STRATA PLAN OF LOT 1 BK. 418 DISTRICT LOT 526 GROUP 1 N.W.D. PLAN BCP 33534

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

SCALE 1 : 750

5 0 10 20 30

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 2645

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 20 DAY OF NOV. , 2007.

I. MacDonald LAS
DEPUTY REGISTRAR

BB598767 - BB598798

LEGEND

- ▲ DENOTES CONTROL MONUMENT FOUND
- ■ DENOTES LEAD PLUG FOUND
- ● DENOTES STANDARD IRON POST FOUND
- St. DENOTES STRATA LOT
- Ⓒ DENOTES COMMON PROPERTY
- m² DENOTES SQUARE METRES
- A DENOTES AREA
- Ⓔ DENOTES ELECTRICAL BEING COMMON PROPERTY
- Ⓜ DENOTES MECHANICAL BEING COMMON PROPERTY
- Ⓑ DENOTES BALCONY
- Ⓟ DENOTES PATIO
- Ⓓ DENOTES ROOF DECK
- D DENOTES DOORWAY

LCP35 DENOTES LIMITED COMMON PROPERTY (TYPICAL) FOR EXCLUSIVE USE OF STRATA LOT 35

L-15 DENOTES STORAGE LOCKER 15 (TYPICAL)

LCP-R DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE BY ALL RESIDENTIAL STRATA LOTS (1-230)

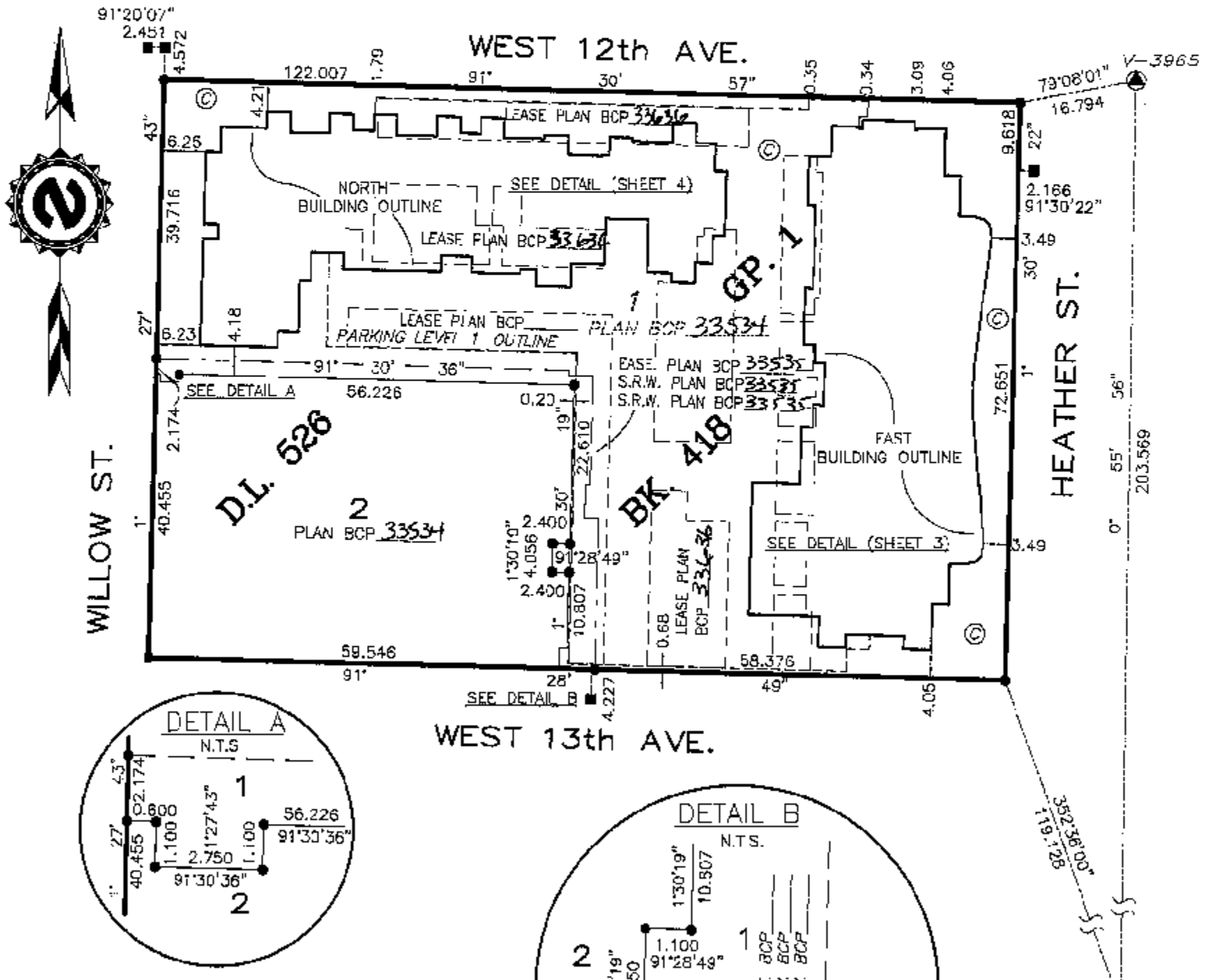
INTEGRATED SURVEY AREA No. 31 CITY OF VANCOUVER

This plan shows horizontal ground level measured distances. Prior to computation of U.T.M. coordinates multiply by a combined factor of 0.9995967

Grid bearings are NAD83 (CSRS-2005) derived from control monuments V-3965 and V-2345

NOTE

STRATA LOT BOUNDARIES ARE DEFINED BY OUTSIDE OF EXTERNAL WALLS, CORRIDOR SIDE OF CORRIDOR AND, COREWALLS AND CENTRELINE OF WALL BETWEEN STRATA LOTS.



CIVIC ADDRESS OF PROPERTY
750 – W 12th AVENUE
VANCOUVER, B.C.

I, Shannon Onderwater, a British Columbia Land Surveyor of Surrey, 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 October, 2007. The plan was completed and checked, and the checklist filed under ECP#72516 on the 30th day of October, 2007.

S. Onderwater
B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

TARGET LAND SURVEYING
SURREY B.C.
TEL. 597 6161

FILE: 5391-STR1

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT:2008-01-04-12.45.17.290941

STRATA PROPERTY ACT

STRATA PLAN BCS 2645

OWNER:

CONCERT REAL ESTATE CORPORATION
INC. NO. 424436C
BY ITS AUTHORIZED SIGNATORIES

NAME: L.F. WAZNY

NAME: ROD WILBUR

WITNESS:
AS TO BOTH SIGNATURES

NAME: KEN BOGRESS

118 - 66TH STREET, DELTA, BC
ADDRESS OF WITNESS V4L 2E5

VICE PRESIDENT - DEVELOPMENT
OCCUPATION OF WITNESS

CHARGEHOLDER:

CITY OF VANCOUVER
BY ITS AUTHORIZED SIGNATORIES

NAME: GRAHAM JOHNSEN

NAME:

WITNESS:
AS TO BOTH SIGNATURES

NAME: YVONNE A LILJEFORS

453 WEST 12th AVENUE, VANCOUVER, B.C.
ADDRESS OF WITNESS VANCOUVER, BC V5Y 1V4

BARRISTER AND SOLICITOR
OCCUPATION OF WITNESS

MORTGAGEE:

THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY JOHN MATTHEWS
Director, The Bank of Nova Scotia
Scotia Capital, Corporate Banking
18th Floor - 650 West George St.
AUTHORIZED SIGNATORY Vancouver BC

WITNESS:
~~AS TO BOTH SIGNATURES~~

NAME: MARK TINDLE

1300 - 777 DUNSMUIR ST.
ADDRESS OF WITNESS VANCOUVER, B.C. V7Y 1K2

LAWYER
OCCUPATION OF WITNESS

APPROVED UNDER THE LAND TITLE ACT
THIS 16th DAY OF November 2007

APPROVING OFFICER FOR THE
CITY OF VANCOUVER

I, Shannon Onderwater, a British Columbia Land Surveyor, of Surrey, Certify that the Building Shown on this Strata Plan is Within the External Boundaries of the land that is the Subject of the Strata Plan.
Dated This 30th Day of October, 2007.

S. Onderwater B.C.L.S.

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: 11.16.2007 [month, day, year]

Signature of Authorized Signatory of Approving Authority
City of Vancouver

TARGET
LAND SURVEYING
SURREY B.C.
TEL 597 6161

DATED THIS 26th DAY OF
OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STR1

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.15.17.299911

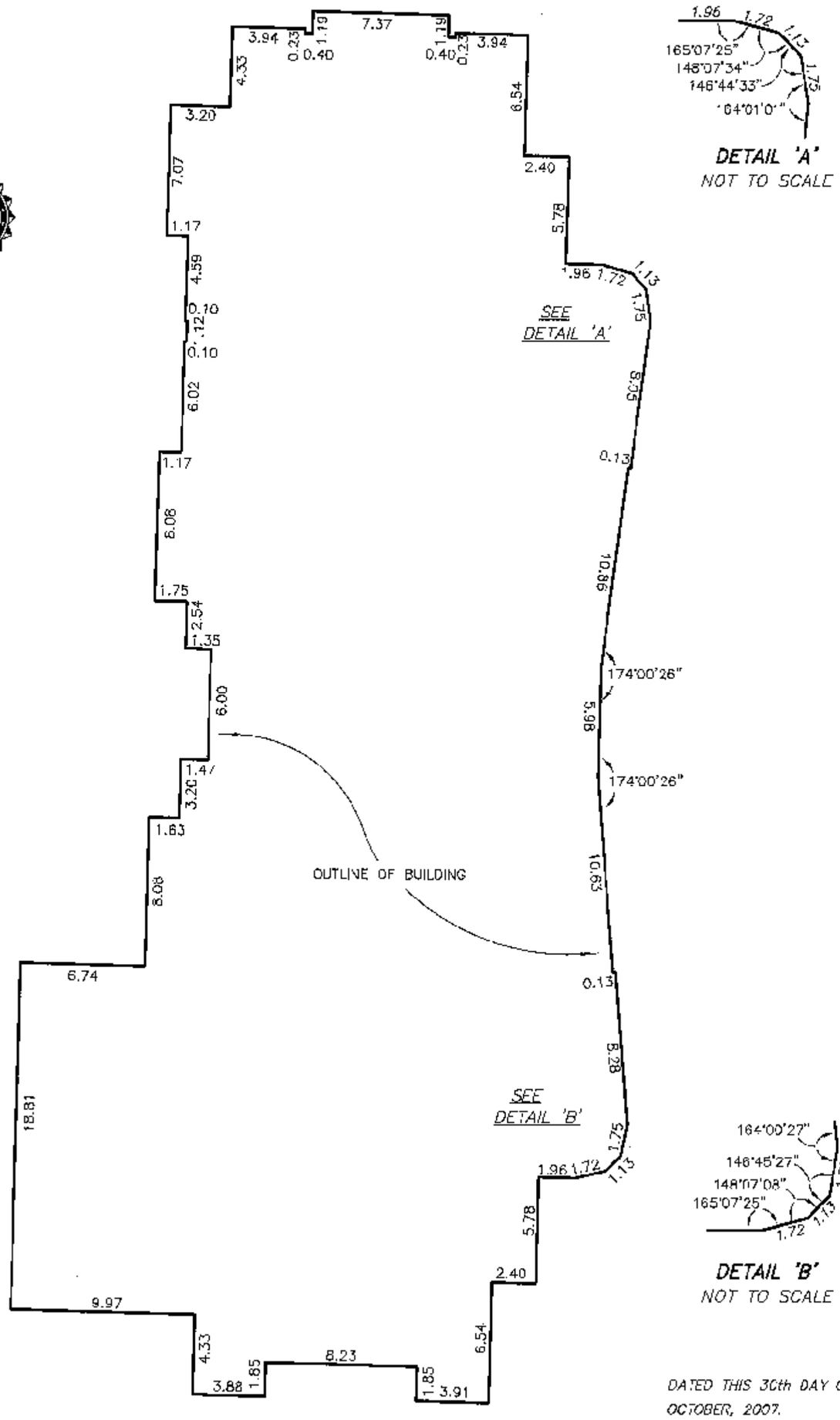
EAST BUILDING DIMENSIONS

STRATA PLAN BCS 2645

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



DETAIL 'A'
NOT TO SCALE

DETAIL 'B'
NOT TO SCALE

DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STR2

TARGET
LAND SURVEYING
SURREY B.C.
604-597-0161

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.290941

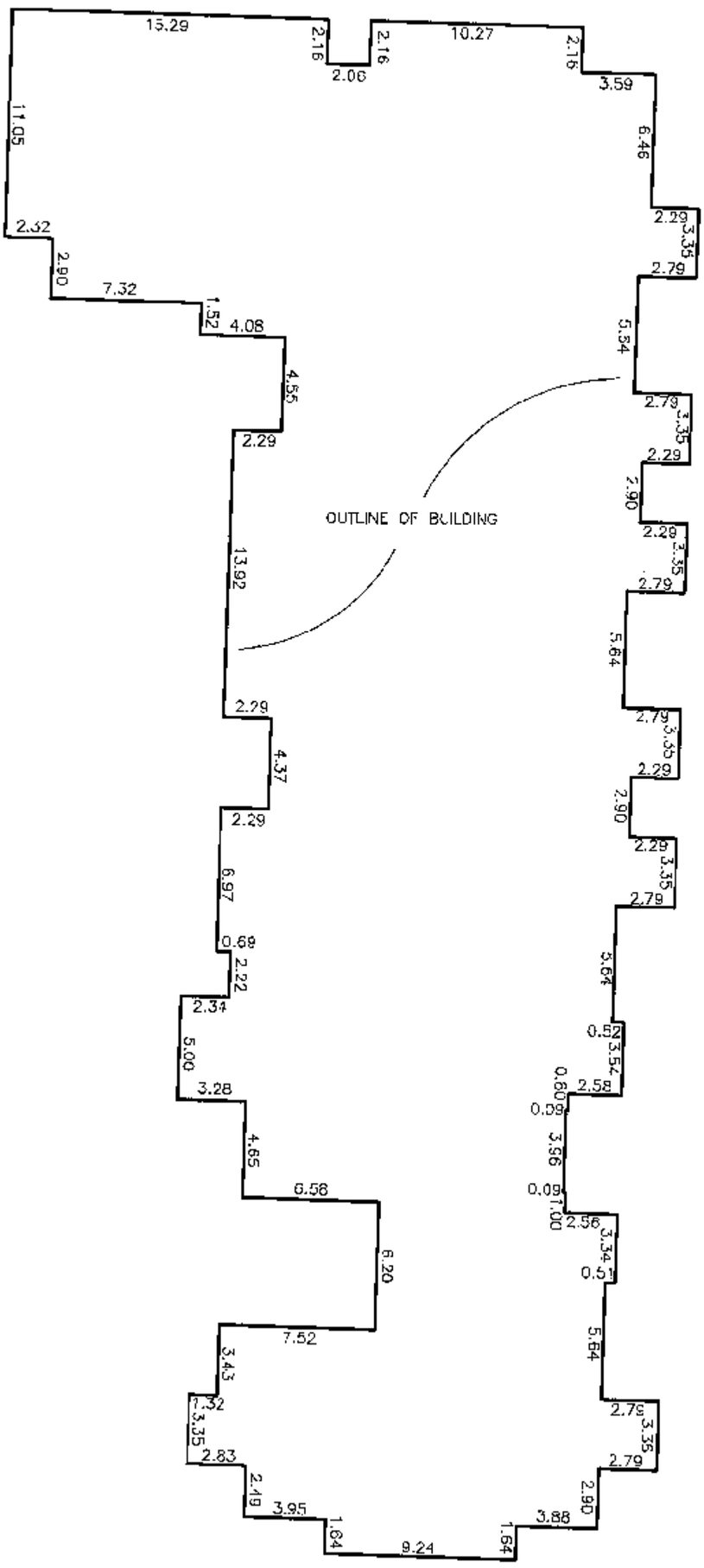
NORTH BUILDING DIMENSIONS

STRATA PLAN BCS 2645

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STR2

TARGET
LAND SURVEYING
SURREY B.C.
604-597-6161

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.290941

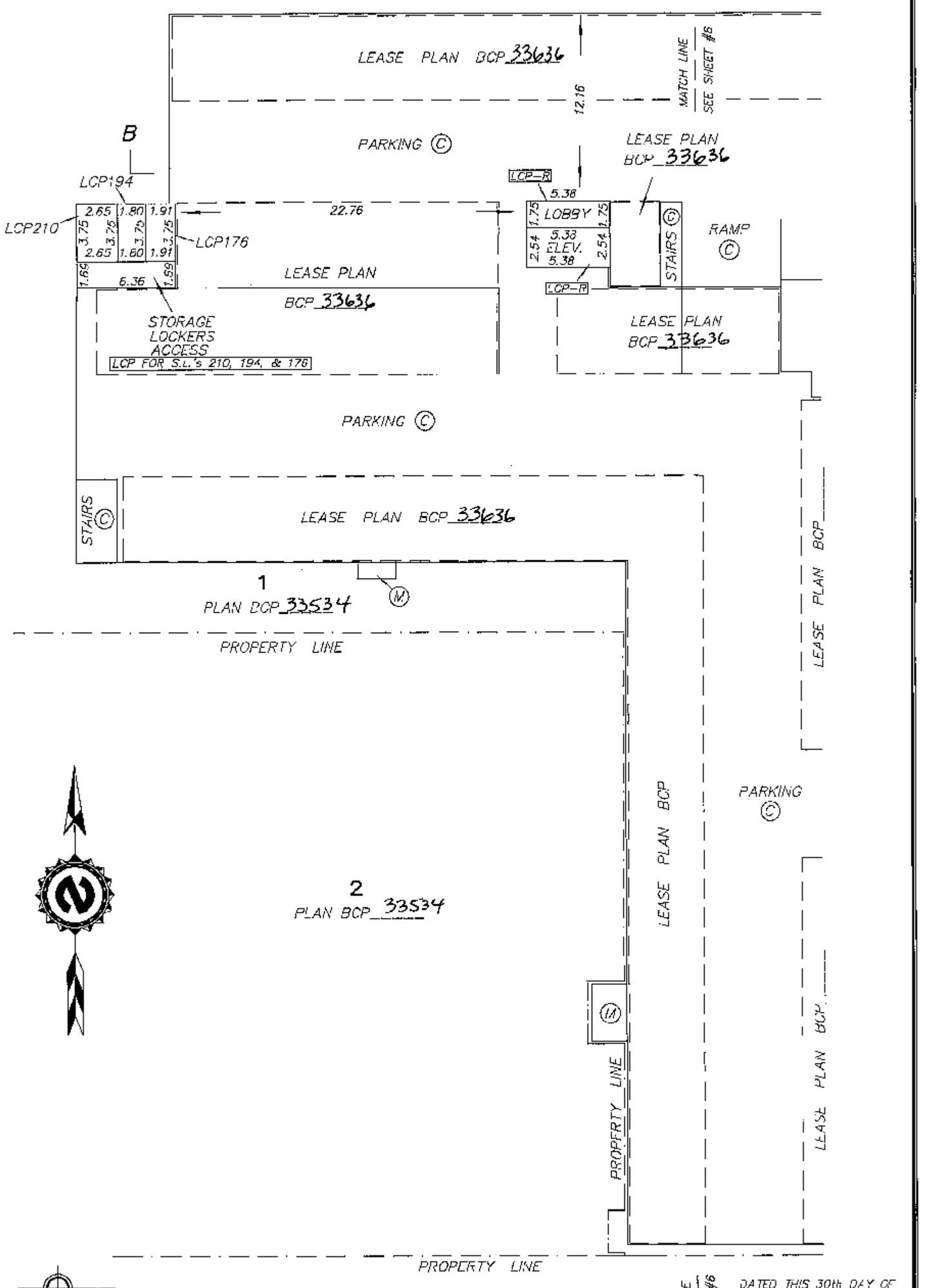
PARKING LEVEL 2 WEST

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 2645



TARGET LAND SURVEYING
SURREY B.C.
604 597-6161
FILE: 5391-S2

DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.290041

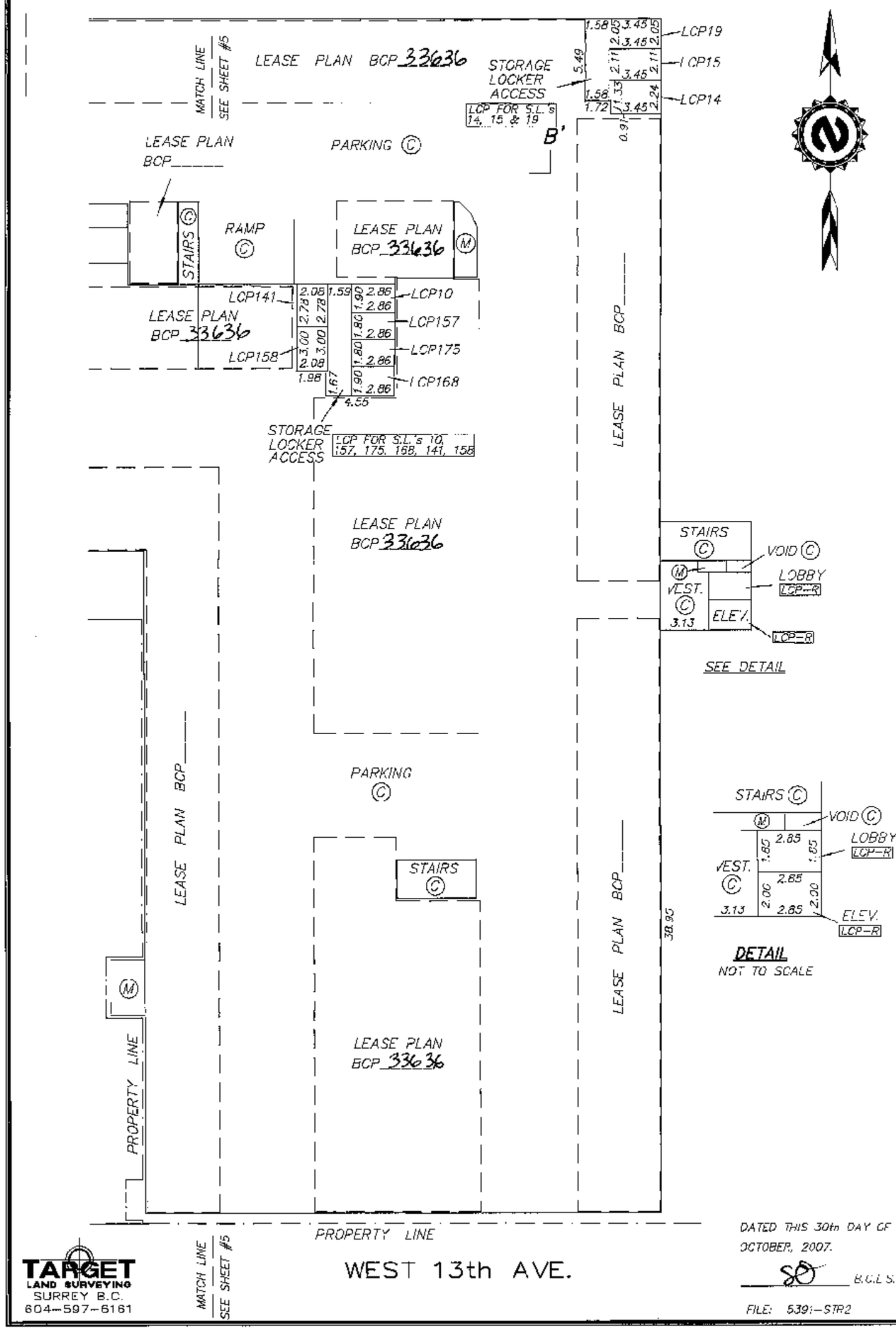
PARKING LEVEL 2 EAST

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 2645



DETAIL
NOT TO SCALE

TARGET
LAND SURVEYING
SURREY B.C.
604-597-6161

DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 539:-STR2

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.15.17.299911

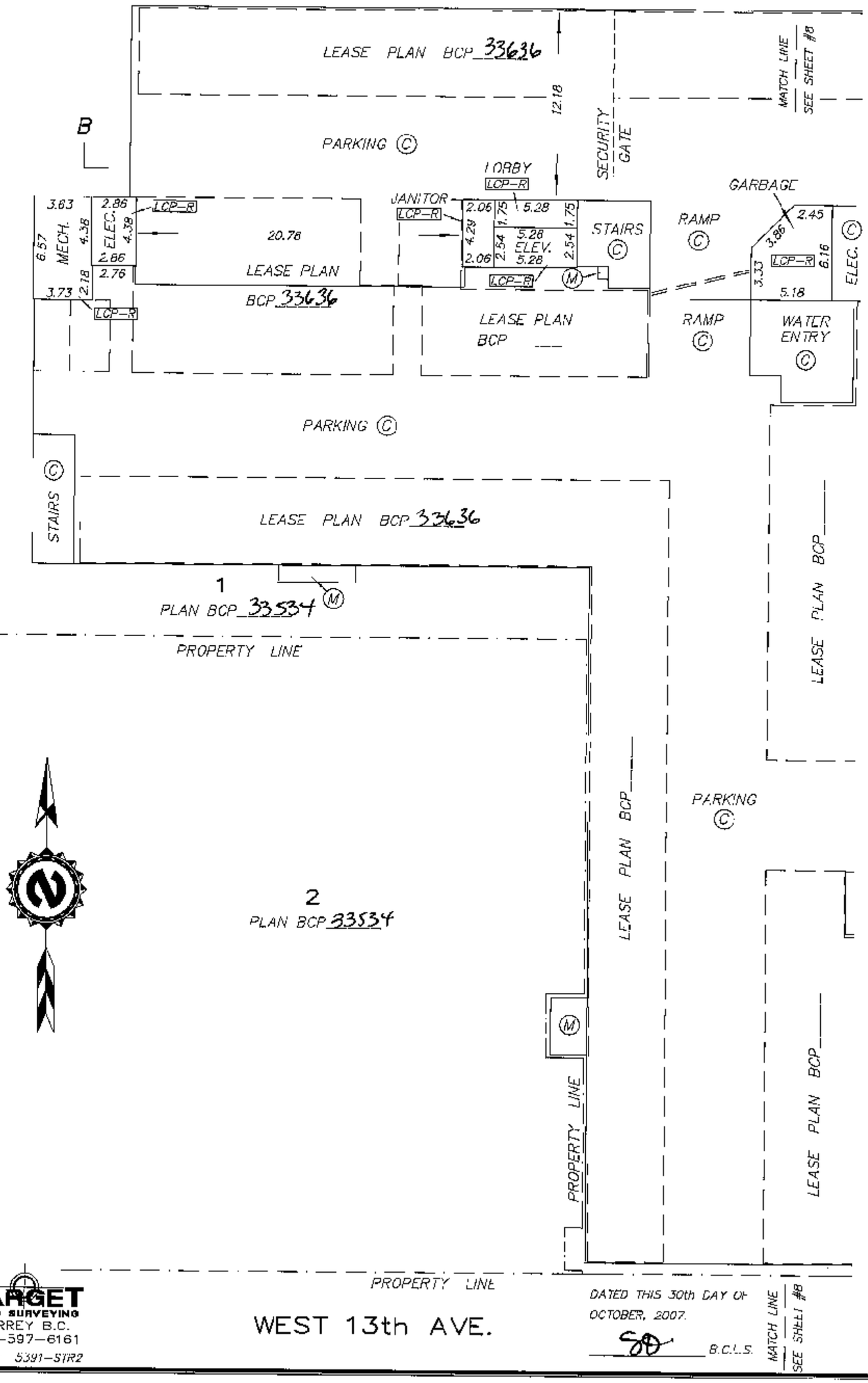
PARKING LEVEL 1 WEST

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 2645



TARGET LAND SURVEYING
SURREY B.C.
604-597-6161
FILE: 5391-STR2

WEST 13th AVE.

DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.299941

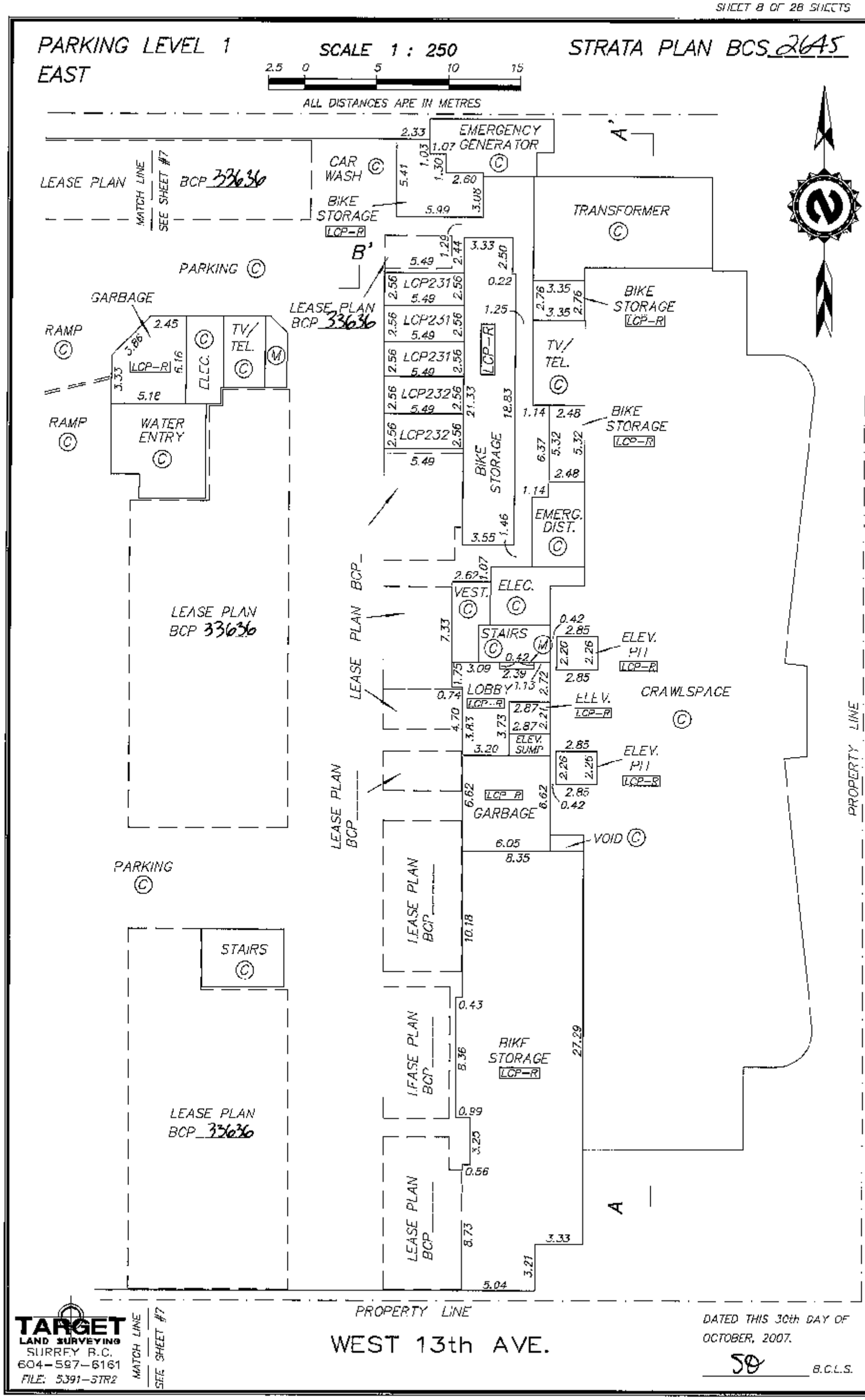
PARKING LEVEL 1 EAST

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 2645



TARGET LAND SURVEYING
SURREY B.C.
604-597-6161
FILE: 5391-STR2

DATED THIS 30th DAY OF OCTOBER, 2007.

50 B.C.L.S.

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.29941

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.299941

LEVEL 1
EAST BUILDING

SCALE 1 : 250

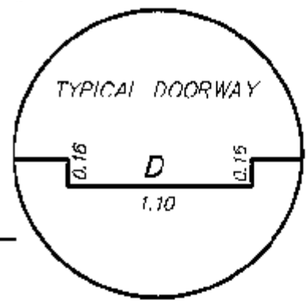
2.5 0 5 10 15

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS2645

NOTE: N.T.S.

D DENOTES DOORWAY



SL. 231
LCP5
LCP4
STORAGE LOCKERS LCP-R
LCP3
LCP2
SL. 1
LCP1
BIKE STORAGE LCP-R
AMENITY LCP-R
ELEV. LCP-R
VEST. LCP-R
LOBBY LCP-R

DETAIL 'A'
NOT TO SCALE

SL. 232
STAIRS LCP-R
ELEV. LCP-R

DETAIL 'B'
NOT TO SCALE

SL. 5
A=56.2m²
SL. 4
A=44.0m²
SL. 3
A=46.9m²
SL. 2
A=41.5m²
SL. 1
A=47.2m²
LCP231
LCP5
LCP4
LCP3
LCP2
LCP1
STAIRS
CORRIDOR
STORAGE LOCKERS LCP-R
BIKE STORAGE LCP-R
VEST. LCP-R
AMENITY LCP-R
SEE DETAIL 'A'
SEE DETAIL 'C'

SL. 231
A=317.7m²
NON-RESIDENTIAL SL
(COMMUNITY ROOMS)

DETAIL 'C'
NOT TO SCALE

LOADING LCP-R
LCP232 PARKING
STAIRS LCP-R
ELEV. LCP-R
LOBBY LCP-R
SEE DETAIL 'B'
VOID
BIKE STORAGE LCP-R
SECURITY LCP-R
ELEV LCP-R
ENTRANCE
HYDRO METERS
STAIRS
LCP231/232 GARBAGE
LCP232 STORAGE
SEE DETAIL 'D'
SEE DETAIL 'E'

SL. 232
A=788.8m²
NON-RESIDENTIAL SL
(DAYCARE CENTRE)

LCP232
DAYCARE
OUTDOOR SPACE

DETAIL 'D'
NOT TO SCALE

DETAIL 'E'
NOT TO SCALE

DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STR2

TARGET
LAND SURVEYING
SURREY B.C.
604-597-6161

ORIGINAL

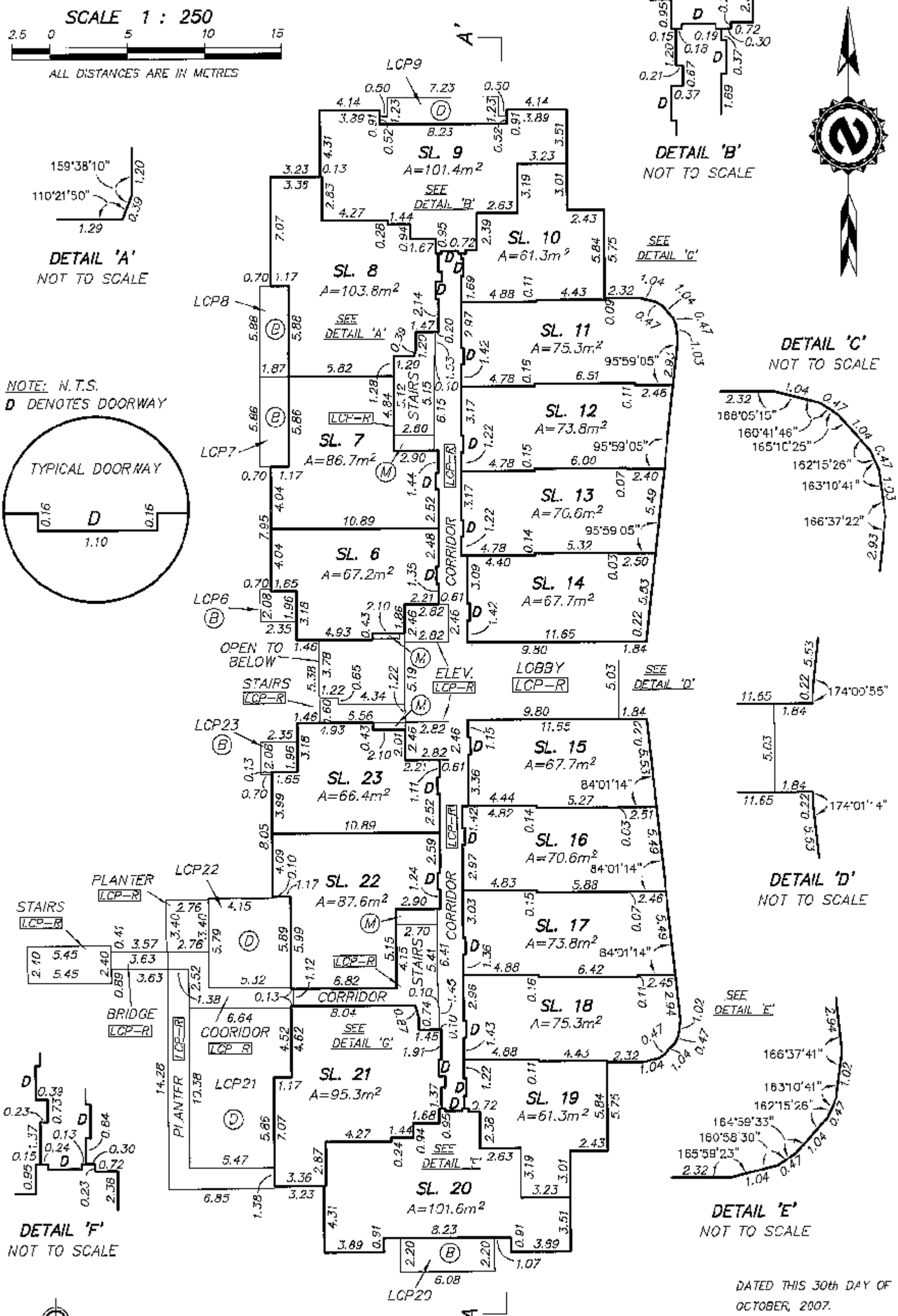
LEVEL 2
EAST BUILDING

STRATA PLAN BCS2645

SCALE 1 : 250

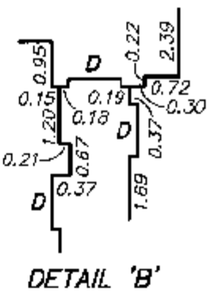
2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



NOTE: N.T.S.
D DENOTES DOORWAY

DETAIL 'A'
NOT TO SCALE



DETAIL 'B'
NOT TO SCALE

DETAIL 'C'
NOT TO SCALE

DETAIL 'D'
NOT TO SCALE

DETAIL 'E'
NOT TO SCALE

DETAIL 'F'
NOT TO SCALE

DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S

FILE: 5391-STR2

TARGET
LAND SURVEYING
SURREY B.C.
604-597-6161

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.290941

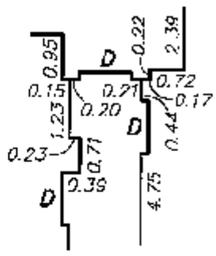
LEVEL 3
EAST BUILDING

STRATA PLAN BCS2645

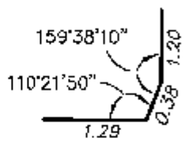
SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES

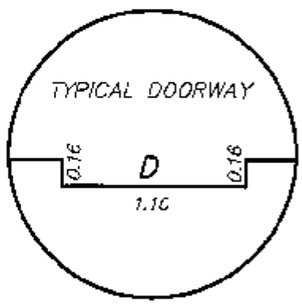


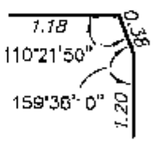
DETAIL 'A'
NOT TO SCALE



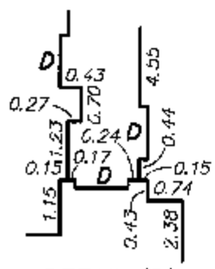
DETAIL 'B'
NOT TO SCALE

NOTE: N.T.S.
D DENOTES DOORWAY

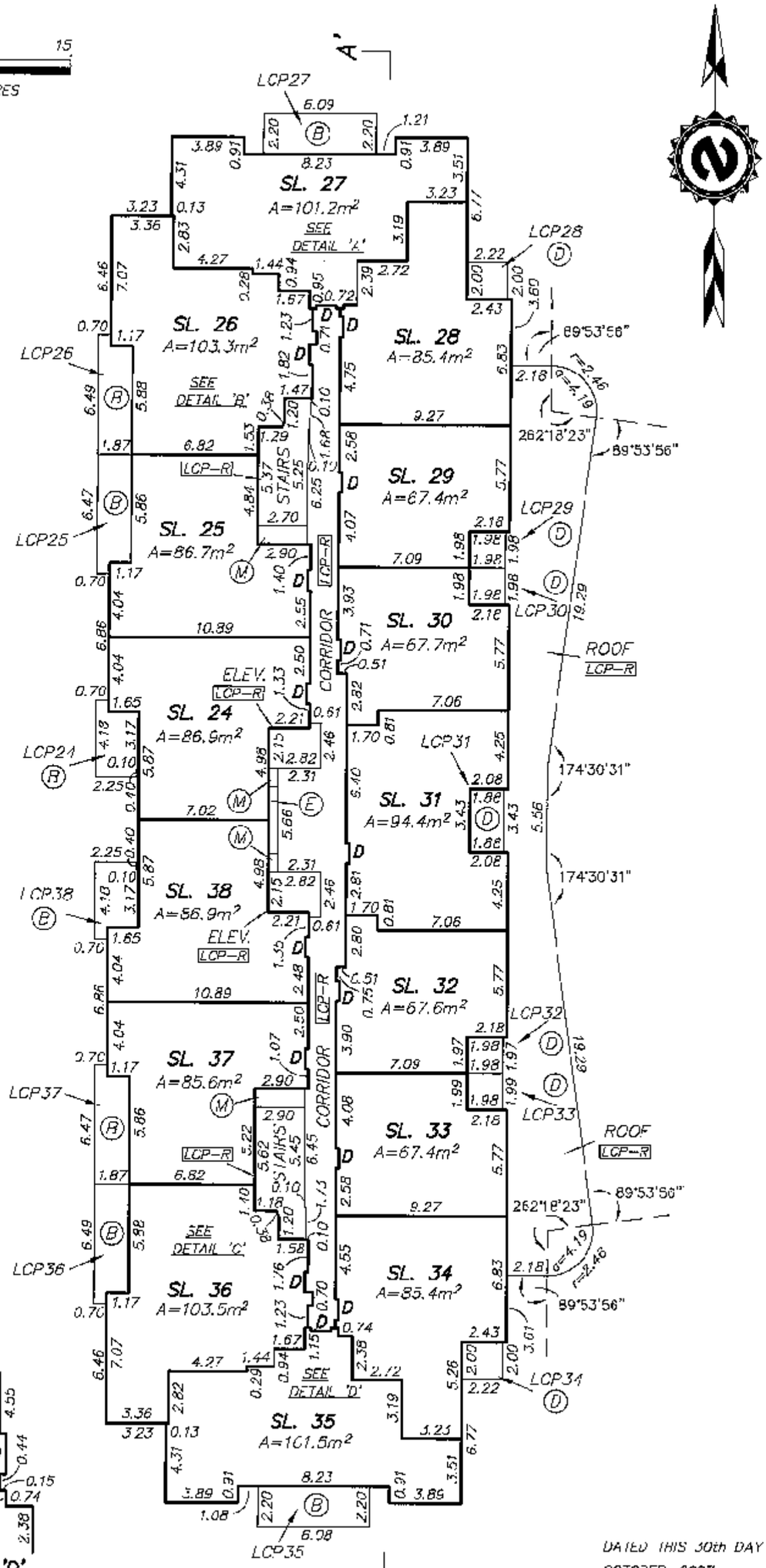




DETAIL 'C'
NOT TO SCALE



DETAIL 'D'
NOT TO SCALE



DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STR2

TARGET
LAND SURVEYING
SURREY B.C.
604-597-6161

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.299941

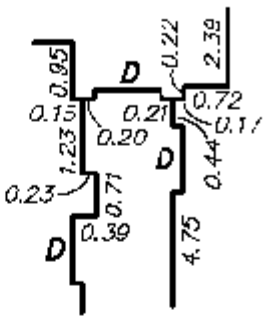
LEVEL 4
EAST BUILDING

STRATA PLAN BCS 2645

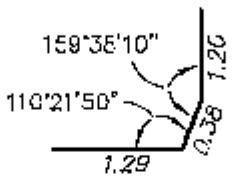
SCALE 1 : 250

2.5 0 5 10 15

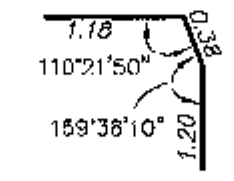
ALL DISTANCES ARE IN METRES



DETAIL 'A'
NOT TO SCALE

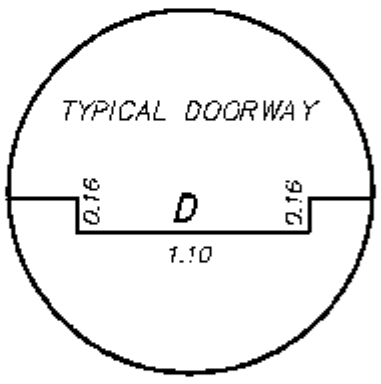


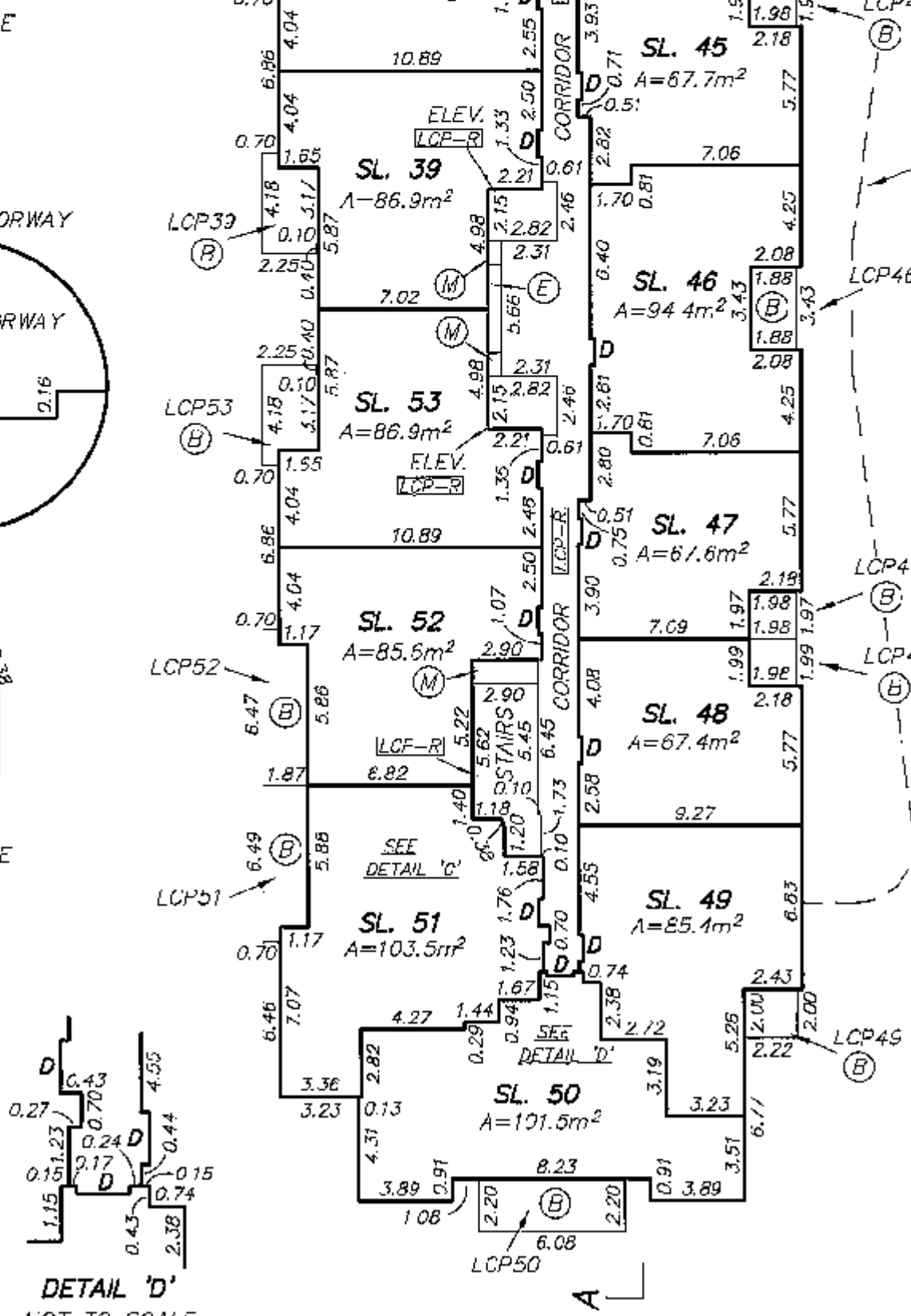
DETAIL 'B'
NOT TO SCALE



DETAIL 'C'
NOT TO SCALE

NOTE: N.I.S.
D DENOTES DOORWAY





DETAIL 'D'
NOT TO SCALE

TARGET
LAND SURVEYING
SURREY B.C.
604-597-6161

DATED THIS 30th DAY OF
OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STR2

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT:2008-01-04-12.45.17.290941

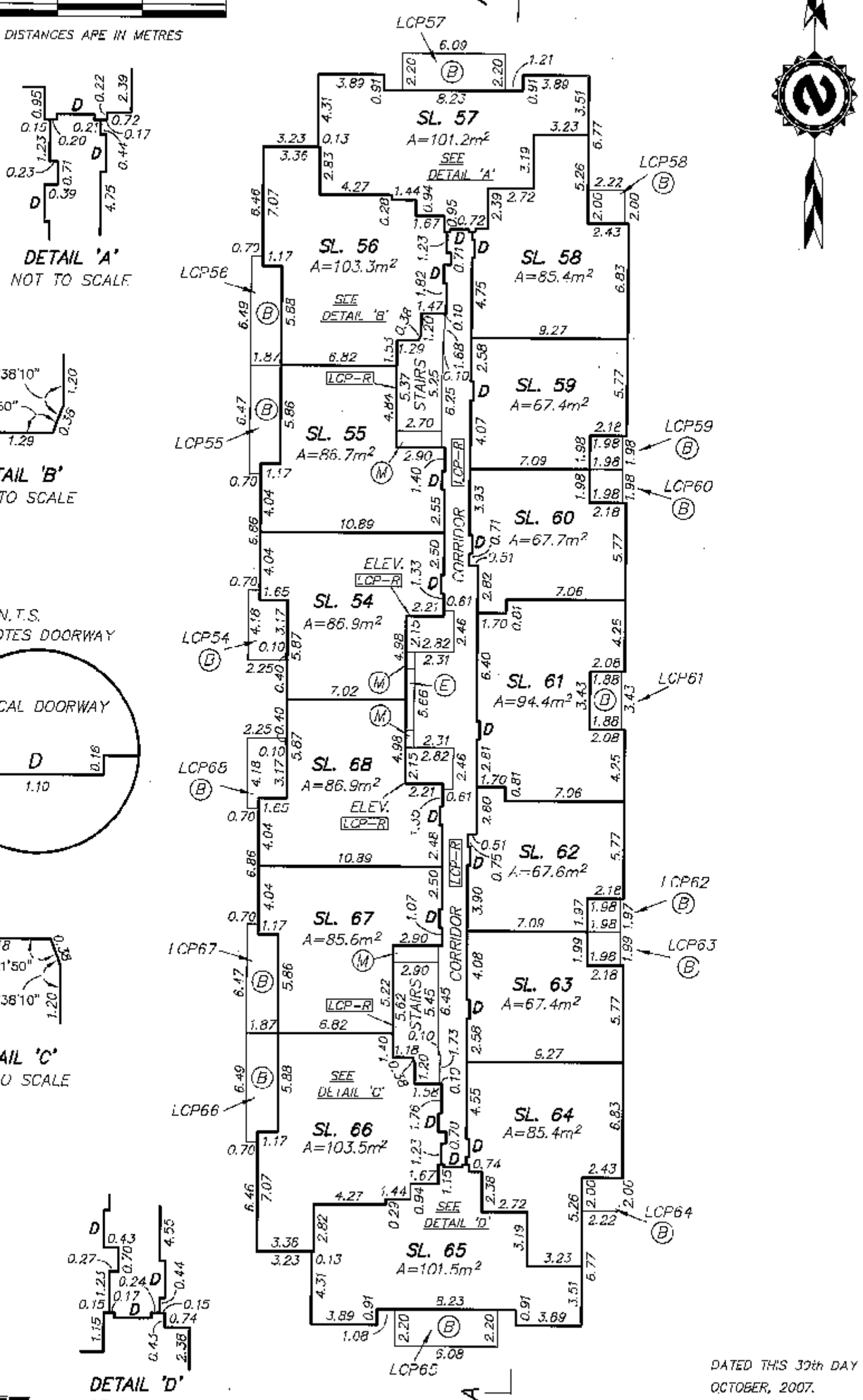
LEVEL 5
EAST BUILDING

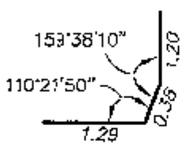
STRATA PLAN BCS2645

SCALE 1 : 250

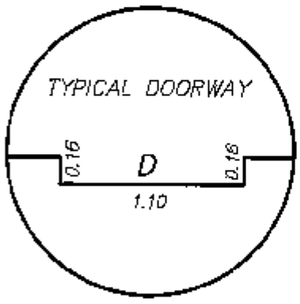
2.5 0 5 10 15

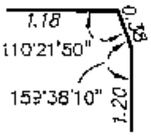
ALL DISTANCES ARE IN METRES





NOTE: N.T.S.
D DENOTES DOORWAY





TARGET
LAND SURVEYING
SURREY B.C.
604-597-8161

DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STR2

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.290941

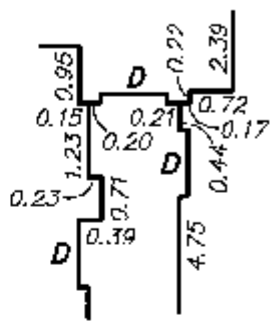
LEVEL 6
EAST BUILDING

STRATA PLAN BCS2645

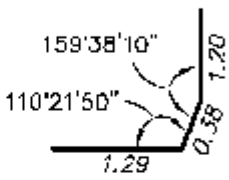
SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES

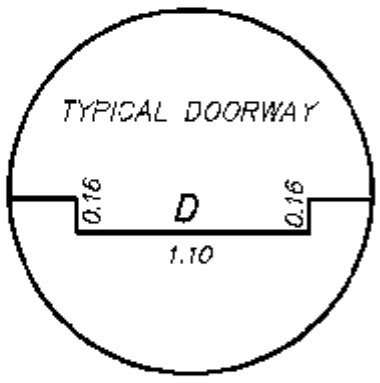


DETAIL 'A'
NOT TO SCALE

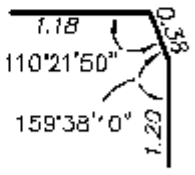


DETAIL 'B'
NOT TO SCALE

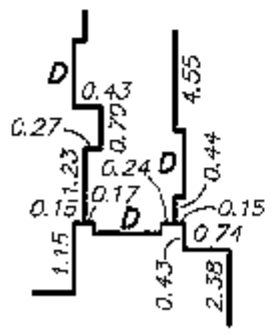
NOTE: N.T.S.
D DENOTES DOORWAY



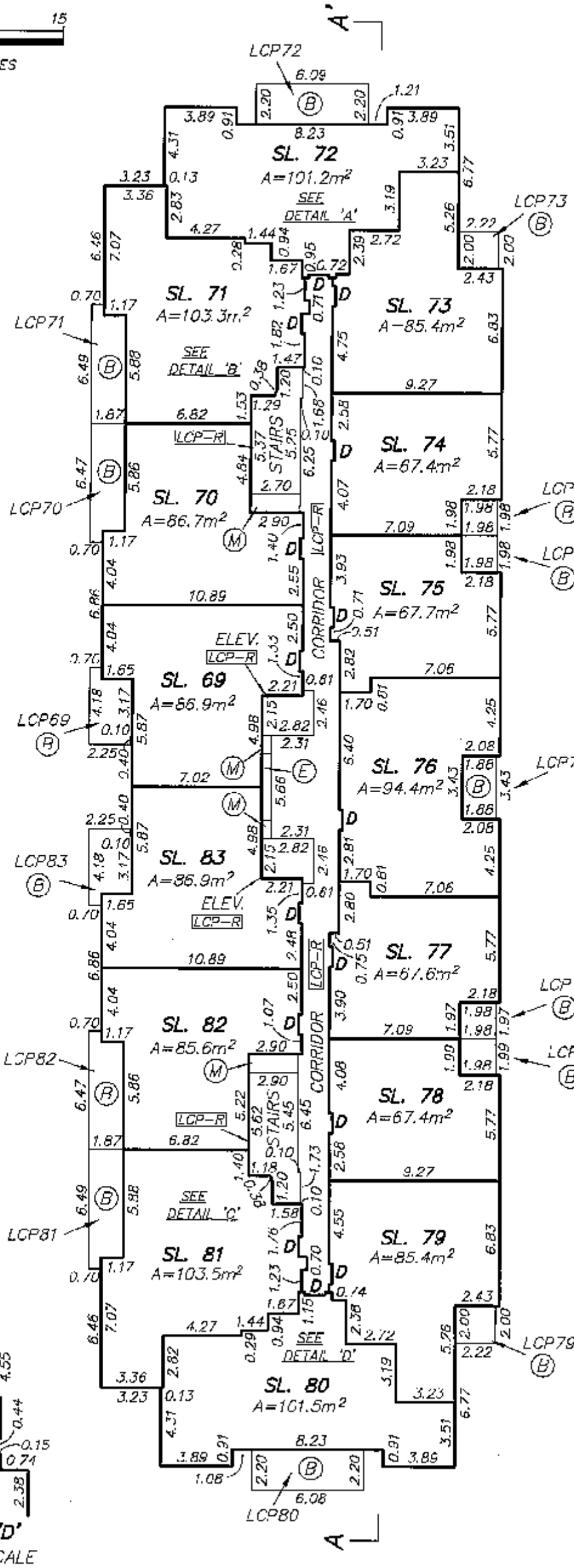
TYPICAL DOORWAY



DETAIL 'C'
NOT TO SCALE



DETAIL 'D'
NOT TO SCALE



TARGET
LAND SURVEYING
SURREY B.C.
604 597 6161

DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STR2

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT:2008-01-04-12.45.17.299941

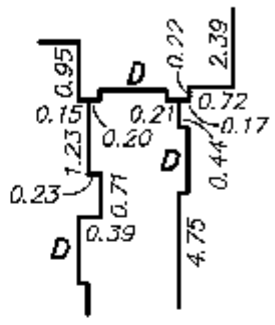
LEVEL 7
EAST BUILDING

STRATA PLAN BCS2645

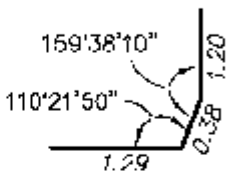
SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES

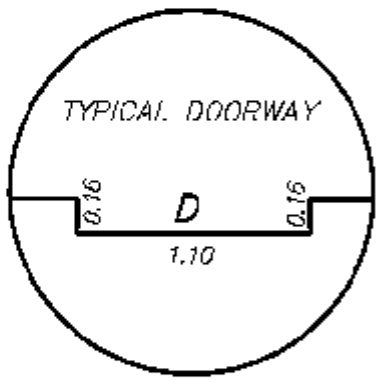


DETAIL 'A'
NOT TO SCALE

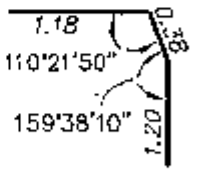


DETAIL 'B'
NOT TO SCALE

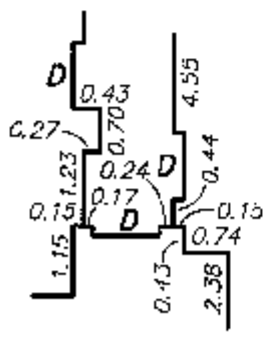
NOTE: N.T.S.
D DENOTES DOORWAY



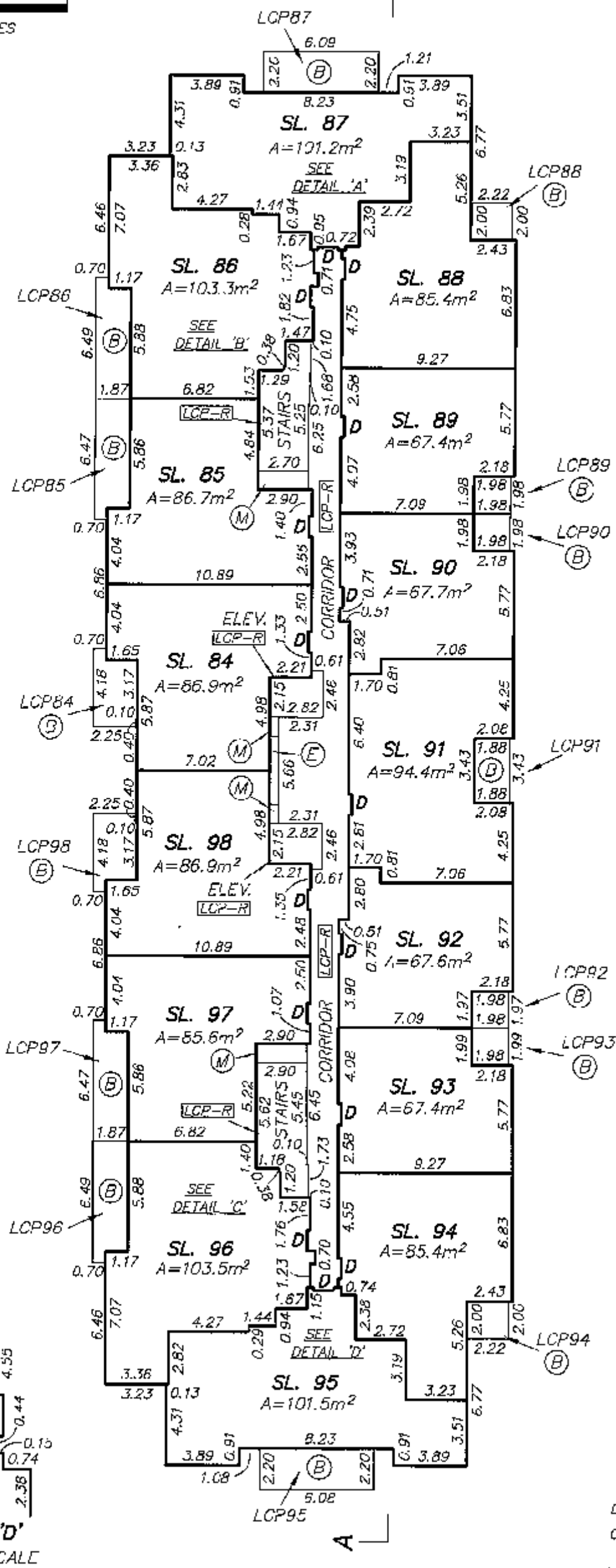
TYPICAL DOORWAY



DETAIL 'C'
NOT TO SCALE



DETAIL 'D'
NOT TO SCALE



TARGET
LAND SURVEYING
SURREY B.C.
604—597—6161

DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 5391—STR2

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT:2008-01-04-12.45.17.290941

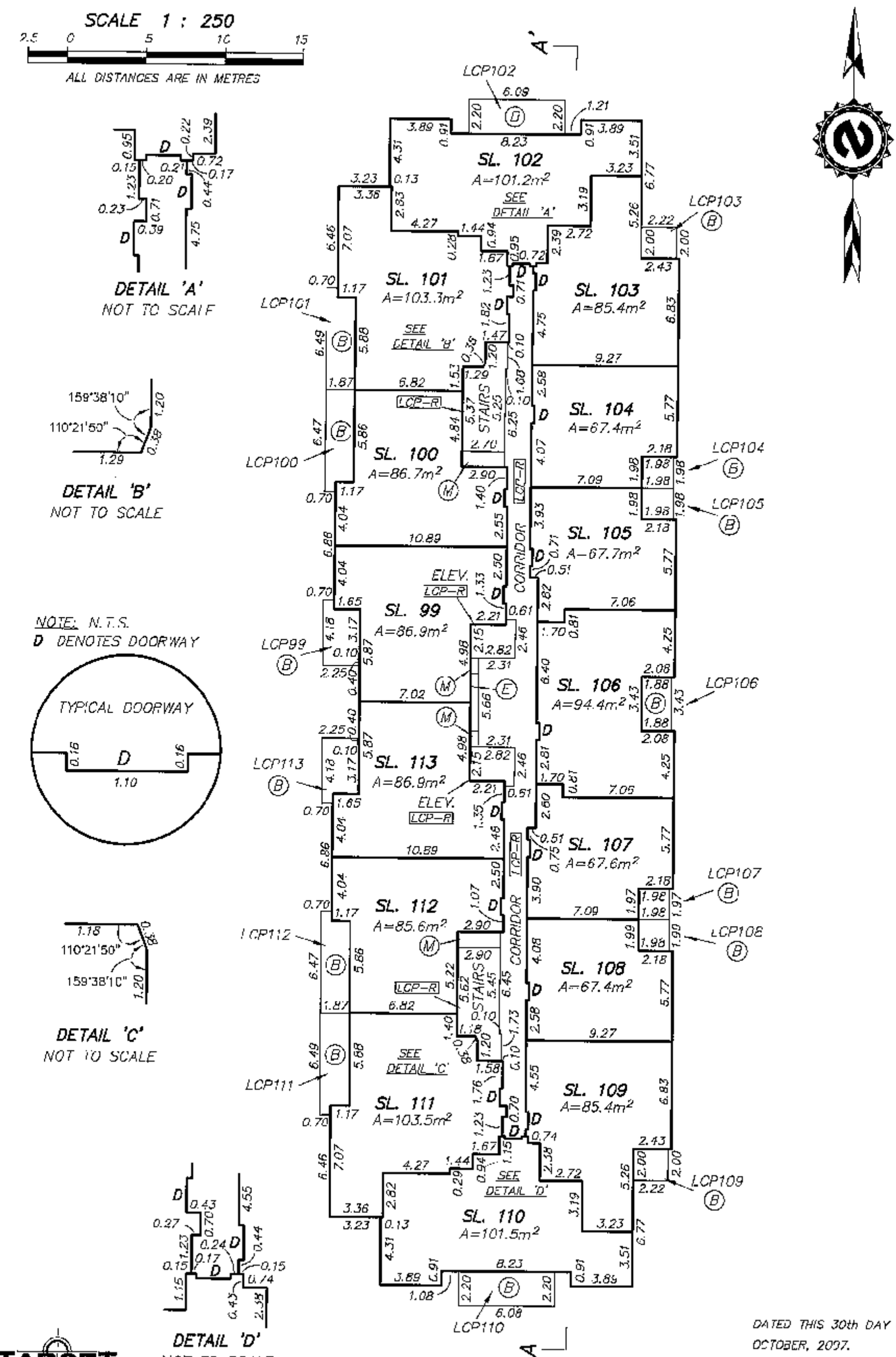
LEVEL 8
EAST BUILDING

STRATA PLAN BCS 2645

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



DETAIL 'A'
NOT TO SCALE

DETAIL 'B'
NOT TO SCALE

NOTE: N.T.S.
D DENOTES DOORWAY

DETAIL 'C'
NOT TO SCALE

DETAIL 'D'
NOT TO SCALE

TARGET
LAND SURVEYING
SURREY B.C.
604-597-6167

DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STR2

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.299941

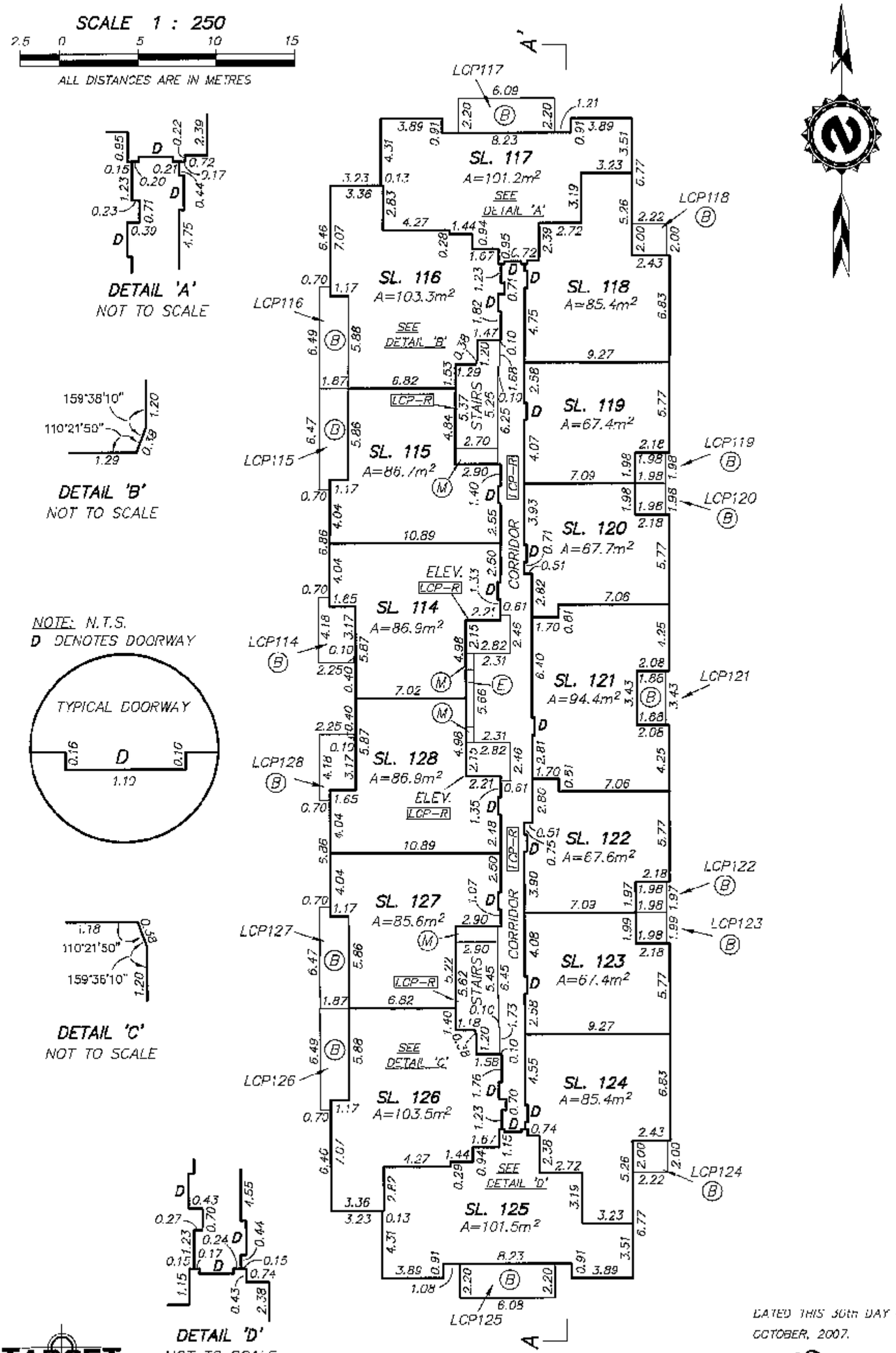
LEVEL 9
EAST BUILDING

STRATA PLAN BCS2645

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



NOTE: N.T.S.
D DENOTES DOORWAY

DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

TARGET
LAND SURVEYING
SURREY B.C.
604-597-6161

FILE: 5391-STR2

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT:2008-01-04-12.45.17.290941

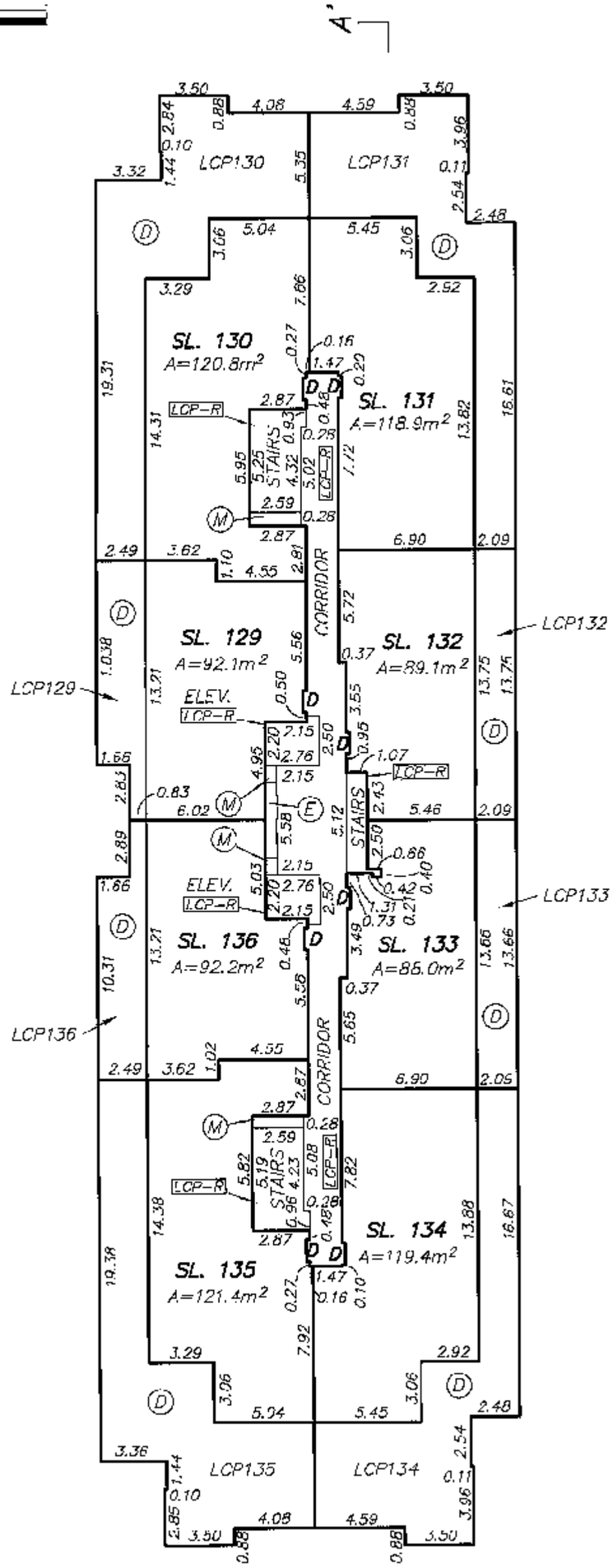
PENTHOUSE
EAST BUILDING

STRATA PLAN BCS2645

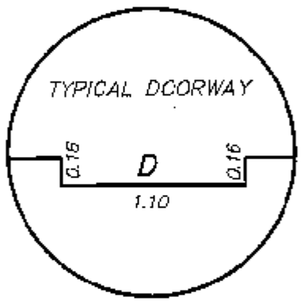
SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



NOTE: N.T.S.
D DENOTES DOORWAY



DATED THIS 30th DAY OF OCTOBER, 2007.

S.C.L.S.

FILE: 5391-STR2

TARGET
LAND SURVEYING
SURREY B.C.
604-597-6161

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.290941

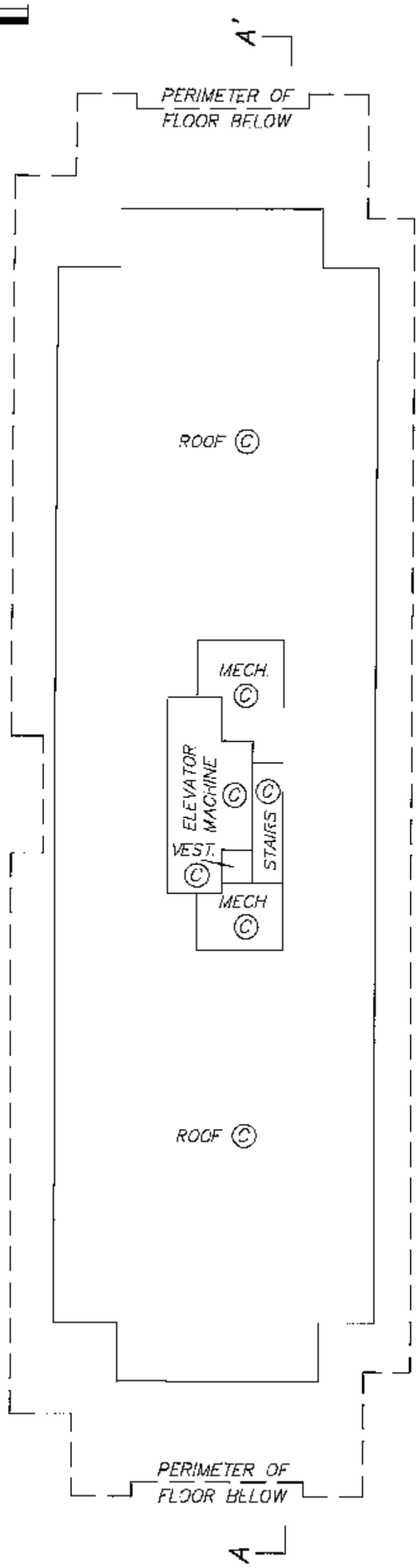
ROOF
EAST BUILDING

STRATA PLAN BCS2645

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



TARGET
LAND SURVEYING
SURREY B.C.
604-597-6161

DATED THIS 30th DAY OF OCTOBER, 2007.

SO B.C.L.S.

FILE: 5391-STR2

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.290941

STRATA PLAN BCS2645

DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STR2

ORIGINAL

SECTION A-A'

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES

| | | |

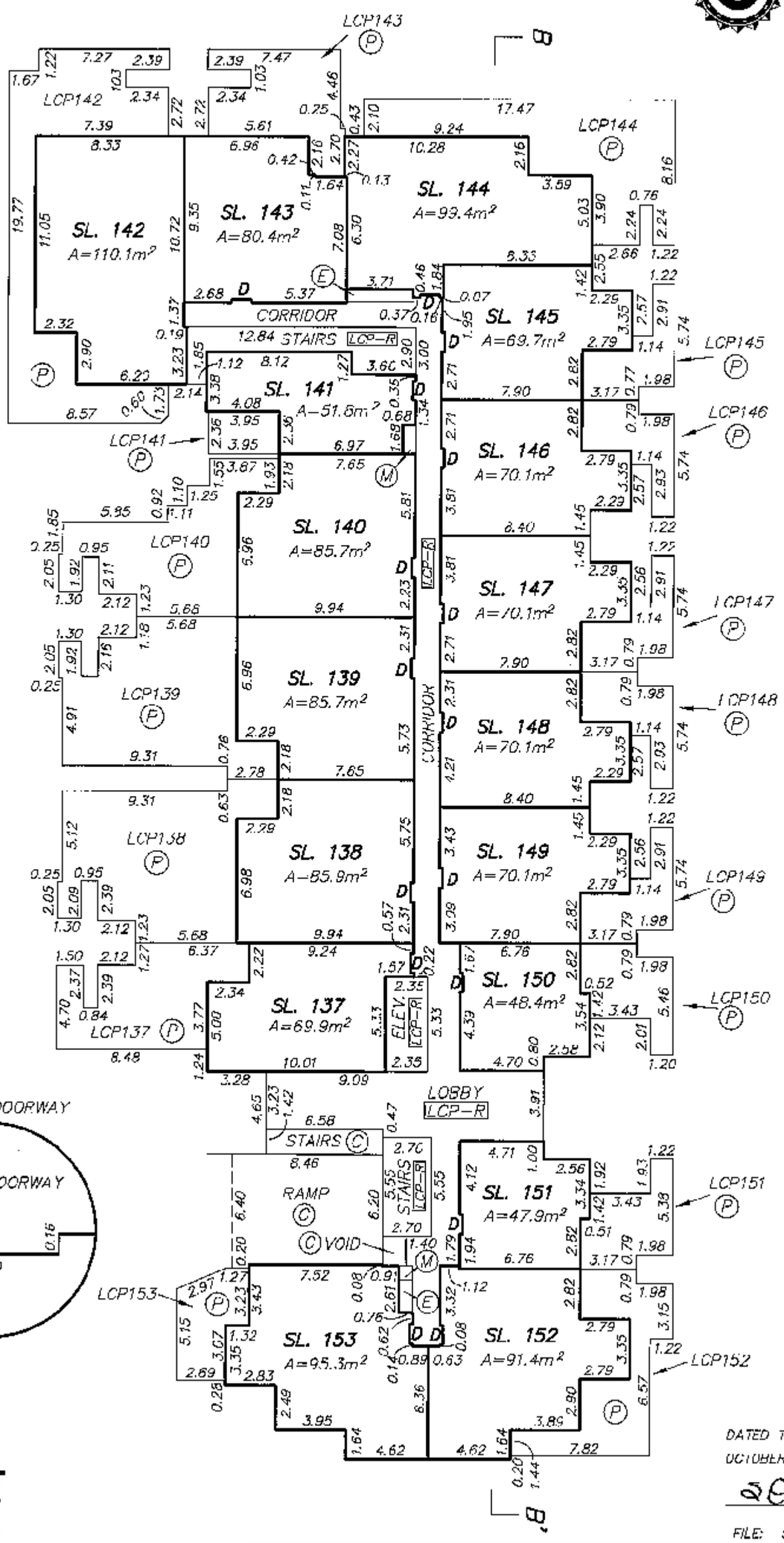
LEVEL 1
NORTH BUILDING

SCALE 1 : 250

2.5 0 5 10 15

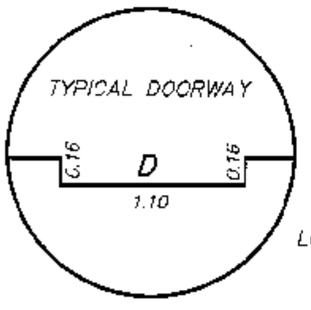
ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 2645



NOTE: N.T.S.

D DENOTES DOORWAY



TARGET
LAND SURVEYING
SURREY B.C.
604-597-6161

DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STR2

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.29041

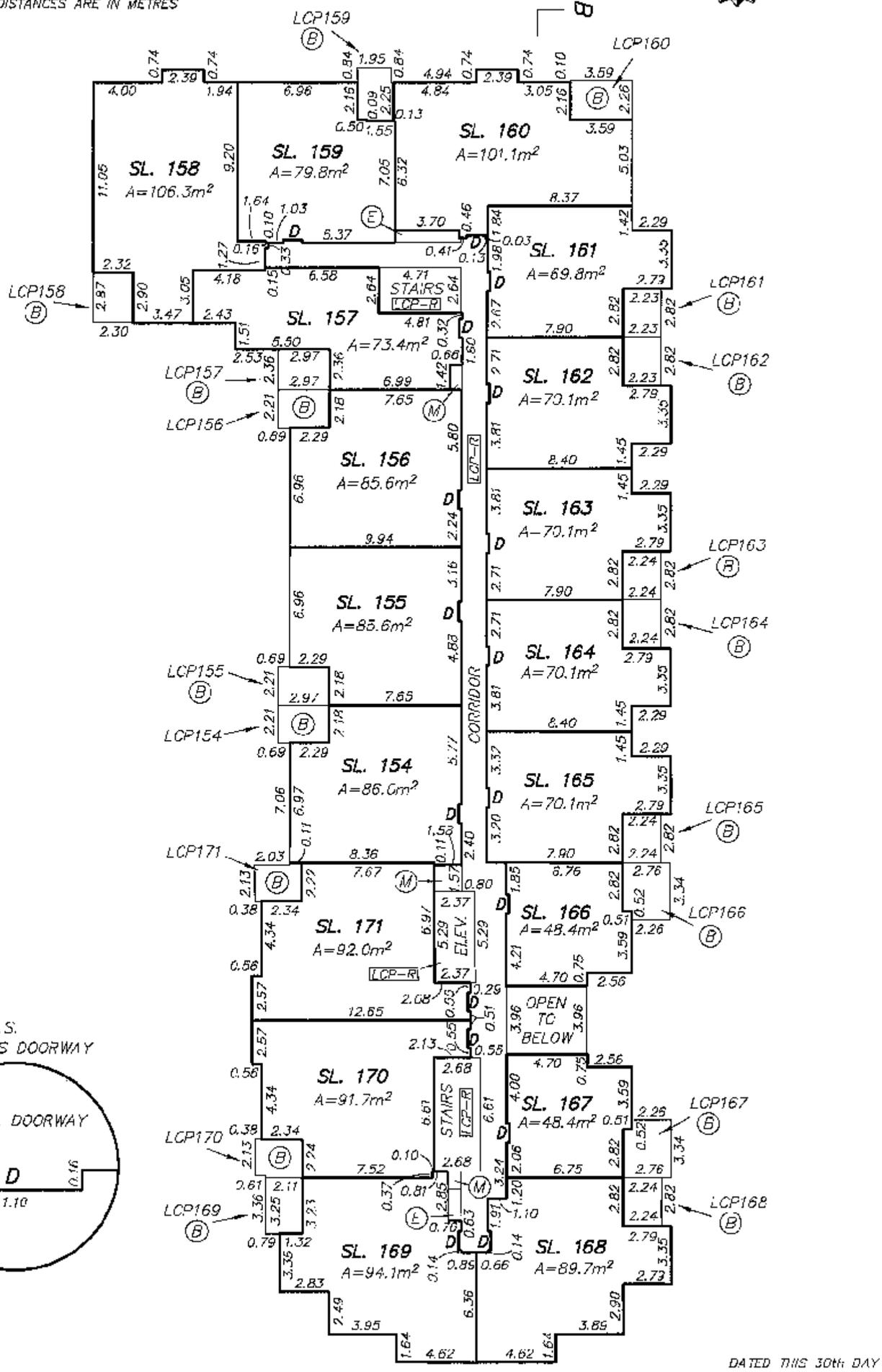
LEVEL 2
NORTH BUILDING

STRATA PLAN BCS 2645

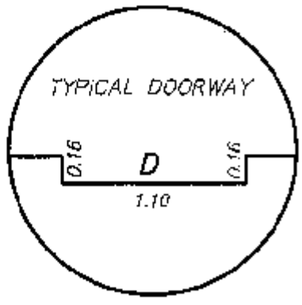
SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



NOTE: N.I.S.
D DENOTES DOORWAY



DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STR2

TARGET
LAND SURVEYING
SURREY B.C.
604-597-6161

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.299941

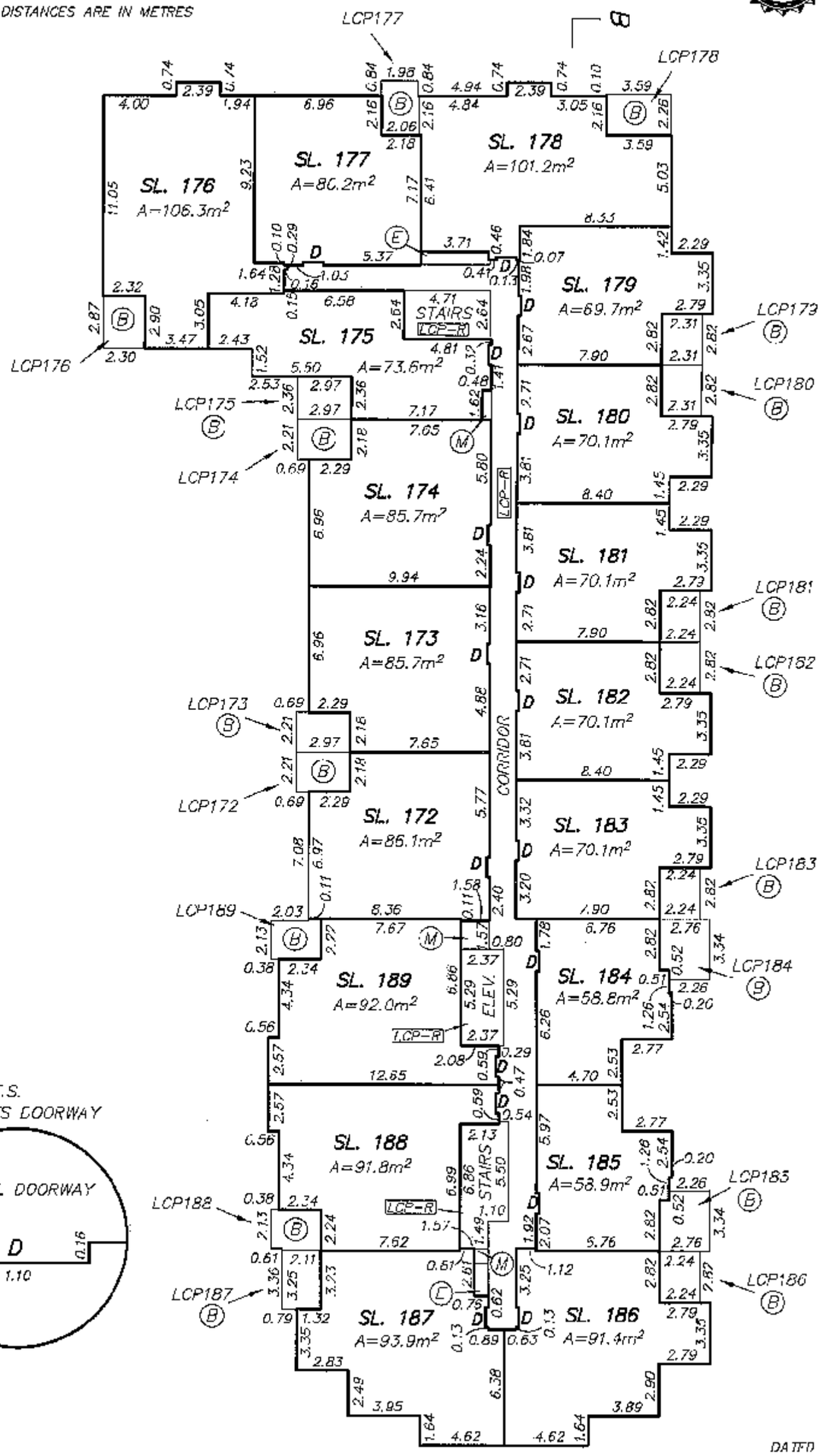
LEVEL 3
NORTH BUILDING

STRATA PLAN BCS 2645

SCALE 1 : 250

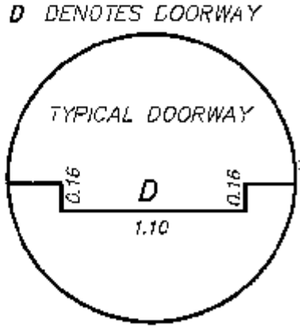
2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



NOTE: N.T.S.

D DENOTES DOORWAY



DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STP2

TARGET
LAND SURVEYING
SURREY B.C.
604-597-6161

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.299941

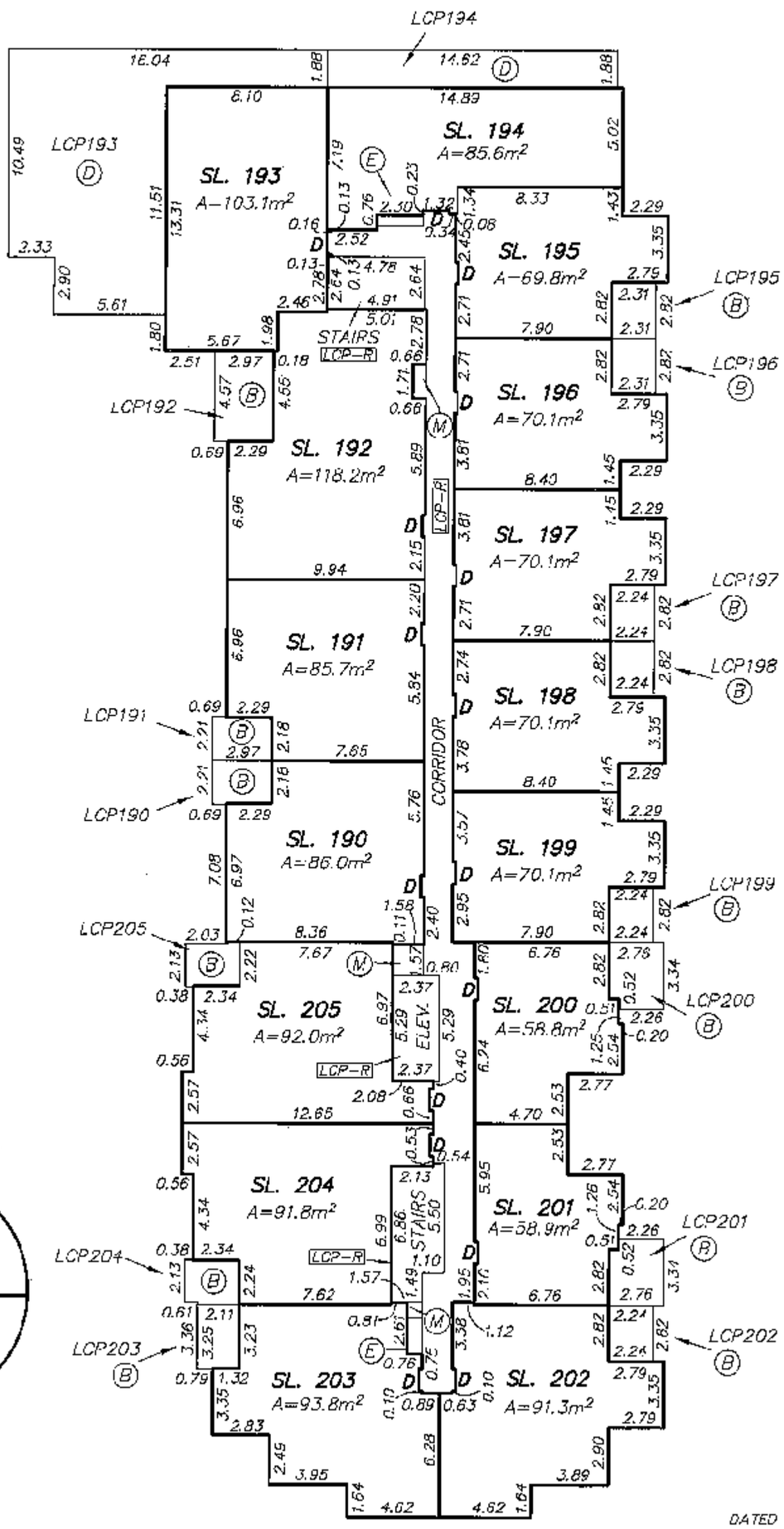
LEVEL 4
NORTH BUILDING

STRATA PLAN BCS 2645

SCALE 1 : 250

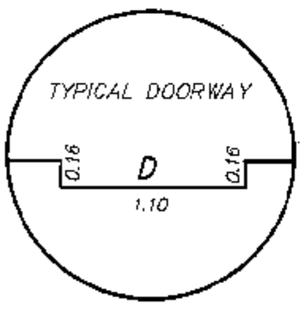
2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



NOTE: N.T.S.

D DENOTES DOORWAY



TARGET
LAND SURVEYING
SURREY B.C.
604-597-6161

DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STR2

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.29041

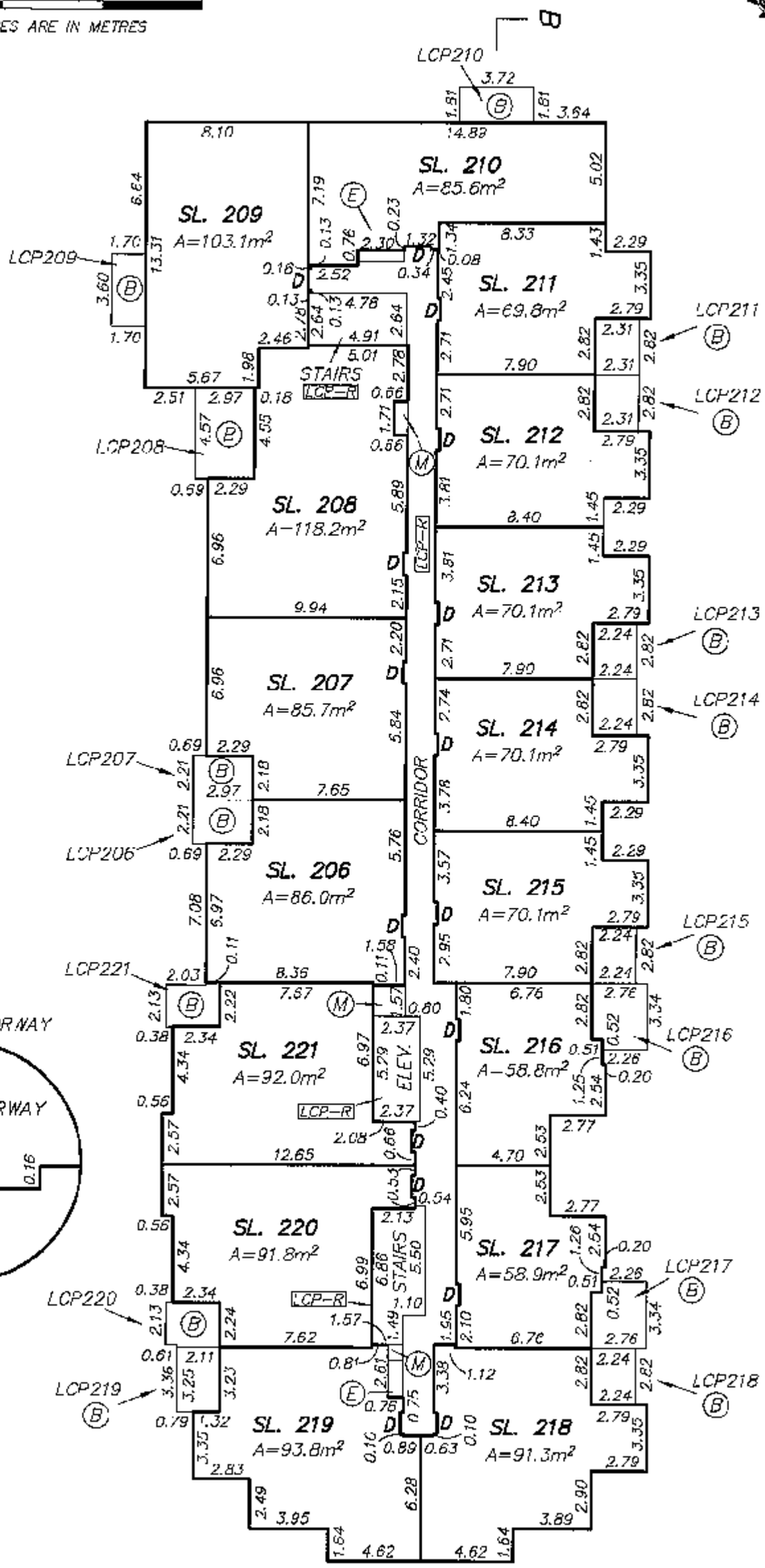
LEVEL 5
NORTH BUILDING

STRATA PLAN BCS 2645

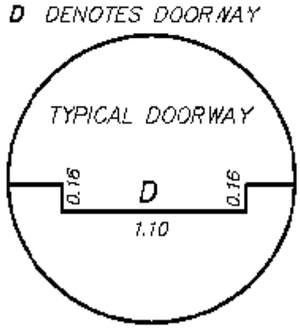
SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



NOTE: N.T.S.
D DENOTES DOORWAY



DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STR2

TARGET
LAND SURVEYING
SURREY B.C.
604-597-6161

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.299941

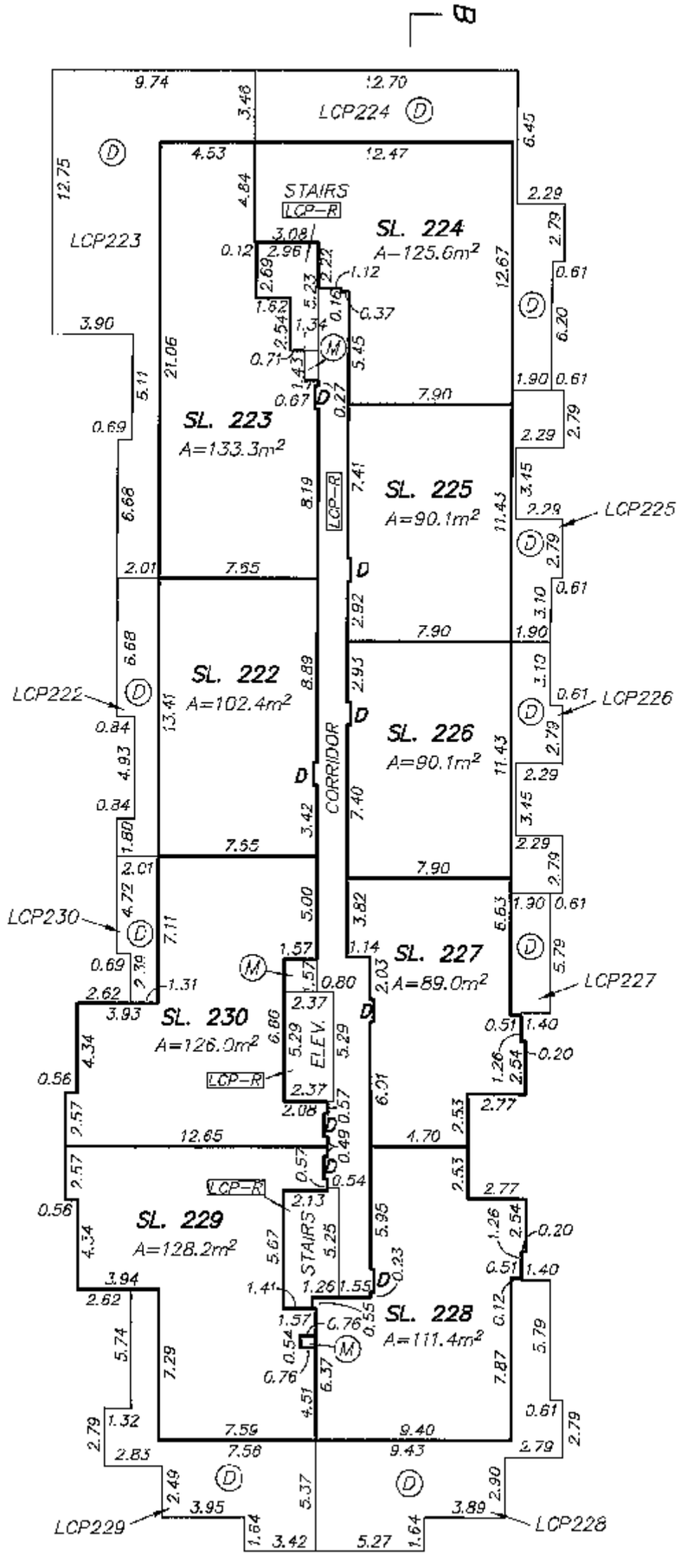
LEVEL 6
NORTH BUILDING

STRATA PLAN BCS2645

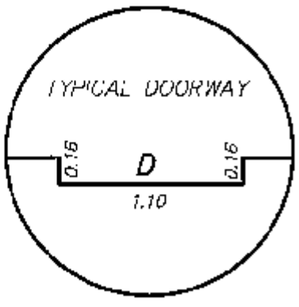
SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



NOTE: N.T.S.
D DENOTES DOORWAY



DATED THIS 30th DAY OF OCTOBER, 2007.

SO B.C.L.S.

FILE: 5391-STR2

TARGET
LAND SURVEYING
SURREY B.C.
604-597-6161

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.290941

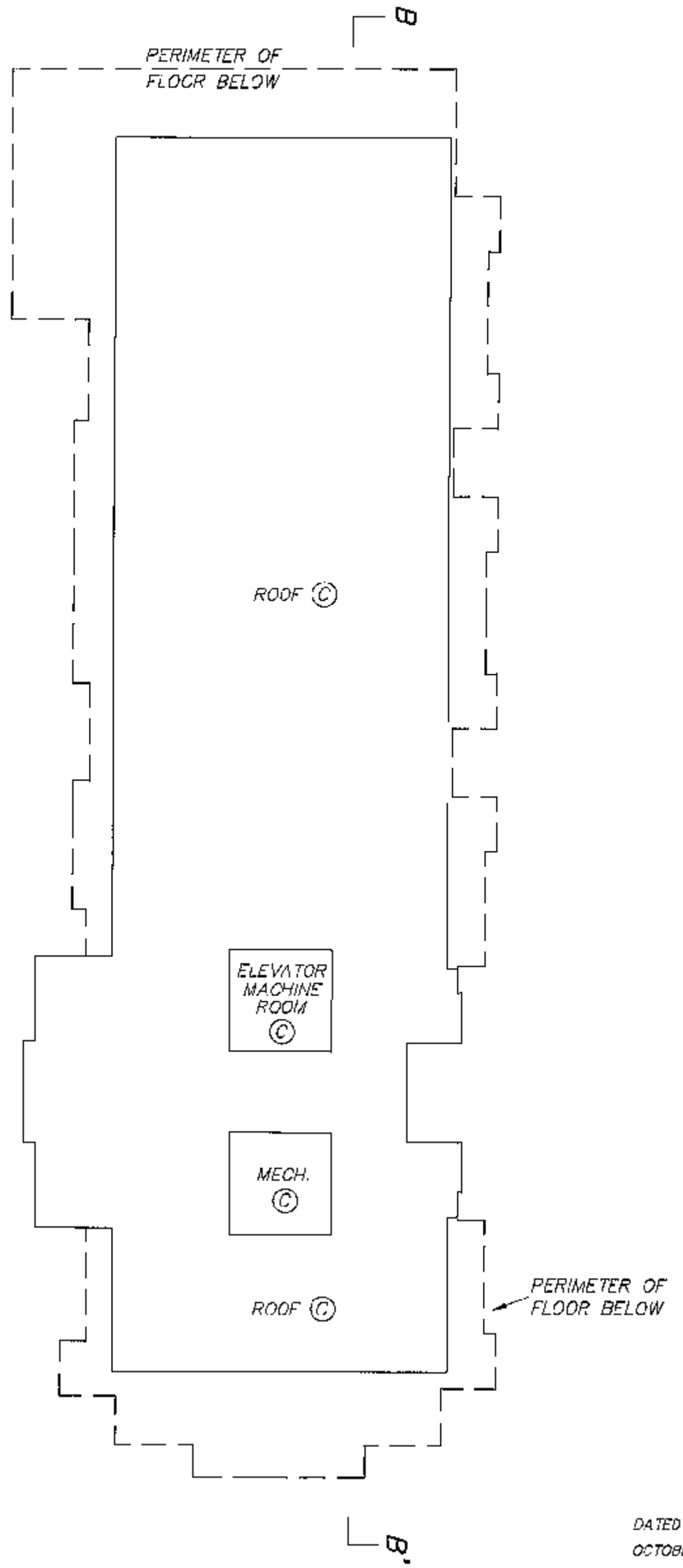
ROOF
EAST BUILDING

STRATA PLAN BCS 2645

SCALE 1 : 250

2.5 0 5 10 15

ALL DISTANCES ARE IN METRES



TARGET LAND SURVEYING
SURREY B.C.
604-597-6161

DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STR2

ORIGINAL

FILED VABCS2645 RCVD:2007-11-20 PRNT: 2008-01-04-12.45.17.290941

STRATA PLAN BCS 2645

ORIGINAL

DATED THIS 30th DAY OF OCTOBER, 2007.

B.C.L.S.

FILE: 5391-STR2

SECTION B-B'

SCALE 1 : 250

ALL DISTANCES ARE IN METRES

2.5 0 5 10 15

PARKING LEVEL 2	PARKING (C)									
PARKING LEVEL 1	PARKING (C)									
LEVEL 1	SL. 152	SL. 151	LOBBY LCP-B	SL. 150	SL. 149	SL. 148	SL. 147	SL. 146	SL. 145	SL. 144
LEVEL 2	SL. 168	SL. 167		SL. 166	SL. 165	SL. 164	SL. 163	SL. 162	SL. 161	SL. 160
LEVEL 3	SL. 186	SL. 185		SL. 184	SL. 183	SL. 182	SL. 181	SL. 180	SL. 179	SL. 178
LEVEL 4	SL. 202	SL. 201		SL. 200	SL. 199	SL. 198	SL. 197	SL. 196	SL. 195	SL. 194 (D) LCP194
LEVEL 5	SL. 218	SL. 217		SL. 216	SL. 215	SL. 214	SL. 213	SL. 212	SL. 211	SL. 210 (B) LCP210
LEVEL 6	(D) LCP228	SL. 228		SL. 227		SL. 226	SL. 225		SL. 224	(D) LCP224

TARGET
LAND SURVEYING
SURREY B.C.
604-597-6181