

**STRATA PLAN OF LOT 2
NE 1/4 OF SECTION 26,
TOWN OF HASTINGS SUBURBAN LANDS,
PLAN 18170
NEW WESTMINSTER DISTRICT
CITY OF VANCOUVER**

BCGS 92G.025

SCALE 1 : 1000



**PHASE 1
STRATA PLAN LMS 2503**

Deposited and registered in the Land
Title Office at New Westminster, BC
this 20 day of August, 1996

[Signature]

DEPUTY Registrar

Ref: BN 244227

Form E: 842226

AMENDED FORM E - BL116633

V-3636

6'07'04"
167.089

ADANAC STREET

V-3624
(DESTROYED)

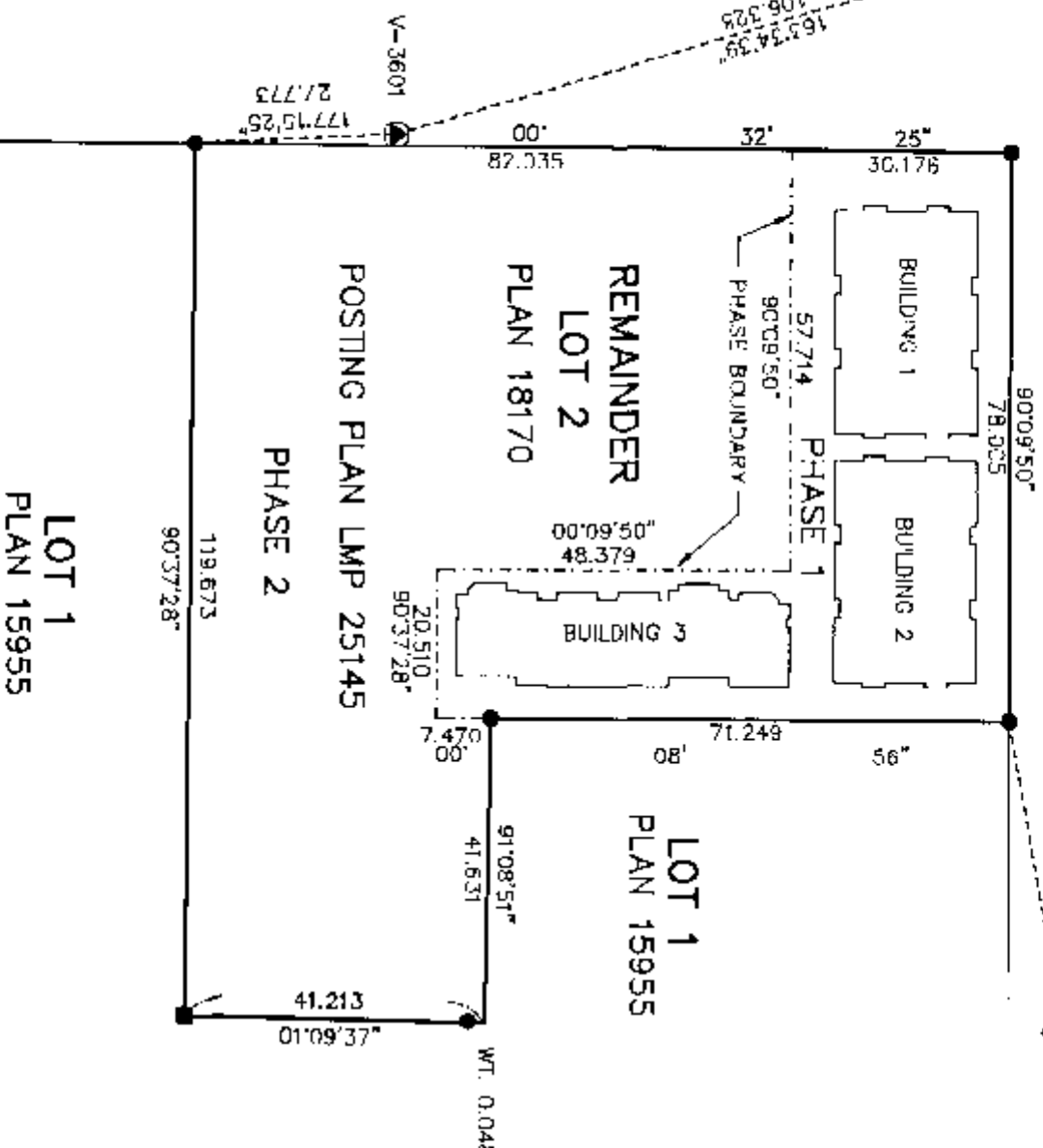
93'19'24"
203.922 (C)

V-3635

6'07'04"
167.089

KEY PLAN

CASSIAR STREET



NOTES

ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.
STRATA LOT BOUNDARIES ARE MEASURED TO THE OUTSIDE FACE OF
SHEETINGS OR TO THE CENTRE LINE OF PARTY WALL.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

BEARINGS ARE GRID AND ARE DERIVED
FROM MONUMENTS V-3625 AND V-3636

- S.L. DENOTES STRATA LOT
- ① DENOTES COMMON PROPERTY
- ② DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 2 (TYPICAL)
- LCP DENOTES LIMITED COMMON PROPERTY
- P DENOTES PATIO
- A DENOTES AREA
- TA DENOTES TOTAL AREA
- m2 DENOTES SQUARE METERS
- PB DENOTES PARKING BAY
- PA DENOTES PARKING AREA
- R/RR DENOTES REFUSE/RECYCLE ROOM
- ER DENOTES ELECTRICAL ROOM
- MR DENOTES MECHANICAL ROOM
- SG DENOTES SMALL GAR
- ③ DENOTES CALCULATED DISTANCE
- ④ DENOTES MORGAN STEWART AND COMPANY

Surveyors and Engineers
1035-Seymour St, Vancouver, B.C.

CIVIC ADDRESSES:

SEE SHEETS 9,10 AND 11

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

THE OWNERS OF STRATA PLAN LMS 2503

C/O CROSBY PROPERTY MANAGEMENT
600-777 Hornby Street,
Vancouver, B.C.
V6Z 1S4

NAME OF DEVELOPMENT:

TERRAVITA

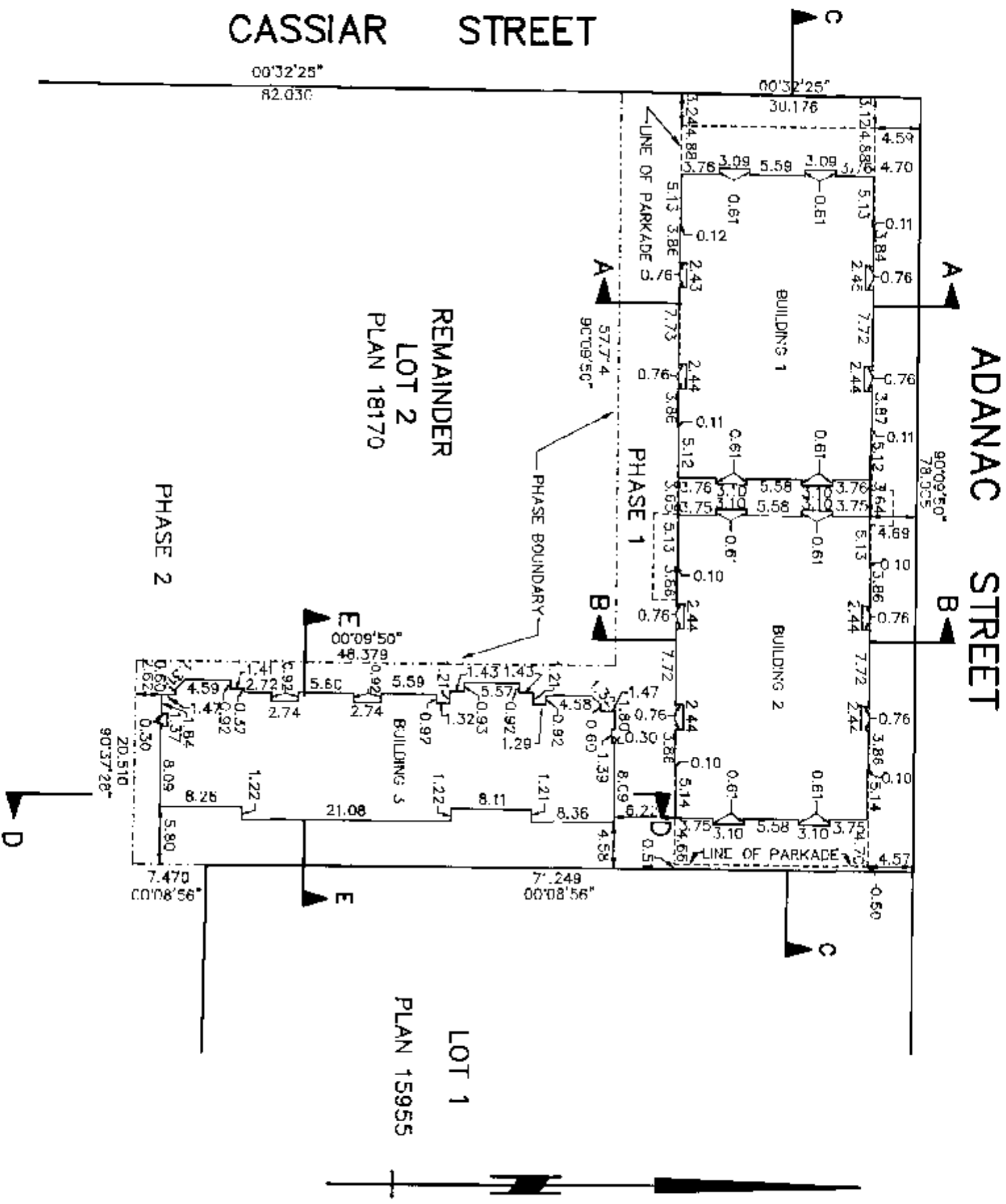
I, Donald S. Black, of Vancouver, a British
Columbia Land Surveyor, hereby certify that
the buildings erected on the parcel described
above are wholly within the external boundaries
of that parcel. Dated at Vancouver, B.C.
this 10th day of June, 1996

[Signature] B.C.L.S.

LOCATION PLAN

PHASE 1
STRATA PLAN LMS 2503

SCALE 1 : 500



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE JUNE 10th, 1996 B.C.L.S.

ACAD: 6091ST1 10/06/96

FILE: 6091-ST1

PHASE 1
STRATA PLAN LMS 2503

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	NUMBER OF VOTES
1	6,9	1306	2239	
2	6,9	1261	2249	
3	5,6,9	1264	2249	
4	6,9	1262	2249	
5	6,9	1263	2249	
6	6,9	1302	2279	
7	9	1304	2249	
8	9	1263	2199	
9	9	1263	2199	
10	5,9	1264	2199	
11	9	1261	2229	
12	9	1305	2279	
13	6,10	1305	2279	
14	5,10	1260	2249	
15	5,6,10	1262	2229	
16	6,10	1260	2229	
17	6,10	1262	2229	
18	6,10	1306	2279	
19	10	1306	2279	
20	10	1262	2199	
21	10	1260	2199	
22	5,10	1262	2199	
23	10	1260	2199	
24	10	1305	2249	
25	7,11	1352	2249	
26	7,11	1306	2229	
27	7,11	1311	2229	
28	7,11	1310	2229	
29	7,11	1309	2229	
30	7,11	1311	2229	

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE February 10, 1996 AB B.C.L.S.

PHASE 1
STRATA PLAN LMS 2503

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
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
31	7,11	1311	2229	
32	7,11	1312	2229	
33	7,11	1309	2223	
34	7,11	1312	2223	
35	7,11	1351	2249	
AGGREGATE :		45,122	78,305	

I/We the undersigned do solemnly declare that
 1) I/We the 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 use only. 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.

OWNER:
 UNITED PROPERTIES (TERRAVIVA) LTD.
 (INCORPORATION NO. 471048)

Jennifer Silvera
 Authorized Signatory JENNIFER SILVERA

Sumit Chien
 Authorized Signatory

Declared before me this 11 day of June, 1996.

J. Davis
 WITNESS
 NAME GARY DAYAN
 ADDRESS 1628 WEST 7th Ave.
Vancouver, B.C.
 OCCUPATION OWNER

MORTGAGEE AND ASSIGNMENT OF RENT. OWNERS OF CHARGE:
 NOS. B2206197 AND B.2206198
 M.R.S TRUST COMPANY

A commissioner for taking affidavits for British Columbia

GARY DAYAN

Accepted as to forms 1, 2 and 3.

Dated this 11 day of June, 1996.

J. Davis
 Superintendent of Real Estate

Edward Merland
 Authorized Signatory
 NAME Edward Merland

Approved as phase 1 of a 2 phase strata plan under the condominium act.
 Dated at Vancouver, British Columbia this 8th day of August, 1996.

Paul Smith
 Approving Officer for the City of Vancouver

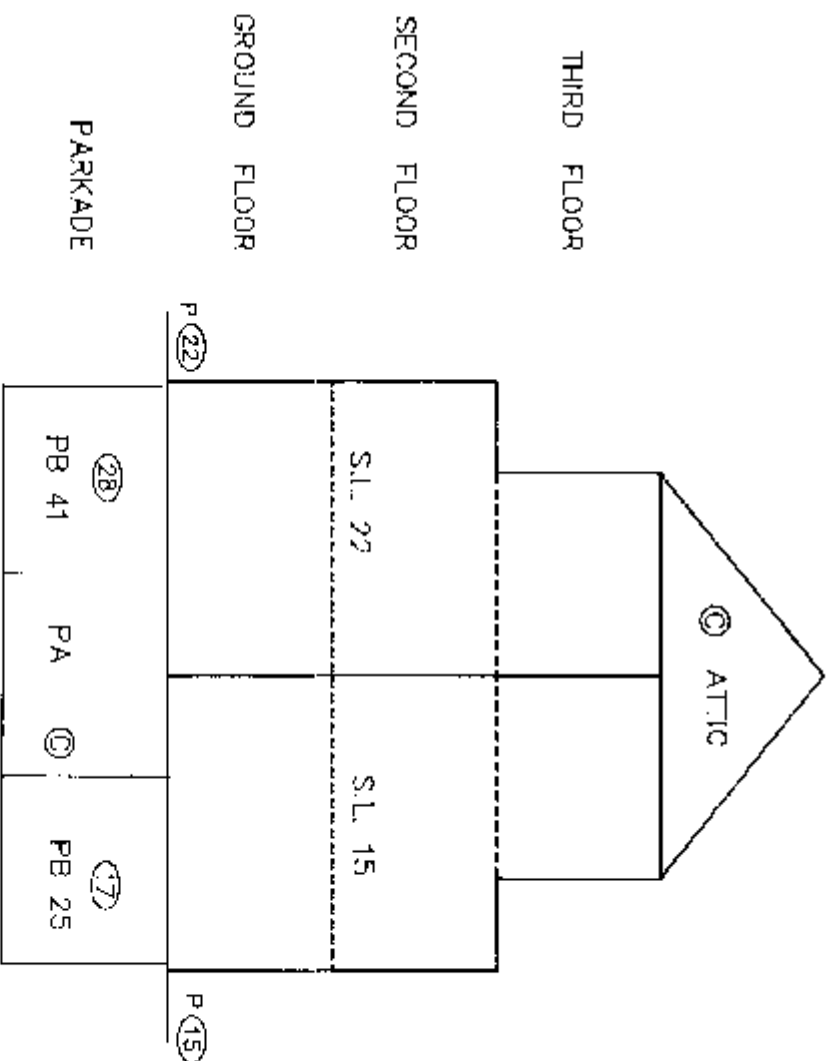
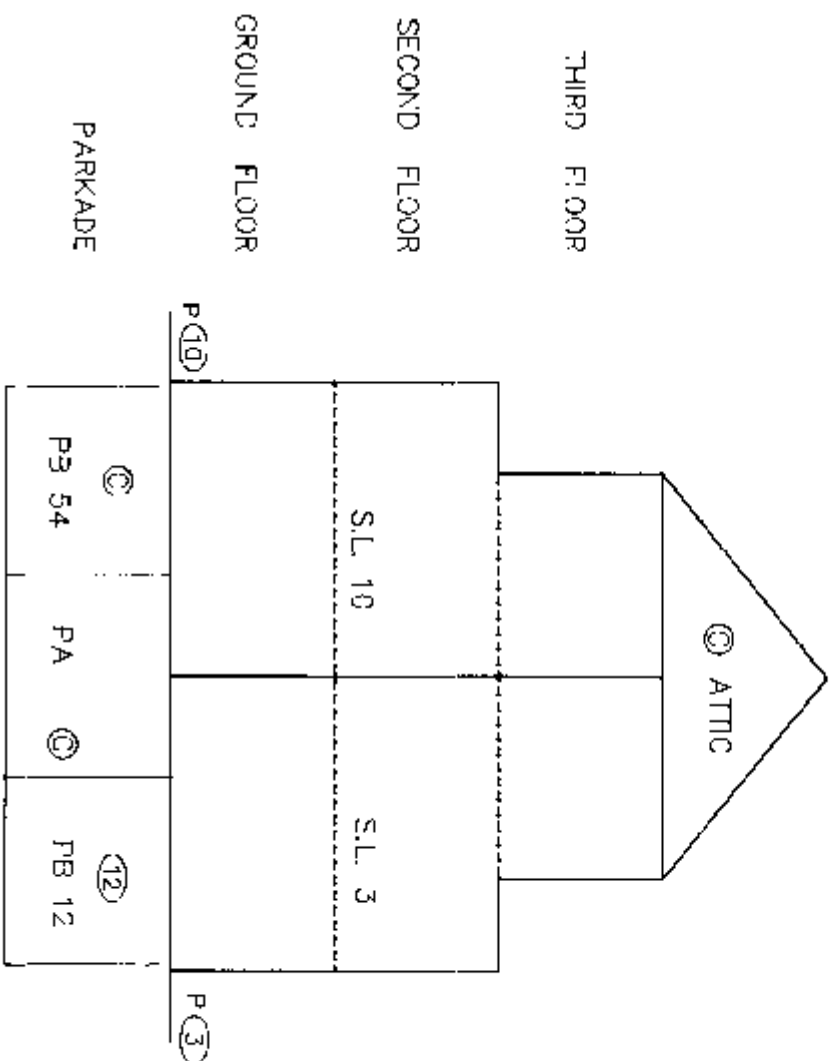
WITNESSES TO BOTH SIGNATURES
 NAME John H. H. Green Army

ADDRESS 506 Beller St
Tor. Ont.

OCCUPATION ENGINEER

DATE June 10, 1996 B.C.L.S.

MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1065 Seymour St, Vancouver, B.C.

CROSS SECTIONS
 PHASE 1
 STRATA PLAN LMS 2503

 ALL PARKING BAYS SHOWN ARE
 ICP UNLESS OTHERWISE NOTED.

 MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055-Seymour St. Vancouver, B.C.

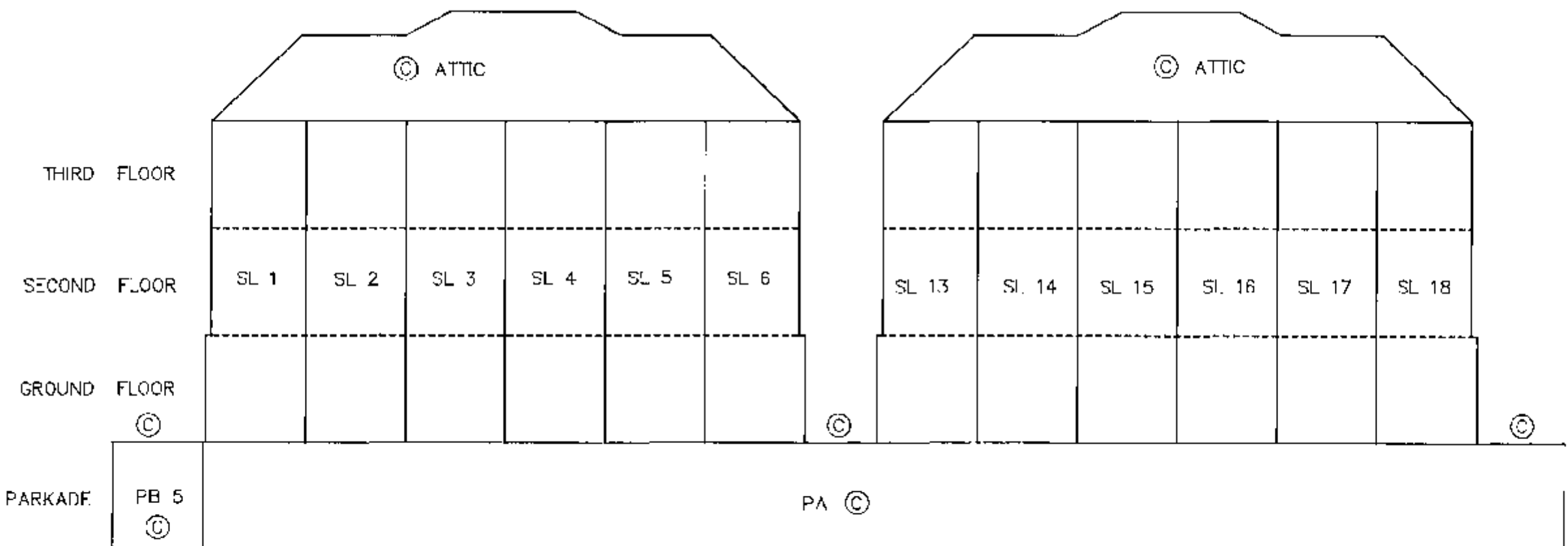
 DATED June 10th, 1996 MS B.C.L.S.

CROSS SECTIONS

SCALE 1 : 250



PHASE 1
STRATA PLAN LMS 2503



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

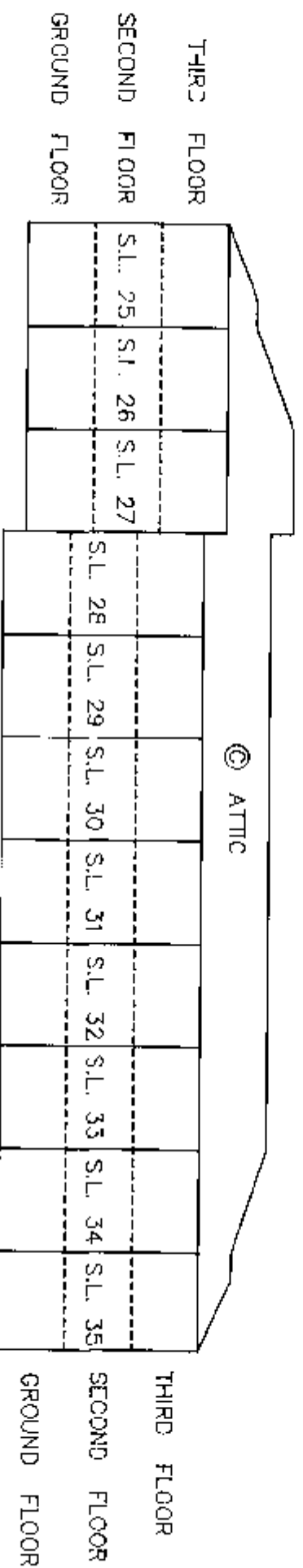
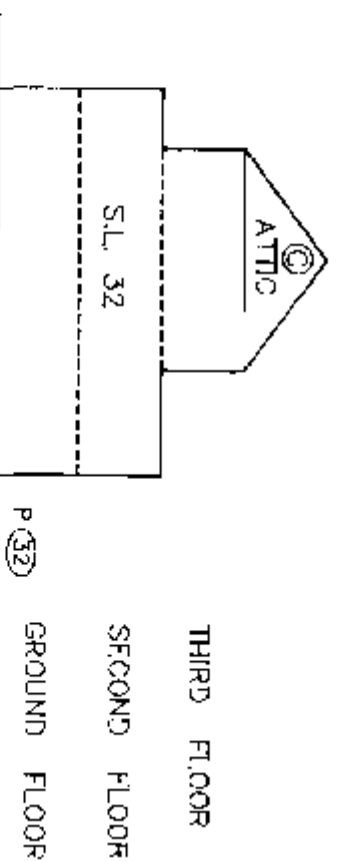
DATE June 10, 1996 BY BMS B.C.L.S.

ACAD: 609-ST1 10/06/96

FILE: 6091-ST1

CROSS SECTIONS

SCALE 1 : 250


 PHASE 1
 STRATA PLAN LMS 2503
**SECTION D-D****SECTION E-E**
MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055-Seymour St, Vancouver, B.C.

ACAD: 6091ST1 10/06/96

 DATE June 10th 1996 MS B.C.L.S.

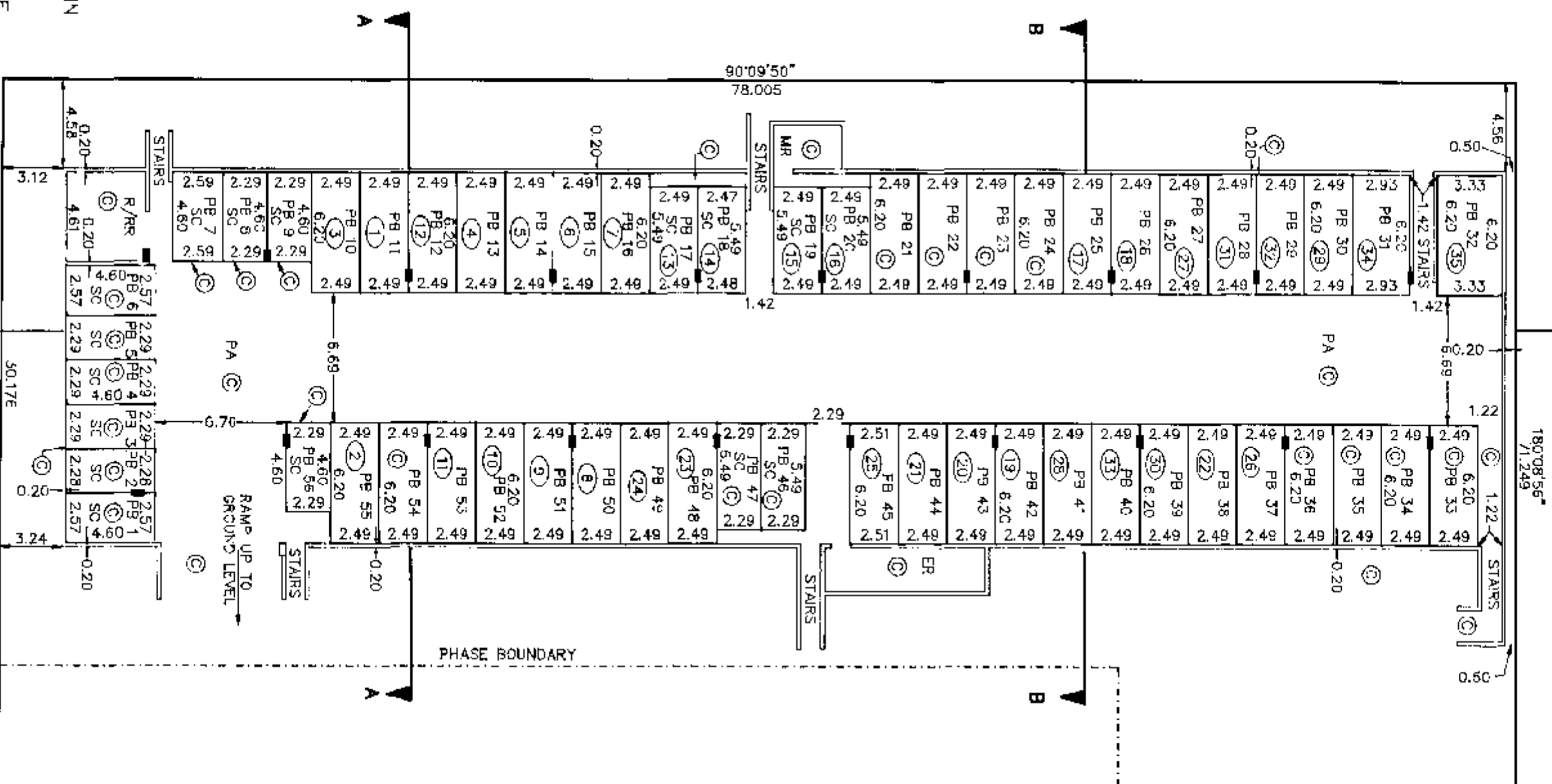
FILE: 6091-ST1

UNDERGROUND PARKING

SCAF : 250



LOT 1
PLAN 15955



NOTES

- DENOTES CONCRETE COLUMN

ALL PARKING BAYS SHOWN ARE
ICP UNLESS OTHERWISE NOTED.

MORGAN STEWART AND COMPANY

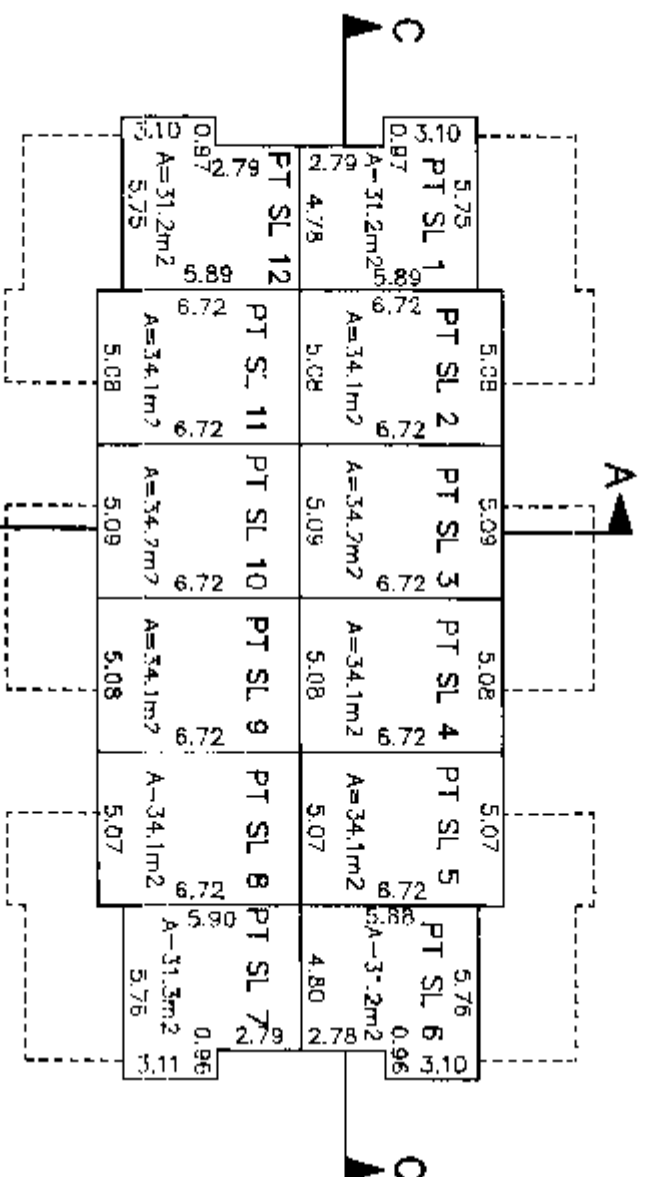
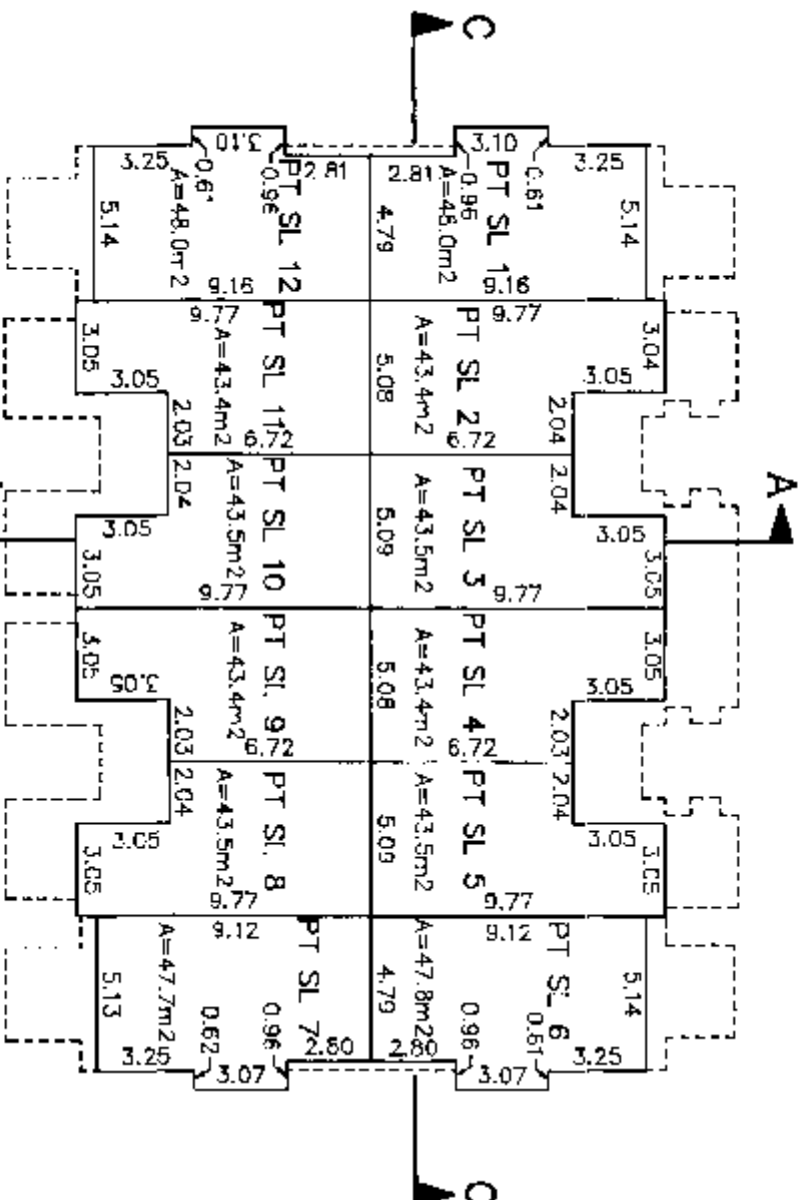
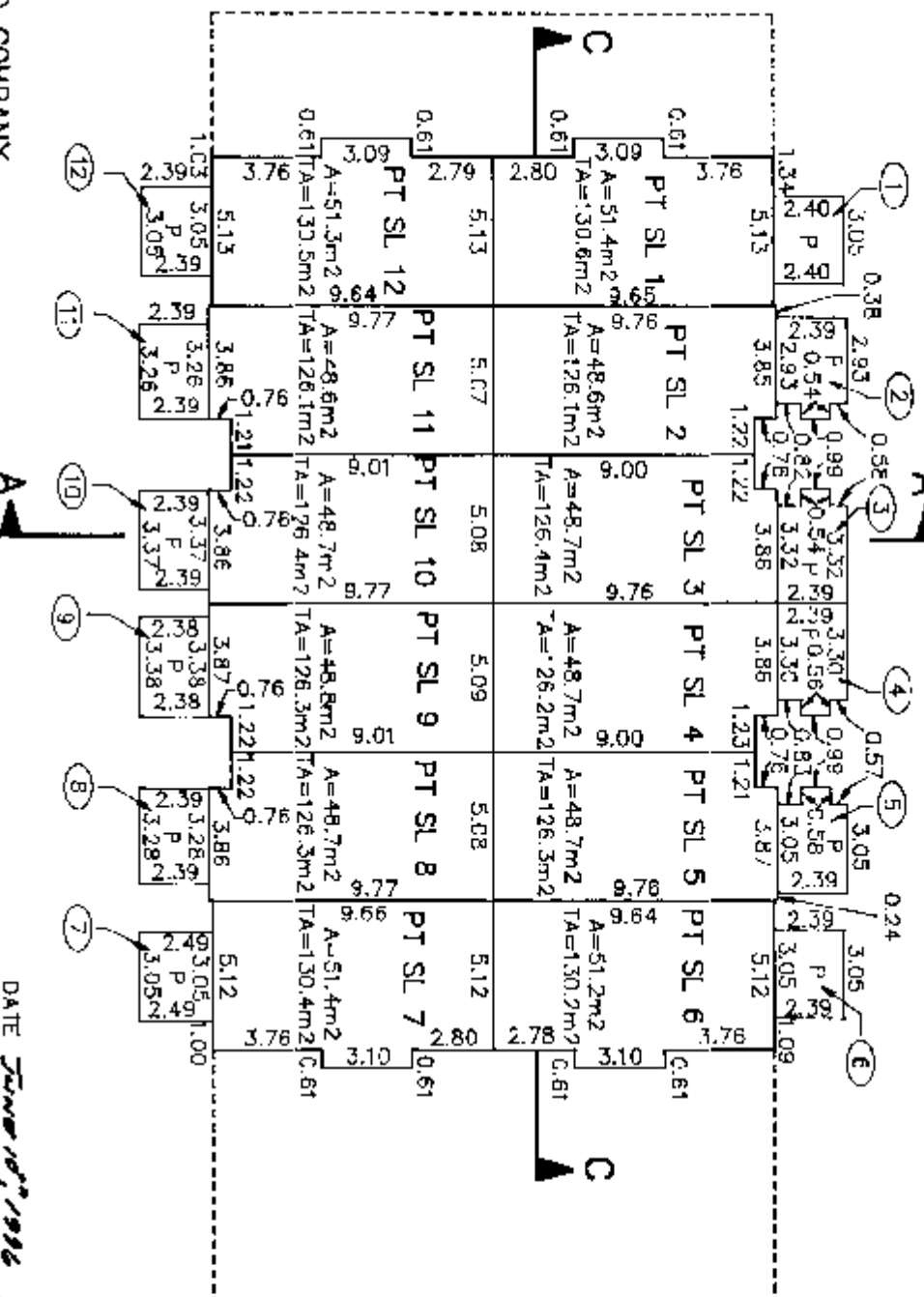
1055-Seymour St, Vancouver, B.C.

CASSIAR STREET

DATE June 10th, 1936 WED B.C.L.S.

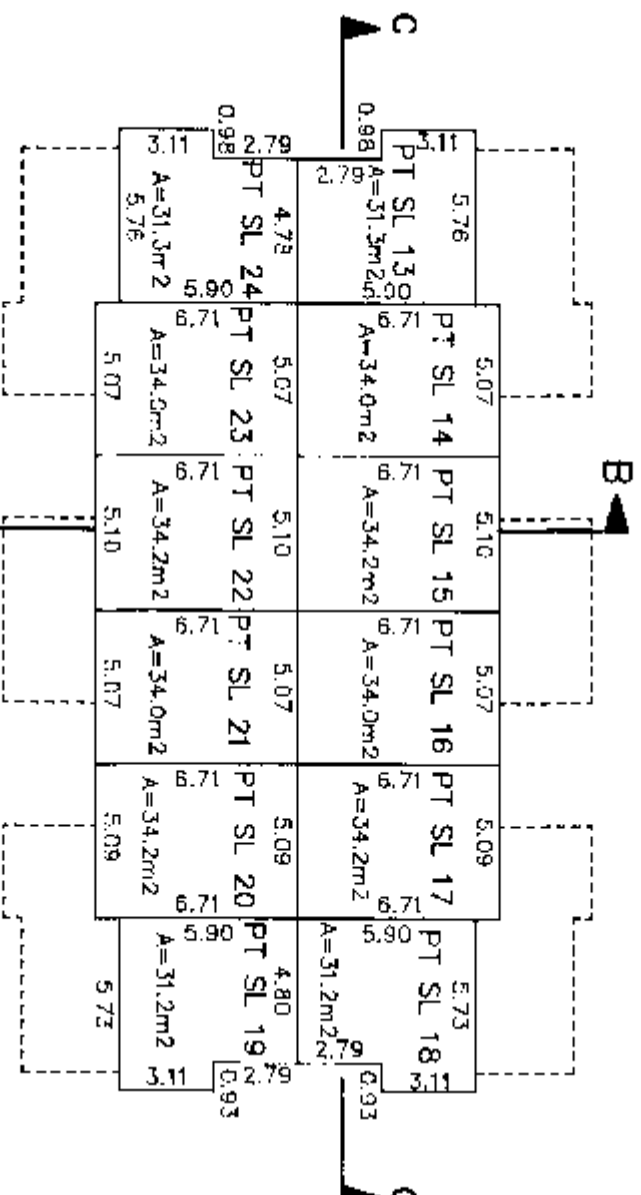
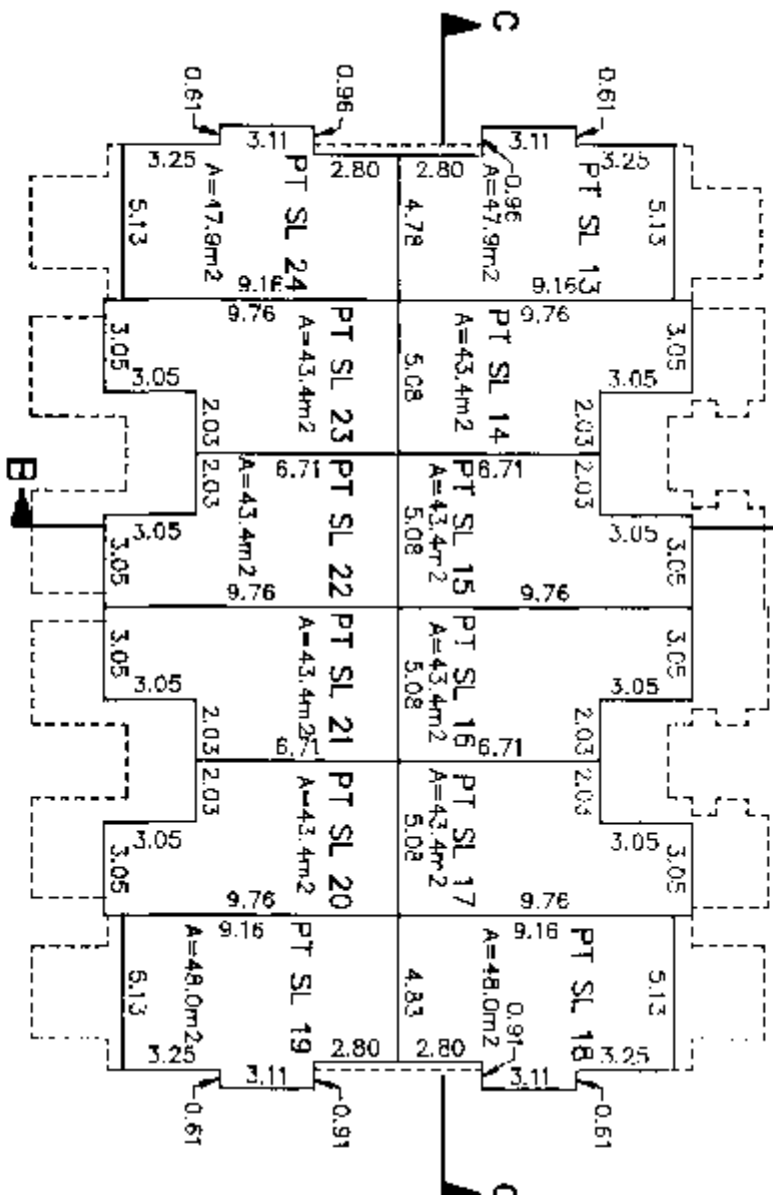
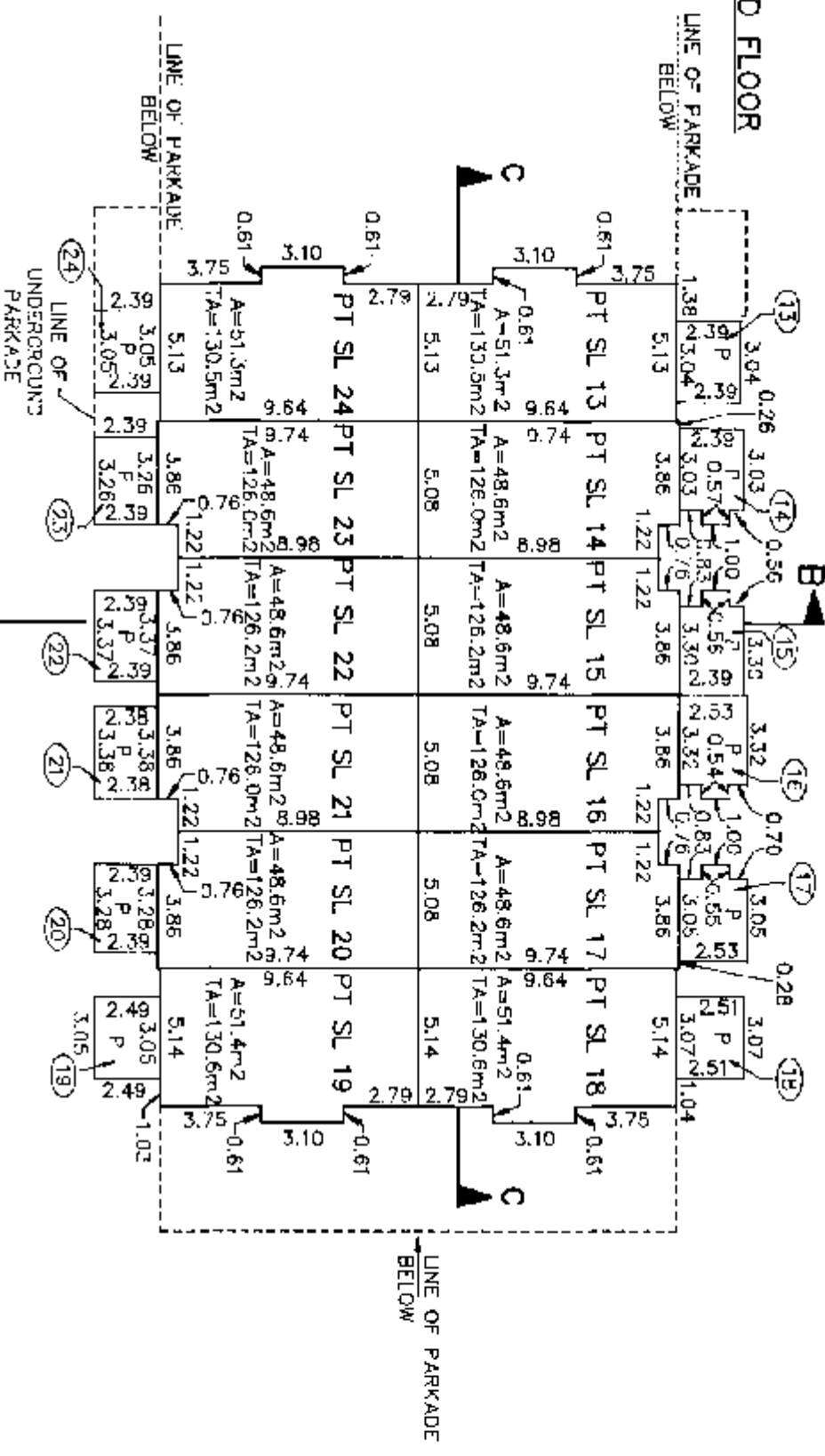
BUILDING 1PHASE 1
STRATA PLAN LMS 2503

SCALE 1 : 250

**THIRD FLOOR****SECOND FLOOR****GROUND FLOOR****MORGAN STEWART AND COMPANY**Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.CIVIC ADDRESS - 3418 ADANAC STREET
VANCOUVER, B.C.DATE June 10, 1996 MS B.C.L.S.

BUILDING 2
 PHASE 1
STRATA PLAN LMS 2503

SCALE 1 : 250

**THIRD FLOOR****SECOND FLOOR****GROUND FLOOR**
MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055 Seymour St., Vancouver, B.C.

 CIVIC ADDRESS — 3428 ADANAC STREET
 VANCOUVER, B.C.

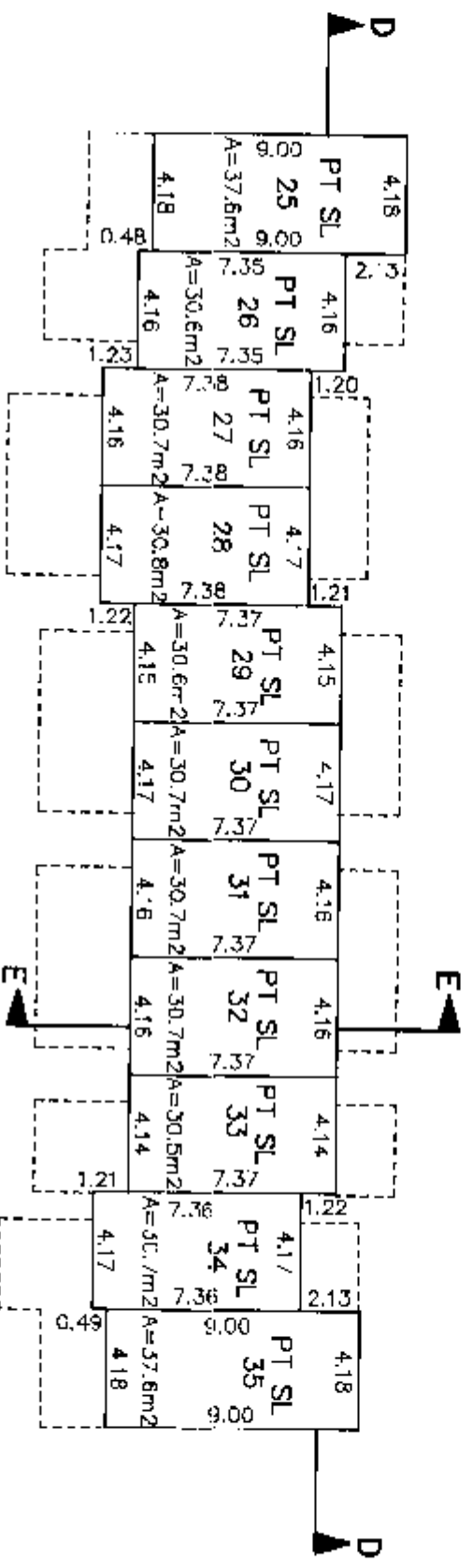
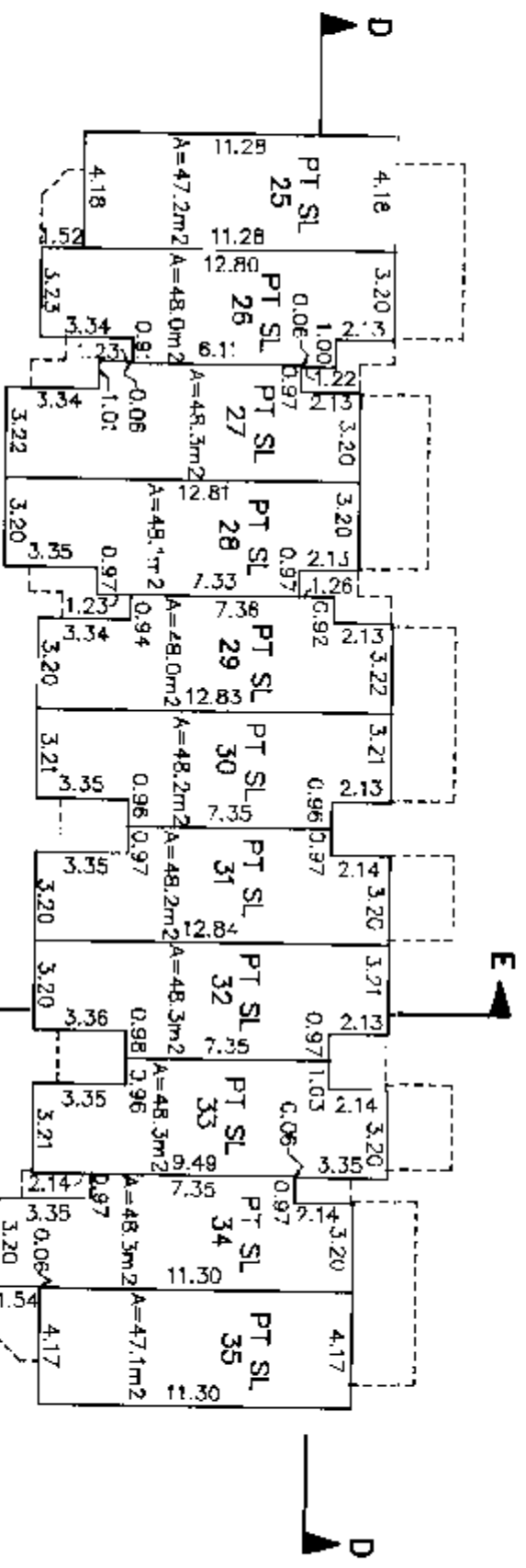
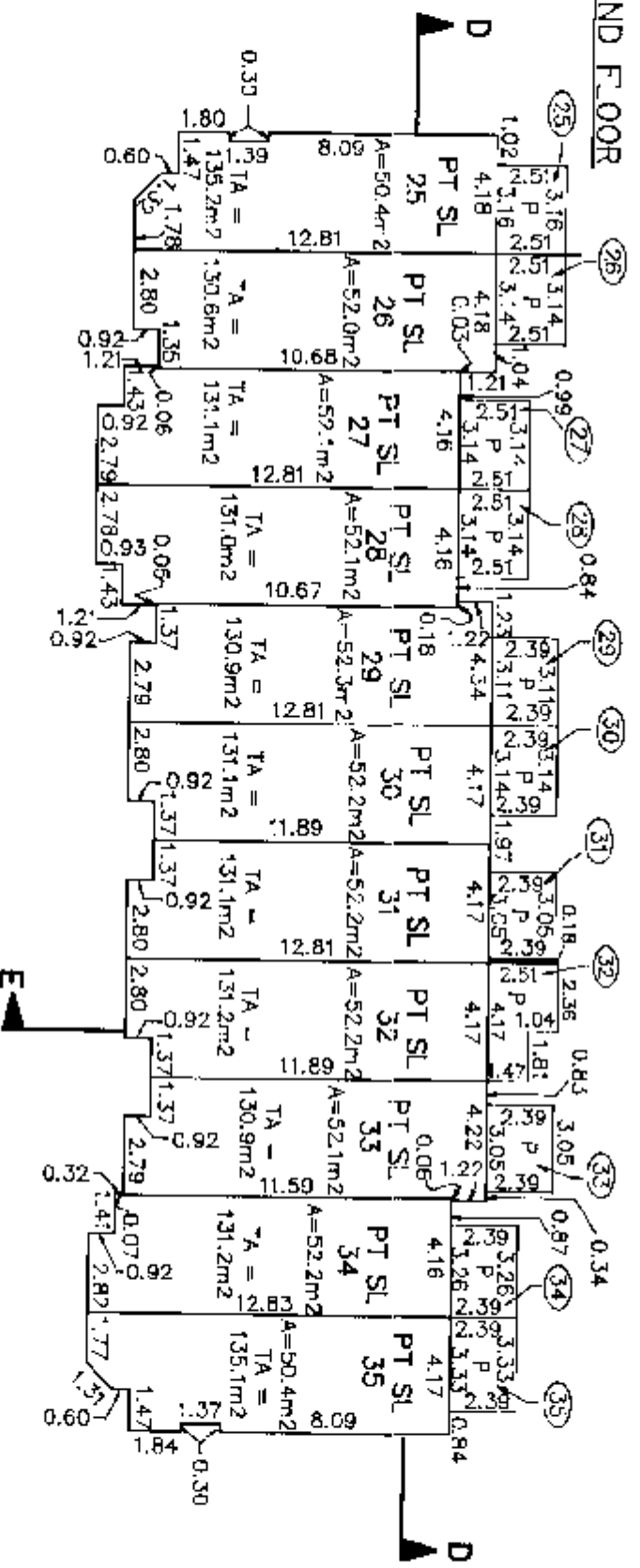
 DATE *June 10th 1992* *MS* B.C.L.S.

ACAD: 60915TH 7/06/96

FILE: 6091-5TH

BUILDING 3
 PHASE 1
 STRATA PLAN LMS 2503

SCALE 1 : 250

**THIRD FLOOR****SECOND FLOOR****GROUND FLOOR**
MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055-Seymour St. Vancouver, B.C.

 CIVIC ADDRESS - 3432 TERRA VITA PLACE
 VANCOUVER, B.C.

 DATE June 10th 1996 MS B.C.L.S.

RECORDS OF BY-LAW AND ORDERS ETC.

[illegible]

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1355 Seymour St. Vancouver, B.C.

DATE June 13th 1996 AB B.C.L.S.

DEALINGS EFFECTING THE COMMON PROPERTY

[illegible]

**STRATA PLAN OF LOT 2,
EXCEPT: PHASE ONE
STRATA PLAN LMS 2503,
NE 1/4 OF SECTION 26,
TOWN OF HASTINGS SUBURBAN LANDS,
PLAN 18170,
NEW WESTMINSTER DISTRICT**

**PHASE 2
STRATA PLAN LMS 2503**

Deposited and registered in the Land
Title Office at New Westminster, BC
this 4th day of April, 1997

[Signature]
Deputy Registrar

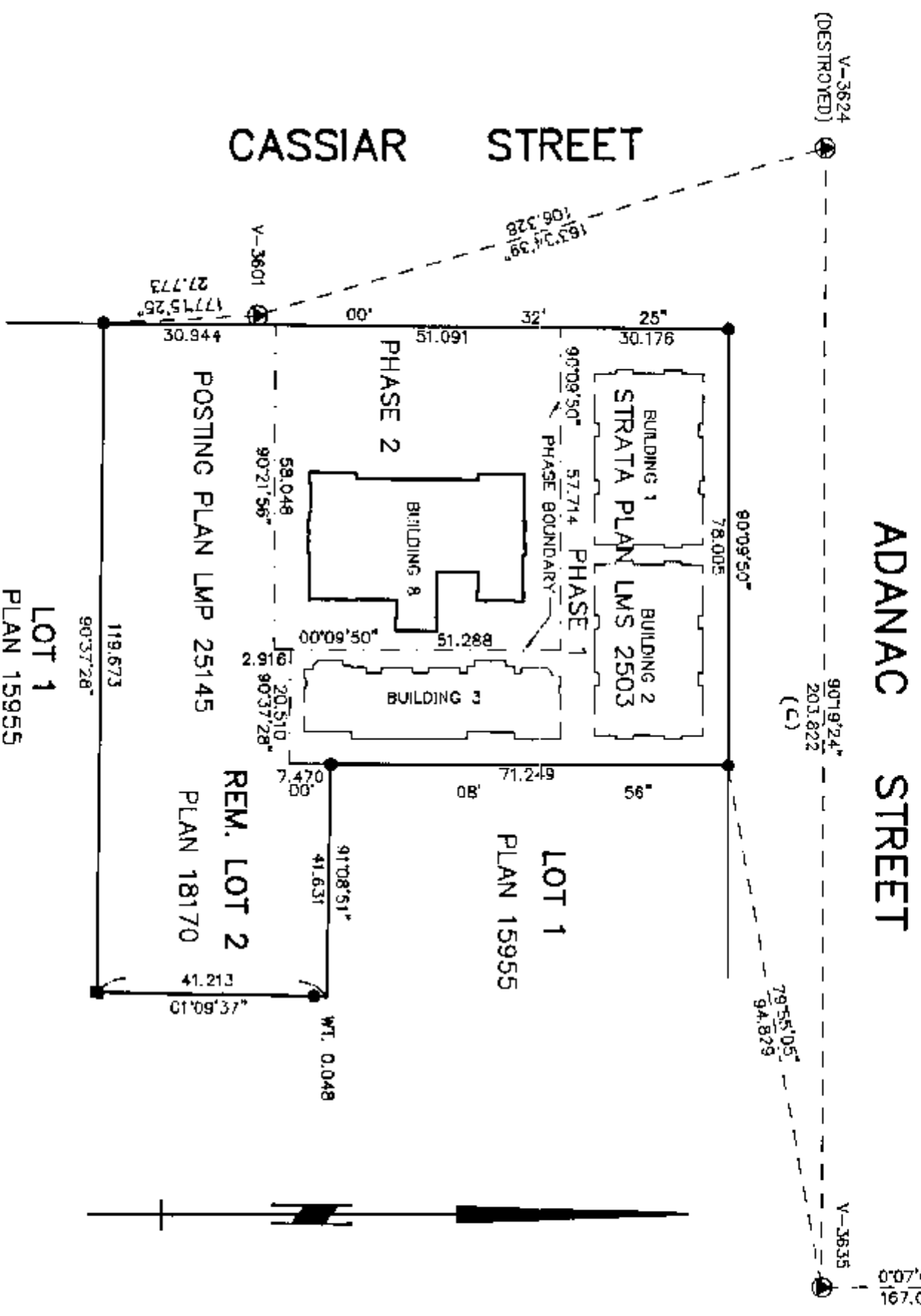
BL116634 - BL116645

CITY OF VANCOUVER
BCGS 92G.025

SCALE 1 : 1000



KEY PLAN



NOTES

ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.
STRATA LOT BOUNDARIES ARE MEASURED TO 0.04m INWARDS
FROM THE OUTSIDE FACE OF BUILDING AND THE PROJECTION
THEREOF OR TO THE CENTRE LINE OF PARTY WALLS.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

BEARINGS ARE GRID AND ARE DERIVED
FROM MONUMENTS V-3635 AND V-3636

- S₁ DENOTES STRATA LOT
- ③ DENOTES COMMON PROPERTY
- ③B DENOTES LIMITED COMMON PROPERTY
FOR STRATA LOT 38 (TYPICAL)
- PT DENOTES PART
- A DENOTES AREA
- TA DENOTES TOTAL AREA
- m² DENOTES SQUARE METERS
- sq.ft DENOTES SQUARE FEET
- P DENOTES PATIO
- B DENOTES BALCONY
- RD DENOTES ROOF DECK
- ER DENOTES ELECTRICAL ROOM
- E/T/CR DENOTES ELECTRICAL/TELEPHONE CABLE ROOM
- M/SR DENOTES MECHANICAL/SPRINKLER ROOM
- BR DENOTES BICYCLE ROOM
- (C) DENOTES CALCULATED DISTANCE

Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

CIVIC ADDRESSES:

888 CASSIAR STREET
VANCOUVER, B.C.

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

THE OWNERS OF STRATA PLAN LMS 2503

C/O CROSBY PROPERTY MANAGEMENT

600-777 Hamby Street,

Vancouver, B.C.

V6Z 1S4

NAME OF DEVELOPMENT:

TERRAVITA

I, Donald S. Black, of Vancouver, c 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 Vancouver, B.C.
this 17th day of February, 1997

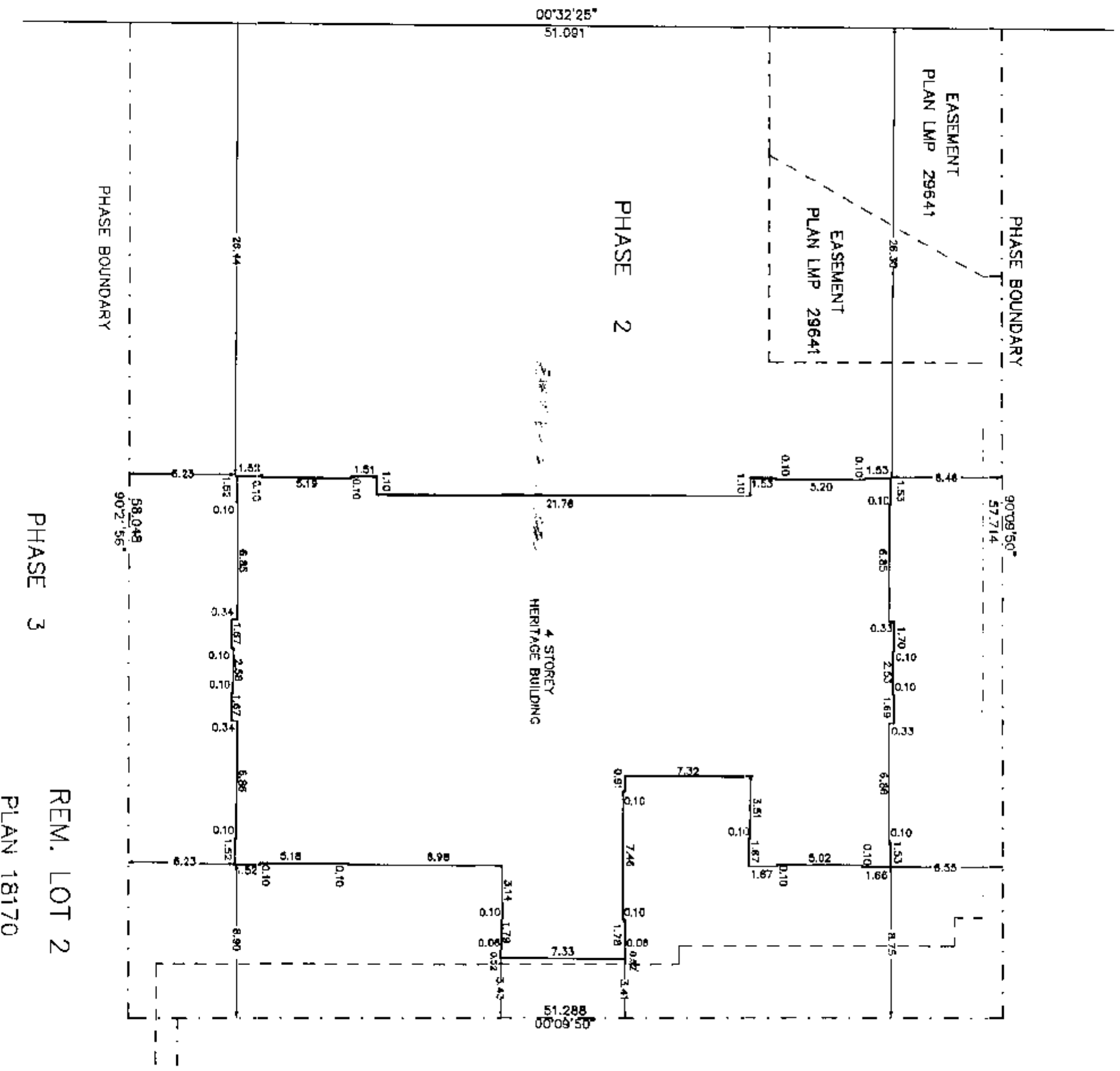
[Signature] B.C.L.S.

LOCATION PLAN

SCALE 1 : 250



PHASE 1
STRATA PLAN LMS 2503



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

DATE **Feb. 17, 1997** *WJS* B.C.L.S.

CONDOMINIUM ACT

Lot No.	Suite No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
36	1	1607	2699	
37	2	1343	2199	
38	3	1717	2799	
39	4	1670	2799	
40	5	1761	2799	
41	6	1759	2799	
42	7	1718	2799	
43	8	1465	2499	
44	9	1535	2599	
45	10	1462	2549	
46	11	1518	2499	
47	12	1609	2749	
AGGREGATE :		19,164	31,788	

I/We the undersigned do solemnly declare that

1) I/We the 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 use only. 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.

OWNER:

UNITED PROPERTIES (TERRAVITA) LTD.
 (INCORPORATION NO. 471048)

Shirley Fink
 Authorized Signatory **JENNIFER A. SILVERA**

Shirley Fink
 Authorized Signatory **JENNIFER SILVERA**

Declared before me this 26 day of February, 1997.

A commissioner for taking oaths for British Columbia
Shirley Fink
SHIRLEY FINK

WITNESS
 NAME EMERY DAYAN
 ADDRESS 1628 WEST 7th Ave.
VANCOUVER
CANADA
 OCCUPATION _____

Accepted as to forms 1, 2 and 3.
 Dated this 2 day of April, 1997.

Shirley Fink
 Superintendent of Real Estate

Approved as phase 2 of a 3 phase strata plan under the Condominium Act.
 Dated at Vancouver, British Columbia this 3rd day of MARCH, 1997.

Frank Smith
 Approving Officer for the City of Vancouver

I hereby certify that the construction of the building situated on Lot 2, except: Phase One Strata Plan LMS 2503, NE 1/4 of Section 26, Town of Hastings Suburban Lands, Plan 18170, New Westminster District, has been approved for strata plan development.

3rd day of MARCH, 1997.

Frank Smith
 Approving Officer for the City of Vancouver

MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1035-Seymour St. Vancouver, B.C.

1. MORTGAGEE AND ASSIGNMENT OF RENT
 OWNERS OF CHARGE NOS. BJ206197 AND BJ206198
 M.R.S IRUSI COMPANY

Sheila Lafontaine
 Authorized Signatory
 NAME Sheila Lafontaine

Marlyn Bodnar
 Authorized Signatory
 NAME Marlyn Bodnar

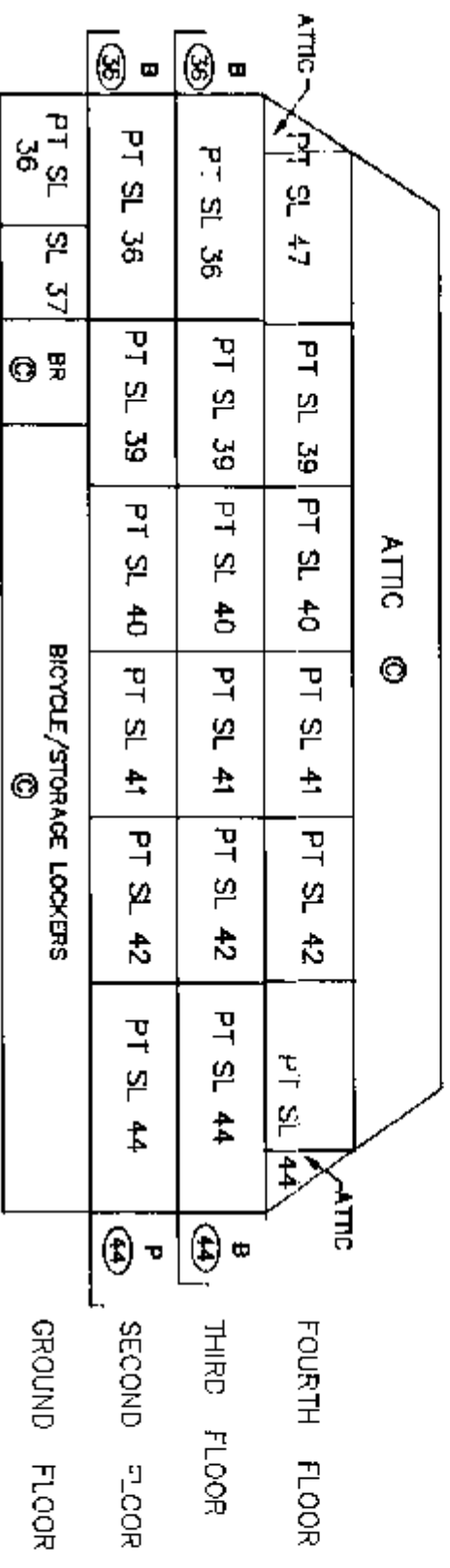
WITNESS AS TO BOTH SIGNATURES
 NAME Emery Dayan
 ADDRESS 1628 West Dunsmuir St.
Vancouver, B.C. V7Y 1K5
 OCCUPATION Mortgage Agent

DATE Feb 19 1997 *AS* B.C.L.S.

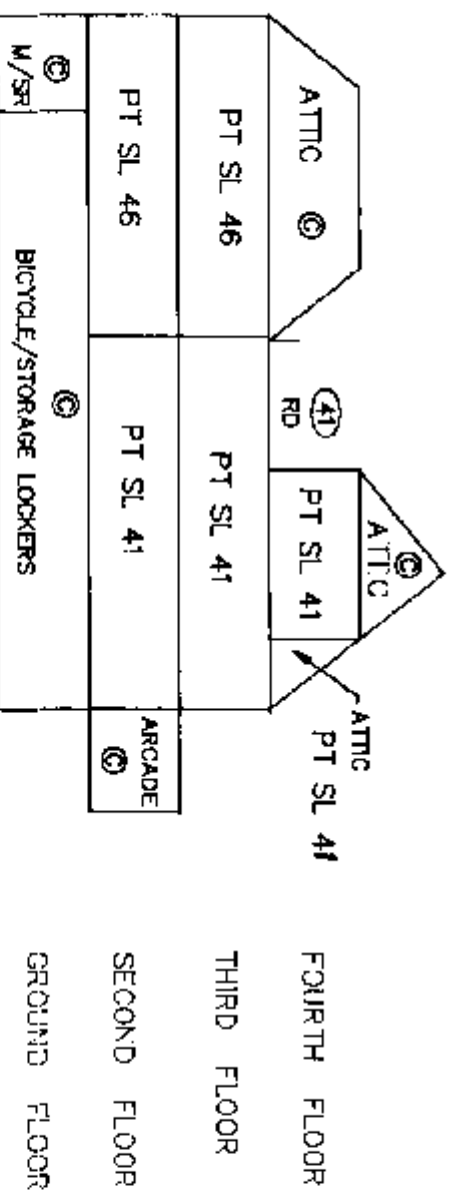
CROSS SECTIONS A-A AND B-B

PHASE 2
STRATA PLAN LMS 2503

SCALE 1 : 250



SECTION F-F

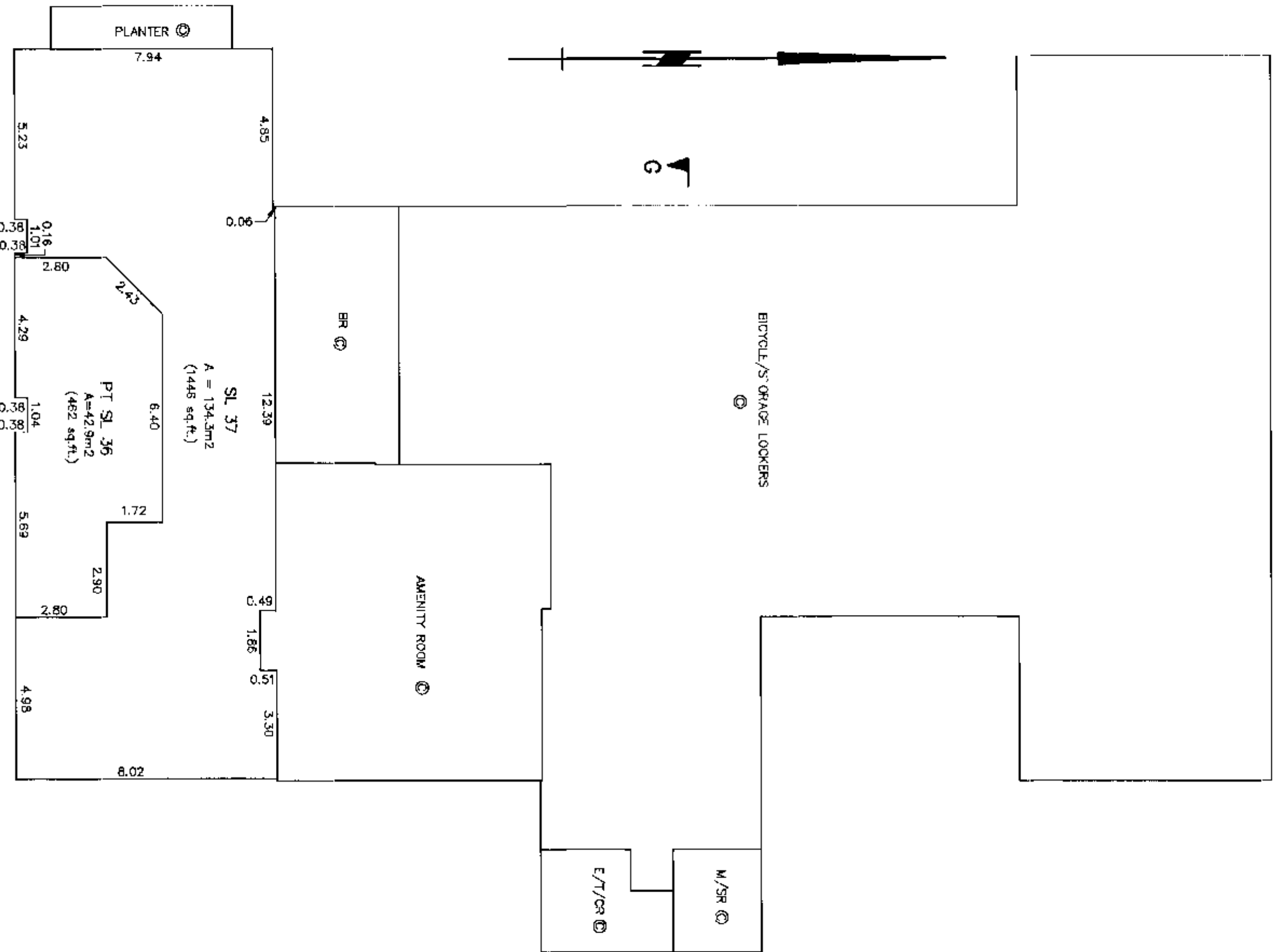


SECTION G-G

BUILDING 8 - GROUND FLOOR

PHASE 2
STRATA PLAN LMS 2503

SCALE 1 : 125



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.



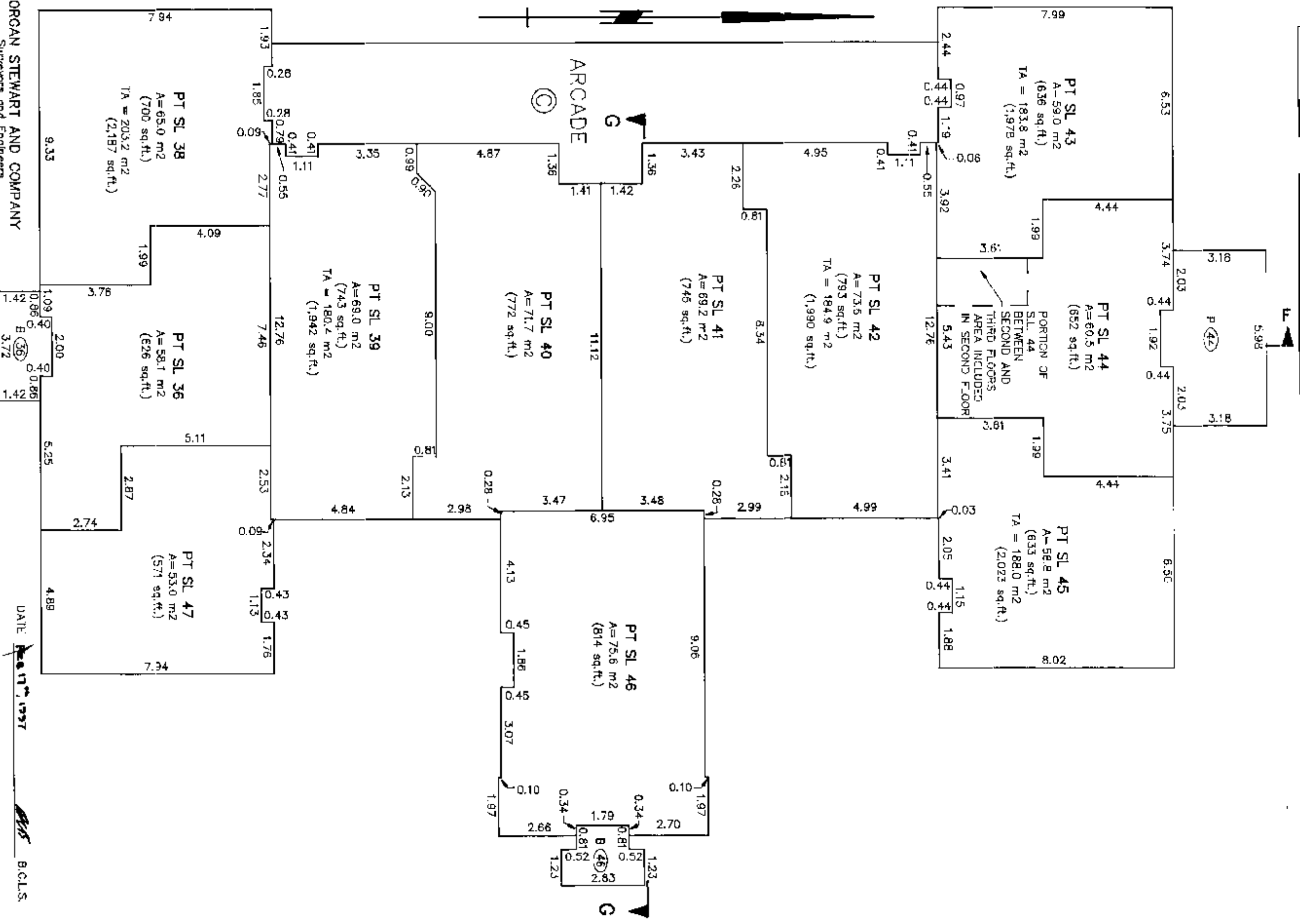
DATE FEB 11, 1997

MS B.C.L.S.

BUILDING 8 -- SECOND FLOOR

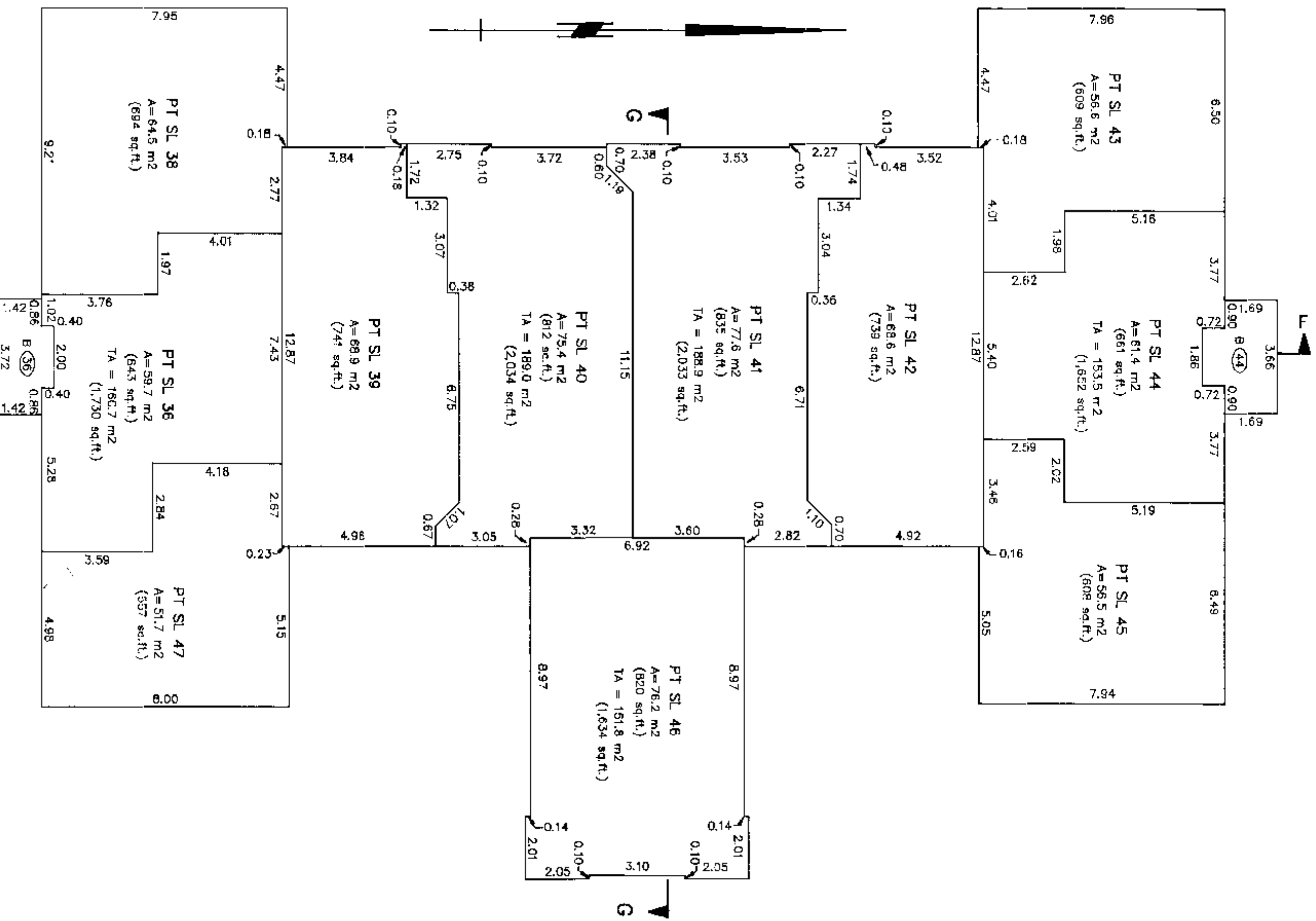
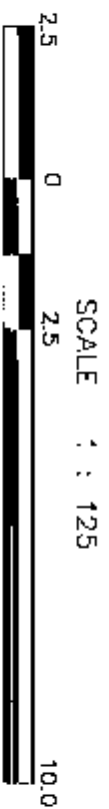
PHASE 2
STRATA PLAN LMS 2503

SCALE 1 : 125

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

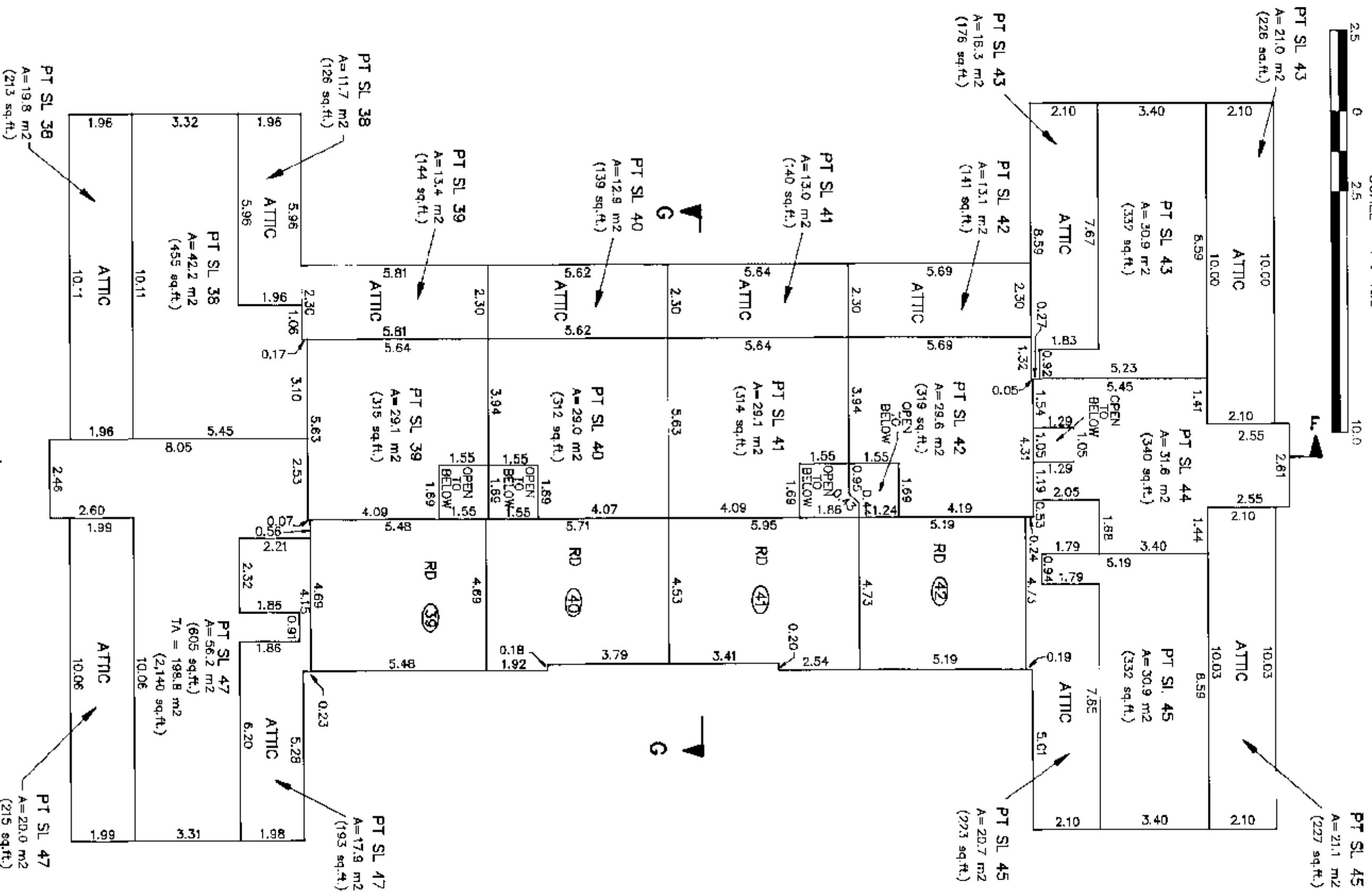
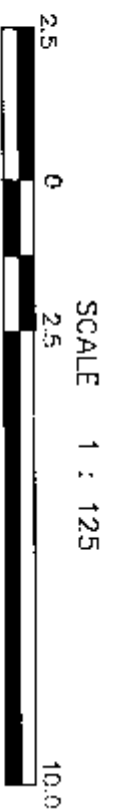
DATE: Feb 17, 1997 B.C.L.S.

BUILDING 8 - THIRD FLOOR

 PHASE 2
 STRATA PLAN LMS 2503


BUILDING 8 - FOURTH FLOOR

PHASE 2
STRATA PLAN LMS 2503



MORGAN STEWART AND COMPANY

Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

DATE **FEB 17th 1977** ~~and~~ **B.C.L.S.**

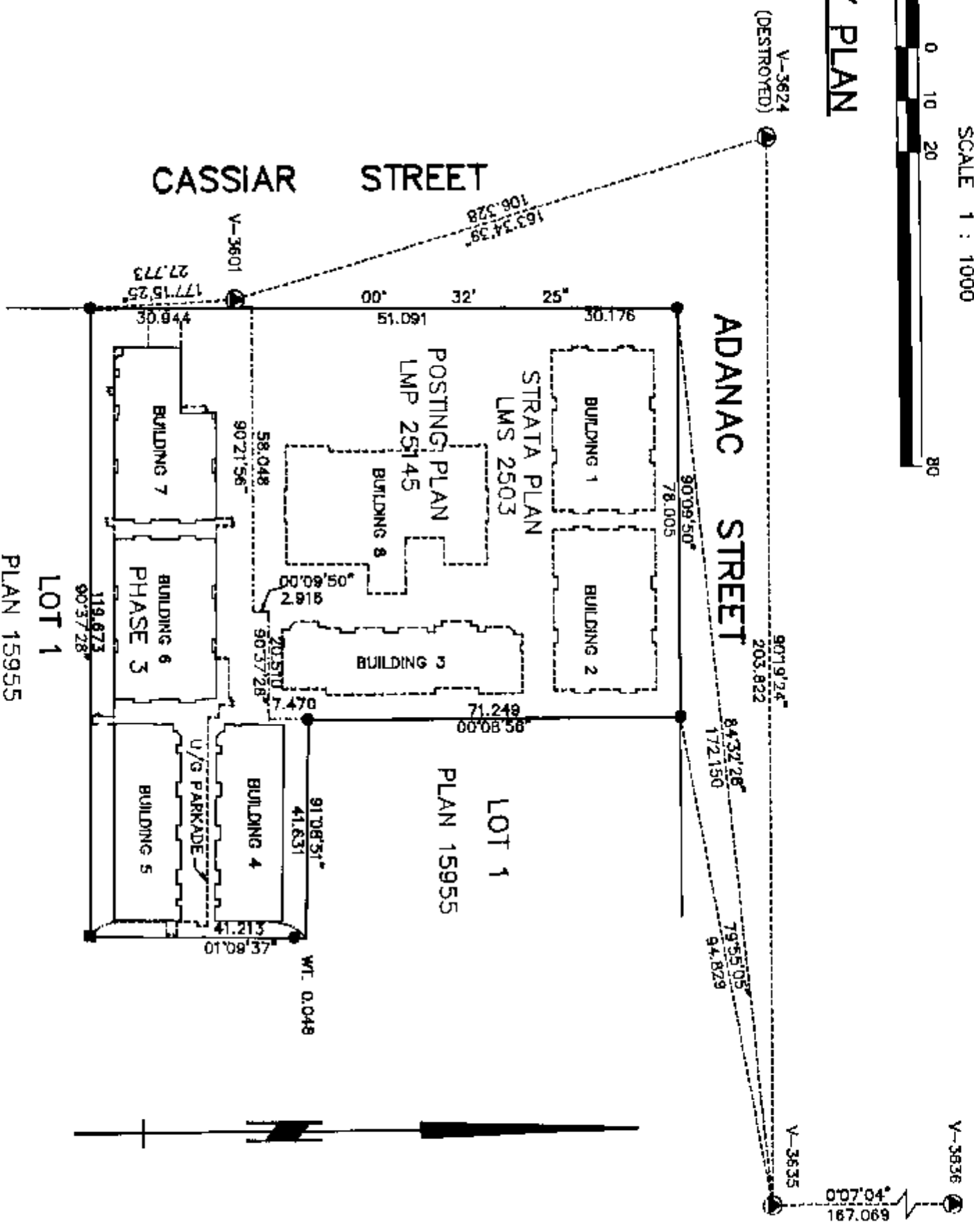
CITY OF VANCOUVER

BCGS 92G.025

SCALE 1 : 1000



KEY PLAN



LOT 1
PLAN 15955

NOTES

ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.
STRATA LOT BOUNDARIES ARE MEASURED TO THE OUTSIDE FACE OF SHEETING OR TO THE CENTRE LINE OF PARTY WALL.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

LEGEND:

BEARINGS ARE GRID AND ARE DERIVED FROM MONUMENTS V-3635 AND V-3636

SL	DENOTES STRATA LOT	SC	DENOTES SMALL CAR
③	DENOTES COMMON PROPERTY <td>V</td> <td>DENOTES VENT</td>	V	DENOTES VENT
④7	DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 47 (TYPICAL) <td>T/TVR</td> <td>DENOTES TELEPHONE/TV ROOM</td>	T/TVR	DENOTES TELEPHONE/TV ROOM
		MR	DENOTES MECHANICAL ROOM
LCP	DENOTES LIMITED COMMON PROPERTY	U/G	DENOTES UNDERGROUND
P	DENOTES PATIO		
A	DENOTES AREA		
PT	DENOTES PART		
TA	DENOTES TOTAL AREA		
m2	DENOTES SQUARE METERS		
sq.ft	DENOTES SQUARE FEET		
PB	DENOTES PARKING BAY		
PA	DENOTES PARKING AREA		
R/RR	DENOTES REUSE/RECYCLE ROOM		
ER	DENOTES ELECTRICAL ROOM		
S	DENOTES STAIRS		

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055—Seymour St. Vancouver, B.C.

Deposited and registered in the Land Title Office of New Westminster, BC this 21st day of JULY, 1997

BL 253079 - BL 253119

CIMC ADDRESSES:
SEE SHEETS 11 TO 14

SEE SHEETS 11 TO 14

THE OWNERS OF STRATA PLAN LMS 2503

C/O CROSBY PROPERTY MANAGEMENT
600-777 Hornby Street,
Vancouver, B.C.
V6Z 1S4

NAME OF DEVELOPMENT: TERRAVITA

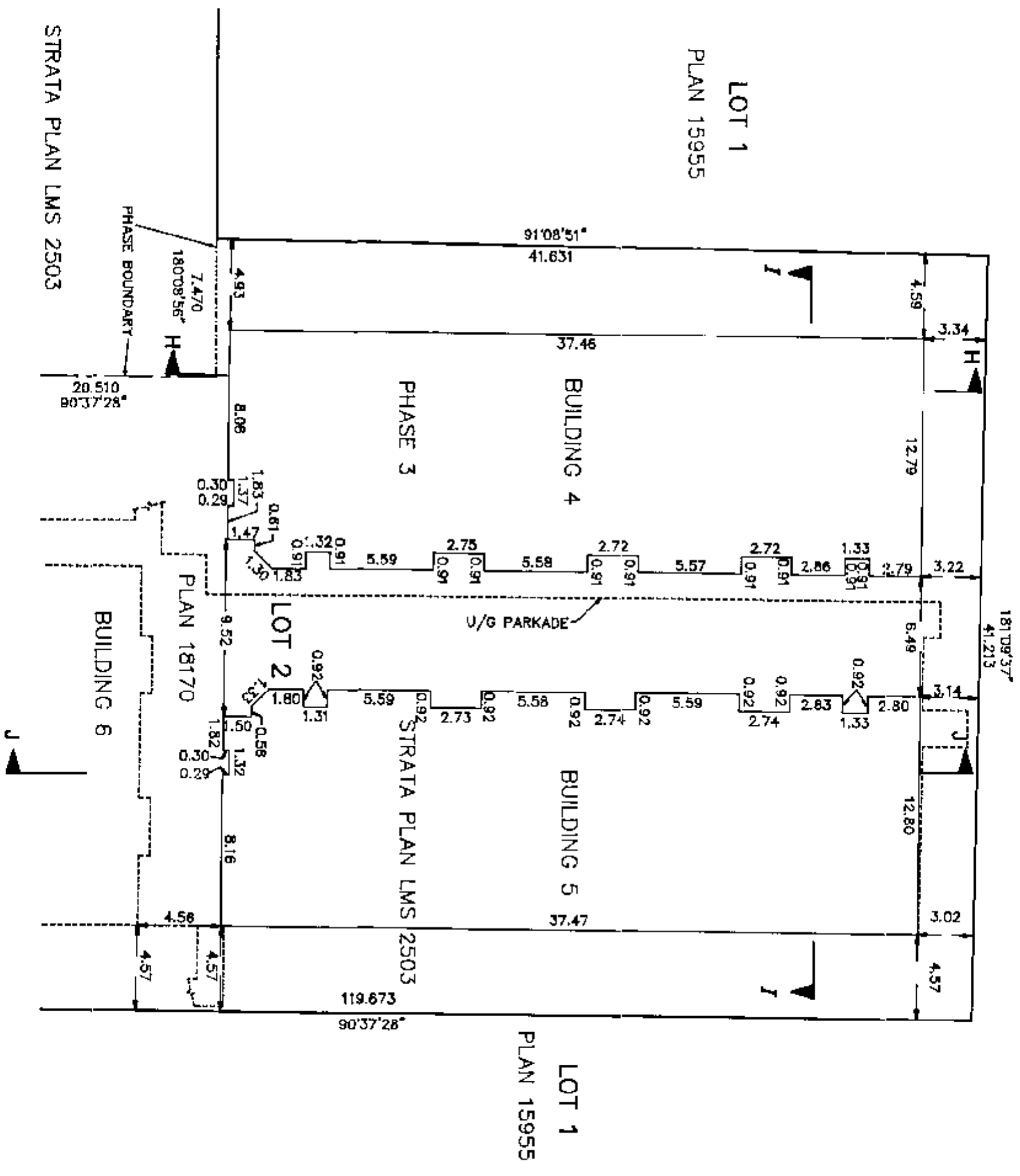
I, Donald S. Black, of Vancouver, a British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of that parcel. Dated at Vancouver, B.C. the 20th day of June 1987

LOCATION PLAN

SCALE 1 : 250



PHASE 3
STRATA PLAN LMS 2503



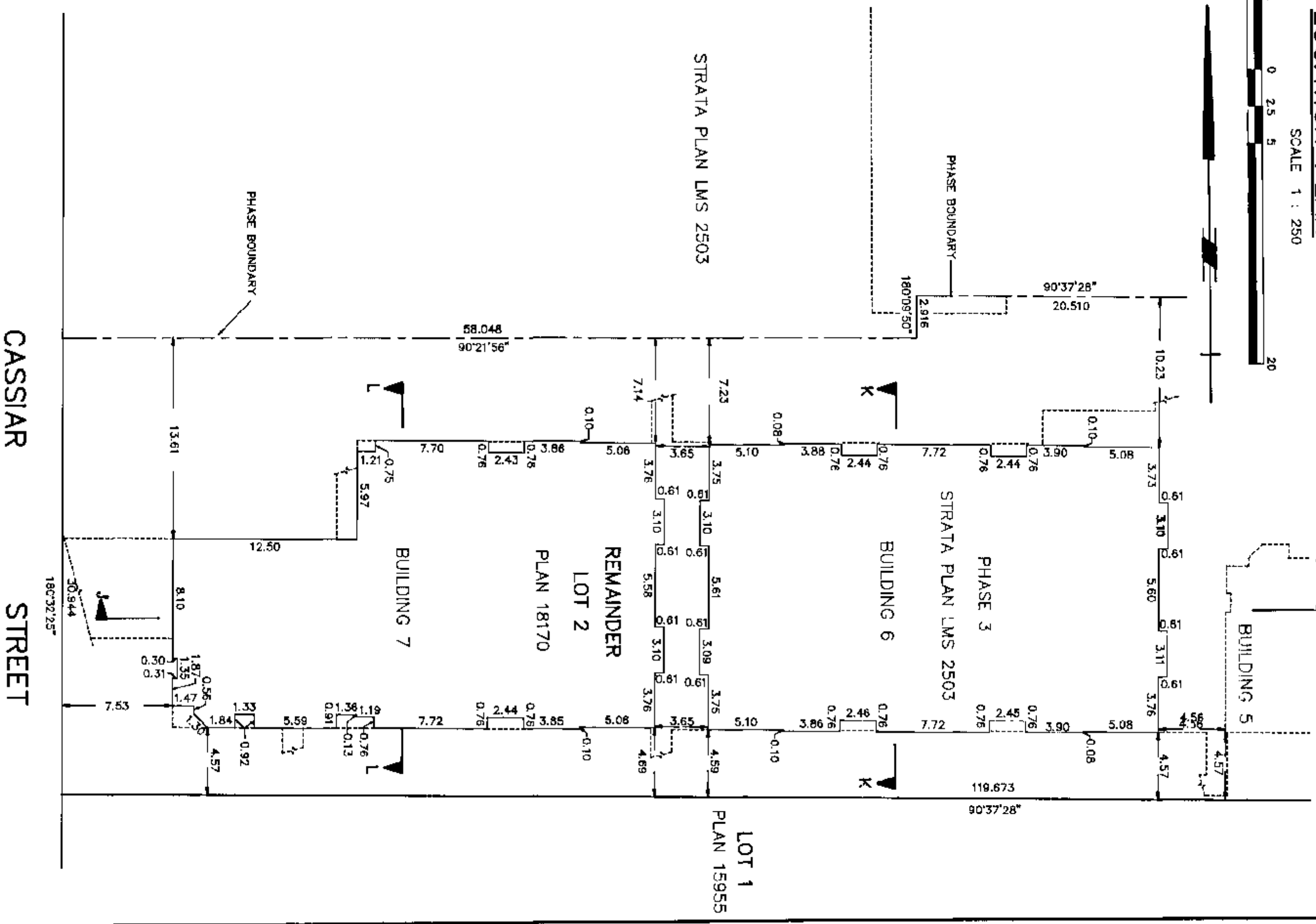
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE JUNE 20th 1997 MS B.C.L.S.

SCALE 1 : 250



PHASE 3
STRATA PLAN LMS 2503



CASSIAR

STREET

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St., Vancouver, B.C.

DATE JUN 20th 1997 AKS B.C.L.S.

PHASE 3
STRATA PLAN LMS 2503

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	NUMBER OF VOTES
48	11	1355	2249	
49	11	1307	2229	
50	11	1308	2229	
51	11	1306	2229	
52	11	1304	2229	
53	11	1303	2229	
54	11	1304	2229	
55	11	1307	2229	
56	11	1027	1989	
57	12	1028	1989	
58	12	1301	2229	
59	12	1305	2229	
60	12	1304	2229	
61	12	1305	2229	
62	12	1304	2229	
63	12	1307	2229	
64	12	1308	2229	
65	12	1353	2249	
66	13	1302	2279	
67	13	1261	2199	
68	13	1260	2199	
69	13	1263	2199	
70	13	1258	2199	
71	13	1305	2279	
72	13	1305	2279	
73	13	1258	2199	
74	13	1264	2199	
75	13	1261	2199	
76	13	1262	2199	
77	13	1304	2279	
78	14	1298	2279	
79	14	1254	2199	
80	14	1259	2199	
81	14	1250	2199	
82	14	1359	2249	
83	14	1310	2229	
84	14	1303	2229	
85	14	1252	2199	
86	14	1261	2199	
87	14	1256	2199	
88	14	1298	2279	
AGGREGATE :		52,439	90,849	

PHASE 3
STRATA PLAN LMS 2503

CONDOMINIUM ACT

I/We the undersigned do solemnly declare that
 1) I/We the 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 use only. 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.

Jennifer Silvera
 Authorized Signatory JENNIFER SILVERA

Declared before me this 23 day of June, 1997.

Gregory Dwyer
 A commissioner for taking affidavits for British Columbia
 GREGORY DWYER

Accepted as to forms 1, 2 and 3

Dated this 17 day of July, 1997.

Carla J. J. J.
 Superintendent of Real Estate

Approved as phase 3 of a 3 phase strata plan
 under the Condominium Act.
 Dated at Vancouver, British Columbia this 27th
 day of JULY, 1997.

Ernie Sankin
 Approving Officer for the City of Vancouver

OWNER:
 UNITED PROPERTIES (TERRAVIVA) LTD.
 (INCORPORATION NO. 471048)

Jennifer Silvera
 Authorized Signatory JENNIFER SILVERA

WITNESS *Gregory Dwyer*

NAME GREGORY DWYER

ADDRESS 1628 W 7th Ave

Vancouver BC

OCCUPATION lawyer

MORTGAGEE AND ASSIGNMENT
 OF RENT. OWNERS OF CHARGE:

NOS. BU206197 AND BU206198
 M.R.S TRUST COMPANY

Edward D. Senst
 Authorized Signatory Graham D. Senst
 CHAIRMAN B.S.M.A.
 V.P. - Commercial Services

Edward L. McPherson
 Authorized Signatory Edward L. McPherson
 President and C.F.D.
 NAME Senst, Graham D.

Ernie Sankin

WITNESS AS TO BOTH SIGNATURES

NAME Bonnie L. Robertson

ADDRESS 150 Bloor St. W.

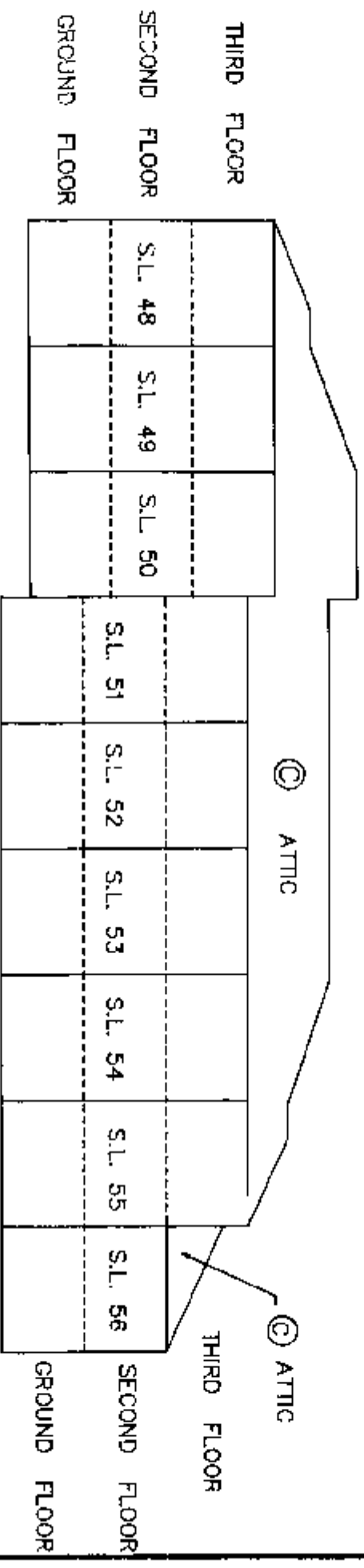
Toronto, Ontario

Administration Officer

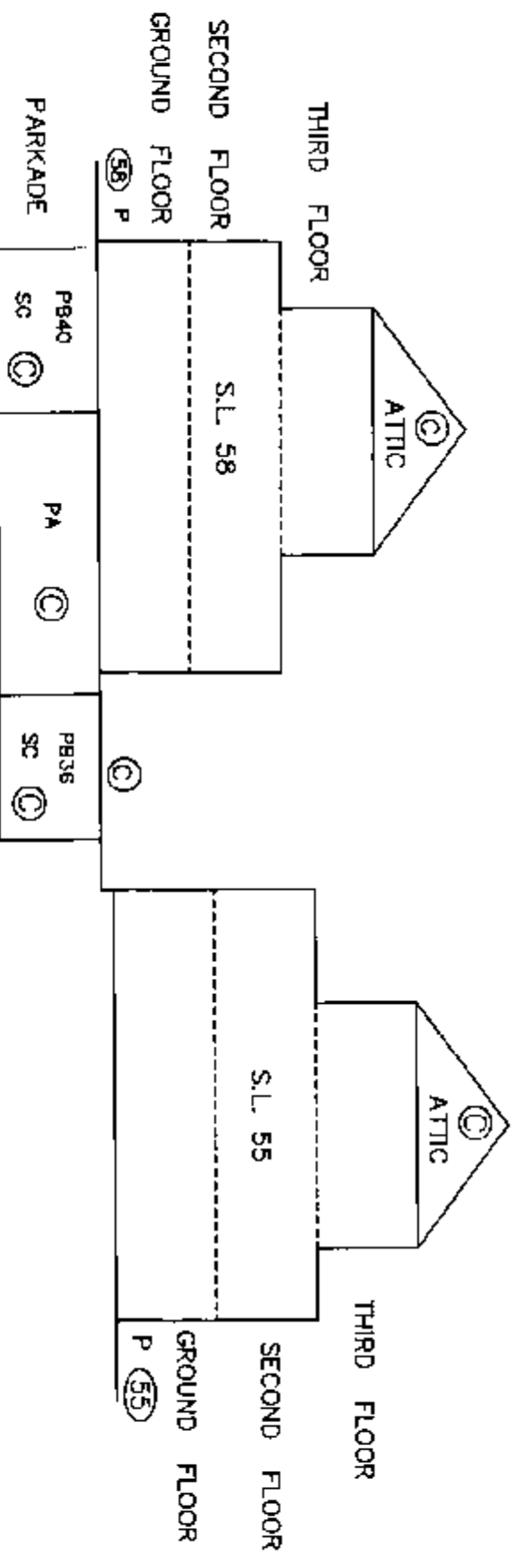
OCCUPATION

CROSS SECTIONS

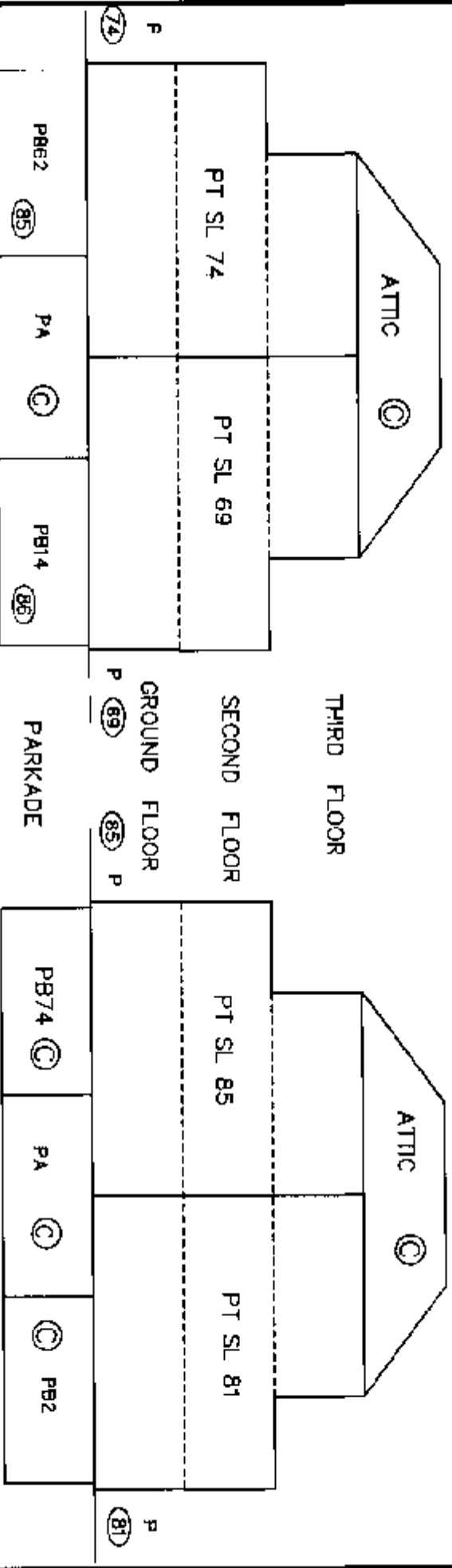
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SECTION H-H



SECTION I-I

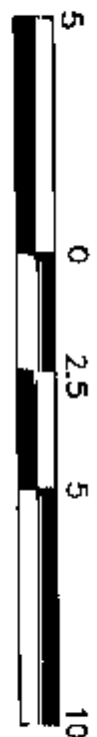


SECTION K-K

SECTION L-L

CROSS SECTION

SCALE 1 : 200



MATCH LINE

CONTINUED ON SHEET 8

©

PHASE 3
STRATA PLAN LMS 2503

SHEET 7 OF 14 SHEETS

BUILDING 7

BUILDING 6

© ATTIC

© ATTIC

THIRD FLOOR

SECOND FLOOR

GROUND FLOOR

©

©

©

PA

PARKADE

DATE

June 20th 1997 B.C.L.S.

SECTION J-J

MORGAN STEWART AND COMPANY

Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

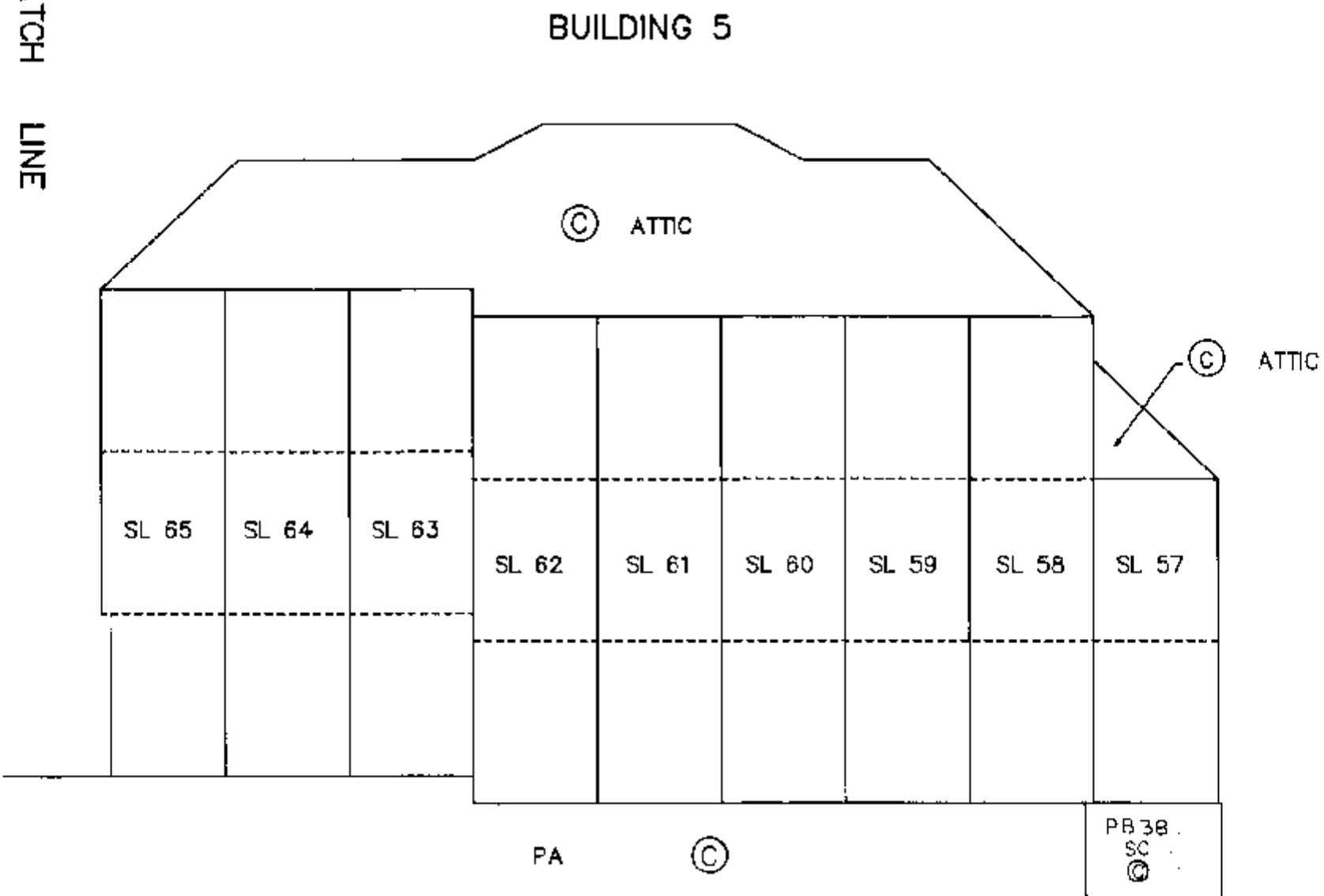
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FILE: 6091-ST3

CROSS SECTION

PHASE 3
STRATA PLAN LMS 2503

SCALE 1 : 200



SECTION J-J (CONT.)

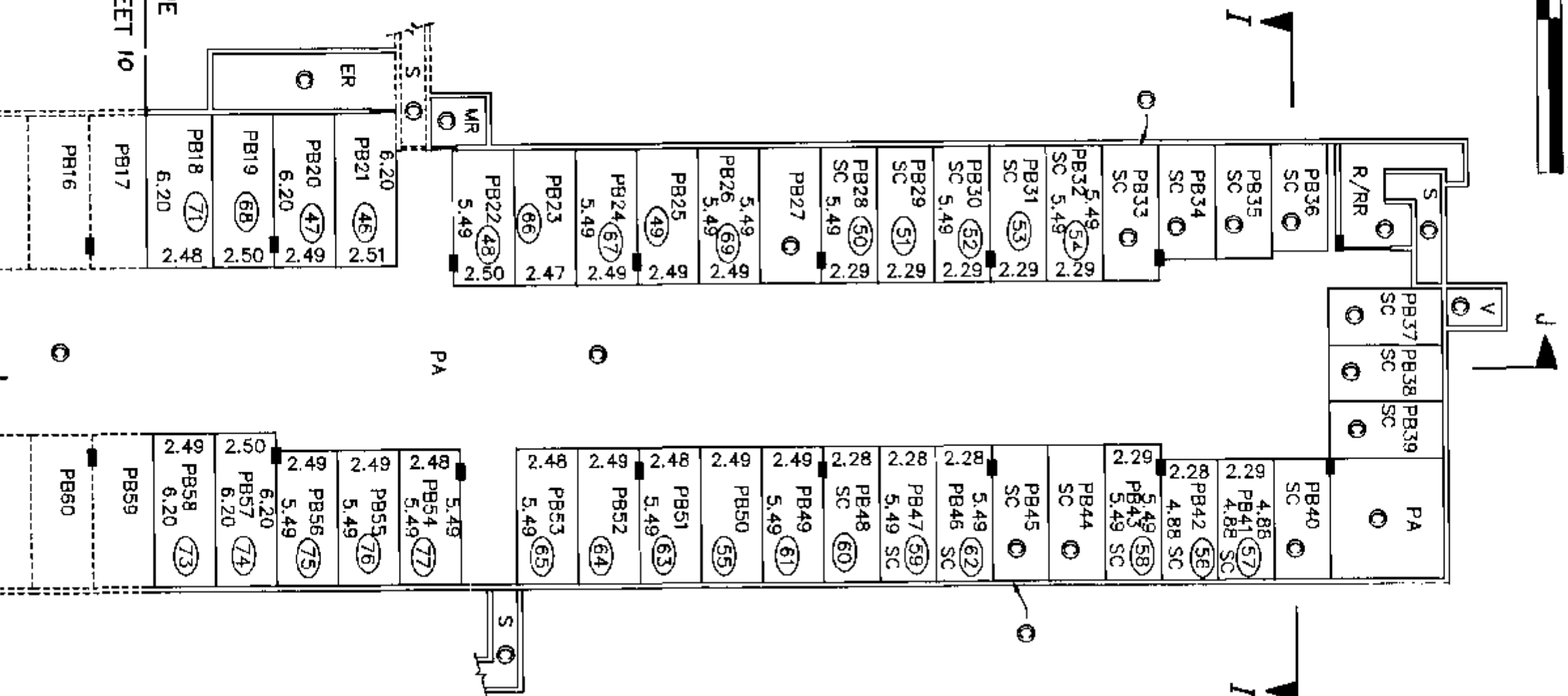
MATCH LINE
CONTINUED FROM SHEET 7

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE June 20th, 1997 MS B.C.L.S.

PHASE 3
STRATA PLAN LMS 2503

SCALE 1 : 200



MATCH LINE

CONTINUED ON SHEET 10

NOTES

DENOTES CONCRETE COLUMN

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

DATE JUN 20th 1957 WLD R.C.L.S.

UNDERGROUND PARKING

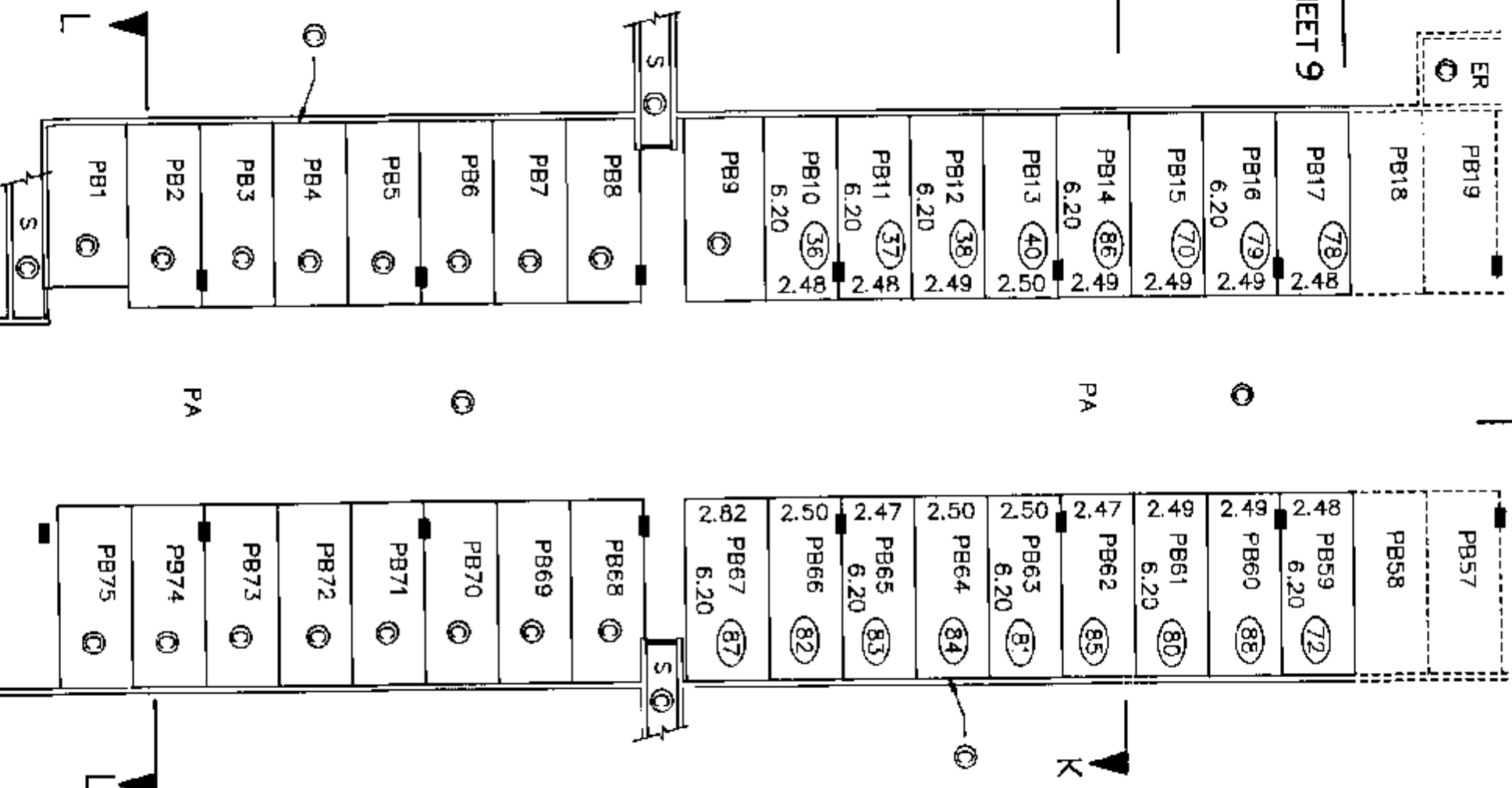
PHASE 3
STRATA PLAN LMS 2503

SCALE 1 : 200



MATCH LINE

CONTINUED FROM SHEET 9



NOTES

- DENOTES CONCRETE COLUMN

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE June 20, 1997 MS B.C.L.S.

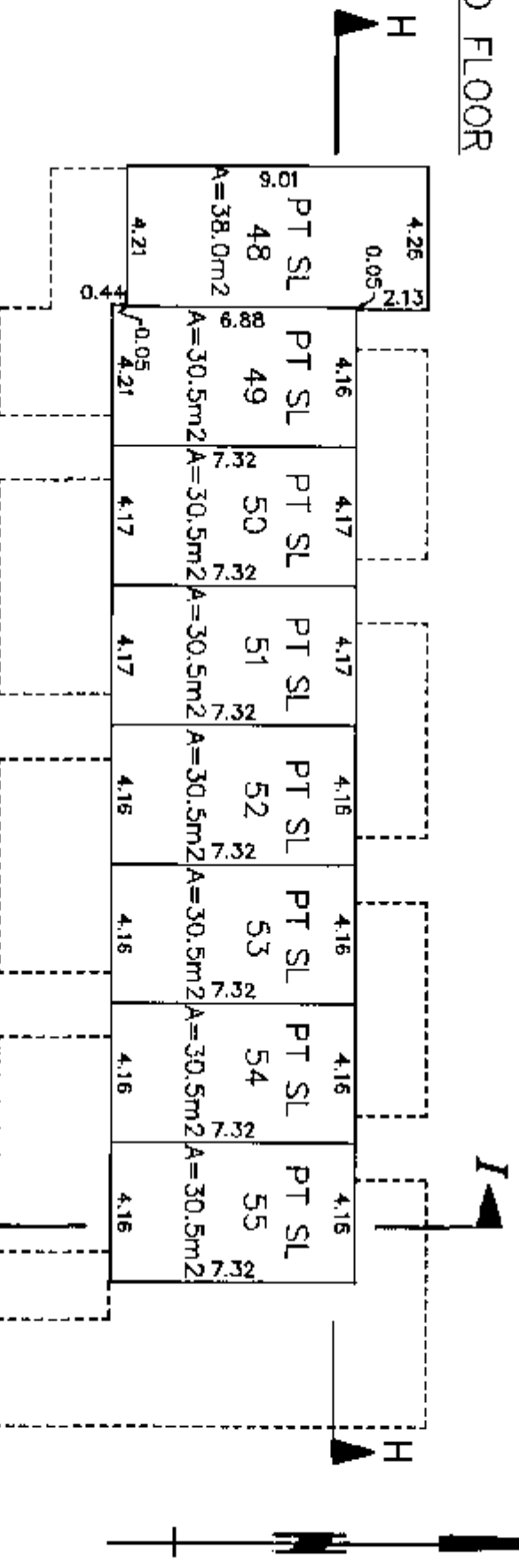
BUILDING 4

SCALE 1 : 200

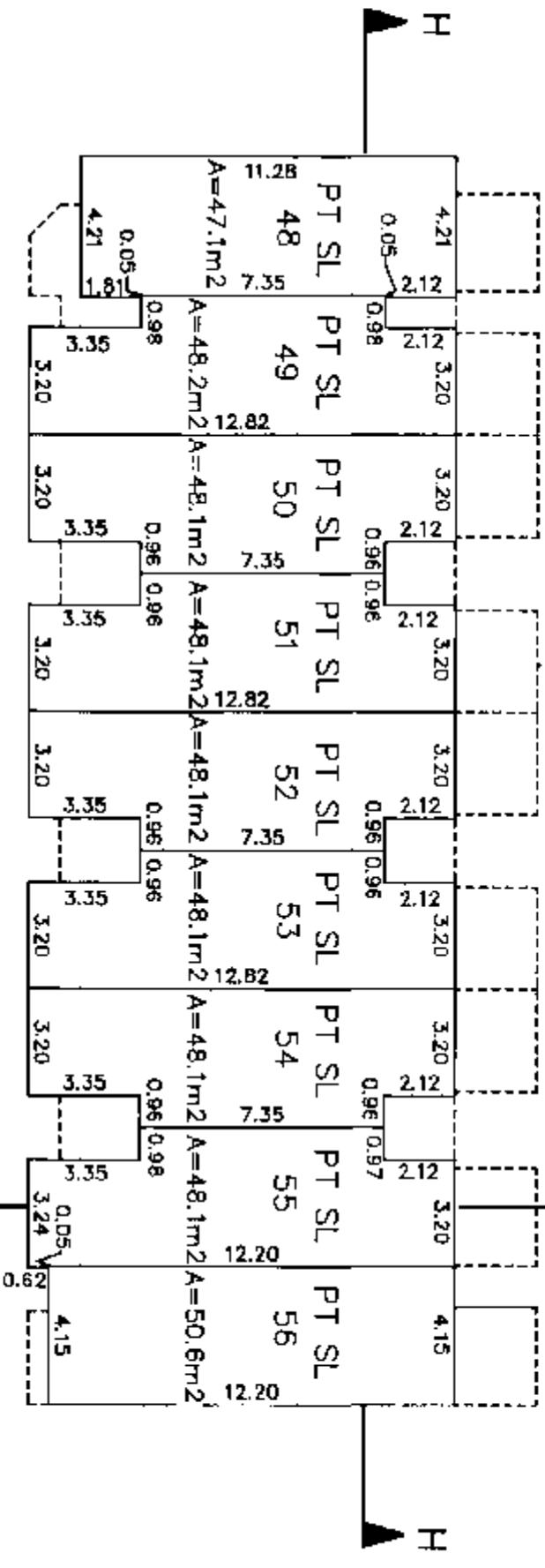


PHASE 3
STRATA PLAN LMS 2503

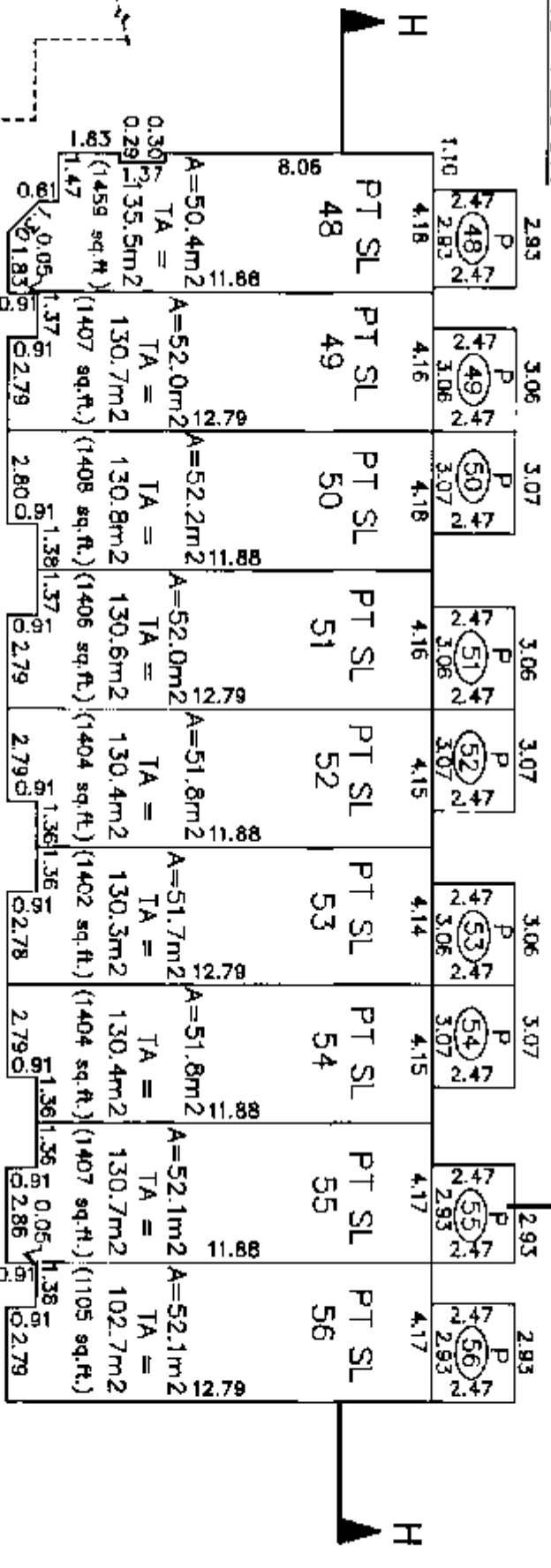
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



LINE OF UNDERGROUND PARKADE

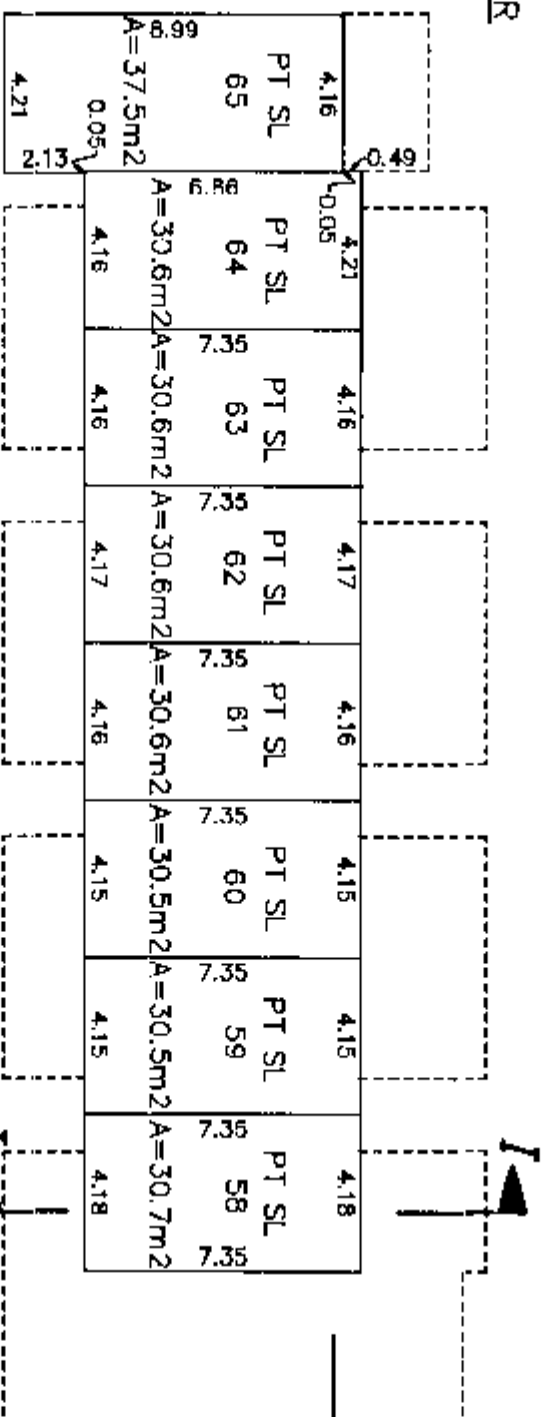
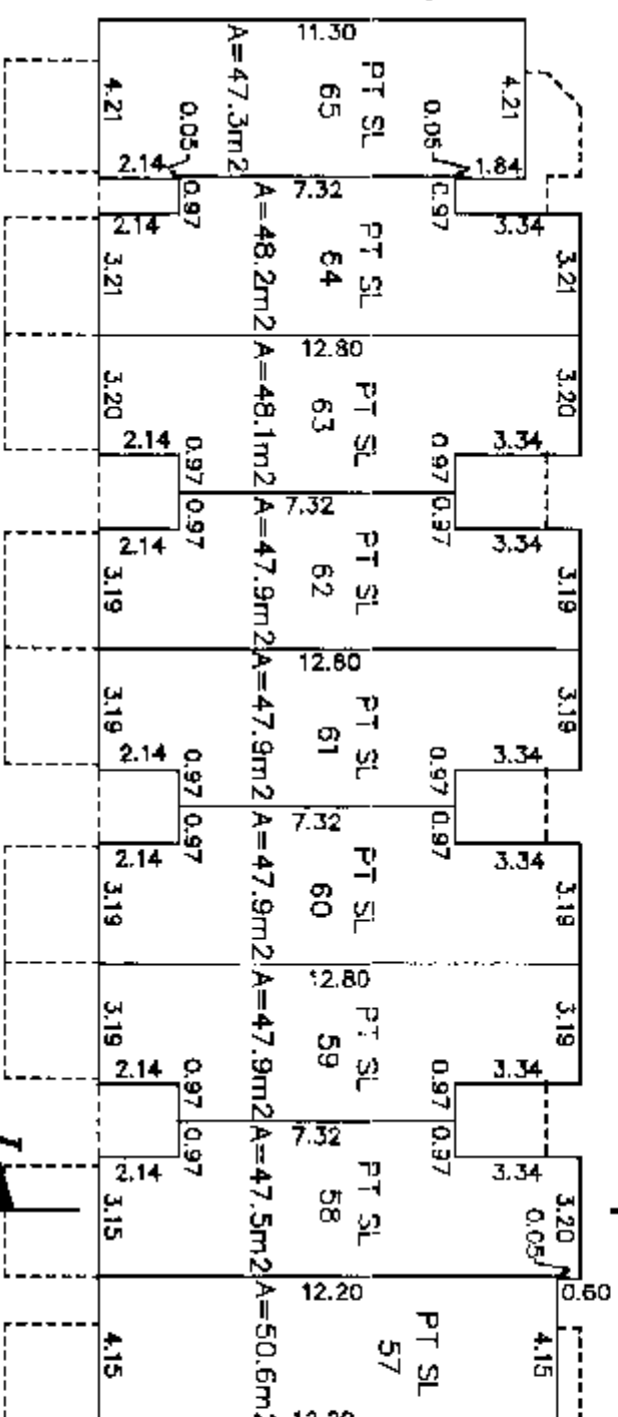
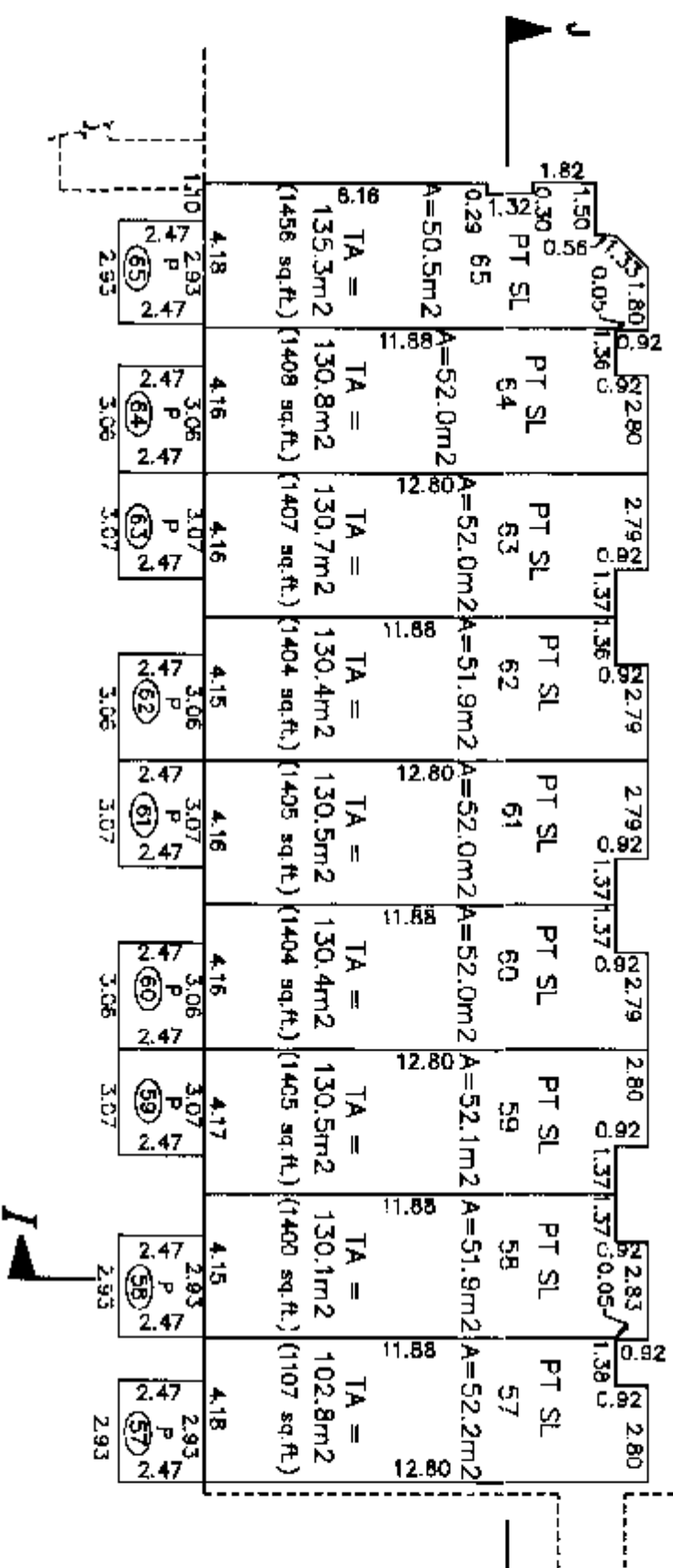
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

CIMC ADDRESS - 3469 TERRA VITA PLACE
VANCOUVER, B.C.

DATE June 20th 1997 MS B.C.L.S.

BUILDING 5
 PHASE 3
 STRATA PLAN LMS 2503

SCALE 1 : 200

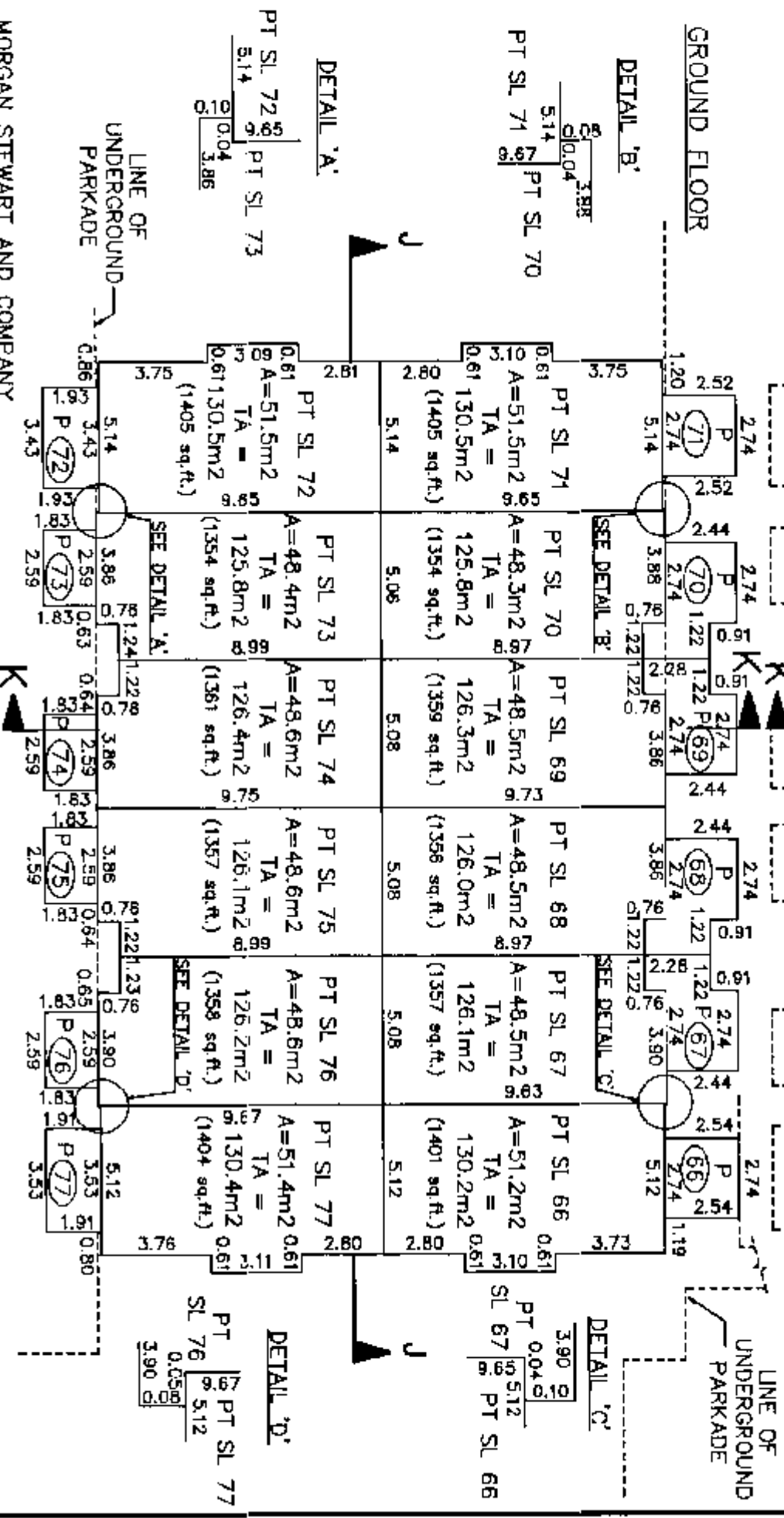
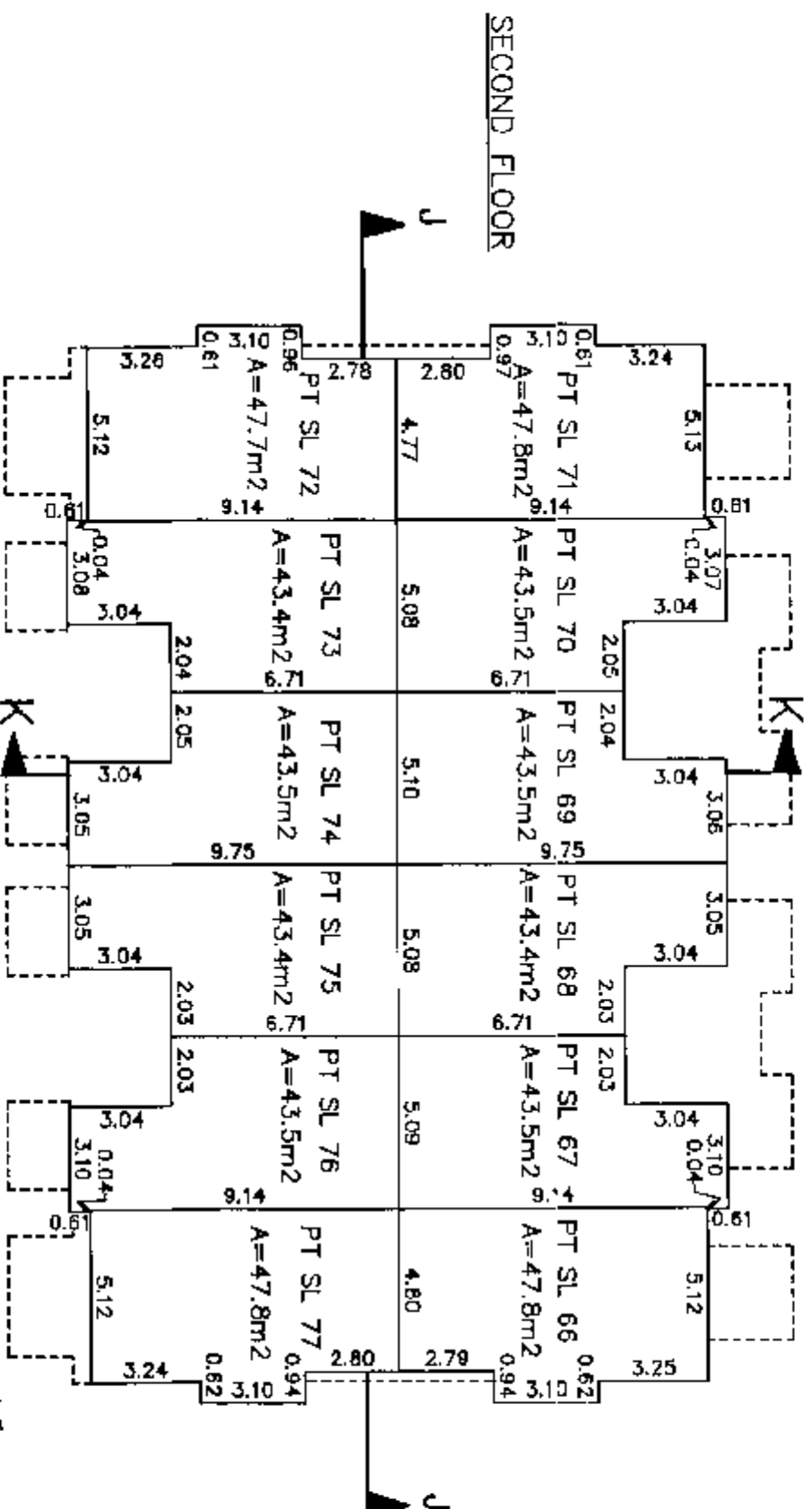
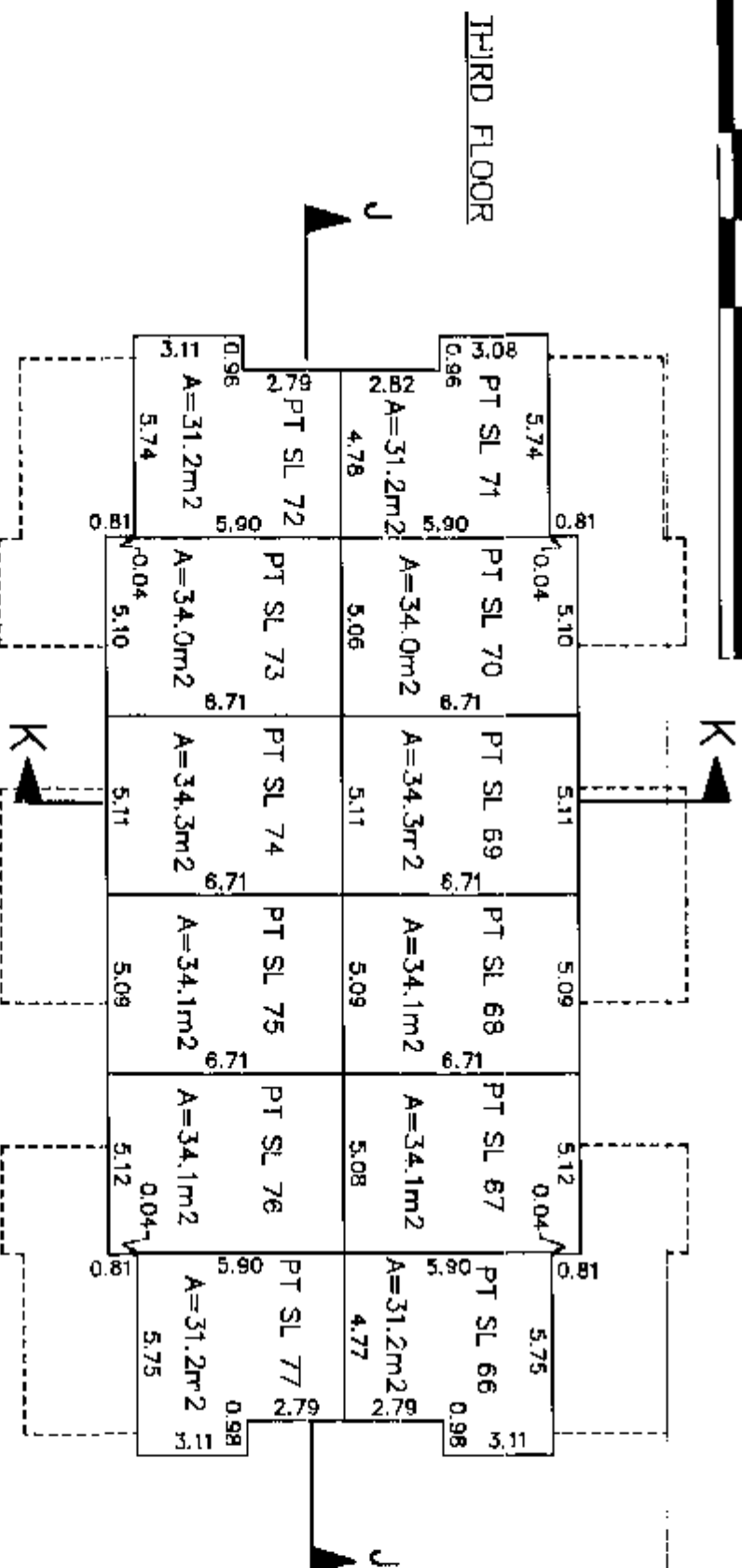
**THIRD FLOOR****SECOND FLOOR****GROUND FLOOR**
MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1065-Seymour St. Vancouver, B.C.

 CIVIC ADDRESS - 3468 TERRA VITA PLACE
 VANCOUVER, B.C.

 DATE JUNE 20, 1997 AMS B.C.L.S.

BUILDING 6

SCALE 1 : 200

PHASE 3
STRATA PLAN LMS 2503MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.CIVIC ADDRESS - 3436 TERRA VITA PLACE
VANCOUVER, B.C.June 20th 1997
B.C.L.S.

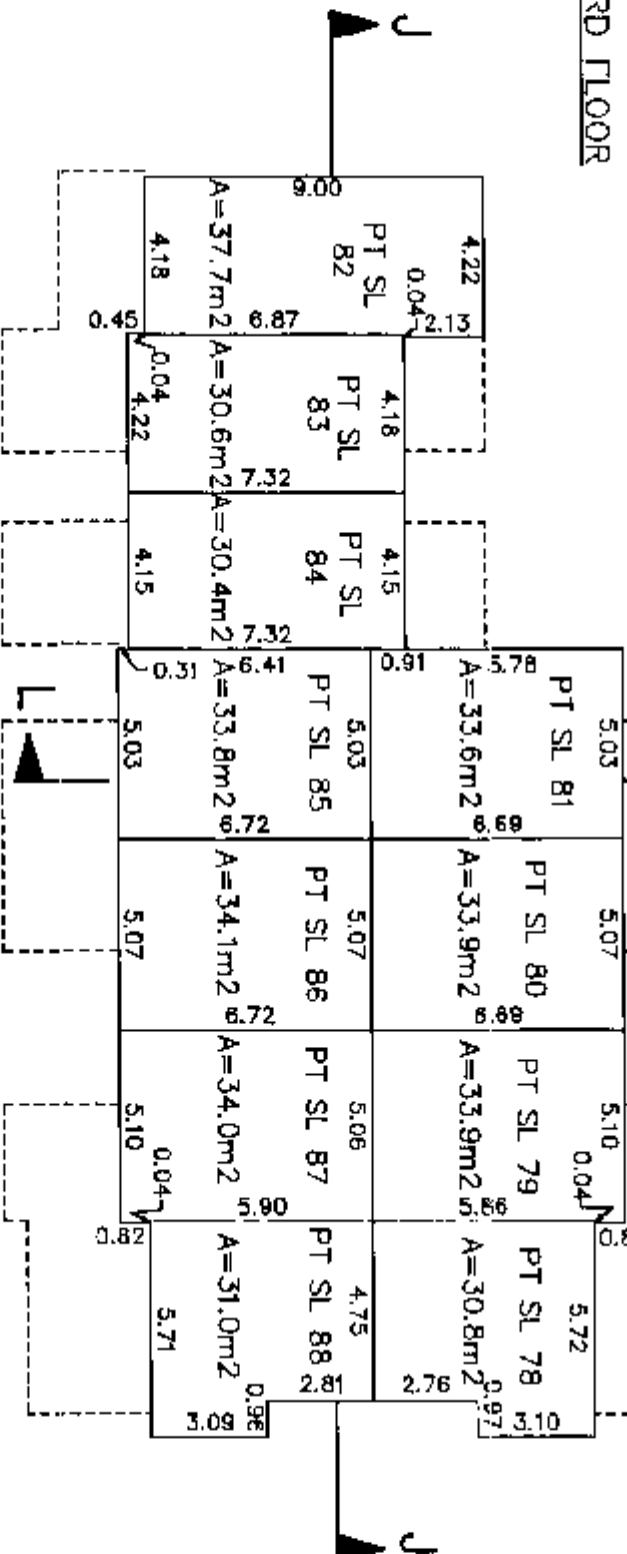
BUILDING 7

PHASE 3
STRATA PLAN LMS 2503

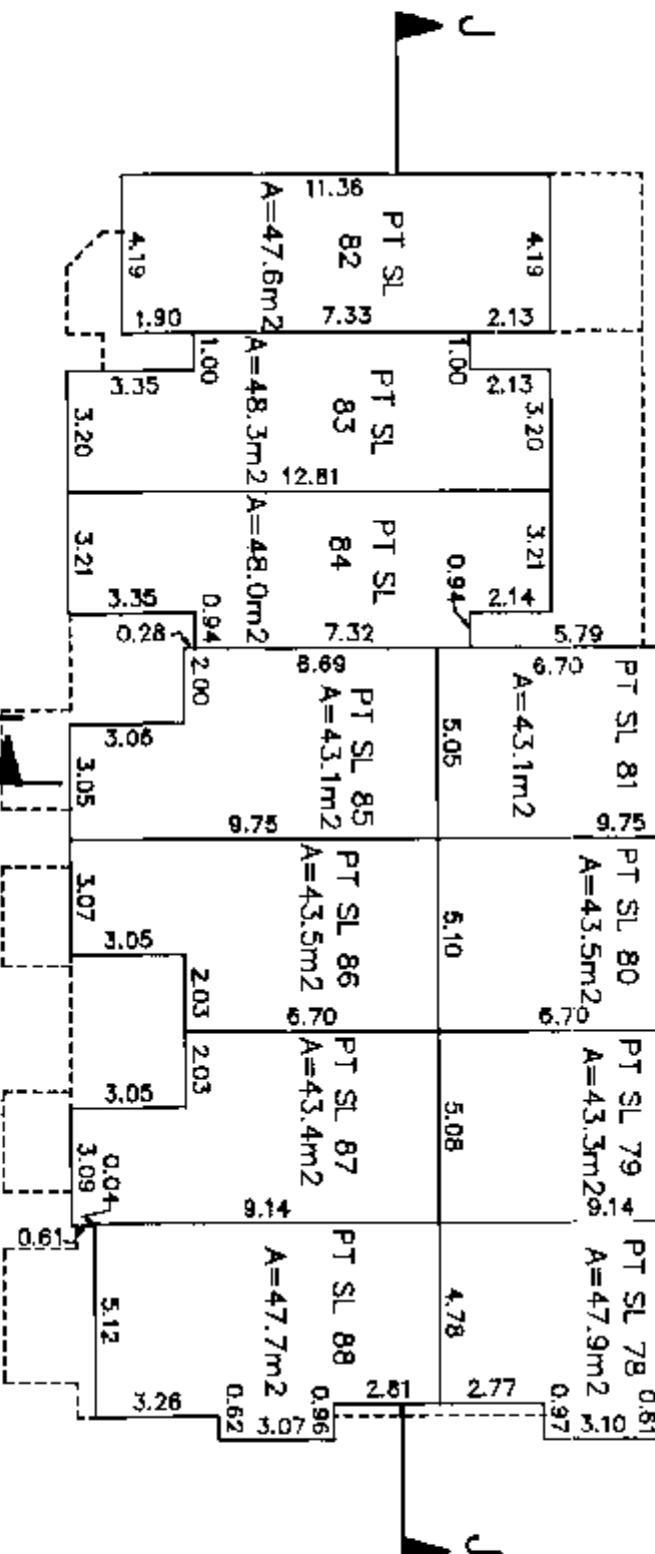
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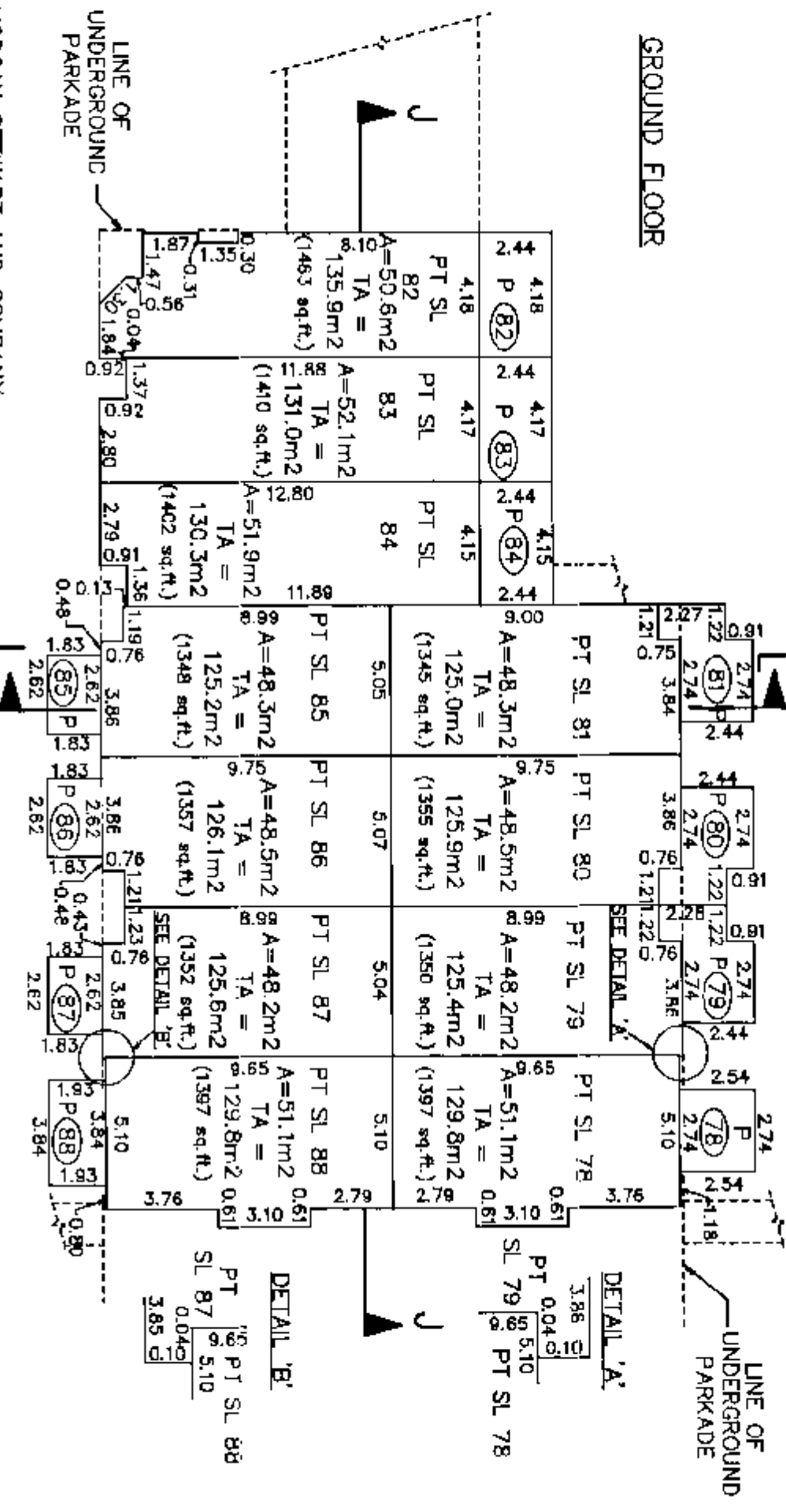
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

CIVIC ADDRESS - 3424 TERRA VITA PLACE
VANCOUVER, B.C.

June 20th, 1997 B.C.L.S.