

FIRST SHEET, SHEET 1 OF 15 SHEETS

STRATA PLAN OF LOT A, BLOCK 76,

DISTRICT LOT 541, GROUP 1,

NEW WESTMINSTER DISTRICT,

STRATA PLAN LMS 2361

PLAN LMP 27550

SCALE: 1: 250



(City of Vancouver)

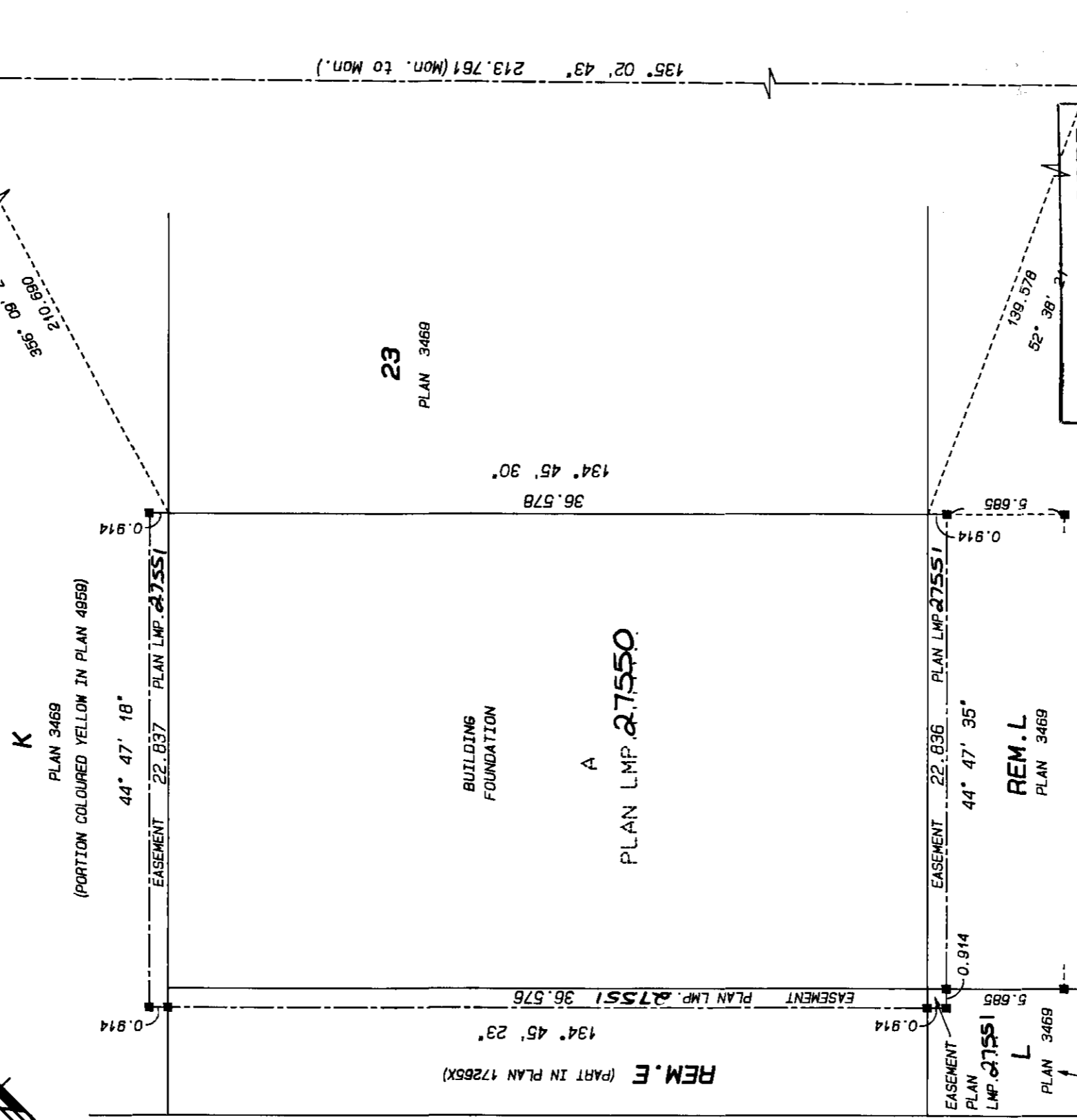
#1178 HAMILTON STREET
VANCOUVER, B.C.

Strata Plan LMS 2361 deposited and registered in the Land Title office at New Westminster, B.C., this 12th day of APRIL, 1996.

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

Sandy King
ASSISTANT DEPUTY REGISTRAR
BK 104472 - BK 104512 V-2161

HAMILTON STREET



FOR STRATA CORP
MAIL ADDRESS
SEE STRATA PLAN
GENERAL INDEX

(PART IN PLAN 17265X)

MAINLAND STREET

I, Johnson C. Tam, of the City of Surrey, 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, save and except encroachments of parts of building shown on sheet 2. Easements registered under numbers: BK 70704, BK 70705, BK 70706, BK 70707 provide for said encroachments. this 6th day of February, 1996.

Johnson Tam
B. C. L. S.

Grid bearings are derived from observations between control monuments V-2161 and V-3881. 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 0.99960175.

- 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 2361
Suite 1000-1090 West Pender Street
Vancouver, B.C.
V6E 2N7

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
950362 FB587 P68-73
FB619 P1-4, R10280,
M-1137D, SU-836, SV-147
Drawn by: CS

This plan lies within the Greater Vancouver Regional District.

FIRST SHEET, SHEET 2 OF 15 SHEETS

BUILDING DIMENSION

STRATA PLAN LMS 2361

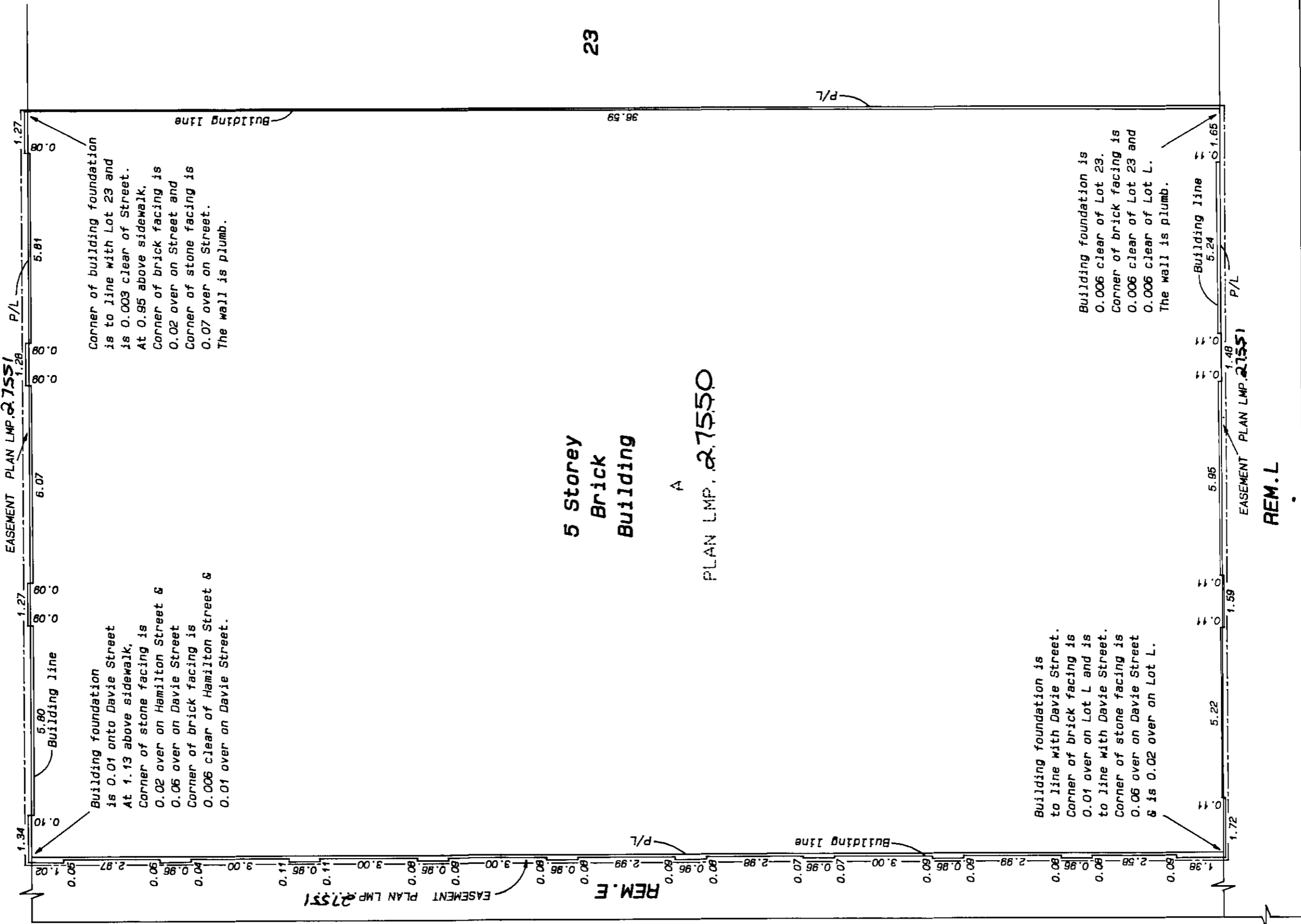
SCALE: 1: 125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

HAMILTON STREET

HAMILTON STREET



**5 Storey
Brick
Building**

**A
PLAN LMP. 27550**

Building foundation is 0.01 onto Davie Street At 1.13 above sidewalk. Corner of stone facing is 0.02 over on Hamilton Street & 0.06 over on Davie Street Corner of brick facing is 0.006 clear of Hamilton Street & 0.01 over on Davie Street.

Corner of building foundation is to line with Lot 23 and is 0.003 clear of Street. At 0.95 above sidewalk. Corner of brick facing is 0.02 over on Street and 0.07 over on Street. The wall is plumb.

Building foundation is to line with Davie Street. Corner of brick facing is 0.01 over on Lot L and is 0.01 over on Davie Street. Corner of stone facing is 0.06 over on Davie Street & is 0.02 over on Lot L.

Building foundation is 0.006 clear of Lot 23. Corner of brick facing is 0.006 clear of Lot 23 and 0.006 clear of Lot L. The wall is plumb.

STREET DAVIE

LEGEND:
P/L denotes property line

MAINLAND STREET

J.C.R.
February 6th, 1996.

SECOND SHEET, SHEET 3 OF 15 SHEETS

CONDOMINIUM ACT STRATA PLAN LMS 2361

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	9		1161		309,900		1
2	9		661		185,900		1
3	9		726		199,900		1
4	9		838		242,900		1
5	9		687		185,900		1
6	9		479		129,900		1
7	9		665		175,900		1
8	9		816		224,900		1
9	9		599		172,900		1
10	9		712		215,900		1
11	10		1152		319,900		1
12	10		657		194,900		1
13	10		722		214,900		1
14	10		834		246,900		1
15	10		683		188,900		1
16	10		475		132,900		1
17	10		661		178,900		1
18	10		824		229,900		1
19	10		602		176,900		1
20	10		697		222,900		1
21	11		1153		339,900		1
22	11		657		191,900		1
23	11		722		214,900		1
24	11		835		252,900		1
25	11		684		192,900		1
26	11		477		136,900		1
27	11		662		182,900		1
28	11		825		234,900		1
29	11		601		181,900		1
30	11		695		229,900		1
31	12		1359		415,900		1
32	12		1145		339,900		1
33	12		1159		339,900		1
34	12		1340		429,900		1
35	12		1039		313,900		1
36	12		1341		372,900		1
37	8		763		228,500		0.94
38	8		1318		394,600		1.62
39	8		1182		353,900		1.45
40	8		1471		440,400		1.80
41	8		1155		345,800		1.42
AGGREGATE			35,234		10,285,600		43.23

Accepted as to Forms 1, 2 and 3, this 1 day of March, 1996.

for. Dwyer
Superintendent of Real Estate

J.C.R.
February 6th, 1996.

SECOND SHEET, SHEET 4 OF 15 SHEETS

STRATA PLAN LMS 2361

STATUTORY DECLARATION

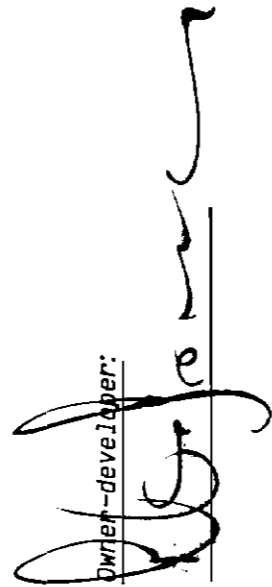
I, the undersigned, do solemnly declare that:

- 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 27 day of February, 1996.

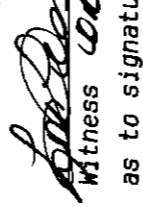
A Commissioner for taking affidavits in and for the Province of British Columbia.

Owner-developer:


MORTGAGEE:
 M.R.S. TRUST COMPANY
 (INC. No. 34988A)

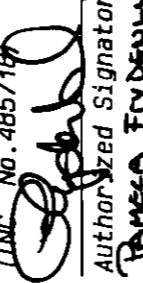

 Authorized Signatory Ed Merchand


 Authorized Signatory MARIA ACCOMANDO


 Witness CORI LOHES

as to signature (s)
 Address of 150 BLOOR ST. T.O.
 Witness: CORI LOHES
 Occupation: FUNDING OFFICER

MORTGAGEE:
 MULTIMETRO MORTGAGE CORP.
 (INC. No. 485719)

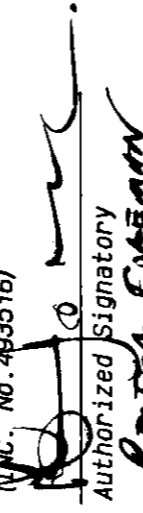

 Authorized Signatory Ranea Frydeuwand

Authorized Signatory

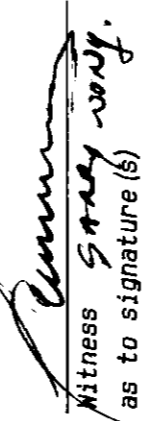

 Witness ALLAN COOMBE

as to signature (s)
 Address of 1600-1075 W. GEORGET ST.
 Witness: VANCOUVER BC
 Occupation: SOLICITOR

OWNER DEVELOPER:
 HAMILTON HERITAGE BUILDING INC.
 (INC. No. 493516)


 Authorized Signatory PETER FOKEMAN

Authorized Signatory

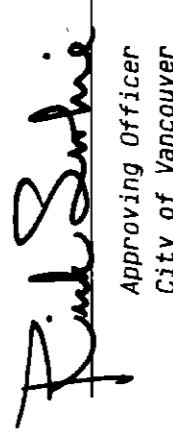

 Witness Stacy Wong

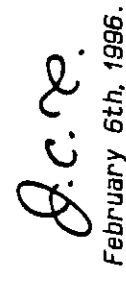
as to signature (s)
 Address of 120-1155 W. BROADWAY
 Witness:
 Occupation: SOLICITOR

FORM 10 CERTIFICATE OF APPROVAL

(Section 8(2), Section 9(5))

I hereby certify that the construction of the buildings situated on Lot A Block 76 District Lot 541 Group 1 New Westminster District Plan LMP _____ has been approved for strata plan development. this 27th day of APRIL, 1996.

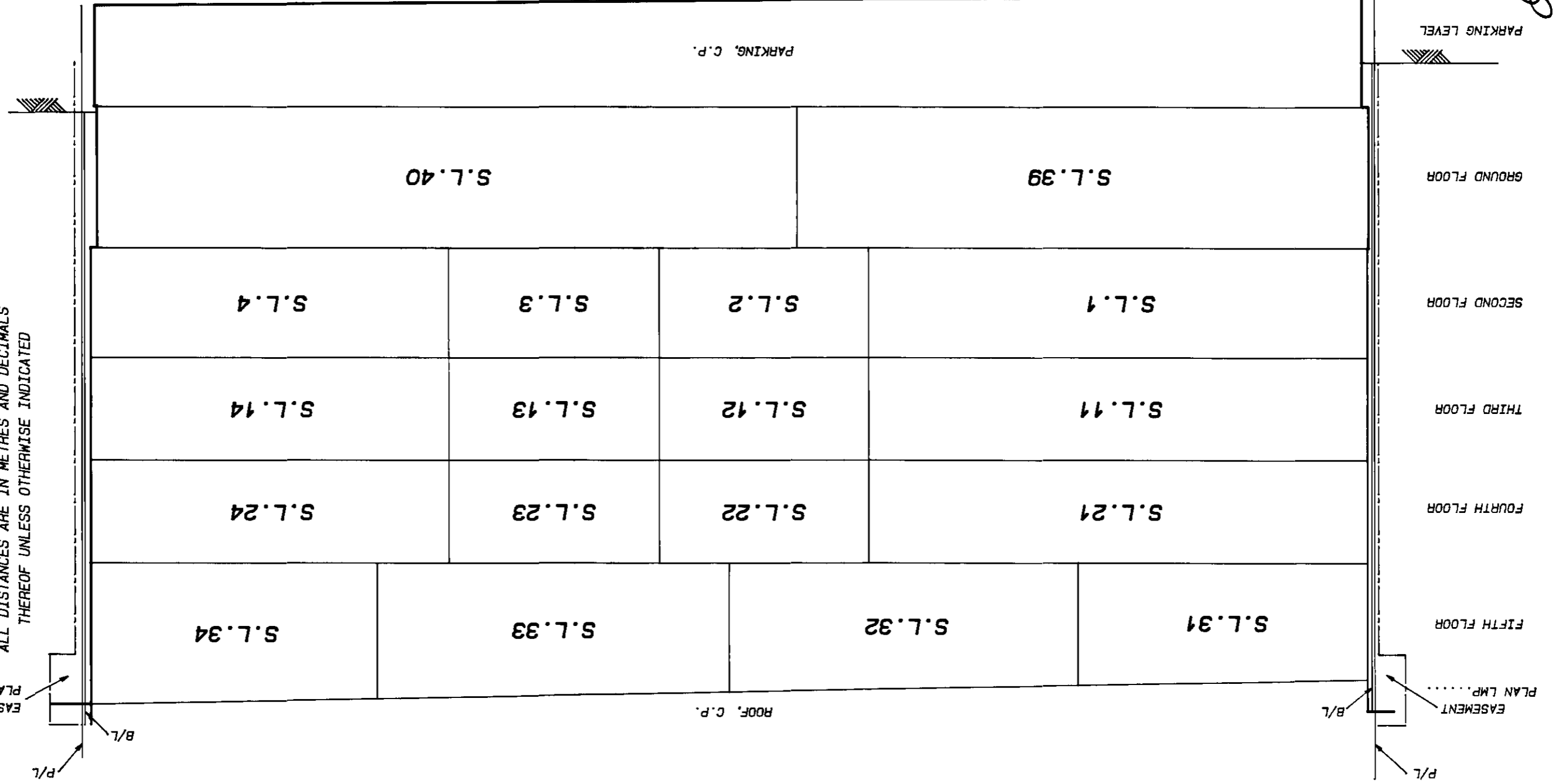
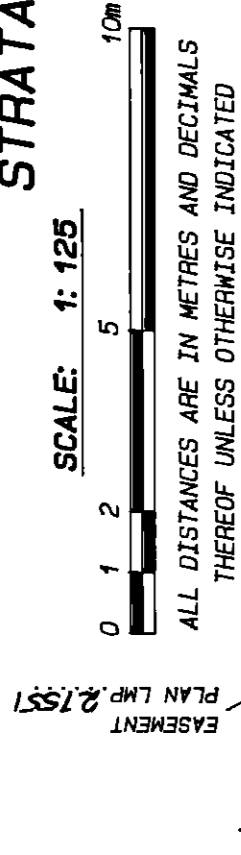

 Approving Officer
 City of Vancouver


 February 6th, 1996.

SHEET 5 OF 15 SHEETS

DIAGRAMMATIC ELEVATION

STRATA PLAN LMS 2361



SECTION A-A

LEGEND:

C.P. denotes common property

S.L. denotes strata lot

P/L denotes property line

B/L denotes building line

J.C.R.

February 6th, 1996.

STR - 806

SHEET 6 OF 15 SHEETS

DIAGRAMMATIC ELEVATION

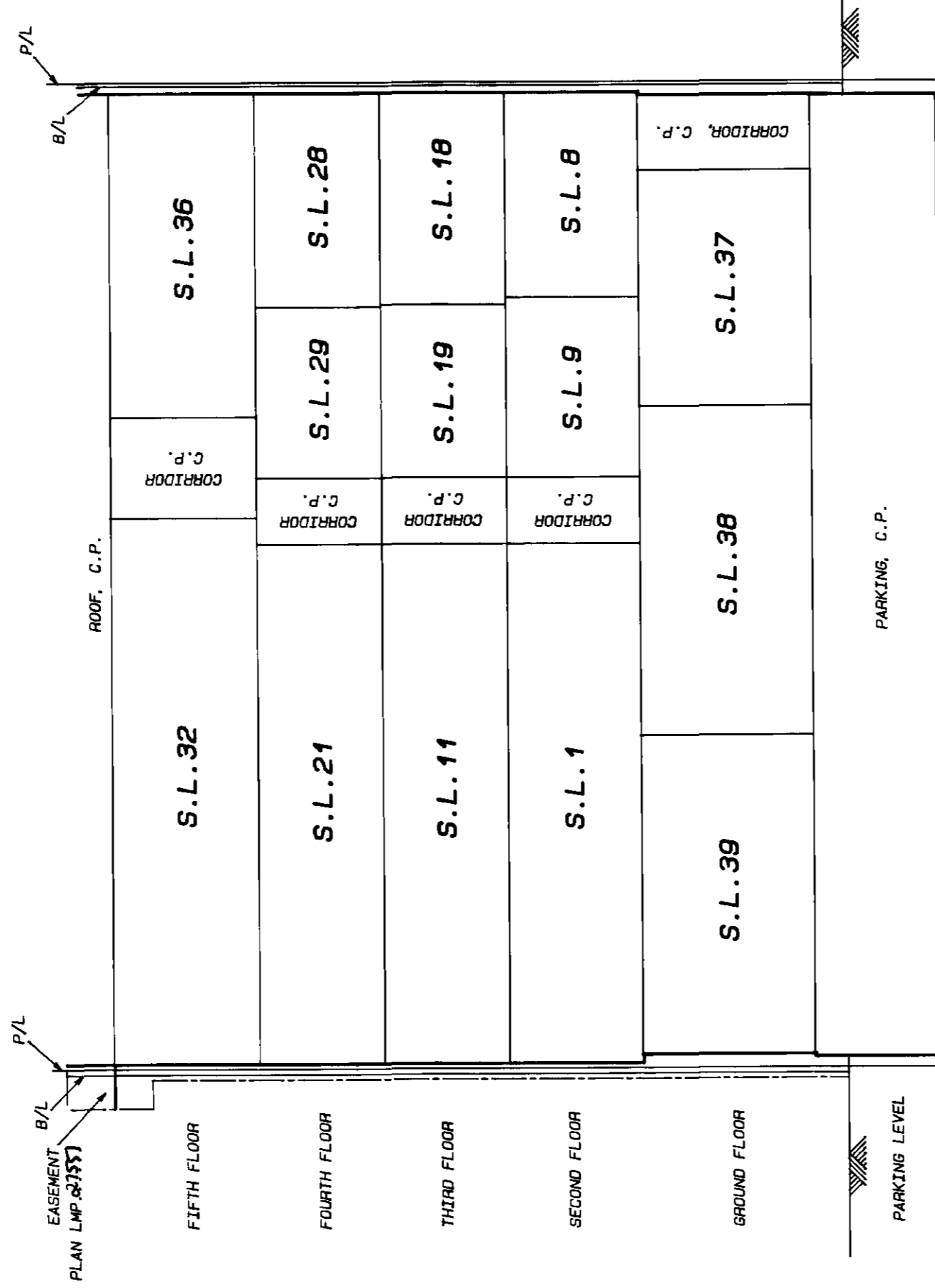
STRATA PLAN LMS 2361

SCALE: 1:125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

SECTION B-B



LEGEND:

- C.P. denotes common property
- S.L. denotes strata lot
- P/L denotes property line
- B/L denotes building line

J.C.Z.
February 6th, 1996.

SHEET 7 OF 15 SHEETS

PARKING LEVEL

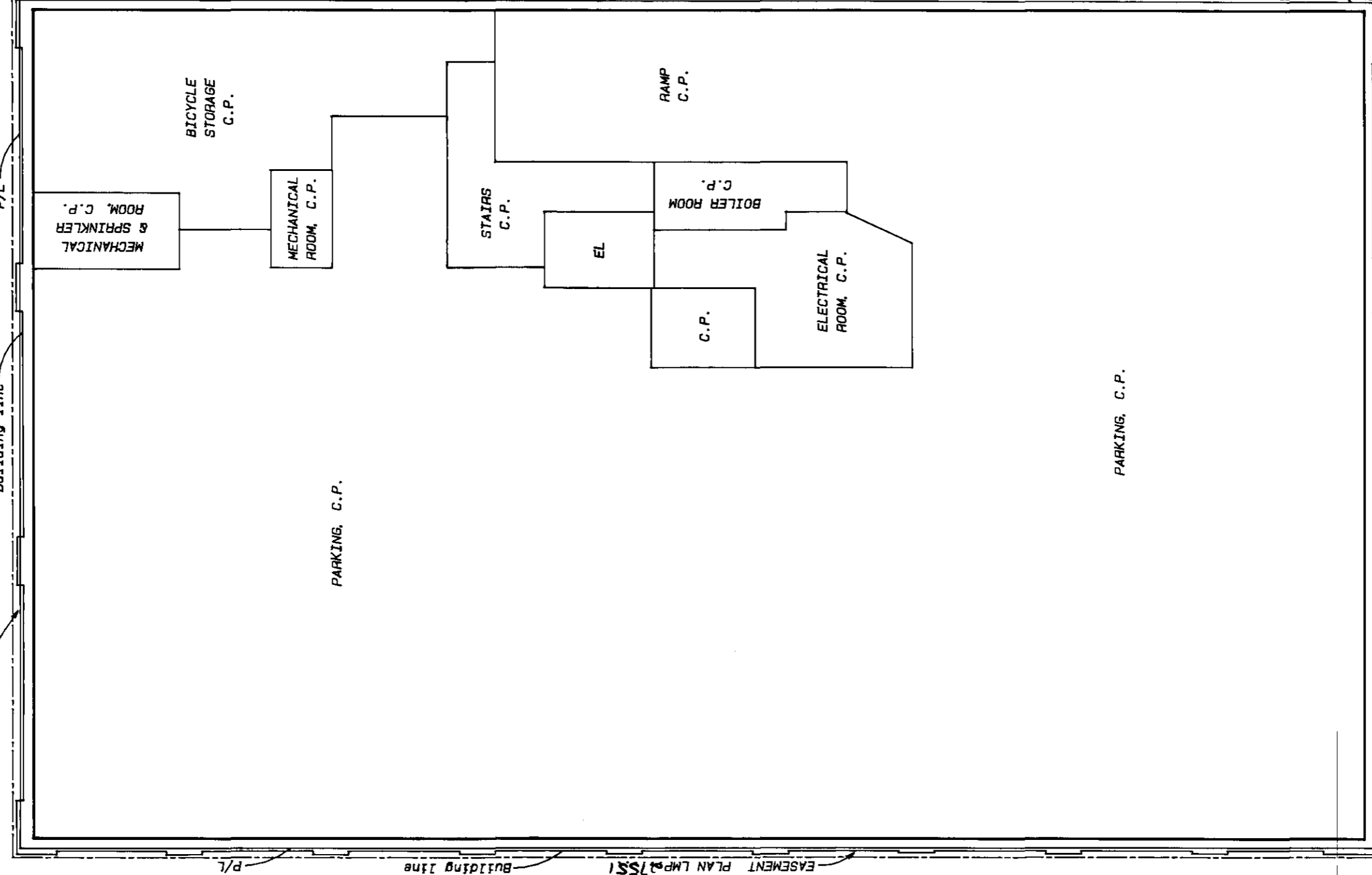
STRATA PLAN LMS 2361

SCALE: 1:125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

EASEMENT PLAN LMP 27551



LEGEND:

- C.P. denotes common property
- EL denotes elevator, common property
- GR denotes garbage room, common property
- ER denotes electrical room, common property
- EM denotes elevator machine room, common property
- P/L denotes property line

J.C.P.
February 6th, 1996.

STR - 806

SHEET 8 OF 15 SHEETS

GROUND FLOOR

STRATA LOTS 37 TO 41

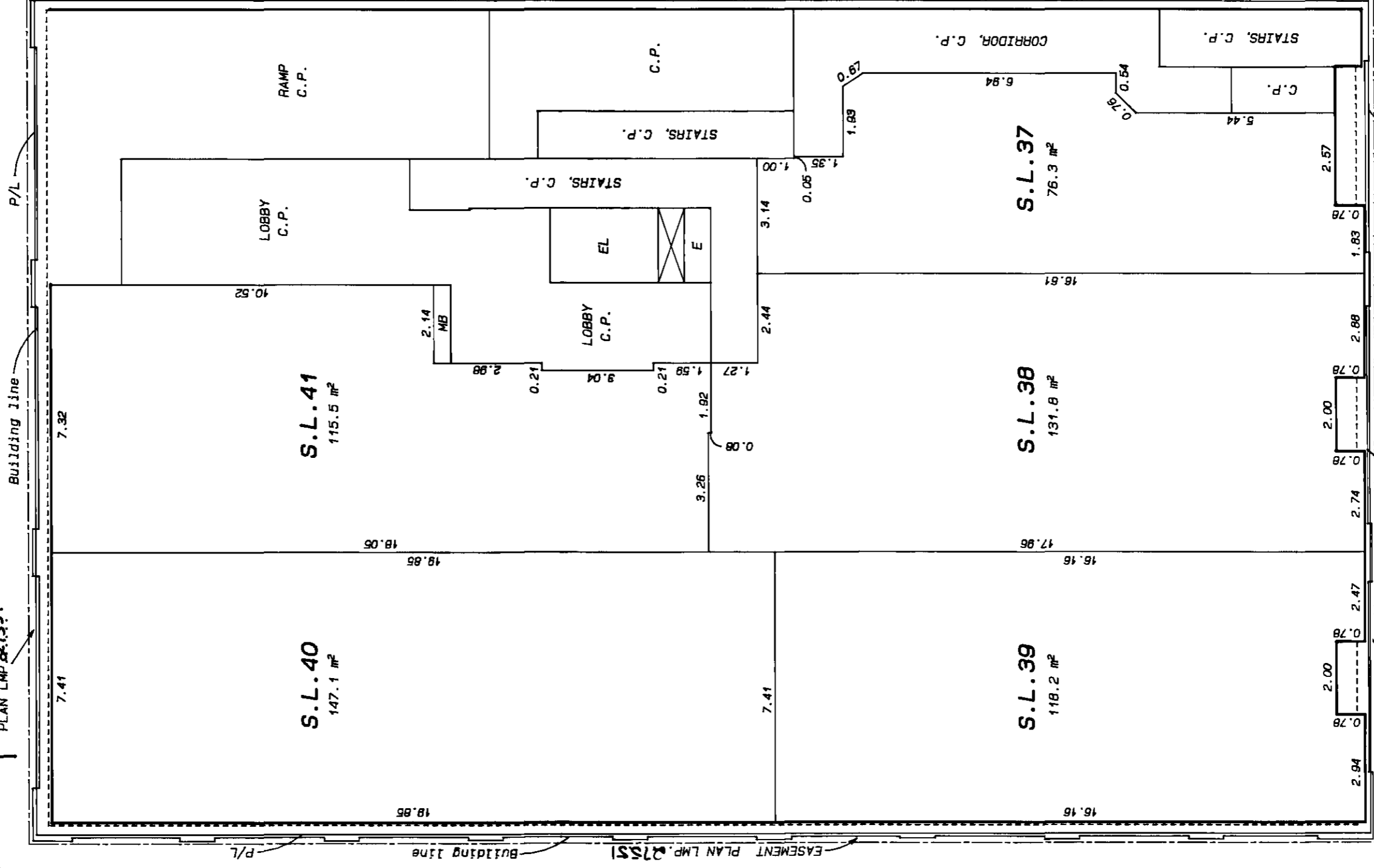
STRATA PLAN LMS 2361

SCALE: 1:125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

EASEMENT PLAN LMP 27551



LEGEND:

- C.P. denotes common property
- S.L. denotes strata lot
- EL denotes elevator, common property
- E denotes electrical closet, common property
- MB denotes mail box, common property
- ⊠ denotes duct space, common property
- P/L denotes property line

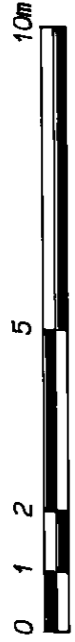
G.C.C.
February 6th, 1996.

SHEET 9 OF 15 SHEETS

SECOND FLOOR
STRATA LOTS 1 TO 10 INCLUSIVE

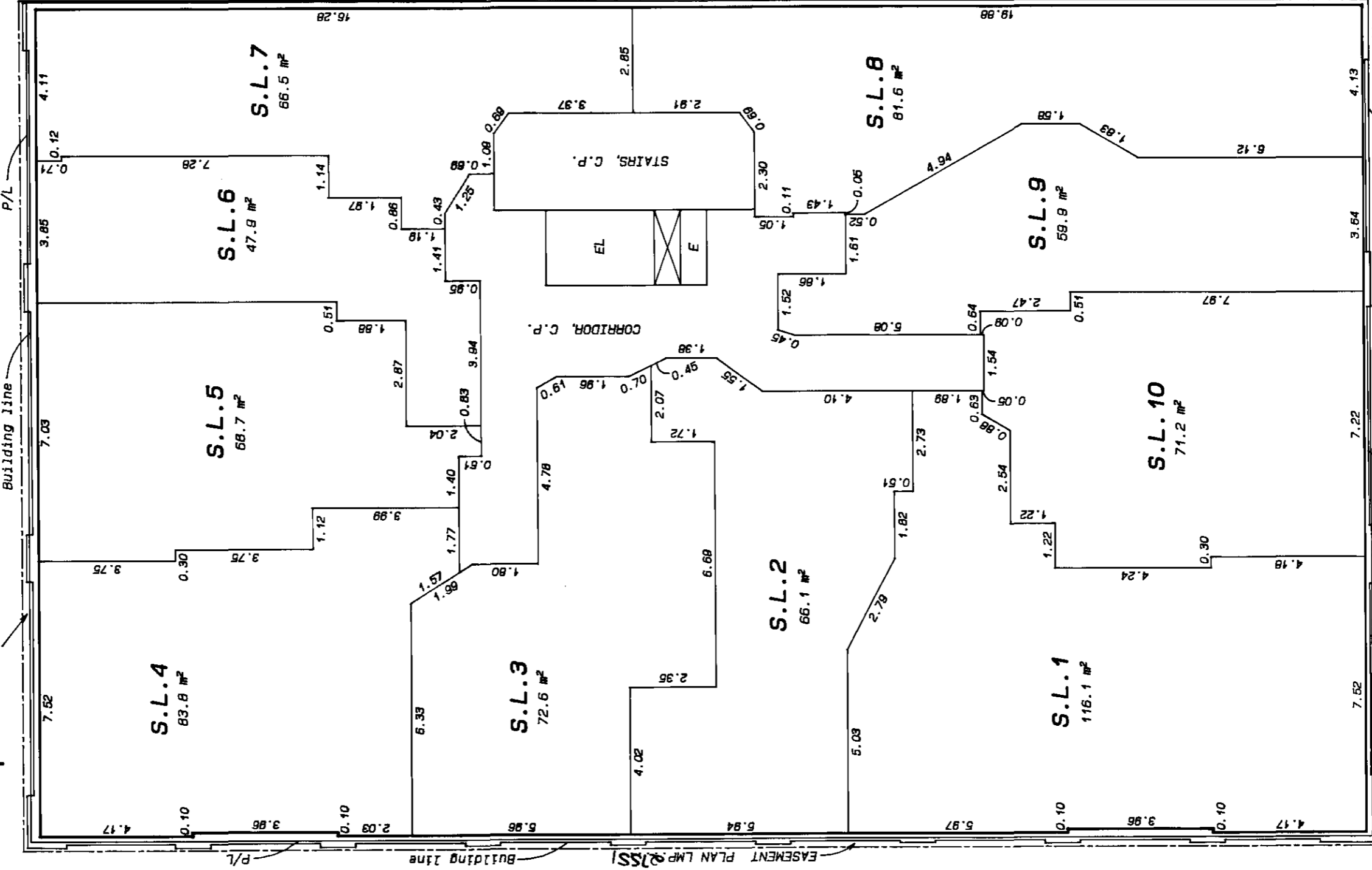
STRATA PLAN LMS 2361

SCALE: 1:125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

EASEMENT PLAN LMP 23551



LEGEND:

- C.P. denotes common property
- S.L. denotes strata lot
- EL denotes elevator, common property
- E denotes electrical closet, common property
- ⊠ denotes duct space, common property
- P/L denotes property line

J.C.C.
February 6th, 1996.

SHEET 10 OF 15 SHEETS

THIRD FLOOR

STRATA LOTS 11 TO 20 INCLUSIVE

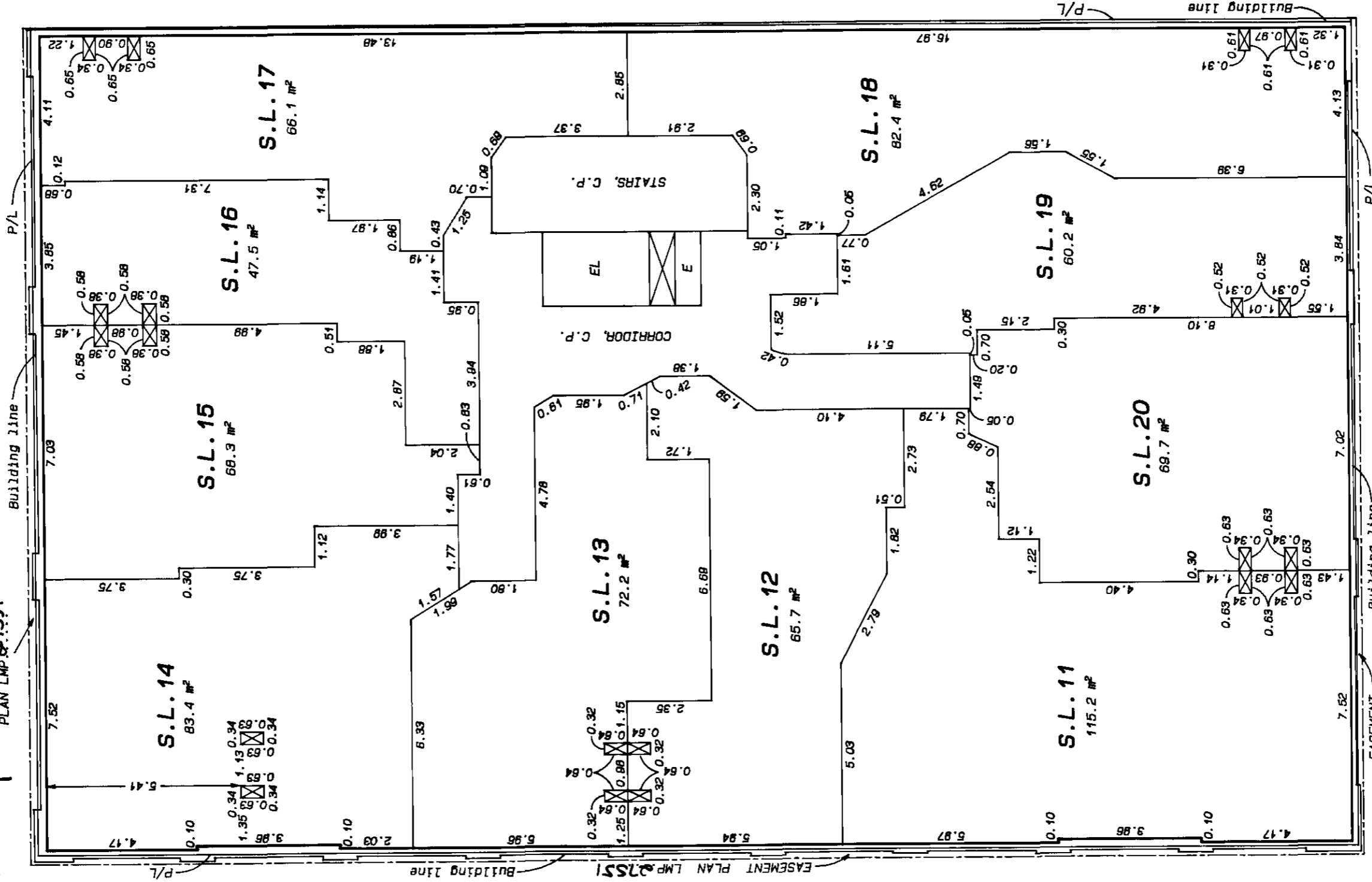
STRATA PLAN LMS 2361

SCALE: 1:125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

EASEMENT PLAN LMP 27551



LEGEND:

- C.P. denotes common property
- S.L. denotes strata lot
- EL denotes elevator, common property
- E denotes electrical closet, common property
- ⊠ denotes duct space, common property
- P/L denotes property line

J.C.C.

February 6th, 1996.

SHEET 11 OF 15 SHEETS

FOURTH FLOOR

STRATA LOTS 21 TO 30 INCLUSIVE

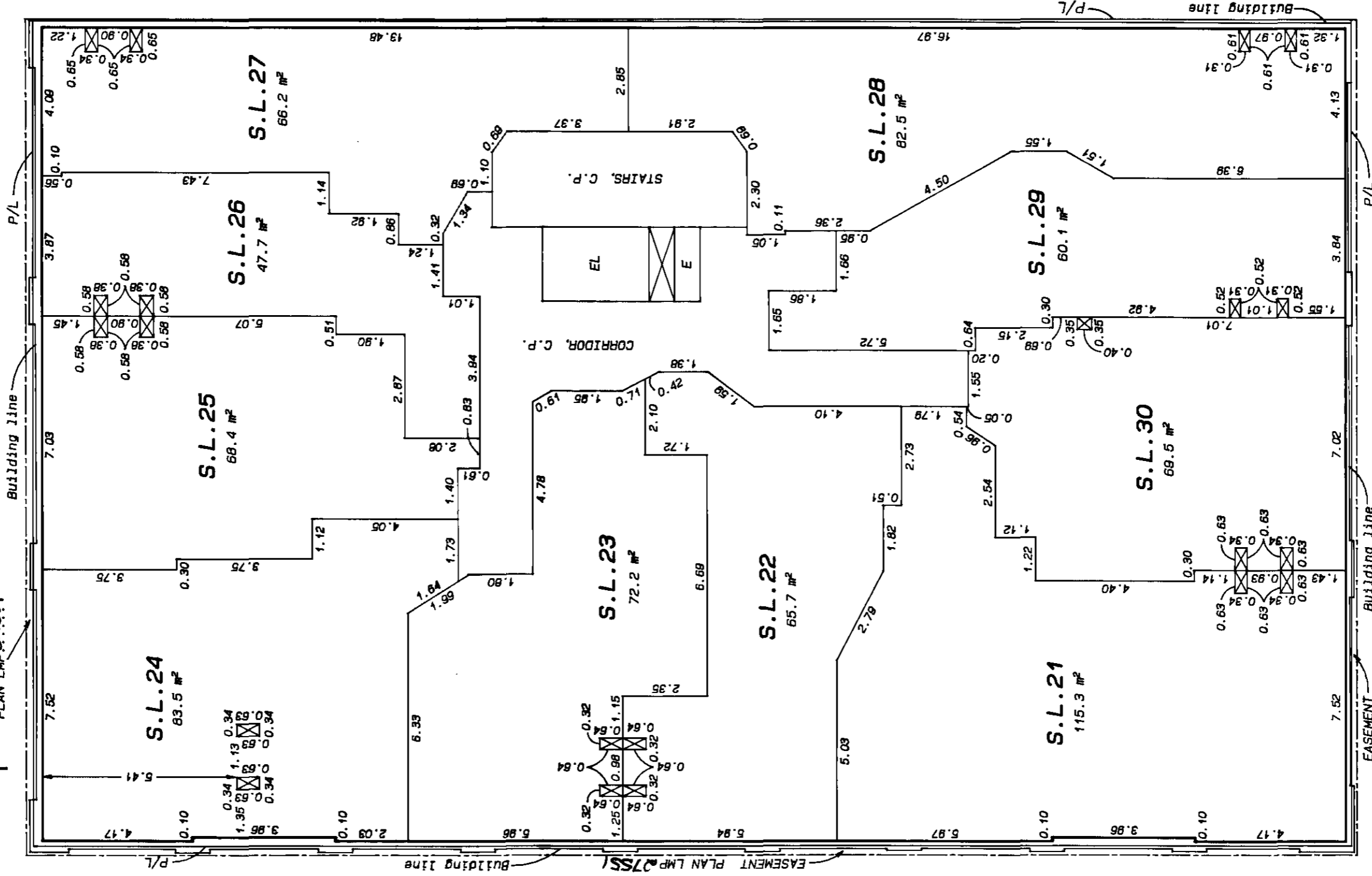
STRATA PLAN LMS 2361

SCALE: 1:125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

EASEMENT PLAN LMP 27551



LEGEND:

- C.P. denotes common property
- S.L. denotes strata lot
- EL denotes elevator, common property
- E denotes electrical closet, common property
- denotes duct space, common property
- denotes property line

J.C.C.
February 6th, 1996.

SHEET 12 OF 15 SHEETS

FIFTH FLOOR

STRATA LOTS 31 TO 36 INCLUSIVE

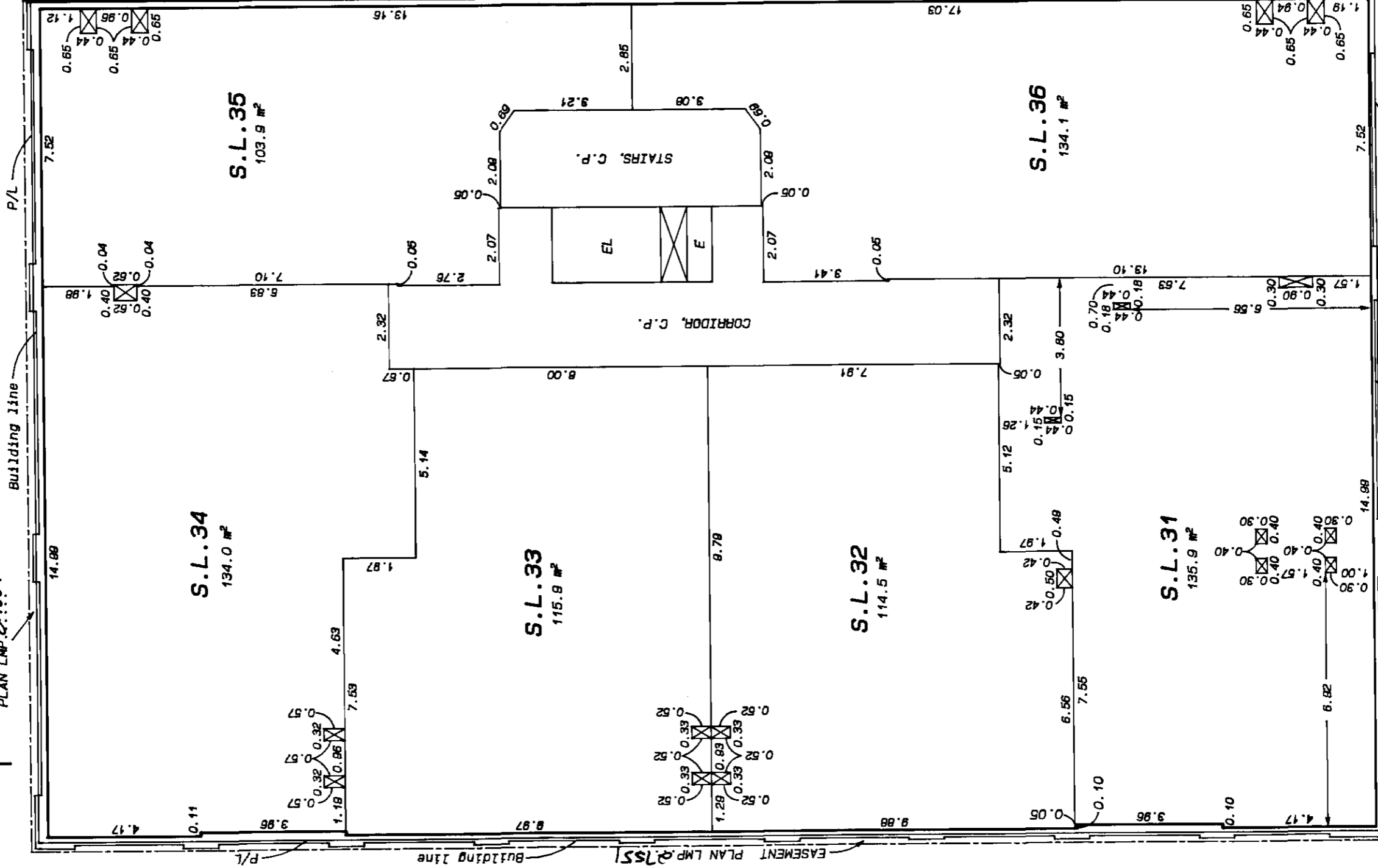
STRATA PLAN LMS 2361

SCALE: 1:125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

EASEMENT PLAN LMP. 27551



EASEMENT PLAN LMP. 27551

LEGEND:

- C.P. denotes common property
- S.L. denotes strata lot
- EL denotes elevator, common property
- E denotes electrical closet, common property
- ⊠ denotes duct space, common property
- P/L denotes property line

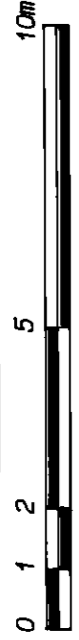
J.C.R.
February 6th, 1996.

SHEET 13 OF 15 SHEETS

ROOF FLOOR

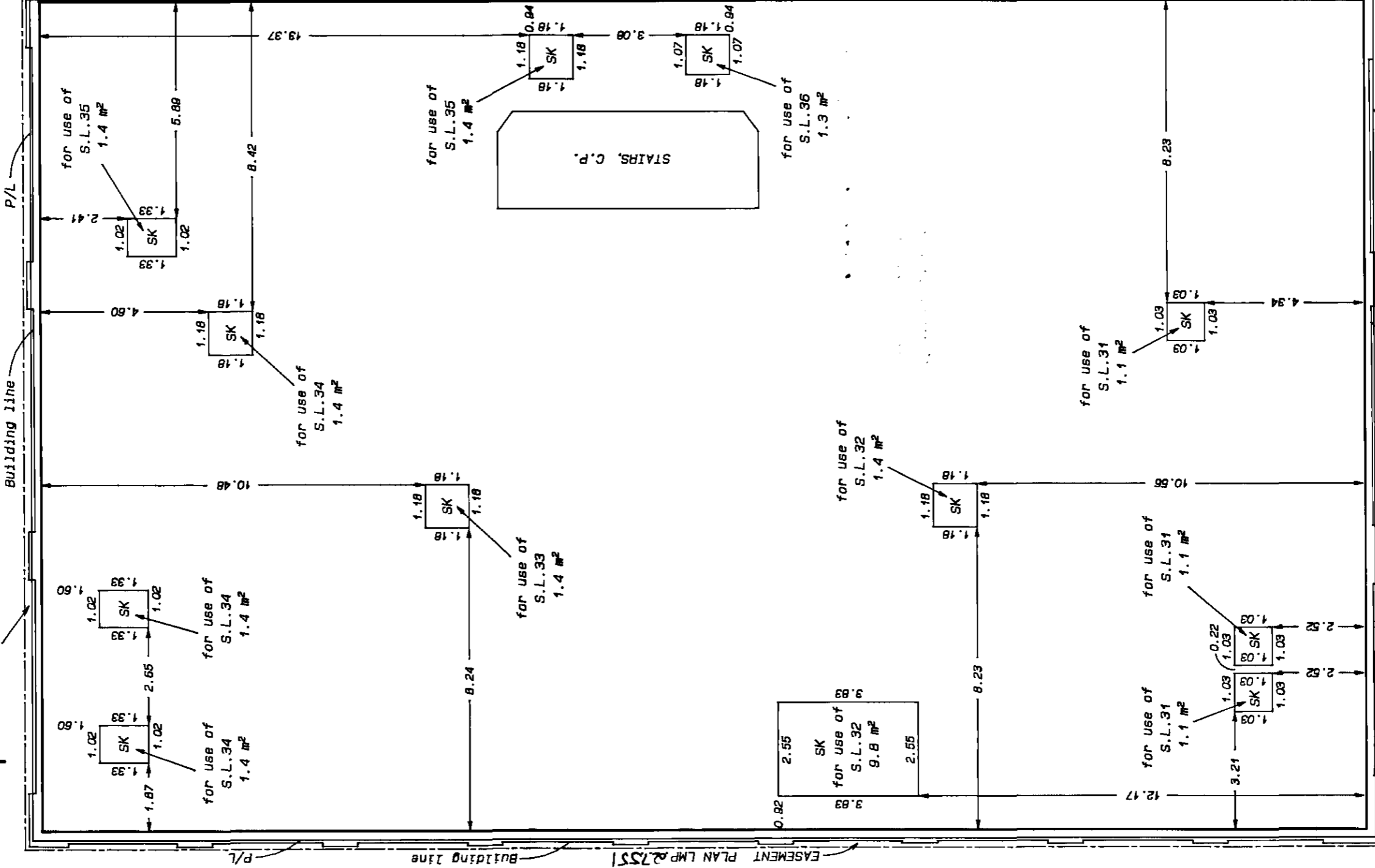
STRATA PLAN LMS 2361

SCALE: 1:125



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

EASEMENT PLAN LMP 27551



EASEMENT PLAN LMP 27551

Building line

Building line

Building line

P/L

P/L

P/L

P/L

P/L

P/L

P/L

P/L

- LEGEND:**
- C.P. denotes common property
 - S.L. denotes strata lot
 - EL denotes elevator, common property
 - E denotes electrical closet, common property
 - SK denotes duct space, common property
 - P/L denotes skylight, limited common property

J.C.C.
February 6th, 1996.

