

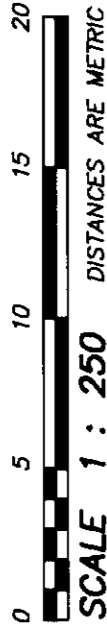
FIRST SHEET SHEET 1 OF 10 SHEETS

STRATA PLAN LMS 1893

BJ92448

STRATA PLAN OF LOT D, BLOCK 2, D.L. 391 AND 392, N.W.D., REF. PLAN 22949

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



DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
THIS 22 DAY OF MAR 1995

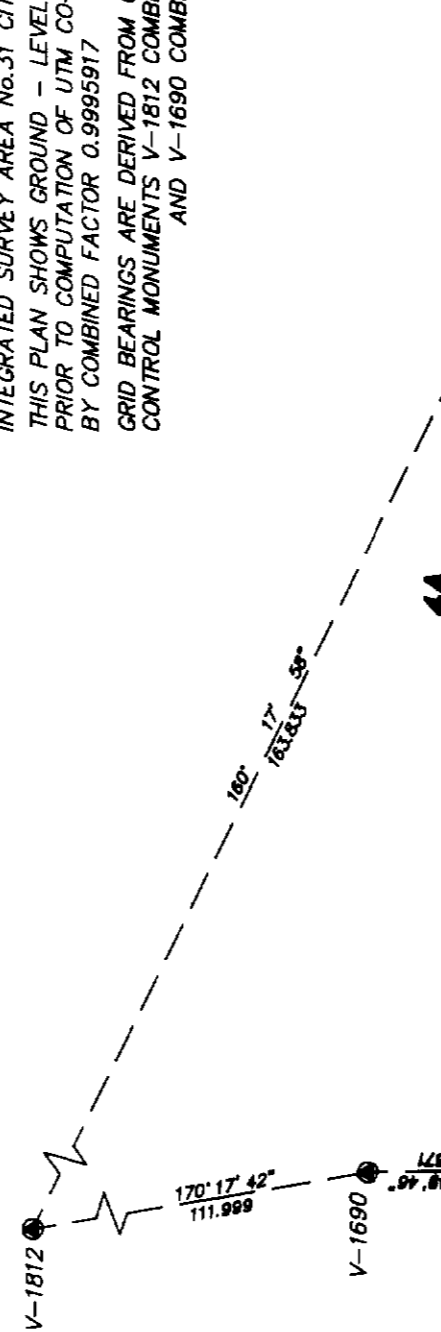
[Signature]
ASSISTANT REGISTRAR
DENITY

CIVIC ADDRESS :
4828 - 4858 FRASER STREET
703 - 707 DURWARD AVENUE
VANCOUVER, B.C.

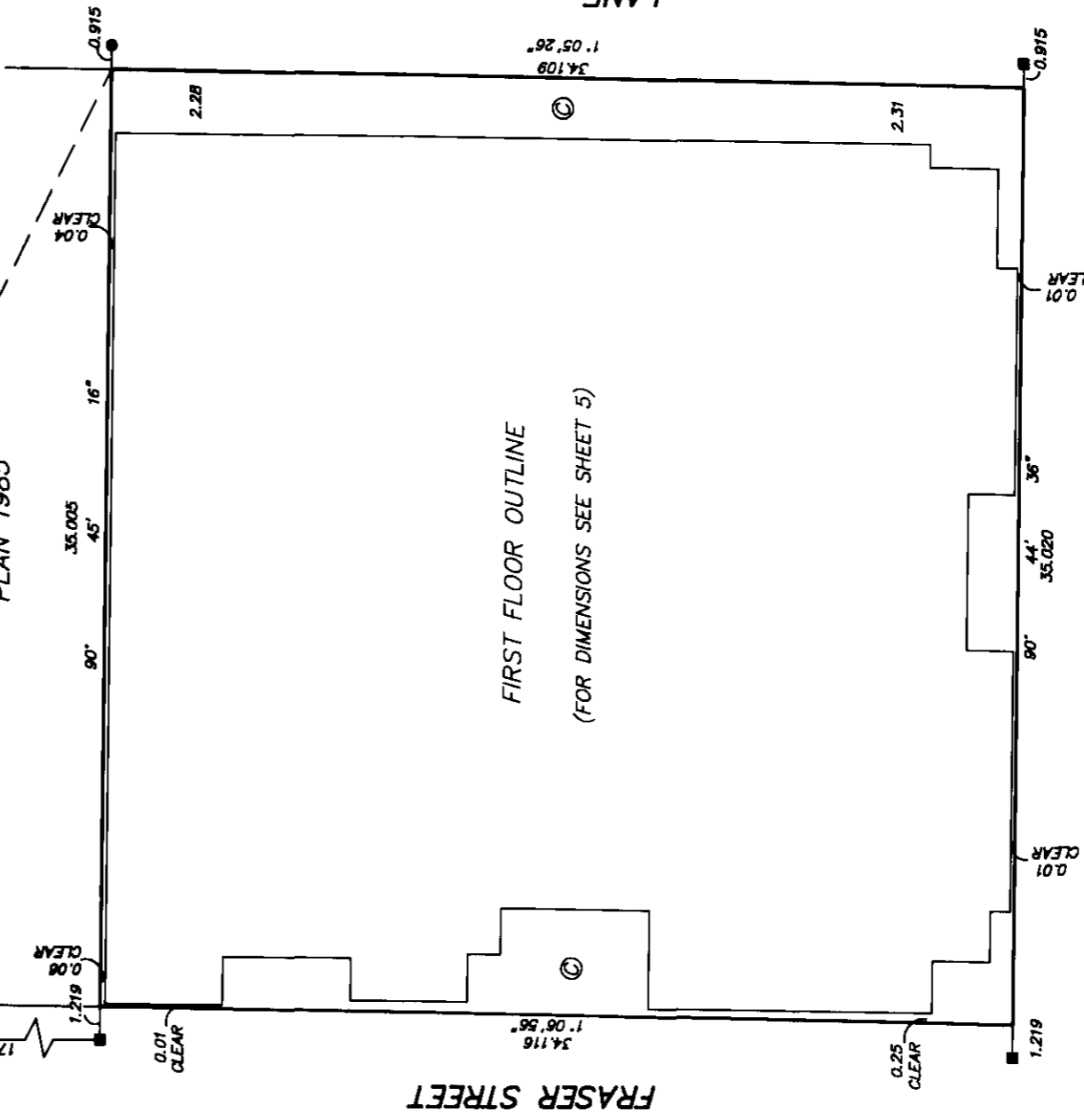
- LEGEND :
- SL DENOTES STRATA LOT
 - m² DENOTES SQUARE METRES
 - ⊙ DENOTES COMMON PROPERTY
 - ⊙ DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
 - (RES) DENOTES LIMITED COMMON PROPERTY (RESIDENTIAL) FOR EXCLUSIVE USE OF STRATA LOTS 1,2,3 AND SL.9 THROUGH SL.36 INCLUSIVE
 - (COM) DENOTES LIMITED COMMON PROPERTY (COMMERCIAL) FOR EXCLUSIVE USE OF STRATA LOTS 4 THROUGH 8 INCLUSIVE

INTEGRATED SURVEY AREA No.31 CITY OF VANCOUVER
THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES
PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY
BY COMBINED FACTOR 0.9995917
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
CONTROL MONUMENTS V-1812 COMBINED FACTOR 0.9995922
AND V-1690 COMBINED FACTOR 0.9995917

- LEGEND
- DENOTES OLD CONTROL MONUMENT
 - DENOTES OLD IRON POST FOUND
 - DENOTES IRON POST SET
 - DENOTES OLD LEAD PLUG FOUND



4A
PLAN 1985



DURWARD AVENUE

LANE

FRASER STREET

FIRST FLOOR OUTLINE
(FOR DIMENSIONS SEE SHEET 5)

THE ADDRESS FOR SERVICE OF DOCUMENTS
OF THE STRATA CORPORATION IS :
THE OWNERS, STRATA PLAN LMS 1893
c/o SUITE 300 68 EAST 2nd AVENUE
VANCOUVER, B.C. V5T 1B1

FOR STRATA CORP
MAIL ADDRESS
SEE STRATA PLAN
GENERAL INDEX

I D.JDYCK OF LANGLEY 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 AT SURREY, B.C.
THIS 2nd DAY OF FEBRUARY, 1995

[Signature]
B.C.L.S.

DYCK AND ASSOCIATES
208 - 6846 - KING GEORGE HIGHWAY
SURREY, B. C. V3W 4Z9
594-7527 FAX 594-7932

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

FILE: 95-1968-S

STRATA PLAN LMS / 893

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	CIVIC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	No OF VOTES	
1	5	93	170	1	
2	5	78	146	1	
3	5	73	139	1	
4	5	121	213	1	
5	5	87	230	1	
6	5	126	267	1	
7	5	75	250	1	
8	5	122	232	1	
9	6	87	172	1	
10	6	89	174	1	
11	6	80	157	1	
12	6	86	166	1	
13	6	80	157	1	
14	6	80	157	1	
15	6	80	157	1	
16	6	93	169	1	
17	6	101	201	1	
18	6	103	203	1	
19	6	87	177	1	
20	6	89	179	1	
21	6	80	161	1	
22	6	86	171	1	
23	6	80	161	1	
24	6	80	161	1	
25	6	80	161	1	
26	6	93	173	1	
27	6	101	207	1	
28	6	103	209	1	
29	7	75	173	1	
30	7	80	174	1	
31	7	86	185	1	
32	7	80	174	1	
33	7	80	174	1	
34	7	80	174	1	
35	7	89	188	1	
36	7	66	159	1	
AGGREGATE		3,169	6,521	36	

[Signature]
 FEB. 2, 1995
 FILE: 94-1968-S

STRATA PLAN LMS / 893

CONDOMINIUM ACT

OWNER:

I.R. INVESTMENT CORP.
(INC. NO. 454729)

Balraj Mann
AUTHORIZED SIGNATORY
BALRAJ MANN

AUTHORIZED SIGNATORY
WITNESS
R. Samji

RANJIDA SAMJI RANJIDA SAMJI
NOTARY PUBLIC
OCCUPATION OF ~~OWNER~~ DEVELOPER
6528 CHESTNUT STREET, 6528 GRANVILLE STREET
VANCOUVER, B.C. VANCOUVER, B.C.
V6P 4Z7 283-8529 V6P 4Z7 283-8529

ADDRESS OF WITNESS

MORTGAGEE:

NATIONAL TRUST COMPANY

C. J. GARDNER - C. J. GARDNER
AUTHORIZED SIGNATORY
Margot Sulymka
AUTHORIZED SIGNATORY
WITNESS
V. Bot Van Bot

MANAGER CLIENT SERVICES
OCCUPATION OF WITNESS
1171 WEST HASTINGS ST
VANCOUVER, B.C.
ADDRESS 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 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

Balraj Mann
DECLARED BEFORE ME AT Vancouver B.C.
THIS 18 DAY OF March 1995

R. Samji
A COMMISSIONER FOR TAKING AFFIDAVITS WITH **RANJIDA SAMJI** RANJIDA SAMJI
THE PROVINCE OF BRITISH COLUMBIA Notary Public
128 Granville Street, 6528 Granville Street
Vancouver, B.C. Vancouver, B.C.
V6P 4Z7 283-8529 V6P 4Z7 283-8529

ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 18 DAY March, 1995
Don Wong
SUPERINTENDENT OF REAL ESTATE

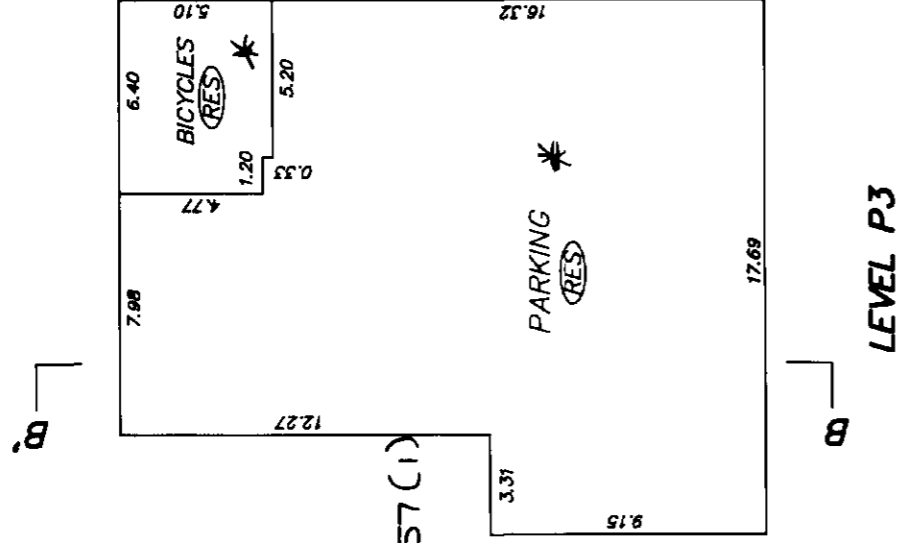
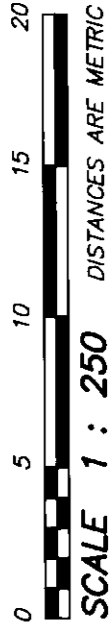
I, D. J. DYCK OF LANGLEY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDING SHOWN IN THIS
STRATA PLAN HAS NOT AS OF
THE 2nd DAY OF FEBRUARY, 1995
BEEN PREVIOUSLY OCCUPIED
DATED AT SURREY, B.C.
THIS 2nd DAY OF FEBRUARY, 1995

D. J. Dyck
B.C.L.S.

SHEET 4 OF 10 SHEETS

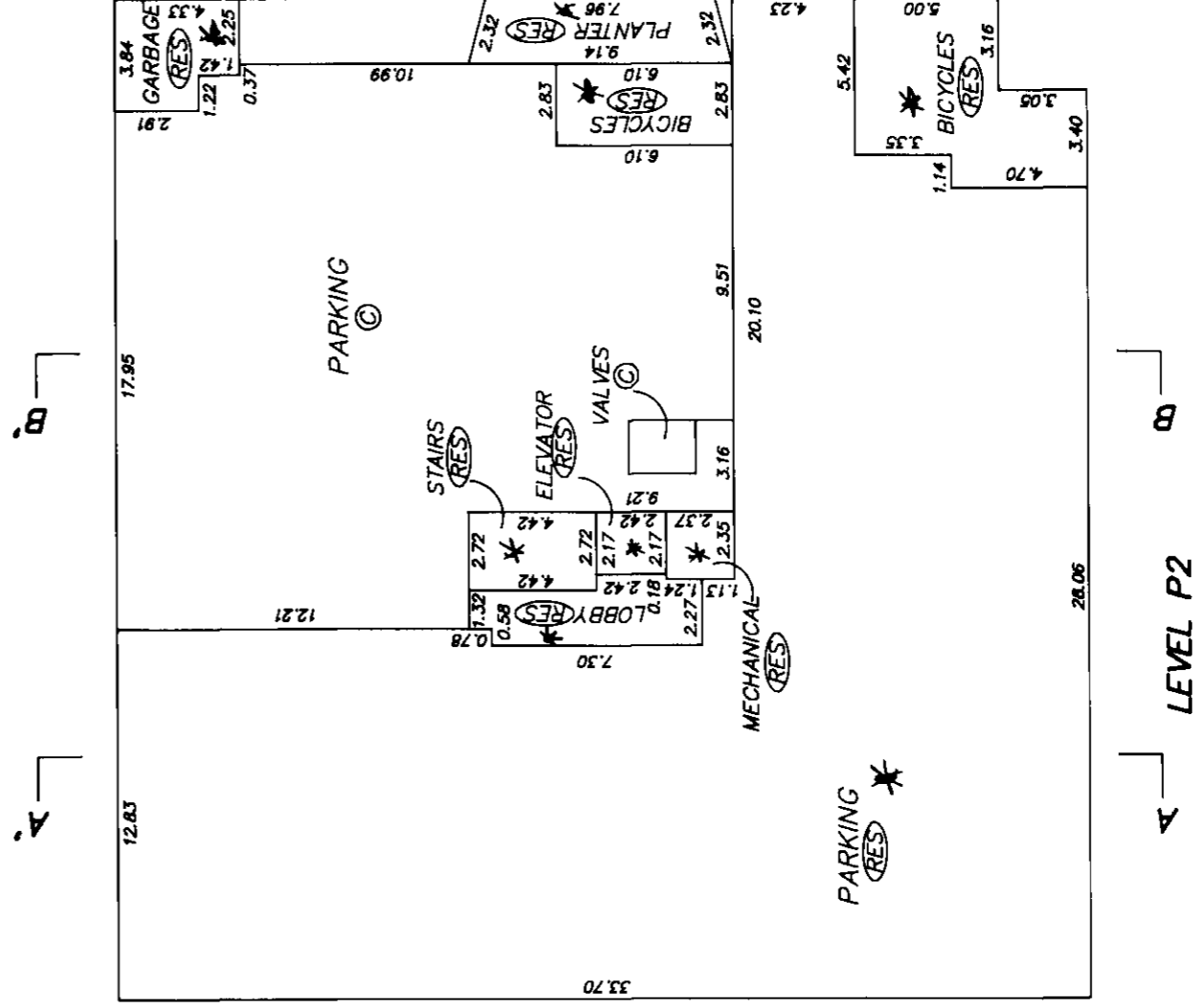
STRATA PLAN LMS /893

FLOOR PLANS



AMENDED PURSUANT TO SECTION 57(1)
 (C) CONDOMINIUM ACT. SEE
 AMENDED SHEET 4 OF 10 SHEETS
 AND UNANIMOUS RESOLUTION
 BK 158136A

[Signature]
 DEPUTY REGISTRAR

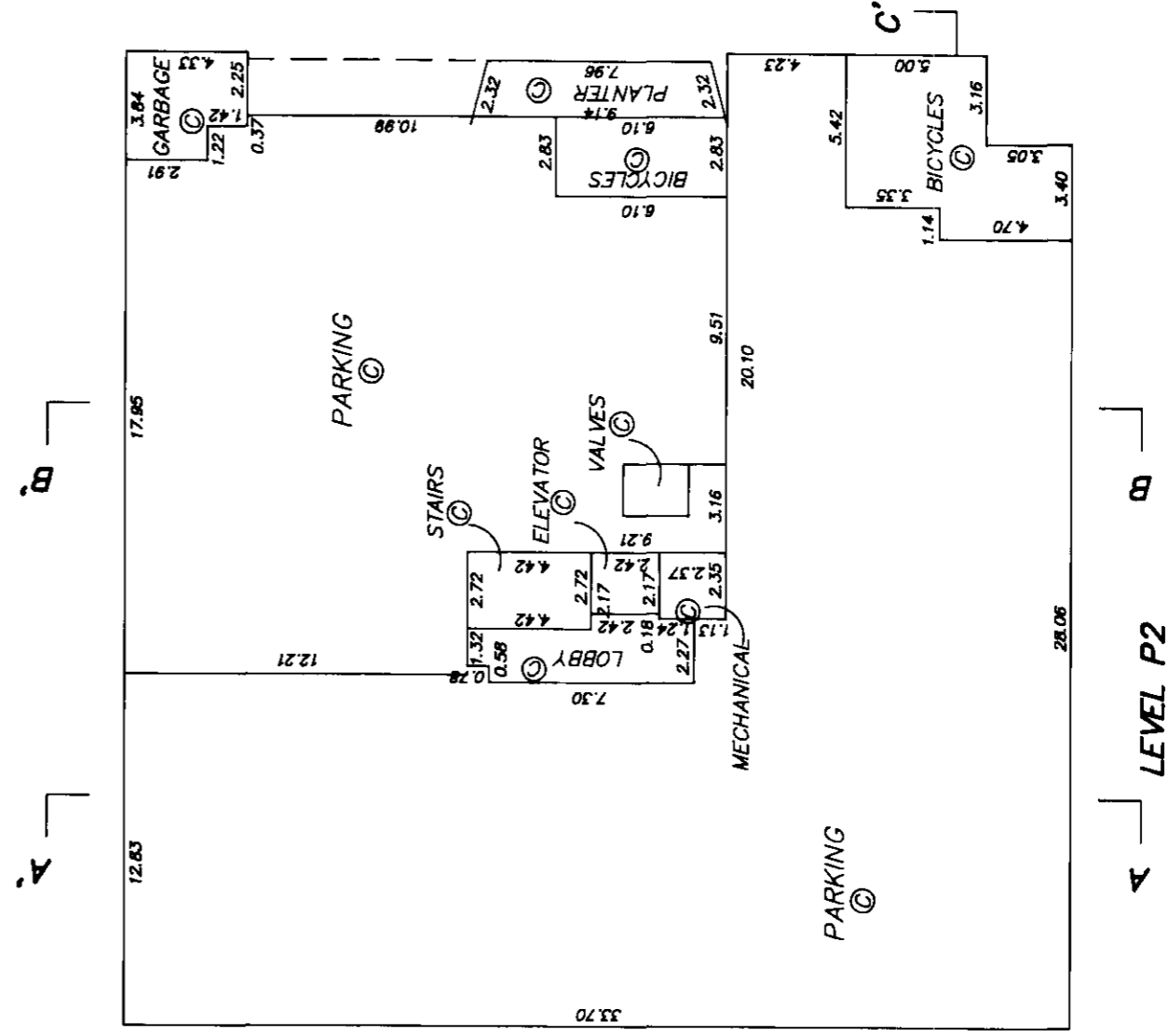
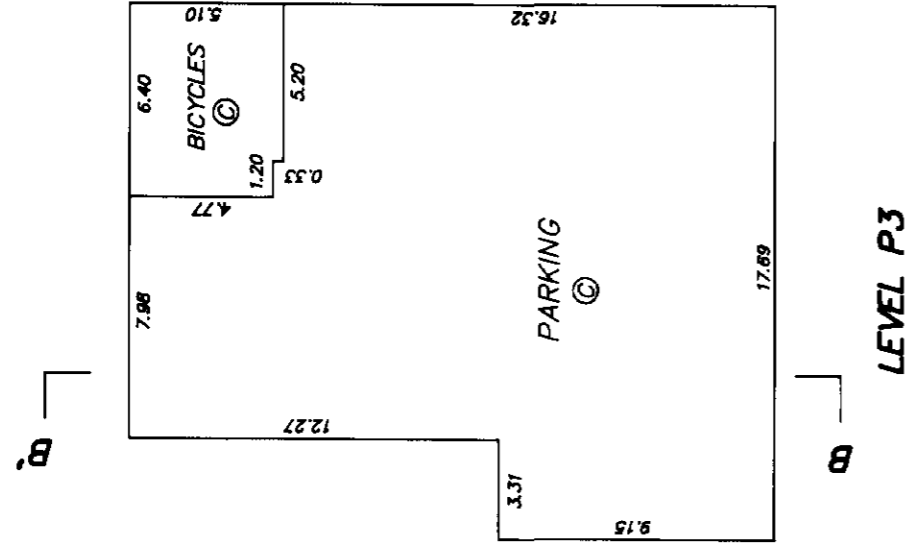
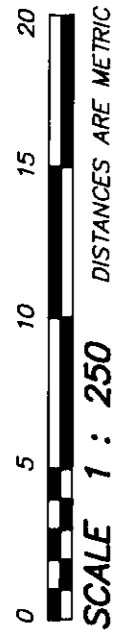


[Signature]
 FEB. 2, 1995
 FILE: 94-1968-S

AMENDED SHEET 4 OF 10 SHEETS

STRATA PLAN LMS 1893

FLOOR PLANS



[Signature]
 JULY 8, 1996
 FILE: 94-1968-S

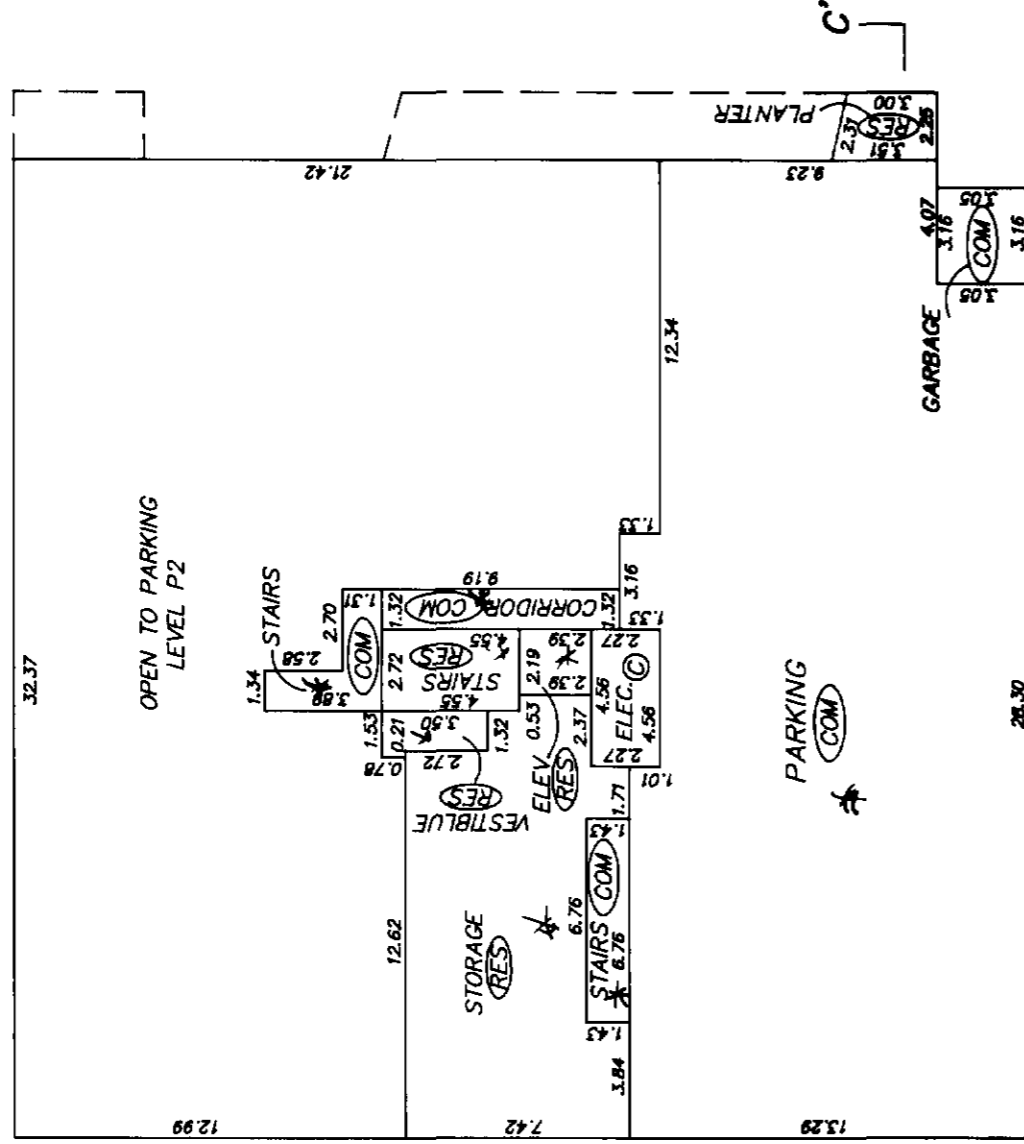
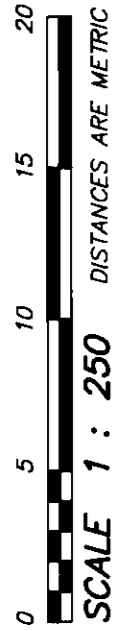
SHEET 5 OF 10 SHEETS

STRATA PLAN LMS / 893

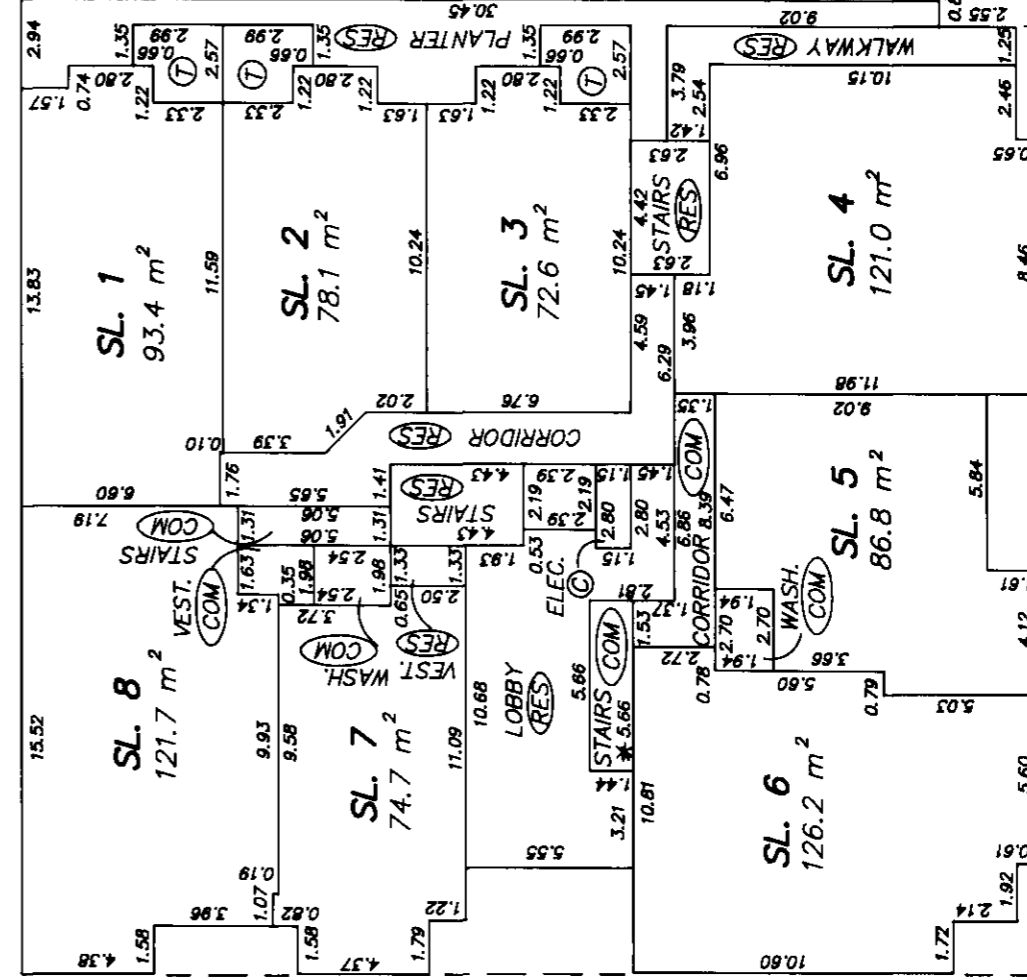
AMENDED PURSUANT TO SECTION 57(1)(C) CONDOMINIUM ACT. SEE AMENDED SHEET 5 OF 10 SHEETS AND UNANIMOUS RESOLUTION BK158136A.

DEPUTY REGISTRAR

FLOOR PLANS



LEVEL P1



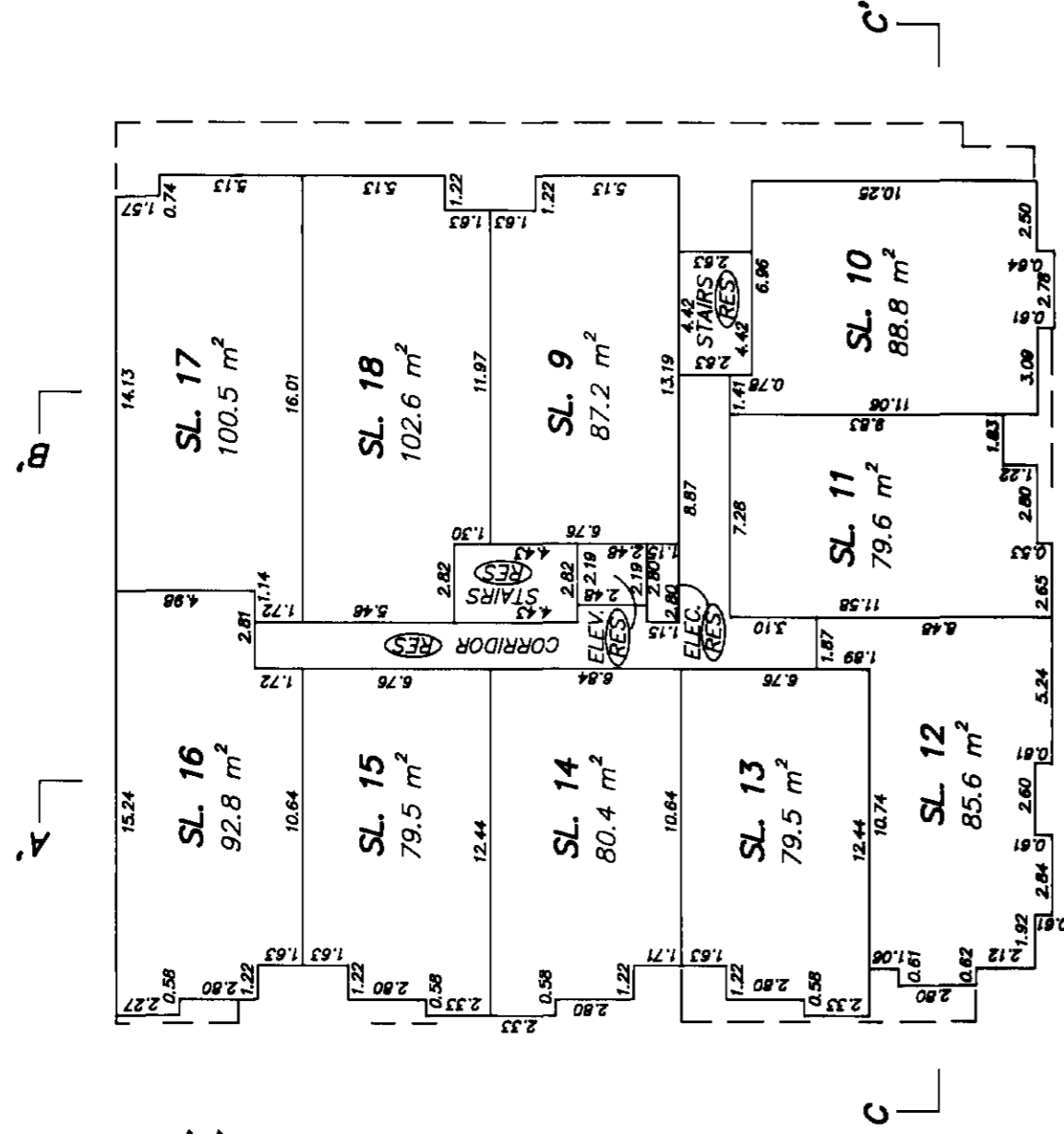
FIRST FLOOR

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 FEB. 2, 1995
 FILE: 94-1968-S

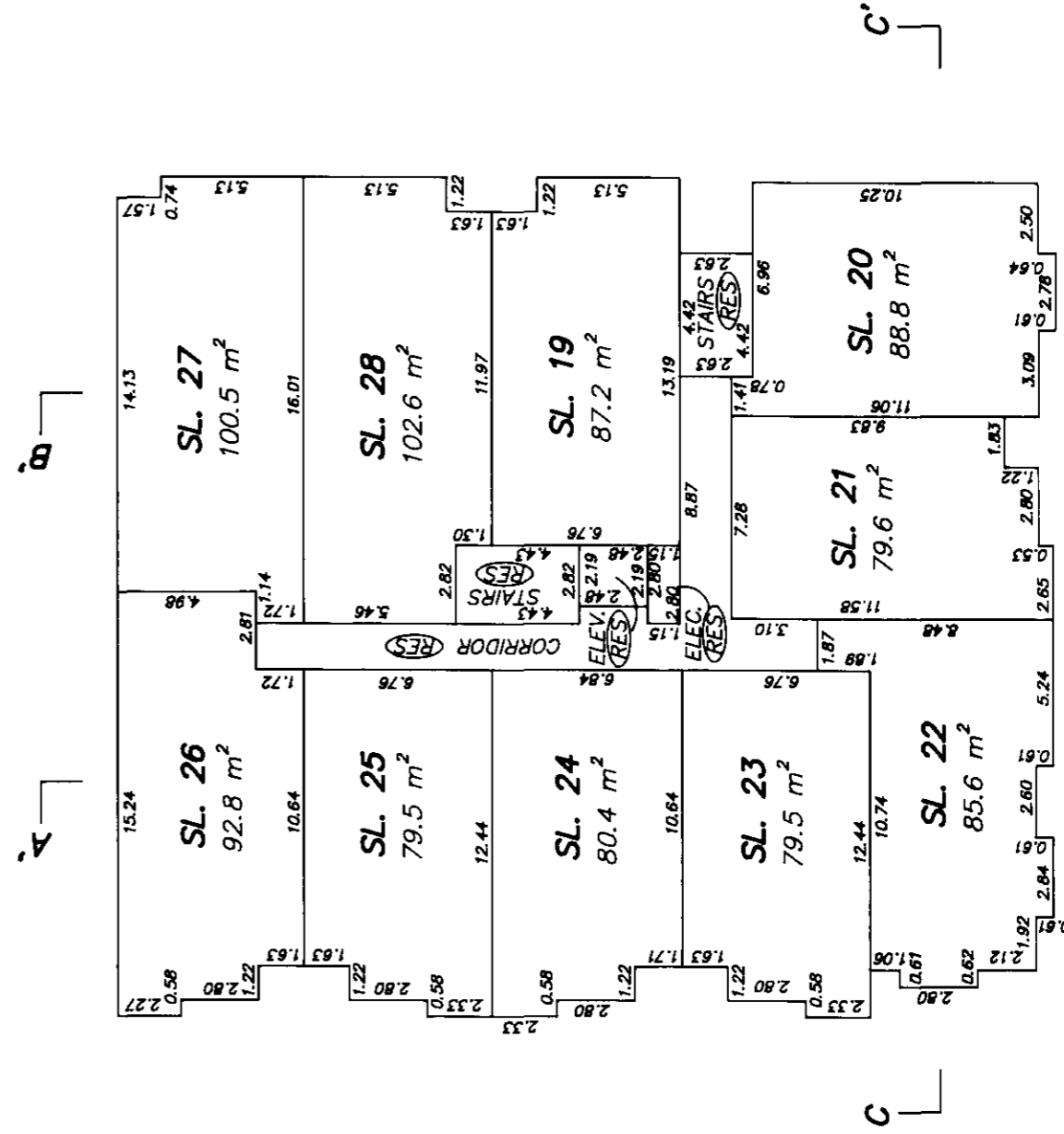
SHEET 6 OF 10 SHEETS

STRATA PLAN LMS / 893

FLOOR PLANS



SECOND FLOOR



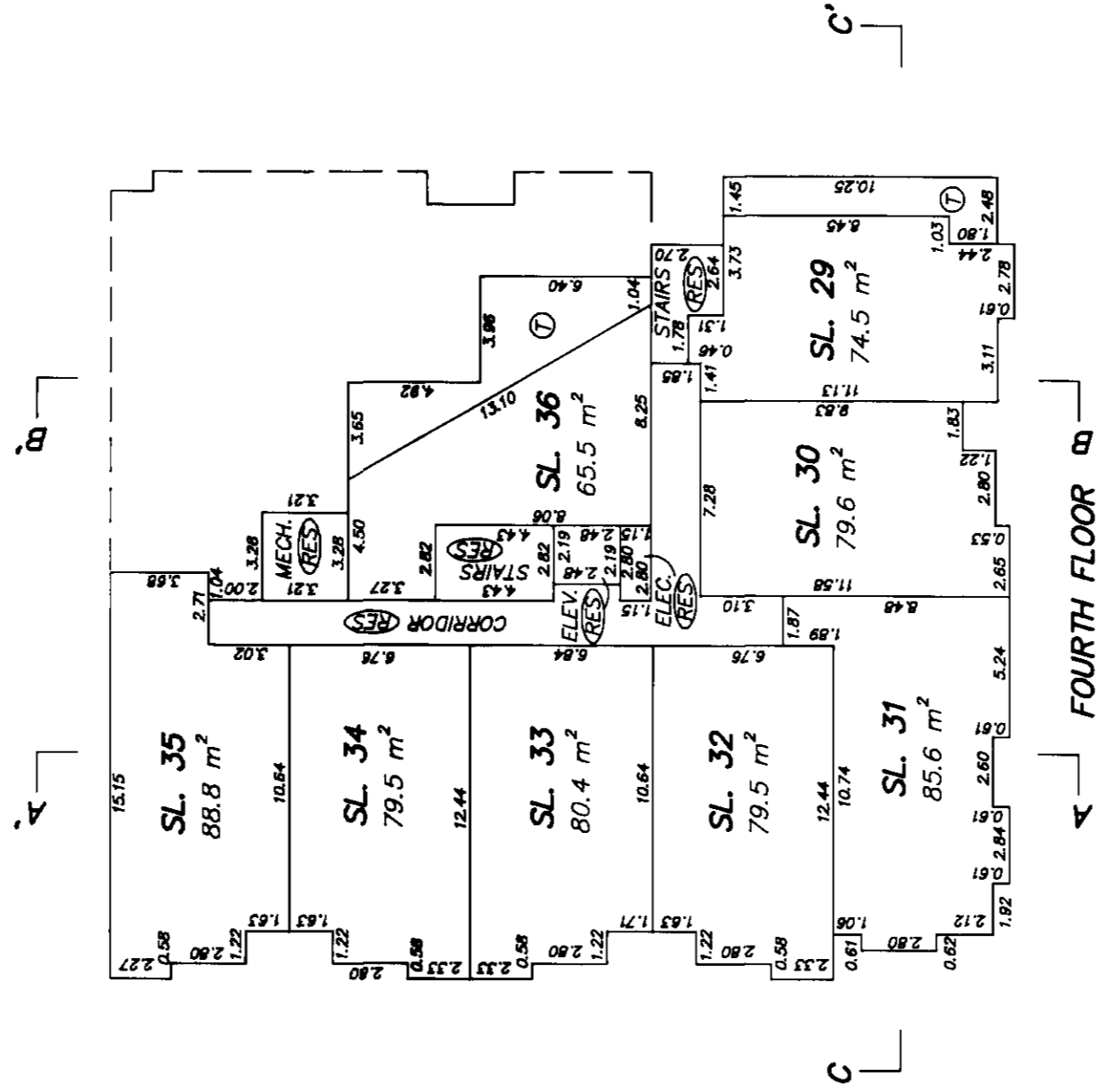
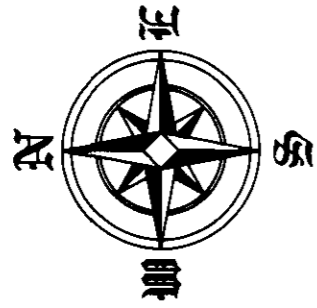
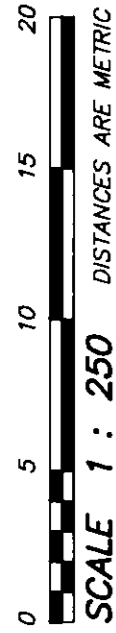
THIRD FLOOR

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 FEB. 2, 1995
 FILE: 94-1968-S

SHEET 7 OF 10 SHEETS

STRATA PLAN LMS / 893

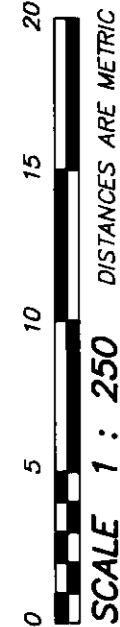
FLOOR PLANS



[Signature]
 FEB. 2, 1995
 FILE: 94-1968-S

SECTIONS

STRATA PLAN LMS / 893



AMENDED PURSUANT TO SECTION 57(1)(c) CONDOMINIUM ACT. SEE AMENDED SHEET 8 OF 10 SHEETS AND UNANIMOUS RESOLUTION BK158136A.

[Signature]
DEPUTY REGISTRAR

FOURTH FLOOR	SL. 31	SL. 32	SL. 33	SL. 34	SL. 35
THIRD FLOOR	SL. 22	SL. 23	SL. 24	SL. 25	SL. 26
SECOND FLOOR	SL. 12	SL. 13	SL. 14	SL. 15	SL. 16
FIRST FLOOR	SL. 6	LOBBY (RES)	SL. 7	SL. 8	
LEVEL P1	PARKING (COM) *		STAIRS (RES) *	STORAGE (RES) *	
LEVEL P2	PARKING (RES) *				

SECTION A - A'

FOURTH FLOOR	SL. 29	SL. 36 (T)	SL. 27
THIRD FLOOR	SL. 20	SL. 19	SL. 28
SECOND FLOOR	SL. 10	SL. 9	SL. 18
FIRST FLOOR	SL. 4	SL. 3	SL. 2
LEVEL P1	PARKING (COM) *		PARKING (C) *
LEVEL P2	PARKING (RES) *		
LEVEL P3	PARKING (RES) *		

SECTION B - B'

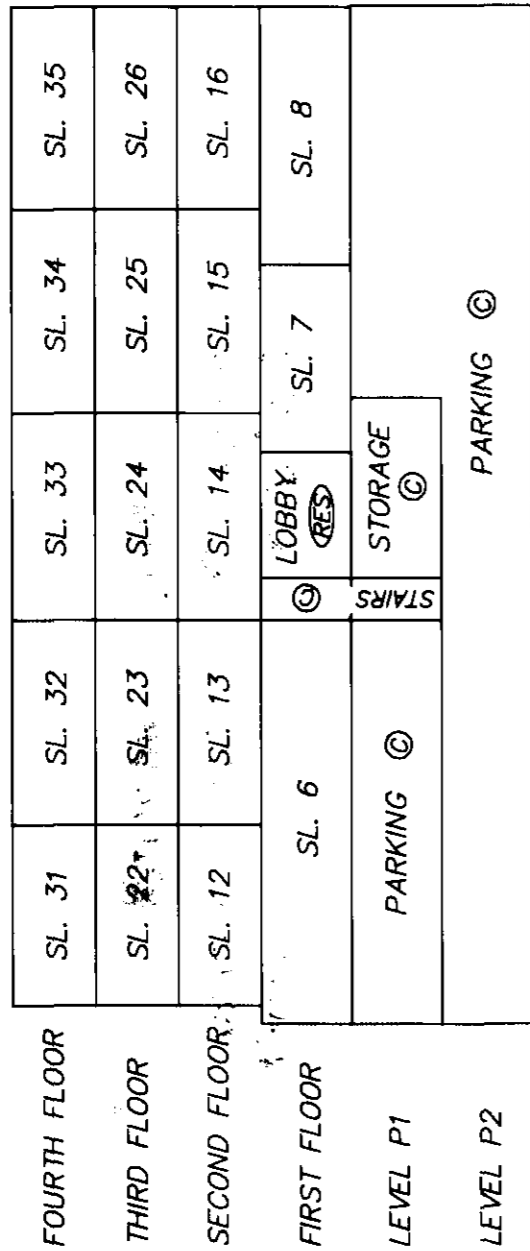
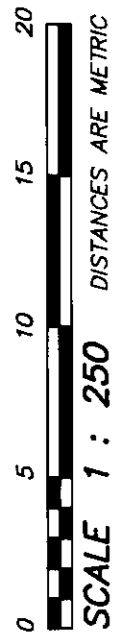
FOURTH FLOOR	SL. 31	SL. 30	SL. 29 (T)
THIRD FLOOR	SL. 22	SL. 21	SL. 20
SECOND FLOOR	SL. 12	SL. 11	SL. 10
FIRST FLOOR	SL. 6	SL. 5	SL. 4
LEVEL P1	PARKING (COM) *		
LEVEL P2	PARKING (RES) *		

SECTION C - C'

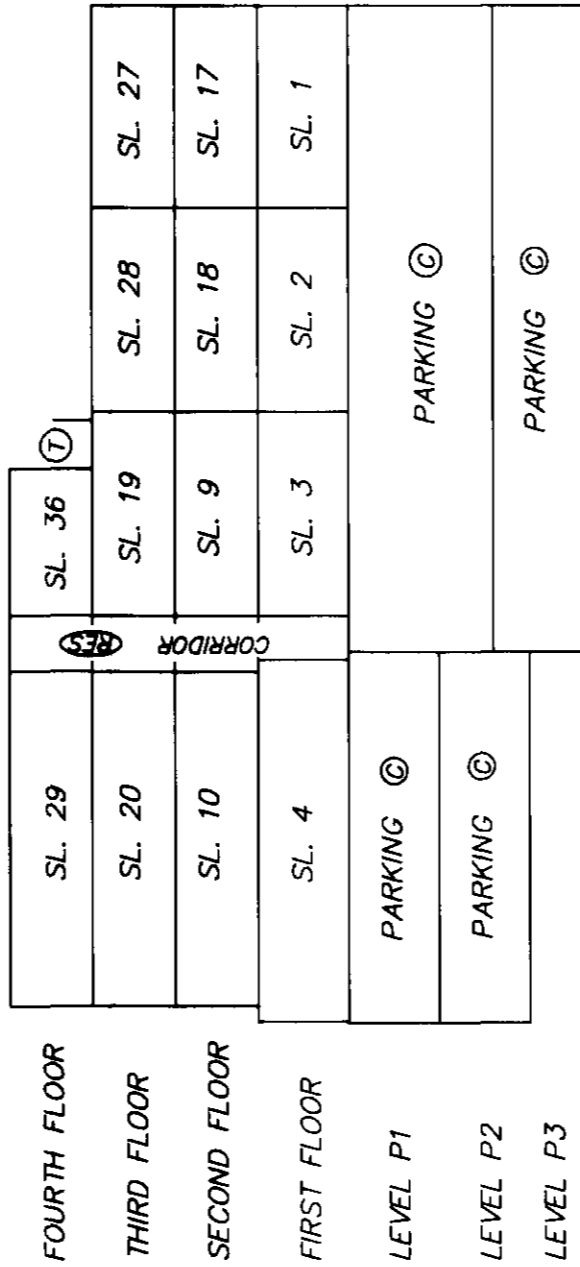
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FILE: 94-1968-S

STRATA PLAN LMS 1893

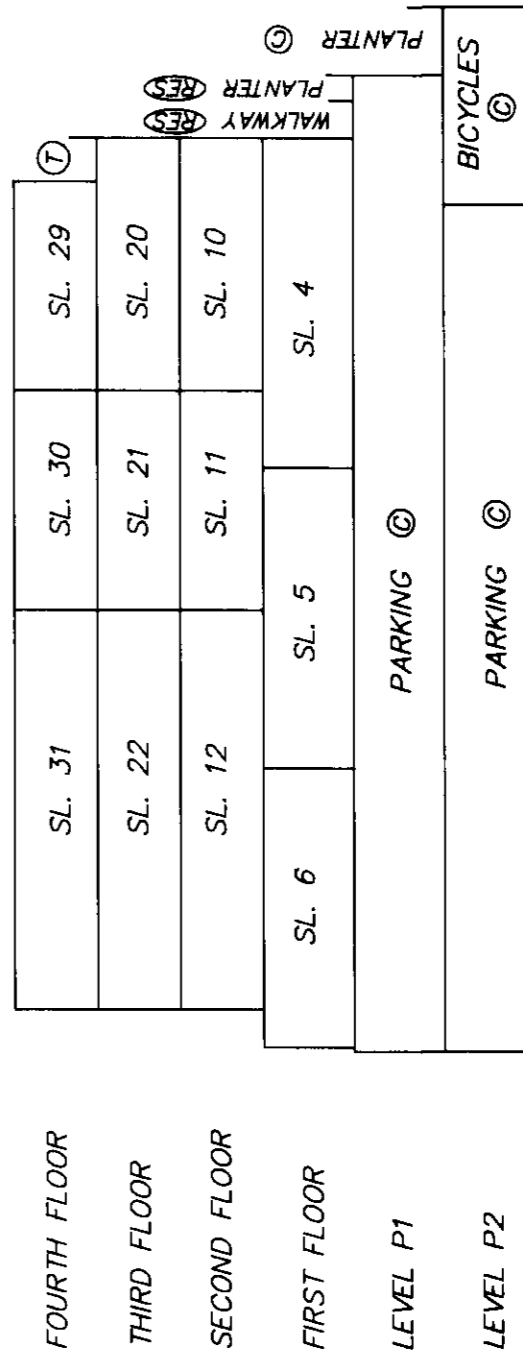
SECTIONS



SECTION A - A'



SECTION B - B'



SECTION C - C'

[Signature]
 JULY 8, 1996
 FILE: 94-1968-S

