

**SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA**

PAGE 1 OF 12 PAGES

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you

(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and

(b) certify the matters set out in section 168.73 (4) of the Land Title Act, Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

Steven Wong
1IMJTU

c=CA, cn=Steven Wong
1IMJTU, o=BC Land
Surveyor, ou=Verify ID at
www.juricert.com/
LKUP.cfm?id=1IMJTU

1. BC LAND SURVEYOR: (Name, address, phone number)

Steve Wong

5624 East Hastings Street

Phone: 604-294-8881

email: wong_associates@shawbiz.ca

Burnaby

BC V5B 1R4

☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Plan Number: **EPS3084**

Control Number: **144-615-8247**

This original plan number assignment was done under Commission #: **942**

3. CERTIFICATION:

☒ Form 9

☐ Explanatory Plan

☐ Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2015 October 14 (YYYY/Month/DD)

The checklist was filed under ECR#:

The plan was completed and checked on: 2015 October 22 (YYYY/Month/DD)

179929

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2015 October 14 (YYYY/Month/DD)

☐ None

☒ Strata Form S

☐ None

☒ Strata Form U1

☐ Strata Form U1/U2

I am a British Columbia land surveyor and 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

Certification Date: 2015 October 14 (YYYY/Month/DD)

Arterial Highway ☐

4. ALTERATION: ☐

**STRATA PLAN OF LOT A, BLOCK 12,
DISTRICT LOT 196, GROUP 1,
NEW WESTMINSTER DISTRICT,
PLAN EPP37980**

SHEET 1 OF 11 SHEETS

STRATA PLAN EPS3084

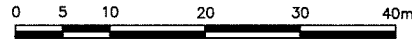
BCGS:92G025

(City of Vancouver)

Civic Address:

134 E.Hastings Street
136 E.Hastings Street
138 E.Hastings Street
140 E.Hastings Street
142 E.Hastings Street
144 E.Hastings Street
146 E.Hastings Street
148 E.Hastings Street
Vancouver, B.C.

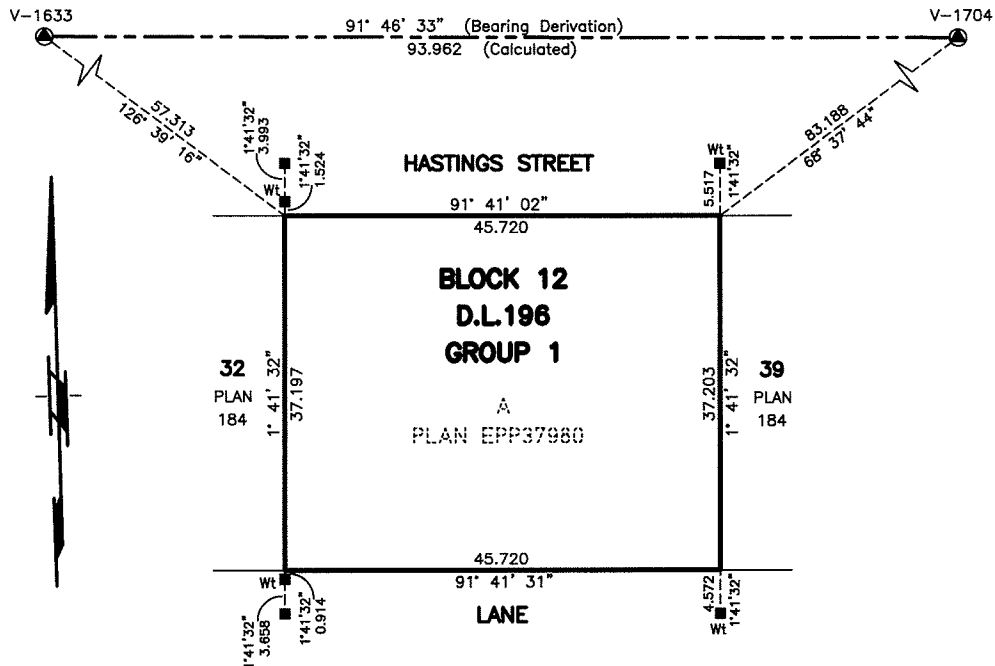
UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS)4.0.0.BC.1.GVRD
NORTHING 5458753.747
EASTING 492571.990
POINT COMBINED FACTOR: 0.9996029
ESTIMATED HORIZONTAL
POSITIONAL ACCURACY: $\pm 0.01\text{m}$



All distances are in metres and decimals
thereof unless otherwise indicated

The intended plot size of this plan is 280mm
in width by 432mm in height (sheet size B)
when plotted at a scale of 1:500.

UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS)4.0.0.BC.1.GVRD
NORTHING 5458748.505
EASTING 492741.070
POINT COMBINED FACTOR: 0.9996018
ESTIMATED HORIZONTAL
POSITIONAL ACCURACY: $\pm 0.01\text{m}$



LEGEND:

C.P. denotes common property
L.C.P. denotes limited common property
S.L. denotes strata lot
PT.S.L. denotes part strata lot
(R) denotes limited common property for use of S.L.1 to 80
(C) denotes limited common property for use of S.L.81 to 91
BW denotes breezeway, limited common property
HD denotes heritage display, common property
EMR denotes elevator machine room
EC denotes electrical closet
V denotes vestibule
EL denotes elevator
denotes duct space, common property
denotes walls for which dimensions were taken to one centimetre inside of the outside face of wall;
all other walls were measured to the centreline

LEGEND:

control monument found
lead plug found
Wt witness

Note: This plan shows one or more
witness posts which are not set on
the true corner(s).

The building shown on this strata plan is
within the external boundaries of the land
that is the subject of the strata plan.

The building included in this strata plan
has not been previously occupied.

Integrated Survey Area No. 31, City of Vancouver
NAD83 (CSRS), 4.0.0.BC.1.GVRD

Grid bearings are derived from observations between
geodetic control monuments V-1633 and V-1704.
The UTM coordinates and estimated horizontal positional
accuracy achieved have been derived from the MASCOT
published coordinates and standard deviations for
geodetic control monuments V-1633 and V-1704.
This plan shows horizontal ground-level distances unless
otherwise specified. To compute grid distances, multiply
ground-level distances by the average combined factor of
0.99960235 which has been derived from geodetic control
monuments V-1633 and V-1704.

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
Fax: 294-0625
150658
R-931
SU-2158
Drawn by: RH

The field survey represented by this plan was
completed on the 14th day of October, 2015.
Steven E. Wong, B.C.L.S. 942

STR - 1441

This plan lies within the Greater Vancouver Regional District.

BUILDING DIMENSIONS

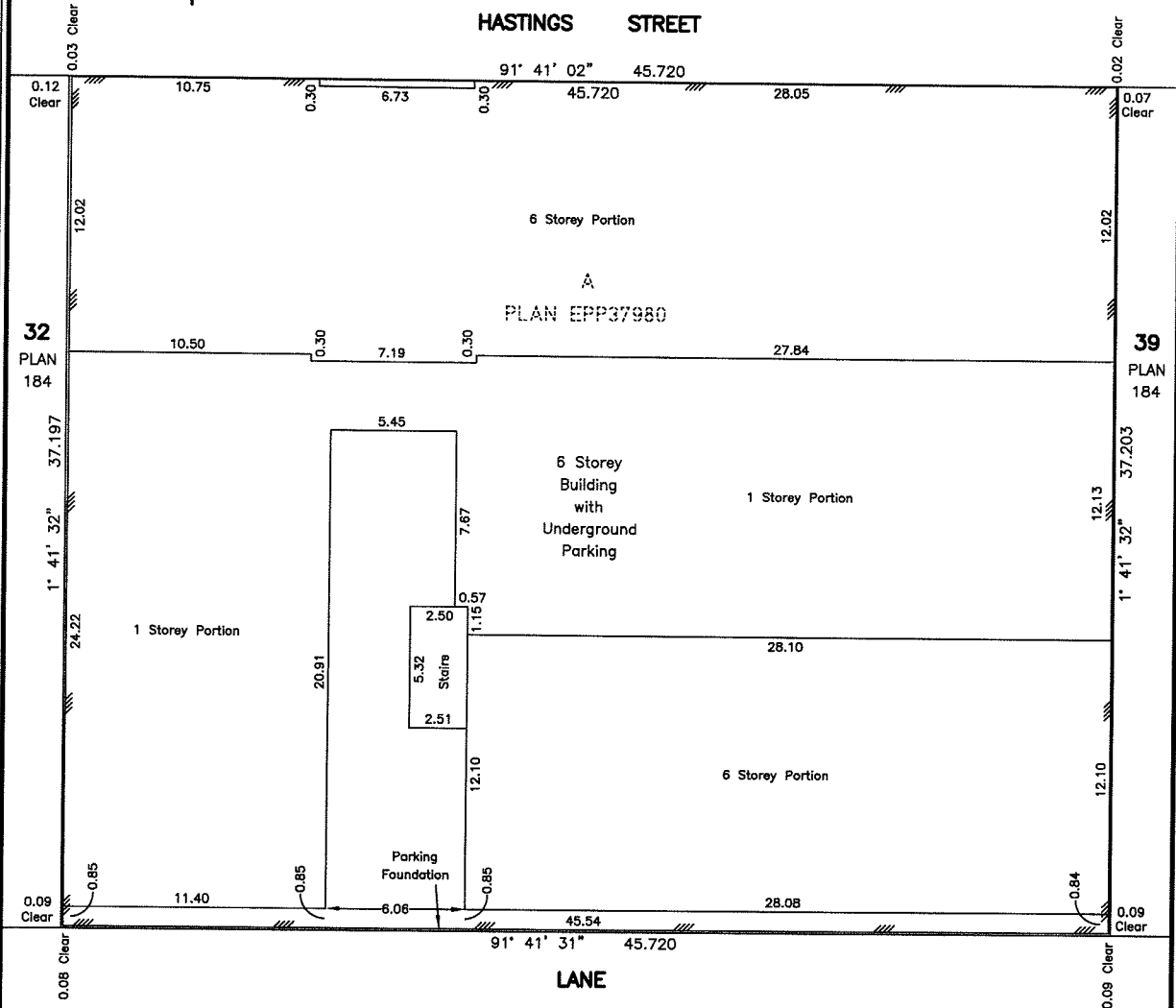
SHEET 2 OF 11 SHEETS

STRATA PLAN EPS3084



All distances are in metres and decimals thereof unless otherwise indicated

The intended plot size of this plan is 280mm in width by 432mm in height (sheet size B) when plotted at a scale of 1:200.



Steven E. Wong, B.C.L.S.

October 14th, 2015.

DIAGRAMMATIC ELEVATIONS**STRATA PLAN EPS3084**

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SECTION A-A

	ROOF, C.P.			ROOF, C.P.	
SIXTH FLOOR	S.L.78	WALKWAY (R)		WALKWAY (R)	S.L.69
FIFTH FLOOR	S.L.60	WALKWAY (R)		WALKWAY (R)	S.L.50
FOURTH FLOOR	S.L.41	WALKWAY (R)		WALKWAY (R)	S.L.30
THIRD FLOOR	PT.S.L.23	WALKWAY (R)		WALKWAY (R)	PT.S.L.23
SECOND FLOOR	S.L.18	ROOF DECK (R)	SKYLIGHT L.C.P. for use of S.L.88	ROOF DECK (R)	S.L.7
MEZZANINE FLOOR	PT.S.L.89				PT.S.L.84
GROUND FLOOR	PT.S.L.89	S.L.88			PT.S.L.84
PARKING LEVEL	PARKING, C.P.				

SECTION B-B

	ROOF, C.P.												
SIXTH FLOOR	S.L.63	S.L.64	S.L.65	S.L.66	S.L.67	S.L.68	S.L.69	S.L.70	S.L.71	S.L.72	S.L.73		
FIFTH FLOOR	S.L.44	S.L.45	S.L.46	S.L.47	S.L.48	S.L.49	S.L.50	S.L.51	S.L.52	S.L.53	S.L.54	S.L.55	
FOURTH FLOOR	S.L.24	S.L.25	S.L.26	S.L.27	S.L.28	S.L.29	S.L.30	S.L.31	S.L.32	S.L.33	S.L.34	S.L.35	
THIRD FLOOR	S.L.21	S.L.22	PT.S.L.23										
SECOND FLOOR	S.L.1	S.L.2	S.L.3	S.L.4	S.L.5	S.L.6	S.L.7	S.L.8	S.L.9	S.L.10	S.L.11	S.L.12	
GROUND FLOOR	PT.S.L.81	PT.S.L.82	BREEZEWAY C.P. BW for S.L.91 BW for S.L.91		PT.S.L.83	CORRIDOR C.P.	PT.S.L.84	PT.S.L.85	S.L.86	S.L.87			
PARKING LEVEL			STAIRS, L.C.P. for use of S.L.1 to 80 and S.L.91							PARKING, C.P.			VISTA SWITCH ROOM, C.P.

Steven E. Wong, B.C.L.S.

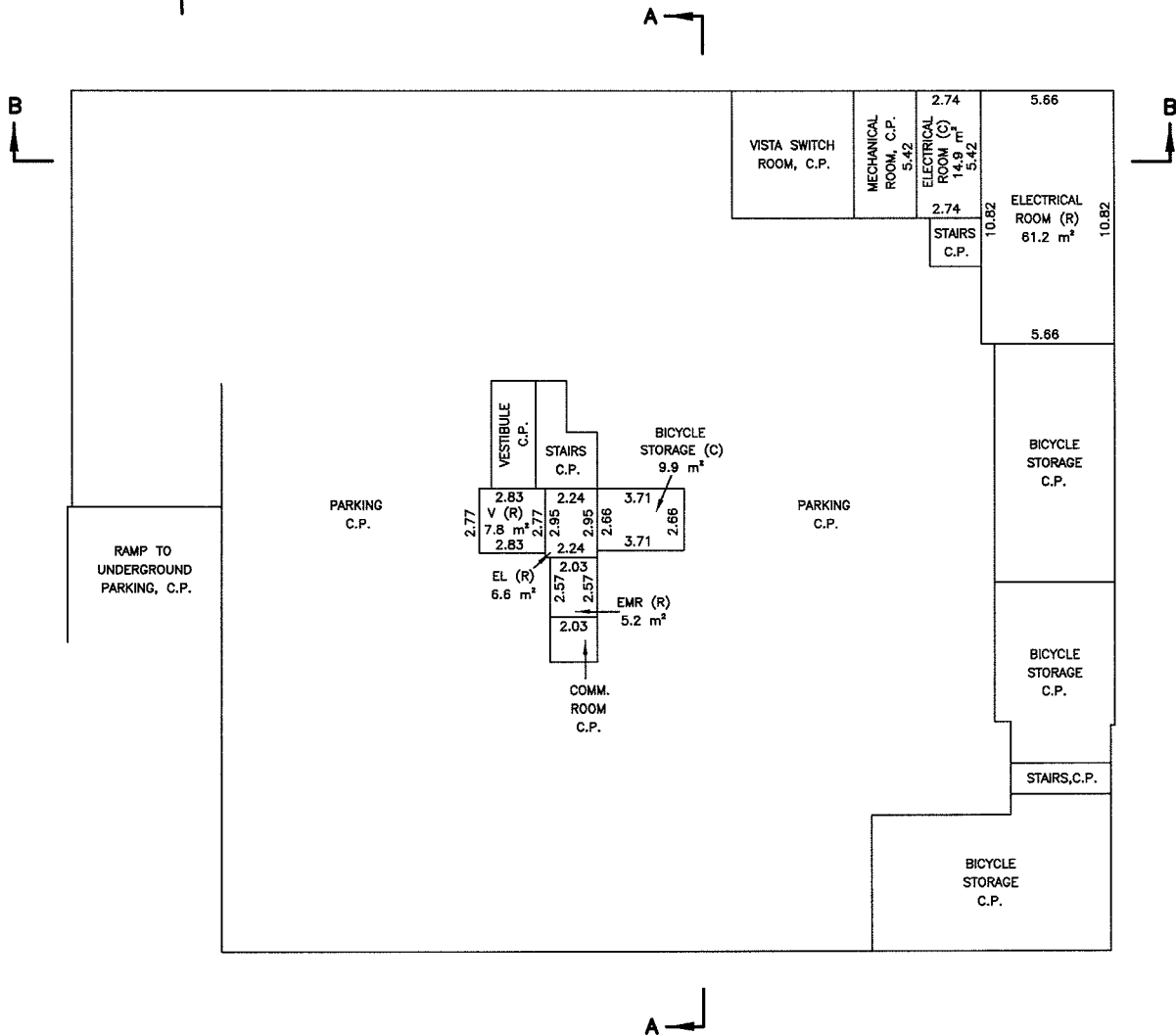
October 14th, 2015.

PARKING LEVEL**STRATA PLAN EPS3084**

0 5 10 15m

All distances are in metres and decimals thereof unless otherwise indicated

The intended plot size of this plan is 280mm in width by 432mm in height (sheet size B) when plotted at a scale of 1:200.



Steven E. Wong, B.C.L.S.

October 14th, 2015.

GROUND FLOOR

**STRATA LOTS 86 TO 88 AND
PART STRATA LOTS 81 TO 85,89,90**

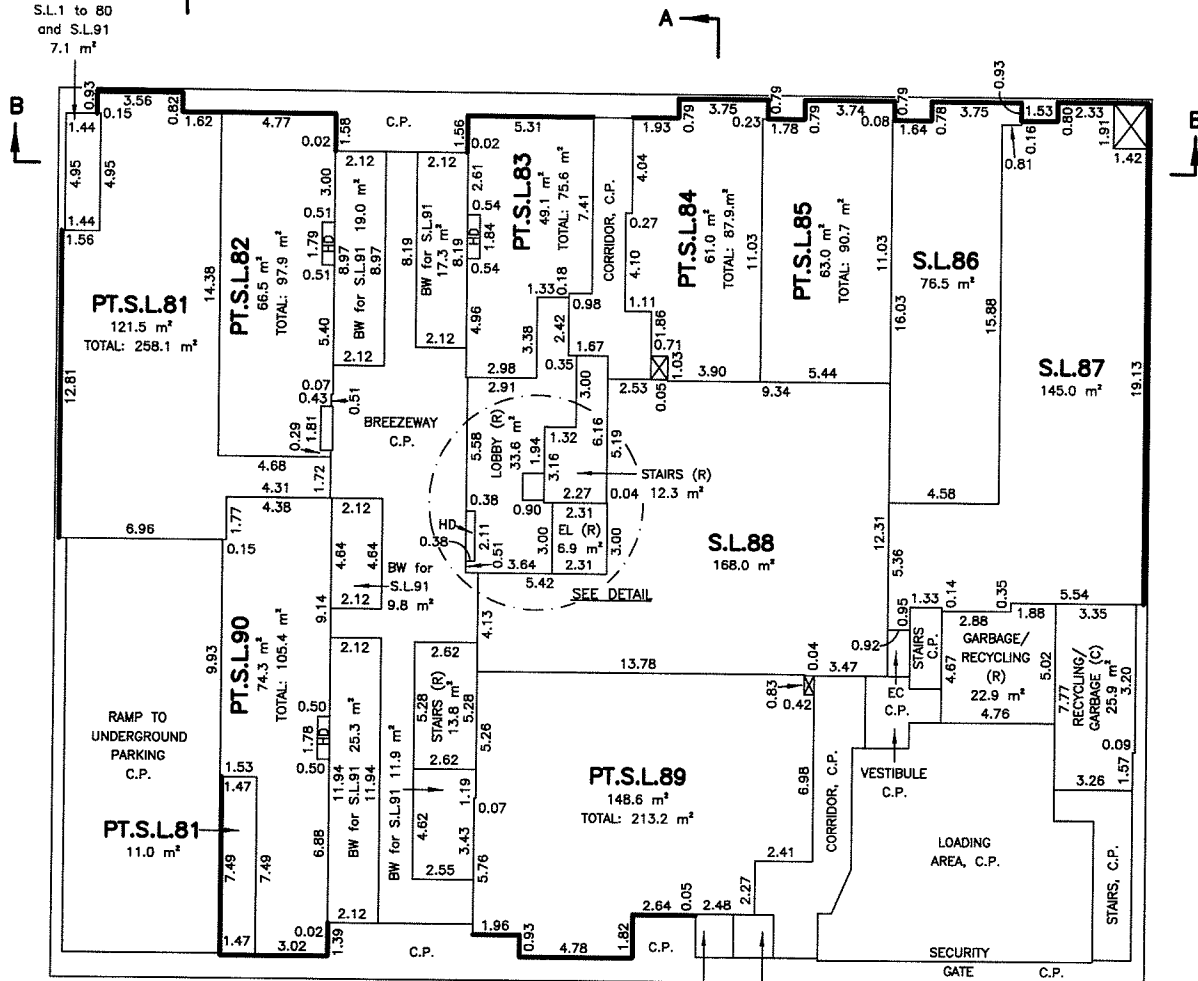
STRATA PLAN EPS3084

0 5 10 15m

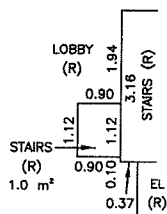
All distances are in metres and decimals thereof unless otherwise indicated

The intended plot size of this plan is 280mm in width by 432mm in height (sheet size B) when plotted at a scale of 1:200.

STAIRS
L.C.P.
for use of
S.L.1 to 80
and S.L.91
7.1 m²



DETAIL
SCALE: 1:100



Steven E. Wong, B.C.L.S.

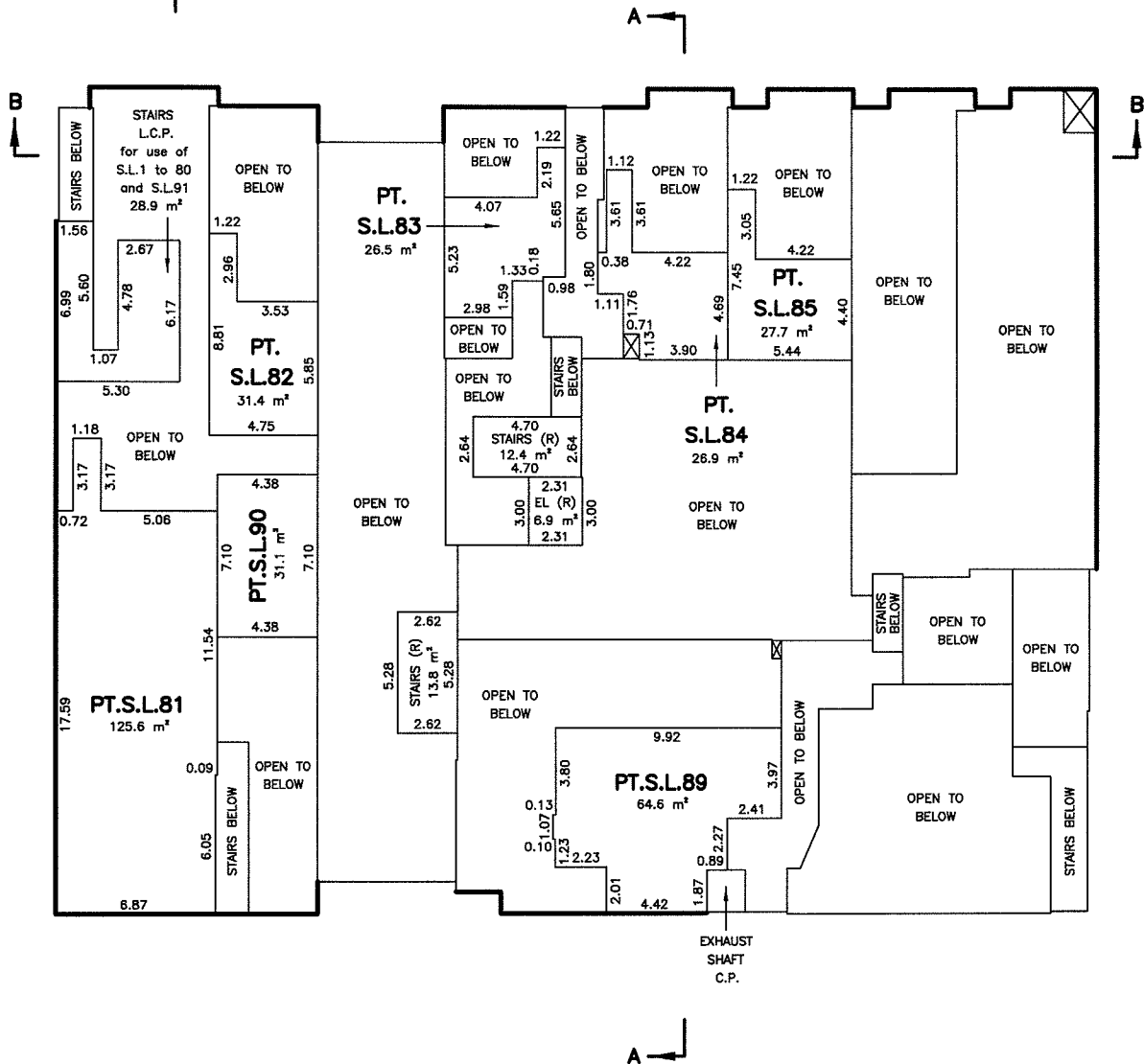
October 14th, 2015.

MEZZANINE FLOOR**PART STRATA LOTS 81 TO 85,89,90****STRATA PLAN EPS3084**

0 5 10 15m

All distances are in metres and decimals thereof unless otherwise indicated

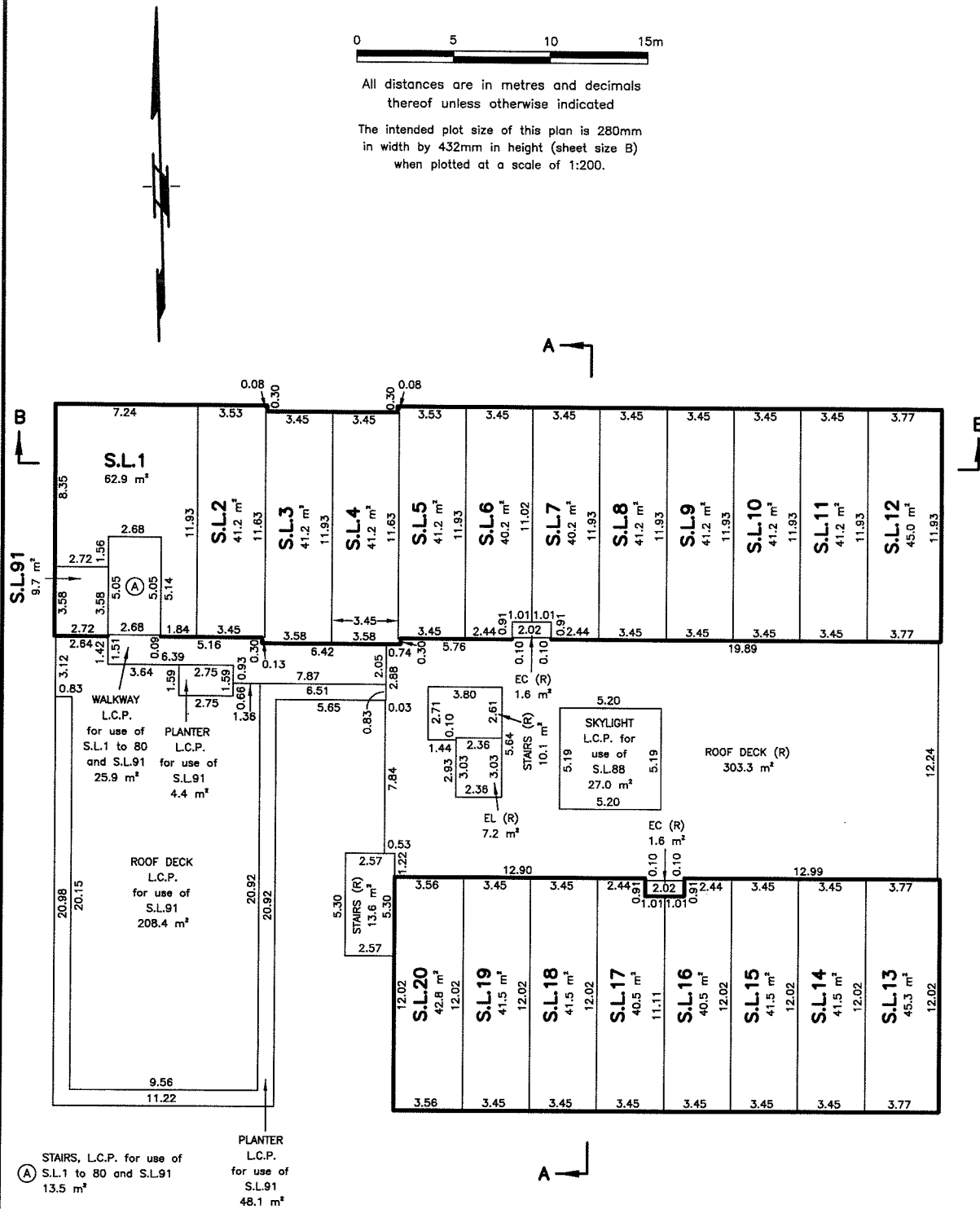
The intended plot size of this plan is 280mm in width by 432mm in height (sheet size B) when plotted at a scale of 1:200.



Steven E. Wong, B.C.L.S.

October 14th, 2015.

STRATA PLAN EPS3084



October 14th, 2015.

THIRD FLOOR

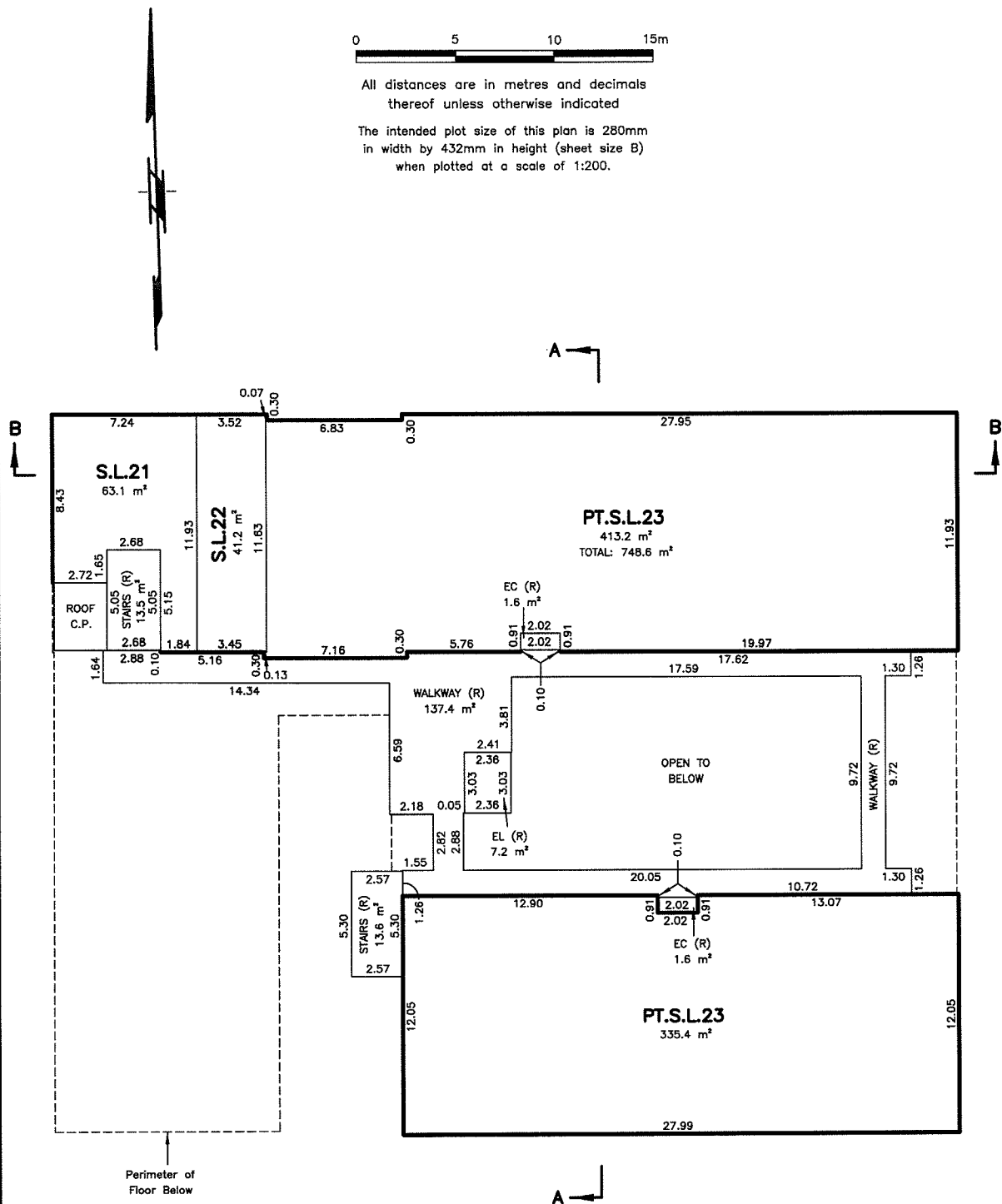
STRATA LOTS 21 TO 23

STRATA PLAN EPS3084

0 5 10 15m

All distances are in metres and decimals thereof unless otherwise indicated

The intended plot size of this plan is 280mm in width by 432mm in height (sheet size B) when plotted at a scale of 1:200.



Steven E. Wong, B.C.L.S.

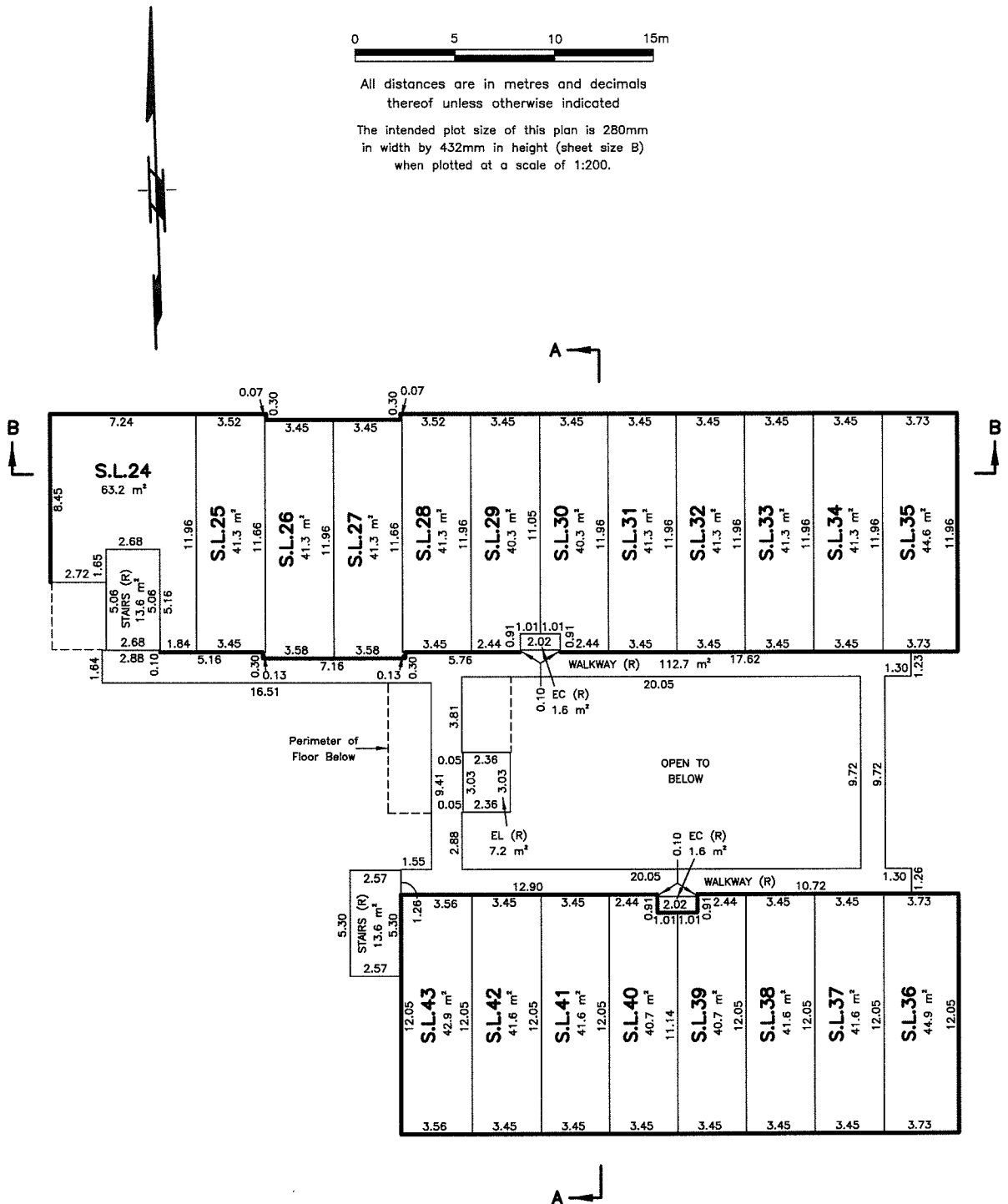
October 14th, 2015.

FOURTH FLOOR**STRATA LOTS 24 TO 43****STRATA PLAN EPS3084**

0 5 10 15m

All distances are in metres and decimals thereof unless otherwise indicated

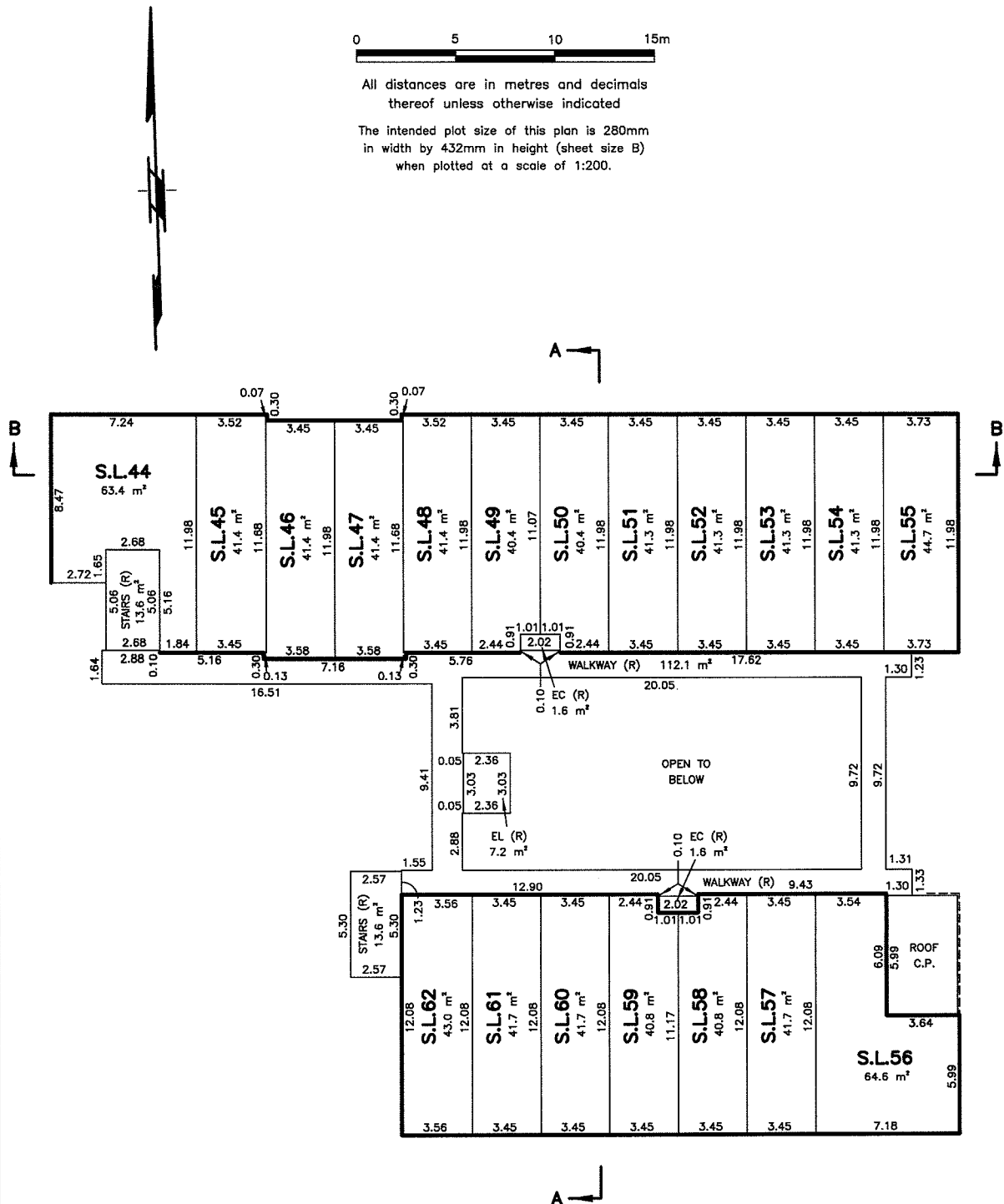
The intended plot size of this plan is 280mm in width by 432mm in height (sheet size B) when plotted at a scale of 1:200.



Steven E. Wong, B.C.L.S.

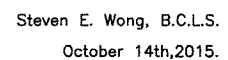
October 14th, 2015.

The intended plot size of this plan is 280mm in width by 432mm in height (sheet size B) when plotted at a scale of 1:200.



October 14th, 2015.

The intended plot size of this plan is 280mm in width by 432mm in height (sheet size B) when plotted at a scale of 1:200.



SEQUAL 138 DISCLOSURE STATEMENT

Exhibit “B”

[Attached on Following Page]

Strata Property Act
FORM V
SCHEDULE OF UNIT ENTITLEMENT
(Sections 245 (a), 246, 264)

Re: Strata Plan 029-260-990

Being a Strata Plan of Lot A, Block 12, District Lot 196, Group 1, New
Westminster District, Plan EPP37980
134, 136, 138, 140, 142, 144, 146, 148 E. Hastings St., Vancouver, B.C.

**STRATA PLAN CONSISTING OF BOTH RESIDENTIAL AND NON-
RESIDENTIAL STRATA LOTS**

The unit entitlement for each residential strata lot is one of the following, as set out in the following table:

- ☒ (a) The habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246 (3) (a) (i) of the *Strata Property Act*.

Certificate of British Columbia Land Surveyor

I, Steve Wong, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date: October 22, 2015



Signature

OR

- ☐ (b) a whole number that is the same for all of the residential strata lots as set out in section 246 (3) (a) (ii) of the *Strata Property Act*.

OR

- ☐ (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246 (3) (a) (iii) of the *Strata Property Act*.

Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m2	Unit Entitlement	%* of Unit Entitlement of Residential Strata Lots**	%* of Unit Entitlement of All Strata Lots**
1	7	62.9	63	1.50	1.14
2	7	41.2	41	0.97	0.74
3	7	41.2	41	0.97	0.74
4	7	41.2	41	0.97	0.74
5	7	41.2	41	0.97	0.74
6	7	40.2	40	0.95	0.72
7	7	40.2	40	0.95	0.72
8	7	41.2	41	0.97	0.74

9	7	41.2	41	0.97	0.74
10	7	41.2	41	0.97	0.74
11	7	41.2	41	0.97	0.74
12	7	45.0	45	1.07	0.81
13	7	45.3	45	1.07	0.81
14	7	41.5	42	1.00	0.76
15	7	41.5	42	1.00	0.76
16	7	40.5	41	0.97	0.74
17	7	40.5	41	0.97	0.74
18	7	41.5	42	1.00	0.76
19	7	41.5	42	1.00	0.76
20	7	42.8	43	1.02	0.78
21	8	63.1	63	1.50	1.14
22	8	41.2	41	0.97	0.74
23	8	748.6	749	17.80	13.52
24	9	63.2	63	1.50	1.14
25	9	41.3	41	0.97	0.74
26	9	41.3	41	0.97	0.74
27	9	41.3	41	0.97	0.74
28	9	41.3	41	0.97	0.74
29	9	40.3	40	0.95	0.72
30	9	40.3	40	0.95	0.72
31	9	41.3	41	0.97	0.74
32	9	41.3	41	0.97	0.74
33	9	41.3	41	0.97	0.74
34	9	41.3	41	0.97	0.74
35	9	44.6	45	1.07	0.81
36	9	44.9	45	1.07	0.81
37	9	41.6	42	1.00	0.76
38	9	41.6	42	1.00	0.76
39	9	40.7	41	0.97	0.74
40	9	40.7	41	0.97	0.74
41	9	41.6	42	1.00	0.76
42	9	41.6	42	1.00	0.76
43	9	42.9	43	1.02	0.78
44	10	63.4	63	1.50	1.14
45	10	41.4	41	0.97	0.74
46	10	41.4	41	0.97	0.74
47	10	41.4	41	0.97	0.74
48	10	41.4	41	0.97	0.74
49	10	40.4	40	0.95	0.72
50	10	40.4	40	0.95	0.72
51	10	41.3	41	0.97	0.74

52	10	41.3	41	0.97	0.74
53	10	41.3	41	0.97	0.74
54	10	41.3	41	0.97	0.74
55	10	44.7	45	1.07	0.81
56	10	64.6	65	1.54	1.17
57	10	41.7	42	1.00	0.76
58	10	40.8	41	0.97	0.74
59	10	40.8	41	0.97	0.74
60	10	41.7	42	1.00	0.76
61	10	41.7	42	1.00	0.76
62	10	43.0	43	1.02	0.78
63	11	63.5	64	1.52	1.16
64	11	41.4	41	0.97	0.74
65	11	41.4	41	0.97	0.74
66	11	41.4	41	0.97	0.74
67	11	41.4	41	0.97	0.74
68	11	40.5	41	0.97	0.74
69	11	40.5	41	0.97	0.74
70	11	41.4	41	0.97	0.74
71	11	41.4	41	0.97	0.74
72	11	41.4	41	0.97	0.74
73	11	66.5	67	1.59	1.21
74	11	64.6	65	1.54	1.17
75	11	41.7	42	1.00	0.76
76	11	40.8	41	0.97	0.74
77	11	40.8	41	0.97	0.74
78	11	41.7	42	1.00	0.76
79	11	41.7	42	1.00	0.76
80	11	43.0	43	1.02	0.78
Total Number of Lots: 80			Total Unit Entitlement of Residential Strata Lots: 4209		

* expression of percentage is for informational purposes only and has no legal effect

** not required for a phase of a phased strata plan

The Unit Entitlement for each nonresidential strata lot is one of the following, as set out in the following table:

- ☒ (a) The total area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246 (3) (b) (i) of the *Strata Property Act*.

Certificate of British Columbia Land Surveyor

I, Steve Wong, a British Columbia land surveyor, certify that the following table reflects the total area of each nonresidential strata lot.

Date: October 22, 2015


Signature

OR

- ☐ (b) a whole number that is the same for all of the non-residential strata lots as set out in section 246 (3) (b) (ii) of the *Strata Property Act*.

OR

- ☐ (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246 (3) (b) (iii) of the *Strata Property Act*.

Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Total Area in m2	Unit Entitlement	%* of Unit Entitlement of Non-Residential Lots**	%* of Unit Entitlement of All Strata Lots**
81	5,6	258.1	258	19.41	4.66
82	5,6	97.9	98	7.37	1.77
83	5,6	75.6	76	5.72	1.37
84	5,6	87.9	88	6.62	1.59
85	5,6	90.7	91	6.85	1.64
86	5	76.5	77	5.79	1.39
87	5	145.0	145	10.91	2.62
88	5	168.0	168	12.64	3.03
89	5,6	213.2	213	16.03	3.85
90	5,6	105.4	105	7.90	1.90
91	7	9.7	10	0.75	0.18
Total Number of Lots: 11			Total Unit Entitlement of Non-Residential Strata Lots: 1329		

* expression of percentage is for informational purposes only and has no legal effect

** not required for a phase of a phased strata plan

SEQUAL 138 DISCLOSURE STATEMENT

Exhibit “C”

[Attached on Following Page]