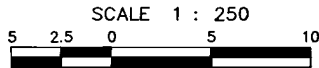
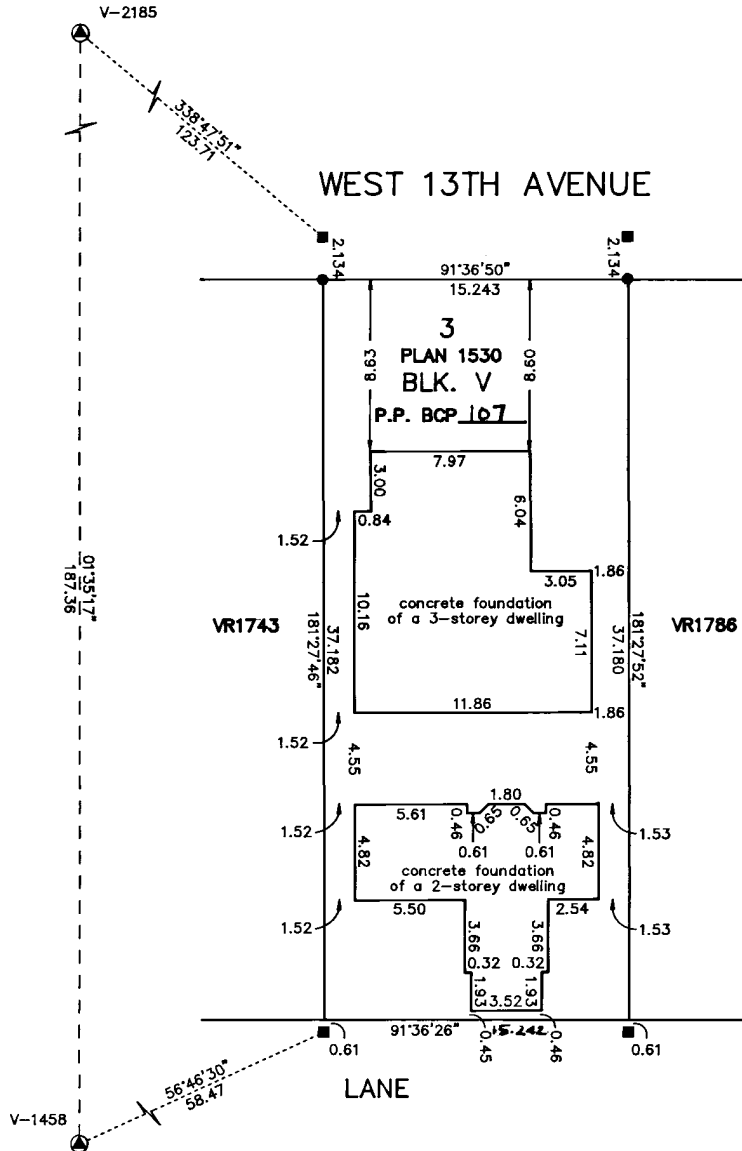


STRATA PLAN OF LOT 3
BLOCK V, DISTRICT LOT 526, GROUP 1
N. W. D., PLAN 1530

B.C.G.S. 92G.025
CITY OF VANCOUVER



All distances are in metres.



FIRST SHEET, SHEET 1 OF 6 SHEETS
STRATA PLAN BCS 18

DEPOSITED AND REGISTERED IN THE LAND TITLE
OFFICE AT NEW WESTMINSTER, B.C.

THIS 18th DAY OF July, 2002

B. Bigas /ds.
Deputy REGISTRAR

REF. NO. BT257604-
BT257607

This plan lies within
the Greater Vancouver
Regional District

LEGEND:

Grid bearings are derived from observation between control monuments V-1458 and V-2185. - NAD83 (CSRS) 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 0.99959685.

- ⊙ denotes control monument found.
- denotes standard iron post found.
- denotes lead plug found.
- wt denotes witness.
- All angles are 90° or 45° unless otherwise noted.

- S.L. denotes strata lot
- L.C.P. denotes limited common property
- C.P. denotes common property
- PT. S.L. denotes part of strata lot
- m² denotes square metres
- BW denotes bay window
- A denotes area
- TA denotes total area
- ER denotes electrical room
- MR denotes mechanical room

CIVIC ADDRESS

154\156\158\160 WEST 13TH AVENUE
VANCOUVER, B.C.

I, LOUIS S.Y. NGAN, of Vancouver, a British Columbia Land Surveyor, hereby certify that the buildings shown of this strata plan are within the external boundaries of the land that is the subject of the strata plan.

Dated this 10th day of June, 2002.

LOUIS NGAN

B.C.L.S.

LOUIS NGAN LAND SURVEYING

#270-11180 VOYAGEUR WAY
RICHMOND, B.C. V6X 3N8
(604) 273-2938



File: VW13-154TR

STRATA PROPERTY ACT

STRATA PLAN BCS 18

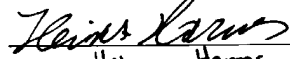
FORM S

I, Louis S.Y. Ngan, a British Columbia land surveyor, certify that the buildings included in this strata plan have not, as of June 10, 2002 been previously occupied.




OWNER:

PANDA CONSTRUCTION LTD., INC. NO. 200621


Name Heinz Harms
Authorized Signatory

Name _____
Authorized Signatory



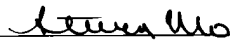
Witness
Name David Parkes
Address #460-2609 Granville Street
Vancouver BC V6H 3H3
Occupation Lawyer

MORTGAGEE:

THE TORONTO-DOMINION BANK

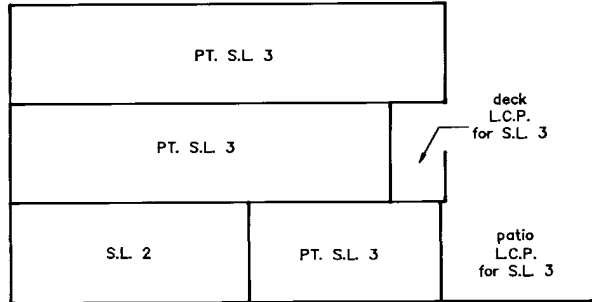
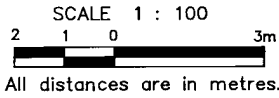

Name KEVIN HAMAOKA
Authorized Signatory

Name _____
Authorized Signatory



Witness
Name Steven Mo Steven Mo
Address 700 W. Georgia St., 2nd Floor
Vancouver, BC
Occupation Analyst

SECTIONS

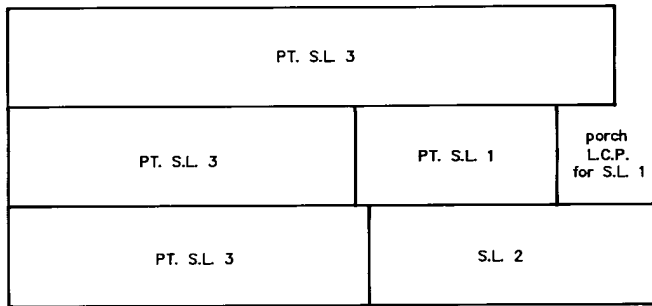


--- THIRD FLOOR

--- SECOND FLOOR

--- FIRST FLOOR

SECTION A - A'

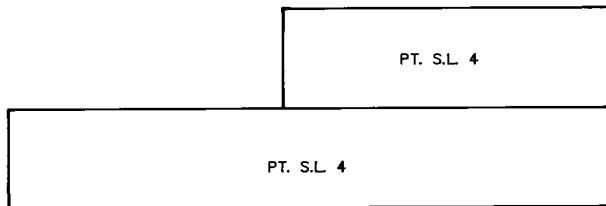


--- THIRD FLOOR

--- SECOND FLOOR

--- FIRST FLOOR

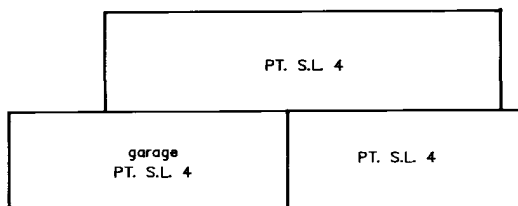
SECTION B - B'



--- SECOND FLOOR

--- FIRST FLOOR

SECTION C - C'

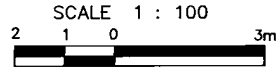


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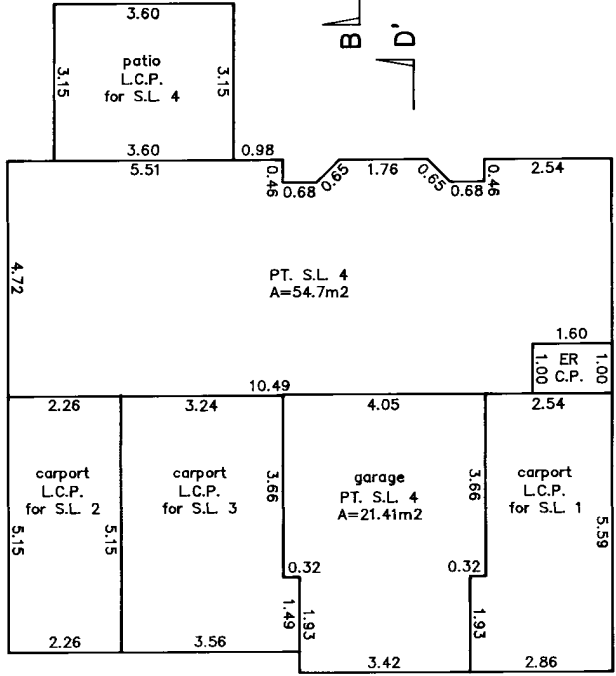
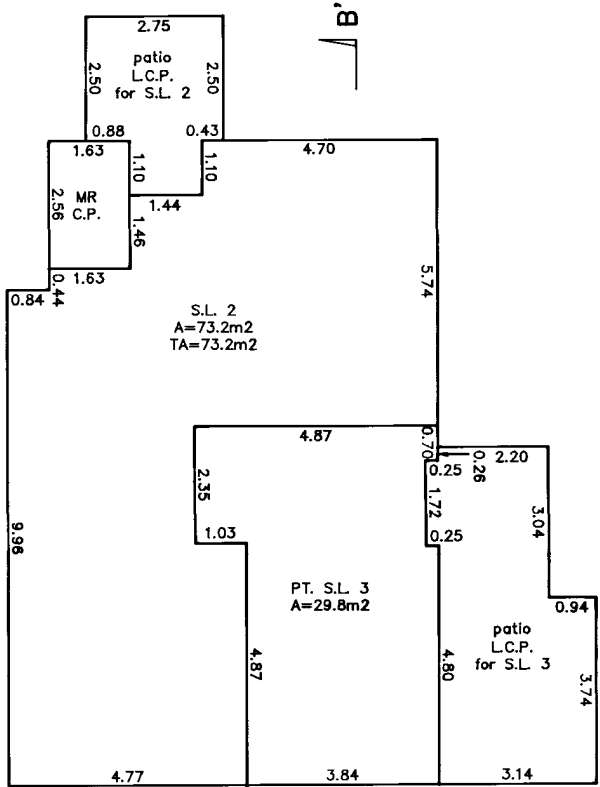
--- FIRST FLOOR

SECTION D - D'

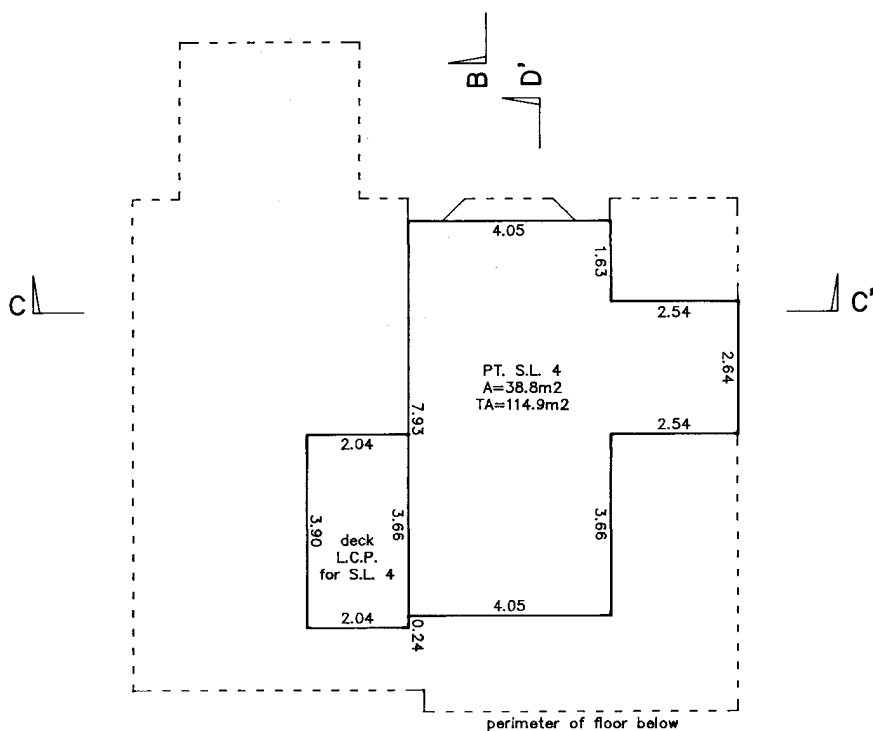
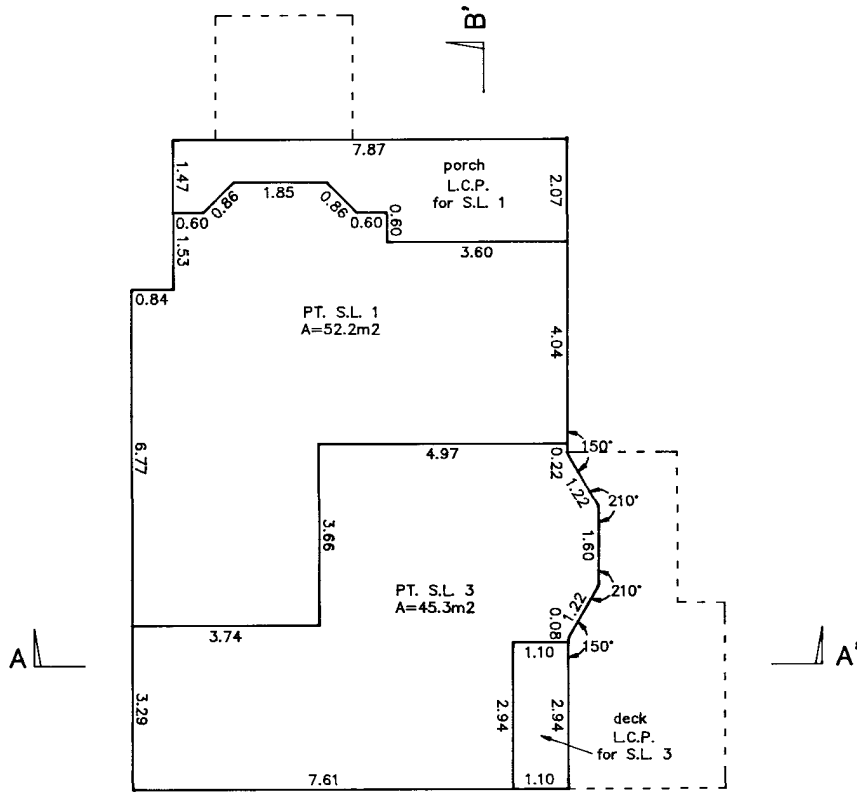
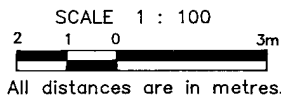
FIRST FLOOR



All distances are in metres.



SECOND FLOOR



FILED LMBCS18 RCVD:2002-07-18 PRNT: 2009-06-01-14:36:07.140448

THIRD FLOOR

