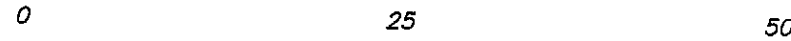


STRATA PLAN OF LOT 1 BLOCK 3 DISTRICT LOT 302 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP33451

CITY OF VANCOUVER
BCGS 92G.025



SCALE 1 : 500 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm
IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN
PLOTTED AT A SCALE OF 1:500.

CIVIC ADDRESS:

388 WEST FIRST AVENUE
VANCOUVER, BC

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 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, 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 14th DAY OF SEPTEMBER, 2009. THE PLAN WAS COMPLETED
AND CHECKED, AND THE CHECKLIST FILED UNDER ECP.#101488
ON THE 25th DAY OF SEPTEMBER, 2009.

B.C.L.S.

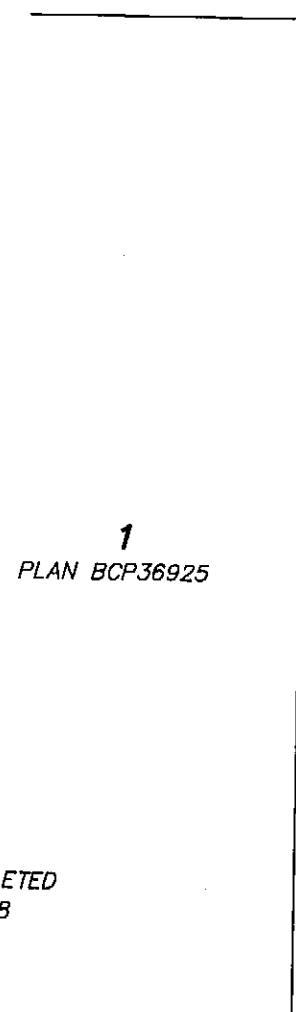
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

STRATA PLAN BCS3602

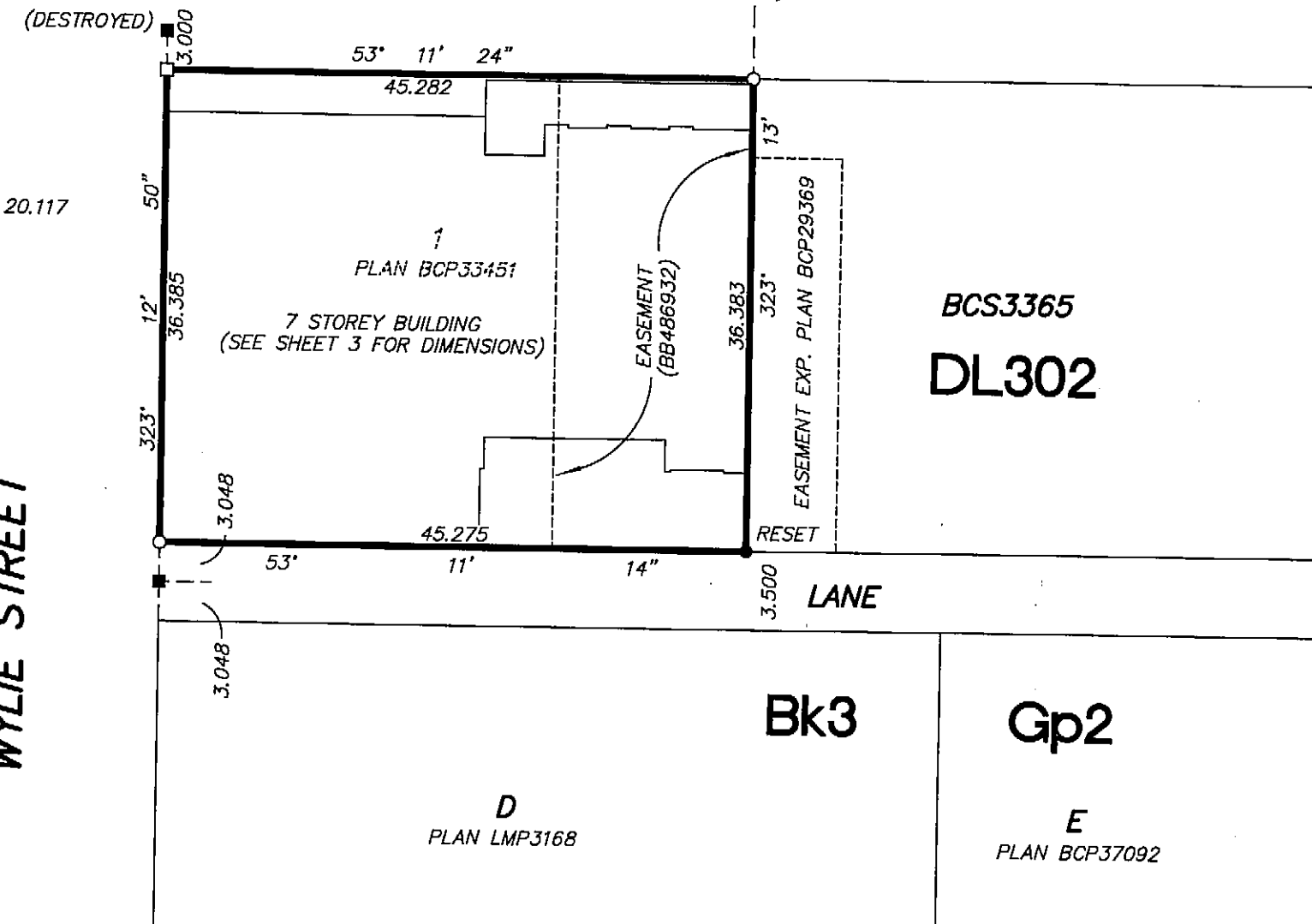
DEPOSITED AND REGISTERED IN THE
LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
October 2, 2009

Larry Blachuk per sm
REGISTRAR

ref: BB1106375



WYLIE STREET



FIRST AVENUE

BCS3365
DL302

LANE

Bk3

Gp2

D
PLAN LMP3168

E
PLAN BCP37092

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ORIGINAL

STRATA PLAN BCS 3602

LEGEND

GRID BEARINGS ARE DERIVED FROM PLAN BCP33451

FOUND PLACED

- □ DENOTES LEAD PLUG
- ○ DENOTES IRON POST
- SL DENOTES STRATA LOT
- PT. DENOTES PART
- LCP DENOTES LIMITED COMMON PROPERTY
- T DENOTES TOTAL
- (E) DENOTES ELEVATORS - COMMON PROPERTY
- (S) DENOTES STAIRS - COMMON PROPERTY
- (D) DENOTES DUCT - COMMON PROPERTY
- (M) DENOTES MECHANICAL -COMMON PROPERTY
- (C) DENOTES COMMON PROPERTY
- (PL) DENOTES PLANTER - COMMON PROPERTY UNLESS OTHERWISE SHOWN
- (EL) DENOTES ELECTRICAL - COMMON PROPERTY
- (P-1) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
- (RD-47) DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 47 (TYPICAL)
- (B-4) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 4 (TYPICAL)
- (S-1) DENOTES STORAGE LOCKER BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
- m2 DENOTES SQUARE METRES

THE CITY OF VANCOUVER, THE REGISTERED OWNER OF COVENANTS BB486928, BB533022, BB533024, BB571328, BB571330, BB571332, BB571337, BB571339, BB571341, BB571343, BB571349, BB571353, BB925727 HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATURES

Grazian Johnson
MAYOR

CLERK

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF SEPTEMBER 25, 2009 BEEN PREVIOUSLY OCCUPIED.

G. Sundvick
B.C.L.S.

MORTGAGEE

HSBC BANK CANADA

Richard Nailen
Name RICHARD NAILEN
Authorized Signatory

Kevin Price
Name Kevin Price
Authorized Signatory

Jocelyn Madrid
WITNESS AS TO BOTH SIGNATURES
Name JOCYLN MADRID

ADDRESS 885 WEST GEORGIA ST
VANCOUVER, BC V6C 3A3
OFFICER - COMMERCIAL REAL
OCCUPATION ESTATE

I, GARY SUNDVICK, 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: SEPTEMBER 25, 2009

G. Sundvick
B.C.L.S.

OWNER

PCI BEST PROJECTS INC.
(INCORPORATION No.758194)

Dan Turner
Name DAN TURNER
Authorized Signatory

Name _____
Authorized Signatory

Neil R. Davie
WITNESS AS TO BOTH SIGNATURES
Name NEIL R. DAVIE

ADDRESS #3000-1055 WEST GEORGIA ST.
VANCOUVER, BC V6E 3R3
BARRISTER & SOLICITOR
OCCUPATION

BUTLER SUNDVICK 4 - 19089 94th Ave
Surrey, BC V4N 3S4
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ORIGINAL

BUILDING LOCATION

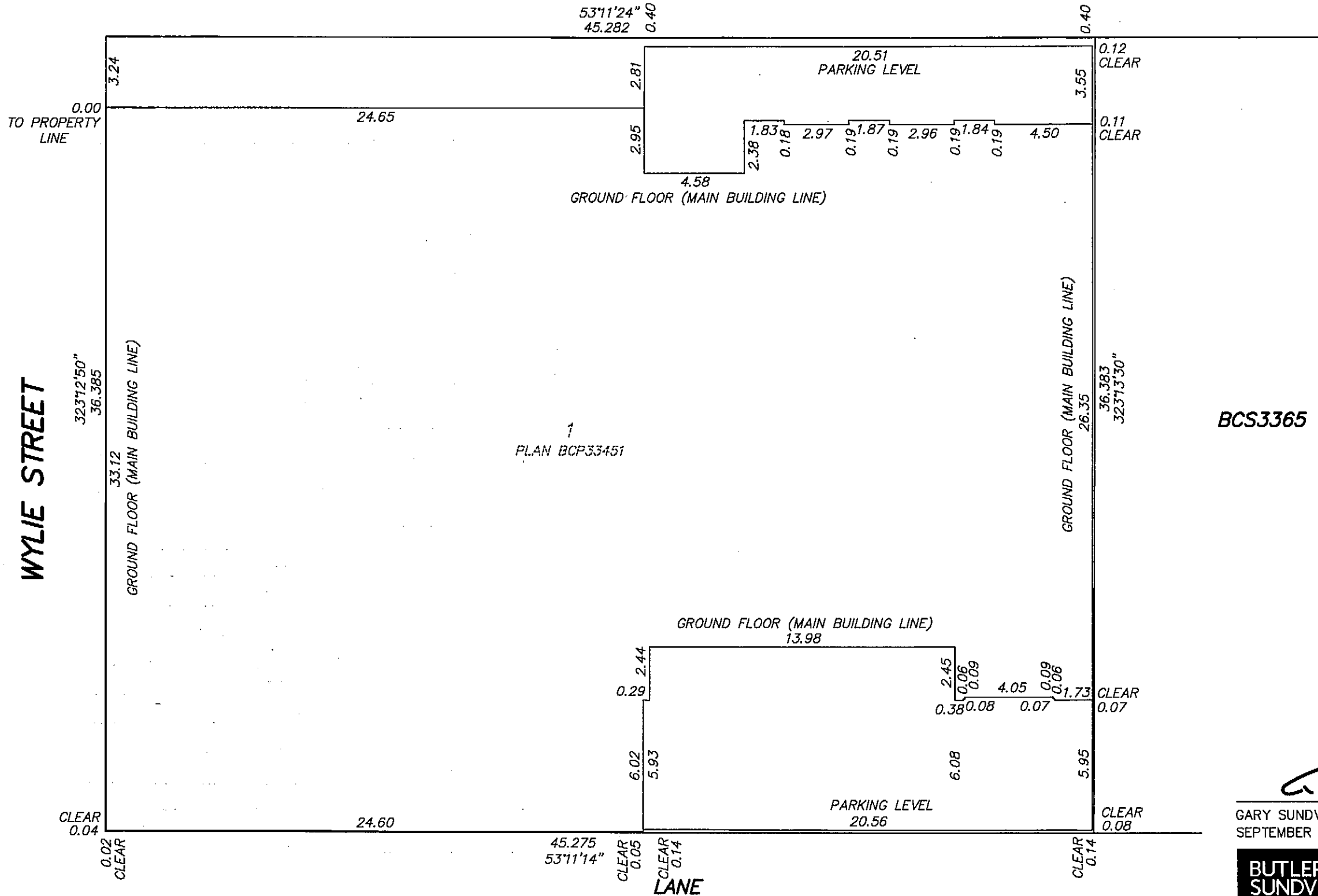
STRATA PLAN BCS 3602



SCALE 1:200 DISTANCES ARE IN METRES



FIRST AVENUE



[Signature]
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 SEPTEMBER 25, 2009

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ORIGINAL

PARKING LEVEL P1

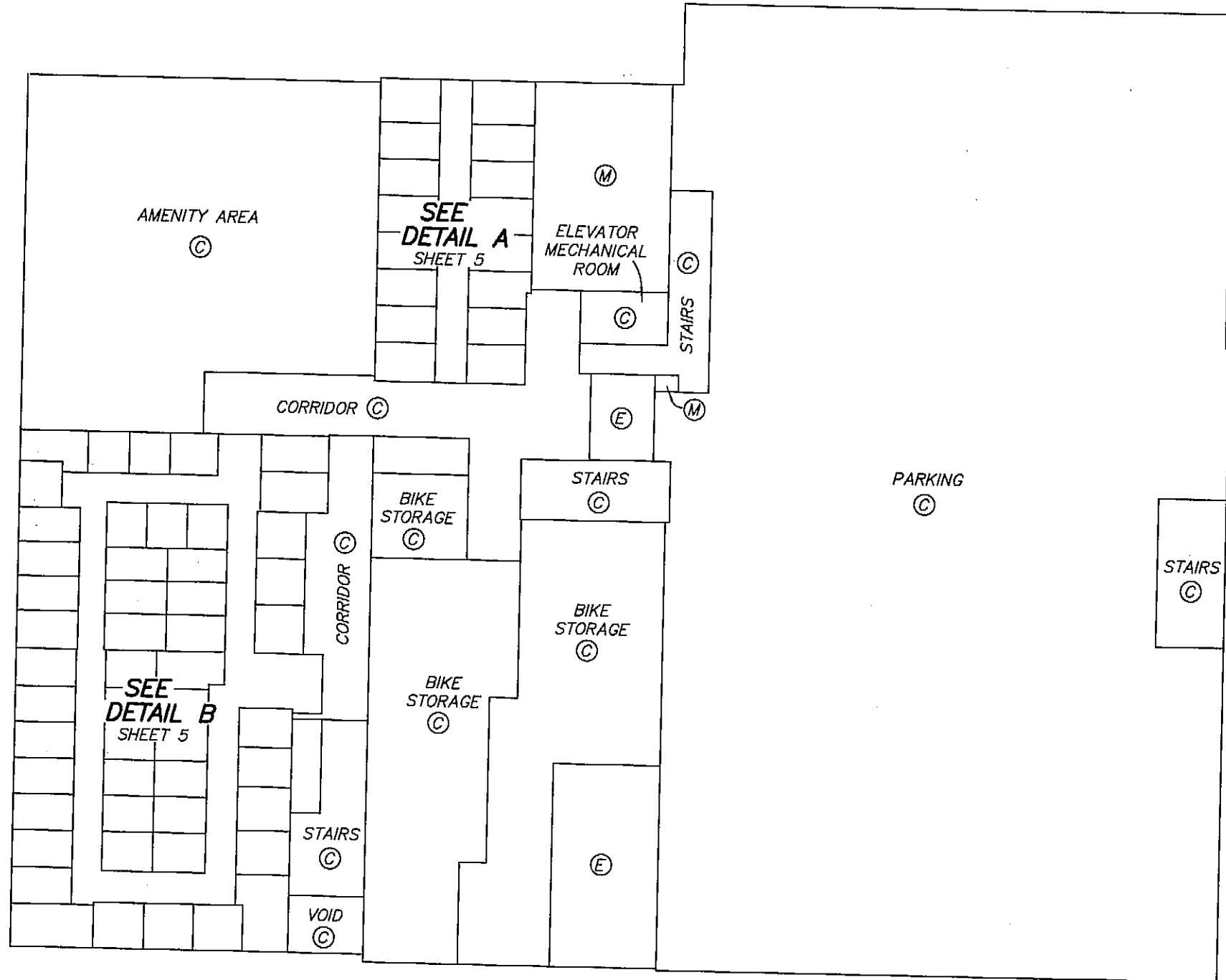


SCALE 1:200 DISTANCES ARE IN METRES

STRATA PLAN BCS 3602



A



A

GARY SUNDVICK, B.C.L.S.
SEPTEMBER 25, 2009

**BUTLER
SUNDVICK**

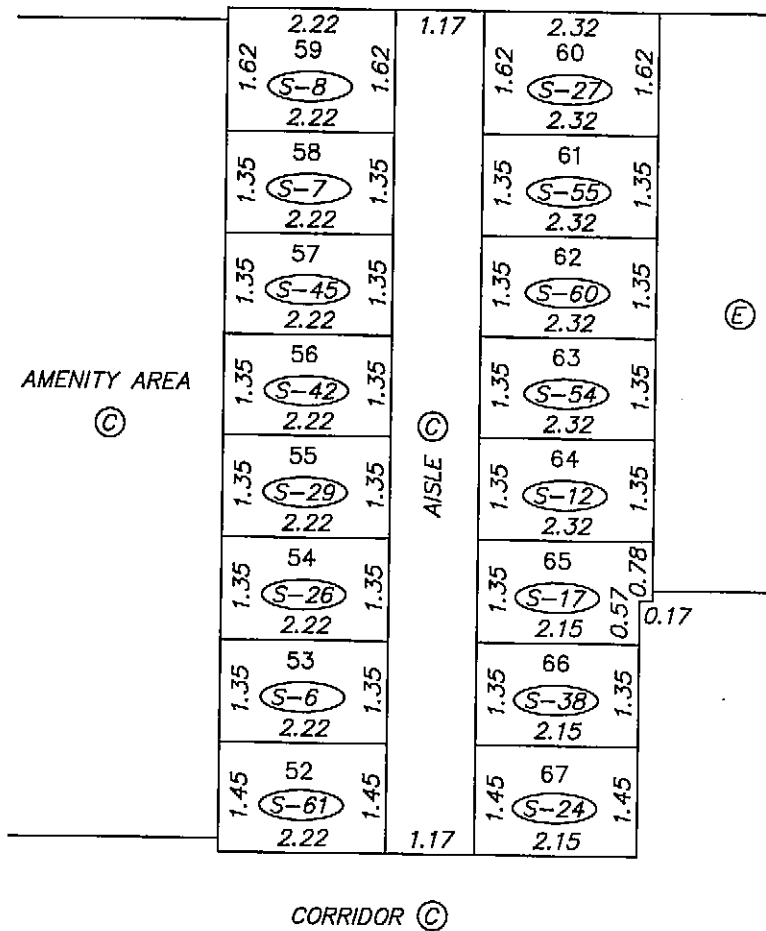
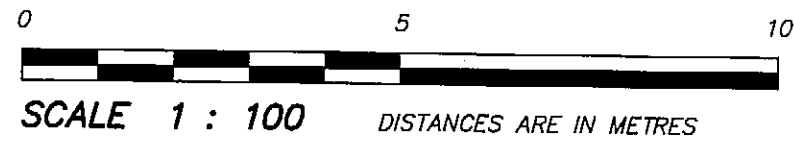
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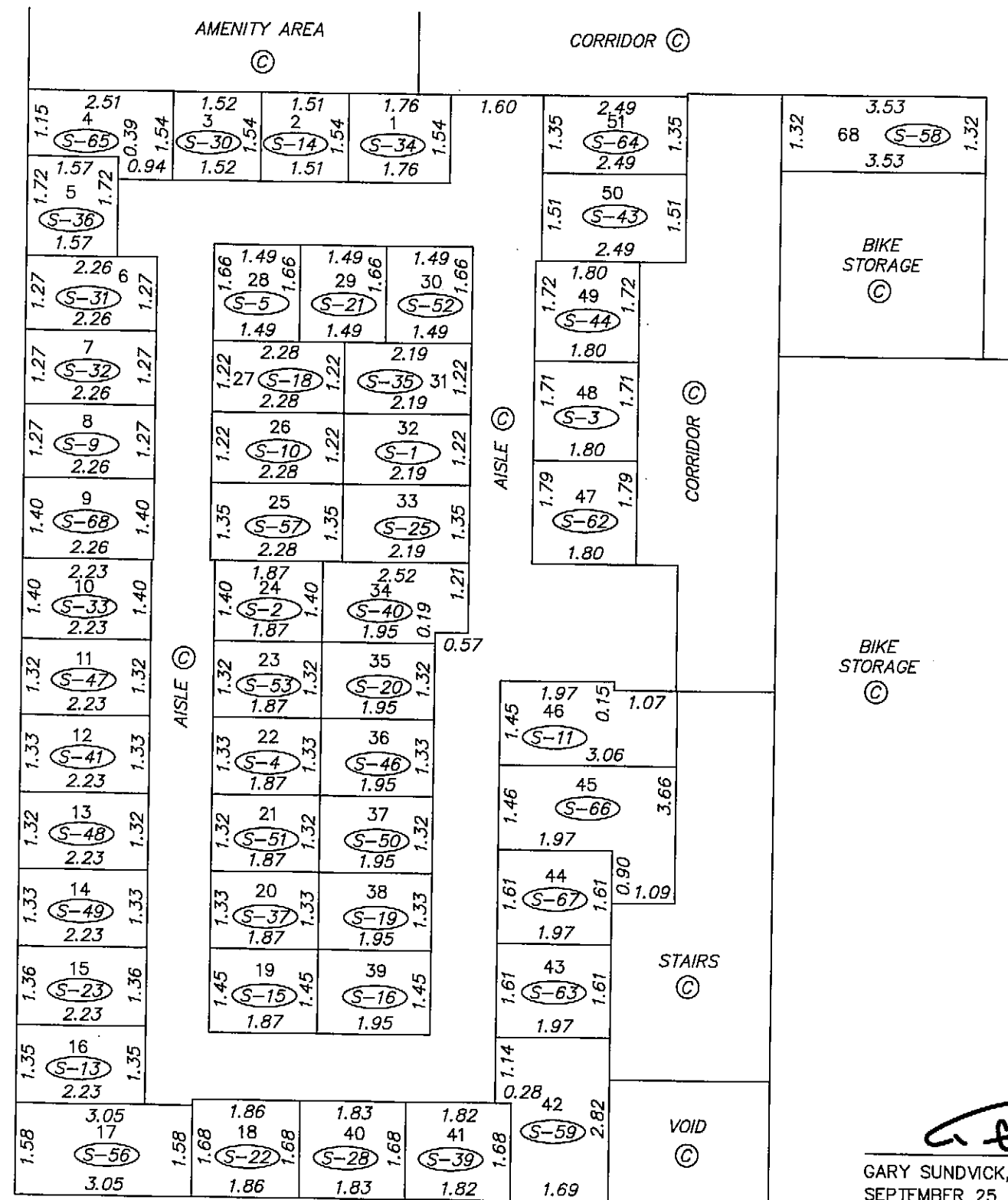
ORIGINAL

PARKING LEVEL DETAILS

STRATA PLAN BCS 3602



DETAIL A



DETAIL B

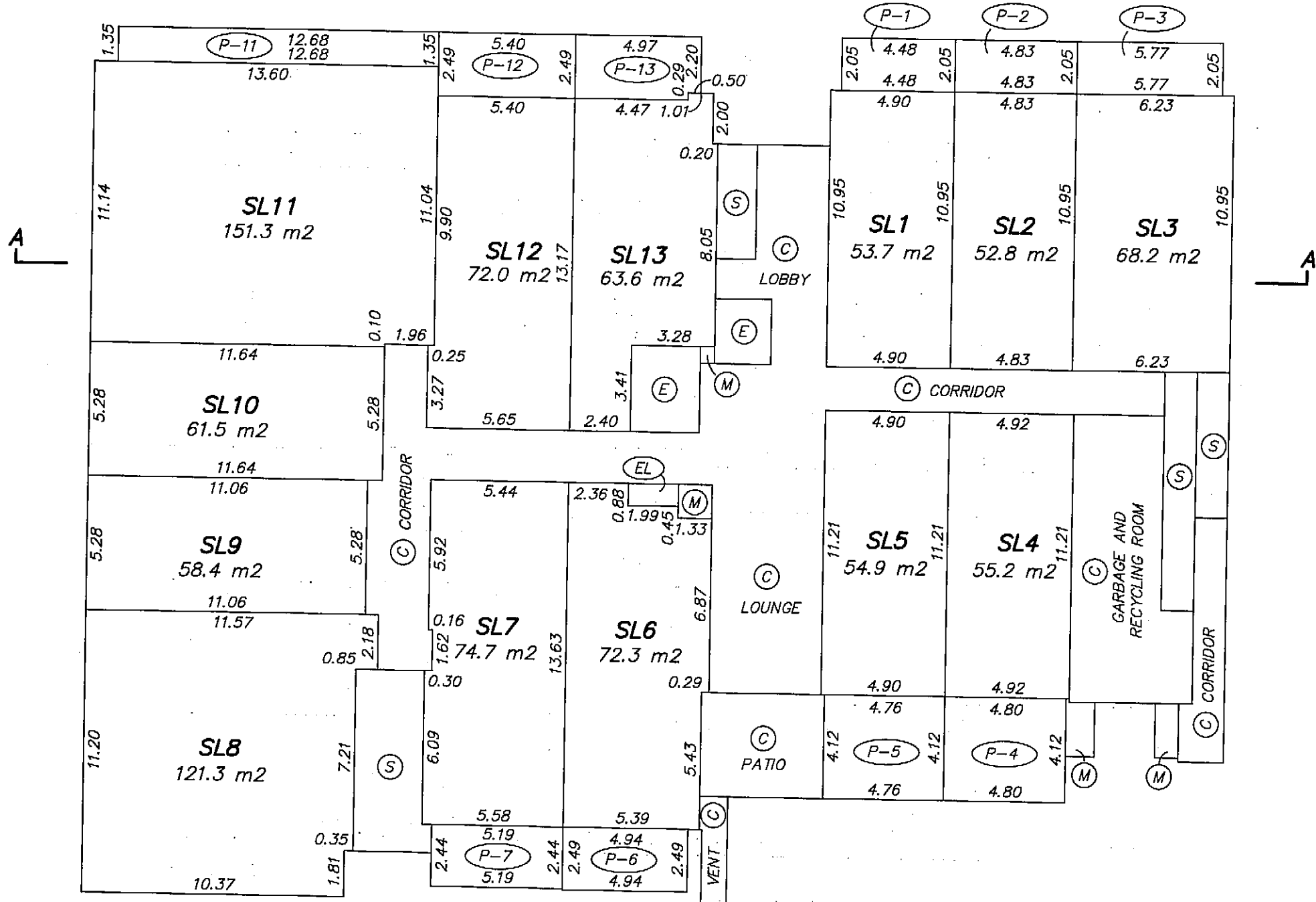
[Signature]
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 SEPTEMBER 25, 2009
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ORIGINAL

GROUND FLOOR

STRATA PLAN BCS 3602

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



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ORIGINAL

2nd FLOOR

SHEET 7 OF 13 SHEETS

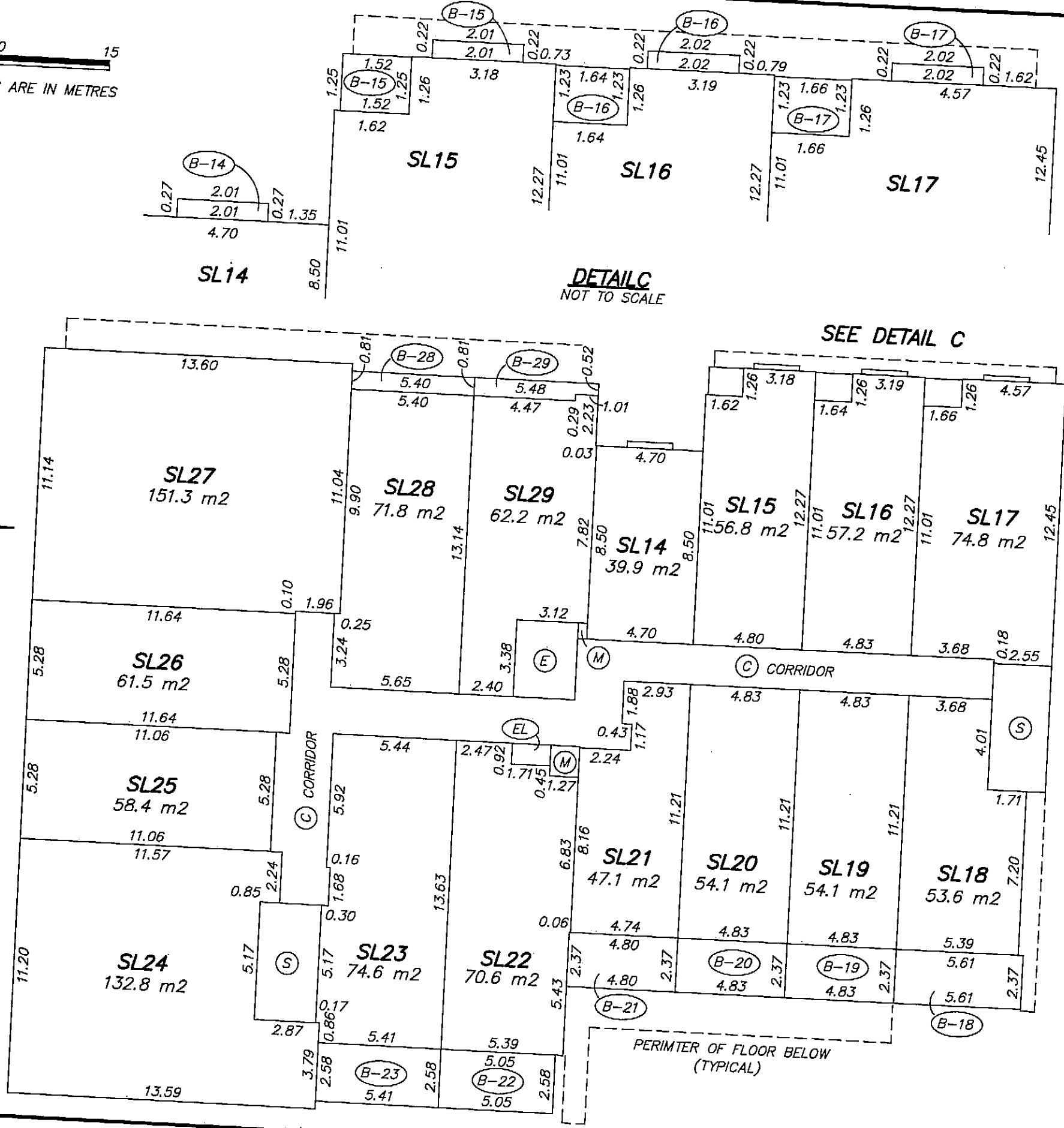
STRATA PLAN BCS 3602

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



A

A'



DETAIL C
NOT TO SCALE

SEE DETAIL C

PERIMETER OF FLOOR BELOW
(TYPICAL)

G.S.
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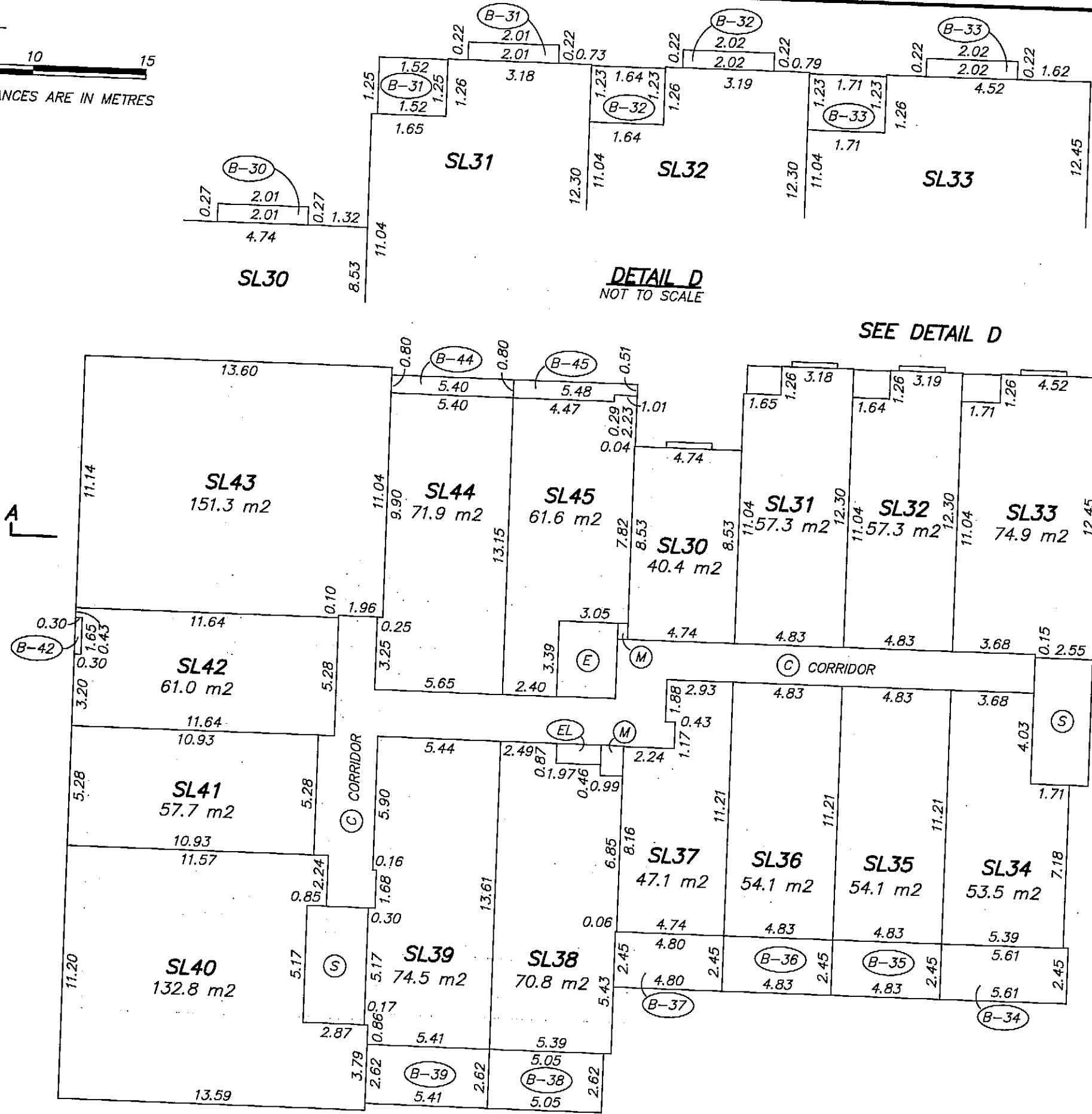
ORIGINAL

3rd FLOOR

SCALE 1:200 DISTANCES ARE IN METRES



STRATA PLAN BCS 3602



DETAIL D
NOT TO SCALE

SEE DETAIL D

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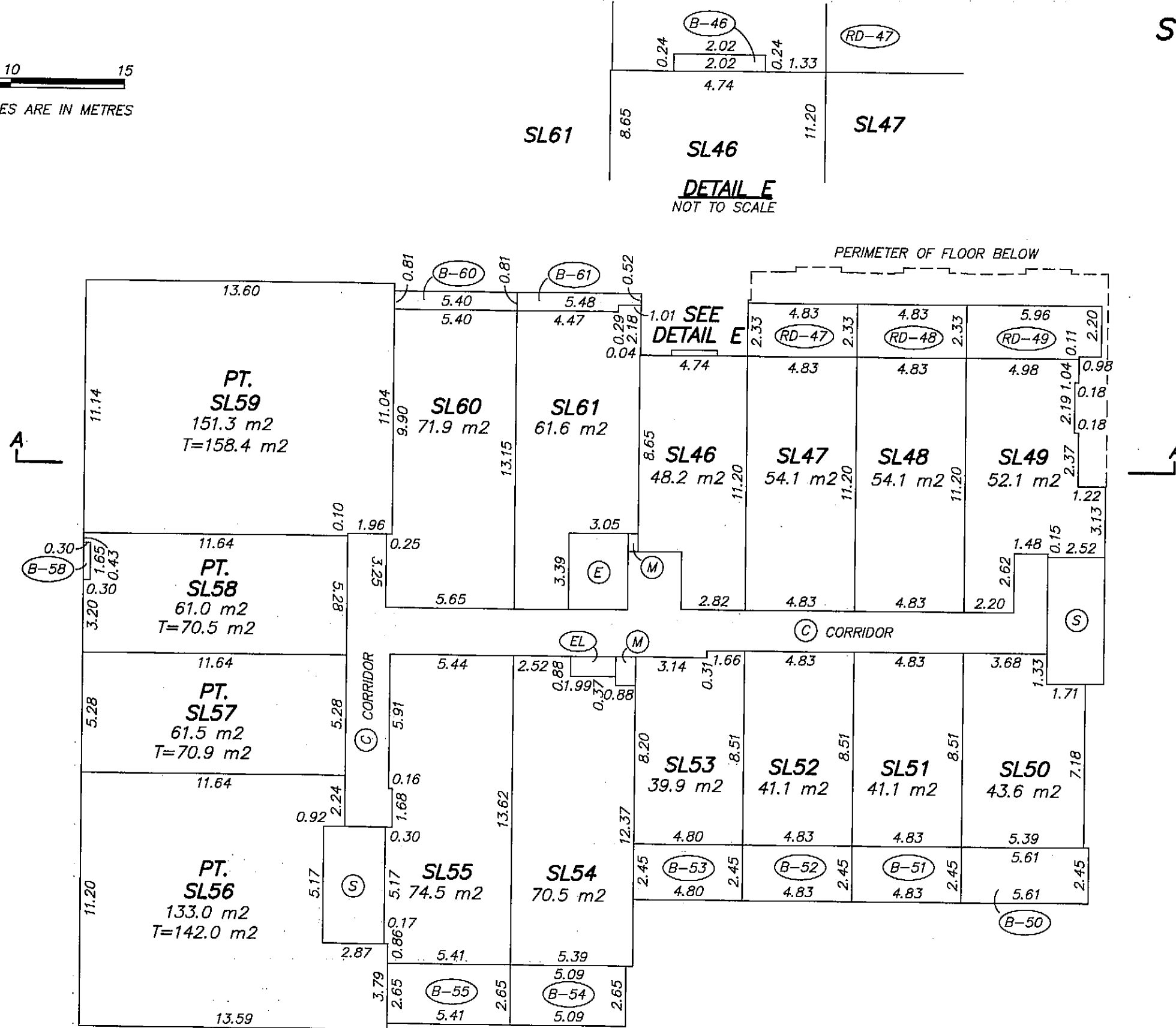
ORIGINAL

4th FLOOR

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



STRATA PLAN BCS 3602



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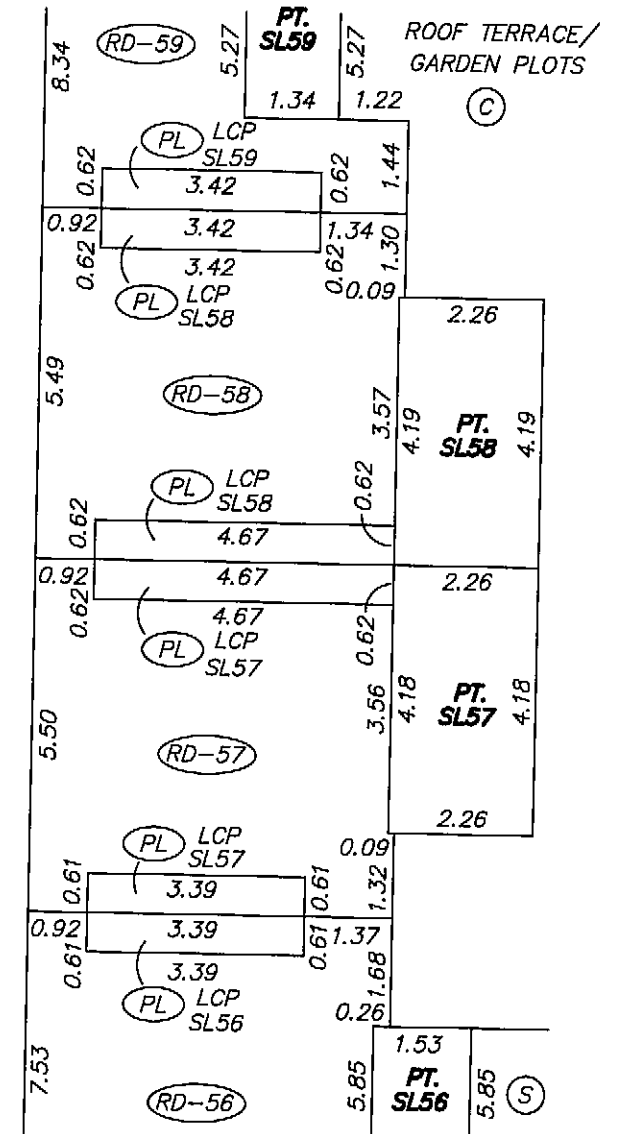
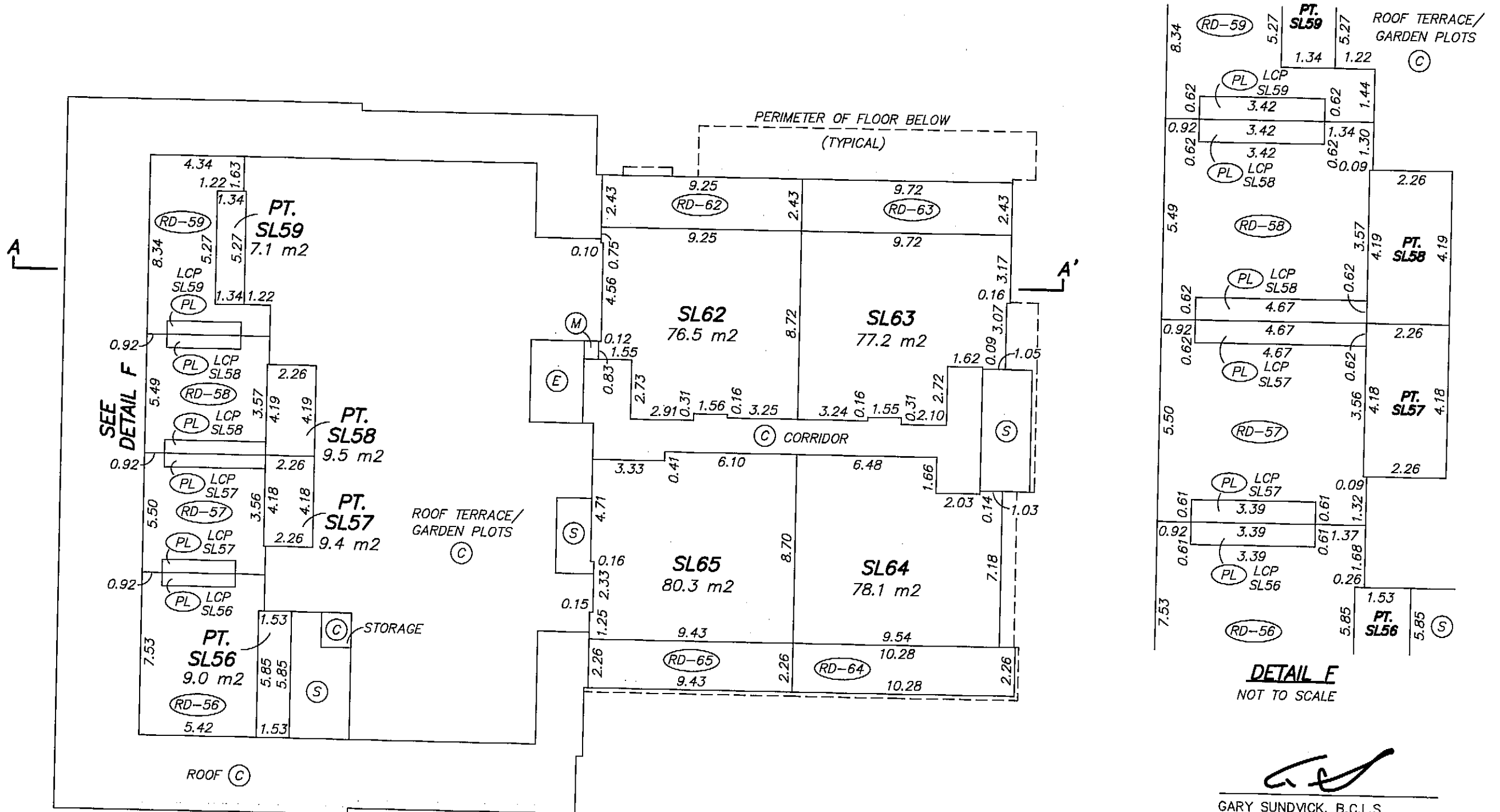
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Dwg: 3415-F-STRATA

ORIGINAL

5th FLOOR

STRATA PLAN BCS 3602

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



DETAIL F
NOT TO SCALE

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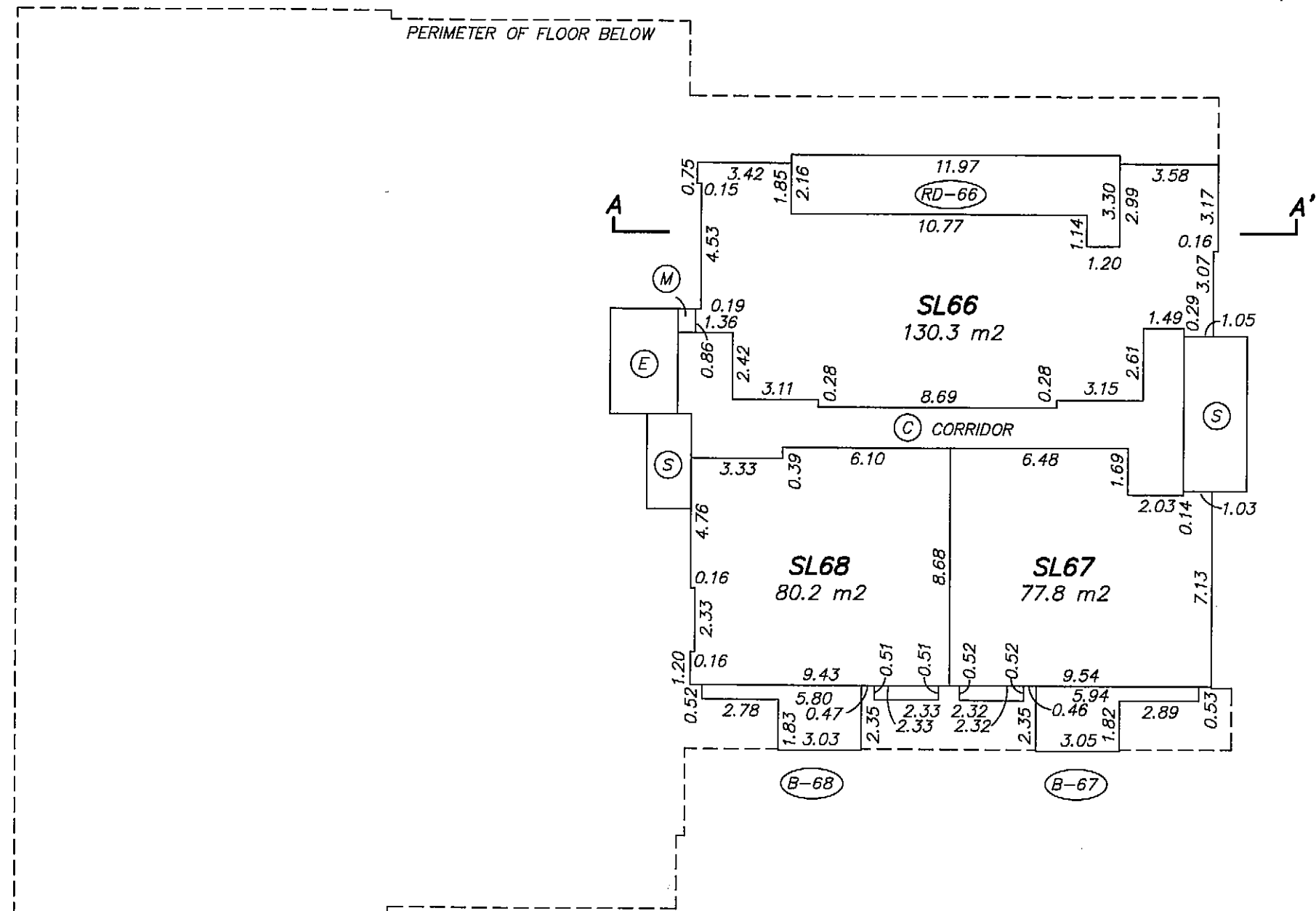
ORIGINAL

6th FLOOR

STRATA PLAN BCS 3602



SCALE 1:200 DISTANCES ARE IN METRES



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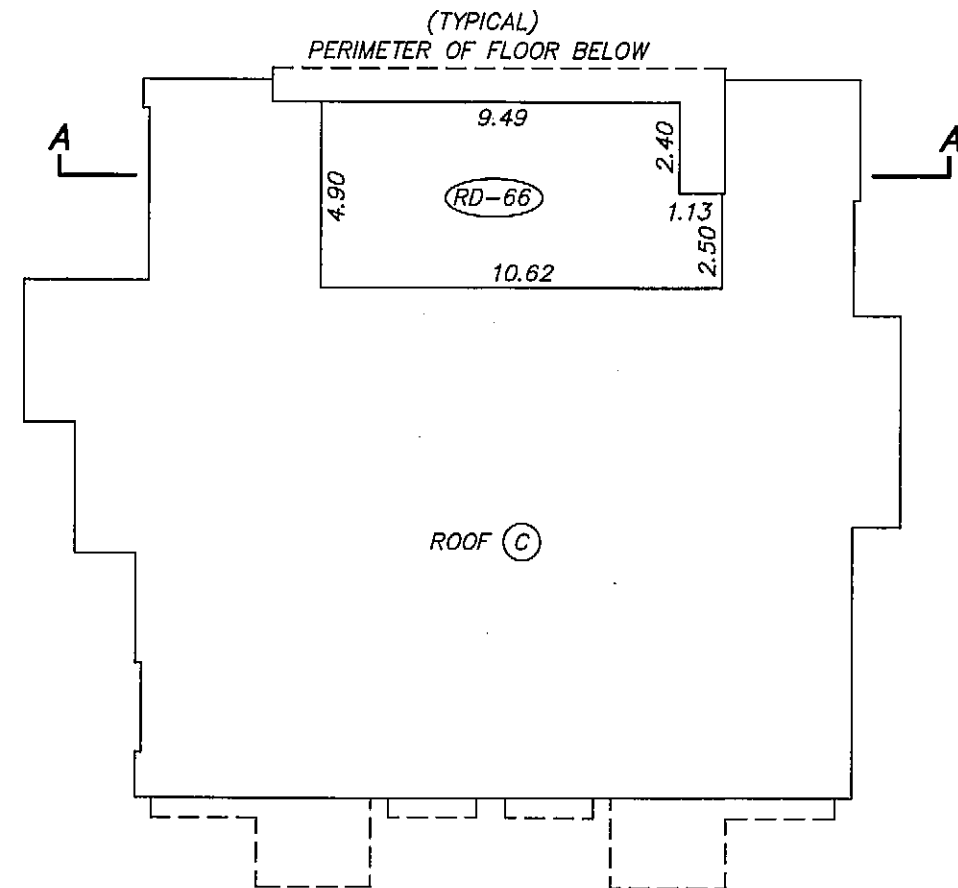
ORIGINAL

7th FLOOR

STRATA PLAN BCS 3602



SCALE 1:200 DISTANCES ARE IN METRES



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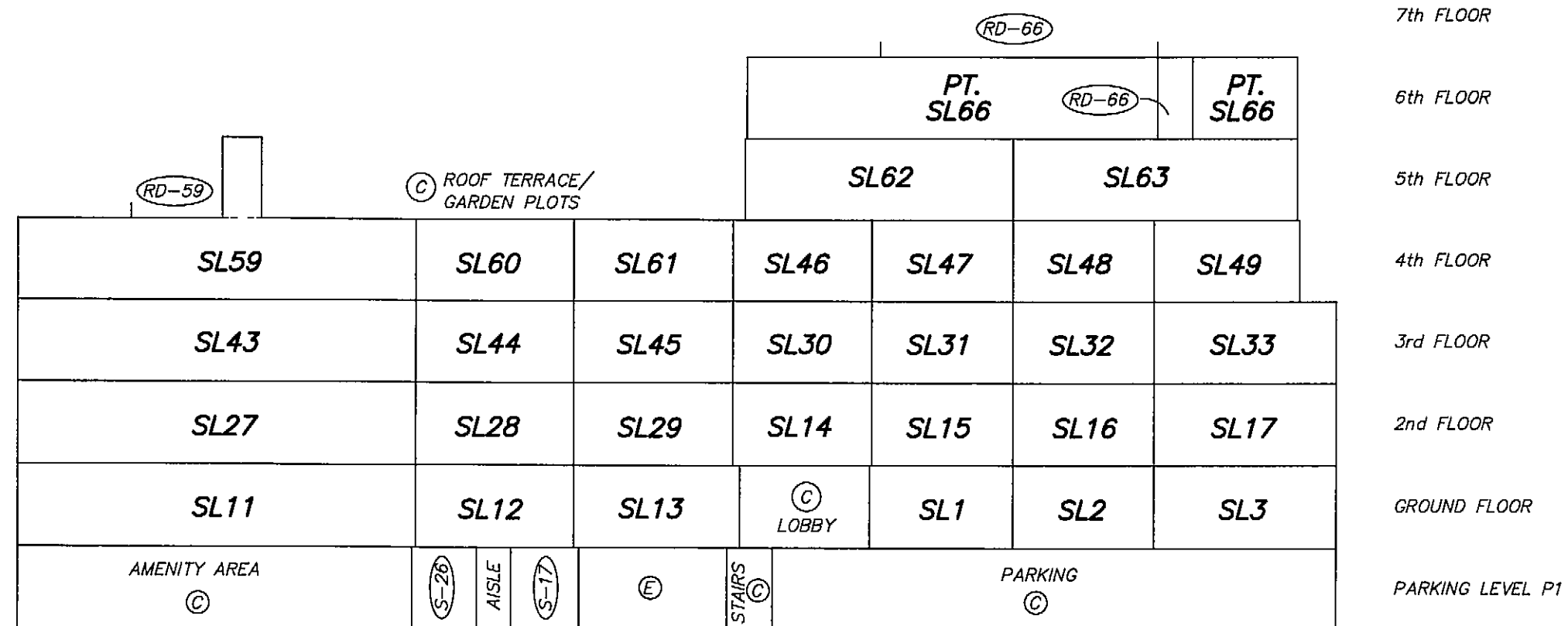
ORIGINAL

SECTION A-A'

STRATA PLAN BCS 3602



SCALE 1:200 DISTANCES ARE IN METRES



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ORIGINAL