

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

GROUP ONE, NEW WESTMINSTER DISTRICT

PLAN BCP23494
EXCEPT PHASE ONE
STRATA PLAN BCS2710
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.
- 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 superintended the survey represented
by this plan, and that the survey and plan are
correct. The field survey was completed on the
21st day of April, 2008. The plan was completed
and checked, and the checklist filed under ECP-80558,
on the 5th day of May, 2008.

[Signature]
B. C. L. S.

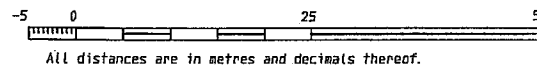
I, Harry E. Hickmann, of The District of
West Vancouver, a British Columbia Land
Surveyor, hereby certify:
That the building erected on the parcel
described above is wholly within the
external boundaries of the land that is
the subject of Strata Plan.

Dated this 5th day of May, 2008.

[Signature]
B. C. L. S.

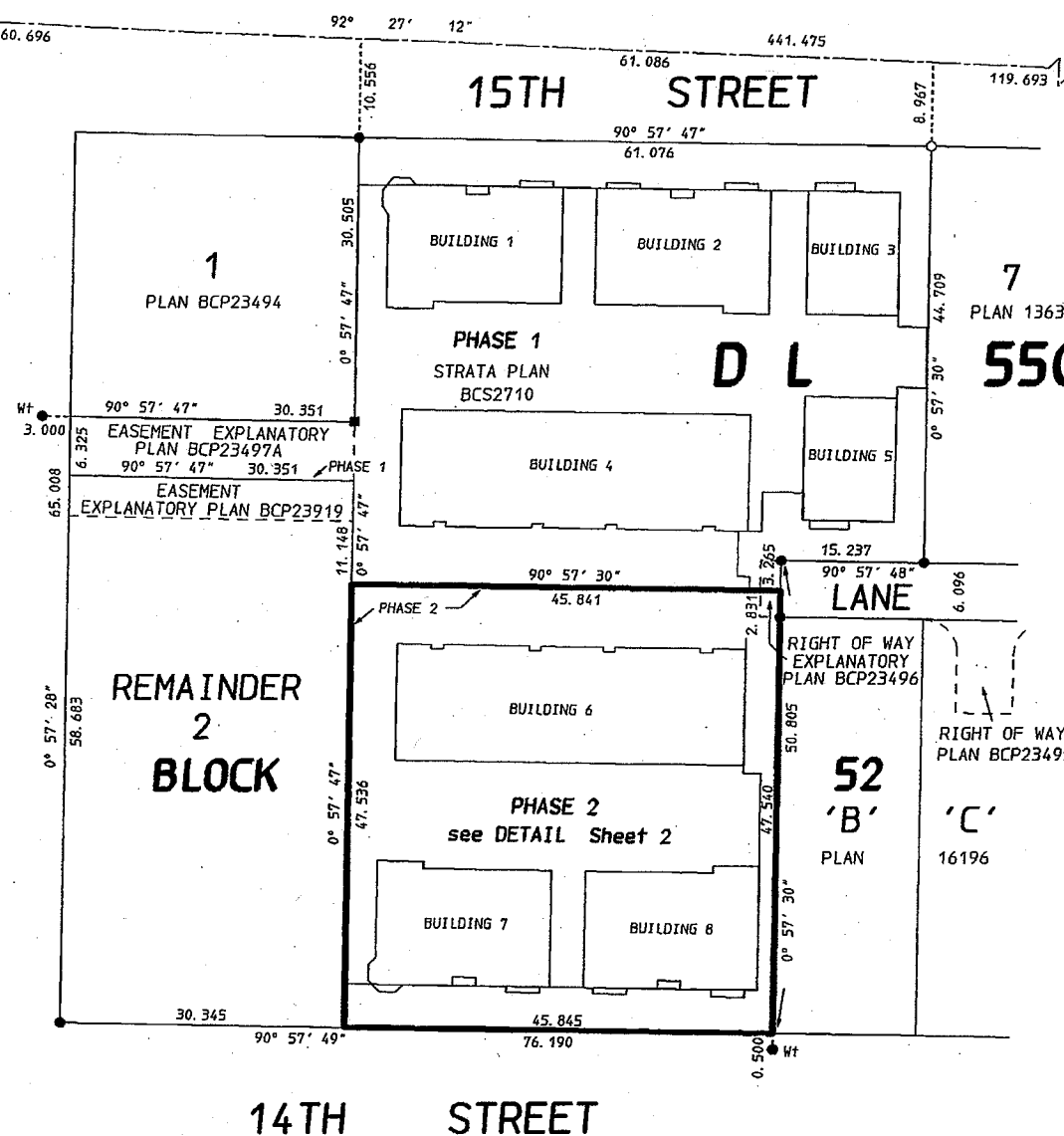
KEY PLAN

SCALE 1:500



Old Control
Monument
73H1030

ST. ANDREWS AVENUE

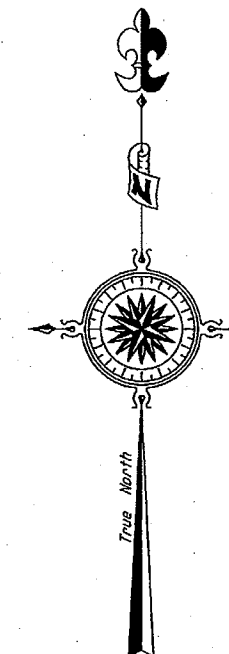


PHASE 2 STRATA PLAN BCS2710

Deposited in the Land Title
Office at New Westminster, B.C.
this 29 day of MAY 2008.

[Signature]
Registrar.

BB 241989 - BB 242008



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.

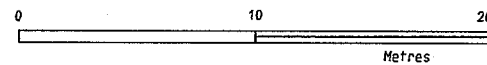
British Columbia Land Surveyors
107-100 Park Royal South
WEST VANCOUVER, B.C.
V7T 1A2 604-926-7311
FAX 604-926-6923
E-MAIL: sandy@chaplansurveys.com

BOOK: 2121 (40) JOB: 06-168 FILE: 2043P COMP: 2043P-2. 2S1

ORIGINAL

PHASE 2
LOCATION OF BUILDINGS
BUILDINGS 6, 7 AND 8

SCALE 1: 200



EASEMENT EXPLANATORY PLAN BCP23919

Sheet 2 of 8 Sheets

PHASE 2
STRATA PLAN BCS2710

ST. ANDREWS AVENUE

REMAINDER 2

PLAN BCP23494

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

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

PHASE 1

LANE

RIGHT OF WAY
EXPLANATORY
PLAN BCP23496

BUILDING 6
(SLs 25, 26, 27 and 28)
(SLs 25, 30, 31, 32, 33, 34, 35 and 36)
(Outline of First Floor)

PHASE 2

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

'B'

'C'

PLAN 16196

BUILDING 7
(SLs 37, 38, 39 and 40)
(Outline of First Floor)

BUILDING 8
(SLs 41, 42, 43 and 44)
(Outline of First Floor)

Dated this 5th day of May, 2008.

14TH STREET

B. C. L. S.

2043P-2. 2S2

ORIGINAL

PHASE 2
STRATA PLAN BCS2710

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 5th
day of May, 2008 been previously occupied.


----- B. C. L. S.

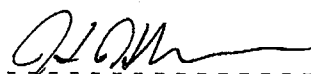
Approved as Phase 2 of a 3 Phase Strata Plan
under Section 224 of the Strata Property Act.

Date (Month, Day, Year) May 28, 2008



Approving Officer
City Engineer
City of North Vancouver

Dated this 5th day of May, 2008.


----- B. C. L. S.

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


Authorized Signatory NELSON CHAN


Authorized Signatory RYAN P. BEECHINOR
SENIOR VICE-PRESIDENT
& GENERAL MANAGER
VANCOUVER

Witness: -----

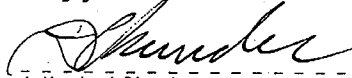
Rebecca Nguyen -----
Printed Name

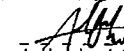
219-4113 Fraser St. -----
Address

Vancouver, BC, V6V 4E9 -----
Address

Real Estate Development Manager -----
Occupation

Mortgagee: HSBC CANADA


Authorized Signatory Alfred Li


Authorized Signatory Alfred Li

Witness as to Both Signatures: -----

Anders Hemmingsen -----
Printed Name

885 W. Georgia St. -----
Address

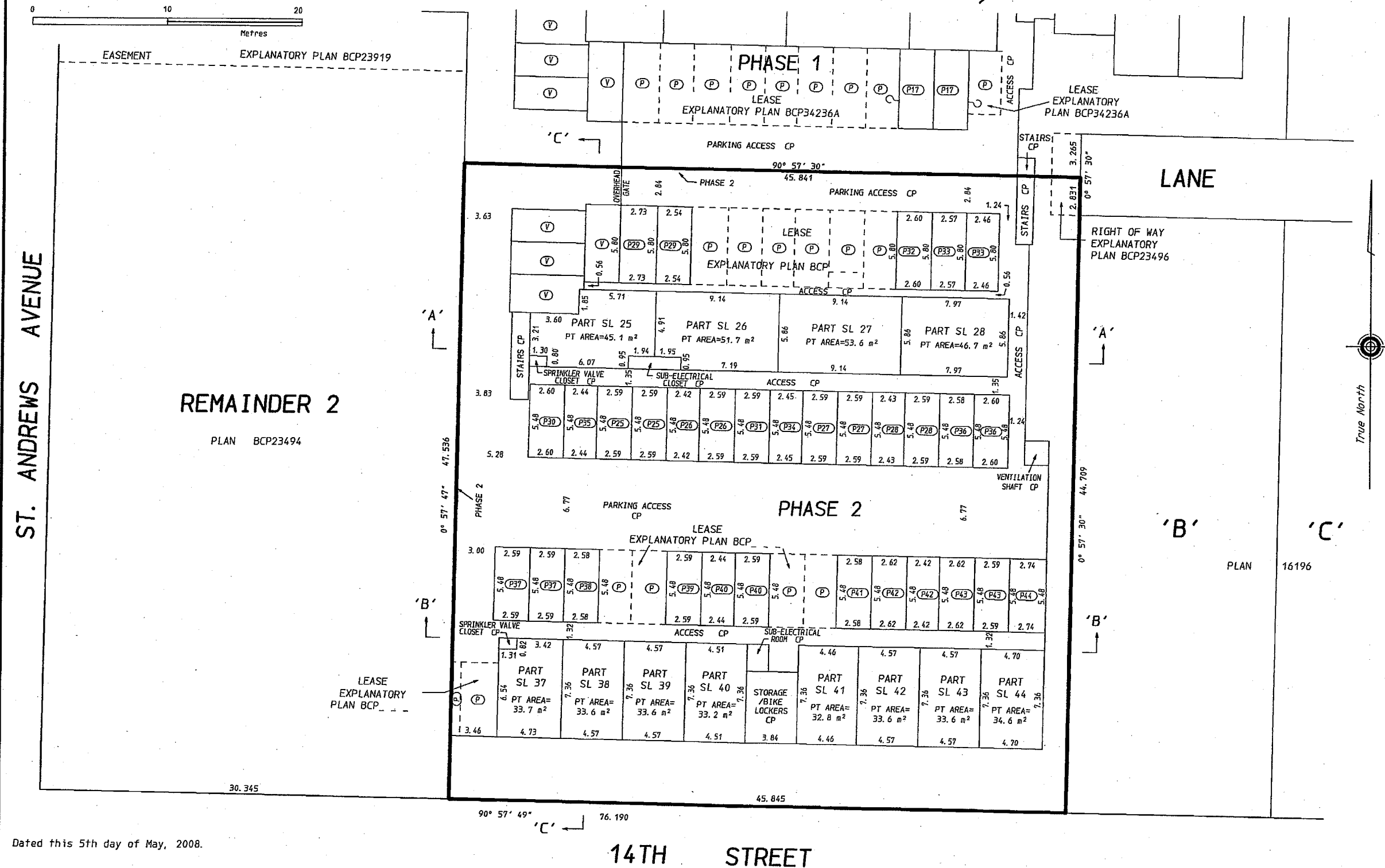
Address

Banker -----
Occupation

PHASE 2
PARKING LEVEL
BUILDINGS 6, 7 AND 8
SCALE 1:200

Sheet 4 of 8 Sheets

AMENDED PURSUANT TO
SECTION 258, STRATA PROPERTY
ACT, THIS 22 DAY OF AUGUST, 2008 STRATA PLAN BCS2710
SEE AMENDED SHEET 4 A.
(BB702546)



Dated this 5th day of May, 2008.

[Signature]
B. C. L. S.

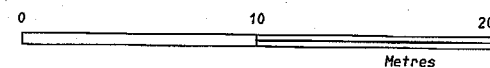
Note:
Parking Level Strata Lot areas
are to the centre of concrete walls.

2043P-2.2S4

ORIGINAL

PHASE 1
FIRST FLOOR
BUILDINGS 1, 2, 3, 4 AND 5

SCALE 1:200

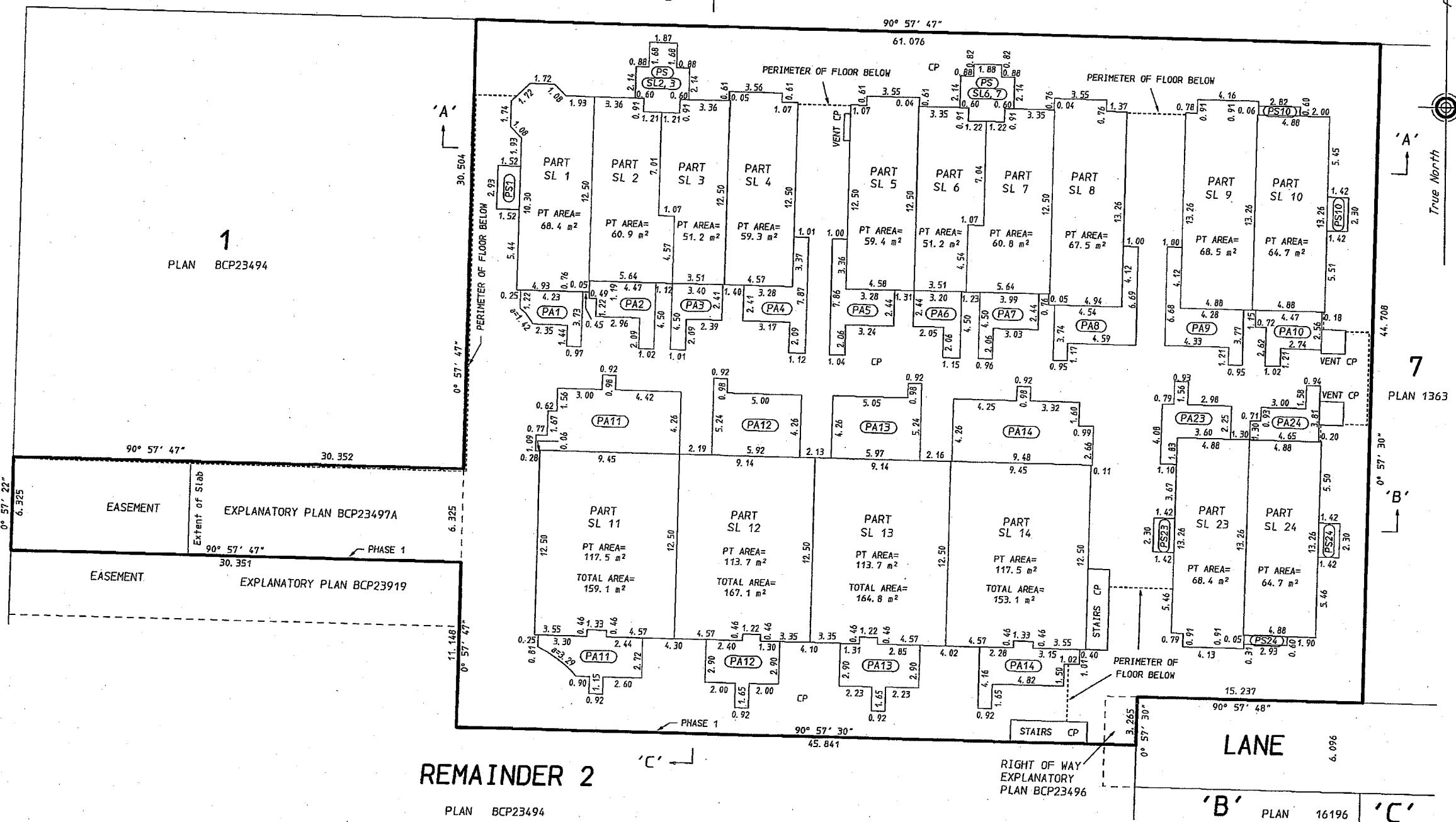


PHASE 1
STRATA PLAN BCS 2110

Sheet 5 of 8 Sheets

ST. ANDREWS AVENUE

'B'



REMAINDER 2

PLAN BCP23494

Dated this 27th day of November, 2007.

[Signature]
B. C. L. S.

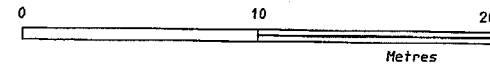
Note:

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.

ORIGINAL

PHASE 1
SECOND FLOOR
BUILDINGS 1, 2, 3, 4 AND 5

SCALE 1:200

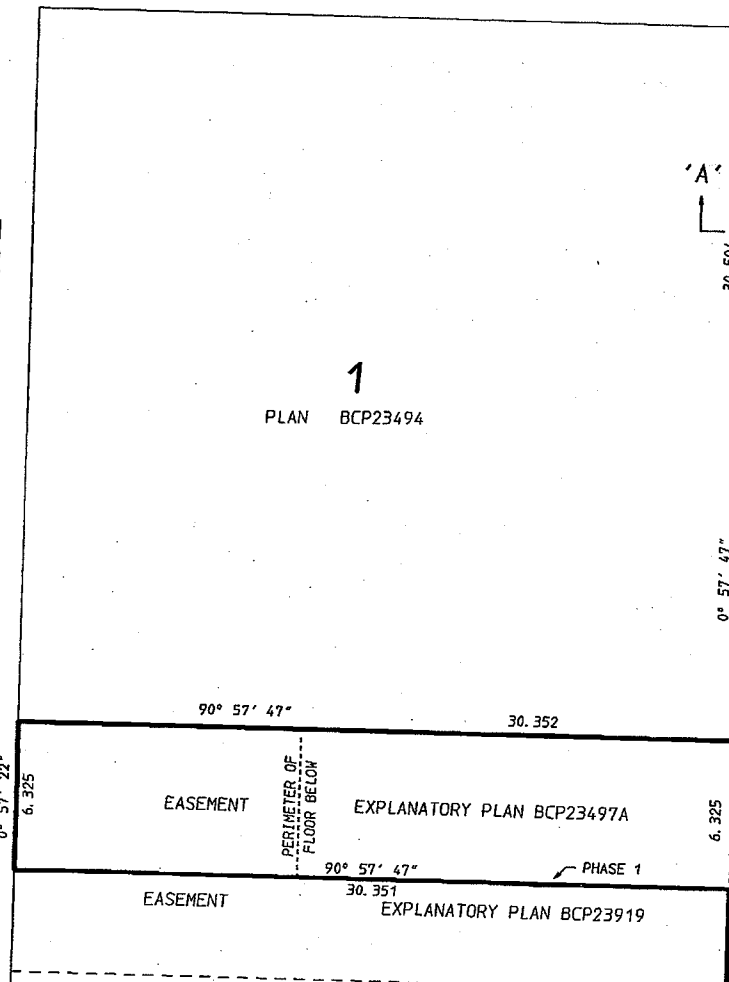


PHASE 1
STRATA PLAN BCS 2710

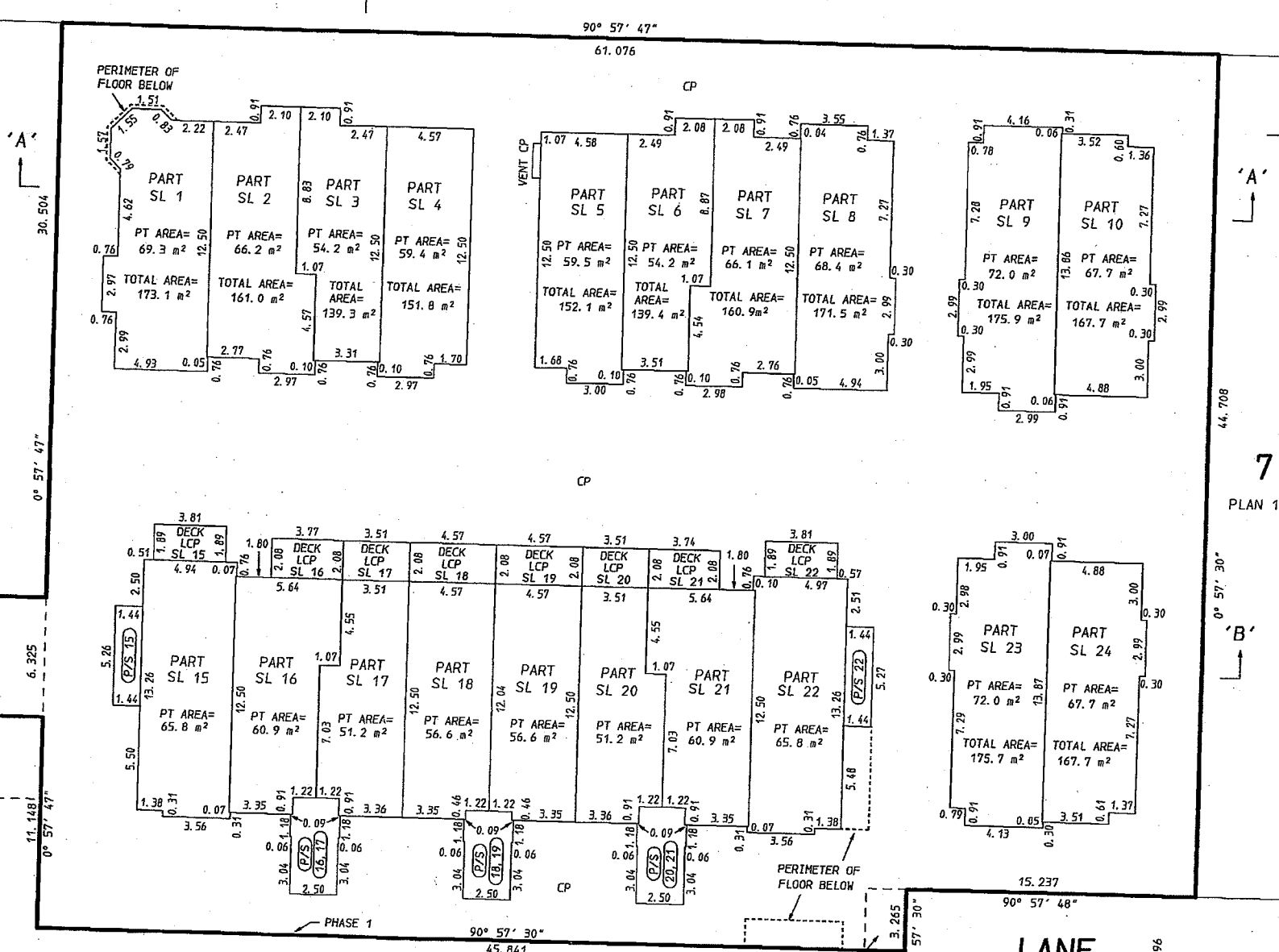
Sheet 6 of 8 Sheets

ST. ANDREWS AVENUE

'B'



15TH STREET



REMAINDER 2
PLAN BCP23494

RIGHT OF WAY
EXPLANATORY
PLAN BCP23496

LANE

'B' PLAN 16196

'C'

Dated this 27th day of November, 2007.

[Signature] B. C. L. S.

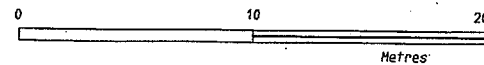
Note:

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.

ORIGINAL

PHASE 1
SECOND FLOOR
BUILDINGS 1, 2, 3, 4 AND 5

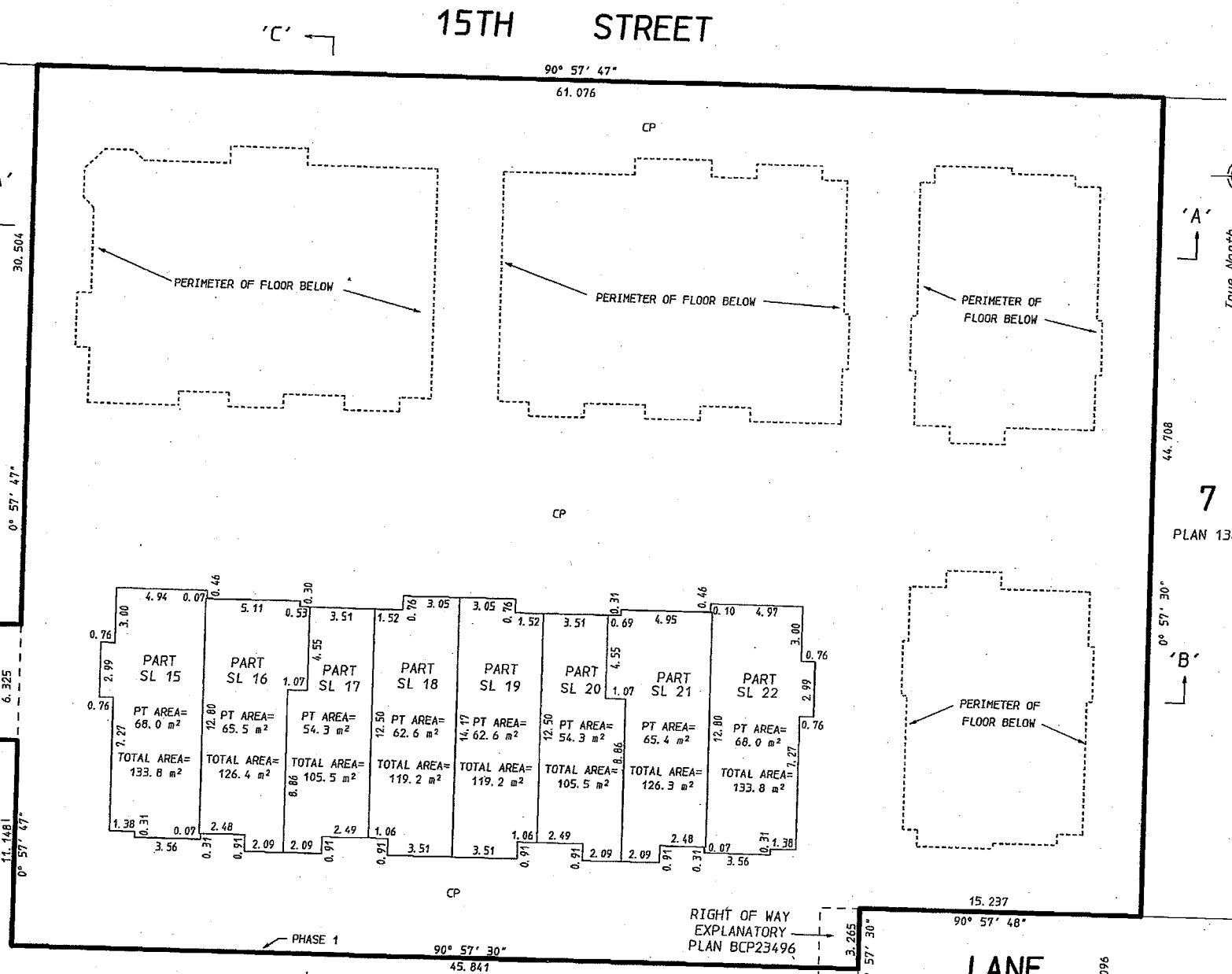
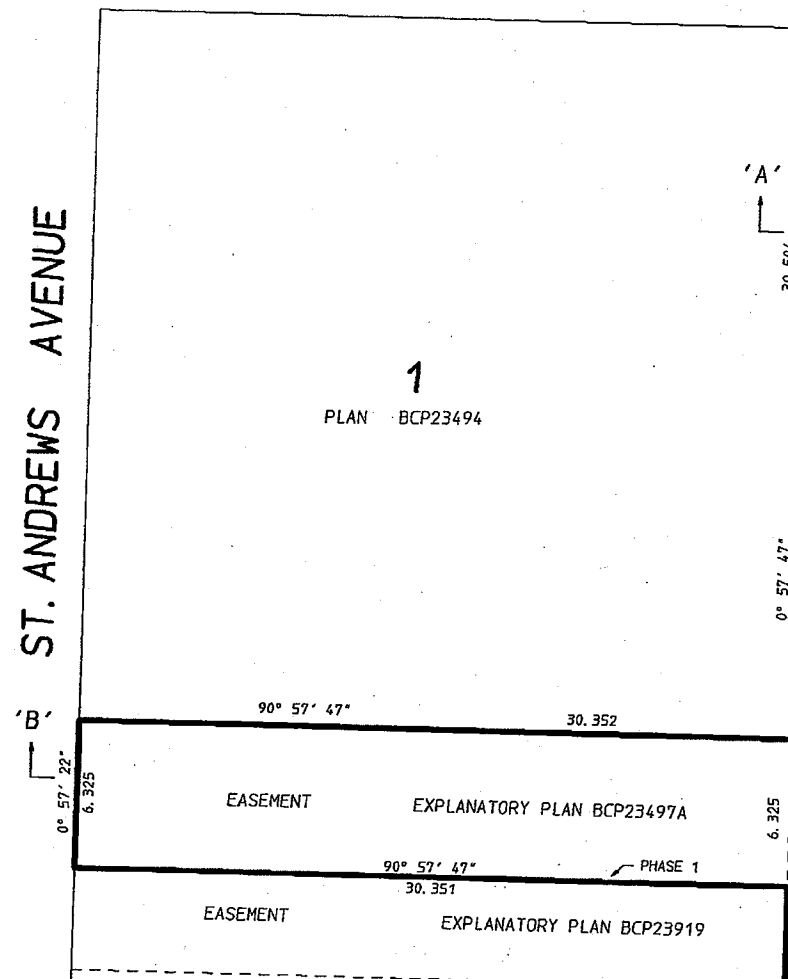
SCALE 1:200



Sheet 7 of 8 Sheets

PHASE 1
STRATA PLAN BCS 2710

ST. ANDREWS AVENUE



REMAINDER 2
PLAN BCP23494

Dated this 27th day of November, 2007.

[Signature]
B. C. L. S.

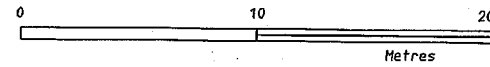
Note:

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.

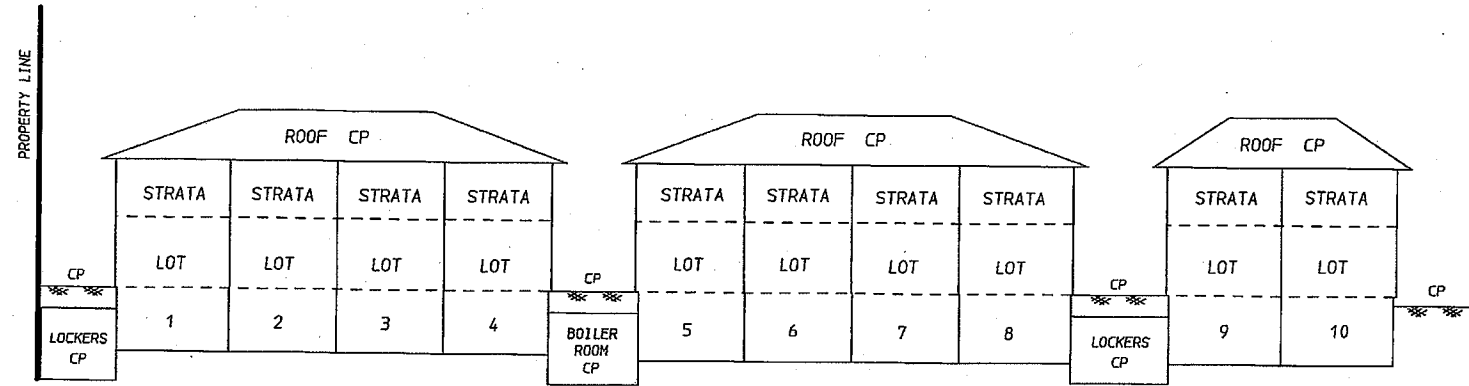
ORIGINAL

PHASE 1
SECTIONS
BUILDINGS 1, 2, 3, 4 AND 5

SCALE 1:200

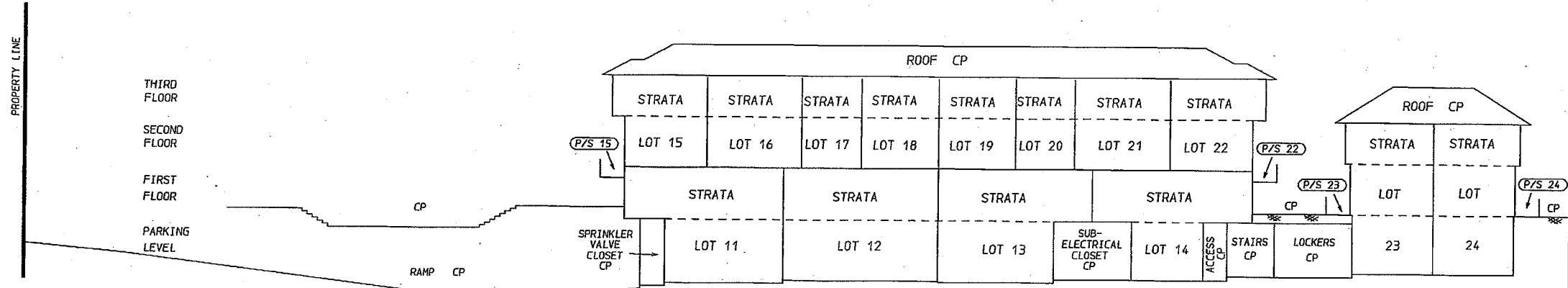


1
PLAN BCP23494



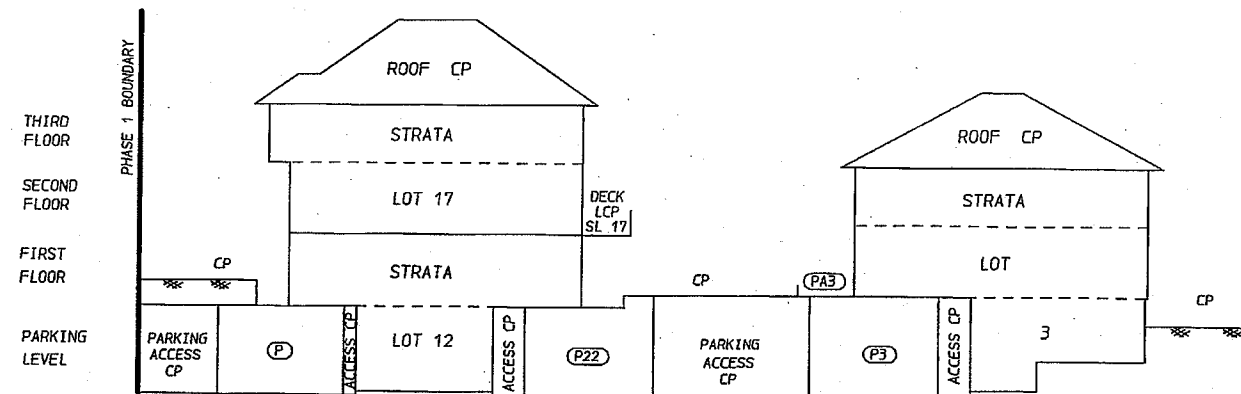
SECTION 'A'-A'

ST. ANDREWS AVENUE



SECTION 'B'-B'

REMAINDER 2
PLAN BCP23494



SECTION 'C'-C'

Dated this 27th day of November, 2007.

[Signature]
B. C. L. S.

ORIGINAL

Sheet 8 of 8 Sheets

PHASE 1
STRATA PLAN BCS 2710

7
PLAN 1363

SECOND FLOOR
FIRST FLOOR
PARKING LEVEL

PLAN 7 1363

EAST 15TH STREET