

STRATA PLAN OF LOT 1, BLOCK 6,
OLD GRANVILLE TOWNSITE,
REF. PLAN LMP 13894.

FIRST SHEET, SHEET 1 OF 15 SHEETS
STRATA PLAN LMS. 2240

CIVIC ADDRESS:
#137 WATER STREET,
VANCOUVER, B.C.

THE ADDRESS FOR SERVICE OF DOCUMENTS
OF STRATA CORPORATION IS:
THE OWNERS STRATA PLAN LMS 2240
C/O #1 - 155 WATER STREET,
GASTOWN, VANCOUVER, B.C.
V6B 1A7

ACCORDING TO NAD83 DATUM.

INTEGRATED SURVEY AREA # 31 (VANCOUVER)

GRID BEARINGS DERIVED FROM OCM #V-2176 & OCM #V-2130

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. COORDINATES,
MULTIPLY BY COMBINED FACTOR 0.9996029.

ALL DISTANCES ARE IN METRES.

STRATA LOTS 1, 2 AND 3 ARE COMMERCIAL.
STRATA LOTS 4 TO 17 ARE RESIDENTIAL.

CITY OF VANCOUVER.

SCALE = 1:200



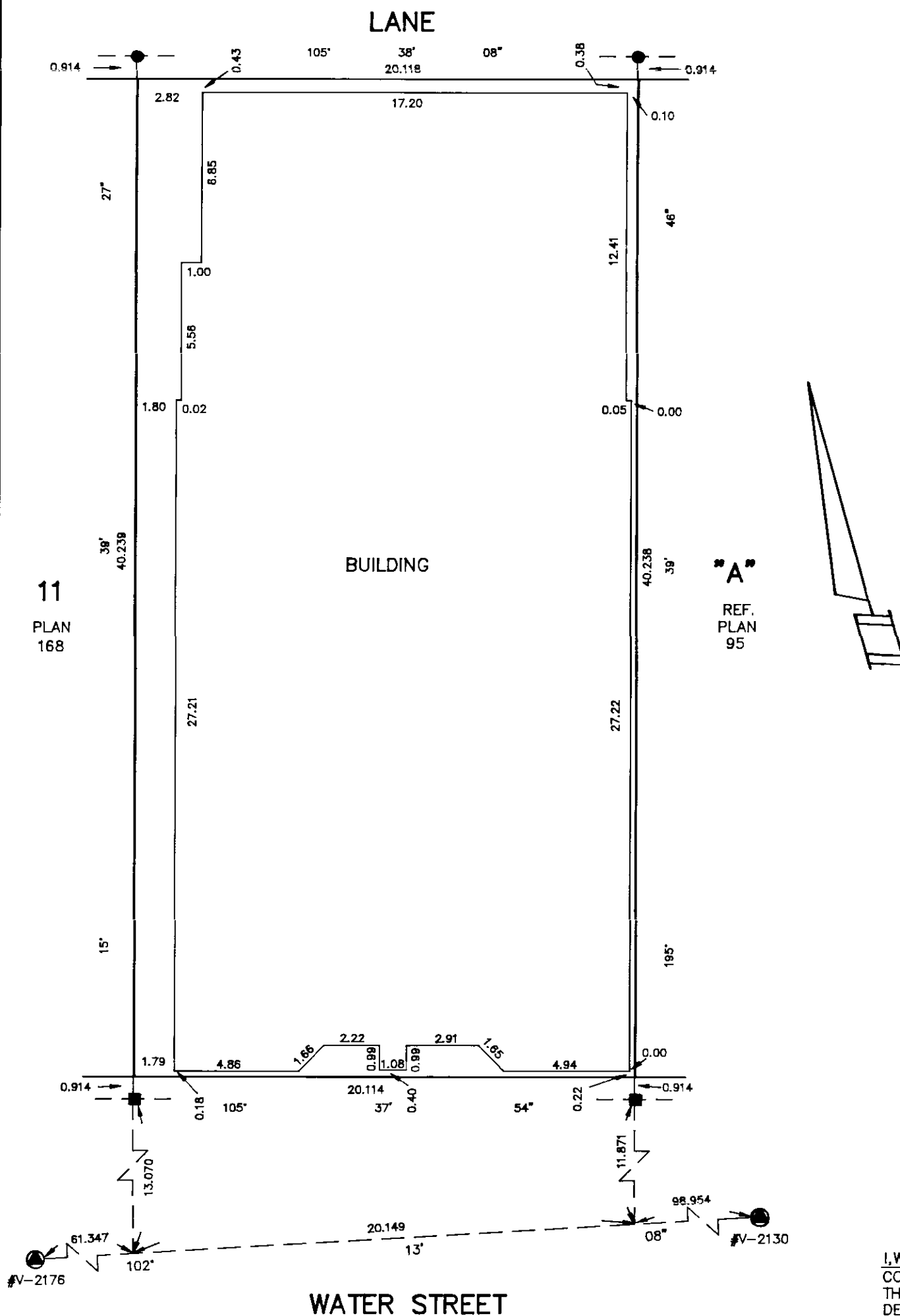
LEGEND:

- SL - STRATA LOT.
- PT - PART OF.
- m2 - SQUARE METRES.
- CP - COMMON PROPERTY.
- LC - LIMITED COMMON PROPERTY
(APPURTENANT TO STRATA LOT THAT FOLLOWS)
- LCR - LIMITED COMMON RESIDENTIAL.
- B - BALCONY.
- RD - ROOF DECK.
- FP - FIREPLACE.
- P - PATIO.
- V - VENT.
- OTB - OPEN TO BELOW.
- LEAD PLUG FOUND.
- IRON POST FOUND.
- ⊙ CONTROL MONUMENT FOUND

STRATA PLAN LMS 2240
DEPOSITED AND REGISTERED
IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C.,
THIS 15th DAY OF DEC., 1995.

Amir
DEPUTY REGISTRAR

BJ370552- BJ370568



I.W.G. LAMMERTS, OF SURREY, B.C., A BRITISH
COLUMBIA LAND SURVEYOR, HEREBY CERTIFY
THAT THE BUILDING ERECTED ON THE PARCEL
DESCRIBED ABOVE IS WHOLLY WITHIN THE
EXTERNAL BOUNDARIES OF THAT PARCEL.

LAMMERTS LAND
SURVEYING LTD. ©
14649 - 108TH AVE.
SURREY, B.C.
584-6828

"THIS PLAN LIES WITHIN THE GREATER"
VANCOUVER REGIONAL DISTRICT.

DATED AT SURREY, B.C.
THIS 17th DAY OF AUGUST, 1995.

FILE NO. 95020-S

CONDOMINIUM ACT.

STATUTORY DECLARATION

- (1) I, THE UNDERSIGNED AM THE
DULY AUTHORIZED AGENT OF
THE OWNER-DEVELOPER.
- (2) THE STRATA PLAN IS FOR
COMMERCIAL AND 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.

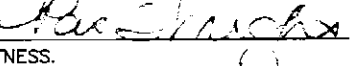
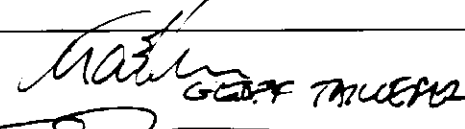
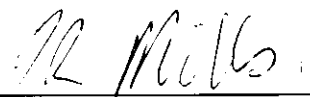
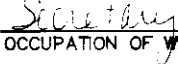
FORM 13
NEW DEVELOPMENT CERTIFICATE
[SECTION 8 (1)]

I, W.G. LAMMERTS, BRITISH COLUMBIA
LAND SURVEYOR, HEREBY CERTIFY
THAT THE BUILDING SHOWN IN THIS
STRATA PLAN HAS NOT AS OF
THIS 13TH DAY OF September, 1995
BEEN PREVIOUSLY OCCUPIED DATED
AT SURREY, BRITISH COLUMBIA,
THIS 13TH DAY OF September, 1995.


DECLARED BEFORE ME AT
Vancouver, BRITISH COLUMBIA,
THIS 31 DAY OF August, 1995.


W.G. LAMMERTS B.C.L.S.


A NOTARY PUBLIC IN AND FOR THE
PROVINCE OF BRITISH COLUMBIA.
A COMMISSIONER FOR TAKING AFFIDAVITS
WITHIN BRITISH COLUMBIA.
PATRICIA D WRIGHT
Notary Public
600-1112 WEST PENDER ST.
VANCOUVER B.C. V6E2S1
604 7515

OWNERS	MORTGAGEES
 137 WATER STREET INVESTMENTS LTD. AUTHORIZED SIGNATORY. (PRINT NAME) ROBERT W. CLEMIS  WITNESS. (PRINT NAME) PATRICIA D. WRIGHT 600-1112 W. PENDER ST., VAN., B.C. ADDRESS OF WITNESS NOTARY PUBLIC OCCUPATION OF WITNESS	 GEOFF TRUEMAN  LAURENTIAN BANK OF CANADA. AUTHORIZED SIGNATORY. (PRINT NAME) ED FITZPATRICK  WITNESS. (PRINT NAME) ANTONIA LAM 800 W. PENDER ST., VAN. B.C. ADDRESS OF WITNESS ADMINISTRATOR OCCUPATION OF WITNESS
 IMPERIAL FOX FUR CO. LTD. AUTHORIZED SIGNATORY. (PRINT NAME) ANITA CHAN  WITNESS. (PRINT NAME) J.B. ROTSTEIN Barrister & Solicitor ADDRESS OF WITNESS SUITE 728-650 W. 41st AVE NORTH TOWER OAKRIDGE CENTRE VANCOUVER B.C. V5Z 2M9 PHONE (604) 264 8331 OCCUPATION OF WITNESS	 CALYX INVESTMENTS LTD. AUTHORIZED SIGNATORY. (PRINT NAME) IAN MILLS  WITNESS. (PRINT NAME) LORNA SOUTHWOOD #502 955 24 STREET SW. CANADA ALBERTA ADDRESS OF WITNESS  OCCUPATION OF WITNESS

AUGUST 17, 1995.
W.G.L.

CONDOMINIUM ACT.

LOT NUMBER	SHEET NUMBER	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	5 & 6	1620	4940	1.1
2	5 & 6	1217	5000	0.8
3	5 & 6	722	2590	0.5
4	7	1394	3100	1
5	7	792	1950	1
6	7	496	1250	1
7	7	2589	6000	1
8	8 & 9	1850	4750	1
9	8 & 9	865	2000	1
10	8 & 9	665	1900	1
11	8 & 9	1296	3250	1
12	8 & 9	1898	4950	1
13	10	1984	5200	1
14	10	896	2450	1
15	10	1388	3950	1
16	11 & 12	3208	8500	1
17	11 & 12	1638	4750	1
AGGREGATE		24518	66530	16.4

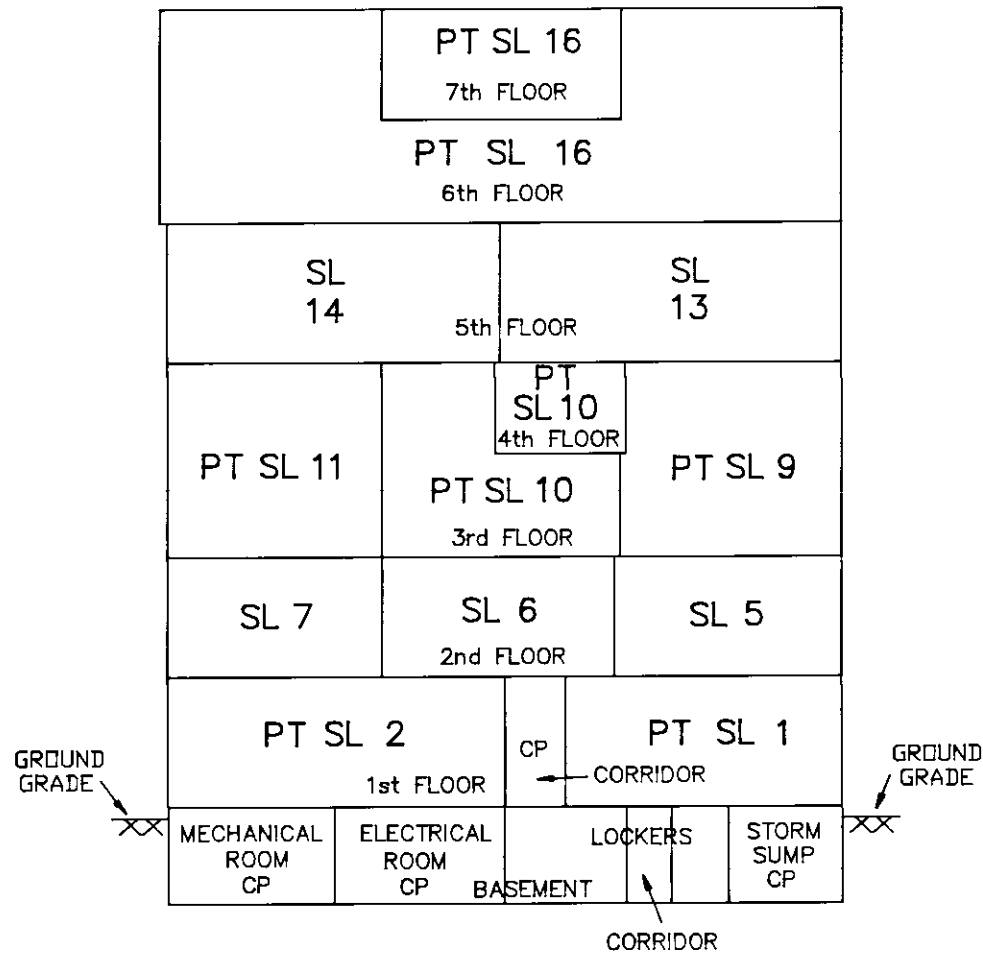
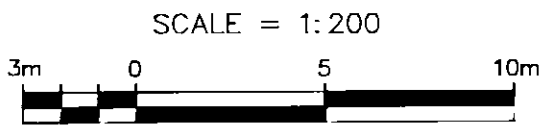
ACCEPTED AS TO FORMS 1,2 AND 3.
THIS 7 DAY OF September, 1995.

for: [signature]
SUPERINTENDENT OF REAL ESTATE.

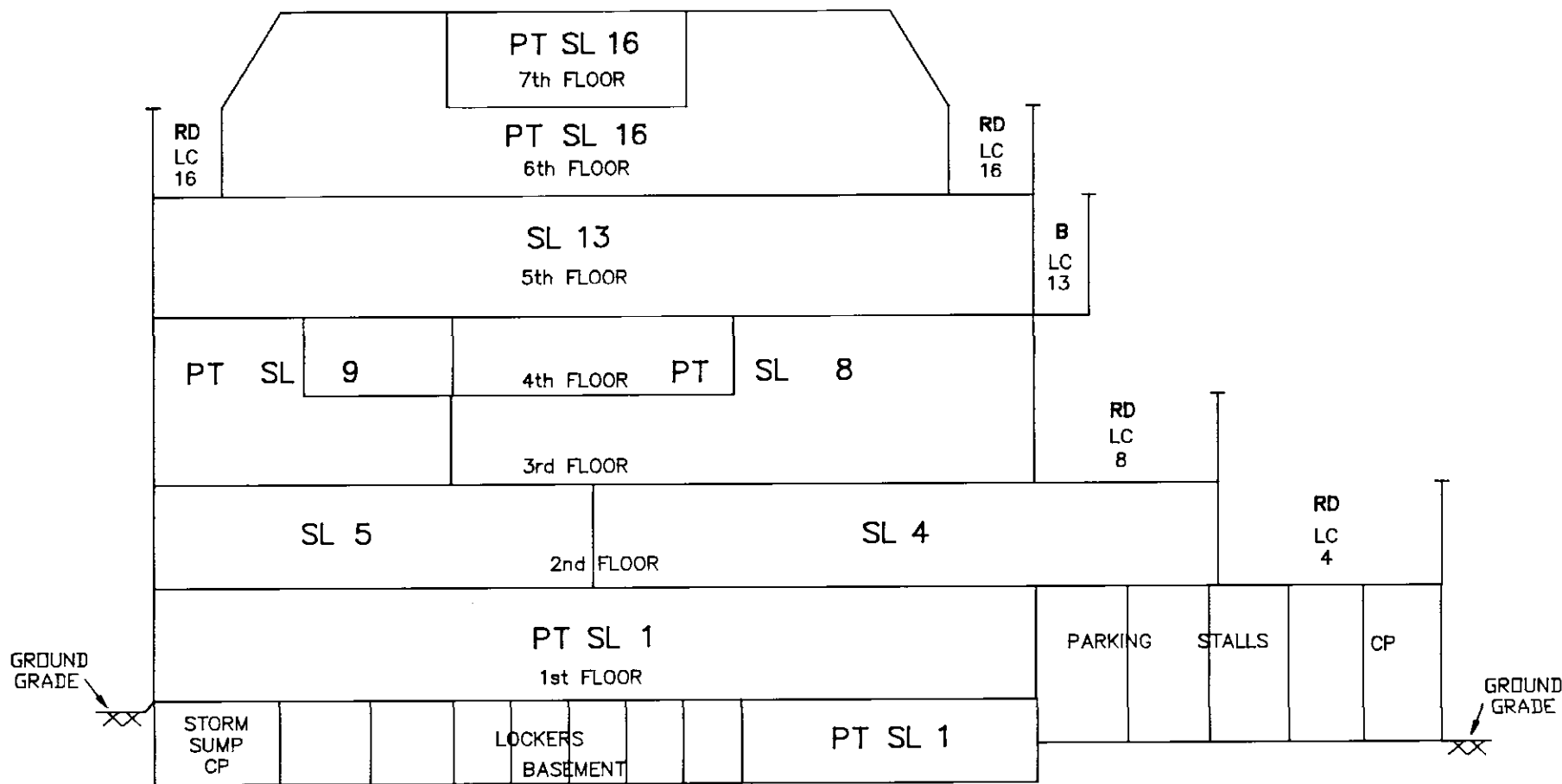
AUGUST 17, 1995.
[signature]

FILED Q89047 2005-07-08-14.08.34.615975 LMLS2240

TYPICAL SECTIONS.



SOUTH ELEVATION
SECTION A – A
WATER STREET



EAST ELEVATION
SECTION B – B.

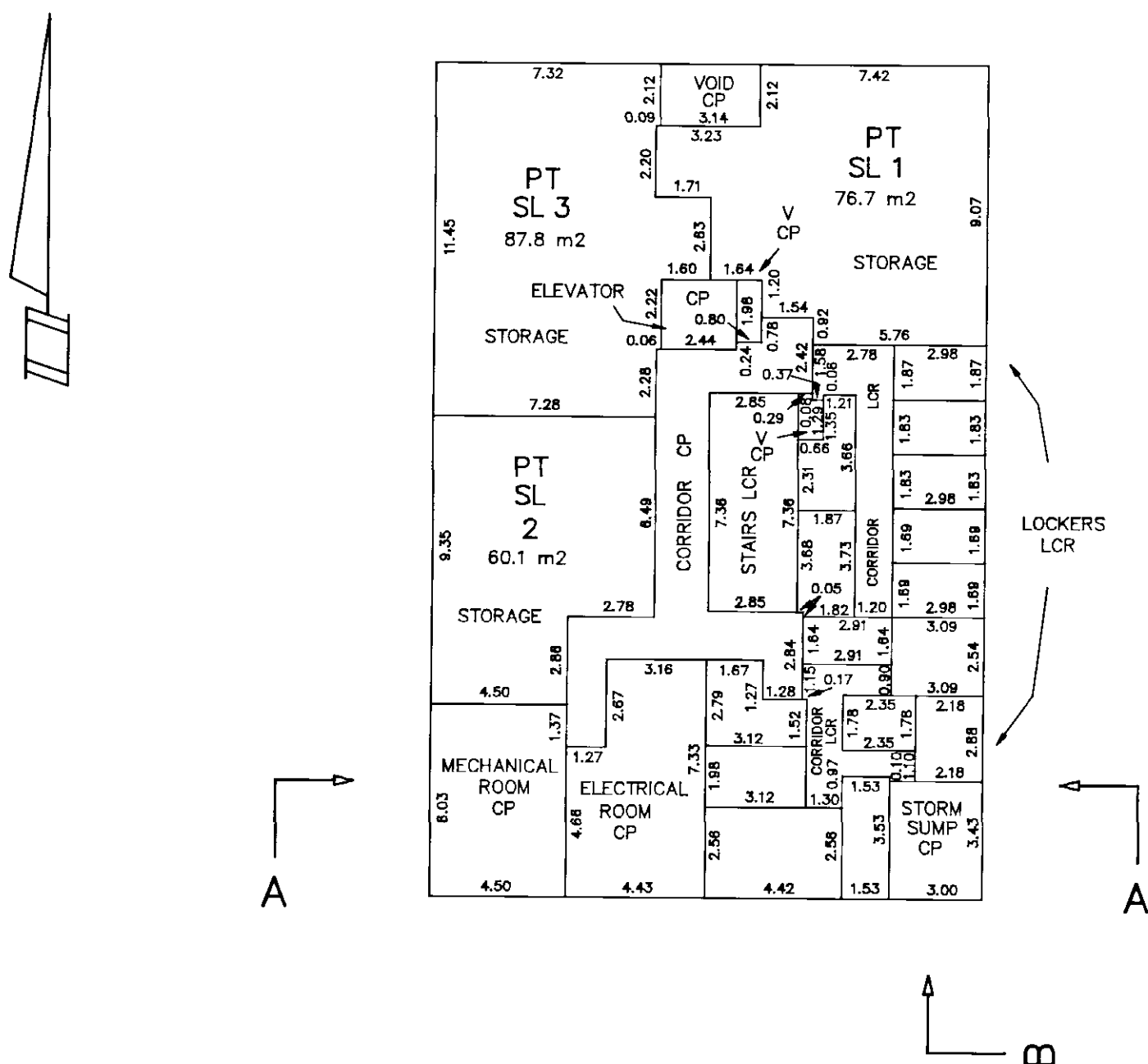
AUGUST 17, 1995
W.C.B.

SCALE = 1:200



* AMENDED PURSUANT TO SECTION 57(1)(c)
CONDOMINIUM ACT SEE AMENDED
SHEET 5 OF 15 AND UNANIMOUS RESOLUTION
BK 66306 DATE: 1996/03/07

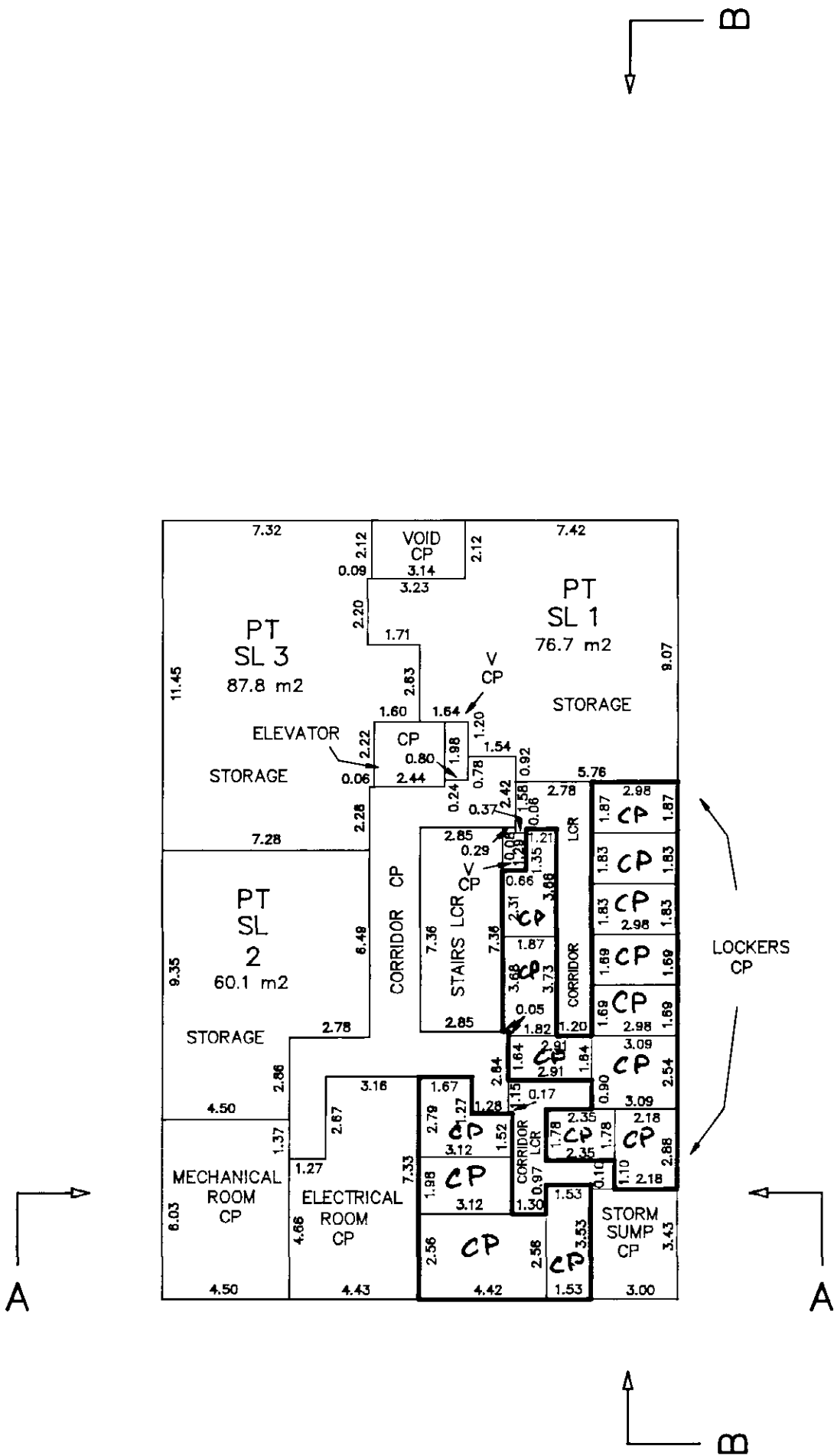
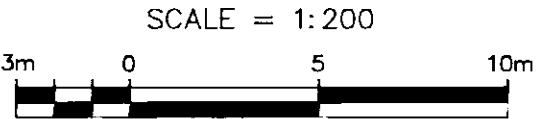
Sandy King
ASSISTANT DEPUTY REGISTRAR



AGUST 17, 1995

W.C.F.

BASEMENT.
PART OF STRATA LOTS 1, 2 & 3.

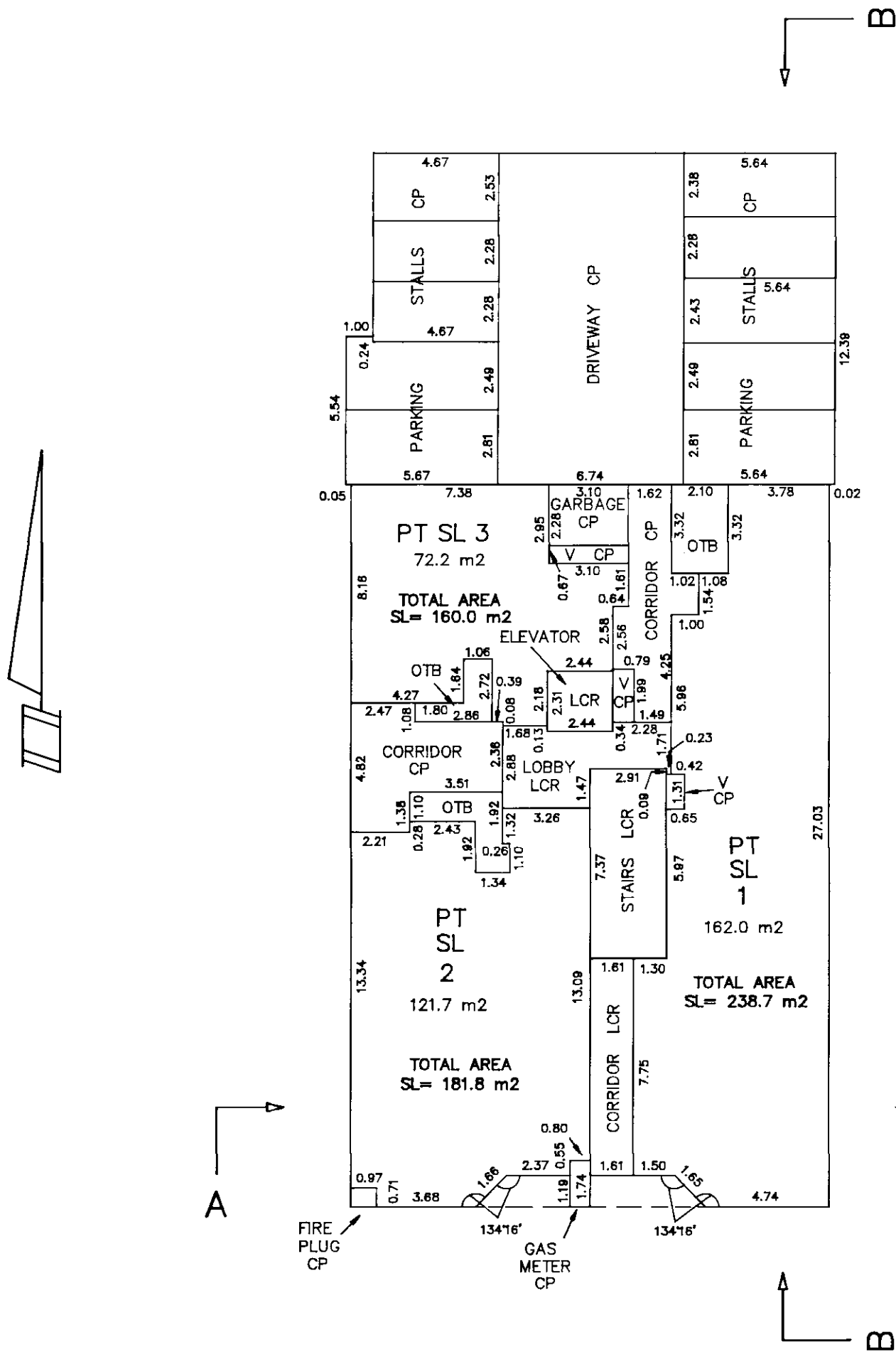


March 20, 1996.
W.G.L

FILED LMLMS2240 Q89047 2005-07-08-14.08.34.615975

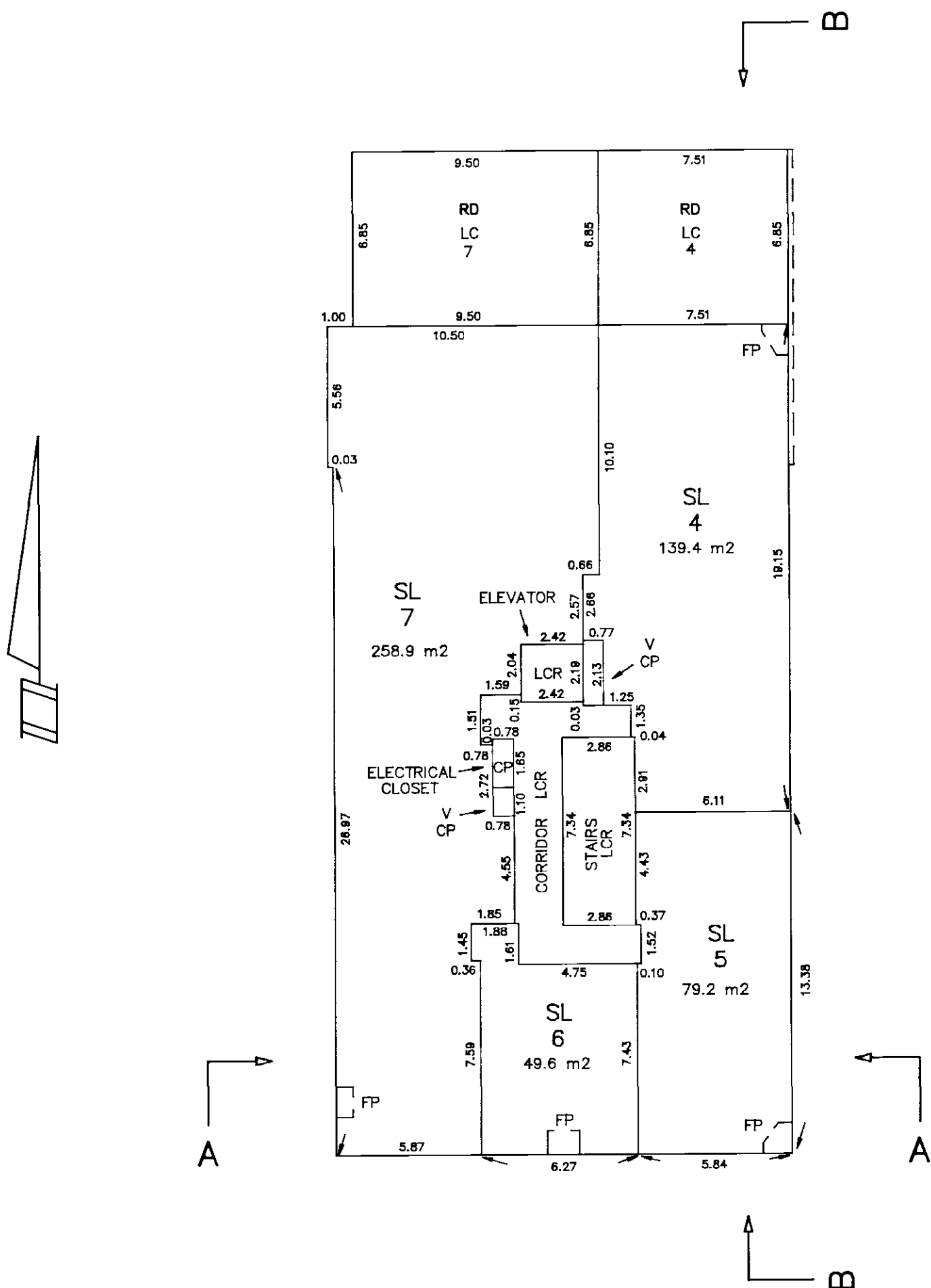
FIRST FLOOR.
PART OF STRATA LOTS 1, 2 & 3.

SCALE = 1:200



August 17, 1995.
M.G.L.

SCALE = 1:200

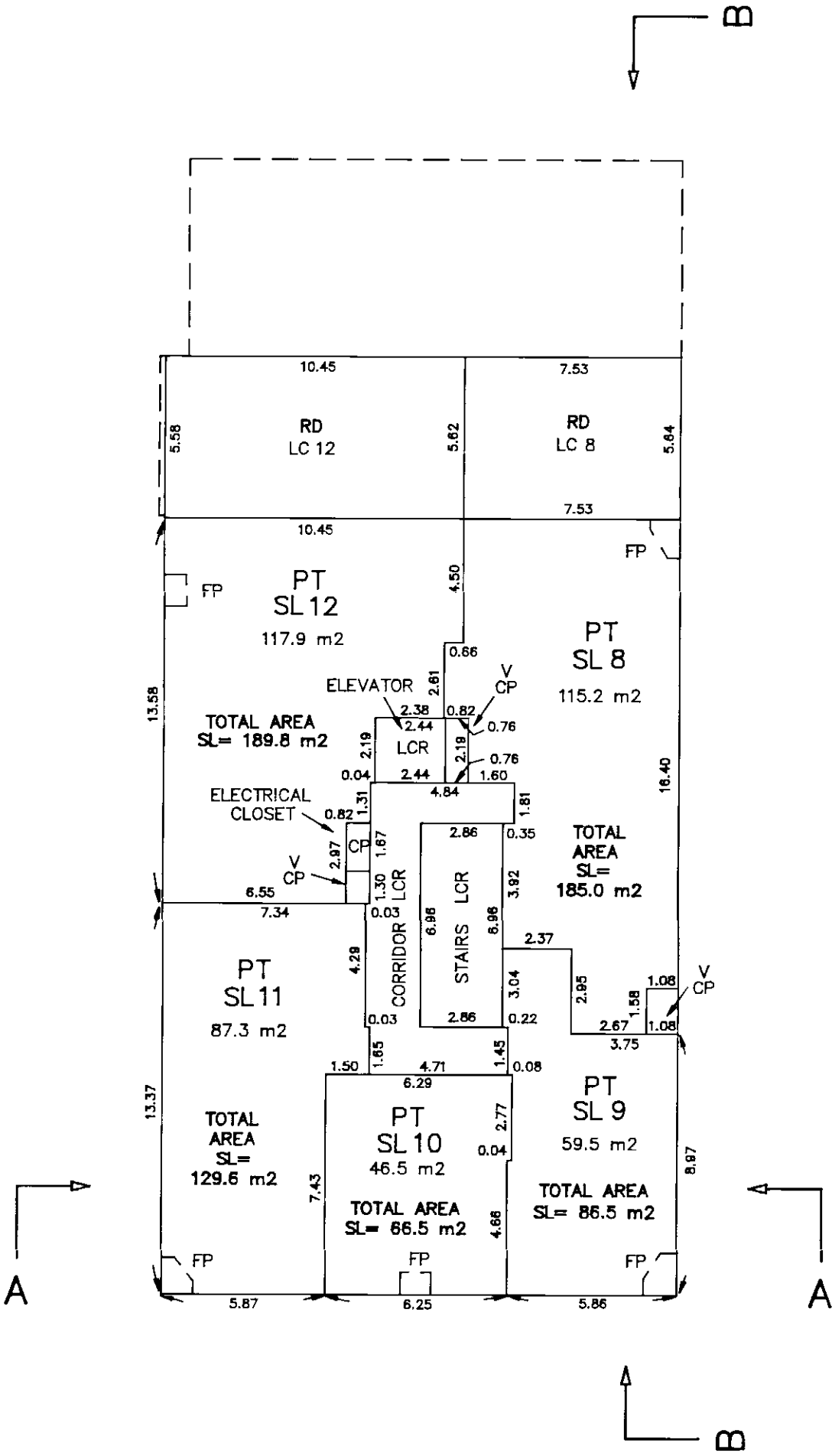
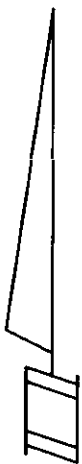


N.C.P.

95020-S

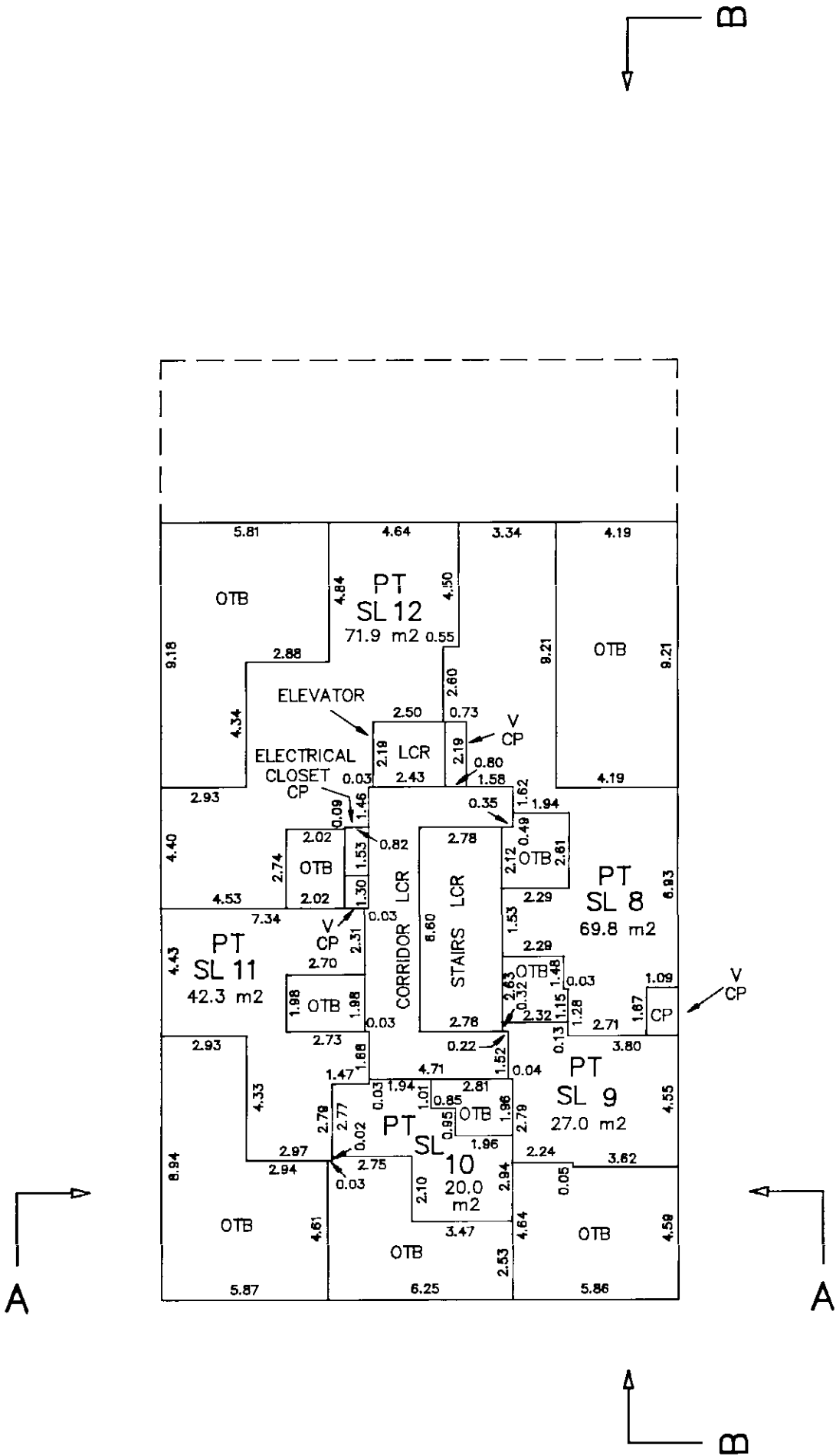
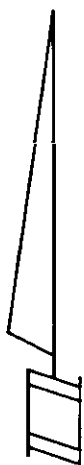
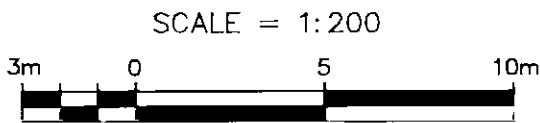
THIRD FLOOR
PART OF STRATA LOTS
8, 9, 10, 11 & 12.

SCALE = 1:200



AUGUST 17, 1995.
W.G.L.

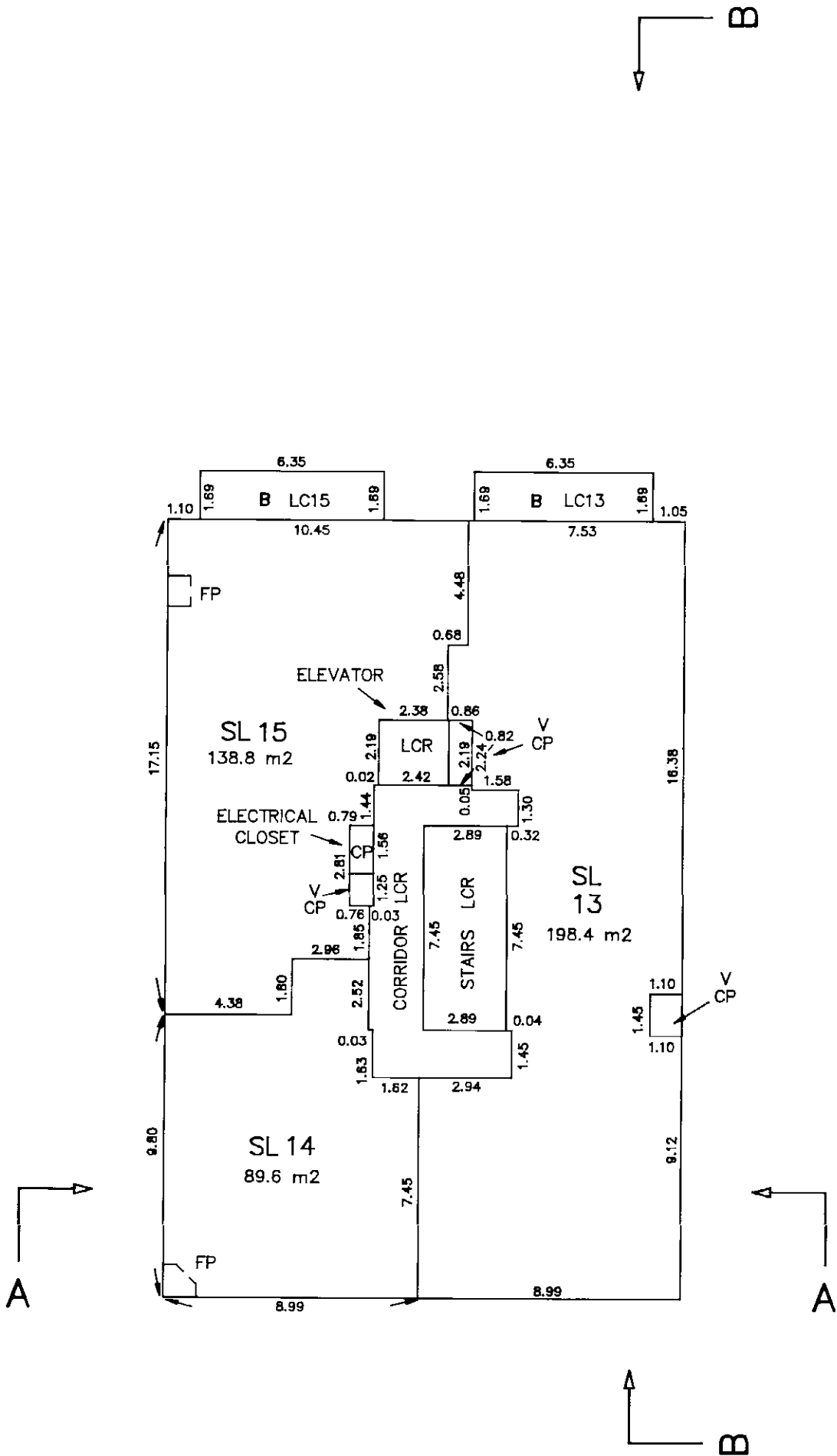
FOURTH FLOOR
PART OF STRATA LOTS
8, 9, 10, 11 & 12.



AUGUST 17, 1995
[Signature]

FIFTH FLOOR
STRATA LOTS 13, 14 & 15.

SCALE = 1:200

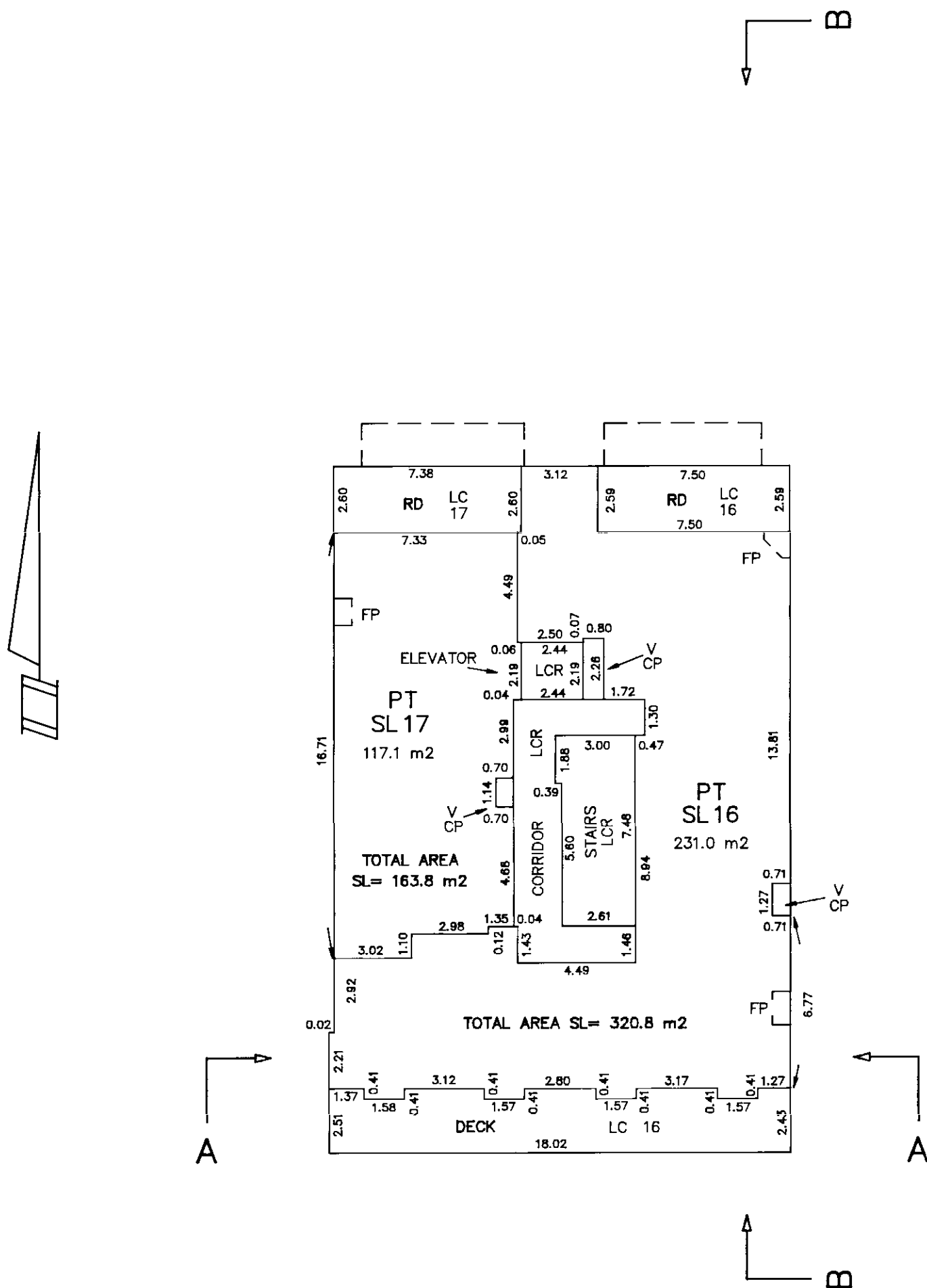


AUGUST 17, 1995.

M.G.L.

SCALE = 1:200

A horizontal scale bar with alternating black and white segments. It is marked with '3m' at the left end, '0' at the first segment boundary, '5' at the second segment boundary, and '10m' at the right end.

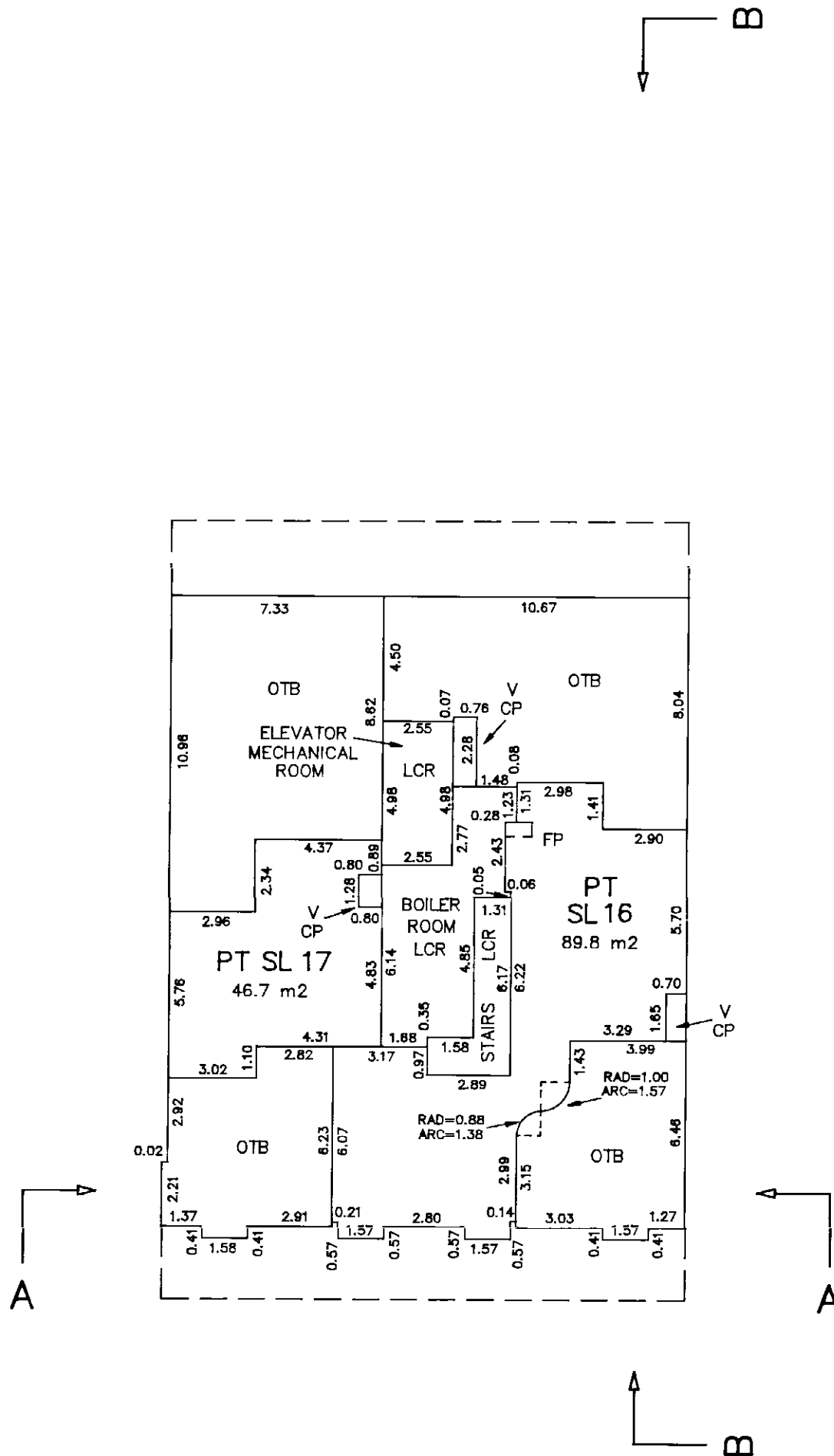


AUGUST 17, 1995
W.G.L. 95020-S

SCALE = 1:200

A horizontal scale bar with alternating black and white segments. It is marked with '3m' at the left end, '0' at the first segment boundary, '5' at the second segment boundary, and '10m' at the right end.

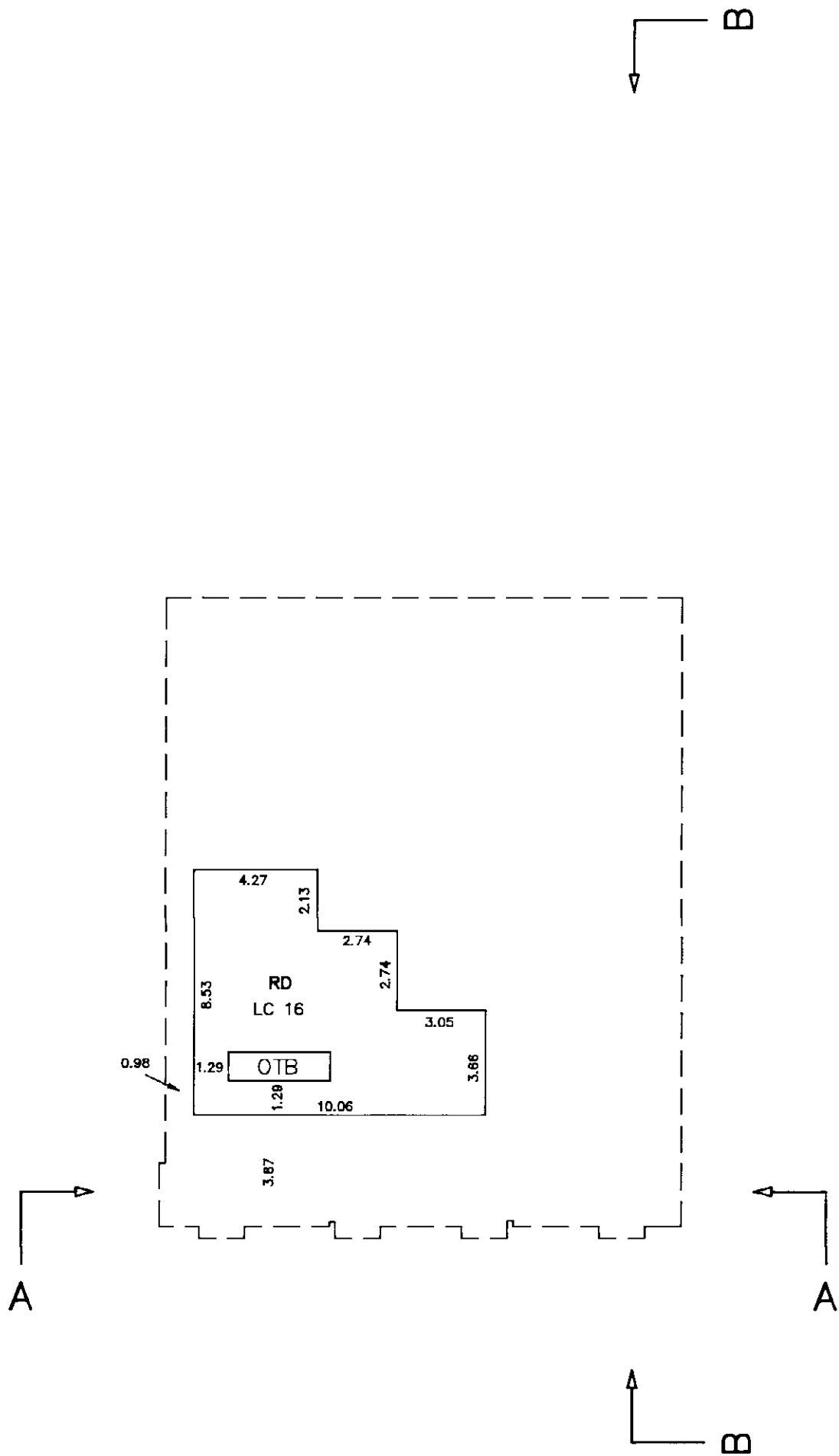
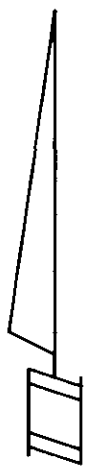
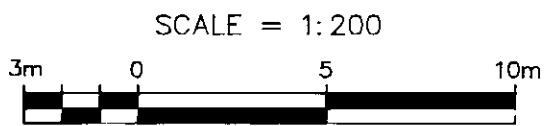
SCALE = 1:200



AUGUST 17, 1995

W.G.P.

ROOF.



AUGUST 17, 1995
W.G.P.

RECORD OF BYLAWS AND ORDERS, ETC.

[illegible]

AUGUST 17, 1995
W.G.L.

DEALINGS AFFECTING THE COMMON PROPERTY.

[illegible]

AUGUST 17, 1995.
W.E.L.

95020-S