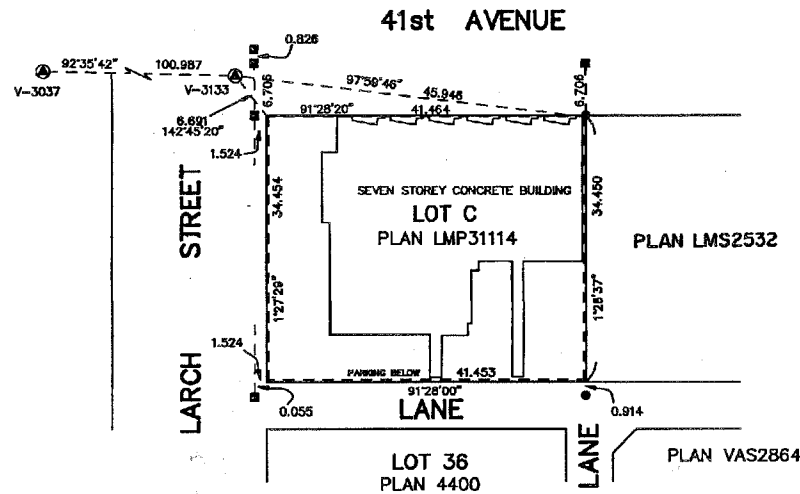


STRATA PLAN OF LOT C
BLOCK 16, DISTRICT LOT 526,
NEW WESTMINSTER DISTRICT,
PLAN LMP31114

CITY OF VANCOUVER BCGS 925.025

10 5 0 10 20 30 metres
SCALE 1 : 500

KEY PLAN



STRATA PLAN LMS 3103

Deposited and registered in the Land
Title Office at New Westminster, BC
this 29 day of JAN, 1998.

J.D.H.
DEPUTY Registrar

Bm 29793

NOTES:

ALL DISTANCES ARE EXPRESSED IN METRES UNLESS OTHERWISE NOTED.
STRATA LOT BOUNDARIES ARE DEFINED BY:
1) EXTERIOR FACE OF BUILDING LESS 2 CENTIMETRES.
2) OUTSIDE FACE OF STUD WALLS ADJACENT TO INTERIOR COMMON PROPERTY.
3) EXTERIOR FACE OF ELEVATOR CORE.

ALL ANGLES ARE 90° OR 45° UNLESS OTHERWISE NOTED.

LEGEND

Bearings are Grid bearings and are derived
from observations between control monuments
V-3037 and V-3133, Integrated Survey Area
number 31, CITY OF VANCOUVER

This plan shows ground level measured
distances. Prior to computation of U.T.M.
co-ordinates multiply by a combined
factor of 0.9995948.

- | | |
|--|------------------------------------|
| (14) DENOTES LIMITED COMMON PROPERTY FOR SL 14 (TYPICAL) | G DENOTES GARBAGE ROOM |
| (2) DENOTES LIMITED COMMON PROPERTY FOR SL 1-6 (COMMERCIAL) | ⊙ DENOTES CONTROL MONUMENT FOUND |
| (1) DENOTES LIMITED COMMON PROPERTY FOR SL 7-36 (RESIDENTIAL) | ● DENOTES LEAD PLUG FOUND |
| (15) DENOTES STORAGE LOCKER, LIMITED COMMON PROPERTY FOR SL 15 (TYPICAL) | ● DENOTES STANDARD IRON POST FOUND |
| (C) DENOTES COMMON PROPERTY | EC DENOTES ELECTRICAL CLOSET |
| A DENOTES AREA | RST DENOTES RECYCLING STORAGE |
| B DENOTES BALCONY | EMR DENOTES ELEVATOR MACHINE ROOM |
| C DENOTES CORRIDOR | MST DENOTES MECHANICAL STORAGE |
| D DENOTES DUCT | ● DENOTES ARC LENGTH |
| ER DENOTES ELECTRICAL ROOM | r DENOTES RADIUS |
| E DENOTES ELEVATOR | MR DENOTES MECHANICAL ROOM |
| sq ft DENOTES SQUARE FEET | BS DENOTES BICYCLE STORAGE |
| m2 DENOTES SQUARE METERS | |
| HC DENOTES HANDICAPPED PARKING BAY | |
| PA DENOTES PARKING AREA | |
| PB DENOTES PARKING BAY | |
| PL DENOTES PLANTER | |
| RA DENOTES REFUGE AREA | |
| RD DENOTES ROOF DECK | |
| S DENOTES STAIRS | |
| SL DENOTES STRATA LOT | |
| SC DENOTES SMALL CAR | |

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St. Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

40 Stratawest Management Ltd.
#200-1847 Marine Dr.
West Vancouver, BC
V7V 1J7
Change of Address - 8M144163
25-05-98

CIVIC ADDRESS:
2480 WEST 41st AVENUE
VANCOUVER, B.C.

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

THE OWNERS OF STRATA PLAN LMS 3103

40 DENNIS-PARSON
PARSONS COMPANY
1100-1225 WEST GEORGIA STREET
VANCOUVER, B.C.
V6E 2E5

NAME OF DEVELOPMENT:

ELM PARK PLACE

I, Alan W. Comfort, 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 12th day of JANUARY 1998

Alan W. Comfort B.C.L.S.

LMS 3103

STRATA PLAN LMS 3103

LARCH STREET

61

PLAN LMP31114

526

07

7 STOREY CONCRETE BUILDING
CIVIC # 2480 WEST 41st AVENUE

LANE

TIES TO PROPERTY LINE ARE FROM OUTSIDE FACE OF CONCRETE FOUNDATION.

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

DATE JAN 15, 1998 AUC B.C.L.S.

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	8	998	1690	0.8
2	8	586	999	0.5
3	8	648	1021	0.5
4	8	848	1345	0.7
5	8	780	1329	0.6
6	8	917	1502	0.7
7	9	1400	1838	1
8	9	1331	1791	1
9	9	928	1115	1
10	10	1337	1806	1
11	10	904	936	1
12	10	1327	1822	1
13	10	871	1100	1
14	10	1317	1486	1
15	10	1311	1477	1
16	10	885	1125	1
17	11	1337	1838	1
18	11	904	936	1
19	11	1327	1854	1
20	11	871	1115	1
21	11	1317	1448	1
22	11	1312	1439	1
23	11	885	1147	1
24	12	1757	2340	1
25	12	1749	2435	1
26	12	871	1115	1
27	12	1317	1480	1
28	12	1312	1470	1
29	12	885	1131	1
30	13	1570	2444	1
31	13	1566	2444	1
32	13	1483	2045	1
33	13	1479	2045	1

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
34	14	2731	4311	1
35	14	1269	2017	1
36	14	1274	2017	1
AGGREGATE:		43,604	59453	33.8

Accepted as to forms 1, 2 and 3.

Dated this 28th day of January, 1998.

Ang B.
 For Superintendent of Real Estate

NEW DEVELOPMENT CERTIFICATE

I, Alan W. Comfort, of Vancouver, a British Columbia Land Surveyor, hereby certify that the building shown in the strata plan has not as of the 15th day of January, 1998 been previously occupied.

Dated at Vancouver, British Columbia this 15th day of January, 1998

Alan Comfort B.C.L.S.

MORTGAGEE:

REALTECH CAPITAL GROUP INC.
 INCORPORATION NO. 208833

NAME James McPherson
 Authorized Signatory

NAME James McPherson
 Authorized Signatory

WITNESS AS TO BOTH SIGNATURES:

NAME Lynne Doyle
 ADDRESS 102-1424 Nelson St.
Vancouver BC
Office Manager
 OCCUPATION

OWNER:

GELLER PROPERTIES (KERRISDALE) LTD.
 INC. NO. 516653

Michael Geller
 NAME MICHAEL GELLER
 Authorized Signatory

NAME Charles Stronach
 Authorized Signatory

WITNESS AS TO BOTH SIGNATURES:

NAME Charles Stronach
 ADDRESS 1955 Charles Street
Vancouver BC
Office Manager
 OCCUPATION

MORTGAGEE:

THE TORONTO-DOMINION BANK

NAME Larry H. H.
 Authorized Signatory
ASSOCIATE VICE PRESIDENT
R.B.B.G.

NAME Larry H. H.
 Authorized Signatory

WITNESS AS TO BOTH SIGNATURES:

NAME Rosanna Legault
 ADDRESS T.D. TOWER -22
TORONTO
C.S.D.
 OCCUPATION

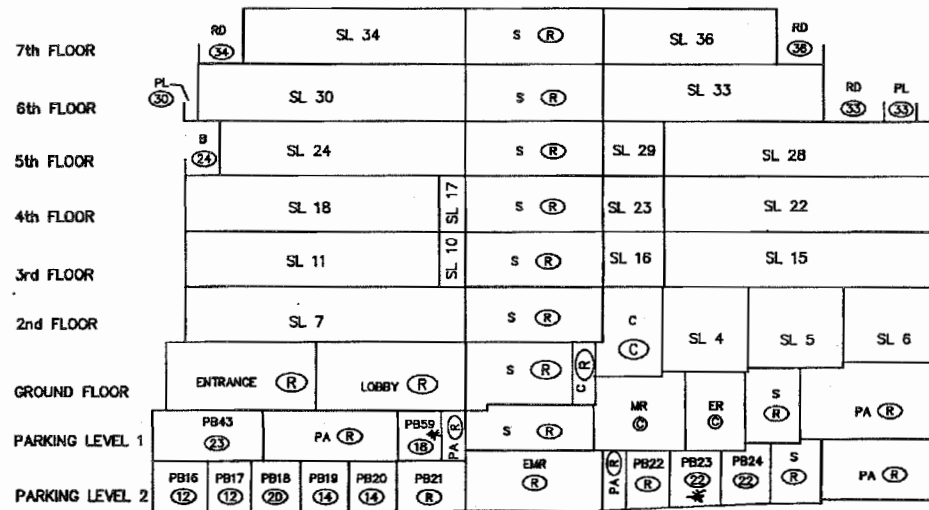
CROSS SECTIONS

* AMENDED PURSUANT TO SECTION
57(1)(6) CONDOMINIUM ACT
SEE AMENDED SHEET 5 OF 16 STRATA PLAN LMS 3103
AND UNANIMOUS RESOLUTION
BM 181296 - 1998/06/26

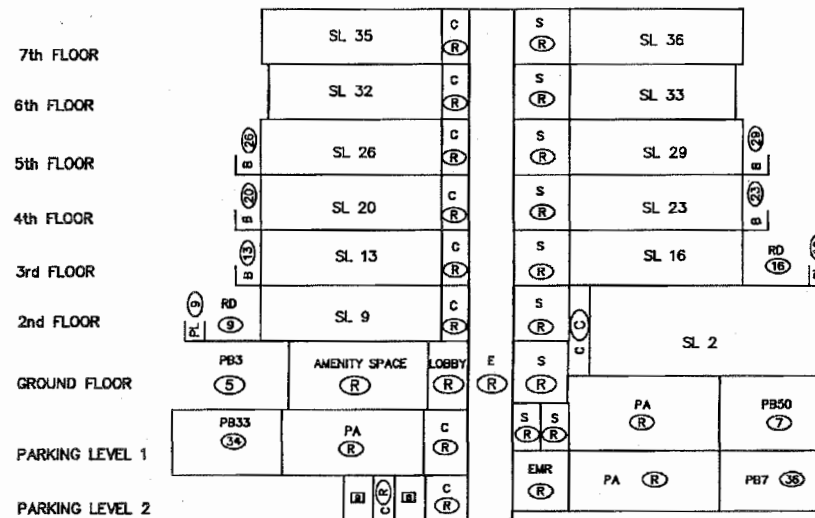
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2m 1 5m 10m

T. Dinnell / per Dinn
DEPUTY REGISTRAR.

SECTION A-A



SECTION B-B



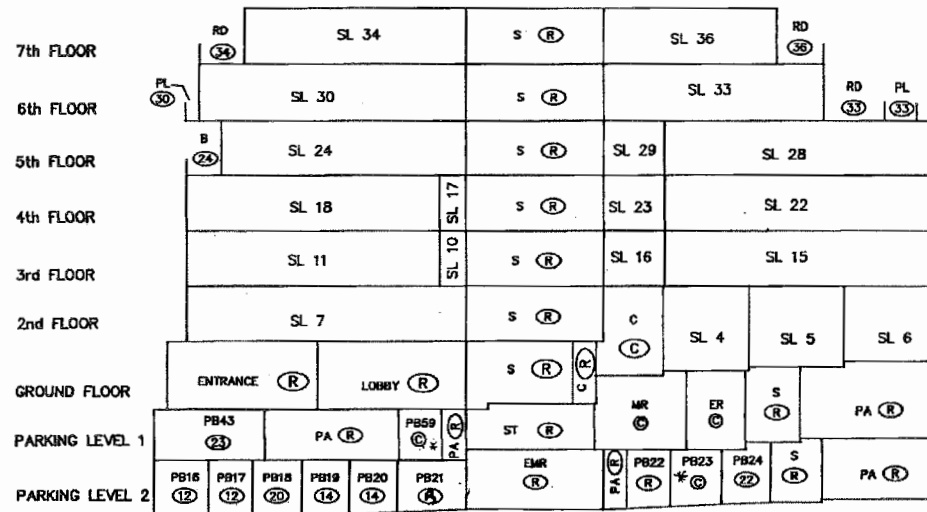
CROSS SECTIONS

STRATA PLAN LMS3103

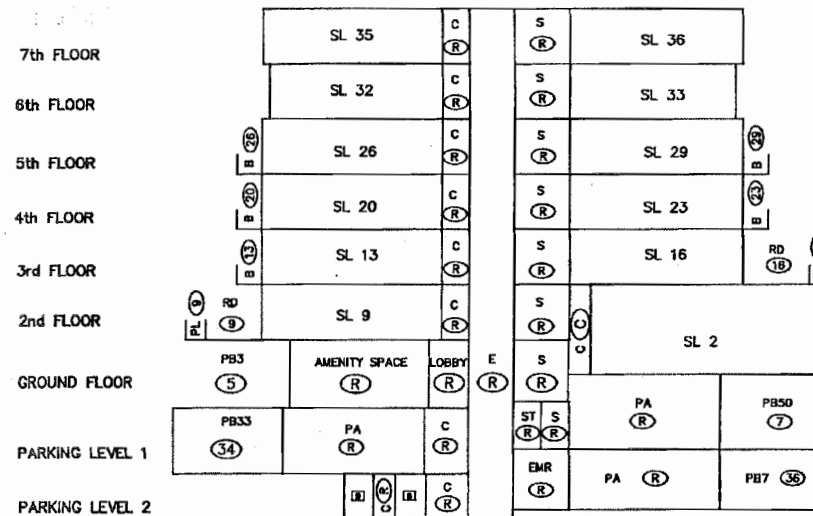
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SECTION A-A



SECTION B-B

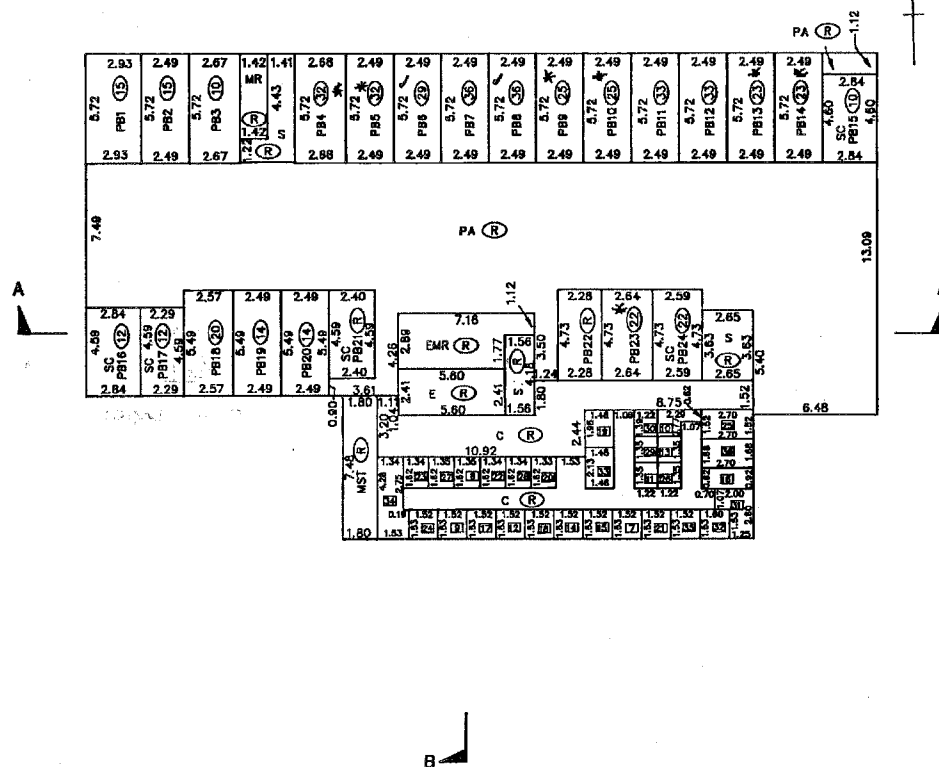


STRATA PLAN LMS 3103

5 10

T. Dinnell / per Du
DEPUTY REGISTRAR.

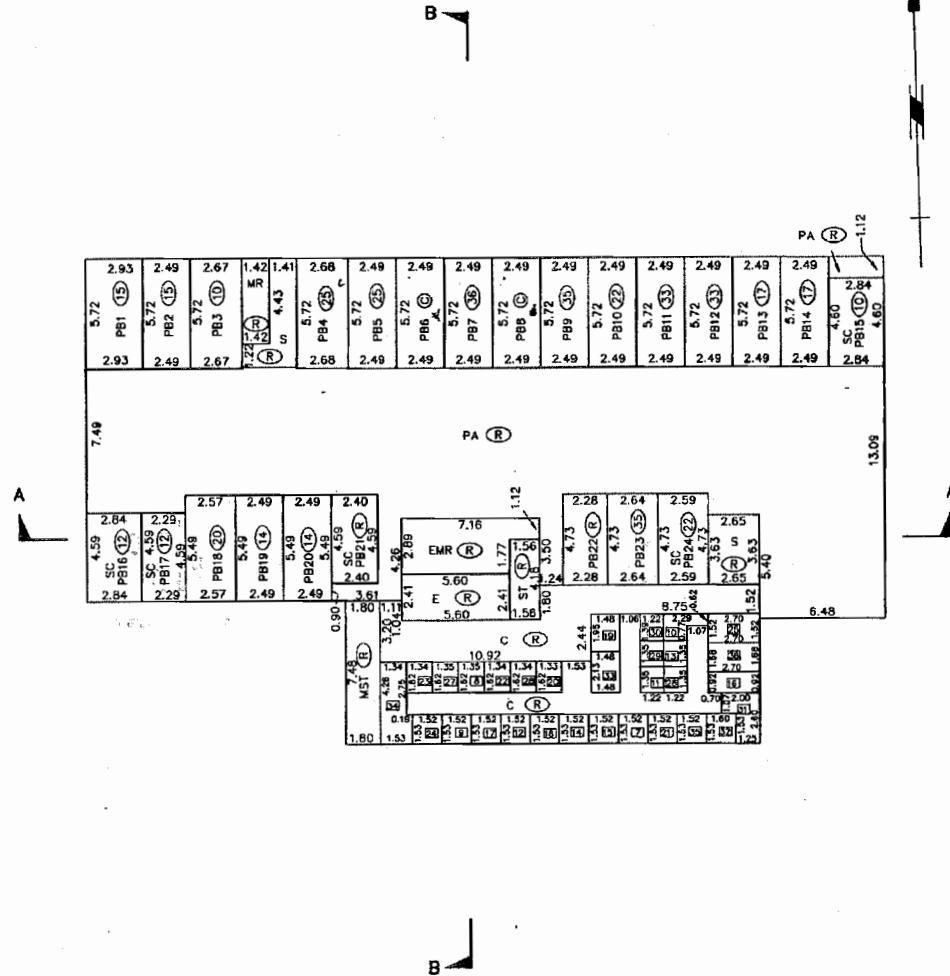
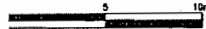
J. Small CP
DEPUTY REGISTRAR



PARKING LEVEL 2

STRATA PLAN LMS3103

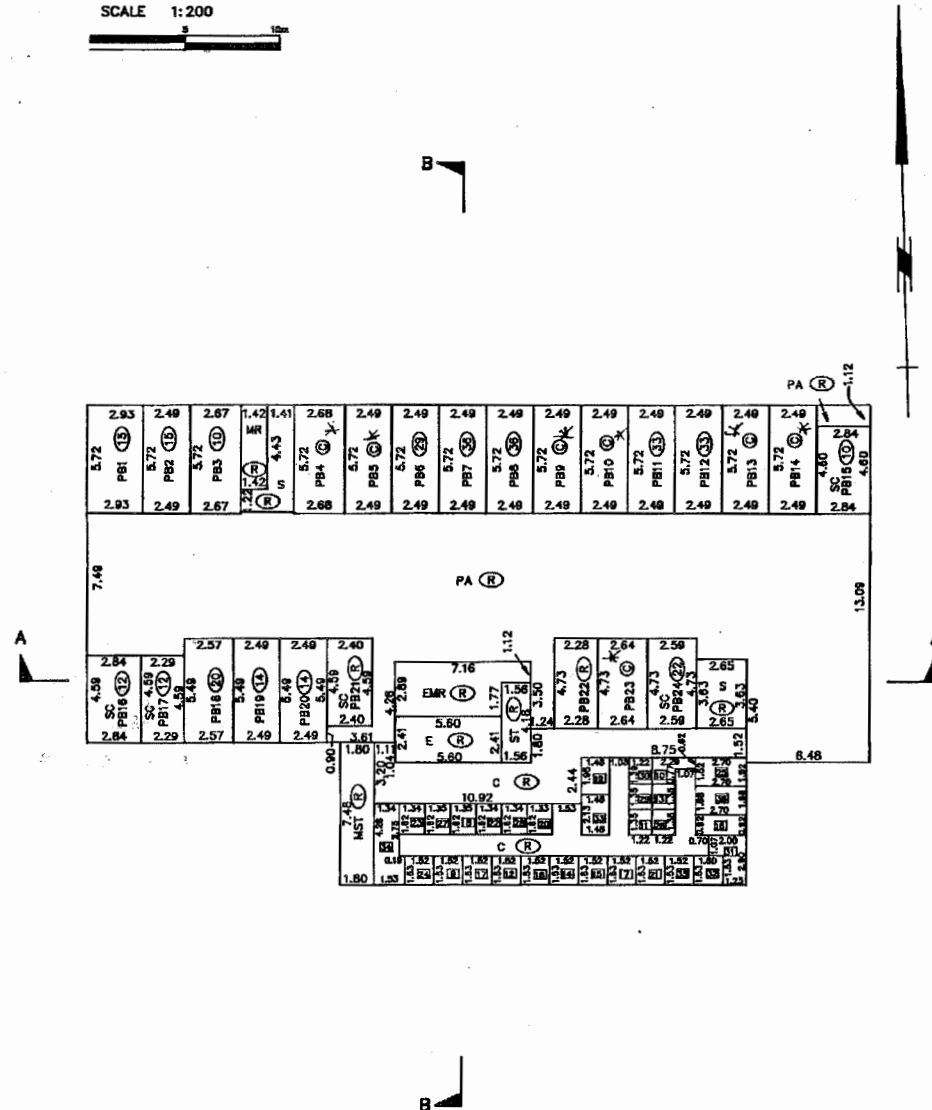
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PARKING LEVEL 2

STRATA PLAN LMS3103

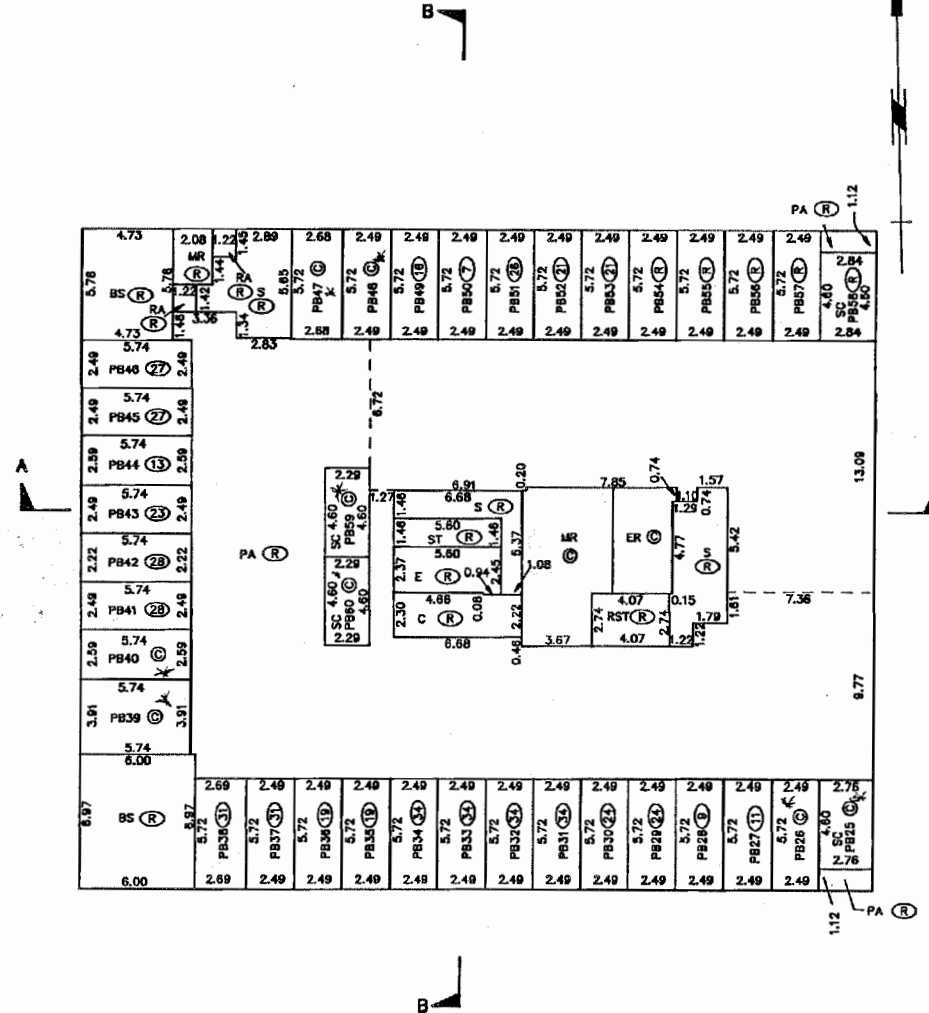
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PARKING LEVEL 1

STRATA PLAN LMS3103

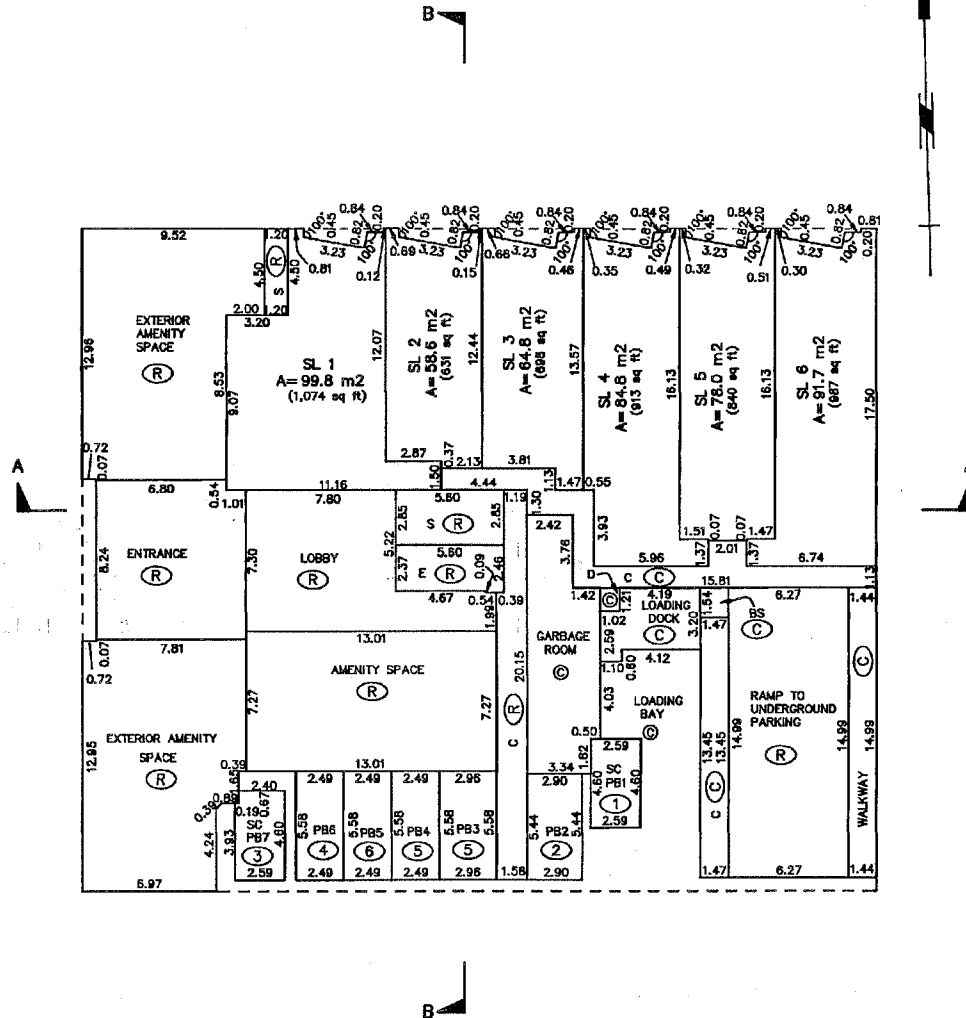
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2m 1 0m 10m



GROUND FLOOR

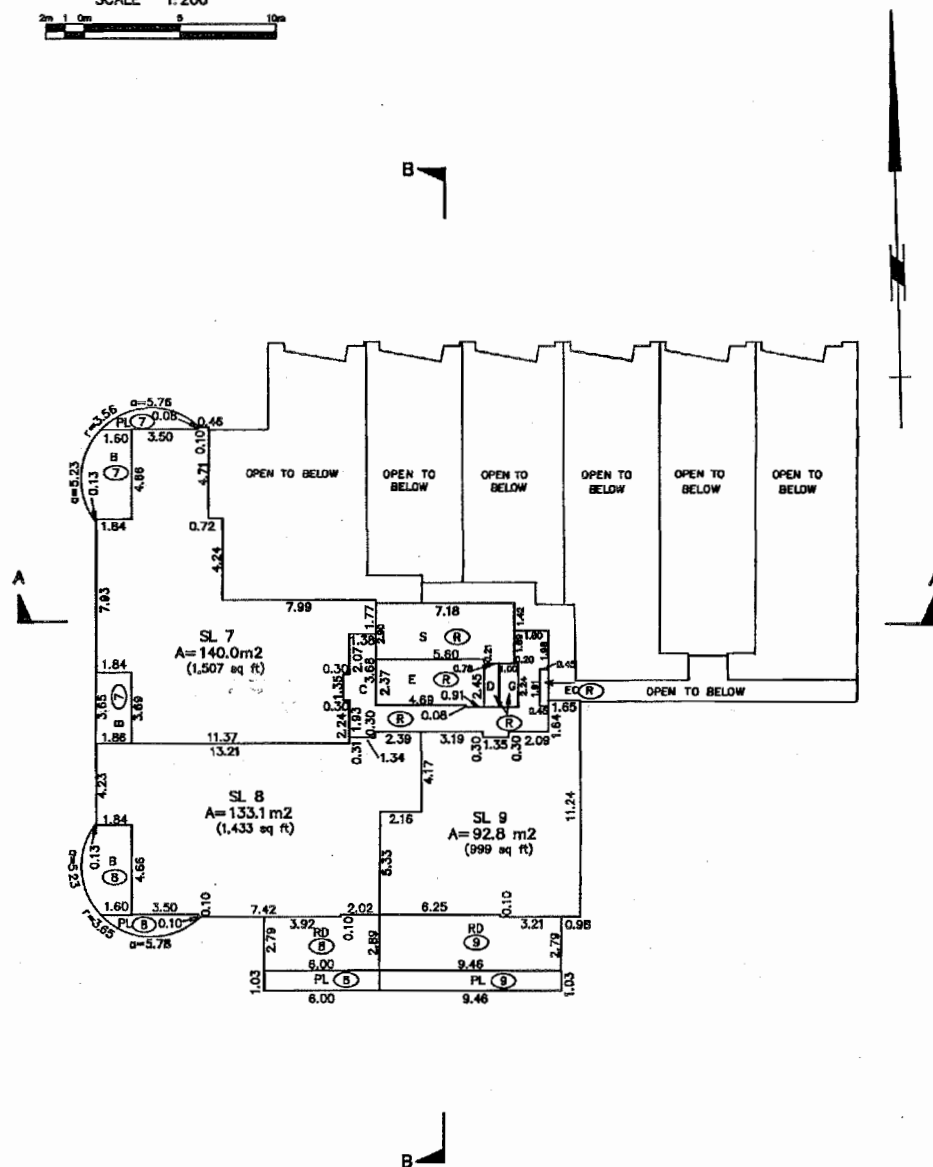
STRATA PLAN LMS 3103

SCALE 1:200



STRATA PLAN. LMS 3103

SCALE 1:200



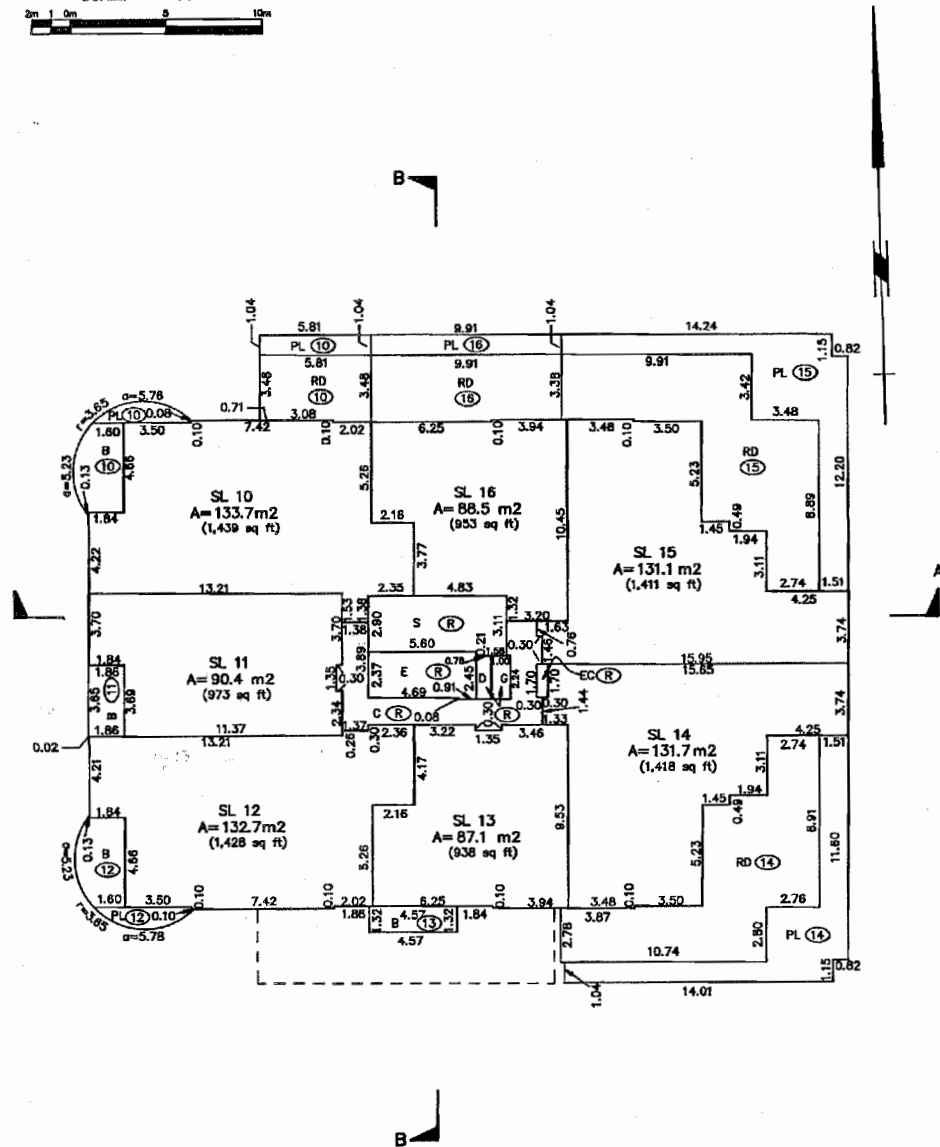
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE Jan. 15, 1990 AWC B.C.L.S.

3RD FLOOR

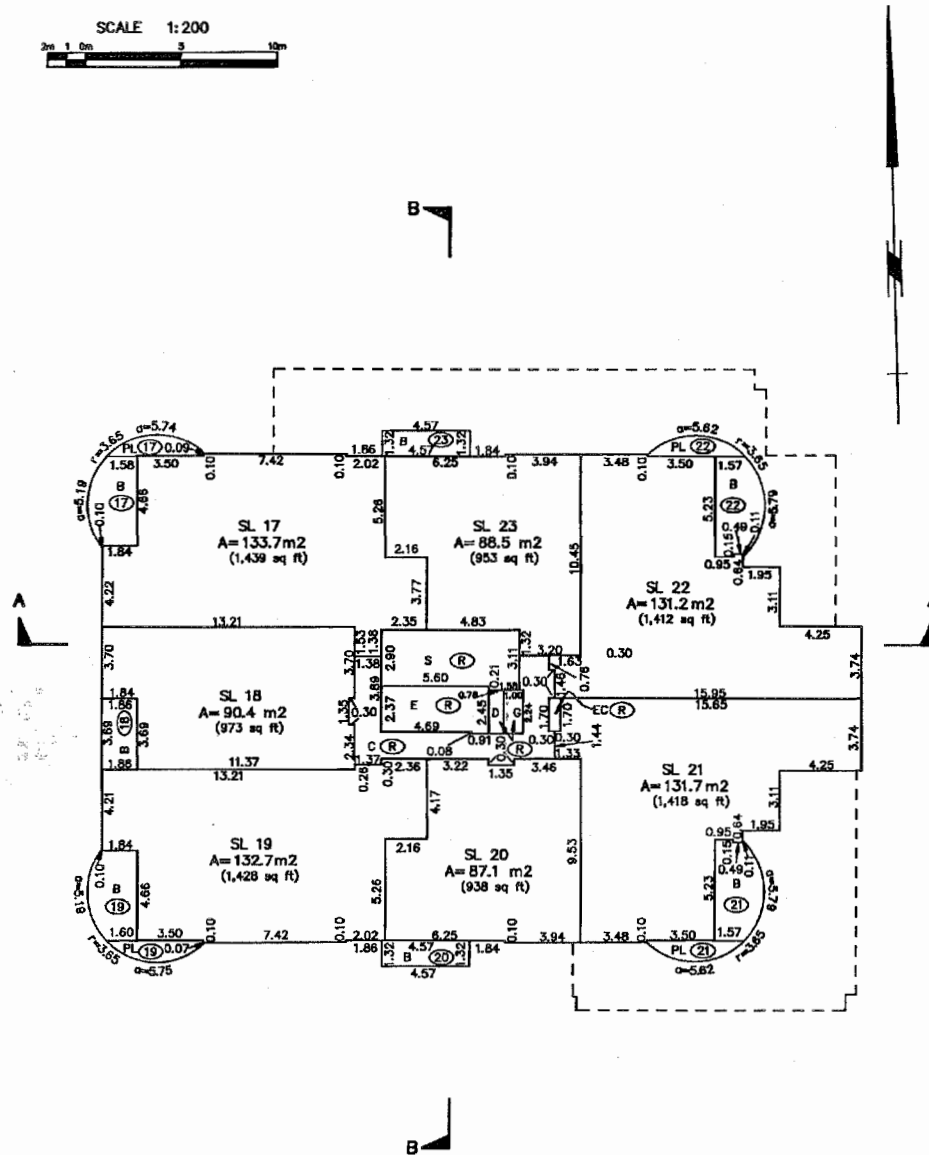
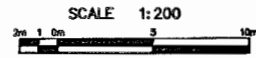
STRATA PLAN LMS 3103

SCALE 1:200



4TH FLOOR

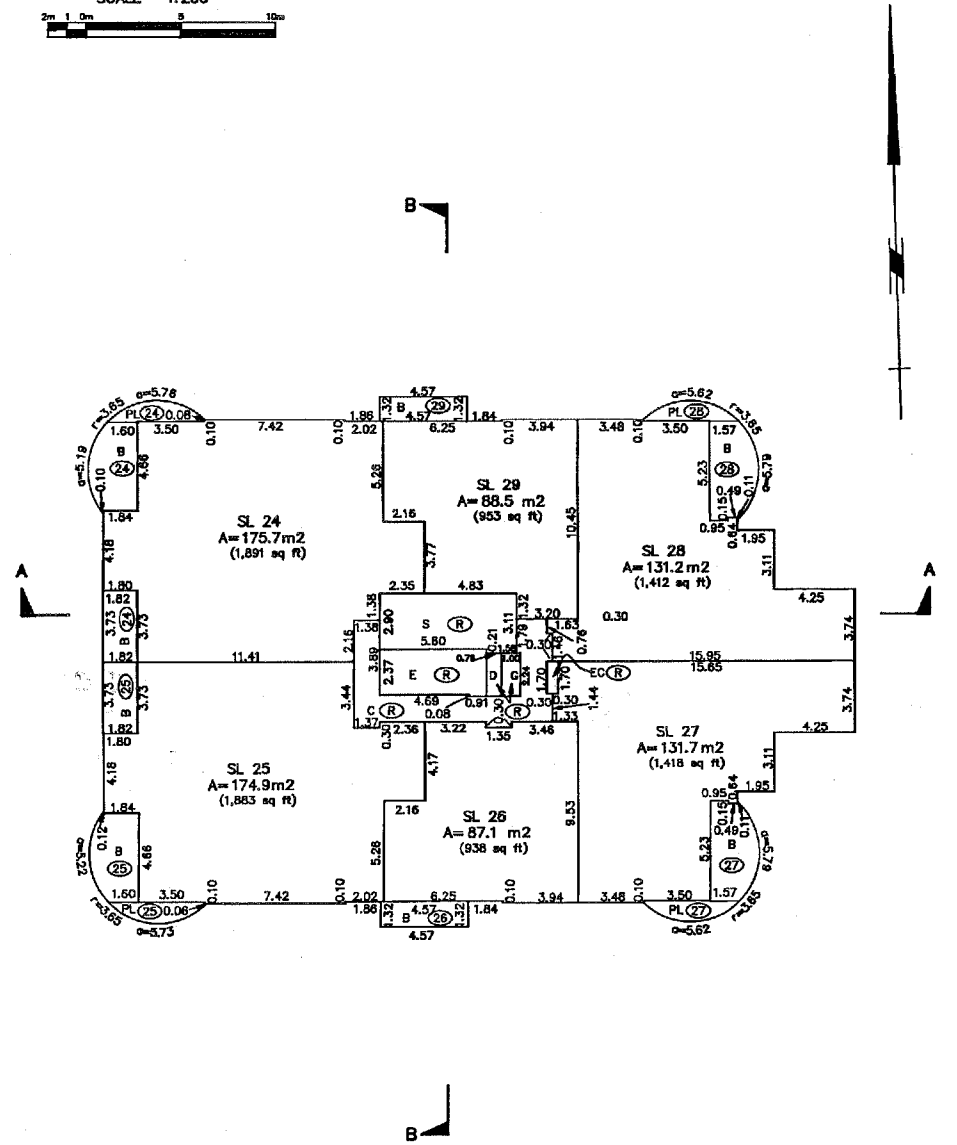
STRATA PLAN LMS 3103



5TH FLOOR

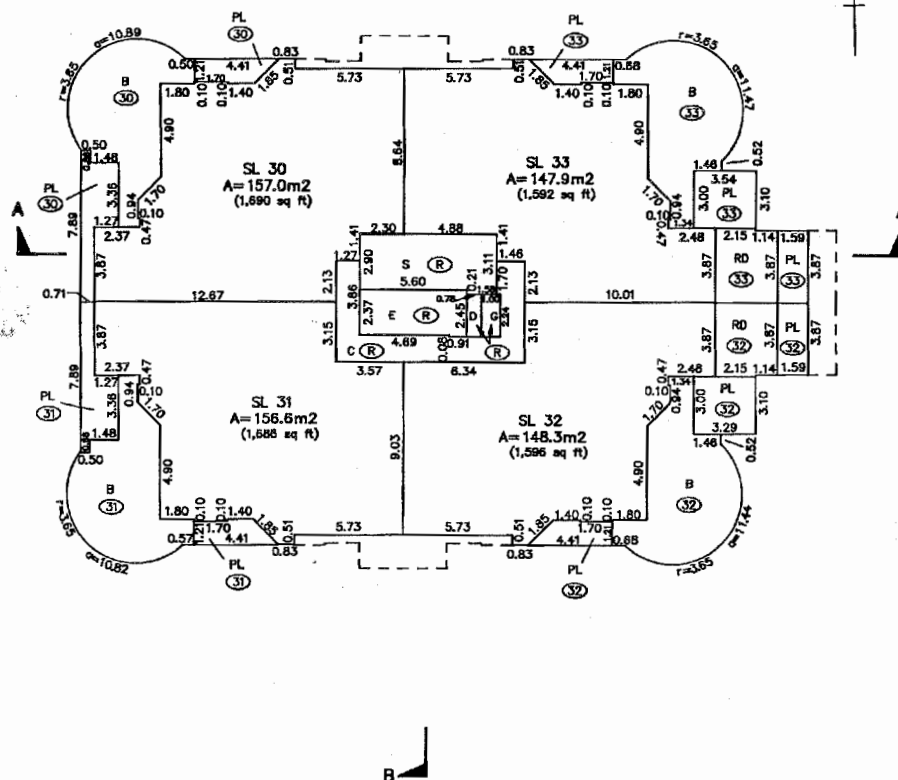
STRATA PLAN LMS 3103

SCALE 1:200



SCALE 1:200

A horizontal scale bar with alternating black and white segments. It is labeled with '0m' at the left end, '1m' at the first segment boundary, '5' at the fifth segment boundary, and '10m' at the right end.



7TH FLOOR

STRATA PLAN LMS 3103

SCALE 1:200
2m 1 0m 10m

