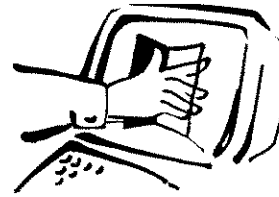


BC OnLine



BC OnLine Land Title Internet Service
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Land Title and Survey Authority

| LTSA - DOCUMENT RETRIEVAL REF # W01166 REQUESTED: 2012-04-04 09:45 |

| CLIENT NAME: JEFF FITZPATRICK PER REAL ESTATE CORP
| ADDRESS: 1428 WEST 7TH AVENUE
| VANCOUVER BC V6H 1C1

| PICK-UP INSTRUCTIONS:

| USER ID: PA26322 PLAN # LMS377 LM Filed RCVD:1998-02-05
| ACCOUNT: 795763
| FOLIO M. MICHAELSON

| REMARKS:

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. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

STRATA PLAN OF LOT 1 OF LOT 10, BLOCK 16A, DISTRICT LOT 526, PLAN LMP 1521

STRATA PLAN L.M.S. 377

CITY OF VANCOUVER SCALE 1:500 ALL DISTANCES ARE IN METRES

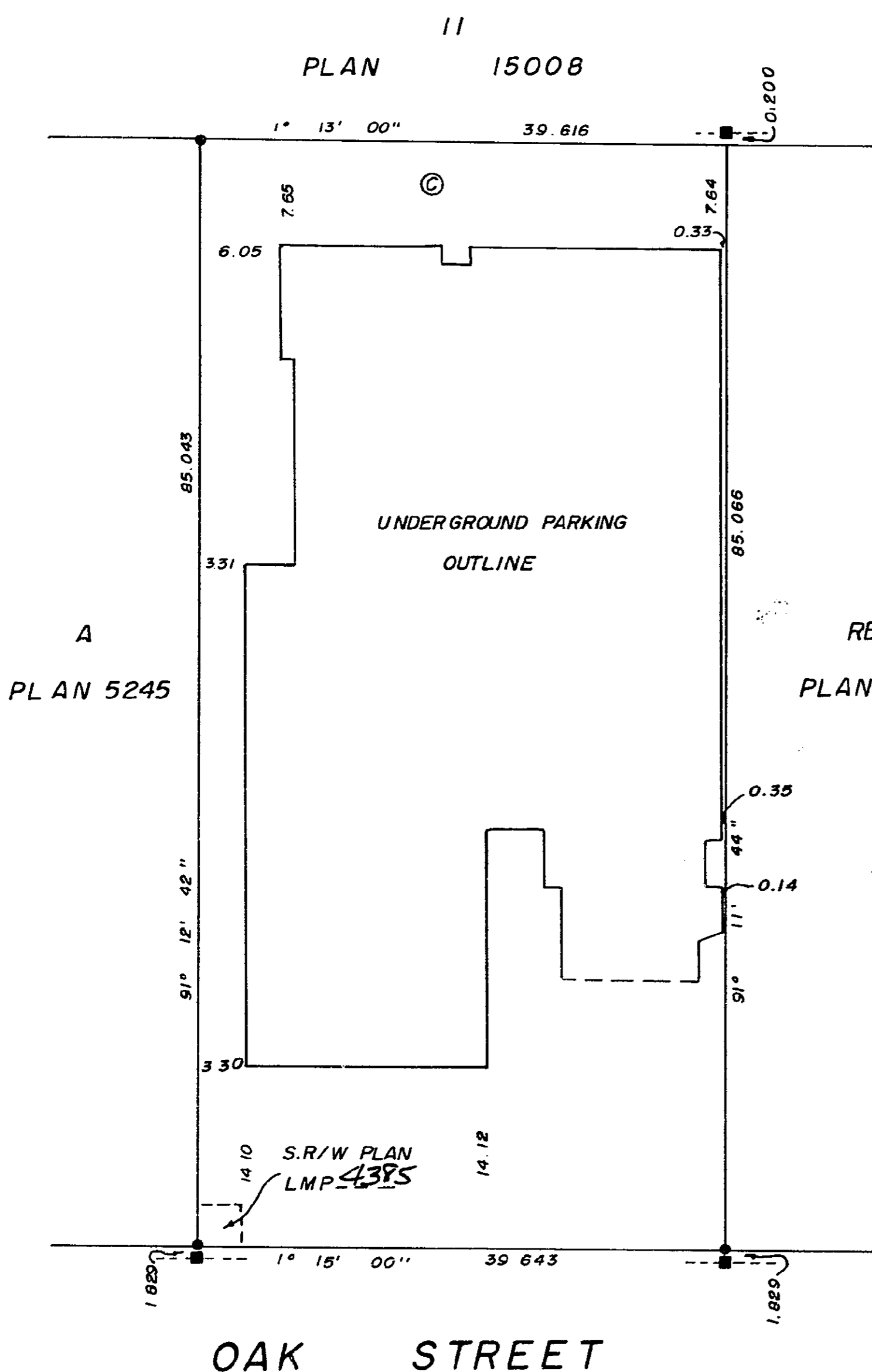
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS 22ND DAY OF MAY 1992

- B.C.G.S. 92 G-025
S.L. DENOTES STRATA LOT
T DENOTES TOTAL
PT. DENOTES PART
C DENOTES COMMON PROPERTY
m2 DENOTES SQUARE METRES
B-2 DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 2
P-1 DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF S.L. 1
LCP DENOTES LIMITED COMMON PROPERTY

DEFINITION REGISTRAR CIVIC ADDRESS 7160, OAK STREET VANCOUVER B.C.

BEARINGS ARE ASTRONOMIC DERIVED FROM REFERENCE PLAN LMP 1521
DENOTES OLD LEAD PLUG FOUND
DENOTES OLD STANDARD IRON POST FOUND

09



I D. J. DYCK OF LANGLEY, B.C. A BRITISH COLUMBIA LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDINGS ERECTED ON THE PARCEL DESCRIBED ABOVE ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS: THE OWNERS, STRATA PLAN L.M.S. 377, 800-1177 WEST HASTINGS STREET, VANCOUVER, B.C., V6E 2K3

DYCK AND ASSOCIATES 208-6846, KING GEORGE HWY. SURREY, B.C. V3W 4Z9 394-7527 FILE: 90-1365

CONDOMINIUM ACT

Table with columns: LOT No., SHEET No., SCHEDULE OF UNIT ENTITLEMENT, SCHEDULE OF INTEREST UPON DESTRUCTION, SCHEDULE OF VOTING RIGHTS, SUITE No. Rows 1-28 and AGGREGATE.

OWNER: 1ST AVENUE APTS. LTD.
AUTHORIZED SIGNATORY: Scott Cressey
WITNESS AS TO BOTH SIGNATURES: JENNIFER ALMOND
OCCUPATION OF WITNESS:
ADDRESS OF WITNESS: JENNIFER ALMOND

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 12 DAY OF MAY 1992

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA

ACCEPTED AS TO FORMS 1, 2 AND 3 THIS 30 DAY OF APRIL 1992

SUPERINTENDENT OF REAL ESTATE

MORTGAGEE: BANK OF MONTREAL by its attorneys P/A # BE310944
AUTHORIZED SIGNATORY: W.M. Tuffery, Senior Account Manager
AUTHORIZED SIGNATORY: R.W. Mouton, Account Manager
WITNESS AS TO BOTH SIGNATURES: Stephen Wang, Account Manager
OCCUPATION OF WITNESS:
ADDRESS OF WITNESS: c/o BMO, 505 Burrard St., Vancouver, B.C.

I, D. J. DYCK OF LANGLEY, B.C. A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN IN THIS STRATA PLAN HAVE NOT AS OF THE 4th DAY OF APRIL 1992 BEEN PREVIOUSLY OCCUPIED. DATED AT SURREY THIS 4th DAY OF APRIL 1992

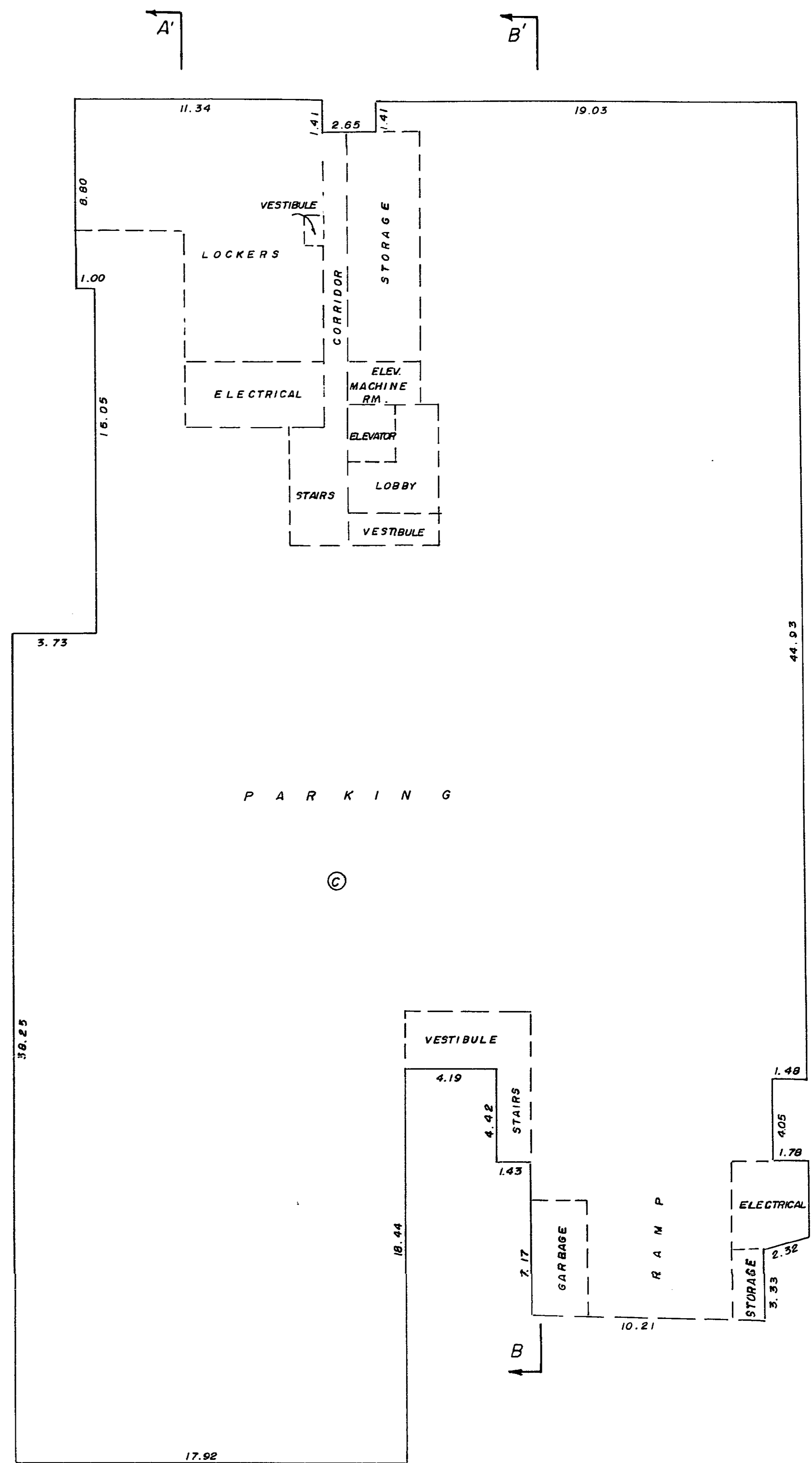
B.C.L.S.

FILE: 90-1365

FLOOR PLANS

STRATA PLAN L.M.S. 377

SCALE 1:200 BASEMENT



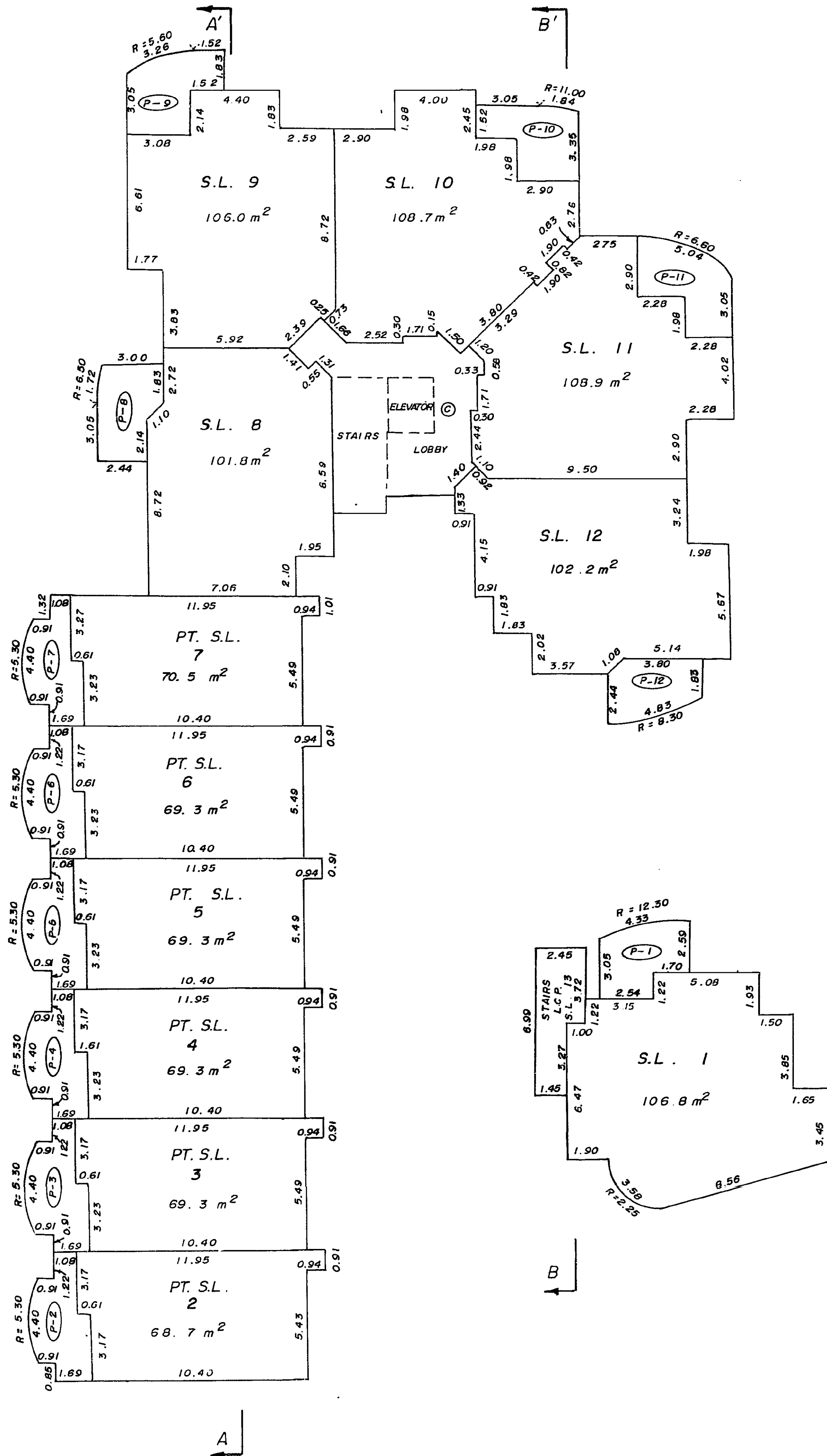
4th APRIL 1992 FILE: 90-1365

FLOOR PLANS

STRATA PLAN LMS 377

SCALE : - 1 : 200

FIRST FLOOR



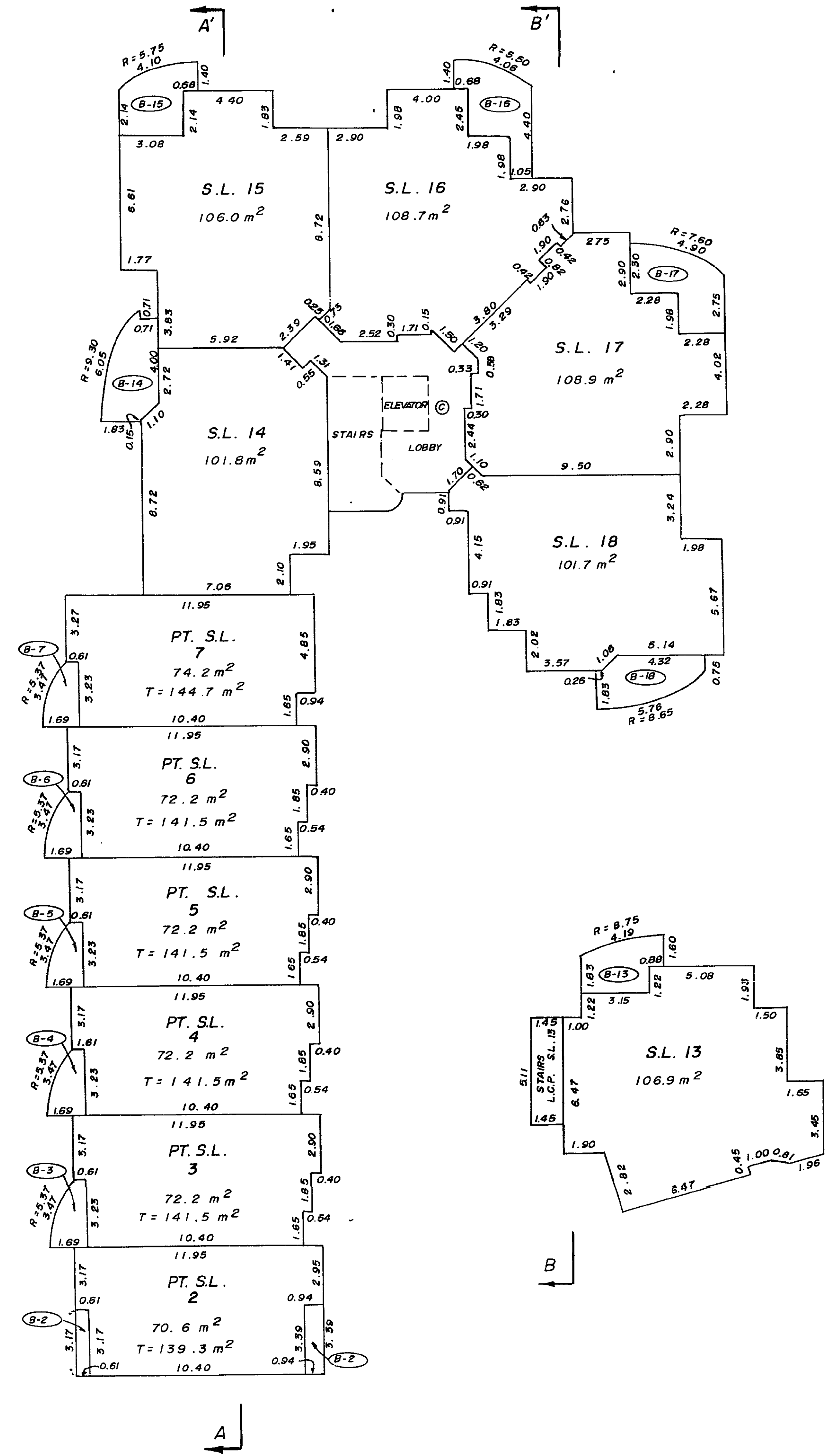
4th APRIL 1992
FILE : 90-1365

FLOOR PLANS

STRATA PLAN LMS 377

SCALE : - 1 : 200

SECOND FLOOR



4th APRIL 1992
FILE : 90-1365

