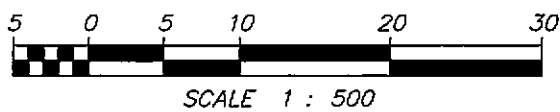


STRATA PLAN OF LOT A,
BLOCK 299, DISTRICT LOT 526,
PLAN BCP11798

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

CITY OF VANCOUVER



INTEGRATED SURVEY AREA No. 31 (VANCOUVER)

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. COORDINATES MULTIPLY
BY COMBINED FACTOR OF 0.9996024

GRID BEARINGS ARE (NAD83 CSRS) DERIVED
FROM PLAN BCP11798

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS / 868

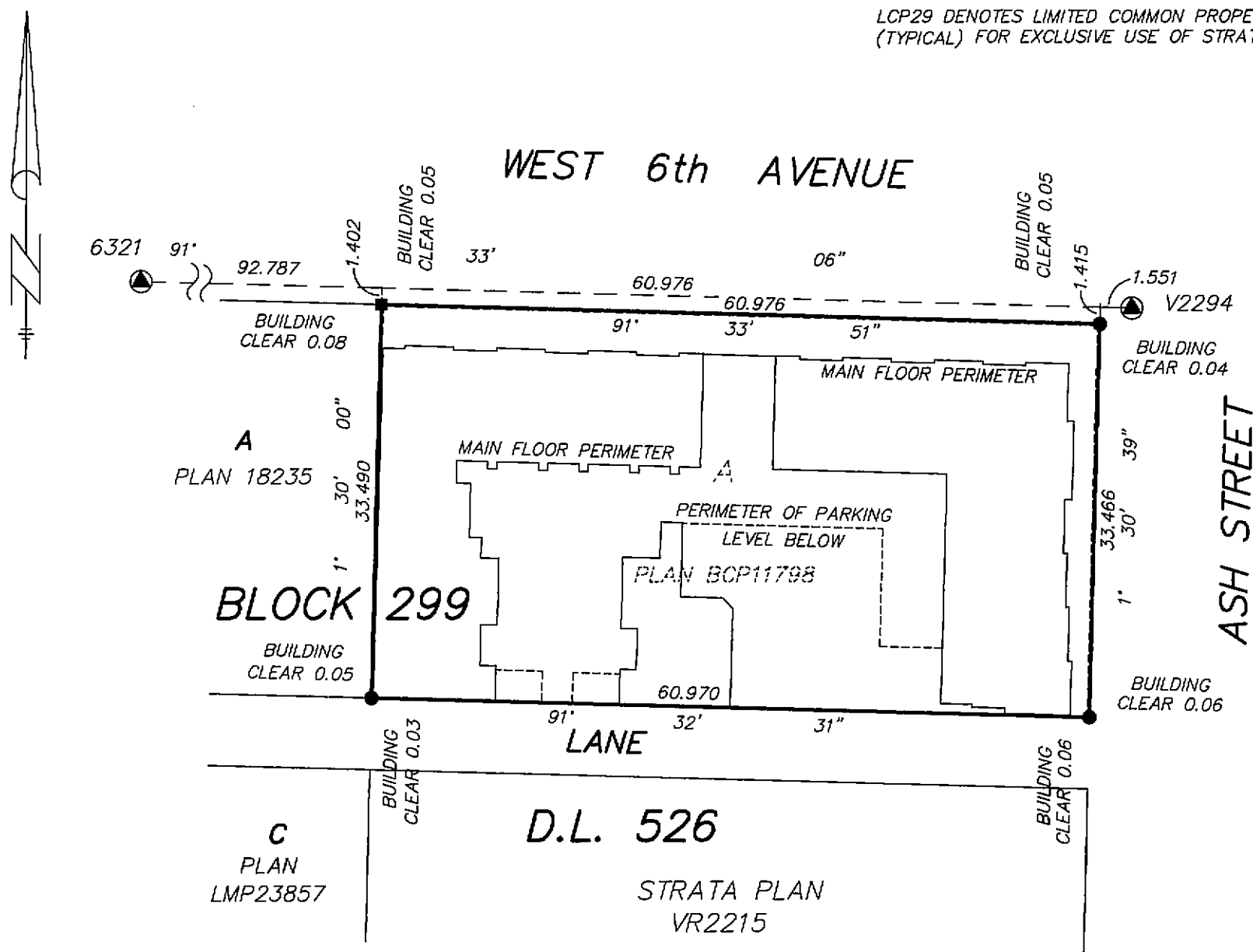
DEPOSITED AND REGISTERED IN THE LAND TITLE
OFFICE AT NEW WESTMINSTER, B.C.
THIS 24 DAY OF MAY, 2006

Jan MacDonald /CP
DEPUTY REGISTRAR

BA 507854-889

LEGEND

-  DENOTES CONTROL MONUMENT FOUND
 DENOTES STANDARD IRON POST FOUND
 DENOTES STANDARD LEAD PLUG FOUND
 S.L. DENOTES STRATA LOT
 PT. DENOTES PART
 DENOTES COMMON PROPERTY
 m² DENOTES SQUARE METRES
 A DENOTES AREA
 T DENOTES TOTAL
 DENOTES BALCONY
 DENOTES PATIO
 DENOTES SOLARIUM
 LCP29 DENOTES LIMITED COMMON PROPERTY
 (TYPICAL) FOR EXCLUSIVE USE OF STRATA LOT 29



I, CHRISTOPHER J. JAMES, A BRITISH COLUMBIA
LAND SURVEYOR, OF SURREY, CERTIFY THAT
THE BUILDING INCLUDED IN THIS STRATA PLAN
HAS NOT, AS OF THE 16th DAY OF MAY, 2006
BEEN PREVIOUSLY OCCUPIED.
DATED THIS 16th DAY OF MAY, 2006.

I, CHRISTOPHER J. JAMES, A BRITISH COLUMBIA
LAND SURVEYOR, OF SURREY, CERTIFY THAT
THE BUILDING SHOWN ON THIS STRATA PLAN
IS WITHIN THE EXTERNAL BOUNDARIES OF
THE LAND THAT IS THE SUBJECT OF THE
STRATA PLAN.
DATED THIS 16th DAY OF MAY, 2006.

I, CHRISTOPHER J. JAMES, 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 16th DAY OF MAY, 2006.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST
FILED UNDER #48499, ON THE 16TH DAY OF MAY, 2006.

CIVIC ADDRESS OF PROPERTY
618-628-638 W. 6th AVENUE
VANCOUVER, B.C.

CHRISTOPHER J. JAMES
B.C. LAND SURVEYOR
2822 - GORDON AVENUE,
SURREY, B.C. V4A 3J4
TELEPHONE: 604 535-3261
FAX: 604 535-4132
FILE: 1933-S1

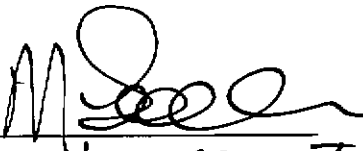
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

STRATA PROPERTY ACT

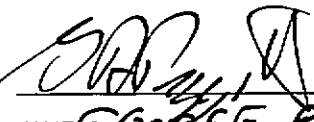
STRATA PLAN BCS 1868

OWNER:
517627 B.C. LTD.
(INC. NO. 573577)
BY ITS AUTHORIZED SIGNATORIES


NAME: NICOLAS SANTORELLI

NAME: _____

WITNESS:
AS TO BOTH SIGNATURES

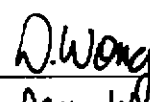

NAME: GEORGE PIGGOTT
208-1899 WILLINGDON
ADDRESS OF WITNESS
BURNABY, B.C. V5C 5T1
LAWYER
OCCUPATION OF WITNESS

MORTGAGEE:
MCAP FINANCIAL CORPORATION
BY ITS AUTHORIZED SIGNATORIES

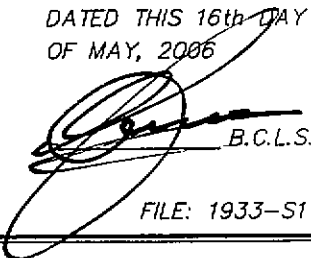

NAME: HERMAN KWAN

NAME: _____

WITNESS:
AS TO BOTH SIGNATURES


NAME: Danny Wong
1400-1140 W. Pender St. Vancouver BC
ADDRESS OF WITNESS V6E 4G1
Credit Analyst
OCCUPATION OF WITNESS

DATED THIS 16th DAY
OF MAY, 2006



B.C.L.S.
FILE: 1933-S1

ORIGINAL

EXPLANATORY PLAN TO AMEND
STRATA PLAN BCS1868 TO REMOVE AND
DESIGNATE LIMITED COMMON PROPERTY (S30)
FROM STRATA LOT 1 TO STRATA LOT 20

STRATA PLAN BCS1868

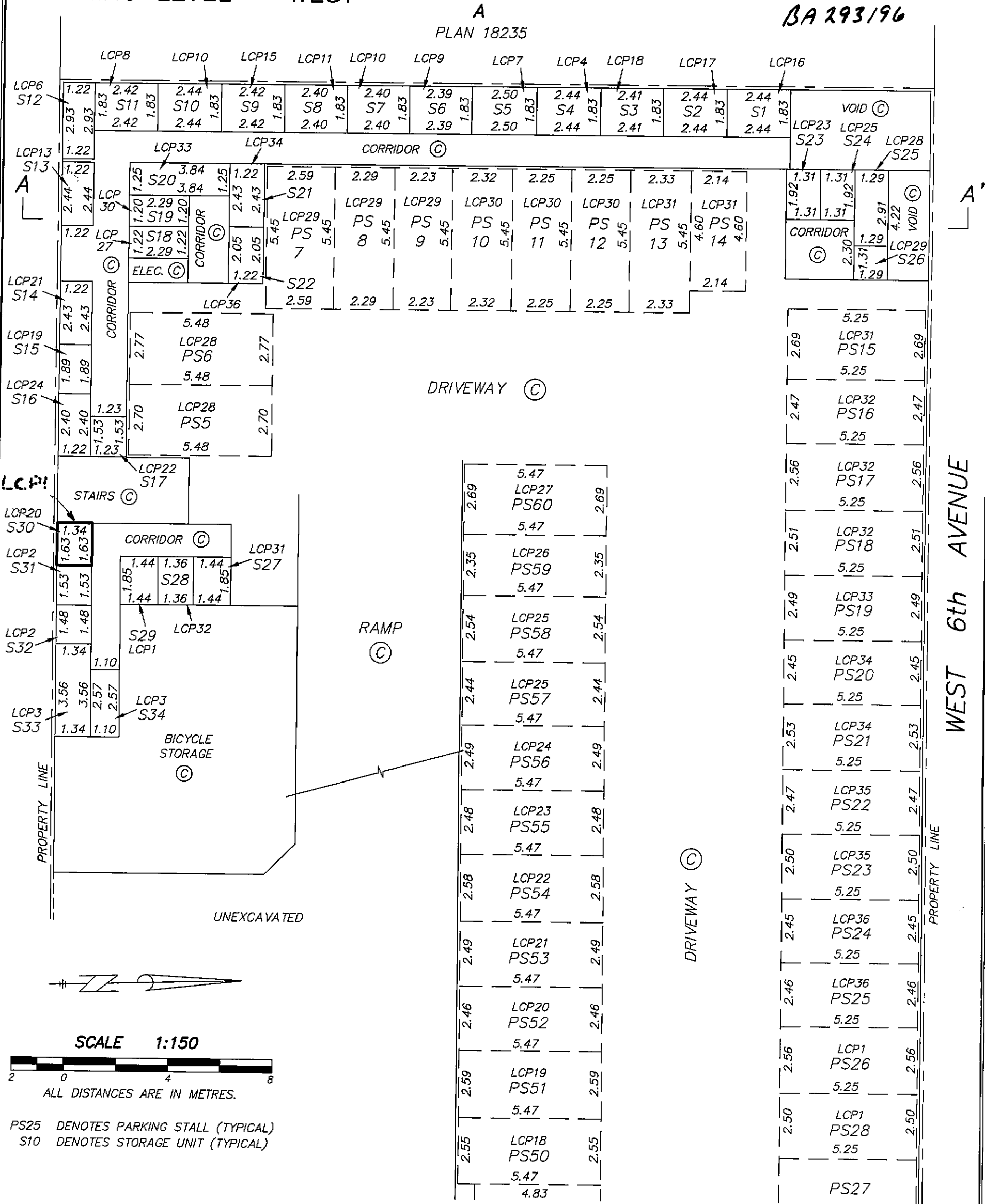
DEPOSITED IN THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.
THIS 9 DAY OF JUNE, 2006.

PURSUANT TO SECTION 257 OF THE STRATA PROPERTY ACT

J. MacDonald /cr
DEPUTY REGISTRAR

BA 293/96

PARKING LEVEL - WEST



PS25 DENOTES PARKING STALL (TYPICAL)
S10 DENOTES STORAGE UNIT (TYPICAL)

CERTIFIED CORRECT ACCORDING TO LAND TITLE OFFICE
RECORDS THIS 8th DAY OF JUNE, 2006.

CHRISTOPHER J. JAMES B.C.L.S.

SEE SHEET 4 FOR CONTINUATION

DATED THIS 8th DAY
OF JUNE, 2006

B.C.L.S.

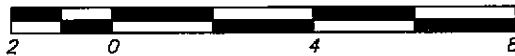
FILE: 1933-S2_3A

ORIGINAL

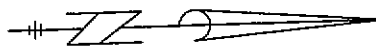
PARKING LEVEL - EAST

STRATA PLAN BCS_1868

SCALE 1:150

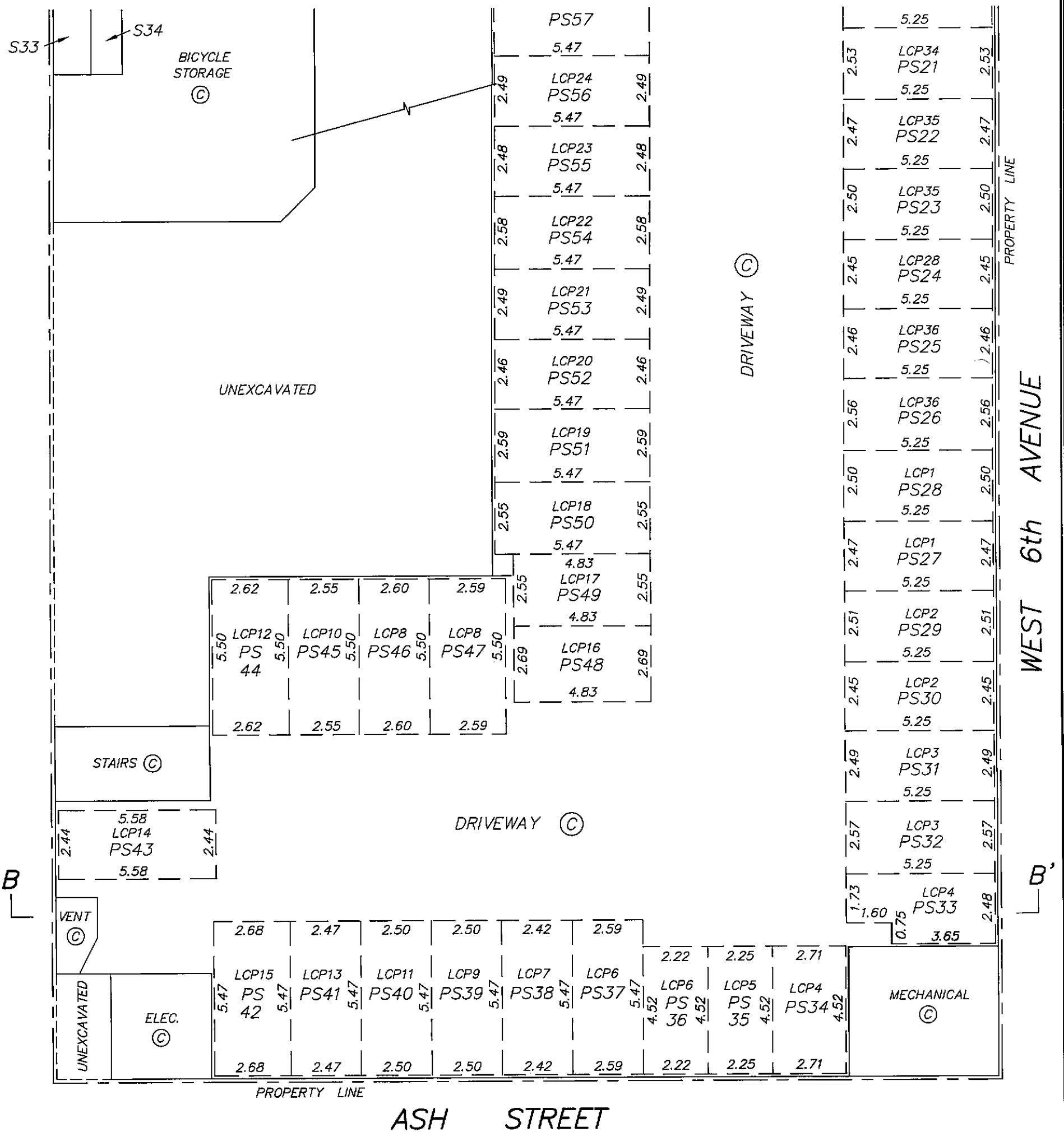


ALL DISTANCES ARE IN METRES.



PS25 DENOTES PARKING STALL (TYPICAL)
S10 DENOTES STORAGE UNIT (TYPICAL)

SEE SHEET 3 FOR CONTINUATION



DATED THIS 16th DAY
OF MAY, ~~2006~~

B.C.L.S.

FILE: 1933-52

ORIGINAL

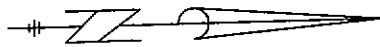
MAIN FLOOR – WEST

STRATA PLAN BCS 1868

SCALE 1:150



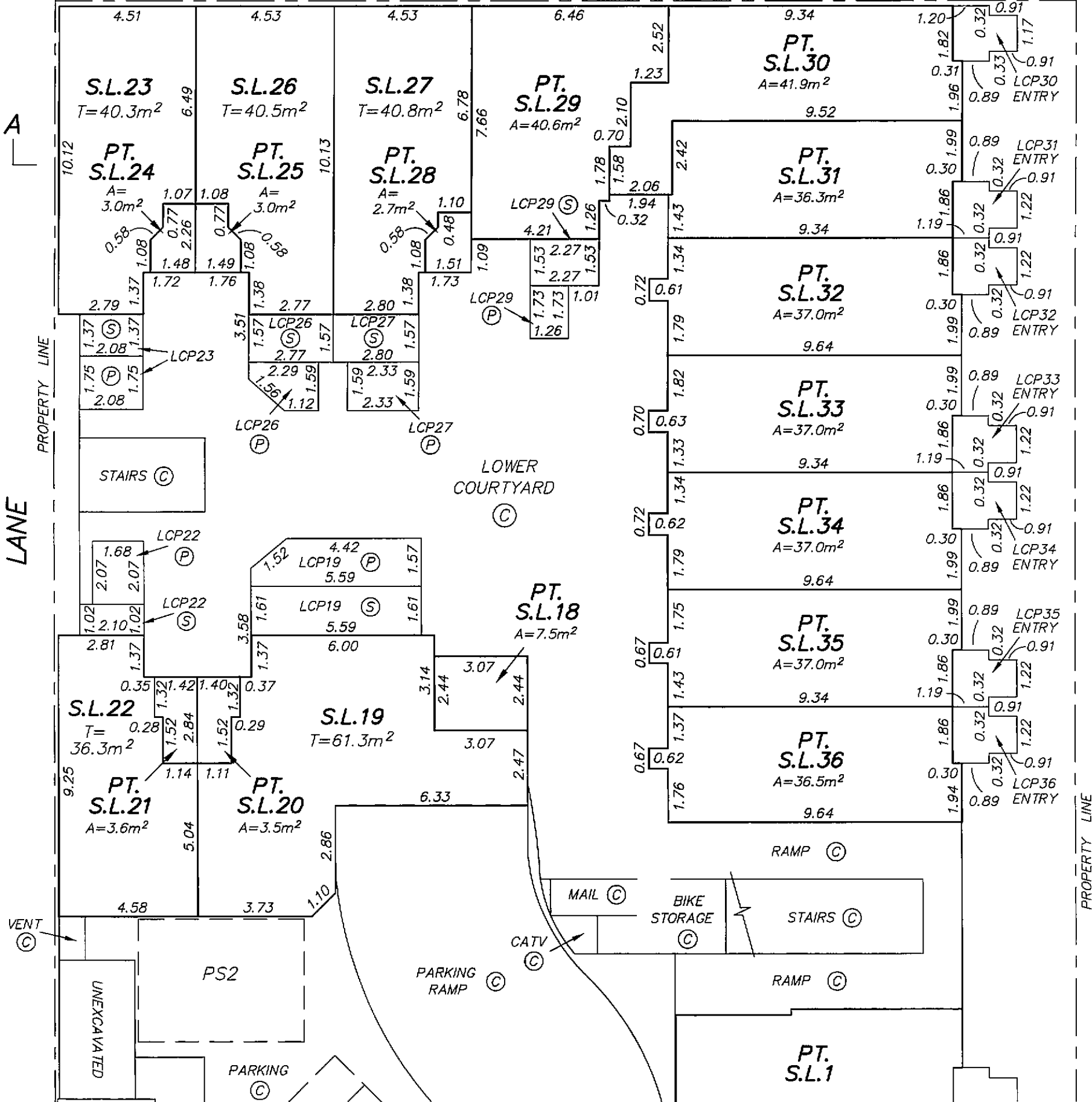
ALL DISTANCES ARE IN METRES.



PS25 DENOTES PARKING STALL (TYPICAL)

A
PLAN 18235

PROPERTY LINE



SEE SHEET 6 FOR CONTINUATION

DATED THIS 16th DAY
OF MAY, 2006

B.C.L.S.
FILE: 1933-S2

ORIGINAL

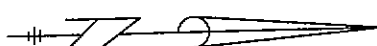
MAIN FLOOR - EAST

STRATA PLAN BCS 1868

SCALE 1:150

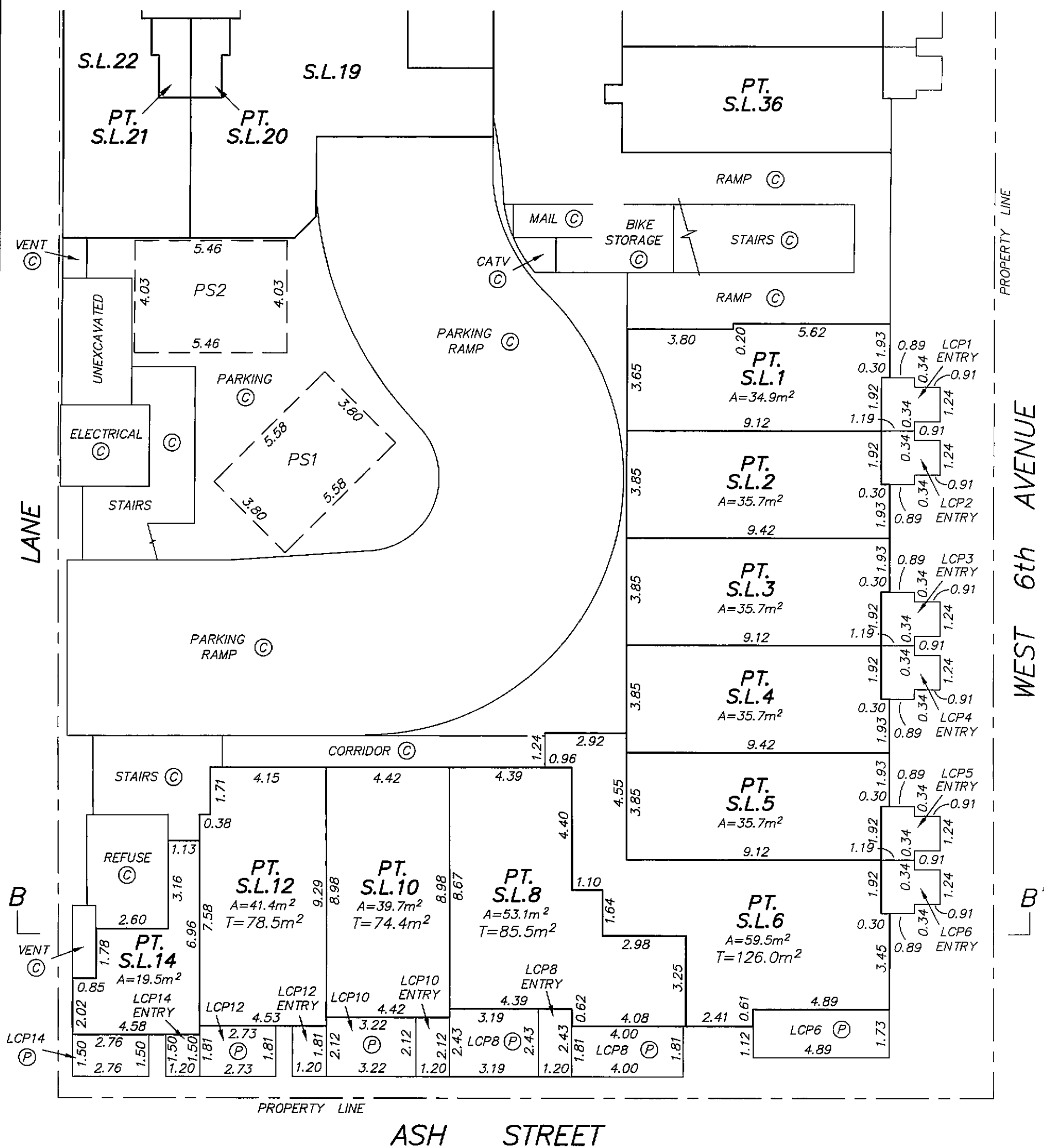


ALL DISTANCES ARE IN METRES.



PS25 DENOTES PARKING STALL (TYPICAL)

SEE SHEET 5 FOR CONTINUATION



DATED THIS 16th DAY
OF MAY, 2006

B.C.L.S.

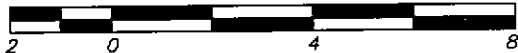
FILE: 1933-S2

ORIGINAL

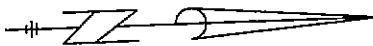
SECOND FLOOR - WEST

STRATA PLAN BCS 1868

SCALE 1:150



ALL DISTANCES ARE IN METRES.



A
PLAN 18235

PROPERTY LINE

A

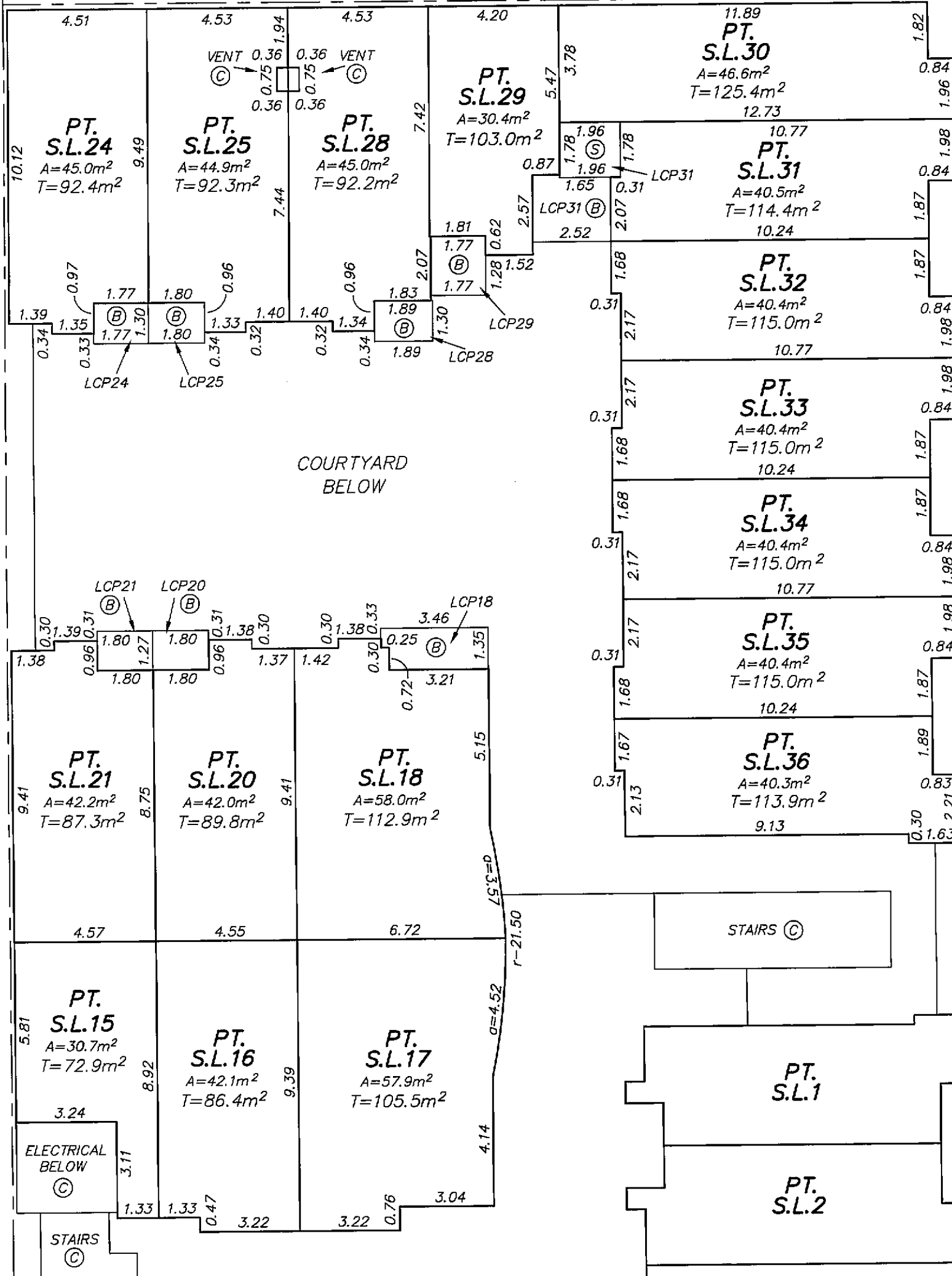
A'

PROPERTY LINE

LANE

WEST 6th AVENUE

PROPERTY LINE



SEE SHEET 8 FOR CONTINUATION

DATED THIS 16th DAY OF MAY, 2006

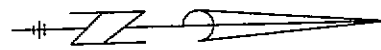
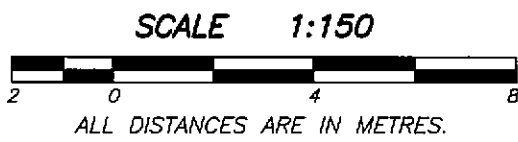
[Signature]
B.C.L.S.

FILE: 1933-S2

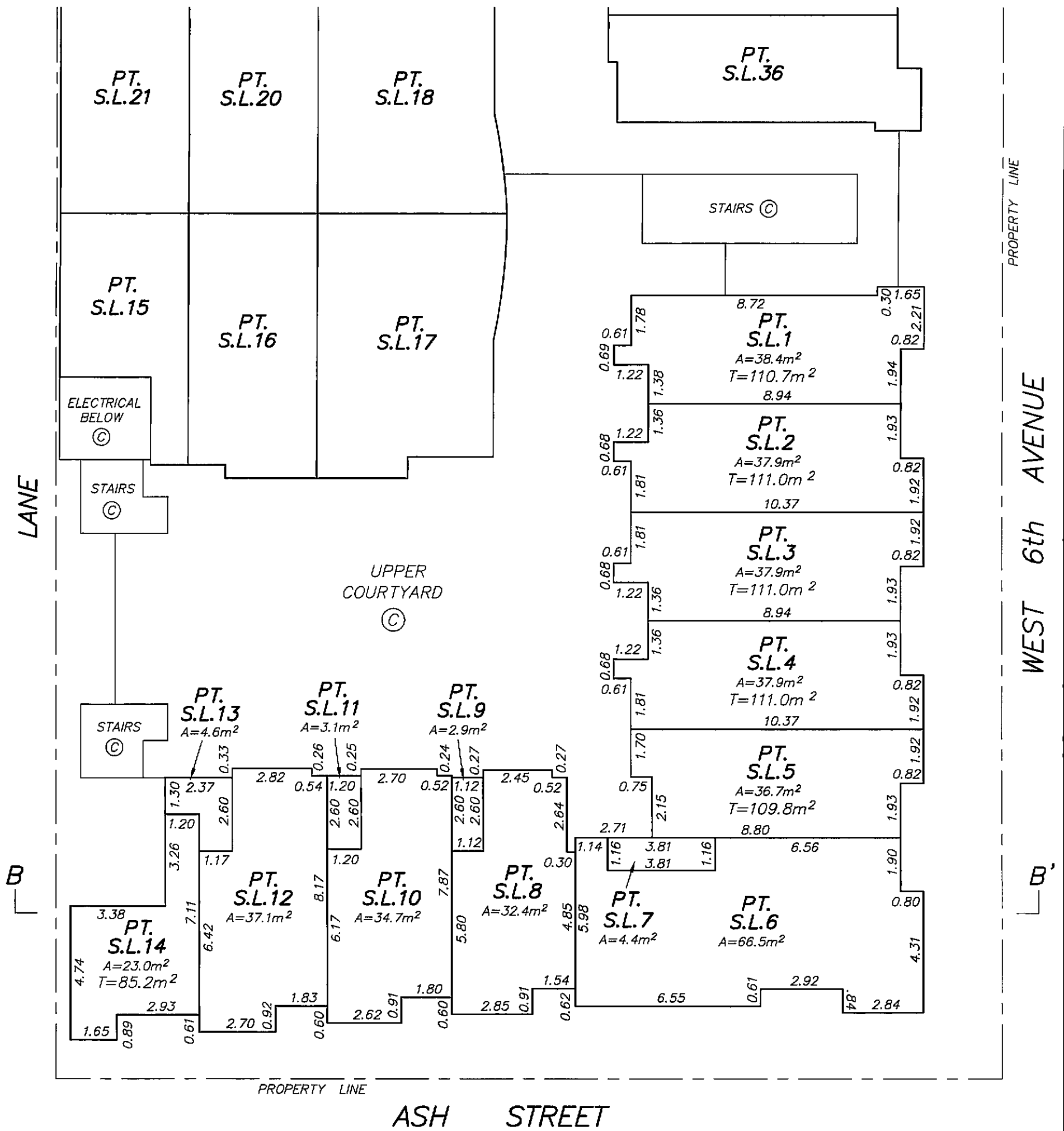
ORIGINAL

SECOND FLOOR – EAST

STRATA PLAN BCS 1868



SEE SHEET 7 FOR CONTINUATION



DATED THIS 16th DAY
OF MAY, 2006

B.C.L.S.
FILE: 1933-S2

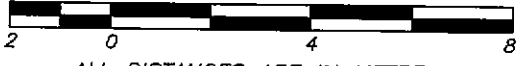
ORIGINAL

FILED VABCS1868 RCVD: 2006-05-24 PRNT: 2008-06-16-10.29.42.995224

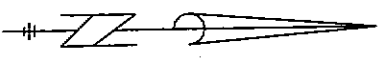
THIRD FLOOR - WEST

STRATA PLAN BCS 1868

SCALE 1:150



ALL DISTANCES ARE IN METRES.



A
PLAN 18235

PROPERTY LINE

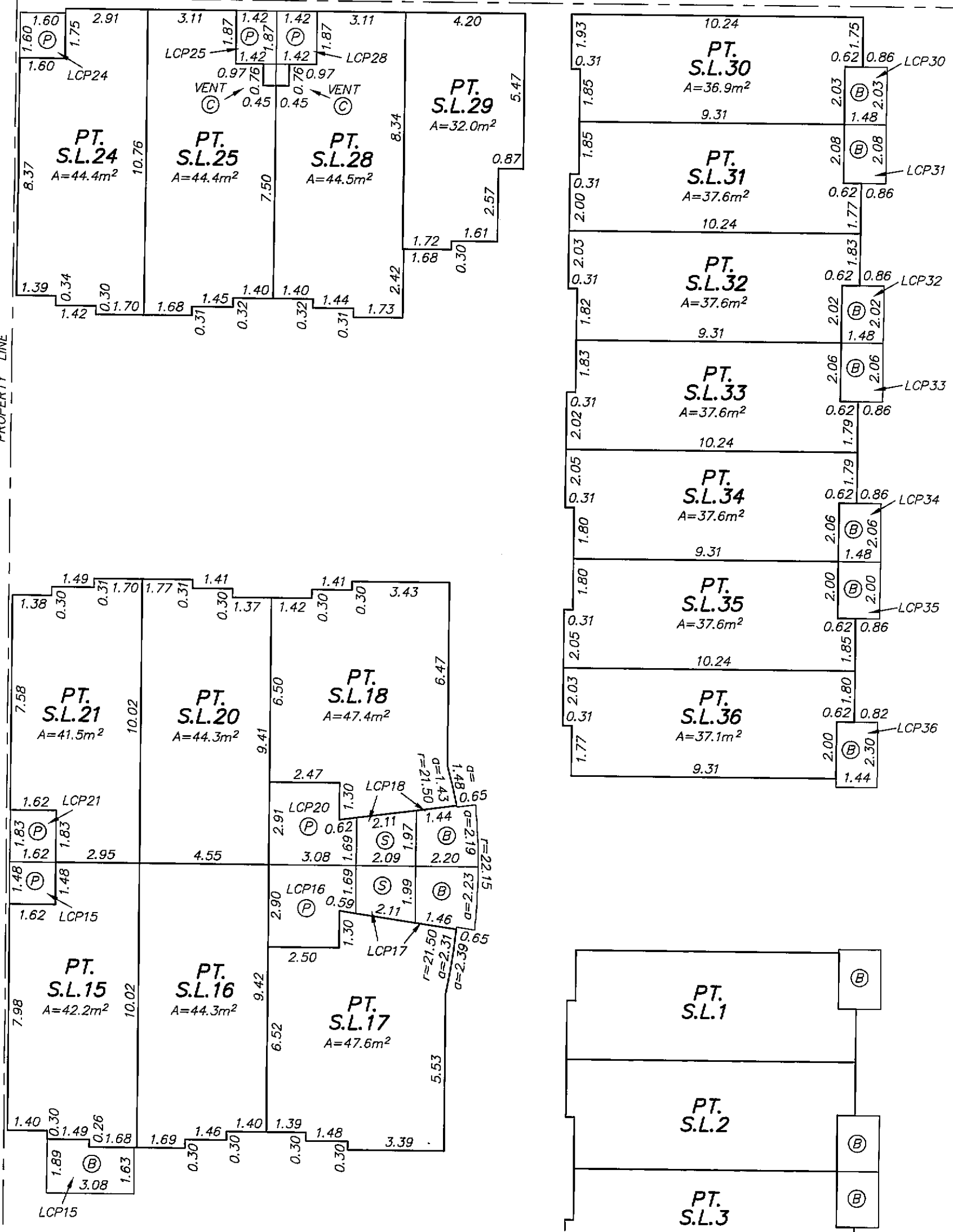
A

A'

LANE

WEST 6th AVENUE

PROPERTY LINE



SEE SHEET 10 FOR CONTINUATION

DATED THIS 16th DAY
OF MAY 2008

B.C.L.S.
FILE: 1933-S2

ORIGINAL

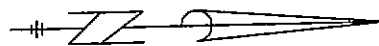
THIRD FLOOR - EAST

STRATA PLAN BCS 1868

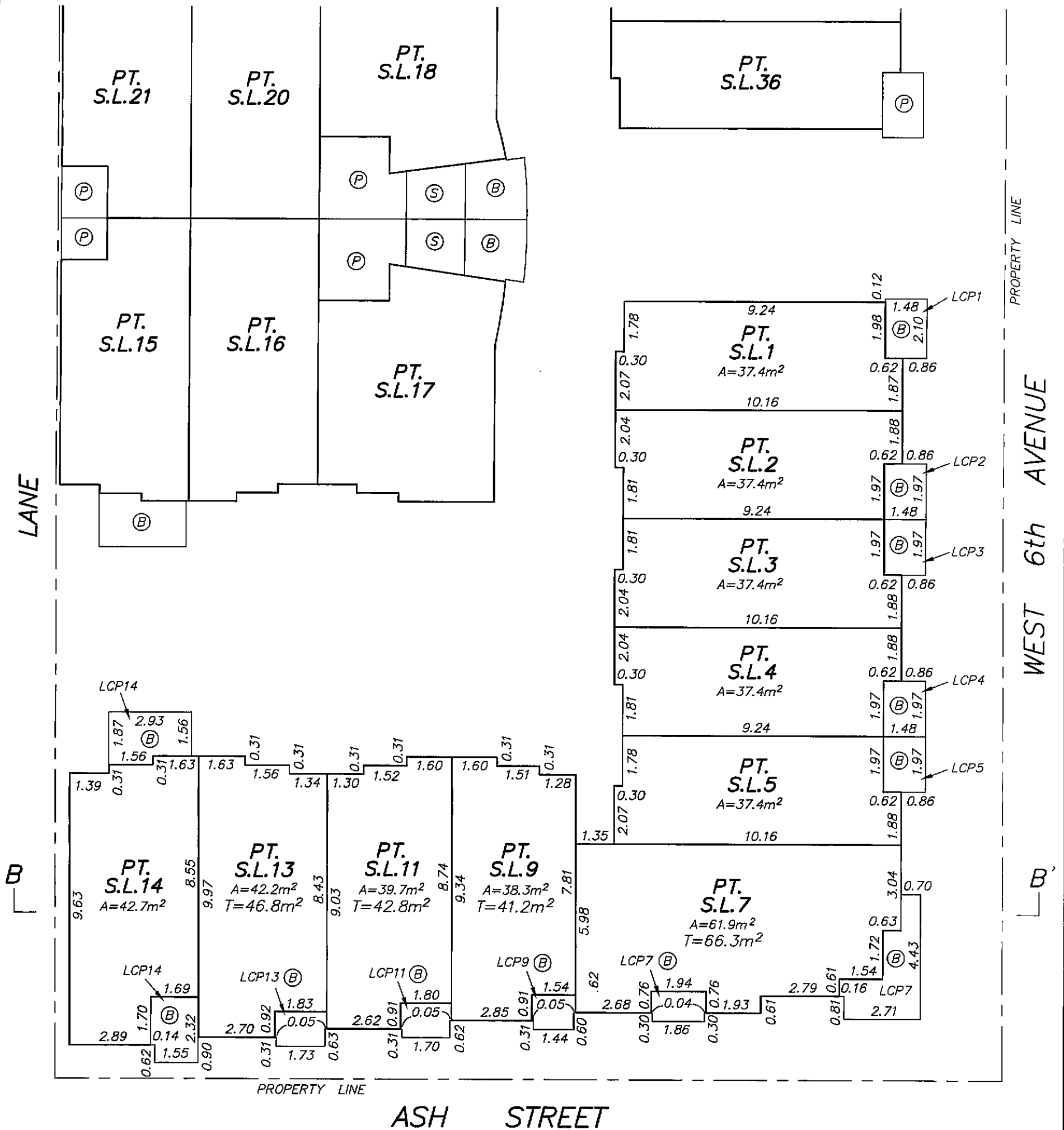
SCALE 1:150



ALL DISTANCES ARE IN METRES.



SEE SHEET 9 FOR CONTINUATION



DATED THIS 16th DAY OF MAY, 2006

B.C.L.S.

FILE: 1933-S2

ORIGINAL

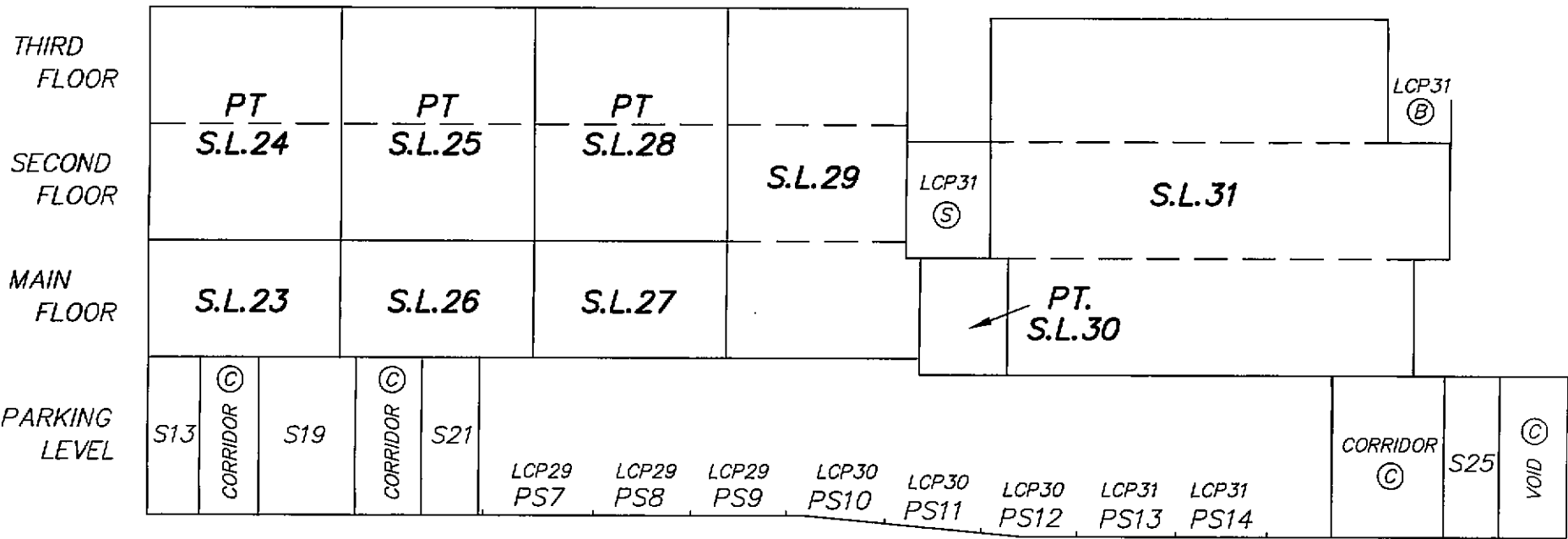
SECTIONS

STRATA PLAN BCS /868

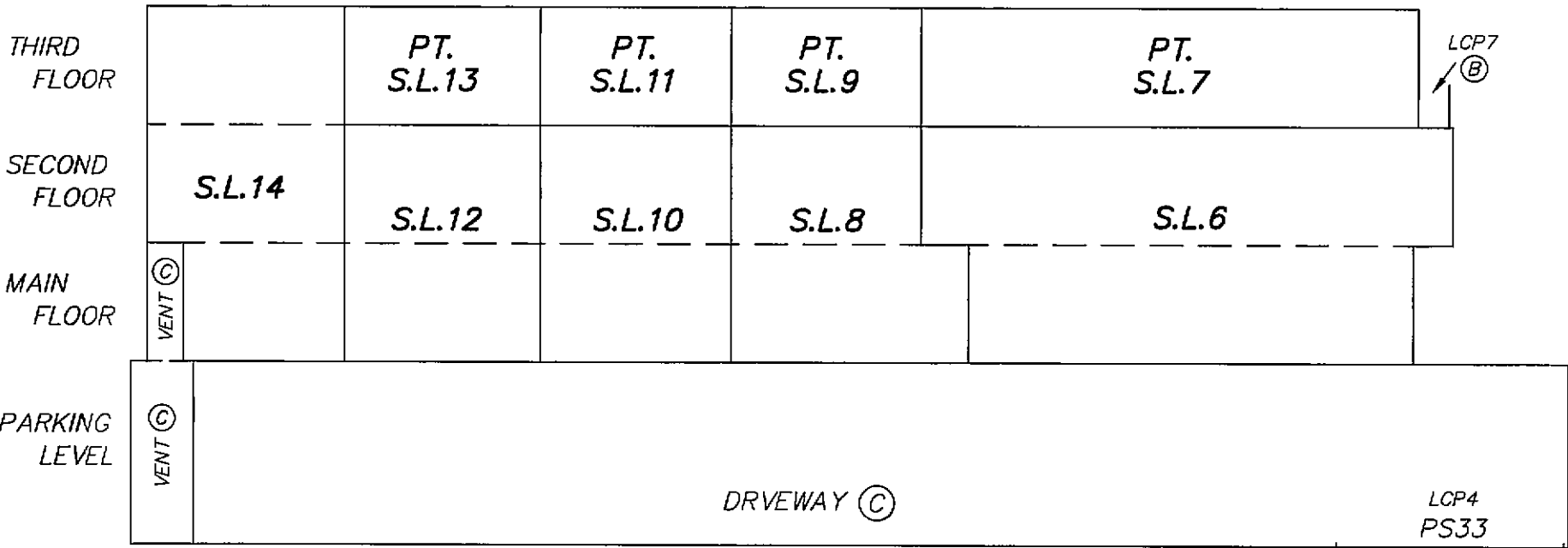
SCALE 1:150



PS25 DENOTES PARKING STALL (TYPICAL)
S10 DENOTES STORAGE UNIT (TYPICAL)



SECTION A - A'



SECTION B - B'

DATED THIS 16th DAY
OF MAY, 2006

[Signature]
B.C.L.S.
FILE: 1933-S2

ORIGINAL