

STRATA PLAN OF LOT 1, BLOCK 2,
WEST 1/2 OF D.L. 617, GROUP 1,
N.W.D., PLAN LMP 29919

STRATA PLAN LMS 3018

B.C.G.S. 92G.035

"MUNICIPALITY OF NORTH VANCOUVER"

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

THIS 18 DAY OF NOV., 1997

DEPUTY

SCALE 1:500

BL3887A1 - BL388812

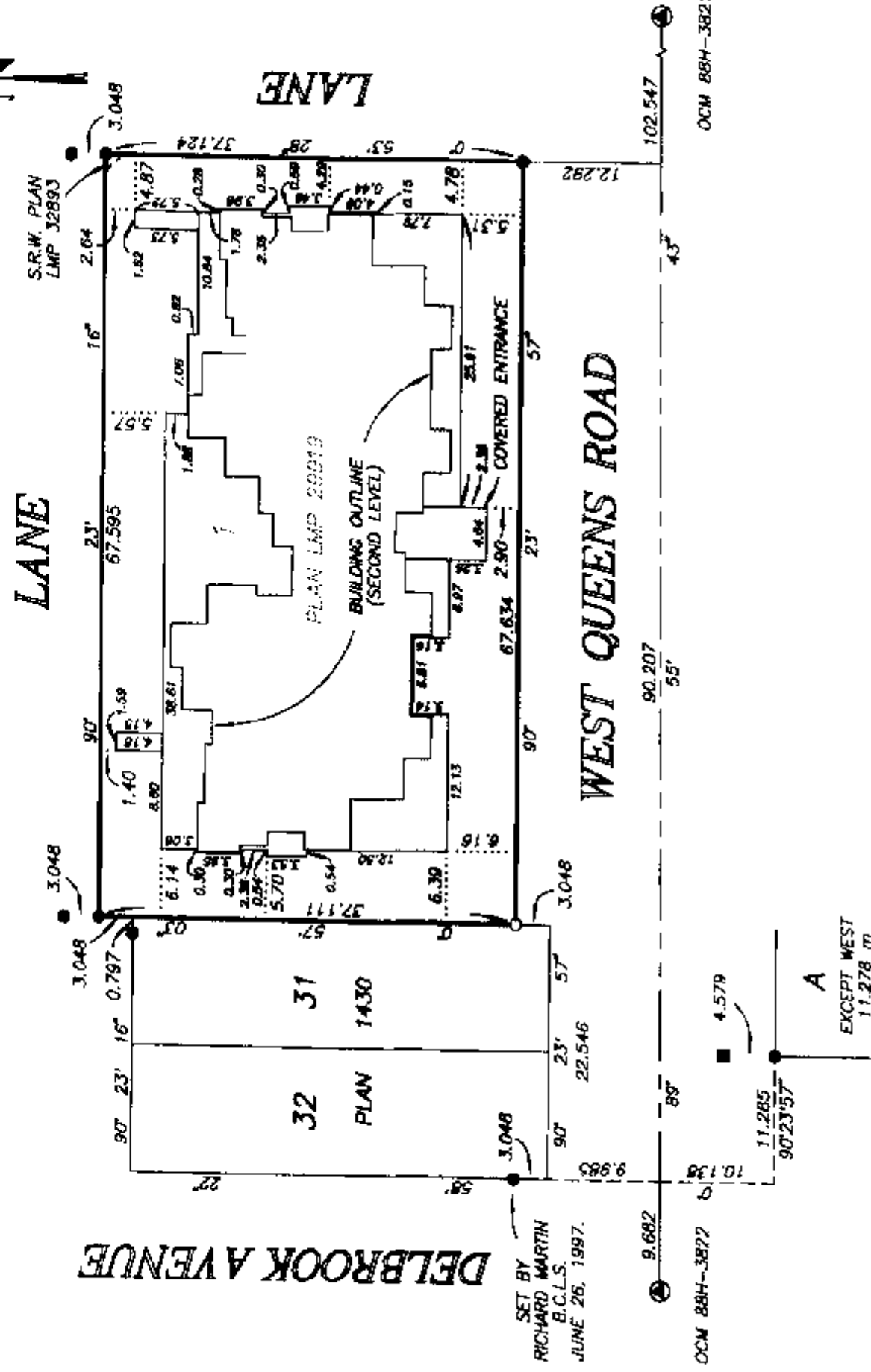


ALL DISTANCES ARE IN METRES.



"KOBBSNEED"

678 WEST QUEENS ROAD
NORTH VANCOUVER, B.C.



THIS STRATA PLAN CONTAINS LIMITED COMMON
PROPERTY ACCORDING TO SEC. 53 (2) OF
THE CONDOMINIUM ACT.

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

THE OWNERS, STRATA PLAN LMS 3010
P.O. BOX 49130, THREE BENTALL CENTRE,
595 BURNHAM STREET, VANCOUVER, B.C.
V7X 1J5

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL DATED AT SURREY, B.C.

THIS 29th	DAY OF	JULY	1997.
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Mid E Shaw

B.C.L.S.

**BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-8547 152nd STREET,
SURREY, B.C.
PHONE: 582-0717**

DRAWING # 30218-2
FILE # 3218-FS
DATE : JULY 29, 1999

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

INTEGRATED SURVEY AREA No. 16
(NORTH VANCOUVER) NAD-83

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9995881

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 88H3821 AND 88H3822

- DENOTES OLD CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- DENOTES OLD LEAD PLUG FOUND
- DENOTES STRATA LOT
- DENOTES COMMON PROPERTY
- DENOTES VENT BEING COMMON PROPERTY
- DENOTES ELECTRICAL CLOSET BEING COMMON PROPERTY
- DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 1
- DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 5
- DENOTES DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 15

CONDOMINIUM 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 NUMBER OF VOTES
1	4,6	1026	2780	
2	4,6	1034	2795	
3	4,6	1121	3185	
4	4,6	925	2730	
5	4,7	1028	2820	
6	4,7	1034	2840	
7	4,7	1121	3185	
8	4,7	986	2830	
9	4,7	925	2780	
10	4,7	1122	3185	
11	4,7	1033	2795	
12	4,7	1027	2780	
13	4,8	1028	2880	
14	4,8	1034	2880	
15	4,8	1260	3690	
16	4,8	986	2870	
17	4,8	1122	3185	
18	4,8	1033	2840	
19	4,8	1232	3365	
20	4,9	1262	3580	
21	4,9	1033	2940	
22	4,9	1227	3480	
AGGREGATE		23,601	66,465	

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 24 DAY OF Oct, 1997

Alan Murray
SUPERINTENDENT OF REAL ESTATE

DATE : JULY 29, 1997.

DRAWING # 30218-2
FILE # 3218-F1

M.E.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 FOR RESIDENTIAL USE ONLY.

I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

James Wyse
James Wyse

DECLARED BEFORE ME AT Vancouver
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 27 DAY OF August, 1997.

James Wyse
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA
J. David Bunn

I, MIKE E. SHAW, BRITISH COLUMBIA LAND SURVEYOR,
HEREBY CERTIFY THAT THE BUILDING, SHOWN
IN THIS STRATA PLAN HAS NOT,
AS THE 29TH DAY OF SEPT. 1997
BEEN PREVIOUSLY OCCUPIED.

DATED AT SURREY, B.C. THIS 29 DAY OF SEPTEMBER 1997.

Mike E Shaw B.C.L.S.

MORTGAGEE:

JAMES & COMPANY PROPERTIES LTD.
(INCORPORATION NO. 345089) by its
authorized signatory,

James Wyse
James Wyse

James Wyse
WITNESS AS TO BOTH SIGNATURES
J. David Bunn
Barrister & Solicitor
OCCUPATION OF WITNESS

2900-595 Burrard Street
ADDRESS OF WITNESS Vancouver, B.C.
V7X 1V5

OWNER:

QUEENSBROOK PROJECTS LTD.
(INCORPORATION NO. 387529)

James Wyse
AUTHORIZED SIGNATORY
James Wyse

James Wyse
AUTHORIZED SIGNATORY
Stanley Greenfield

James Wyse
WITNESS AS TO BOTH SIGNATURES
J. David Bunn
Barrister & Solicitor
OCCUPATION OF WITNESS

2900-595 Burrard Street
ADDRESS OF WITNESS Vancouver, B.C.
V7X 1V5

MORTGAGEE:

RICHMOND SAVINGS CREDIT UNION by its authorized
signatory

David E. Manson
David E. Manson

Cheryl Mullen
WITNESS AS TO BOTH SIGNATURES
Cheryl Mullen

David E. Manson
OCCUPATION OF WITNESS

200-11911 Cambie Road
ADDRESS OF WITNESS Richmond B.C.
V6X 1L6

MORTGAGEE:

464530 BRITISH COLUMBIA LTD. by its authorized
signatory,

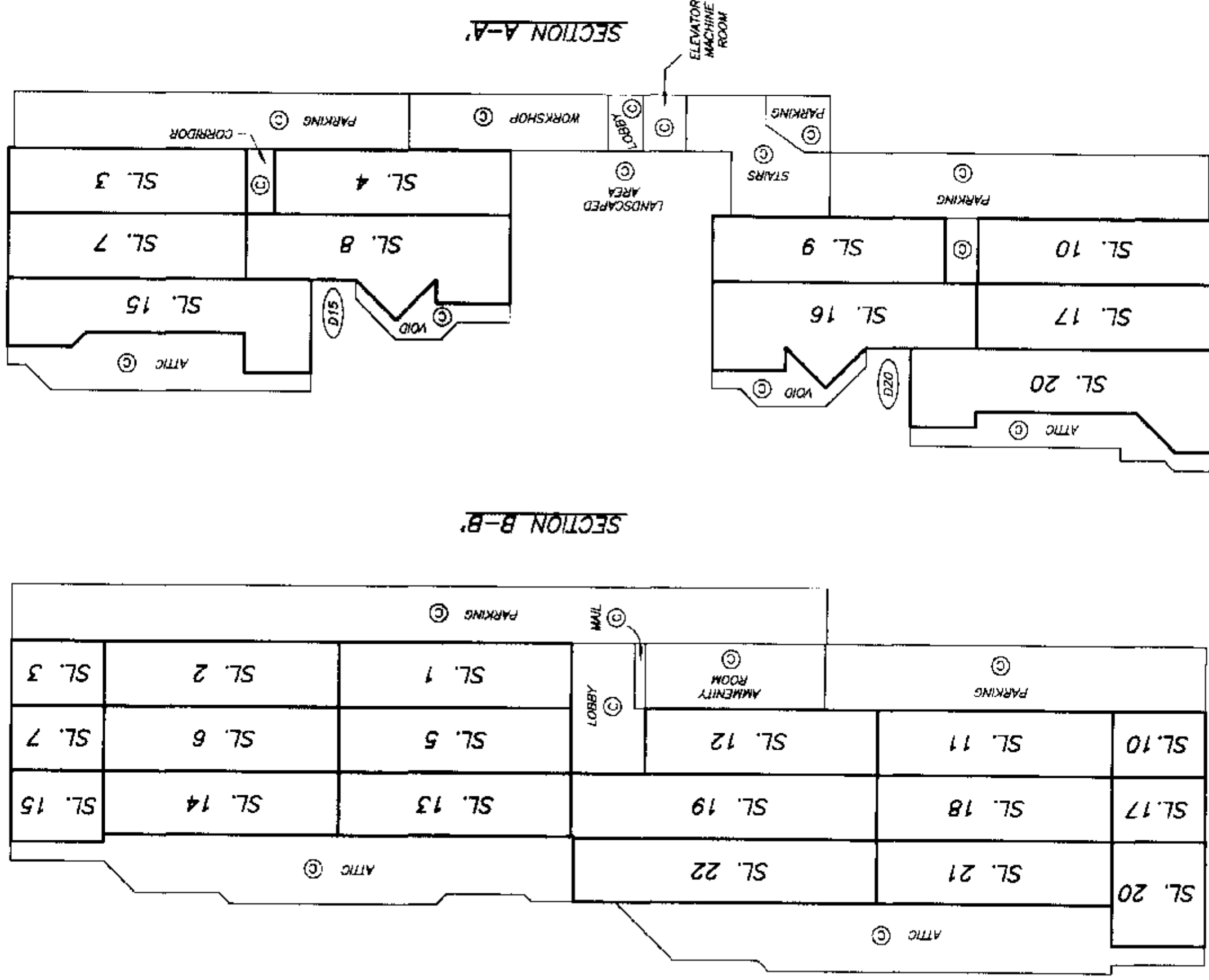
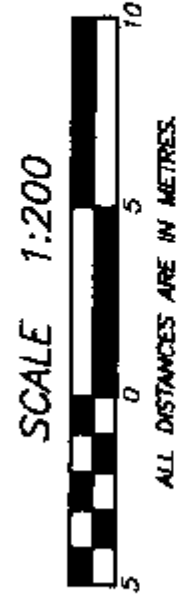
Stanley Greenfield
Stanley Greenfield

Stanley Greenfield
WITNESS AS TO BOTH SIGNATURES
J. David Bunn
Barrister & Solicitor
OCCUPATION OF WITNESS

2900-595 Burrard Street
ADDRESS OF WITNESS Vancouver, B.C.
V7X 1V5

STRATA PLAN LMS 3018

SECTIONS



STRATA PLAN LMS 3018

[illegible]

DATE : JULY 29, 1997.

Me. 6.

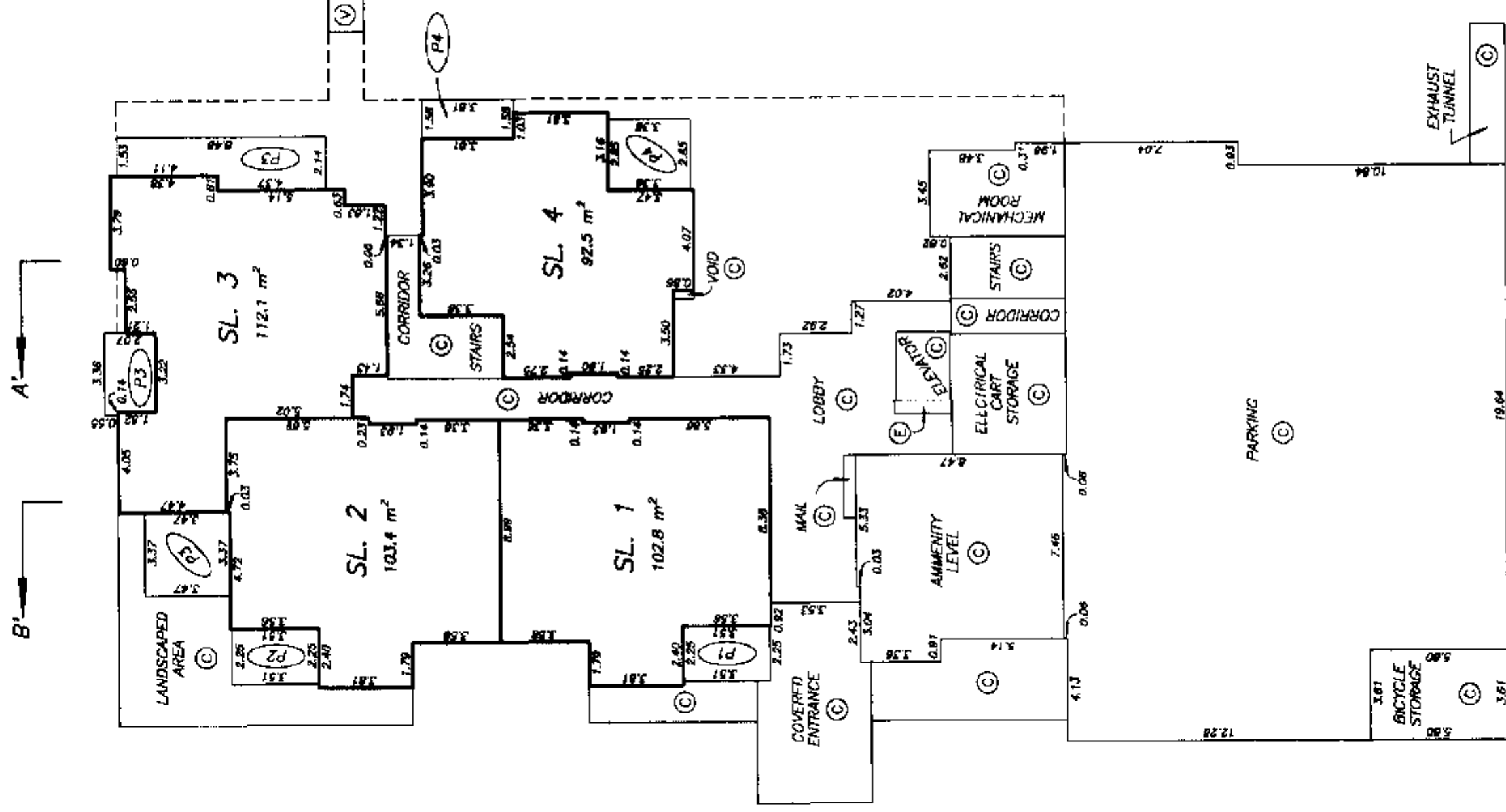
GROUND LEVEL
FLOOR PLAN

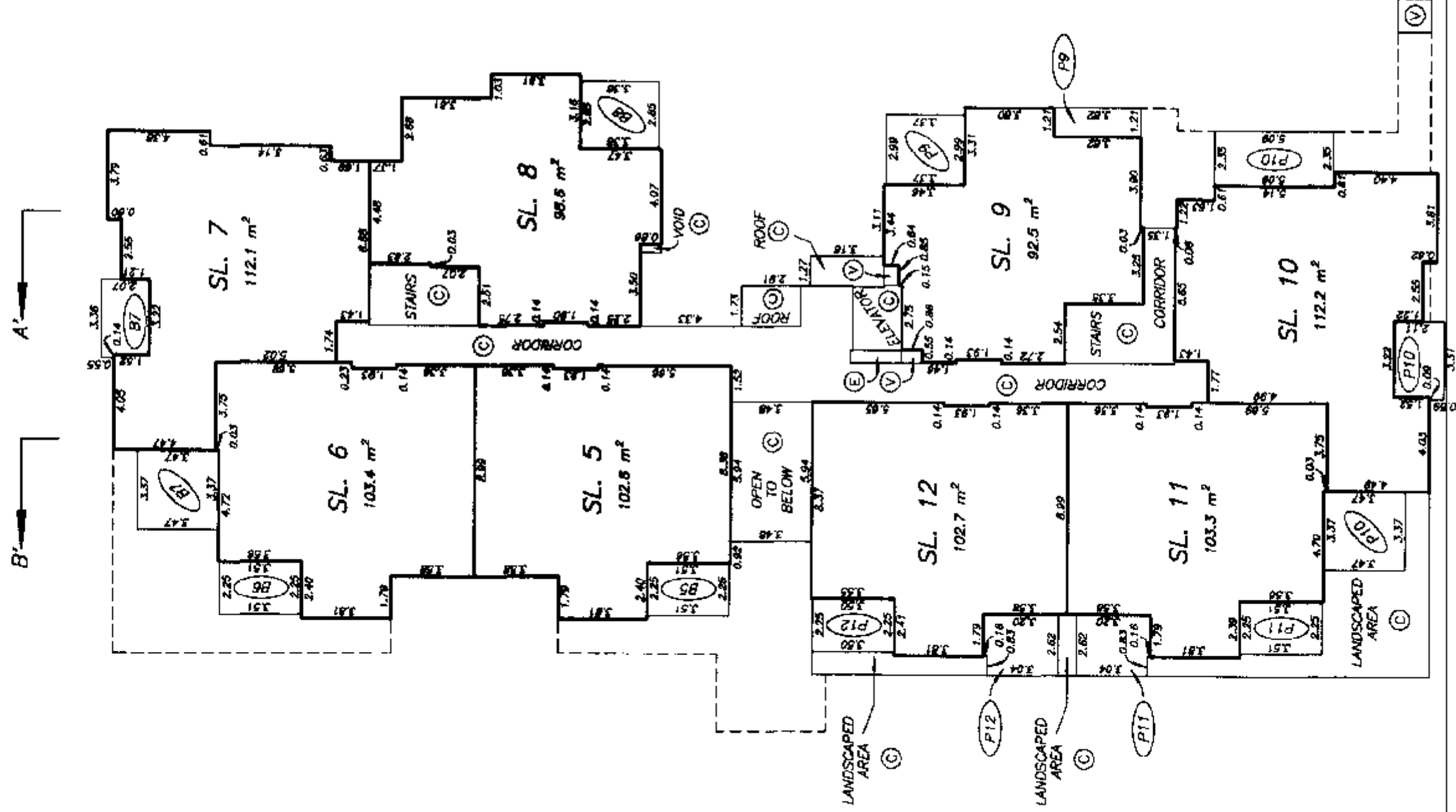
STRATA PLAN LMS 3018

SCALE 1:200



ALL DISTANCES ARE IN METRES.





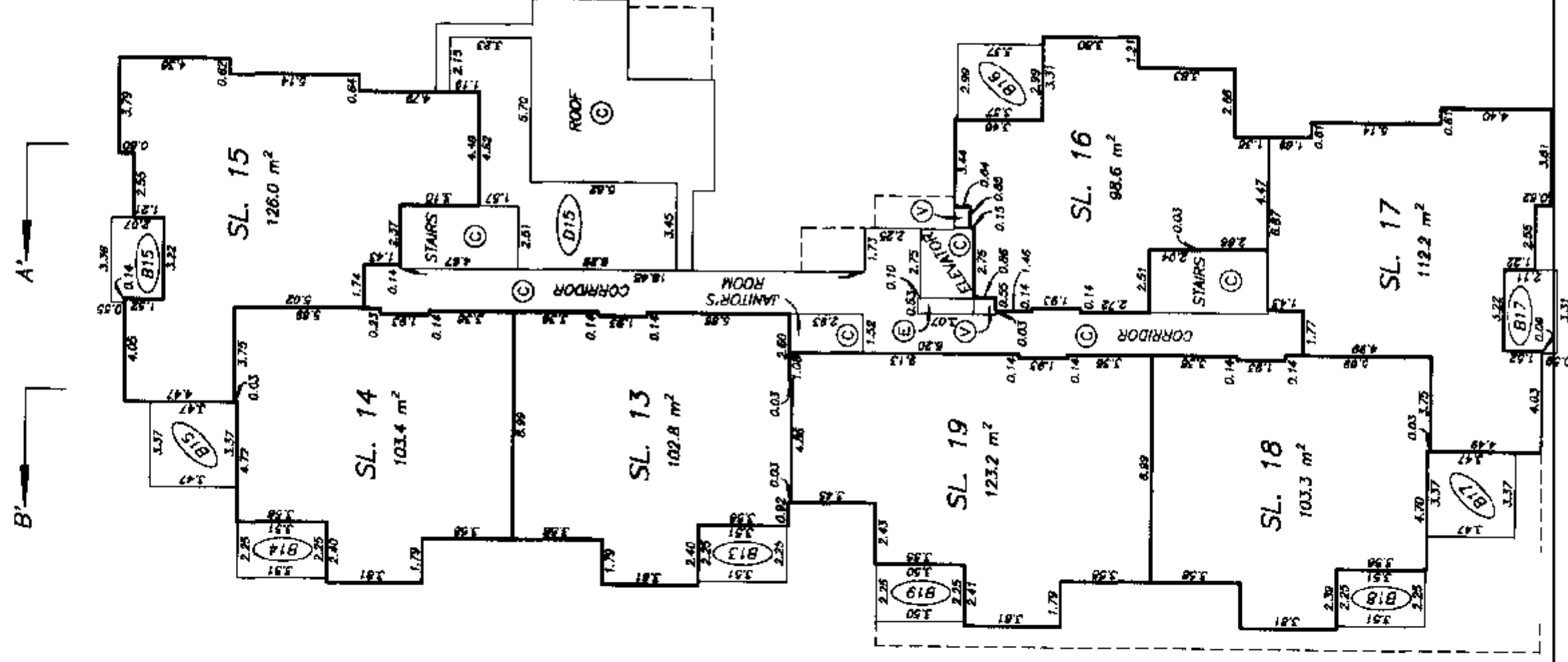
THIRD LEVEL
FLOOR PLAN

STRATA PLAN LMS 3018

SCALE 1:200



ALL DISTANCES ARE IN METRES.



A'

B'

B

A

DATE : JULY 29, 1997.
9/11/97

DRAWING # 30218-2
FILE # 3218-103

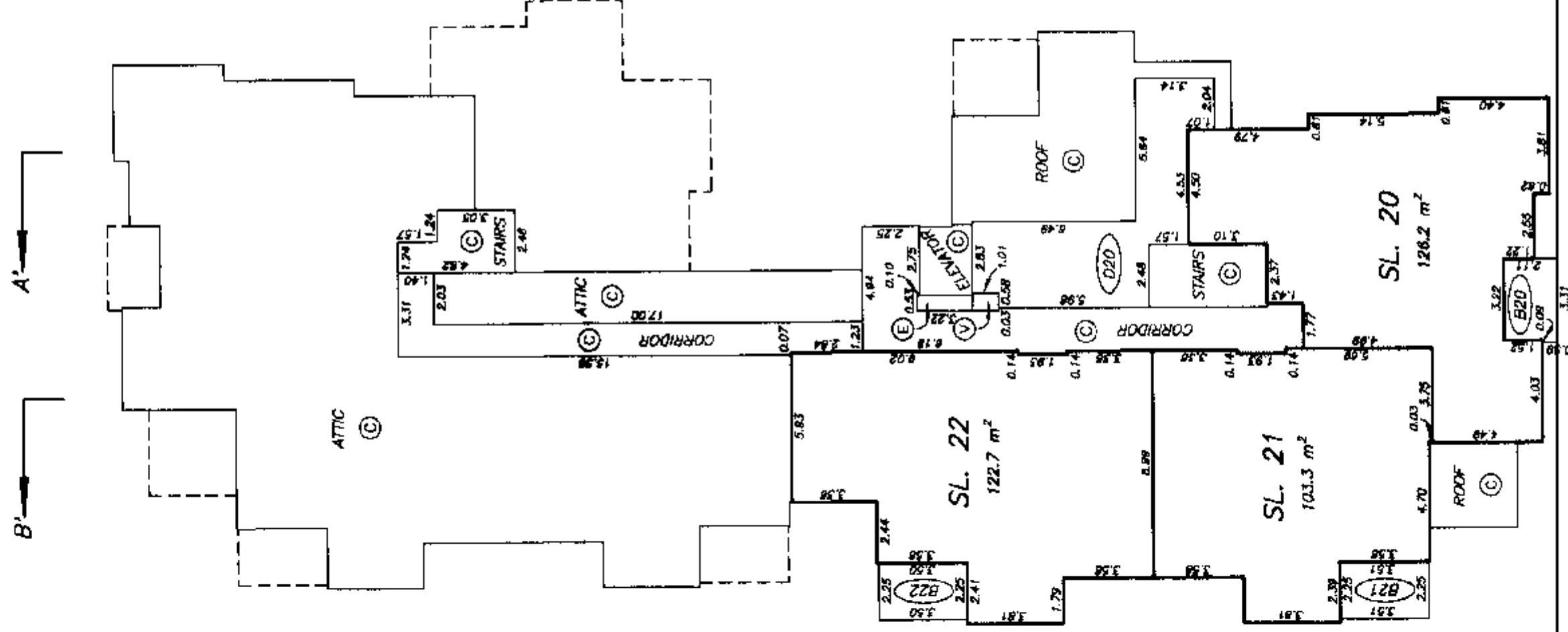
STRATA PLAN LMS 3018

FOURTH LEVEL
FLOOR PLAN

SCALE 1:200



ALL DISTANCES ARE IN METRES.



DATE : JULY 29, 1997.

P. E. A.

DRAWING / 30218-2
FILE / 30218-L04

[illegible]

DRAWING # 30218-2
FILE # 3218-LS2