

Status: Filed

Plan #: EPS2125 App #: CA3766824 Ctrl #: (Altered)

RCVD: 2014-06-06 RQST: 2016-09-20 16.03.38

FORM_SPC_V9

NEW WESTMINSTER LAND TITLE OFFICE

Jun-06-2014 13:09:24.004

EPS2125

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

0837

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.

Muliawan
Koesoema
2DNH5W

Digitally signed by Muliawan
Koesoema 2DNH5W
DN: c=CA, cn=Muliawan Koesoema
2DNH5W, o=BC Land Surveyor,
ou=Verify ID at www.juricert.com/
LKUP.cfm?id=2DNH5W
Date: 2014.05.28 09:23:29 -07'00'

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

Muliawan Koesoema, BCLS
Louis Ngan Land Surveying Inc.
4932 Victoria Drive
Vancouver

BC V5P 3T6

File: VCO-2250TR
Tel: 604-327-1535
Email: mk@LNLS.ca

☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **140-129-4209**

Plan Number: **EPS2125**

This original plan number assignment was done under Commission #: **837**

LTO Document Reference: **CA3766825**

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: 2014 April 25 (YYYY/Month/DD) The checklist was filed under ECR#:

The plan was completed and checked on: 2014 May 23 (YYYY/Month/DD) **161455**

☒ 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

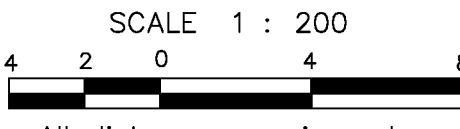
Certification Date: 2014 April 25 (YYYY/Month/DD)

Arterial Highway ☐

4. ALTERATION: ☐

STRATA PLAN OF LOT A
BLOCK 153, DISTRICT LOT 264A, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN EPP40978

BCGS 92G.025
CITY OF VANCOUVER



All distances are in metres.

The intended plot size of this plan is
560mm in width by 432mm in height (C size)
when plotted at a scale of 1 : 200.



COMMERCIAL DRIVE

P
PLAN 6033

Bk 153
DL 264A

A
PLAN EPP40978

LANE

EAST 7TH AVENUE

CIVIC ADDRESS

ON THE DRIVE
2250 COMMERCIAL DRIVE
VANCOUVER, B.C.

LEGEND:

Integrated survey area No. 31, Vancouver, NAD83(CSRS).
Grid bearings are derived from Plan EPP40978.

This plan shows horizontal ground—level distances unless
otherwise specified. To compute grid distances, multiply
ground—level distances by the average combined factor
of 0.9995978.

■ denotes lead plug found.

- | | |
|-------|--|
| SL | denotes strata lot |
| PT SL | denotes part of strata lot |
| CP | denotes common property |
| LCP | denotes limited common property |
| m2 | denotes square metres |
| TA | denotes total area |
| S9 | denotes storage, LCP for SL 9, typical |
| D12 | denotes deck, LCP for SL 12, typical |
| B9 | denotes balcony, LCP for SL 9, typical |
| PB—C1 | denotes commercial parking bay No. 1, typical |
| PB—V1 | denotes residential visitor parking bay No. 1, typical |
| PB1 | denotes residential parking bay No. 1, typical |
| BR | denotes bike room |
| SR | denotes storage room |
| EL | denotes elevator |
| EMR | denotes elevator machine room |
| ER | denotes electrical room, CP |
| EC | denotes electrical closet, CP |
| GMC | denotes gas meter closet, CP |
| v | denotes vent, CP |
| OTB | denotes open to below |
| OTB48 | denotes open to PT SL 48 below, typical |
| ① | denotes LCP for SL 1, typical |
| Ⓒ | denotes LCP for SL 1 to SL 8 |
| Ⓓ | denotes LCP for SL 9 to SL 66 |

Note:

All angles deflect by multiples of 45° unless otherwise noted.

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

All balconies and decks are defined as to height by the centre of the floor
above or its extensions, or where there is no floor above, by the average height
of the strata lot within the same building, unless otherwise indicated.

The buildings included in this strata plan
have been previously occupied.

The buildings shown hereon are within
the external boundaries of the land
that is the subject of the strata plan.

The field survey represented by this plan was
completed on the 25th day of April, 2014.
MULIAWAN KOESOEMA, BCLS 837

*This plan lies within the
Greater Vancouver Regional District*

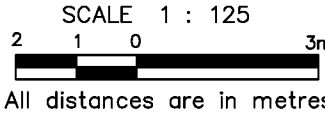
L N L S METRO VANCOUVER
LAND SURVEYORS

4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
T 604.327.1535 F 604.327.1536

File: VCO—2250TR

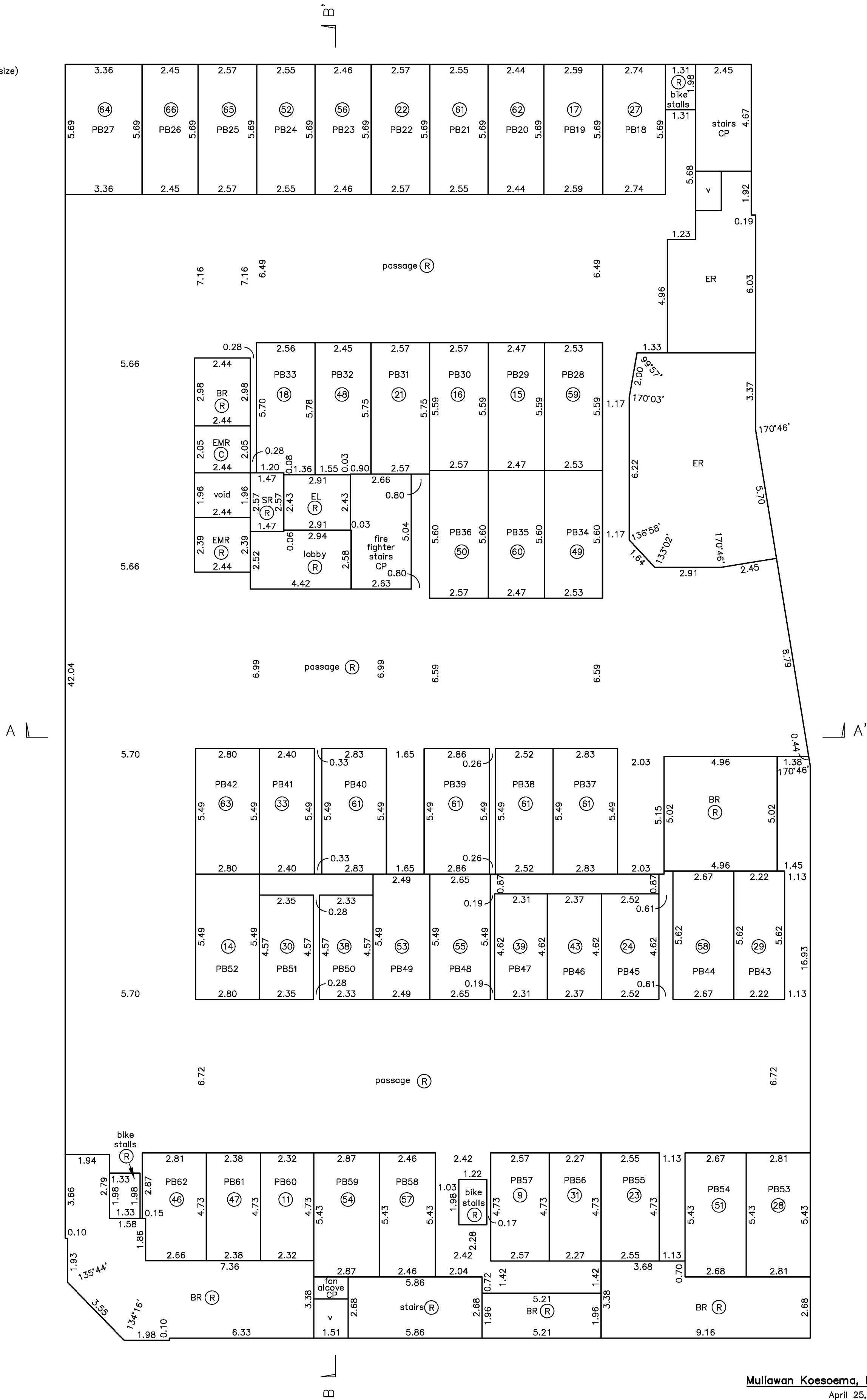
STRATA PLAN EPS2125

PARKING LEVEL 2



All distances are in metres.

The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1 : 125.



EXPLANATORY PLAN AMENDING STRATA PLAN EPS2125
TO REMOVE LCP FOR SL 9 TO SL 66 AND TO DESIGNATE
LCP FOR THE BENEFIT OF SL 61 AND SL 62

PURSUANT TO SECTION 257, STRATA PROPERTY ACT
BCGS 92G.025
CITY OF VANCOUVER

AMENDED SHEET 2 OF 11 SHEETS
SHEET 1 OF 2 SHEETS
STRATA PLAN EPS2125

PARKING LEVEL 2

SCALE 1 : 125
All distances are in metres.
The intended plot size of this plan is
432mm in width by 560mm in height (C size)
when plotted at a scale of 1 : 125.



This plan is based on the following Land
Title and Survey Authority of BC records:
Strata Plan EPS2125
MULIAWAN KOESOEMA, BCLS 837
27th day of June, 2014

LEGEND:

All angles deflect by multiples of 45° unless
otherwise noted.

This plan shows horizontal ground-level distances unless
otherwise specified. To compute grid distances, multiply
ground-level distances by the average combined factor
of 0.9995978.

- SL denotes strata lot
- CP denotes common property
- LCP denotes limited common property
- PB-C1 denotes commercial parking bay No. 1, typical
- PB-V1 denotes residential visitor parking bay No. 1, typical
- PB1 denotes residential parking bay No. 1, typical
- BR denotes bike room
- SR denotes storage room
- EL denotes elevator
- EMR denotes elevator machine room
- ER denotes electrical room, CP
- v denotes vent, CP
- ① denotes LCP for SL 1, typical
- ⊙ denotes LCP for SL 1 to SL 8
- ⊗ denotes LCP for SL 9 to SL 66

*This plan lies within the
Greater Vancouver Regional District*

L

N

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S

METRO VANCOUVER
LAND SURVEYORS

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T 604.327.1535 F 604.327.1536



File: VCO-2250EXP

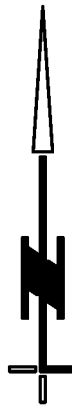
PARKING LEVEL 1

SCALE 1 : 125

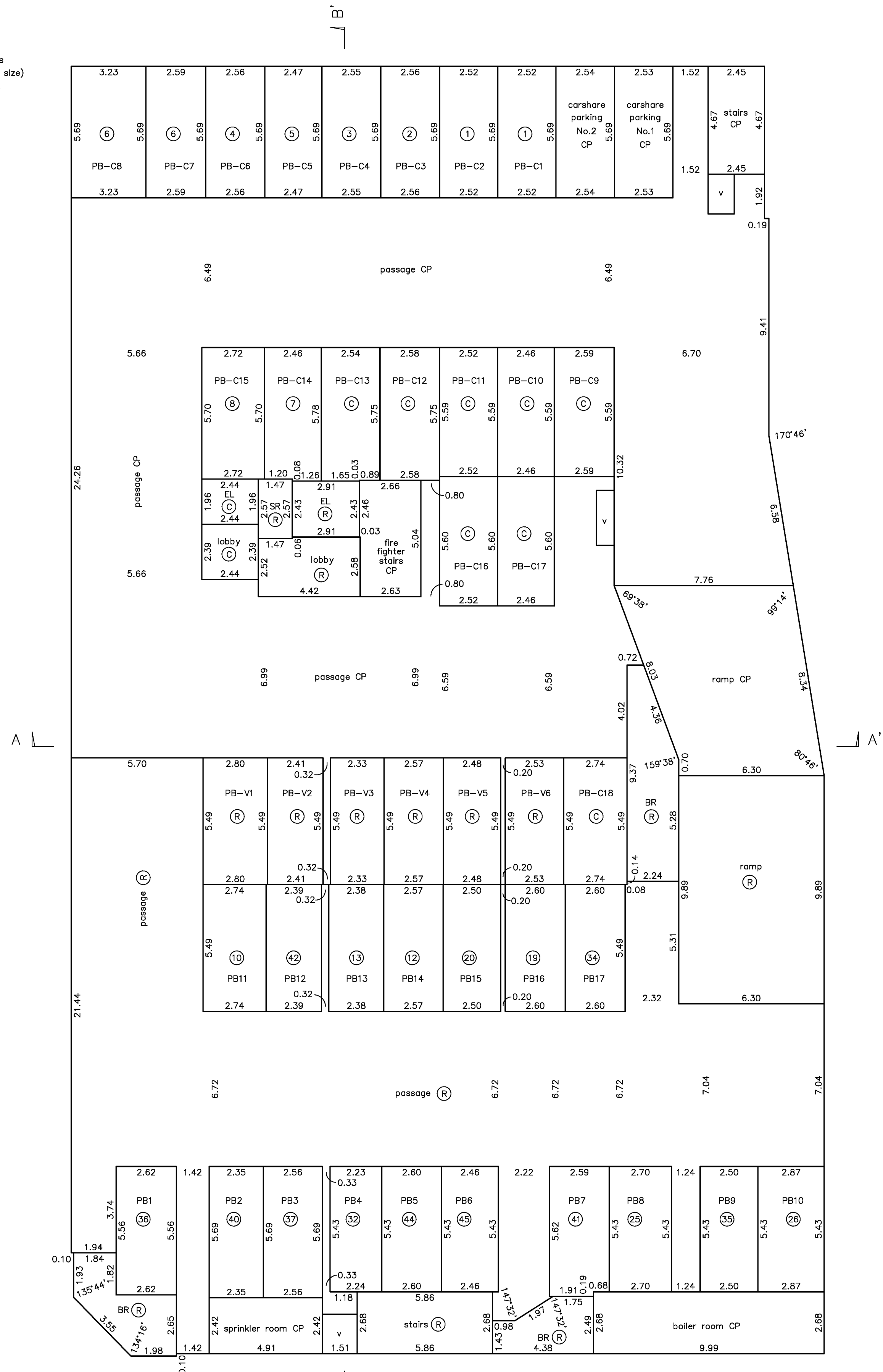
2 1 0 3m

All distances are in metres

The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1 : 125.



STRATA PLAN EPS2125



LOUIS NGAN LAND SURVEYING
4932 Victoria Drive
Vancouver, B.C., V5P 3T6
Tel: (604) 327-1535

Muliawan Koesoema, BCLS
April 25, 2014
File: VCO-2250TR

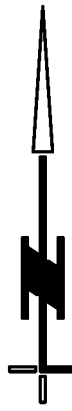
PARKING LEVEL 1

SCALE 1 : 125

2 1 0 3m

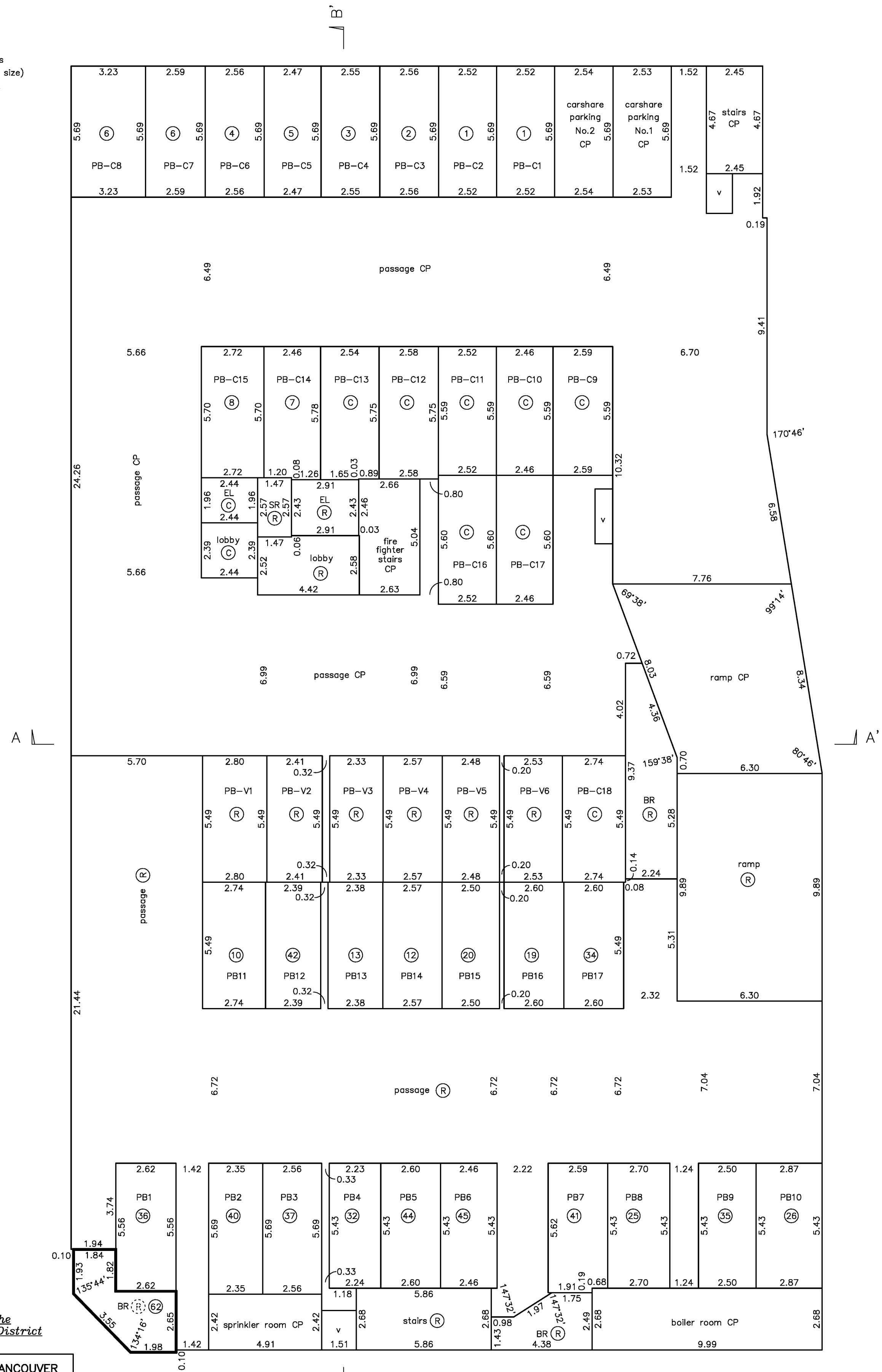
All distances are in metres

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AMENDED SHEET 3 OF 11 SHEETS
SHEET 2 OF 2 SHEETS

STRATA PLAN EPS2125



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Greater Vancouver Regional District

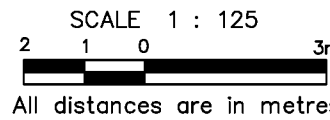
L N L S METRO VANCOUVER
LAND SURVEYORS

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T 604.327.1535 F 604.327.1536

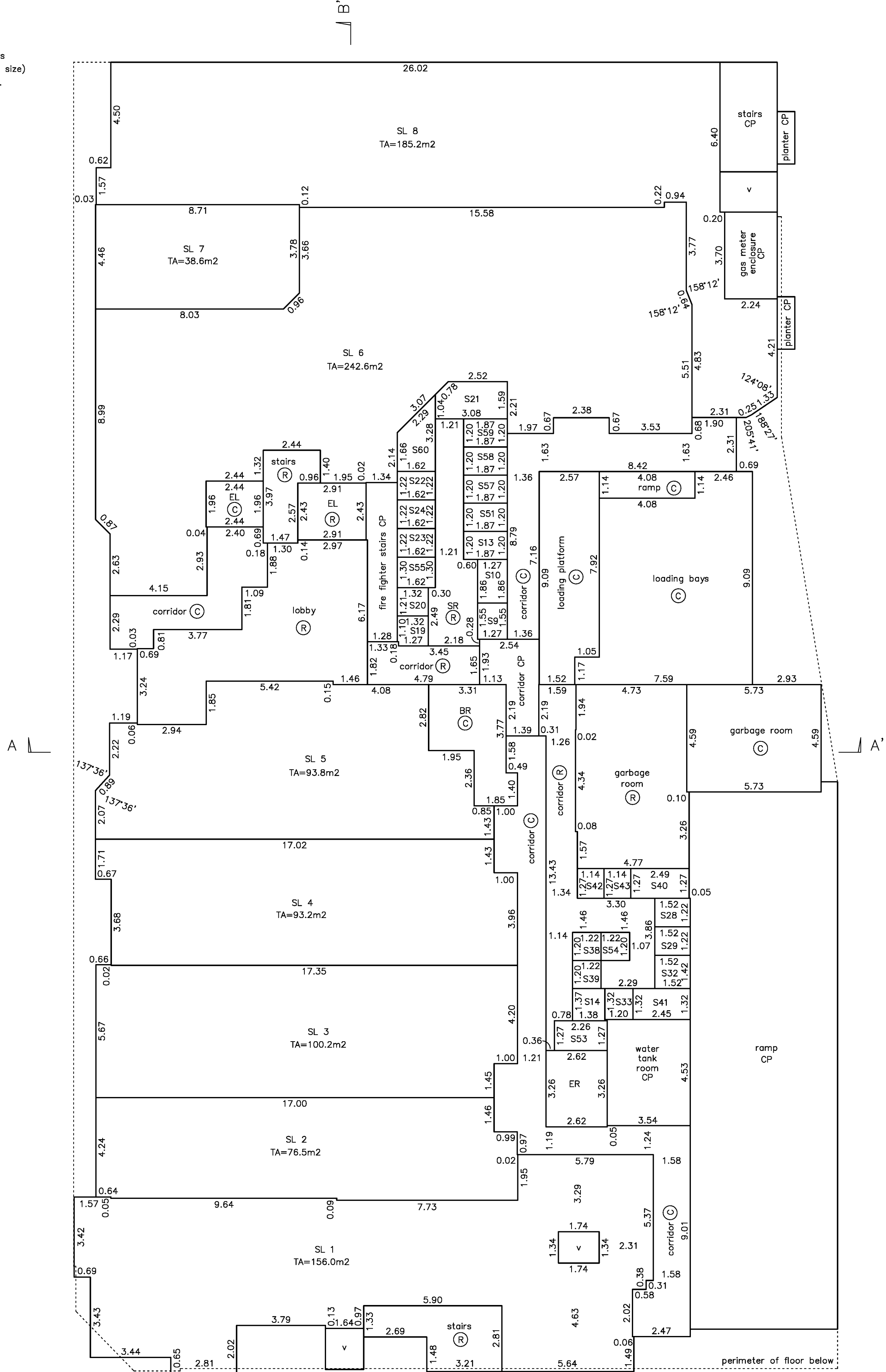
File: VC0-2250EXP

FIRST FLOOR

STRATA PLAN EPS2125



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Muliawan Koesoema, BCLS
April 25, 2014
File: VCO-2250TR

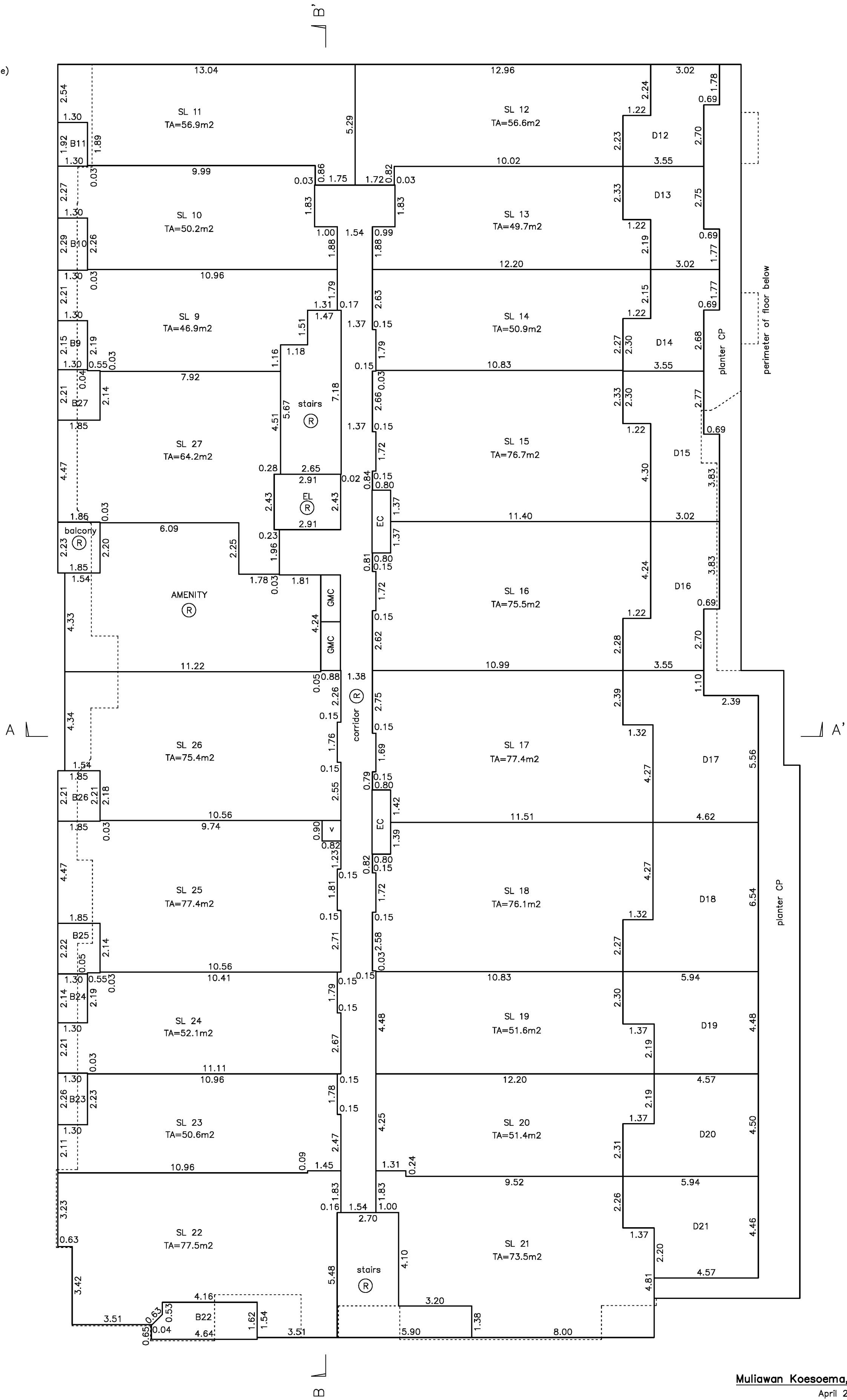
SECOND FLOOR

STRATA PLAN EPS2125

SCALE 1 : 125
2 1 0 3m

All distances are in metres.

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432mm in width by 560mm in height (C size)
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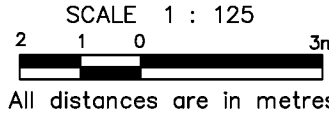


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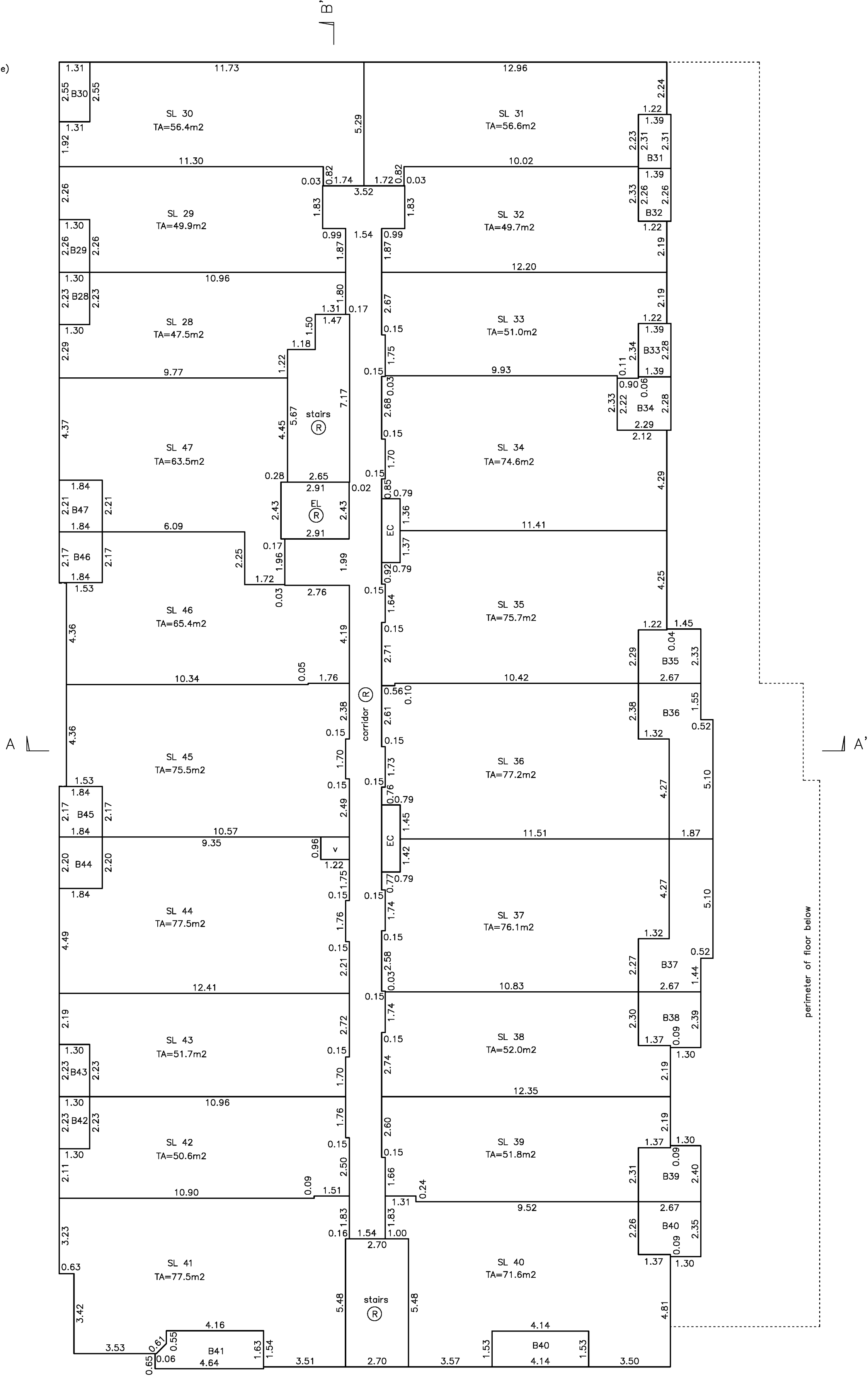
Muliawan Koesoema, BCLS
April 25, 2014
File: VCO-2250TR

STRATA PLAN EPS2125

THIRD FLOOR

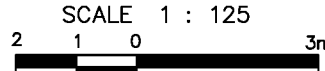


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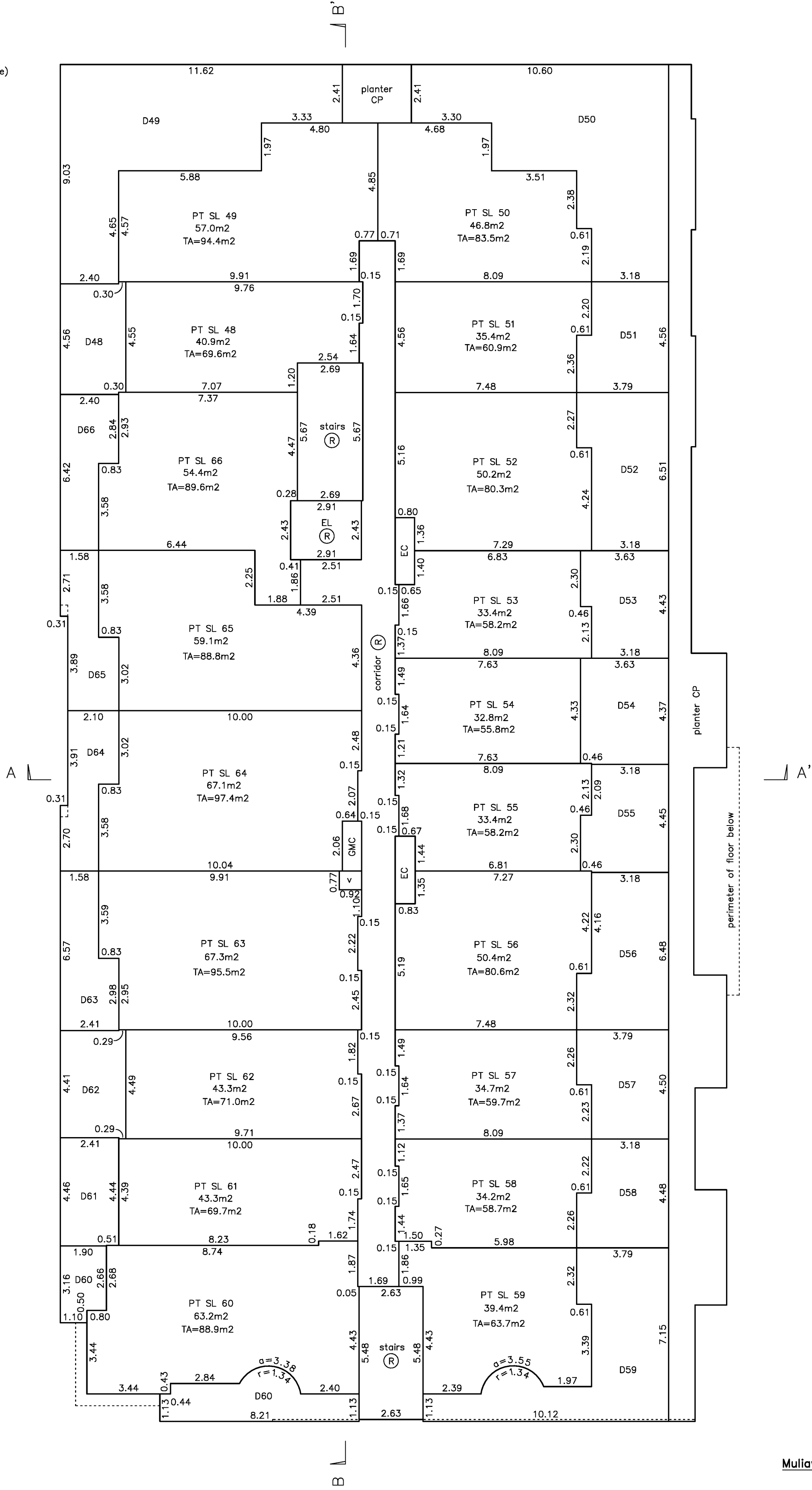
STRATA PLAN EPS2125

FOURTH FLOOR



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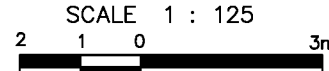


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Muliawan Koesoema, BCLS
April 25, 2014
File: VCO-2250TR

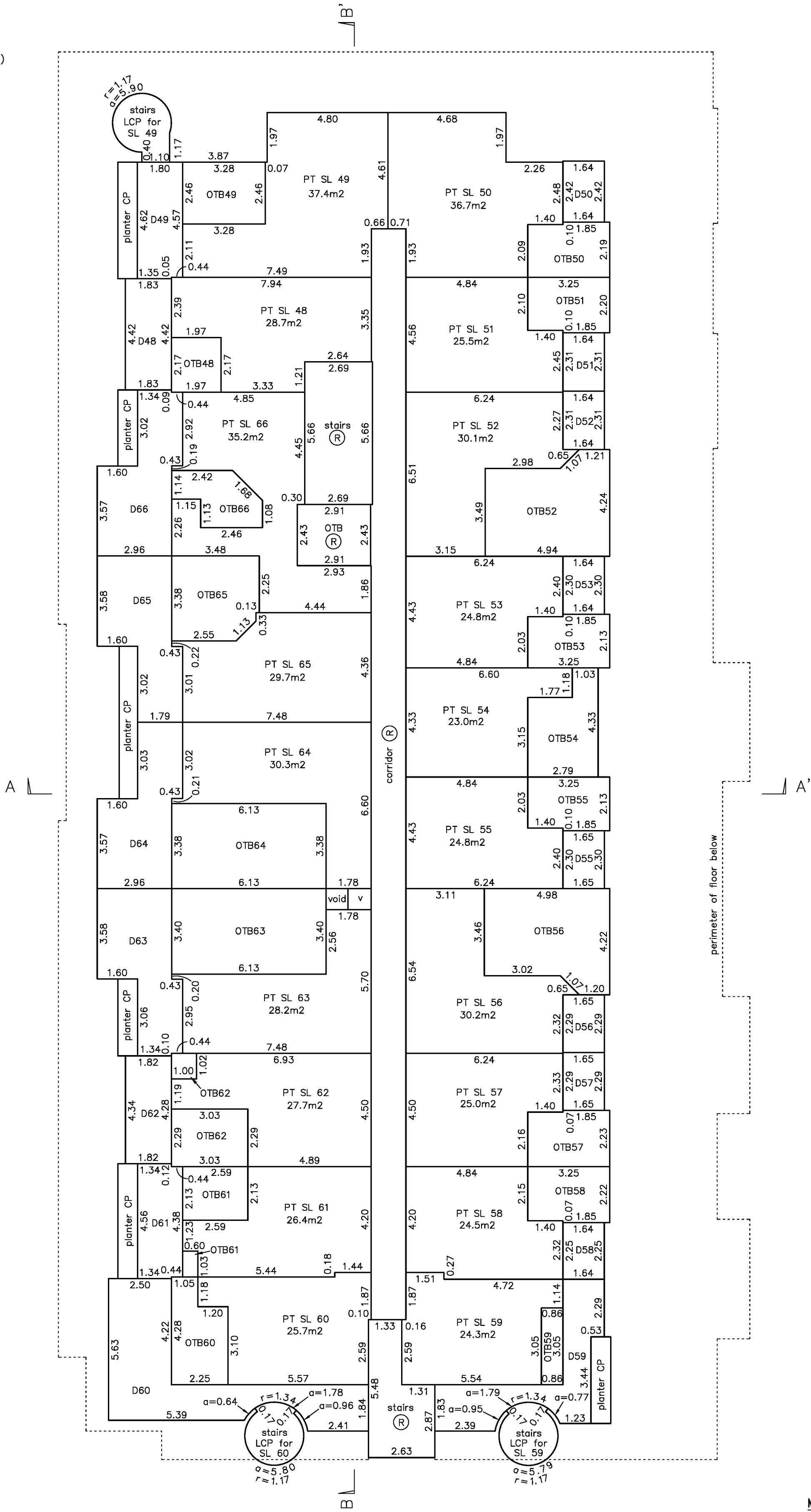
STRATA PLAN EPS2125

FIFTH FLOOR



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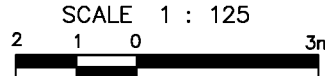


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Tel: (604) 327-1535

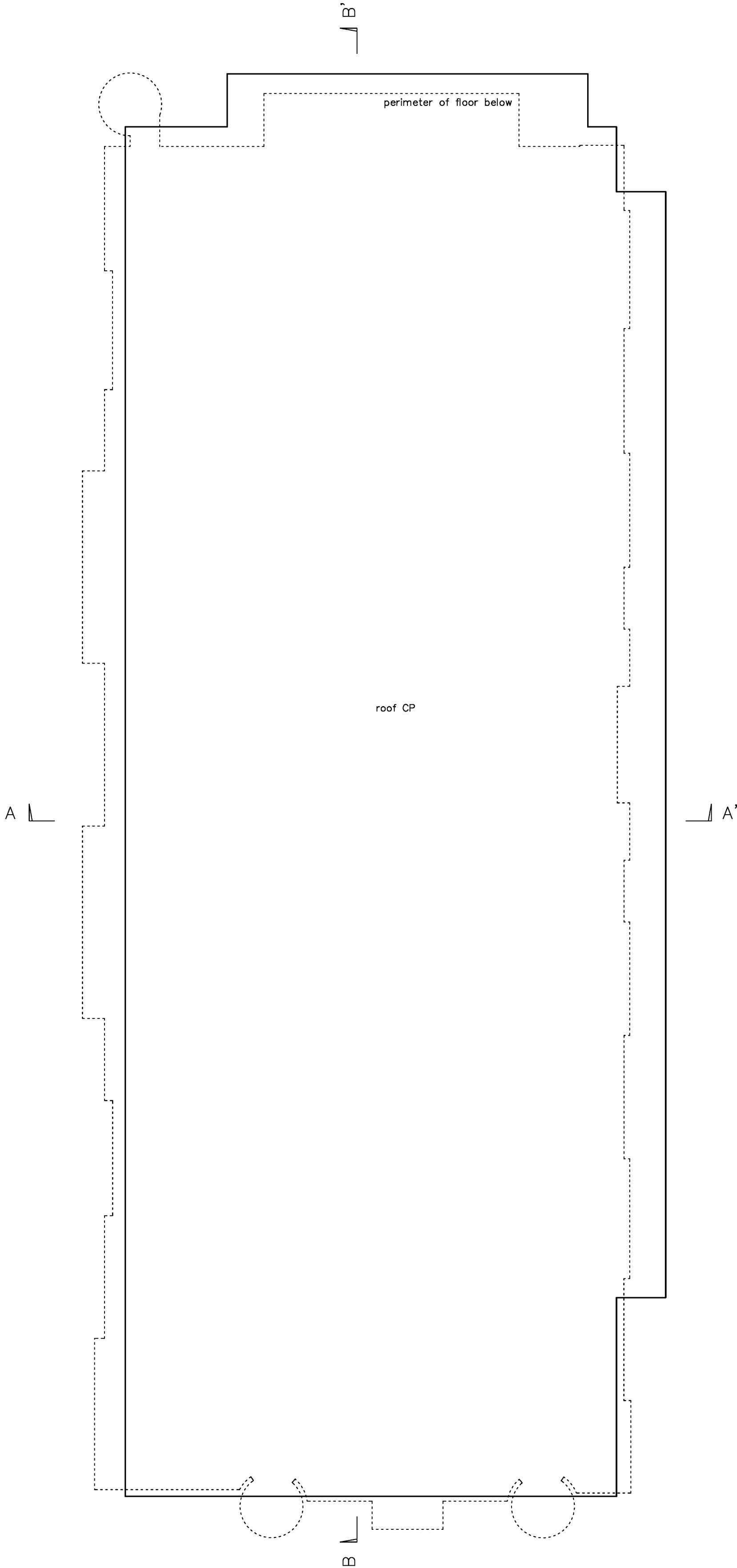
Muliawan Koesoema, BCLS
April 25, 2014
File: VCO-2250TR

STRATA PLAN EPS2125

ROOF



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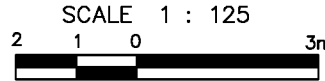


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Vancouver, B.C., V5P 3T6
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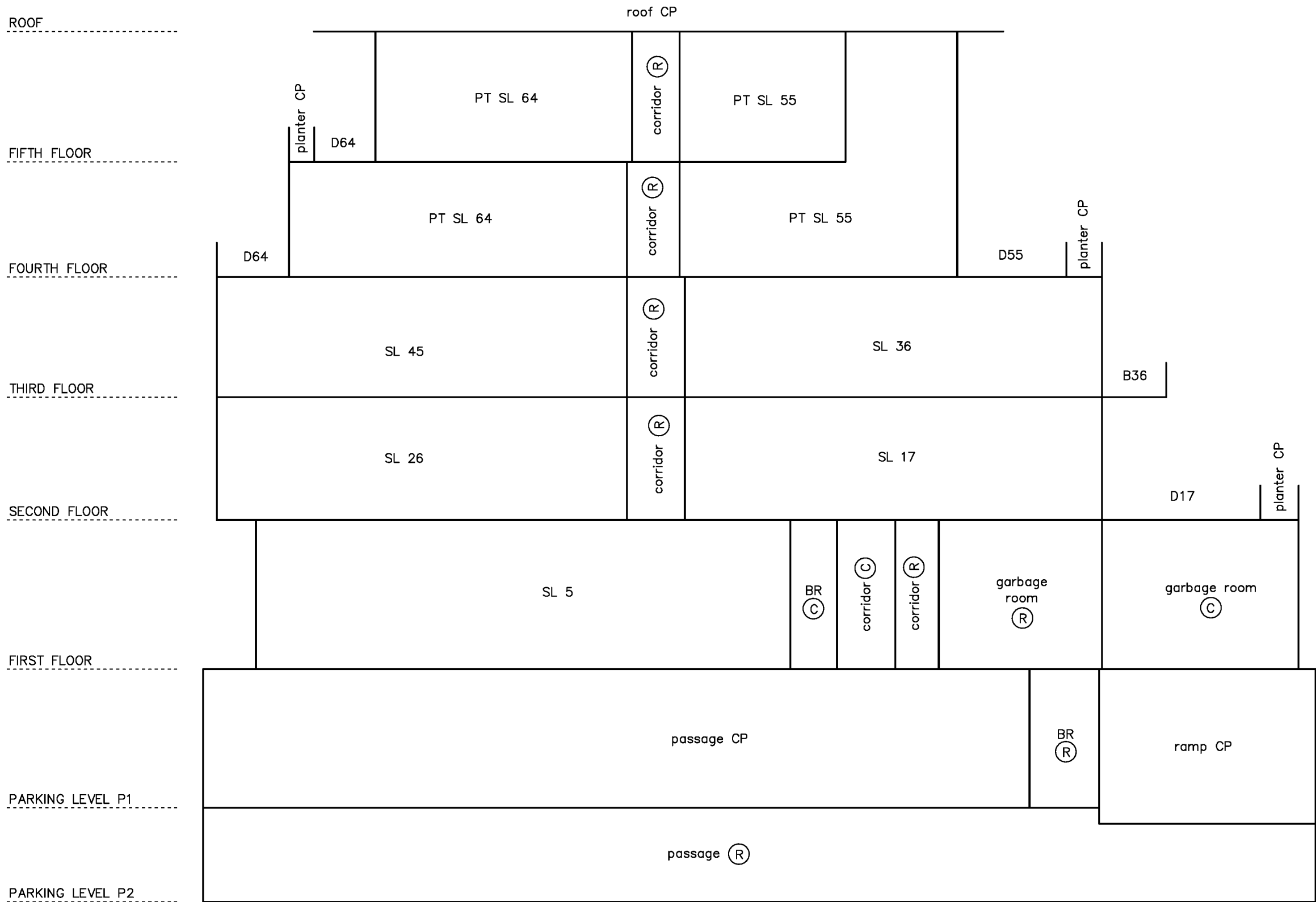
Muliawan Koesoema, BCLS
April 25, 2014
File: VCO-2250TR

STRATA PLAN EPS2125

SECTION A–A’

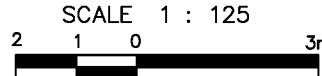


All distances are in metres.
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STRATA PLAN EPS2125

SECTION B–B'



All distances are in metres.
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when plotted at a scale of 1 : 125.

roof CP											
D60		PT SL 60	PT SL 61	PT SL 62	PT SL 63	PT SL 64		PT SL 65	PT SL 66	EL (R)	
D60		PT SL 60	PT SL 61	PT SL 62	PT SL 63	GMC	PT SL 64	PT SL 65	corridor (R)	PT SL 49	planter CP
						SL 41	SL 42	SL 43	SL 44		
		SL 22	SL 23	SL 24	SL 25	SL 26		GMC	GMC	corridor (R)	SL 11
		SL 1	SL 2	SL 3	SL 4	SL 5	SL 6	lobby (R)		SL 8	
v		PB4 (32)	passage (R)		PB13 (13)	PB-V3 (R)	passage CP	lobby (R)		PB-C13 (C)	PB-C4 (3)
		PB59 (54)	passage (R)		PB50 (38)	PB40 (61)	passage (R)	lobby (R)		PB32 (48)	PB23 (56)
		fan alcove CP		passage (R)		passage (R)		passage (R)		passage (R)	
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		passage (R)		passage (R)		pass					

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Tel: (604) 327–1535

Muliawan Koesoema, BCLS
April 25, 2014
File: VCO–2250TR