LEASEHOLD STRATA PLAN OF LOT 14
DISTRICT LOT 4805 GROUP 1
NEW WESTMINSTER DISTRICT
PLAN BCP3309

STRATA PLAN BCS 1478

REF. NO. Bx564377 - 453

B.C.G.S. 92G.024

SCALE 1:750

10 0 10 20 30

ALL DISTANCES ARE IN METRES

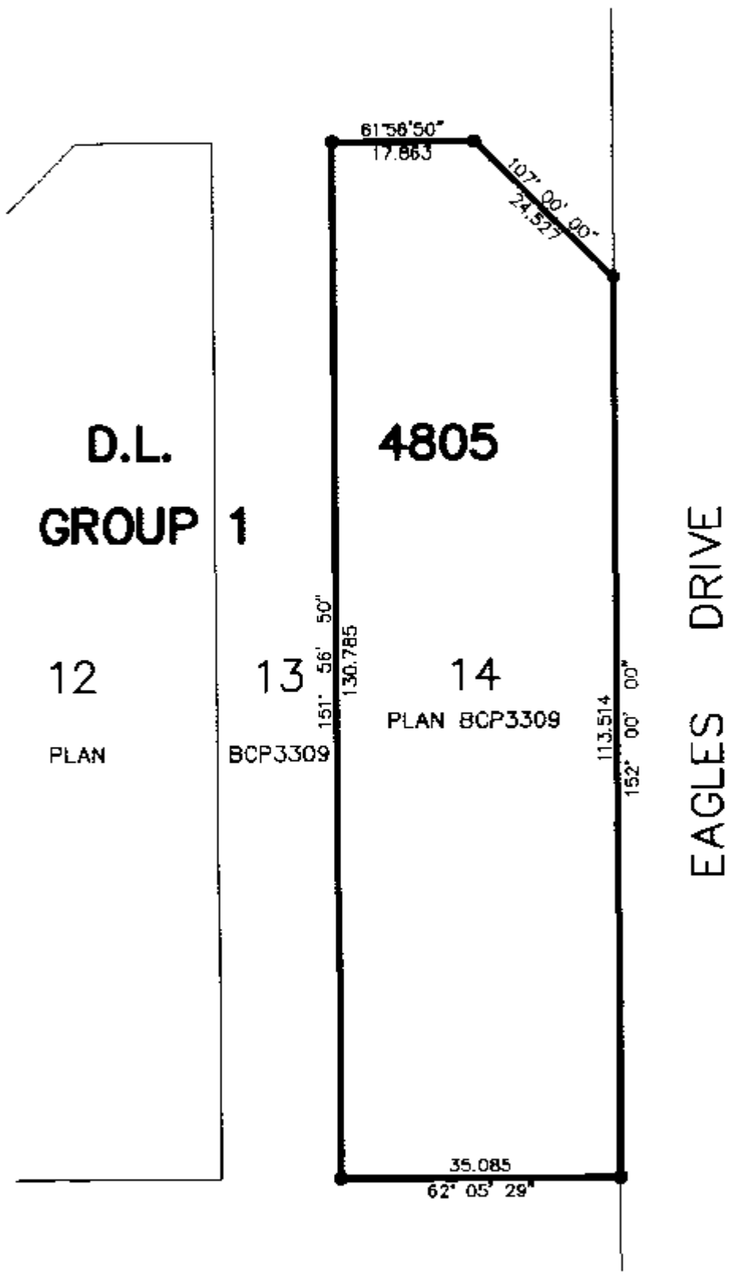
STRATA PLAN BCS 1478 DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 6 DAY OF SEPT 2005

Jan MacDonald ICP.
DEPUTY REGISTRAR

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

● = IRON POST FOUND
S.L. = STRATA LOT
C.P. = COMMON PROPERTY
B = BALCONY
P = PATIO
ELEC = ELECTRICAL CLOSET
ELEV. = ELEVATOR
GAS = GAS SUPPLY CLOSET



GRID BEARINGS ARE DERIVED FROM PLAN BCP3309. INTEGRATED SURVEY AREA NO. 31, CITY OF VANCOUVER.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCE BY COMBINED FACTOR 0.9995923.

BALCONIES AND PATIOS ARE LIMITED COMMON PROPERTY FOR THE USE OF THE STRATA LOT INDICATED. (EXAMPLE: B-25, P-7)

NAME OF DEVELOPMENT:
REFLECTIONS

CIVIC ADDRESS:
6279 EAGLES DRIVE
VANCOUVER, B.C.
THE UNIVERSITY ENDOWMENT LANDS

I, HANS J. TROELSEN, A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY OF RICHMOND, 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 27TH DAY OF JULY, 2005.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #34960 ON THE 27TH DAY OF JULY, 2005.

B.C.L.S.

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 - 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137
e-mail: survey@mpt.bc.ca

CADFILE: 14307-STRATA.FLX

V-05-14307-STRATA

"ORIGINAL"

FILED VABCS1478 RCVD:2005-09-06 PRNT:2009-07-24-13.12.01.778314

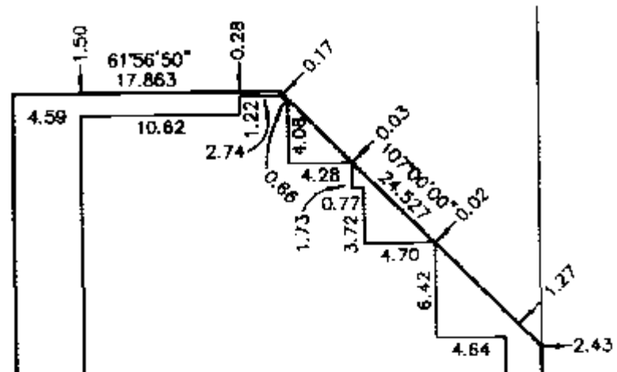
BUILDING LOCATION

SCALE 1:400

10 0 10 20

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 1478



14

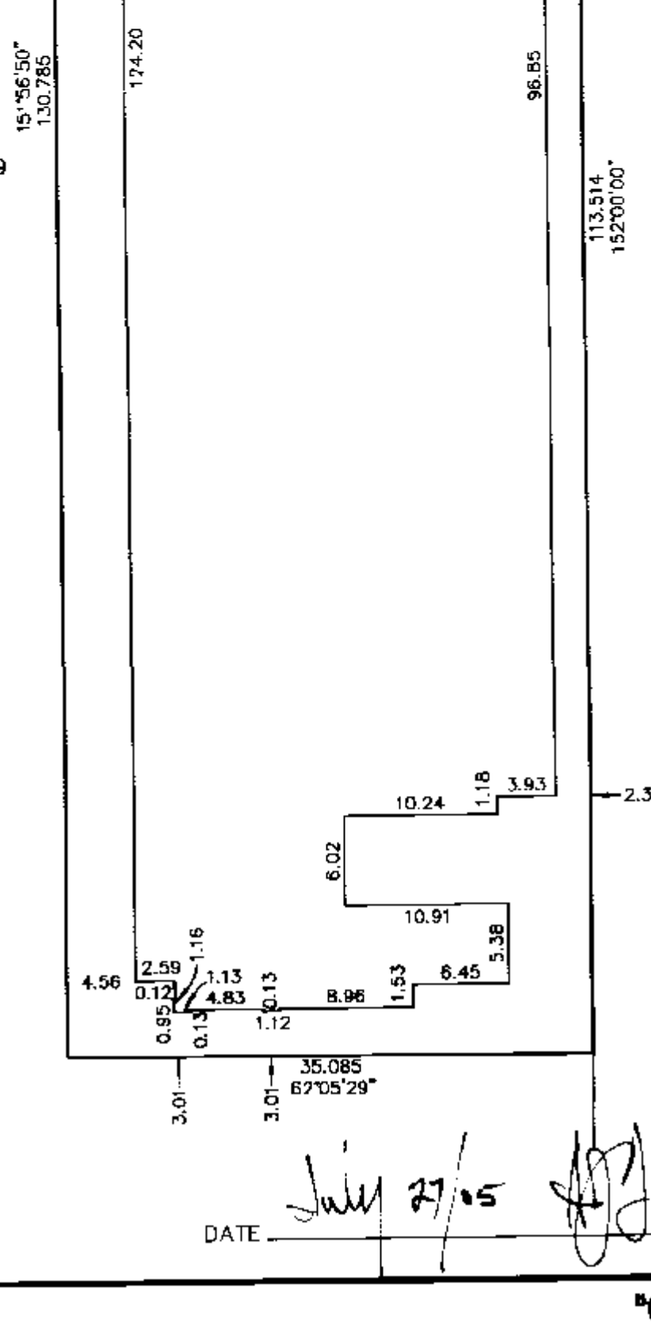
PLAN BCP3309

12

PLAN

13

BCP3309



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 – 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604–270–9331
FAX: 604–270–4137
e–mail: survey@mpt.bc.ca

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V–05–14307–STRATA

July 27/05
DATE B.C.L.S.

"ORIGINAL"

FILED VABCS1478 RCVD:2005-09-06 PRNT: 2009-07-24-13.12.01.778314

SIGNATURES

STRATA PLAN BCS 1478

REGISTERED OWNER:
THE UNIVERSITY OF BRITISH COLUMBIA
(FOR UNIVERSITY PURPOSES)

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME H. LAI Hubert Lai

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME L. FROLICH Lenny Freilich

L. MERRY
WITNESS AS TO BOTH SIGNATURES Linda Merry
SIGN AND PRINT NAME

Office Manager
OCCUPATION OF WITNESS
UBC, 6328 Memorial Rd.
Vanc. BC V6T 1Z2
ADDRESS OF WITNESS

LEASE:
REFLECTIONS PROJECTS LTD.
INCORPORATION NO. 577472

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME

WITNESS AS TO BOTH SIGNATURES
SIGN AND PRINT NAME

OCCUPATION OF WITNESS
Suite 2200, Four Bentall Centre
1055 Dunsmuir Street
PO Box 49214
ADDRESS OF WITNESS Vancouver, BC V7X 1K8

MORTGAGEE:
THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME S. BROCK Commander

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME Danny Atkar

S. Robertson S. ROBERTSON
WITNESS AS TO BOTH SIGNATURES Sharon
SIGN AND PRINT NAME

Asst Officer
OCCUPATION OF WITNESS

650 W. Georgia St
ADDRESS OF WITNESS

Vanc BC V6B 4N7

MORTGAGEE:
UBC PROPERTIES INVESTMENTS LTD
INCORPORATION NO. 578584

AUTHORIZED SIGNATORY Al Fletcher
SIGN AND PRINT NAME

AUTHORIZED SIGNATORY Dan Matheson
SIGN AND PRINT NAME

WITNESS AS TO BOTH SIGNATURES Roxanne Wong
SIGN AND PRINT NAME

Reception
OCCUPATION OF WITNESS

#101-555 Great Northern way
ADDRESS OF WITNESS

Vancouver BC V5T 1E2

I, HANS J. TROELSEN, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF July 07 2005 (MONTH, DAY, YEAR) BEEN PREVIOUSLY OCCUPIED.

B.C.L.S.

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 - 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137
e-mail: survey@mpt.bc.ca

CADFILE: 14307-STRATA.FLX

I, HANS J. TROELSEN, 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

DATED AT RICHMOND, B.C.
THE 27 DAY OF July 2005.

B.C.L.S.

DATE July 27/05

V-05-14307-STRATA

"ORIGINAL"

FILED VABCS1478 RCVD:2005-09-06 PRNT: 2009-07-24-13.12.01.778314

PARKADE – "NORTH"

SCALE 1:200

STRATA PLAN BCS 1478

5 0 5 10 15

ALL DISTANCES ARE IN METRES

A'

BICYCLE STORAGE C.P.

STAIRS C.P.

PARKADE EXHAUST C.P.

PROPERTY LINE

COMMON PROPERTY PARKING

PROPERTY LINE

B

B'

PARKADE – "NORTH"

COMMON PROPERTY PARKING

ELEV C.P.

LOBBY C.P.

MECHANICAL ROOM C.P.

STAIRS C.P.

SEE SHEET 5 FOR CONTINUATION

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 – 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137
e-mail: survey@mpt.bc.ca

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V-05-14307-STRATA

DATE July 27/05 B.C.L.S

"ORIGINAL"

FILED VABCS1478 RCVD:2005-09-06 PRNT: 2009-07-24-13.12.01.778314

PARKADE – "SOUTH"

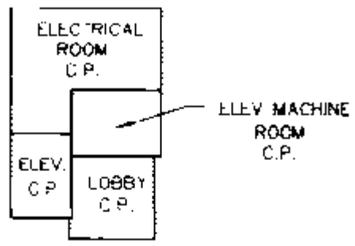
SCALE 1:200

5 0 5 10 15

ALL DISTANCES ARE IN METRES

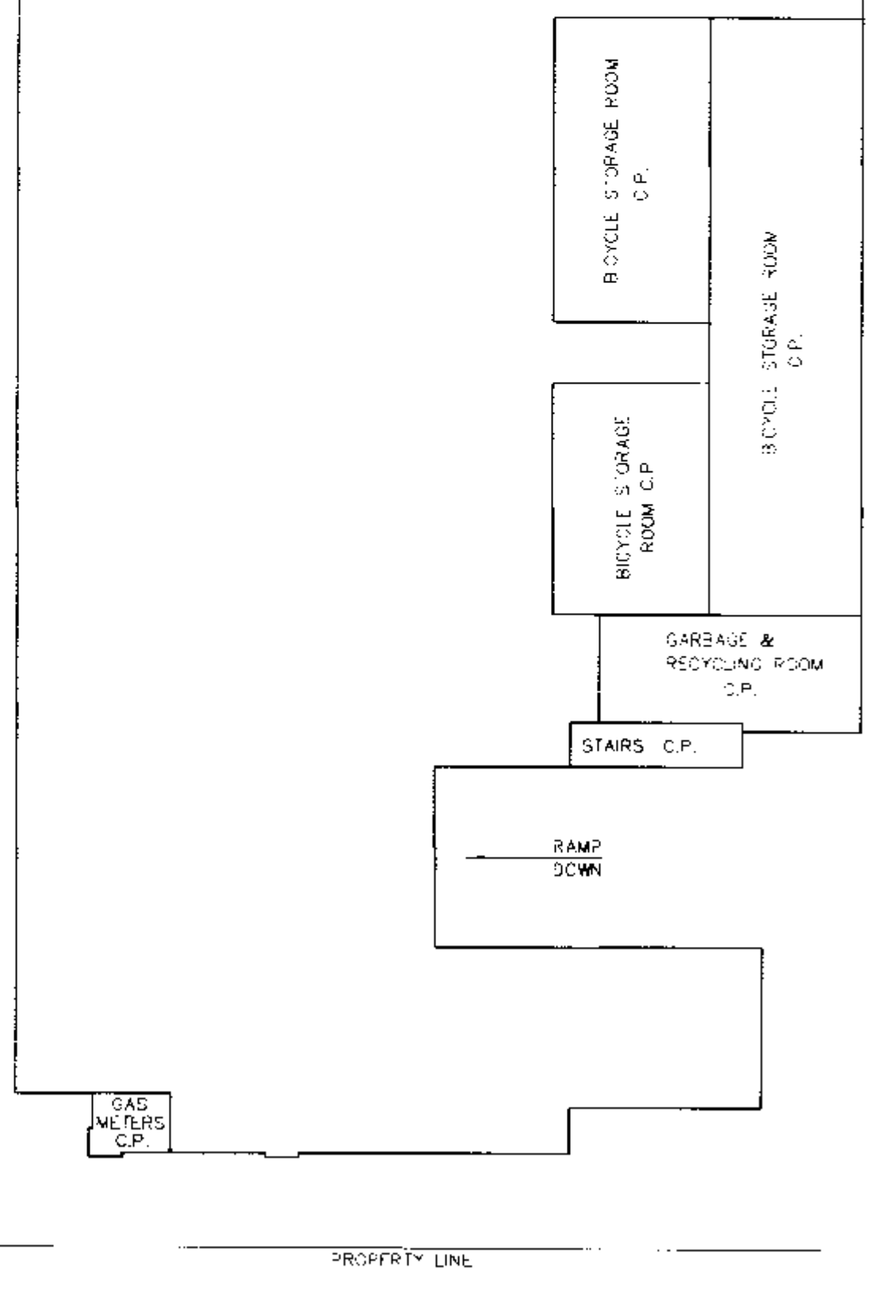
STRATA PLAN BCS 1478

SEE SHEET 4 FOR CONTINUATION



COMMON PROPERTY PARKING

PARKADE – "SOUTH"



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 – 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137
e-mail: survey@mpt.bc.ca
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V-05-14307-STRATA

DATE July 27/05 B.C.L.S.

"ORIGINAL"

FILED VABCS1478 RCVD:2005-09-06 PRNT: 2009-07-24-13.12.01.778314

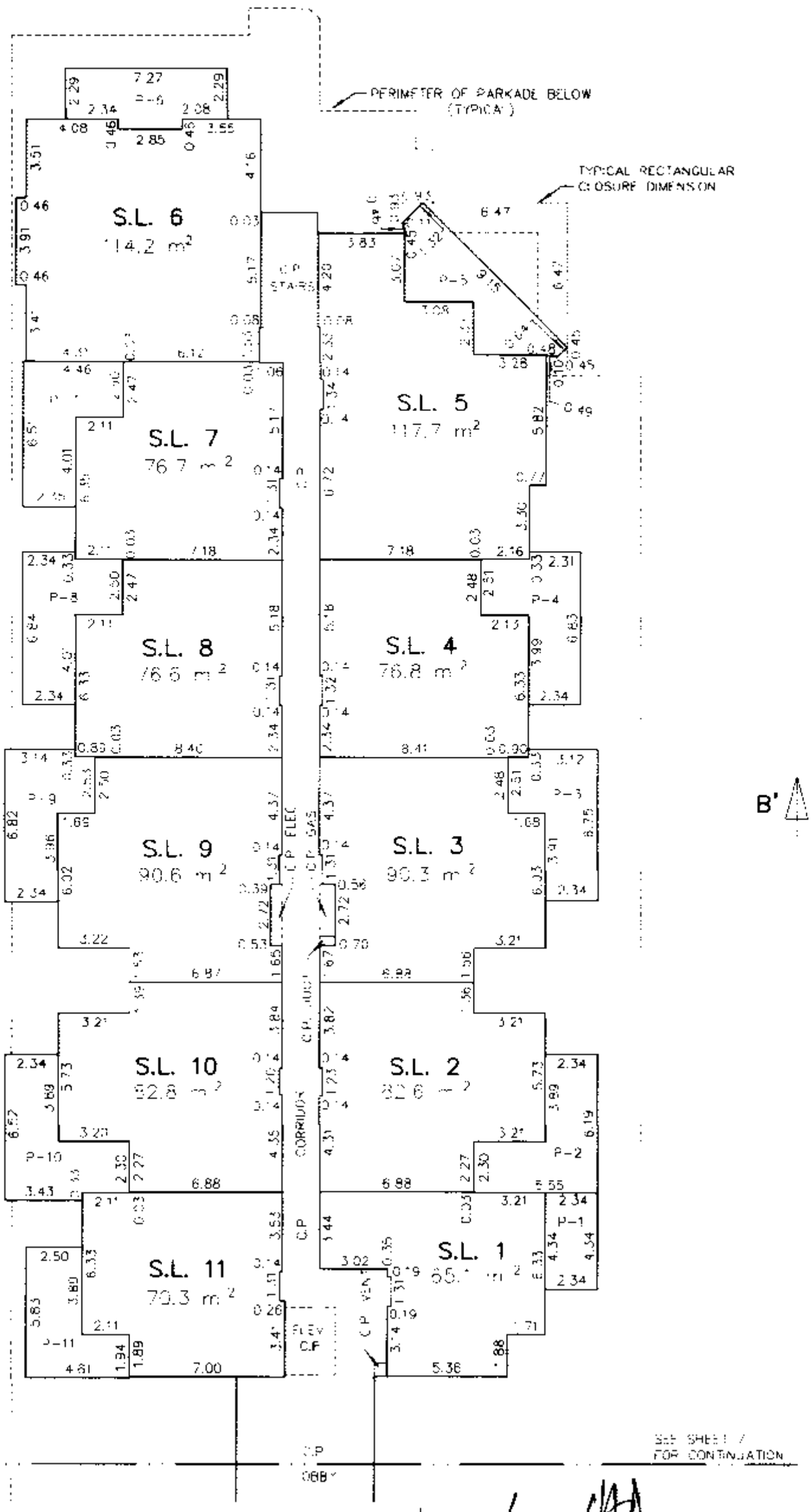
1ST FLOOR – "NORTH"

SCALE 1: 200

5 0 5 10 15

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS /478



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 – 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
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V-05-14307-STRATA

DATE July 27/05 B.C.L.S.

"ORIGINAL"

FILED VABCS1478 RCVD:2005-09-06 PRNT: 2009-07-24-13.12.01.778314

1ST FLOOR – "SOUTH"

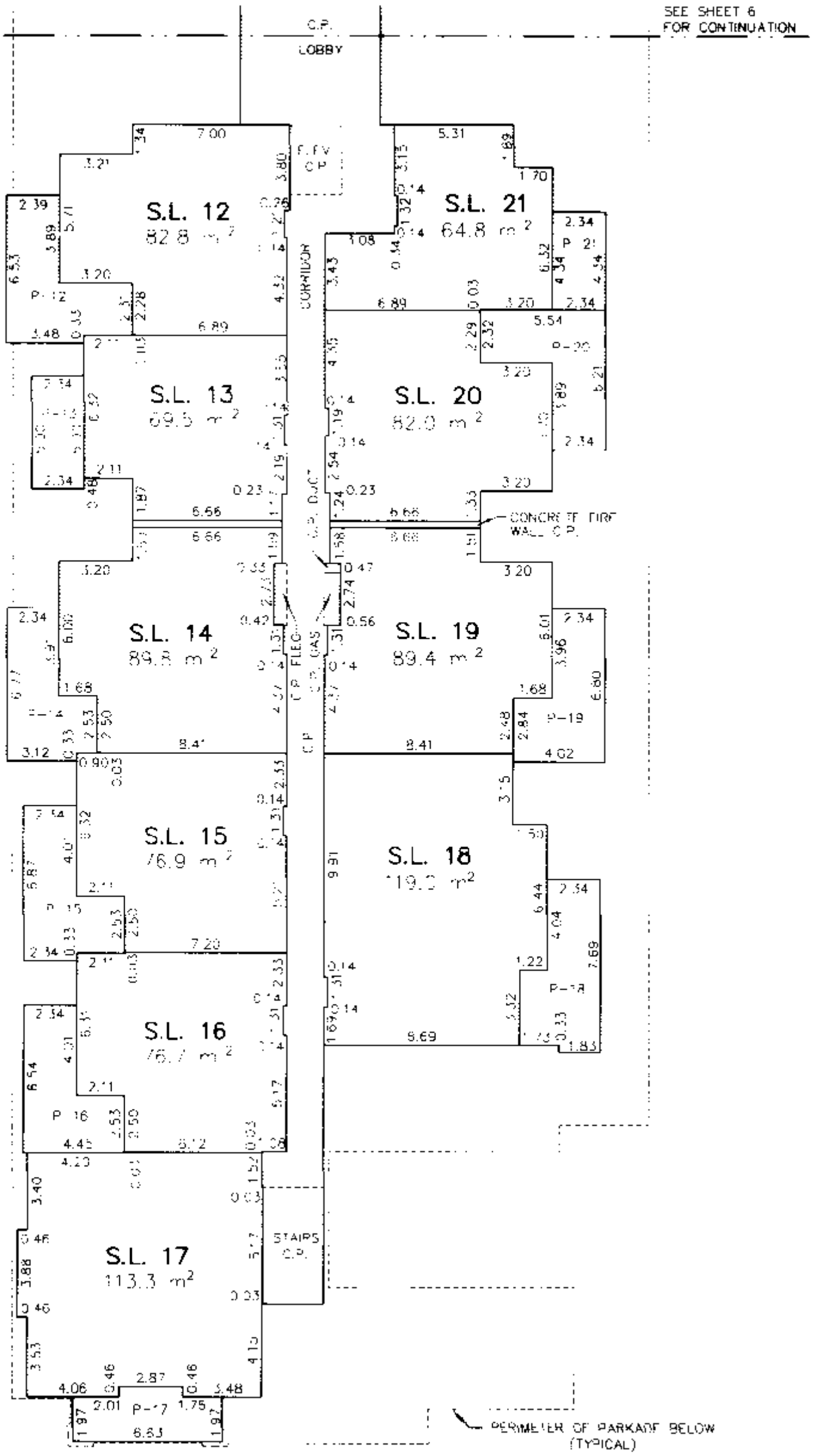
SCALE 1:200

STRATA PLAN BCS 1478

0 5 10 15

ALL DISTANCES ARE IN METRES

SEE SHEET 6 FOR CONTINUATION



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 – 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137
e-mail: survey@mpt.bc.ca

CADFILE 14307 STRATA_X

V-05-14307-STRATA

DATE July 27/05 B.C.L.S.

"ORIGINAL"

FILED VABCS1478 RCVD: 2005-09-06 PRNT: 2009-07-24-13.12.01.778314

2ND FLOOR – "NORTH"

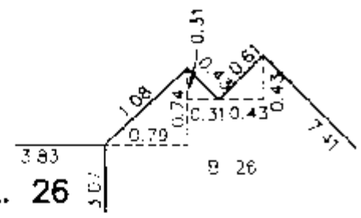
SCALE 1:200

5 0 5 10 15

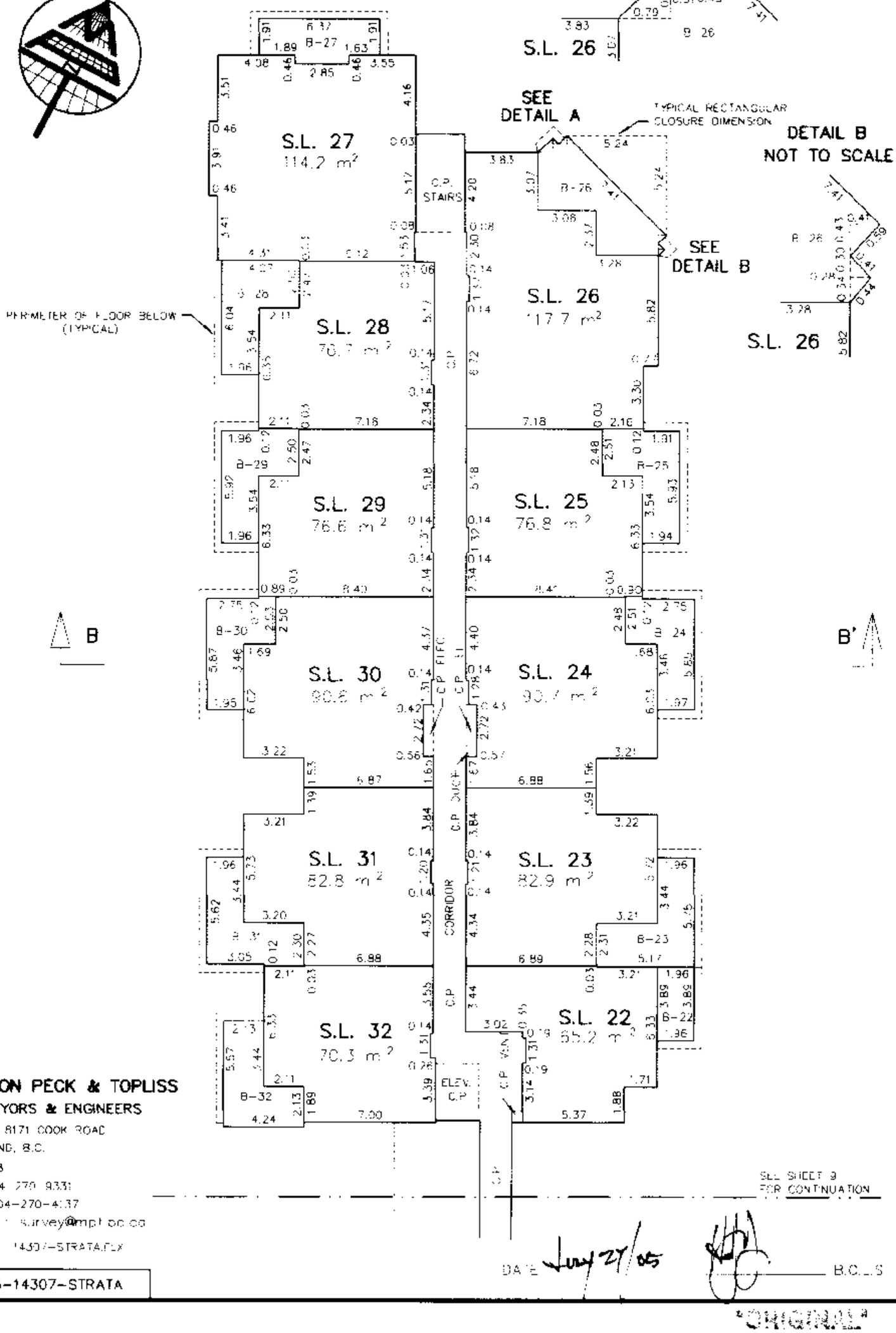
ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 1478

DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



SEE SHEET 9 FOR CONTINUATION

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 – 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137
e-mail: survey@mpt.bc.ca

DATA FILE: 14307-STRATA.DLX

V-05-14307-STRATA

DATE July 27/05

B.C.L.S.

"ORIGINAL"

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2ND FLOOR – "SOUTH"

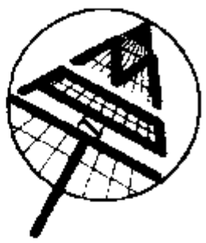
SCALE 1:200

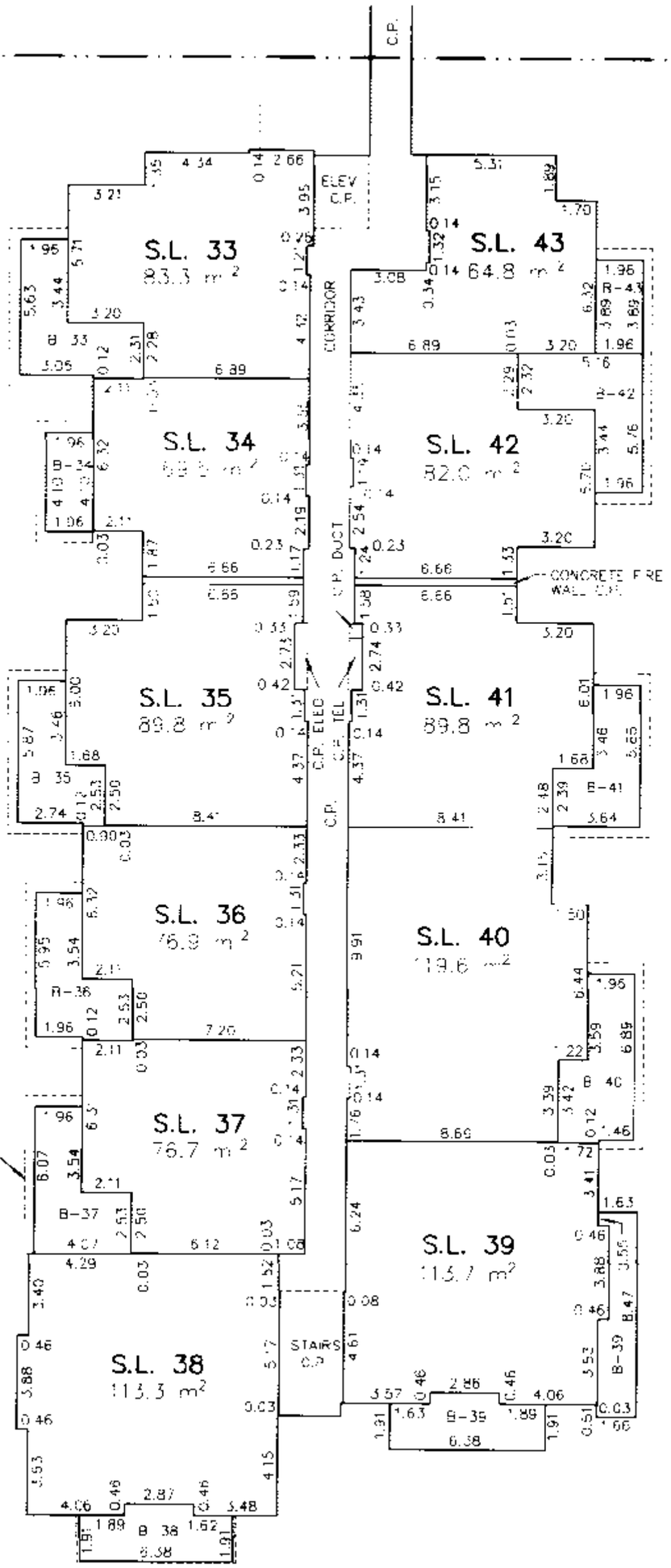
5 0 5 10 15

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 1478

SEE SHEET 8 FOR CONTINUATION





MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 817 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137
e-mail: survey@mpt.bc.ca
CAD FILE: 14307-STRATA FLY

V-05-14307-STRATA

DATE July 27/05

B.C.L.S.

"ORIGINAL"

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3RD FLOOR – "NORTH"

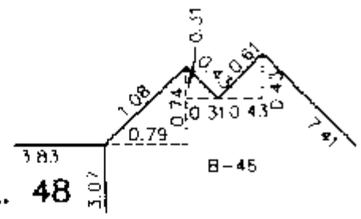
SCALE 1:200

5 0 5 10 15

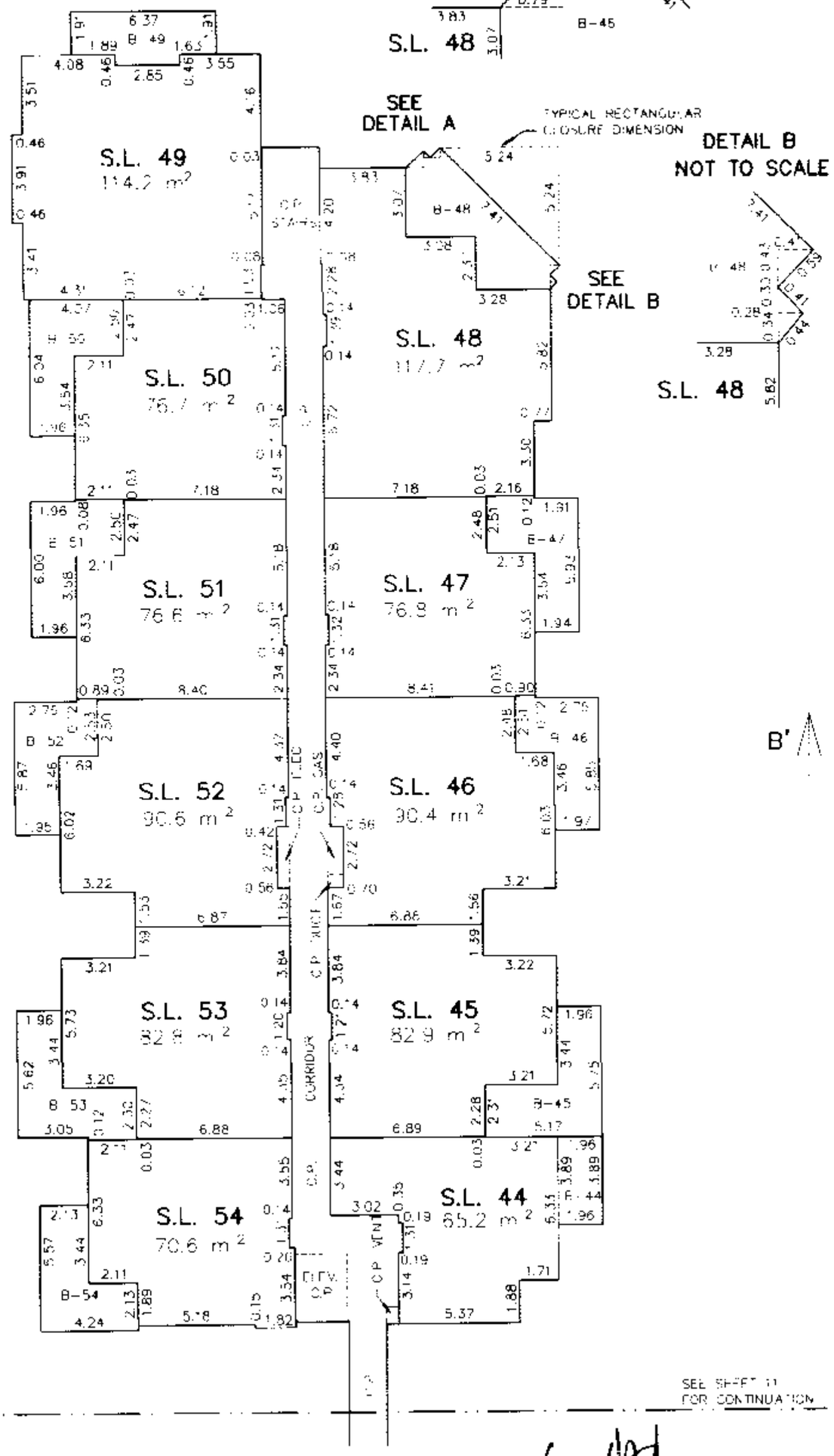
ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 1478

DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 – 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-8331
FAX: 604-270-4137
e-mail: surveys@mpt.bc.ca

CADFILE: 14307-STRATA1.dgn

SEE SHEET 11 FOR CONTINUATION

DATE July 27/05 B.C.L.S.

V-05-14307-STRATA

"ORIGINAL"

FILED VABCS1478 RCVD: 2005-09-06 PRNT: 2009-07-24-13.12.01.778314

3RD FLOOR – "SOUTH"

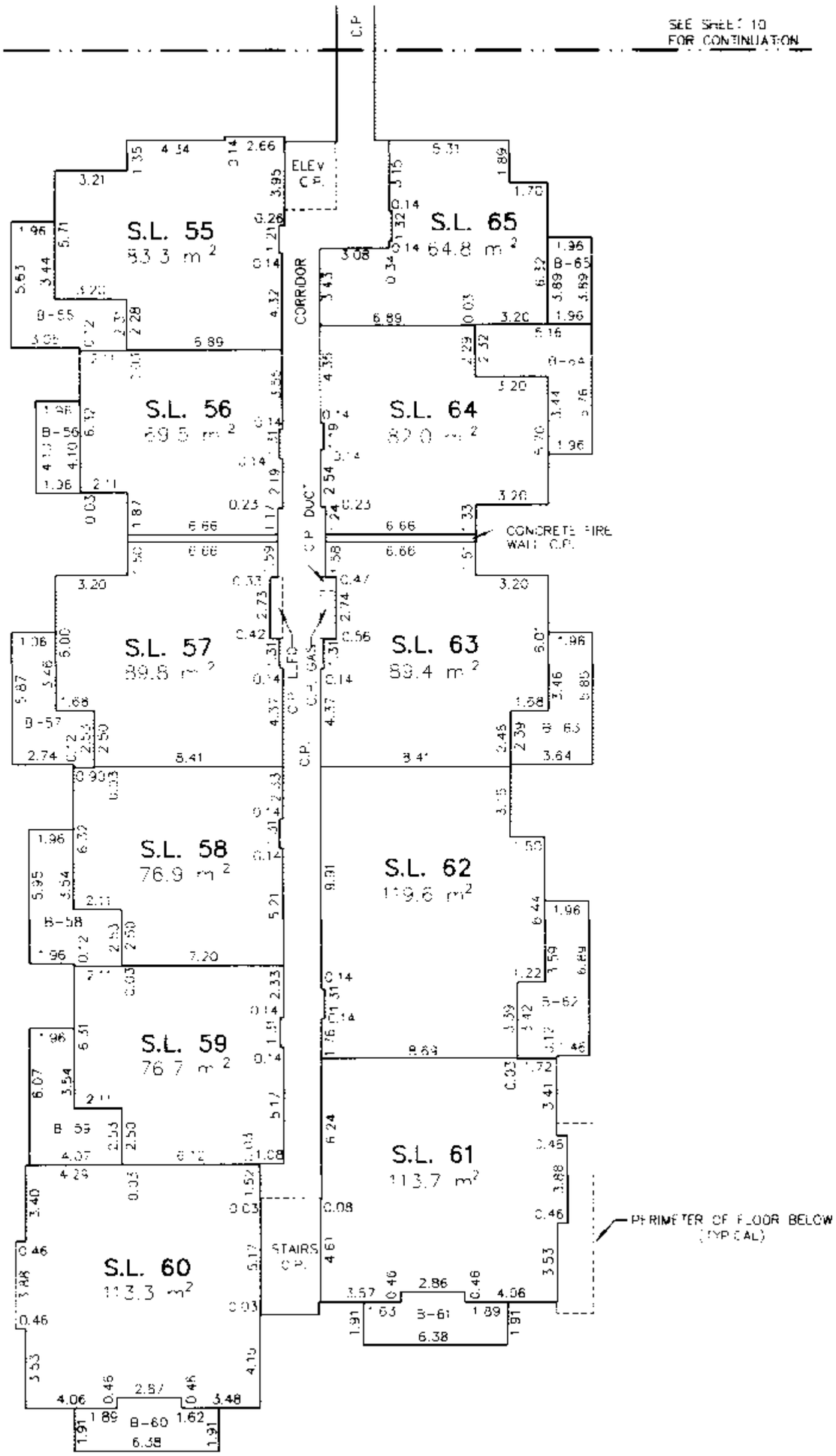
SCALE 1:200

STRATA PLAN BCS 1478

5 0 5 10 15

ALL DISTANCES ARE IN METRES

SEE SHEET 10 FOR CONTINUATION



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 – 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137
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V–05–14307–STRATA

DATE JULY 27/05 B.C.L.S.

"ORIGINAL"

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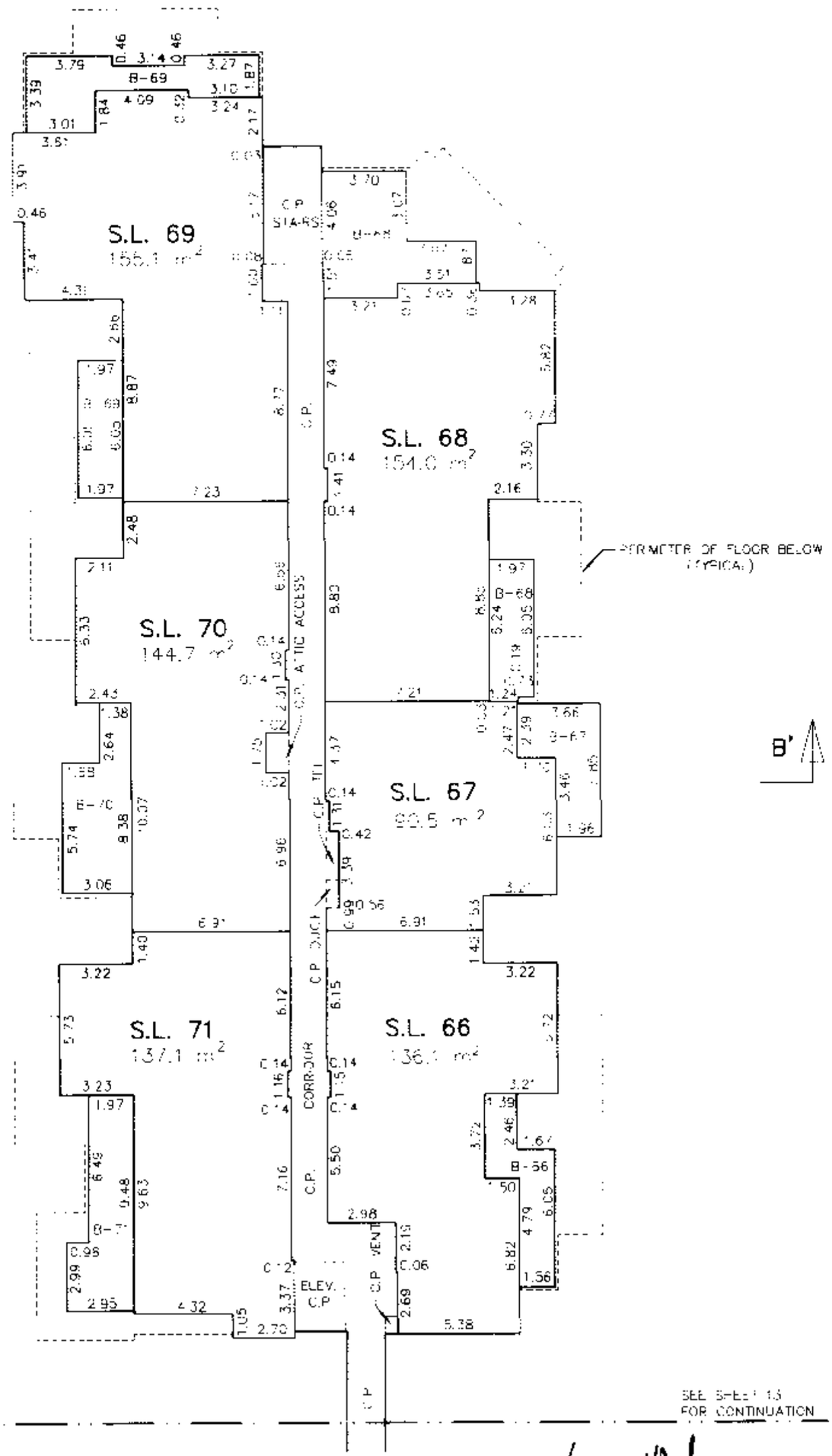
4TH FLOOR – "NORTH"

SCALE 1:200

STRATA PLAN BCS 1478

5 0 5 10 15

ALL DISTANCES ARE IN METRES



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#210 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
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CAD FILE: 14307-STRATA.PLY

DATE July 27/05 B.C.L.S.

V-05-14307-STRATA

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4TH FLOOR – "SOUTH"

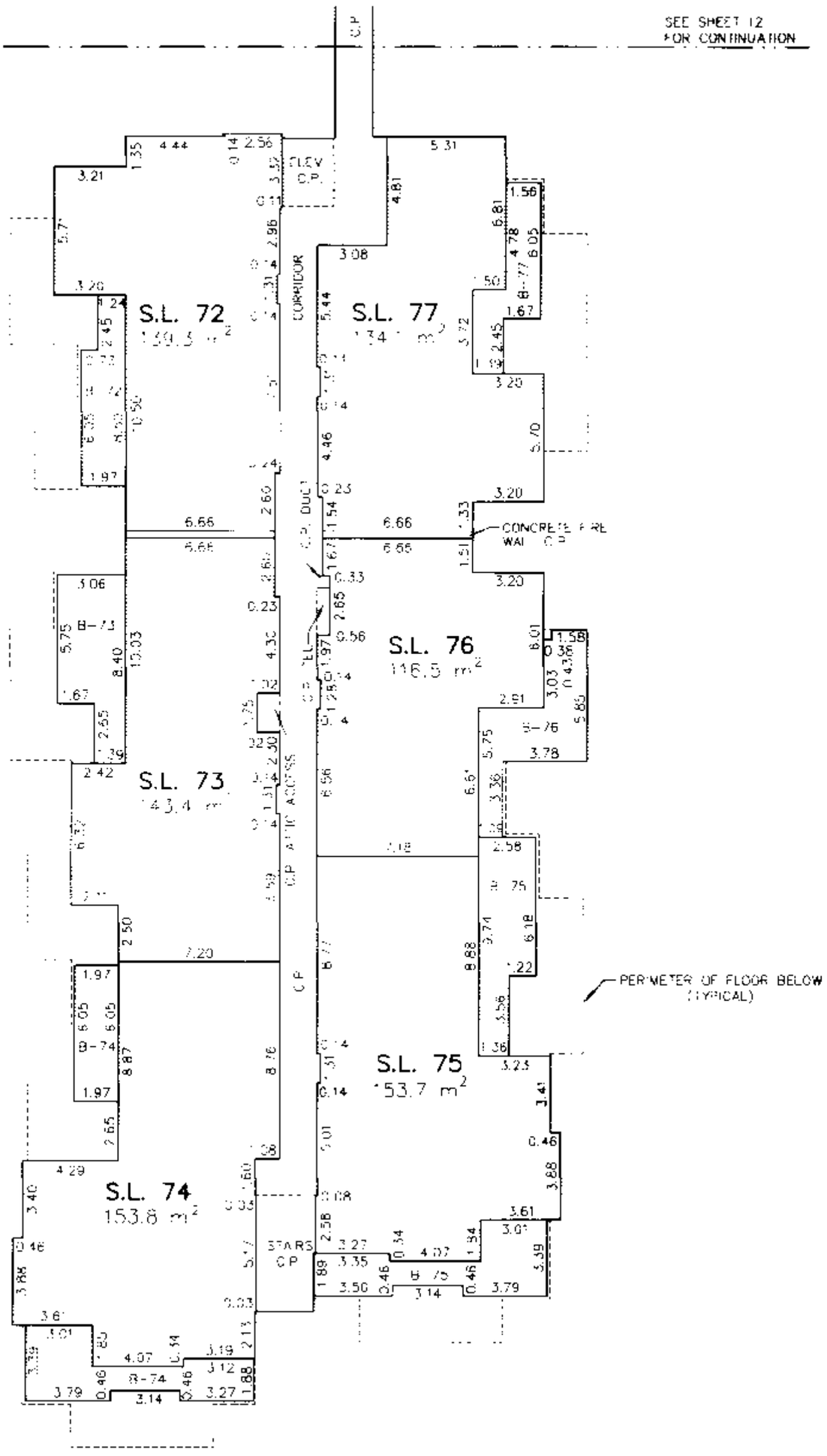
SCALE 1:200

5 0 5 10 15

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 1478

SEE SHEET 12 FOR CONTINUATION



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 – 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T6
PH: 604 270 8331
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V-05-14307-STRATA

DATE: July 27/05 B.C.L.S.

"ORIGINAL"

FILED VABCS1478 RCVD:2005-09-06 PRNT: 2009-07-24-13.12.01.778314

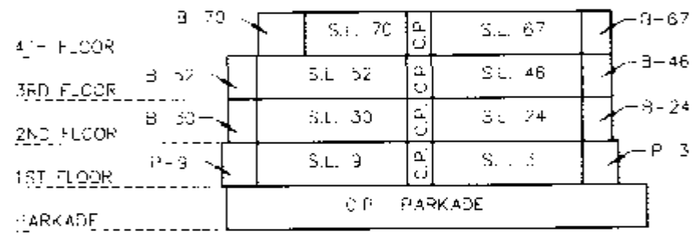
SECTIONS

SCALE 1:400

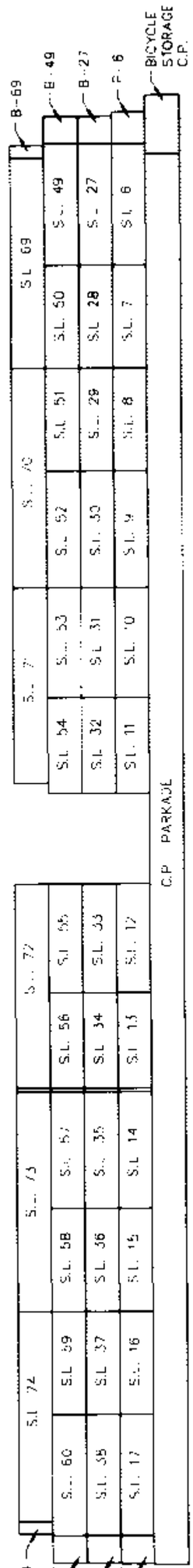
10 0 10 20

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 1478



SECTION B – B'



SECTION A – A'

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 - 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH 604-270-9331
FAX 604-270-4137
e-mail: survey@mpt.bc.ca
CADFILE: 1430/ STRATA.FIX

V-05-14307-STRATA

DATE July 27/05 B.C.L.S.

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