

STRATA PLAN OF LOT 77 OF

DISTRICT LOT 152, GROUP I, PLAN 62999.

STRATA PLAN NW. 2068

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

This 8th day of September 1983

"DISTRICT OF BURNABY."

"THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT."

The address for service of documents on the Strata Corporation is :-

The Owners Strata Plan NW. 2068
270, 1441 Creekside Drive,
Vancouver, B.C. V6B 3R9.

The Civic address of the buildings is :-
6540 Burlington Avenue,
Burnaby, B.C.

E. J. Kavan
ASSISTANT DEPUTY REGISTRAR

REFERENCE NO. B4202251E

KEY PLAN

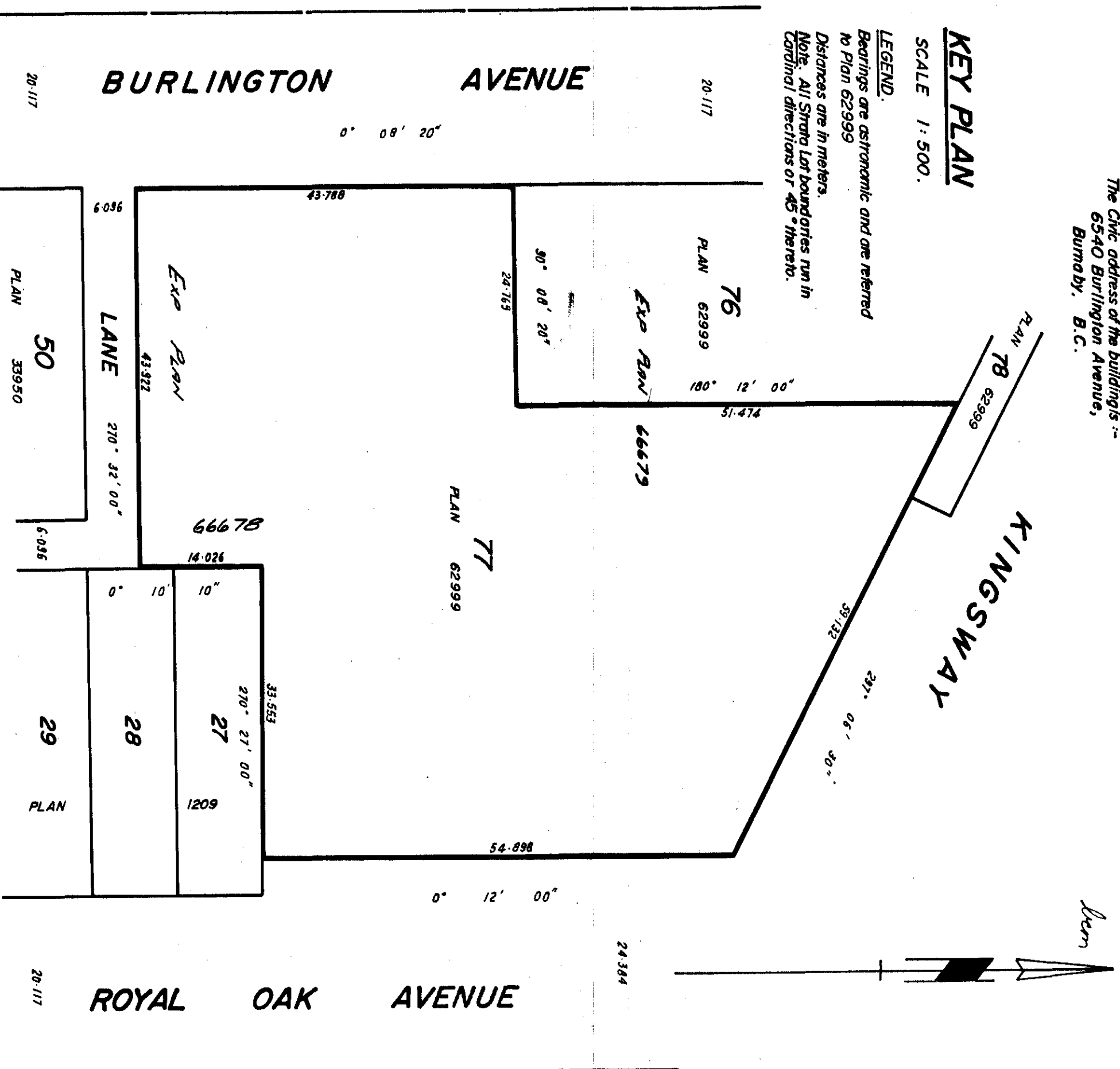
SCALE 1:500.

LEGEND.

Bearings are astronomic and are referred to Plan 62999

Distances are in meters.

Note: All Strata Lot boundaries run in Cardinal directions or 45° thereto.



SCOBIE & ASSOCIATES.

B.C. LAND SURVEYORS.

NEW WESTMINSTER, B.C.

132/82.

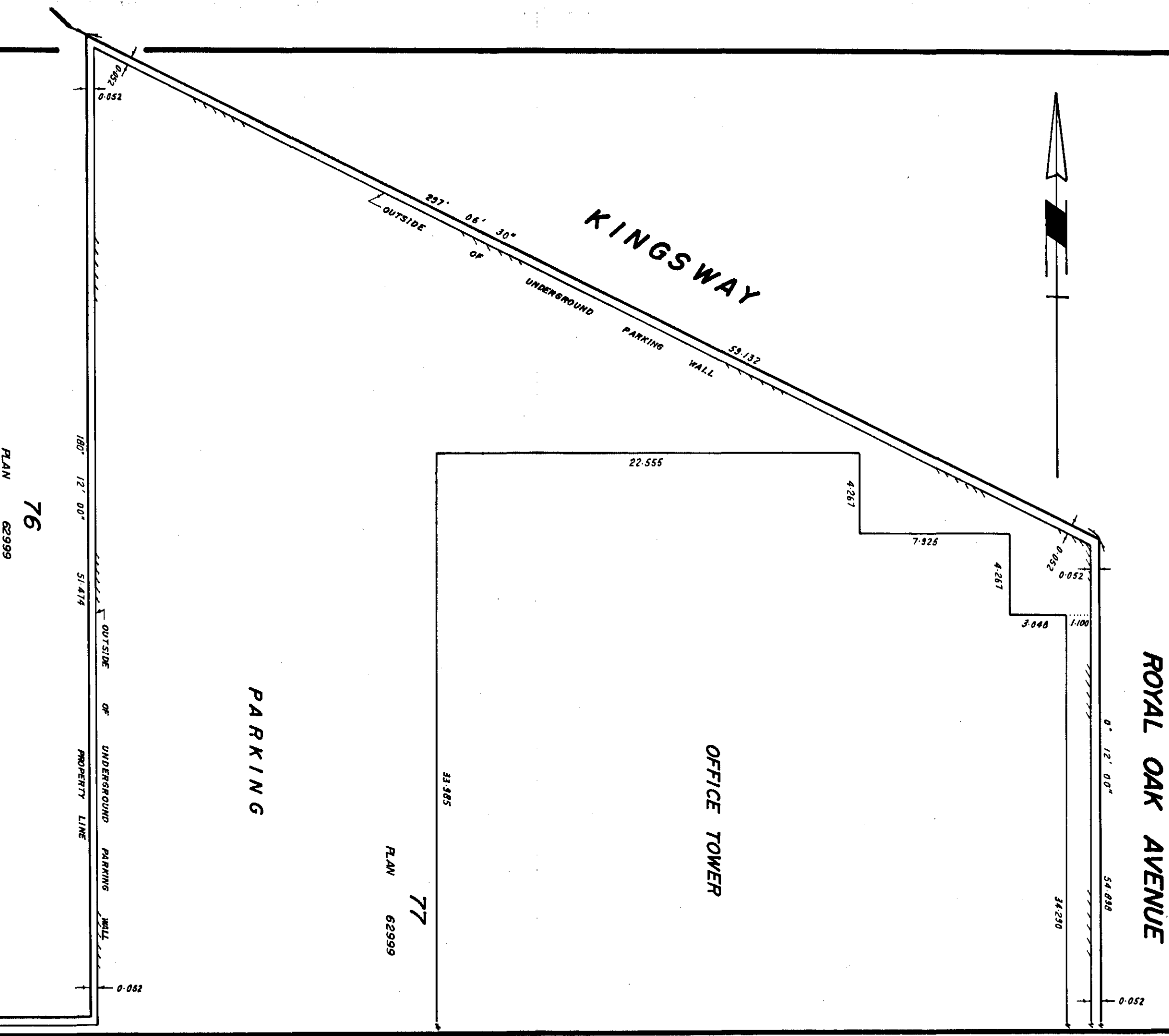
I, Ronald G. Scobie of North Vancouver, B.C. British Columbia Land Surveyor, certify that the building erected on the parcel described above is wholly within the external boundaries of that parcel. Dated at New Westminster, B.C. this 18th day of May 1983,

Ronald G. Scobie
B.C.L.S.

PLAN SHOWING LOCATION OF BUILDINGS ON LOT 77.

SCALE 1:200.

LEGEND.
Bearings are astronomic and are referred to Plan 62999
Distances are in meters.



PLAN 62999

76

PLAN 62999

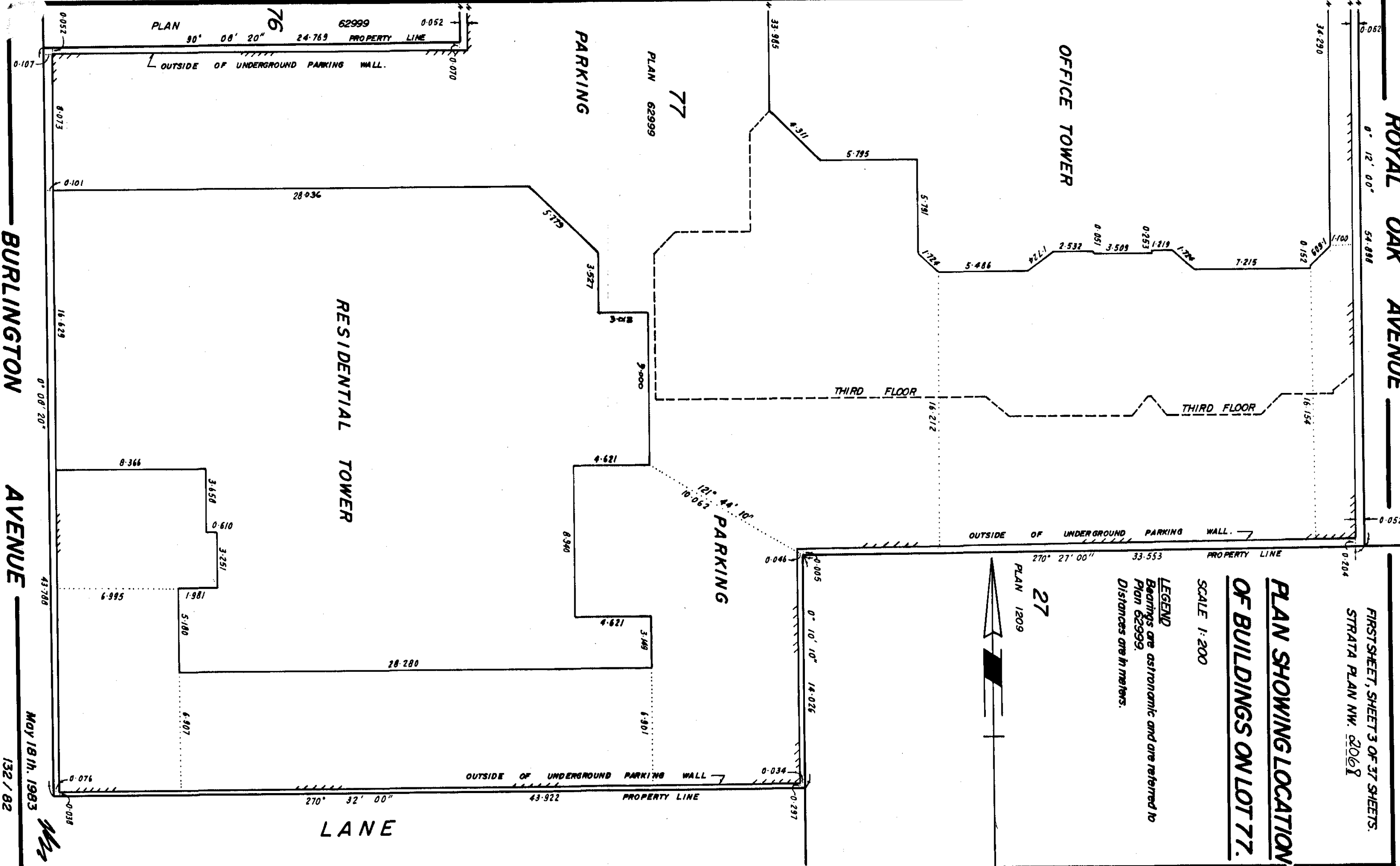
77

MAY 18 11. 1983

132/182

BURLINGTON AVENUE

MAY 18th, 1983
132 / 82



"CONDOMINIUM ACT"

FORM 13.

NEW DEVELOPMENT CERTIFICATE SECTION 8 (1).

I, Ronald G. Scoble, British Columbia Land Surveyor, hereby certify that the building shown on this Strata Plan has not, as of the 1st day of September 1983 been previously occupied. Dated at New Westminster, this 1st day of September 1983


B.C.L.S.

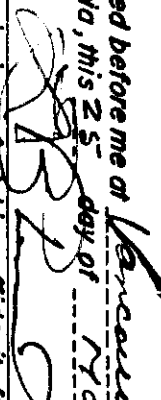
STATUTORY DECLARATION

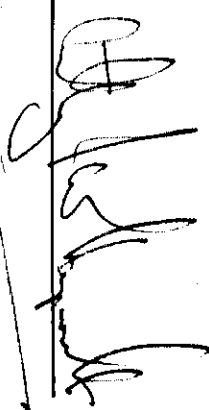
I, the undersigned do solemnly declare that :-

1. I, the undersigned am the duly authorized agent of the owner/ developer.
2. The Strata Plan is entirely for residential and commercial use.

I 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.

Declared before me at Vancouver in the Province of British Columbia, this 25 day of May 1983


A Commissioner for taking affidavits for British Columbia.
L. B. SNEEDER


Anthony G.W.
Redmont

SIGNATURES AS REQUIRED

OWNER / DEVELOPER

SECTION 3 (5) (d)

AS TO AN UNDIVIDED 1/5th INTEREST.

PENWILL DEVELOPMENTS INC.
(INCORPORATION NO. 251196)


AUTHORIZED SIGNATORIES

MORTGAGEE

AS TO AN UNDIVIDED 1/5th INTEREST.

PENNYFARTHING DEVELOPMENT CORP.
(INCORPORATION NO. 203938)


AUTHORIZED SIGNATORIES

WALES MCLELLAND DEVELOPMENT COMPANY LIMITED.
(INCORPORATION NO. 103696)


AUTHORIZED SIGNATORIES


VANCOUVER CITY SAVINGS CREDIT UNION.

AUTHORIZED SIGNATORIES.

AS TO AN UNDIVIDED 4/5th INTEREST.

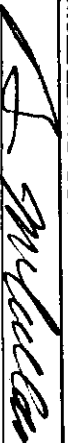
BURLINGTON SQUARE HOLDINGS LTD


AUTHORIZED SIGNATORIES.

PENNYFARTHING DEVELOPMENT CORP.


AUTHORIZED SIGNATORIES.

WALES MCLELLAND DEVELOPMENT COMPANY LIMITED.


AUTHORIZED SIGNATORIES.


VANCOUVER CITY SAVINGS CREDIT UNION.

AUTHORIZED SIGNATORIES.

May 18th 1983

132 / 82

" CONDOMINIUM ACT "

LOT NO.	SHEET NO.	FORM 1.	FORM 2.	FORM 3.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS.
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES.
1	17	11900	8272621	12
2	18	12710	8835715	12
3	19	9210	6402592	9
4	22	5155	3612841	5
5	22	886	335921	1
6	22	938	432965	1
7	22	987	451627	1
8	22	938	432965	1
9	22	955	451627	1
10	22	925	451627	1
11	23	938	436698	1
12	23	992	455360	1
13	23	987	455360	1
14	23	938	436698	1
15	23	955	455360	1
16	23	955	455360	1
17	23	938	440430	1
18	23	987	459092	1
19	23	938	440430	1
20	23	955	459092	1
21	23	955	459092	1
22	24	938	444162.	1
23	24	987	462825	1
24	24	938	444162	1
25	24	955	462825	1
26	24	955	462825	1
27	24	938	447895	1
28	24	985	466557	1
29	24	987	466557	1
30	24	938	447895	1
31	24	955	466557	1
32	24	955	466557	1
33	25	938	451627	1
34	25	987	470290	1
35	25	987	470290	1
36	25	938	451627	1
37	25	991	470290	1
38	25	991	470290	1
39	25	938	455360	1
40	25	987	474022	1
41	25	987	474022	1
42	25	938	455360	1
43	25	991	474022	1
44	25	991	474022	1
45	26	938	459092	1
46	26	987	477755	1
47	26	987	477755	1
48	26	938	459092	1
49	26	991	477755	1
50	26	991	477755	1

May 18 th. 1983

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" CONDOMINIUM ACT "

LOT NO.	SHEET NO.	FORM 1.		FORM 2.		FORM 3.	
		SCHEDULE OF UNIT ENTITLEMENT		SCHEDULE OF INTEREST UPON DESTRUCTION.		SCHEDULE OF VOTING RIGHTS.	
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES.			
51	26	938	462825		1		
52	26	987	481487		1		
53	26	987	481487		1		
54	26	938	462825		1		
55	26	991	481487		1		
56	26	991	481487		1		
57	27	938	466557		1		
58	27	987	485219		1		
59	27	987	485219		1		
60	27	938	466557		1		
61	27	991	485219		1		
62	27	991	485219		1		
63	27	938	470290		1		
64	27	987	488952		1		
65	27	987	488952		1		
66	27	938	470290		1		
67	27	991	488952		1		
68	27	991	488952		1		
69	28	938	474022		1		
70	28	987	492684		1		
71	28	987	492684		1		
72	28	938	474022		1		
73	28	991	492684		1		
74	28	991	492684		1		
75	28	938	477555		1		
76	28	987	496417		1		
77	28	987	496417		1		
78	28	938	477555		1		
79	28	991	496417		1		
80	28	991	496417		1		
81	29	938	481487		1		
82	29	987	500149		1		
83	29	987	500149		1		
84	29	938	481487		1		
85	29	991	500149		1		
86	29	991	500149		1		
87	29	938	485219		1		
88	29	987	503882		1		
89	29	1024	503882		1		
90	29	938	485219		1		
91	29	991	503882		1		
92	29	1028	503882		1		
93	30	938	488952		1		
94	30	987	507614		1		
95	30	1024	507614		1		
96	30	938	488952		1		
97	30	991	507614		1		
98	30	1028	507614		1		
99	30	938	492684		1		
100	30	987	511347		1		

May 18 th. 1983

MS

"CONDOMINIUM ACT"

LOT NO.	SHEET NO.	FORM 1.	FORM 2.	FORM 3.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS.
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES.
101	30	1024	51347	1
102	30	938	492684	1
103	30	991	511347	1
104	30	1028	511347	1
105	31	1008	496417	1
106	31	1024	515079	1
107	31	1024	515079	1
108	31	1008	496417	1
109	31	1028	515079	1
110	31	1028	515079	1
111	31	1008	500149	1
112	31	1024	518812	1
113	31	1024	518812	1
114	31	1008	500149	1
115	31	1028	518812	1
116	31	1028	518812	1
117	32	1008	503882	1
118	32	1024	522544	1
119	32	1024	522544	1
120	32	1008	503882	1
121	32	1028	522544	1
122	32	1028	522544	1
123	32	1018	554270	1
124	32	1102	610257	1
125	32	1102	610257	1
126	32	1018	554270	1
127	32	1106	610257	1
128	32	1106	610257	1
129	33	1018	568002	1
130	33	1102	613989	1
131	33	1102	613989	1
132	33	1018	558002	1
133	33	1106	613989	1
134	33	1106	613989	1
135	33	1018	561735	1
136	33	1102	617722	1
137	33	1102	617722	1
138	33	1018	561735	1
139	33	1106	617722	1
140	33	1106	617722	1
141	34	1619	880860	1
142	34	1709	933114	1
143	34	1709	933114	1
144	34	1619	880860	1
145	34	1717	933114	1
146	34	1717	933114	1
AGGREGATE		18379	100,000,000	180

Approved as to Forms 1, 2 & 3.
This day of 198

SUPERINTENDENT OF INSURANCE

May 18 th. 1983

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26th Floor.....	SL.	SL.	LCP DECK	SL.
25th Floor.....	145.	144.		143.
24th Floor.....	SL. 139.	SL. 138.		SL. 137.
23rd Floor.....	SL. 133.	SL. 132.		SL. 131.
22nd Floor.....	SL. 127.	SL. 126.		SL. 125.
21st Floor.....	SL. 121.	SL. 120.		SL. 119.
20th Floor.....	SL. 115.	SL. 114.		SL. 113.
19th Floor.....	SL. 109.	SL. 108.		SL. 107.
18th Floor.....	SL. 103.	SL. 102.		SL. 101.
17th Floor.....	SL. 97.	SL. 96.		SL. 95.
16th Floor.....	SL. 91.	SL. 90		SL. 89.
15th Floor.....	SL. 85.	SL. 84.		SL. 83.
14th Floor.....	SL. 79.	SL. 78.		SL. 77.
13th Floor.....	SL. 73	SL. 72.		SL. 71.
12th Floor.....	SL. 67	SL. 66.		SL. 65.
11th Floor.....	SL. 61.	SL. 60		SL. 59.
10th Floor.....	SL. 55.	SL. 54.		SL. 53.
9th Floor.....	SL. 49.	SL. 48.		SL. 47.
8th Floor.....	SL. 43.	SL. 42.		SL. 41.
7th Floor.....	SL. 37.	SL. 36.		SL. 35.
6th Floor.....	SL. 31.	SL. 30.		SL. 29.
5th Floor.....	SL. 25.	SL. 24.		SL. 23.
4th Floor.....	SL. 20.	SL. 19.		SL. 18.
3rd Floor.....	SL. 15.	SL. 14.		SL. 13.
2nd Floor.....	SL. 9.	SL. 8.		SL. 7.

SECTION A-A.
SCALE 1:200

LEGEND
SL..... Denotes strata lot.
CP..... Denotes common property.
LCP..... Denotes limited common property.

..... Parking level 1.

..... Parking level 2.

May 18 th. 1983

26th Floor.....	SL.	LCP DECK	SL.	SL.
25th Floor.....	146.		141.	142.
24th Floor.....	SL. 140.		SL. 135.	SL. 136.
23rd Floor.....	SL. 134.		SL. 129.	SL. 130.
22nd Floor.....	SL. 128.		SL. 123.	SL. 124.
21st Floor.....	SL. 122.		SL. 117.	SL. 118.
20th Floor.....	SL. 116.		SL. 111.	SL. 112.
19th Floor.....	SL. 110.		SL. 105.	SL. 106.
18th Floor.....	SL. 104.		SL. 99.	SL. 100.
17th Floor.....	SL. 98.		SL. 93.	SL. 94.
16th Floor.....	SL. 92.		SL. 87.	SL. 88.
15th Floor.....	SL. 86.		SL. 81.	SL. 82.
14th Floor.....	SL. 80.		SL. 75.	SL. 76.
13th Floor.....	SL. 74.		SL. 69.	SL. 70.
12th Floor.....	SL. 68.		SL. 63.	SL. 64.
11th Floor.....	SL. 62.		SL. 57.	SL. 58.
10th Floor.....	SL. 56.		SL. 51.	SL. 52.
9th Floor.....	SL. 50.		SL. 45.	SL. 46.
8th Floor.....	SL. 44.		SL. 39.	SL. 40.
7th Floor.....	SL. 38.		SL. 33.	SL. 34.
6th Floor.....	SL. 32.		SL. 27.	SL. 28.
5th Floor.....	SL. 26.		SL. 22.	RECREATION ROOM. CP
4th Floor.....	SL. 21.		SL. 17.	RECREATION ROOM CP
3rd Floor.....	SL. 16.		SL. 11.	SL. 12.
2nd Floor.....	SL. 10.		SL. 6.	CP STRATA COUNCIL OFFICE CP OPEN AREA

SL. 4.

Main Floor

RACQUETBALL

CP

COURTS

SL. 3.

PARKING LCP

LOCKER CP ROOM

LCP PARKING

Parking level 1.

PARKING LCP

LOCKER CP ROOM

LCP PARKING

Parking level 2

SECTION B-B.

SCALE 1:200

LEGEND.

SL.....Denotes strata lot.

CP.....Denotes common property.

LCP.....Denotes limited common property.

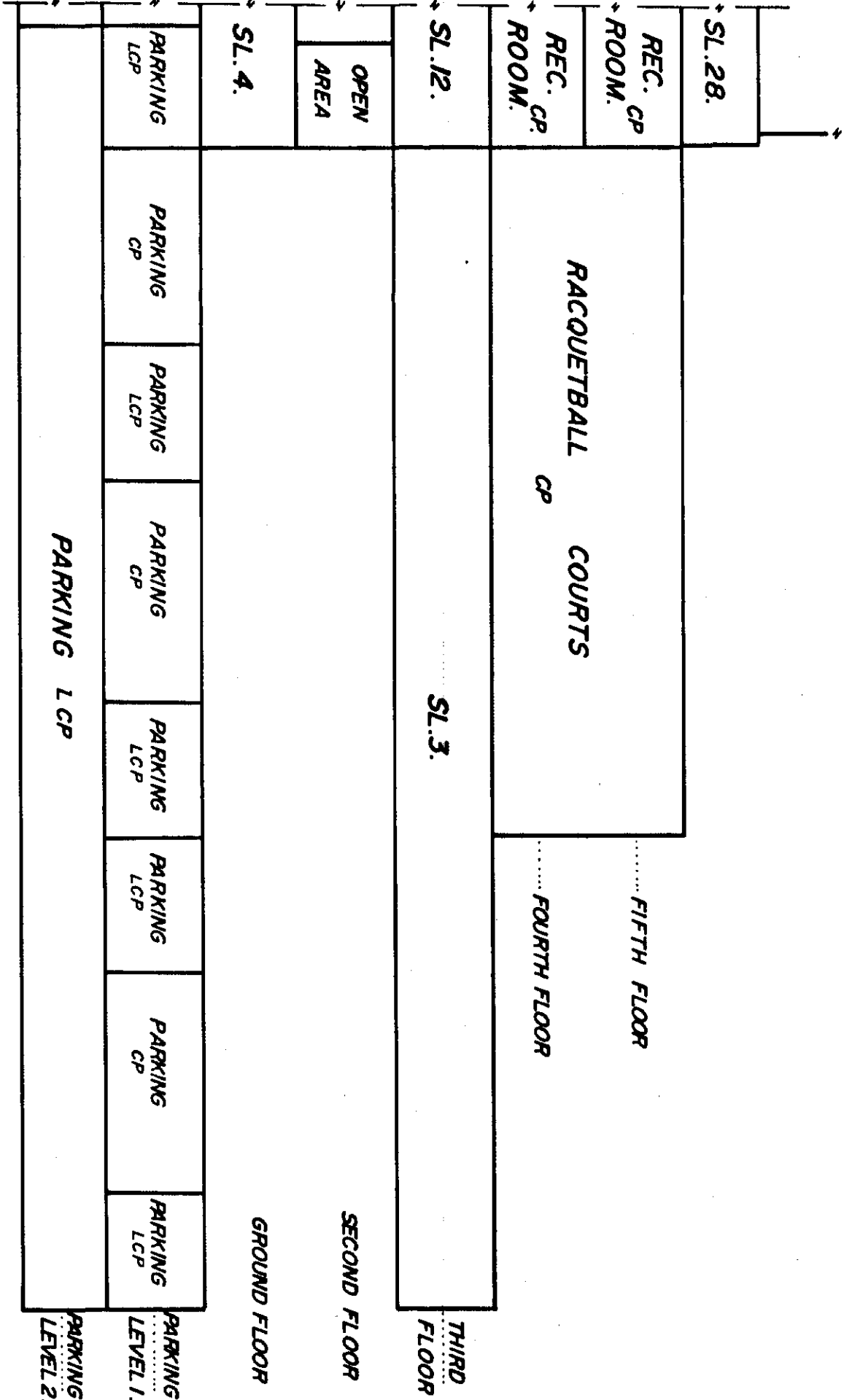
May 18th, 1983

SECTION B - B.1.

SCALE 1:200

NOTE

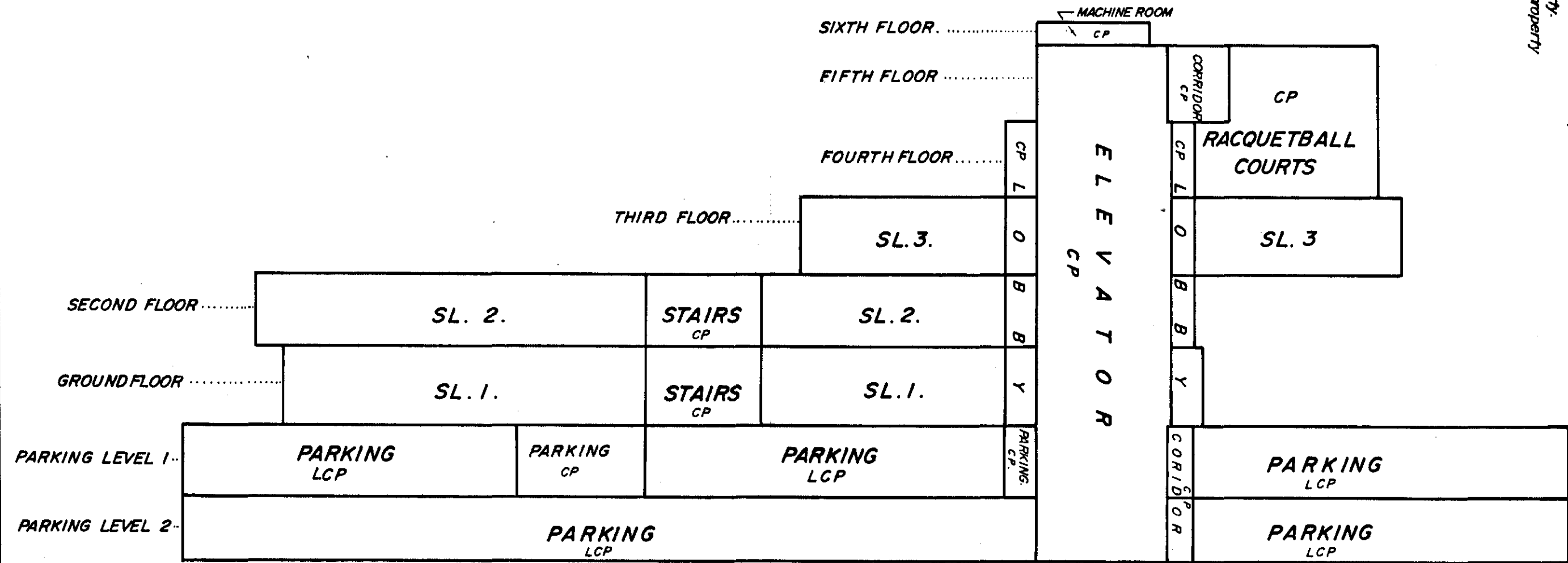
SL..... Denotes strata lot.
CP..... Denotes common property.
LCP..... Denotes limited common property



SECTION C-C.

SCALE 1:200

NOTE
SL..... Denotes strata lot.
CP..... Denotes common property.
LCP..... Denotes limited common property



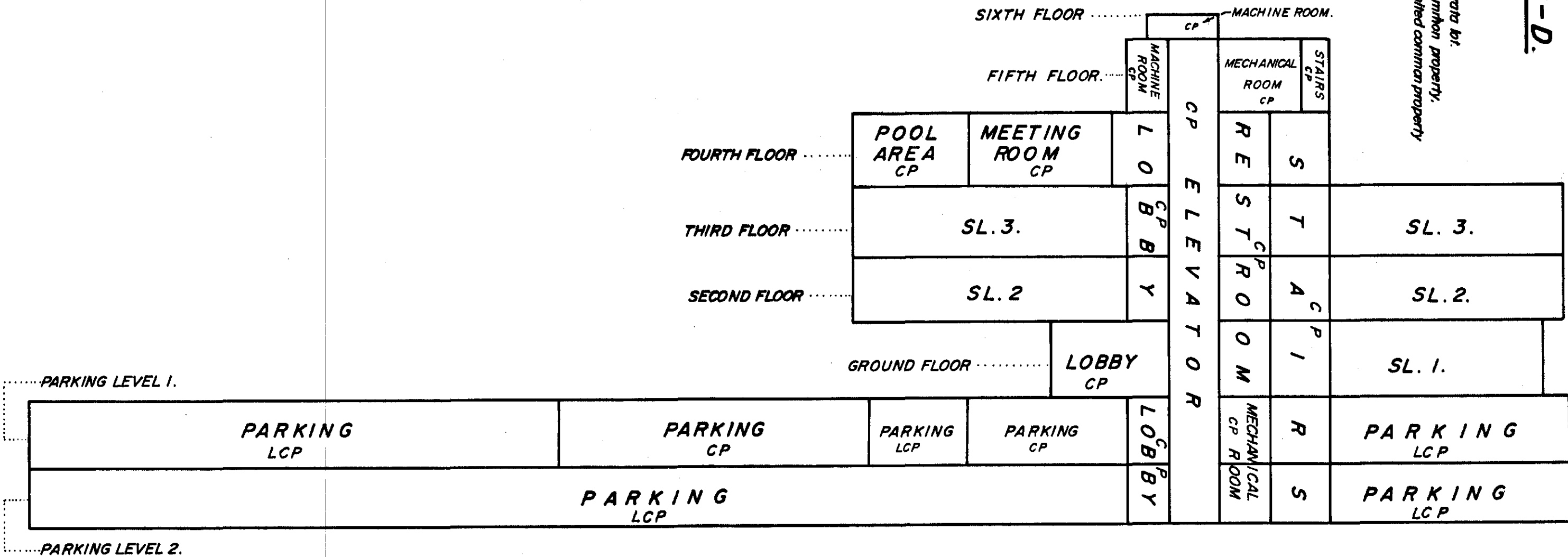
MAY 18 11. 1983
JH

SECTION D-D.

SCALE 1:200

NOTE

SL..... Denotes stairs b/l.
CP..... Denotes common property.
LCP..... Denotes limited common property



SHEET 12 OF 37 SHEETS.
STRATA PLAN NW. 2068

May 18 th. 1983

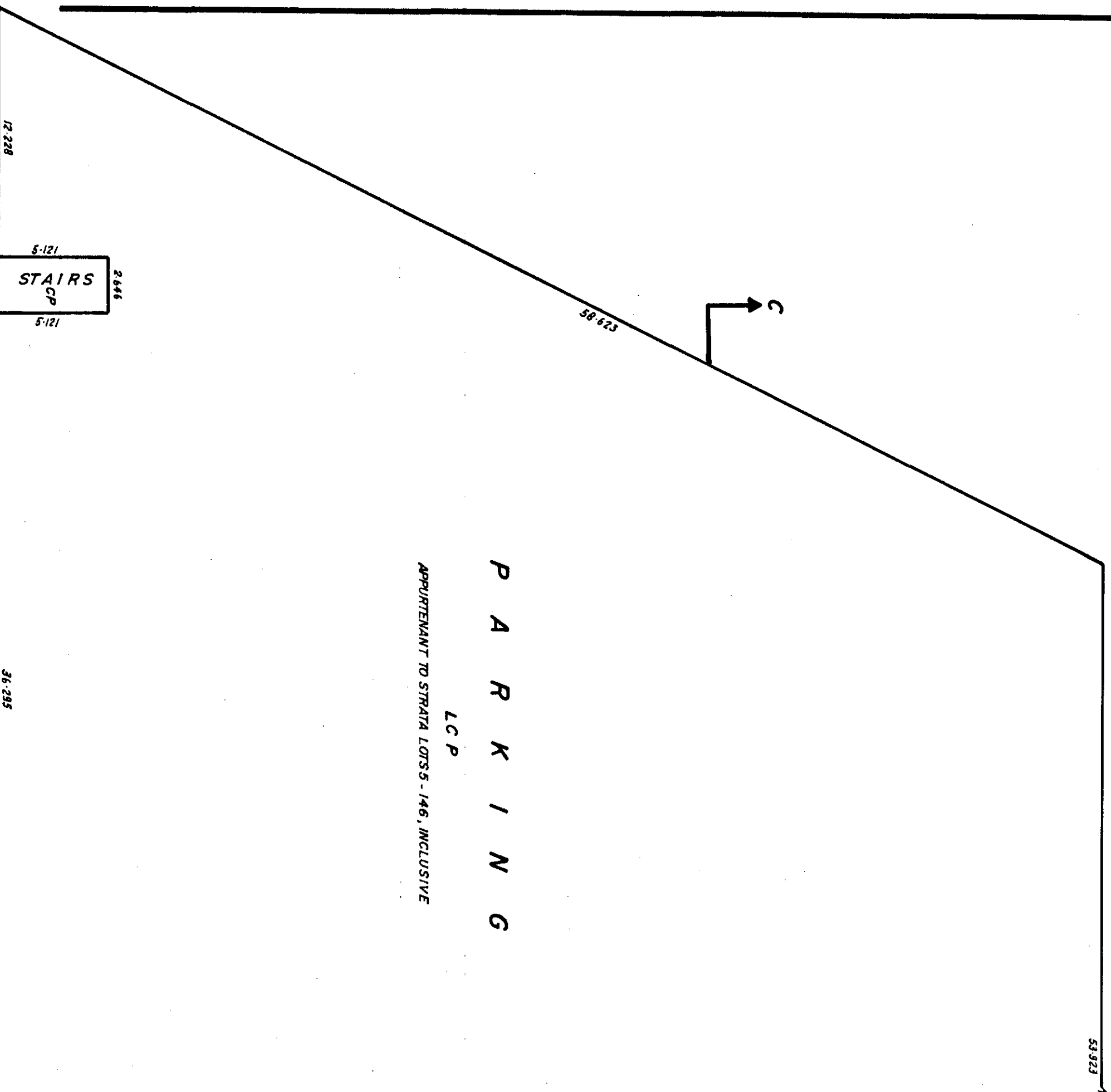
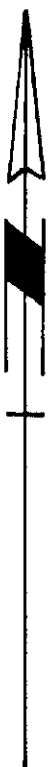
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PLAN OF PARKING LEVEL 2.

SCALE 1:200

LEGEND.

LCP Denotes limited common property



MAY 18th. 1983

PLAN OF PARKING

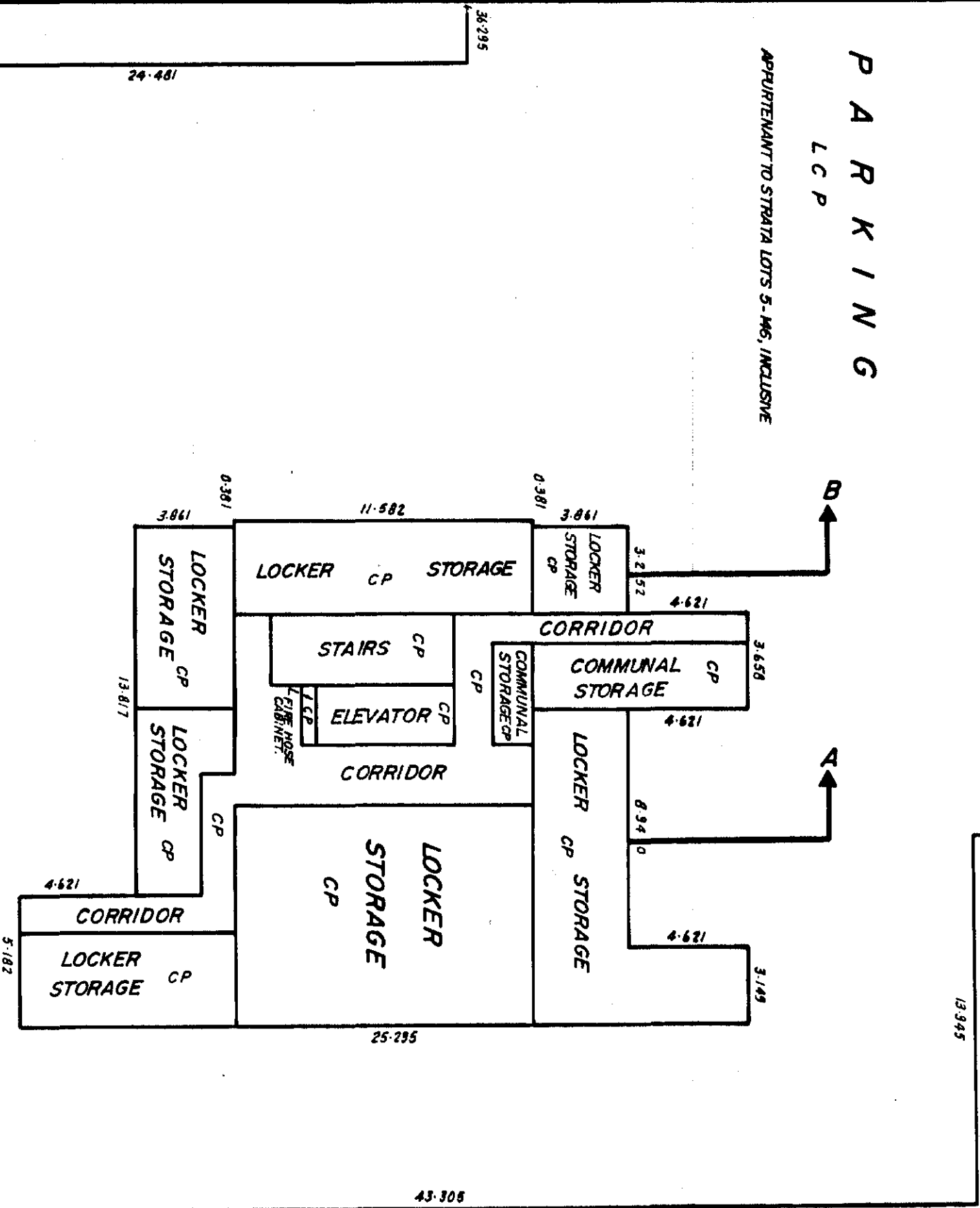
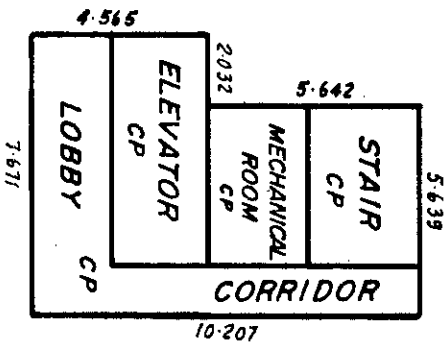
LEVEL 2.

SCALE 1:200.

LEGEND.

CP Denotes common property.

LCP Denotes limited common property.



PARKING
LCP

APPURENTANT TO STRATA LOTS 5-146, INCLUSIVE

43.230

May 18th. 1983

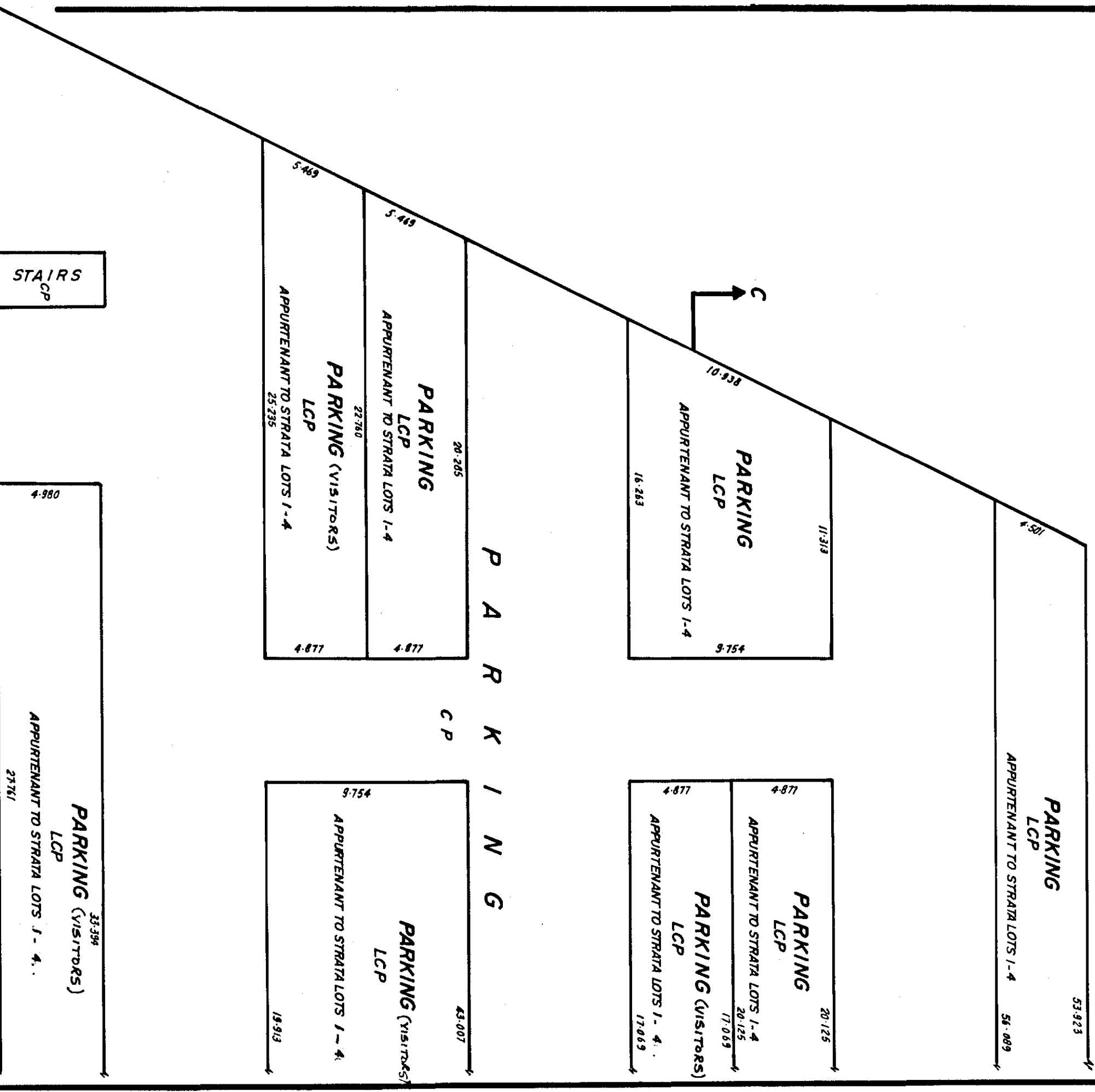
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PLAN OF PARKING LEVEL I.

SCALE 1:200

LEGEND

CP..... Denotes common property
LCP. Denotes limited common property



May 18th. 1983

[Signature]

PARKING
CP

CP

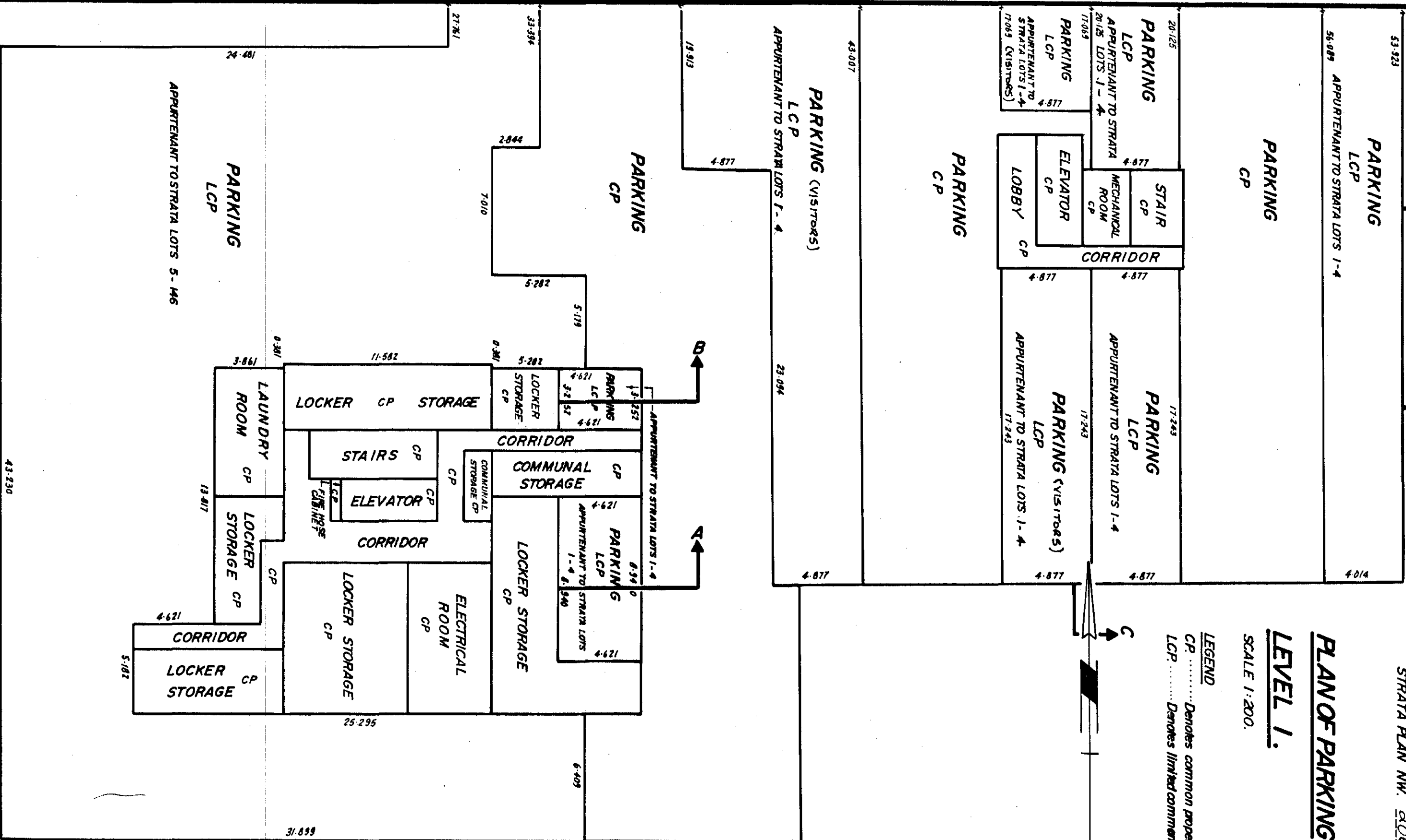
CP

CORRIDOR	
STAIR CP	MECHANICAL ROOM CP
4-877	
PRATA	

CORRIDOR	
STAIR CP	MECHANICAL ROOM CP
4-877	
PRATA	

CORRIDOR	
STAIR CP	MECHANICAL ROOM CP
4-877	
PRATA	

CORRIDOR	
STAIR CP	MECHANICAL ROOM CP
4-877	
PRATA	



D

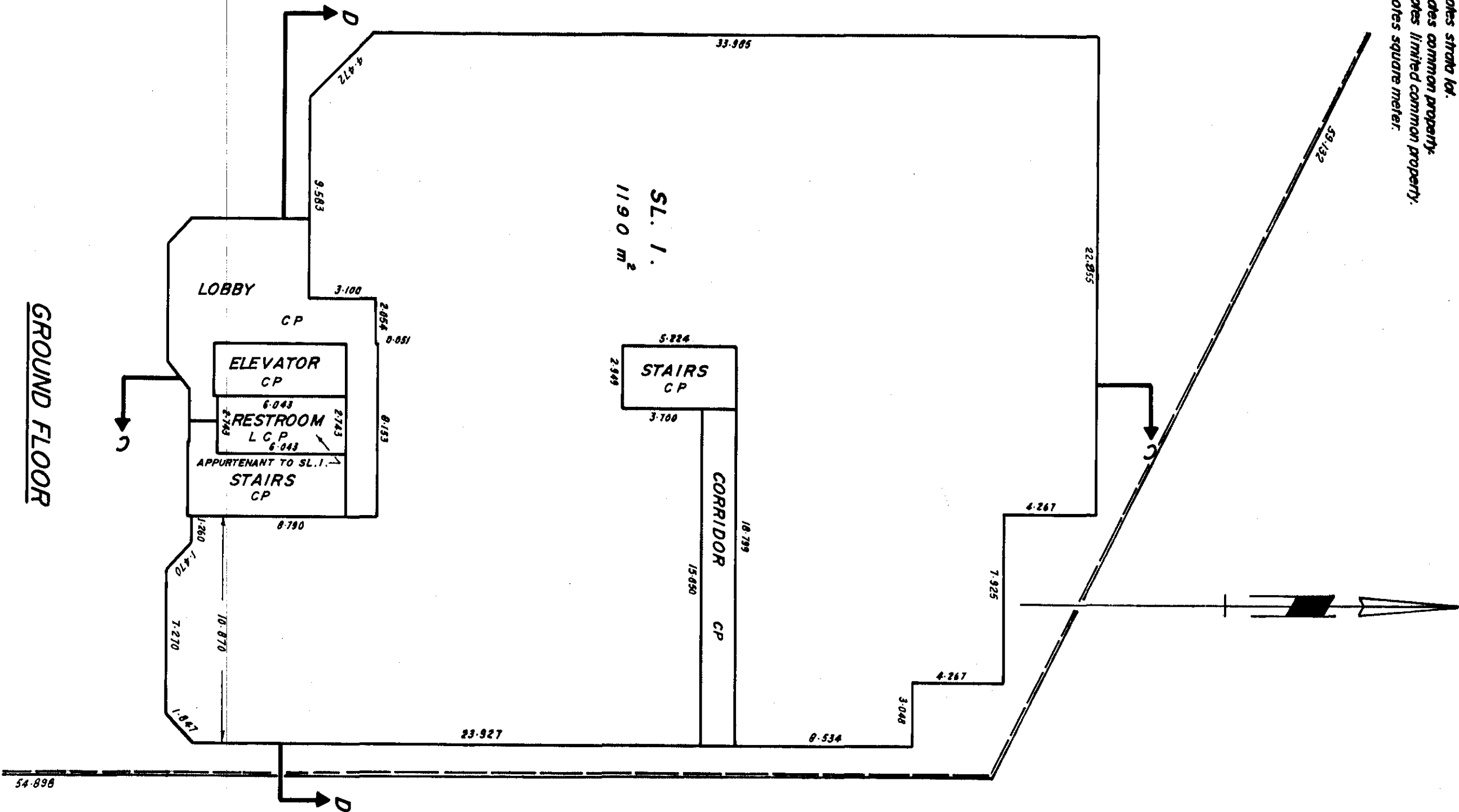
A

PLAN OF STRATA LOT 1.

SCALE 1:200.

NOTE
SL. Denotes strata lot.
CP. Denotes common property.
L.C.P. Denotes limited common property.
m² Denotes square meter.

LIMITED COMMON PROPERTY APPURTENANT TO STRATA LOTS 1 TO 4 (SEE SHEET 35)



SHEET 17 OF 37 SHEET.
STRATA PLAN NW 2068

May 18th. 1983

ML

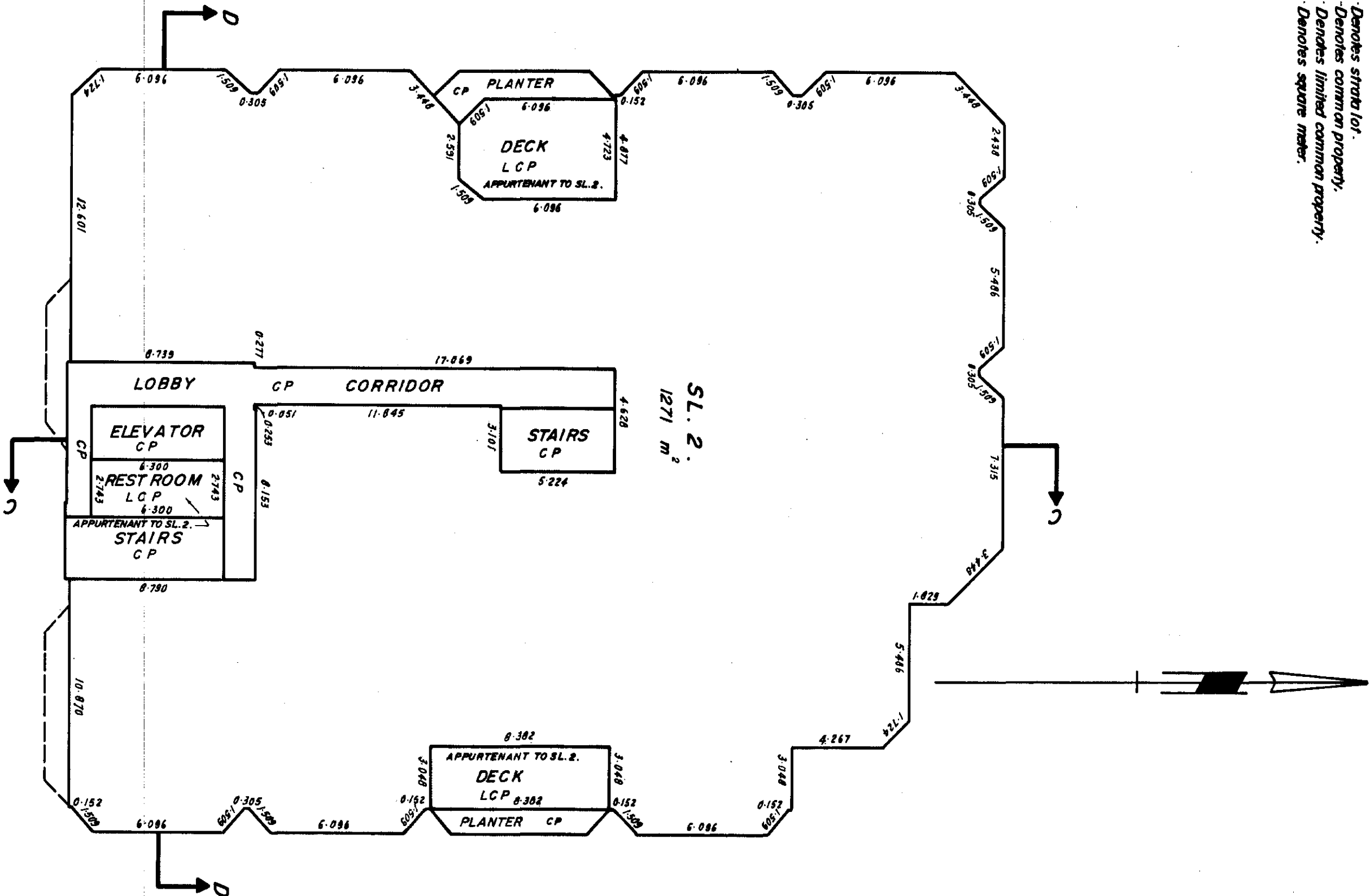
PLAN OF STRATA LOT 2.

SCALE 1:200.

NOTE

- SL Denotes strata lot.
- CP Denotes common property.
- LCP Denotes limited common property.
- m² Denotes square meter.

SHEET 18 OF 37 SHEETS.
STRATA PLAN NW 2068



SECOND FLOOR

May 18th. 1983

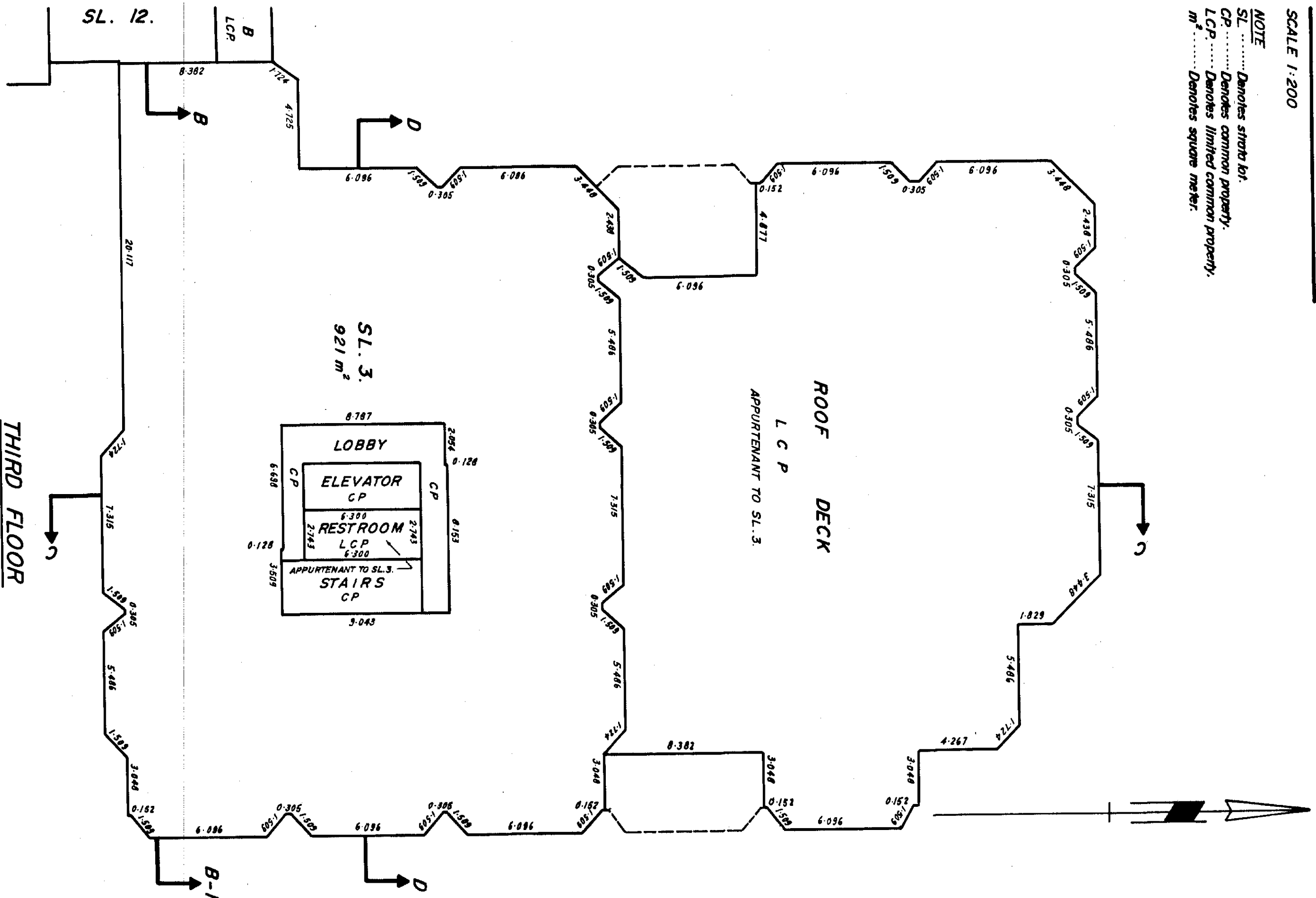
[Signature]

PLAN OF STRATA LOT 3.

SCALE 1:200

NOTE
SL. Denotes strata lot.
CP. Denotes common property.
L.C.P. Denotes limited common property.
m² Denotes square meter.

SHEET 19 OF 37 SHEETS.
STRATA PLAN NW. 2068



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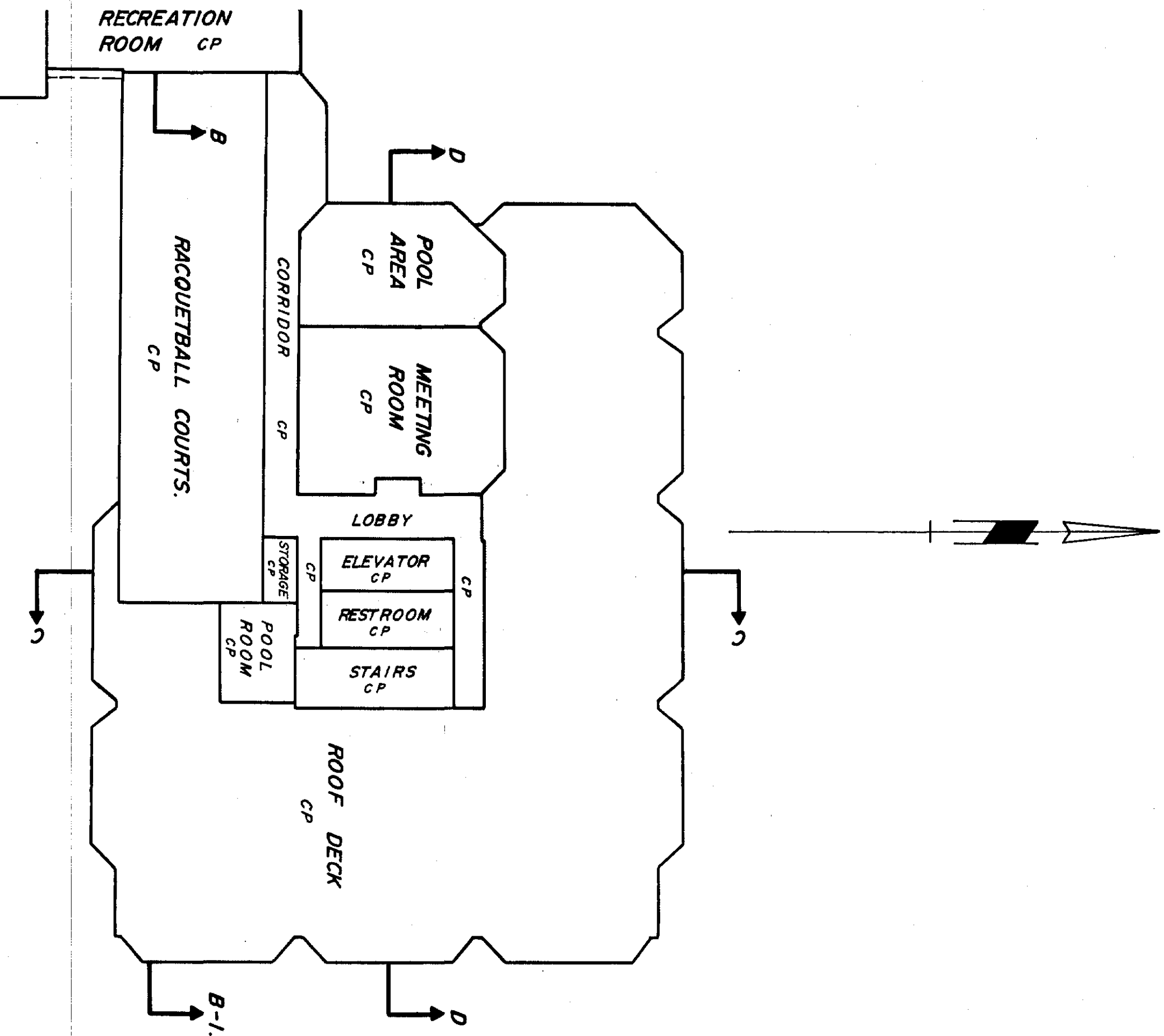
PLAN OF FOURTH FLOOR. (OFFICE TOWER)

SHEET 20 OF 37 SHEETS.
STRATA PLAN NW. 2068--

SCALE 1: 200.

NOTE

SL..... Denotes strata lot.
CP..... Denotes common property.



May 18th. 1983

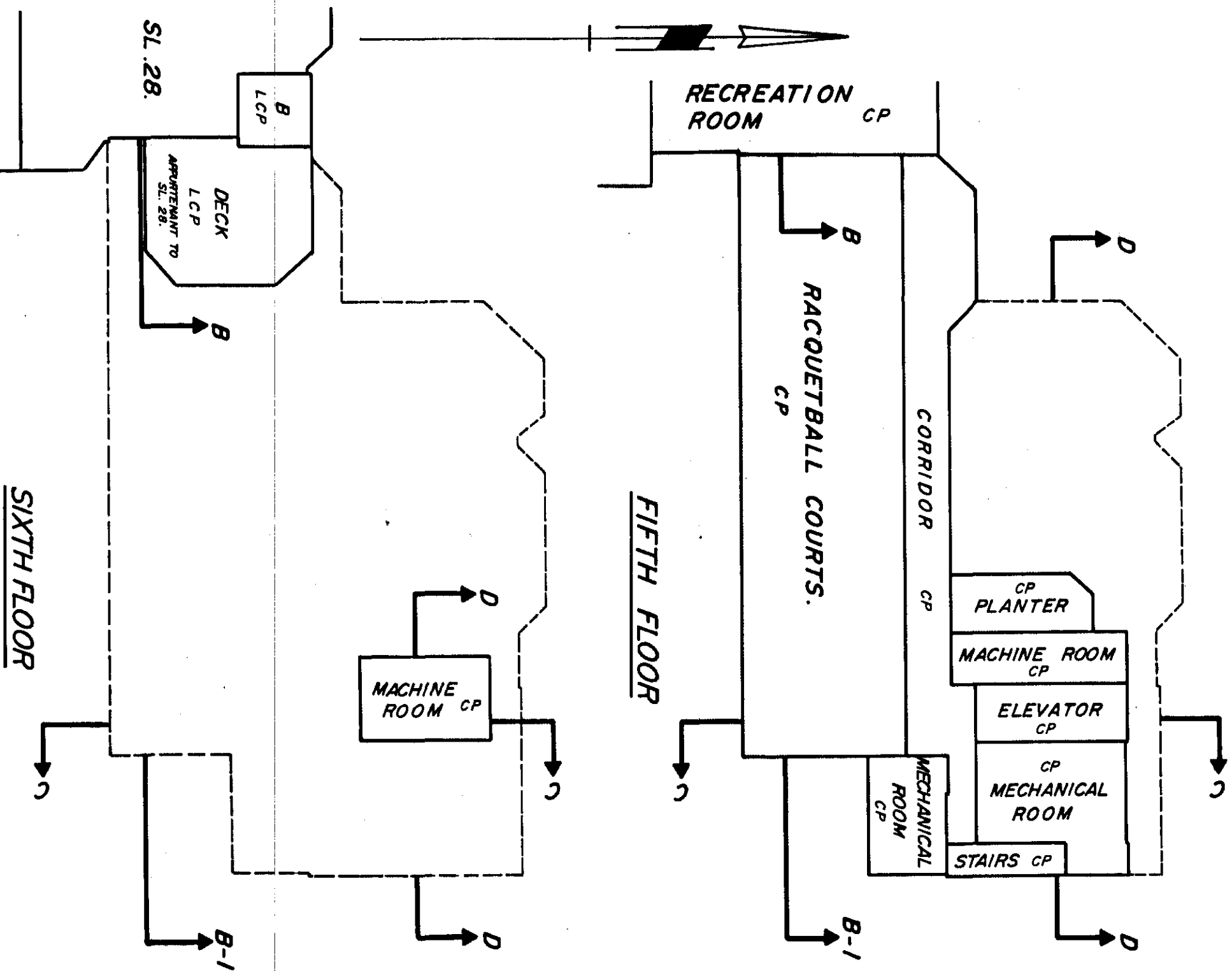
[Signature]

PLAN OF FIFTH & SIXTH FLOORS. (OFFICE TOWER)

SCALE 1 : 200

NOTE

SL..... Denotes strata lot.
CP..... Denotes common property.
LCP..... Denotes limited common property.



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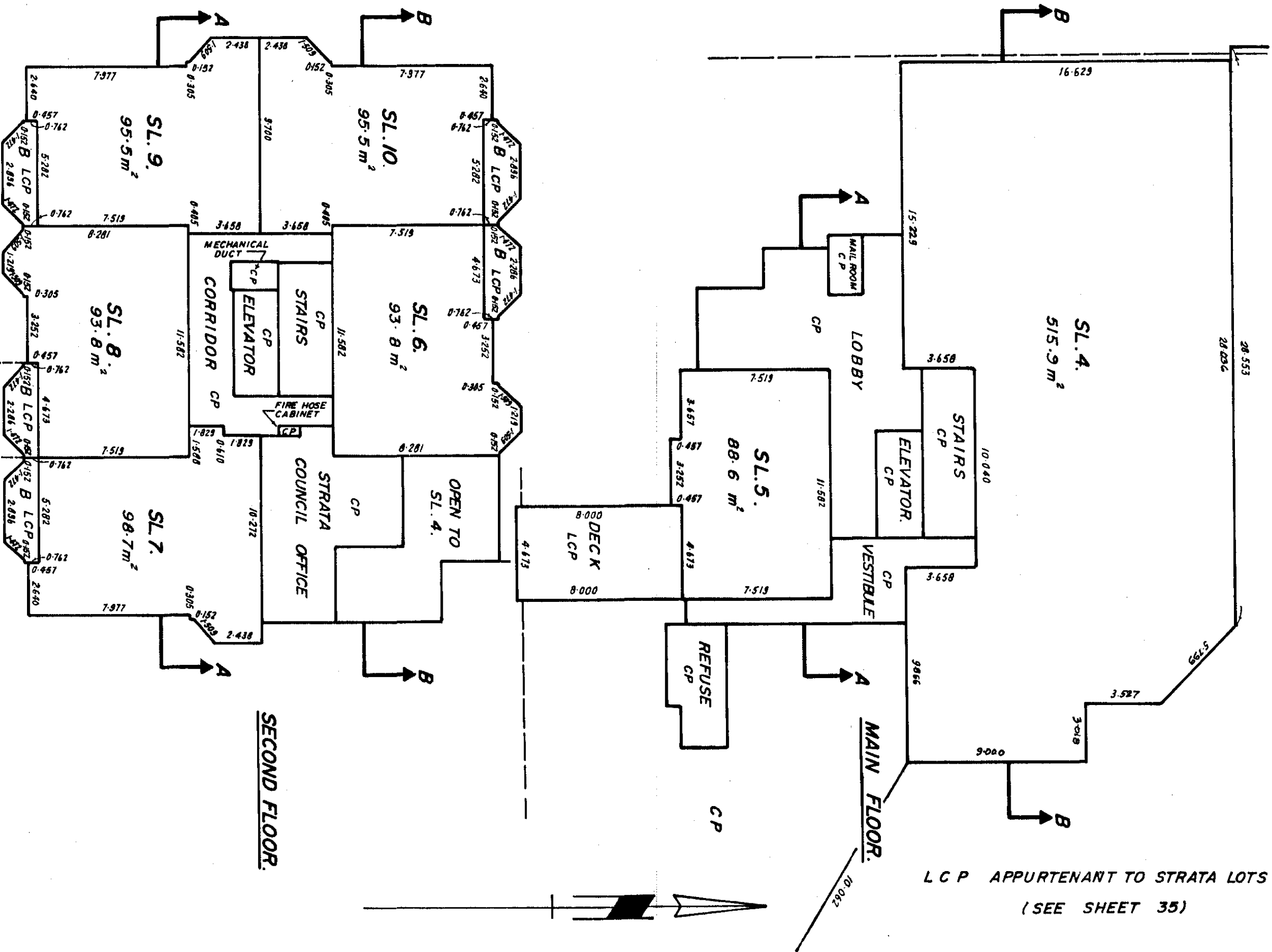
PLAN OF STRATA LOTS 4-10.

SCALE 1:200.

LEGEND.

- SL..... Denotes strata lot.
- m²..... Denotes square meter
- B..... Denotes balcony
- CP..... Denotes common property.
- LCP..... Denotes limited common property being appurtenant to adjacent SL.

L C P APPURTENANT TO STRATA LOTS 1 TO 4
(SEE SHEET 35)



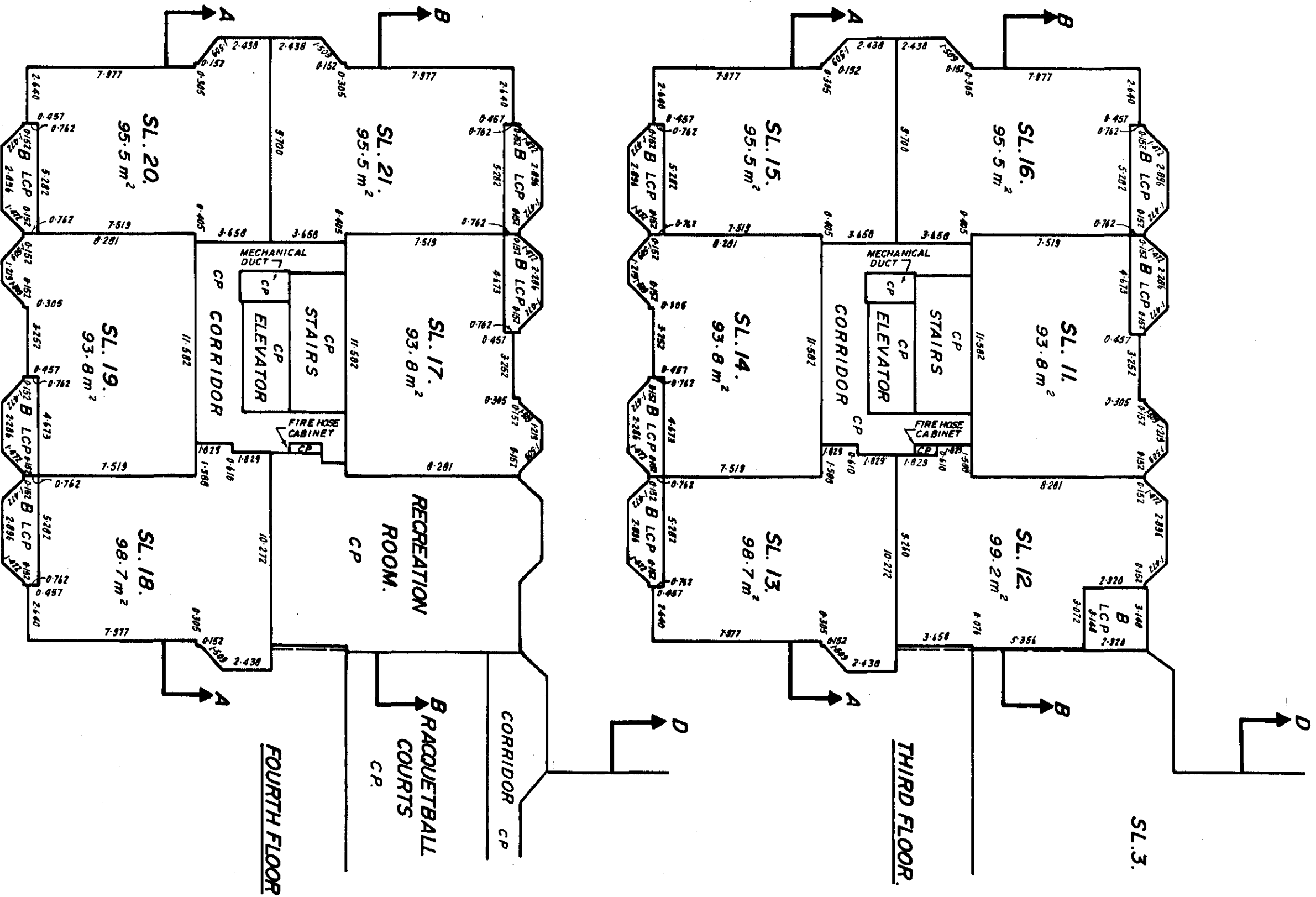
May 18 1983

PLAN OF STRATA LOTS 11-21.

SCALE 1 : 200.

LEGEND.

- SL..... Denotes strata lot.
- m²..... Denotes square meter.
- B..... Denotes balcony
- CP..... Denotes common property.
- LCP..... Denotes limited common property being appurtenant to adjacent SL.



May 18 11. 1983

[Signature]

SCALE 1:200.

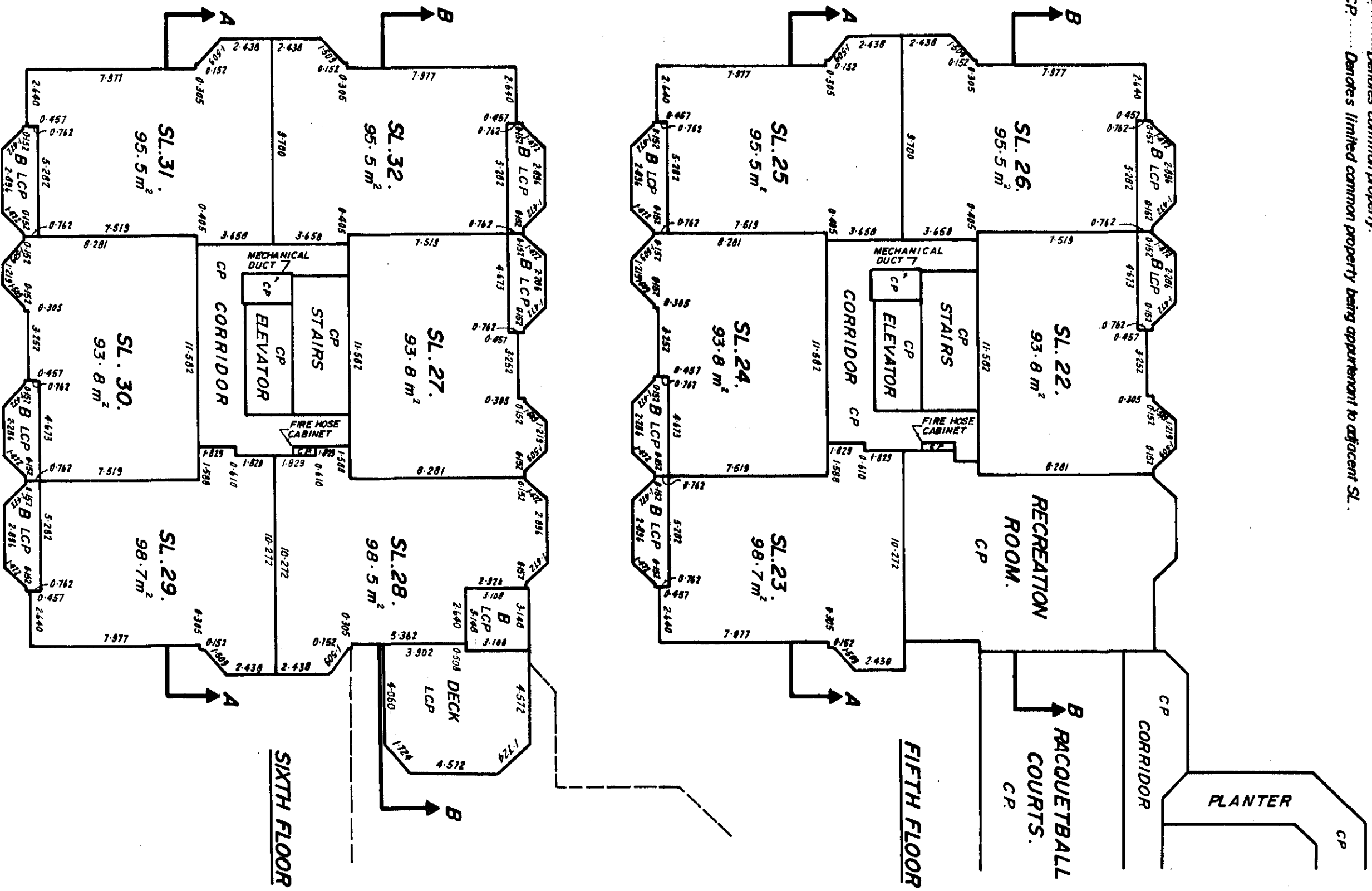
SL..... Denotes strata lot.

m^2 Denotes square meter.

B Denotes balcony.

CP.....Denotes common property.

L.C.P. Denotes limited common property being appurtenant to adjacent SL.

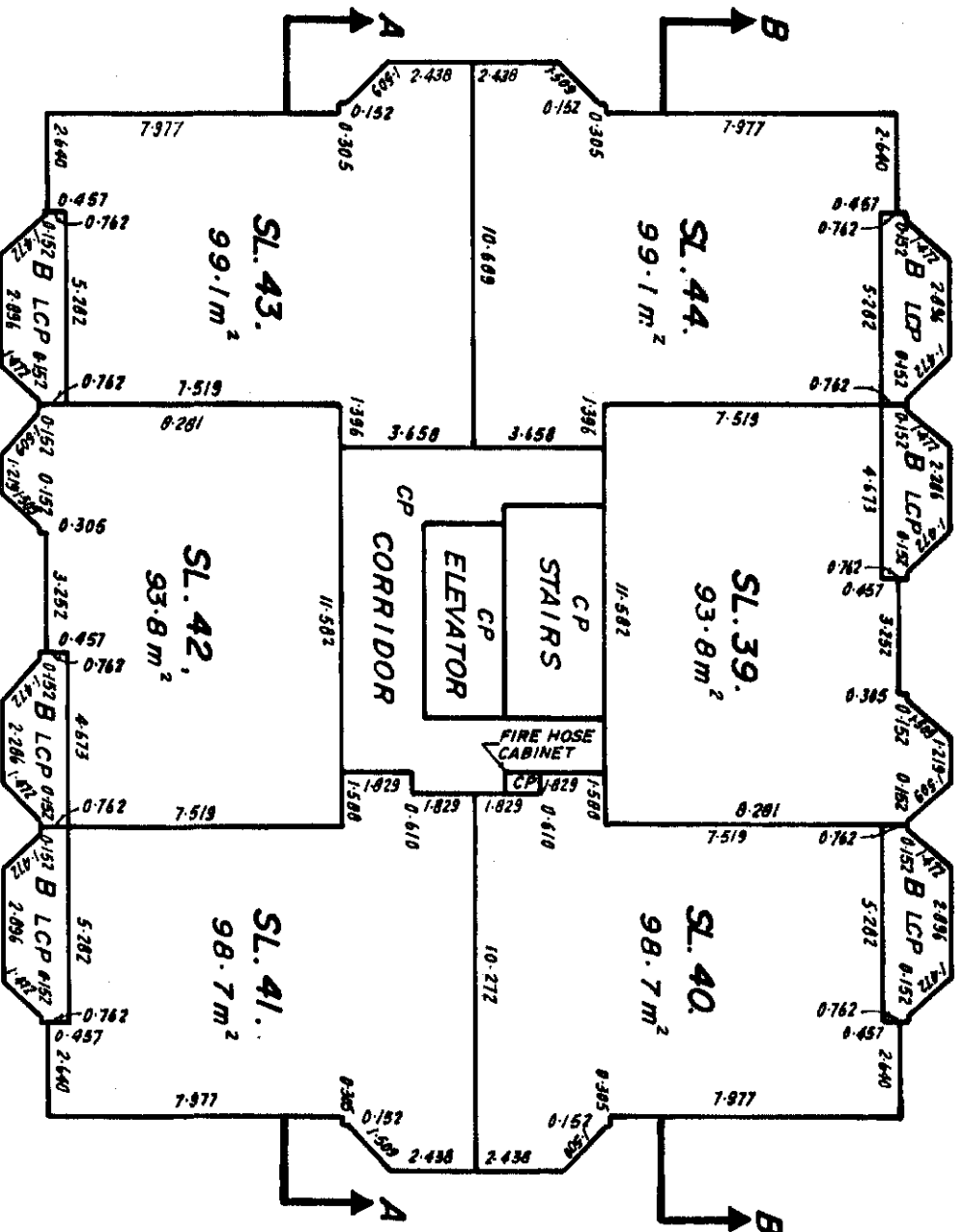
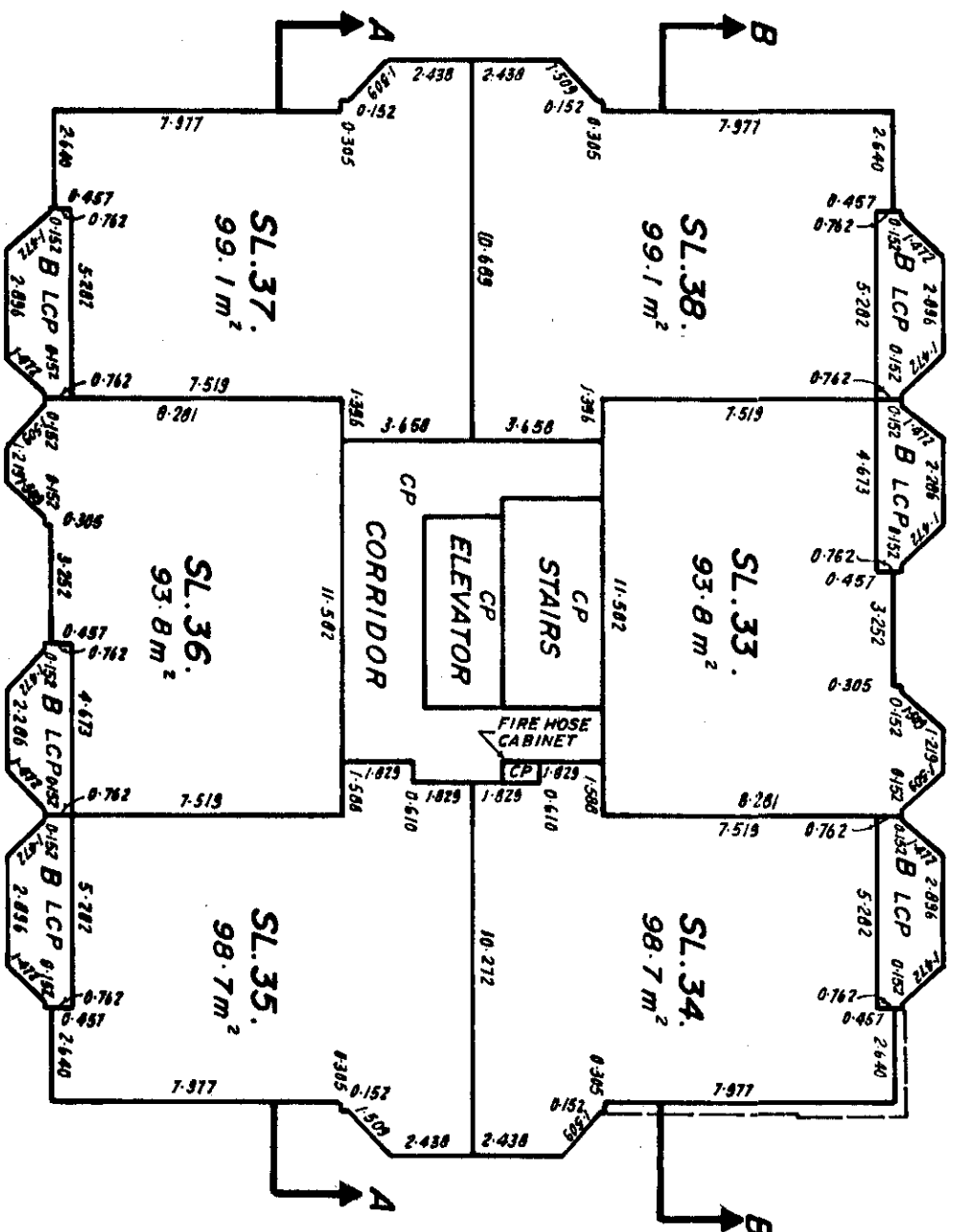


May 18 th. 1983

PLAN OF STRATA LOTS 33 - 44.

SCALE 1:200.

- LEGEND.**
- SL..... Denotes strata lot.
 - m²..... Denotes square meter.
 - B..... Denotes balcony.
 - CP..... Denotes common property.
 - LCP..... Denotes limited common property being appurtenant to adjacent SL.



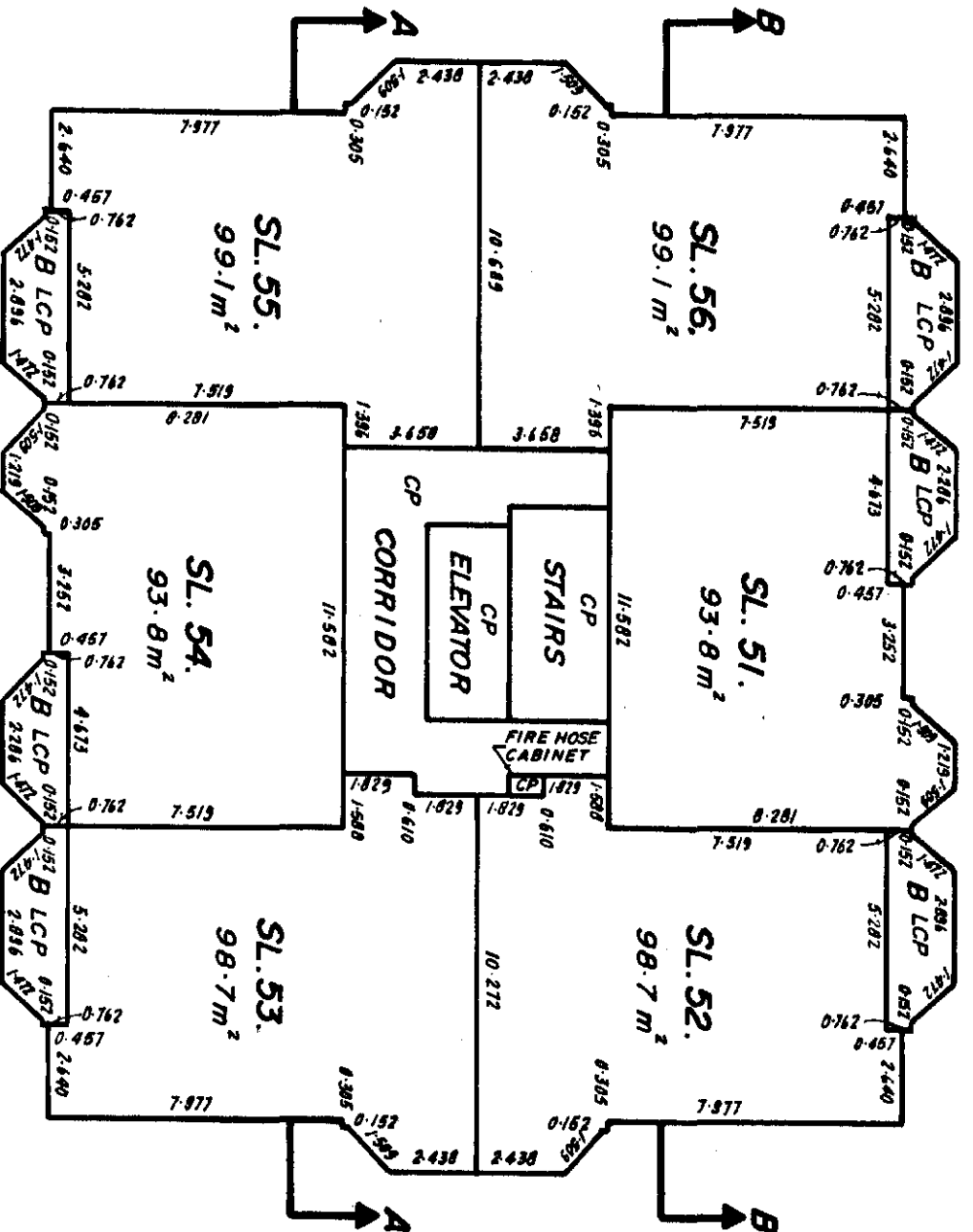
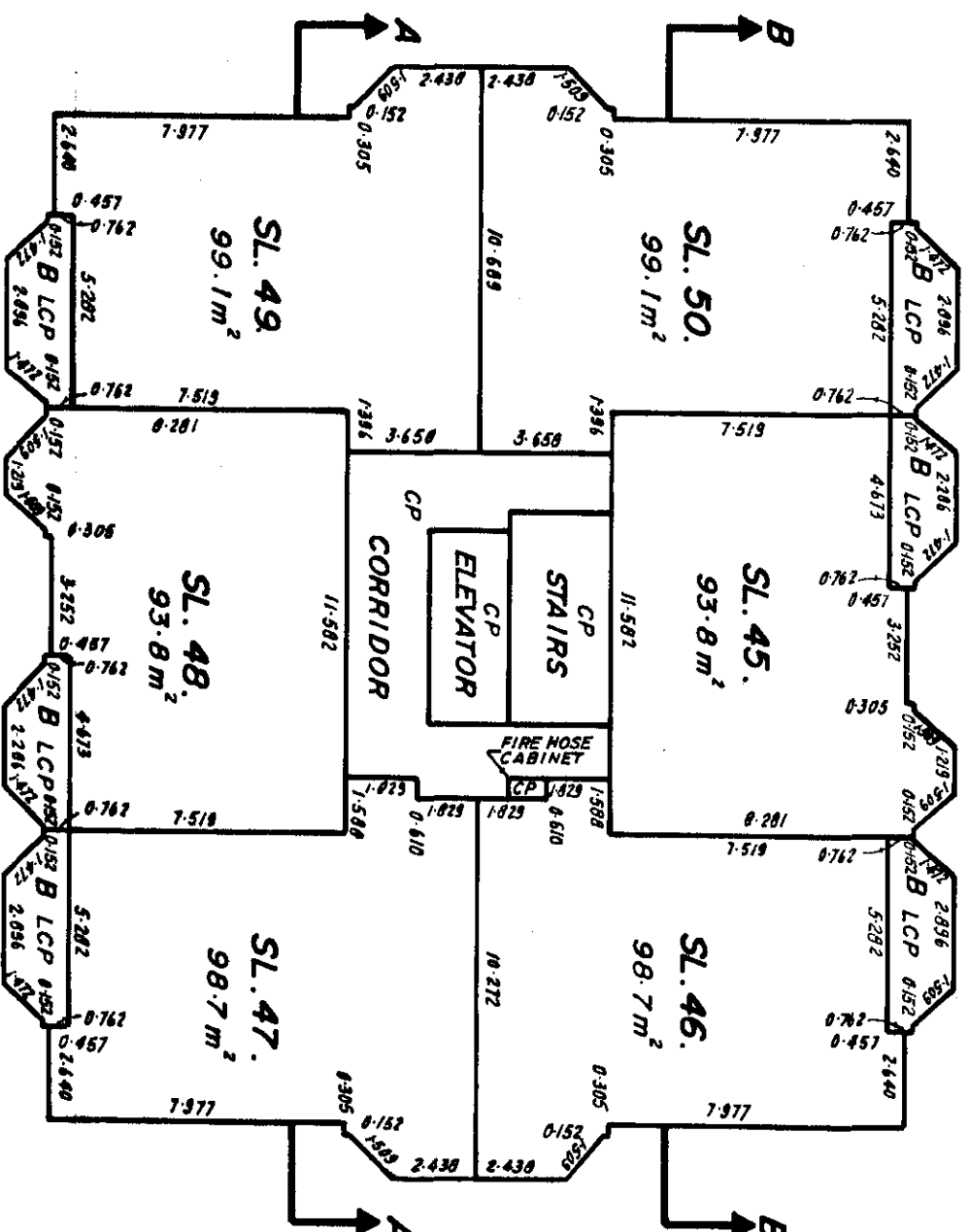
May 18 th. 1983

PLAN OF STRATA LOTS 45-56.

SCALE 1:200.

LEGEND.

- SL..... Denotes strata lot.
- m²..... Denotes square meter.
- B..... Denotes balcony.
- CP..... Denotes common property.
- LCP..... Denotes limited common property being appurtenant to adjacent SL.



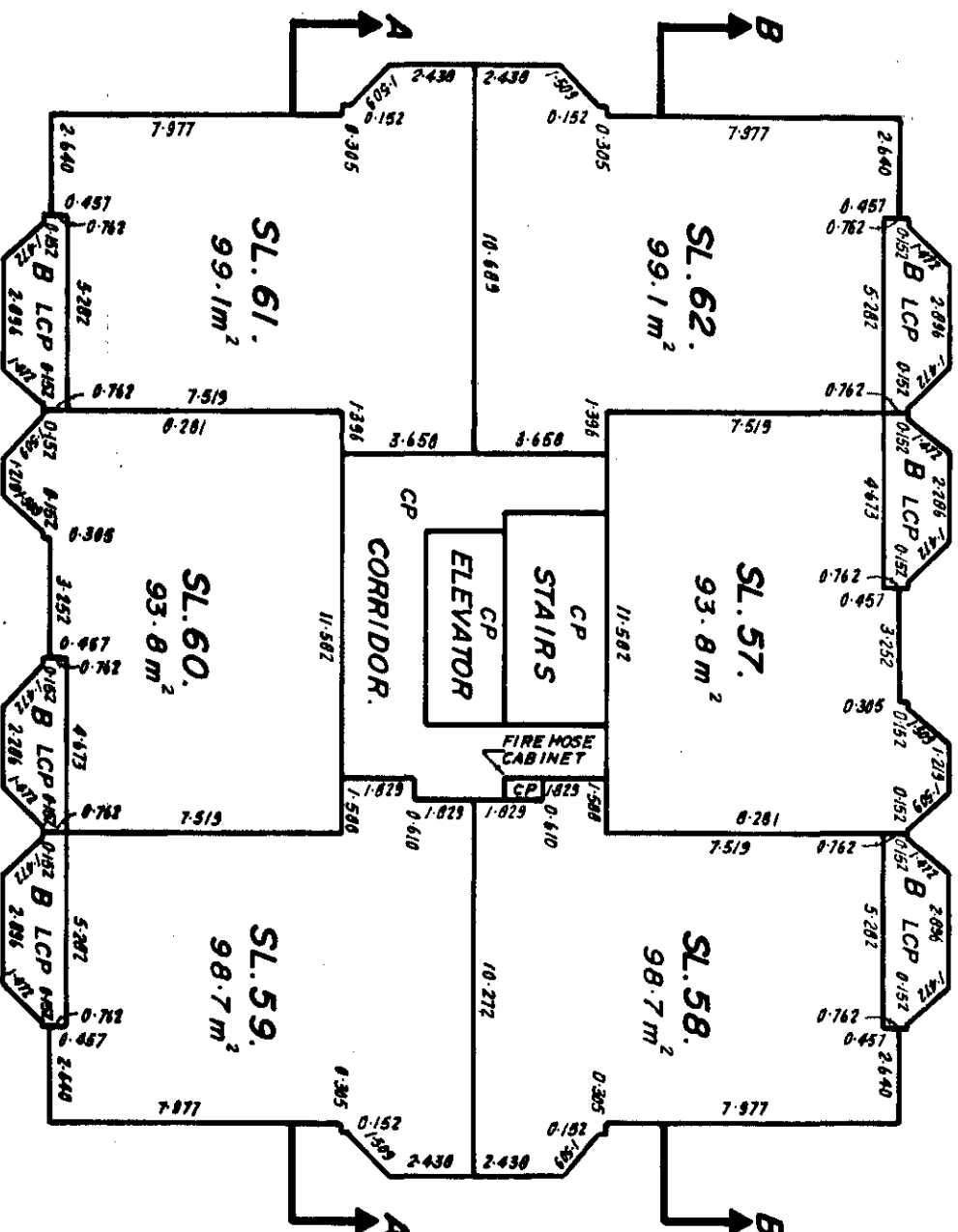
May 18th. 1983

PLAN OF STRATA LOTS 57-68.

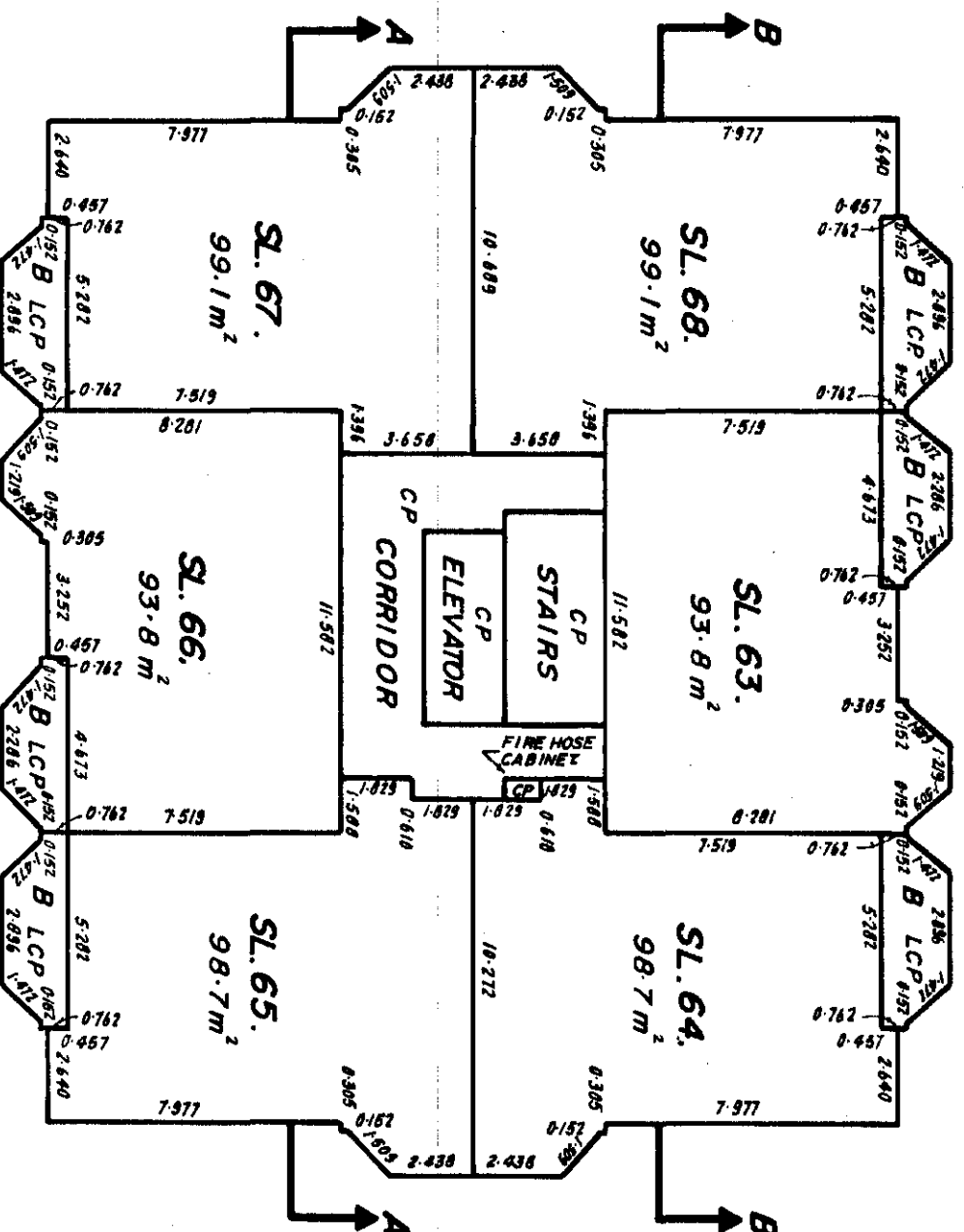
SCALE 1:200.

LEGEND.

- SL. Denotes strata lot.
- m² Denotes square meter.
- B. Denotes balcony.
- CP. Denotes common property.
- LCP. Denotes limited common property being appurtenant to adjacent SL.



ELEVENTH FLOOR.



TWELFTH FLOOR

MAY 18th. 1983

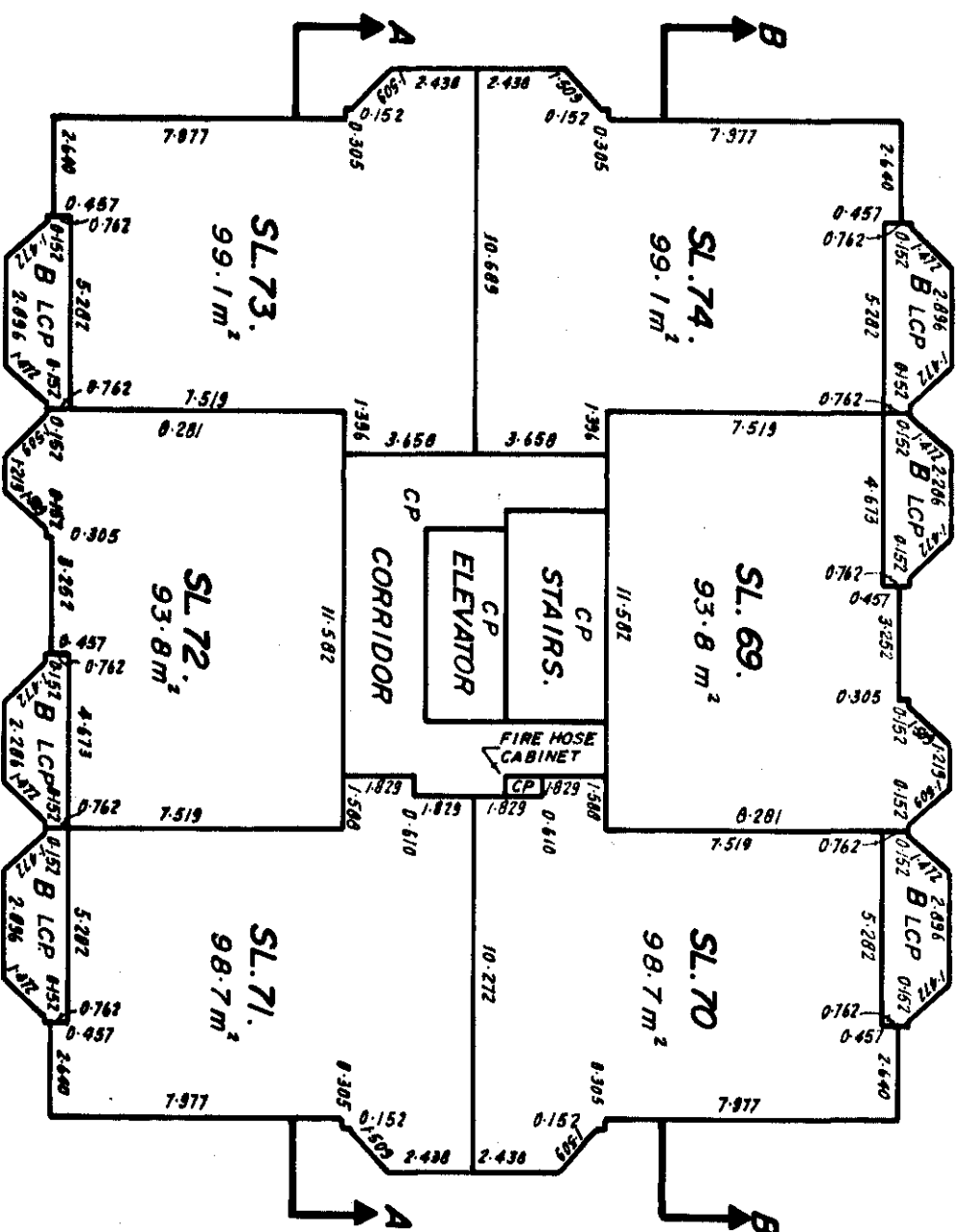
132 / 82.

PLAN OF STRATA LOTS 69-80.

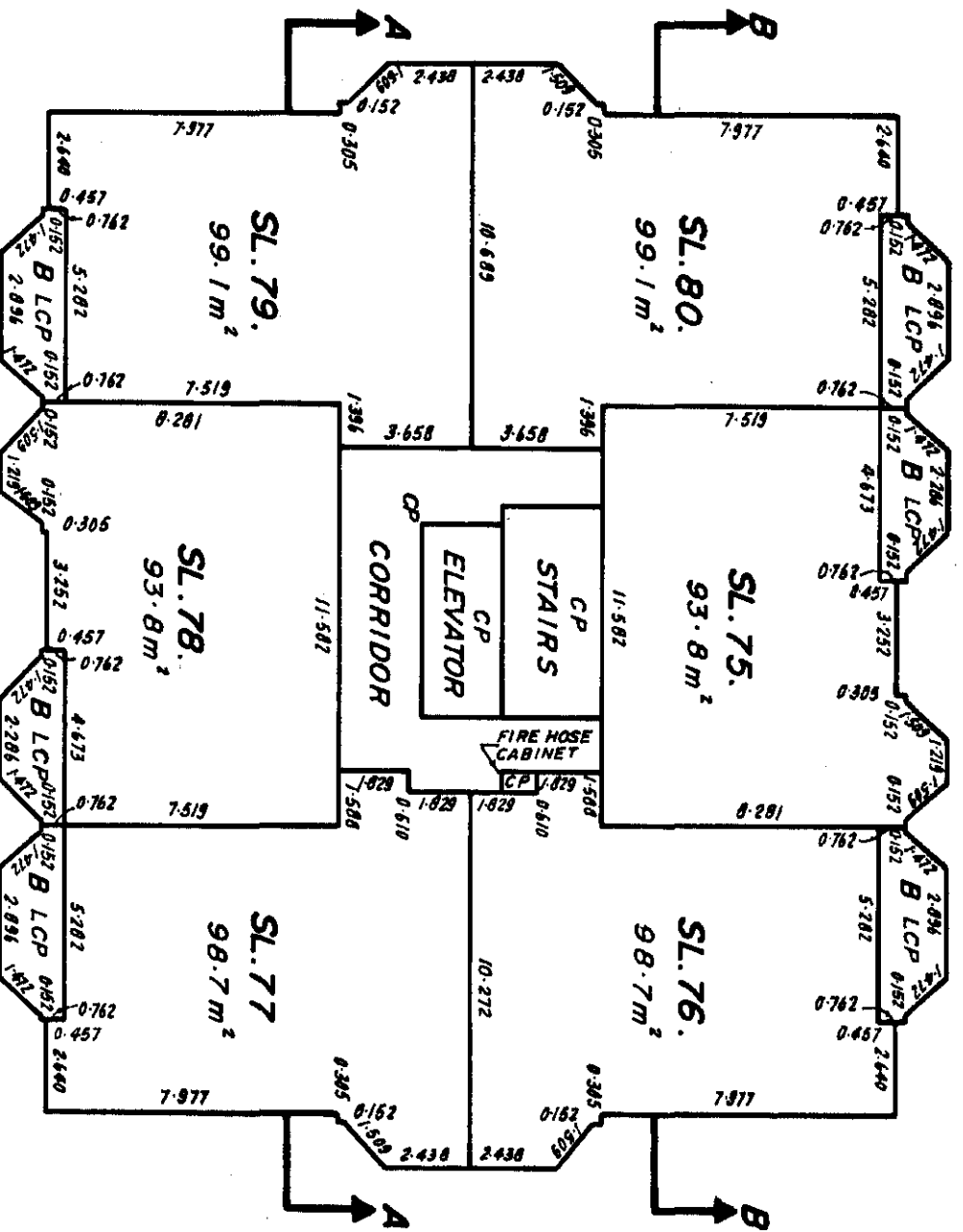
SCALE 1 : 200

LEGEND

- SL..... Denotes strata lot.
- m²..... Denotes square meter.
- B..... Denotes balcony.
- CP..... Denotes common property.
- LCP..... Denotes limited common property being appurtenant to adjacent SL.



THIRTEENTH FLOOR.



FOURTEENTH FLOOR.

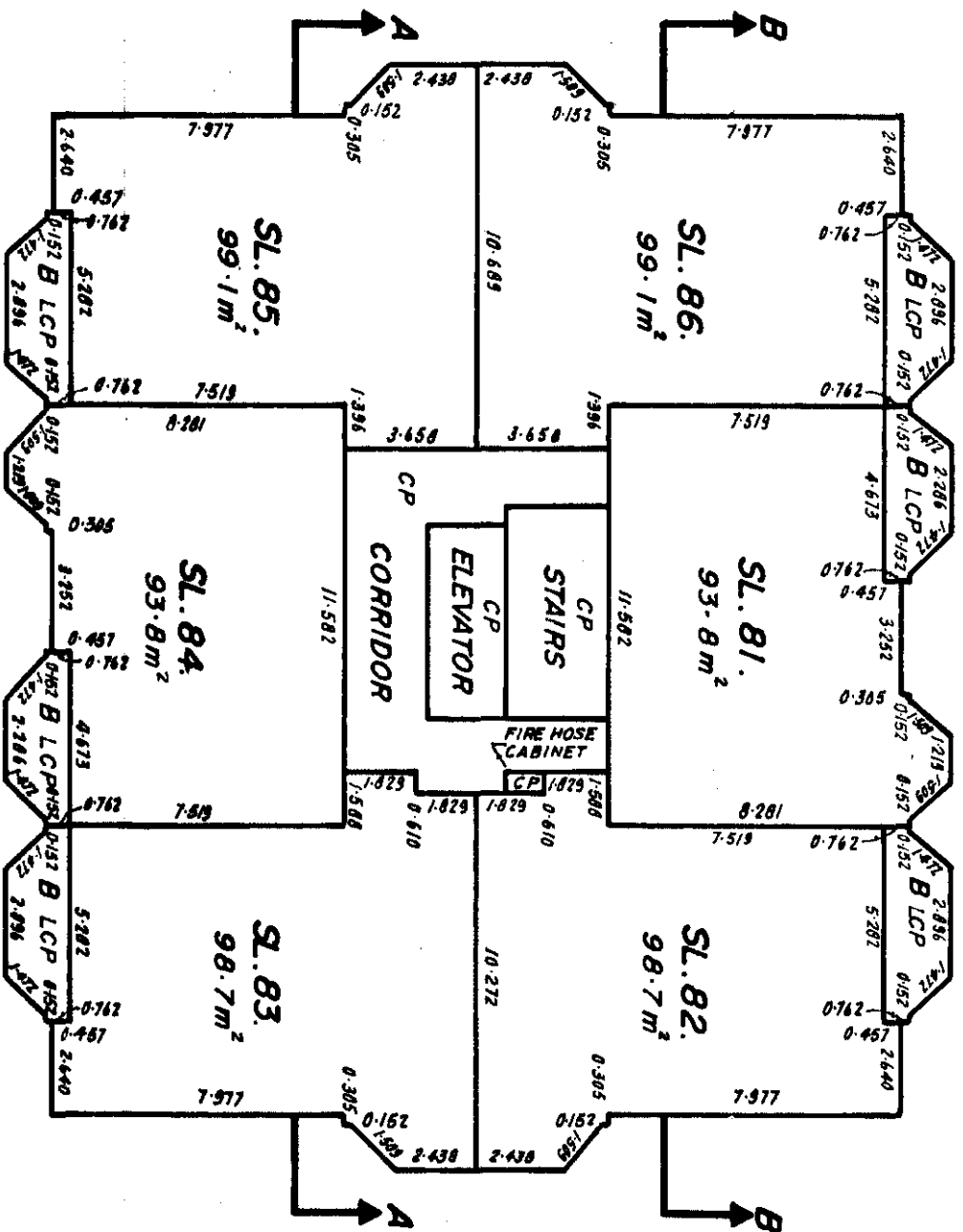
MAY 18 11. 1983

PLAN OF STRATA LOTS 81 - 92.

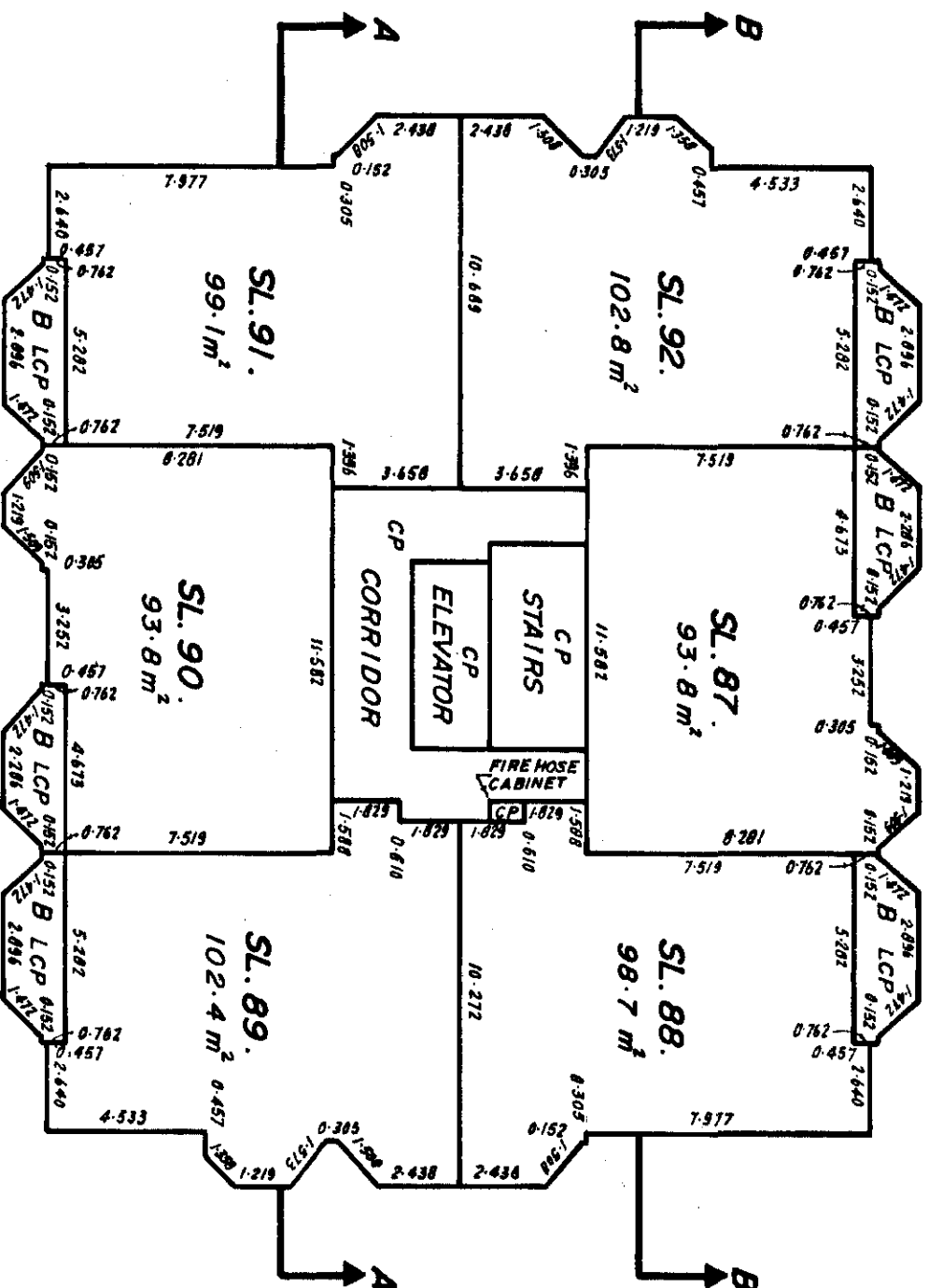
SCALE 1:200

LEGEND.

- SL..... Denotes strata lot.
- m²..... Denotes square meter.
- B..... Denotes balcony.
- CP..... Denotes common property.
- LCP..... Denotes limited common property being appurtenant to adjacent SL.



FIFTEENTH FLOOR.



SIXTEENTH FLOOR.

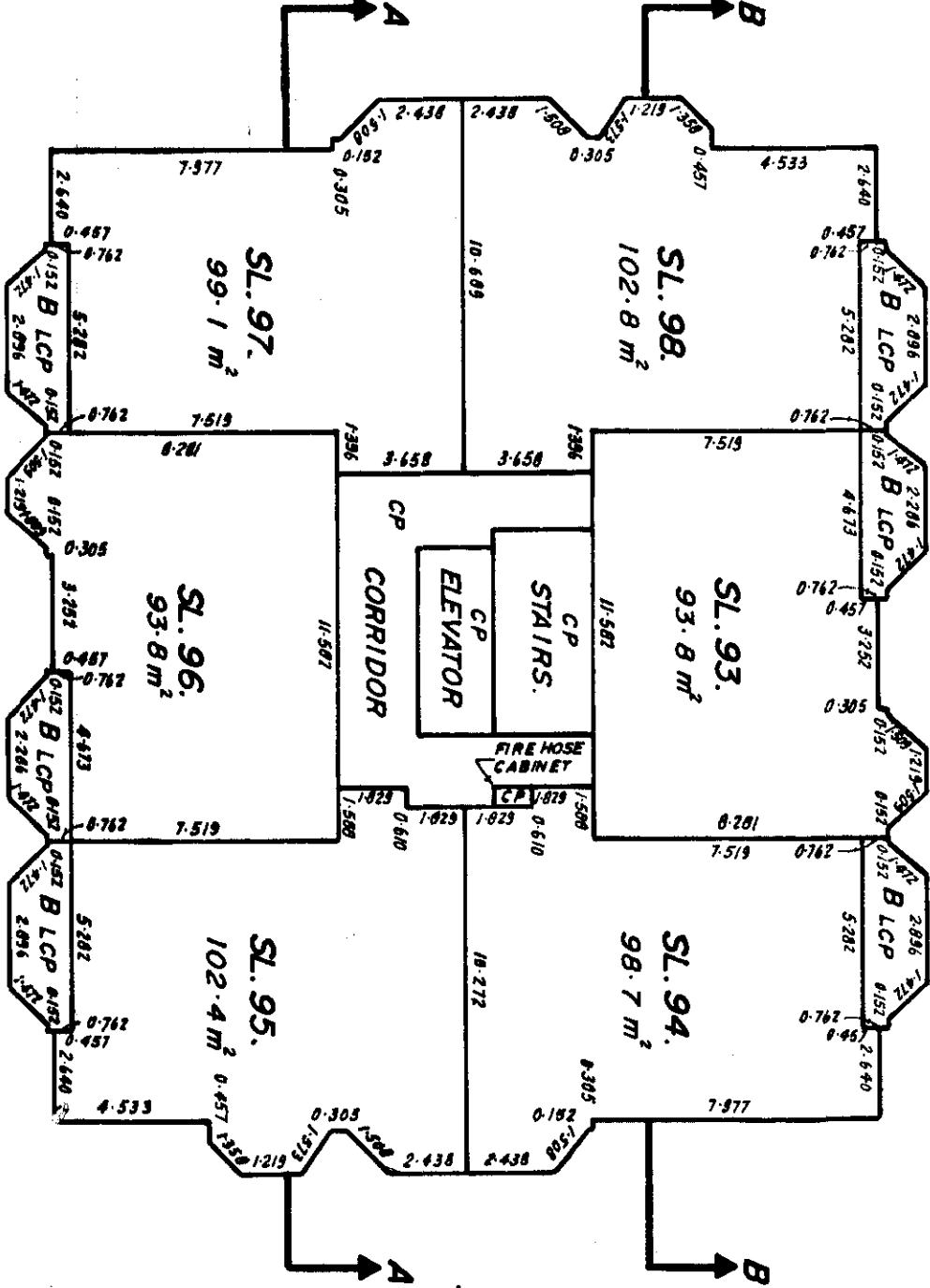
May 18th. 1983

PLAN OF STRATA LOTS 93-104.

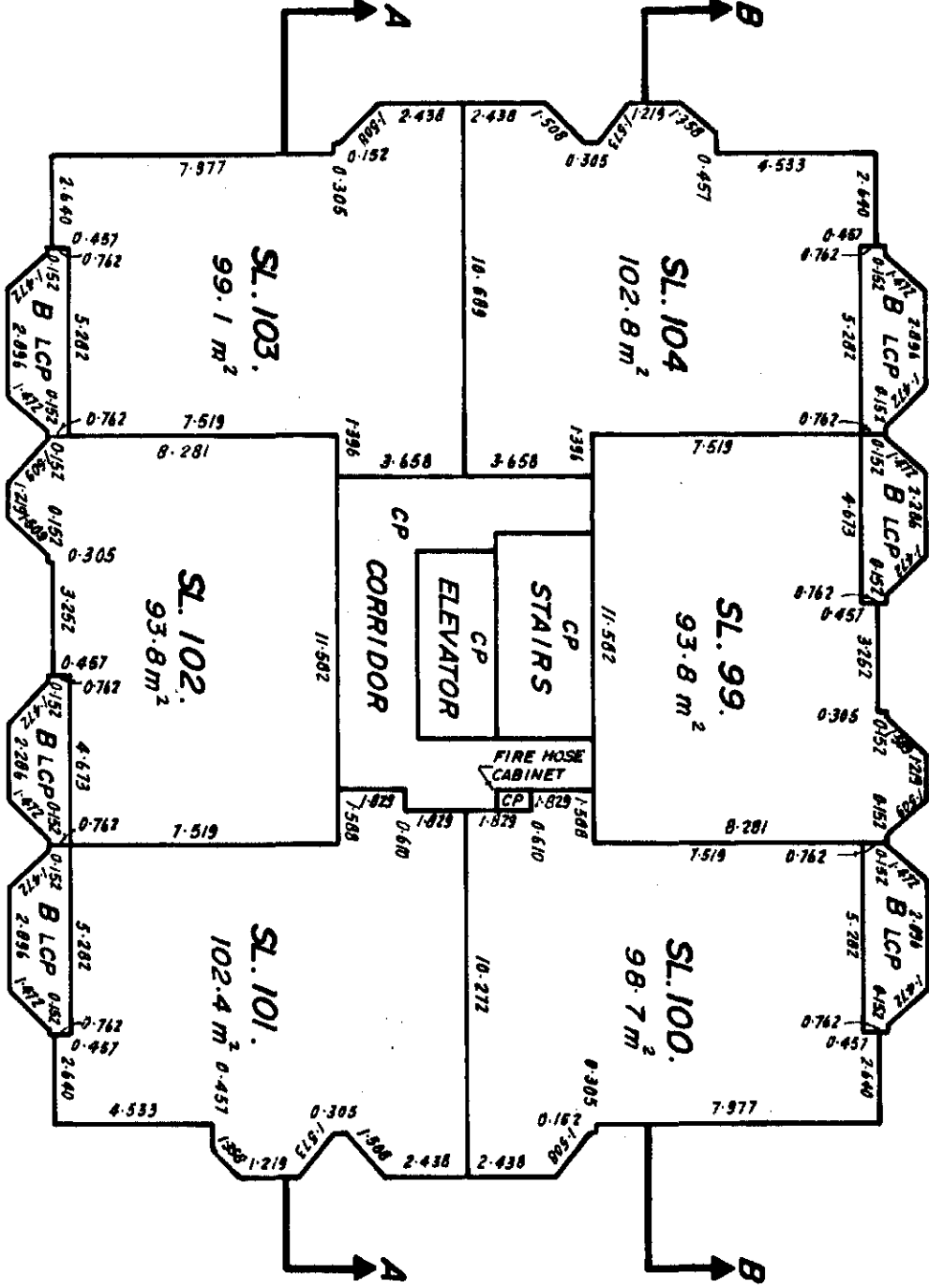
SCALE 1:200.

LEGEND.

- SL. Denotes strata lot.
- m² Denotes square meter.
- B. Denotes balcony.
- CP. Denotes common property.
- LCP. Denotes limited common property being appurtenant to adjacent SL.



SEVENTEENTH FLOOR.



EIGHTEENTH FLOOR.

May 18 th. 1983

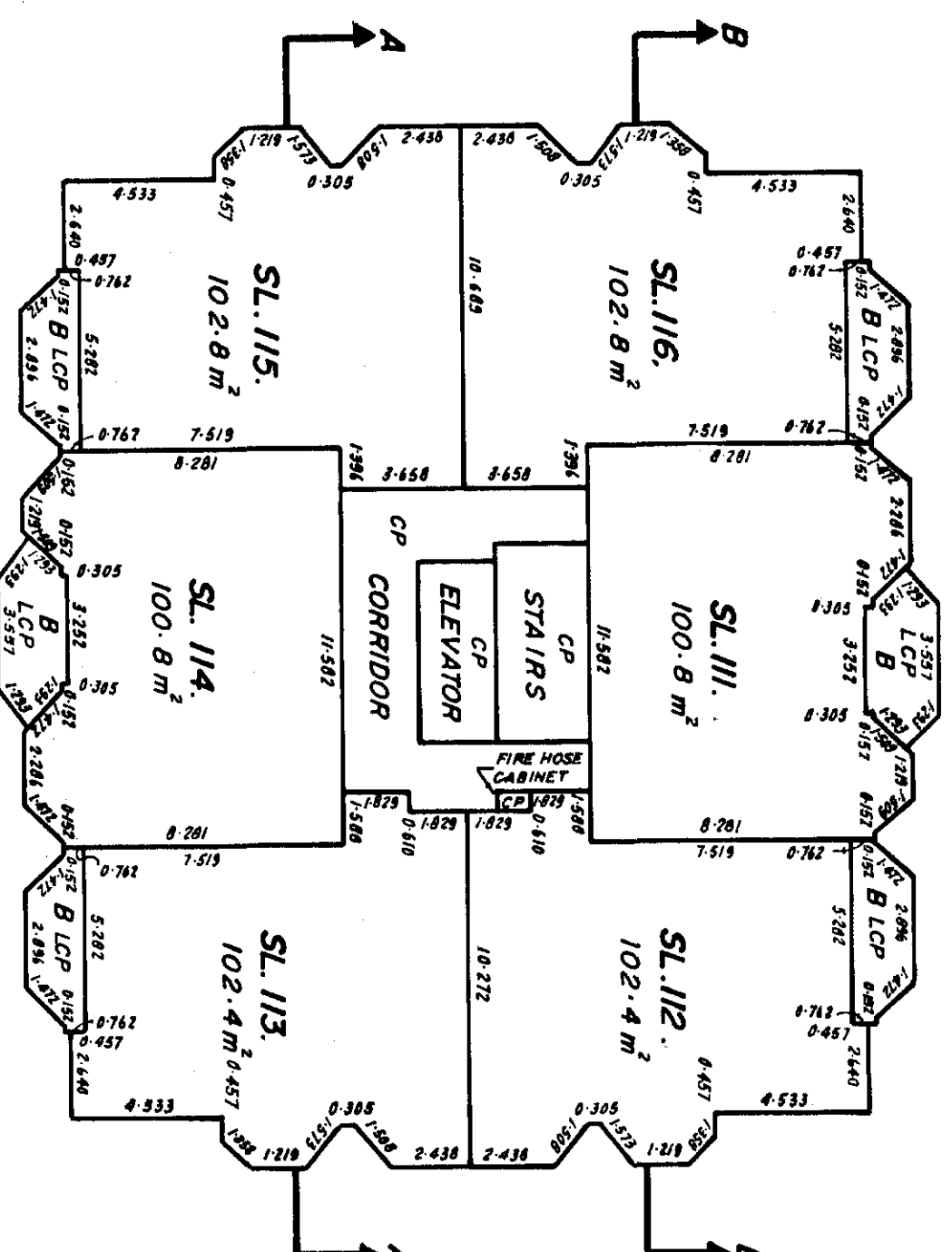
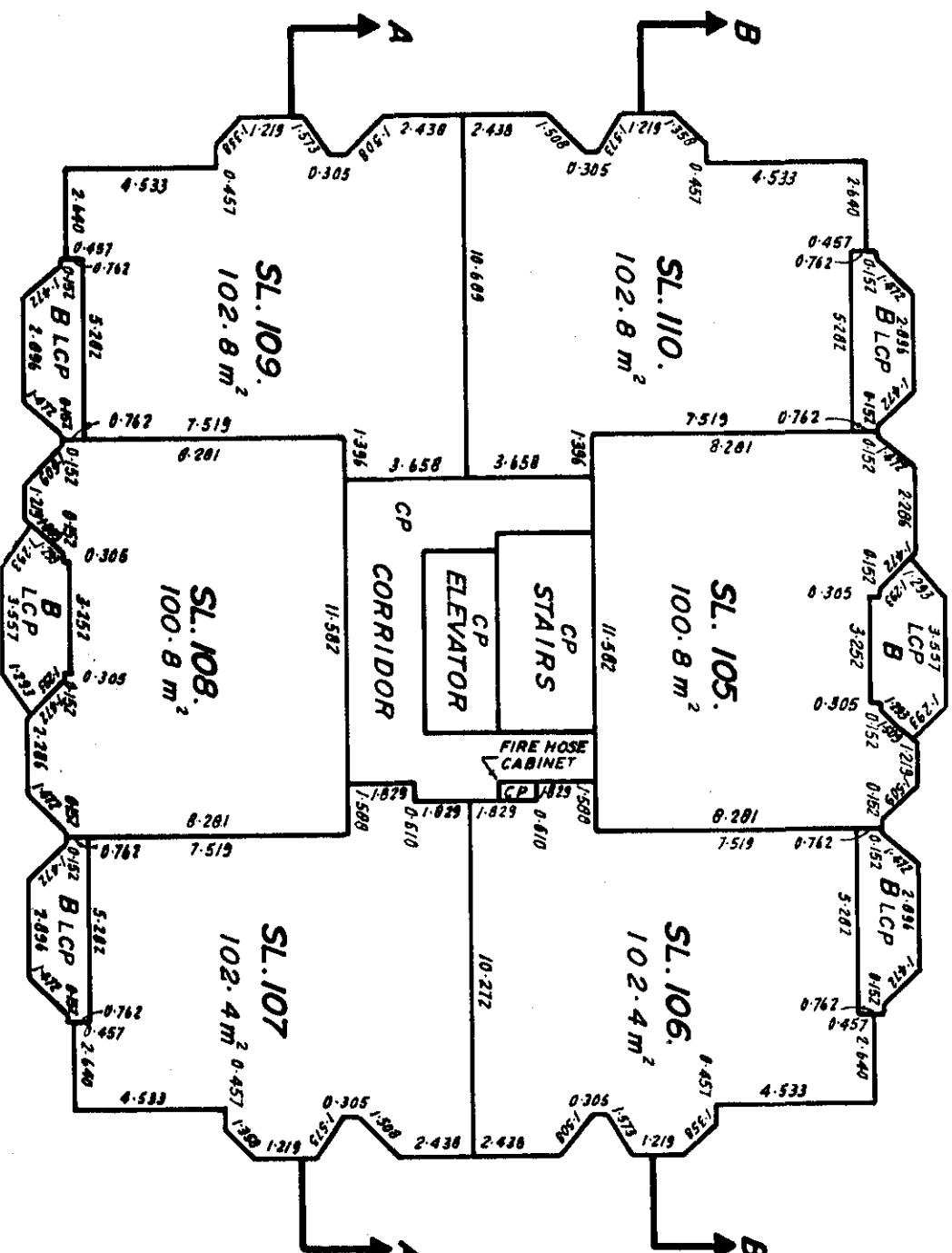
[Signature]

PLAN OF STRATA LOTS 105-116.

SCALE 1 : 200

LEGEND.

- SL. Denotes strata lot.
- m² Denotes square meter.
- B Denotes balcony.
- CP Denotes common property.
- LCP Denotes limited common property being appurtenant to adjacent SL.



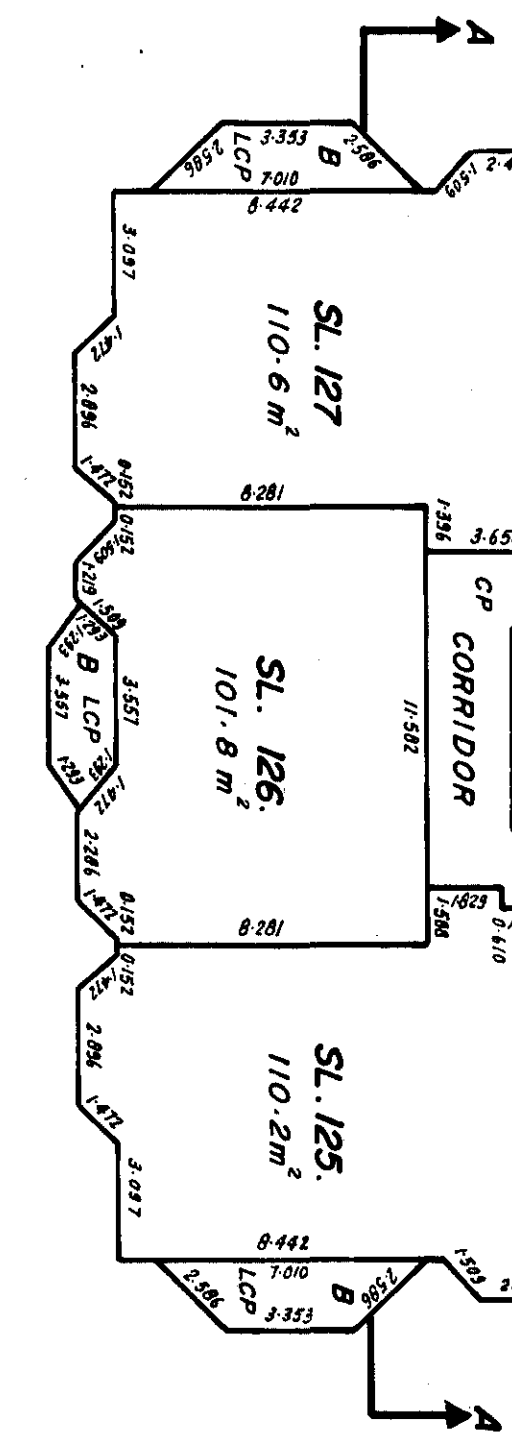
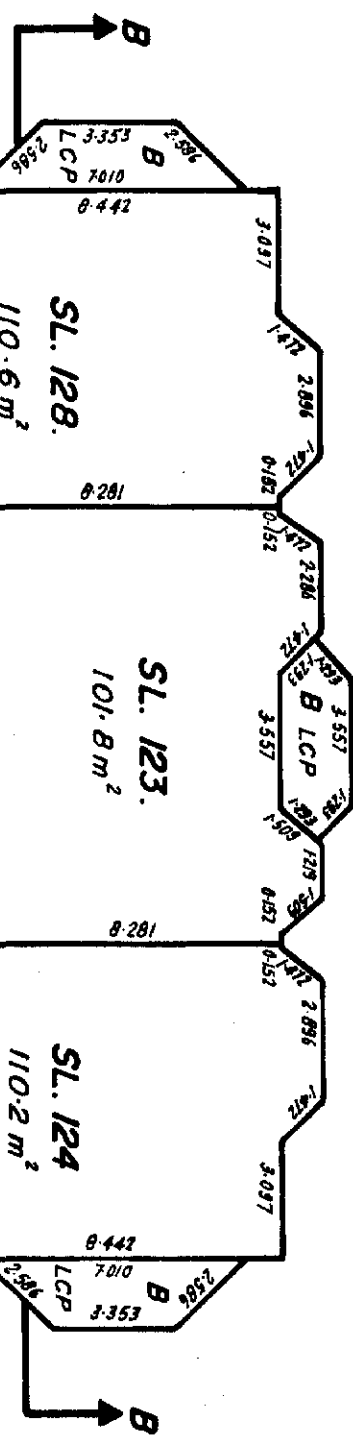
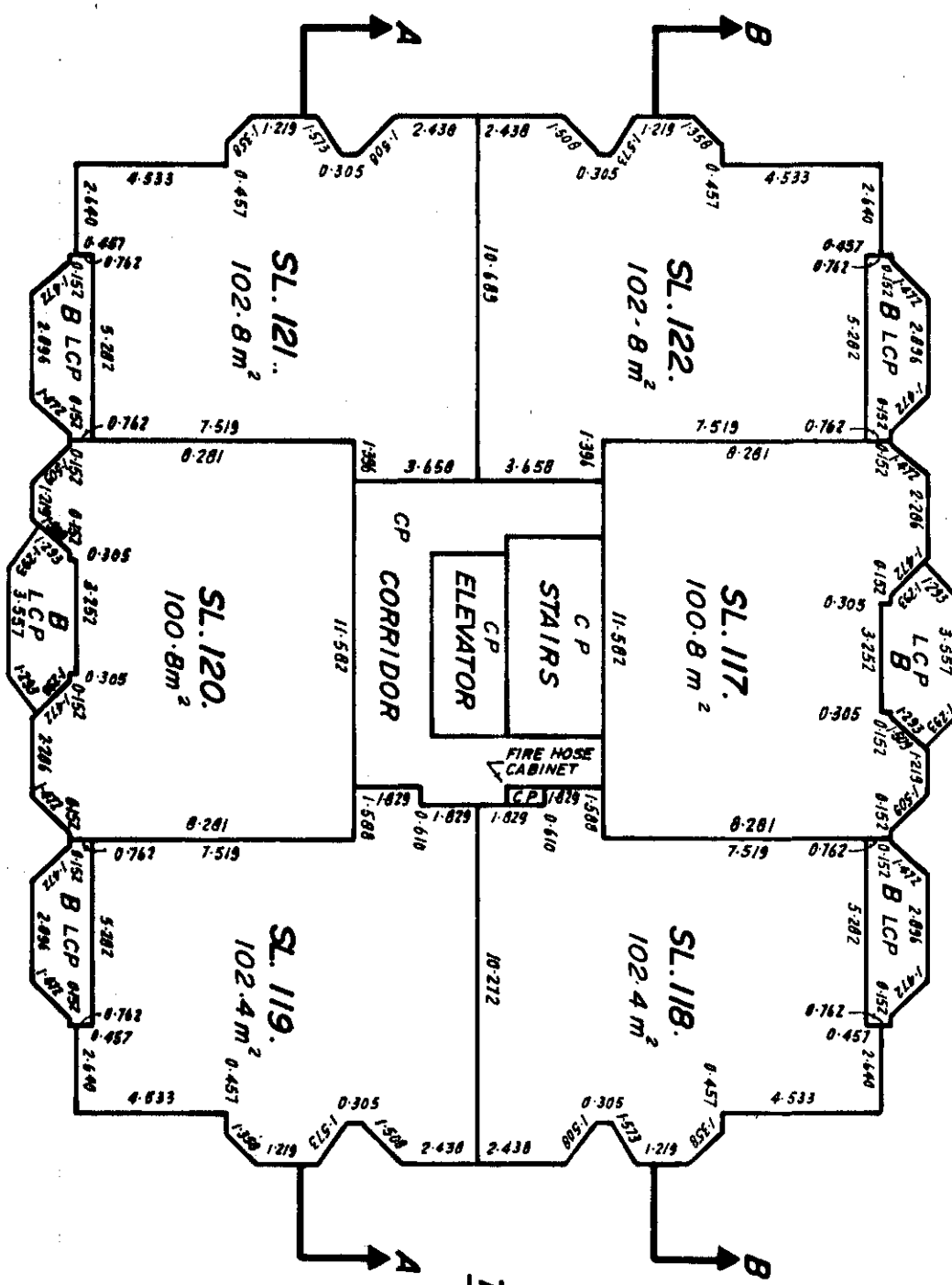
MAY 18th. 1983

PLAN OF STRATA LOTS 117-128.

SCALE 1:200

LEGEND

- SL. Denotes strata lot.
- m² Denotes square meter.
- B Denotes balcony.
- CP Denotes common property.
- LCP Denotes limited common property being appurtenant to adjacent SL.



May 18 th. 1983

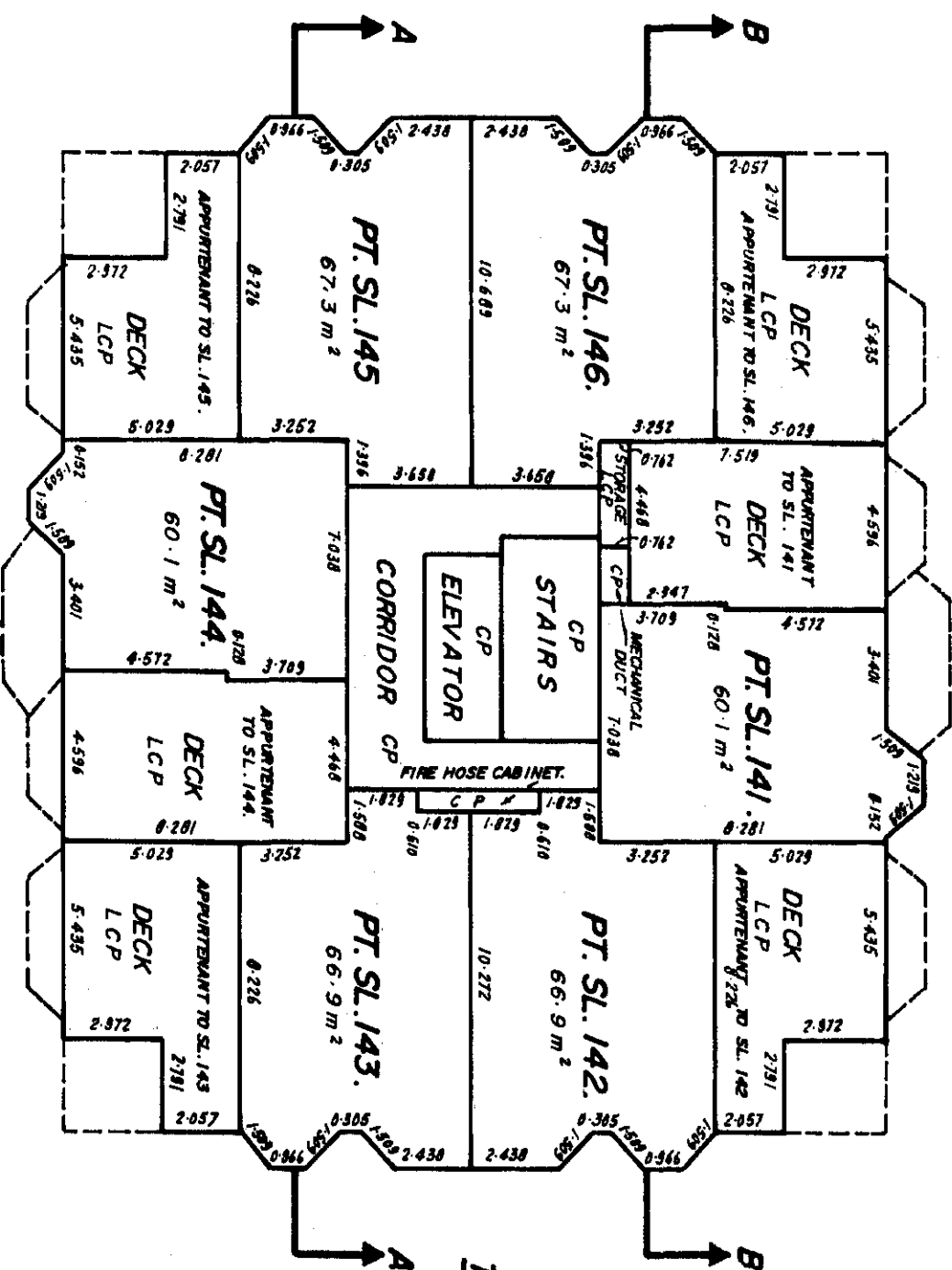
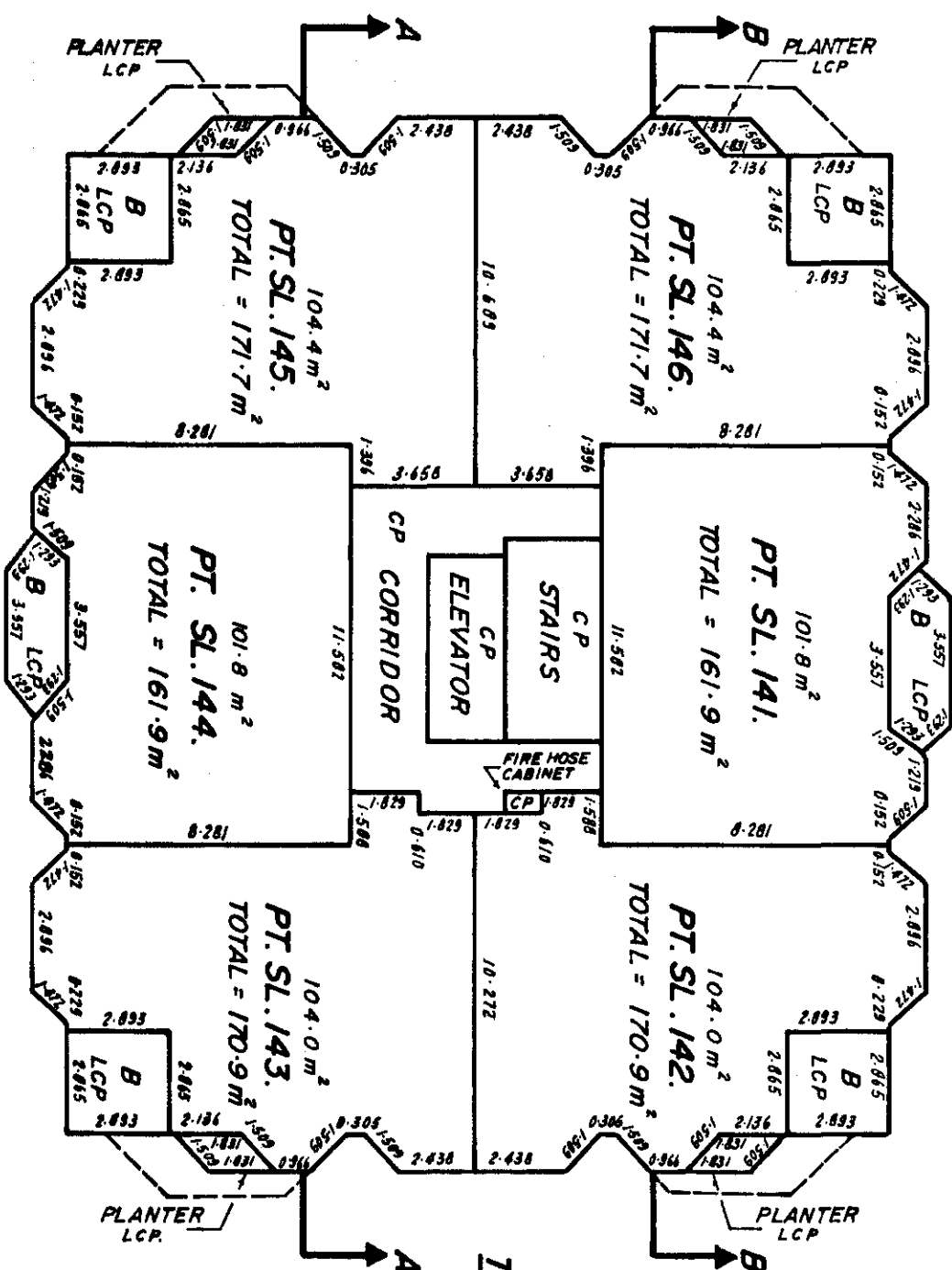
[Signature]

PLAN OF STRATA LOTS 141 - 146.

SCALE 1:200

LEGEND

- SL..... Denotes strata lot
- m²..... Denotes square meter.
- PT..... Denotes part.
- B..... Denotes balcony.
- CP..... Denotes common property.
- LCP..... Denotes limited common property being appurtenant to adjacent SL.
(except where otherwise noted)

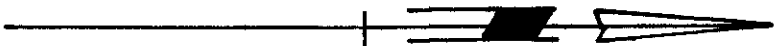
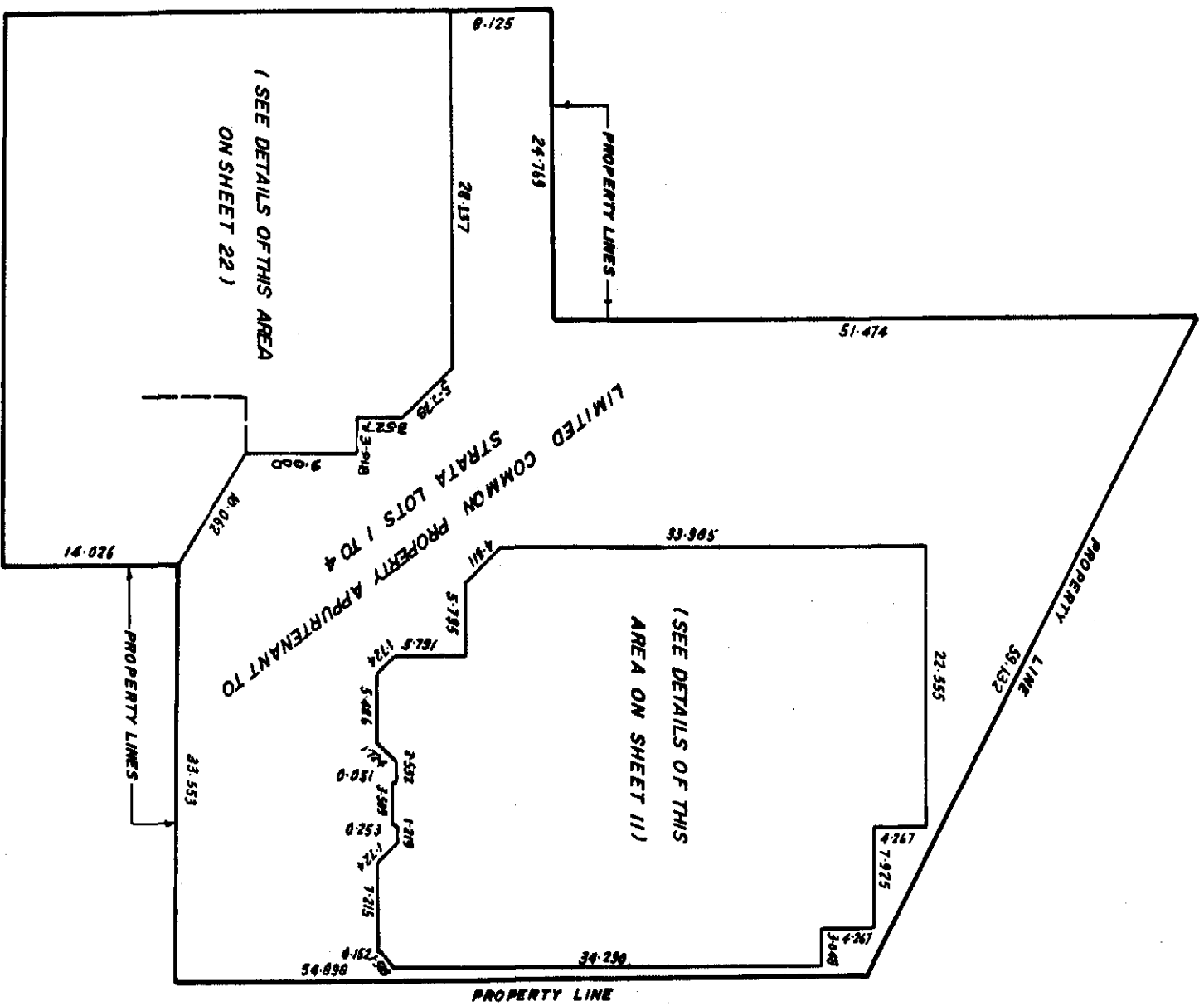


May 18th. 1983

132/82.

PLAN SHOWING GROUND FLOOR.

SCALE 1:500



MAY 18th. 1983

A handwritten signature in black ink, appearing to be "J. R. S." or similar.

RECORD OF BYLAWS AND ORDERS, ETC.

[illegible]

May 18 th. 1983

[Signature]

DEALINGS AFFECTING THE COMMON PROPERTY.

LINDA J. O'SHEA, Registrar
Vancouver/New Westminster Land Title Districts

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE OF PARTICULARS
By 163053	23.12.81 @ 9:23	CANCELLED	Mortgage - Pennington Development Corp. Inc. 203933 and 1465 Mclelland Development
		12.12.1984	Company limited (Inc. 103696) as to Burlington's undivided 4/5ths interest - Inter Alias
By 178063	4.11.82 @ 13:49	CANCELLED	Mortgage - Vancouver City Savings Credit Union with priority over m By 163053 Inter Alias
By 178064	4.11.82 @ 13:50	CANCELLED	Assignment of Repts - Vancouver City Savings Credit Union - with priority over m By 163053 Inter Alias
By 182061	3.12.81 @ 10:49	CANCELLED	Mortgage - Pennington Development Corp. (Inc. 203933) and 1465 Mclelland Development Company limited (Inc. 103696) as to Denver's undivided 1/5th interest Inter Alias
By 202040	6.9.83 @ 13:33		Easement - Plan 166678 appurtenant to lot 76 Plan 62999 Inter Alias
By 202042	6.9.83 @ 13:35		Plan 166679 - Easement - appurtenant to lot 76 Plan 62999 Inter Alias
			Here to is annexed Easement By 202042 over Plan 166679 of lot 76 Plan 62999