

## PARKING STALL ASSIGNMENT

BETWEEN: Athena Investments Ltd.  
102 - 1668 West Broadway  
Vancouver, B.C. V6J 1X6 (the "Assignor")

AND: Doris Jean Dyke  
103-3028 West 41st Avenue  
Vancouver, B.C. V6N 3C9 (the "Assignee")

RE: Parking stall(s) no(s). PB19 (the "Stall(s)") in The Croftons (the "Development")

WHEREAS the Assignor is the lessee of the Stall(s) and the Assignee is either Strata Corporation LMS4060 (the "Strata Corporation") or the registered Owner or purchaser of strata lot 8 (the "Strata Lot") in the Development.

In consideration of the covenants and agreements set forth in this Assignment, the parties agree with each other as follows:

1. **Assignment.** The Assignor hereby assigns to the Assignee its partial interest in the lease (the "Lease") dated the 3rd day of December, 1999 made between Leeda 41 Developments Corp. as the Owner, and Athena Investments Ltd., as Tenant, pertaining to the right to use the Stall(s) for the balance of the Term (as defined in the Lease). Subject to section 6.02 of the Lease, this Assignment will not be effective until the Assignee has given a copy of this Assignment to the Strata Corporation.
2. **Assignment Contingent Upon Strata Lot Ownership.** Unless the Assignee is the Strata Corporation or Athena Investments Ltd., the Assignee, its successors, permitted assigns, heirs, executors or administrators shall only be entitled to the rights with respect to the Stall(s) for as long as the Assignee owns the Strata Lot.
3. **Compliance.** The Assignee agrees to use the Stall(s) in accordance with the bylaws, rules and regulations of the Strata Corporation, but only to the extent such bylaws, rules and regulations do not materially interfere with the Assignee's rights under this Assignment.
4. **Sale or Disposition.** The Assignee may only assign its rights under this Assignment and may only allow anyone else to use the Stall(s) in the circumstances permitted by the Lease.
5. **Acknowledgement.** The Assignee acknowledges having received a copy of the Lease and agrees to be fully bound by its terms insofar as it is applicable to the Stall(s).

6. **Enurement**. This Assignment shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

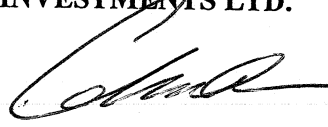
The parties have executed this Assignment effective as of the 7 day of May, 2001.

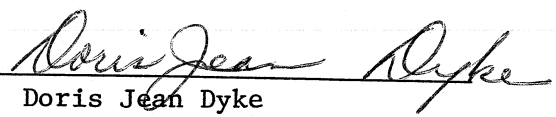
Assignor:

Assignee:

**ATHENA INVESTMENTS LTD.**

Per:

  
\_\_\_\_\_  
Authorized Signatory

  
\_\_\_\_\_  
Name: Doris Jean Dyke

\_\_\_\_\_  
Name: