

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

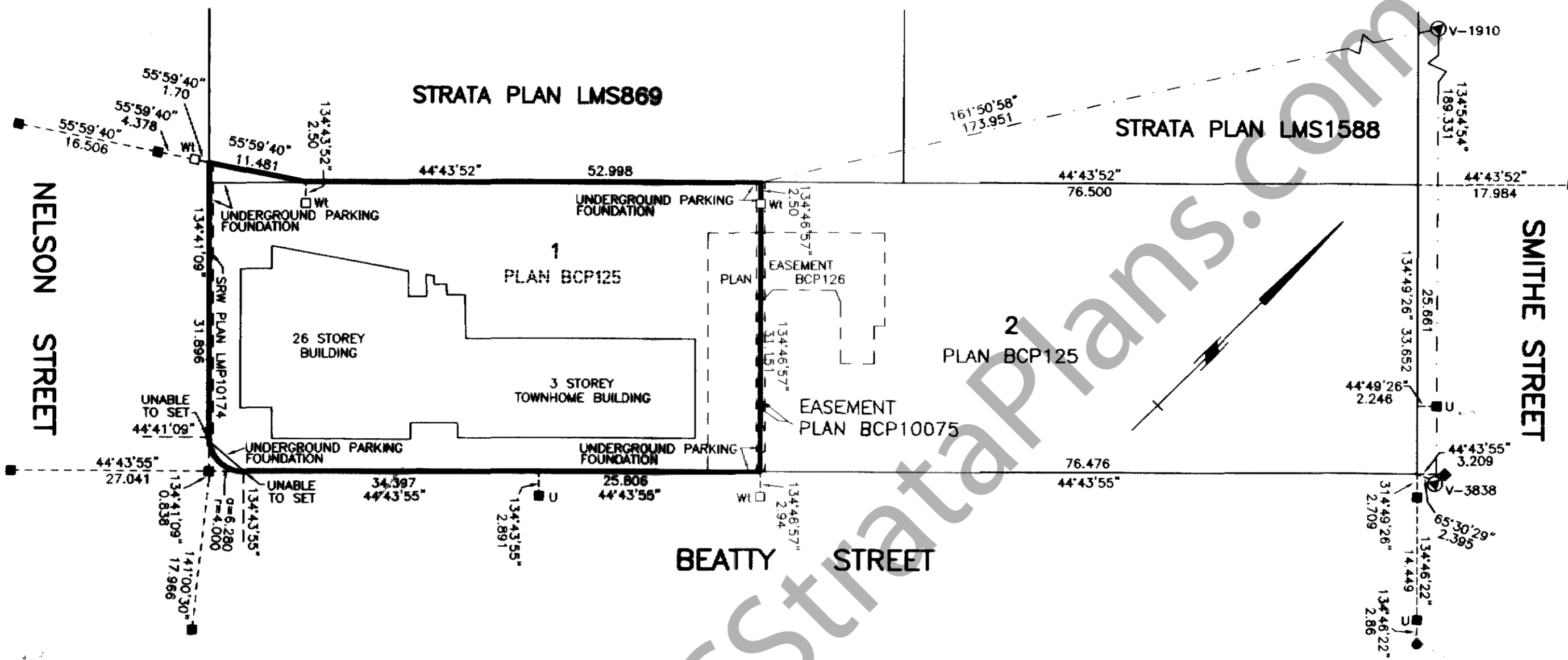
CITY OF VANCOUVER  
BCGS 92J.025

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. Biquan 169*

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 *DIRK C.A. DE JUMET*  
PRINT AND SIGN NAME CLEARLY  
ADDRESS *1201 - 4555 KINGSWAY*

*BURBURY, 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.
- m<sup>2</sup> 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.

- ⊙ 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 *Daniel C. Noda*  
Authorized Signatory

PRINT NAME \_\_\_\_\_  
Authorized Signatory

**WITNESS AS TO BOTH SIGNATURES:**

NAME *Barinder Sal Dull*

ADDRESS *#1400-1140 W. Pender St*

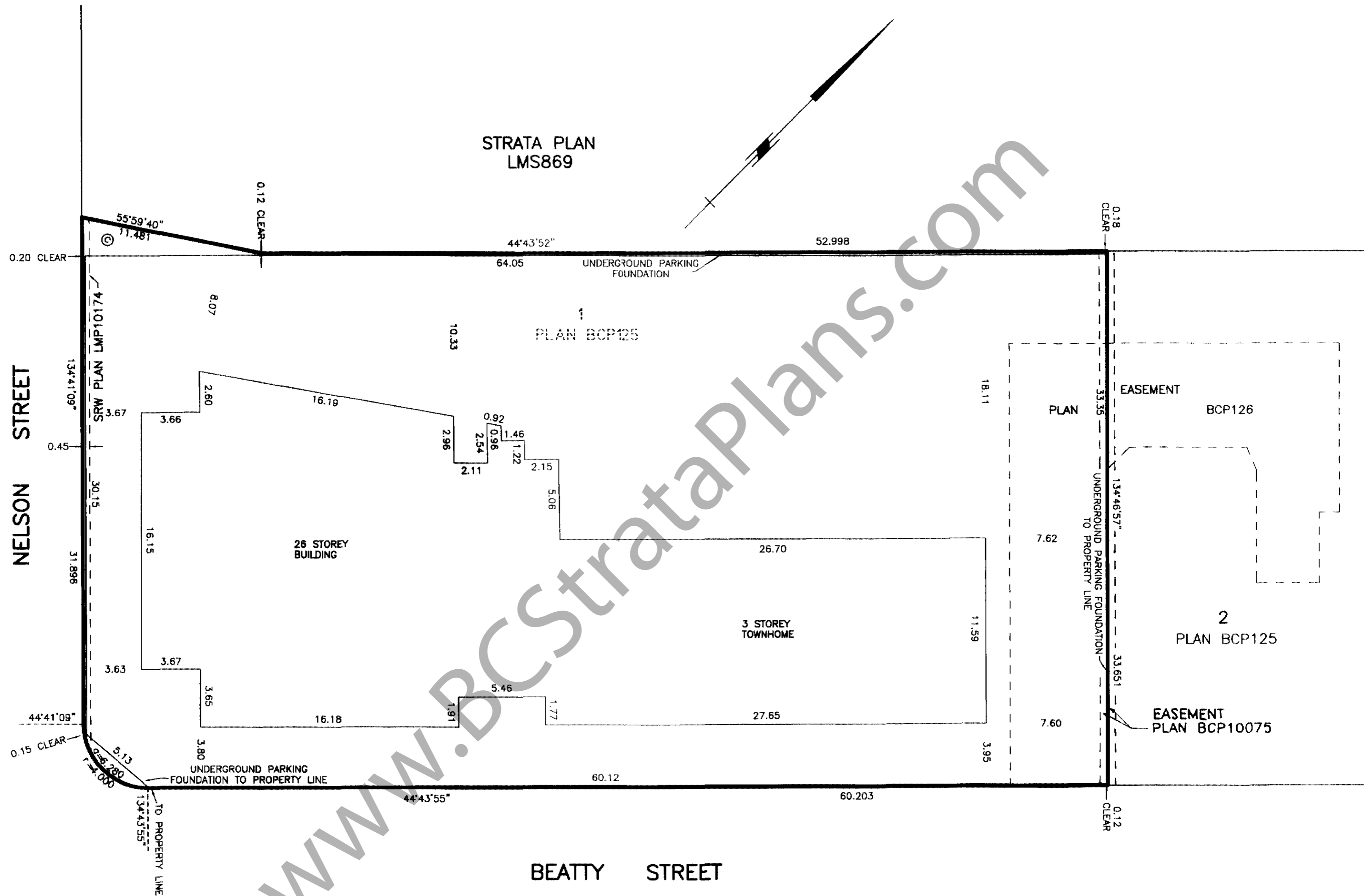
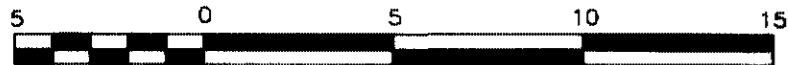
*Vancouver, BC V6E 4G1*

*Receptionist*  
OCCUPATION

# BUILDING LOCATION

STRATA PLAN BCS 741

SCALE 1 : 200



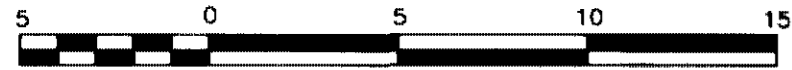
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DATE FEB 12, 2004 *DJM* B.C.L.S.

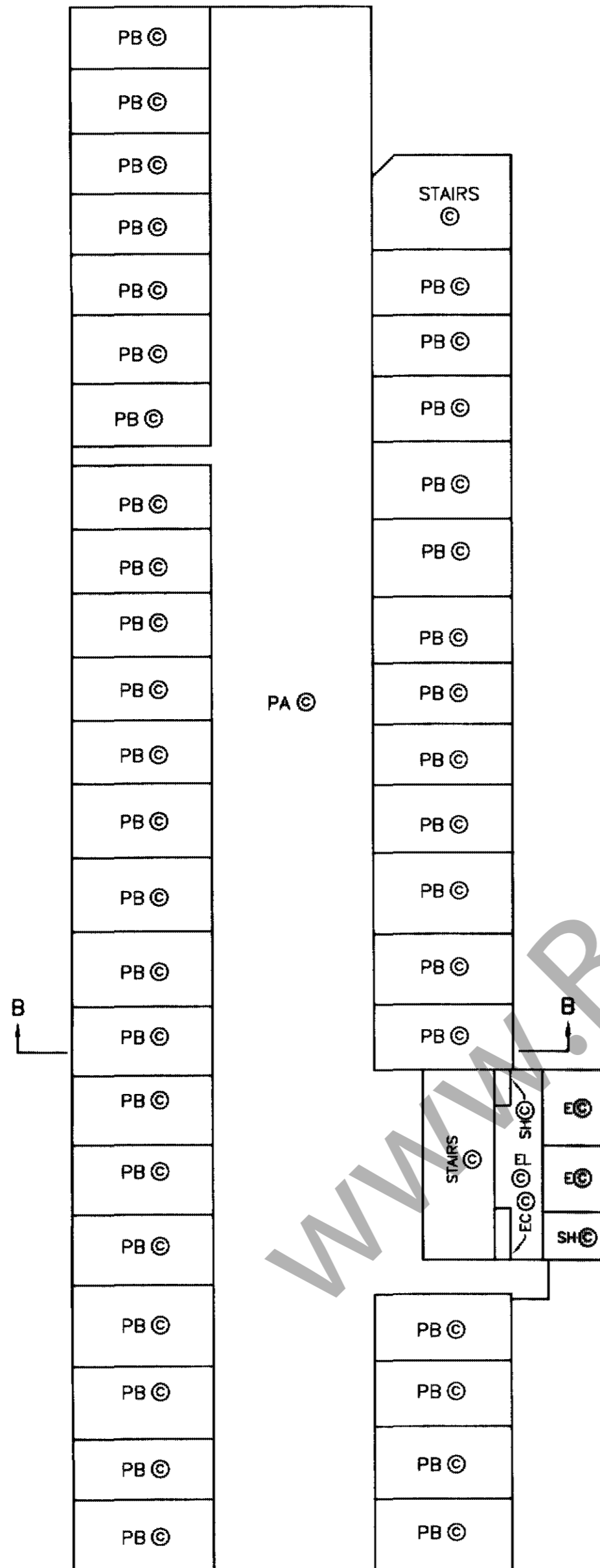
# FLOOR PLANS

STRATA PLAN BCS 741

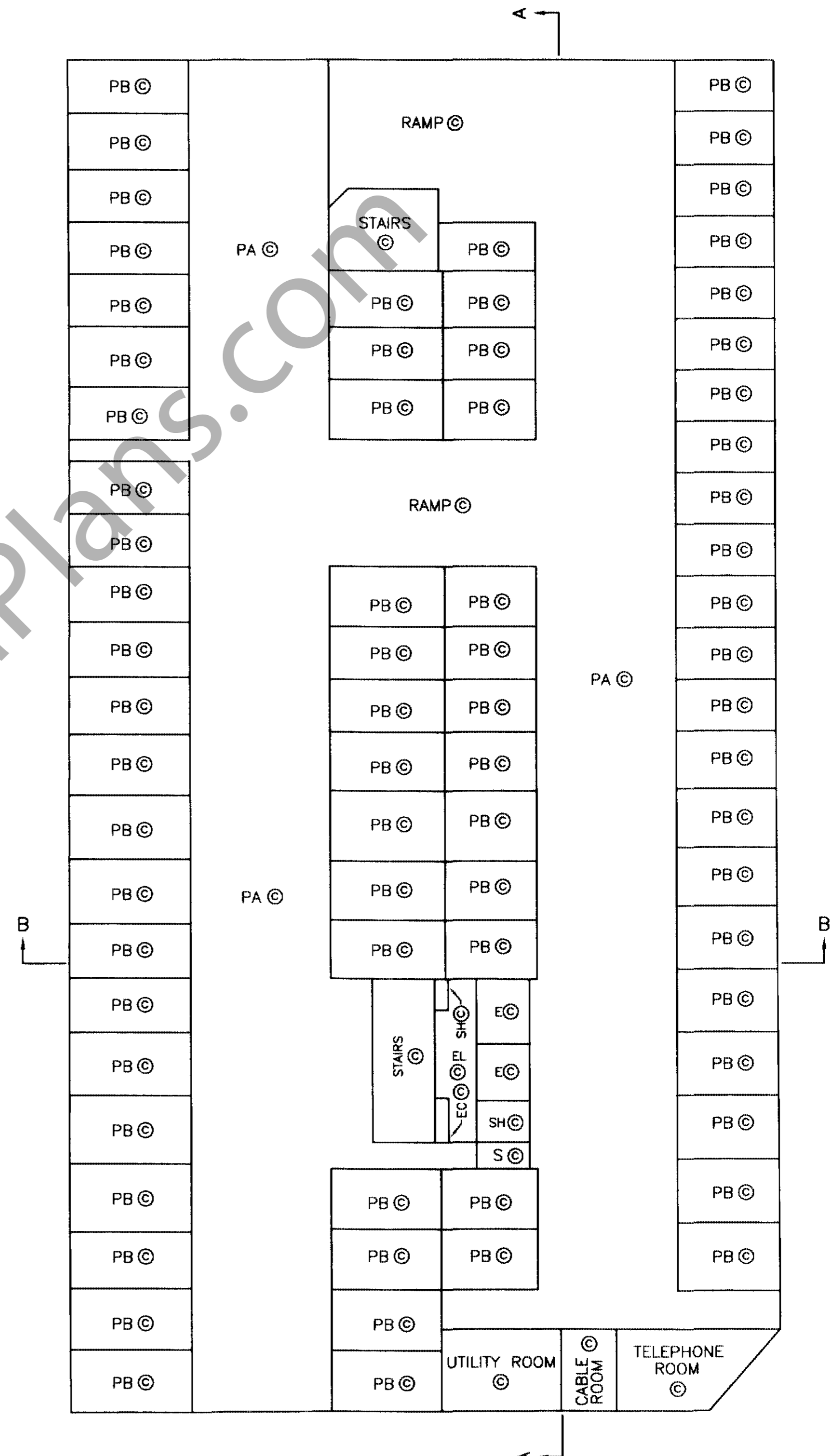
SCALE 1 : 200



## PARKING LEVEL 3



## PARKING LEVEL 2



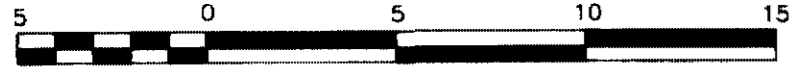
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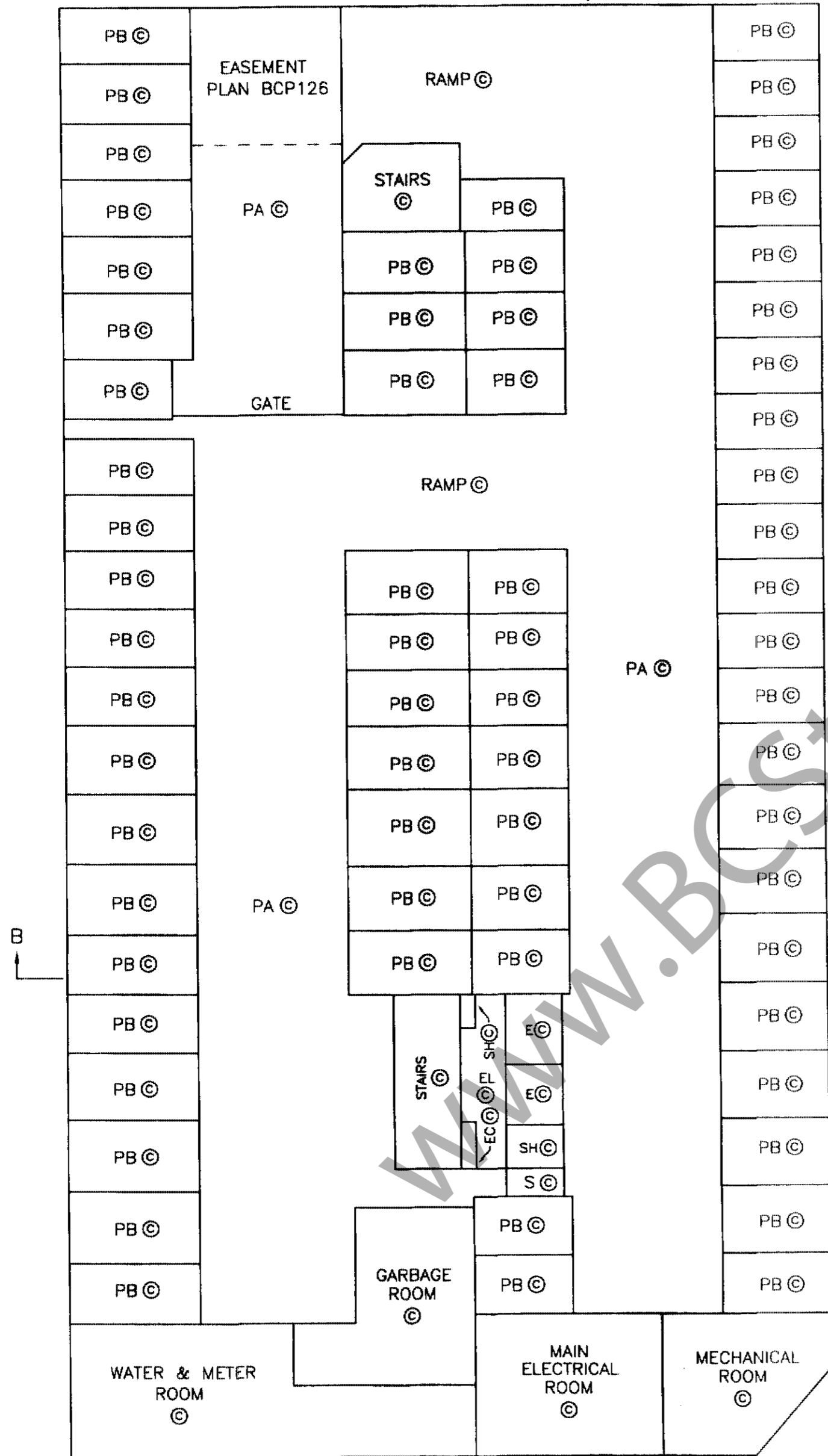
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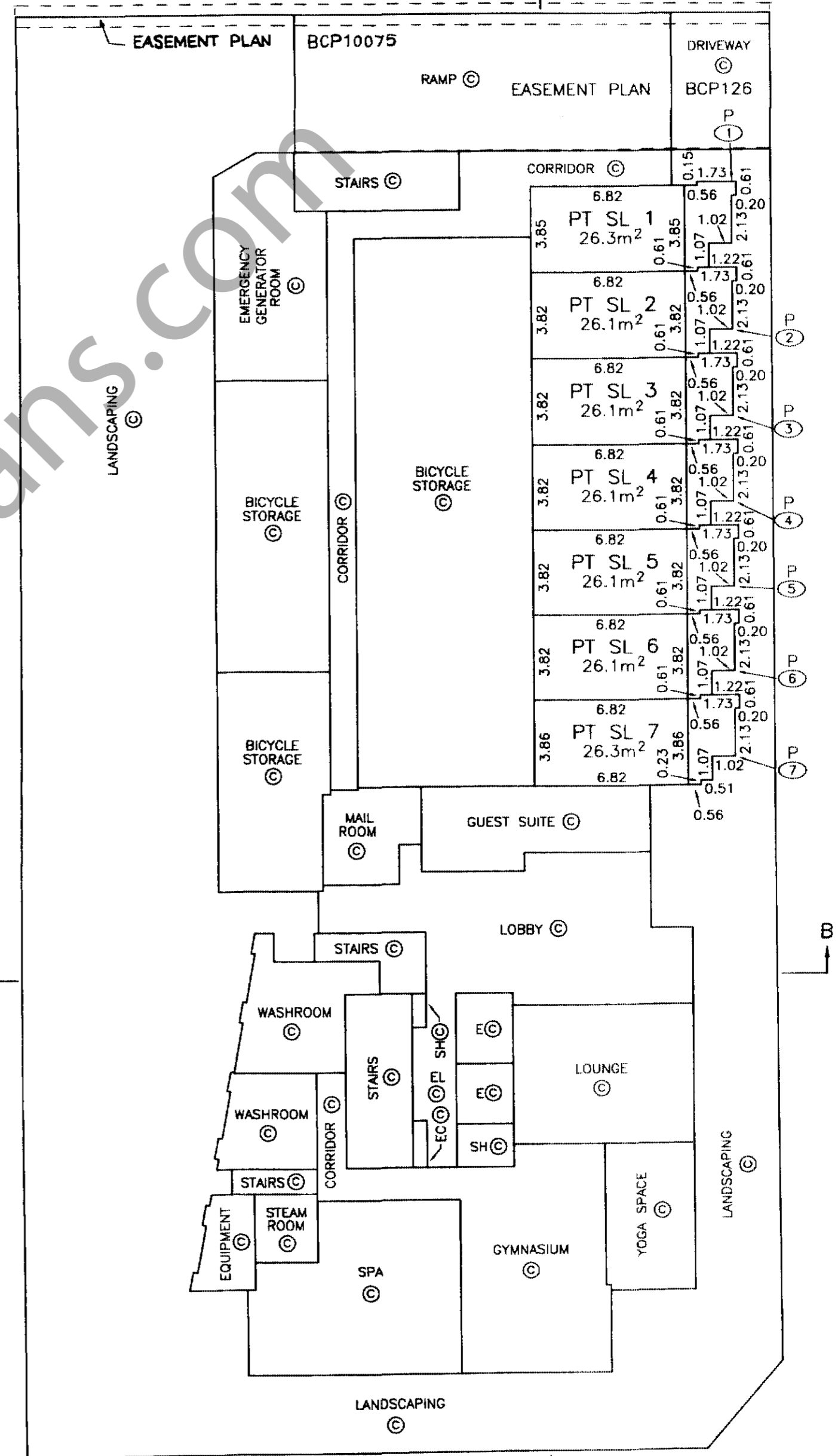
SCALE 1 : 200



## PARKING LEVEL 1



## LEVEL 1



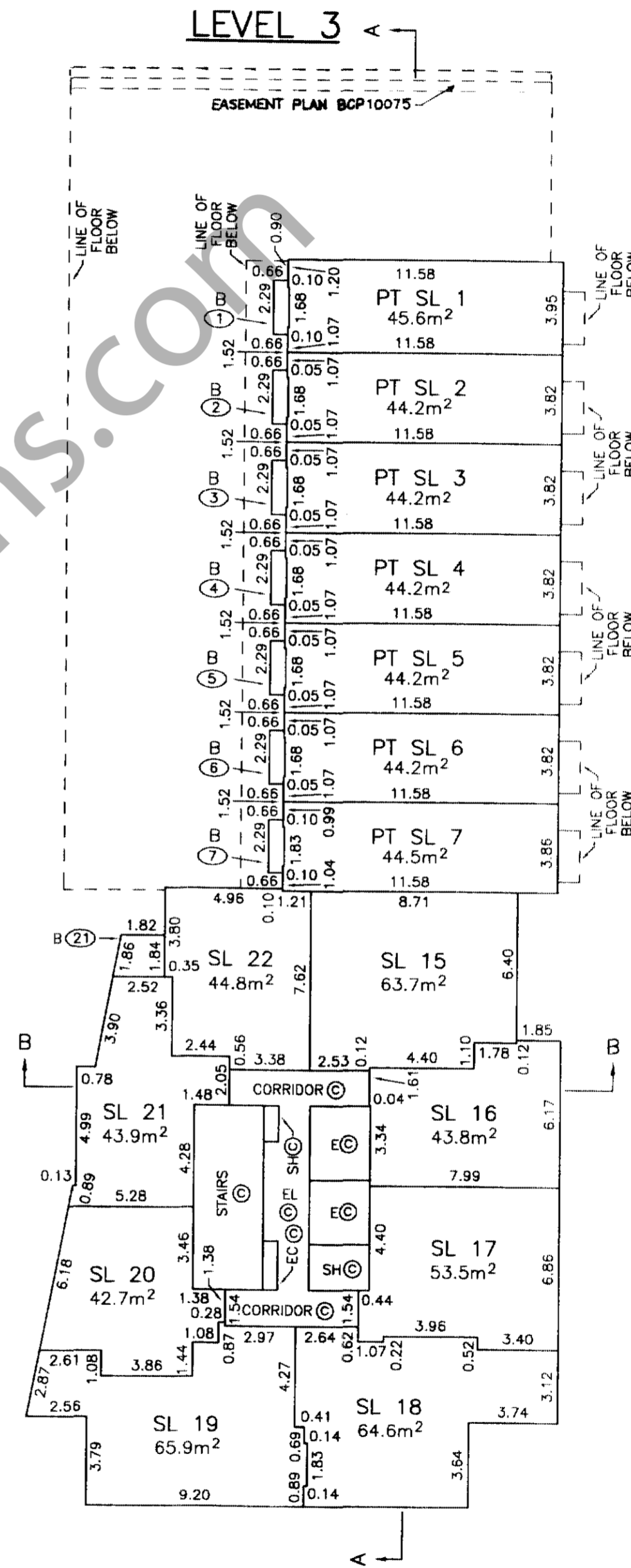
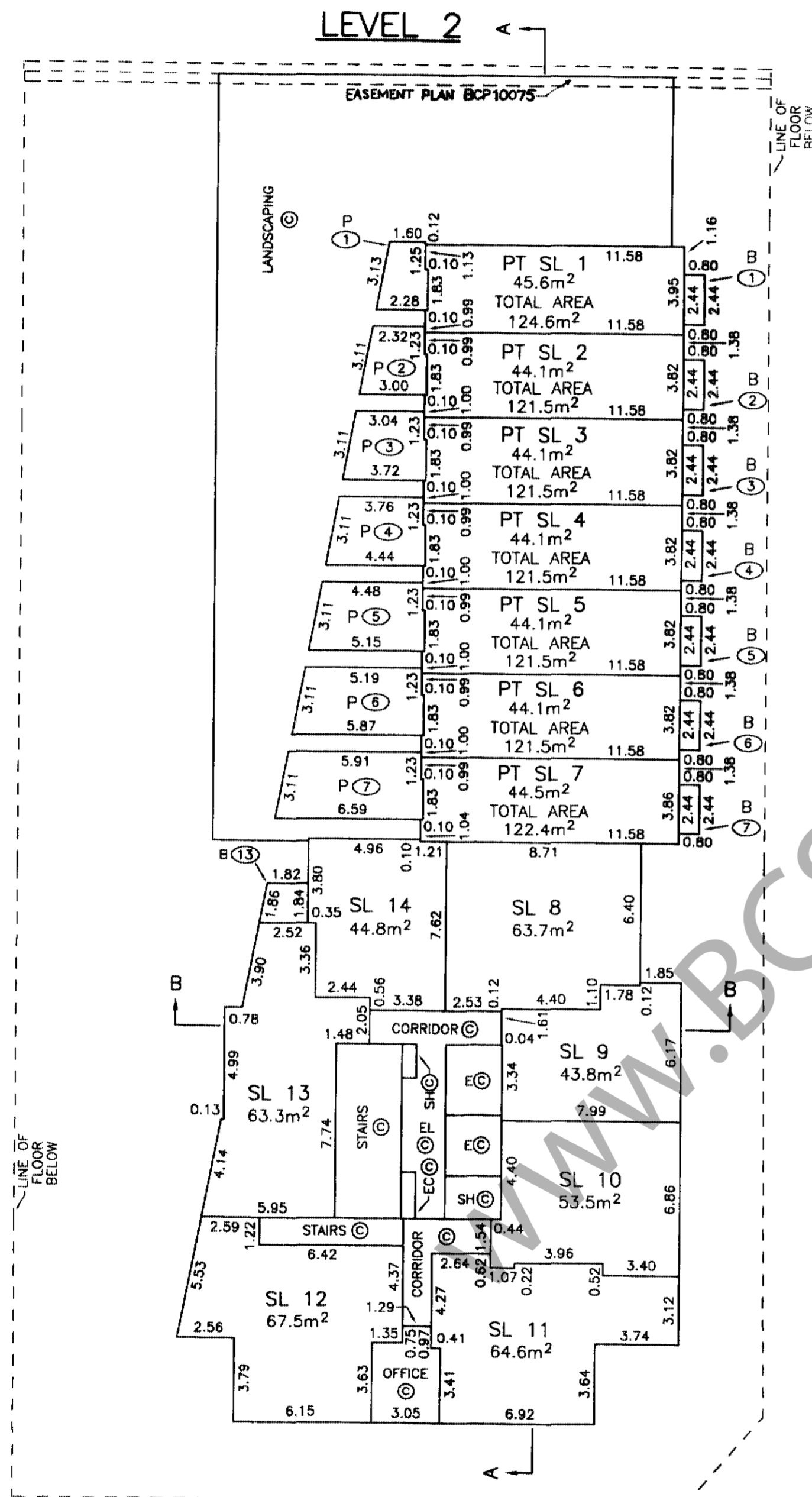
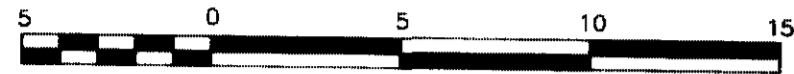
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# FLOOR PLANS

## STRATA PLAN BCS 741

SCALE 1 : 200

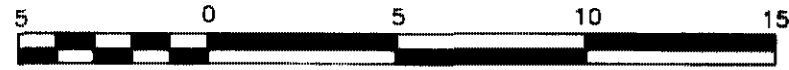


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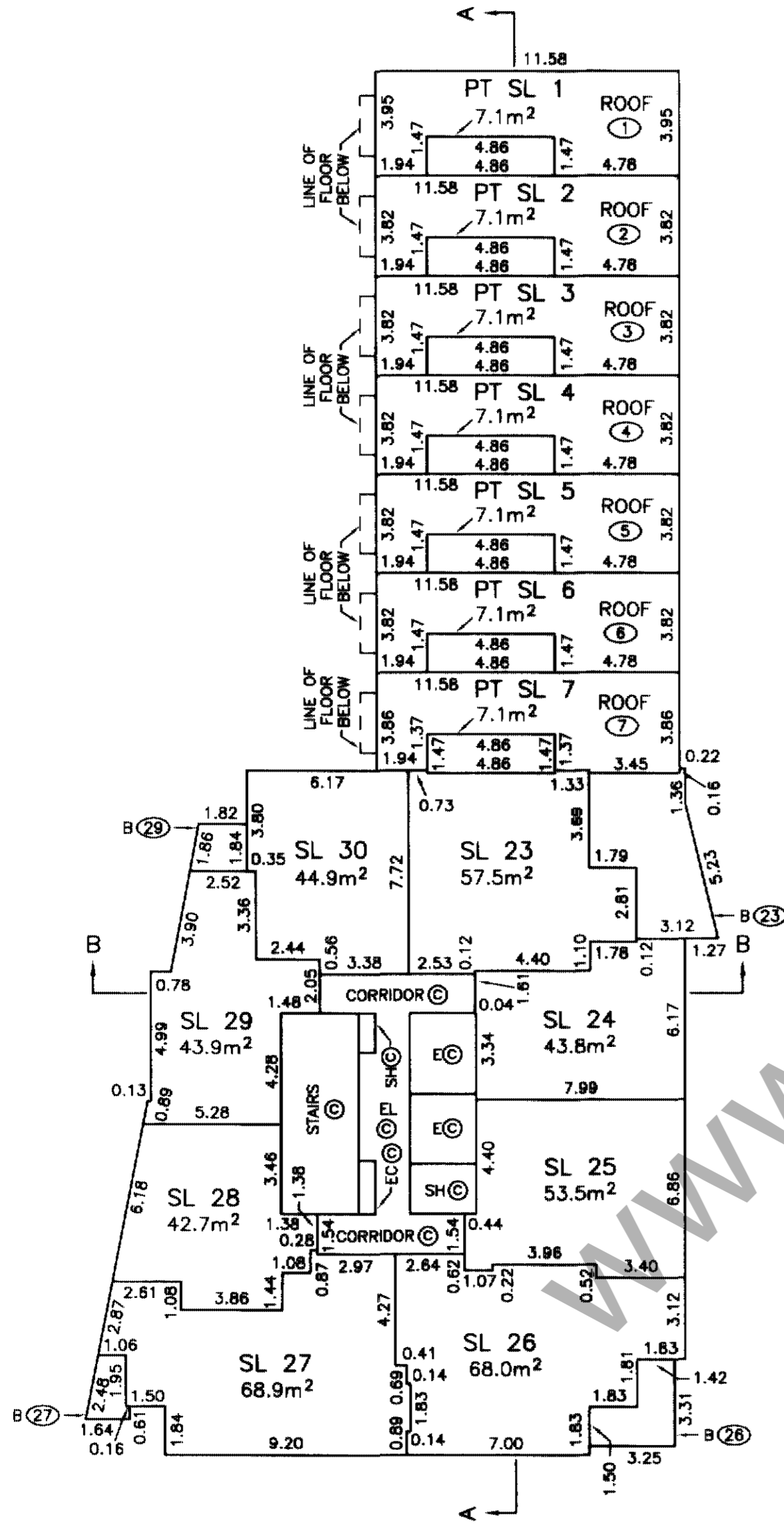
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SCALE 1 : 200

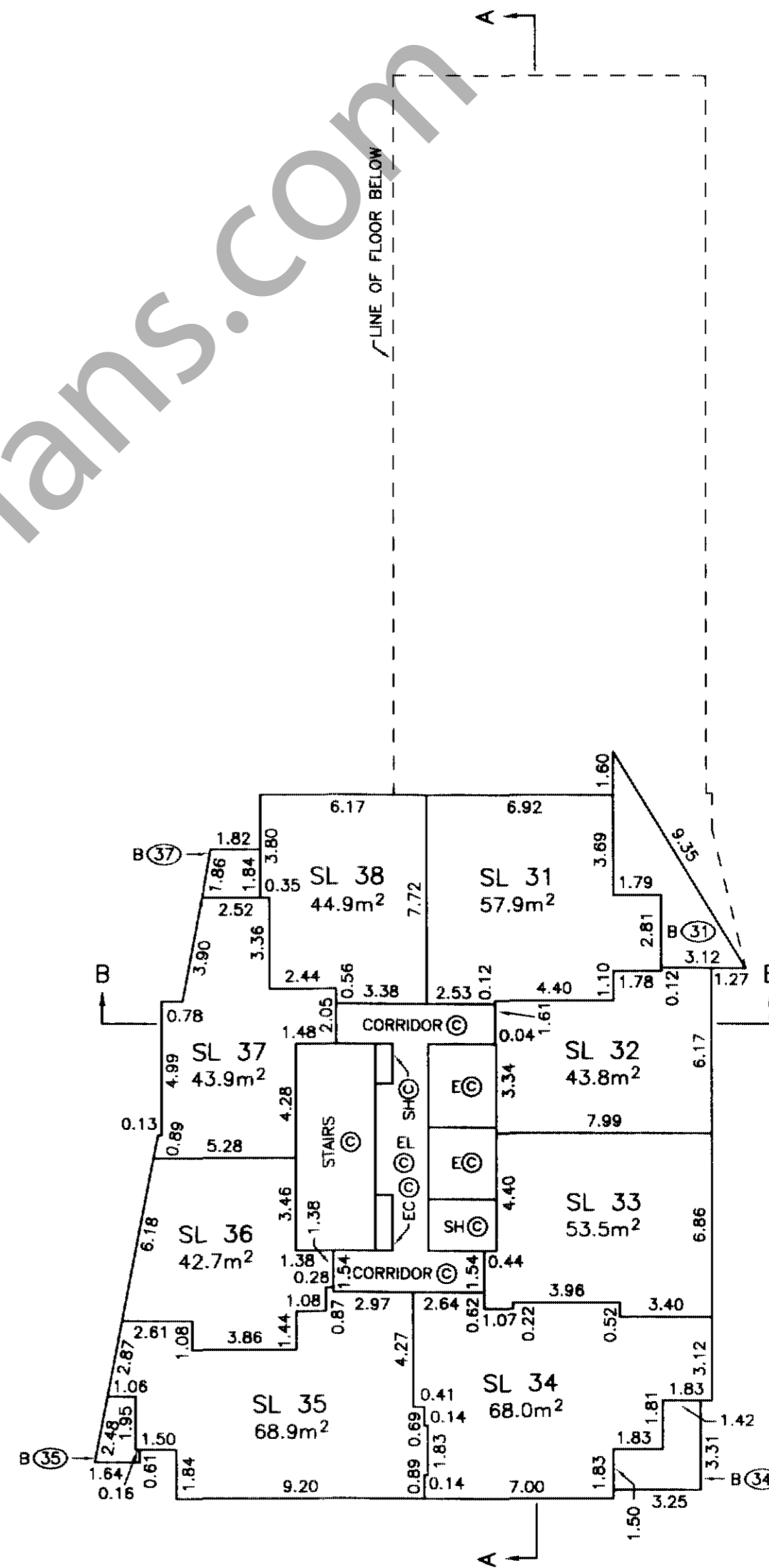


STRATA PLAN BCS 741

## LEVEL 4



## LEVEL 5



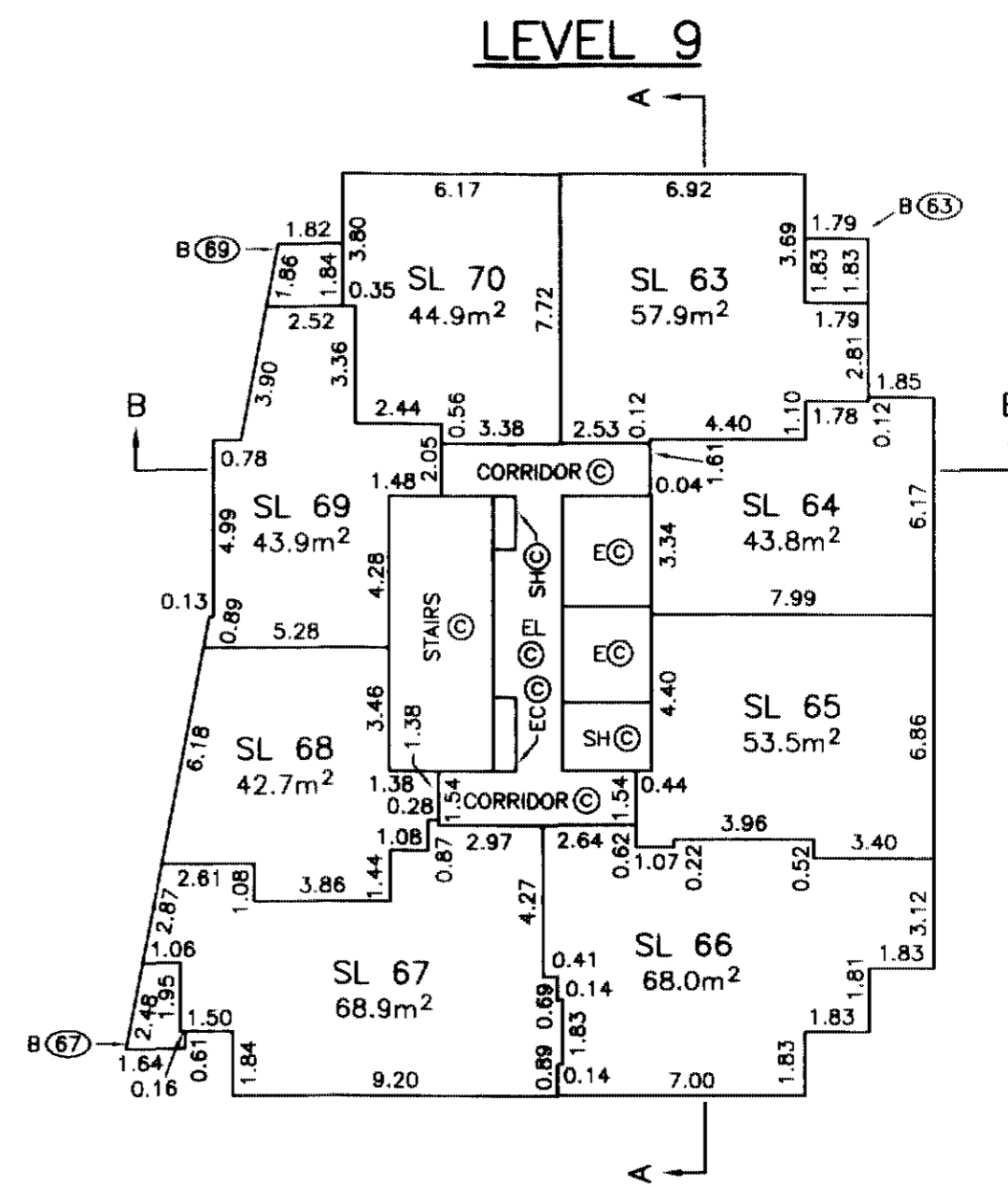
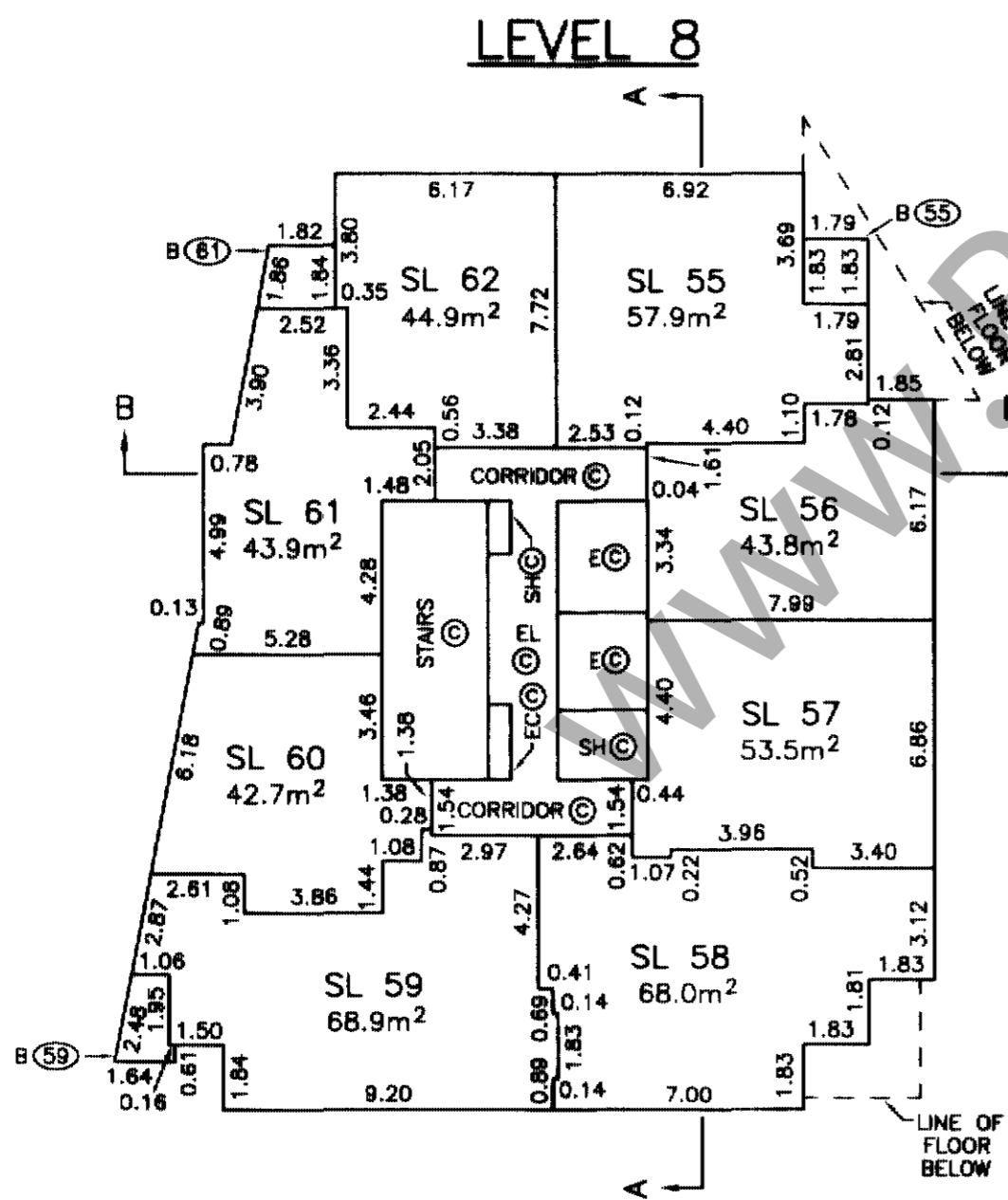
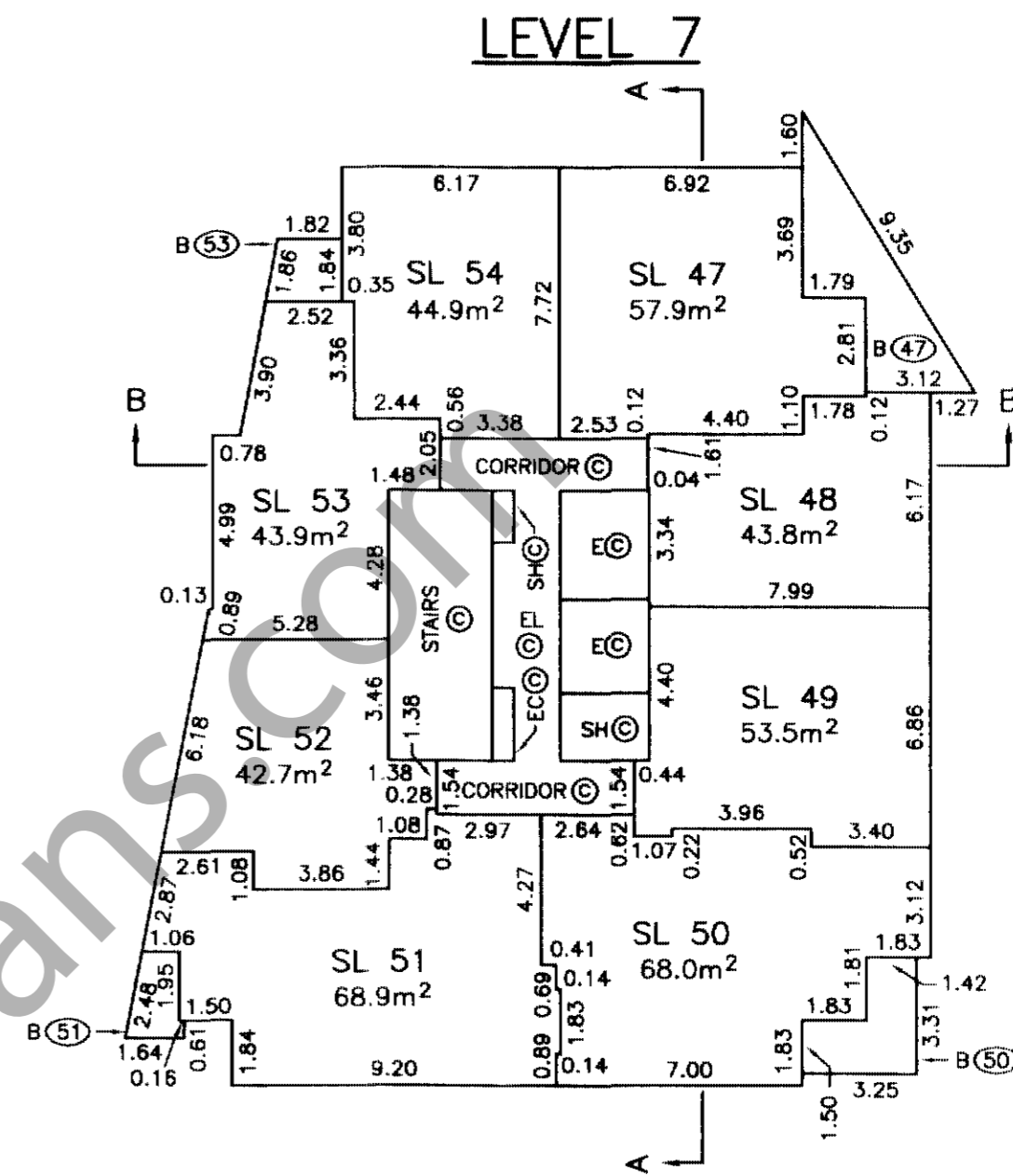
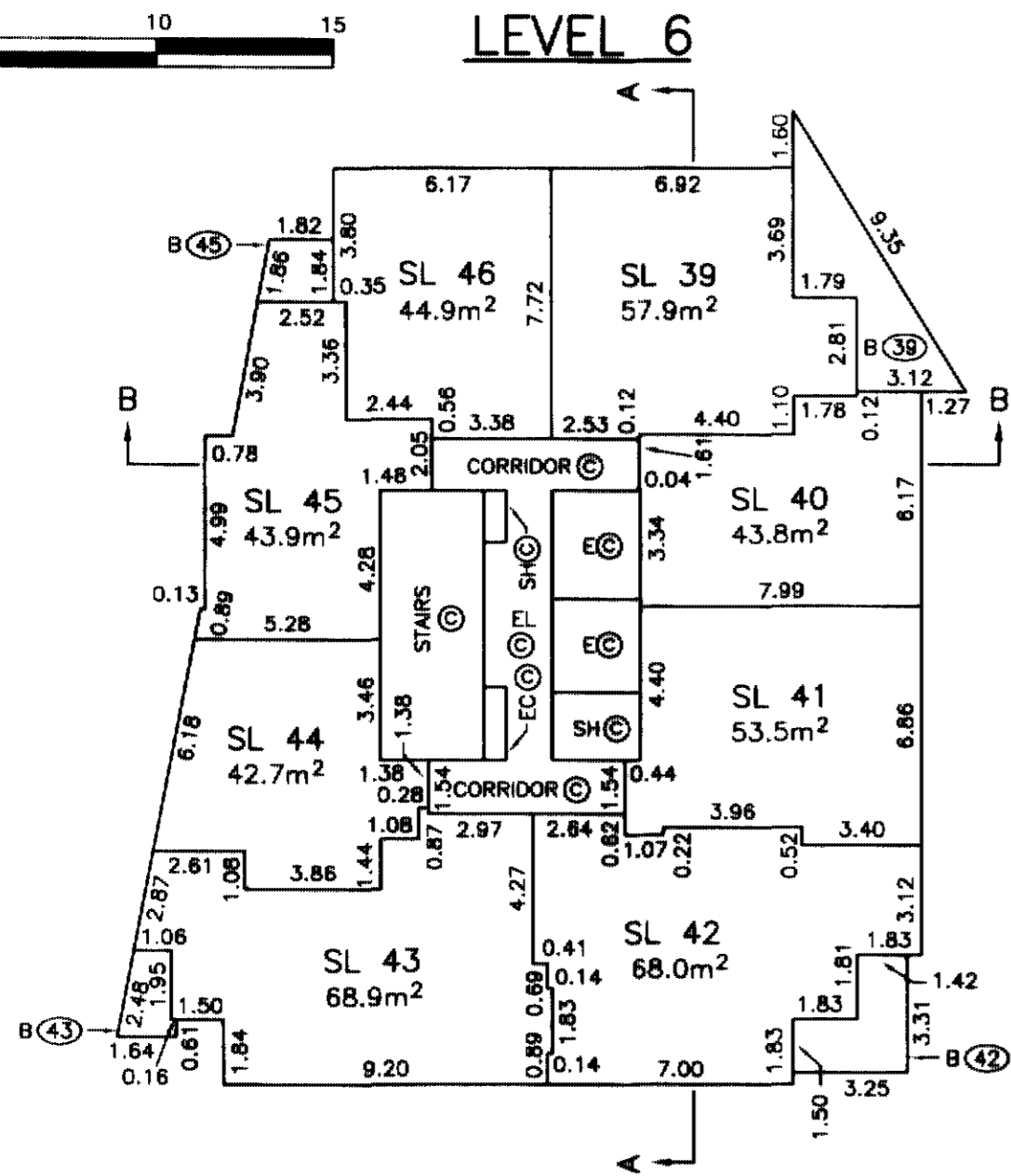
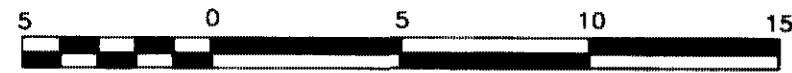
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DATE FEB 12, 2004 *DM* B.C.L.S.

**FLOOR PLANS**

**STRATA PLAN BCS 741**

SCALE 1 : 200



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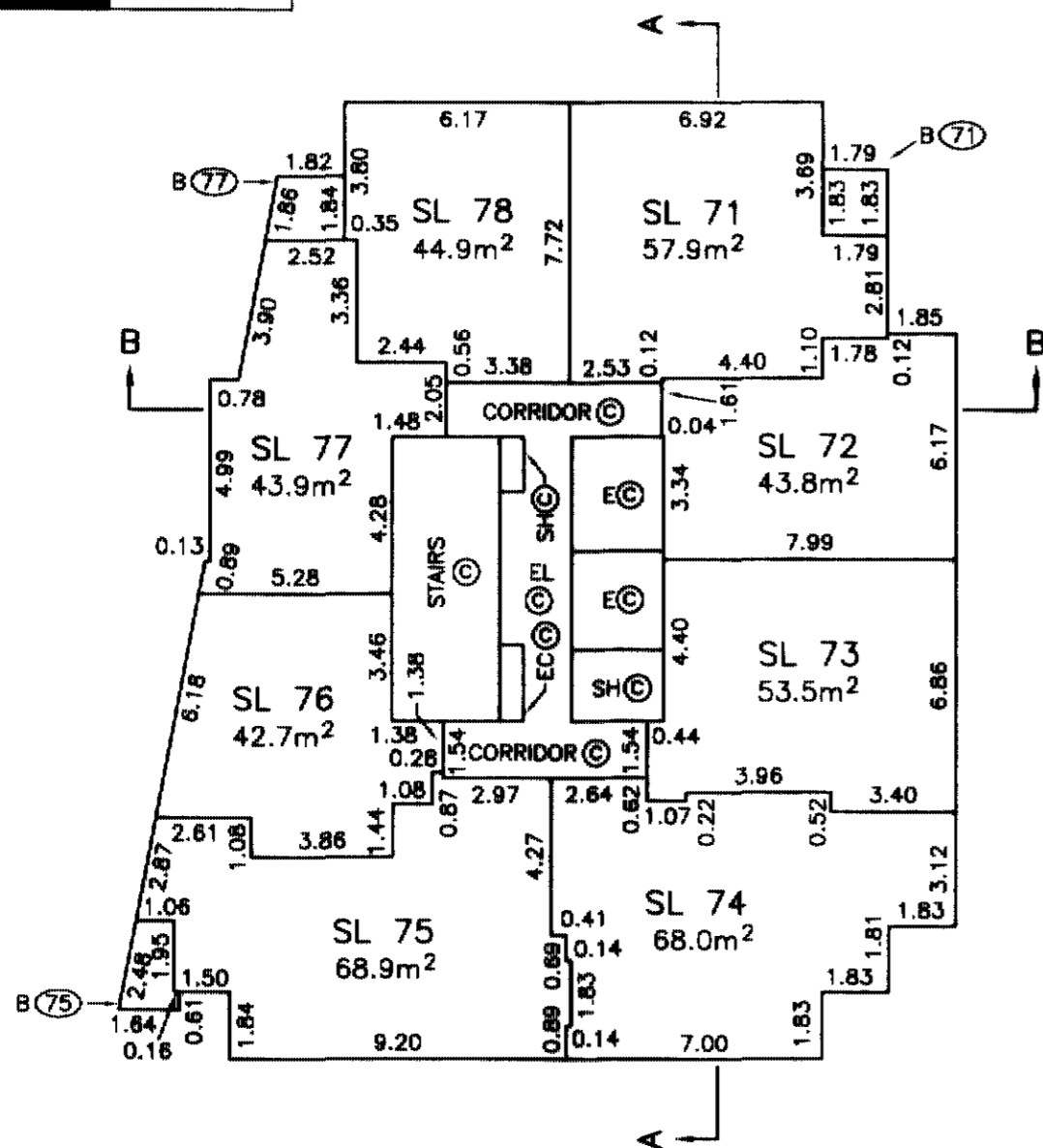
# FLOOR PLANS

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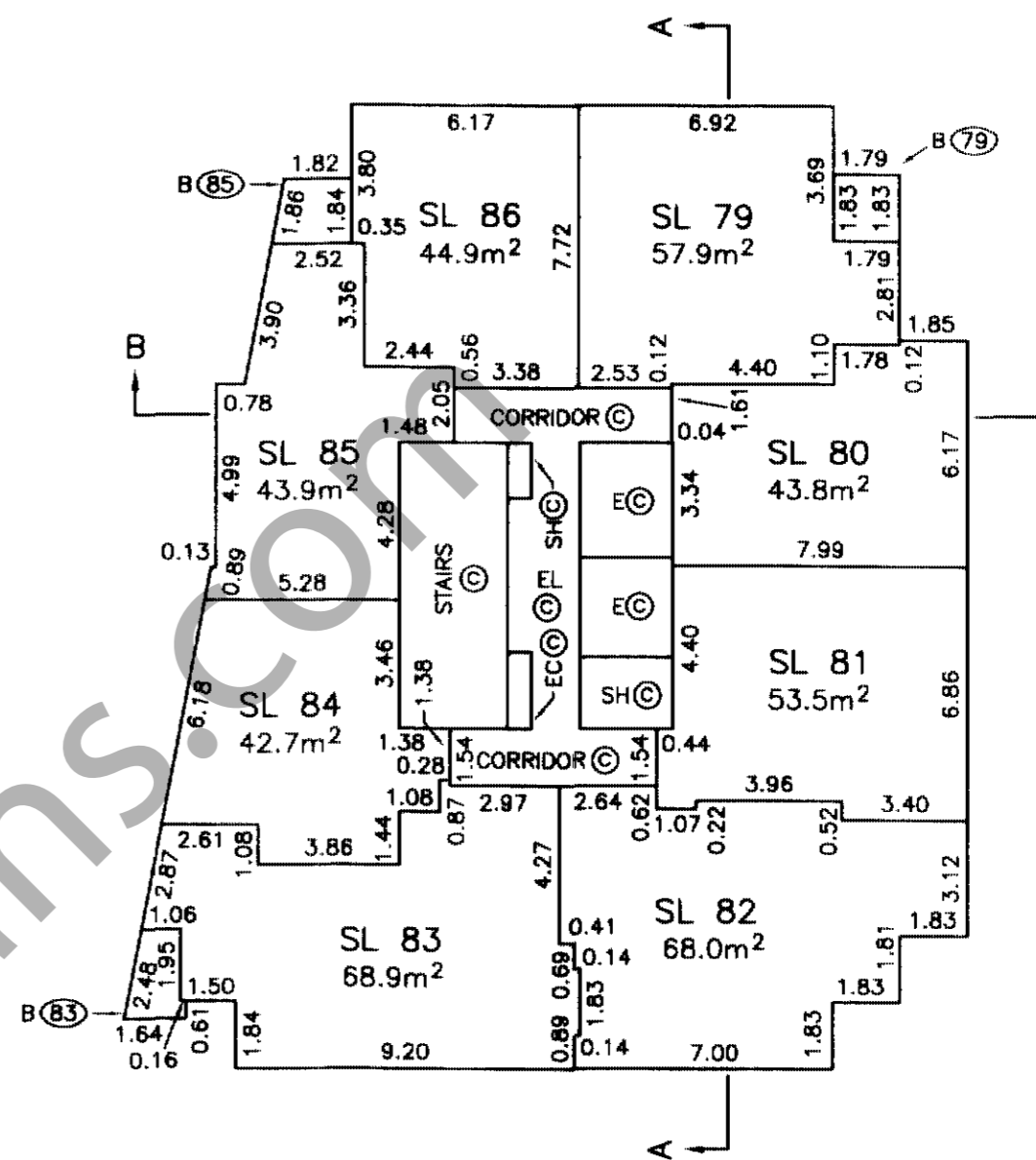
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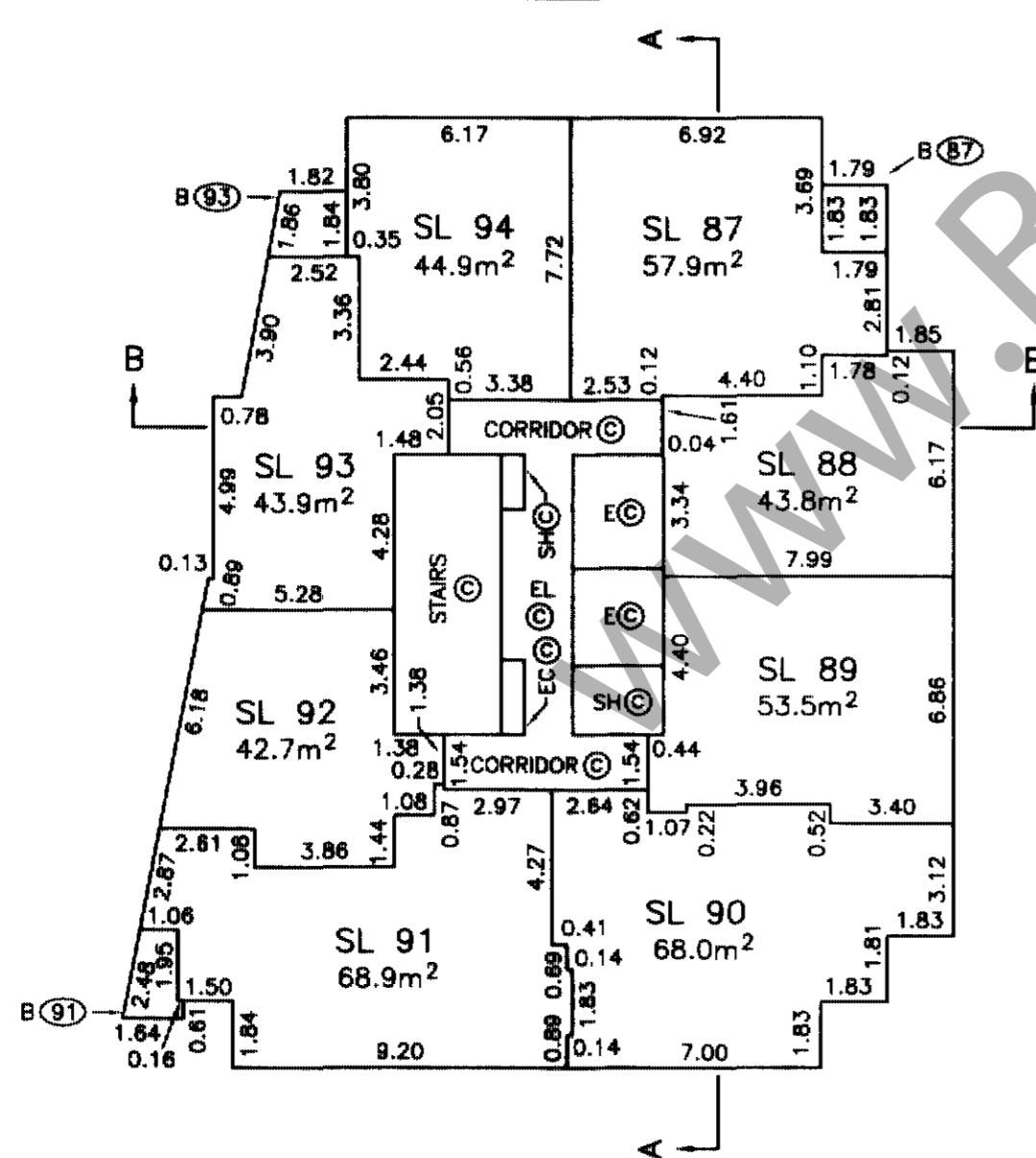
### LEVEL 10



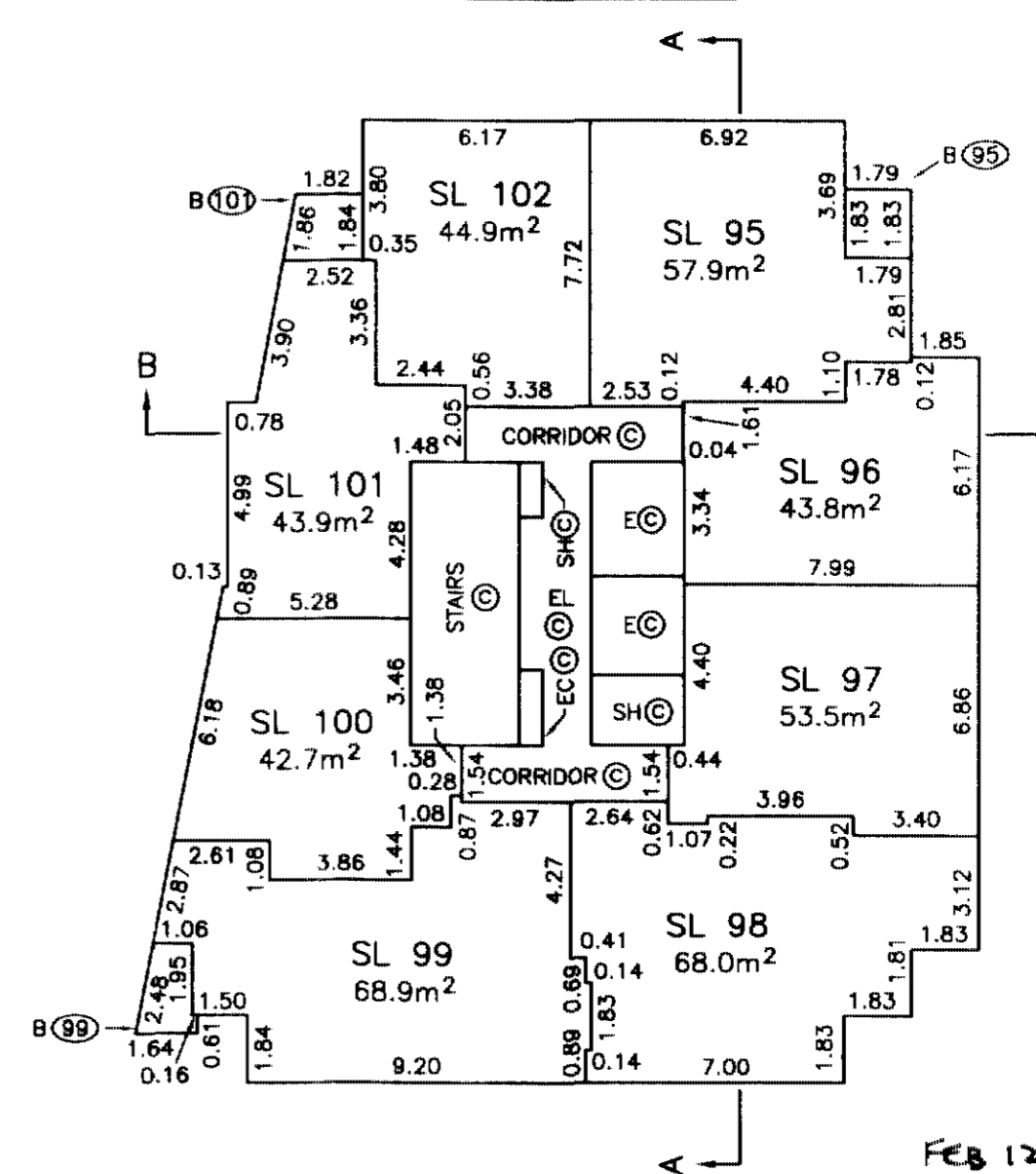
### LEVEL 11



### LEVEL 12



### LEVEL 14



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*[Signature]*

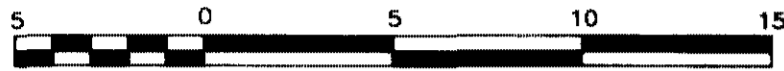
B.C.L.S.



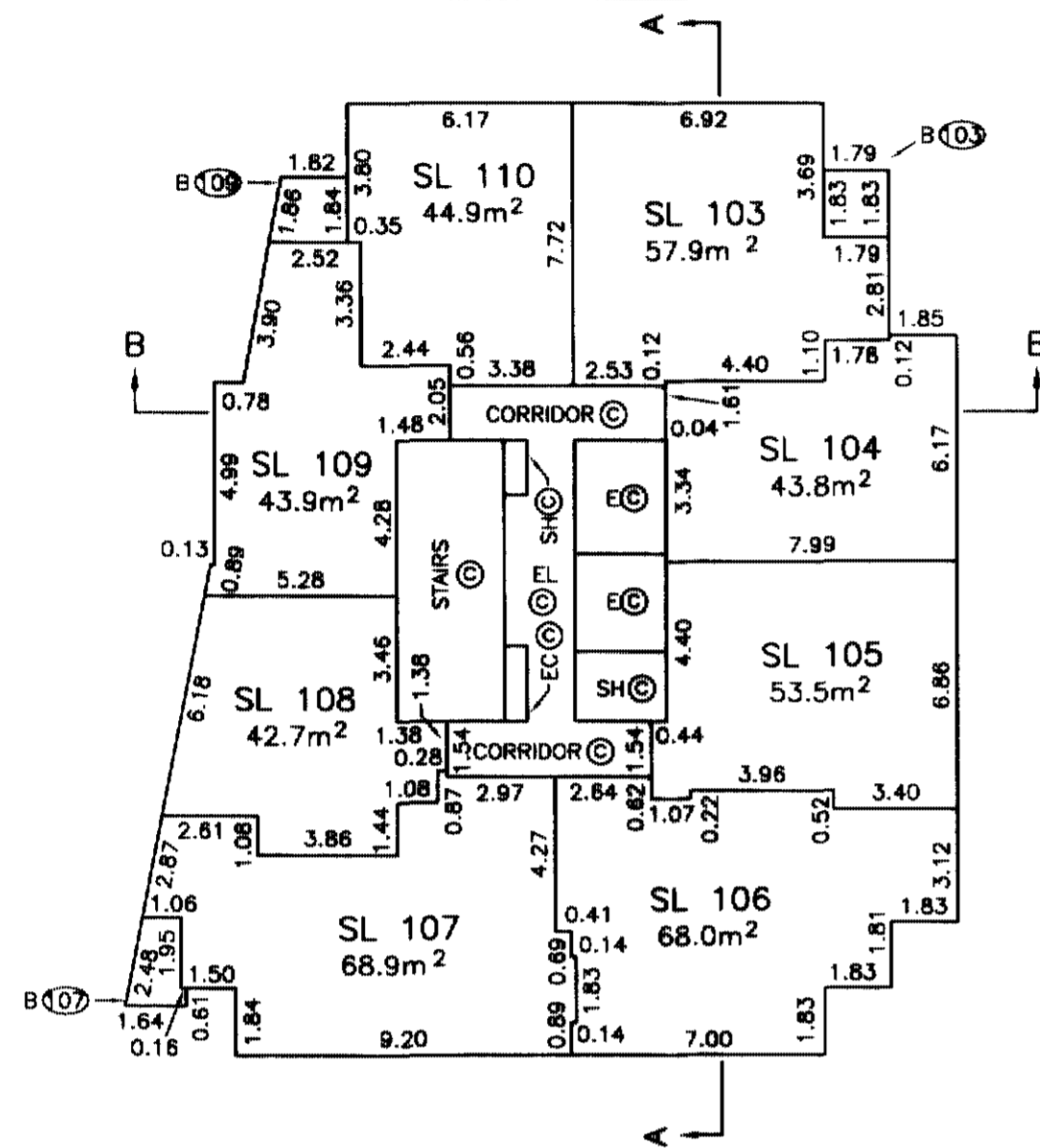
# FLOOR PLANS

# STRATA PLAN BCS 741

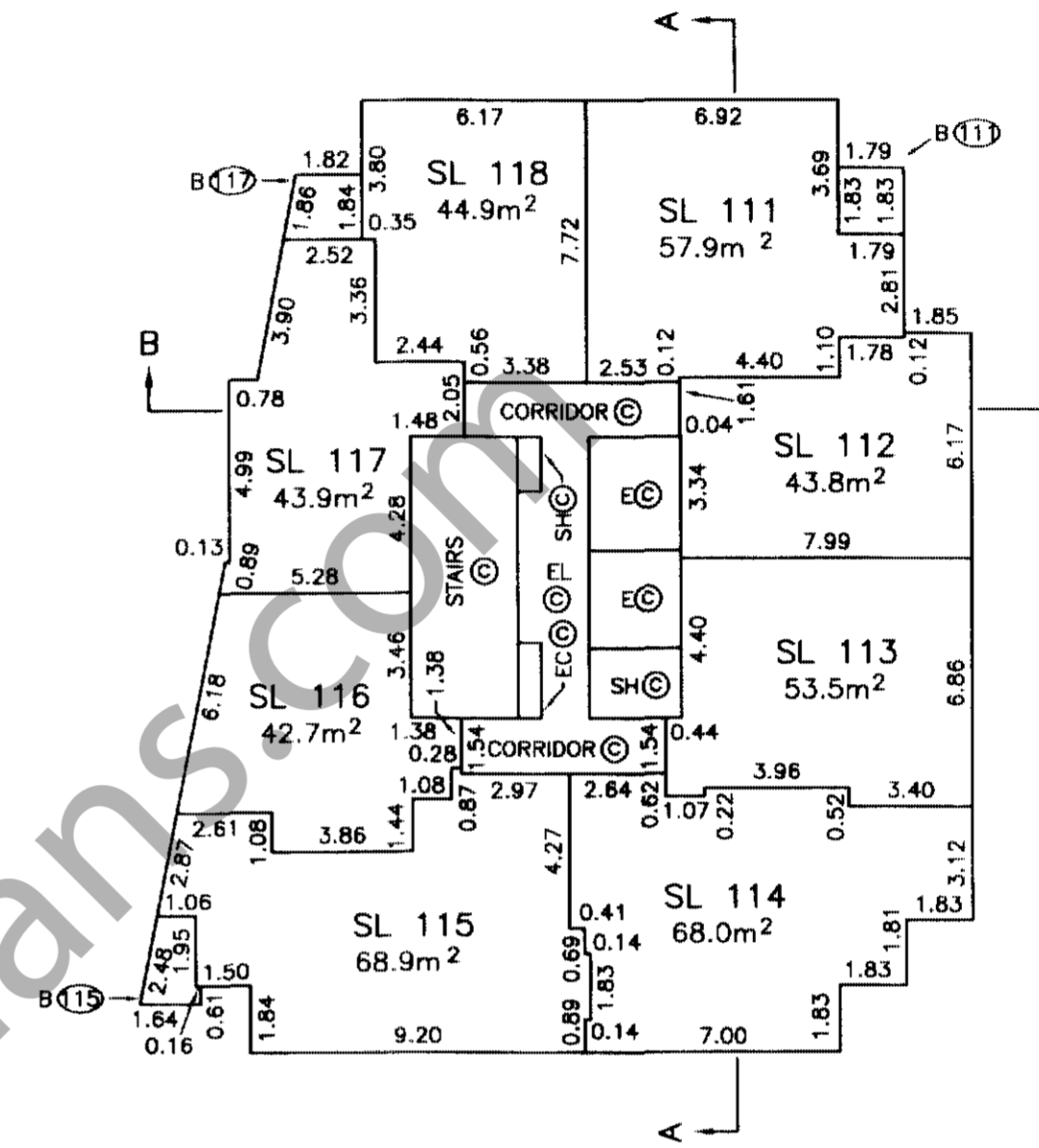
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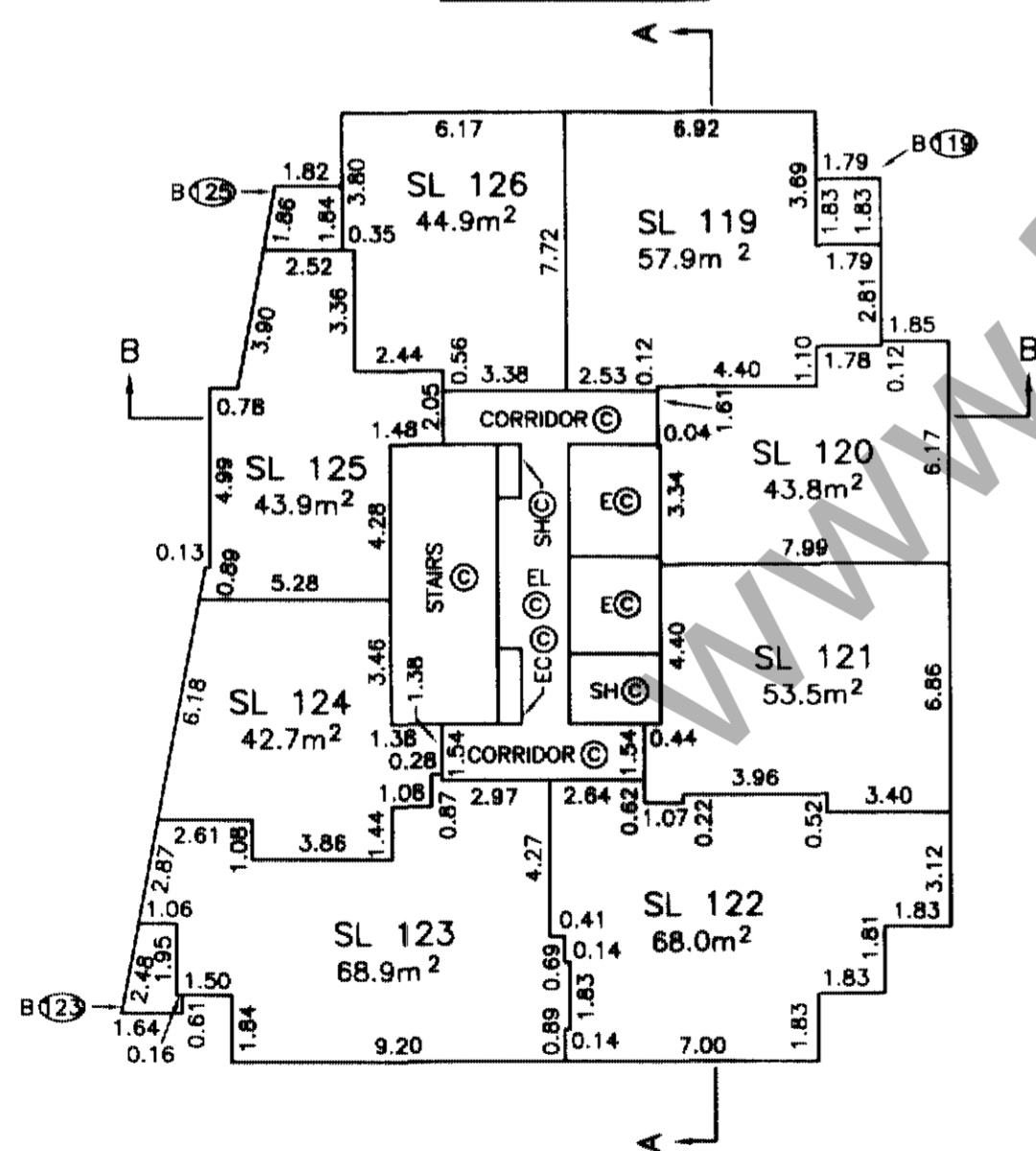
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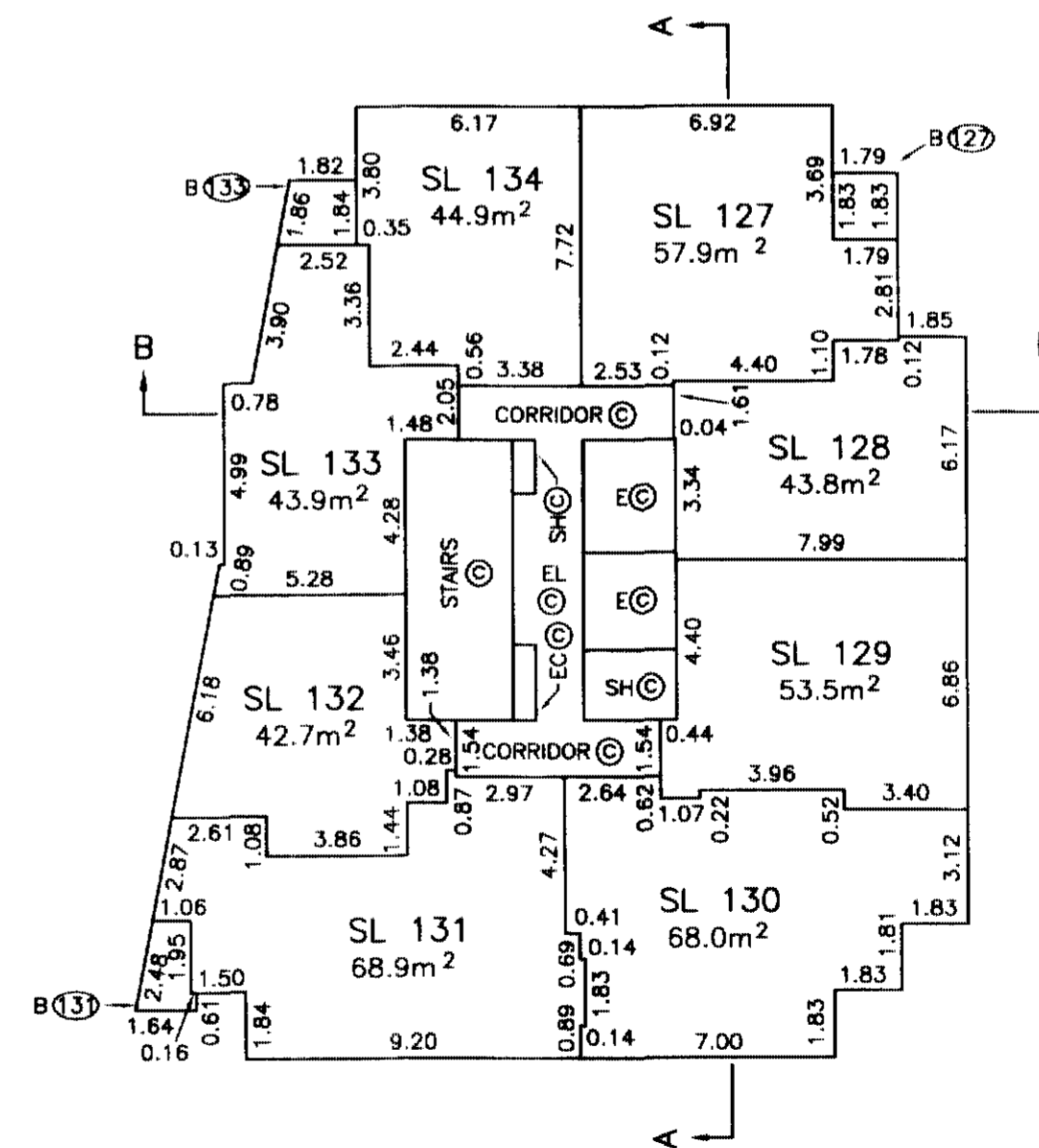
### LEVEL 16



### LEVEL 17



### LEVEL 18



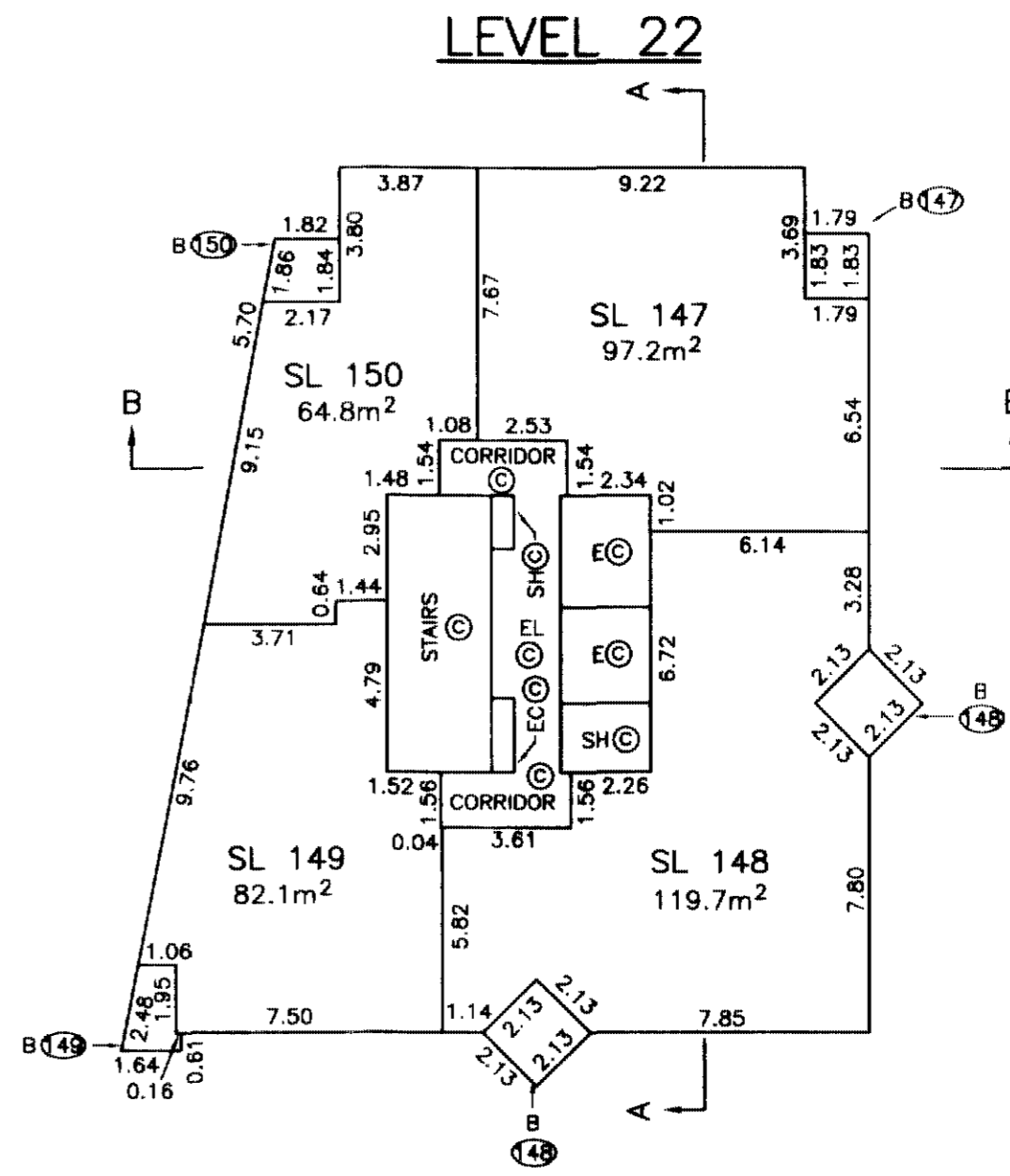
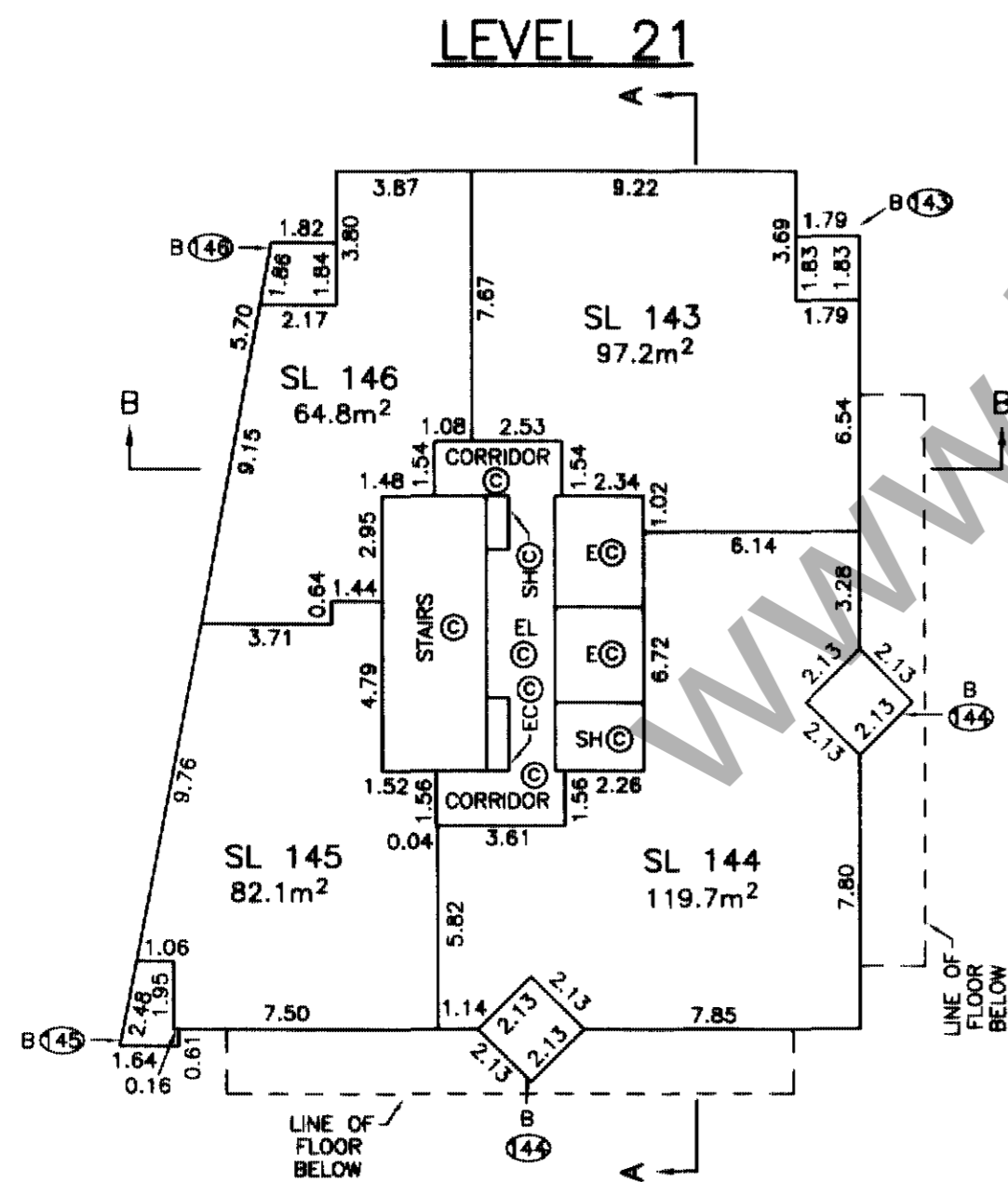
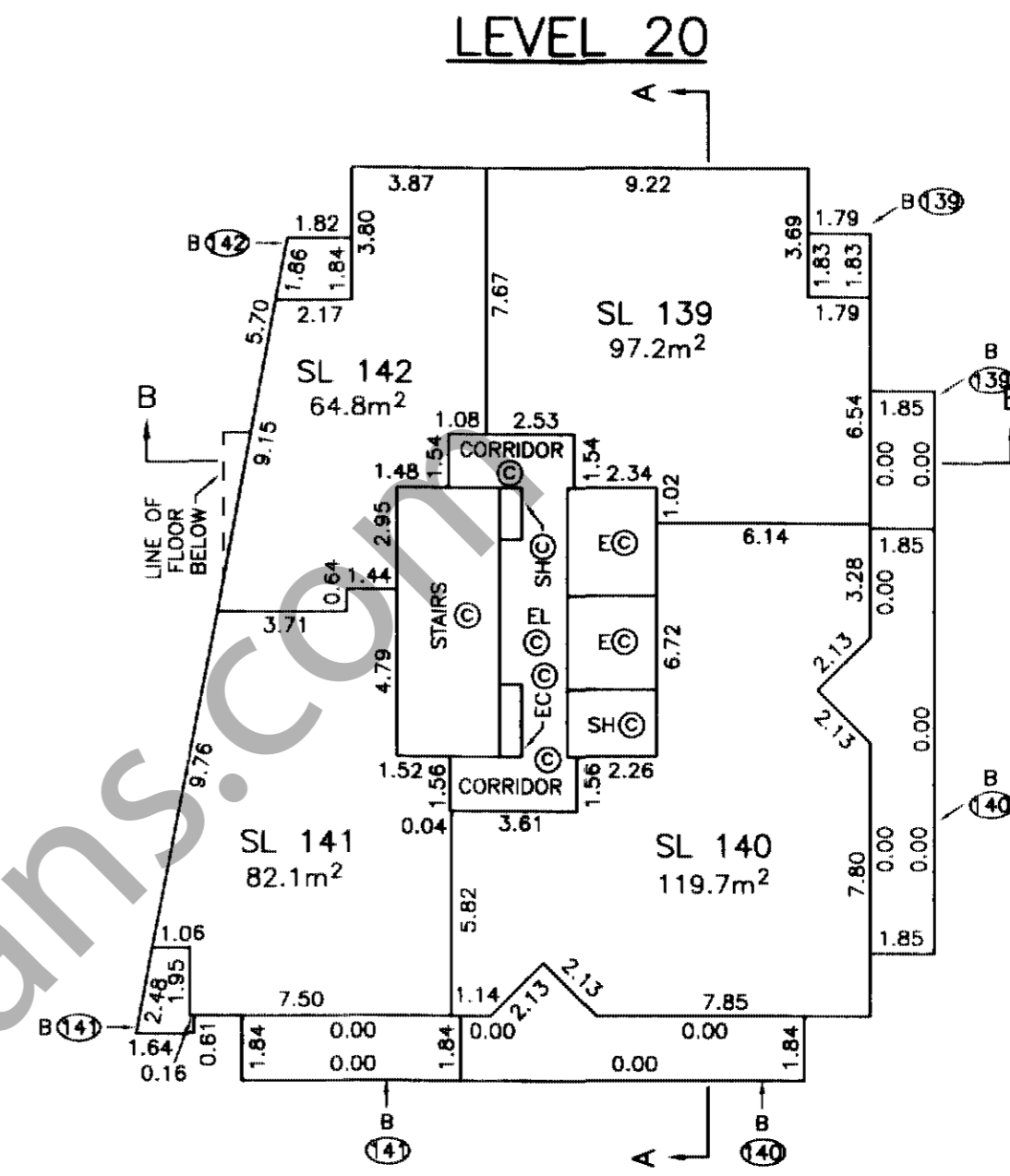
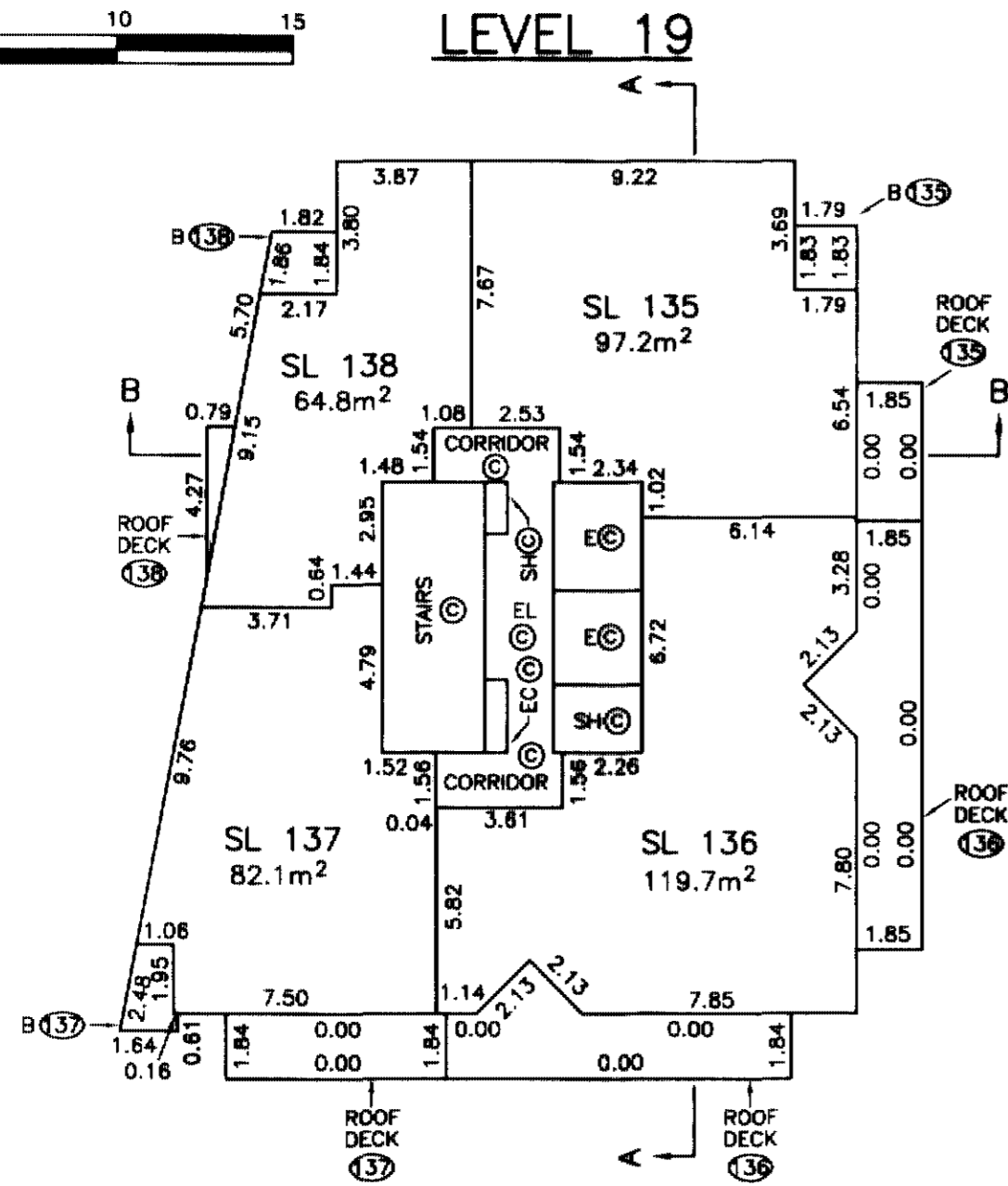
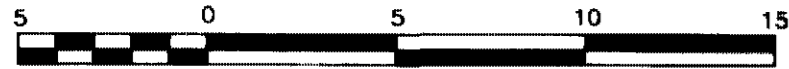
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DATE FEB 12, 2004 *[Signature]* B.C.L.S.

FLOOR PLANS

STRATA PLAN BCS 741

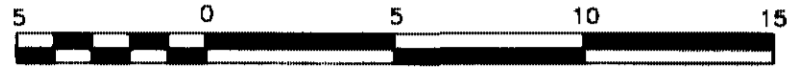
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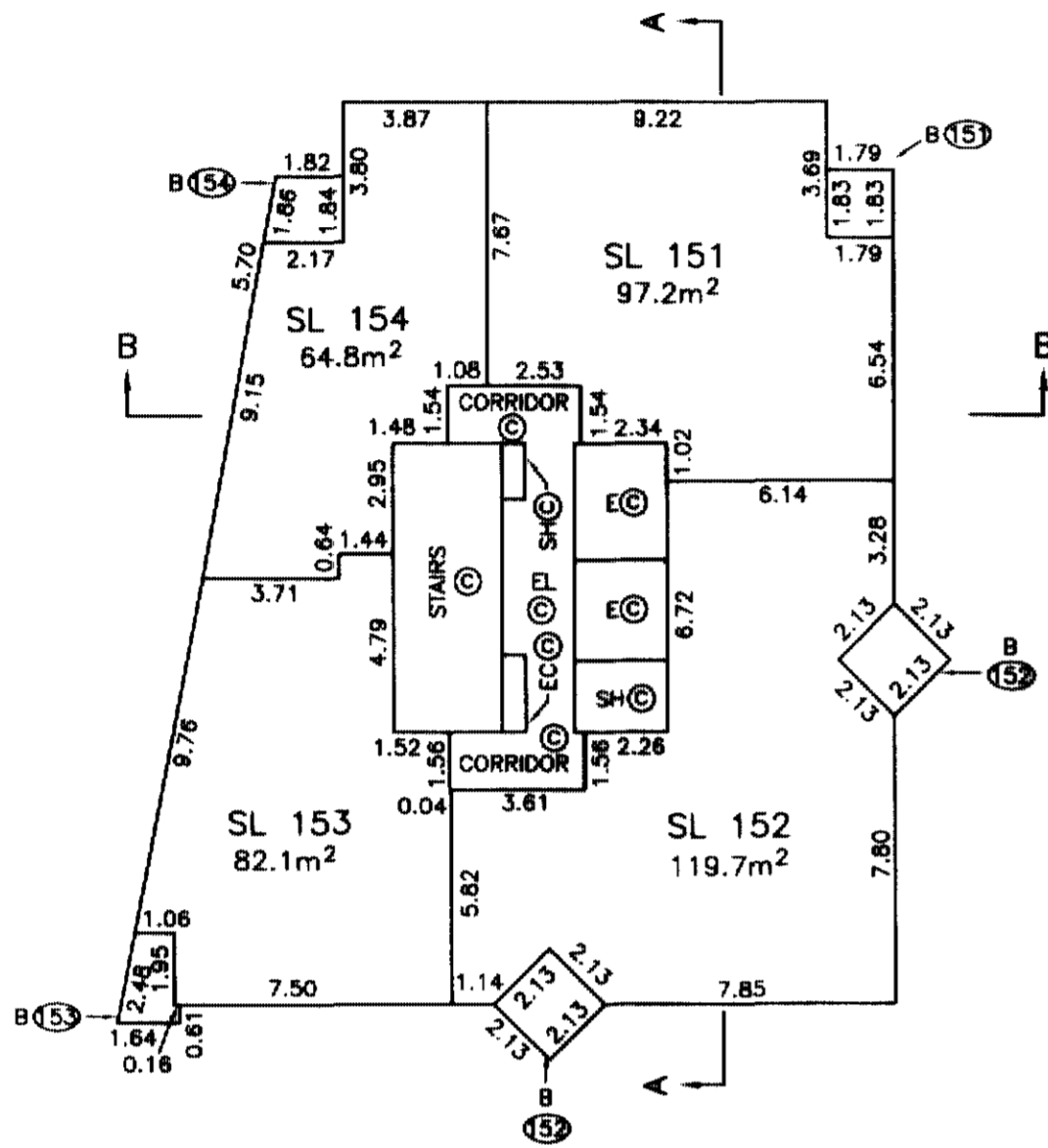
# FLOOR PLANS

# STRATA PLAN BCS 741

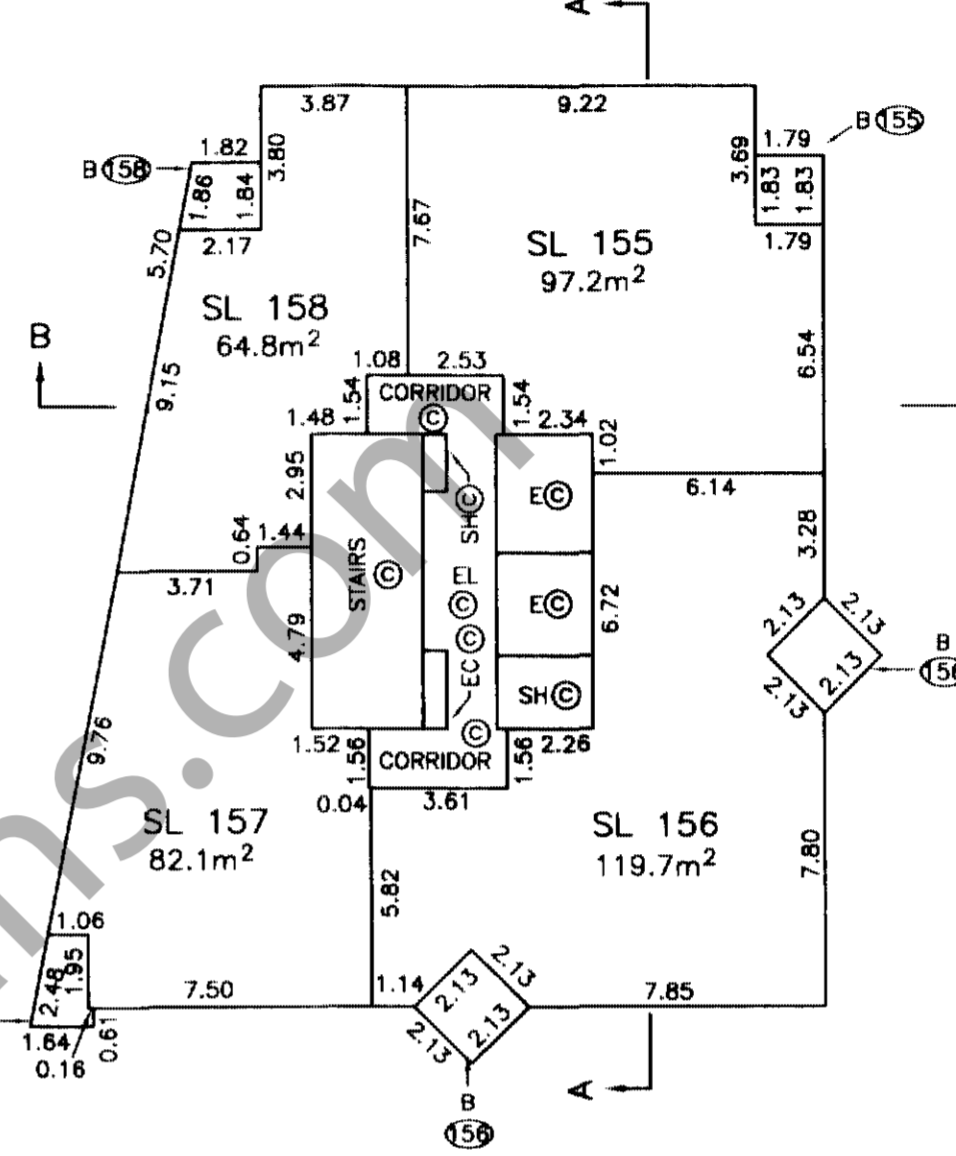
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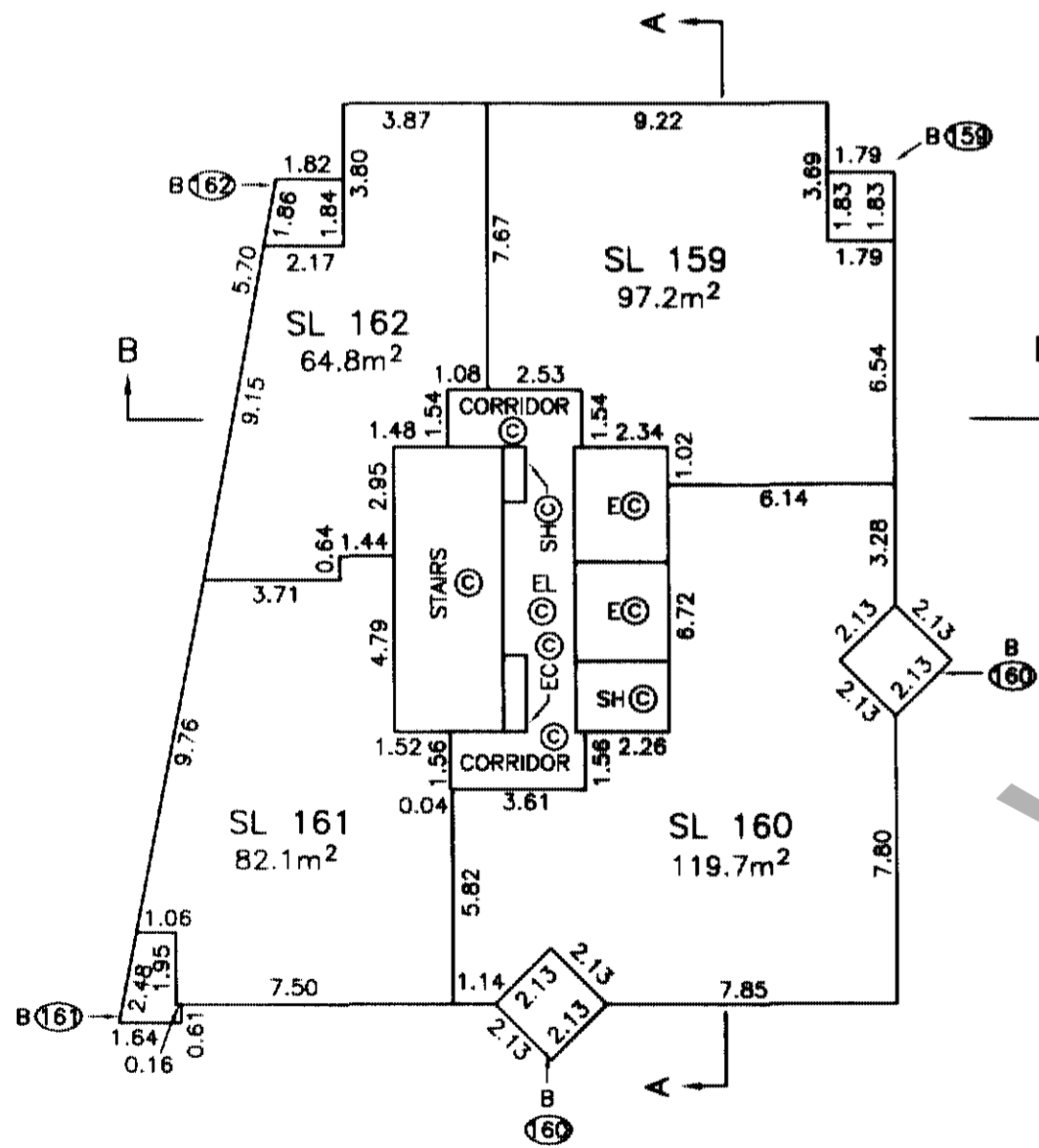
## LEVEL 23



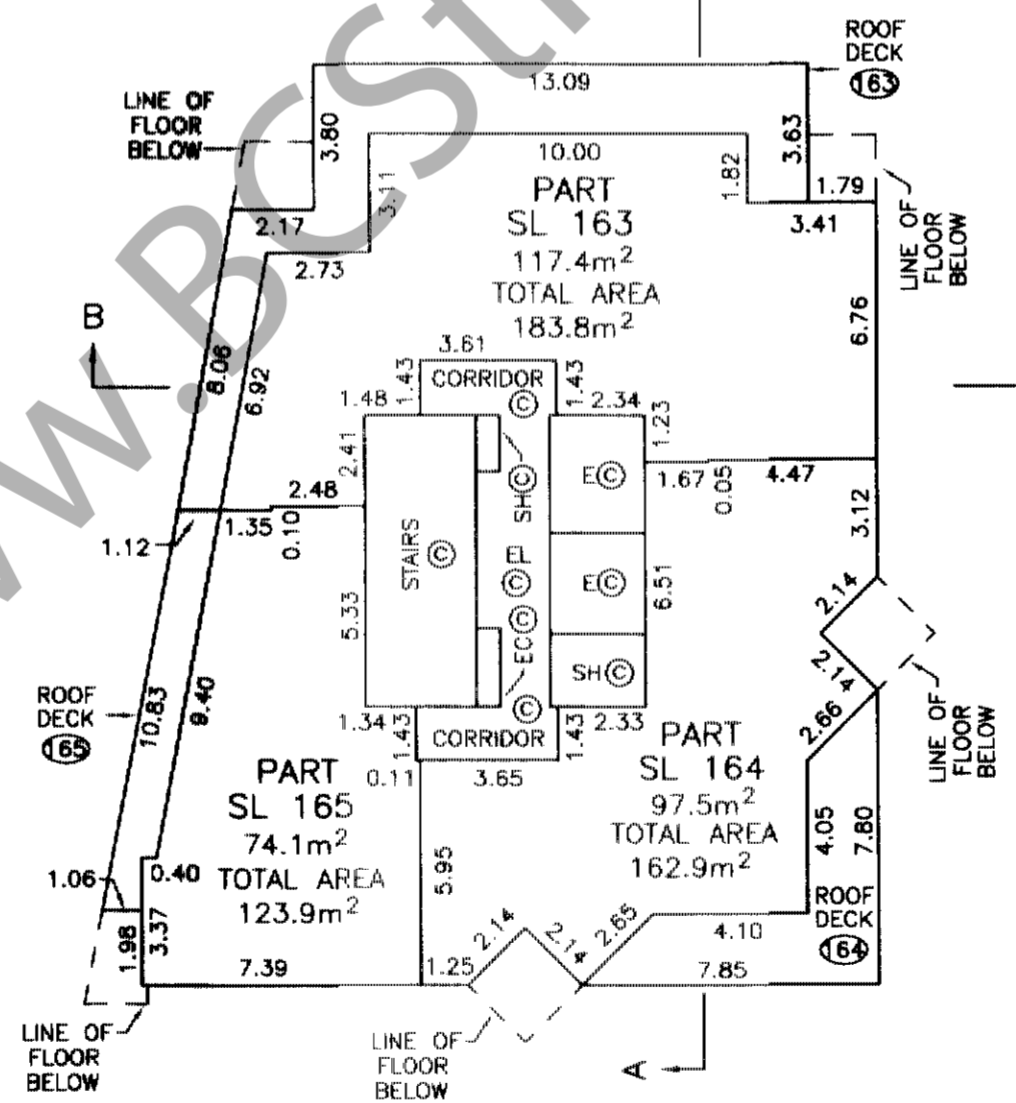
## LEVEL 24



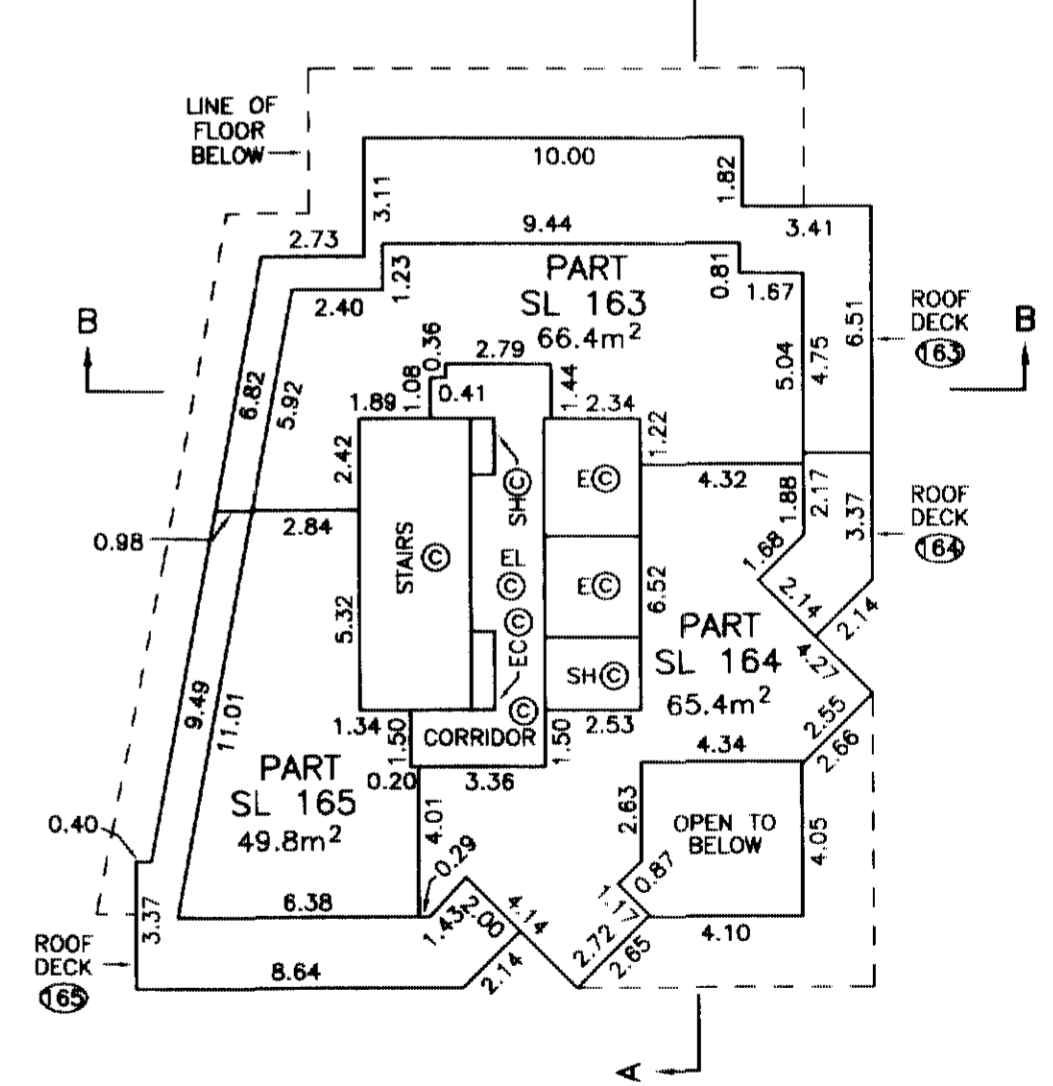
## LEVEL 25



## LEVEL 26



## LEVEL 27



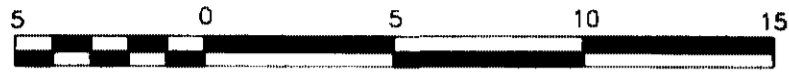
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DATE FEB 12, 2004 *[Signature]* B.C.L.S.

**SECTION A - A**

STRATA PLAN BCS 741

SCALE 1 : 200



LEVEL 27	PART SL 164		PART SL 163		ROOF DECK (164)		ROOF DECK (163)				
LEVEL 26	PART SL 164		PART SL 163		ROOF DECK (164)		ROOF DECK (163)				
LEVEL 25	SL 160		SL 159								
LEVEL 24	SL 156		SL 155								
LEVEL 23	SL 152		SL 151								
LEVEL 22	SL 148		SL 147								
LEVEL 21	SL 144		SL 143								
LEVEL 20	SL 140		SL 139								
LEVEL 19	SL 136		SL 135								
LEVEL 18	SL 130	SL 129	SL 128	SL 127							
LEVEL 17	SL 122	SL 121	SL 120	SL 119							
LEVEL 16	SL 114	SL 113	SL 112	SL 111							
LEVEL 15	SL 106	SL 105	SL 104	SL 103							
LEVEL 14	SL 98	SL 97	SL 96	SL 95							
LEVEL 12	SL 90	SL 89	SL 88	SL 87							
LEVEL 11	SL 82	SL 81	SL 80	SL 79							
LEVEL 10	SL 74	SL 73	SL 72	SL 71							
LEVEL 9	SL 66	SL 65	SL 64	SL 63							
LEVEL 8	SL 58	SL 57	SL 56	SL 55							
LEVEL 7	SL 50	SL 49	SL 48	SL 47							
LEVEL 6	SL 42	SL 41	SL 40	SL 39							
LEVEL 5	SL 34	SL 33	SL 32	SL 31	PART SL 7	PART SL 6	PART SL 5	PART SL 4	PART SL 3	PART SL 2	PART SL 1
LEVEL 4	SL 26	SL 25	SL 24	SL 23	ROOF (7)	ROOF (6)	ROOF (5)	ROOF (4)	ROOF (3)	ROOF (2)	ROOF (1)
LEVEL 3	SL 18	SL 17	SL 16	SL 15	PART SL 7	PART SL 6	PART SL 5	PART SL 4	PART SL 3	PART SL 2	PART SL 1
LEVEL 2	SL 11	SL 10	SL 9	SL 8	PART SL 7	PART SL 6	PART SL 5	PART SL 4	PART SL 3	PART SL 2	PART SL 1
LEVEL 1	GYMNASIUM ©		LOUNGE ©	LOBBY ©							RAMP ©
PARKING LEVEL 1	MAIN ELECTRICAL ROOM ©		GUEST SUITE								PARKING AREA ©
PARKING LEVEL 2	CABLE ROOM ©										PARKING AREA ©

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

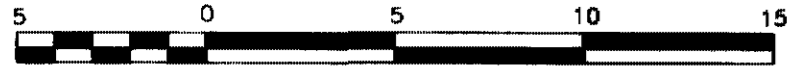
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EASEMENT PLAN BCP10075

**SECTION B - B**

STRATA PLAN BCS 741

SCALE 1 : 200



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

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