

STRATA PLAN OF LOT A, BLOCK 22,DISTRICT LOT 540, GROUP 1,
NEW WESTMINSTER DISTRICT,PLAN BCP17325BCGS 92G. 025
(City of Vancouver)

Civic Address:

3515 W. 4th Avenue
3519 W. 4th Avenue
3525 W. 4th Avenue
3533 W. 4th Avenue
1955 Collingwood Street
1957 Collingwood Street
1961 Collingwood Street
Vancouver, B.C.

STRATA PLAN BCS 3187T. MacDanald, D.S.

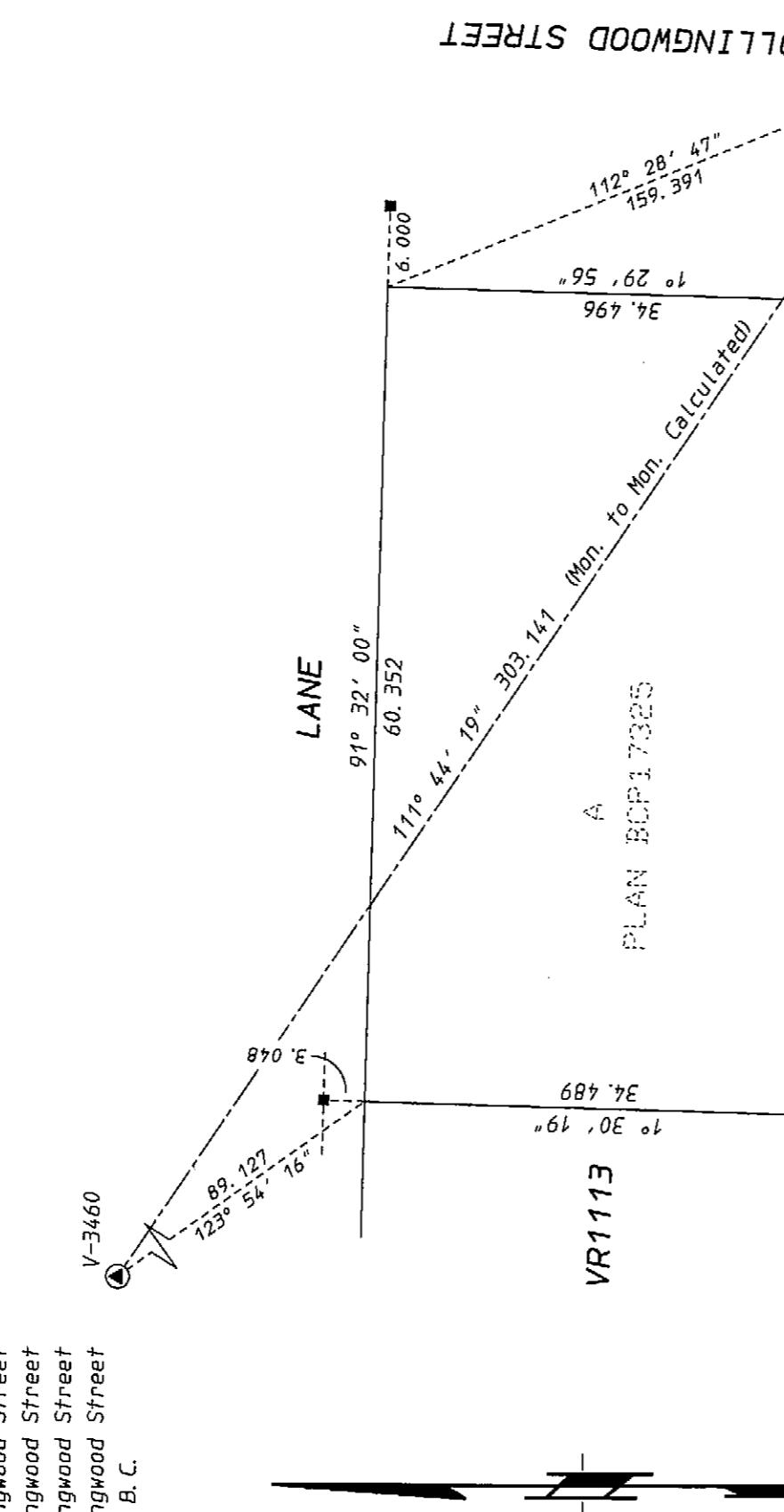
Deputy Registrar

Deposited and registered in the Land Title
Office at New Westminister, B.C.
NOV. 5 2008.

SCALE: 1: 500



All distances are in metres and decimals
thereof unless otherwise indicated



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: September 27th, 2008.

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
- (R) denotes limited common property for use of S. L. 1 to 22
- (C) denotes limited common property for use of S. L. 23 to 26
- ST denotes storage locker, limited common property
- RF denotes roof, common property
- RT denotes duct space, common property

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 27th day
of September, 2008. The plan was completed
and checked, and the checklist filed under
B7984, on the 7th day of October, 2008.

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

Integrated Survey Area No. 31, City of Vancouver,
NAD83 (CRS).
Grid bearings are derived from observations
between geodetic control monuments V-3460 and V-3456.
This plan shows horizontal ground-level distances except
where otherwise noted. To compute grid distances, multiply
ground-level distances by combined factor 0.996023.

STR-1199

This plan lies within the Greater Vancouver Regional District.

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
08043 FB035 P145
DATA FILE: STR1080.RAW/C60

R-

Drawn by: RH

ORIGINAL

BUILDING DIMENSIONS

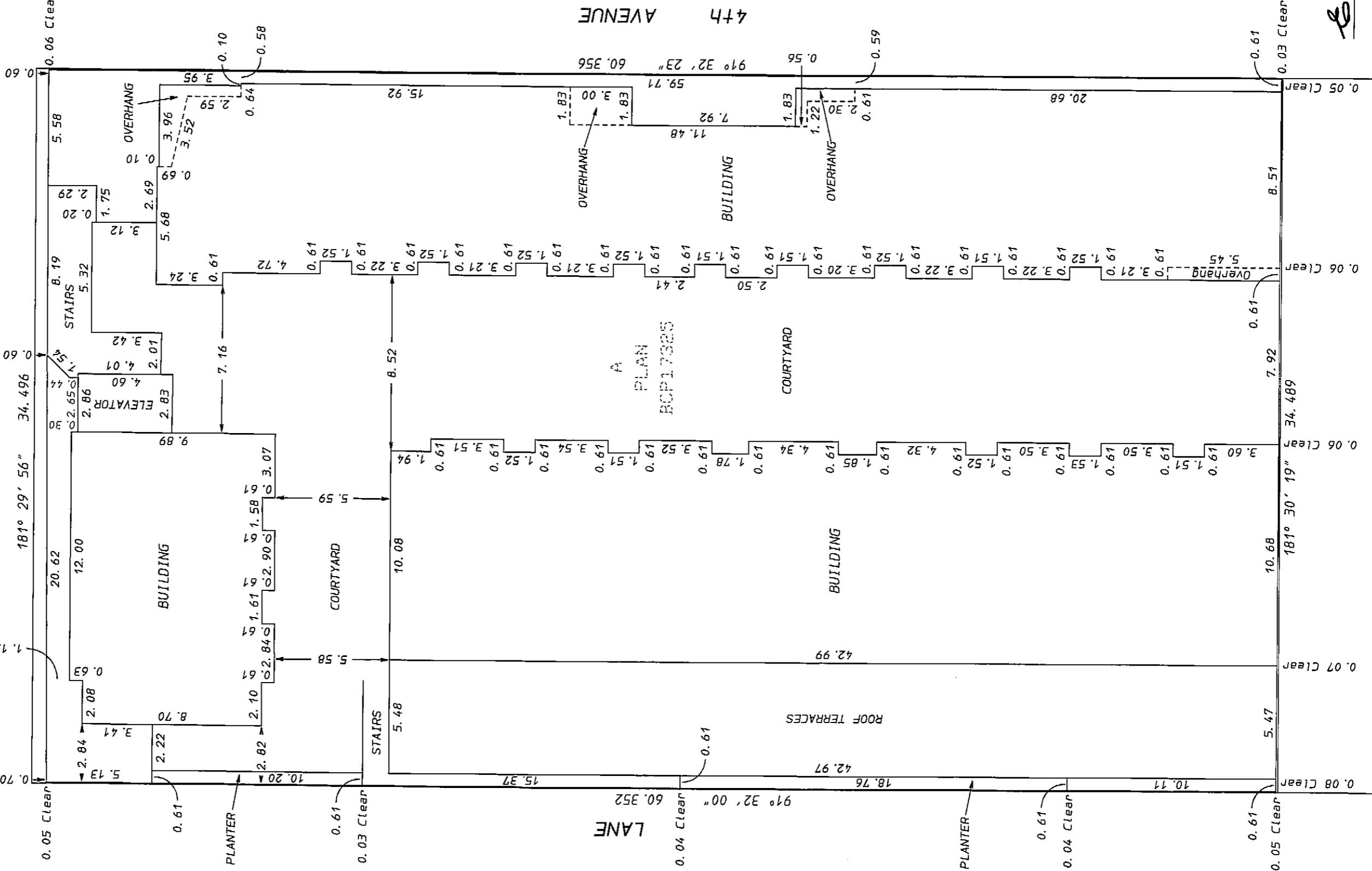
SCALE: 1: 200

All distances are in metres and decimals thereof unless otherwise indicated

COLLINGWOOD STREET

STRATA PLAN BCS 3187

SHEET 2 OF 19 SHEETS



STR-1199

VR1113

September 27th 2008

20.07.

卷之三

September 27th 2008

7th 2008

STRATA PLAN BCS 3187

SHEET 3 OF 19 SHEETS

LARC INVESTMENTS (COLLINGWOOD) LTD.
(INC. NO. 698072)

JD Mooney

Authorized Signatory DAVID MOONEY
(Sign and print name)

Authorized Signatory
(Sign and print name)

M. Richardson

Witness (Sign and print name)

~~as to signature~~ DARLENE SIDENBERG

Address of 7929 - 120 4th St

Witness: DEKTA, BC V4C 6P6

Occupation: LEGAL ASSISTANT

MORTGAGEE:
CONCONI FT HOLDINGS LTD.

S

Authorized Signatory ROBERT CONCONI

Witness (Sign and print name)

R. Conconi

Witness (Sign and print name)

MARK LEERS

Witness (Sign and print name)

as to signature (s)

Address of 1200 - 200 Burrard St

Witness: Vancouver, BC V7X 1T2

Occupation: Lawyer

MORTGAGEE:
CANADIAN IMPERIAL BANK OF COMMERCE

L. Kam

Authorized Signatory LINDA KAM, SENIOR RISK ANALYST

Witness (Sign and print name)

A. Shunarain

Witness (Sign and print name)

as to signature (s)
Address of 595 Bay St. 5th floor, Toronto, Ontario M5G 2C2

Witness:

Occupation: NOTARY PUBLIC

E.J.D.

B.C.L.S.

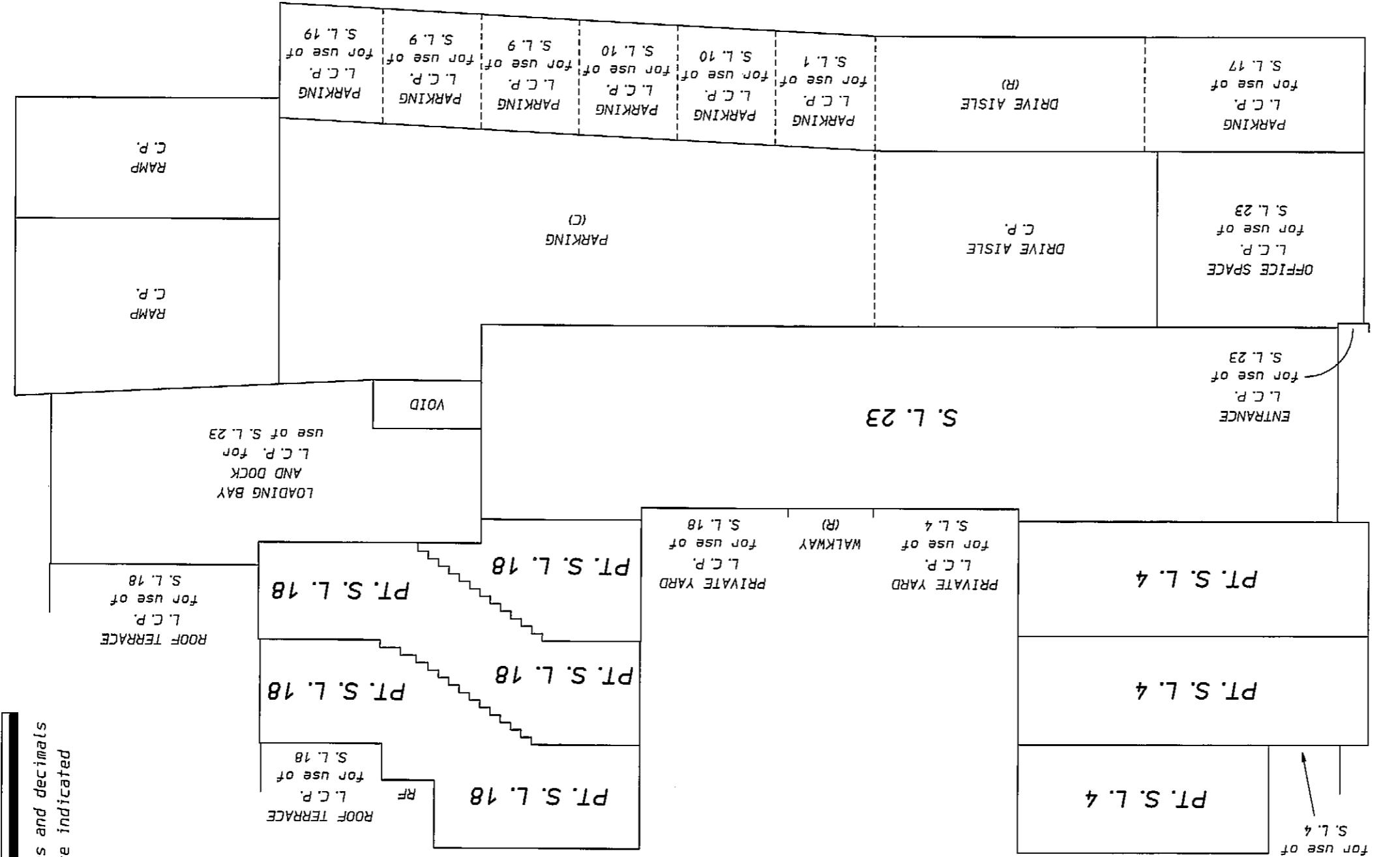
ORIGINAL

DIAGRAMMATIC ELEVATIONS**STRATA PLAN BCS3187**

SCALE: 1:125

A scale bar showing distances from 0 to 10 meters in increments of 1 meter.

All dimensions are in metres and decimals
thereof unless otherwise indicated



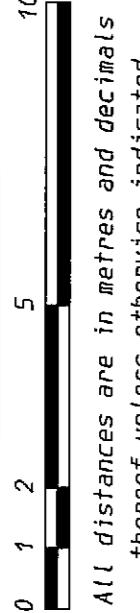
LEGEND:

- L.C.P. denotes limited common property
- C.P. denotes common property
- PT. S. L. denotes part strata lot
- S.L. denotes strata lot
- RF denotes roof, common property
- (R) denotes limited common property for use of S.L. 1 to 22
- (C) denotes limited common property for use of S.L. 23 to 26

*E.J.Y.***ORIGINAL**

DIAGRAMMATIC ELEVATIONS

SCALE: 1:125

0 1 2 5 10m

 All distances are in metres and decimals thereof unless otherwise indicated

STRATA PLAN BCS 3187SECTION B-B

MATCH LINE

PT. S. L. 12	PT. S. L. 13	PT. S. L. 14	PT. S. L. 15	PT. S. L. 16	PT. S. L. 17	PT. S. L. 18
PT. S. L. 12	PT. S. L. 13	PT. S. L. 14	PT. S. L. 15	PT. S. L. 16	PT. S. L. 17	PT. S. L. 18

PT. S. L. 12	PT. S. L. 13	PT. S. L. 14	PT. S. L. 15	PT. S. L. 16	PT. S. L. 17	PT. S. L. 18
PT. S. L. 12	PT. S. L. 13	PT. S. L. 14	PT. S. L. 15	PT. S. L. 16	PT. S. L. 17	PT. S. L. 18

PT. S. L. 12	PT. S. L. 13	PT. S. L. 14	PT. S. L. 15	PT. S. L. 16	PT. S. L. 17	PT. S. L. 18
PT. S. L. 23	S. L. 24	CORRIDOR (C)	PARKING (C)	PARKING (C)	DRIVE AISLE C.P.	DRIVE AISLE C.P.
S. L. 26	S. L. 25					

PT. S. L. 12	PT. S. L. 13	PT. S. L. 14	PT. S. L. 15	PT. S. L. 16	PT. S. L. 17	PT. S. L. 18
S. L. 13	S. L. 9	(R)	PARKING L.C.P.	PARKING L.C.P.	DRIVE AISLE (R)	DRIVE AISLE (R)

PT. S. L. 12	PT. S. L. 13	PT. S. L. 14	PT. S. L. 15	PT. S. L. 16	PT. S. L. 17	PT. S. L. 18
S. L. 2	S. L. 5	(C)	PARKING L.C.P.	PARKING L.C.P.	DRIVE AISLE C.P.	DRIVE AISLE C.P.

SHEET 5 OF 19 SHEETS

STR - 1199

SECOND FLOOR
THIRD FLOOR
FOURTH FLOOR

GROUND FLOOR

PARKING LEVEL P1

PARKING LEVEL P2

September 27th, 2008.

B.C.L.S.

ORIGINAL

E.J.H.

DIAGRAMMATIC ELEVATIONS

SCALE: 1:125

A scale bar consisting of a horizontal line with tick marks at 0, 1, 2, 5, and 10 meters.

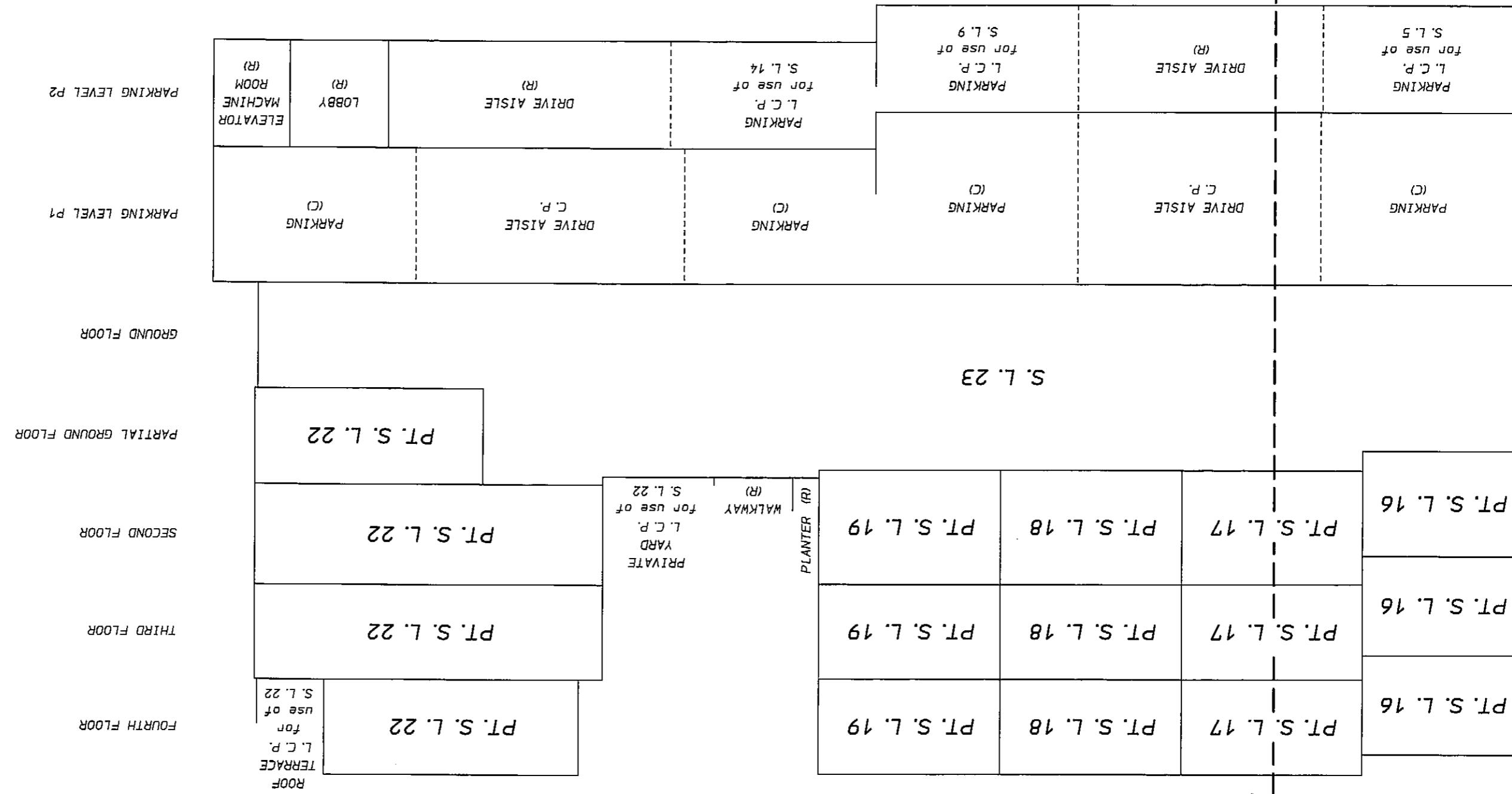
All distances are in metres and decimals
thereof unless otherwise indicated

STRATA PLAN BCS 3187

SHEET 6 OF 19 SHEETS

SECTION B-B

MATCH LINE



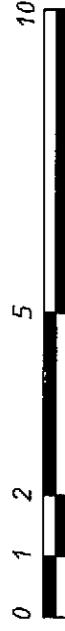
A handwritten signature in black ink that reads "E.J.M." followed by "B.C.L.S." below it.

ORIGINAL

PARKING LEVEL P2

STRATA PLAN BCS 3187

SHEET 8 OF 19 SHEETS

SCALE: 1:125


All distances are in metres and decimals thereof unless otherwise indicated

LINE
MATCH

A →

	2.12		3.53	5.1.74	7.55	2.74 ST(15) for S. L. 12 7.6 m ²	MECHANICAL ROOM, C.P.
ELECTRICAL ROOM, C.P.	5.39					0.10	2.78 for S. L. 12 7.6 m ²
VOID UNDER RAMP, C.P.	6.70		RAMP (R)	35.4 m ²		2.70 for use of S. L. 12 15.1 m ²	PARKING, L.C.P.
	0.10	5.60	PARKING, L.C.P. for use of S. L. 19 14.7 m ²	2.62	10.48	2.50 for use of S. L. 13 14.0 m ²	PARKING, L.C.P.
	2.51	5.61	PARKING, L.C.P. for use of S. L. 9 13.9 m ²	2.47	15.07	2.50 for use of S. L. 9 13.8 m ²	PARKING, L.C.P.
	2.48	5.62	PARKING, L.C.P. for use of S. L. 10 14.0 m ²	2.47	15.07	2.48 for use of S. L. 10 13.9 m ²	PARKING, L.C.P.
	2.46	5.63	PARKING, L.C.P. for use of S. L. 11 14.1 m ²	2.47	15.07	2.46 for use of S. L. 11 14.0 m ²	PARKING, L.C.P.
	2.45	5.64	PARKING, L.C.P. for use of S. L. 12 13.9 m ²	2.43	15.07	2.45 for use of S. L. 12 13.9 m ²	PARKING, L.C.P.
	2.44	5.65	PARKING, L.C.P. for use of S. L. 13 14.5 m ²	2.43	15.07	2.44 for use of S. L. 13 14.4 m ²	PARKING, L.C.P.
	2.43	5.66	PARKING, L.C.P. for use of S. L. 14 13.9 m ²	2.43	15.07	2.43 for use of S. L. 14 13.8 m ²	PARKING, L.C.P.
	2.42	5.67	PARKING, L.C.P. for use of S. L. 15 15.0 m ²	2.42	15.07	2.42 for use of S. L. 15 14.9 m ²	PARKING, L.C.P.
	2.41	5.68	PARKING, L.C.P. for use of S. L. 16 15.5 m ²	2.41	15.07	2.41 for use of S. L. 16 15.4 m ²	PARKING, L.C.P.
	2.40	5.69	PARKING, L.C.P. for use of S. L. 17 15.5 m ²	2.40	15.07	2.40 for use of S. L. 17 15.4 m ²	PARKING, L.C.P.
	2.39	5.70	PARKING, L.C.P. for use of S. L. 18 15.5 m ²	2.39	15.07	2.39 for use of S. L. 18 15.4 m ²	PARKING, L.C.P.
	2.38	5.71	PARKING, L.C.P. for use of S. L. 19 15.5 m ²	2.38	15.07	2.38 for use of S. L. 19 15.4 m ²	PARKING, L.C.P.
	2.37	5.72	PARKING, L.C.P. for use of S. L. 20 15.5 m ²	2.37	15.07	2.37 for use of S. L. 20 15.4 m ²	PARKING, L.C.P.
	2.36	5.73	PARKING, L.C.P. for use of S. L. 21 15.5 m ²	2.36	15.07	2.36 for use of S. L. 21 15.4 m ²	PARKING, L.C.P.
	2.35	5.74	PARKING, L.C.P. for use of S. L. 22 15.5 m ²	2.35	15.07	2.35 for use of S. L. 22 15.4 m ²	PARKING, L.C.P.
	2.34	5.75	PARKING, L.C.P. for use of S. L. 23 15.5 m ²	2.34	15.07	2.34 for use of S. L. 23 15.4 m ²	PARKING, L.C.P.
	2.33	5.76	PARKING, L.C.P. for use of S. L. 24 15.5 m ²	2.33	15.07	2.33 for use of S. L. 24 15.4 m ²	PARKING, L.C.P.
	2.32	5.77	PARKING, L.C.P. for use of S. L. 25 15.5 m ²	2.32	15.07	2.32 for use of S. L. 25 15.4 m ²	PARKING, L.C.P.
	2.31	5.78	PARKING, L.C.P. for use of S. L. 26 15.5 m ²	2.31	15.07	2.31 for use of S. L. 26 15.4 m ²	PARKING, L.C.P.
	2.30	5.79	PARKING, L.C.P. for use of S. L. 27 15.5 m ²	2.30	15.07	2.30 for use of S. L. 27 15.4 m ²	PARKING, L.C.P.
	2.29	5.80	PARKING, L.C.P. for use of S. L. 28 15.5 m ²	2.29	15.07	2.29 for use of S. L. 28 15.4 m ²	PARKING, L.C.P.
	2.28	5.81	PARKING, L.C.P. for use of S. L. 29 15.5 m ²	2.28	15.07	2.28 for use of S. L. 29 15.4 m ²	PARKING, L.C.P.
	2.27	5.82	PARKING, L.C.P. for use of S. L. 30 15.5 m ²	2.27	15.07	2.27 for use of S. L. 30 15.4 m ²	PARKING, L.C.P.
	2.26	5.83	PARKING, L.C.P. for use of S. L. 31 15.5 m ²	2.26	15.07	2.26 for use of S. L. 31 15.4 m ²	PARKING, L.C.P.
	2.25	5.84	PARKING, L.C.P. for use of S. L. 32 15.5 m ²	2.25	15.07	2.25 for use of S. L. 32 15.4 m ²	PARKING, L.C.P.
	2.24	5.85	PARKING, L.C.P. for use of S. L. 33 15.5 m ²	2.24	15.07	2.24 for use of S. L. 33 15.4 m ²	PARKING, L.C.P.
	2.23	5.86	PARKING, L.C.P. for use of S. L. 34 15.5 m ²	2.23	15.07	2.23 for use of S. L. 34 15.4 m ²	PARKING, L.C.P.
	2.22	5.87	PARKING, L.C.P. for use of S. L. 35 15.5 m ²	2.22	15.07	2.22 for use of S. L. 35 15.4 m ²	PARKING, L.C.P.
	2.21	5.88	PARKING, L.C.P. for use of S. L. 36 15.5 m ²	2.21	15.07	2.21 for use of S. L. 36 15.4 m ²	PARKING, L.C.P.
	2.20	5.89	PARKING, L.C.P. for use of S. L. 37 15.5 m ²	2.20	15.07	2.20 for use of S. L. 37 15.4 m ²	PARKING, L.C.P.
	2.19	5.90	PARKING, L.C.P. for use of S. L. 38 15.5 m ²	2.19	15.07	2.19 for use of S. L. 38 15.4 m ²	PARKING, L.C.P.
	2.18	5.91	PARKING, L.C.P. for use of S. L. 39 15.5 m ²	2.18	15.07	2.18 for use of S. L. 39 15.4 m ²	PARKING, L.C.P.
	2.17	5.92	PARKING, L.C.P. for use of S. L. 40 15.5 m ²	2.17	15.07	2.17 for use of S. L. 40 15.4 m ²	PARKING, L.C.P.
	2.16	5.93	PARKING, L.C.P. for use of S. L. 41 15.5 m ²	2.16	15.07	2.16 for use of S. L. 41 15.4 m ²	PARKING, L.C.P.
	2.15	5.94	PARKING, L.C.P. for use of S. L. 42 15.5 m ²	2.15	15.07	2.15 for use of S. L. 42 15.4 m ²	PARKING, L.C.P.
	2.14	5.95	PARKING, L.C.P. for use of S. L. 43 15.5 m ²	2.14	15.07	2.14 for use of S. L. 43 15.4 m ²	PARKING, L.C.P.
	2.13	5.96	PARKING, L.C.P. for use of S. L. 44 15.5 m ²	2.13	15.07	2.13 for use of S. L. 44 15.4 m ²	PARKING, L.C.P.
	2.12	5.97	PARKING, L.C.P. for use of S. L. 45 15.5 m ²	2.12	15.07	2.12 for use of S. L. 45 15.4 m ²	PARKING, L.C.P.
	2.11	5.98	PARKING, L.C.P. for use of S. L. 46 15.5 m ²	2.11	15.07	2.11 for use of S. L. 46 15.4 m ²	PARKING, L.C.P.
	2.10	5.99	PARKING, L.C.P. for use of S. L. 47 15.5 m ²	2.10	15.07	2.10 for use of S. L. 47 15.4 m ²	PARKING, L.C.P.
	2.09	6.00	PARKING, L.C.P. for use of S. L. 48 15.5 m ²	2.09	15.07	2.09 for use of S. L. 48 15.4 m ²	PARKING, L.C.P.
	2.08	6.01	PARKING, L.C.P. for use of S. L. 49 15.5 m ²	2.08	15.07	2.08 for use of S. L. 49 15.4 m ²	PARKING, L.C.P.
	2.07	6.02	PARKING, L.C.P. for use of S. L. 50 15.5 m ²	2.07	15.07	2.07 for use of S. L. 50 15.4 m ²	PARKING, L.C.P.
	2.06	6.03	PARKING, L.C.P. for use of S. L. 51 15.5 m ²	2.06	15.07	2.06 for use of S. L. 51 15.4 m ²	PARKING, L.C.P.
	2.05	6.04	PARKING, L.C.P. for use of S. L. 52 15.5 m ²	2.05	15.07	2.05 for use of S. L. 52 15.4 m ²	PARKING, L.C.P.
	2.04	6.05	PARKING, L.C.P. for use of S. L. 53 15.5 m ²	2.04	15.07	2.04 for use of S. L. 53 15.4 m ²	PARKING, L.C.P.
	2.03	6.06	PARKING, L.C.P. for use of S. L. 54 15.5 m ²	2.03	15.07	2.03 for use of S. L. 54 15.4 m ²	PARKING, L.C.P.
	2.02	6.07	PARKING, L.C.P. for use of S. L. 55 15.5 m ²	2.02	15.07	2.02 for use of S. L. 55 15.4 m ²	PARKING, L.C.P.
	2.01	6.08	PARKING, L.C.P. for use of S. L. 56 15.5 m ²	2.01	15.07	2.01 for use of S. L. 56 15.4 m ²	PARKING, L.C.P.
	2.00	6.09	PARKING, L.C.P. for use of S. L. 57 15.5 m ²	2.00	15.07	2.00 for use of S. L. 57 15.4 m ²	PARKING, L.C.P.
	1.99	6.10	PARKING, L.C.P. for use of S. L. 58 15.5 m ²	1.99	15.07		

GROUND FLOORSTRATA LOTS 23 TO 26

AMENDED PURSUANT TO SEC 257

STRATA PROPERTY ACT.

THIS 2nd DAY JULY 2009

SEE BBS48170 AND AMENDED SHEET 1A.

LINE
MATCHSTRATA PLAN BCS 3187

AMENDED PURSUANT TO SEC 257

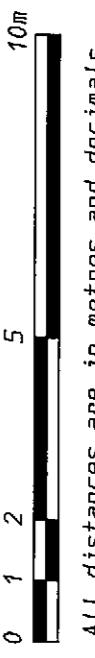
STRATA PROPERTY ACT.

THIS 2nd DAY JULY 2009

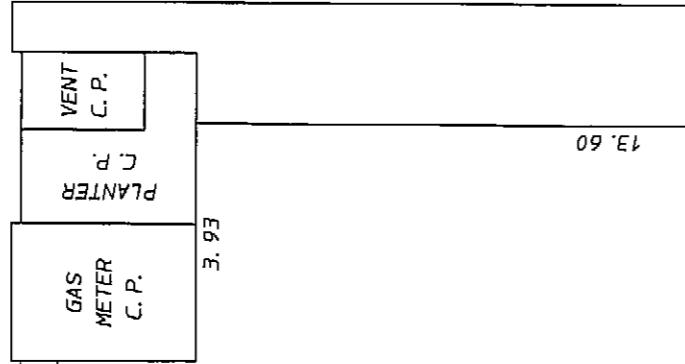
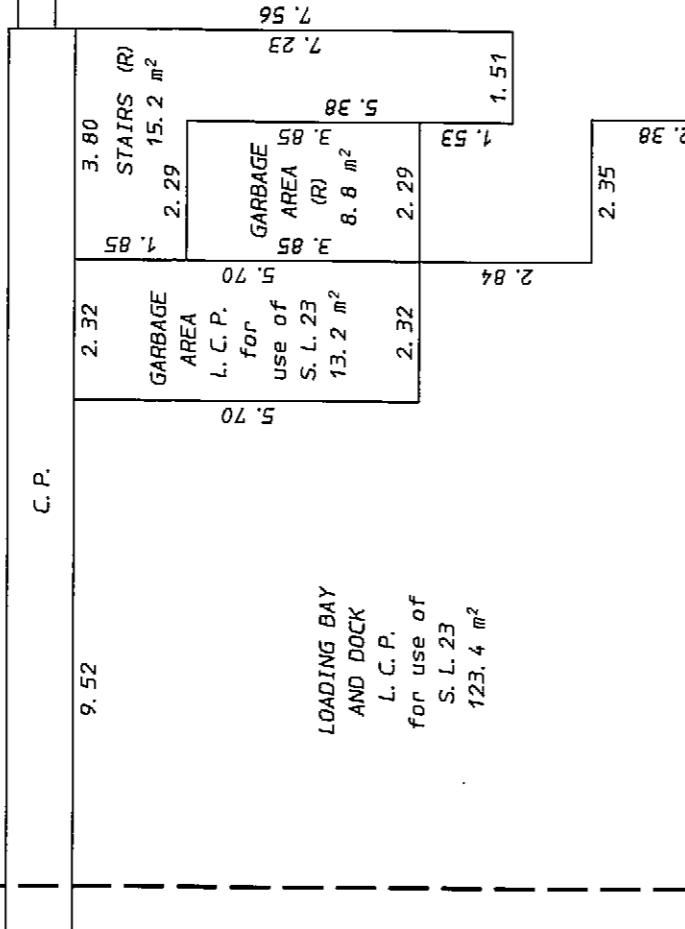
SEE BBS48170 AND AMENDED SHEET 1A.

LINE
MATCH

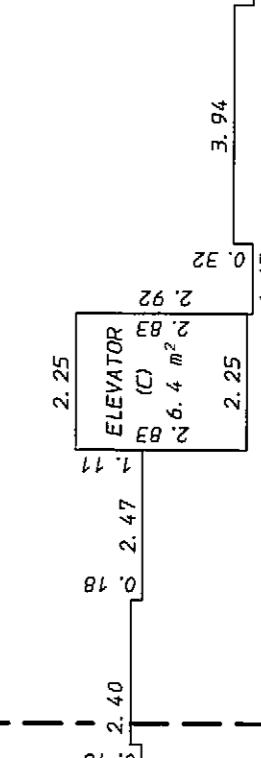
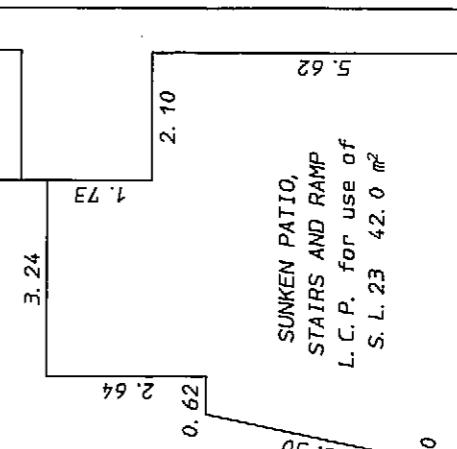
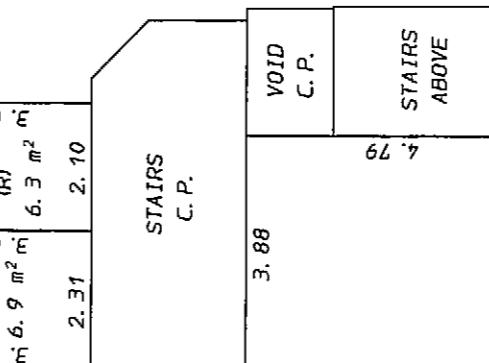
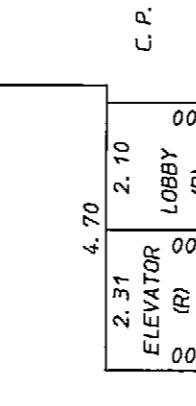
SCALE: 1:125



All distances are in metres and decimals thereof unless otherwise indicated

**B** ←**B** ↑

S. L. 23
960.5 m²

**A** →

**EXPLANATORY PLAN AMENDING STRATA PLAN BCS3187
TO DESIGNATE LIMITED COMMON PROPERTY FOR THE
BENEFIT OF STRATA LOT 26**

PURSUANT TO SECTION 257 OF STRATA PROPERTY ACT
3519, 3525, 3533 W. 4th Avenue and 1955, 1957, 1959, 1961 Collingwood Street
Vancouver, B.C.

SCALE: 1: 125

0 1 2 3 4 5 6 7 8 9 10m

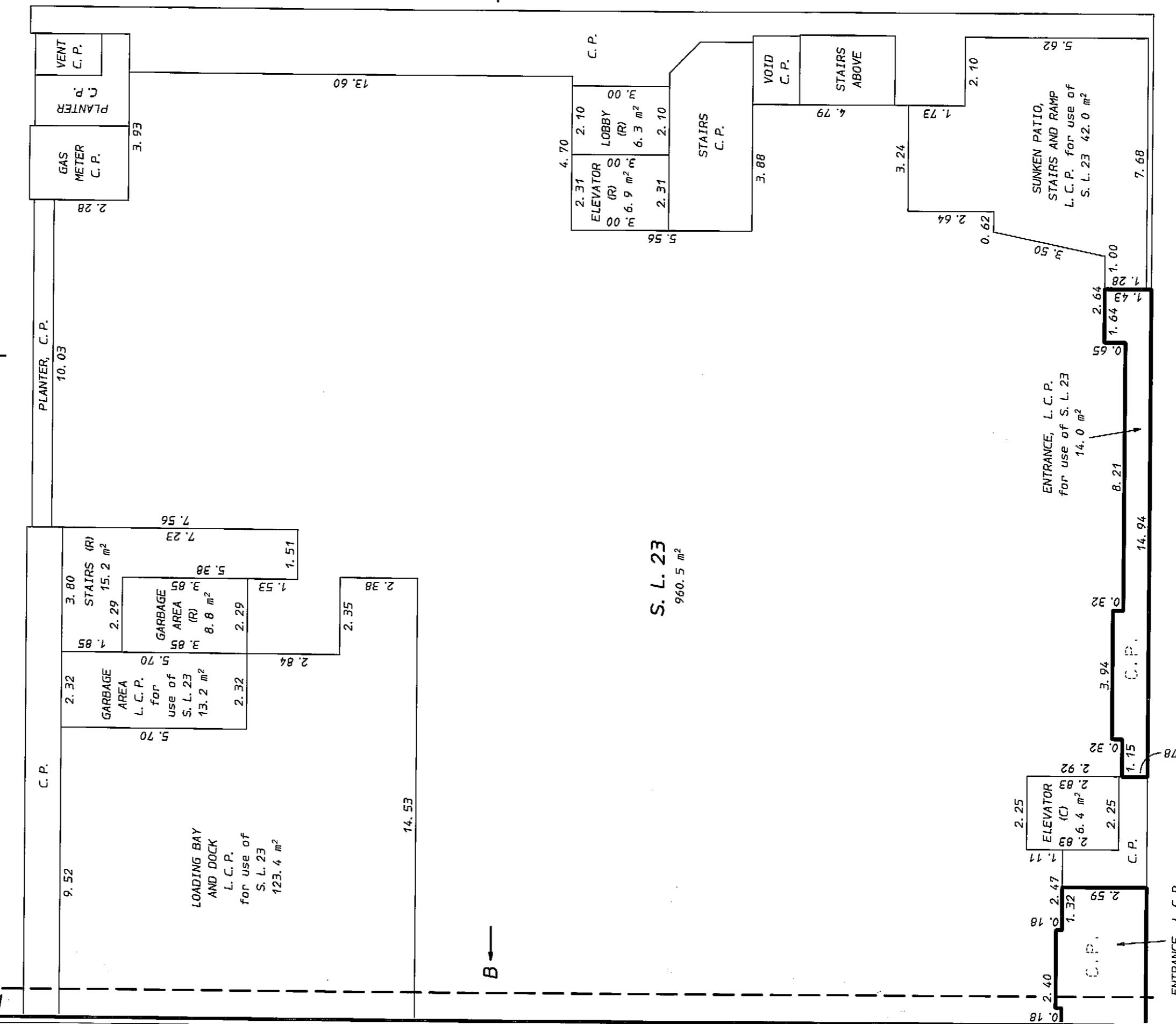
All distances are in metres and decimals
thereof unless otherwise indicated

LINE

A →

GROUND FLOOR

STRATA LOTS 23 TO 26



E.J. M.

B.C.L.S.

June 25th, 2009.

STR - 1199.12A Drawn by: RH 090356

STR - 1199.12A Drawn by: RH 090356

June 25th, 2009.

ORIGINAL

PARTIAL GROUND FLOORPART STRATA LOTS 20 TO 22STRATA PLAN BCS 3187

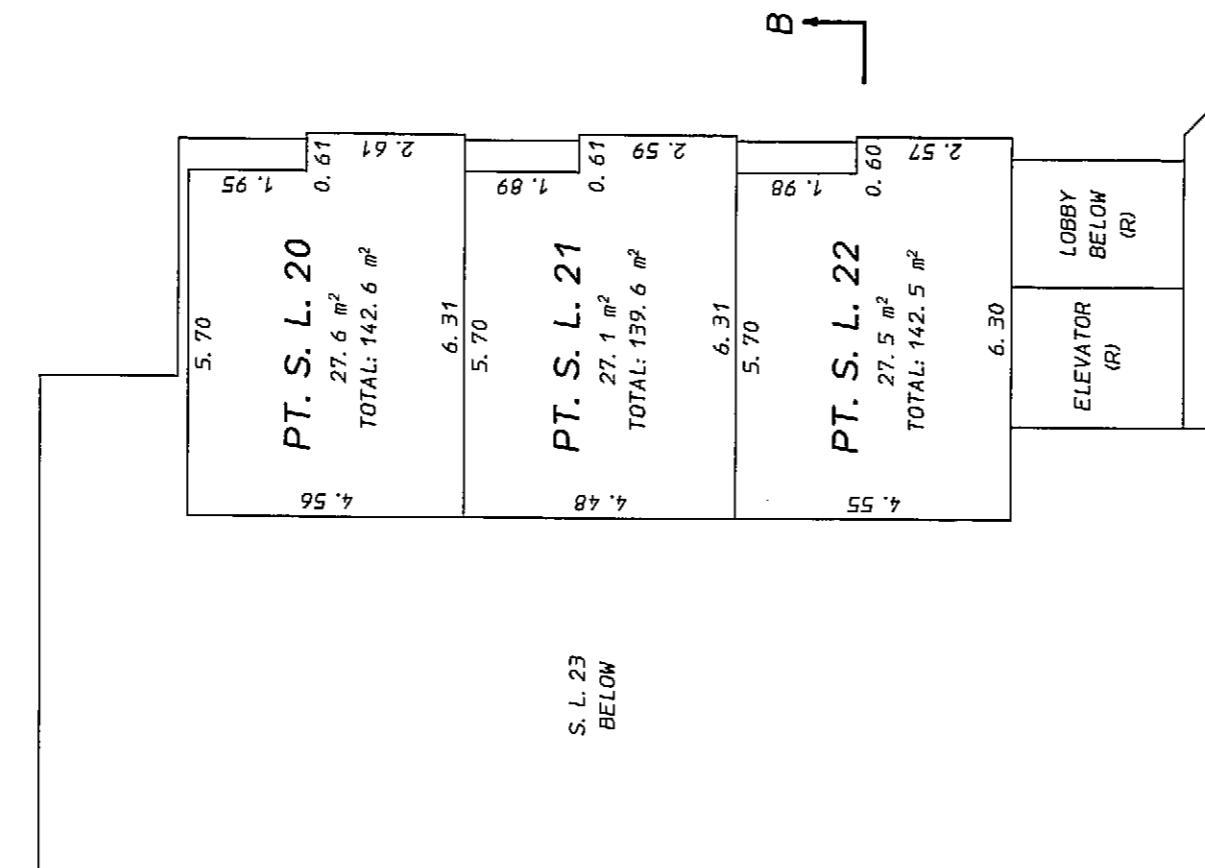
SHEET 13 OF 19 SHEETS

SCALE: 1:125



All distances are in metres and decimals thereof unless otherwise indicated

A →

LINE
MATCH

STR - 1199

September 27th, 2008.

E. J. St. L. S.

B. C. L. S.

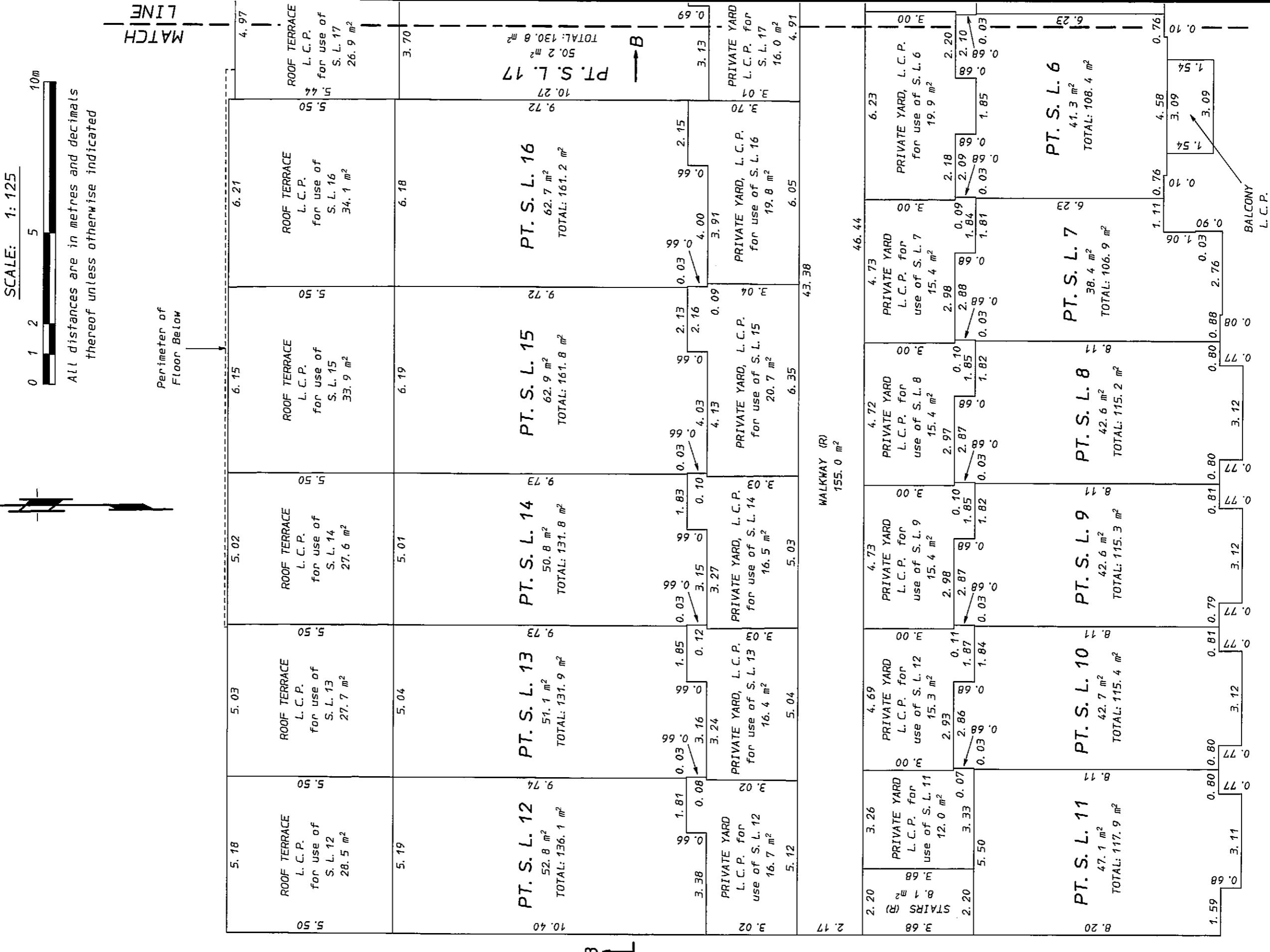
ORIGINAL

SECOND FLOOR

PART STRATA LOTS 1 TO 22

STRATA PLAN BCS 3187

SHEET 14 OF 19 SHEETS



SECOND FLOORPART STRATA LOTS 1 TO 22STRATA PLAN BCS 3187

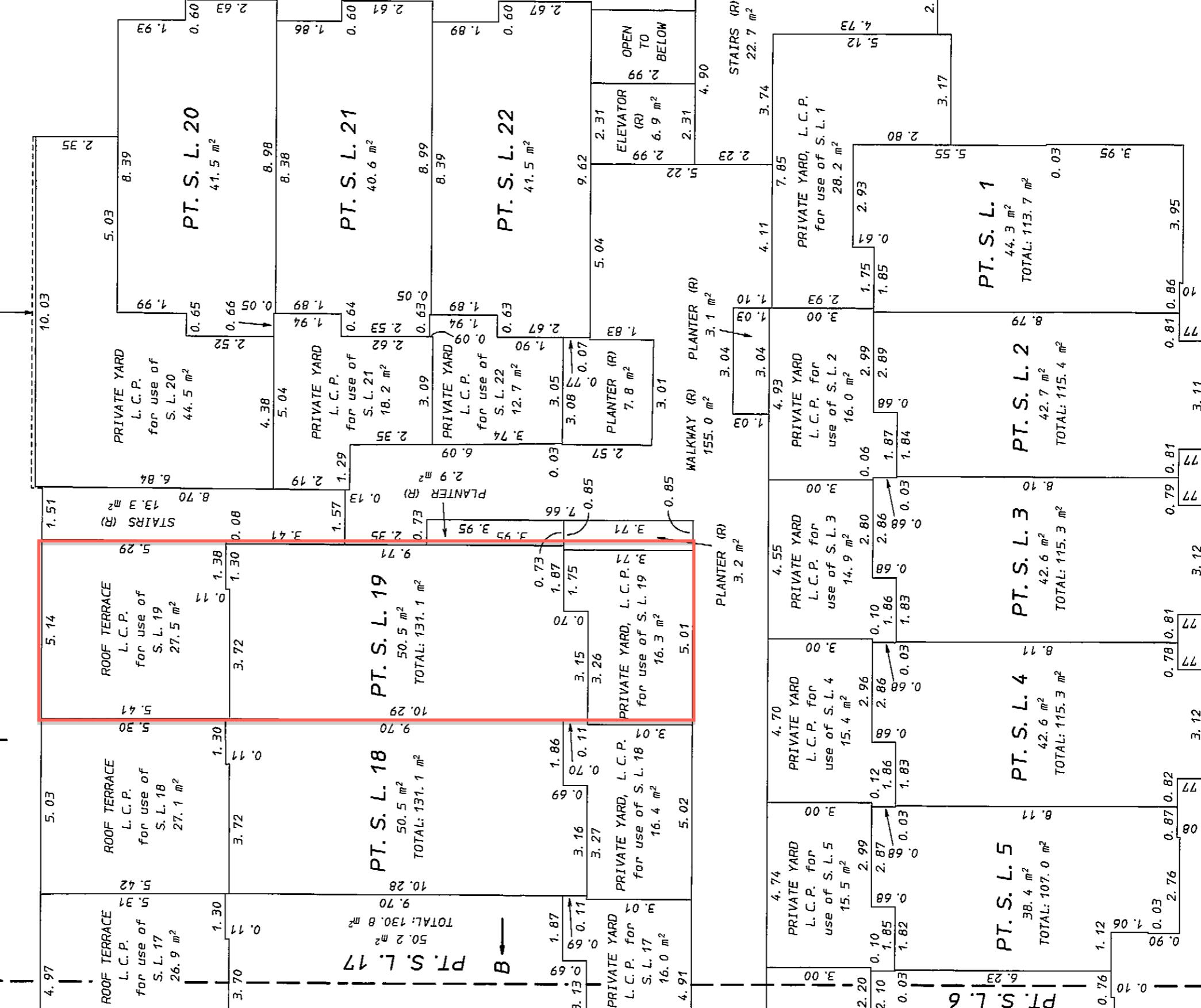
SCALE: 1:125
0 1 2 5 10m

All distances are in metres and decimals thereof unless otherwise indicated

LIN
E
MA
TC
H

A →

Perimeter of
Floor Below



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

September 27th, 2008.

ORIGINAL

THIRD FLOORPART STRATA LOTS 1 TO 22STRATA PLAN BCS 3187

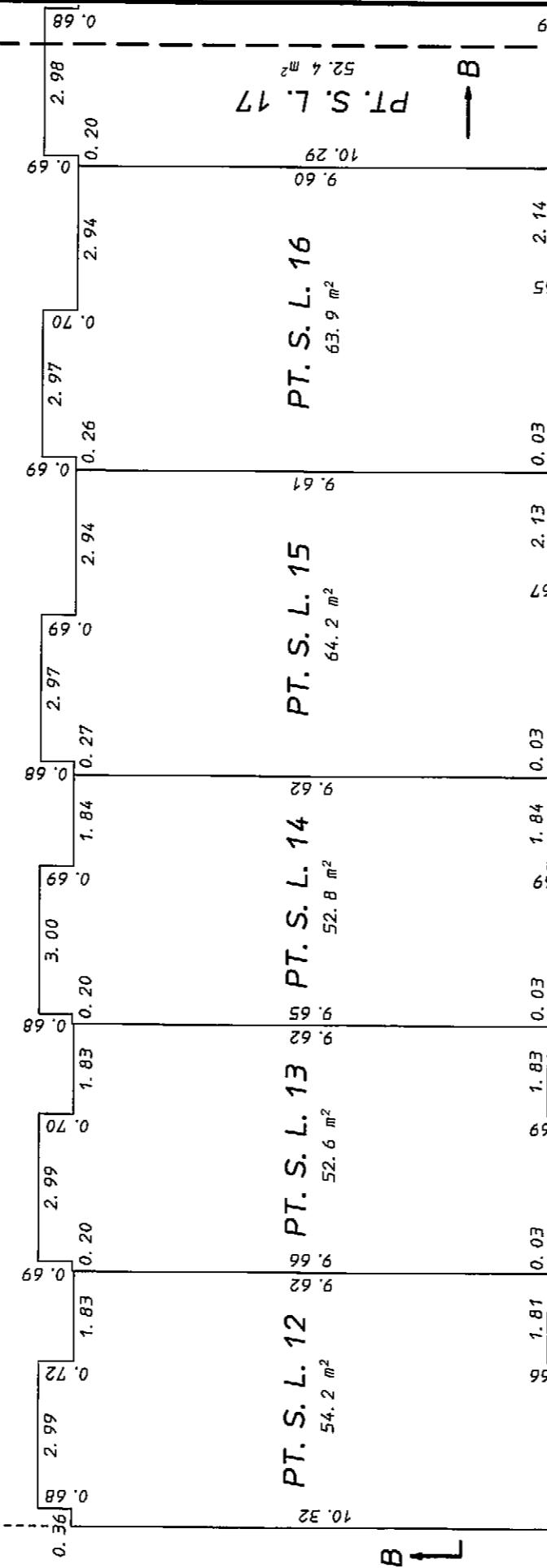
SCALE: 1:125



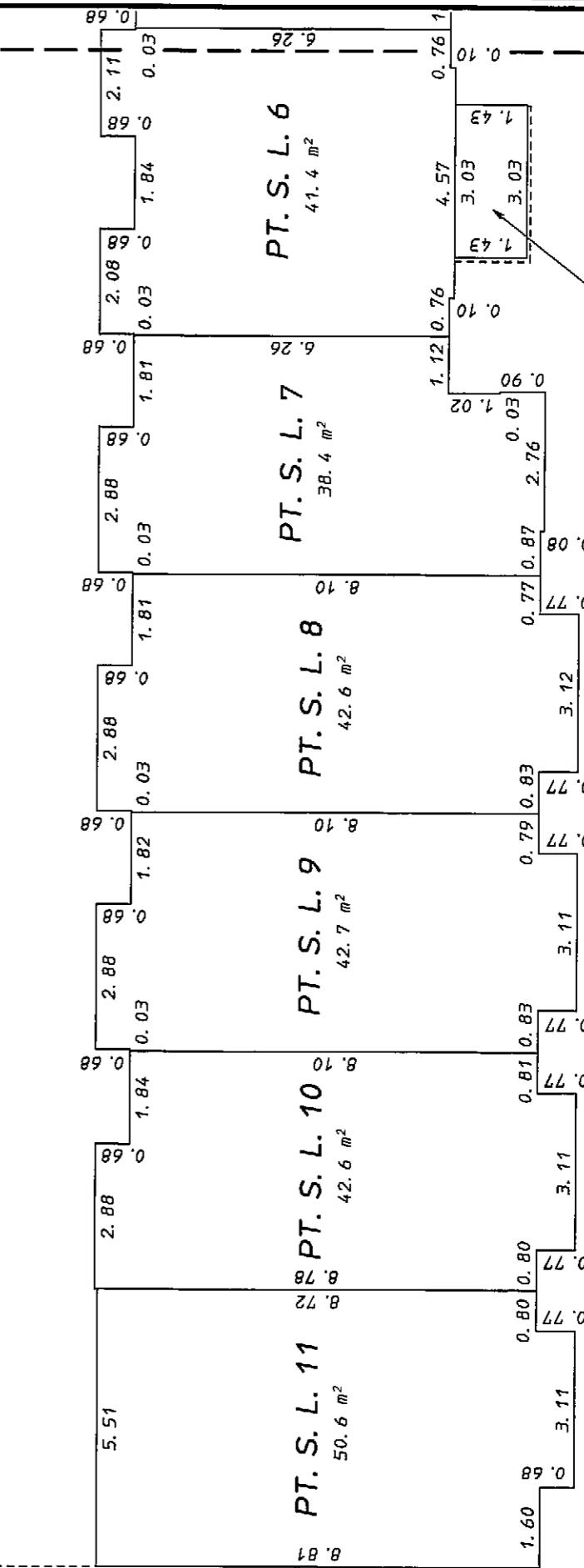
All distances are in metres and decimals thereof unless otherwise indicated

Perimeter of
Floor Below

LINE
MATCH



Perimeter of
Floor Below



ENCLOSED BALCONY
L. C. P. for use
of S. L. 6 4.3 m^2

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

FOURTH FLOORPART STRATA LOTS 1 TO 22STRATA PLAN BCS 3187

SCALE: 1:125
0 1 2 5 10m

All distances are in metres and decimals thereof unless otherwise indicated

LINE
MATCH

Perimeter of
Floor Below

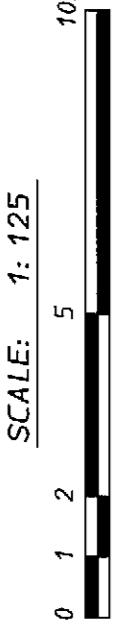
5.18	PT. S. L. 12	PT. S. L. 13	PT. S. L. 14	PT. S. L. 15	PT. S. L. 16	PT. S. L. 17
5.84	29.1 m ²	28.2 m ²	28.2 m ²	34.7 m ²	34.6 m ²	5.84
3.24	1.94	0.03	1.93	0.03	2.23	0.03
0.61	3.07	0.61	3.08	0.61	2.22	0.61
5.18	5.03	5.03	5.03	6.18	6.16	5.04
4.06	1.35	0.03	20.7 m ²	0.03	27.2 m ²	0.03
21.3 m ²	1.12	1.12	1.12	1.09	1.16	1.17
S. L. 12	S. L. 13	S. L. 13	S. L. 14	S. L. 15	S. L. 16	S. L. 17
0.03	20.7 m ²	0.03	20.7 m ²	0.03	27.1 m ²	0.03
RF	RF	RF	RF	RF	RF	RF
5.18	5.18	5.18	5.18	5.18	5.18	5.18

B

Perimeter of
Floor Below

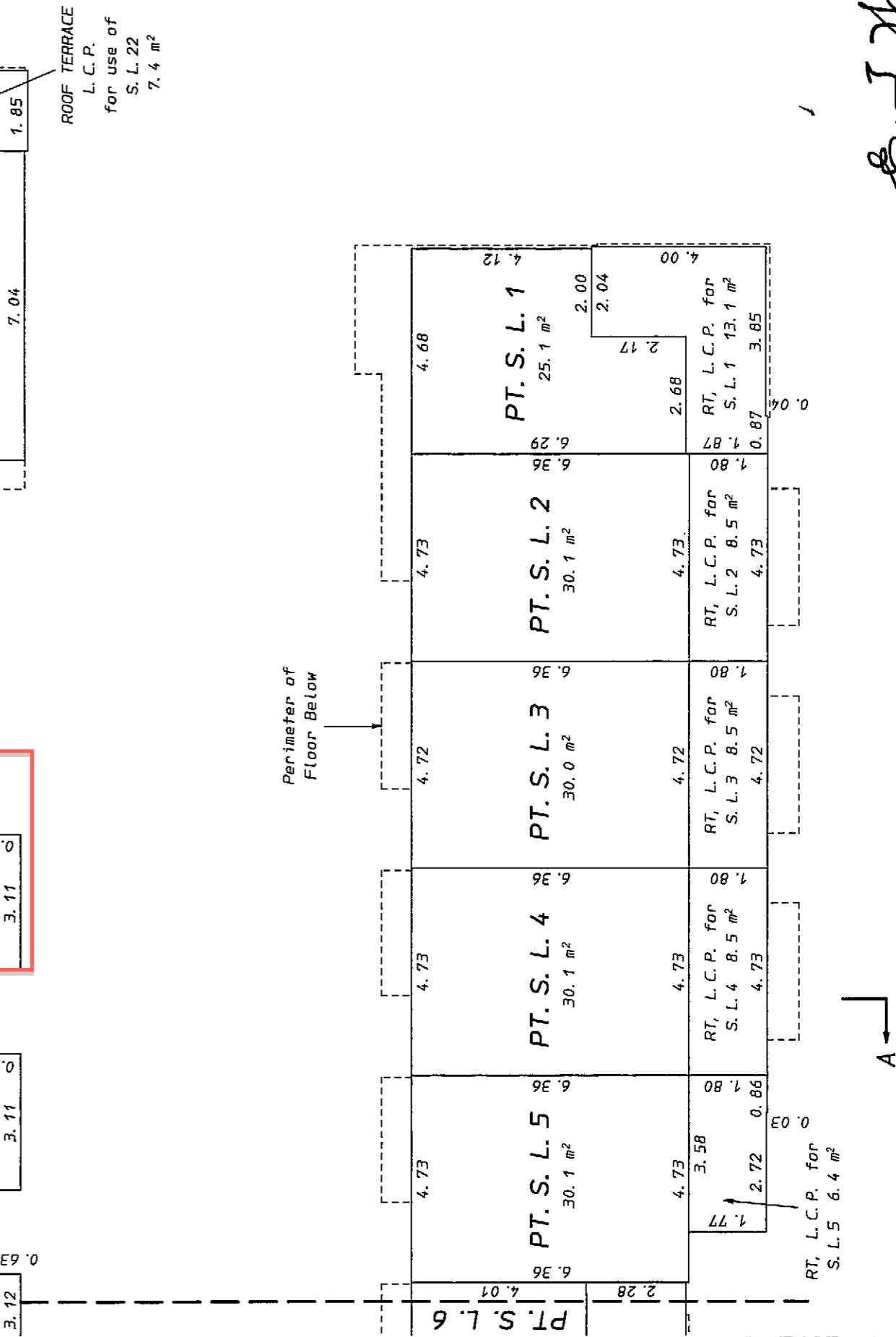
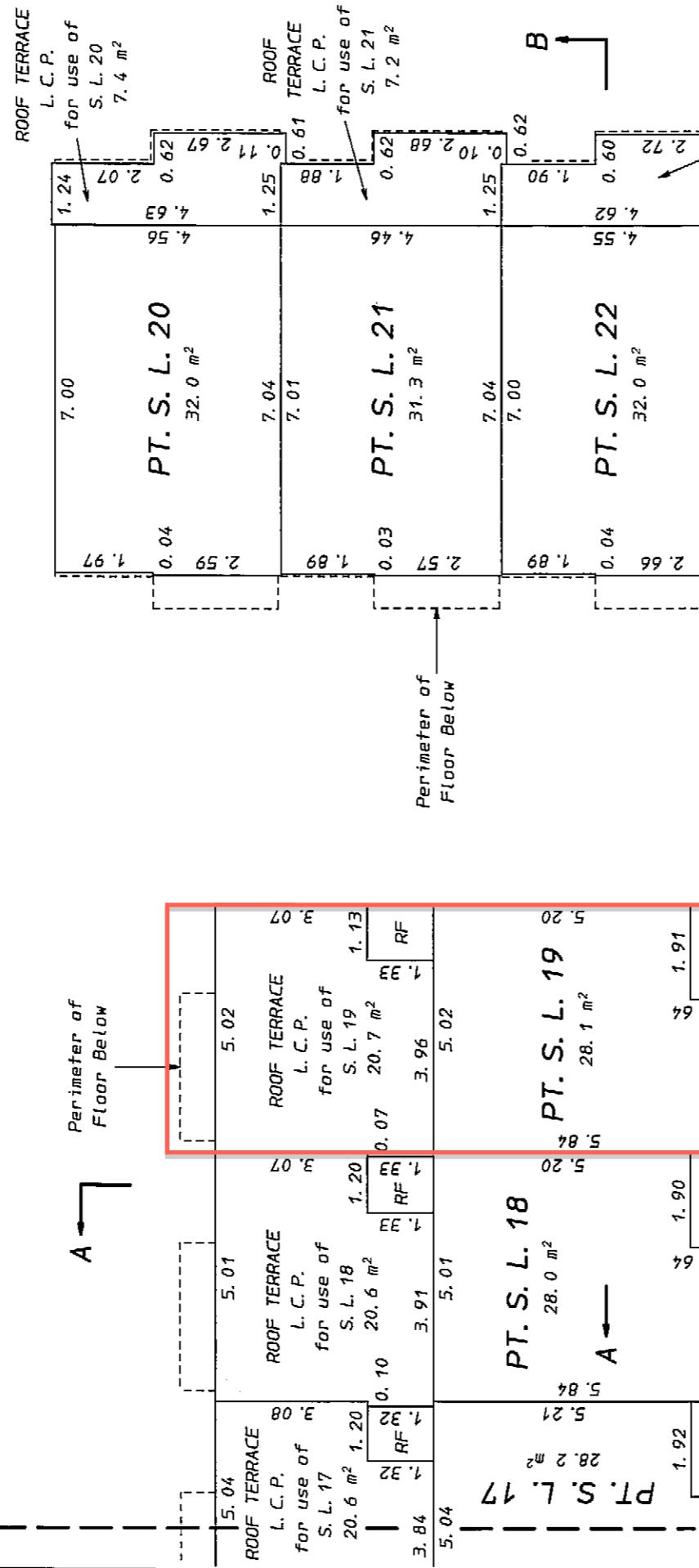
2.33	3.18	4.73	4.72	4.72	4.73	4.01
6.36	PT. S. L. 10	PT. S. L. 9	PT. S. L. 8	PT. S. L. 7	PT. S. L. 6	6.36
6.36	30.1 m ²	30.0 m ²	30.0 m ²	30.1 m ²	25.7 m ²	6.36
1.83	RT, L.C.P. for S. L. 10 8.7 m ²	RT, L.C.P. for S. L. 9 8.6 m ²	RT, L.C.P. for S. L. 8 8.6 m ²	RT, L.C.P. for S. L. 7 6.5 m ²	RT, L.C.P. for S. L. 6 13.9 m ²	1.83
5.51	4.73	4.73	4.72	4.72	4.09	5.51
6.19	PT. S. L. 11	PT. S. L. 11	PT. S. L. 11	PT. S. L. 11	PT. S. L. 11	6.19
S. L. 11 24.9 m ²	S. L. 11 24.9 m ²	S. L. 11 24.9 m ²	S. L. 11 24.9 m ²	S. L. 11 24.9 m ²	S. L. 11 24.9 m ²	S. L. 11 24.9 m ²

FOURTH FLOORPART STRATA LOTS 1 TO 22STRATA PLAN BCS 3187

SCALE: 1: 125


All distances are in metres and decimals thereof unless otherwise indicated

LIN
E
MA
TC
H



E. J. Jr.

ORIGINAL