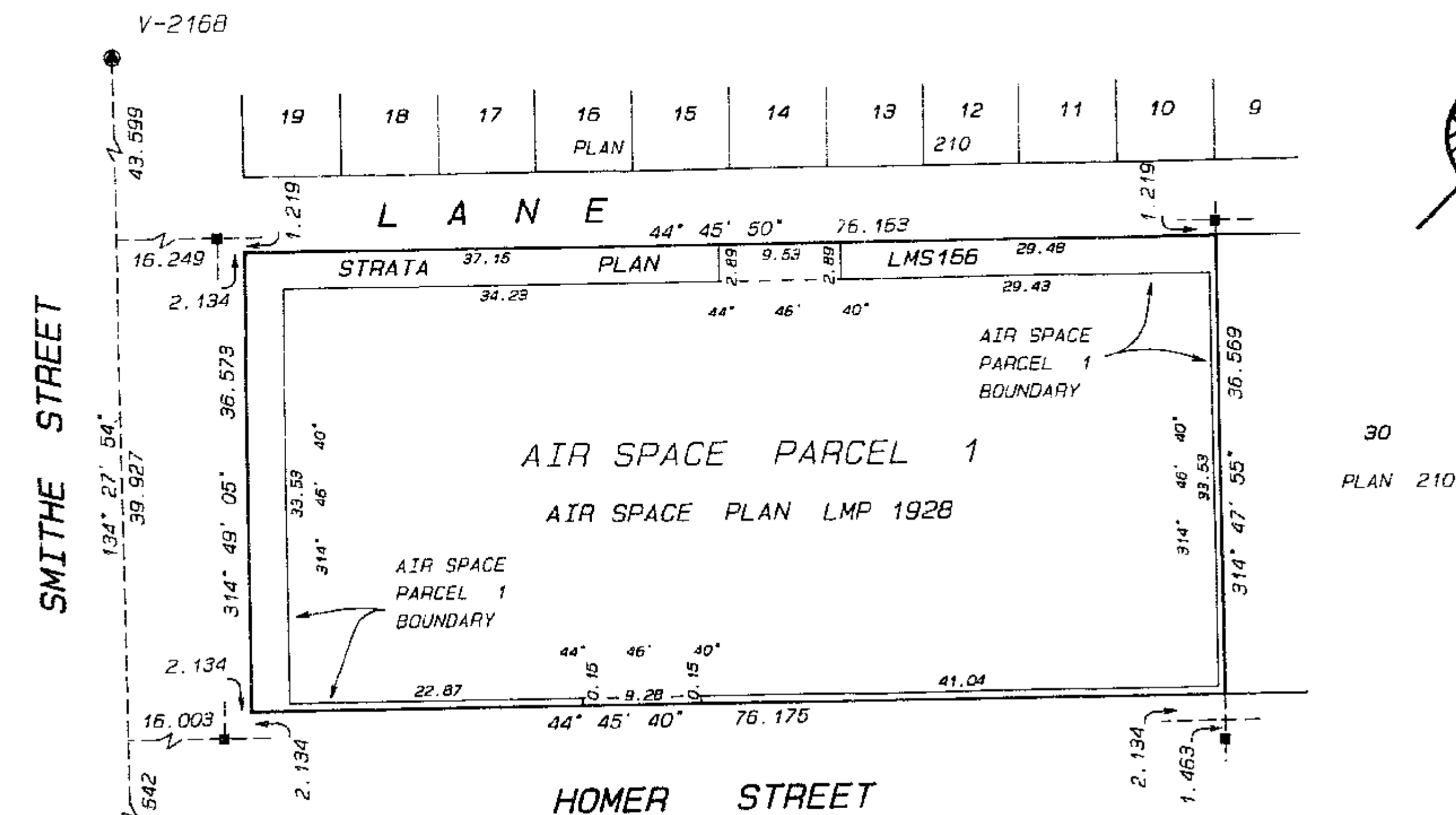


**STRATA PLAN OF AIR SPACE
PARCEL 1 BLOCK 65 DISTRICT
LOT 541 GROUP ONE N. W. D.
AIR SPACE PLAN LMP 1928**

B.C.G.S. 926.025
CITY OF VANCOUVER

SCALE 1: 500



LEGEND :

ALL DIMENSIONS ARE METRIC.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS V-2168 AND V-1910.
INTEGRATED SURVEY AREA NO. 31, VANCOUVER

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES
MULTIPLY BY COMBINED FACTOR 0.995889737.

- = CONTROL MONUMENT FOUND
- = LEAD PLUG FOUND

- m² = SQUARE METRES
- S.L. = STRATA LOT
- PT. = PART STRATA LOT
- C.P. = COMMON PROPERTY
- E = ELECTRICAL SHAFT/CLOSET
- V = MECHANICAL/VENTILATION SHAFT
- C = PARKING STALL
- B = BALCONY
- D = ROOFDECK
- EL. = GEODETIC ELEVATION (ELEVATIONS REFER TO CONTROL MONUMENT V-2166 WITH AN ELEVATION OF 25.681 m.)

NOTE : PARKING STALLS, BALCONIES AND ROOFDECKS ARE LIMITED
COMMON PROPERTY FOR USE OF THE STRATA LOTS INDICATED.
(EXAMPLE : C - 1, B - 1, D - 55)

I, William P. Wong, of Richmond, B.C., 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 Richmond, B.C.
This 9th day of April, 1992.

W.P. Wong B.C.L.S.

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

FIRST SHEET, SHEET 1 OF 33 SHEETS

STRATA PLAN LMS 355

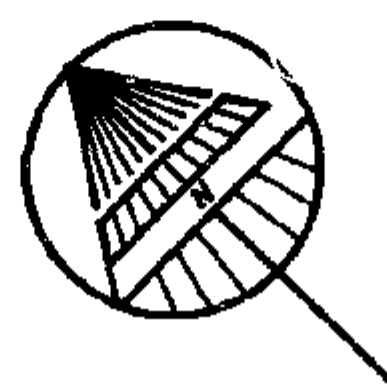
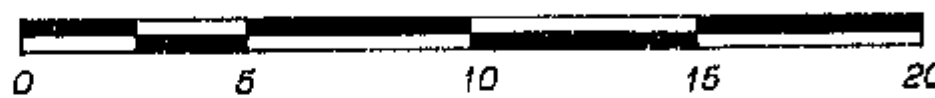
REF. NO. BF 147633 - BF 147690

STRATA PLAN LMS 355 deposited and registered
in the Land Title Office at New Westminster, B.C.
This 24th day of April, 1992

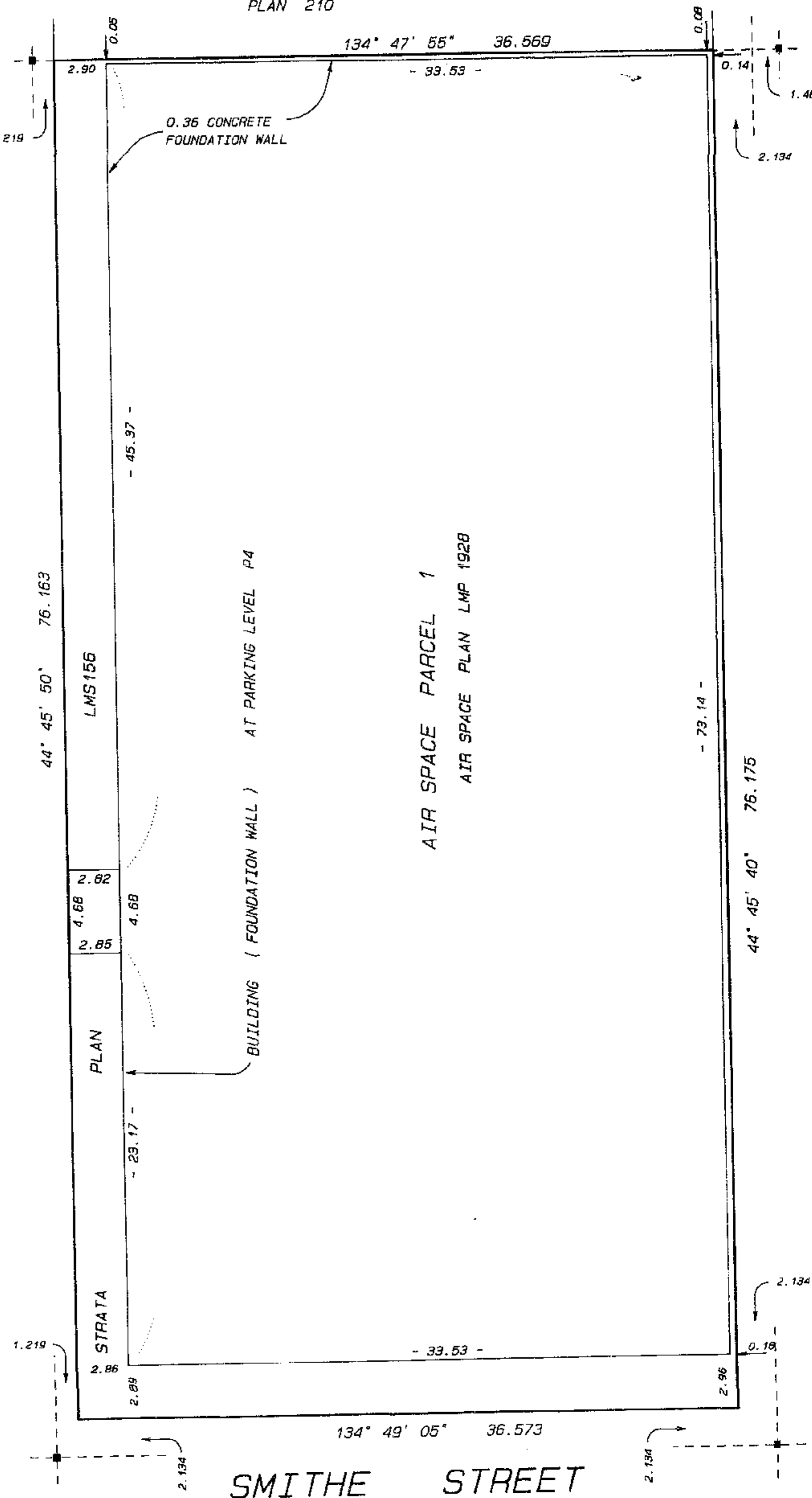
Deputy Registrar

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT.

SCALE 1: 250



L A N E



SMITHE STREET

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

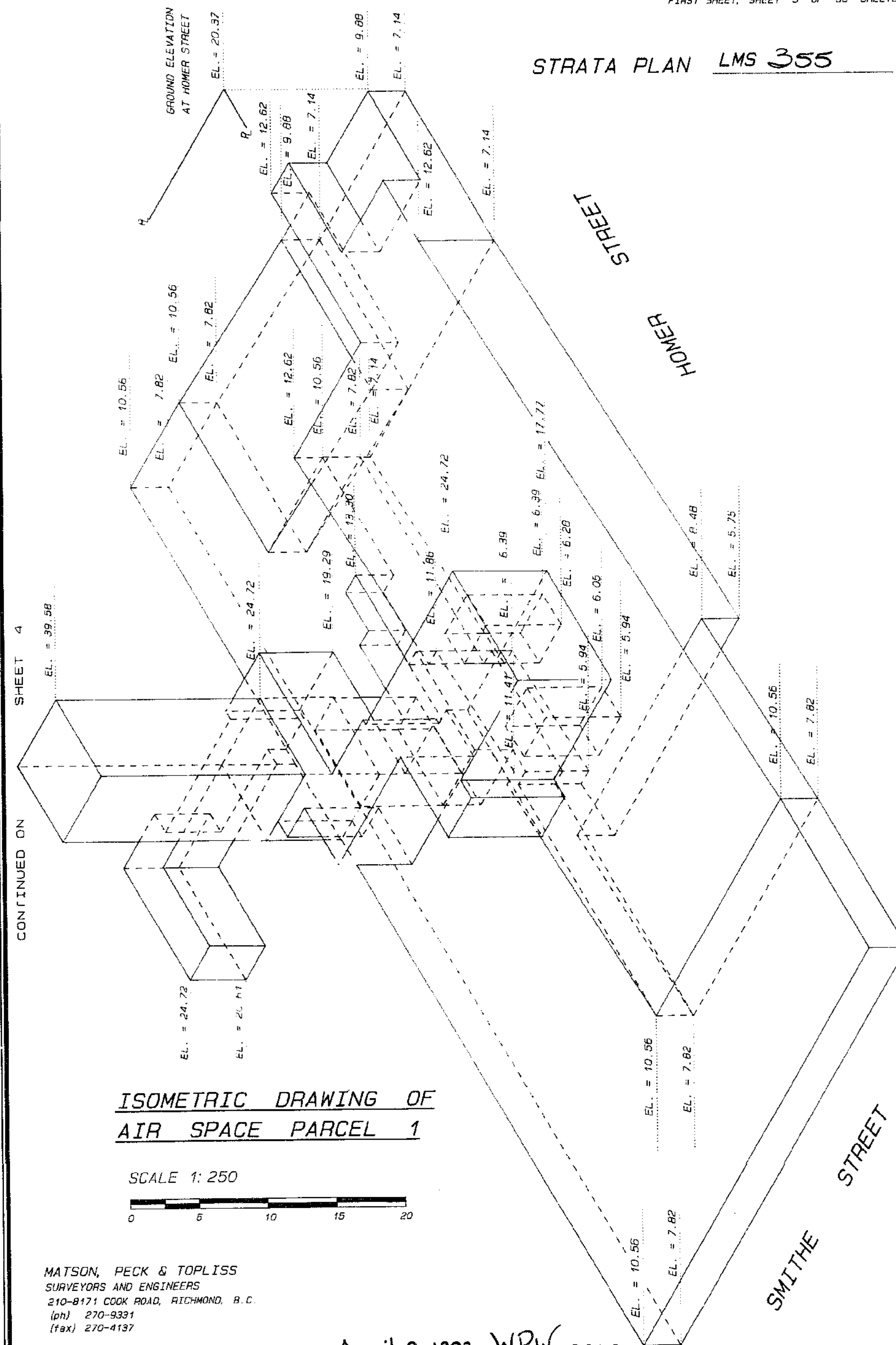
FIRST SHEET, SHEET 2 OF 33 SHEETS

STRATA PLAN LMS 355

DATE April 9, 1992. W.P. Wong B.C.L.S.

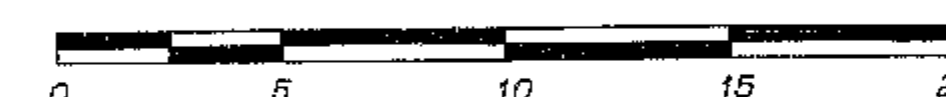
FIRST SHEET, SHEET 3 OF 33 SHEETS

STRATA PLAN LMS 355



**ISOMETRIC DRAWING OF
AIR SPACE PARCEL 1**

SCALE 1: 250



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

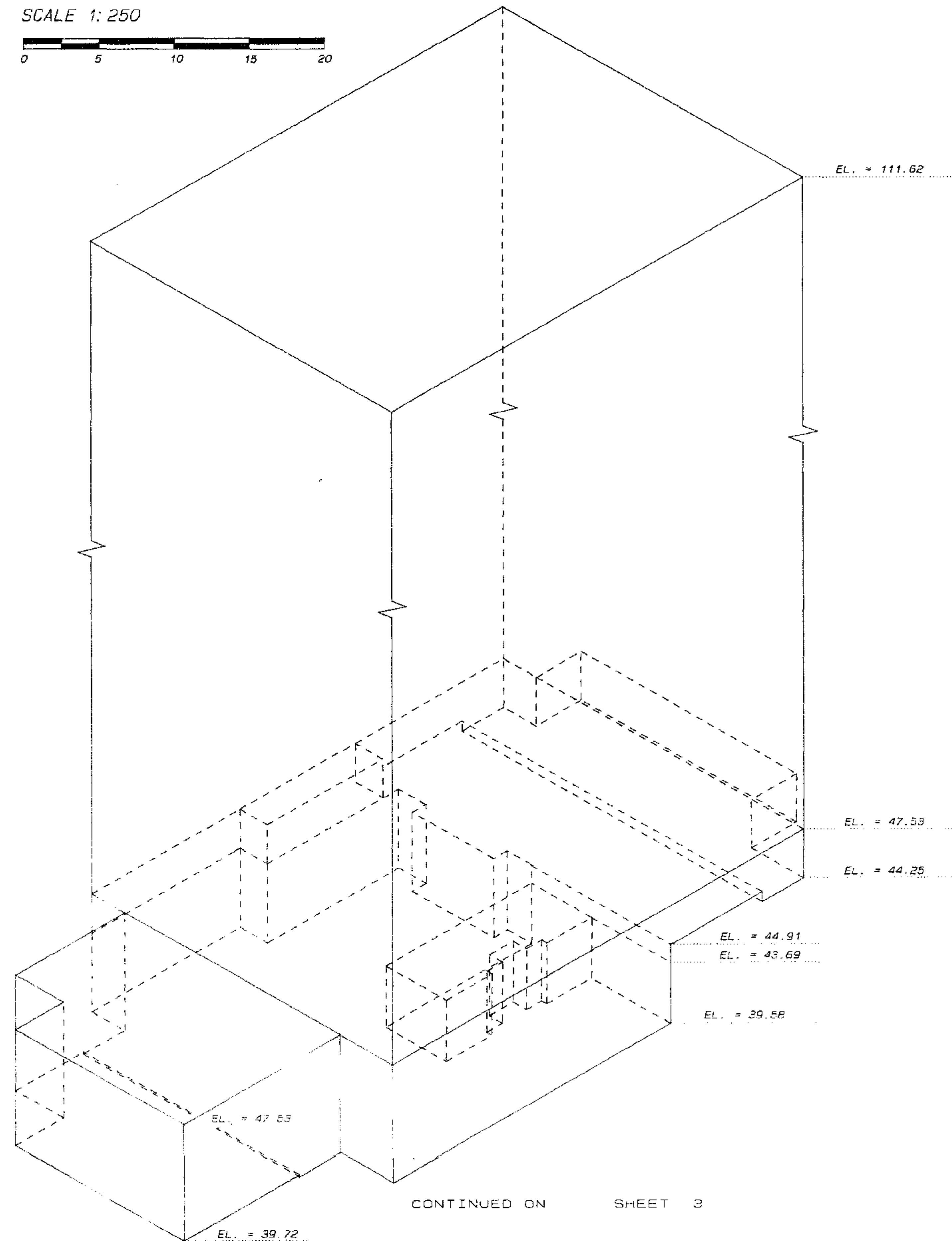
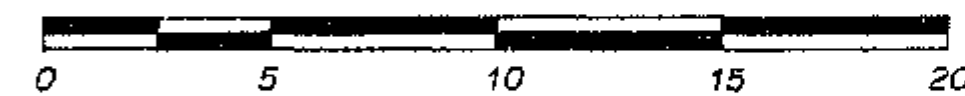
JOB NO. V91-9436 / RES.

DATE April 9, 1992. W.P. Wong B.C.L.S.

**ISOMETRIC DRAWING OF
AIR SPACE PARCEL 1**

STRATA PLAN LMS 355

SCALE 1: 250



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

DATE April 9, 1992 WPN B.C.L.S.

STRATA PLAN LMS 355

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 UPON DESTRUCTION	NUMBER OF VOTES
1	15	97	253	
2	15	112	282	
3	15	97	248	
4	15	97	263	
5	15	112	293	
6	15	97	259	
7	15	97	271	
8	15	112	301	
9	15	97	266	
10	17	97	276	
11	17	112	305	
12	17	97	272	
13	17	97	279	
14	17	112	309	
15	17	97	275	
16	18	97	282	
17	18	112	312	
18	18	97	278	
19	18	97	286	
20	18	112	316	
21	18	97	281	
22	19	97	288	
23	19	112	320	
24	19	97	285	
25	19	97	292	
26	19	112	323	
27	19	97	288	
28	20	97	295	
29	20	112	327	
30	20	97	291	
31	20	97	300	
32	20	112	331	
33	20	97	294	
34	21	97	304	
35	21	112	336	
36	21	97	299	
37	21	97	308	
38	21	112	340	
39	21	97	303	
40	22	97	312	
41	22	112	345	
42	22	97	307	
43	22	97	317	
44	22	110	344	
45	22	97	311	
46	23	97	321	
47	23	117	367	
48	23	97	316	
49	23	101	337	
50	23	117	372	
51	23	101	352	
52	24	95	341	
53	24	117	386	
54	24	95	337	
55	24, 25	188	543	
56	24	126	410	
57	24, 25	188	538	
58	25	131	441	
AGGREGATE		6158	18617	

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

DATE April 9, 1992 WPN B.C.L.S.

STRATA PLAN LMS 355

CONDOMINIUM ACT.

STATUTORY DECLARATION

I / WE the undersigned do solemnly declare that :

- (1) I / WE the undersigned am/are the owner-developer or the duly authorized agent of the owner-developer.
- (2) The strata plan is entirely for residential use.

I / WE 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.

Declared before me

at Vancouver, B.C.
this 10 day of April, 1992

355022 B.C. LTD.

Yvonne A. Liljefors
A Commissioner for
taking Affidavits within B.C.

Joseph Lai

Accepted as to forms 1, 2 and 3
this 23 day of April, 1992

Superintendent of Real Estate

SIGNATURES

WITNESSES :

Yvonne Liljefors
WITNESS
OCCUPATION
ADDRESS

Yvonne Liljefors

OWNER :

355022 B.C. LTD.
(INC. NO. 355022)

Joseph Lai
AUTHORIZED SIGNATORY

MORTGAGEES :

HONGKONG BANK OF CANADA :
by it's lawful attorneys

George D.R. Baleman
WITNESS
OCCUPATION
ADDRESS

George D.R. Baleman
AUTHORIZED SIGNATORY

Terry Hui
WITNESS
OCCUPATION
ADDRESS

372380 BRITISH COLUMBIA LTD.
(INC. NO. 372380)

Terry Hui
AUTHORIZED SIGNATORY

**CERTIFICATE UNDER SECTION 8 (1)
CONDOMINIUM ACT.**

I, William P. Wong, of Richmond, B.C. British Columbia
Land Surveyor, hereby certify that the building shown
in this strata plan has not, as of the 9th day of
April, 1992 been previously occupied.

Dated at Richmond, B.C.

This 9th day of April, 1992

W.P. Wong, B.C.L.S.

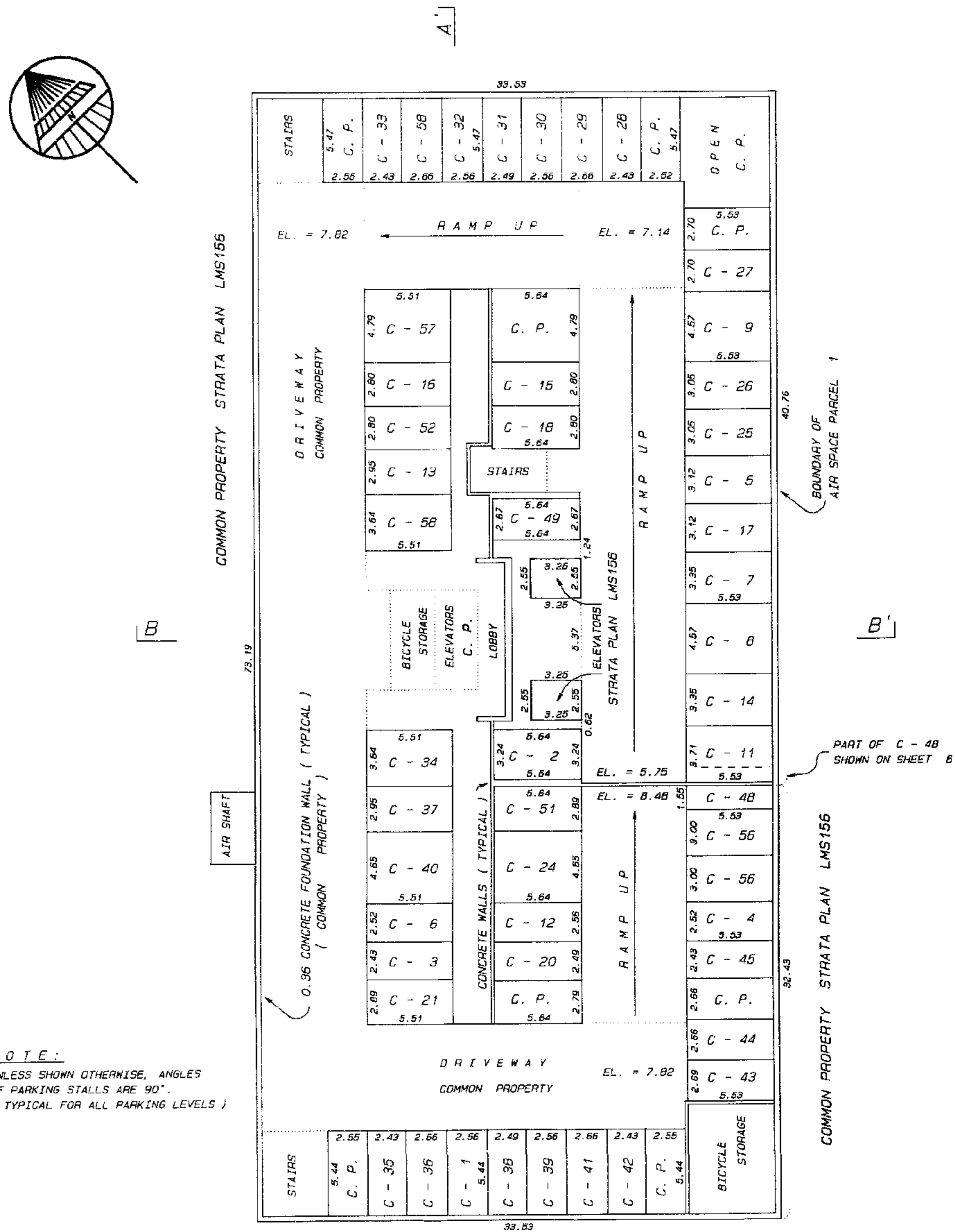
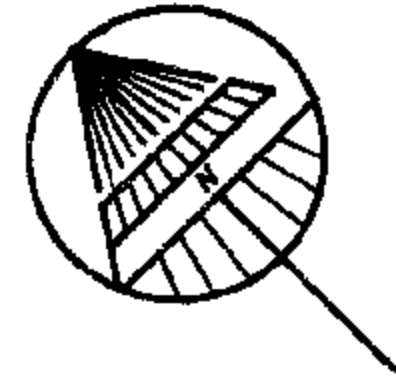
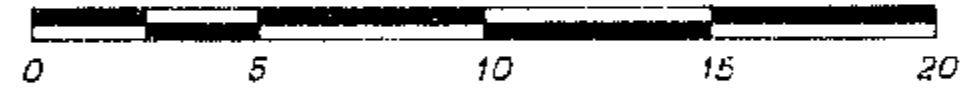
MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

DATE April 9, 1992 WPN B.C.L.S.

PARKING LEVEL P4

SCALE 1:250



NOTE:
UNLESS SHOWN OTHERWISE, ANGLES
OF PARKING STALLS ARE 90°.
(TYPICAL FOR ALL PARKING LEVELS)

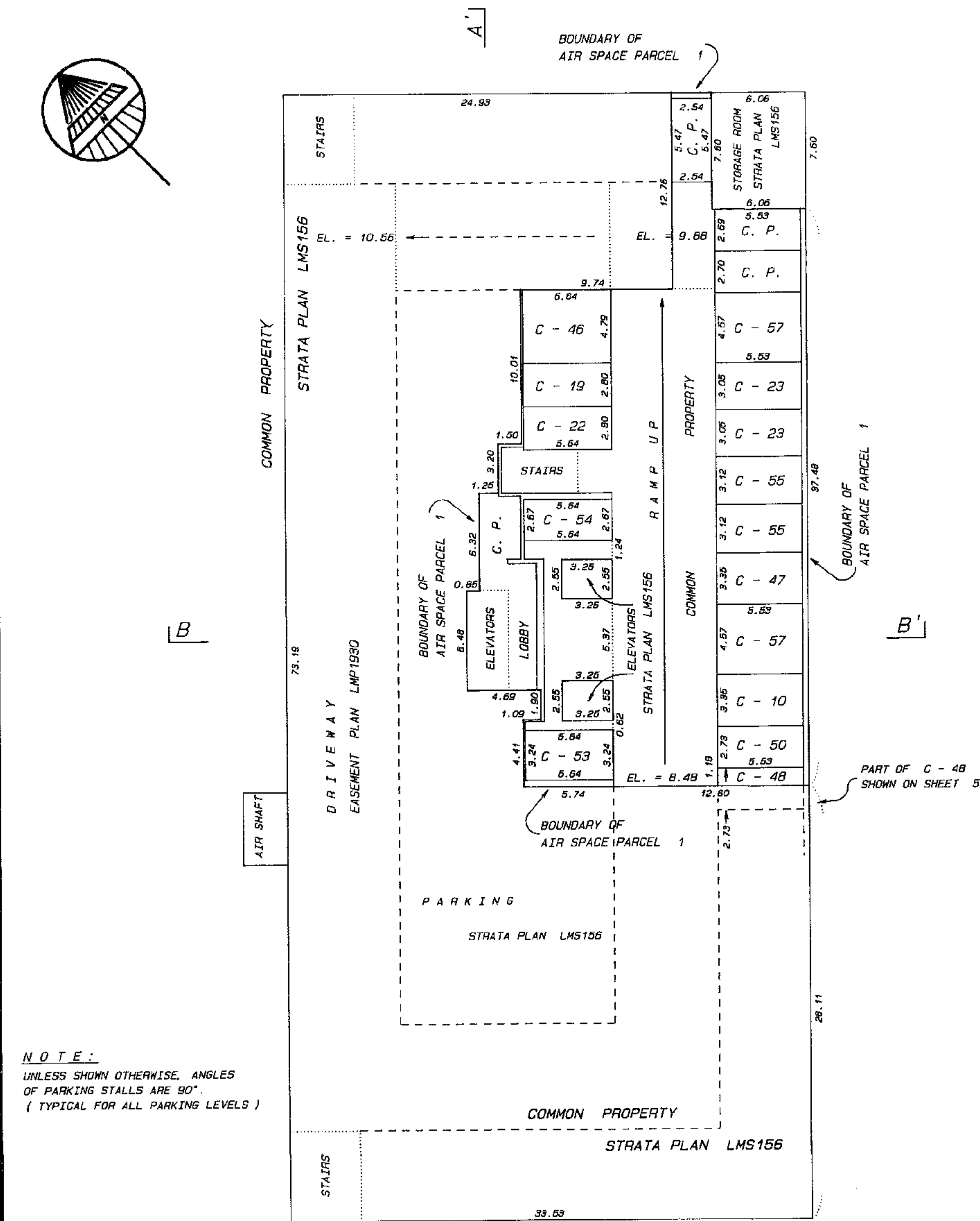
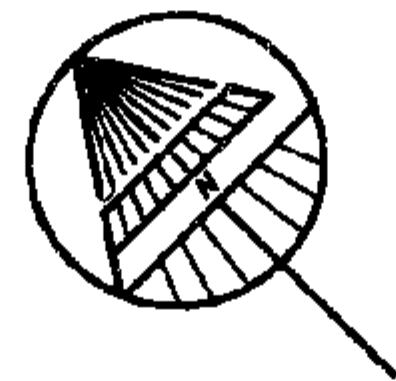
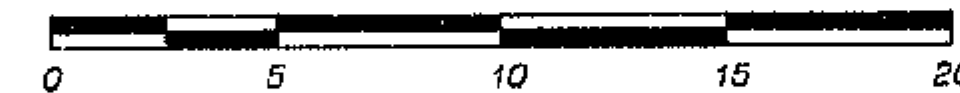
MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

DATE April 9, 1992. WPN B.C.L.S.

PARKING LEVEL P3

SCALE 1:250



NOTE:
UNLESS SHOWN OTHERWISE, ANGLES
OF PARKING STALLS ARE 90°.
(TYPICAL FOR ALL PARKING LEVELS)

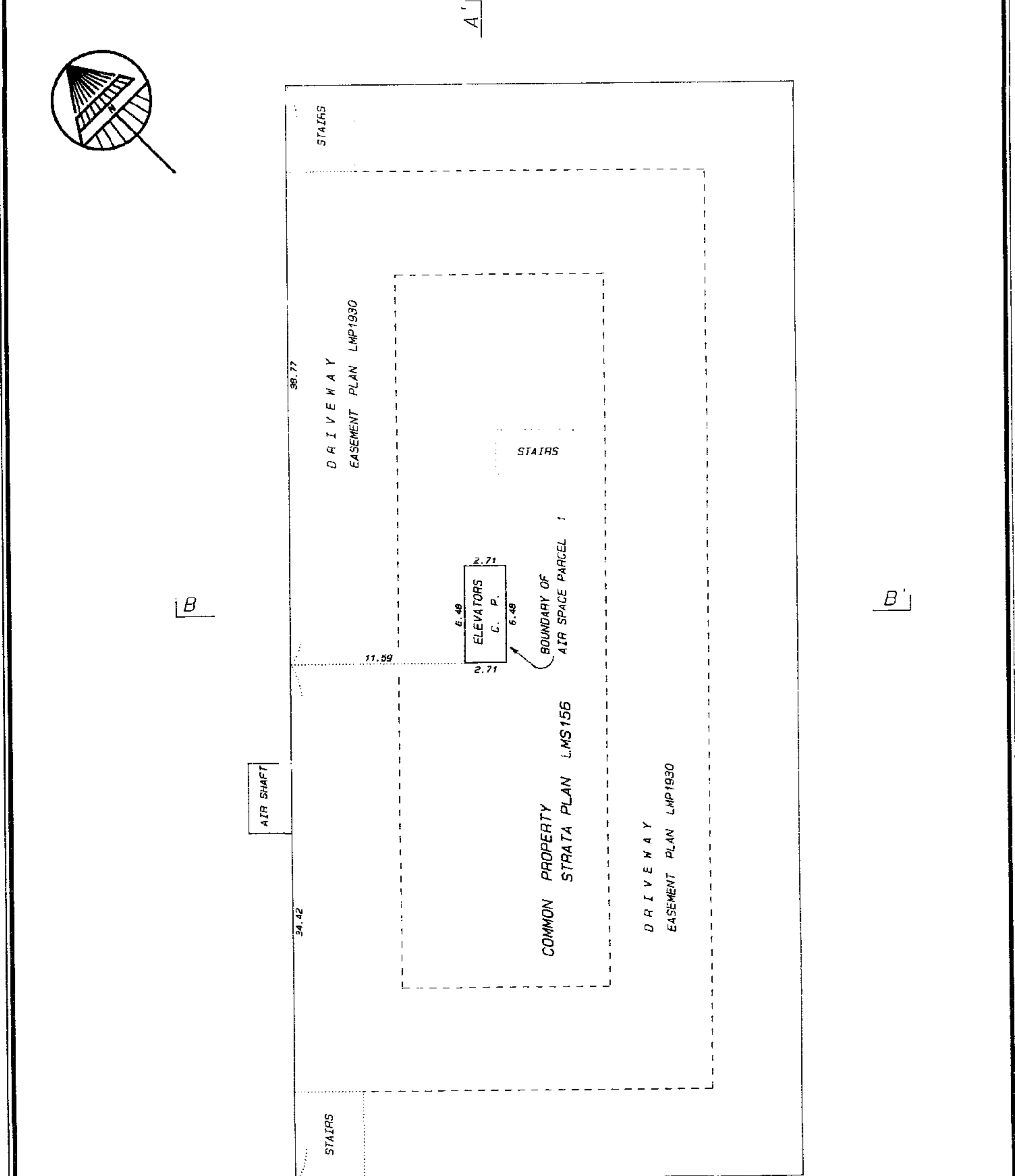
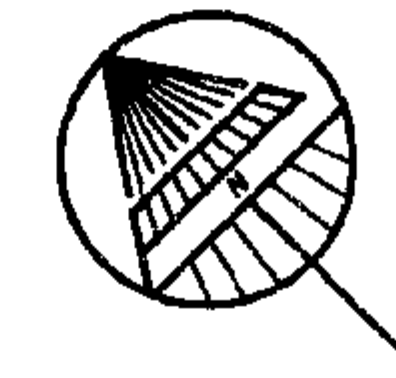
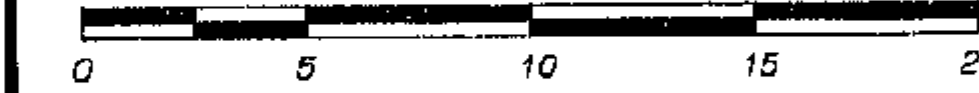
MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

DATE April 9, 1992. WPN B.C.L.S.

PARKING LEVEL P2

SCALE 1:250



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

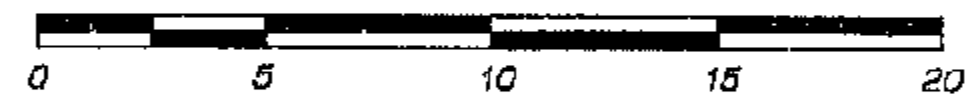
JOB NO. V91-9436 / RES.

DATE April 9, 1992. WPN B.C.L.S.

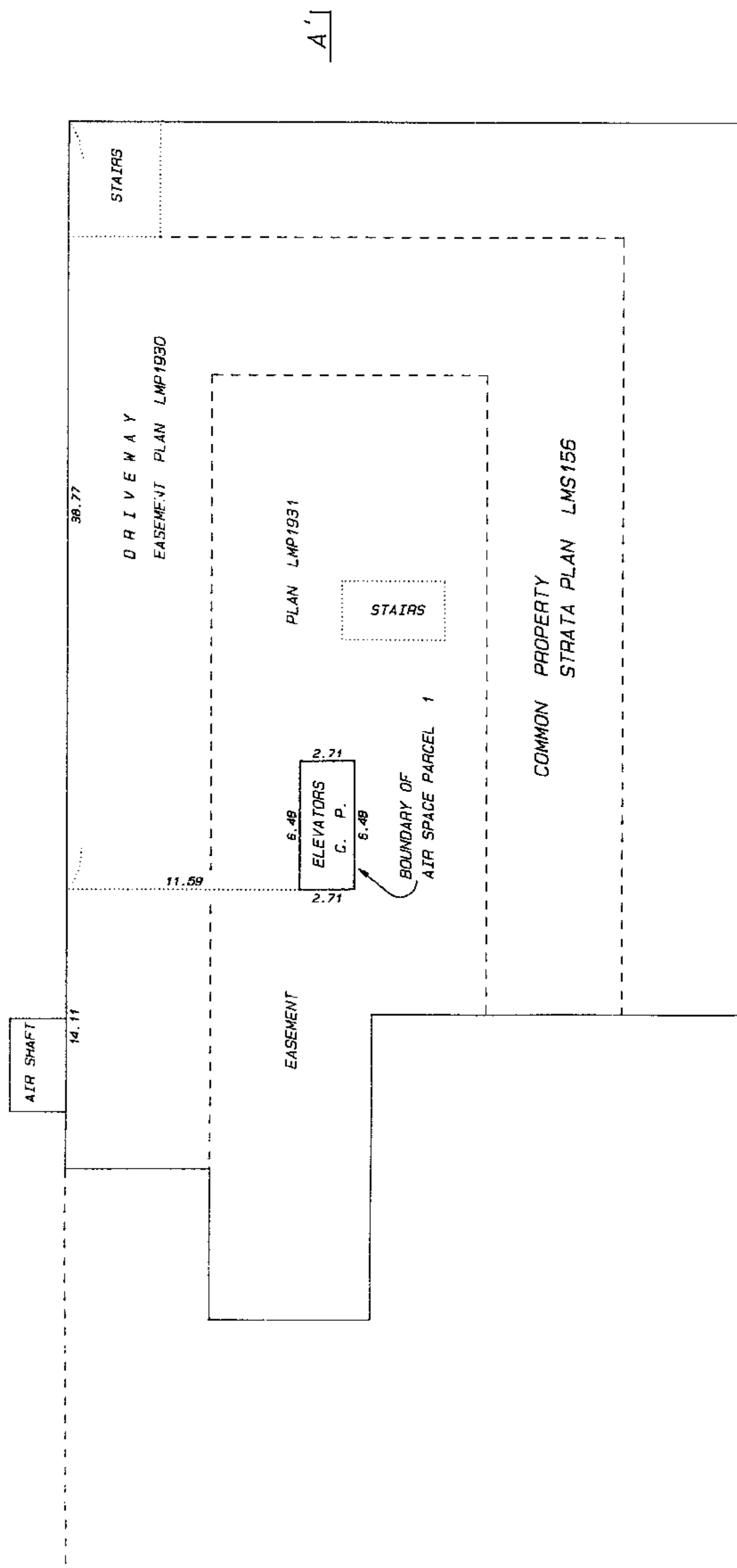
PARKING LEVEL P1

SHEET 10 OF 33 SHEETS

SCALE 1: 250



STRATA PLAN LMS 355



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

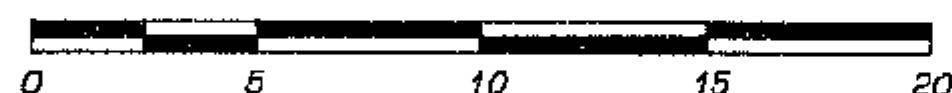
JOB NO. V91-9436 / RES.

DATE April 9, 1992. WPN B.C.L.S.

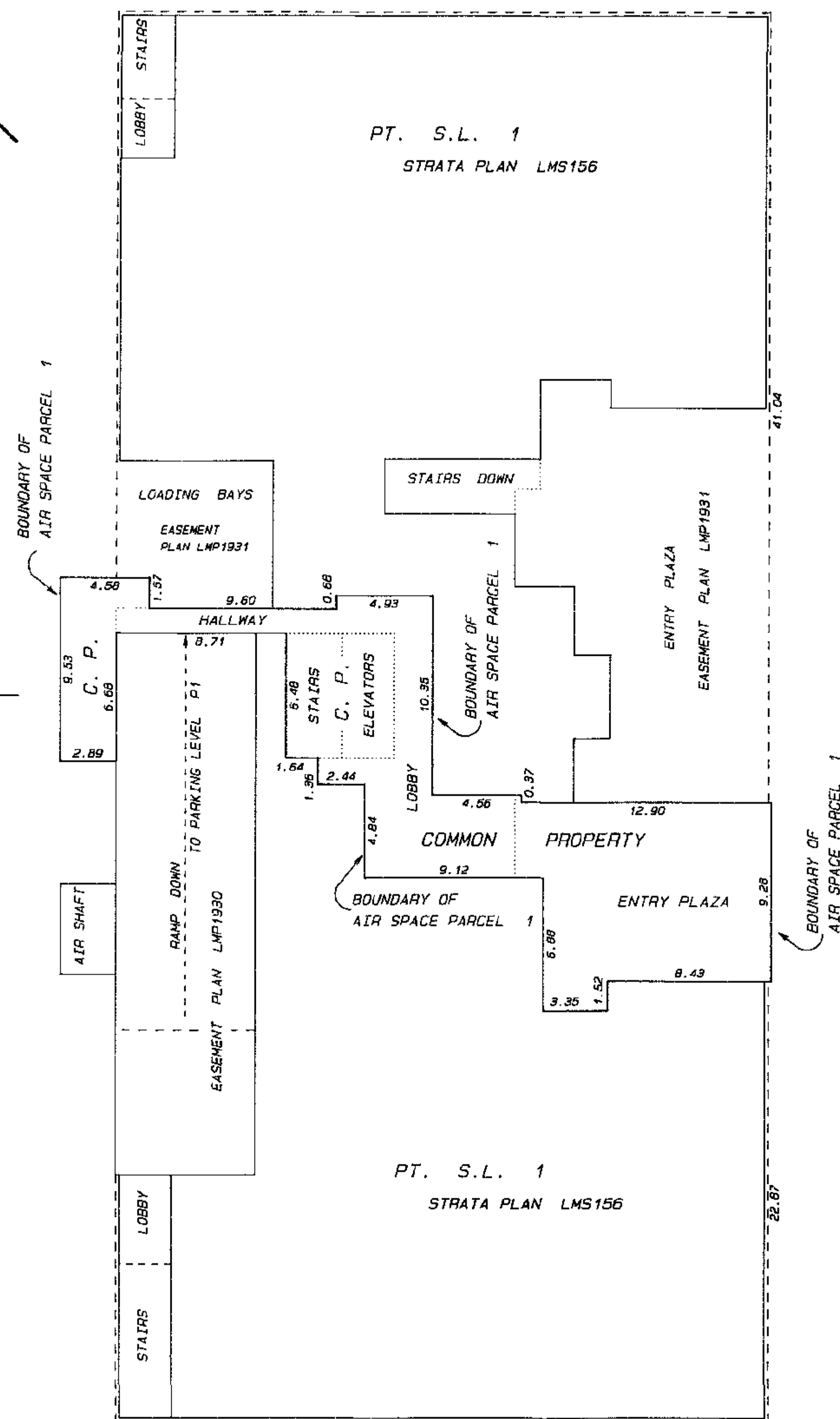
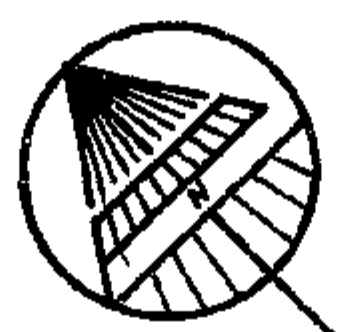
GROUND FLOOR

SHEET 11 OF 33 SHEETS

SCALE 1: 250



STRATA PLAN LMS 355



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

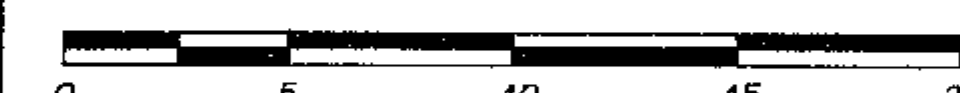
JOB NO. V91-9436 / RES.

DATE April 9, 1992. WPN B.C.L.S.

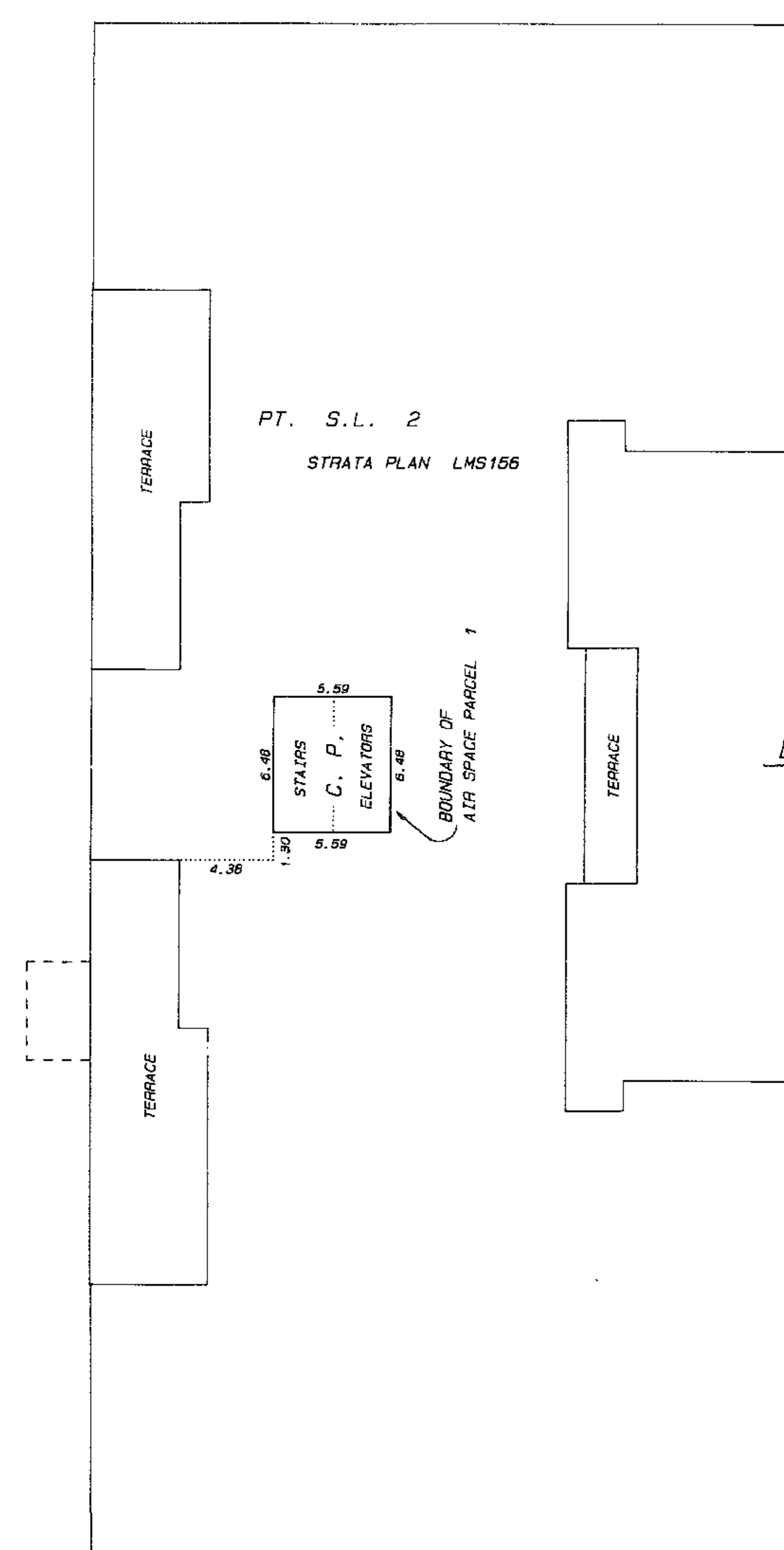
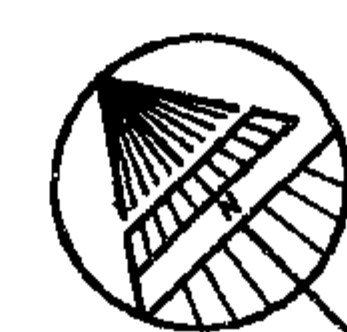
SECOND FLOOR

SHEET 12 OF 33 SHEETS

SCALE 1: 250



STRATA PLAN LMS 355



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

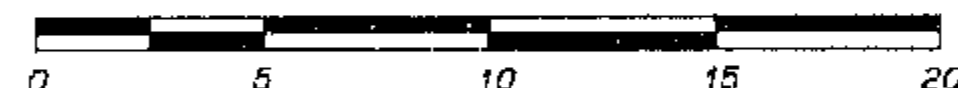
JOB NO. V91-9436 / RES.

DATE April 9, 1992. WPN B.C.L.S.

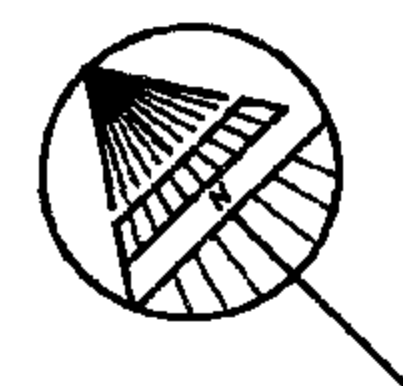
THIRD FLOOR

SHEET 13 OF 33 SHEETS

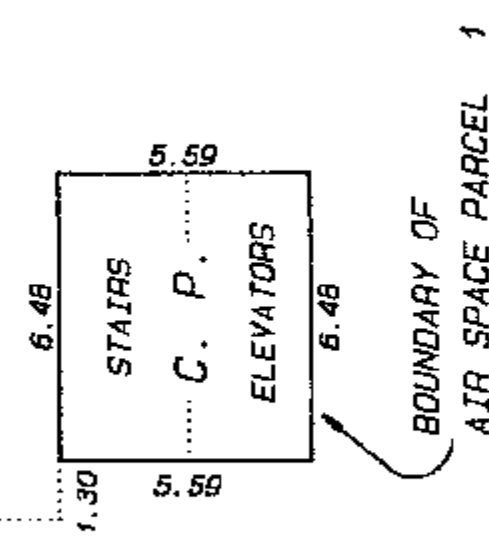
SCALE 1:250



STRATA PLAN LMS 355



PT. S.L. 2
STRATA PLAN LMS156



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

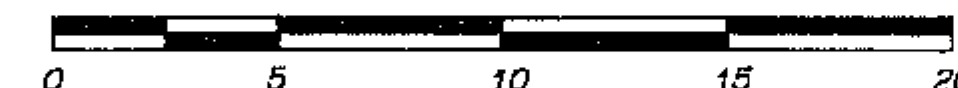
JOB NO. V91-9436 / RES.

DATE April 9, 1992. WPN B.C.L.S.

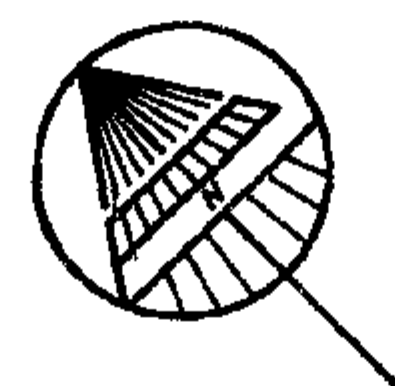
FOURTH FLOOR

SHEET 14 OF 33 SHEETS

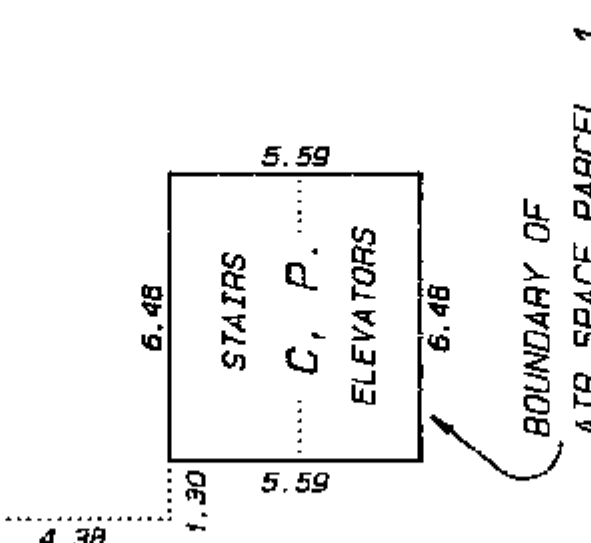
SCALE 1:250



STRATA PLAN LMS 355



PT. S.L. 2
STRATA PLAN LMS156



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

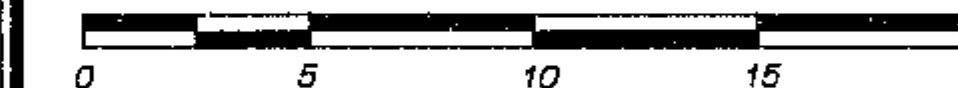
JOB NO. V91-9436 / RES.

DATE April 9, 1992. WPN B.C.L.S.

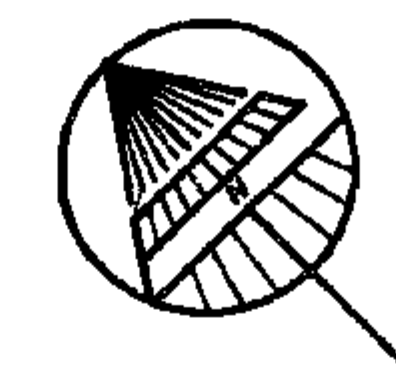
FIFTH FLOOR

SHEET 15 OF 33 SHEETS

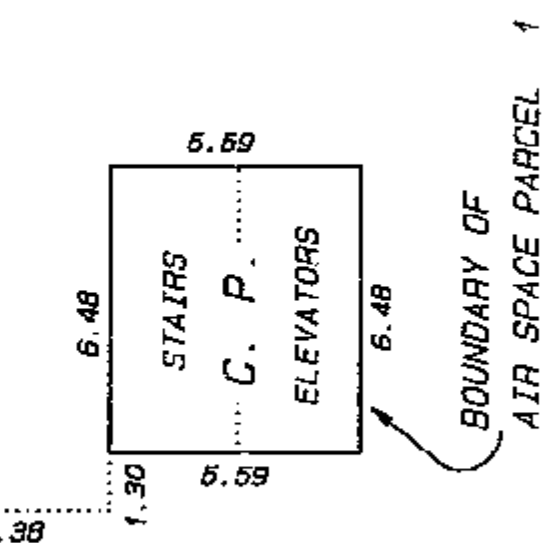
SCALE 1:250



STRATA PLAN LMS 355



PT. S.L. 2
STRATA PLAN LMS156



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

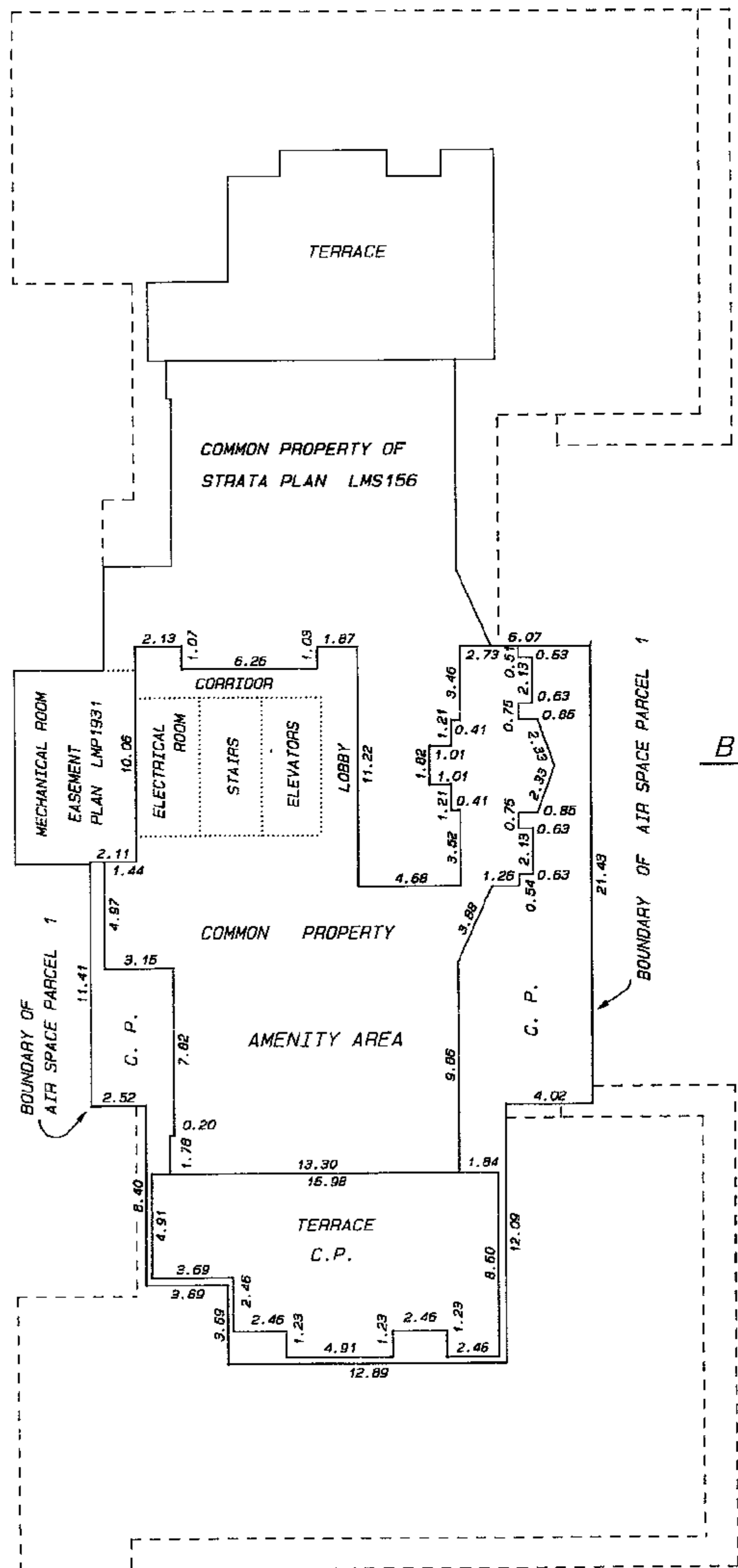
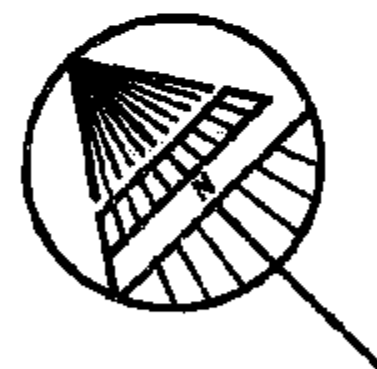
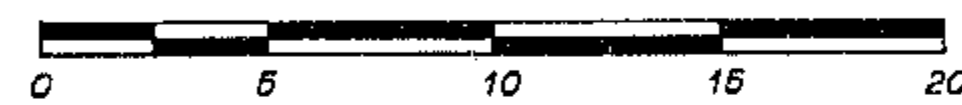
DATE April 9, 1992. WPN B.C.L.S.

SIXTH FLOOR

SHEET 16 OF 33 SHEETS

SCALE 1: 250

STRATA PLAN LMS 355



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

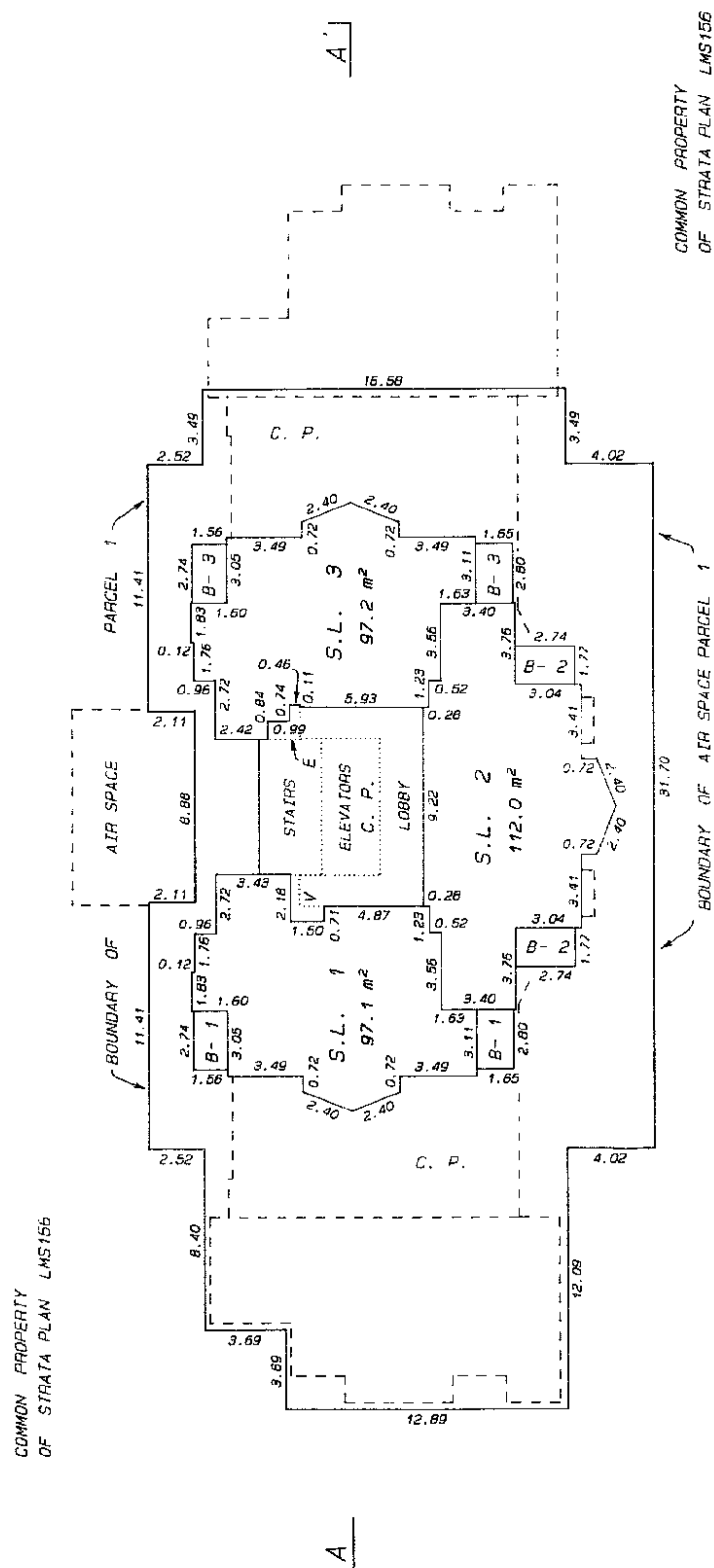
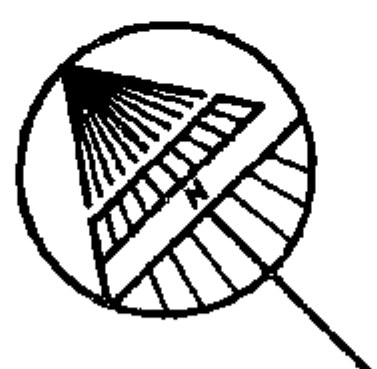
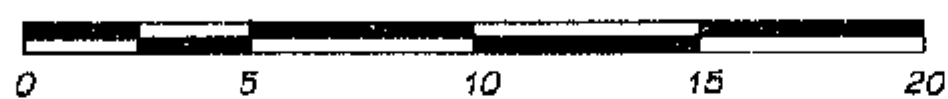
DATE April 9, 1992. WPN B.C.L.S.

7TH FLOOR

SHEET 17 OF 33 SHEETS

SCALE 1: 250

STRATA PLAN LMS 355



NOTE:
BALCONIES ARE RECTANGULAR.
(TYPICAL FOR ALL FLOORS)

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

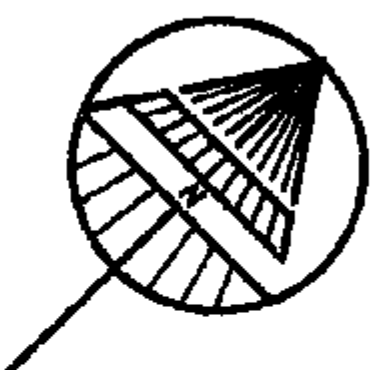
JOB NO. V91-9436 / RES.

DATE April 9, 1992. WPN B.C.L.S.

SCALE 1: 250

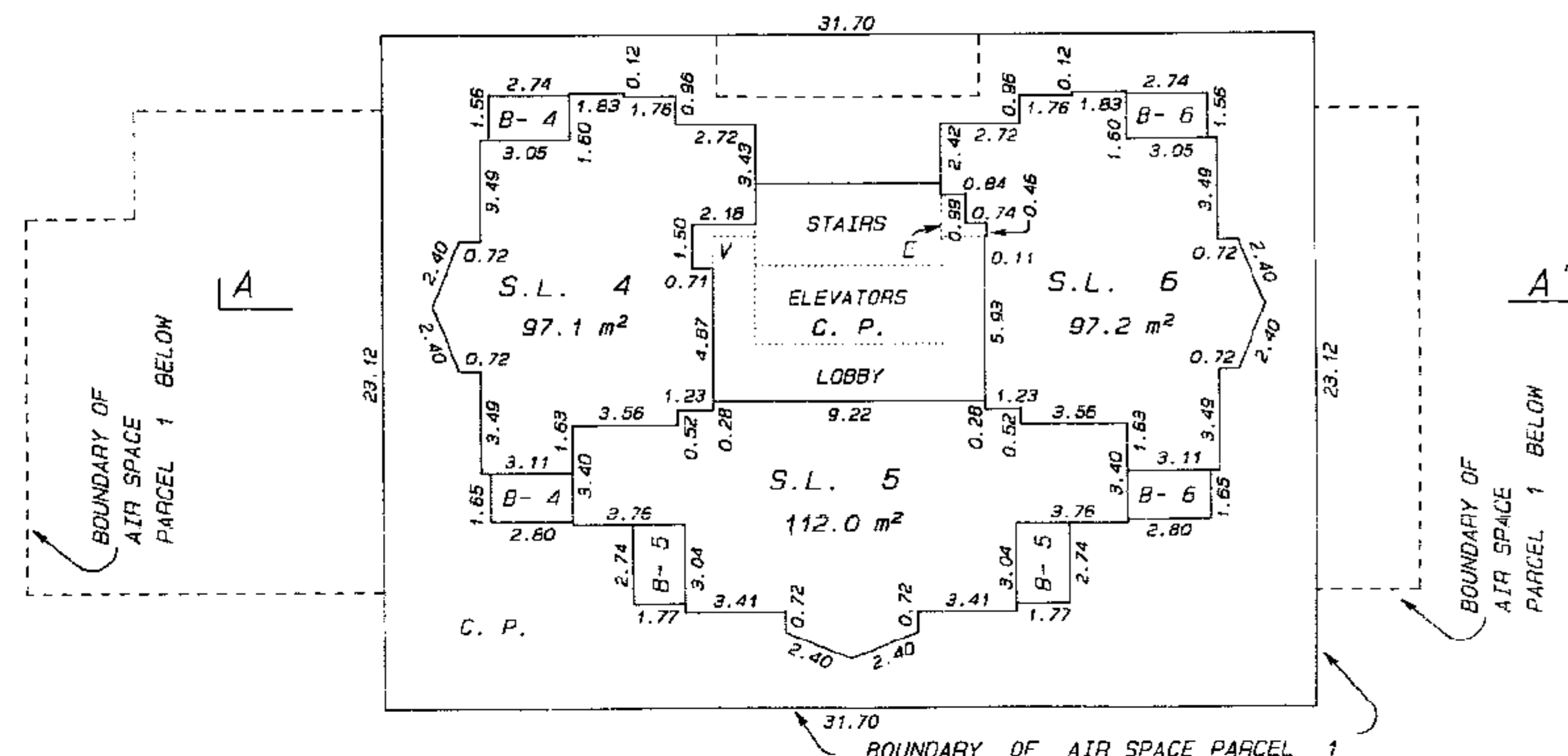
SHEET 18 OF 33 SHEETS

STRATA PLAN LMS 355



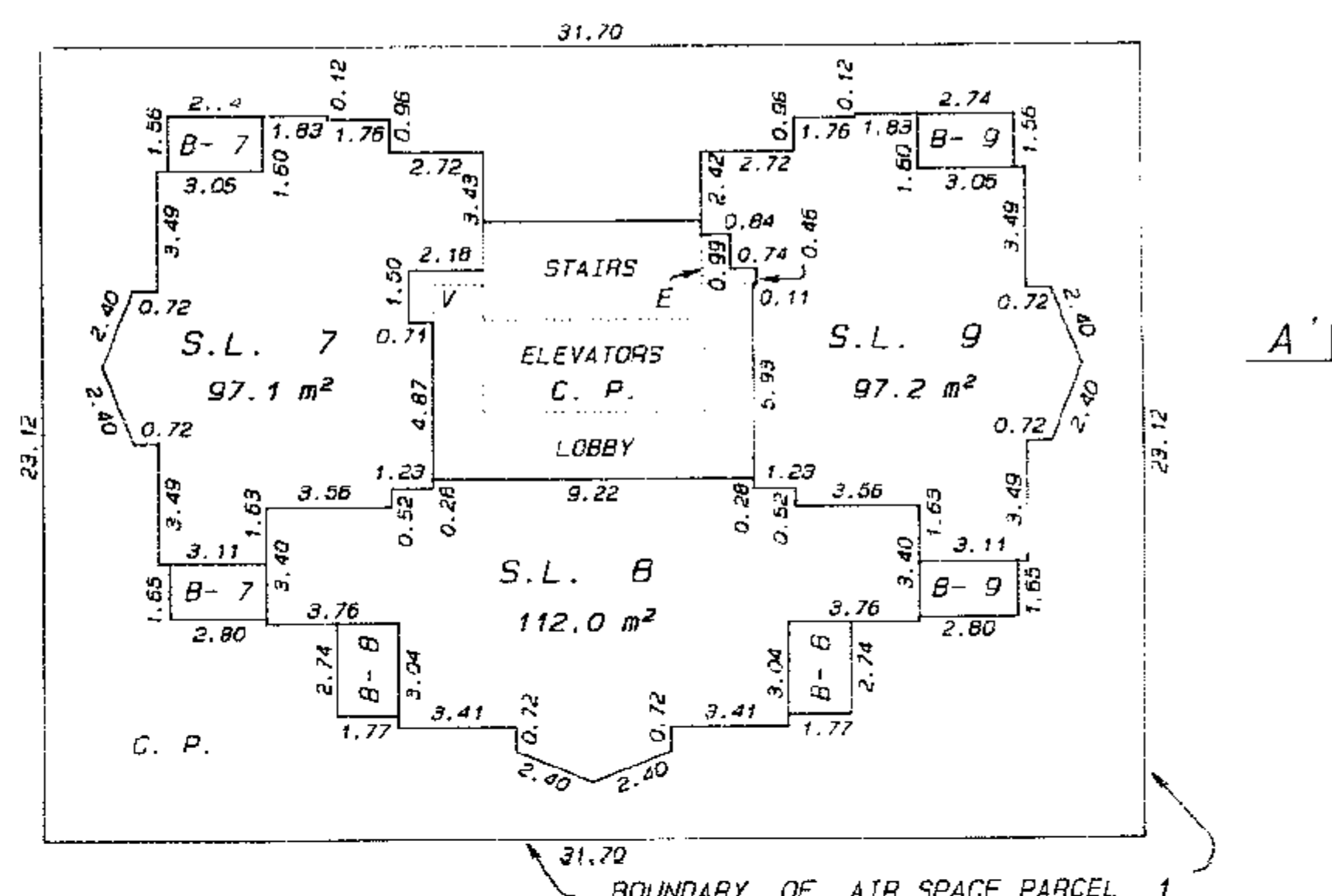
8TH FLOOR

COMMON PROPERTY
OF STRATA PLAN LMS156



9TH FLOOR

COMMON PROPERTY
OF STRATA PLAN LMS156



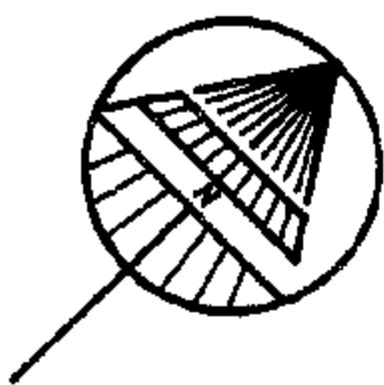
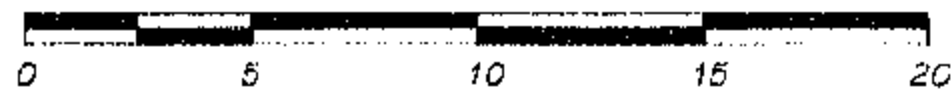
MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

DATE April 9, 1992. WPN B.C.L.S.

SCALE 1:250

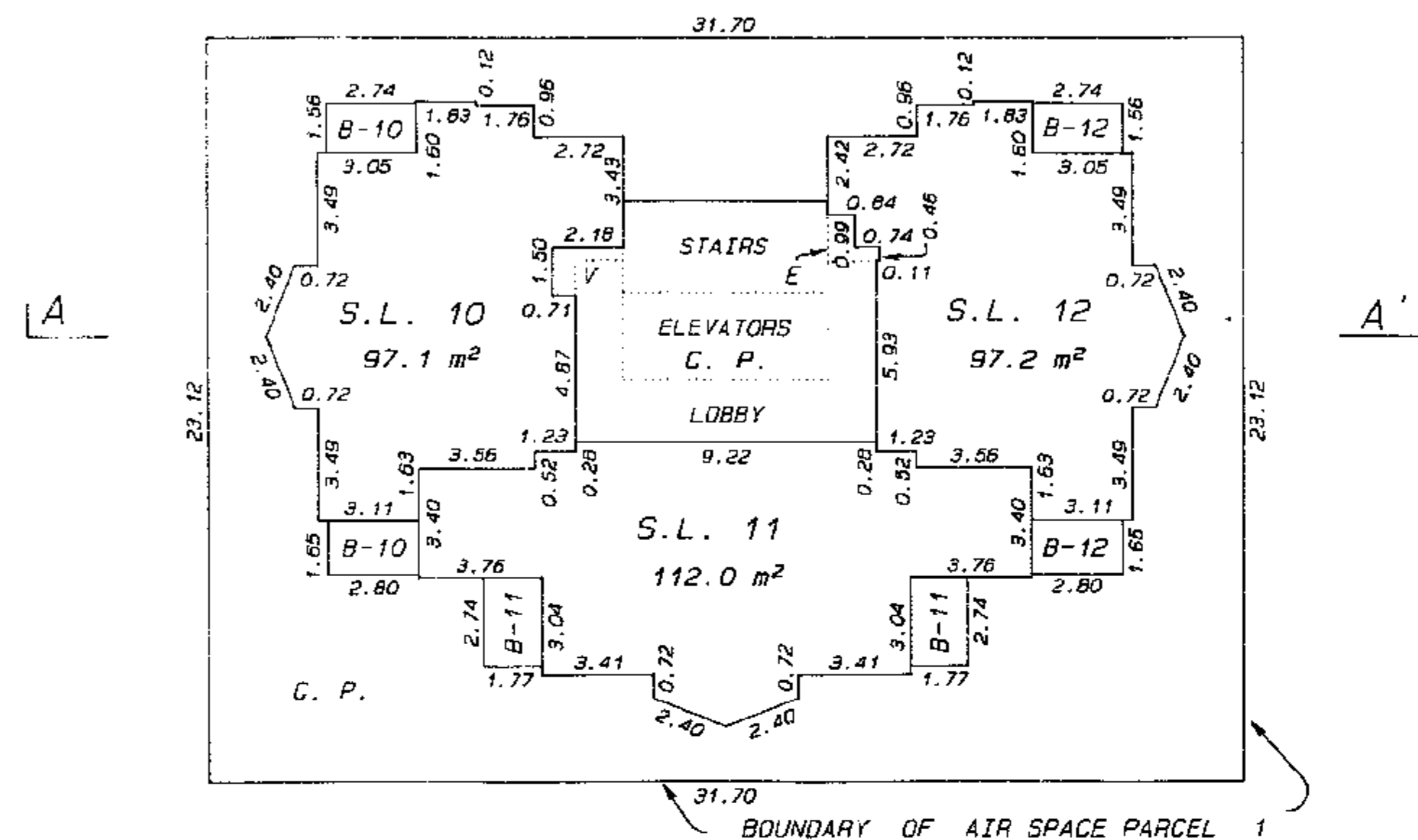
SHEET 19 OF 33 SHEETS



STRATA PLAN LMS 355

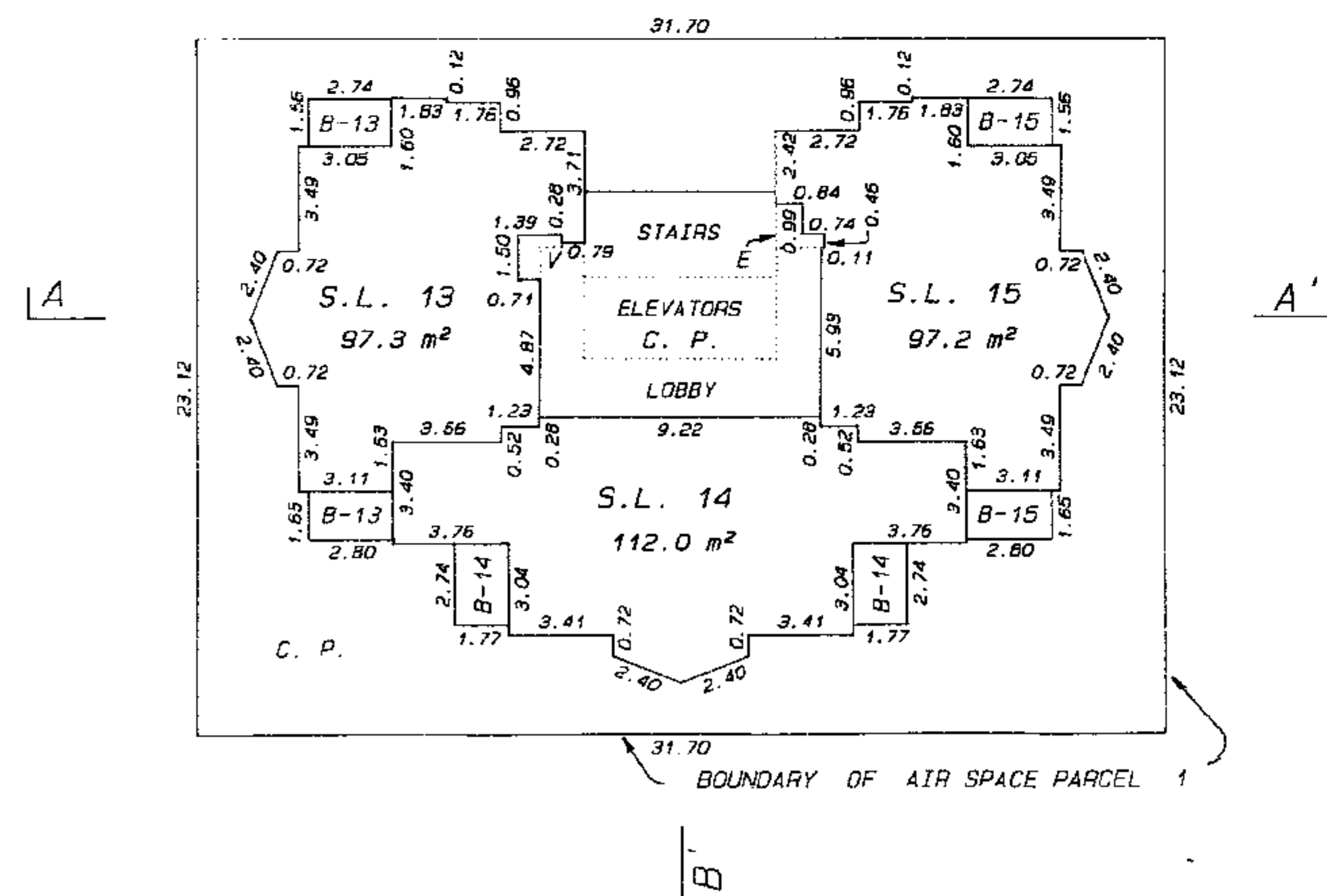
10TH FLOOR

COMMON PROPERTY
OF STRATA PLAN LMS156



11TH FLOOR

COMMON PROPERTY
OF STRATA PLAN LMS156



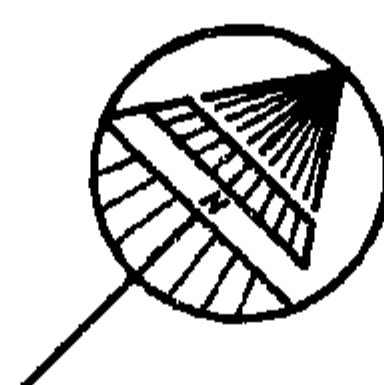
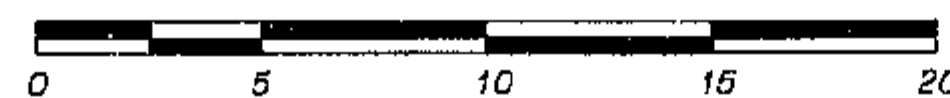
MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

DATE April 9, 1992. WPN B.C.L.S.

SCALE 1:250

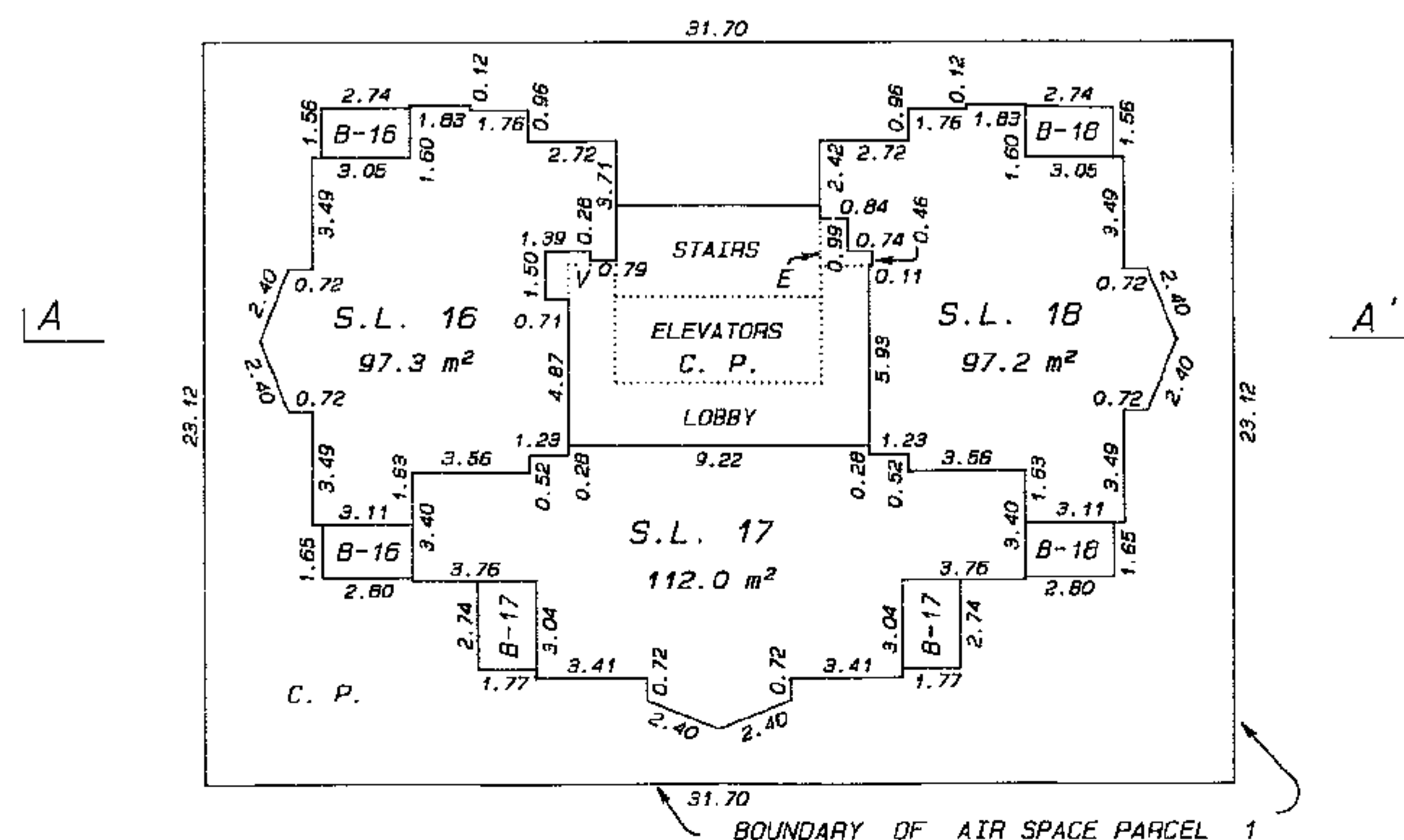
SHEET 20 OF 33 SHEETS



STRATA PLAN LMS 355

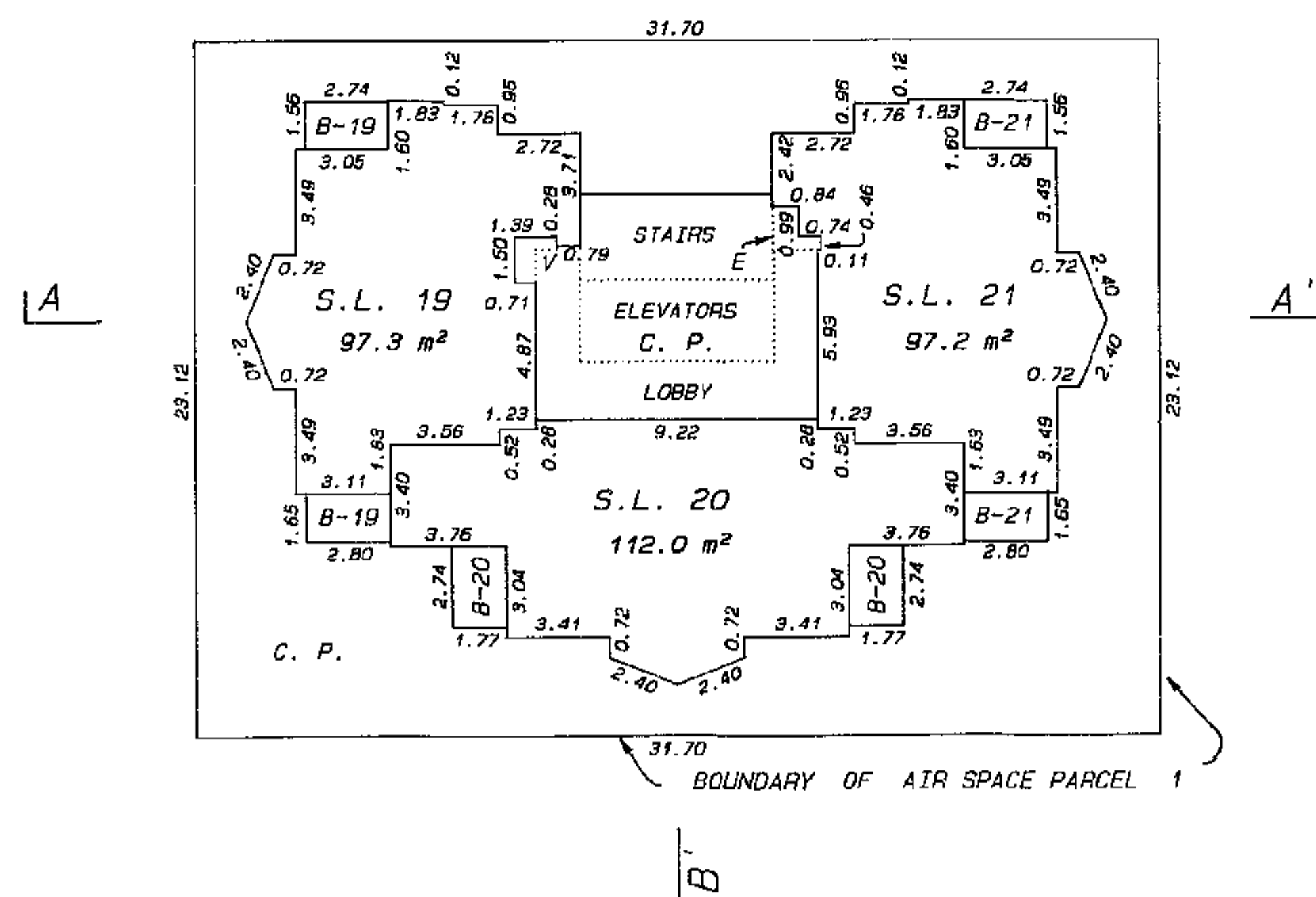
12TH FLOOR

COMMON PROPERTY
OF STRATA PLAN LMS156



13TH FLOOR

COMMON PROPERTY
OF STRATA PLAN LMS156



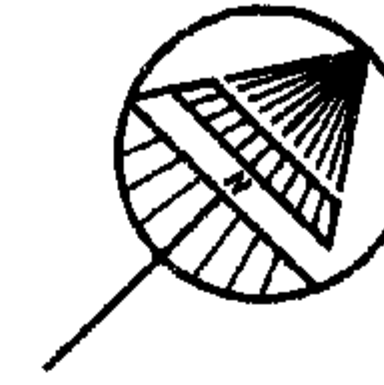
MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

DATE April 9, 1992. WPN B.C.L.S.

SCALE 1:250

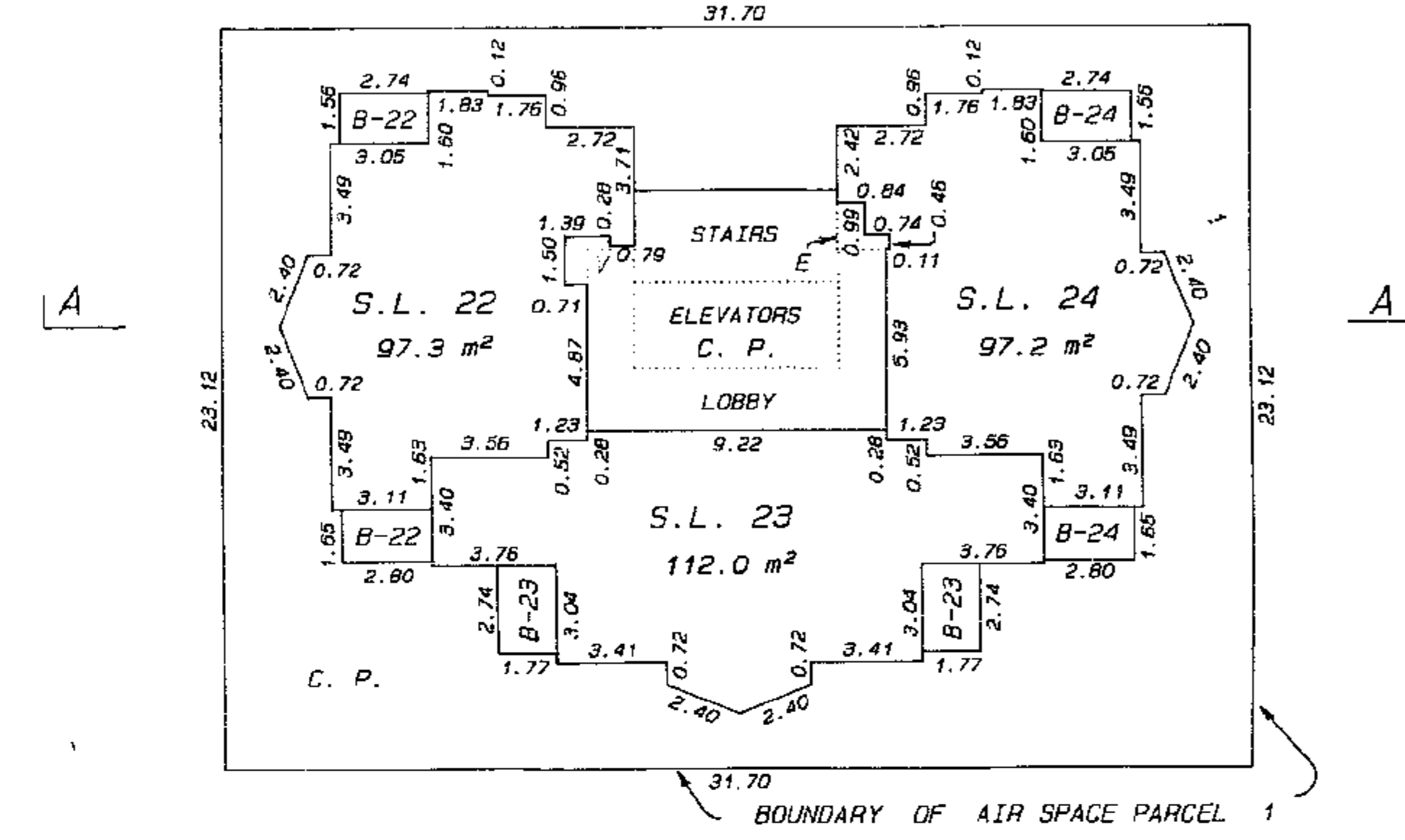
SHEET 21 OF 33 SHEETS



STRATA PLAN LMS 355

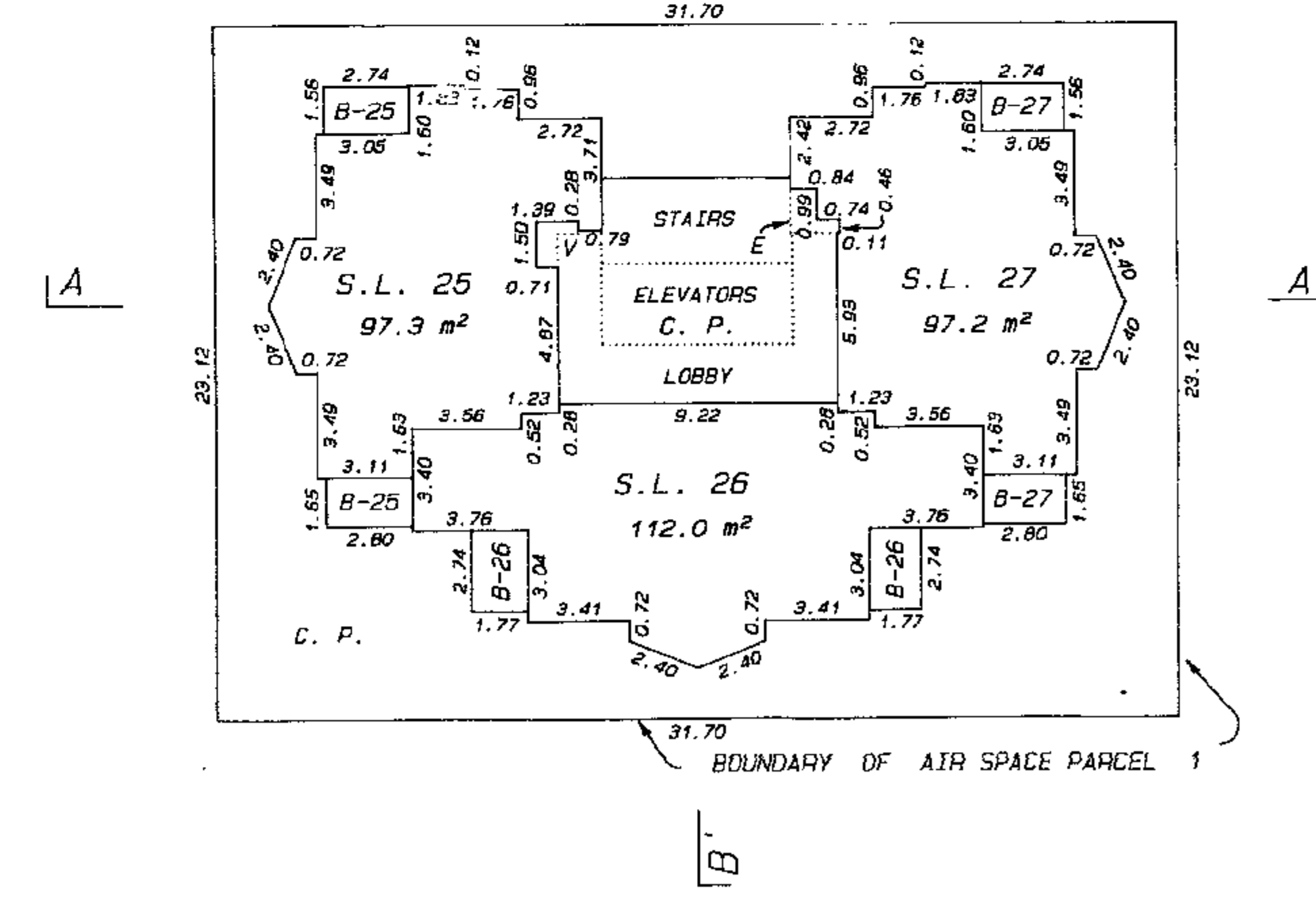
14TH FLOOR

COMMON PROPERTY
OF STRATA PLAN LMS156



15TH FLOOR

COMMON PROPERTY
OF STRATA PLAN LMS156

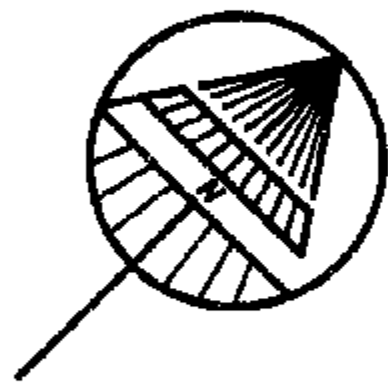
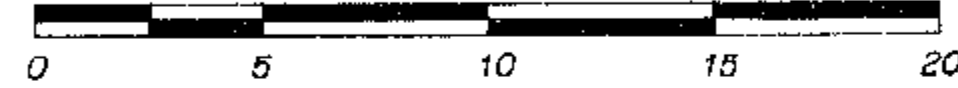


MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

DATE April 9, 1992. WPN B.C.L.S.

SCALE 1:250

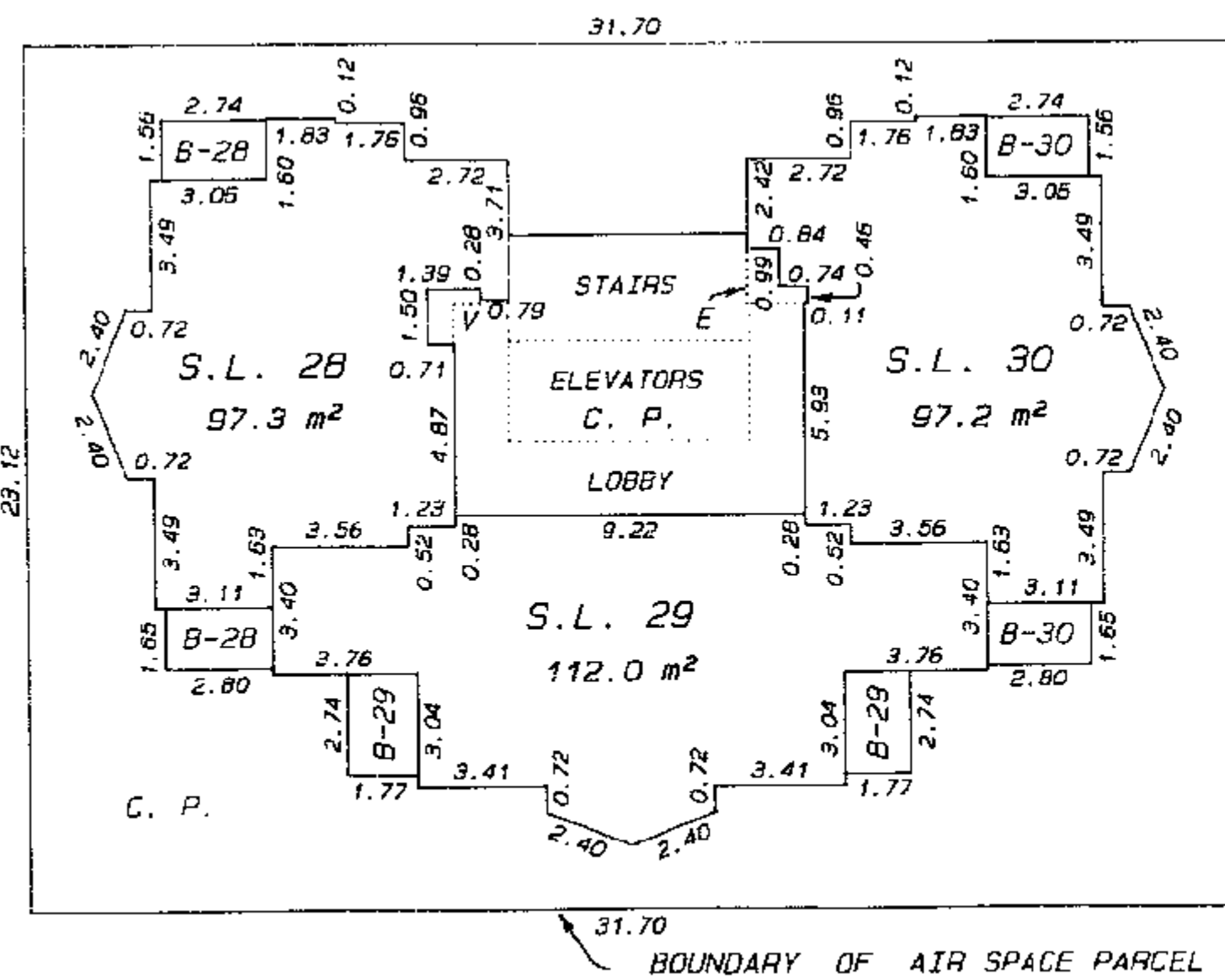


STRATA PLAN LMS 355

16TH FLOOR

B

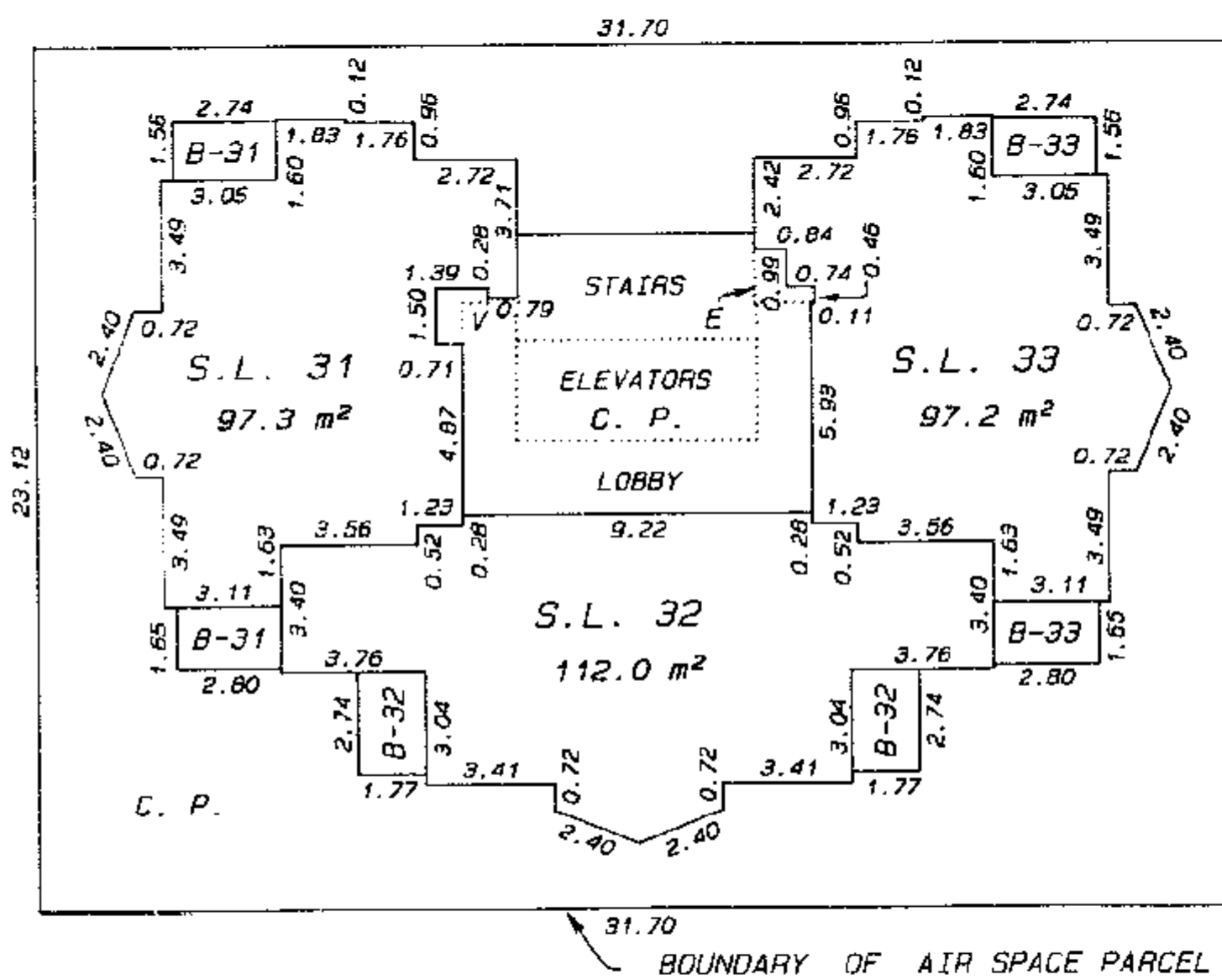
COMMON PROPERTY
OF STRATA PLAN LMS156



17TH FLOOR

B

COMMON PROPERTY
OF STRATA PLAN LMS156

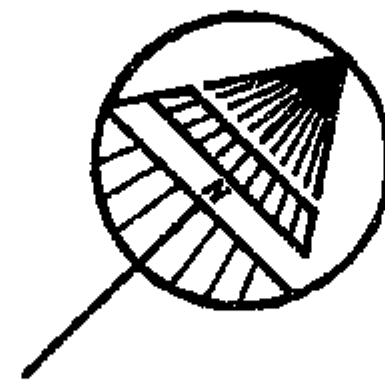
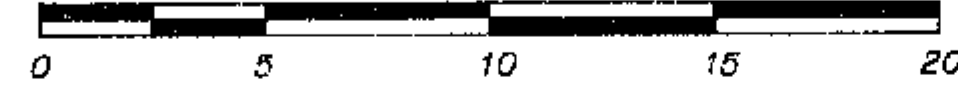


MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

DATE April 9, 1992. NPN B.C.L.S.

SCALE 1:250

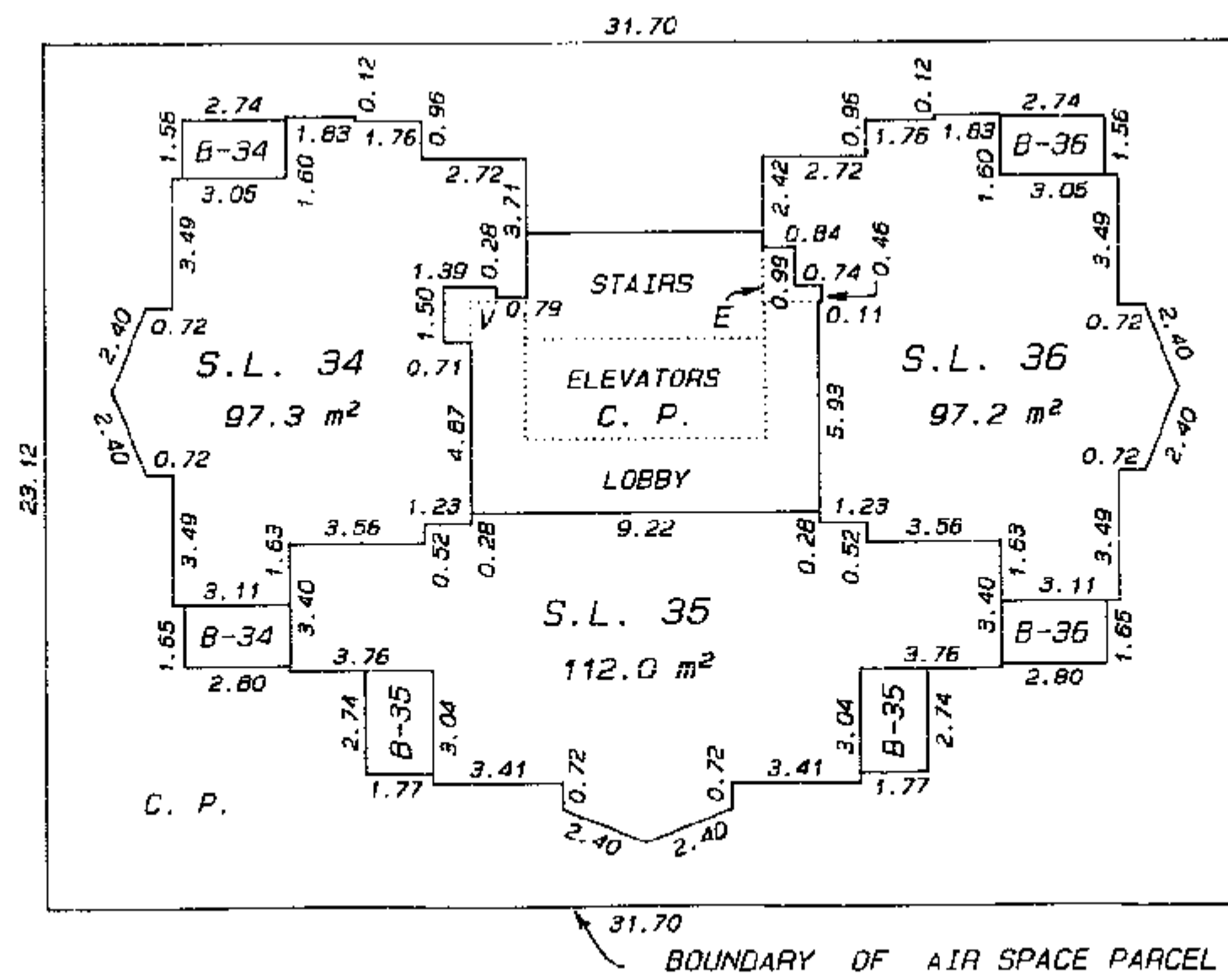


STRATA PLAN LMS 355

18TH FLOOR

B

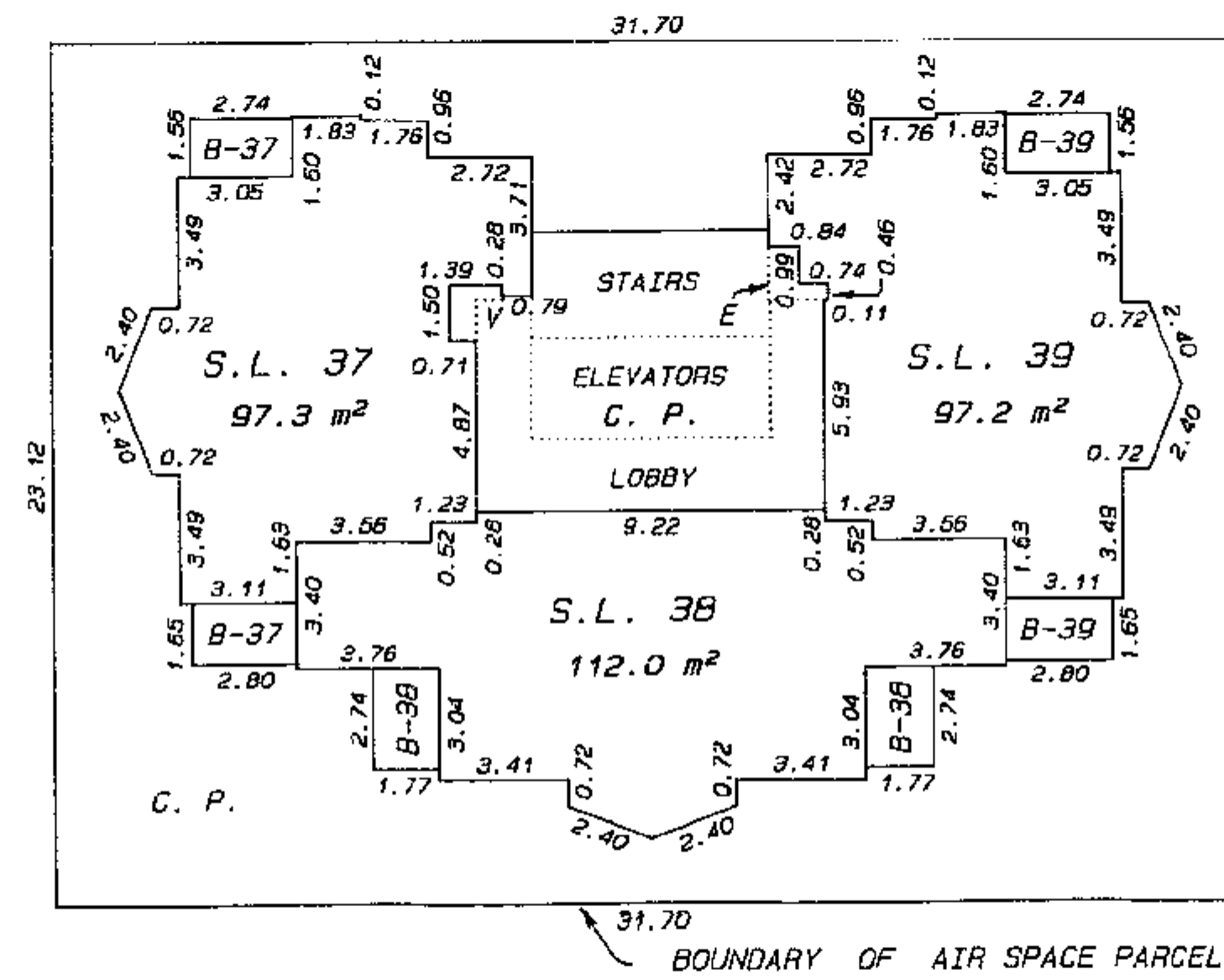
COMMON PROPERTY
OF STRATA PLAN LMS156



19TH FLOOR

B

COMMON PROPERTY
OF STRATA PLAN LMS156

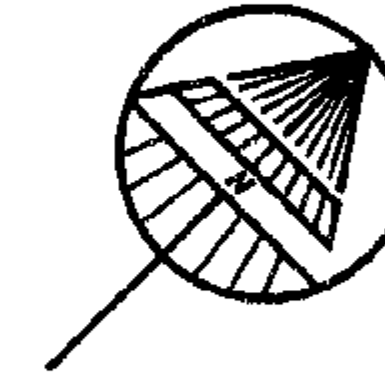
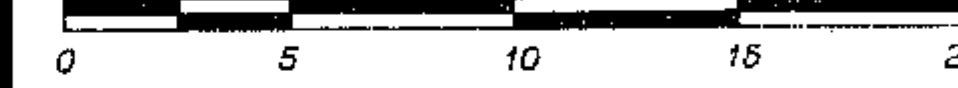


MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

DATE April 9, 1992. NPN B.C.L.S.

SCALE 1:250

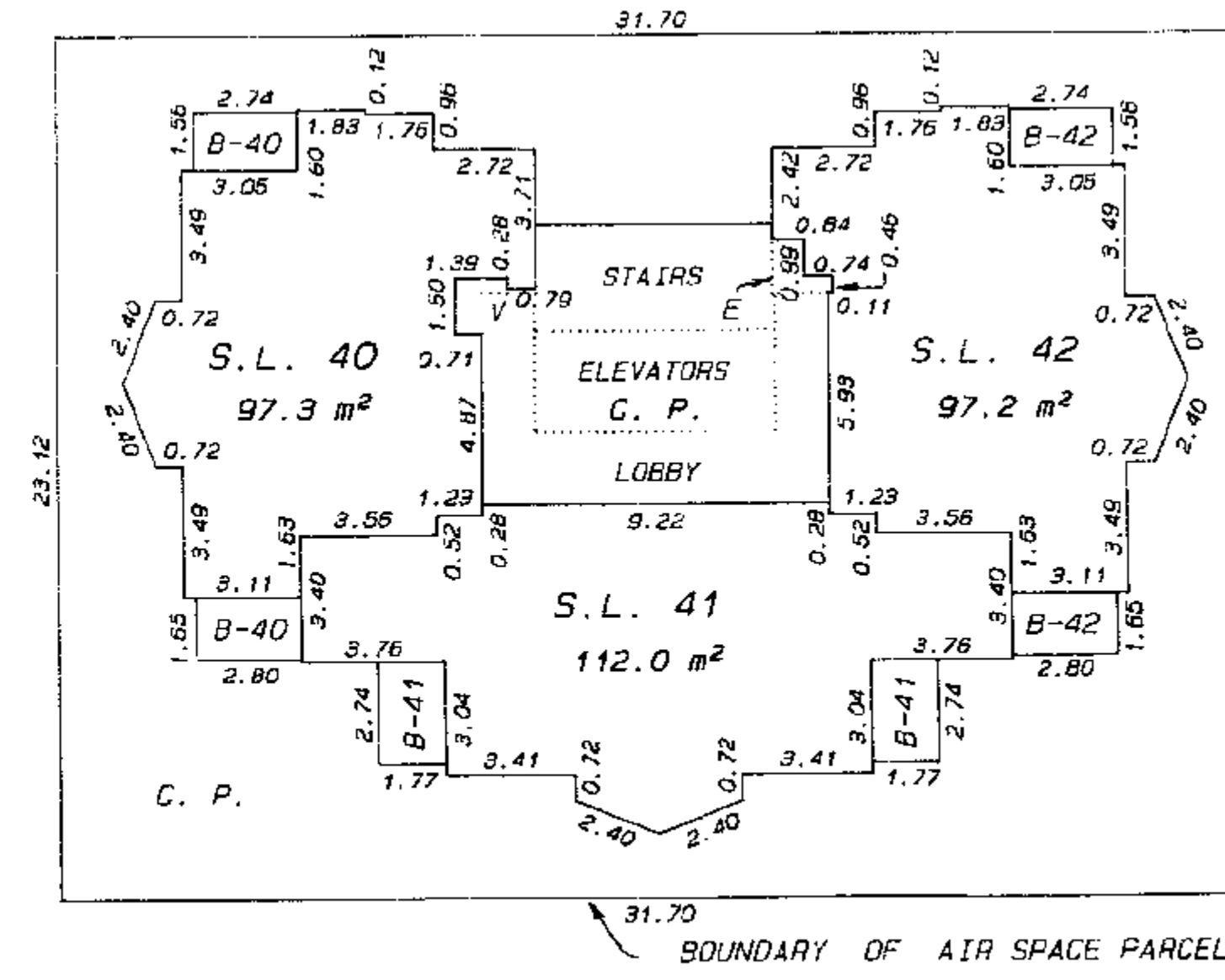


STRATA PLAN LMS 355

20TH FLOOR

B

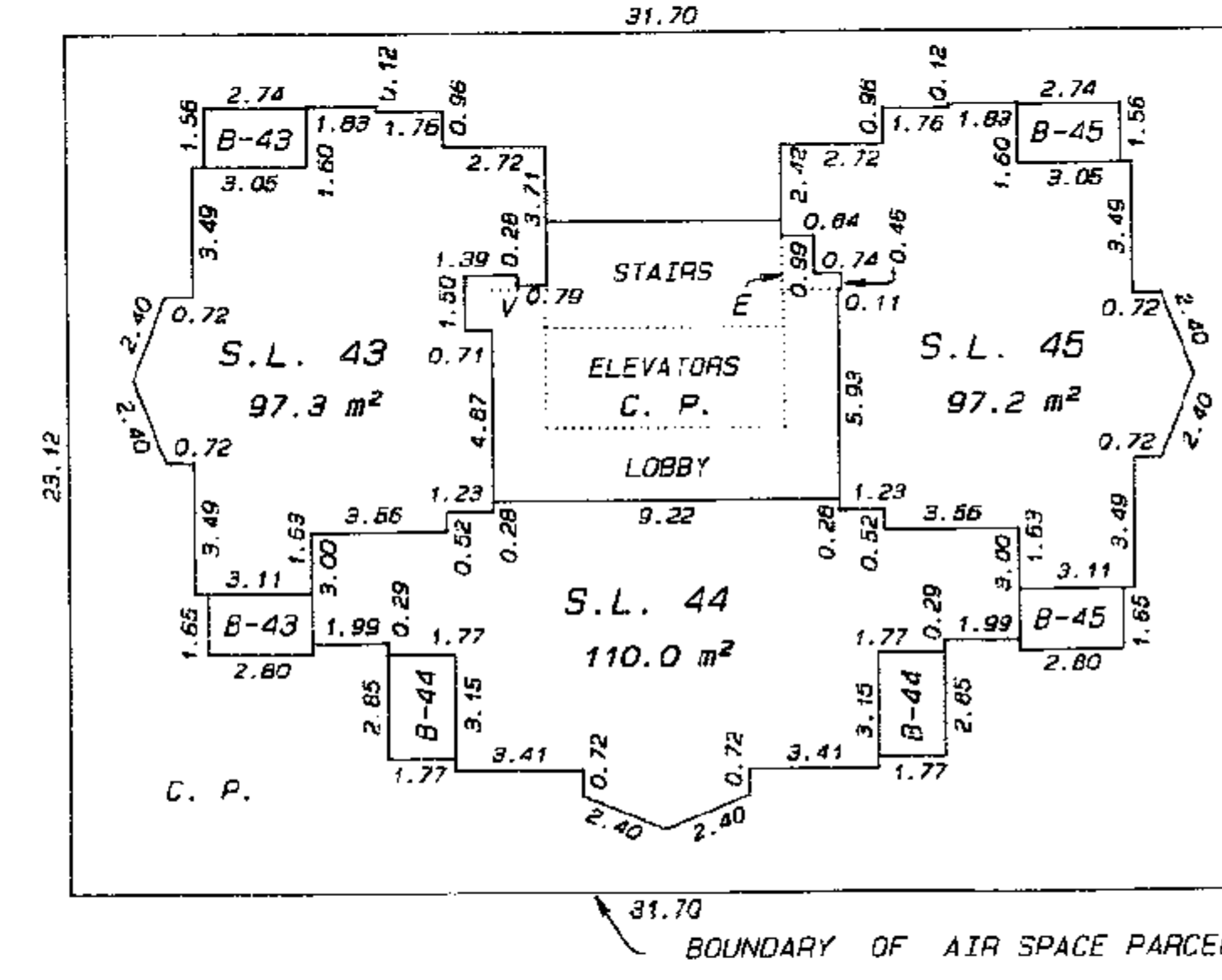
COMMON PROPERTY
OF STRATA PLAN LMS156



21ST FLOOR

B

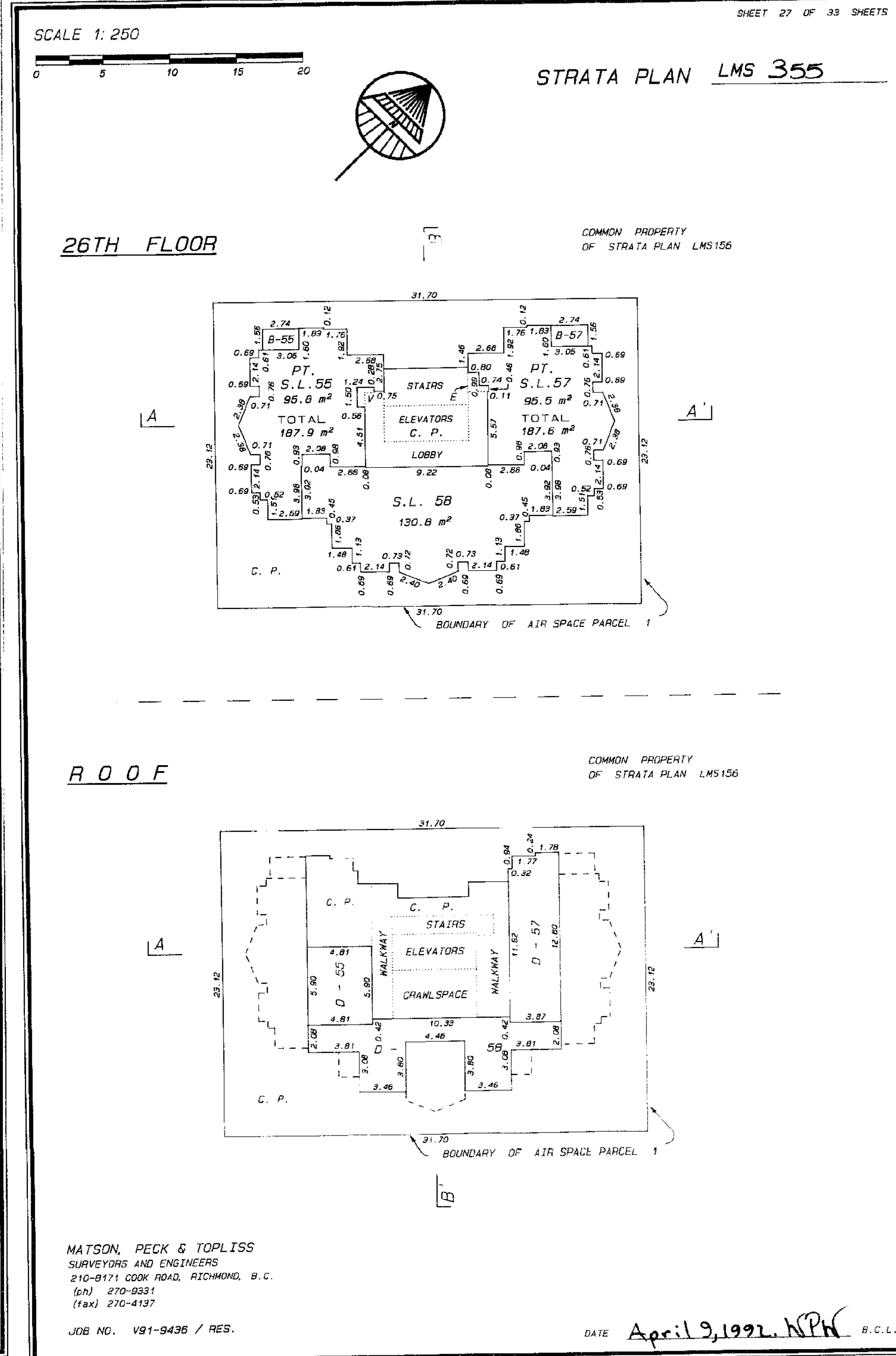
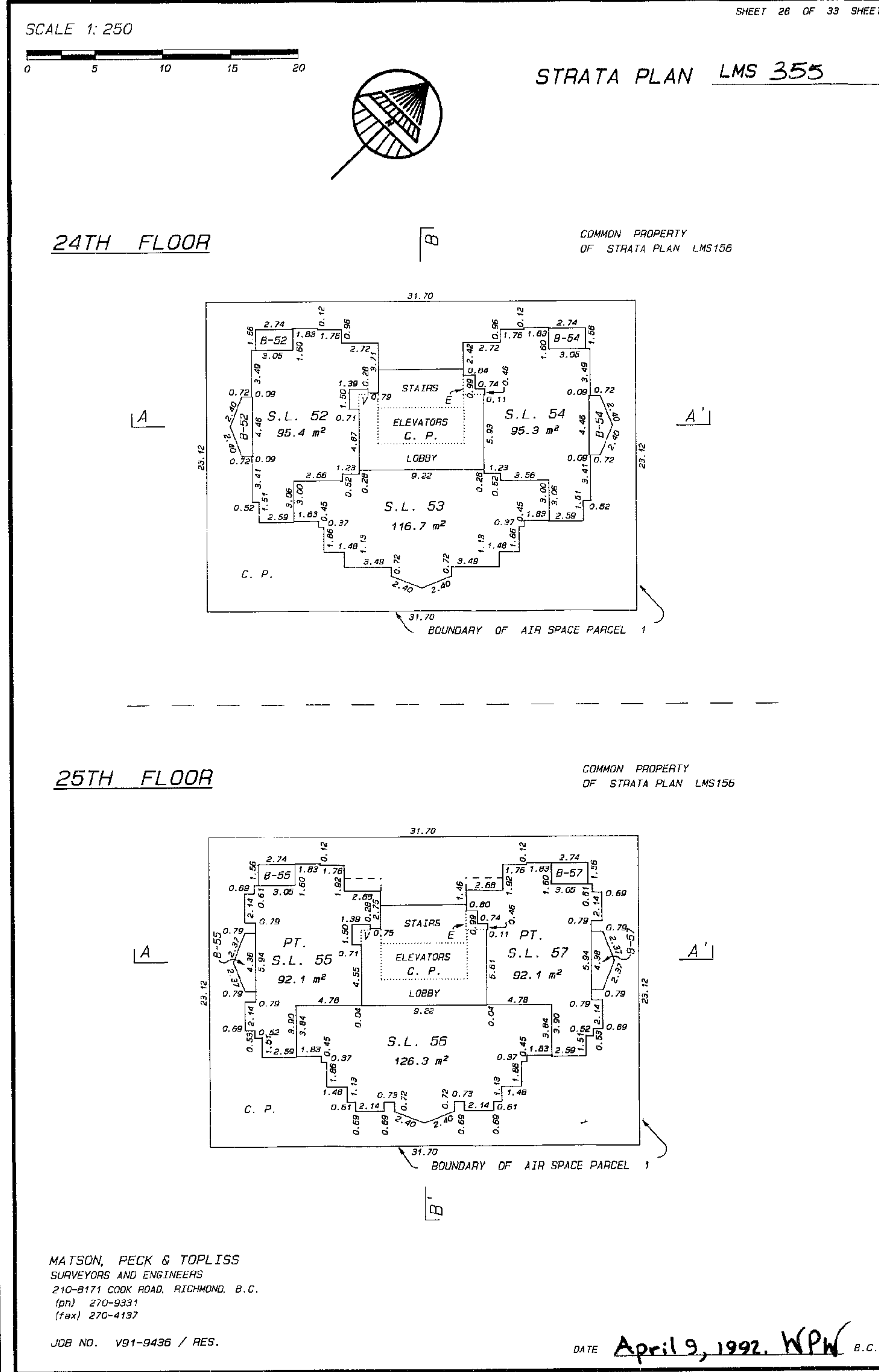
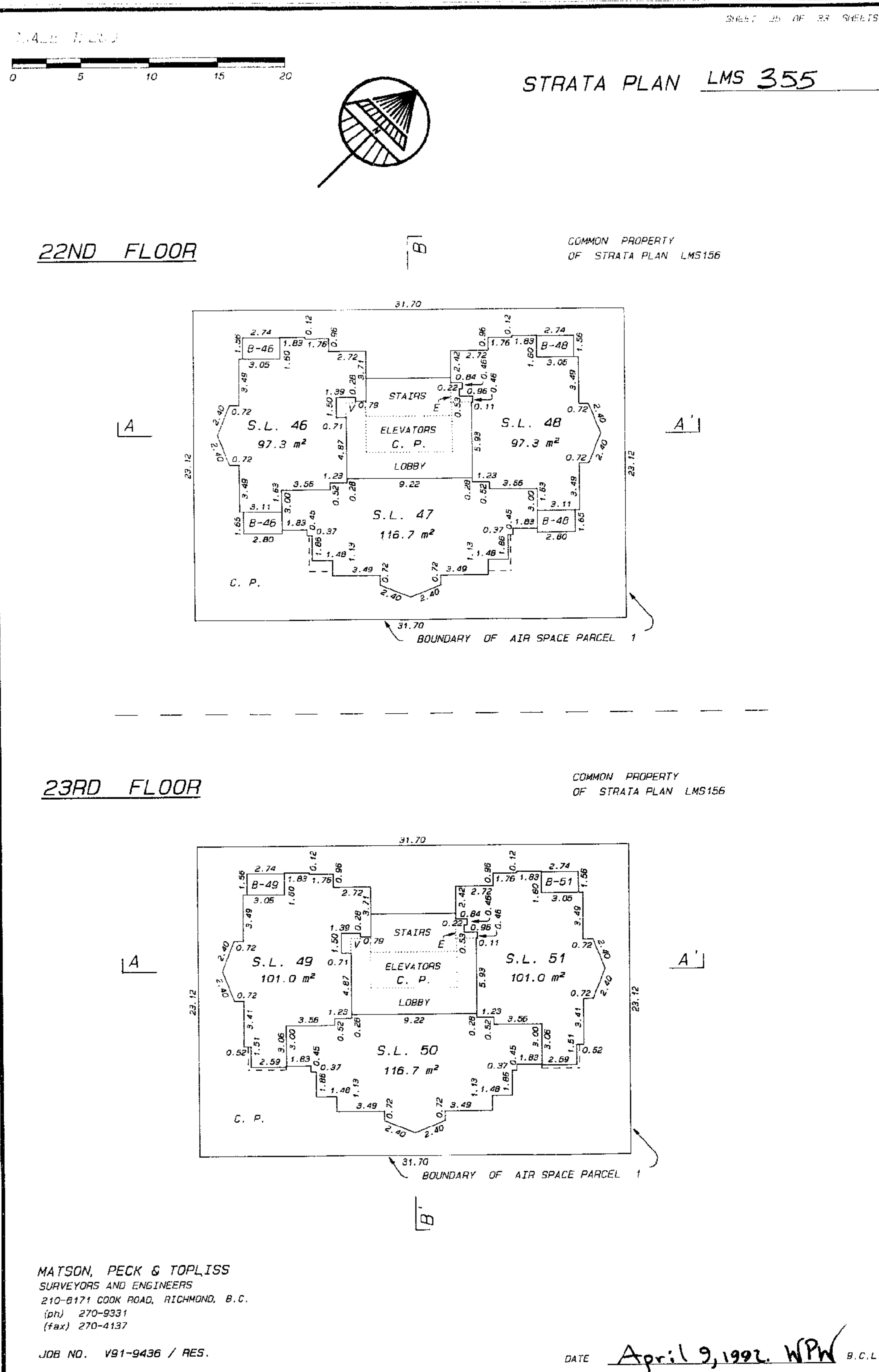
COMMON PROPERTY
OF STRATA PLAN LMS156



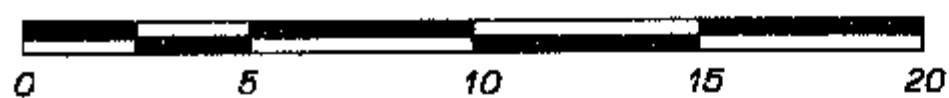
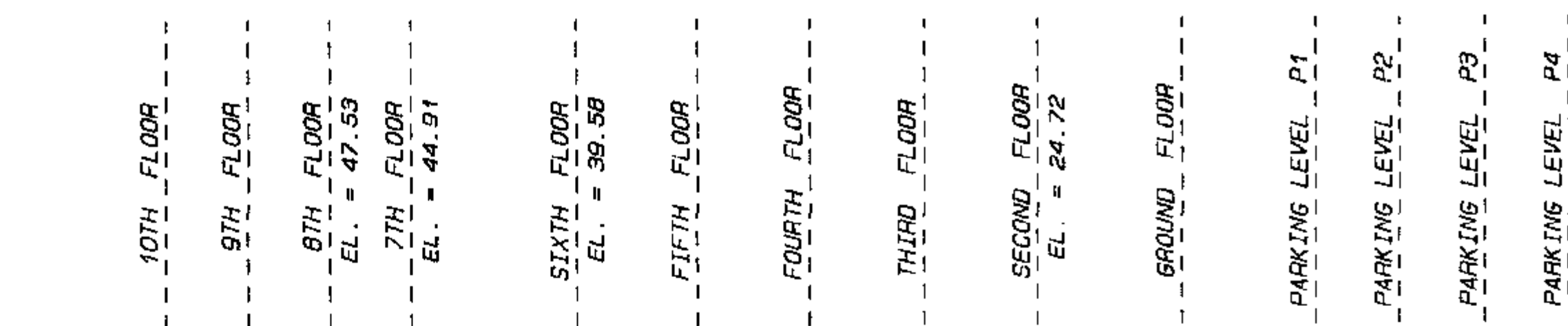
MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

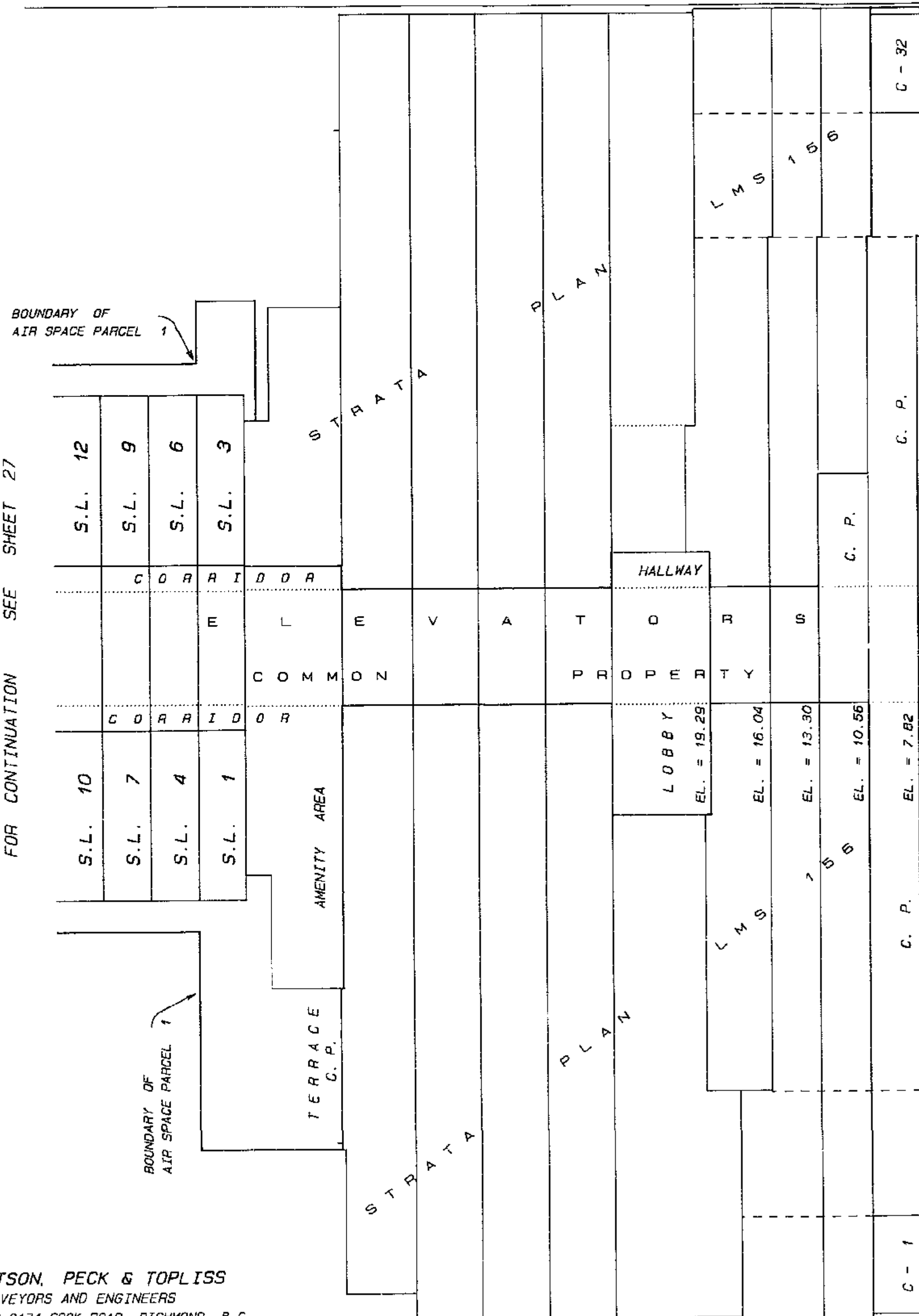
DATE April 9, 1992. NPN B.C.L.S.



SCALE 1: 250

STRATA PLAN LMS 355

PROPERTY LINE



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

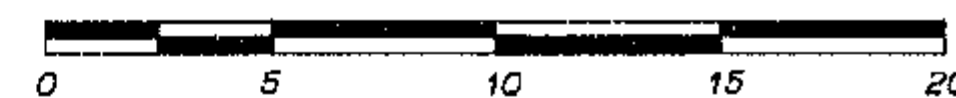
DATE _____

April 9, 1992. WSPW

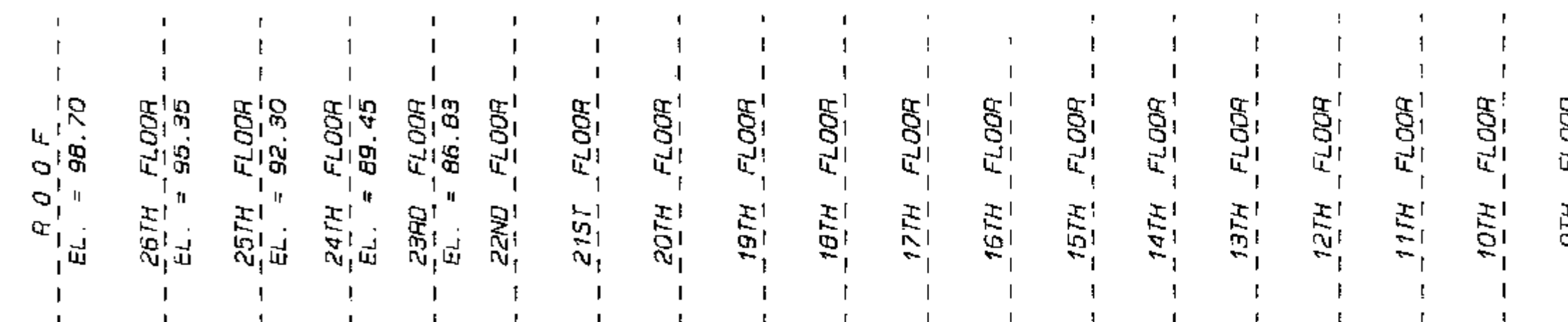
2. 3. 1. 5

SHEET 29 OF 33 SHEETS

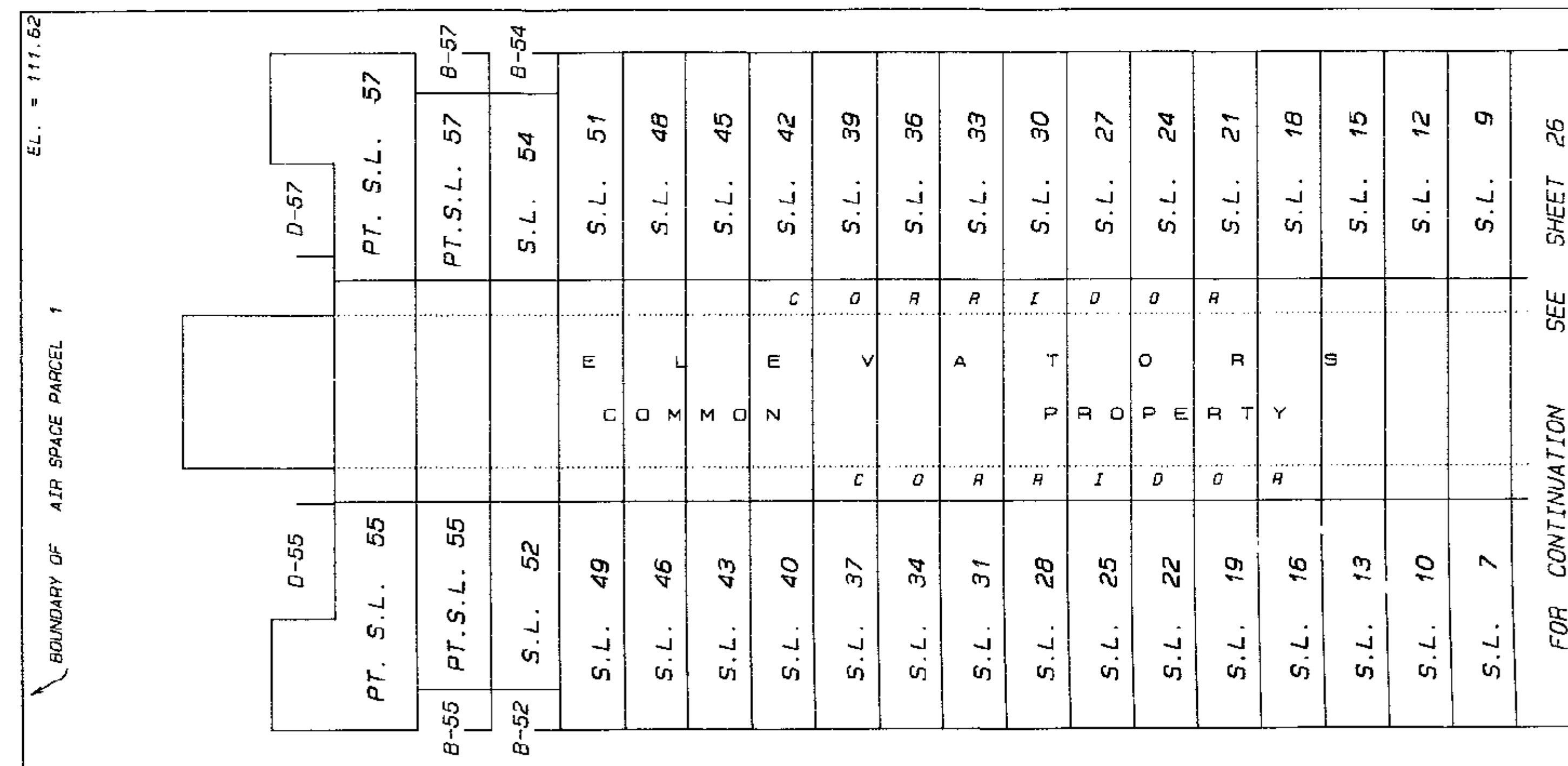
SCALE 1: 250

STRATA PLAN LMS 355

PROPERTY LINE



BOUNDARY OF
AIR SPACE PARCEL 1



BOUNDARY OF
AIR SPACE PARCEL

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

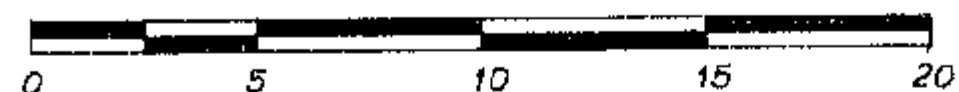
DATE _____

April 9, 1992 WPN

B.C.L.S

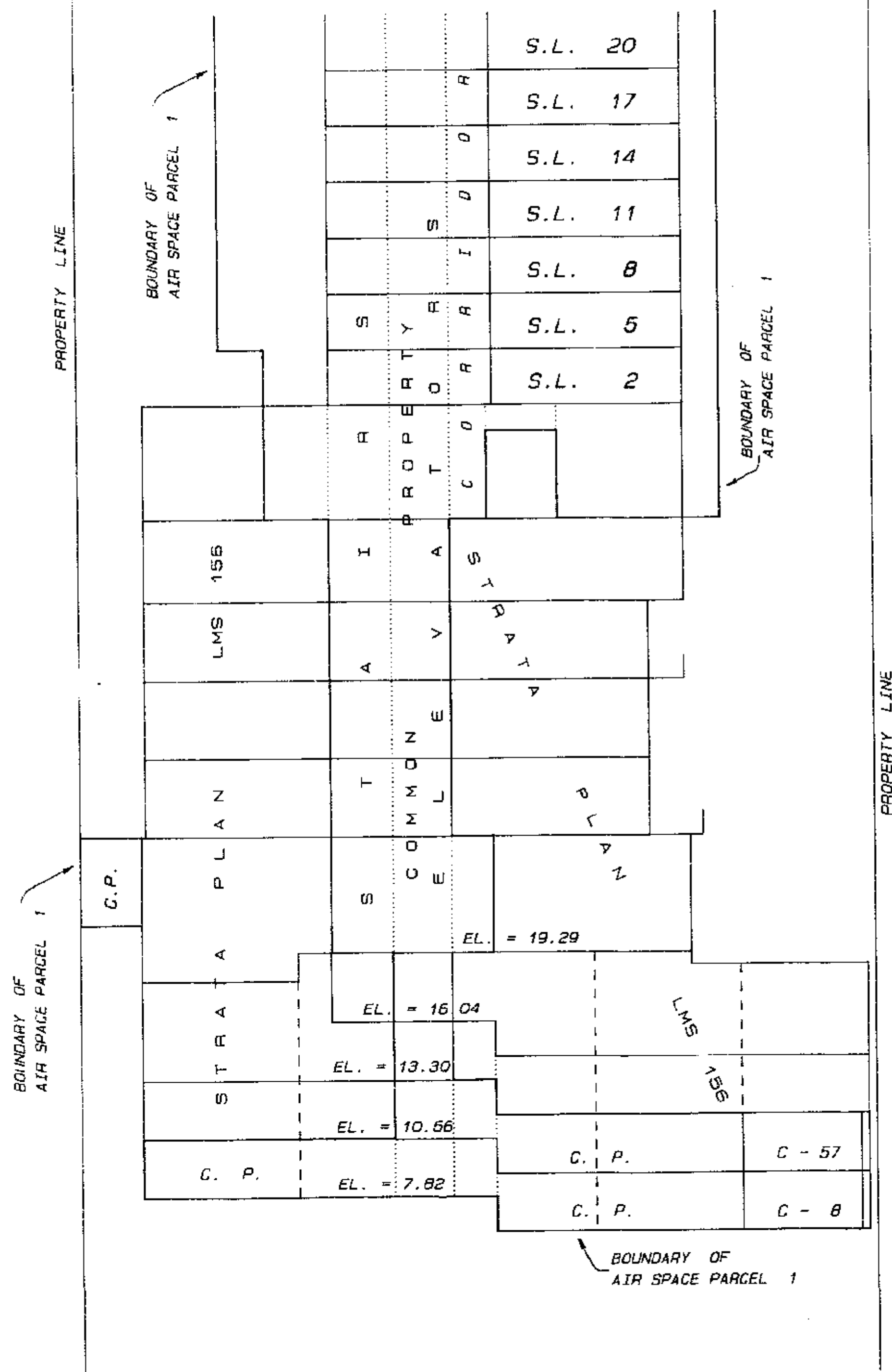
SECTION B-B'

SCALE 1: 250



STRATA PLAN LMS 355

FOR CONTINUATION SEE SHEET 29



13TH FLOOR
12TH FLOOR
11TH FLOOR
10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
GROUND FLOOR
PARKING LEVEL P1
PARKING LEVEL P2
PARKING LEVEL P3
PARKING LEVEL P4

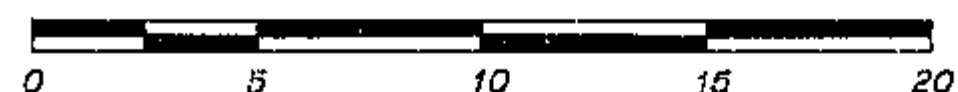
MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

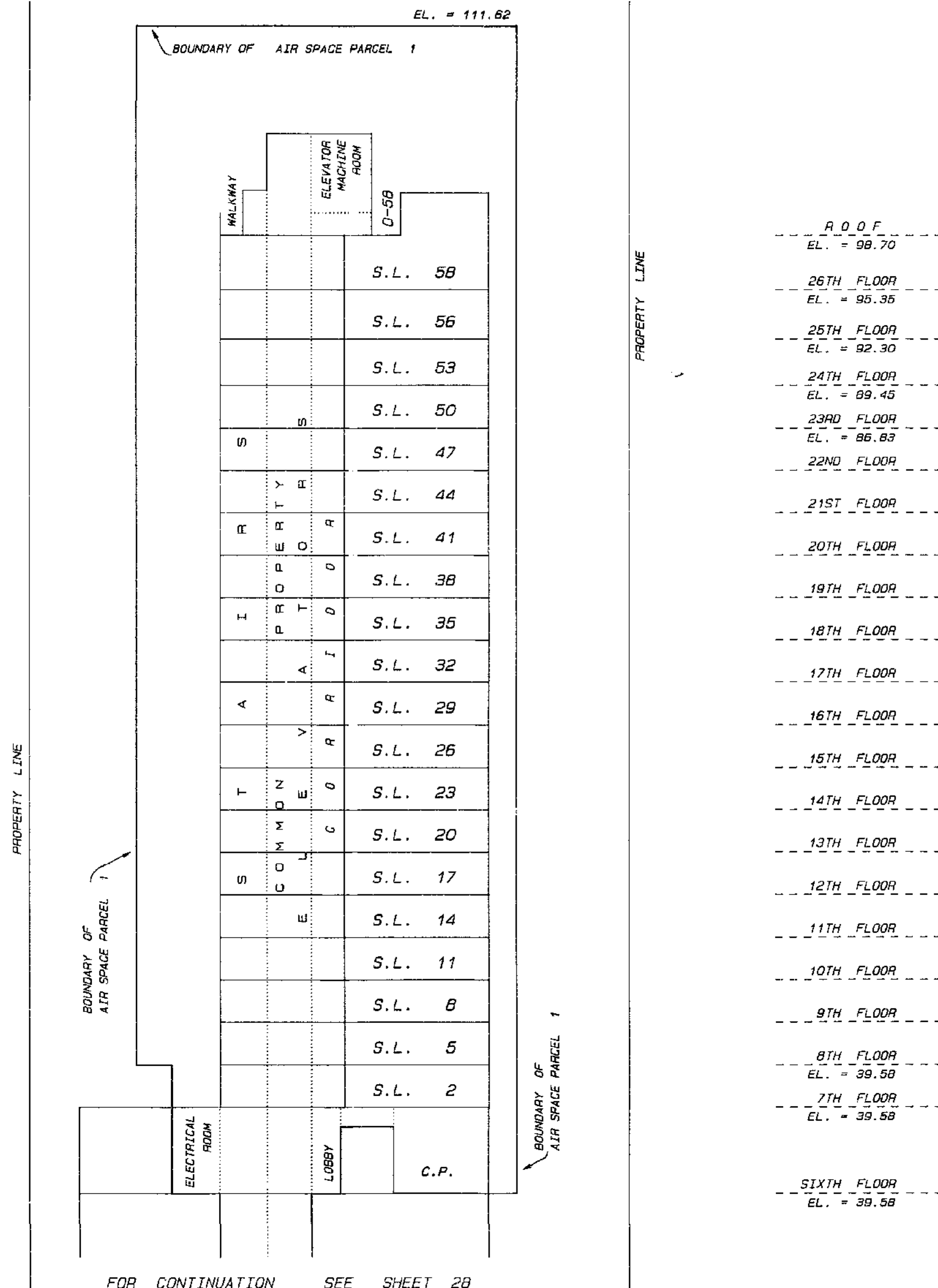
DATE April 9, 1992. WPH B.C.L.S.

SECTION B-B'

SCALE 1: 250



STRATA PLAN LMS 355



13TH FLOOR
12TH FLOOR
11TH FLOOR
10TH FLOOR
9TH FLOOR
8TH FLOOR
7TH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
GROUND FLOOR
PARKING LEVEL P1
PARKING LEVEL P2
PARKING LEVEL P3
PARKING LEVEL P4

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V91-9436 / RES.

DATE April 9, 1992. WPH B.C.L.S.

