

SHEET 1 OF 9 SHEETS

STRATA PLAN OF LOT A
BLOCK 294, DL 526, GROUP 1
NWD, PLAN EPP33354

BCGS 92G.025

CITY OF VANCOUVER

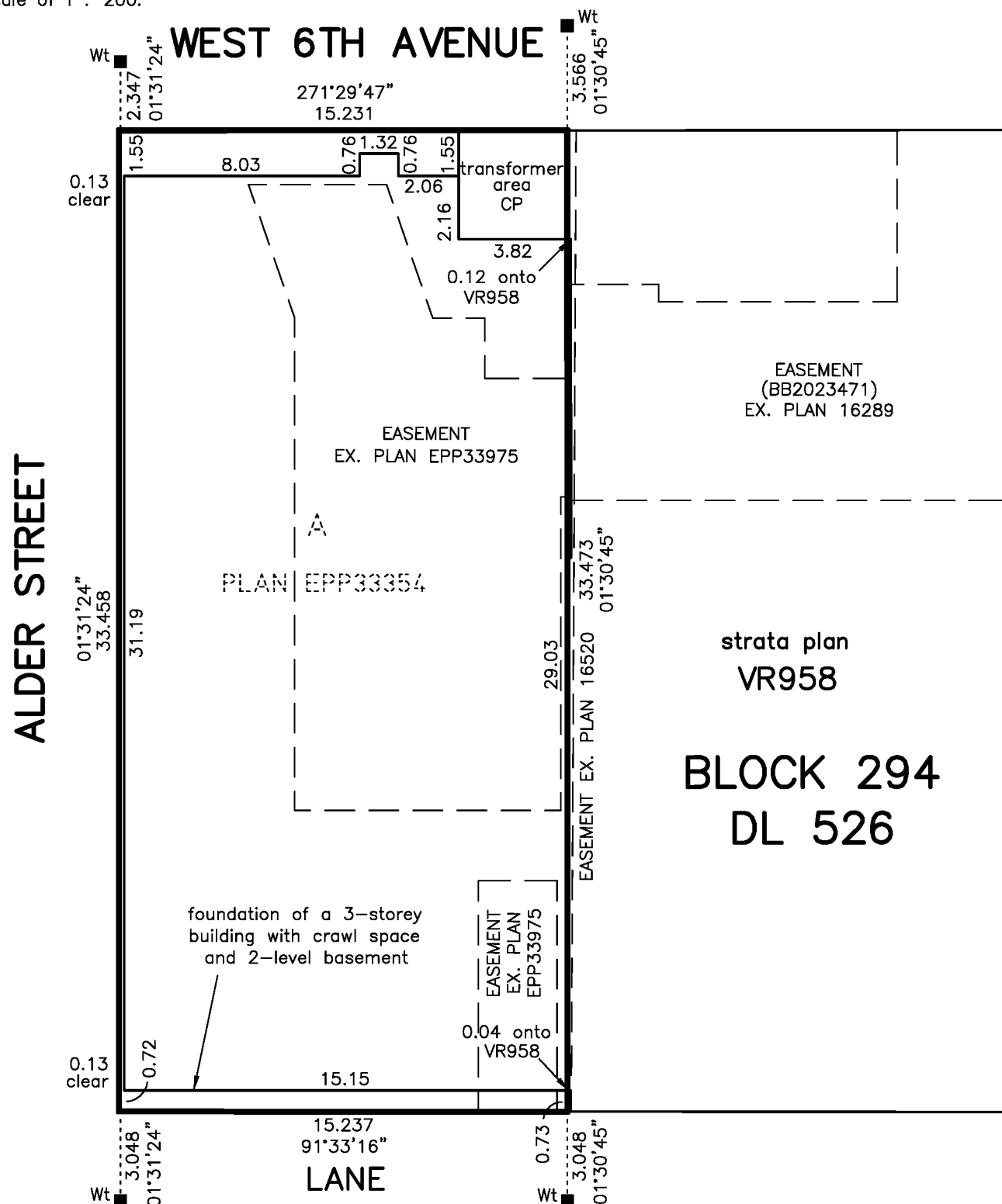
STRATA PLAN EPS1633

SCALE 1 : 200



All distances are in metres.

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



LEGEND:

Integrated survey area No. 31, Vancouver, NAD83(CSRS).

Grid bearings are derived from Plan EPP33354.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996009.

■ denotes lead plug found.

All angles are 90° or 135° unless otherwise noted.

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
Y1	denotes	yard, LCP for SL 1, typical
EP	denotes	explanatory plan
EL	denotes	elevator, CP
v	denotes	ventilation, CP
S1	denotes	storage, LCP for SL 1, typical
PB1	denotes	parking bay No.1, typical
①	denotes	LCP for SL 1, typical

Note:

All roof decks are defined as to height by the average height of the strata lot within the same building.

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

CIVIC ADDRESS

2208/18/22/28/38/48 ALDER STREET
Unit 201/2/3/4/5/6-1190 WEST 6TH AVENUE
VANCOUVER, B.C.

The buildings included in this strata plan have not been previously occupied.

Certain parts of the buildings shown hereon are not within the external boundaries of the land that is the subject of the strata plan and appropriate and necessary easements or other interests are required to provide for these encroachments.

The field survey represented by this plan was completed on the 22nd day of August, 2013.
MULIAWAN KOESOEMA, BCLS 837

*This plan lies within the
Greater Vancouver Regional District*

LOUIS NGAN LAND SURVEYING

4938 VICTORIA DRIVE
VANCOUVER, B.C., V5P 3T6
(604) 327-1535

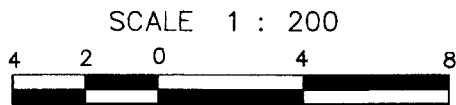
File: VAL-2208TR2

STRATA PLAN OF LOT A
BLOCK 294, DL 526, GROUP 1
NWD, PLAN EPP33354

BCGS 92G.025
CITY OF VANCOUVER

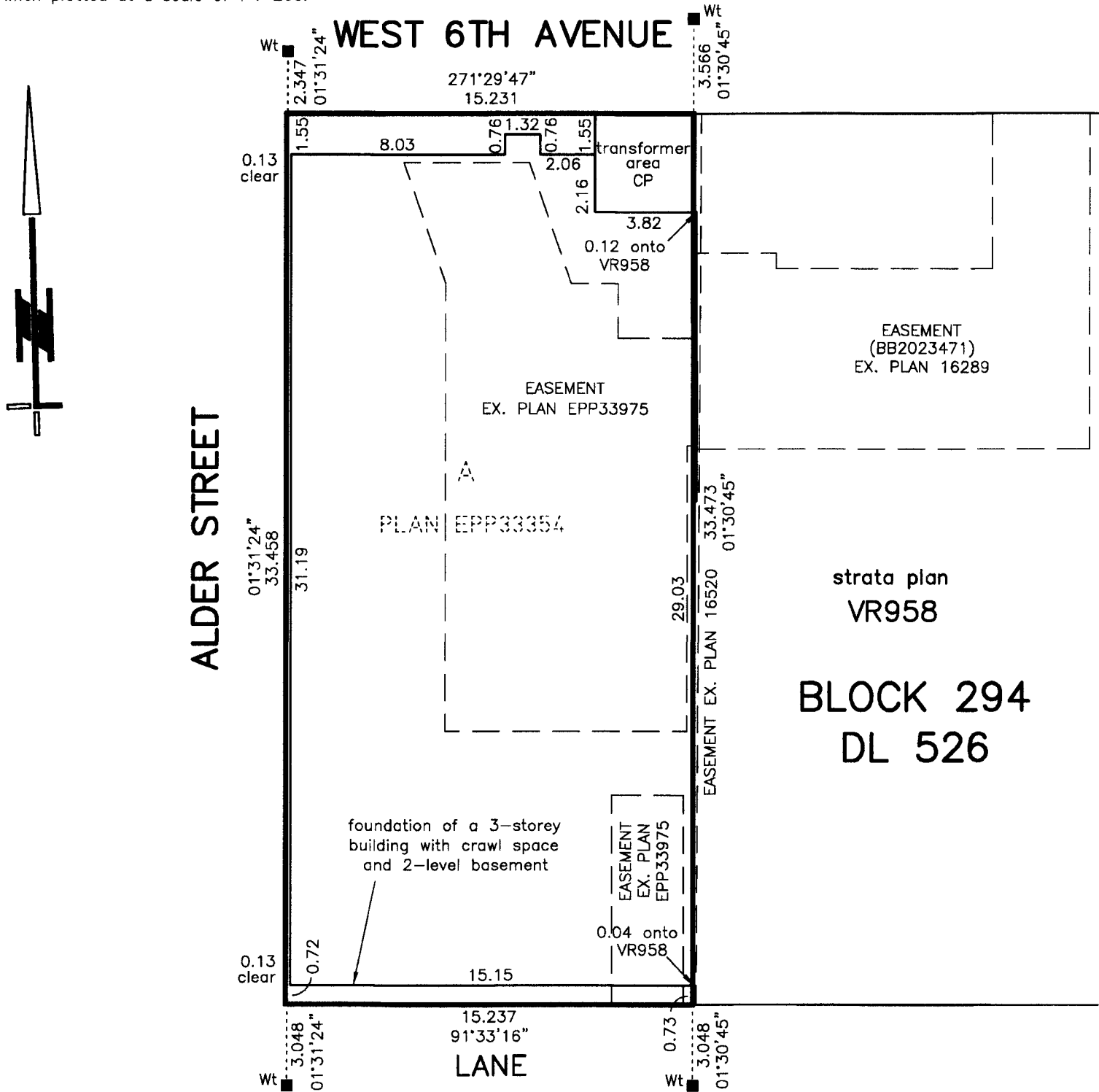
SHEET 1 OF 9 SHEETS

STRATA PLAN EPS1633



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

* AMENDED PURSUANT TO SECTION 258
STRATA PROPERTY ACT, THIS 13TH DAY OF
DECEMBER, 2013. SEE AMENDED
SHEET 2 OF 9 AND
AMENDED SHEET 9 OF 9
ON DOCUMENT CA3490644.



LEGEND:

Integrated survey area No. 31, Vancouver, NAD83(CSRS).
Grid bearings are derived from Plan EPP33354.

This plan shows horizontal ground-level distances unless
otherwise specified. To compute grid distances, multiply
ground-level distances by the average combined factor
of 0.9996009.

■ denotes lead plug found.
All angles are 90° or 135° unless otherwise noted.

- | | |
|-------|--|
| 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 |
| Y1 | denotes yard, LCP for SL 1, typical |
| EP | denotes explanatory plan |
| EL | denotes elevator, CP |
| v | denotes ventilation, CP |
| S1 | denotes storage, LCP for SL 1, typical |
| PB1 | denotes parking bay No.1, typical |
| ① | denotes LCP for SL 1, typical |

Note:
All roof decks are defined as to height by the average height
of the strata lot within the same building.
This plan shows one or more witness posts
which are not set on the true corner(s).

CIVIC ADDRESS

2208/18/22/28/38/48 ALDER STREET
Unit 201/2/3/4/5/6-1190 WEST 6TH AVENUE
VANCOUVER, B.C.

The buildings included in this strata plan
have not been previously occupied.

Certain parts of the buildings shown hereon
are not within the external boundaries of
the land that is the subject of the strata
plan and appropriate and necessary easements
or other interests are required to provide for
these encroachments.

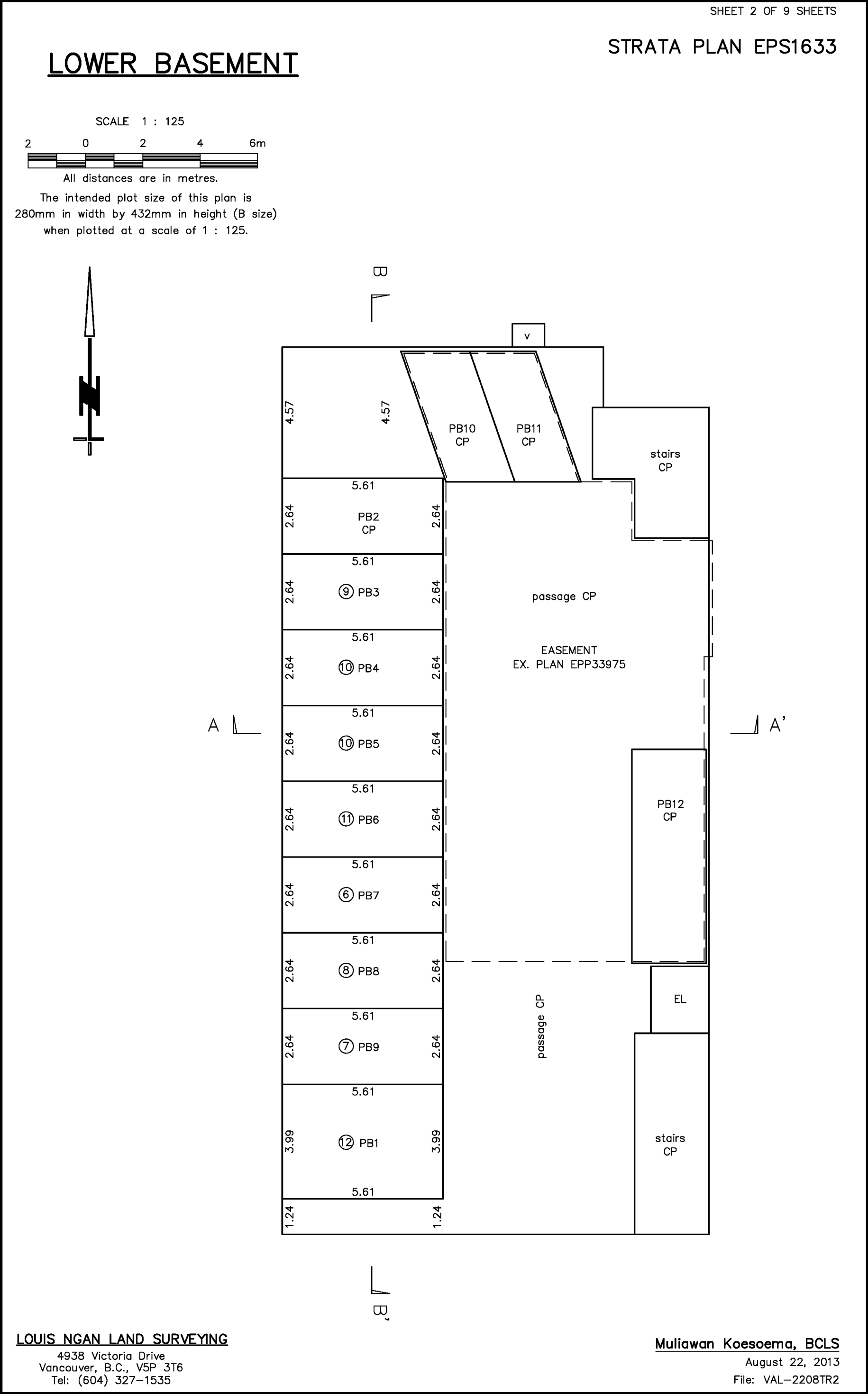
The field survey represented by this plan was
completed on the 22nd day of August, 2013.
MULIAWAN KOESOEMA, BCLS 837

*This plan lies within the
Greater Vancouver Regional District*

LOUIS NGAN LAND SURVEYING

4938 VICTORIA DRIVE
VANCOUVER, B.C., V5P 3T6
(604) 327-1535

File: VAL-2208TR2

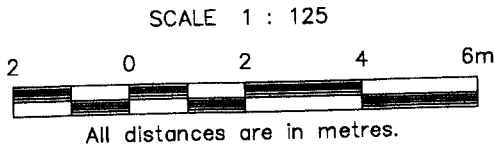


EXPLANATORY PLAN AMENDING
STRATA PLAN EPS1633
TO DESIGNATE LCP FOR
THE BENEFIT OF SL 5

PURSUANT TO SECTION 258, STRATA PROPERTY ACT
BCGS 92G.025
CITY OF VANCOUVER

LOWER BASEMENT

AMENDED SHEET 2 OF 9 SHEETS
SHEET 1 OF 2 SHEETS
STRATA PLAN EPS1633



The intended plot size of this plan is
280mm in width by 432mm in height (B size)
when plotted at a scale of 1 : 125.



A

A'

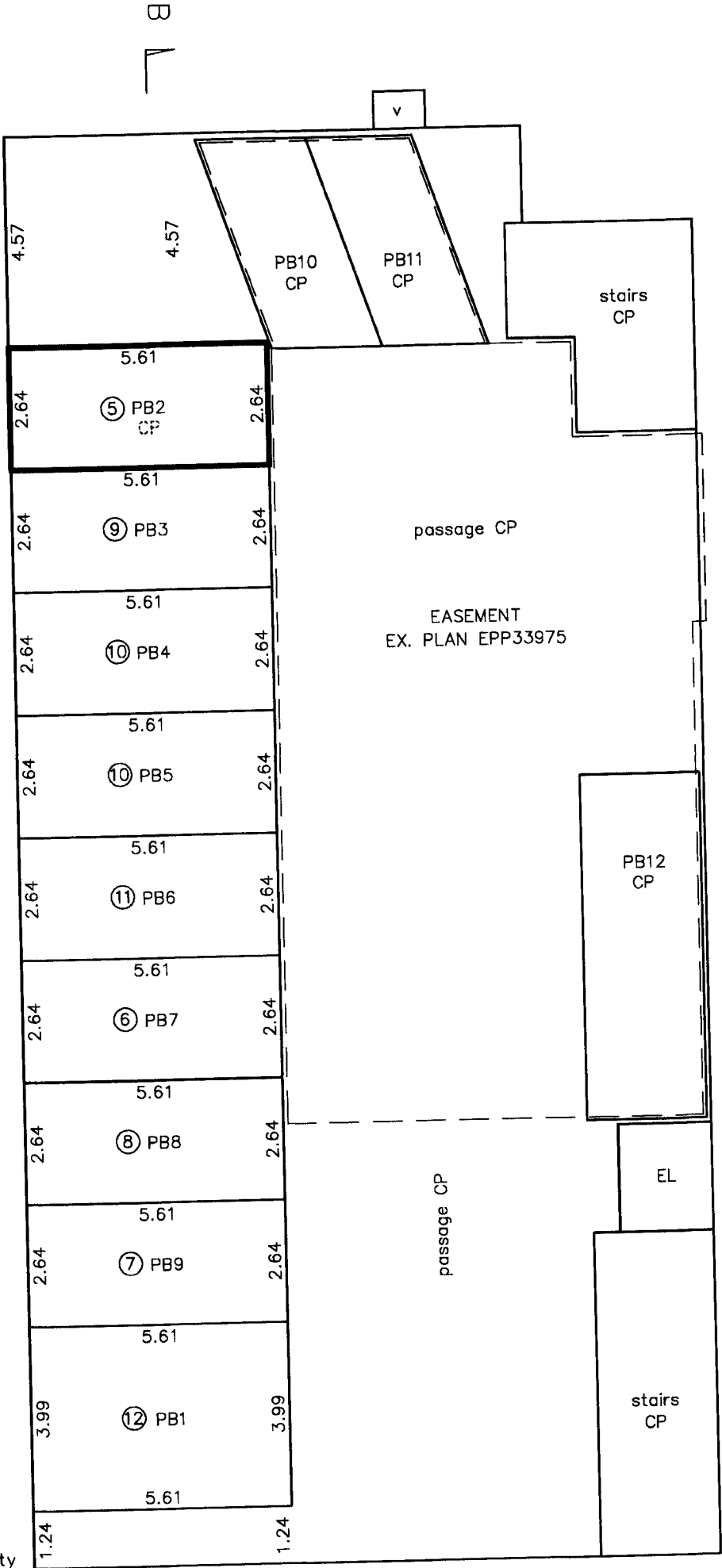
This plan is based on the following Land
Title and Survey Authority of BC records:
Plan EPS1633
MULIAWAN KOESOEMA, BCLS 837
18th day of November, 2013

LEGEND:

All angles are 90° or 135° unless
otherwise noted.

- SL denotes strata lot
- PT SL denotes part of strata lot
- CP denotes common property
- LCP denotes limited common property
- EL denotes elevator, CP
- v denotes ventilation, CP
- PB1 denotes parking bay No.1, typical
- ① denotes LCP for SL 1, typical
- S3 denotes storage, LCP for SL 3, typical
- Y3 denotes yard, LCP for SL 3, typical

This plan shows horizontal ground-level distances unless
otherwise specified. To compute grid distances, multiply
ground-level distances by the average combined factor
of 0.9996009.



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Greater Vancouver Regional District*

LOUIS NGAN LAND SURVEYING

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VANCOUVER, B.C., V5P 3T6
(604) 327-1535



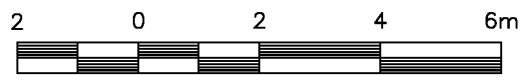
FILE: VAL-2208EXP4

SHEET 3 OF 9 SHEETS

UPPER BASEMENT

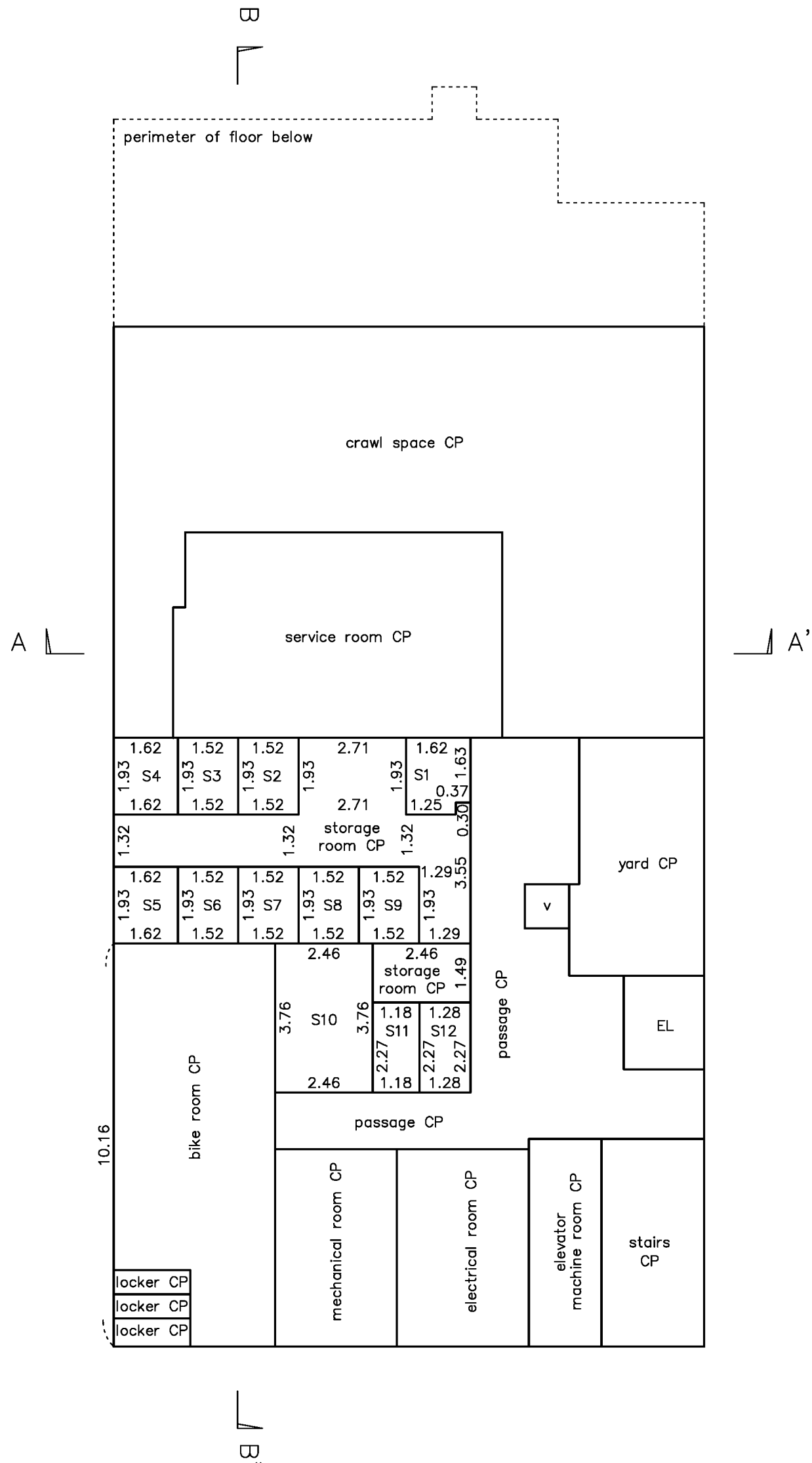
STRATA PLAN EPS1633

SCALE 1 : 125



All distances are in metres.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1 : 125.

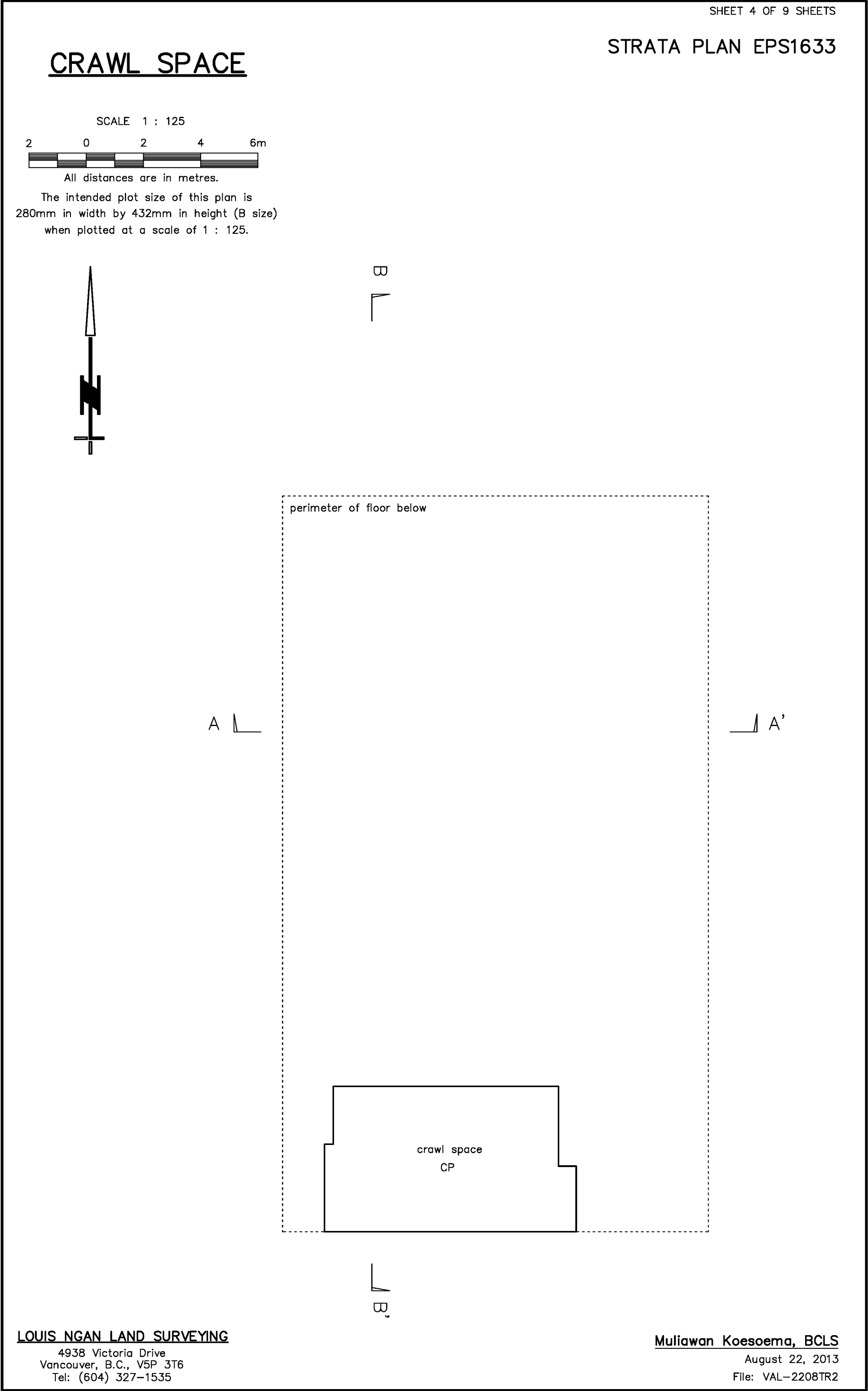


LOUIS NGAN LAND SURVEYING

4938 Victoria Drive
Vancouver, B.C., V5P 3T6
Tel: (604) 327-1535

Muliawan Koesoema, BCLS

August 22, 2013
File: VAL-2208TR2

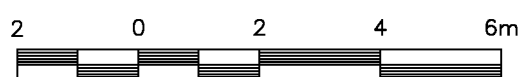


SHEET 5 OF 9 SHEETS

FIRST FLOOR

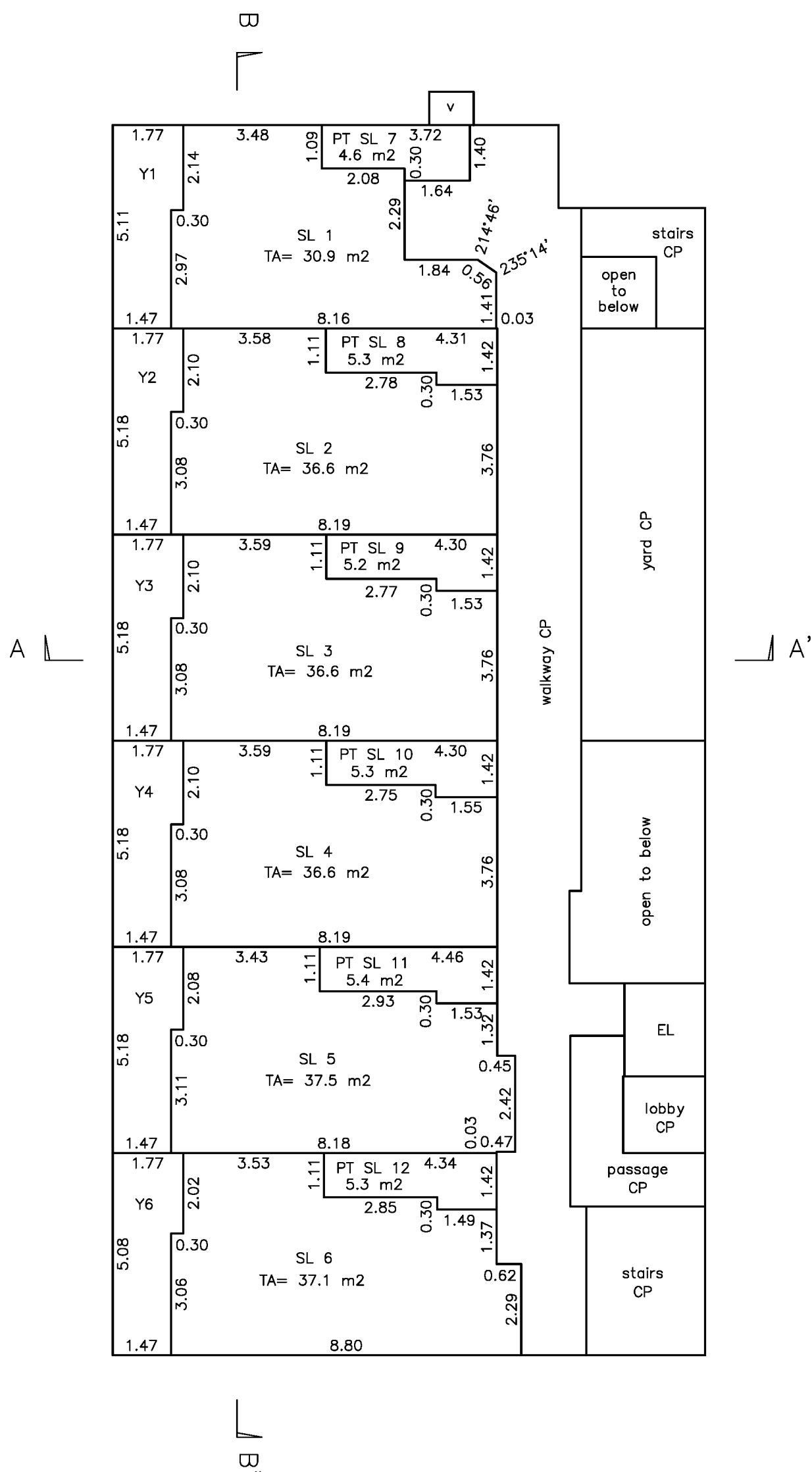
STRATA PLAN EPS1633

SCALE 1 : 125



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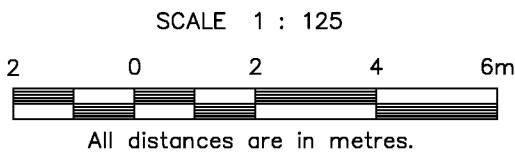
Muliawan Koesoema, BCLS

August 22, 2013
File: VAL-2208TR2

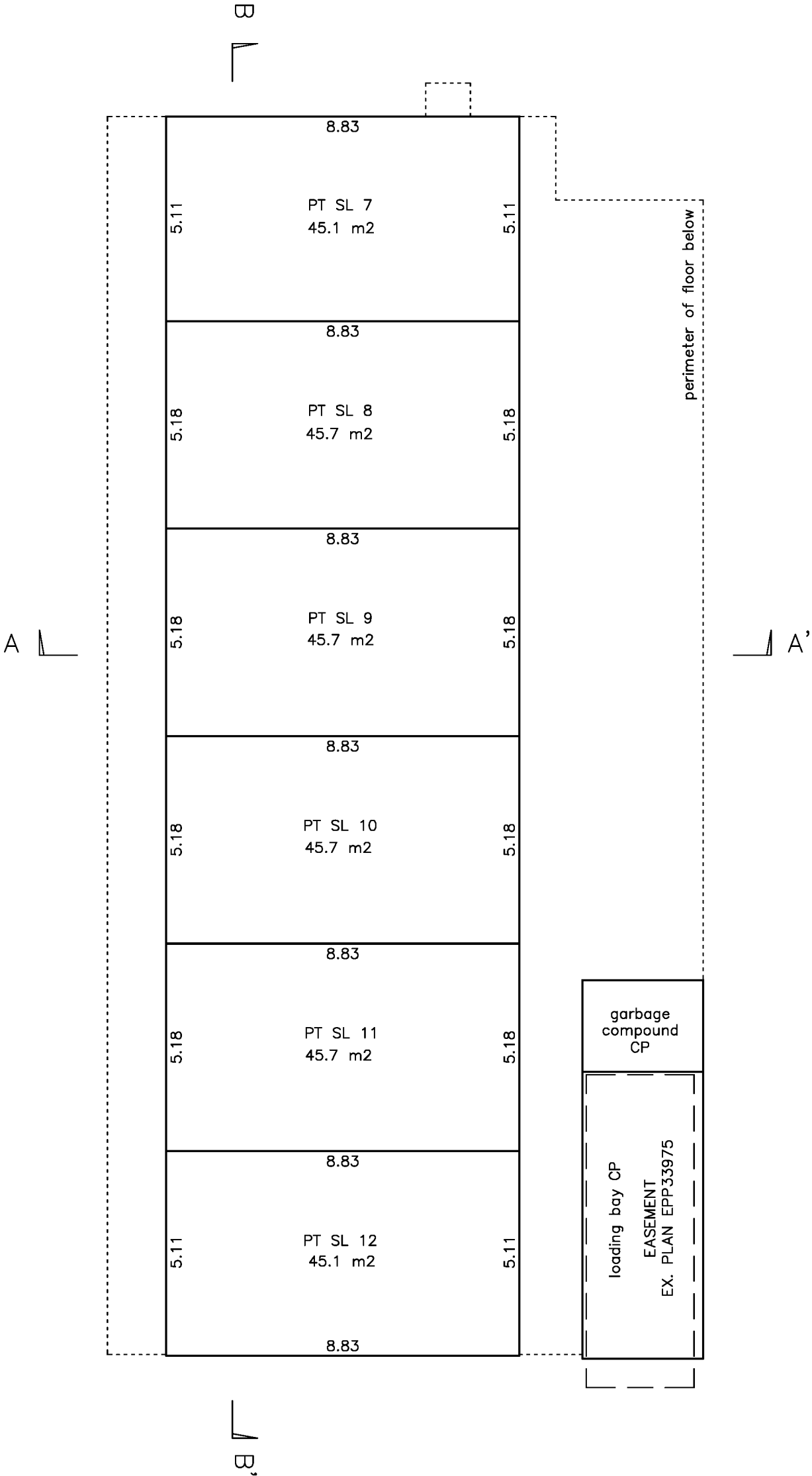
SHEET 6 OF 9 SHEETS

SECOND FLOOR

STRATA PLAN EPS1633



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1 : 125.

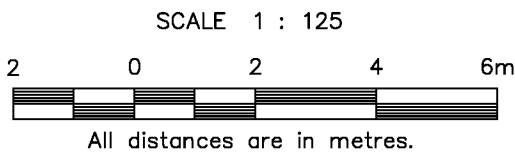


LOUIS NGAN LAND SURVEYING
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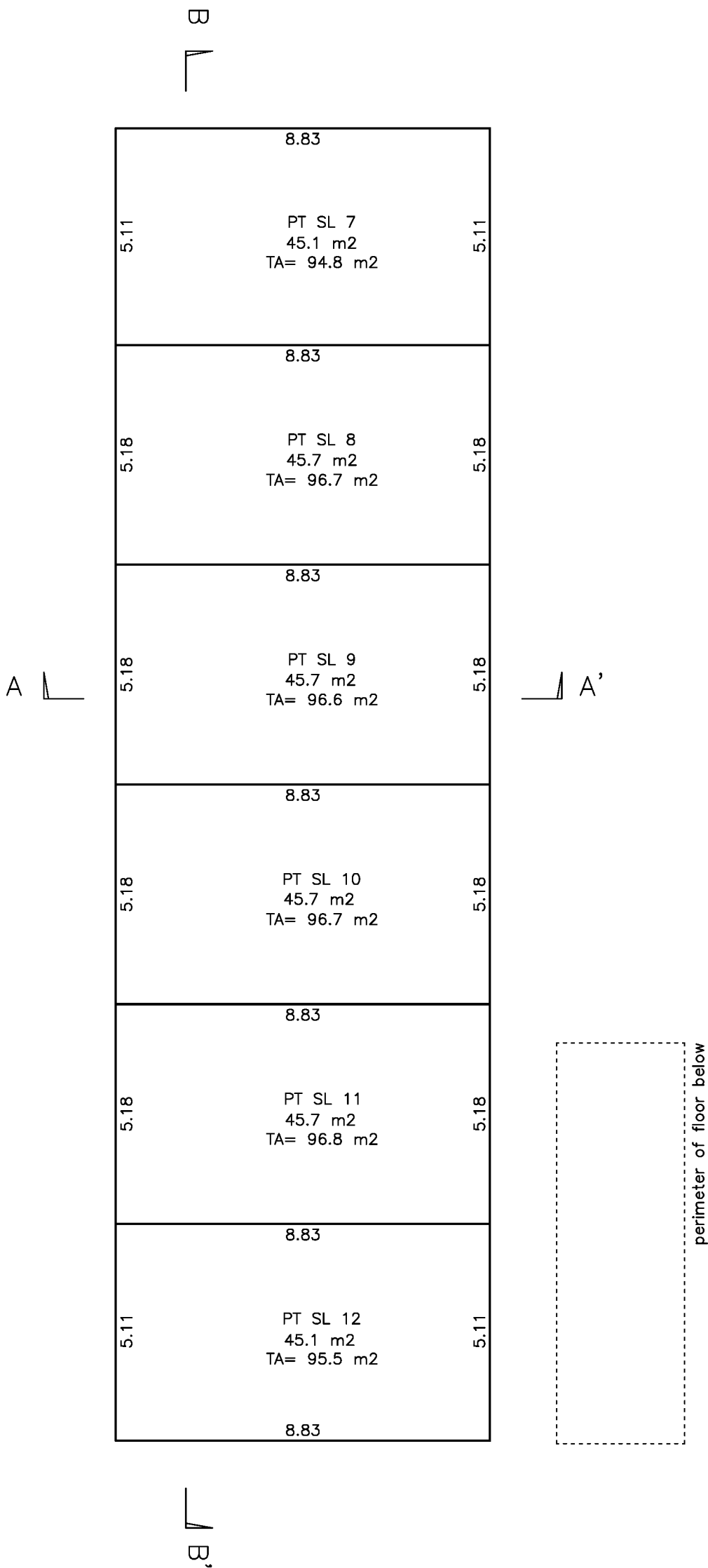
Muliawan Koesoema, BCLS
August 22, 2013
File: VAL-2208TR2

THIRD FLOOR

STRATA PLAN EPS1633



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1 : 125.



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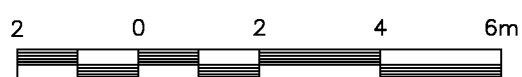
Muliawan Koesoema, BCLS
August 22, 2013
File: VAL-2208TR2

SHEET 8 OF 9 SHEETS

ROOF DECK

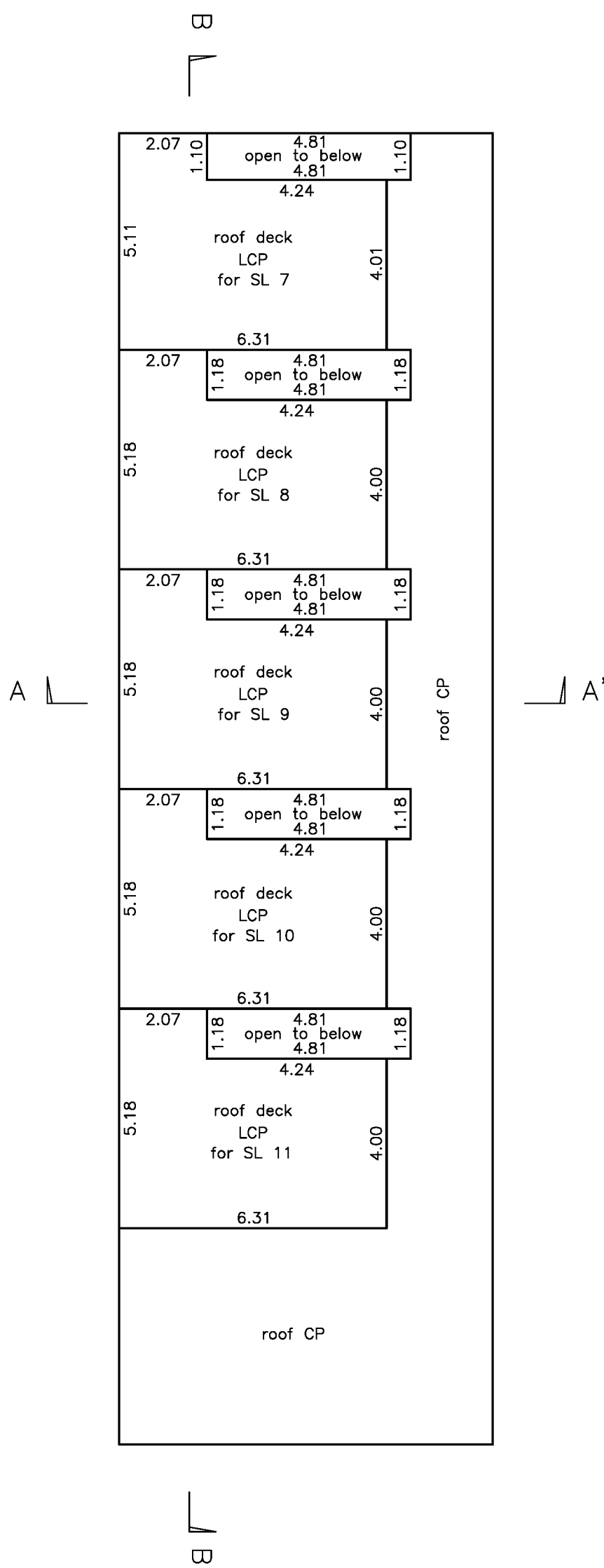
STRATA PLAN EPS1633

SCALE 1 : 125



All distances are in metres.

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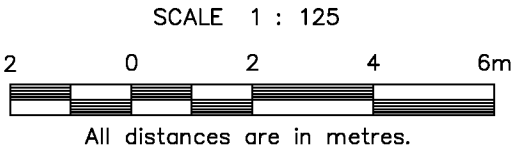
LOUIS NGAN LAND SURVEYING

4938 Victoria Drive
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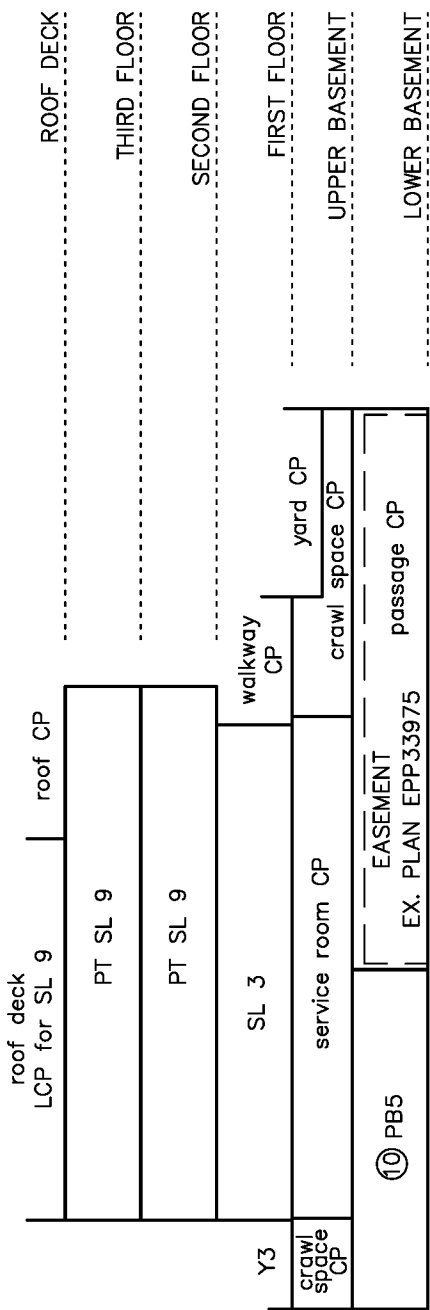
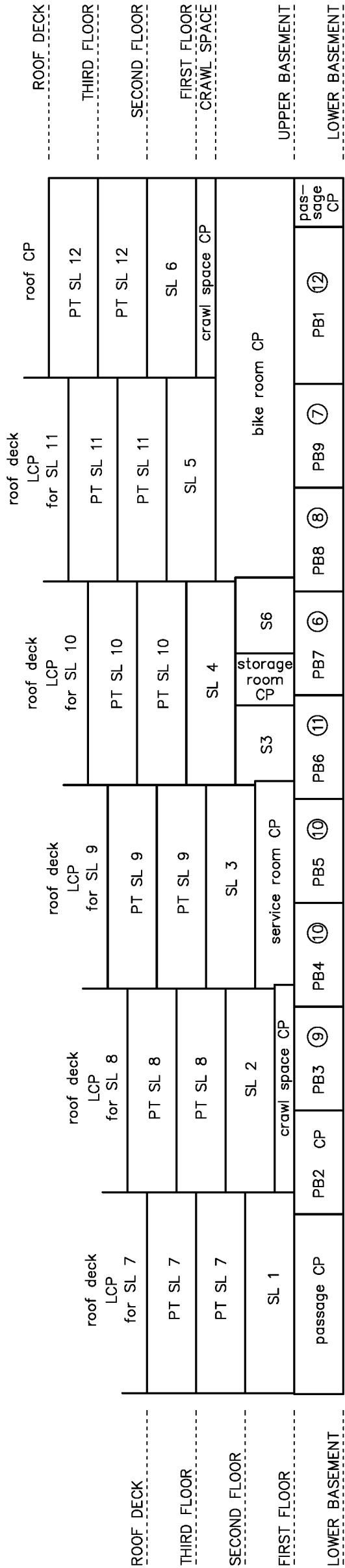
Muliawan Koesoema, BCLS

August 22, 2013
File: VAL-2208TR2

SECTIONS



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1 : 125.


$$A - A'$$

$$\begin{array}{c} \text{m} \\ | \\ \text{m} \end{array}$$

SHEET 9 OF 9 SHEETS

STRATA PLAN EPS1633

LOUIS NGAN LAND SURVEYING
4938 Victoria Drive
Vancouver, B.C., V5P 3T6
Tel: (604) 327-1535

Muliawan Koesoema, BCLS
August 22, 2013
File: VAL-2208TR2

SECTIONS

* EXPLANATORY PLAN AMENDMENTS
STRATA PLAN EPS1633 TO
DESIGNATE LIMITED COMMON PROPERTY
FOR THE BENEFIT OF STRATA LOT 5
SUBJACENT TO SECTION 258, ST

SCALE 1 : 125

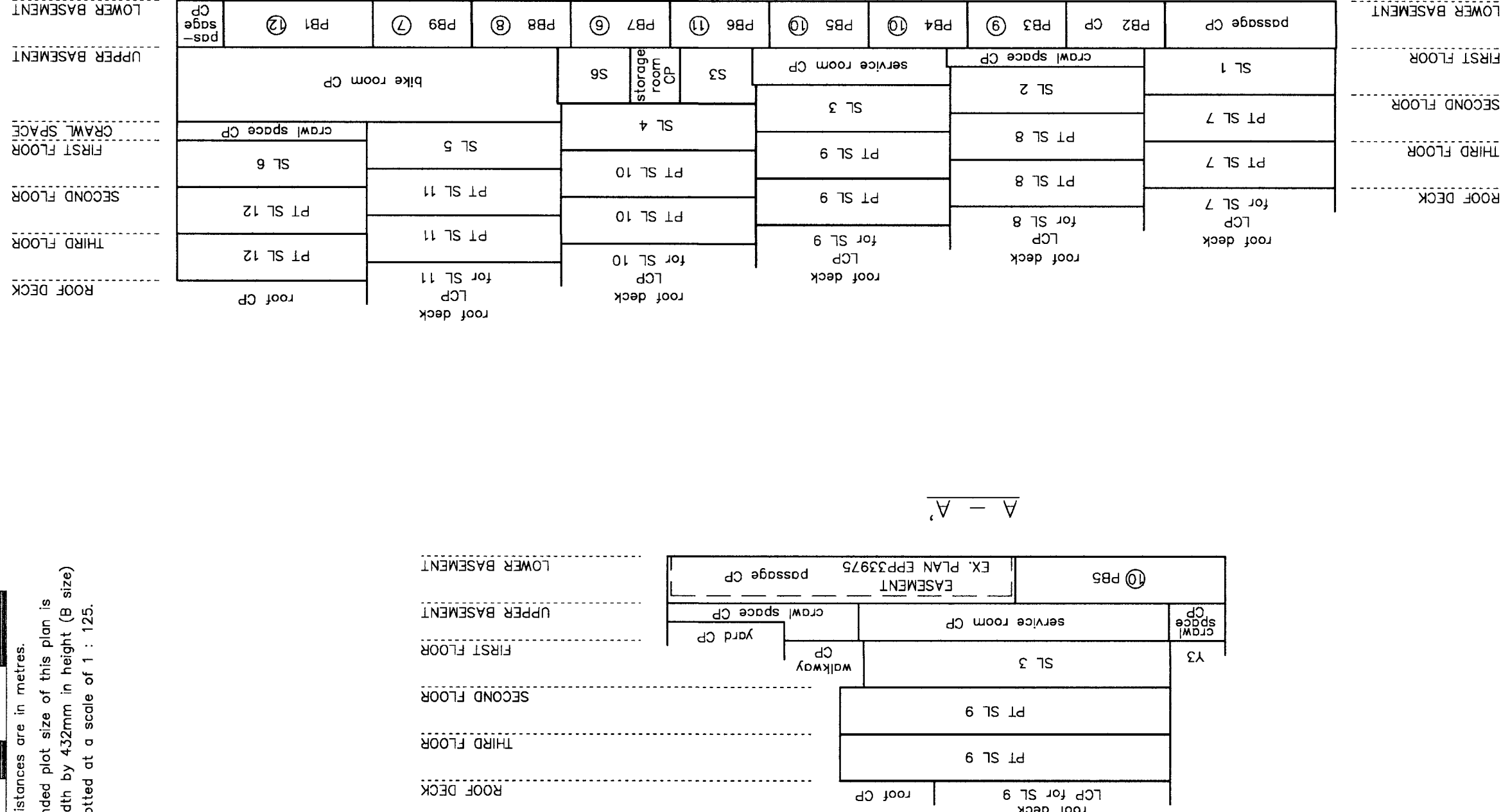


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SHEET 9 OF 9 SHEETS

STRATA PLAN EPS1633



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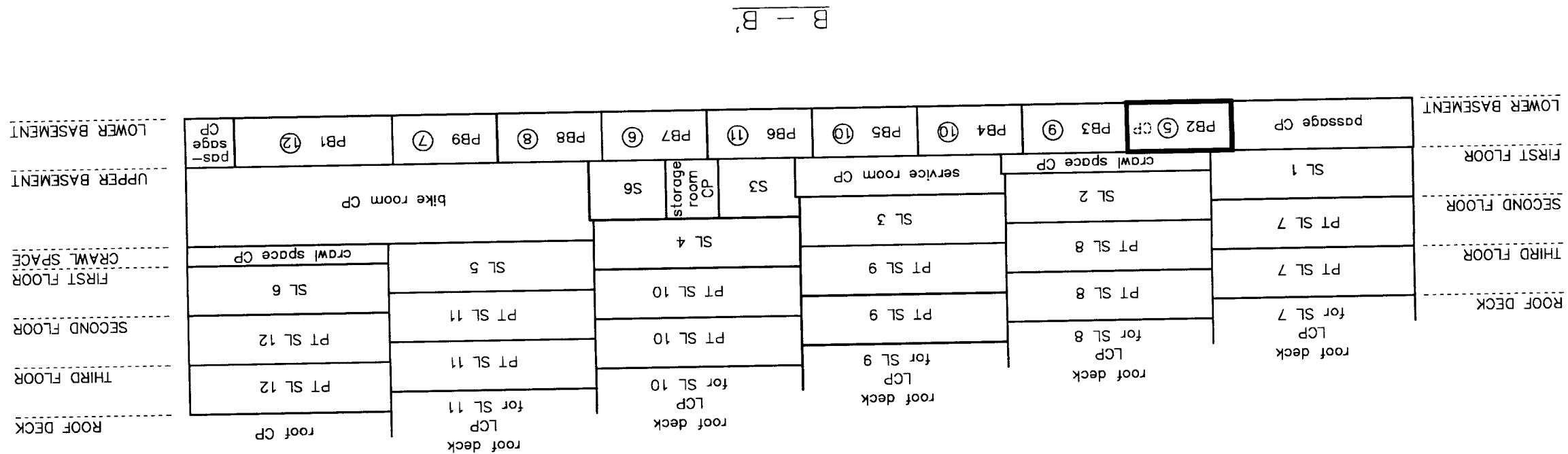
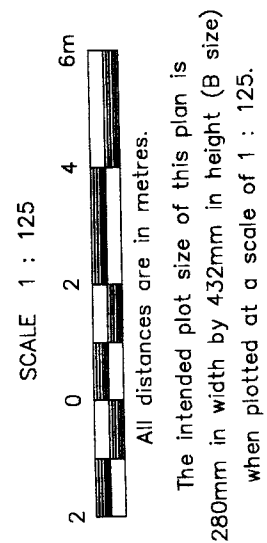
Muliawan Koesoema, BCLS

August 22, 2013
File: VAL-2208TR2

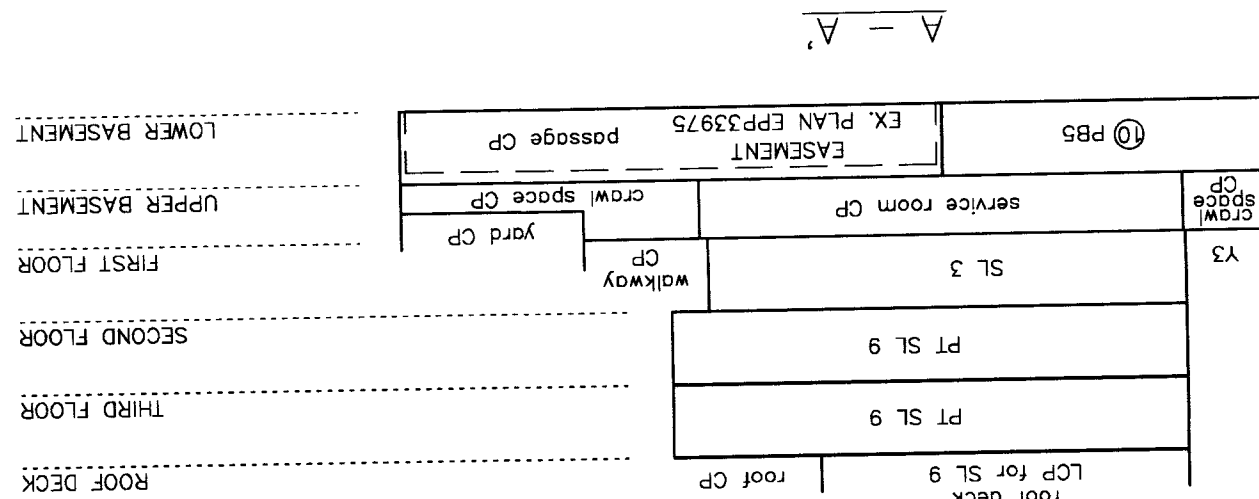
AMENDED SHEET 9 OF 9 SHEETS
SHEET 2 OF 2 SHEETS

STRATA PLAN EPS1633

SECTIONS



B - B'


$$\frac{A}{-} \frac{A}{-}$$

LOUIS NGAN LAND SURVEYING

2

4938 VICTORIA DRIVE
VANCOUVER, B.C., V5P 3T6
(604) 327-1535

FILE: VAL-2208EXP4