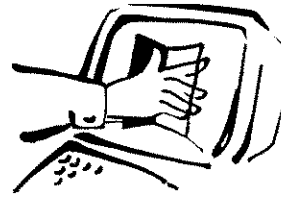


BC OnLine



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

LTSA - DOCUMENT RETRIEVAL REF # N26675 REQUESTED: 2010-03-31 11:28

CLIENT NAME: ALY MADHANI
ADDRESS: 107 937 WEST 14TH
 VANCOUVER BC V5Z 1R3

PICK-UP INSTRUCTIONS:

USER ID: PA74344 PLAN # BCS741 VA Filed RCVD:2004-03-29
ACCOUNT: 433711
FOLIO

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 LOT 1, FALSE CREEK, PLAN BCP125, GROUP 1, N.W.D.

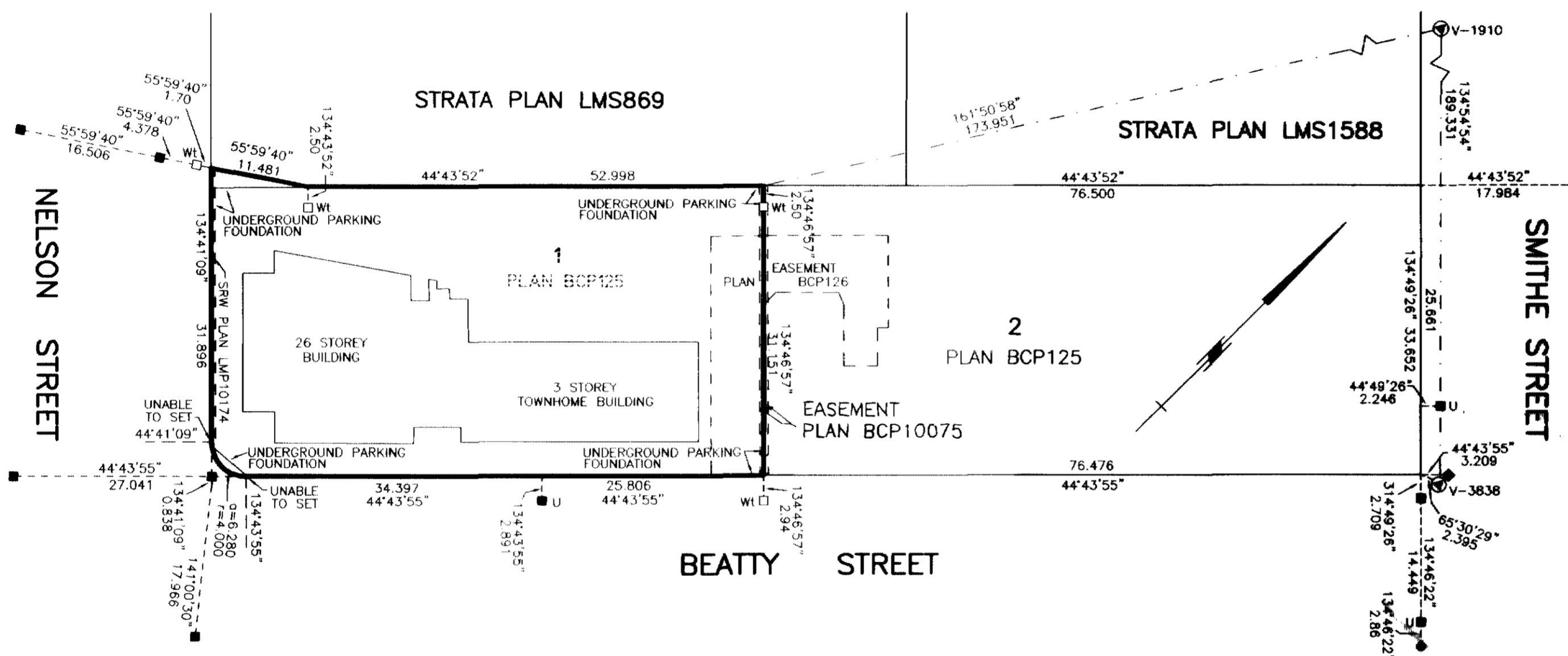
CITY OF VANCOUVER
BCGS 92J.025

SCALE 1 : 500



All distances are in metres unless otherwise noted.

KEY PLAN



CIVIC ADDRESS:

989 Beatty Street
Vancouver, BC

NAME OF DEVELOPMENT:

NOVA - BEATTY AND NELSON

STRATA PLAN BCS 741

Deposited and registered in the Land
Title Office at New Westminster, B.C.
this 29 day of MARCH, 2004.

B. Bagnall

Registrar

BW124321-485

OWNER:

GLENMERE HOLDINGS LTD.
INC. NO. 361655

Authorized Signatory

PRINT AND SIGN NAME CLEARLY

DALE BOSA

Authorized Signatory

PRINT AND SIGN NAME CLEARLY

WITNESS AS TO BOTH SIGNATURES

NAME

PRINT AND SIGN NAME CLEARLY

DIRK O.A. DE VRIES

ADDRESS 1201 - 4555 KINGSWAY

BURNABY, B.C. V5H 4T8

SOLICITOR

OCCUPATION

I, Darryl J. Mitchell, 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: February 12th, 2004.

D. Mitchell B.C.L.S.

I, Darryl J. Mitchell, a British Columbia
land surveyor, certify that the building
included in this strata plan has not, as of
February 12th, 2004, been previously
occupied.

D. Mitchell B.C.L.S.

I, Darryl J. Mitchell, 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 9th day of February, 2004. The plan was
completed and checked, and the checklist
filed under ECP#11670, on the 12th day of
February, 2004

D. Mitchell B.C.L.S.

LEGEND:

Bearings are grid bearings and are derived
from observations between control monuments
V-3838 and V-1910, Integrated Survey Area
number 31, City of Vancouver.

This plan shows ground level measured
distances. Prior to computation of U.T.M.
co-ordinates multiply by a combined
factor of 0.9996027.

- ⊙ denotes control monument found.
- denotes standard iron post found.
- denotes standard lead plug found.
- denotes standard lead plug placed.
- U denotes unregistered
- Wt denotes witness.
- m² denotes square metres.

All distances are metres unless otherwise noted.
All angles are 45° or 90° unless otherwise noted.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St. Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

STRATA LOT BOUNDARIES ARE DEFINED AS FOLLOWS:

1. Outside face of exterior building walls less 0.01 metres
2. Centreline of interior wall separating Strata Lot and Common Property.
3. Centreline of party walls with adjacent Strata Lot.
4. 0.10 metre into exterior concrete face of core walls.

- ④ denotes limited common property for strata lot 4 (typical)
- ⊙ denotes common property
- B denotes balcony
- E denotes elevator
- EC denotes electrical closet
- EL denotes elevator lobby
- P denotes patio and planter
- PA denotes parking area
- PB denotes parking bay
- PT denotes part
- SH denotes shaft
- SL denotes strata lot

The City of Vancouver, registered owner of
covenants BT242699 and BT242700 hereby
consent to the deposit of this plan.

Graham Johnson
Authorized Signatory

Authorized Signatory

MORTGAGEE & ASSIGNMENT OF RENTS:

MCAP FINANCIAL CORPORATION
(INC. NO. 50930A)

PRINT NAME
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES:

NAME *Barinder Salil B Dhill*

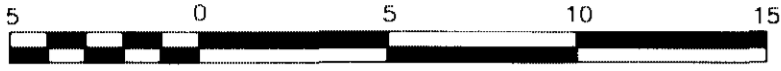
ADDRESS #1400-1140 W. Pender St
Vancouver, BC V6E 4G1

Receptionist
OCCUPATION

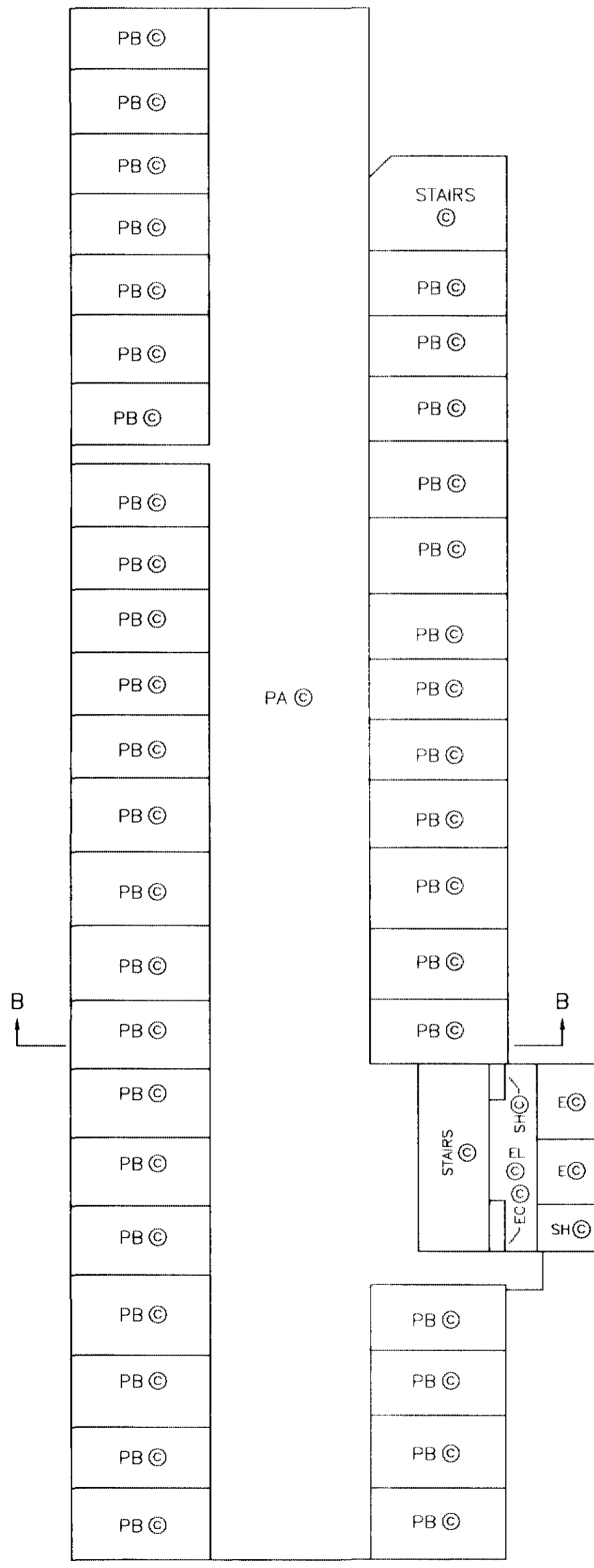
FLOOR PLANS

STRATA PLAN BCS 741

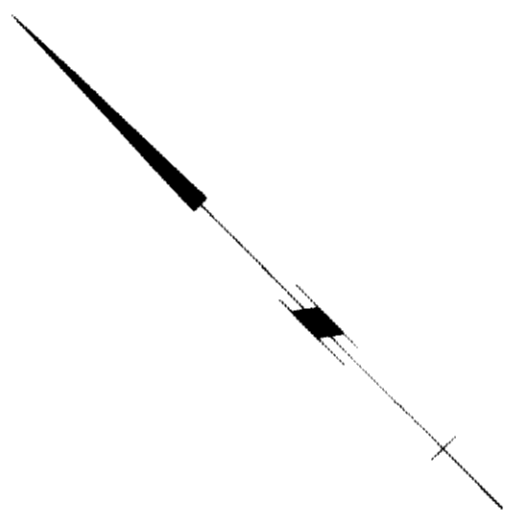
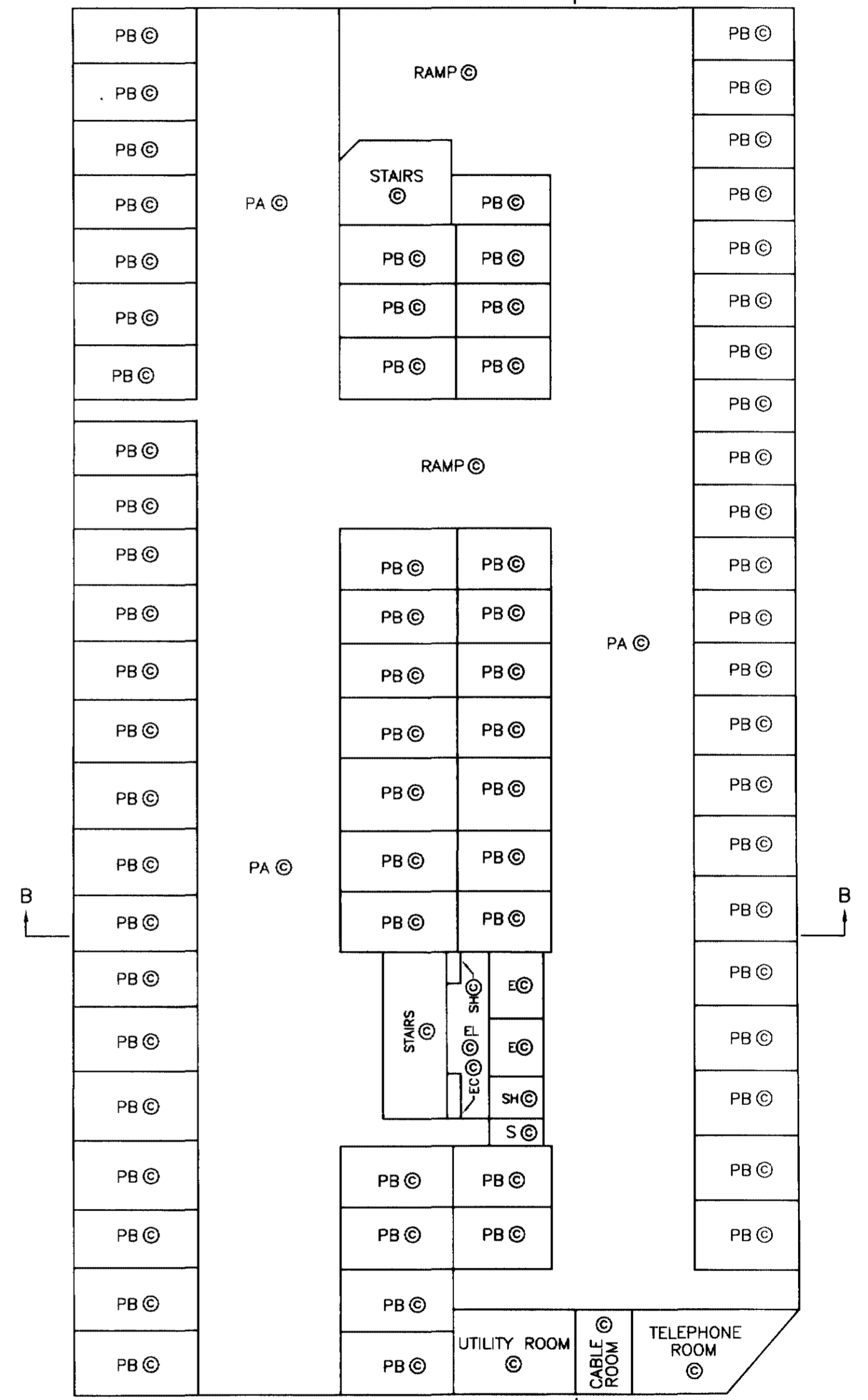
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PARKING LEVEL 3



PARKING LEVEL 2



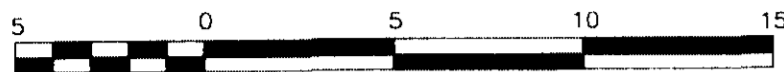
MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055 Seymour St, Vancouver, B.C.
 PHONE: 687-6866 FAX: 685-8071

DATE FEB 12, 2004 *[Signature]* B.C.L.S.

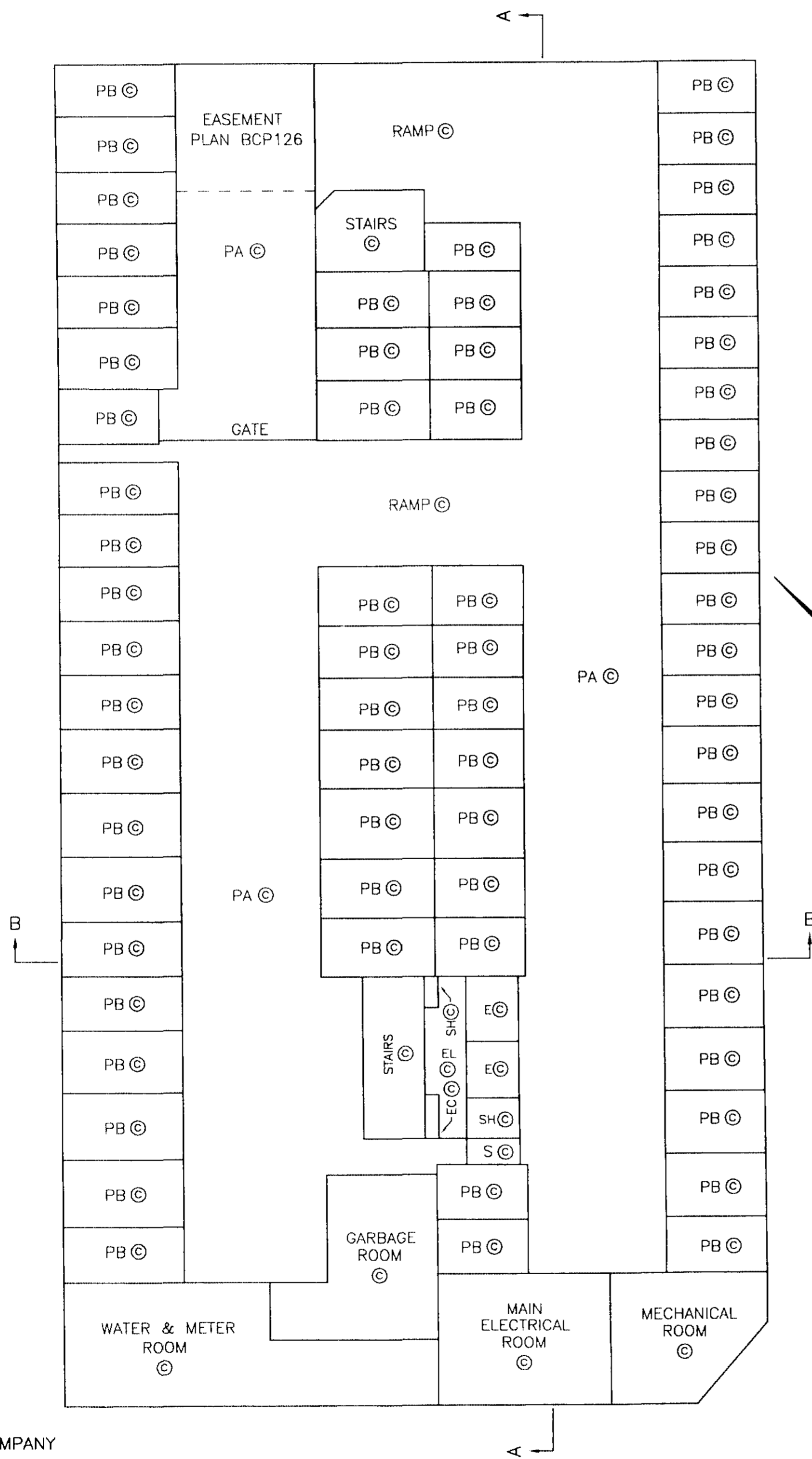
FLOOR PLANS

STRATA PLAN BCS 741

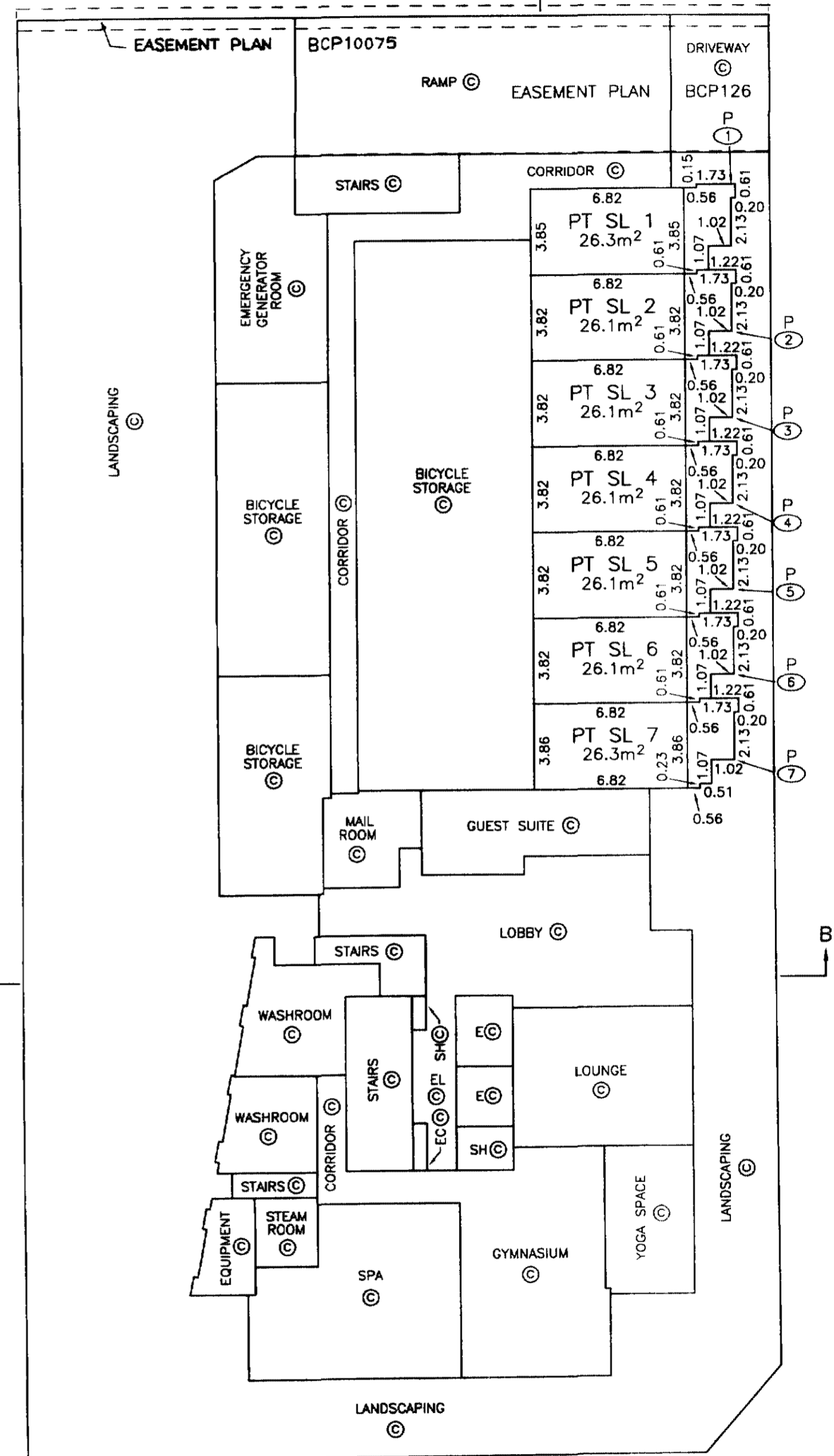
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PARKING LEVEL 1



LEVEL 1



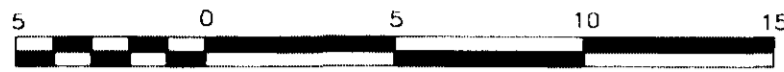
MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055 Seymour St, Vancouver, B.C.
 PHONE: 687-6866 FAX: 685-8071

DATE FEB 12, 2004 *DJM* B.C.L.S.

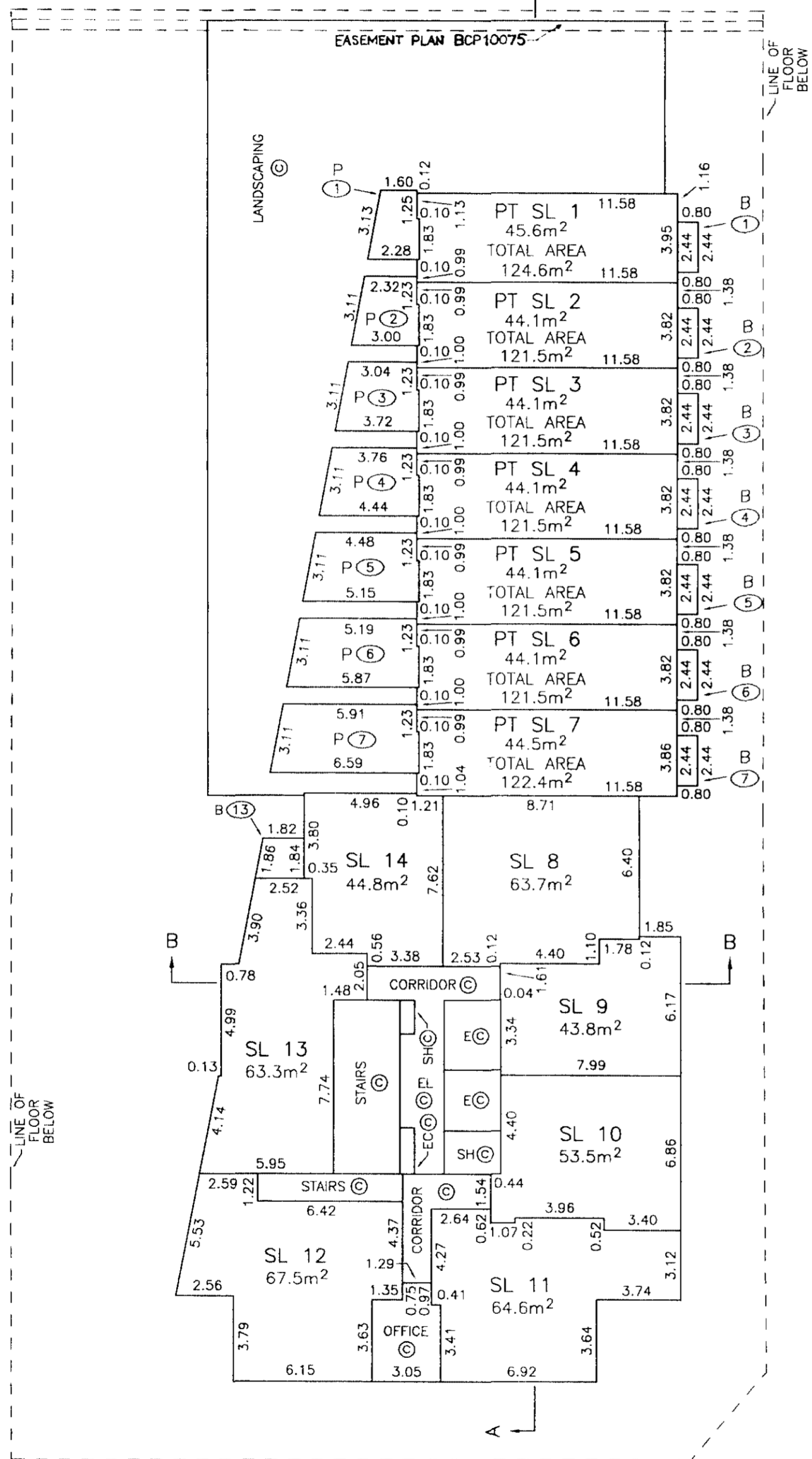
FLOOR PLANS

STRATA PLAN BCS 741

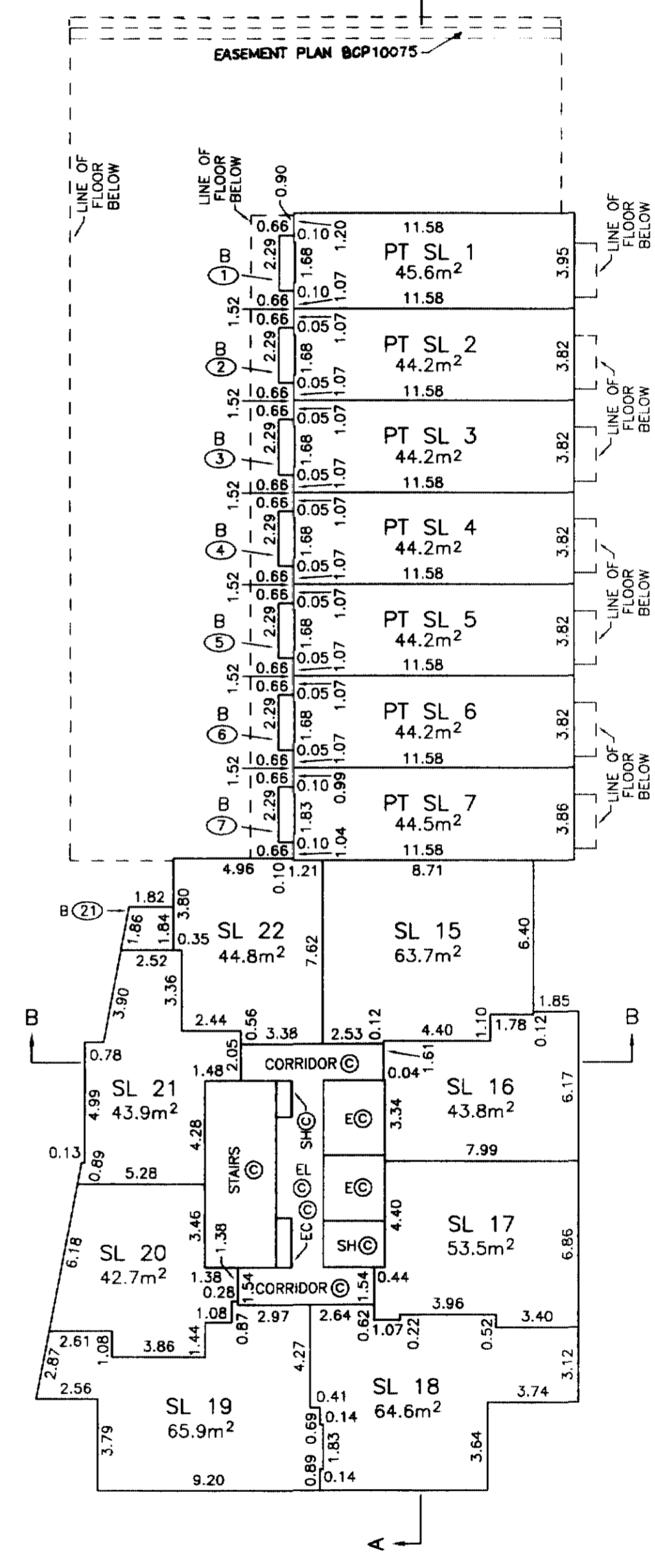
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LEVEL 2



LEVEL 3



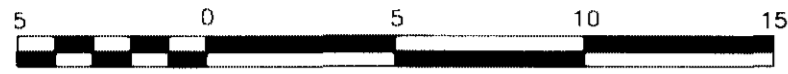
MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055 Seymour St. Vancouver, B.C.
 PHONE: 687-6866 FAX: 685-8071

DATE FEB 12, 2004 *JMB.C.L.S.*

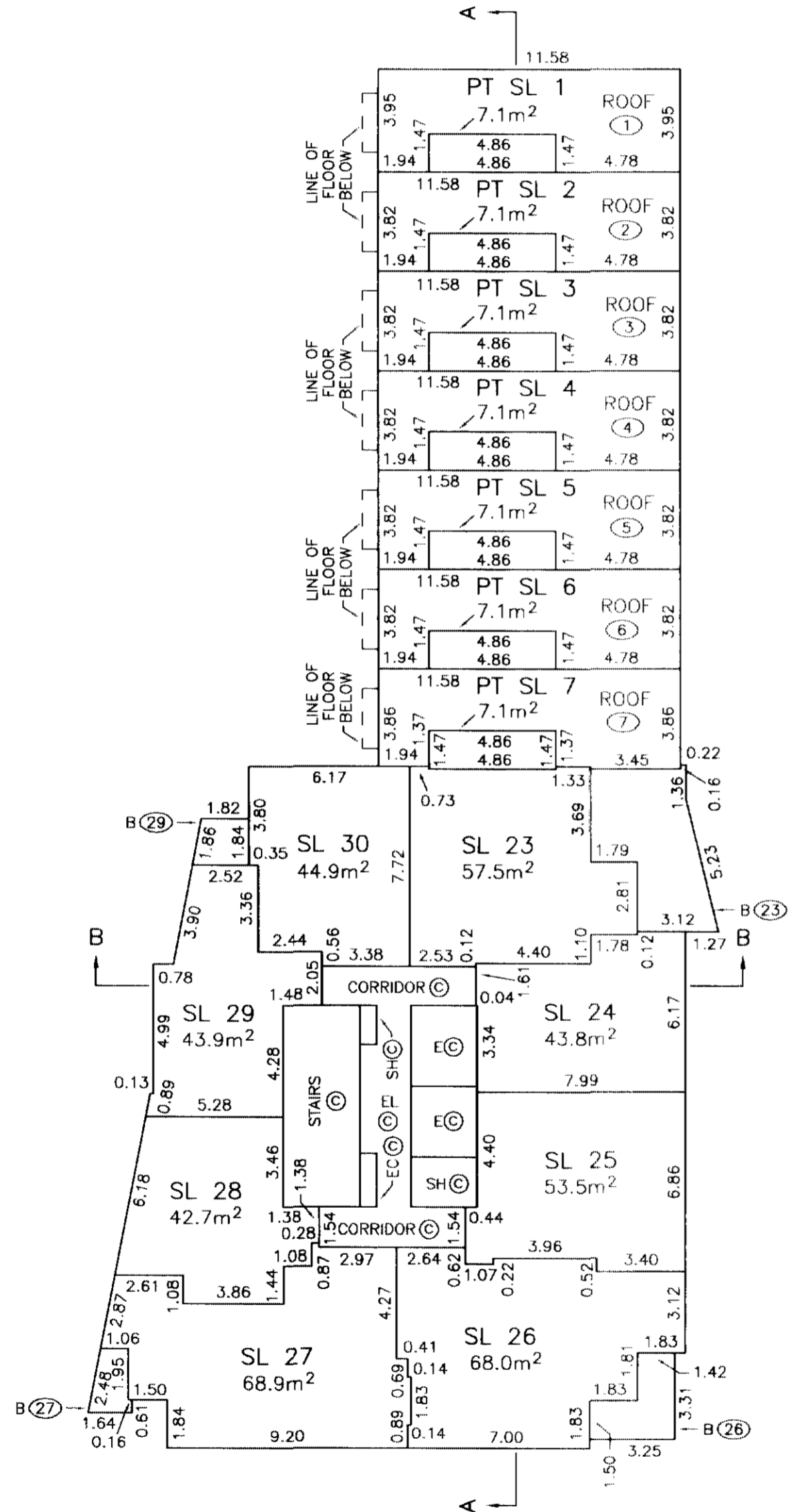
FLOOR PLANS

STRATA PLAN BCS 741

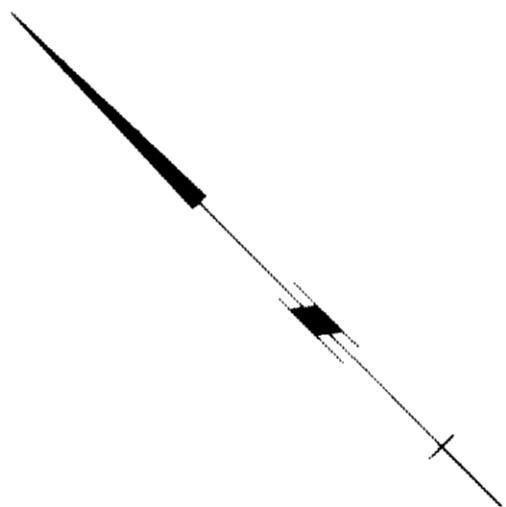
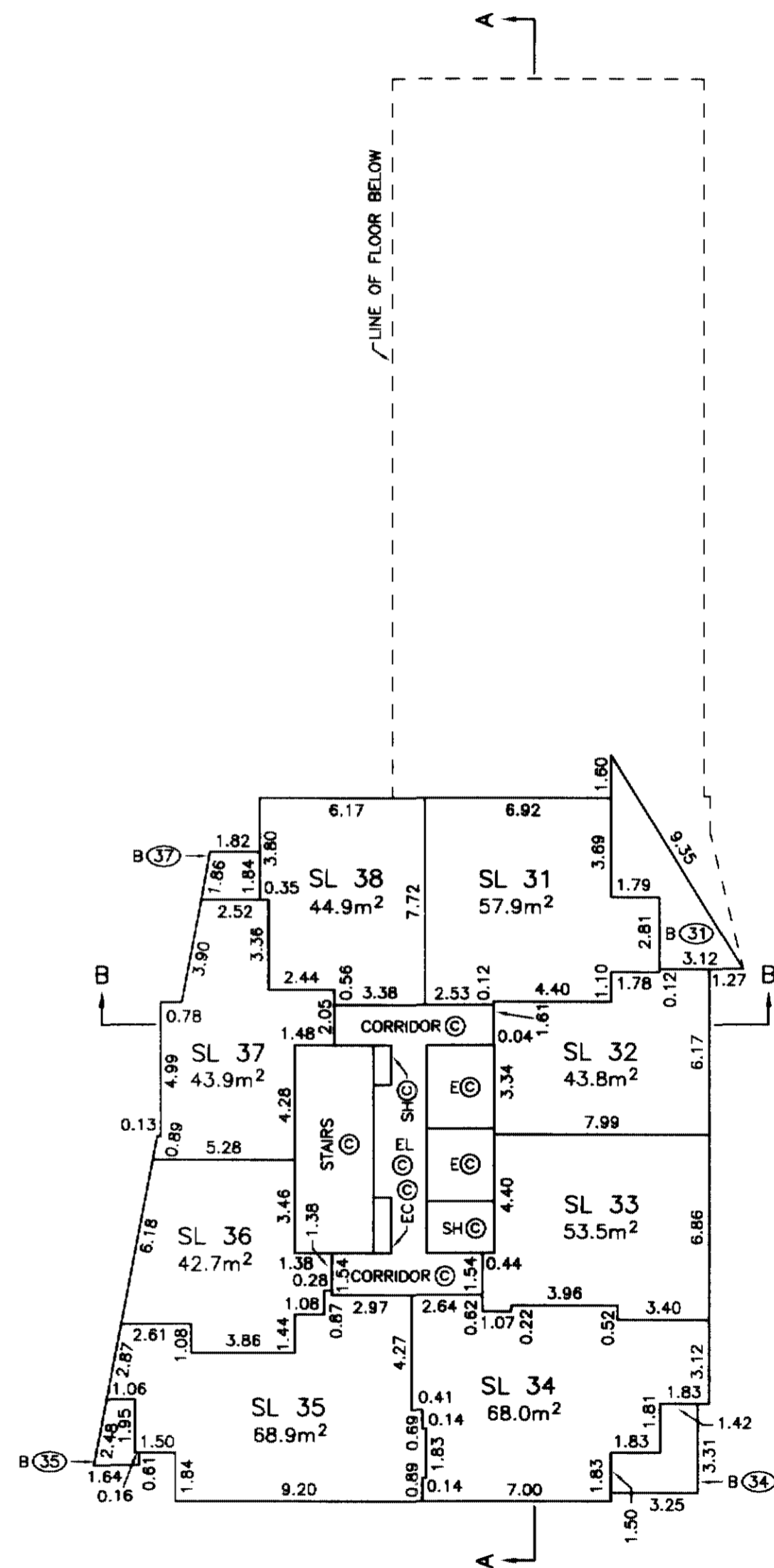
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LEVEL 4



LEVEL 5



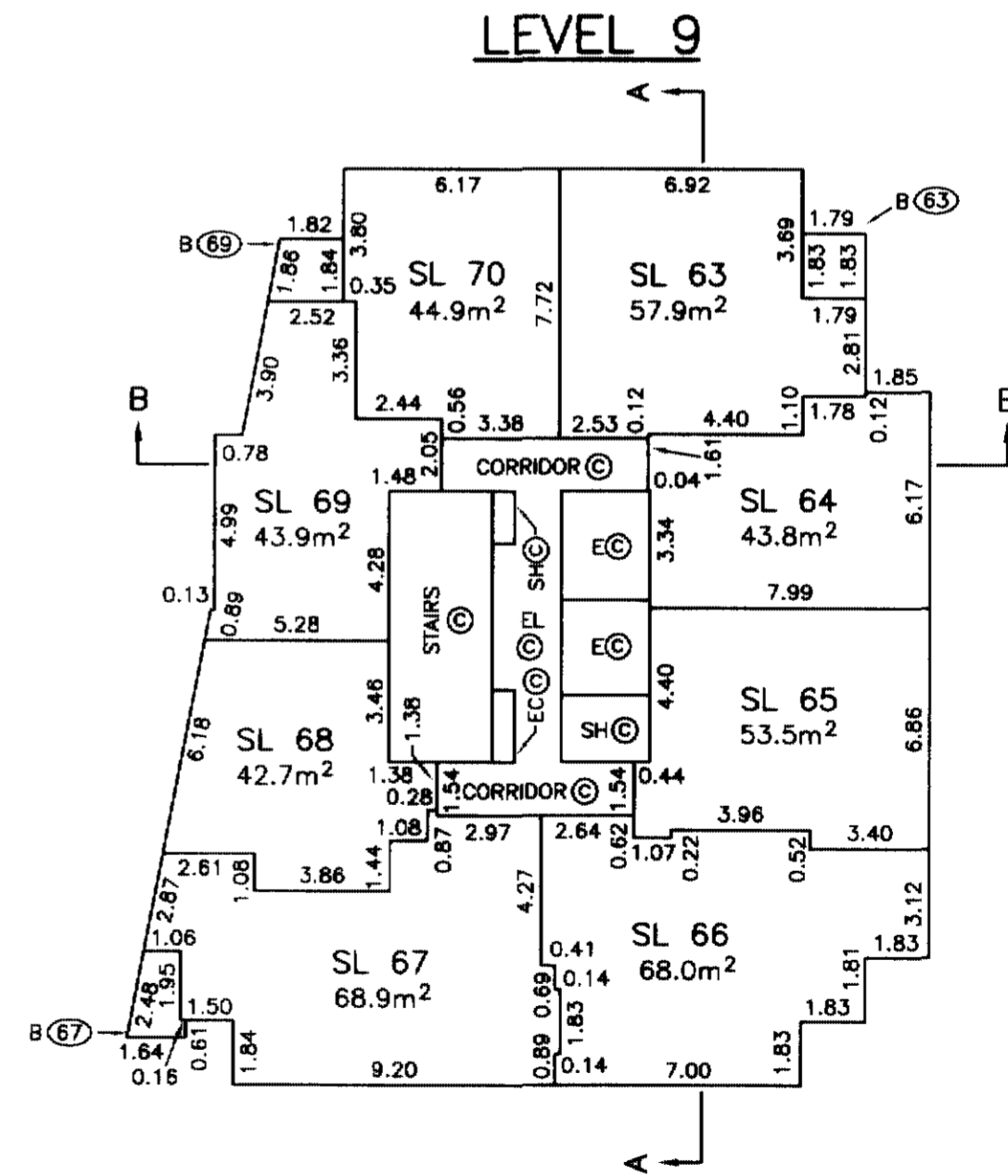
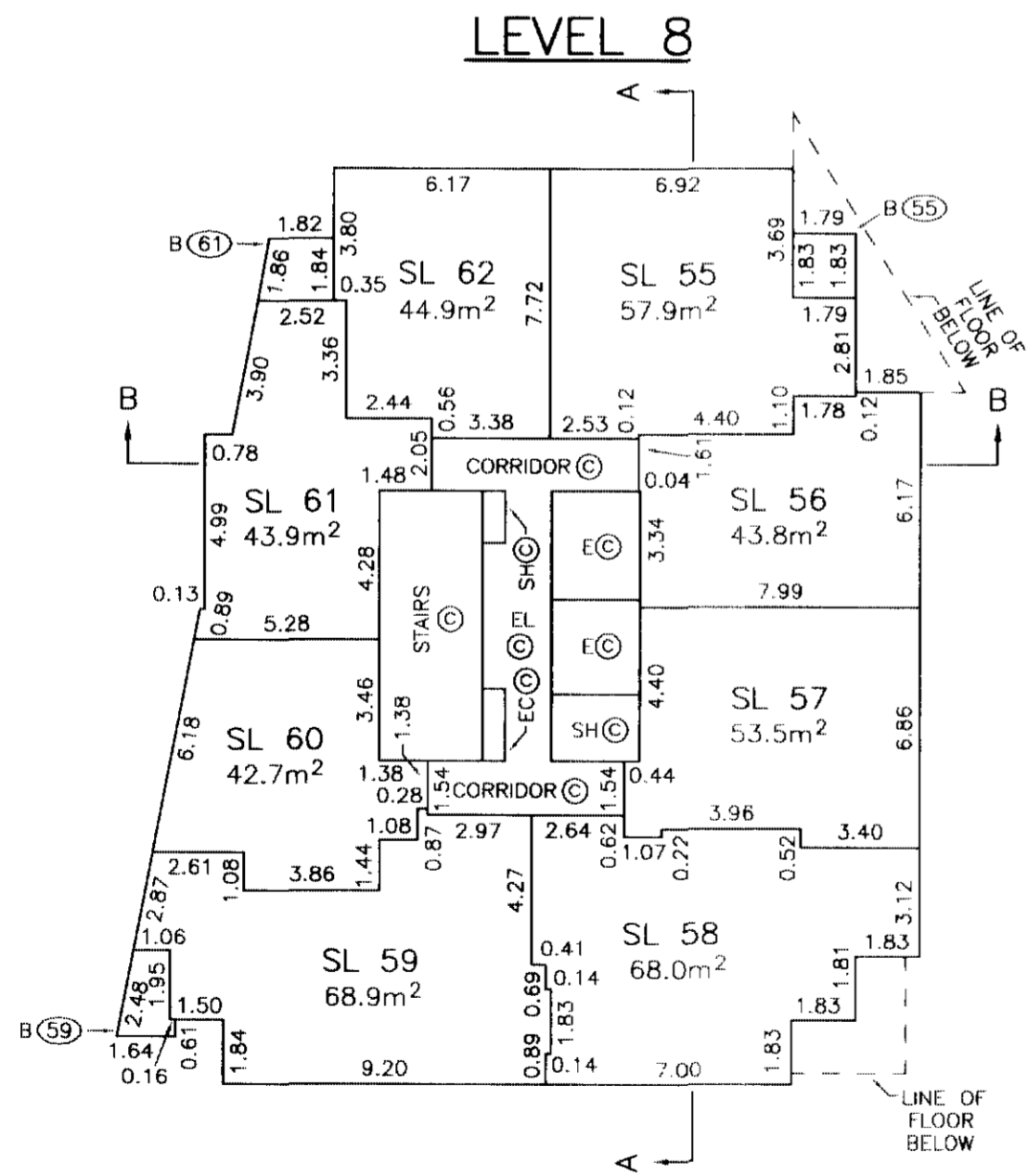
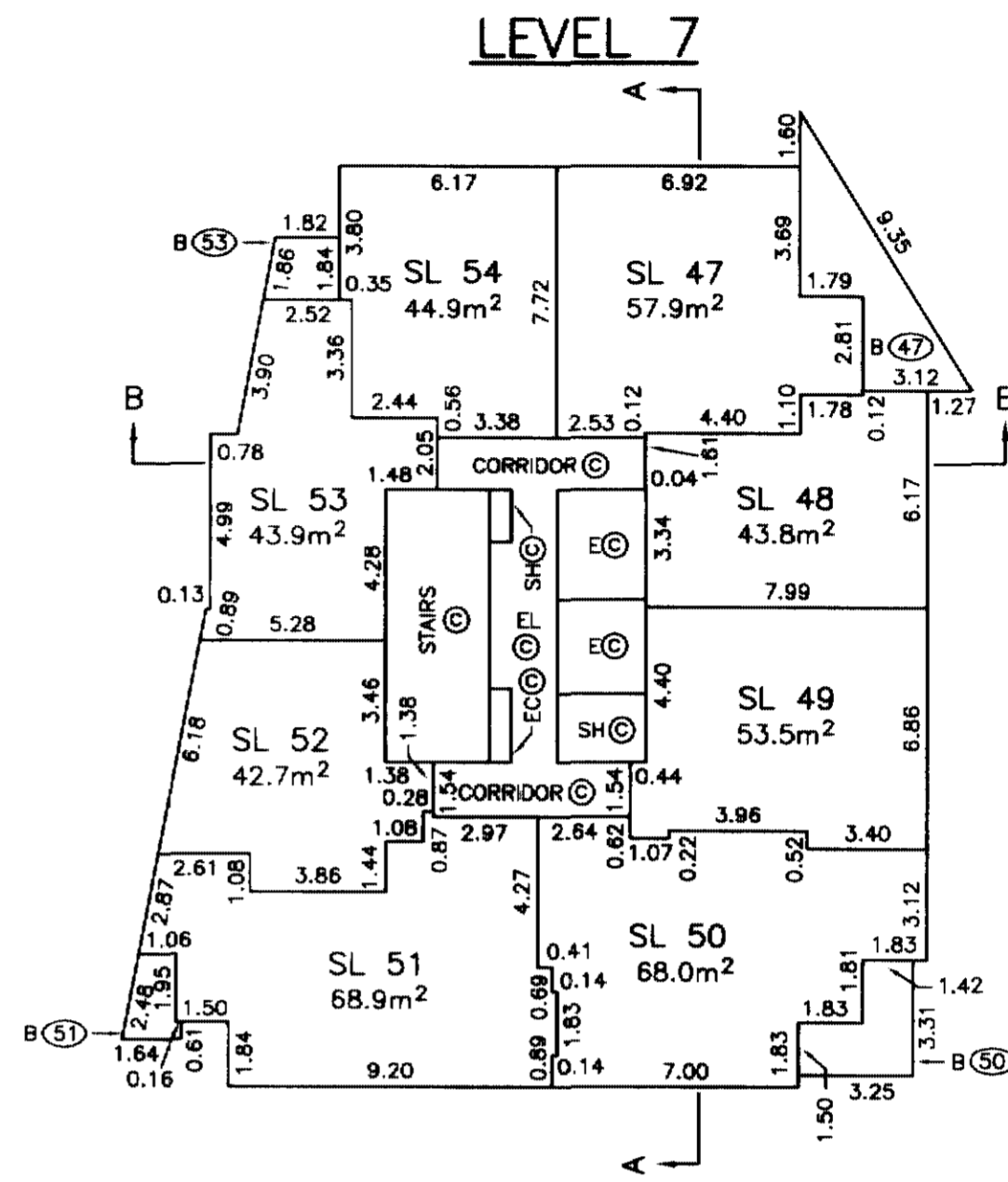
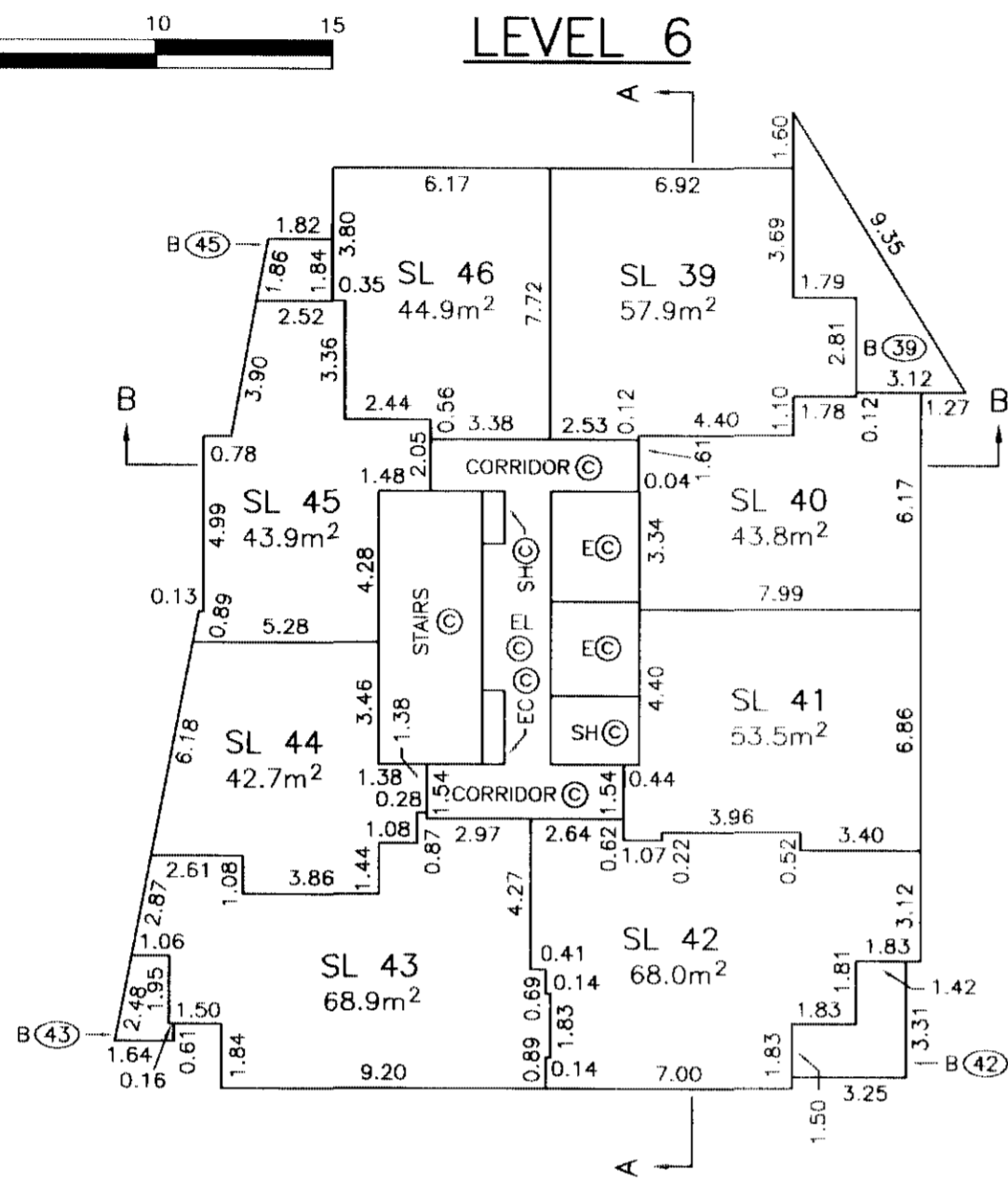
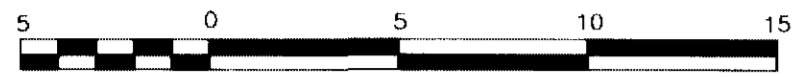
MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055 Seymour St, Vancouver, B.C.
 PHONE: 687-6866 FAX: 685-8071

DATE FEB 12, 2004 *DM* B.C.L.S.

FLOOR PLANS

STRATA PLAN BCS 741

SCALE 1 : 200



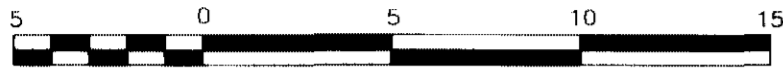
MORGAN STEWART AND COMPANY
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 1055 Seymour St, Vancouver, B.C.
 PHONE: 687-6866 FAX: 685-8071

DATE FEB 12, 2004 *[Signature]* B.C.L.S.

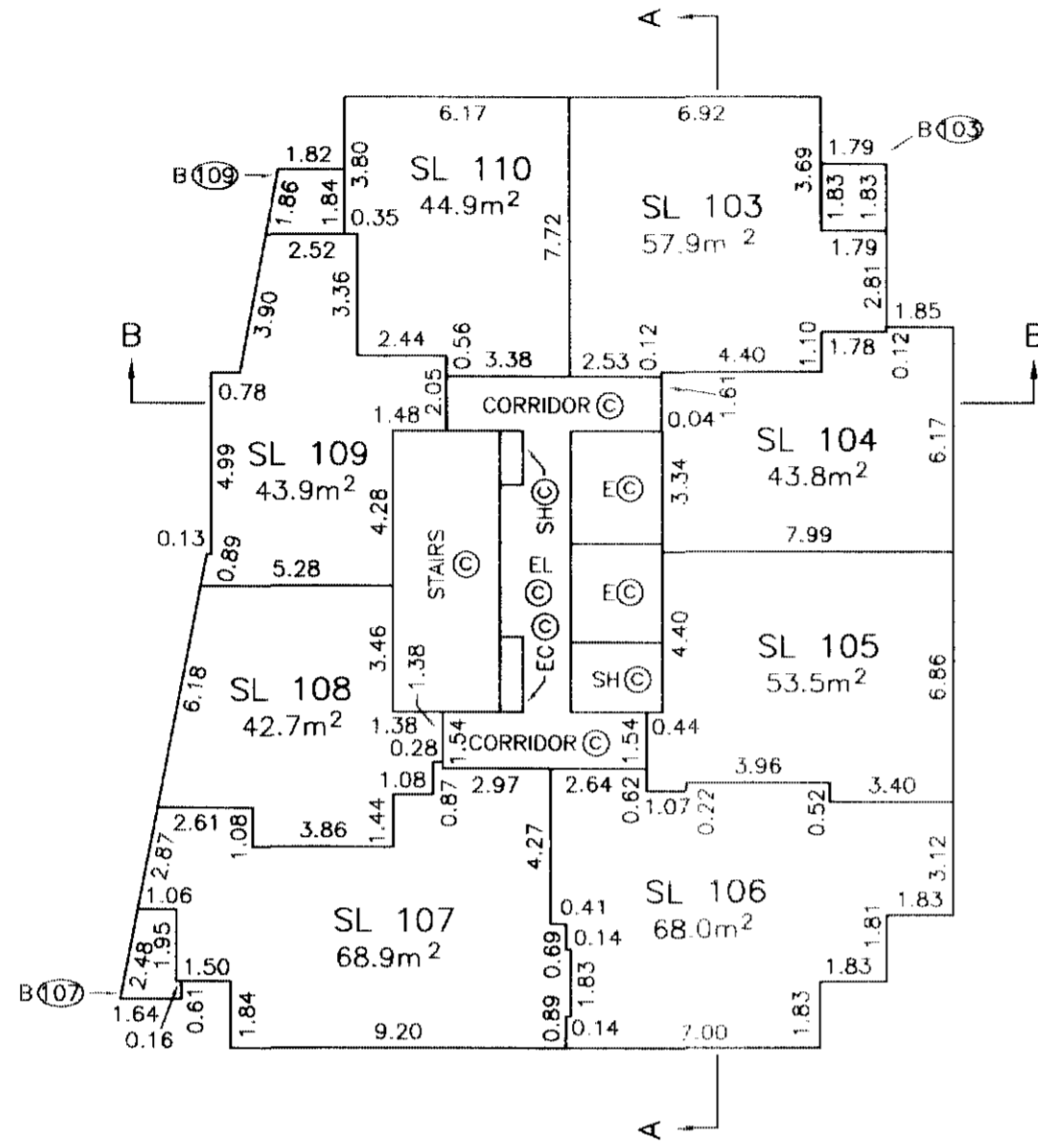
FLOOR PLANS

STRATA PLAN BCS 741

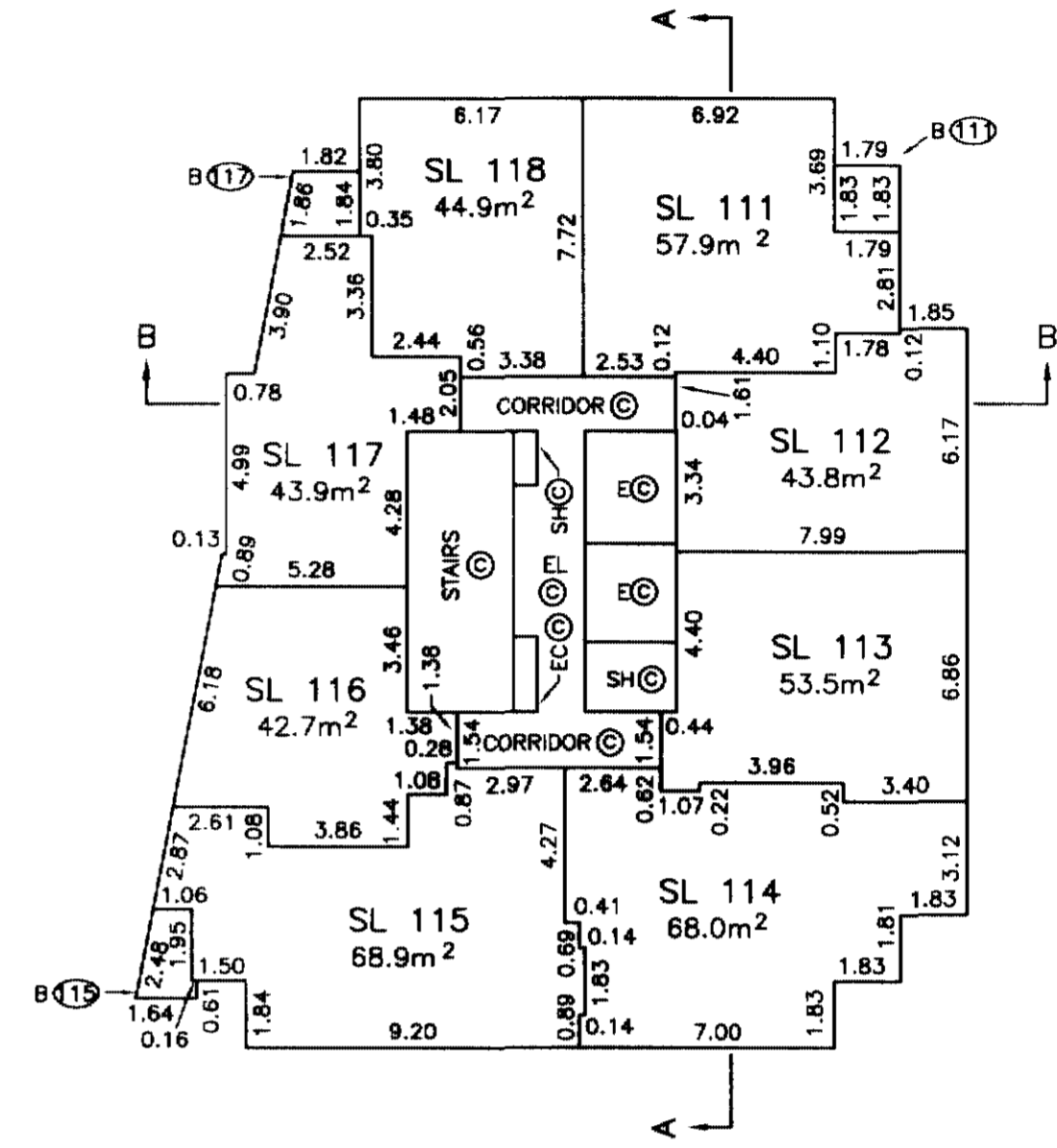
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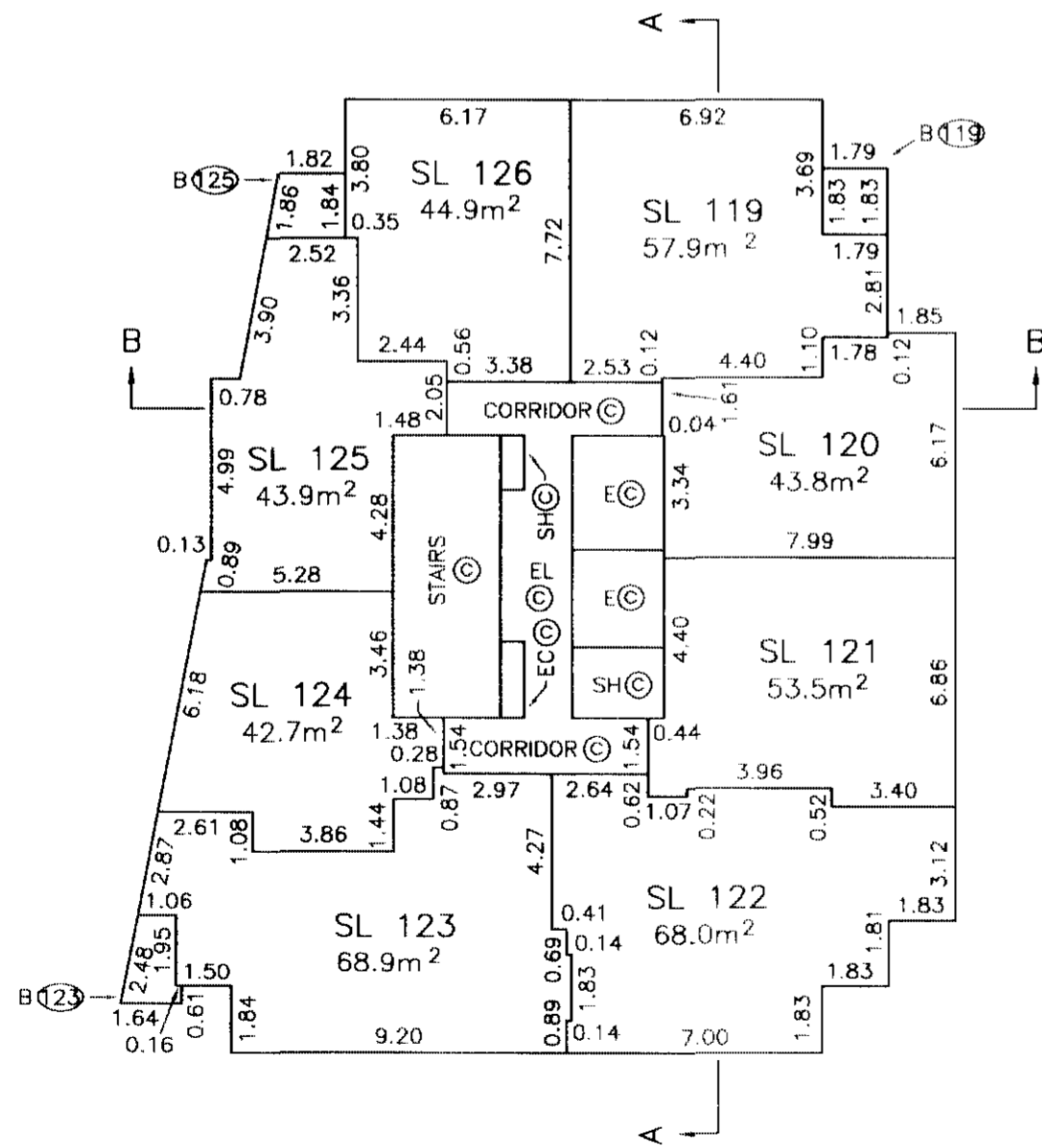
LEVEL 15



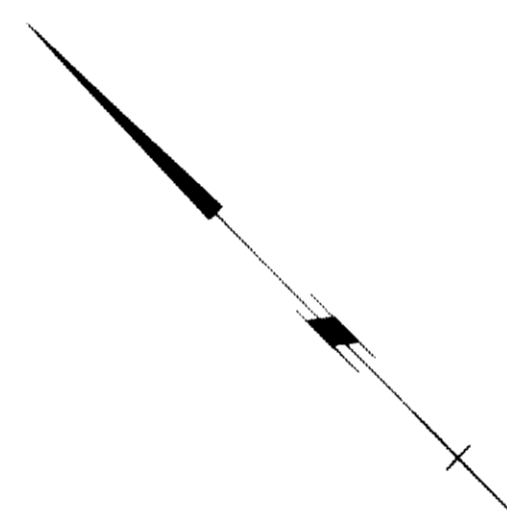
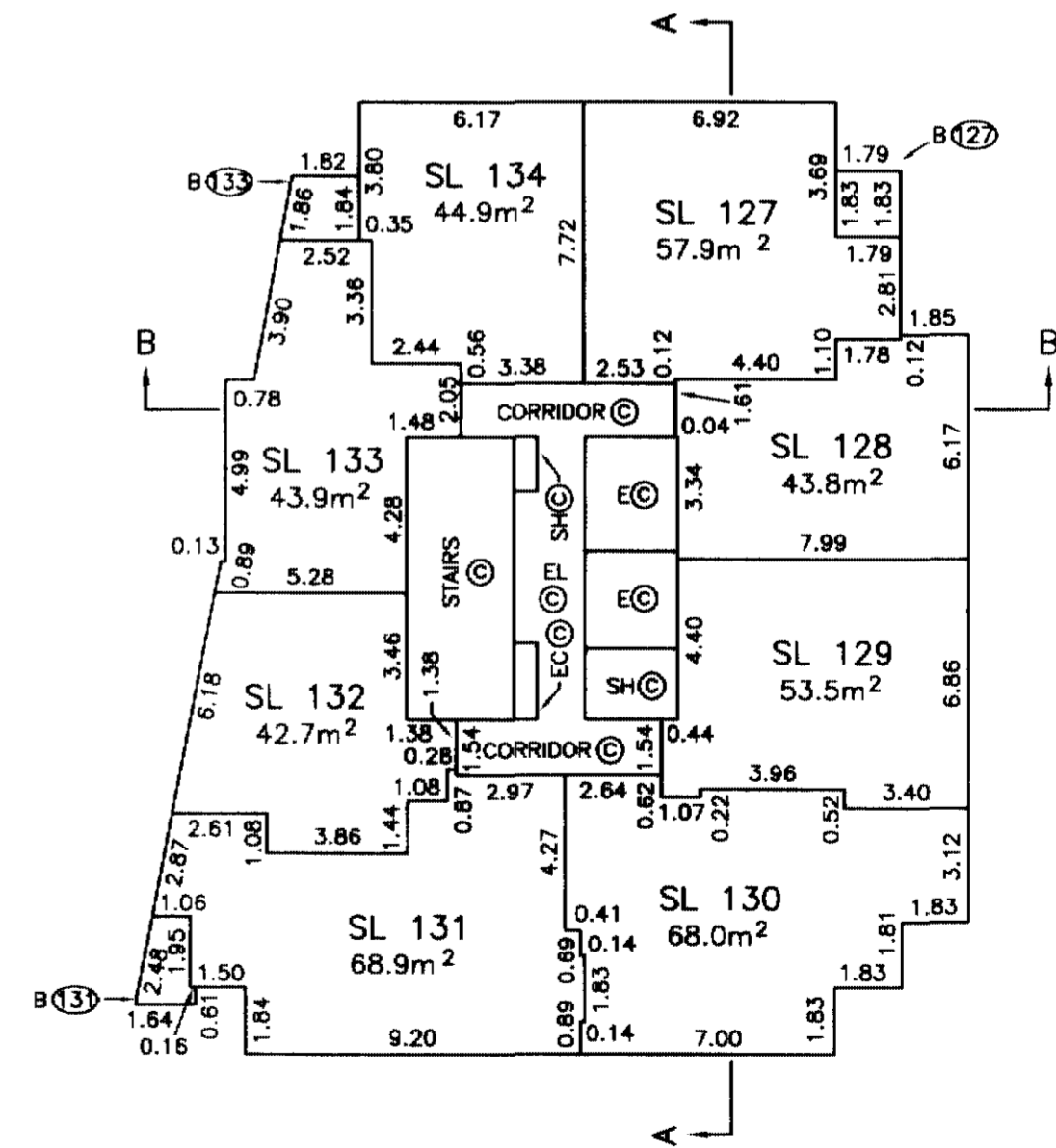
LEVEL 16



LEVEL 17



LEVEL 18



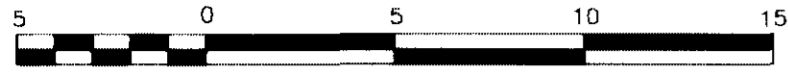
MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055 Seymour St, Vancouver, B.C.
 PHONE: 687-6866 FAX: 685-8071

DATE FEB 12, 2004 *JM* B.C.L.S.

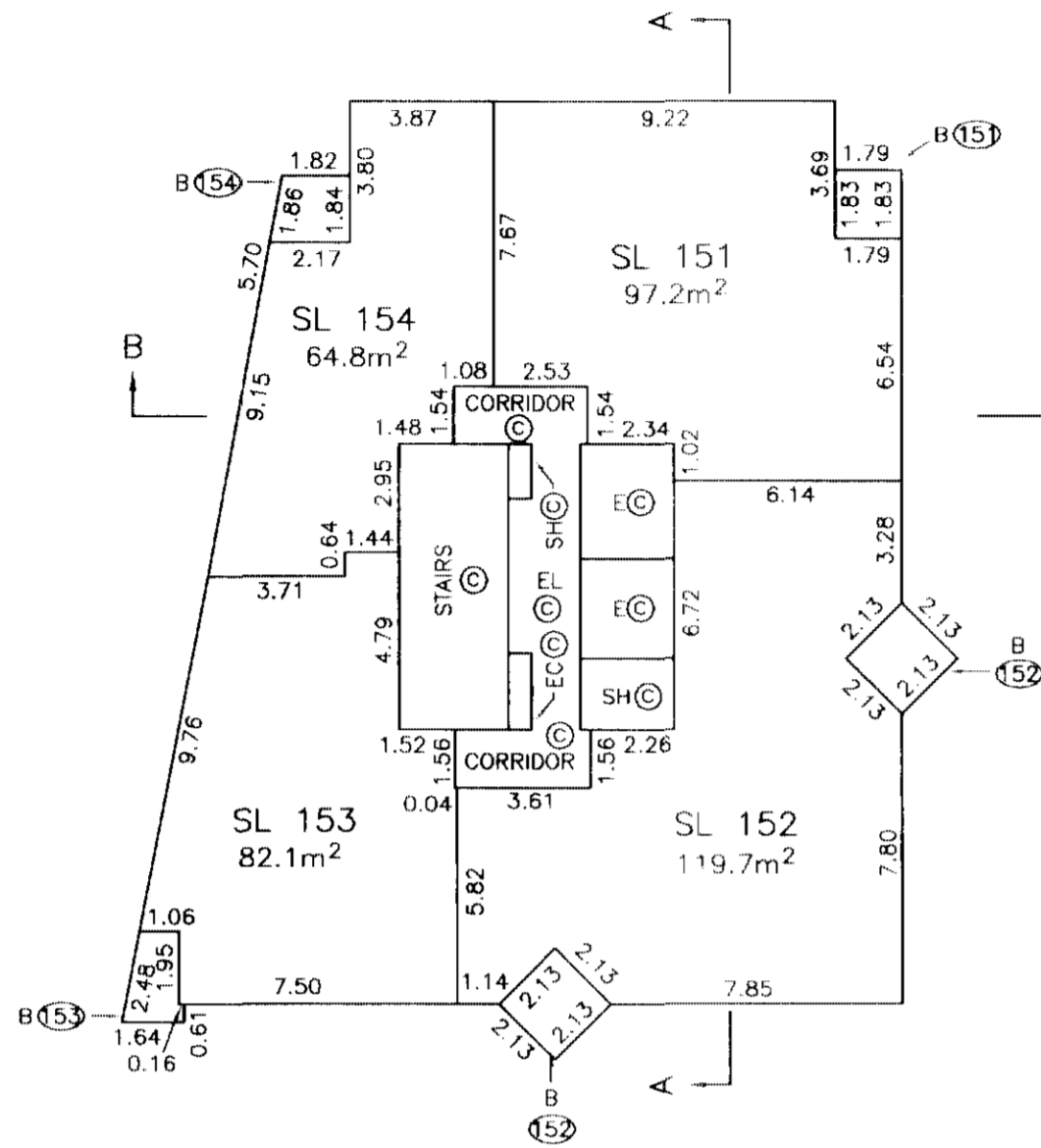
FLOOR PLANS

STRATA PLAN BCS 741

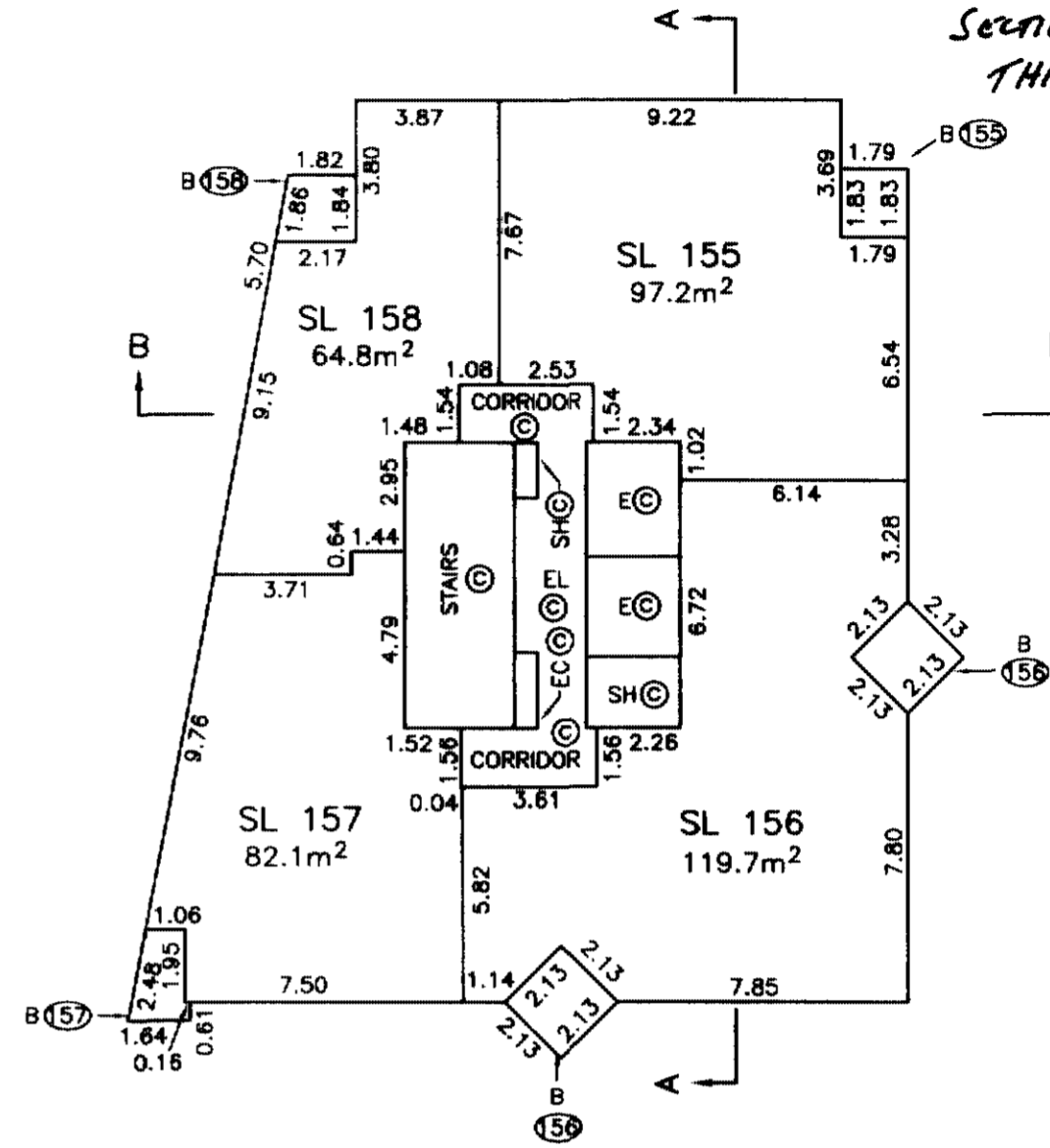
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LEVEL 23

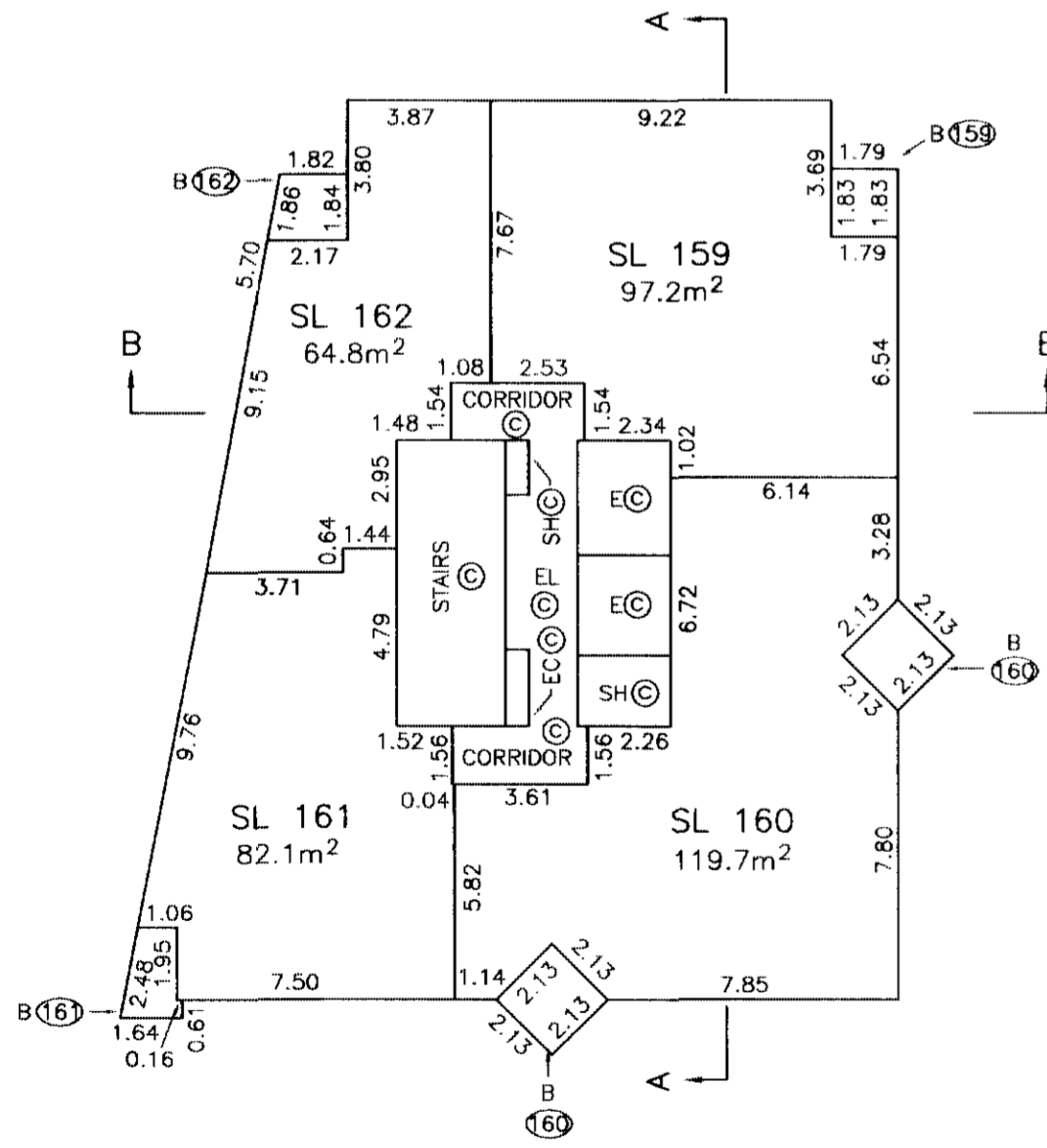


LEVEL 24

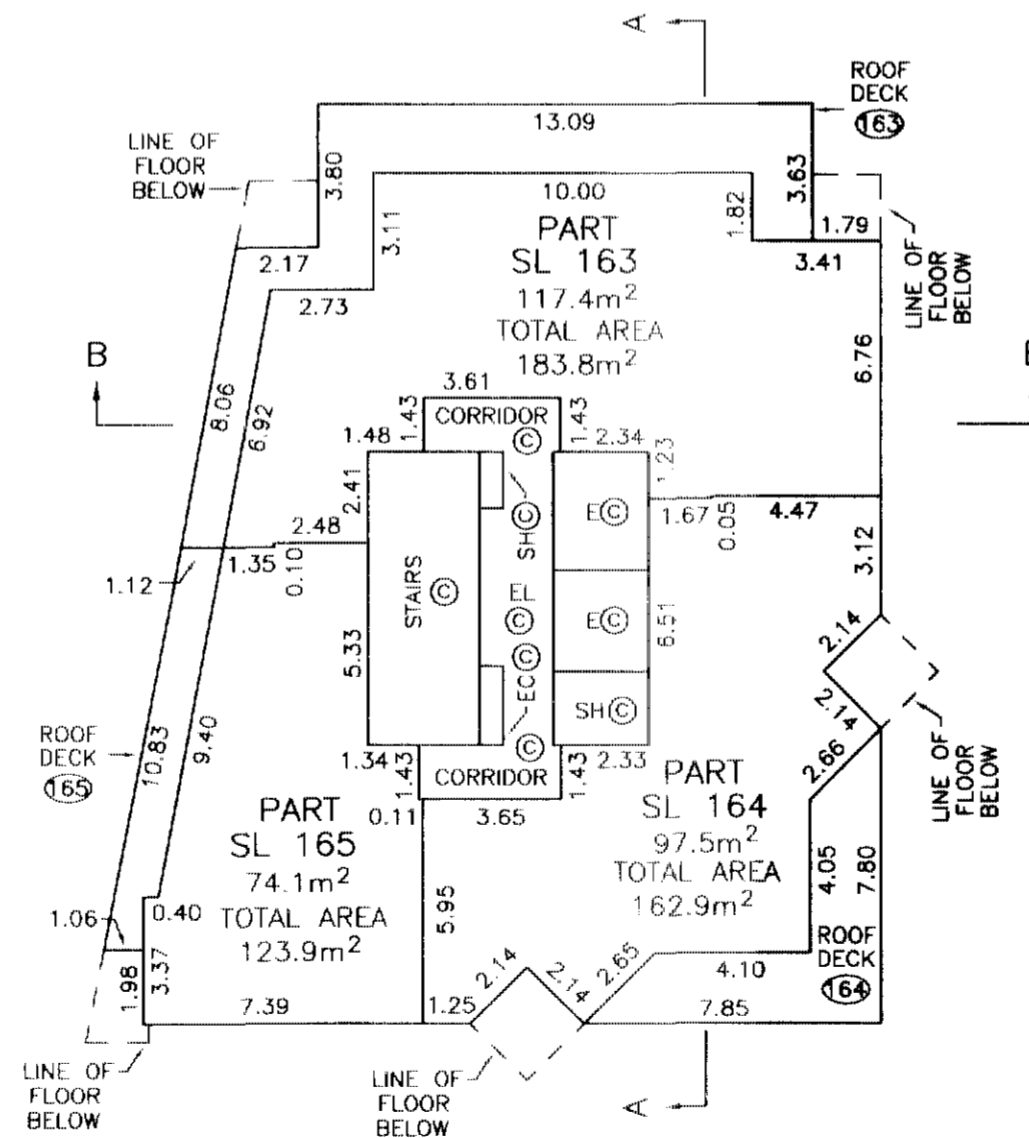


AMENDED PURSUANT TO
 SECTION 257 STRATA PROPERTY ACT.
 THIS 21st DAY SEPT 2004.
 SEE AMENDED SHEET 11A
 BW 435'108

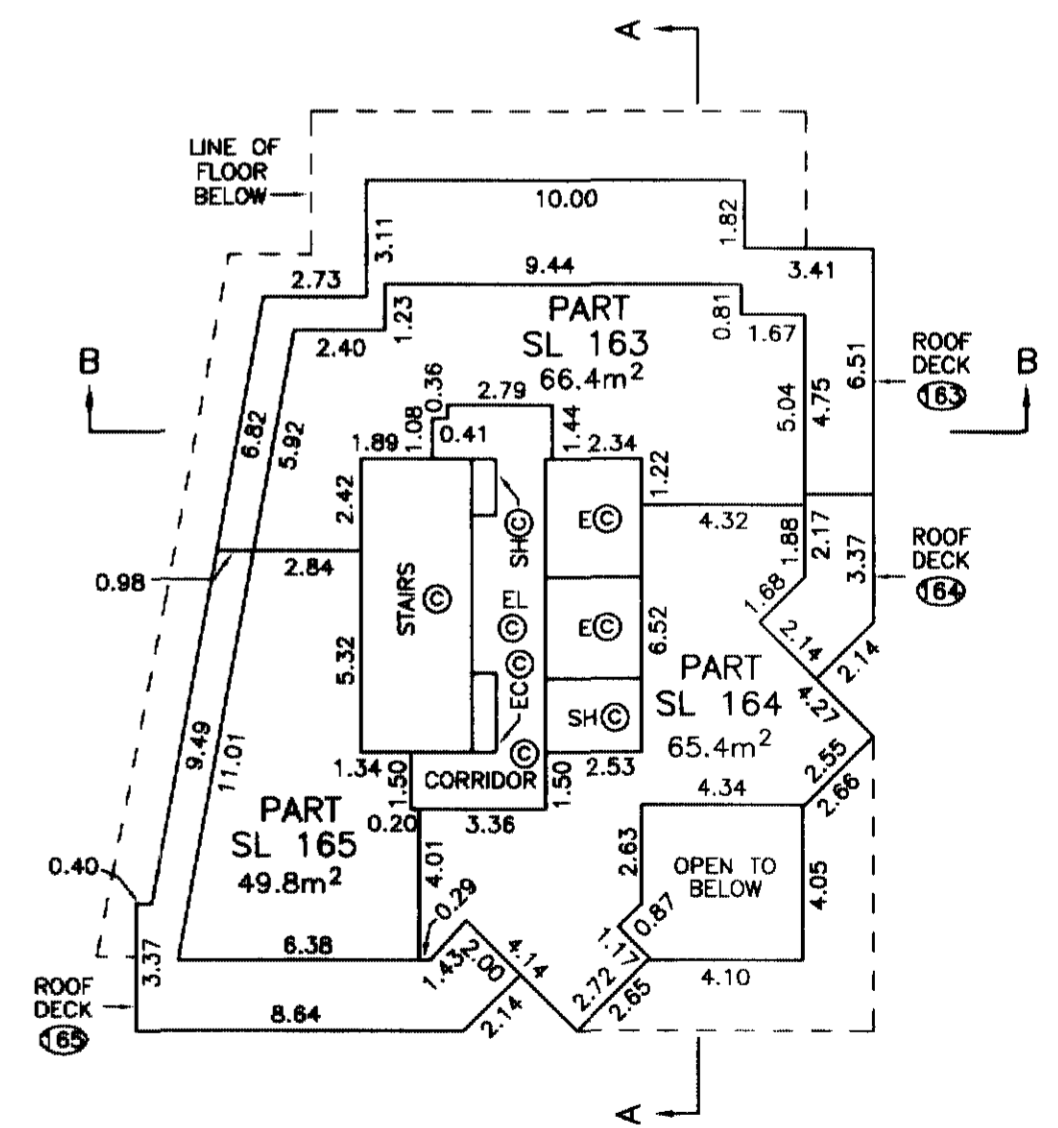
LEVEL 25



LEVEL 26



LEVEL 27



MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055 Seymour St, Vancouver, B.C.
 PHONE: 687-6866 FAX: 685-8071

DATE FEB 12, 2004 *[Signature]* B.C.L.S.

EXPLANATORY PLAN AMENDING FALSE CREEK STRATA PLAN BCS741, STRATA PLAN OF LOT 1, FALSE CREEK, PLAN BCP125, GROUP 1, N.W.D., TO DESIGNATE CHANGES TO LIMITED COMMON PROPERTY FOR THE BENEFIT OF STRATA LOT 164 AND TO THE DETRIMENT OF STRATA LOT 165, PURSUANT TO SECTION 257 OF THE STRATA PROPERTY ACT.

STRATA PLAN BCS 741

Deposited and registered in the Land Title Office at New Westminster, B.C. this 21 day of SEPT, 2004.

B. Bagnall / *CP* Deputy Registrar

BW 435 108

CITY OF VANCOUVER
BCGS 92J.025
SCALE 1 : 200



NOTES:

- ④ denotes limited common property for strata lot 4 (typical)
- ⊙ denotes common property
- B denotes balcony
- E denotes elevator
- EC denotes electrical closet
- EL denotes elevator lobby
- P denotes patio and planter
- PA denotes parking area
- PB denotes parking bay
- PT denotes part
- SH denotes shaft
- SL denotes strata lot

All distances are metres unless otherwise noted.
Area affected by the change are outlined in bold.

STRATA LOT BOUNDARIES ARE DEFINED AS FOLLOWS:

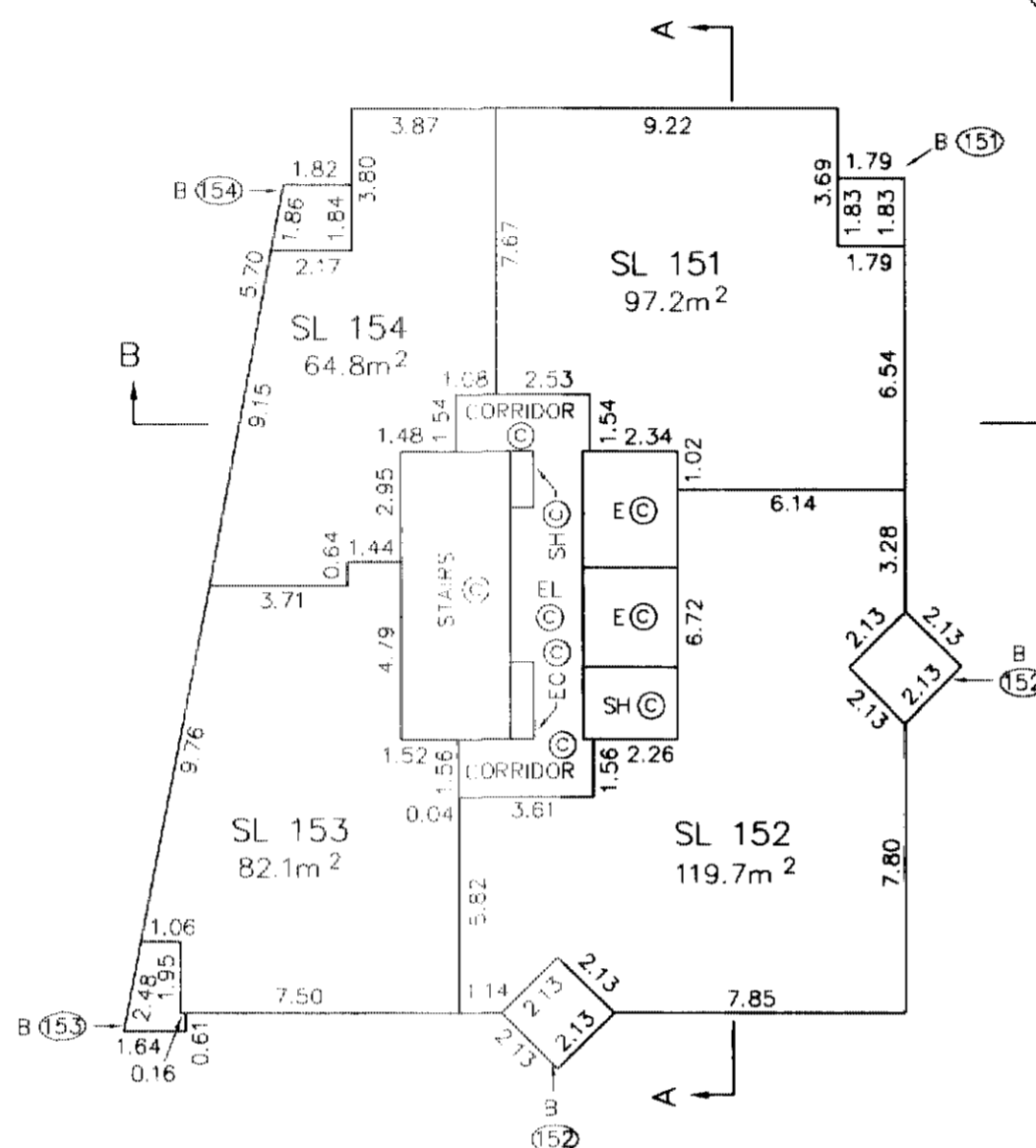
1. Outside face of exterior building walls less 0.01 metres
2. Centreline of interior wall separating Strata Lot and Common Property.
3. Centreline of party walls with adjacent Strata Lot.
4. 0.10 metre into exterior concrete face of core walls.

Certified correct according to Land Title Office records.
Dated this 22nd day of July, 2004

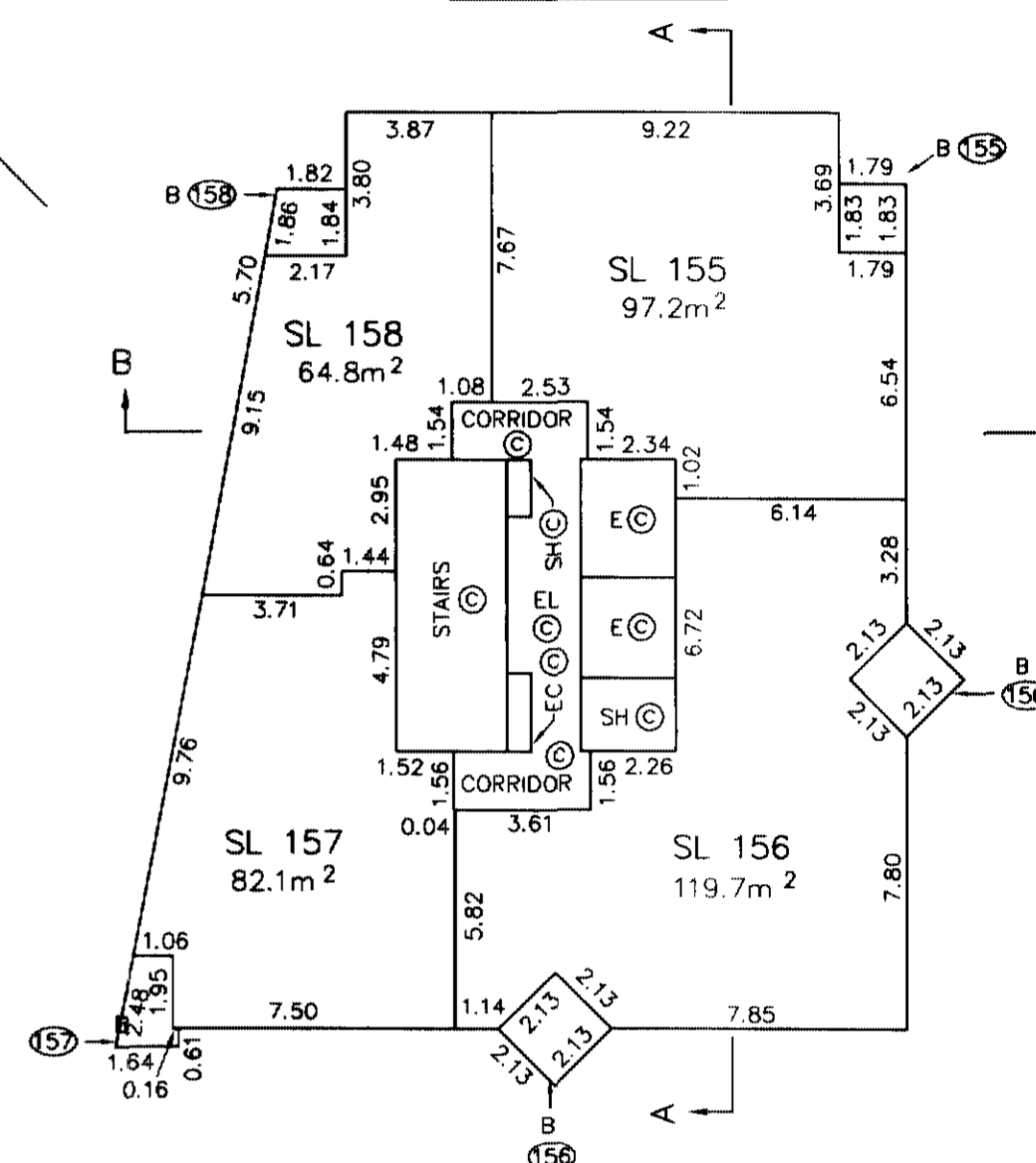
Morgan Stewart

B.C.L.S.

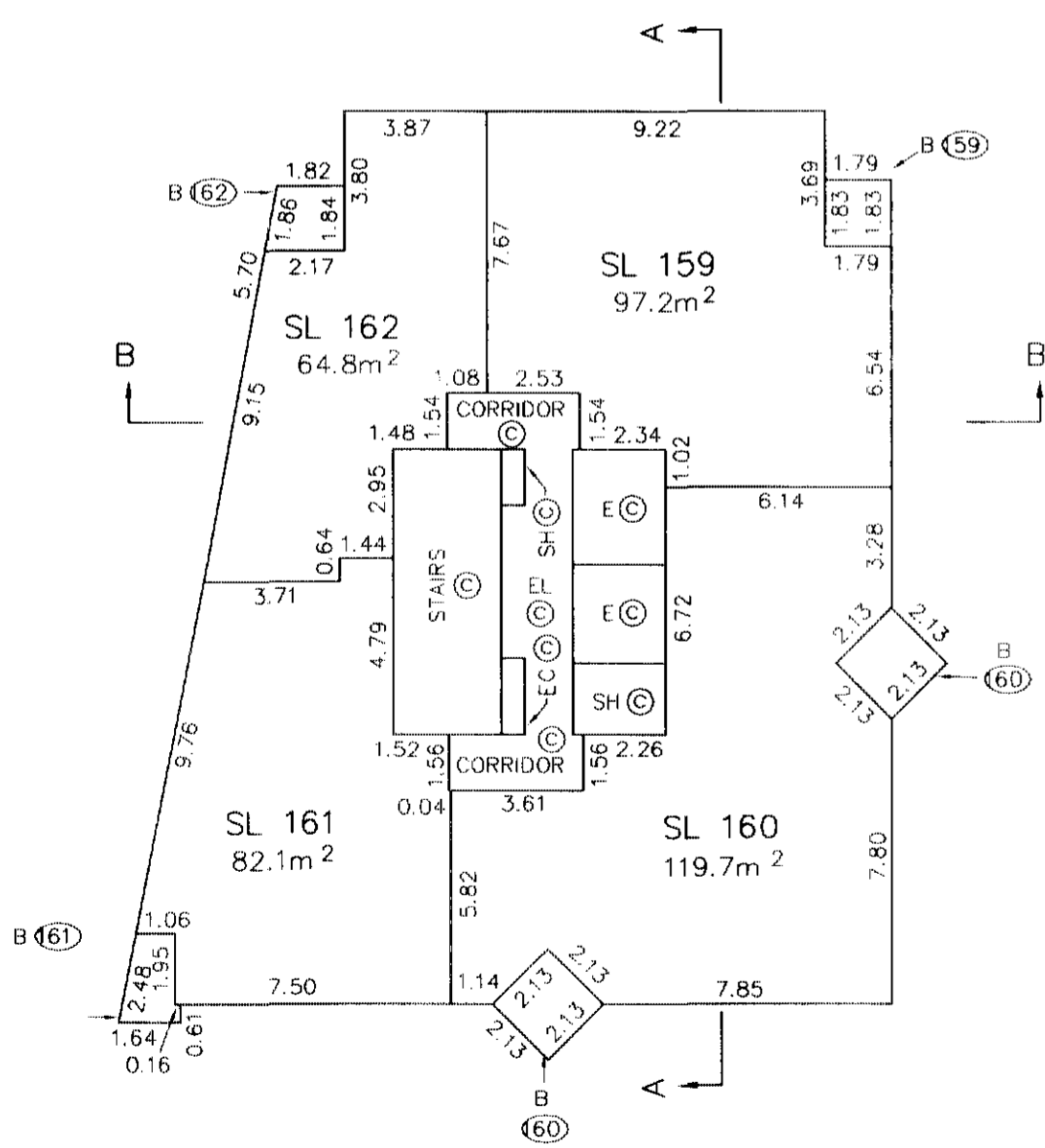
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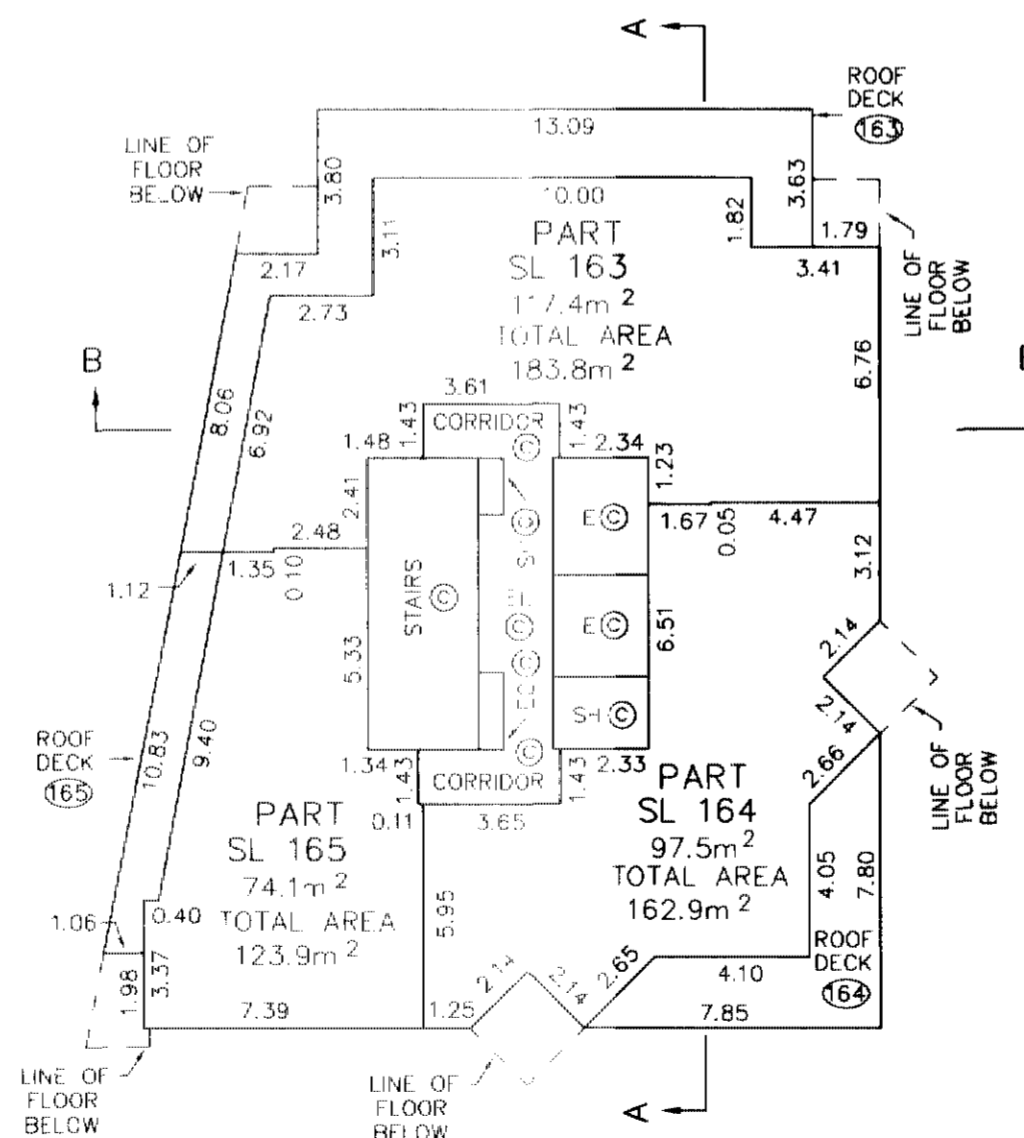
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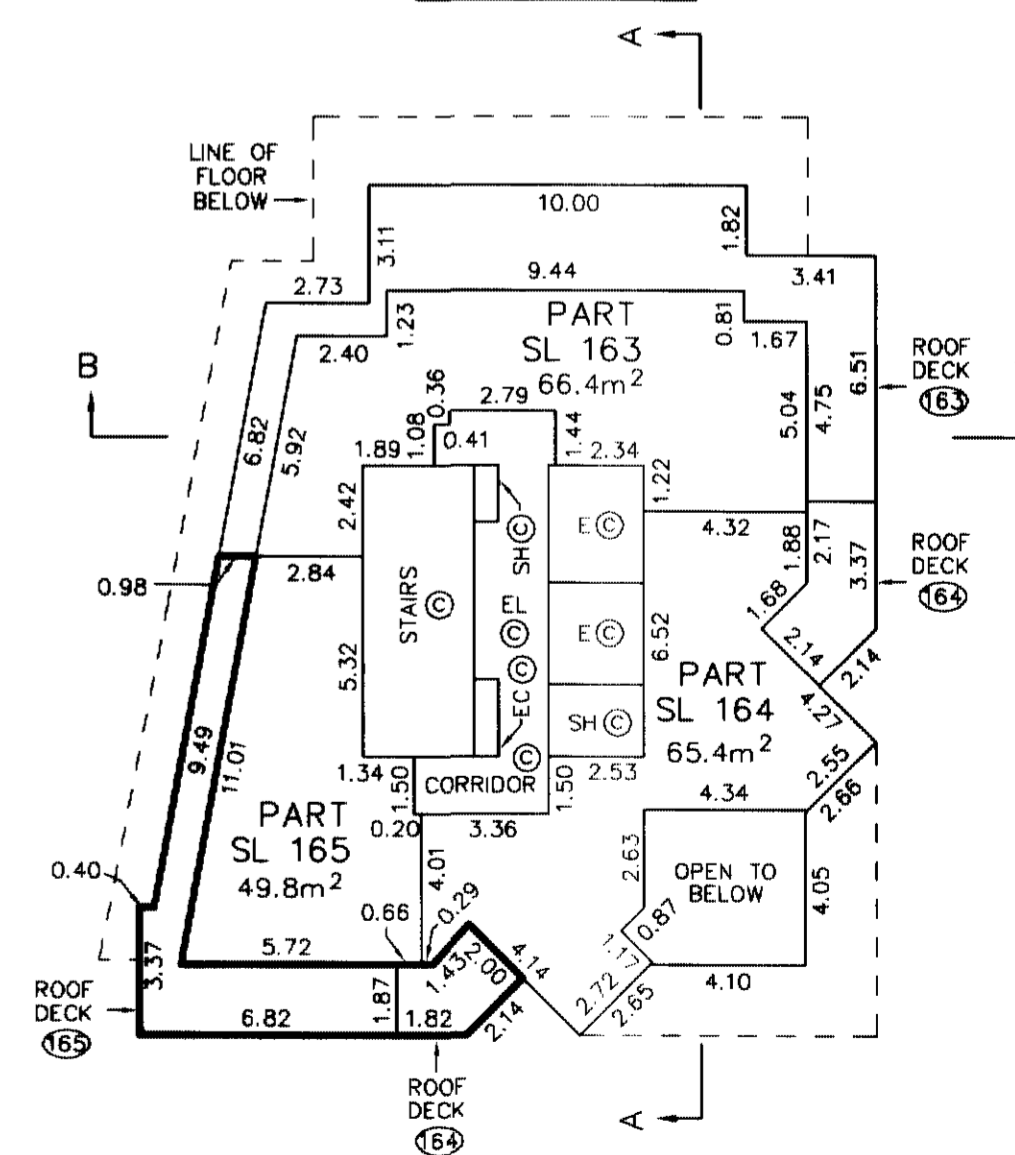
LEVEL 25



LEVEL 26



LEVEL 27



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

SECTION B - B

STRATA PLAN BCS 741

SCALE 1 : 200



LEVEL 27	ROOF DECK (163)	PART SL 163	CORRIDOR (C)	PART SL 163	ROOF DECK (163)	
LEVEL 26	ROOF DECK (163)	PART SL 163	CORRIDOR (C)	PART SL 163		
LEVEL 25		SL 162	CORRIDOR (C)	SL 159		
LEVEL 24		SL 158	CORRIDOR (C)	SL 155		
LEVEL 23		SL 154	CORRIDOR (C)	SL 151		
LEVEL 22		SL 150	CORRIDOR (C)	SL 147		
LEVEL 21		SL 146	CORRIDOR (C)	SL 143		
LEVEL 20		SL 142	CORRIDOR (C)	SL 139	B (139)	
LEVEL 19	ROOF DECK (138)	SL 138	CORRIDOR (C)	SL 135	ROOF DECK (135)	
LEVEL 18		SL 133	CORRIDOR (C)	SL 128		
LEVEL 17		SL 125	CORRIDOR (C)	SL 120		
LEVEL 16		SL 117	CORRIDOR (C)	SL 112		
LEVEL 15		SL 109	CORRIDOR (C)	SL 104		
LEVEL 14		SL 101	CORRIDOR (C)	SL 96		
LEVEL 12		SL 93	CORRIDOR (C)	SL 88		
LEVEL 11		SL 85	CORRIDOR (C)	SL 80		
LEVEL 10		SL 77	CORRIDOR (C)	SL 72		
LEVEL 9		SL 69	CORRIDOR (C)	SL 64		
LEVEL 8		SL 61	CORRIDOR (C)	SL 56		
LEVEL 7		SL 53	CORRIDOR (C)	SL 48		
LEVEL 6		SL 45	CORRIDOR (C)	SL 40		
LEVEL 5		SL 37	CORRIDOR (C)	SL 32		
LEVEL 4		SL 29	CORRIDOR (C)	SL 24		
LEVEL 3		SL 21	CORRIDOR (C)	SL 16		
LEVEL 2		SL 13	CORRIDOR (C)	SL 9		
LEVEL 1	LANDSCAPING (C)	WASHROOM (C)	(C)	STAIRS LOBBY (C)	LANDSCAPING (C)	
PARKING LEVEL 1	PB (C)	PARKING AREA (C)	PB (C)	PB (C)	PARKING AREA (C)	PB (C)
PARKING LEVEL 2	PB (C)	PARKING AREA (C)	PB (C)	PB (C)	PARKING AREA (C)	PB (C)
PARKING LEVEL 3	PB (C)	PARKING AREA (C)	PB (C)			

MORGAN STEWART AND COMPANY
 Surveyors and Engineers
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 PHONE: 687-6866 FAX: 685-8071

DATE FEB 12, 2004 *[Signature]* B.C.L.S.