STRATA PLAN OF LOT 1 OF THE PUBLIC HARBOUR OF BURRARD INLET NEW WESTMINSTER DISTRICT PLAN BCP8516

STRATA PLAN BCS 1777

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. March 21, 2006

I. MacDonald LDS
DEPUTY REGISTRAR

BA479664 - BA479720

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

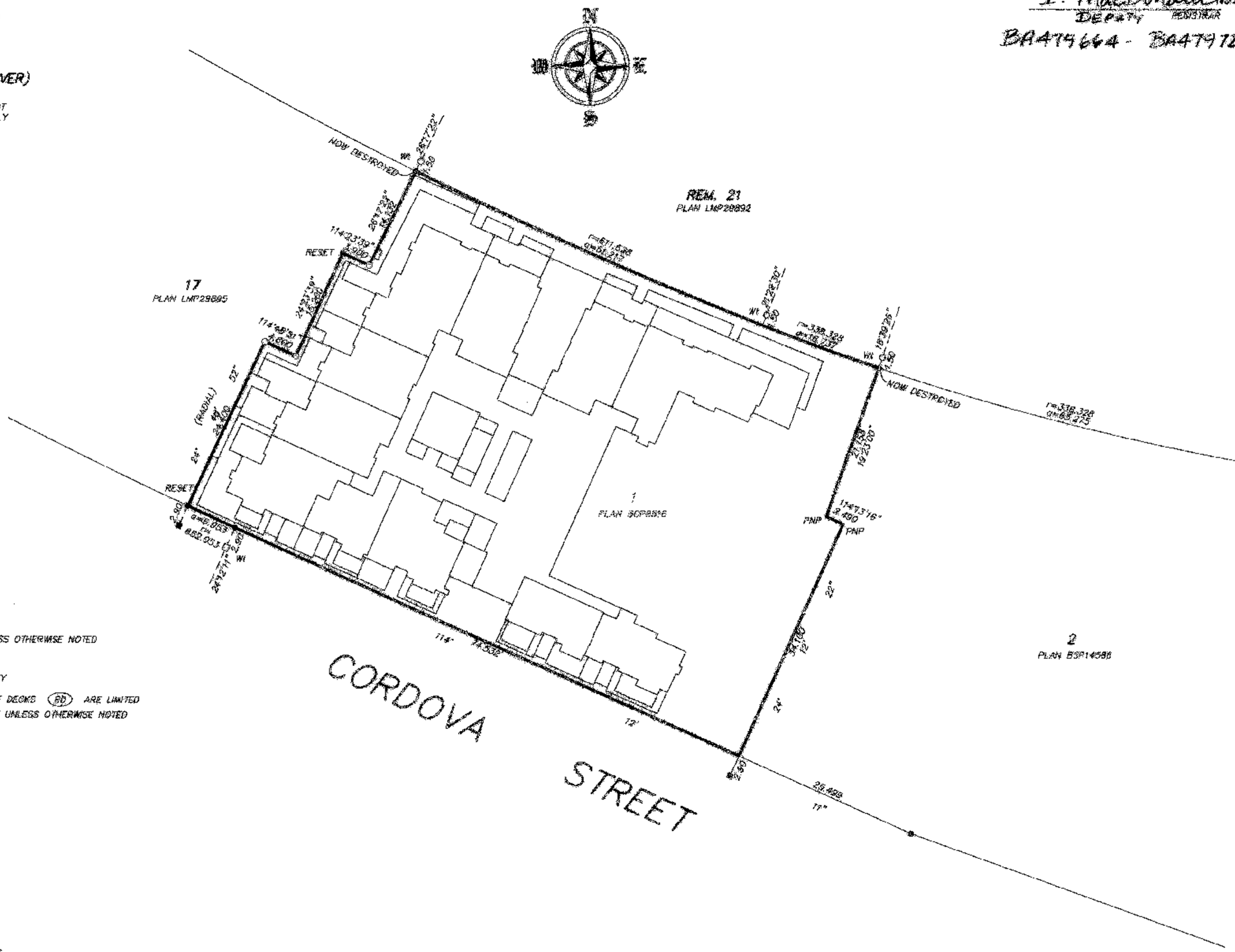
0 20 40

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, 0.9996011

CIVIC ADDRESS:

1161 WEST CORDOVA STREET
1163 WEST CORDOVA STREET
1169 WEST CORDOVA STREET
1179 WEST CORDOVA STREET
VANCOUVER, B.C.



LEGEND:

GRID BEARINGS ARE DERIVED FROM PLAN BCP8516

SET	FOUND	
■	□	DENOTES LEAD PLUG
●	○	DENOTES IRON POST
PNP		DENOTES POSTING NOT PRACTICAL
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 UNLESS OTHERWISE NOTED
(EL)		DENOTES ELECTRICAL - COMMON PROPERTY
(GC)		DENOTES GARBAGE CHUTE - COMMON PROPERTY

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, 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 6th DAY OF MARCH, 2006. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 45455, ON THE 9th DAY OF MARCH, 2006.

G. C. Sundvick
B.C.L.S.

NOTES:

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

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BUTLER, SUNDVICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4, 19089 84th AVENUE
SURREY, B.C. V4N 3S4
T. 604-513-9611 F. 604-513-2202
FILE : 2687
DWG : 2687-STRATA

STRATA PLAN BCS 1777

MORTGAGEE

HSBC BANK CANADA

Name
Authorized Signatory

Name
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name ROBERT PARSONS

ADDRESS 885 W. GEORGIA ST.
VANCOUVER, BC V6C 3G1

CFSO
OCCUPATION

MORTGAGEE

UNIFISON INVESTMENTS LTD.

Name
Authorized Signatory

Name
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name PRISCILLA TSANG

ADDRESS 100 MONTGOMERY ST.
SUITE 310, SAN FRANCISCO

SECRETARY CANADA
OCCUPATION

OWNER

HILLSBORO INVESTMENT LTD.
(INC. No. 449128)

Name LILLIAN TWANG
Authorized Signatory

Name
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name GARY WONG

ADDRESS 1330 - 1055 W. HASTINGS ST.
VANCOUVER, B.C.

VICE PRESIDENT
OCCUPATION

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: MARCH 8, 2006

B.C.L.S.

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF MARCH 8, 2006 BEEN PREVIOUSLY OCCUPIED.

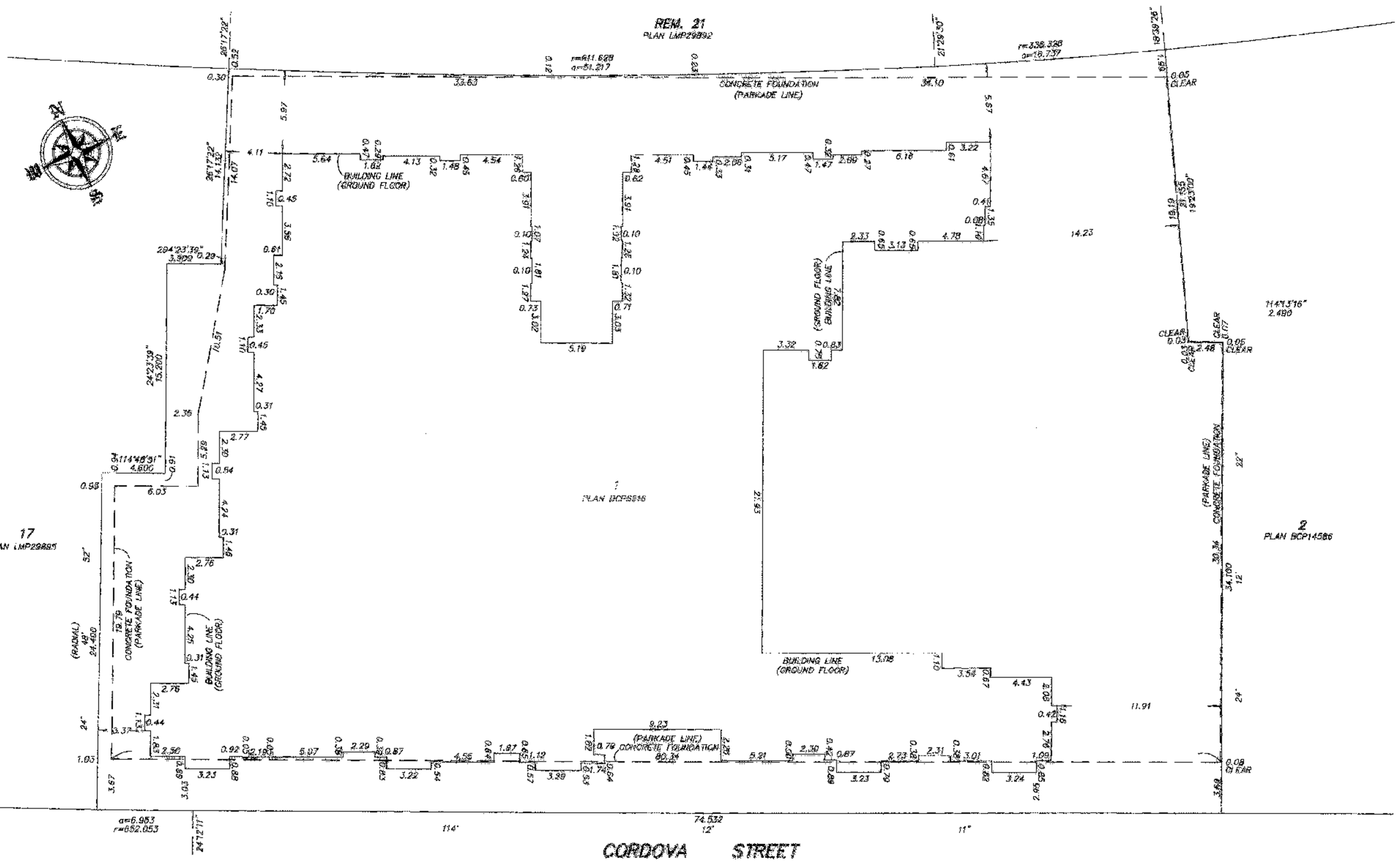
B.C.L.S.

GARY SUNDVICK, B.C.L.S.

MARCH 8, 2006
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2687 DWG.: 2687-STRATA

BUILDING LOCATION

STRATA PLAN BCS 1777



GARY SUNDWICK, B.C.L.S.

MARCH 6, 2006
BUTLER, SUNDWICK & ASSOCIATES
FILE: 2687 DWG.: 2687-STRATA

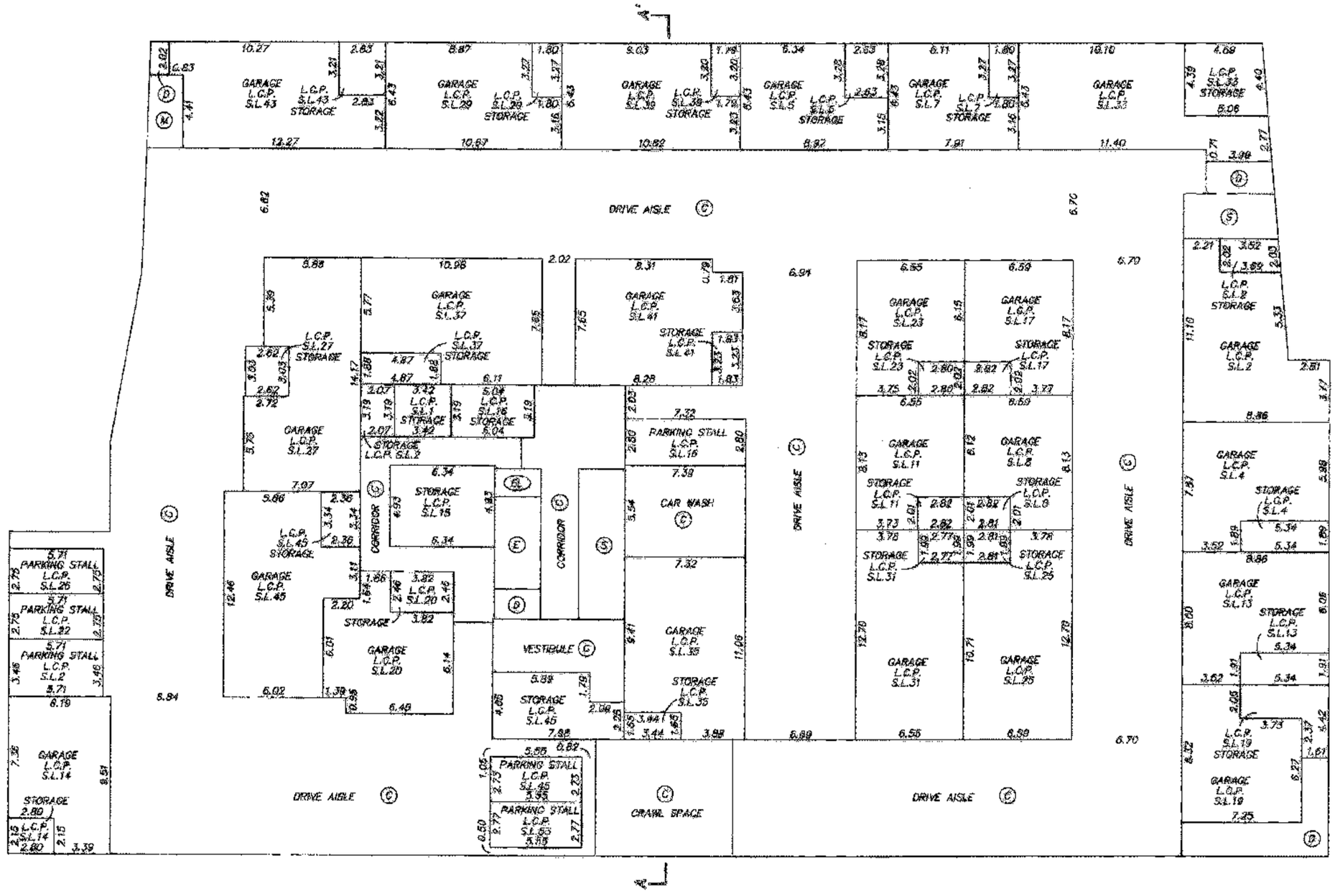
FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

PARKING LEVEL P3

STRATA PLAN BCS 1777

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES



GARY SUNDWICK, B.C.L.S.

MARCH 8, 2006

BUTLER, SUNDWICK & ASSOCIATES

FILE: 2687 DWG.: 2687-STRATA

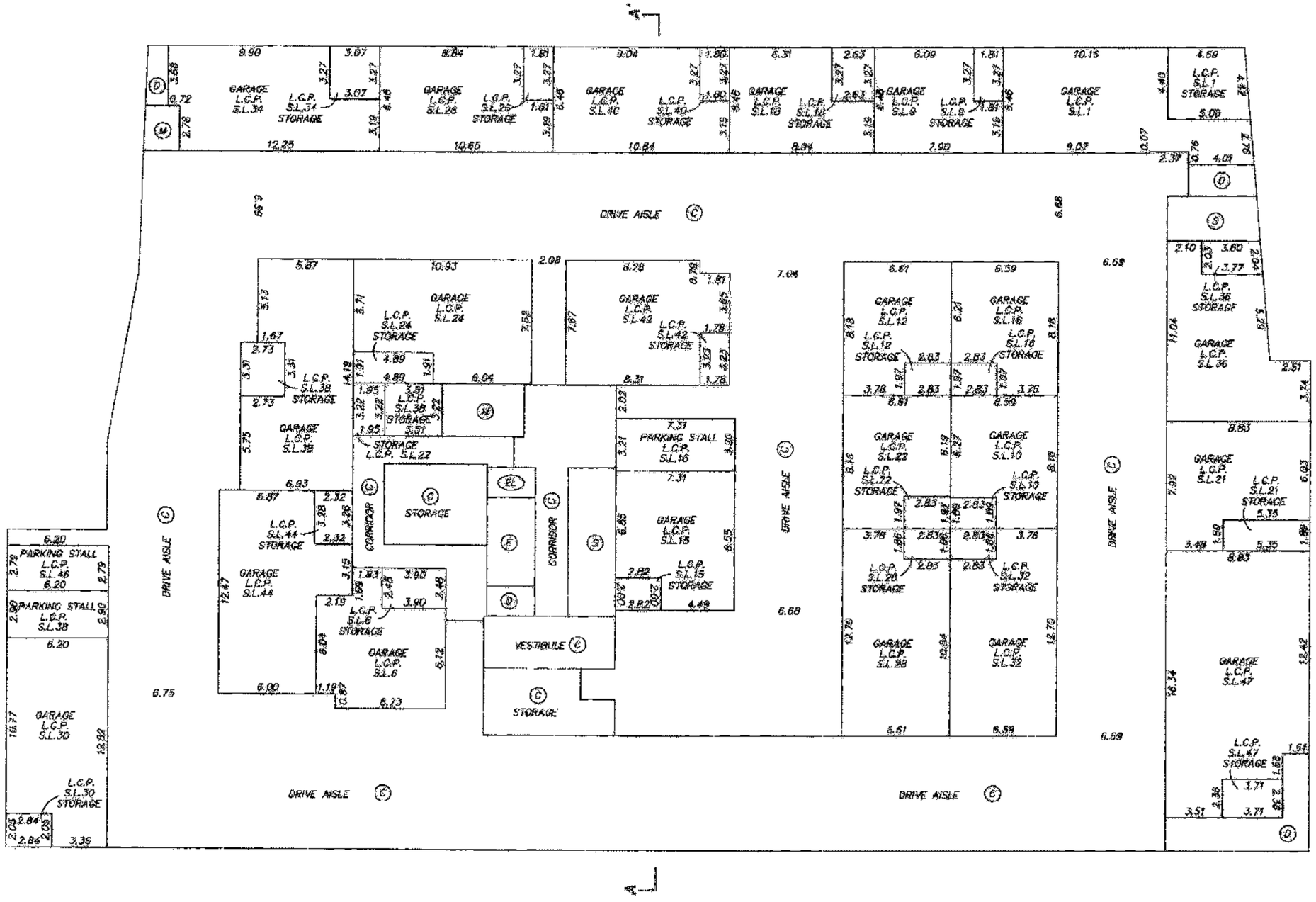
FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

PARKING LEVEL P2

STRATA PLAN BCS 1777

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES



GARY SUNDVICK, B.C.L.S.

MARCH 8, 2006

DIETER SUNDVICK & ASSOCIATES

FILE: 2687 DWG: 2687-STRATA

FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

PARKING LEVEL P1

STRATA PLAN BCS 1777

0 5 10 15

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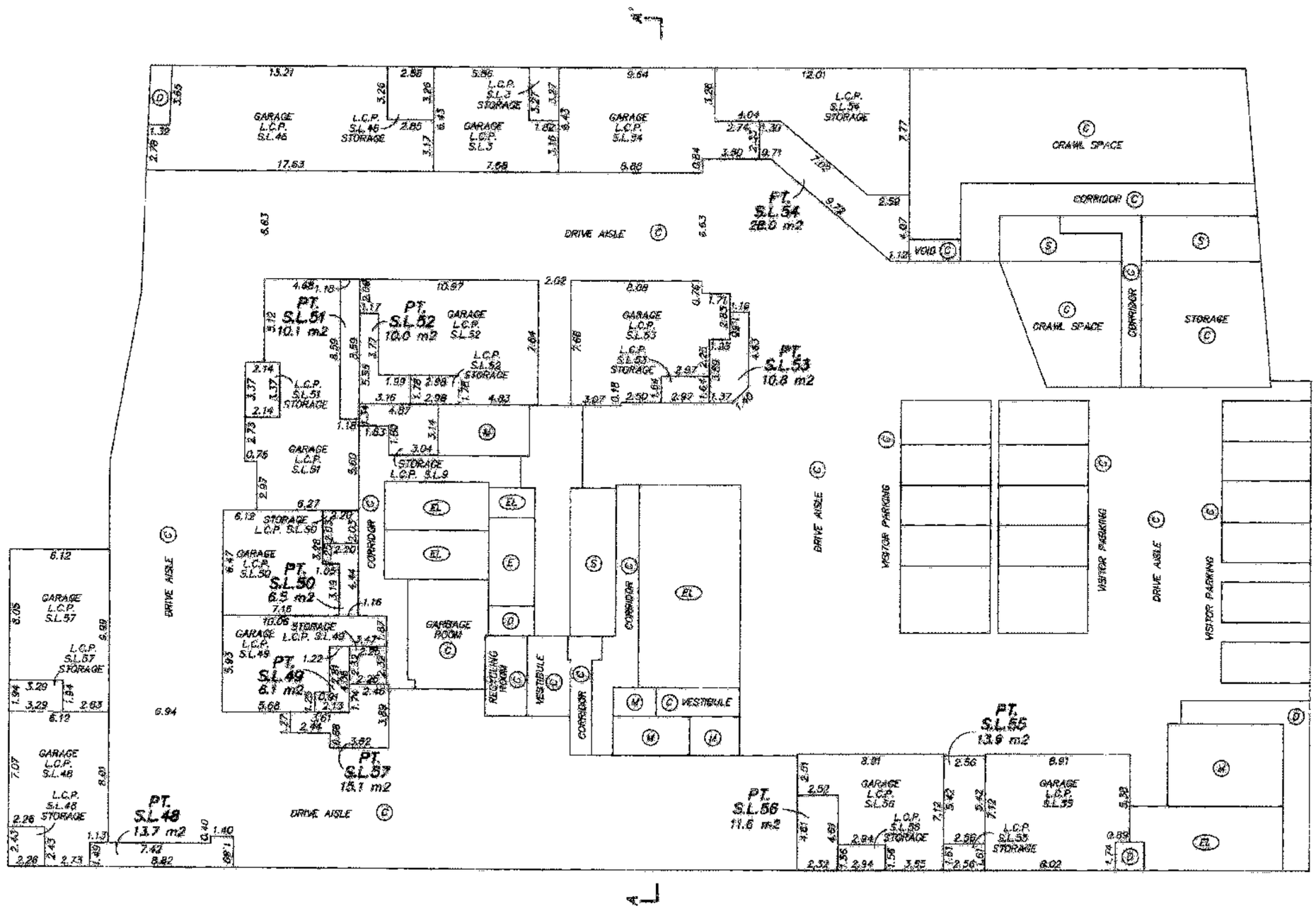


GARY SUNDVICK, B.C.L.S.

MARCH 8, 2006
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2687 DWG.: 2687-STRATA

FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

GROUND LEVEL

STRATA PLAN BCS 1777

0 5 10

SCALE 1:160 DISTANCES ARE IN METRES

PERIMETER OF FLOOR BELOW

PT. S.L.51 154.7 m2 T=309.2 m2

PT. S.L.52 115.8 m2 T=235.2 m2

PT. S.L.53 117.8 m2 T=233.3 m2

PT. S.L.54 170.5 m2 T=359.1 m2

PT. S.L.50 103.0 m2 T=206.9 m2

PT. S.L.49 121.1 m2 T=242.7 m2

PT. S.L.48 111.2 m2 T=225.8 m2

PT. S.L.57 77.8 m2 T=175.6 m2

PT. S.L.56 76.3 m2 T=187.2 m2

PT. S.L.55 82.4 m2 T=212.7 m2

L.C.P. S.L.51

L.C.P. S.L.50

L.C.P. S.L.49

L.C.P. S.L.48

L.C.P. S.L.57

L.C.P. S.L.56

L.C.P. S.L.55

WATER FEATURE

WATER FEATURE

GAMES ROOM

WASHROOMS

LOBBY

MAIL

STORAGE

FIRESIDE ROOM

GARY SUNDWICK, B.C.L.S.

MARCH 6, 2006

BUTLER, SUNDWICK & ASSOCIATES

FILE: 2687 DWG.: 2687-STRATA

FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

2nd LEVEL

STRATA PLAN BCS 1777

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

PERIMETER OF FLOOR BELOW

PT. S.L.51 144.4 m2

PT. S.L.52 185.7 m2

PT. S.L.53 184.7 m2

PT. S.L.54 160.6 m2

PT. S.L.50 97.4 m2

PT. S.L.49 115.5 m2

PT. S.L.48 96.7 m2

PT. S.L.57 82.7 m2

PT. S.L.56 72.4 m2

PT. S.L.55 82.2 m2

OPEN TO BELOW

STORAGE

GOLF ROOM

CORRIDOR

WASHROOM

GARY SUNDWICK, B.C.L.S.

MARCH 8, 2006
BUTLER, SUNDWICK & ASSOCIATES
FILE: 2557 DWG.: 2557-STRATA

FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

3rd LEVEL

STRATA PLAN BCS 1777

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES

PERIMETER OF FLOOR BELOW

S.L.1
235.0 m2

S.L.2
265.8 m2

CHANGE ROOMS (C)

CORRIDOR (E)

CORRIDOR (G)

JANITORS ROOM

SPA/ TRAINING ROOM (C)

STEAM ROOM (C)

SAUNA (C)

EXERCISE ROOM (C)

POOL / WHIRLPOOL (C)

PT. S.L.56
26.9 m2

L.C.P. S.L.56 (RD)

PT. S.L.55
32.3 m2

L.C.P. S.L.55 (RD)

GARY SUNDVICK, B.C.L.S.

MARCH 9, 2006
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2587 DWG: 2587-STRATA

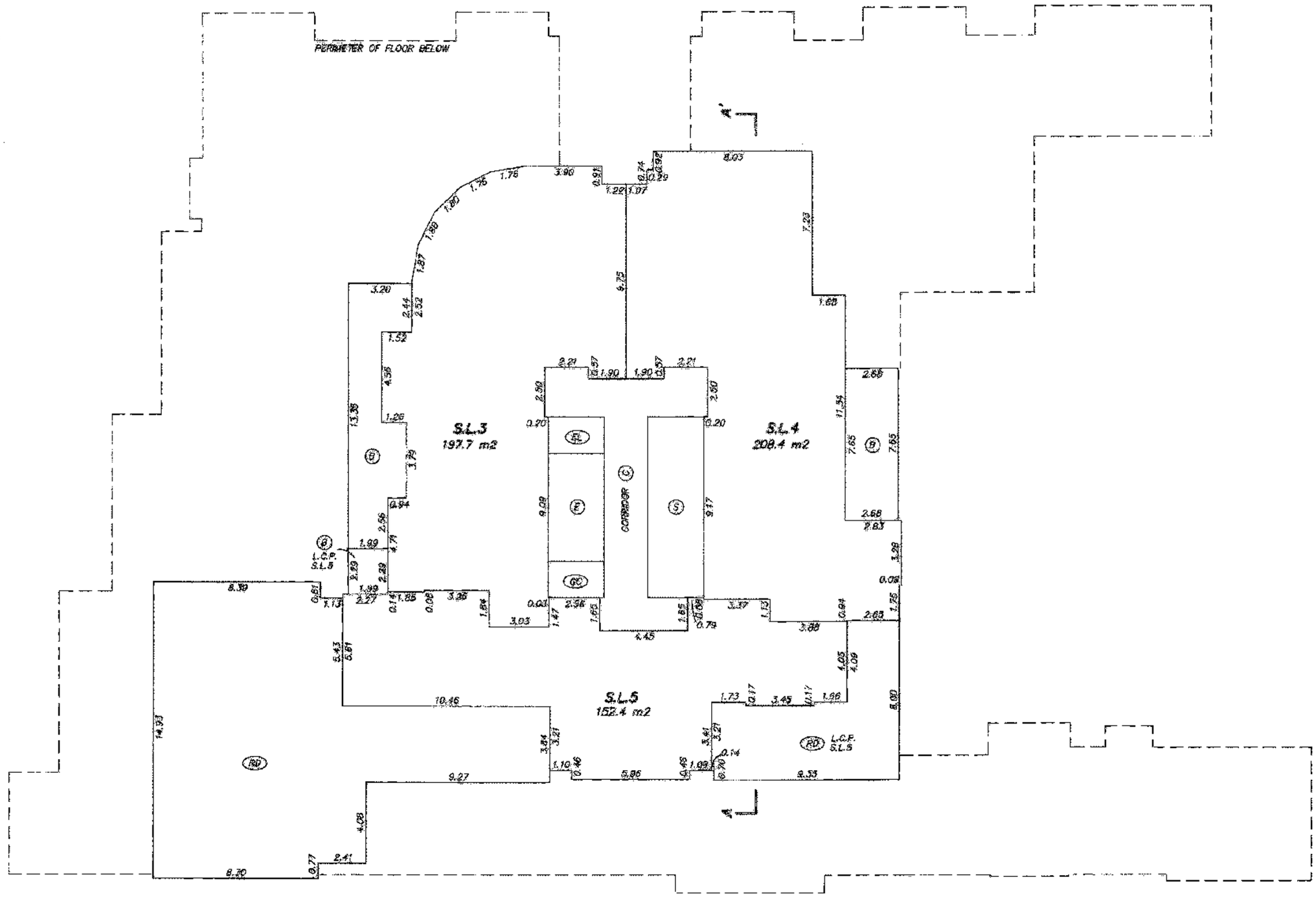
FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

STRATA PLAN BCS 1777

4th LEVEL

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK, B.C.L.S.

MARCH 9, 2006
BAILEY, SUNDVICK & ASSOCIATES
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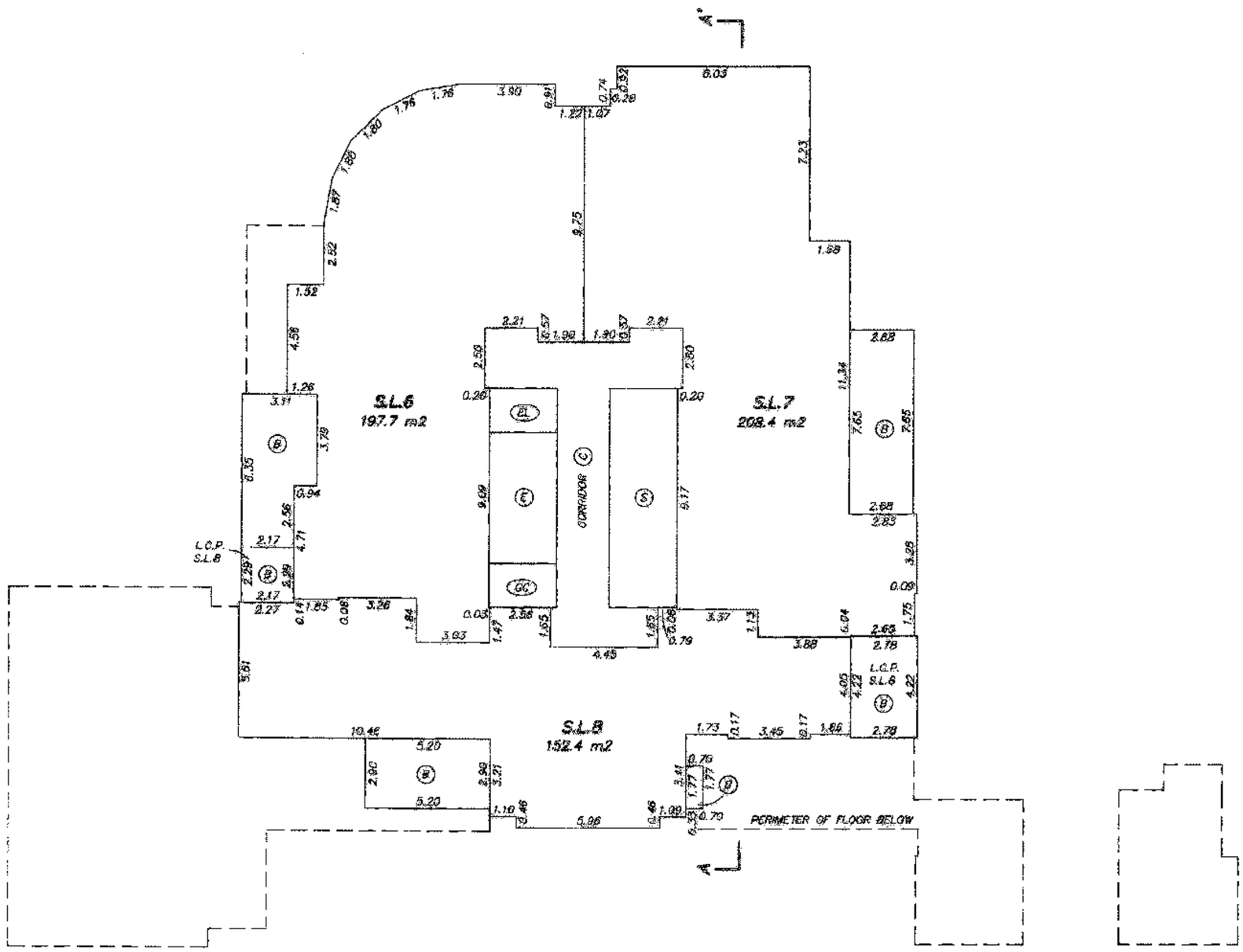
FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

5th LEVEL

STRATA PLAN BCS 1777

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



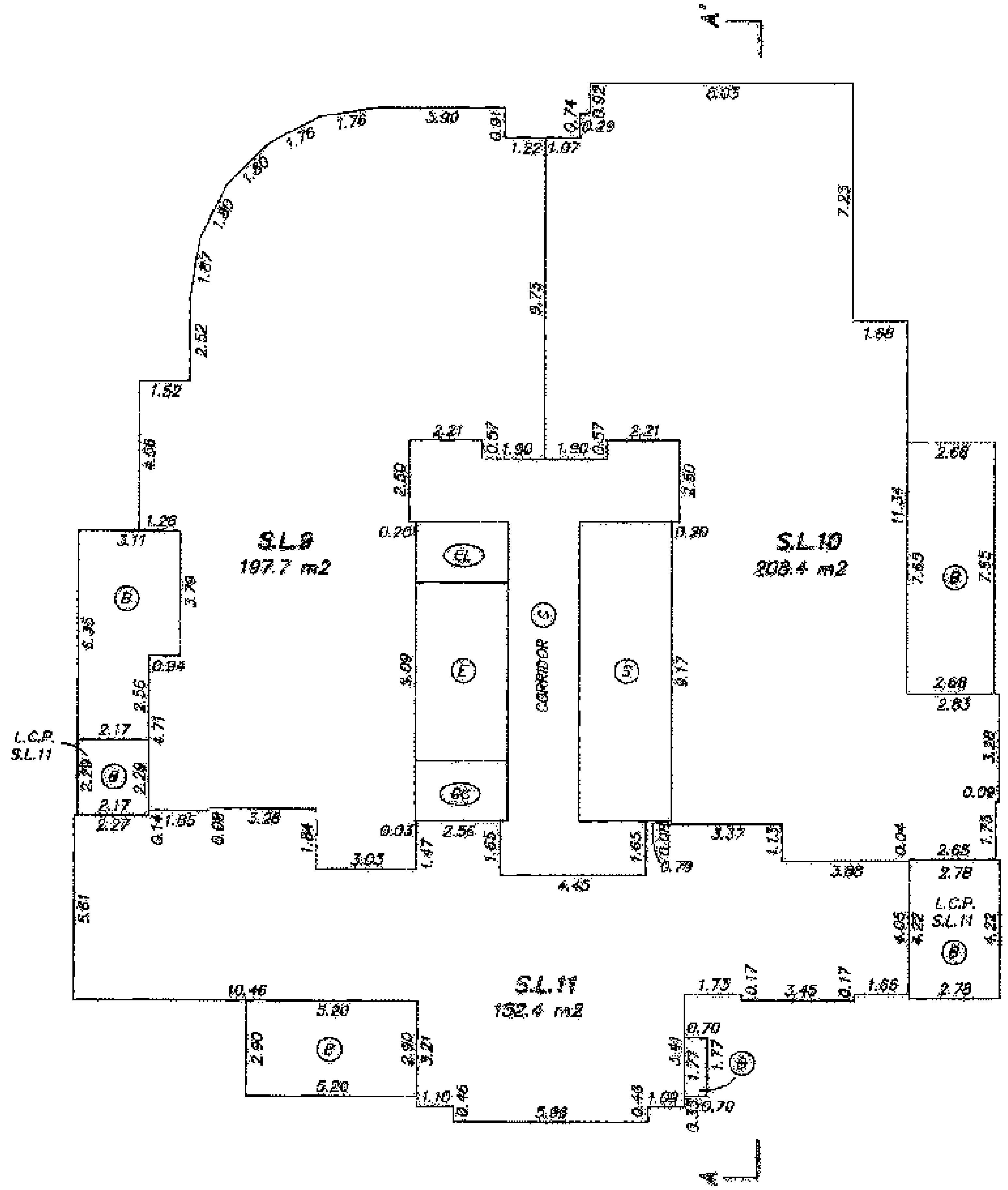
GARY SUNDVICK, B.C.L.S.

MARCH 6, 2006
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2687 DWG.: 2687-STRATA

6th LEVEL

STRATA PLAN BCS 1777

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK, B.C.L.S.

MARCH 6, 2006
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2687 DWG.: 2687-STRATA

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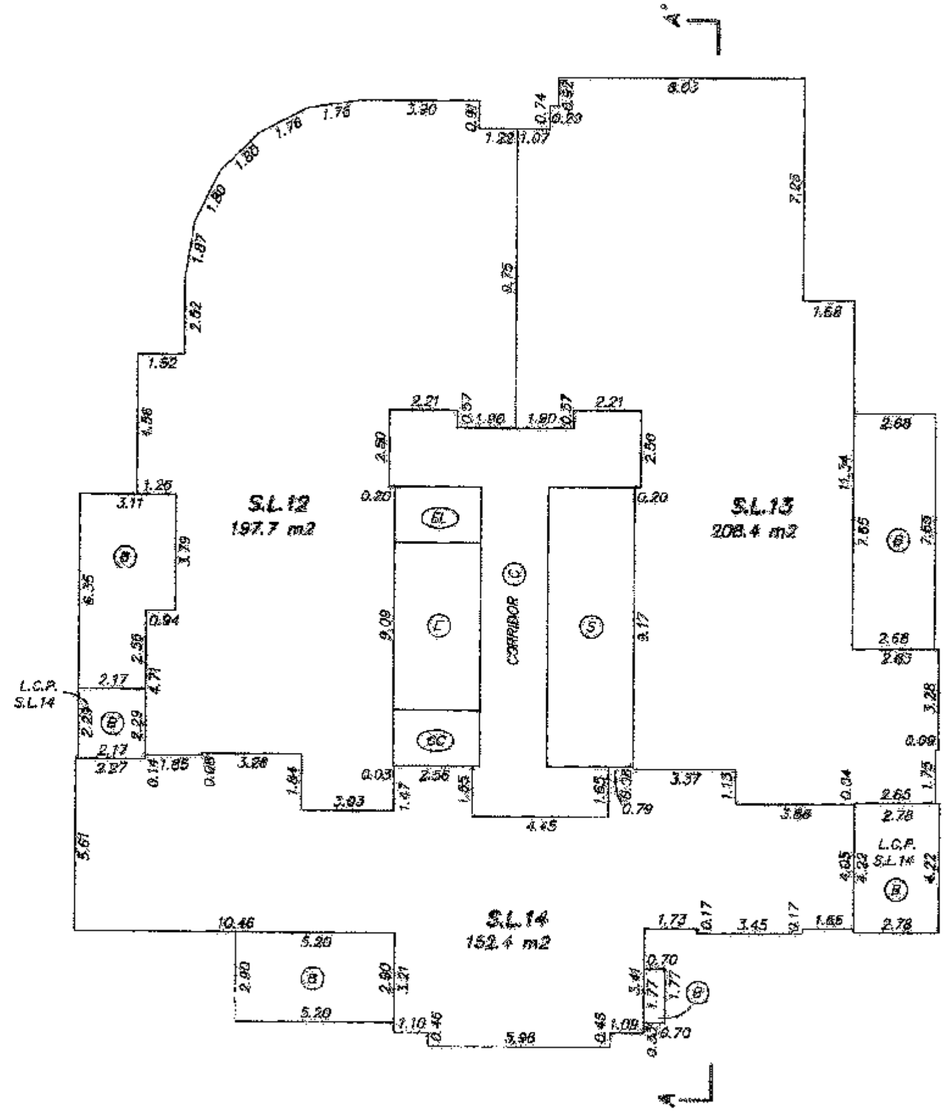
STRATA PLAN BCS 1777

7th LEVEL

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDWICK, B.C.L.S.

MARCH 8, 2006
BUTLER, SUNDWICK & ASSOCIATES
FILE: 2087 DWG.: 2687-STRATA

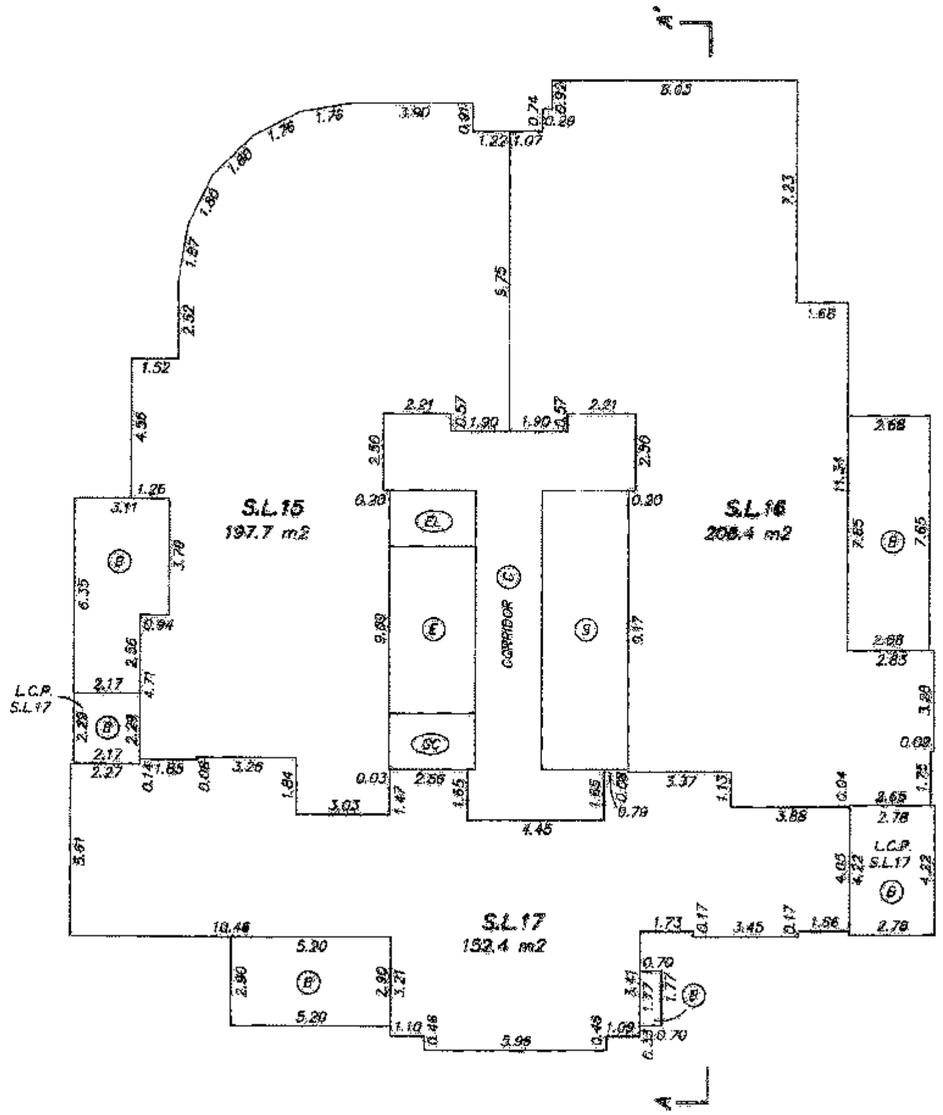
FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

STRATA PLAN BCS 1777

8th LEVEL

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



CARY SUNDWICK, B.C.L.S.

MARCH 6, 2006
BUTLER, SUNDWICK & ASSOCIATES
FILE: 2087 DWG.: 2087-STRATA

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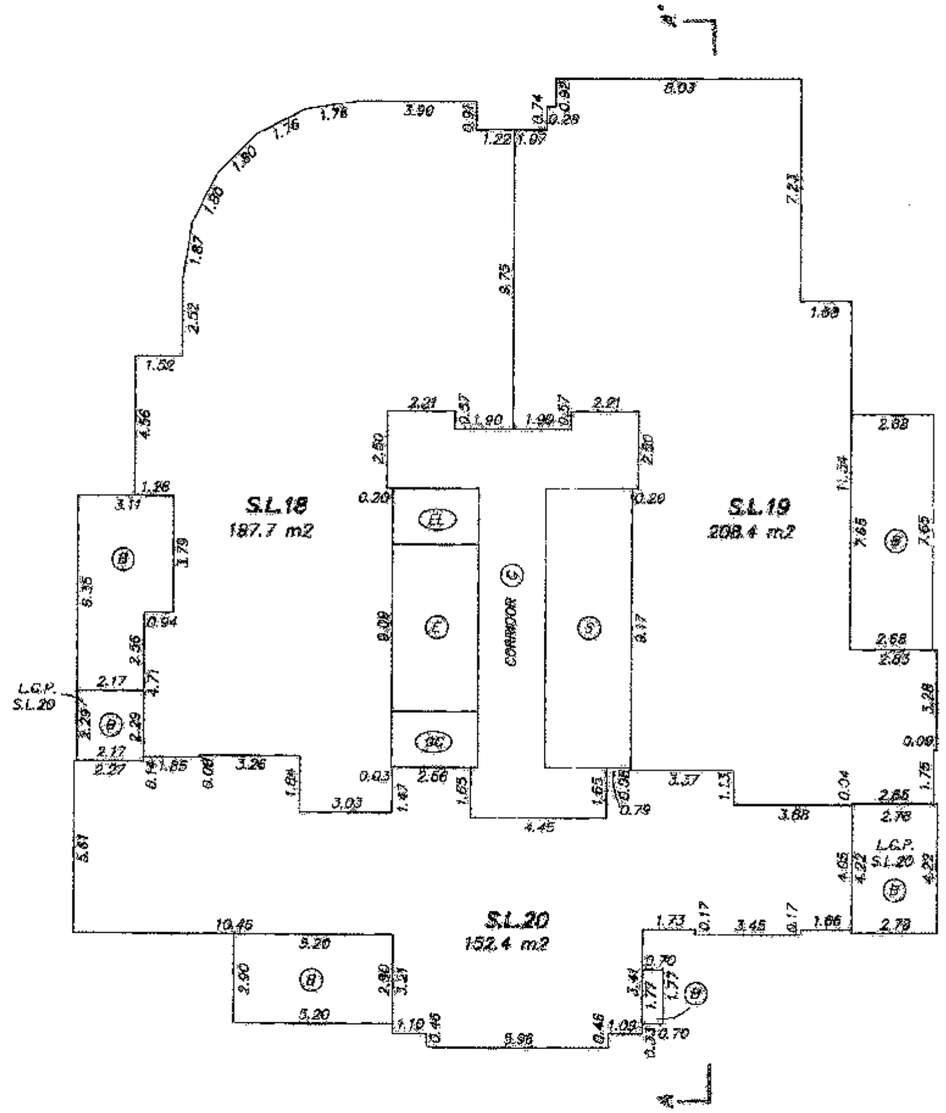
STRATA PLAN BCS 1777

9th LEVEL

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDWICK, B.C.L.S.

MARCH 8, 2006
BUTLER, SUNDWICK & ASSOCIATES
FILE: 2687 DWG.: 2687-STRATA

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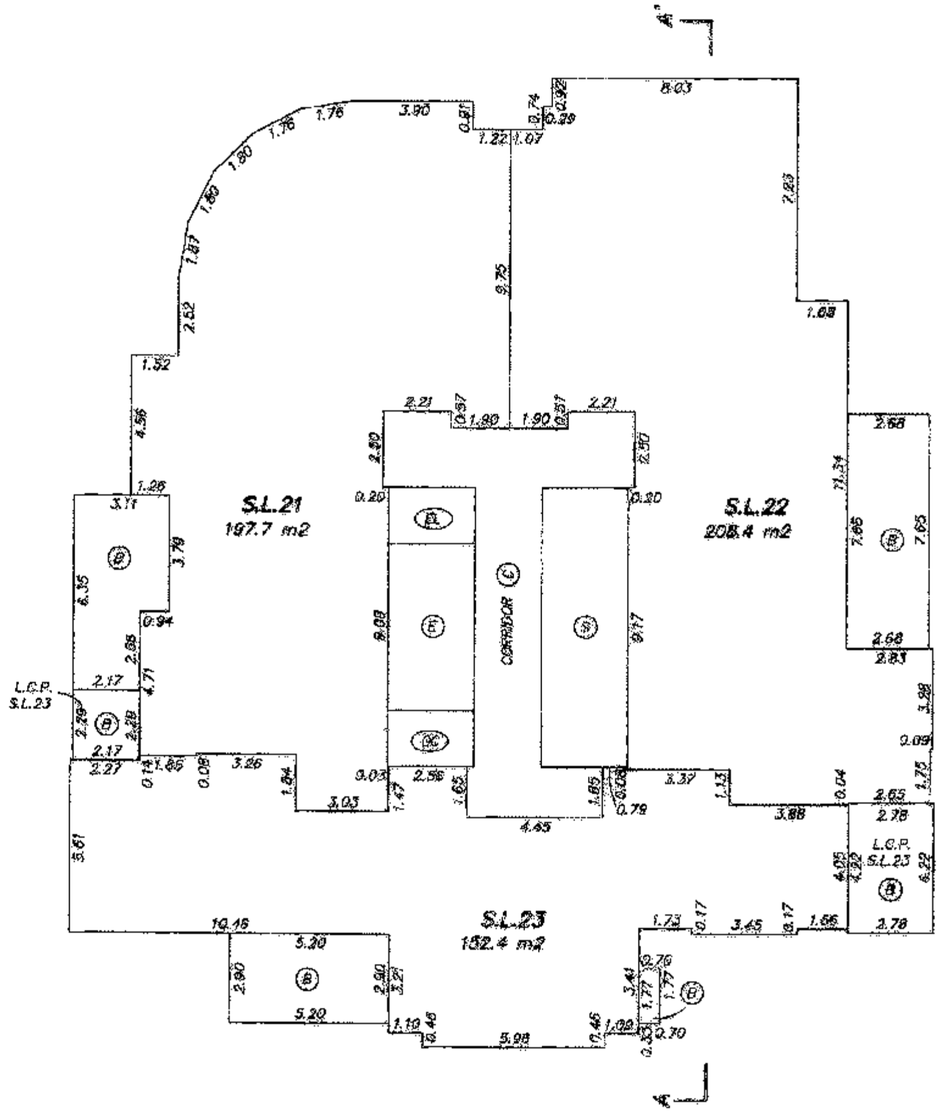
STRATA PLAN BCS 1777

10th LEVEL

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK, B.C.L.S.

MARCH 8, 2006
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2687 DWG.: 2687-STRATA

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STRATA PLAN BCS 1777

11th LEVEL

0 5 10

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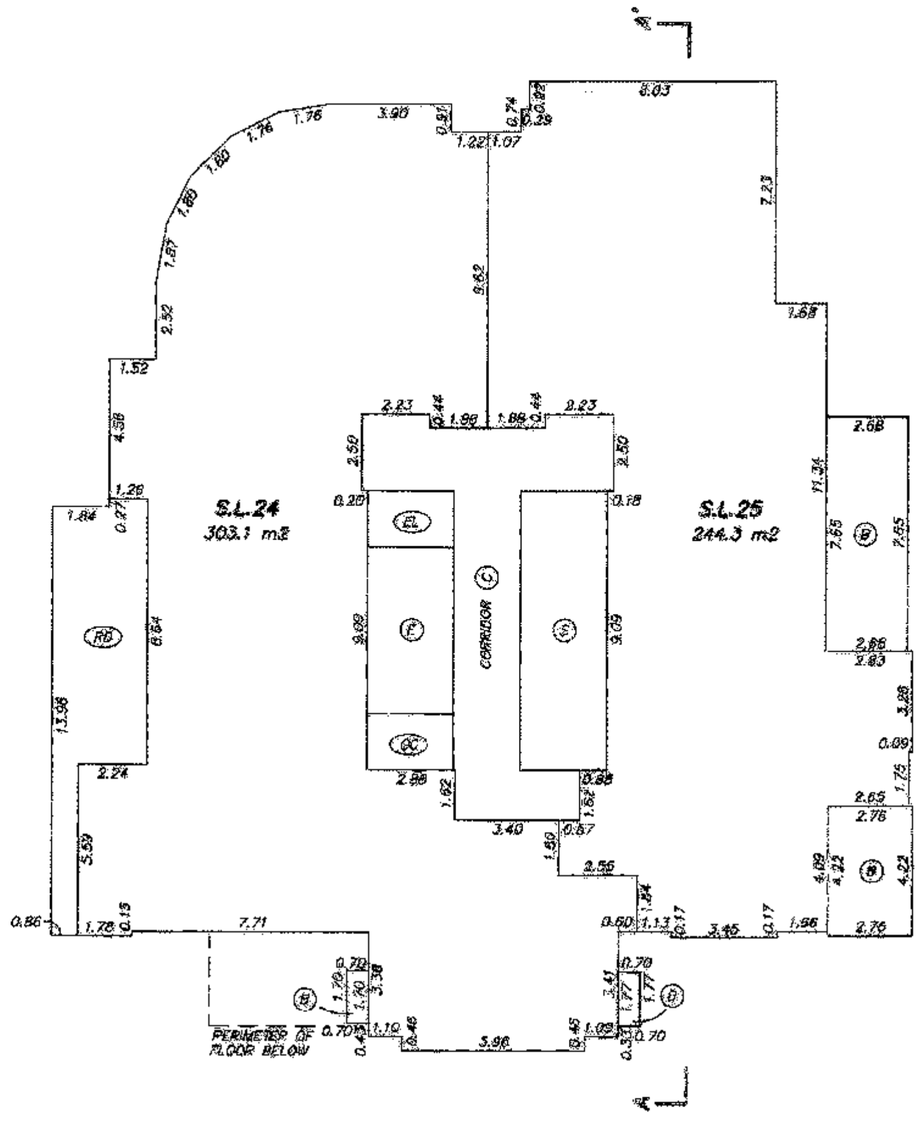


GARY SUNDWICK, B.C.L.S.

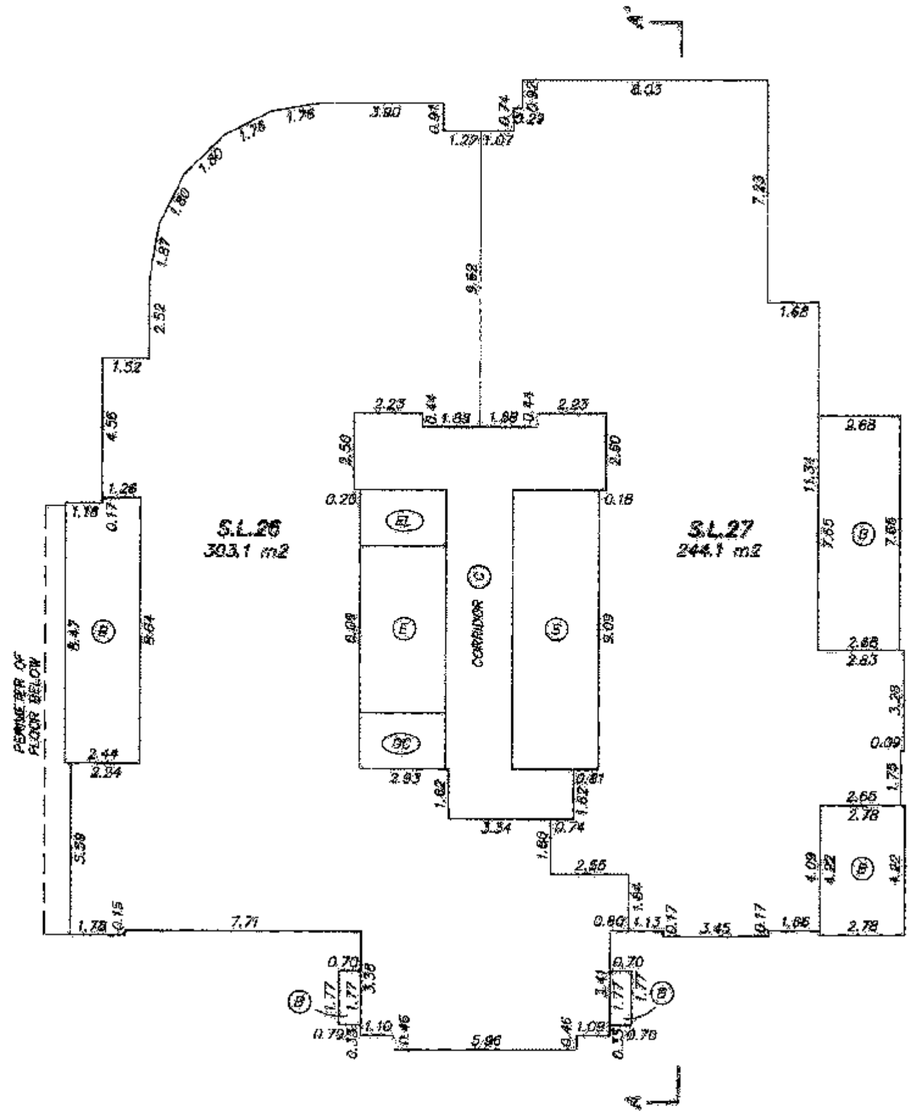
MARCH 6, 2006
BUTLER, SUNDWICK & ASSOCIATES
FILE: 2667 DWG.: 2667-STRATA

STRATA PLAN BCS 1777

12th LEVEL

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK, B.C.L.S.

MARCH 8, 2006
HUTTER, SUNDVICK & ASSOCIATES
FILE: 2687 DWG: 2687-STRATA

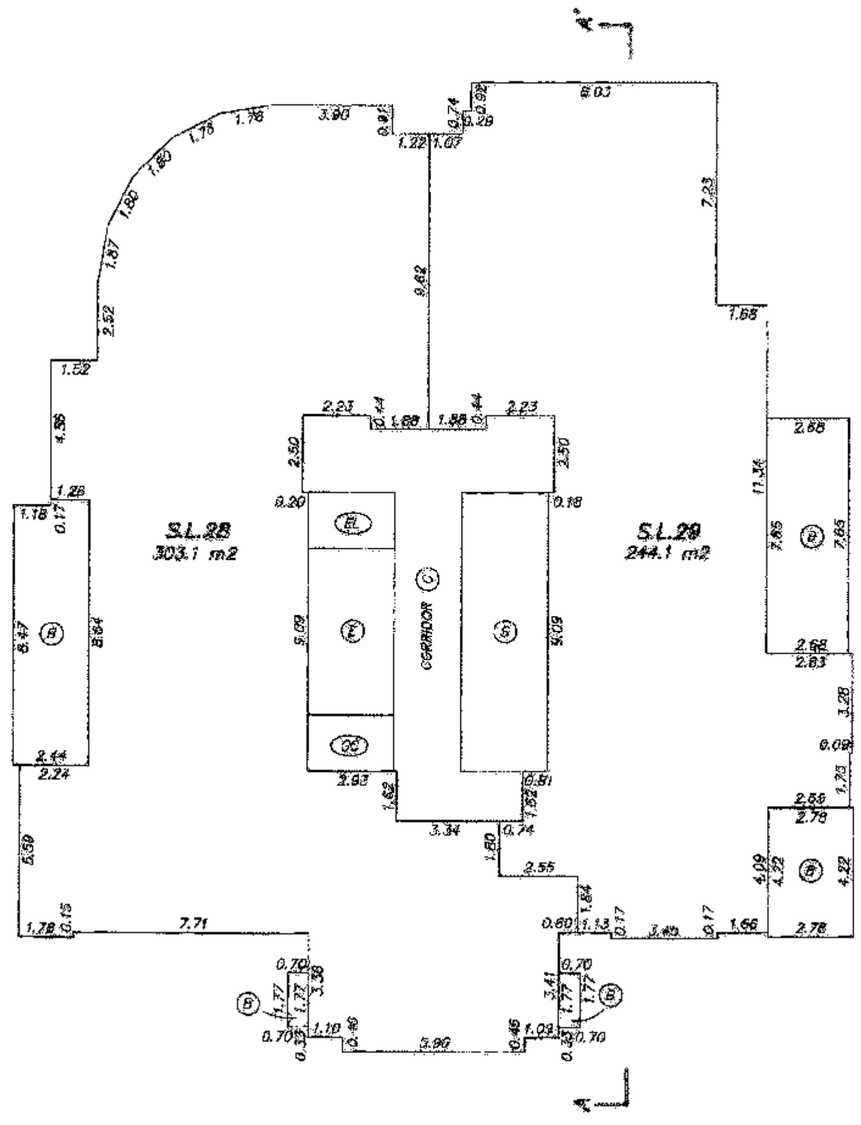
FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

STRATA PLAN BCS 1777

13th LEVEL

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDWICK, B.C.L.S.

MARCH 6, 2006
BUTLER, SUNDWICK & ASSOCIATES
FILE: 2587 DWG.: 2587-STRATA

FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

STRATA PLAN BCS 1777

14th LEVEL

0 5 10

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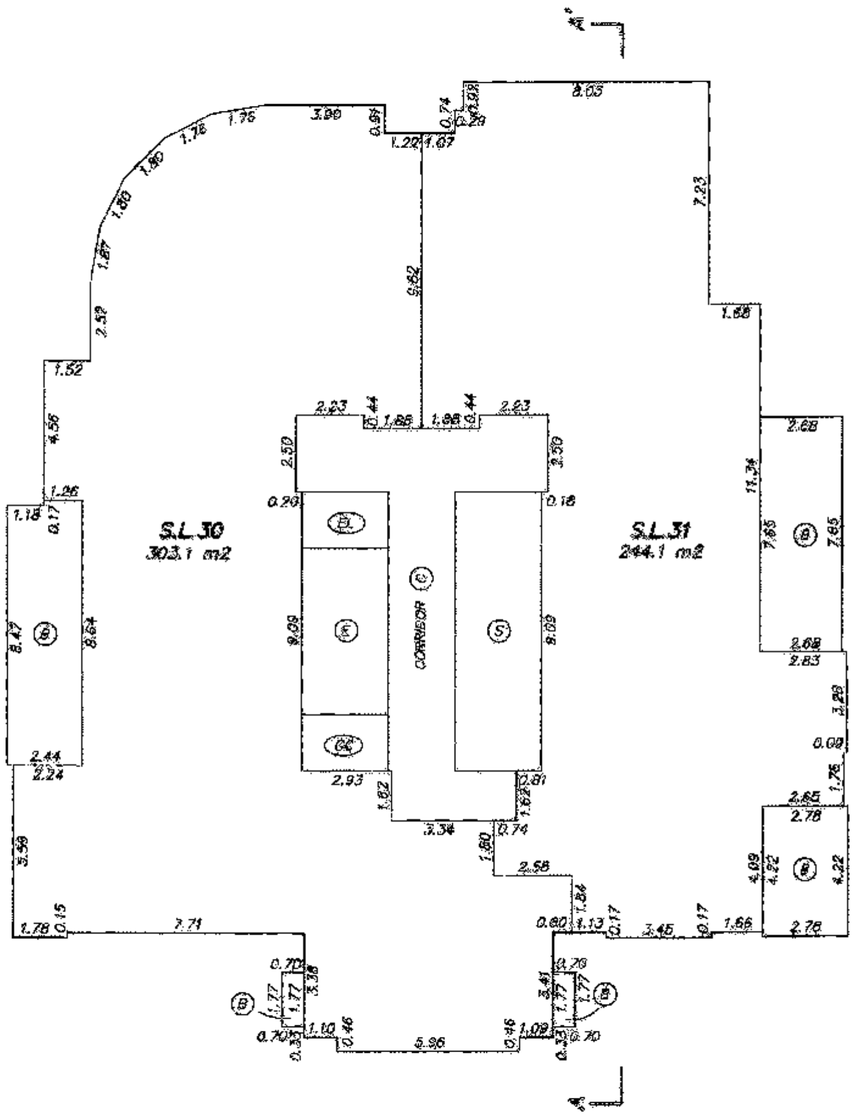

GARY SUNDWICK, B.C.L.S.

MARCH 6, 2006
WATTLER, SUNDWICK & ASSOCIATES
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STRATA PLAN BCS 1777

15th LEVEL

0 5 10

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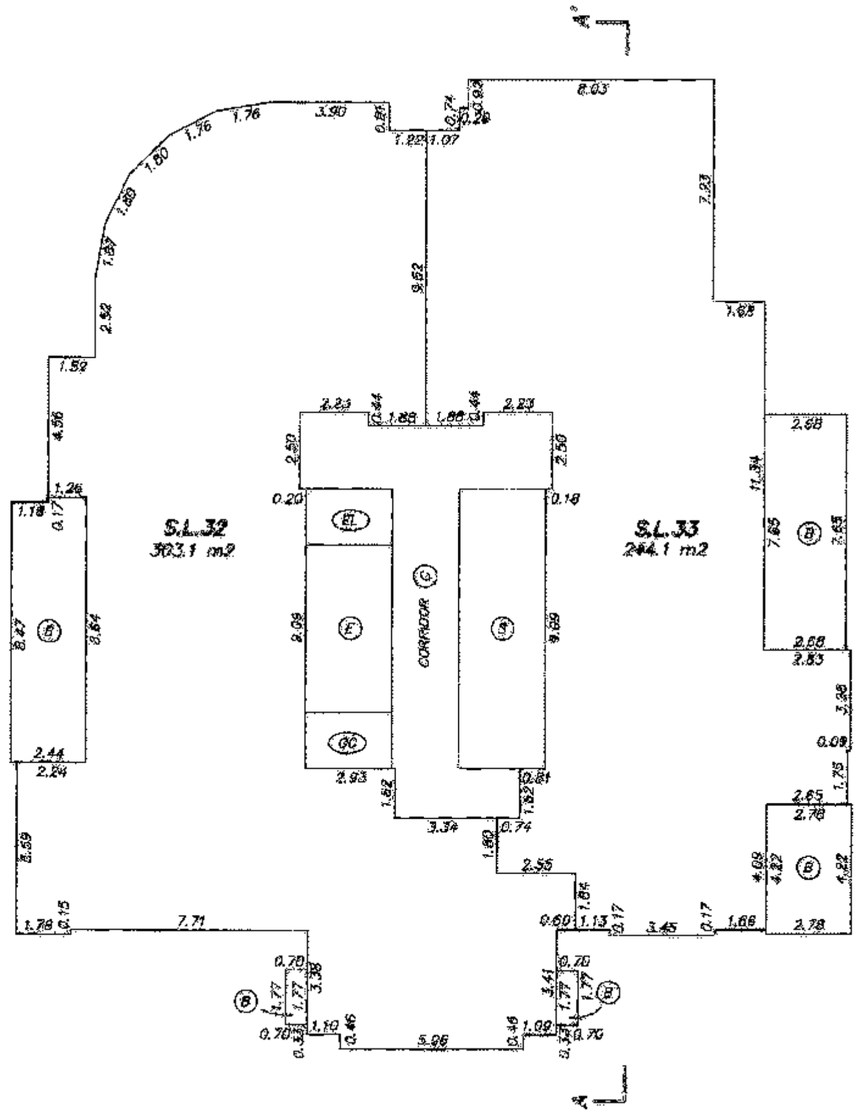

GARY SUNDWICK, B.C.L.S.

MARCH 8, 2006
BUTLER, SUNDWICK & ASSOCIATES
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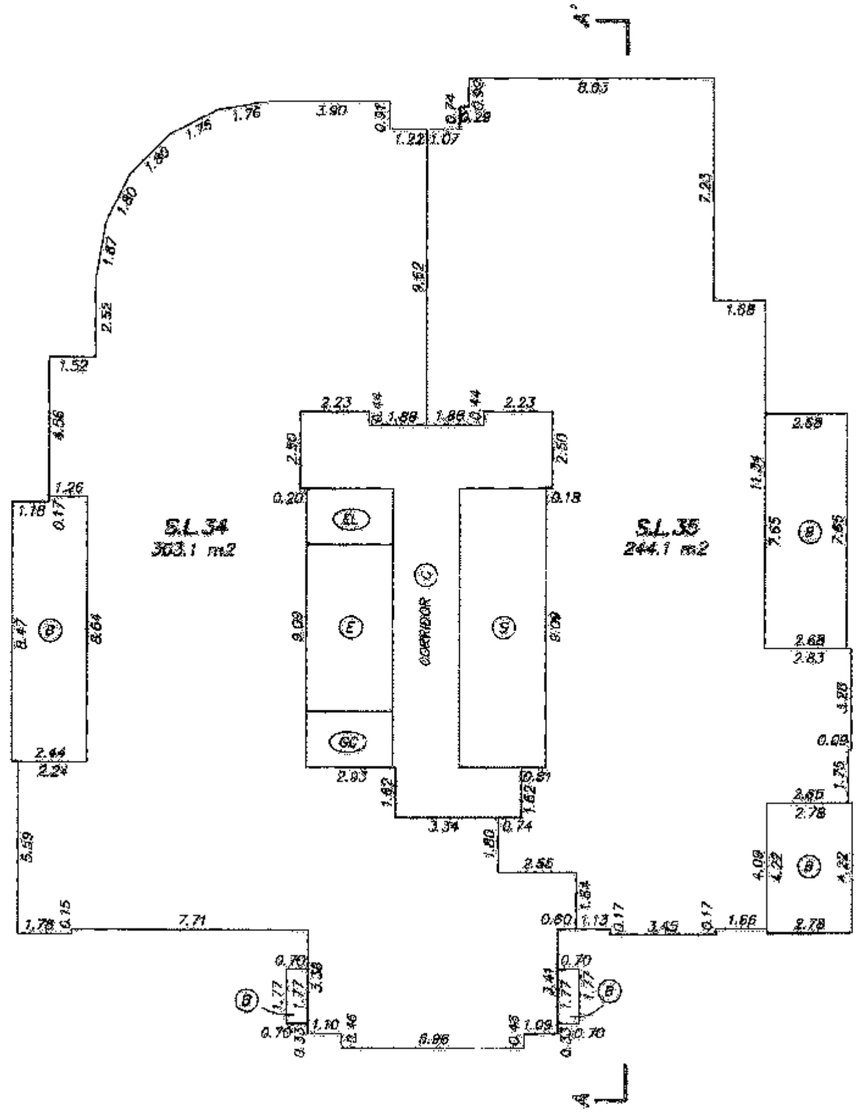
STRATA PLAN BCS 1777

16th LEVEL

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK, B.C.L.S.

MARCH 8, 2006
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2687 DWG.: 2687-STRATA

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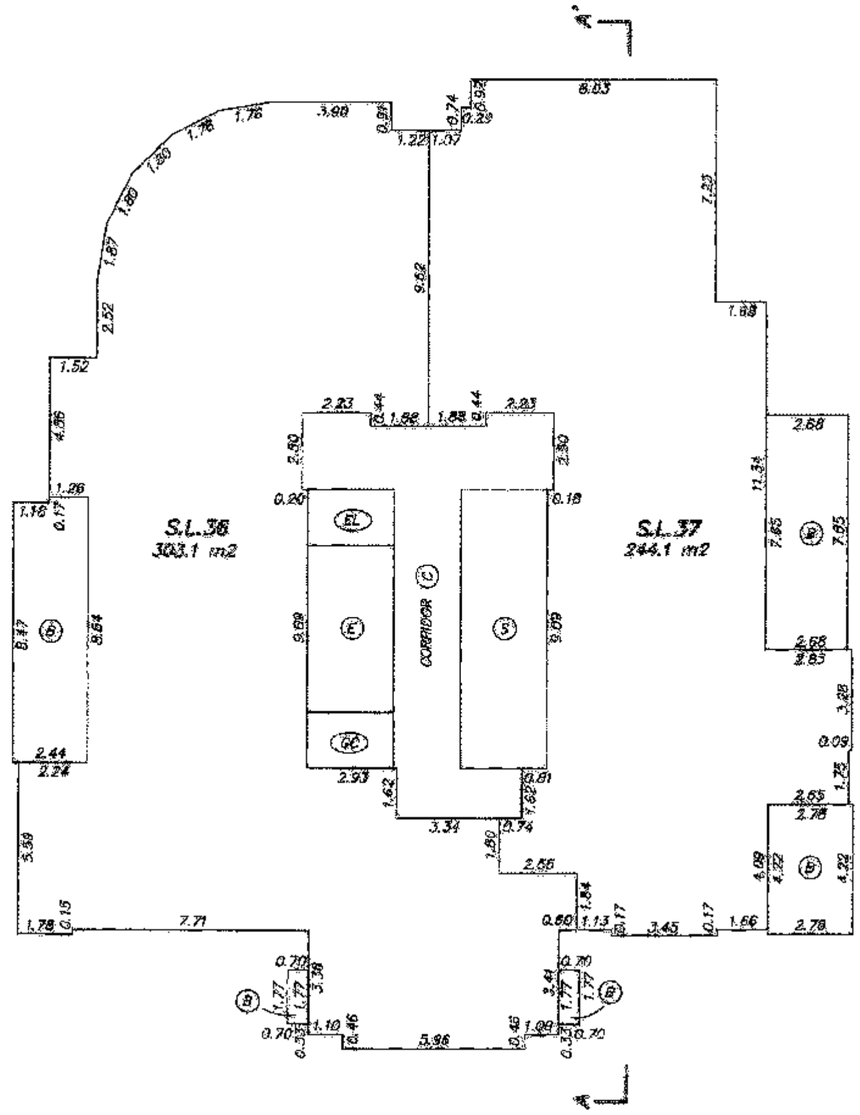
17th LEVEL

STRATA PLAN BCS 1777

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDWICK, B.C.L.S.

MARCH 8, 2006
BUTLER, SUNDWICK & ASSOCIATES
FILE: 2687 DWG.: 2687-STRATA

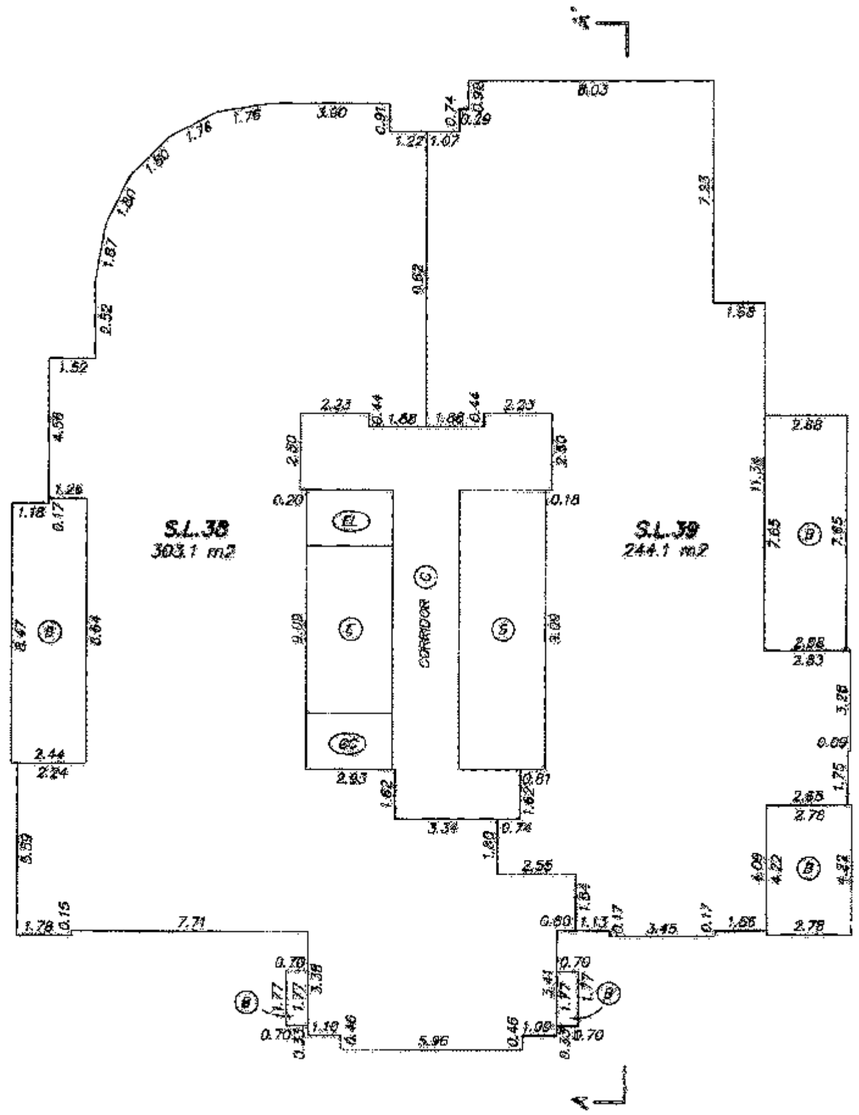
FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

18th LEVEL

STRATA PLAN BCS 1777

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK, B.C.L.S.

MARCH 6, 2009
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2687 DWG.: 2687-STRATA

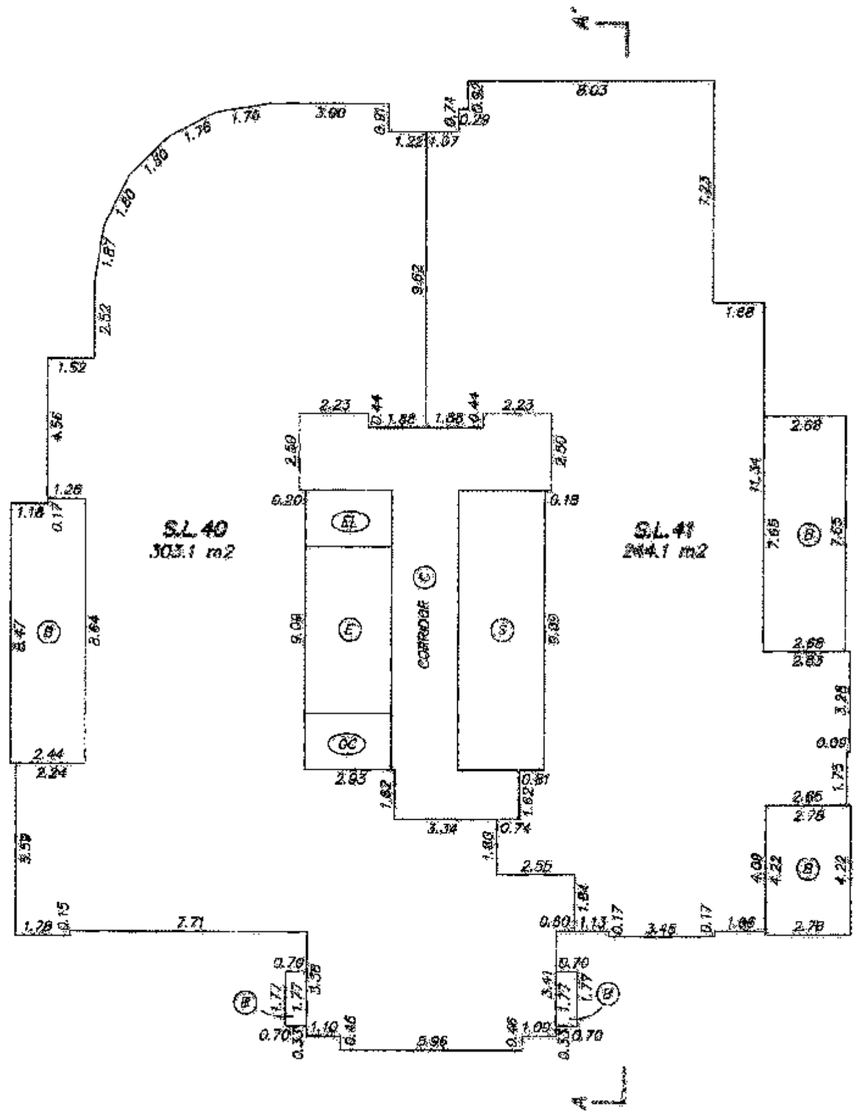
FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

19th LEVEL

STRATA PLAN BCS 1777

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDWICK, B.C.L.S.

MARCH 8, 2006
BUTLER, SUNDWICK & ASSOCIATES
FILE: 2697 DWG.: 2697-STRATA

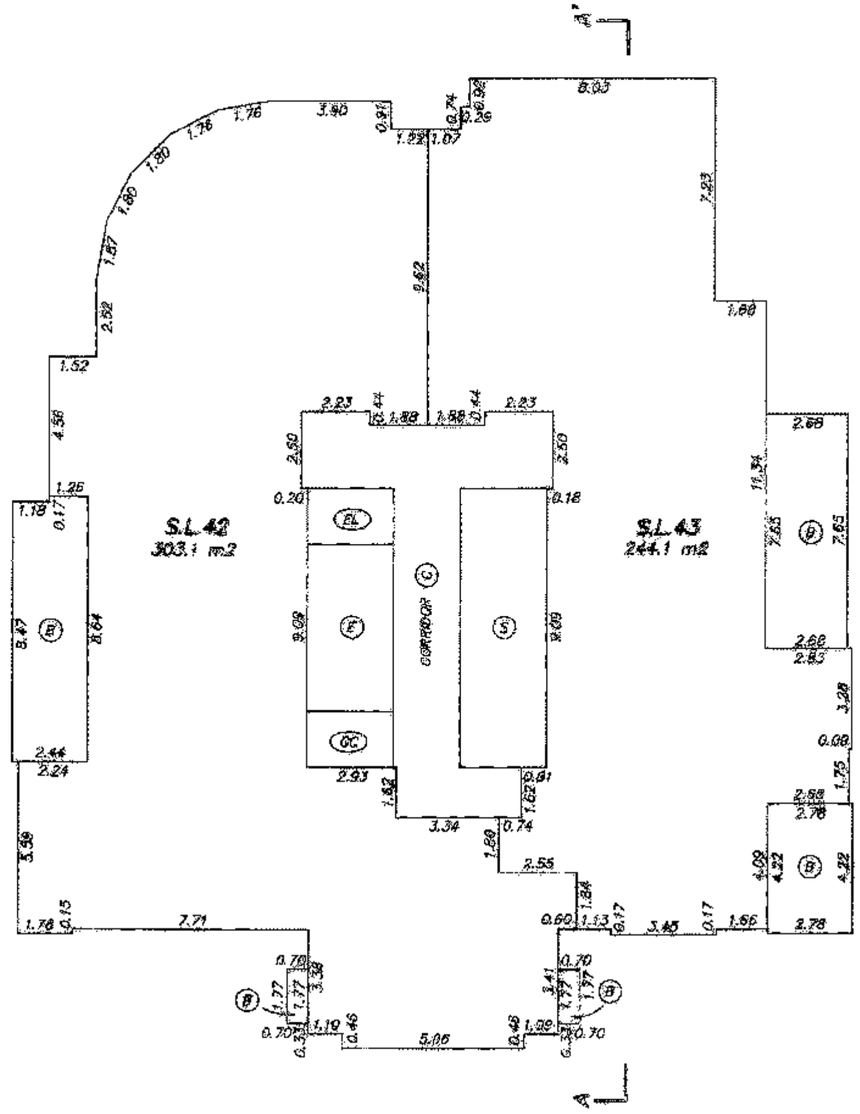
FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

20th LEVEL

STRATA PLAN BCS 1777

0 5 10

SCALE 1:100 DISTANCES ARE IN METRES



GARY SUNDWICK, B.C.L.S.

MARCH 6, 2006
BUTLER, SUNDWICK & ASSOCIATES
FILE: 2687 DWG.: 2687-STRATA

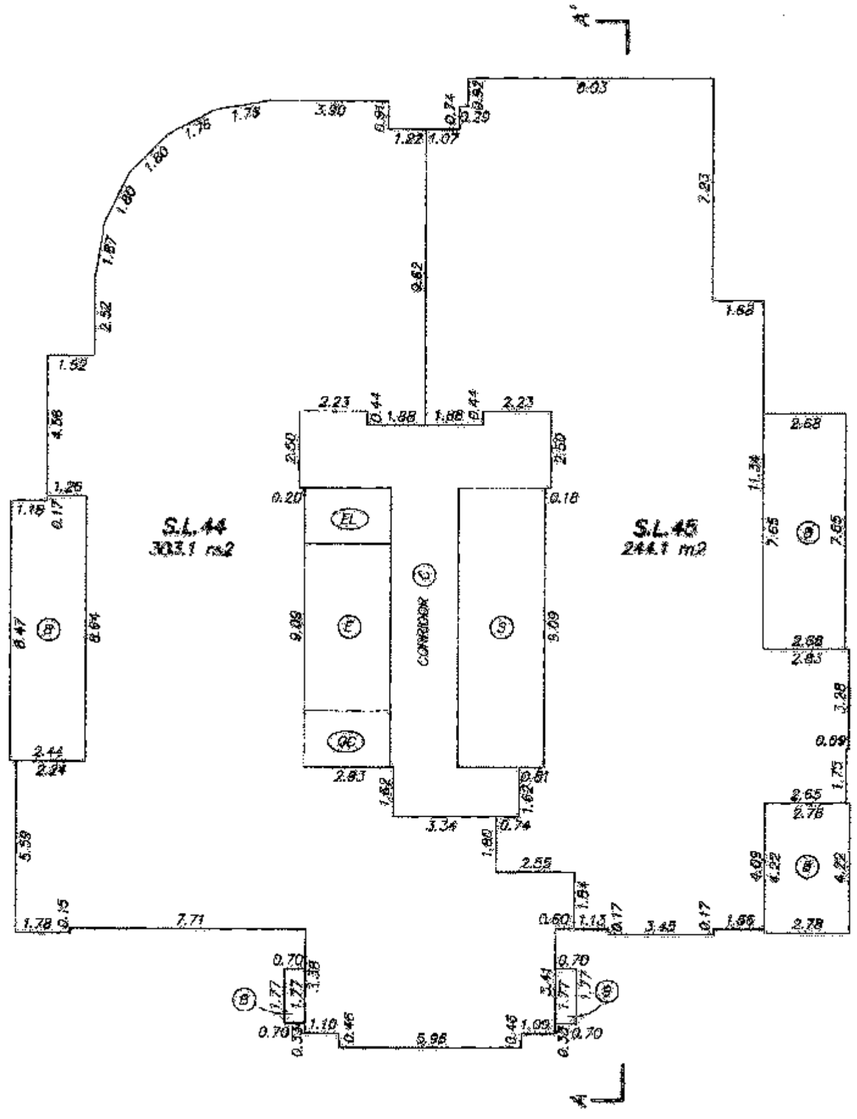
FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

21st LEVEL

STRATA PLAN BCS 1777

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK, B.C.L.S.

MARCH 8, 2006
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2987 DWG.: 2687-STRATA

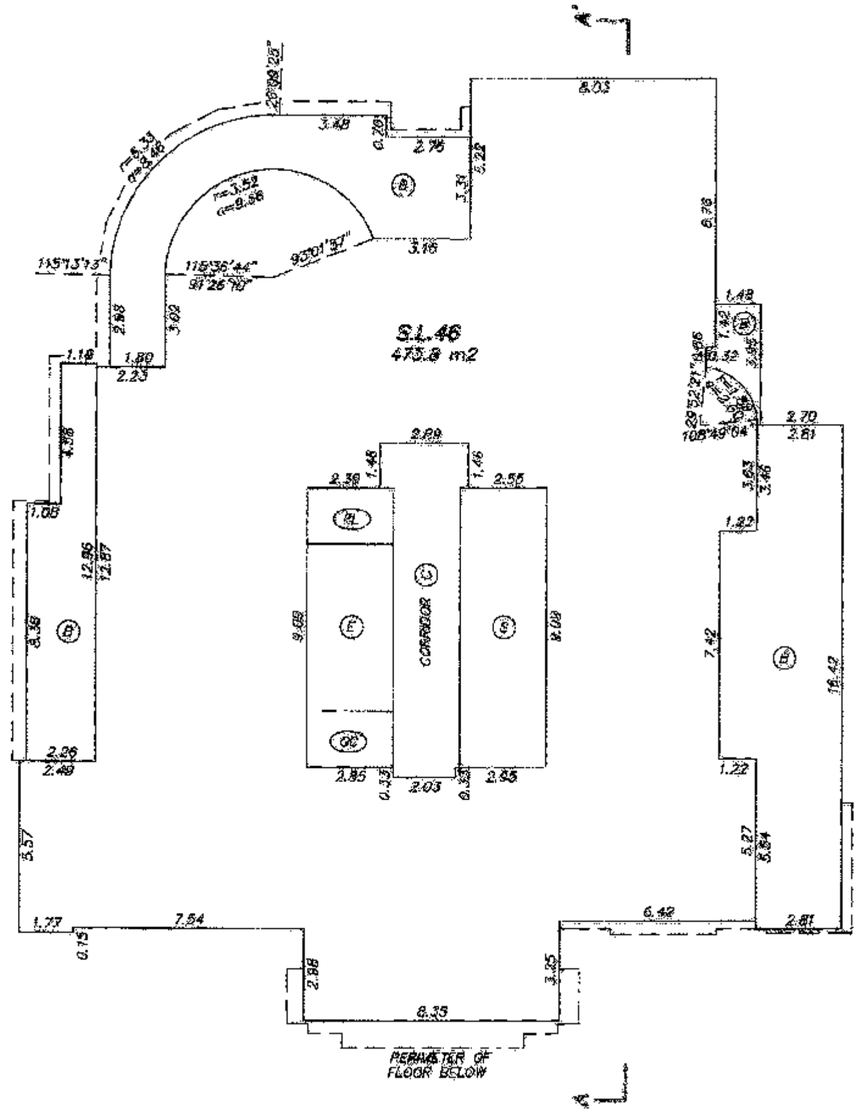
FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

22nd LEVEL

STRATA PLAN BCS 1777

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK, B.C.L.S.

MARCH 8, 2006
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2587 DWG: 2587-STRATA

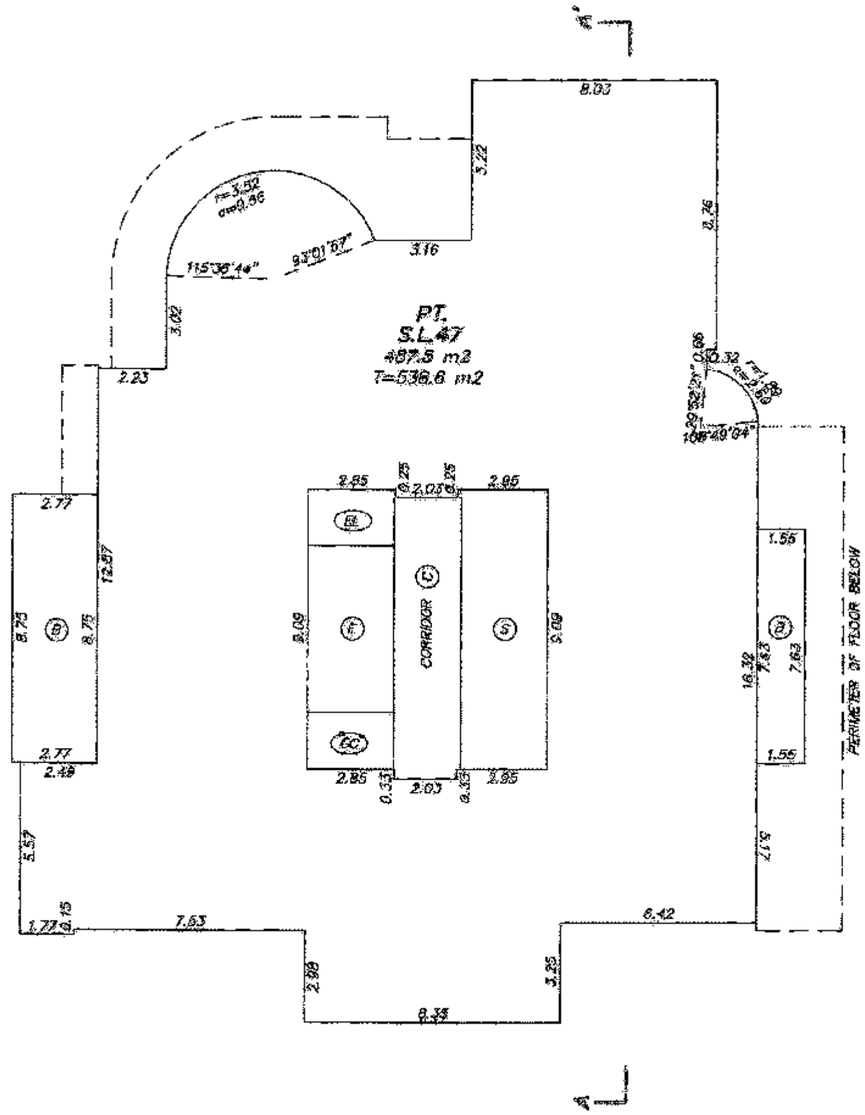
FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

23rd LEVEL

STRATA PLAN BCS 1777

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVIK, B.C.L.S.

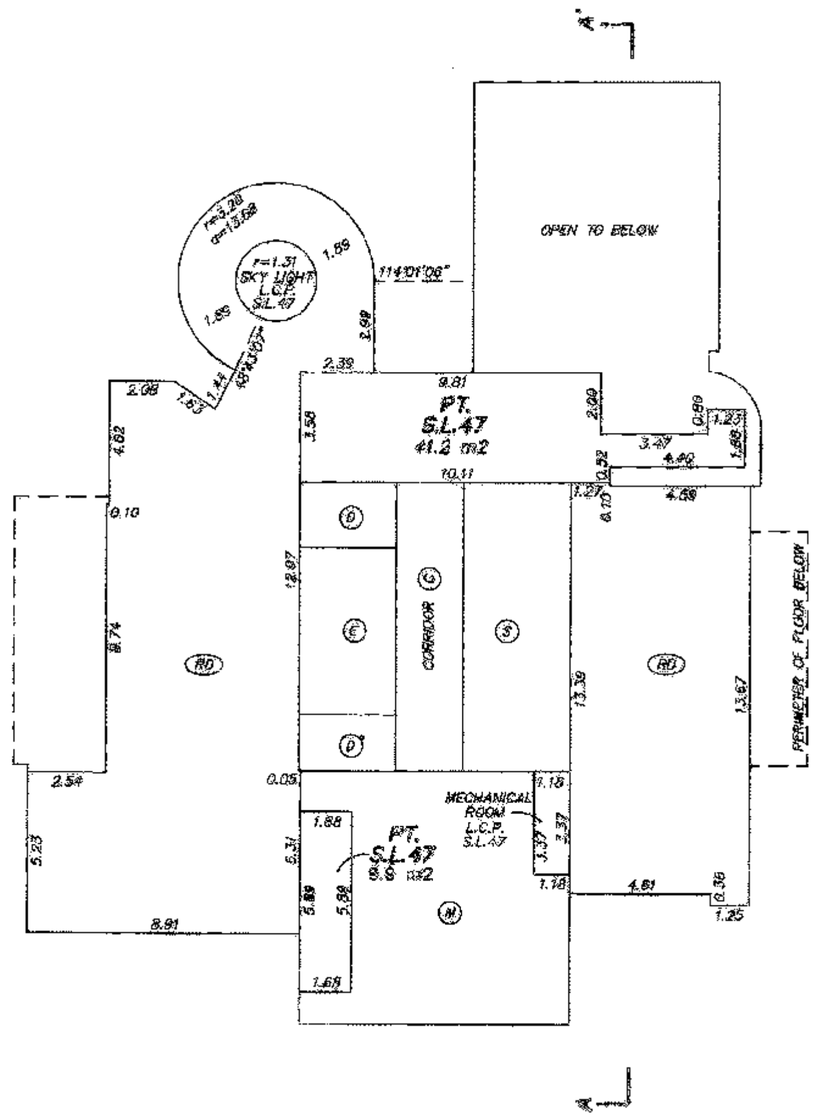
MARCH 8, 2006
BUTLER, SUNDVIK & ASSOCIATES
FILE: 2687 DWG.: 2687-STRATA

24th LEVEL

STRATA PLAN BCS 1777

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



GARY SUNDVICK, B.C.L.S.

MARCH 8, 2006
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2687 DWG.: 2687-STRATA

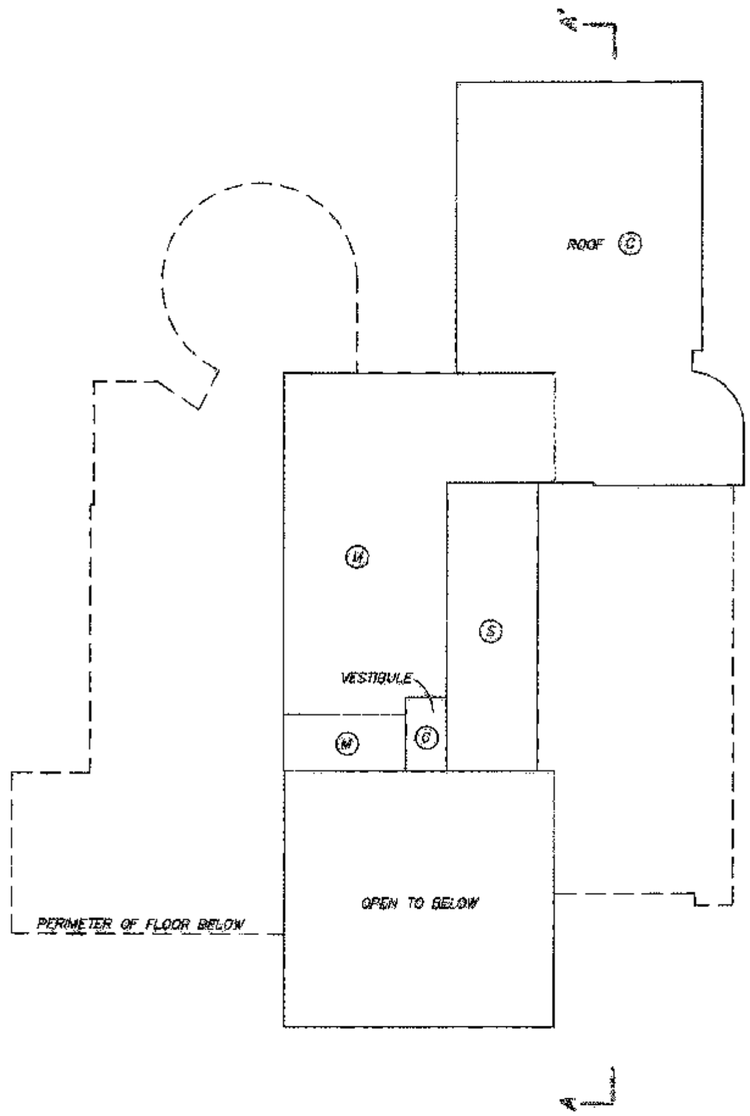
FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

26th LEVEL

STRATA PLAN BCS 1777

0 5 10

SCALE 1:150 DISTANCES ARE IN METRES



CARY SUMOVICK, B.C.L.S.

MARCH 8, 2006
BUTLER, SUMOVICK & ASSOCIATES
FILE: 2687 DWG.: 2687-STRATA

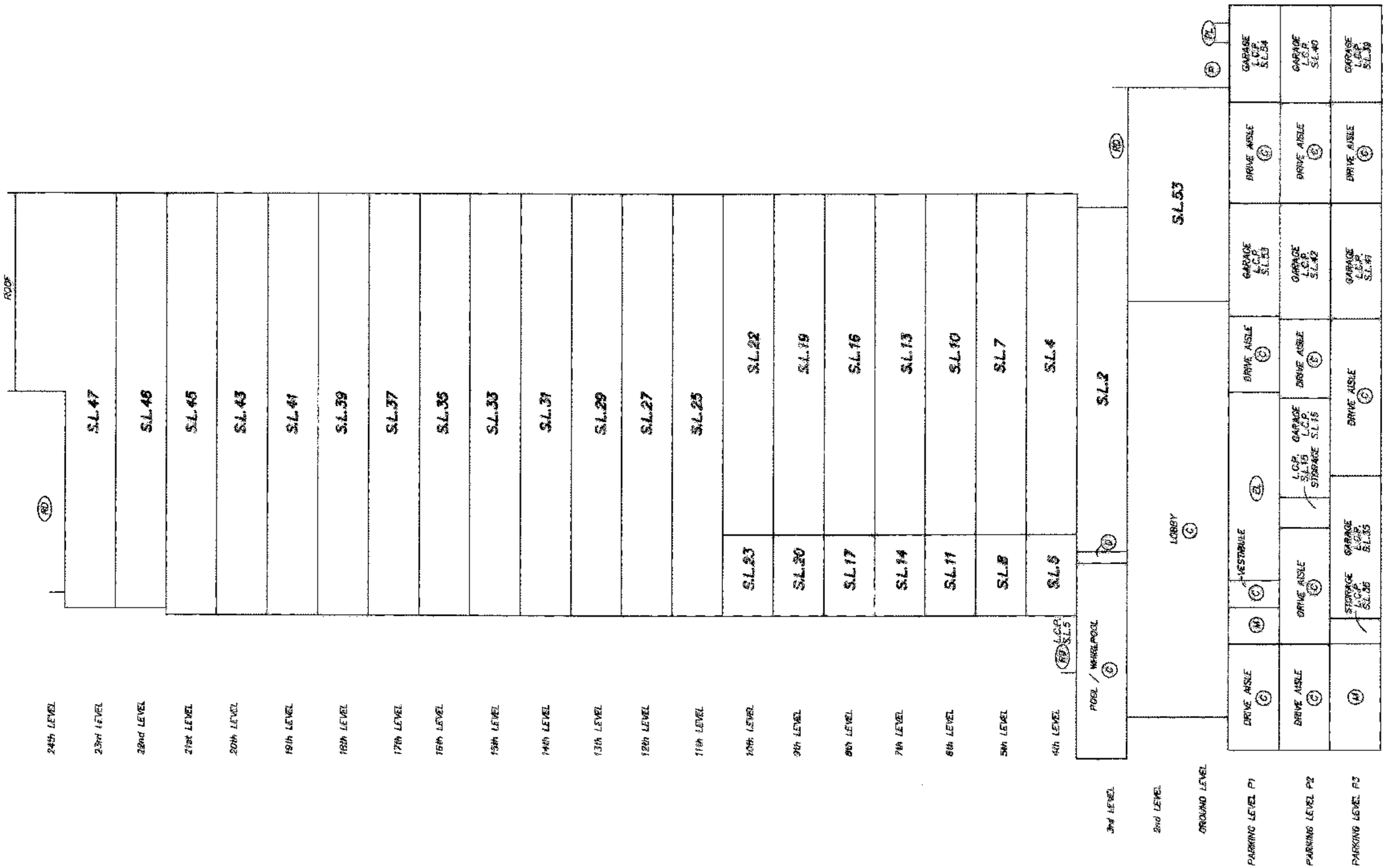
FILED VABCS1777 RCVD:2006-03-21 PRNT: 2009-07-17-12.33.32.362239

SECTION A-A'

STRATA PLAN BCS 1777

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES



GARY SUNDWICK, B.C.L.S.

MARCH 8, 2006
BUTLER, SUNDWICK & ASSOCIATES
FILE: 2687 DWG: 2687-STRATA