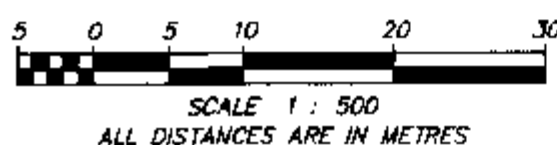
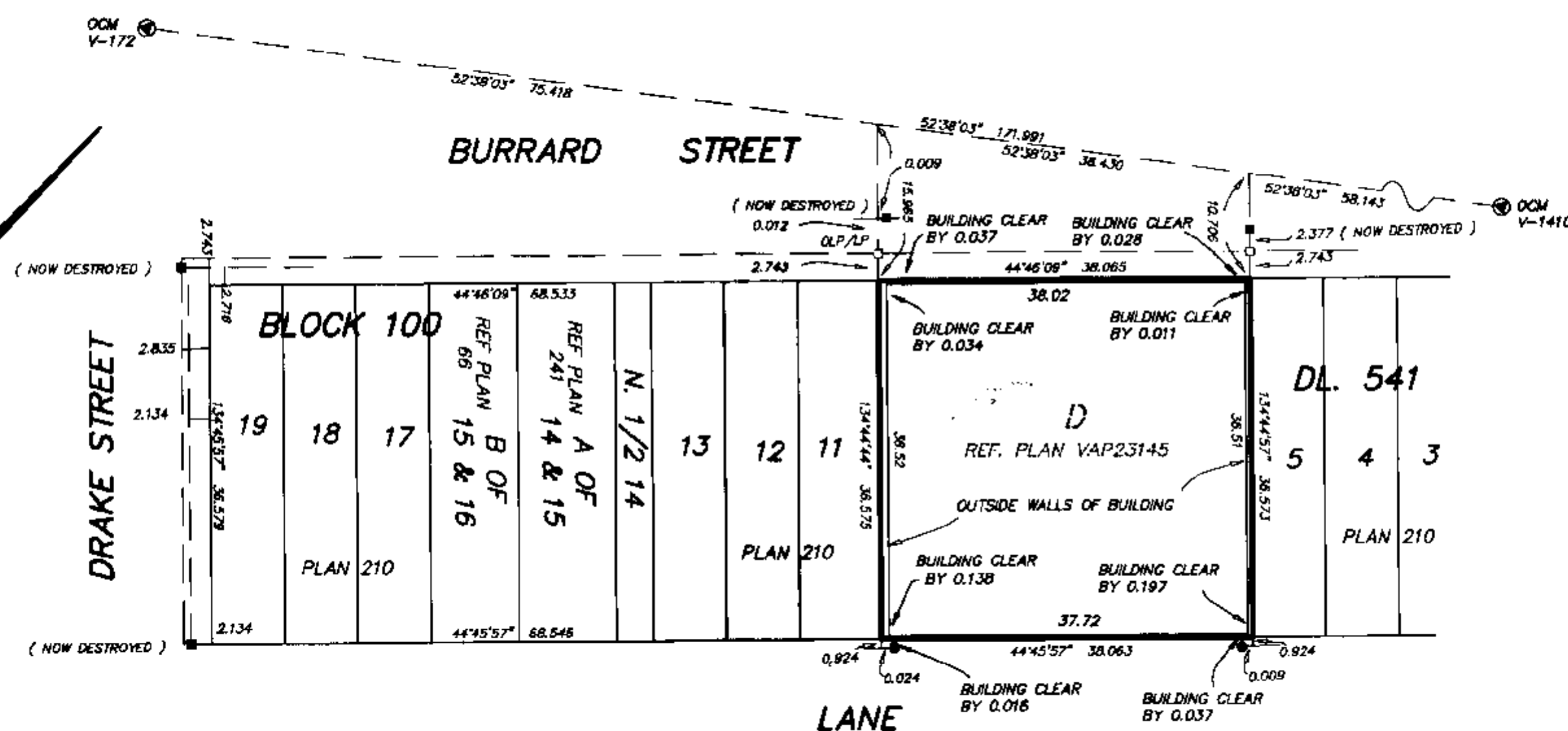


STRATA PLAN OVER LOT "D",
BLOCK 100, DISTRICT LOT 541,
REFERENCE PLAN VAP 23145,
NEW WESTMINSTER DISTRICT.
B.C.G.S. 92G . 025



CIVIC ADDRESS

THE ALTADENA
1238 BURNARD STREET,
VANCOUVER, B.C.



- SL DENOTES STRATA LOT
 © DENOTES COMMON PROPERTY
 LCP DENOTES LIMITED COMMON PROPERTY
 LCP - R DENOTES LIMITED COMMON PROPERTY STRATA LOTS 4 TO 105 INCLUSIVE
 LCP - C DENOTES LIMITED COMMON PROPERTY STRATA LOTS 1, 2 AND 3 INCLUSIVE
 D DENOTES DECK
 B DENOTES BALCONY
 T DENOTES TERRACE
 PS DENOTES PARKING STALL
 EB DENOTES ENCLOSED BALCONY
 STL DENOTES LCP STORAGE LOCKERS

ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-
 1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS,
 2) CENTRE LINE OF CONCRETE ELEVATOR CORE WALLS
 3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR
 WHERE THERE ARE WINDOWS, TO A LOCATION .01 METRES INSIDE THE
 OUTSIDE CONCRETE UPSTAND.

PARKING STALL ALLOCATION IS SHOWN AS EITHER
 FOR © LCP - R, OR LCP - C.

DECKS, BALCONIES AND TERRANCES ARE ALL PART OF
 STRATA LOT INDICATED. ie PT OF, SL - 3, D - 3

STORAGE LOCKERS (STL) ARE NOT PART OF
 STRATA LOTS AND ARE INDICATED. ie STL - 73

LEGEND :

- ② INDICATES CONTROL MONUMENT FOUND
 ■ INDICATES LEAD PLUG FOUND
 ● INDICATES STANDARD IRON POST FOUND
 □ INDICATES LEAD PLUG PLACED

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
 CONTROL MONUMENTS V-172 AND V-1410.

INTEGRATED SURVEY AREA #13, CITY OF VANCOUVER.

DISTANCES SHOWN ARE GROUND LEVEL MEASURED DISTANCES.
 PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY
 BY THE MEAN COMBINED FACTOR 0.9995987 (NAD 83 C.S.R.S.).

ALL DISTANCES ARE IN METRES.

STRATA PLAN BCS 478

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE

AT NEW WESTMINSTER, B.C.

THIS 21 DAY OF AUG, 2003.

B. B. Igua / CP
 DEPUTY REGISTRAR

BU332311 - BU332415

I, H. DAVID LIDDLE, OF ALDERGROVE,
 BRITISH COLUMBIA LAND SURVEYOR, HEREBY
 CERTIFY THAT THE BUILDING SHOWN ON
 THIS STRATA PLAN WAS NOT, AS OF THE
 7th DAY OF AUGUST, 2003,
 BEEN PREVIOUSLY OCCUPIED.
 DATED AT SURREY, B.C., THIS
 7th DAY OF AUGUST, 2003.

H. David Liddle B. C. L. S.

I, H. DAVID LIDDLE, OF ALDERGROVE,
 BRITISH COLUMBIA LAND SURVEYOR, HEREBY
 CERTIFY THAT THE BUILDING ERECTED
 ON THE PARCEL DESCRIBED ABOVE IS
 WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF
 THAT PARCEL. DATED AT SURREY, B.C. THIS
 7th DAY OF AUGUST, 2003.

H. David Liddle B. C. L. S.

I, H. DAVID LIDDLE, A BRITISH COLUMBIA LAND SURVEYOR
 OF ABBOTSFORD, 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
 7th DAY OF AUGUST, 2003.

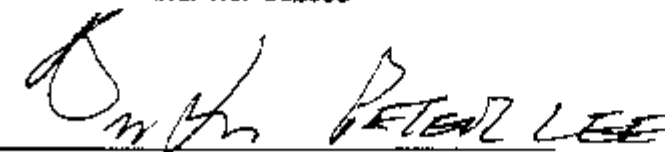
THE PLAN WAS COMPLETED AND CHECKED, AND THE
 CHECKLIST FILED UNDER # ECP-4149

ON THE 7th DAY OF AUGUST, 2003.

H. David Liddle B. C. L. S.

STRATA PLAN
BCS 478

INDOFAC CONSULTANTS LTD.,
INC. NO. 582058


AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)


AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)


WITNESS AS TO BOTH SIGNATURES JOHN CHAO
(PRINT NAME CLEARLY NEAR SIGNATURE)

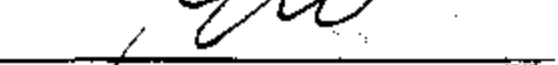
JOHN CHAO
Barrister & Solicitor
200 North Tower, Oakridge Centre
650 W. 41st Avenue
Vancouver, B.C. V5Z 2M9
Tel: 604-261-1234

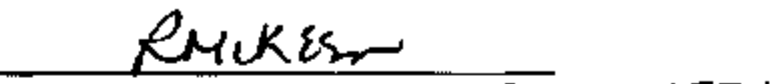
ADDRESS

OCCUPATION

COAST CAPITAL SAVINGS CREDIT UNION
(FORMERLY SURREY METRO SAVINGS CREDIT UNION)


AUTHORIZED SIGNATORY NORM KRANNITZ
(PRINT NAME CLEARLY NEAR SIGNATURE)


AUTHORIZED SIGNATORY KEN BANN
(PRINT NAME CLEARLY NEAR SIGNATURE)


WITNESS AS TO BOTH SIGNATURES ROSE MCKEEN
(PRINT NAME CLEARLY NEAR SIGNATURE)

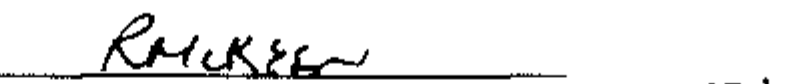
15117-101 AVENUE SURREY, BC V3R 0P7
ADDRESS

MANAGER BUSINESS ACCOUNTS
OCCUPATION

COAST CAPITAL SAVINGS CREDIT UNION


AUTHORIZED SIGNATORY NORM KRANNITZ
(PRINT NAME CLEARLY NEAR SIGNATURE)


AUTHORIZED SIGNATORY KEN BANN
(PRINT NAME CLEARLY NEAR SIGNATURE)


WITNESS AS TO BOTH SIGNATURES ROSE MCKEEN
(PRINT NAME CLEARLY NEAR SIGNATURE)

15117-101 AVENUE SURREY, BC V3R 0P7
ADDRESS

MANAGER BUSINESS ACCOUNTS
OCCUPATION

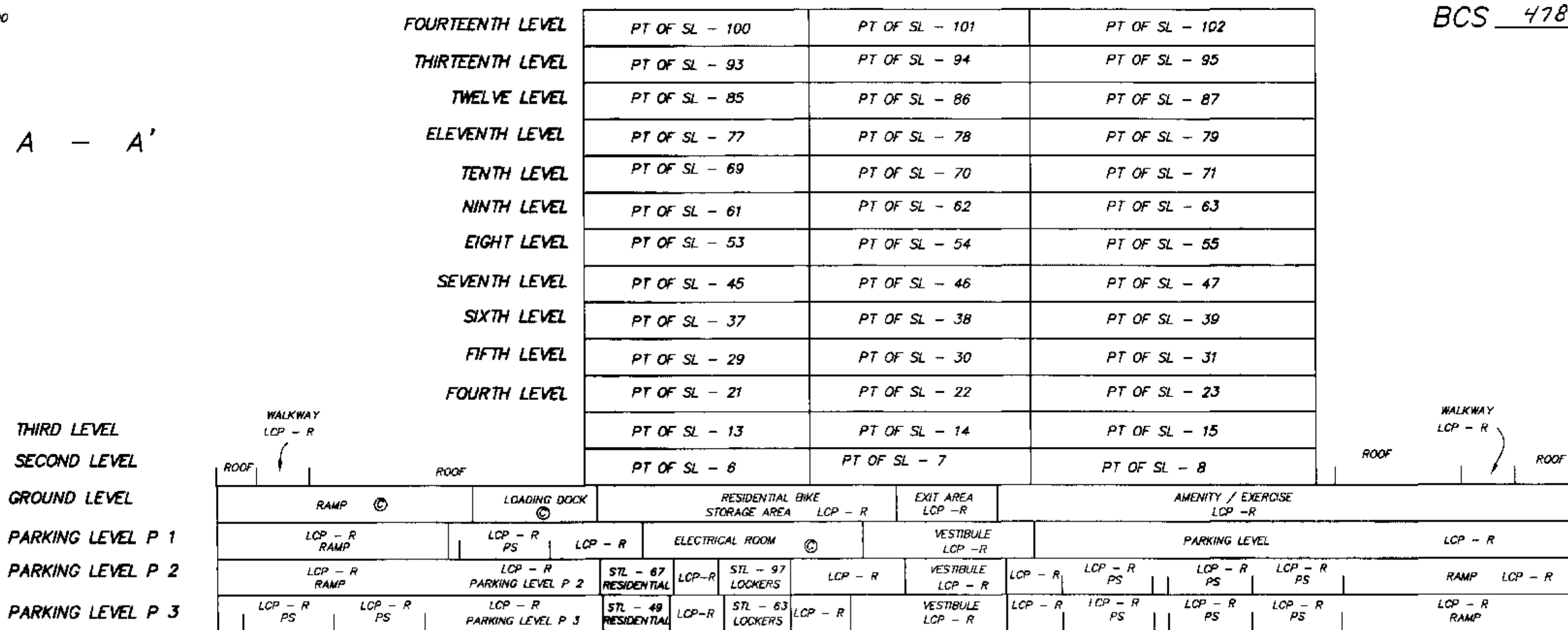
BUILDING SECTION

HORIZONTAL SCALE 1 : 100
VERTICAL NOT TO SCALE

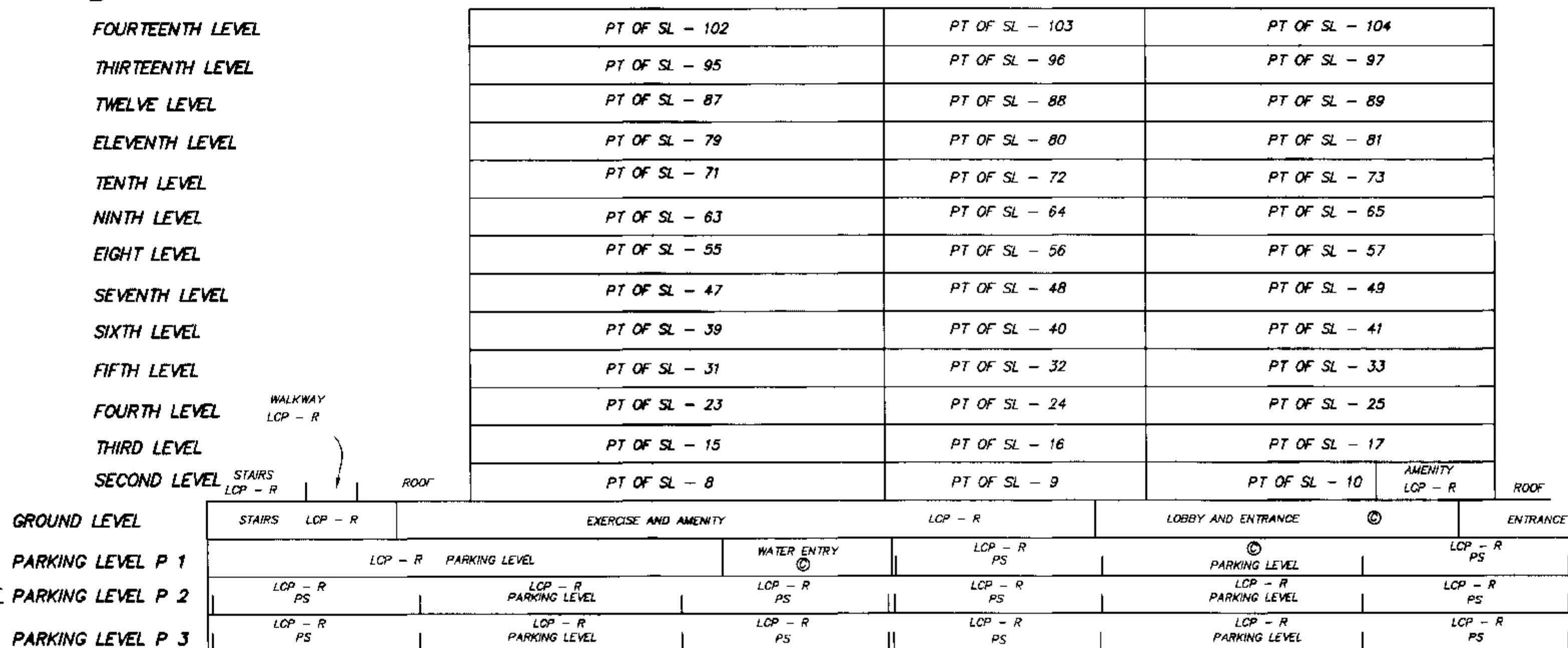
SECTION A - A'

SHEET 3 OF 23 SHEETS

STRATA PLAN
BCS 478



SECTION B - B'



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

4102
B.C.L.S.
August 2003

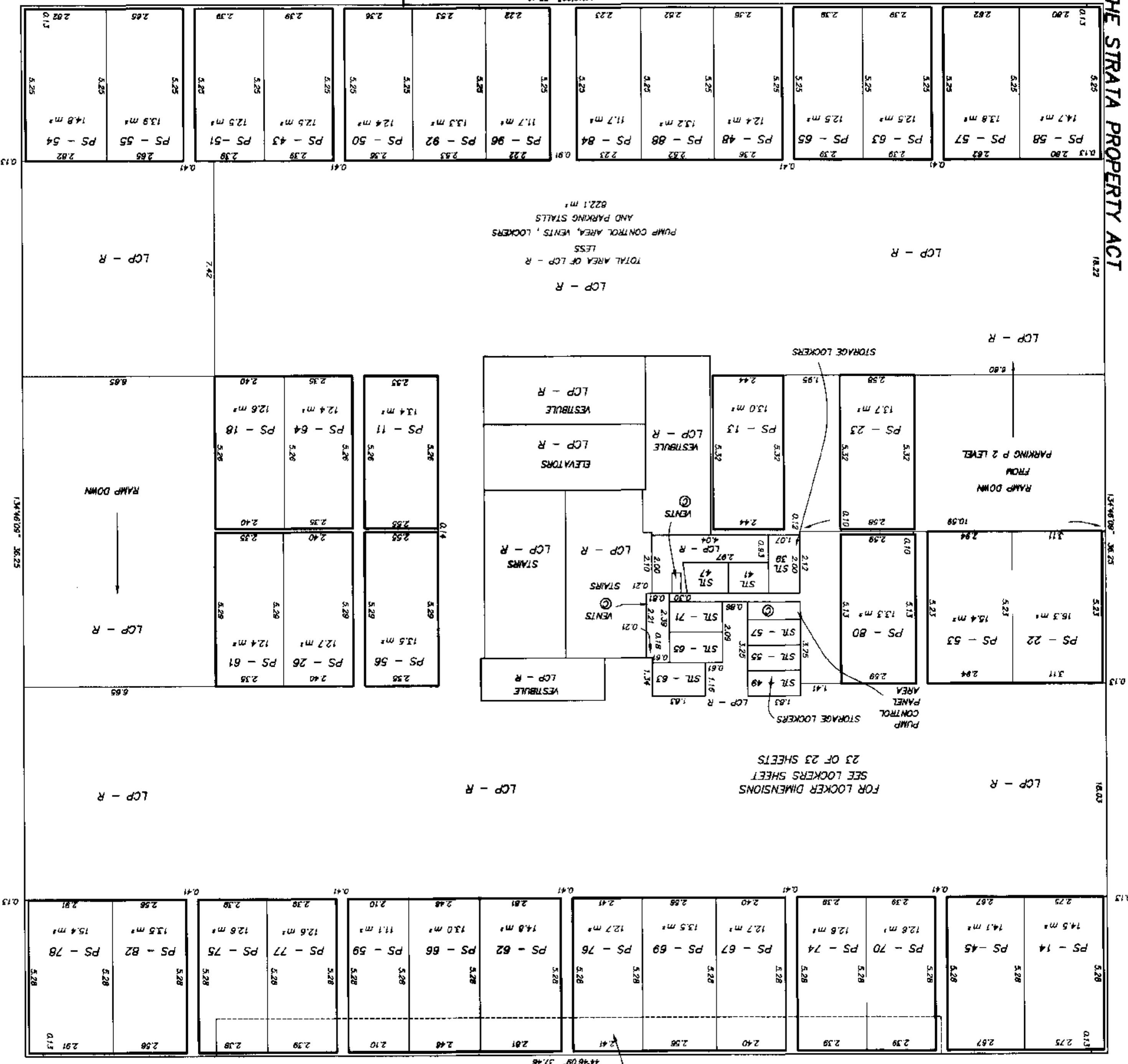
FILE 8845

B. Agnew LCP
REGISTRAR

REF: BV 446584

EXPLANATORY PLAN REMOVING LIMITED COMMON PROPERTY
FOR STRATA LOTS 1 TO 105 INCLUSIVE,
AND DESIGNATING LIMITED COMMON PROPERTY
STRATA LOTS :-
11, 13, 14, 18, 22, 23, 26, 43, 45, 48, 50, 51, AND
53 TO 59 INCL., 61 TO 67 INCL., 69, 70, AND
74 TO 78 INCL., 80, 82, 84, 88, 92 AND 96.
ALL OF STRATA PLAN BCS478.
PURSUANT TO SECTION 257 OF
THE STRATA PROPERTY ACT

PARKING LEVEL P 3



EXHAUST FAN EQUIPMENT
CEILING HEIGHT RESTRICTED TO 1.27 METRES

FOR LOCKER DIMENSIONS
SEE LOCKERS SHEET
23 OF 23 SHEETS

TOTAL AREA OF LCP - R
LESS
PUMP CONTROL AREA, VENTS, LOCKERS
AND PARKING STALLS
822.1 m²

SCALE 1:100

THE PLAN WAS COMPLETED AND CHECKED, AND THE
CHECKLIST FILED UNDER # 6538
ON THE 1st DAY OF October, 2003.

PARKING STALLS ARE LIMITED COMMON PROPERTY
APPURTENANT TO STRATA LOT INDICATED
i.e. PS - 10.

MURRAY & ASSOCIATES
201-12448 BOND AVENUE
SURREY, B.C.
V3W 3E9
(604) 587-9189

ALL ANGLES ARE 45 OR 90 DEGREES
UNLESS STATED OTHERWISE.
INCL. DENOTES INCLUSIVE

B. C. L. S.

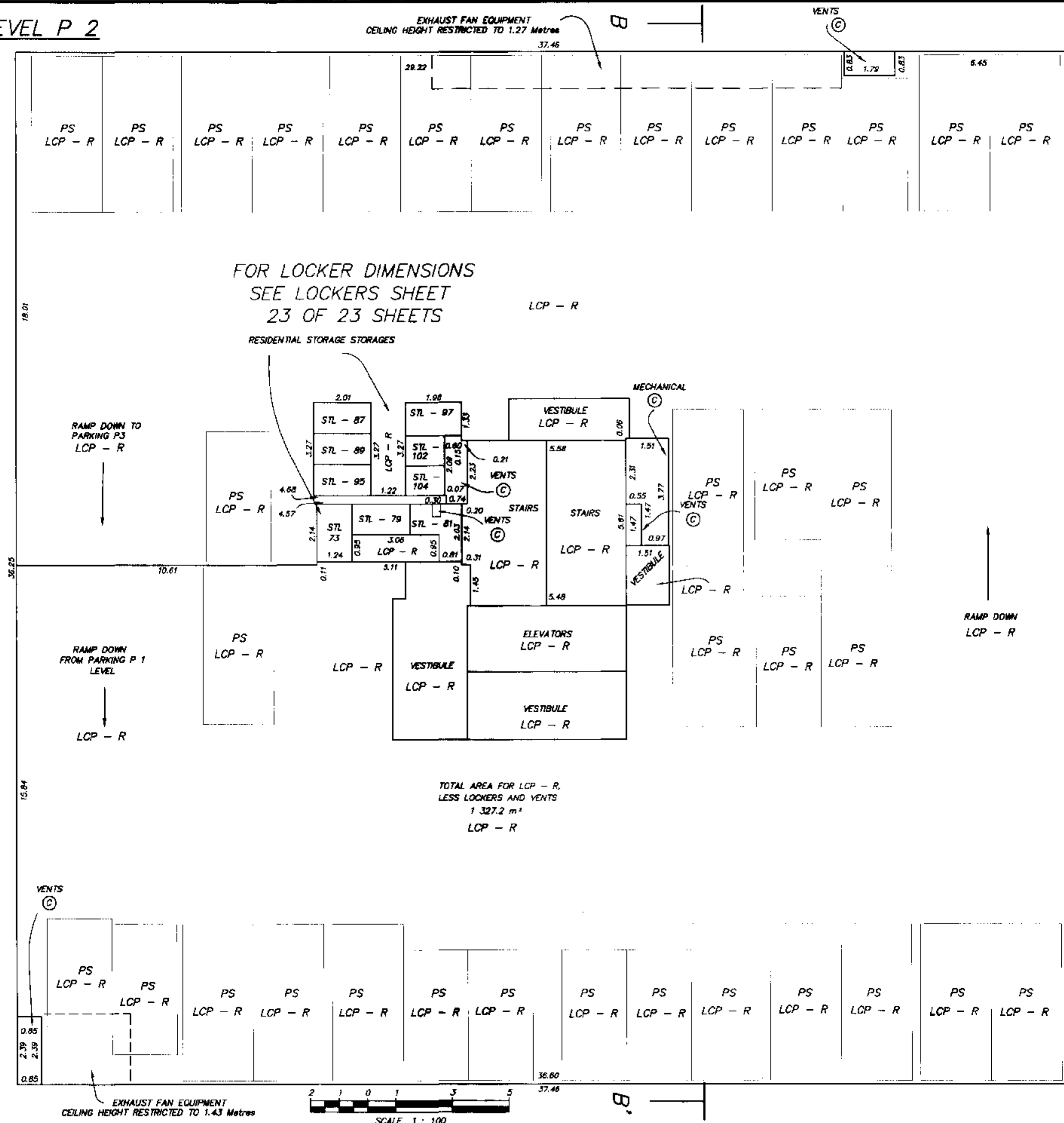
1st DAY OF October, 2003.
CERTIFIED CORRECT IN ACCORDANCE WITH
LAND TITLE OFFICE RECORDS.
DATED THIS
B. Agnew LCP
FILE 8845

PARKING LEVEL P 2

SHEET 5 OF 23 SHEETS

STRATA PLAN
BCS 478

AMENDED PURSUANT TO
SECTION 257 STATE PROPERTY ACT.
THIS 29TH OCT 2003.
SEC AMENDED SHEET SA
AND BV 446584



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

W.D.P. B.C.L.S.
7th August 2003

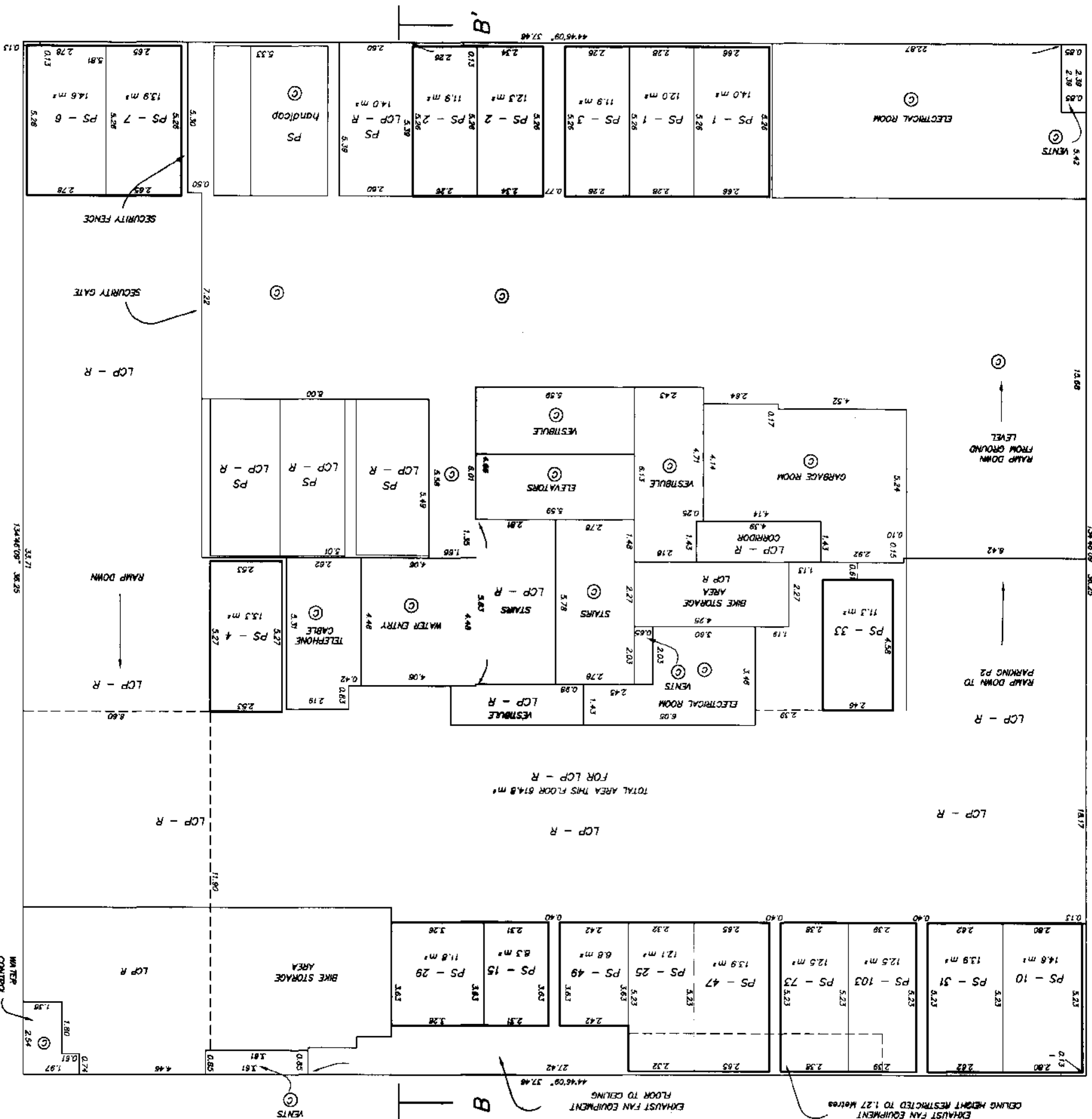
FILE 8845

THIS 29 DAY OF OCT. 2005.

REGISTRAR

REF: 0446584

ALL OF STRATA PLAN BCS478.



THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 6538

PARKING STALLS ARE LIMITED COMMON PROPERTY
APPLICANT/Tenant TO STRATA LOT INDICATED
i.e. PS - 10.

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 587-9189

ALL ANGLES ARE 45 OR 90 DEGREES
UNLESS STATED OTHERWISE.

INC. DENOTES INCLUSIVE

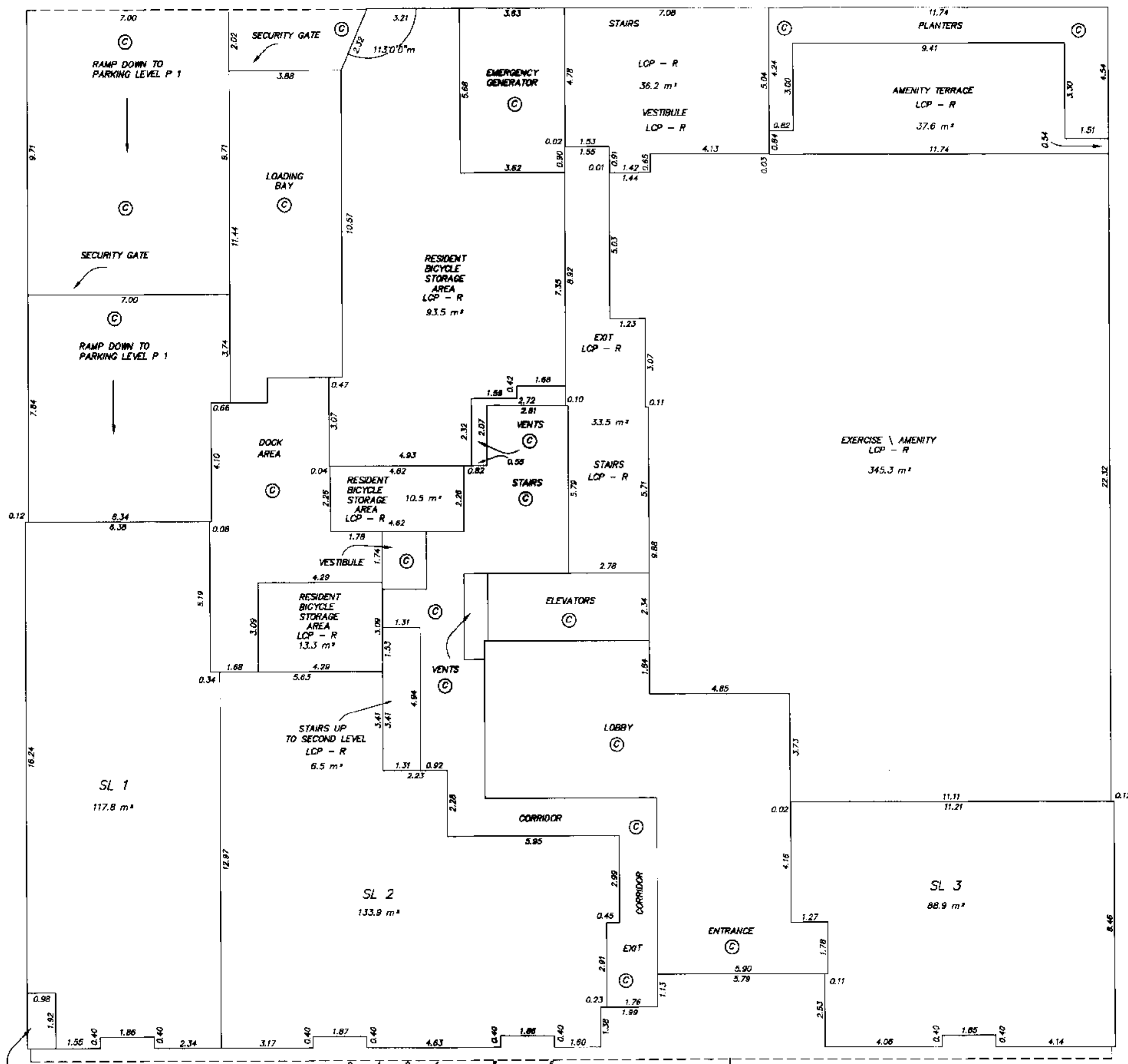
M. D. L. S.

1st DAY OF October, 2003.
 M. D. [Signature]
 U.S.
 FILE 8845

GROUND LEVEL

SHEET 7 OF 23 SHEETS

STRATA PLAN
BCS 478

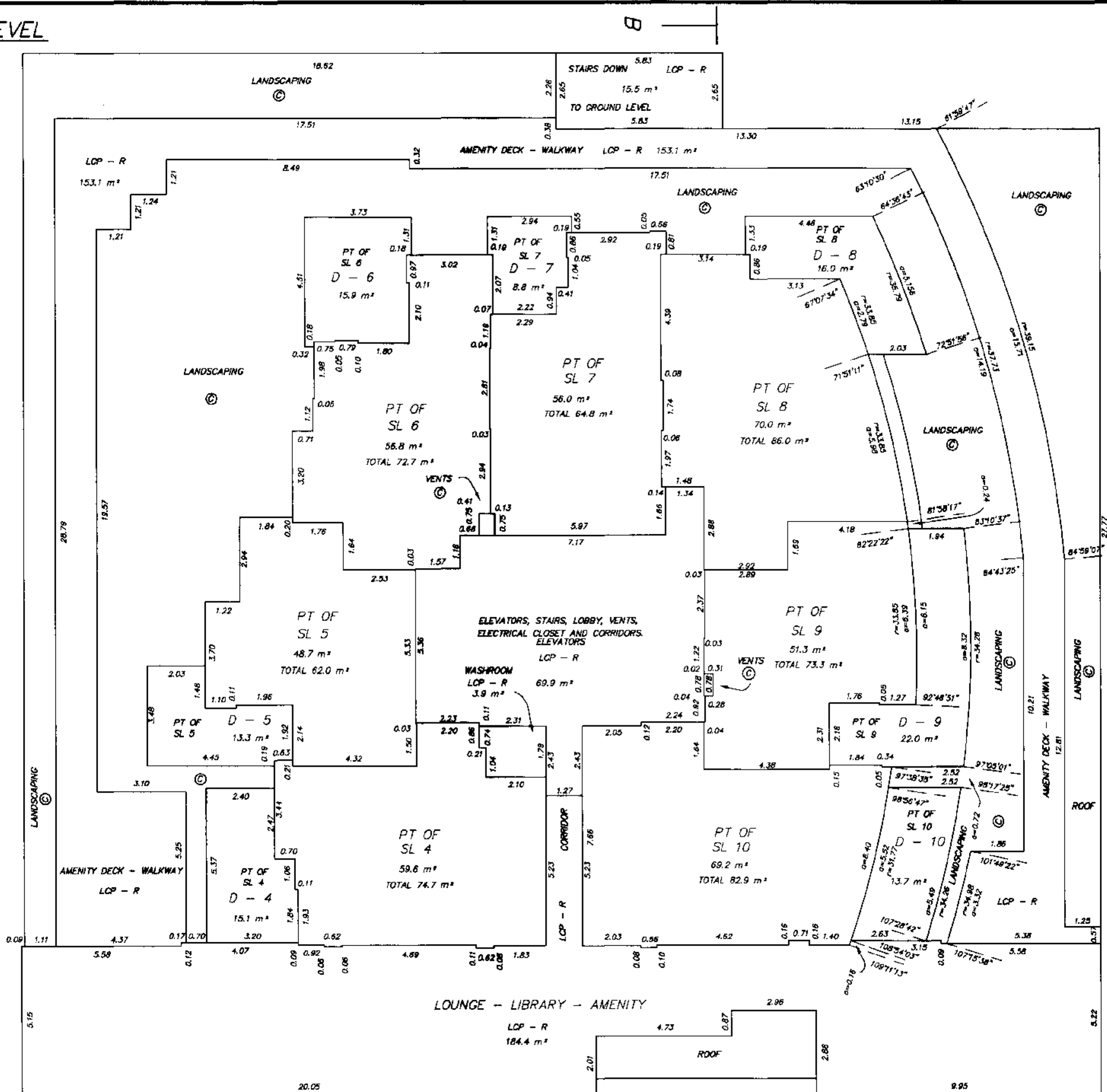


ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-
 1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS.
 2) TO FACE OF CONCRETE ON MAIN CONCRETE CORE WALLS.
 3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR WHERE THERE ARE WINDOWS, TO A LOCATION .01 METRES INSIDE THE OUTSIDE CONCRETE UPSTAND.

SECOND LEVEL

SHEET 8 OF 23 SHEETS

STRATA PLAN
BCS _____



ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-

- 1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS.
- 2) CENTRE LINE OF CONCRETE ELEVATOR CORE WALLS
- 3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR WHERE THERE ARE WINDOWS, TO A LOCATION .01 METRES INSIDE THE OUTSIDE CONCRETE UPSTAND.

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V3W 3E9

7th August 2003

THIRD LEVEL

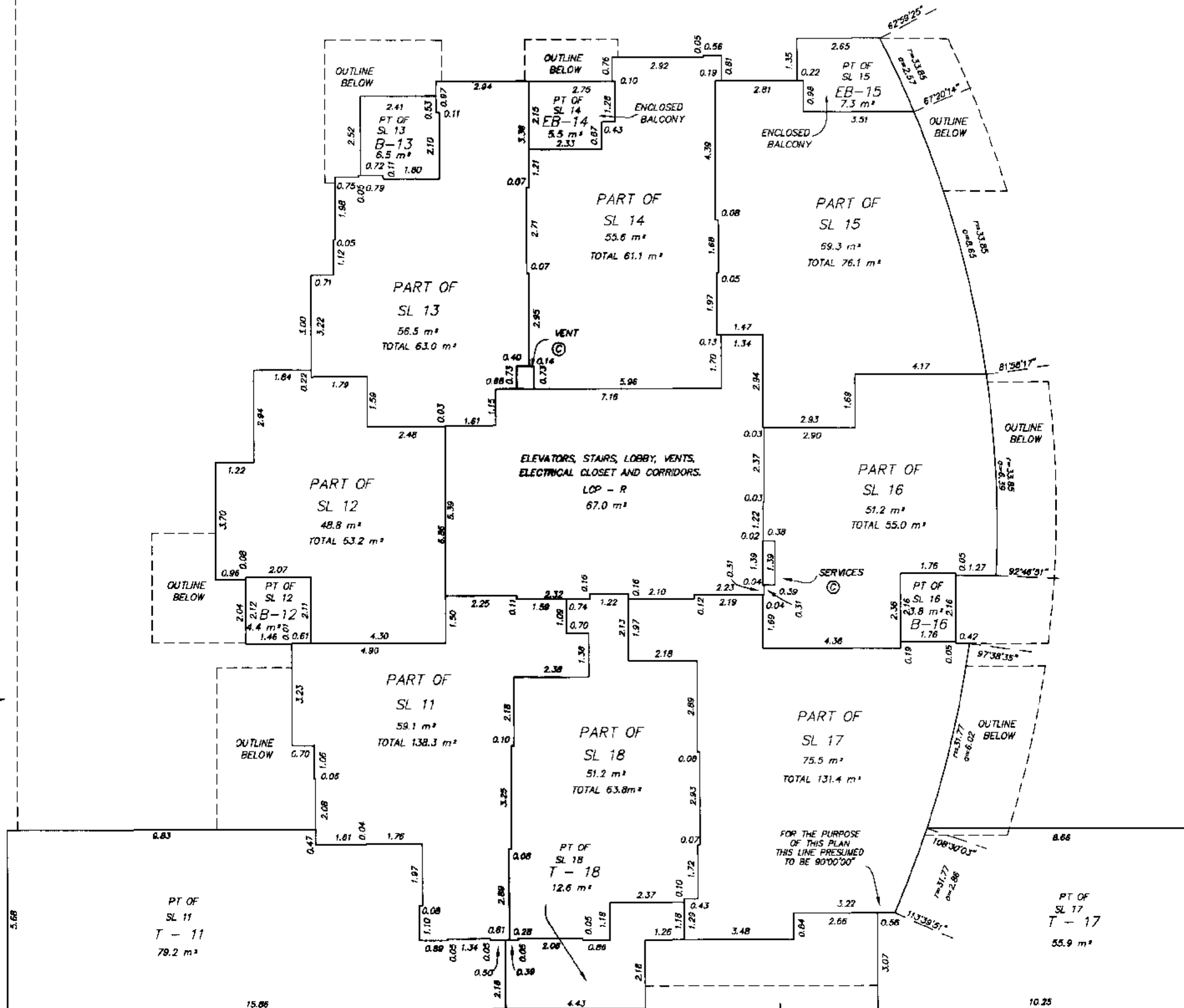
SHEET 9 OF 23 SHEETS

STRATA PLAN BCS 478



ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-
1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS
2) CENTRE LINE OF CONCRETE ELEVATOR CORE WALLS
3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR
WHERE THERE ARE WINDOWS TO A LOCATION .01 METRES INSIDE THE
OUTSIDE CONCRETE UPSTAND.

PERIMETER OF FLOOR BELOW
(TYPICAL)



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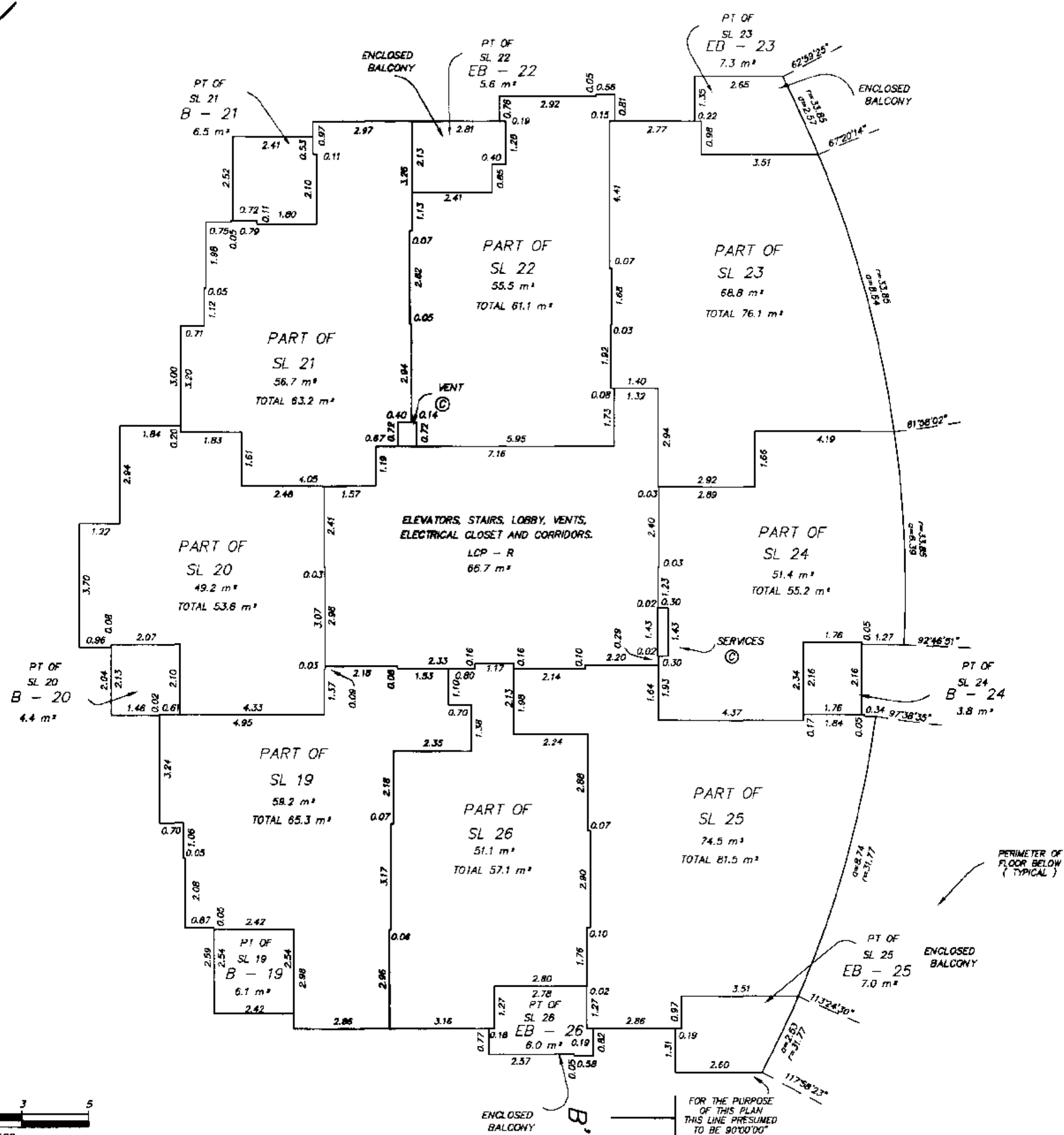
SCALE 1 : 100

WDL B.C.L.S.
7th August 2003
FILE 8845

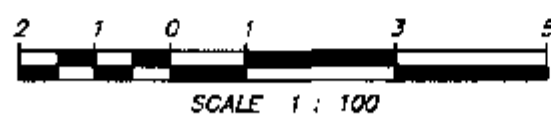
FOURTH LEVEL

ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-
 1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS,
 2) CENTRE LINE OF CONCRETE ELEVATOR CORE WALLS
 3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR
 WHERE THERE ARE WINDOWS, TO A LOCATION .01 METRES INSIDE THE
 OUTSIDE CONCRETE UPSTAND.

SHEET 10 OF 23 SHEETS

STRATA PLAN
BCS 478

MURRAY & ASSOCIATES
 201-1244B 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



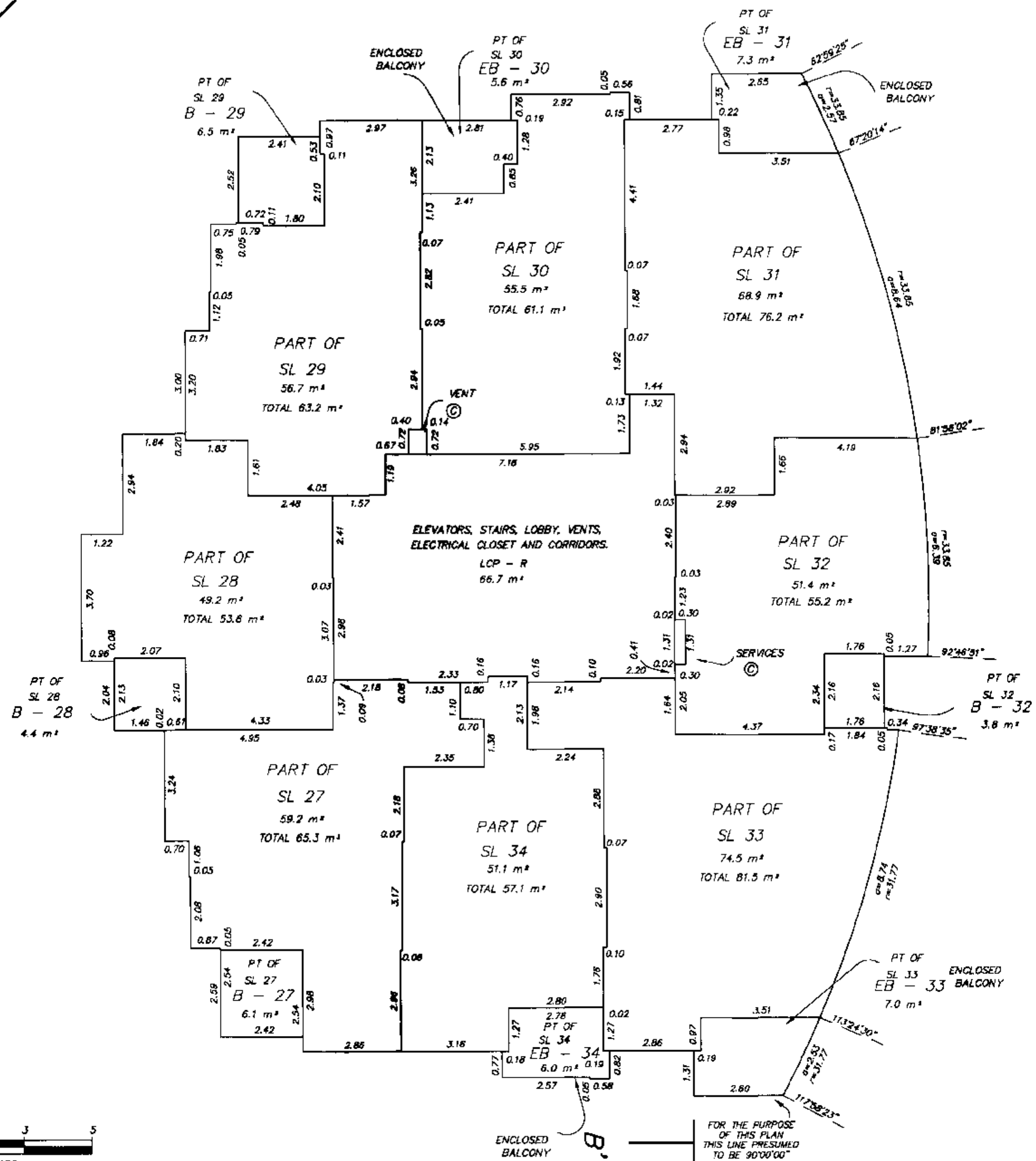
FOR THE PURPOSE
 OF THIS PLAN
 THIS LINE PRESUMED
 TO BE 90°00'00"

WOL B.C.L.S.
 7th August 2003
 FILE 8845

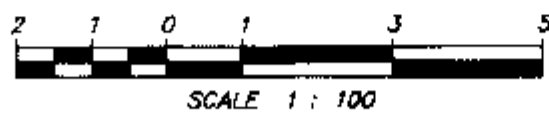
FIFTH LEVEL

ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-
 1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS,
 2) CENTRE LINE OF CONCRETE ELEVATOR CORE WALLS
 3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR
 WHERE THERE ARE WINDOWS, TO A LOCATION .01 METRES INSIDE THE
 OUTSIDE CONCRETE UPSTAND.

SHEET 11 OF 23 SHEETS

STRATA PLAN
BCS 478


MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



FOR THE PURPOSE
 OF THIS PLAN
 THIS LINE PRESUMED
 TO BE 90°00'00"

7/10/03 B.C.L.S.
 7th August 2003
 FILE 8845

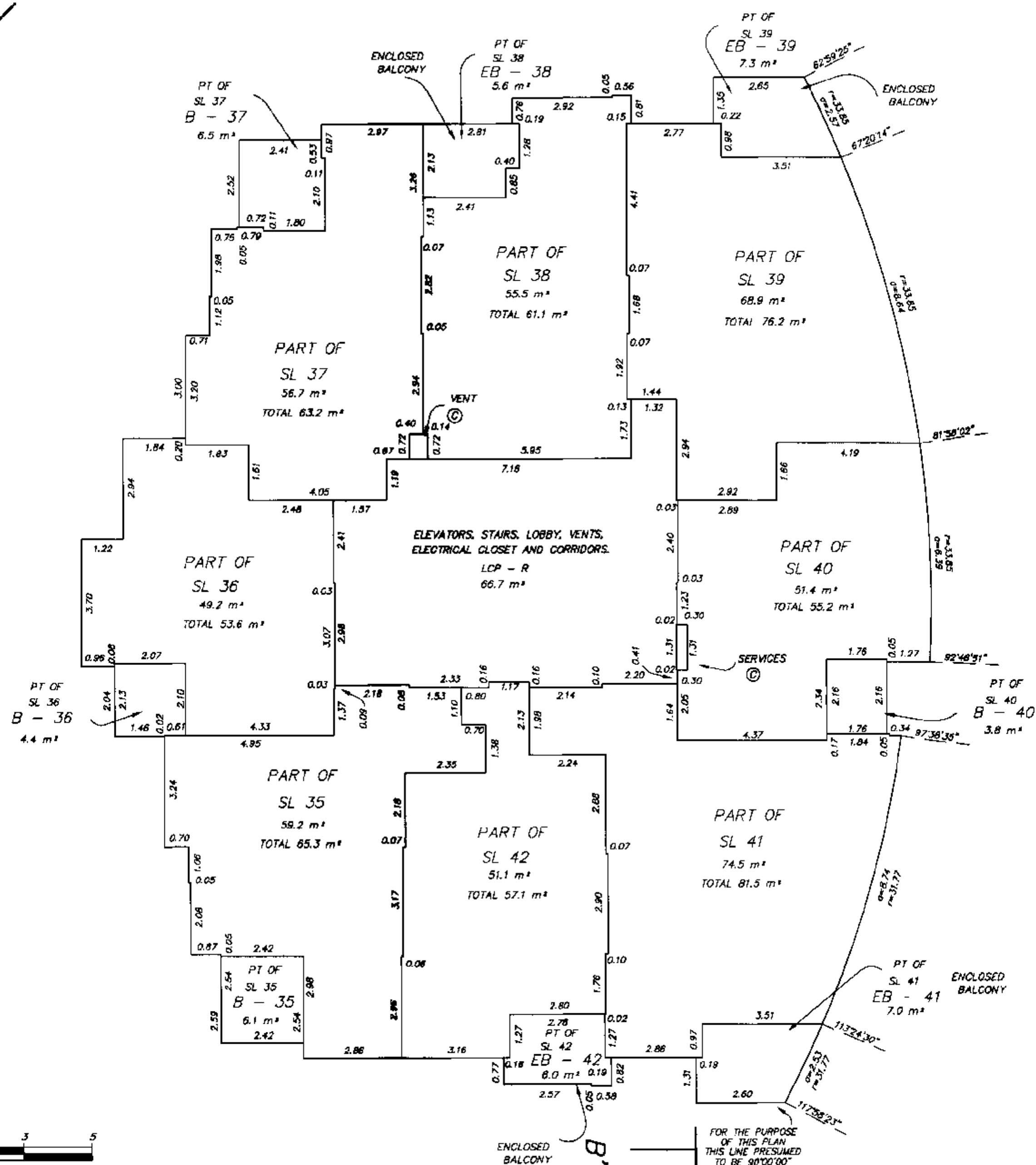
SIXTH LEVEL

ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-

- 1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS,
- 2) CENTRE LINE OF CONCRETE ELEVATOR CORE WALLS
- 3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR WHERE THERE ARE WINDOWS, TO A LOCATION .01 METRES INSIDE THE OUTSIDE CONCRETE UPSTAND.

SHEET 12 OF 23 SHEETS

STRATA PLAN
BCS 478



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201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



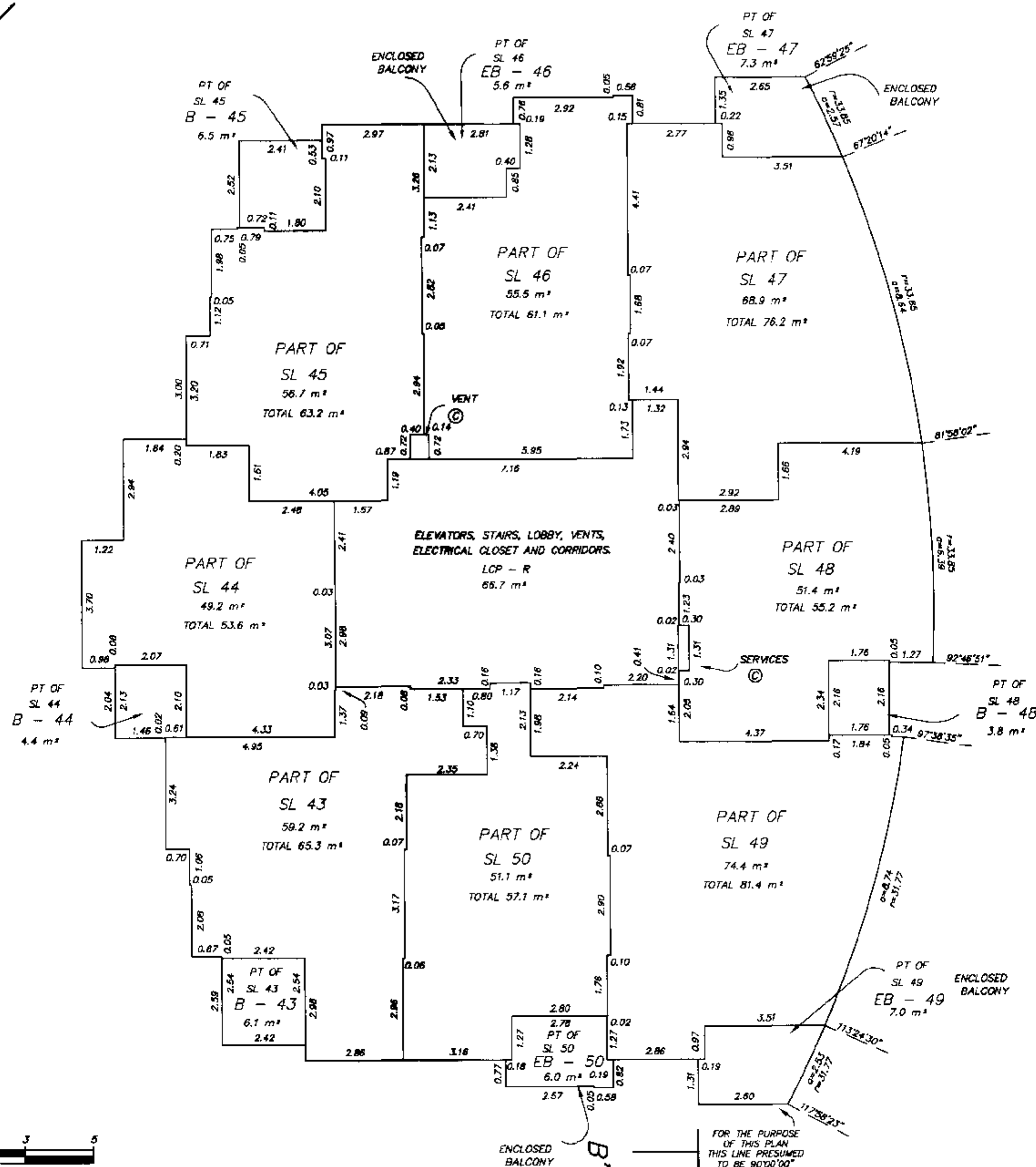
7/10/03 B.C.L.S.
7th August 2003
FILE 8845

SEVENTH LEVEL

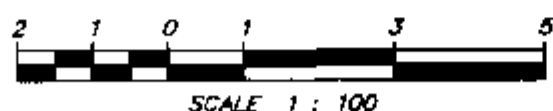
ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-
 1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS
 2) CENTRE LINE OF CONCRETE ELEVATOR CORE WALLS
 3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR WHERE THERE ARE WINDOWS, TO A LOCATION .01 METRES INSIDE THE OUTSIDE CONCRETE UPSTAND.

SHEET 13 OF 23 SHEETS

STRATA PLAN
 BCS 478



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 SURREY, B.C.
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 (604) 597-9189



FOR THE PURPOSE
 OF THIS PLAN
 THIS LINE PRESUMED
 TO BE 90°00'00"

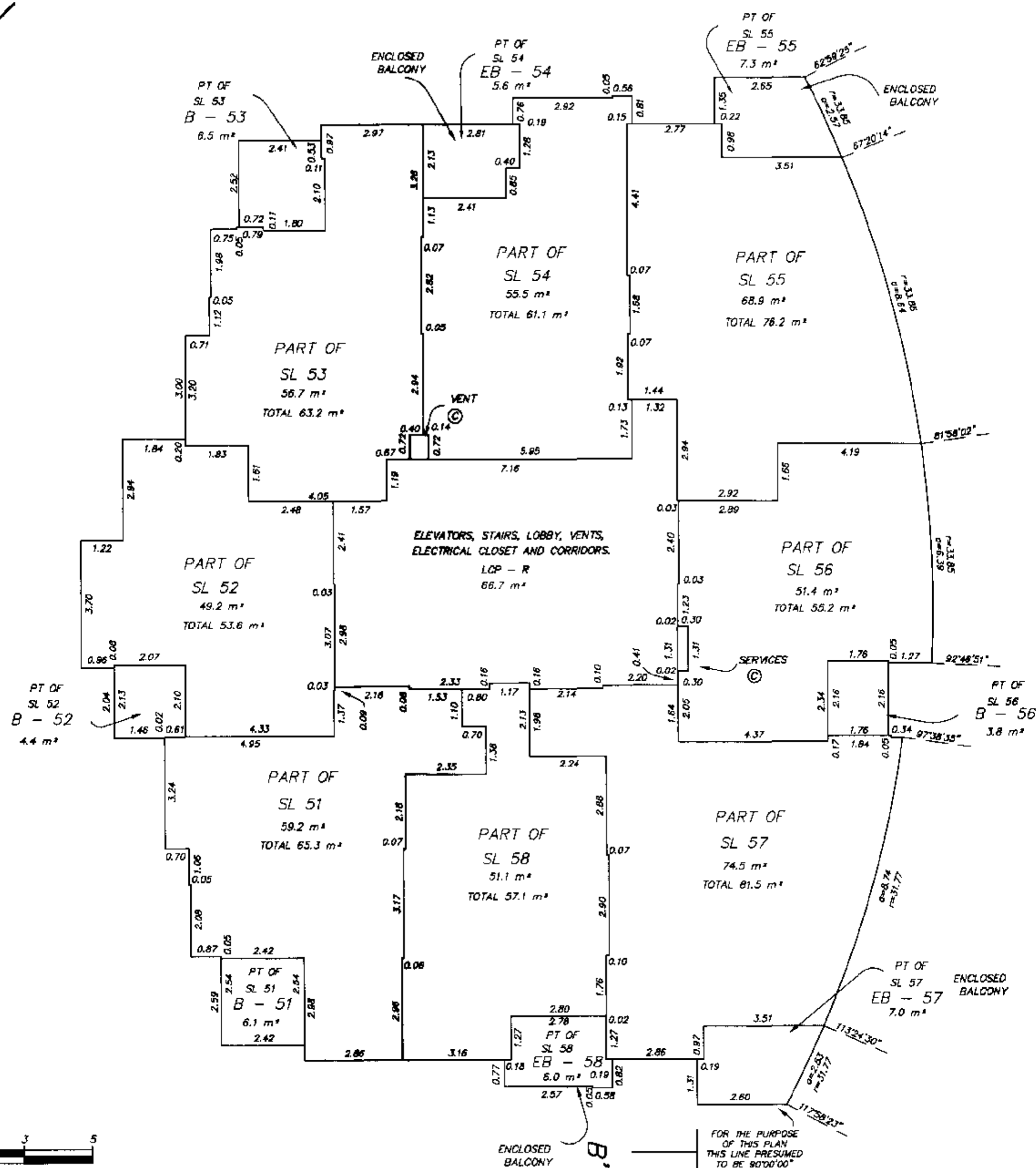
760P B.C.L.S.
 7th August 2003
 FILE 8845

EIGHTH LEVEL

ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-
 1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS
 2) CENTRE LINE OF CONCRETE ELEVATOR CORE WALLS
 3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR WHERE THERE ARE WINDOWS, TO A LOCATION .01 METRES INSIDE THE OUTSIDE CONCRETE UPSTAND.

SHEET 14 OF 23 SHEETS

STRATA PLAN
 BCS 478



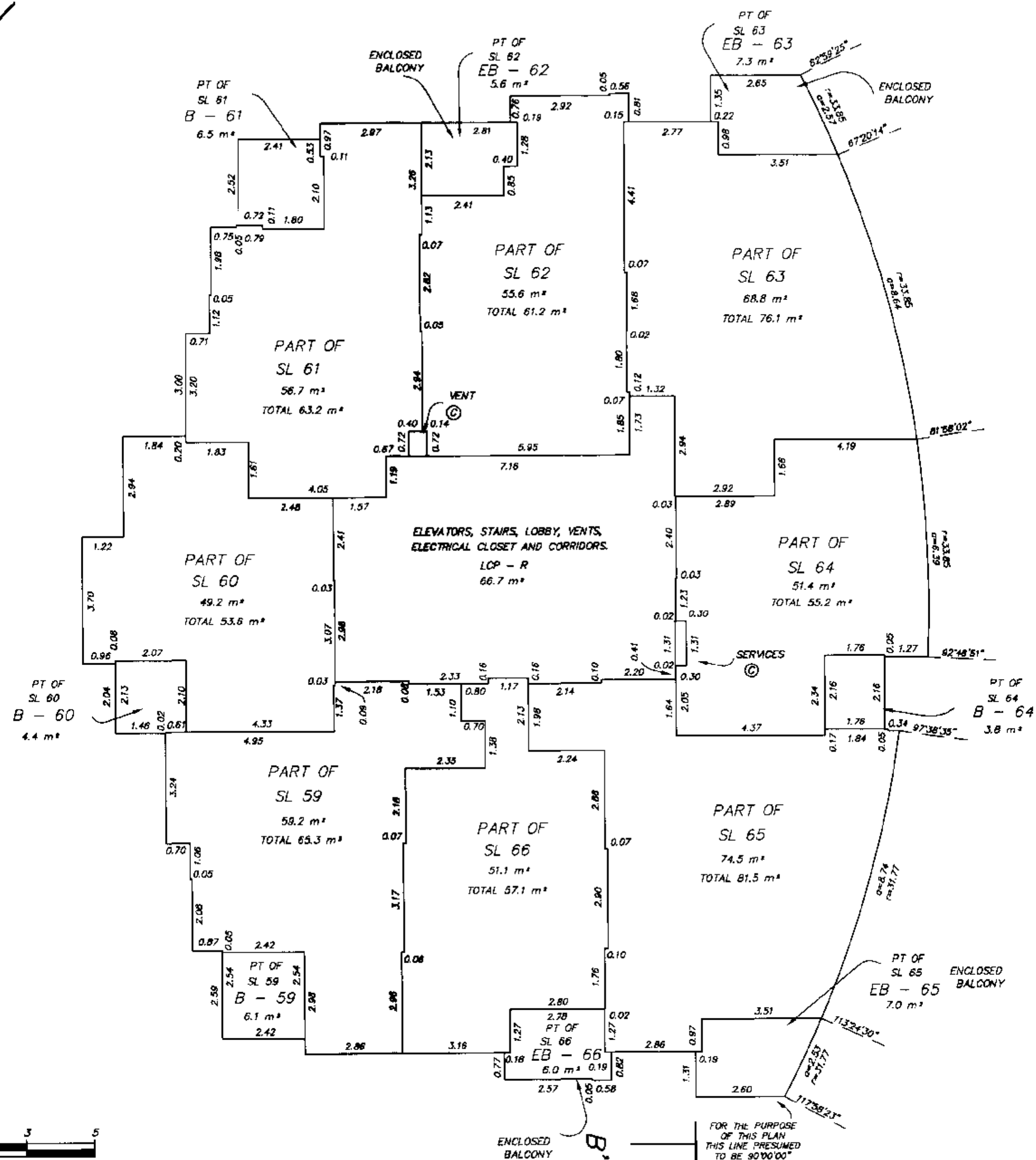
MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
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 (604) 597-9189

7/10/02 B.C.L.S.
 7th August 2003
 FILE 8845

NINTH LEVEL

ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-
 1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS,
 2) CENTRE LINE OF CONCRETE ELEVATOR CORE WALLS
 3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR
 WHERE THERE ARE WINDOWS, TO A LOCATION .01 METRES INSIDE THE
 OUTSIDE CONCRETE UPSTAND.

SHEET 15 OF 23 SHEETS

STRATA PLAN
BCS 478

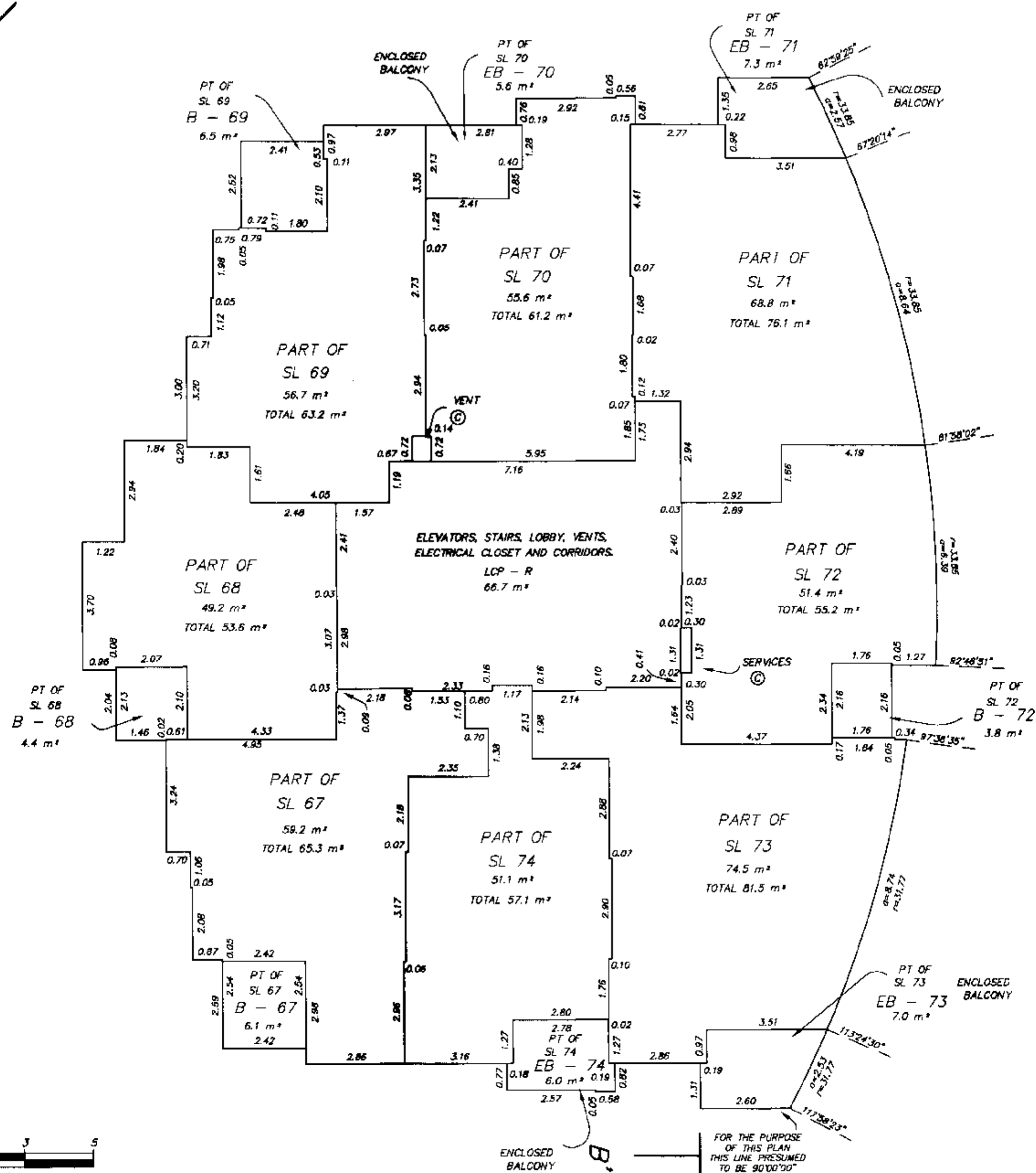
MURRAY & ASSOCIATES
 201-12448 B2nd AVENUE
 SURREY, B.C.
 Y3W 3E9
 (604) 597-9189

7/12/03 B.C.L.S.
 7th August 2003
 FILE 8845

TENTH LEVEL

ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-
 1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS.
 2) CENTRE LINE OF CONCRETE ELEVATOR CORE WALLS
 3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR WHERE THERE ARE WINDOWS, TO A LOCATION .01 METRES INSIDE THE OUTSIDE CONCRETE UPSTAND.

SHEET 16 OF 23 SHEETS

STRATA PLAN
BCS 478


MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
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 (804) 597-9189

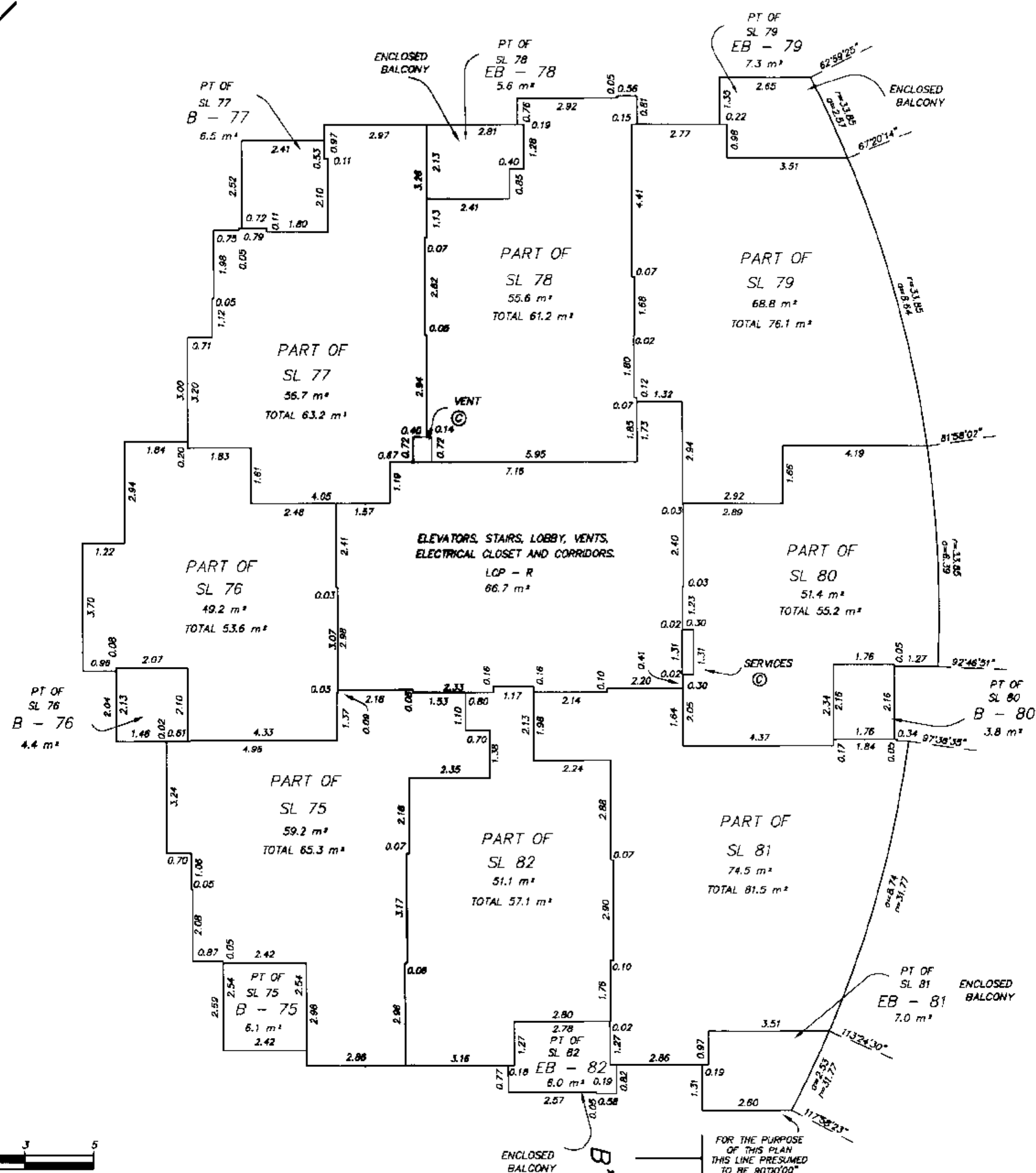
11/02/03 B.C.L.S.
 7th August 2003
 FILE 8845

ELEVENTH LEVEL

ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-
 1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS,
 2) CENTRE LINE OF CONCRETE ELEVATOR CORE WALLS,
 3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR
 WHERE THERE ARE WINDOWS, TO A LOCATION .01 METRES INSIDE THE
 OUTSIDE CONCRETE UPSTAND.

SHEET 17 OF 23 SHEETS

STRATA PLAN
 BCS 478



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
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 (604) 597-9189

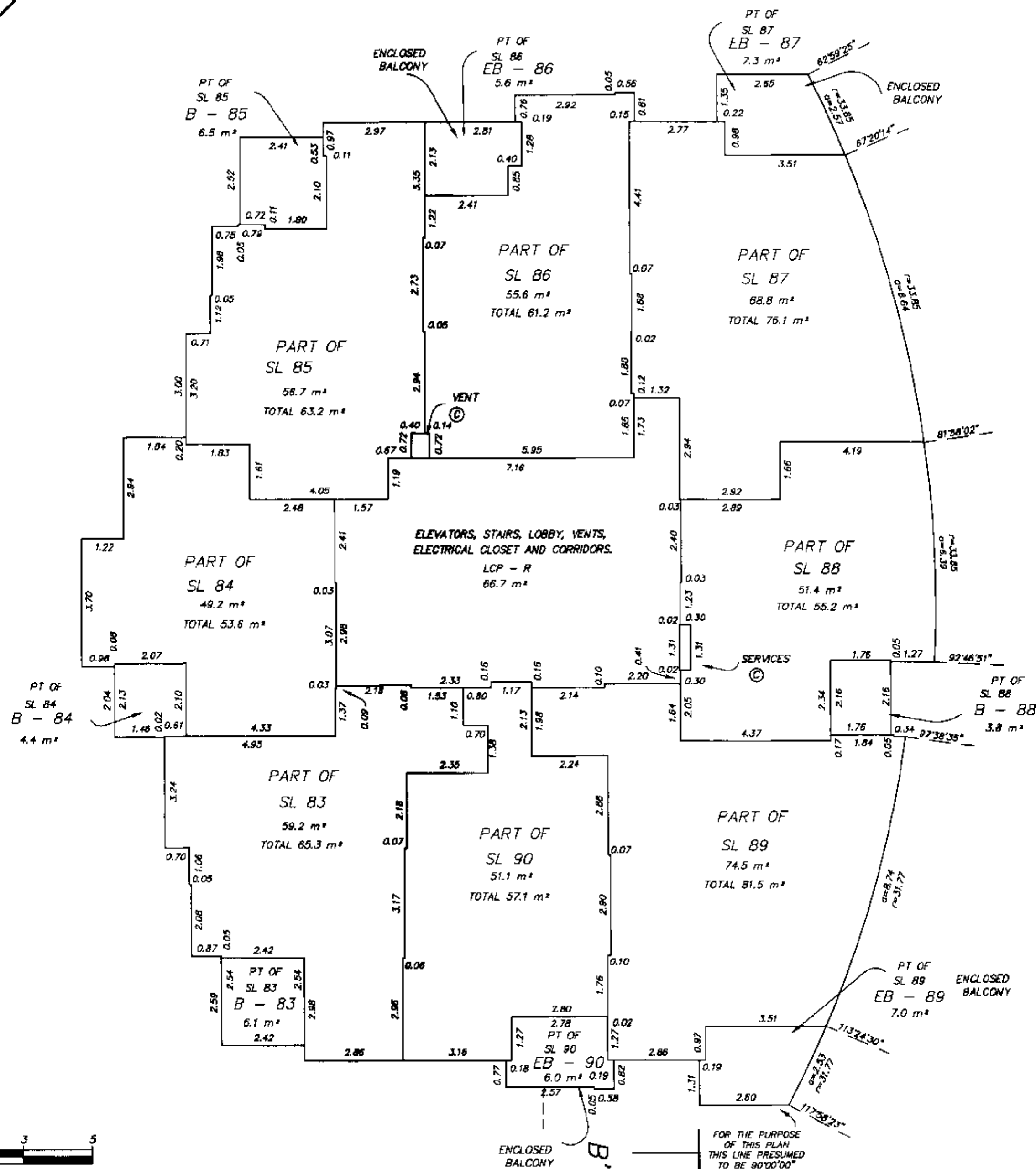
7/10/02 B.C.L.S.
 7th August 2003
 FILE 8845

TWELTH LEVEL

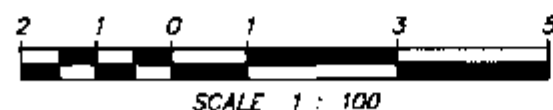
ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-
 1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS,
 2) CENTRE LINE OF CONCRETE ELEVATOR CORE WALLS
 3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR
 WHERE THERE ARE WINDOWS, TO A LOCATION .01 METRES INSIDE THE
 OUTSIDE CONCRETE UPSTAND.

SHEET 18 OF 23 SHEETS

STRATA PLAN
 BCS 478



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

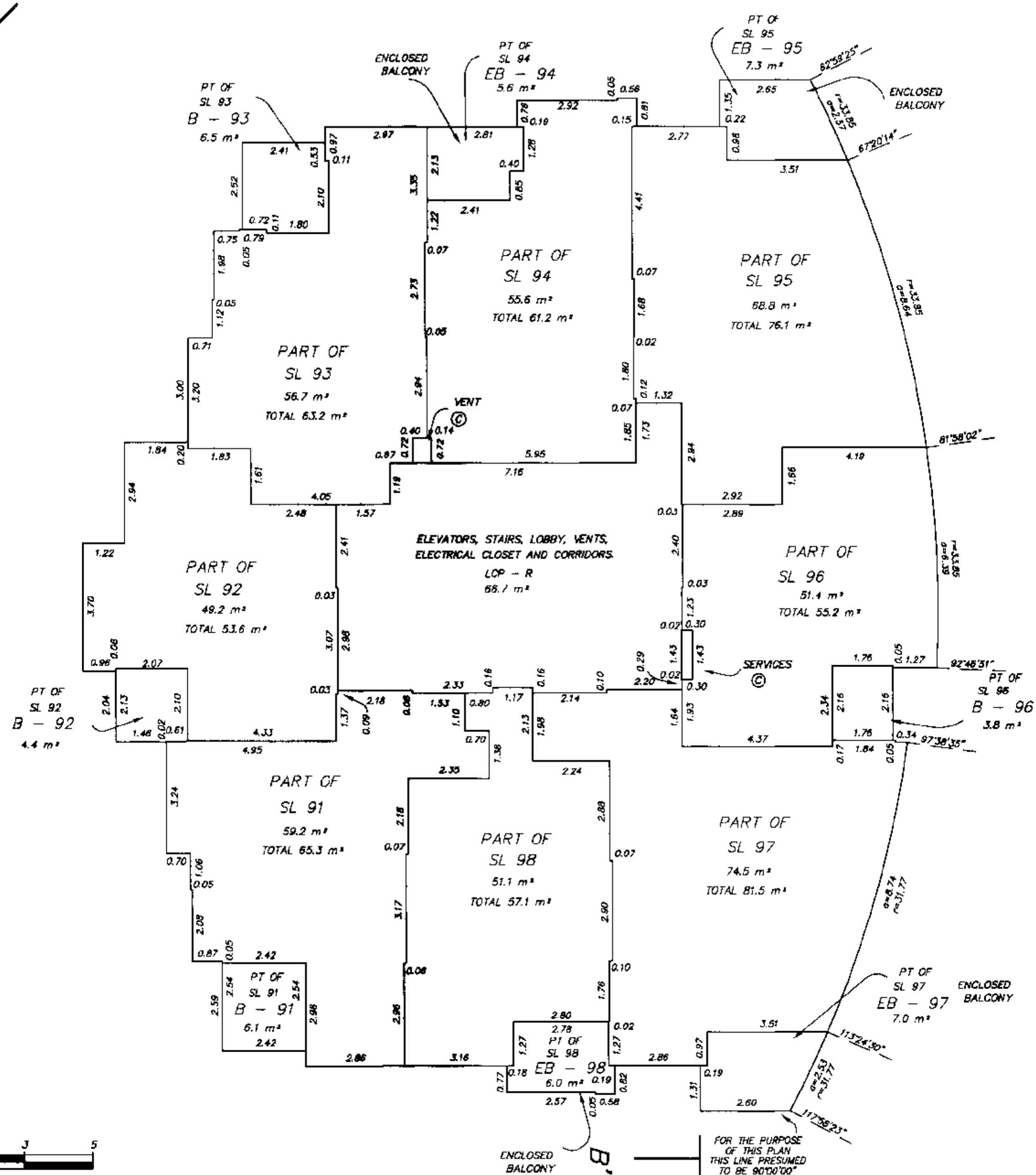


722P B.C.L.S.
 7th August 2003
 FILE 8845

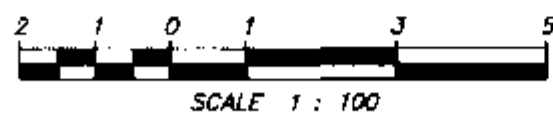
THIRTEENTH LEVEL

ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-
 1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS,
 2) CENTRE LINE OF CONCRETE ELEVATOR CORE WALLS
 3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR
 WHERE THERE ARE WINDOWS, TO A LOCATION .01 METRES INSIDE THE
 OUTSIDE CONCRETE UPSTAND.

SHEET 19 OF 23 SHEETS

STRATA PLAN
BCS 478


MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



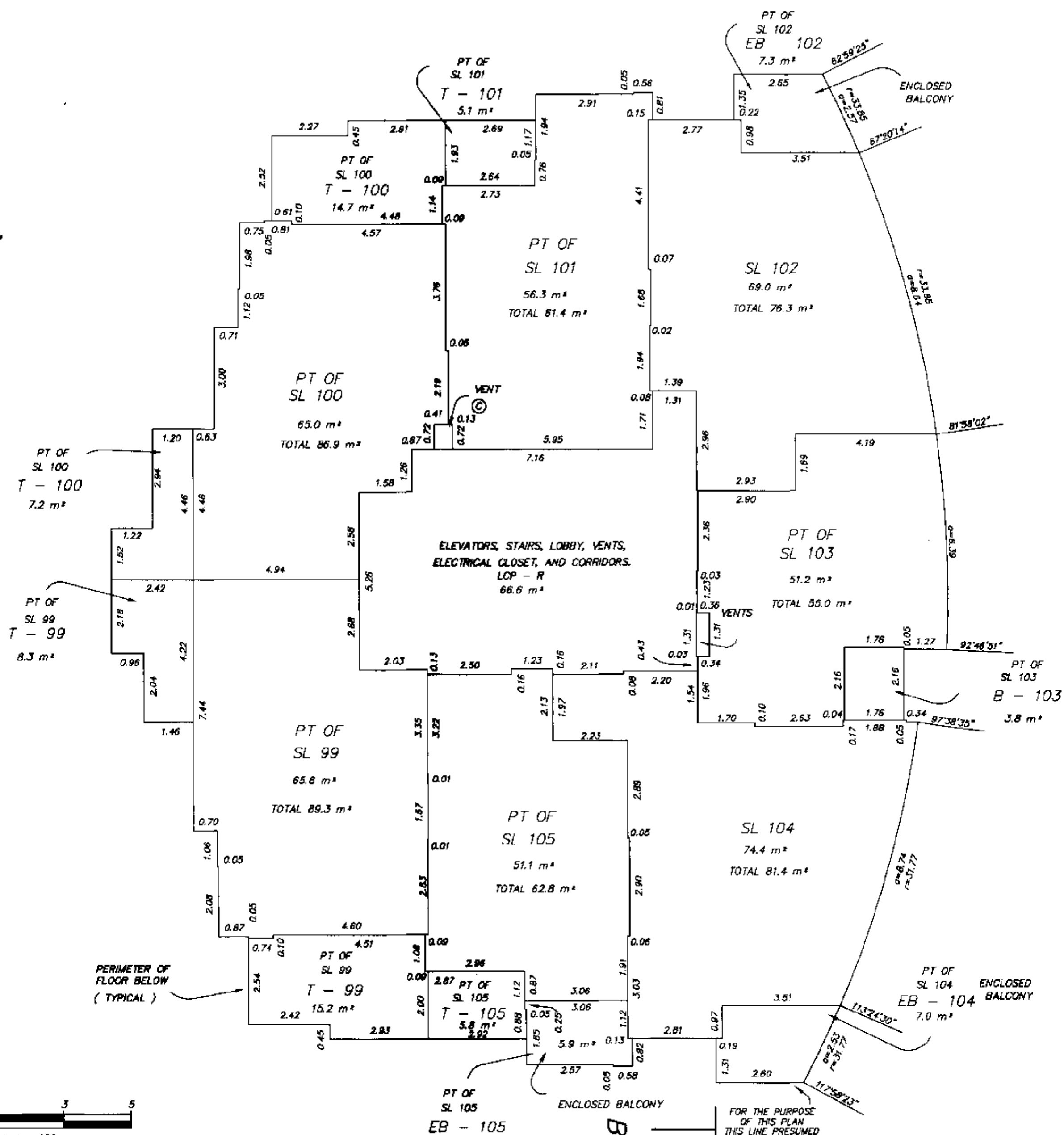
B.C.L.S.
 74 August 2003

FILE 8845

FOURTEENTH LEVEL

ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-
 1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS,
 2) CENTRE LINE OF CONCRETE ELEVATOR CORE WALLS
 3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR
 WHERE THERE ARE WINDOWS, TO A LOCATION .01 METRES INSIDE THE
 OUTSIDE CONCRETE UPSTAND.

SHEET 20 OF 23 SHEETS

STRATA PLAN
BCS 478

MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

11/02/03 B.C.L.S.
 7th August 2003

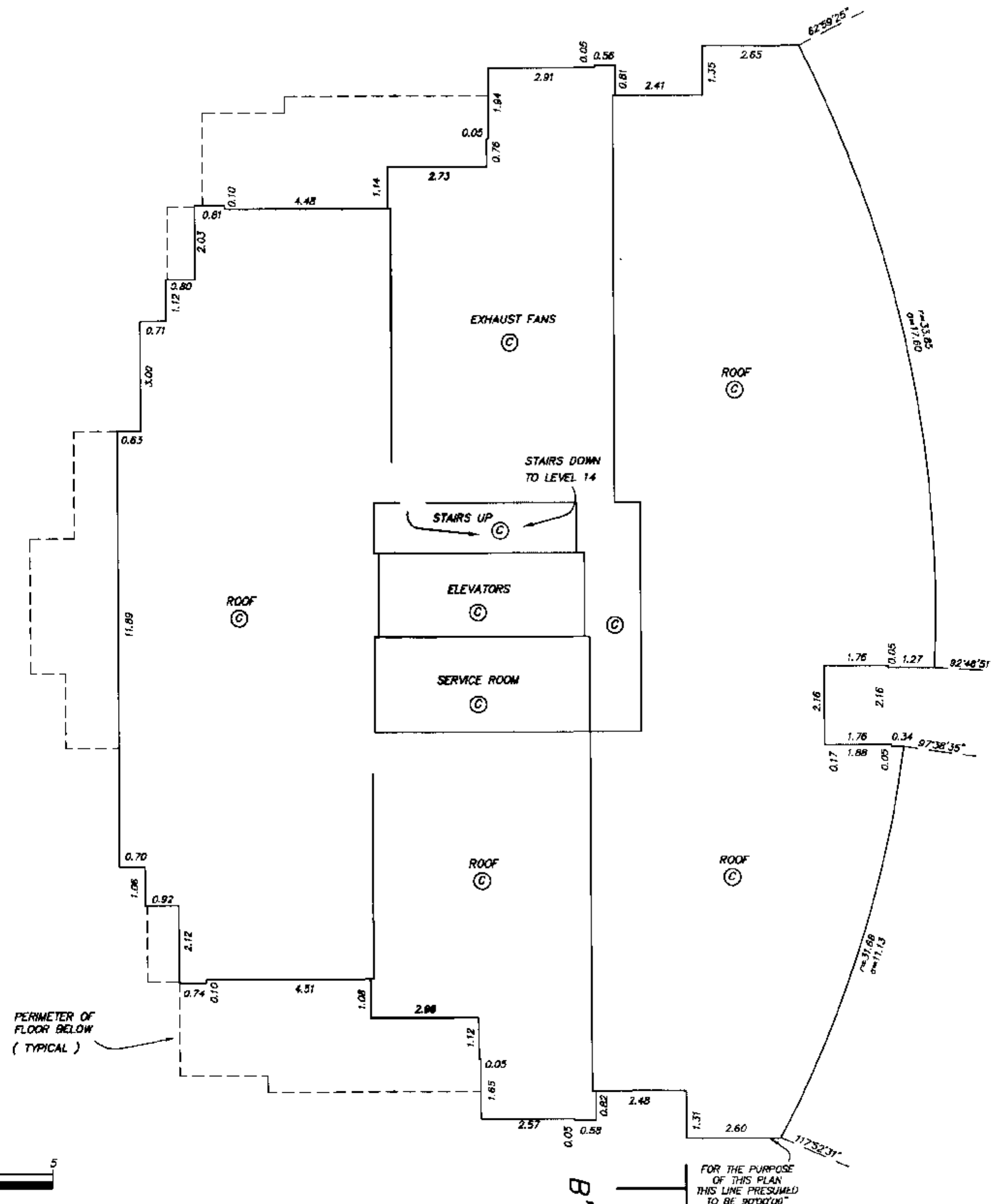
FILE 8845

ROOF LEVEL

ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-

- 1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS.
- 2) CENTRE LINE OF CONCRETE ELEVATOR CORE WALLS
- 3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR WHERE THERE ARE WINDOWS, TO A LOCATION .01 METRES INSIDE THE OUTSIDE CONCRETE UPSTAND.

SHEET 21 OF 23 SHEETS

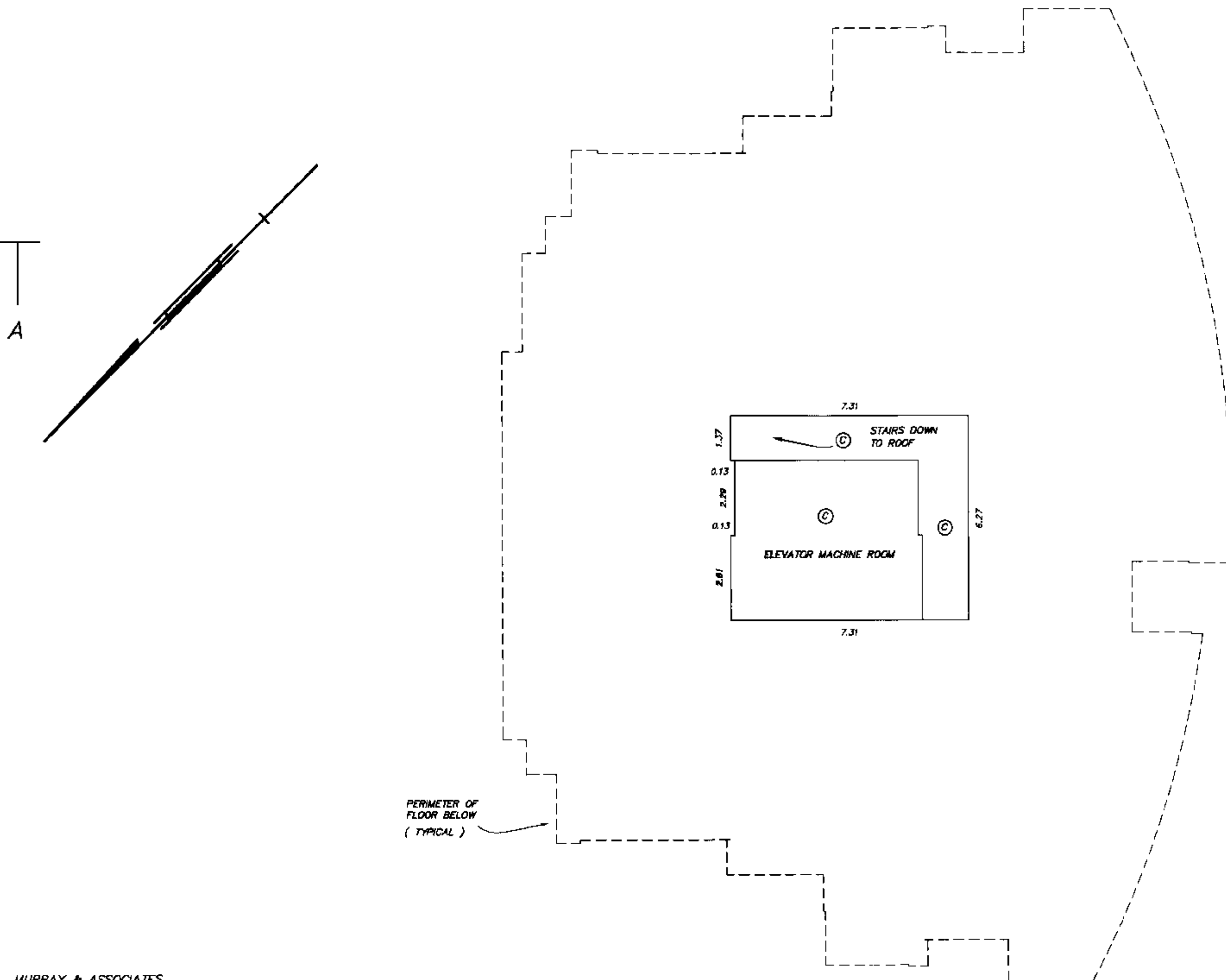
STRATA PLAN
BCS 478

UPPER ROOF LEVEL

ALL STRATA LOT BOUNDARIES ARE TAKEN TO :-
 1) CENTRE LINE OF ALL INTERNAL DEMISE WALLS,
 2) CENTRE LINE OF CONCRETE ELEVATOR CORE WALLS
 3) TO A LOCATION .01 METRES INSIDE THE OUTSIDE OF EXTERNAL WALLS OR
 WHERE THERE ARE WINDOWS, TO A LOCATION .01 METRES INSIDE THE
 OUTSIDE CONCRETE UPSTAND.

SHEET 22 OF 23 SHEETS

STRATA PLAN
 BCS 478



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-8189

2 1 0 1 3 5
 SCALE 1 : 100

4/19/03 B.C.L.S.
 74 August 2003
 FILE 8845

LOCKERS

NOT TO SCALE

SHEET 23 OF 23 SHEETS

STRATA PLAN
BCS 478

PARKING LEVEL P 2

RESIDENTIAL STORAGE LOCKERS

PARKING LEVEL P 3

RESIDENTIAL STORAGE LOCKERS

