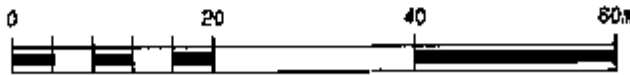


STRATA PLAN OF LOT 1 BLOCK 85, D.L. 264A, PLAN 10548

"CITY OF VANCOUVER"



SCALE 1:750 (ALL DIMENSIONS ARE IN METRES)

CIVIC ADDRESS:

"GREAT NORTHERN ESTATES"
756 AND 774 GREAT NORTHERN WAY
VANCOUVER, B.C.
(SEE SHEETS 6 & 7)

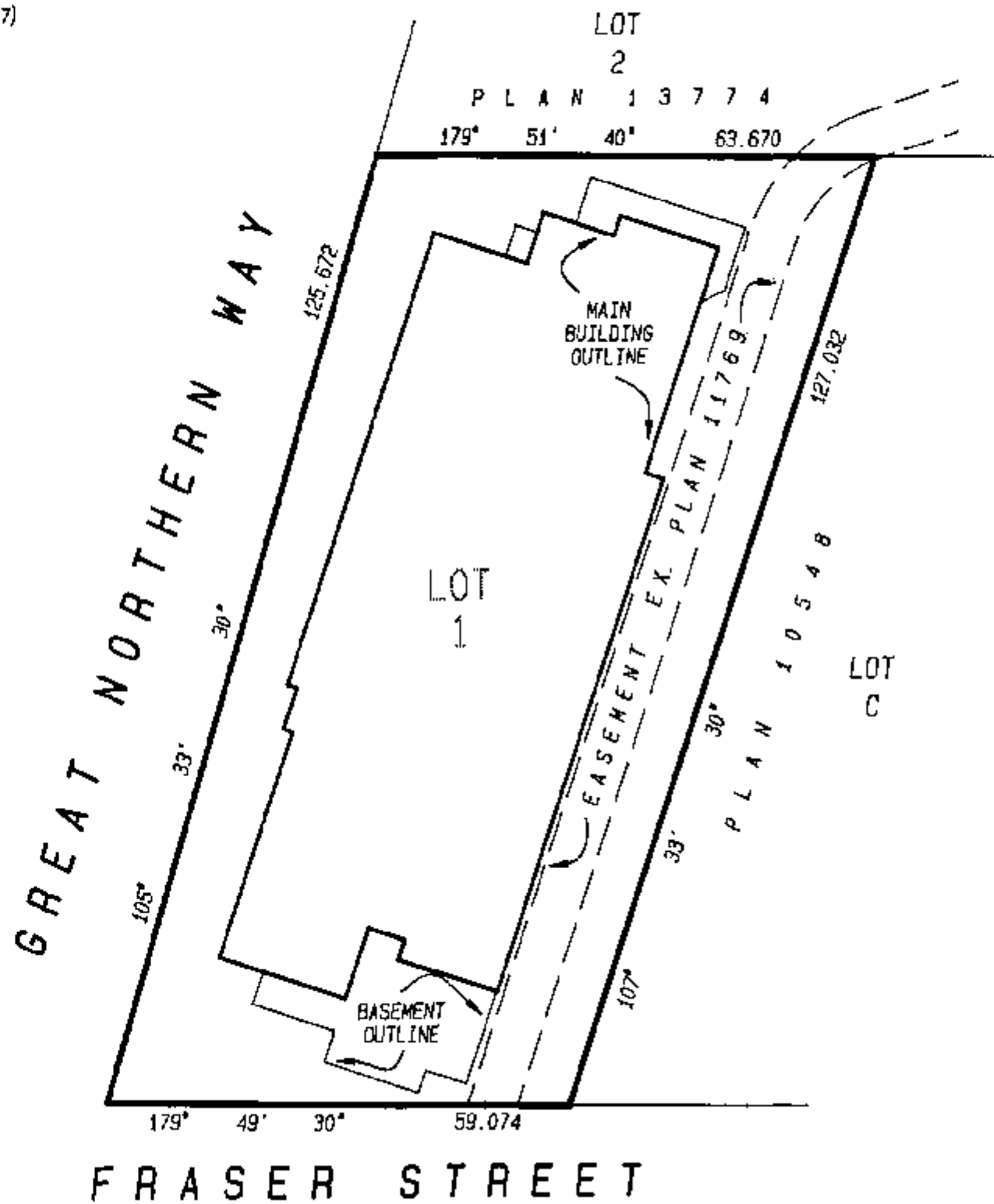
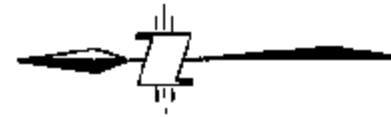
VR 2690

STRATA PLAN VR 2690

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE
AT VANCOUVER, B.C.
THIS 3rd DAY JULY 1990

Joseph K. Jandell
DEPUTY REGISTRAR

GD 78164



LEGEND

- m² DENOTES SQUARE METRES
- S.L. DENOTES STRATA LOT
- P.S. DENOTES PARKING STALL
- (B) DENOTES BALCONY
- (C) DENOTES COMMON PROPERTY
- (P) DENOTES PATIO
- (Y) DENOTES YARD
- (1) DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 1

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

THE OWNERS, STRATA PLAN VR 2690
1701-1166 ALBERNI STREET
VANCOUVER, B.C.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

FOR STRATA CORP
MAIL ADDRESS
SEE STRATA PLAN
GENERAL INDEX

I, J.J. WARD OF LANGLEY, B.C.
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 SURREY, B.C.
THIS 27th DAY OF FEBRUARY, 1989

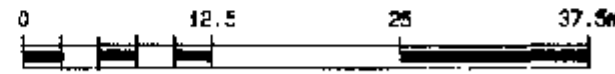
J.J. Ward B.C.L.S.

McELHANNAY ASSOCIATES
PROFESSIONAL LAND SURVEYORS
13160 88th AVENUE
SURREY, B.C. V3W 3K3

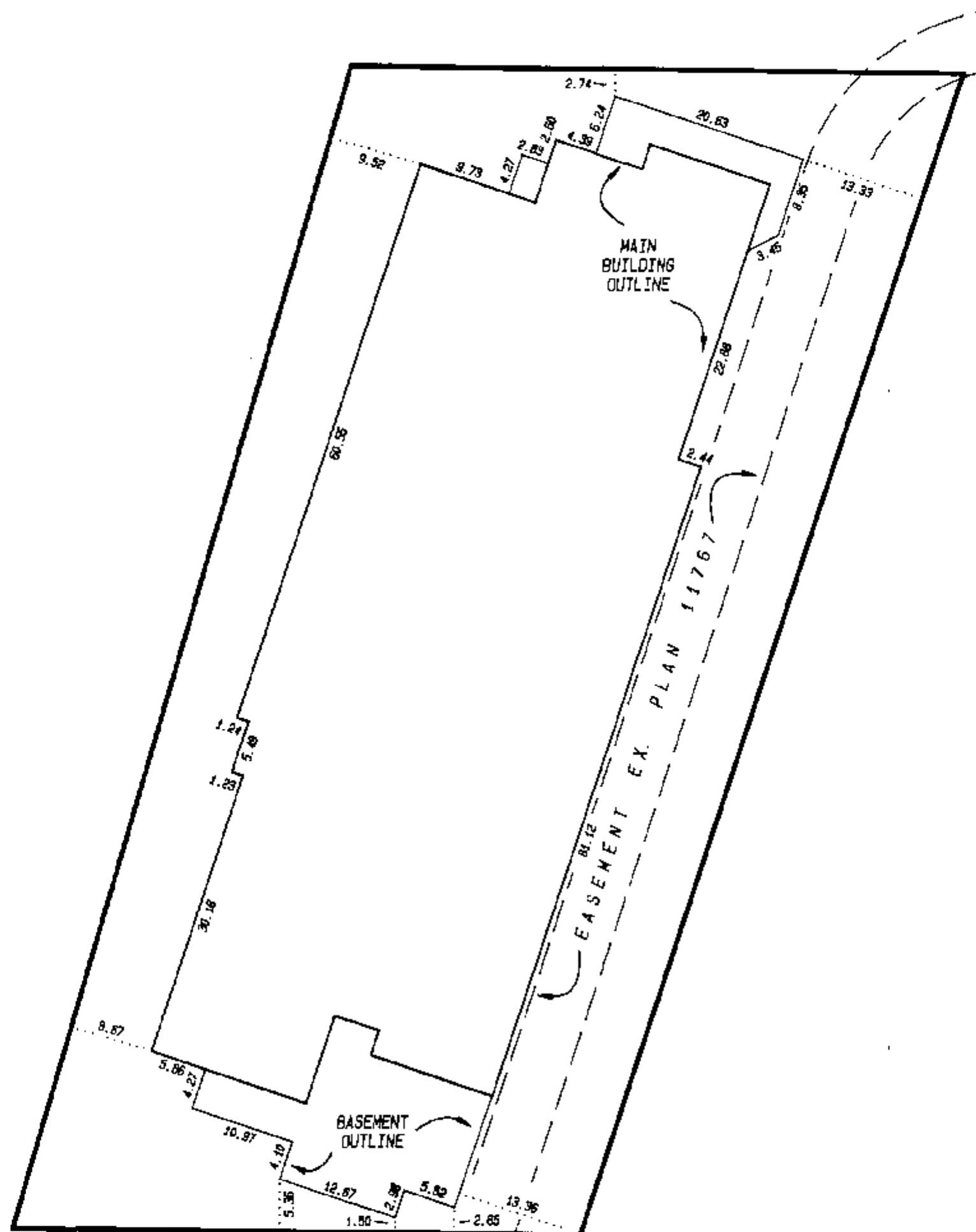
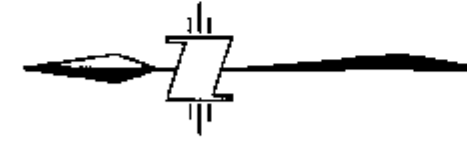
FILE 502 00552-1

STRATA PLAN VR **2690**

BUILDING LOCATION AND DIMENSIONS



SCALE 1:500 (Metric)



CONDOMINIUM ACT

STRATA PLAN VR **2690**

LOT #	SHEET #	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT OF ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	6	79	72	1
2	6	57	46	1
3	6, 24	57	46	1
4	6	57	46	1
5	6	57	47	1
6	6	57	46	1
7	7, 25	57	46	1
8	7	57	47	1
9	7	57	48	1
10	8	79	78	1
11	8	57	49	1
12	8, 24	57	48	1
13	8	57	48	1
14	8	45	38	1
15	8	57	48	1
16	8	57	48	1
17	9, 25	57	48	1
18	9	57	48	1
19	9	57	49	1
20	9	45	38	1
21	9	57	48	1
22	9, 26	57	50	1
23	9, 26	57	53	1
24	10	79	84	1
25	10	57	52	1
26	10, 24	57	52	1
27	10	57	52	1
28	10	45	42	1
29	10	57	52	1
30	10	57	52	1
31	11, 25	57	52	1
32	11	57	52	1
33	11	57	52	1
34	11	45	42	1
35	11	57	52	1
36	11, 26	57	54	1
37	11	57	58	1
38	12	79	90	1
39	12	57	56	1
40	12, 24	57	55	1
41	12	57	55	1
42	12	45	44	1
43	12	57	55	1
44	12	57	55	1
45	13, 25	57	55	1
46	13	57	55	1
47	13	57	56	1
48	13	45	44	1
49	13	57	55	1
50	13, 26	57	58	1
51	13	57	60	1
52	14	79	91	1
53	14	57	57	1
54	14, 24	56	57	1
55	14	57	57	1
56	14	89	99	1
57	14	57	57	1
58	15, 25	57	57	1
59	15	57	57	1
60	15	57	57	1
61	15	89	88	1, 52
62	15, 26	57	57	1
63	15	57	60	1
64	16	57	67	1
65	16, 24	57	65	1
66	16	57	65	1

CONDOMINIUM ACT

STRATA PLAN VR 2690

LOT #	SHEET #	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT OF ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
67	16	57	65	1
68	16	55	65	1
69	17, 25	56	65	1
70	17	56	65	1
71	17	56	65	1
72	17	56	65	1
73	17, 26	57	65	1
74	17	57	66	1
75	17	57	67	1
76	16	54	52	1
77	16, 24	57	51	1
78	16	79	79	1
79	18	57	69	1
80	18, 24	57	67	1
81	18	57	67	1
82	18	57	69	1
83	18	55	69	1
84	19, 25	54	69	1
85	19	55	68	1
86	19	57	68	1
87	19	56	69	1
88	19, 26	56	68	1
89	19	57	68	1
90	19	57	69	1
91	19	80	80	1
92	19	56	57	1
93	19, 26	56	56	1
94	19	56	56	1
95	19	81	90	1
96	19	56	56	1
97	19, 25	56	56	1
98	18	57	56	1
99	18	57	58	1
100	18	45	40	1
101	18	57	56	1
102	18, 24	56	56	1
103	18	79	80	1
104	20	66	73	1
105	20, 24	56	71	1
106	20	57	71	1
107	20	57	70	1
108	20	56	69	1
109	21, 25	55	68	1
110	21	56	58	1
111	21	57	58	1
112	21	56	68	1
113	21, 26	56	69	1
114	21	57	66	1
115	21	57	72	1
116	21	80	80	1
117	21	55	51	1
118	21, 26	57	50	1
119	21	56	50	1
120	21	46	42	1
121	21	57	50	1
122	21	56	50	1
123	21, 25	56	50	1
124	20	57	50	1
125	20	57	50	1
126	20	41	42	1
127	22	89	119	1
128	22	55	84	1
129	23, 25	54	84	1
130	23	55	84	1
131	23	90	119	1
AGGREGATE		7 684	7 942	131.52

STRATA PLAN VR **2690**

ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 27th DAY OF June 1989

Paul B. Kirby
SUPERINTENDENT OF REAL ESTATE

EXECUTION DATE

Y	M	D
90	4	20

for

OWNER:
GREAT NORTHERN ESTATES INC.

[Signature]
AUTHORIZED SIGNATORY

[Signature]
AUTHORIZED SIGNATORY

MORTGAGEE:
CONFEDERATION TRUST COMPANY

[Signature]

AUTHORIZED SIGNATORY
STEVEN CRANE

AUTHORIZED SIGNATORY
THOMAS REECE

EXECUTION DATE

Y	M	D
90	4	12

Paul B. Kirby H. PAUL BEYER
NOTARY PUBLIC IN AND FOR
THE PROVINCE OF BRITISH COLUMBIA
324 BLOOR ST. E. TORONTO, ONT.
AS TO BOTH SIGNATURES

MORTGAGEE:
METROPOLITAN TRUST
COMPANY OF CANADA

BY ITS LAWFUL ATTORNEYS. SEE
FILING NO. R112848.

[Signature]
AUTHORIZED SIGNATORY
CHRISTINE RAINBIRD

[Signature]
AUTHORIZED SIGNATORY
DOUGLAS BAXTER

~~WITNESS AS TO BOTH SIGNATURES~~

MORTGAGEE:
MONTREAL TRUST COMPANY OF CANADA

[Signature]
AUTHORIZED SIGNATORY

[Signature]
AUTHORIZED SIGNATORY

STATUTORY DECLARATION
I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
(1) I, THE UNDERSIGNED AM THE SOLELY AUTHORIZED
AGENT OF THE OWNER DEVELOPER.
(2) THE STRATA PLAN IS ENTIRELY FOR
RESIDENTIAL/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.

FORM 10: CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE CONSTRUCTION
OF THE BUILDING SITUATED ON
LOT 1, BLOCK 85, D.L. 264 A,
PLAN 10548, HAS BEEN APPROVED
FOR STRATA DEVELOPMENT.

THIS 4th DAY OF APRIL, 1990

[Signature]
DIRK DEVUYST
NOTARY PUBLIC IN AND FOR
THE PROVINCE OF BRITISH COLUMBIA
2800-595 BURNARD ST.
VANCOUVER, B.C.

WITNESS AS TO BOTH SIGNATURES
OF METROPOLITAN TRUST
COMPANY OF CANADA

DEPUTY [Signature]
CITY APPROVING OFFICER FOR THE
CITY OF VANCOUVER

DECLARED BEFORE ME AT
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 20th DAY OF JUNE 1990.

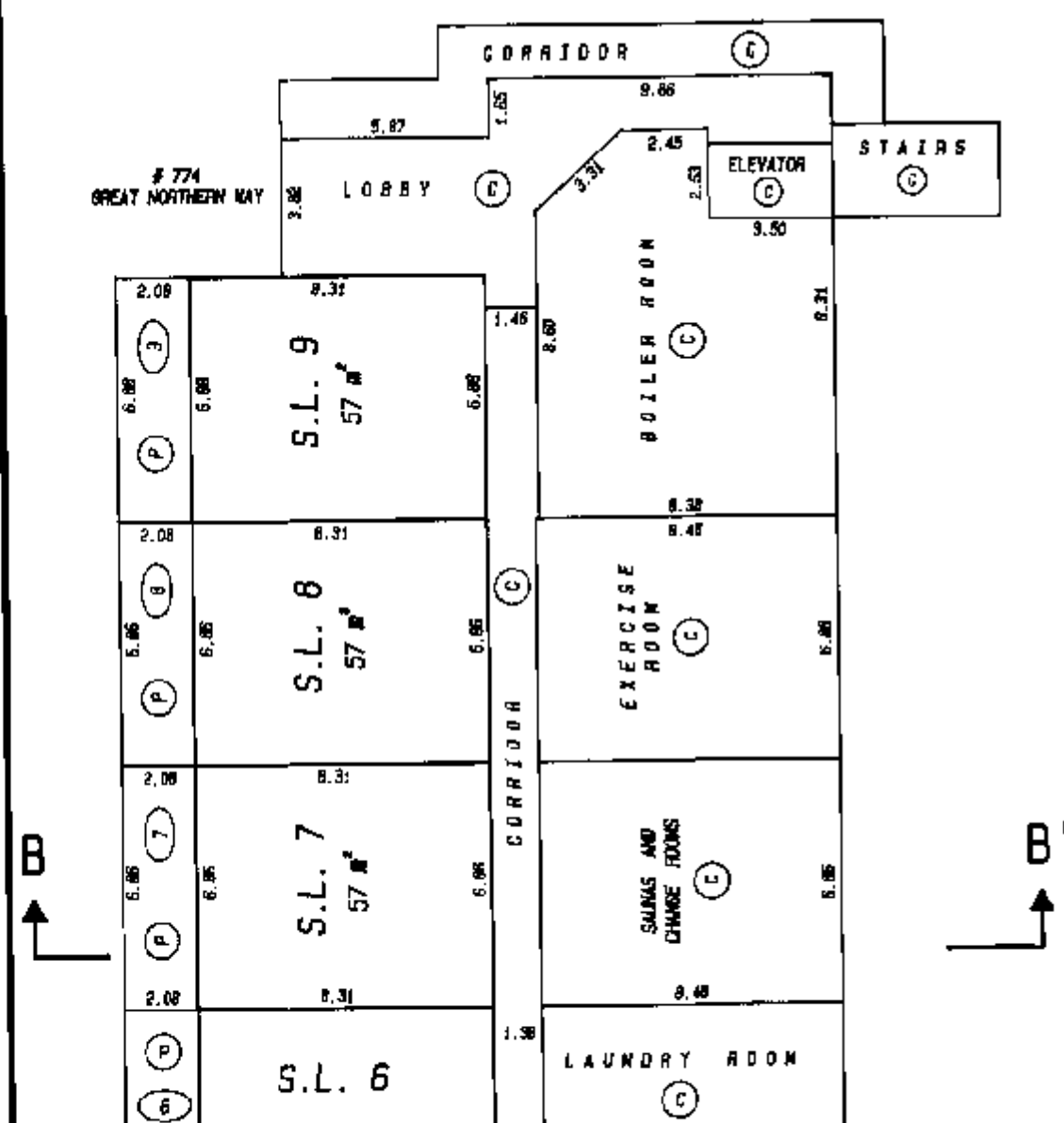
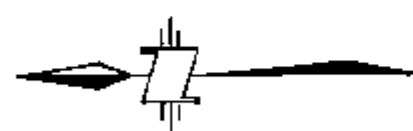
[Signature]
A COMMISSIONER FOR TAKING AFFIDAVITS
WITHIN THE PROVINCE OF BRITISH COLUMBIA.

STRATA PLAN VR **2690**

LEVEL 1
"EAST HALF"



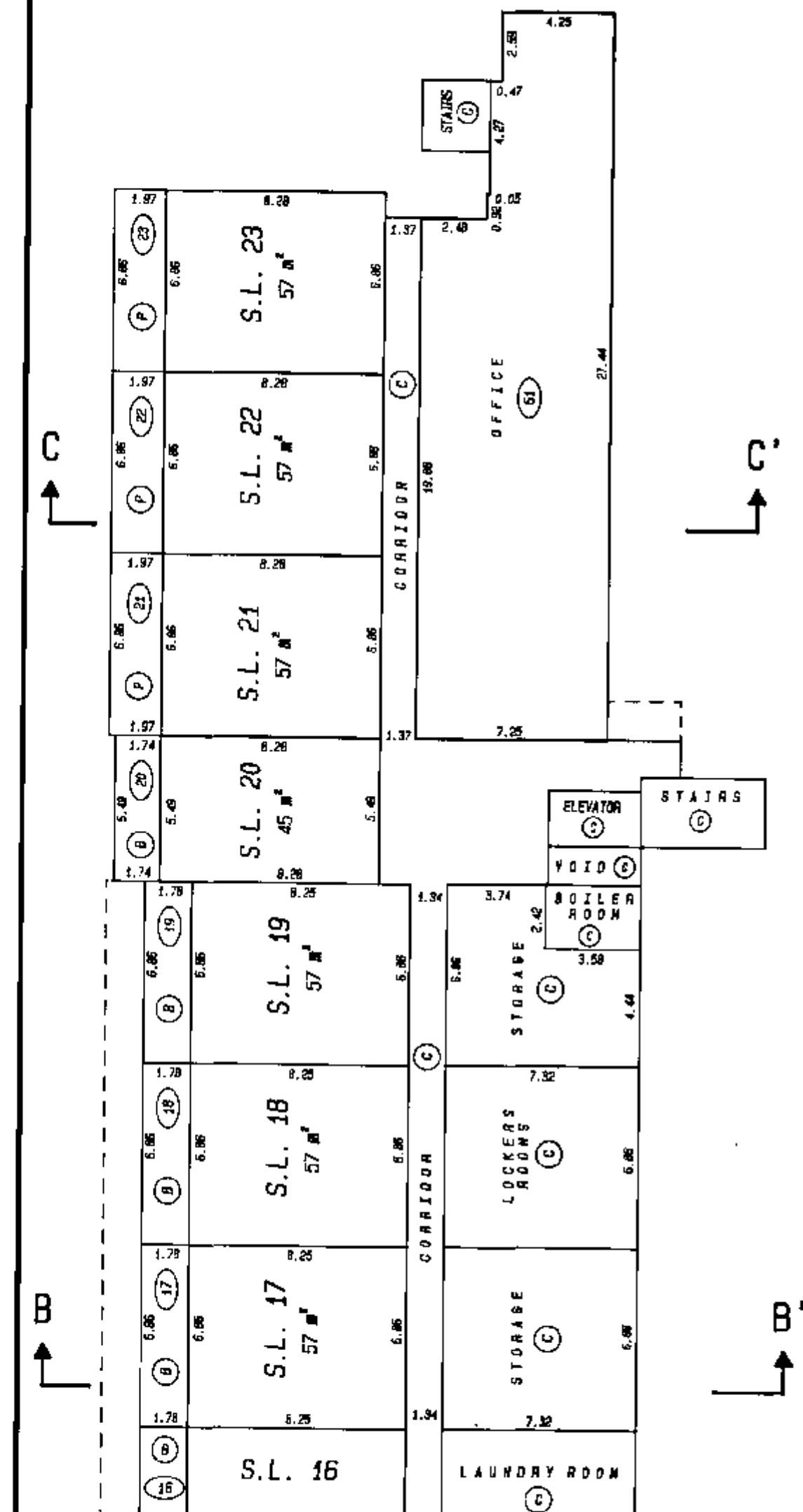
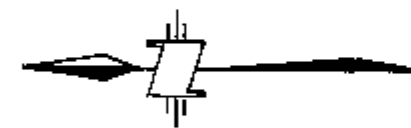
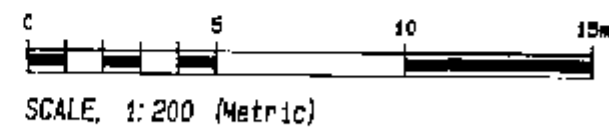
SCALE: 1:200 (Metric)



STRATA PLAN VR **2690**

LEVEL 2

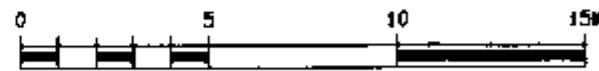
"EAST HALF"



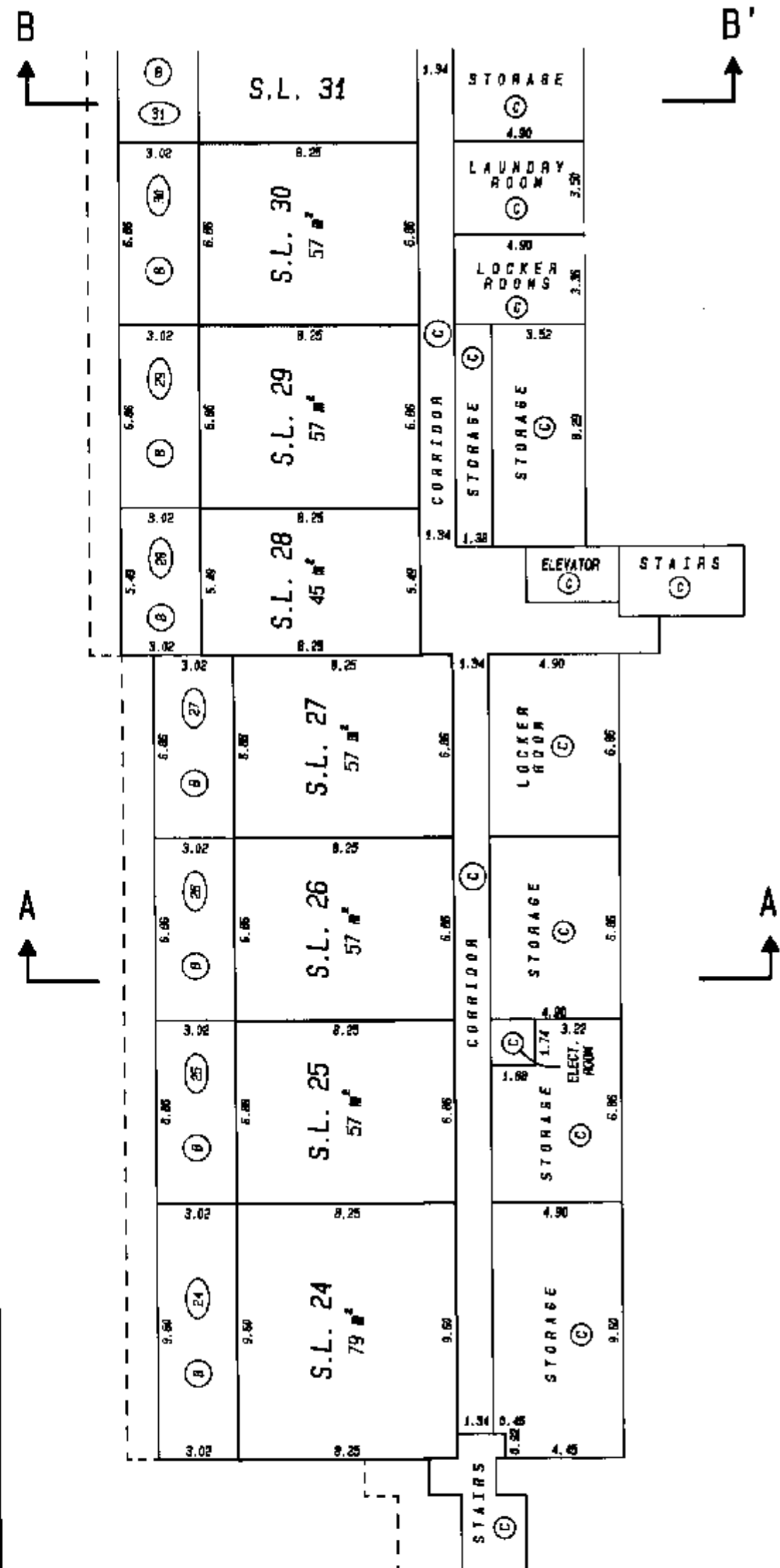
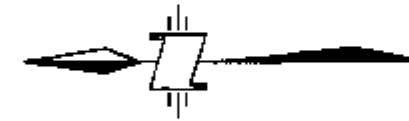
STRATA PLAN VR **2690**

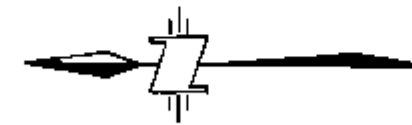
LEVEL 3

"WEST HALF"

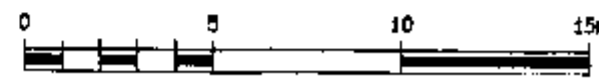


SCALE: 1:200 (Metric)

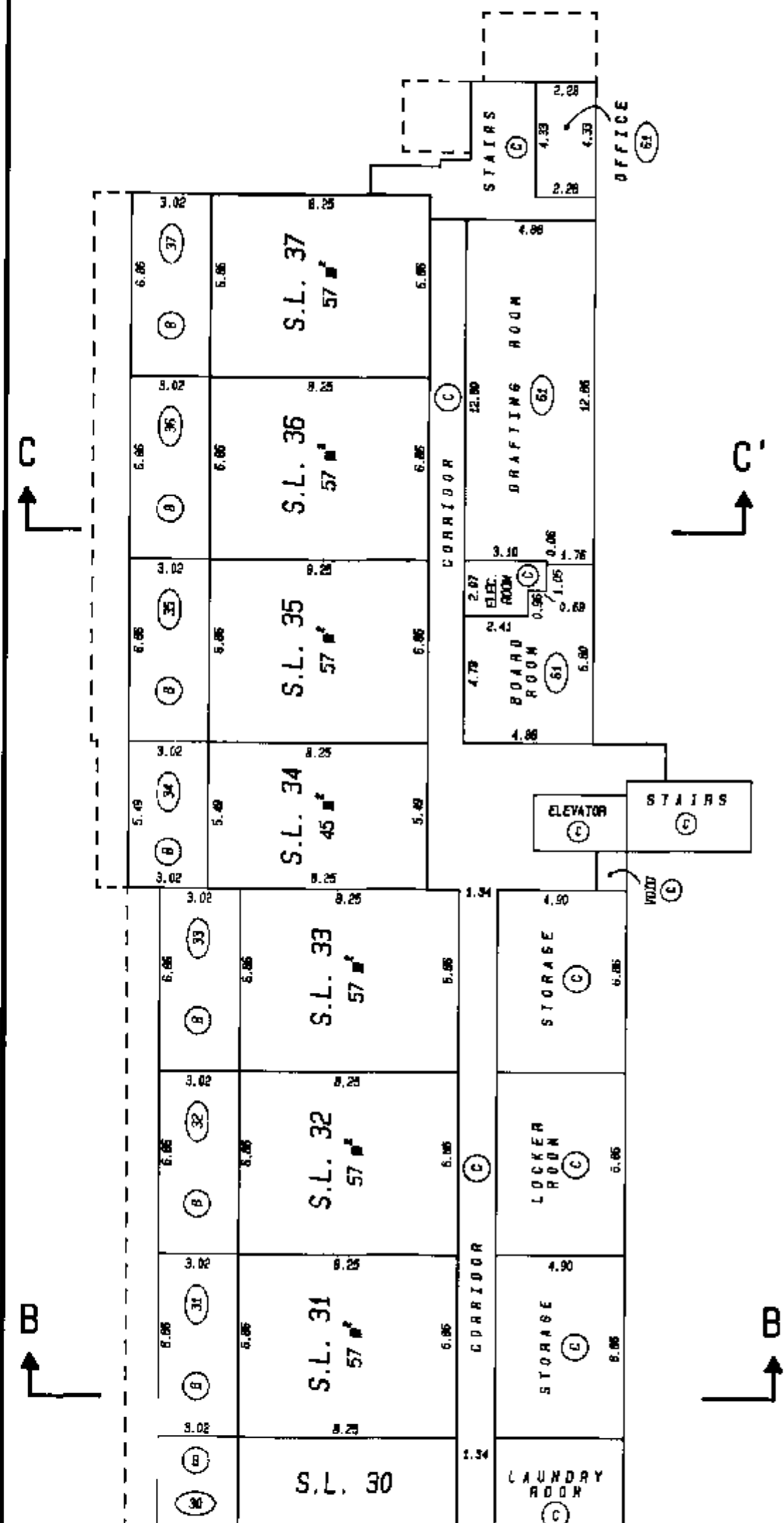


STRATA PLAN VR 2690

LEVEL 3
"EAST HALF"



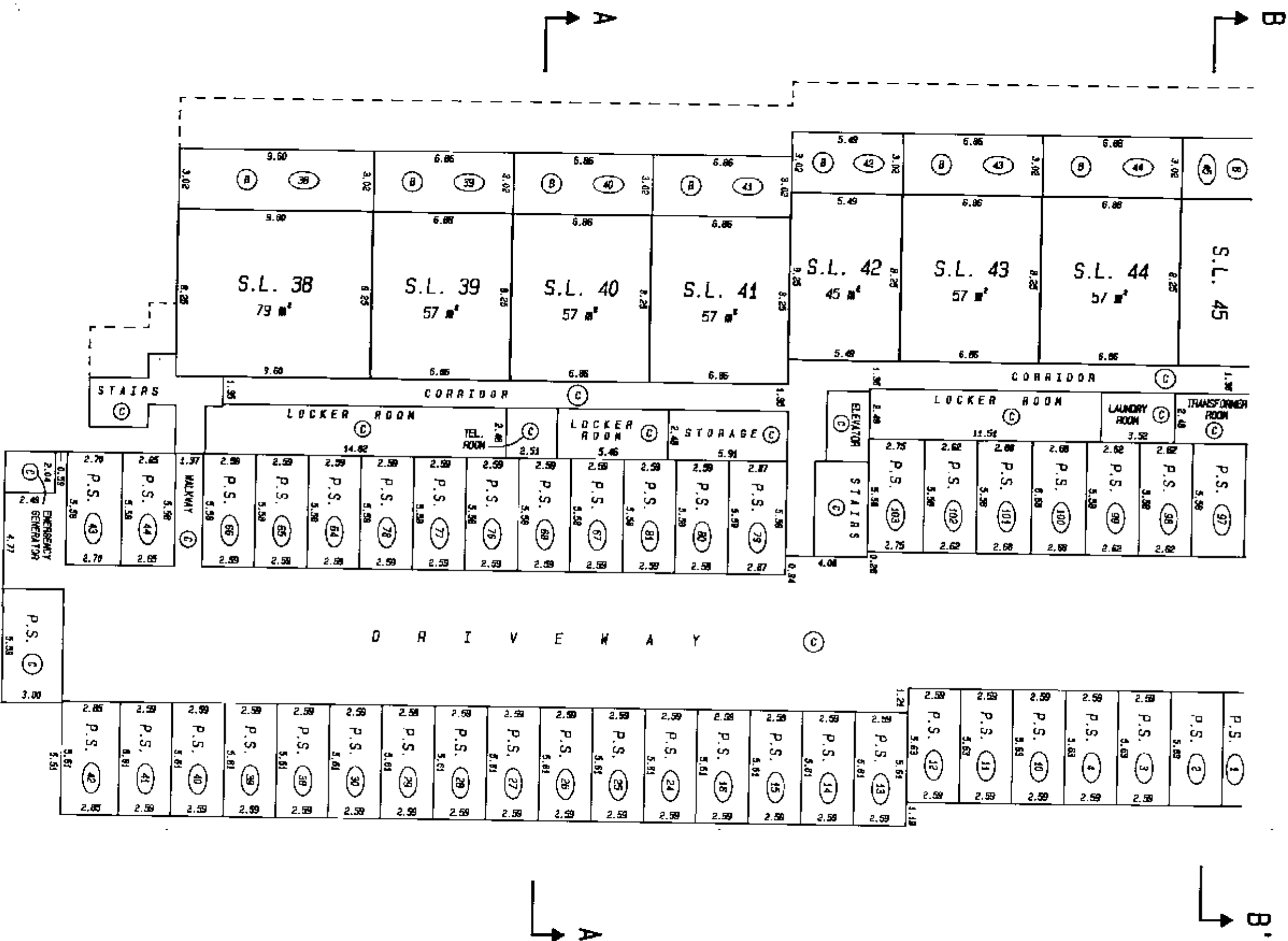
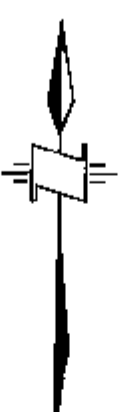
SCALE, 1:200 (Metric)



89 - 02 - 27 *1.1.2.*
FILE 502 00952-1

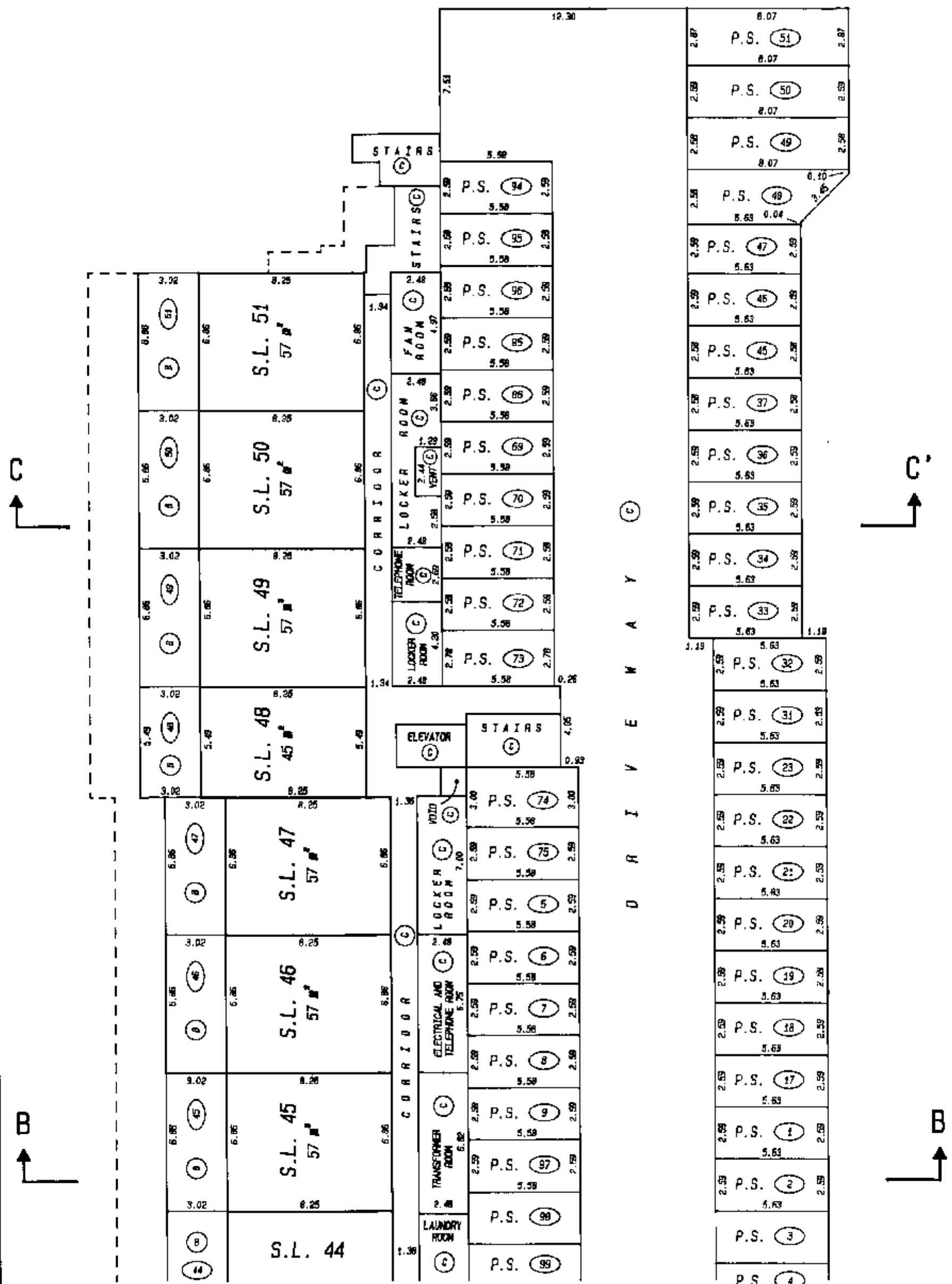
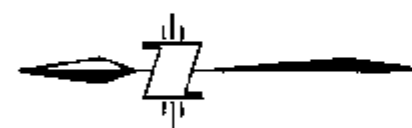
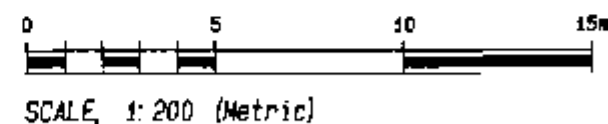
LEVEL 4 "WEST HALF"

STRATA PLAN VR **2690**



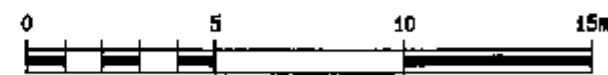
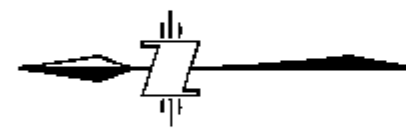
STRATA PLAN VR **2690**

LEVEL 4 "EAST HALF"



LEVEL 5 "WEST HALF"

STRATA PLAN VR **2690**



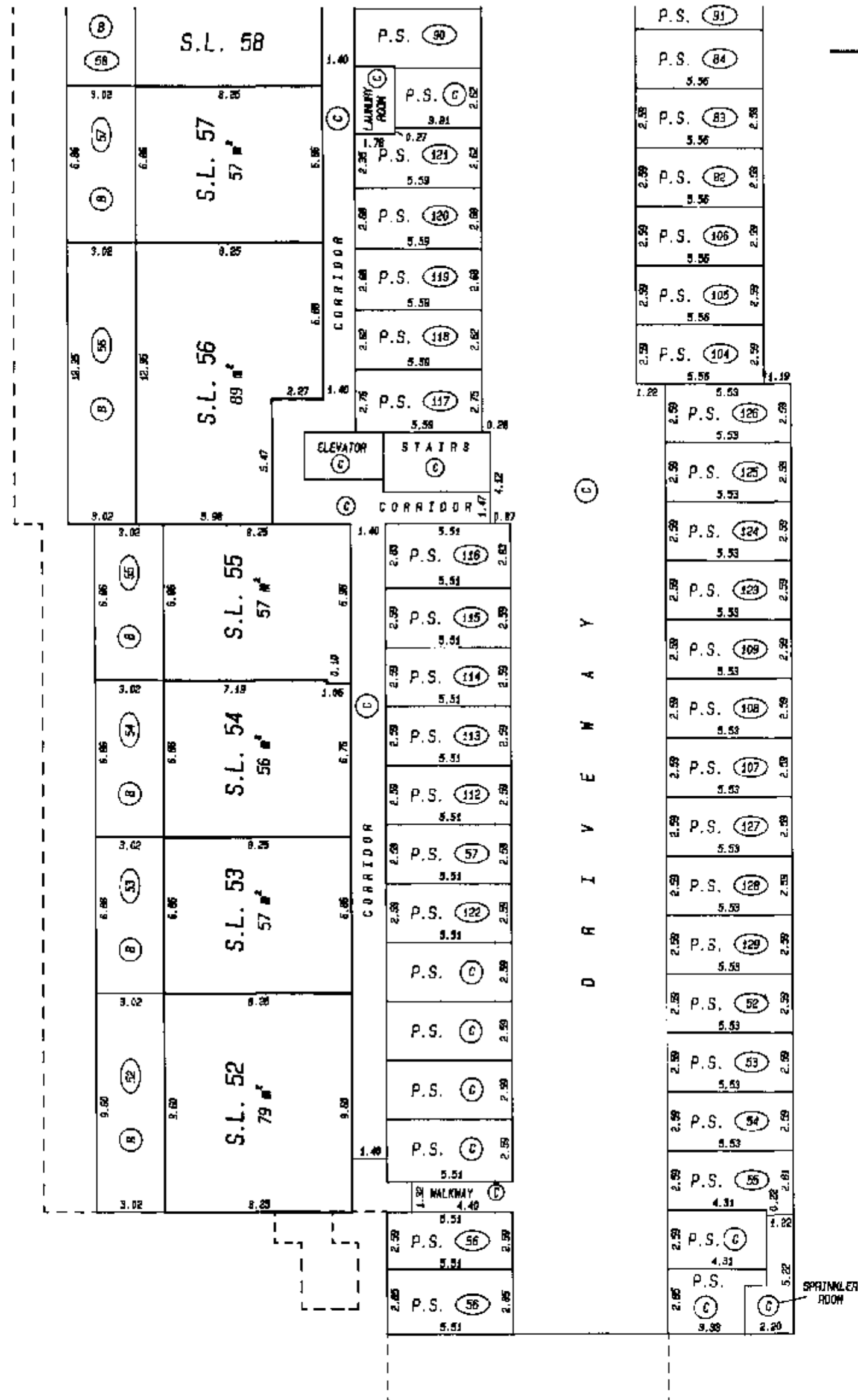
SCALE: 1:200 (Metric)

B
↑

A
↑

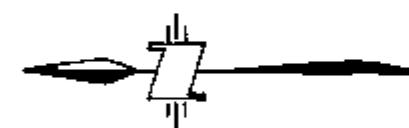
B'
↑

A'
↑

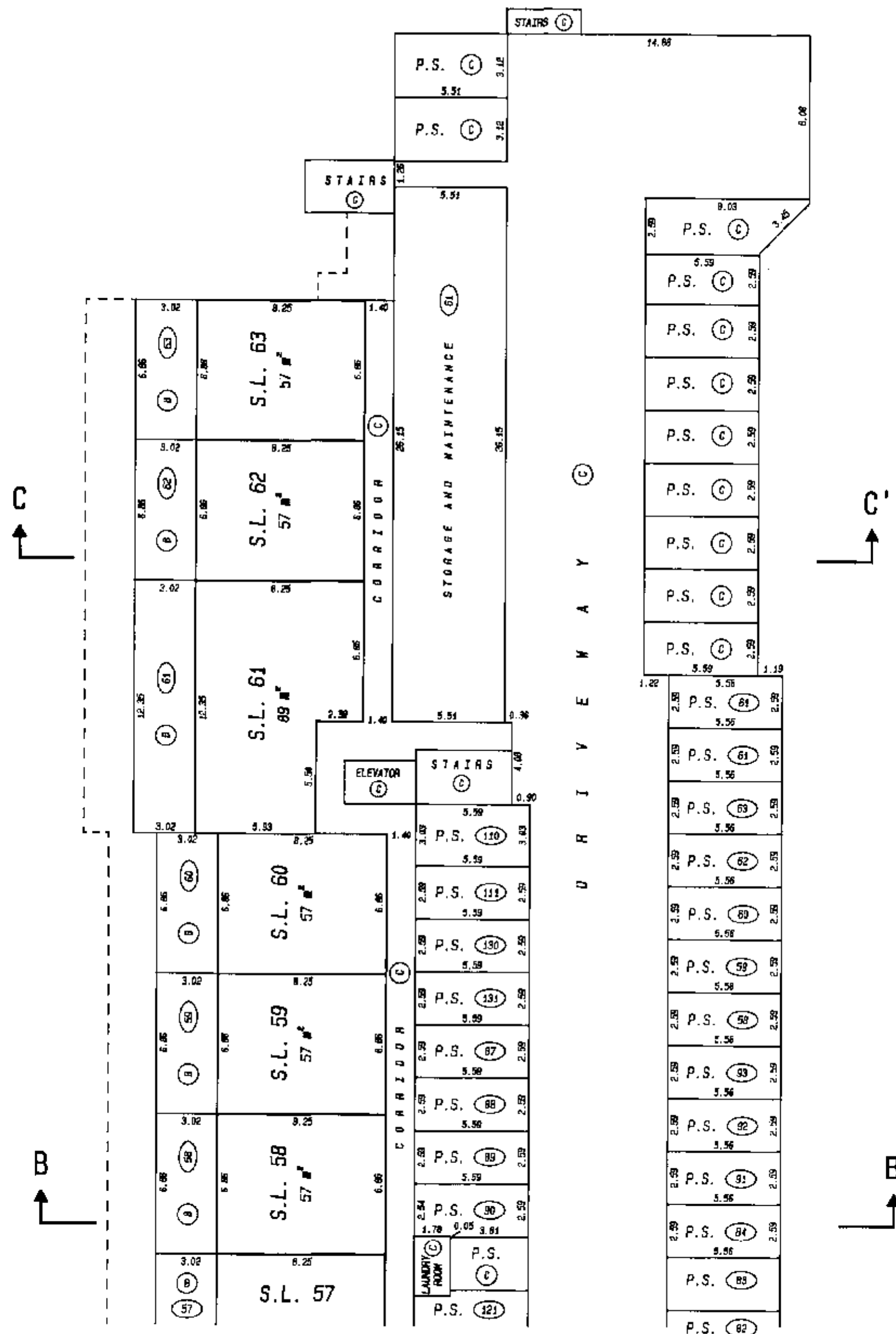


LEVEL 5 "EAST HALF"

STRATA PLAN VR **2690**



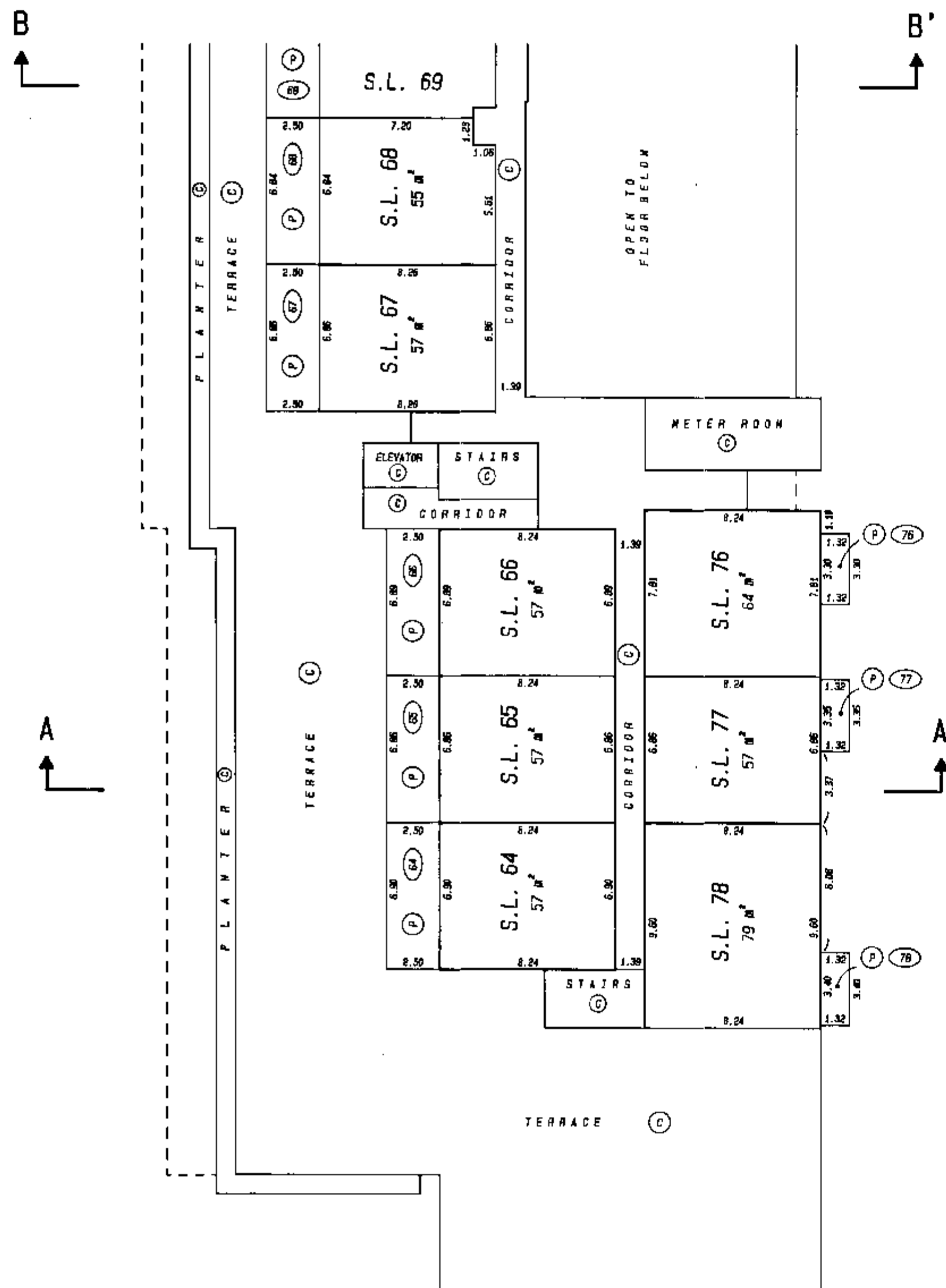
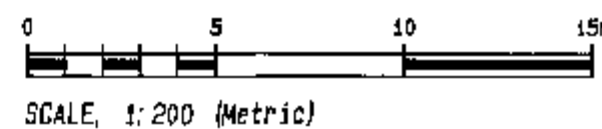
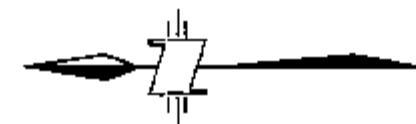
SCALE, 1:200 (Metric)



LEVEL 6

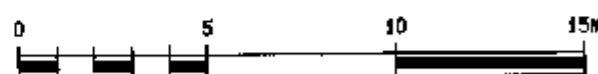
"WEST HALF"

STRATA PLAN VR **2690**

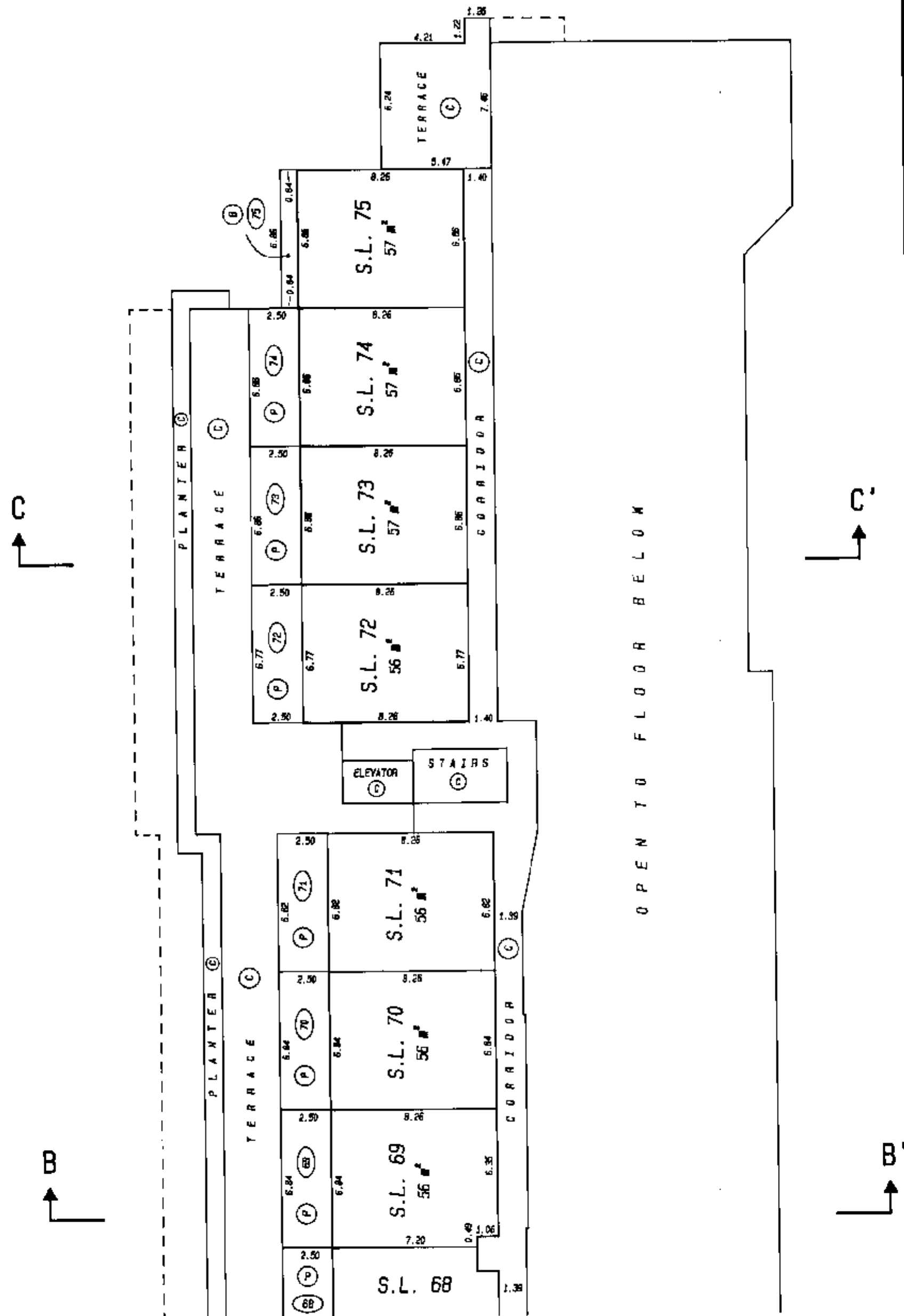
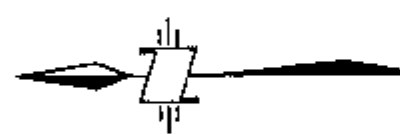


STRATA PLAN VR **2690**

LEVEL 6 "EAST HALF"



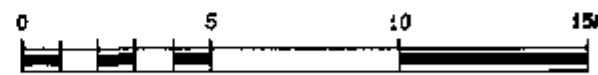
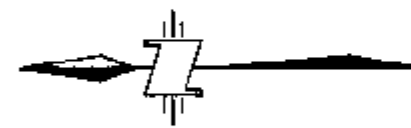
SCALE 1:200 (Metric)



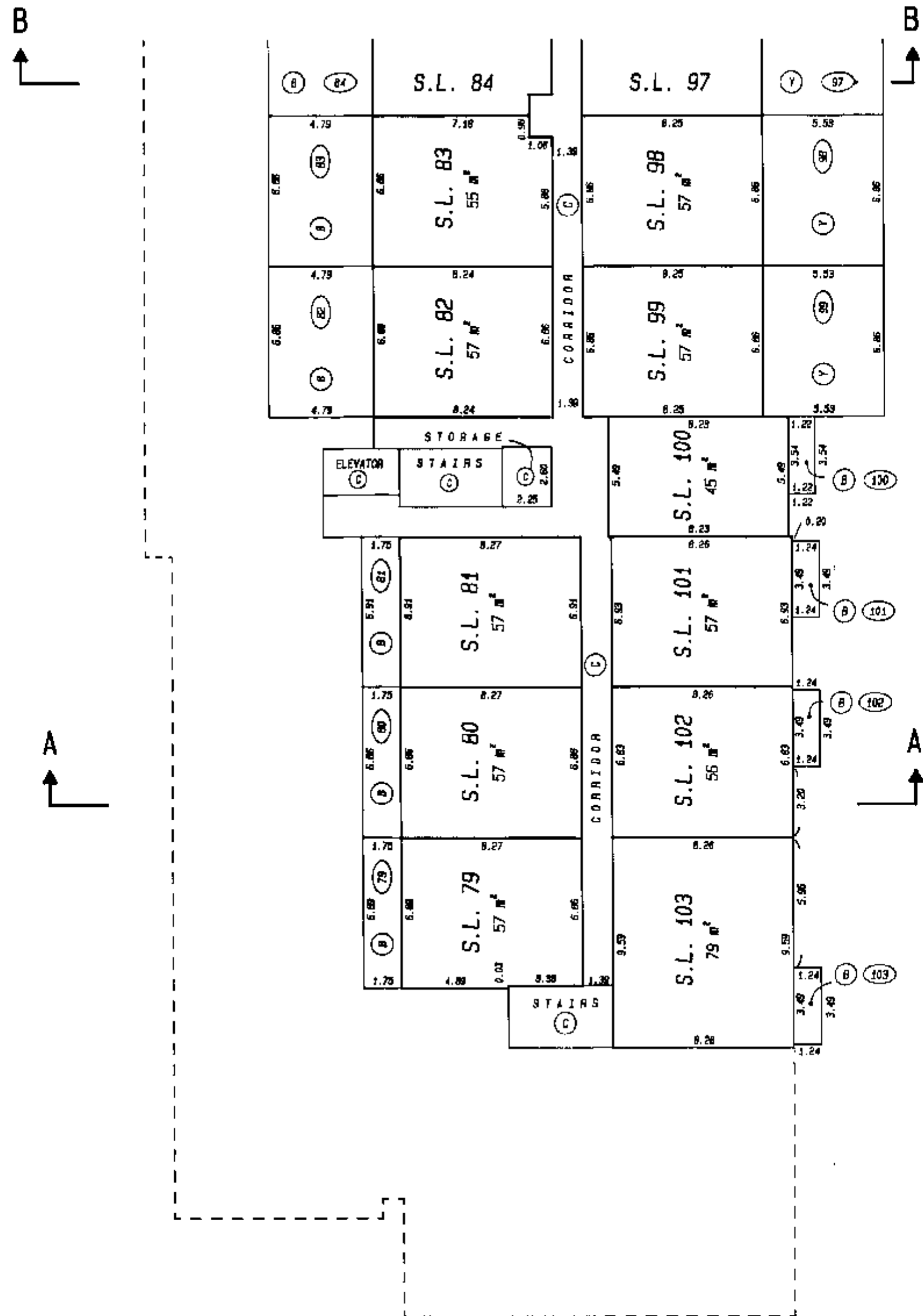
OPEN TO FLOOR BELOW

LEVEL 7 "WEST HALF"

STRATA PLAN VR **2690**

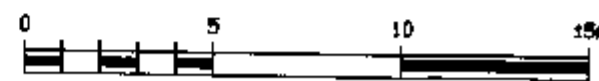
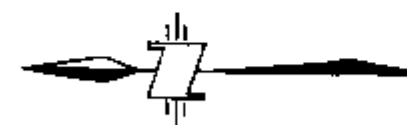


SCALE, 1:200 (Metric)



LEVEL 7 "EAST HALF"

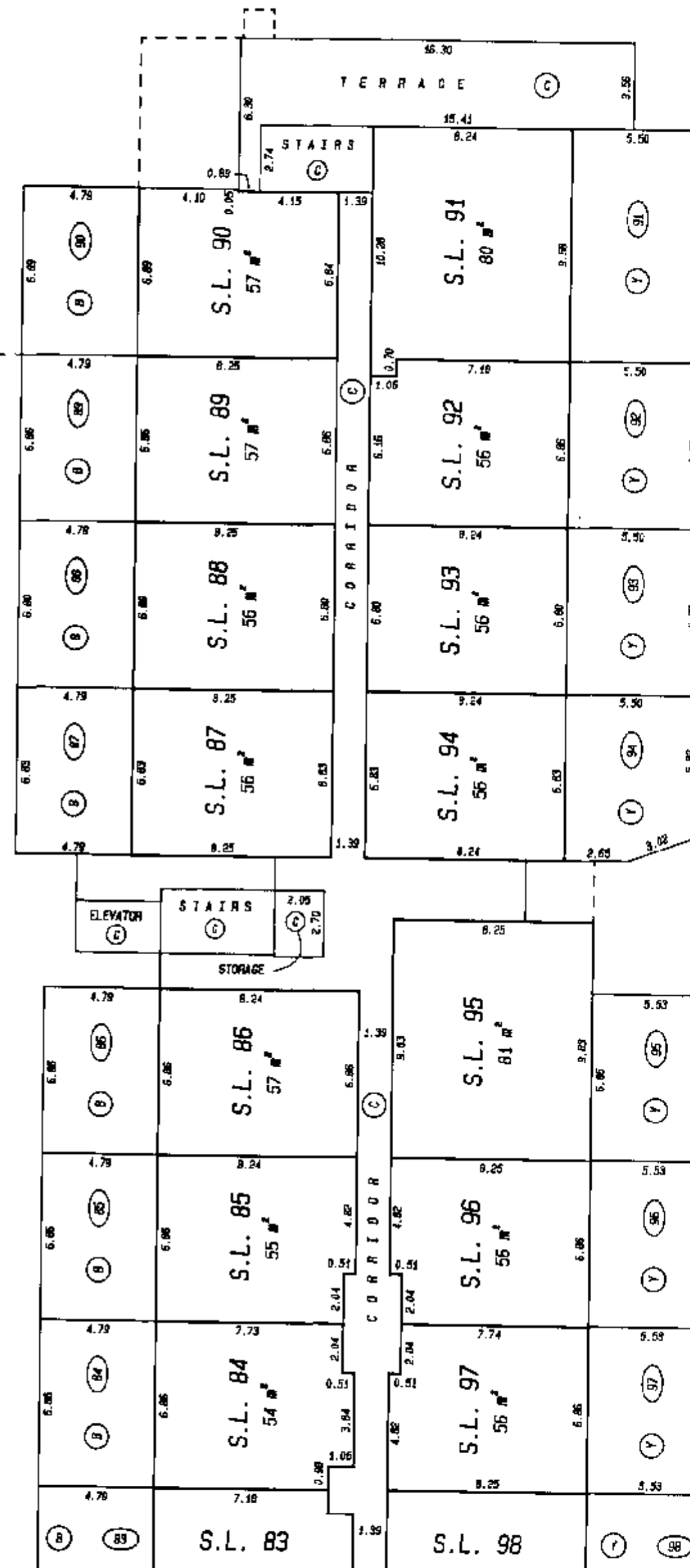
STRATA PLAN VR **2690**



SCALE, 1:200 (Metric)

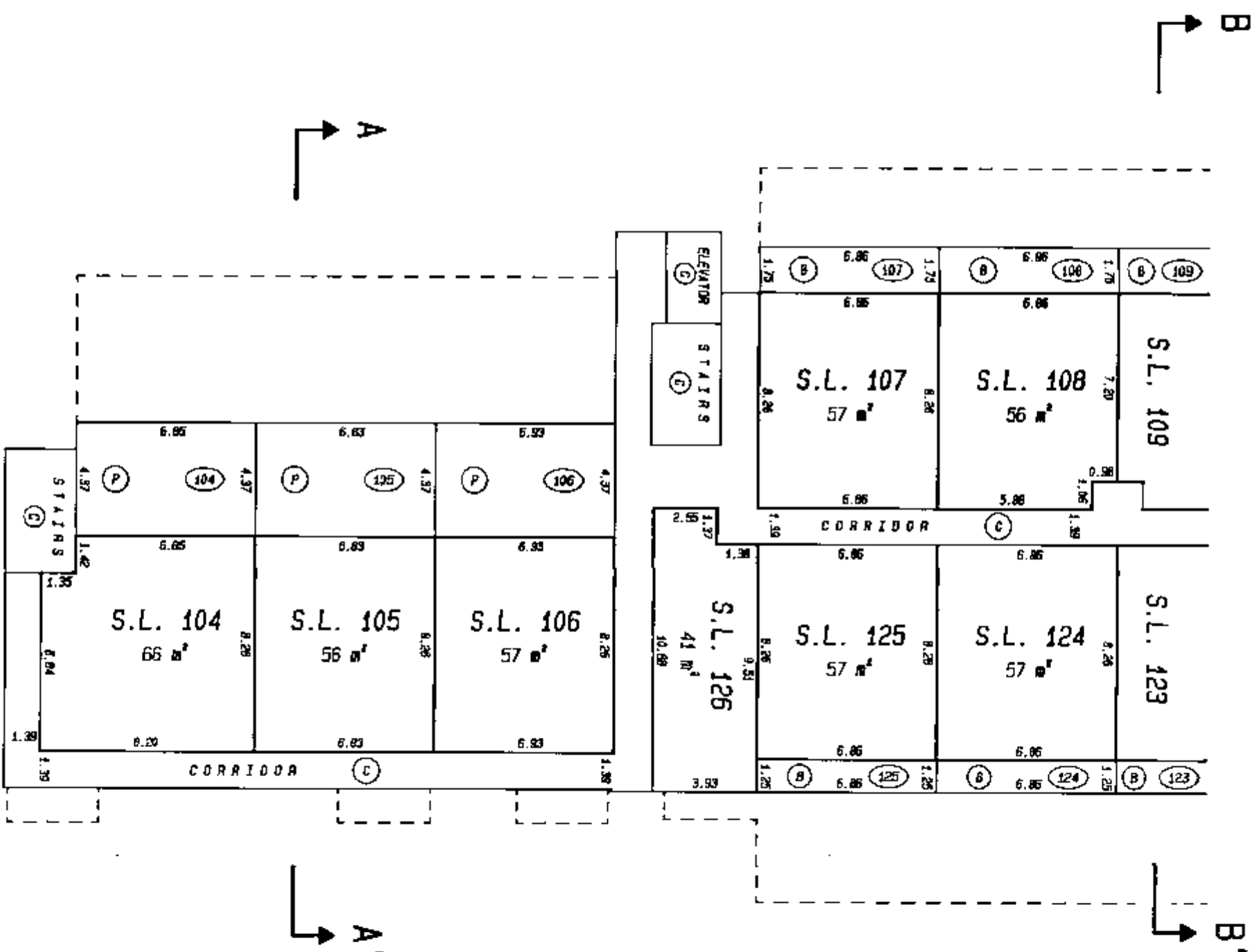
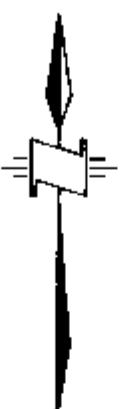
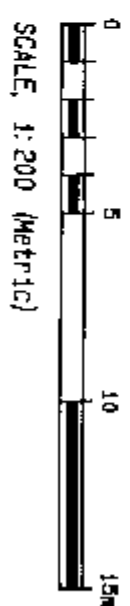
C

B

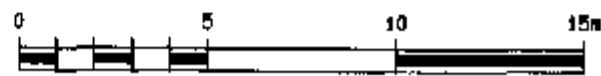


LEVEL 8 "WEST HALF"

STRATA PLAN VR **2690**

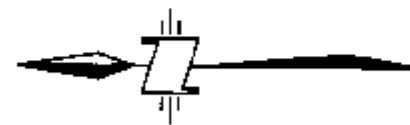


LEVEL 8 "EAST HALF"



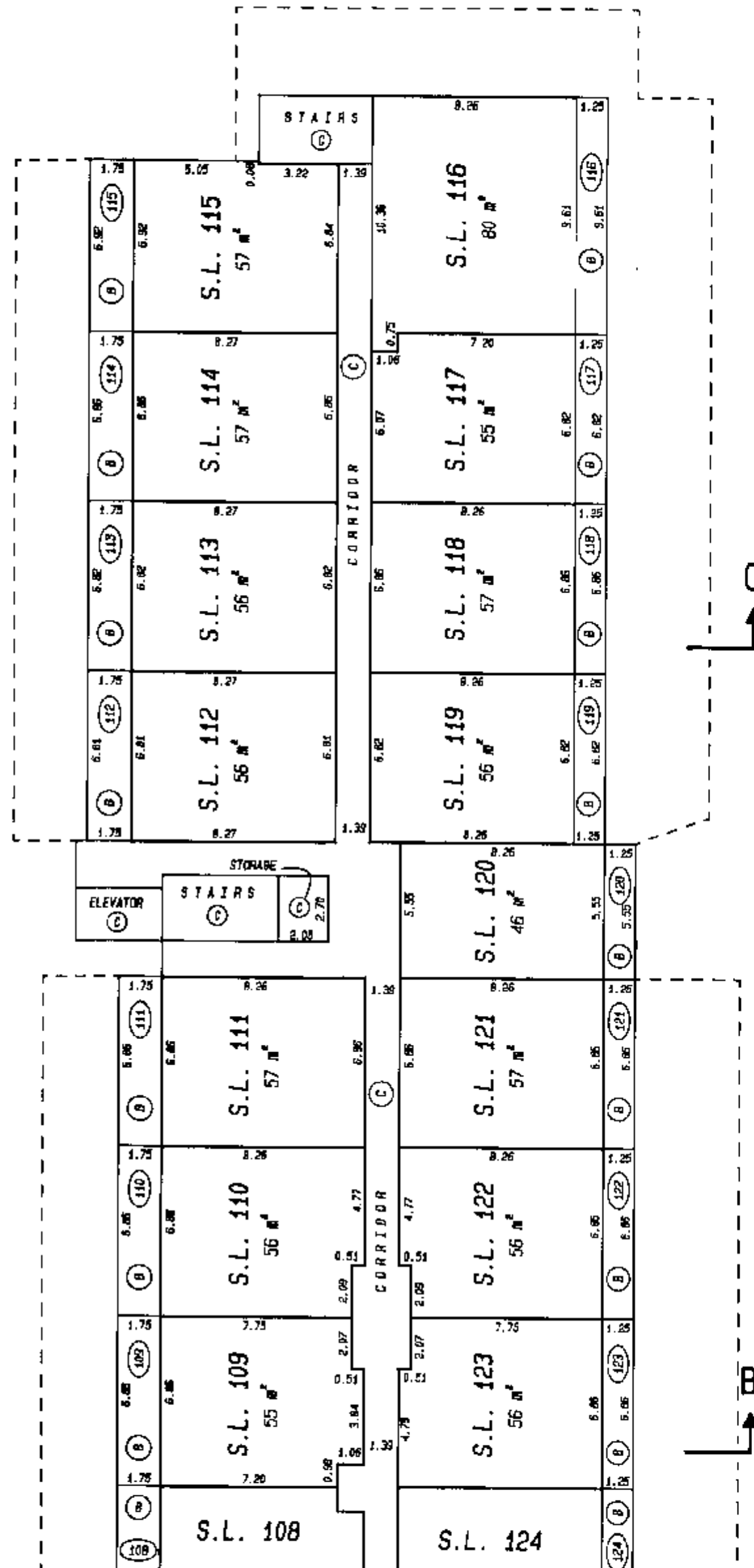
SCALE: 1:200 (Metric)

STRATA PLAN VR **2690**



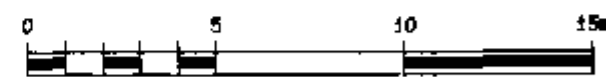
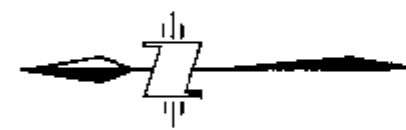
C

B



STRATA PLAN VR **2690**

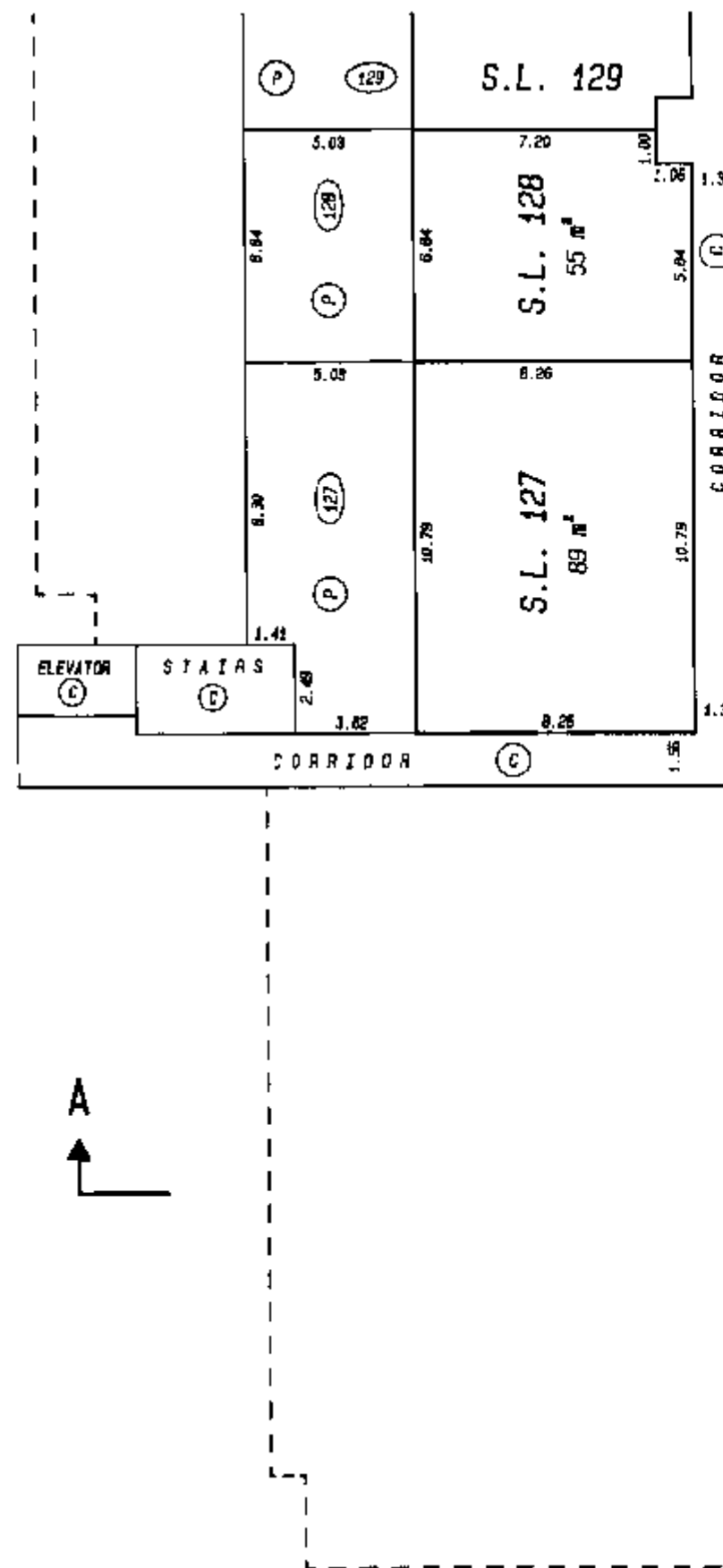
LEVEL 9
"WEST HALF"



SCALE, 1:200 (Metric)

B
↑

B'
↑

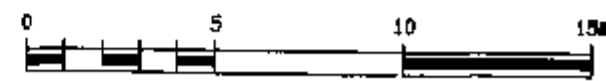
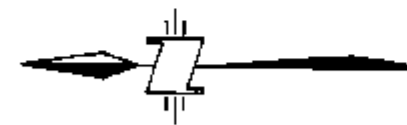


A
↑

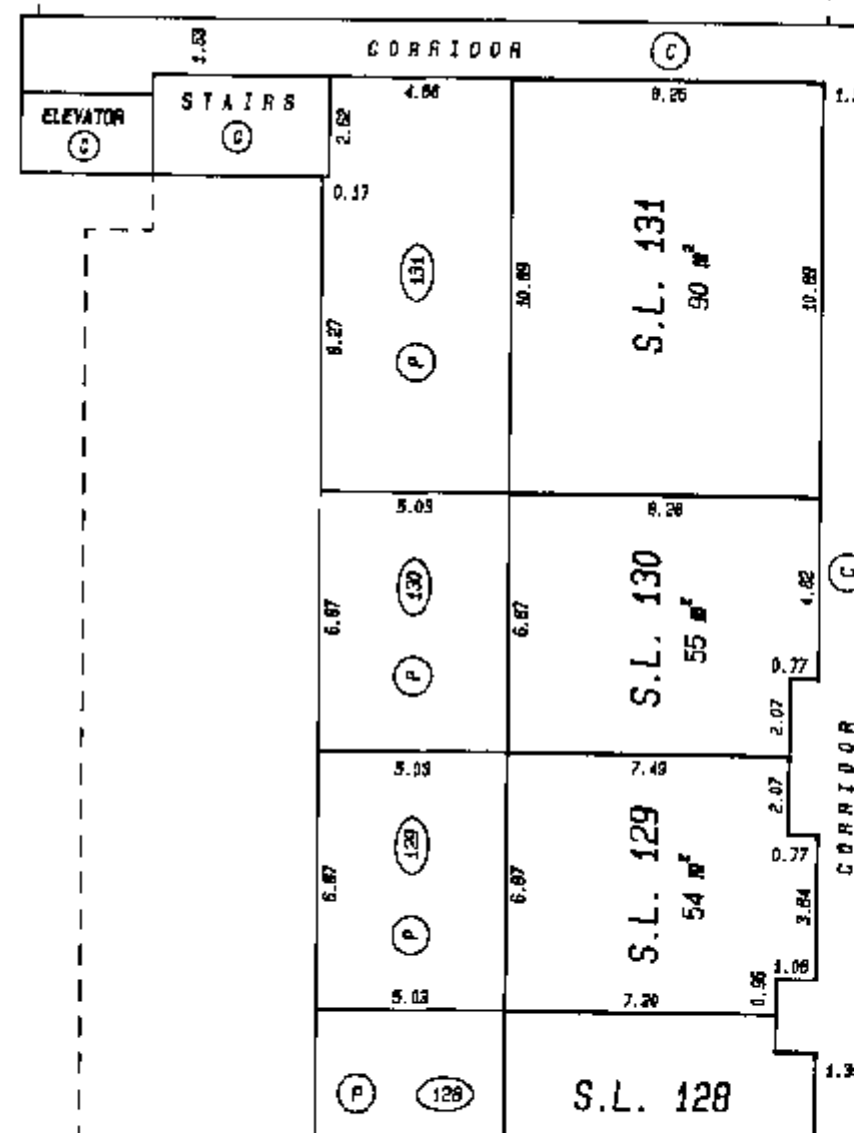
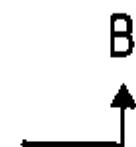
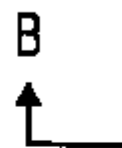
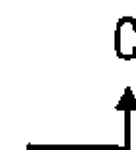
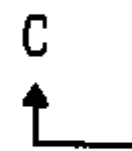
A'
↑

LEVEL 9

"EAST HALF"

STRATA PLAN VR 2690

SCALE. 1:200 (Metric)

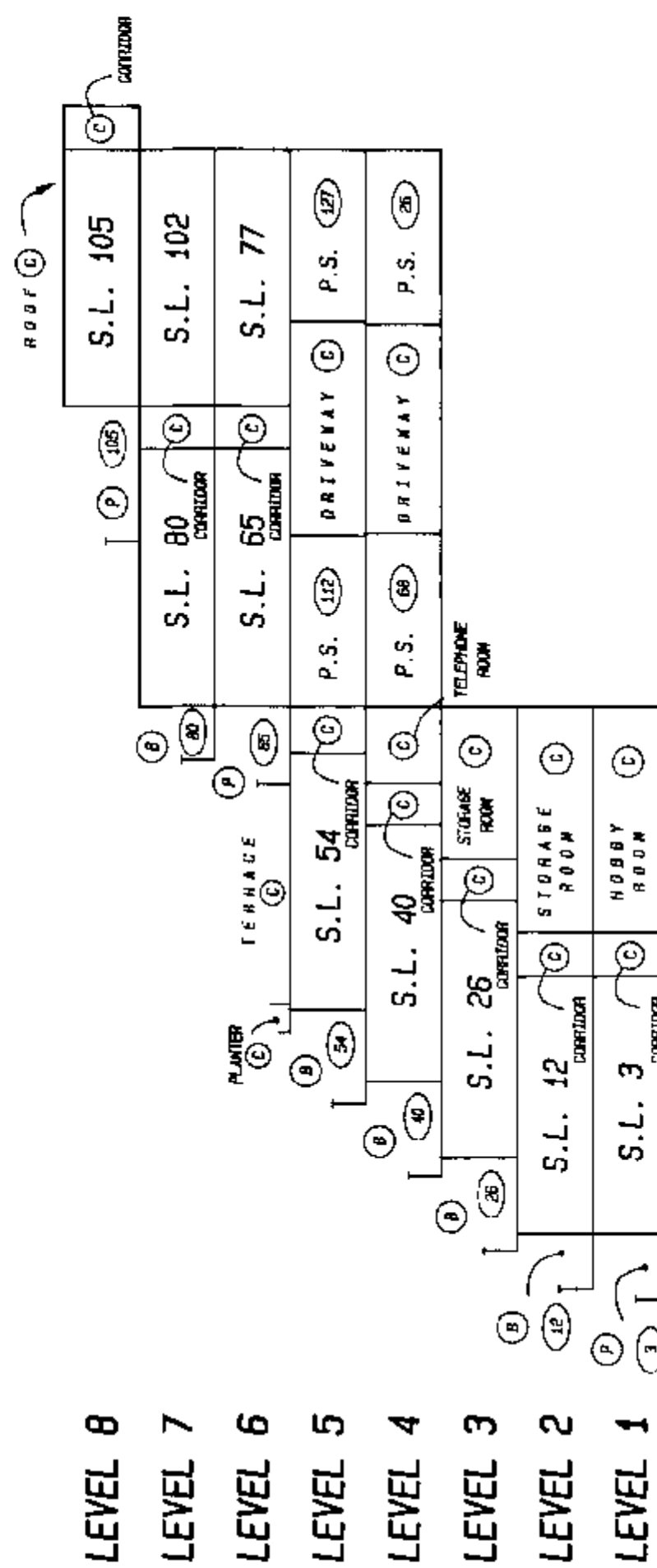


STRATA PLAN VR **2690**

SECTION A - A'



SCALE, 1:200 (Metric)

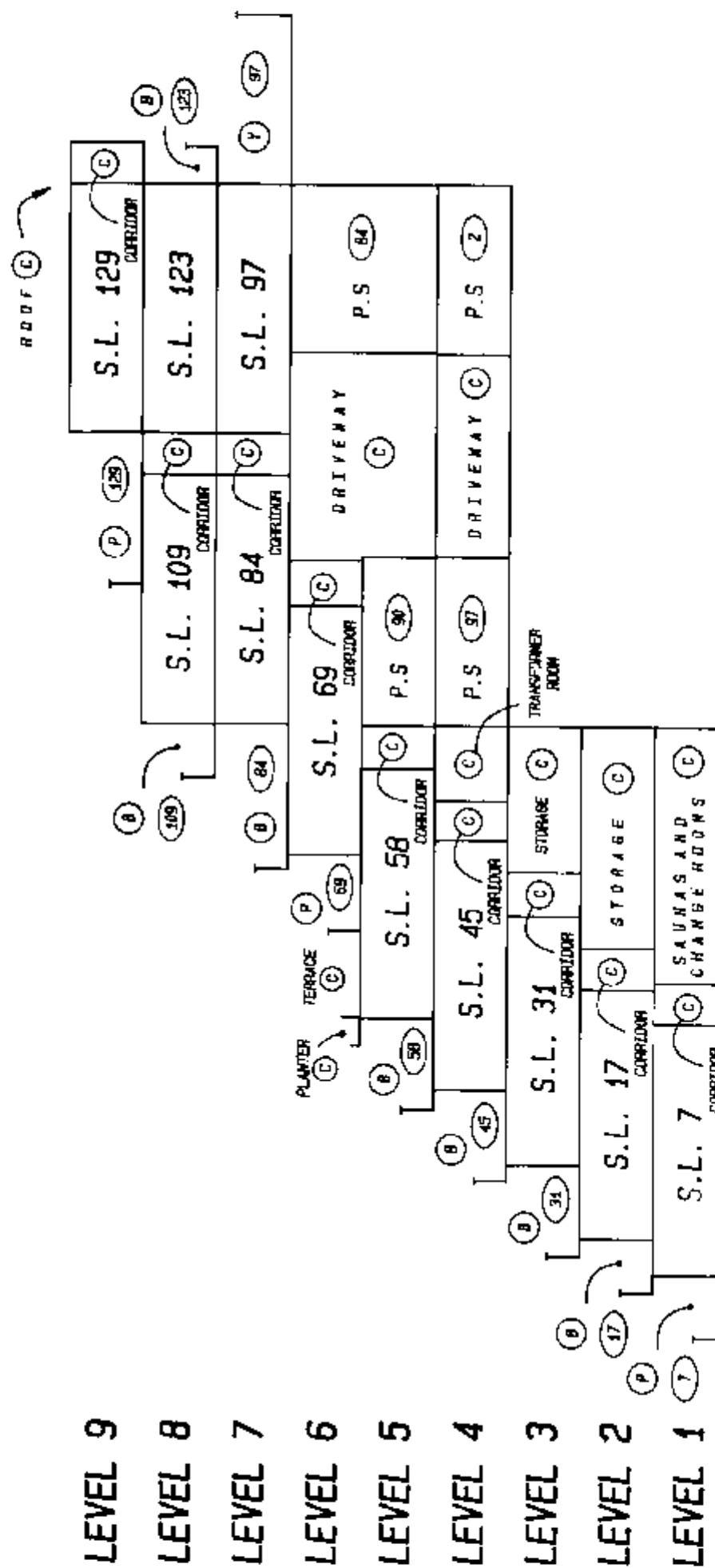


STRATA PLAN VR **2690**

SECTION B - B'

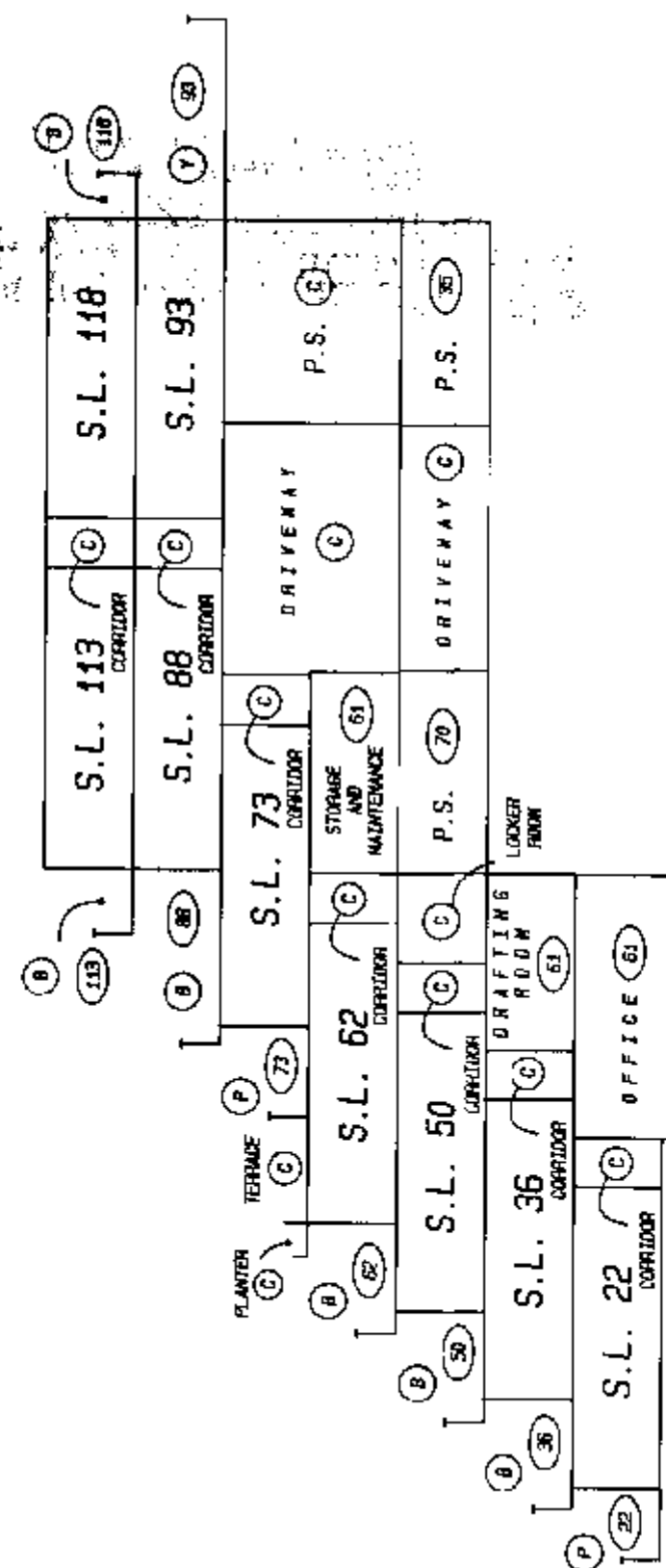
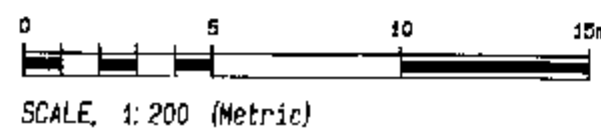


SCALE 1:200 (Metric)



STRATA PLAN VR- **2690**

SECTION C - C'



LEVEL 8
LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2

STRATA PLAN VR 2690

RECORD OF BY-LAWS AND ORDERS, ETC.

[illegible]

