

STRATA PLAN OF PARCEL 1 BLOCK 105
DISTRICT LOT 541 GROUP 1
N.W.D. PLAN BCP 10270

CITY OF VANCOUVER

B.C.G.S. 92G.025

SCALE = 1:500
 5M 0 10 20M

"ALL DISTANCES ARE IN METRES"

INTEGRATED SURVEY AREA NO. 31

City of Vancouver

Grid bearings derived from
 OCM# V-2153 and OCM# V-2162
 This plan shows ground level measured distances.
 Prior to computation of U.T.M. coordinates
 multiply by combined factor 0.9996015

NAD83 CSRS

LEGEND

- standard iron post found
- lead plug found
- ⊙ Control Monument
- WT Denotes Witness
- SL Strata Lot
- m2 Square Metres
- CP Common Property
- B Balcony
- D Deck
- P Patio
- PR Porch
- OTB Open to Below
- LC Limited Common Property
- Appurtenant to the Strata Lot
- Indicated by the number that follows.
- R.G. ROOF GARDEN
- C.F. COMMON FACILITY

Strata Property Act
 FORM Q

ENDORSEMENT OF APPROVAL FOR PHASED STRATA PLAN
 (Section 224; Regulation section 14.5 (1))

Approved as Phase 1 of a 2 phase strata plan
 under section 224 of the Strata Property Act.

Date: MARCH 29, 2004

Rick Sanjhi
 Signature of Approving Officer
 City of Vancouver

CIVIC ADDRESS:
 #499 DRAKE STREET
 CITY OF VANCOUVER

STRATA LOT BOUNDARIES ARE DEFINED
 BY THE EXTERIOR FACE OF EXTERIOR WALLS
 AND CENTRE LINE OF DEMISING WALLS

Strata Property Act
 FORM R

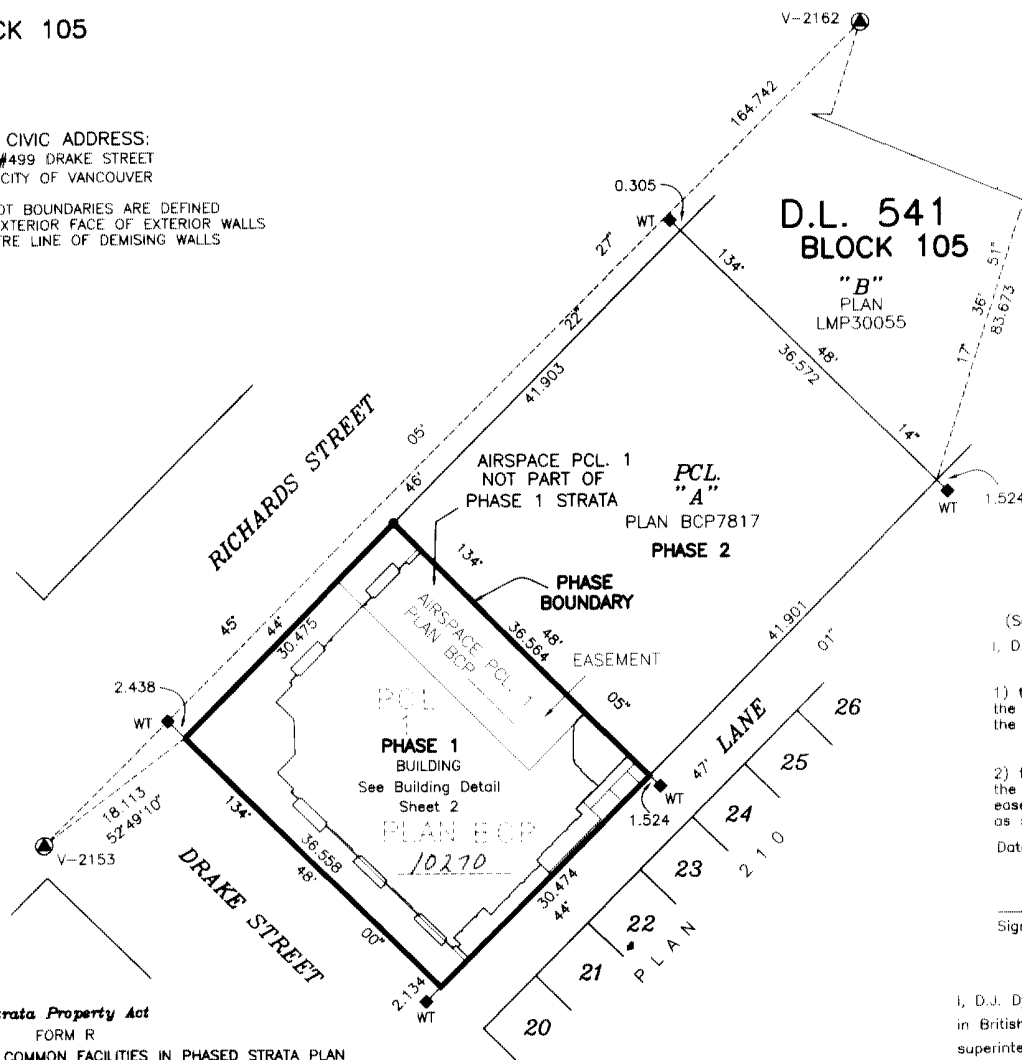
ENDORSEMENT FOR COMMON FACILITIES IN PHASED STRATA PLAN
 (Section 225; Regulation section 14.5 (2))

I certify that the storage area and amenity area
 which according to the Phased Strata Plan Declaration in Form P
 filed for this strata plan was to have been constructed in conjunction
 with this phase, has been provided for in accordance with
 section 225 (2) of the Strata Property Act.

Date: MARCH 29, 2004

Rick Sanjhi
 Signature of Approving Officer
 City of Vancouver

SOUTH FRASER LAND SURVEYING LTD.
 #101-7485 130th STREET
 SURREY, B.C.
 604-599-1886
 03029(000085)



SHEET 1 OF 12

PHASE 1
STRATA PLAN BCS 747

Deposited in the Land Title
 Office at NEW WESTMINSTER, B.C.
 This 1 day of APRIL, 2004

B. Bignea 167
 Registrar

BW 132 511 - 529

Strata Property Act
 FORM U

ENDORSEMENT OF SURVEYOR

(Section 244 (1) (f); Regulations section 14.5 (5))

I, D.J. DYCK, a British Columbia Land Surveyor, certify:

1) that the building(s) shown on this strata plan are within
 the external boundaries of the land that is the subject of
 the strata plan, subject to clause 2 of this endorsement.

2) that certain parts of the building(s) are not within
 the external boundaries but appropriate and necessary
 easements or other interests are registered under No. BW 132503
 as set out in section 244 (1) (f) of the Strata Property Act.

Date: MARCH 8, 2004

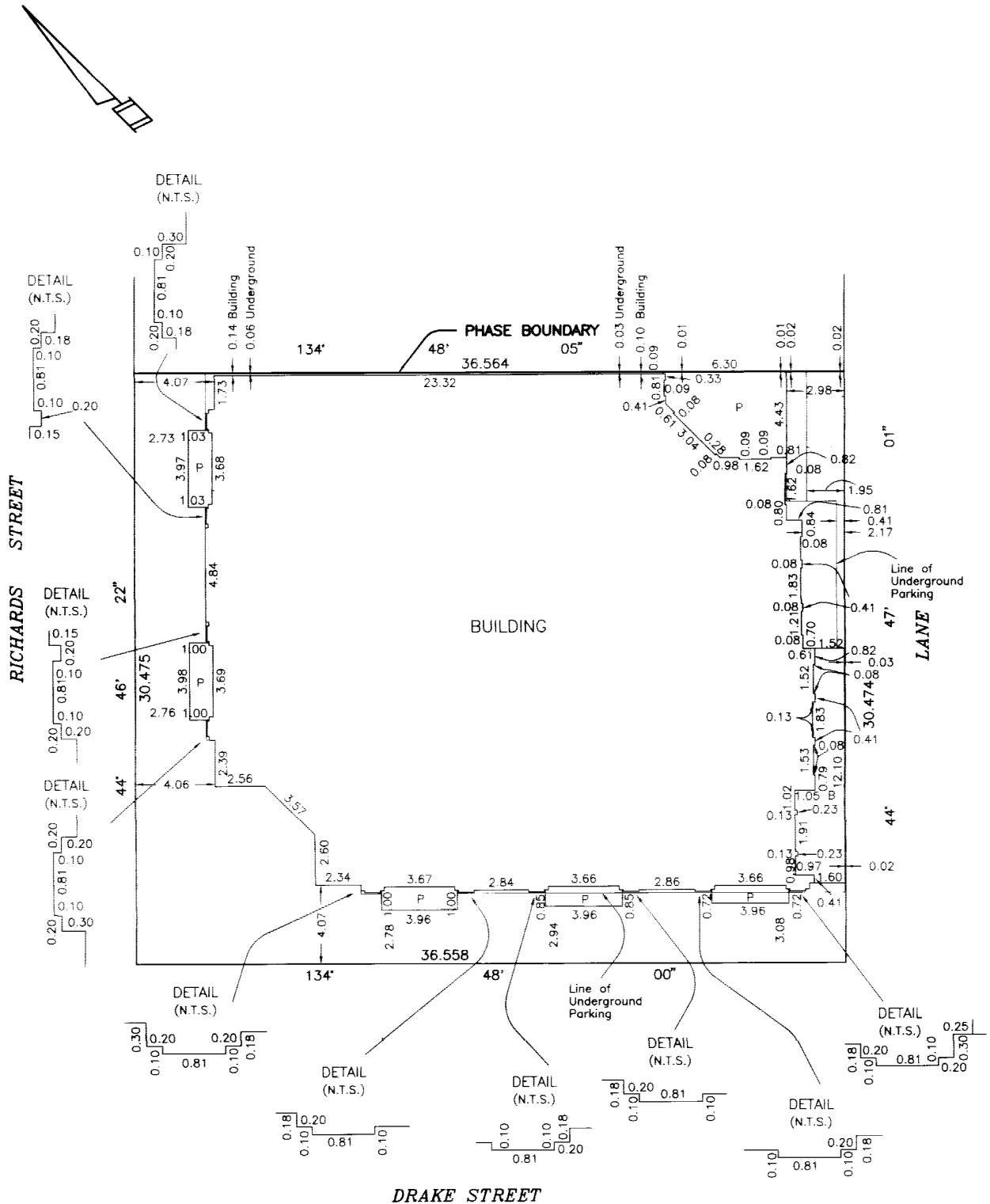
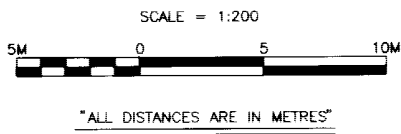
D.J. Dyck
 Signature of B.C.L.S.

I, D.J. Dyck, a British Columbia Land Surveyor, of Surrey,
 in British Columbia, certify that I was present at and personally
 superintended the survey represented by this plan and that the
 survey and plan are correct. The field survey was completed on
 the 8th day of MARCH, 2004
 The plan was completed and checked and the checklist filed under
 # 12514 on the 8th day of MARCH, 2004

D.J. Dyck
 SIGNATURE OF B.C.L.S. 03029(000085)

THIS PLAN LIES WITHIN THE
 CITY OF VANCOUVER

THIS PLAN LIES WITHIN THE GREATER
 VANCOUVER REGIONAL DISTRICT



W. H. H. H. B.C.L.S.

MARCH 8, 2004

03029(00008S)

PHASE 1
STRATA PLAN BCS 747

Strata Property Act
FORM S

ENDORSEMENT OF NONOCCUPANCY
(Section 241, Regulations, section 14.5(3))

I, D.J. DYCK, A BRITISH COLUMBIA
LAND SURVEYOR, CERTIFY THAT THE
BUILDING(S) INCLUDED IN THIS STRATA
PLAN HAVE NOT, AS OF THIS
8th DAY OF MARCH, 2004,
BEEN PREVIOUSLY OCCUPIED.

D.J. DYCK

B.C.L.S.

OWNER(S)

DRAKE STREET RESIDENCES LTD.

INC. 594715

Authorized Signatory

Brendan James Schouw
(Print Name)

Witness

Karari Karanaros
(Print Name)

7791 Montana Rd
Address of Witness RICHMOND, B.C.

Development Assistant
Occupation of Witness

MORTGAGEES

COAST CAPITAL SAVINGS
CREDIT UNION formerly *Summit Metro Savings Credit Union*

ROD MARR
Authorized Signatory

(Print Name)

LORRAINE SMITH
Witness

#305 - 5611 COONGARD
Address of Witness RICHMOND, BC V6X 2J5

MANAGER, HOME ESTATE
Occupation of Witness LENDING

DALES INDUSTRIES LTD.

INC. 370138

Authorized Signatory

HARVEY DALES
(Print Name)

Witness

S. RUBIN
(Print Name)

#760-475 W SOOKUM ST.
Address of Witness VANCOUVER, B.C.

MORTGAGE BROKER
Occupation of Witness

DOUBLE DOT
INVESTMENT GROUP, LTD.

INC. 662716

Authorized Signatory

(Print Name)

Witness

DAVID HARTLEY
(Print Name)
705-212-1111
Address of Witness VAN B.C.

Paul conductor
Occupation of Witness

MARCH 8, 2004

B.C.L.S.

03029(000085)

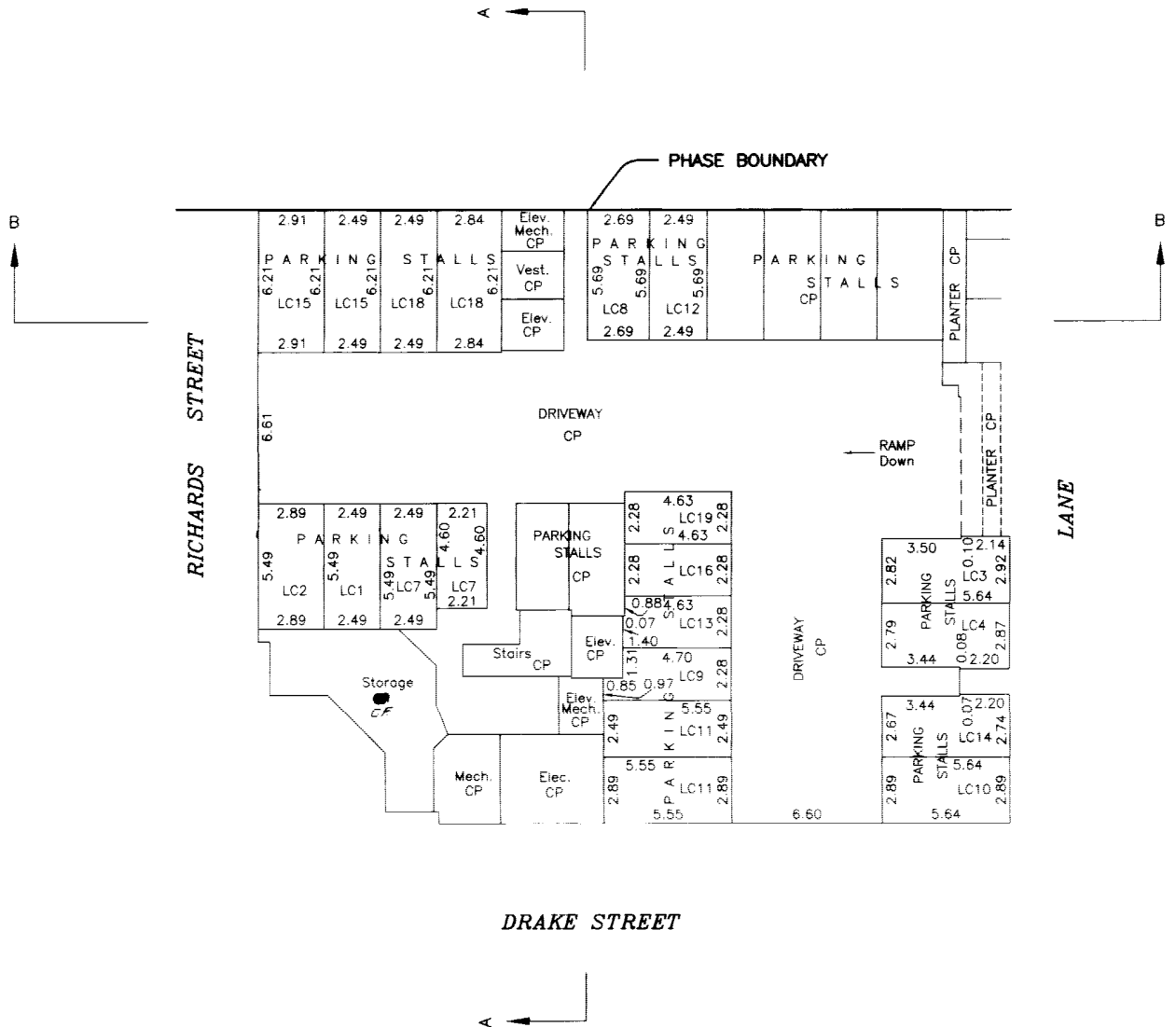
PHASE 1
STRATA PLAN BCS 747

SCALE = 1:200



"ALL DISTANCES ARE IN METRES"

AMENDED PURSUANT TO SECTION 25B
STRATA PROPERTY ACT, THIS
6th DAY OF MAY, 2004. SEE
AMENDED SHEET 4A.
BW 191496.



B.C.L.S.

MARCH 8, 2004

03029(000085)

EXPLANATORY PLAN AMENDING PHASE ONE OF PHASED
STRATA PLAN BCS747 TO DESIGNATE LIMITED COMMON PROPERTY
FROM COMMON PROPERTY FOR THE BENEFIT
OF STRATA LOTS 5 AND 6

AMENDED SHEET 4A OF 12

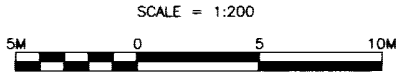
PHASE 1
STRATA PLAN BCS747

PURSUANT TO SECTION 258 STRATA PROPERTY ACT

CITY OF VANCOUVER

B.C.G.S. 92G.025

DATED May 6, 2004

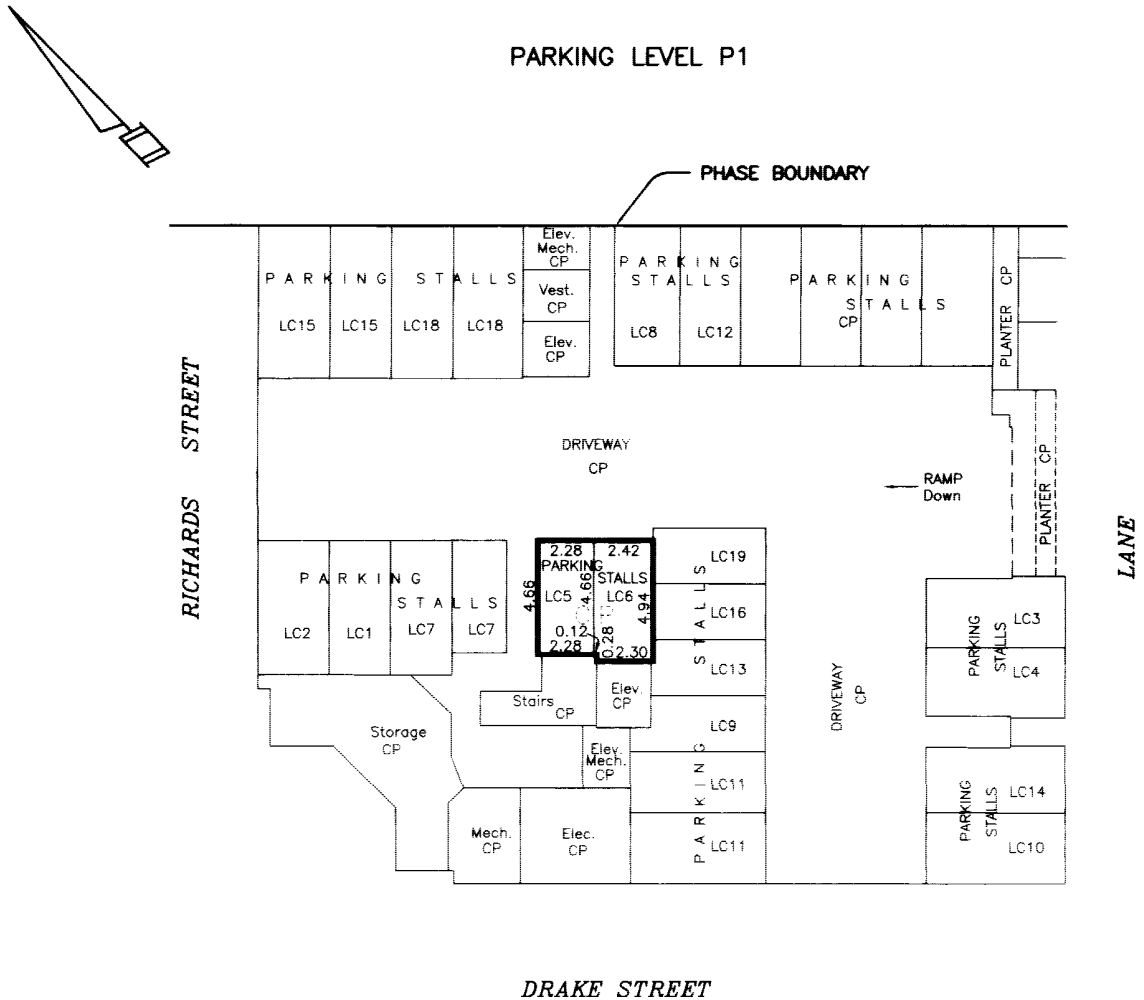


"ALL DISTANCES ARE IN METRES"

Deputy S. King
REGISTRAR OF LAND TITLE OFFICE
BW 191496

LEGEND

CP COMMON PROPERTY
LC LIMITED COMMON PROPERTY
(Appurtenant to the Strata Lot indicated
by the number that follows)



CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 19th DAY OF APRIL, 2004
THE PLAN WAS COMPLETED AND CHECKED AND
THE CHECKLIST FILED UNDER # 14645,
THIS 30th DAY OF APRIL, 2004

SOUTH FRASER LAND SURVEYING LTD.
#101-7485 130th STREET
SURREY, B.C.
604-599-1886
03029AMD(000085)

SIGNATURE OF S. King
B.C.L.S.

03029AMD(000085)

FIRST FLOOR
PART OF STRATA LOTS 1, 2, 3 AND 4
AND STRATA LOTS 5 AND 6

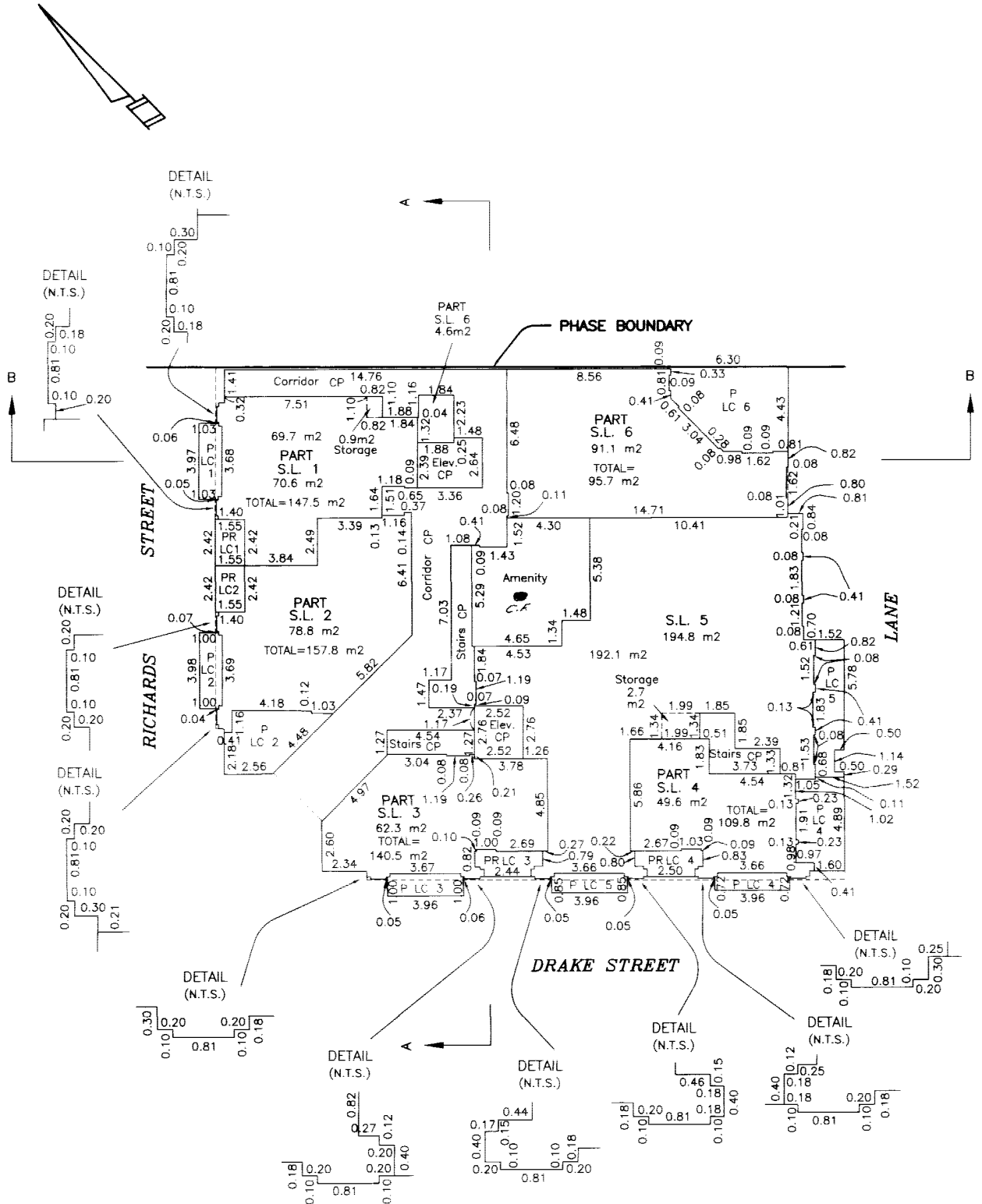
SHEET 5 OF 12

PHASE 1
STRATA PLAN BCS 747

SCALE = 1:200



"ALL DISTANCES ARE IN METRES"



[Signature]
B.C.L.S.

MARCH 8, 2004

03029(000085)

SECOND FLOOR
PART OF STRATA LOTS 1, 2, 3 AND 4
AND STRATA LOTS 7 AND 8

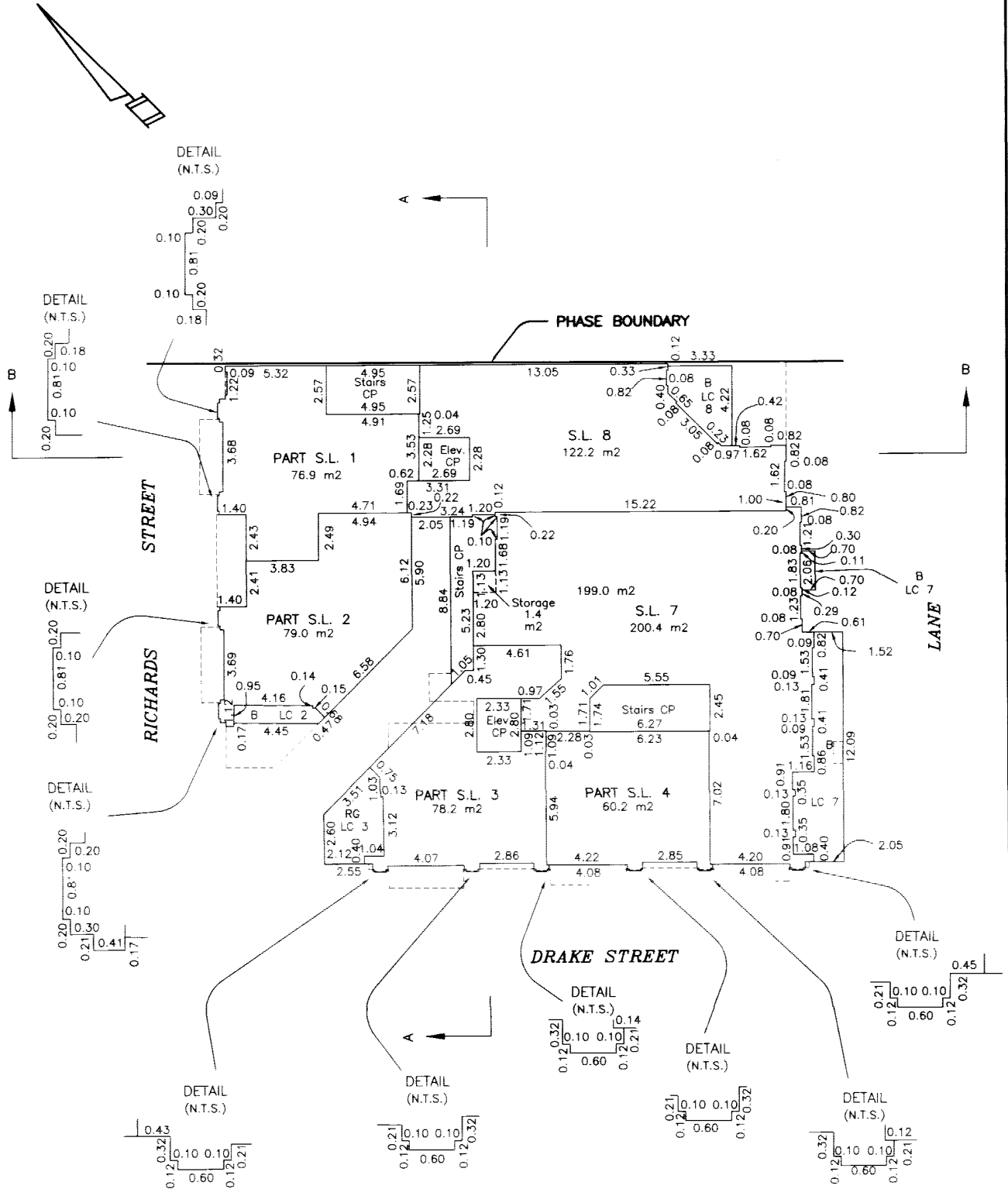
SHEET 6 OF 12

PHASE 1
STRATA PLAN BCS 747

SCALE = 1:200



"ALL DISTANCES ARE IN METRES"



B.C.L.S.

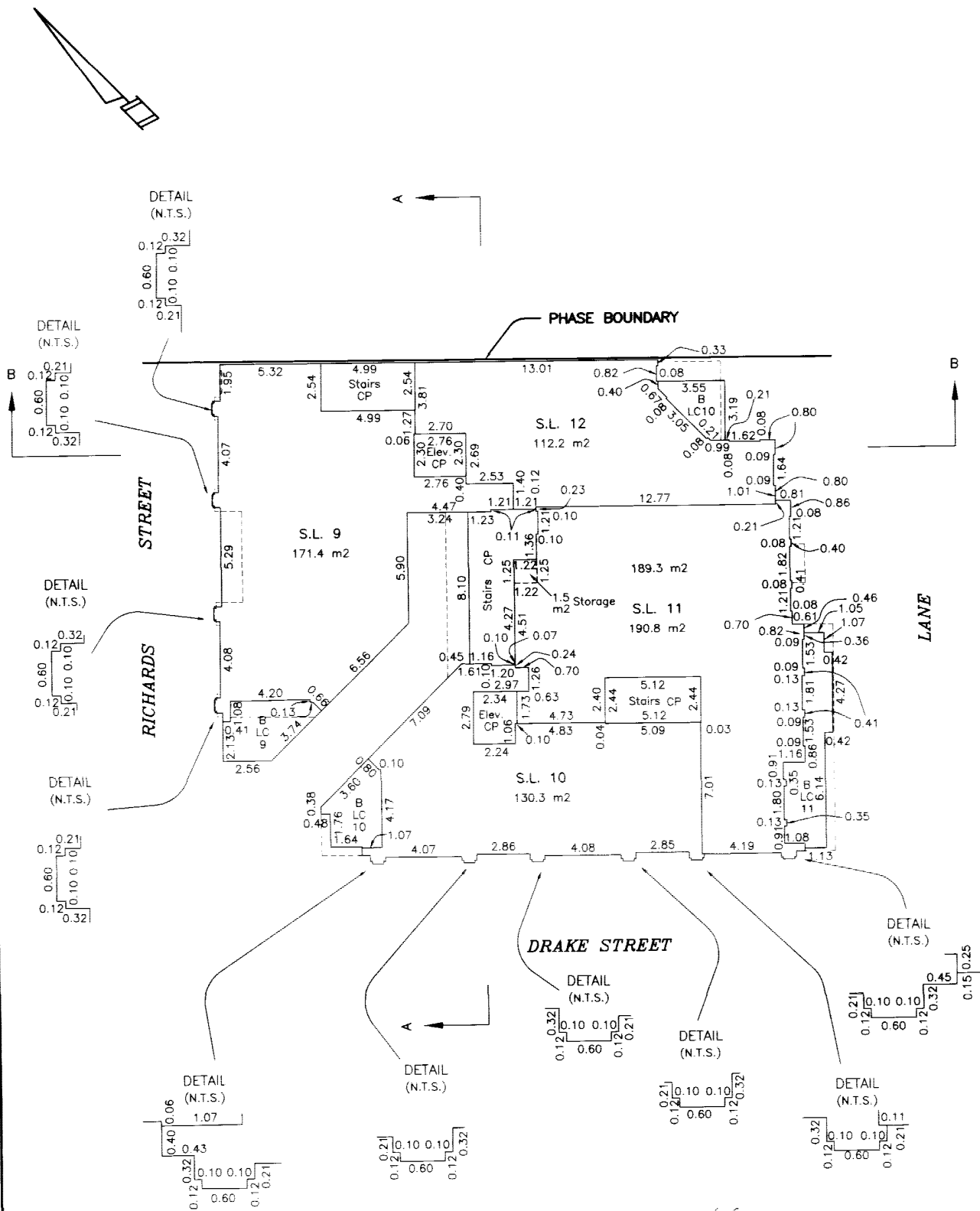
MARCH 8, 2004

03029(000085)

SCALE = 1:200

5M 0 5 10M

"ALL DISTANCES ARE IN METRES"



B.C.L.S.

MARCH 8, 2004

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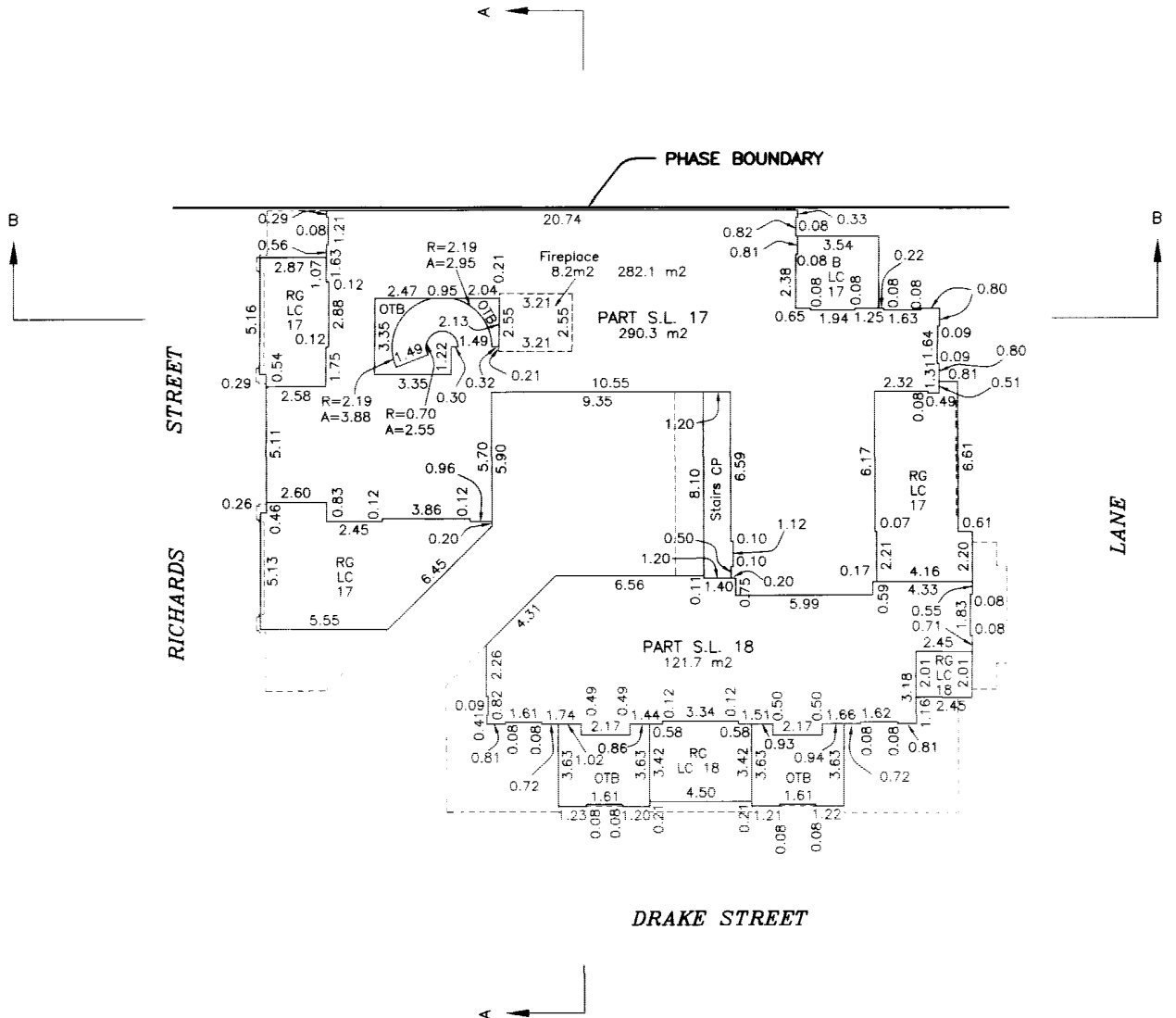
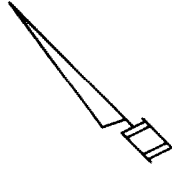
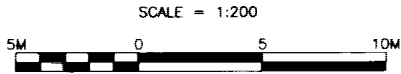
03029(00008S)

SIXTH FLOOR
PART OF STRATA LOTS 17 AND 18

SHEET 10 OF 12

PHASE 1
STRATA PLAN BCS

747



[Signature]
B.C.L.S.

MARCH 8, 2004

03029(000085)

ROOF
PART OF STRATA LOT 17

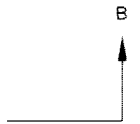
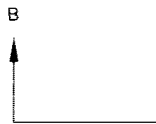
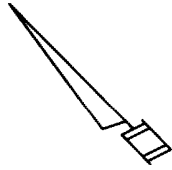
SHEET 11 OF 12

PHASE 1
STRATA PLAN BCS 147

SCALE = 1:200



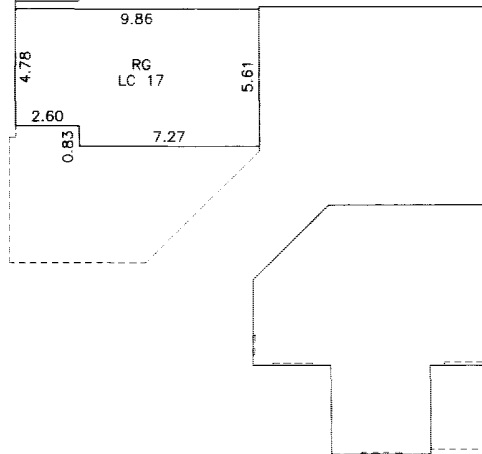
"ALL DISTANCES ARE IN METRES"



RICHARDS
STREET

LANE

PHASE BOUNDARY



DRAKE STREET



[Signature]

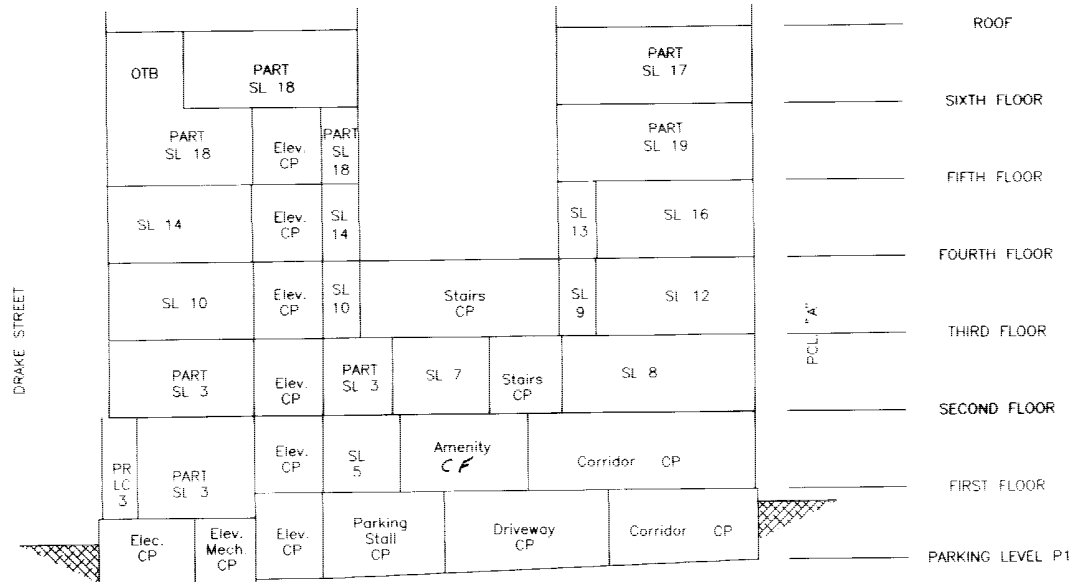
B.C.L.S.

MARCH 8, 2004

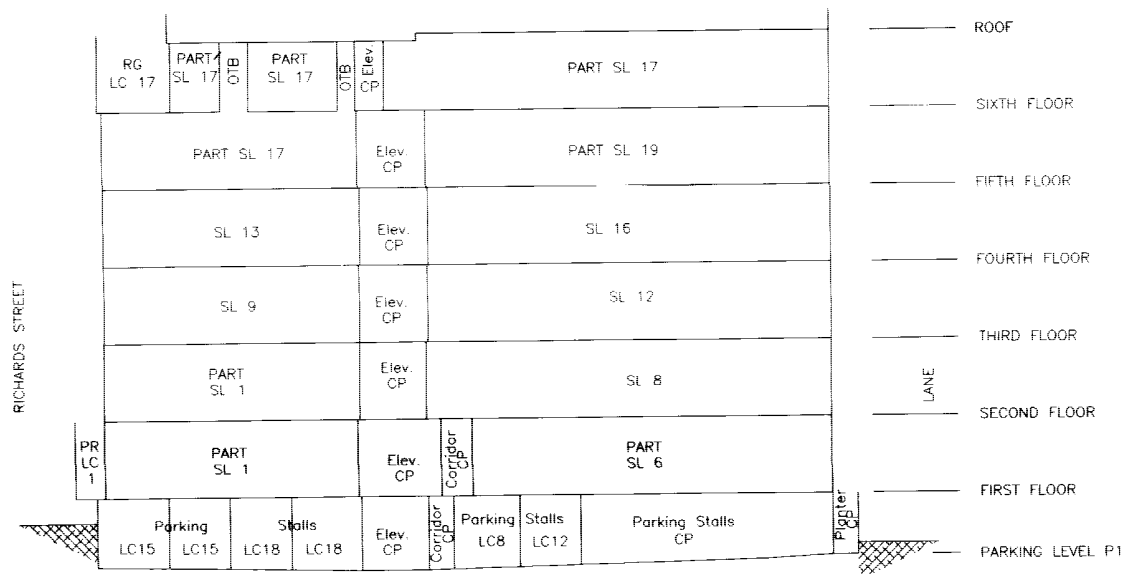
03029(000085)

PHASE 1
STRATA PLAN BCS 147

SCALE = 1:200

"ALL DISTANCES ARE IN METRES"

SECTION A - A



SECTION B - B

[Signature]
B.C.L.S.

MARCH 8, 2004

03029(000085)