

**STRATA PLAN OF
LOT 25 SECTION 18
BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 12891**

STRATA PLAN BCS 1974

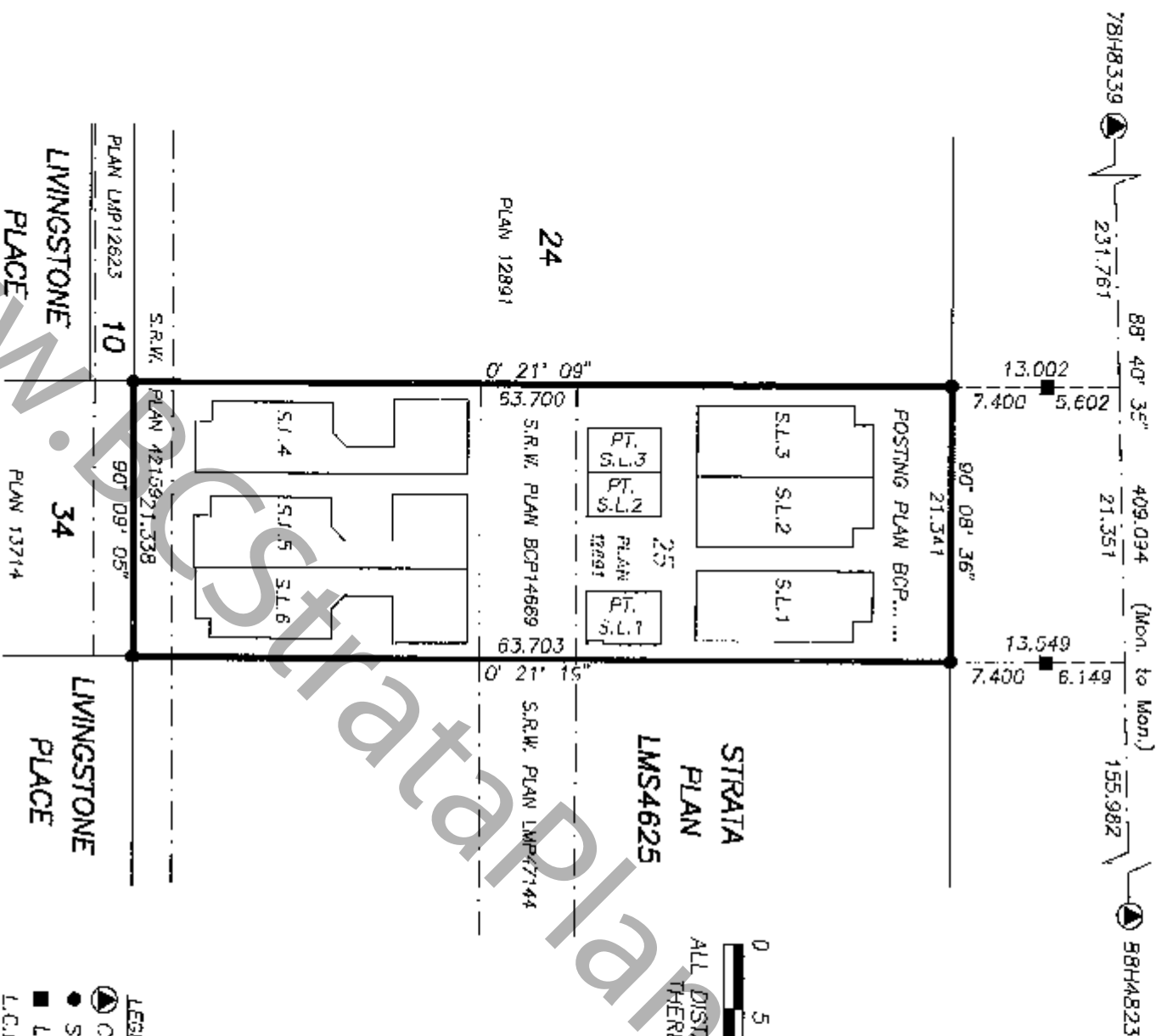
B.C.G.S. 92G.015
CITY OF RICHMOND
#6733 LIVINGSTONE PLACE,
RICHMOND, B.C.

Deposited registered in the Land Title office
at New Westminster, B.C. this 26 day
of JULY, 2006.

J. McDevine
Registrar

BA 12583-88

GRANVILLE AVENUE



SCALE: 1:500

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

- LEGEND:**
- ▲ Control Monument Found
 - Standard Iron Post Found
 - Lead Plug Found
 - L.C.P. denotes limited common property
 - C.P. denotes common property
 - P.T.S.L. denotes part strata lot
 - S.L. denotes strata lot

Grid bearings are derived from observations between control monuments 78H8339 and 88H4823. Integrated Survey Area No. 18, (RICHMOND), NAD83 (CSRS). This plan shows horizontal ground level measured distances. Prior to computation of U.T.M. co-ordinates, multiply by combined factor of 0.9996043.

J. C. Tam and Associates
Canada and B.C. Land Surveyor

115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 2589
FB-4B P84-85
Drawn By: KA

I, Johnson C. Tam, a British Columbia Land Surveyor, of the City of Richmond in British Columbia, certify that I was present at and personally supervised the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 23rd day of April, 2006. The plan was completed and checked, and the checklist filed under #45986, on the 14th day of June, 2006.

Johnson C. Tam
B.C.L.S.

I, Johnson C. Tam, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not, as of June 14th, 2006, been previously occupied.

Johnson C. Tam
B.C.L.S.

I, Johnson C. Tam, a British Columbia Land Surveyor, certify that the building shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan.
Date: June 14th, 2006.

Johnson C. Tam
B.C.L.S.

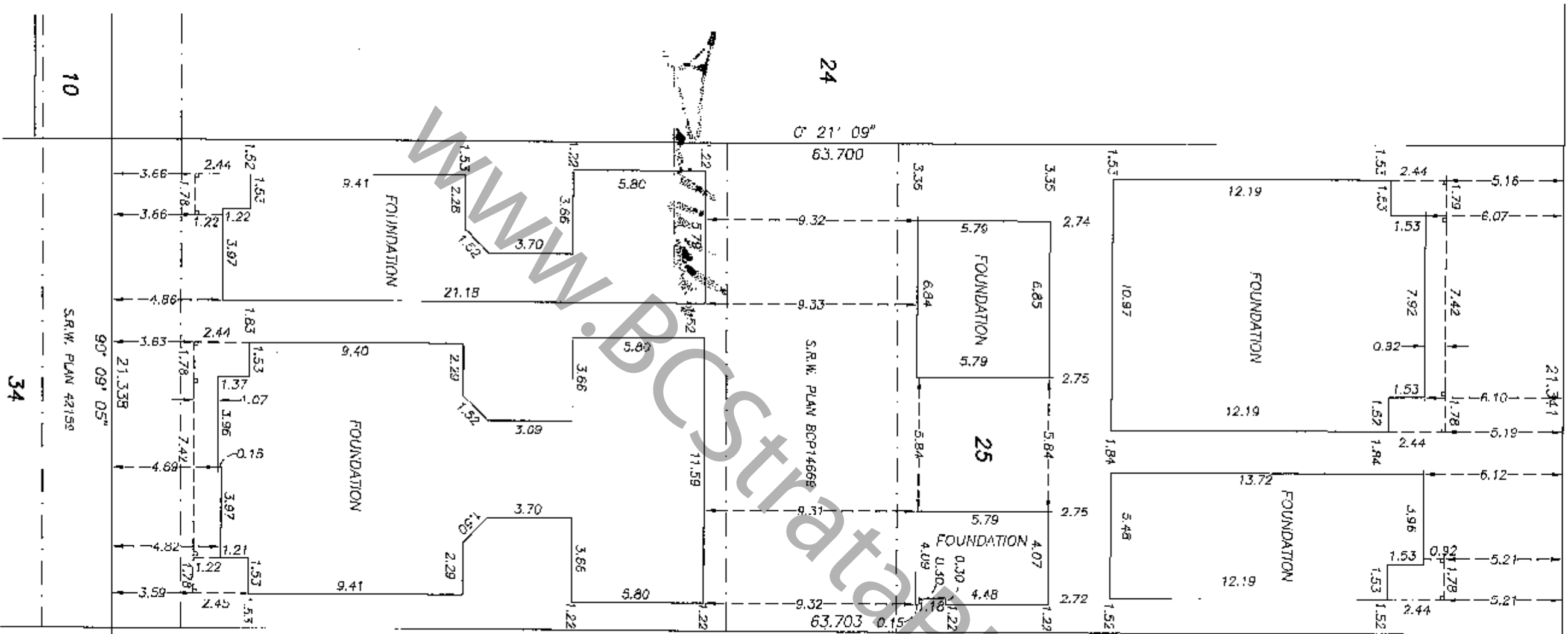
This plan lies within the Greater Vancouver Regional District.

BUILDING DIMENSION

STRATA PLAN BCS 1974

GRANVILLE AVENUE

90° 08' 36"



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN
LMS4625

LIVINGSTONE PLACE

[Signature]
JOHNSON G. TAM, B.C.L.S.

June 14th, 2006.

2589-FS-02

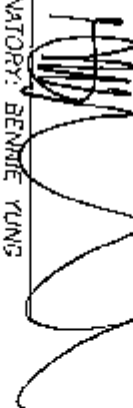
ORIGINAL

STRATA PLAN BCS 1974

OWNER:

S-242 HOLDINGS LTD., INC. NO. 348660

AUTHORIZED SIGNATORY: BENNIE YUNG



Witness (SIGN & PRINT NAME)

David Moses C O'GHA

Address of 7731 Leachs Road

Witness: Richmond, B.C. V6Y 1G1

Occupation of REALTOR

Witness:

MORTGAGEE:

HSBC BANK CANADA

AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

Joseph Lau

AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

Daniel Roberto Daniel Preto

Witness (SIGN & PRINT NAME) CHRISTINE YU

Address of 3636 W. 18th

Witness: Wasserman Inc

Occupation of BANKER

Witness:

The City of Richmond, the registered owner of covenant BX435891 hereby consent to the deposit of this plan.

PARTY(IES) SIGNATURE(S)

CITY OF RICHMOND BY ITS

AUTHORIZED SIGNATORIES
Malcolm Brodie

MAYOR: MALCOLM BRODIE

AUTHORIZED SIGNATORY

CLERK: David Walker

AUTHORIZED SIGNATORY

OFFICER SIGNATURE(S)

Lee Massey LEE MASSEY

CITY SOLICITOR COMMISSIONER
CITY OF RICHMOND FOR THESE AFFIDAVITS
6911 WIMBURN J. ROAD
RICHMOND, B.C.
V6Y 2C1
PHONE: (604) 276-4104

AS TO THE SIGNATURE OF DAVID WALKER

THIS 12 DAY OF July, 2006.

OFFICER CERTIFICATION: YOUR SIGNATURE CONSTITUTES A REPRESENTATION THAT YOU ARE A SOLICITOR, NOTARY PUBLIC OR OTHER PERSON AUTHORIZED BY THE EVIDENCE ACT, R.S.B.C. 1996, C. 124, TO TAKE AFFIDAVITS FOR USE IN BRITISH COLUMBIA AND CERTIFIES THE MATTERS SET OUT IN PART 5 OF THE LAND TITLE ACT AS THEY PERTAIN TO THE EXECUTION OF THIS INSTRUMENT.

Johnson C. Tam
JOHNSON C. TAM, R.C.I.S.

June 14th, 2006.

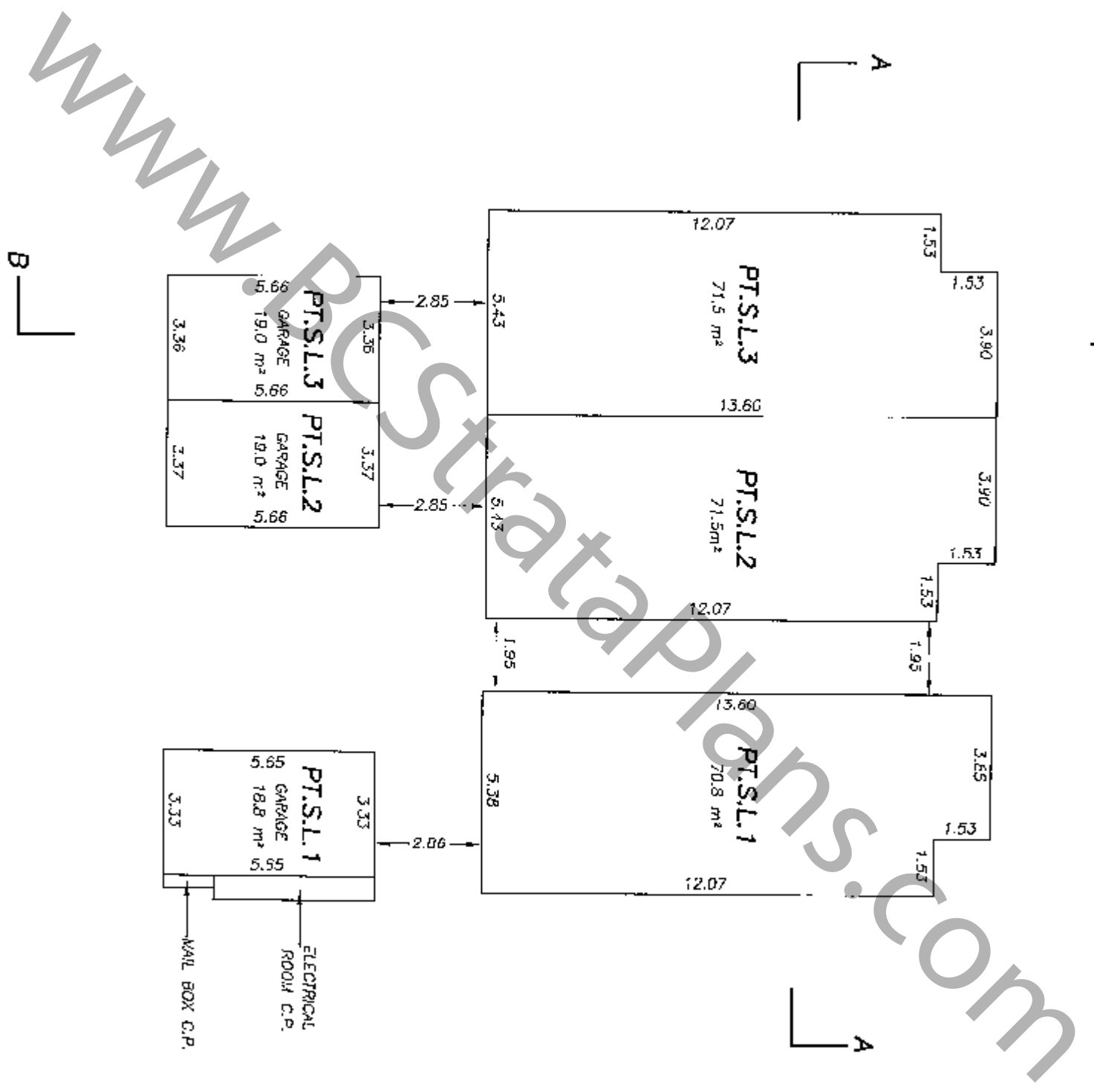
ORIGINAL

MAIN FLOOR
PART STRATA LOTS 1 TO 3

STRATA PLAN BCS 1974



SCALE: 1:150
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



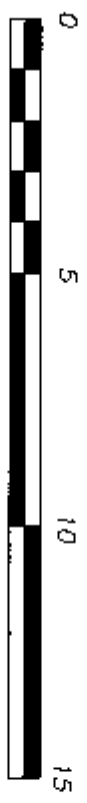
WWW.StrataPlans.com

JOHNSON C. TAM, B.C.L.S.

JUNE 14th, 2006.

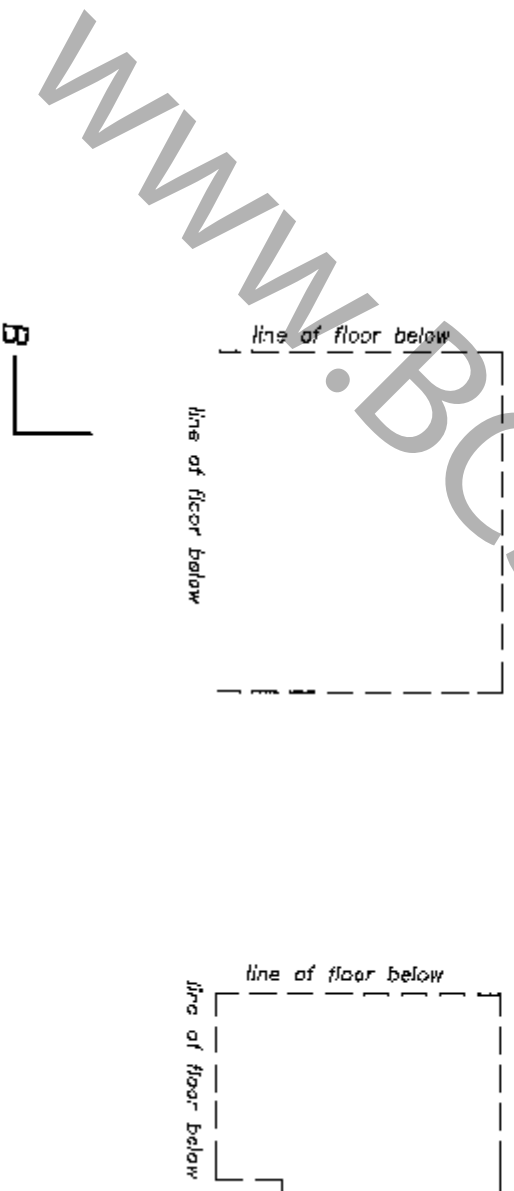
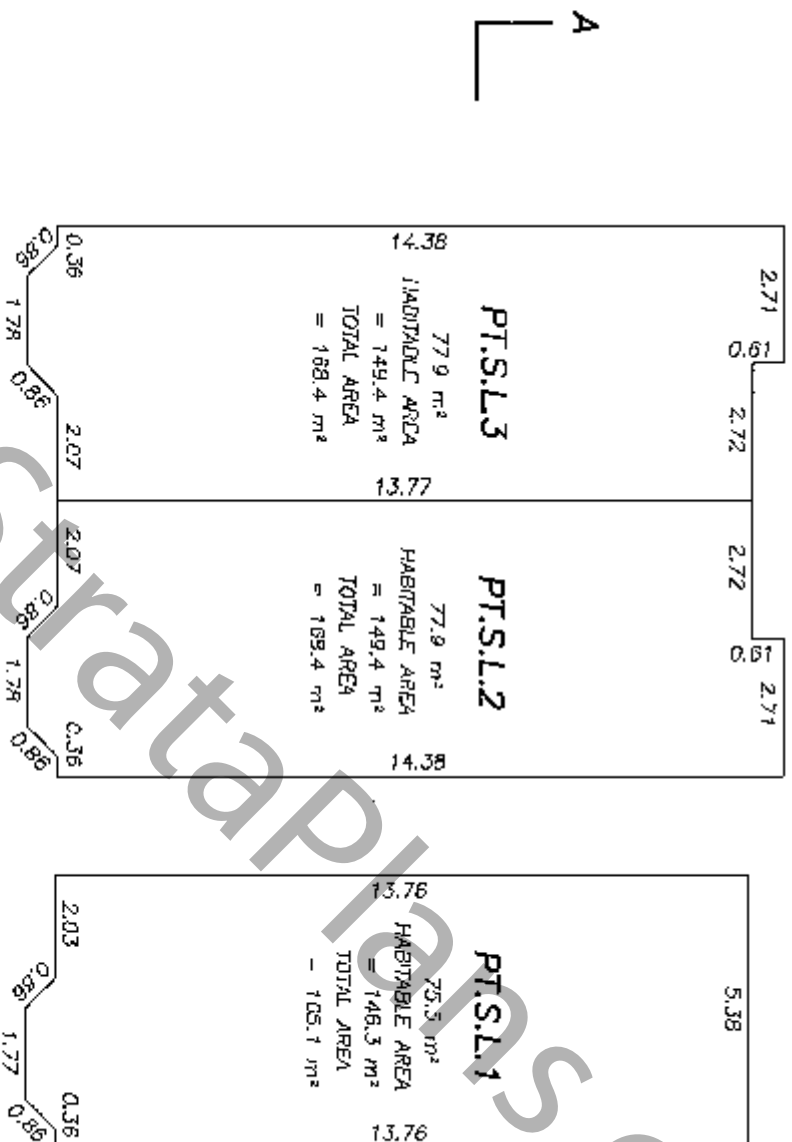
SECOND FLOOR
PART STRATA LOTS 1 TO 3


STRATA PLAN BCS 1974



SCALE: 1:150

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 JOHNSON C. TAM, B.C.L.S.

JUNE 14th, 2006.

WWW.BCSuratap.com

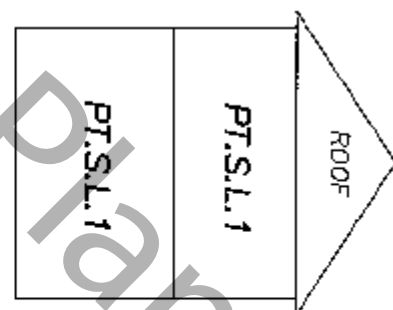
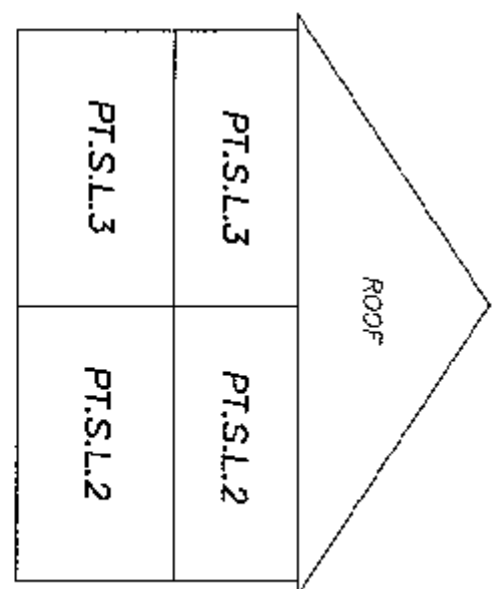
STRATA LOTS 1 TO 3
BUILDING SECTIONS

STRATA PLAN BCS 1974

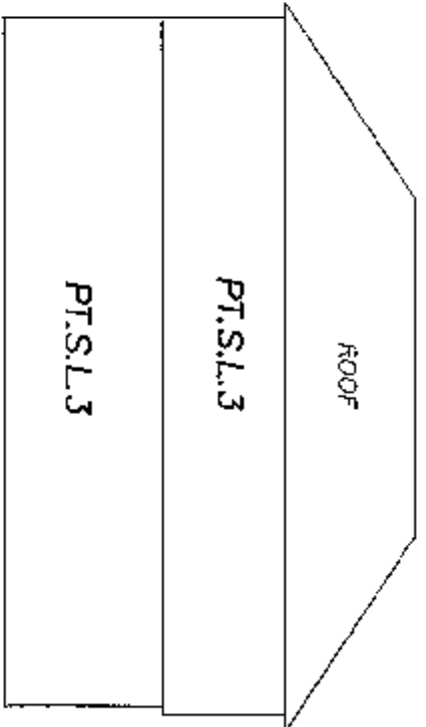
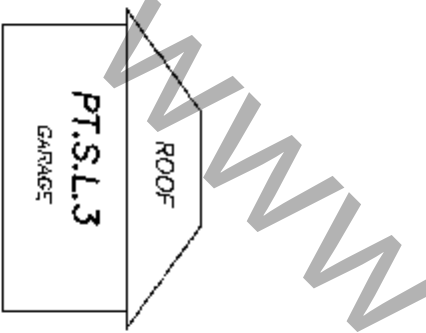
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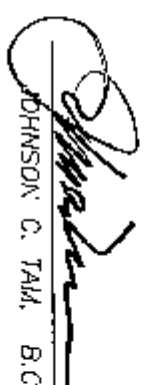
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SECTION A-A



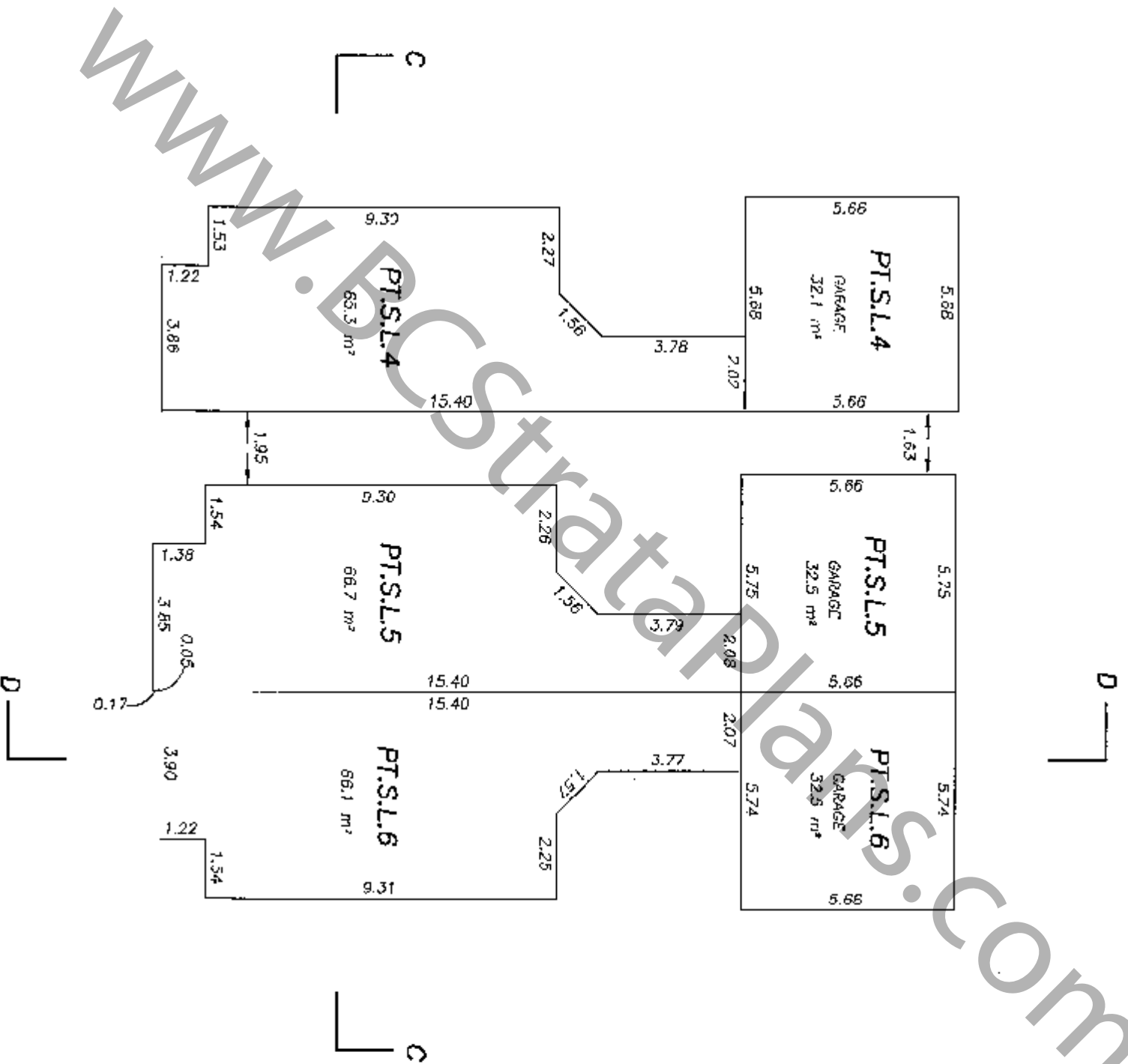
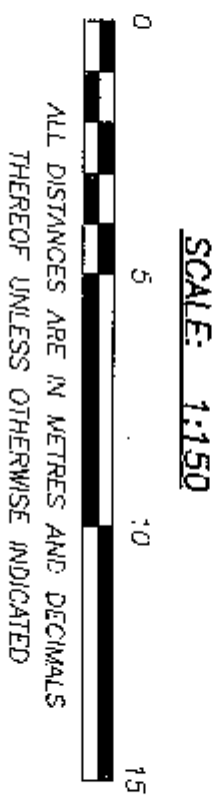
SECTION B-B


JOHNSON C. TAM, B.C.L.S.

JUNE 14th, 2006.

MAIN FLOOR
PART STRATA LOTS 4 TO 6

STRATA PLAN BCS 1974

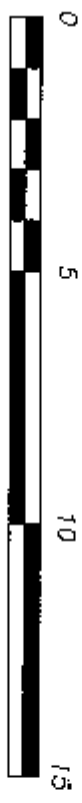
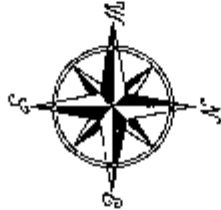


[Signature]
JOHNSON C. TAM, B.C.L.S.

JUNE 14th, 2006.

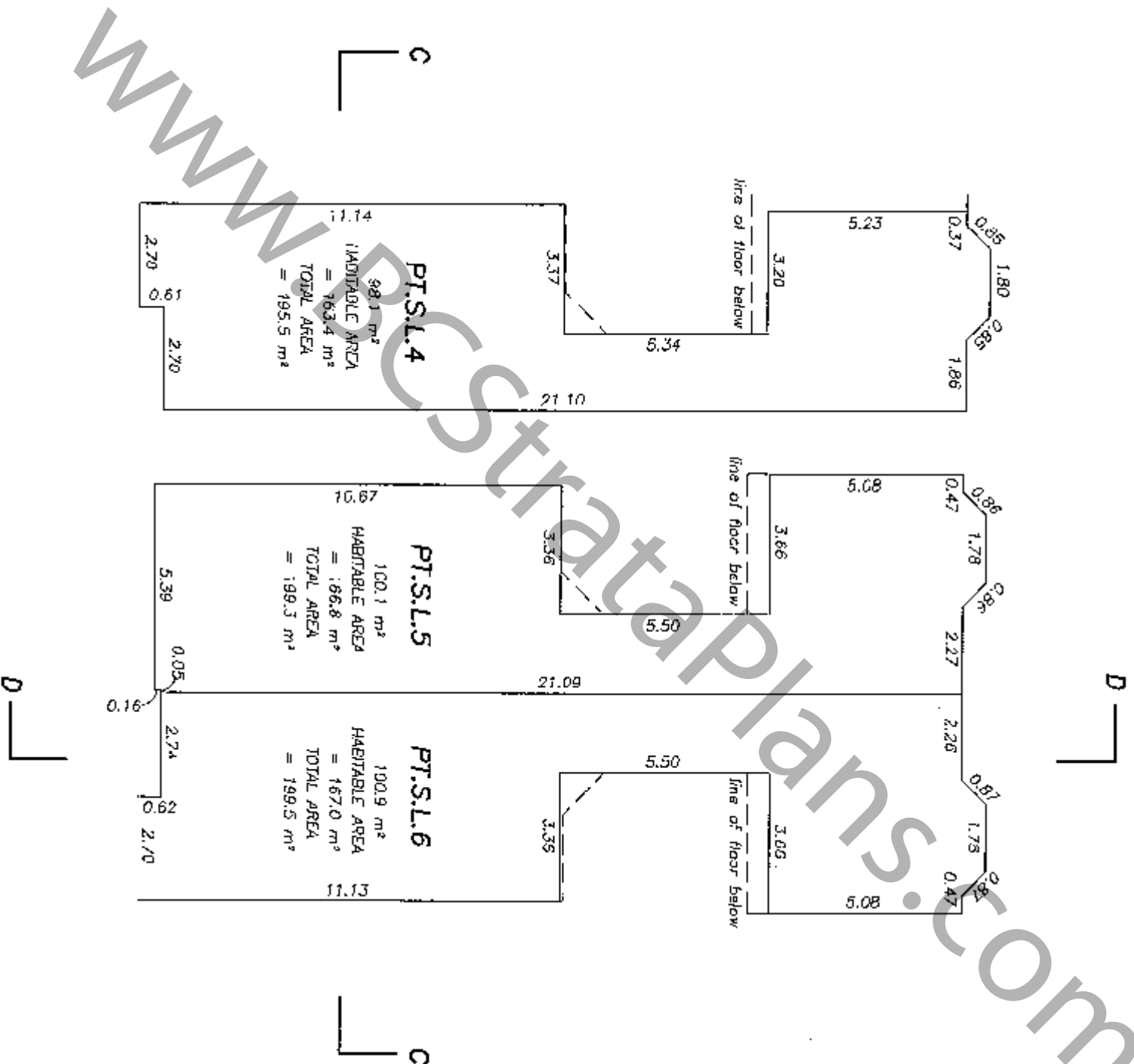
SECOND FLOOR PART STRATA LOTS 4 TO 6

STRATA PLAN BCS 1974



SCALE: 1:150

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



Chanson C. Yam
 CHANSON C. YAM, B.C.I.S.

JUNE 14th, 2006.

ORIGINAL

2589-FS-08

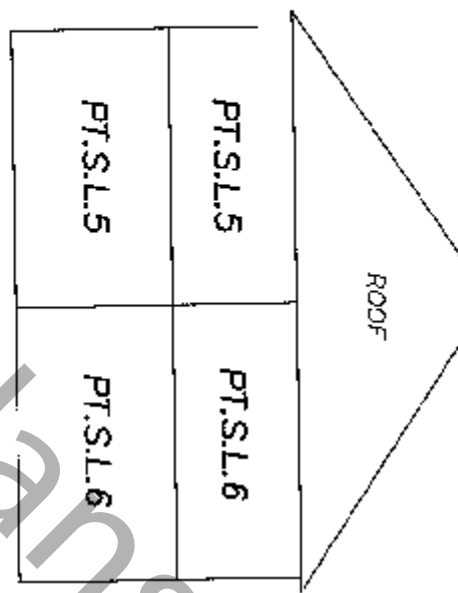
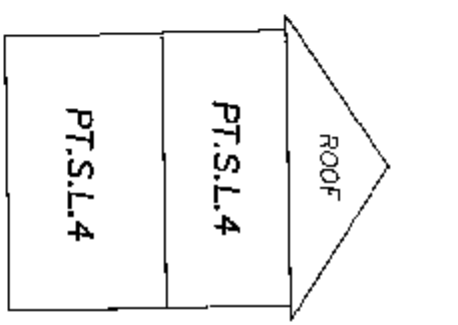
**STRATA LOTS 4 TO 6
BUILDING SECTIONS**

STRATA PLAN BCS 1974

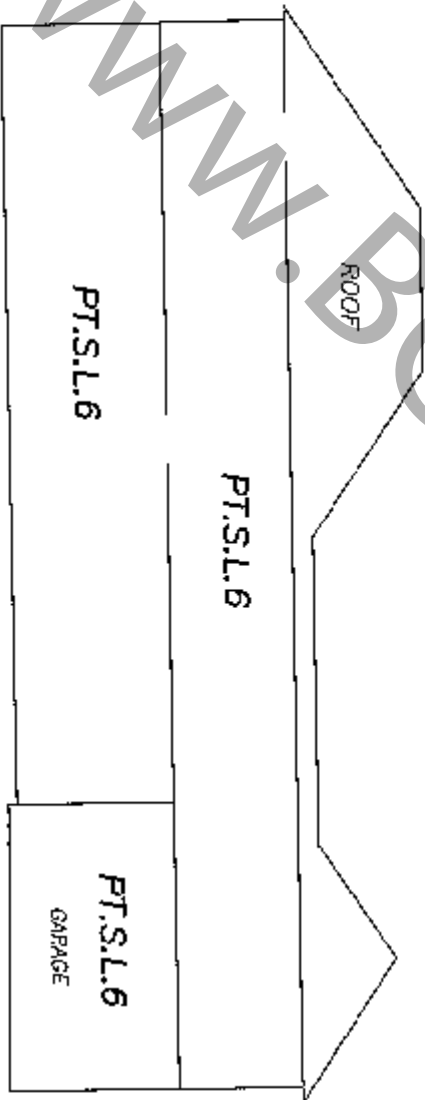
SCALE: 1:150



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



SECTION C-C



SECTION D-D


 JOHNSON C. TAM, B.C.L.S.
 JUNE 14th, 2006.