

STRATA PLAN OF
PHASE 1 OF A 3 PHASE STRATA OF
LOT 2, BLOCK 52,
DISTRICT LOT 550

GROUP ONE, NEW WESTMINSTER DISTRICT

PLAN BCP23494

BCGS 92G.035

The name of the Development is:
"Avondale"

The civic addresses are:
1468 St. Andrews Avenue,
308-324 East 14th Street,
307-331 East 15th Street,
North Vancouver, B.C.

GLOSS

- denotes standard iron post found in place.
- ⊙ denotes old Control Monument found.
- denotes lead plug found in place.
- denotes standard iron post set.
- denotes lead plug set at base of ramp.
- Wt denotes witness.
- m² denotes square metres.
- SL denotes Strata Lot.
- CP denotes Common Property.
- LCP denotes Limited Common Property.
- (P) denotes Parking Stall CP
- (V) denotes Visitor Parking Stall CP
- (PA1) denotes Patio LCP for use of SL 1 (typical)
- (PS1) denotes Porch/Stairs LCP for use of SL 1 (typical)
- (PT) denotes Parking Stall LCP for use of SL 1 (typical)
- denotes Perimeter of Floor Below

Note:

Parking Level Strata Lot areas
are to the centre of concrete walls.
First, Second and Third Floor Strata Lot
areas are to the centre of party walls and
adjacent common property walls, and to the
outside of sheeting on exterior walls.

THIS PLAN LIES WITHIN THE
CITY OF NORTH VANCOUVER.

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT.

I, Harry E. Hickman, a British Columbia
Land Surveyor, of North Vancouver, in British
Columbia, certify that I was present at and
personally supervised the survey represented
by this plan, and that the survey and plan are
correct. The field survey was completed on the
21st day of November, 2007. The plan was completed
and checked, and the checklist filed under ECP-73928,
on the 27th day of November, 2007.

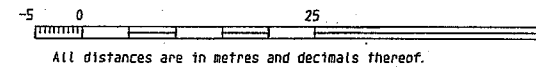
[Signature] B.C.L.S.

I, Harry E. Hickmann, of The District of
West Vancouver, a British Columbia Land
Surveyor, hereby certify:
That the building erected on the parcel
described above is wholly within the
external boundaries of the land that is
the subject of Strata Plan.

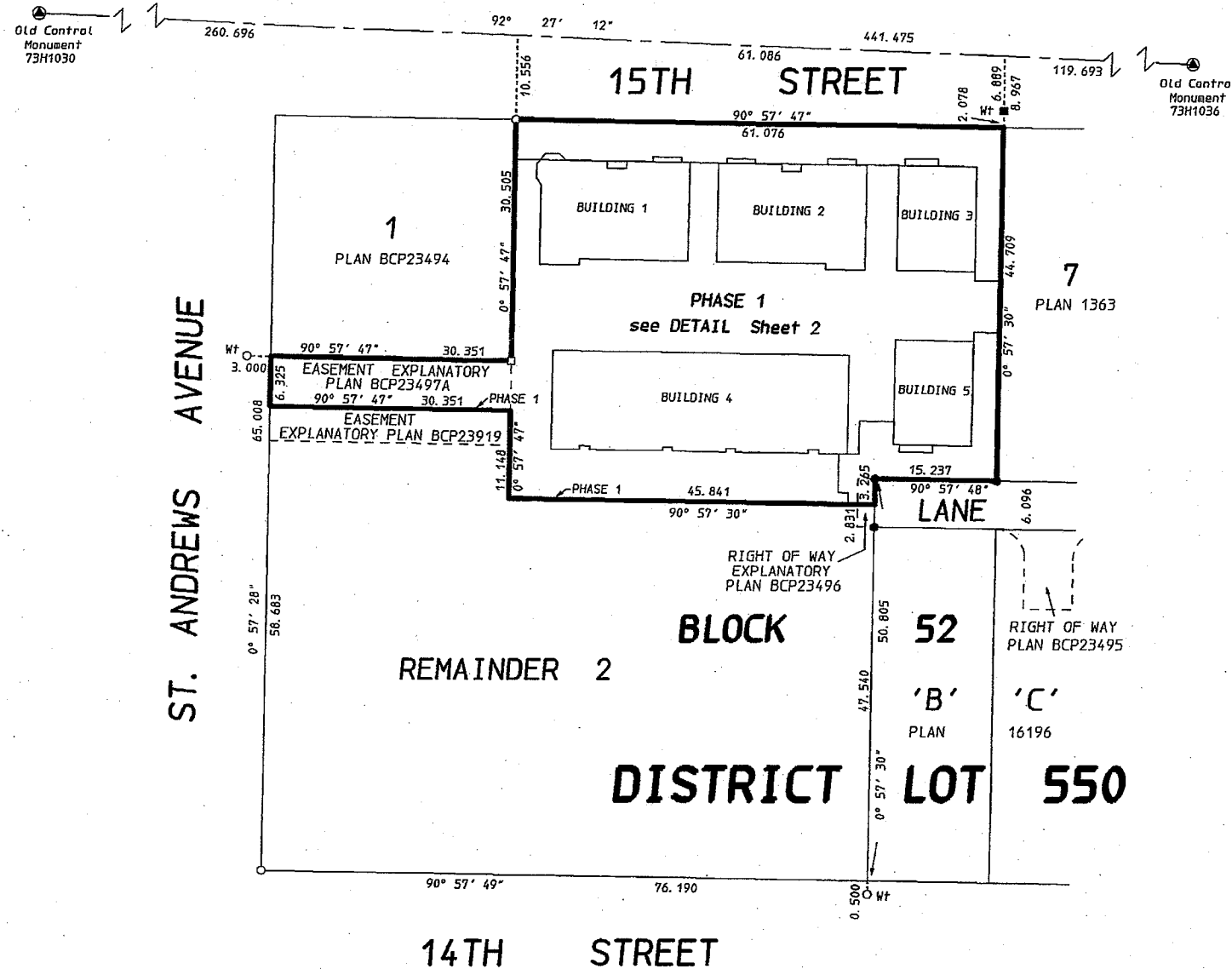
Dated this 27th day of November, 2007.

[Signature] B.C.L.S.

KEY PLAN
SCALE 1:500



All distances are in metres and decimals thereof.

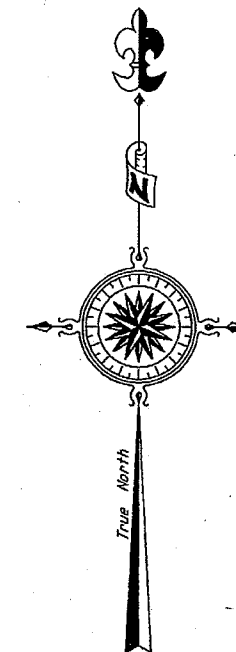


Sheet 1 of 8 Sheets

PHASE 1
STRATA PLAN BCS 2710

Deposited in the Land Title
Office at New Westminster, B.C.
this 7 day of JAN 2008

[Signature] Registrar.
B3620936-959



GLOSS

Grid bearings are derived from observations
between Control Monuments 73H1030 and 73H1036.
Integrated Survey Area No. 44. NAD83. (CSRS).
The City of North Vancouver.

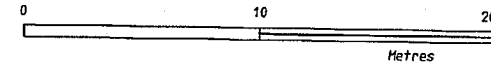
This plan shows horizontal ground-level distances.
Prior to computation of grid distances,
multiply by a combined scale factor of 0.9995865.

British Columbia Land Surveyors
107-100 Park Royal South
WEST VANCOUVER, B.C.
V7T 1A2 604-926-7311
FAX 604-926-6923

ORIGINAL

PHASE 1
LOCATION OF BUILDINGS
BUILDINGS 1, 2, 3, 4 AND 5

SCALE 1: 200



Sheet 2 of 8 Sheets

PHASE 1
STRATA PLAN BCS 2710

ST. ANDREWS AVENUE

15TH STREET

True North

1
PLAN BCP23494

BUILDING 1
(SLs 1, 2, 3 and 4)
(Outline of First Floor)

BUILDING 2
(SLs 5, 6, 7 and 8)
(Outline of First Floor)

BUILDING 3
(SLs 9 and 10)
(Outline of
First Floor)

Note:
Building offsets shown to
Property Boundary or Phase Line.

7
PLAN 1363

EASEMENT EXPLANATORY PLAN BCP23497A

EASEMENT EXPLANATORY PLAN BCP23919

BUILDING 4
(SLs 11, 12, 13 and 14)
(SLs 15, 16, 17, 18, 19, 20, 21 and 22)
(SLs 5, 6, 7 and 8)
(Outline of First Floor)

BUILDING 5
(SLs 23 and 24)
(Outline of
First Floor)

REMAINDER 2

PLAN BCP23494

RIGHT OF WAY
EXPLANATORY
PLAN BCP23496

LANE

'B'	PLAN	16196	'C'
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Dated this 27th day of November, 2007.

H. M. B. C. L. S.

ORIGINAL

2043P-2. S2

PHASE 1
STRATA PLAN BCS 2710

SIGNATURES

I, Harry E. Hickman, a British Columbia
Land Surveyor, of West Vancouver, in British
Columbia, certify that the buildings included
in this strata plan have not, as of the 26th
day of November, 2007 been previously occupied.

[Signature] B.C.L.S.

Approved as Phase 1 of a 3 Phase Strata Plan
under Section 224 of the Strata Property Act.

Date (Month, Day, Year) Dec 24, 2007

[Signature]
Approving Officer
City Engineer
City of North Vancouver

Dated this 27th day of November, 2007.

[Signature] B.C.L.S.

Owner: ST. ANDREWS PROJECT HOLDINGS LTD.
INC. NO. 710778

[Signature] Nelson Chou
Authorized Signatory

[Signature] G.W. Drexel
Authorized Signatory

[Signature]
Witness:
Rebecca Wong
3150 St. George St. Vancouver, B.C.
Assistant Development Manager
Occupation

Mortgagee: HSBC CANADA

[Signature] Doug Brandes
Authorized Signatory

[Signature] Anders Hemmingson
Authorized Signatory

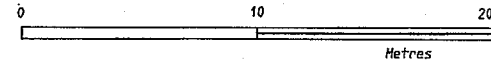
[Signature]
Witness as to Both Signatures:

GEOFF BUTT
885 W. Georgia St Vancouver
BANKER
Occupation

ORIGINAL

PHASE 1
PARKING LEVEL
BUILDINGS 1, 2, 3, 4 AND 5

SCALE 1: 200

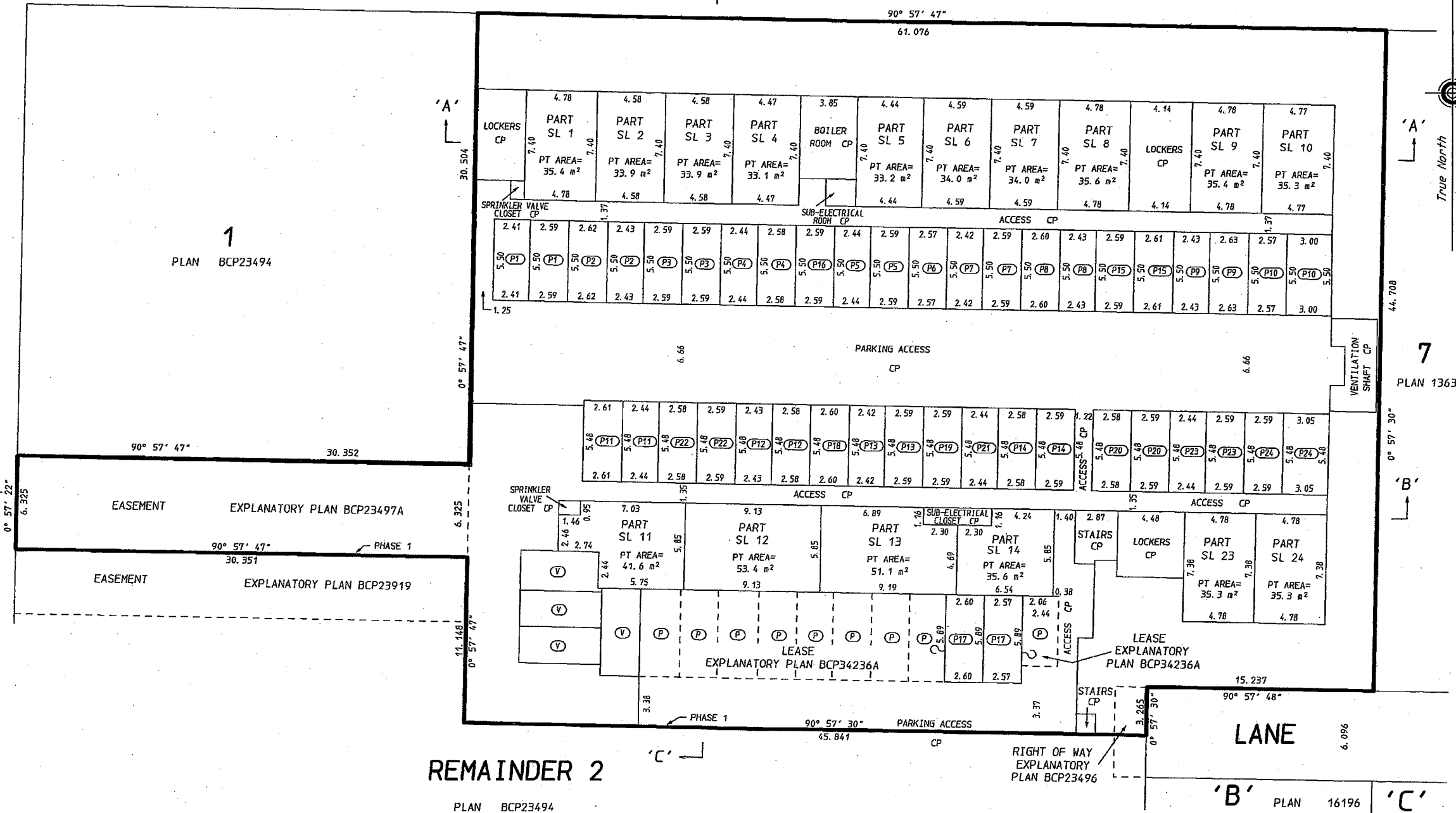


Sheet 4 of 8 Sheets

PHASE 1
STRATA PLAN BCS 2710

ST. ANDREWS AVENUE

'B'



Dated this 27th day of November, 2007.

[Signature] B. C. L. S.

Note:
Parking Level Strata Lot areas
are to the centre of concrete walls.

2043P-2. S4A

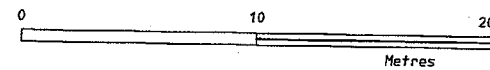
ORIGINAL

EXPLANATORY PLAN AMENDING PHASE 2 STRATA PLAN BCS2710 TO DESIGNATE LIMITED COMMON PROPERTY FOR THE BENEFIT OF STRATA LOTS 51, 52, 53, 54, 57, 60, 63, 64, 65, 66 AND 78

PURSUANT TO SECTION 258, STRATA PROPERTY ACT
BCGS 92G035

PHASE 2 PARKING LEVEL BUILDINGS 6, 7 AND 8

SCALE 1:200



Note:

Parking Level Strata Lot areas
are to the centre of concrete walls.

GLOSS

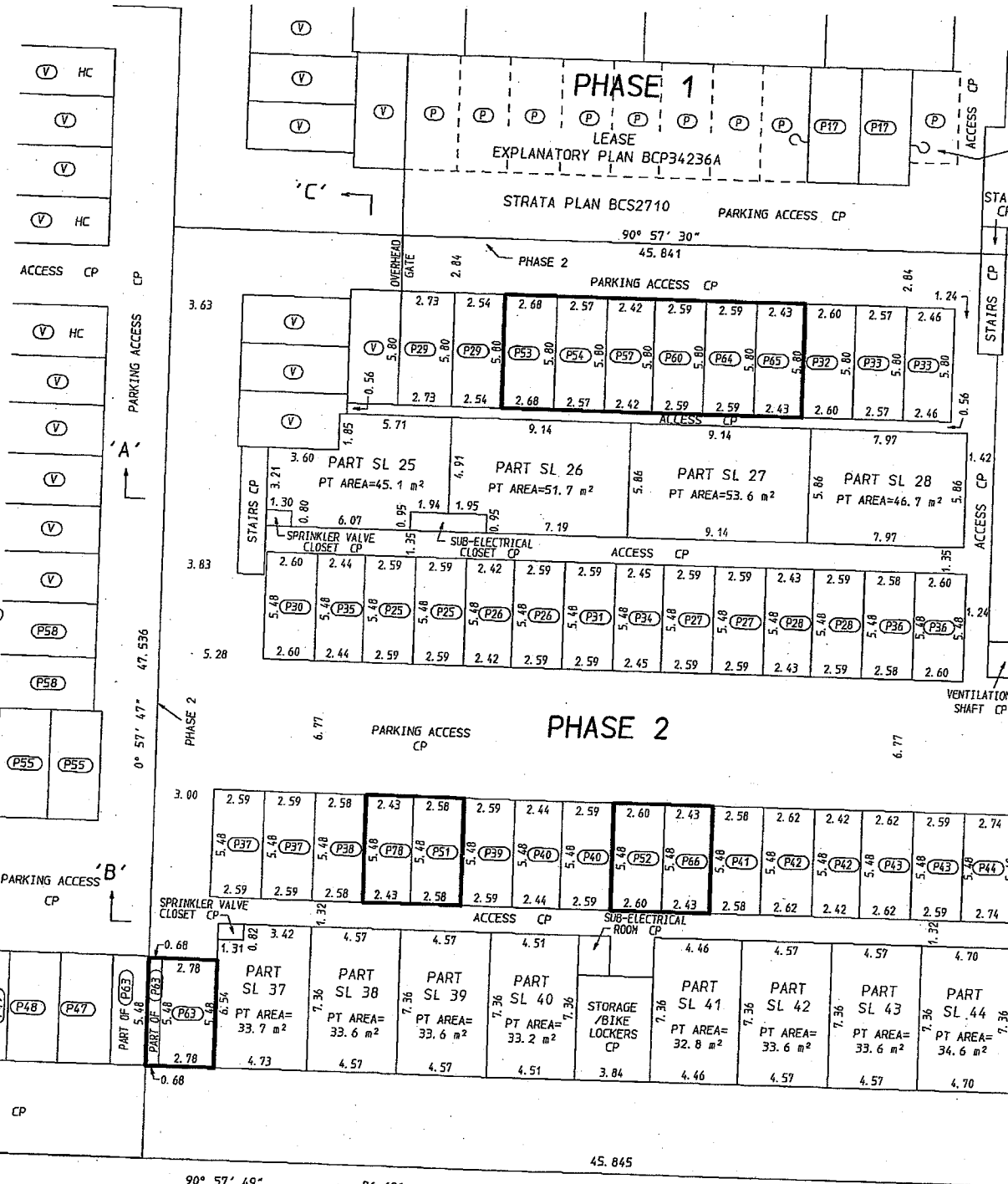
- m² denotes square metres.
- SL denotes Strata Lot.
- CP denotes Common Property.
- LCP denotes Limited Common Property.
- (P) denotes Parking Stall CP.
- (V) denotes Visitor Parking Stall CP.
- (P1) denotes Parking Stall LCP
for use of SL 1 (typical)

Certified Correct according to
Land Title Office Records:

Harry Hickman
Harry Hickman B.C.L.S.

this 7th day of August, 2008.

This plan was completed and checked and the checklist
filed under ECP-85052, on the 7th day of August, 2008.



PHASE 2 STRATA PLAN BCS2710

Deposited in the Land Title
Office at New Westminster, B.C.
this 22 day of AUGUST 2008

I. MacDermid
DEPUTY Registrar.
BB 702566

LANE

RIGHT OF WAY
EXPLANATORY
PLAN BCP23496

'B'
PLAN 16196

14TH STREET

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT.

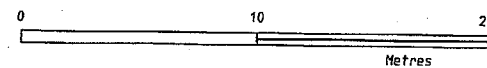
BOOK: 2121 (40) JOB: 06-168 FILE: 2043P COMP: 2043P-2.24A

CHAPMAN LAND SURVEYING LTD.
British Columbia Land Surveyors
107-100 Park Royal South
WEST VANCOUVER, B.C.
V7T 1A2 604-926-7311
FAX 604-926-6923

ORIGINAL

PHASE 2
FIRST FLOOR
BUILDINGS 6, 7 AND 8

SCALE 1:200



EASEMENT EXPLANATORY PLAN BCP23919

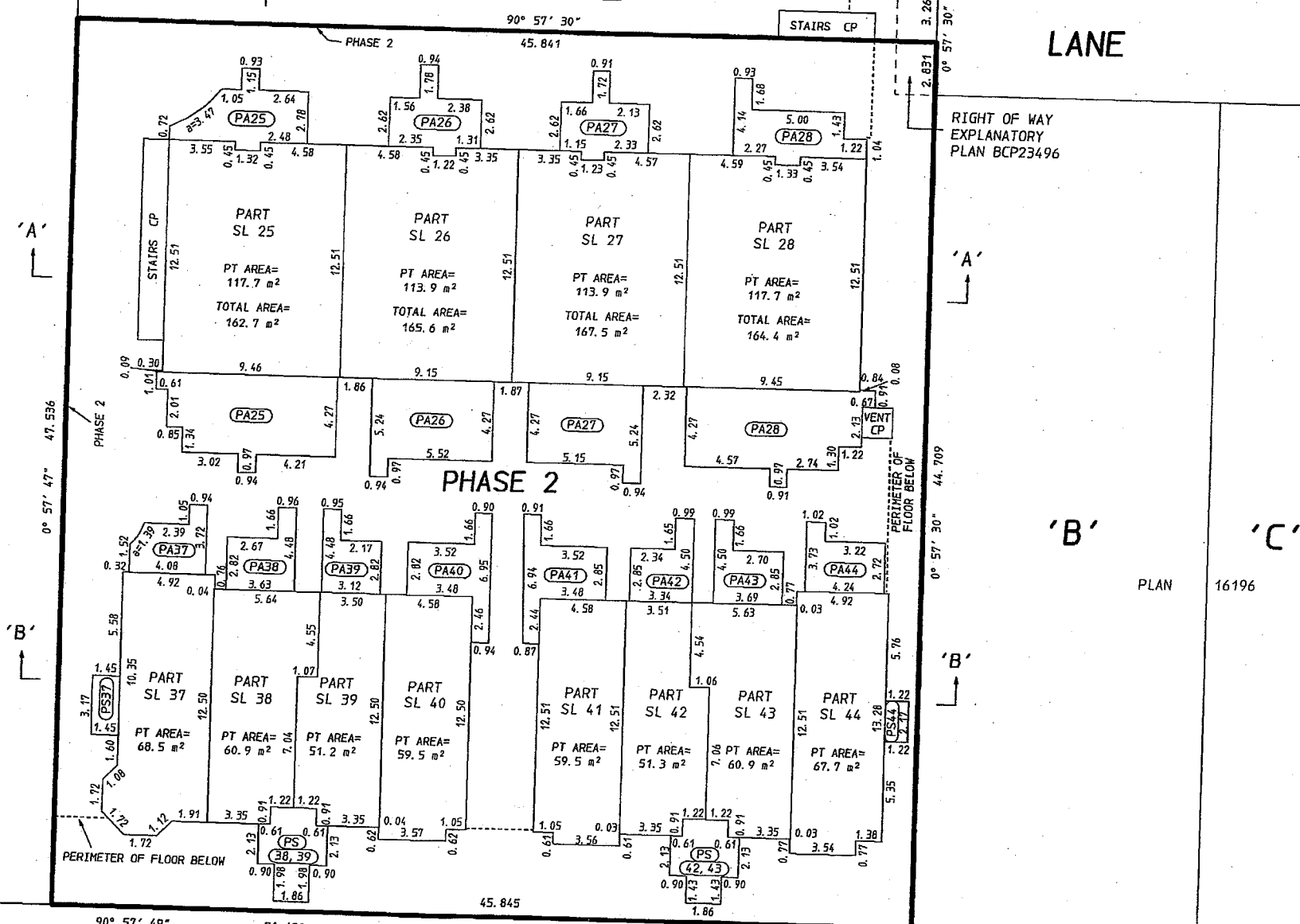
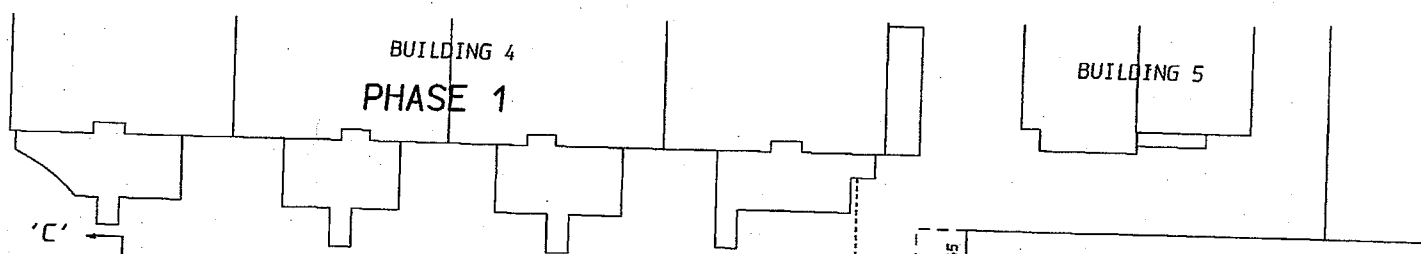
Sheet 5 of 8 Sheets

PHASE 2
STRATA PLAN BCS2710

ST. ANDREWS AVENUE

REMAINDER 2

PLAN BCP23494



RIGHT OF WAY
EXPLANATORY
PLAN BCP23496

LANE

'B'

'C'

PLAN 16196

14TH STREET

Dated this 5th day of May, 2008.

[Signature]

B. C. L. S.

Note:

First Floor Strata Lot areas are to the centre of party walls and adjacent common property walls, and to the outside of sheeting on exterior walls.

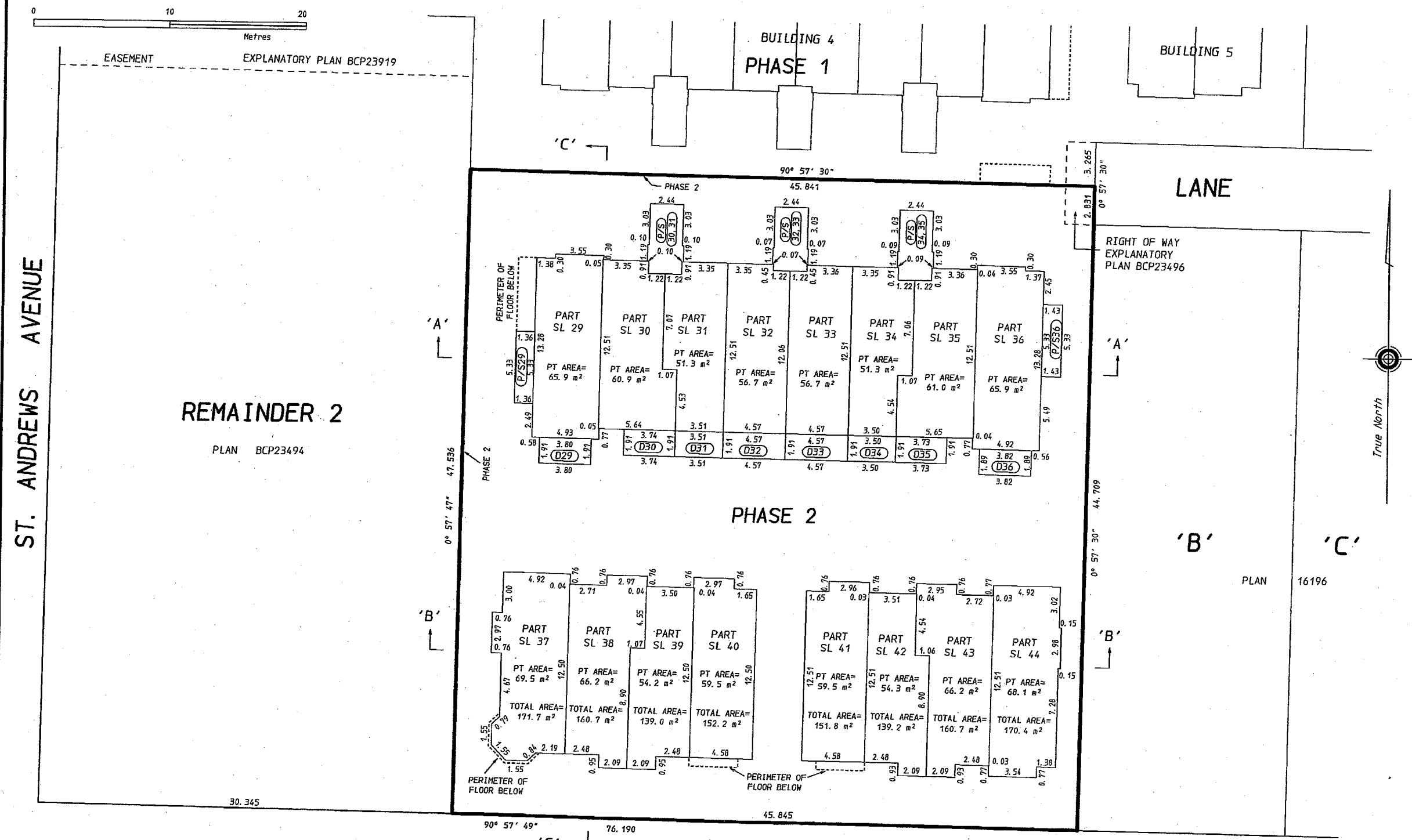
2043P-2. 2S5

ORIGINAL

PHASE 2
SECOND FLOOR
BUILDINGS 6, 7 AND 8
SCALE 1:200

Sheet 6 of 8 Sheets

PHASE 2
STRATA PLAN BCS2710



Dated this 5th day of May, 2008.

H. M.
B.C.L.S.

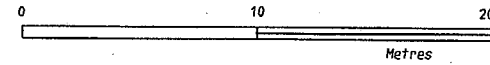
Note:
Second Floor Strata Lot areas are to the centre of party walls and adjacent common property walls, and to the outside of sheeting on exterior walls.

2043P-2.2S6

ORIGINAL

PHASE 2
SECTIONS
BUILDINGS 6, 7 AND 8

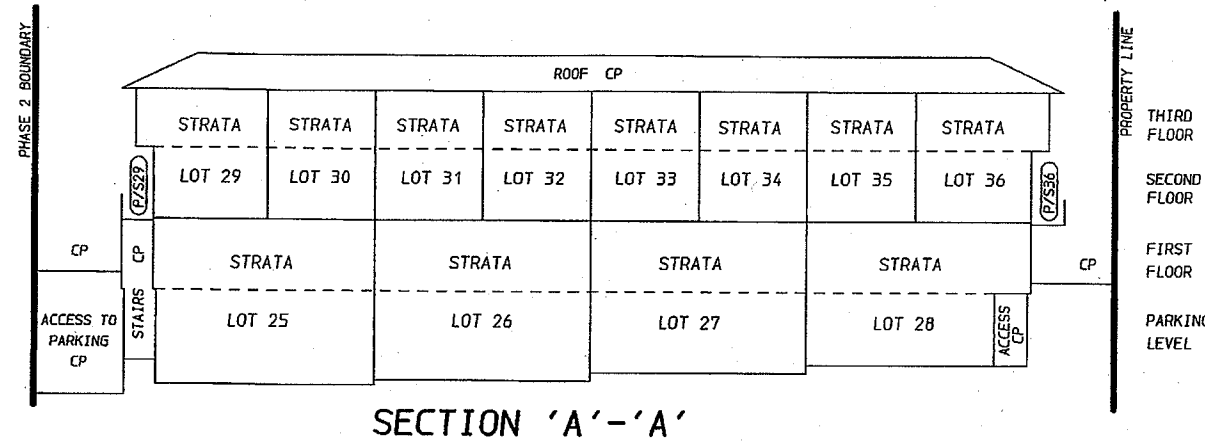
SCALE 1: 200



Sheet 8 of 8 Sheets

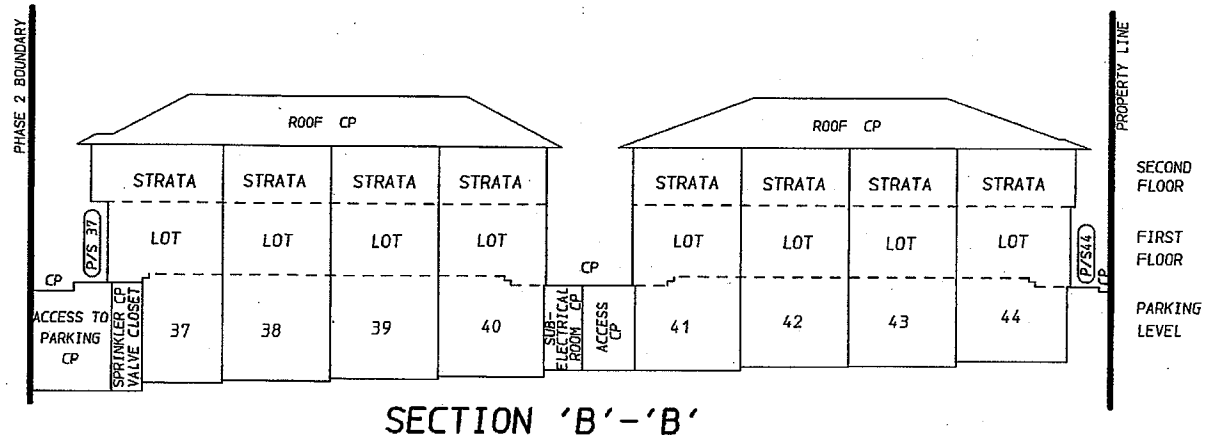
PHASE 2
STRATA PLAN BCS2710

REMAINDER 2
PLAN BCP23494



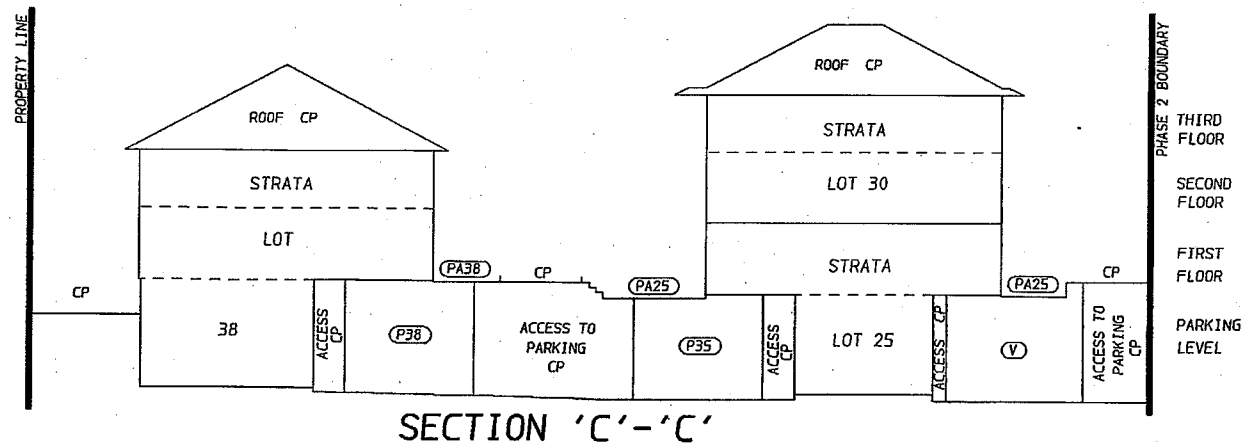
'B'
PLAN 16196

REMAINDER 2
PLAN BCP23494



'B'
PLAN 16196

EAST 14TH STREET



PHASE 1
STRATA PLAN
BCS2710

Dated this 5th day of May, 2008.

[Signature]
B. C. L. S.

2043P-2. 258

ORIGINAL