STRATA PLAN OF PARCEL A, BLOCK 17, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN BCP26878

STRATA PLAN BCS 3416

BCGS 92G. 025
(City of Vancouver)

Civic Address:
2258 W. 39th Avenue
2260 W. 39th Avenue
2262 W. 39th Avenue
Vancouver, B. C.

SCALE: 1: 500

0 5 10 20 30 40m

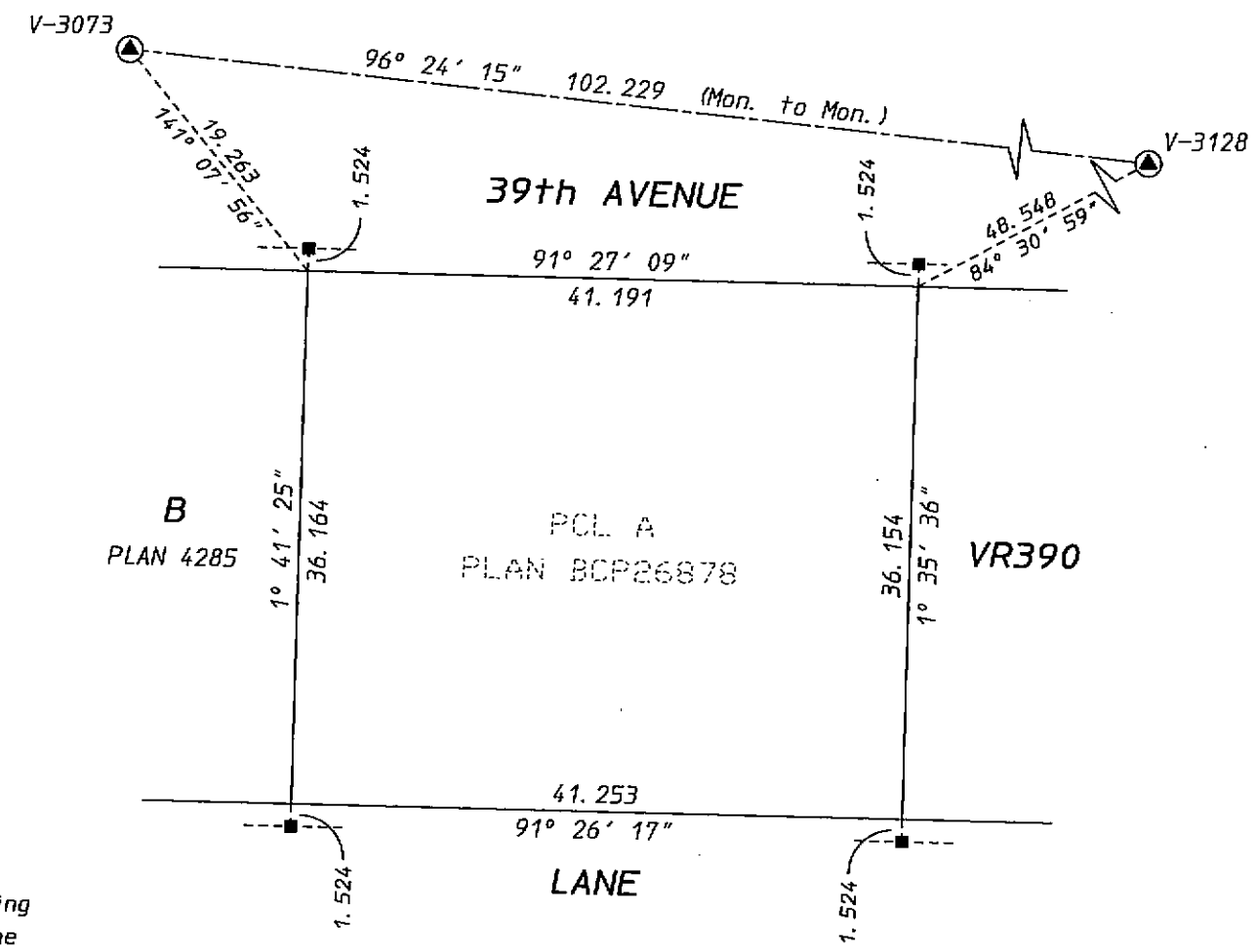
All distances are in metres and decimals thereof unless otherwise indicated

The intended plot size of this plan is 280mm in width by 432mm in height (sheet size B) when plotted at a scale of 1: 500.

Deposited and registered in the Land Title Office at New Westminster, B. C.
April 23. 2009.

L. Blaschuk LOS
Deputy Registrar

BB329395 - 406



LEGEND:
- control monument found
- lead plug found

I, Edmund T. Wong, a British Columbia Land Surveyor, certify that the building shown on this strata plan is within the external boundaries of the land that is the subject of the strata plan.
Date: April 14th, 2009.

Edmund T. Wong
B. C. L. S.

I, Edmund T. Wong, a British Columbia Land Surveyor, certify that the building included in this strata plan has not, as of April 14th, 2009, been previously occupied.

Edmund T. Wong
B. C. L. S.

I, Edmund T. Wong, a British Columbia Land Surveyor, of the City of Burnaby, 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 14th day of April, 2009. The plan was completed and checked, and the checklist filed under #95250, on the 16th day of April, 2009.

Edmund T. Wong
B. C. L. S.

LEGEND:

L. C. P.	denotes limited common property
C. P.	denotes common property
PT. S. L.	denotes part strata lot
S. L.	denotes strata lot
ST	denotes storage, limited common property
PL	denotes planter, limited common property
OB	denotes open to below
⊠	denotes duct space, common property
———	denotes walls for which dimensions were taken to outside face of wall

NOTE:
Areas are calculated from dimensions taken to outside face of exterior walls of units and balconies and to the centreline of all other walls.

Integrated Survey Area No. 31, City of Vancouver, NAD83 (CSRS).
Grid bearings are derived from observations between geodetic control monuments V-3073 and V-3128.
This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor 0. 99959295.

Ken K. Wong and Associates
Canada and B. C. Land Surveyors
5624 E. Hastings Street
Burnaby, B. C. V5B 1R4
Telephone: 294-8881
Fax: 294-0625
060763 FB839 P92
DATA FILE: STR1136. RAW
TF-3006, SU-1761
R-6801
Drawn by: RH

STR - 1205

This plan lies within the Greater Vancouver Regional District.

ORIGINAL

Status: Filed
Plan #: BCS3416 App #: N/A Ctrl #:
RCVD: 2009-04-23 RQST: 2017-08-22 00.41.21

BUILDING DIMENSIONS

STRATA PLAN BCS 3416

SCALE: 1: 200

0 5 10 15m

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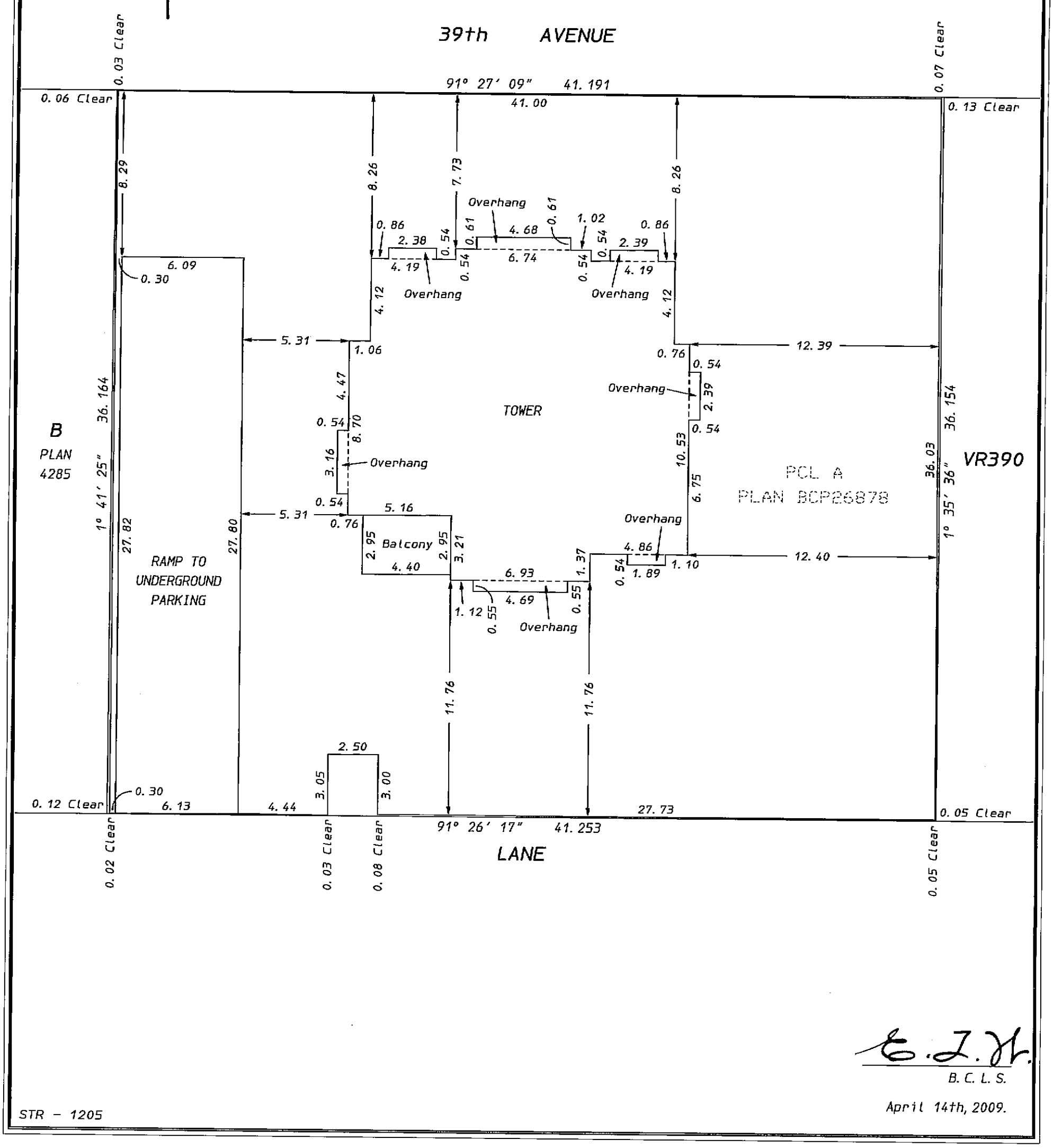

B. C. L. S.

April 14th, 2009.

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STRATA PLAN BCS 3416

DR3 DEVELOPMENTS LTD.
(INC. NO. 759601)

Authorized Signatory
(Sign and print name) DAVID MOONEY

Authorized Signatory
(Sign and print name)

Witness (Sign and print name)
as to signature DARLENE SIDENBERG
Address of 7929 - 120th ST.
Witness: DELTA, BC V4C 6P6

Occupation: LEGAL ASSISTANT

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

MORTGAGEE:
GROSVENOR CAPITAL CORPORATION

Authorized Signatory JAMES A. DELMOTTE
(Sign and print name)

Authorized Signatory RYAN P. BEECHINOR
(Sign and print name)

Witness (Sign and print name) SHELLEY R. LEAR
as to signature(s)
Address of 20th FLOOR - 1040 W. GEORGIA ST.
Witness: VANCOUVER, BC V6E 4H1

Occupation: INVESTMENT CO-ORDINATOR

MORTGAGEE:
ROYAL BANK OF CANADA

Authorized Signatory BRAD DIGBY
(Sign and print name)

Authorized Signatory IAN JARVIS
(Sign and print name)

Witness (Sign and print name)
as to signature(s) SUSAN TANATMIS
c/o RBC - 36th FLR.
Address of 1055 W. GEORGIA ST.
Witness: VANCOUVER, BC - V6E 3S5

Occupation: ADMINISTRATIVE ASSISTANT

B. C. L. S.

April 14th, 2009.

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DIAGRAMMATC ELEVATIONS

STRATA PLAN BCS 3416

SCALE: 1: 200

0 5 10 15m

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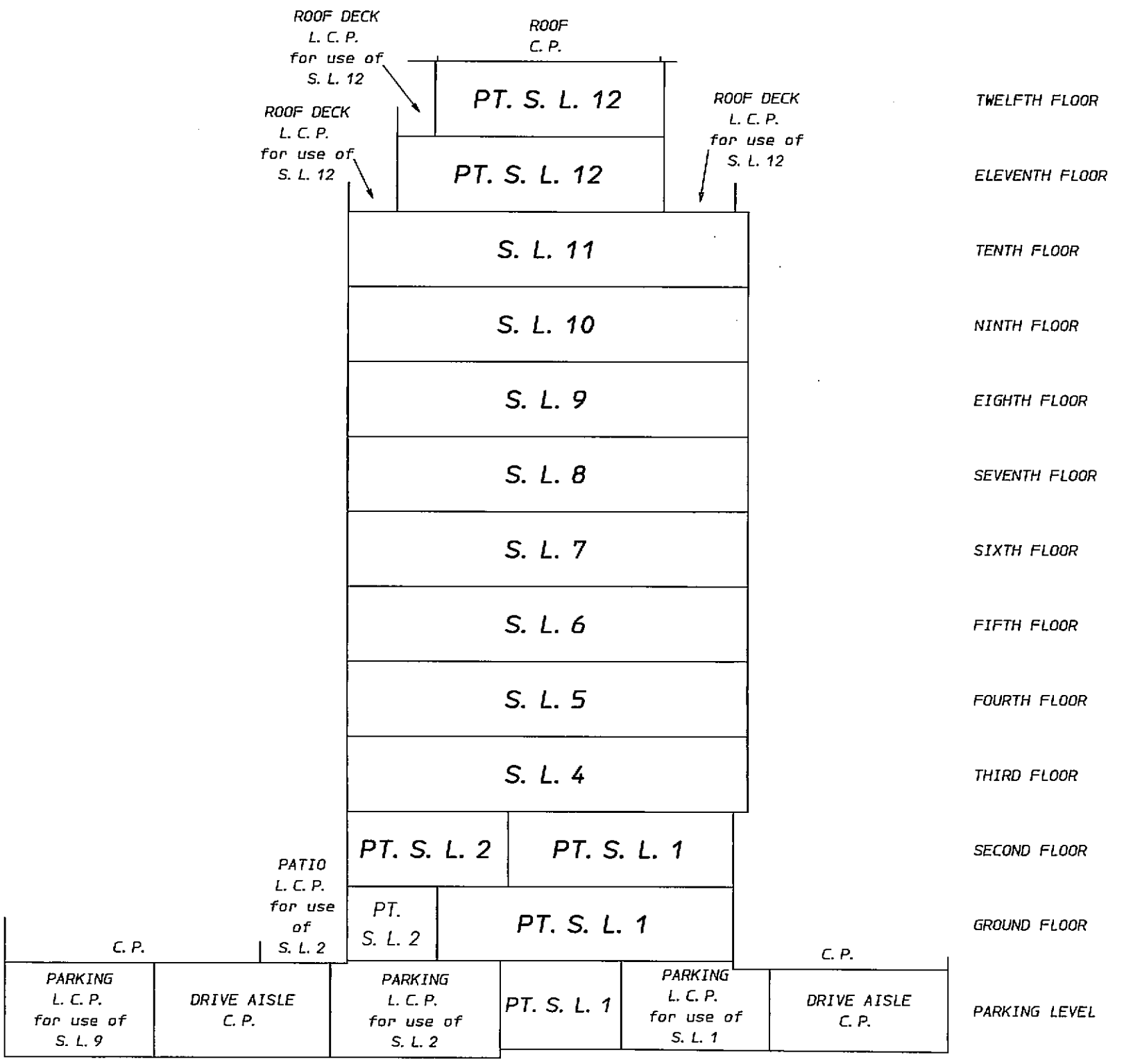
SECTION A-A



E. J. H.

B. C. L. S.

April 14th, 2009.

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DIAGRAMMATC ELEVATIONS

STRATA PLAN BCS 3416

SCALE: 1: 200

0 5 10 15m

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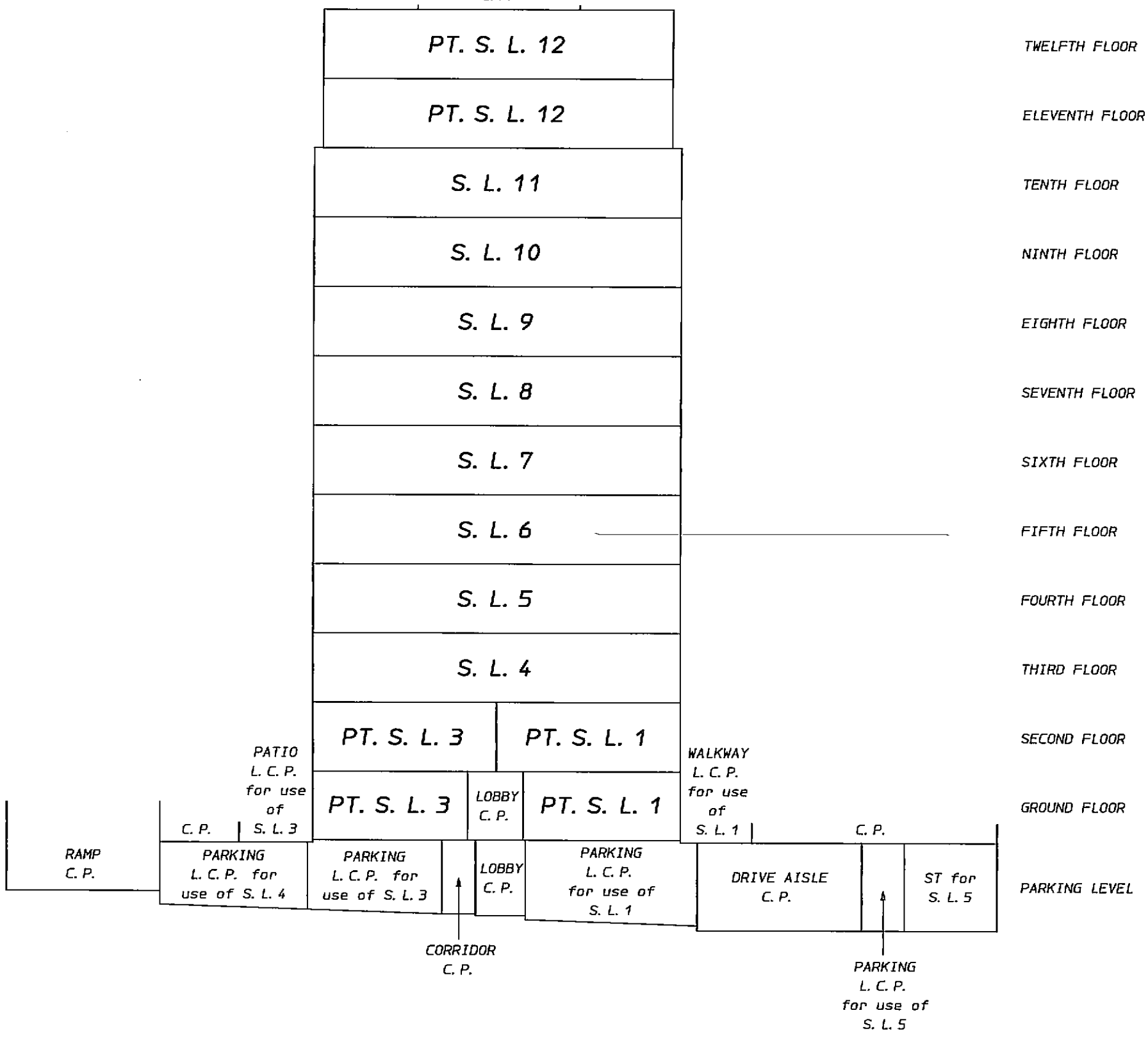
SECTION B-B



E. J. N.

B. C. L. S.

April 14th, 2009.

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PARKING LEVEL

PART STRATA LOTS 1 AND 3

STRATA PLAN BCS 3416

SCALE: 1:200

0 5 10 15m

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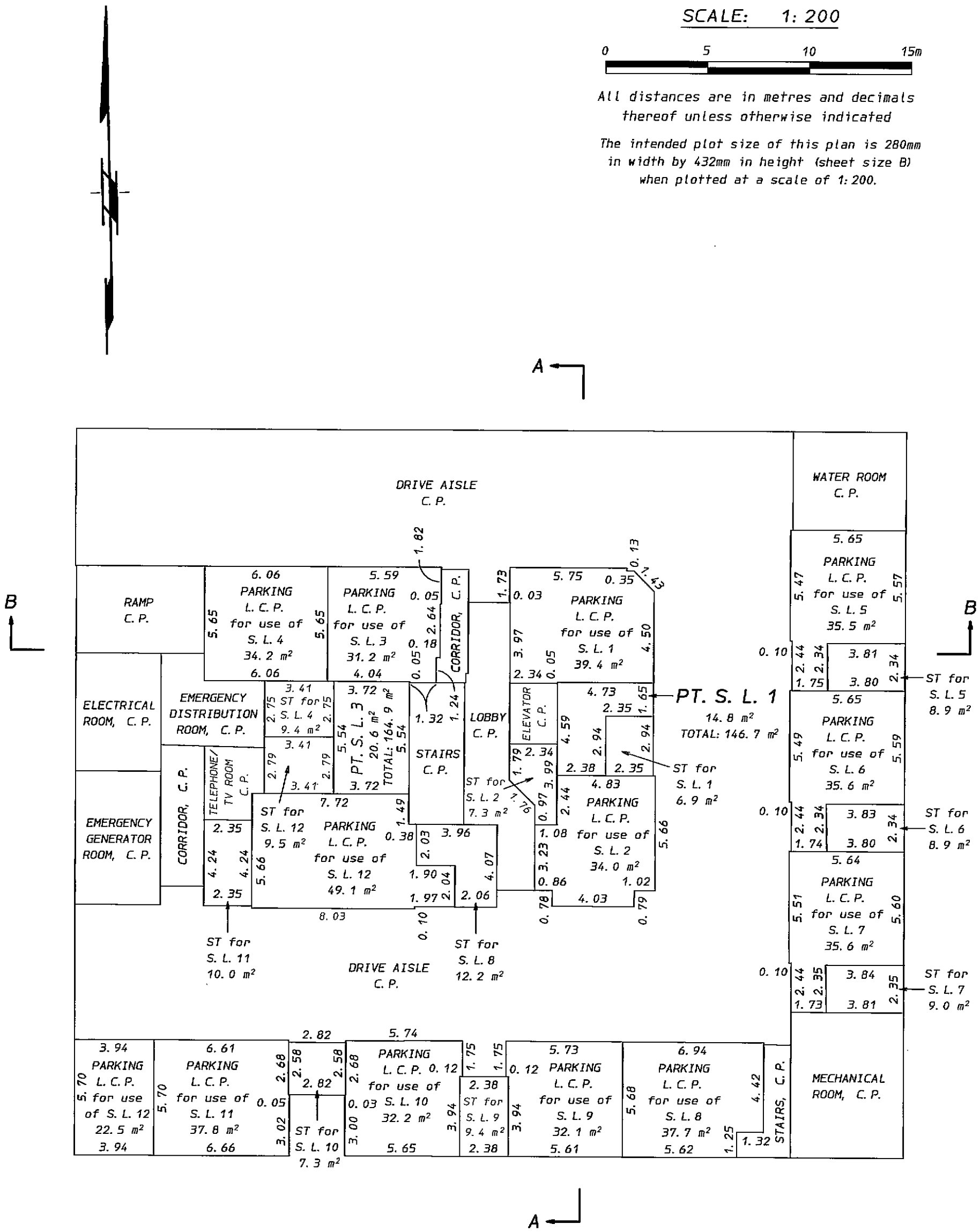

E. J. H.

B. C. L. S.

April 14th, 2009.

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GROUND FLOOR

PART STRATA LOTS 1 TO 3

STRATA PLAN BCS 3416

SCALE: 1: 200

0 5 10 15m

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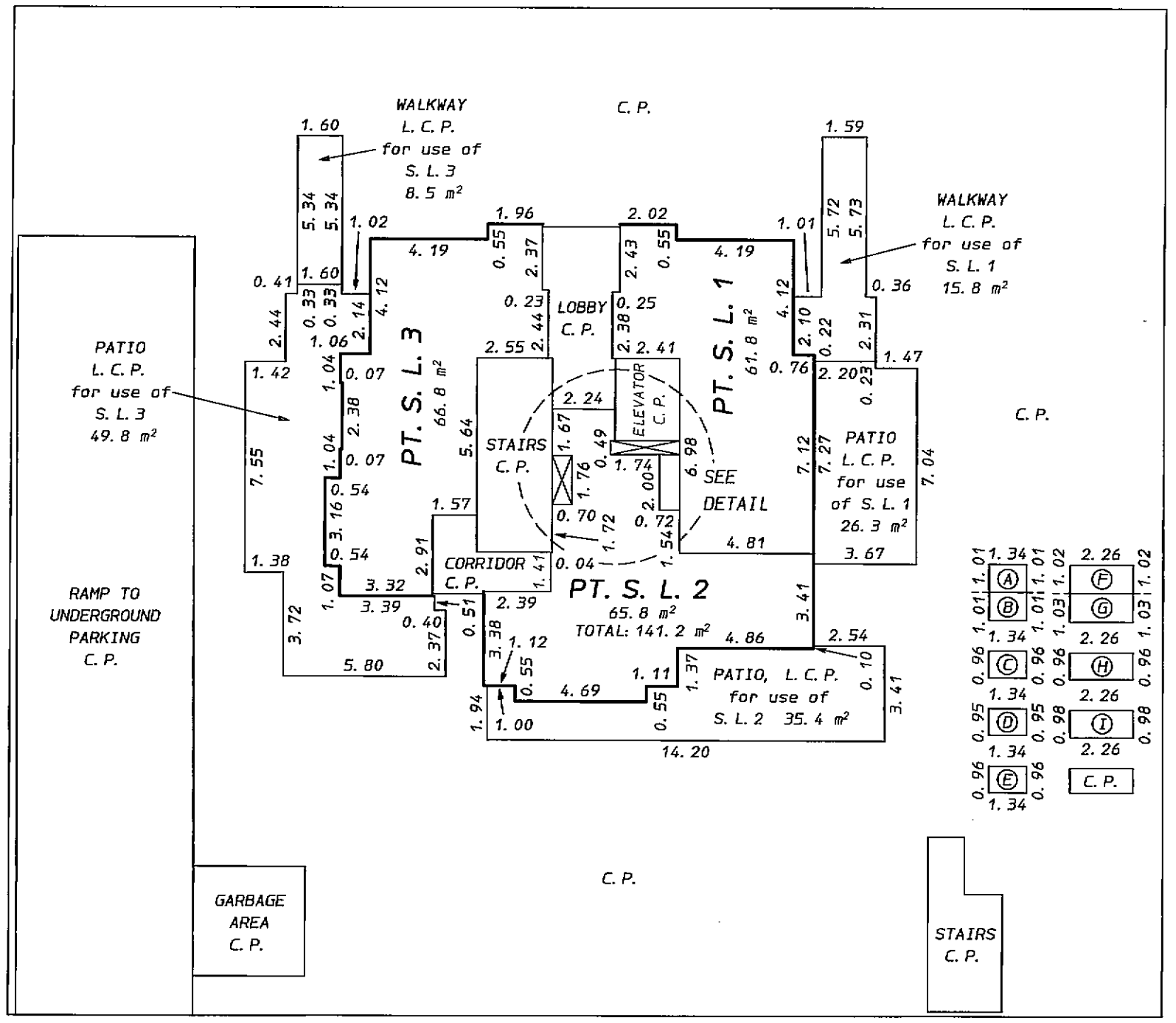
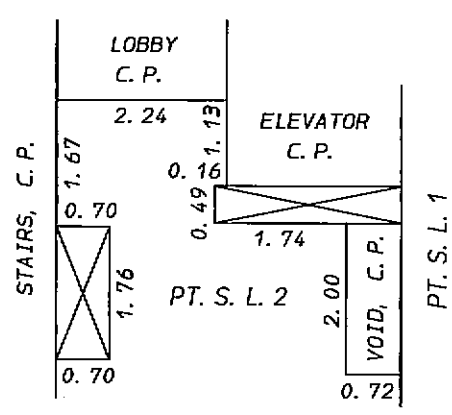


DETAIL

SCALE: 1: 100



Ⓐ	PL for S. L. 4	1. 4 m²
Ⓑ	PL for S. L. 5	1. 4 m²
Ⓒ	PL for S. L. 6	1. 3 m²
Ⓓ	PL for S. L. 7	1. 3 m²
Ⓔ	PL for S. L. 8	1. 3 m²
Ⓕ	PL for S. L. 9	2. 3 m²
Ⓖ	PL for S. L. 10	2. 3 m²
Ⓗ	PL for S. L. 11	2. 2 m²
Ⓘ	PL for S. L. 12	2. 2 m²

E. J. M.
B. C. L. S.

April 14th, 2009.

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SECOND FLOOR

PART STRATA LOTS 1 TO 3

STRATA PLAN BCS 3416

SCALE: 1: 200

0 5 10 15m

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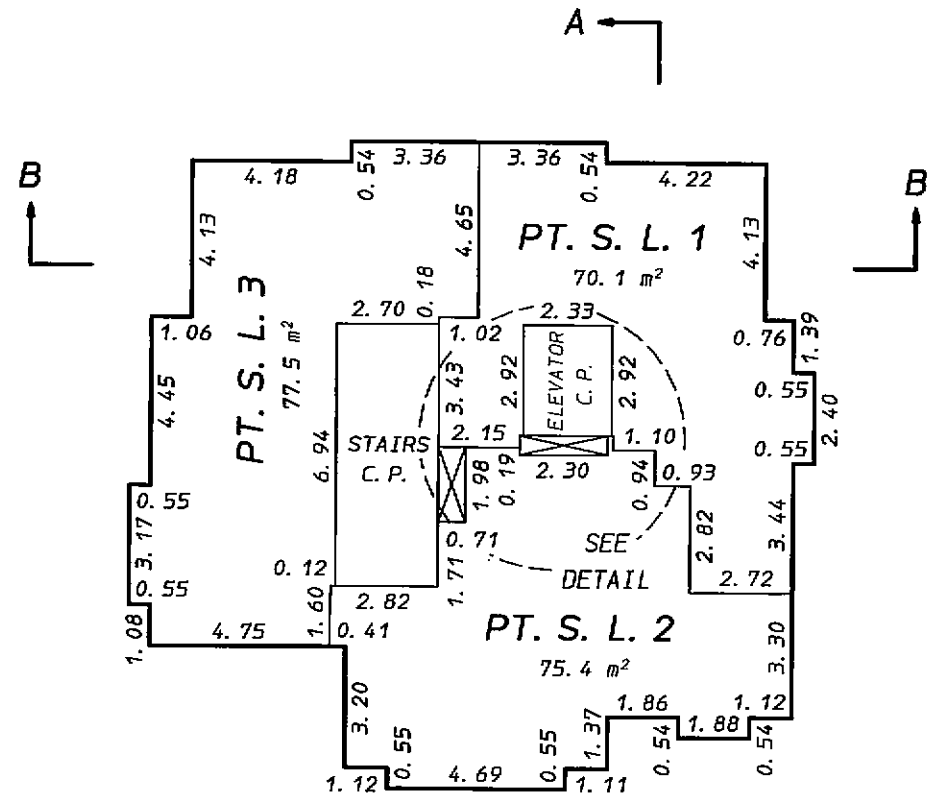
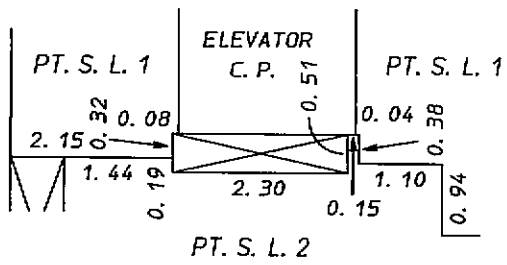


DETAIL

SCALE: 1: 100



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THIRD FLOOR

STRATA LOT 4

STRATA PLAN BCS 3416

SCALE: 1: 200

0 5 10 15m

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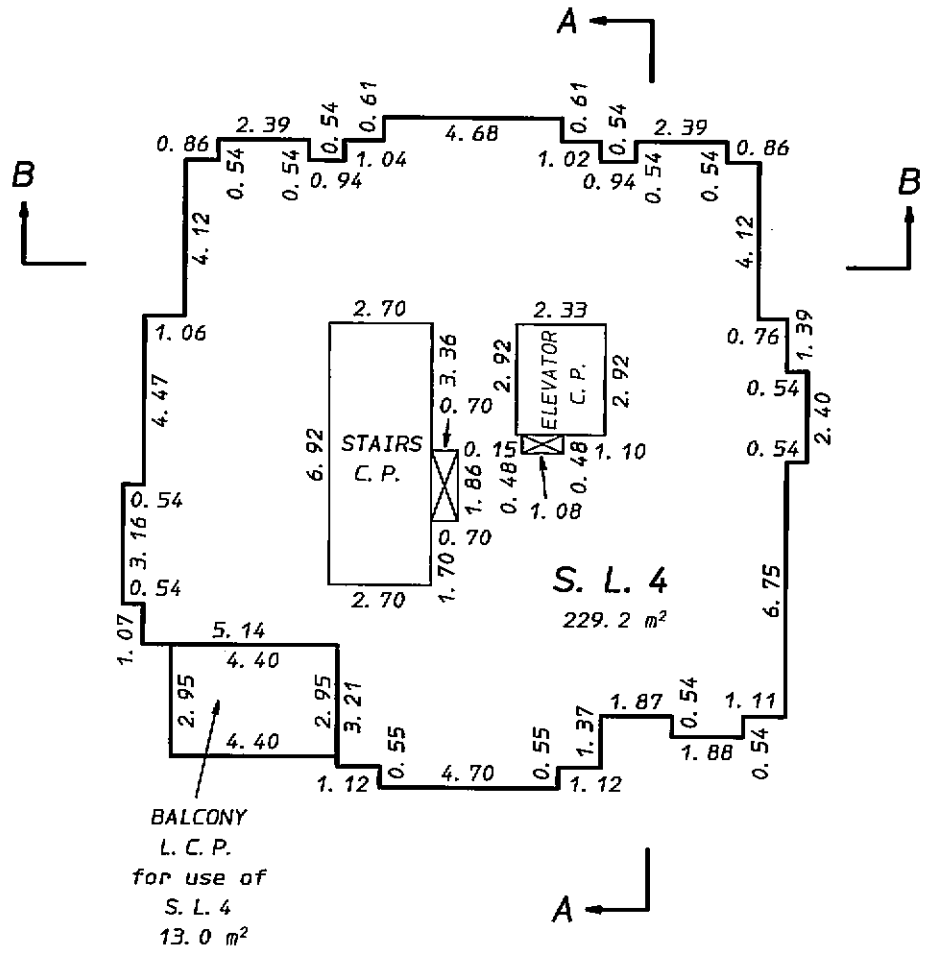

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FOURTH FLOOR

STRATA LOT 5

STRATA PLAN BCS 3416

SCALE: 1: 200

0 5 10 15m

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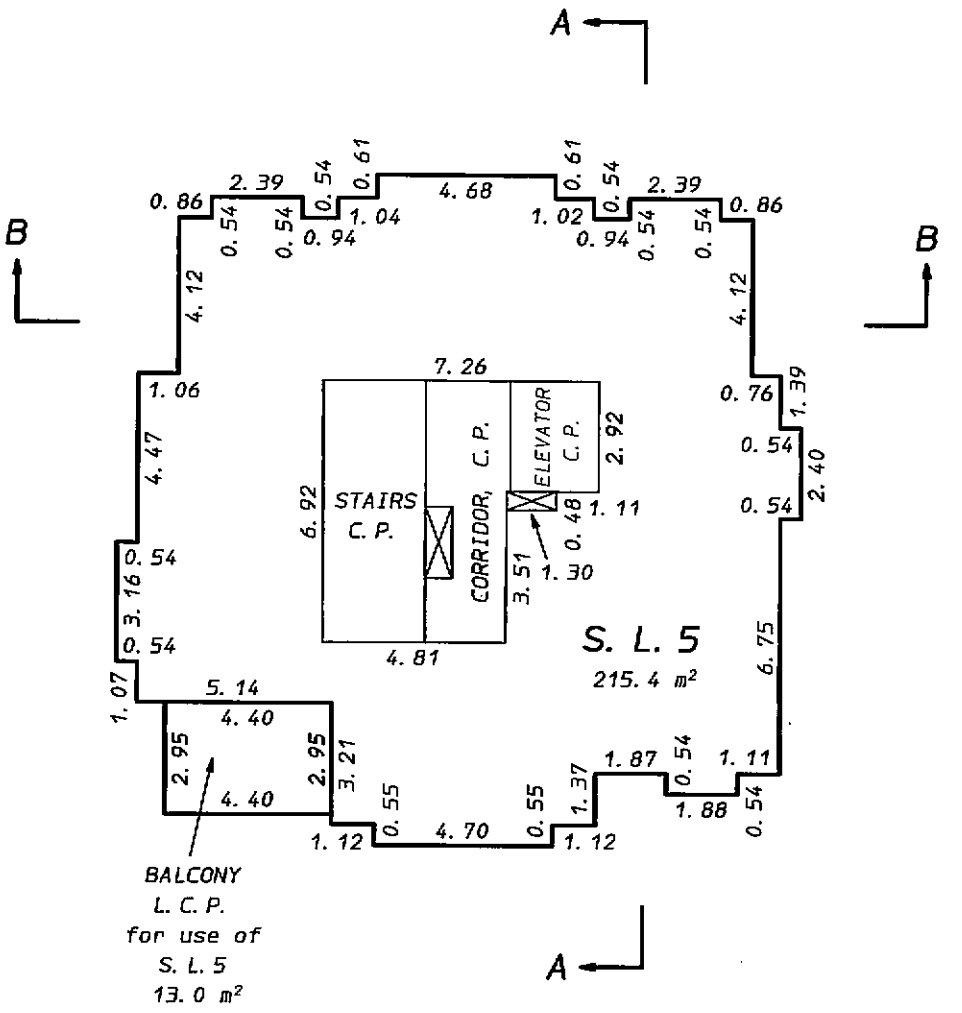

B. C. L. S.

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FIFTH FLOOR

STRATA LOT 6

STRATA PLAN BCS 3416

SCALE: 1: 200

0 5 10 15m

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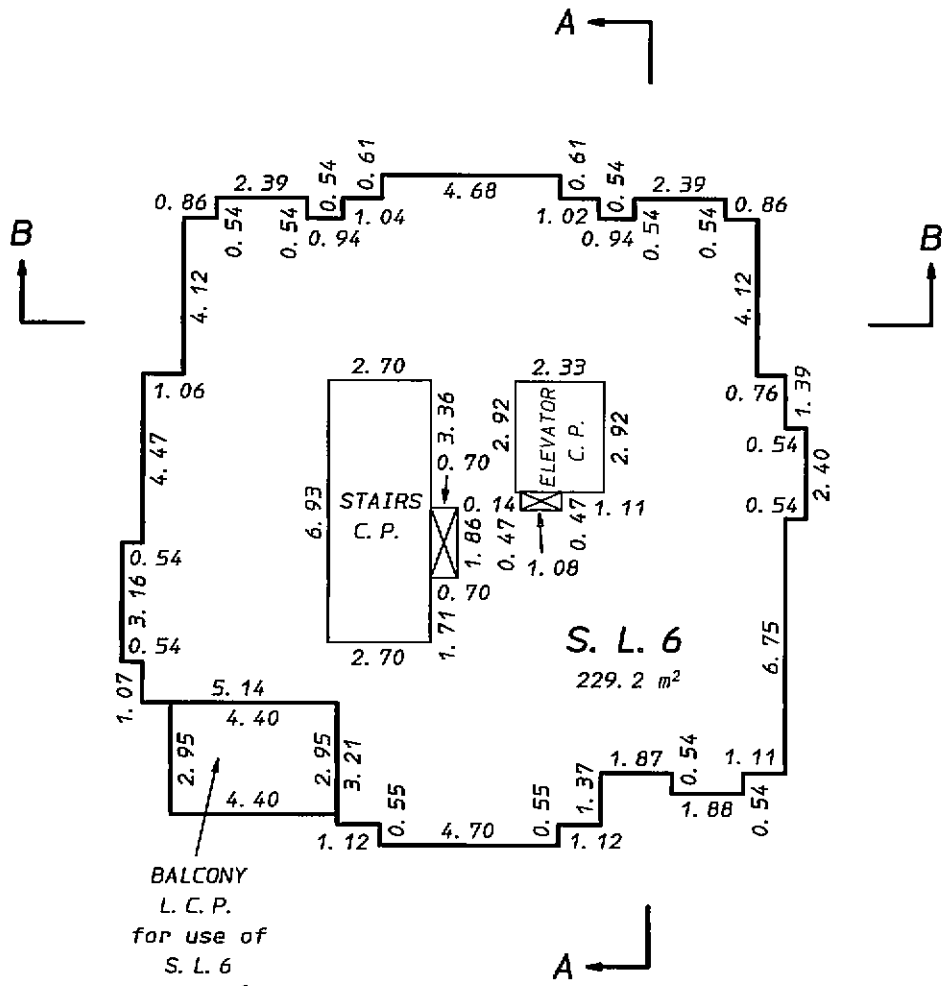

B. C. L. S.

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SIXTH FLOOR

STRATA LOT 7

STRATA PLAN BCS 3416

SCALE: 1: 200

0 5 10 15m

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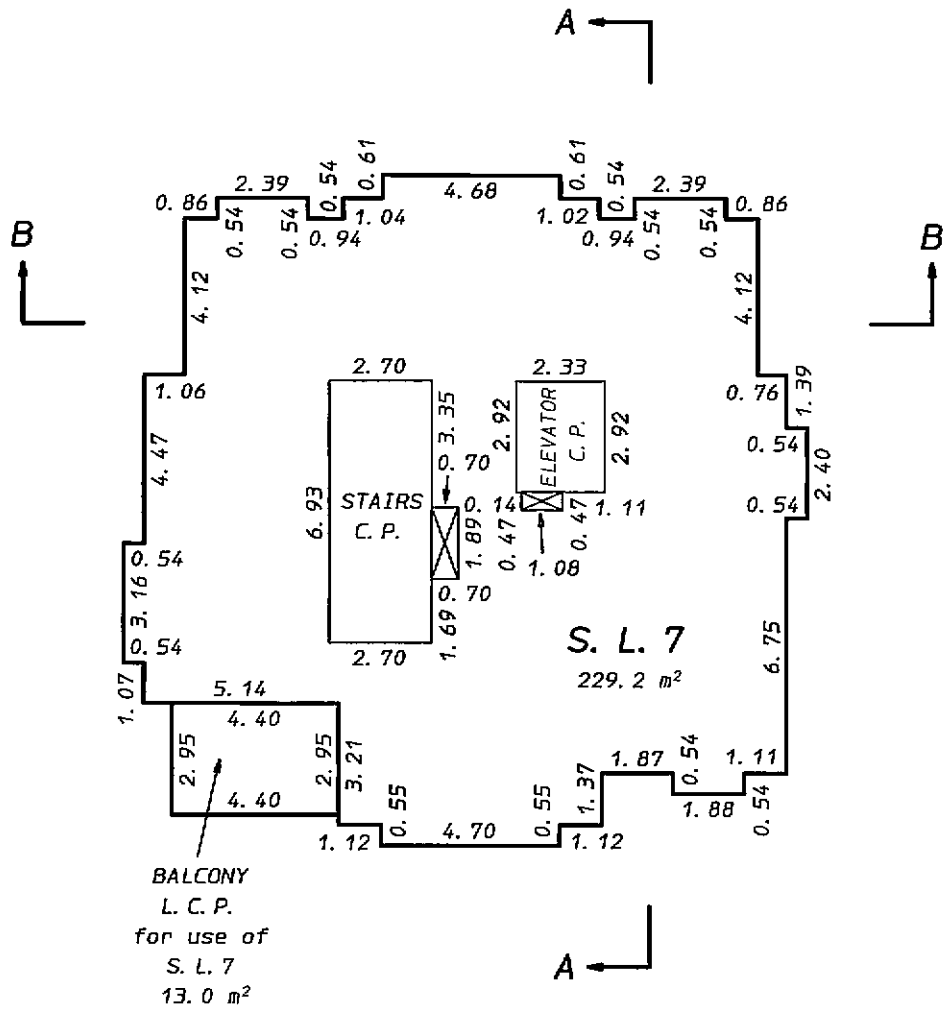

E. J. H.

B. C. L. S.

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SEVENTH FLOOR

STRATA LOT 8

STRATA PLAN BCS 3416

SCALE: 1: 200

0 5 10 15m

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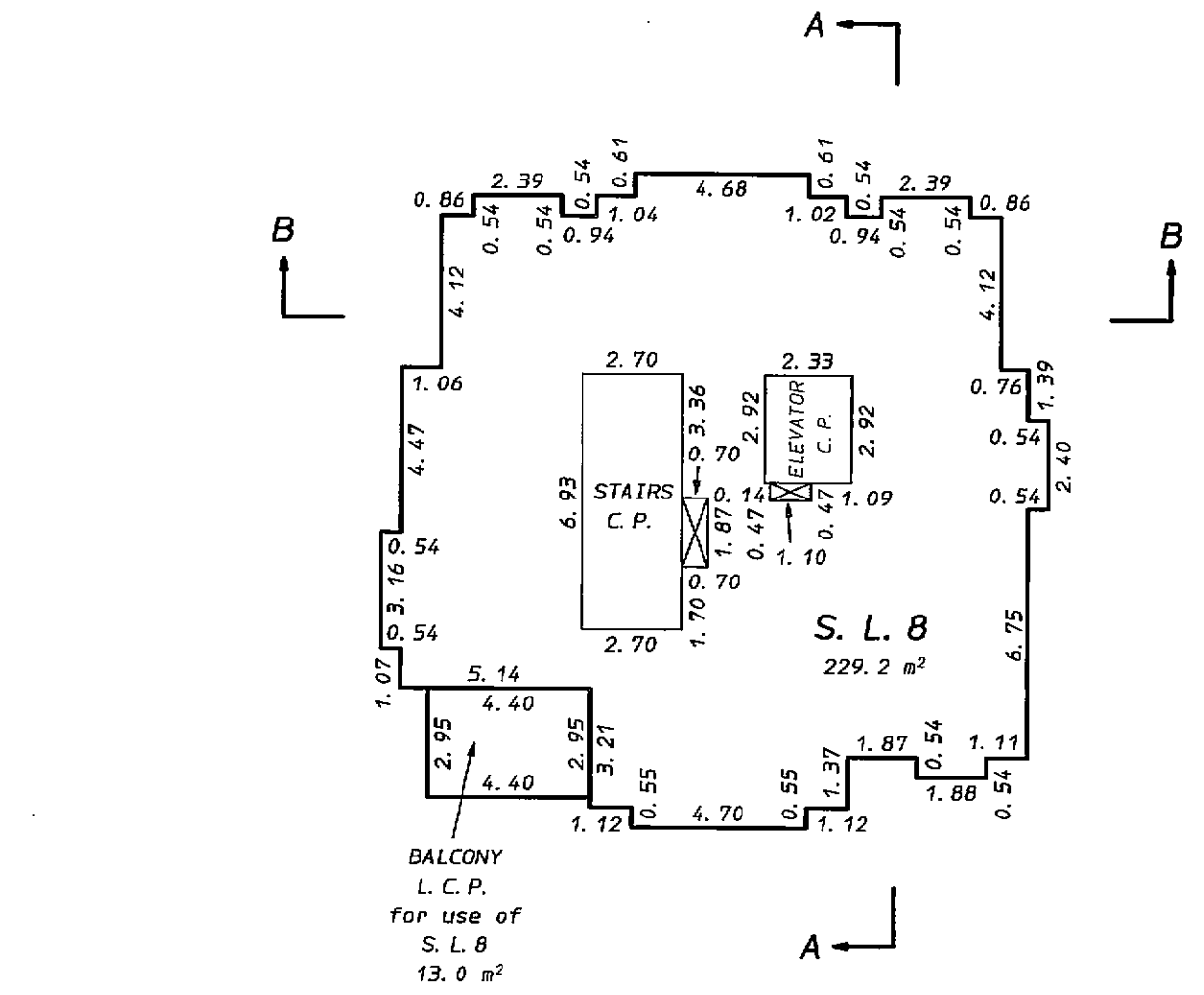

E. I. H.

B. C. L. S.

April 14th, 2009.

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EIGHTH FLOOR

STRATA LOT 9

STRATA PLAN BCS 3416

SCALE: 1: 200

0 5 10 15m

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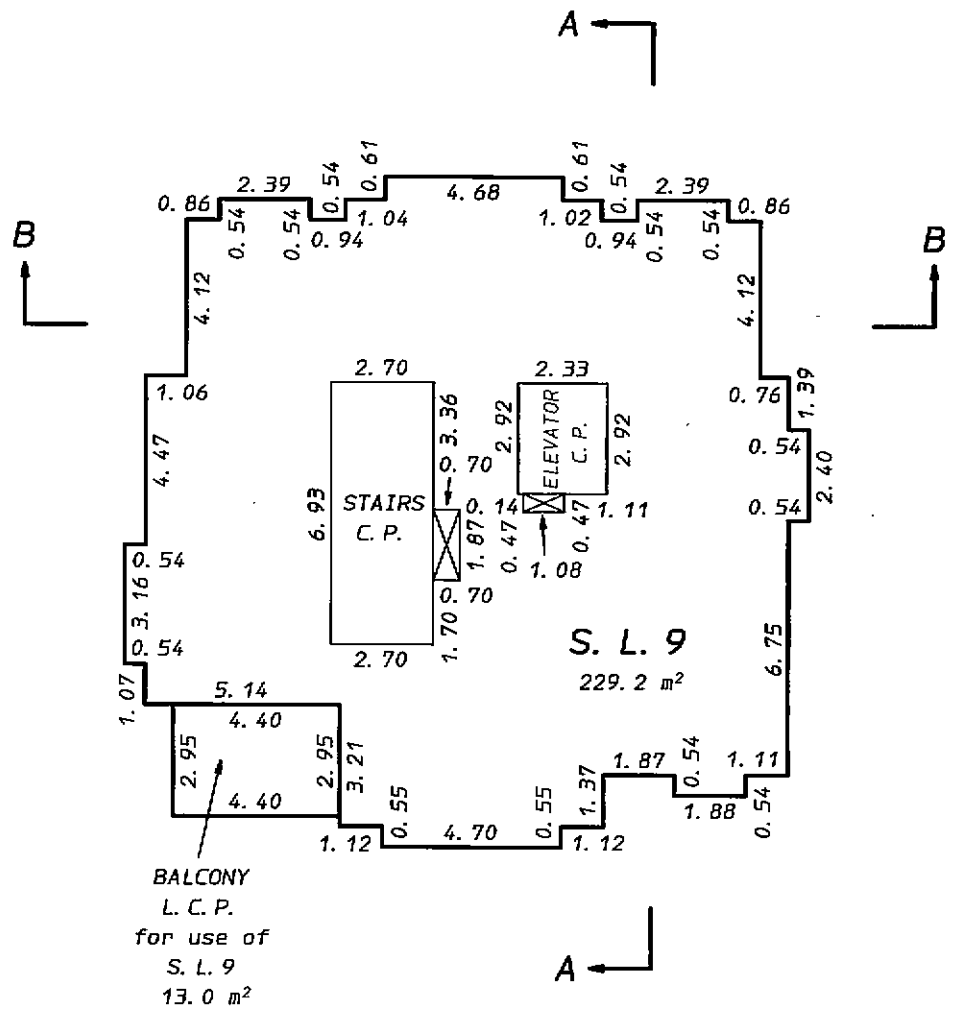

B. C. L. S.

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NINTH FLOOR

STRATA LOT 10

STRATA PLAN BCS 3416

SCALE: 1: 200

0 5 10 15m

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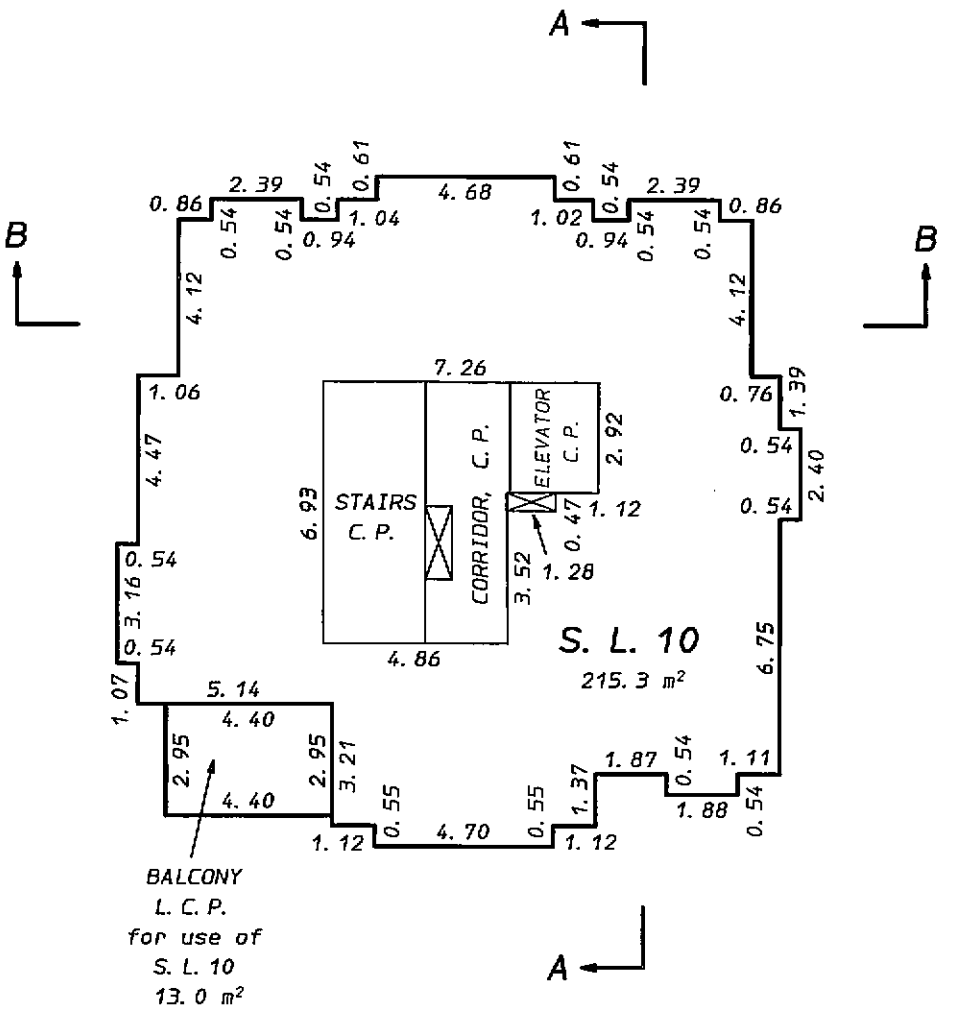

E. J. H.
B. C. L. S.

April 14th, 2009.

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TENTH FLOOR

STRATA LOT 11

STRATA PLAN BCS 3416

SCALE: 1: 200

0 5 10 15m

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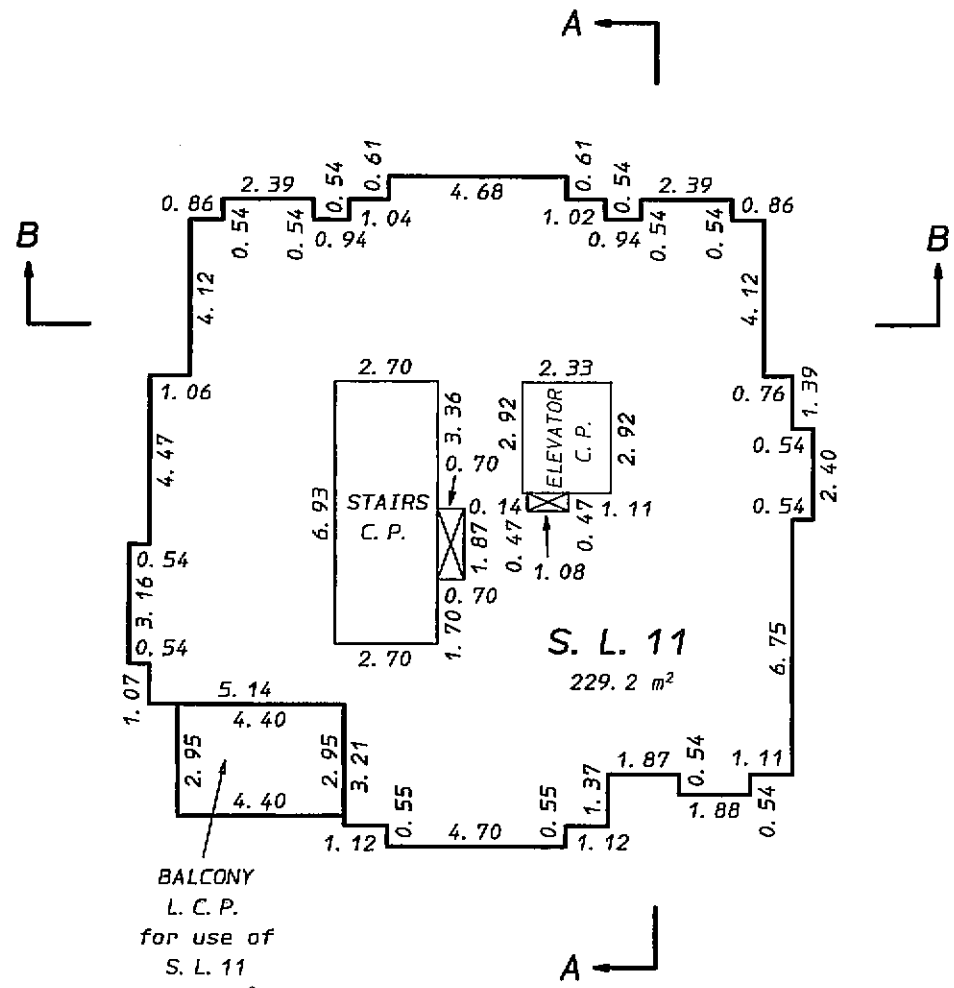

B. C. L. S.

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ELEVENTH FLOOR

PART STRATA LOT 12

STRATA PLAN BCS 3416

SCALE: 1: 200

0 5 10 15m

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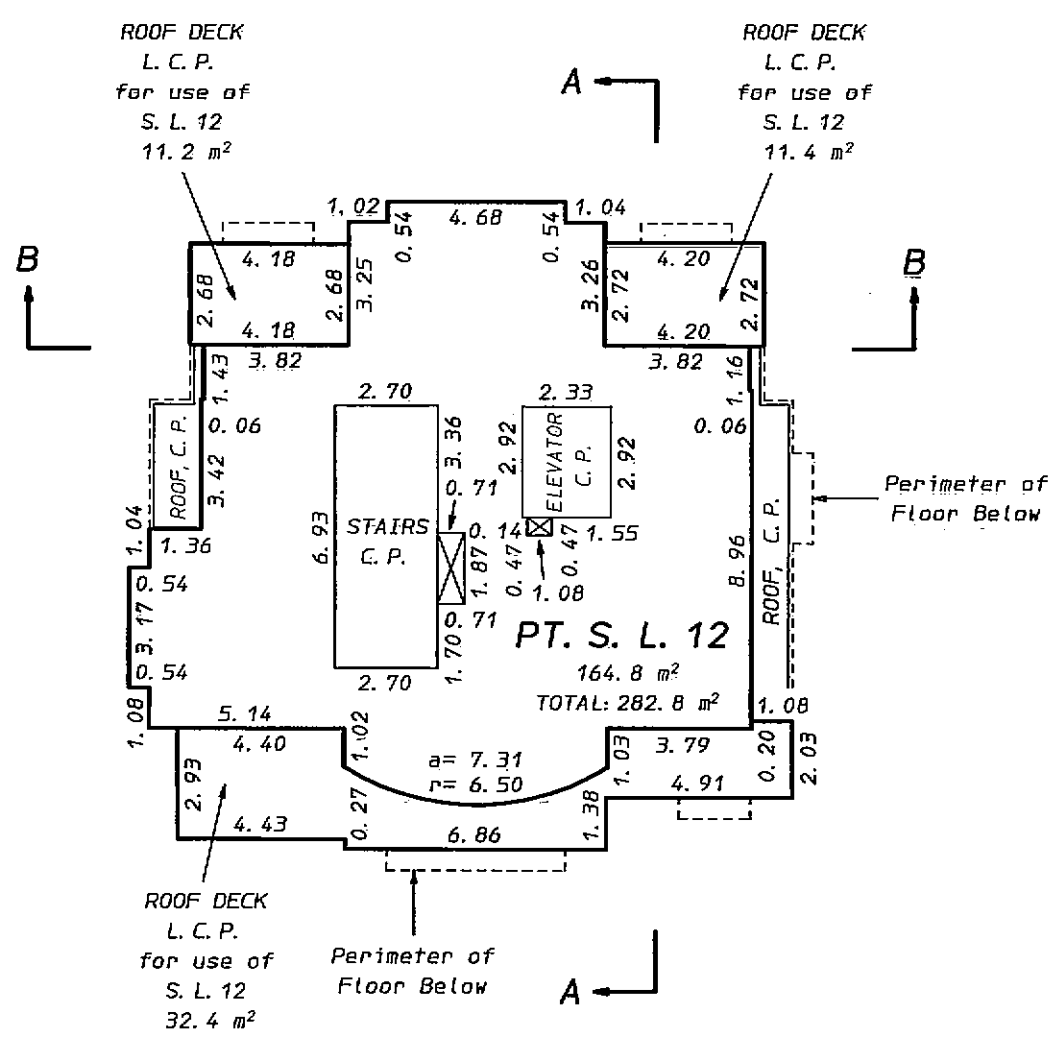

E. J. H.
B. C. L. S.

April 14th, 2009.

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TWELFTH FLOOR

PART STRATA LOT 12

STRATA PLAN BCS 3416

SCALE: 1: 200

0 5 10 15m

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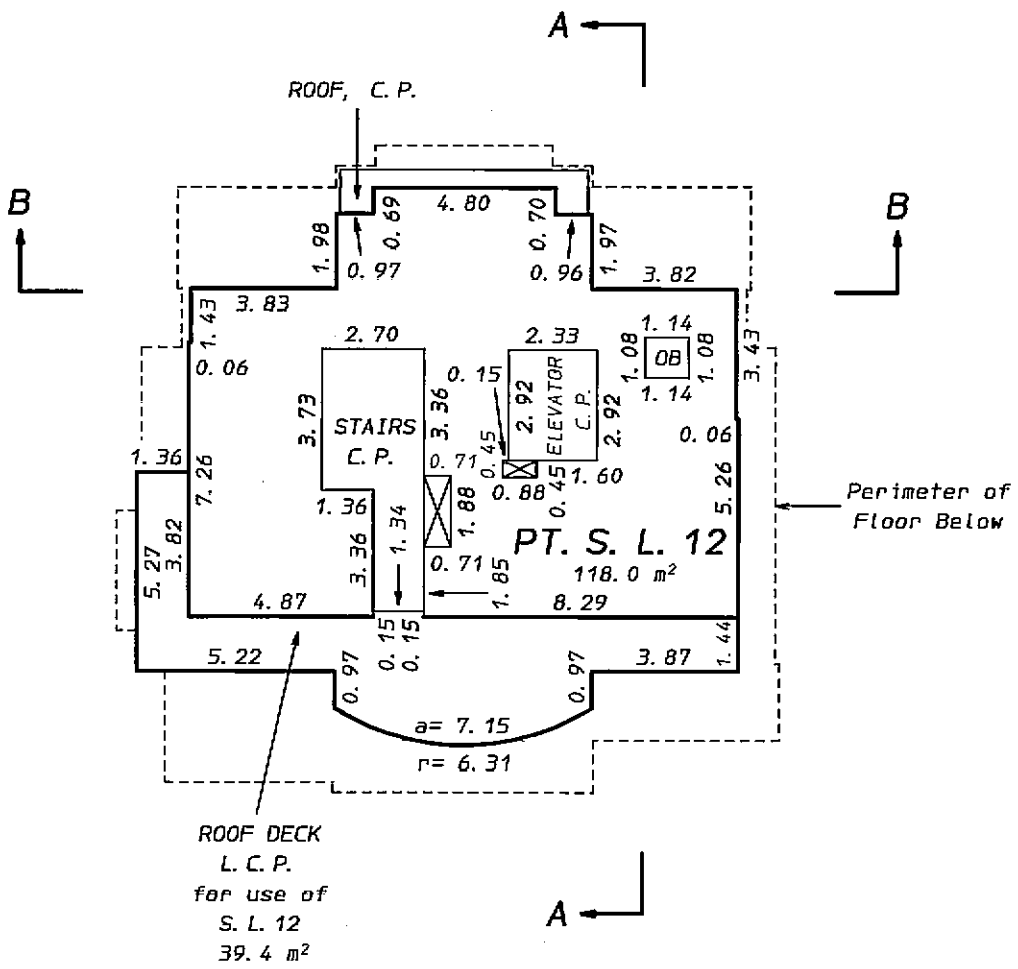

E. J. H.

B. C. L. S.

April 14th, 2009.

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ROOF LEVEL

STRATA PLAN BCS 3416

SCALE: 1: 200

0 5 10 15m

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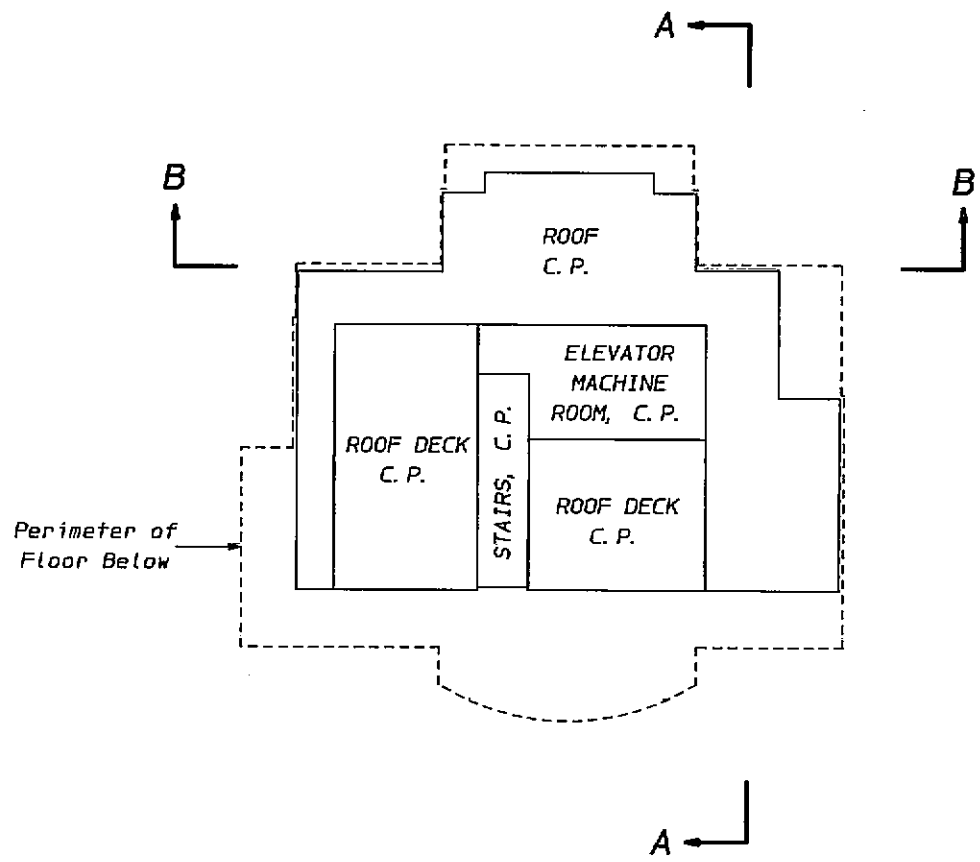

E. I. M.
B. C. L. S.

April 14th, 2009.

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