

**STRATA PLAN OF LOT U, BLOCK 314,
DISTRICT LOT 526, GROUP 1,
NEW WESTMINSTER DISTRICT
PLAN LMP20800**

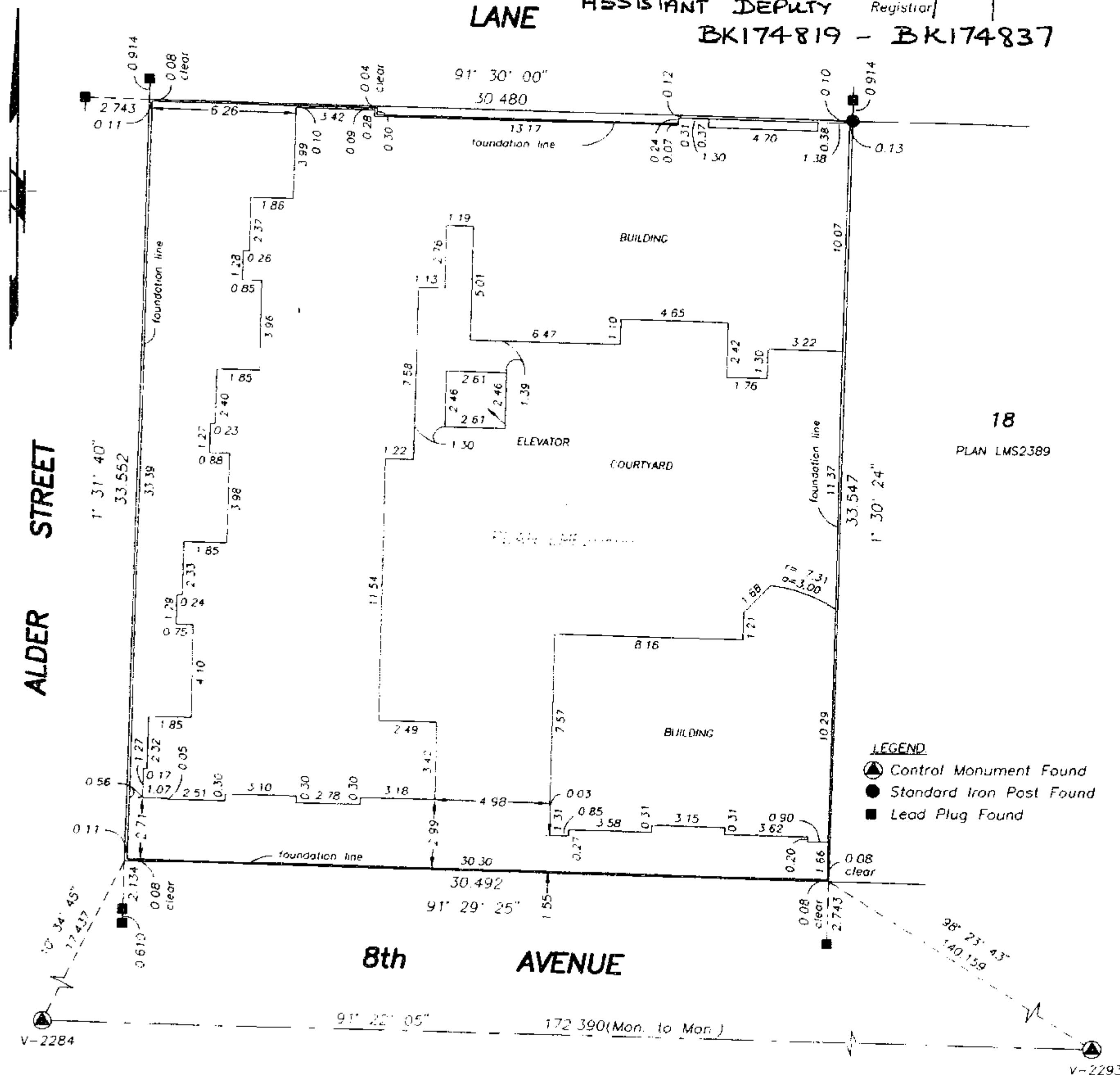
B.C.G.S. 92G.025
(City of Vancouver)
#1195 W. 8th Avenue
VANCOUVER, B.C.

SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

Strata Plan LMS 2430 deposited and
registered in the Land Title Office
at New Westminster, B.C., this 14 day
of JUNE, 1996.

LANE ASSISTANT DEPUTY Registrar
BK174819 - BK174837



Grid bearings are derived from observations between
control monuments V-2284 and V-2293
Integrated Survey Area No. 31 City of Vancouver
This plan shows ground level measured distances.
Prior to computation of U.T.M. co-ordinates,
multiply by combined factor of 0.9995900

I, Johnson C. Tam, of the City of Surrey,
a British Columbia Land Surveyor, hereby
certify that the buildings erected on the
parcel described above are wholly within
the external boundaries of that parcel.
Dated at Burnaby, B. C.,
this 14th day of May, 1996.

Johnson C. Tam
B. C. L. S.

The address for service of
documents on the Strata Corporation is:
The Owners, Strata Plan LMS 2430
Dumoulin & Boskovich
1800-1095 W. Pender Street
Vancouver, B.C.
V6E 2M6

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
Fax: 294-0625
950724 FB535 P90-91
Drawn by: CS

09-200

SECOND SHEET, SHEET 2 OF 12 SHEETS

CONDOMINIUM ACT

STRATA PLAN LMS 2430

STRATA 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	6	809	223,000	1
2	7	775	225,000	1
3	7	586	169,000	1
4	7	593	169,000	1
5	7	762	220,000	1
6	7	749	220,000	1
7	7	562	160,000	1
8	7	558	161,000	1
9	7	482	140,000	1
10	8	773	229,500	1
11	8	585	179,000	1
12	8	590	179,000	1
13	8	759	229,000	1
14	8	747	228,000	1
15	8	562	170,000	1
16	8, 9	797	241,000	1
17	8, 9	687	226,000	1
18	8, 9	706	206,000	1
19	9	772	242,000	1
20	9	584	185,000	1
21	9	589	185,000	1
22	9	758	240,000	1
23	9	746	240,000	1
24	9	562	175,000	1
AGGREGATE		16,093	4,841,500	24

Accepted as to Forms 1, 2 and 3
this 30 day of May, 1996.

Ben Durrley
Superintendent of Real Estate

J.C.T.
May 14th, 1996.

SECOND SHEET, SHEET 3 OF 12 SHEETS

STRATA PLAN LMS 2430

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 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, B.C.,
this 19 day of MAY, 1996.

Owner-developer:

Wilhelm Liedemann
A commissioner for taking affidavits in and
for the Province of British Columbia.

Harst Damholz

MORTGAGEE:
THE TORONTO-DOMINION BANK

Wilhelm Liedemann
Authorized Signatory
Wilhelm Liedemann
Senior Manager, Commercial Credit
Authorized Signatory

Shirley Tautscher
Witness
as to signature(s)
Address of 700 West Georgia Street
Witness: Vancouver, B.C. V7Y 1A2
Occupation: Bank Officer

OWNER DEVELOPER:
474743 B.C. LTD.
(INC. NO. 474743)

Harst Damholz
Authorized Signatory
Authorized Signatory

Johnson C. Tam
Witness
as to signature(s)
Address of 1800-1095 WEST PENDER ST.
Witness: VANCOUVER, B.C. V6E 2M6
Occupation: Solicitor

SECTION 8(1)

I, Johnson C. Tam, a British Columbia Land Surveyor, hereby certify that
the buildings shown in this strata plan have not, as of the 14th day of
May, 1996 been previously occupied.
Dated at Burnaby, British Columbia, this 14th day of May, 1996.

Johnson C. Tam
B. C. L. S.

J.C.T.
May 14th, 1996.

DIAGRAMMATIC ELEVATIONS

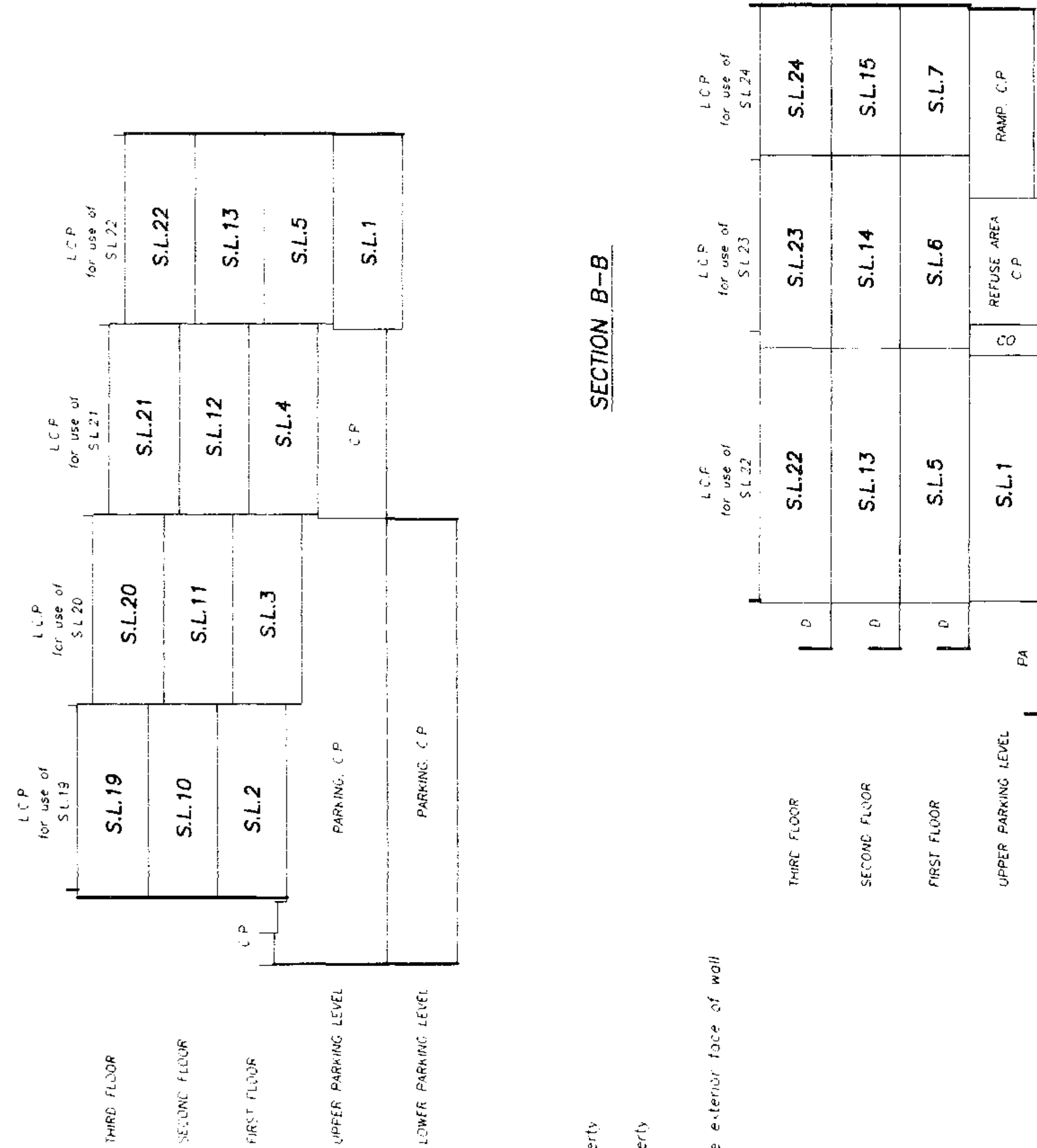
SHEET 4 OF 12 SHEETS

STRATA PLAN LMS 2430

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

SECTION A-A



LEGEND

C.P. denotes common property
S.L. denotes strata lot
D denotes deck, limited common property
EL denotes elevator, common property
EM denotes elevator mechanical room, common property
V denotes vestibule, common property
P denotes parking space, common property
CO denotes common property dimensions measured to the exterior face of wall

J.C.T.
May 14th, 1996

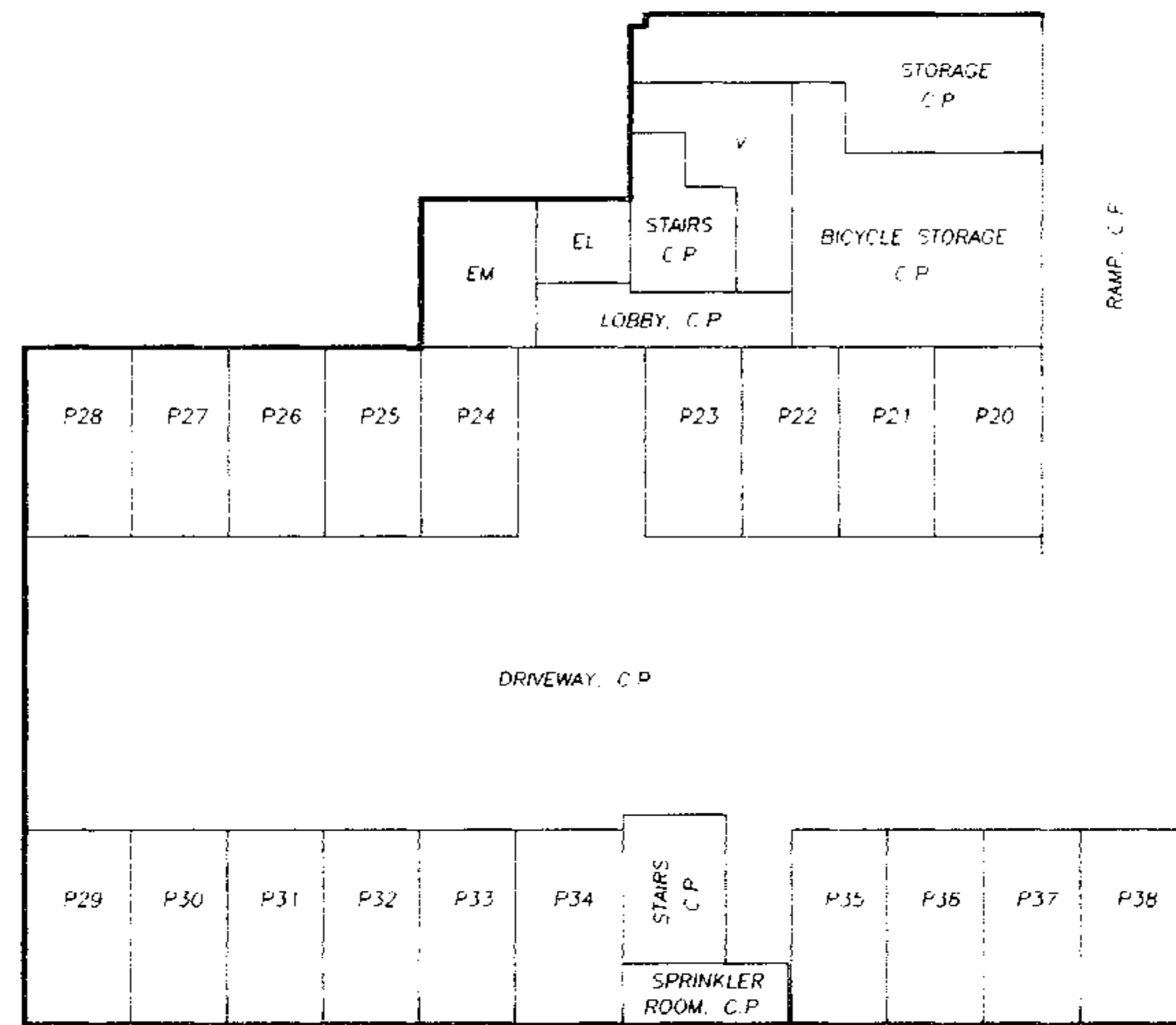
LOWER PARKING LEVEL

SHEET 5 OF 12 SHEETS

STRATA PLAN LMS 2430

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND

C.P. denotes common property
EL denotes elevator, common property
EM denotes elevator mechanical room, common property
V denotes vestibule, common property
P denotes parking space, common property
CO denotes common property dimensions measured to the exterior face of wall

J.C.T.
May 14th, 1996

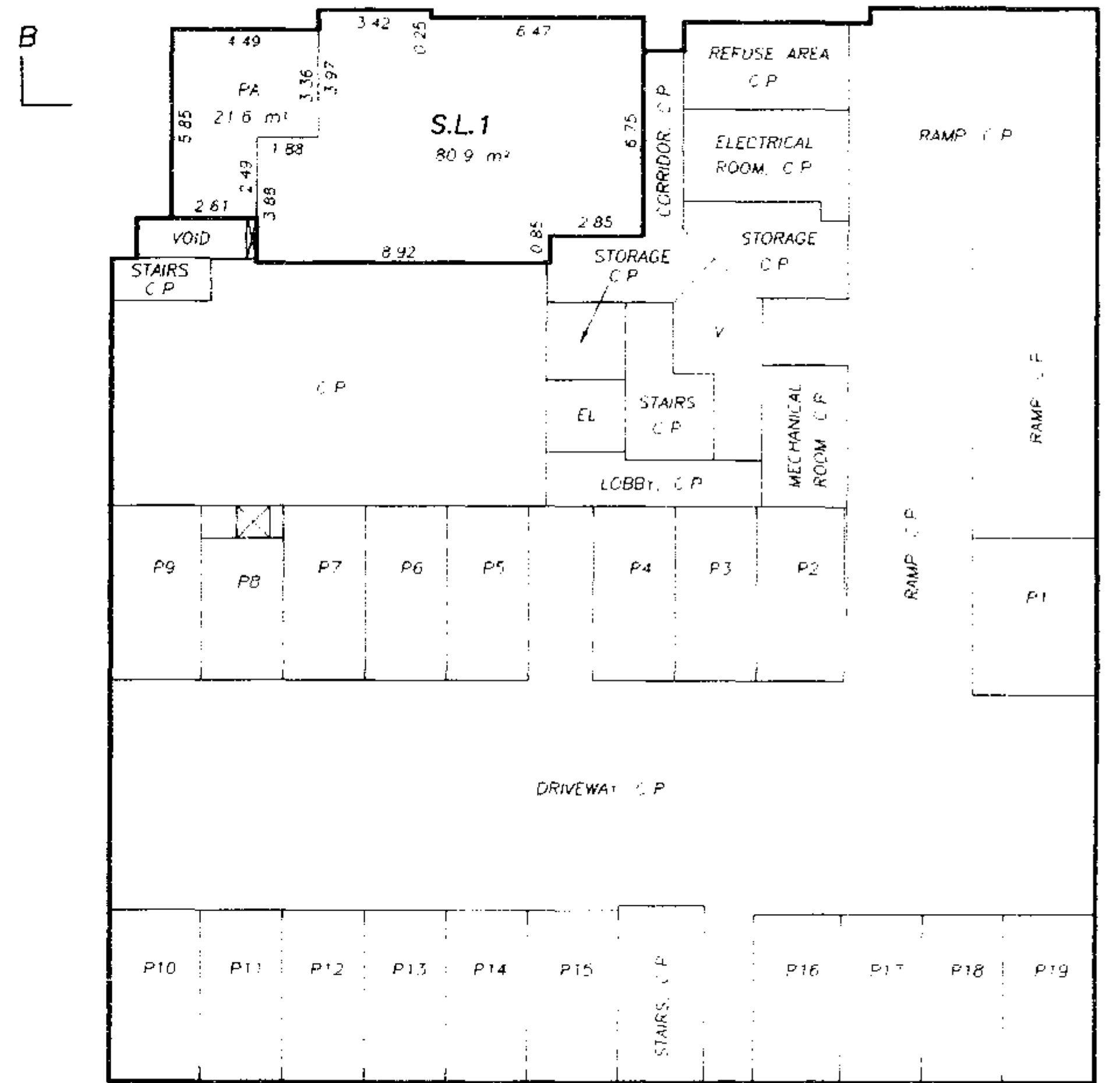
UPPER PARKING LEVEL

SHEET 6 OF 12 SHEETS

STRATA LOT 1
STRATA PLAN LMS 2430

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND

C.P. denotes common property
S.L. denotes strata lot
EL denotes elevator, common property
PA denotes patio, limited common property for use of adjacent strata lot
V denotes vestibule, common property
P denotes duct space, common property
P denotes parking space, common property
CO denotes common property dimensions measured to the exterior face of wall

J.C.T.
May 14th, 1996

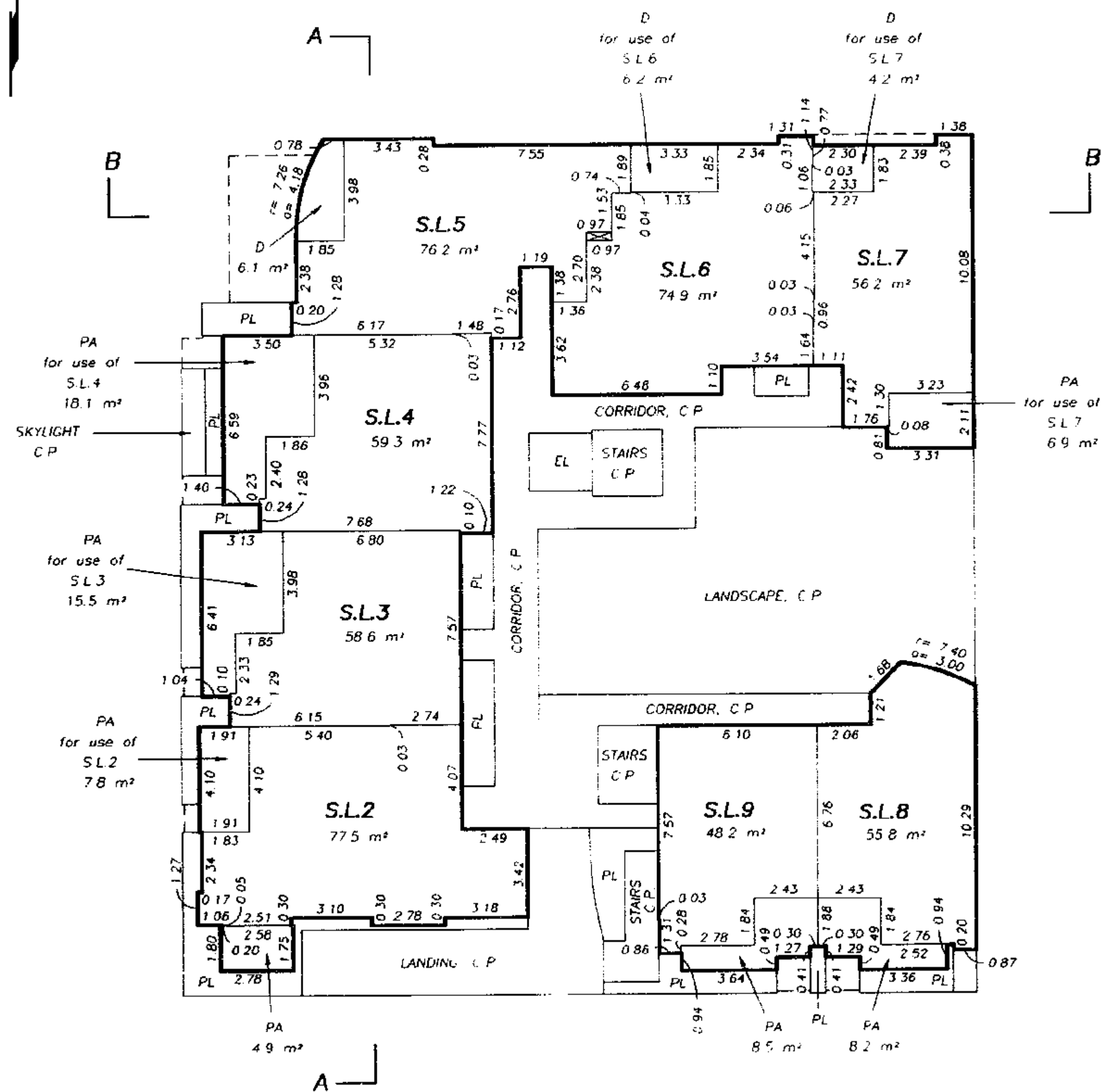
FIRST FLOOR

STRATA LOTS 2 TO 9

STRATA PLAN LMS 2430

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- S.L. denotes strata lot
- EL denotes elevator, common property
- PA denotes patio, limited common property
- D denotes deck, limited common property
- PL denotes planter, common property
- denotes duct space, common property
- denotes dimensions measured to the exterior face of wall

J.C.T.
May 14th, 1996

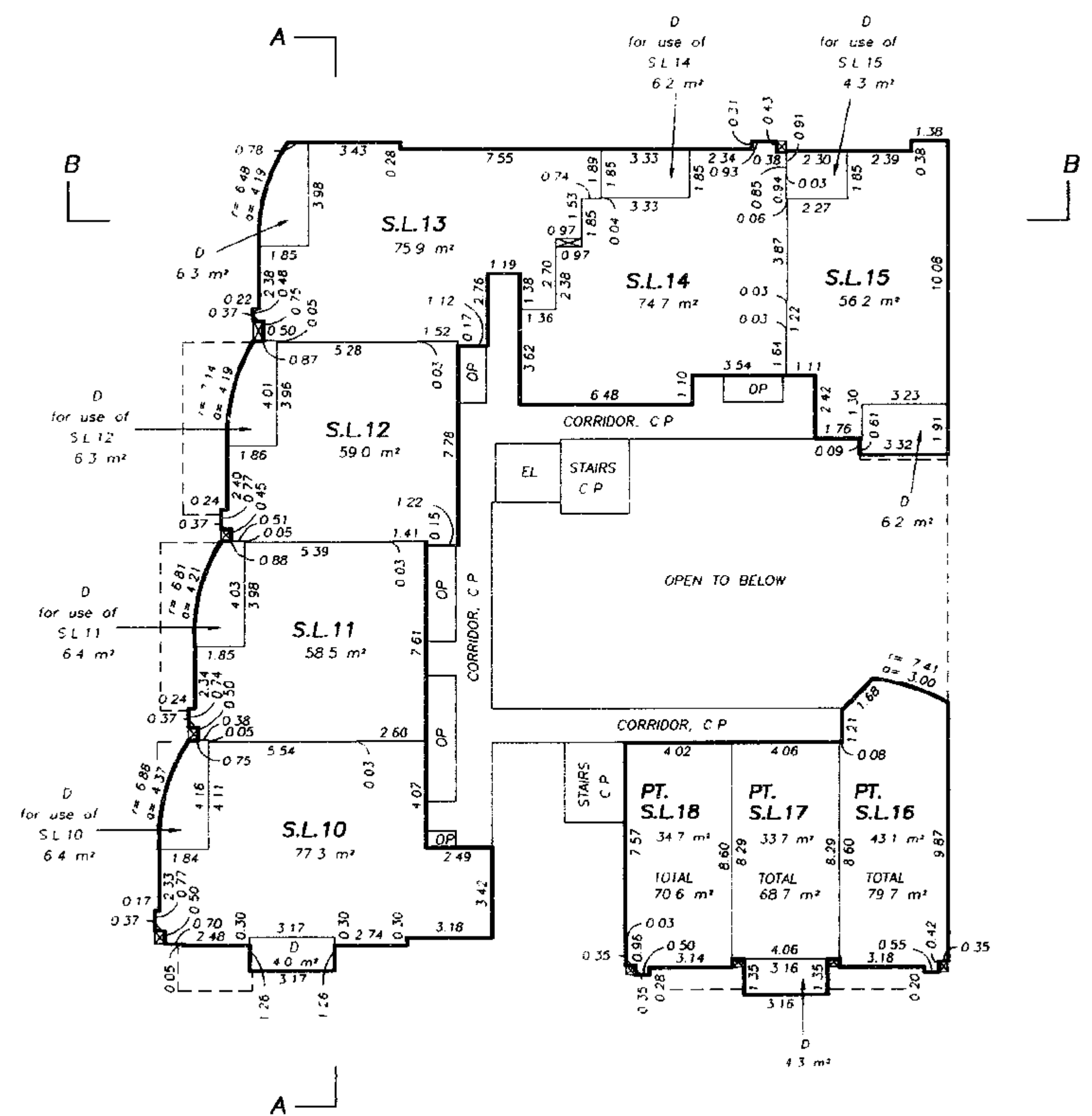
SECOND FLOOR

STRATA LOTS 10 TO 15
AND PART STRATA LOTS 16 TO 18

STRATA PLAN LMS 2430

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- EL denotes elevator, common property
- D denotes deck, limited common property
- OP denotes open to below
- denotes duct space, common property
- denotes dimensions measured to the exterior face of wall

J.C.T.
May 14th, 1996

THIRD FLOOR

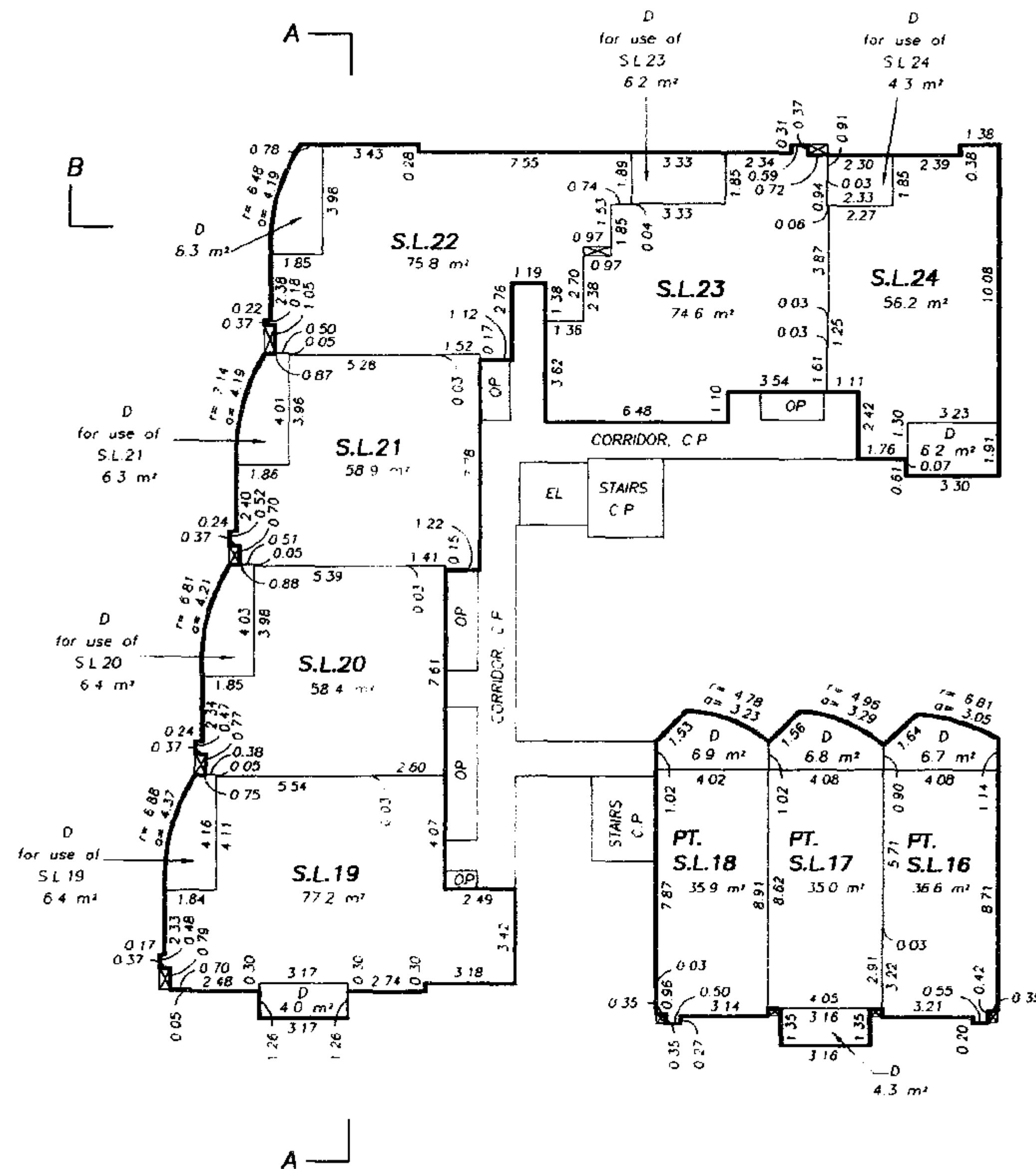
PART STRATA LOTS 16 TO 18
AND STRATA LOTS 19 TO 24

STRATA PLAN LMS 2430

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:
C.P. denotes common property
PT.S.L. denotes part strata lot
S.L. denotes strata lot
EL denotes elevator, common property
D denotes deck, limited common property
for use of adjacent strata lot unless otherwise indicated
OP denotes open to below
denotes duct space, common property
denotes dimensions measured to the exterior face of wall

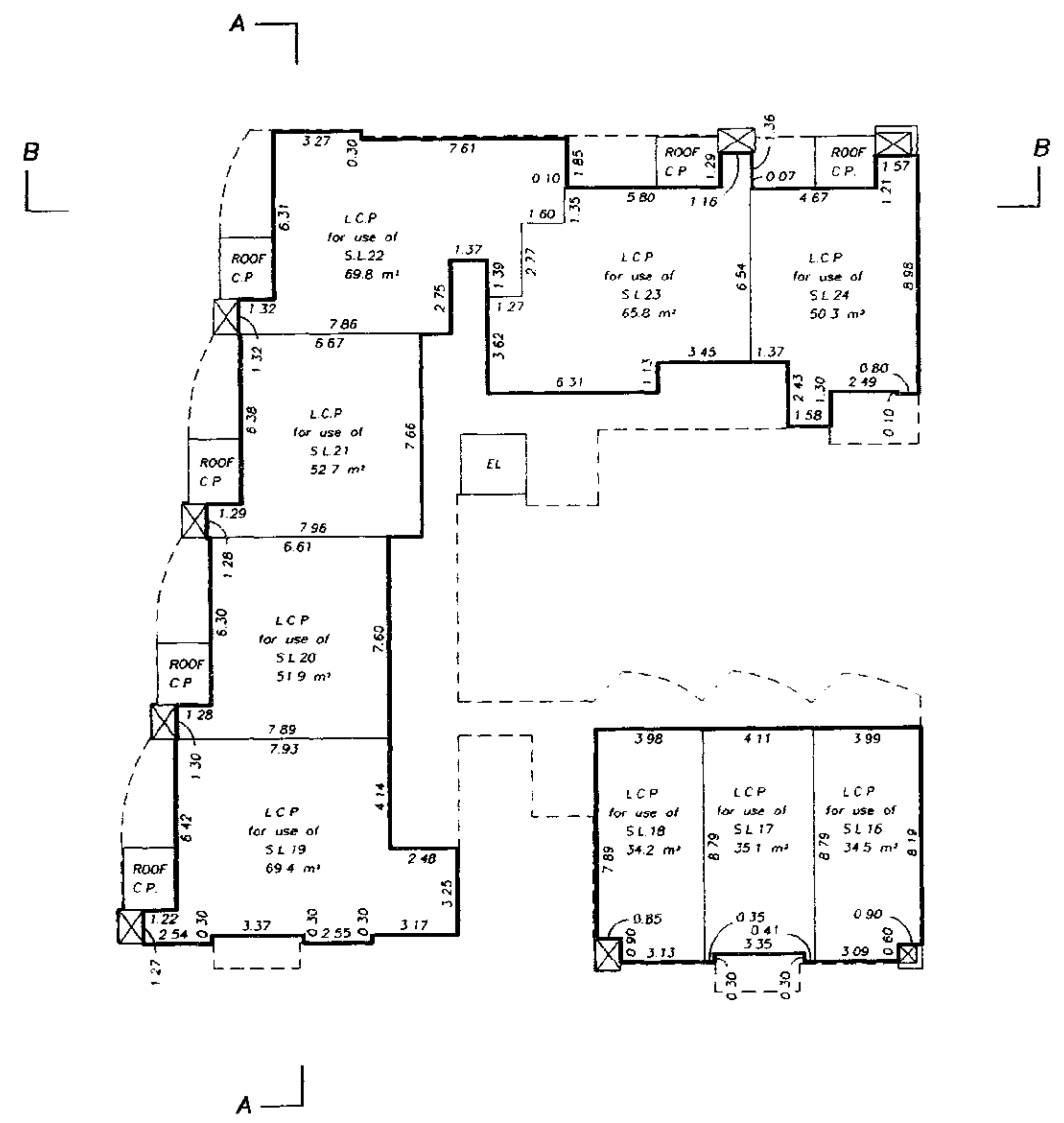
ROOF FLOOR

STRATA PLAN LMS 2430

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:
C.P. denotes common property
L.C.P. denotes limited common property
S.L. denotes strata lot
EL denotes elevator, common property
denotes duct space, common property
denotes dimensions measured to the exterior face of wall

STRATA PLAN LMS 2430
RECORD OF BY-LAWS AND ORDERS, ETC.

[illegible]

J.C.T.
May 14th, 1996.

STRATA PLAN LMS 2430
DEALINGS AFFECTING THE
COMMON PROPERTY

[illegible]

J.C.T.
May 14th, 1996.