

STRATA PLAN OF LOT "E", BLOCK 385,

FIRST SHEET, SHEET 1 OF 11 SHEETS

DISTRICT LOT 526, GROUP 1,

NEW WESTMINSTER DISTRICT,

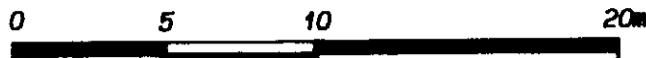
STRATA PLAN LMS 4185

PLAN LMP37172

**B.C.G.S. 926.025
(City of Vancouver)**

#2088 WEST 11th AVENUE
#2738 ARBUTUS STREET
VANCOUVER, B.C.

SCALE: 1:250

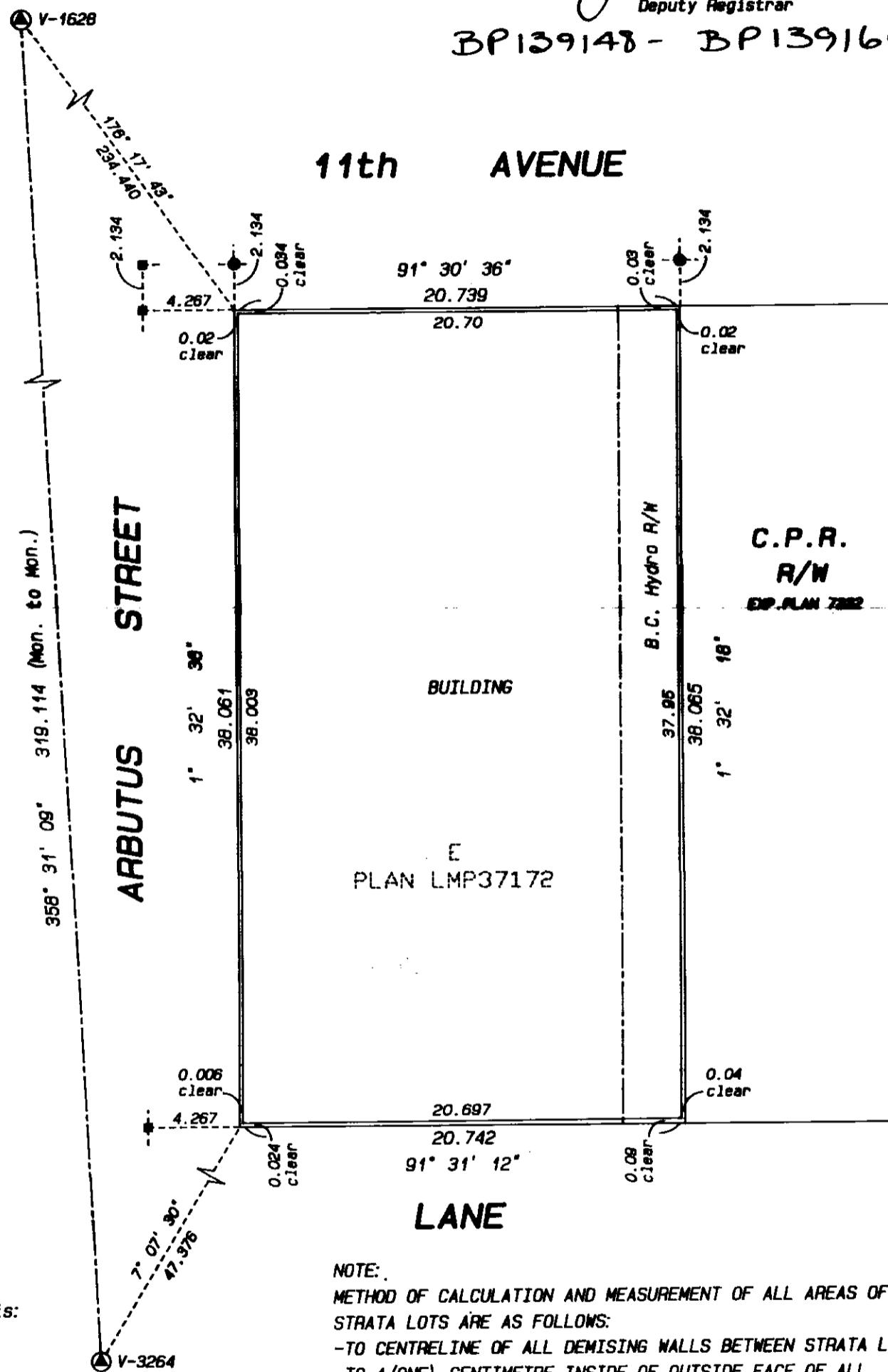


ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

Strata Plan LMS 4185 deposited and
registered in the Land Title office
at New Westminster, B.C., this 15th
day of JUNE, 2000.

J. Small
Deputy Registrar

BP139148 - BP139166



LEGEND:

- ▲ Control Monument Found
- Standard Iron Post Found
- Lead Plug Found

The address for service of
documents on the Strata Corporation is:
The Owners, Strata Plan LMS 4185
Suite 1700-#1030 W. Georgia Street
Vancouver, B.C.
V6E 2Y3

I, Edmund T. Wong, of the City of Burnaby,
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 Burnaby, B. C.,
this 29th day of May, 2000.

Edmund T. Wong
B. C. L. S.

Grid bearings are derived from observations
between control monuments V-1628 and V-3264.
Integrated Survey Area No. 31 (City of Vancouver)
This plan shows ground level measured distances.
Prior to computation of U.T.M. co-ordinates,
multiply by combined factor of 0.9995984.
Datum: NAD83 (CSRS)

NOTE:
METHOD OF CALCULATION AND MEASUREMENT OF ALL AREAS OF
STRATA LOTS ARE AS FOLLOWS:
-TO CENTRELINE OF ALL DEMISING WALLS BETWEEN STRATA LOTS
-TO 1(ONE) CENTIMETRE INSIDE OF OUTSIDE FACE OF ALL
DEMISING WALLS BETWEEN LIMITED COMMON PROPERTIES
AND STRATA LOTS.
-TO 1(ONE) CENTIMETRE INSIDE OF OUTSIDE FACE OF ALL
STRATA LOT WALLS ADJOINING COMMON AREAS AND THE EXTERIOR
OF THE BUILDING

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
Fax: 294-0625
000084 FB657 P66-71, FB713 P56
FB707 P115, P155, FB716 P123
FB719 P74-79, FB722 P97, P100
FB728 P24-25, SU-1042
R9767A, T6-1050A, M-8888A
Drawn by: CS

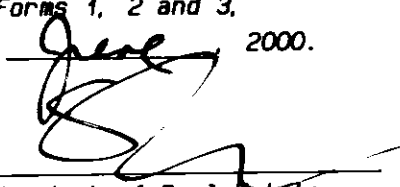
This plan lies within the Greater Vancouver Regional District.

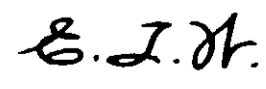
STRATA PLAN LMS 4185

CONDOMINIUM ACT

STRATA LOT NO.	SHEET NO.	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	480	1,800	0.57
2	7	921	3,000	1.10
3	7	886	2,880	1.06
4	7	886	2,880	1.06
5	7	886	2,880	1.06
6	7	1,278	4,150	1.52
7	8,9	889	2,750	1.00
8	8,9	798	2,350	1.00
9	8,9	832	2,450	1.00
10	8,9	832	2,450	1.00
11	8,9	825	2,420	1.00
12	8,9	982	3,000	1.00
13	8,9	971	3,000	1.00
14	8,9	750	2,350	1.00
15	10	854	2,950	1.00
16	10	787	2,500	1.00
17	10	883	2,950	1.00
18	10	828	2,750	1.00
19	10	683	2,400	1.00
AGGREGATE		16,251	51,910	19.37

Accepted as to Forms 1, 2 and 3,
this 13 day of June, 2000.


Superintendent of Real Estate


May 29th, 2000.

STRATA PLAN LMS 4185

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 commercial and 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.

Declared before me at VANCOUVER, B.C., this 6th day of JUNE, 2000

Shel A
A commissioner for taking affidavits in and for the Province of British Columbia.

SHAEL E. SMITH
Barrister & Solicitor
1450 - 1075 W. Georgia St.
Vancouver, B.C. Canada **V6E 3C9**
Tel: 682-0701 Fax: 682-7333

Owner-developer:
WENNER HOLDINGS LTD. (INC.No.529243)

Shel A
Authorized Signatory
(Sign and print name)
TED WENNER

MORTGAGEE:
GULF AND FRASER FISHERMEN'S CREDIT UNION

M.C. ANDERSEN
Authorized Signatory
(Sign and print name)

ANGELA CHU
Authorized Signatory
(Sign and print name)

YEW HEI WONG
Witness (Sign and print name)
as to signature(s)

Address of 1971 WESTMINSTER HWY.
Witness: RICHMOND, BC
Occupation: LOANS CLERK
V6X 1A4

MORTGAGEE:
EDELWEISS CREDIT UNION

ADRIAN PARSONS
Authorized Signatory
(Sign and print name)

CANICE C. GRZE BENIAK
Authorized Signatory
(Sign and print name)

CANICE C. GRZE BENIAK
Witness (Sign and print name)
as to signature(s)

Address of 1867 W. BROADWAY AVE, VAN V6T 1W4
Witness: BROADWAY AVE, VAN V6T 1W4
Occupation: ADMINISTRATIVE ASSISTANT

→ **CANICE C. GRZE BENIAK**

OWNER-DEVELOPER:
WENNER HOLDINGS LTD.
(INC.No.529243)

TED WENNER
Authorized Signatory
(Sign and print name)

SHAEL E. SM
Witness (Sign and print name)
as to signature(s)

Address of Barrister & Solicitor
Witness: 1450 - 1075 W. Georgia St
Vancouver, B.C. Canada V6E 3C9
Occupation: Tel: 682-0701

SECTION 8 (1)

I, Edmund T. Wong, a British Columbia Land Surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 29th day of May, 2000 been previously occupied.

Dated at Burnaby, British Columbia, this 29th day of May, 2000.

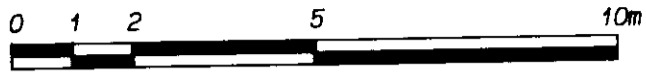
Edmund T. Wong
B. C. L. S.

E. T. Wong
May 29th, 2000.

DIAGRAMMATIC ELEVATION

STRATA PLAN LMS 4185

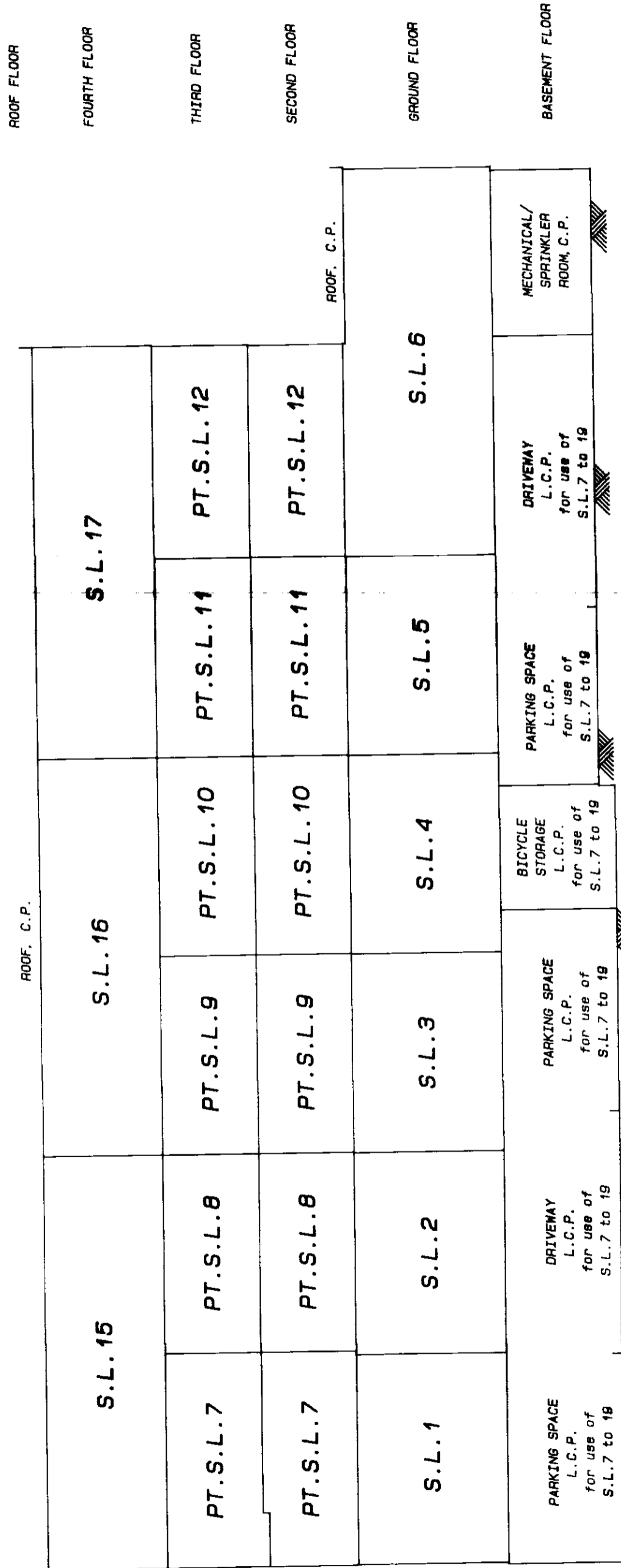
SCALE: 1: 125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

SECTION A-A

- LEGEND:**
 L.C.P. denotes limited common property
 C.P. denotes common property
 PT.S.L. denotes part strata lot
 S.L. denotes strata lot

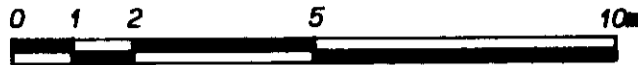


B. J. H.
 May 28th, 2000.

DIAGRAMMATIC ELEVATION

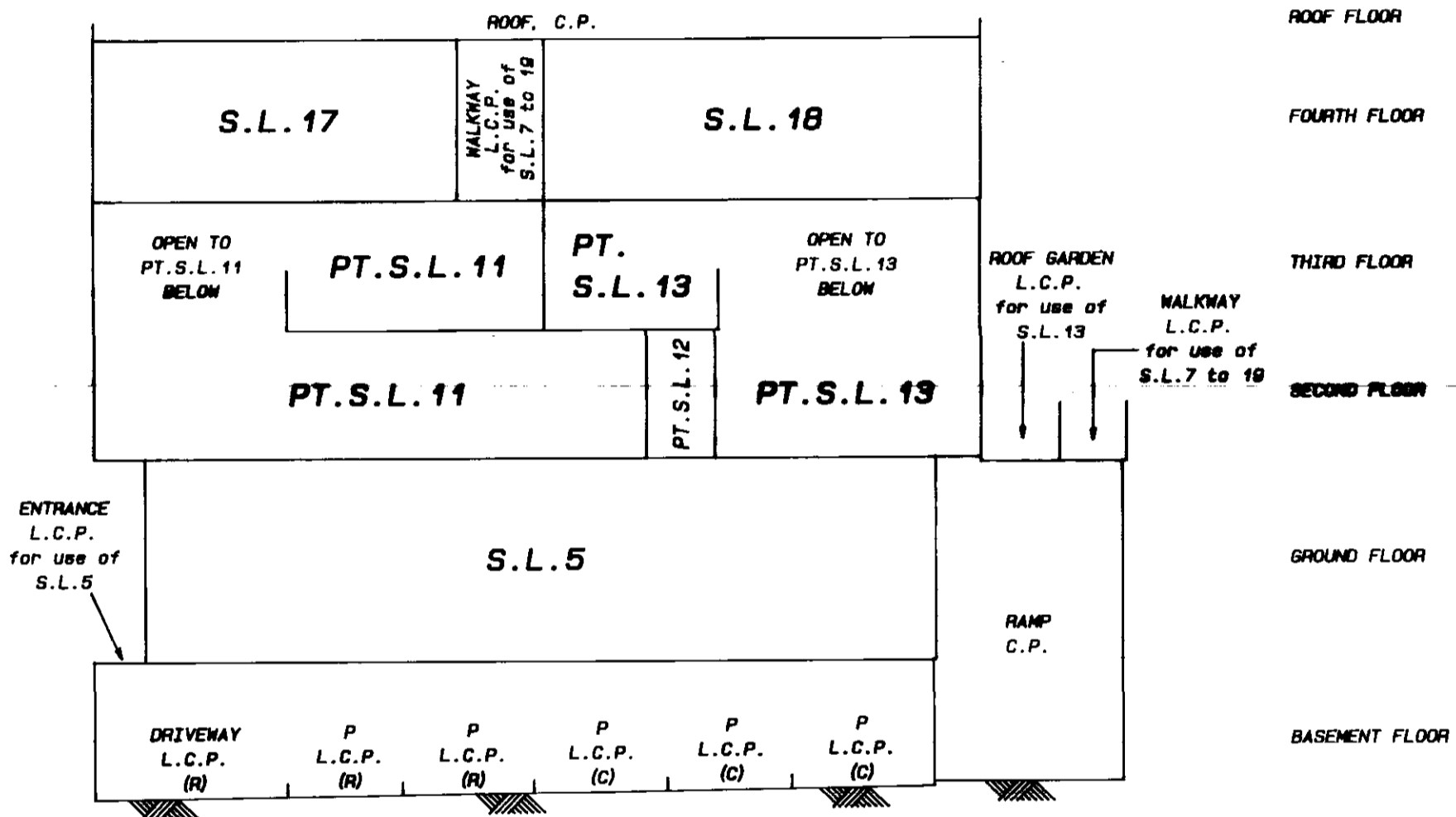
STRATA PLAN LMS 4185

SCALE: 1: 125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

SECTION B-B



LEGEND:

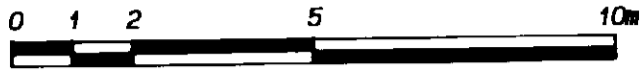
- L.C.P. denotes limited common property
- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- P denotes parking space, limited common property
- (R) denotes limited common property for use of S.L. 7 to 19 (residential)
- (C) denotes limited common property for use of S.L. 1 to 6 (commercial)

E. J. H.
May 29th, 2000.

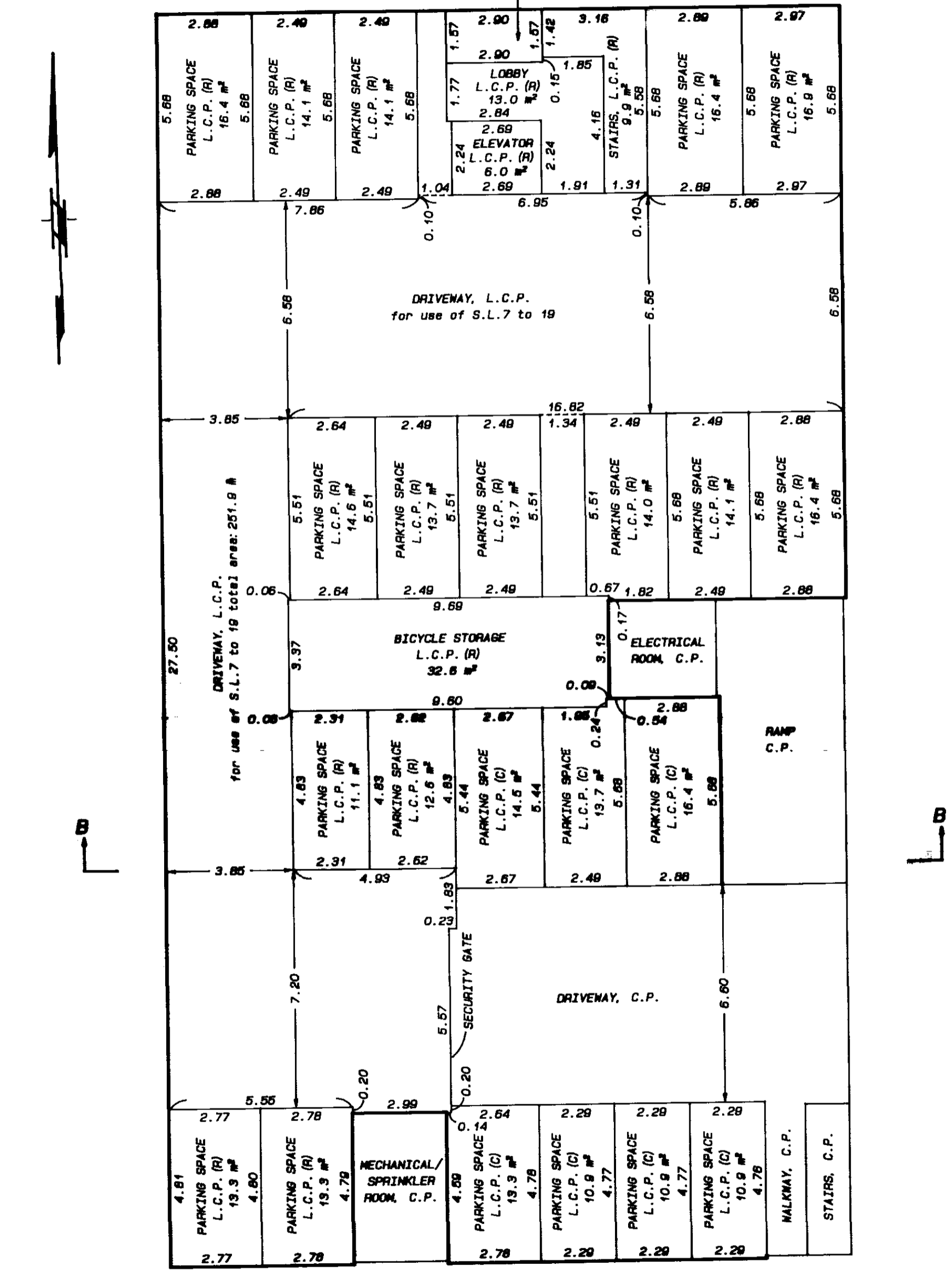
BASEMENT FLOOR

STRATA PLAN LMS 4185

SCALE: 1: 125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- L.C.P. denotes limited common property
- C.P. denotes common property
- S.L. denotes strata lot
- m² denotes square metres
- denotes dimensions measured to 1(one) centimetre inside of outside face of walls

- (R) denotes limited common property for use of S.L.7 to 19 (residential)
- (C) denotes limited common property for use of S.L.1 to 6 (commercial)

E. J. H.
May 29th, 2000.

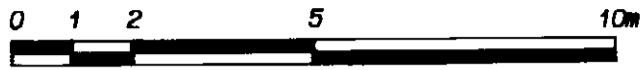
GROUND FLOOR

SHEET 7 OF 11 SHEETS

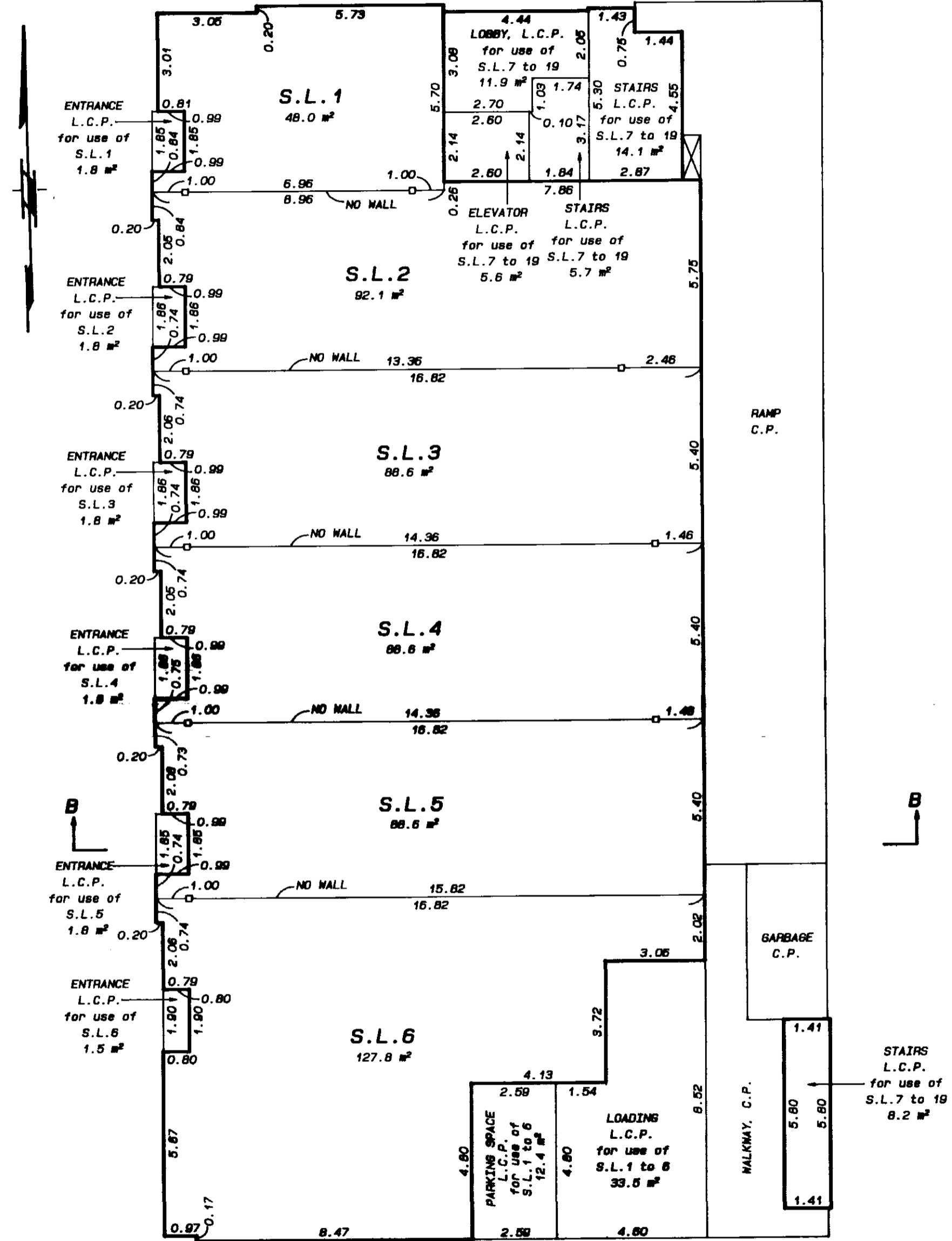
STRATA LOTS 1 TO 6

STRATA PLAN LMS 4185

SCALE: 1: 125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

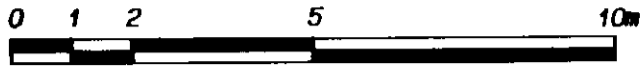
- L.C.P. denotes limited common property
- C.P. denotes common property
- S.L. denotes strata lot
- denotes duct space, common property
- m² denotes square metres
- denotes dimensions measured to 1(one) centimetre inside of outside face of walls
- denotes lead plug set

E. J. Jr.
May 29th, 2000.

SECOND FLOOR

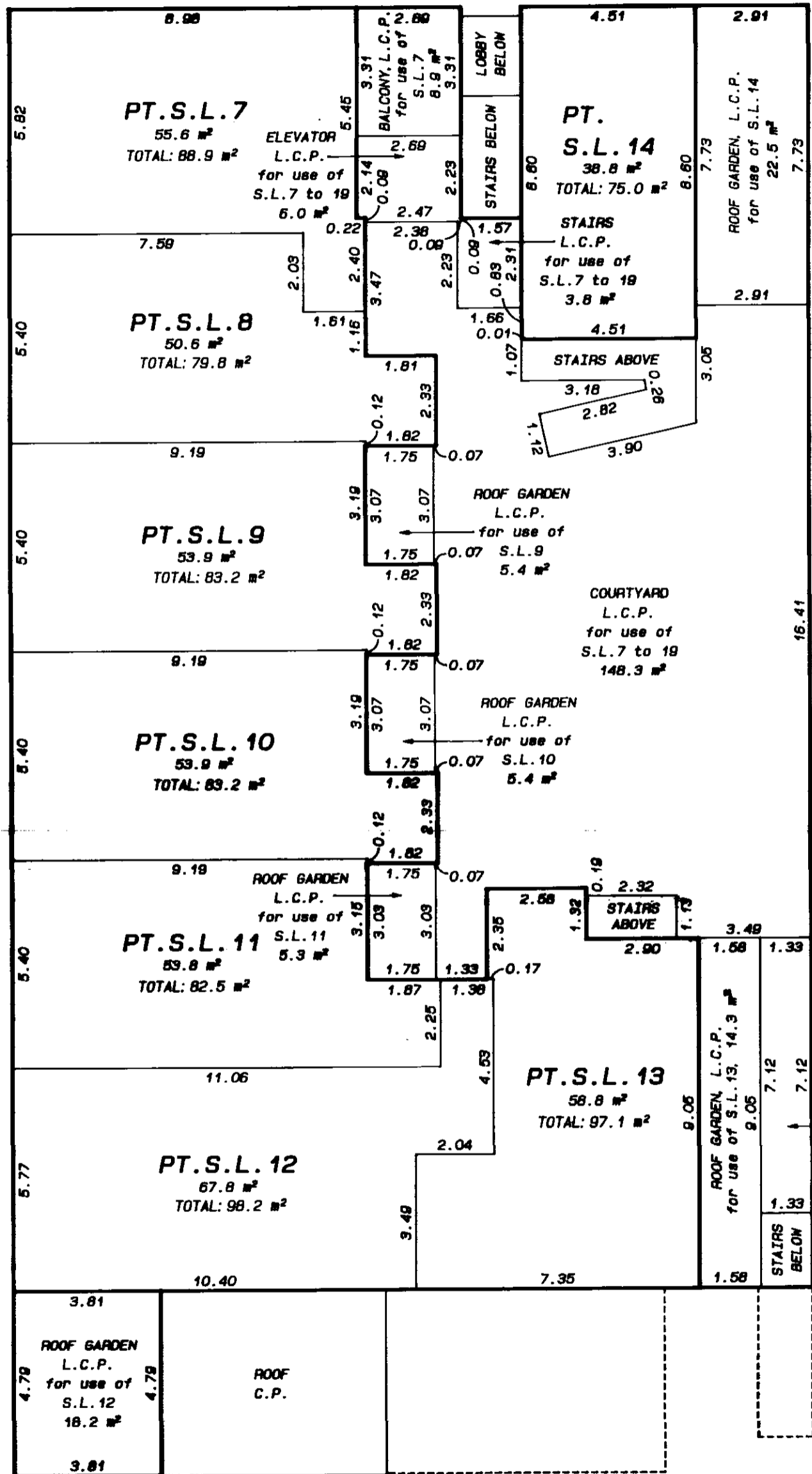
PART STRATA LOTS 7 TO 14

SCALE: 1:125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN LMS 41



LEGEND:

- L.C.P. denotes limited common property
- C.P. denotes common property
- PT.S.L. denotes part strata lot
- S.L. denotes strata lot
- m² denotes square metres
- denotes dimensions measured to 1(one) centimetre inside of outside face of walls



Handwritten signature or initials.

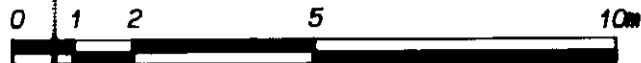
THIRD FLOOR

SHEET 9 OF 11 SHEETS

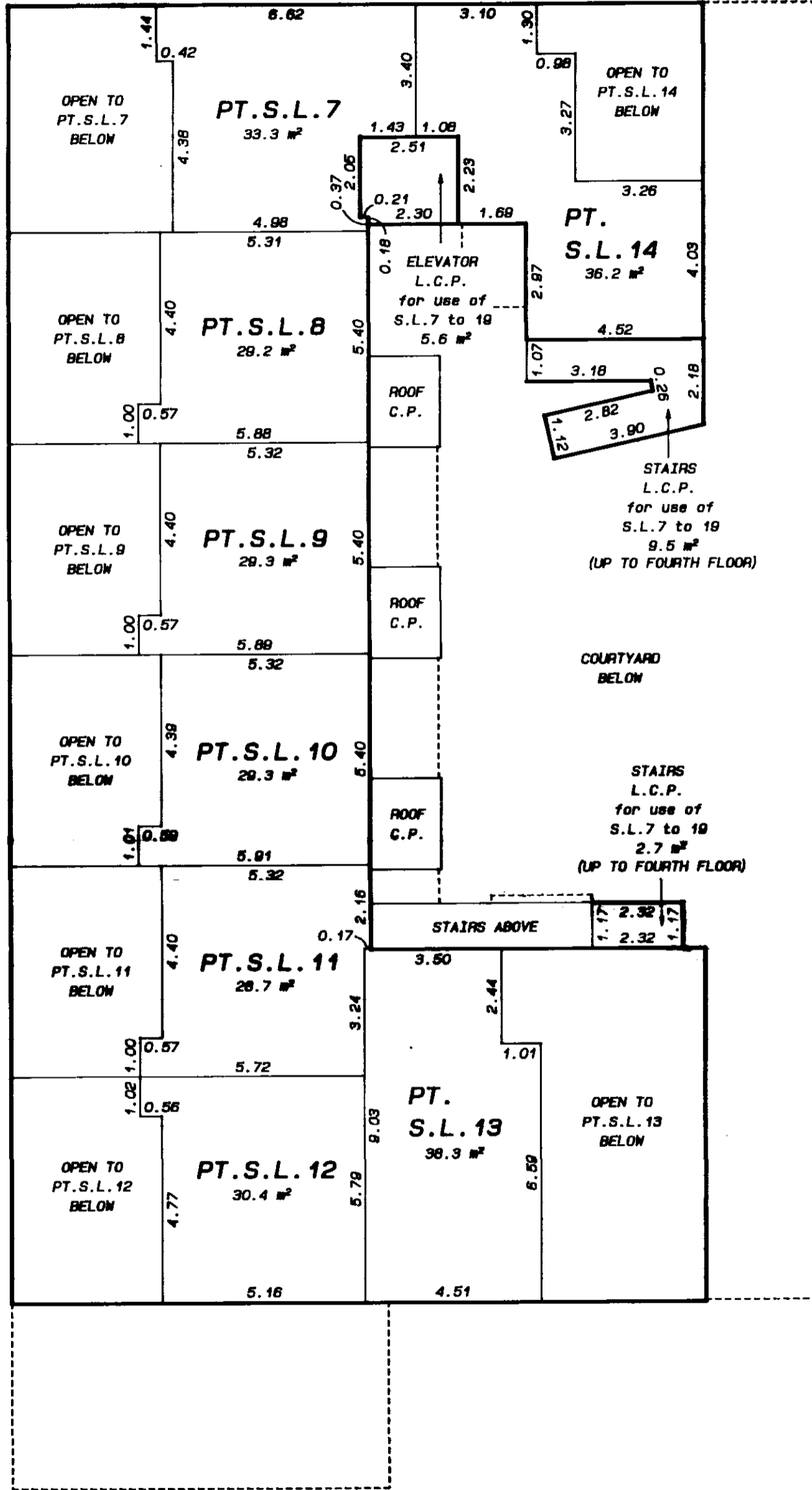
PART STRATA LOTS 7 TO 14

STRATA PLAN LMS 4185

SCALE: 1: 125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- L.C.P. denotes limited common property
- C.P. denotes common property
- PT.S.L. denotes part strata lot
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- m² denotes square metres
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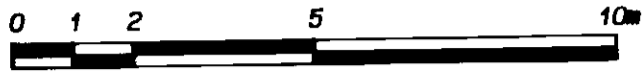
E. J. St.
 May 29th, 2000.

FOURTH FLOOR

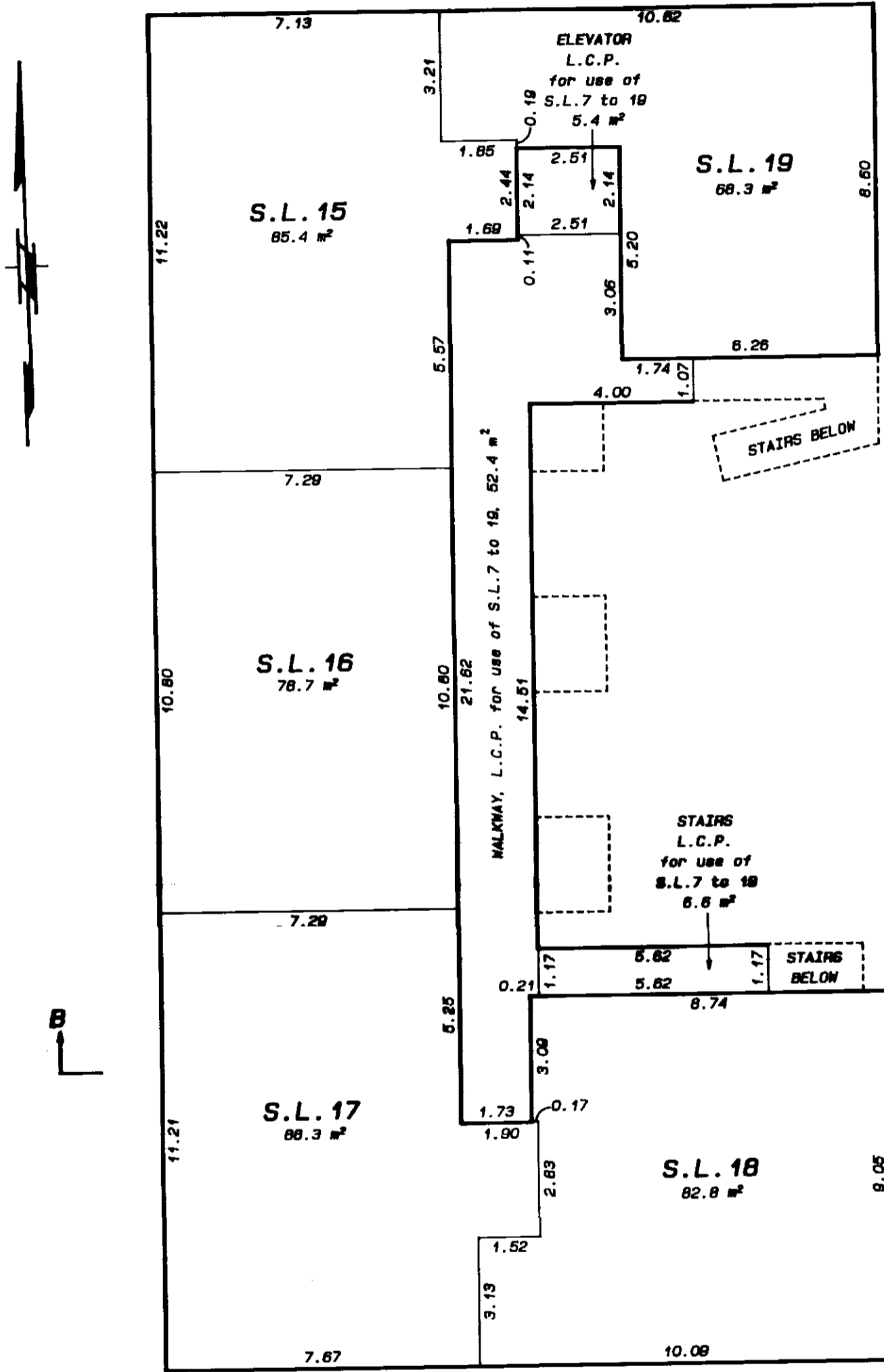
STRATA LOTS 15 TO 19

STRATA PLAN LMS 4185

SCALE: 1: 125



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LEGEND:

- L.C.P. denotes limited common property
- S.L. denotes strata lot
- m² denotes square metres
- denotes dimensions measured to 1(one) centimetre inside of outside face of walls

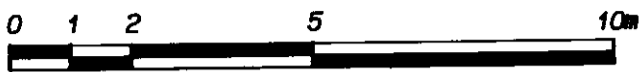
E. J. St.

May 29th 2000.

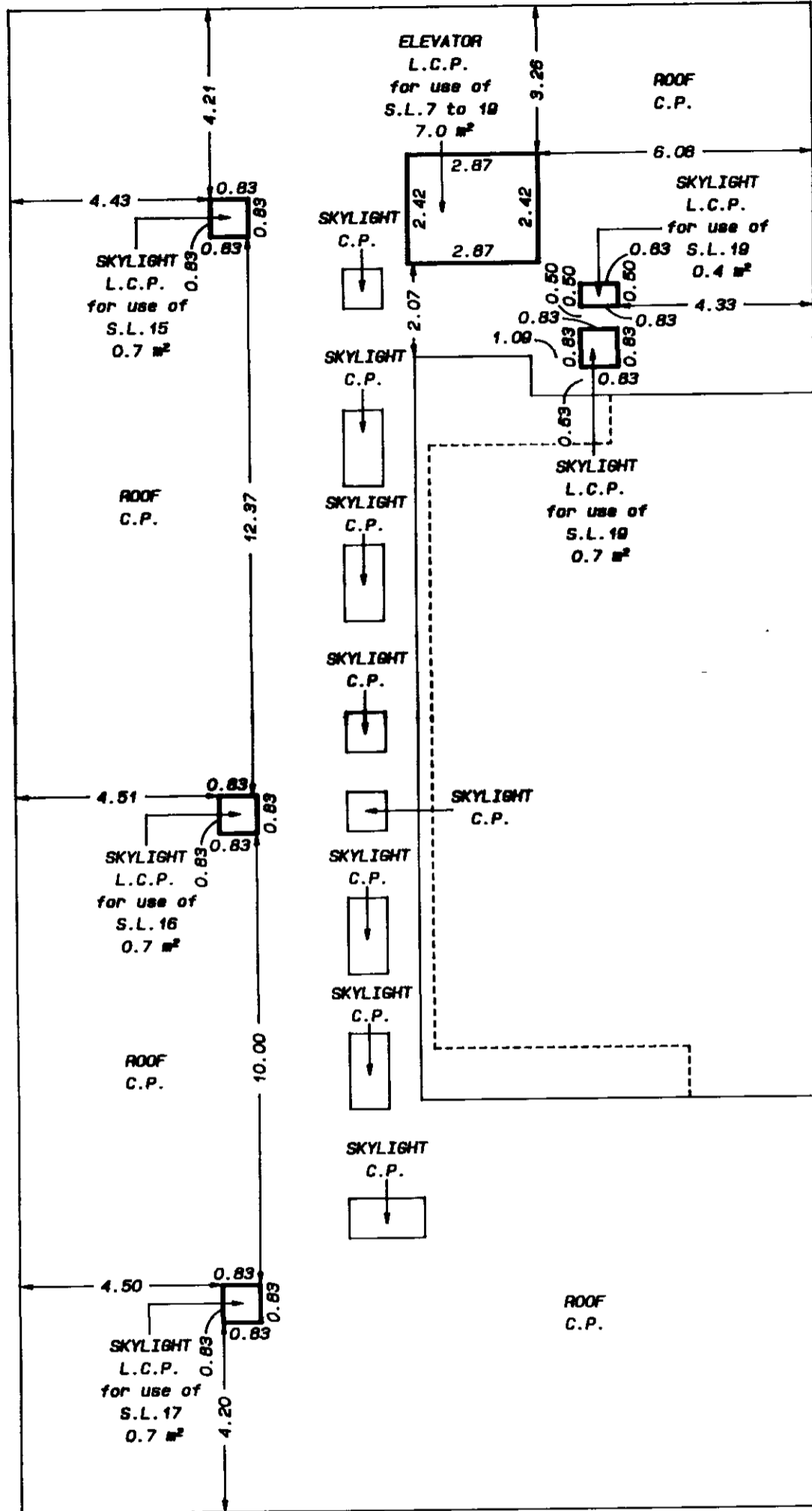
ROOF FLOOR

STRATA PLAN LMS 4185

SCALE: 1: 125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- L.C.P. denotes limited common property.
- C.P. denotes common property
- S.L. denotes strata lot
- m² denotes square metres
- denotes dimensions measured to 1(one) centimetre inside of outside face of walls

E.J.H.
May 29th, 2000.