STRATA PLAN OF AIR SPACE PARCEL 1, BLOCK 451, D.L. 526, GROUP 1, N.W.D., AIR SPACE PLAN BCP 23566

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

CITY OF VANCOUVER

5 0 2 5 10 15

SCALE 1 : 250

INTEGRATED SURVEY AREA No. 31 (VANCOUVER)

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES MULTIPLY BY COMBINED FACTOR OF 0.999596

GRID BEARINGS ARE (NAD83 CSRS) DERIVED FROM AIR SPACE PLAN BCP 23566

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

STRATA PLAN BCS 1875

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 29th DAY OF May , 2006

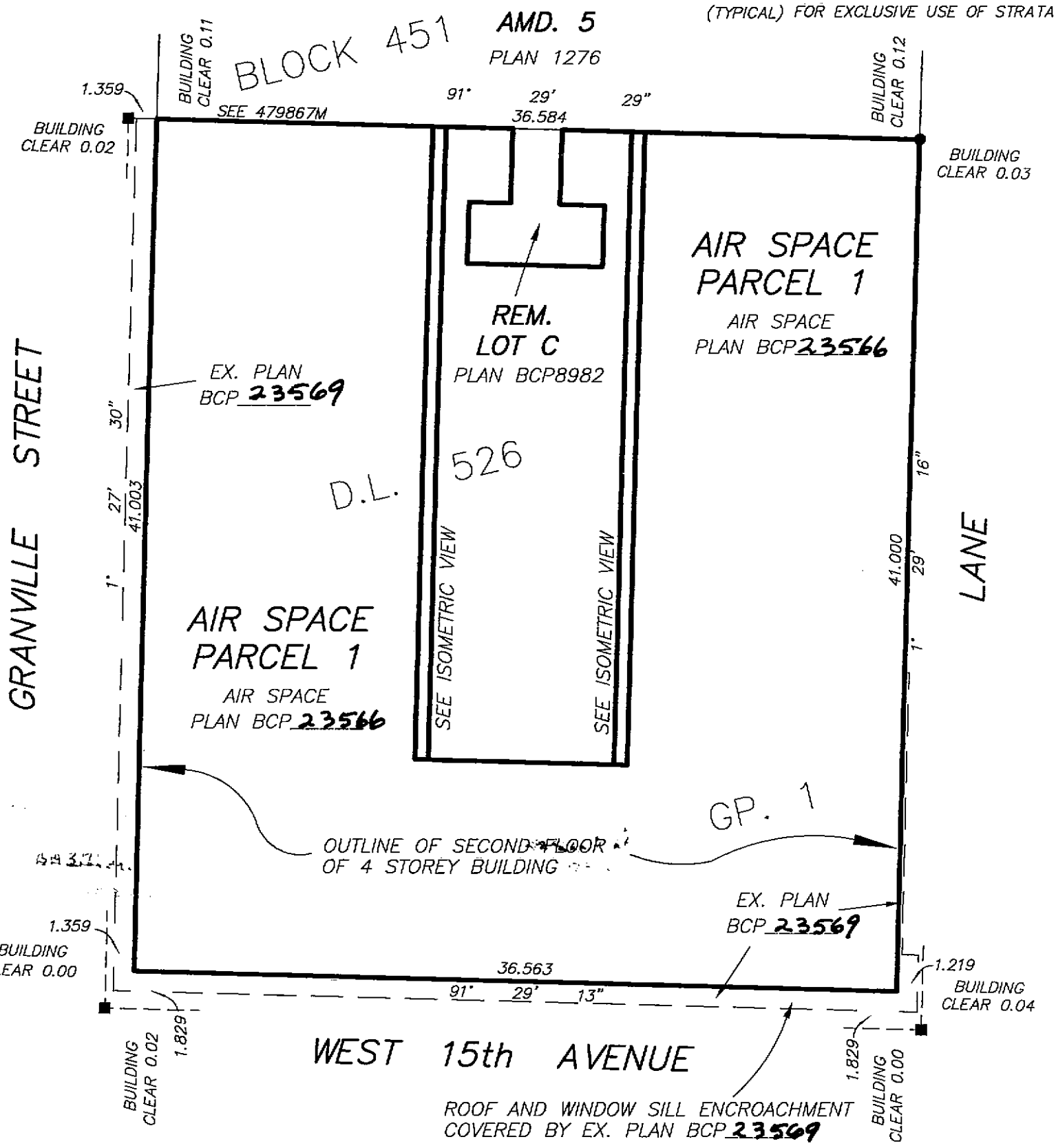
I. MacDonald
DEPUTY REGISTRAR

BA100107 - BA100142

LEGEND

- ● DENOTES STANDARD IRON POST FOUND
- ■ DENOTES STANDARD LEAD PLUG FOUND
- SL. DENOTES STRATA LOT
- Ⓒ DENOTES COMMON PROPERTY
- m² DENOTES SQUARE METRES
- A DENOTES AREA
- Ⓑ DENOTES BALCONY
- Ⓓ DENOTES DECK

LCP27 DENOTES LIMITED COMMON PROPERTY (TYPICAL) FOR EXCLUSIVE USE OF STRATA LOT 27



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 THE PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE 1st DAY OF MARCH, 2006.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #47258, ON THE 19th DAY OF APRIL, 2006.

S. Onderwater B.C.L.S.

CIVIC ADDRESS OF PROPERTY
1477 – WEST 15th AVENUE
VANCOUVER, B.C.

MPT LAND SURVEYING CO. (SURREY) LTD.
#201 – 8484 – 162 STREET,
SURREY, B.C., V4N 1B4
TEL: 597–6161 FAX: 597–0259
FILE: 5368–S1

THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT

Original

FILED VABCS1875 V08632 2006-09-04-12.07.58.206730

STRATA PLAN BCS 1875

OWNER:
4354 INVESTMENTS LTD.
(INC. NO. 621513)
BY ITS AUTHORIZED SIGNATORIES

NAME: Anthony Pappajohn

NAME: John Pappajohn

WITNESS:
AS TO BOTH SIGNATURES

NAME: Anne Keber
690-885 W. Georgia St.
Vancouver, B.C.
ADDRESS OF WITNESS

Lawyer
OCCUPATION OF WITNESS

MORTGAGEE:
CANADIAN IMPERIAL BANK OF COMMERCE
BY ITS AUTHORIZED SIGNATORIES

NAME: ARMANDO J. SANTOS.
ASST. GENERAL MANAGER

NAME: Ann Marie Merrick.
ASST. GENERAL MANAGER

WITNESS:
AS TO BOTH SIGNATURES

NAME: Adityanandini Shivnarain
595 Bay Street, 5th Floor
Toronto, ON M5G 2C2
ADDRESS OF WITNESS

Banker/Notary for The Province of Ontario
OCCUPATION OF WITNESS

I, SHANNON ONDERWATER, A BRITISH COLUMBIA LAND SURVEYOR, OF SURREY, 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 BUILDINGS ARE NOT WITHIN THE THE EXTERNAL BOUNDARIES BUT APPROPRIATE AND NECESSARY EASEMENTS OR OTHER INTERESTS ARE REGISTERED UNDER NO. ~~BA371097~~ NO. BA371114, AS SET OUT IN SEC. 244(1)(f) OF THE STRATA PROPERTY ACT.

DATED THIS 20th DAY OF APRIL, 2006.

S. Onderwater B.C.L.S.

I, SHANNON ONDERWATER, A BRITISH COLUMBIA LAND SURVEYOR, OF SURREY, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF THE 19th DAY OF APRIL, 2006 BEEN PREVIOUSLY OCCUPIED.
DATED THIS 20th DAY OF APRIL, 2006.

S. Onderwater B.C.L.S.

MPT LAND SURVEYING CO.
(SURREY) LTD.
#201 – 8484 – 162 STREET,
SURREY, B.C., V4N 1B4

DATED THIS 20th DAY OF APRIL, 2006.

B.C.L.S.

FILE: 5368-S1

Original

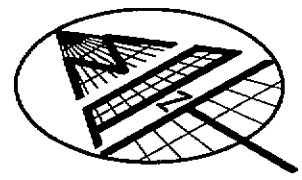
FILED VABCS1875 V08632 2006-09-04-12.07.58.206730

AIR SPACE PARCEL 1

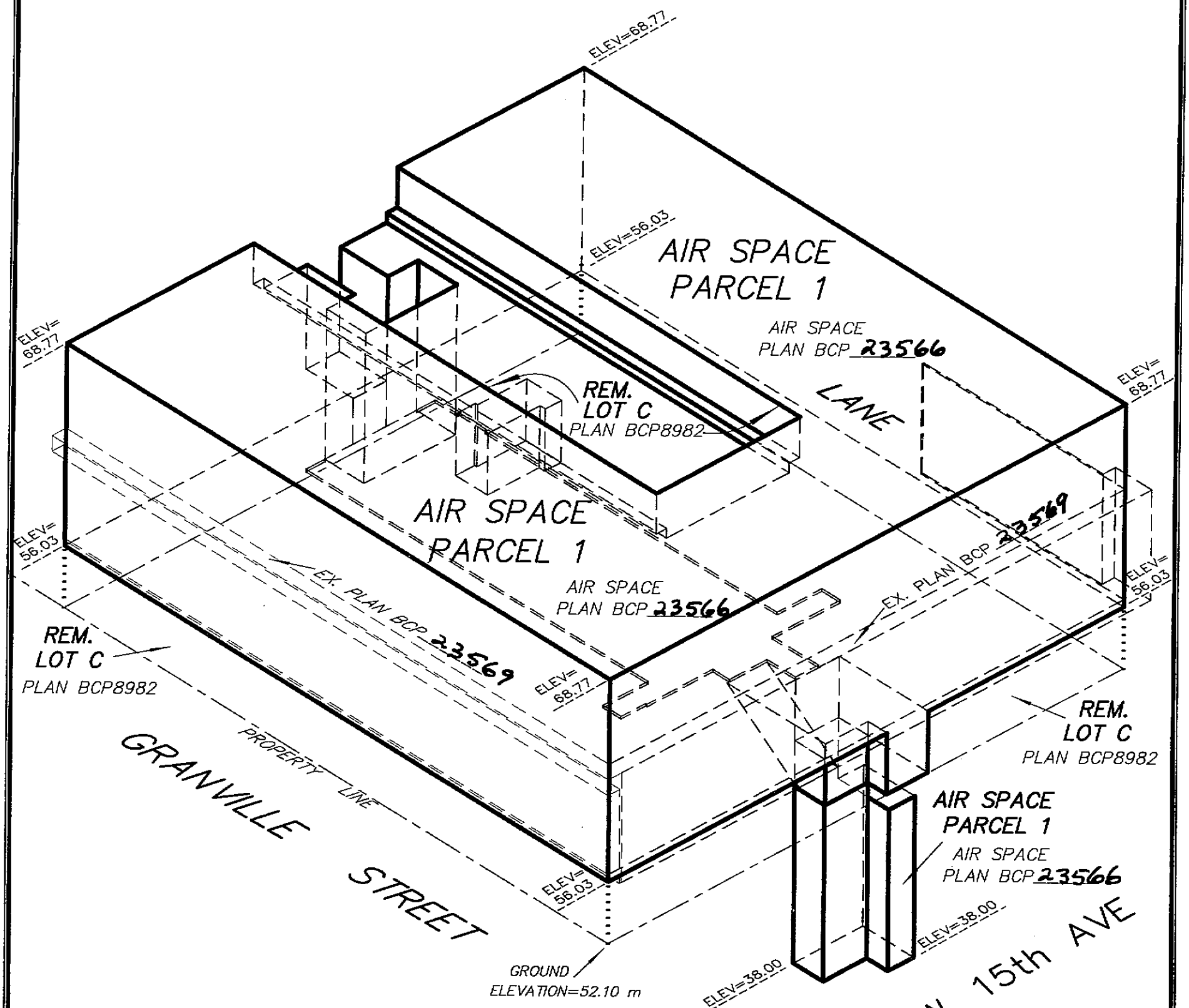
STRATA PLAN BCS 1875

0 15 30

SCALE 1 : 300 ALL DISTANCES ARE IN METRES



ISOMETRIC VIEW



MPT LAND SURVEYING CO.
(SURREY) LTD.
#201 – 8484 – 162 STREET,
SURREY, B.C., V4N 1B4

DATED THIS 20th DAY OF APRIL, 2006.

_____ B.C.L.S.

FILE: 5368-S3

Original

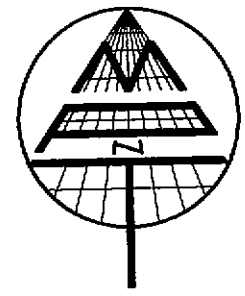
FILED VABCS1875 V08632 2006-09-04-12.07.58.206730

PARKING LEVEL P–3

STRATA PLAN BCS 1875

0 10 20

SCALE 1 : 200 ALL DISTANCES ARE IN METRES



AMD. 5
PLAN 1276

C

36.58

A

GRANVILLE STREET

41.00

REM. LOT C
PLAN BCP8982

41.00

A'

LANE

AIR SPACE
PARCEL 1
AIR SPACE
PLAN BCP 23566

B

B'

4.93
ELEV. Ⓒ
Ⓒ
ELEVATOR ROOM
2.24
3.81
3.10
1.58
1.83
4.47
2.89
19.60
4.93
12.03

C

WEST 15th AVENUE

MPT LAND SURVEYING CO.
(SURREY) LTD.
#201 – 8484 – 162 STREET
SURREY, B.C., V4N 1B4

DATED THIS 20th DAY OF APRIL, 2006.

B.C.L.S.

FILE: 5368–S2

Original

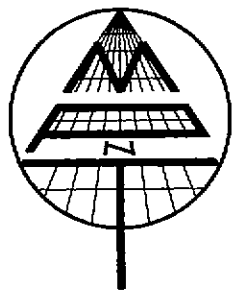
FILED VABCS1875 V08632 2006-09-04-12.07.58.206730

PARKING LEVEL P–2

STRATA PLAN BCS 1875

0 10 20

SCALE 1 : 200 ALL DISTANCES ARE IN METRES



AMD. 5
PLAN 1276

C'

36.58

GRANVILLE STREET

A

41.00

REM. LOT C
PLAN BCP8982

41.00

LANE

A'

AIR SPACE
PARCEL 1
AIR SPACE
PLAN BCP 23566

B

B'

4.93
ELEV. Ⓒ
ELEVATOR ROOM BELOW
2.24
3.81
3.10
1.58
1.83
4.47
2.89
19.60
4.93
12.03

C

WEST 15th AVENUE

MPT LAND SURVEYING CO.
(SURREY) LTD.
#201 – 8484 – 162 STREET
SURREY, B.C., V4N 1B4

DATED THIS 20th DAY OF APRIL, 2006.

B.C.L.S.

FILE: 5368–S2

Original

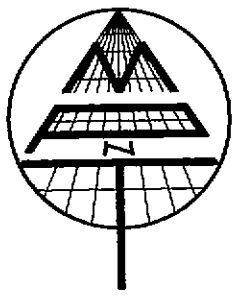
FILED VABCS1875 V08632 2006-09-04-12.07.58.206730

PARKING LEVEL P-1

STRATA PLAN BCS 1875

0 10 20

SCALE 1 : 200 ALL DISTANCES ARE IN METRES



AMD. 5
PLAN 1276

C

36.58

GRANVILLE STREET

A

41.00

REM. LOT C
PLAN BCP8982

41.00

LANE

A'

AIR SPACE
PARCEL 1
AIR SPACE
PLAN BCP 23566

B

B'

3.10
2.24
ELEV.
Ⓒ
2.24
3.10
4.47
4.47
19.60
3.10
13.86

C

WEST 15th AVENUE

MPT LAND SURVEYING CO.
(SURREY) LTD.
#201 – 8484 – 162 STREET
SURREY, B.C., V4N 1B4

DATED THIS 20th DAY OF APRIL, 2006.

B.C.L.S.

FILE: 5368-S2

original

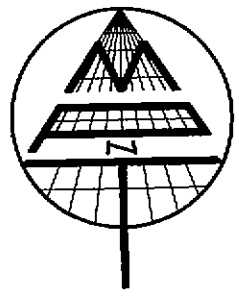
FILED VABCS1875 V08632 2006-09-04-12.07.58.206730

GROUND FLOOR PLAN

STRATA PLAN BCS 1875

0 10 20

SCALE 1 : 200 ALL DISTANCES ARE IN METRES



AMD. 5
PLAN 1276

C

23.04 4.81 8.73

5.04 5.20

1.35 0.16 3.47

2.39 STAIRS (C) 2.64

3.66 0.41 1.15

AIR SPACE
PARCEL 1
AIR SPACE
PLAN BCP 23566

A

GRANVILLE STREET

41.00

REM. LOT C
PLAN BCP8982

41.00

LANE

A'

AIR SPACE
PARCEL 1
AIR SPACE
PLAN BCP 23566

B

2.83 2.15 3.10

7.42 STAIRS (C) ELEV. (C) 6.70

LOBBY (C)

3.01 1.43 2.92

19.78 13.86

B'

C

WEST 15th AVENUE

MPT LAND SURVEYING CO.
(SURREY) LTD.
#201 – 8484 – 162 STREET
SURREY, B.C., V4N 1B4

DATED THIS 20th DAY OF APRIL, 2006.

B.C.L.S.

FILE: 5368–S2

Original

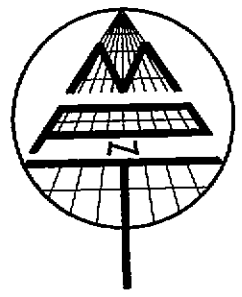
FILED VABCS1875 V08632 2006-09-04-12.07.58.206730

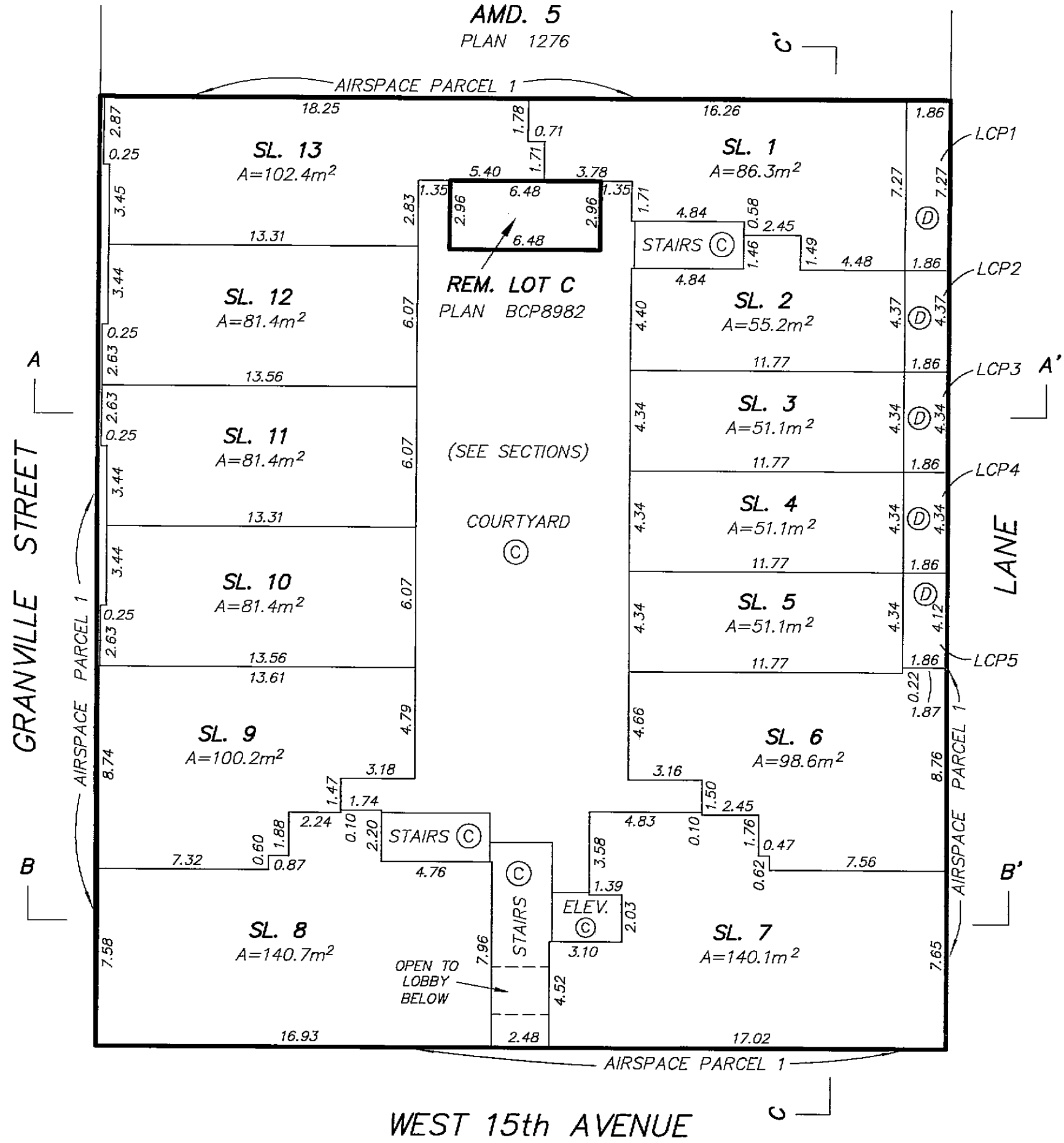
2nd FLOOR PLAN

STRATA PLAN BCS 1875

0 10 20

SCALE 1 : 200 ALL DISTANCES ARE IN METRES





MPT LAND SURVEYING CO.
(SURREY) LTD.
#201 – 8484 – 162 STREET
SURREY, B.C., V4N 1B4

DATED THIS 20th DAY OF APRIL, 2006.

B.C.L.S.

FILE: 5368–S2

Original

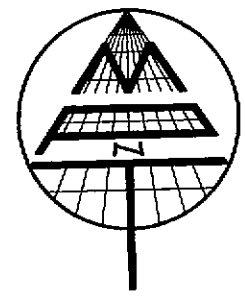
FILED VABCS1875 V08632 2006-09-04-12.07.58.206730

3rd FLOOR PLAN

STRATA PLAN BCS 1875

0 10 20

SCALE 1 : 200 ALL DISTANCES ARE IN METRES



AMD. 5
PLAN 1276

REM. LOT C
PLAN BCP8982

AIRSPACE PARCEL 1

SL. 26
A=96.4m²

SL. 25
A=81.4m²

SL. 24
A=81.4m²

SL. 23
A=81.4m²

SL. 22
A=100.2m²

SL. 14
A=84.0m²

SL. 15
A=55.2m²

SL. 16
A=51.1m²

SL. 17
A=51.1m²

SL. 18
A=51.1m²

SL. 19
A=98.6m²

SL. 21
A=140.7m²

SL. 20
A=140.1m²

STAIRS Ⓒ

STAIRS Ⓒ

LOBBY Ⓒ

ELEV. Ⓒ

OPEN TO BELOW

OPEN TO BELOW

OPEN TO BELOW

OPEN TO BELOW

OPEN TO BELOW

OPEN TO BELOW

WALKWAY Ⓒ

LCP14 Ⓑ

LCP15 Ⓑ

LCP16 Ⓑ

LCP17 Ⓑ

LCP18 Ⓑ

GRANVILLE STREET

LANE

AIRSPACE PARCEL 1

AIRSPACE PARCEL 1

AIRSPACE PARCEL 1

A

A'

B

B'

C

C

WEST 15th AVENUE

MPT LAND SURVEYING CO.
(SURREY) LTD.
#201 – 8484 – 162 STREET
SURREY, B.C., V4N 1B4

DATED THIS 20th DAY OF APRIL, 2006.

B.C.L.S.

FILE: 5368–S2

Original

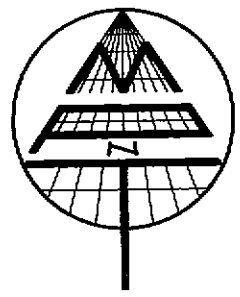
FILED VABCS1875 V08632 2006-09-04-12.07.58.206730

4th FLOOR PLAN

STRATA PLAN BCS 1875

0 10 20

SCALE 1 : 200 ALL DISTANCES ARE IN METRES



AMD. 5
PLAN 1276

REM. LOT C
PLAN BCP8982

AIRSPACE PARCEL 1

GRANVILLE STREET

LANE

AIRSPACE PARCEL 1

WALKWAY

SL. 36 A=101.6m²
SL. 35 A=90.2m²
SL. 34 A=90.2m²
SL. 33 A=90.2m²
SL. 32 A=144.5m²
SL. 27 A=88.1m²
SL. 28 A=86.1m²
SL. 29 A=86.4m²
SL. 30 A=88.5m²
SL. 31 A=145.4m²

STAIRS (C)
LOBBY (C)
ELEV. (C)
OPEN TO BELOW

LCP36 (D)
LCP35 (D)
LCP34 (D)
LCP33 (D)
LCP32 (D)
LCP27 (B)
LCP28 (B)
LCP29 (B)
LCP30 (D)
LCP31 (D)

A A' B B' C C

WEST 15th AVENUE

MPT LAND SURVEYING CO.
(SURREY) LTD.
#201 – 8484 – 162 STREET
SURREY, B.C., V4N 1B4

DATED THIS 20th DAY OF APRIL, 2006.

B.C.L.S.

FILE: 5368–S2

Original

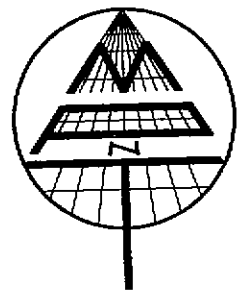
FILED VABCS1875 V08632 2006-09-04-12.07.58.206730

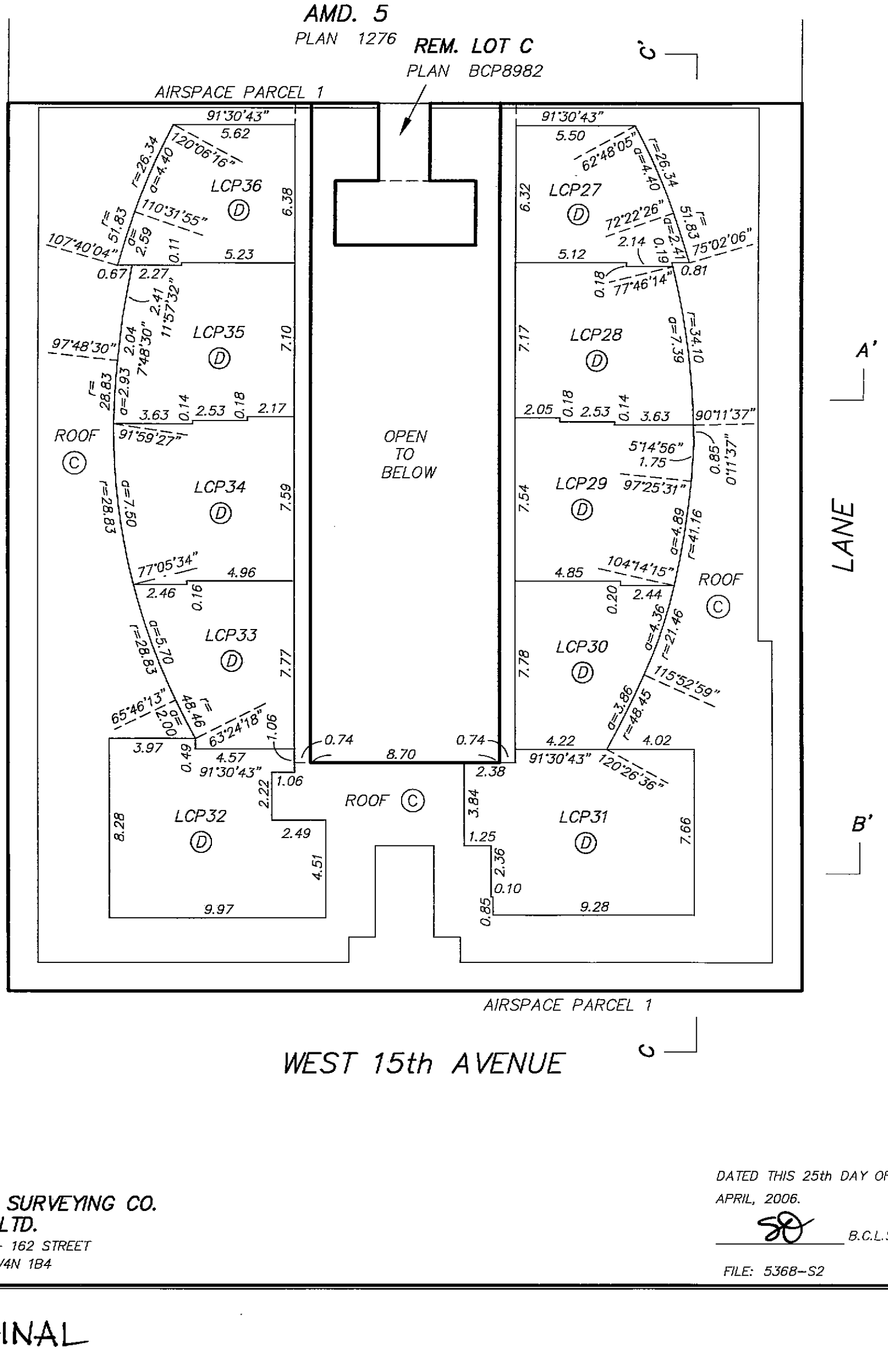
ROOF PLAN

STRATA PLAN BCS 1875

0 10 20

SCALE 1 : 200 ALL DISTANCES ARE IN METRES





WEST 15th AVENUE

MPT LAND SURVEYING CO.
(SURREY) LTD.
#201 – 8484 – 162 STREET
SURREY, B.C., V4N 1B4

DATED THIS 25th DAY OF APRIL, 2006.

B.C.L.S.

FILE: 5368–S2

ORIGINAL

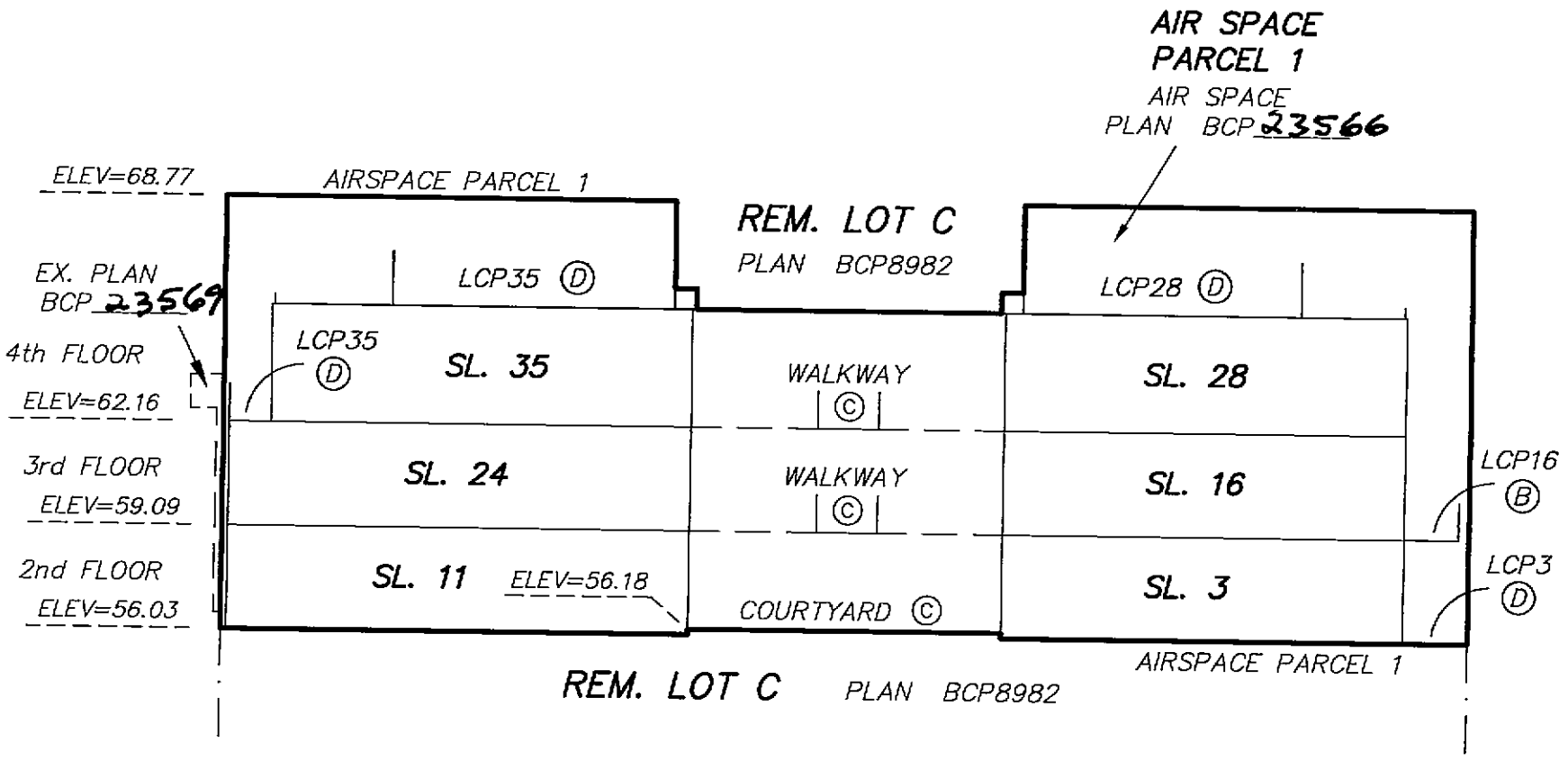
FILED VABCS1875 V08632 2006-09-04-12.07.58.206730

SECTIONS

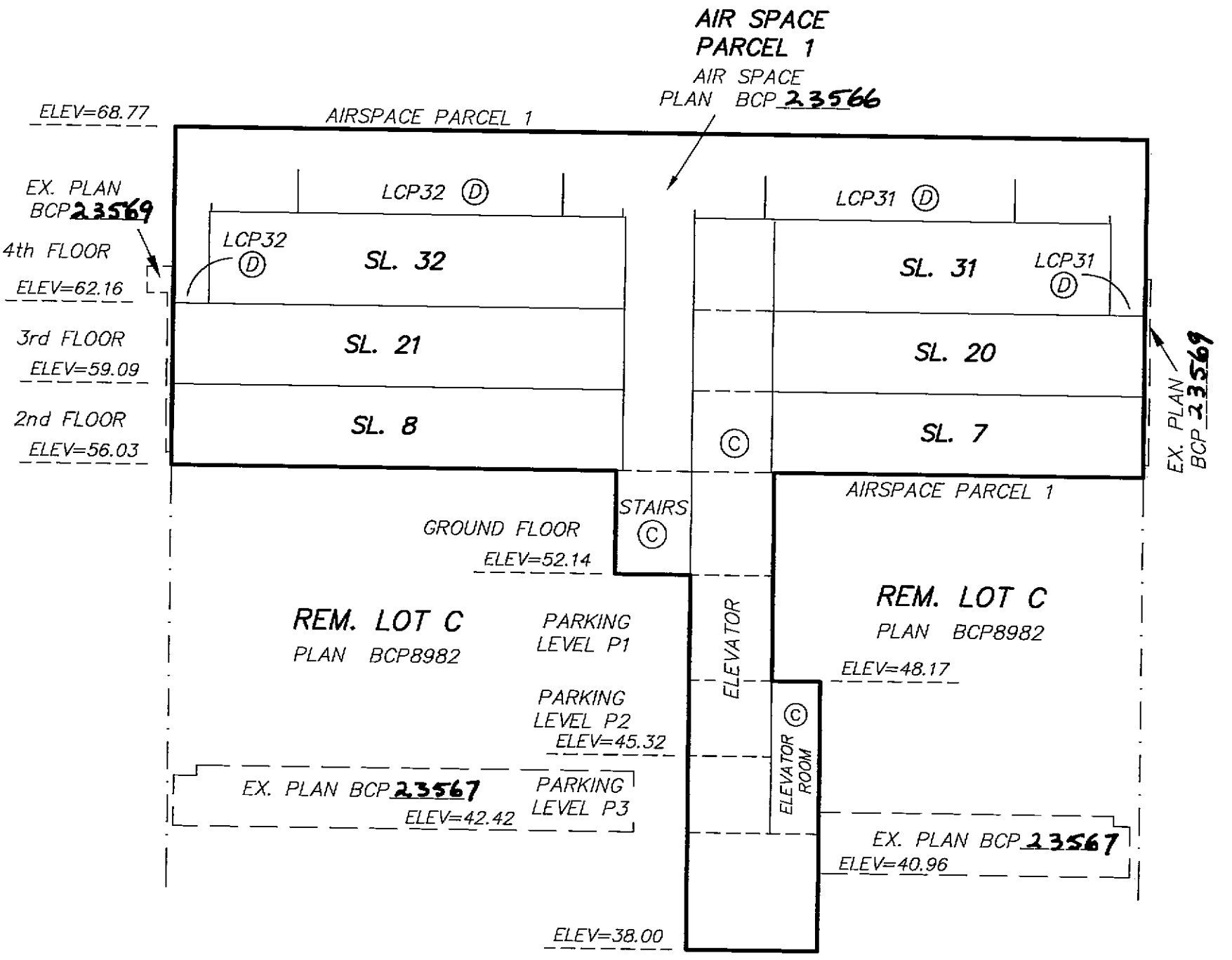
STRATA PLAN BCS 1875

0 10 20

SCALE 1 : 200 ALL DISTANCES ARE IN METRES



SECTION A – A'



SECTION B – B'

MPT LAND SURVEYING CO.
(SURREY) LTD.
#201 – 8484 – 162 STREET
SURREY, B.C., V4N 1B4

DATED THIS 25th DAY OF APRIL, 2006.

B.C.L.S.

FILE: 5368–S2

ORIGINAL

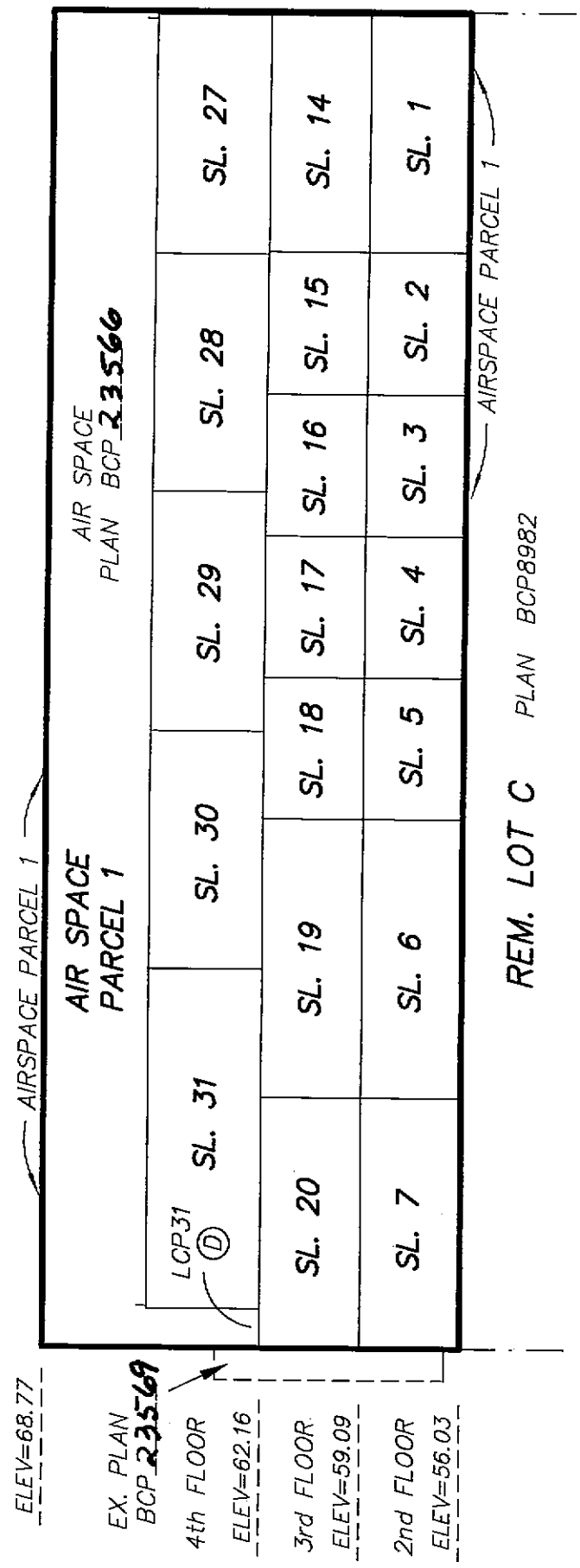
FILED VABCS1875 V08632 2006-09-04-12.07.58.206730

SECTIONS

STRATA PLAN BCS 1875

0 10 20

SCALE 1 : 200 ALL DISTANCES ARE IN METRES



SECTION C – C'

MPT LAND SURVEYING CO.
(SURREY) LTD.
#201 – 8484 – 162 STREET
SURREY, B.C., V4N 1B4

DATED THIS 20th DAY OF APRIL, 2006.

B.C.L.S.

FILE: 5368–S2

Original

FILED VABCS1875 V08632 2006-09-04-12.07.58.206730