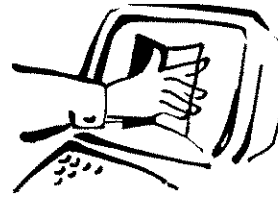


BC OnLine



BC OnLine Land Title Internet Service
Provided in co-operation with
Land Title and Survey Authority

LTSA - DOCUMENT RETRIEVAL REF# K70649 REQUESTED:2009-08-21 11:35

CLIENT NAME: RE/MAX REAL ESTATE SERVICES AS
ADDRESS: REALTY LTD.
410-650 WEST 41ST AVE NORTH OFFICE TOWER
VANCOUVER BC V5Z 2M9

PICK-UP INSTRUCTIONS:

USER ID: PA74746 PLAN# BCS2478 VA Filed RCVD:2007-08-17
ACCOUNT: 199822
FOLIO S NICKERSON

REMARKS:

Help Desk Victoria (250) 953-8200
In B.C. 1-800-663-6102
Administration Office ... (250) 953-8250
Fax Number (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

STRATA PLAN OF AIR SPACE PARCEL 2
FALSE CREEK AIR SPACE PLAN BCP18621

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



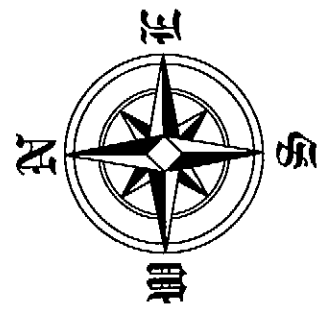
SCALE 1 : 500 DISTANCES ARE IN METRES

INTEGRATED SURVEY AREA No. 31 (VANCOUVER)
NAD83 (CSRS)

"SPECTRUM"

CIVIC ADDRESS:

111 WEST GEORGIA STREET
668 CITADEL PARADE
VANCOUVER, B.C.



REM. B
PLAN LMP27119

BLK. 49

REM.
PLAN

295
BCP10434

BEATTY STREET

D
PLAN LMP42064

20°

TOWER 2

AIRSPACE PARCEL 3
AIRSPACE PLAN BCP18621

AIRSPACE PARCEL 2
AIRSPACE PLAN BCP18621

BAL. 8
PLAN 9669

SRW PLAN 18536
SRW PLAN 18536

GEORGIA STREET

222
PLAN LMP12038

SRW PLAN 18967

APPROXIMATE GROUND
ELEVATION=5.50 m

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR,
OF DELTA, 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 JULY, 2007. THE PLAN WAS COMPLETED
AND CHECKED, AND THE CHECKLIST FILED UNDER ECP #68343
ON THE 1st DAY OF AUGUST, 2007.

GRB

B.C.L.S.

NOTES:

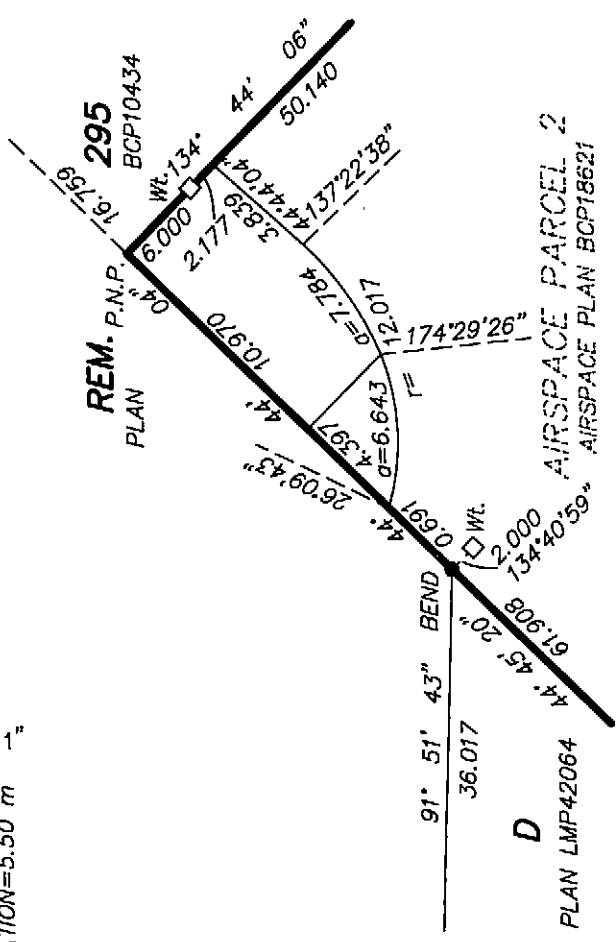
NOTICE UNDER SECTION 68 OF THE STRATA PROPERTY ACT, STRATA LOT BOUNDARIES
ARE DEFINED AS THE EXTERIOR FACE OF EXTERIOR WALLS, THE EXTERIOR FACE
OF INTERIOR WALLS ADJOINING COMMON AREAS AND THE CENTRE LINE OF
DEMISING WALLS BETWEEN STRATA LOTS.

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

THE 4th, 13th, 14th, 24th AND 34th FLOORS HAVE BEEN ELIMINATED
FROM CONSECUTIVE FLOOR NUMBERING

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

DETAIL A
NOT TO SCALE



BUTLER, SUNDWICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4, 19089 94th AVENUE
SURREY, B.C. VAN 3S4
T. 604-513-9611 F. 604-513-2202
FILE : 2913
DWG : 2913-STRATA

STRATA PLAN BCS 2478

MORTGAGEE
Spectrum Towers Limited
Bruce Woolley
Name: Bruce Woolley
Authorized Signatory
A.P.
WITNESS AS TO SIGNATURE
Name AUGUSTINA IANNA
Address 1700-666 Burrard Street
Vancouver B.C. V6C 2X8
Occupation Legal Secretary

OWNER
CONCORD PACIFIC GROUP INC.
(INC. No. A56028)
Eric Fung
Name ERIC FUNG
Authorized Signatory
David Negrin
Name DAVID NEGRIN
Authorized Signatory
Ada Sam
WITNESS AS TO BOTH SIGNATURES
Name Ada Sam
Address 414 HORNBY ST
W. Enden St, Vancouver, B.C.
Occupation LAWYER

MORTGAGEE
HSBC BANK CANADA
Eric Fung
Name Eric Fung
Authorized Signatory
David Negrin
Name DAVID NEGRIN
Authorized Signatory
Ada Sam
WITNESS AS TO BOTH SIGNATURES
Name Ada Sam
Address 414 HORNBY ST
W. Enden St, Vancouver, B.C.
Occupation LAWYER

THE CITY OF VANCOUVER, THE REGISTERED OWNER
OF COVENANTS BX350439 AND BX350440 HEREBY
CONSENT TO THE DEPOSIT OF THIS PLAN.
AUTHORIZED SIGNATURES

Gregor B.C.
Name Gregor B.C.
Authorized Signatory
Wendy
Name Wendy
Authorized Signatory
WITNESS AS TO BOTH SIGNATURES
Name Wendy
Address 885 W. GEORGIA STREET
Vancouver B.C. V6C 3G1
Occupation LAWYER

WITH:	
DATE:	
TIME:	
BY:	
INITIAL:	
E-MAIL SENT TO	
VAN/MAIN/DESK?	Y/N

LEGEND:
GRID BEARINGS ARE DERIVED FROM AIRSPACE PLAN BCP18621

- SET FOUND
- DENOTES LEAD PLUG
 - DENOTES IRON POST
 - DENOTES STRATA LOT
 - S.L. DENOTES PART
 - PT. DENOTES LIMITED COMMON PROPERTY
 - L.C.P. DENOTES POSTING NOT PRACTICAL
 - P.N.P. DENOTES WITNESS
 - W. DENOTES TOTAL
 - T. DENOTES ELEVATORS - COMMON PROPERTY
 - (E) DENOTES STAIRS - COMMON PROPERTY
 - (S) DENOTES DUCT - COMMON PROPERTY
 - (D) DENOTES MECHANICAL - COMMON PROPERTY
 - (M) DENOTES BALCONY
 - (B) DENOTES PATIO
 - (P) DENOTES COMMON PROPERTY
 - (C) DENOTES ROOF DECK
 - (RD) DENOTES PLANTER - COMMON PROPERTY UNLESS OTHERWISE NOTED
 - (PL) DENOTES ELECTRICAL - COMMON PROPERTY
 - (EL)

I, GRANT BUTLER, 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: JULY 30th, 2007.
Grant Butler
B.C.L.S.

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN
HAVE NOT, AS OF JULY 30th, 2007 BEEN PREVIOUSLY OCCUPIED.
Grant Butler
B.C.L.S.

BUILDING LOCATION



SCALE 1:300 DISTANCES ARE IN METRES



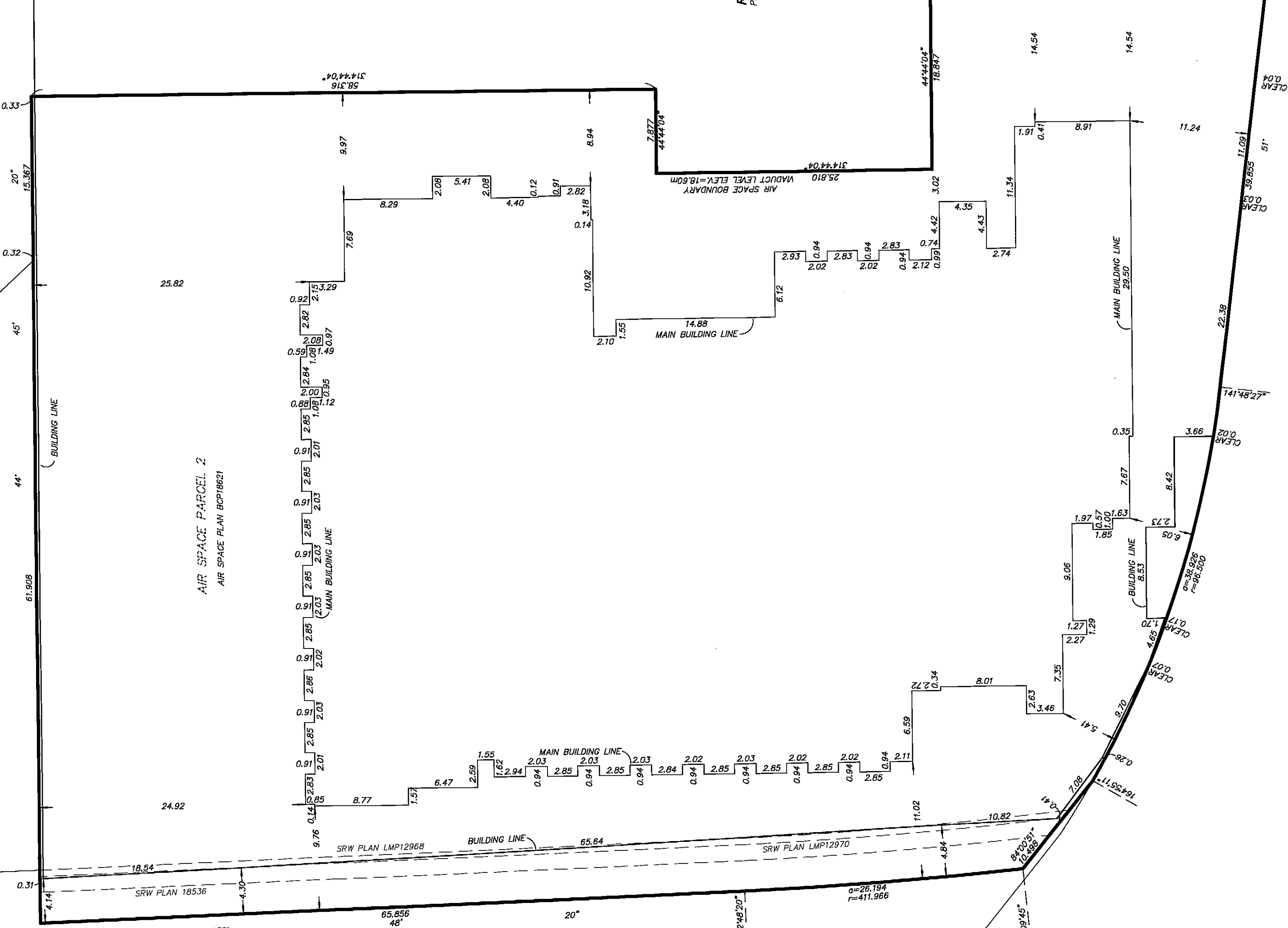
D
PLAN LMP42064

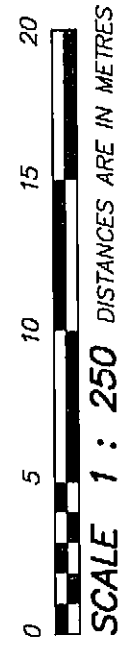
REM.302

REF. PLAN BCP11875

D.L. 541

REM. 295
PLAN BCP10434

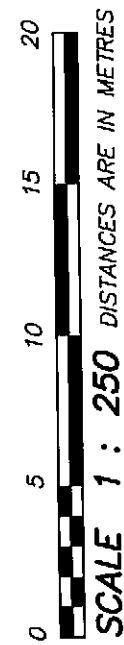
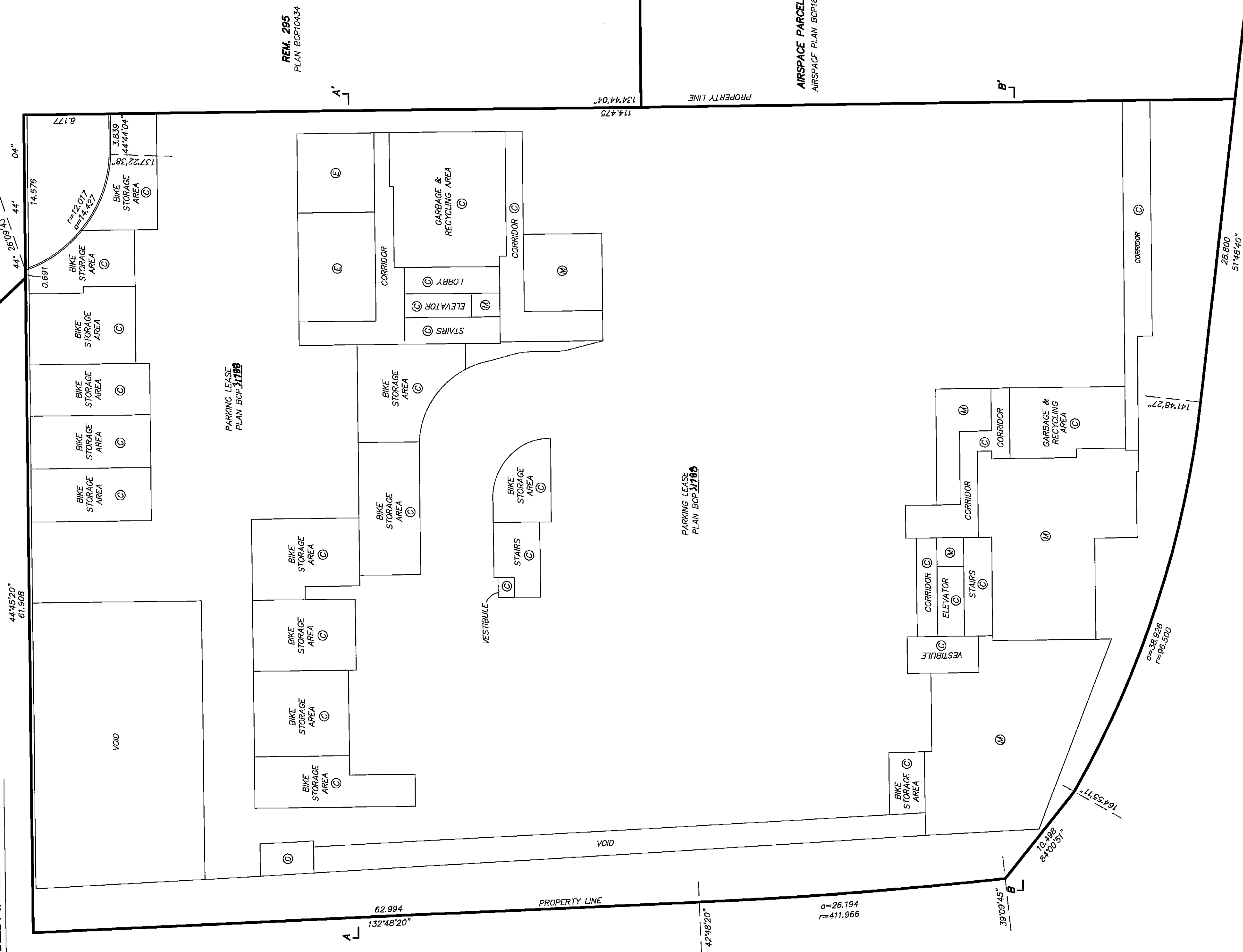




SCALE 1 : 250 DISTANCES ARE IN METRES

GRANT BUTLER, B.C.L.S.

JULY 30, 2007
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2913 DWG.: 2913-STRATA



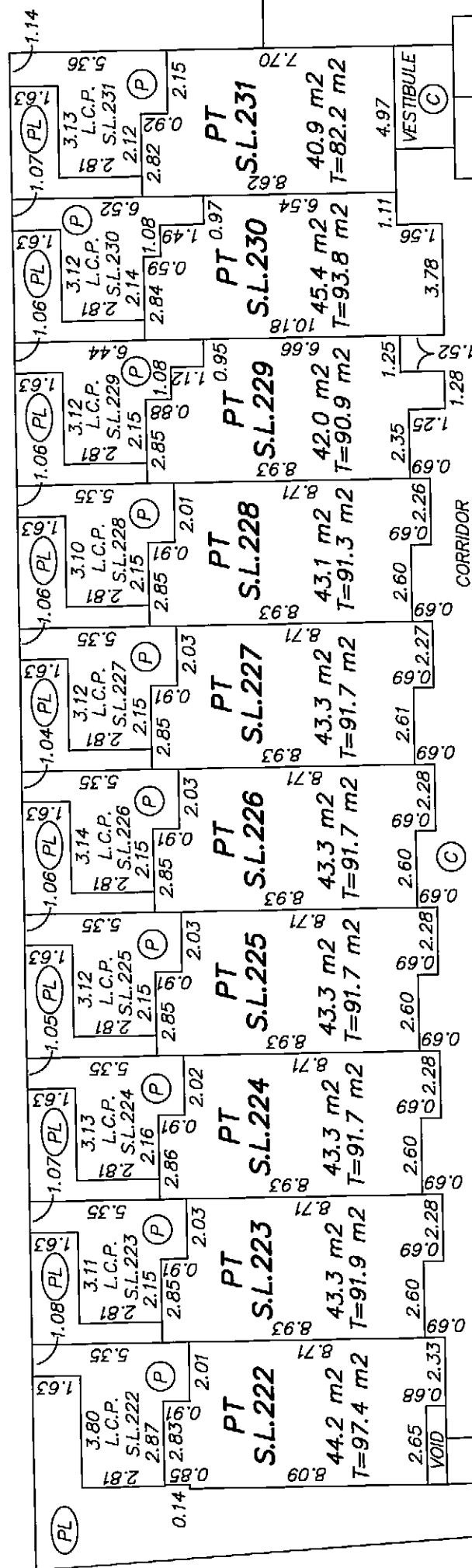
GRANT BUTLER, B.C.L.S.
JULY 30, 2007
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2913 DWG.: 2913-STRATA

3



GROUND LEVEL

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



PERIMETER OF FLOOR BELOW

62.994 PROPERTY LINE
132'48'20"

(GEORGIA STREET)
VOLUMETRIC LEASE PLAN BCP11876

$$a = 26.194$$

$$r = 411.966$$

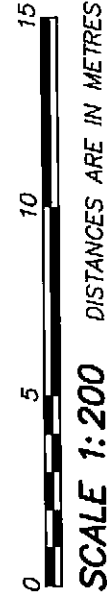
EXPO BOULEVARD

$$\begin{aligned} a &= 38.926 \\ r &= 96.500 \end{aligned}$$

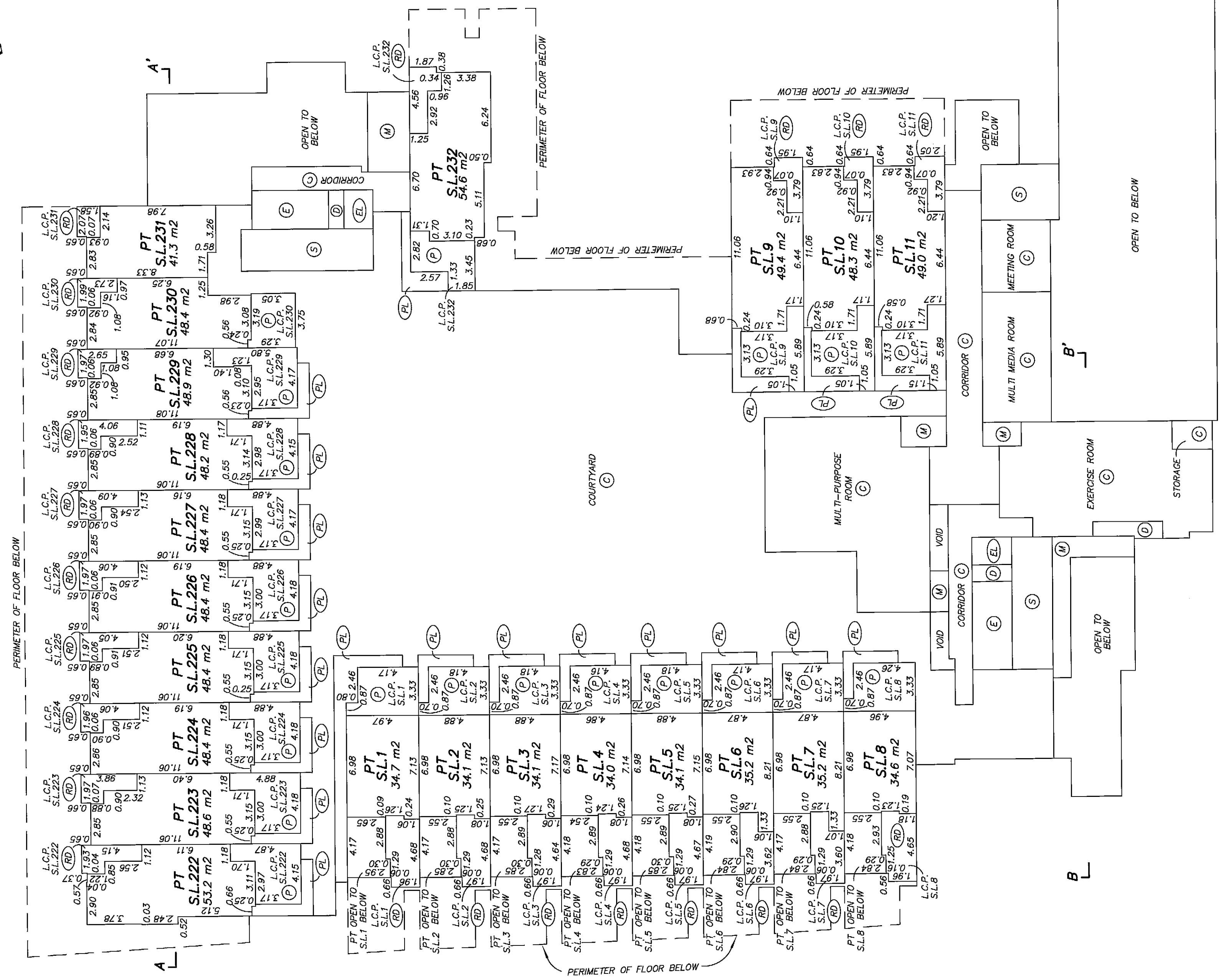
GRANT BUTLER, B.C.L.S.
JULY 30, 2007
BUTLER, SUNDVICK & ASSOCIATES
FILE: 2913 DWG.: 2913-STRT

PERIMETER OF FLOOR BELOW

2nd LEVEL



DISTANCES ARE IN METRES

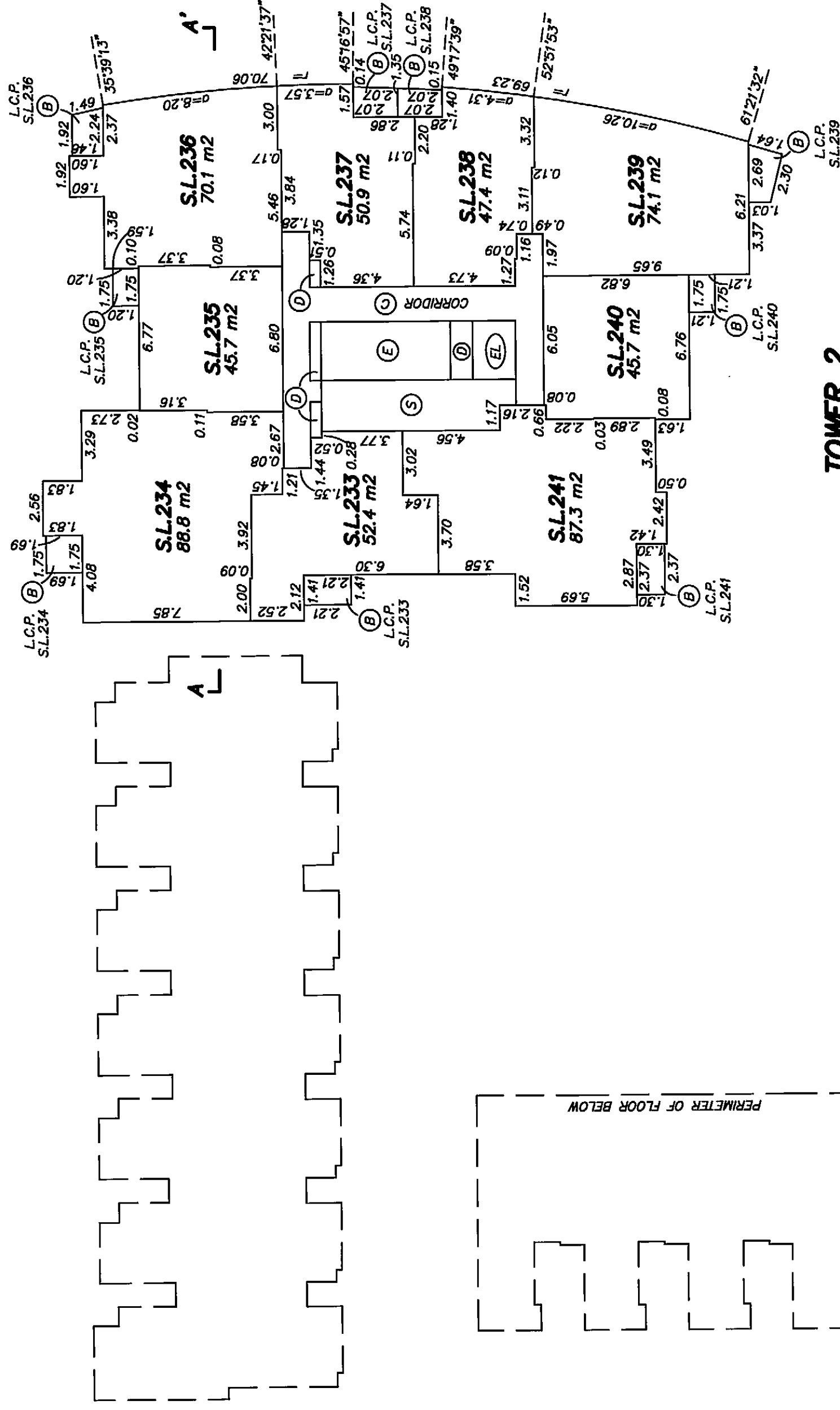


CR

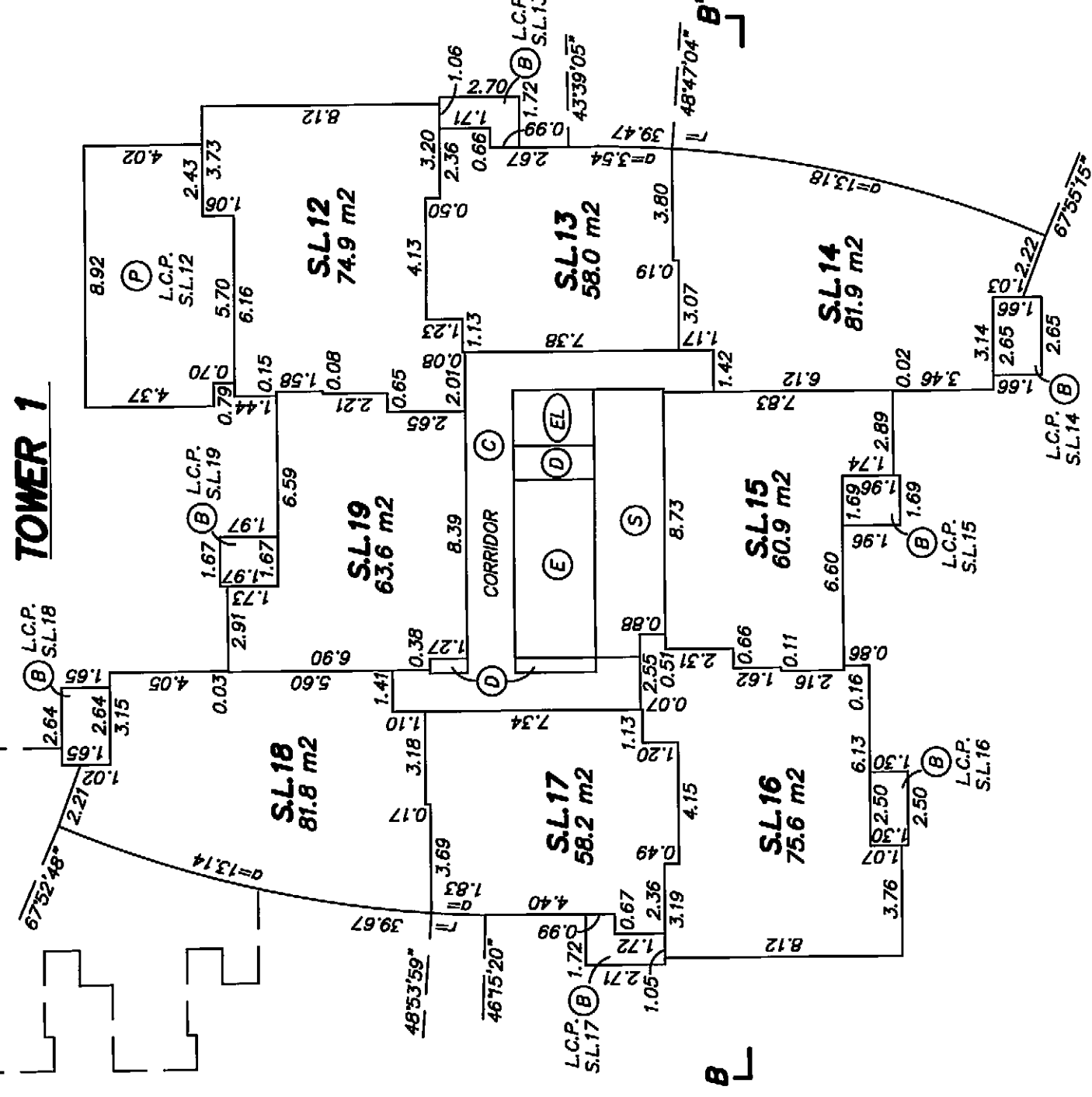
5th LEVEL

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

SHEET 9 OF 38 SHEETS
STRATA PLAN BCS 2478



TOWER 2



TOWER 1

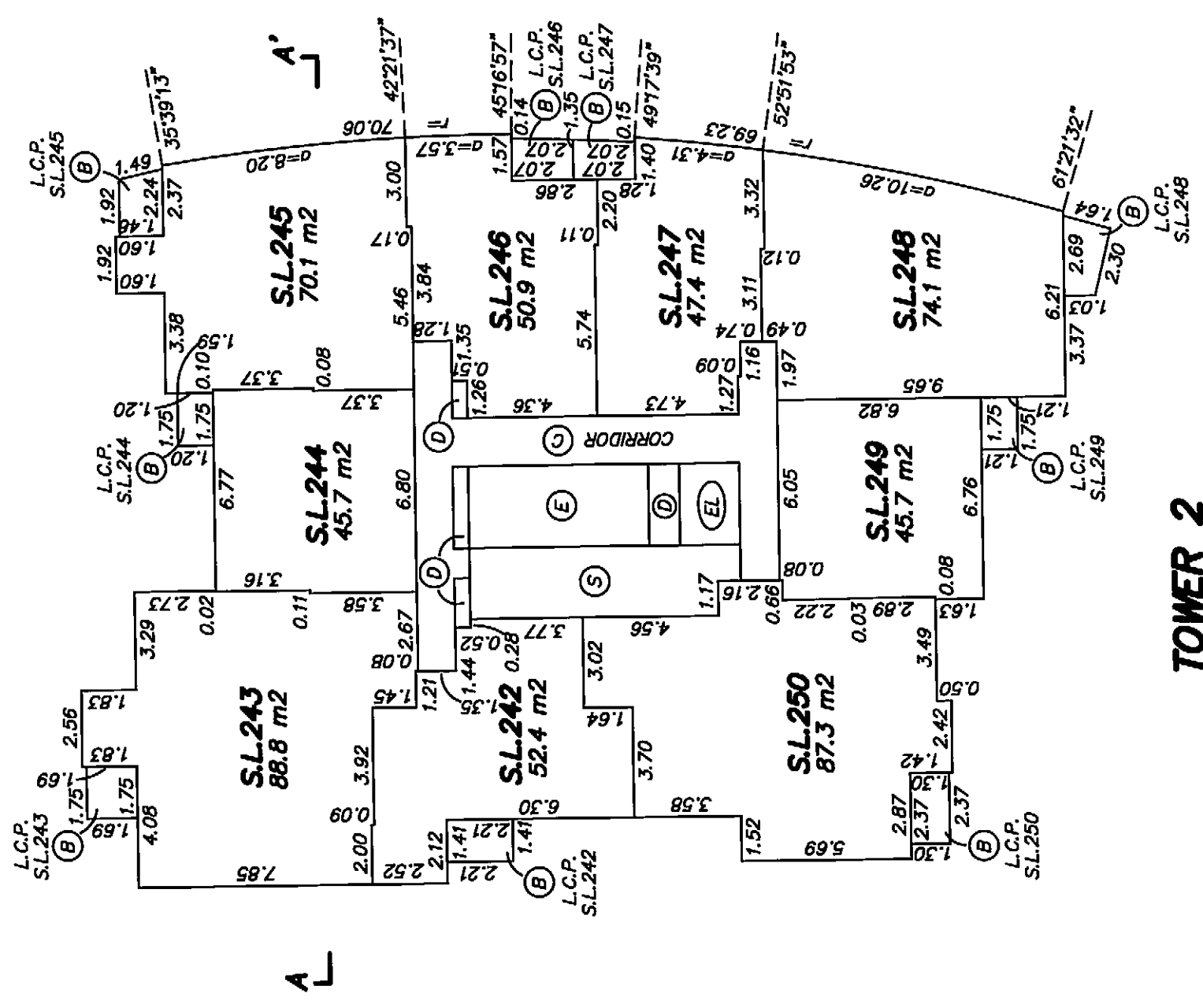
CR

6th LEVEL

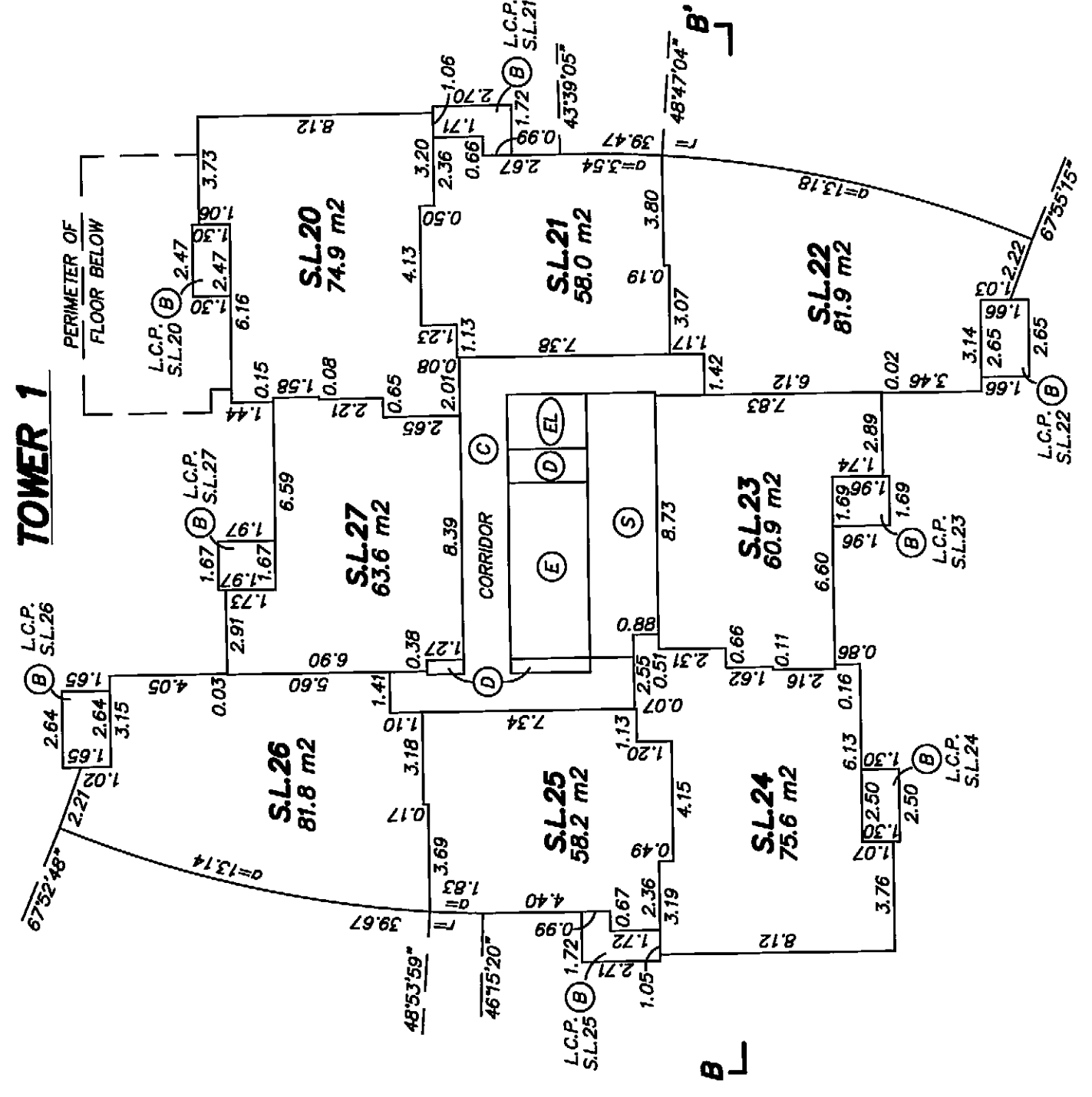


SCALE 1:200 DISTANCES ARE IN METRES

STRATA PLAN BCS 2478



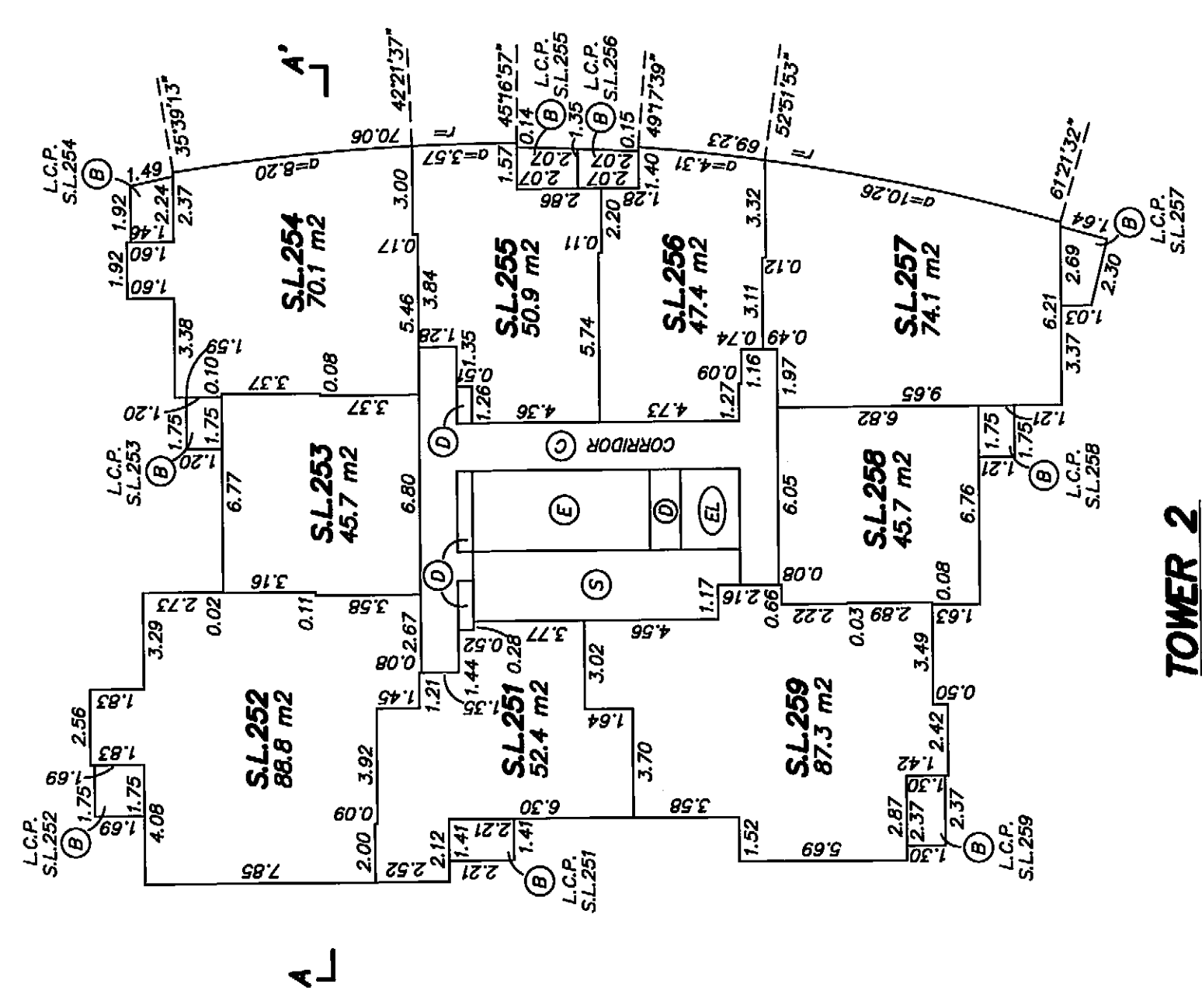
TOWER 2



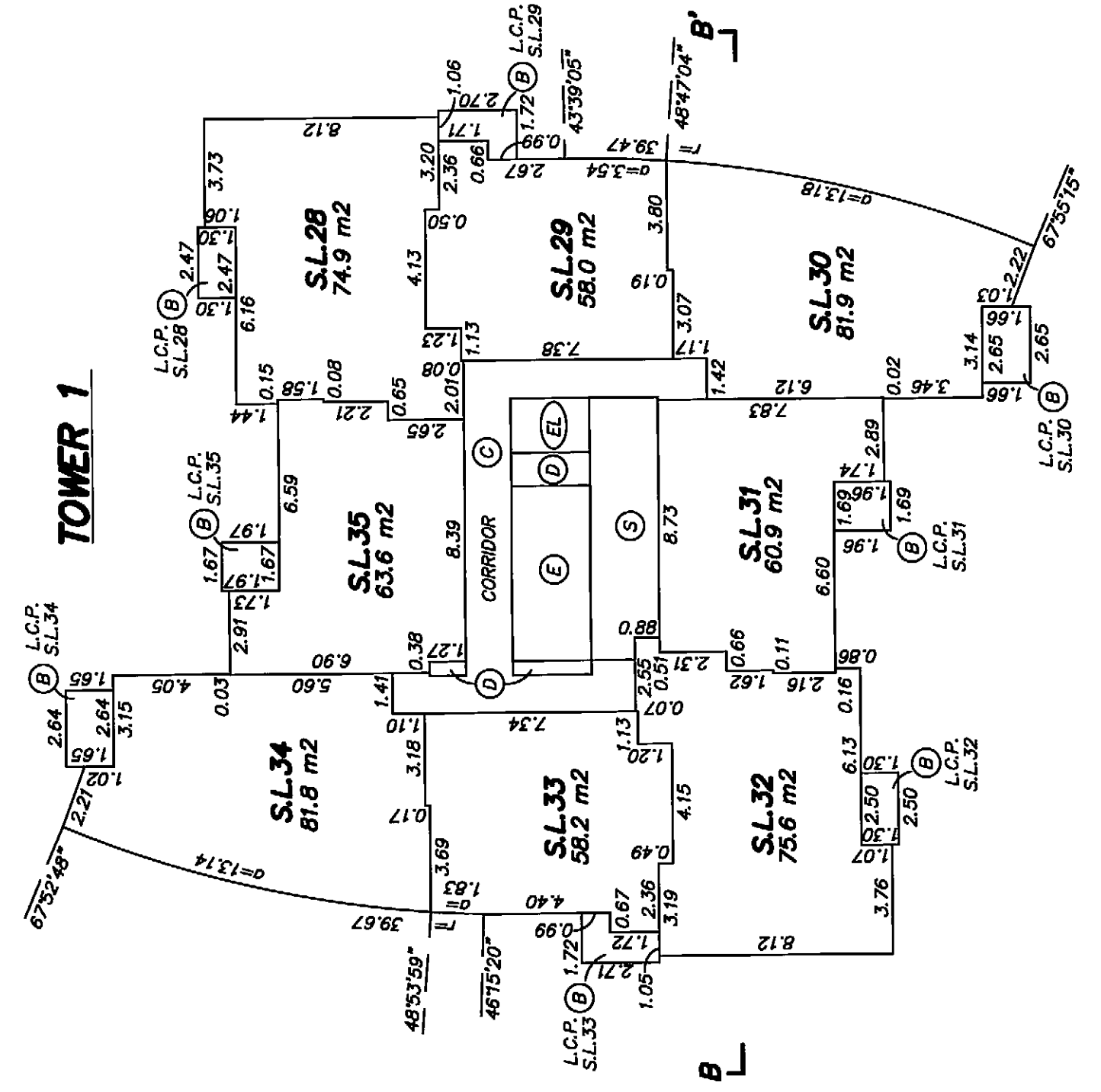
TOWER 1

CR

7th LEVEL



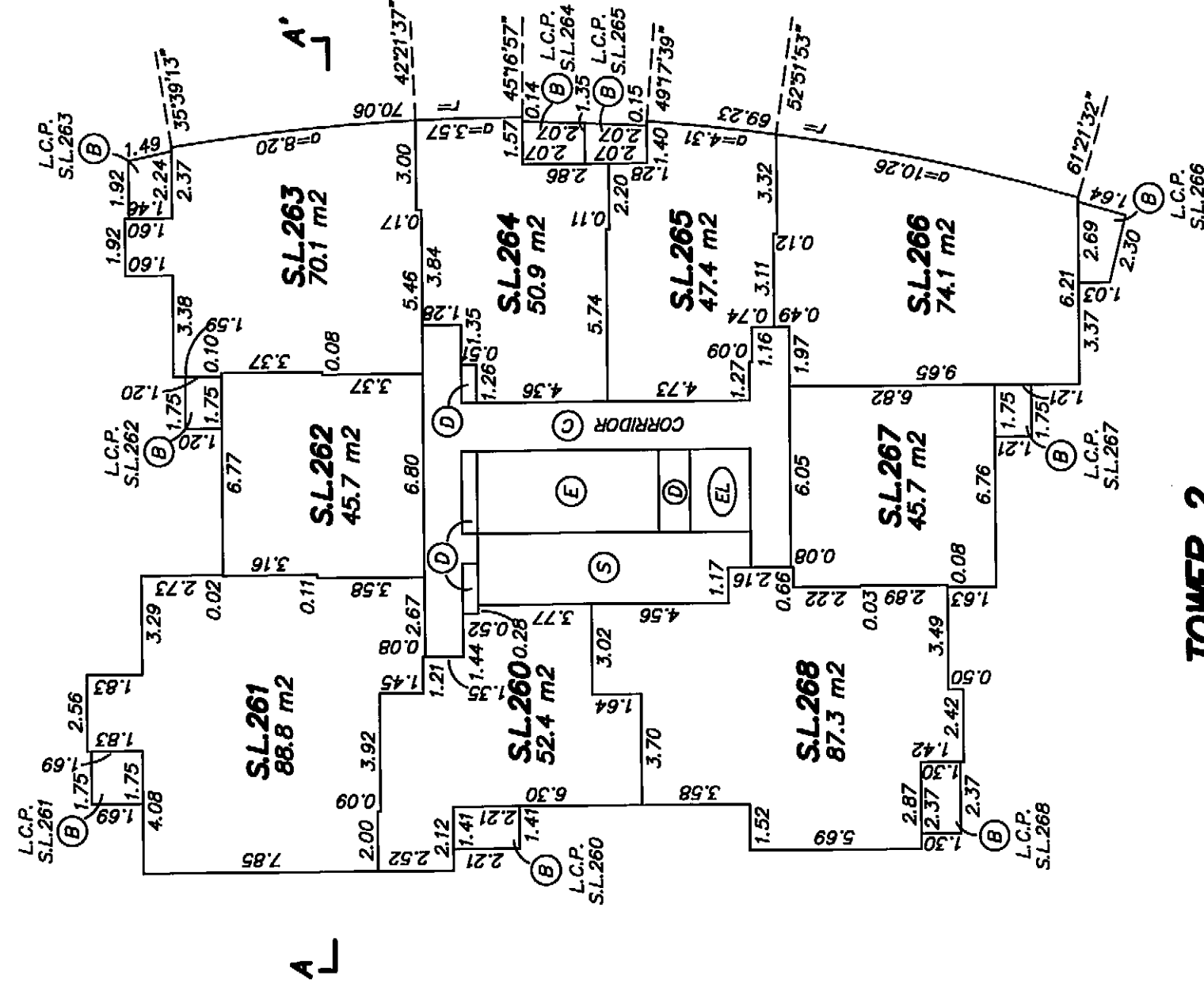
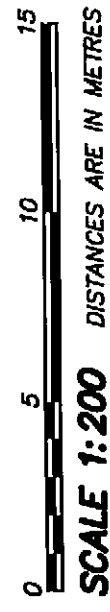
TOWER 2



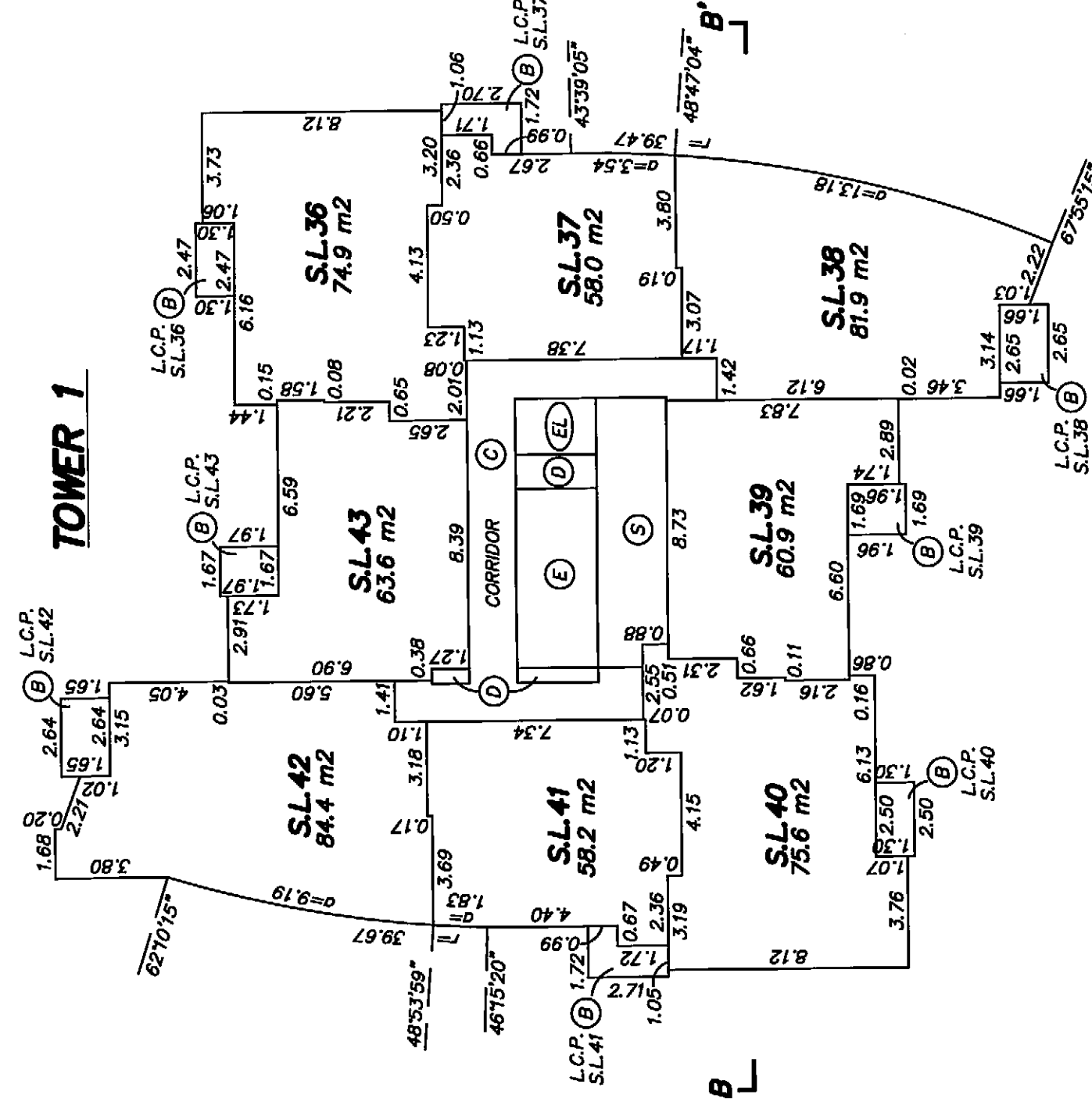
TOWER 1

CR

8th LEVEL

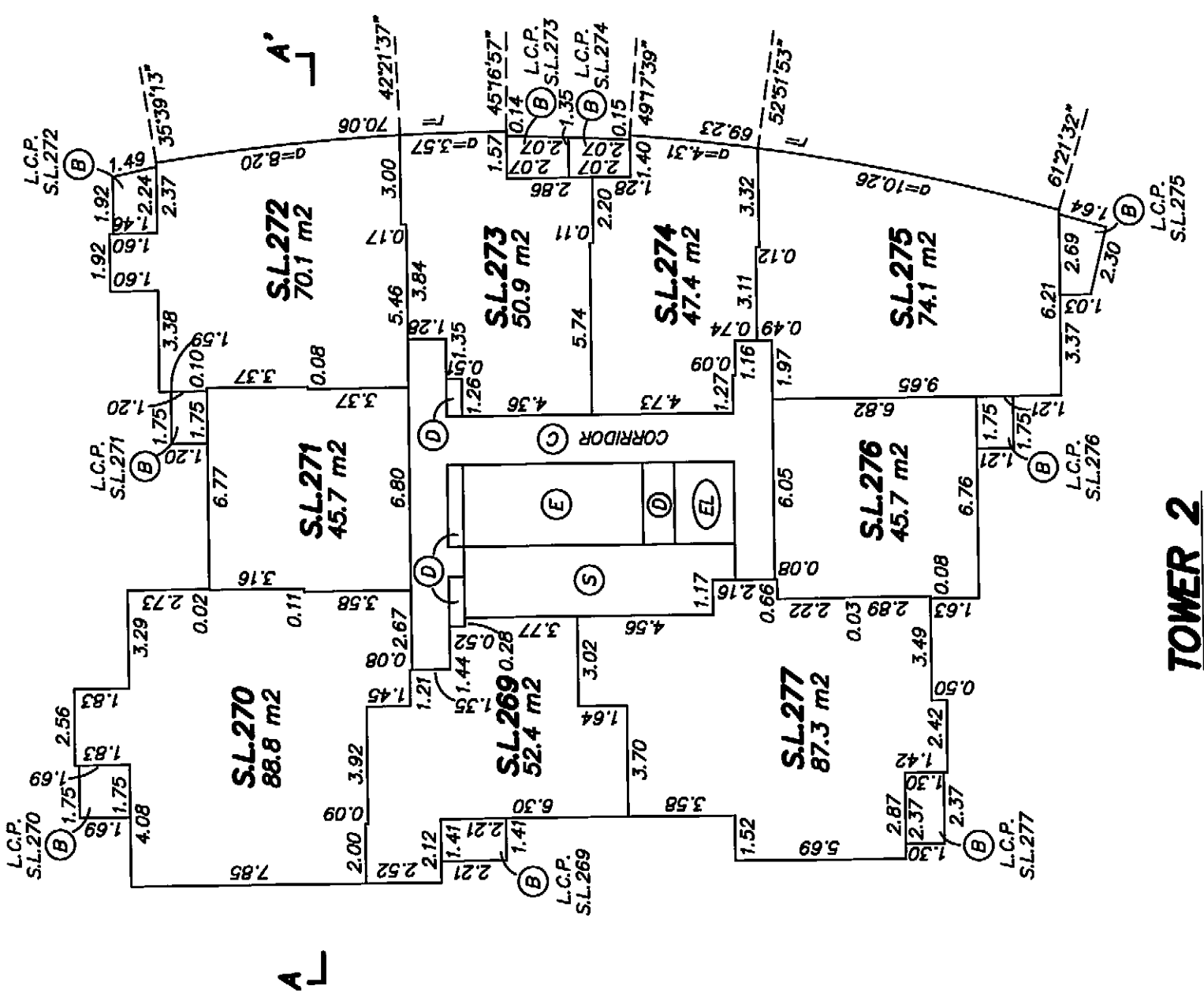


TOWER 2

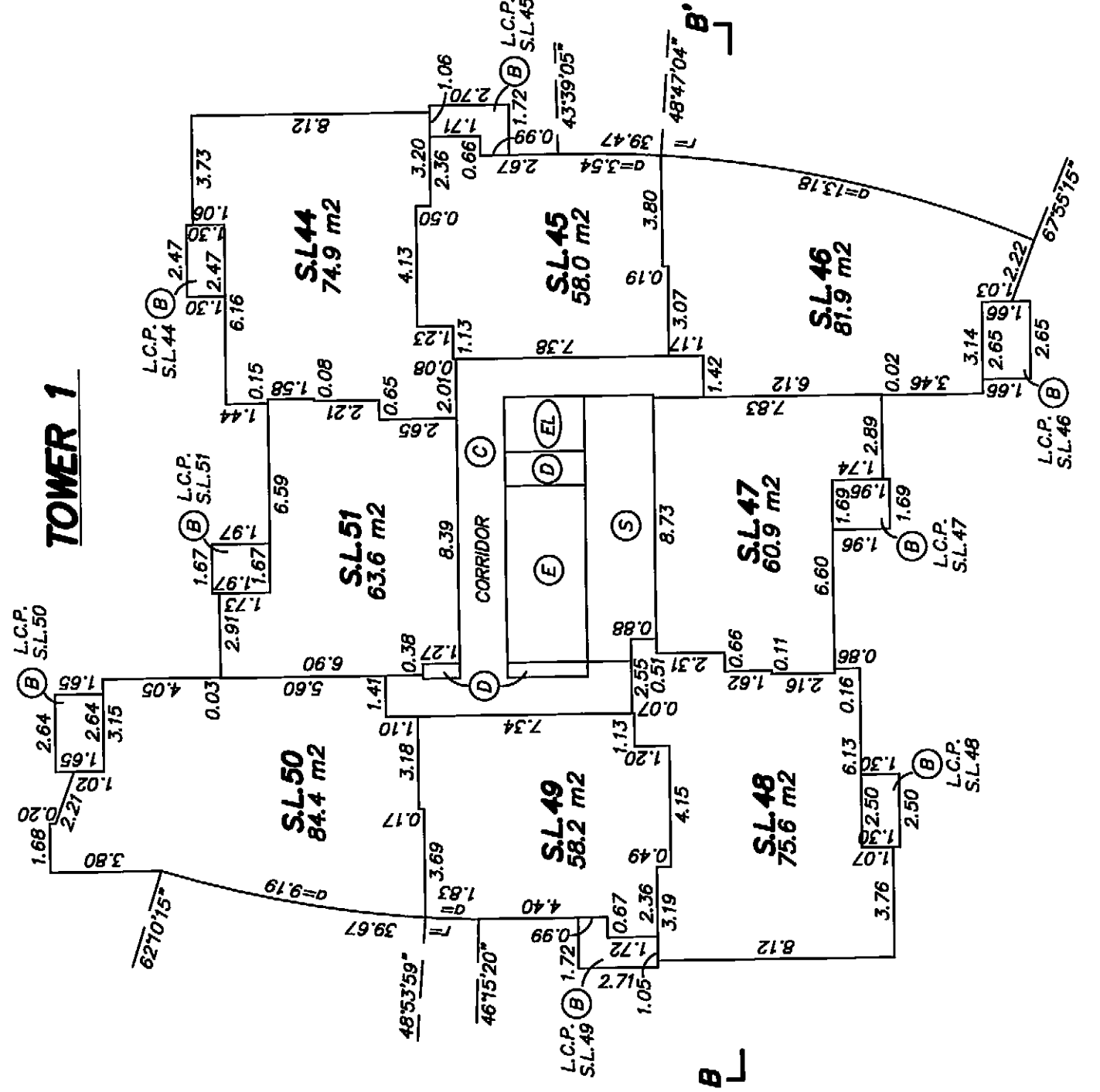


CR

9th LEVEL



TOWER 2



TOWER 1

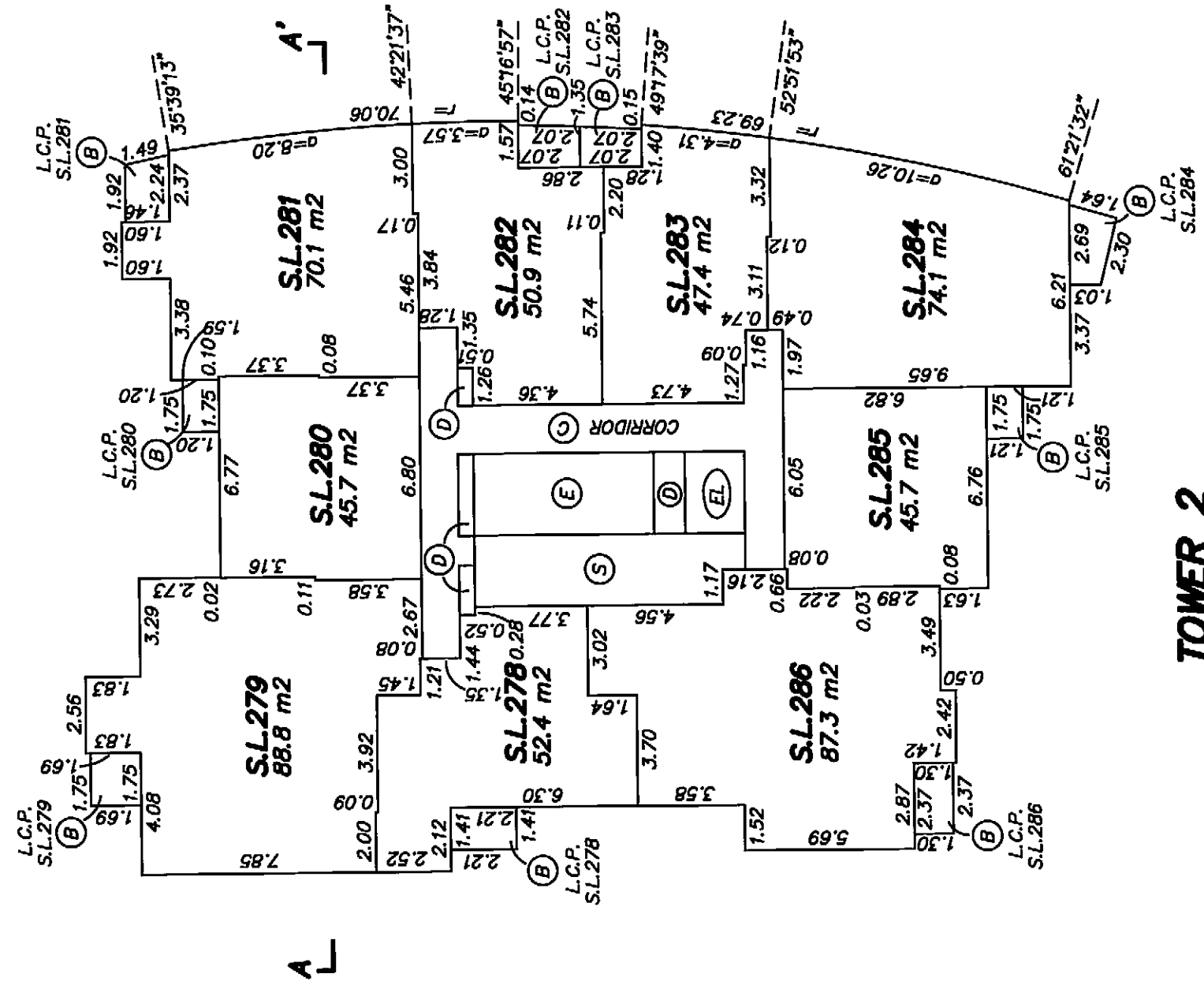
CR

STRATA PLAN BCS 2478

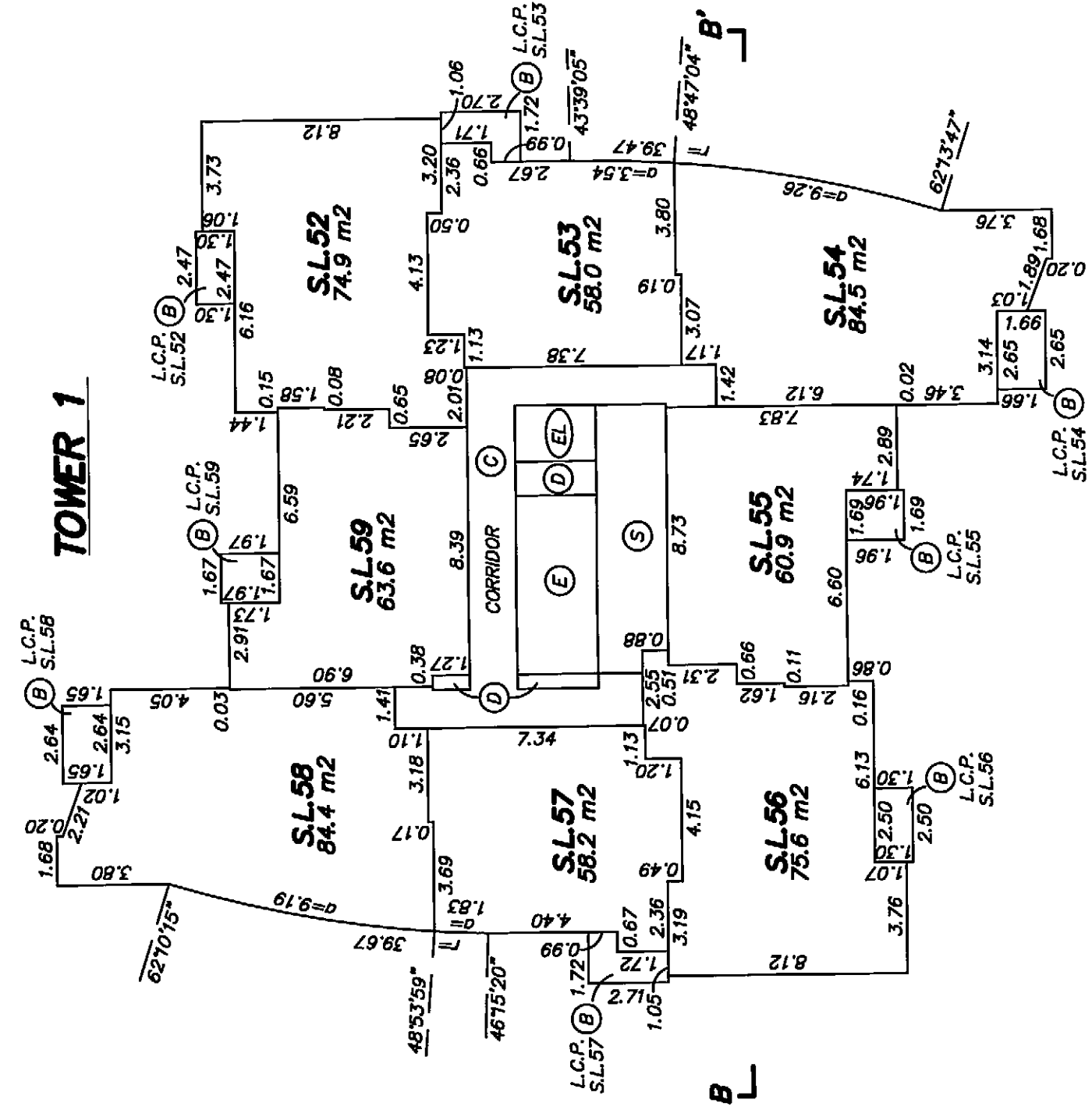
10th LEVEL



SCALE 1:200 DISTANCES ARE IN METRES



TOWER 2

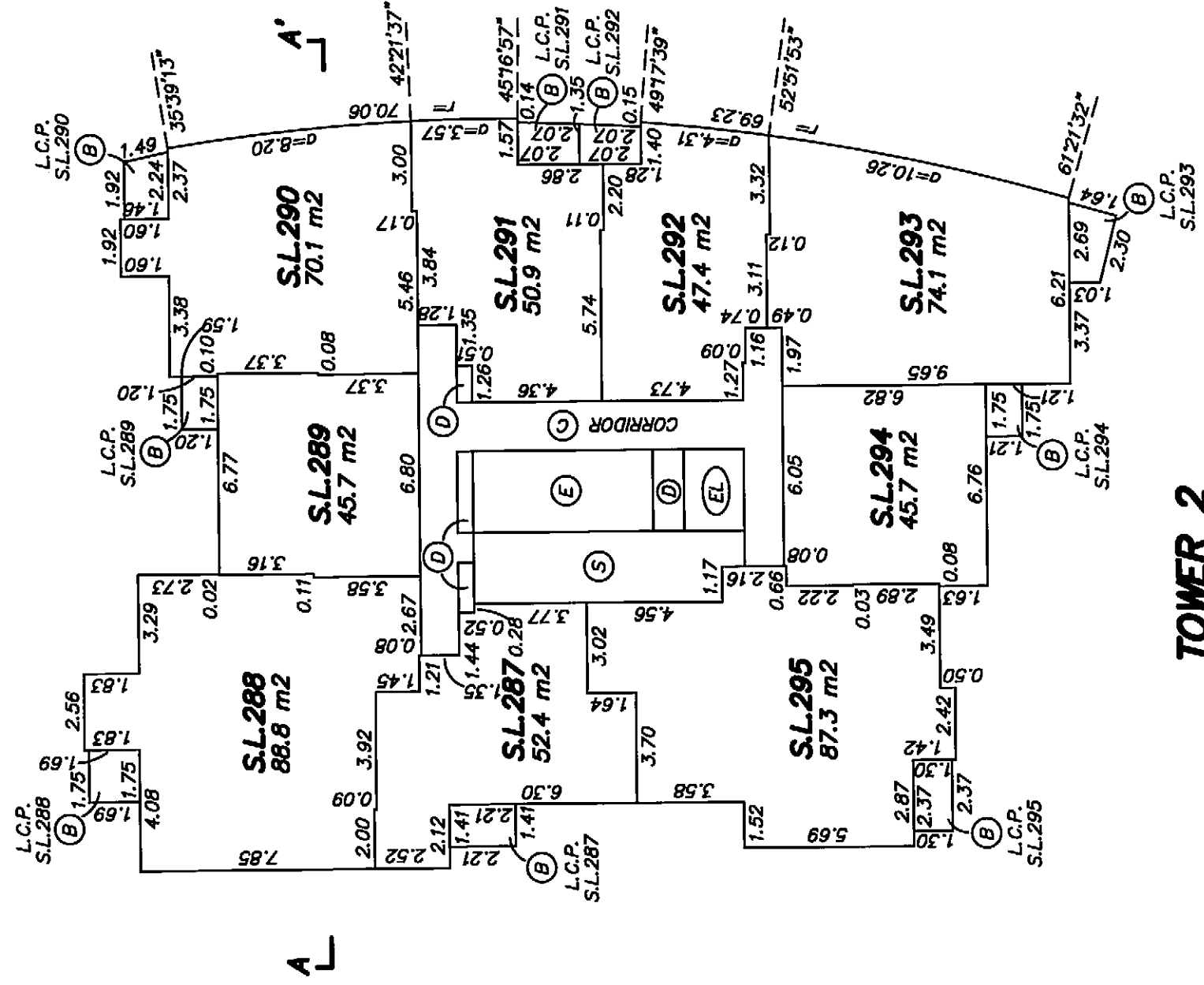


TOWER 1

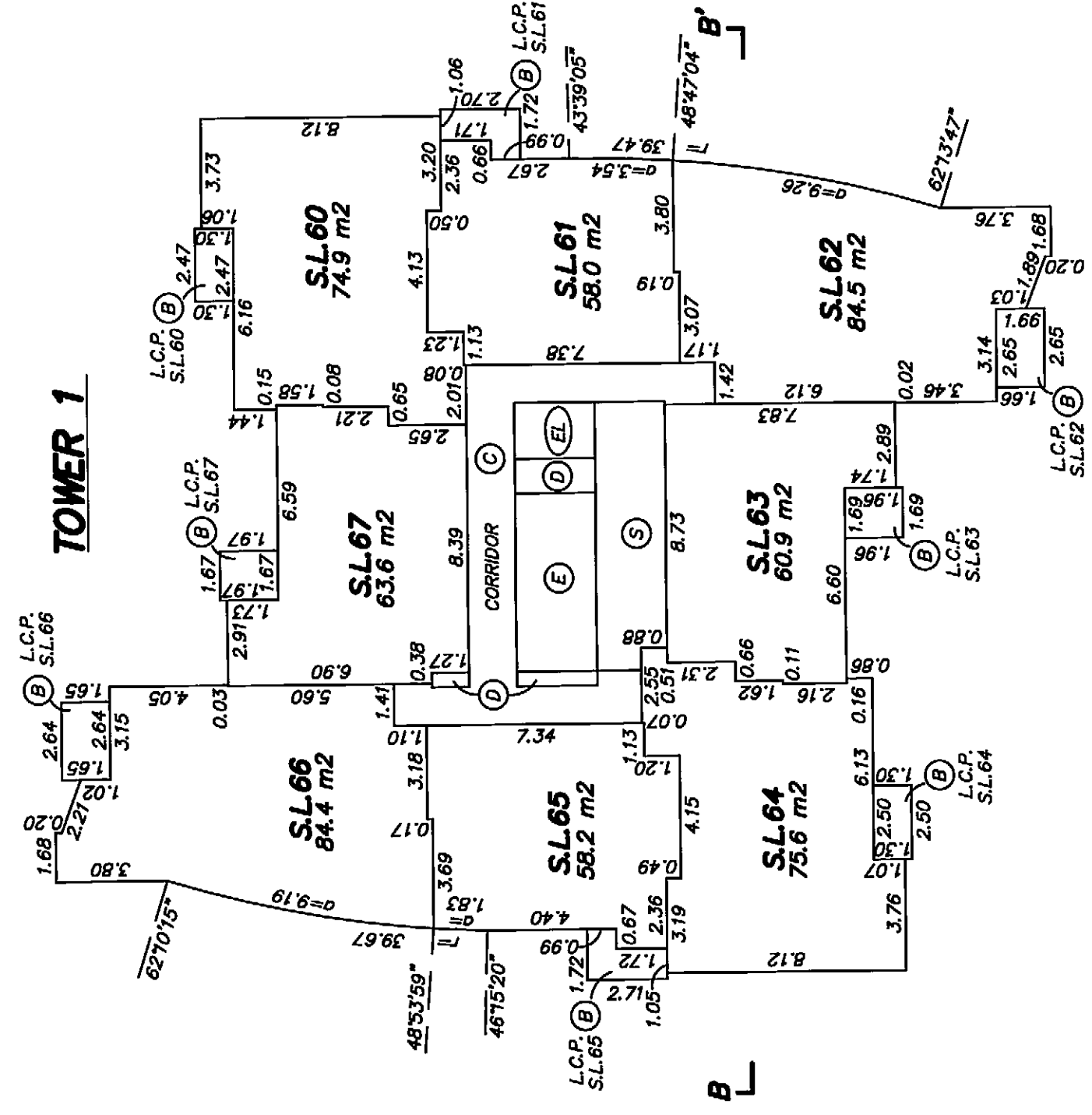
CR

STRATA PLAN BCS 2478

11th LEVEL

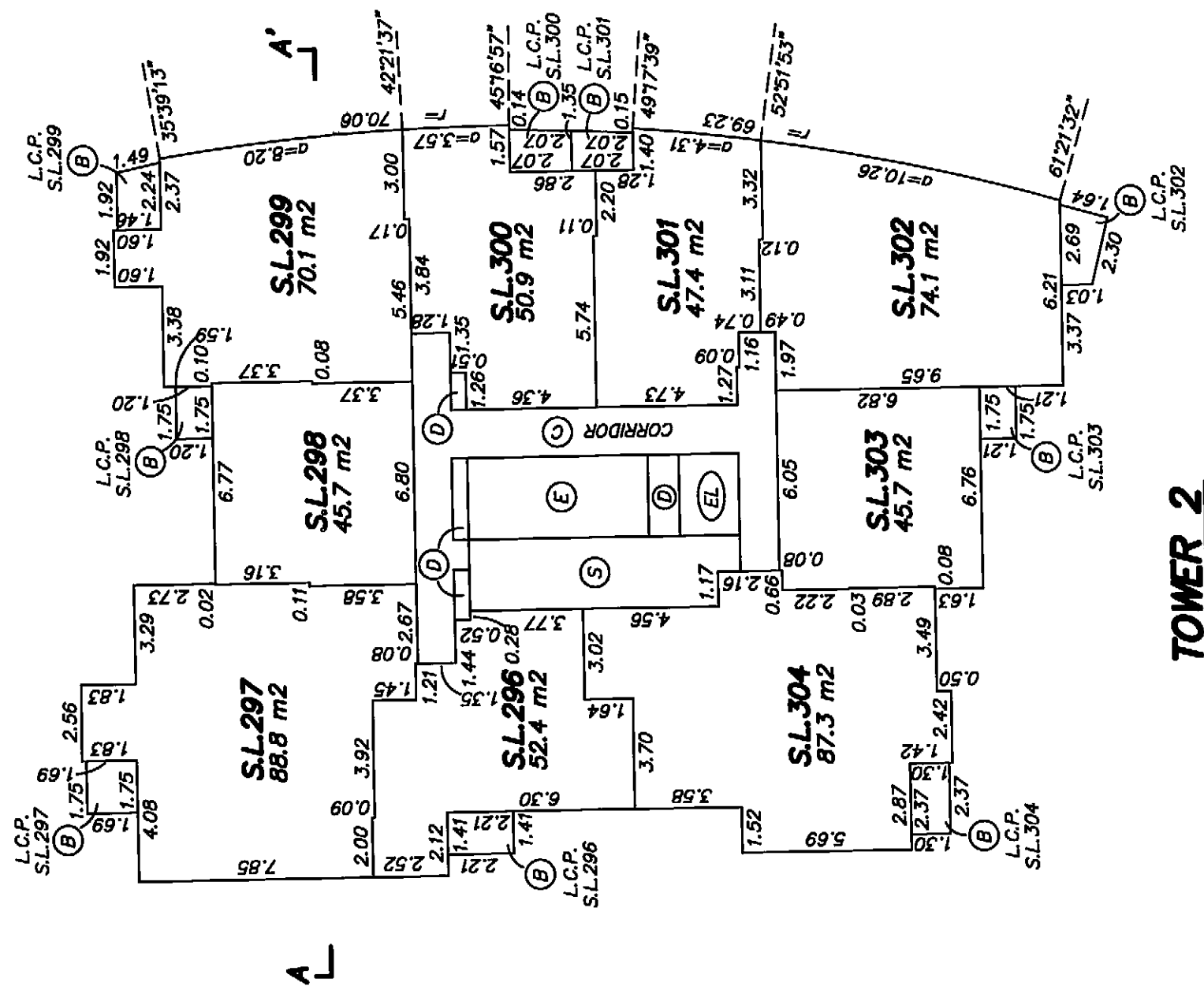
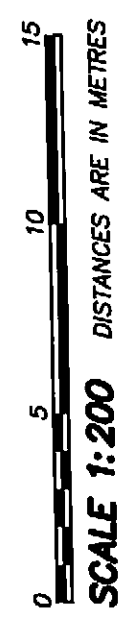


TOWER 2

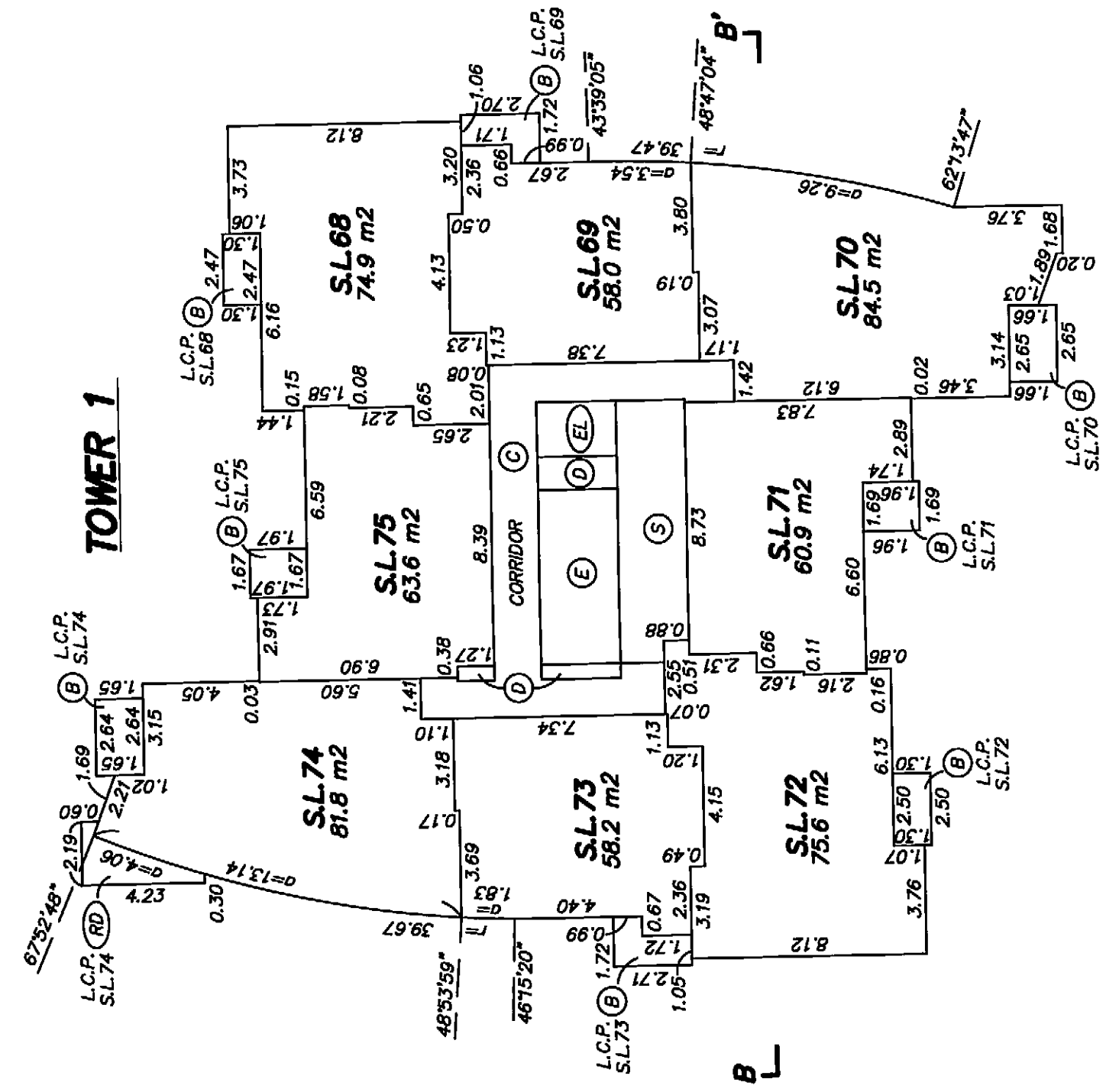


CR

12th LEVEL



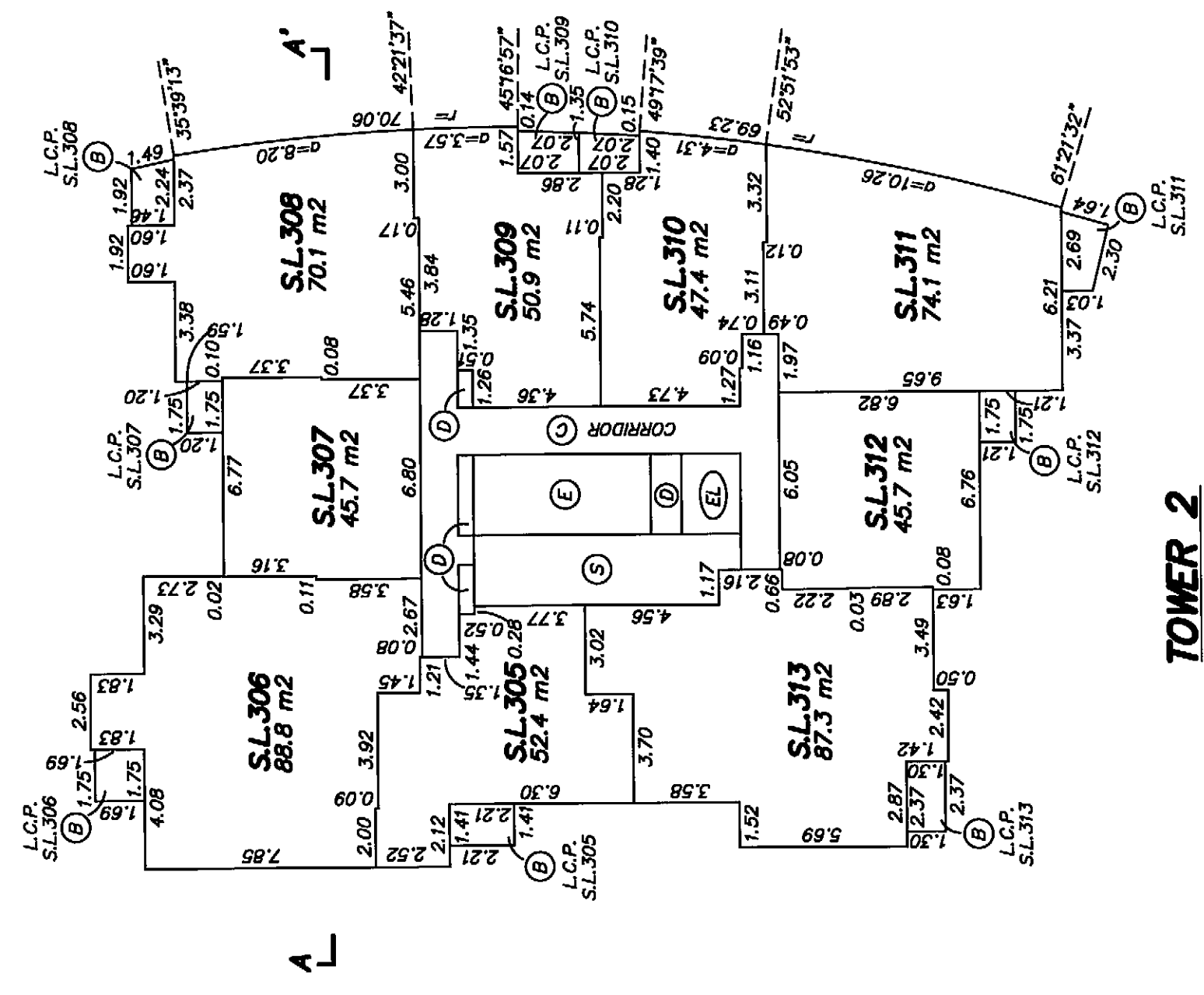
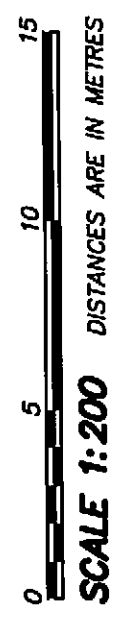
TOWER 2



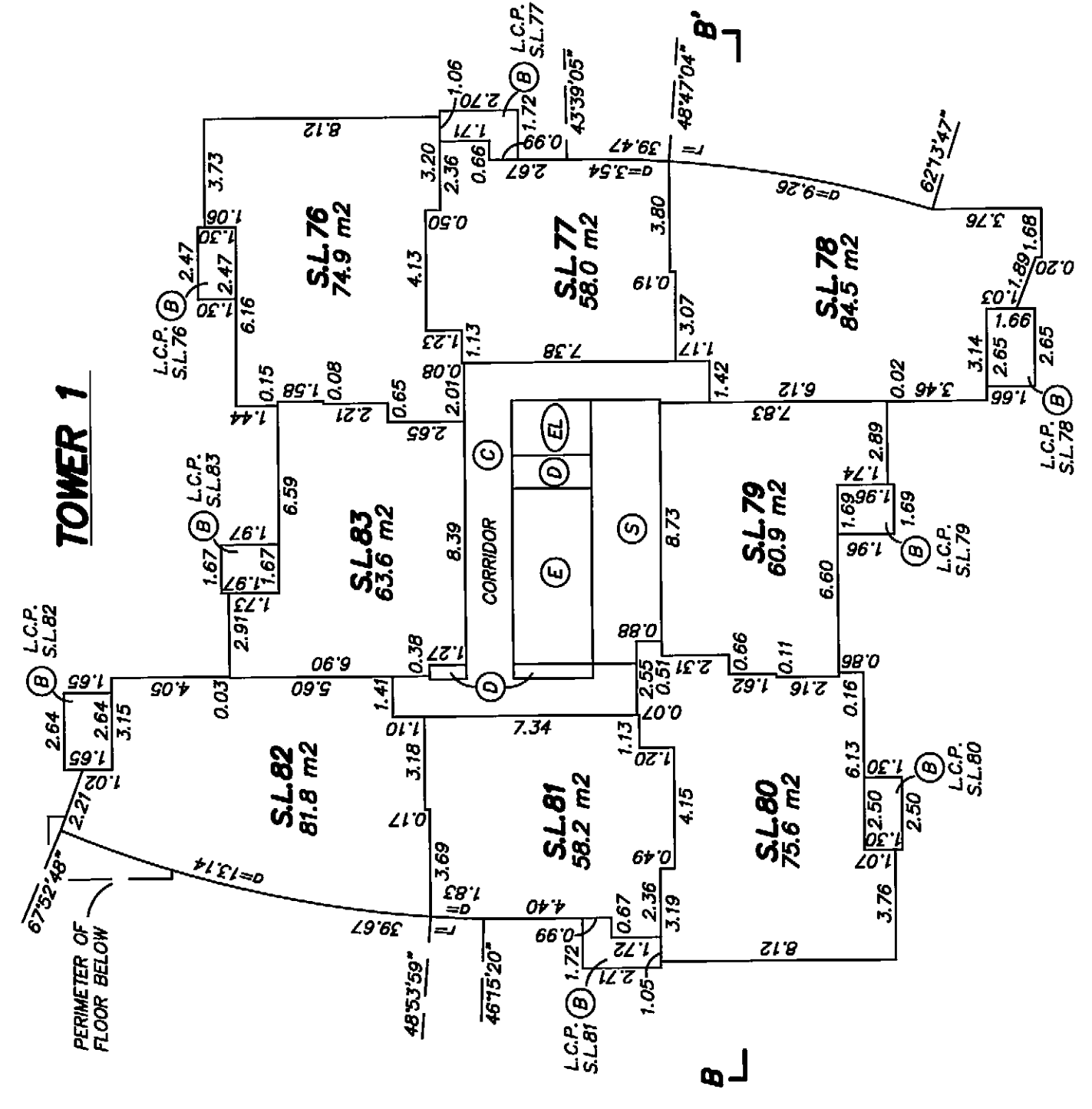
TOWER 1

CR

15th LEVEL



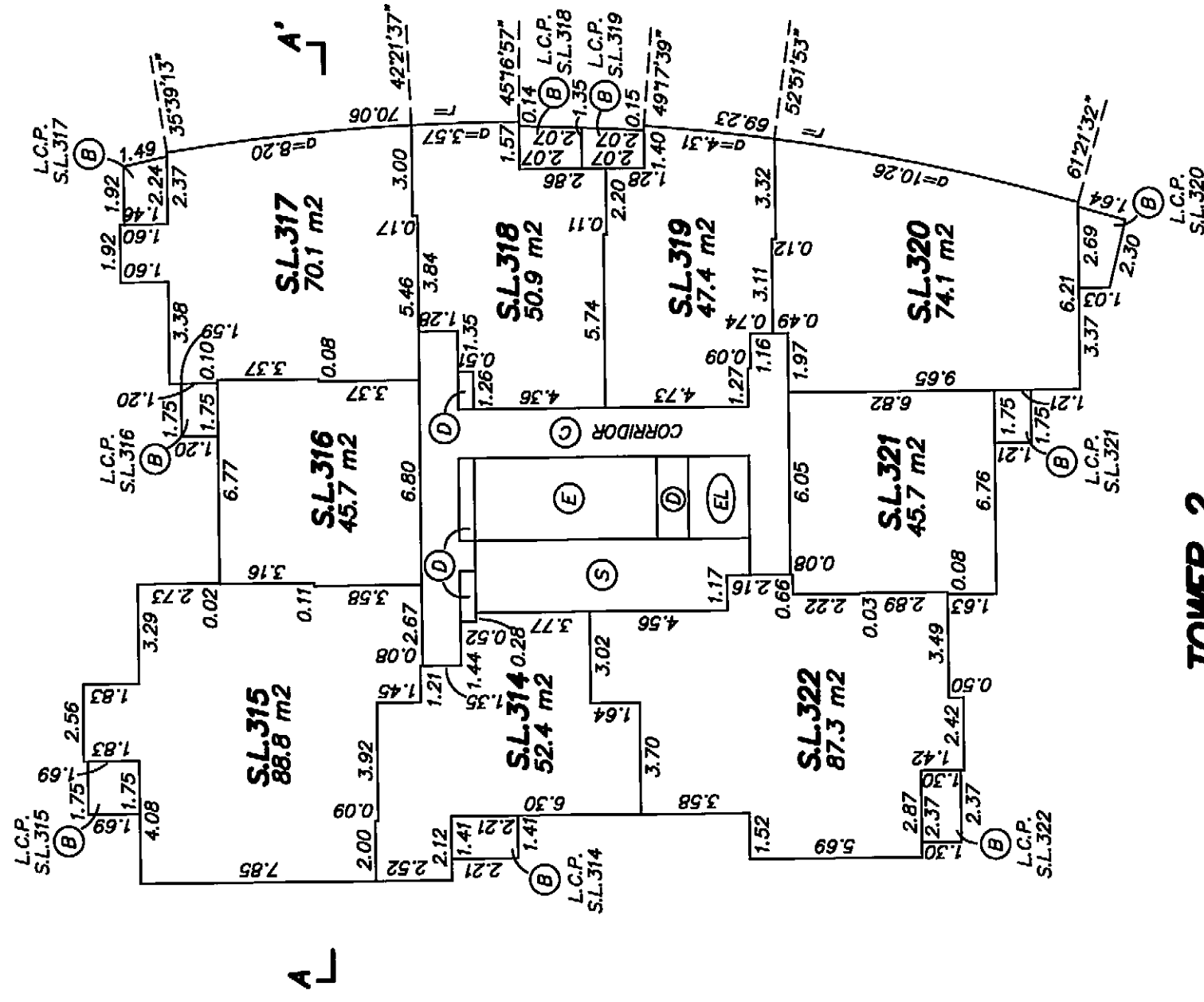
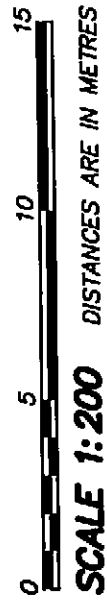
TOWER 2



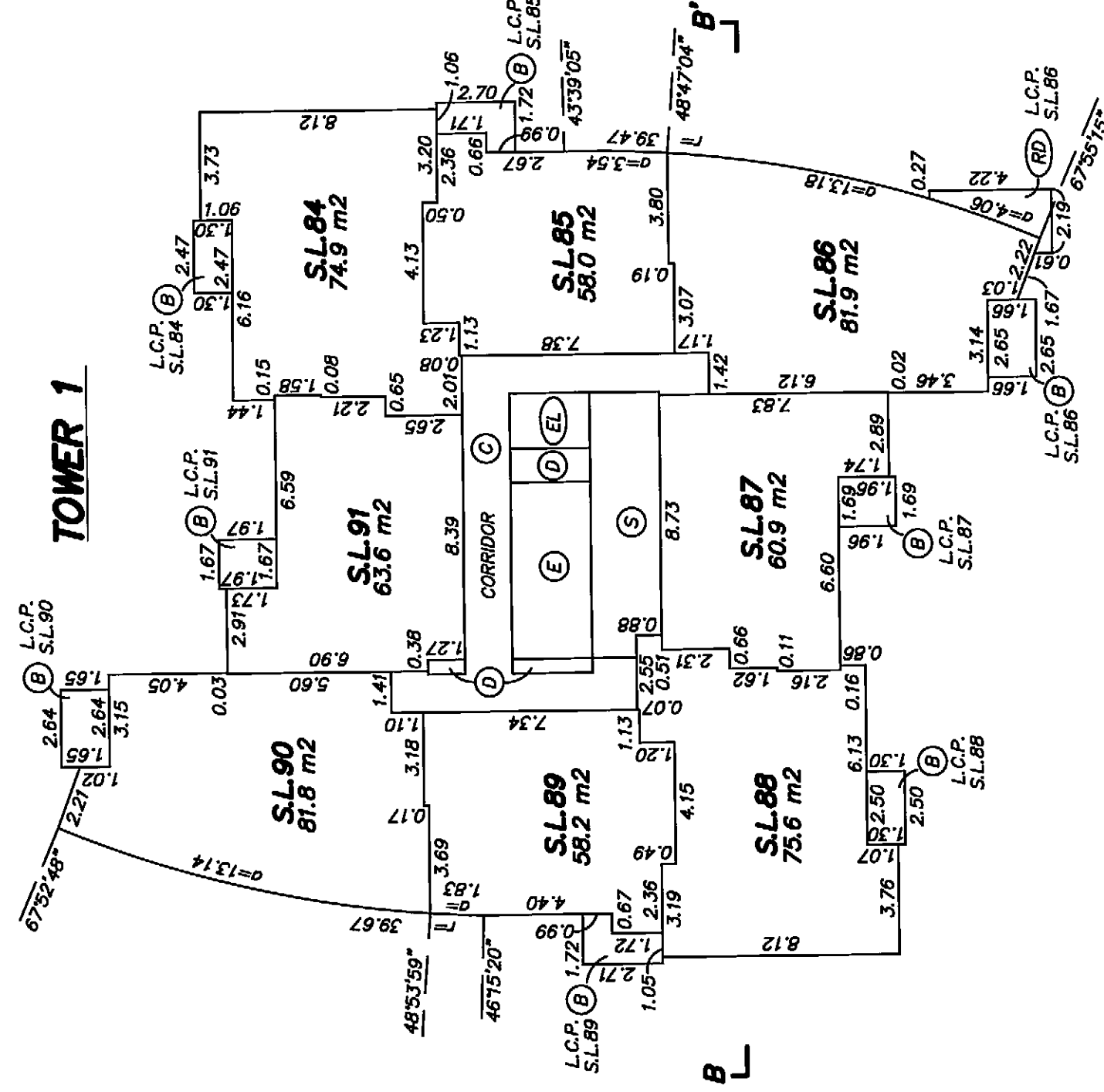
CR

STRATA PLAN BCS 2478

16th LEVEL



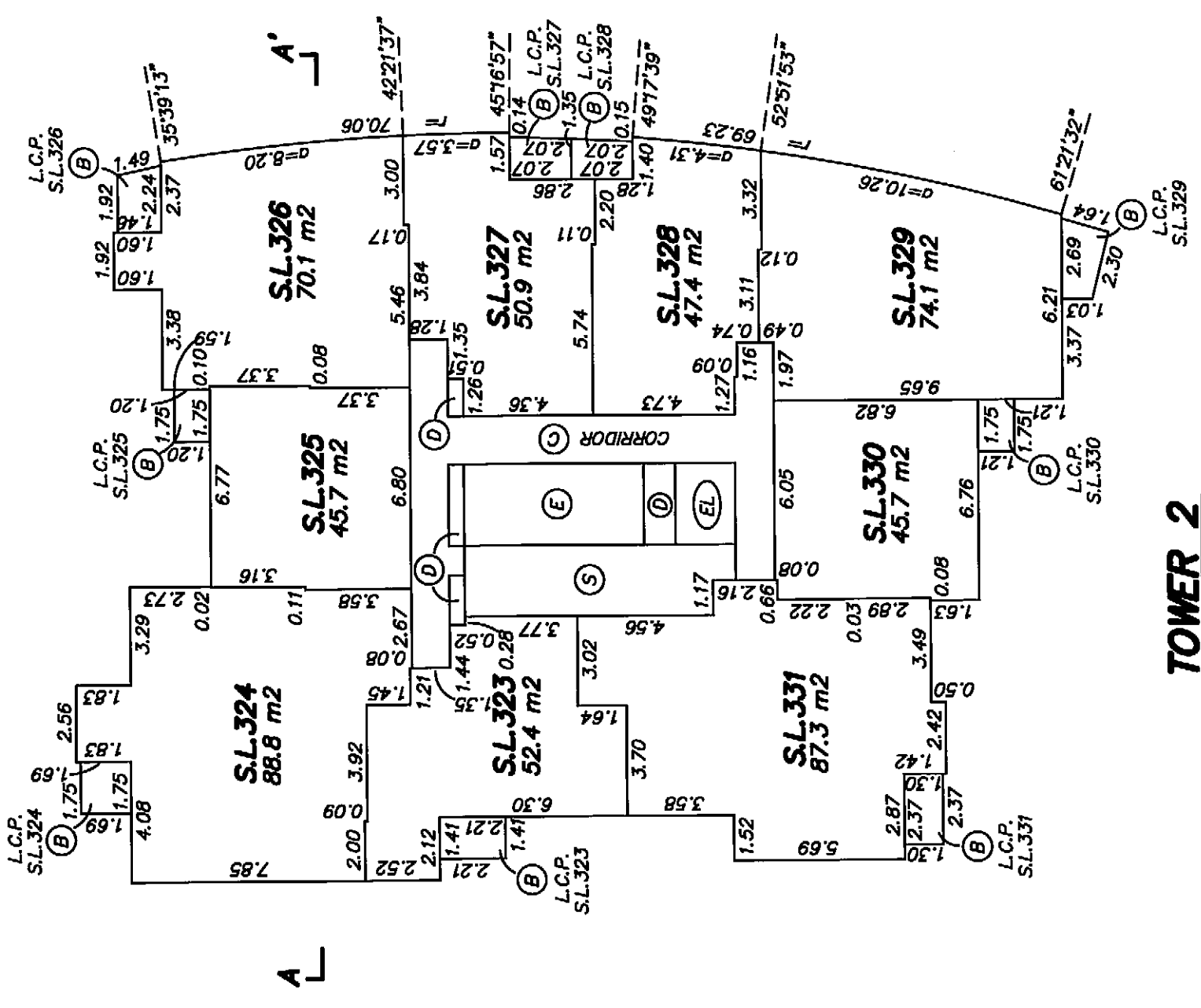
TOWER 2



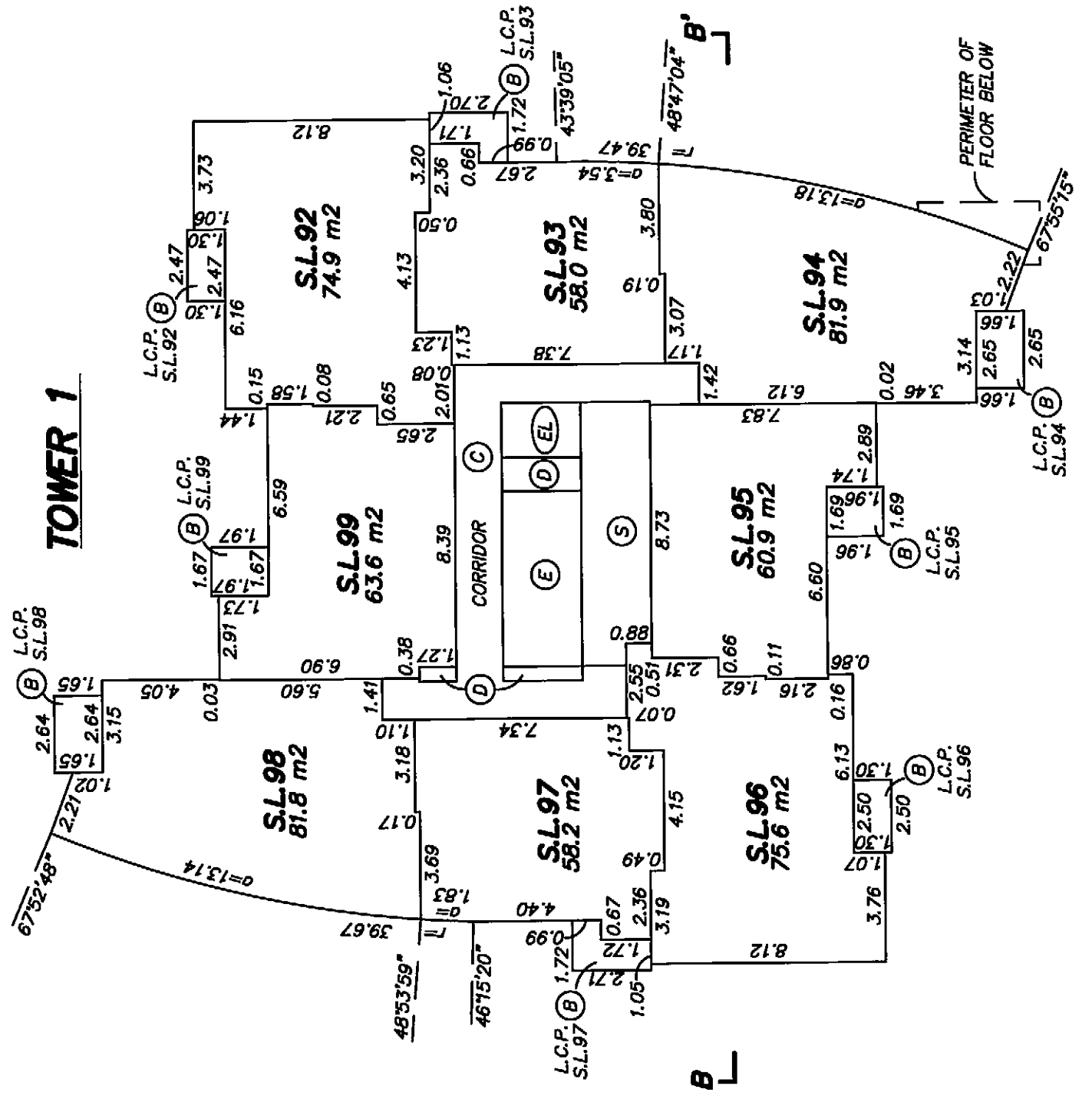
CR

17th LEVEL

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



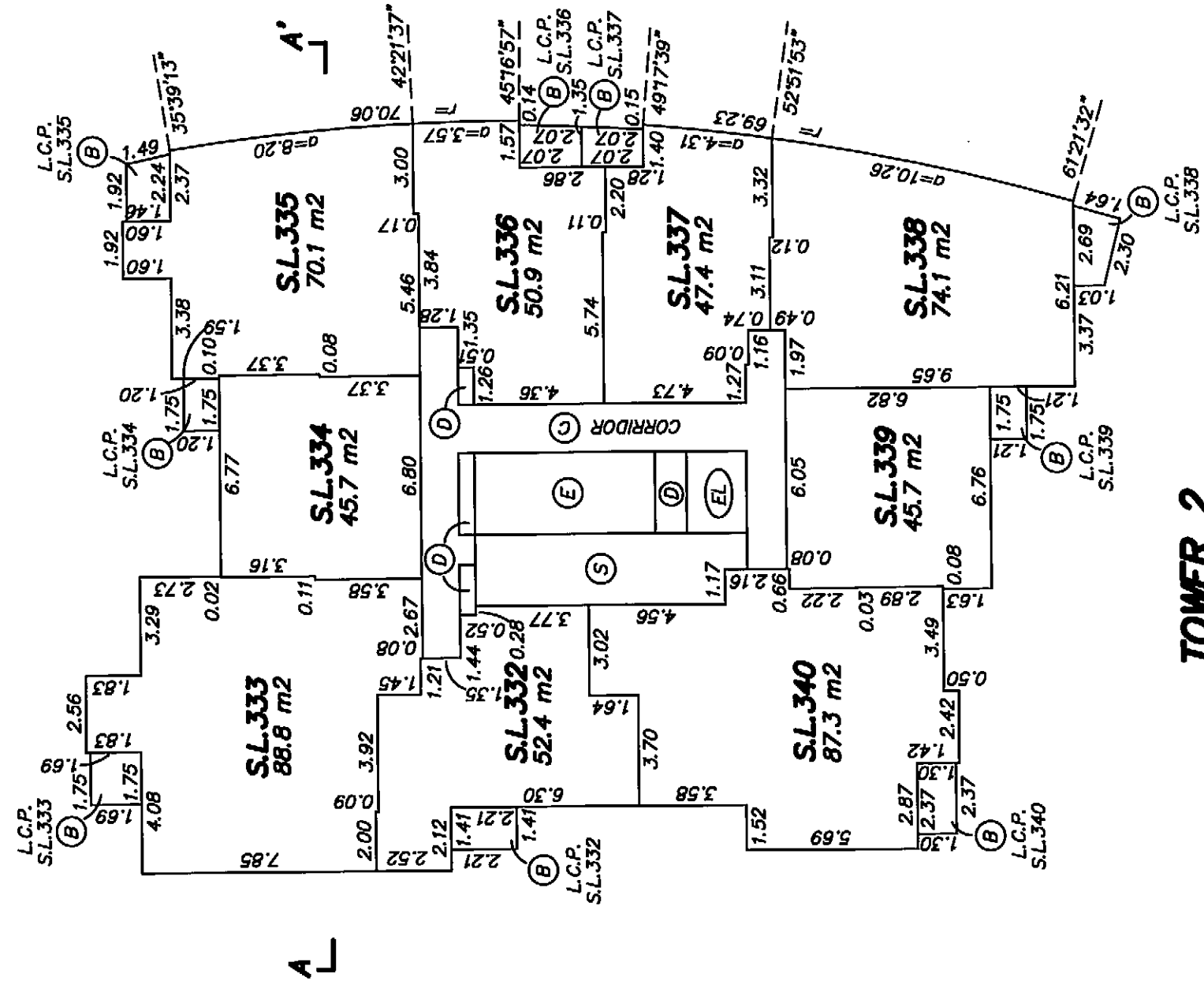
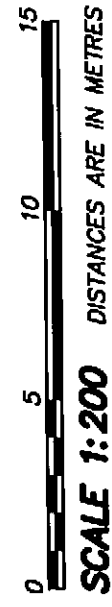
TOWER 2



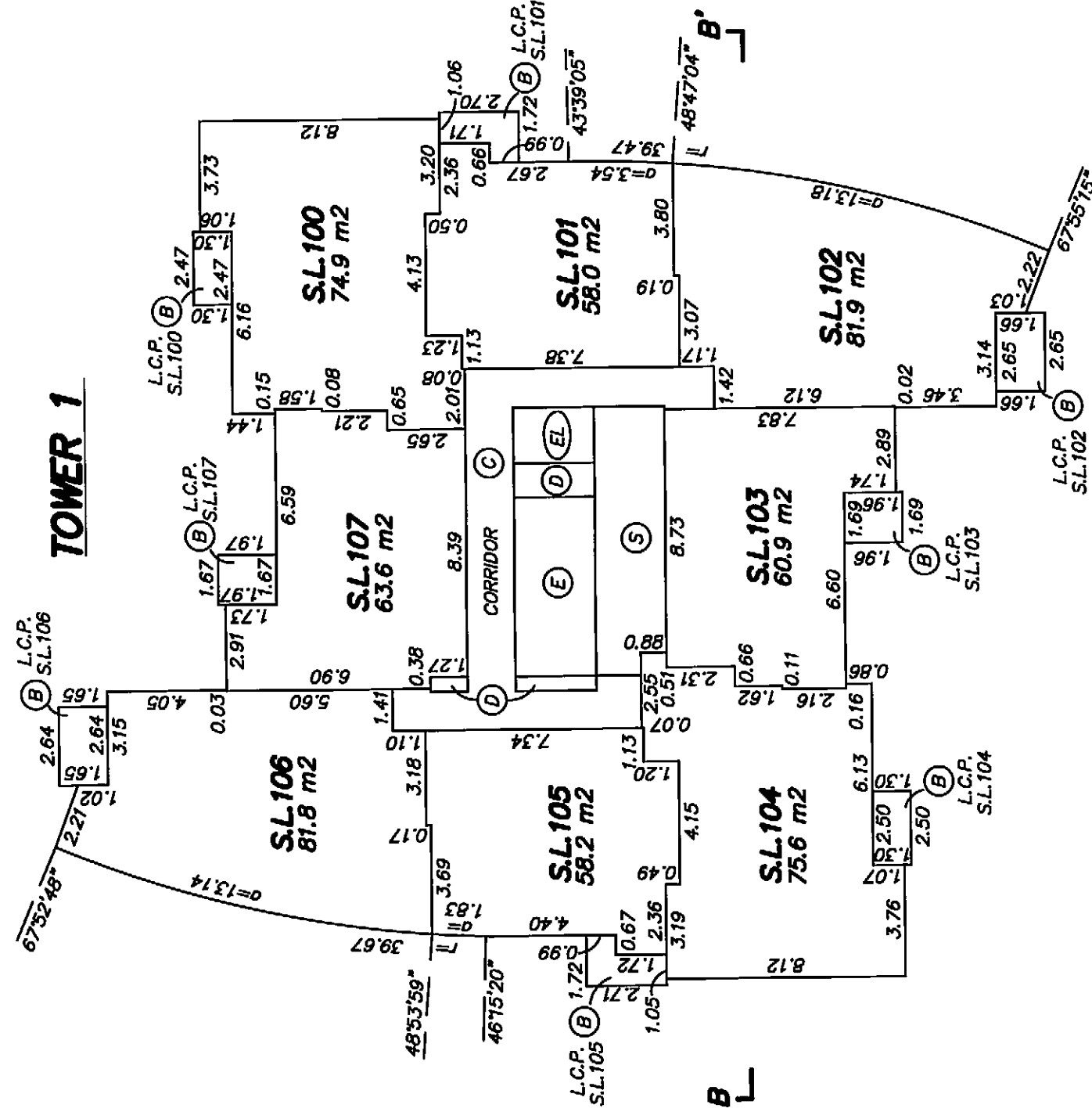
TOWER 1

CR

18th LEVEL



TOWER 2

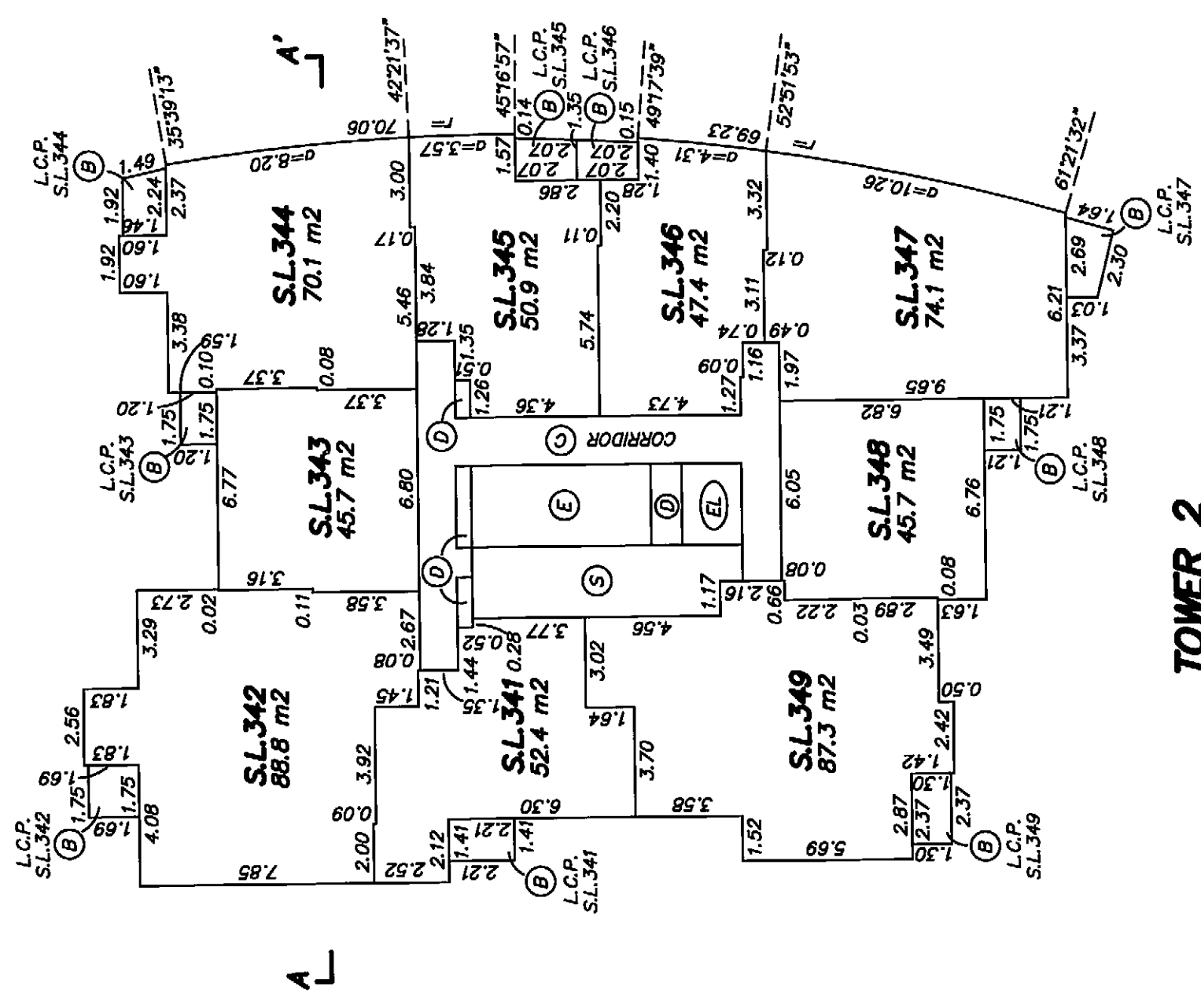
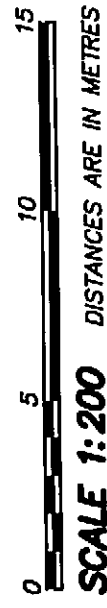


TOWER 1

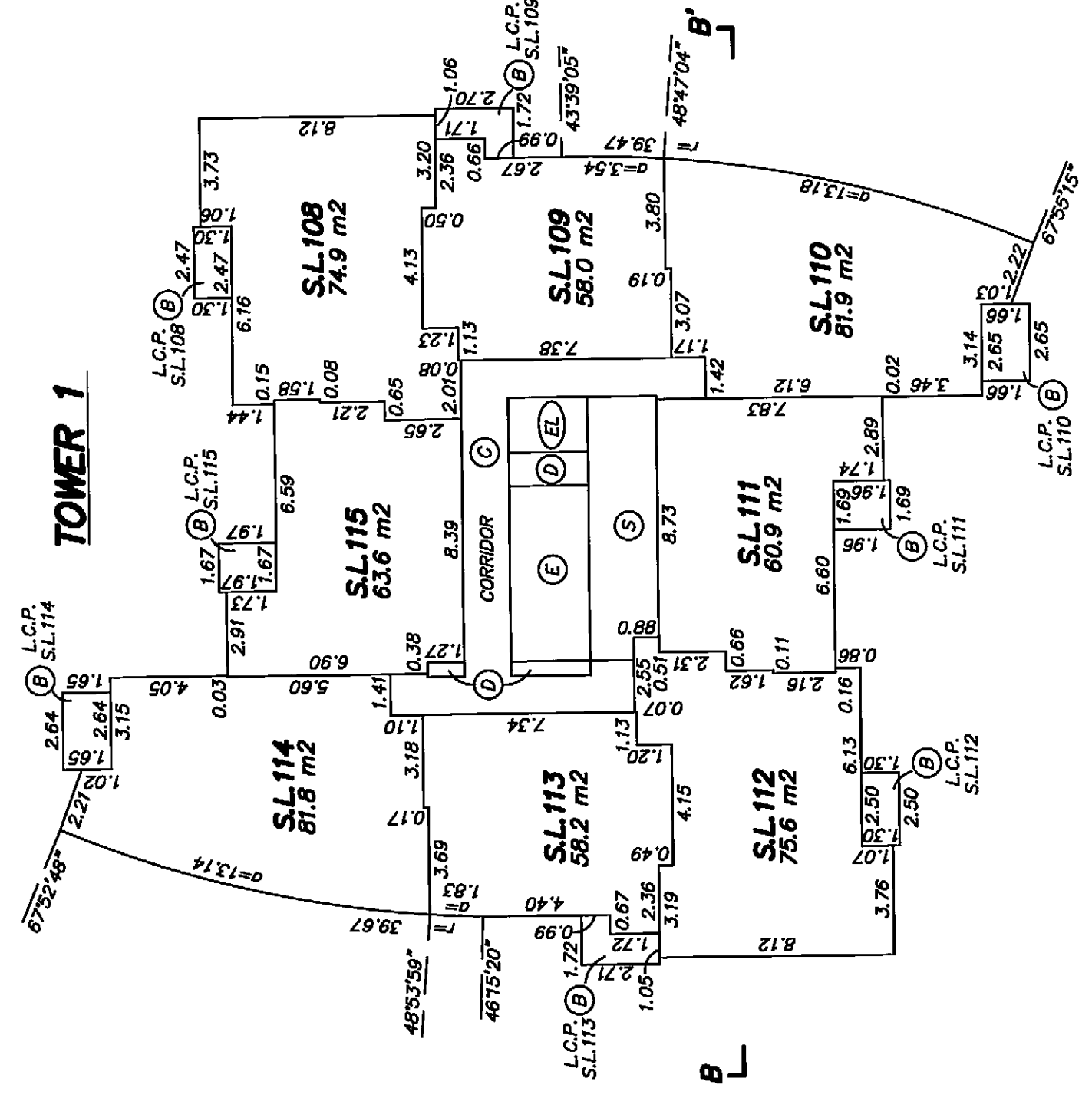
CR

19th LEVEL

STRATA PLAN BCS 2478



TOWER 2

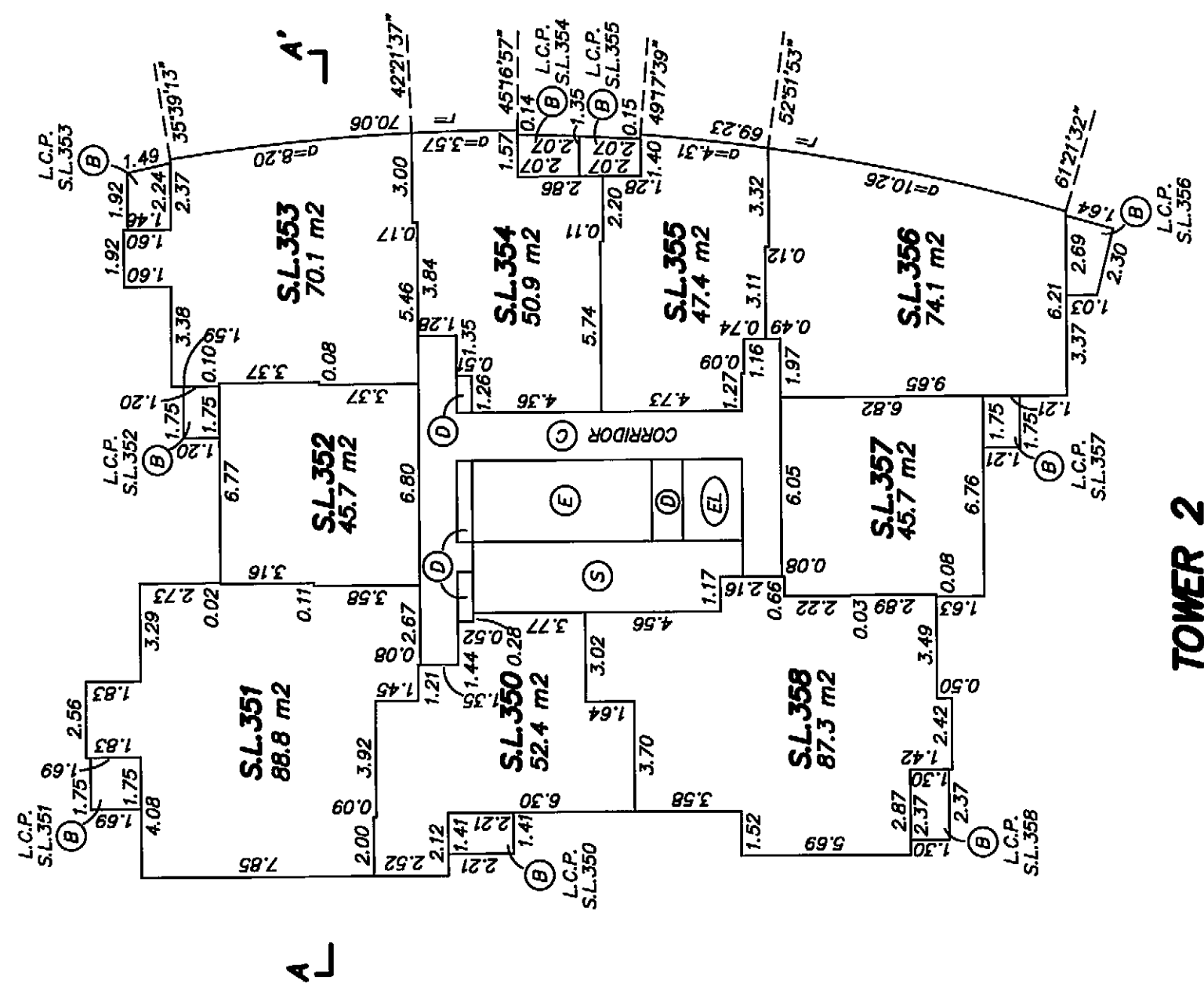


TOWER 1

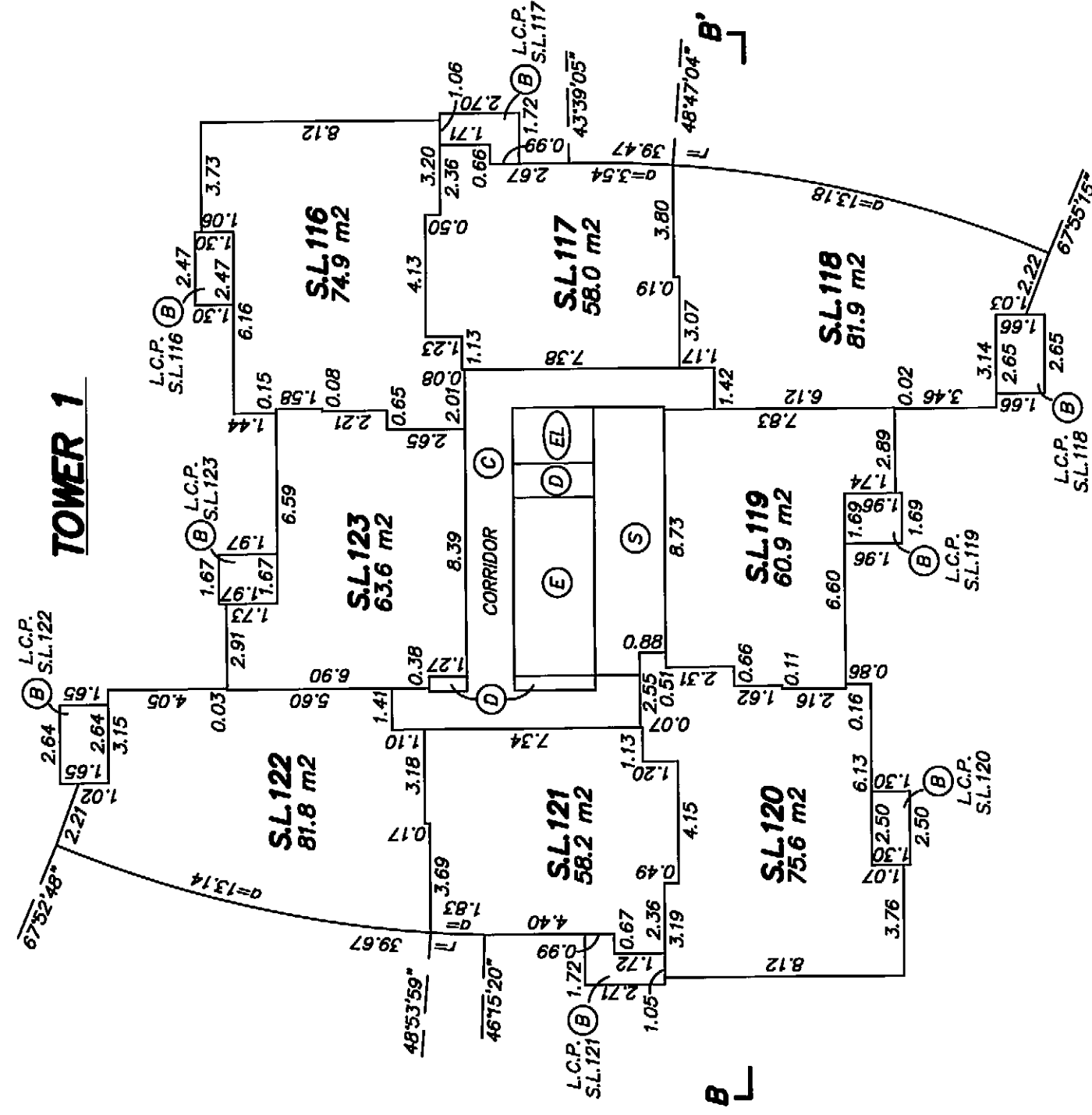
CR



SCALE 1:200 DISTANCES ARE IN METRES

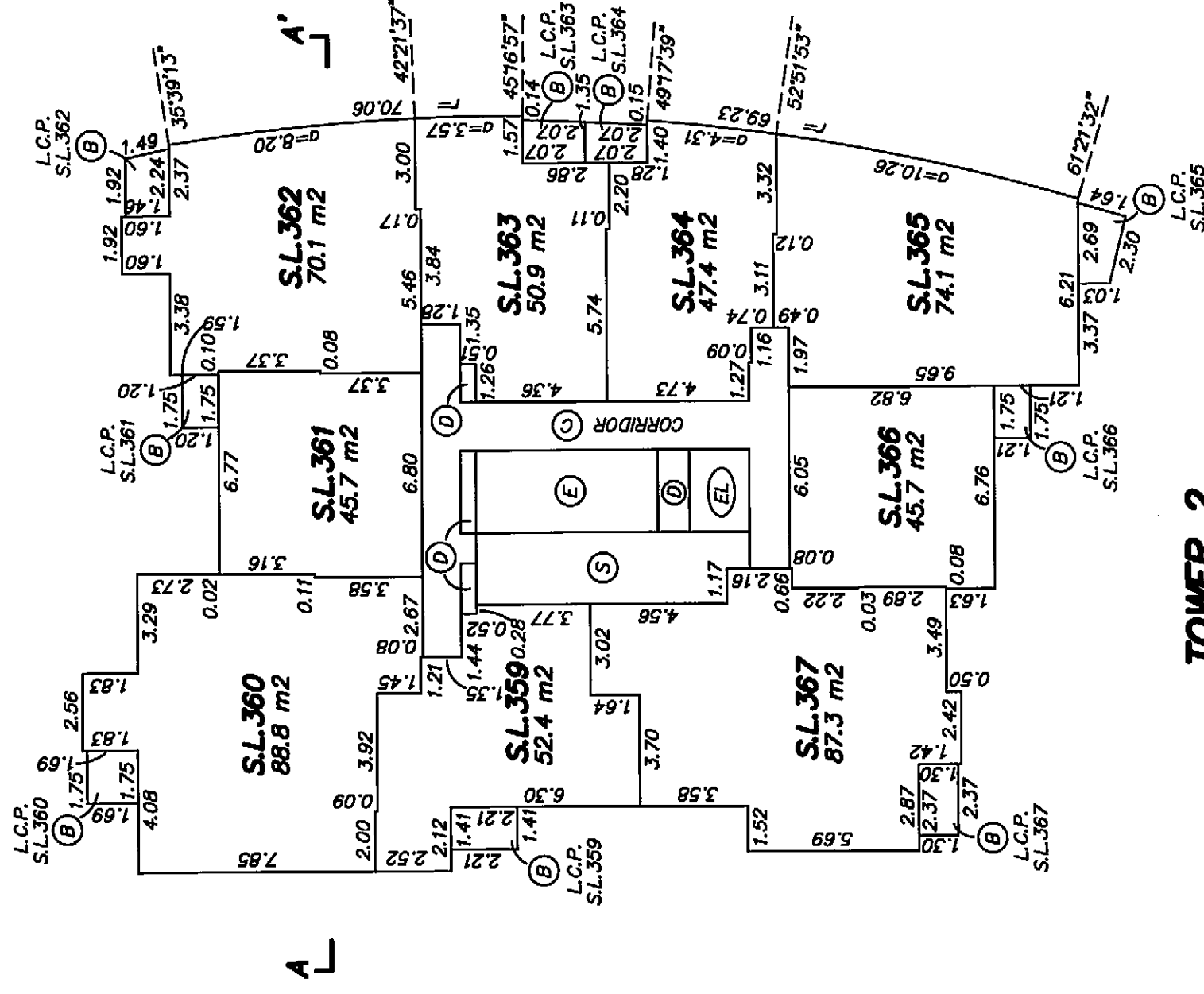
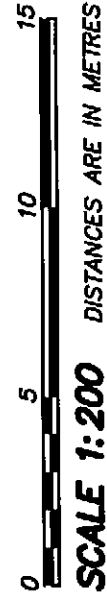


TOWER 2

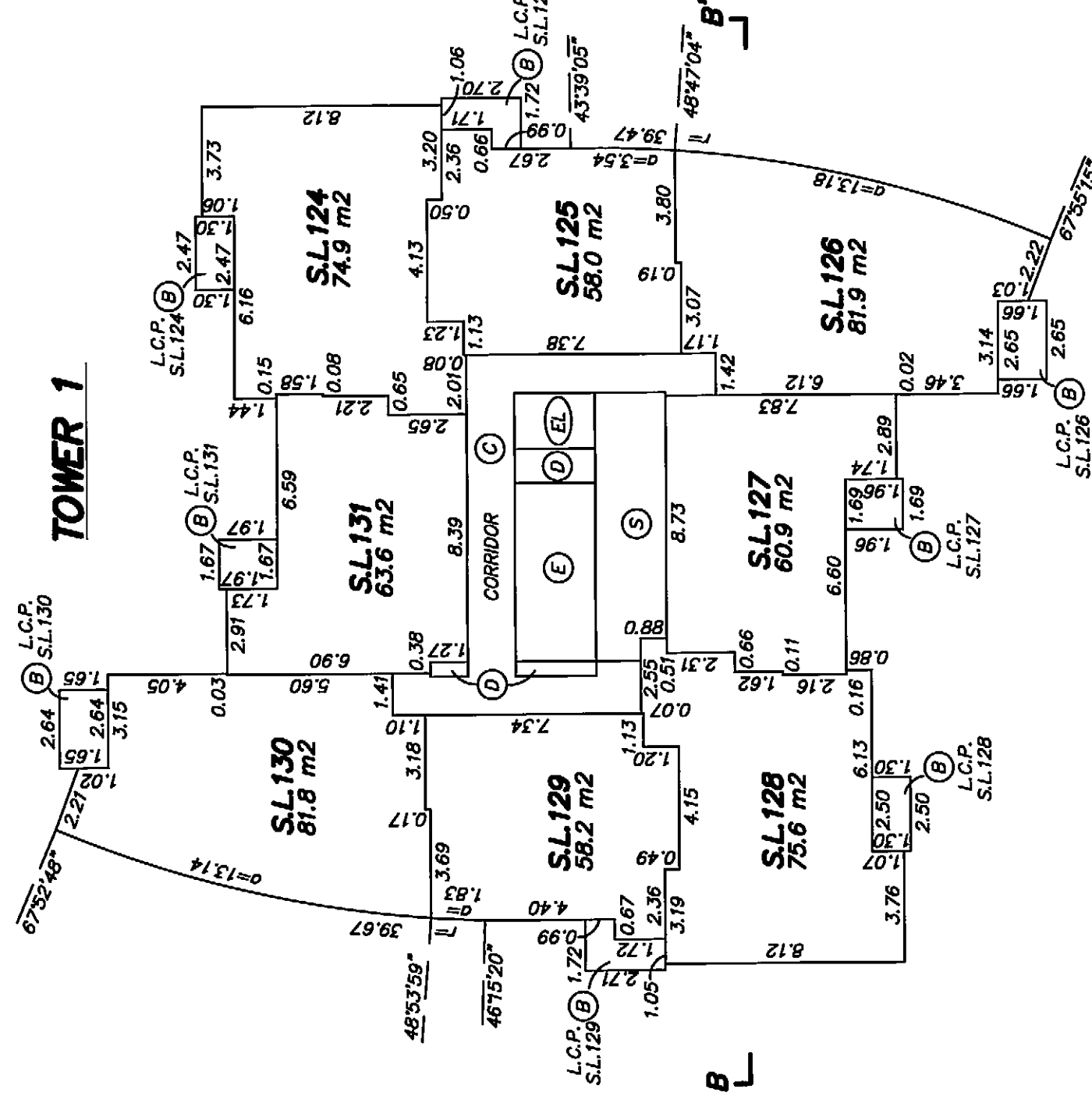


TOWER 1

21st LEVEL



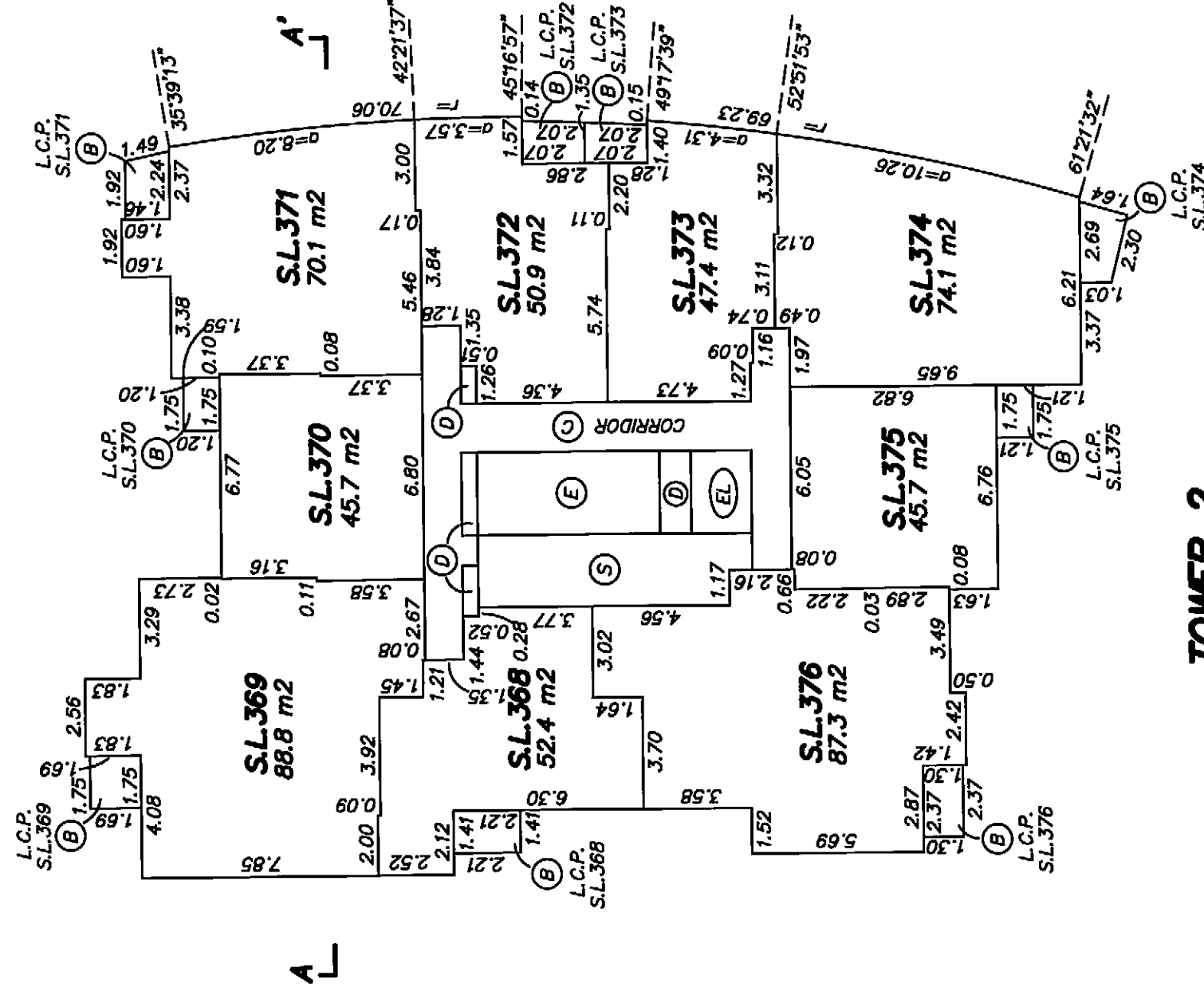
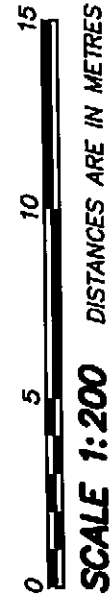
TOWER 2



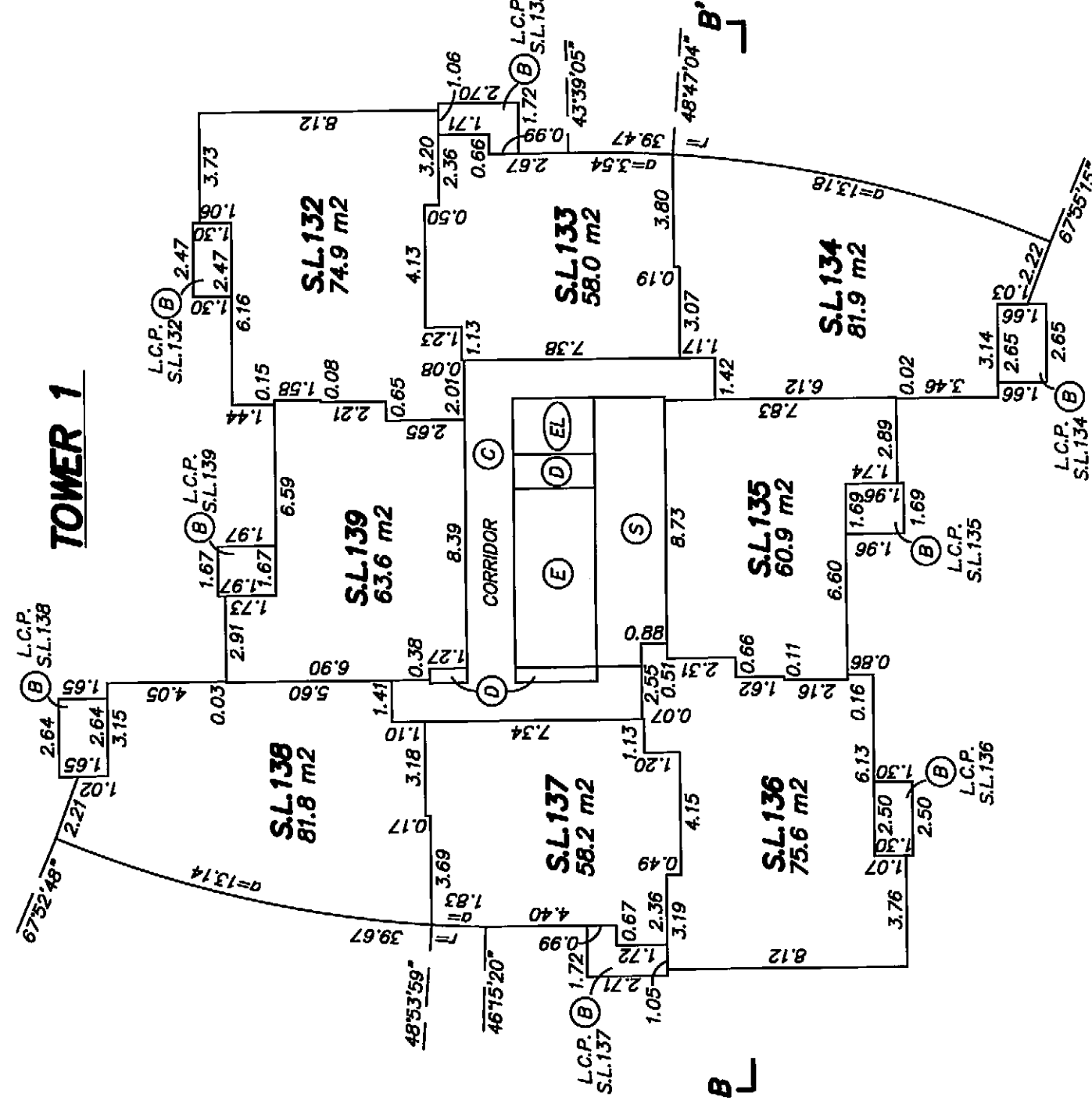
CR

22nd LEVEL

STRATA PLAN BCS 2470



TOWER 2

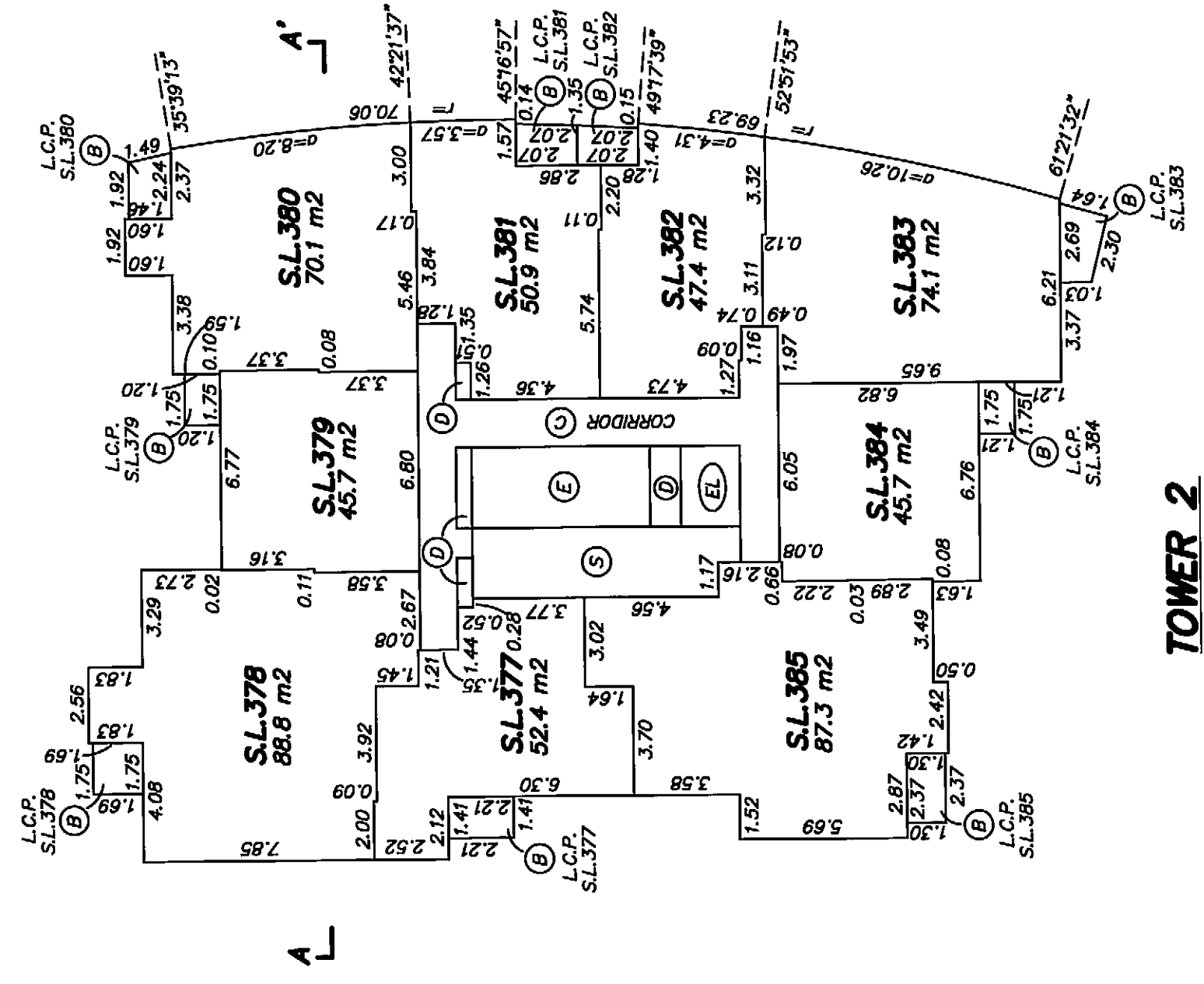


CR

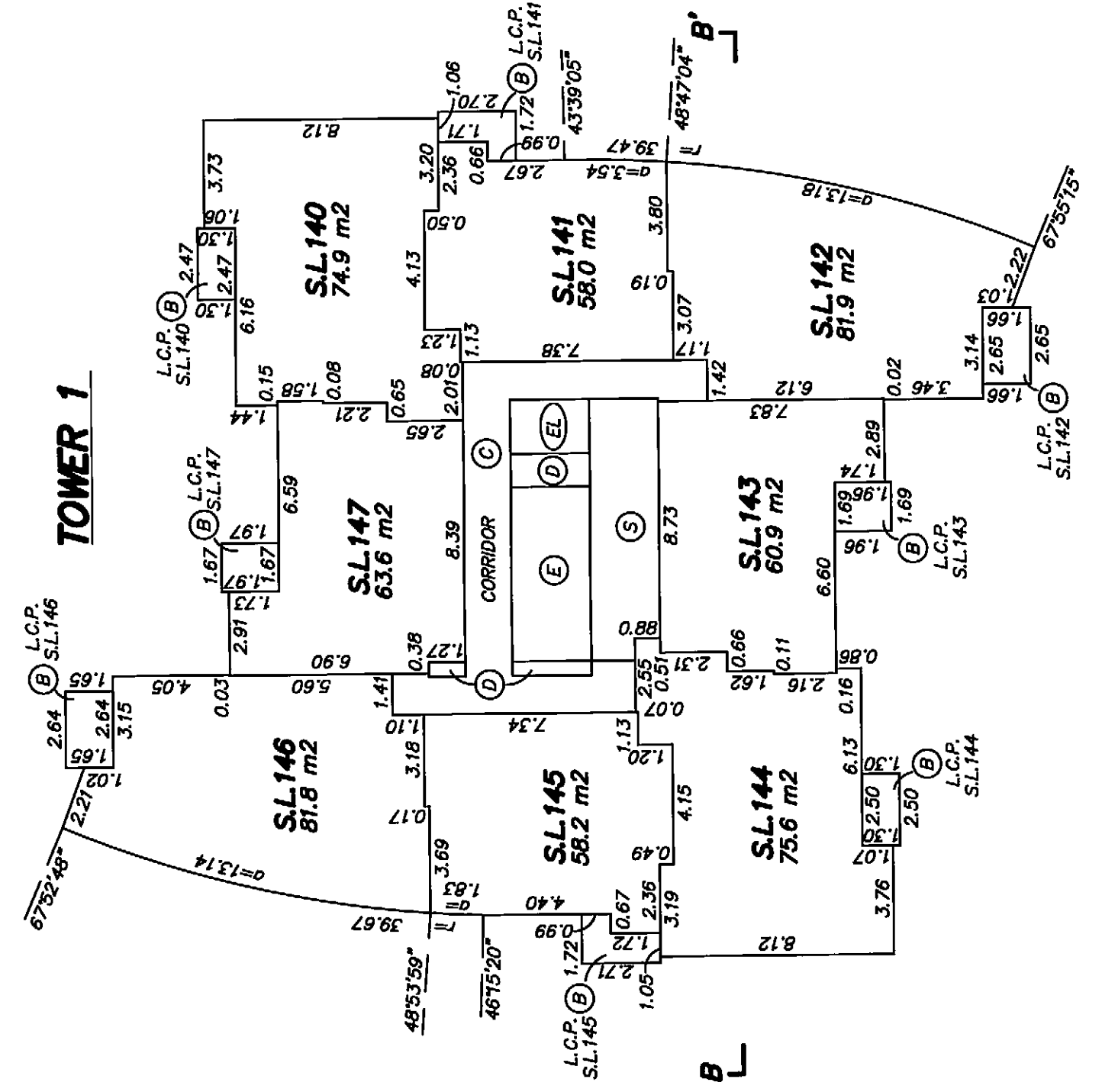
23rd LEVEL



SCALE 1:200 DISTANCES ARE IN METRES



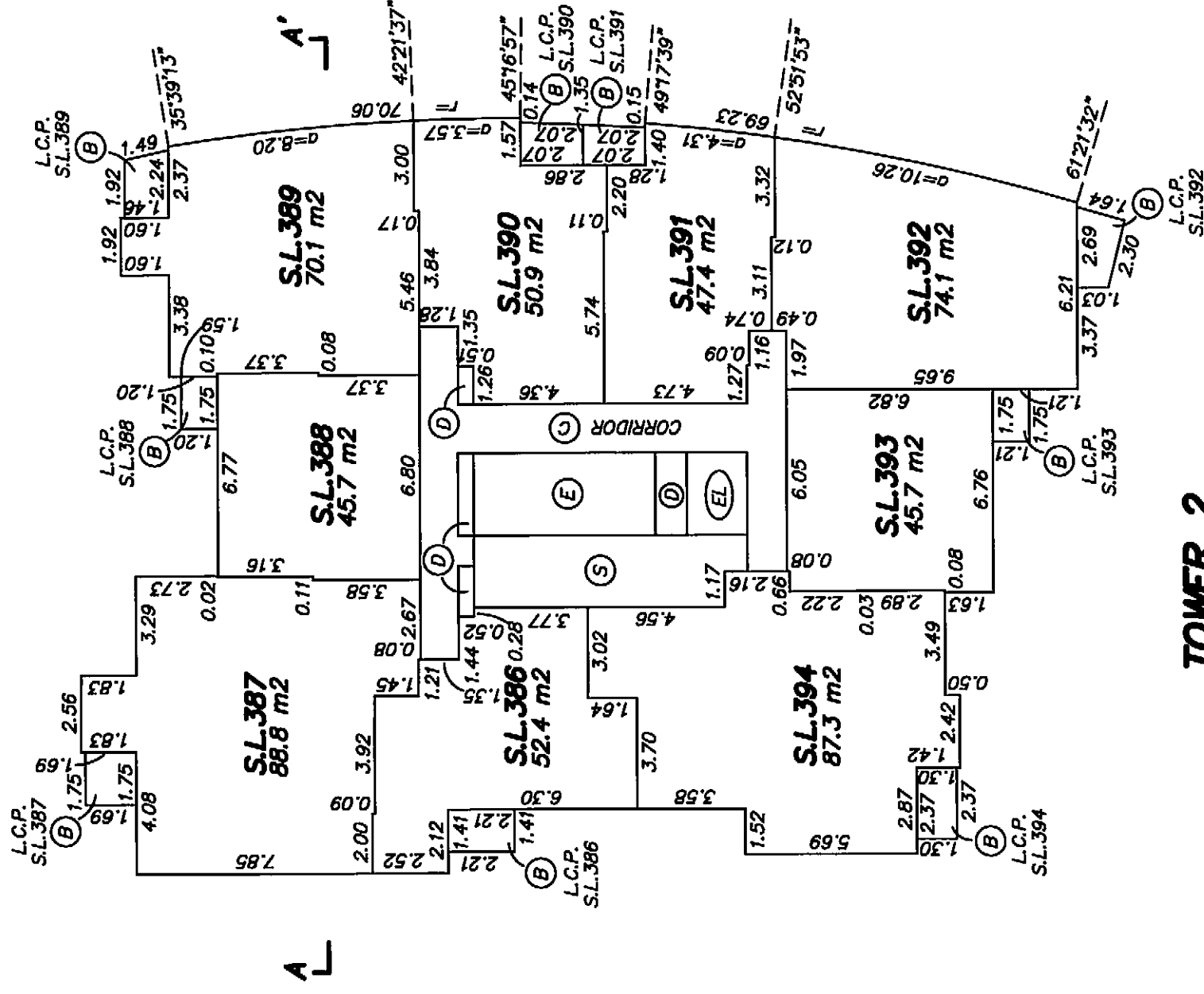
TOWER 2



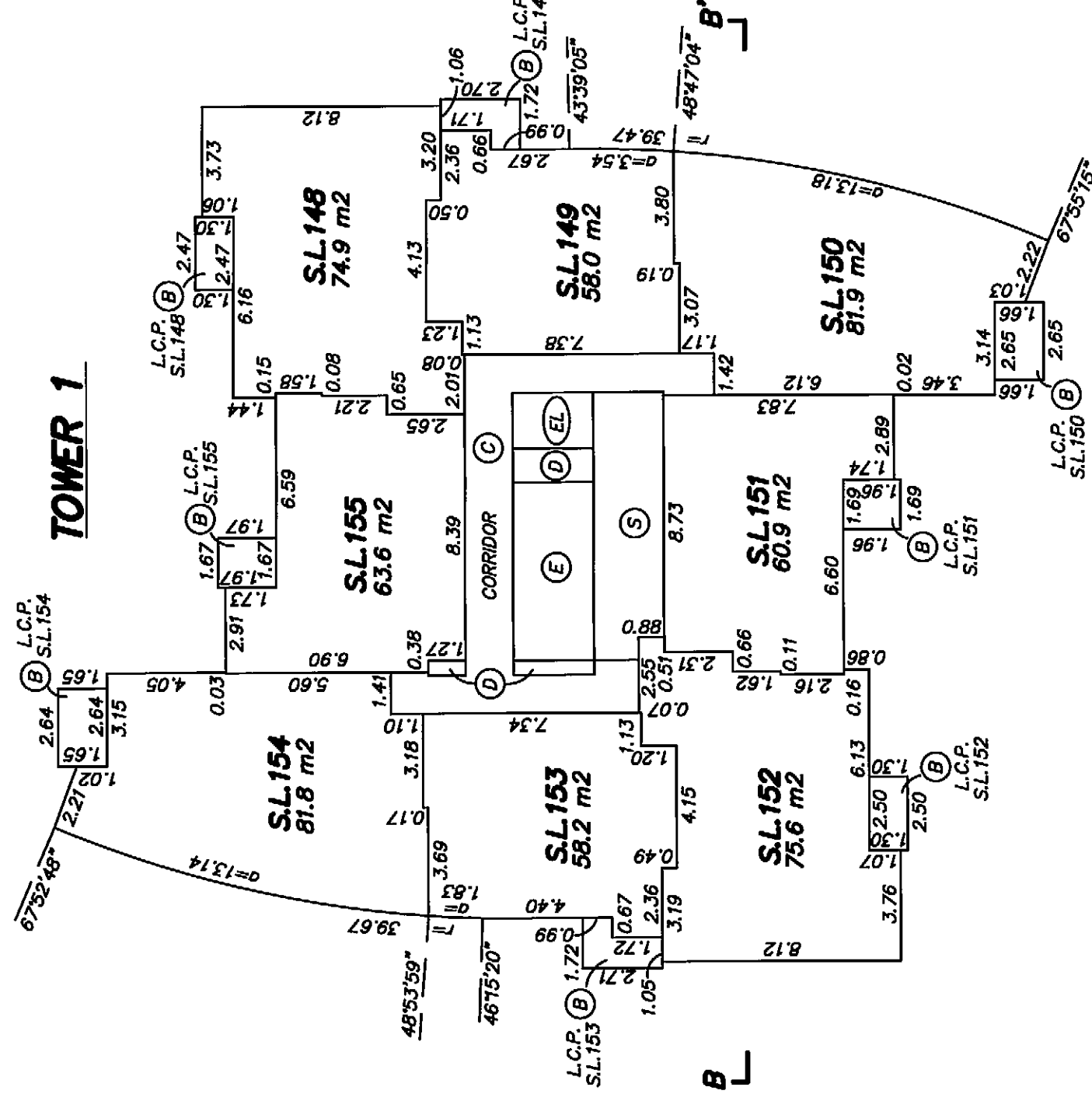
TOWER 1

CR

25th LEVEL

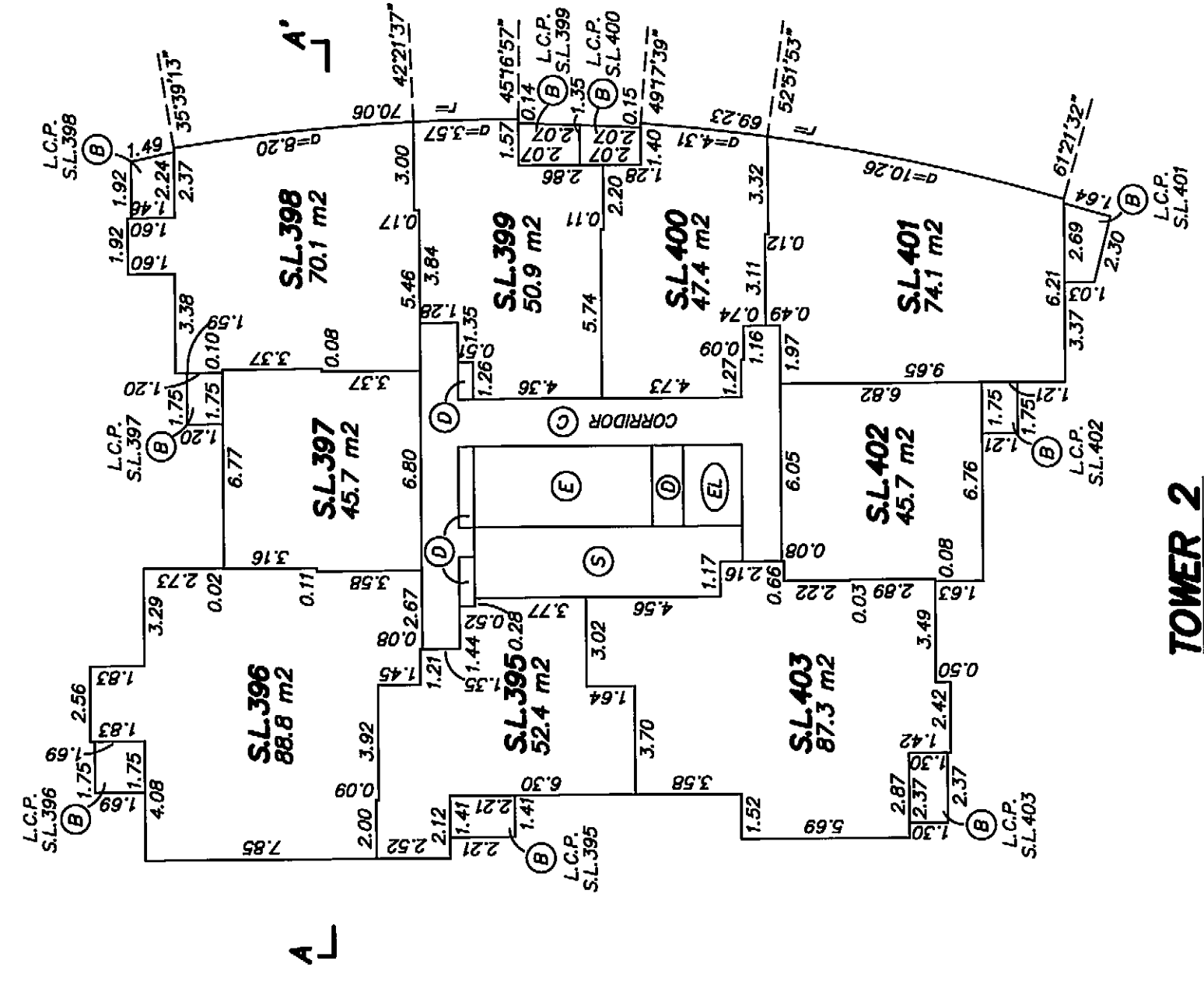
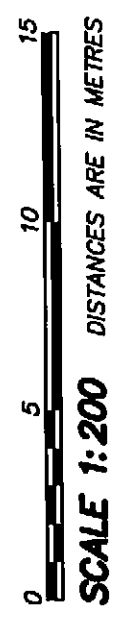


TOWER 2

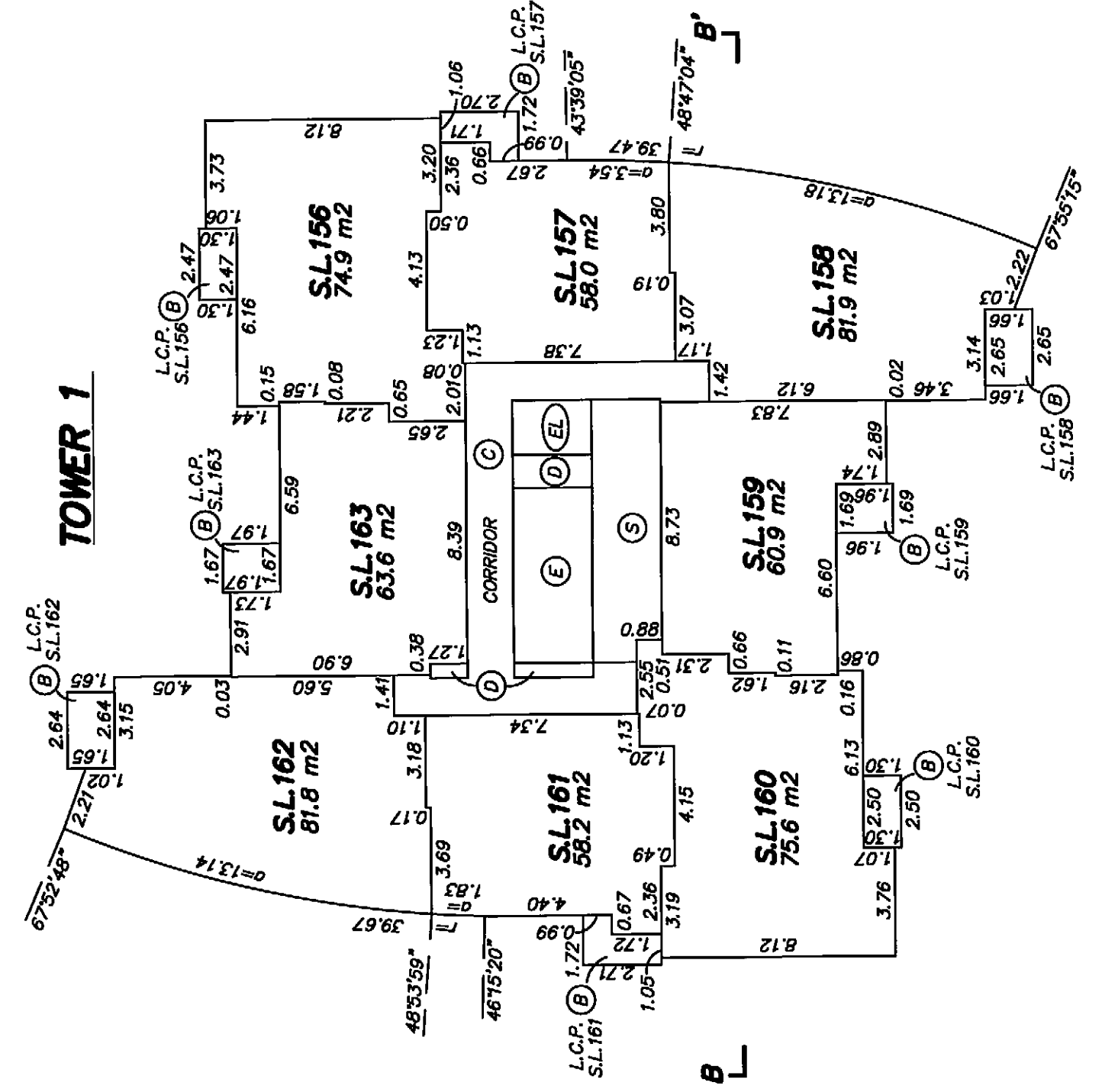


CR

26th LEVEL



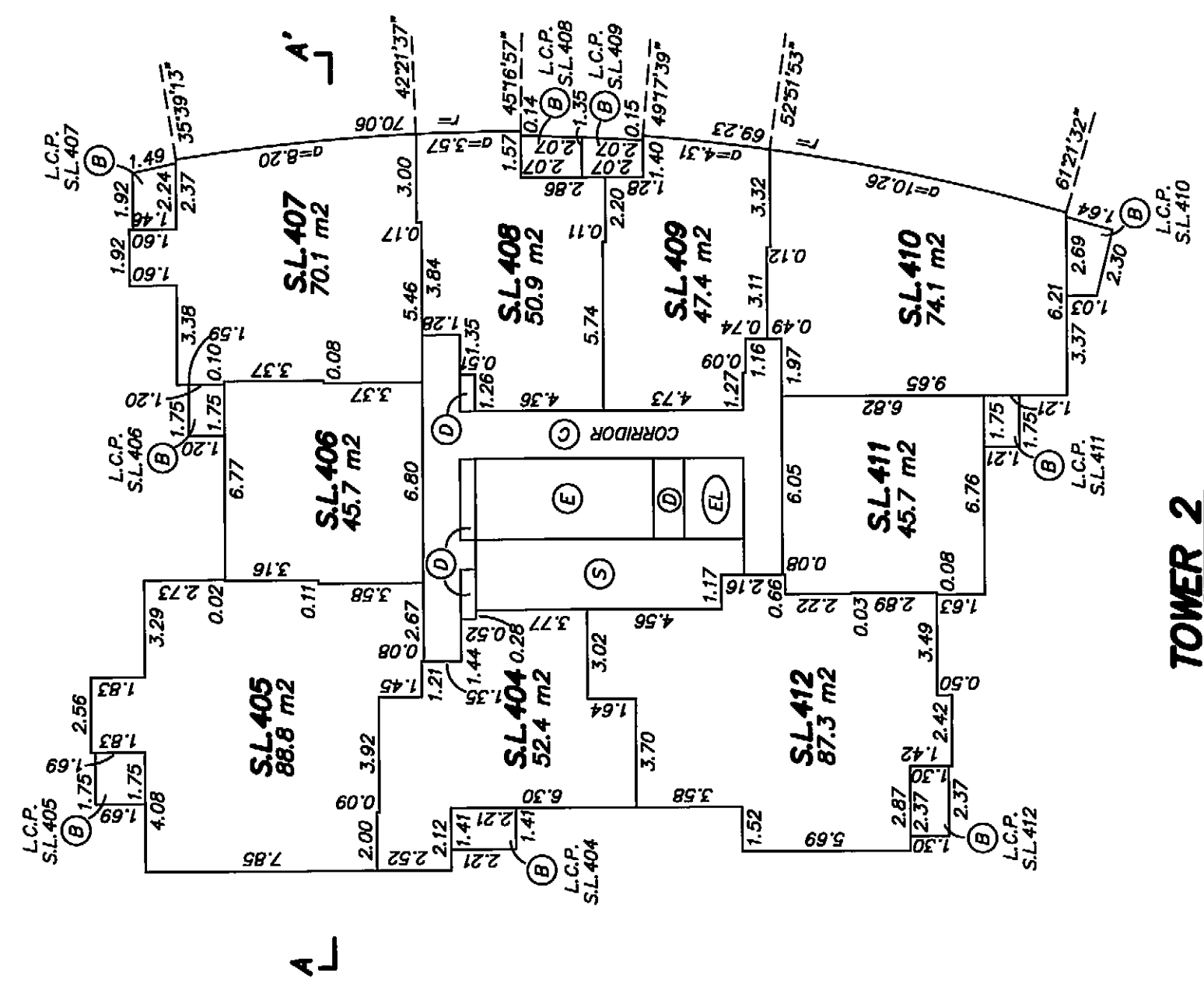
TOWER 2



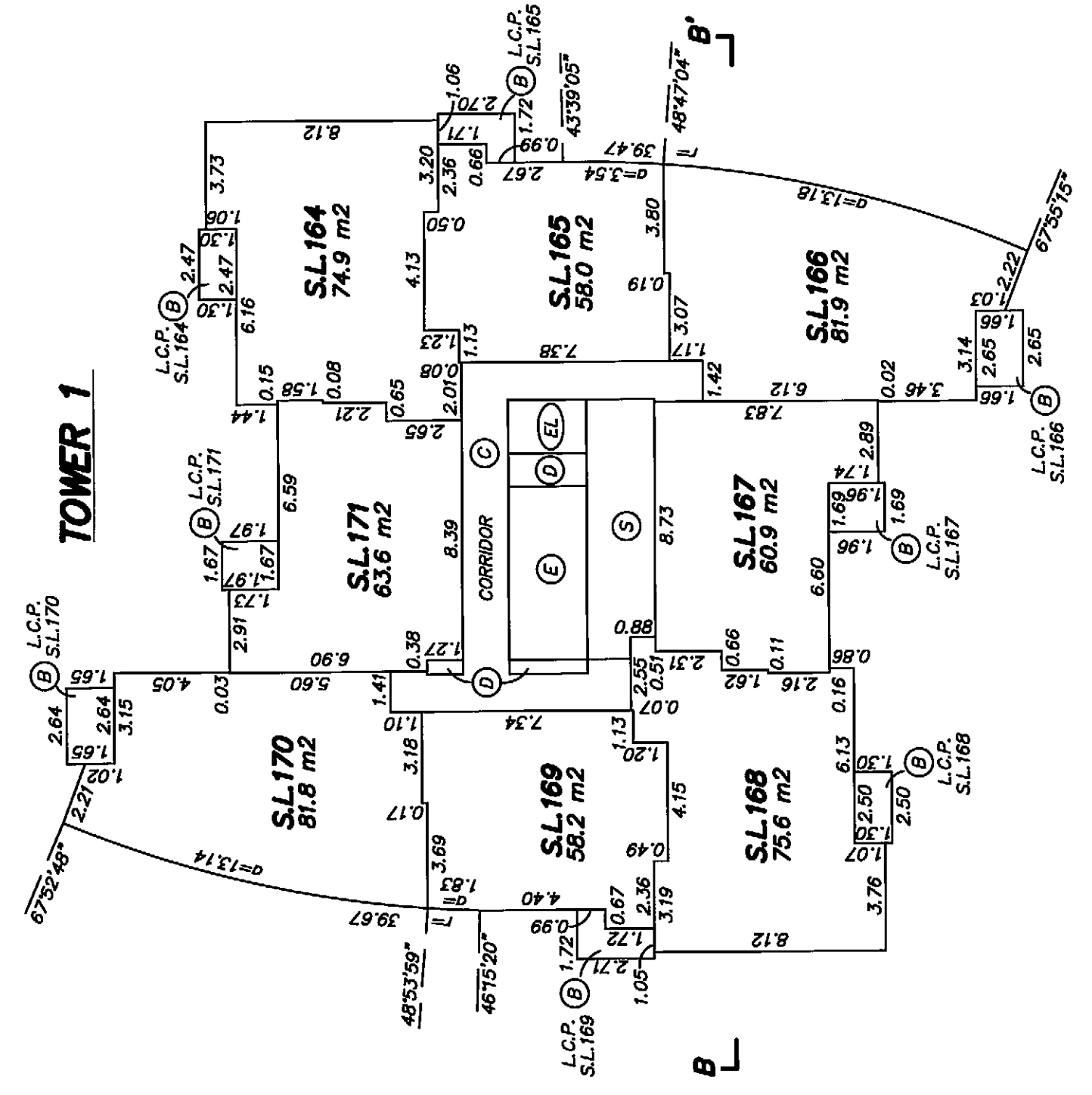
TOWER 1

CR

27th LEVEL



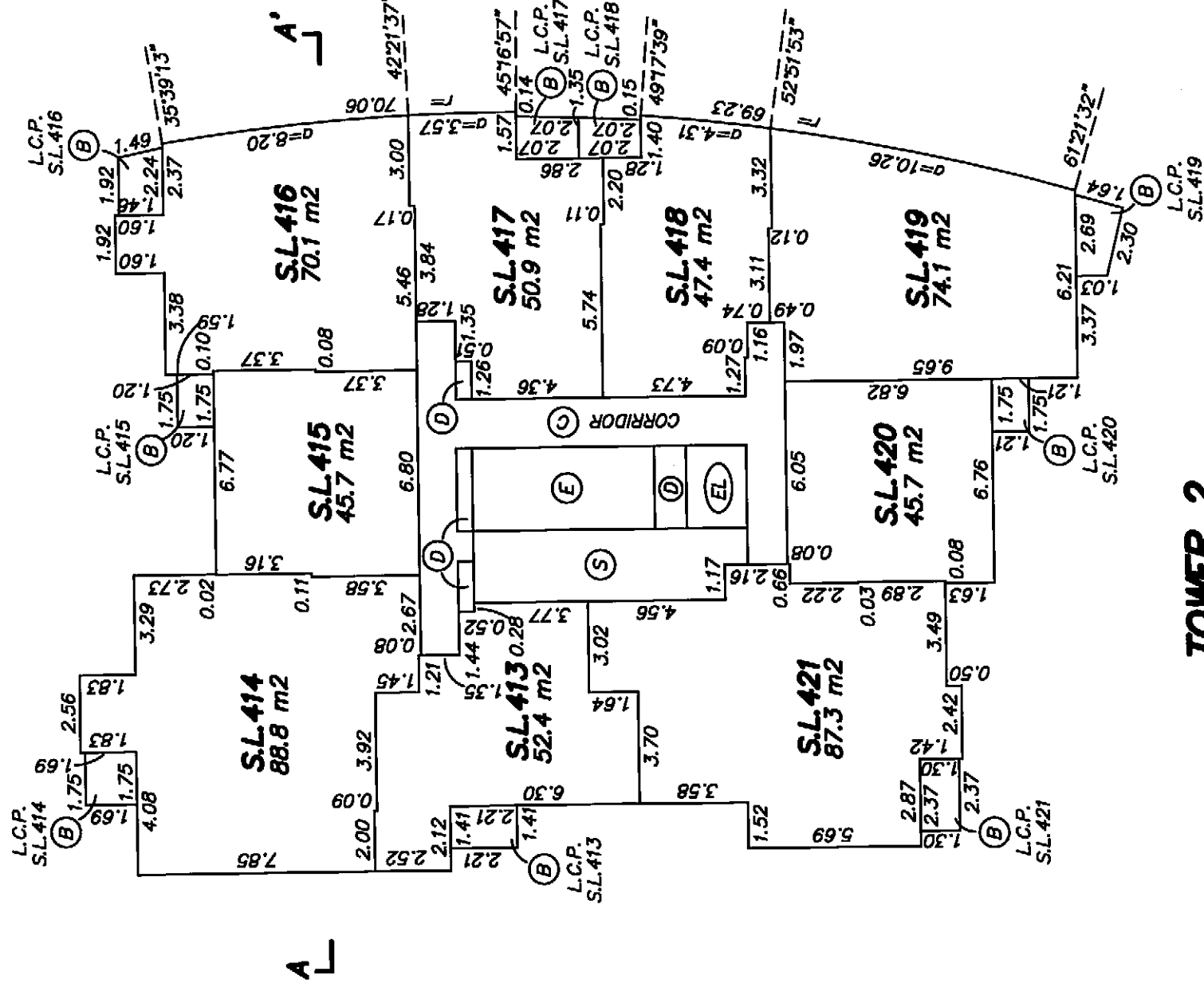
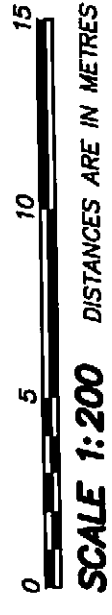
TOWER 2



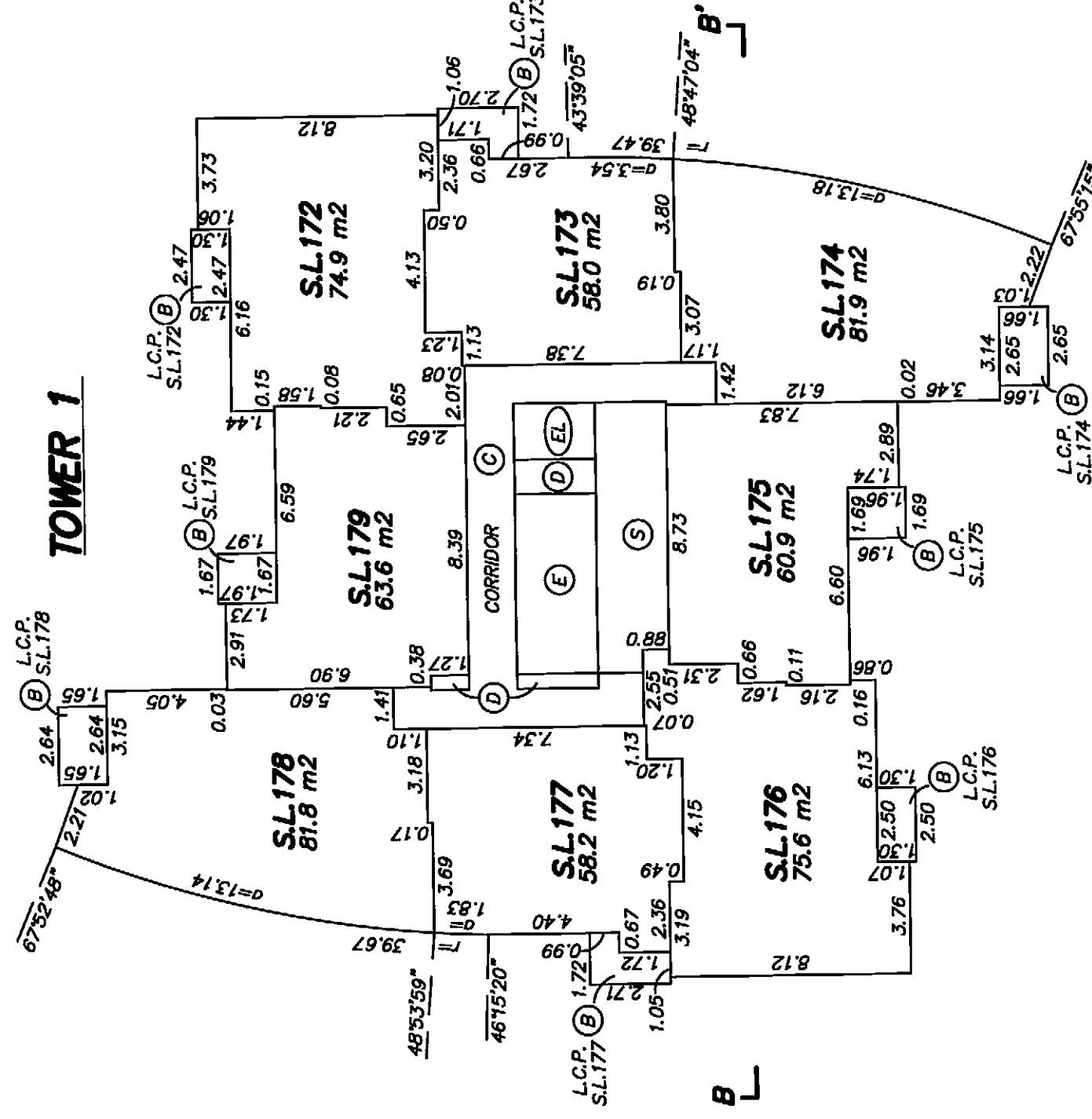
TOWER 1

CR

28th LEVEL



TOWER 2

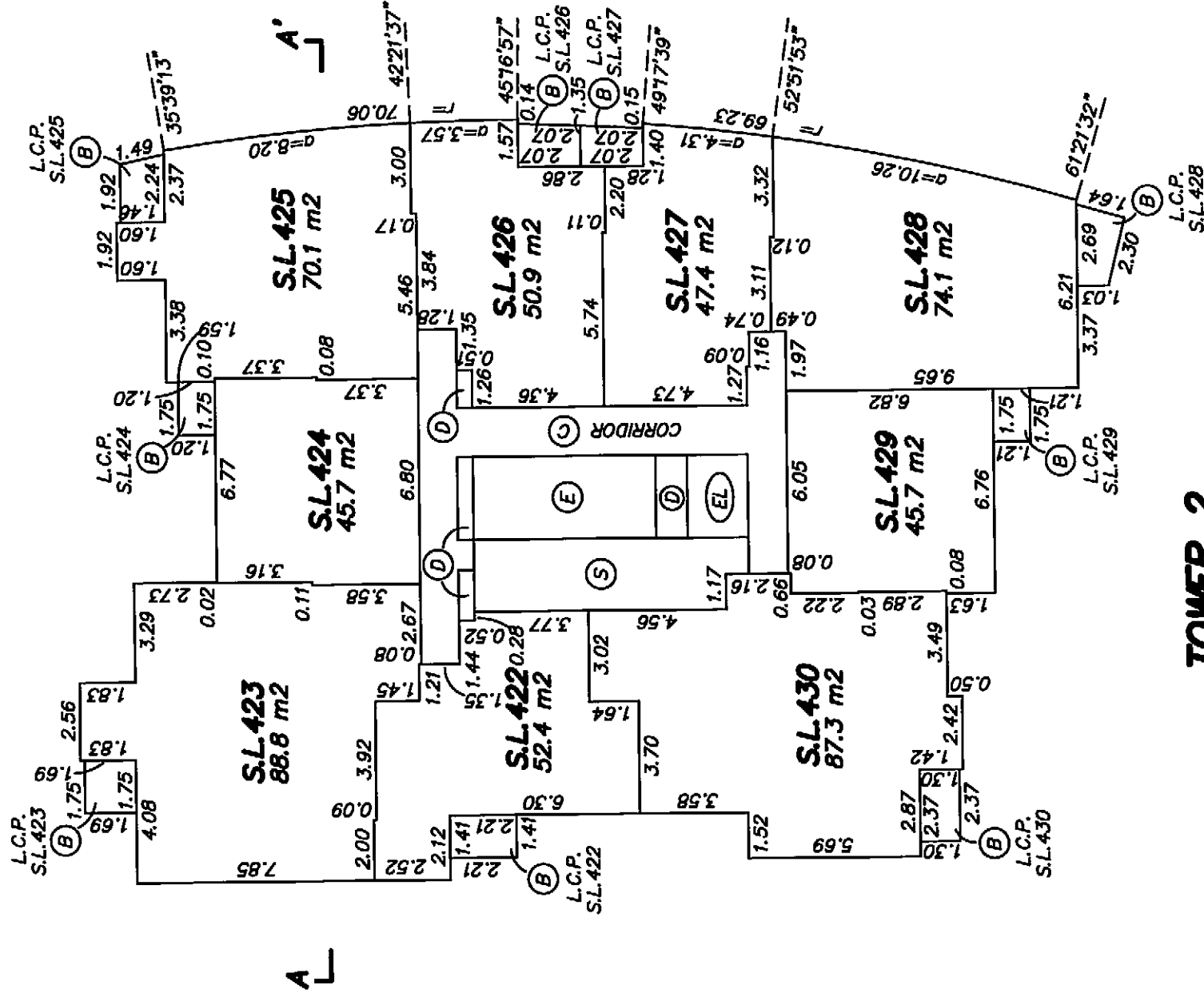


TOWER 1

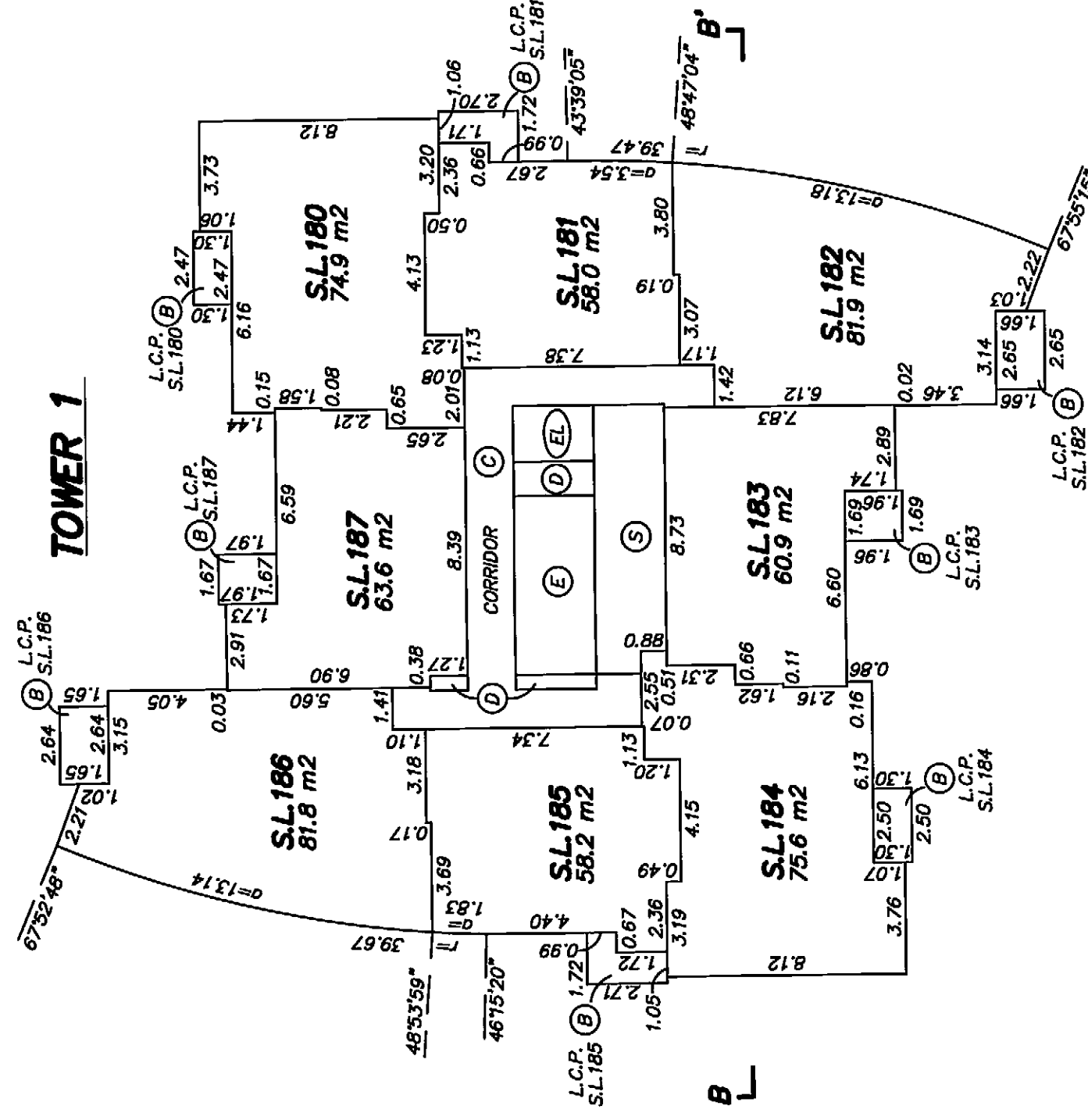
CR

29th LEVEL

STRATA PLAN BCS 2478

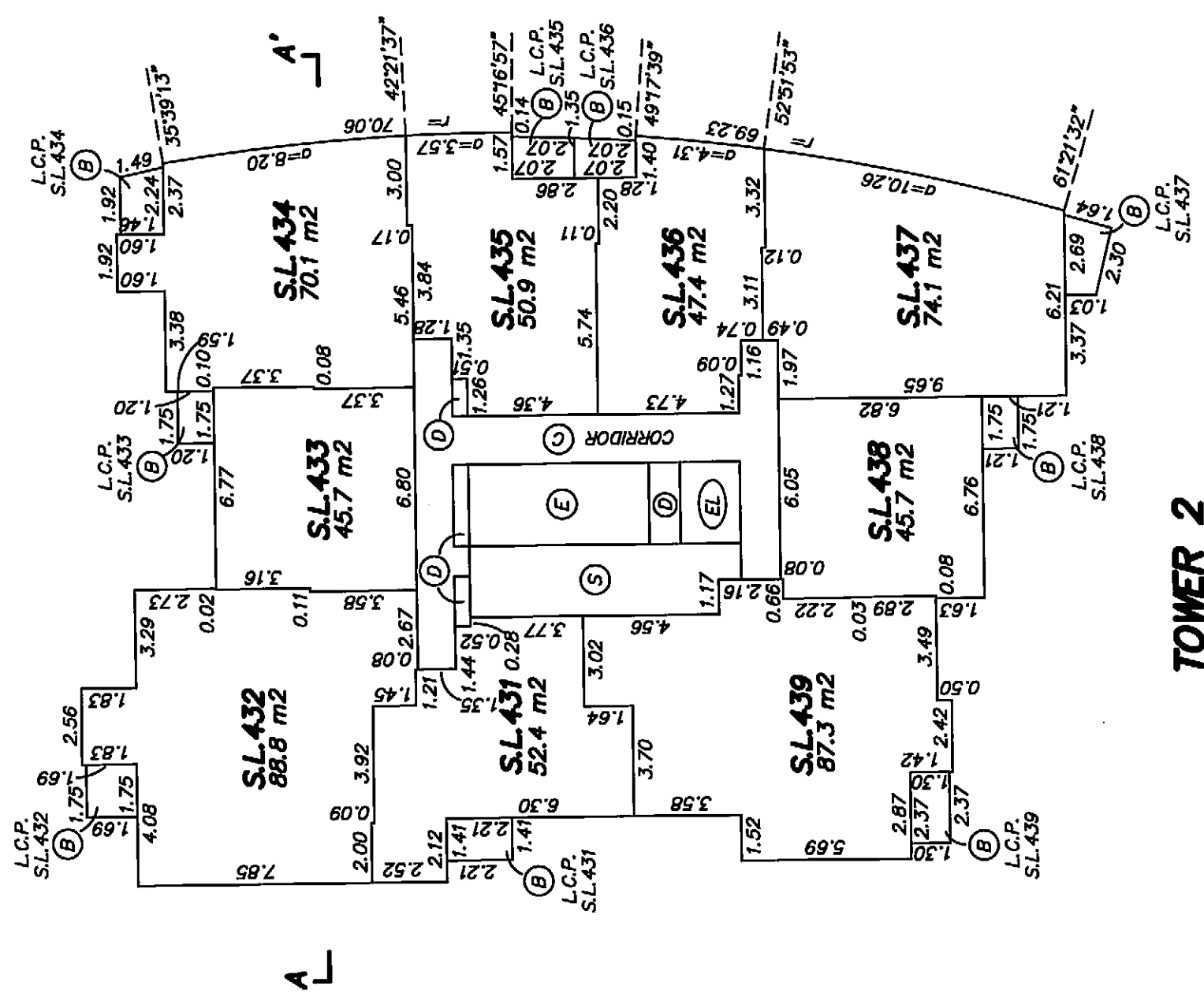


TOWER 2

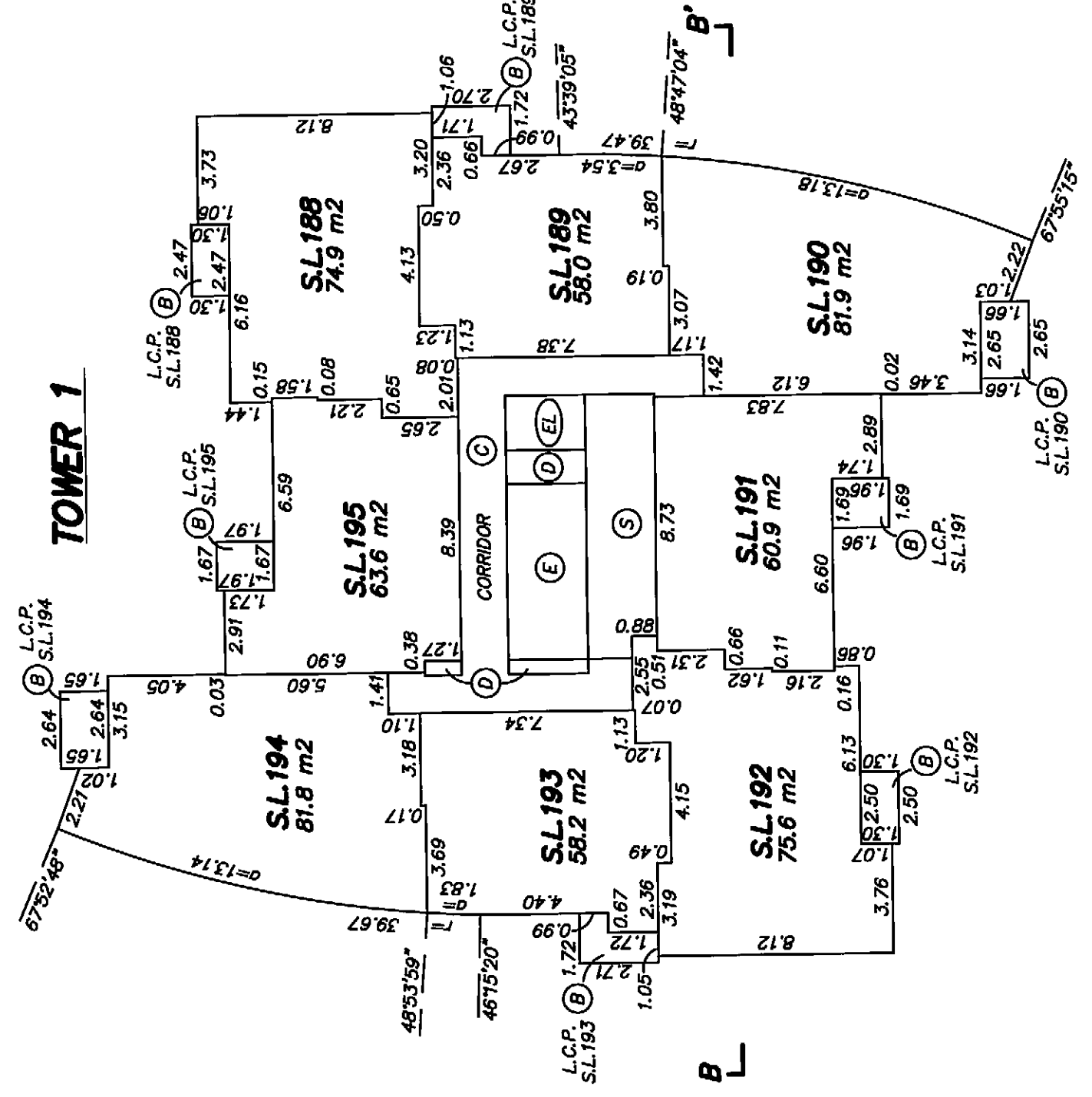


STRATA PLAN BCS 2478

30th LEVEL



TOWER 2

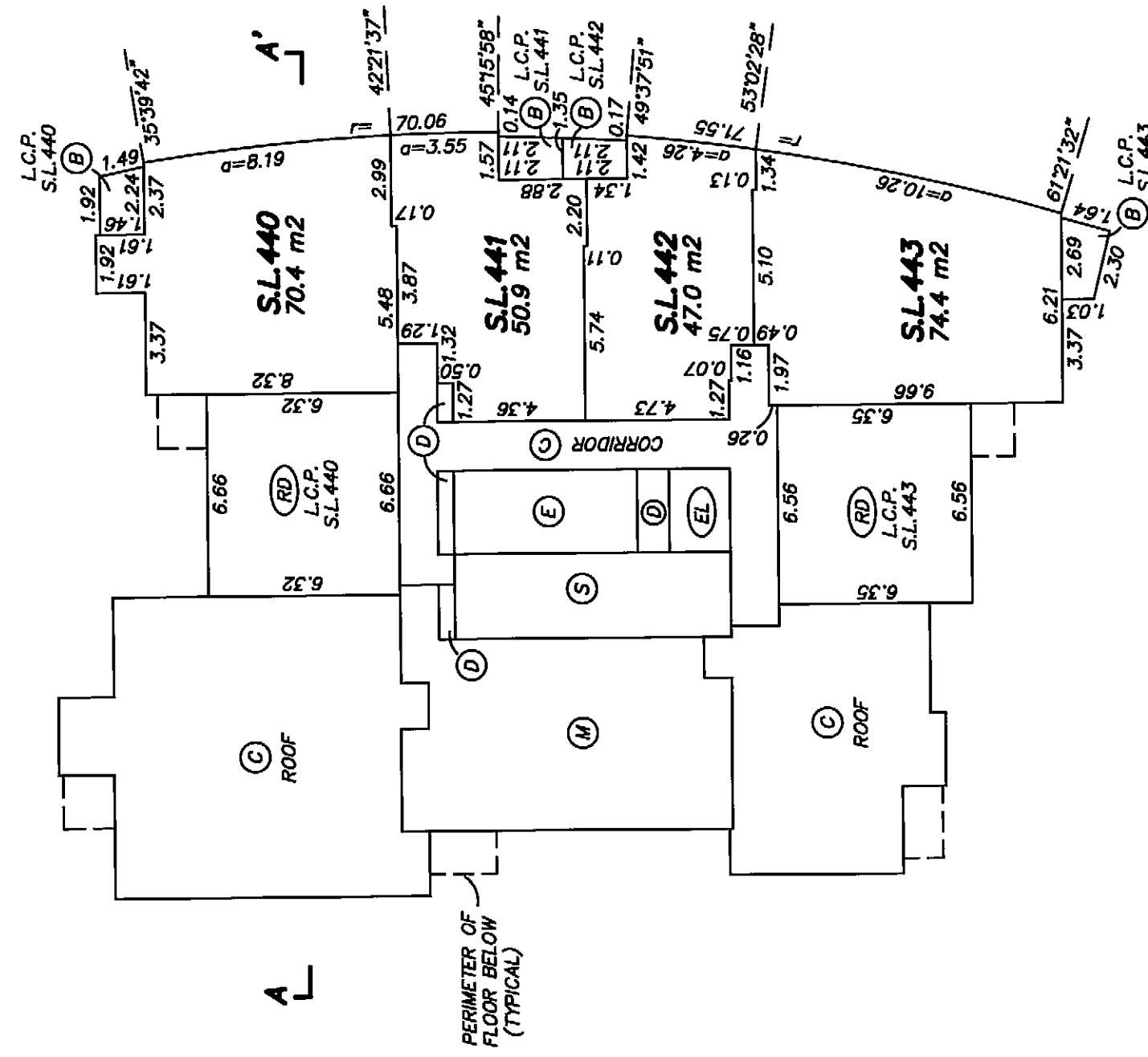


TOWER 1

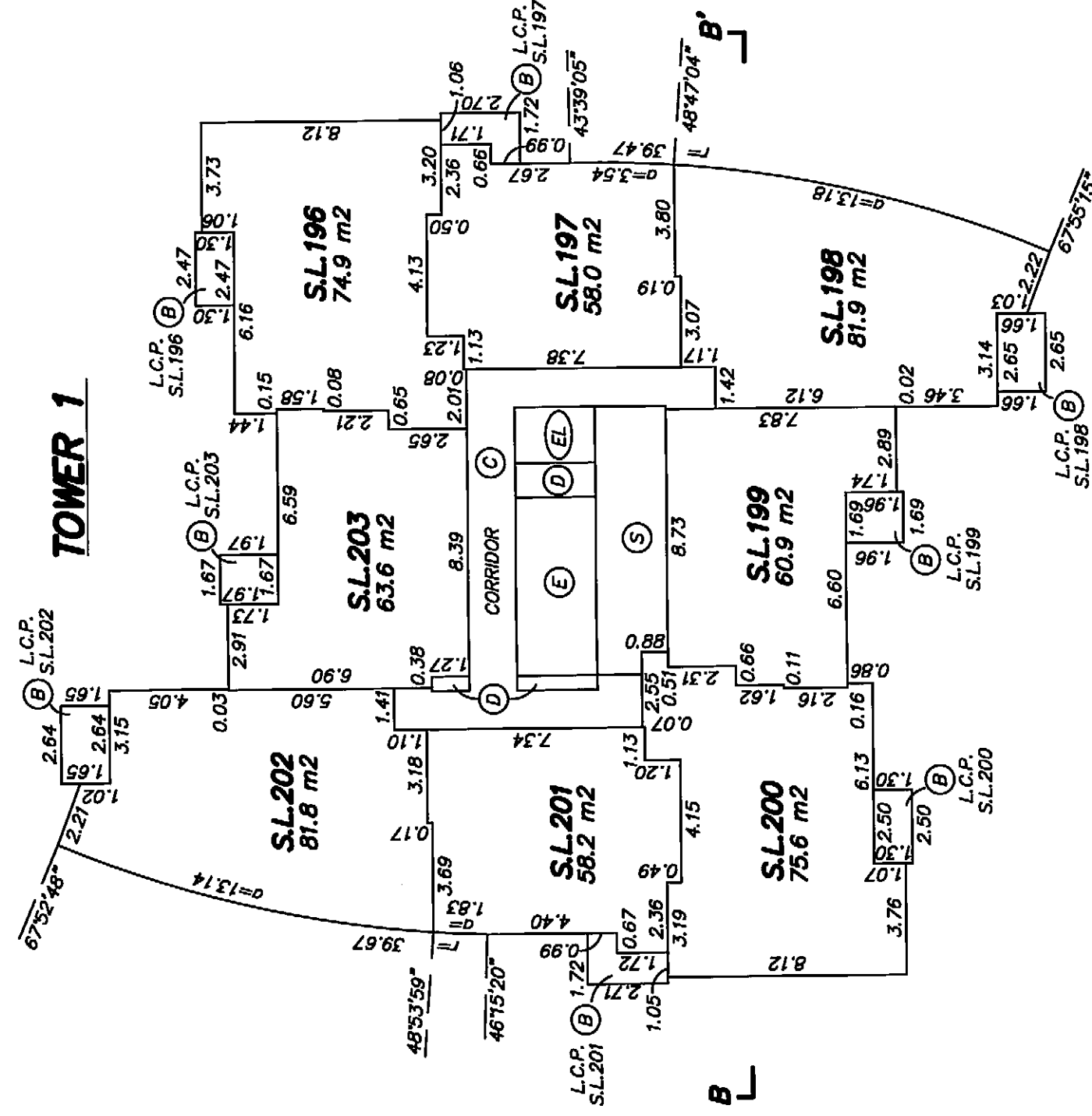
CR

31st LEVEL

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



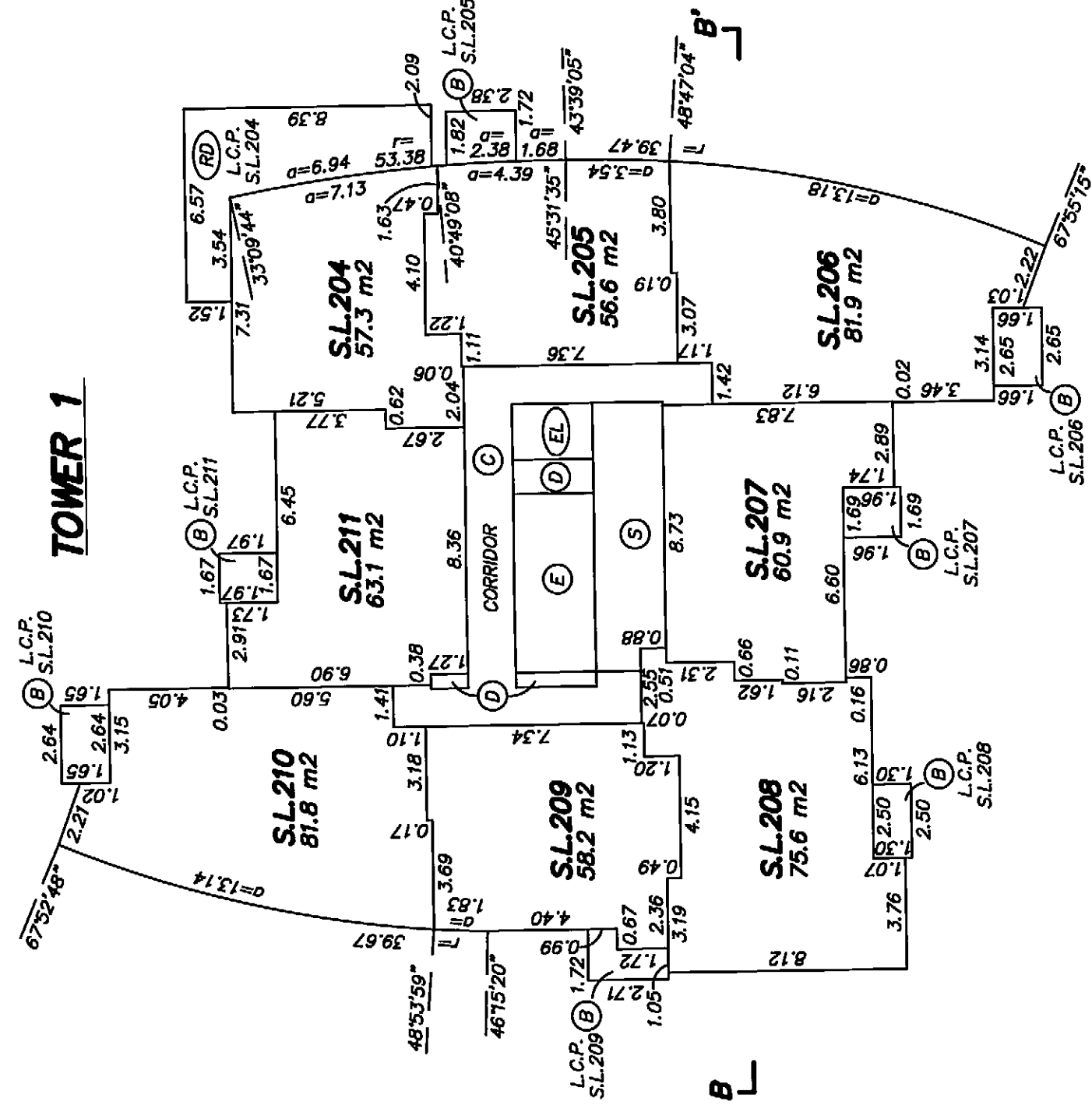
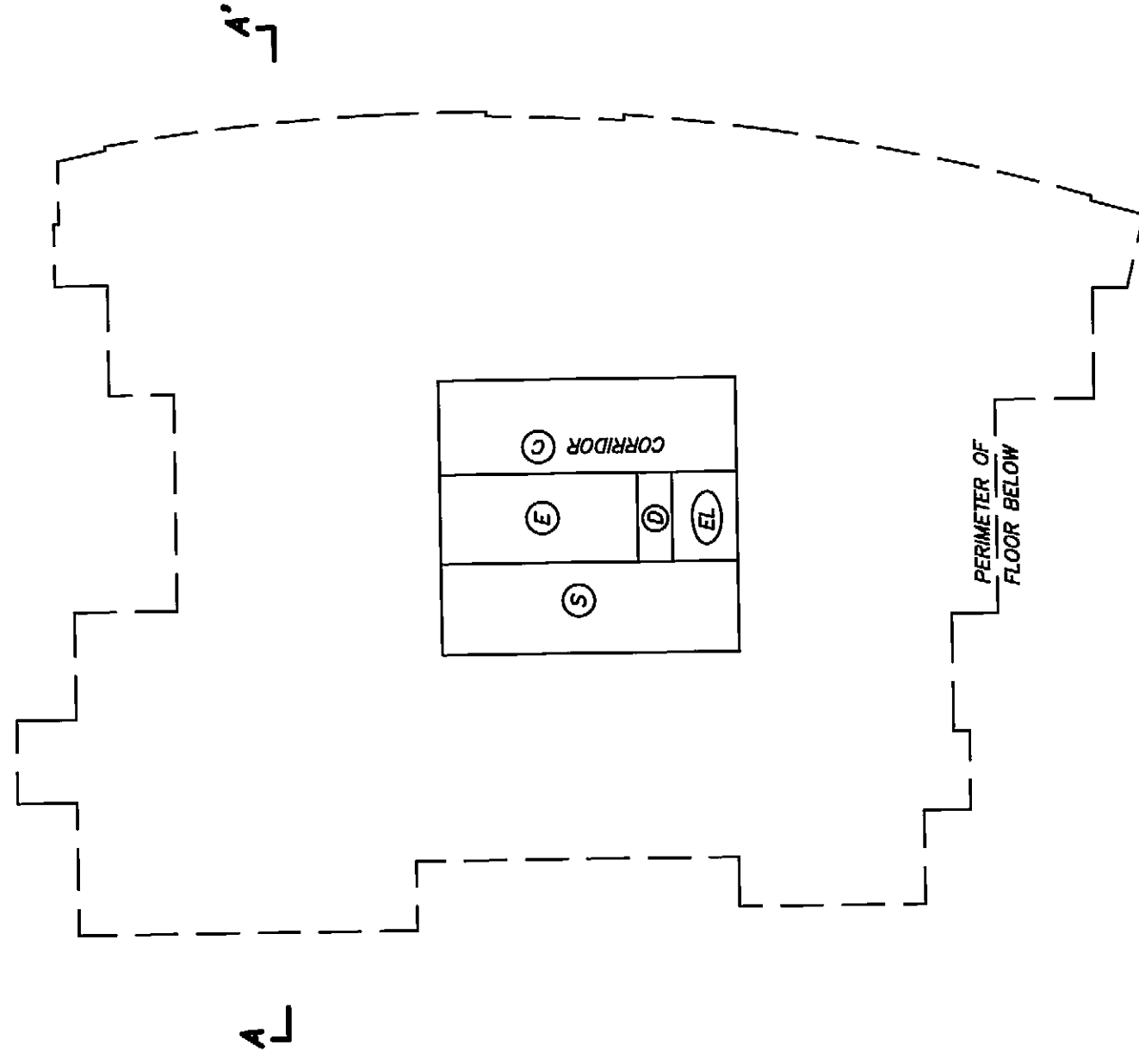
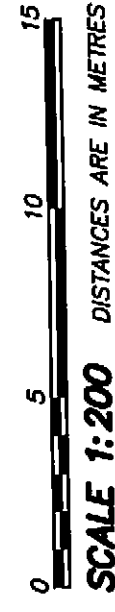
TOWER 2



TOWER 1

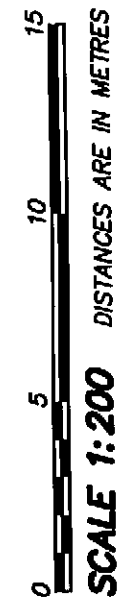
CR

32nd LEVEL

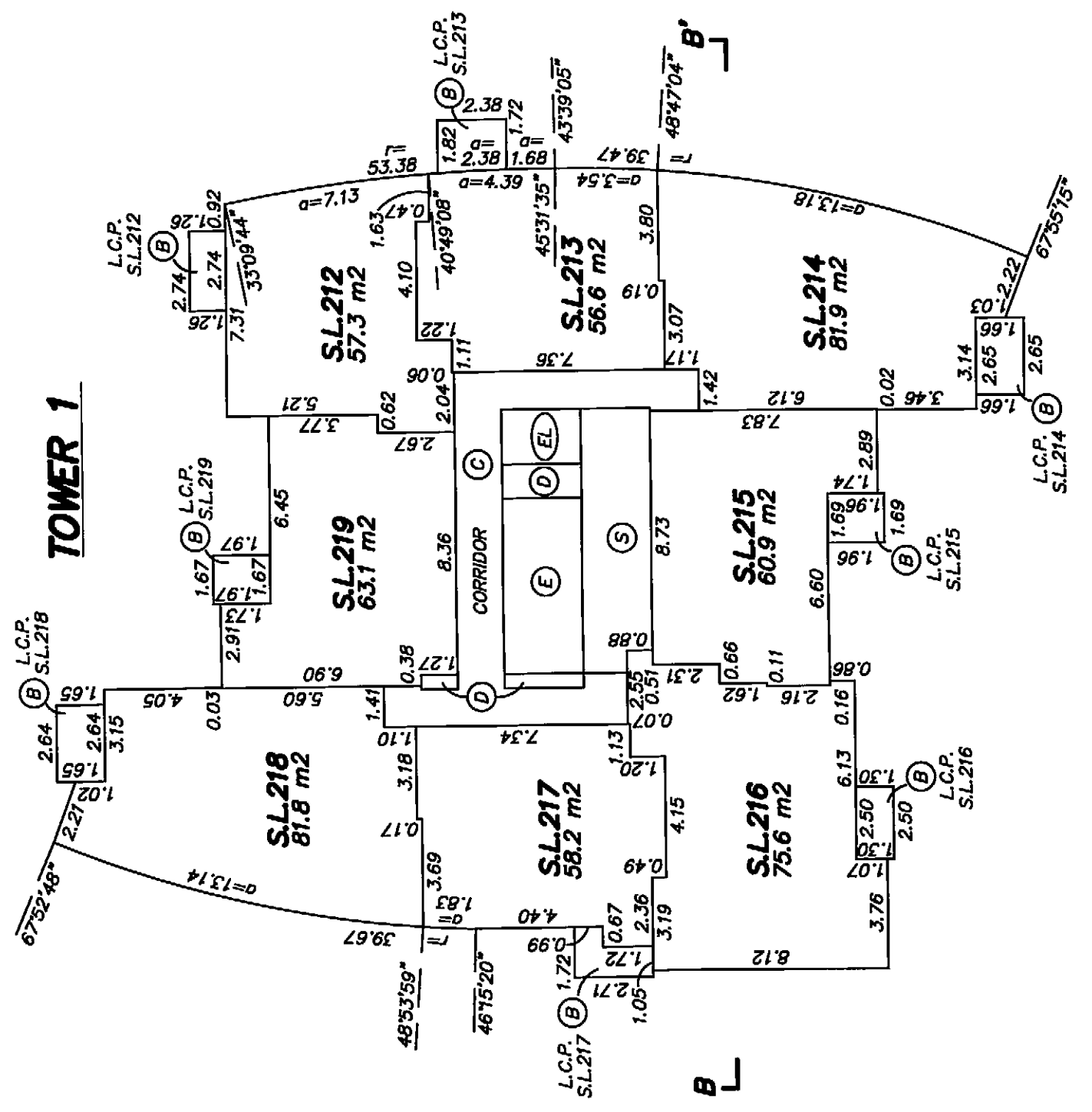


CR

33rd LEVEL

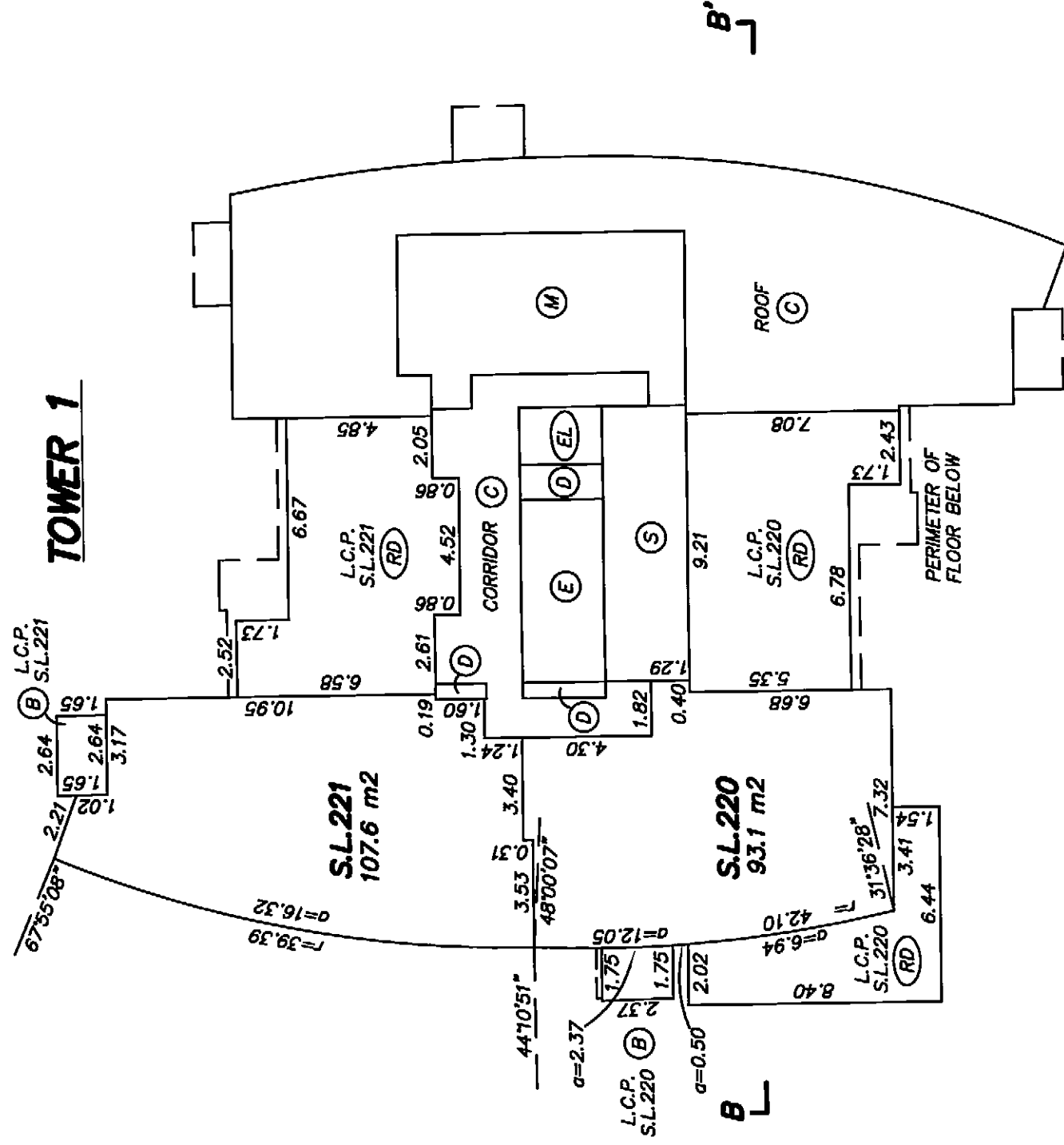


PERIMETER OF
FLOOR BELOW



CR

35th LEVEL

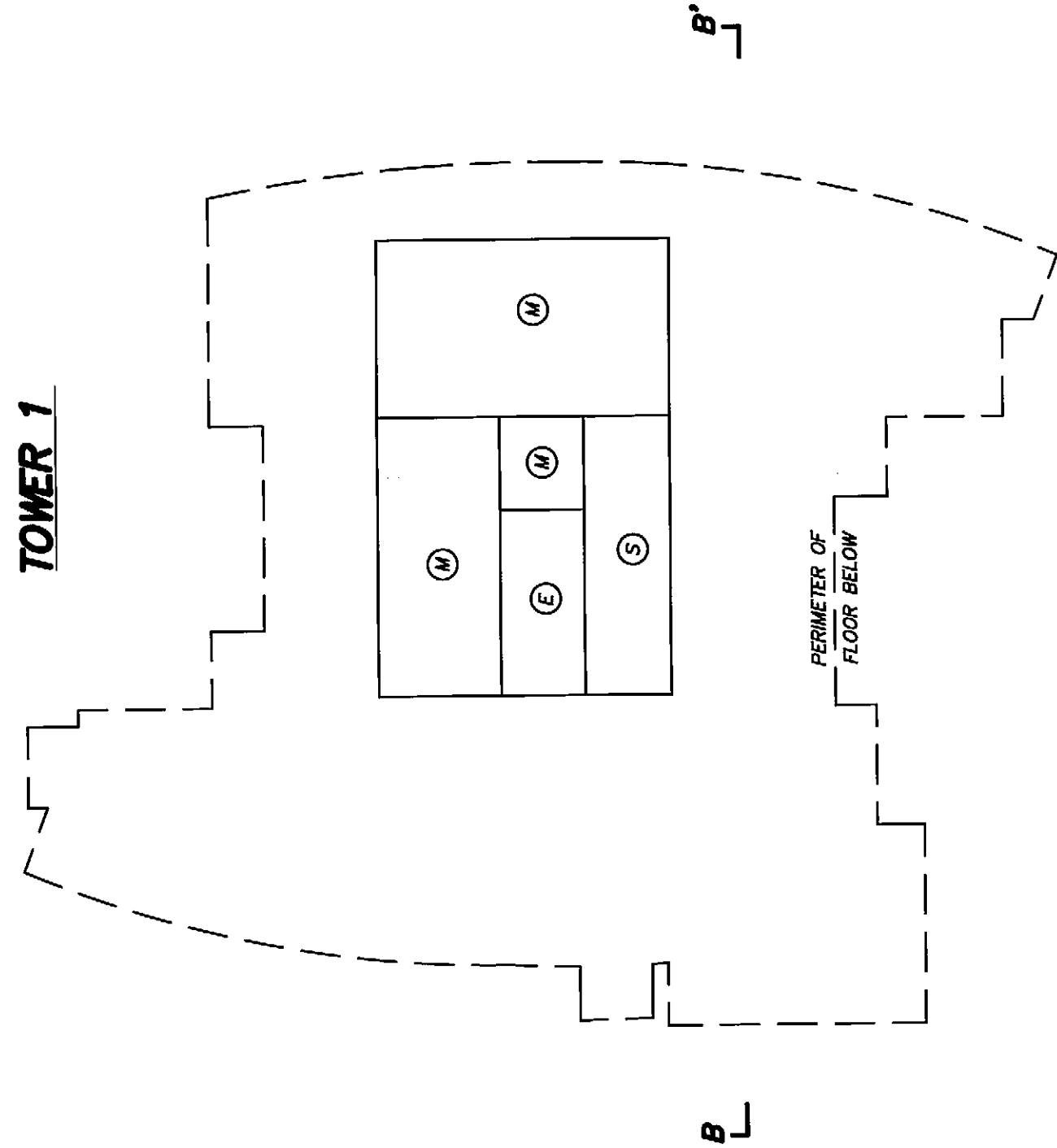


CR

36th LEVEL



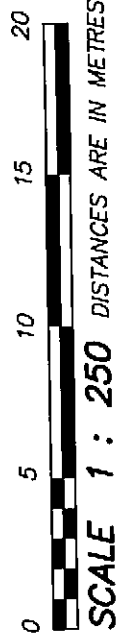
SHEET 36 OF 38 SHEETS
STRATA PLAN BCS 2470



CR

STRATA PLAN BCS 2478

SECTION A-A'



109.00m 109.00m LIMIT OF AIR SPACE PARCEL 2 AIR SPACE PLAN BCP18621

31st LEVEL	Ⓢ	Ⓢ	Ⓢ
	ROOF	L.C.P. S.L.440	ROOF
	S.L.432	S.L.433	S.L.440
30th LEVEL			S.L.434
	S.L.423	S.L.424	S.L.425
29th LEVEL			S.L.416
	S.L.414	S.L.415	S.L.407
28th LEVEL			S.L.398
	S.L.405	S.L.397	S.L.389
27th LEVEL			S.L.380
	S.L.396	S.L.388	S.L.371
26th LEVEL			S.L.362
	S.L.387	S.L.379	S.L.353
25th LEVEL			S.L.344
	S.L.378	S.L.370	S.L.335
24th LEVEL			S.L.326
	S.L.369	S.L.361	S.L.317
23rd LEVEL			S.L.308
	S.L.360	S.L.352	S.L.299
22nd LEVEL			S.L.290
	S.L.351	S.L.343	S.L.281
21st LEVEL			S.L.272
	S.L.342	S.L.334	S.L.263
20th LEVEL			S.L.254
	S.L.333	S.L.325	S.L.245
19th LEVEL			S.L.236
	S.L.324	S.L.316	
18th LEVEL			
	S.L.315	S.L.307	
17th LEVEL			
	S.L.306	S.L.298	
16th LEVEL			
	S.L.297	S.L.289	
15th LEVEL			
	S.L.288	S.L.280	
14th LEVEL			
	S.L.279	S.L.271	
13th LEVEL			
	S.L.270	S.L.262	
12th LEVEL			
	S.L.261	S.L.253	
11th LEVEL			
	S.L.252	S.L.244	
10th LEVEL			
	S.L.243	S.L.235	
9th LEVEL			
	S.L.234	S.L.235	
8th LEVEL			
7th LEVEL			
6th LEVEL			
5th LEVEL			
4th LEVEL			
3rd LEVEL			
2nd LEVEL			
GROUND LEVEL			
P1 PARKING LEVEL			
P2 PARKING LEVEL			

LIMIT OF AIR SPACE PARCEL 2 AIR SPACE PLAN BCP18621

LIMIT OF AIR SPACE PARCEL 2 AIR SPACE PLAN BCP18621

AIR SPACE PARCEL
AIR SPACE PLAN BCP18621

3rd LEVEL

2nd LEVEL

GROUND LEVEL

P1 PARKING LEVEL

P2 PARKING LEVEL

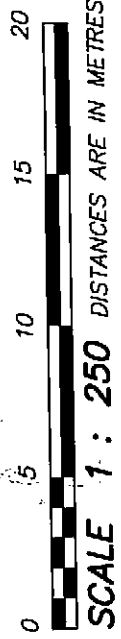
12.60m

AIR SPACE PARCEL 1
AIRSPACE PLAN BCP18042

12.60m

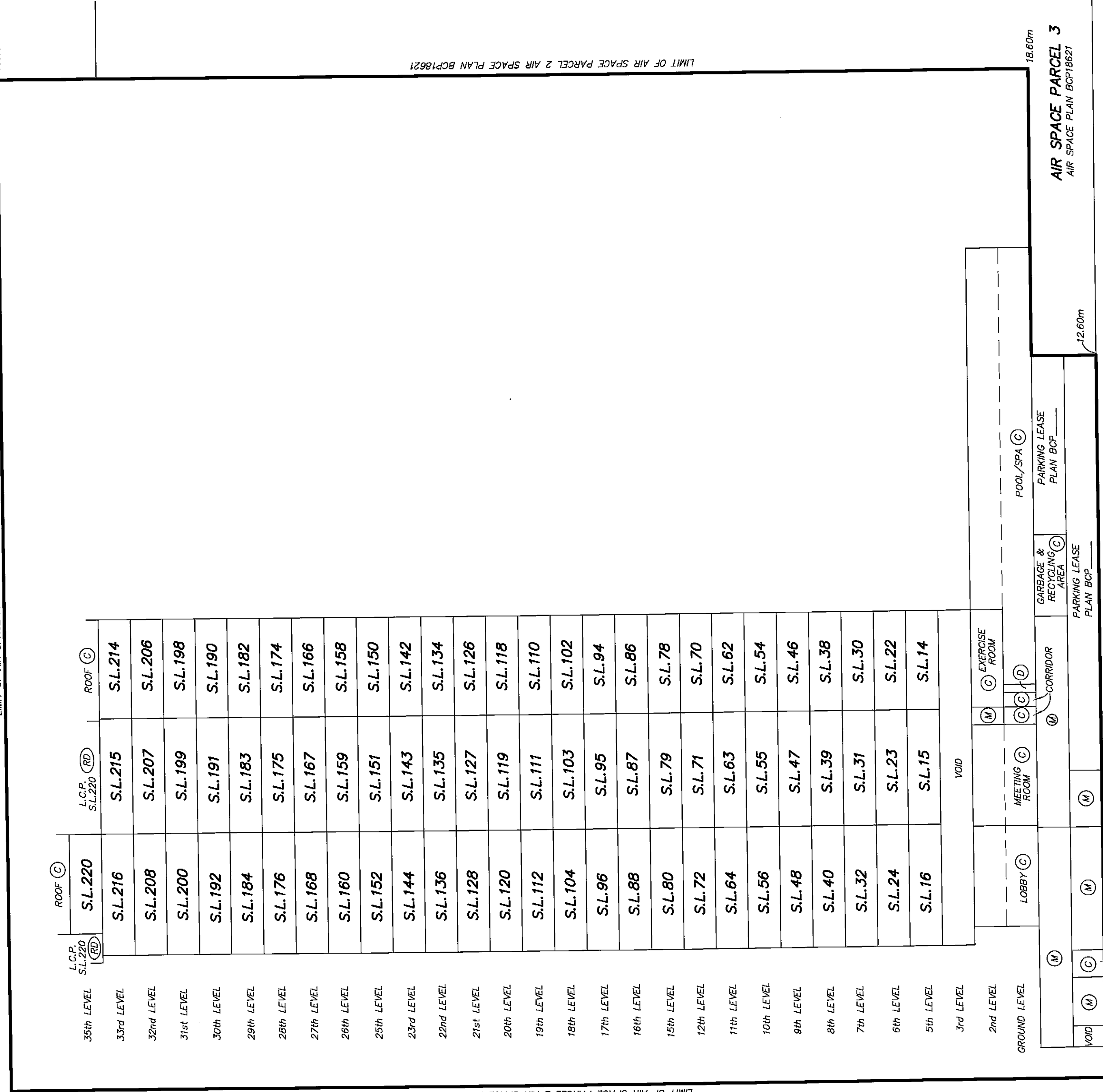
GR

SECTION B-B'



LIMIT OF AIR SPACE PARCEL 2 AIR SPACE PLAN BCP18621

109.00m



LIMIT OF AIR SPACE PARCEL 2 AIR SPACE PLAN BCP18621

LIMIT OF AIR SPACE PARCEL 2 AIR SPACE PLAN BCP18621

P1 PARKING LEVEL

P2 PARKING LEVEL

AIR SPACE PARCEL 1
AIRSPACE PLAN BCP15042

LIMIT OF AIR SPACE PARCEL 2 AIR SPACE PLAN BCP18621

AIR SPACE PARCEL 3
AIR SPACE PLAN BCP18621

CR