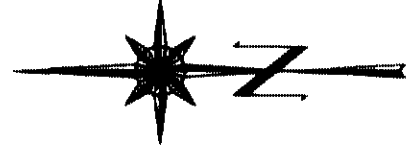
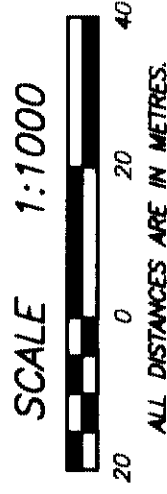


**STRATA PLAN OF PART OF
LOT A, DISTRICT LOT 94, GROUP 1,
NEW WESTMINSTER DISTRICT,
PLAN LMP 53783**

**STRATA PLAN BCS 319
PHASE 1**

"CITY OF BURNABY"
B.C.G.S. 92G 026



**INTEGRATED SURVEY AREA No. 25
(BURNABY) NAD-83 (CSRS)**

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9995839

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.
THIS 22ND DAY OF APRIL, 2003

DEPUTY

REGISTRAR

BV136351 - BV136366
FORM P - BV136350

"OAKWOOD"

ADDRESS 6539, ELGIN AVENUE
BURNABY, B.C.

SEE SHEET 2 FOR
PROPERTY DIMENSIONS

SEE SHEET 3 FOR BUILDING
LOCATION AND DIMENSIONS

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 87H2636 AND 87H2637

- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- Ⓢ - DENOTES COMMON PROPERTY
- ~~Ⓢ~~ - DENOTES COMMON FACILITY
- Ⓢ - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- Ⓢ - DENOTES PATIO BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 10
- Ⓢ - DENOTES PORCH BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 10
- Ⓢ - DENOTES LIMITED COMMON PROPERTY
FOR THE EXCLUSIVE USE OF
SL'S 1-60 INCLUSIVE

THIS STRATA PLAN CONTAINS LIMITED COMMON
PROPERTY ACCORDING TO SEC. 73 (a)(i) OF
THE STRATA PROPERTY ACT.

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN
ARE WITHIN THE THE EXTERNAL BOUNDARIES OF THE LAND
THAT IS THE SUBJECT OF THE STRATA PLAN.

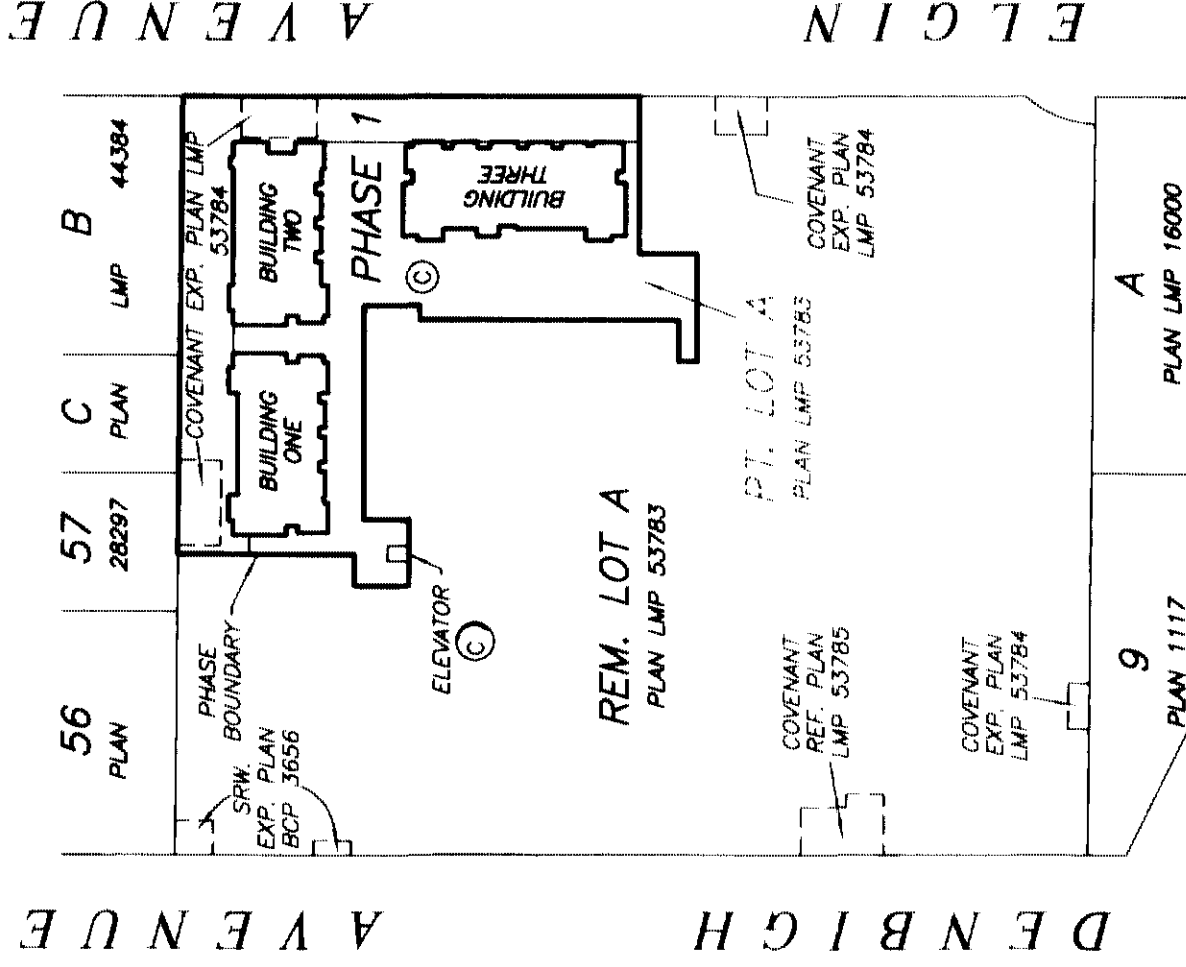
DATE: FEBRUARY 27, 2003, 2003.

Mike E. Shaw

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE : 582-0717

DRAWING # 30405-18
FILE # 30405-18_FS
DATE : FEBRUARY 27, 2003

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT



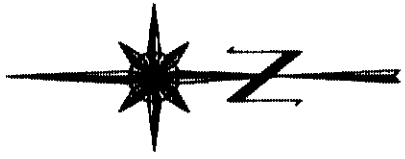
APPROVED AS PHASE 1 OF A 4 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT

THIS 15TH DAY OF APRIL, 2003.

APPROVING OFFICER FOR THE
CITY OF BURNABY

PROPERTY DIMENSIONS

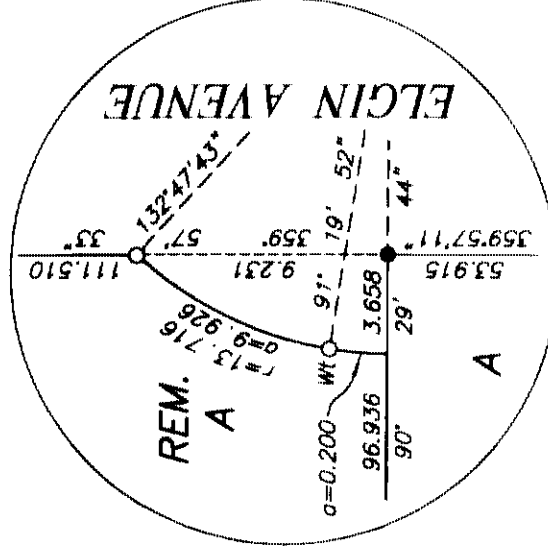
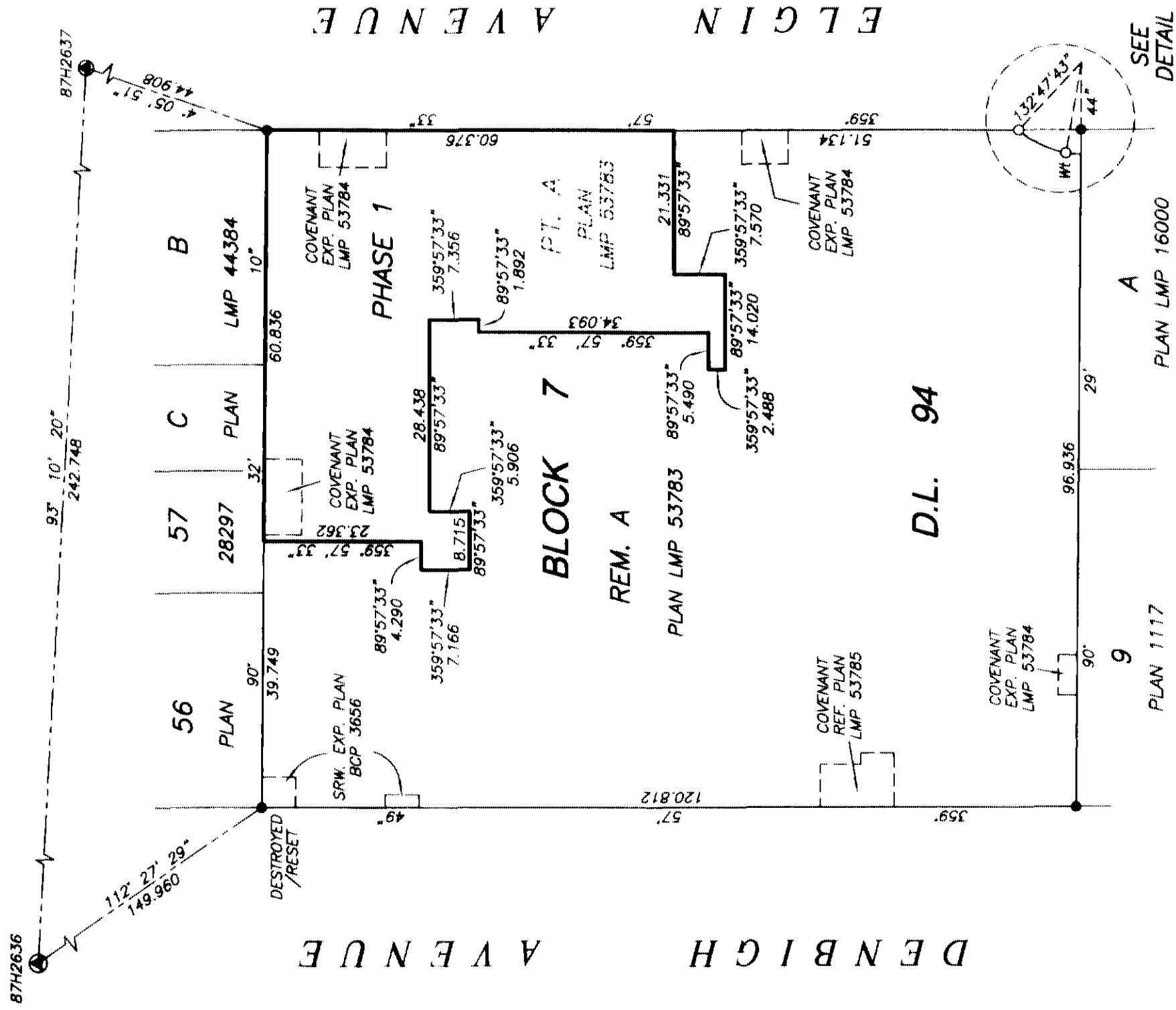
STRATA PLAN BCS 319
PHASE 1



SCALE 1:750



ALL DISTANCES ARE IN METRES.



I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY 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 SURVEY WAS COMPLETED ON

THE 27th DAY OF FEBRUARY, 2003.

Mike E. Shaw B.C.L.S.

DETAIL
NOT TO SCALE

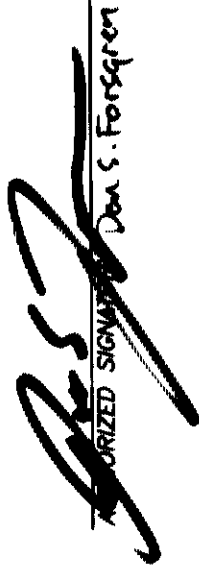
DATE : FEBRUARY 27, 2003.

DRAWING # 30405-18
FILE # 30405-18_Post

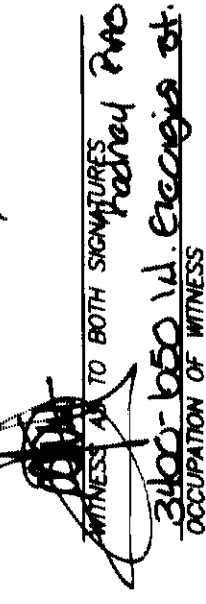
977 E. 8.

STRATA PLAN BCS 319

PHASE 1

OWNER:INTRACORP ROYAL OAK DEVELOPMENT LTD.
INC. No. 541290
AUTHORIZED SIGNATORY Don S. ForsgrenAUTHORIZED SIGNATORY
WITNESS AS TO BOTH SIGNATURESSENIOR EXEC ASSISTANT
OCCUPATION OF WITNESS900-666 Burnard St Van BC
ADDRESS OF WITNESSMORTGAGEE:INTRACORP DEVELOPMENTS LTD.
INCORPORATION No. A52710
AUTHORIZED SIGNATORYAUTHORIZED SIGNATORY
WITNESS AS TO BOTH SIGNATURESsenior Exec Assistant
OCCUPATION OF WITNESS900-666 Burnard St Van BC
ADDRESS OF WITNESSMORTGAGEE:

THE BANK OF NOVA SCOTIA


AUTHORIZED SIGNATORY PATRICK
BRENNAN
AUTHORIZED SIGNATORY MICHAEL DOWNING
WITNESS AS TO BOTH SIGNATURES
PATRICK PAO
3400-650 W. EXETER ST.
OCCUPATION OF WITNESSVAN. BC. 160B 4114
ADDRESS OF WITNESS
BANKER.MORTGAGEE:636455 B.C. LTD.
INCORPORATION No. 636455
AUTHORIZED SIGNATORYAUTHORIZED SIGNATORY
WITNESS AS TO BOTH SIGNATURESLAWYER
OCCUPATION OF WITNESS2900 595 BURNARD ST
ADDRESS OF WITNESS VAN. BC

~~I CERTIFY THAT THE ELEVATOR WHICH ACCORDING TO THE PHASED STRATA PLAN DECLARATION IN FORM P FILED FOR THIS STRATA PLAN HAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAS BEEN PROVIDED FOR IN ACCORDANCE WITH SECTION 225(2) OF THE STRATA PROPERTY ACT.~~

THIS ____ DAY OF _____,

APPROVING OFFICER FOR THE
CITY OF BURNABY

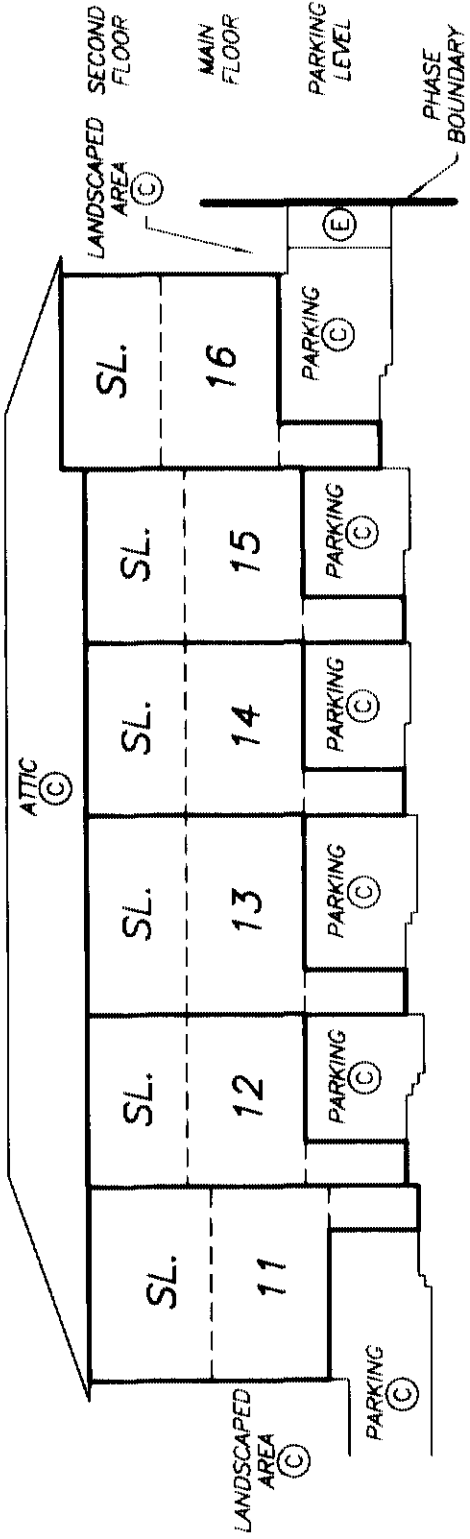
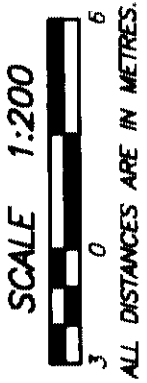
I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN HAVE NOT, AS OF THE 27th DAY OF FEBRUARY, 2003, BEEN PREVIOUSLY OCCUPIED.

DATED AT SURREY, B.C.

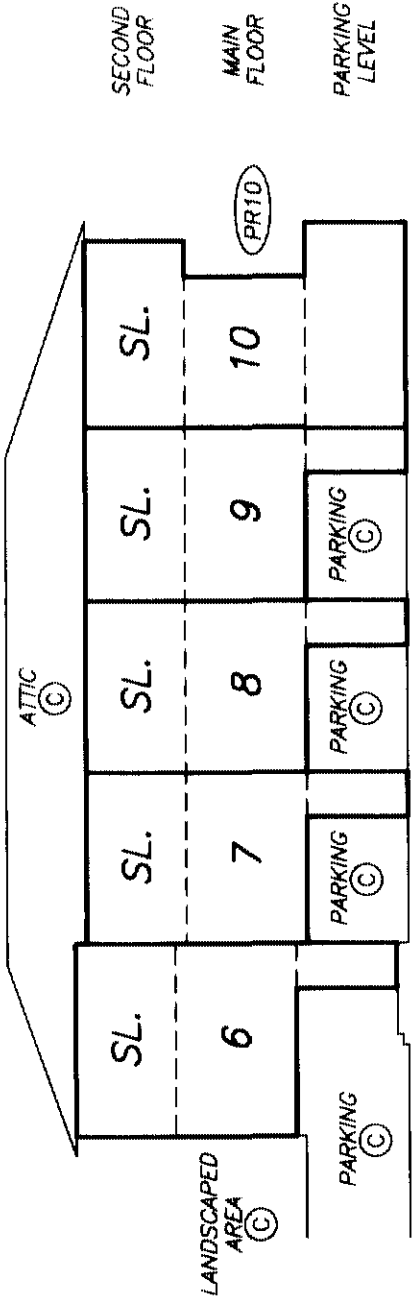
THIS 27th DAY OF FEBRUARY, 2003.Mike E. Shaw B.C.L.S.

SECTIONS

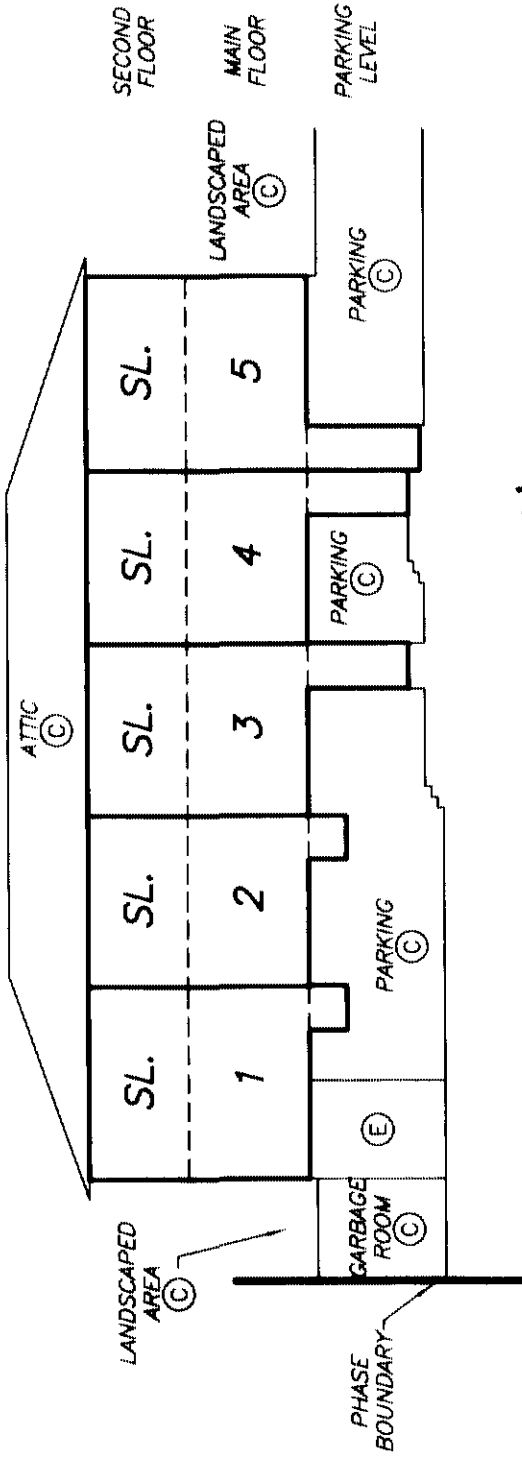
STRATA PLAN BCS 319
PHASE 1



SECTION 3 - 3'



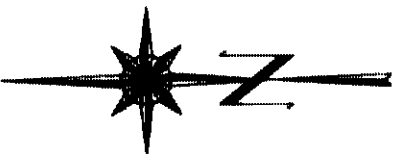
SECTION 2 - 2'



SECTION 1 - 1'

FLOOR PLANS
PARKING LEVEL

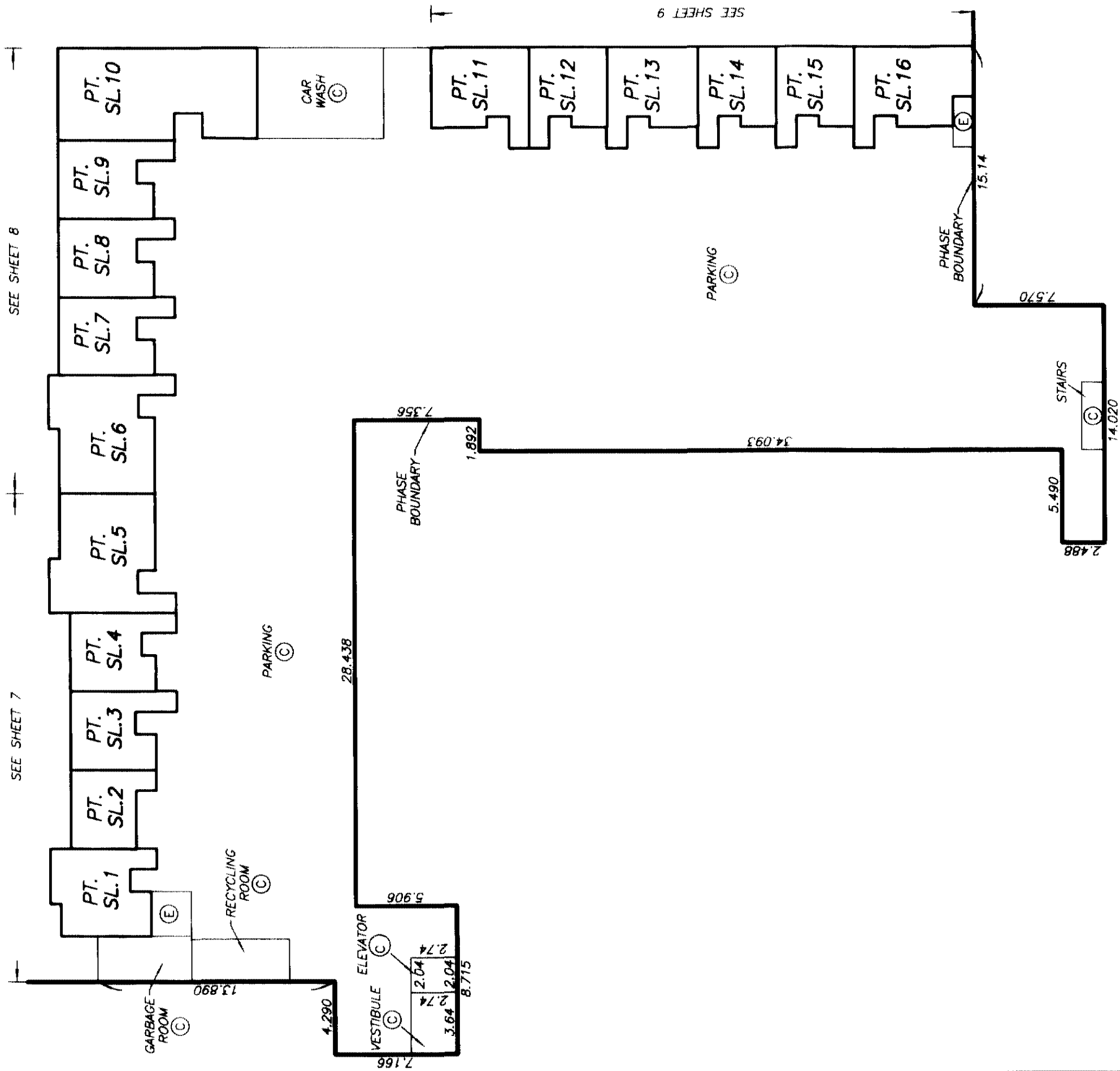
STRATA PLAN BCS 319
PHASE 1



SCALE 1:250



ALL DISTANCES ARE
IN METRES.

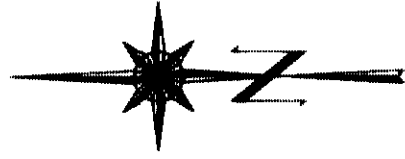


DATE : FEBRUARY 27, 2003.
M.E.S.

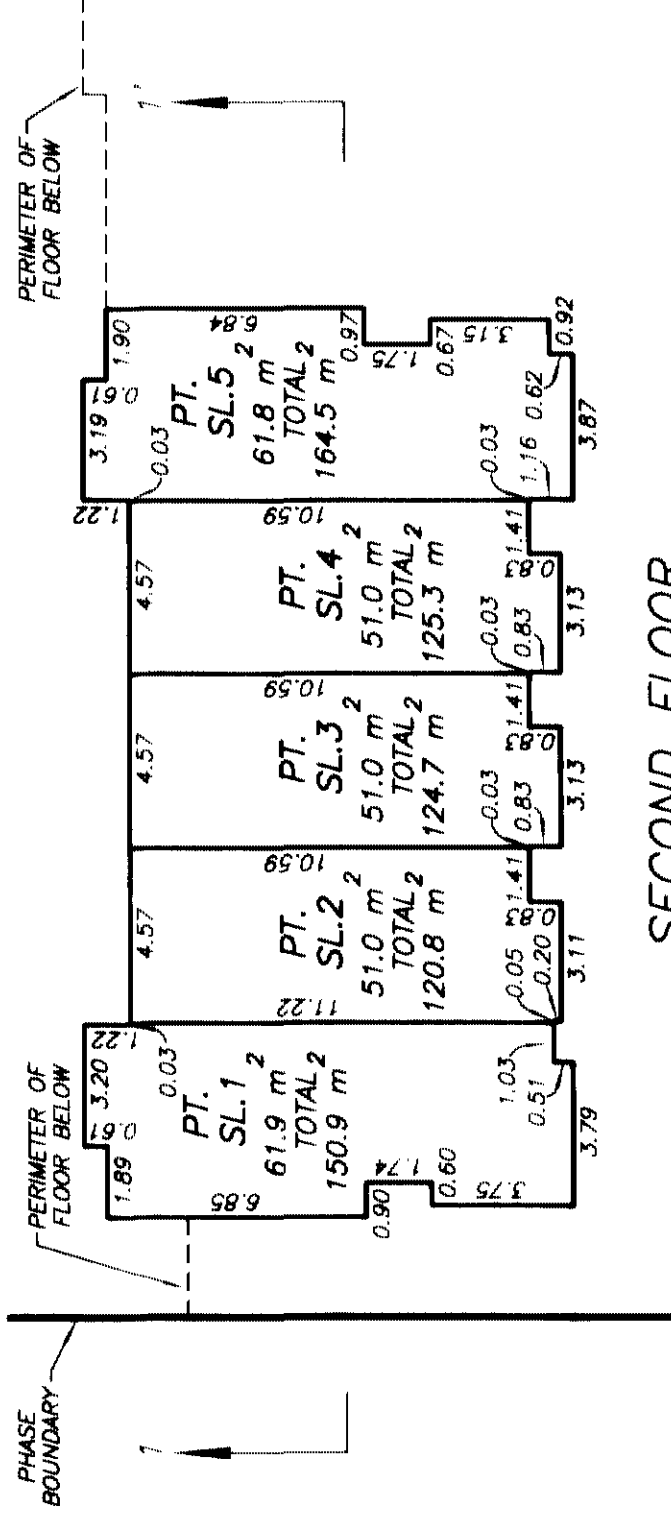
DRAWING # 30405-18
FILE # 30405-18_Pth

FLOOR PLANS BUILDING ONE

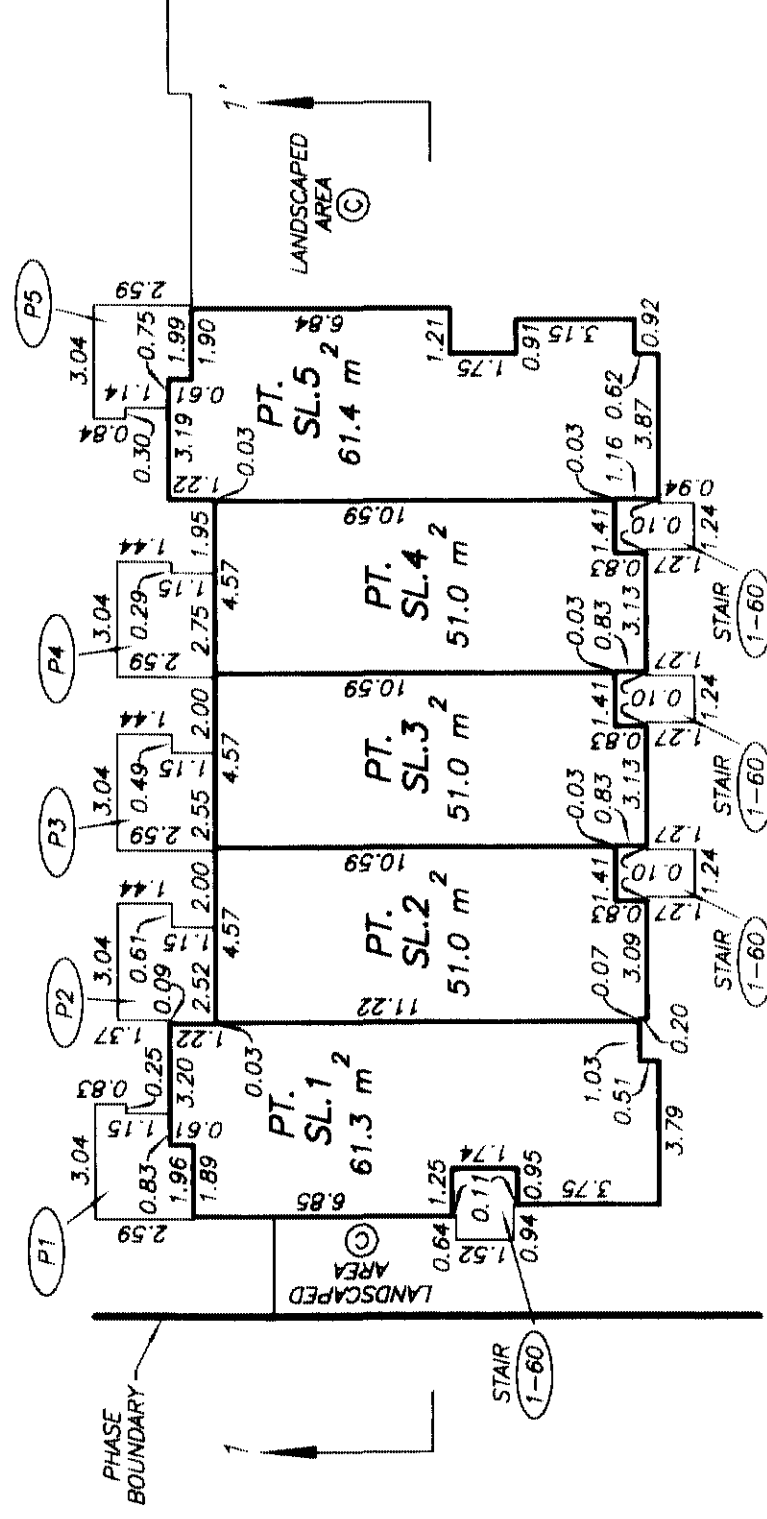
STRATA PLAN BCS 319 PHASE 1



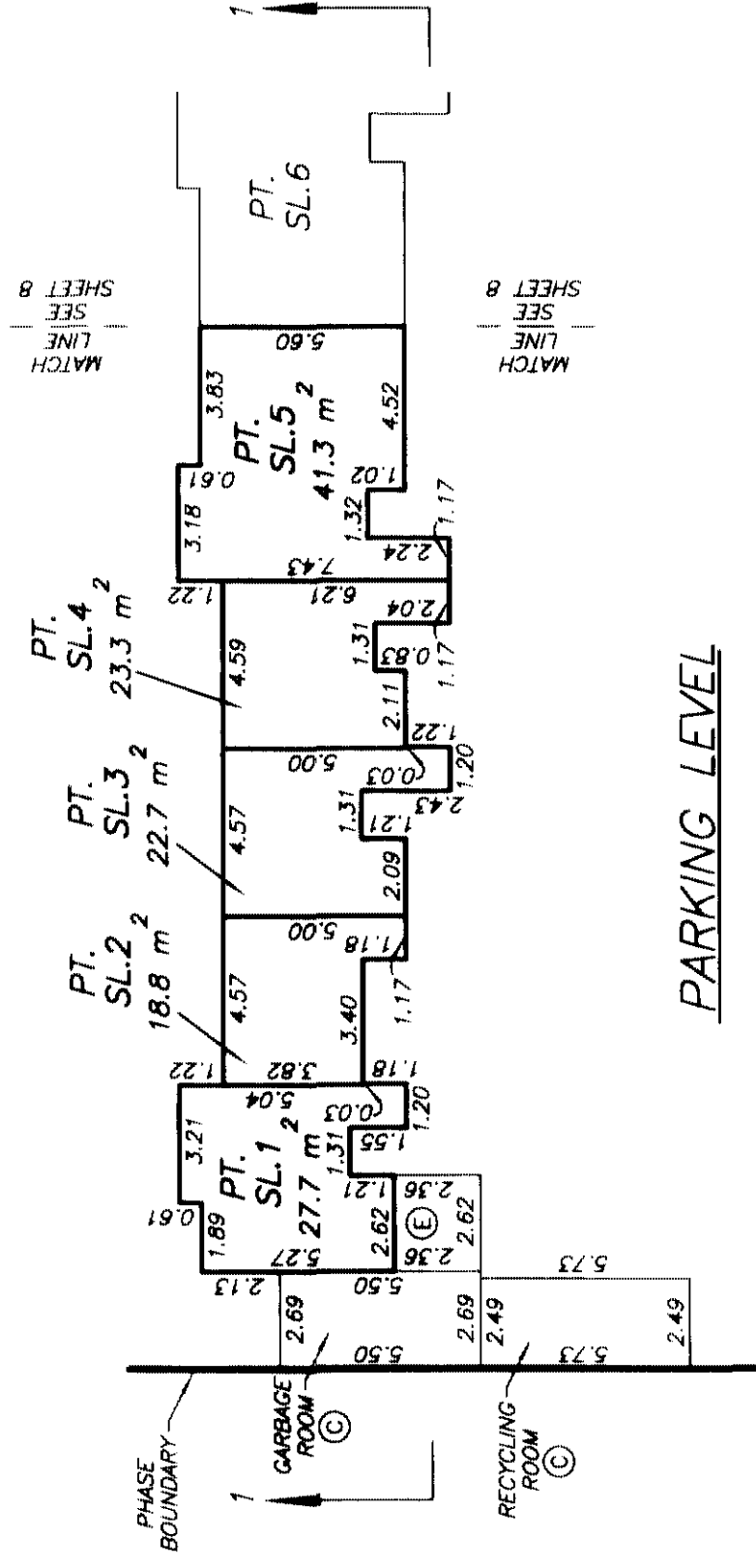
SCALE 1:200
3 0 6
ALL DISTANCES ARE IN METRES.



SECOND FLOOR



MAIN FLOOR



PARKING LEVEL

DATE : FEBRUARY 27, 2003.

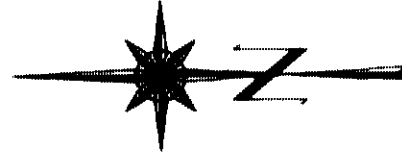
DRAWING # 30405-18
FILE # 30405-18_Bldg1

M.E.

FLOOR PLANS
BUILDING TWO

STRATA PLAN BCS 319

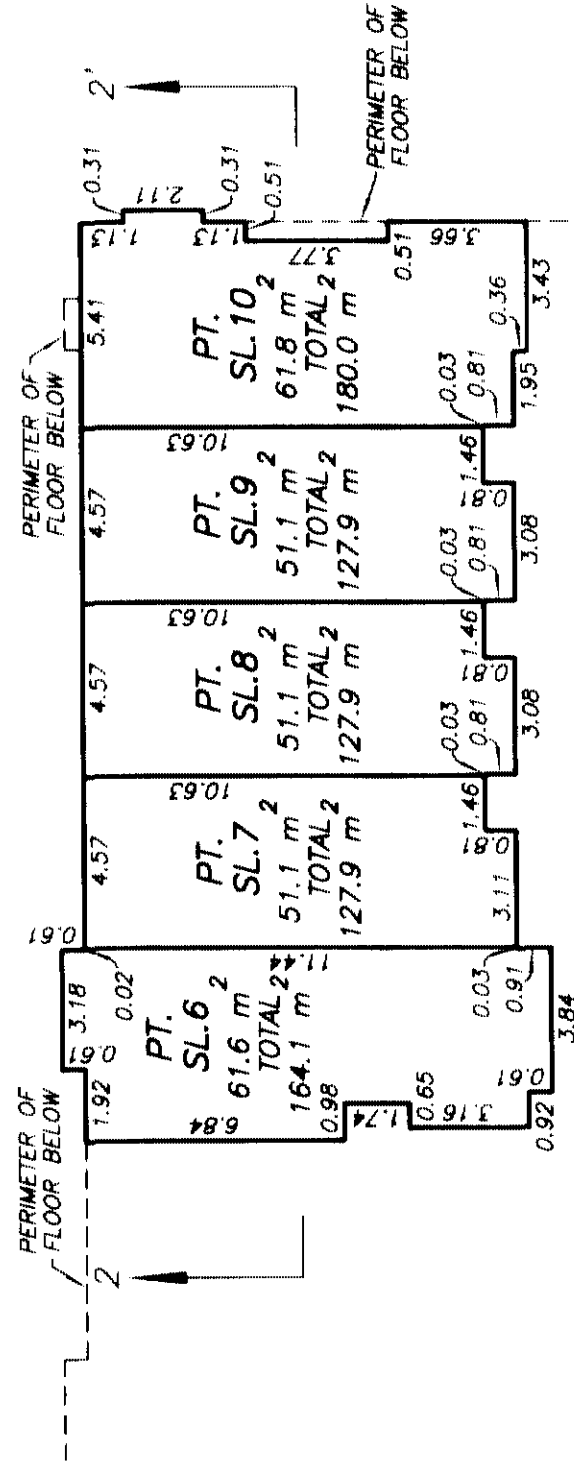
PHASE 1



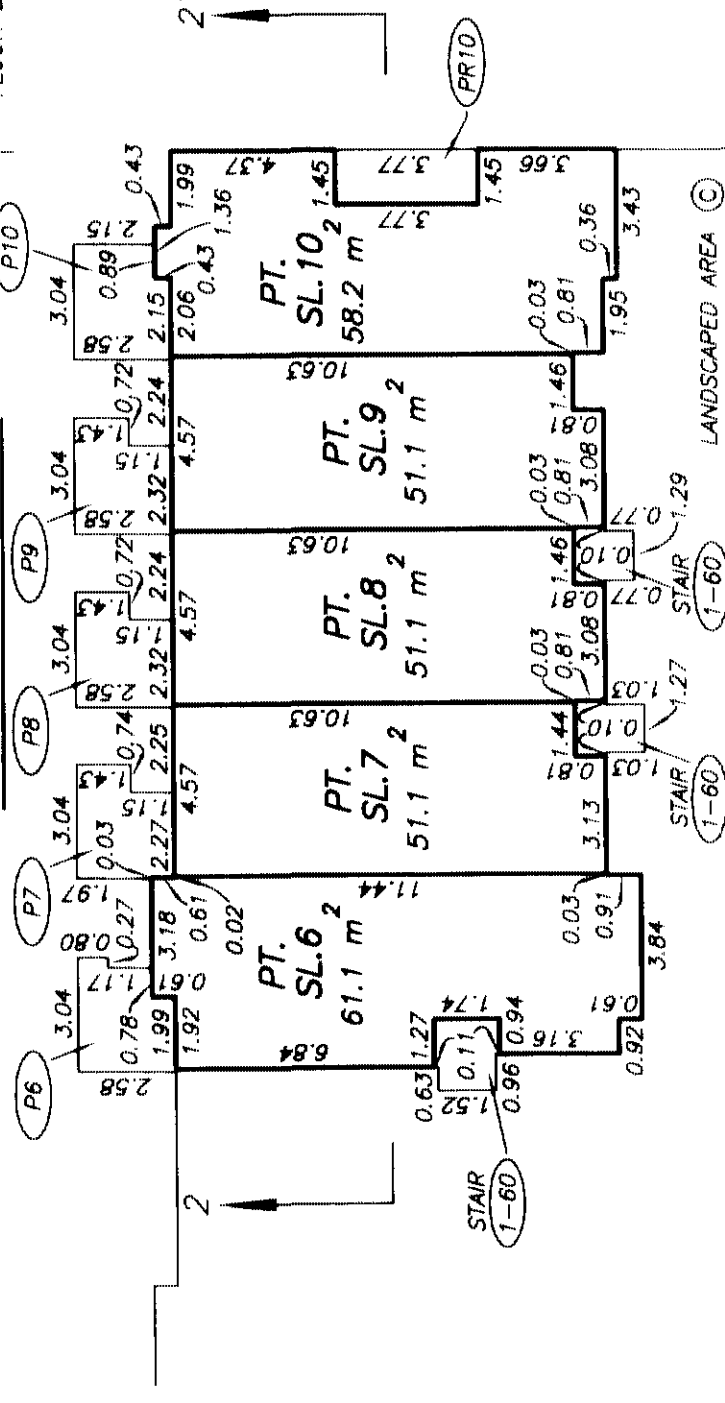
SCALE 1:200



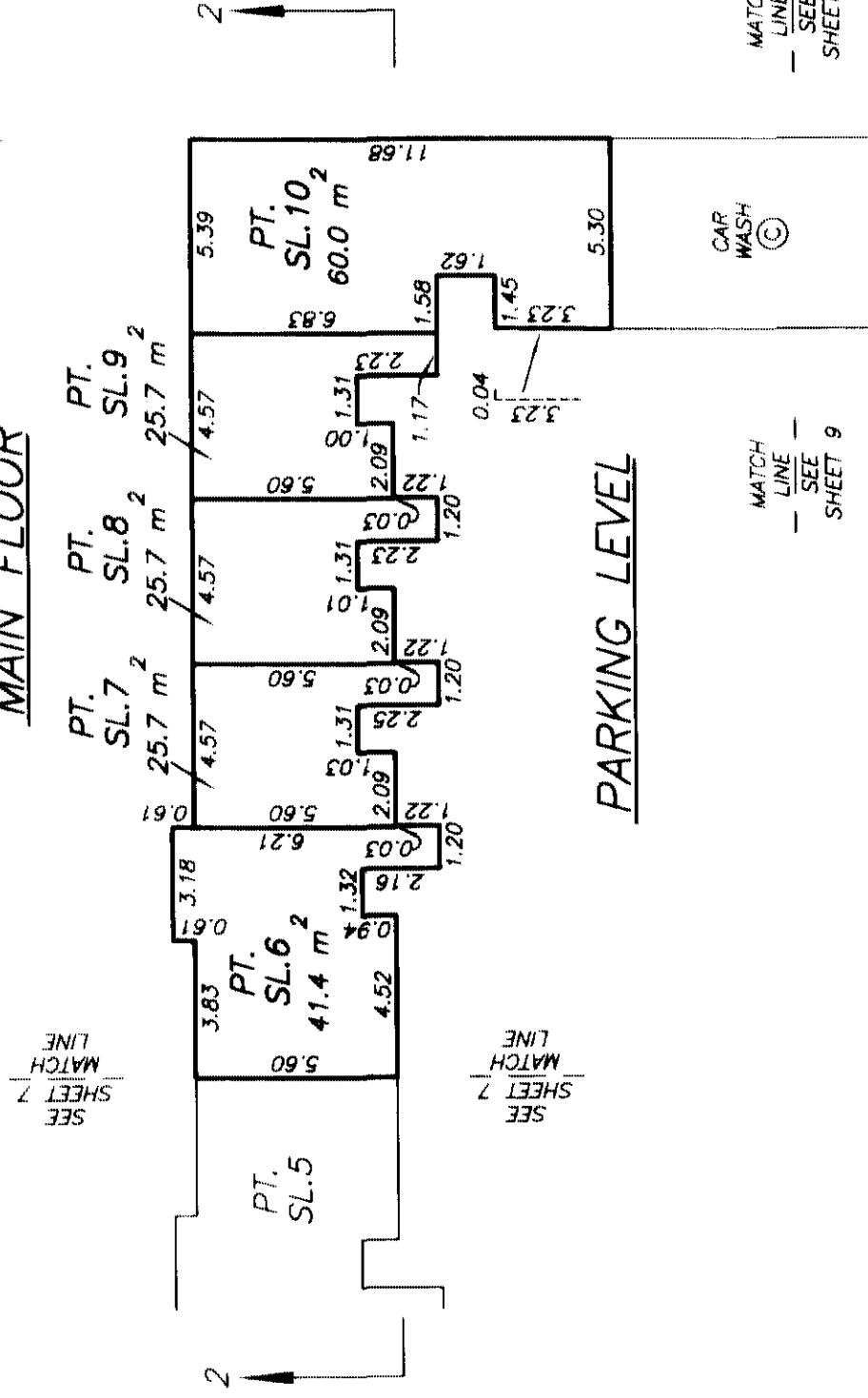
ALL DISTANCES ARE IN METRES.



SECOND FLOOR



MAIN FLOOR

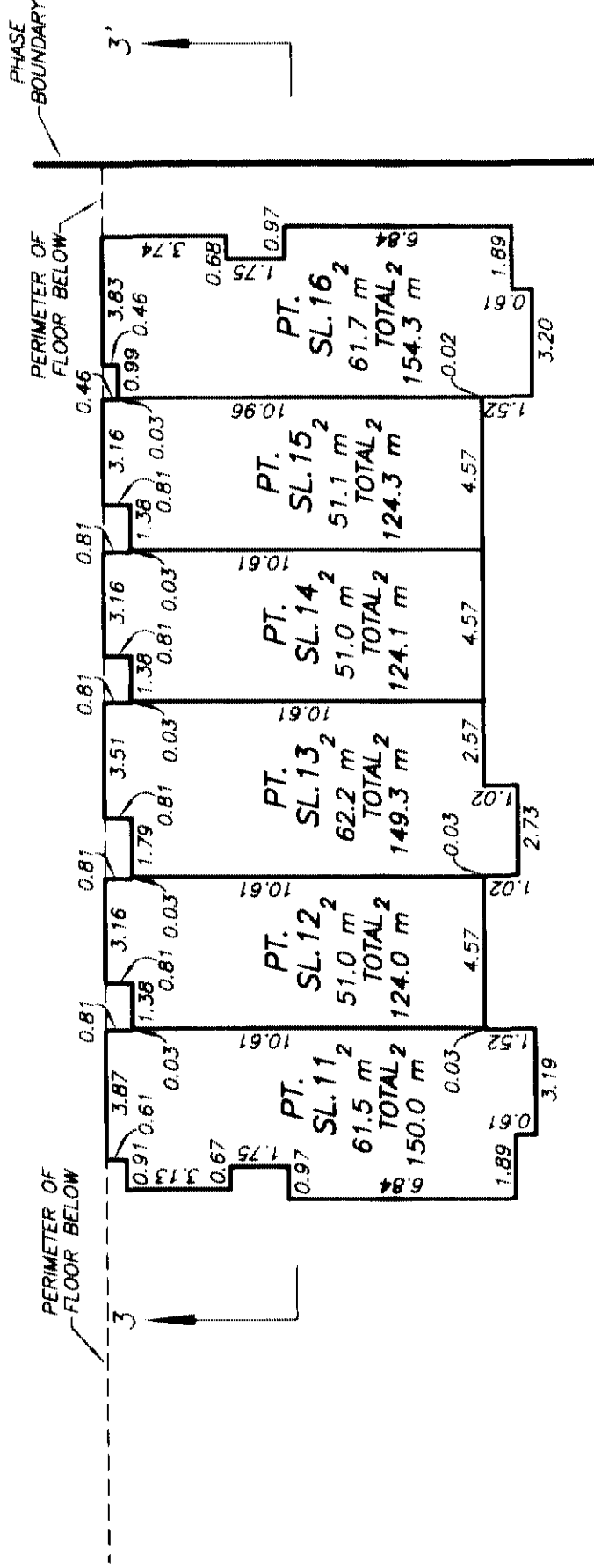
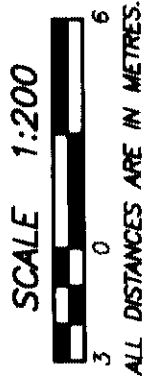


PARKING LEVEL

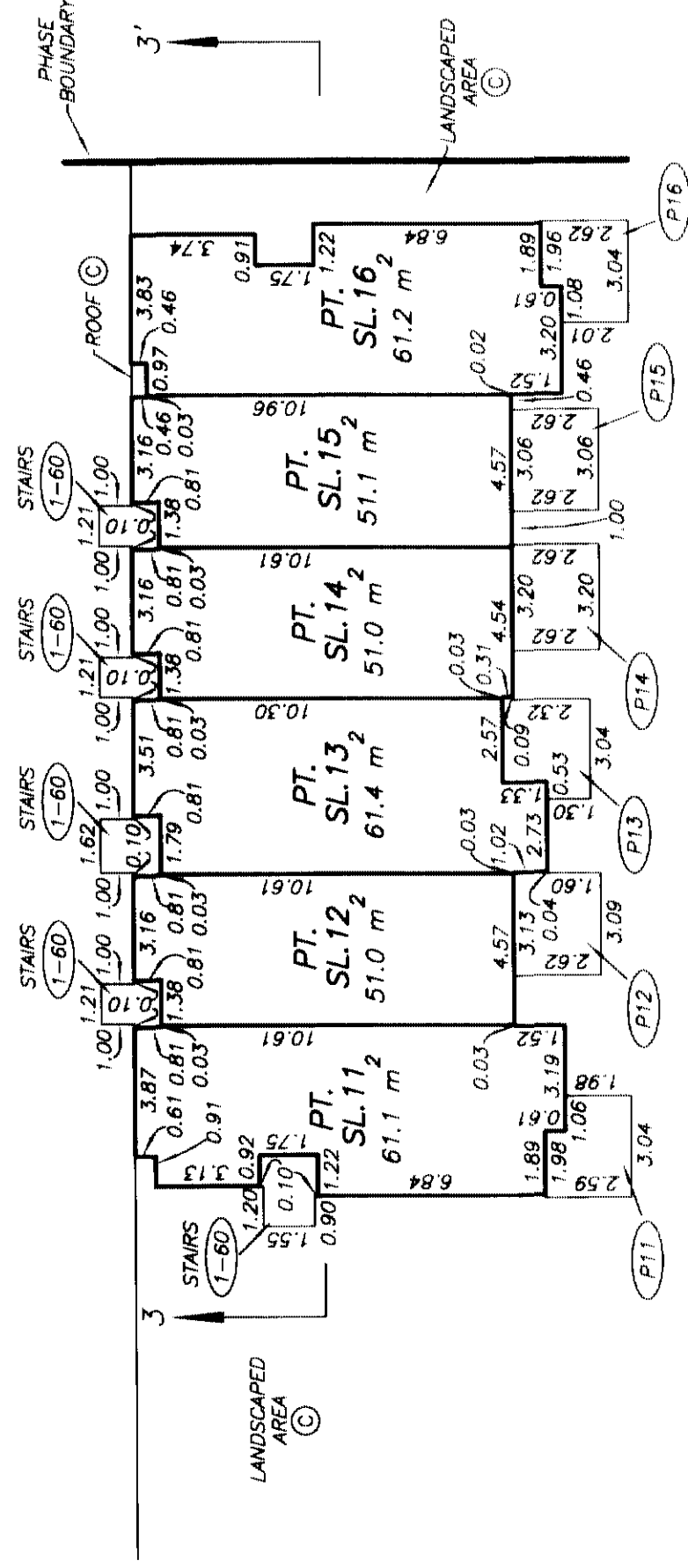
MATCH
LINE
SEE
SHEET 9

MATCH
LINE
SEE
SHEET 9

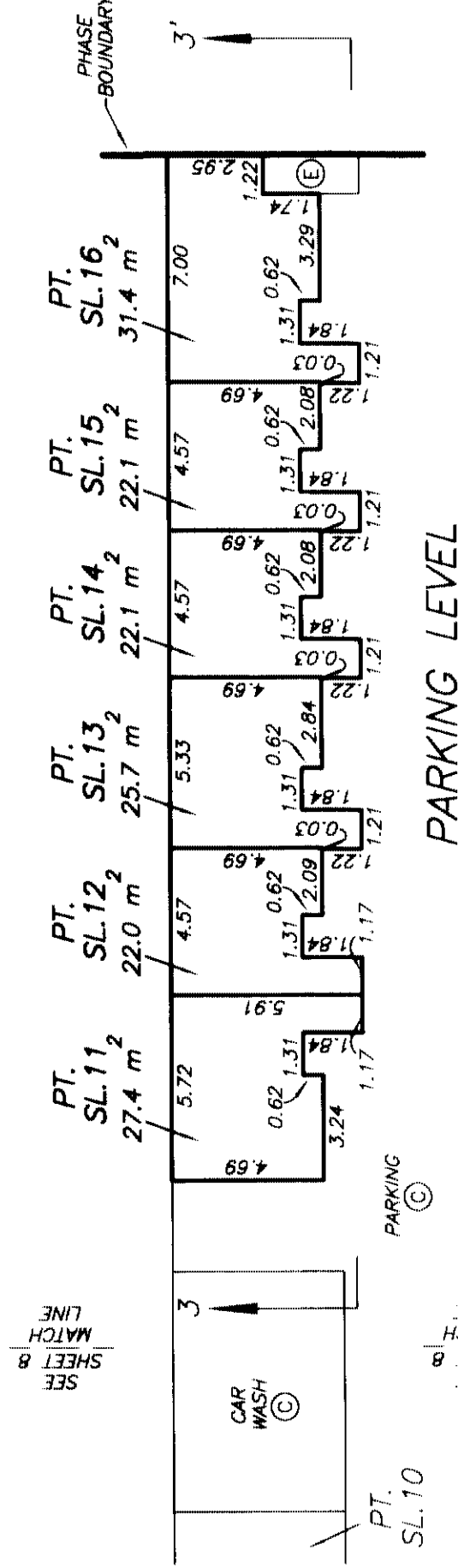
FLOOR PLANS
BUILDING THREE



SECOND FLOOR



MAIN FLOOR



DATE : FEBRUARY 27, 2003.
M.E.

**STRATA PLAN OF PART OF LOT A,
DISTRICT LOT 94, GROUP 1,
NEW WESTMINSTER DISTRICT,
PLAN LMP 53783**

**STRATA PLAN BCS 319
PHASE 2**

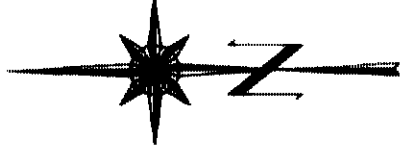
"CITY OF BURNABY"

B.C.G.S. 92G 026

SCALE 1:1000



ALL DISTANCES ARE IN METRES.



INTEGRATED SURVEY AREA No. 25
(BURNABY) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9995839

THIS STRATA PLAN CONTAINS LIMITED COMMON
PROPERTY ACCORDING TO SEC. 73 (a)(i) OF
THE STRATA PROPERTY ACT.

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 87H2636 AND 87H2637

- SL. - DENOTES STRATA LOT
- PT. - DENOTES PART
- © - DENOTES COMMON PROPERTY
- Ⓢ - DENOTES COMMON PROPERTY
BEING COMMON PROPERTY
- Ⓢ - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- (P17) TYPICAL - DENOTES PATIO BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 17
- (PR25) TYPICAL - DENOTES PORCH BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL. 25
- (1-60) TYPICAL - DENOTES LIMITED COMMON PROPERTY
FOR THE EXCLUSIVE USE OF
SL.'S 1-60 INCLUSIVE

APPROVED AS PHASE 2 OF A 4 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT

THIS 12th DAY OF SEPTEMBER, 2003.

B. R. R. R.
APPROVING OFFICER FOR THE
CITY OF BURNABY

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN
ARE WITHIN THE THE EXTERNAL BOUNDARIES OF THE LAND
THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: AUGUST 13th, 2003.

Mike E. Shaw

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547, 152nd STREET,
SURREY, B.C.
PHONE : 582-0717

DRAWING # 30405-21
FILE # 30405-21_FS
DATE : AUGUST 13, 2003.

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.

THIS 12th DAY OF SEPT, 2003.

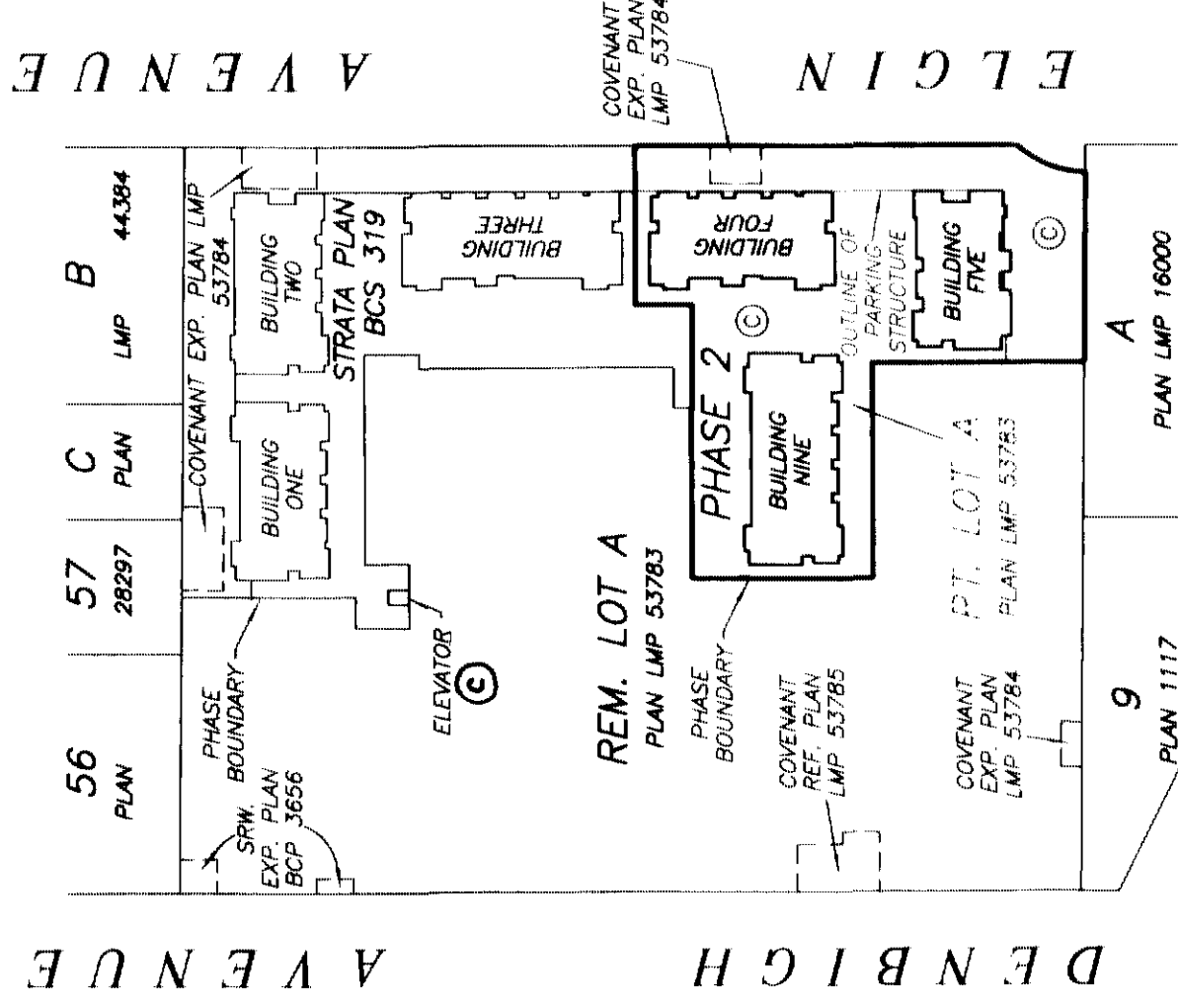
DEPUTY
REGISTRAR
BRIAN BIGGAS *Per TJ*
BV370151 TO BV370165

"OAKWOOD"

6539, ELGIN AVENUE
BURNABY, B.C.

SEE SHEET 2 FOR
PROPERTY DIMENSIONS

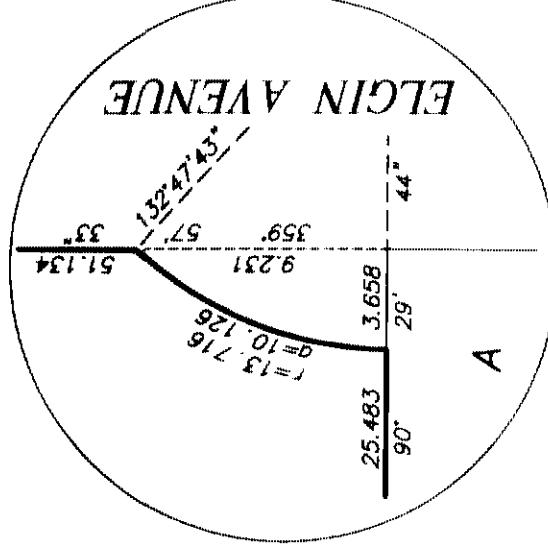
SEE SHEET 3 FOR BUILDING
LOCATION AND DIMENSIONS



I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY 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 13th DAY OF AUGUST, 2003. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER
ECP4345, ON THE 13th DAY OF AUGUST, 2003.

Mike E. Shaw B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

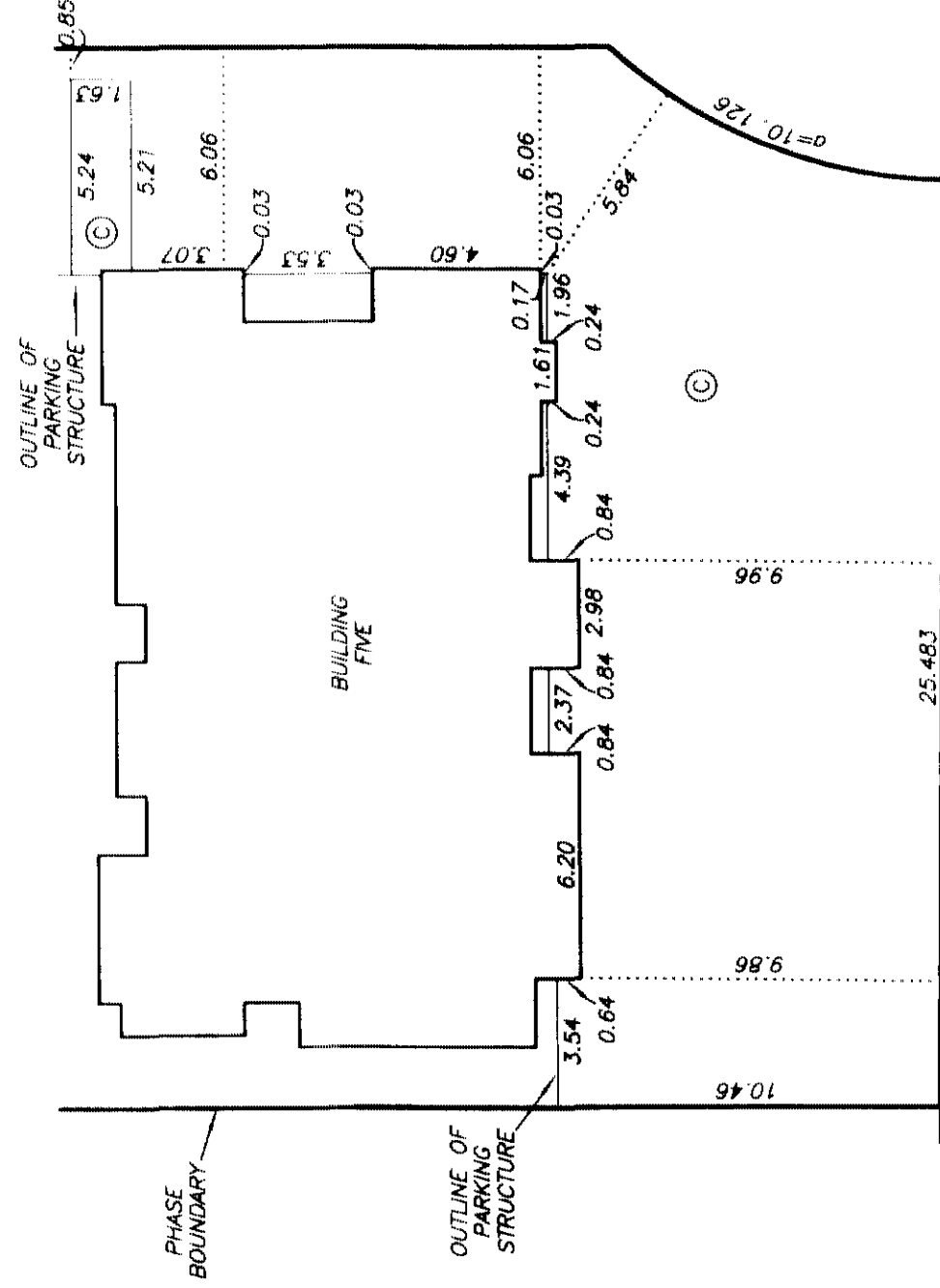
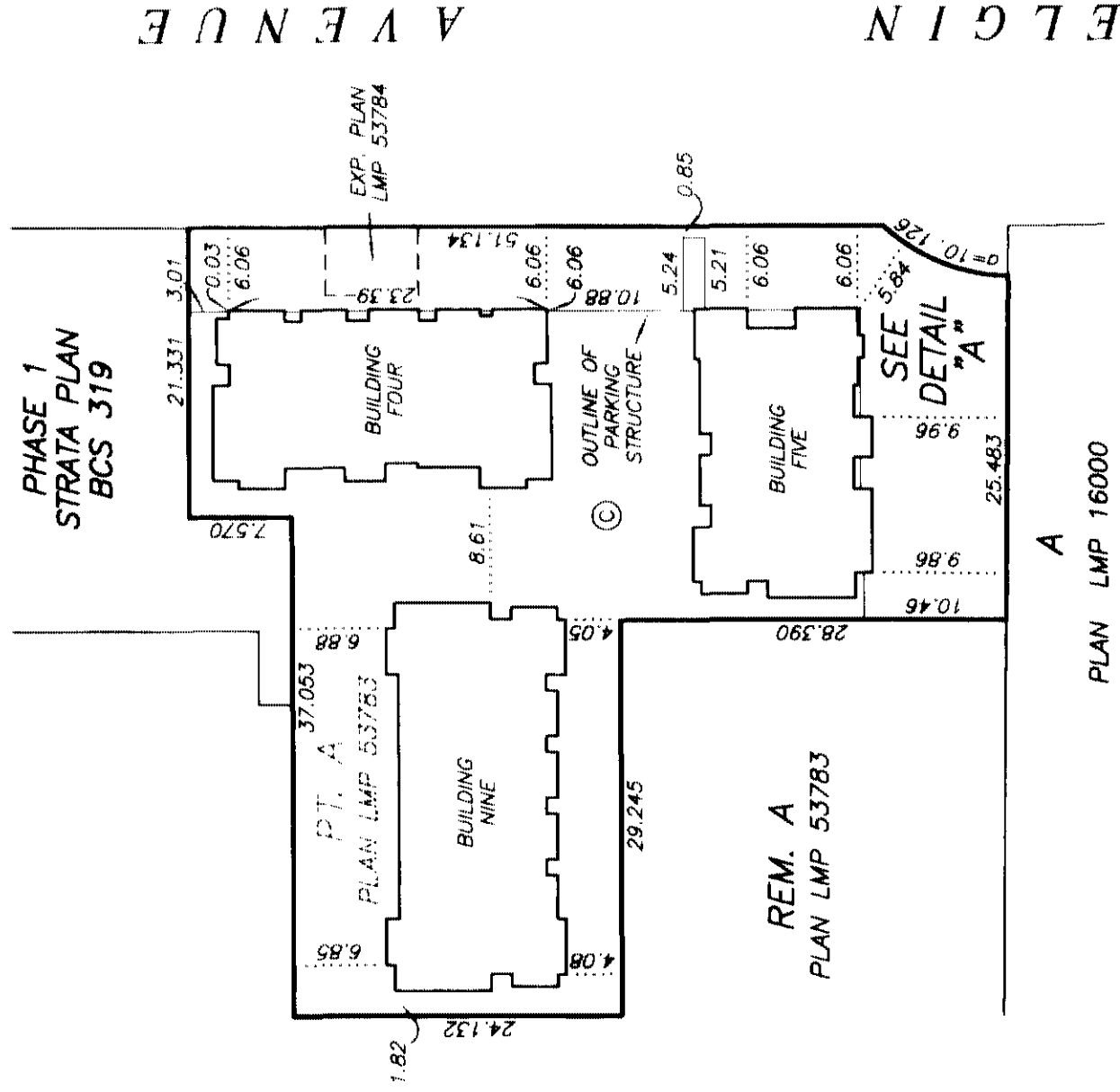
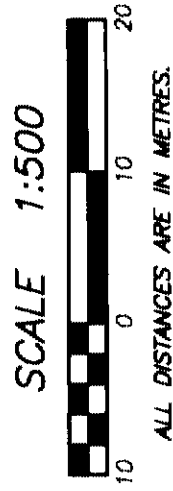
STRATA PLAN BCS 319
PHASE 2

DATE : AUGUST 13, 2003.

DRAWING # 30405-21
FILE # 30405-21_Post

BUILDING LOCATION
AND DIMENSIONS

STRATA PLAN BCS 319
PHASE 2



DETAIL "A"
SCALE 1 : 200

DATE : AUGUST 13, 2003.
M.E.S.

STRATA PLAN BCS 319 PHASE 2

OWNER:

INTRACORP ROYAL OAK DEVELOPMENT LTD.
INC. No. 541290


AUTHORIZED SIGNATORY DON S. FERGUSON

AUTHORIZED SIGNATORY


WITNESS AS TO BOTH SIGNATURES
Senior Exec Assistant
OCCUPATION OF WITNESS

900-666 Burnard St Van BC
ADDRESS OF WITNESS

MORTGAGEE:

INTRACORP DEVELOPMENTS LTD.
INCORPORATION No. A52710


AUTHORIZED SIGNATORY BRIAN LATHAM

AUTHORIZED SIGNATORY


WITNESS AS TO BOTH SIGNATURES
Senior Exec Assistant
OCCUPATION OF WITNESS

900-666 Burnard St Van BC
ADDRESS OF WITNESS

MORTGAGEE:

THE BANK OF NOVA SCOTIA


AUTHORIZED SIGNATORY
PATRICIA BRENNAN

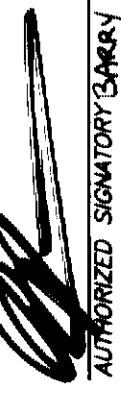

AUTHORIZED SIGNATORY MICHAEL DOWLING


WITNESS AS TO BOTH SIGNATURES R. RAB
3400-650 W. Georgia St.
OCCUPATION OF WITNESS

1441 BC. 16B 4N4
ADDRESS OF WITNESS
BANKER.

MORTGAGEE:

636455 B.C. LTD.
INCORPORATION No. 636455


AUTHORIZED SIGNATORY BARRY BROWN DETR

AUTHORIZED SIGNATORY


WITNESS AS TO BOTH SIGNATURES
Admin Assistant
OCCUPATION OF WITNESS

2000-177 W. Hastings, Van, BC
ADDRESS OF WITNESS

THE CITY OF BURNABY
REGISTERED OWNER OF COVENANT BV13670
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.


AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT
THE BUILDINGS SHOWN ON THIS STRATA PLAN HAVE NOT,
AS OF THE 13th DAY OF AUGUST, 2003,
BEEN PREVIOUSLY OCCUPIED.

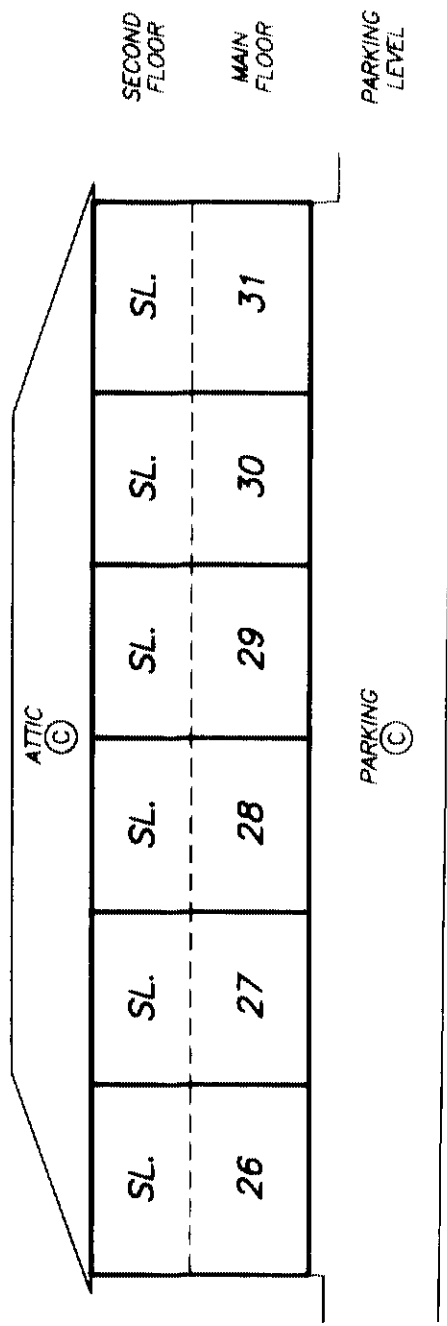
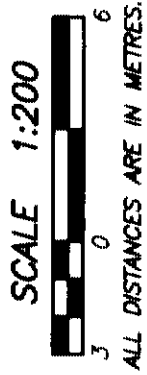
DATED AT SURREY, B.C.

THIS 13th DAY OF AUGUST, 2003.

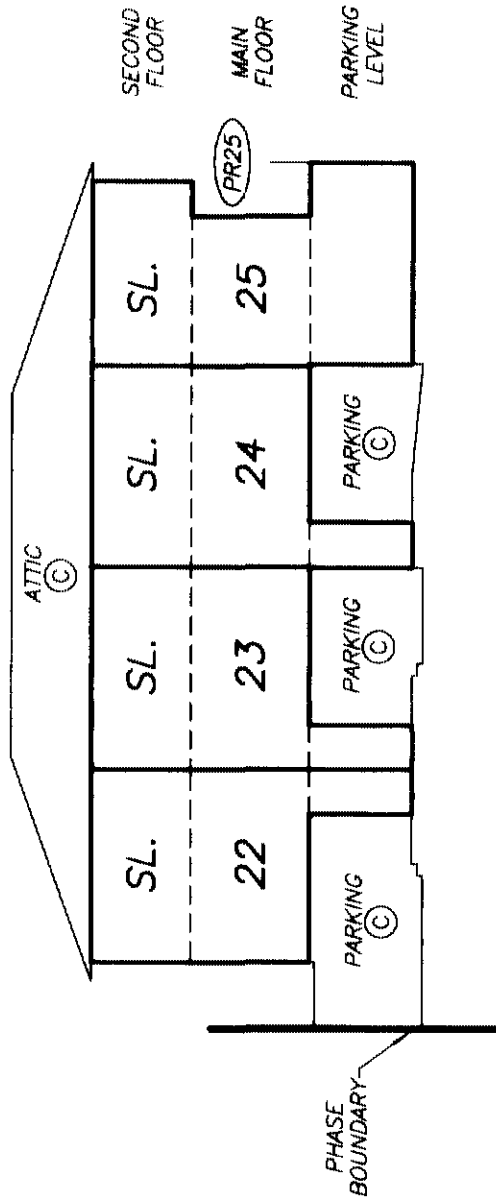
 B.C.L.S.

SECTIONS

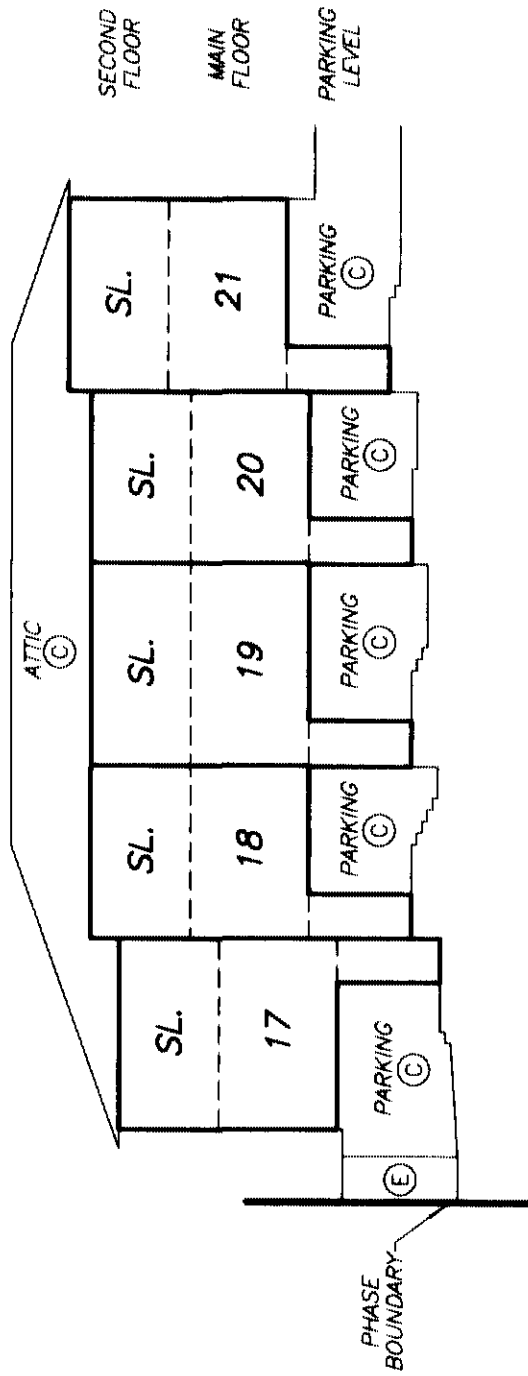
STRATA PLAN BCS 319
PHASE 2



SECTION 9 - 9'



SECTION 5 - 5'

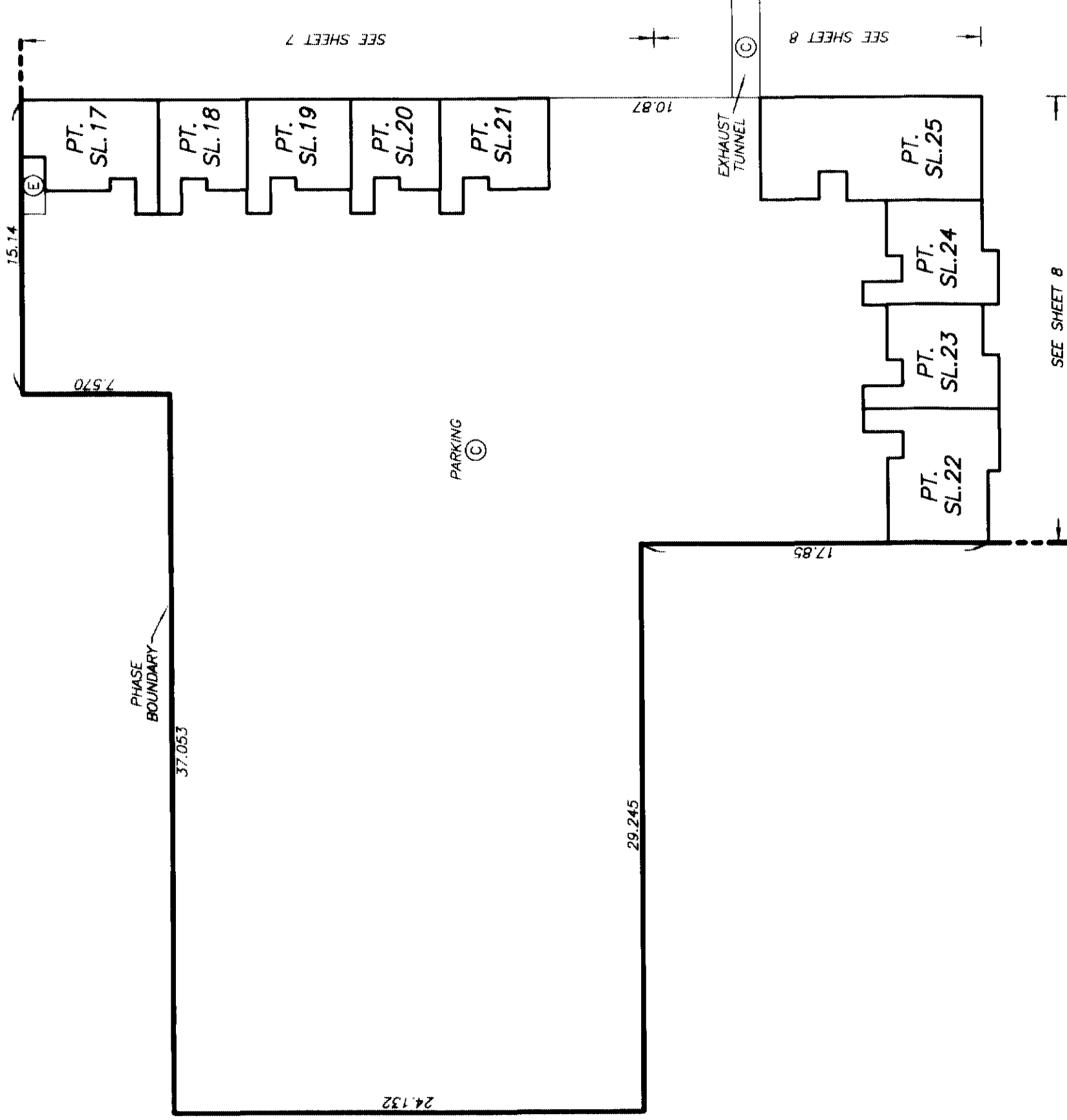
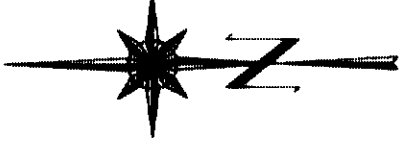


SECTION 4 - 4'

FLOOR PLANS
PARKING LEVEL

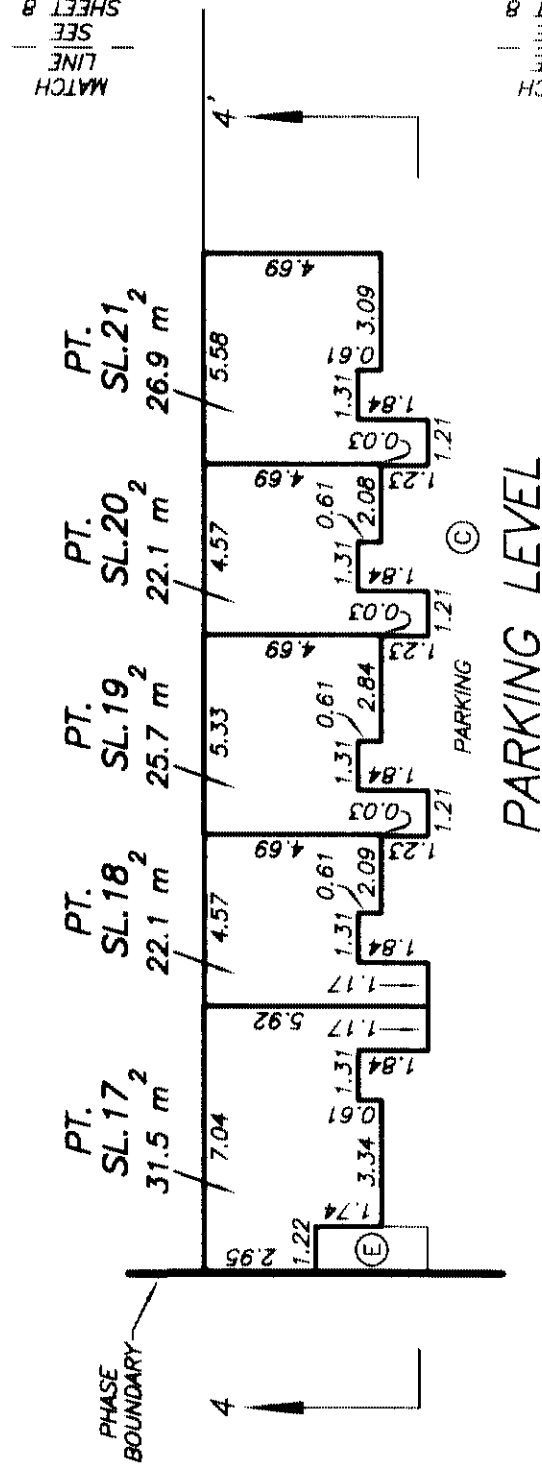
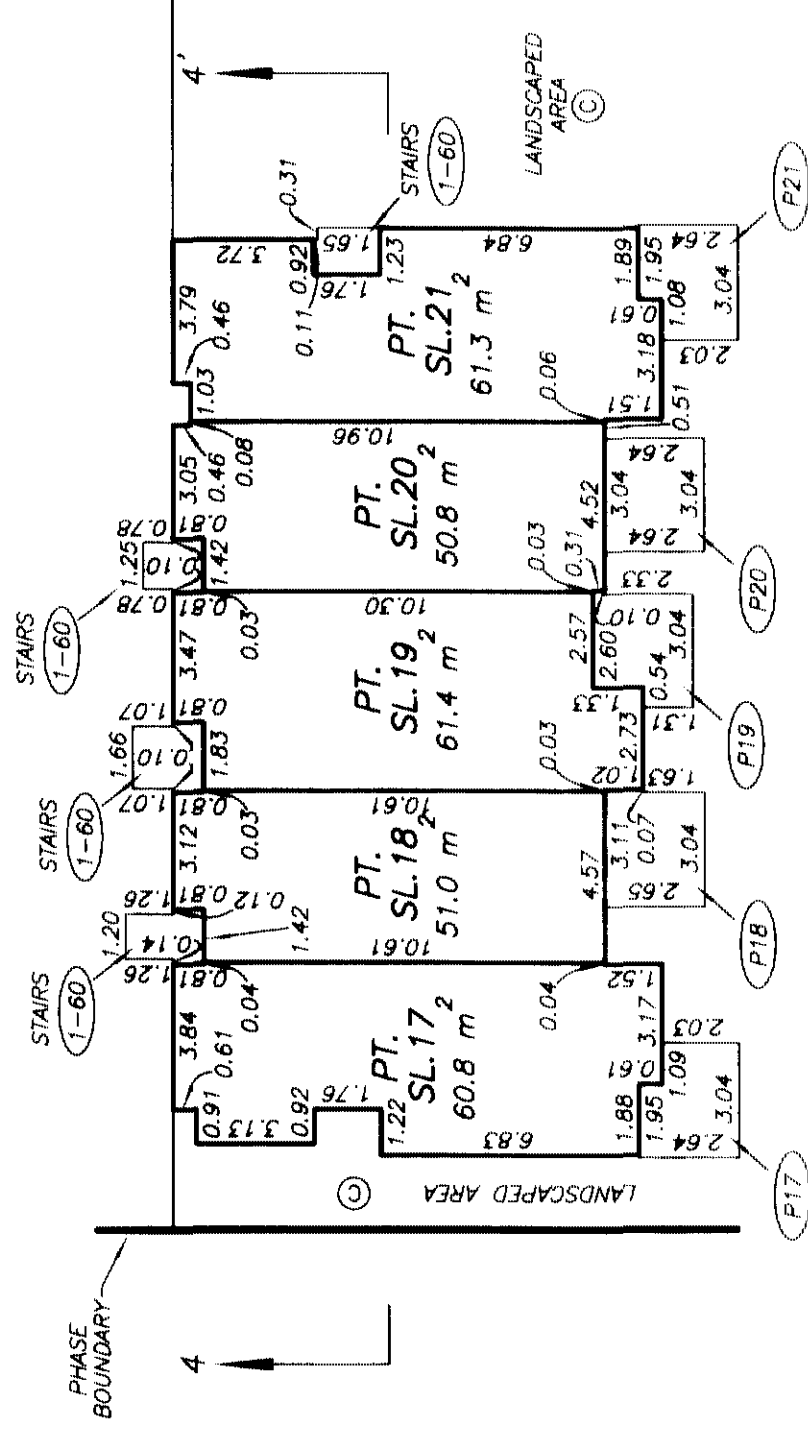
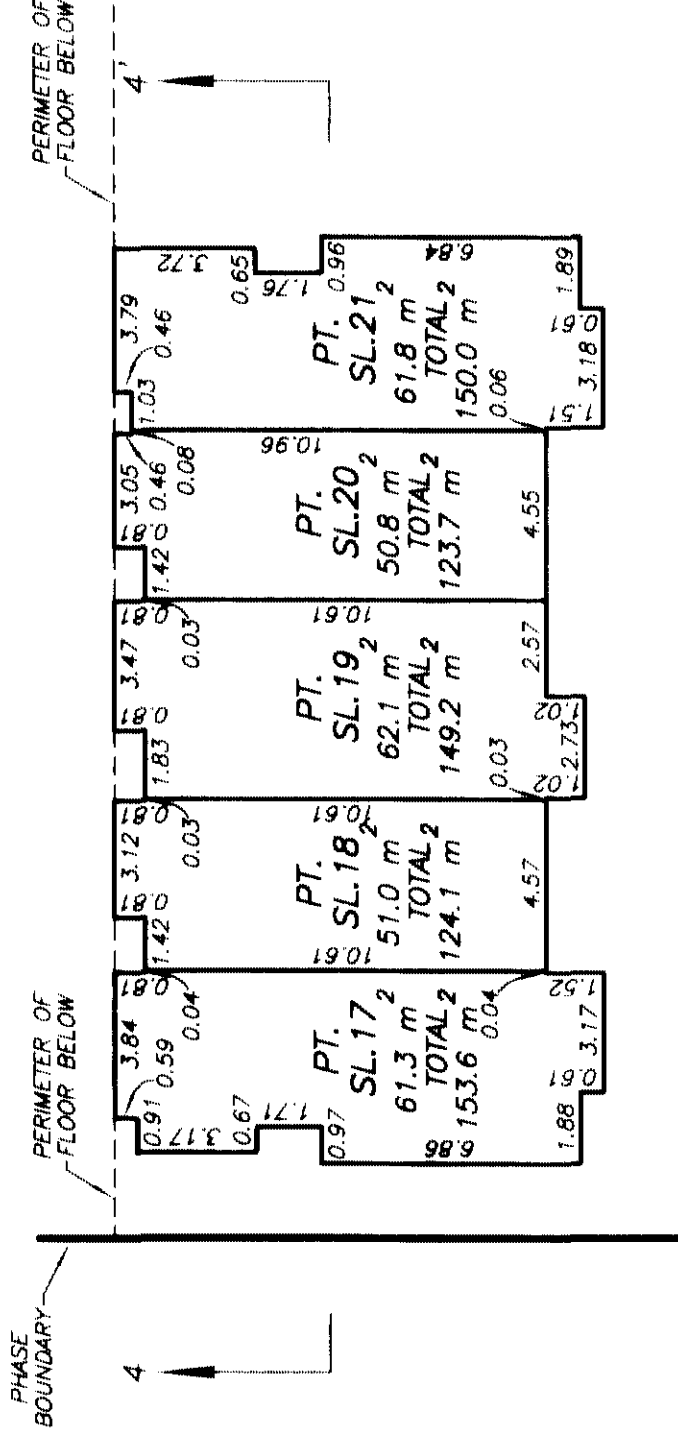
STRATA PLAN BCS 319
PHASE 2

SCALE 1:250



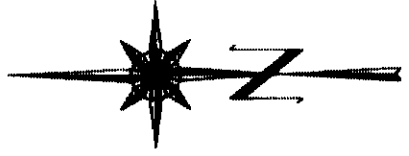
FLOOR PLANS BUILDING FOUR

STRATA PLAN BCS 319 PHASE 2

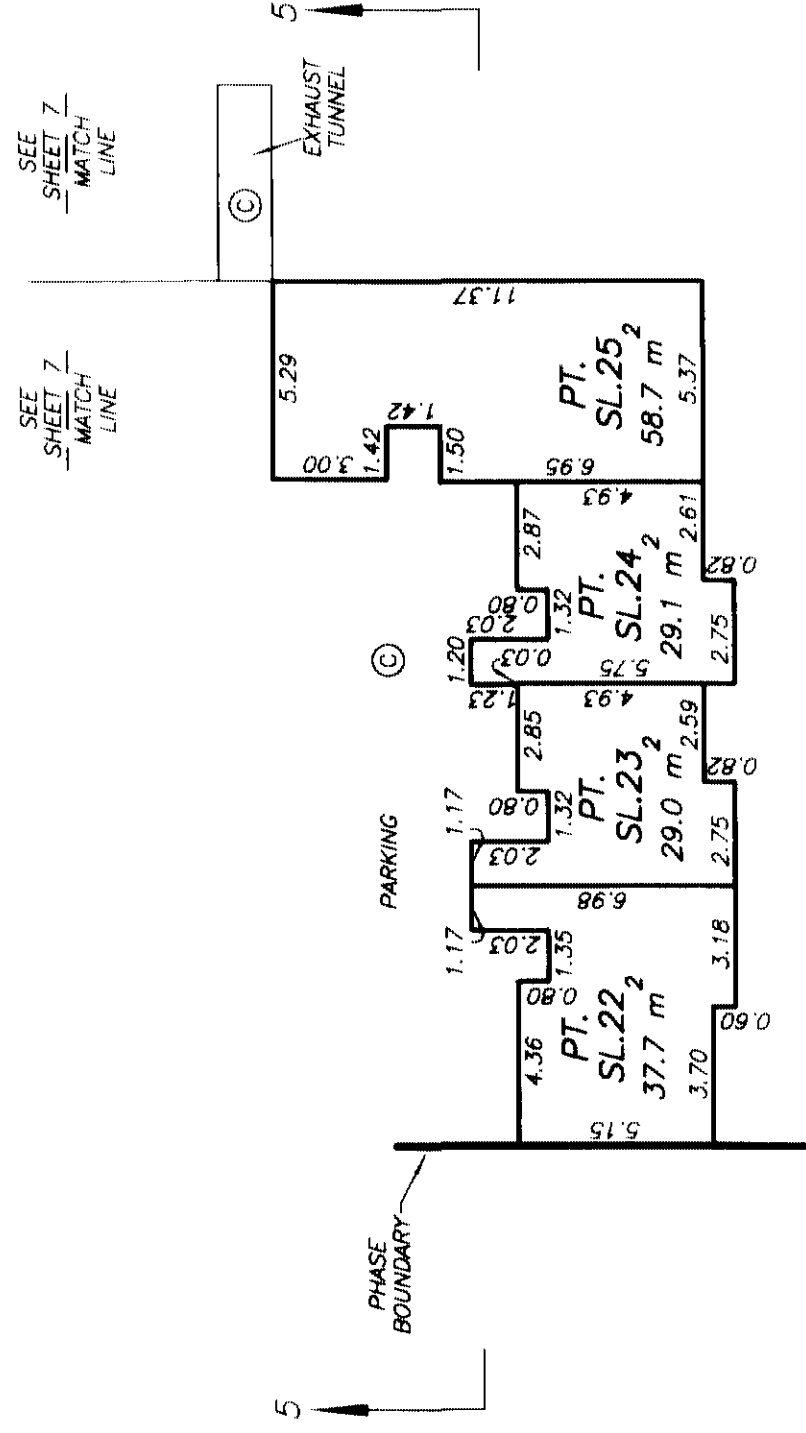
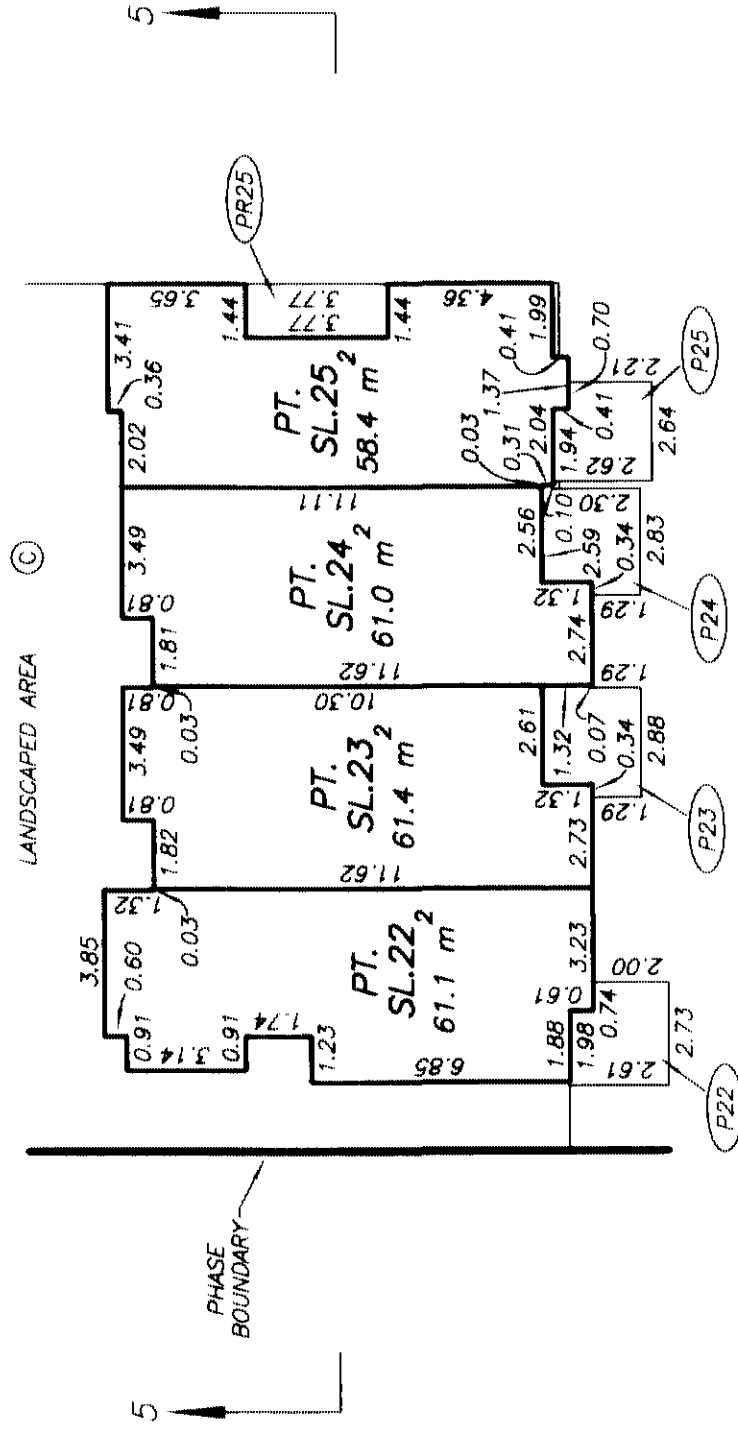
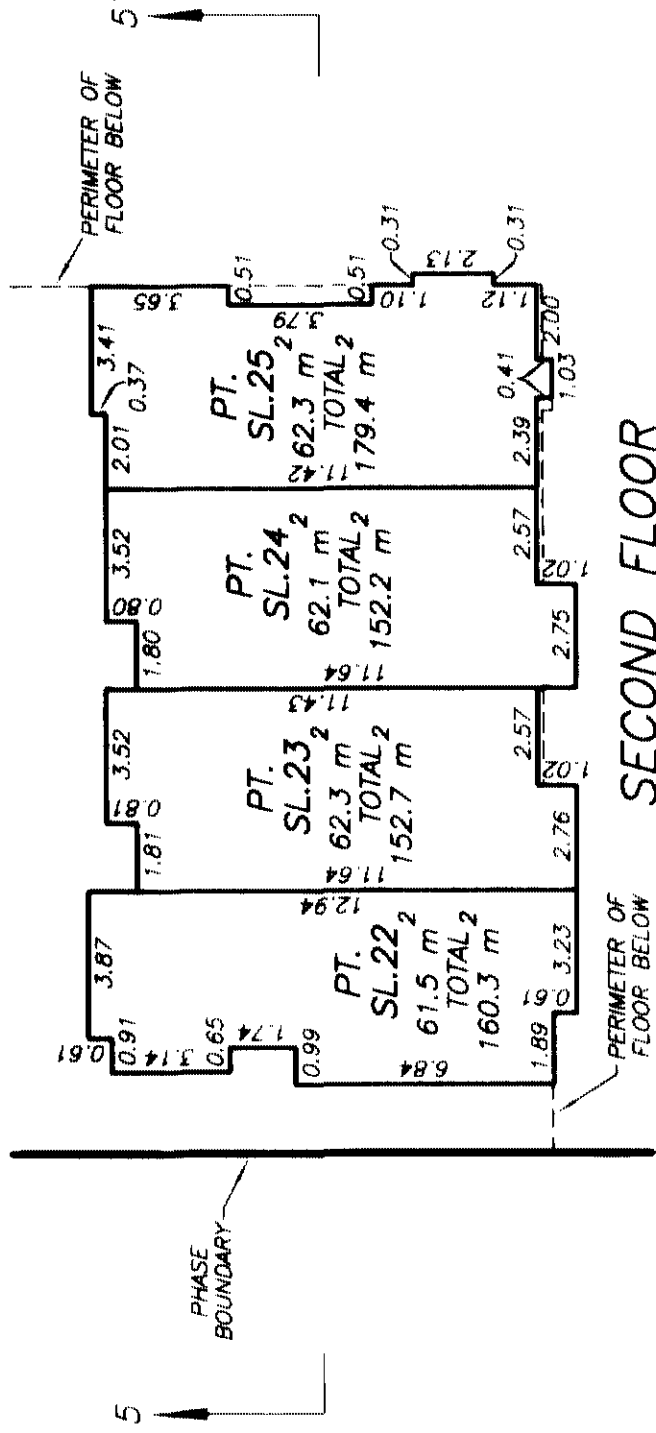


**FLOOR PLANS
BUILDING FIVE**

**STRATA PLAN BCS 319
PHASE 2**



SCALE 1:200
3 0 6
ALL DISTANCES ARE IN METRES.

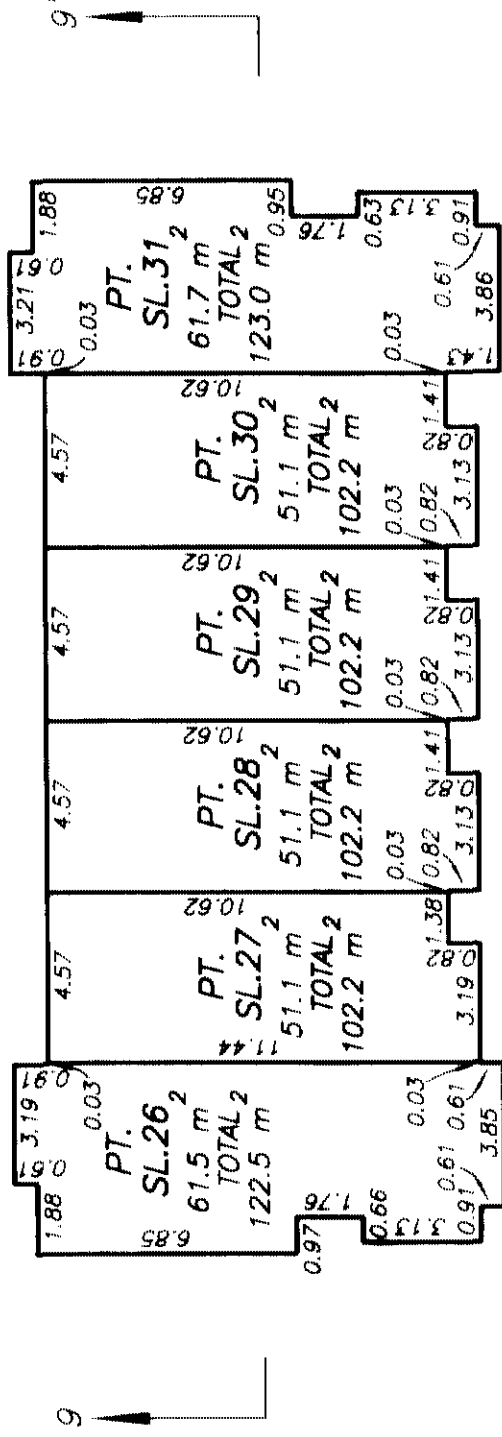


FLOOR PLANS
BUILDING NINE

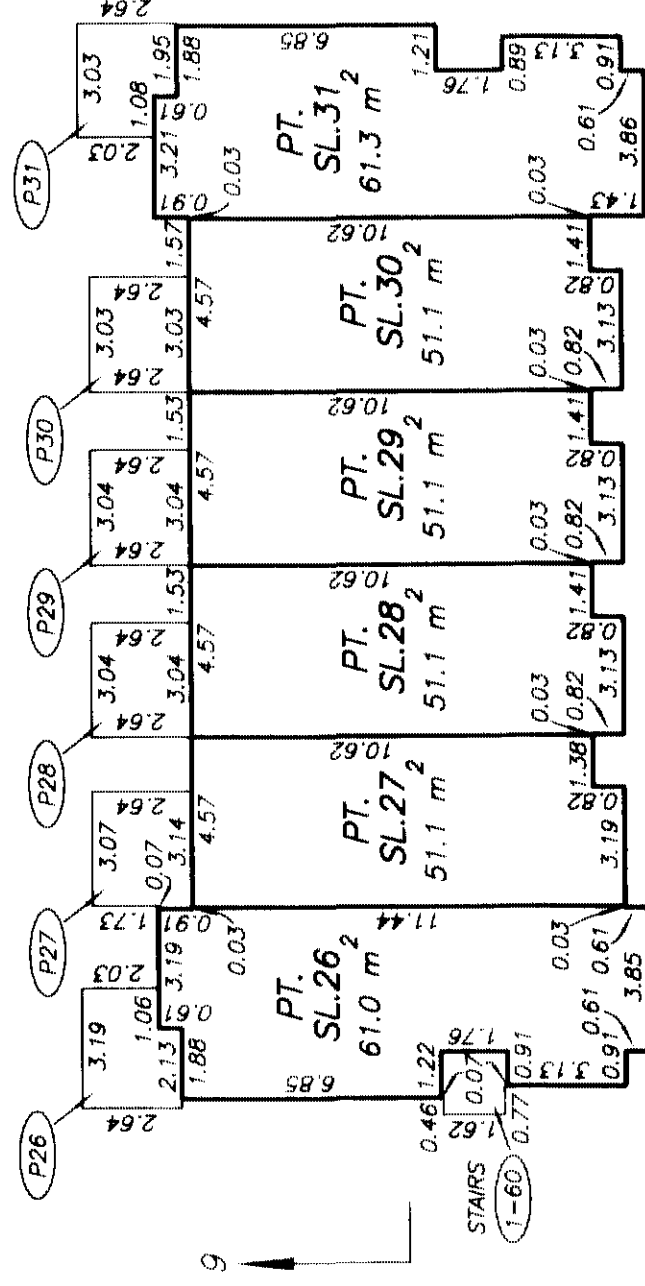
STRATA PLAN BCS 319
PHASE 2



SCALE 1:200
3 0 6
ALL DISTANCES ARE IN METRES.



SECOND FLOOR



MAIN FLOOR

STRATA PLAN OF PART OF
LOT A, DISTRICT LOT 94, GROUP 1,
NEW WESTMINSTER DISTRICT,
PLAN LMP 53783

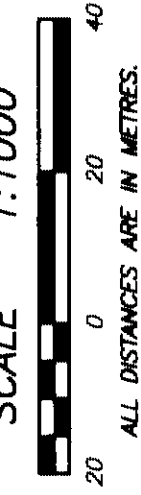
STRATA PLAN BCS 319
PHASE 3

"CITY OF BURNABY"
B.C.G.S. 92G 026

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.

THIS 17 DAY OF JAN 2004

REGISTRAR B. Bignall/EP.



INTEGRATED SURVEY AREA No. 25
(BURNABY) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES,
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9995839

"OAKWOOD"

BUILDING SIX - 6539 ELGIN AVENUE,
BUILDINGS SEVEN AND EIGHT - 6528 DENBIGH AVENUE,
BURNABY, B.C.

THIS STRATA PLAN CONTAINS LIMITED COMMON
PROPERTY ACCORDING TO SEC. 73 (a)(i) OF
THE STRATA PROPERTY ACT.

SEE SHEET 2 FOR
PROPERTY DIMENSIONS

SEE SHEET 3 FOR BUILDING
LOCATION AND DIMENSIONS

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 87H2636 AND 87H2637

- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- © - DENOTES COMMON PROPERTY
- D42 TYPICAL - DENOTES DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 42
- P32 TYPICAL - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 32
- PR42 TYPICAL - DENOTES PORCH BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 42
- RD43 TYPICAL - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 43
- 1-60 TYPICAL - DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 1-60 INCLUSIVE
- SK (PT. SL.43) - DENOTES SKYLIGHT BEING OPEN TO FLOOR BELOW, BEING PART OF SL.43 BUT EXCLUDED FROM AREA CALCULATION (TYPICAL)

APPROVED AS PHASE 3 OF A 4 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT

THIS 24th DAY OF DECEMBER, 2003.

APPROVING OFFICER FOR THE
CITY OF BURNABY

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN
ARE WITHIN THE THE EXTERNAL BOUNDARIES OF THE LAND
THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: DECEMBER 16th, 2003.

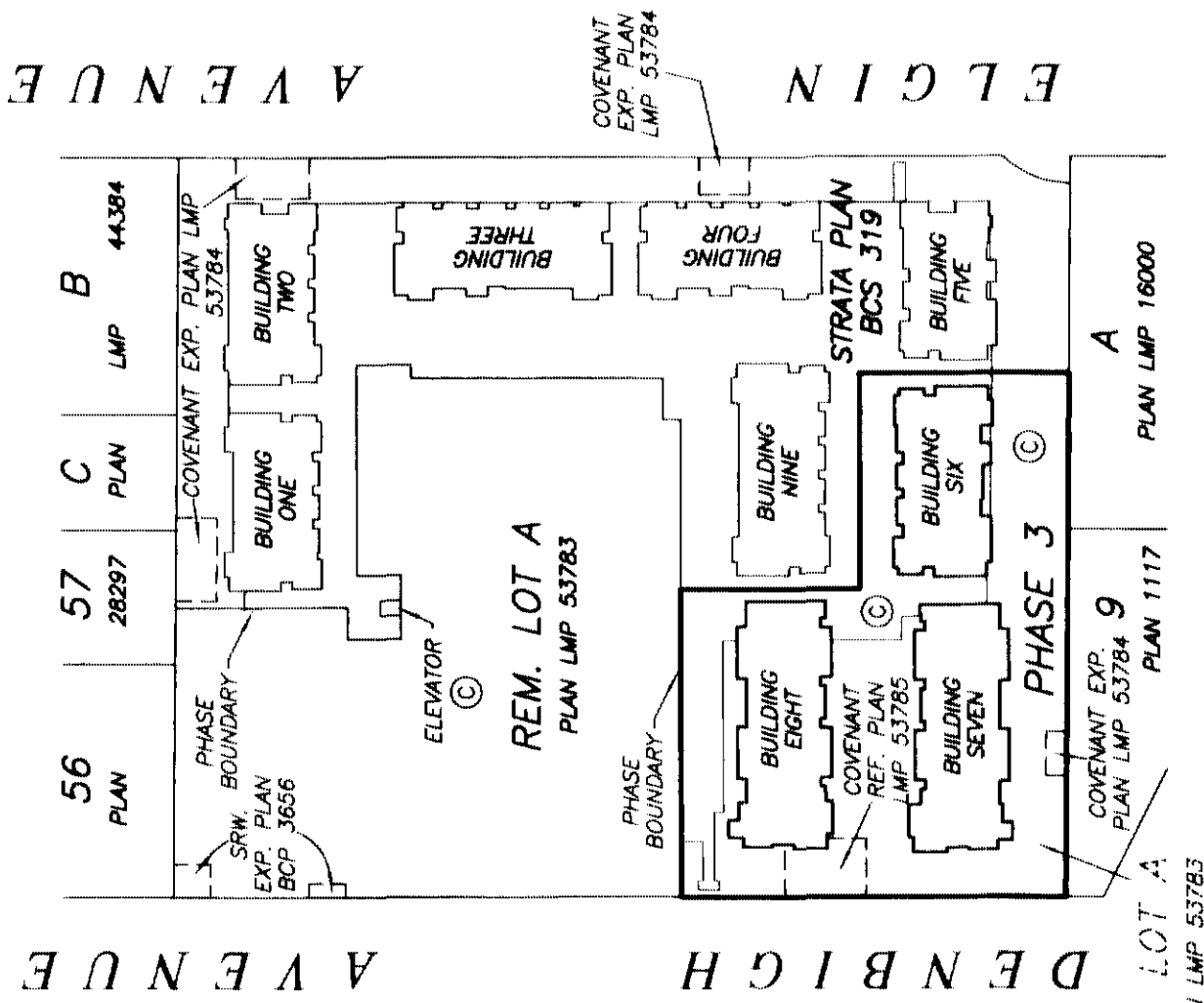
Mike E. Shaw

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE : 582-0717

DRAWING # 30405-22
FILE # 30405-22_FS
DATE : DECEMBER 16, 2003

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

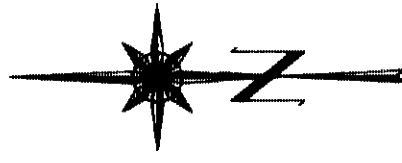
Mike E. Shaw B.C.L.S.



I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY 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 16th DAY OF DECEMBER, 2003. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER
ECP9798, ON THE 17th DAY OF DECEMBER, 2003.

PROPERTY DIMENSIONS

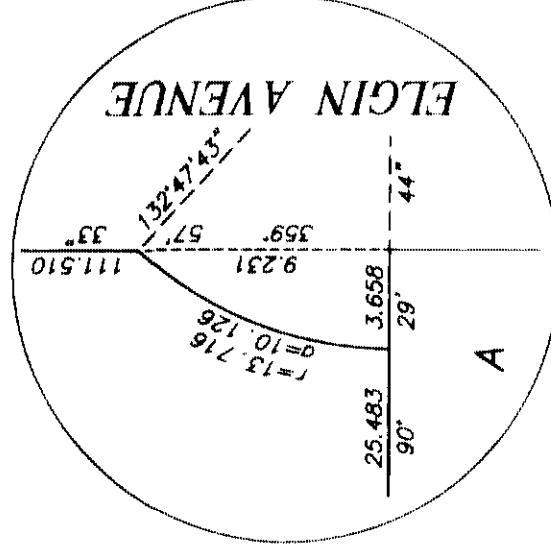
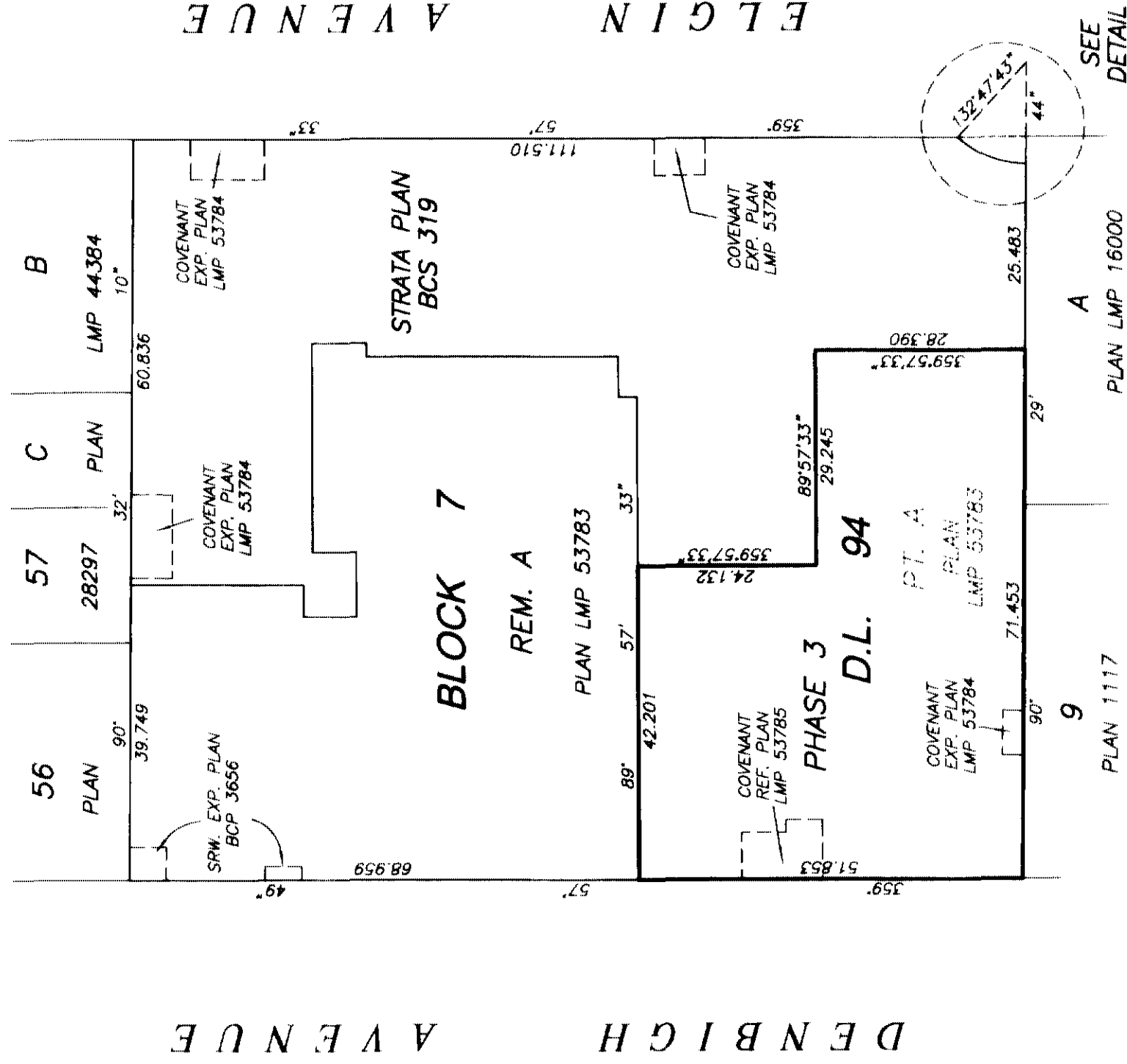
STRATA PLAN BCS 319
PHASE 3



SCALE 1:750



ALL DISTANCES ARE IN METRES.



DETAIL
NOT TO SCALE

STRATA PLAN BCS 319
PHASE 3

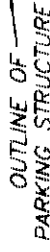


ALL DISTANCES ARE IN METRES.



PLAN 1117

PLAN LMP 16000



DETAIL "8"
SCALE 1:250



DETAIL "7"
SCALE 1:250

DRAWING # 30405-22
FILE # 30405-22_C8

DATE : DECEMBER 16, 2003.

8346

STRATA PLAN BCS 319

PHASE 3

OWNER:

INTRACORP ROYAL OAK DEVELOPMENT LTD.
INC. No. 541290

[Signature]
AUTHORIZED SIGNATORY DON S. FORSYTH

AUTHORIZED SIGNATORY

Carol Wang
WITNESS AS TO BOTH SIGNATURES CAROL WANG
SENIOR EXECUTIVE ASSISTANT
OCCUPATION OF WITNESS

900-666 Burrard St Van BC
ADDRESS OF WITNESS

MORTGAGEE:

THE BANK OF NOVA SCOTIA

P. Bantou
AUTHORIZED SIGNATORY PETER BANTOU

Mike Downing
AUTHORIZED SIGNATORY MICHAEL DOWNING

Danny Atkar
WITNESS AS TO BOTH SIGNATURES
DANNY ATKAR

Banker
OCCUPATION OF WITNESS

3400-650 W. Georgia, Van BC
ADDRESS OF WITNESS

MORTGAGEE:

INTRACORP DEVELOPMENTS LTD.
INCORPORATION No. A52710

[Signature]
AUTHORIZED SIGNATORY DON S. FORSYTH

MORTGAGEE:

636455 B.C. LTD.
INCORPORATION No. 636455

[Signature]
AUTHORIZED SIGNATORY B. BROUWER DER

AUTHORIZED SIGNATORY

Carol Wang
WITNESS AS TO BOTH SIGNATURES CAROL WANG
SENIOR EXECUTIVE ASSISTANT
OCCUPATION OF WITNESS

900-666 Burrard St Van BC
ADDRESS OF WITNESS

AUTHORIZED SIGNATORY

Carol Wang
WITNESS AS TO BOTH SIGNATURES
CAROL WANG
SENIOR EXECUTIVE ASSISTANT
OCCUPATION OF WITNESS

900-666 Burrard St Van BC
ADDRESS OF WITNESS

THE CITY OF BURNABY
REGISTERED OWNER OF COVENANT BV13670
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATORY

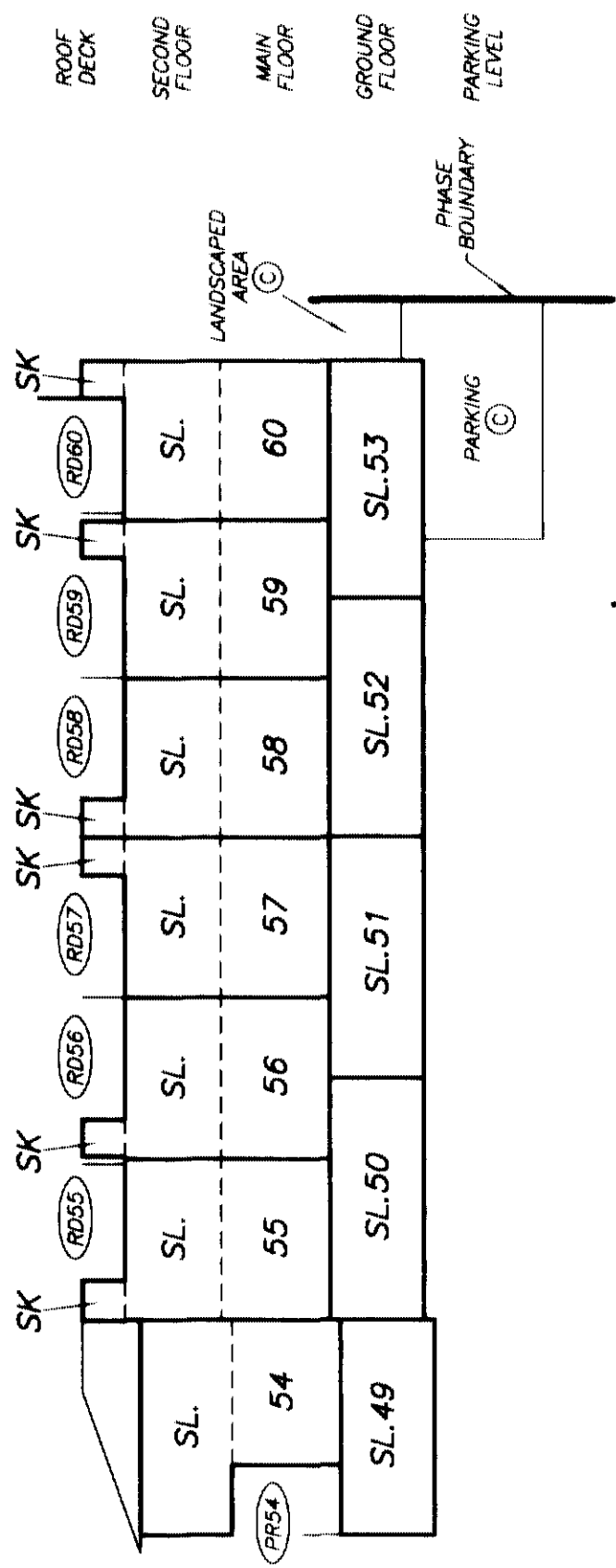
Ann L. Lorentsen
AUTHORIZED SIGNATORY ANN L. LORENTSEN

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT
THE BUILDINGS SHOWN ON THIS STRATA PLAN HAVE NOT,
AS OF THE 16th DAY OF DECEMBER, 2003,
BEEN PREVIOUSLY OCCUPIED.

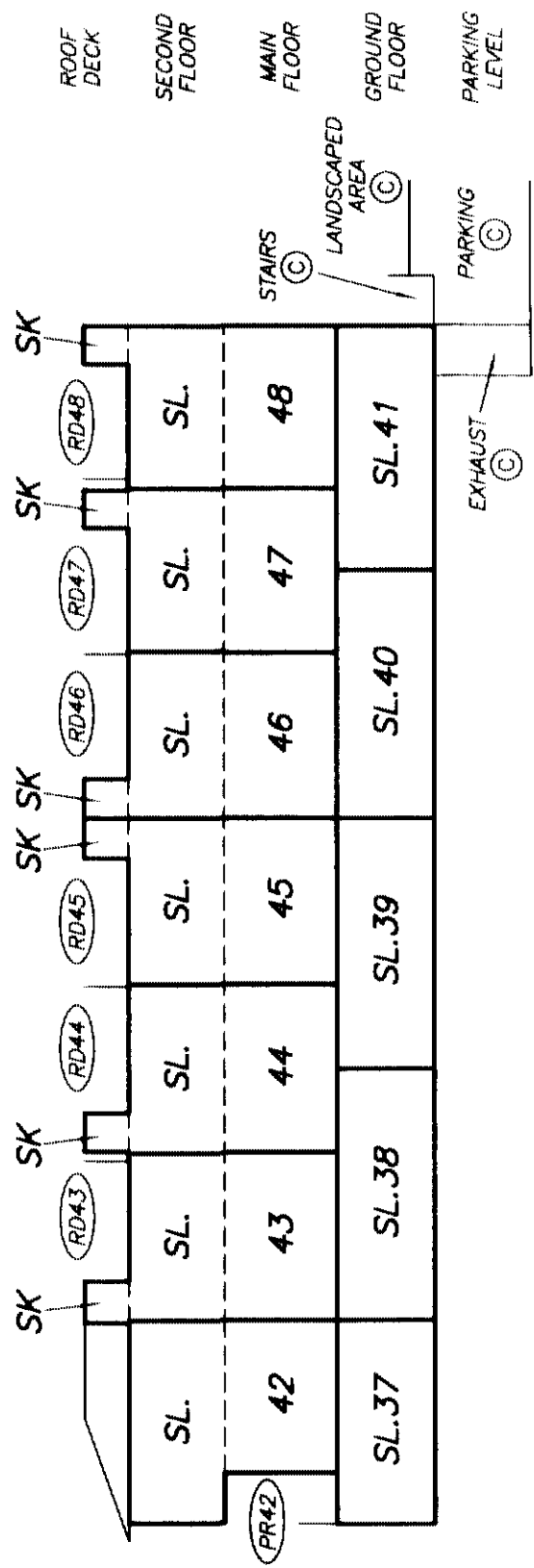
DATED AT SURREY, B.C.

THIS 16th DAY OF DECEMBER, 2003.

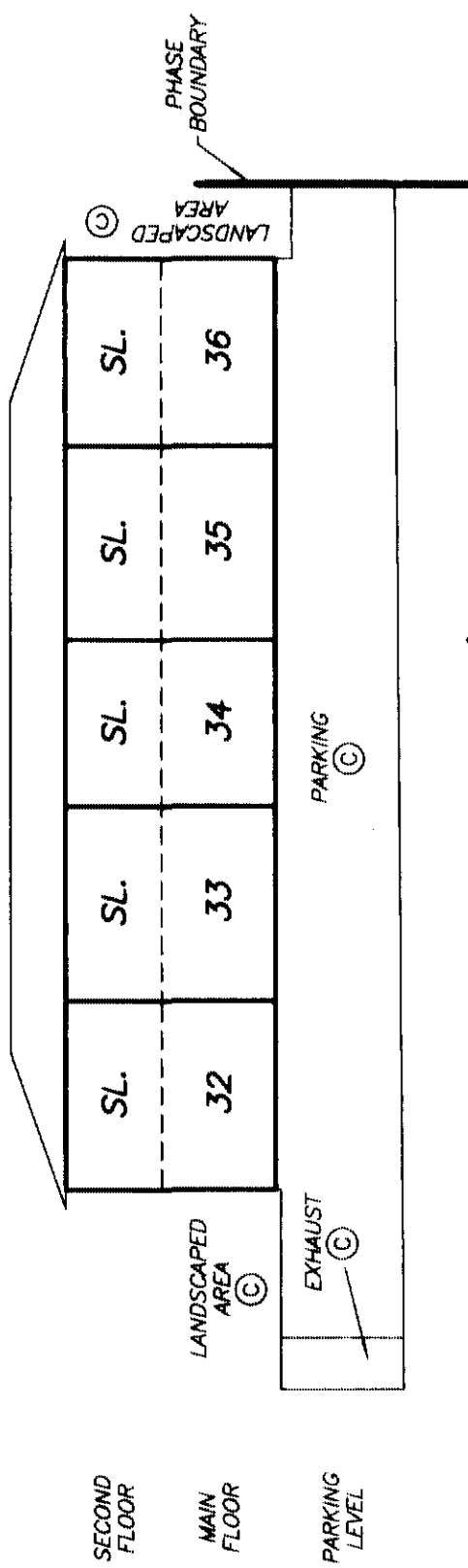
Mike E. Shaw B.C.L.S.



SECTION 8 - 8'



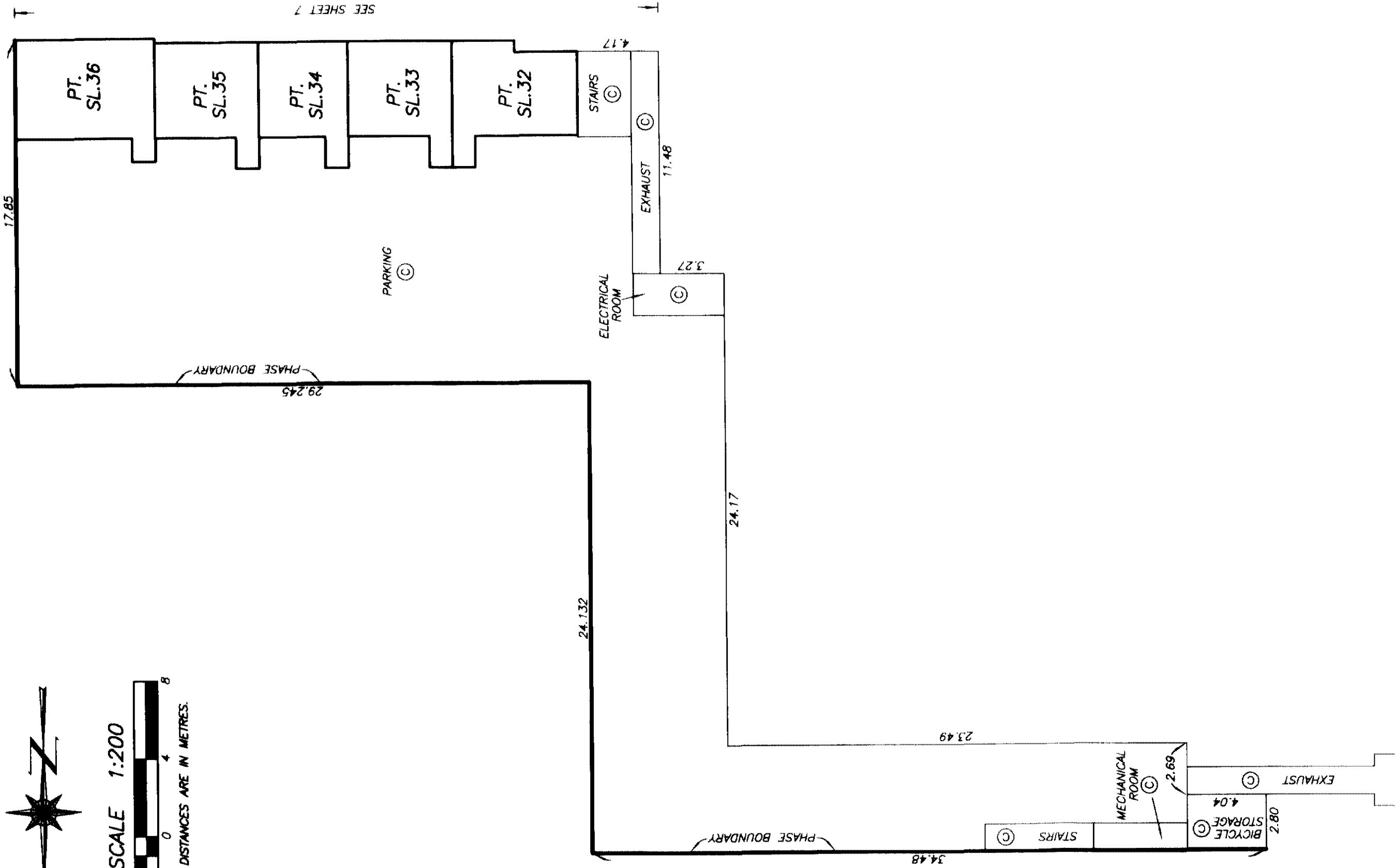
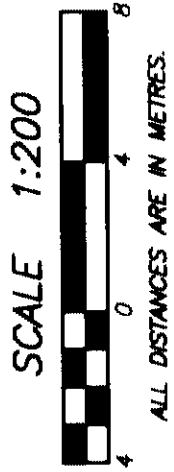
SECTION 7 - 7'



SECTION 6 - 6'

FLOOR PLANS
PARKING LEVEL

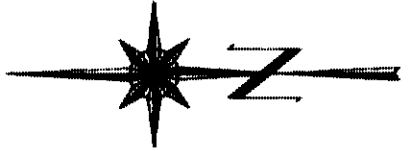
STRATA PLAN BCS 319
PHASE 3



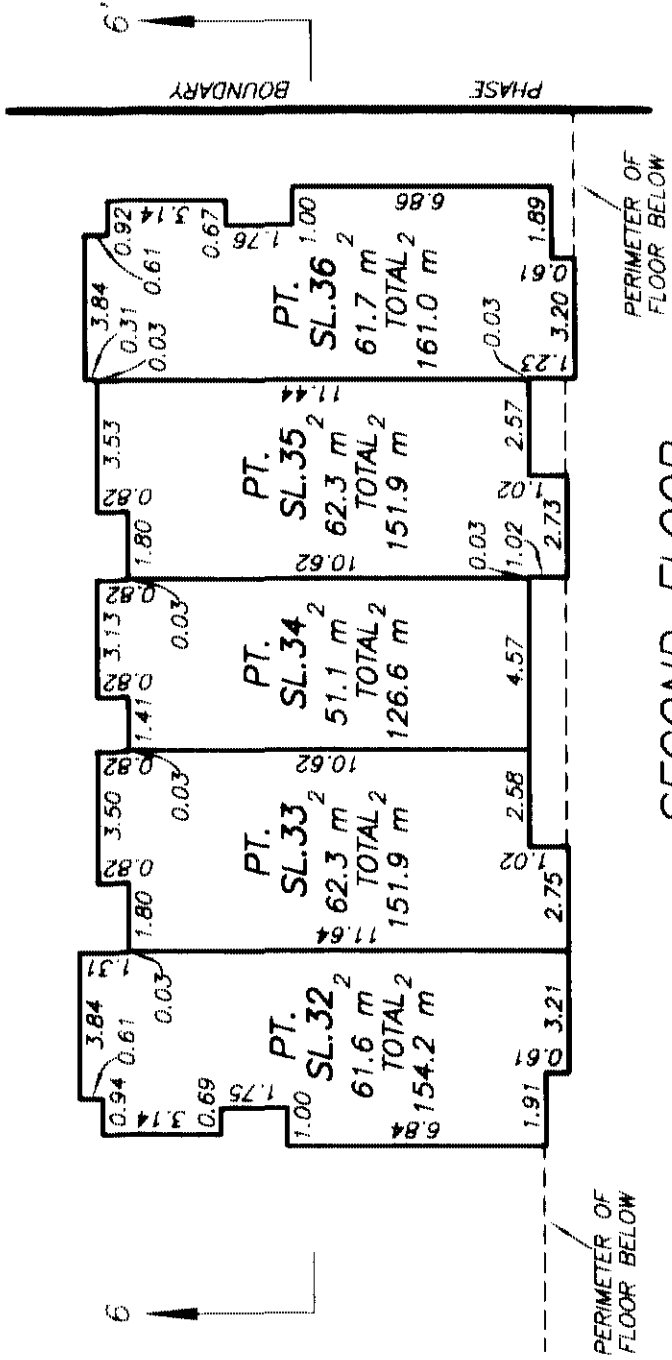
DATE : DECEMBER 16, 2003.
M.E.S.

FLOOR PLANS
BUILDING SIX

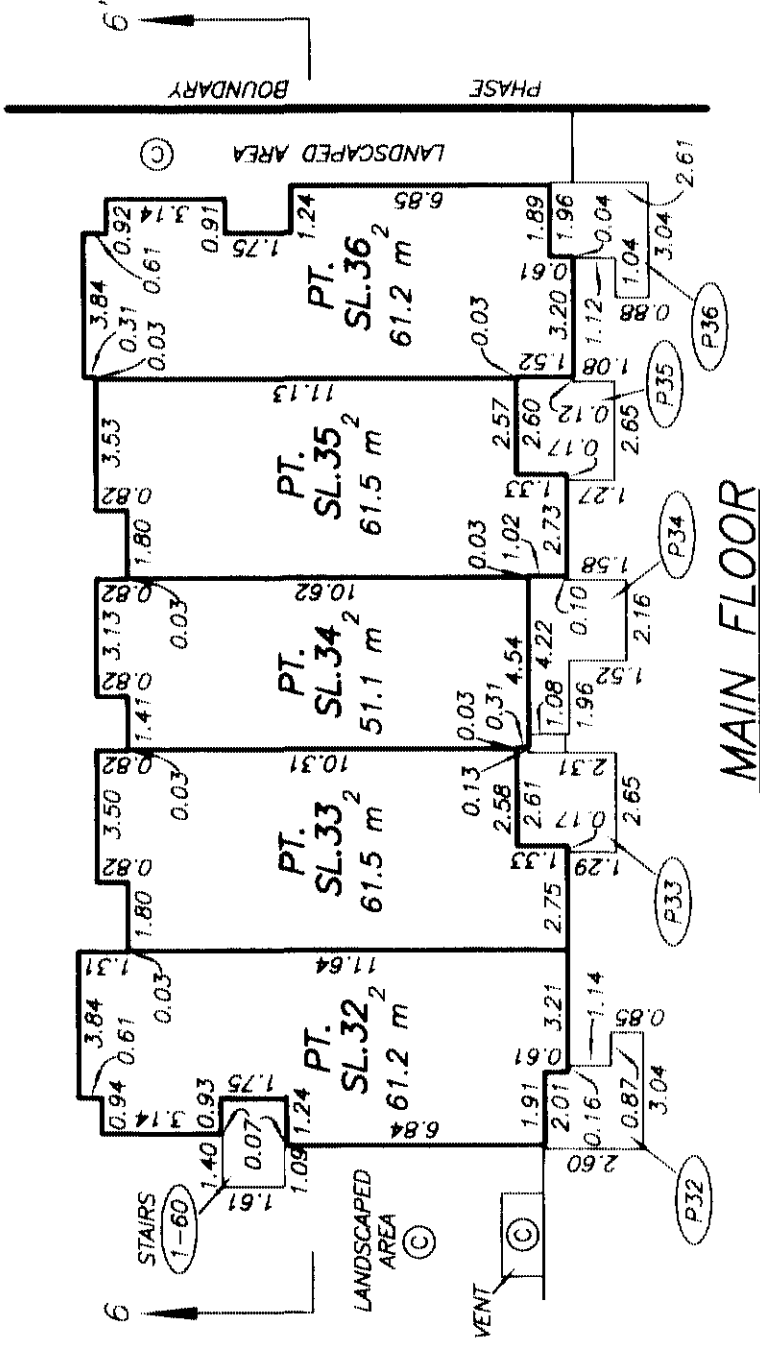
STRATA PLAN BCS 319
PHASE 3



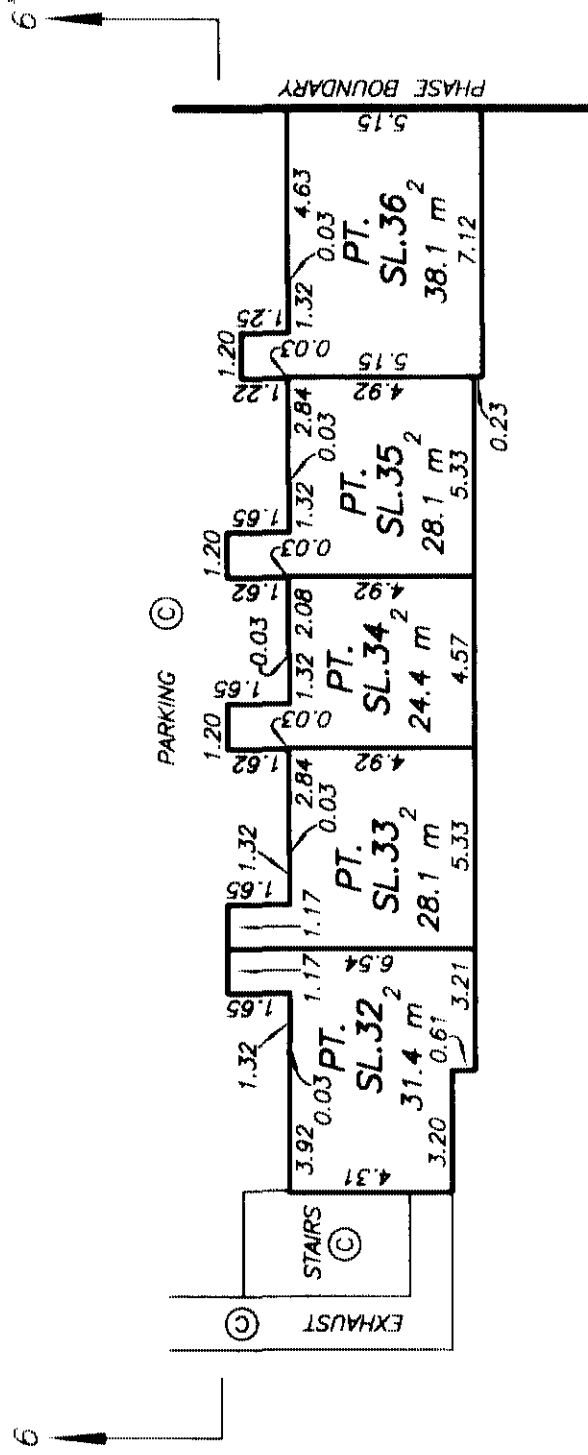
SCALE 1:200
0 3 6
ALL DISTANCES ARE IN METRES.



SECOND FLOOR



MAIN FLOOR



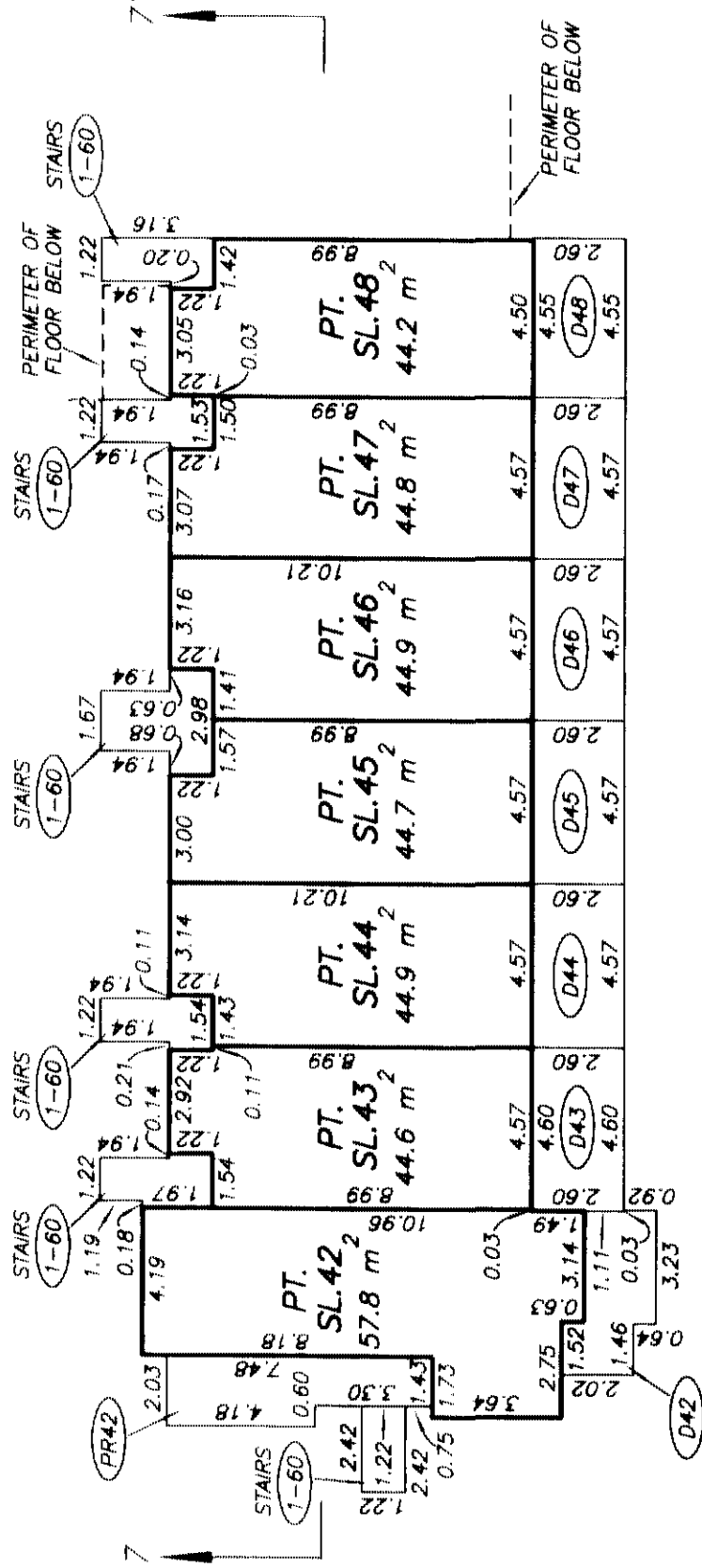
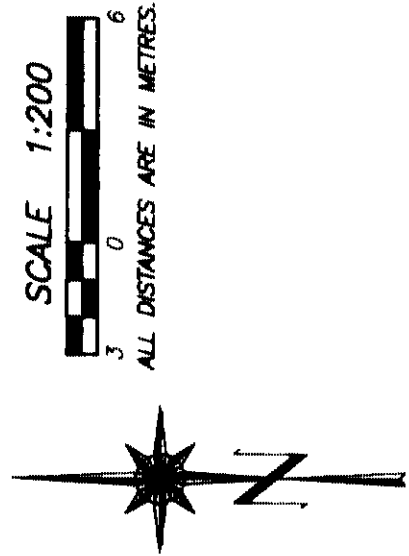
PARKING LEVEL

FLOOR PLANS

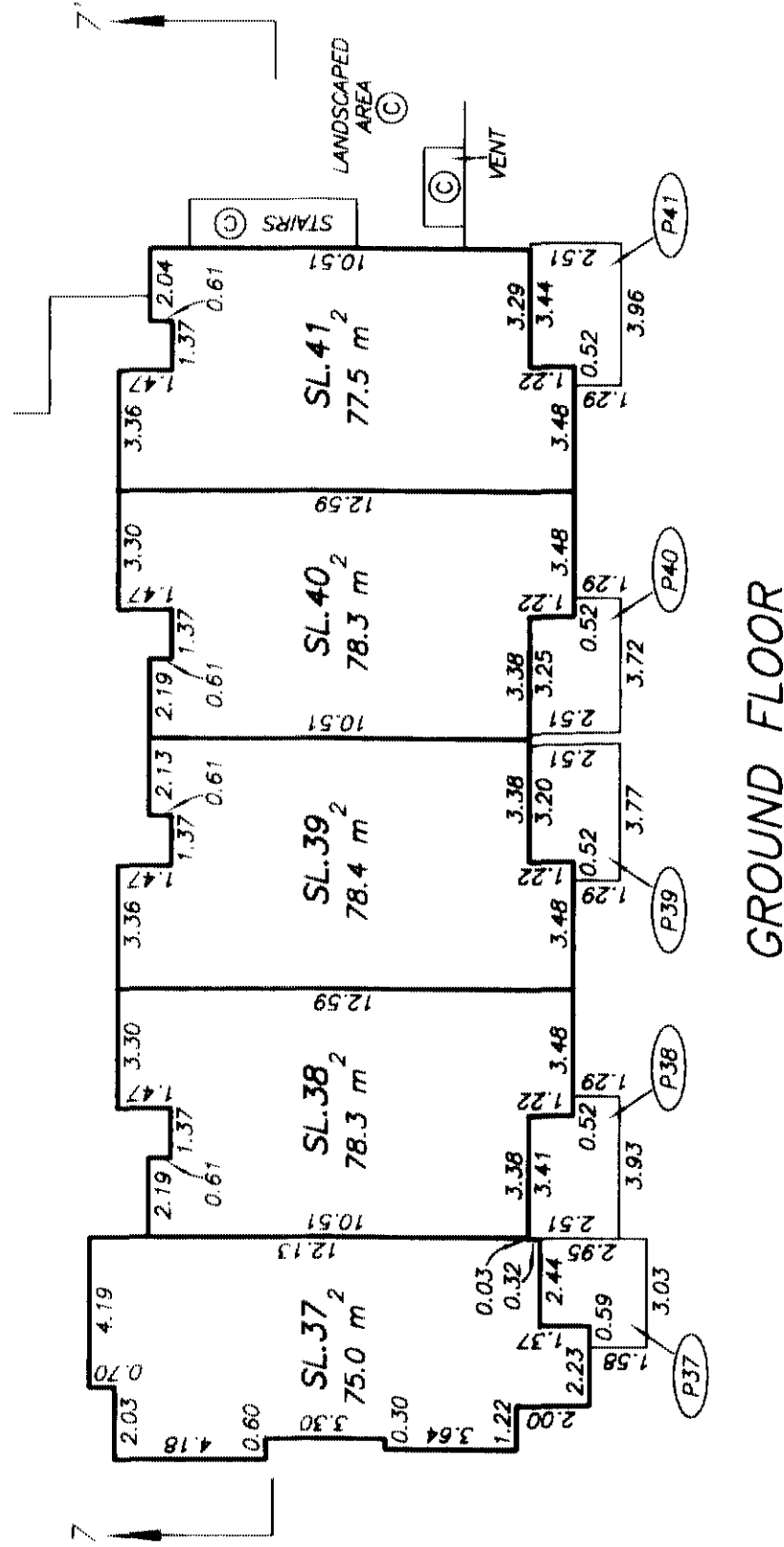
BUILDING SEVEN

STRATA PLAN BCS 319

PHASE 3



MAIN FLOOR



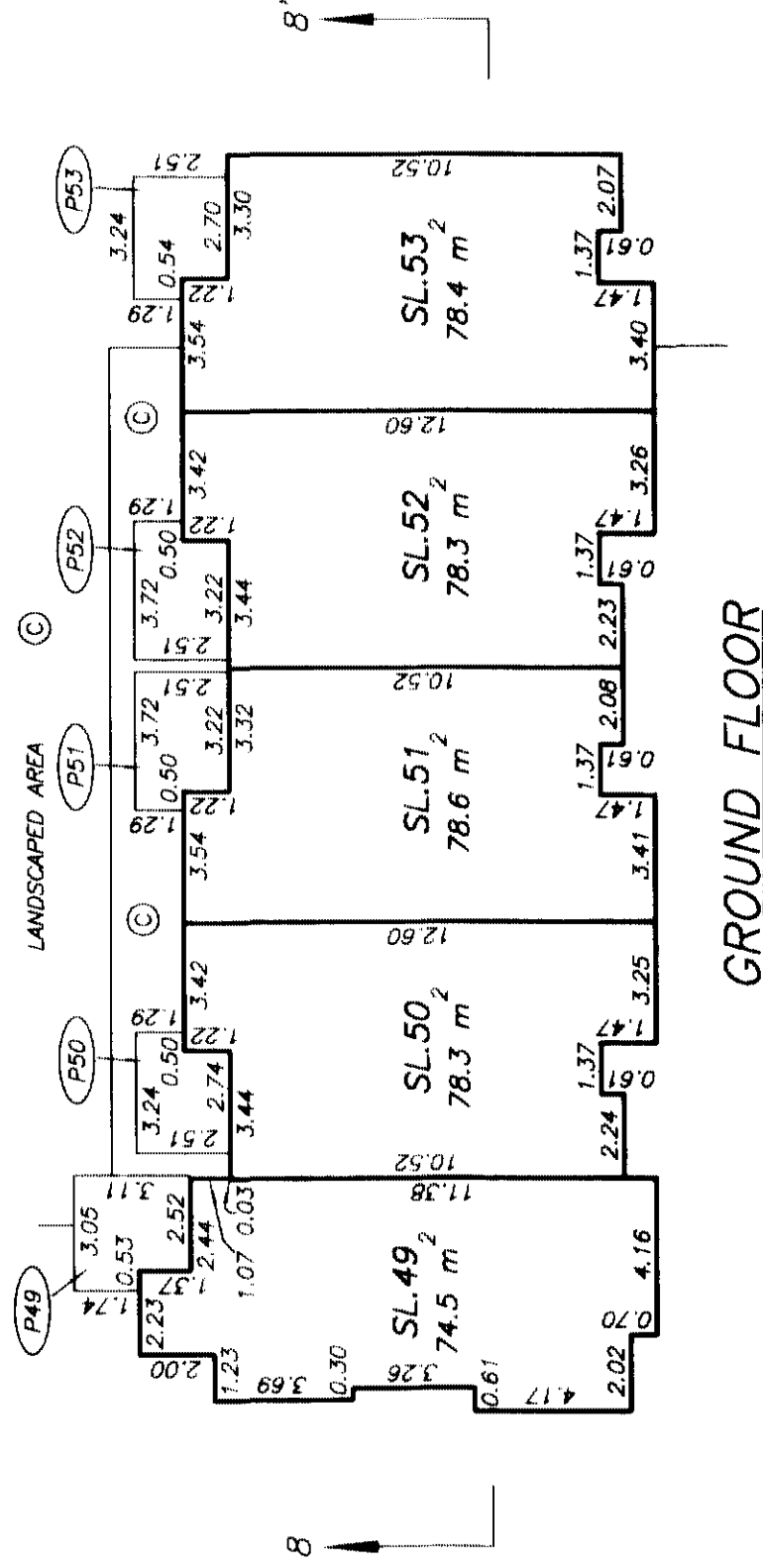
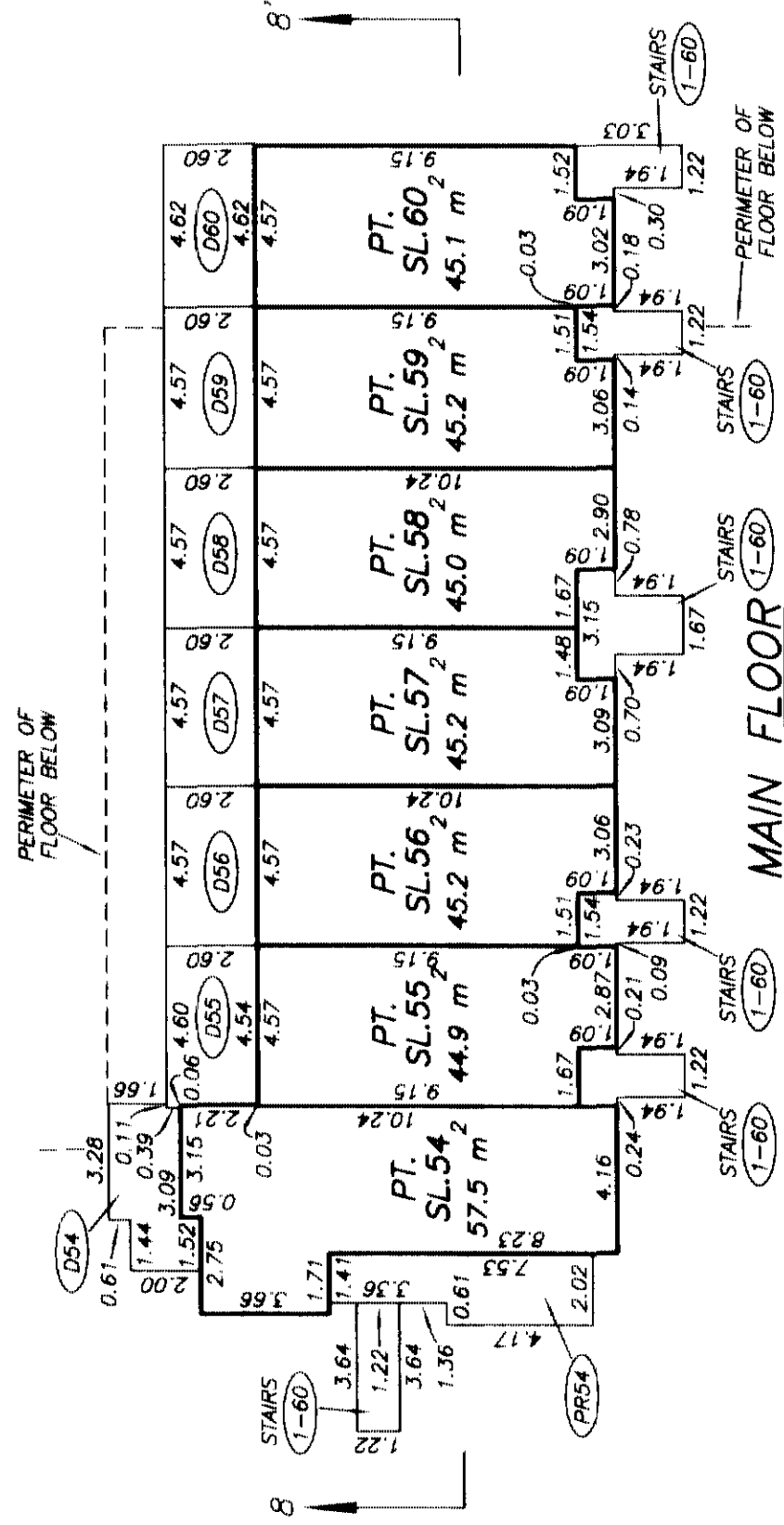
GROUND FLOOR

STRATA PLAN BCS 319
PHASE 3

SCALE 1:200

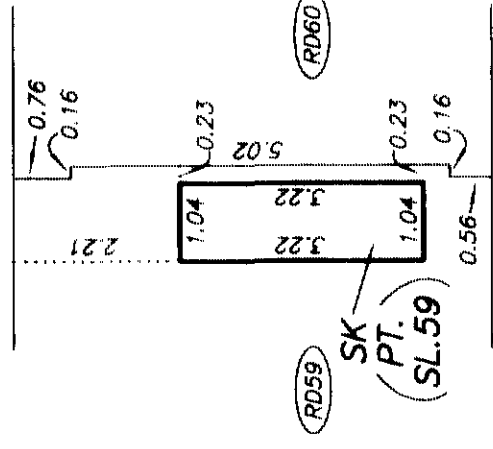


ALL DISTANCES ARE IN METRES.



STRATA PLAN BCS 319
PHASE 3

ALL DISTANCES ARE IN METRES.



DETAIL "E"
SCALE 1:100



M. E. D.

**STRATA PLAN OF LOT A, EXCEPT:
PHASES 1, 2 AND 3, STRATA PLAN
BCS 319, DISTRICT LOT 94, GROUP 1,
NEW WESTMINSTER DISTRICT,
PLAN LMP 53783**

**STRATA PLAN BCS 319
PHASE 4**

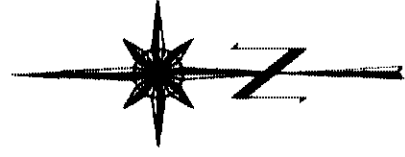
"CITY OF BURNBY"

B.C.G.S. 92G 026

SCALE 1:1000



ALL DISTANCES ARE IN METRES.



**INTEGRATED SURVEY AREA No. 25
(BURNABY) NAD-83 (CSRS)**

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9995839

THIS STRATA PLAN CONTAINS LIMITED COMMON
PROPERTY ACCORDING TO SEC. 73 (a)(i) OF
THE STRATA PROPERTY ACT.

SEE SHEET 2 FOR
PROPERTY DIMENSIONS

SEE SHEET 3 FOR BUILDING
LOCATION AND DIMENSIONS

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 87H2636 AND 87H2637

- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- © - DENOTES COMMON PROPERTY
- CF - DENOTES COMMON FACILITY
- P61 TYPICAL - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 61
- B81 TYPICAL - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 81
- 61-136 TYPICAL - DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 61 TO 136 INCLUSIVE

APPROVED AS PHASE 4 OF A 4 PHASE
STRATA PLAN UNDER SECTION 224 OF
THE STRATA PROPERTY ACT

THIS 01st DAY OF JANUARY, 2003.

APPROVING OFFICER FOR THE
CITY OF BURNABY

I, MIKE E. SHAW, 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: DECEMBER 17th, 2003.

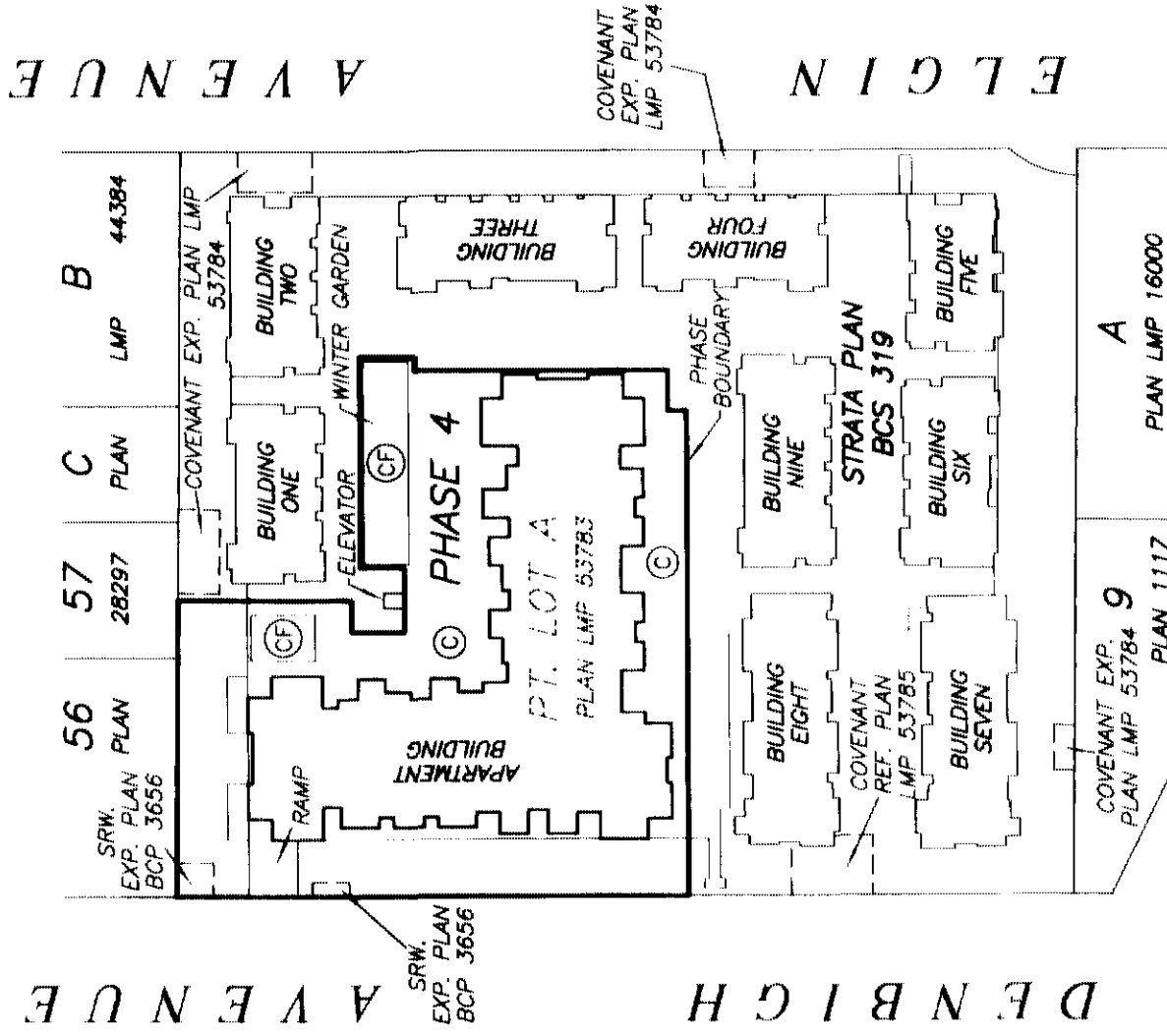
BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE : 582-0717

DRAWING # 30405-24
FILE # 30405-24_FS
DATE : DECEMBER 17, 2003.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

Mike E. Shaw B.C.L.S.

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY 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 17th DAY OF DECEMBER, 2003. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER
ECP9799, ON THE 17th DAY OF DECEMBER, 2003.



DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.

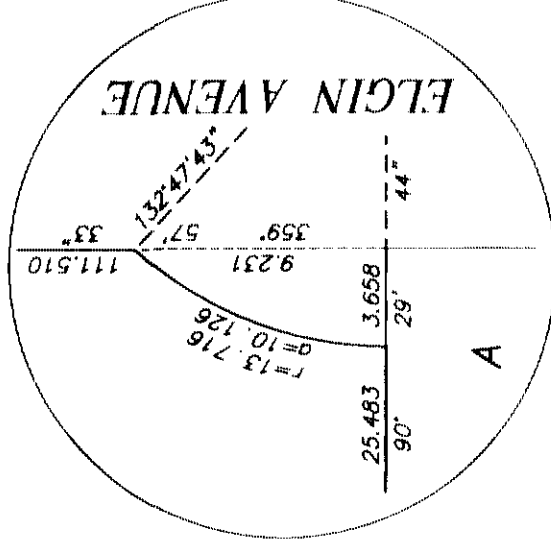
THIS 21st DAY OF JANUARY, 2004

B. Bignall
REGISTRAR

Bw25502 - Bw25577

"OAKWOOD"

6508 DENBIGH AVENUE,
BURNABY, B.C.

STRATA PLAN BCS 319
PHASE 4

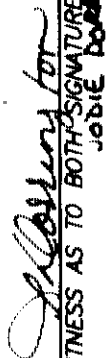
DETAIL
NOT TO SCALE

DATE : DECEMBER 17, 2003.
M.E.D.

STRATA PLAN BCS 319

PHASE 4

OWNER:INTRACORP ROYAL OAK DEVELOPMENT LTD.
INC. No. 541290

 AUTHORIZED SIGNATORY Don S. Forsgren
AUTHORIZED SIGNATORY

 WITNESS AS TO BOTH SIGNATURES
Jobie Boushington
Project Manager
 OCCUPATION OF WITNESS
900-666 Burrard St.
Vancouver, BC
 ADDRESS OF WITNESS
MORTGAGEE:INTRACORP DEVELOPMENTS LTD.
INCORPORATION No. A52710

 AUTHORIZED SIGNATORY Don S. Forsgren
AUTHORIZED SIGNATORY

 WITNESS AS TO BOTH SIGNATURES
Jobie Boushington
Project Manager
 OCCUPATION OF WITNESS
900-666 Burrard St.
Vancouver, BC
 ADDRESS OF WITNESS
THE CITY OF BURNABY
REGISTERED OWNER OF COVENANT BV13670
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.AUTHORIZED SIGNATORY

 AUTHORIZED SIGNATORY Ann Lorenzen
Project Manager
I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT
THE BUILDING SHOWN ON THIS STRATA PLAN HAS NOT,
AS OF THE 17th DAY OF DECEMBER, 2003,
BEEN PREVIOUSLY OCCUPIED.

DATED AT SURREY, B.C.

THIS 17th DAY OF DECEMBER, 2003.Mike E. Shaw B.C.L.S.MORTGAGEE:

THE BANK OF NOVA SCOTIA


 AUTHORIZED SIGNATORY PETER BAXTER

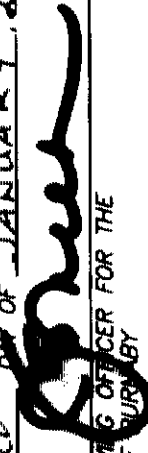
 AUTHORIZED SIGNATORY Michael Dinning

 WITNESS AS TO BOTH SIGNATURES
Danny Atkar
 OCCUPATION OF WITNESS

3400-650 W. Georgia
 ADDRESS OF WITNESS
Van, BC
MORTGAGEE:636455 B.C. LTD.
INCORPORATION No. 636455

 AUTHORIZED SIGNATORY Sunny Brnouben
AUTHORIZED SIGNATORY

 WITNESS AS TO BOTH SIGNATURES
Crista Thor
 OCCUPATION OF WITNESS

2000-1177 W. Hastings
 ADDRESS OF WITNESS
Vancouver, BC
I CERTIFY THAT THE PLAYGROUND AND WINTER GARDEN
WHICH ACCORDING TO THE PHASED STRATA PLAN DECLARATION
IN FORM P FILED FOR THIS STRATA PLAN WAS TO HAVE BEEN
CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAS BEEN
PROVIDED FOR IN ACCORDANCE WITH SECTION 225(2) OF
THE STRATA PROPERTY ACT.THIS 20th DAY OF JANUARY, 2004.

 APPROVING OFFICER FOR THE
 CITY OF BURNABY

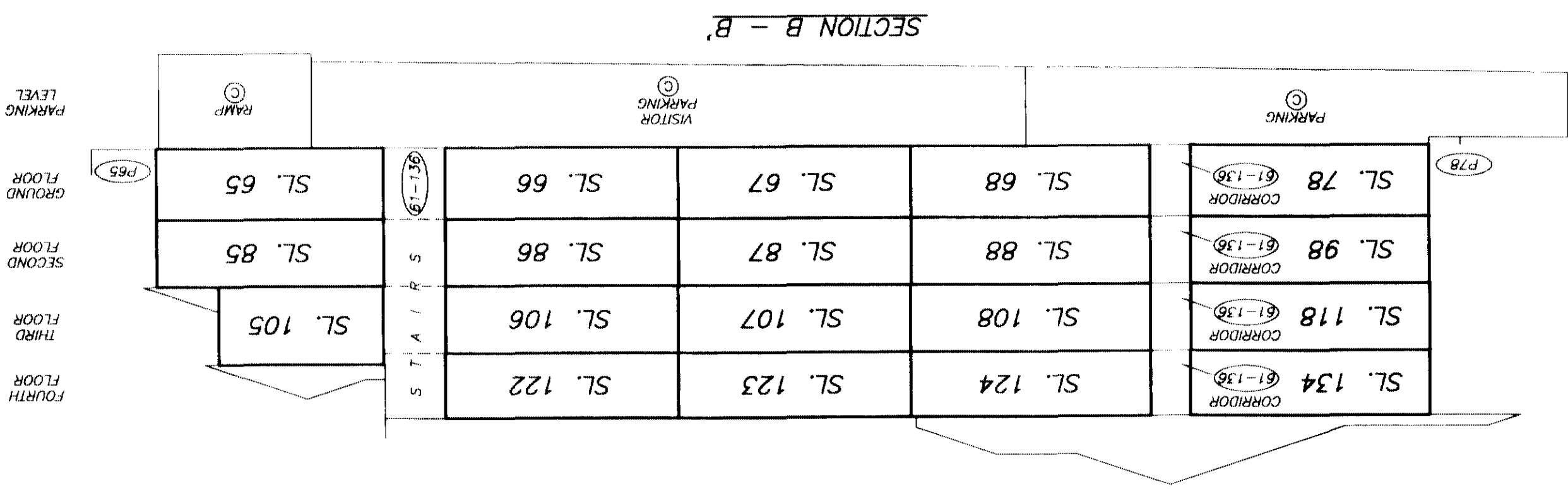
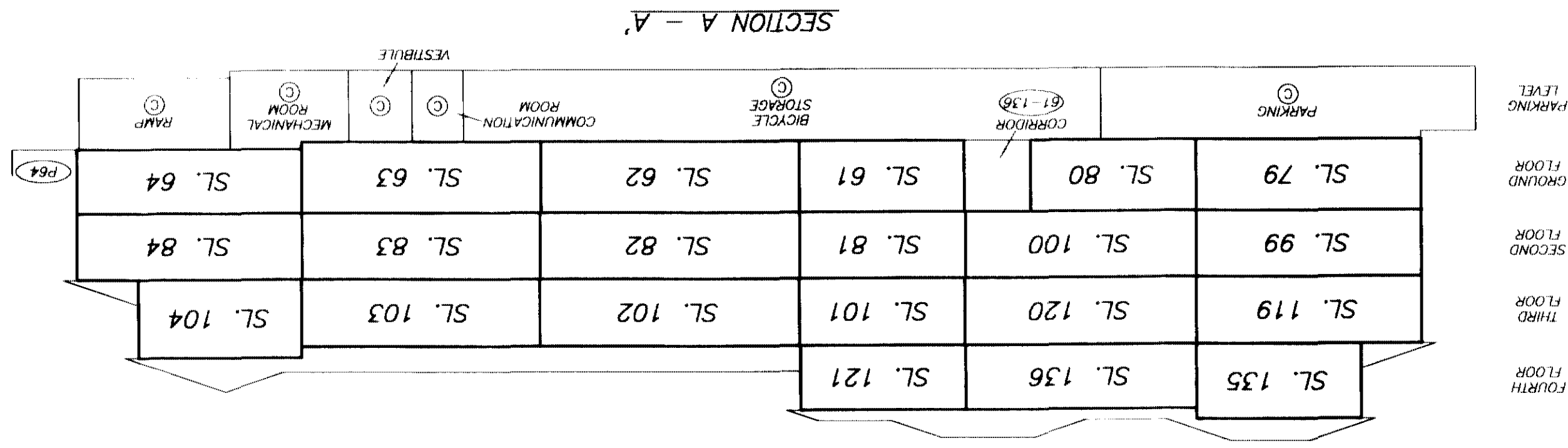
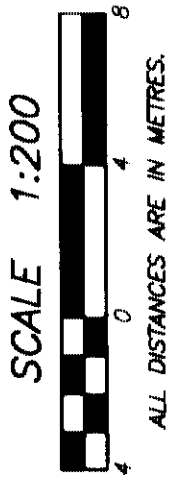
DATE : DECEMBER 17, 2003.

DRAWING # 30405-24
FILE # 30405-24_Sig

M.E.S.

STRATA PLAN BCS 319
PHASE 4

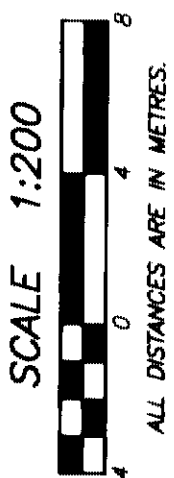
SECTIONS



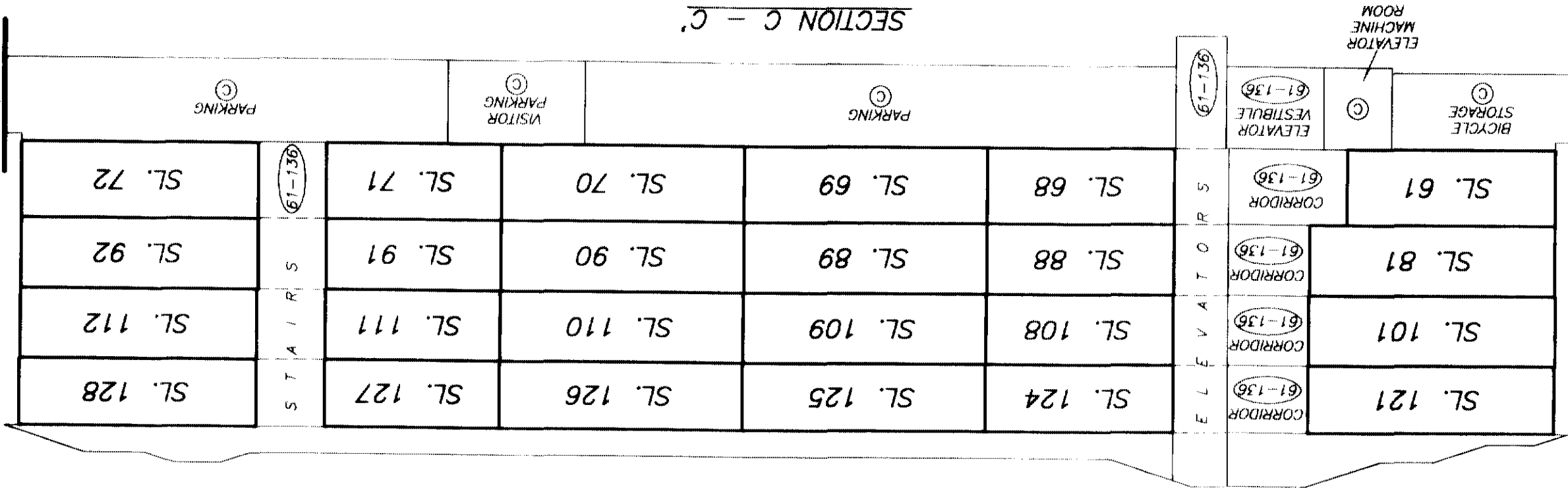
SHEET 6 OF 16 SHEETS

STRATA PLAN BCS 319
PHASE 4

SECTIONS

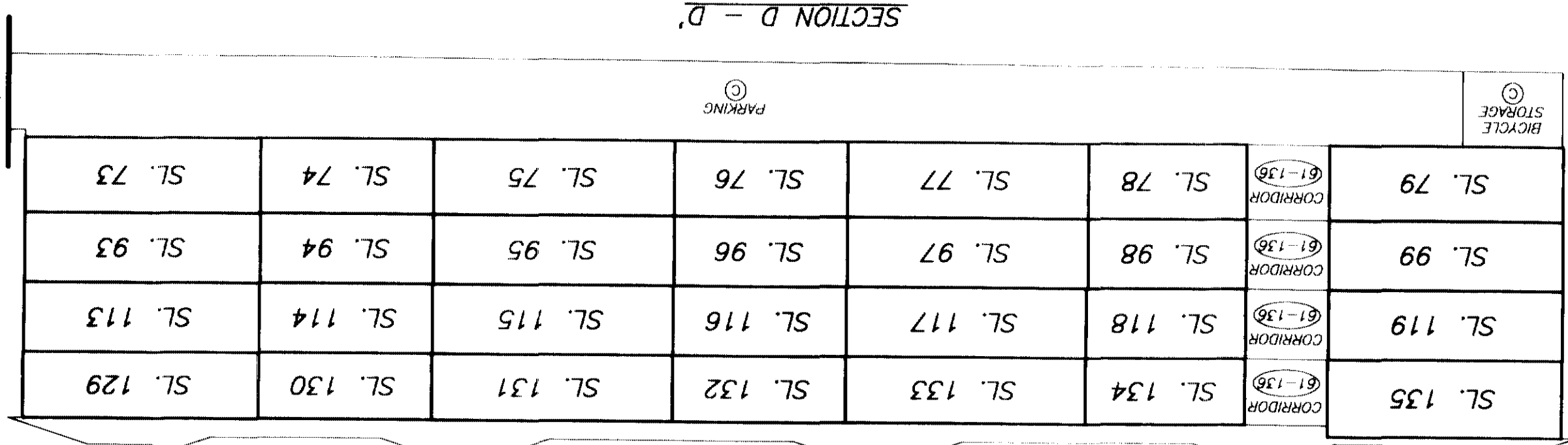


PHASE
BOUNDARY



DRAWING # 30405-24
FILE # 30405-24_Sxns

PHASE
BOUNDARY

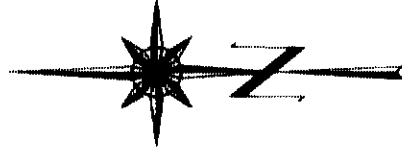


DATE : DECEMBER 17, 2003.

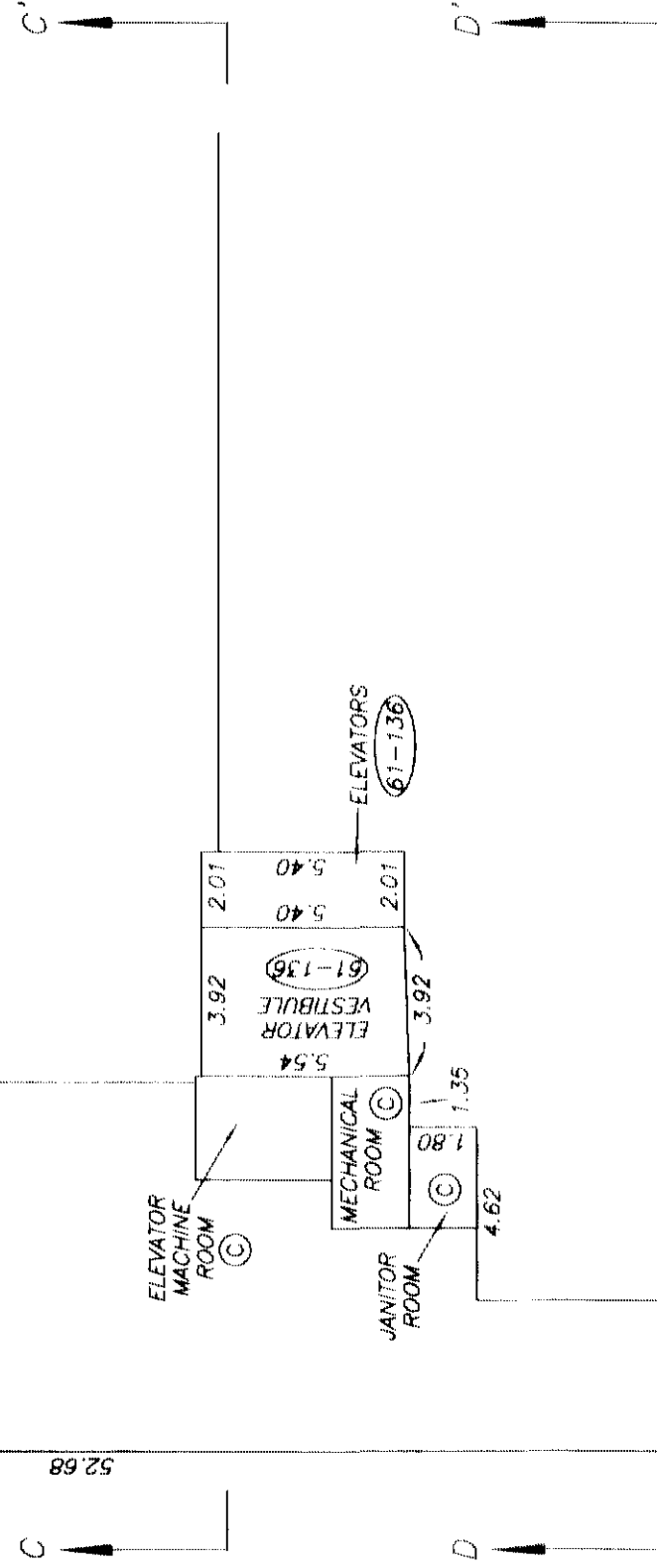
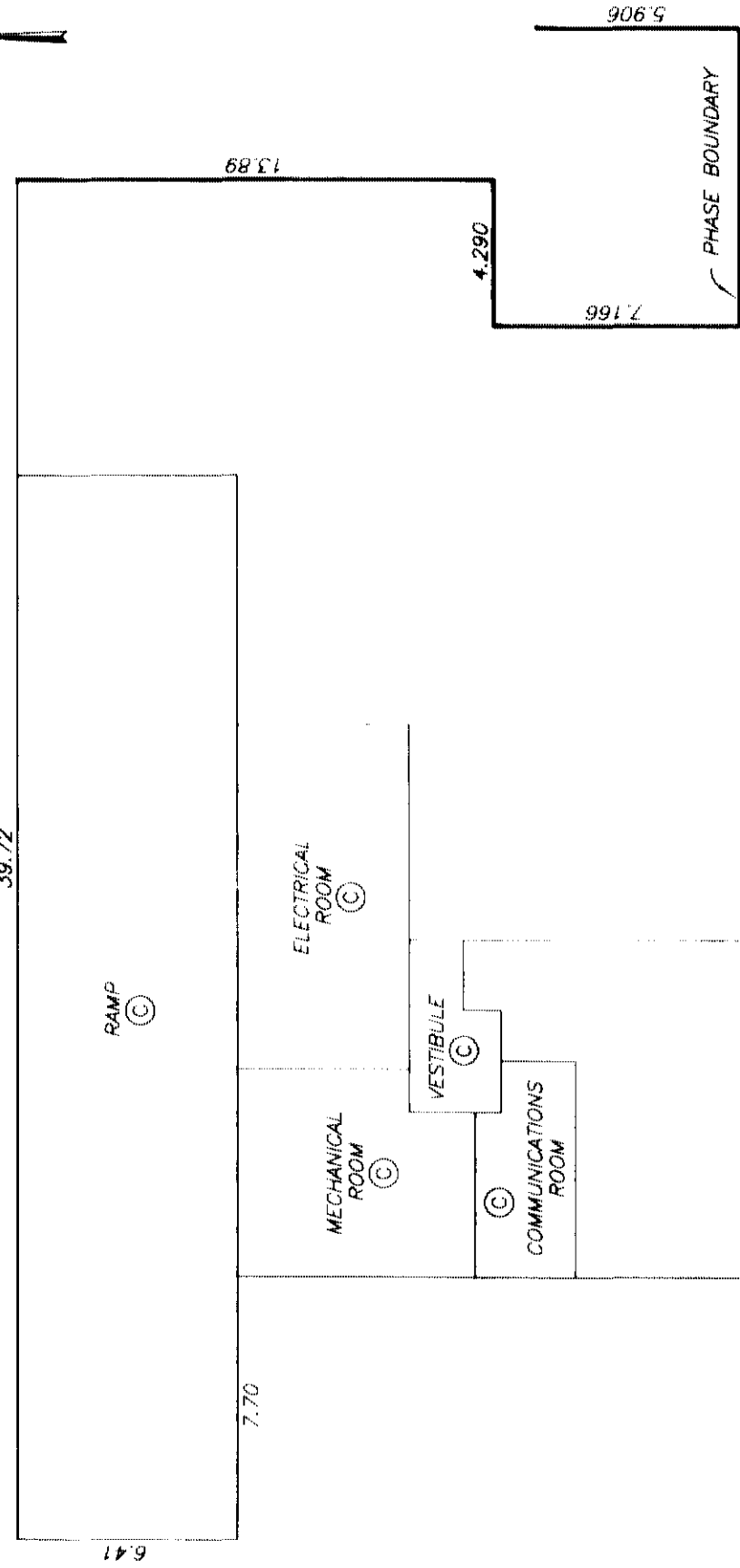
M.E.S.

PARKING LEVEL
FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 319
PHASE 4



MATCH LINE
SEE SHEET 8



MATCH LINE
SEE SHEET 8

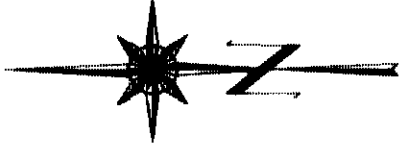
DATE : DECEMBER 17, 2003.

DRAWING # 30405-24
FILE # 30405-24_Prk

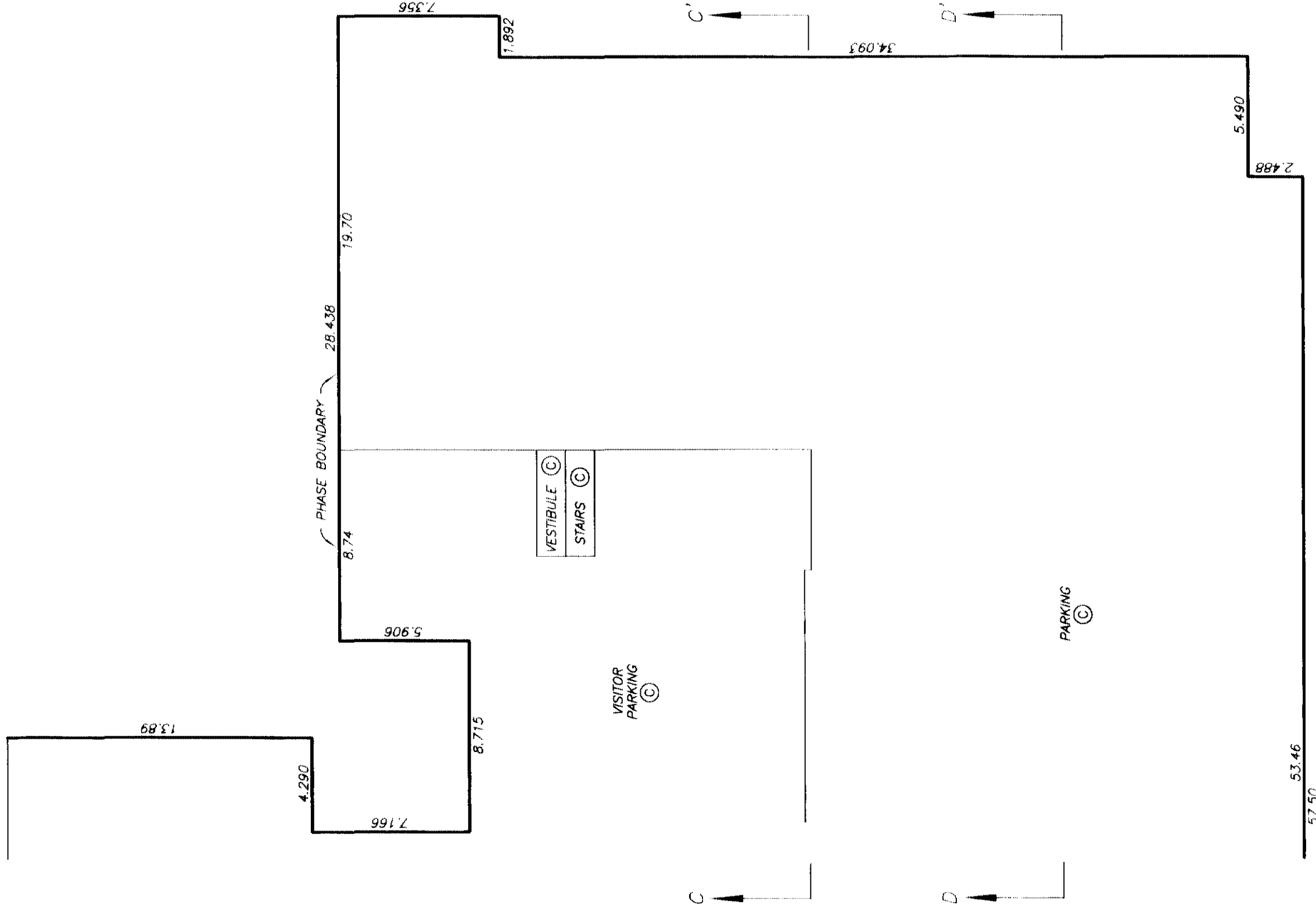
M.E.S.

PARKING LEVEL
FLOOR PLAN
EAST PORTION

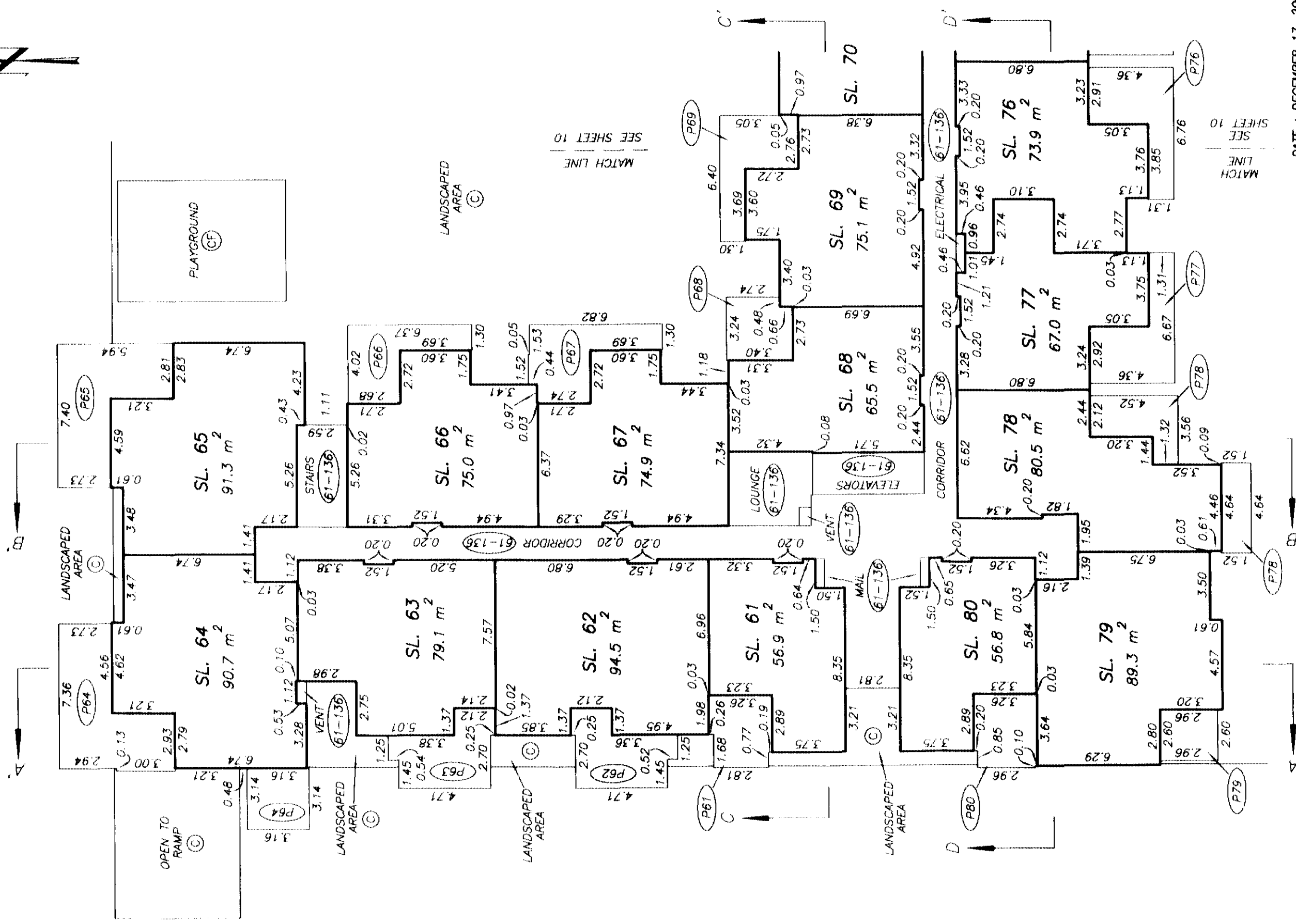
STRATA PLAN BCS 319
PHASE 4



SEE SHEET 7
MATCH LINE

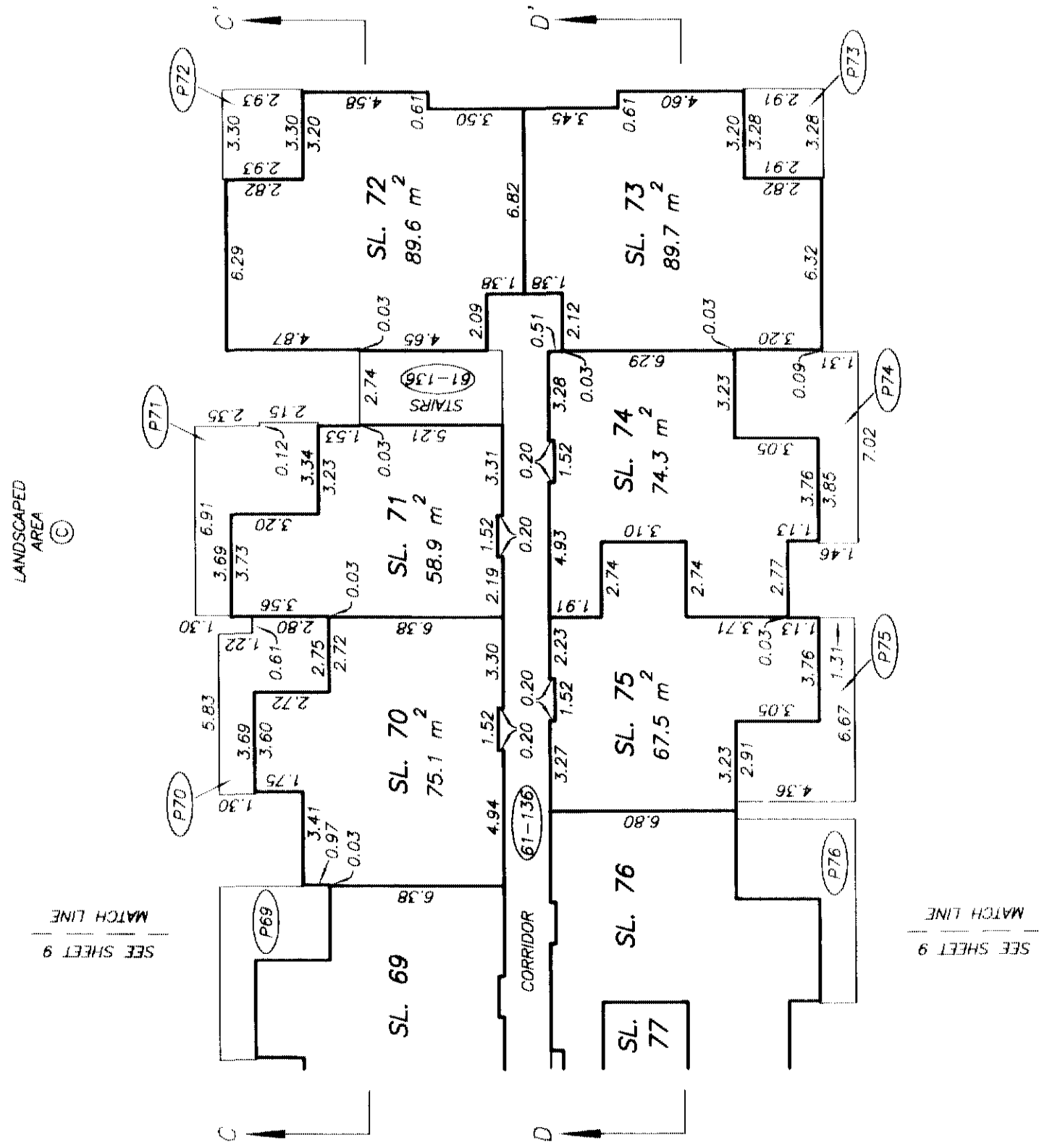
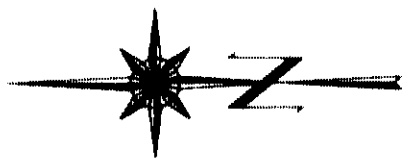
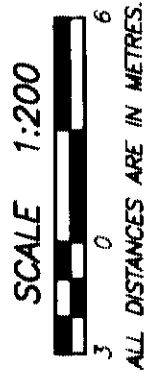


SEE SHEET 7
MATCH LINE



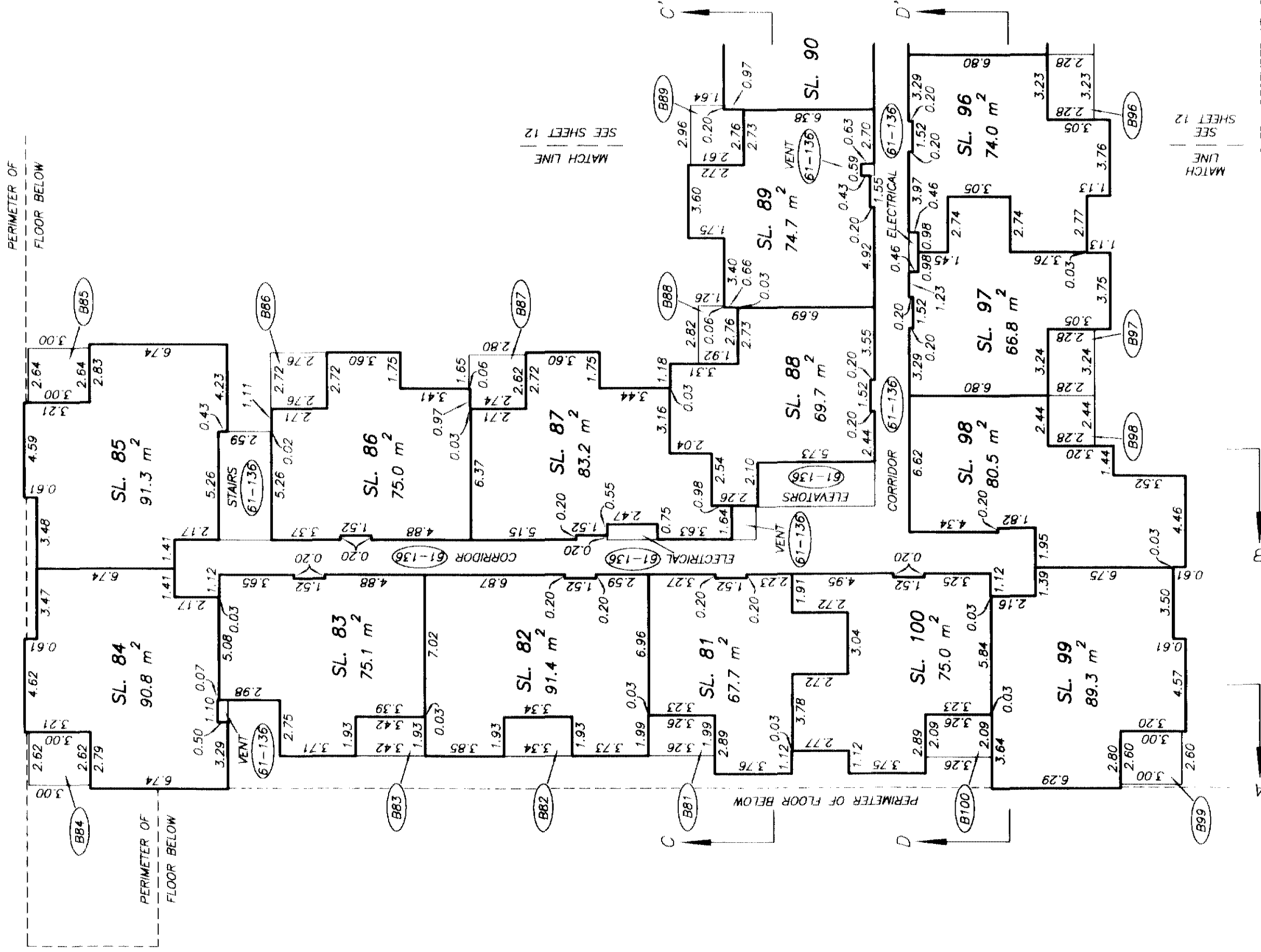
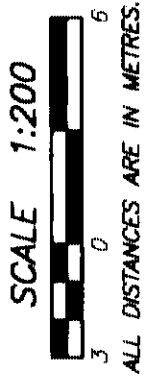
GROUND FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 319
PHASE 4



SECOND FLOOR PLAN
WEST PORTION

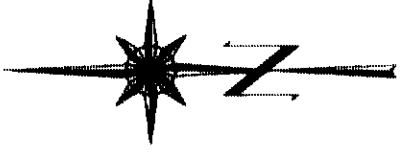
STRATA PLAN BCS 319
PHASE 4



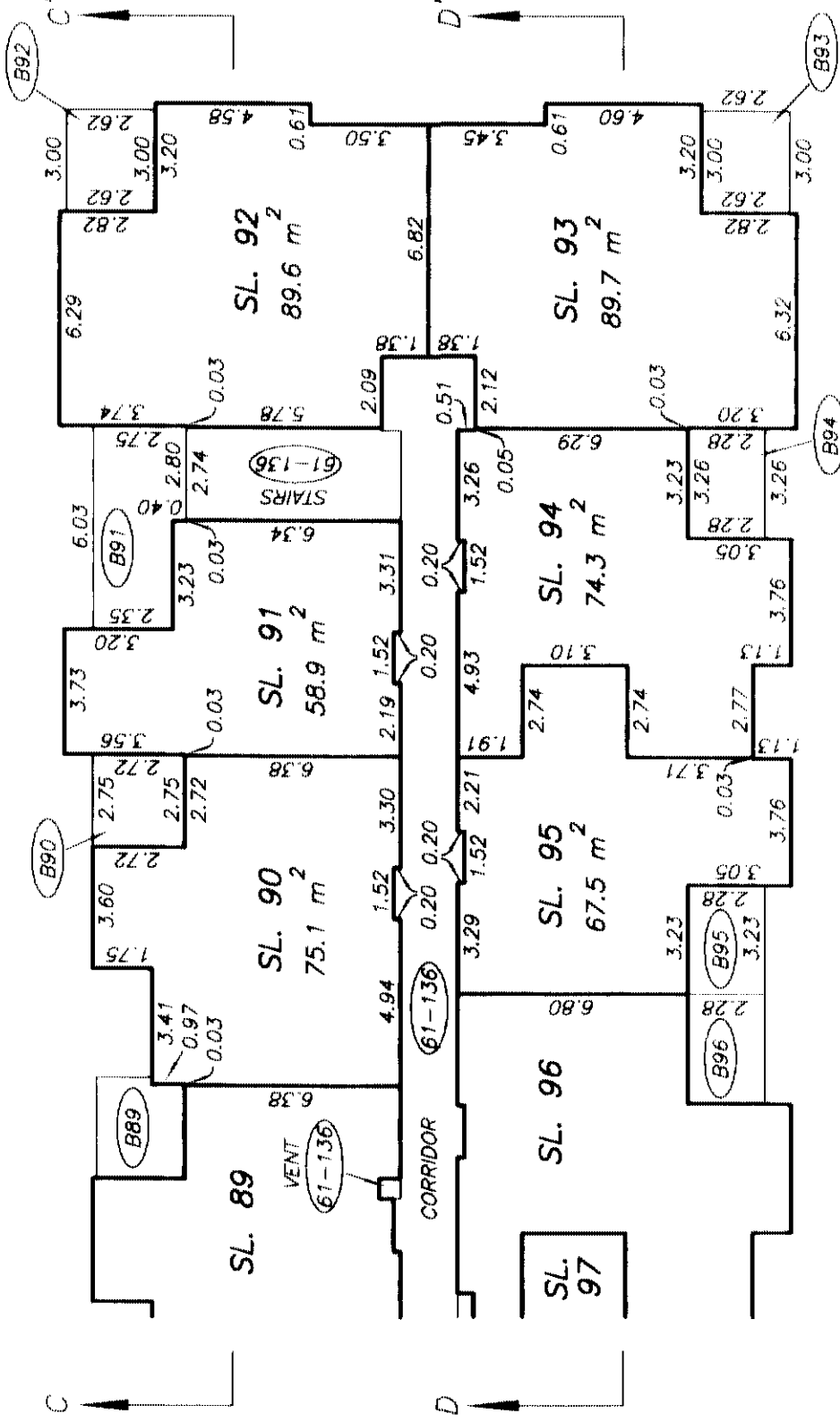
SECOND FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 319
PHASE 4

SCALE 1:200
0 3 6
ALL DISTANCES ARE IN METRES.



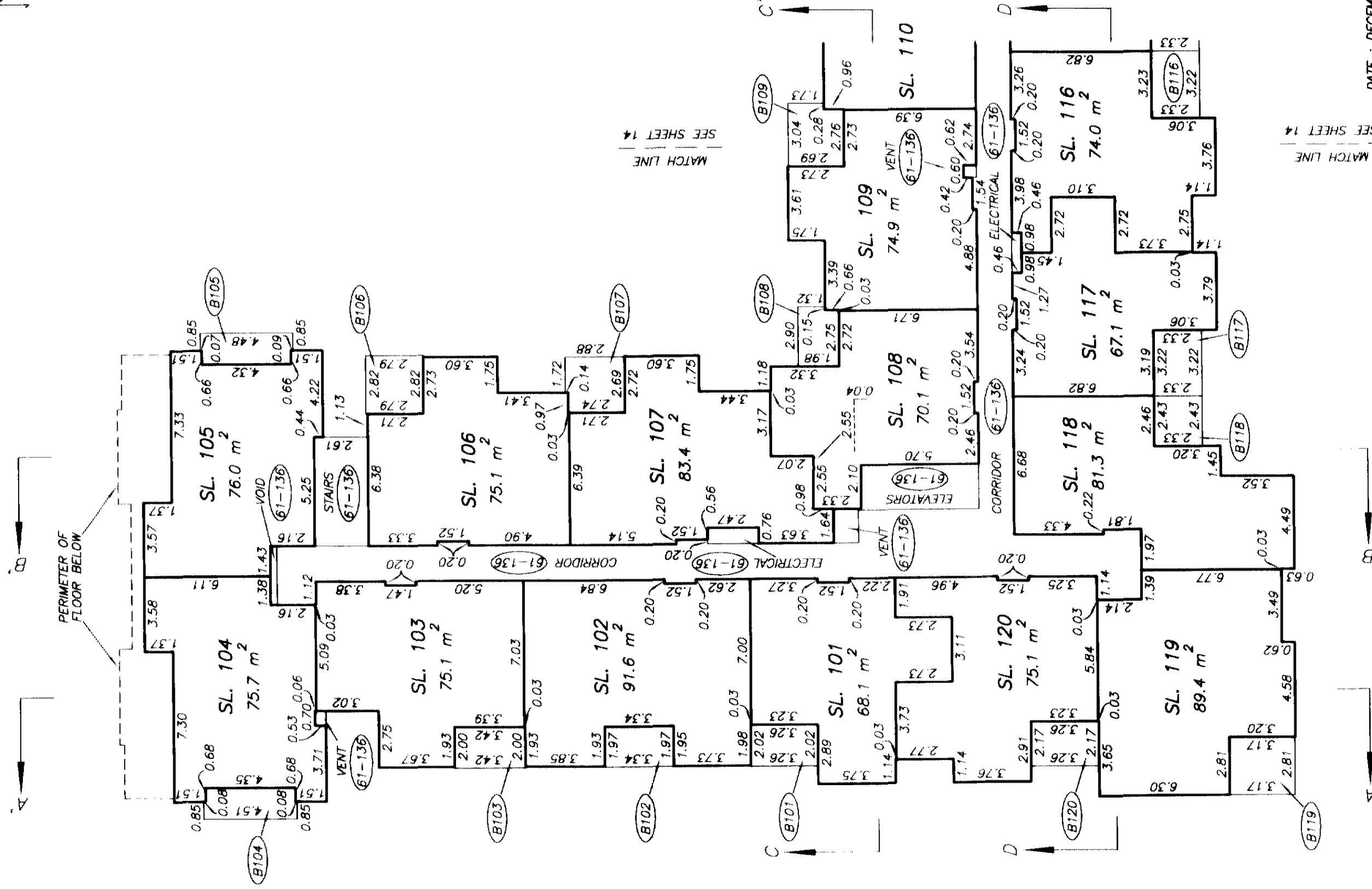
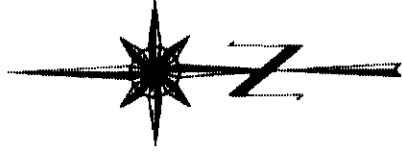
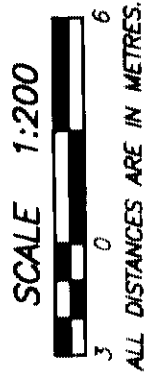
SEE SHEET 11
MATCH LINE



SEE SHEET 11
MATCH LINE

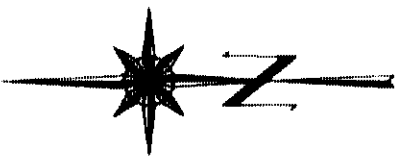
THIRD FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 319
PHASE 4

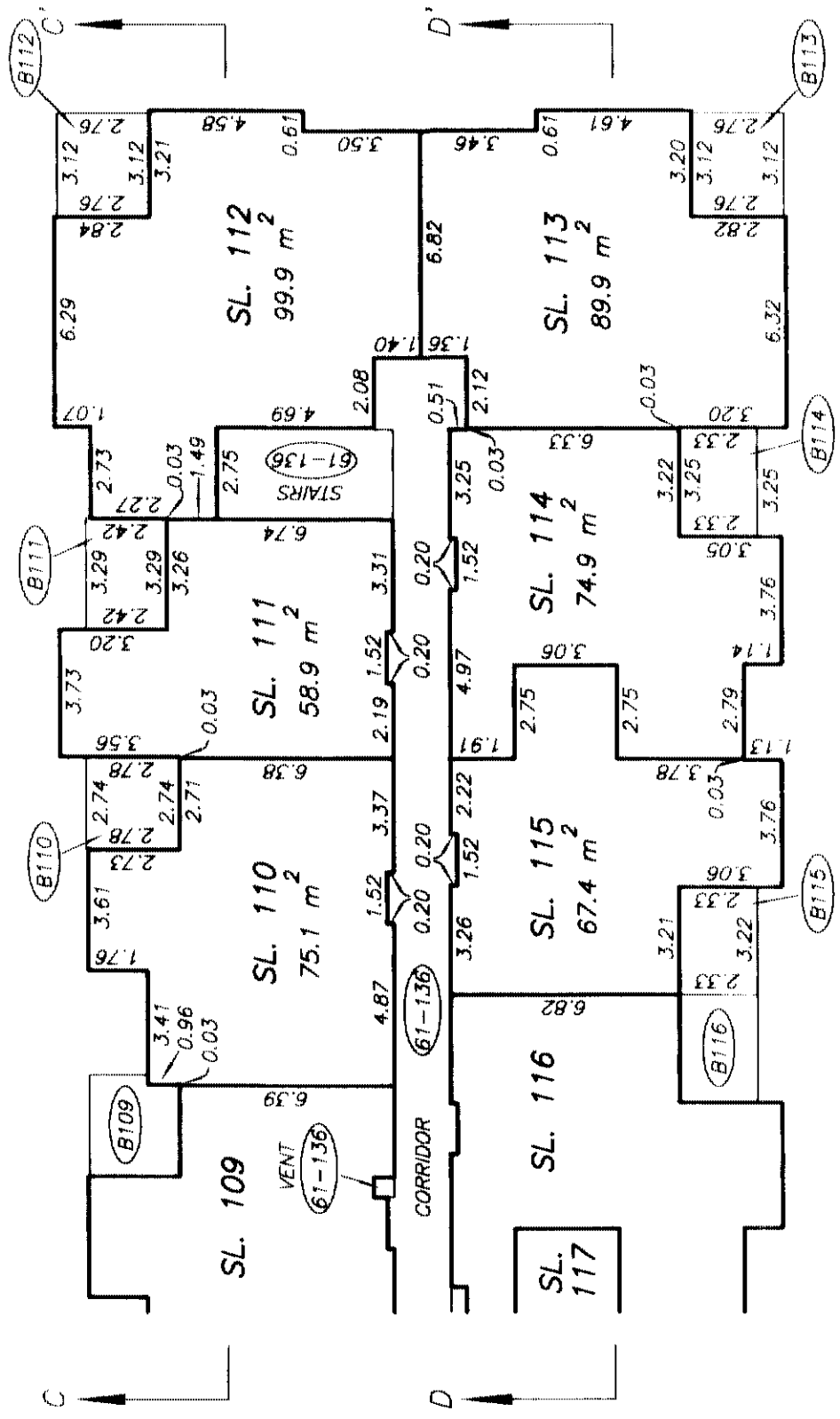


THIRD FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 319
PHASE 4



SEE SHEET 13
MATCH LINE



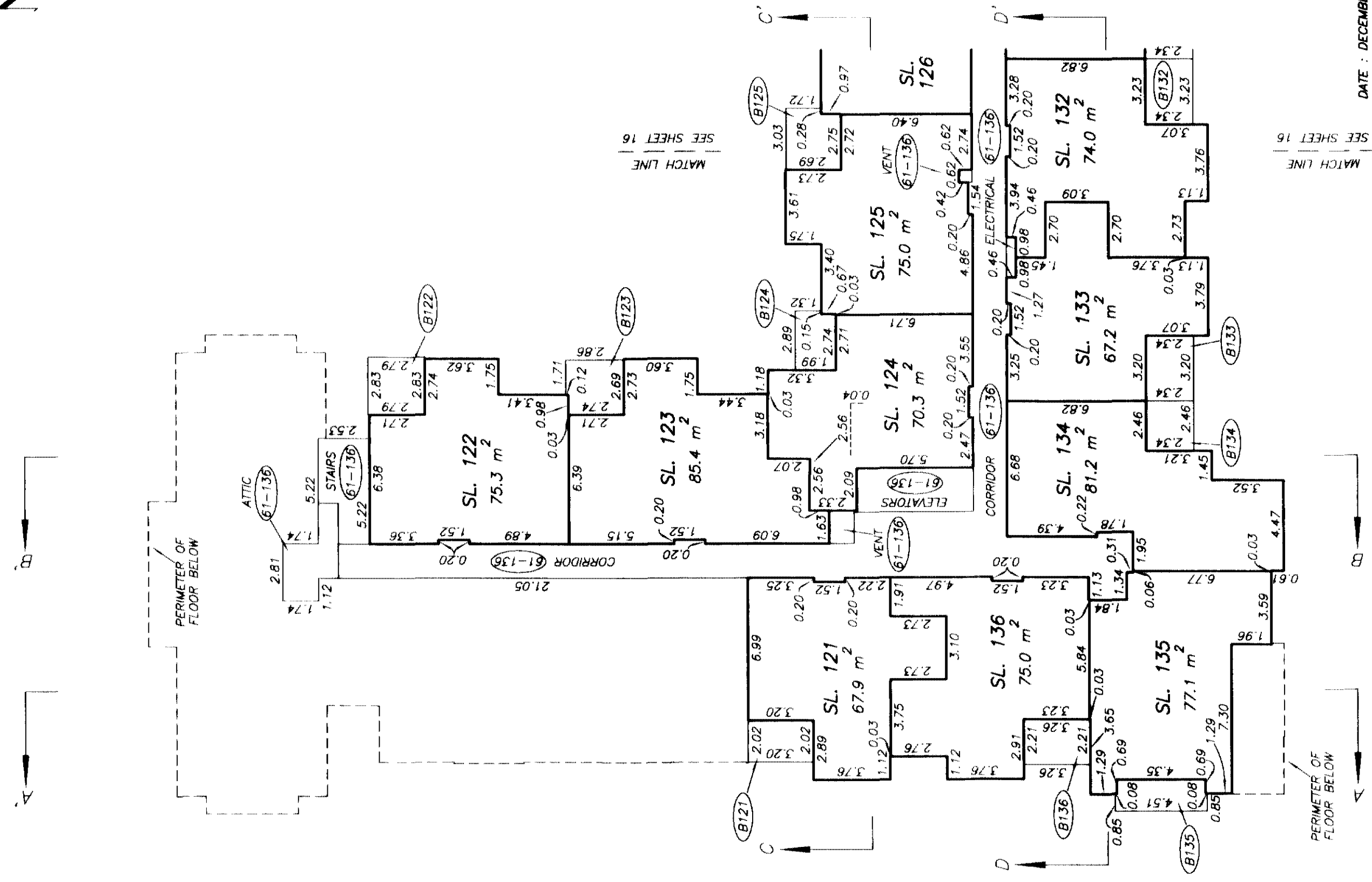
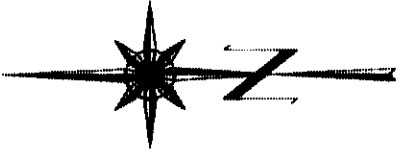
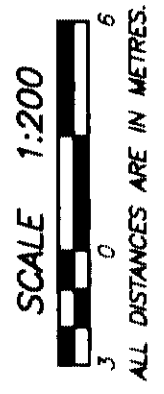
SEE SHEET 13
MATCH LINE

FOURTH FLOOR PLAN

WEST PORTION

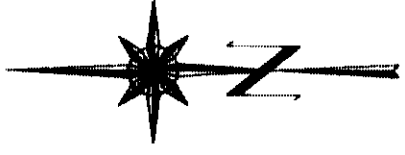
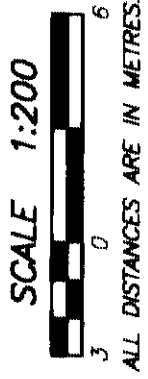
STRATA PLAN BCS 319

PHASE 4

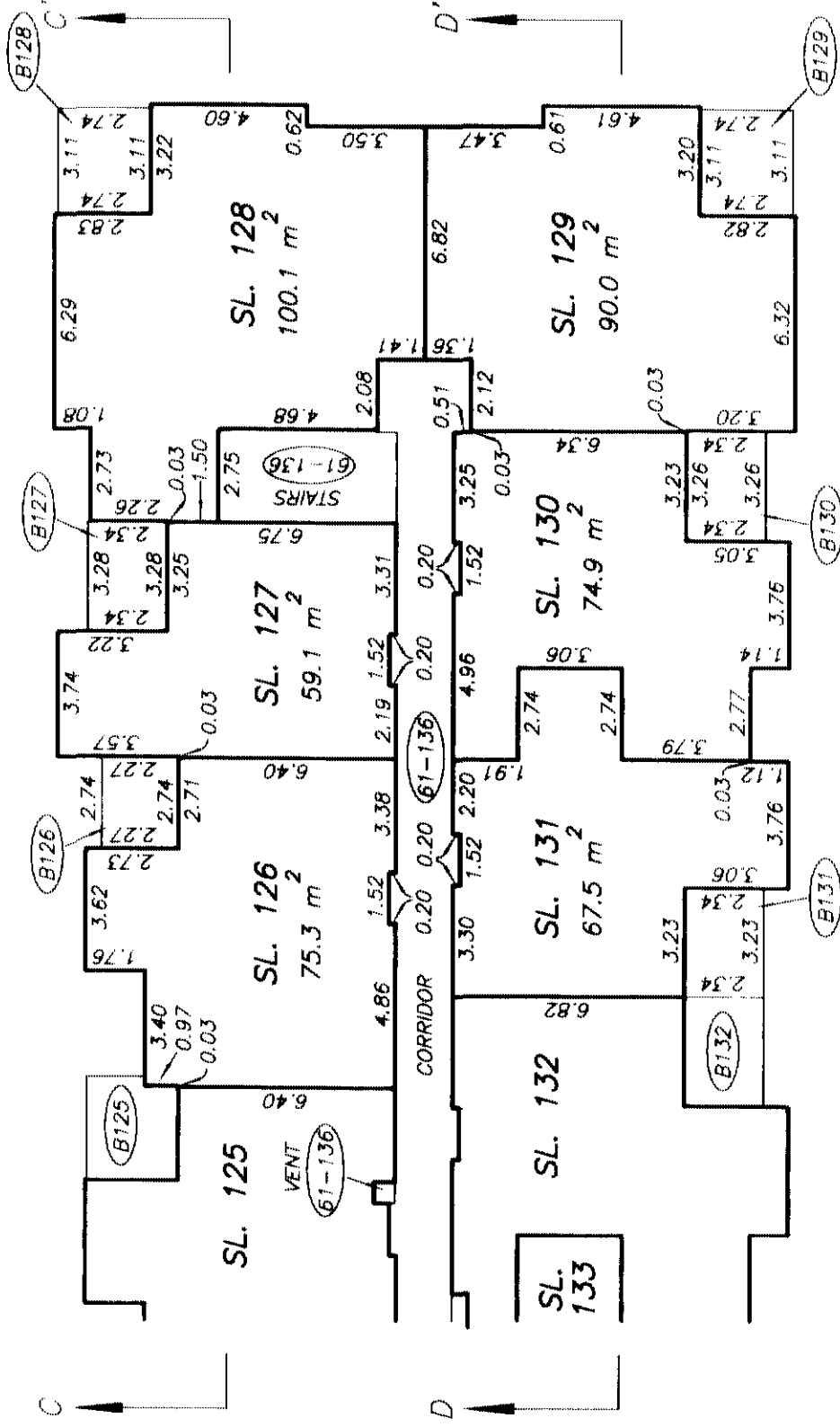


FOURTH FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 319
PHASE 4



SEE SHEET 15
MATCH LINE



SEE SHEET 17
MATCH LINE