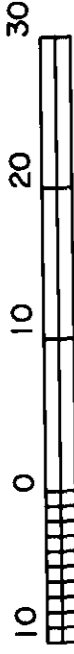


**STRATA PLAN OF LOT A,
DISTRICT LOT 95, GROUP 1,
N.W.D., PLAN 85071.**

MUNICIPALITY OF BURNABY B.C.G.S. 92G.026



GRAPHIC SCALE - METRES 1:500

ALL DISTANCES ARE IN METRES
BEARINGS ARE ASTROMOMIC AND ARE
DERIVED FROM PLAN 85071.

LEGEND

- DENOTES STRATA LOT
- S.L. DENOTES LIMITED COMMON PROPERTY
- LCP DENOTES COMMON PROPERTY
- ⊙ DENOTES SQUARE METRES
- sqm DENOTES PART
- P.T. DENOTES ELECTRICAL ROOM
- ⊕ DENOTES BALCONIES WHICH ARE LCP'S
- ⊗ TO THE STRATA LOTS THEY ARE ATTACHED TO.
- PIPE DENOTES IRON PIPE FOUND
- DENOTES IRON POST FOUND
- DENOTES IRON POST SET

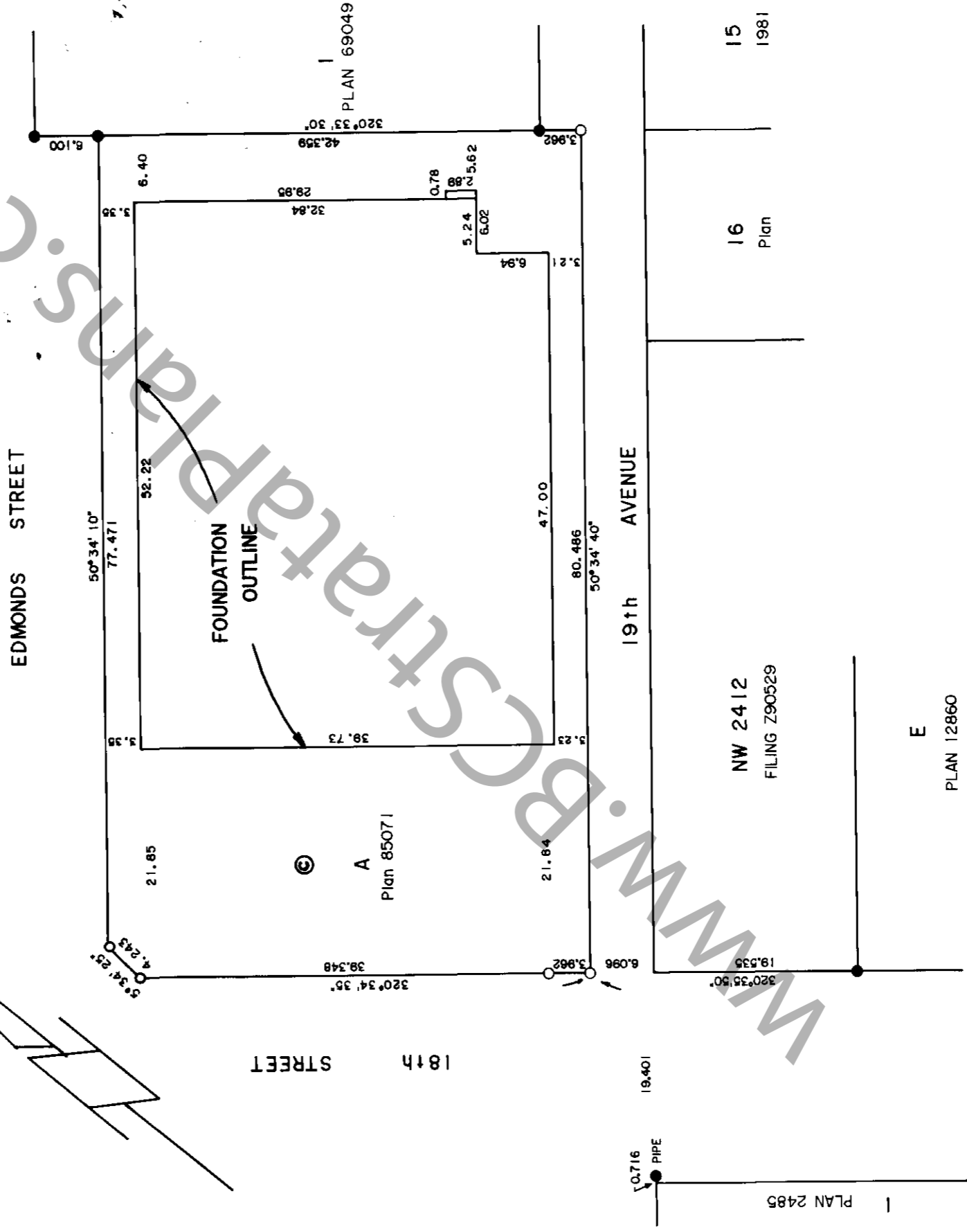
DEPUTY

Deposited and Registered in
the Land Title Office at
New Westminster, B.C. this 18th
day of JUNE 1992.

[Signature]
Registrar

BF 228891 - BF228948

Civic Address:
7118 Edmonds Street,
Burnaby, B.C.



The address for service of documents
on the Strata Corporation is: 428
The Owners, Strata Plan LMS

1758 W8th AVENUE
VANCOUVER, B.C.
V6J 1V6

**FOR STRATA CORP MAIL
ADDRESS SEE STRATA
PLAN GENERAL INDEX**

Cameron and Associates
B.C. Land Surveyors
Unit 8-15243-91st Ave
Surrey, B.C. V3R 8P8
Phone: 588-0241
Fax: 581-8870

I, D.G.Huxley, of Abbotsford, a British
Columbia Land Surveyor, hereby certify
that the building erected on the
parcel described above lies wholly
within the external boundaries of
that parcel. Dated at Surrey, B.C.
this 21st day of May, 1992.

[Signature]
D. Huxley B.C.L.S.

This plan lies within the Greater
Vancouver Regional District.

91-A-2775-S

CONDOMINIUM ACT

SECOND SHEET OF Sheet 2 of 18 Sheets

STRATA PLAN LMS 428

S.L. NO.	SHEET NO.	AREA (sqm)	FORM 1		FORM 2	
			SCHEDULE OF UNIT ENTITLEMENT	UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	INTEREST UPON DESTRUCTION
1	6, 16	73.4		734		1401
2	6	105.5		1055		1931
3	6	94.7		947		1770
4	6	94.7		947		1770
5	7	103.7		1037		1988
6	7, 16	74.4		744		1442
7	7	104.2		1042		1988
8	7	96.0		960		1822
9	7, 16	92.2		922		1790
10	7	95.6		956		1822
11	8	103.7		1037		2045
12	8, 16	74.4		744		1482
13	8	104.2		1042		2045
14	8	96.0		960		1874
15	8, 16	92.2		922		1800
16	8	95.6		956		1874
17	9	103.7		1037		2102
18	9, 16	74.4		744		1523
19	9	104.2		1042		2102
20	9	96.0		960		1926
21	9, 16	92.2		922		1850
22	9	95.6		956		1926
23	10	103.7		1037		2158
24	10, 16	74.4		744		1563
25	10	104.2		1042		2158
26	10	96.0		960		1978
27	10, 16	92.2		922		1900
28	10	95.6		956		1978
29	11	103.7		1037		2213
30	11, 16	74.4		744		1604
31	11	104.2		1042		2213
32	11	96.0		960		2030
33	11, 16	92.2		922		1850
34	11	95.6		956		2030
35	12	103.7		1037		2272
36	12, 16	74.4		744		1644
37	12	104.2		1042		2272
38	12	96.0		960		2082
39	12, 16	92.2		922		2000
40	12	95.6		956		2082
41	13	103.7		1037		2329
42	13, 16	74.4		744		1685
43	13	104.2		1042		2329
44	13	96.0		960		2134
45	13, 16	92.2		922		2060
46	13	95.6		956		2134
47	14	103.7		1037		2386
48	14, 16	74.4		744		1725
49	14	104.2		1042		2386
50	14	96.0		960		2186
51	14, 16	92.2		922		2100
52	14	95.6		956		2186
53	15	103.7		1037		2499
54	15, 16	74.4		744		1806
55	15	103.7		1037		2499
56	15	95.4		954		2280
57	15, 16	92.2		922		2200
58	15	95.6		956		2280
AGGREGATE		5462.1		54621		115574

Owner: Talina Developments (Edmonds) Ltd. (INC. # 365913)
 Authorized Signatory: Dominic Soave
 Witness: Thomas G. Andison
 #110 - 1285 W. Pender St
 Address of Witness: 309-990 Beach Ave
 Occupation of Witness: Solicitor

Mortgagee: National Trust Company (Reg. No. 33586A)
 Authorized Signatory: J. Van Bort
 Witness: M. Hope
 Address of Witness: 595 Howe Street
 Occupation of Witness: RECEPTIONIST

Mortgagee: Prenor Trust Company of Canada (Reg. No. 33103A) by its authorized signatories
 Authorized Signatory: M. K. Cantson
 Witness: A. M. A. Souza
 Address of Witness: 595 Howe Street
 Occupation of Witness: RECEPTIONIST

STATUTORY DECLARATION

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.

Dominic Soave
 Dominic Soave

Declared before me at Vancouver, B.C. this 8th day of June 1992.

A.C.
 A Commissioner for taking affidavits within the Province of British Columbia.

Thomas G. Andison

I, D.G. Huxley, of Abbotsford, B.C., a British Columbia Land Surveyor, hereby certify that the building shown in this strata plan has not, as of the 8th day of May, 1992, been previously occupied. Dated at Surrey, B.C., this 21st day of May, 1992.

Accepted as to Forms 1 and 2 this 12 day of June 1992.

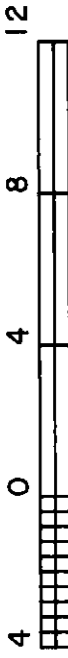
D. Huxley
 Superintendent of Real Estate

D.G. Huxley, B.C.L.S.

SECOND FLOOR

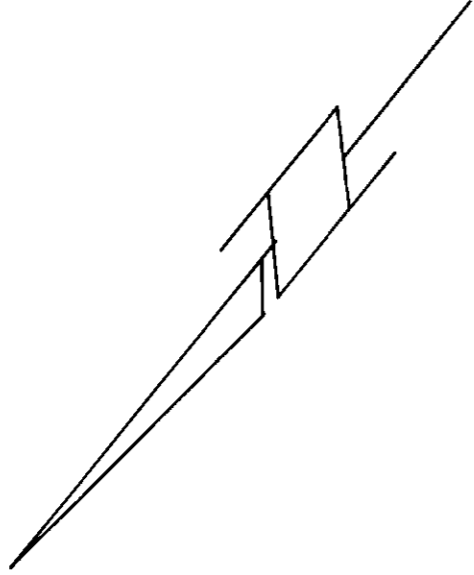
Sheet 6 of 18 Sheets

STRATA PLAN LMS 428

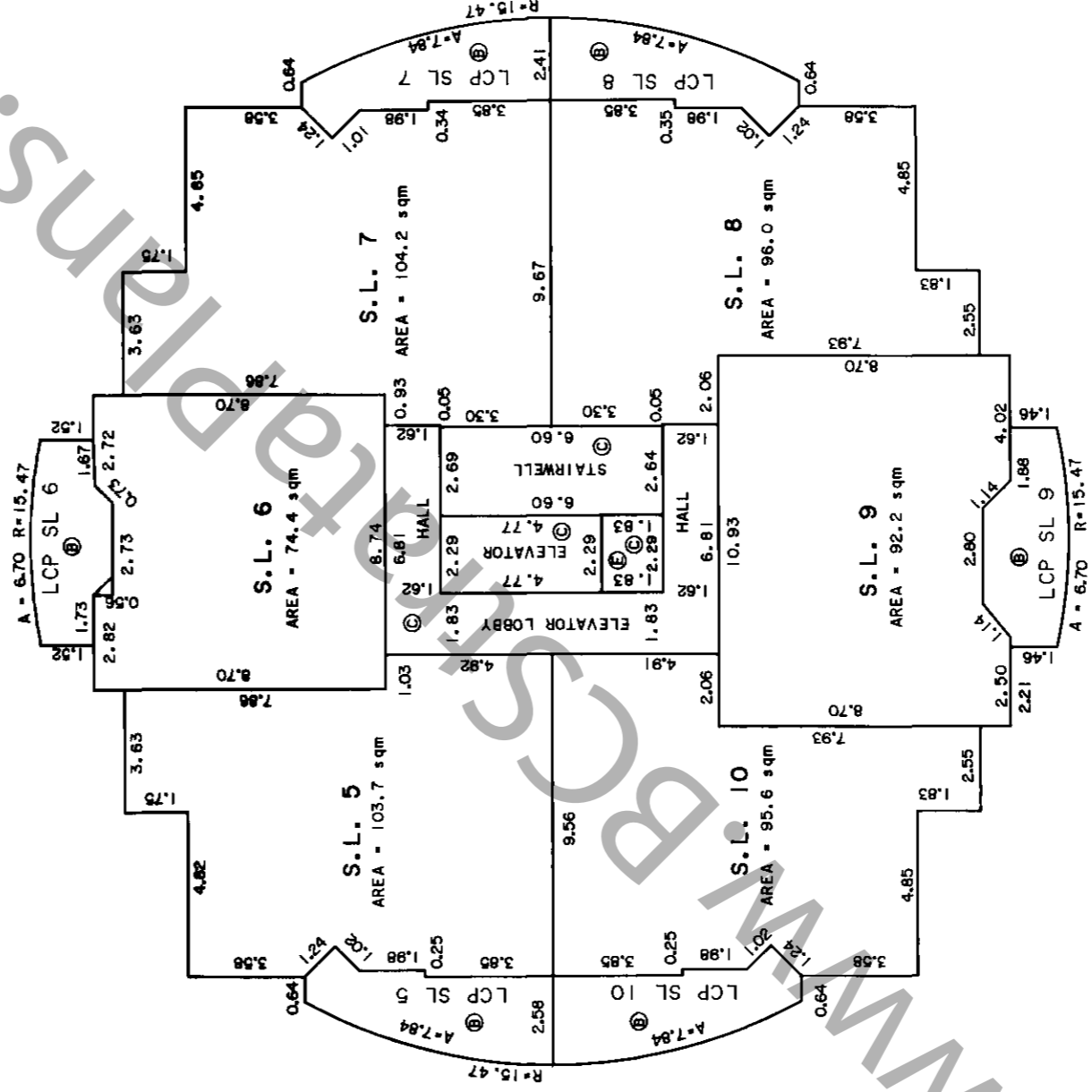


GRAPHIC SCALE - METRES 1:200

- Ⓜ DENOTES ELECTRICAL ROOM
- Ⓟ DENOTES BALCONY (LCP)



A



A'

Dated this 21st day of MAY 1992

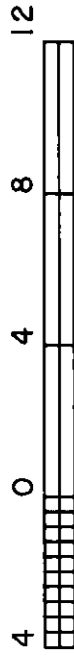
D. Hayes B.C.L.S.

FILE: 91-A-2775-SL2

THIRD FLOOR

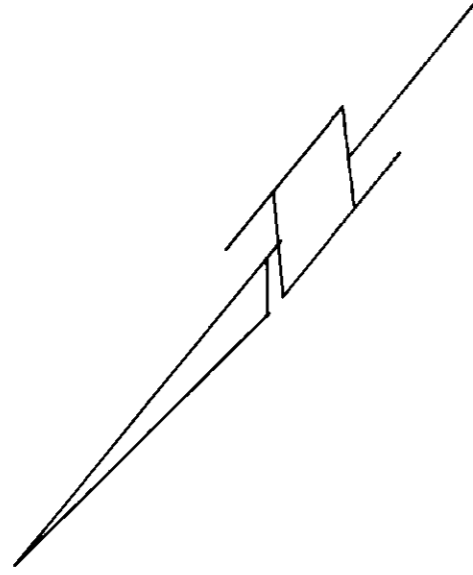
Sheet 7 of 18 Sheets

STRATA PLAN LMS 428

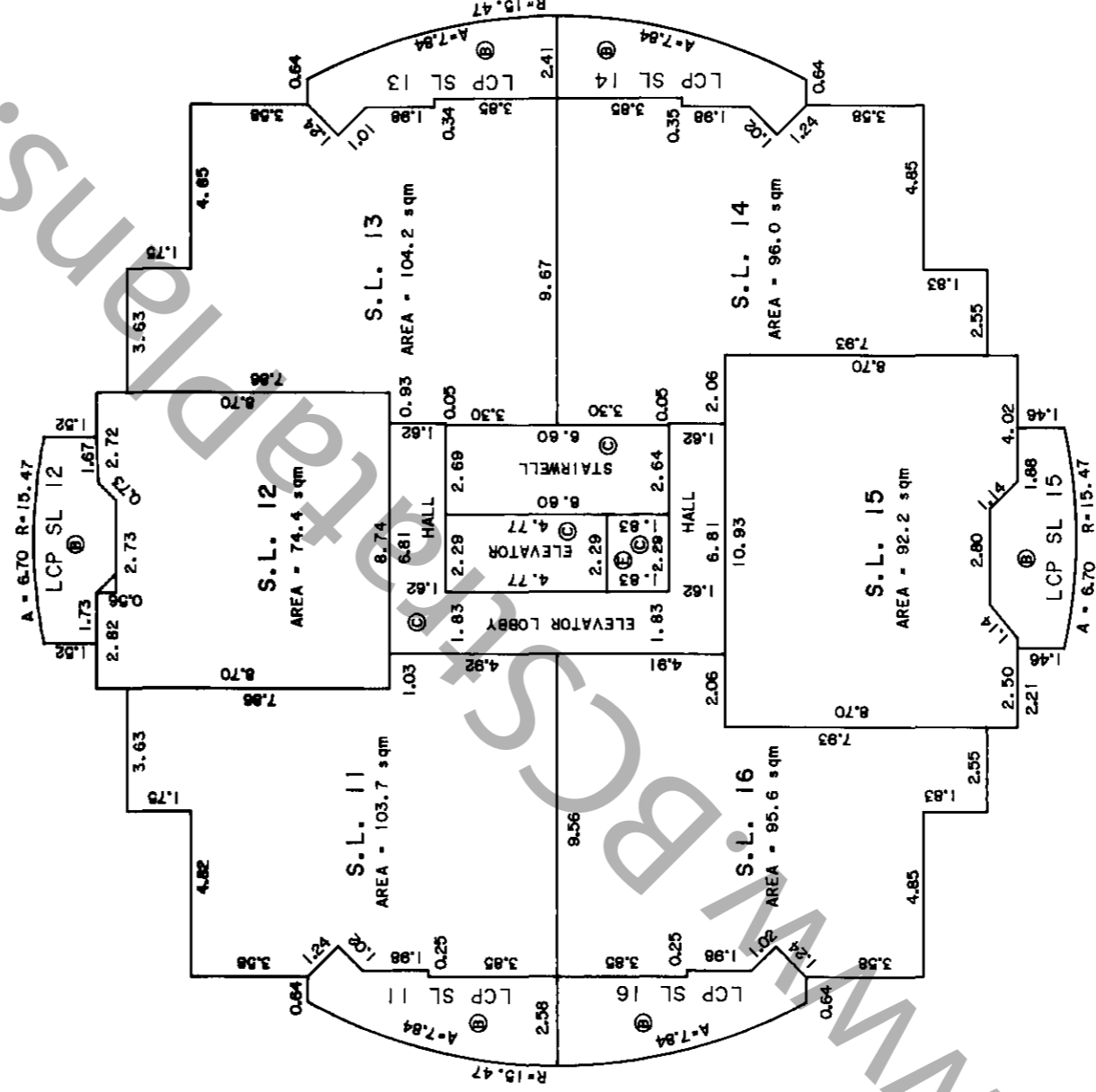


GRAPHIC SCALE - METRES 1:200

- ⊕ DENOTES ELECTRICAL ROOM
- ⊙ DENOTES BALCONY (LCP)



A



A'

Dated this 21st May day of 1992

D. Husky B.C.L.S.

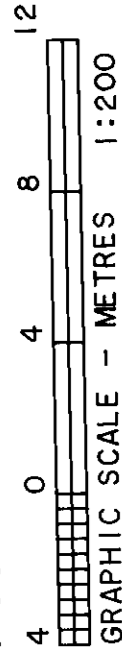
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FOURTH FLOOR

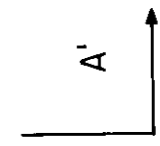
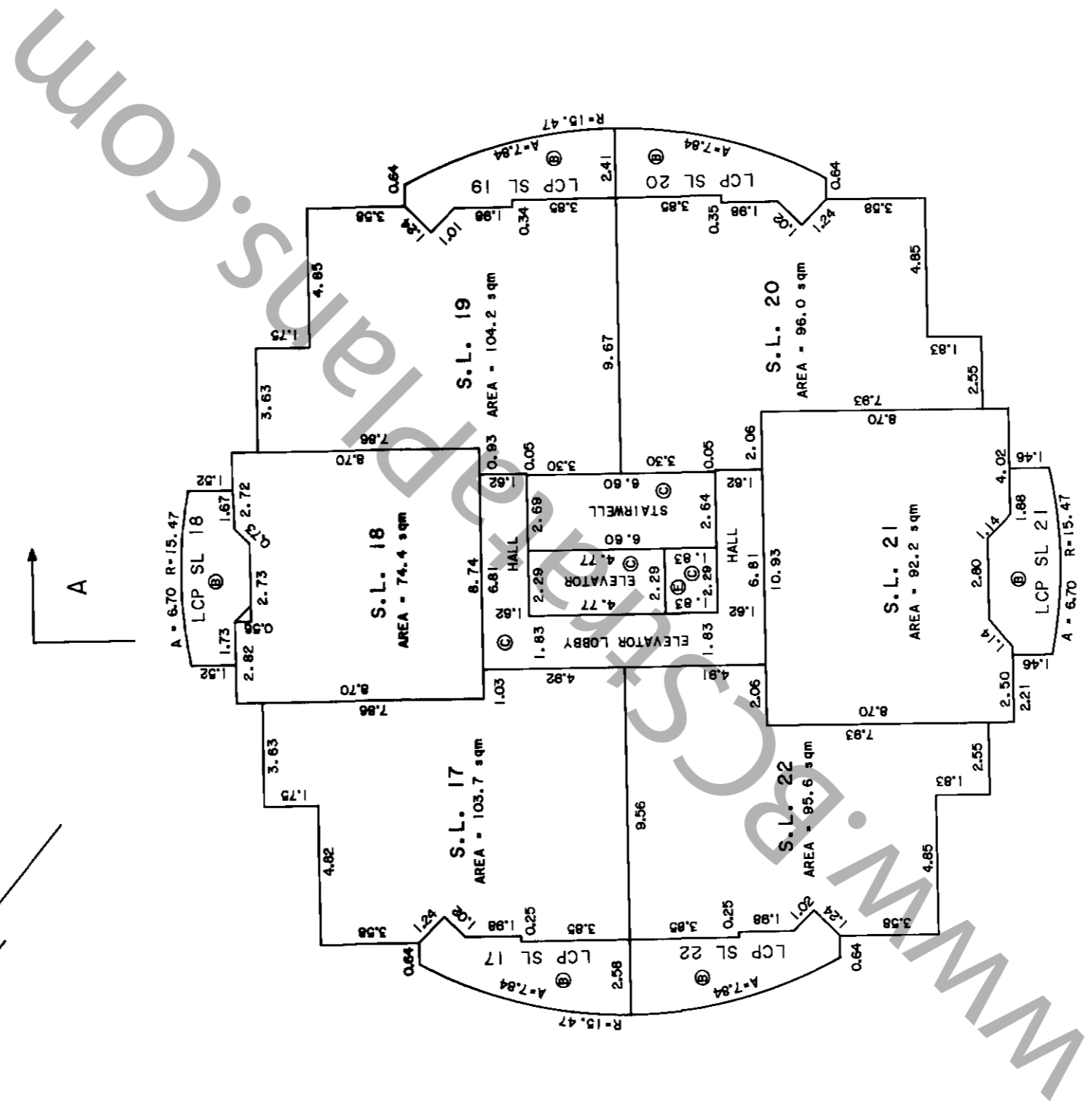
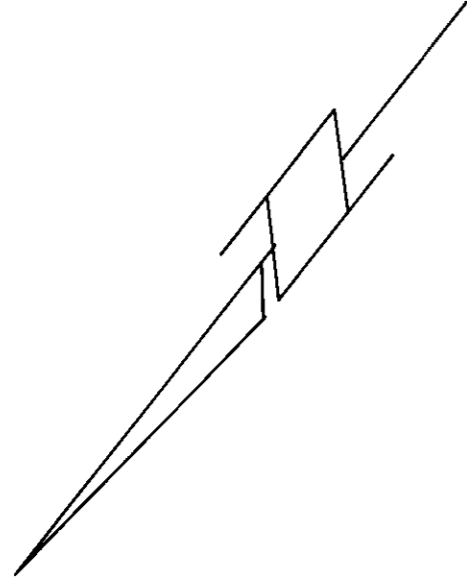
Sheet 8 of 18 Sheets

STRATA PLAN LMS

428



- ⊕ DENOTES ELECTRICAL ROOM
- ⊙ DENOTES BALCONY (LCP)



Dated this 21st May day of 1992

B.C.L.S.

D. Huxley

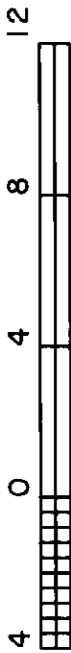
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FIFTH FLOOR

Sheet 9 of 18 Sheets

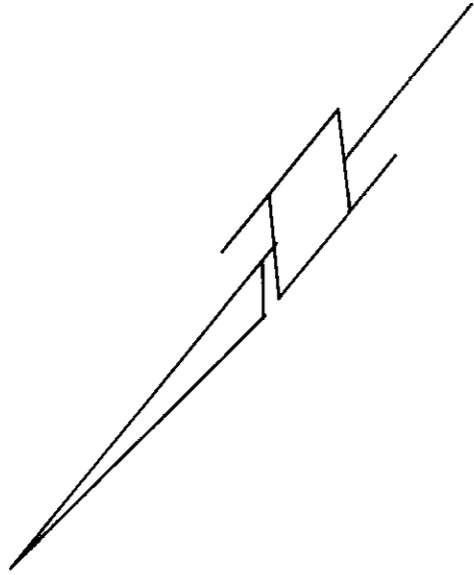
STRATA PLAN LMS

428

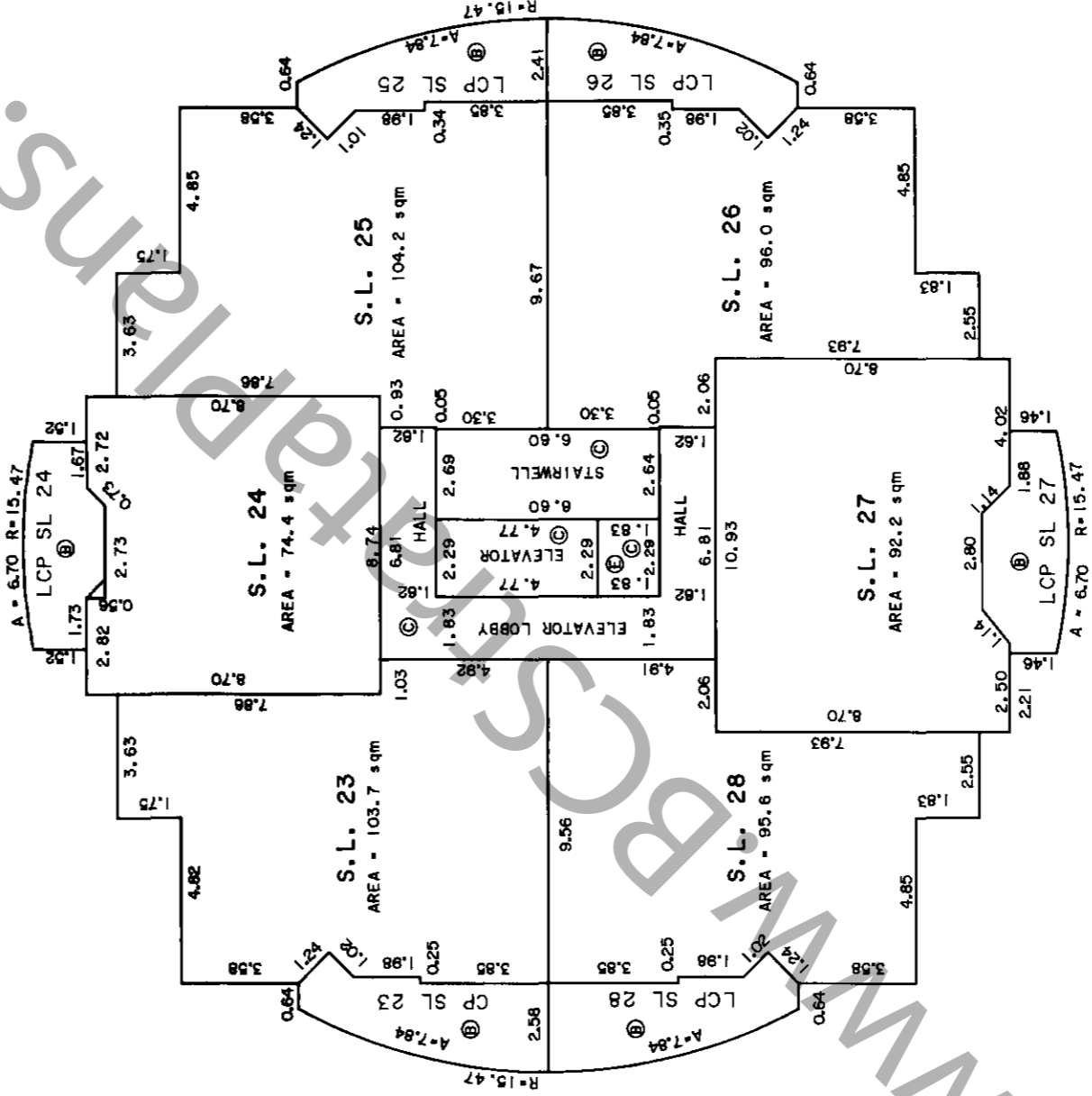


GRAPHIC SCALE - METRES 1:200

- ⊙ DENOTES ELECTRICAL ROOM
- ⊕ DENOTES BALCONY (LCP)



A



A'

Dated this 1st day of May 1992

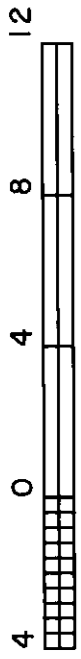
D. Huxley B.C.L.S.

FILE: 91-A-2775-SL2

SIXTH FLOOR

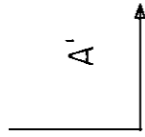
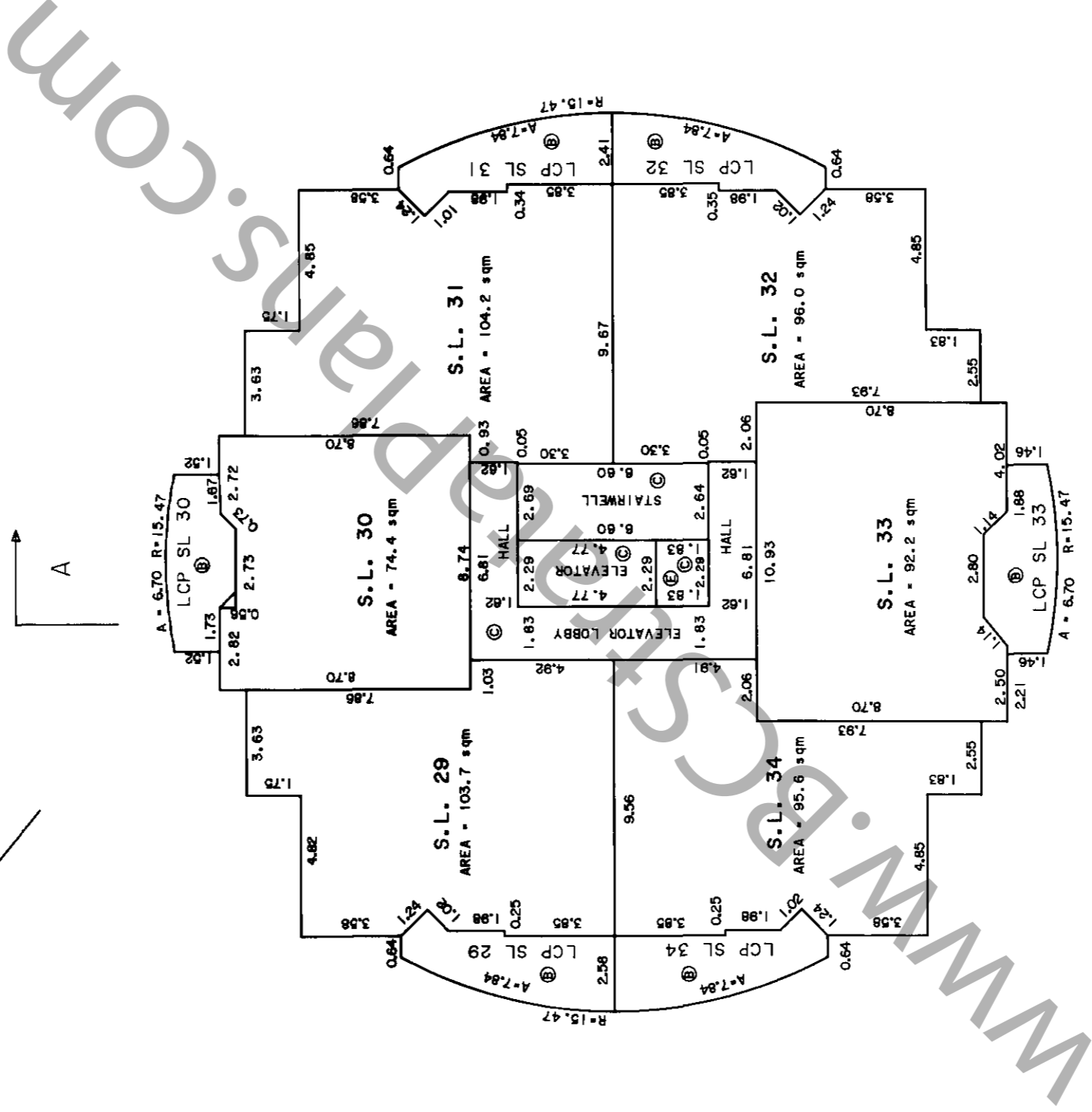
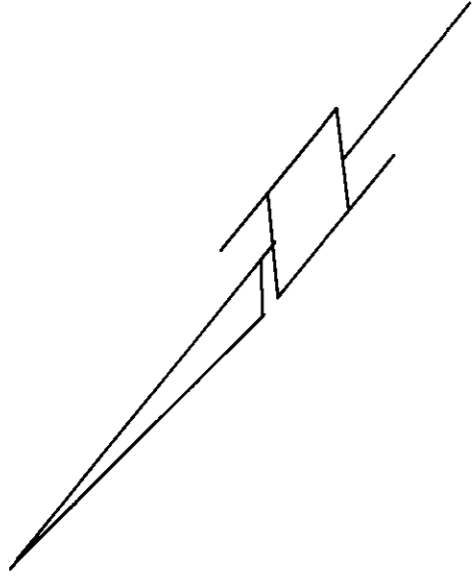
Sheet 10 of 18 Sheets

STRATA PLAN LMS 428



GRAPHIC SCALE - METRES 1:200

- ⊕ DENOTES ELECTRICAL ROOM
- ⊙ DENOTES BALCONY (LCP)



Dated this 21st day of May 1992

J. W. Wray B.C.L.S.

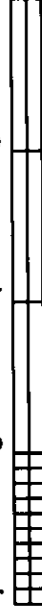
FILE: 91-A-2775-SL2

Sheet 11 of 18 Sheets

STRATA PLAN LMS 428

SEVENTH FLOOR

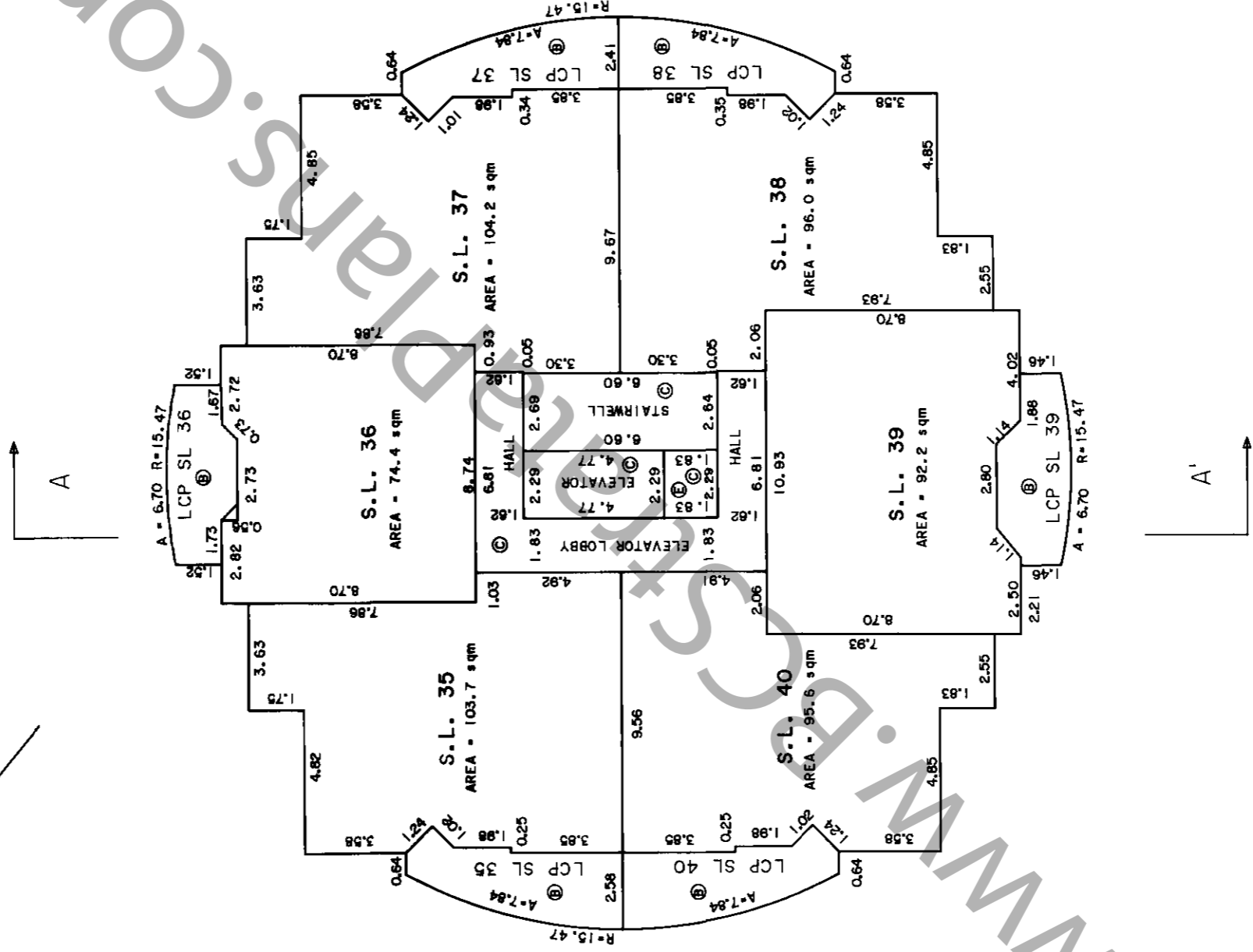
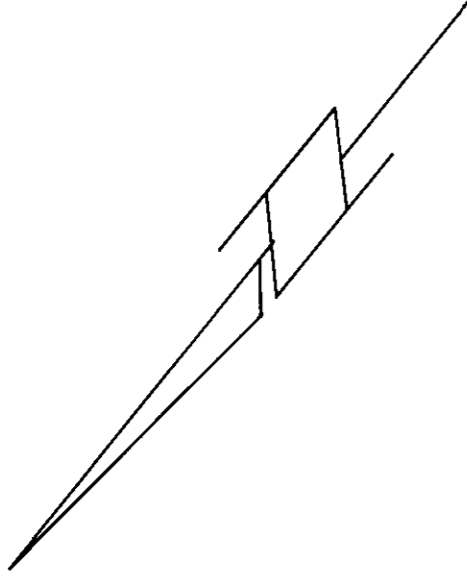
4 0 4 8 12



GRAPHIC SCALE - METRES 1:200

⊙ DENOTES ELECTRICAL ROOM

⊕ DENOTES BALCONY (LCP)



Dated this 11th day of May 1992

D. Huxley B.C.L.S.

FILE: 91-A-2775-SL2

Sheet 12 of 18 Sheets

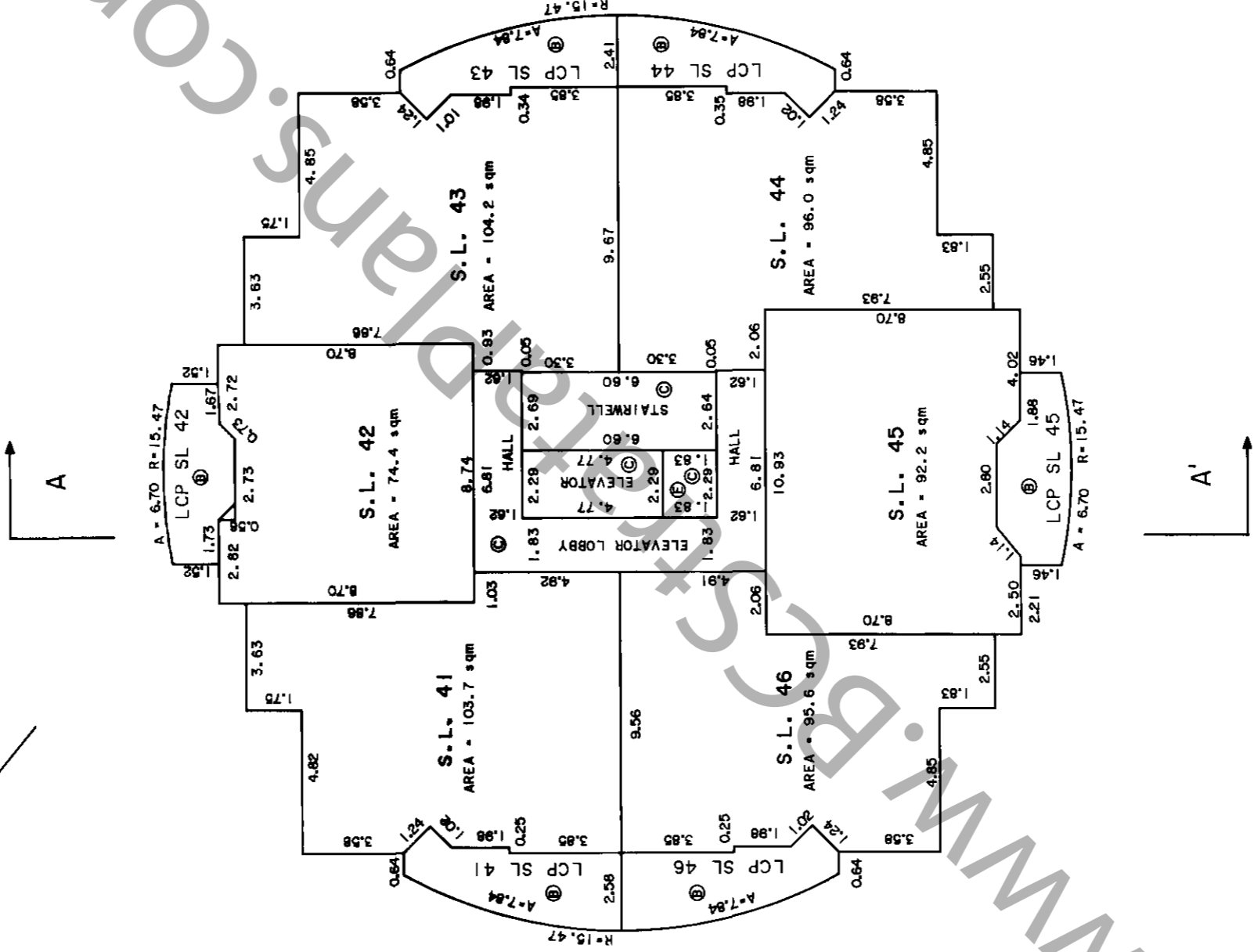
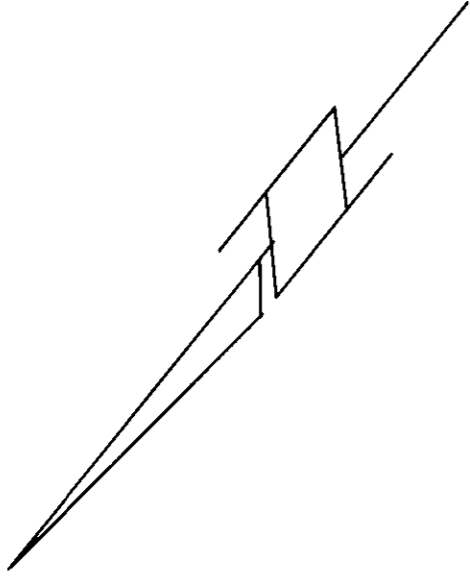
STRATA PLAN LMS 428

EIGHTH FLOOR



GRAPHIC SCALE - METRES 1:200

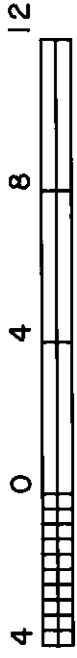
- ⊕ DENOTES ELECTRICAL ROOM
- ⊙ DENOTES BALCONY (LCP)



Dated this 21st day of May 1992

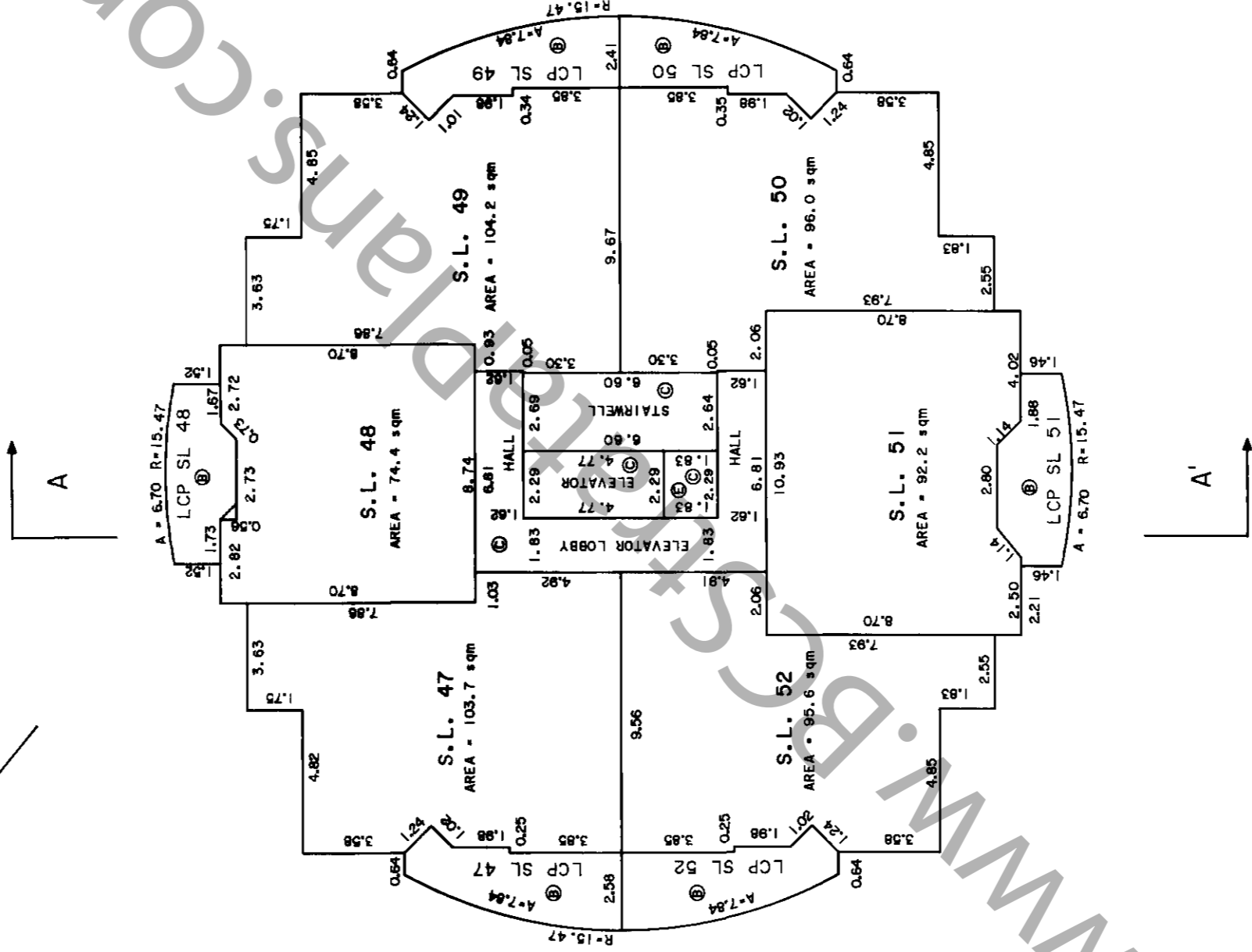
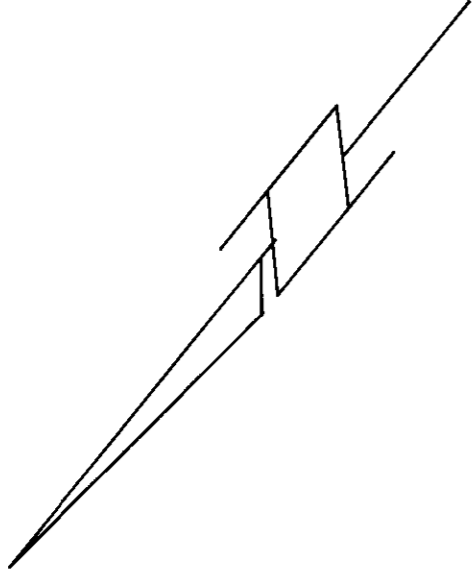
D. Huxley B.C.L.S.

FILE: 91-A-2775-SL2



GRAPHIC SCALE - METRES 1:200

⊙ DENOTES ELECTRICAL ROOM
 ⊕ DENOTES BALCONY (LCP)



Dated this 21st day of May, 1992

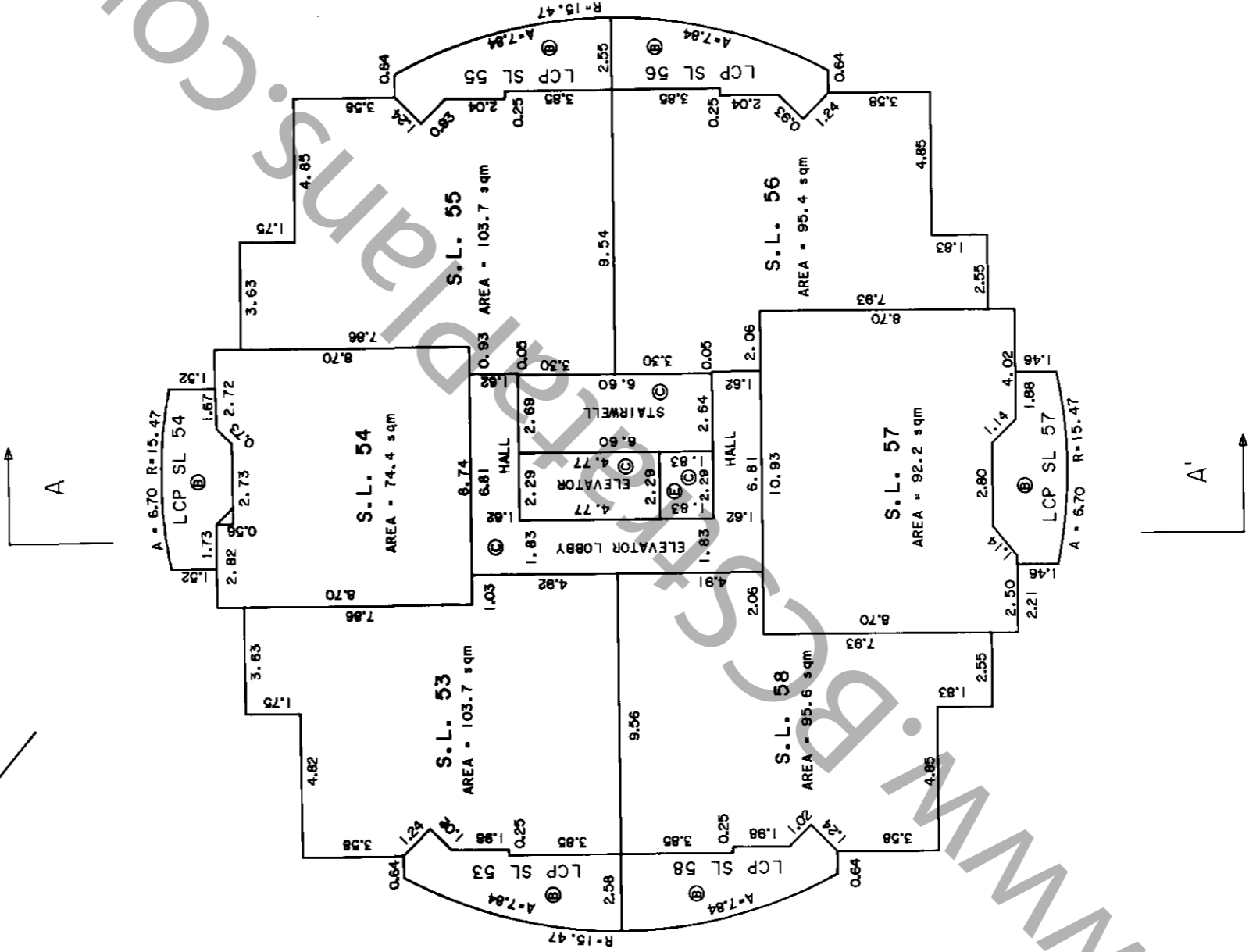
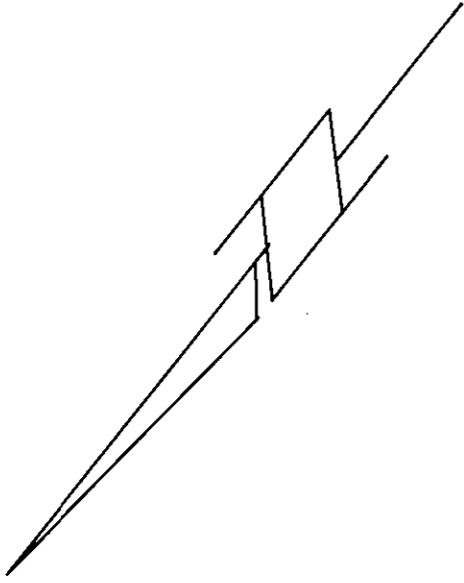
D. Muxley B.C.L.S.

FILE: 91-A-2775-SL2



GRAPHIC SCALE - METRES 1:200

⊙ DENOTES ELECTRICAL ROOM
⊕ DENOTES BALCONY (LCP)



Dated this 21st day of May 1992

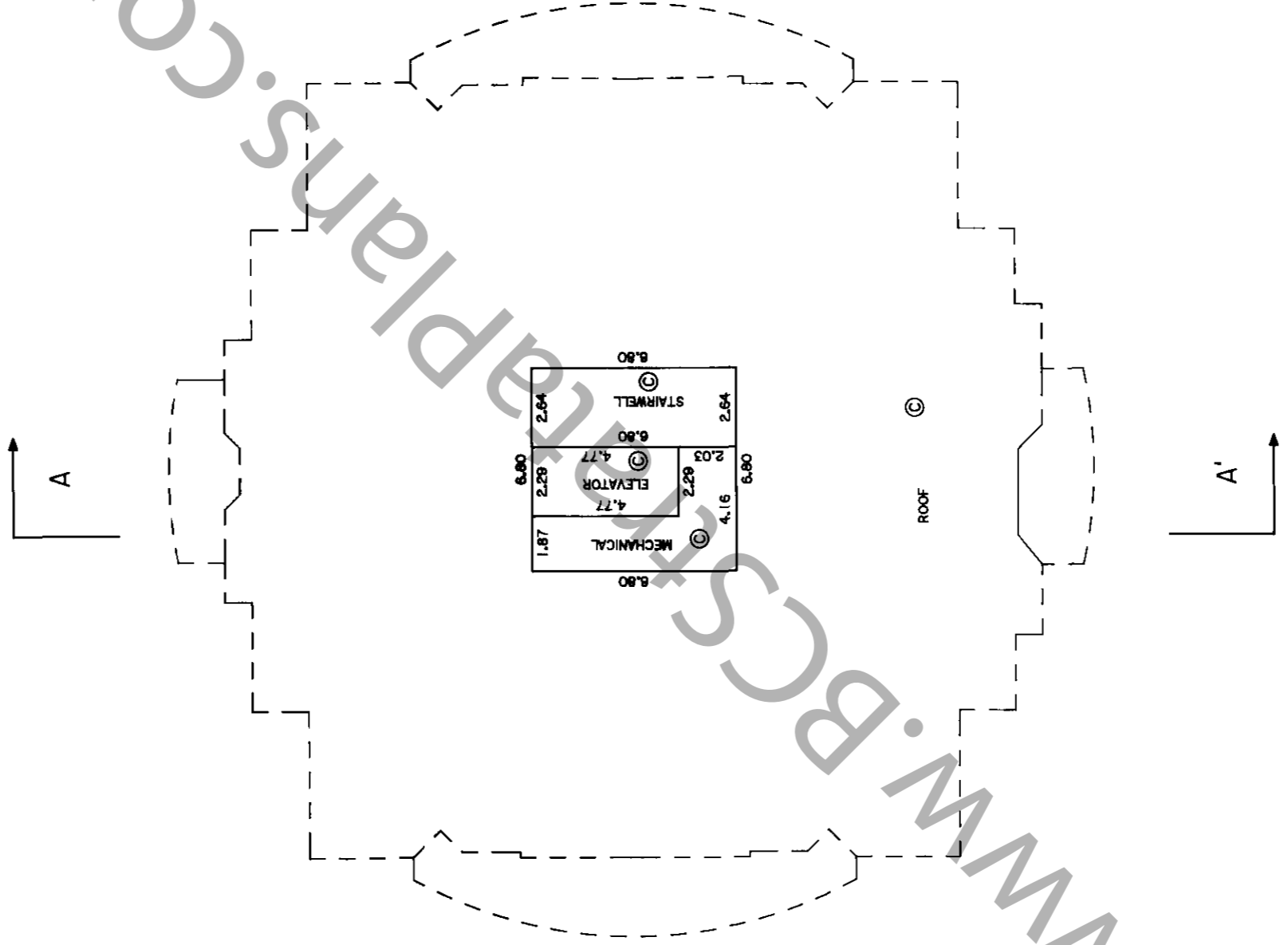
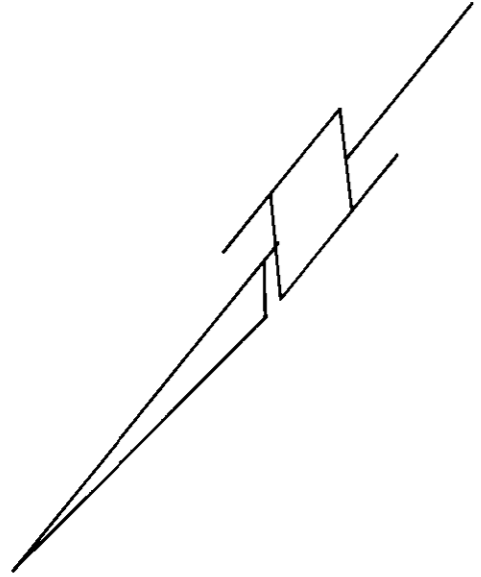
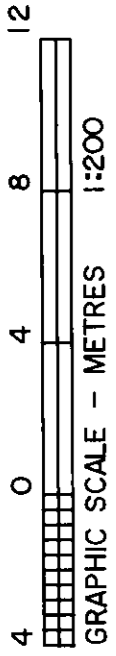
D. Huxley B.C.L.S.

FILE: 92-A-2775-S10

ROOF, 11th FLOOR

Sheet 15 of 18 Sheets

STRATA PLAN LMS 428



Dated this 15th May day of 1992

D. Wuxley B.C.L.S.

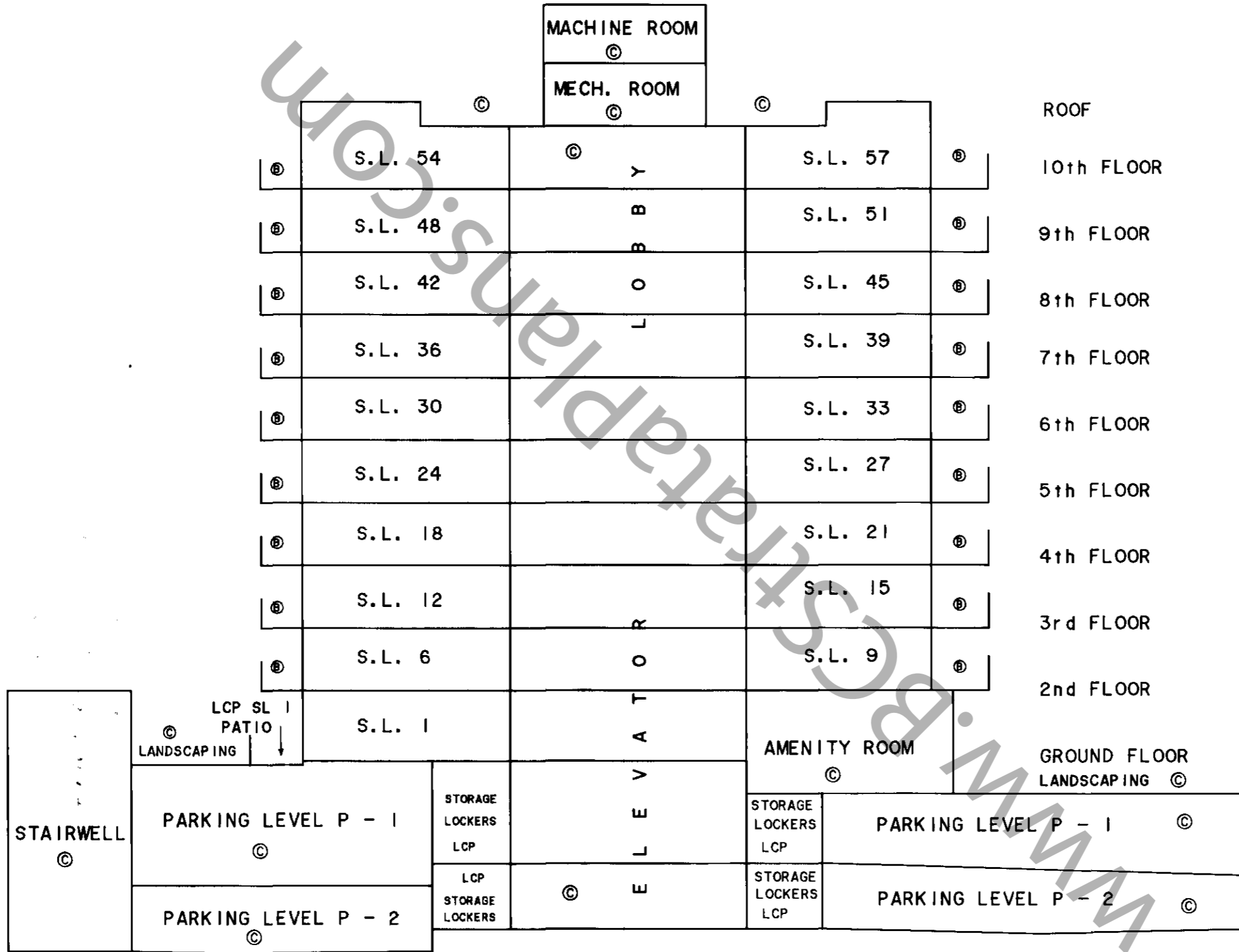
FILE: 91-A-2775-S18

Sheet 16 of 18 Sheets
STRATA PLAN LMS 428

SECTION A - A'

SCALE - 1:200

© Balconies are limited common property for the strata lot indicated.



Dated this 21st day of May 1992

D. H. [Signature] B.C.L.S.

FILE: 91-A-2775-SEC

