

**STRATA PLAN OF LOT 2
NE 1/4 OF SECTION 26,
TOWN OF HASTINGS SUBURBAN LANDS,
PLAN 18170
NEW WESTMINSTER DISTRICT**

CITY OF VANCOUVER

BCGS 92G.025

SCALE 1 : 1000



**PHASE 1
STRATA PLAN LMS 2503**

Deposited and registered in the Land Title Office of New Westminster, BC this 20 day of August, 1996

Deputy Registrar

REF: BN 242227

FORM E: 8000226

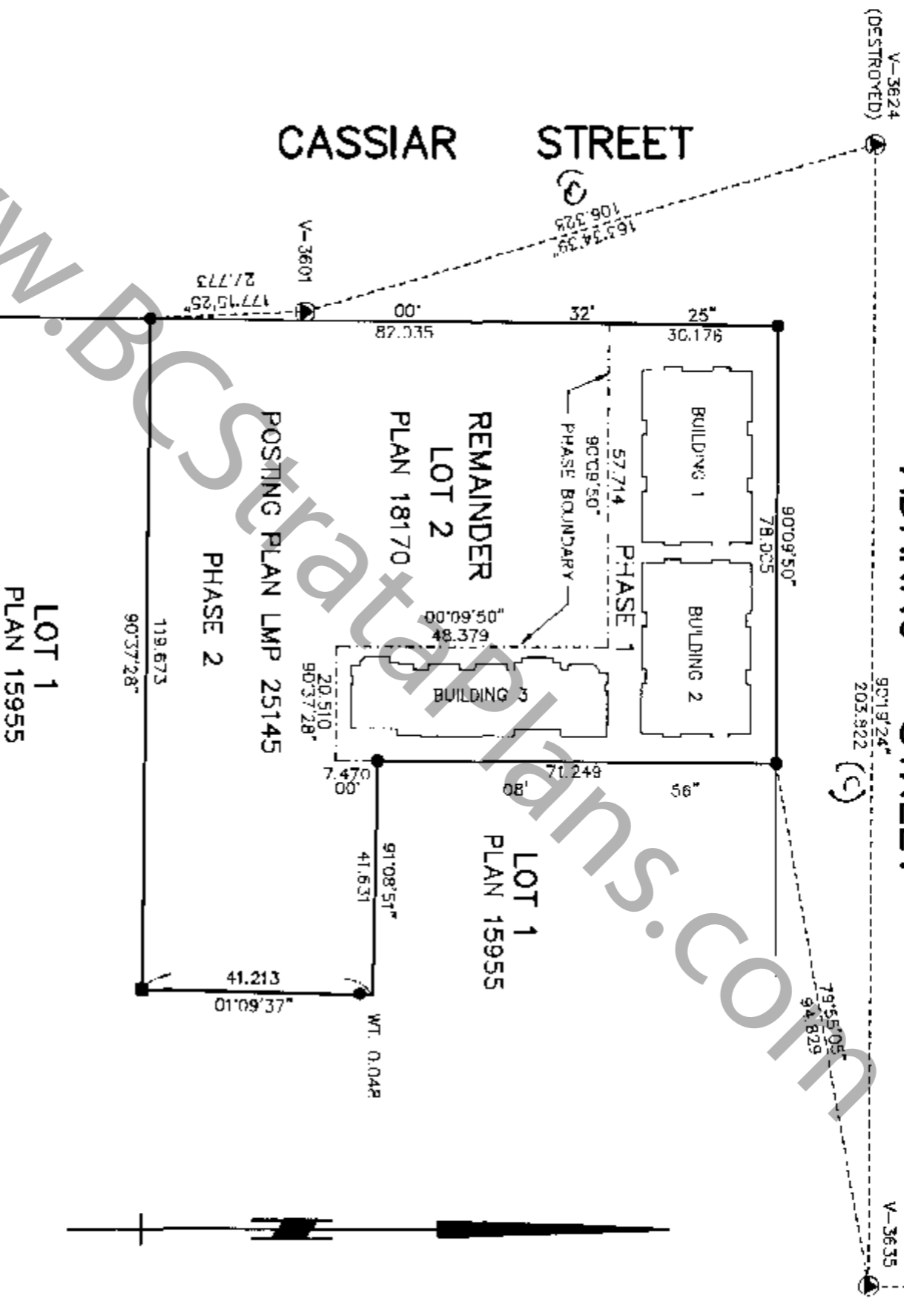
AMENDED FORM E - B.L.116633

V-3636

0'07'04"
167.089

ADANAC STREET

KEY PLAN



NOTES

ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.
STRATA LOT BOUNDARIES ARE MEASURED TO THE OUTSIDE FACE OF SHEETINGS OR TO THE CENTRE LINE OF PARTY WALL.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

BEARINGS ARE GRID AND ARE DERIVED FROM MONUMENTS V-3635 AND V-3636

- S.L. DENOTES STRATA LOT
- ① DENOTES COMMON PROPERTY
- ② DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 2 (TYPICAL)
- LCP DENOTES LIMITED COMMON PROPERTY
- P DENOTES PATIO
- A DENOTES AREA
- TA DENOTES TOTAL AREA
- m2 DENOTES SQUARE METERS
- PB DENOTES PARKING BAY
- PA DENOTES PARKING AREA
- R/RR DENOTES REFUSE/RECYCLE ROOM
- ER DENOTES ELECTRICAL ROOM
- MR DENOTES MECHANICAL ROOM
- SG DENOTES SMALL CAR

2503 DISTANCE
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

CIVIC ADDRESSES:

SEE SHEETS 9,10 AND 11

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:

THE OWNERS OF STRATA PLAN LMS 2503

C/O CROSBY PROPERTY MANAGEMENT
600-777 Hornby Street,
Vancouver, B.C.
V6Z 1S4

NAME OF DEVELOPMENT:

TERRAVITA

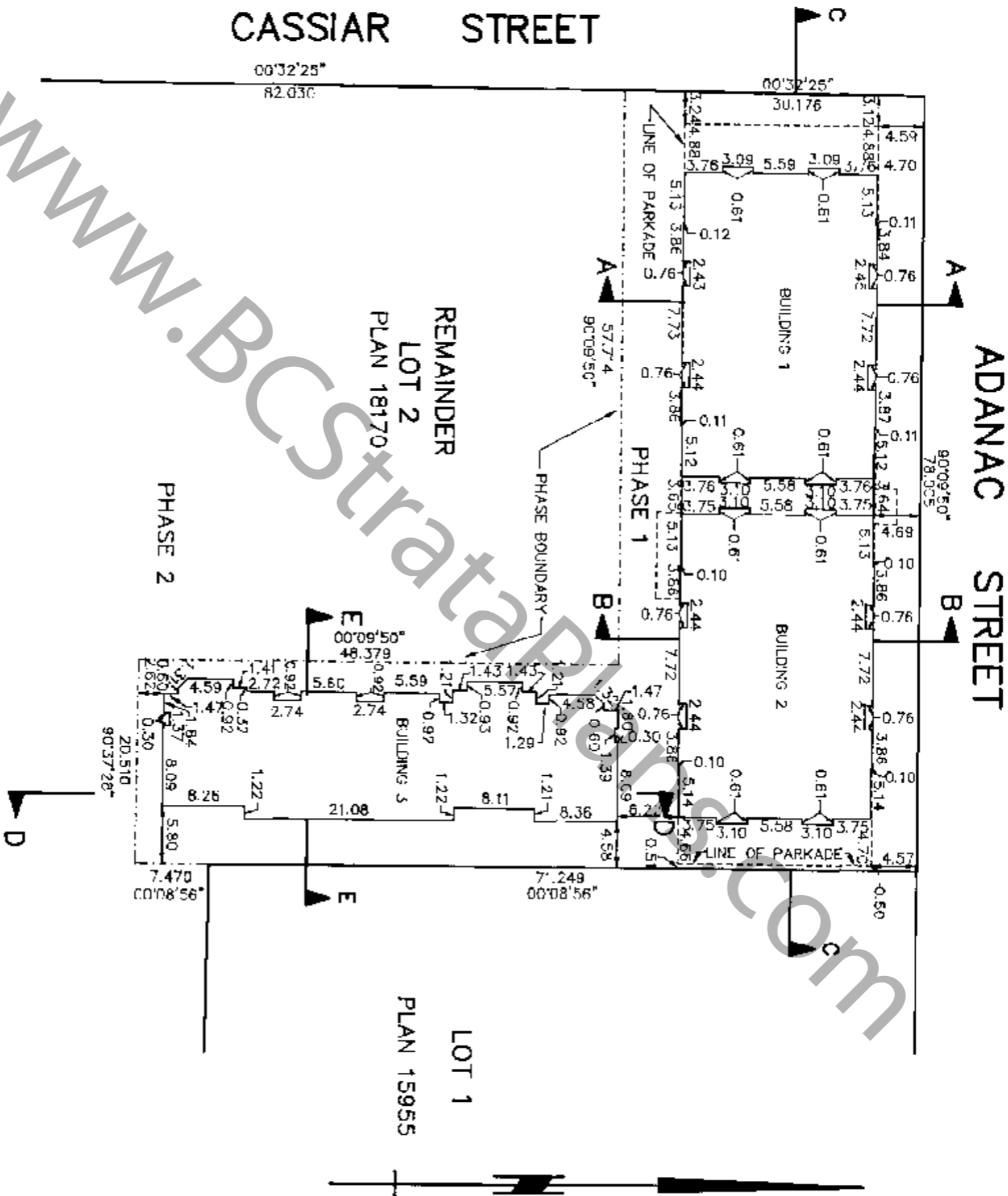
I, Donald S. Black, of Vancouver, a British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of that parcel. Dated at Vancouver, B.C. this 10th day of June, 1996

D.S. BLACK, B.C.L.S.

LOCATION PLAN

PHASE 1
STRATA PLAN LMS 2503

SCALE 1 : 500



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE JUN 10th, 1996 B.C.L.S.

ACAD: 6091ST1 10/06/96

FILE: 6091-ST1

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST	SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
1	6,9	1306	2239	
2	6,9	1261	2249	
3	5,6,9	1264	2249	
4	6,9	1262	2249	
5	6,9	1263	2249	
6	6,9	1302	2279	
7	9	1304	2249	
8	9	1263	2199	
9	9	1263	2199	
10	5,9	1264	2199	
11	9	1261	2229	
12	9	1305	2279	
13	6,10	1305	2279	
14	5,10	1260	2249	
15	5,6,10	1262	2229	
16	6,10	1260	2229	
17	6,10	1262	2229	
18	6,10	1306	2279	
19	10	1306	2279	
20	10	1262	2199	
21	10	1260	2199	
22	5,10	1262	2199	
23	10	1260	2199	
24	10	1305	2249	
25	7,1	1352	2249	
26	7,11	1306	2229	
27	7,1	1311	2229	
28	7,1	1310	2229	
29	7,1	1309	2229	
30	7,11	1311	2229	

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE February 1996 MS B.C.L.S.

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
31	7,11	1311	2229	
32	7,11	1312	2229	
33	7,11	1309	2223	
34	7,11	1312	2223	
35	7,11	1351	2249	
AGGREGATE :		45,122	78,305	

OWNER:

UNITED PROPERTIES (TERRAVITA) LTD.
(INCORPORATION NO. 471048)

Authorized Signatory Jennifer Silvera
JENNIFER SILVERA

I/We the undersigned do solemnly declare that
1) I/We the undersigned am/are the owner-developer, or (in the alternative) the duly authorized agent of the owner-developer.
2) The strata plan is for residential use only. I/We 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.

Authorized Signatory Jennifer Silvera

Declared before me this 11 day of June, 1996.

WITNESS
NAME GARY DAYAN
ADDRESS 1628 WEST 7th Ave.
Vancouver B.C.
OCCUPATION OWNER

MORTGAGEE AND ASSIGNMENT OF RENT. OWNERS OF CHARGE:
NOS. BJ206197 AND B.206198
M.R.S TRUST COMPANY

Authorized Signatory Edward Marsland
NAME Edward Marsland

Authorized Signatory John DeBols
NAME John DeBols

WITNESSES TO BOTH SIGNATURES
NAME Gary Dayan
ADDRESS 506 BULLOCK ST
Tor. Ont.

OCCUPATION OWNER
DATE June 10, 1996 B.C.L.S.

A commissioner for taking affidavits for British Columbia

STACY DRYDEN

Accepted as to forms 1, 2 and 3.

Dated this 11 day of June, 1996.

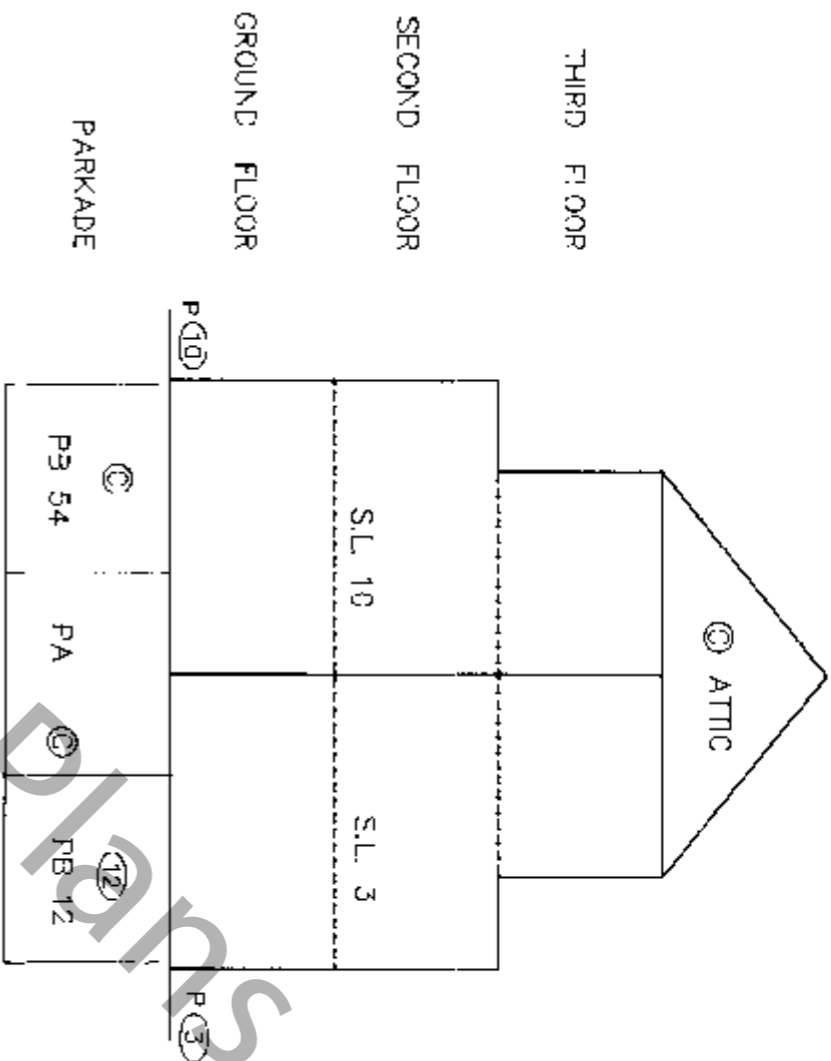
Superintendent of Real Estate

Approved as phase 1 of a 2 phase strata plan under the condominium act.
Dated at Vancouver, British Columbia this 8th day of August, 1996.

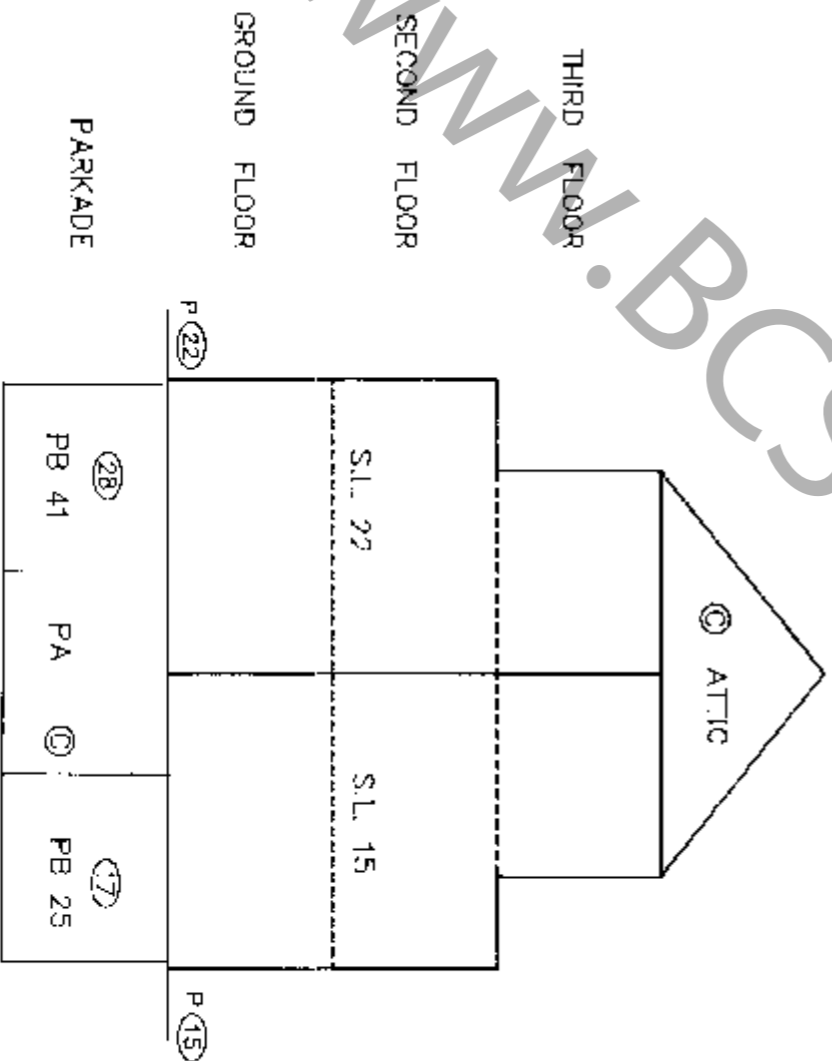
Approving Officer for the City of Vancouver Paul Smith

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1065 Seymour St, Vancouver, B.C.

CROSS SECTIONS



SECTION A-A



SECTION B-B

ALL PARKING BAYS SHOWN ARE
ICP UNLESS OTHERWISE NOTED.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

ACAD: BC91ST1 10/06/96

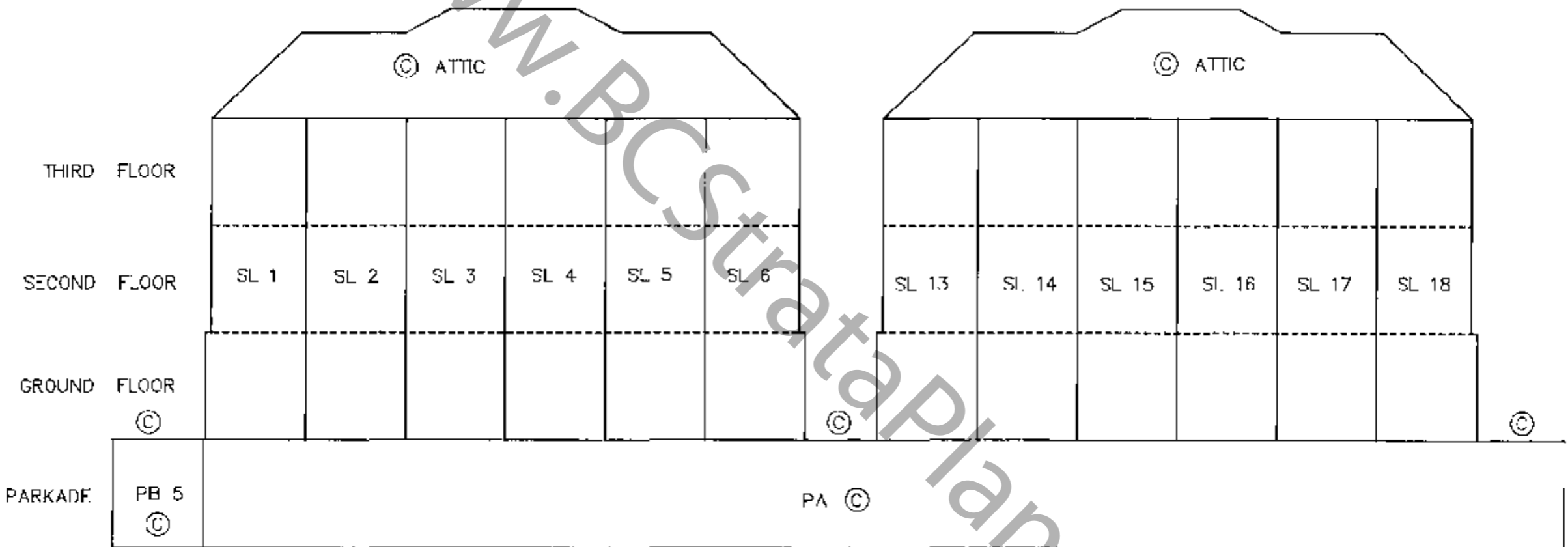
DATED June 10th, 1996 MS B.C.L.S.

FILE: 6091-ST1

www.bcstrata.com

CROSS SECTIONS

SCALE 1 : 250



SECTION C-C

MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055-Seymour St, Vancouver, B.C.

ACAD: 609-ST1 10/06/96

PHASE 1
 STRATA PLAN LMS 2503

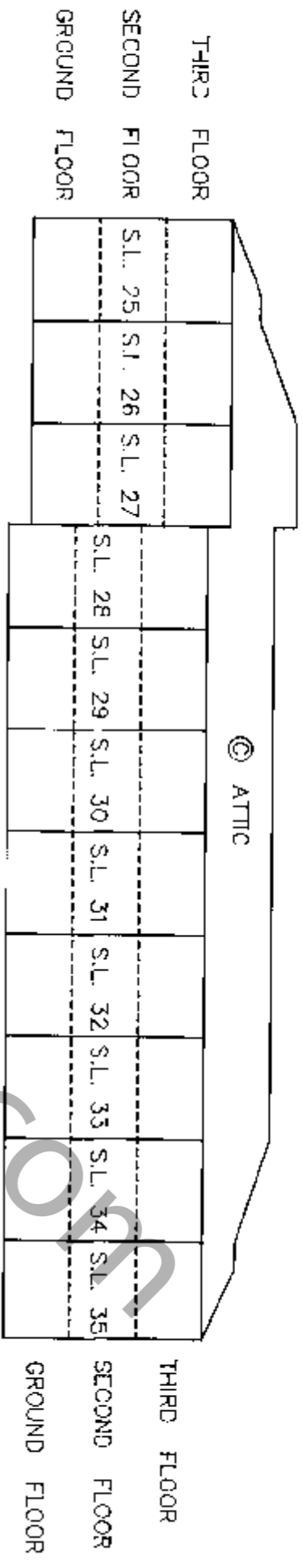
SHEET 6 OF 13 SHEETS

DATE *Jan 10, 1996* *MS* B.C.L.S.

FILE: 6091-ST1

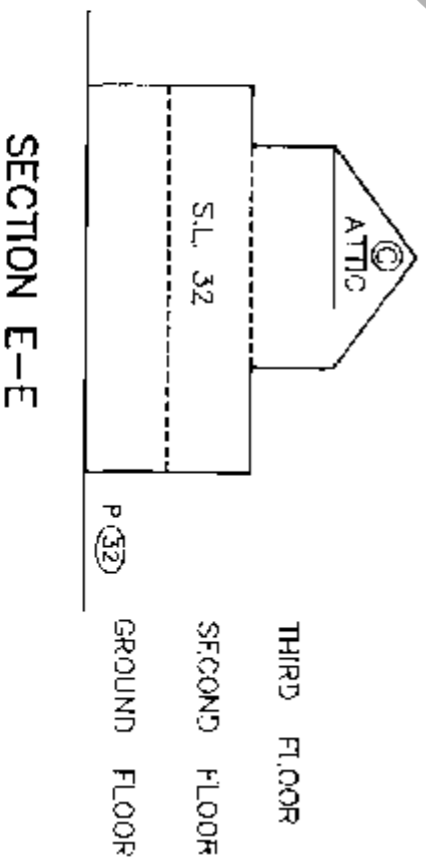
CROSS SECTIONS

SCALE 1 : 250



SECTION D-D

WWW.BCStrataPlans.com



SECTION E-E

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

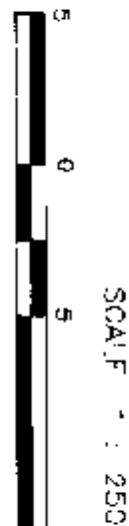
ACAD: 6091ST1 10/06/96

DATE June 10th, 1996 [Signature] B.C.L.S.

FILE: 6091-ST1

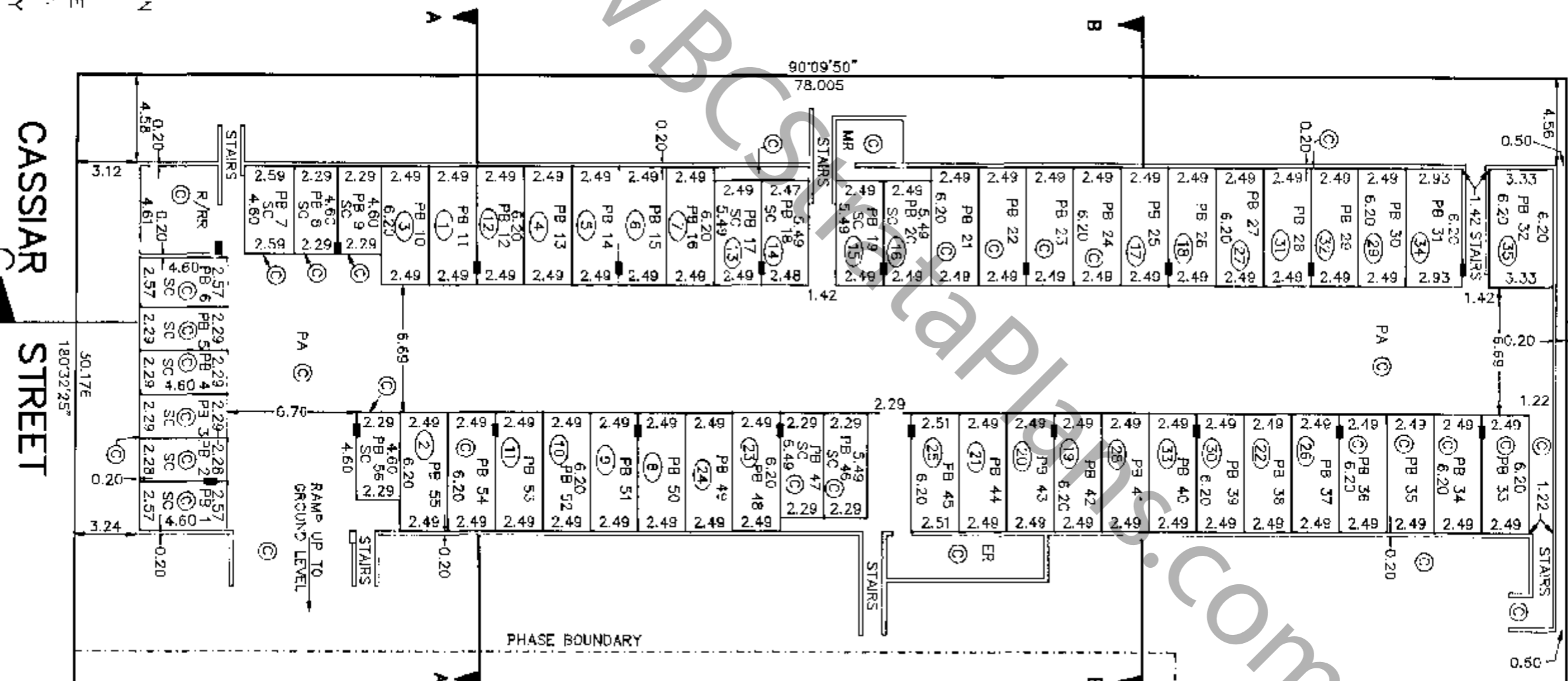
UNDERGROUND PARKING

PHASE 1
STRATA PLAN LMS 2503



LOT 1
PLAN 15955

ADANAC STREET



NOTES

■ DENOTES CONCRETE COLUMN

ALL PARKING BAYS SHOWN ARE ICP UNIFORMS OTHERWISE NOTED.

MORGAN STEWART AND COMPANY

Surveyors and Engineers
1065-Seymour St, Vancouver, B.C.

CASSIAR STREET

DATE June 10th, 1994

MS

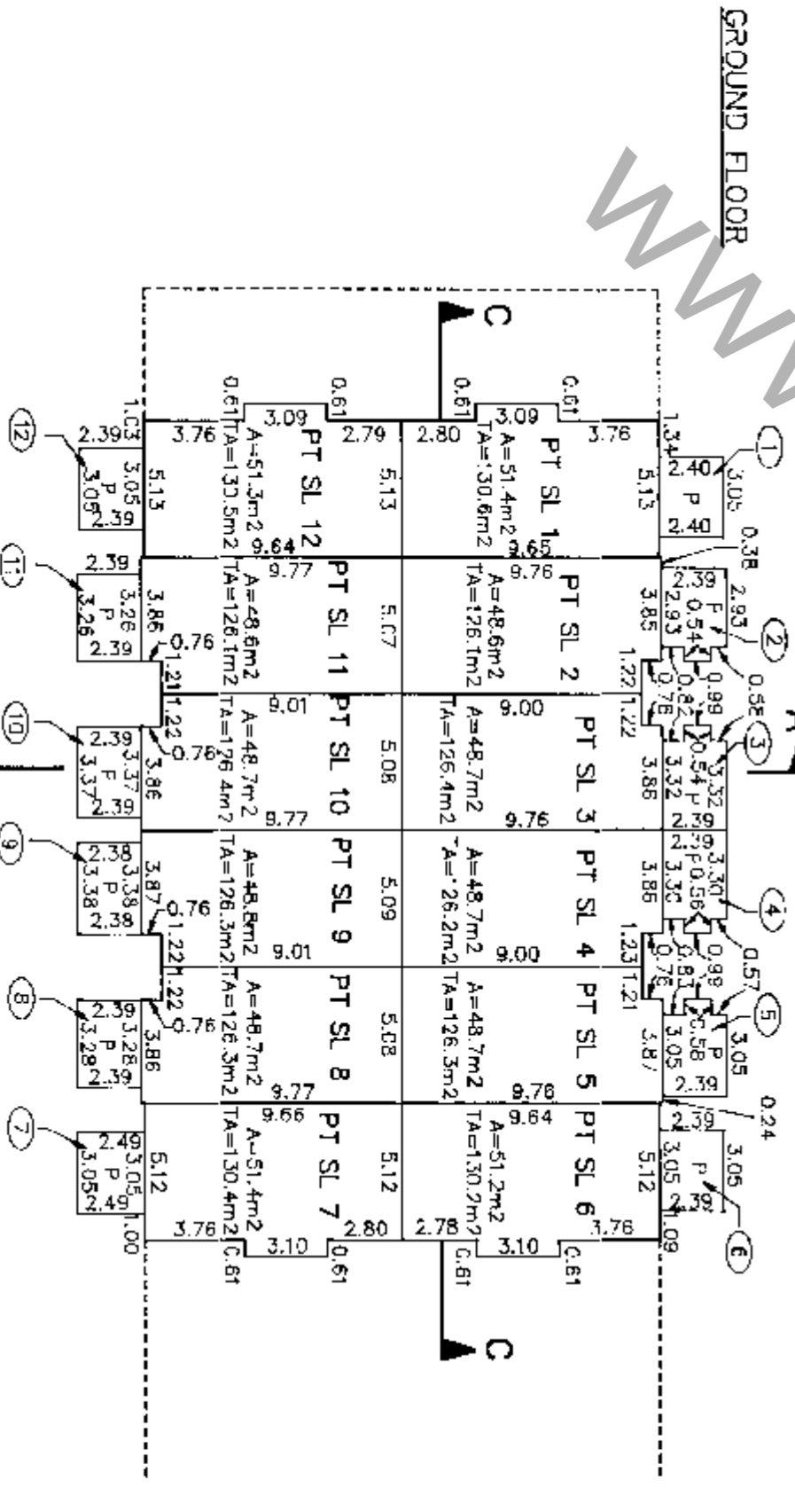
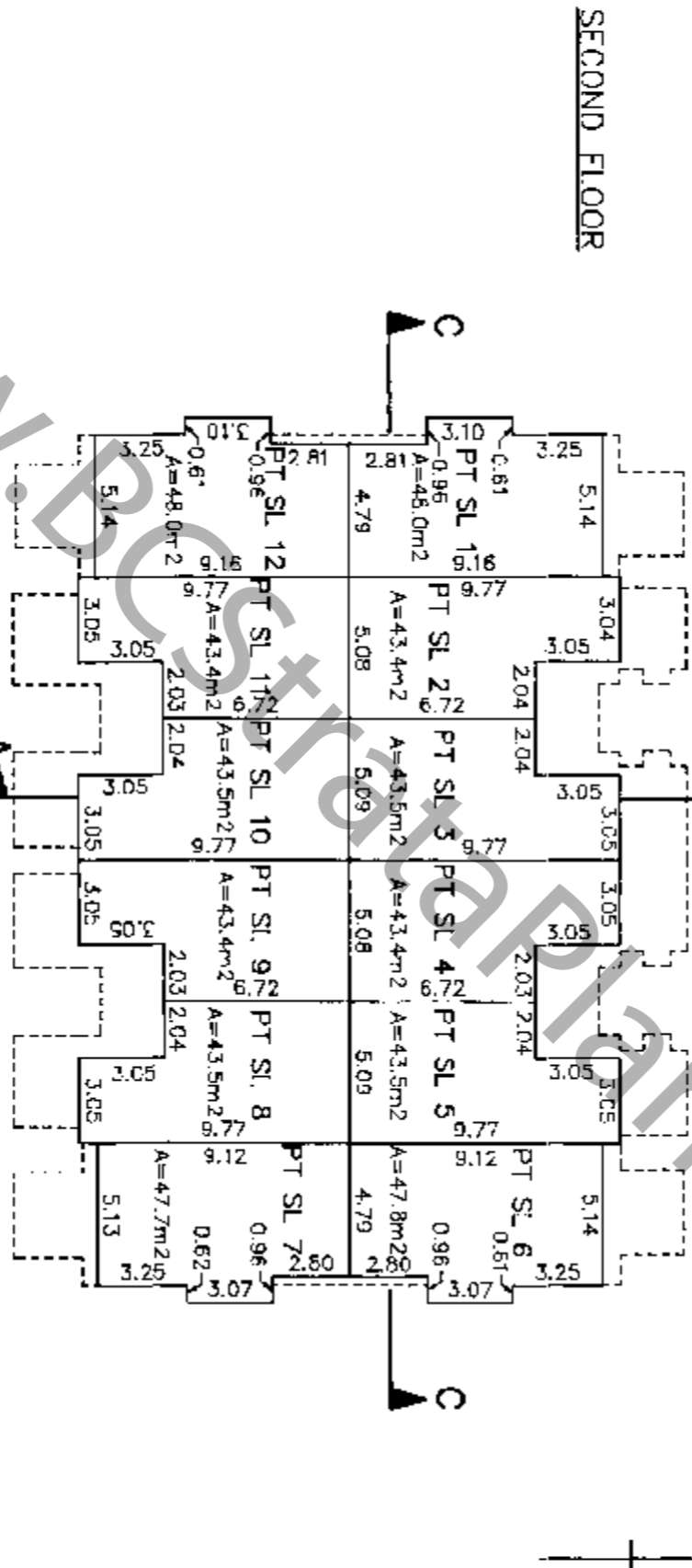
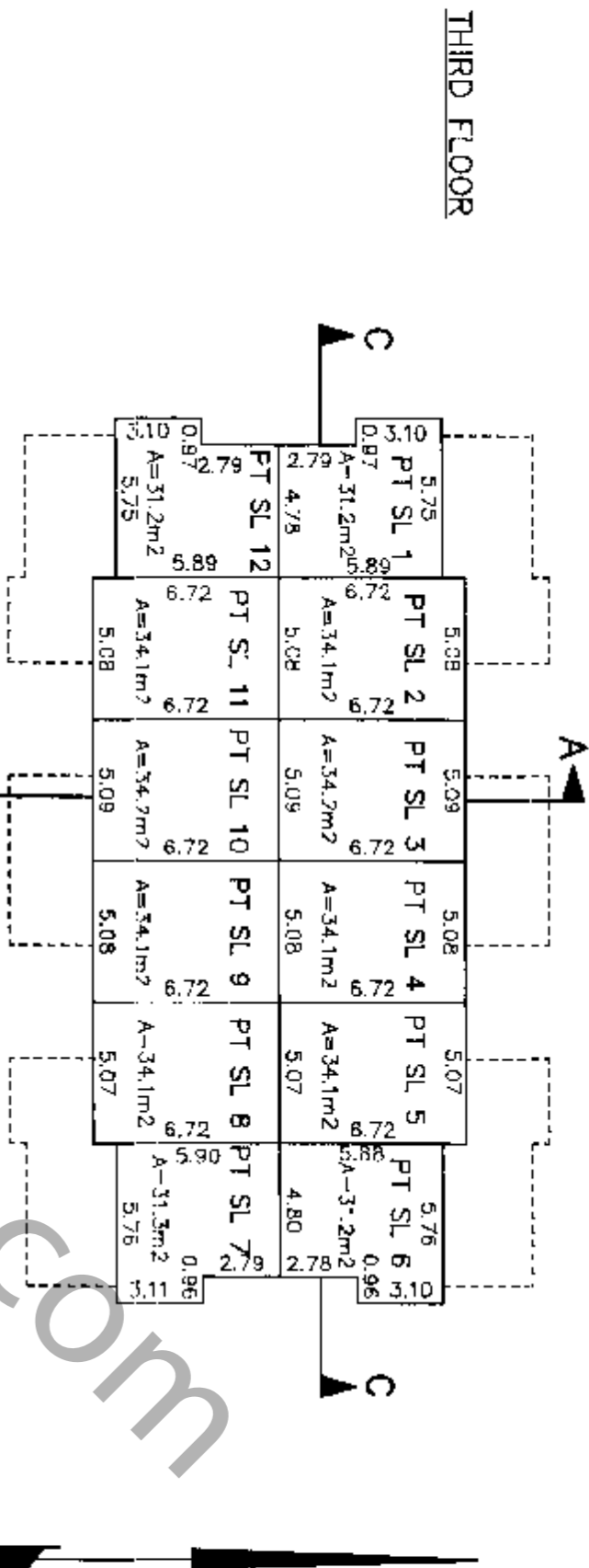
B.C.L.S.

WWW.B.C.SURVEYORS.COM

PHASE 1
STRATA PLAN LMS 2503

BUILDING 1

SCALE 1 : 250



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.

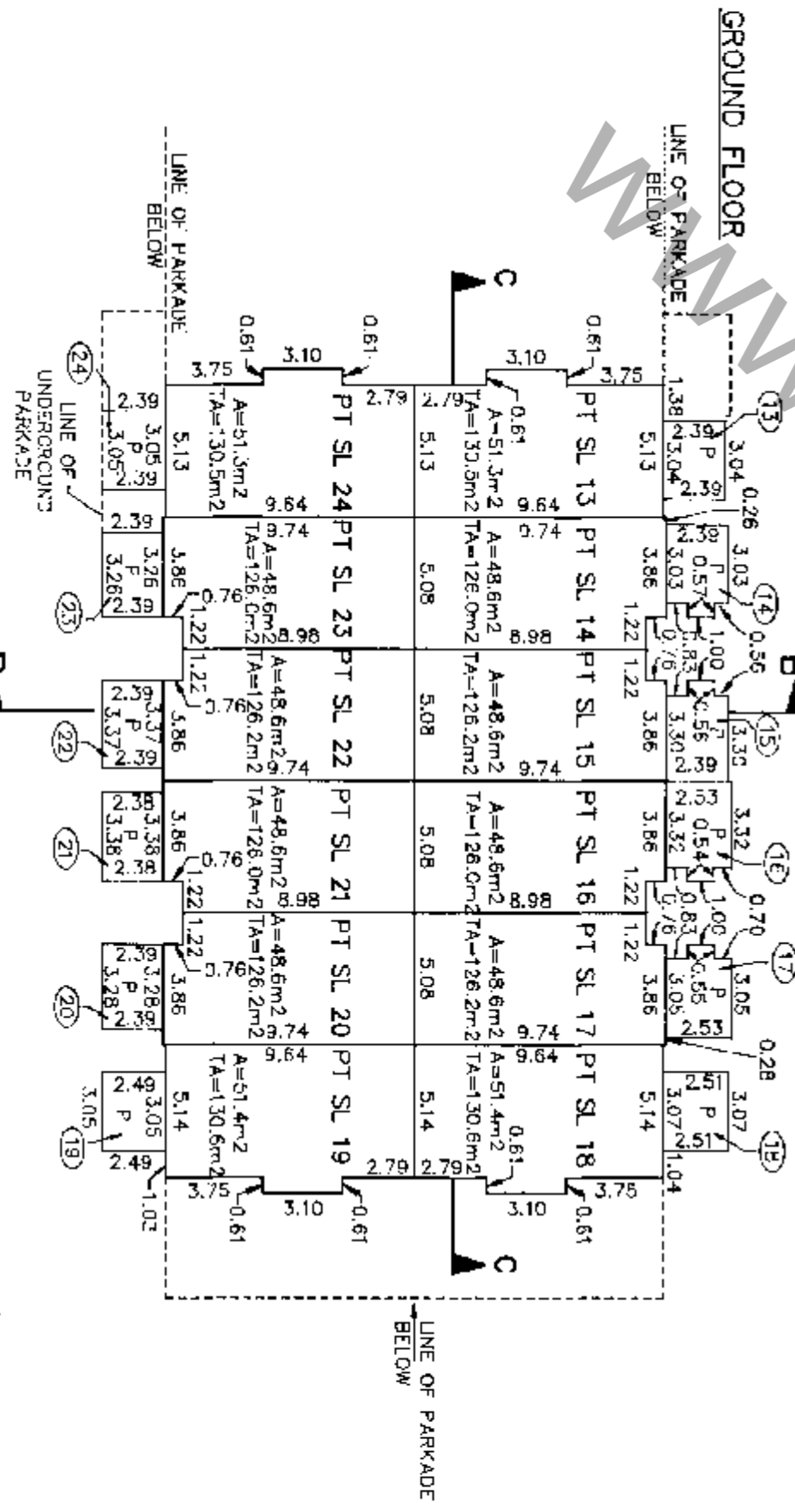
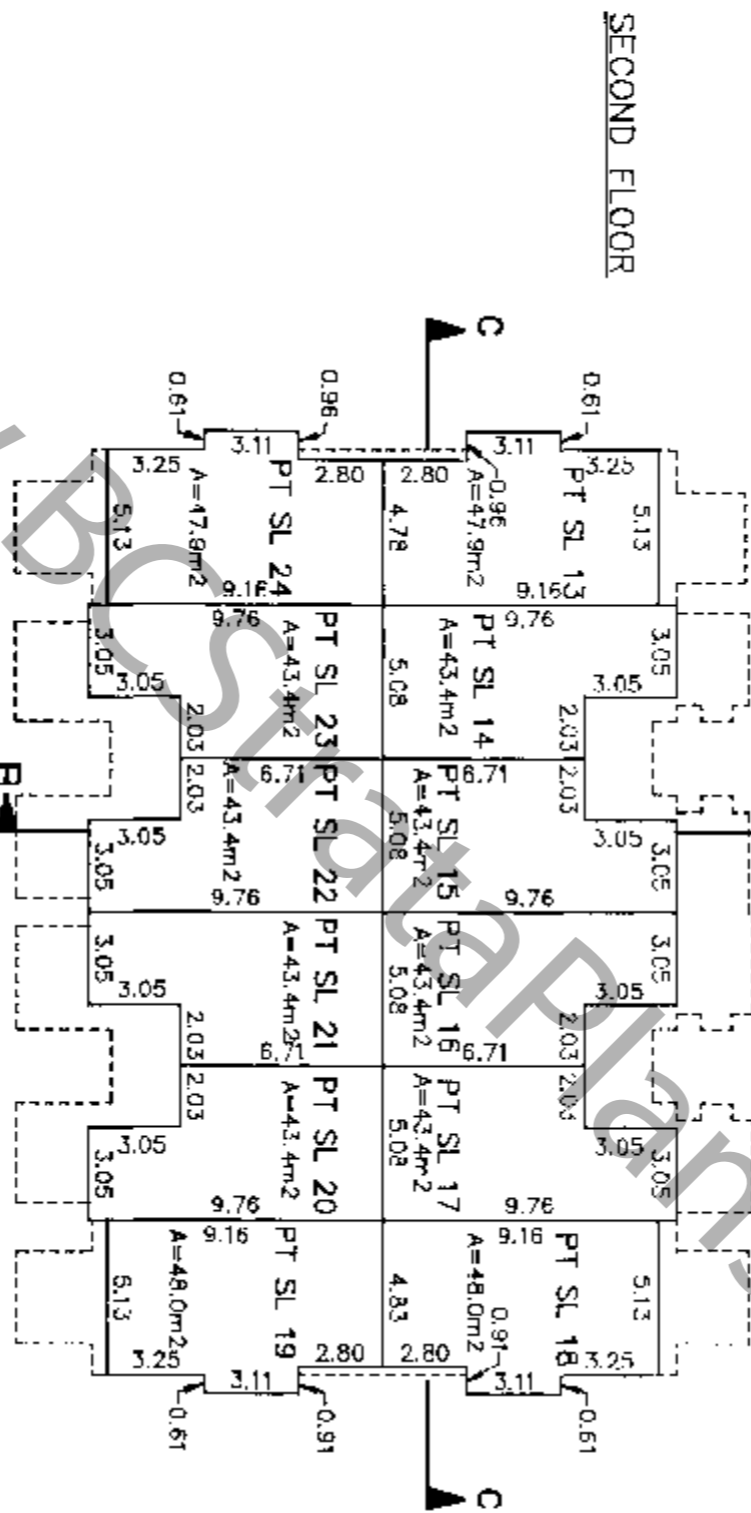
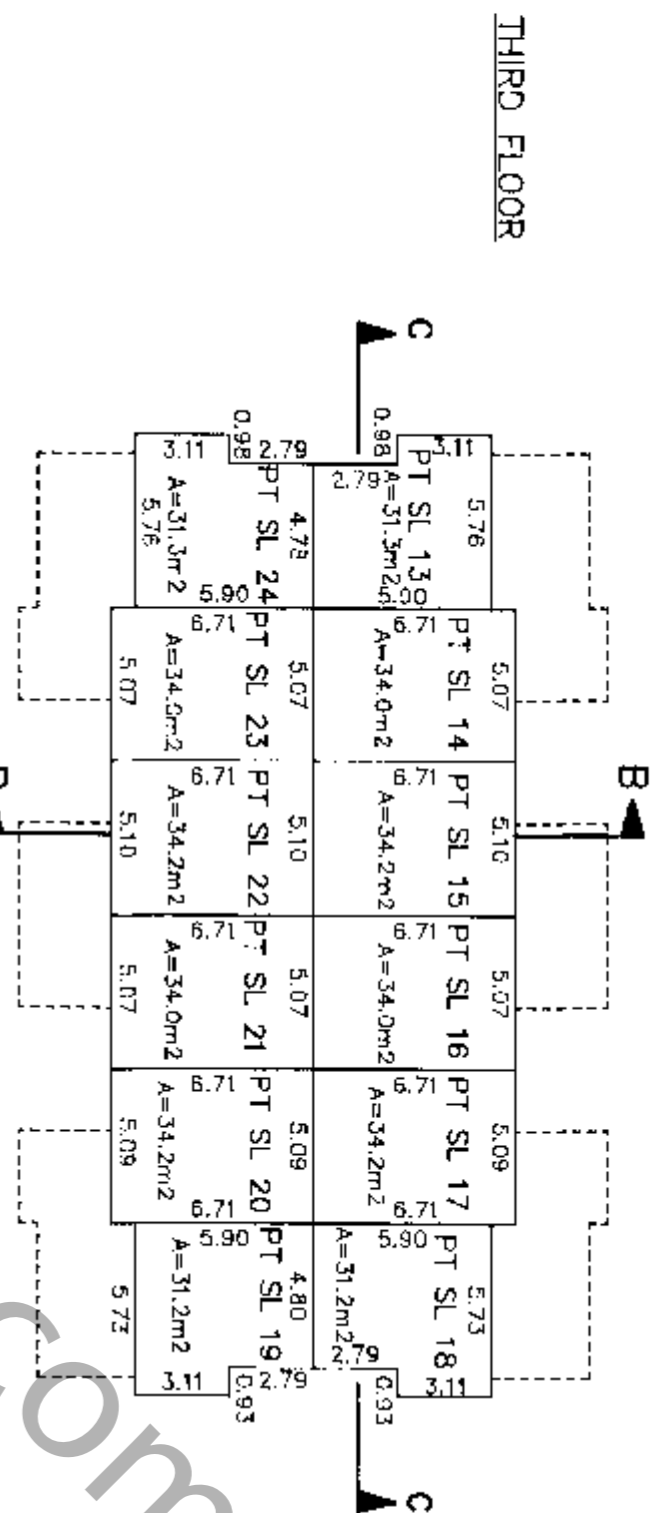
CIVIC ADDRESS - 3418 ADANAC STREET
VANCOUVER, B.C.

DATE June 10, 1996 MS B.C.L.S.

PHASE 1
STRATA PLAN LMS 2503

BUILDING 2

SCALE 1 : 250



MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055 Seymour St, Vancouver, B.C.
 CIVIC ADDRESS - 3428 ADANAC STREET
 VANCOUVER, B.C.
 DATE June 10th 1992 B.C.L.S.
 ACAD: 60915TH 7/06/96
 FILE: 6091-511

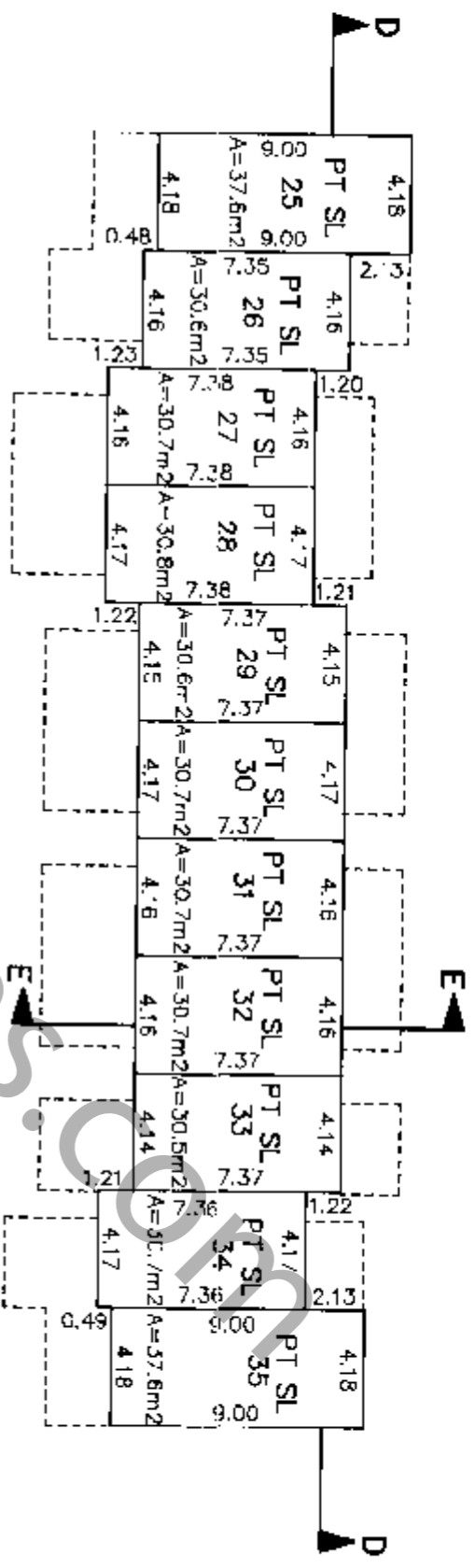
BUILDING 3

PHASE 1
STRATA PLAN LMS 2503

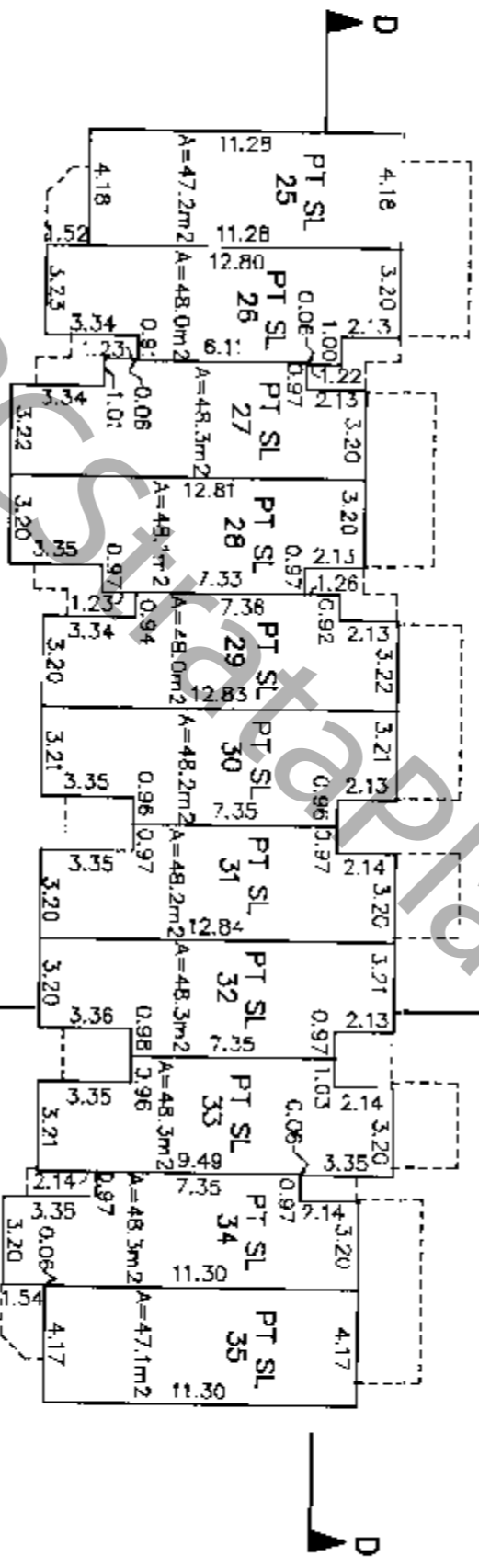
SCALE 1 : 250



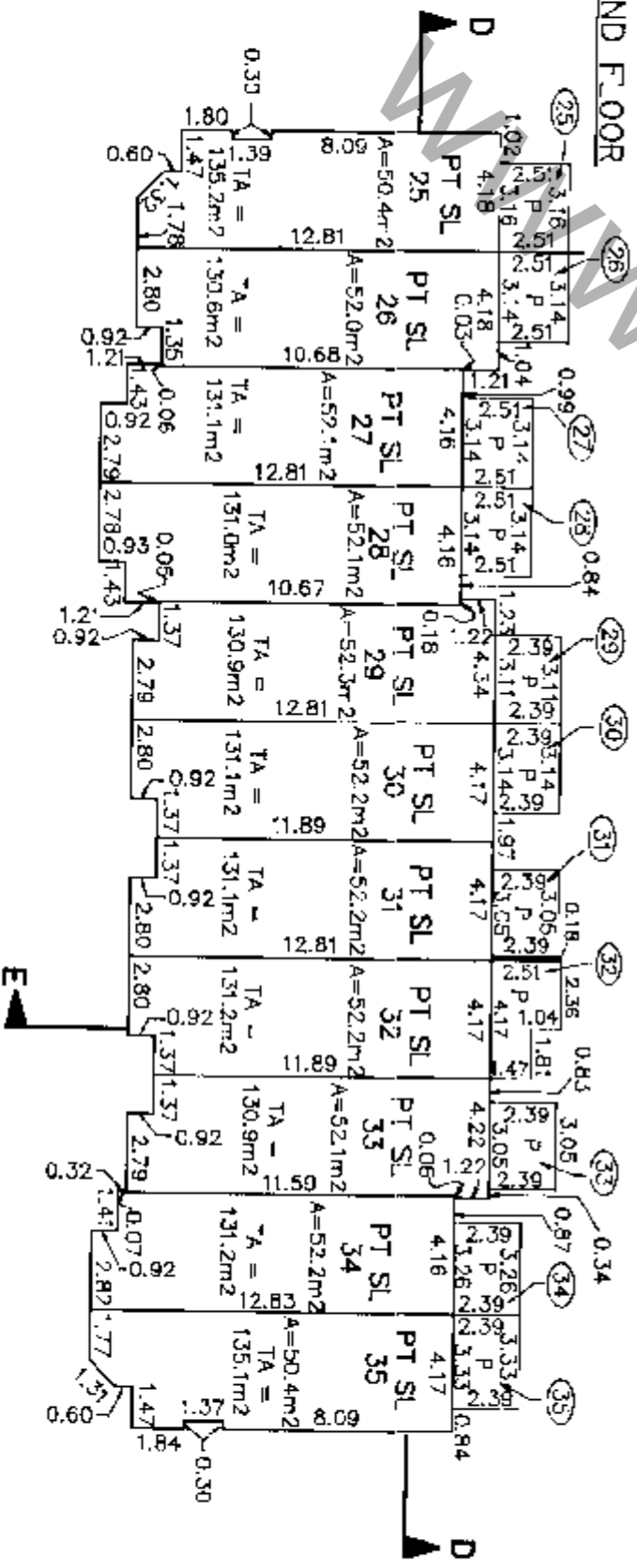
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

CIVIC ADDRESS - 3432 TERESA VITA PLACE
VANCOUVER, B.C.

DATE June 10th 1996 MS B.C.L.S.

PHASE 2
STRATA PLAN LMS 2503

Deposited and registered in the Land Title Office at New Westminster, BC this 4th day of April, 1997

[Signature]
DEPUTY

Registrar

BL116634 - BL116645

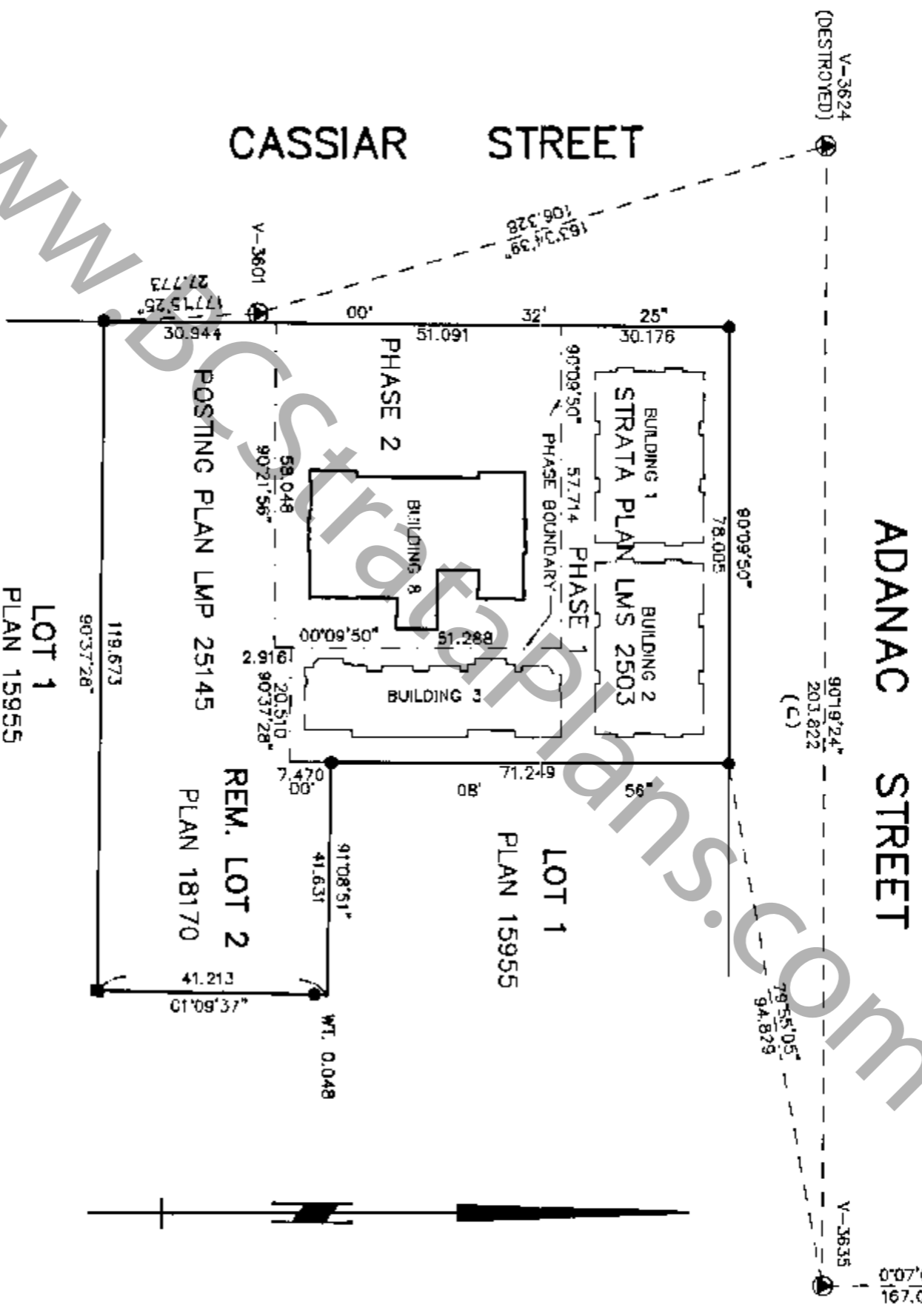
STRATA PLAN OF LOT 2,
EXCEPT: PHASE ONE
STRATA PLAN LMS 2503,
NE 1/4 OF SECTION 26,
TOWN OF HASTINGS SUBURBAN LANDS,
PLAN 18170,
NEW WESTMINSTER DISTRICT

CITY OF VANCOUVER
BCGS 92G.025

SCALE 1 : 1000



KEY PLAN



NOTES

ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.
STRATA LOT BOUNDARIES ARE MEASURED TO 0.04m INWARDS FROM THE OUTSIDE FACE OF BUILDING AND THE PRODUCTION THEREOF OR TO THE CENTRE LINE OF PARTY WALLS.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

LEGEND:

BEARINGS ARE GRID AND ARE DERIVED FROM MONUMENTS V-3635 AND V-3636

- S1 DENOTES STRATA LOT
- S2 DENOTES COMMON PROPERTY
- S3 DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 38 (TYPICAL)
- 38 DENOTES PART
- A DENOTES AREA
- TA DENOTES TOTAL AREA
- M2 DENOTES SQUARE METERS
- sq-ft DENOTES SQUARE FEET
- P DENOTES PATIO
- B DENOTES BALCONY
- RD DENOTES ROOF DECK
- ER DENOTES ELECTRICAL ROOM
- E/T/CR DENOTES ELECTRICAL/TELEPHONE CABLE ROOM
- M/SR DENOTES MECHANICAL/SPRINKLER ROOM
- BR DENOTES BICYCLE ROOM
- (C) DENOTES CALCULATED DISTANCE

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

CIVIC ADDRESSES:
888 CASSIAR STREET
VANCOUVER, B.C.

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:

THE OWNERS OF STRATA PLAN LMS 2503
C/O CROSBY PROPERTY MANAGEMENT
600-777 Hamby Street,
Vancouver, B.C.
V6Z 1S4

NAME OF DEVELOPMENT:
TERRAVITA

I, Donald S. Black, of Vancouver, c British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of that parcel. Dated at Vancouver, B.C. this 17th day of February, 1997

[Signature] B.C.L.S.

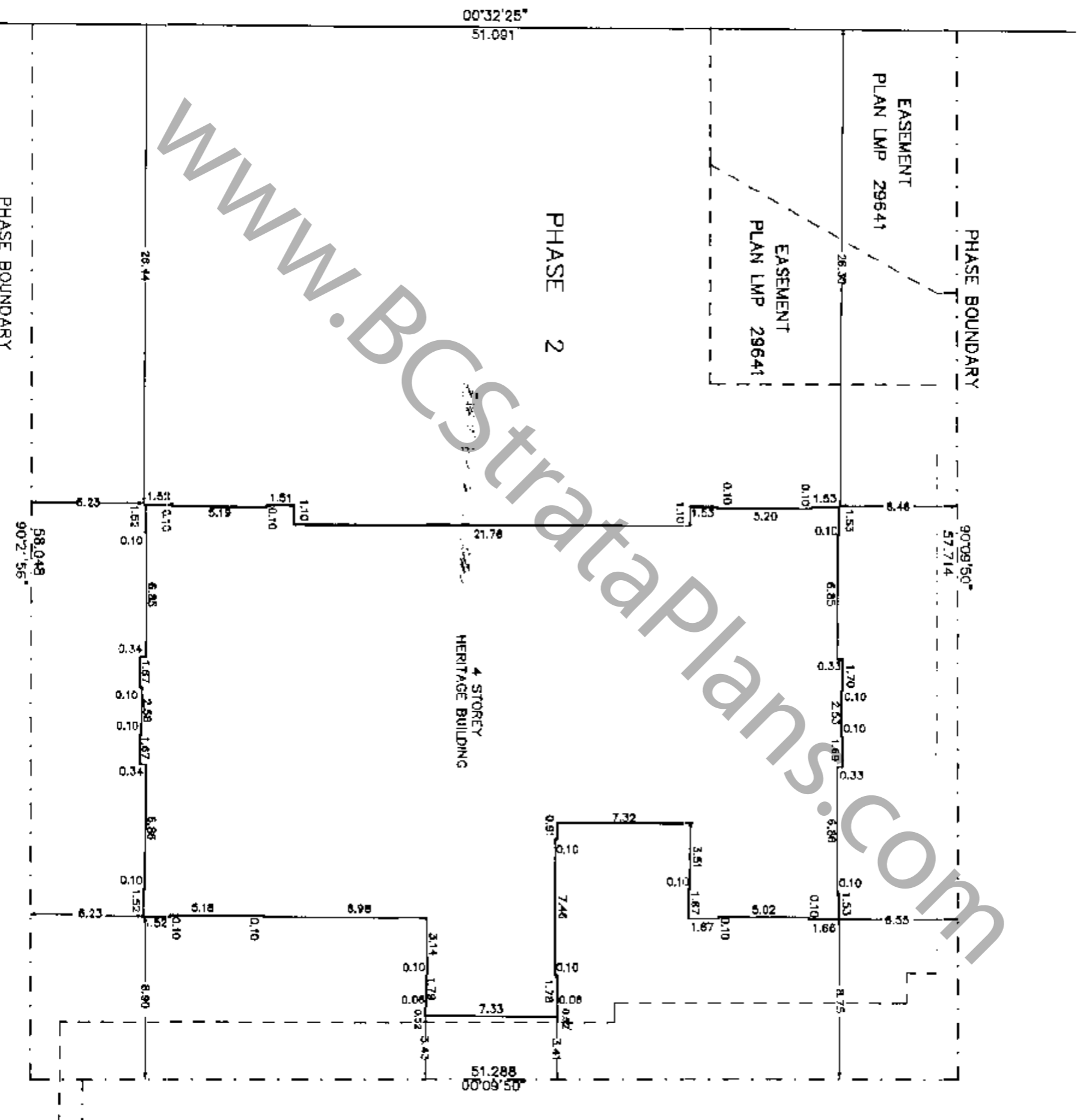
PHASE 2
STRATA PLAN LMS 2503

LOCATION PLAN

SCALE 1 : 250



PHASE 1
STRATA PLAN LMS 2503



REM. LOT 2
PLAN 18170

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

DATE Feb. 17, 1997 MS B.C.L.S.

CONDOMINIUM ACT

Lot No.	Suite No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
36	1	1607	2699	
37	2	1343	2199	
38	3	1717	2799	
39	4	1670	2799	
40	5	1761	2799	
41	6	1759	2799	
42	7	1718	2799	
43	8	1465	2499	
44	9	1535	2599	
45	10	1462	2549	
46	11	1518	2499	
47	12	1609	2749	
AGGREGATE :		19,164	31,788	

I/We the undersigned do solemnly declare that
 1) I/We the undersigned am/are the owner-developer, or (in the alternative) the duly authorized agent of the owner-developer,
 2) The strata plan is for residential use only. I/We 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.

OWNER:
 UNITED PROPERTIES (TERRAVITA) LTD.
 (INCORPORATION NO. 471048)

Shirindh Jivins
 Authorized Signatory

Declared before me this 26 day of February, 1997.

JENNIFER A. SILVERA

Shirindh Jivins
 Authorized Signatory

A commissioner for taking affidavits for British Columbia

GABRIEL DEYAN

Accepted as to forms 1, 2 and 3.

Dated this 2 day of April, 1997.

Shirindh Jivins
 Authorized Signatory

JENNIFER SILVERA

WITNESS

NAME GABRIEL DEYAN

ADDRESS 1628 WEST 7th Ave.

VANCOUVER

OCCUPATION LAWYER

1. MORTGAGE AND ASSIGNMENT OF RENT

OWNERS OF CHARGE NOS. BJJ206197 AND BJJ206198
 M.R.S IRUSI COMPANY

Sheila Lafontaine
 Authorized Signatory

NAME Sheila Lafontaine

Maureen Bodnar
 Authorized Signatory

NAME Maureen Bodnar

WITNESS AS TO BOTH SIGNATURES

NAME Lois Bui

ADDRESS 1620-77 Dussanville St.

VAN., B.C. V7Y 1K5

OCCUPATION MORTGAGE ADVISOR

DATE Feb 14 1997

AS B.C.L.S.

Frank Samkin
 Superintendent of Real Estate

Approved as phase 2 of a 3 phase strata plan under the Condominium Act.
 Dated at Vancouver, British Columbia this 3rd day of MARCH, 1997.

Frank Samkin
 Approving Officer for the City of Vancouver

I hereby certify that the construction of the building situated on Lot 2, except: Phase One Strata Plan LMS 2503, NE 1/4 of Section 26, Town of Hastings Suburban Lands, Plan 18170, New Westminster District, has been approved for strata plan development.
3rd day of MARCH, 1997.

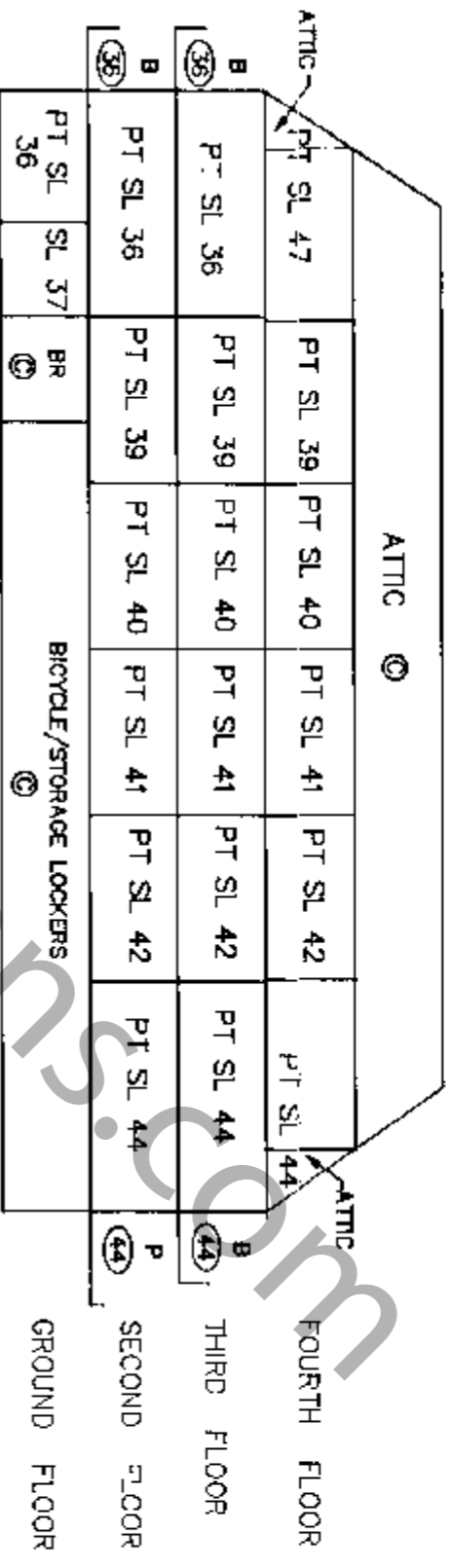
Frank Samkin
 Approving Officer for the City of Vancouver

MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1035-Seymour St. Vancouver, B.C.

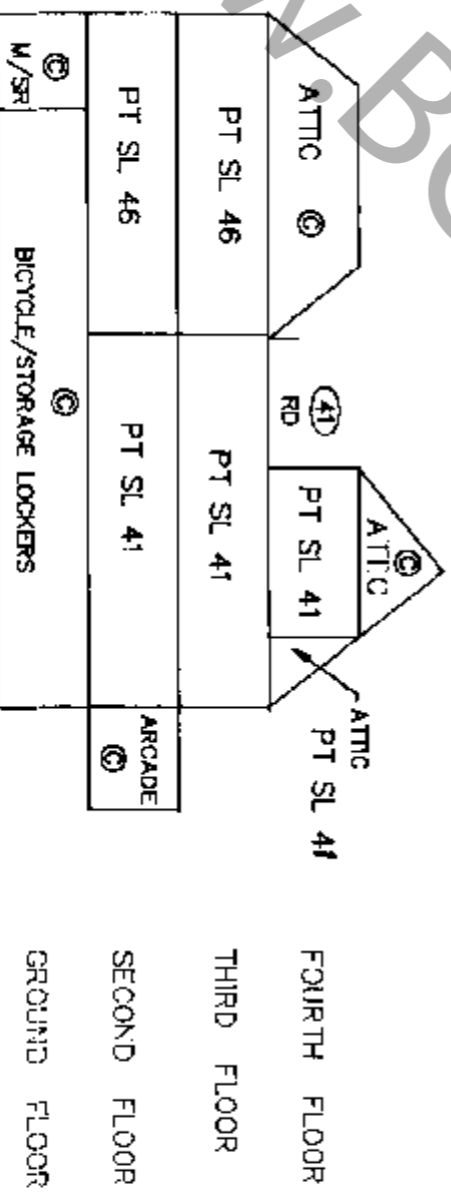
CROSS SECTIONS A-A AND B-B

PHASE 2
STRATA PLAN LMS 2503

SCALE 1 : 250



SECTION F-F



SECTION G-G

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1065-Seymour St, Vancouver, B.C.

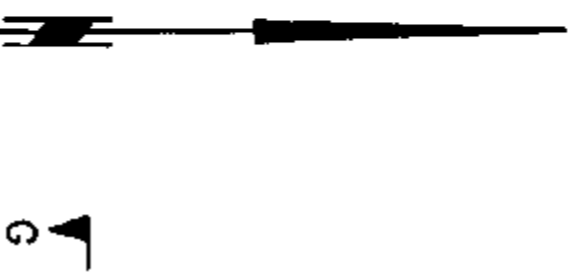
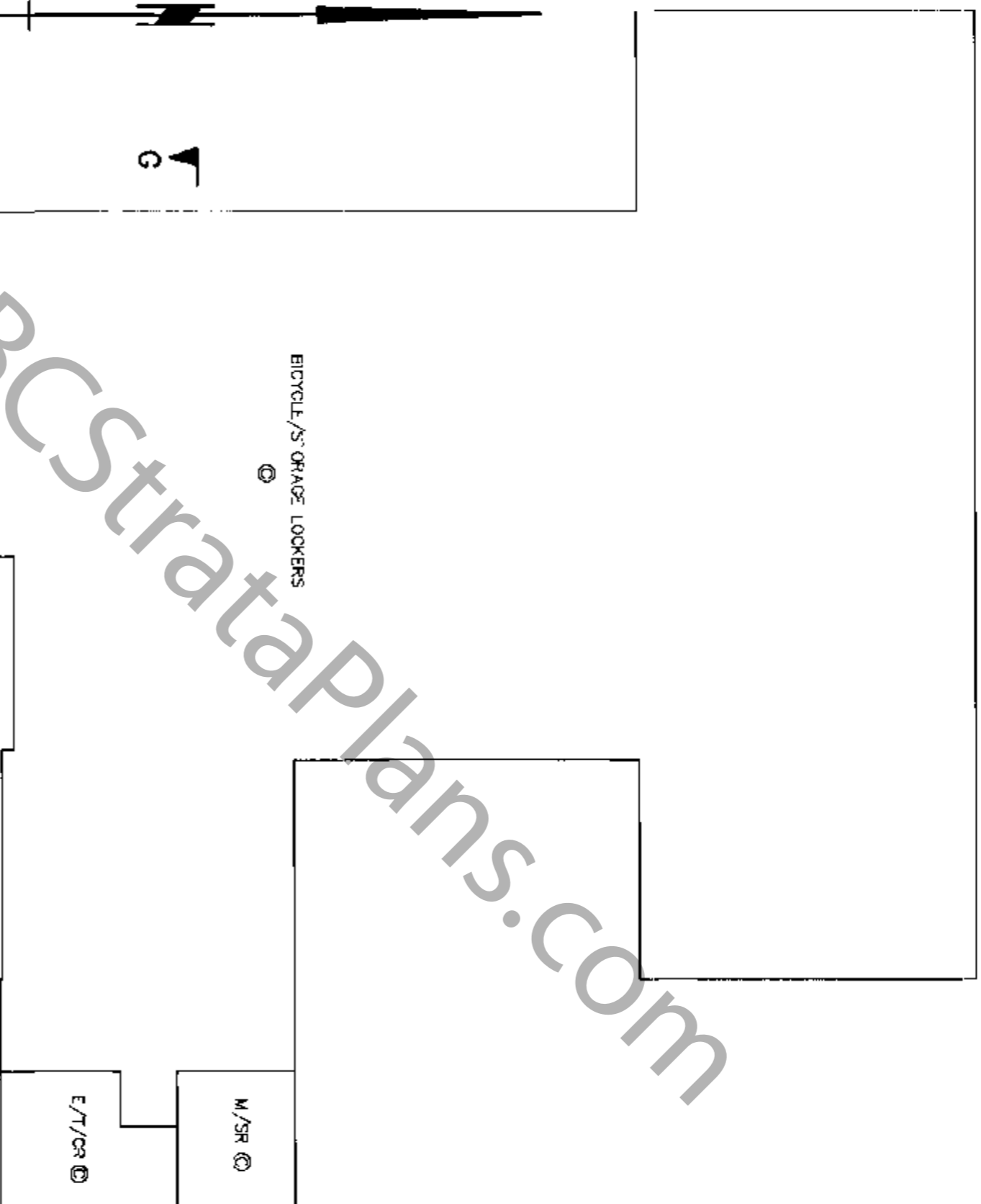
DATED Feb. 11, 1997

B.C.L.S.

BUILDING 8 - GROUND FLOOR

PHASE 2
STRATA PLAN LMS 2503

SCALE 1 : 125



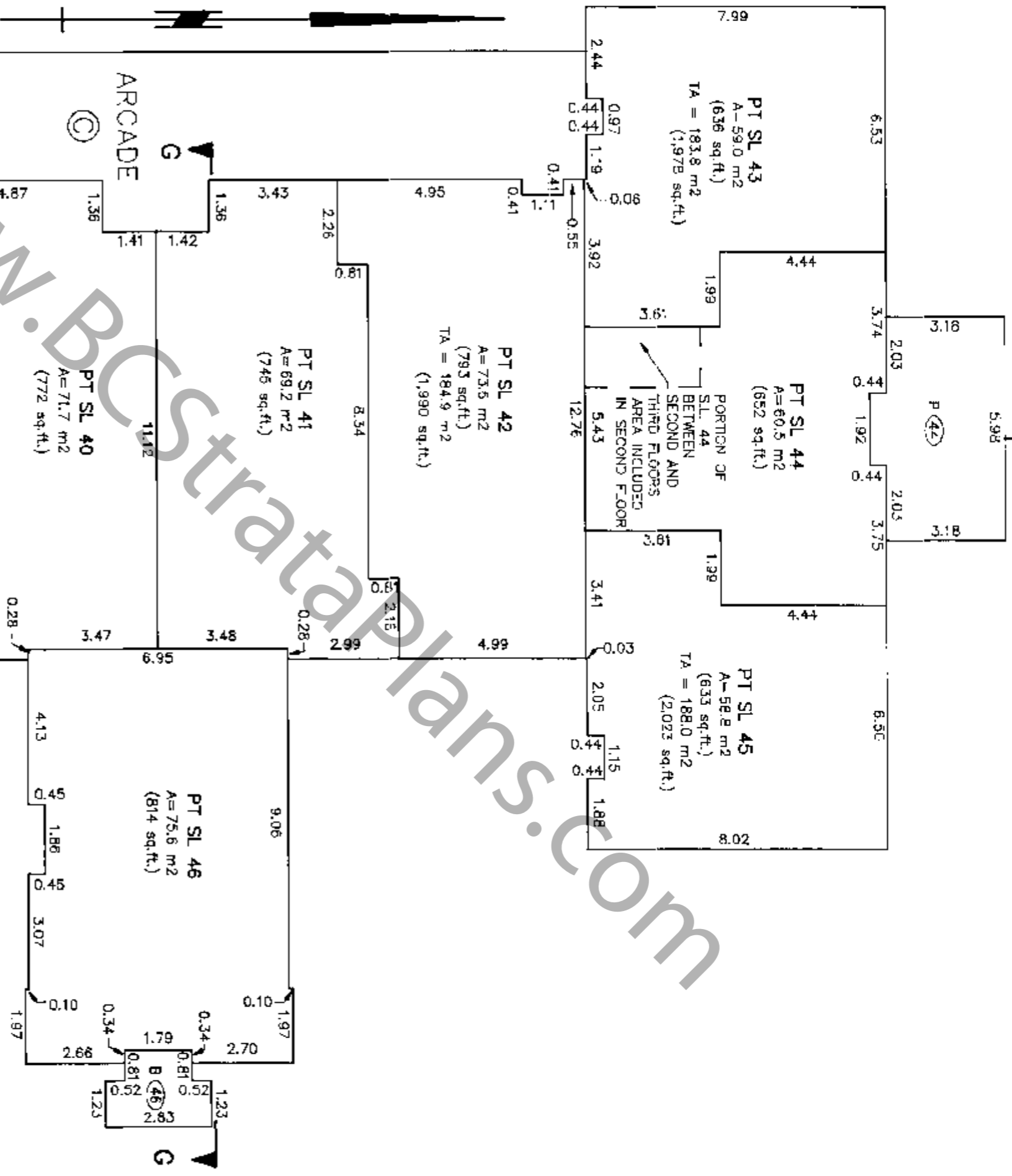
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE FEB 11, 1997

MS B.C.L.S.

BUILDING 8 -- SECOND FLOOR

SCALE 1 : 125



MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055-Seymour St. Vancouver, B.C.

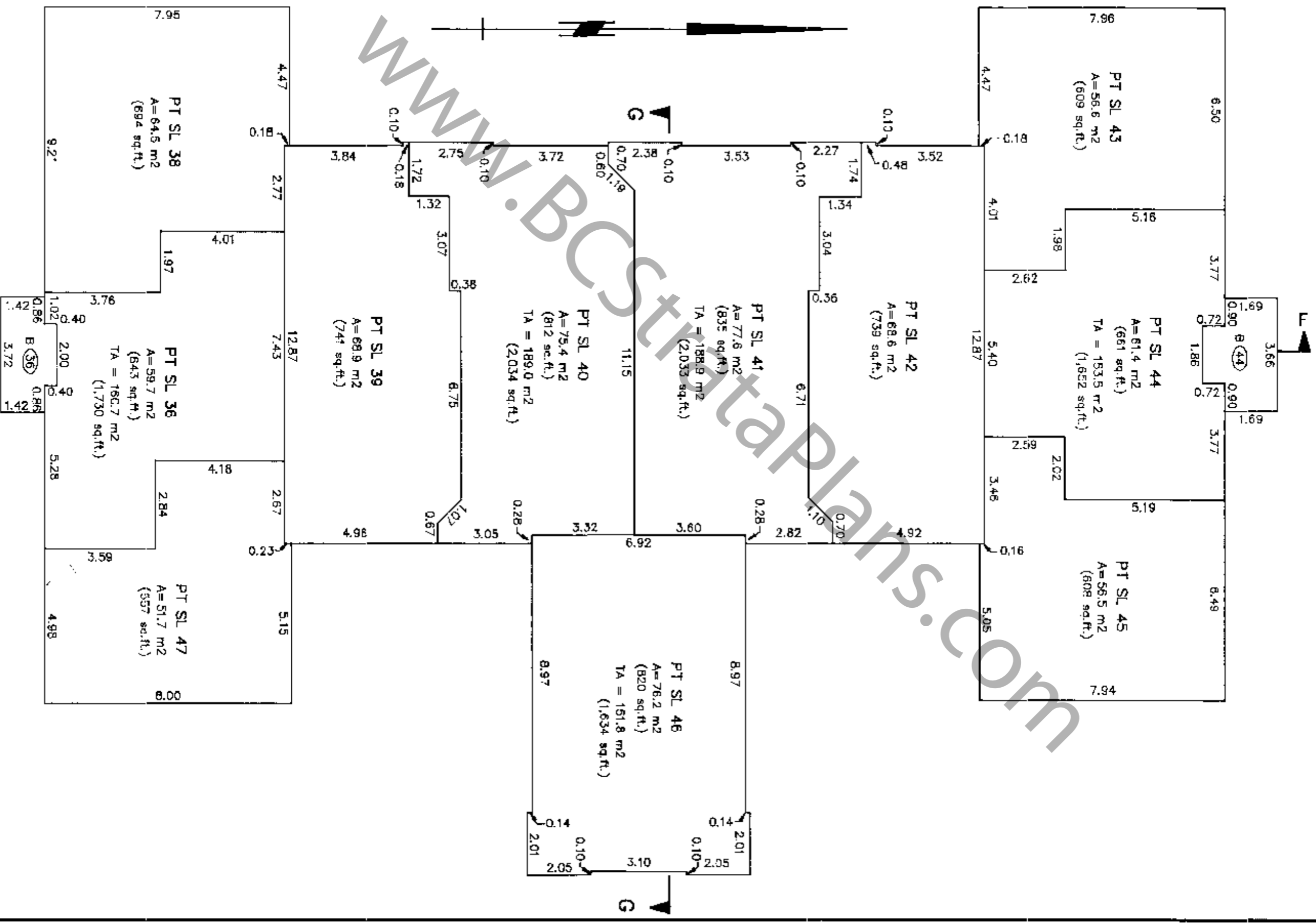
ACAD: R091ST2/KR DATE PLOTTED: FEB 14, 97

DATE: Feb 17, 1997 B.C.L.S.

FILE: 6091-ST2

BUILDING 8 - THIRD FLOOR

PHASE 2
STRATA PLAN LMS 8503

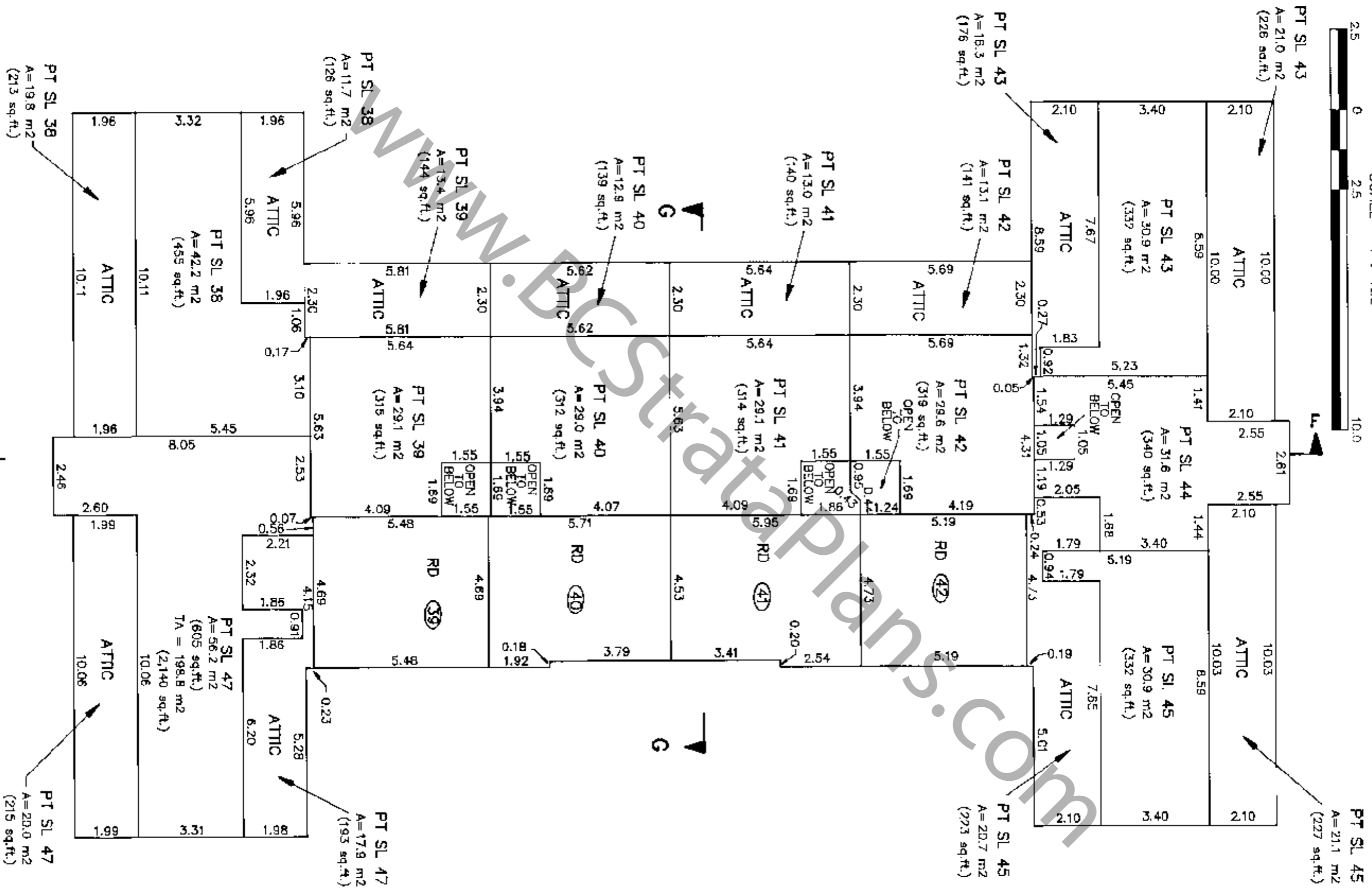


MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE Feb 17, 1997 MS B.C.L.S.

BUILDING 8 - FOURTH FLOOR

SCALE 1 : 125



MORGAN STEWART AND COMPANY

Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

DATE Feb 17th 1977 B.C.L.S.

PHASE 3
STRATA PLAN LMS 2503

Deposited and registered in the Land Title Office of New Westminster, BC this 21st day of JULY, 1997

[Signature]
DEPUTY

Registrar

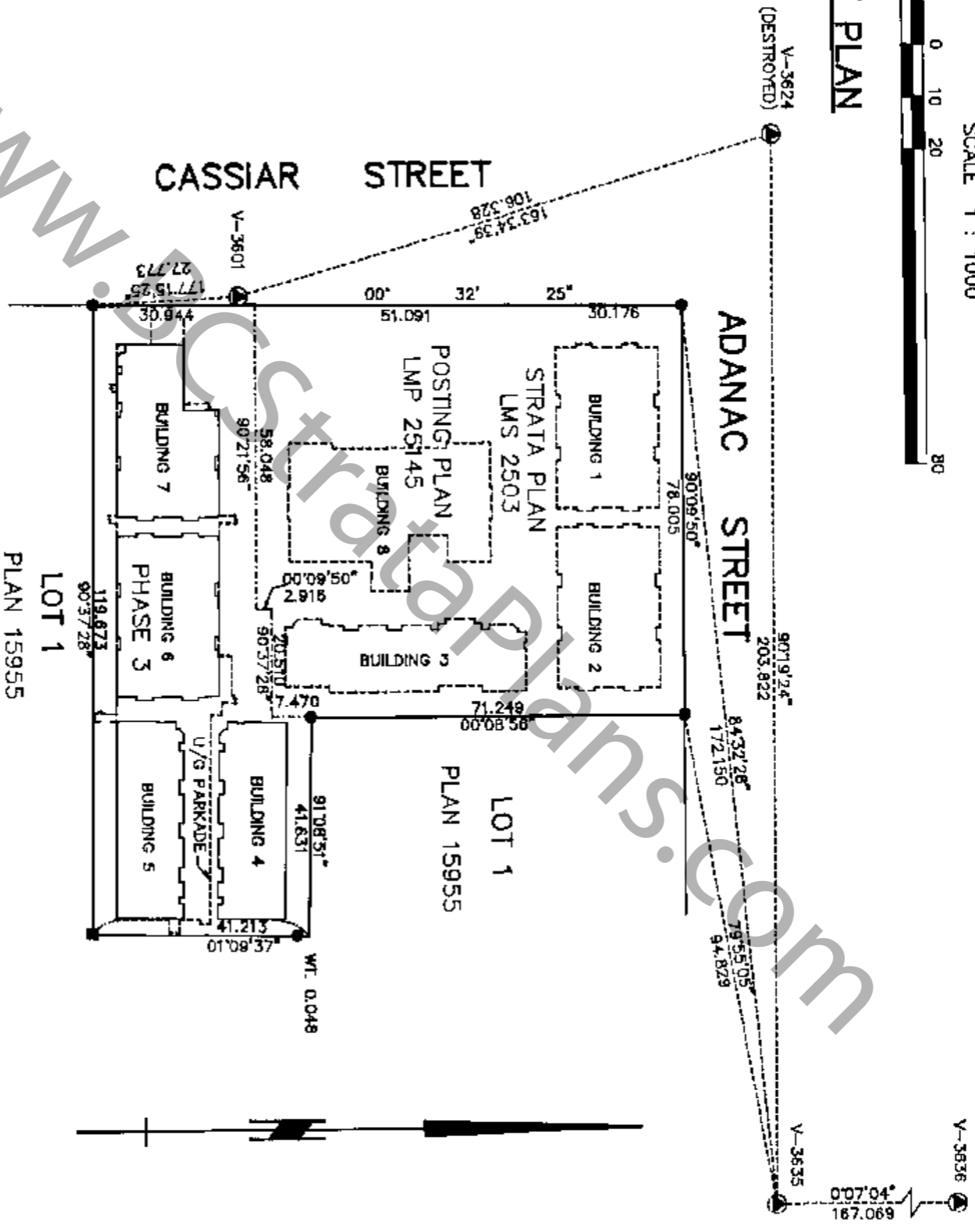
BL 253079 - BL 253119

STRATA PLAN OF LOT 2
EXCEPT PHASES ONE AND TWO
STRATA PLAN LMS 2503,
NE 1/4 OF SECTION 26,
TOWN OF HASTINGS SUBURBAN LANDS,
PLAN 18170,
NEW WESTMINSTER DISTRICT
CITY OF VANCOUVER
BCGS 92G.025

SCALE 1 : 1000



KEY PLAN



NOTES
ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
ALL ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.
STRATA LOT BOUNDARIES ARE MEASURED TO THE OUTSIDE FACE OF SHEETING OR TO THE CENTRE LINE OF PARTY WALL.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

LEGEND:

BEARINGS ARE GRID AND ARE DERIVED FROM MONUMENTS V-3635 AND V-3636

- | | | | |
|-------|---|-------|---------------------------|
| SL | DENOTES STRATA LOT | SC | DENOTES SMALL CAR |
| ⊙ | DENOTES COMMON PROPERTY | V | DENOTES VENT |
| ⊙ | DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 47 (TYPICAL) | T/TVR | DENOTES TELEPHONE/TV ROOM |
| LCP | DENOTES LIMITED COMMON PROPERTY | MR | DENOTES MECHANICAL ROOM |
| P | DENOTES PATIO | U/G | DENOTES UNDERGROUND |
| A | DENOTES AREA | | |
| PT | DENOTES PART | | |
| TA | DENOTES TOTAL AREA | | |
| m2 | DENOTES SQUARE METERS | | |
| sq.ft | DENOTES SQUARE FEET | | |
| PB | DENOTES PARKING BAY | | |
| PA | DENOTES PARKING AREA | | |
| R/RR | DENOTES REFUSE/RECYCLE ROOM | | |
| ER | DENOTES ELECTRICAL ROOM | | |
| S | DENOTES STAIRS | | |

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

CIVIC ADDRESSES:

SEE SHEETS 11 TO 14

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:

THE OWNERS OF STRATA PLAN LMS 2503
C/O CROSBY PROPERTY MANAGEMENT
600-777 Hornby Street,
Vancouver, B.C.
V6Z 1S4

NAME OF DEVELOPMENT:

TERRAVITA

L Donald S. Black, of Vancouver, 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. Dated at Vancouver, B.C. this 20th day of JULY, 1997

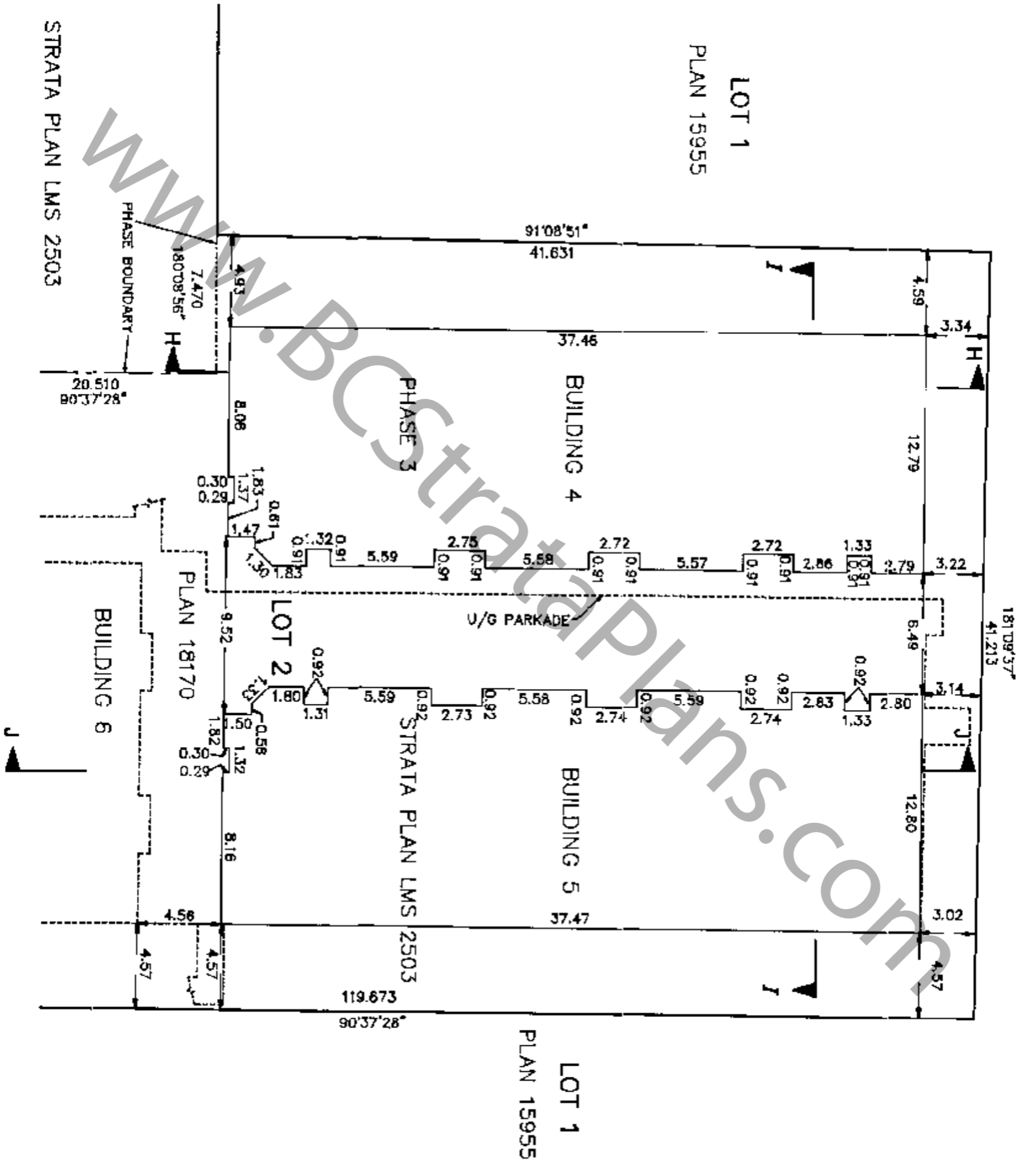
[Signature] B.C.L.S.

LOCATION PLAN

SCALE 1 : 250



PHASE 3
STRATA PLAN LMS 2503

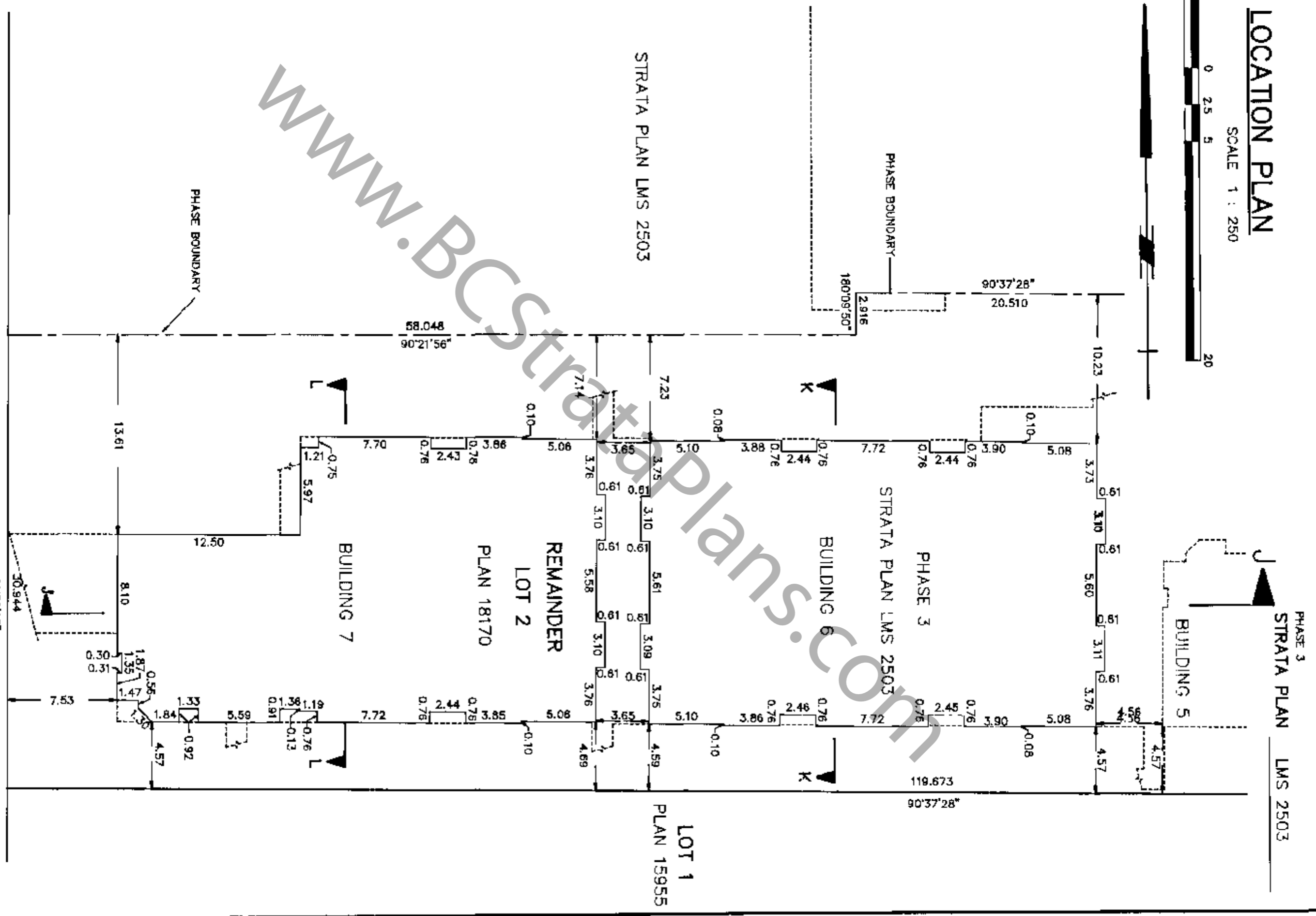


MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE JUNE 20th 1997 MS B.C.L.S.

LOCATION PLAN

SCALE 1 : 250



MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055-Seymour St, Vancouver, B.C.

DATE June 20th 1997 AB B.C.L.S.
 FILE: 6091-ST3

ACAD: 6091ST3 JUNE 17, 1997/KB

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST	SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
48	11	1355	2249	
49	11	1307	2229	
50	11	1308	2229	
51	11	1306	2229	
52	11	1304	2229	
53	11	1303	2229	
54	11	1304	2229	
55	11	1307	2229	
56	11	1027	1989	
57	12	1028	1989	
58	12	1301	2229	
59	12	1305	2229	
60	12	1304	2229	
61	12	1305	2229	
62	12	1304	2229	
63	12	1307	2229	
64	12	1308	2229	
65	12	1353	2249	
66	13	1302	2279	
67	13	1261	2199	
68	13	1260	2199	
69	13	1263	2199	
70	13	1258	2199	
71	13	1305	2279	
72	13	1305	2279	
73	13	1258	2199	
74	13	1264	2199	
75	13	1261	2199	
76	13	1262	2199	
77	13	1304	2279	
78	14	1298	2279	
79	14	1254	2199	
80	14	1259	2199	
81	14	1250	2199	
82	14	1359	2249	
83	14	1310	2229	
84	14	1303	2229	
85	14	1252	2199	
86	14	1261	2199	
87	14	1256	2199	
88	14	1298	2279	
AGGREGATE :		52,439	90,849	

CONDOMINIUM ACT

I/We the undersigned do solemnly declare that
1) I/We the undersigned am/are the owner-developer,
or { in the alternative, the duly authorized agent of the
owner-developer.
2) The strata plan is for residential use only. I/We
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.

OWNER:

UNITED PROPERTIES (TERRAVITA) LTD.
(INCORPORATION NO. 471048)

Jennifer Silvera
Authorized Signatory JENNIFER SILVERA

Jennifer Silvera
Authorized Signatory JENNIFER SILVERA

WITNESS

NAME GAREL DAVEN

ADDRESS 1628 W 7th Ave

Vancouver BC
OCCUPATION Manager

Declared before me this 23 day of June, 1997.

Gary Dymn
A commissioner for taking affidavits for British Columbia
GARY DYMN

Accepted as to forms 1, 2 and 3

Dated this 17 day of July 1997.

Car Pracey
Superintendent of Real Estate

Approved as phase 3 of a 3 phase strata plan
under the "Condominium Act".
Dated at Vancouver, British Columbia this 9th
day of JULY, 1997.

Frank Sankin
Applying Officer for the City of Vancouver

**MORTGAGEE AND ASSIGNMENT
OF RENT, OWNERS OF CHARGE:**
NOS. BU206197 AND BU206198
M.R.S TRUST COMPANY

Graham D. Senst
Authorized Signatory Graham D. Senst
NAME Graham D. Senst
Y.P. - Government of B.C.

Edward L. Norrish
Authorized Signatory Edward L. Norrish
NAME Edward L. Norrish
Y.P. - Government of B.C.

Bonnie L. Robertson
WITNESS AS TO BOTH SIGNATURES

NAME Bonnie L. Robertson
ADDRESS 150 Bloor St. W.

Toronto, Ontario
Administration Offices
OCCUPATION

DATE June 20th, 1997 AS B.C.L.S.

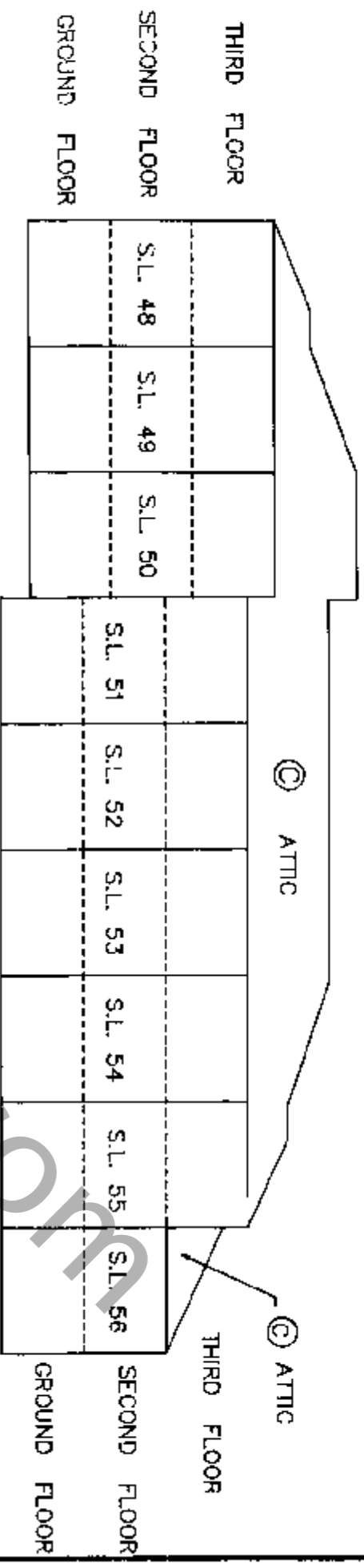
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

ACAD: 6091ST3 JUNE 17, 1997/KR

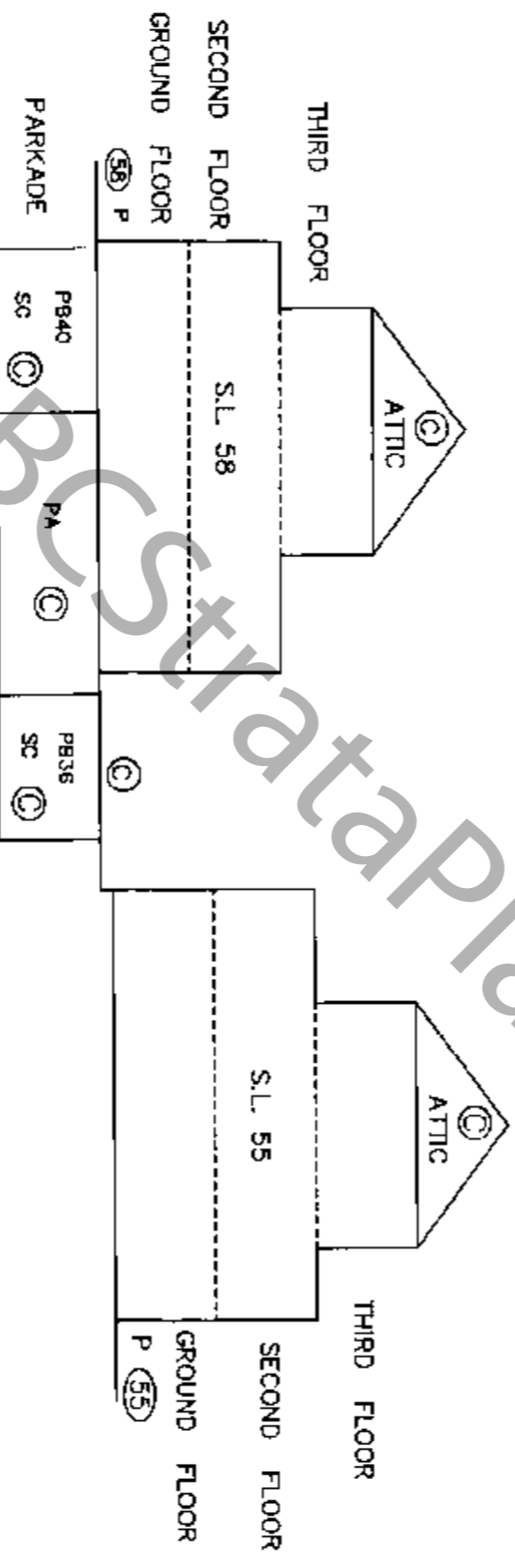
FILE: 6091-ST3

CROSS SECTIONS

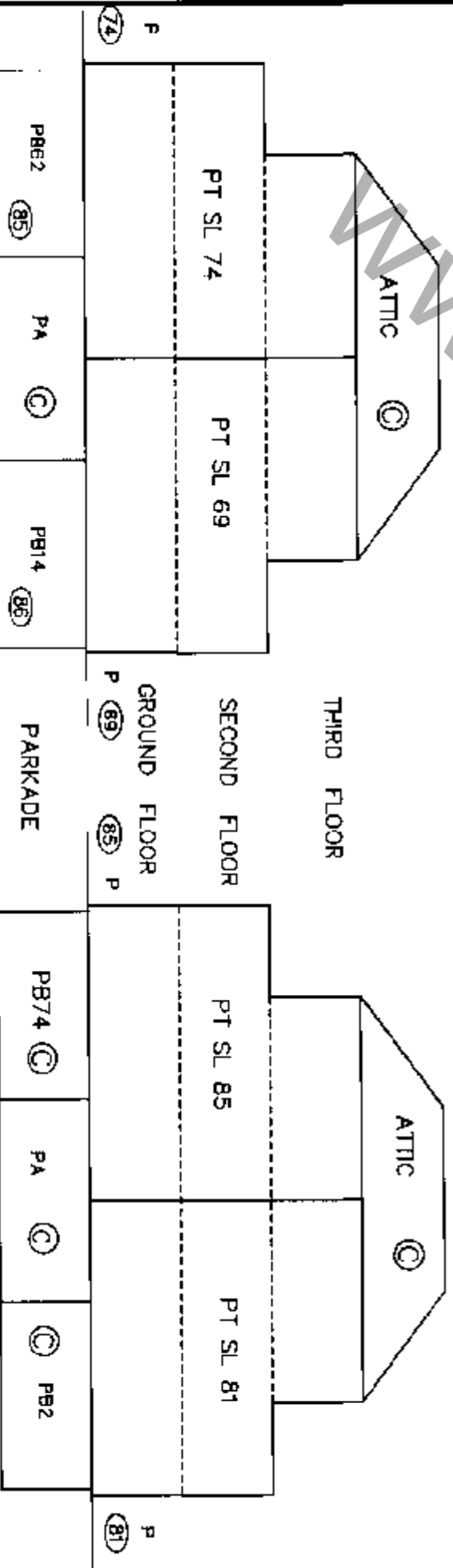
SCALE 1 : 200



SECTION H-H



SECTION J-I

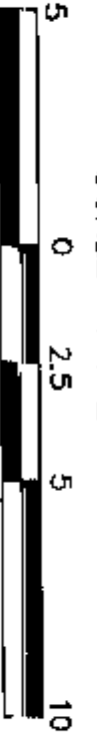


SECTION K-K

SECTION L-L

CROSS SECTION

SCALE 1 : 200



CONTINUED ON SHEET 8

MATCH LINE

PHASE 3
STRATA PLAN LMS 2503

SHEET 7 OF 14 SHEETS

BUILDING 7

BUILDING 6

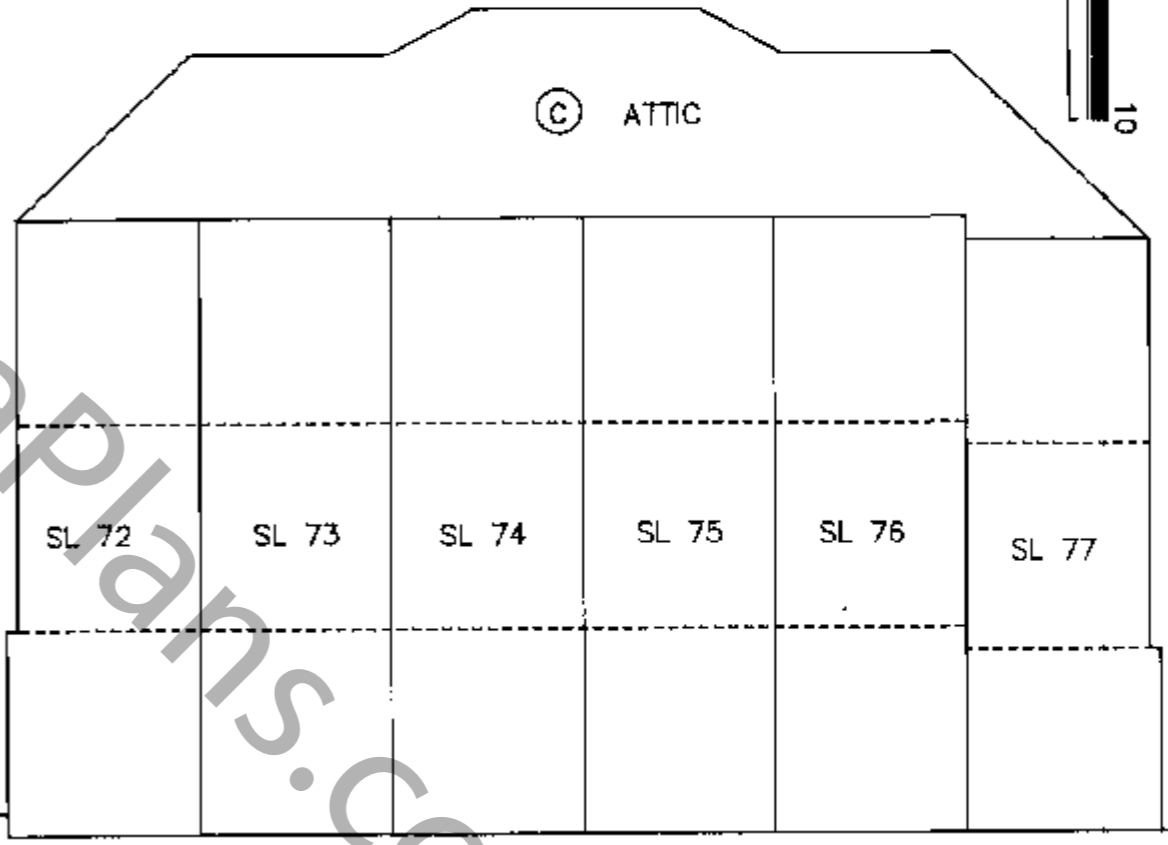
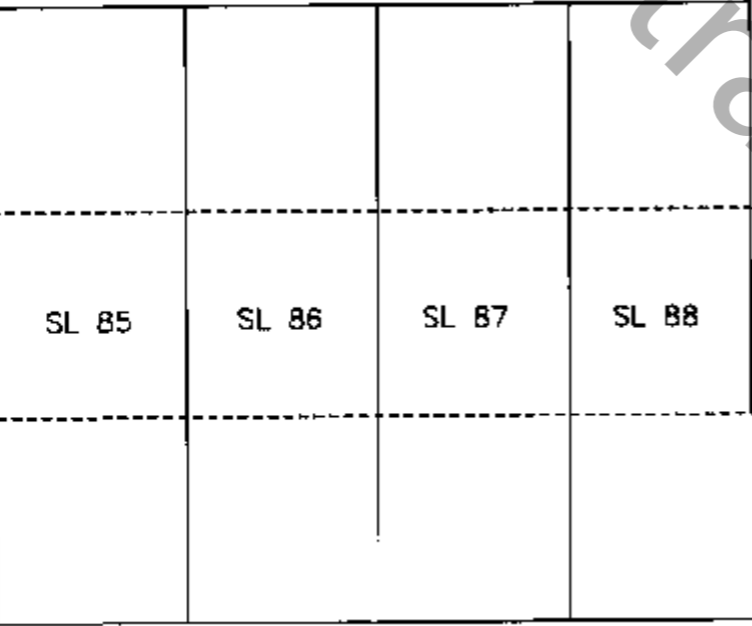
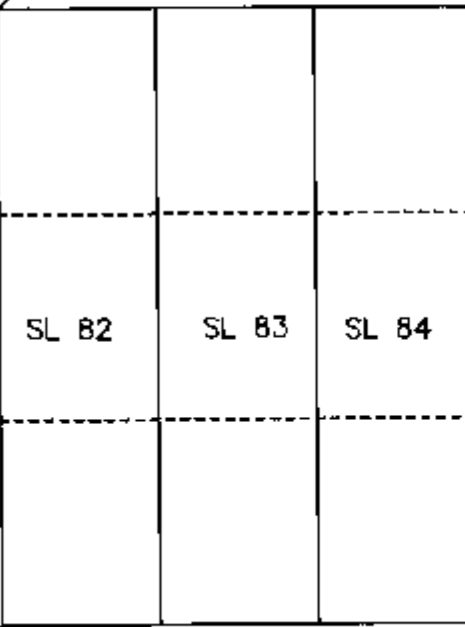
Ⓢ ATTIC

Ⓢ ATTIC

THIRD FLOOR

SECOND FLOOR

GROUND FLOOR



PA

PARKADE

SECTION J-J

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

DATE June 20th 1997 BY [Signature] B.C.L.S.

ACAD: 609-ST3 JUNE 17,1997/KB

FILE: 6091-ST3

CROSS SECTION

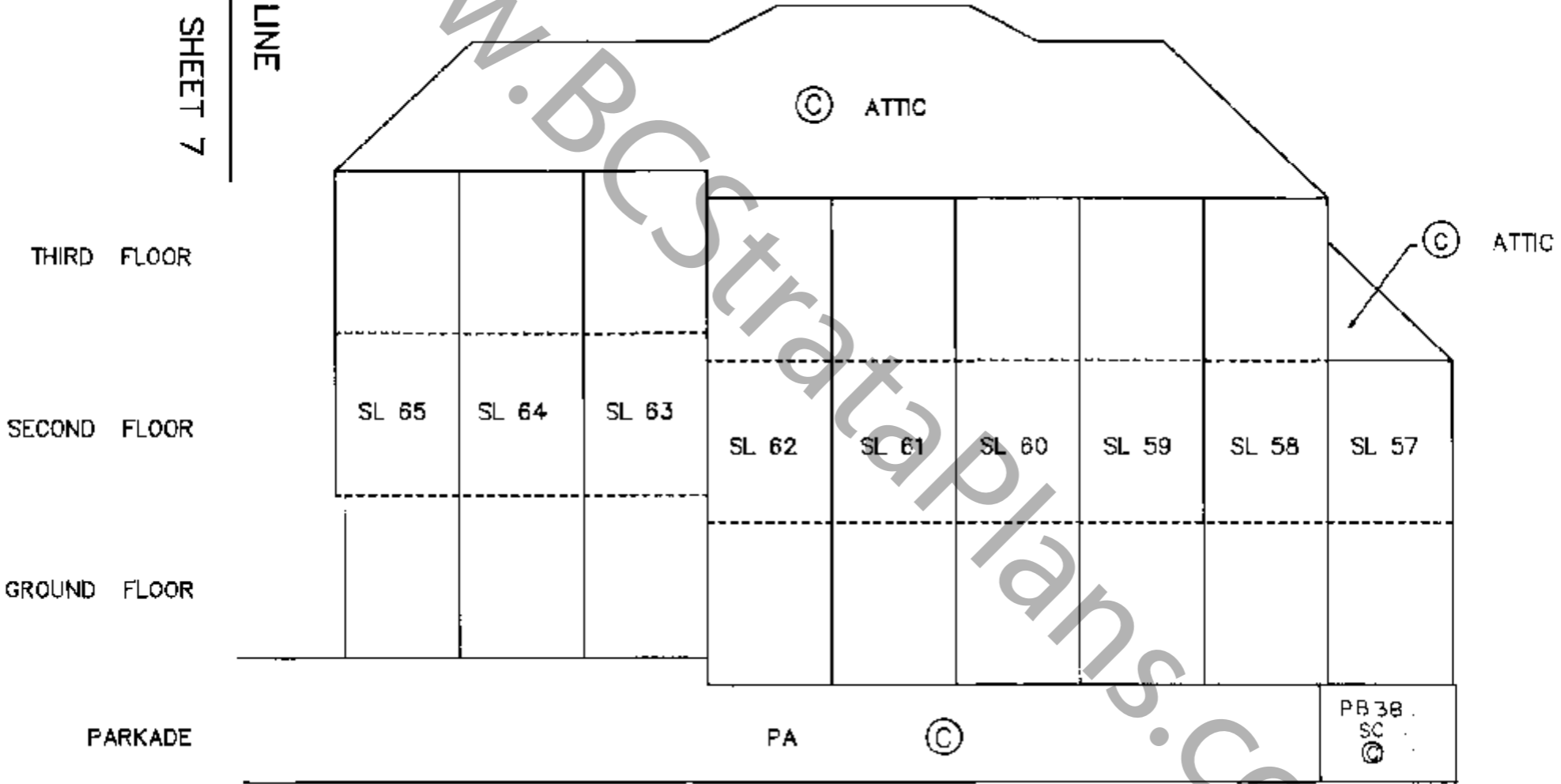
SCALE 1 : 200



CONTINUED FROM SHEET 7

MATCH LINE

BUILDING 5



SECTION J-J (CONT.)

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

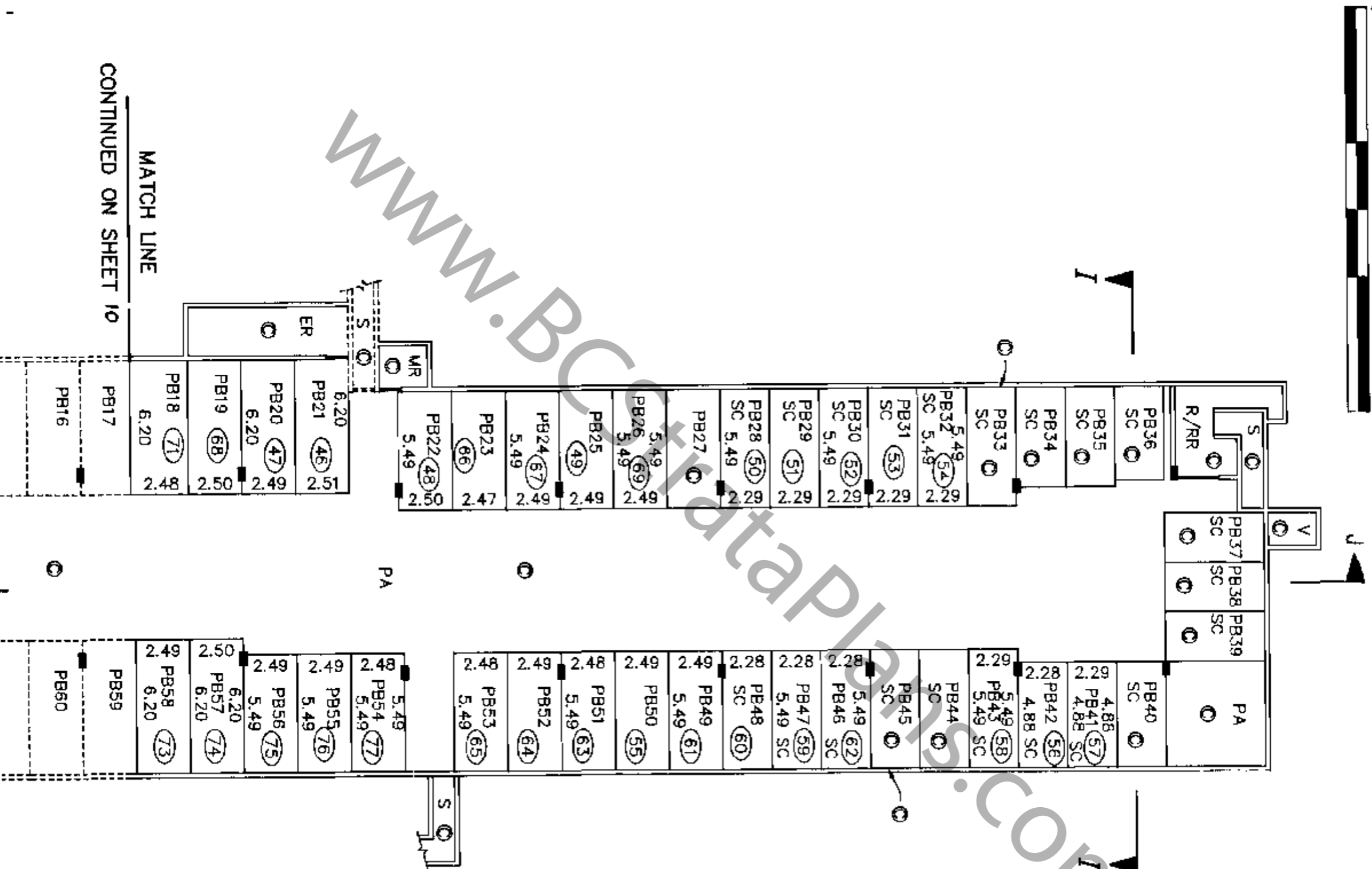
ACAD: 6091ST3 JUNE 17, 1997/K9

DATE June 20th, 1997 MS B.C.L.S.

FILE: 6091-ST3

UNDERGROUND PARKING

SCALE 1 : 200



MATCH LINE
CONTINUED ON SHEET 10

MATCH LINE
CONTINUED ON SHEET 11

NOTES

■ DENOTES CONCRETE COLUMN

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St. Vancouver, B.C.

DATE June 26th 1997 MS B.C.L.S.

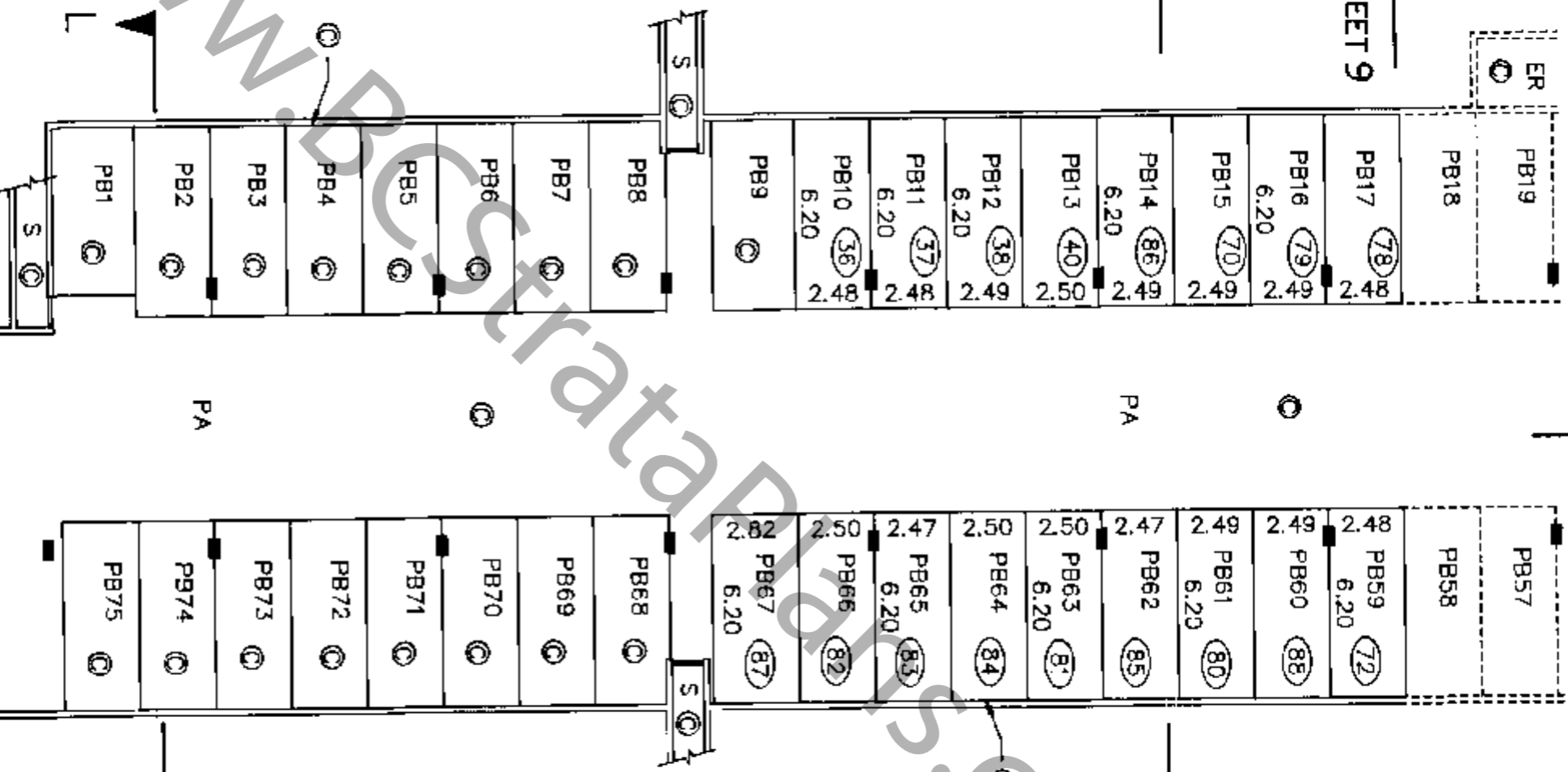
UNDERGROUND PARKING

SCALE 1 : 200



PHASE 3
STRATA PLAN LMS 2503

MATCH LINE
CONTINUED FROM SHEET 9



NOTES

- DENOTES CONCRETE COLUMN

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

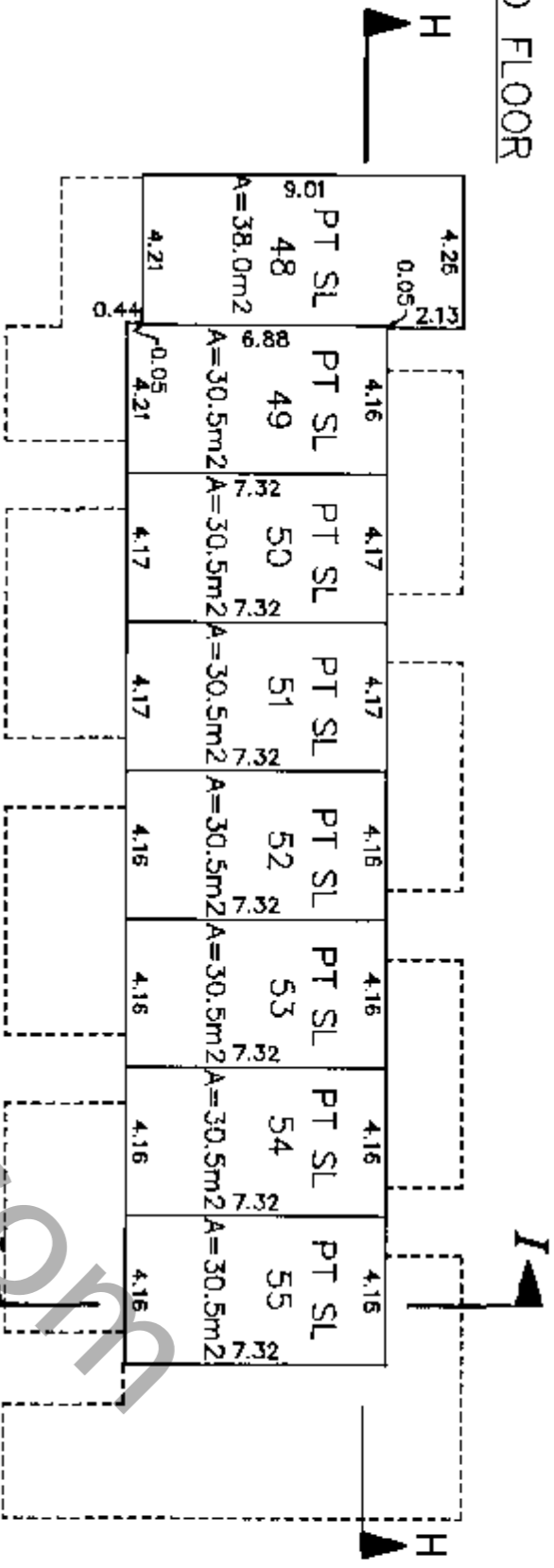
DATE June 20th 1997 MS B.C.L.S.

BUILDING 4

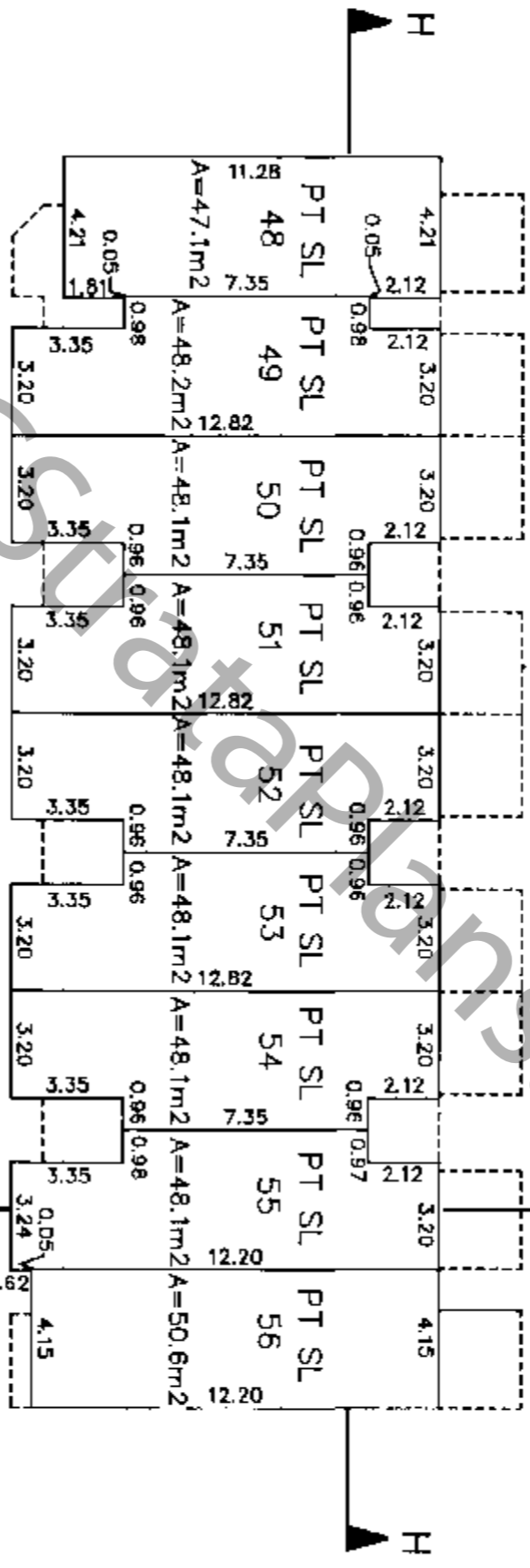
SCALE 1 : 200



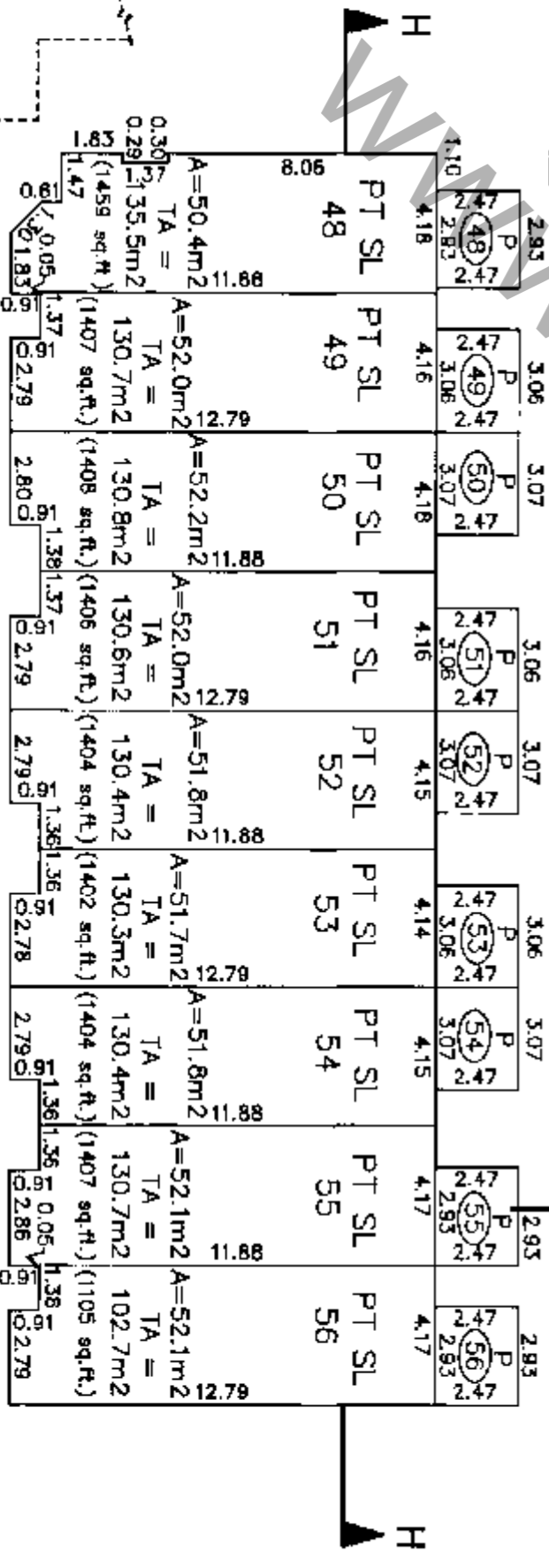
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



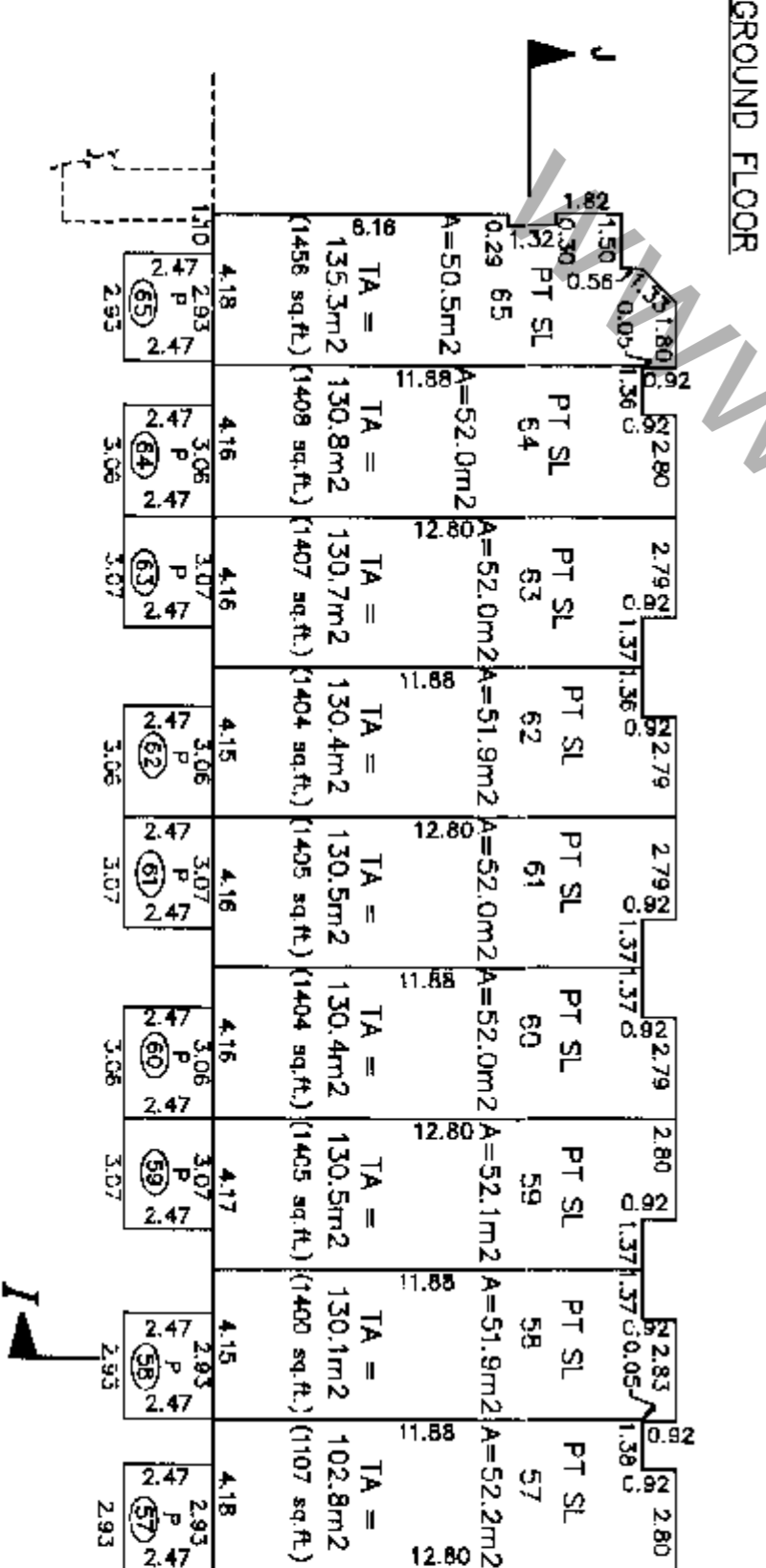
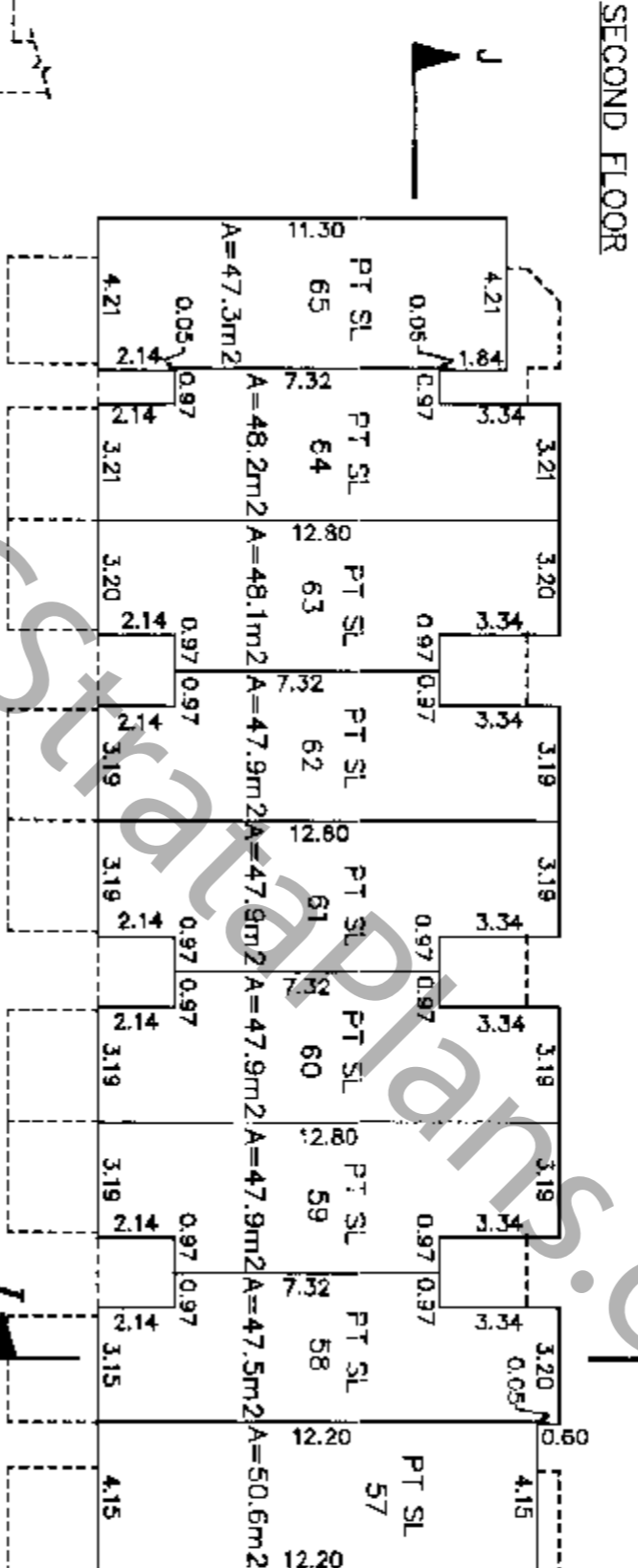
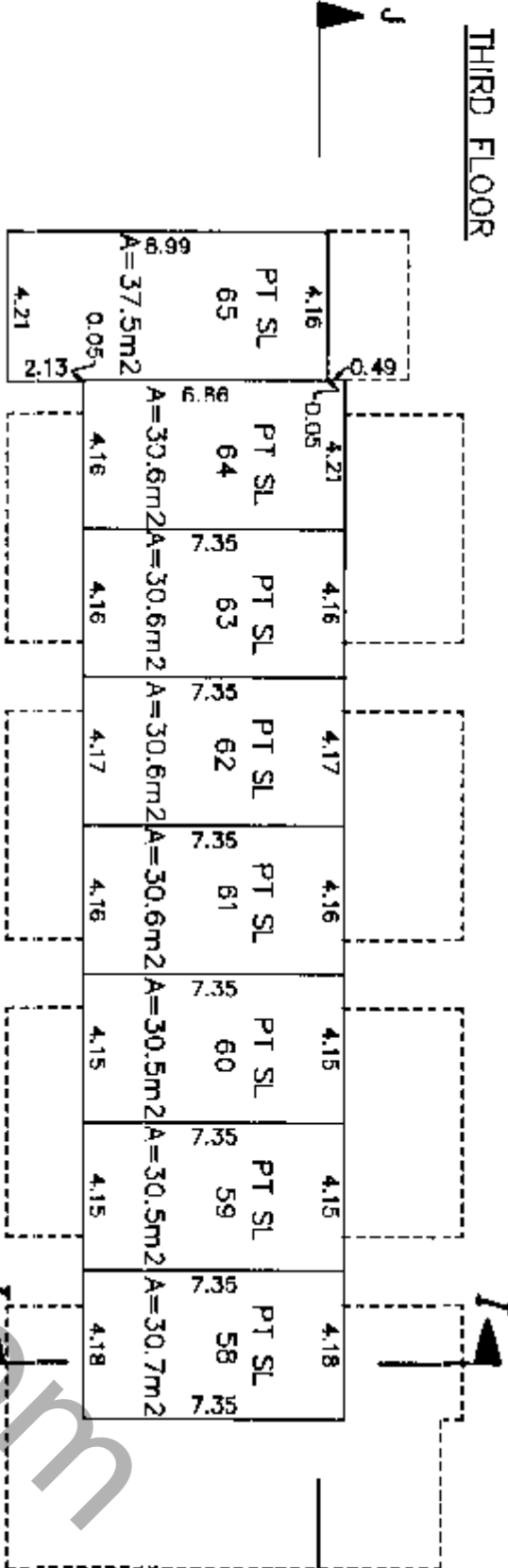
CIMC ADDRESS - 3469 TERRA VITA PLACE
VANCOUVER, B.C.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE June 20th 1997 BJS B.C.L.S.

BUILDING 5

SCALE 1 : 200



LINE OF UNDERGROUND PARKADE

MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055-Seymour St. Vancouver, B.C.

CIVIC ADDRESS - 3468 TERRA VITA PLACE
 VANCOUVER, B.C.

DATE June 20th, 1997 MS B.C.L.S.

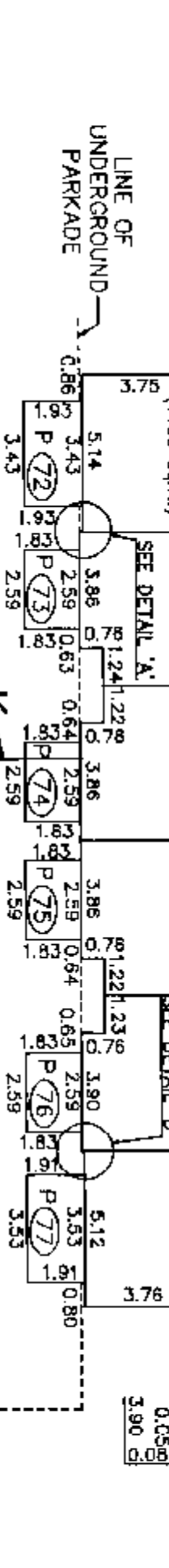
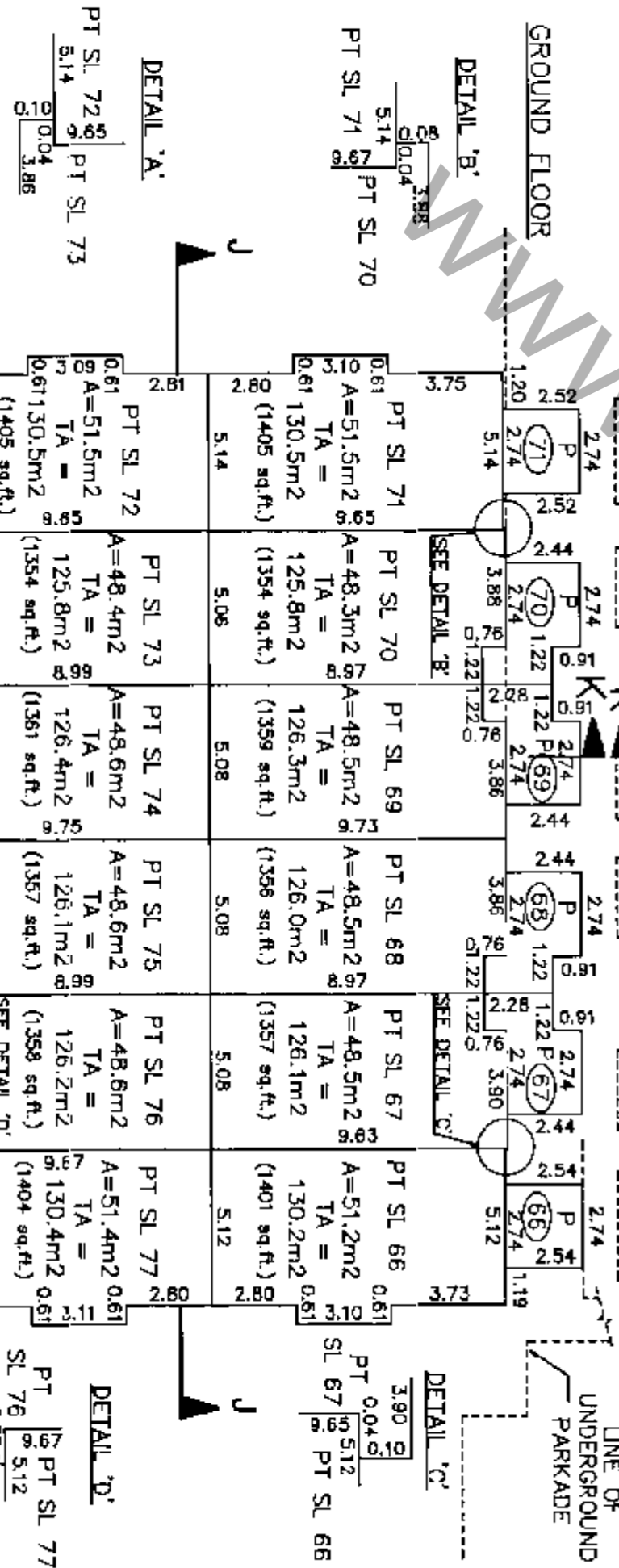
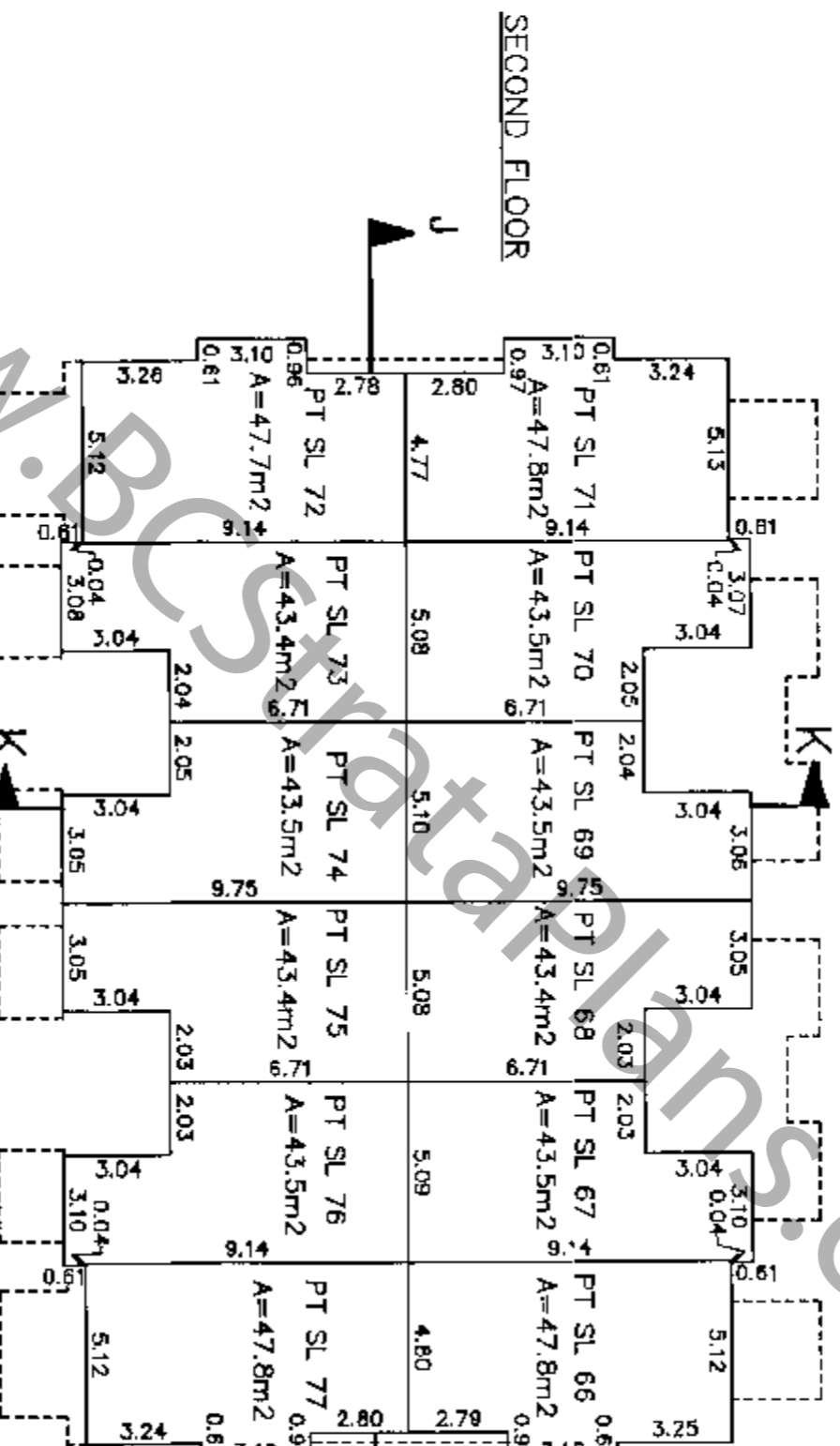
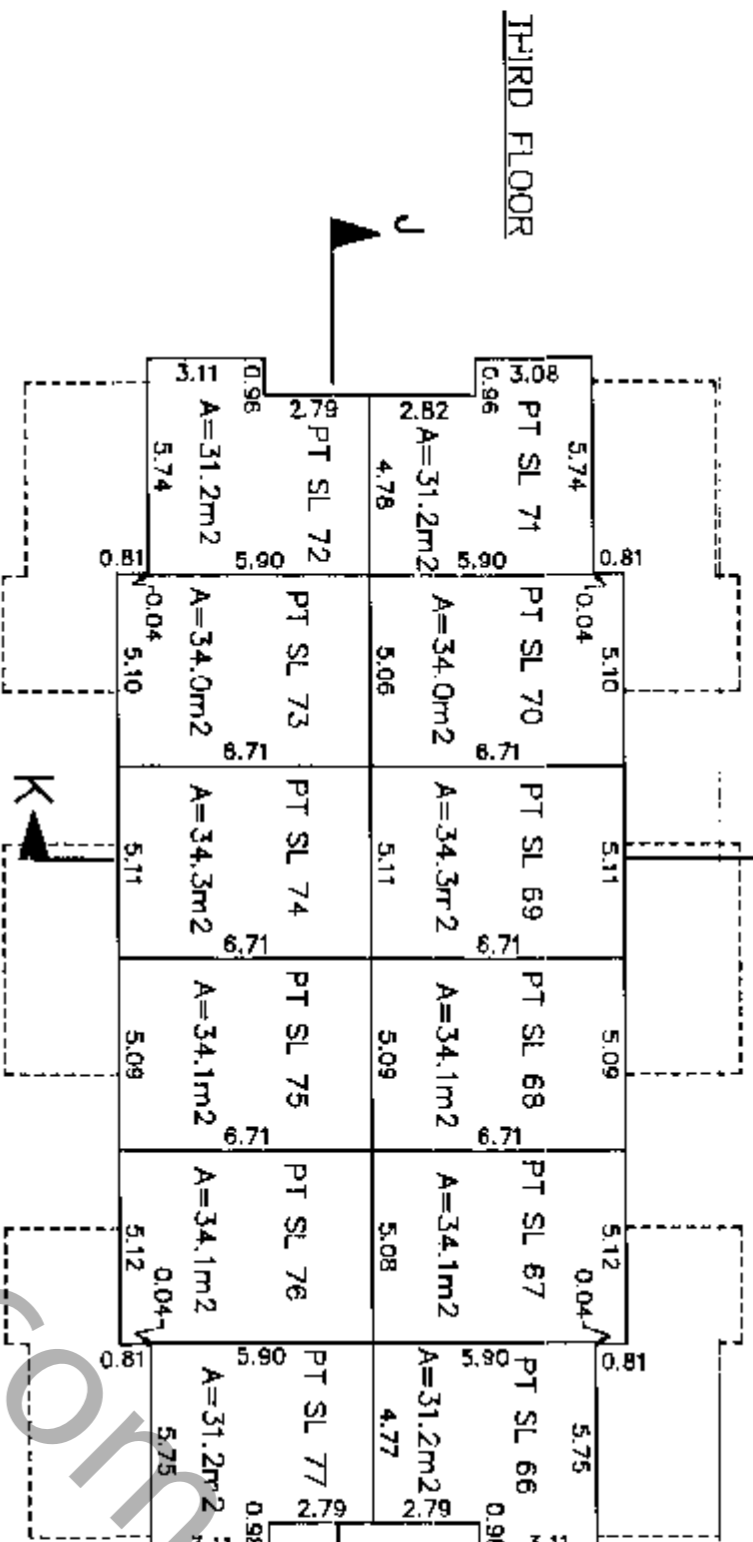
ACAD: 8091ST3 JUNE 17, 1997/KB FILE: 8091-ST3

BUILDING 6

SCALE 1 : 200



PHASE 3
STRATA PLAN LMS 2503



MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055-Seymour St, Vancouver, B.C.

CIVIC ADDRESS - 3436 TERRA VITA PLACE
 VANCOUVER, B.C.

June 20th 1997
 B.C.L.S.

ACAD: 6091ST3 JUNE 18, 1997/K3
 FILE: 6091-ST3

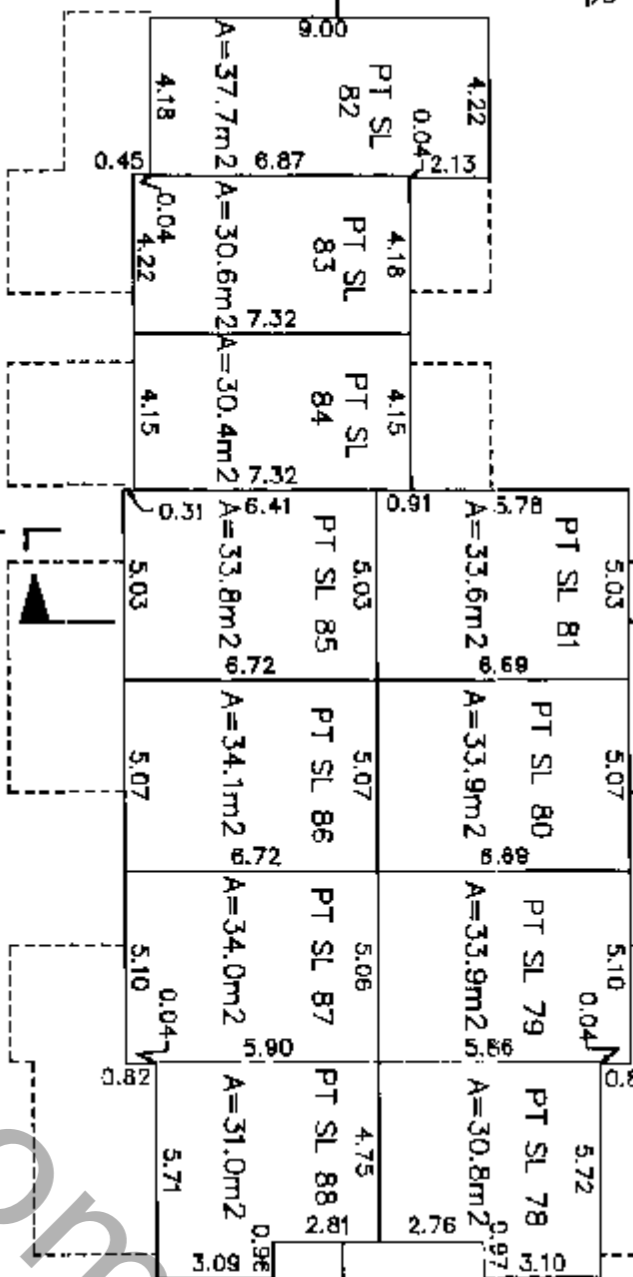
BUILDING 7

SCALE 1 : 200

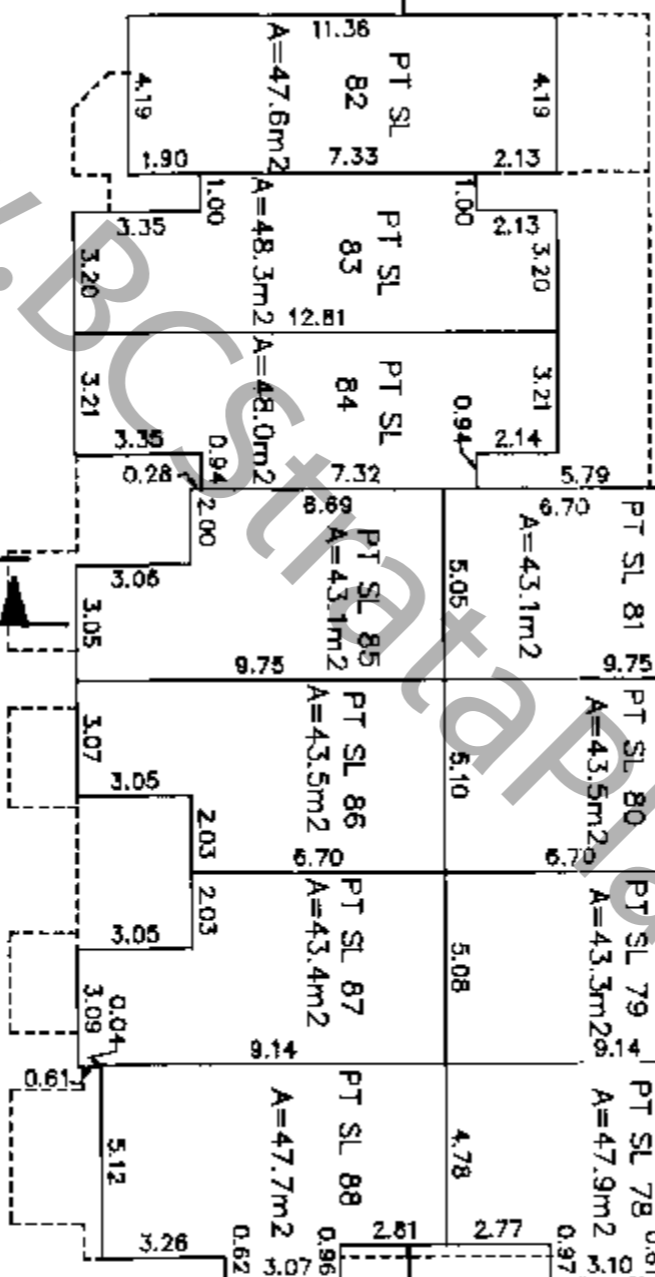


PHASE 3
STRATA PLAN LMS 2503

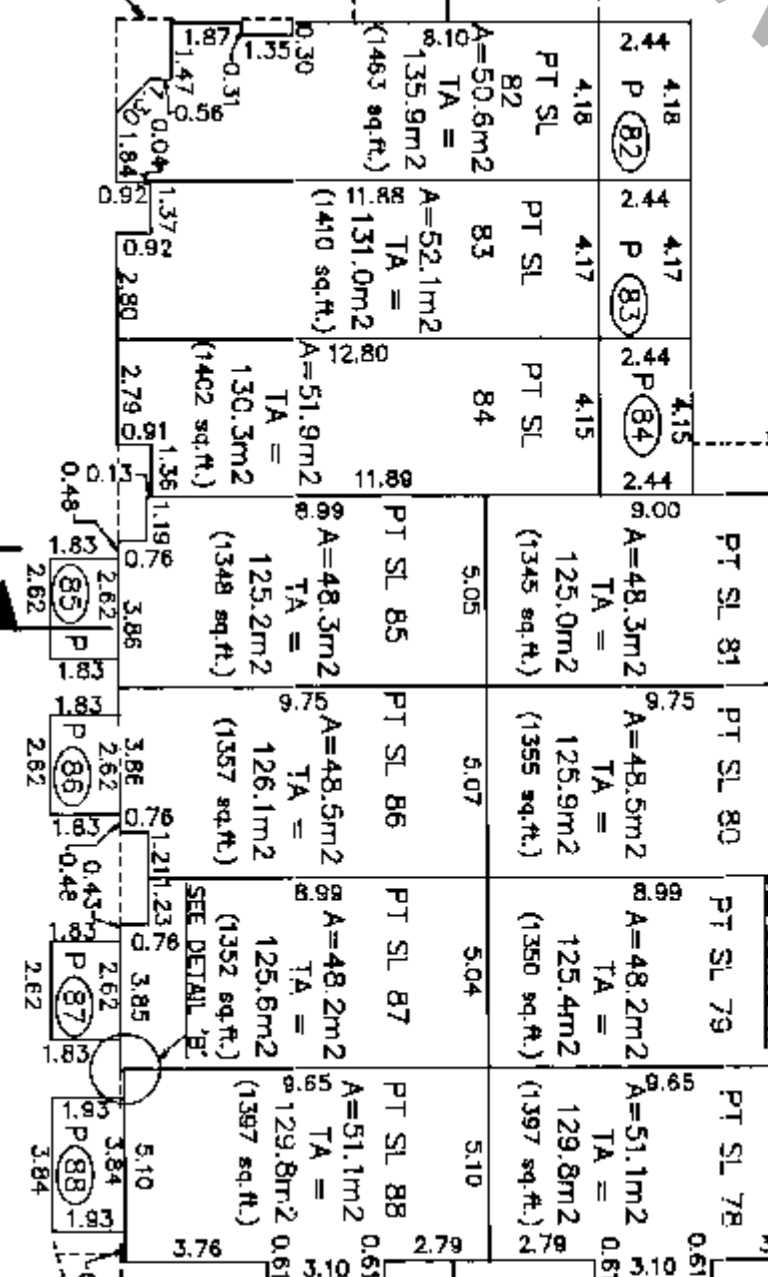
THIRD FLOOR



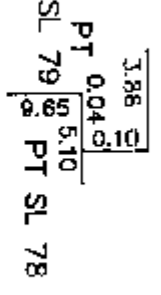
SECOND FLOOR



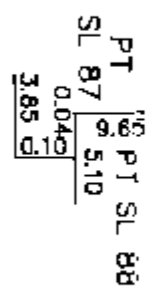
GROUND FLOOR



DETAIL 'A'



DETAIL 'B'



LINE OF UNDERGROUND PARKADE

LINE OF UNDERGROUND PARKADE

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

CIVIC ADDRESS - 3424 TERRA VITA PLACE
VANCOUVER, B.C.

June 20th, 1997
B.C.L.S.