

FIRST SHEET, SHEET 1 OF 12 SHEETS

**STRATA PLAN OF LOT 3
OF BLOCK 98, OF DISTRICT
LOT 264-A, GROUP I
PLAN 16807, N.W.D.
"CITY OF VANCOUVER"**

32-863-391
STRATA PLAN V# **495**

STRATA PLAN V.R. **495**
DEPOSITED AND REGISTERED IN
THE LAND REGISTRY OFFICE
AT VANCOUVER, B.C. THIS 7th DAY OF DECEMBER 1977.

[Signature]
REGISTRAR

*RE BOUNDARY SEE PLAN BCP 44079
COMMON PROPERTY SUBDIVIDED*

- LEGEND:
- S.L. DENOTES STRATA LOT
 - PT. DENOTES PART
 - SQ.FT. DENOTES SQUARE FEET
 - BALC. DENOTES BALCONY
 - ⊙ DENOTES COMMON PROPERTY
 - ⌘ DENOTES PROPERTY LINE

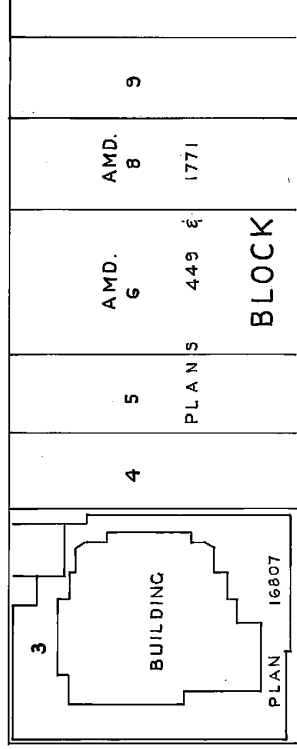
NOTE: DIMENSIONS ARE TO THE EXTERIOR WALLS.
PATIOS AND BALCONIES ARE NOT INCLUDED
IN AREAS OF STRATA LOTS.

CIVIC ADDRESS
"PRINCESS COURT"
2234 PRINCE ALBERT STREET
VANCOUVER, B.C.

KEY PLAN

SCALE: 1 INCH = 50 FEET.

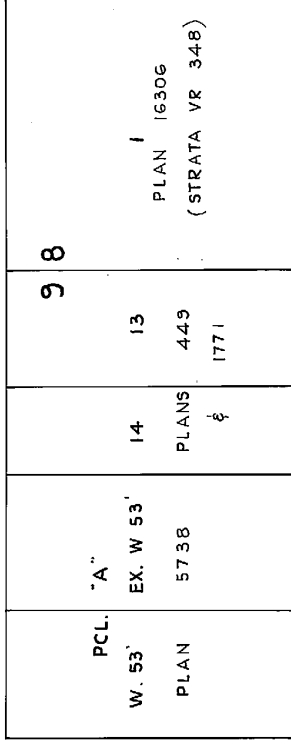
6TH AVENUE



PRINCE ALBERT STREET



LANE



7TH AVENUE

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:

THE OWNERS, STRATA PLAN V.R. **495**
% PRINCESS COURT APT. LTD.
306-1847 WEST BROADWAY
VANCOUVER, B.C.

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT.

BARRY ALLAN & ASSOCIATES,
B.C. LAND SURVEYORS,
940 BRUNETTE AVE.,
COQUITLAM, B.C.,
V3K 1C5,
TEL. 525-6621.

I, HELGE J. JACOBSEN OF PORT COQUITLAM,
BRITISH COLUMBIA LAND SURVEYOR HEREBY
CERTIFY THAT THE BUILDING ERECTED ON
THE PARCEL DESCRIBED ABOVE IS WHOLLY
WITHIN THE EXTERNAL BOUNDARIES OF THAT
PARCEL.
DATED AT COQUITLAM B.C.
THIS 11th DAY OF AUGUST 1977

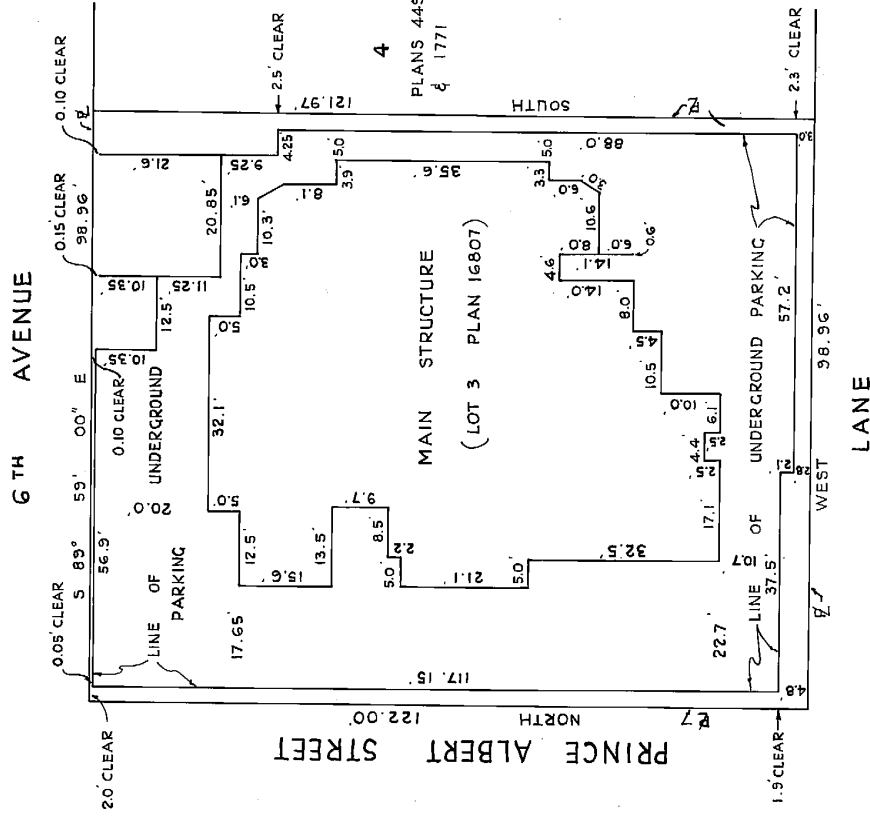
[Signature]
B.C.L.S.

FIRST SHEET, SHEET 2 OF 12 SHEETS

STRATA PLAN V.R. **495**
32-863-391

PLAN SHOWING LOCATION OF BUILDING ON LOT 3

SCALE: 1 INCH = 20 FEET



NOTE: PROPERTY LINE TIES ARE TO OUTER EDGE OF CONCRETE FOUNDATION. THIS SHEET SHOWS THE OUTLINE OF THE BASEMENT FLOOR AND THE LOCATION OF THE MAIN STRUCTURE THEREON.

A. J. Jacobson
DATED THIS 11th DAY OF AUGUST 1977

STRATA PLAN VR. 495
32-863-391

STRATA TITLES ACT.

STATUTORY DECLARATION

I/WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:
1) I/WE THE UNDERSIGNED (AM/ARE) THE OWNER, DEVELOPER OR THE DULY AUTHORIZED AGENT OF THE OWNER DEVELOPER
2) THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE
I/WE MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH

Walt Margold
DECLARED BEFORE ME AT Vancouver B.C.
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 17 DAY OF Sept. 1977

A COMMISSIONER FOR TAKING AFFIDAVITS
WITHIN THE PROVINCE OF BRITISH COLUMBIA

PRINCESS COURT Ant. 461
Walt Margold pres.
R. Gazzola Sec.

Mortgagee
CENTRAL MORTGAGE AND HOUSING CORPORATION

David C. Stewart
for President
Director of Administration

FORM 13

I, HELGE J. JACOBSEN OF PORT COQUITLAM, B.C.,
A BRITISH COLUMBIA LAND SURVEYOR HEREBY
CERTIFY THAT THE STRATA LOTS REPRESENTED
ON THE STRATA PLAN OF LOT 3 OF BLOCK 9B
OF D.L. 264A GRI, PLAN 16807, N.W.D CONSTITUTES
A NEW DEVELOPMENT AND HAVE NOT TO THE BEST
OF MY KNOWLEDGE AND BELIEF BEEN PREVIOUSLY
OCCUPIED.

H J Jacobsen
B.C.L.S.

THE METROPOLITAN TRUST COMPANY

Philip A. Armstrong
PHILIP A. ARMSTRONG - VICE-PRESIDENT, MORTGAGE DIVISION

N. J. Laird
N. J. LAIRD - MANAGER - MORTGAGE ADMINISTRATION

H J Jacobsen B.C.L.S.
THIS 17th DAY OF August 1977

STRATA PLAN V.R. **495**

32-863-391

STRATA TITLES ACT.

LOT NUMBER	SHEET NUMBER	FORM 1		FORM 2		FORM 3	
		SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	NO. OF VOTES
1	6.7.8	8000	3400				
2	6.7.8	9290	4200				
3	5,6,7,8	7920	3500				
4	5,7,8	7520	3200				
5	7,8	5800	2300				
6	7,8	5920	2300				
7	7,8	6270	2300				
8	6,7,9	8060	3500				
9	6,7,9	7360	3300				
10	6,7,9	7240	3300				
11	5,6,7,9	7900	3600				
12	5,7,9	7490	3300				
13	7,9	5900	2400				
14	7,9	6020	2400				
15	7,9	8600 7570	3100				
16	6,7,10	8060	3600				
17	6,7,10	7360	3400				
18	6,7,10	7440	3400				
19	5,6,7,10	7600	3800				
20	5,7,10	7490	3400				
21	7,10	5900	2500				
22	7,10	6020	2500				
23	7,10	7570	3700				
AGGREGATE		44830 165800	71,300				

SEE DEF 78166

SEE STRATA PLAN GENERAL INDEX
FOR SCHEDULE OF UNIT ENTITLEMENT,
SCHEDULE OF INTEREST UPON DESTRUCTION
AND SCHEDULE OF VOTING RIGHTS.

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 11th DAY OF October 1977

Graeme Paterson
for SUPERINTENDENT OF INSURANCE

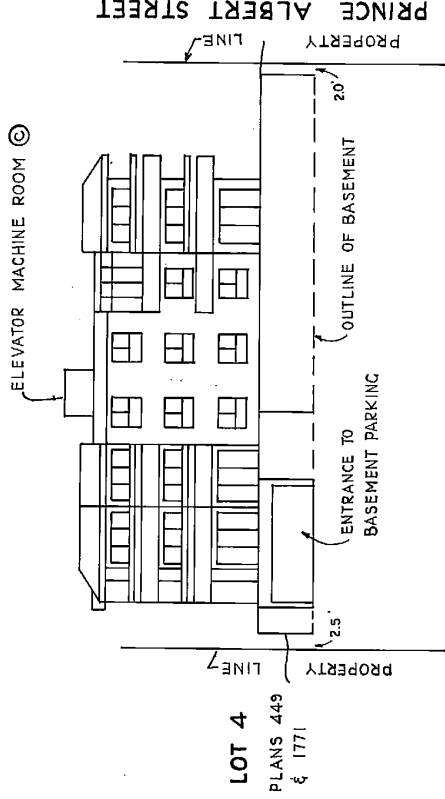
A. J. Jacobs
THIS 11th DAY OF August 1977

STRATA PLAN V.R. 495

32-863-391

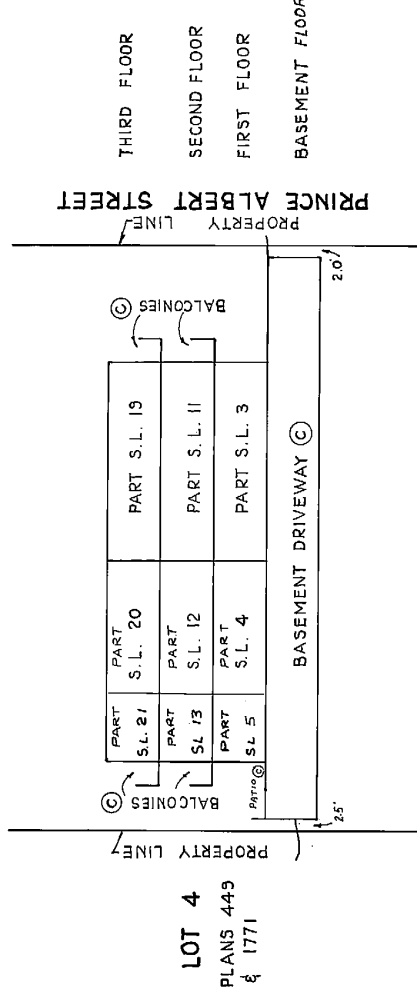
ELEVATION OF BUILDING LOOKING SOUTH FROM 6TH STREET.

SCALE: 1 INCH = 20 FEET.



LOT 4
PLANS 449
& 1771

EXTERIOR ELEVATION



LOT 4
PLANS 449
& 1771

DIAGRAMMATIC ELEVATION

(SECTION A-A' SEE SHEETS 7 TO 10)

THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
BASEMENT FLOOR

Shy Jordan
DATED THIS 11th DAY OF AUGUST 1977

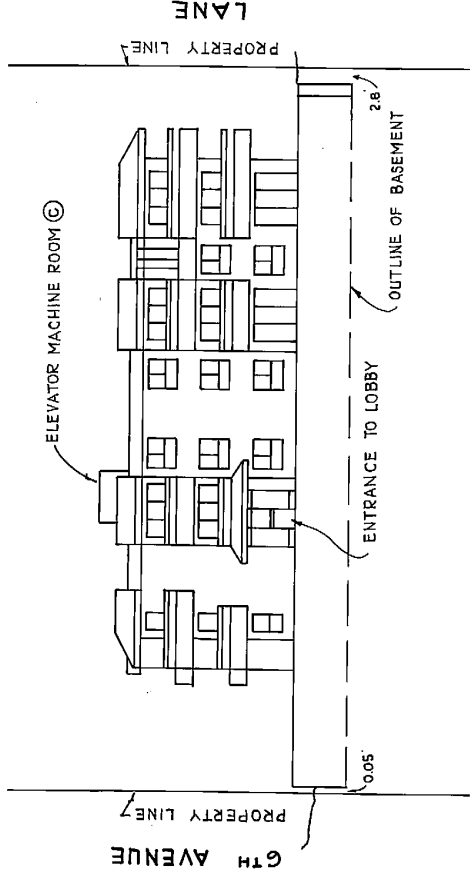
SHEET 6 OF 12 SHEETS

STRATA PLAN V.R. 495

82-863-391

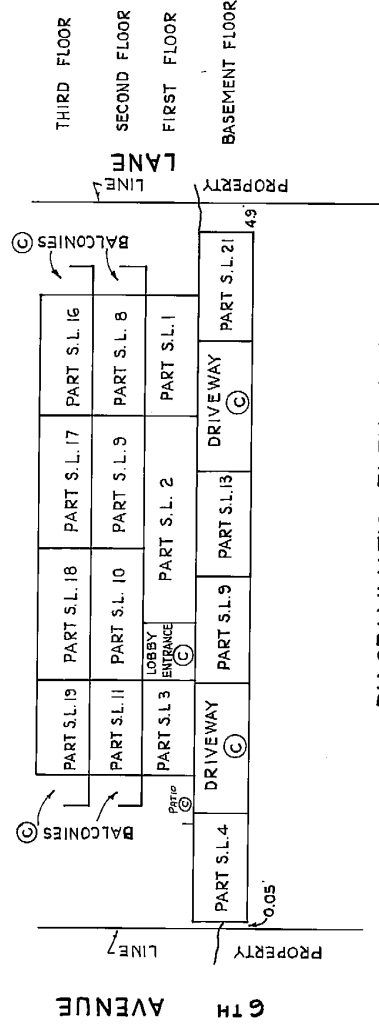
ELEVATION OF BUILDING LOOKING EAST FROM PRINCE ALBERT STREET.

SCALE: 1 INCH = 20 FEET.



EXTERIOR ELEVATIONS

AMENDED PURSUANT TO SEC 259
STRATA PROPERTY ACT.
THIS 12TH DAY MARCH 2010
SEC BB 1248954 AND AMENDED SHEET 6A



DIAGRAMMATIC ELEVATION

(SECTION B - B ' SEE SHEETS 7 TO 10)

S.J. Jacobson
DATED THIS 11TH DAY OF AUGUST 1977

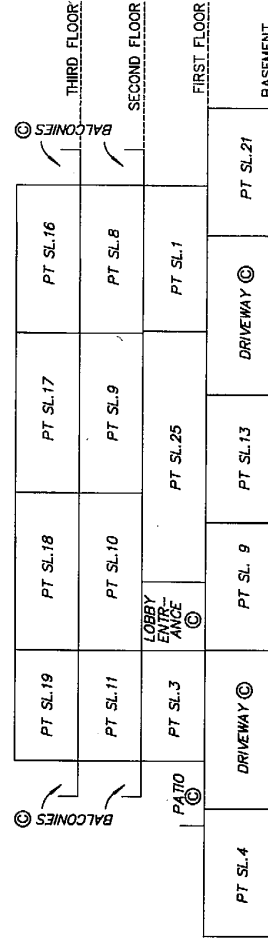
**ELEVATION OF BUILDING LOOKING
 EAST FROM PRINCE ALBERT STREET**
 AMENDED SHEET 6A
 SHEET 3 OF 3 SHEETS
STRATA PLAN VR495

SCALE 1:200



All Distances are in Metres.

SECTION 'B' -B

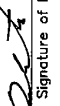


UNDERWATER LAND SURVEYING
 B.C. Land Surveyors
 #104-5880 176A Street
 Cloverdale B.C.

FILE: JV0756-6A

Dated this 19th day of June, 2007.

*This Plan Lies Within The
 Greater Vancouver Regional District*


 Signature of B.C.L.S.

ORIGINAL

BASEMENT AND UNDERGROUND PARKING
AMENDED SHEET 7A
SHEET 2 OF 3 SHEETS
STRATA PLAN VR495

BASEMENT AND UNDERGROUND PARKING

SCALE 1:200

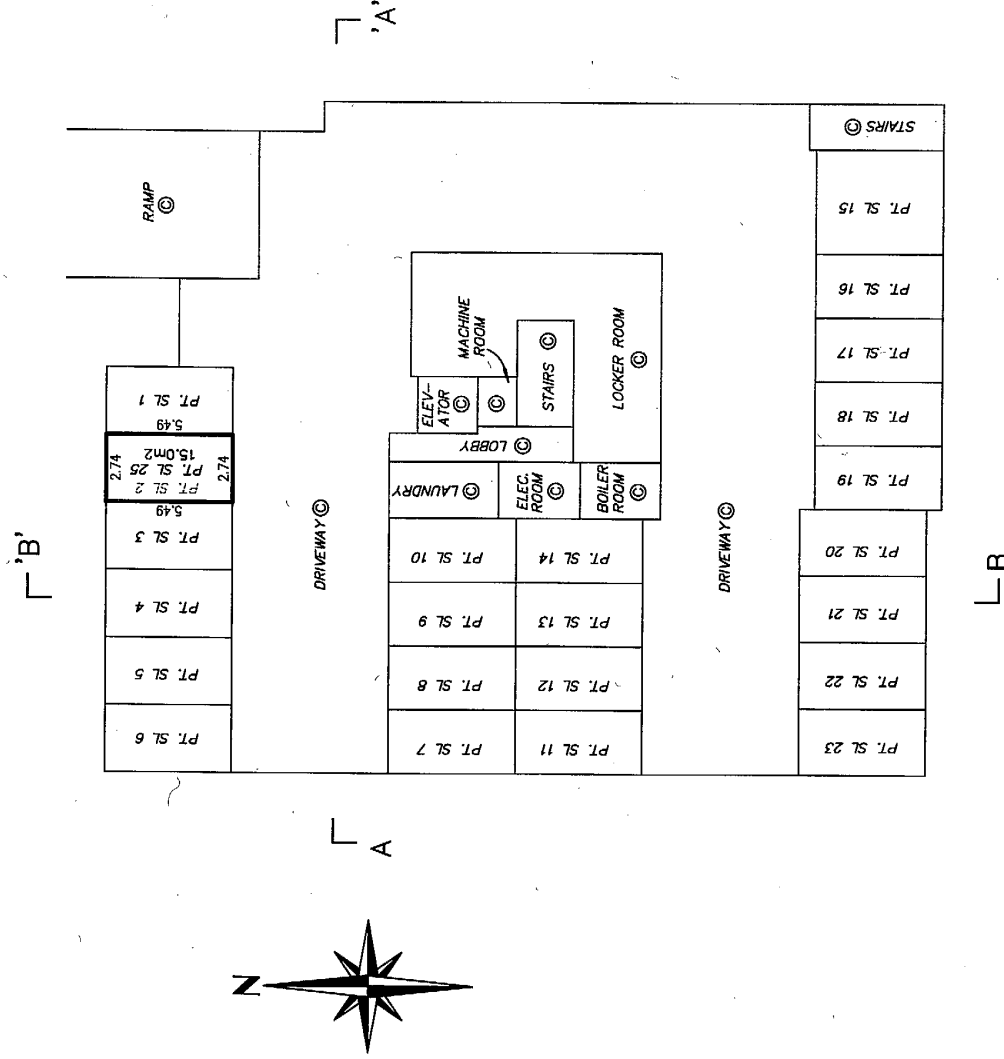


All Distances are in Metres.

LEGEND:

- SL Denotes Strata Lot
- m² Denotes Square Metres
- © Denotes Common Property

BASEMENT AND U/G PARKING



UNDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5690 176A Street
Cloverdale B.C.

FILE: JV0756-7A

Dated this 19th day of June, 2007.

*This Plan Lies Within The
Greater Vancouver Regional District*

[Signature]
Signature of B.C.L.S.

ORIGINAL

SHEET 8 OF 12 SHEETS

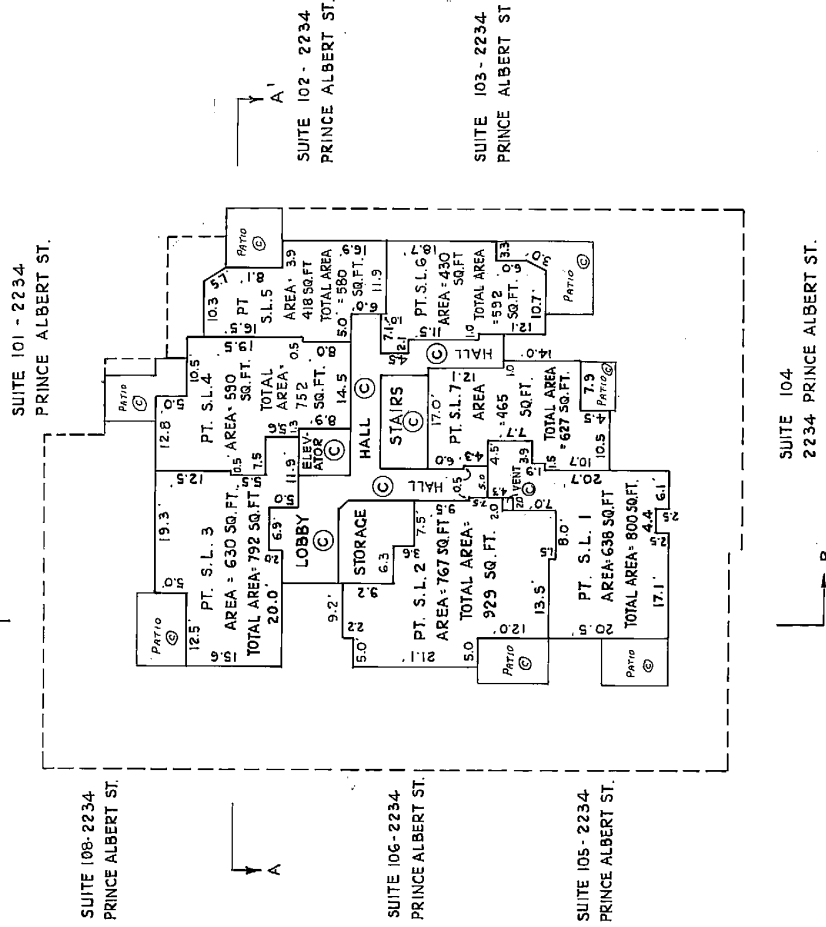
STRATA PLAN V.R. 495

32-863-391

FIRST FLOOR

SCALE: 1 INCH = 20 FEET

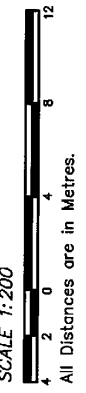
AMENDED PURSUANT TO SEC. 262
 STRATA PROPERTY ACT.
 THIS 12TH DAY MARCH 2010
 SEE BB/248950 AND
 AMENDED SHEET 8A.



Sig Jacobson
 B.C.L.S.
 DATED THIS 11th DAY OF August 1977

AMENDED SHEET 8A
STRATA PLAN VR495
 Deposited in the Land Title Office
 at New Westminster B.C. on
 This 12 Day of MARCH 2009
 A. BLASCHKE /CSP Registrar
 Ref. No. BB/248850

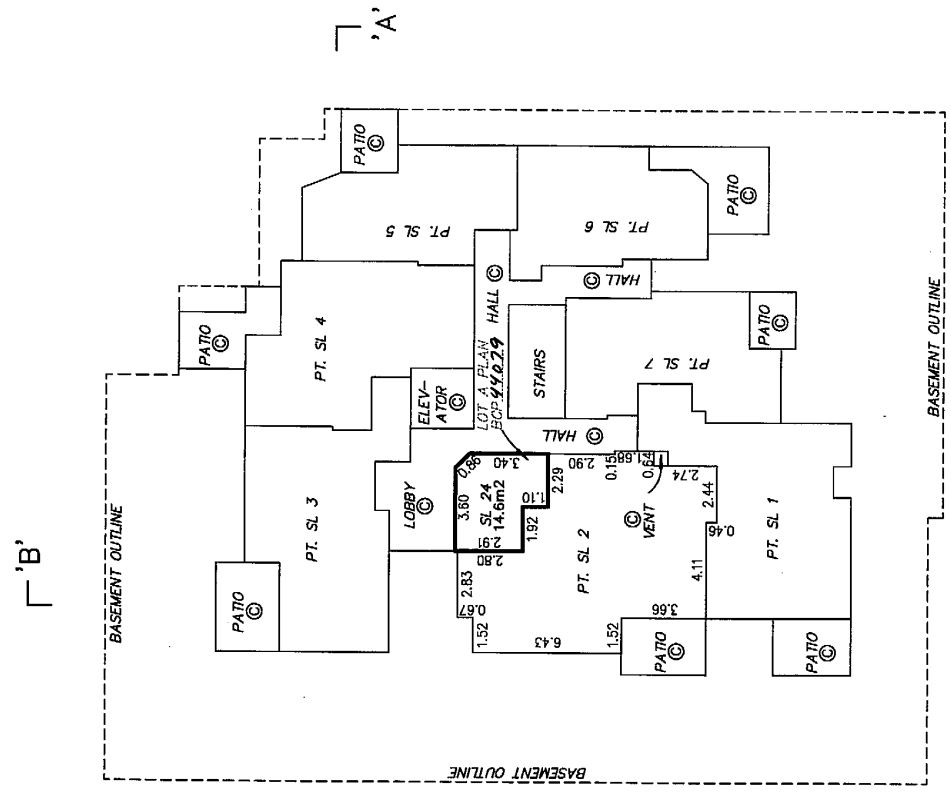
**EXPLANATORY PLAN OF LOT A PLAN
 BCP 44079 CREATING STRATA LOT 24
 DISTRICT LOT 264A STRATA PLAN VR495**
 B.C.G.S. 92G.025
 CITY OF VANCOUVER
 PURSUANT TO SECTION 262 OF THE STRATA PROPERTY ACT.
 SCALE 1:200



LEGEND:
 SL Denotes Strata Lot
 m2 Denotes Square Metres
 © Denotes Common Property

*AMENDED PURSUANT TO
 SEC. 259 STRATA PROPERTY ACT.
 THIS 12TH DAY MARCH 2010
 SW/BB174854 AND
 AMENDED SHEET 8B*

FIRST FLOOR



ENDORSEMENT BY APPROVING AUTHORITY
 (Section 262)
 I certify that the amendment to Strata Plan VR495
 as set forth on this Explanatory Plan complies with
 any applicable bylaws of the City of Vancouver
 Date: February 2nd 2009

[Signature]
 Signature of Authorized Signatory
 City of Vancouver

ONDERWATER LAND SURVEYING
 B.C. Land Surveyors
 #104-5890 476A Street
 Cloverdale B.C.

FILE: JV0756_8A

Dated this 18th day of June, 2007

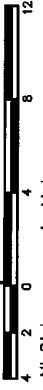
[Signature]
 Signature of B.C.L.S.

*This Plan Lies Within The
 Greater Vancouver Regional District*

ORIGINAL

**REFERENCE PLAN OF STRATA LOTS
2 AND 24 DISTRICT LOT 264A
STRATA PLAN VR495**

B.C.G.S. 92C.025
CITY OF VANCOUVER
PURSUANT TO SECTION 259 OF THE STRATA PROPERTY ACT.
SCALE 1:200



All Distances are in Metres.
LEGEND:
SL Denotes Strata Lot
m² Denotes Square Metres
⊕ Denotes Common Property

Civic Address:
2234 Prince Albert St.
Vancouver B.C.

Owner: DEK DEVELOPMENT LTD. INC NO 556083
(sign and print name clearly)

Authorized Signatory
Tom Andison

Authorized Signatory
[Signature]
Witness as to Signature
Sandra Tuck
Address of Witness
#10, 1933 W Broadway
Vancouver V6H4C1
Legal Assistant -
Occupation of Witness

Mortgagee: HSEC BANK CANADA
(sign and print name clearly)

Authorized Signatory
Even Florie
Authorized Signatory
Joshua Radcliffe
Luanna Janet Franzios
Witness as to Signature #58C
1577 LOWEDALE AVE
VANCOUVER BC V7M2J0
Address of Witness

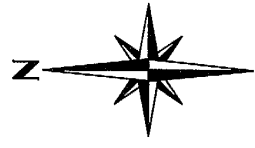
BUSINESS BANKING OFFICER
Occupation of Witness

ONDERWATER LAND SURVEYING
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.
FILE: JV0756_08

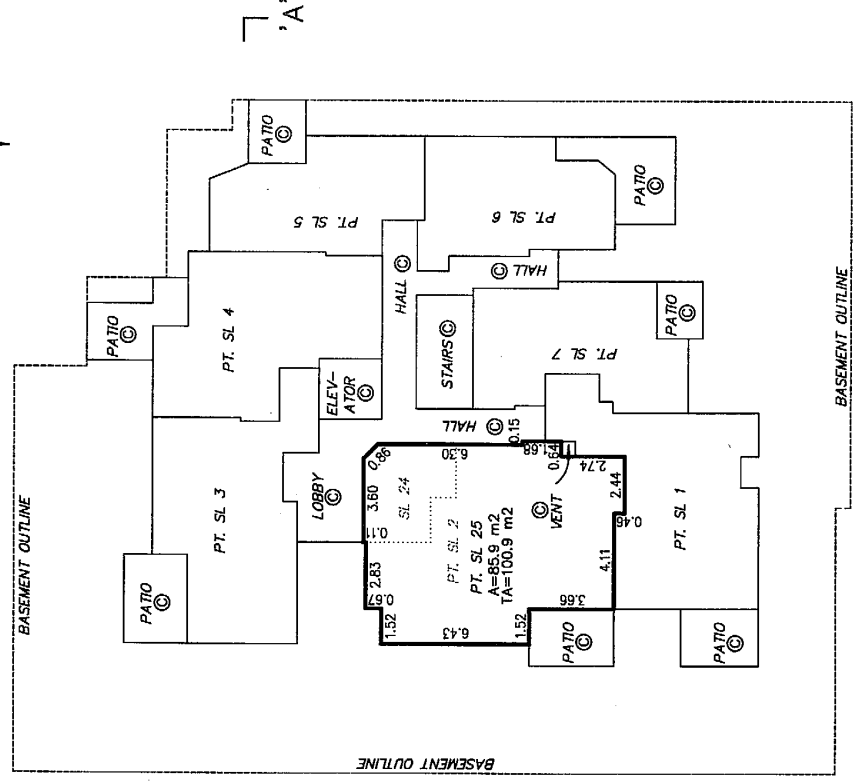
**AMENDED SHEET 8B
SHEET 1 OF 3 SHEETS
STRATA PLAN VR495**

Deposited in the Land Title Office
at New Westminster B.C. on
This 12 Day of MARCH 2008

L. BLASCHUK / EP Registrar
Ref. No. AB1248954



FIRST FLOOR



I, John P. Onderwater, a British Columbia Land Surveyor, of Cloverdale 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 6th day of June, 2007. The plan was completed and checked, and the checklist filed under #66355, on the 19th day of June, 2007.

[Signature]
Signature of B.C.L.S.

ORIGINAL

*This Plan Lies Within The
Greater Vancouver Regional District*

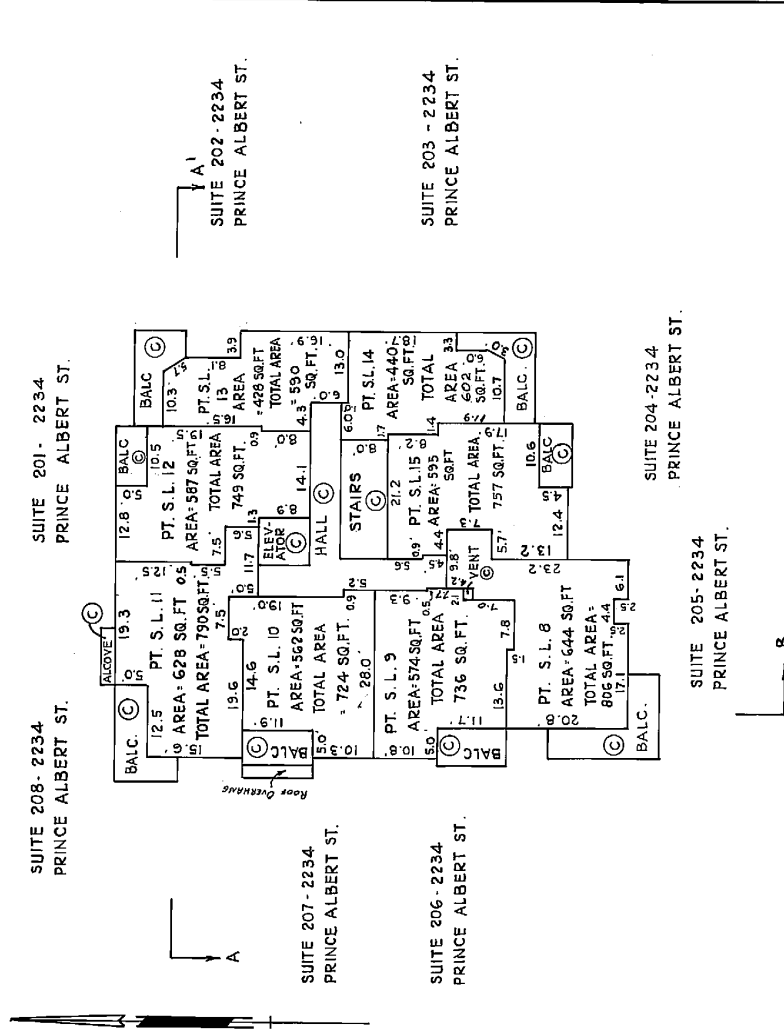
SHEET 9 OF 12 SHEETS

STRATA PLAN V.R. 495

32-863-391

SECOND FLOOR

SCALE: 1 INCH = 20 FEET



A.J. Jacobson B.C.L.S.
DATED THIS 11th DAY OF August 1977

SHEET 10 OF 12 SHEETS

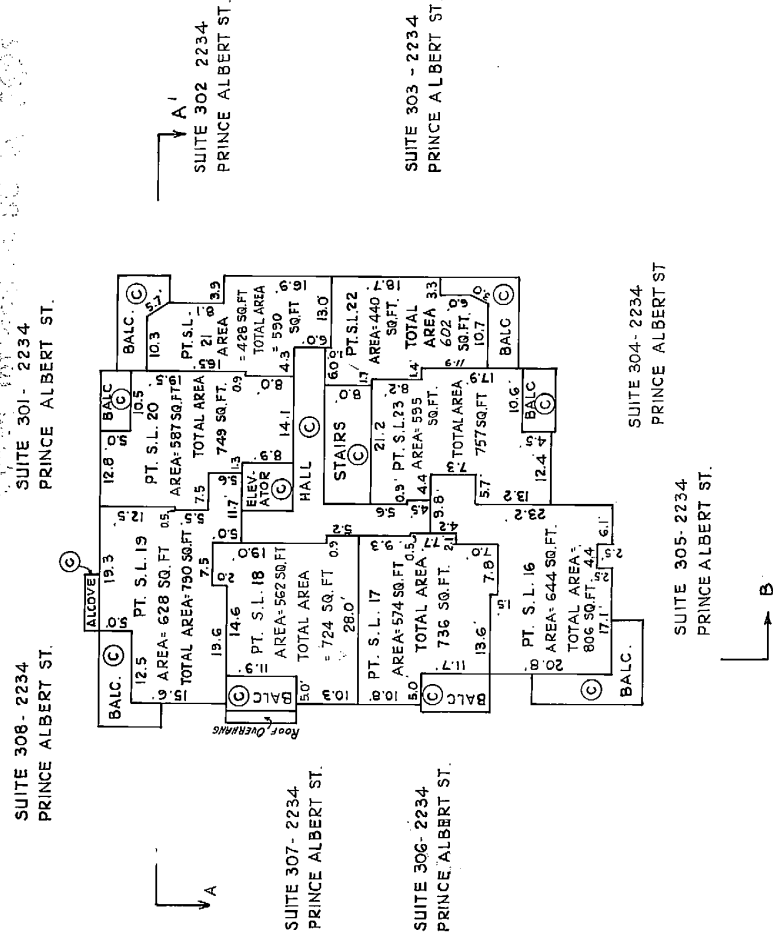
STRATA PLAN V.R. 495

32-863-391

THIRD FLOOR

SCALE: 1 INCH = 20 FEET

Close
 View of
 Suite 301-2234
 Suite 302-2234
 Suite 303-2234
 Suite 304-2234
 Suite 305-2234
 Suite 306-2234
 Suite 307-2234
 Suite 308-2234



S. J. Jacobs
 B.C.L.S.
 DATED THIS 11th DAY OF August 1977

