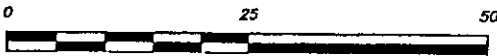


**STRATA PLAN OF LOT G
BLOCK 92 DISTRICT LOT 301 GROUP 1
N.W.D. PLAN LMP38414
B.C.G.S. 92G.025**

STRATA PLAN LMS 3866

REF. NO. BN 94662
DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 19 DAY OF APRIL 1999



SCALE 1 : 500 DISTANCES ARE METRIC

W.J. SMALL

DEPUTY REGISTRAR
PER 12M

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
CONTROL MONUMENTS V-1091 AND V-1691

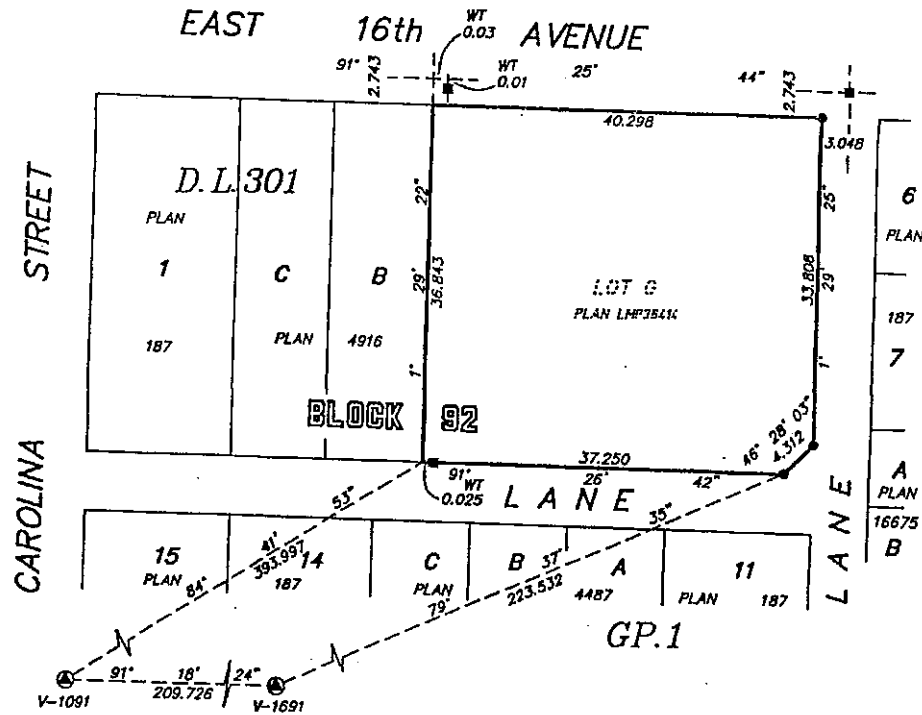
FOUND PLACED

- ⊙ DENOTES CONTROL MONUMENT
- DENOTES LEAD PLUG
- DENOTES IRON POST
- WT DENOTES WITNESS
- m2 DENOTES SQUARE METRES
- SL DENOTES STRATA LOT
- ⊕ DENOTES COMMON PROPERTY
- (P-1) DENOTES PATIO BEING LIMITED COMMON PROPERTY
FOR EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
- (B-10) DENOTES BALCONY BEING LIMITED COMMON PROPERTY
FOR EXCLUSIVE USE OF STRATA LOT 10 (TYPICAL)



CIVIC ADDRESS:

688 EAST 16 AVENUE
VANCOUVER, B.C.



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 0.9995963 NAD83 (CSRS)

NOTE:
STRATA LOT AREAS ARE MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALLS
AND TO THE INSIDE FACE OF CORRIDOR AND STAIRS
AND TO CENTRE LINE WALL BETWEEN STRATA LOTS

THE ADDRESS FOR SERVICE OF DOCUMENTS
OF THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 3866
c/o 201 - 1628 WEST 1st AVENUE
VANCOUVER, B.C. V6J 1G1

I GRANT BUTLER OF DELTA, 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.
DATED THIS 24th DAY OF MARCH, 1999

Grant Butler

B.C.L.S.

DYCK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
102 - 10277 154 STREET
SURREY, B.C. V3R 4J7
TEL: 584-9700 FAX: 589-7447
FILE : 98-2411
DWG : 2411-511

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

F92632 2001-02-27-11.32.53.314623

LMLMS3866

FILED

STRATA PLAN LMS 3866

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	CIVIC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	
1	6	758	133380	
2	6	781	138780	
3	6	781	138780	
4	6	781	138780	
5	6	805	141840	
6	6	805	141840	
7	6	781	138780	
8	6	781	138780	
9	6	786	138780	
10	6	499	88200	
11	6	681	119880	
12	6	785	139320	
13	6	785	139320	
14	6	785	139320	
15	6	808	142380	
16	6	808	142380	
17	6	785	139320	
18	6	785	139320	
19	6	785	139320	
20	6	675	119340	
21	6	399	70380	
22	7	499	88200	
23	7	681	119880	
24	7	785	139320	
25	7	785	139320	
26	7	785	139320	
27	7	808	142380	
28	7	808	142380	
29	7	785	139320	
30	7	785	139320	
31	7	785	139320	
32	7	675	119340	
33	7	399	70380	
34	7	499	88200	
35	7	681	119880	
36	7	785	138960	
37	7	785	138960	
38	7	785	138960	
39	7	808	142020	
40	7	808	142020	
41	7	785	138960	
42	7	785	138960	
43	7	785	138960	
44	7	675	119340	
45	7	399	70380	
AGGREGATE		32,799	5,802,300	

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LHMS3866

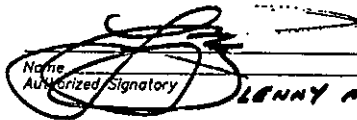
FILED

LMS 3866

CONDOMINIUM ACT

OWNER:

ARAGON PROPERTIES LTD.
(INC. No. 413768)


Name Lenny Moy
Authorized Signatory

Name _____
Authorized Signatory



WITNESS AS TO BOTH SIGNATURES
Name SHANNON MYCHALSKI

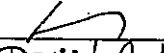
101-5025 SANDERS STREET
ADDRESS
BURNABY, BC

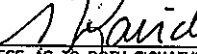
EXECUTIVE ASSISTANT
OCCUPATION OF WITNESS

MORTGAGEE:

CANADIAN IMPERIAL BANK OF COMMERCE


Name Bernice M. Crick
Authorized Signatory Senior Manager



Name David C. Warner
Authorized Signatory Manager


WITNESS AS TO BOTH SIGNATURES
Name Nicole Beard

6th Floor 400 Burrard St.
ADDRESS
Vancouver BC V6C 3A6

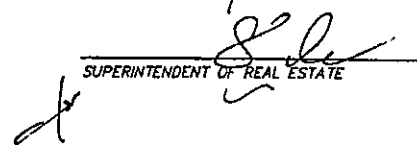
Banker
OCCUPATION OF WITNESS

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
1.) I, THE UNDERSIGNED AM THE DULY AUTHORIZED
AGENT OF THE OWNER - DEVELOPER
2.) THE STRATA PLAN IS ENTIRELY FOR 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


DECLARED BEFORE ME AT Vancouver B.C.
THIS 13 DAY OF April 1999

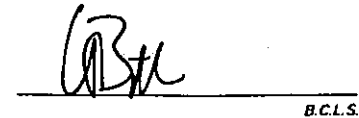
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA
ROBERT J. D'BITT
BARRISTER & SOLICITOR
880 CALVERTHALL ST.
NORTH VANCOUVER, B.C.
V7L1X9

ACCEPTED AS TO FORMS 1 AND 2
THIS 13 DAY April 1999


SUPERINTENDENT OF REAL ESTATE

I GRANT BUTLER OF DELTA, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDING SHOWN IN THIS
STRATA PLAN HAS NOT AS OF
THE 24th DAY OF MARCH, 1999
BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 24th DAY OF MARCH, 1999


B.C.L.S.

FILED LMS3866 F92632 2001-02-27-11.32.53.314623

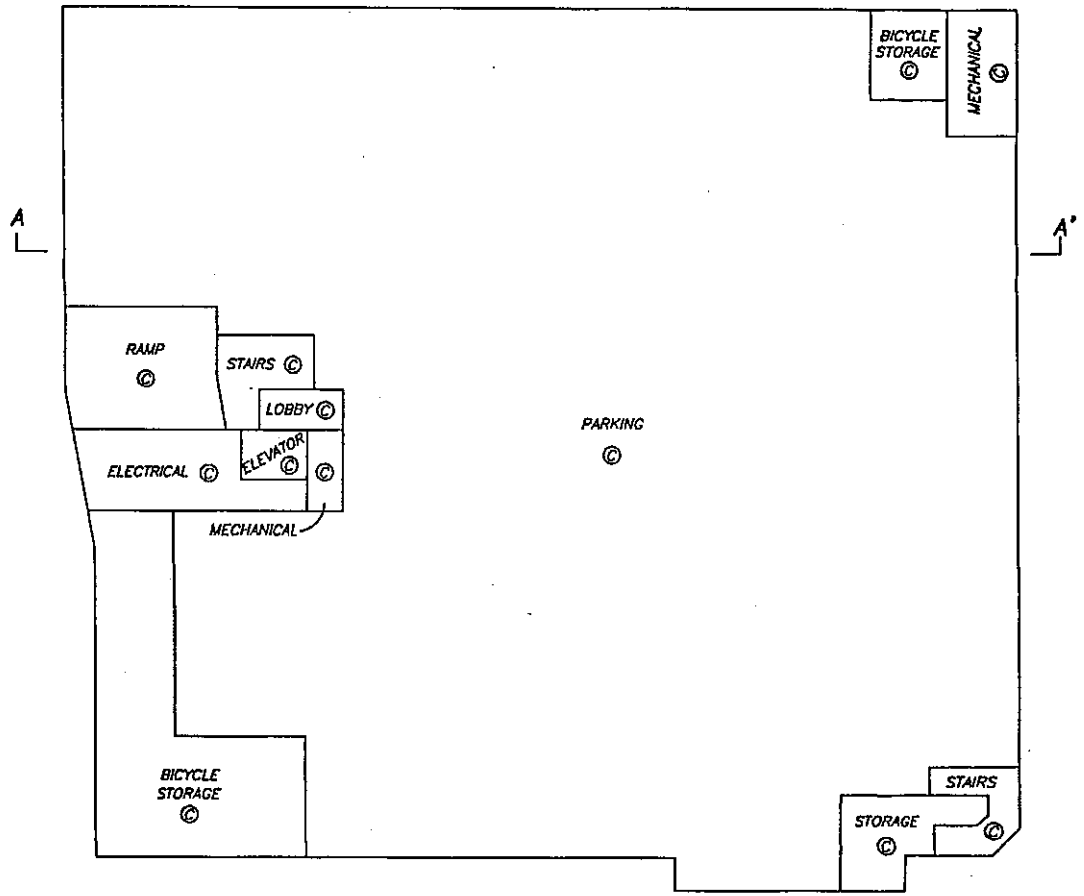
FILED

FLOOR PLAN

STRATA PLAN LMS 3866



SCALE 1:200 DISTANCES ARE METRIC



PARKING LEVEL

FILED LMLS3866 2001-02-27-11.32.53.314623

FILED

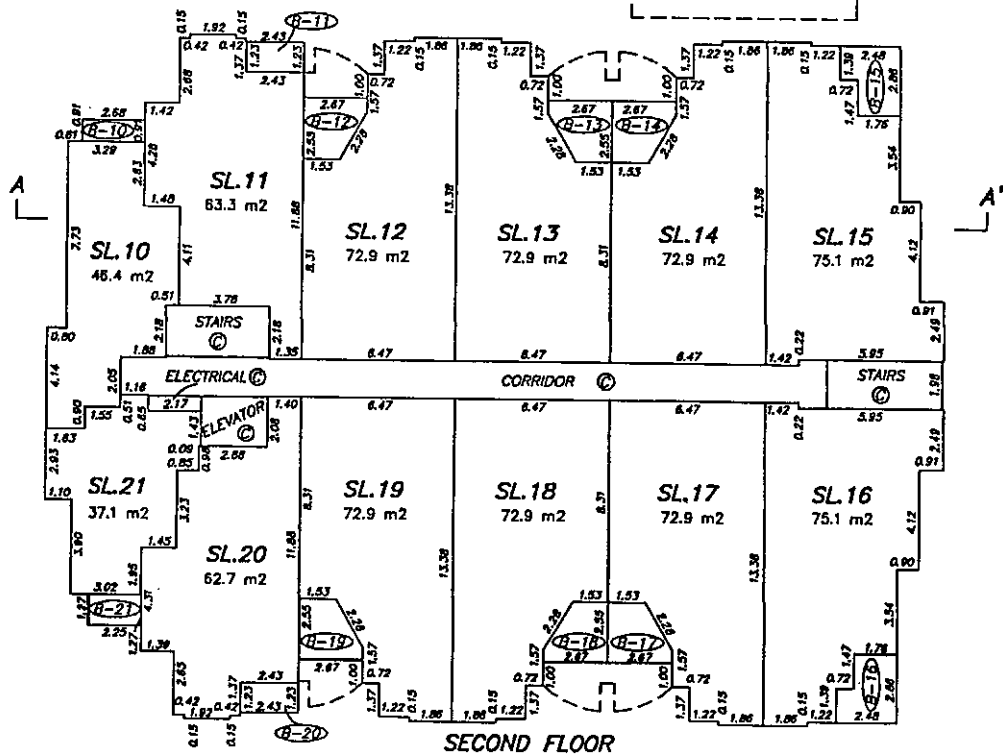
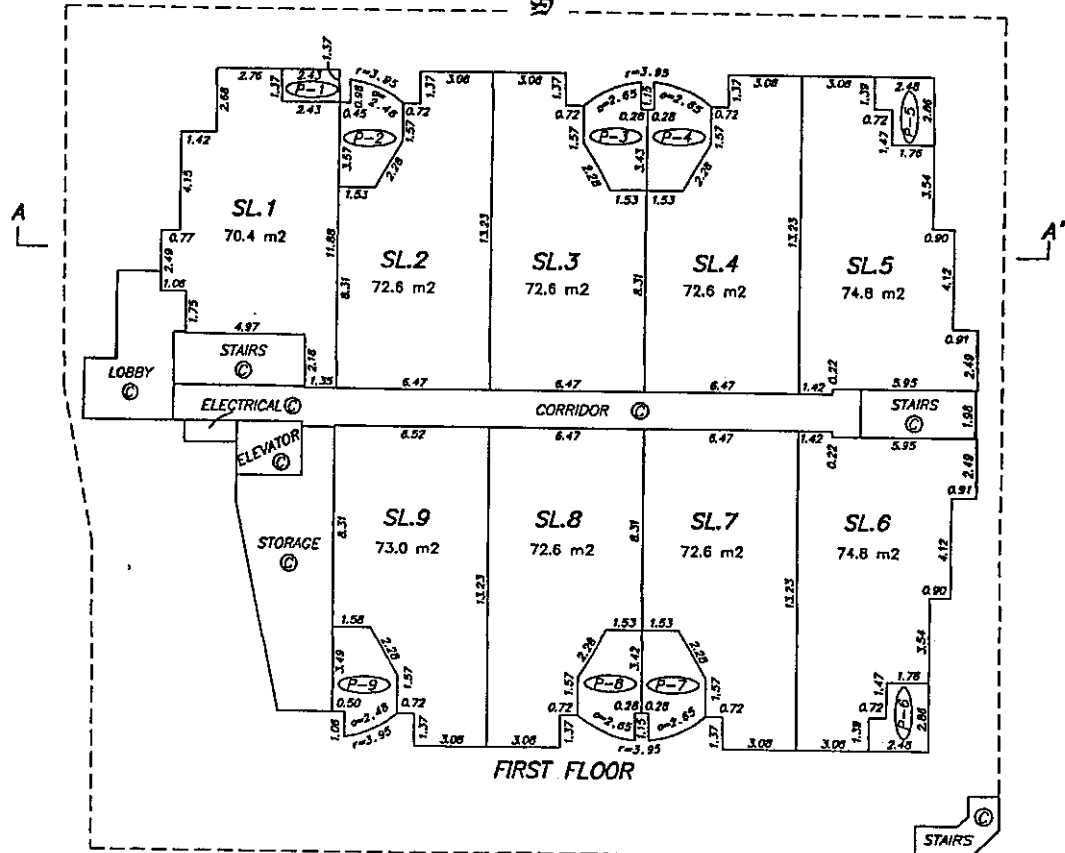
MARCH 24, 1999

FILE: 2411-512

FLOOR PLANS

STRATA PLAN LMS 3866

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



Handwritten initials 'LB' and a small diagram of a unit layout.

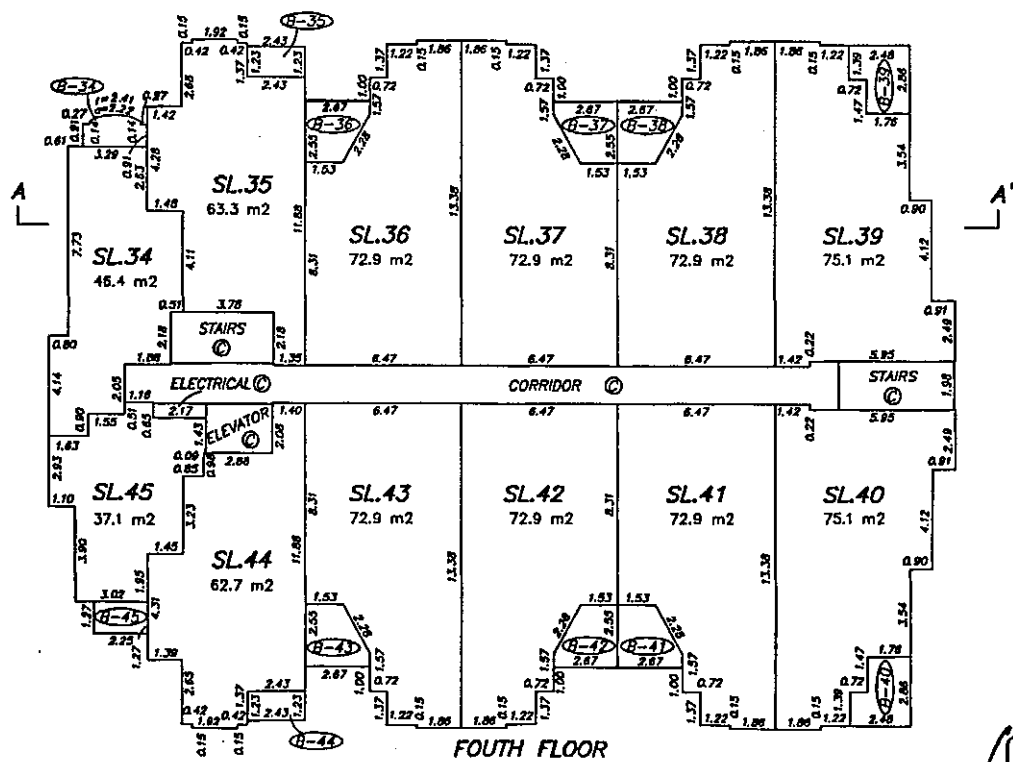
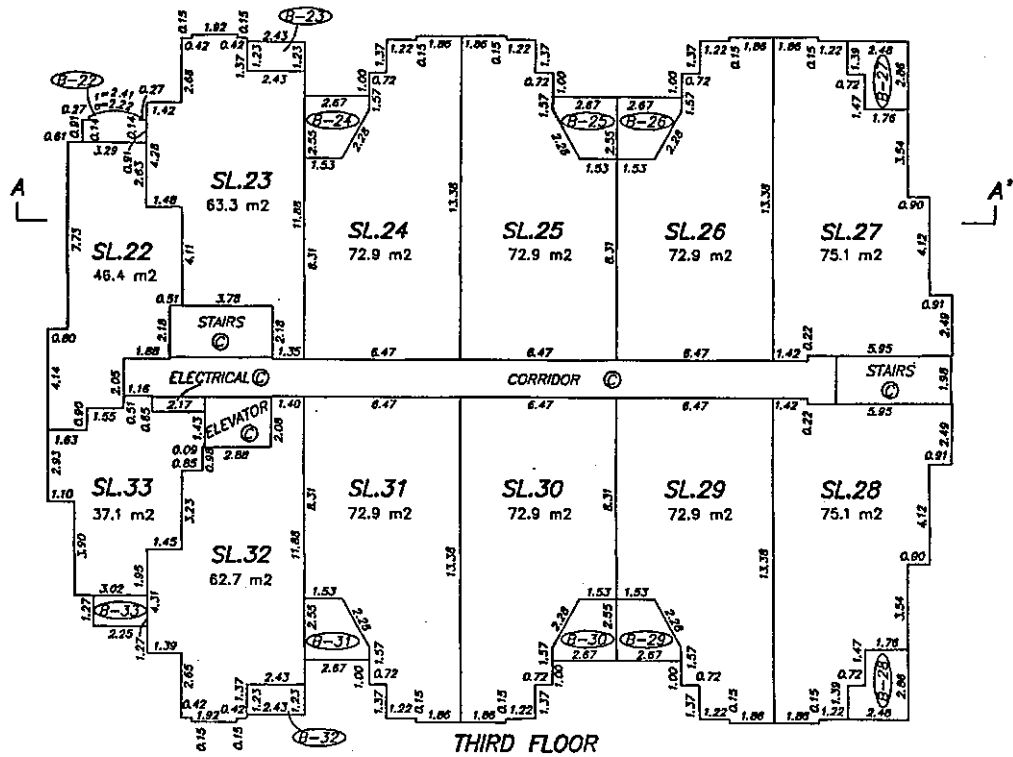
FILED LMS3866 F92632 2001-02-27-11.32.53.314623

FILED

FLOOR PLANS

STRATA PLAN LMS 3866

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



FILED LMLMS3866 F92632 2001-02-27-11.32.53.314623

FILED

SECTION

STRATA PLAN LMS 3866



SCALE 1:200 DISTANCES ARE METRIC

FOURTH FLOOR	SL.34	SL.35	SL.36	SL.37	SL.38	SL.39
THIRD FLOOR	SL.22	SL.23	SL.24	SL.25	SL.26	SL.27
SECOND FLOOR	SL.10	SL.11	SL.12	SL.13	SL.14	SL.15
FIRST FLOOR		SL.1	SL.2	SL.3	SL.4	SL.5
PARKING LEVEL	PARKING ©					

SECTION A - A'

FILED LMLS3866 F92632 2001-02-27-11.32.53.314623