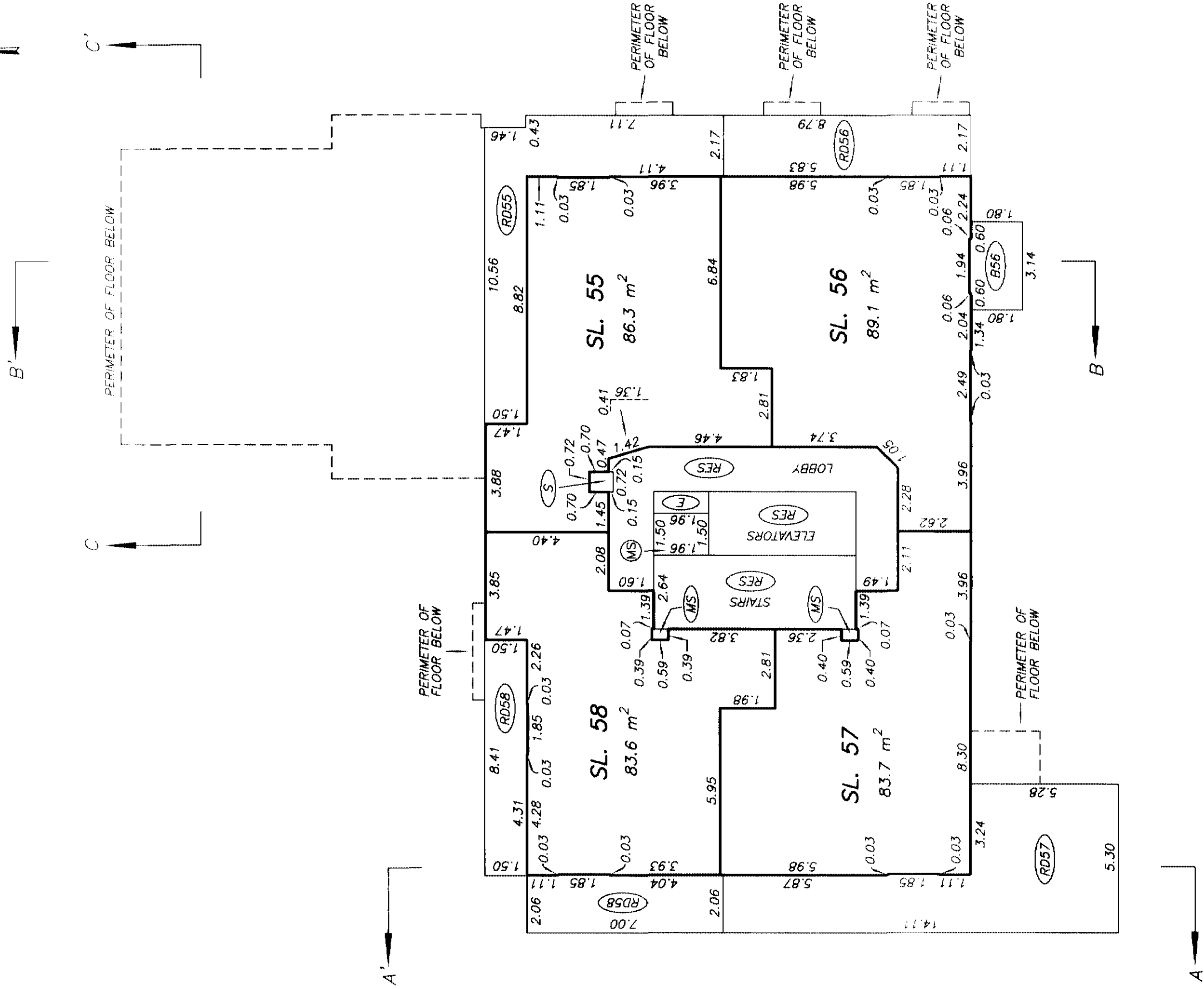
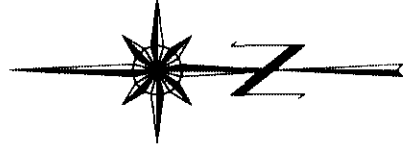
SEVENTH FLOOR PLAN

STRATA PLAN BCS 1199



EIGHTH FLOOR PLAN

STRATA PLAN BCS 1199

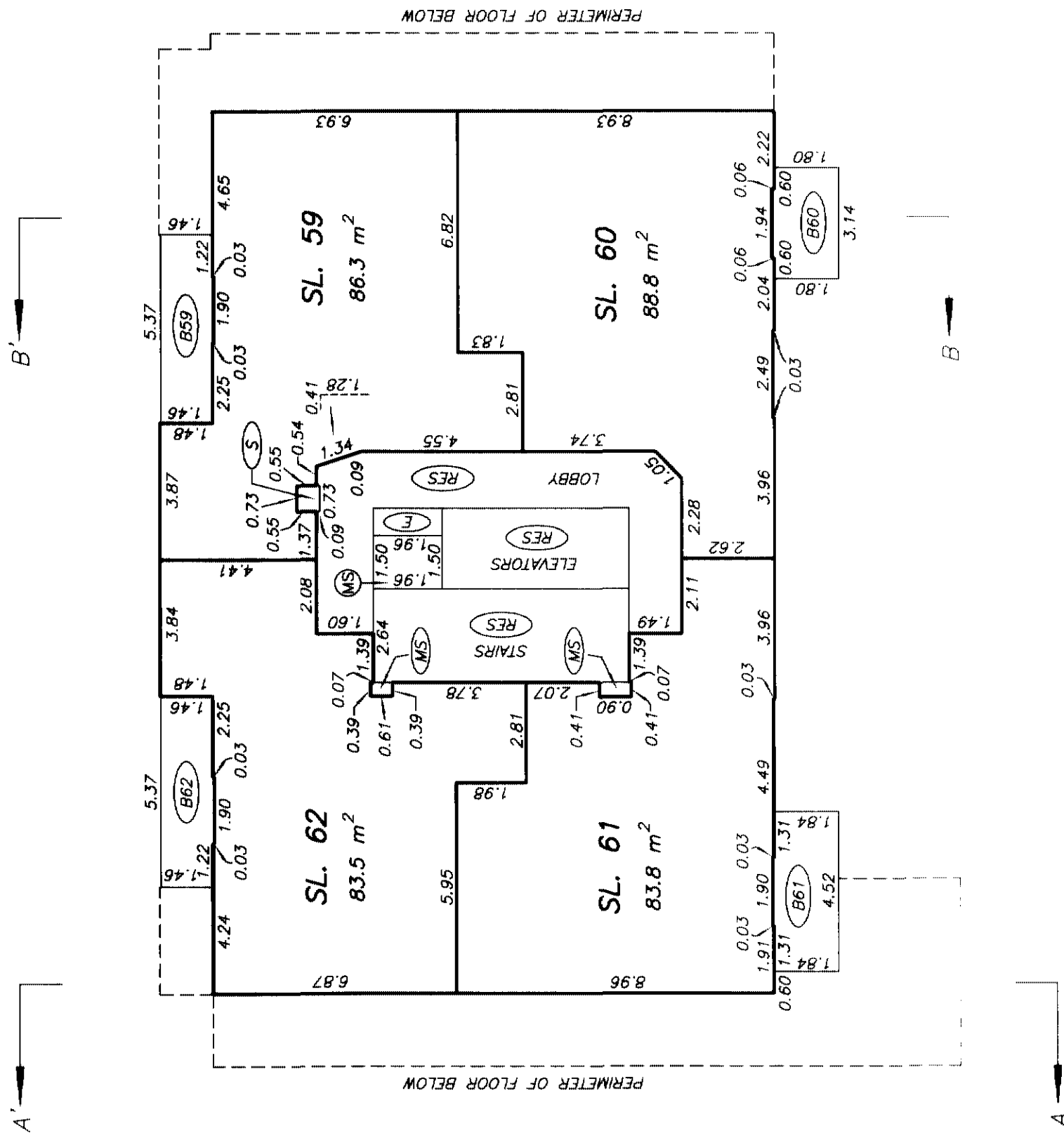
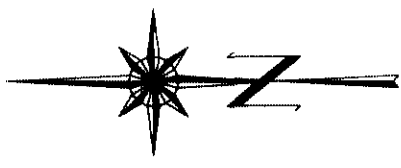
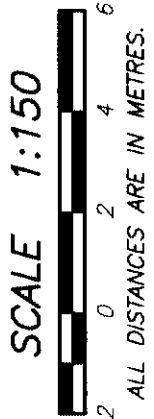


M.E.D.

ORIGINAL

NINTH FLOOR PLAN

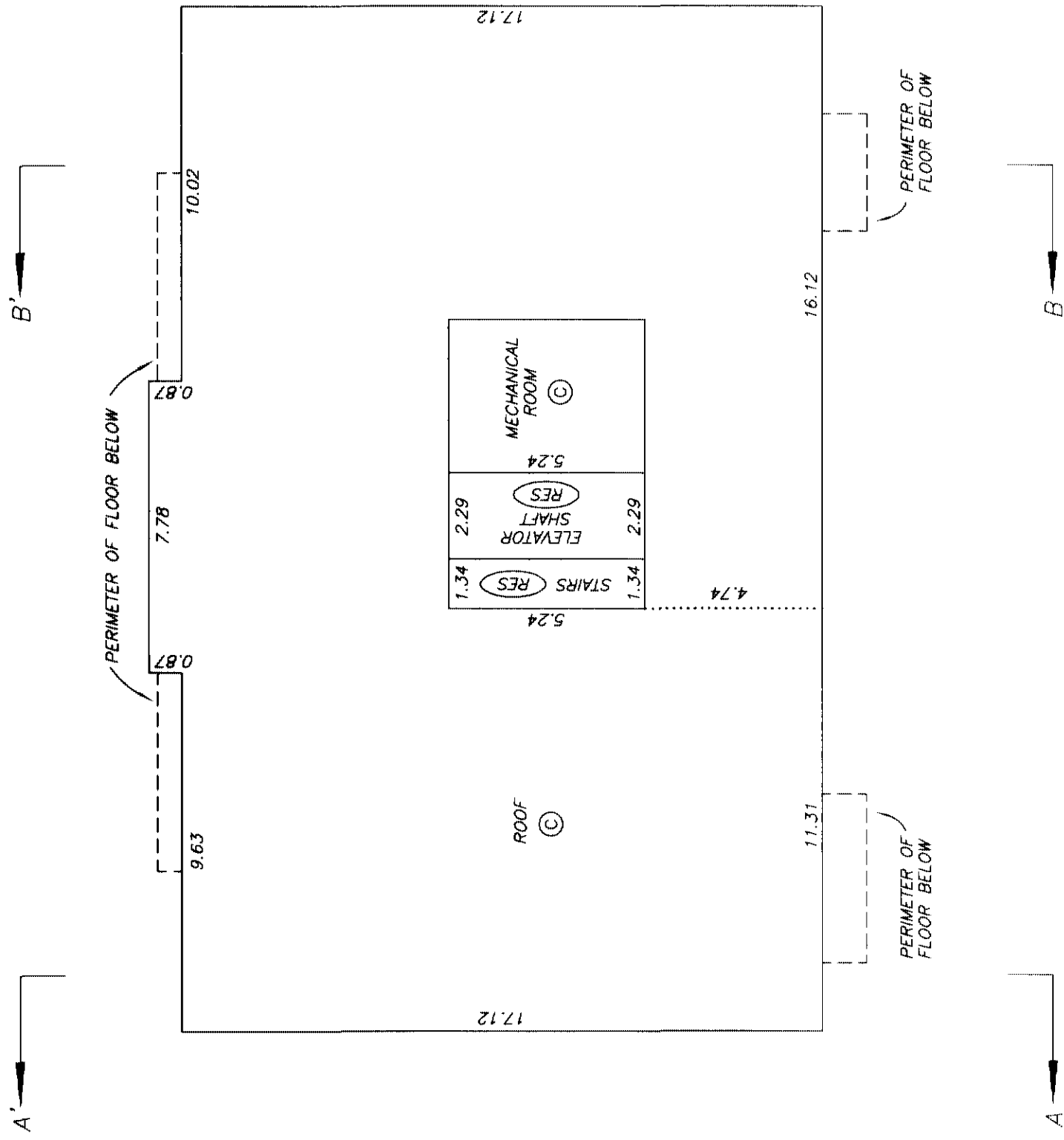
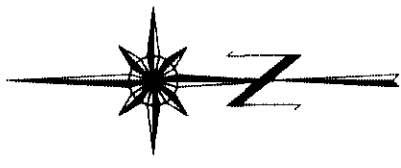
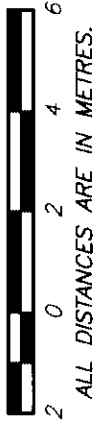
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ROOF LEVEL  
FLOOR PLAN

STRATA PLAN BCS 1199

SCALE 1:150



DRAWING # 30492-11  
FILE # 30492-11\_RL

DATE : MARCH 1, 2005.

M.E. 08.

ORIGINAL

ELEVATOR MACHINE  
ROOM LEVEL  
FLOOR PLAN

STRATA PLAN BCS 1199

