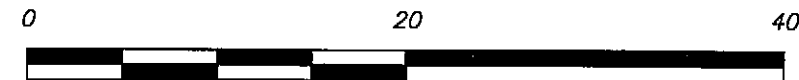


STRATA PLAN OF LOT 250 FALSE CREEK GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP30177

CITY OF VANCOUVER
BCGS 92G.025



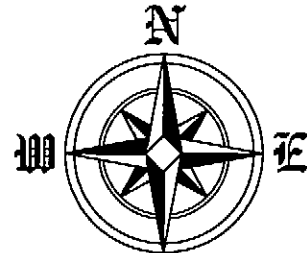
SCALE 1 : 400 DISTANCES ARE IN METRES

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, 0.9995996

CIVIC ADDRESS:

1560 HOMER MEWS
VANCOUVER, BC



LEGEND:

GRID BEARINGS ARE DERIVED FROM PLAN LMP30177

SET FOUND

- □ DENOTES LEAD PLUG
- ○ DENOTES IRON POST
- SL DENOTES STRATA LOT
- PT. DENOTES PART
- L.C.P. DENOTES LIMITED COMMON PROPERTY
- T DENOTES TOTAL
- (E) DENOTES ELEVATORS - COMMON PROPERTY UNLESS OTHERWISE NOTED
- (S) DENOTES STAIRS - COMMON PROPERTY UNLESS OTHERWISE NOTED
- (D) DENOTES DUCT - COMMON PROPERTY
- (M) DENOTES MECHANICAL -COMMON PROPERTY
- (B) DENOTES BALCONY
- (P) DENOTES PATIO
- (C) DENOTES COMMON PROPERTY
- (P-1) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
- (D-60) DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 60 (TYPICAL)
- (SA) DENOTES SERVICES AREA BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 60 (TYPICAL)
- (PL) DENOTES PLANTER
- (EL) DENOTES ELECTRICAL - COMMON PROPERTY
- ALL PATIOS (P), BALCONIES (B) AND (PL) PLANTERS ARE LIMITED COMMON PROPERTY FOR ADJOINING STRATA LOT UNLESS OTHERWISE NOTED

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

THE 4th, 13th AND 14th FLOORS HAVE BEEN ELIMINATED FROM CONSECUTIVE FLOOR NUMBERING

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE SET ALONG THE PRODUCTION OF THE PROPERTY BOUNDARY 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 13th DAY OF JANUARY, 2010. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #105782, ON THE 15th DAY OF JANUARY, 2010.

THE CITY OF VANCOUVER, THE REGISTERED OWNER OF COVENANTS BK370847, BK370852, BK370853, BK370856, BK370857, BK370858, BK370860, BK370861, BK370864, BK370865, BK370866, BK370879, BK370880, BK370881, BK370882, BK370886, BK370887, BK370888, BK370889, BK370891, BK370892, BN281254, BV270519, BA71431, BA71432
HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN.
AUTHORIZED SIGNATURES

Frances J. Connell JS
MAYOR
FRANCES J. CONNELL

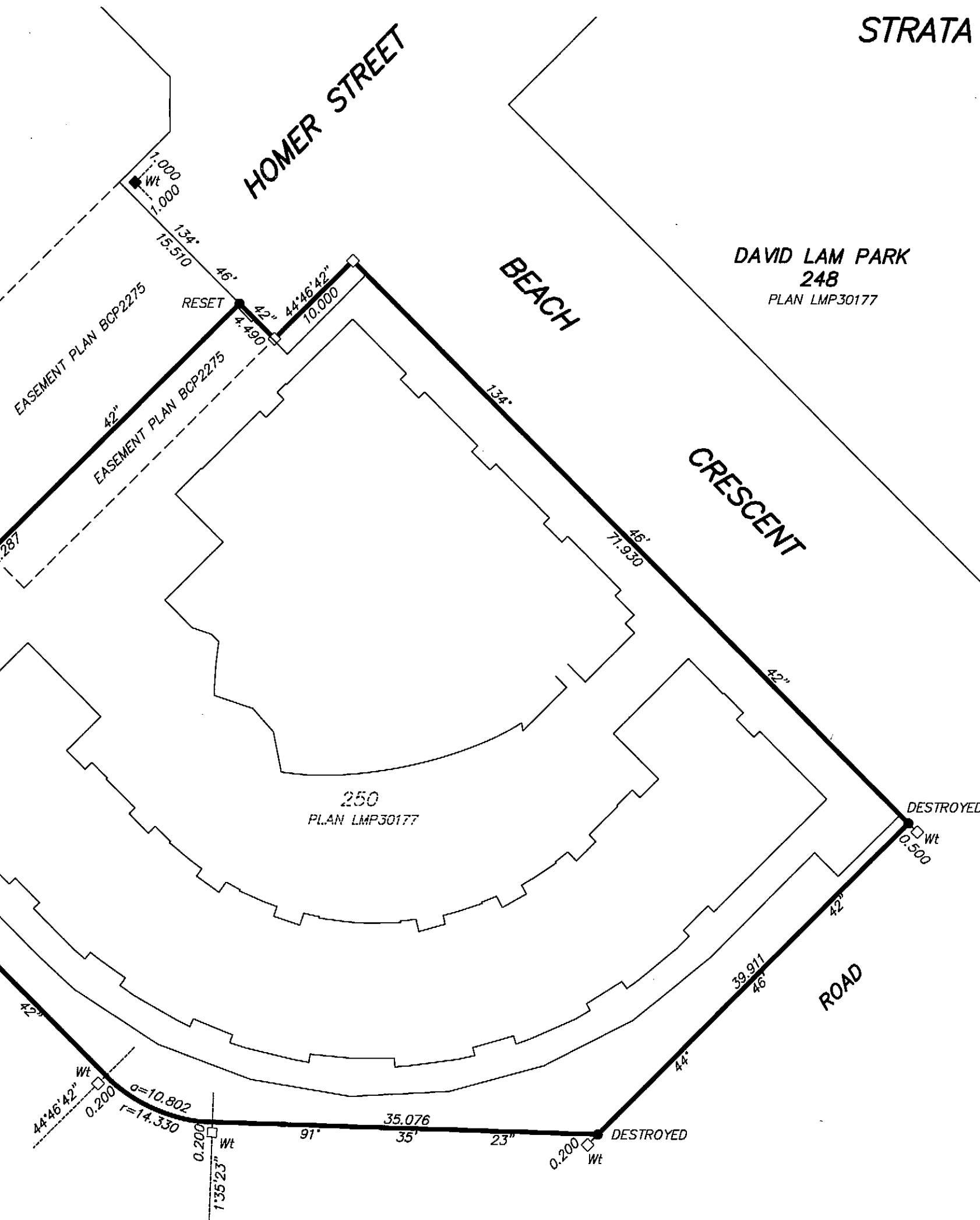
CLERK

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR 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.
DATE: JANUARY 15, 2010

G. Sundvick
B.C.L.S.

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF JANUARY 15, 2010 BEEN PREVIOUSLY OCCUPIED.

G. Sundvick
B.C.L.S.



STRATA PLAN BCS 3702

DEPOSITED AND REGISTERED IN THE
LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
January 22, 2010

L. Blaschuk VC
REGISTRAR

B3348626/685

DAVID LAM PARK
248
PLAN LMP30177

OWNER

ONE WEST HOLDINGS LTD.
(INC. No. A-56028)

Matt Mehan
Name Matt Mehan
Authorized Signatory

Name _____
Authorized Signatory

Michael A. Hall
WITNESS AS TO BOTH SIGNATURES
Name Michael A. Hall

ADDRESS McCarthy Tetrault LLP
Suite 1300, 777 Dunsmuir St.
Vancouver, BC V7Y 1K2
OCCUPATION Barrister and Solicitor

MORTGAGEE

HSBC BANK CANADA

Name _____
Authorized Signatory

Name _____
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Name _____

ADDRESS _____

OCCUPATION _____

MORTGAGEE

TRAVELLERS GUARANTEE COMPANY OF CANADA
(INC. No. A64831)

Kerry Nagy
Name KERRY NAGY
Authorized Signatory

Name _____
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Name Taina Phelan

ADDRESS 2500-650 W. Georgia St.

Vancouver, BC V6B 4N7

OCCUPATION Underwriter

BUTLER
SUNDVICK

4 - 19089 94th Ave
Surrey, BC V4N 3S4
www.butlersundvick.ca
Tel. 604-513-9611

File: 3135
Dwg: 3135-FS

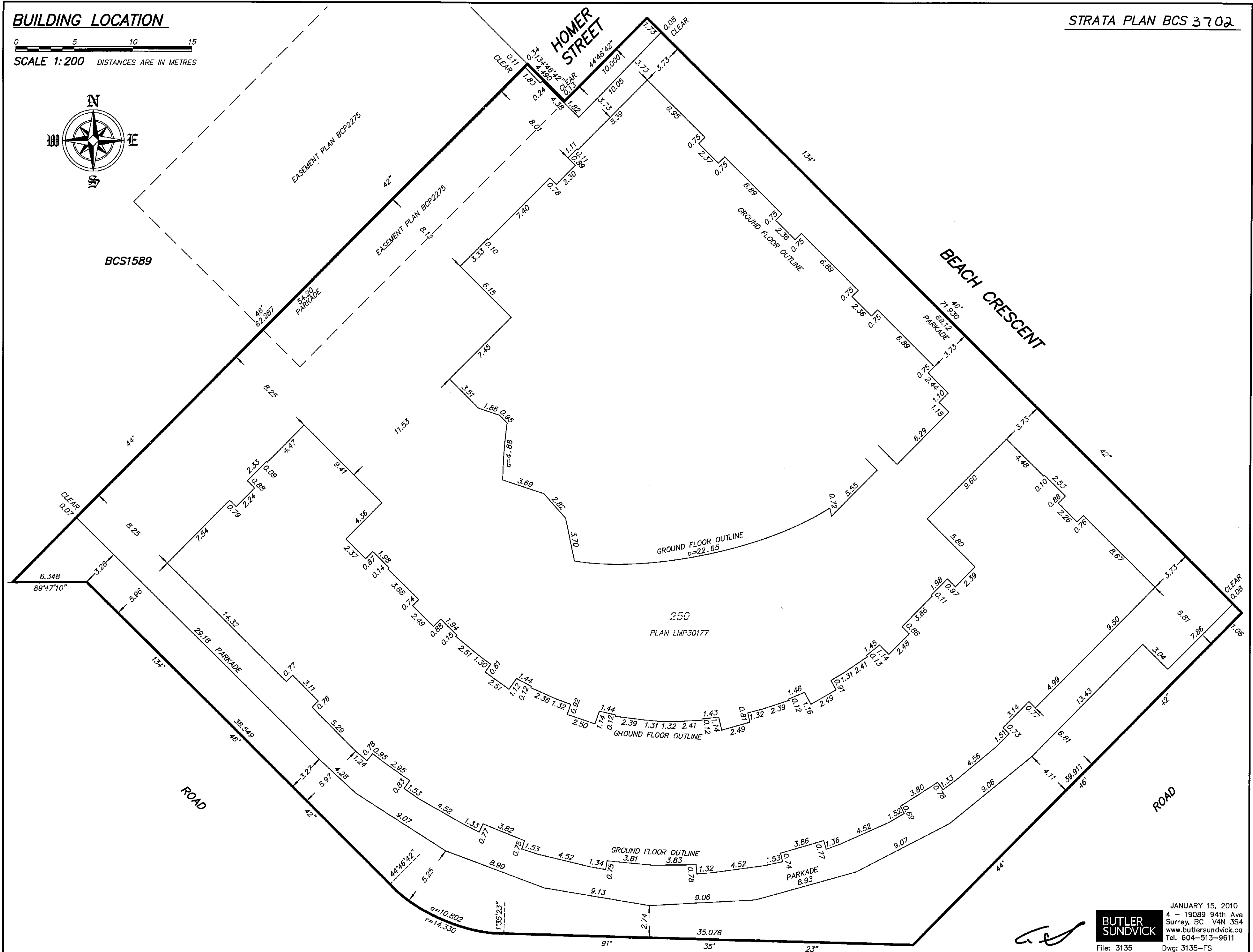
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BUILDING LOCATION

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



STRATA PLAN BCS 3702



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wg: 3135-FS

11/11/2016

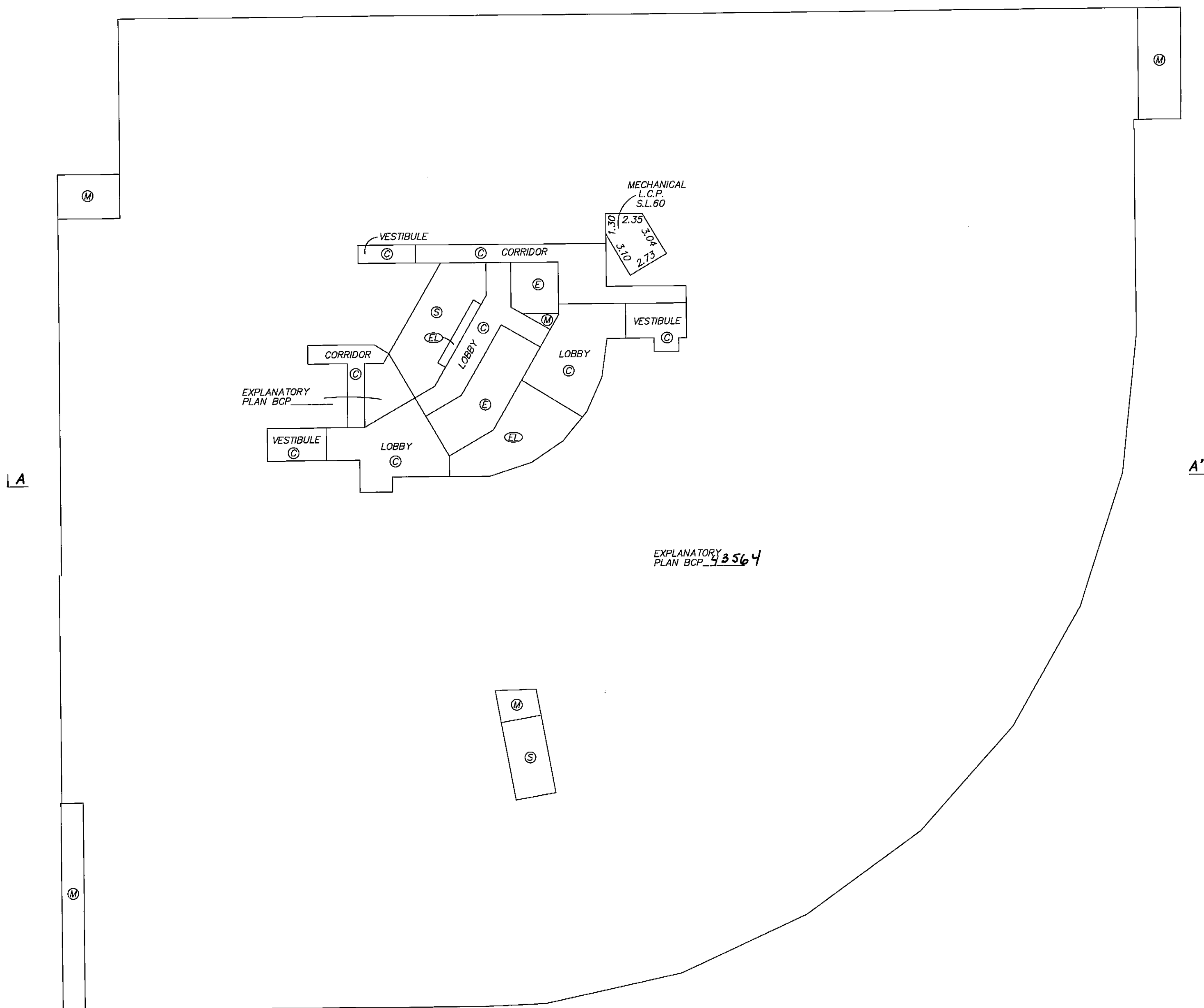
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wg: 3135-FS

PARKING LEVEL P3

STRATA PLAN BCS 3702

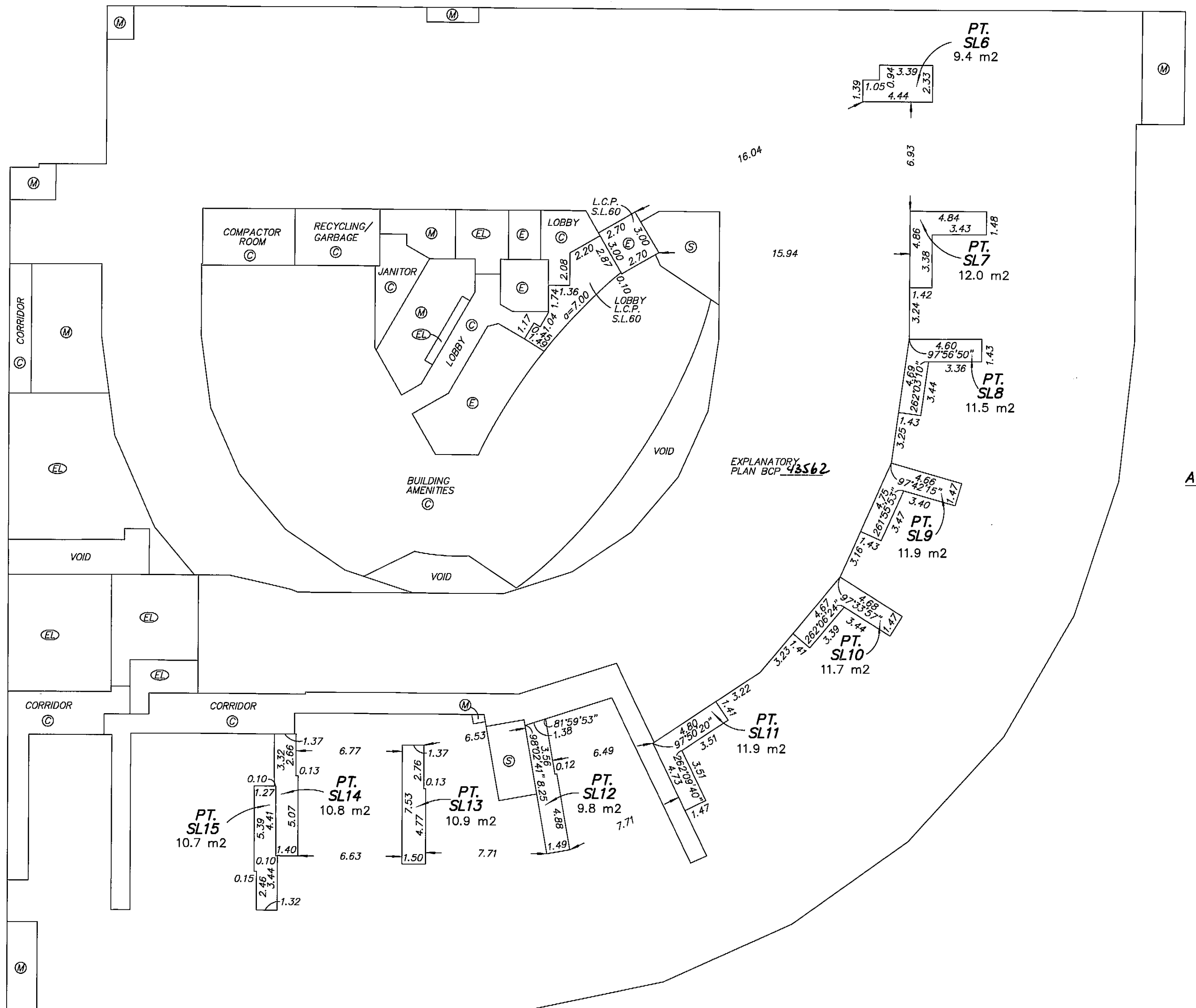
0 5 10 15
SCALE 1:200 DISTANCES ARE IN METRES



PARKING LEVEL P1

STRATA PLAN BCS 3702

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



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GROUND FLOOR

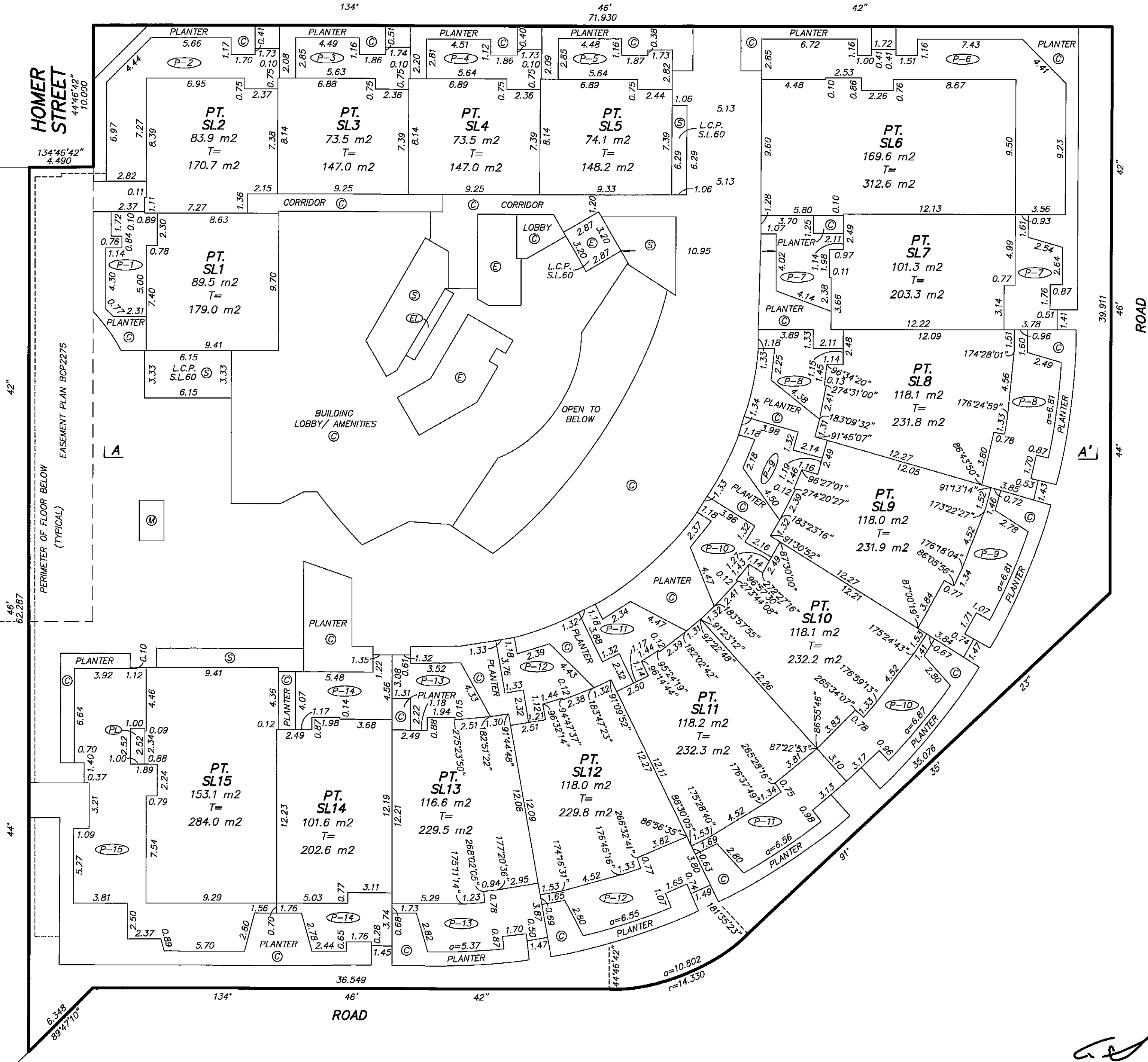
STRATA PLAN BCS 3702

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



HOMER STREET

BEACH CRESCENT

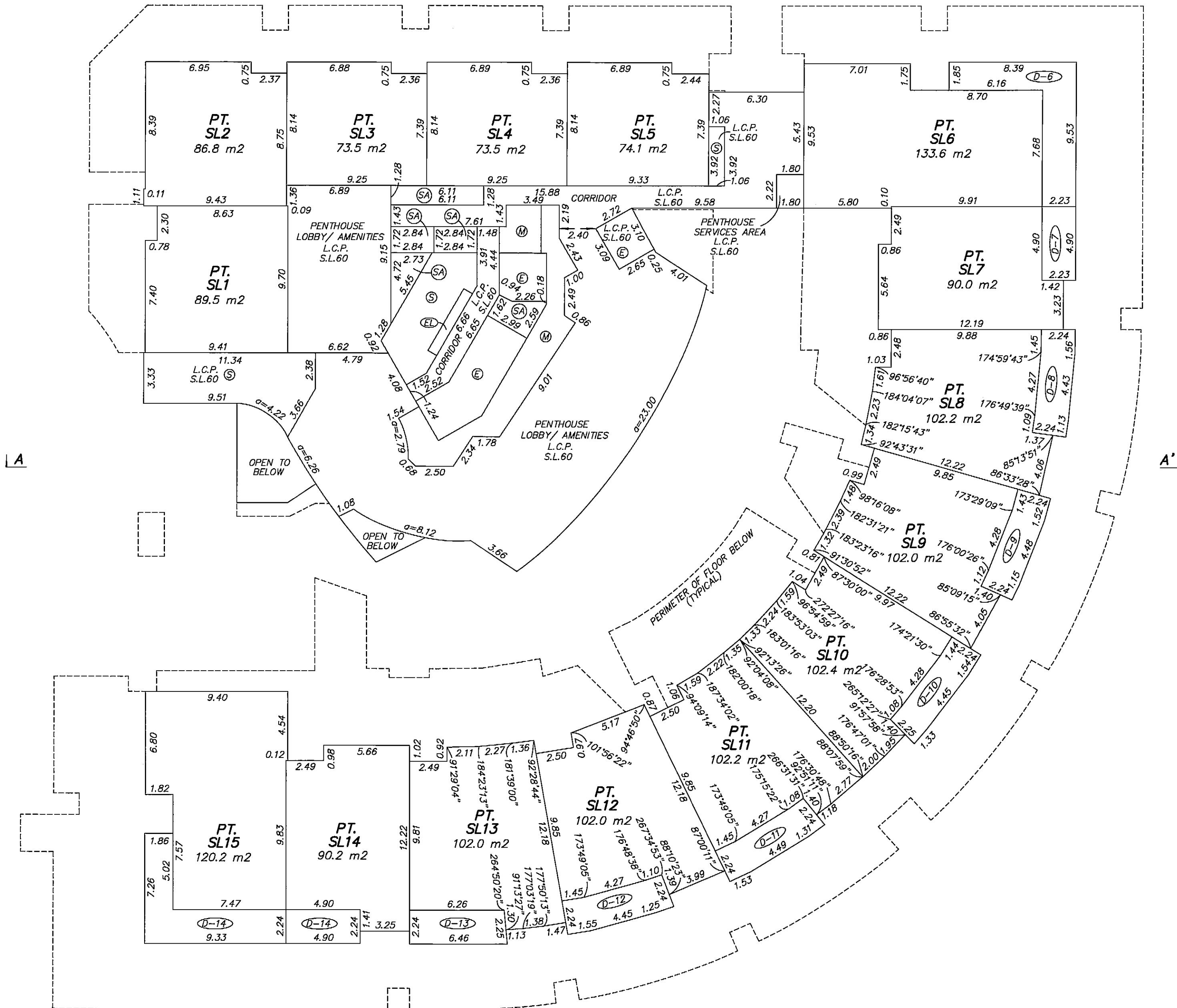


BCS1589

2nd FLOOR

STRATA PLAN BCS 3702

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



3rd FLOOR

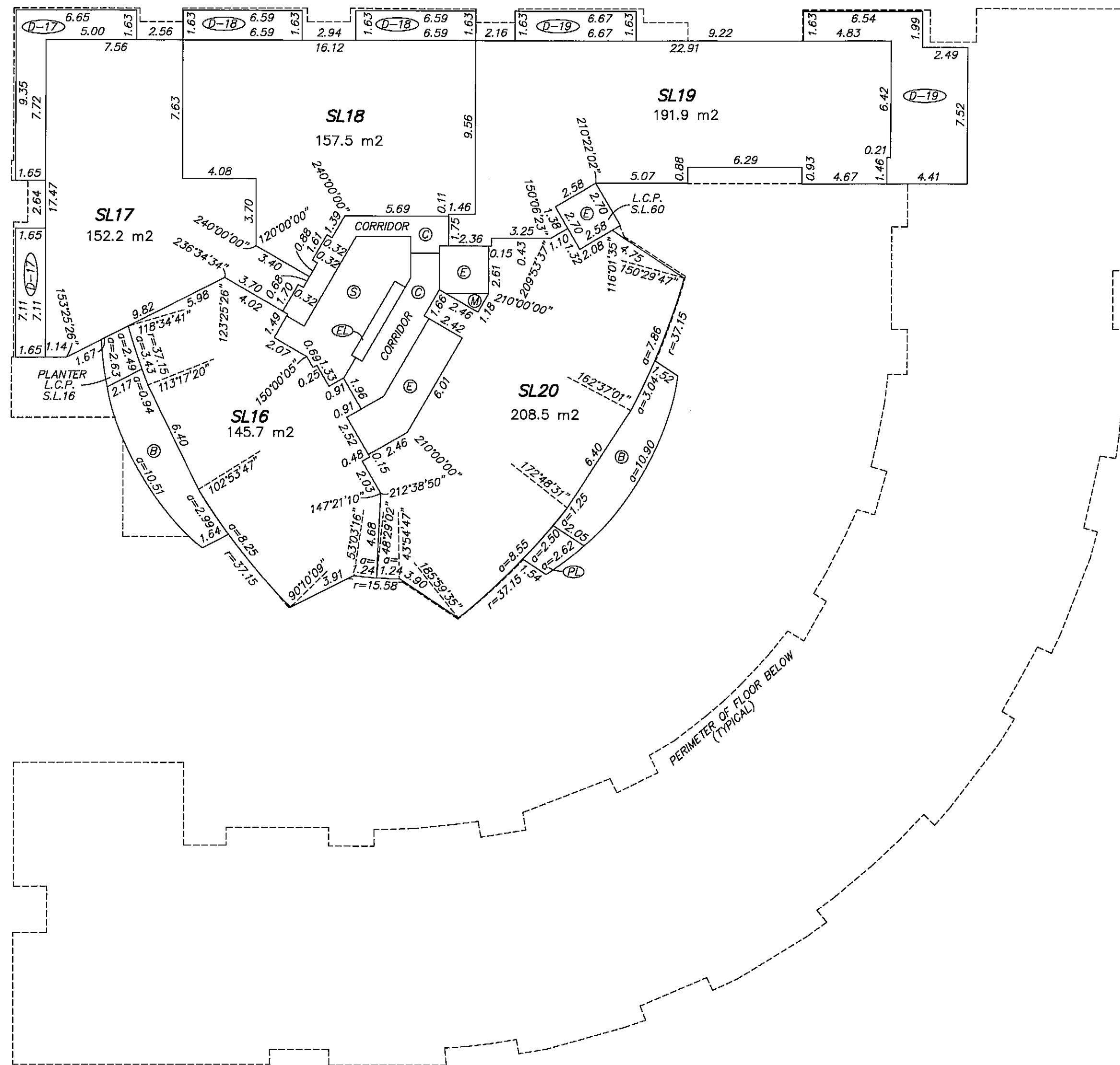
STRATA PLAN BCS 3702

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



A

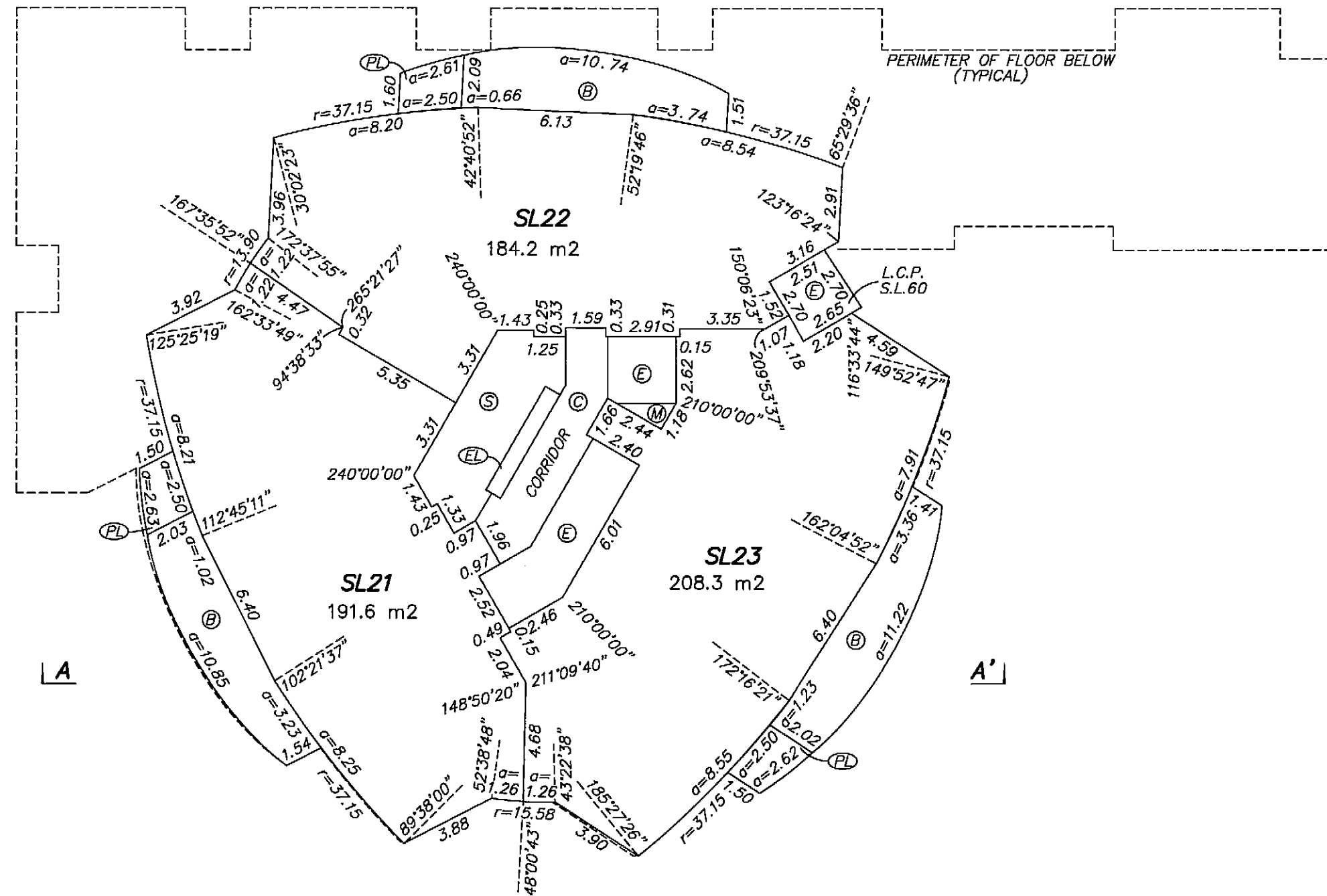
A'



5th FLOOR

STRATA PLAN BCS 3702

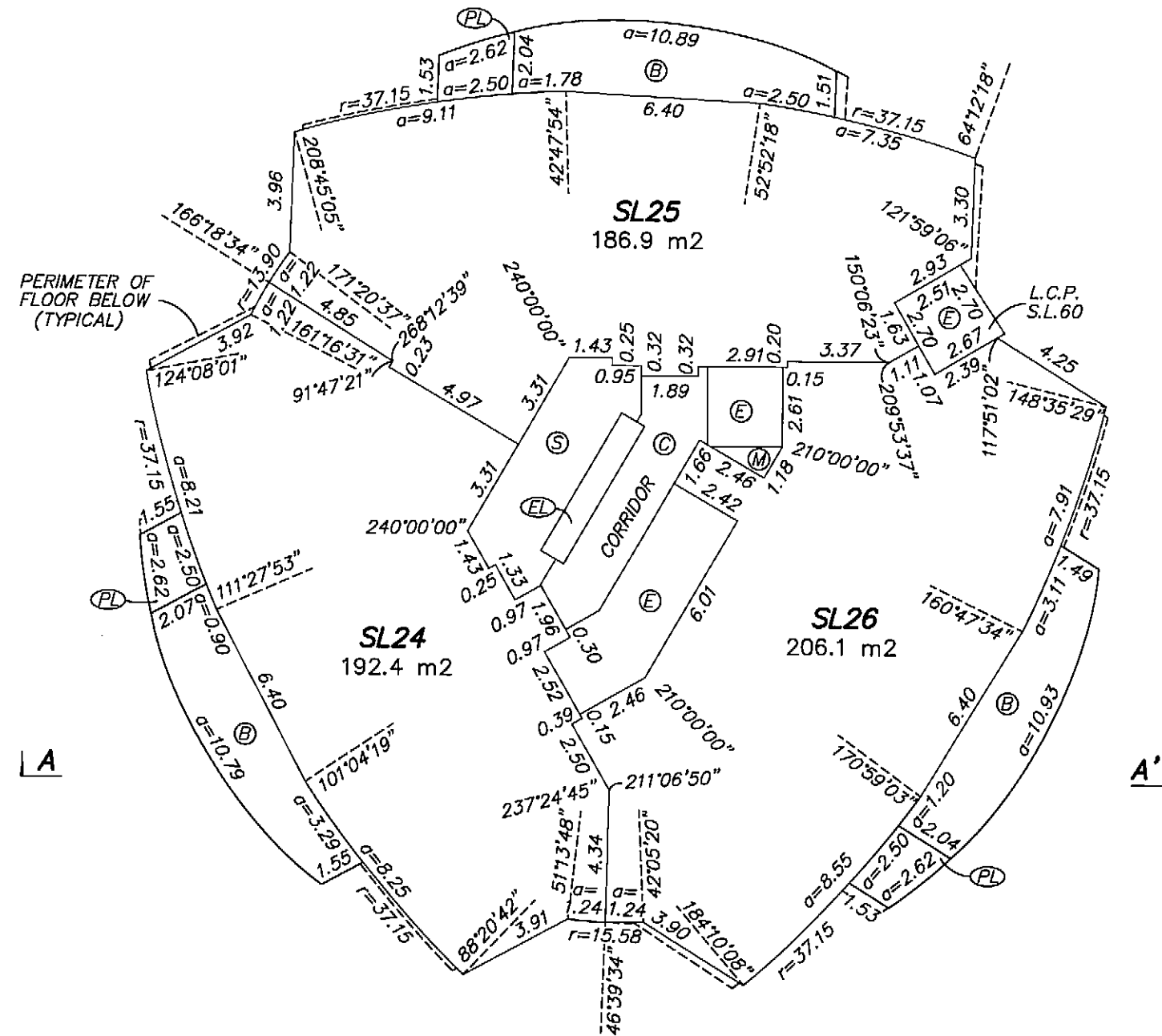
0 5 10 15
SCALE 1:200 DISTANCES ARE IN METRES



6th FLOOR

STRATA PLAN BCS 3702

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

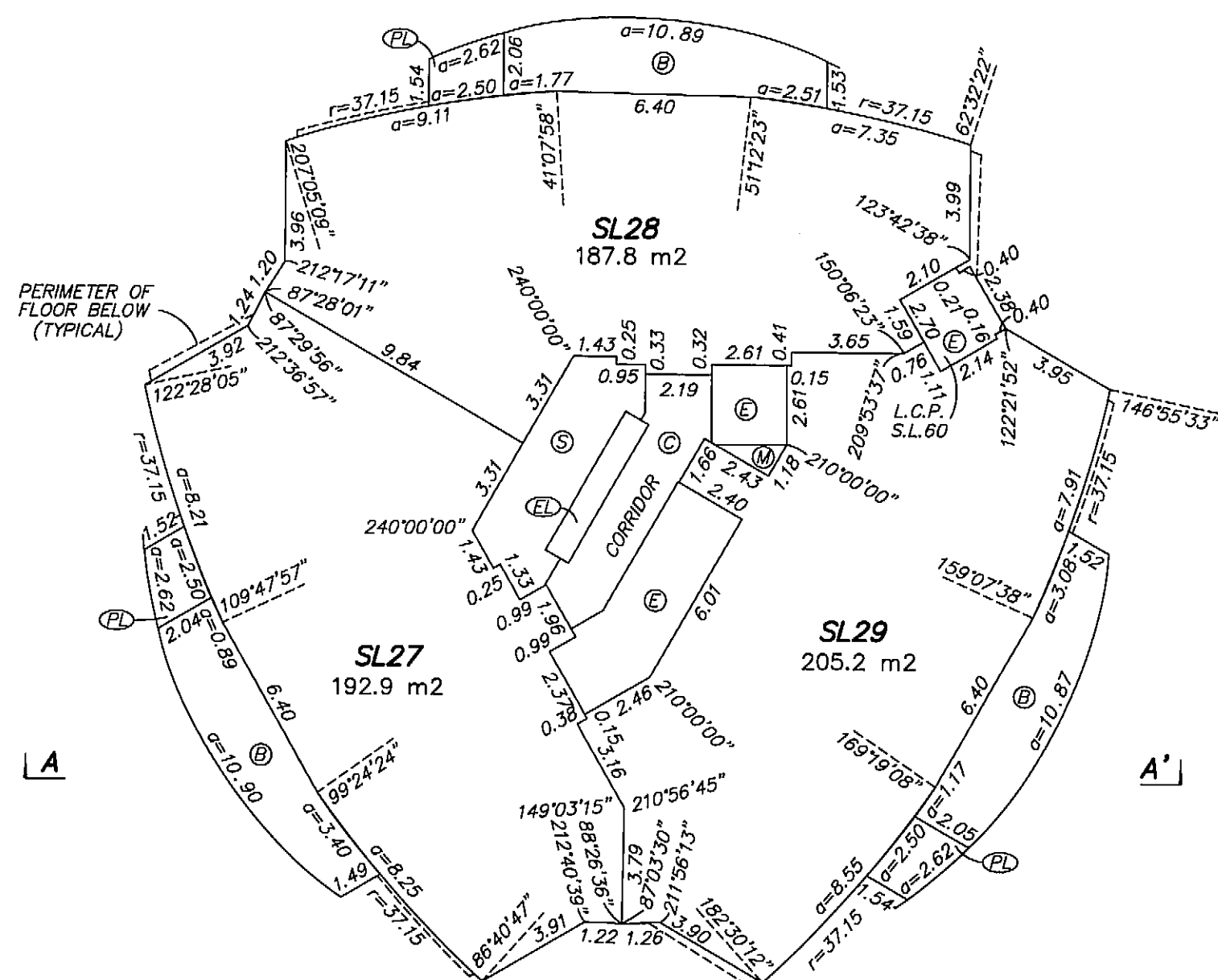


7th FLOOR

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



STRATA PLAN BCS 3702



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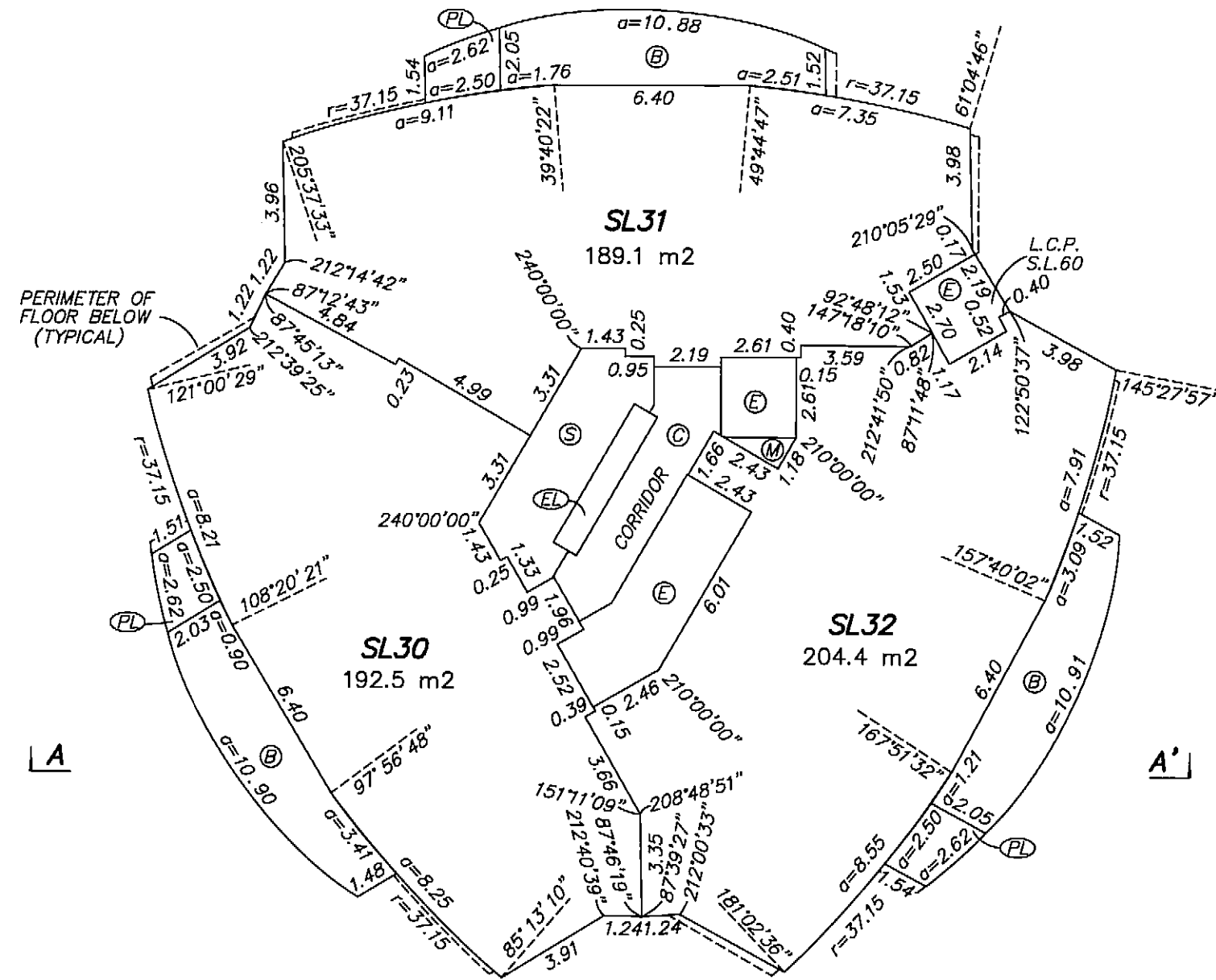
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Dwg: 3135-FS

8th FLOOR

STRATA PLAN BCS 3702

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



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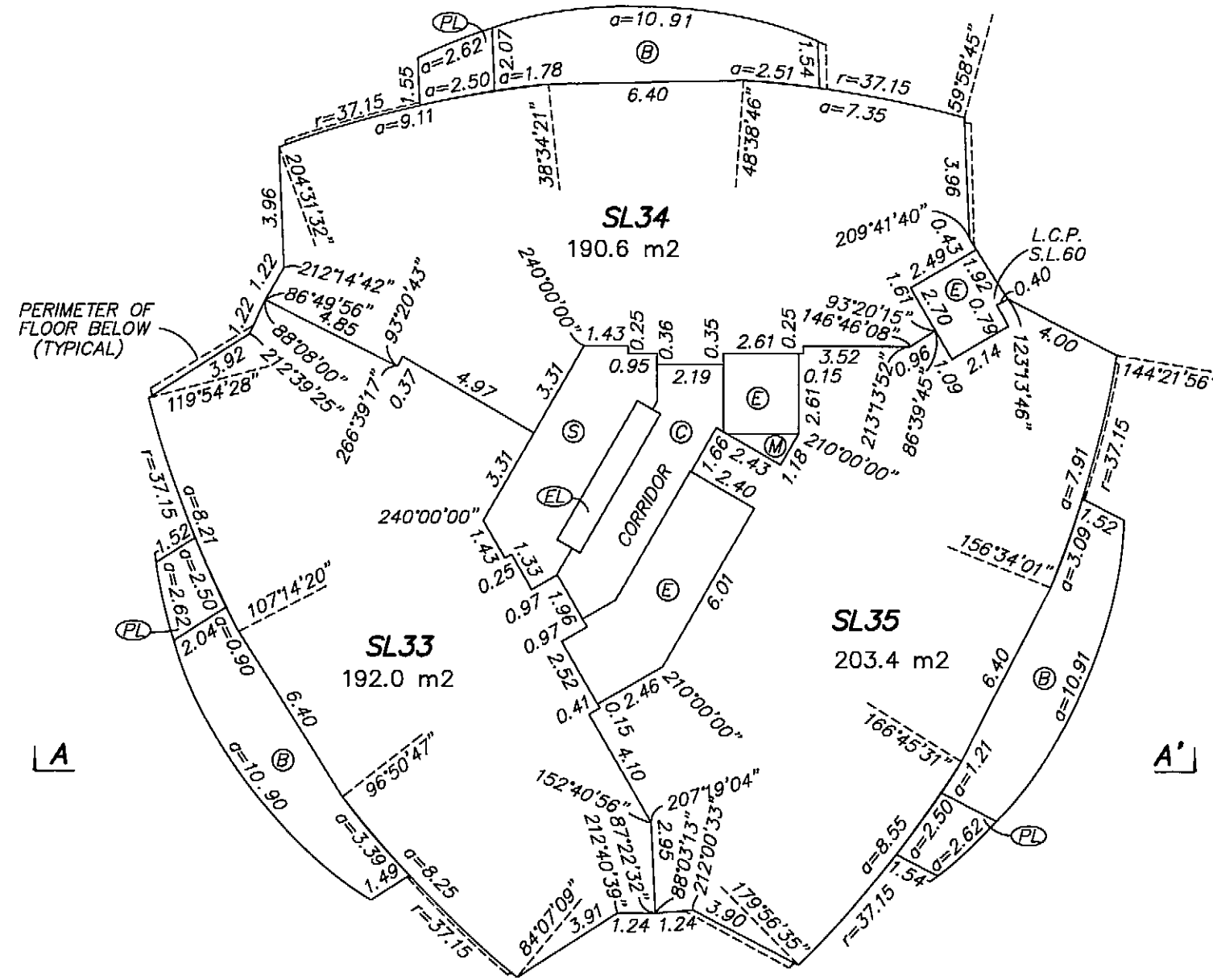
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File: 3135 Dwg: 3135-FS

9th FLOOR

STRATA PLAN BCS 3702

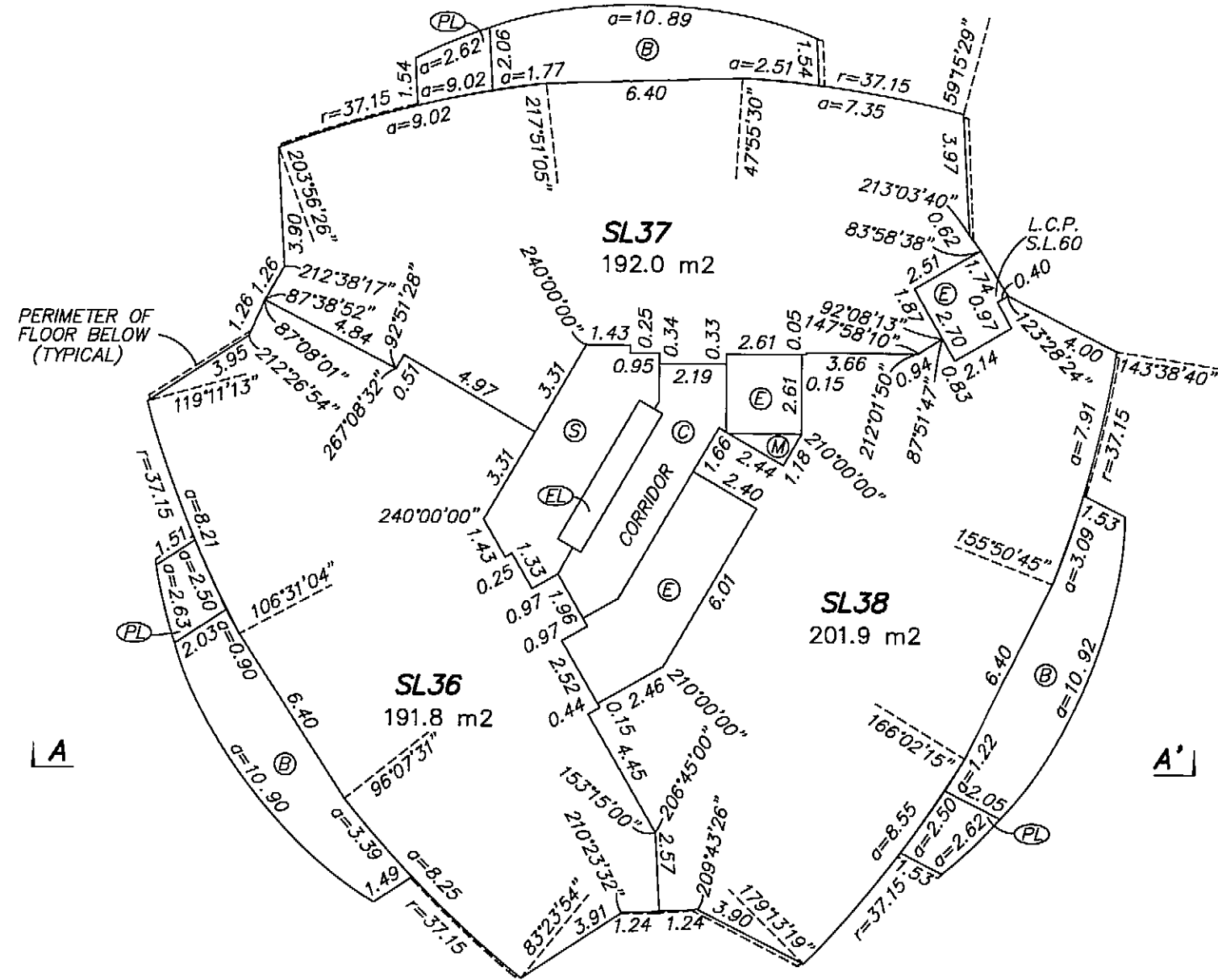
0 5 10 15
SCALE 1:200 DISTANCES ARE IN METRES



10th FLOOR

STRATA PLAN BCS 3702

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



[Signature]

**BUTLER
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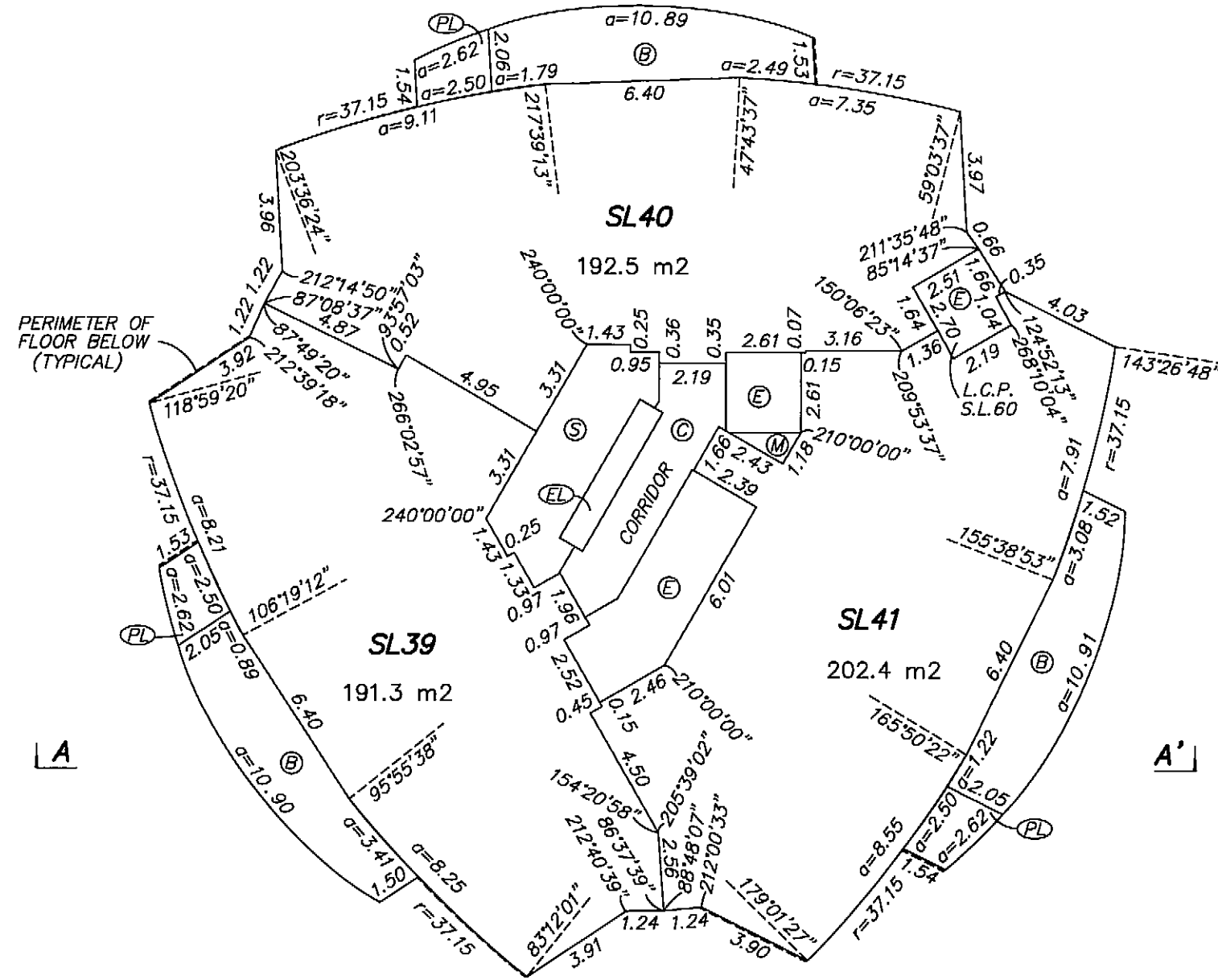
JANUARY 15, 2010
4 - 19089 94th Ave
Surrey, BC V4N 3S4
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File: 3135 Dwg: 3135-FS

11th FLOOR

STRATA PLAN BCS 3702

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



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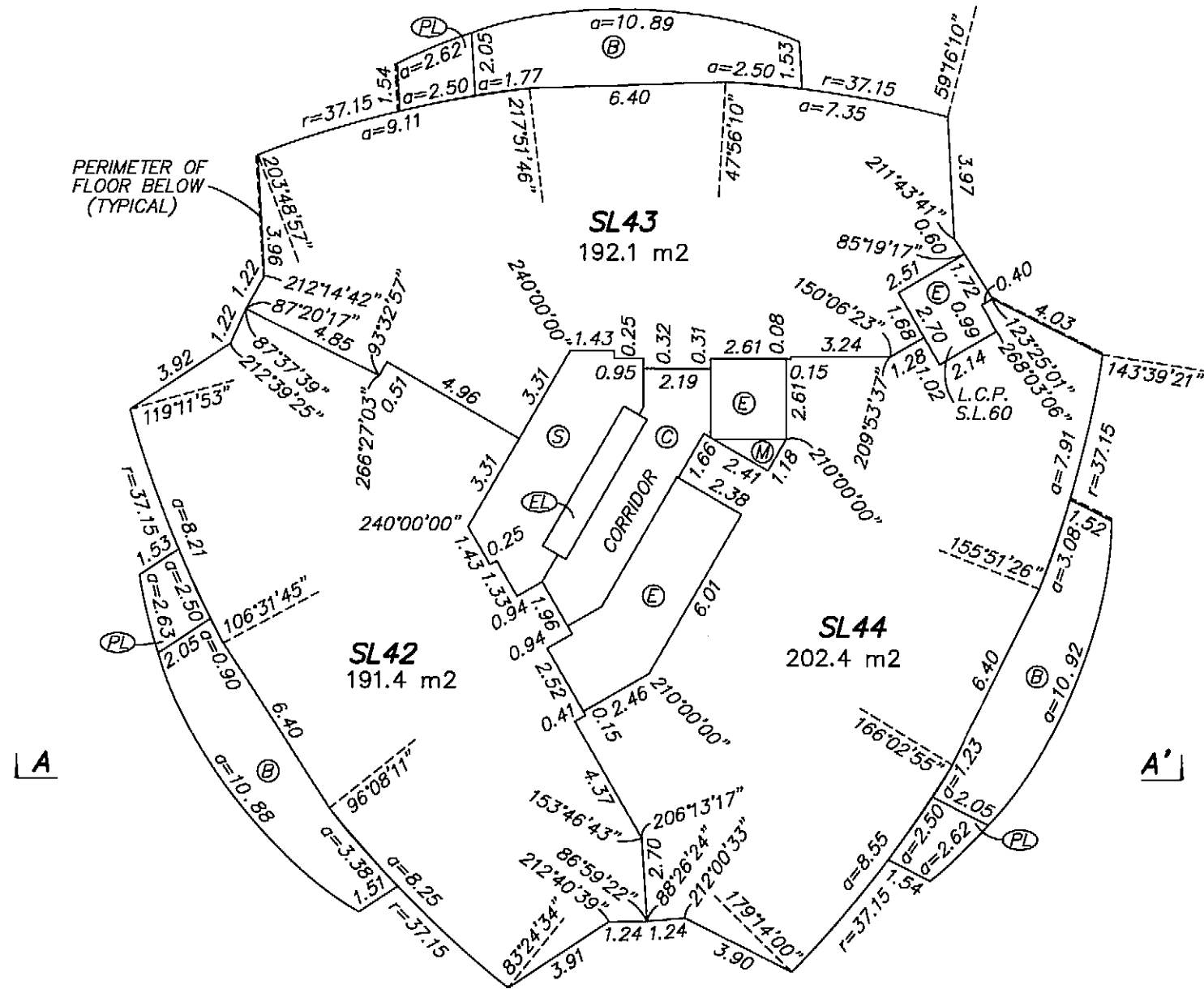
**BUTLER
SUNDVICK**

File: 3135 Dwg: 3135-FS

12th FLOOR

STRATA PLAN BCS 3702

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



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**BUTLER
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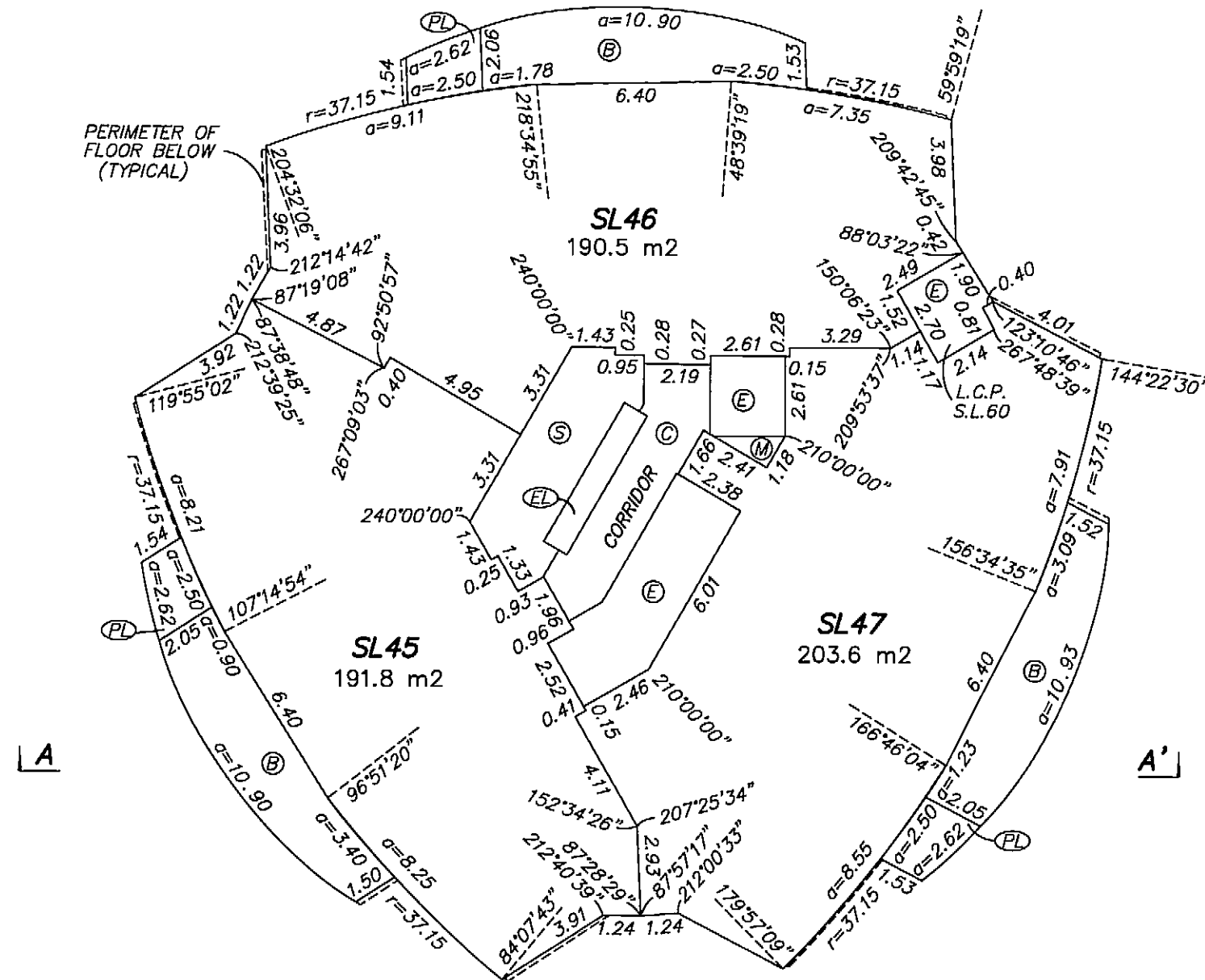
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Dwg: 3135-FS

15th FLOOR

STRATA PLAN BCS 3702

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



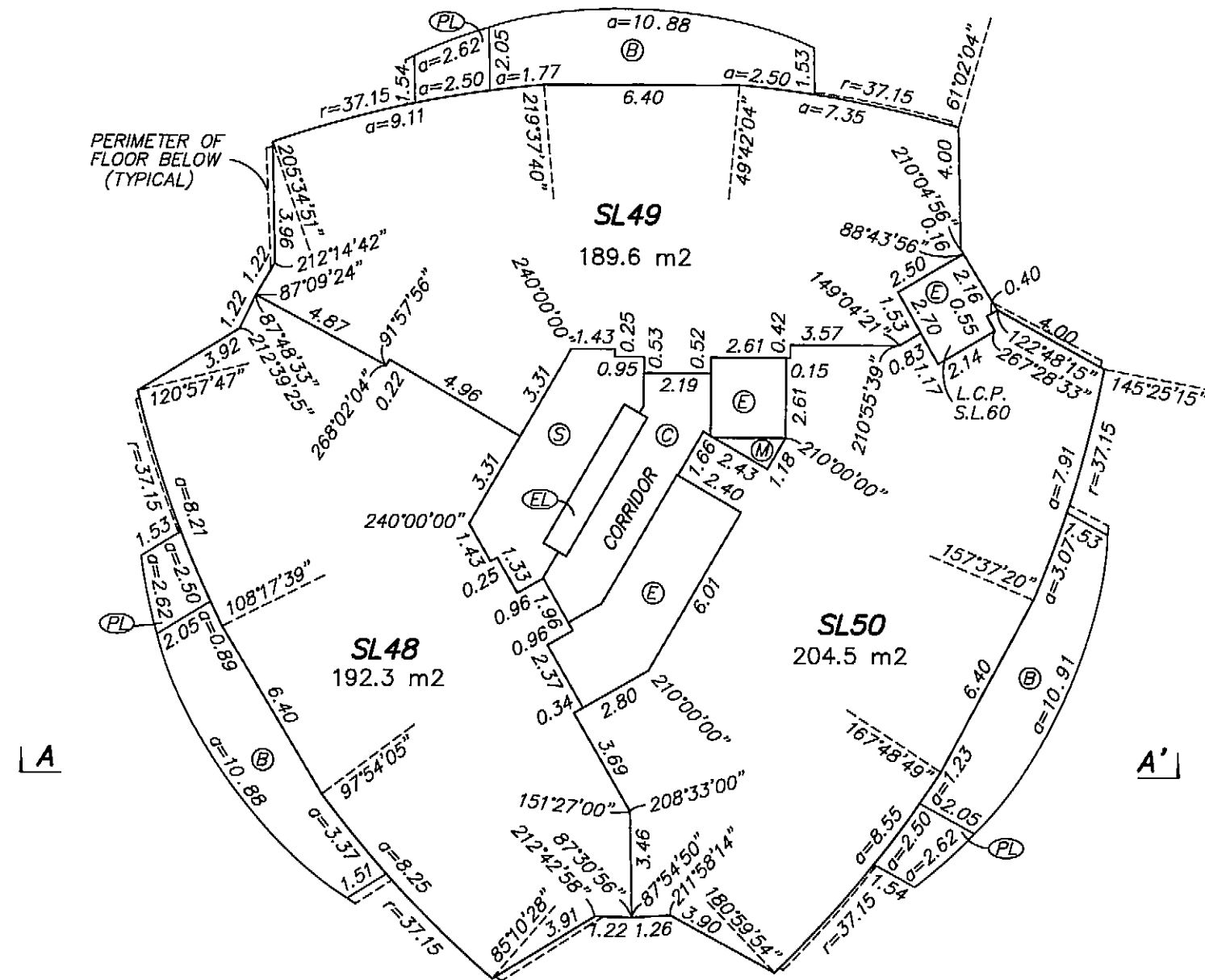
[Signature]

16th FLOOR

STRATA PLAN BCS 3702

0 5 10 15

SCALE 1:200 DISTANCES ARE IN METRES



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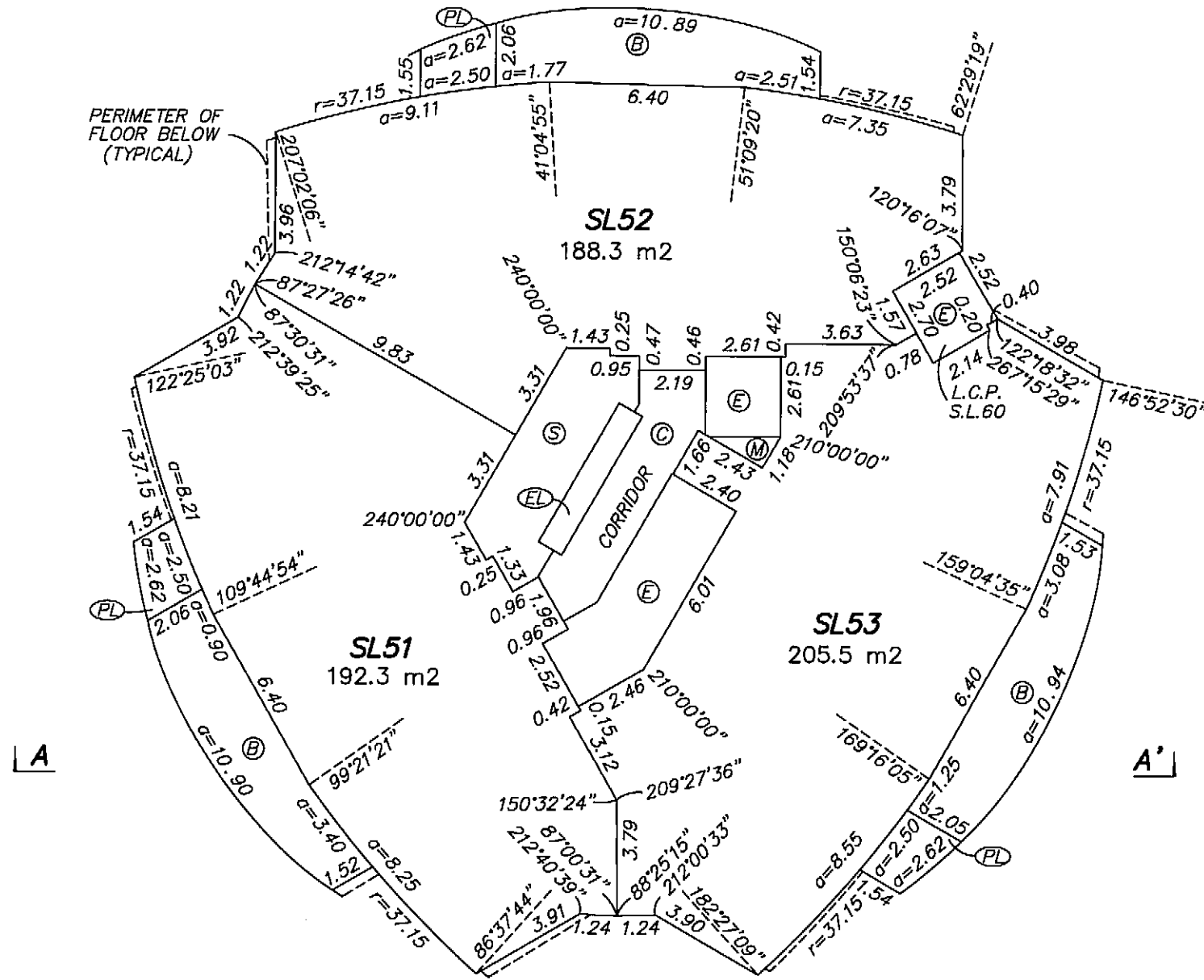
File: 3135 Dwg: 3135-FS

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Tel. 604-513-9611

17th FLOOR

STRATA PLAN BCS 3702

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

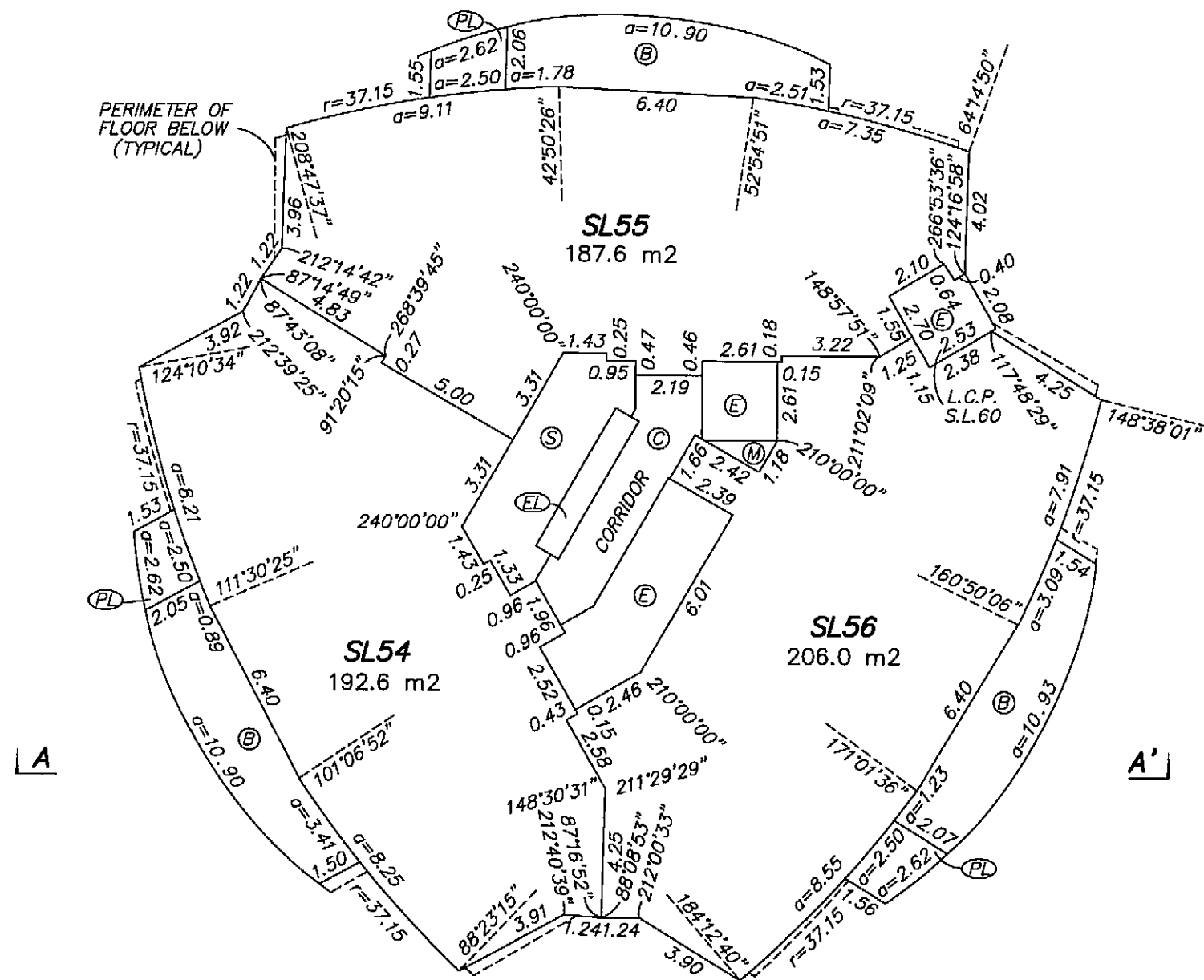


[Signature]

18th FLOOR

STRATA PLAN BCS 3702

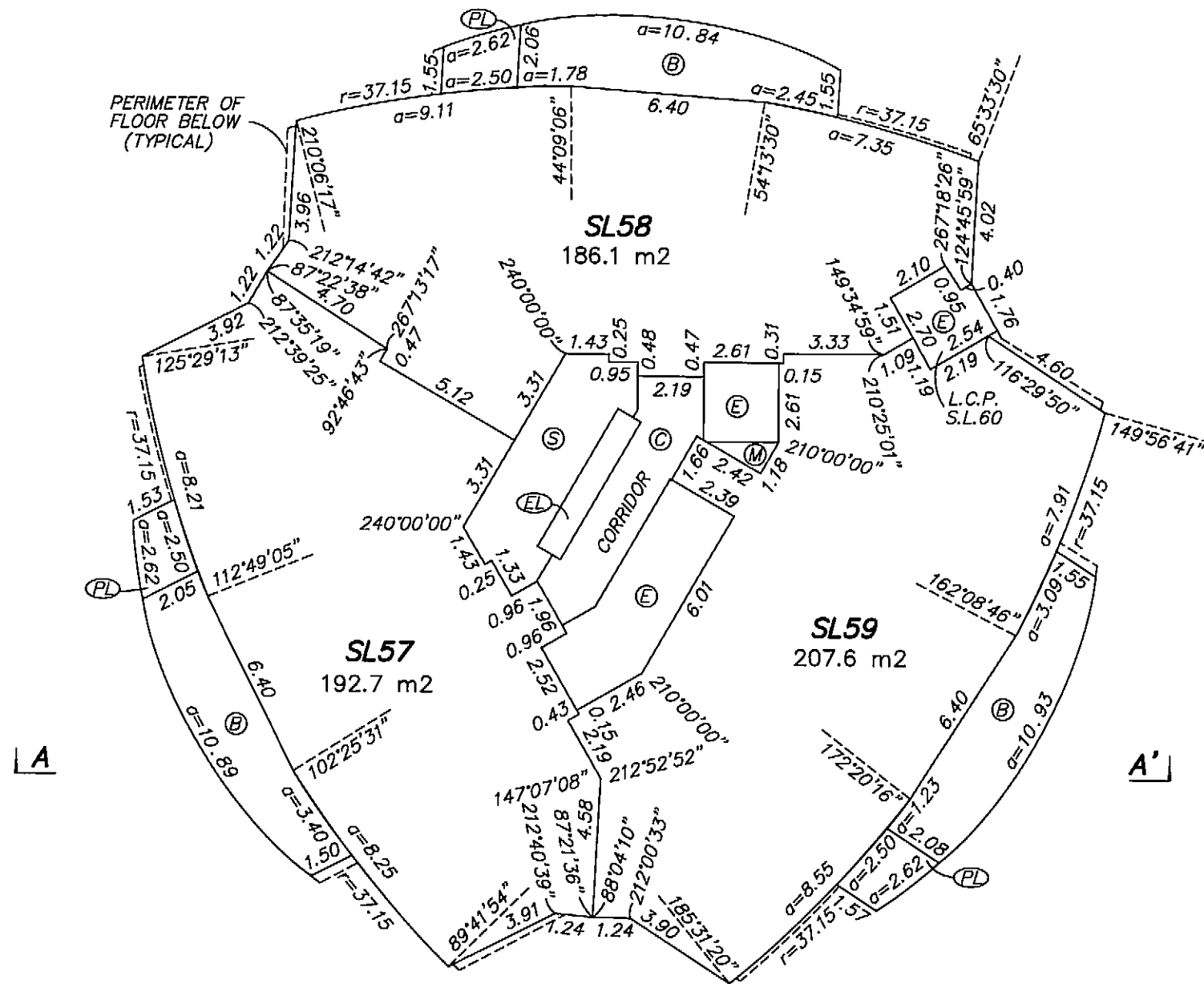
0 5 10 15
SCALE 1:200 DISTANCES ARE IN METRES



19th FLOOR

STRATA PLAN BCS 3702

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



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File: 3135

Dwg: 3135-FS

20th FLOOR

SCALE 1:200 DISTANCES ARE IN METRES



DETAIL A
NOT TO SCALE

Figure 10.10 shows a plan view of a traverse. It includes a closed traverse (S-E-M-E) and an open traverse (A-B-C-D-E). The closed traverse has bearings of $210^{\circ}00'00''$ and $150^{\circ}00'00''$. The open traverse has bearings of $150^{\circ}00'00''$ and $210^{\circ}00'00''$. A rectangular building labeled (EL) is situated within the traverse. Various dimensions are provided in feet and inches along the traverse segments.

DETAIL B
NOT TO SCALE

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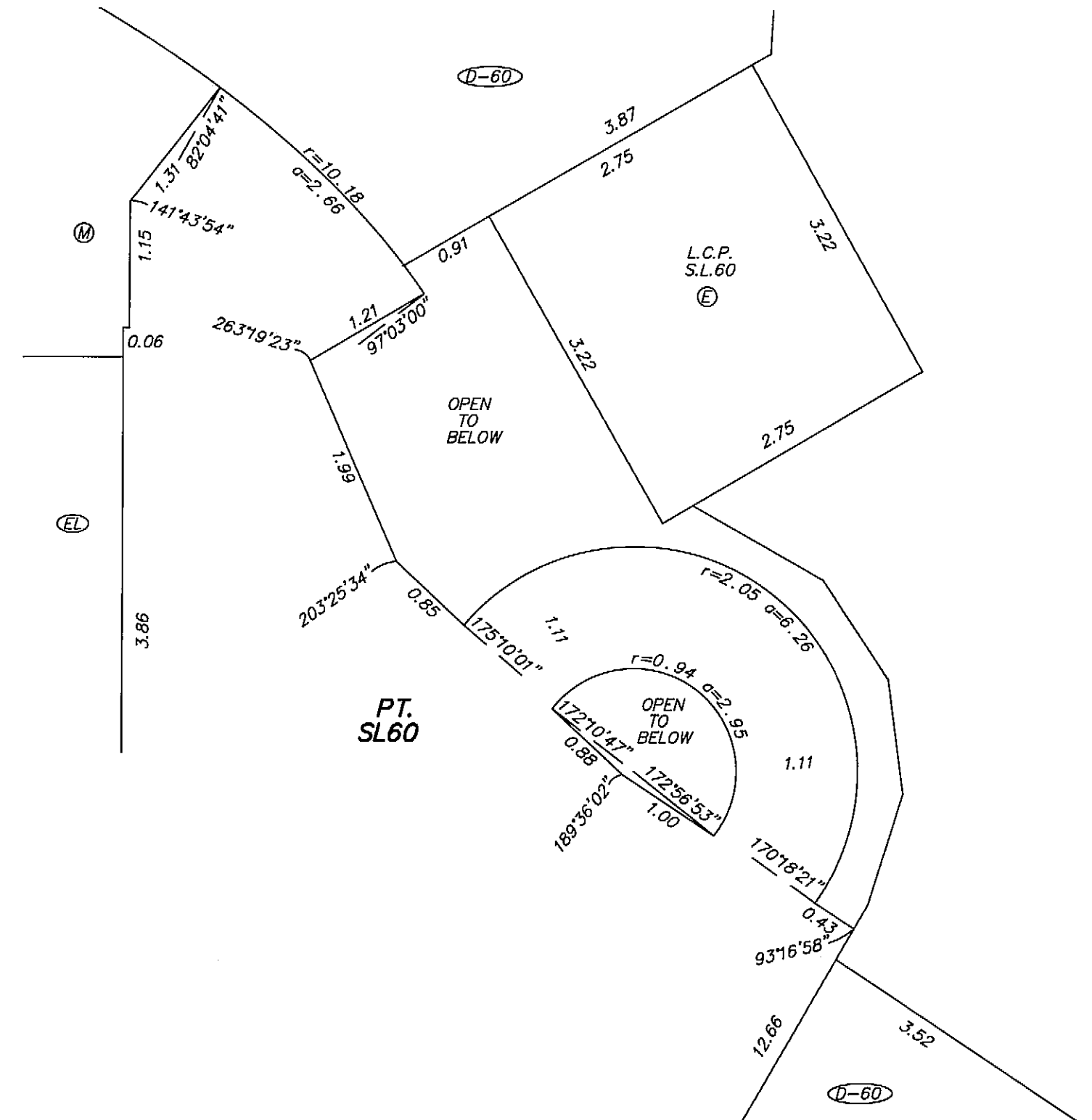
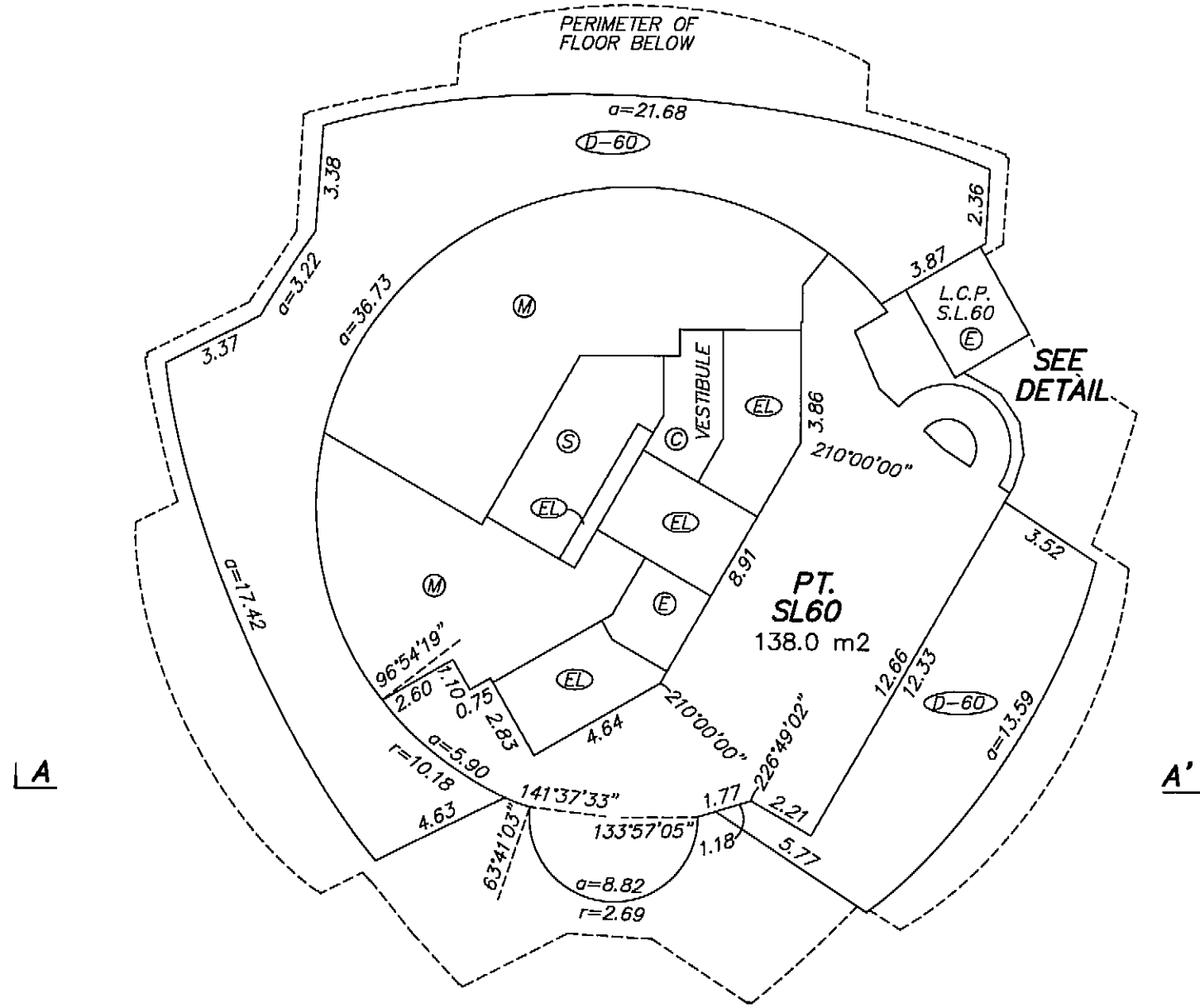
File: 3135

Dwg: 3135-FS

21st FLOOR

STRATA PLAN BCS 3702

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



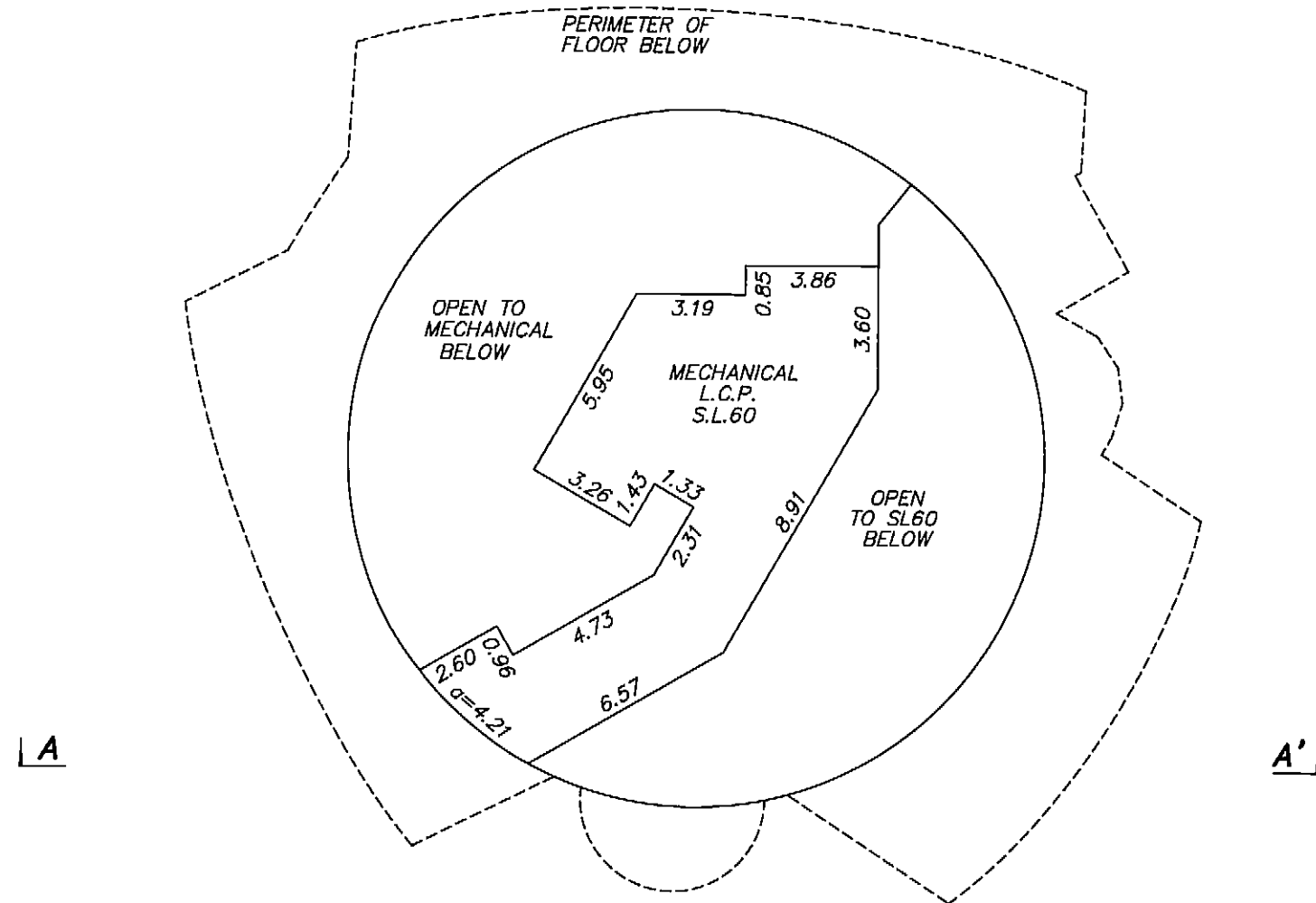
0 1 2 4
DETAIL
SCALE 1:50 DISTANCES ARE IN METRES

22nd FLOOR

STRATA PLAN BCS 3702



SCALE 1:200 DISTANCES ARE IN METRES



SECTION A-A'

A horizontal number line with tick marks at 0, 5, 10, and 15. The segment between 0 and 5 is shaded gray.

SCALE 1:200 DISTANCES ARE IN METRES

STRATA PLAN BCS 3702

