

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

GROUP ONE, NEW WESTMINSTER DISTRICT
PLAN BCP23494
EXCEPT PHASES ONE AND TWO
STRATA PLAN BCS2710
BCGS 92G.035

The name of the Development is:
"Avondale"

The civic address is:
1468 St. Andrews Avenue,
North Vancouver, B.C.

GLOSS

- denotes standard iron post found in place.
- ⊙ denotes old Control Monument found.
- denotes lead plug found in place.
- 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
- (PAT) denotes Patio LCP for use of SL 1 (typical)
- (B) denotes Balcony LCP for use of SL 1 (typical)
- (PT) denotes Parking Stall LCP for use of SL 1 (typical)
- denotes Perimeter of Floor Below

Note:

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.

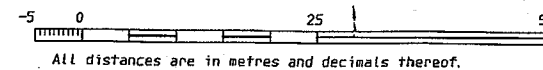
THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT.

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 1st day of August, 2008. The plan was completed and checked, and the checklist filed under ECP-85053, on the 7th day of August, 2008.

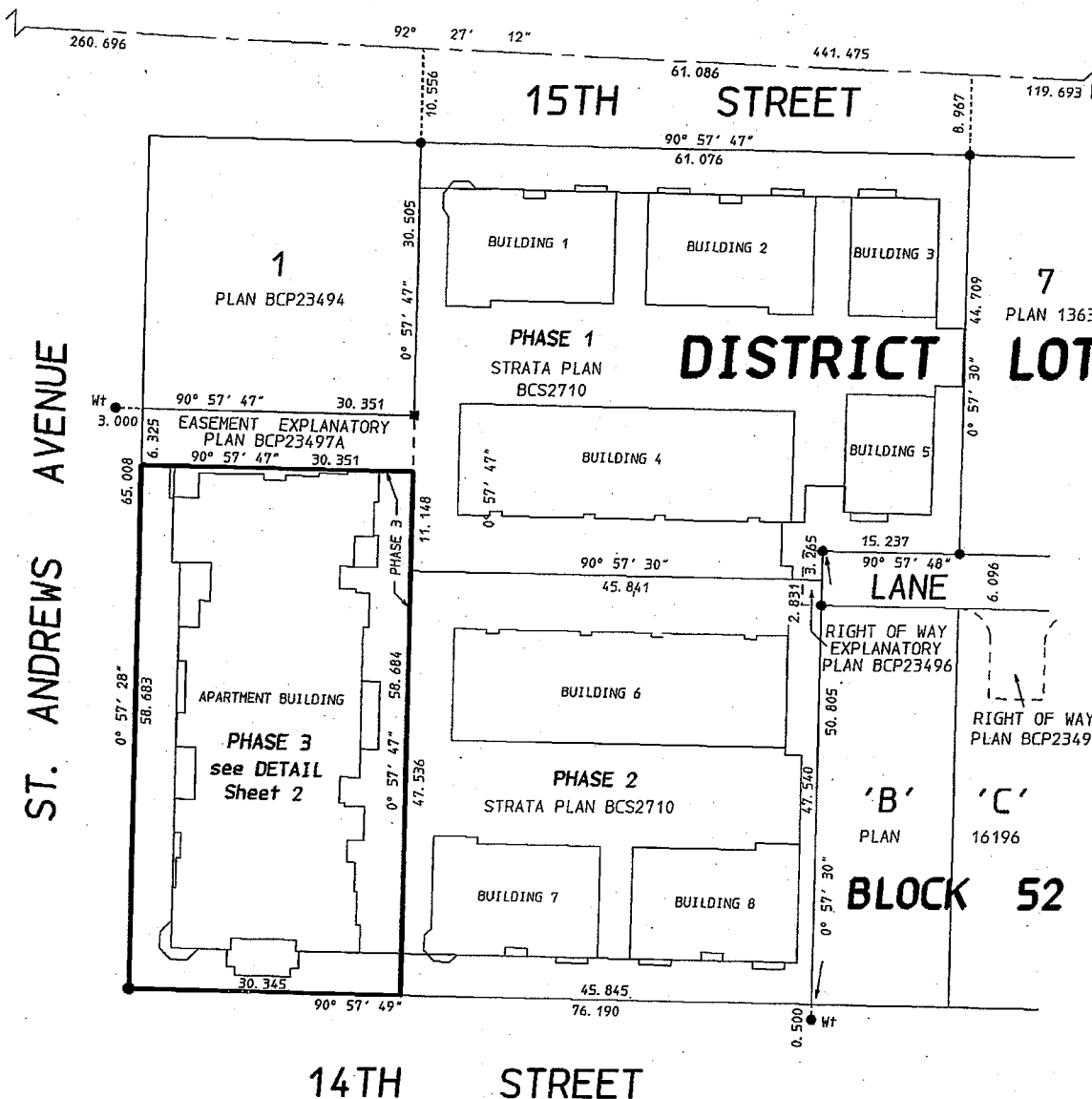
[Signature]
B.C.L.S.

KEY PLAN

SCALE 1:500



Old Control
Monument
73H1030

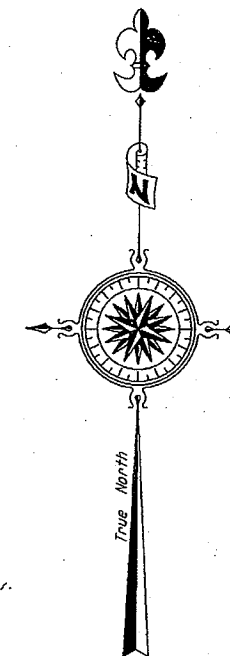


PHASE 3 STRATA PLAN BCS2710

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

I. MacDonald
Deputy Registrar.
BB 702530-564

Old Control
Monument
73H1036



14TH STREET

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.

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 7th day of August, 2008.

[Signature]
B.C.L.S.

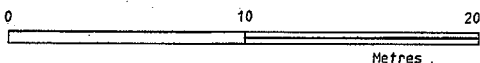
British Columbia Land Surveyors
107-100 Park Royal South
WEST VANCOUVER, B.C.
V7T 1A2 604-926-7311
FAX 604-926-6923
E-MAIL: sandy@chapmansurveys.com

BOOK: 2121 (40) JOB: 06-168 FILE: 2043P -COMP: 2043P-2.351

ORIGINAL

PHASE 3
LOCATION OF BUILDING
APARTMENT BUILDING

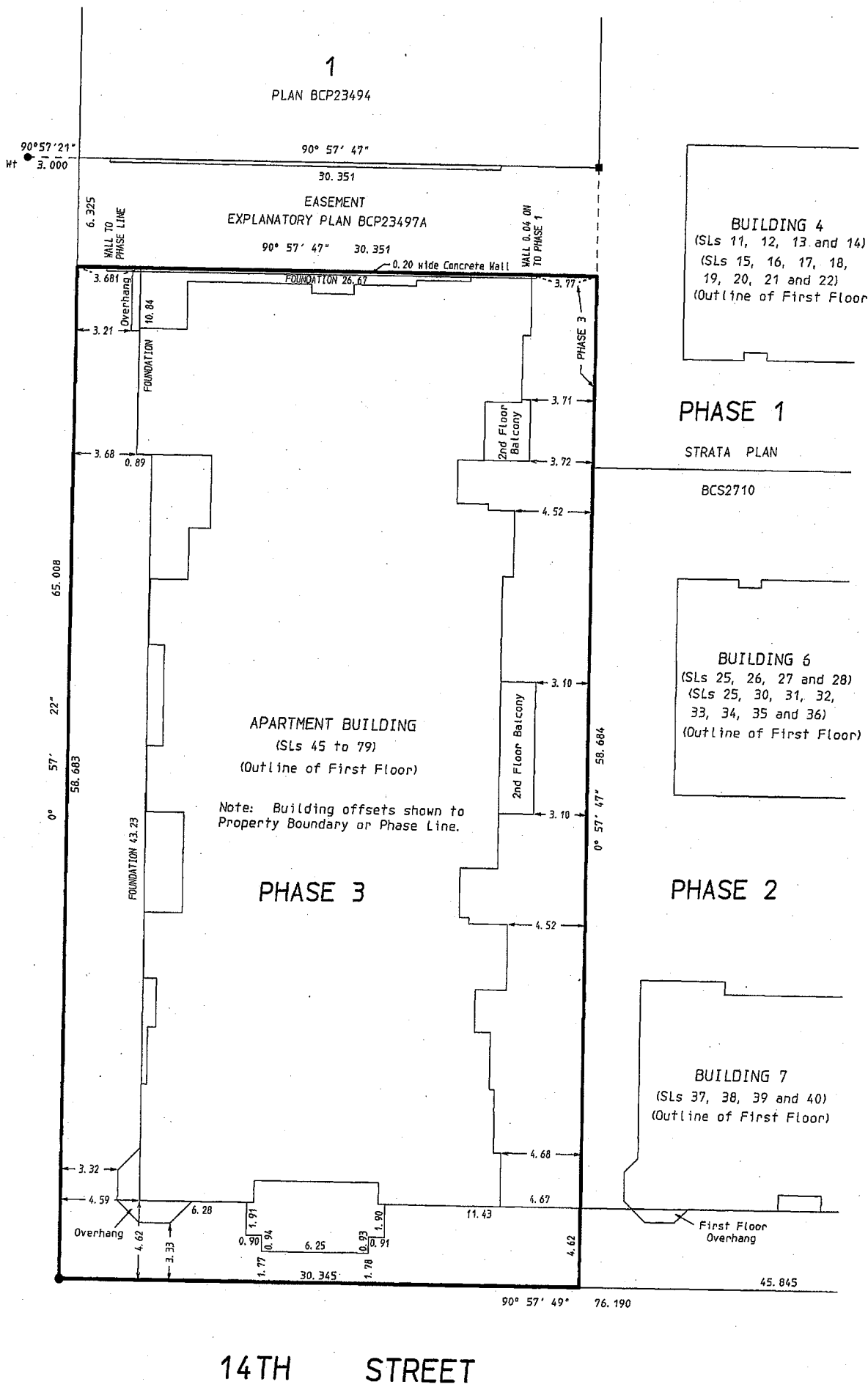
SCALE 1:200



PHASE 3
STRATA PLAN BCS2710



ST. ANDREWS AVENUE



Dated this 7th day of August, 2008.

[Signature]

B. C. L. S.

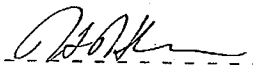
2043P-2.3S2

ORIGINAL

PHASE 3
STRATA PLAN BCS2710

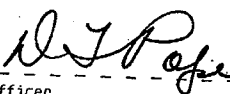
SIGNATURES

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 1st
day of August, 2008 been previously occupied.

 B. C. L. S.

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

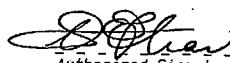
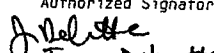
Date (Month, Day, Year) 08/20/08


Approving Officer
City Engineer
City of North Vancouver

Dated this 7th day of August, 2008.

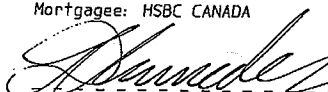
 B. C. L. S.

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

 NELSON CHAN
Authorized Signatory
 JAMES DELMOTTE
Authorized Signatory
 RYAN PACHINO


Witness:
REBECCA WONG
Printed Name
219-4113 Fraser St, Vancouver
Address
Assistant Development Manager
Occupation

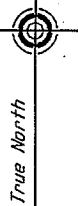
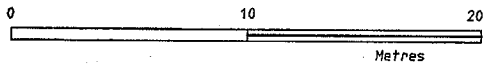
Mortgagee: HSBC CANADA

 Doug Brundage, Ap
Authorized Signatory
 ROWENA GILL, Sr. Acct Manager
Authorized Signatory


Witness as to Both Signatures:
Anders Hemmingsen
Printed Name
885 West Georgia St, Vancouver B.C.
Address
Banker
Occupation

PHASE 3
PARKING LEVEL
APARTMENT BUILDING

SCALE 1: 200

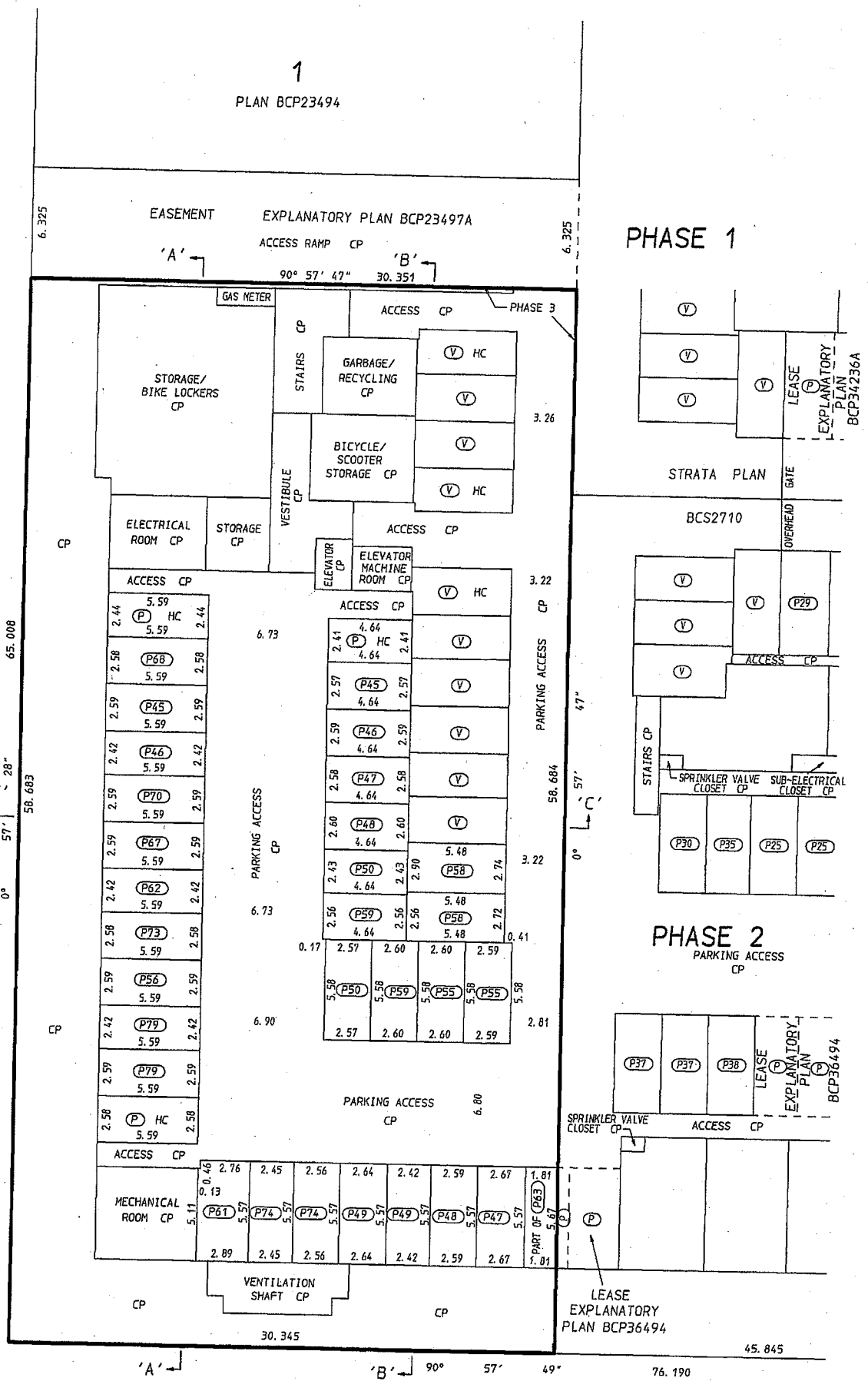


ST. ANDREWS AVENUE

14TH STREET

Sheet 4 of 8 Sheets

PHASE 3
STRATA PLAN BCS2710



Dated this 7th day of August, 2008.

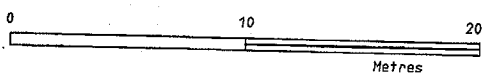
[Signature] B. C. L. S.

2043P-2.3S4

ORIGINAL

PHASE 3
FIRST FLOOR
APARTMENT BUILDING

SCALE 1: 200

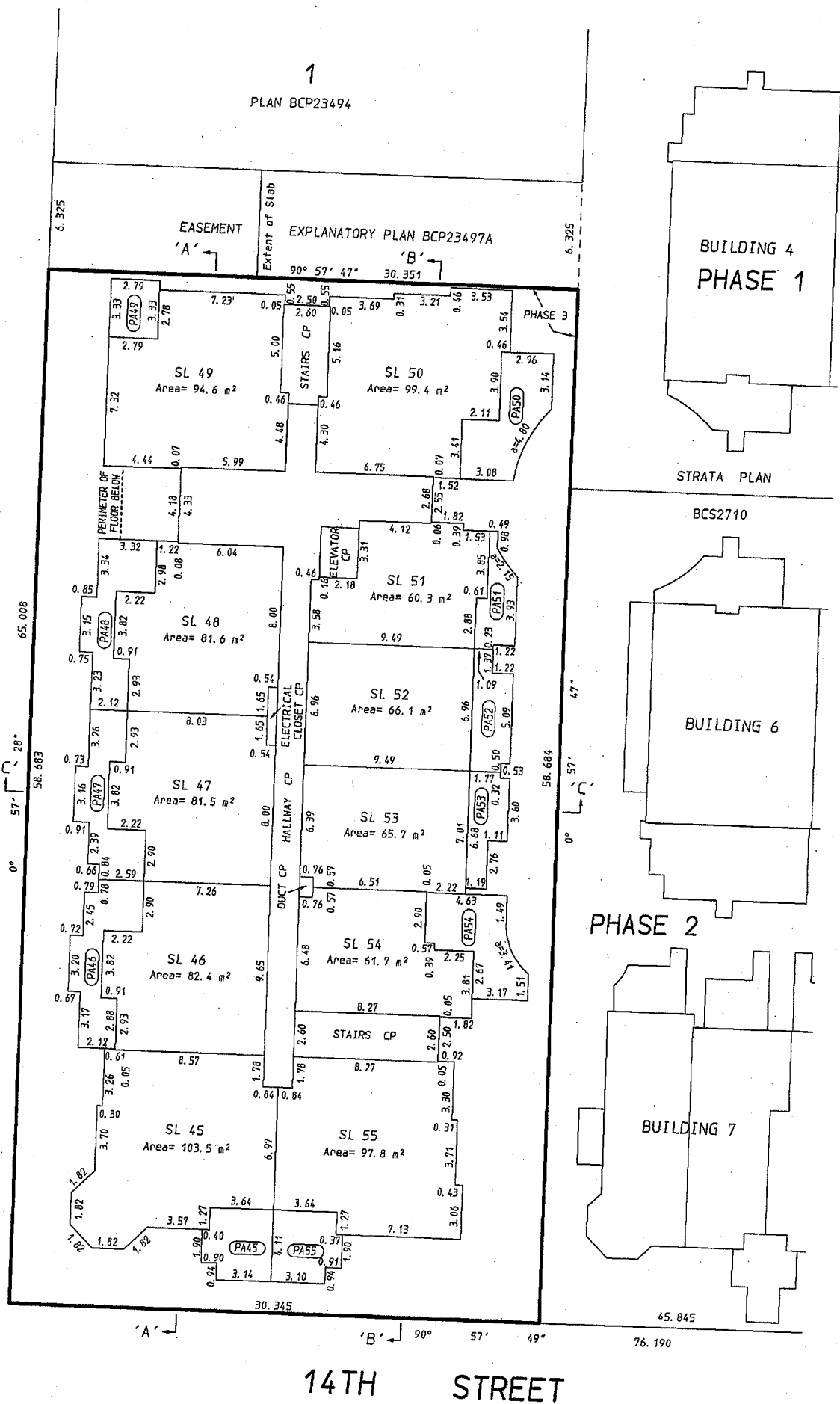


Sheet 5 of 8 Sheets

PHASE 3
STRATA PLAN BCS2710



ST. ANDREWS AVENUE



BUILDING 4
PHASE 1

STRATA PLAN

BCS2710

BUILDING 6

PHASE 2

BUILDING 7

14TH STREET

Dated this 7th day of August, 2008.

B. C. L. S.

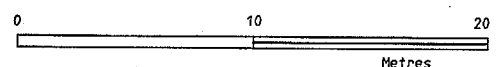
Note:

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. 3S5

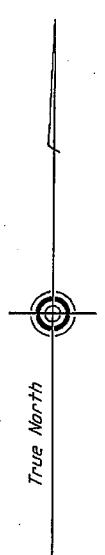
ORIGINAL

PHASE 3
SECOND FLOOR
APARTMENT BUILDING

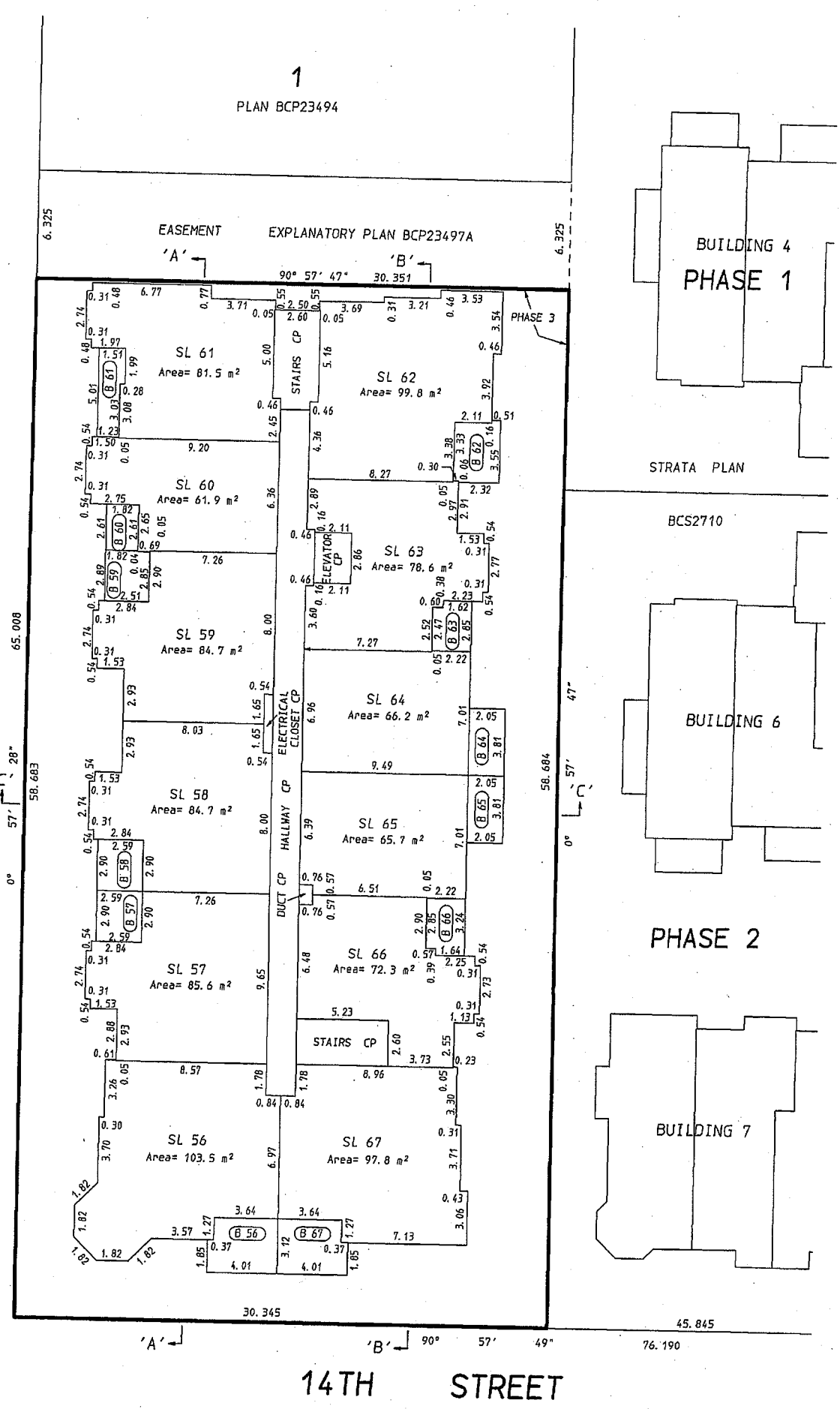


PHASE 3
STRATA PLAN BCS2710

Sheet 6 of 8 Sheets



ST. ANDREWS AVENUE



14TH STREET

Dated this 7th day of August, 2008.

[Signature]
B. C. L. S.

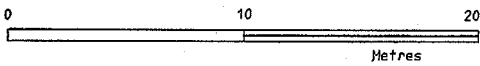
Note:
Second Floor Strata Lot areas are to the centre of party walls and adjacent common property walls, and to the outside of sheeting on exterior walls.

2043P-2. 3S6

ORIGINAL

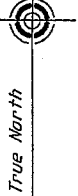
PHASE 3
THIRD FLOOR
APARTMENT BUILDING

SCALE 1: 200

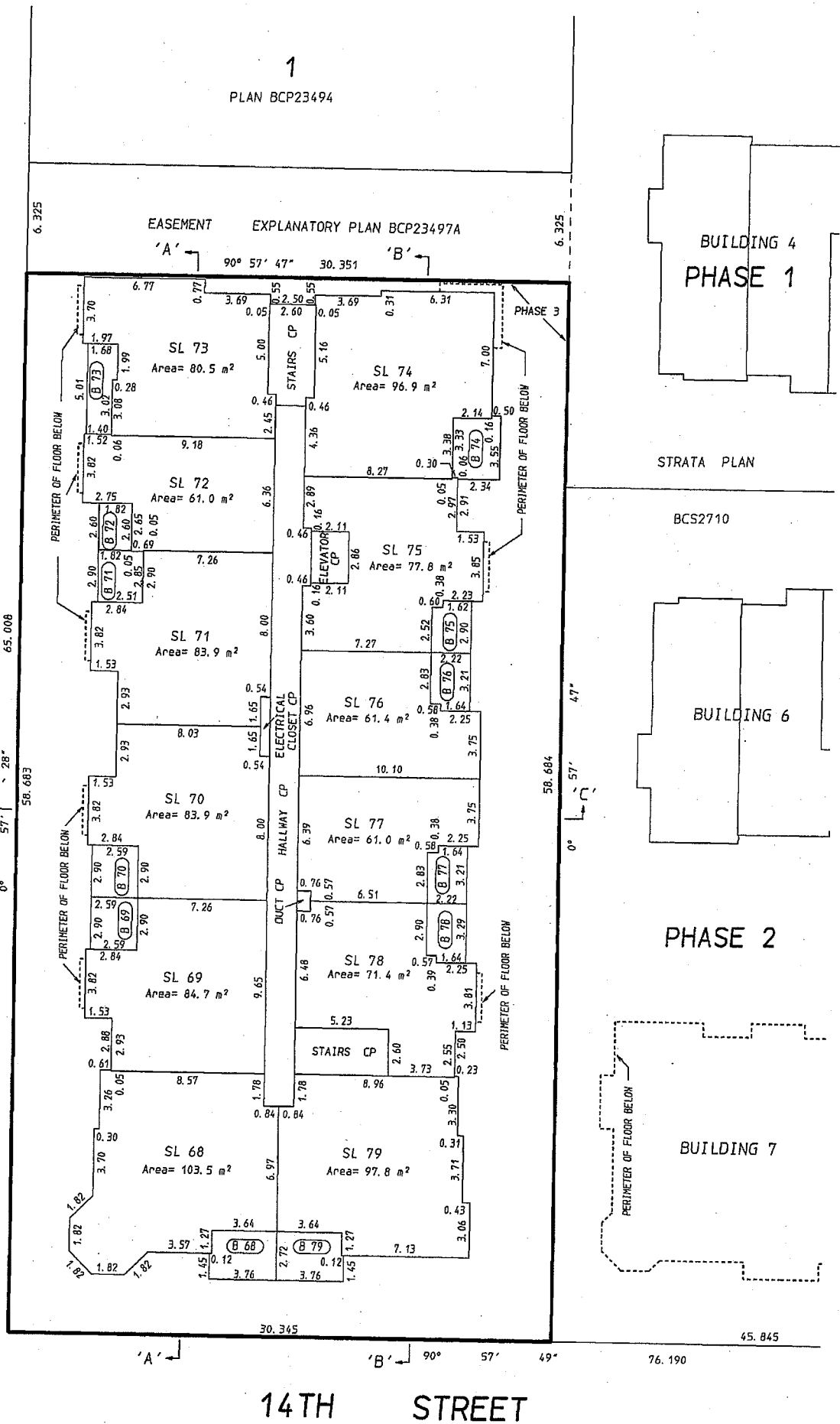


Sheet 7 of 8 Sheets

PHASE 3
STRATA PLAN BCS2710



ST. ANDREWS AVENUE



Dated this 7th day of August, 2008.

[Signature]

B. C. L. S.

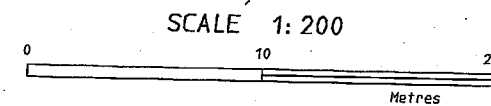
Note:

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.

2043P-2. 3S7

ORIGINAL

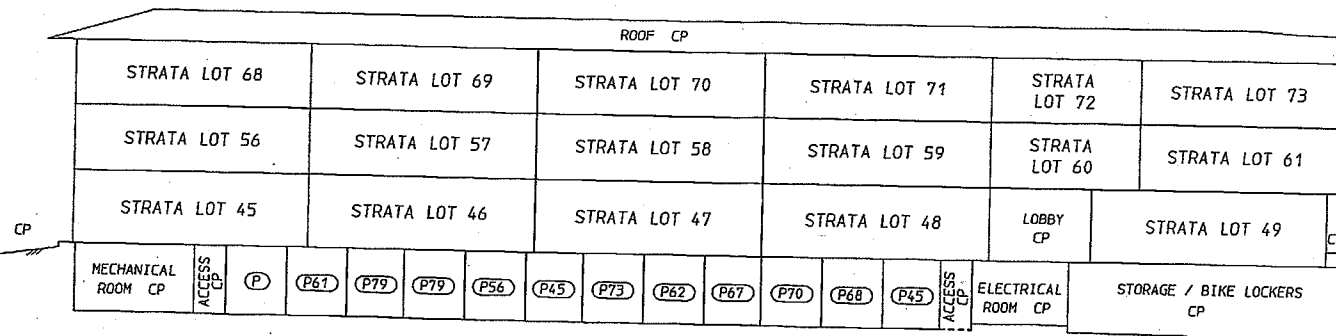
PHASE 3
SECTIONS
APARTMENT BUILDING



Sheet 8 of 8 Sheets

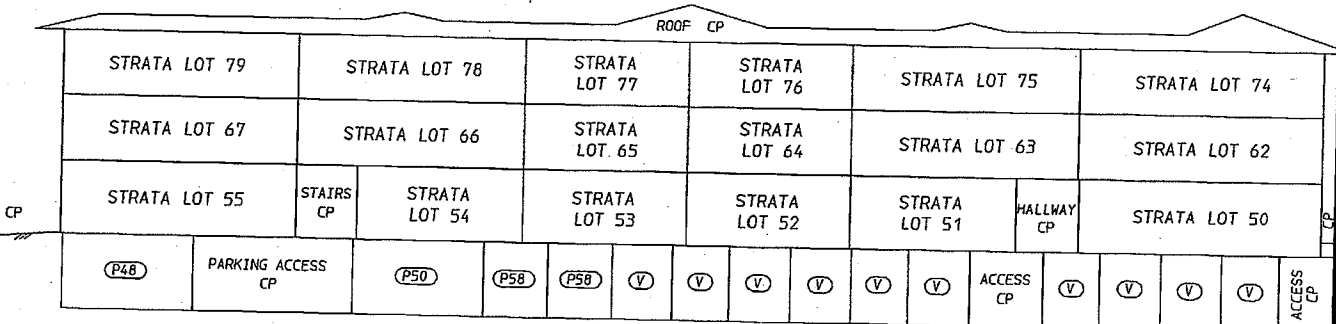
PHASE 3
STRATA PLAN BCS2710

EAST 14TH STREET
PROPERTY LINE



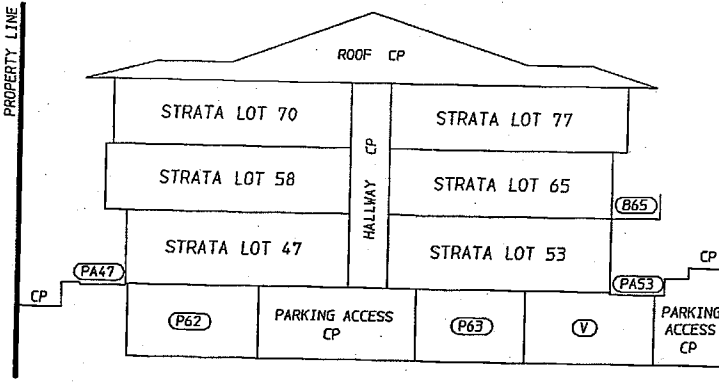
SECTION 'A'-'A'

EAST 14TH STREET
PROPERTY LINE



SECTION 'B'-'B'

ST. ANDREWS AVENUE
PROPERTY LINE



SECTION 'C'-'C'

PHASE 3 BOUNDARY
PHASE 1
STRATA PLAN BCS2710
EASEMENT
EXPLANATORY PLAN BCP23497A

PROPERTY LINE

THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
PARKING LEVEL

1
PLAN
BCP23494

PHASE 3 BOUNDARY
PHASE 1
STRATA PLAN BCS2710
EASEMENT
EXPLANATORY PLAN BCP23497A

PROPERTY LINE

THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
PARKING LEVEL

1
PLAN
BCP23494

PHASE 2
STRATA PLAN
BCS2710

PHASE 3 BOUNDARY
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
PARKING LEVEL

Dated this 7th day of August, 2008.

B. C. L. S.