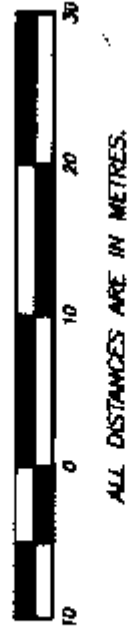


**STRATA PLAN OF LOT 1, BLOCK 2,
WEST 1/2 OF D.L. 617, GROUP 1,
N.W.D., PLAN LMP 29919**

B.C.G.S. 92G.035

"MUNICIPALITY OF NORTH VANCOUVER"

SCALE 1:500



ALL DISTANCES ARE IN METRES.

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.

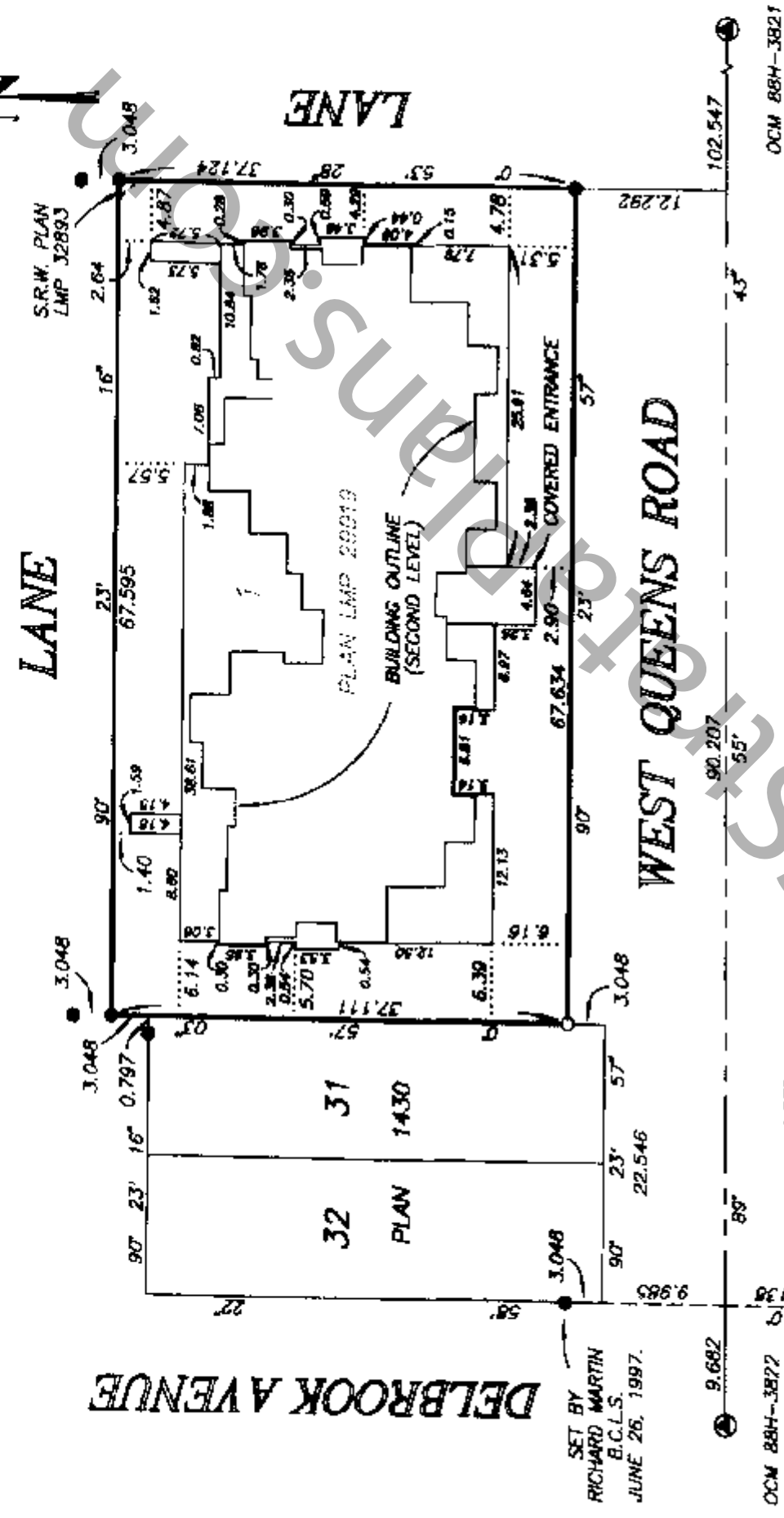
THIS 18 DAY OF NOV. 1997

DEPUTY REGISTRAR

BL3007A1 - BL388812

"QUEENSBROOK"

678 WEST QUEENS ROAD
NORTH VANCOUVER, B.C.



SET BY
RICHARD MARTIN
B.C.L.S.
JUNE 26, 1997.

OCM 88H-3872

OCM 88H-3821

**INTEGRATED SURVEY AREA No. 16
(NORTH VANCOUVER) NAD-83**

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

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

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

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

THIS 29th DAY OF JULY 1997.

Mike E. Shaw

B.C.L.S.

LEGEND

- - DENOTES OLD CONTROL MONUMENT FOUND
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST SET
- - DENOTES OLD LEAD PLUG FOUND
- SL - DENOTES STRATA LOT
- Ⓢ - DENOTES COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL CLOSET BEING COMMON PROPERTY
- Ⓟ - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 1
- Ⓡ - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 5
- Ⓣ - DENOTES DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 15

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-8047 152ND STREET,
SURREY, B.C.
PHONE: 582-0717

DRAWING # 30218-2
FILE # 3218-FS
DATE: JULY 29, 1997.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

CONDOMINIUM ACT

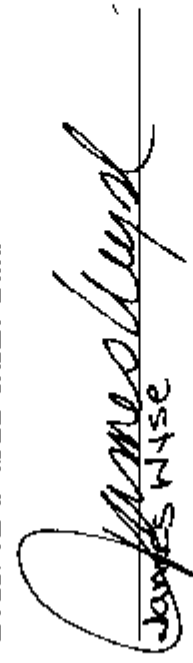
LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
1	4,6	1028	2780	
2	4,6	1034	2795	
3	4,6	1121	3185	
4	4,6	925	2730	
5	4,7	1028	2820	
6	4,7	1034	2840	
7	4,7	1121	3185	
8	4,7	986	2830	
9	4,7	925	2780	
10	4,7	1122	3185	
11	4,7	1033	2795	
12	4,7	1027	2780	
13	4,8	1028	2880	
14	4,8	1034	2880	
15	4,8	1260	3690	
16	4,8	986	2870	
17	4,8	1122	3185	
18	4,8	1033	2840	
19	4,8	1232	3385	
20	4,9	1862	3500	
21	4,9	1033	2940	
22	4,9	1227	3480	
AGGREGATE		23,601	66,465	

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 24 DAY OF Oct 1997

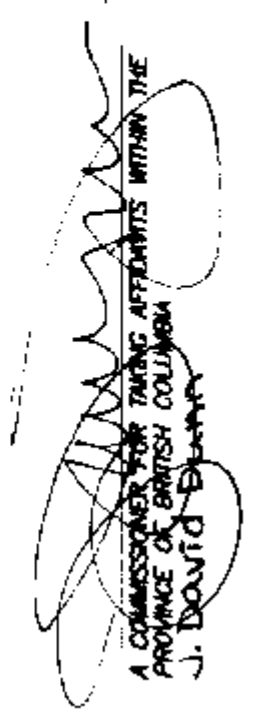
Alan Murray
SUPERINTENDENT OF REAL ESTATE

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 CONSCIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.


James Wyse

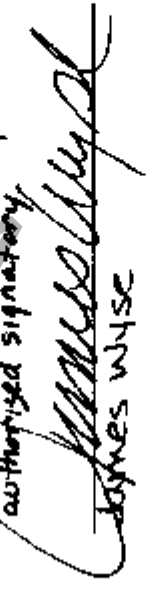
DECLARED BEFORE ME AT Vancouver
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 27 DAY OF August, 1997.

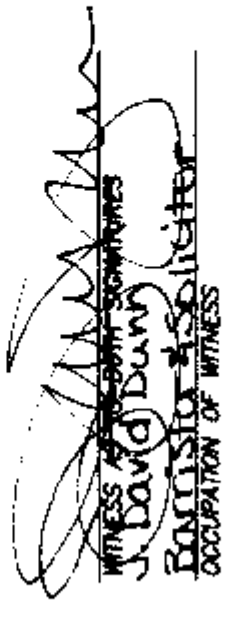

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA
J. David Bunn

I, MIKE E. SHAW, BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDING, SHOWN IN THIS STRATA PLAN HAS NOT, AS THE 29th DAY OF SEPT. 1997 BEEN PREVIOUSLY OCCUPIED.

DATED AT SURREY, B.C. THIS 29 DAY OF SEPTEMBER 1997.


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

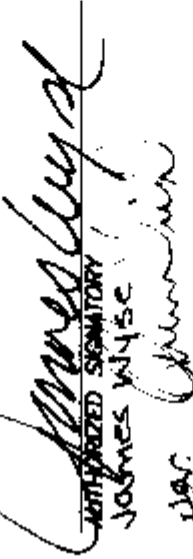
MORTGAGEE:
JAMES & COMPANY PROPERTIES LTD.
(INCORPORATION NO. 443089) by its authorized signatory

James Wyse


WITNESS AS TO BOTH SIGNATURES
J. David Bunn
Barrister & Solicitor
OCCUPATION OF WITNESS

2900-595 Burrard Street
ADDRESS OF WITNESS Vancouver, B.C.
V7X 1S5

OWNER:

QUEENSBROOK PROJECTS LTD.
(INCORPORATION NO. 387529)

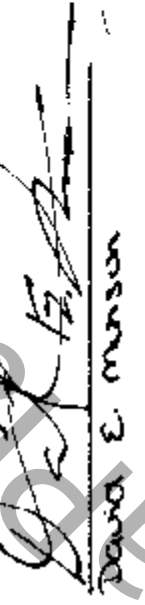

AUTHORIZED SIGNATORY
James Wyse

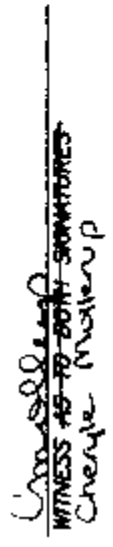

AUTHORIZED SIGNATORY
Stanley Greenfield


WITNESS AS TO BOTH SIGNATURES
J. David Bunn
Barrister & Solicitor
OCCUPATION OF WITNESS

2900-595 Burrard Street
ADDRESS OF WITNESS Vancouver, B.C.
V7X 1S5

MORTGAGEE:
RICHMOND SAVINGS CREDIT UNION by its authorized signatory

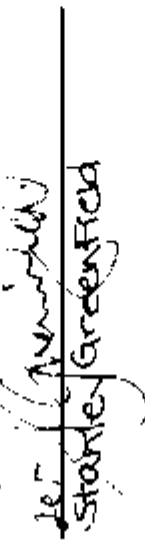

David E. Munson

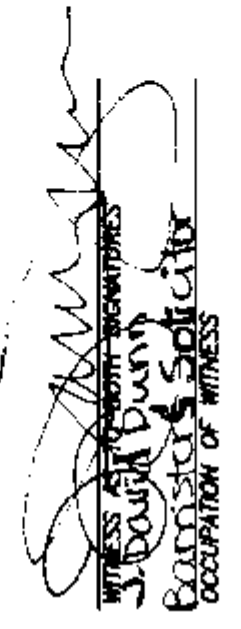

WITNESS AS TO BOTH SIGNATURES
Cheryl Mullenp


OCCUPATION OF WITNESS

200-11911 Cambie Road
ADDRESS OF WITNESS Richmond B.C.
V6X 1L6

MORTGAGEE:
464530 BRITISH COLUMBIA LTD. by its authorized signatory

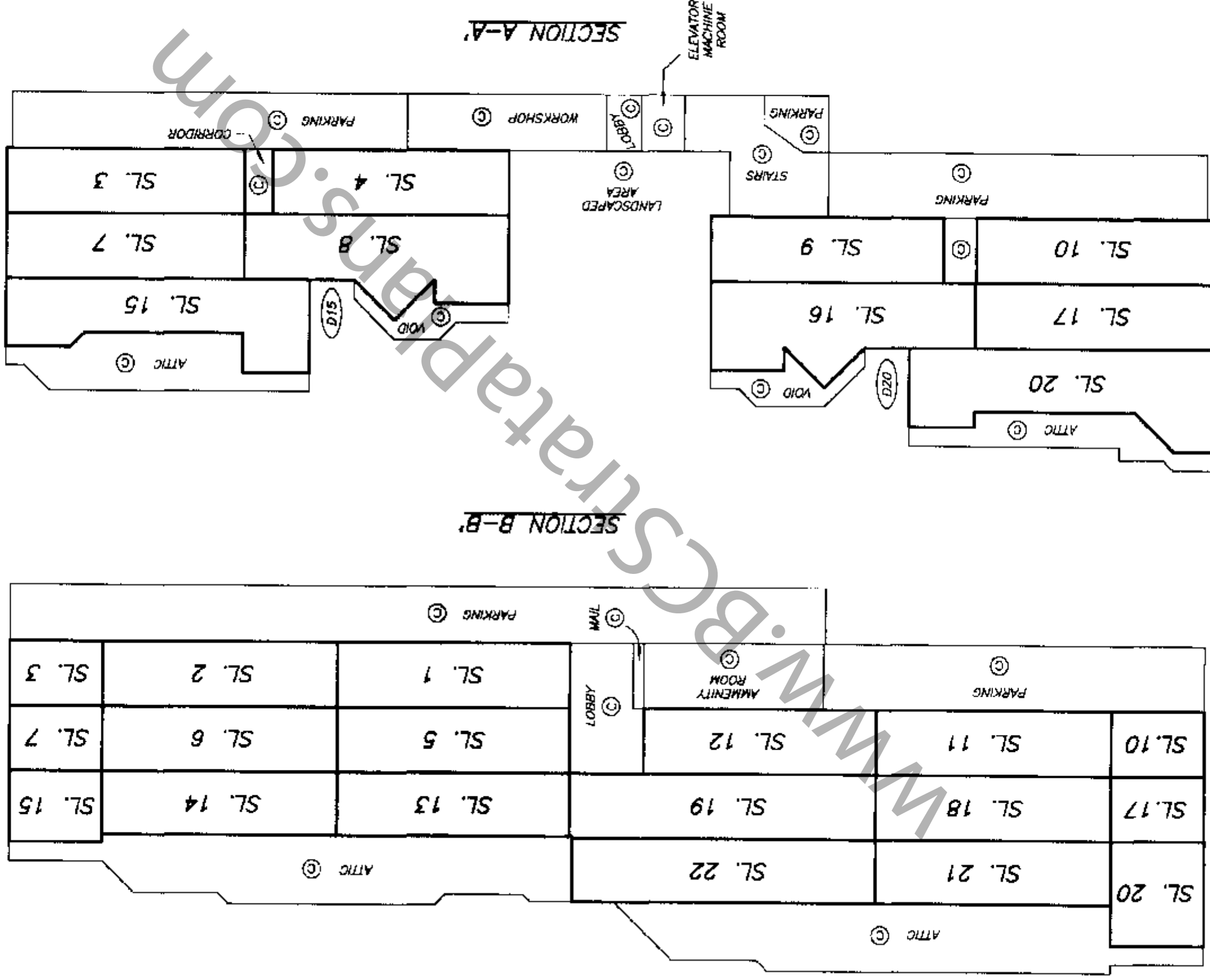

Stanley Greenfield


WITNESS AS TO BOTH SIGNATURES
J. David Bunn
Barrister & Solicitor
OCCUPATION OF WITNESS

2900-595 Burrard Street
ADDRESS OF WITNESS Vancouver, B.C.
V7X 1S5

STRATA PLAN LMS 3018

SECTIONS

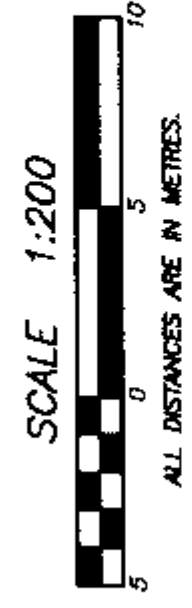


DATE : JULY 29, 1997.
M.E.R.

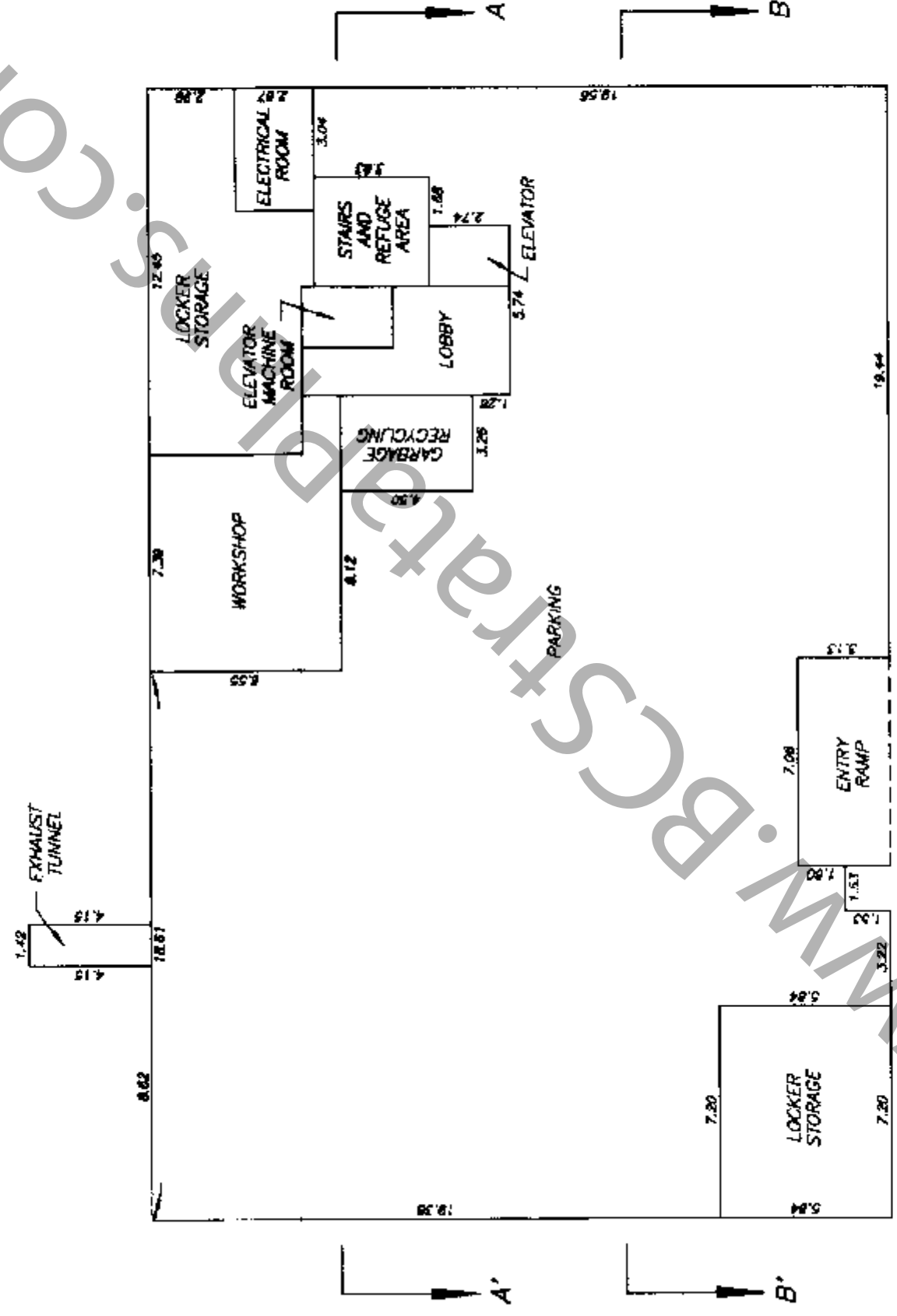
DRAWING 30218-2
FILE 3218-SEC

STRATA PLAN LMS 3018

PARKING LEVEL



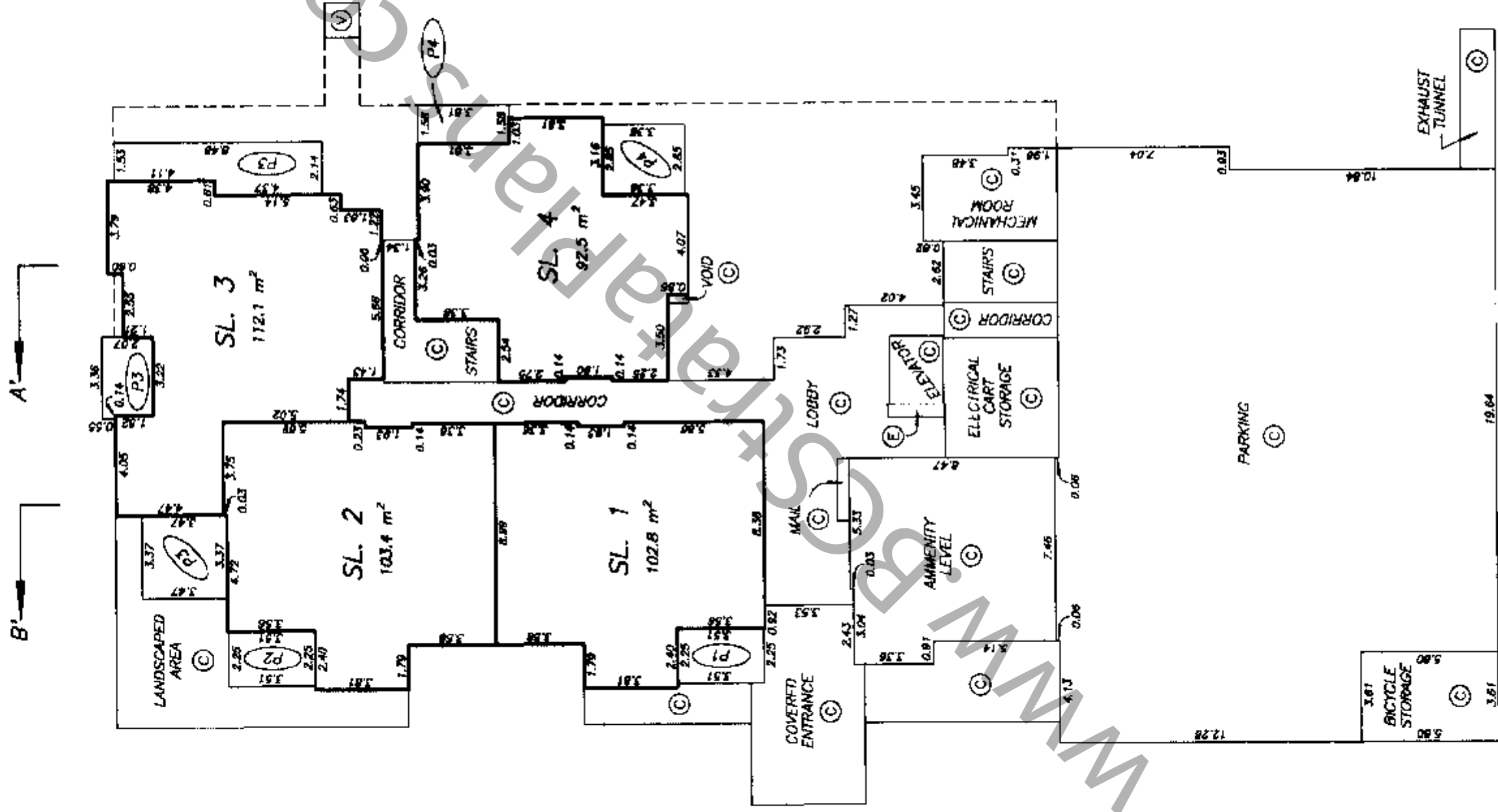
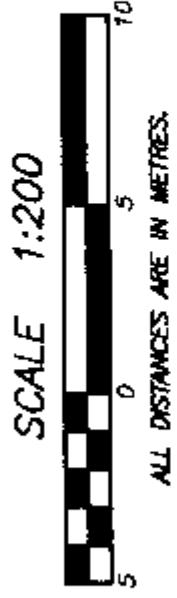
NOTE: THIS LEVEL IS ALL COMMON PROPERTY.



DATE : JULY 29, 1997.
M.E.S.

DRAWING # 30218-2
FILE # 3218-PK

**GROUND LEVEL
FLOOR PLAN**



A' B'

A B

DATE : JULY 29, 1997.
M.C. S.

DRAWING # 30218-2
FILE # 3218-L01

**SECOND LEVEL
FLOOR PLAN**

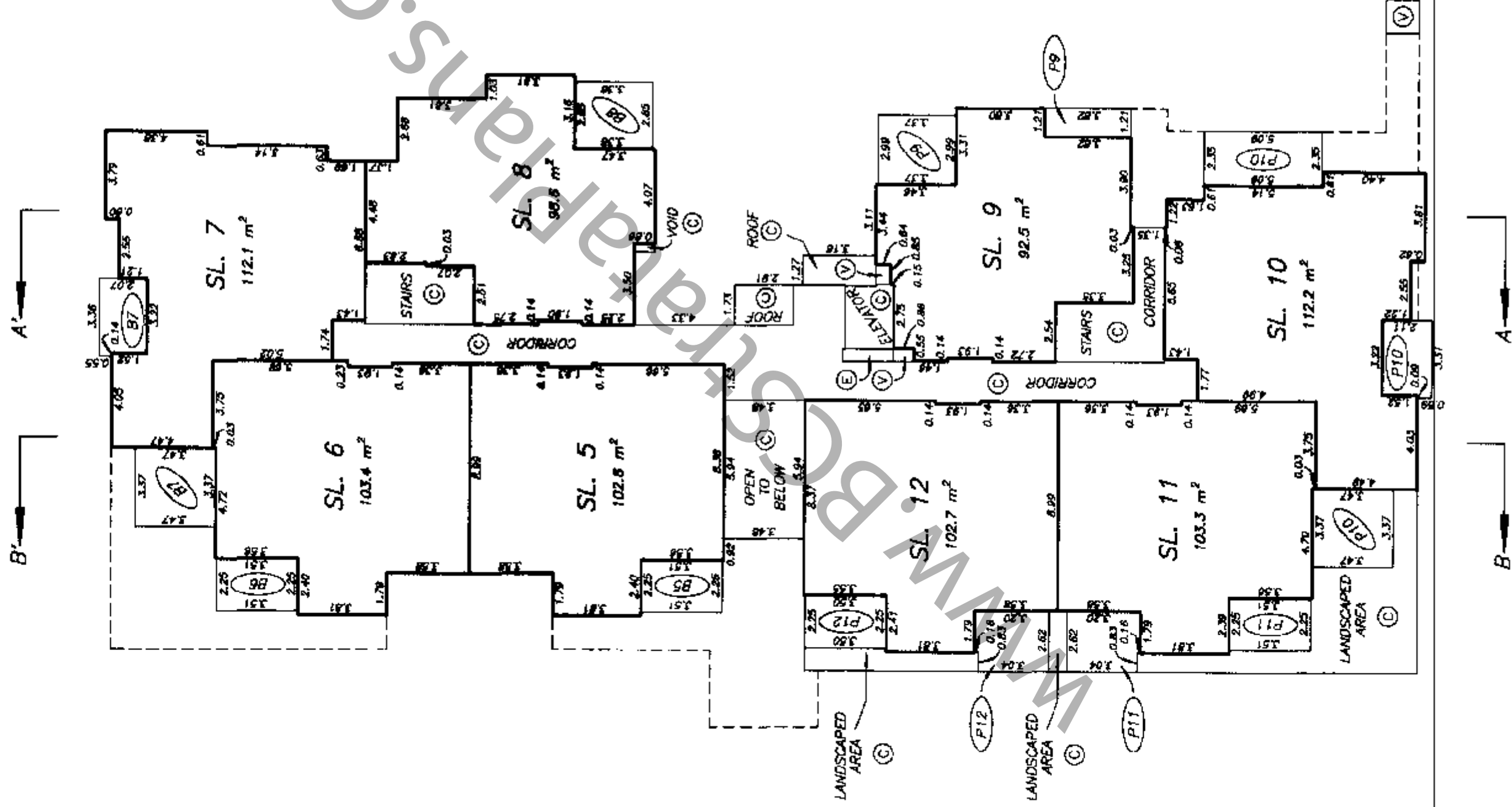
STRATA PLAN LMS 3018

SHEET 7 OF 11 SHEETS

SCALE 1:200



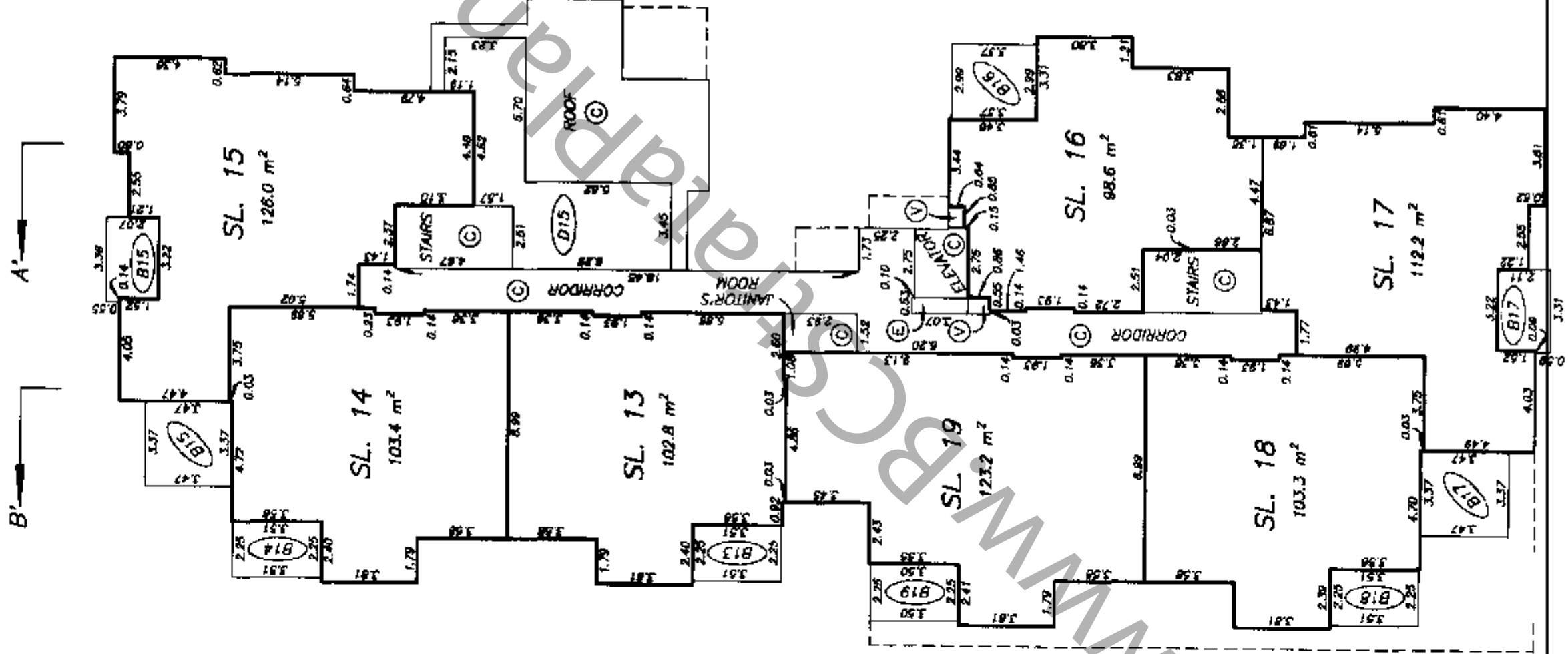
ALL DISTANCES ARE IN METRES.



M.E. d

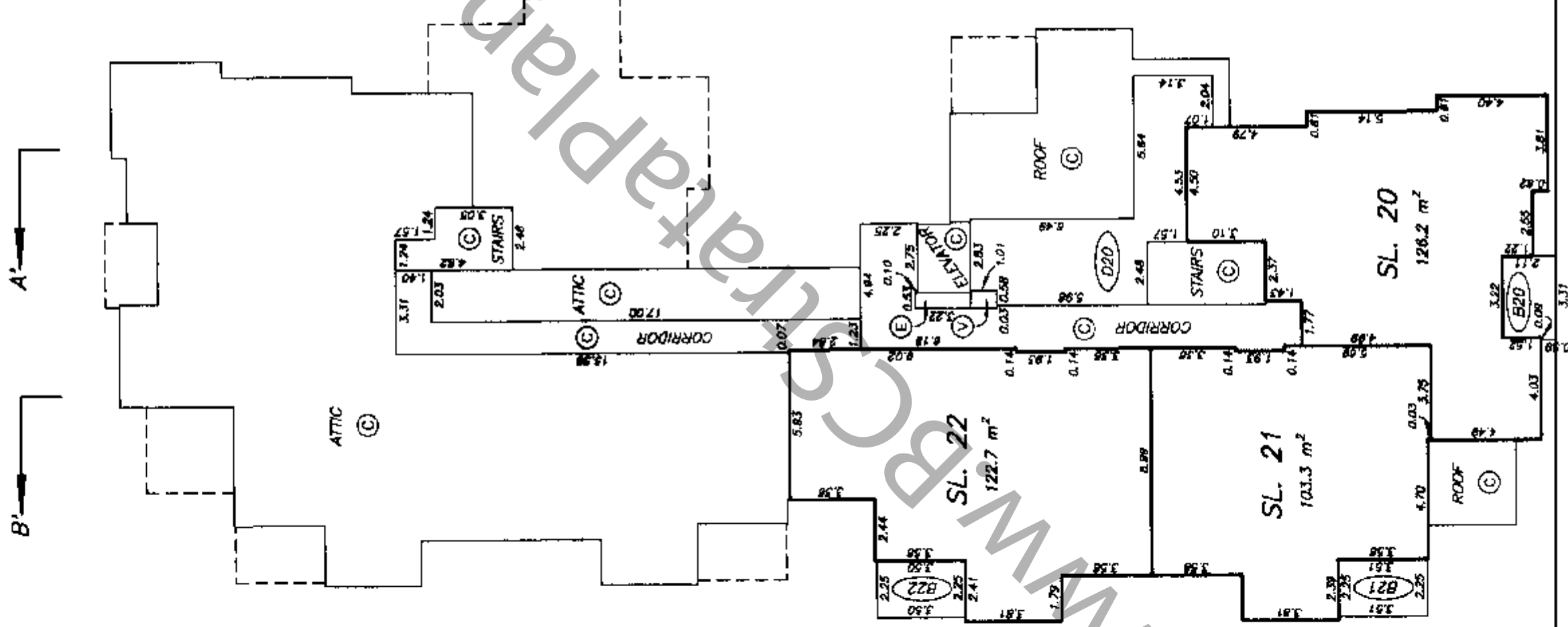
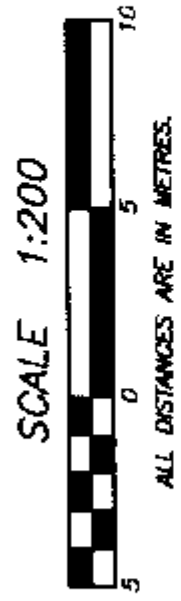
THIRD LEVEL FLOOR PLAN STRATA PLAN LMS 3018

SHEET 8 OF 11 SHEETS



DATE : JULY 29, 1997.
977.E.B.

**FOURTH LEVEL
FLOOR PLAN**



DATE : JULY 29, 1997.
P. E. A.

DRAWING / 30218-2
FILE / 3218-L04

