

BC ONLINE LAND TITLE INTERNET SERVICE
PROVIDED IN CO-OPERATION WITH
LAND TITLE BRANCH - MINISTRY OF SUSTAINABLE RESOURCE MANAGEMENT

B.C. LAND TITLE BRANCH - DOCUMENT RETRIEVAL

WEB REQUEST

CLIENT NAME: ANDREWS REALTY LTD.DBA RE/MAX
ADDRESS: REAL ESTATE SERVICES
410-650 WEST 41ST AVE NORTH OFFICE TOWER
VANCOUVER BC V5Z 2M9

PICK-UP INSTRUCTIONS:

USER ID:	PA74746	APPLICATION NO.:	LMS163	LM	PAGES: 024
ACCOUNT NO.:	199822	REQUESTED AT:	02-09-16 10:14		
REFERENCE NO.:	J13640	FOLIO NO.:	ROBIN VRBA		

REMARKS:

BC ONLINE LAND TITLE INTERNET SERVICE

HELP DESK VICTORIA (250) 953-8200
IN B.C. 1-800-663-6102
ADMINISTRATION OFFICE ... (250) 953-8250
FAX NUMBER (250) 953-8222

PERSONS WHO NEED TO RELY ON A PLAN FOR LEGAL PURPOSES MUST EXAMINE THE OFFICIAL VERSION AT THE LAND TITLE OFFICE IN WHICH THE PLAN IS DEPOSITED.

THE BYLAW AND COMMON PROPERTY SHEETS ATTACHED TO STRATA PLANS HAVE BEEN REPEALED. INFORMATION REGARDING THE BYLAWS AND/OR DEALINGS AFFECTING THE COMMON PROPERTY OF STRATA PLANS MUST BE OBTAINED FROM THE GENERAL INDEX AND/OR COMMON PROPERTY INDEX ON ALTOS. REFER TO THE BC ONLINE USER GUIDE FOR ACCESS INFORMATION.

PART OF

STRATA PLAN OF LOT 'E'
BLK. 55, D.L. 302,
PLAN 22550

STRATA PLAN LMS 163
PHASE I

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C.
THIS 18 DAY OF OCT. 1991

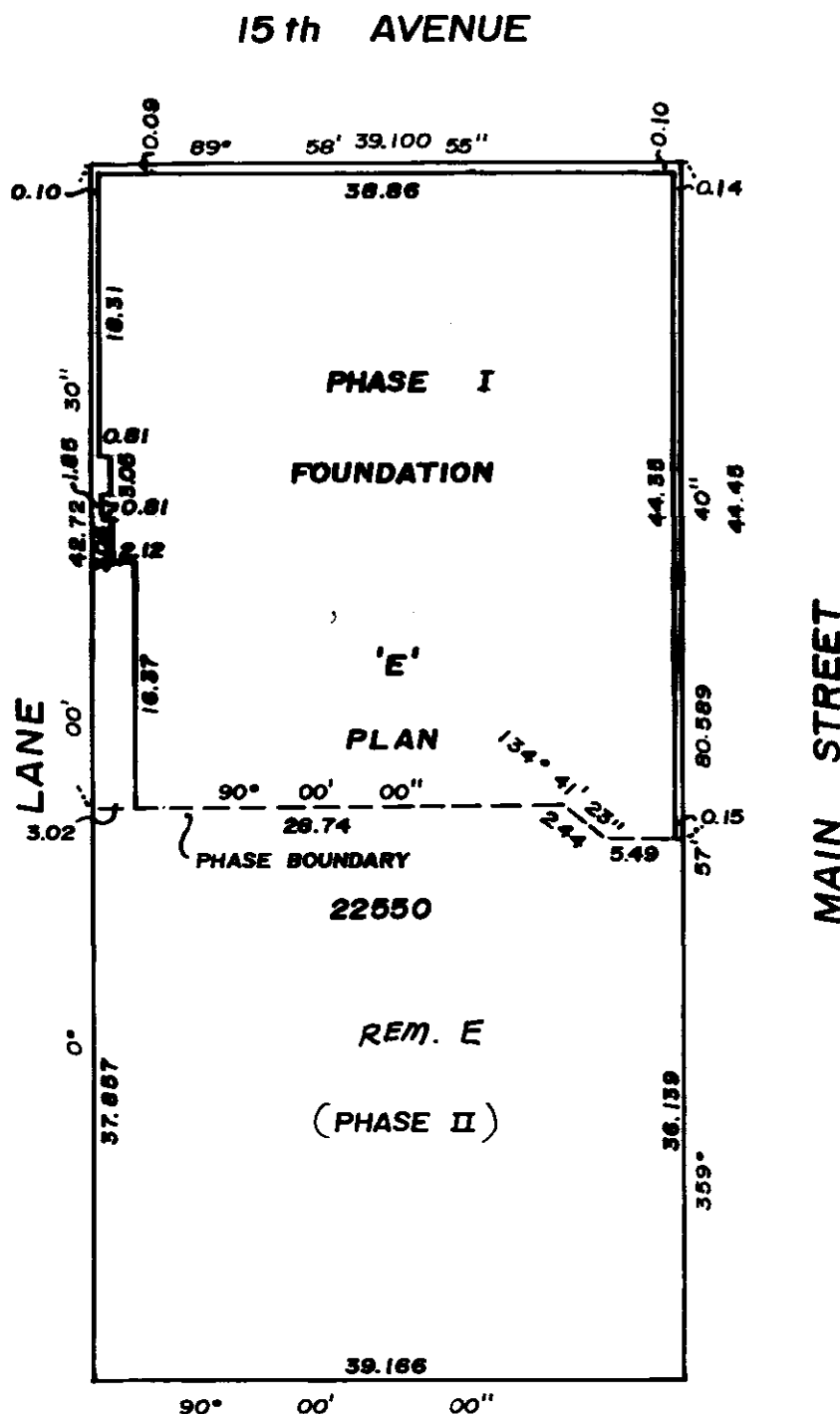
(FORM E - SEE DF. BE 274708)

'CITY OF VANCOUVER'

SL 33-65 NOT USED.

[Signature]
DEPUTY REGISTRAR

BE274709



THIS PLAN CONTAINS LIMITED COMMON PROPERTY

16th AVENUE

- LC DENOTES LIMITED COMMON PROPERTY
- LCR DENOTES LIMITED COMMON PROPERTY - RESIDENTIAL (SL 1-32)
- LCC DENOTES LIMITED COMMON PROPERTY - COMMERCIAL (SL 66-73)
- m² DENOTES SQUARE METRES
- S.L. DENOTES STRATA LOT
- PT. DENOTES PART OF STRATA LOT
- Ⓒ DENOTES COMMON PROPERTY
- Ⓑ DENOTES BALCONY
- ⒫ DENOTES PATIO
- BCH DENOTES B.C. HYDRO

CIVIC ADDRESSES:
3131 MAIN STREET
VANCOUVER, B.C.

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS: *Strataco Management Ltd.*

THE OWNERS, STRATA PLAN LMS 163 *302-4180 Lougheed Highway*
Burnaby, BC V5C 6A7

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

I, RAY L. MALLORY, OF SURREY,
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 15th DAY OF AUGUST 1991.

Ray L. Mallory B.C.L.S.

MALLORY
SURVEY
SERVICES
17515 24th AVENUE
SURREY, B.C., V4B-5E7
Ph. 536-6123
FILE 89-03-228 DWG. 3

J13640 2002-09-16-10.14.23.924255

LMLMS163

FILED

STRATA PLAN LMS 163

PHASE I

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	7,5	91	228	1
2	7,5	88	198	1
3	7,4,5	92	198	1
4	7,4,5	93	208	1
5	7,4	64	130	1
6	7,4	64	130	1
7	7,4	98	185	1
8	7	107	215	1
9	7	93	185	1
10	7	61	119	1
11	7	77	185	1
12	8,5	85	192	1
13	8,5	85	188	1
14	8,4,5	88	188	1
15	8,4,5	94	199	1
16	8,4	64	135	1
17	8,4	64	135	1
18	8,4	98	199	1
19	8	102	205	1
20	8	93	190	1
21	8	61	125	1
22	8	72	160	1
23	9,5	88	230	1
24	9,4,5	89	230	1
25	9,4,5	77	180	1
26	9,4	64	138	1
27	9,4	64	138	1
28	9,4	98	205	1
29	9	103	223	1
30	9	91	195	1
31	9	61	130	1
32	9	72	165	1
66	6,5	148	380	1.8
67	6,5	169	430	2.1
68	6,5	186	555	2.3
69	6,4	125	450	1.5
70	6,4,5	76	258	0.9
71	6,4	99	338	1.2
72	6,4	120	436	1.5
73	6,4	145	475	1.8
AGGREGATE		3,709	9,053	45.1

* Amended Pursuant to s.59(2)
CONDOMINIUM ACT, THIS 22ND
DAY OF JULY, 1992.

[Signature]
DEPUTY REGISTRAR

(SEE AMENDED SHEET 2A)

STRATA PLAN LMS. 0163
PHASE 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 UPON DESTRUCTION	NUMBER OF VOTES
74	1	51	180	0.6
75	1	74	270	0.9
AGGREGATE		125	450	1.5

OWNER CONNAUGHT PLACE
ENTERPRISES LTD.

[Signature]
AUTHORIZED SIGNATORY
STEPHEN AU

[Signature]
AUTHORIZED SIGNATORY
BENNY WONG

OWNER 352693 B.C. LTD.

[Signature]
AUTHORIZED SIGNATORY
BENNY WONG

[Signature]
AUTHORIZED SIGNATORY
STEPHEN AU

[Signature]
WITNESS AS TO SIGNATURES
LINDA WONG
BUSINESS EXECUTIVE
OCCUPATION OF WITNESS

975-CROSSCREEK RD W. VAN
ADDRESS OF WITNESS

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
(1) I, THE UNDERSIGNED AM THE OWNER DEVELOPER

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.

[Signature]

DECLARED BEFORE ME AT VANCOUVER
IN THE PROVINCE OF BRITISH COLUMBIA.
THIS 22 DAY OF MAY 1992

[Signature]
COMMISSIONER FOR TAKING AFFIDAVITS
WITHIN THE PROVINCE OF BRITISH COLUMBIA.

ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 20 DAY OF JULY 1992

[Signature]
SUPERINTENDENT OF REAL ESTATE AND BROKERS

MORTGAGE
HONGKONG BANK OF CANADA
BANKS AUTHORIZED SIGNATORIES:

[Signature]
AUTHORIZED SIGNATORY
BRIAN R. HAYES, SENIOR MANAGER CREDIT

[Signature]
AUTHORIZED SIGNATORY
GREG J. SPURK, SENIOR MANAGER CREDIT

[Signature]
WITNESS DEE B. J. UNHART
A COMMISSIONER FOR TAKING AFFIDAVITS
FOR BRITISH COLUMBIA
OCCUPATION OF WITNESS

300-885 N. GERRARD, VAN. BC V6C 3E9
ADDRESS OF WITNESS

AS TO BOTH SIGNATURES

STRATA PLAN LMS 163

PHASE 1

CONDOMINIUM ACT.

OWNER: CONNAUGHT PLACE
ENTERPRISES LTD.AUTHORIZED SIGNATORY BENNY WONGAUTHORIZED SIGNATORY EDWIN LEE

WITNESS:

Linda Wong
LINDA WONG
418-1112 W. Pender St
ADDRESS VAN. B.C. V6E 2S1BUSINESS EXECUTIVE
OCCUPATION

OWNER: 362693 B.C. LTD.

AUTHORIZED SIGNATORY BENNY WONGAUTHORIZED SIGNATORY EDWIN LEE

WITNESS:

Linda Wong
LINDA WONG
425-1112 W. Pender St
ADDRESS VAN. B.C. V6E 2S1BUSINESS EXECUTIVE
OCCUPATIONMORTGAGEE: HONGKONG BANK OF CANADA
by its authorized signatoriesAUTHORIZED SIGNATORY Marshall W. Curtis Assistant Vice-President, creditAUTHORIZED SIGNATORY Michael P. Capin Senior Manager Credit

WITNESS:

Herb S. Linhart
A Commissioner for taking
Affidavits for British
Columbia
300-885 West Georgia St.
OCCUPATION Vancouver, B.C.
V6C 3E9
As to Both Signatures

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
(1) I, THE UNDERSIGNED AM THE OWNER DEVELOPERI, 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.Benny Wong
BENNY WONGDECLARED BEFORE ME AT Vancouver
IN THE PROVINCE OF BRITISH COLUMBIA.
THIS 9th DAY OF SEPTEMBER 1991.George Iano
COMMISSIONER FOR TAKING AFFIDAVITS
WITHIN THE PROVINCE OF BRITISH COLUMBIA.ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 15th DAY OF OCTOBER 1991Superintendent of Real Estate
SUPERINTENDENT OF REAL ESTATEAPPROVED AS TO PHASE 1 OF A
2 PHASE STRATA PLAN UNDER THE
CONDOMINIUM ACT. THIS 25th DAY OF
SEPTEMBER 1991.DEPUTY Rich Sushie
APPROVING OFFICER FOR THE
CITY OF VANCOUVER.I RAY MALLORY, OF SURREY, A BRITISH COLUMBIA
LAND SURVEYOR. HEREBY CERTIFY THAT THE BUILDINGS
SHOWN ON THIS STRATA PLAN HAS NOT, AS OF THE 15th
DAY OF AUGUST, 1991, BEEN PREVIOUSLY
OCCUPIED. DATED AT SURREY B.C.
THIS 15th DAY OF AUGUST, 1991.Ray L. Mallory

B.C.L.S.

AUG 15, 1991.

FILE 89-03-228

J13640 2002-09-16-10.14.23.924255

LMLMS163

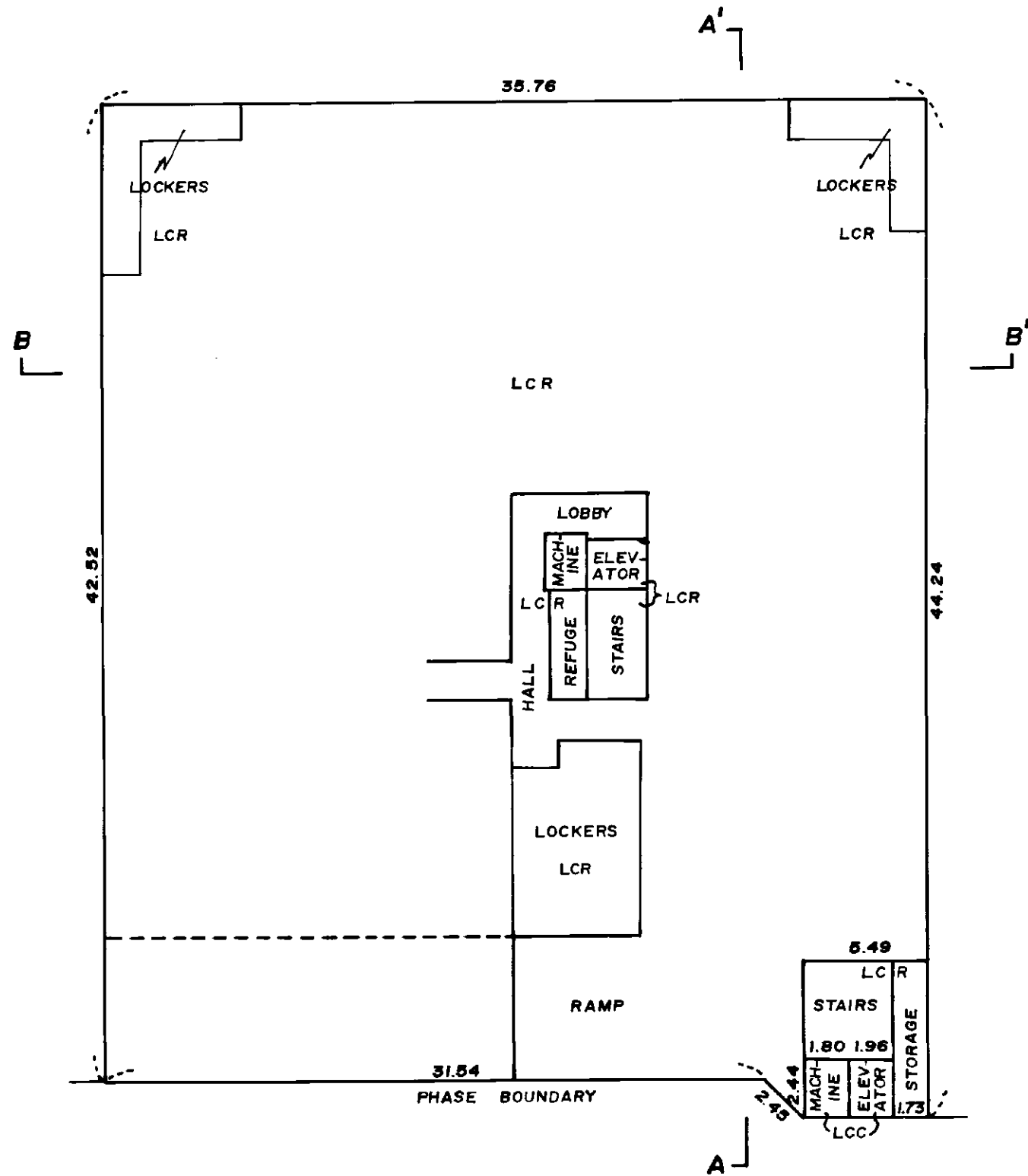
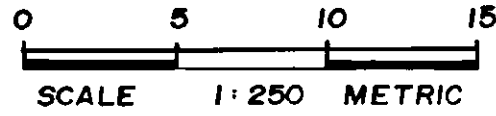
FILED

STRATA PLAN LMS 163

FLOOR PLAN & SECTION

PHASE I

PARKING LEVEL 1



SECTION A-A'

	ROOF ©					
4th FLOOR	SL 28	SL 27	SL 26	SL 25	SL 24	ⓑ
3rd FLOOR	SL 18	SL 17	SL 16	SL 15	SL 14	
2nd FLOOR	SL 7	SL 6	SL 5	SL 4	SL 3	ⓑ
GROUND FLOOR	SL 73	SL 72	SL 71	C	SL 70	SL 69
PARKING 2	PARKING 2 (COMMERCIAL)					
PARKING 1	PARKING 1 (RESIDENTIAL)					

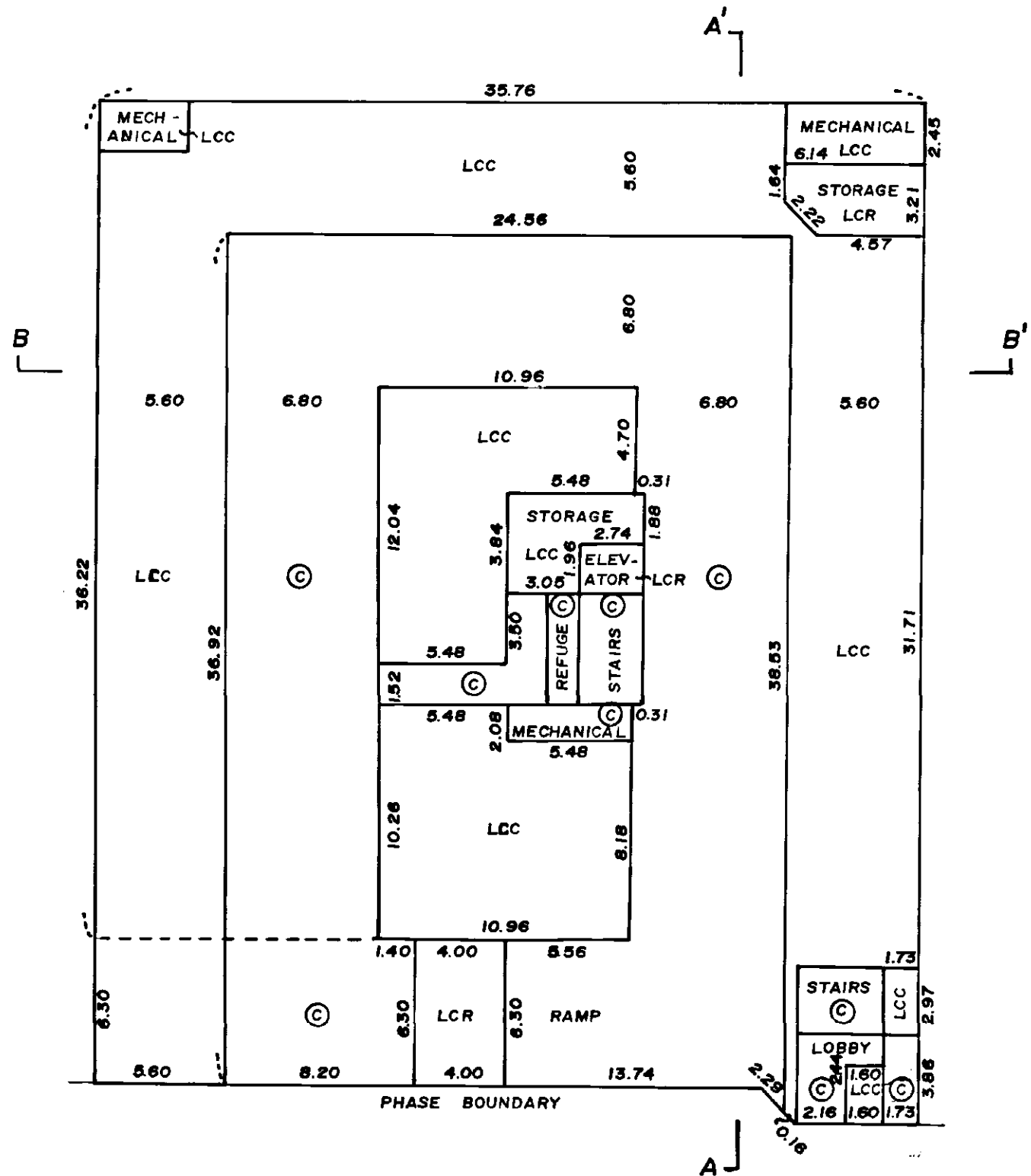
AUG. 15, 1991 *RLM.*

STRATA PLAN LMS 163

FLOOR PLAN & SECTION PHASE 1

PARKING LEVEL 2

SCALE 1:250 METRIC



SECTION B-B'

	ROOF ©			
4th FLOOR	SL 23		SL 24	SL 25
3rd FLOOR	SL 12	SL 13	SL 14	SL 15
2nd FLOOR	SL 1	SL 2	SL 3	SL 4
GROUND FLOOR	SL 66	SL 67	SL 68 ©	SL 70
PARKING 2	PARKING 2 (COMMERCIAL)			
PARKING 1	PARKING 1 (RESIDENTIAL)			

J13640 2002-09-16-10.14.23.924255

LMLMS163

FILED

STRATA PLAN LMS 0163
PHASE 1

DEPOSITED AND REGISTERED IN THE
LAND TITLE OFFICE AT NEW WESTMINSTER
B.C. THIS 22ND DAY OF JULY 1992

[Signature]
DEPUTY REGISTRAR
BF 276341 - BF 276342

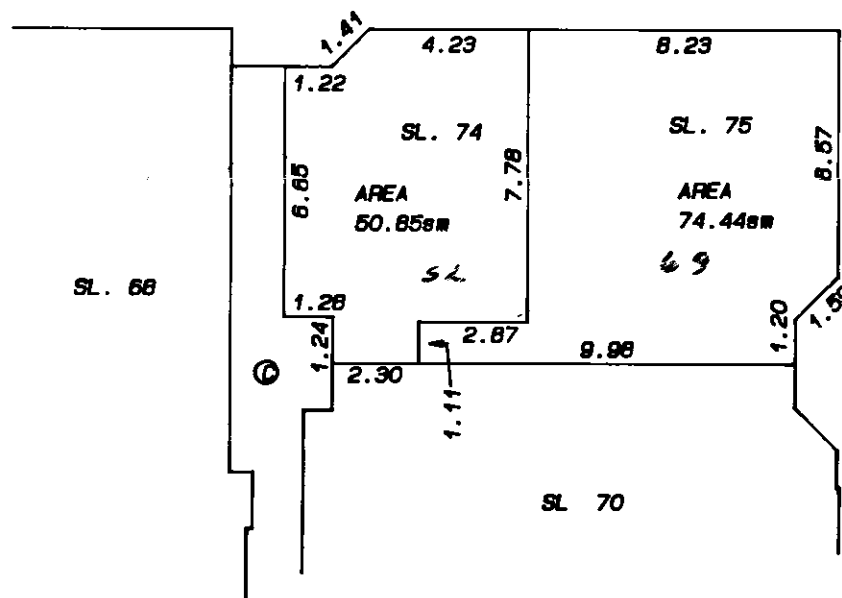
STRATA PLAN OF RESUBDIVISION OF
STRATA LOT 69, BLOCK 55, DL. 302,
STRATA PLAN LMS. 0163,
TOGETHER WITH AN INTEREST IN THE
COMMON PROPERTY IN PROPORTION TO
THE UNIT ENTITLEMENT OF THE
STRATA LOT AS SHOWN ON FORM 1.

CITY OF VANCOUVER

SCALE 1:200



GROUND FLOOR



APPROVED AS TO THE SUBDIVISION
OF STRATA LOT 69, STRATA PLAN LMS.0163.
THIS 15TH DAY OF JULY 1992.

[Signature]
DEPUTY APPROVING OFFICER FOR THE
CITY OF VANCOUVER, B.C.

- LC DENOTES LIMITED COMMON PROPERTY
- sqm DENOTES SQUARE METRES
- S.L. DENOTES STRATA LOT
- PT. DENOTES PART OF STRATA LOT
- Ⓒ DENOTES COMMON PROPERTY
- Ⓓ DENOTES BALCONY
- Ⓔ DENOTES PATIO
- Ⓖ DENOTES GARAGE

CIVIC ADDRESSES:
3131 MAIN STREET
VANCOUVER, B.C.

CERTIFIED CORRECT ACCORDING
TO LAND TITLE OFFICE RECORDS
THIS 20TH DAY OF APRIL 1992

Ray L. Mallory B.C.L.S.

I, RAY L. MALLORY, OF SURREY A BRITISH
COLUMBIA LAND SURVEYOR, HEREBY CERTIFY
THAT THE BUILDINGS ERECTED ON THE PARCEL
DESCRIBED ABOVE IS WHOLLY WITHIN THE
EXTERNAL BOUNDARIES OF THAT PARCEL.
DATED AT SURREY, B.C.
THIS 20TH DAY OF APRIL 1992.

Ray L. Mallory
B.C.L.S.

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:
THE OWNERS, STRATA PLAN LMS 163
428 1112 WEST PENDER STREET,
VANCOUVER, B.C. V6E 2S1

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

MALLORY
SURVEY
SERVICES
17515 24th Avenue
Surrey, B.C. V4B 5E7
Phone 536-6123
File: 89-03-228
Dwg: 04A

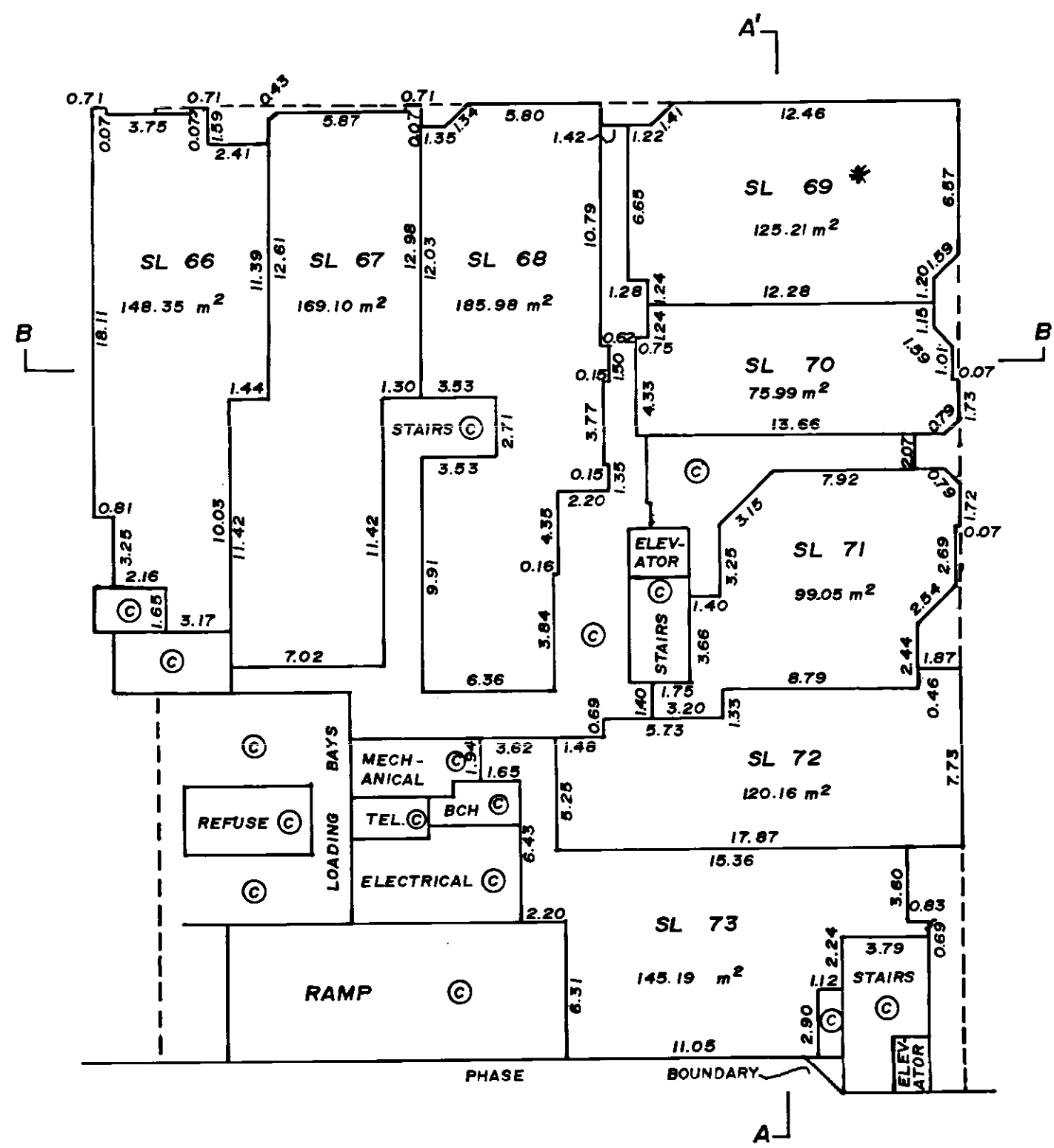
J13640 2002-09-16-10.14.23.924255

LMLMS163

FILED

STRATA PLAN LMS 163
PHASE 1

FLOOR PLANS
GROUND FLOOR
SCALE 1:250 METRIC



SL 69
AMENDED PURSUANT TO
S. 59(2) CONDOMINIUM ACT.
THIS 22ND DAY JULY, 1992

[Signature]
(SEE AMENDED SHEET 6A
DEPUTY REGISTRAR

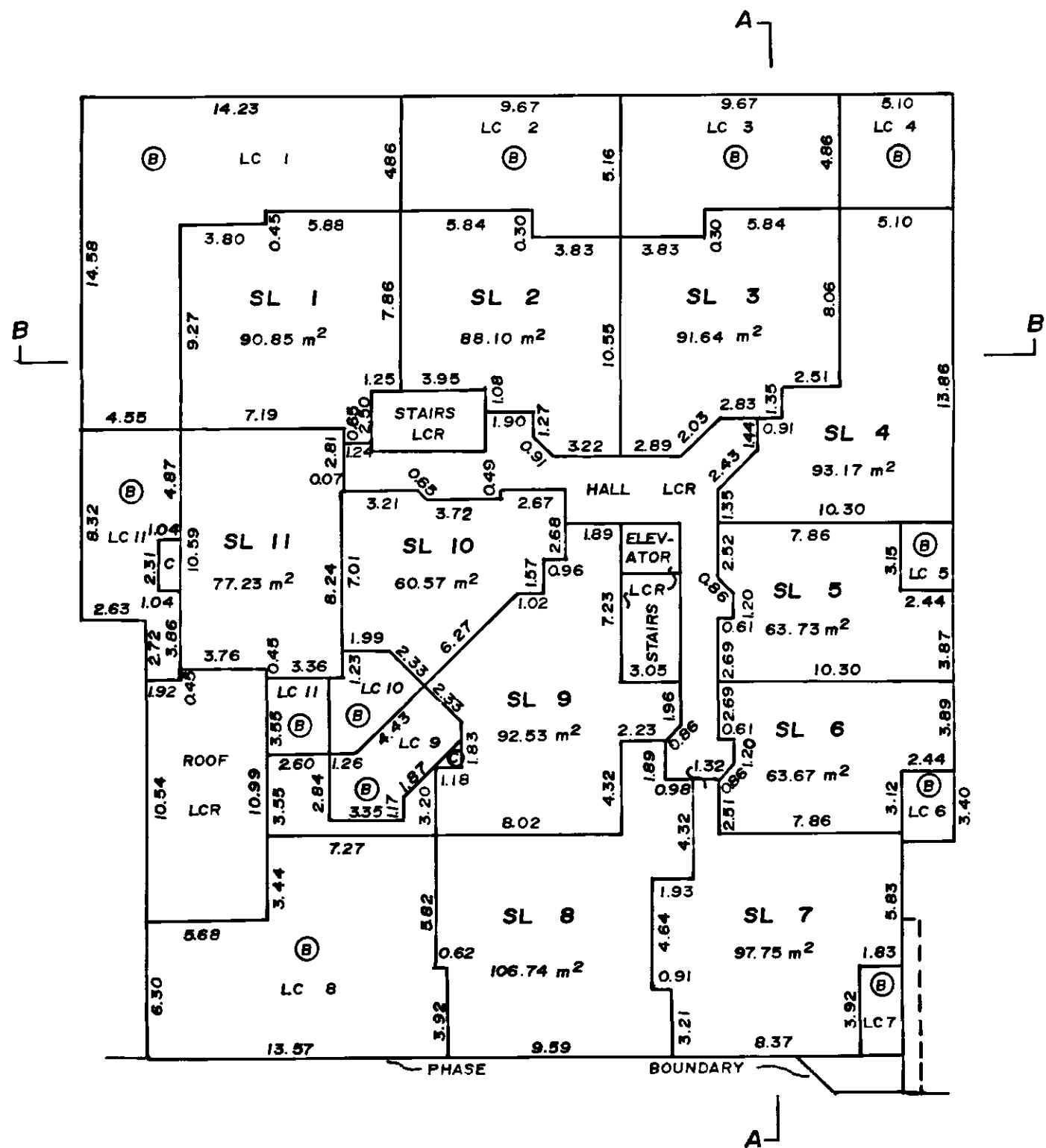
FILED J13640 2002-09-16-10.14.23.924255 LMLMS163

STRATA PLAN LMS 163
PHASE I

FLOOR PLANS

SECOND FLOOR

SCALE 1:250 METRIC

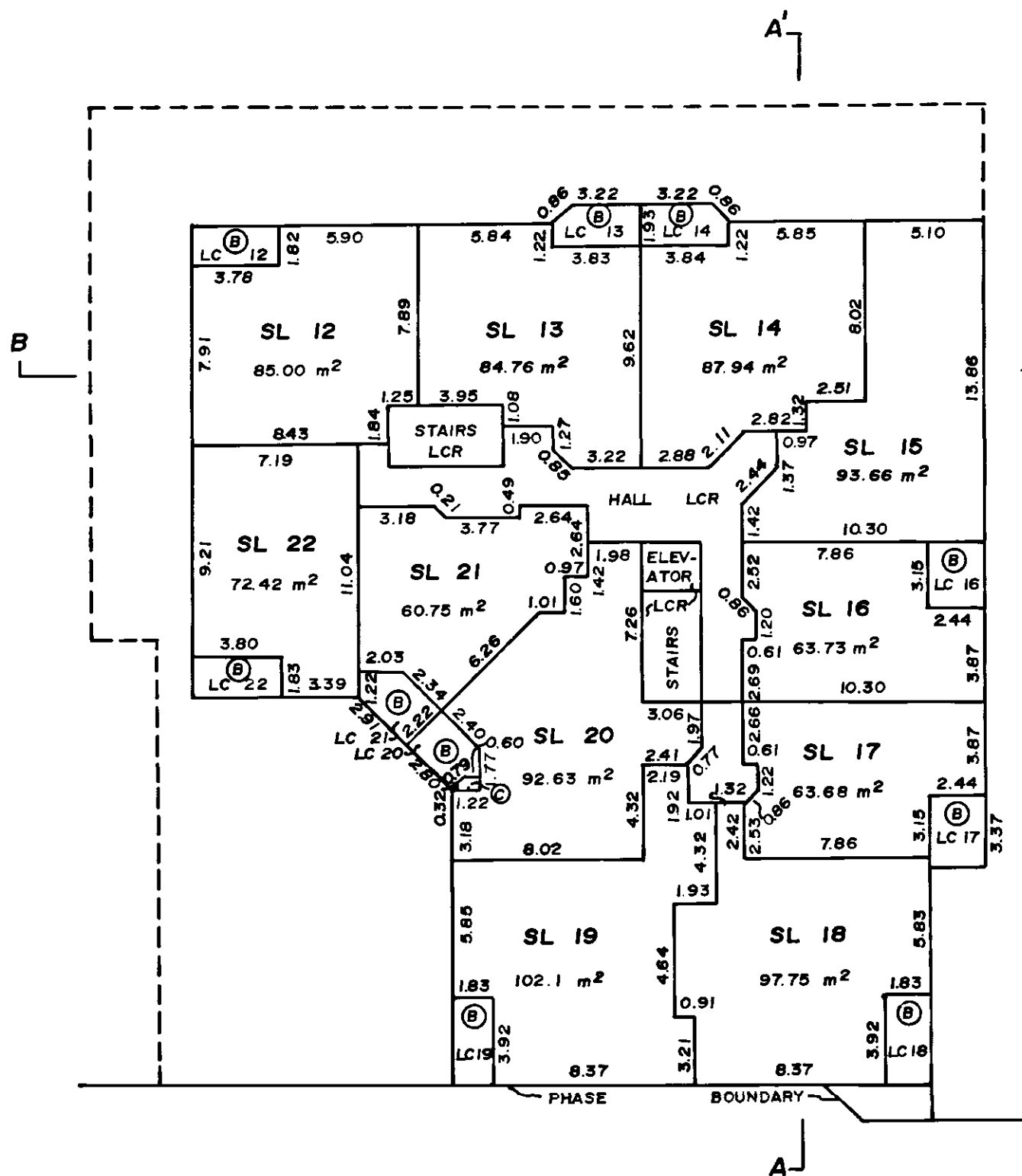


STRATA PLAN LMS 163

FLOOR PLANS

THIRD FLOOR

SCALE 1:250 METRIC



J13640 2002-09-16-10.14.23.924255

LMLMS163

FILED

FLOOR PLANS
FOURTH FLOOR
SCALE 1:250 METRIC



RECORD OF BY-LAWS AND ORDERS, ETC.

[illegible]

AUG. 15, 1991. R2M.
FILE 89-03-228 DWG. 3

FILED LMLMS163 J13640 2002-09-16-10.14.23.924255

Search **ALFOS2** or **BC OnLine** for
Current Information **BC Form 7025**

STRATA PLAN LMS 163

DEALINGS AFFECTING THE COMMON PROPERTY.

[illegible]

STRATA PLAN OF LOT E, EXCEPT
PART IN PHASE 1, STRATA PLAN
LMS 163 BLOCK 55 D.L. 302 PLAN 22550.

FIRST SHEET, SHEET 1 OF 11 SHEETS
STRATA PLAN LMS 163
PHASE 2

CITY OF VANCOUVER

SCALE = 1:500

CIVIC ADDRESS:
3131 MAIN ST.
VANCOUVER, B.C.

THE ADDRESS FOR SERVICE OF DOCUMENTS
OF STRATA CORPORATION IS:

THE OWNERS STRATA PLAN LMS 163

40 SUITE 530, MARINE BUILDING
355 BURNARD STREET
VANCOUVER, B.C. V6C 2G8

LEGEND:

- S.L. DENOTES STRATA LOT.
- m² DENOTES SQUARE METRES.
- (C) DENOTES COMMON PROPERTY.
- LC DENOTES LIMITED COMMON PROPERTY (APPURTENANT TO THE STRATA LOT NUMBER WHICH FOLLOWS IT).
- LCC DENOTES LIMITED COMMON PROPERTY - COMMERCIAL. (S.L. 85 TO 97)
- LCR DENOTES LIMITED COMMON PROPERTY - RESIDENTIAL. (S.L. 33 TO 65 AND 76 TO 84)
- PT DENOTES PART OF STRATA LOT.
- (B) DENOTES BALCONY.
- (P) DENOTES PATIO.
- DENOTES LEAD PLUG PLACED.
- DENOTES LEAD PLUG FOUND.
- DENOTES IRON POST FOUND.
- DENOTES IRON BAR FOUND.
- DENOTES CONTROL MONUMENT FOUND.
- (E) ELECTRICAL CLOSET.

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

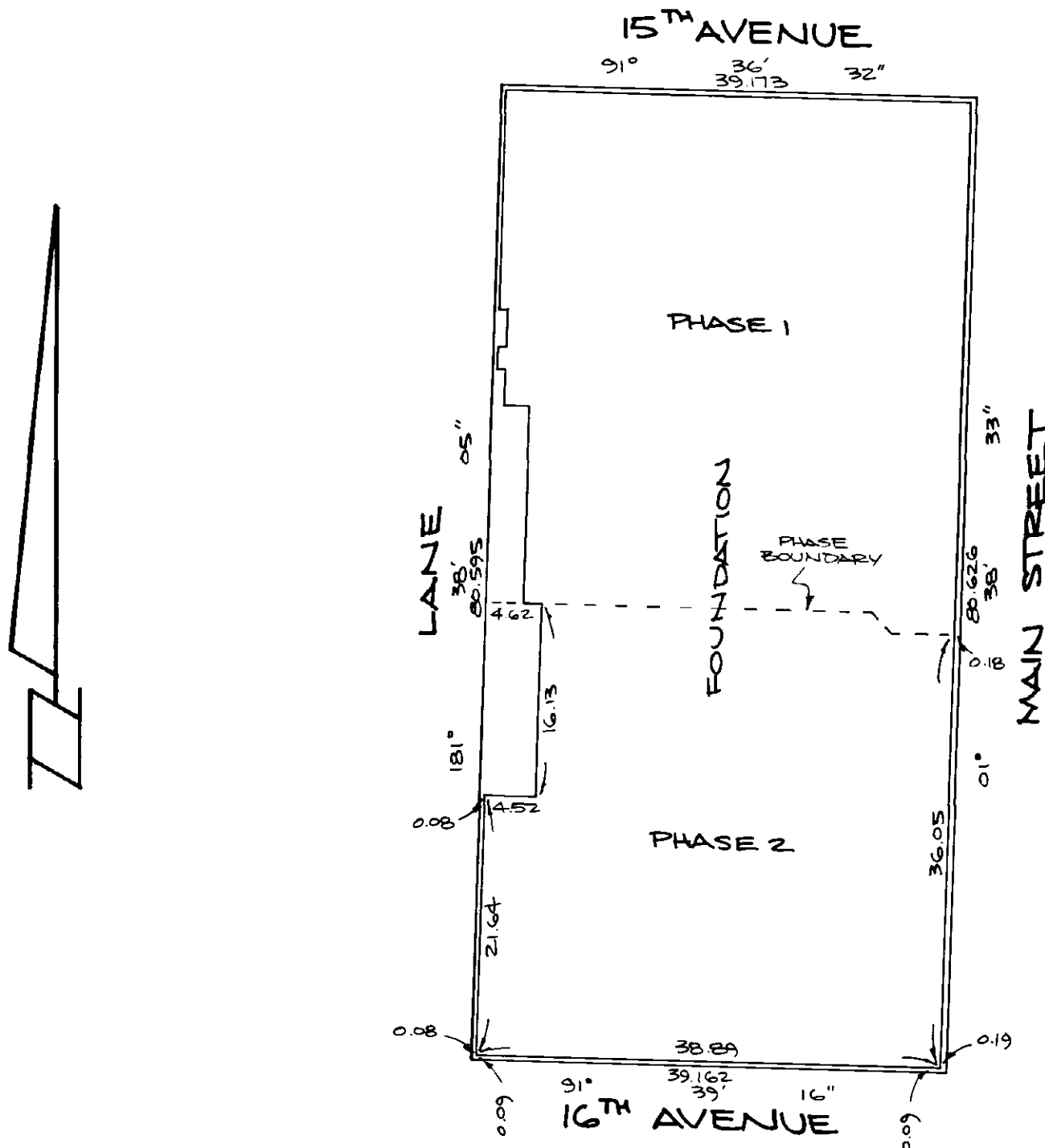
"ALL DISTANCES ARE IN METRES."

INTEGRATED SURVEY AREA NO. 31 (VANCOUVER)
GRID BEARINGS DERIVED FROM OCM# V-49 & OCM# V-1622.
THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. COORDINATES
MULTIPLY BY COMBINED FACTOR 0.9995900.

BH 27629

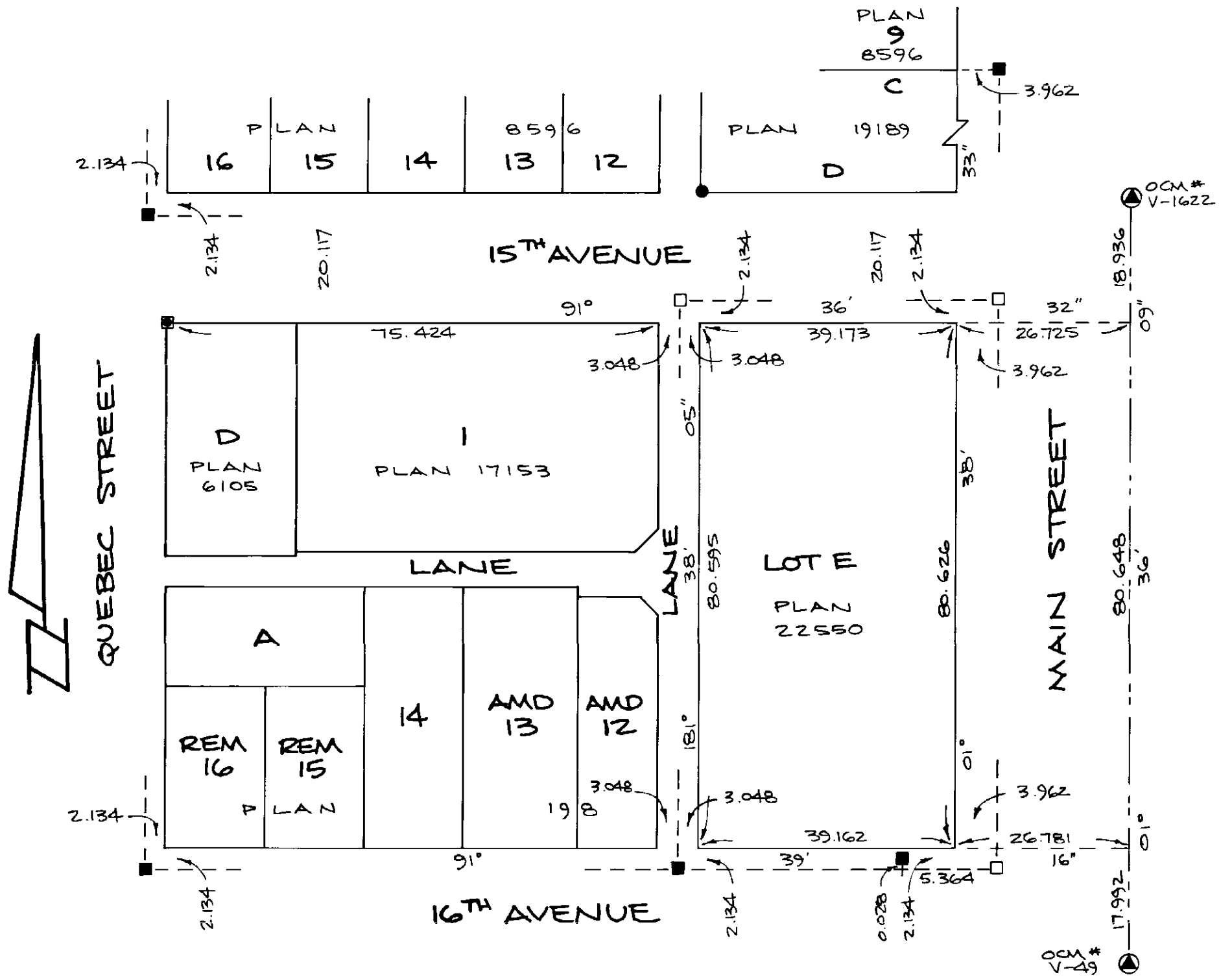
STRATA PLAN LMS 163
DEPOSITED AND REGISTERED
IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C.
THIS 22 DAY OF JAN 1998

[Signature]
DEPUTY REGISTRAR



POSTING PLAN

SCALE = 1:750



CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	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
33	9	79	169	1
34	9	67	138	1
35	9	71	150	1
36	9	65	137	1
37	9	82	164	1
38	9	68	144	1
39	9	71	154	1
40	9	69	154	1
41	9	69	144	1
42	9	74	172	1
43	9	72	170	1
44	9	62	130	1
45	9	59	120	1
46	9	77	170	1
47	10	80	165	1
48	10	67	141	1
49	10	72	154	1
50	10	66	140	1
51	10	83	167	1
52	10	69	147	1
53	10	71	158	1
54	10	70	158	1
55	10	69	147	1
56	10	77	169	1
57	10	75	167	1
58	10	62	133	1
59	10	59	123	1
60	10	77	166	1
61	11	80	169	1
62	11	66	144	1
63	11	71	158	1
64	11	66	143	1
65	11	82	170	1
76	11	69	150	1
77	11	64	139	1
78	11	62	139	1
79	11	69	150	1
80	11	77	172	1
81	11	74	170	1
82	11	62	137	1
83	11	59	126	1
84	11	77	170	1
85	8	135	368	1.8
86	8	117	288	1.6
87	8	107	268	1.4
88	8	53	188	0.7
89	8	50	188	0.7
90	8	60	228	0.8
91	8	67	268	0.9
92	8	119	288	1.6
93	8	100	248	1.3
94	8	104	268	1.4
95	8	97	298	1.3
96	8	29	64	0.4
97	8	31	72	0.4
AGGREGATE		4029	9422	56.3

ACCEPTED AS TO FORMS 1, 2 AND 3.

[Signature]
for: SUPERINTENDENT OF REAL ESTATE.
January 26, 1994

16 DEC. 1993
[Signature]

CONDOMINIUM ACT

STATUTORY DECLARATION

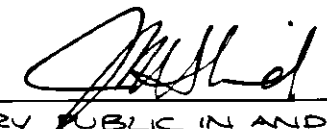
I, THE UNDERSIGNED DO SOLEMNLY
DECLARE THAT,

- (1) I, THE UNDERSIGNED AM THE DULY
AUTHORIZED AGENT OF THE OWNER
DEVELOPER.
- (2) THE STRATA PLAN IS FOR RESIDENTIAL
AND COMMERCIAL 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.

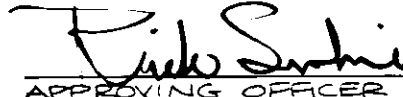

BENNY WONG

DECLARED BEFORE ME AT
VANCOUVER, BRITISH COLUMBIA
THIS 23 DAY OF DECEMBER 1993.

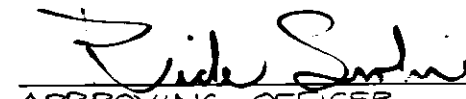

A NOTARY PUBLIC IN AND FOR THE
PROVINCE OF BRITISH COLUMBIA.
A COMMISSIONER FOR TAKING
AFFIDAVITS WITHIN BRITISH COLUMBIA.
JOHN G. R. THIRD

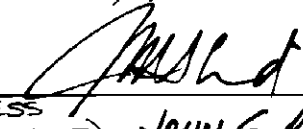
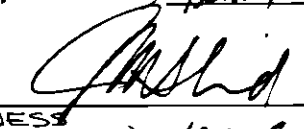
FORM 10 CERTIFICATE OF APPROVAL (SECTION 4 (1), SECTION 5 (5))

I HEREBY CERTIFY THAT THE CONSTRUCTION
OF THE BUILDINGS SITUATED ON LOT "E"
BLK. 55 D.L. 302 PLAN 22550 HAVE BEEN APPROVED
FOR STRATA PLAN DEVELOPMENT
THIS 14TH DAY OF January 1994

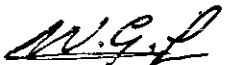

APPROVING OFFICER
CITY OF VANCOUVER

APPROVED AS PHASE 2 OF A 2 PHASE
STRATA PLAN UNDER THE CONDOMINIUM
ACT THIS 14TH DAY OF January 1994

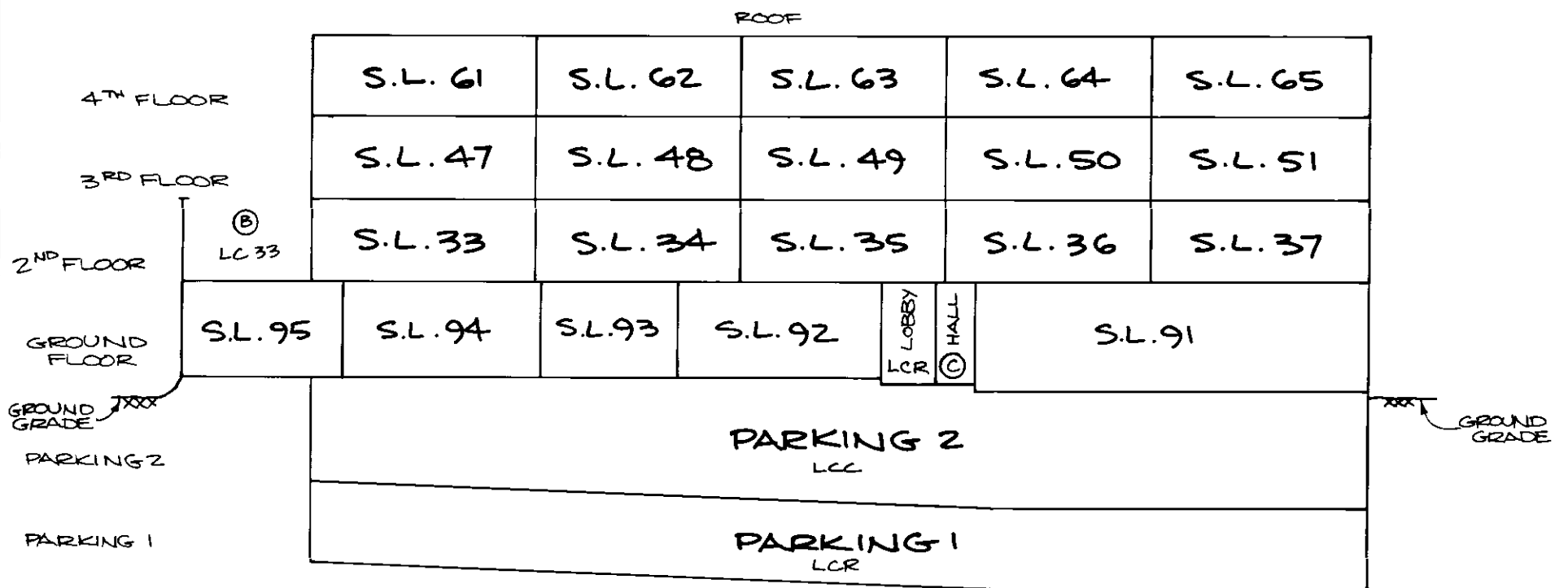
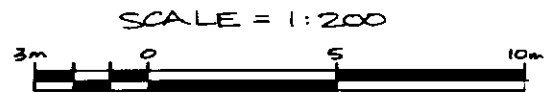

APPROVING OFFICER
CITY OF VANCOUVER

OWNERS	MORTGAGEES
 CONNAUGHT PLACE ENTERPRISES LTD. AUTHORIZED SIGNATORY (PRINT NAME) BENNY WONG	 2837 HONGKONG BANK OF CANADA AUTHORIZED SIGNATORY (PRINT NAME) M. P. Cepin
 WITNESS (PRINT NAME) JOHN G. R. THIRD	 KYTLI WITNESS (PRINT NAME) KEVIN J. MACDONALD
1500-1040 W. GEORGIA ST. VANCOUVER B.C. ADDRESS OF WITNESS LAWYER OCCUPATION OF WITNESS	800-885 W. GEORGIA ST. ADDRESS OF WITNESS VAN. B.C. LAWYER OCCUPATION OF WITNESS
 352693 B.C. LTD. AUTHORIZED SIGNATORY (PRINT NAME) BENNY WONG	
 WITNESS (PRINT NAME) JOHN G. R. THIRD	
1500-1040 W. GEORGIA ST. VANCOUVER B.C. ADDRESS OF WITNESS LAWYER OCCUPATION OF WITNESS	

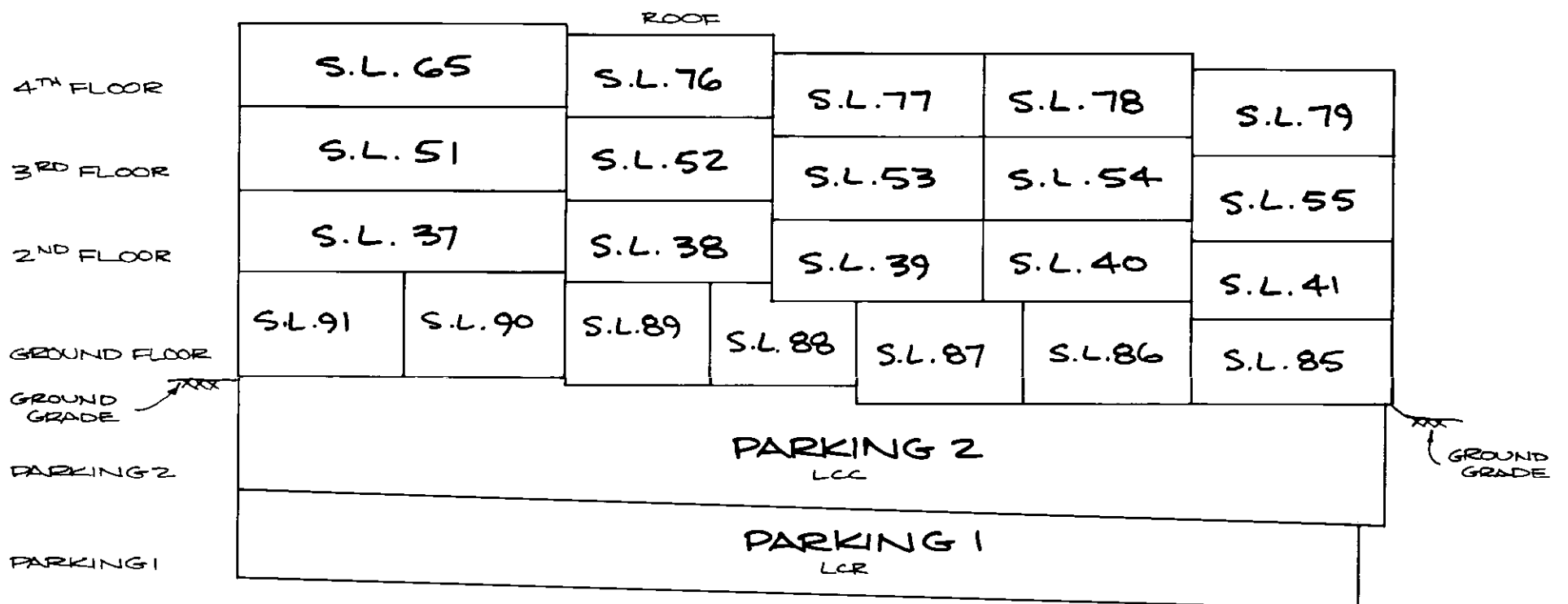
16 DEC. 1993



TYPICAL SECTIONS



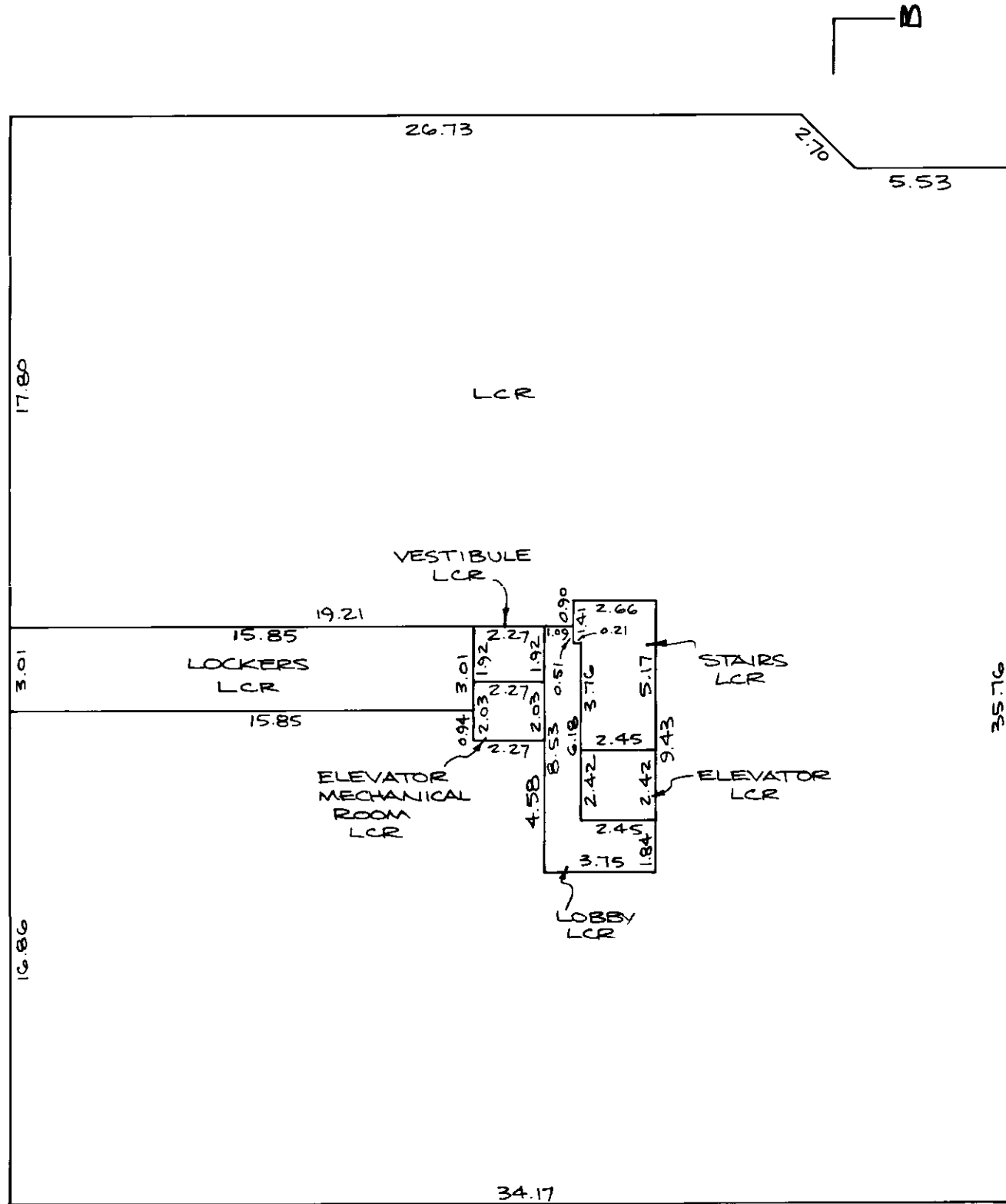
SOUTH ELEVATION
 16TH AVENUE
 SECTION A-A



EAST ELEVATION
 MAIN STREET
 SECTION B-B

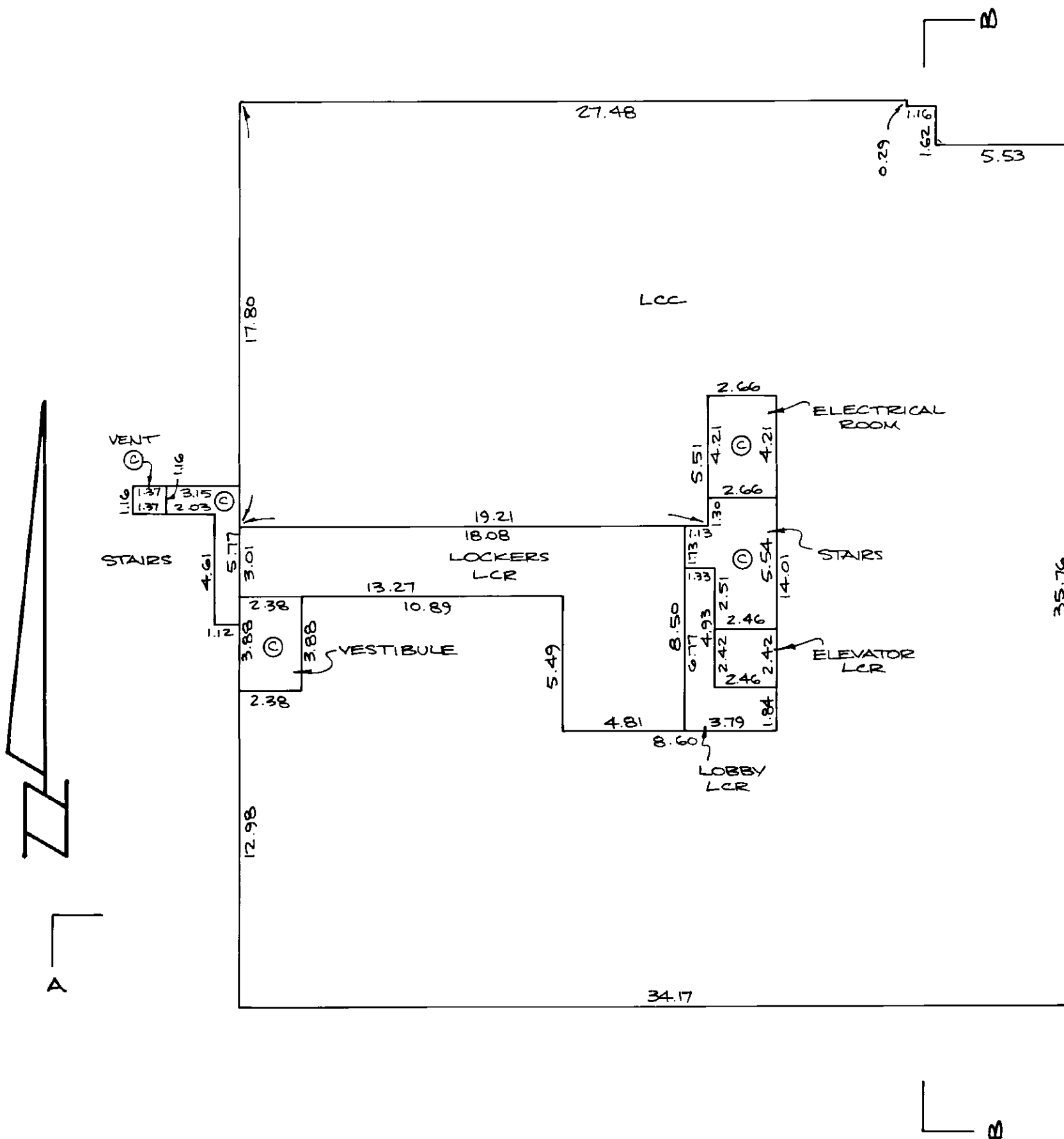
FLOOR PLAN
PARKING LEVEL 1

SCALE = 1 : 200



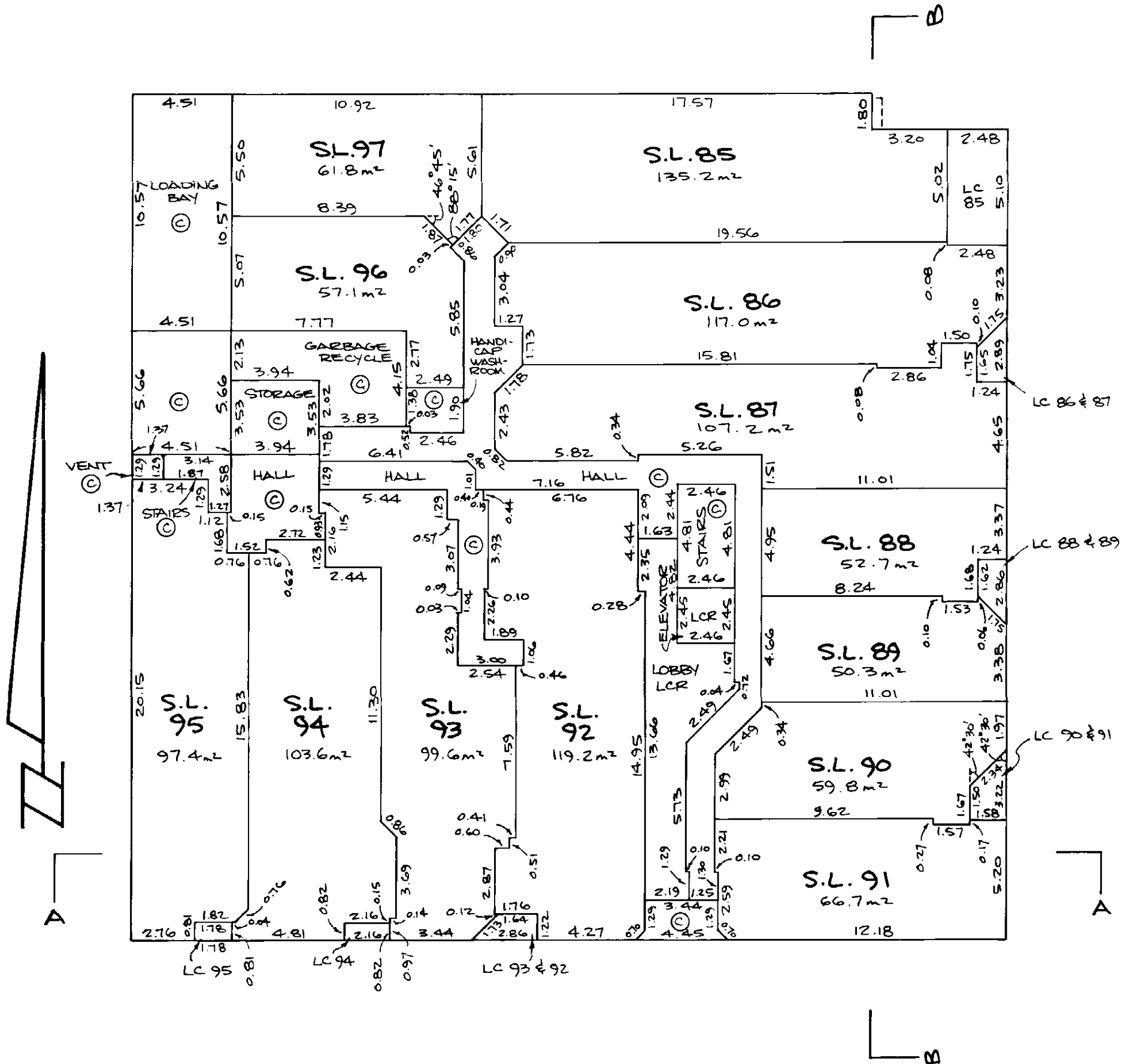
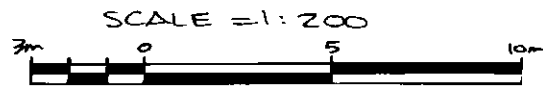
FLOOR PLAN PARKING LEVEL 2

SCALE = 1:200

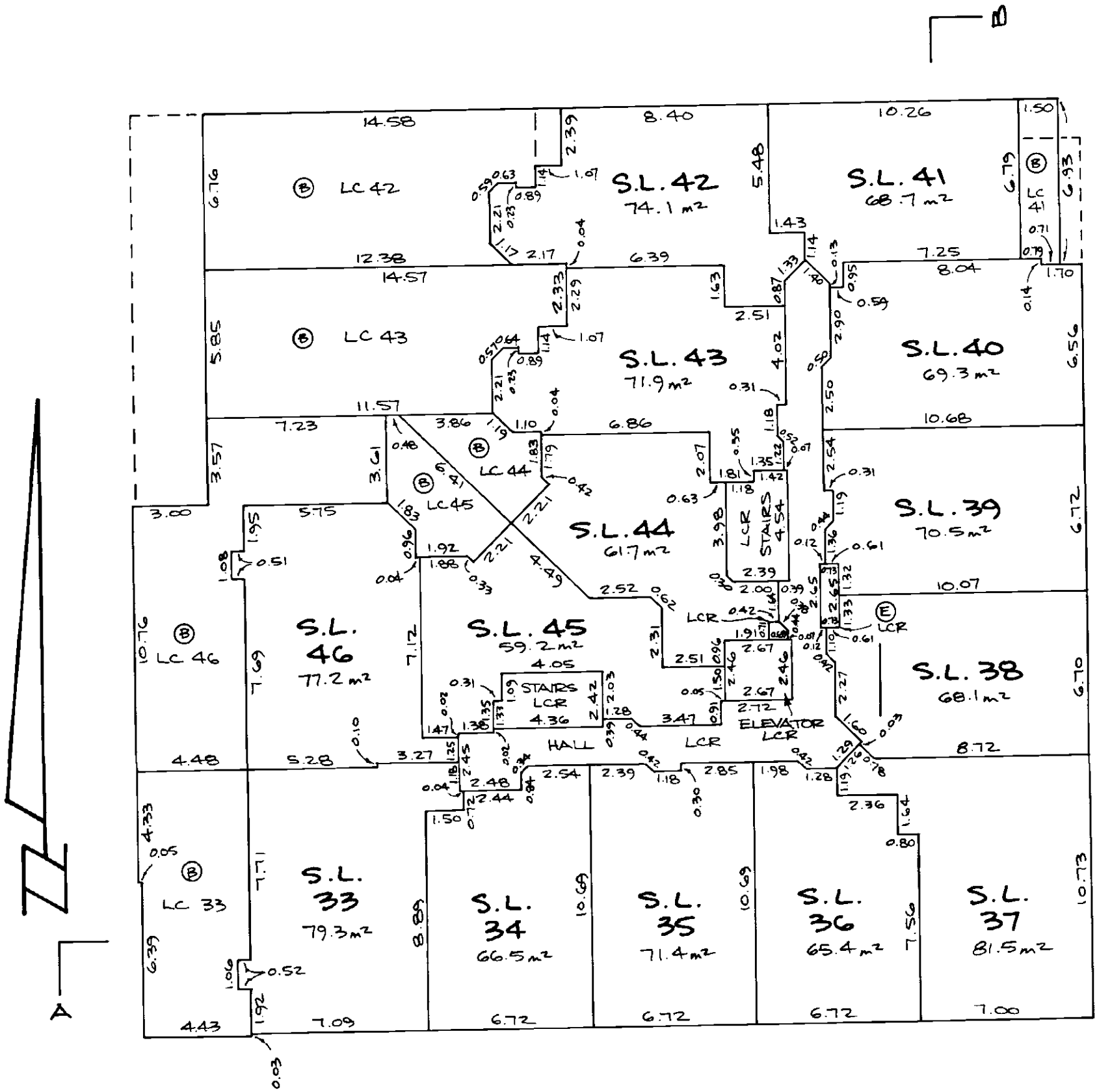
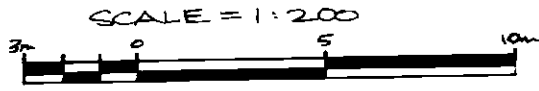


W.G.P.

GROUND FLOOR
STRATA LOTS 85 TO 97 INCLUSIVE.

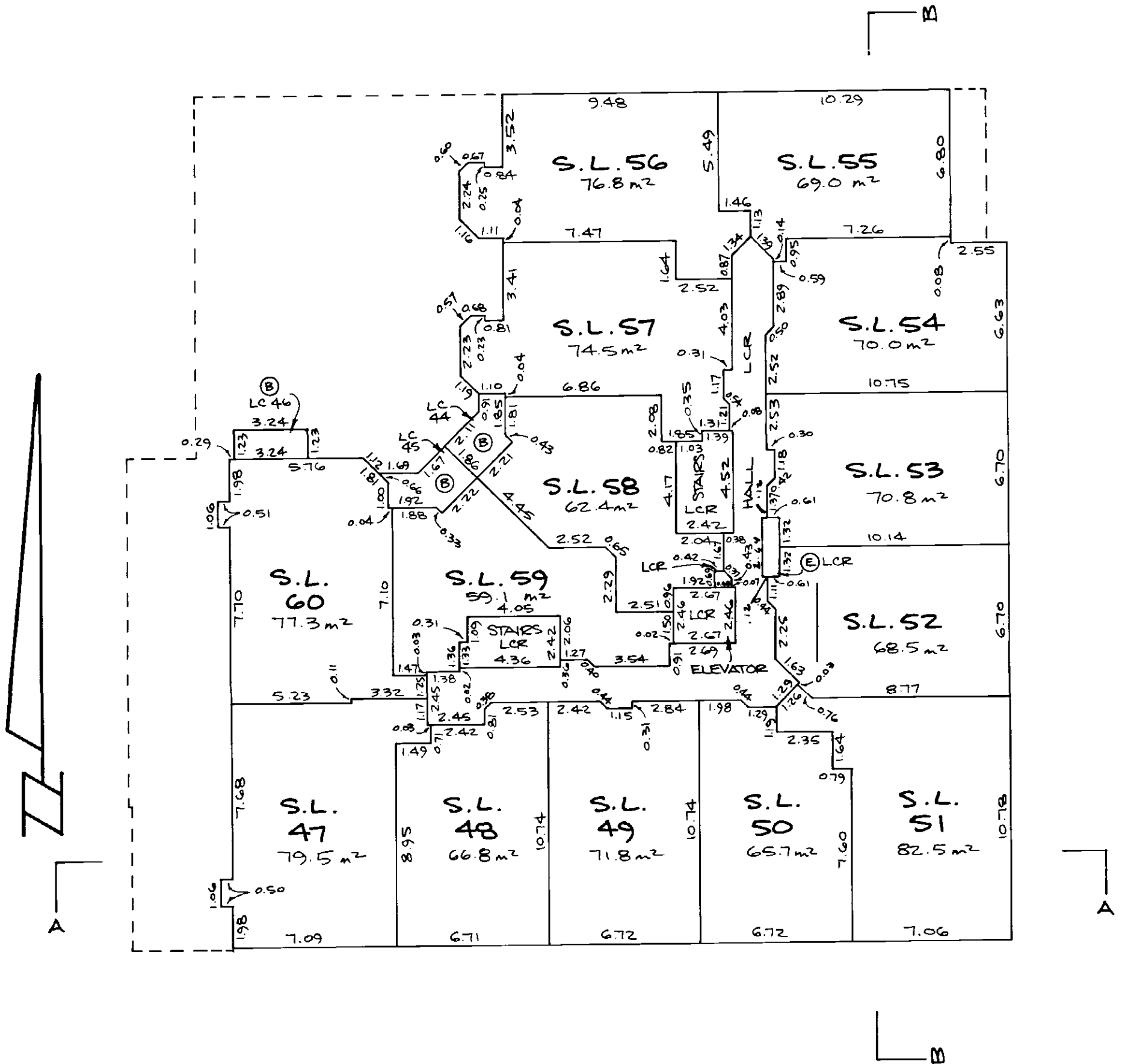


SECOND FLOOR
STRATA LOTS 33 TO 46 INCLUSIVE.



THIRD FLOOR
STRATA LOTS 47 TO 60 INCLUSIVE.

SCALE = 1:200



DEC. 16. 1993

[Signature]

FOURTH FLOOR
STRATA LOTS 61 TO 65 AND 76 TO 84 INCLUSIVE.

SCALE = 1:200

