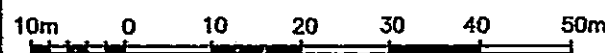


" STRATA PLAN LMS 2745 "

SCALE 1:750



CITY OF VANCOUVER

Strata Plan **LMS 2745**
deposited and registered in
the Land Title Office at
New Westminster, B. C.
this **4th** day of **APRIL** 1997

DEPUTY

~~REGISTRAR~~

BL118035 - BL118196

09-200

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

LEGEND :

BEARINGS ARE GRID AND ARE DERIVED FROM
VANCOUVER INTEGRATED SURVEY AREA #31
MONUMENTS V-2783 AND V-3535.

-  DENOTES CONTROL MONUMENT FOUND
 " STANDARD LEAD PLUG FOUND
 " STANDARD IRON POST FOUND

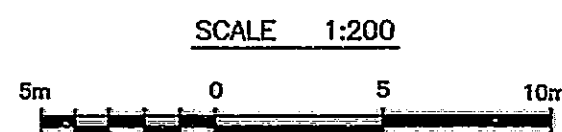
I, C.S. CRYDERMAN, OF THE CITY OF VANCOUVER,
B.C., A BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL
DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL
BOUNDARIES OF THAT PARCEL.

THIS 12th DAY OF FEBRUARY, 1997

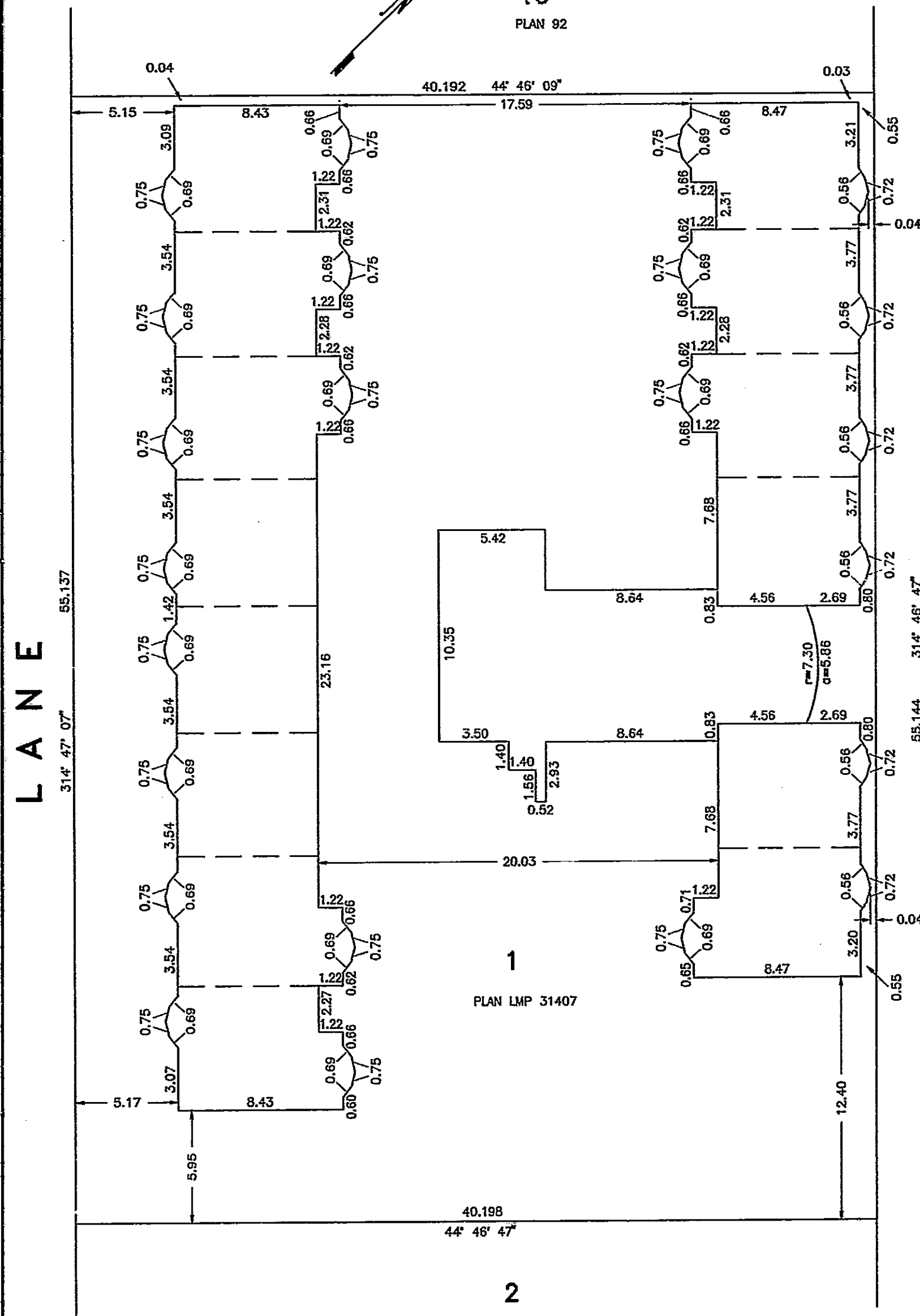
B.C.L.S.

" STRATA PLAN LMS 2745 "

FIRST SHEET SHEET 2 OF 48 SHEETS



10
PLAN 92



PLAN LMP 31407

FEB. 12, 1997

— B.C.L.S.

ENGINEERS & SURV_YORS
VANCOUVER, B.C.

ST. 5-7

\\U4985B\U4985B2.DWG

"STRATA PLAN LMS 2745

CONDOMINIUM ACT

		FORM 1	FORM 2	FORM 3
LOT No.	SHEET No.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
1	15	64	7324	0.97
2	16	49	5072	0.74
3	17,19	100	9456	1
4	17,19	99	9306	1
5	17,19	97	9156	1
6	17,19	88	8405	1
7	18,20	88	8405	1
8	18,20	88	8405	1
9	18,20	96	9156	1
10	18,20	96	9456	1
11	17,19	97	9456	1
12	17,19	97	9306	1
13	17,19	96	9156	1
14	17,19	84	8405	1
15	18,20	84	8405	1
16	18,20	96	9156	1
17	21	52	4111	1
18	21	55	3901	1
19	21	75	5703	1
20	22	47	3300	1
21	22	73	5523	1
22	22	55	3751	1
23	22	52	3991	1
24	23	52	4021	1
25	23	55	3961	1
26	23	76	5553	1
27	23	47	3511	1
28	23	74	5402	1
29	23	55	3871	1
30	23	52	3931	1
31	24	52	4111	1
32	24	55	4051	1
33	24	76	5703	1
34	24	47	3541	1
35	24	74	5523	1
36	24	55	3961	1
37	24	52	3991	1
38	25	52	4201	1
39	25	55	4141	1
40	25	76	5823	1
41	25	47	3571	1
42	25	74	5643	1
43	25	55	4051	1
44	25	52	4081	1
45	26	52	4291	1
46	26	55	4231	1
47	26	76	5943	1
48	26	47	3601	1
49	26	74	5763	1
50	26	55	4141	1
51	26	52	4171	1
52	27	52	4381	1
53	27	55	4321	1
54	27	76	6063	1
55	27	47	3661	1
56	27	74	5883	1
57	27	55	4201	1
58	27	52	4261	1
59	28	52	4471	1
60	28	55	4411	1
61	28	76	6183	1
62	28	47	3751	1
63	28	74	6003	1
64	28	55	4291	1
65	28	52	4351	1
66	29	52	4532	1
67	29	55	4502	1
68	29	76	6303	1
AGGREGATE		CONTINUED	CONTINUED	

FEB. 12, 1997

B.C.L.S.

FILE NO. UA985BF1.DWG

"STRATA PLAN LMS 2745"
CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
69	30	47	3841	1
70	30	74	6123	1
71	30	55	4381	1
72	30	52	4441	1
73	31	52	4712	1
74	31	55	4652	1
75	31	76	6544	1
76	31	47	4021	1
77	31	74	6363	1
78	31	55	4562	1
79	31	52	4622	1
80	32	52	4772	1
81	32	55	4712	1
82	32	76	6634	1
83	32	47	4111	1
84	32	74	6423	1
85	32	55	4622	1
86	32	52	4682	1
87	33	52	4832	1
88	33	55	4772	1
89	33	76	6694	1
90	33	47	4201	1
91	33	74	6514	1
92	33	55	4712	1
93	33	52	4742	1
94	34	52	4862	1
95	34	55	4832	1
96	34	76	6784	1
97	34	47	4291	1
98	34	74	6574	1
99	34	55	4742	1
100	34	52	4802	1
101	35	52	4922	1
102	35	55	4852	1
103	35	76	6844	1
104	35	47	4441	1
105	35	74	6634	1
106	35	55	4802	1
107	35	52	4862	1
108	36	51	5102	1
109	36	55	5042	1
110	36	76	7114	1
111	36	47	4592	1
112	36	74	6874	1
113	36	55	4982	1
114	36	51	5042	1
115	37	51	5162	1
116	37	55	5102	1
117	37	76	7174	1
118	37	47	4742	1
119	37	74	6964	1
120	37	55	5012	1
121	37	51	5072	1
122	38	51	5222	1
123	38	55	5132	1
124	38	76	7234	1
125	38	47	4892	1
126	38	74	7024	1
127	38	55	5072	1
128	38	51	5132	1
129	39	51	5252	1
130	39	55	5192	1
131	39	76	7324	1
132	39	47	4892	1
133	39	74	7114	1
134	39	55	5132	1
135	39	51	5192	1
136	40	51	5252	1
AGGREGATE		CONTINUED	CONTINUED	

CSC
FEB. 12, 1997 B.C.L.S."STRATA PLAN LMS 2745"
CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
137	40	55	5252	1
138	40	76	7384	1
139	40	47	4922	1
140	40	74	7174	1
141	40	55	5192	1
142	40	51	5252	1
143	41	92	10387	1
144	41	98	10658	1
145	41	93	10027	1
146	41	94	10237	1
147	42	92	10057	1
148	42	98	10327	1
149	42	93	9727	1
150	42	94	9907	1
151	43	92	10057	1
152	43	98	10327	1
153	43	94	9727	1
154	43	94	9907	1
155	44	92	10057	1
156	44	98	10327	1
157	44	93	9727	1
158	44	94	9907	1
159	45	90	10688	1
160	45	95	10958	1
161	45	93	10327	1
162	45	93	10538	1
AGGREGATE		10,685	977,680	161.71

STATUTORY DECLARATION

I/WE THE UNDERSIGNED SOLEMNLY DECLARE THAT:

(1) I/WE UNDERSIGNED (AM/ARE) THE OWNER DEVELOPER OR (IN THE ALTERNATIVE) THE DULY AUTHORIZED AGENT OF THE OWNER DEVELOPER.

(2) THE STRATA PLAN IS FOR RESIDENTIAL AND COMMERCIAL 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.

DECLARED BEFORE ME AT VANCOUVER, BRITISH COLUMBIA THIS 12th DAY OF March, 1997.

A COMMISSIONER FOR TAKING AFFIDAVITS FOR BRITISH COLUMBIA

OWNER:
CHEFOO HOLDINGS LTD.

INC. No. 455220

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS

EDWARD P. J. CHIDDER

Barrister & Solicitor
200 - 1111 MELVILLE ST.
VANCOUVER, B.C. V6E 4H7

TEL: (604) 682-3664

ADDRESS

NEW DEVELOPMENT
CERTIFICATE SECTION 8 (1)

I, C.S. CRYDERMAN, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING SHOWN IN THIS STRATA PLAN HAS NOT AS OF THIS 12th DAY OF FEBRUARY, 1997, BEEN PREVIOUSLY OCCUPIED.

DATED AT VANCOUVER, BRITISH COLUMBIA THIS 12th DAY OF FEBRUARY, 1997

BRITISH COLUMBIA LAND SURVEYOR

APPROVED AS TO FORM 1, 2 AND 3 DATED THIS 1 DAY OF April, 1997

SUPERINTENDENT OF REAL ESTATE

MORTGAGEE:
HONGKONG BANK OF CANADA

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS

DAN IRVING
OCCUPATION200 - 885 West Georgia St. Vancouver B.C.
ADDRESSCSC
FEB. 12, 1997 B.C.L.S.

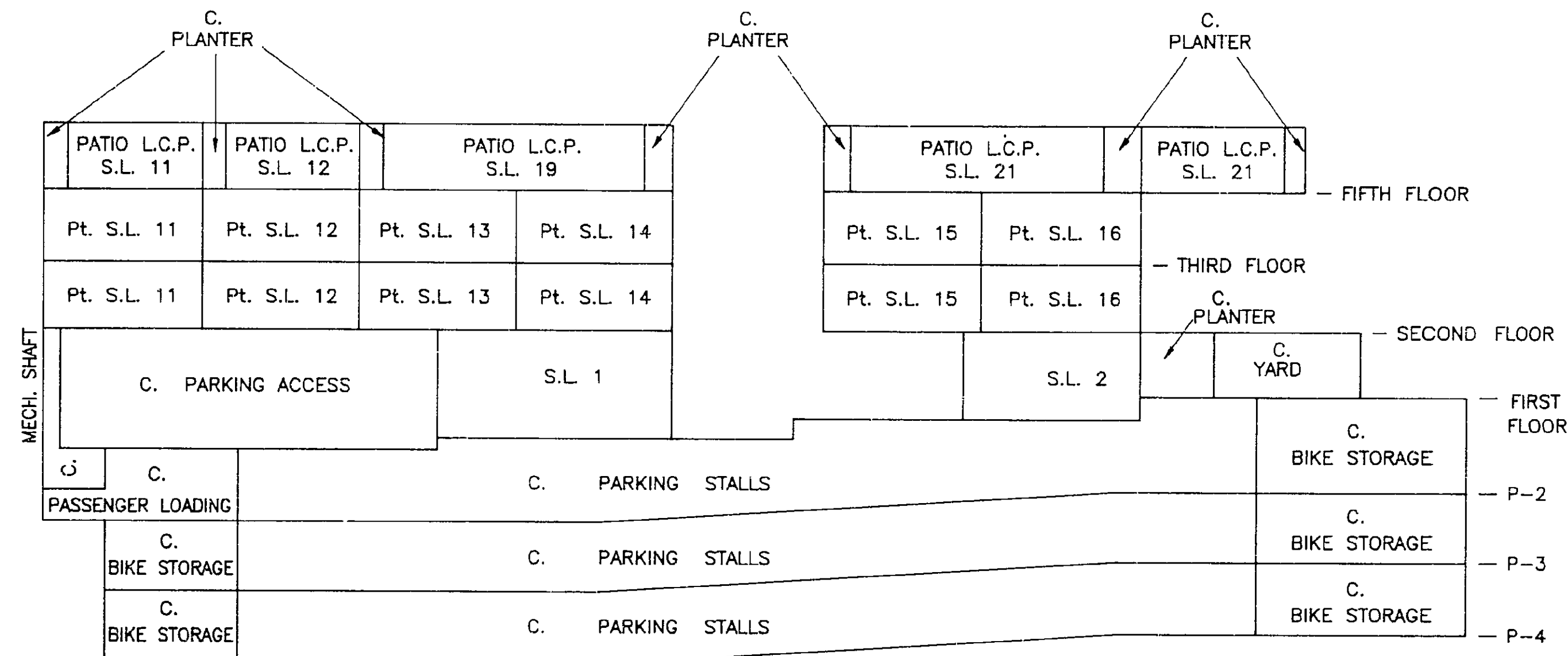
"STRATA PLAN LMS 2745"

SECTION A-A
SECTION B-B

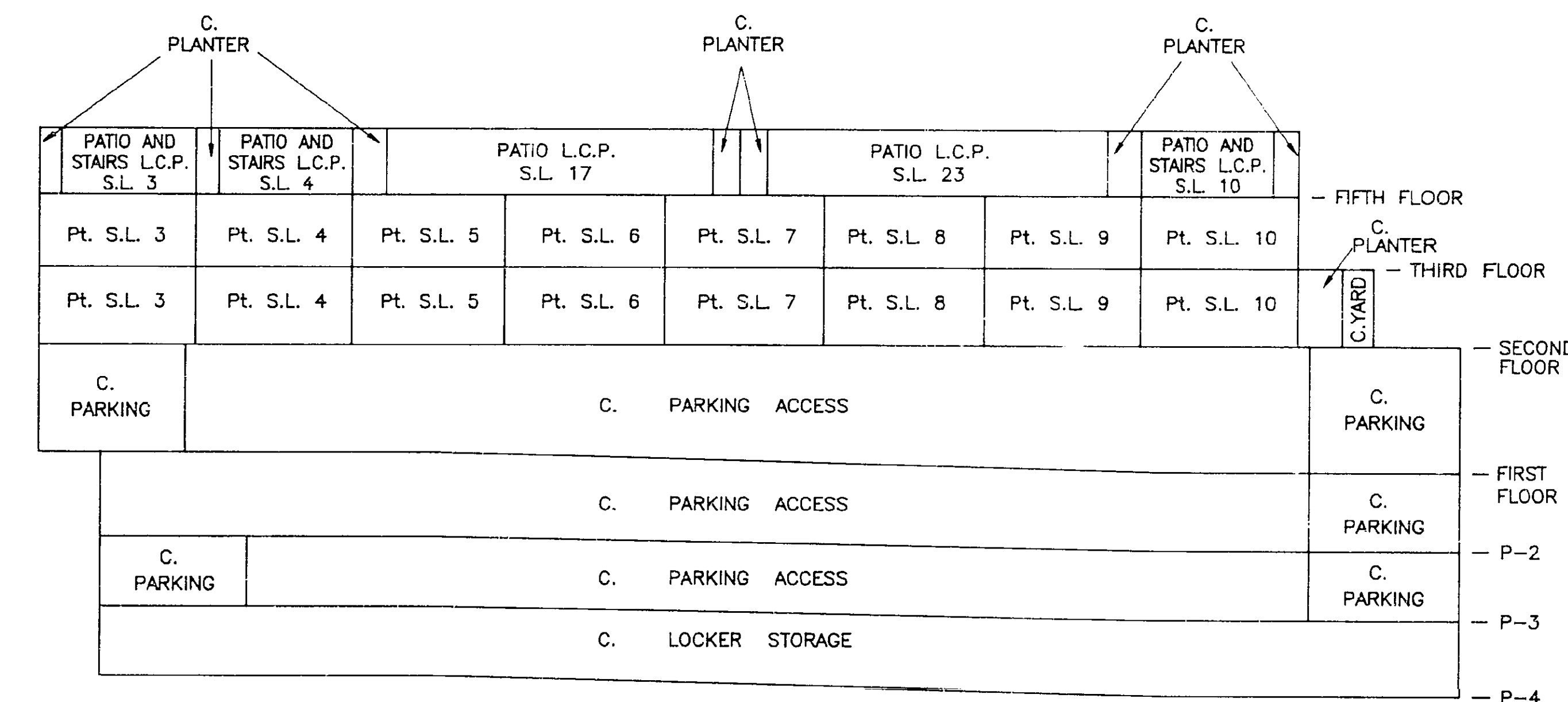
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SECTION A-A



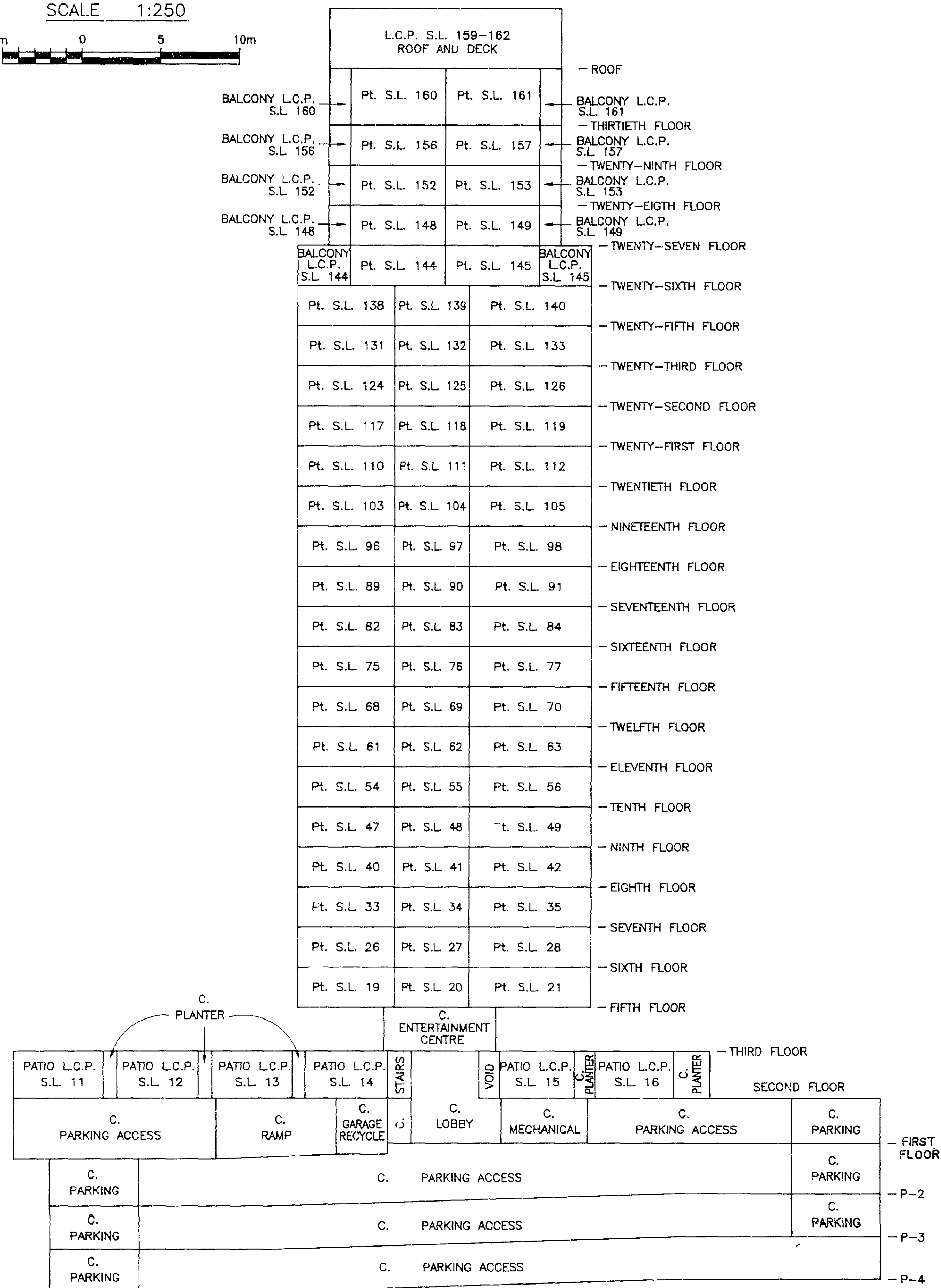
SECTION B-B

S.L. DENOTES STRATA LOT
C. COMMON PROPERTY
L.C.P. LIMITED COMMON PROPERTY
Pt. PART
R.D. ROOF DECKUNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.CSC
FEB. 12, 1997 B.C.L.S.

SECTION C-C

"STRATA PLAN LMS 2745"

SCALE 1:250



S.L. DENOTES STRATA LOT
C. COMMON PROPERTY
L.C.P. LIMITED COMMON PROPERTY
Pt. PART

UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.

FEB. 12, 1997 B.C.L.S.

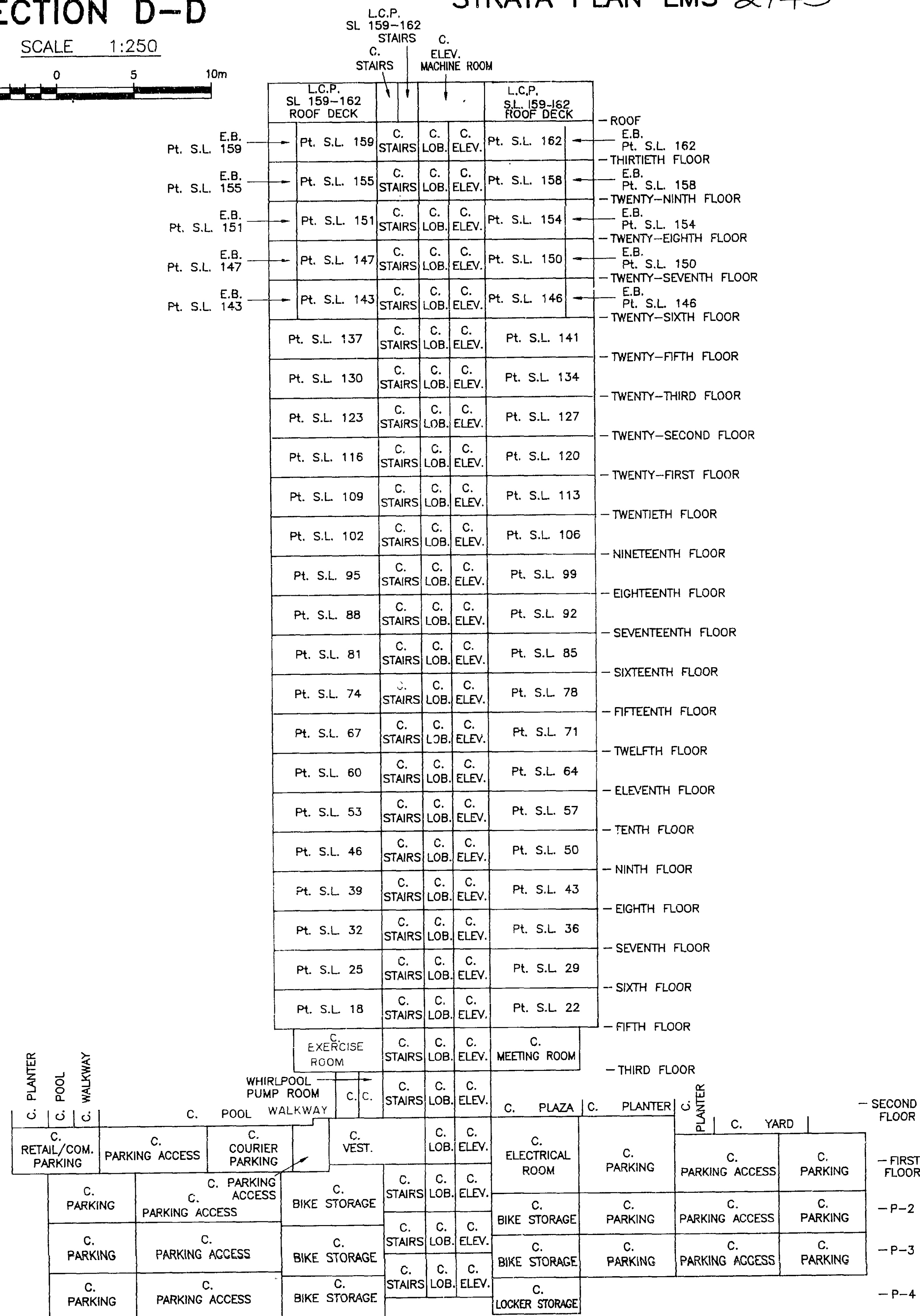
FILE NO. UA985BXC.DWG

ST. 5-7

SECTION D-D

"STRATA PLAN LMS 2745"

SCALE 1:250



S.L. DENOTES STRATA LOT
C. COMMON PROPERTY
L.C.P. LIMITED COMMON PROPERTY
Pt. PART
E.B. ENCLOSED BALCONY
LOB. LOBBY
ELEV. ELEVATOR
VEST. VESTIBULE

UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.

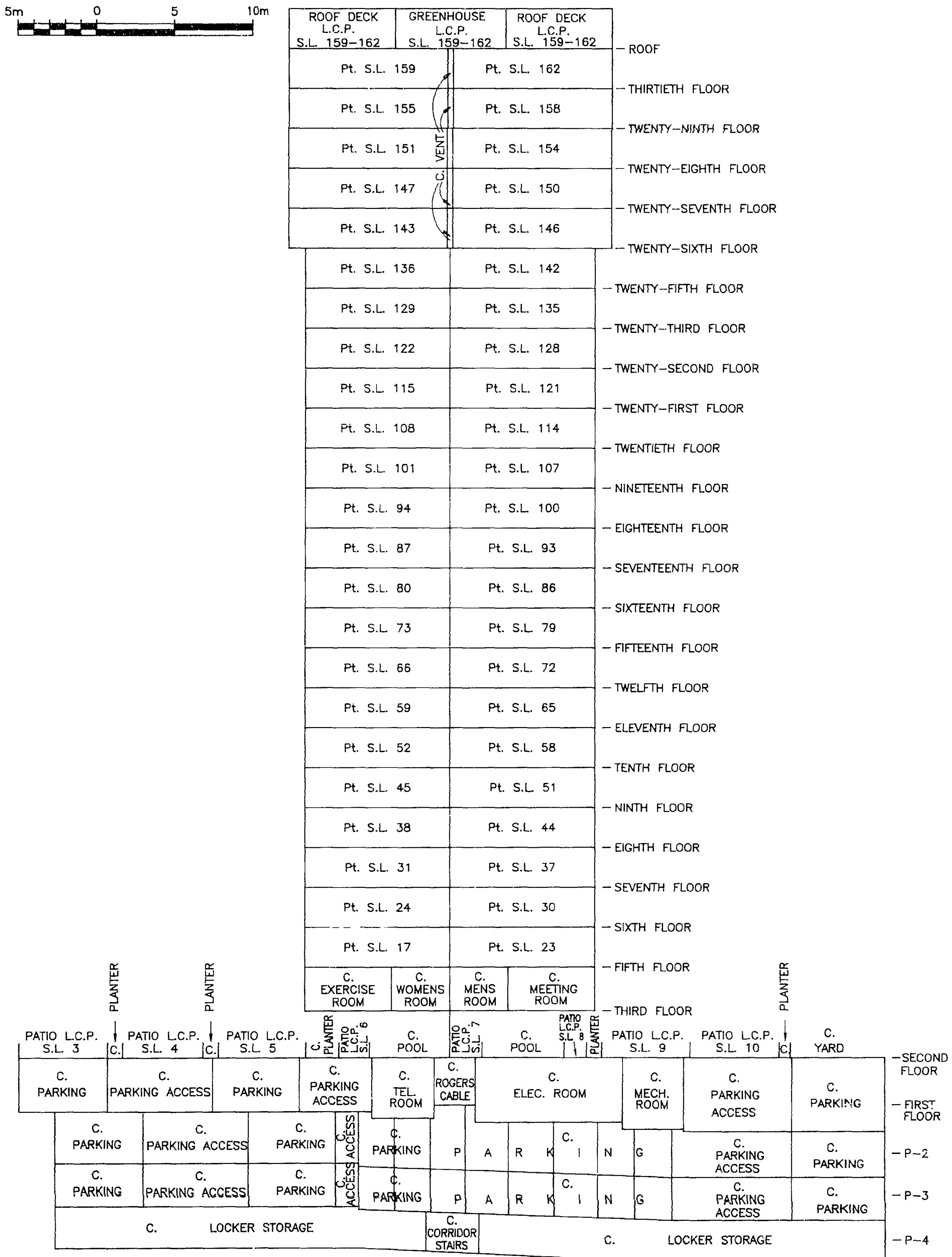
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FILE NO. UA985BXD.DWG

SECTION E-E

"STRATA PLAN LMS 2745"

SCALE 1:250



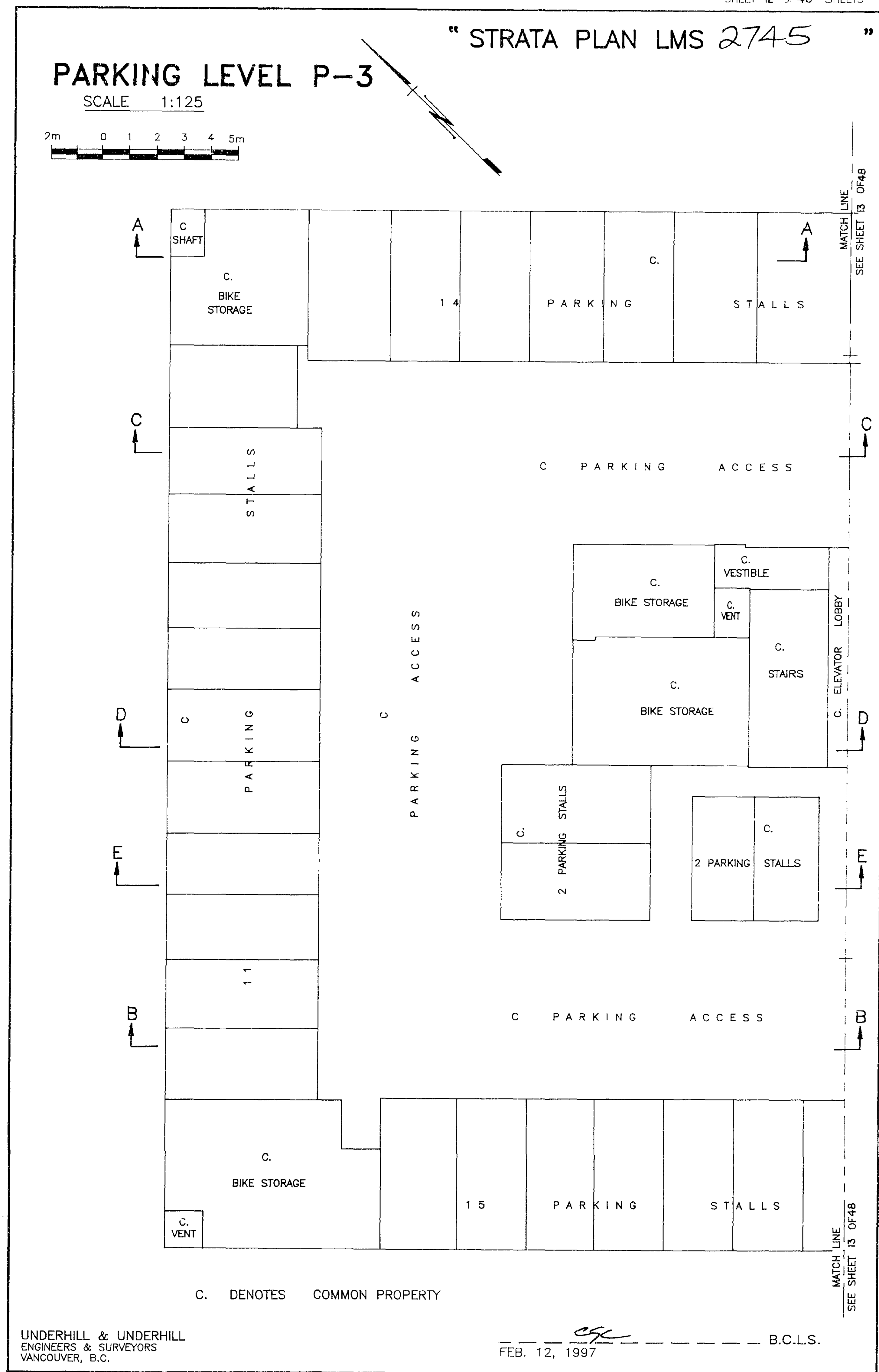
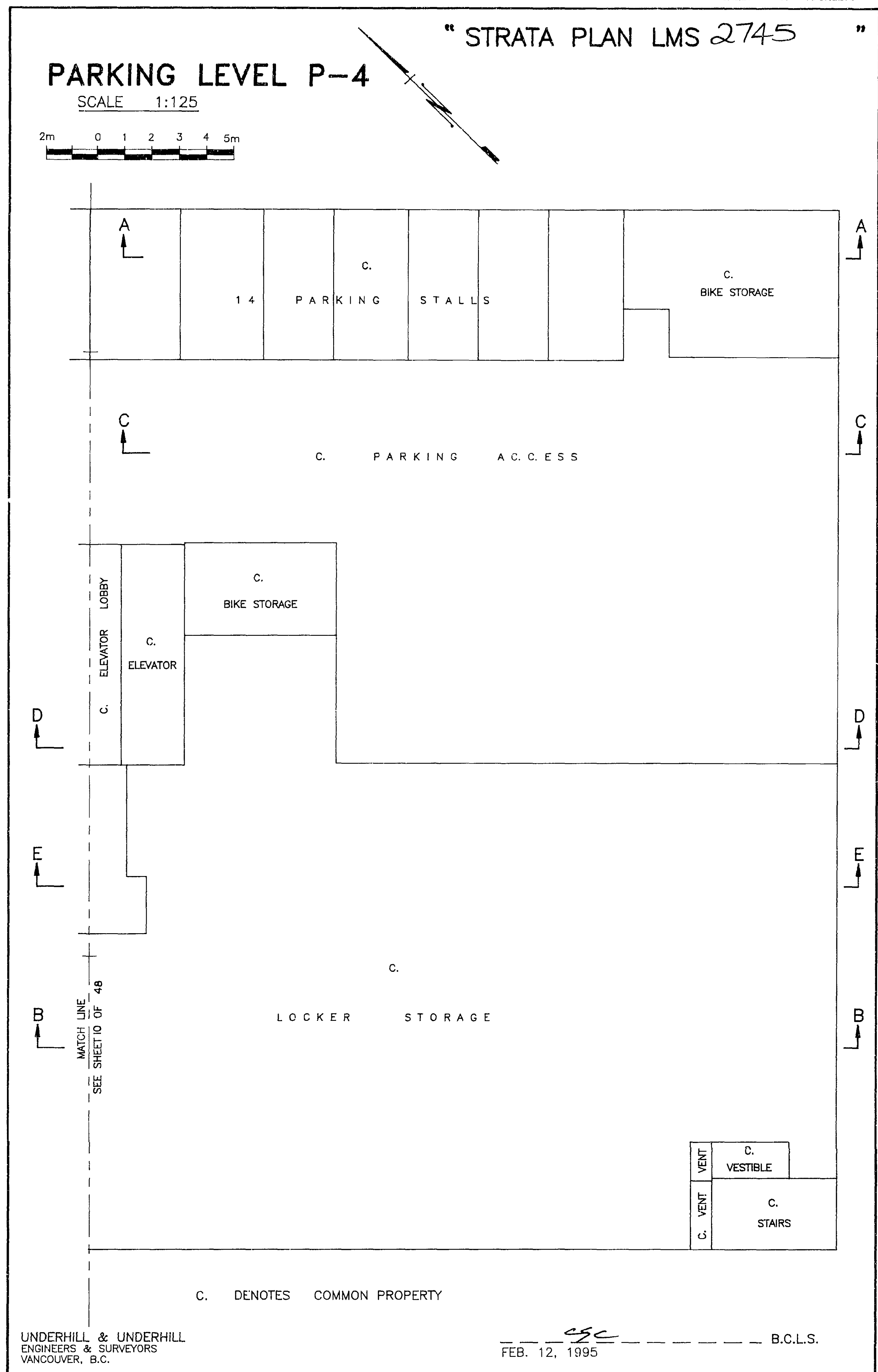
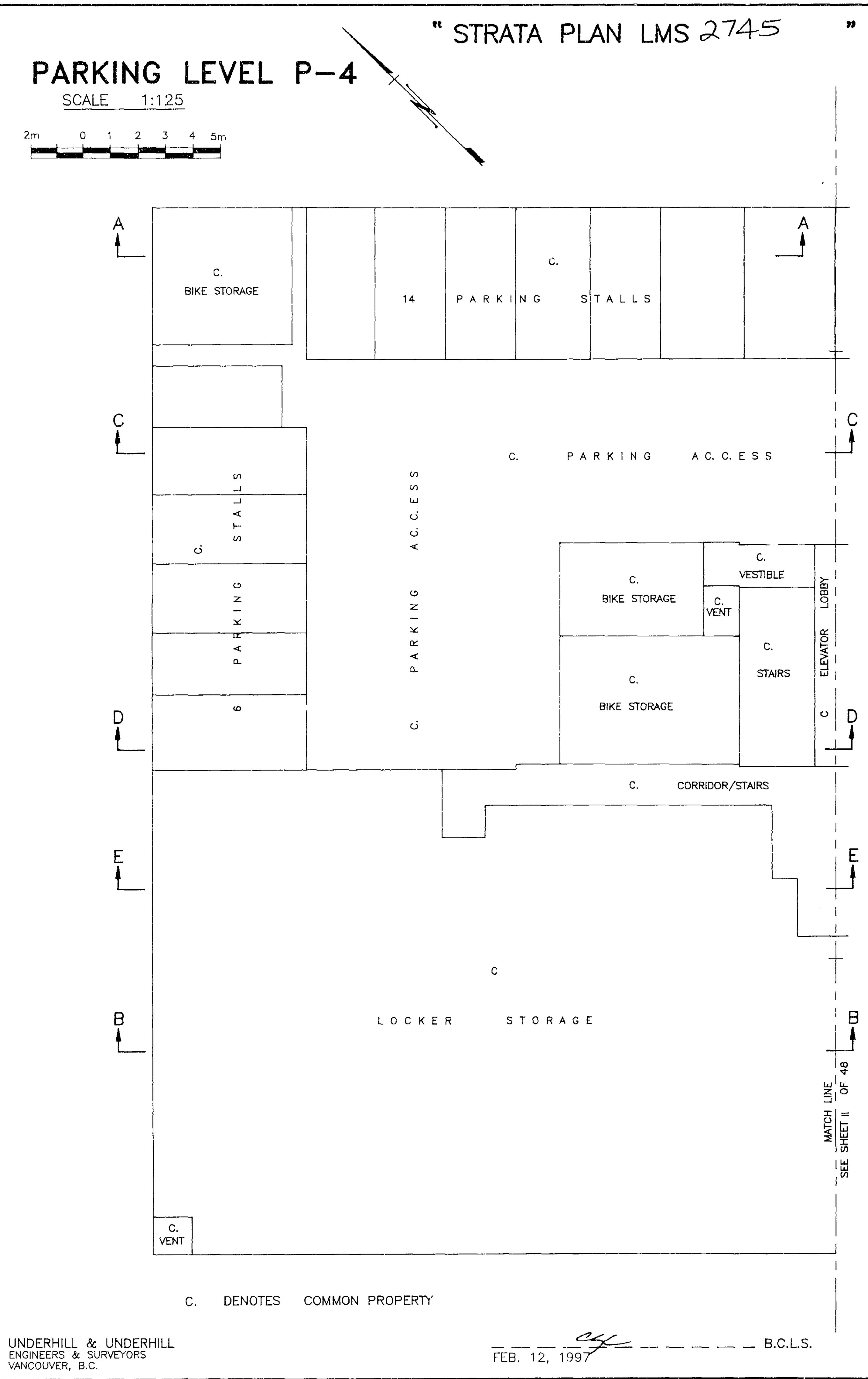
S.L. DENOTES STRATA LOT
C. COMMON PROPERTY
L.C.P. LIMITED COMMON PROPERTY
Pt. PART

UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.

FEB. 12, 1997 B.C.L.S.

FILE NO. UA985BXC.DWG

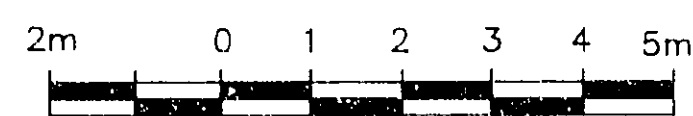
ST. 5-7



" STRATA PLAN LMS 2745 "

PARKING LEVEL P-3

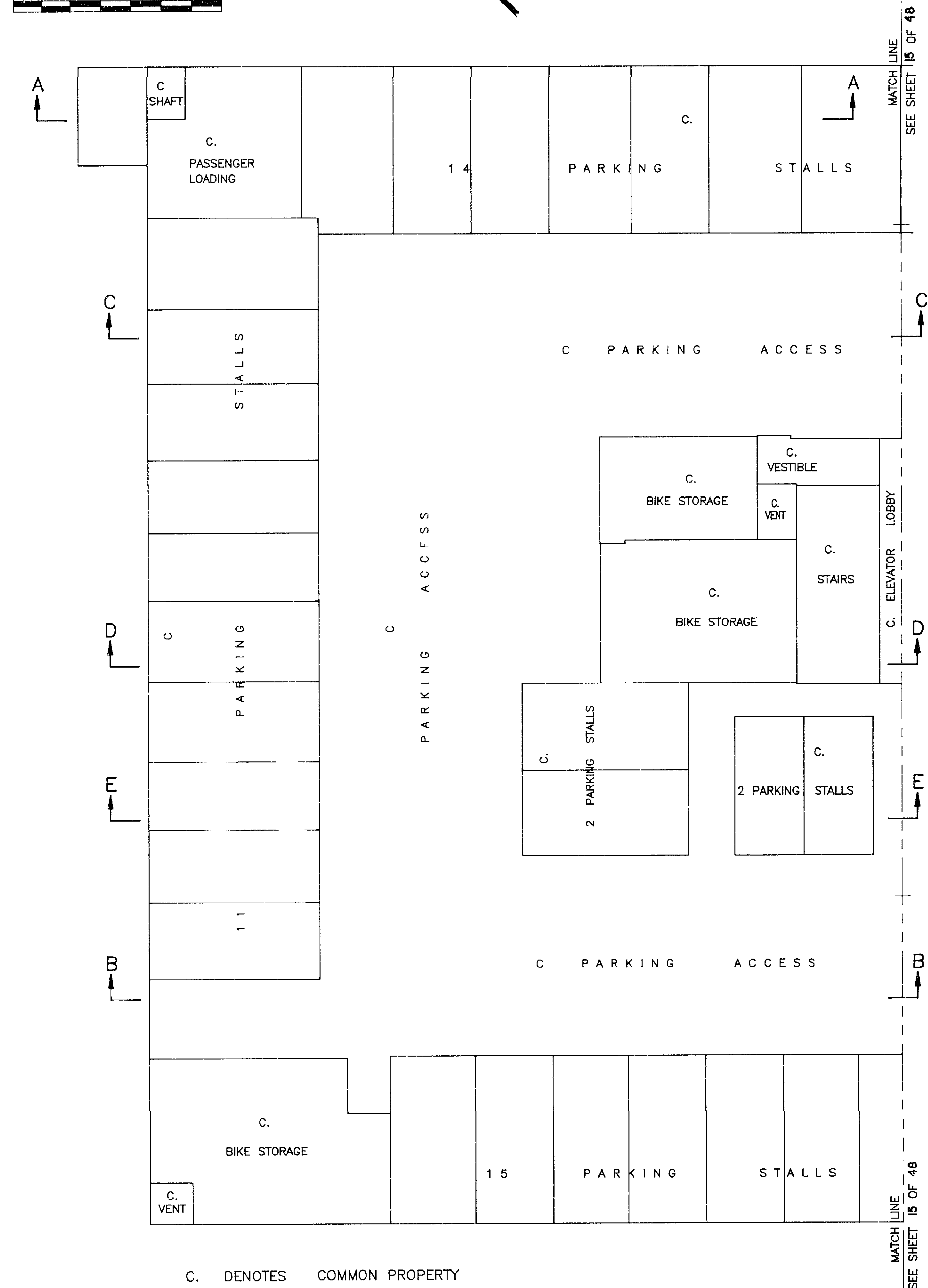
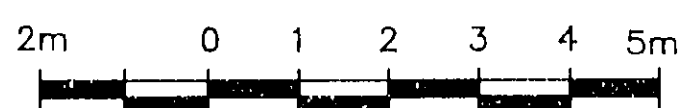
SCALE 1:125



" STRATA PLAN LMS 2745 "

PARKING LEVEL P-2

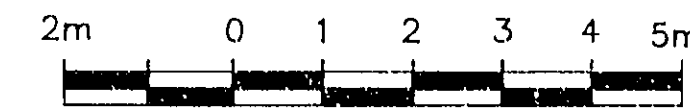
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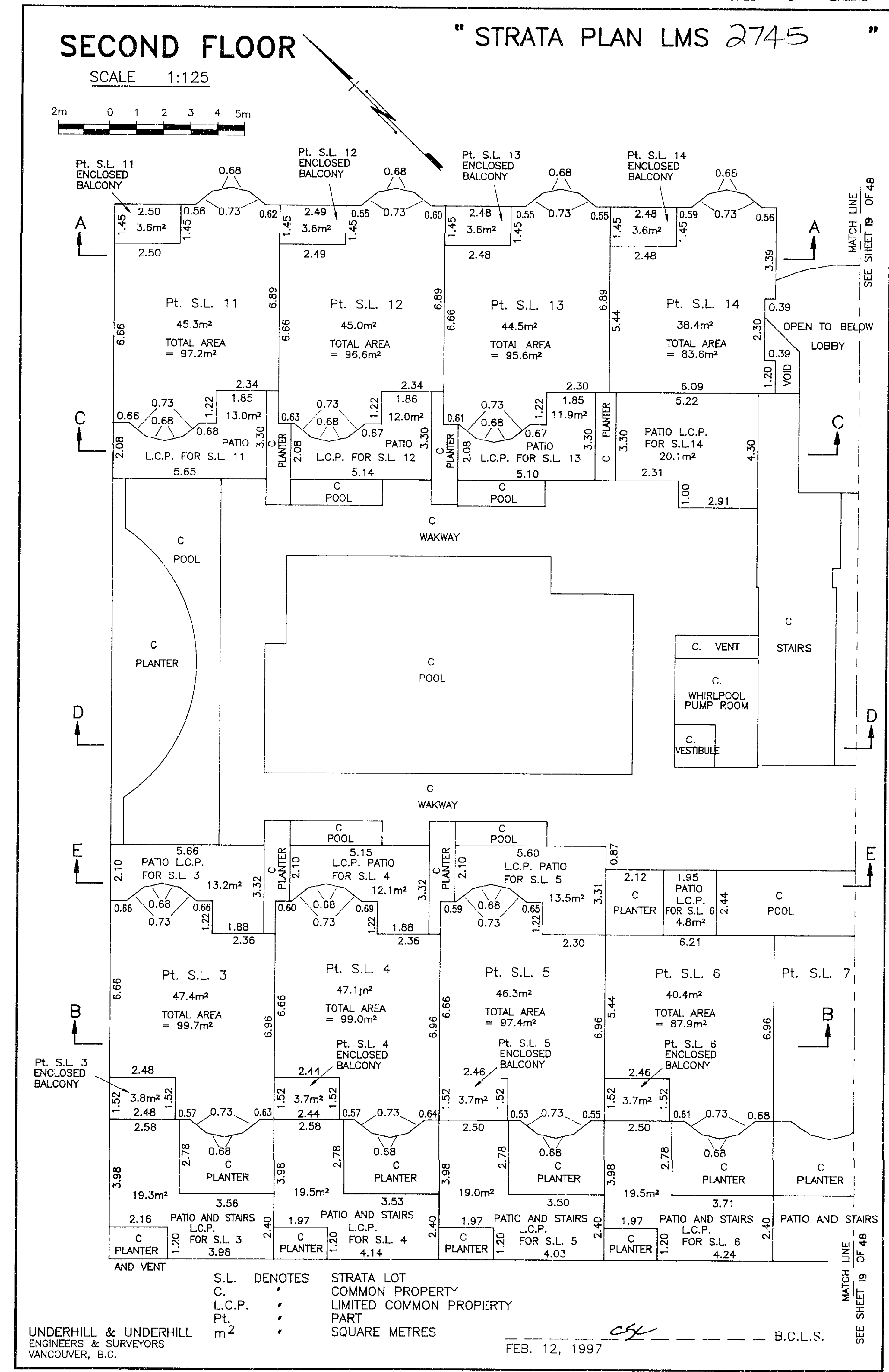
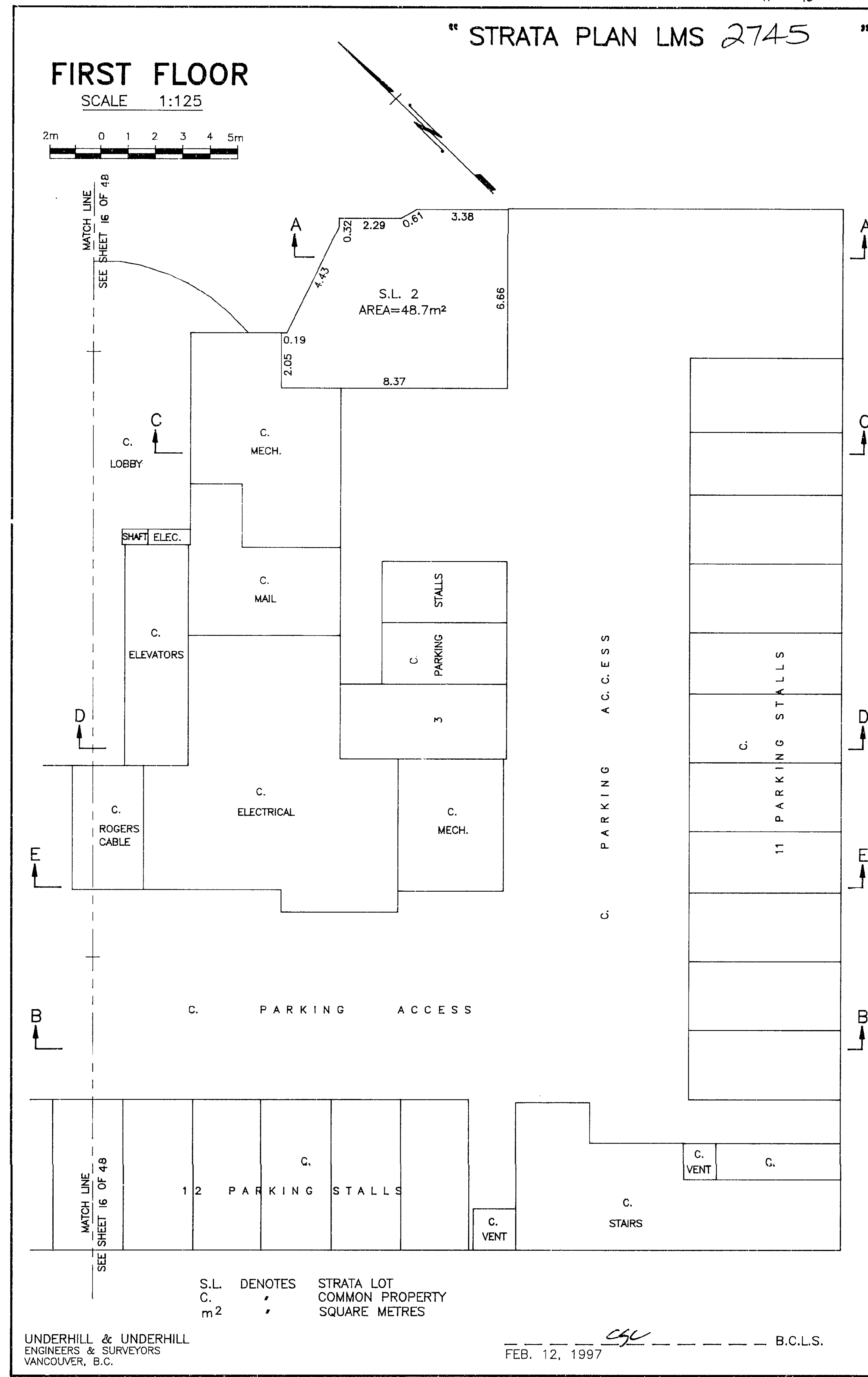
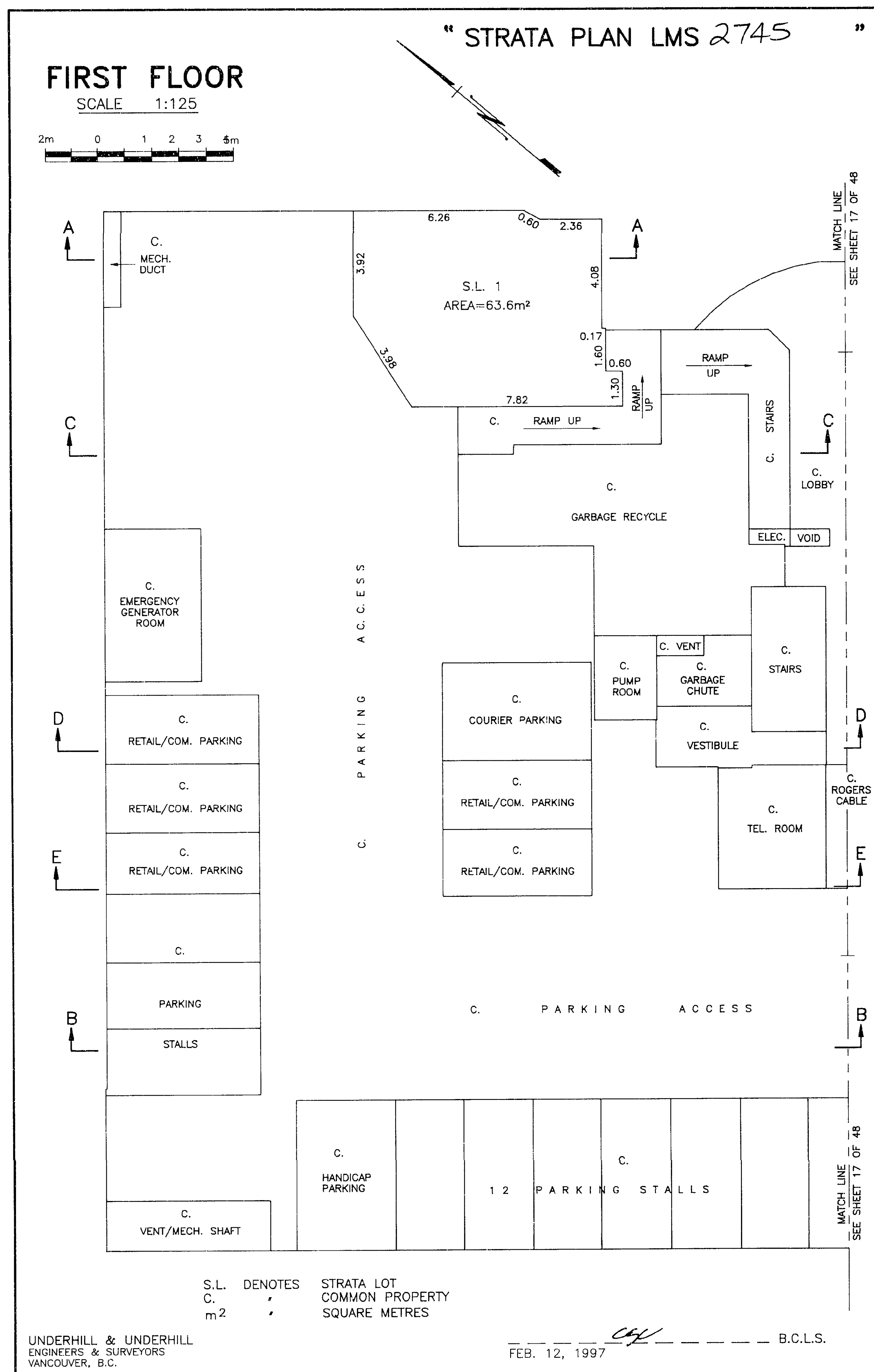


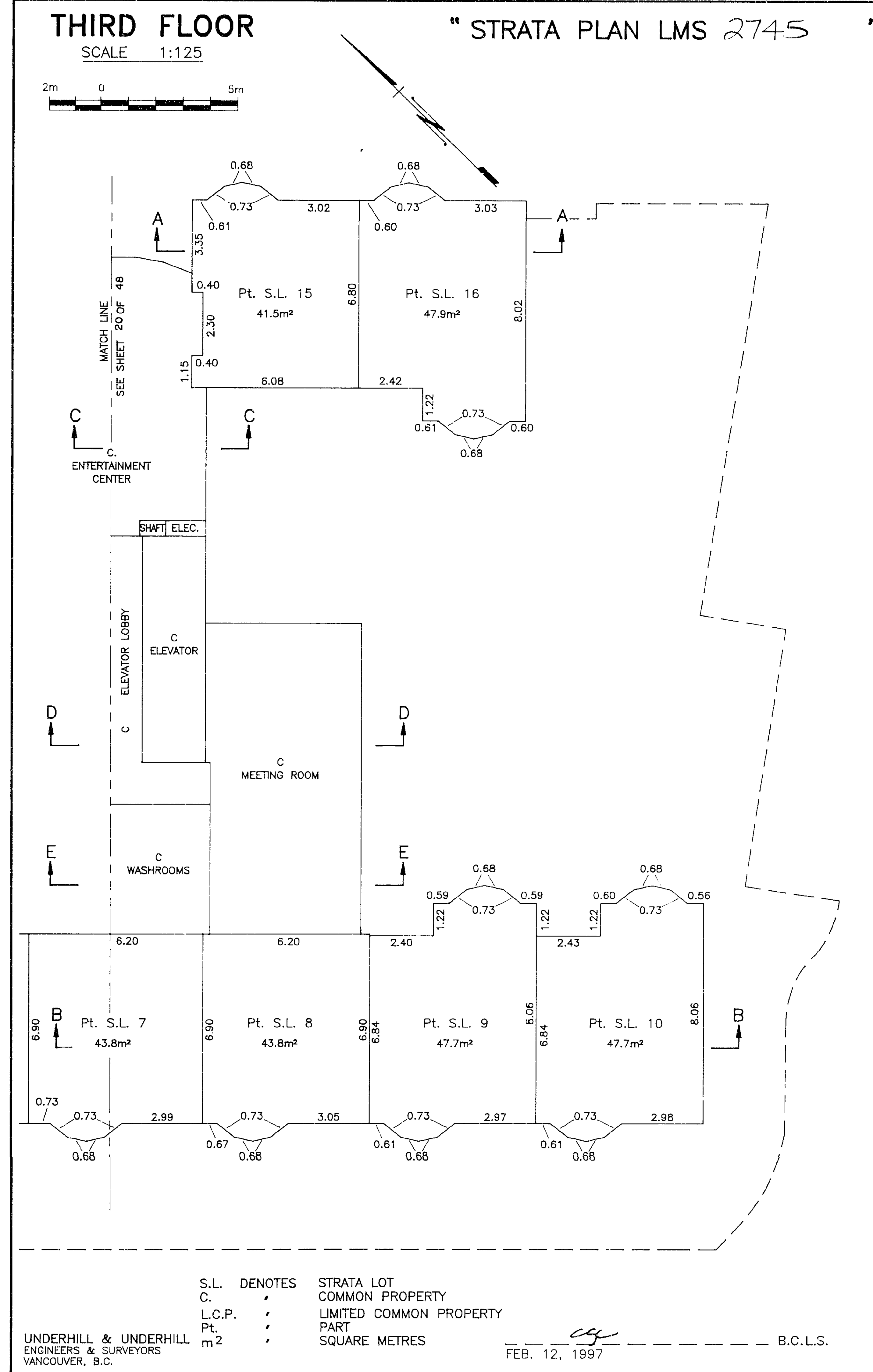
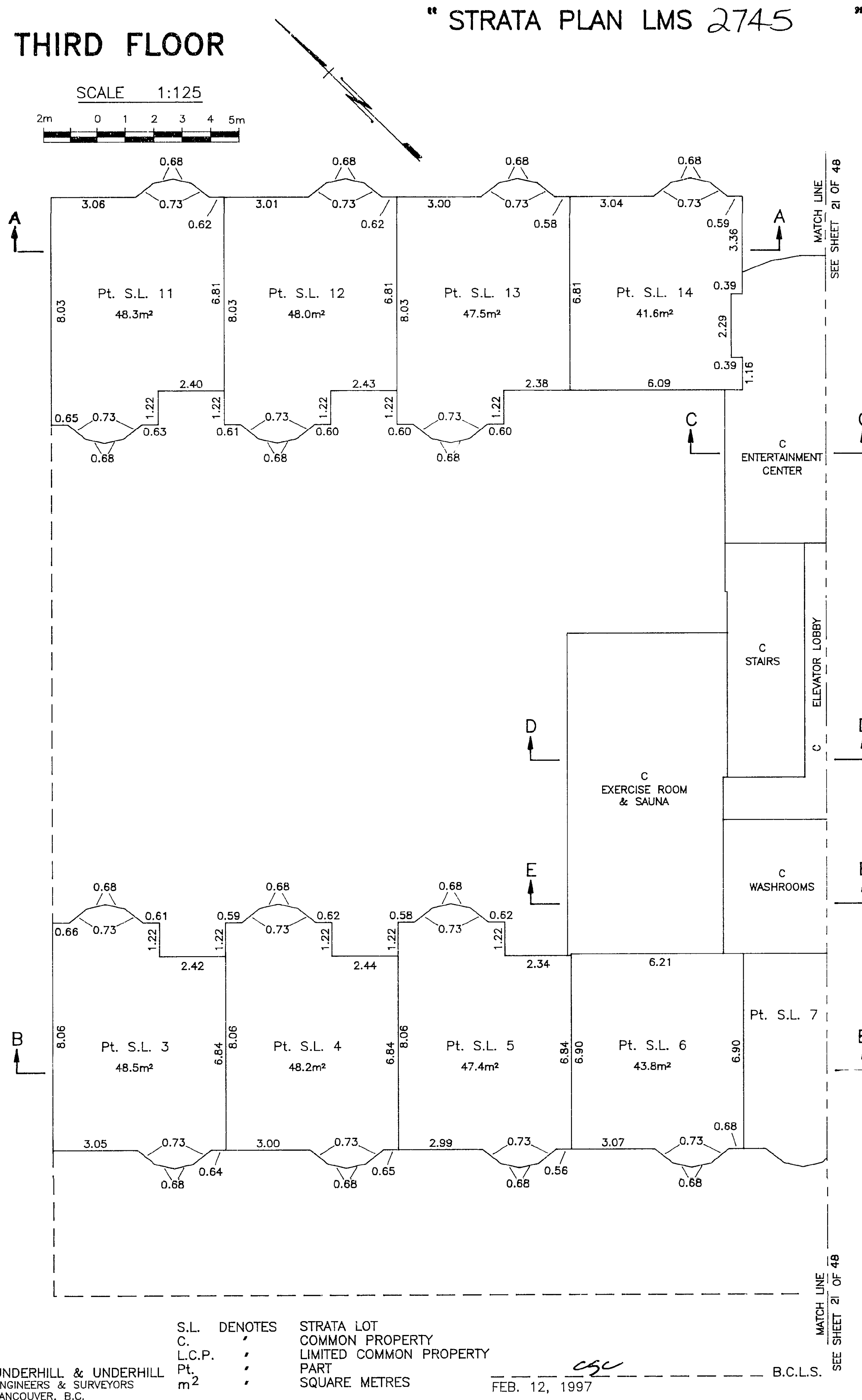
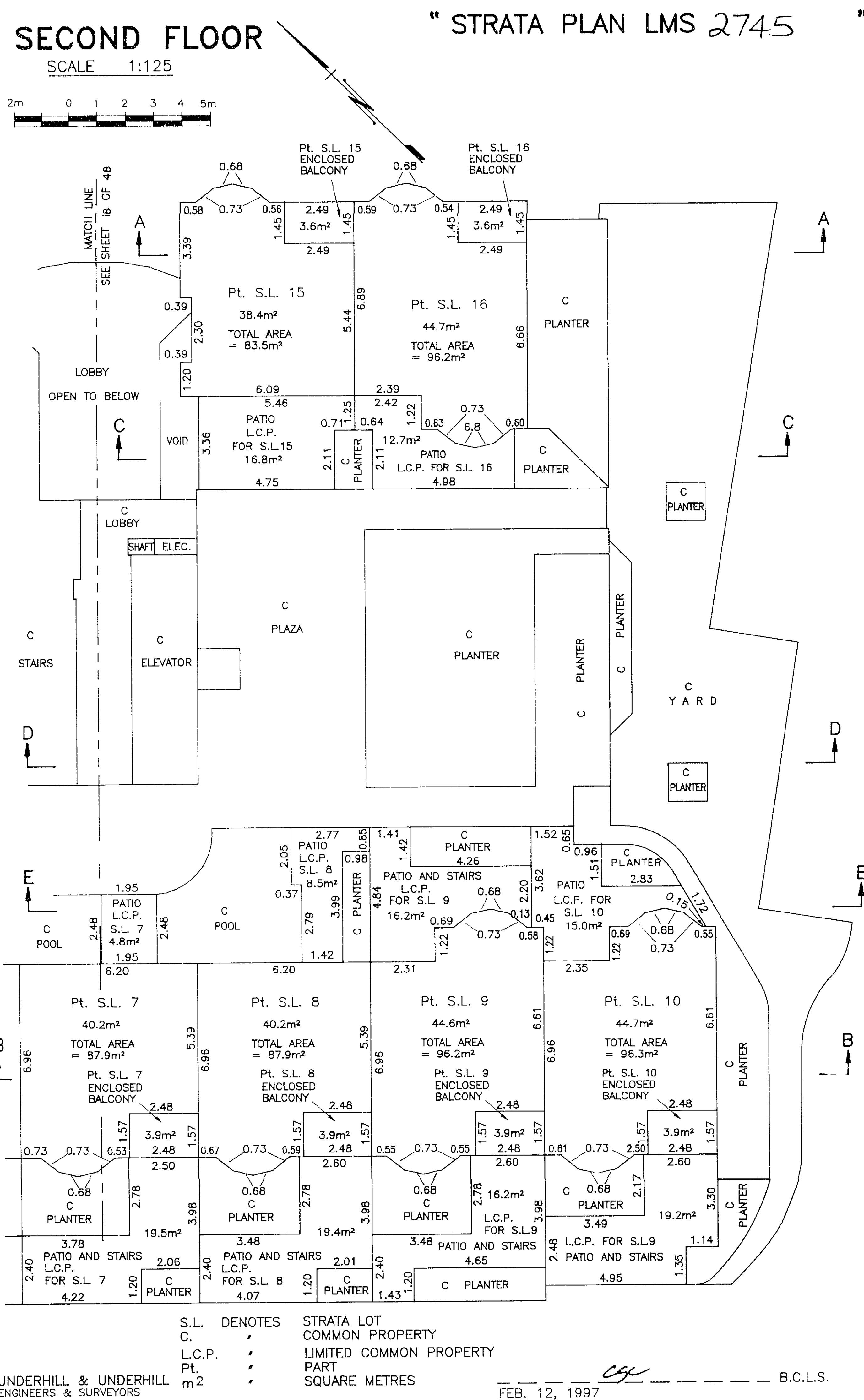
" STRATA PLAN LMS 2745 "

PARKING LEVEL P-2

SCALE 1:125

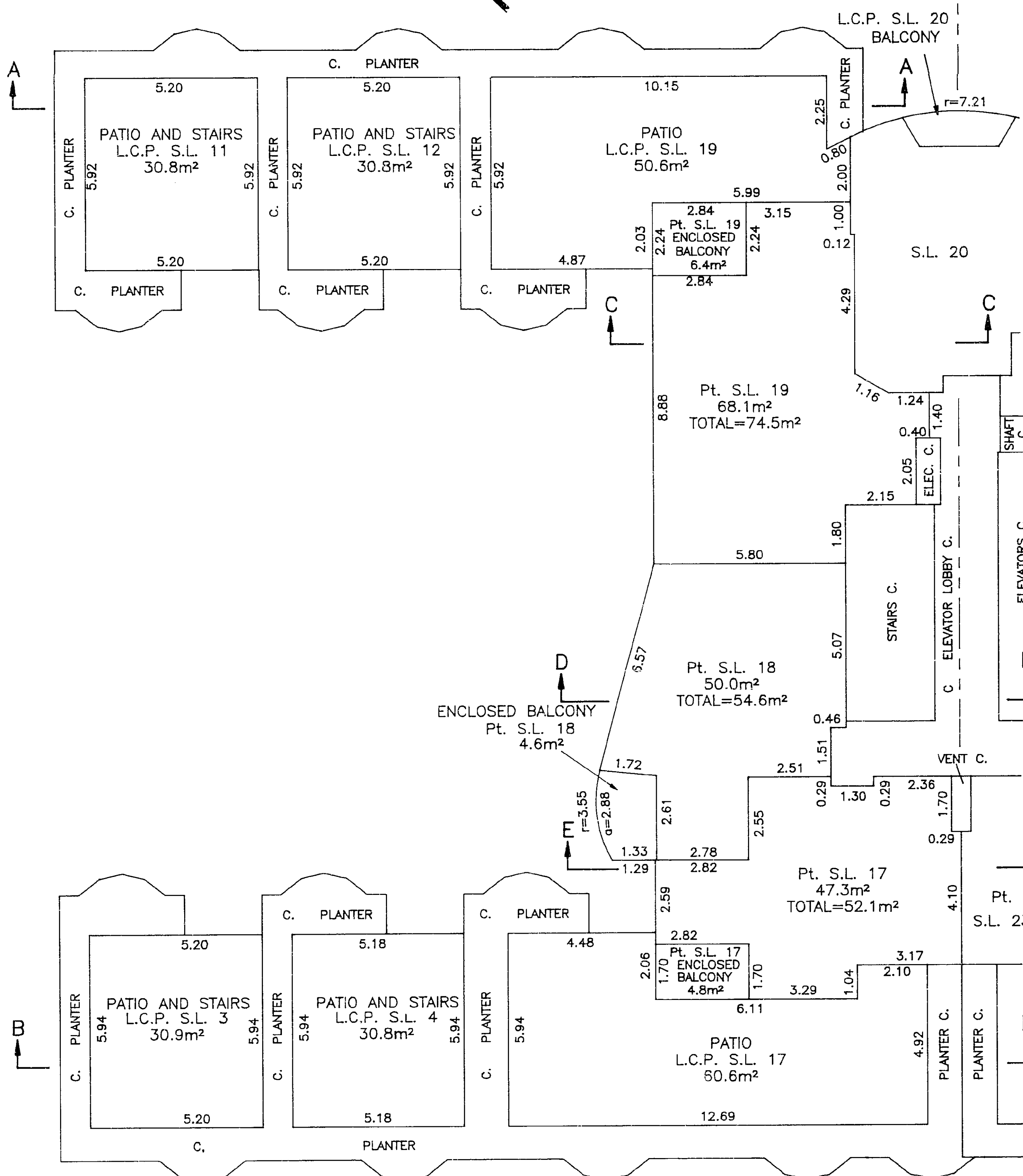
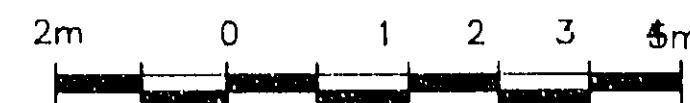






FIFTH FLOOR

SCALE 1:125



S.L. DENOTES STRATA LOT
C. COMMON PROPERTY
L.C.P. LIMITED COMMON PROPERTY
Pt. PART
m² SQUARE METRES

UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.

FEB. 12, 1997

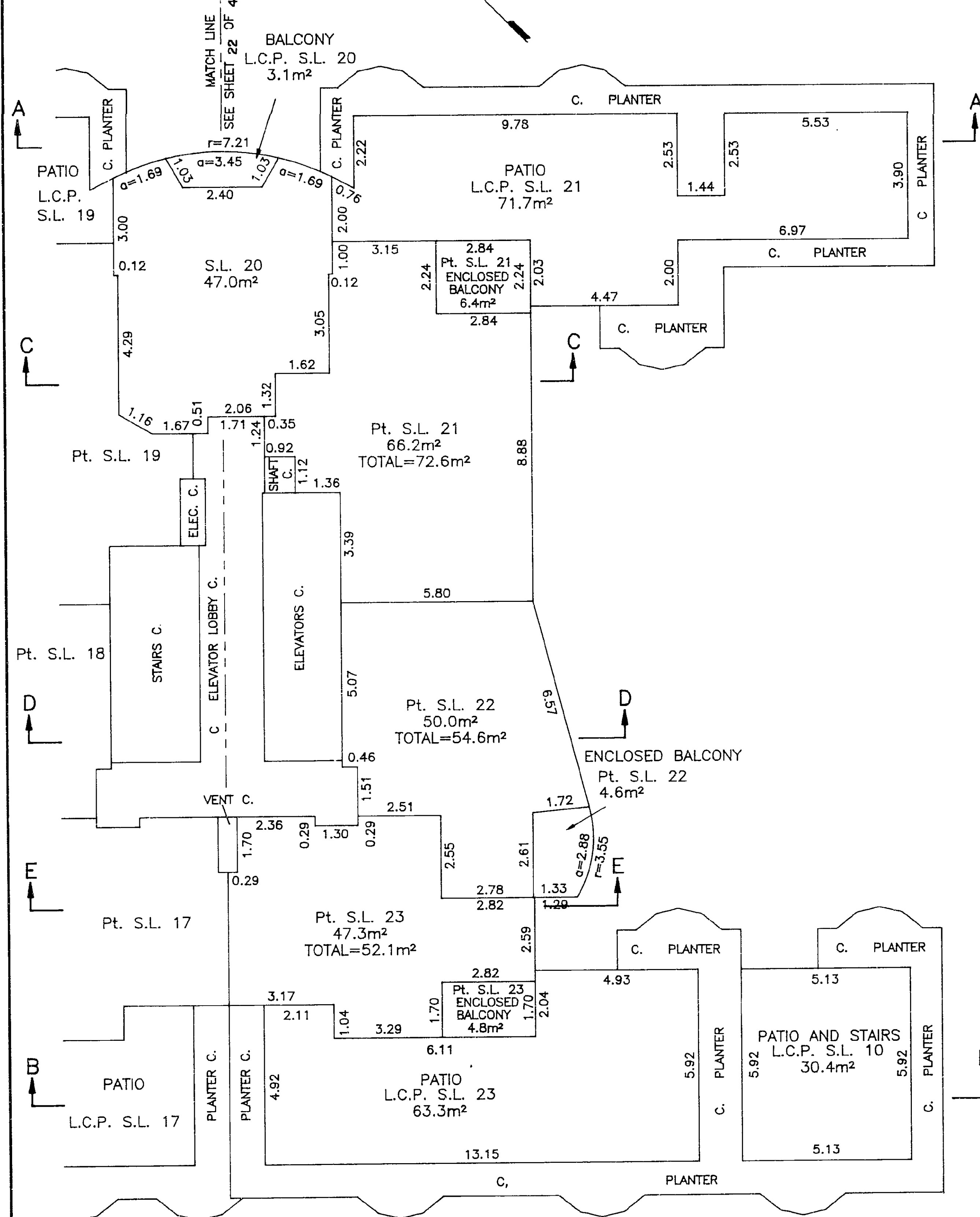
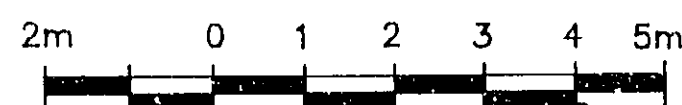
B.C.I.S.

FILE NO. UA985B5B.DWG

ST. 5-7

FIFTH FLOOR

SCALE 1:125



S.L. DENOTES STRATA LOT
C. COMMON PROPERTY
L.C.P. LIMITED COMMON PROPERTY
Pt. PART
m² SQUARE METRES

UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.

FEB. 12, 1997

B.C.I.S.

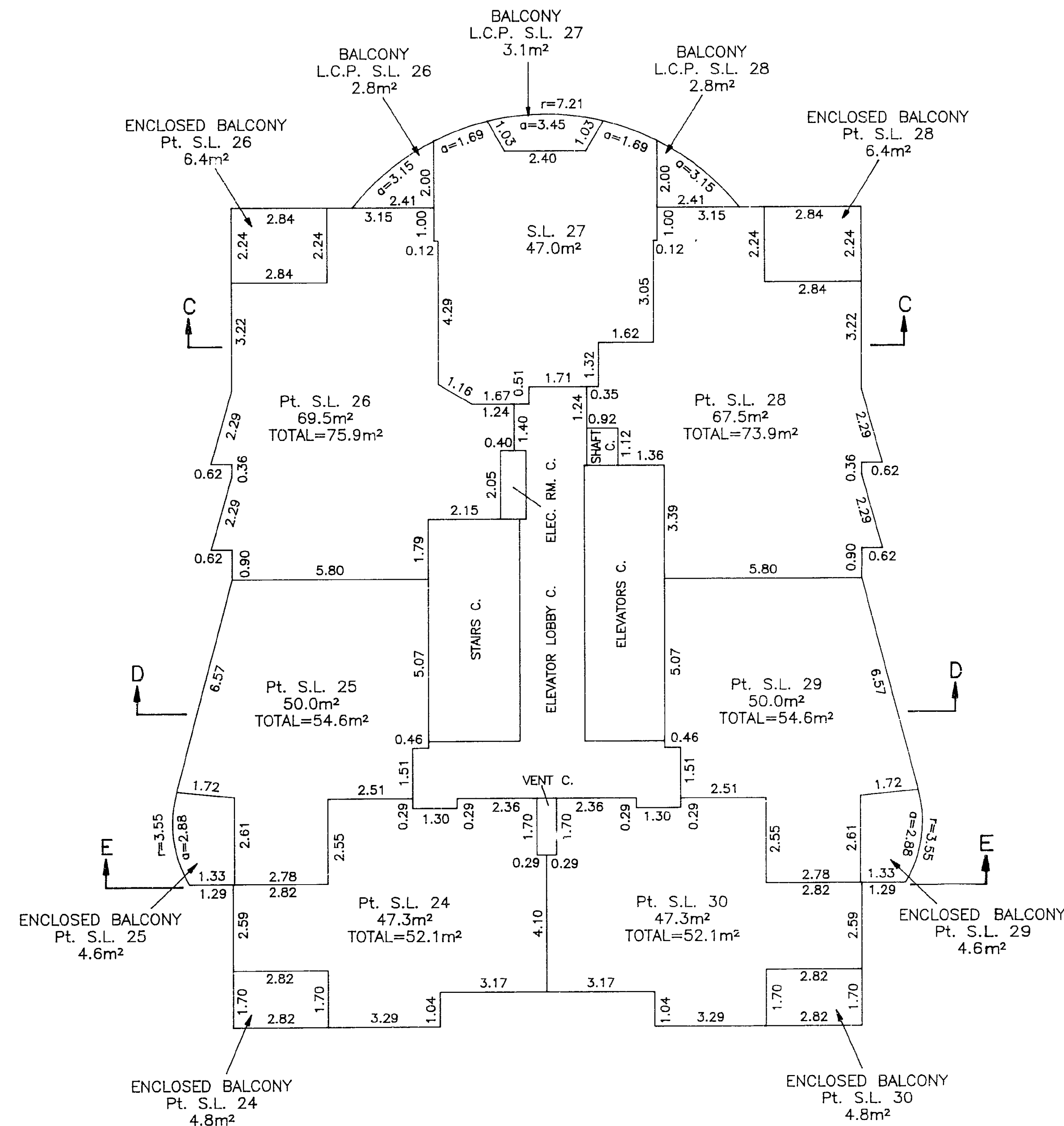
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ST. 5-7

"STRATA PLAN LMS 2745"

SIXTH FLOOR

SCALE 1:125



S.L. DENOTES STRATA LOT
C. COMMON PROPERTY
L.C.P. LIMITED COMMON PROPERTY
Pt. PART
m² SQUARE METRES

UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.

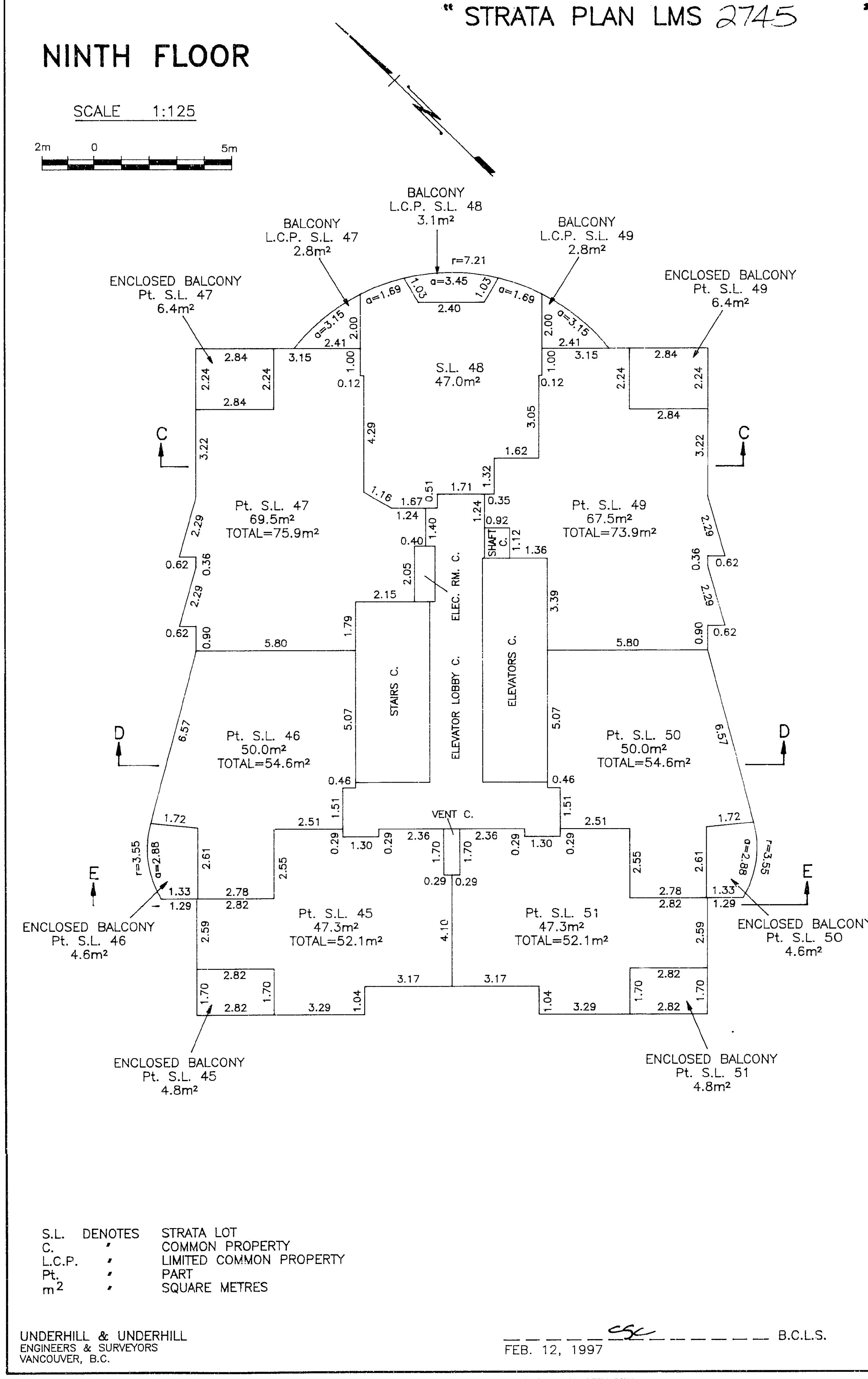
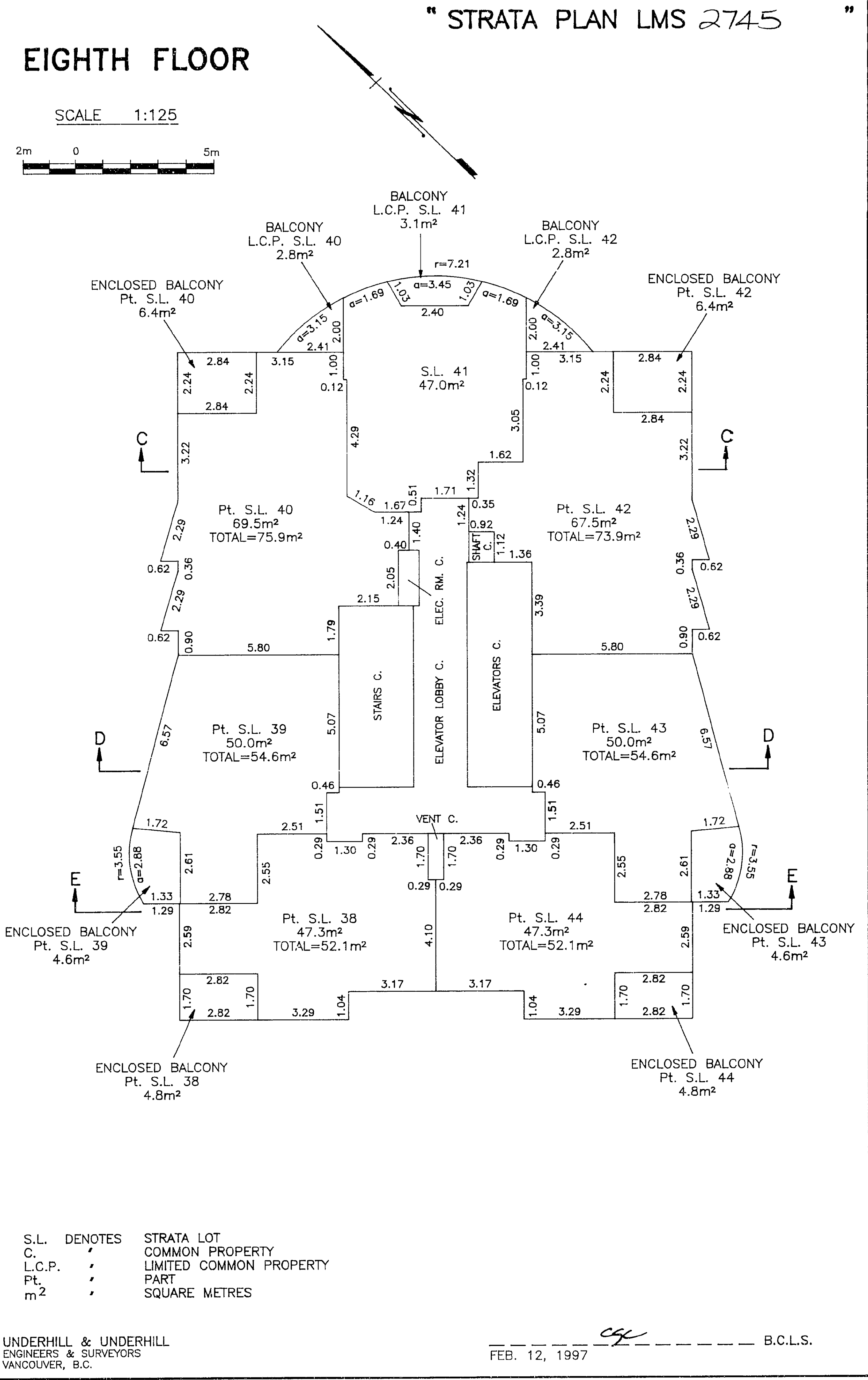
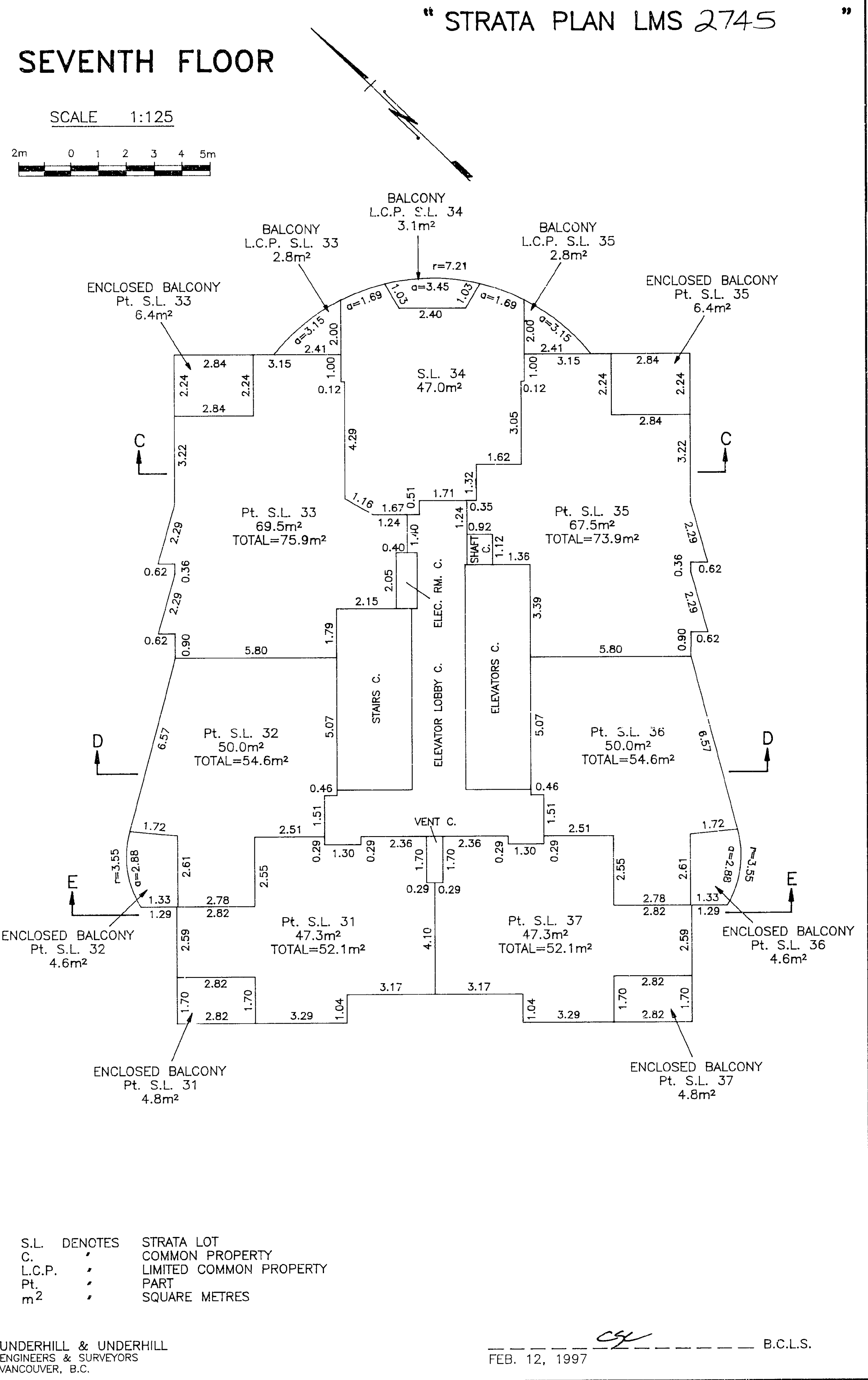
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B.C.I.S.

FILE NO. UA985B6.DWG

ST. 5-7

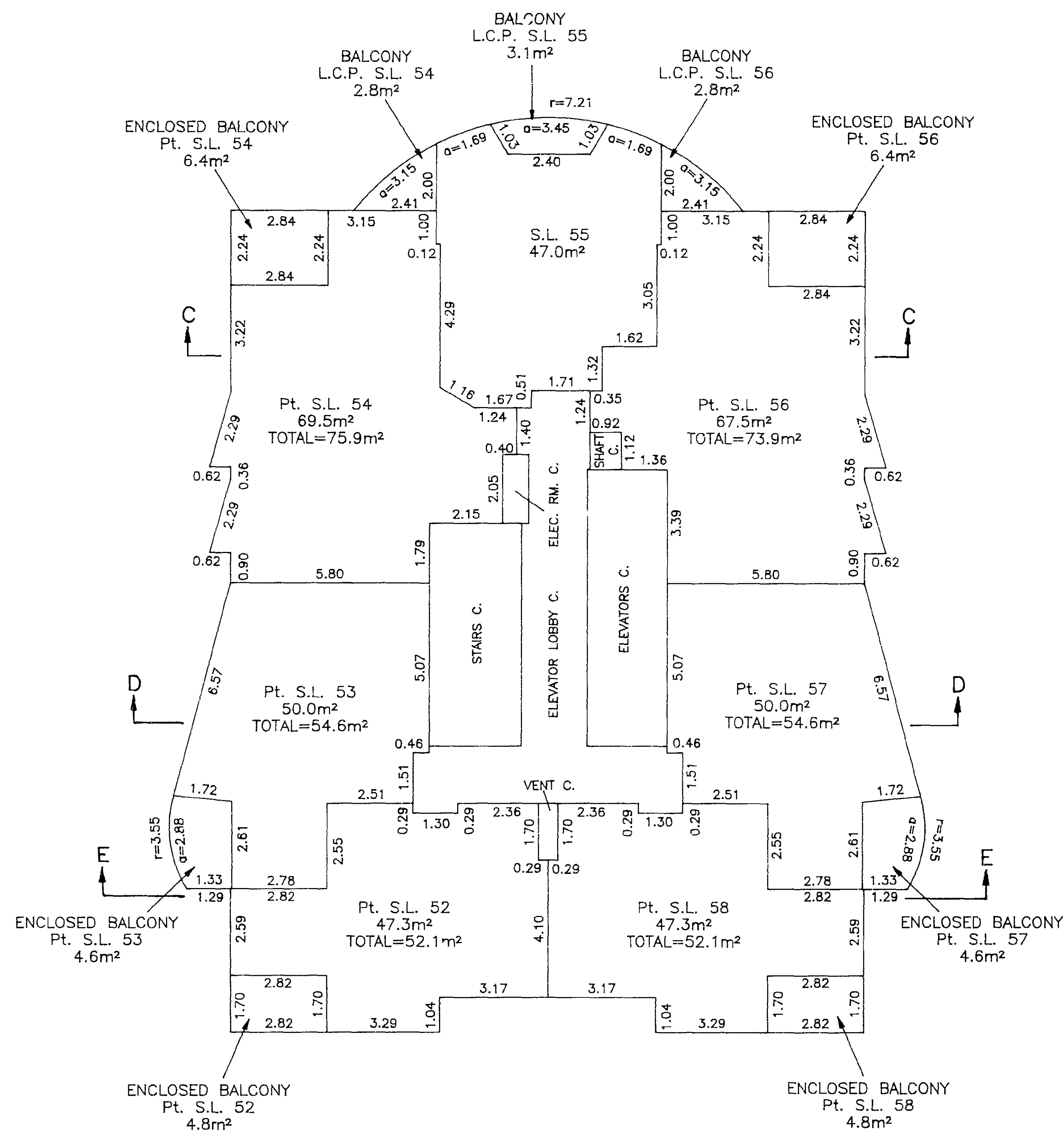
"STRATA PLAN LMS 2745"



"STRATA PLAN LMS 2745"

TENTH FLOOR

SCALE 1:125



S.L. DENOTES STRATA LOT
C. COMMON PROPERTY
L.C.P. LIMITED COMMON PROPERTY
Pt. PART
m² SQUARE METRES

UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.

FEB. 12, 1997

B.C.L.S.

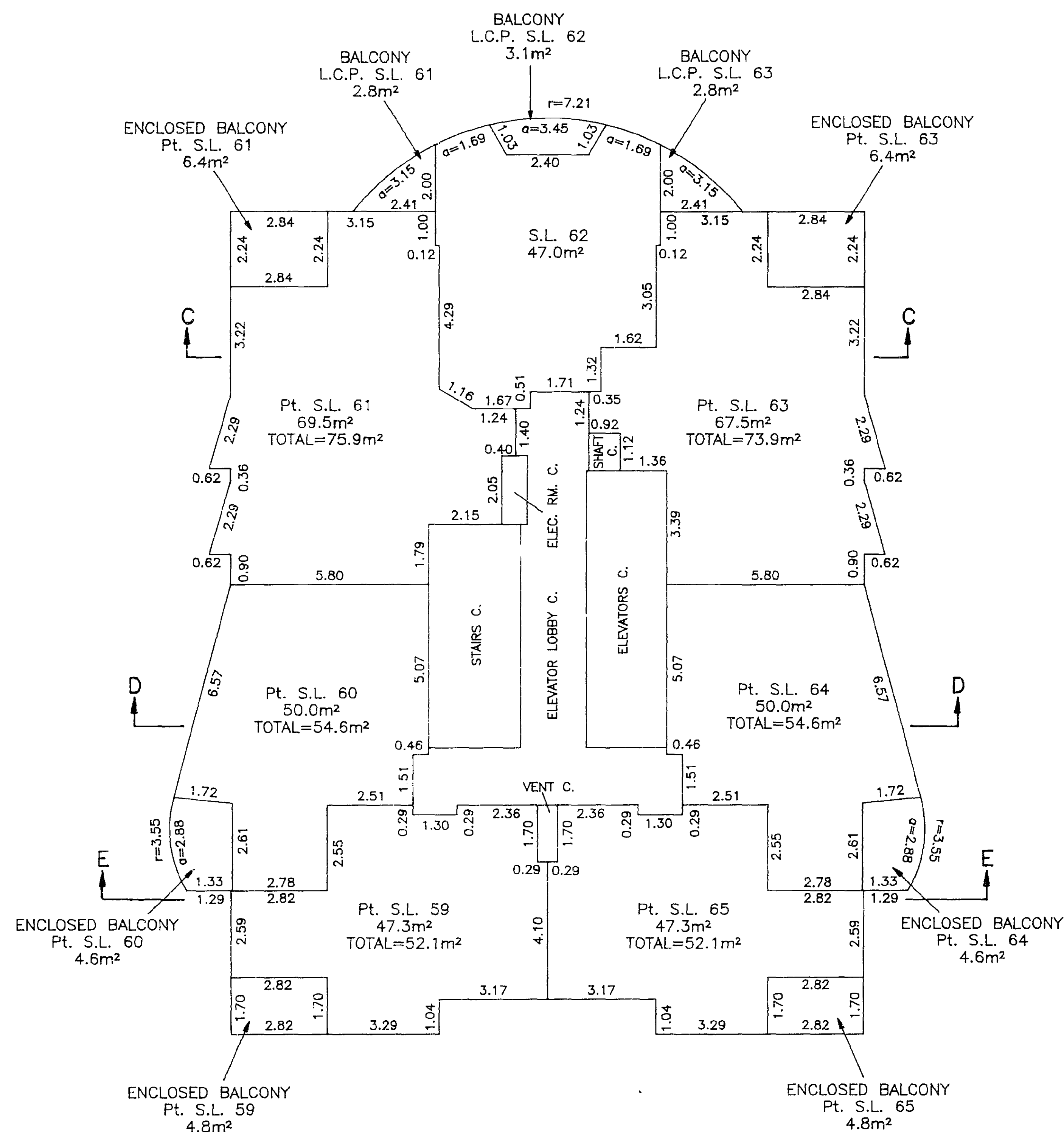
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ST. 5-7

"STRATA PLAN LMS 2745"

ELEVENTH FLOOR

SCALE 1:125



S.L. DENOTES STRATA LOT
C. COMMON PROPERTY
L.C.P. LIMITED COMMON PROPERTY
Pt. PART
m² SQUARE METRES

UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.

FEB. 12, 1997

B.C.L.S.

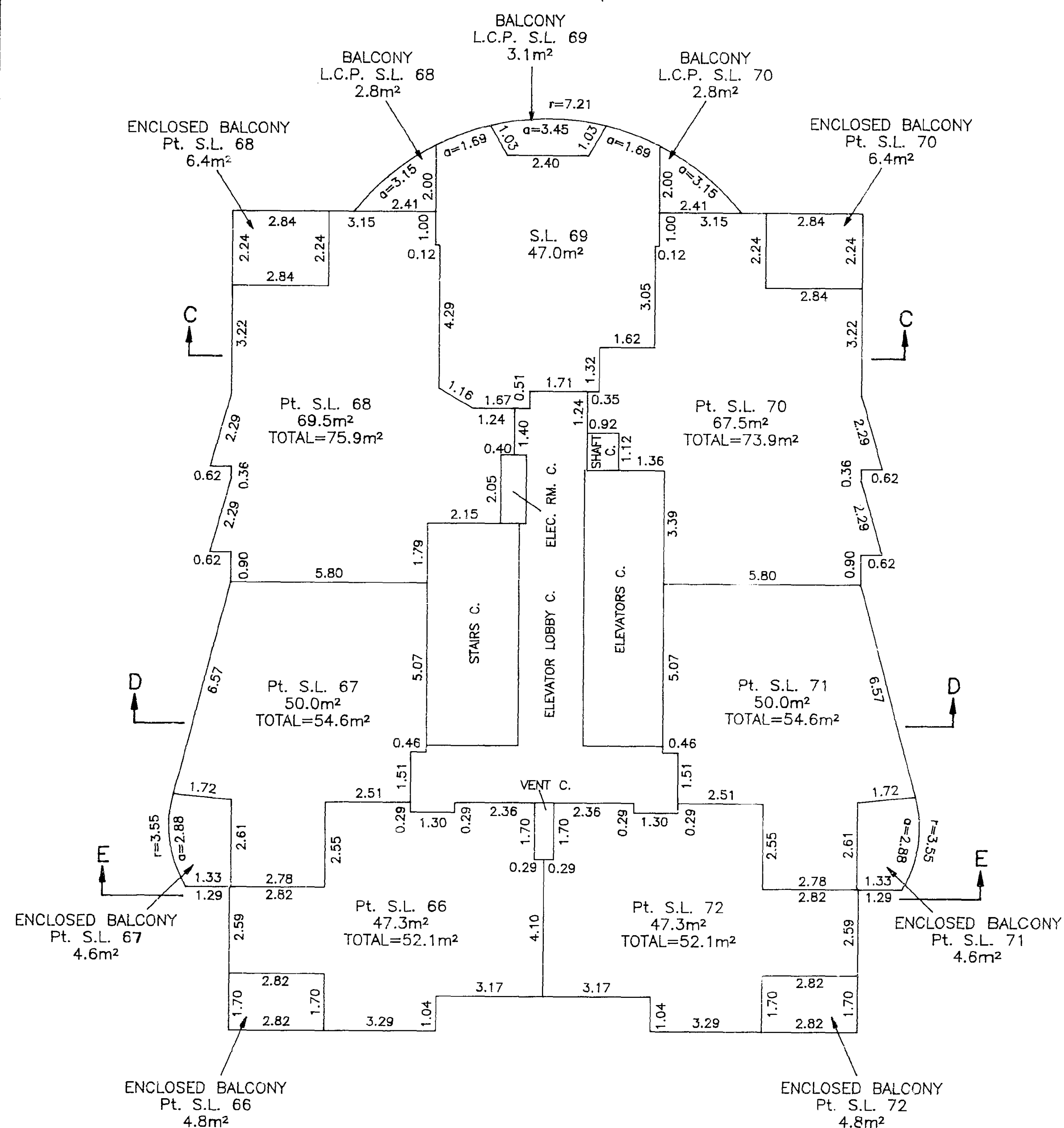
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ST. 5-7

"STRATA PLAN LMS 2745"

TWELFTH FLOOR

SCALE 1:125



S.L. DENOTES STRATA LOT
C. COMMON PROPERTY
L.C.P. LIMITED COMMON PROPERTY
Pt. PART
m² SQUARE METRES

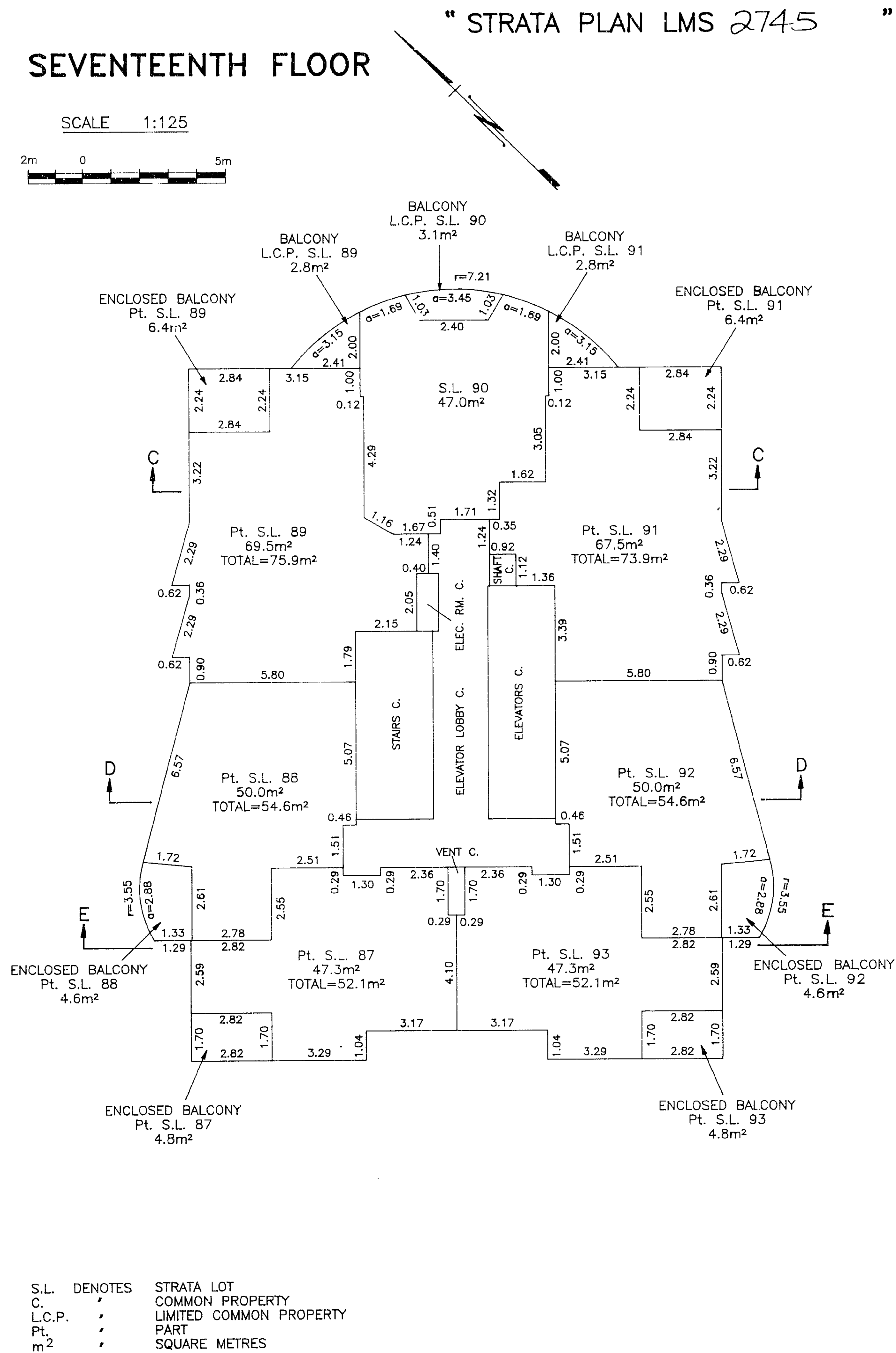
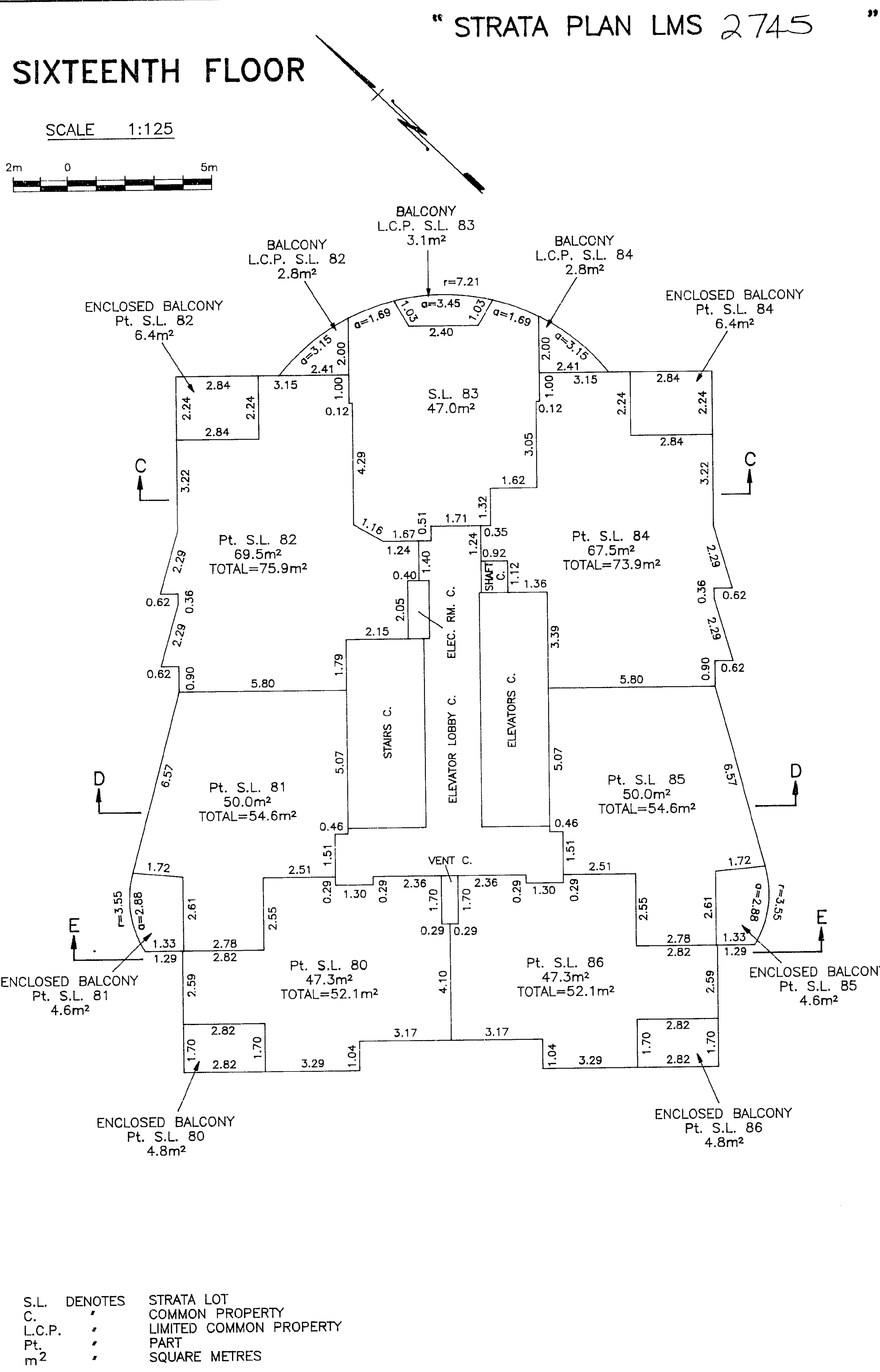
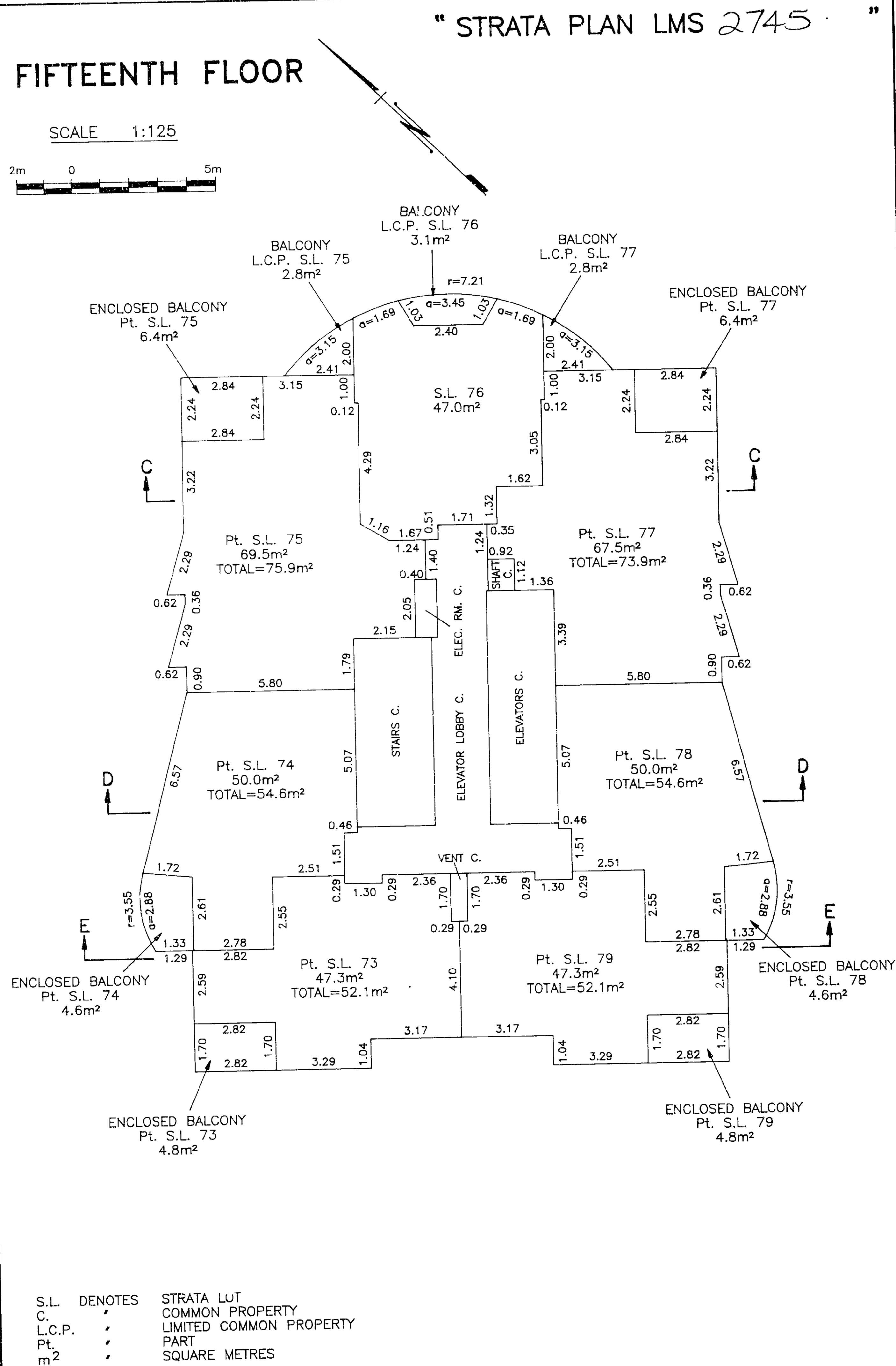
UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.

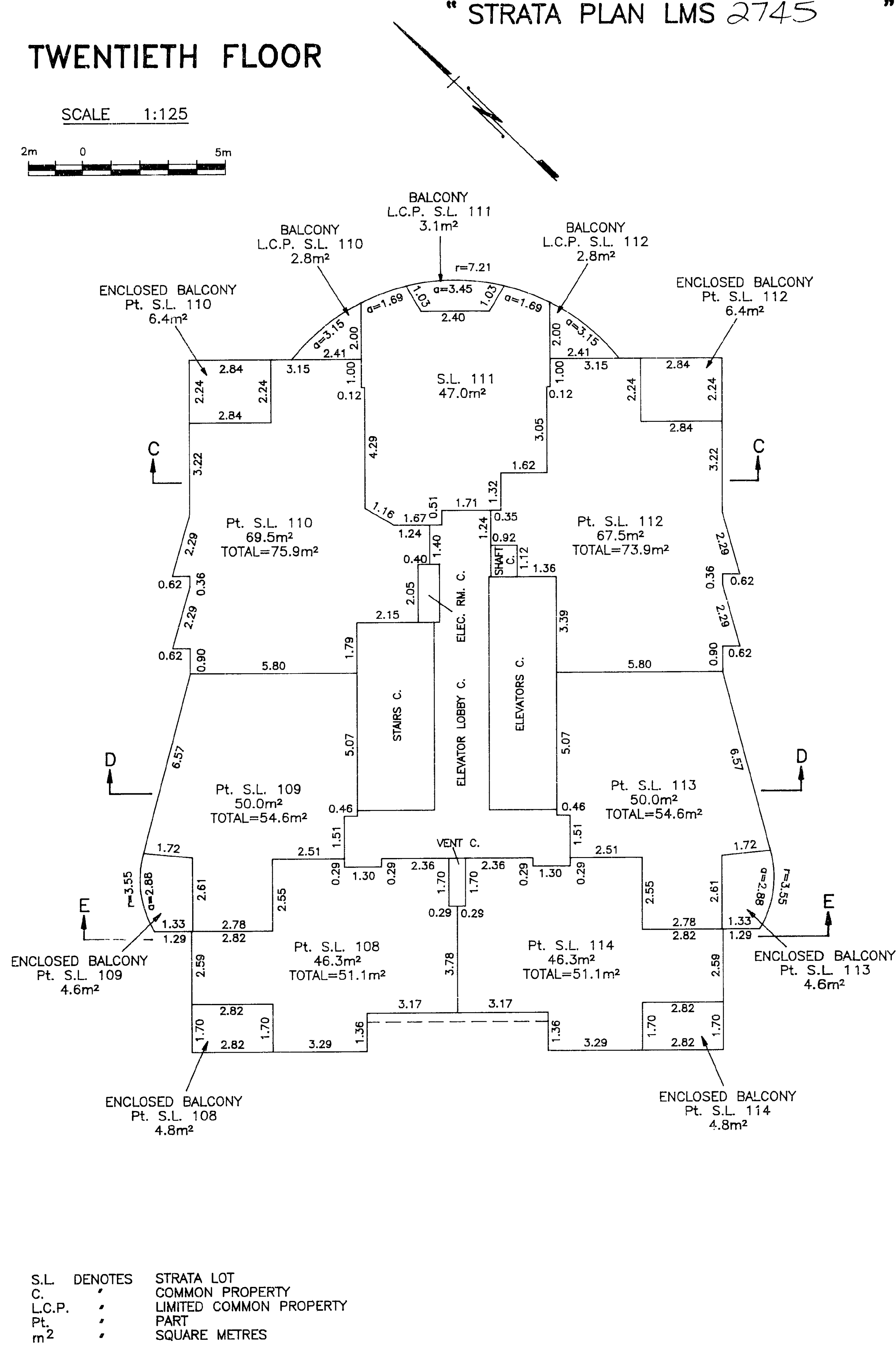
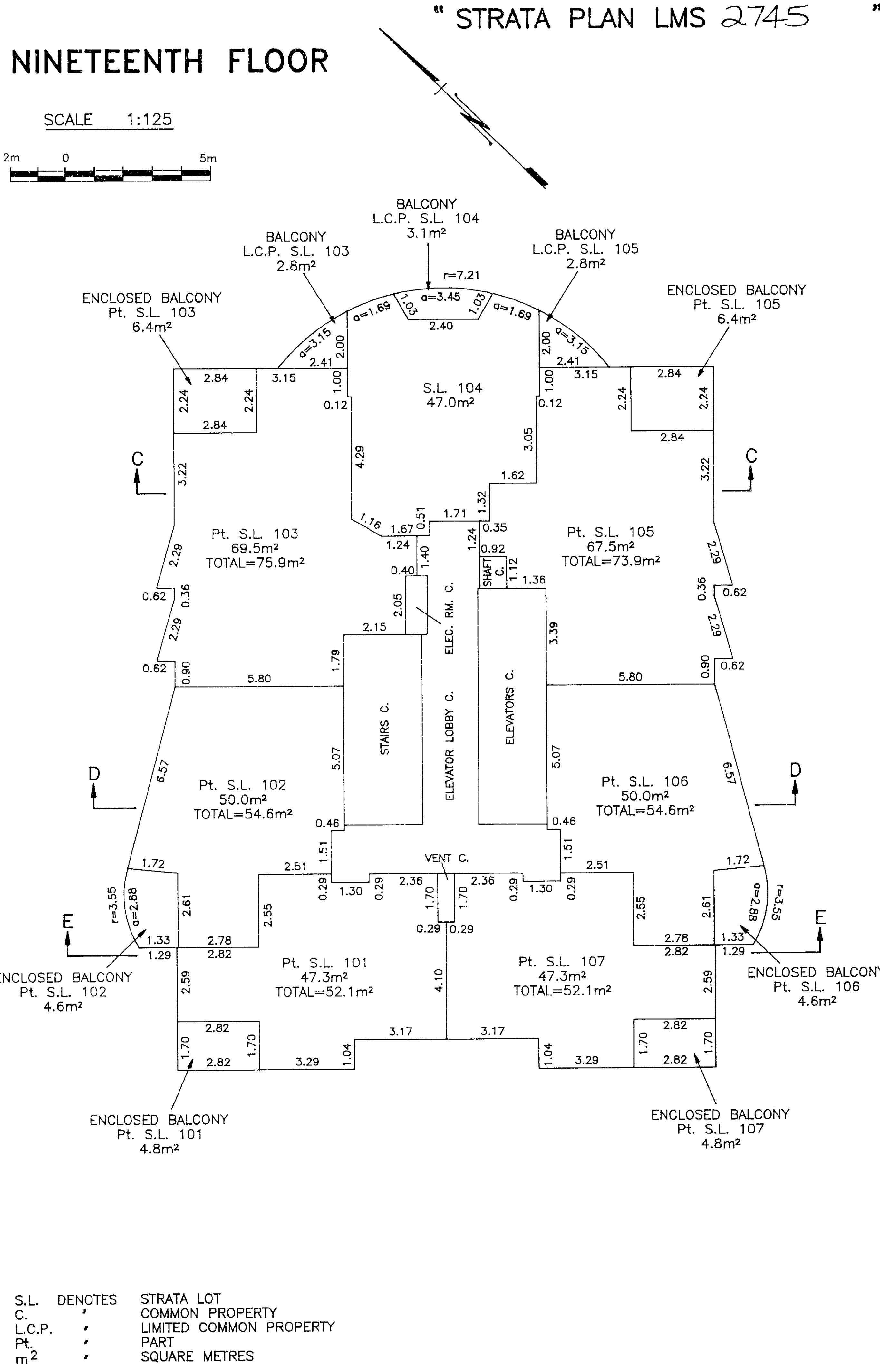
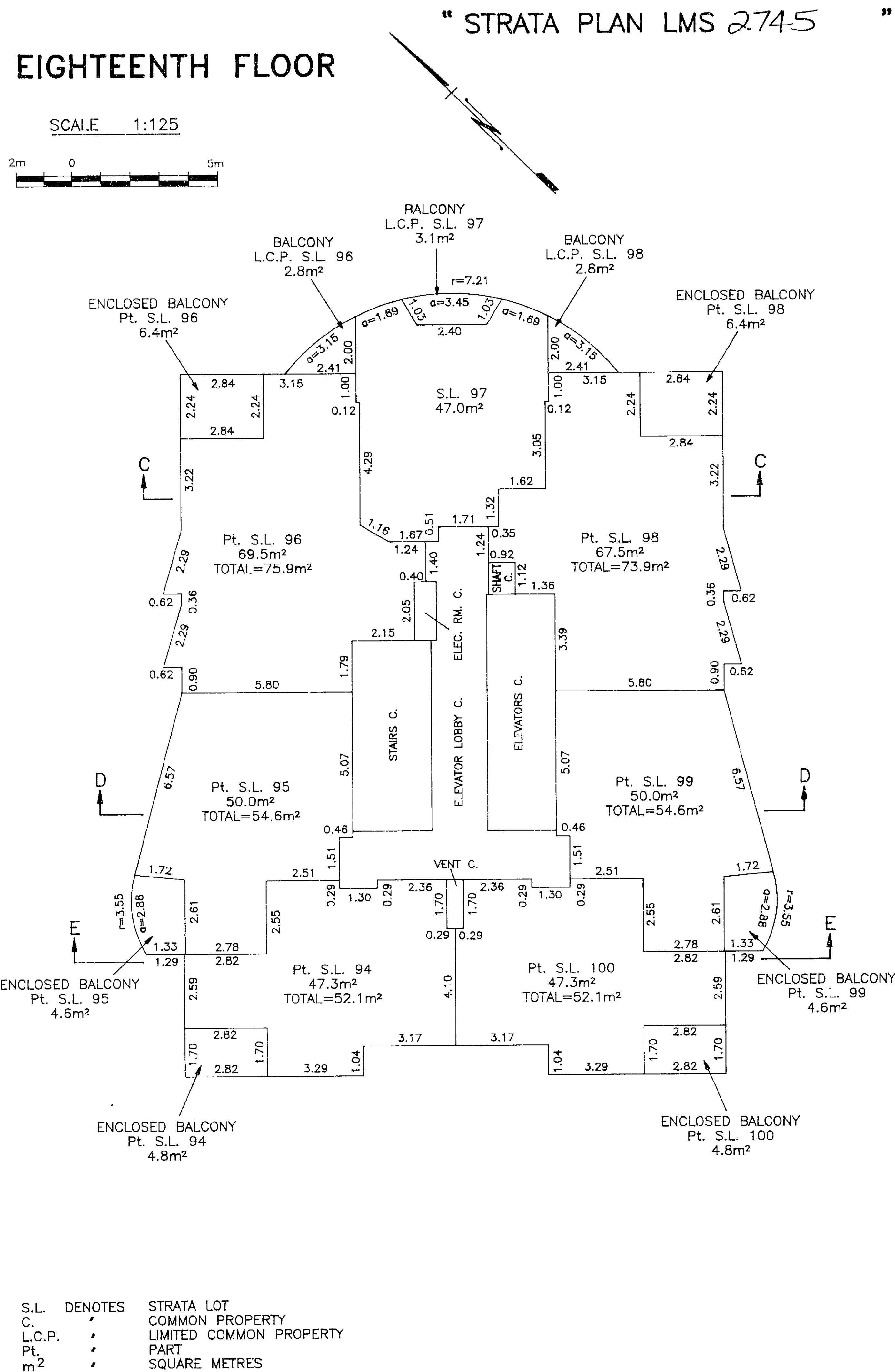
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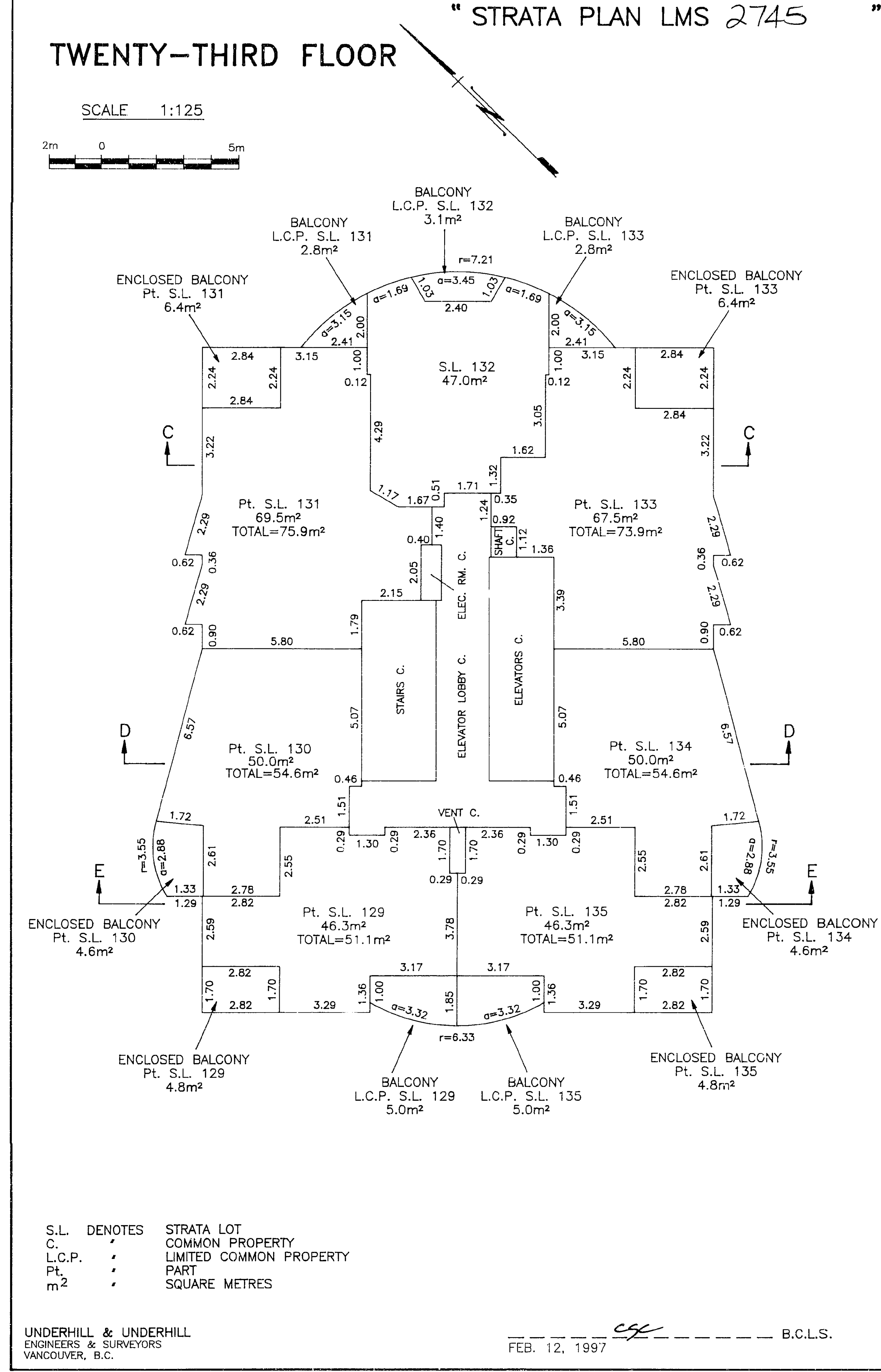
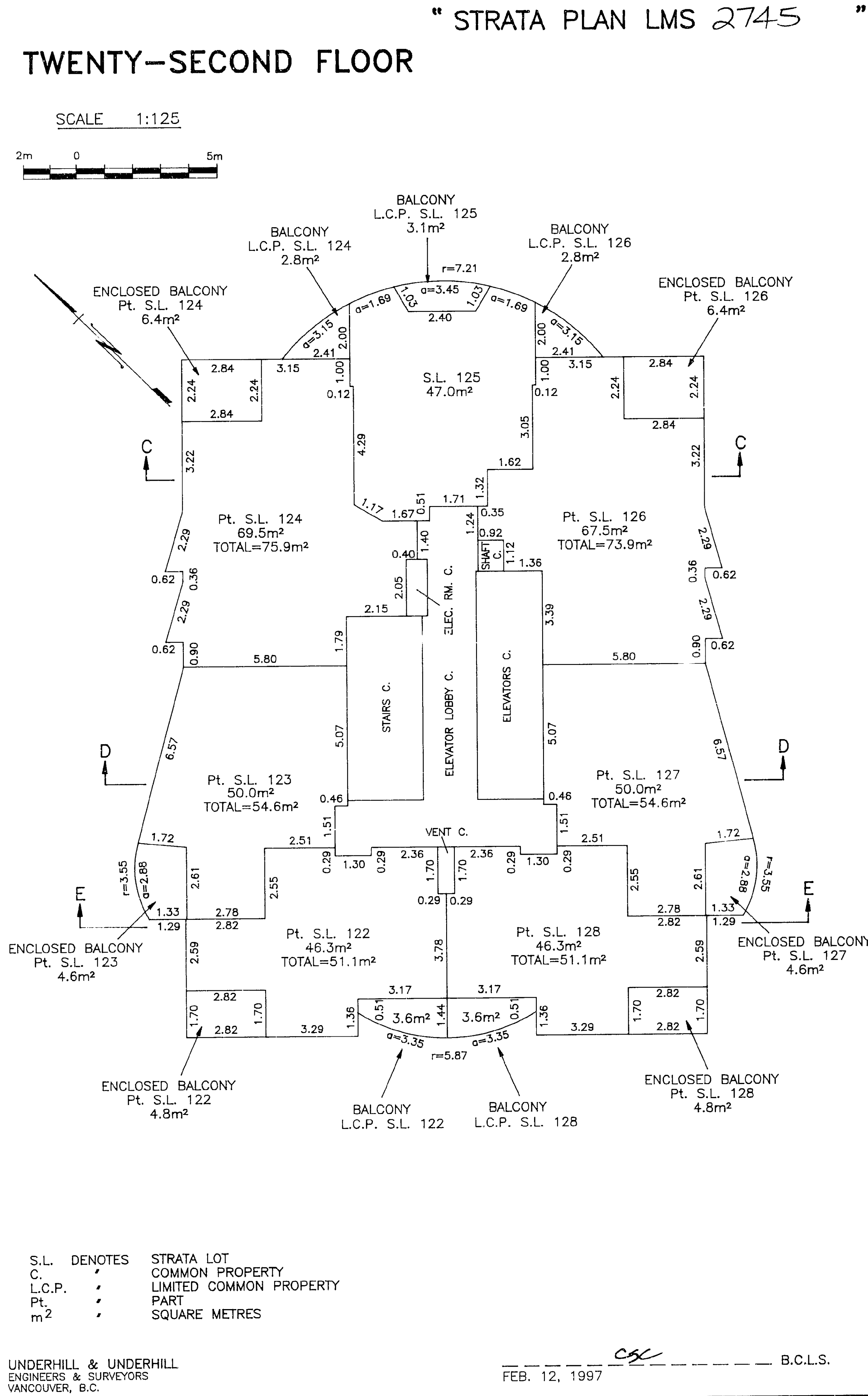
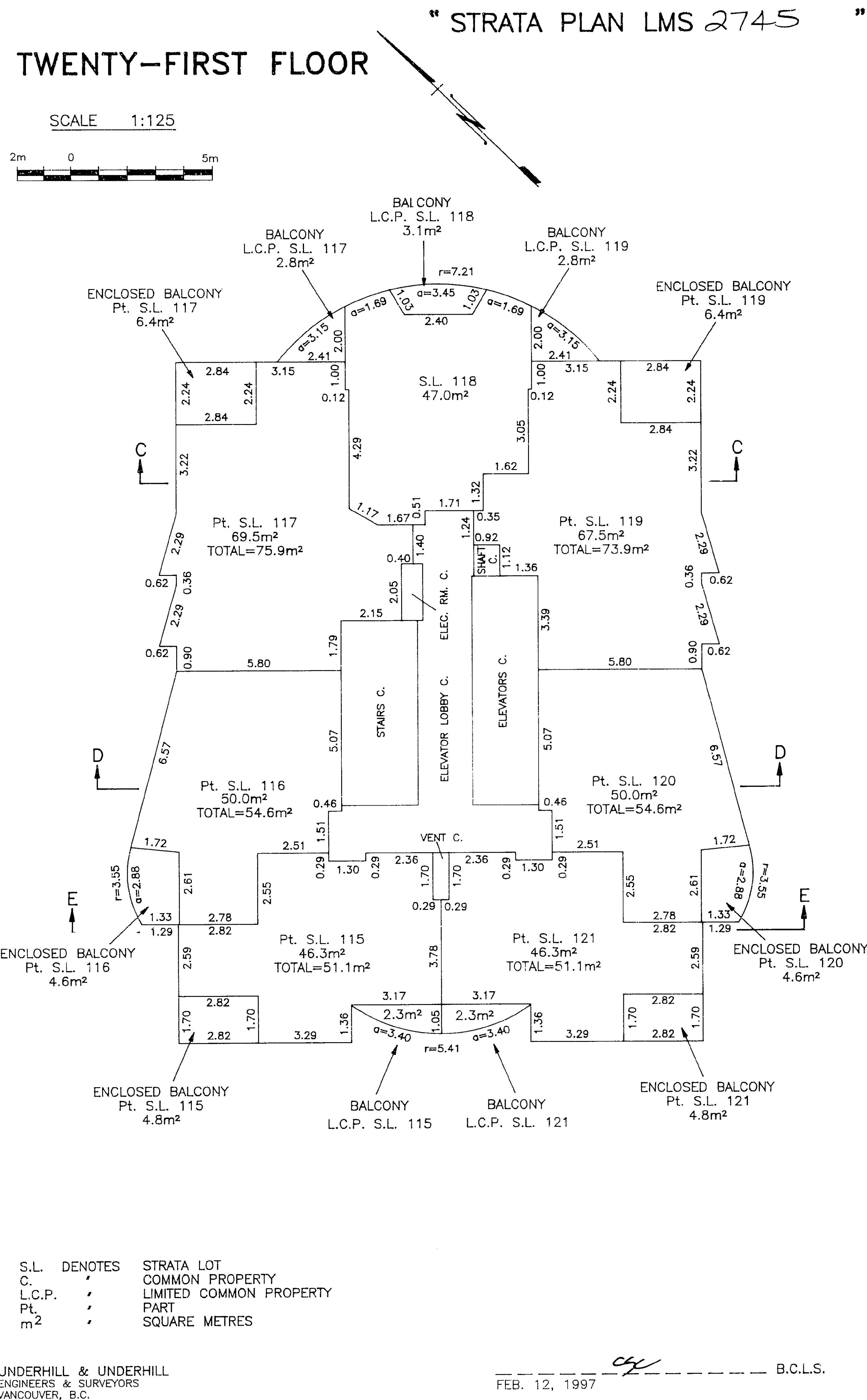
B.C.L.S.

FILE NO. UA985B12.DWG

ST. 5-7

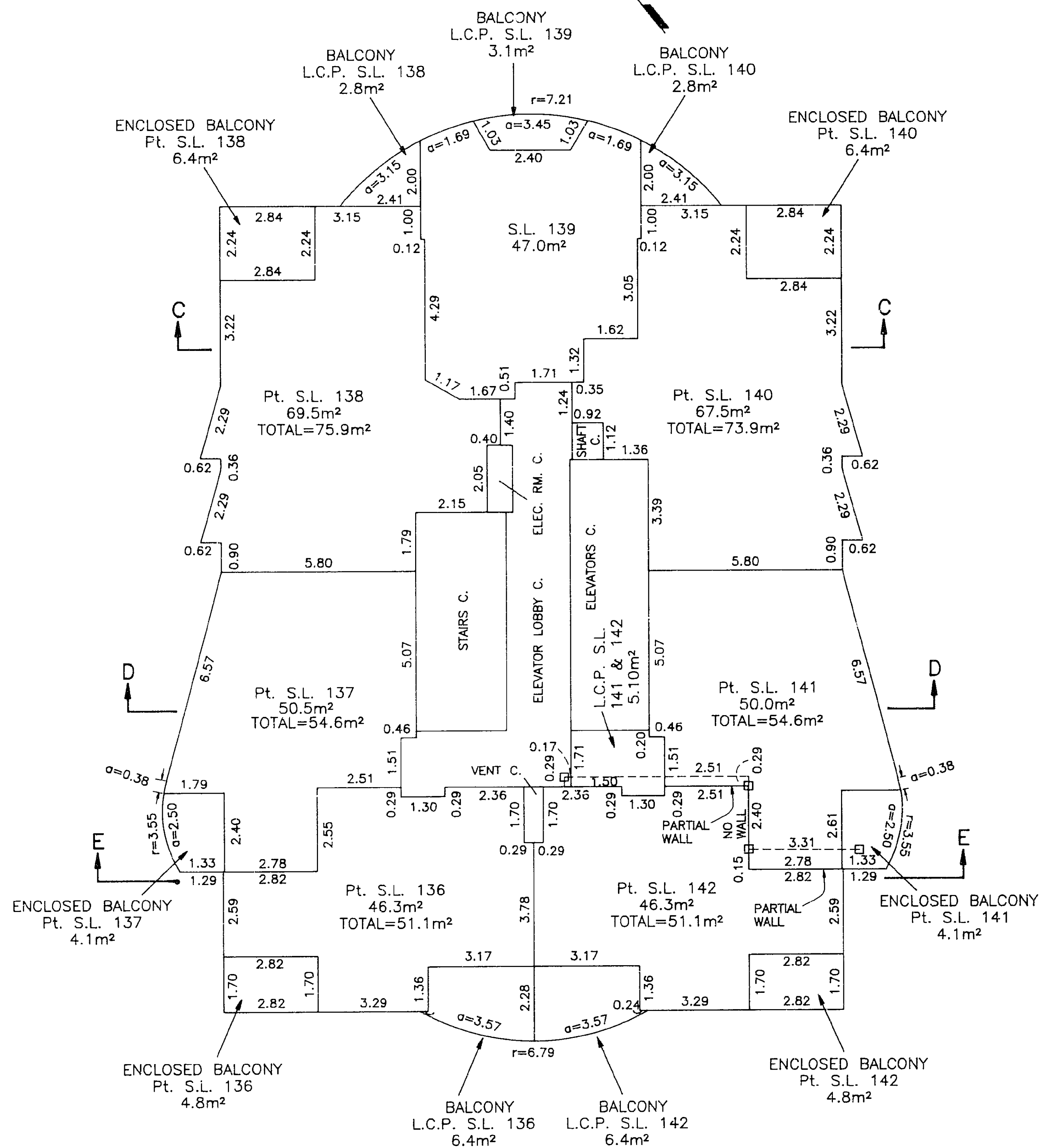






TWENTY-FIFTH FLOOR "STRATA PLAN LMS 2745"

SCALE 1:125



S.L.	DENOTES	STRATA LOT
C.	"	COMMON PROPERTY
L.C.P.	"	LIMITED COMMON PROPERTY
Pt.	"	PART
m ²	"	SQUARE METRES
□	"	LEAD PLUG PLACED

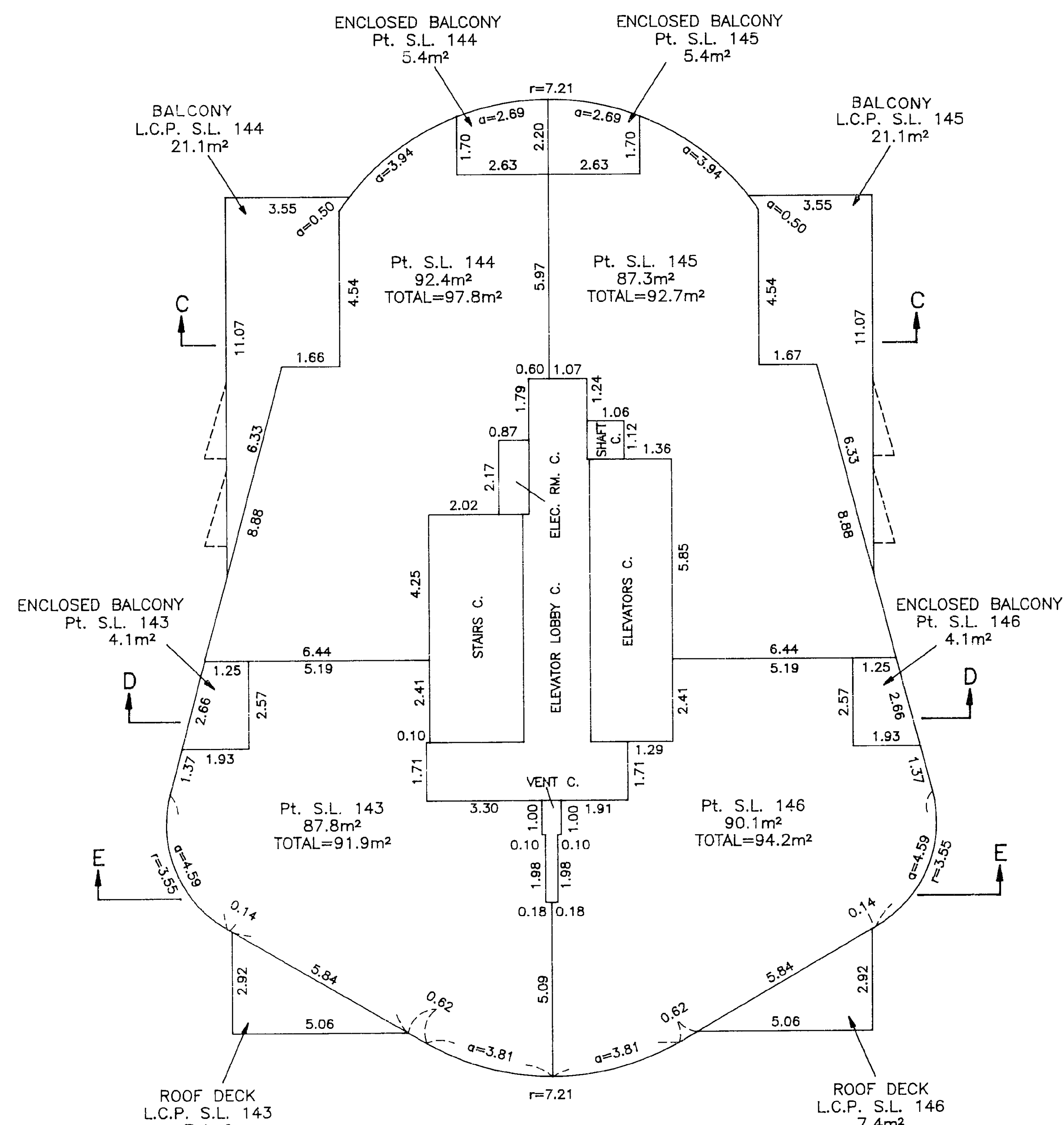
UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.

FEB. 12, 1997

FILE NO. UA985B25.DWG

TWENTY-SIXTH FLOOR " STRATA PLAN LMS 2745 "

SCALE 1:125



S.L.	DENOTES	STRATA LOT
C.	'	COMMON PROPERTY
L.C.P.	'	LIMITED COMMON PROPERTY
Pt.	'	PART
m ²	'	SQUARE METRES

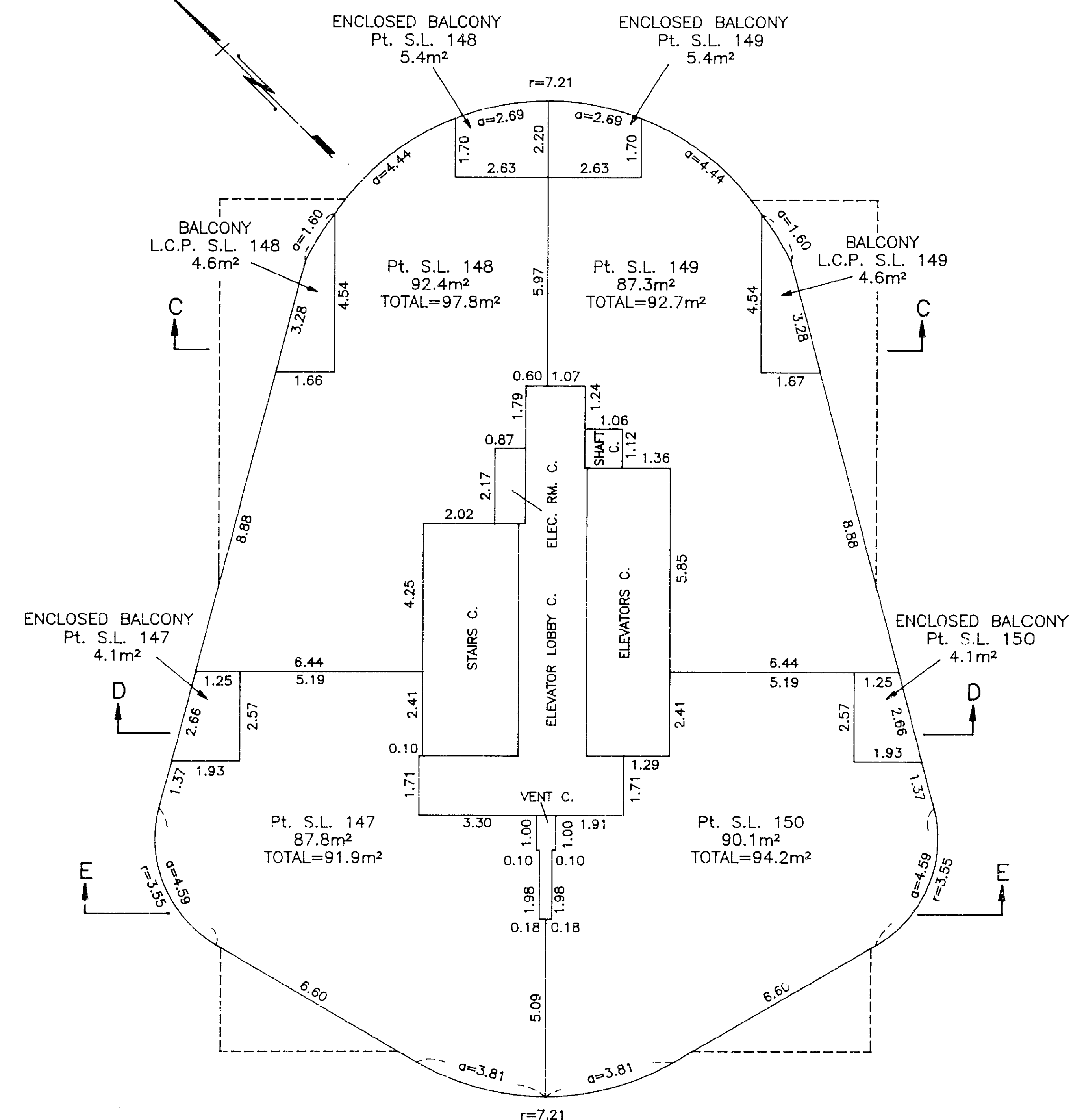
UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.

FEB. 12, 1997

FILE NO. UA985B26.DWG

" STRATA PLAN LMS 2745 "
 TWENTY-SEVENTH FLOOR

SCALE 1:125



S.L.	DENOTES	STRATA LOT
C.	'	COMMON PROPERTY
L.C.P.	'	LIMITED COMMON PROPERTY
Pt.	'	PART
m ²	'	SQUARE METRES

UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.

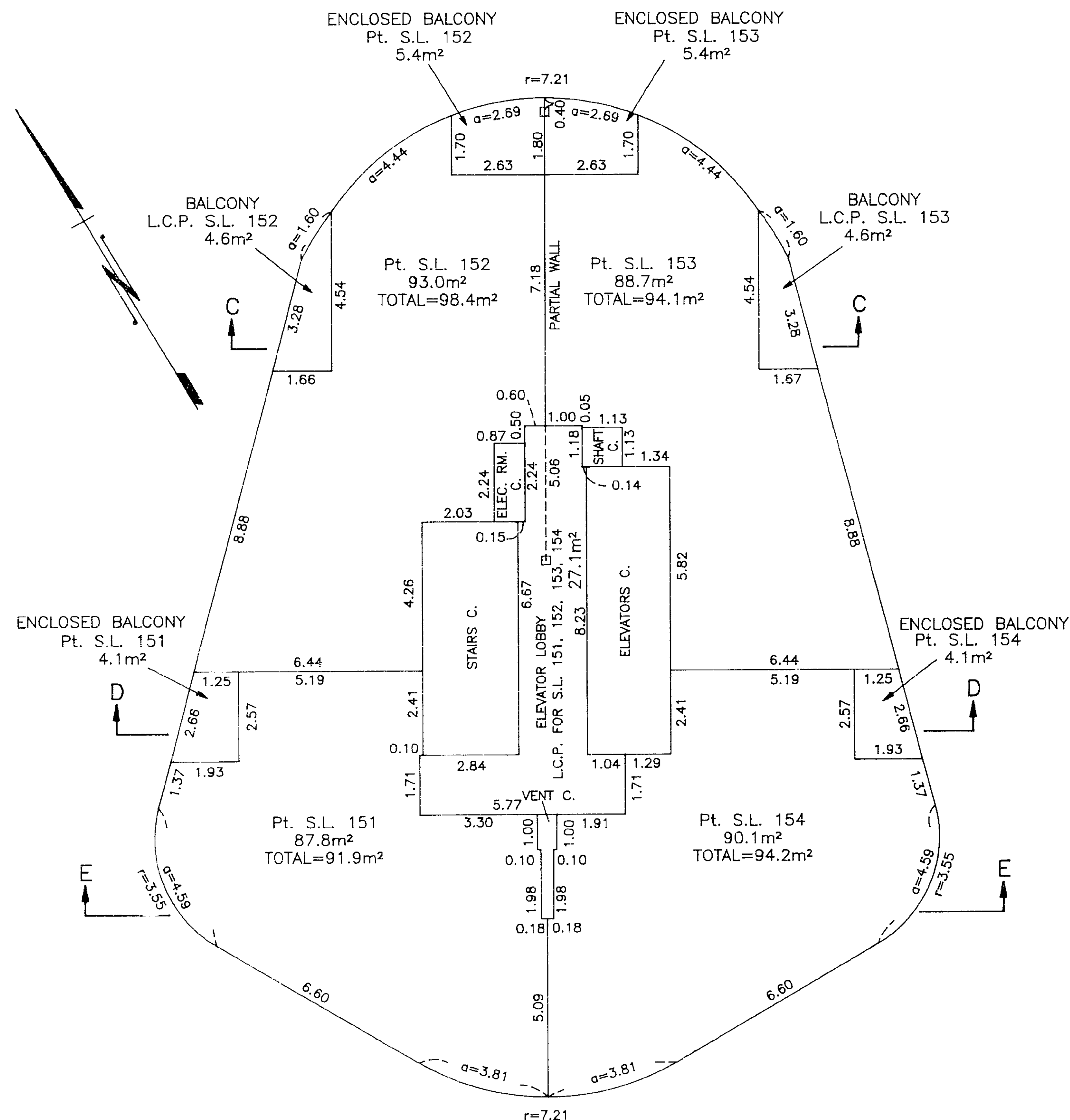
FEB. 12, 1997

FILE NO. UA985B27.DWG

" STRATA PLAN LMS 2745 "

TWENTY-EIGHTH FLOOR

SCALE 1:125



S.L. DENOTES STRATA LOT
C. COMMON PROPERTY
L.C.P. LIMITED COMMON PROPERTY
Pt. PART
m² SQUARE METRES
□ LEAD PLUG PLACED

UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.

FEB. 12, 1997

B.C.L.S.

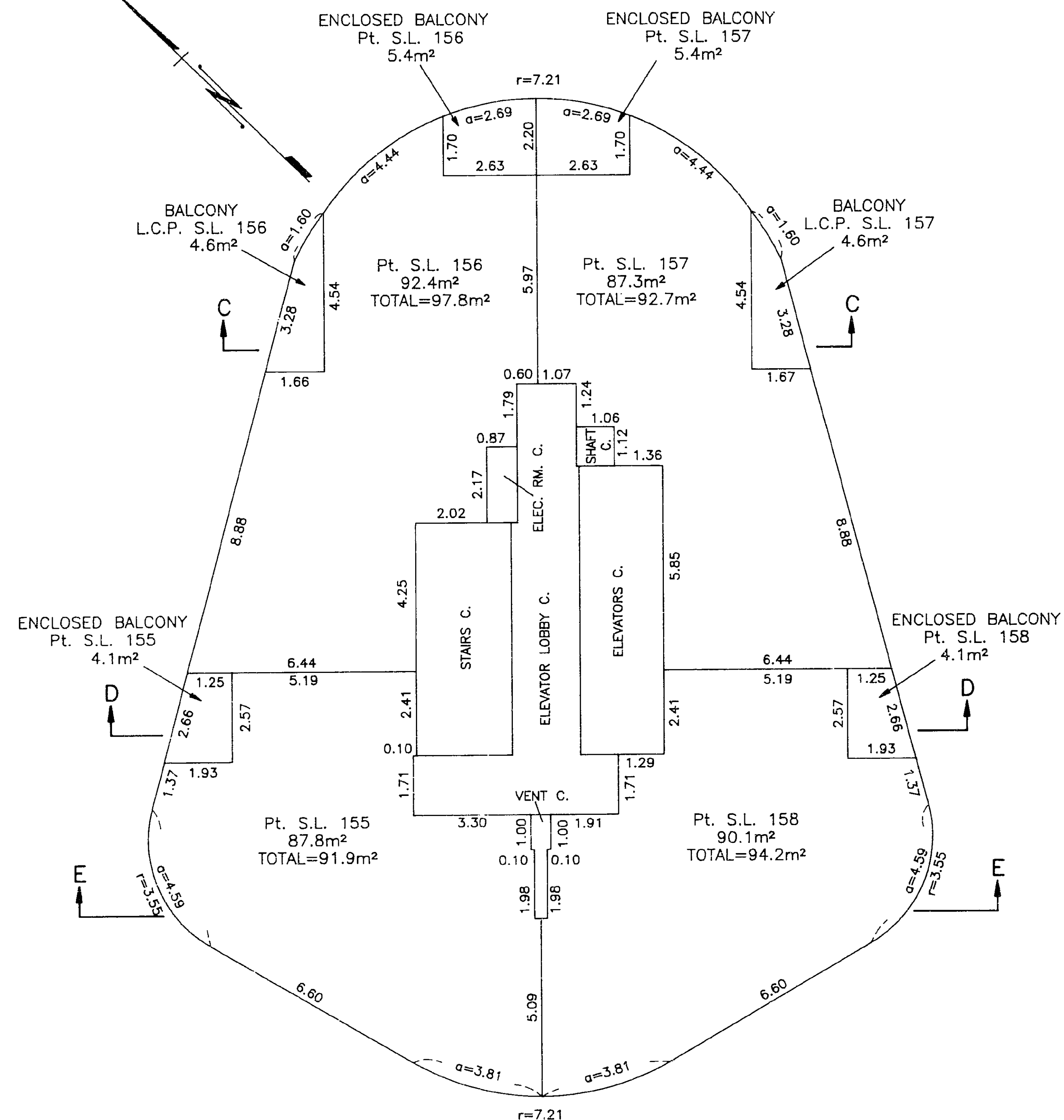
FILE NO. UA985B28.DWG

ST. 5-7

" STRATA PLAN LMS 2745 "

TWENTY-NINTH FLOOR

SCALE 1:125



S.L. DENOTES STRATA LOT
C. COMMON PROPERTY
L.C.P. LIMITED COMMON PROPERTY
Pt. PART
m² SQUARE METRES

UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.

FEB. 12, 1997

B.C.L.S.

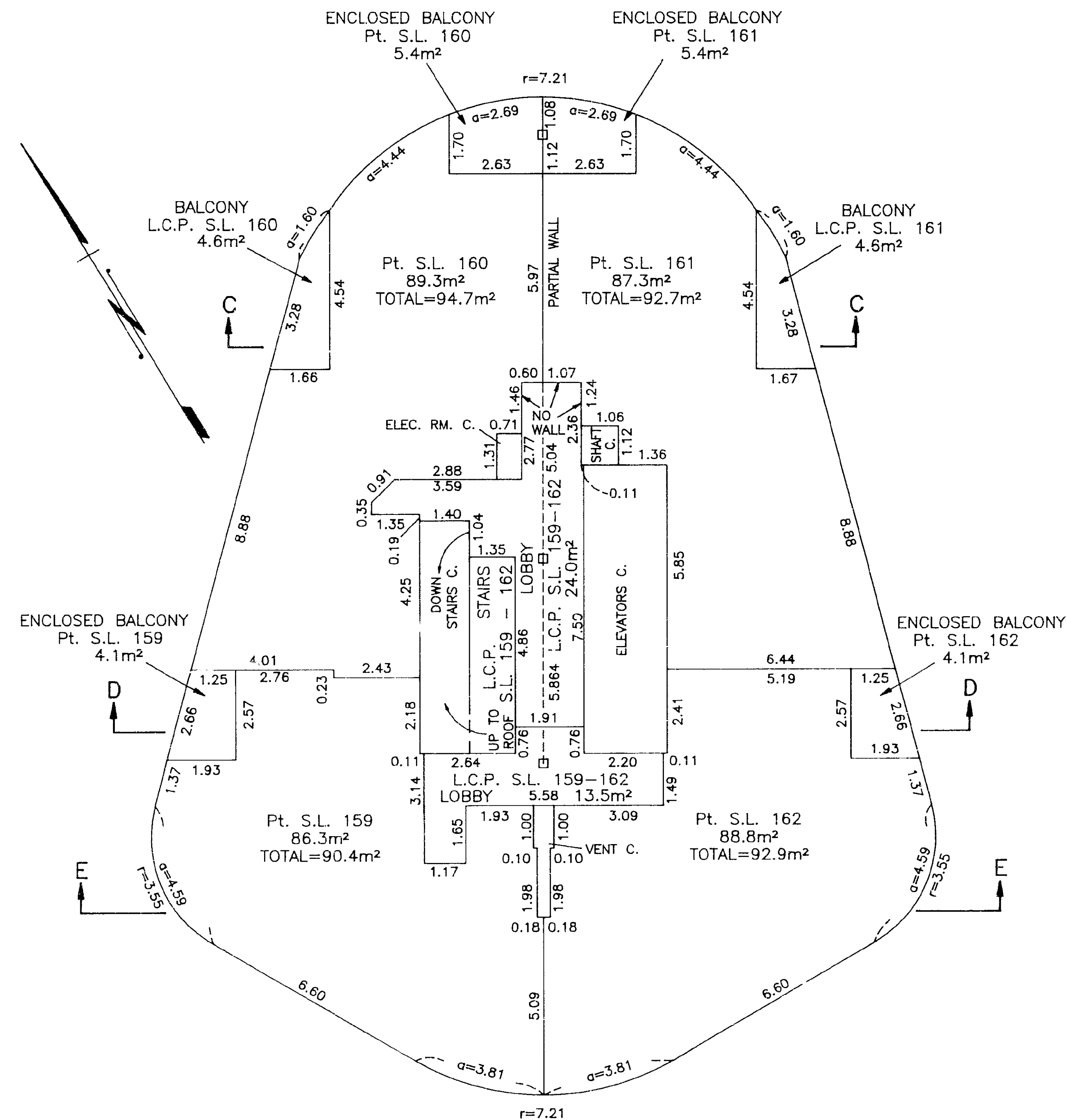
FILE NO. UA985B29.DWG

ST. 5-7

" STRATA PLAN LMS 2745 "

THIRTIETH FLOOR

SCALE 1:125



S.L. DENOTES STRATA LOT
C. COMMON PROPERTY
L.C.P. LIMITED COMMON PROPERTY
Pt. PART
m² SQUARE METRES
□ LEAD PLUG PLACED

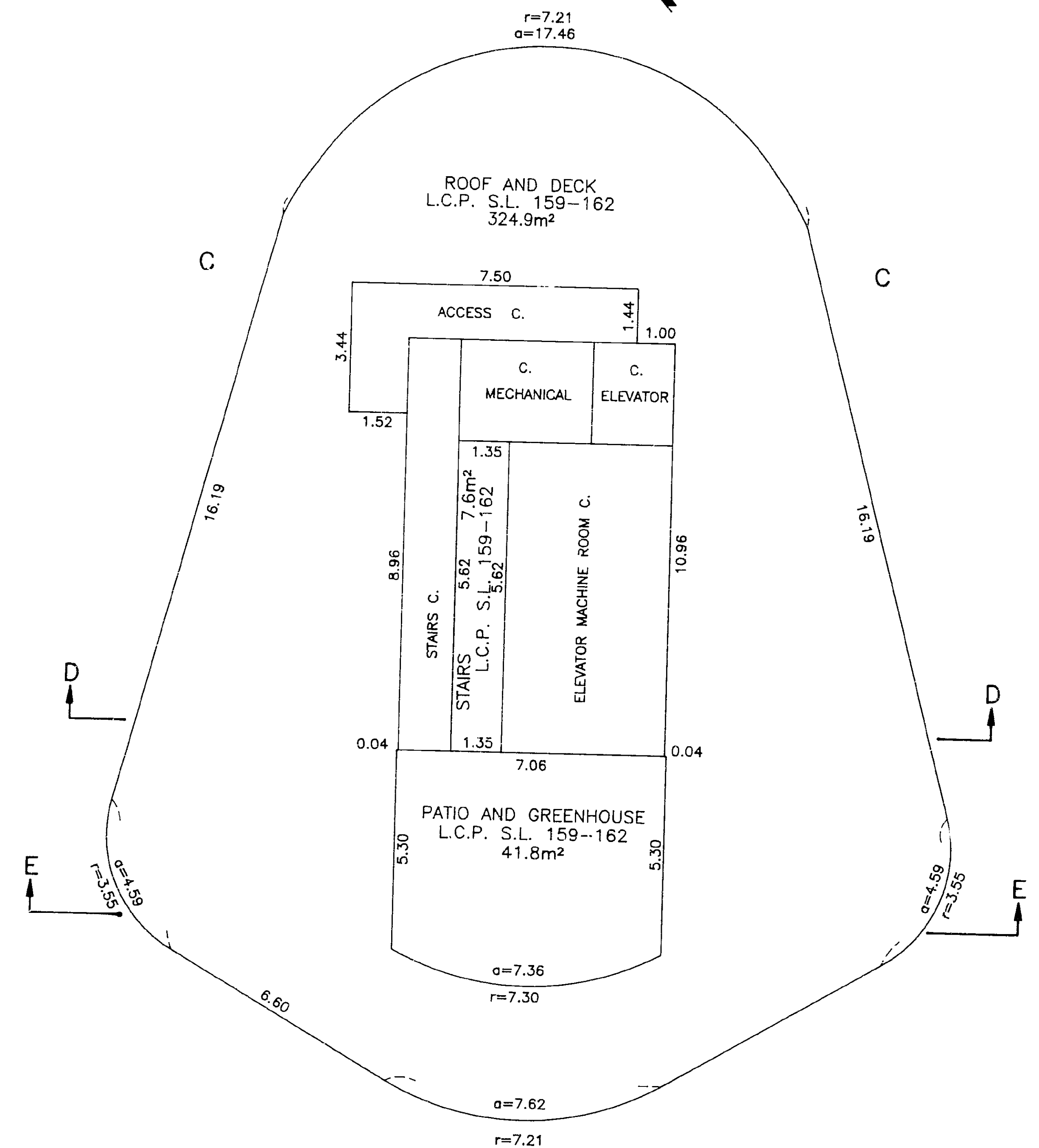
UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.

FEB. 12, 1997 B.C.L.S.

" STRATA PLAN LMS 2745 "

ROOF

SCALE 1:125



S.L. DENOTES STRATA LOT
C. COMMON PROPERTY
L.C.P. LIMITED COMMON PROPERTY
Pt. PART
m² SQUARE METRES

UNDERHILL & UNDERHILL
ENGINEERS & SURVEYORS
VANCOUVER, B.C.

FEB. 12, 1997 B.C.L.S.

RECORD OF BY-LAWS AND ORDERS, ETC.

[illegible]

FEB. 12, 1997 *CSL* _____ B.C.L.S.

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
			COMMON PROPERTY SHEET CLOSED: 1997/04/04
			SEARCH ALTOZ OR BC ONLINE FOR CURRENT INFORMATION) BC REG. 76/95
			Linda J. O'Shea
			LINDA J. O'SHEA, REGISTRAR VANCOUVER / NEW WESTMINSTER LAND TITLE DISTRICT.

FEB. 12, 1997 *CJC* B.C.L.S.