

**STRATA PLAN OF
PARCEL "F", BLOCK 118
DISTRICT LOT 301**

**GROUP ONE, NEW WESTMINSTER DISTRICT
PLAN LMP 37246
CITY OF VANCOUVER
B.C.G.S. 926.025**

STRATA PLAN LMS 4104

Deposited and Registered in the Land
Title Office at New Westminster, B.C.
this 9th day of **FEBRUARY 2000**.

The name of the buildings are:
"Tala Vera"

The civic address of the buildings are:
209 - 229 East 11th Avenue, and
2676 - 2698 Watson Street,
Vancouver, B.C.

The Address for Service of Documents
on the Strata Corporation is

"The Owners", Strata Plan LMS 4104
c/o McCarthy Tetrault,

1300 - 777 Dunsmuir Street,
Vancouver, B.C.

V7Y 1K2

Attn: Mr Ashley Halliard,
Lawyer

J. Small
DEPUTY Registrar

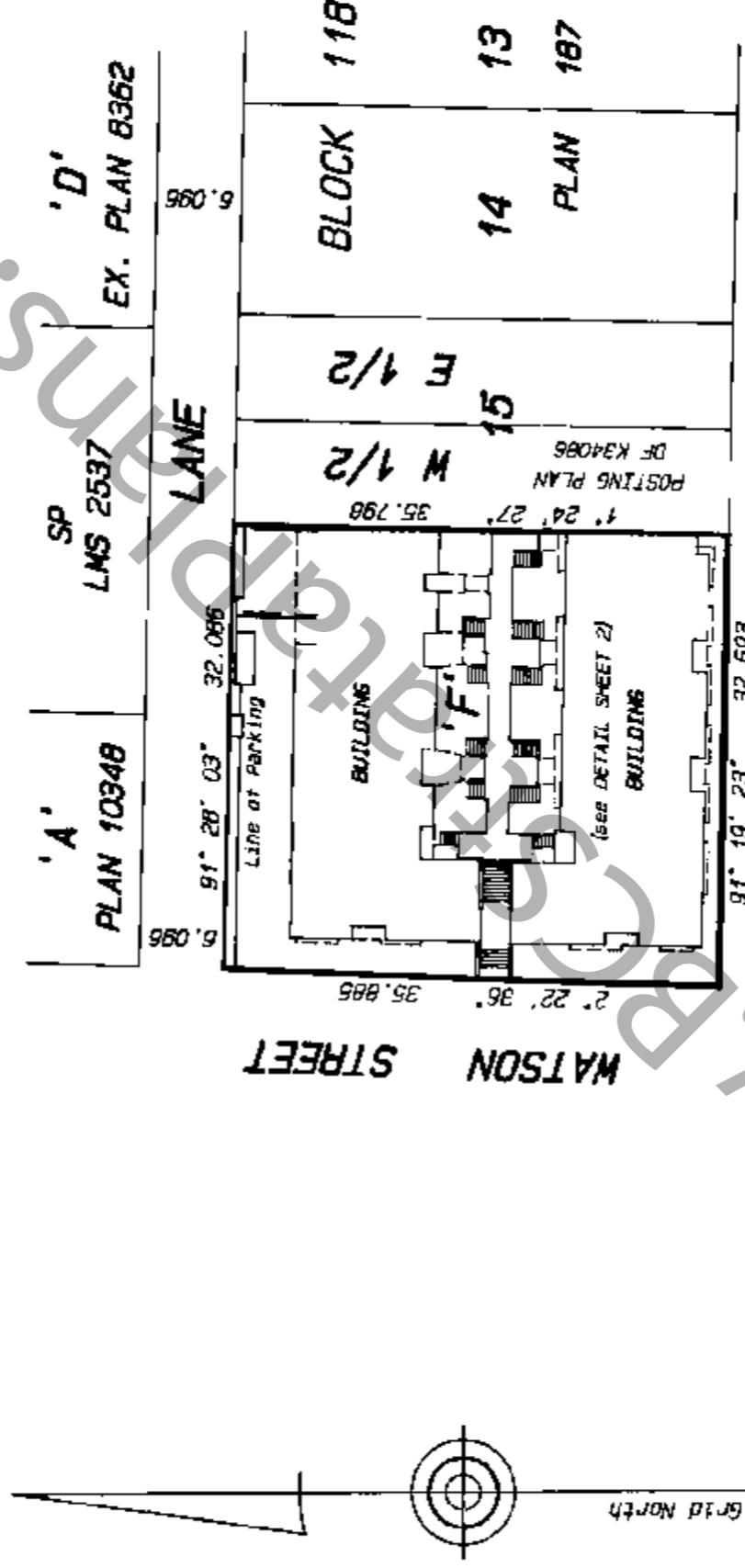
BP 30383 - DP 30409

KEY PLAN

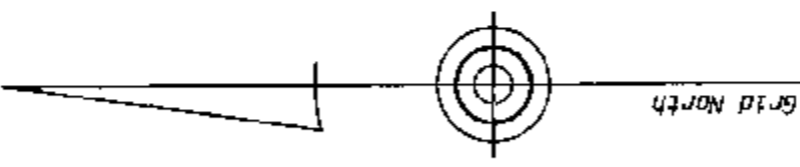
SCALE 1:500



All distances are in metres and decimals thereof.



'A' PLAN 10348
SP LMS 2537
'D' EX. PLAN 8362



Grid bearings are derived
from Plan LMP 37246.

GLOSS

- denotes standard iron post found in place
- denotes lead plug found in place
- SL denotes strata lot.
- CP denotes common property.
- LCP denotes limited common property.
- m² denotes square metres

I, Richard Martin, of the District of North Vancouver, British Columbia Land Surveyor, hereby certify:

That the building erected on the parcel described above is wholly within the external boundaries of that parcel.

R Martin B.C.L.S.

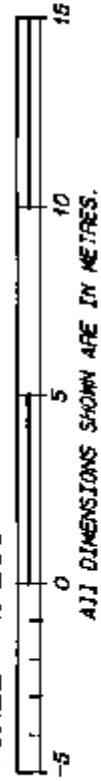
Dated at North Vancouver, B.C.
this 31st day of DEC., 1999.

RICHARD J. MARTIN,
British Columbia Land Surveyor,
26 - 1500 Marine Drive,
North Vancouver, B.C.
V7P 1T7 967-7772

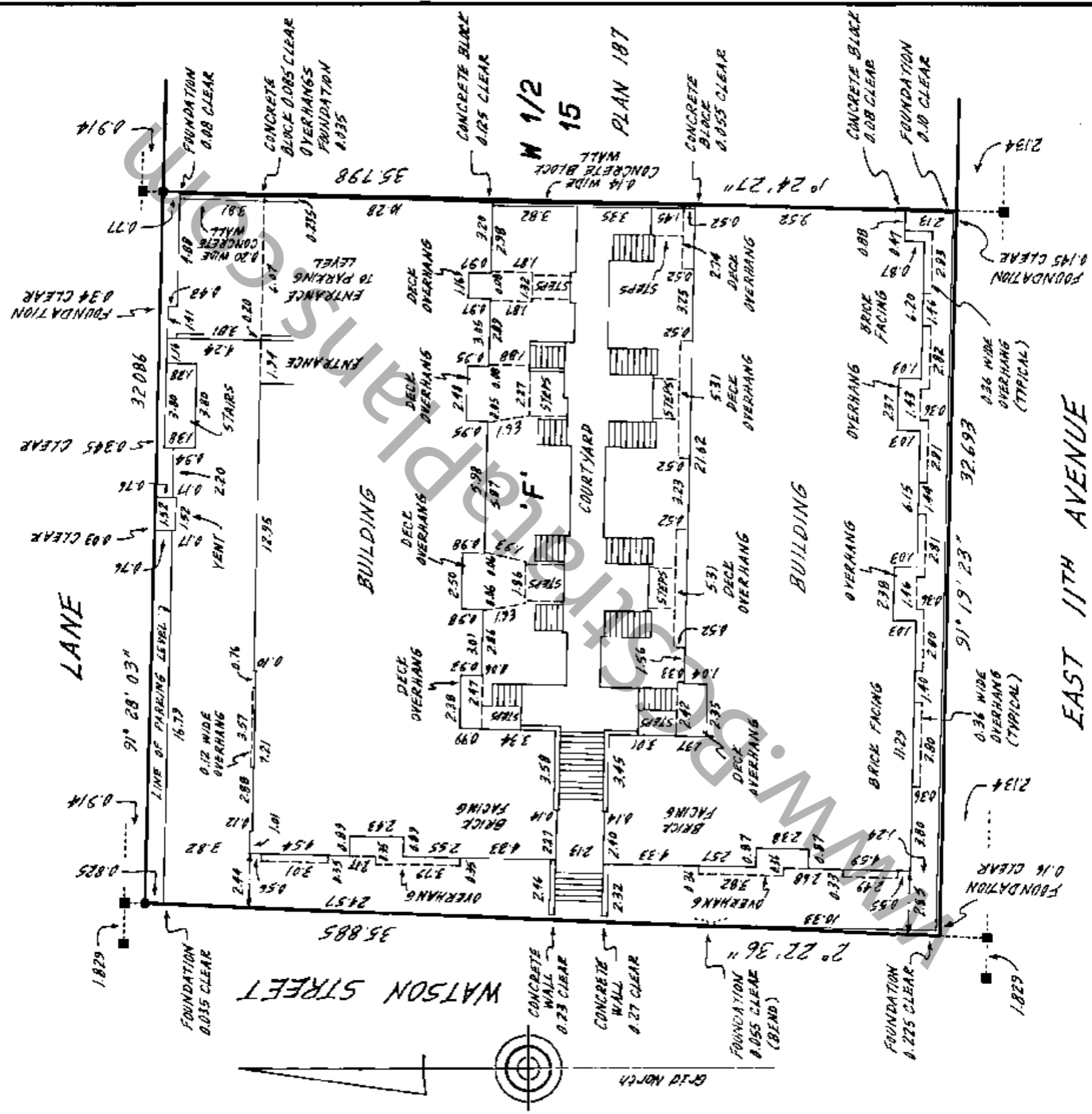
**THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT**

DETAIL

SCALE 1:200



STRATA PLAN LMS 4104



GLOSS

- denotes standard iron post found in place
- denotes lead plug found in place

Dated this 31st day of DEC. 1999.

R. Martins

B.C.L.S.

CONDOMINIUM ACT

STRATA PLAN LMS 4104

LOT NO.	SHEET NO.	FORM 1			FORM 2		FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	
1	7, 8	405			3961		
2	7, 8	428			4219		
3	7, 8	366			3665		
4	7, 8	366			3565		
5	7, 8	369			3565		
6	8	324			3248		
7	8, 9	352			3466		
8	8, 9	345			3367		
9	8, 9	345			3367		
10	8, 9	345			3367		
11	8, 9	345			3367		
12	8, 9	428			4268		
13	8, 9	399			3961		
14	9, 10	382			3829		
15	9, 10	378			3882		
16	9, 10, 12	358			3684		
17	9, 10, 12	358			3684		
18	9, 10, 12	358			3684		
19	9, 10, 12	358			3684		
20	9, 10, 12	364			3684		
21	10, 11, 12	367			3823		
22	10, 11, 12	373			3763		
23	10, 11, 12	373			3763		
24	10, 11, 12	373			3763		
25	10, 11, 12	372			3763		
26	10, 11	397			3901		
27	10, 12	382			3823		
AGGREGATE		10000			100000		

Accepted as to Forms 1 and 2.
this 16. day of February 2000.

[Signature]
Superintendent of Real Estate

Dated this 31st day of DEC., 1999.

R Martin B.C.L.S.

CONDOMINIUM ACT

STRATA PLAN LMS 4104

STATUTORY DECLARATION

I/We the undersigned, do solemnly declare that:

- (1) I/We, the undersigned, am/are the owner developer or (in the alternate) 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

Declared before me at the City of Vancouver in the Province of British Columbia this 10 day of January, 2000.

Arthur Liard

A Commissioner for taking affidavits in the Province of British Columbia
ASHLEY F. HILLIARD

Nabin Farris NABIN FARRIS
Hareesh Sara HAREESH SARA

CERTIFICATE UNDER SECTION 8(1)

I, Richard Martin, of North Vancouver, British Columbia Land Surveyor, hereby certify that the building shown on this plan has not, as of the 31st day of DEC. 1999, been previously occupied.

Dated at North Vancouver, British Columbia, this 31st day of DEC. 1999.

R Martin B.C.L.S.

SPACE FOR SIGNATURES

OWNER

INTERGULF DEVELOPMENT (WATSON) CORP.
(INC. NO. 586317)

Nabin Farris NABIN FARRIS
Hareesh Sara HAREESH SARA
 Authorized Signatory

JULY 04
1750-1055 WEST GEORGIA ST., VANCOUVER, B.C.
V6E 3P3 Address

EXECUTIVE ASSISTANT

Occupation

MORTGAGEE:
RICHMOND SAVINGS CREDIT UNION

Daide Munson
 DAVIDE MUNSON
 Authorized Signatory

Jennifer Fraser
 JENNIFER FRASER
 #300 1911 Cambre Rd., Richmond
 V6X 1L6 Address
 Administrator
 Occupation

Dated this 31st day of DEC. 1999.

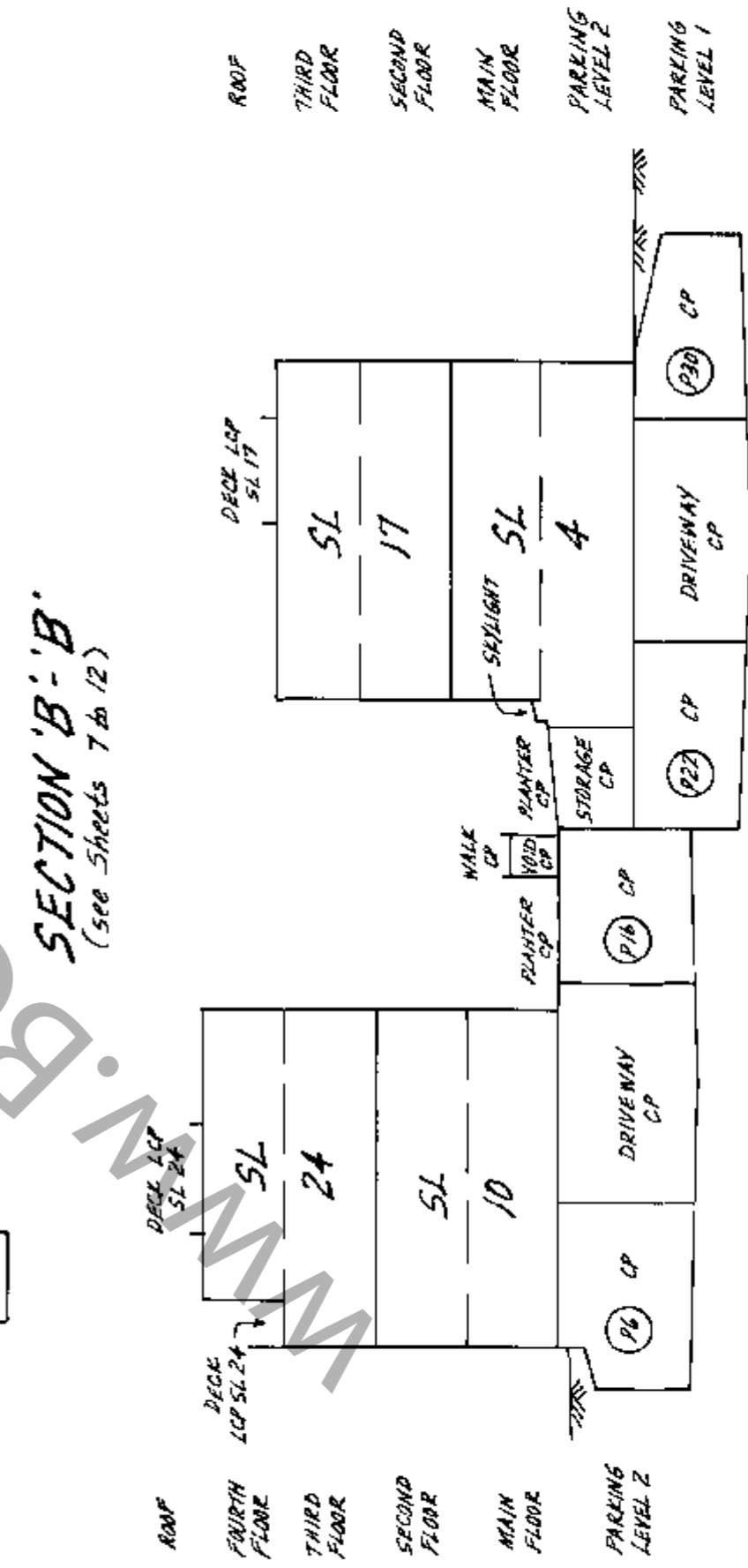
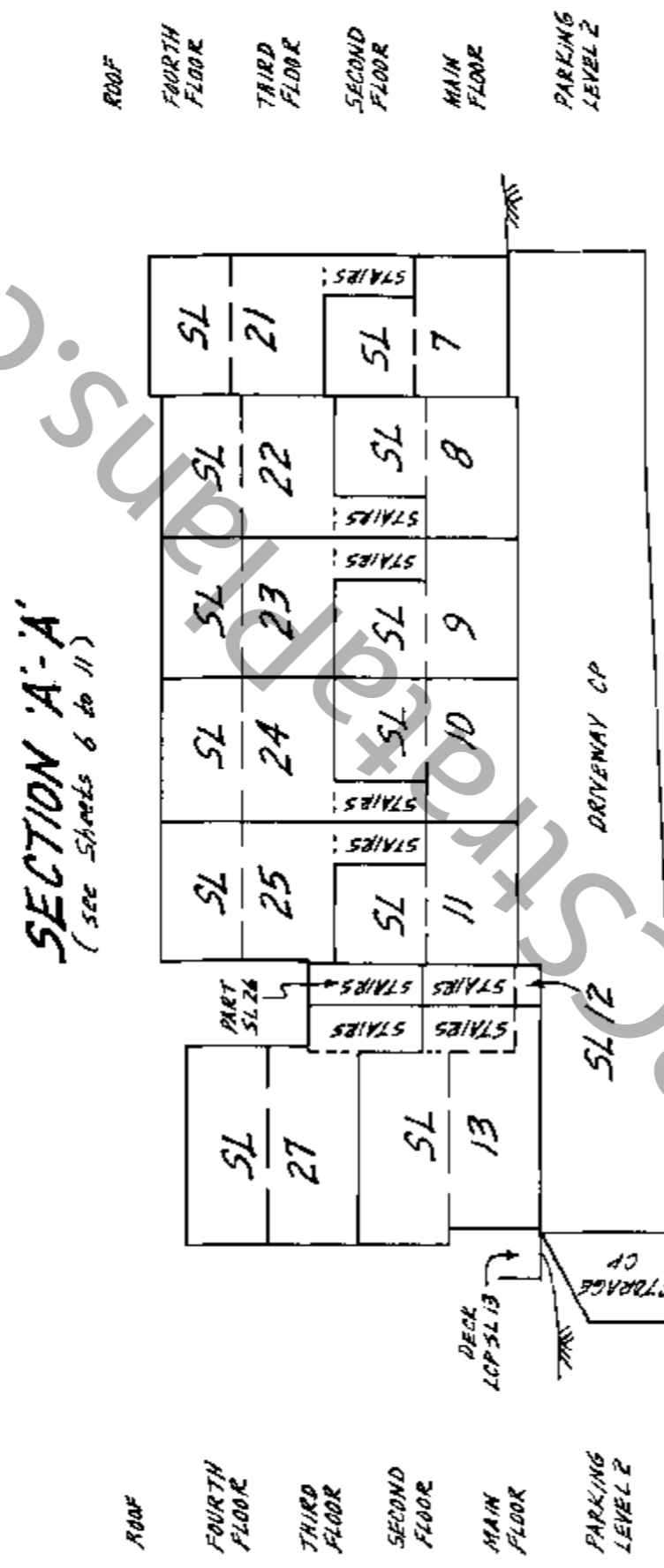
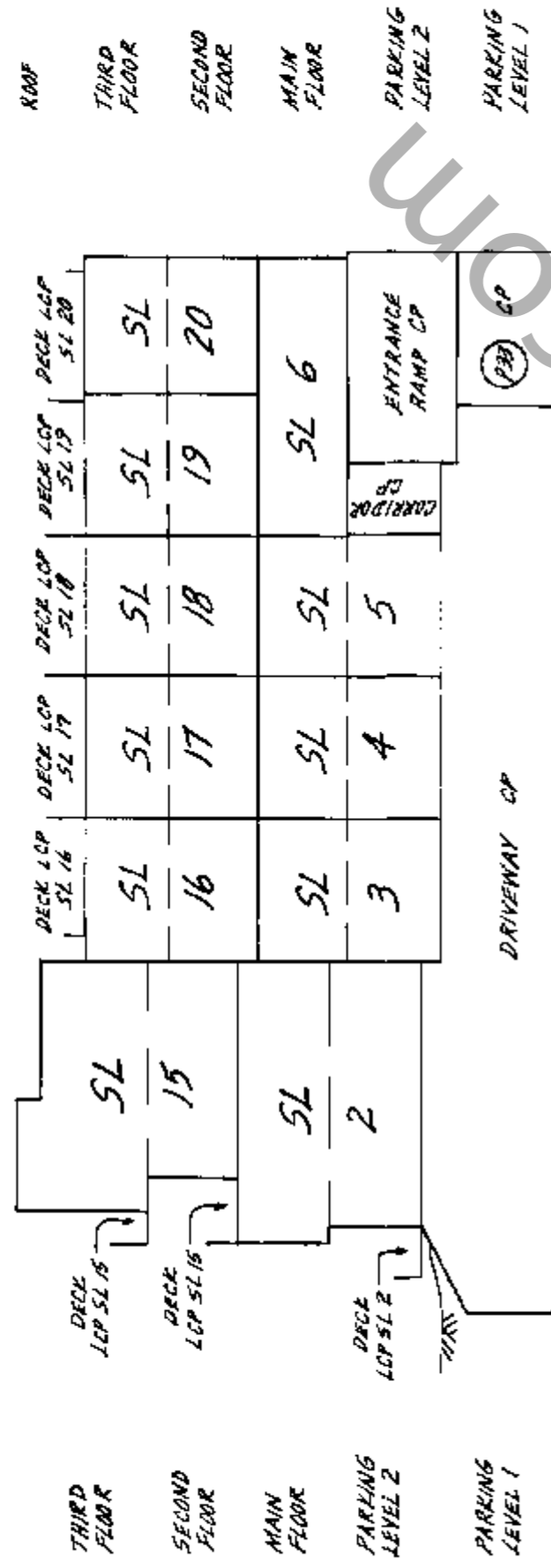
R Martin B.C.L.S.

SECTIONS

SCALE 1:200



STRATA PLAN LMS 4104

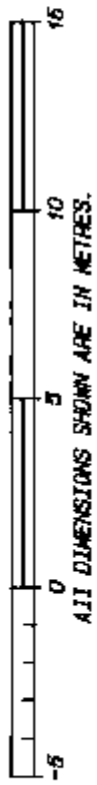


Dated this 31st day of DEC., 1999.

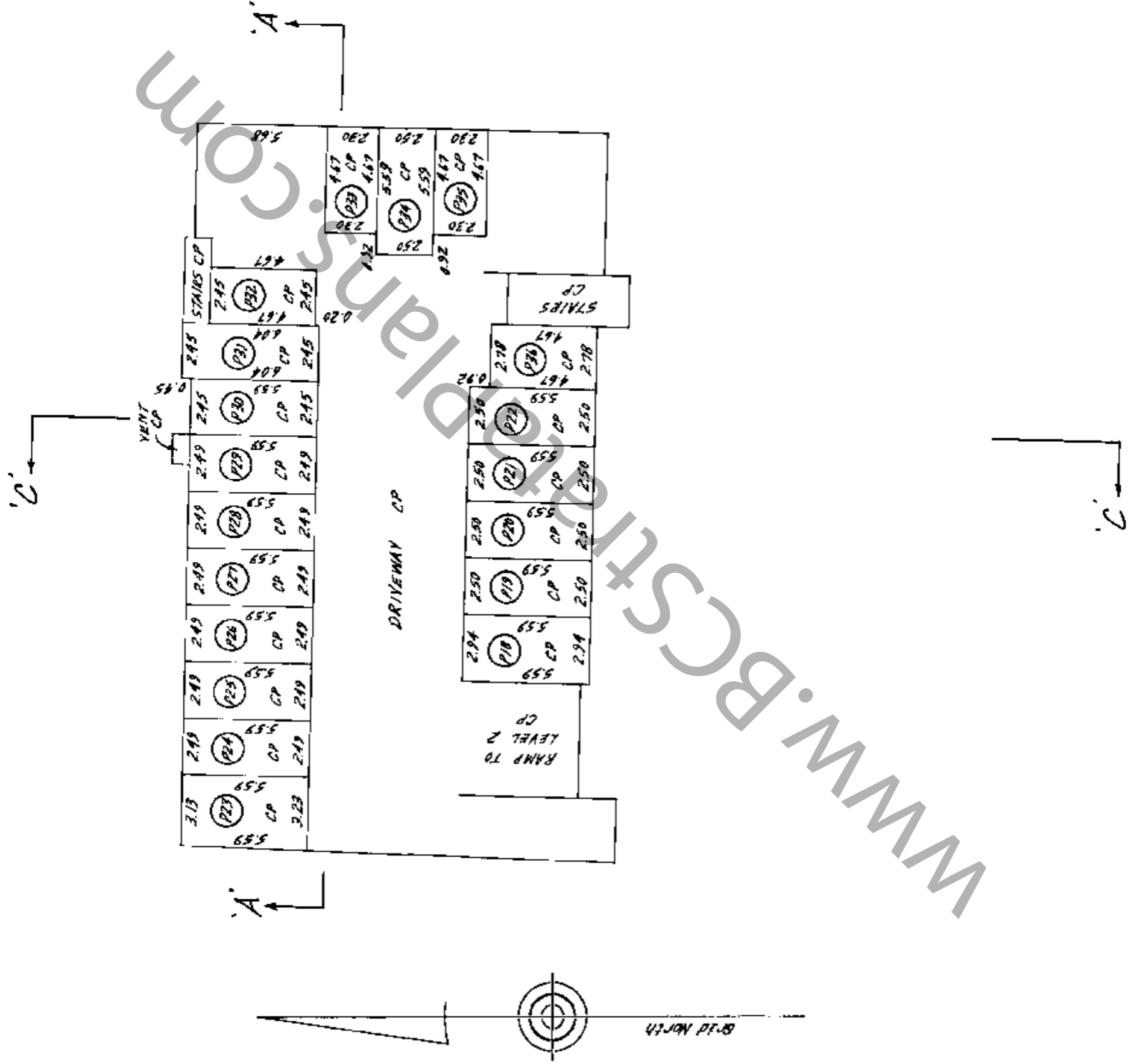
R. Martins B.C.L.S.

PARKING LEVEL 1

SCALE 1:200



STRATA PLAN LMS 4104



Dated this 31ST day of DEC. 1999.

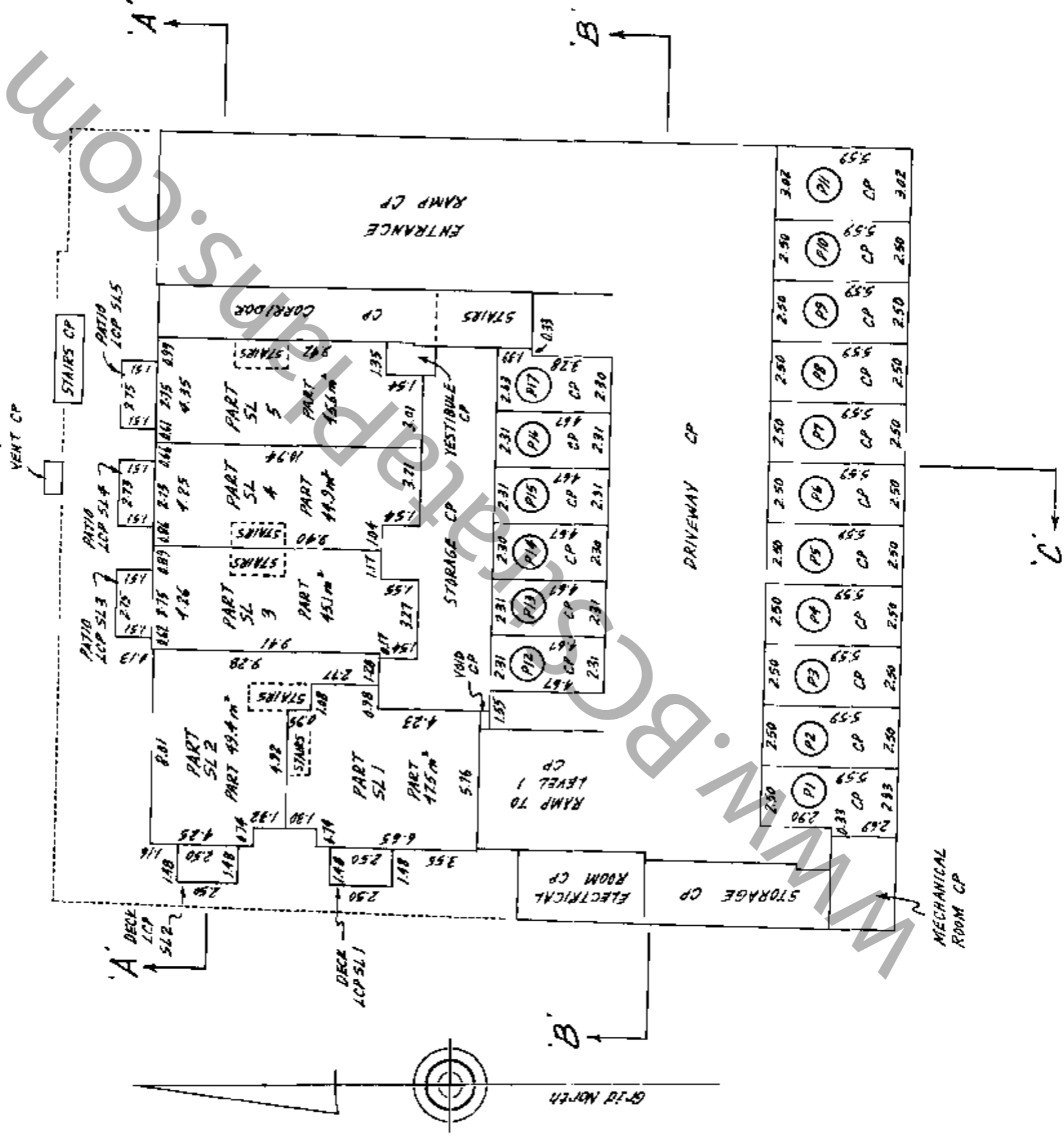
R Martin B.C.L.S.

NOTE: (P21) denotes parking stall (typical)

SCALE 1:200



STRATA PLAN LMS 4104



NOTE:
 STAIRS ARE INCLUDED IN THE SQUARE METRE AREA.
 (P10) denotes parking stall (typical)

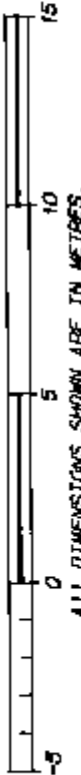
Dated this 31ST day of DEC. 1999.

R Martin

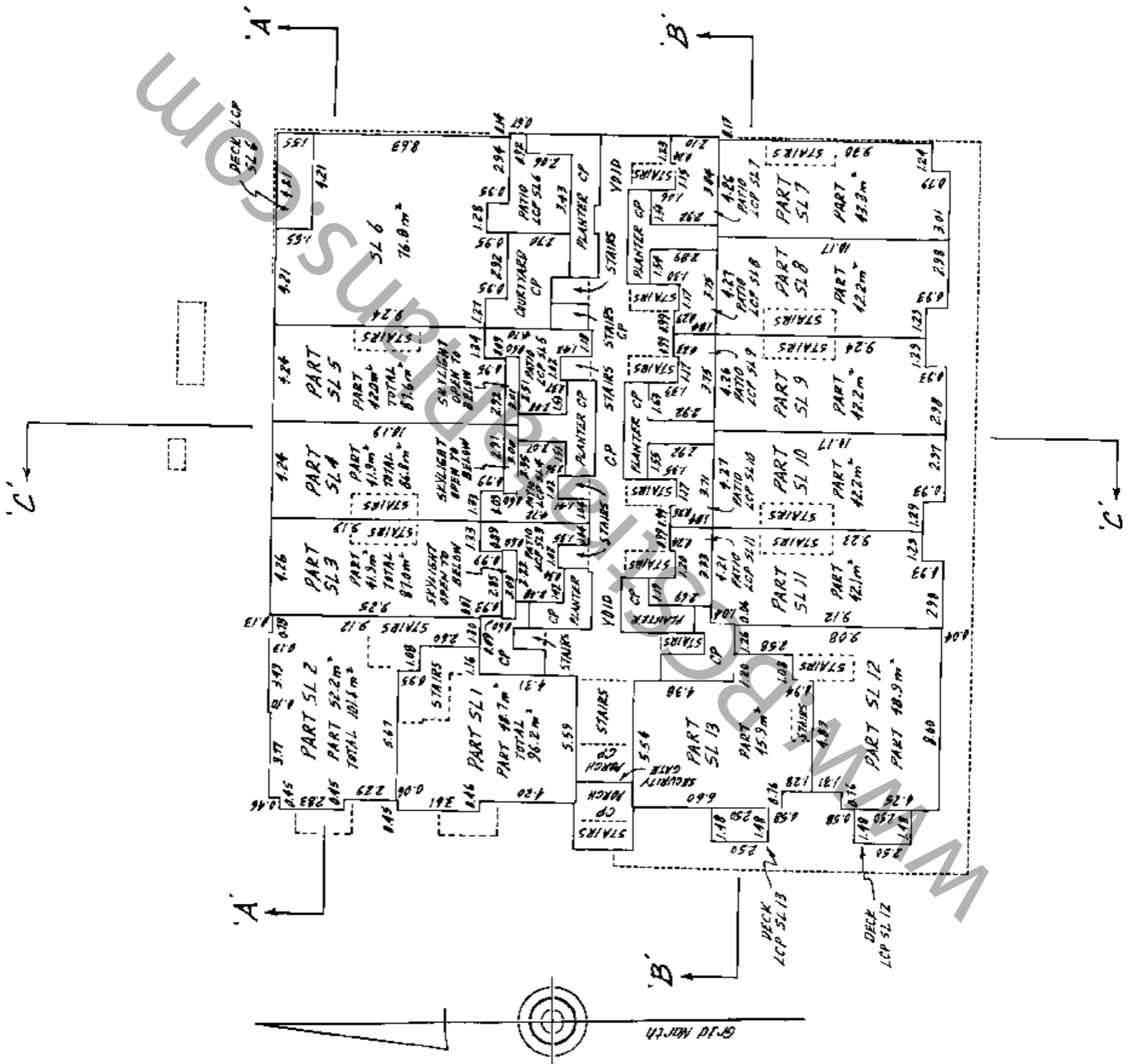
B.C.L.S.

MAIN FLOOR

SCALE 1:200



STRATA PLAN LMS 410A



NOTE:
STAIRS ARE INCLUDED IN THE
SQUARE METRE AREAS.

Dated this 31ST day of DEC., 1999.

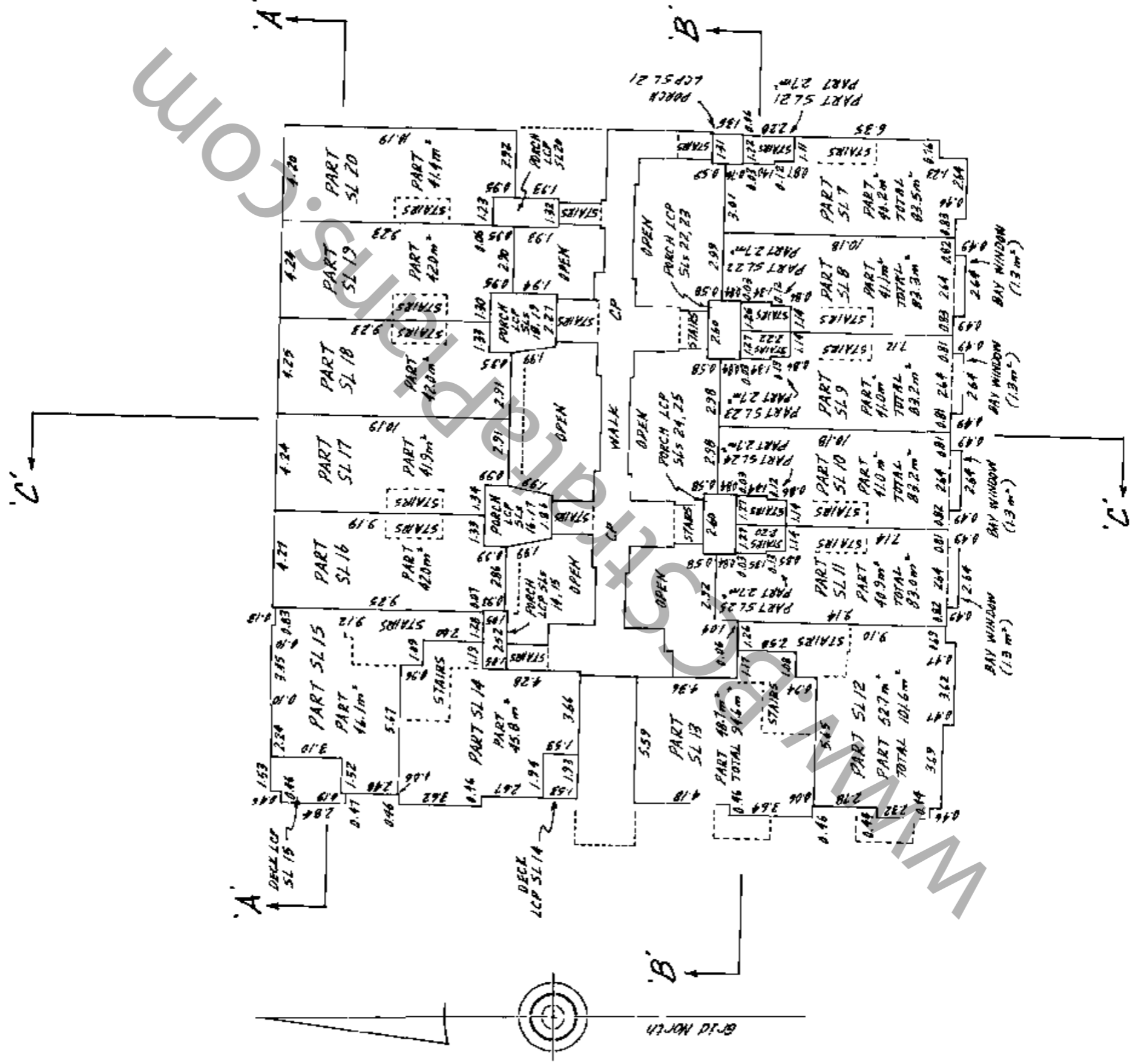
F. Martin

B.C.L.S.

SCALE 1:200



STRATA PLAN LMS A104



NOTE:
STAIRS AND BAY WINDOWS ARE INCLUDED IN THE SQUARE METRE AREAS.

Dated this 31ST day of DEC. 1998.

R Martin

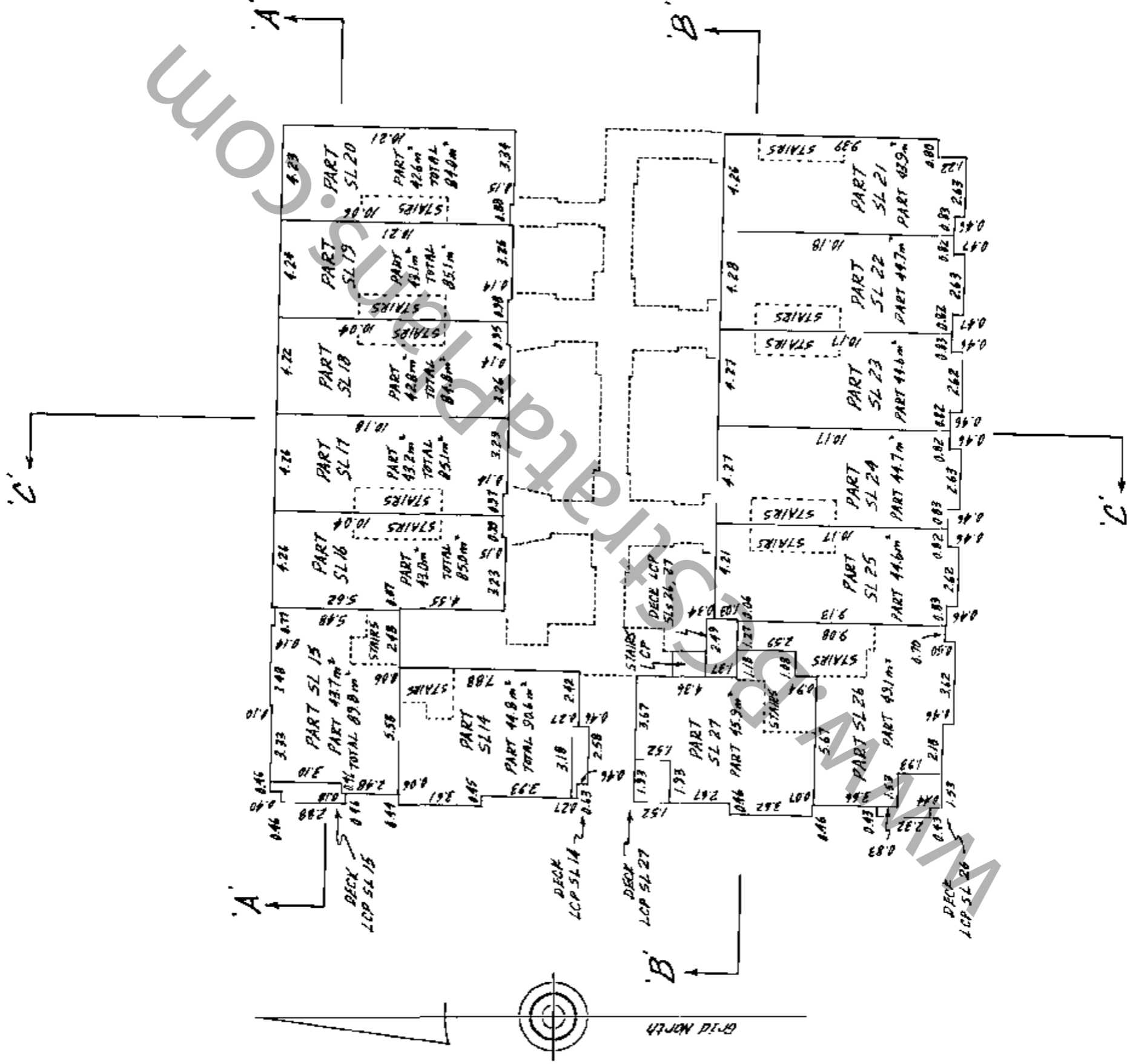
B.C.L.S.

SCALE 1:200



ALL DIMENSIONS SHOWN ARE IN METRES.

STRATA PLAN LMS 4104



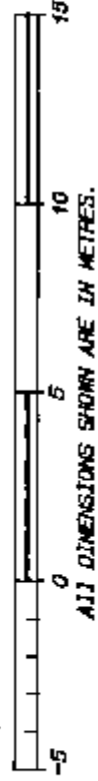
NOTE: STAIRS ARE INCLUDED IN THE SQUARE METRE AREA.

Dated this 31ST day of DEC., 1999.

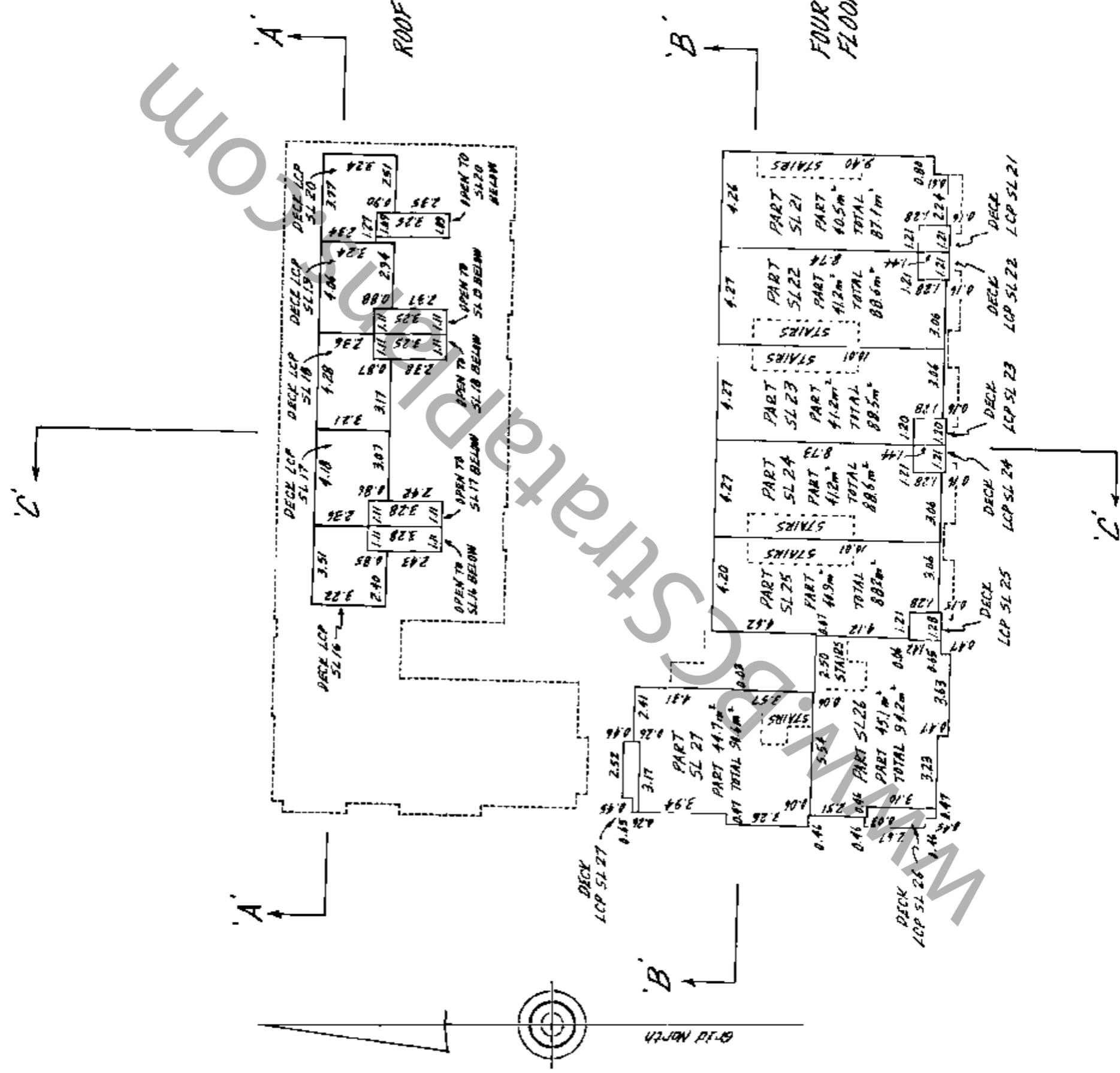
R Martin

B.C.L.S.

SCALE 1:200



STRATA PLAN LMS 4104



Dated this 31ST day of DEC. 1999.

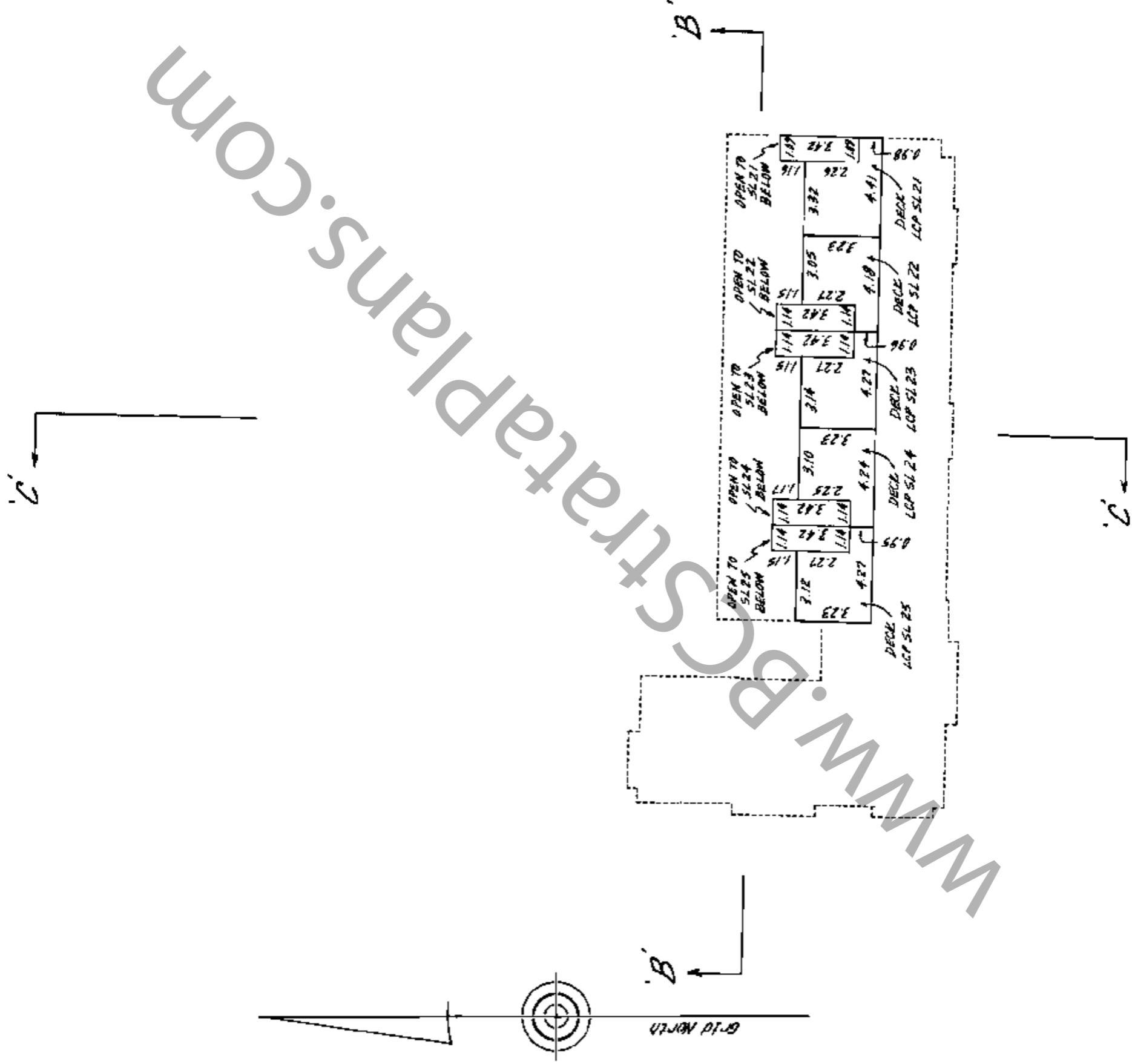
R Martin B.C.L.S.

SCALE 1:200



ALL DIMENSIONS SHOWN ARE IN METRES.

STRATA PLAN LMS 4104



Dated this 31ST day of DEC. 1999.

R Martin B.C.L.S.