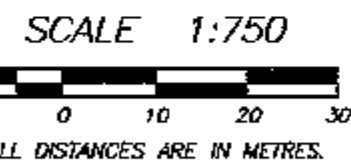


**STRATA PLAN OF LOT 5,
D.L.'S 328, 329 AND 7812,
GP. 1, N.W.D., PLAN LMP 14785**

B.C.G.S. 926.025
"CITY OF VANCOUVER"



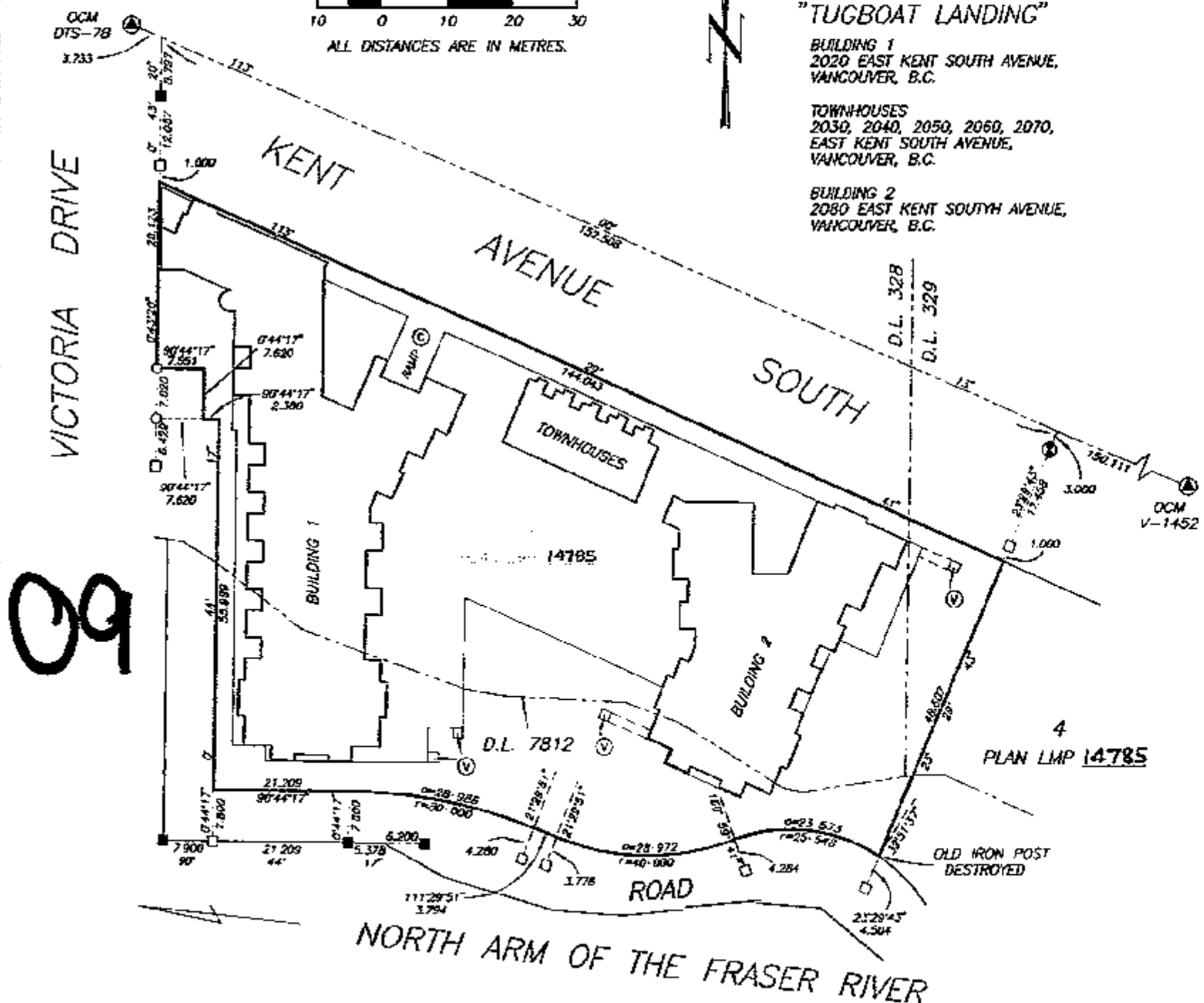
DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.
THIS 31st DAY OF January, 1994

DEPUTY REGISTRAR
BH 33495 - BH 33596
"TUGBOAT LANDING"

BUILDING 1
2020 EAST KENT SOUTH AVENUE,
VANCOUVER, B.C.

TOWNHOUSES
2050, 2040, 2050, 2060, 2070,
EAST KENT SOUTH AVENUE,
VANCOUVER, B.C.

BUILDING 2
2080 EAST KENT SOUTH AVENUE,
VANCOUVER, B.C.



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

THE OWNERS OF STRATA PLAN LMS 1220
SUITE 800 - 200 BARRARD STREET,
VANCOUVER, B.C., V6C 3L6

THIS STRATA PLAN CONTAINS LIMITED COMMON
PROPERTY ACCORDING TO SEC. 53 (2) OF
THE CONDOMINIUM ACT.

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT
THE BUILDINGS ERECTED ON THE PARCEL DESCRIBED ABOVE
ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.
DATED AT SURREY, B.C.

THIS 10. DAY OF DECEMBER, 1993.

Mike E. Shaw
B.C.L.S.

INTEGRATED SURVEY AREA NO. 31 (VANCOUVER)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION
OF U.T.M. CO-ORDINATES MULTIPLY BY COMBINED SCALE FACTOR 0.999600.

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS DTS-78 AND V-1452.

- ⊙ - DENOTES OLD CONTROL MONUMENT FOUND
- ⊕ - DENOTES OLD CAPPED IRON POST FOUND
- ⊖ - DENOTES OLD LEAD PLUG FOUND
- ⊠ - DENOTES LEAD PLUG PLACED
- - DENOTES STANDARD IRON POST PLACED
- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- L.C.P. - DENOTES LIMITED COMMON PROPERTY
- ⊕ - DENOTES COMMON PROPERTY
- ⊖ - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- ⊠ - DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- ⊖ - DENOTES VENT BEING COMMON PROPERTY
- ⊖ 15 - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 15
- ⊖ 1 - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 1
- ⊖ (PS) - DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 1

BENNETT & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
15483 104th AVENUE, SURREY, B.C.
PHONE: 582-0717

DRAWING # 30086-2
FILE # 3066-FS.DWG
DATE: DECEMBER 10, 1993.

200

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

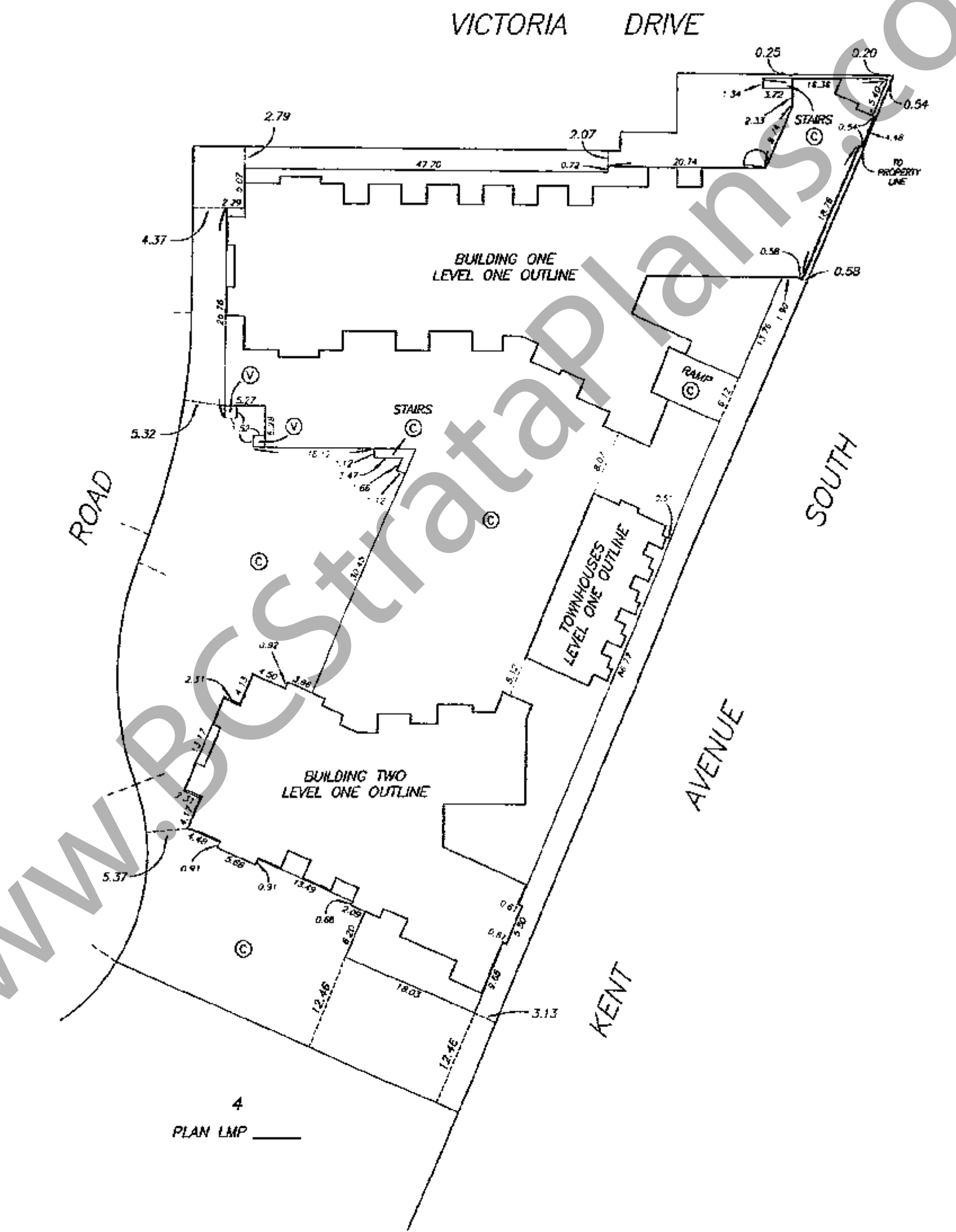
**BUILDING DIMENSIONS
AND LOCATIONS**

STRATA PLAN LMS 1220

SCALE 1:500



ALL DISTANCES ARE IN METRES.



DRAWING # 30086-2
FILE # 3066-PK.DWG

DATE: DECEMBER 10, 1993.

M.E.S.

STRATA PLAN LMS 1220

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
1	7,11	894	5187	
2	7,11	880	5247	
3	7,11	930	5097	
4	7,11	737	4497	
5	7,11	682	4347	
6	7,11	682	4347	
7	7,11	682	4347	
8	7,11	1063	6687	
9	6,7,11	1071	7197	
10	6,11	1061	6887	
11	6,11	722	4677	
12	6,11	876	5397	
13	6,11	876	5247	
14	6,11	729	4857	
15	7,12	888	4797	
16	7,12	877	4947	
17	7,12	924	4797	
18	7,12	737	4197	
19	7,12	682	4077	
20	7,12	682	4077	
21	7,12	682	4077	
22	7,12	1063	6537	
23	6,7,12	1071	7047	
24	6,12	1062	6537	
25	6,12	861	5277	
26	6,12	876	5277	
27	6,12	884	5097	
28	6,12	844	4947	
29	6,12	1037	5757	
30	7,13	1031	5877	
31	7,13	890	4947	
32	7,13	879	5097	
33	7,13	924	4977	
34	7,13	737	4347	
35	7,13	682	4197	
36	7,13	682	4197	
37	7,13	682	4197	
38	7,13	1063	6837	
39	6,7,13	1070	7347	
40	6,13	1062	6837	
41	6,13	861	5577	
42	6,13	876	5577	
43	6,13	884	5397	
44	6,13	843	5097	
45	6,13	1035	5997	
46	7,14	1031	6147	
47	7,14	892	5247	
48	7,14	882	5397	
49	7,14	924	5277	
50	7,14	737	4647	
51	7,14	681	4497	

DRAWING # 30086-2
FILE # 3066-F1.DWG

DATE: DECEMBER 10, 1993.

M.E.S.

STRATA PLAN LMS 1220

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
52	7,14	681	4497	
53	7,14	681	4497	
54	7,14	1051	7137	
55	6,7,14	1070	7647	
56	6,14	1090	7137	
57	6,14	861	5877	
58	6,14	876	5877	
59	6,14	894	5697	
60	6,14	1074	5937	
61	8,15	1002	5607	
62	8,15	790	4887	
63	8,15	791	4857	
64	8,15	1066	5687	
65	8,15	1060	7197	
66	8,15	1067	5687	
67	8,15	719	4287	
68	8,15	920	4857	
69	8,15	755	4617	
70	8,15	1057	5997	
71	8,16	1032	5397	
72	8,16	837	4797	
73	8,16	866	5157	
74	8,16	1065	6537	
75	8,16	1060	7077	
76	8,16	1066	6537	
77	8,16	719	4197	
78	8,16	926	4677	
79	8,16	833	4797	
80	8,16	1066	5607	
81	8,17	1075	5697	
82	8,17	866	5457	
83	8,17	1065	6837	
84	8,17	1080	7347	
85	8,17	1066	6837	
86	8,17	719	4347	
87	8,17	925	4857	
88	8,17	836	5097	
89	8,17	1066	5877	
90	8,18	1075	5997	
91	8,18	866	5697	
92	8,18	1062	7137	
93	8,18	1060	7647	
94	8,18	1063	7137	
95	8,18	718	4647	
96	8,18	924	5157	
97	8,18	1023	5577	
98	9,10,19	1333	8397	
99	9,10,19	1329	8097	
100	9,10,19	1329	8097	
101	9,10,19	1329	8097	
102	9,10,19	1316	8247	
AGGREGATE		94,413	576,024	

STRATA PLAN LMS 1220

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 FOR RESIDENTIAL USE ONLY.
 I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

[Signature]
 CRAIG ROWLAND

DECLARED BEFORE ME AT VANCOUVER
 IN THE PROVINCE OF BRITISH COLUMBIA
 THIS 16th DAY OF DECEMBER 1993.

[Signature]
 A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA
 RUSSELL BENSON

ACCEPTED AS TO FORMS 1, 2 AND 3
 THIS 16th DAY OF DECEMBER 1993.
[Signature]
 SUPERINTENDENT OF REAL ESTATE

I, MIKE E. SHAW, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING, SHOWN IN THIS STRATA PLAN HAS NOT AS THE 10th DAY OF DECEMBER, 1993 BEEN PREVIOUSLY OCCUPIED.
 DATED AT SURREY, B.C.
 THIS 10 DAY OF DECEMBER 1993.
[Signature] B.C.L.S.

MORTGAGEE: GROUP
 REIFEL COOKE MORGAN & CO LIMITED
 (INCORPORATION No. 276738)

[Signature]
 WITNESS AS TO BOTH SIGNATURES
 RUSSELL BENSON
 LAWYER
 OCCUPATION OF WITNESS
 1300-777 DUNSMUIR ST.
 VANCOUVER, B.C. V7Y 1K2
 ADDRESS OF WITNESS

[Signature]
 WITNESS AS TO BOTH SIGNATURES
 RUSSELL BENSON
 LAWYER
 OCCUPATION OF WITNESS
 1300-777 DUNSMUIR ST.
 VANCOUVER, B.C. V7Y 1K2
 ADDRESS OF WITNESS

OWNERS: LANDING LTD.
 NORTH FRASER
 (INCORPORATION No. 364151)

[Signature]
 AUTHORIZED SIGNATORY GUY YOUNG

[Signature]
 AUTHORIZED SIGNATORY SID MONDELSON

[Signature]
 WITNESS AS TO BOTH SIGNATURES

LAWYER
 OCCUPATION OF WITNESS
 1300-777 DUNSMUIR ST.
 VANCOUVER, B.C. V7Y 1K2
 ADDRESS OF WITNESS

MORTGAGEE:
 THE HONGKONG BANK OF CANADA

[Signature]
 AUTHORIZED SIGNATORY WANG BING

[Signature]
 AUTHORIZED SIGNATORY CRAIG F. ANDERSON
 WITNESS AS TO BOTH SIGNATURES
 ROBERT W. REID
 LAWYER
 OCCUPATION OF WITNESS
 800-805 WEST GEORGIA ST.
 VANCOUVER, B.C. V6C 3H1
 ADDRESS OF WITNESS

MORTGAGEE:
 BROMLEY DEVELOPMENTS LIMITED

[Signature]
 SID MONDELSON

[Signature]
 WITNESS AS TO BOTH SIGNATURES
 RUSSELL BENSON
 LAWYER
 OCCUPATION OF WITNESS
 1300-777 DUNSMUIR ST.
 VANCOUVER, B.C. V7Y 1K2
 ADDRESS OF WITNESS

[Signature]
 WITNESS AS TO BOTH SIGNATURES
 RUSSELL BENSON
 LAWYER
 OCCUPATION OF WITNESS
 1300-777 DUNSMUIR ST.
 VANCOUVER, B.C. V7Y 1K2
 ADDRESS OF WITNESS

MORTGAGEE:
 INTRATEST CORPORATION
 (INCORPORATION No. 200486)

[Signature]
 GUY YOUNG

[Signature]
 BRIAN LATHAM
 WITNESS AS TO BOTH SIGNATURES
 RUSSELL G. BENSON
 LAWYER
 OCCUPATION OF WITNESS
 1300-777 DUNSMUIR ST.
 VANCOUVER, B.C. V7Y 1K2
 ADDRESS OF WITNESS

LAWYER
 OCCUPATION OF WITNESS
 1300-777 DUNSMUIR ST.
 VANCOUVER, B.C. V7Y 1K2
 ADDRESS OF WITNESS

MORTGAGEE:
 THE TORONTO DOMINION BANK

[Signature]
 BRIAN QUERQUES

[Signature]
 WITNESS AS TO BOTH SIGNATURES
 WILLIAM HARTLEY
 LAWYER
 OCCUPATION OF WITNESS
 1090 WEST GEORGIA ST
 VANCOUVER, B.C. V6E 4H3
 ADDRESS OF WITNESS

[Signature]
 WITNESS AS TO BOTH SIGNATURES
 WILLIAM HARTLEY
 LAWYER
 OCCUPATION OF WITNESS
 1090 WEST GEORGIA ST
 VANCOUVER, B.C. V6E 4H3
 ADDRESS OF WITNESS

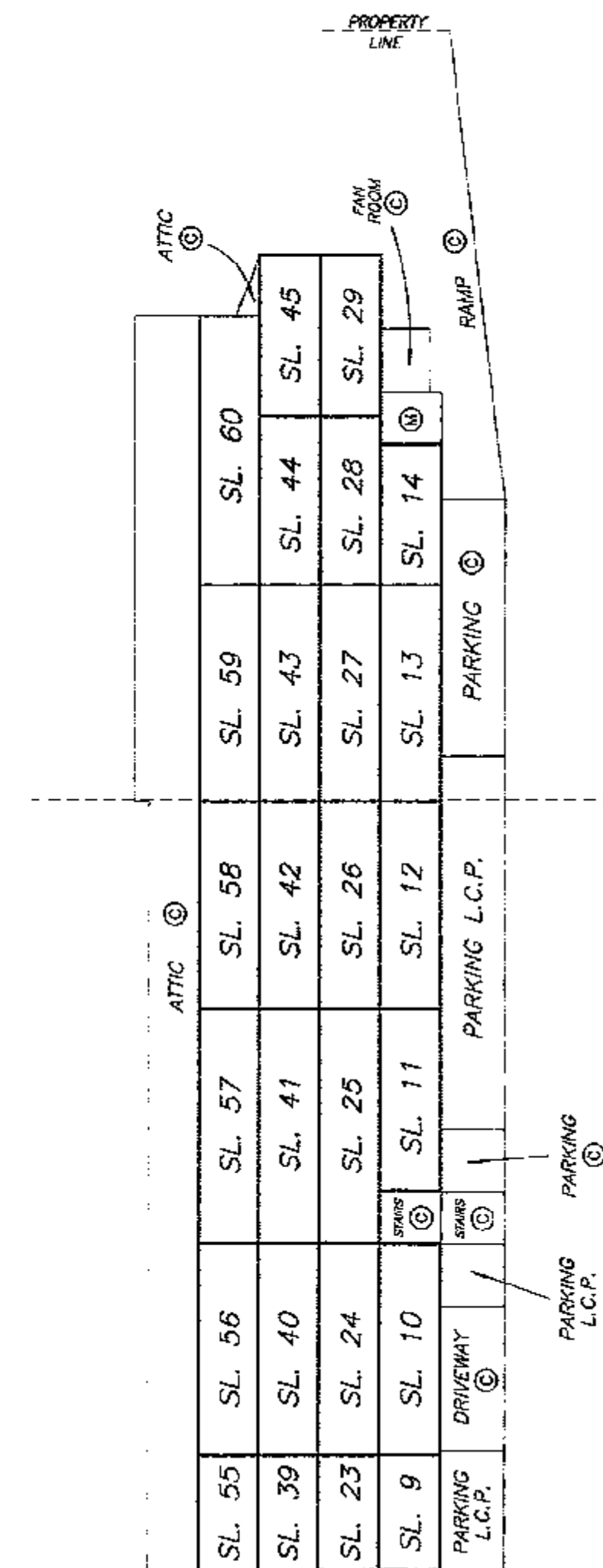
SECTION

STRATA PLAN LMS 1220

SCALE 1:250



ALL DISTANCES ARE IN METRES.



SECTION A - A'

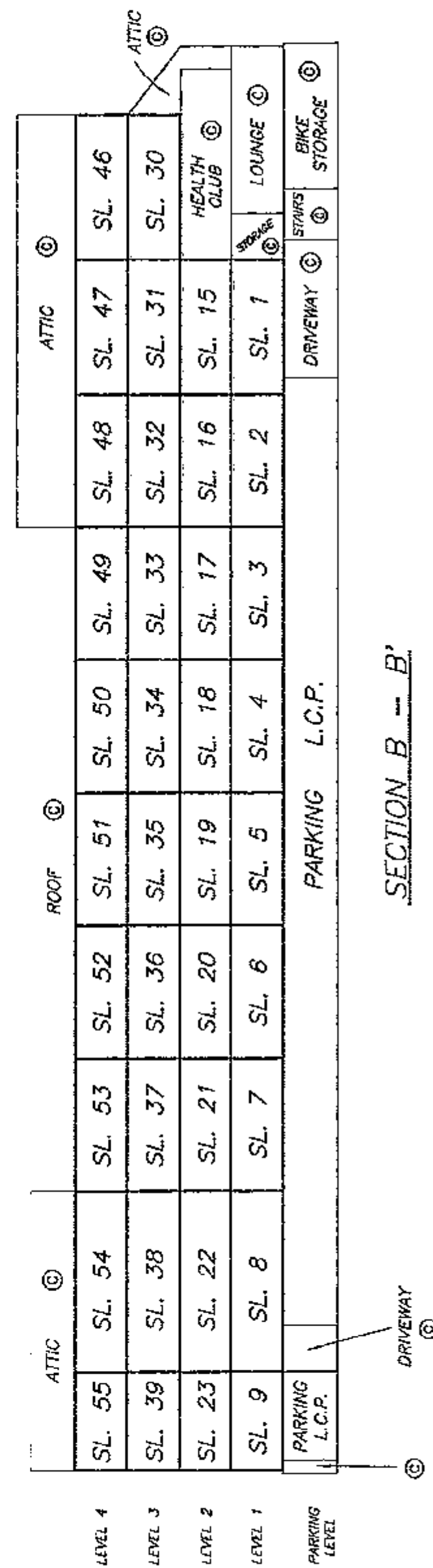
SECTION STRATA PLAN LMS 1220

SHEET 7 OF 23 SHEETS

SCALE 1:250



ALL DISTANCES ARE IN METRES.

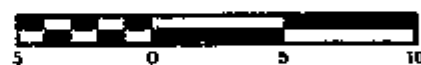


SECTION B - B'

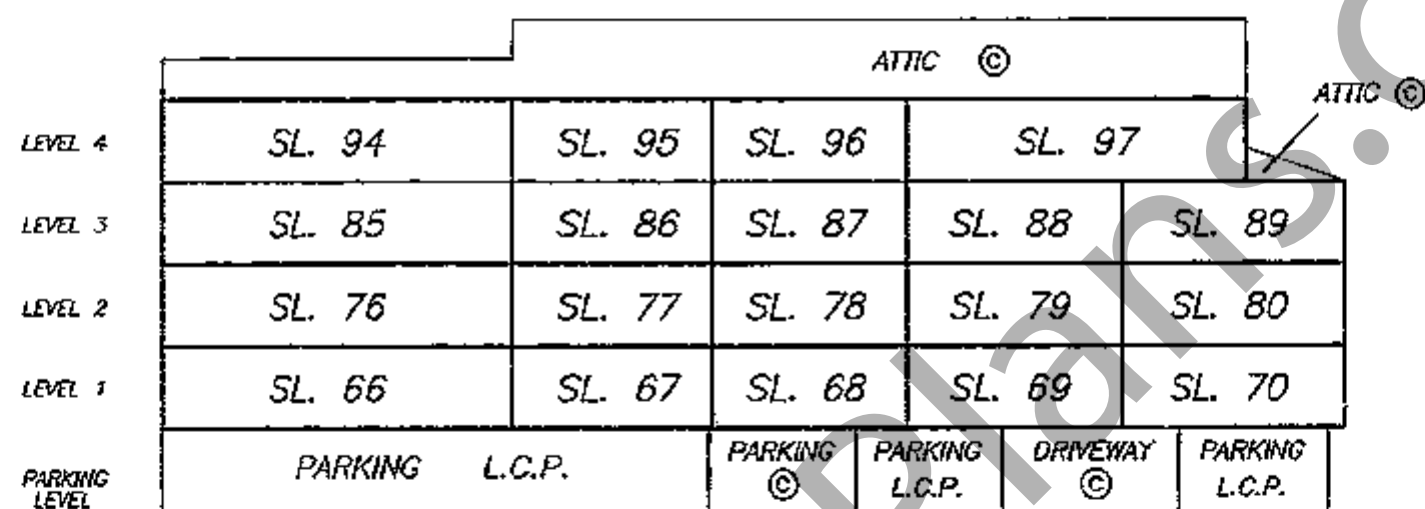
SECTIONS STRATA PLAN LMS 1220

SHEET 8 OF 23 SHEETS

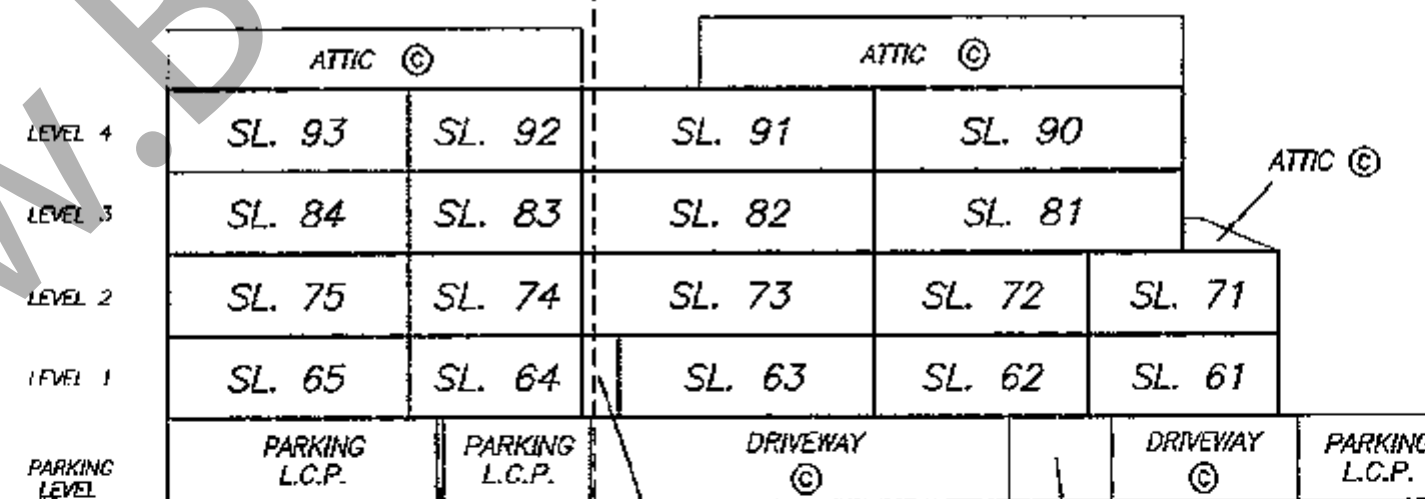
SCALE 1:250



ALL DISTANCES ARE IN METRES.



SECTION C - C'

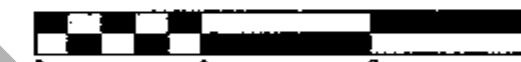


SECTION D - D'

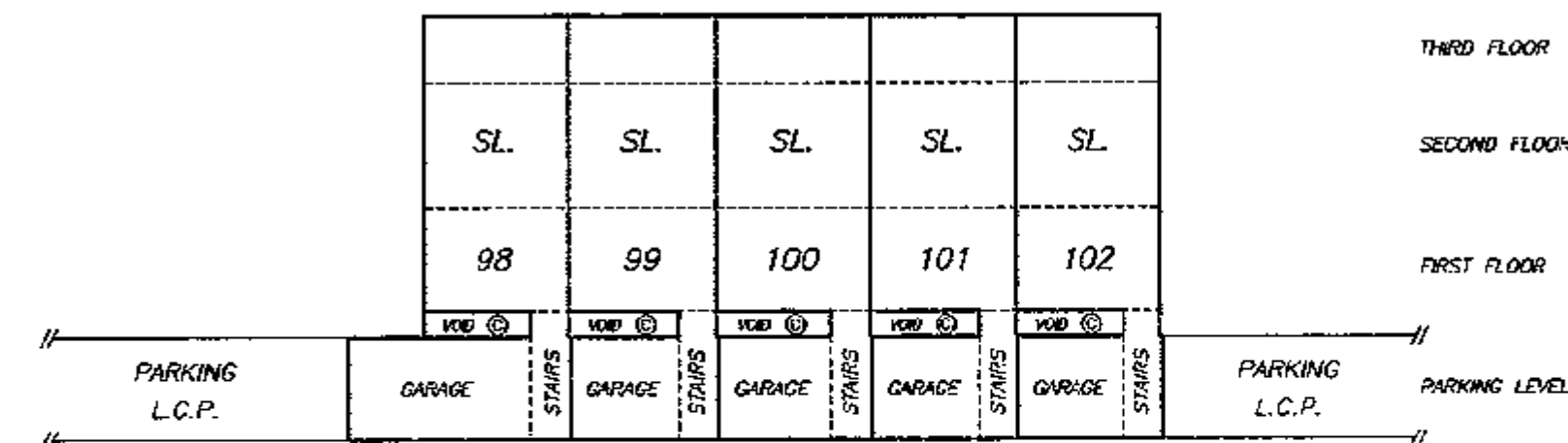
SECTION STRATA PLAN LMS 1220

SHEET 9 OF 23 SHEETS

SCALE 1:200



ALL DISTANCES ARE IN METRES.

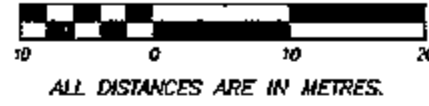


SECTION E - E'

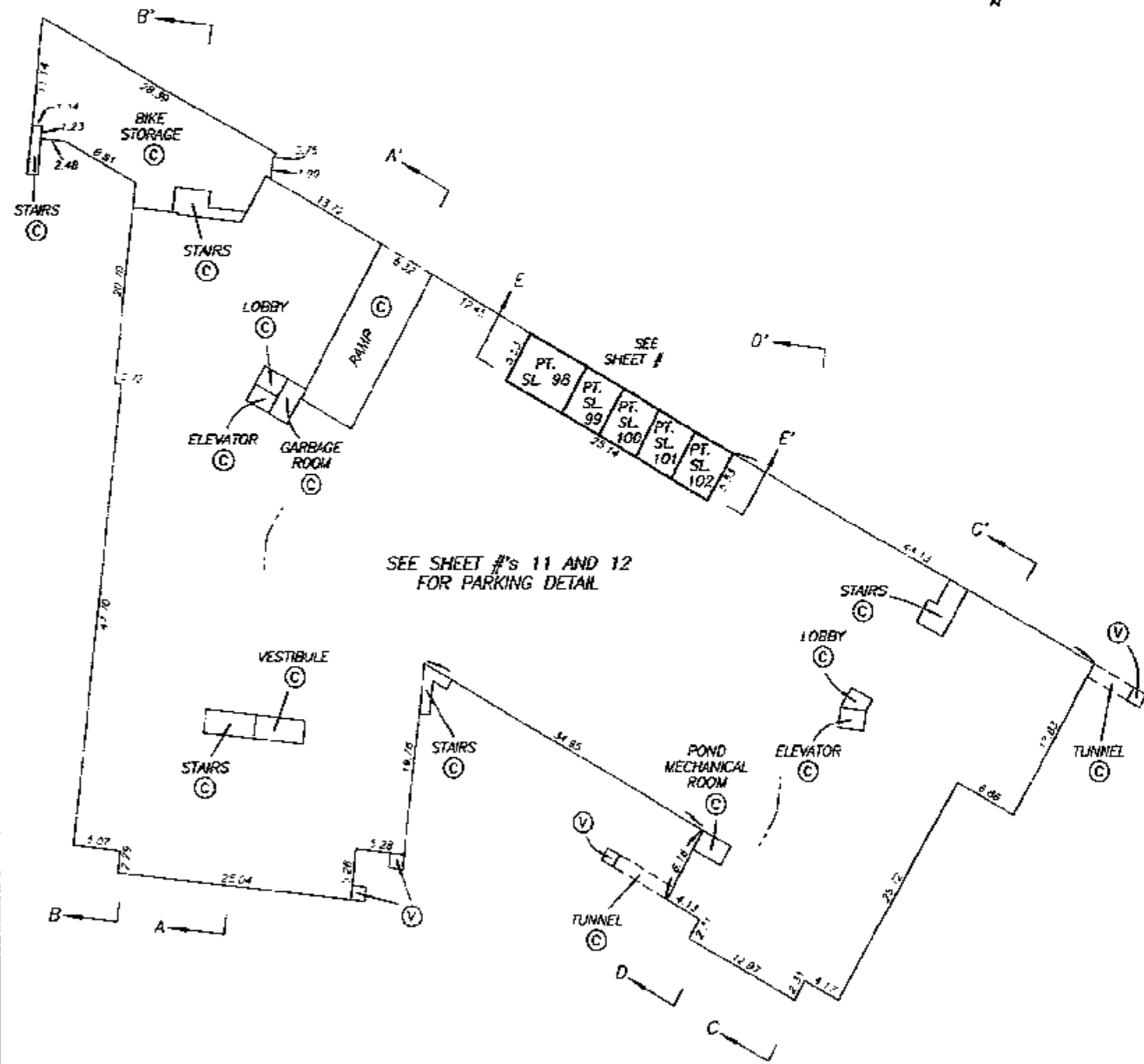
PARKING LEVEL

STRATA PLAN LMS 1220

SCALE 1:500



ALL DISTANCES ARE IN METRES.



SEE SHEET #s 11 AND 12 FOR PARKING DETAIL

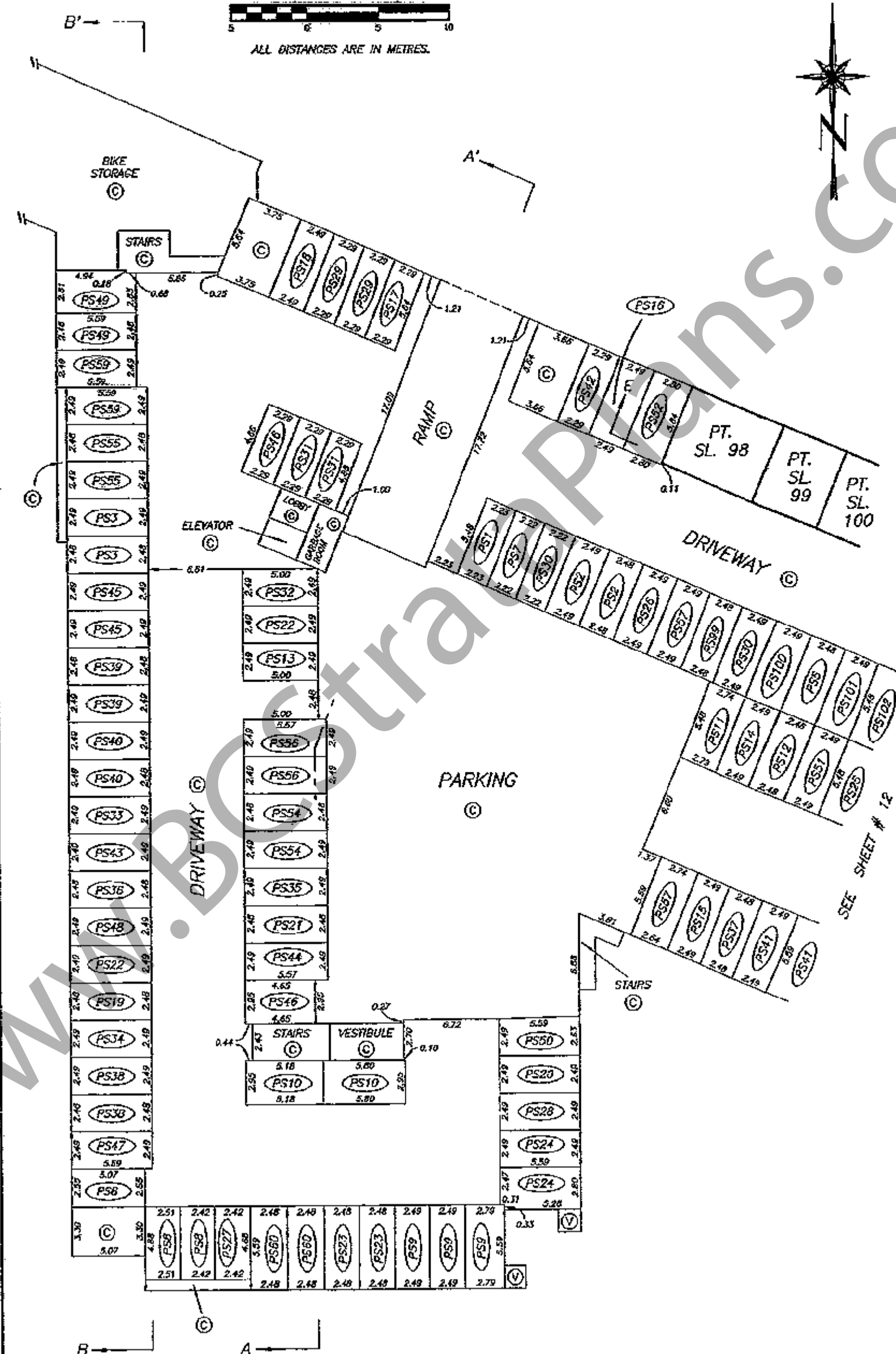
PARKING LEVEL DETAIL
WEST HALF

STRATA PLAN LMS

SCALE 1:250



ALL DISTANCES ARE IN METRES.



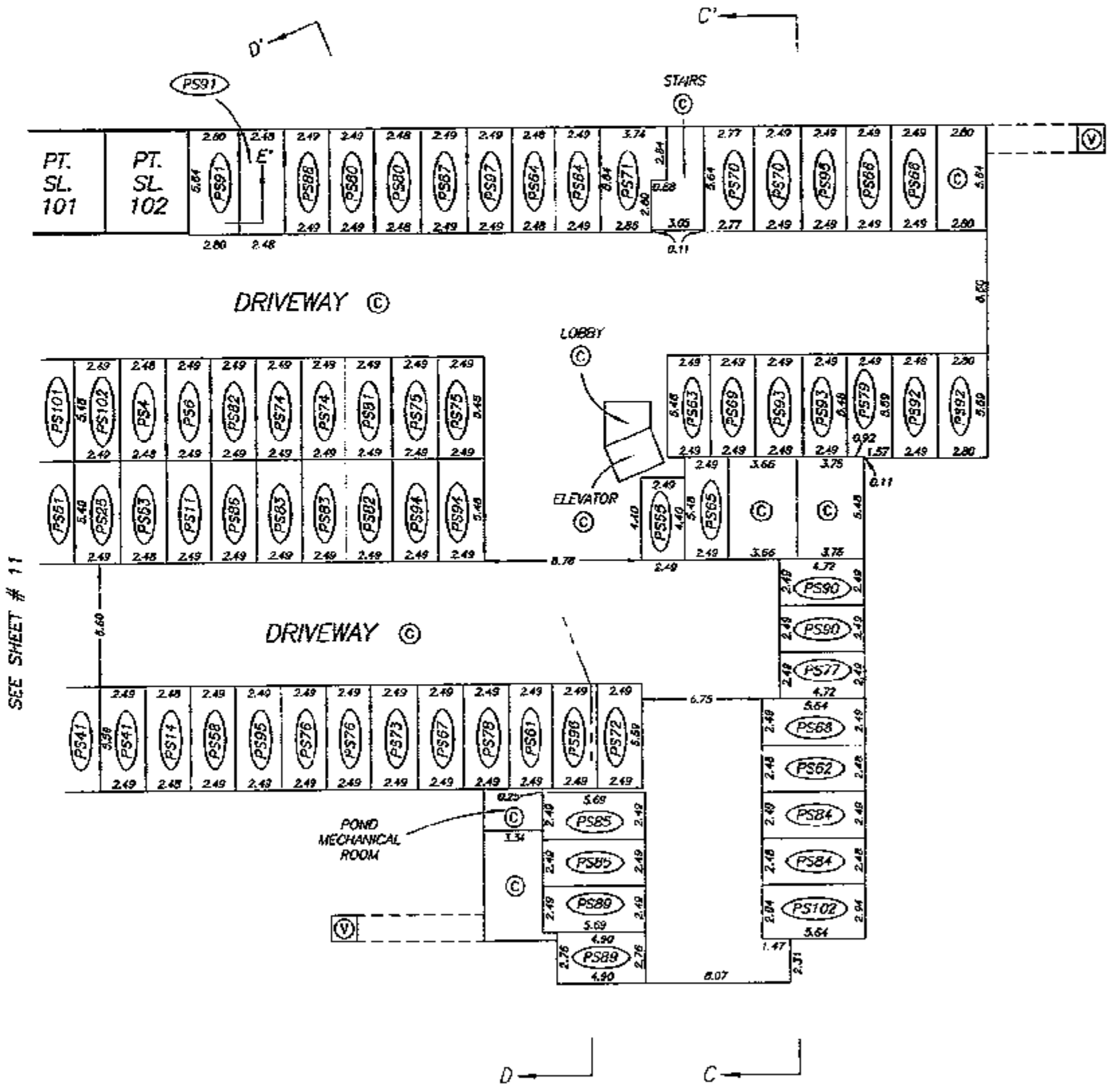
PARKING LEVEL DETAIL
EAST HALF

STRATA PLAN LMS

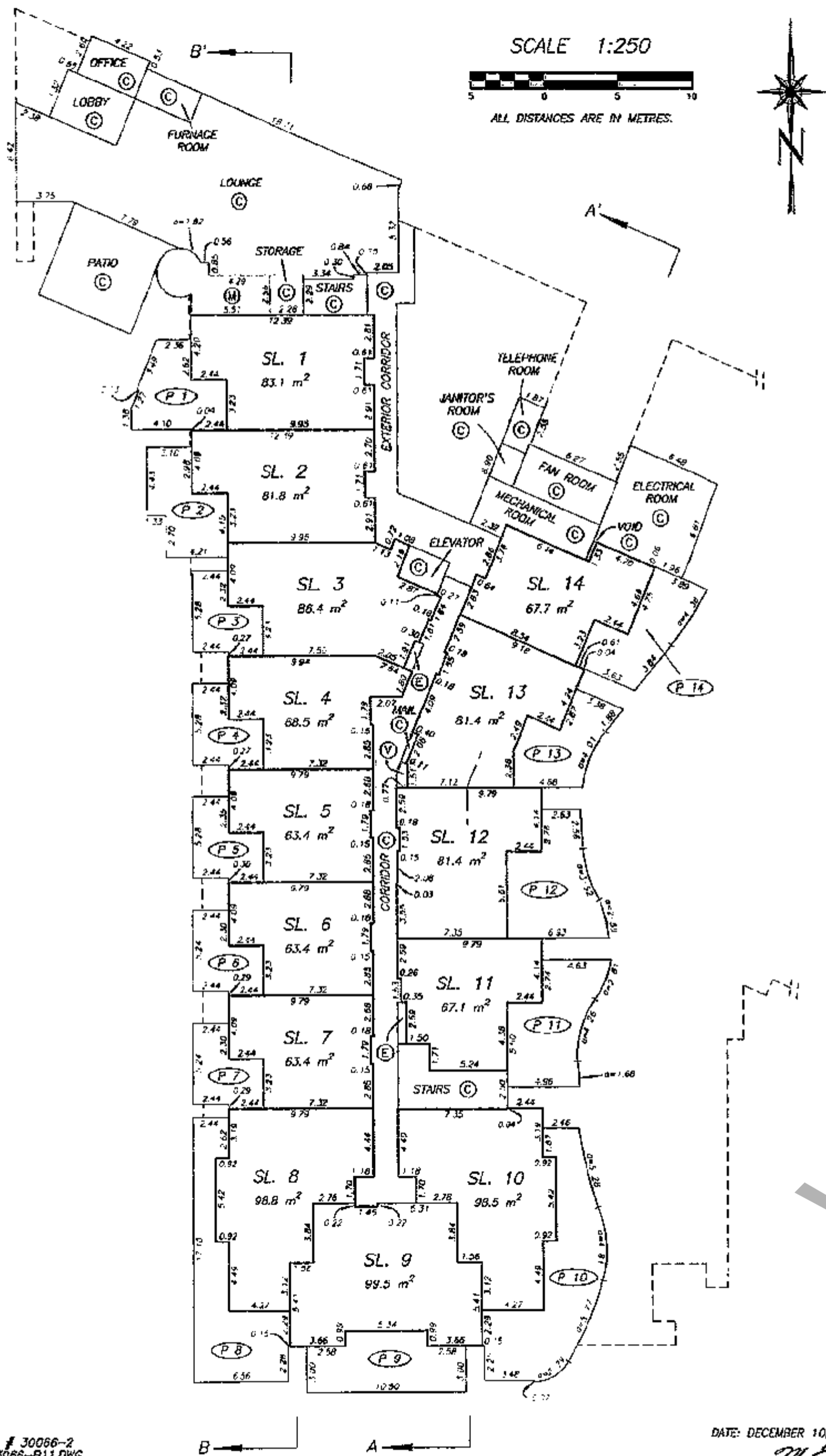
SCALE 1:250



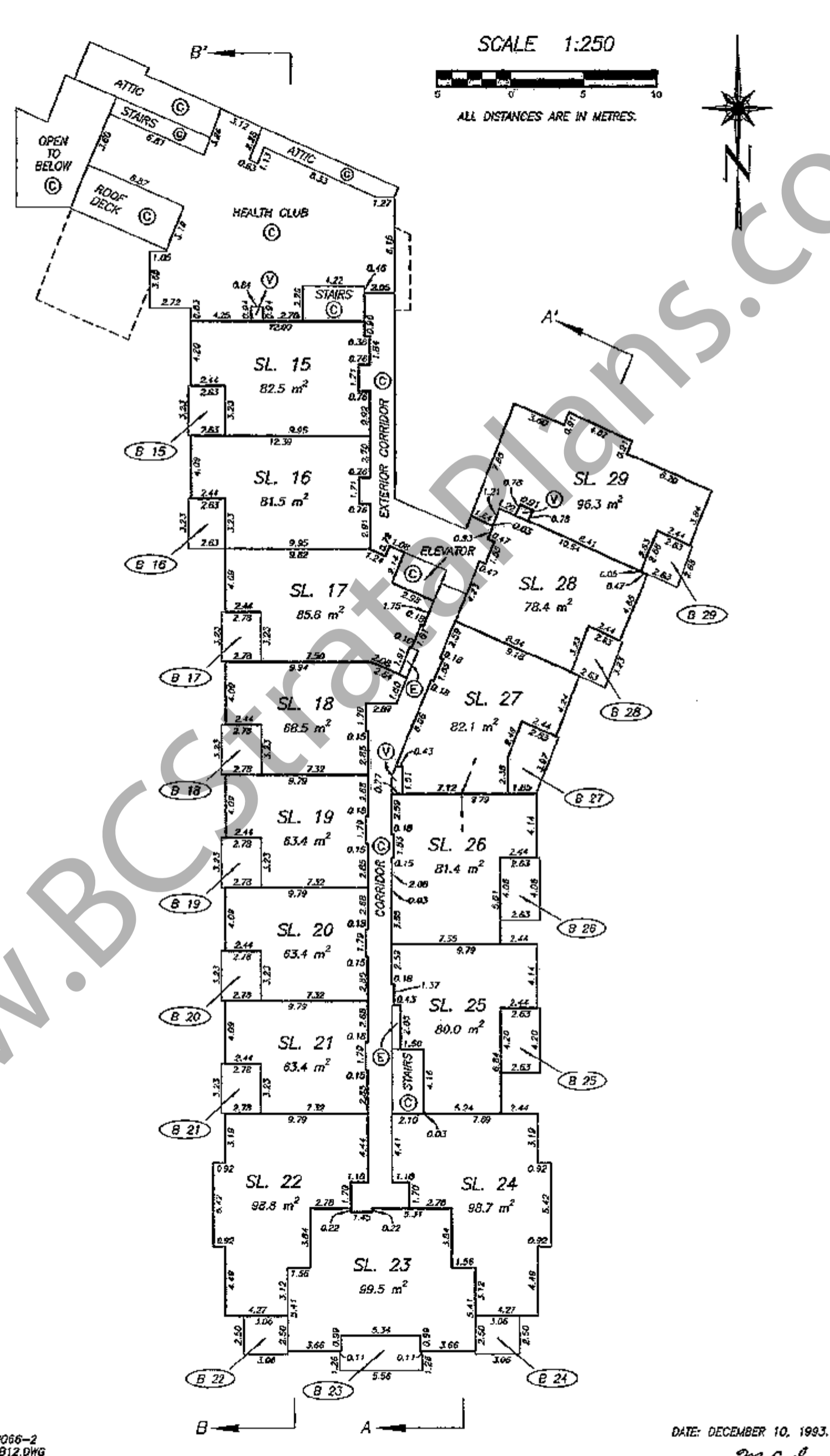
ALL DISTANCES ARE IN METRES.



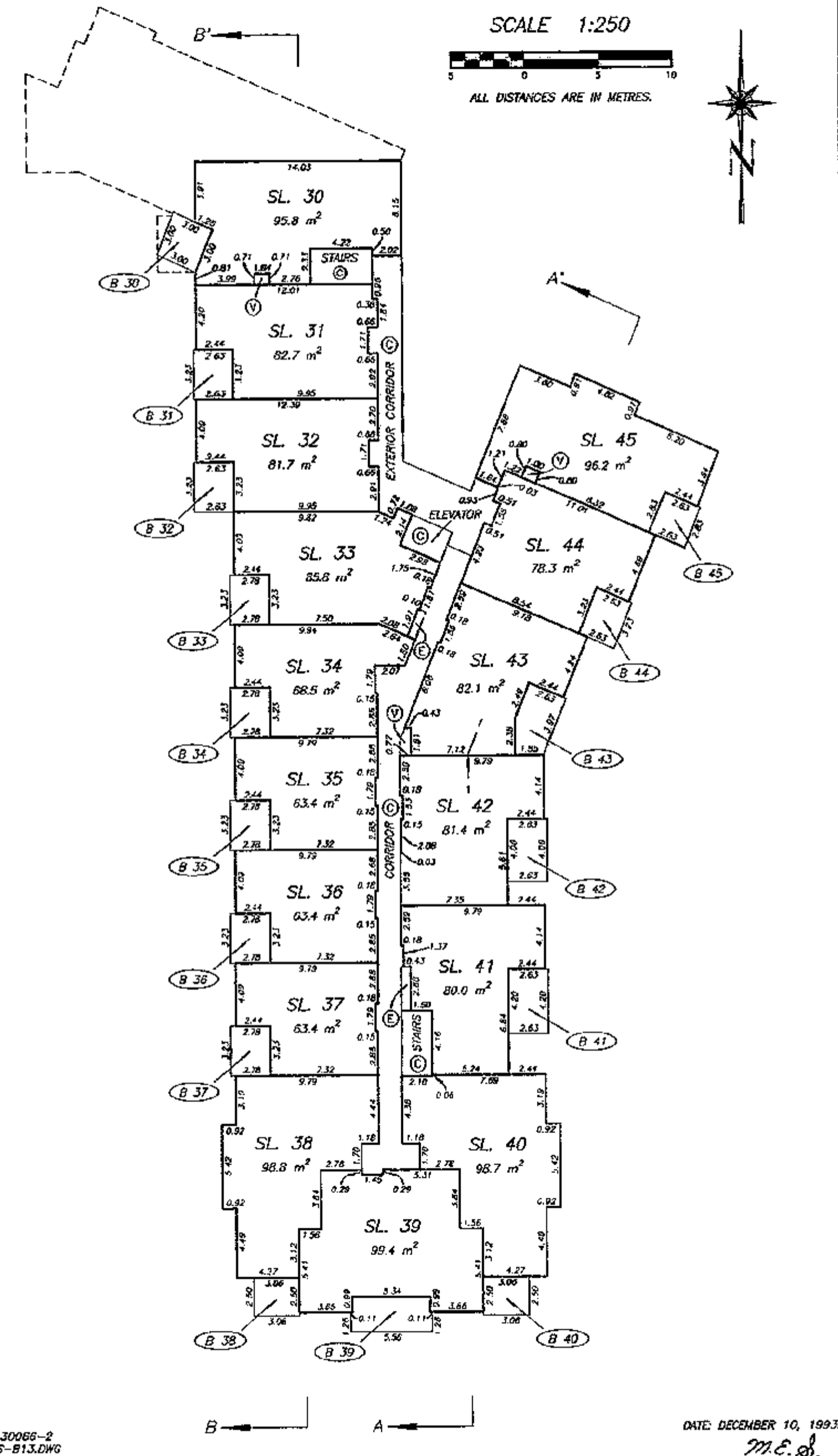
BUILDING 1 - LEVEL 1 FLOOR PLAN STRATA PLAN LMS



BUILDING 1 - LEVEL 2 FLOOR PLAN STRATA PLAN LMS



BUILDING 1 - LEVEL 3 FLOOR PLAN STRATA PLAN LMS



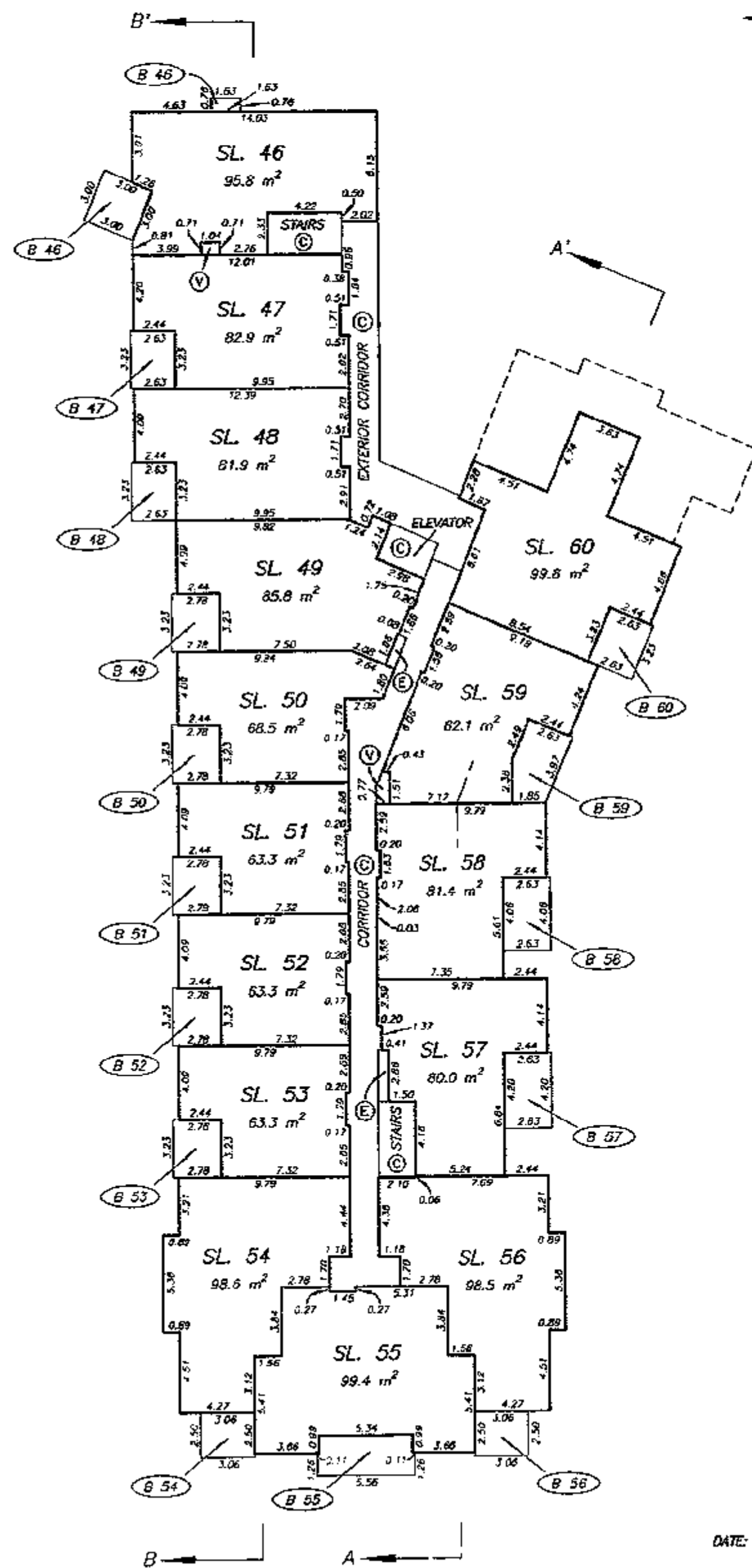
BUILDING 1 - LEVEL 4 FLOOR PLAN

STRATA PLAN LMS

SCALE 1:250



ALL DISTANCES ARE IN METRES.



DATE: DECEMBER 10, 1993.

M.E.S.

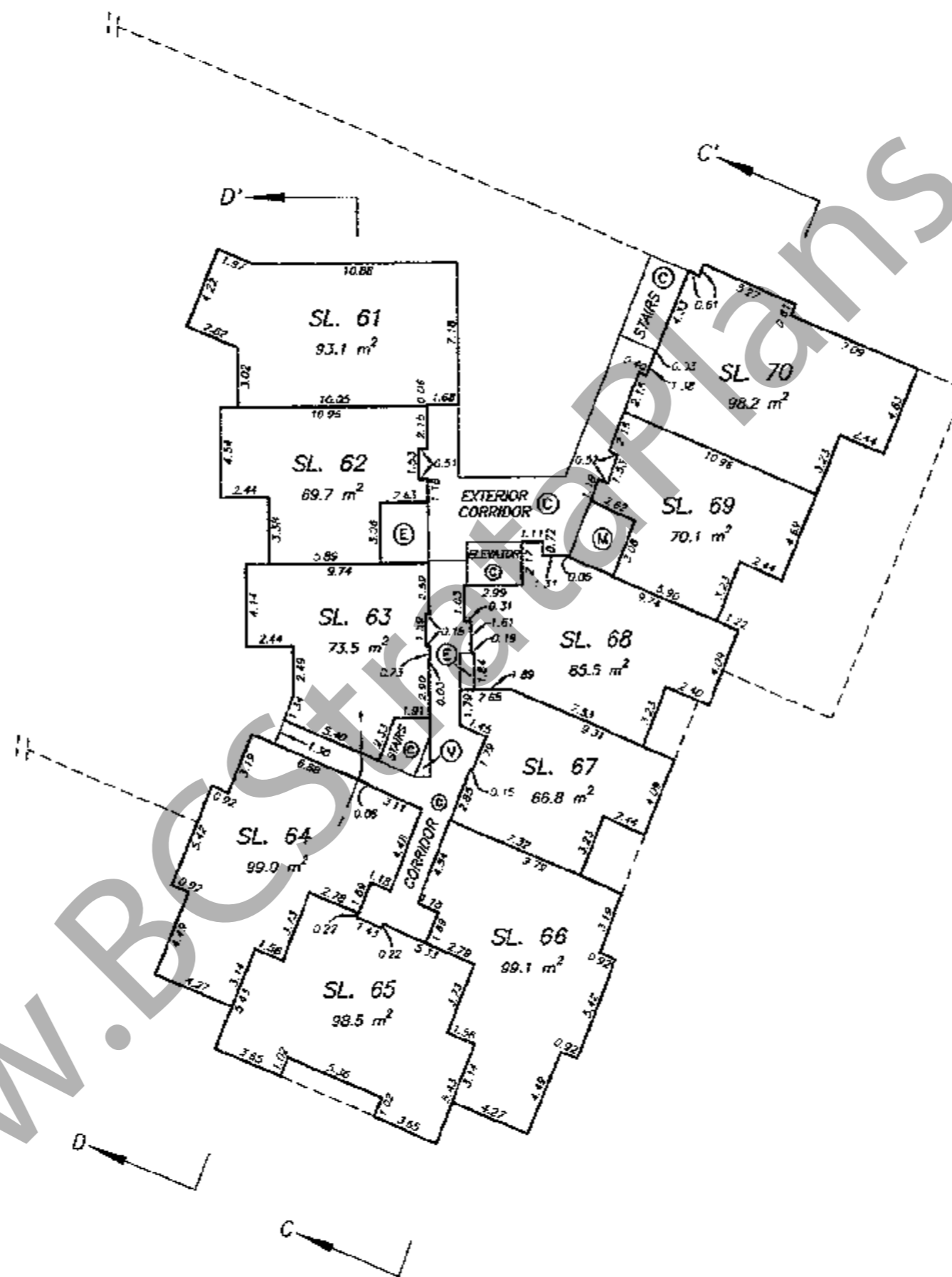
BUILDING 2 - LEVEL 1 FLOOR PLAN

STRATA PLAN LMS

SCALE 1:250



ALL DISTANCES ARE IN METRES.



DATE: DECEMBER 10, 1993.

M.E.S.

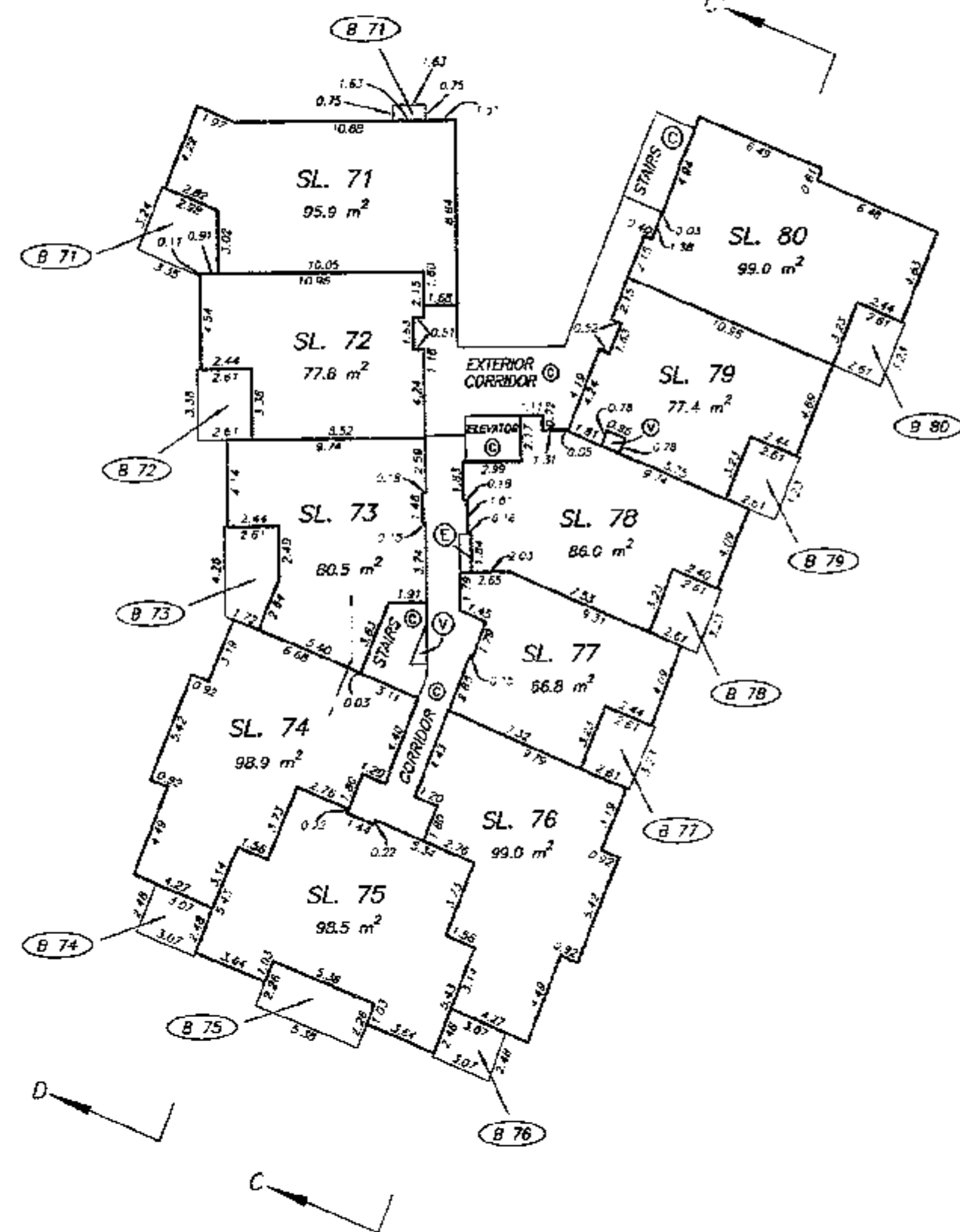
BUILDING 2 - LEVEL 2 FLOOR PLAN

STRATA PLAN LMS

SCALE 1:250



ALL DISTANCES ARE IN METRES.



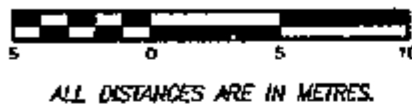
DATE: DECEMBER 10, 1993.

M.E.S.

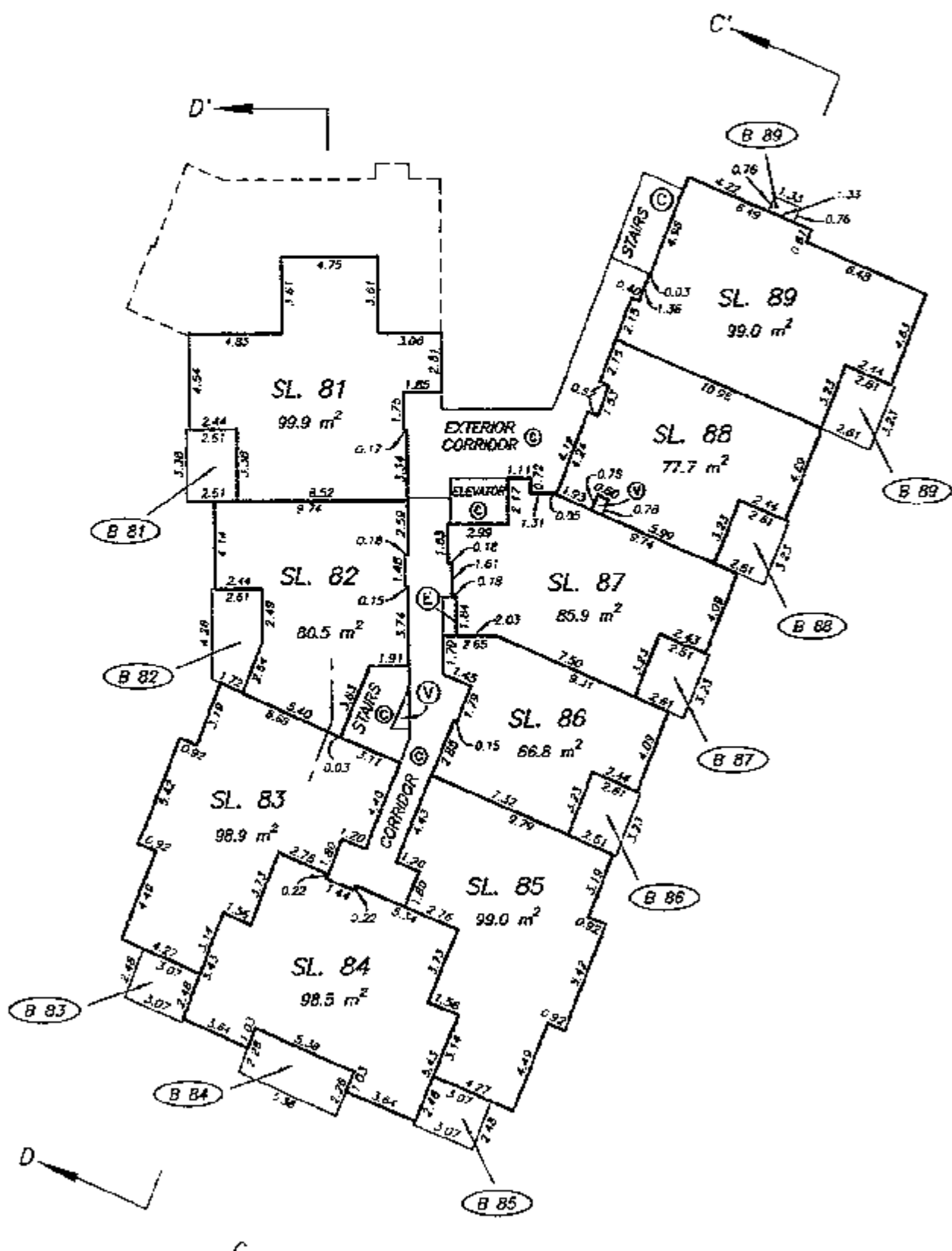
**BUILDING 2 - LEVEL 3
FLOOR PLAN**

STRATA PLAN LMS

SCALE 1:250



ALL DISTANCES ARE IN METRES.



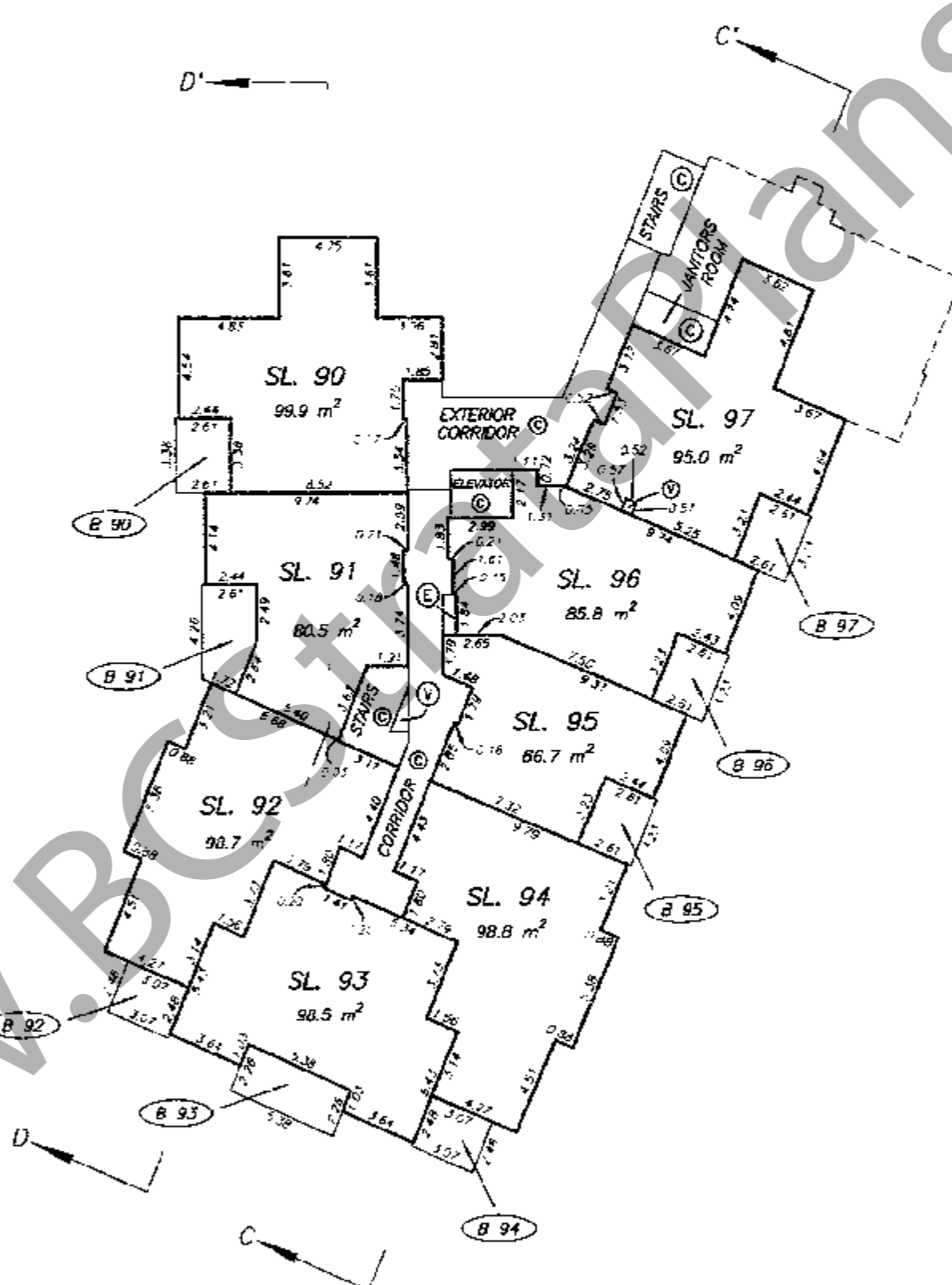
**BUILDING 2 - LEVEL 4
FLOOR PLAN**

STRATA PLAN LMS

SCALE 1:250



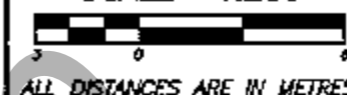
ALL DISTANCES ARE IN METRES.



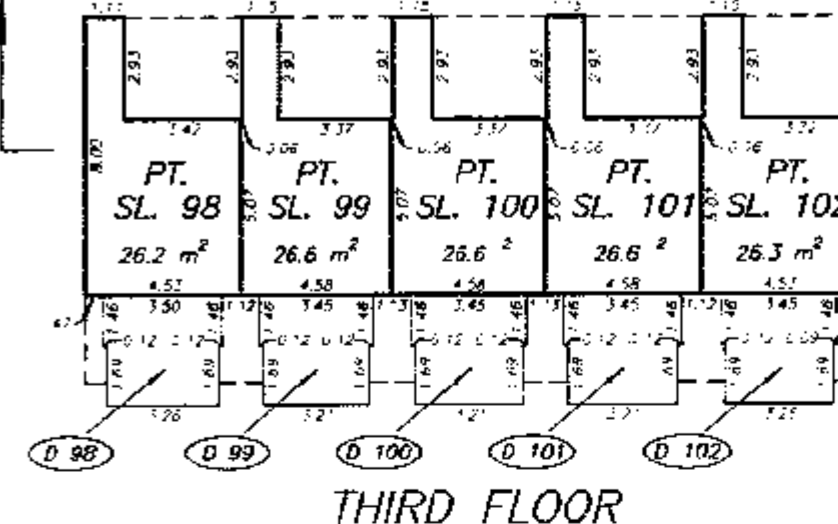
**TOWNHOUSES
FLOOR PLANS**

STRATA PLAN LMS

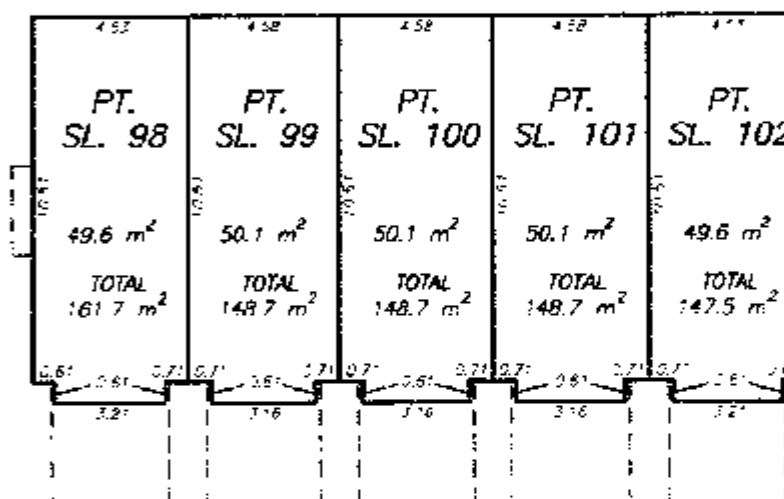
SCALE 1:200



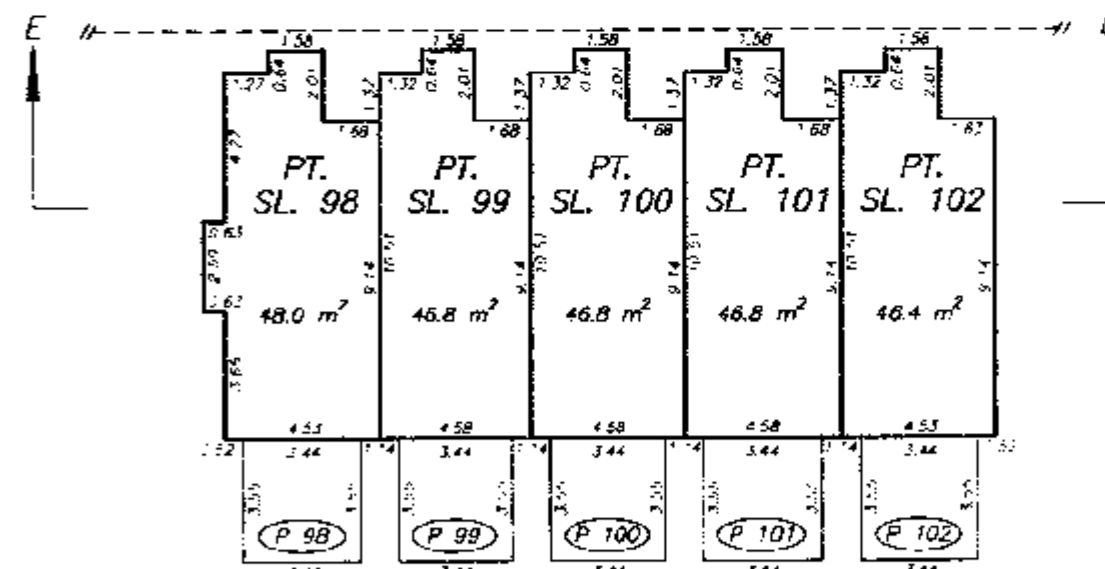
ALL DISTANCES ARE IN METRES.



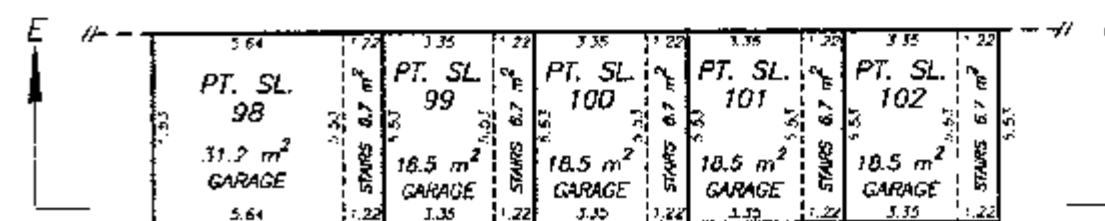
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



PARKING LEVEL

DEALINGS AFFECTING THE COMMON PROPERTY STRATA PLAN LMS 1220

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
GD116600	02/11/1990		STATUTORY RIGHT OF WAY; CITY OF VANCOUVER; INTER ALIA; AS TO ALL, EXCEPT PART FORMERLY DISTRICT LOT 7812
BH 33374	31/01/1994		COVENANT; CITY OF VANCOUVER AND HER MAJESTY THE QUEEN IN THE RIGHT OF THE PROVINCE OF BRITISH COLUMBIA; S.215 L.T.A.; INTER ALIA.
BG309613A	30/08/1993		RIGHT OF RE-ENTRY; HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA; SEE CROWN GRANT BG309613; AS TO PART FORMERLY DISTRICT LOT 7812; INTER ALIA.
BG309614	30/08/1993		STATUTORY RIGHT OF WAY; HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA; AS TO PART FORMERLY DISTRICT LOT 7812; INTER ALIA.
BG320379	07/09/1993		LL& OTHER EXCEPTIONS & RESERVATIONS; SECTION 47, LAND ACT SEE CROWN GRANT BG309613 AS TO PART FORMERLY DISTRICT LOT 7812, INTER ALIA.
BH 33431	31/01/1994		STATUTORY RIGHT OF WAY; BRITISH COLUMBIA HYDRO AND POWER AUTHORITY; PLAN LMP 14789; INTER ALIA.
BH 33436	31/01/1994		STATUTORY RIGHT OF WAY; CITY OF VANCOUVER; INTER ALIA.
BH 33437	31/01/1994		COVENANT; CITY OF VANCOUVER; S.215 L.T.A.; INTER ALIA.
BH 33438	31/01/1994		COVENANT; CITY OF VANCOUVER; S.215 L.T.A.; INTER ALIA.

DATE : DECEMBER 10, 1993.

DEALINGS AFFECTING THE COMMON PROPERTY STRATA PLAN LMS 1220

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
BH 33444	31/01/1994		EASEMENT AND INDEMNITY AGREEMENT; CITY OF VANCOUVER; INTER ALIA.
BH 33445	31/01/1994		EQUITABLE CHARGE; CITY OF VANCOUVER; INTER ALIA.
BH 33448	31/01/1994		COVENANT; MODIFICATION OF GD116520; INTER ALIA.
BH 33449	31/01/1994		COVENANT; MODIFICATION OF GD116556; INTER ALIA.
BH 33459	31/01/1994		COVENANT; MODIFICATION OF GD116533; INTER ALIA.
BH 33488	31/01/1994		EASEMENT AND INDEMNITY AGREEMENT; CITY OF VANCOUVER; INTER ALIA.
BH 33489	31/01/1994		EQUITABLE CHARGE; CITY OF VANCOUVER; INTER ALIA.
BH 33490	31/01/1994		COVENANT; CITY OF VANCOUVER; SECTION 215 L.T.A.; INTER ALIA.

DATE : DECEMBER 10, 1993.