

**STRATA PLAN OF AIRSPACE LOT 1,
BLOCK 362, D.L. 526, GROUP 1,
N.W.D., AIRSPACE PLAN LMP52631
B.C.G.S. 92G.025**

INTEGRATED SURVEY AREA No. 31 CITY OF VANCOUVER

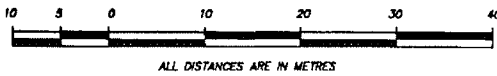
THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES,
PRIOR TO COMPUTATION OF U.T.M. COORDINATES MULTIPLY
BY COMBINED FACTOR OF 0.9995983

GRID BEARINGS ARE (NAD83 CSRS) DERIVED FROM
CONTROL MONUMENTS V-3265 AND V-3264

LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES LEAD PLUG FOUND
- DENOTES STANDARD IRON POST FOUND
- SL DENOTES STRATA LOT
- A DENOTES AREA
- m² DENOTES SQUARE METRES
- ⊙ DENOTES COMMON PROPERTY
- ⊕ DENOTES BALCONY
- ⊖ DENOTES PATIO
- ⊗ DENOTES TERRACE

SCALE 1 : 500

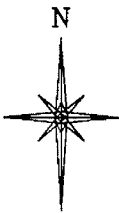


ALL DISTANCES ARE IN METRES

LCP30 DENOTES LIMITED COMMON PROPERTY
(TYPICAL) FOR EXCLUSIVE USE OF STRATA LOT 30

ALL BEARINGS ARE CARDINAL OR 45°
UNLESS OTHERWISE NOTED

STRATA LOT BOUNDARIES ARE DEFINED BY
OUTSIDE OF EXTERNAL WALLS, CORRIDOR SIDE
OF CORRIDOR AND COREWALLS, CENTRELINE
OF WALL BETWEEN STRATA LOTS AND CENTRELINE
WHERE COINCIDING WITH AIRSPACE BOUNDARY.



CIVIC ADDRESS OF PROPERTY
2799 - YEW STREET
VANCOUVER, B.C.

I, DIETER SOUKUP, OF SURREY, A BRITISH
COLUMBIA LAND SURVEYOR, CERTIFY THAT
THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT, AS OF THE 28th DAY OF
OCTOBER, 2002, BEEN PREVIOUSLY
OCCUPIED.

DATED THIS 28th DAY OF OCTOBER, 2002.

[Signature] B.C.L.S.

I, DIETER SOUKUP, OF SURREY, A BRITISH
COLUMBIA LAND SURVEYOR, 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 28th DAY OF OCTOBER, 2002.

[Signature] B.C.L.S.

I, DIETER SOUKUP, OF SURREY, A BRITISH COLUMBIA
LAND SURVEYOR, CERTIFY THAT I WAS PRESENT AT
AND PERSONALLY SUPERINTENDED THE SURVEY
REPRESENTED BY THIS PLAN, AND THAT THE SURVEY
AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED
ON THE 28th DAY OF OCTOBER, 2002.

[Signature] B.C.L.S.

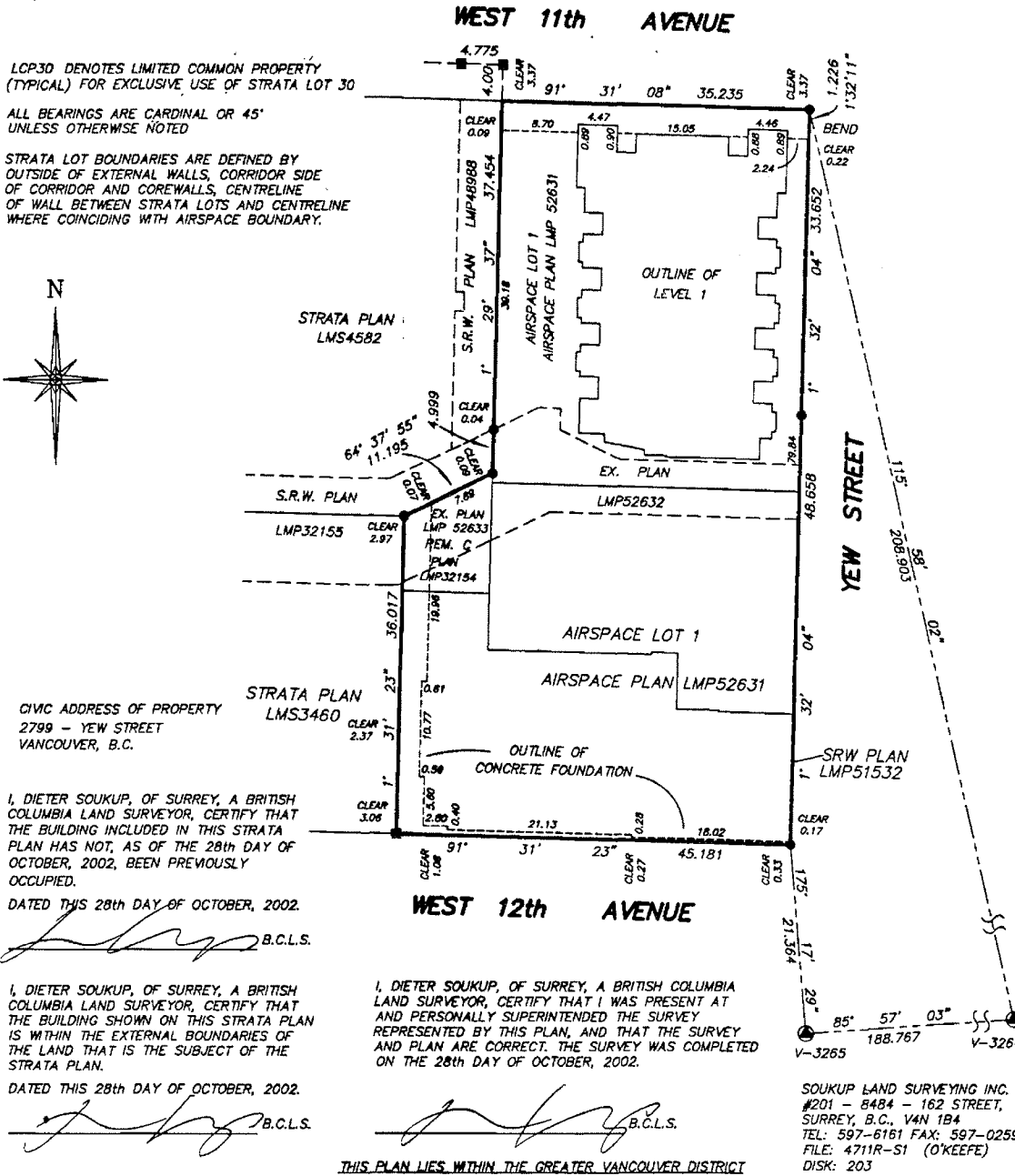
THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT

STRATA PLAN BCS 171

DEPOSITED AND REGISTERED IN THE LAND TITLE
OFFICE AT NEW WESTMINSTER, B.C.
THIS 4th DAY OF DECEMBER 2002.

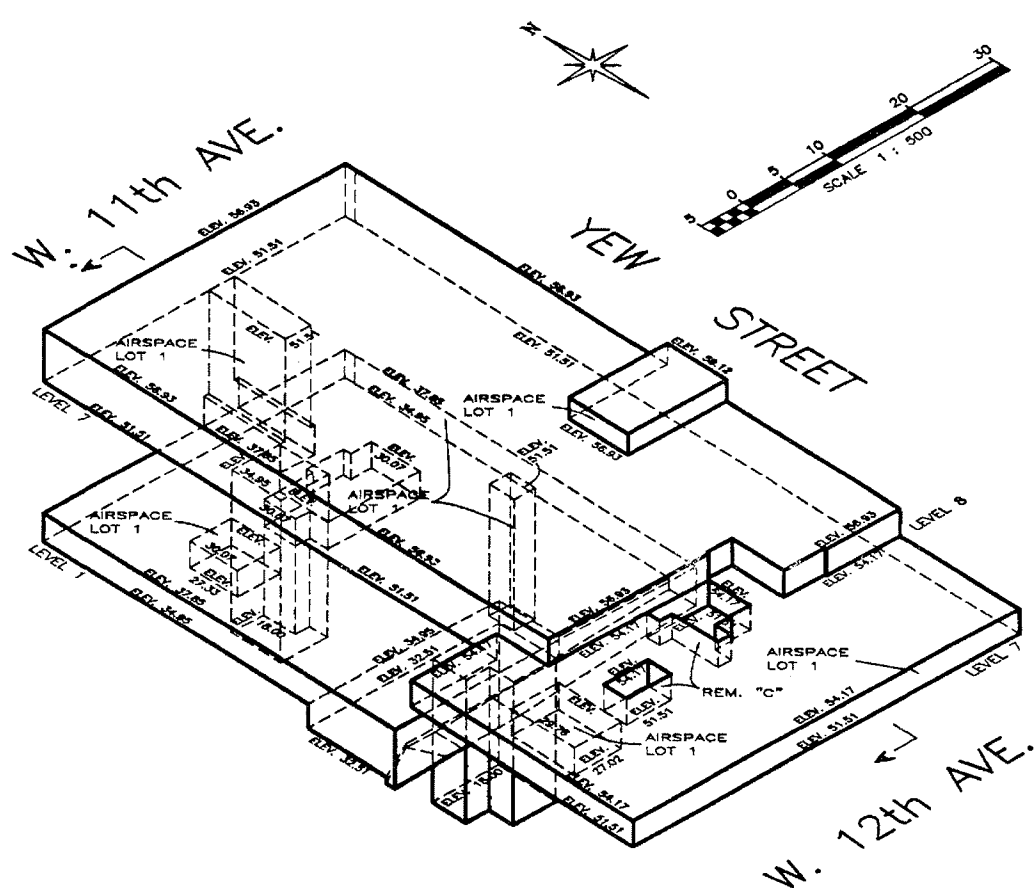
[Signature] ps.
DEPUTY REGISTRAR

BT447061 - BT447102



STRATA PROPERTY ACT

STRATA PLAN BCS 171



DATED THIS 28th DAY OF
OCTOBER, 2002.

B.C.L.S.

FILE: 4711R-S2

STRATA PROPERTY ACT

STRATA PLAN BCS 171

OWNER:

CONCERT REAL ESTATE CORPORATION,
INC. NO. 424436C
BY ITS AUTHORIZED SIGNATORIES

[Signature]
NAME: DAVID R. ADHOLE

[Signature]
NAME: LIONEL T. WAZNY

WITNESS:

AS TO BOTH SIGNATURES

[Signature]
NAME: JANETTE O'KEEFE

409th St - 1190 HWY 67, VAN BC
ADDRESS OF WITNESS

DEVELOPMENT MGR
OCCUPATION OF WITNESS

MORTGAGEE:

BANK OF MONTREAL
BY ITS AUTHORIZED SIGNATORIES

[Signature]
NAME: Gary L. Rembough
Account Manager

[Signature]
NAME: Gordon Leighton

WITNESS:

AS TO BOTH SIGNATURES

[Signature]
NAME: Linda Munz

6th Flr 595 Burrard St, VAN BC
ADDRESS OF WITNESS

Client Service Officer
OCCUPATION OF WITNESS

MORTGAGEE:

LAURENTIAN BANK OF CANADA
BY ITS AUTHORIZED SIGNATORIES

[Signature]
NAME: [Signature]
NAME: ANTONIA LAM

WITNESS:

AS TO BOTH SIGNATURES

[Signature]
NAME: LIZA REBILLARO

CITE. 300-800 W. PENDEL ST. VANCOUVER BC
ADDRESS OF WITNESS

LOANS ADMINISTRATOR
OCCUPATION OF WITNESS

CITY OF VANCOUVER
BY ITS AUTHORIZED SIGNATORIES

Consent as to Covenant B24878

[Signature] JNS.
NAME: GRAHAM JOHNSON

[Signature]
NAME: [Signature]

WITNESS:

AS TO BOTH SIGNATURES

[Signature]
NAME: CHIA-LI YIP

453 WEST 12th Avenue Vancouver BC
ADDRESS OF WITNESS V5Y 1V4

Legal Assistant
OCCUPATION OF WITNESS

DATED THIS 28th DAY OF
OCTOBER, 2002.

[Signature] B.C.L.S.
FILE: 4711R-S1

