

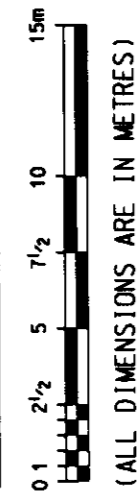
FIRST SHEET, SHEET 1 OF 21 SHEETS

STRATA PLAN LMS 2686

STRATA PLAN OF PARCEL E,
BLOCK 76, DISTRICT LOT 541,
GROUP 1, NEW WESTMINSTER DISTRICT,
PLAN LMP30764

"CITY OF VANCOUVER"

SCALE 1:250



(ALL DIMENSIONS ARE IN METRES)

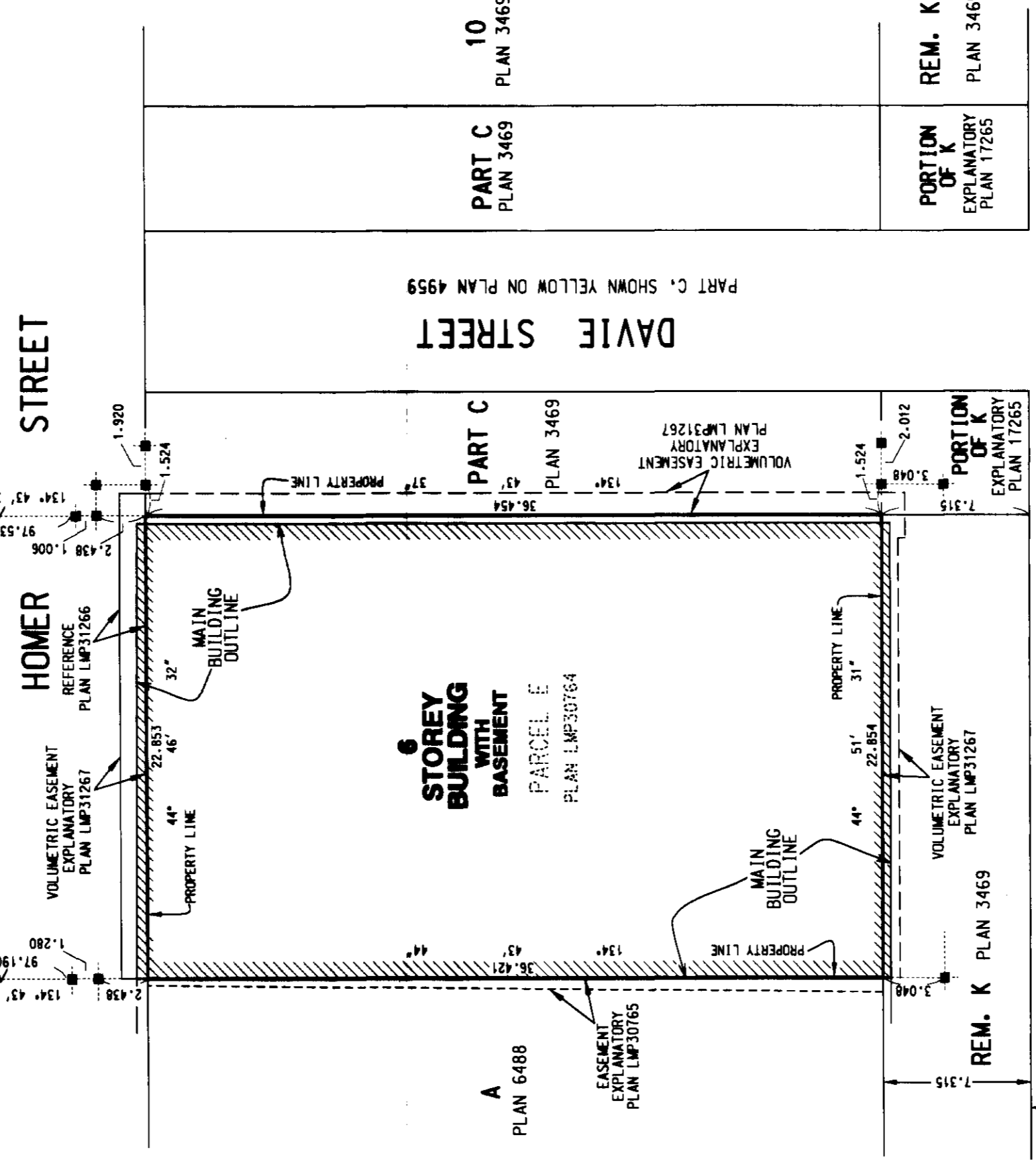
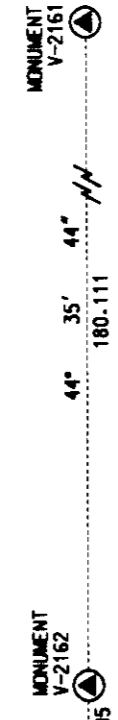
CIVIC ADDRESS

"MURCHIES BUILDING"
1208 HOMER STREET
VANCOUVER, B.C.

DEPOSITED AND REGISTERED
IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C.
THIS 14 DAY FEB, 1997

DEPUTY REGISTRAR

BLS3787 - BLS3864



HAMILTON STREET

HOMER STREET

DAVIE STREET

LEGEND

- GRID BEARINGS DERIVED FROM CONTROL MONUMENTS No. V-2161 AND No. V-2162 (NAD 83)
- DENOTES LEAD PLUG FOUND
- ⊙ DENOTES INTEGRATED SURVEY MONUMENTS FOUND

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

THE OWNERS, STRATA PLAN LMS 2686

1208 HOMER STREET
VANCOUVER, B.C.

I, J.-J. WARD OF SURREY, B.C.,
BRITISH COLUMBIA LAND SURVEYOR,
HEREBY CERTIFY:

THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL SUBJECT TO CLAUSE 2 OF THIS CERTIFICATE.

CERTAIN PARTS OF THE BUILDING PROJECT BEYOND SUCH EXTERNAL BOUNDARIES BUT THEY ARE WITHIN THE LIMITS OF THE LANDS CHARGED BY REGISTERED EASEMENT No. BK409768 THROUGH NO. BK409771 (VOLUMETRIC EASEMENT EXPLANATORY PLAN LMP31267).

Dated at SURREY, B.C.
This 27th day of JANUARY, 1997.

J.J. Ward B.C.L.S.

MCELHANEY ASSOCIATES
PROFESSIONAL LAND SURVEYORS
13160 88th AVENUE
SURREY, B.C. V3W 3K3
TEL. (604) 596 0391
FILE 2112 06066-3 (REV.1)

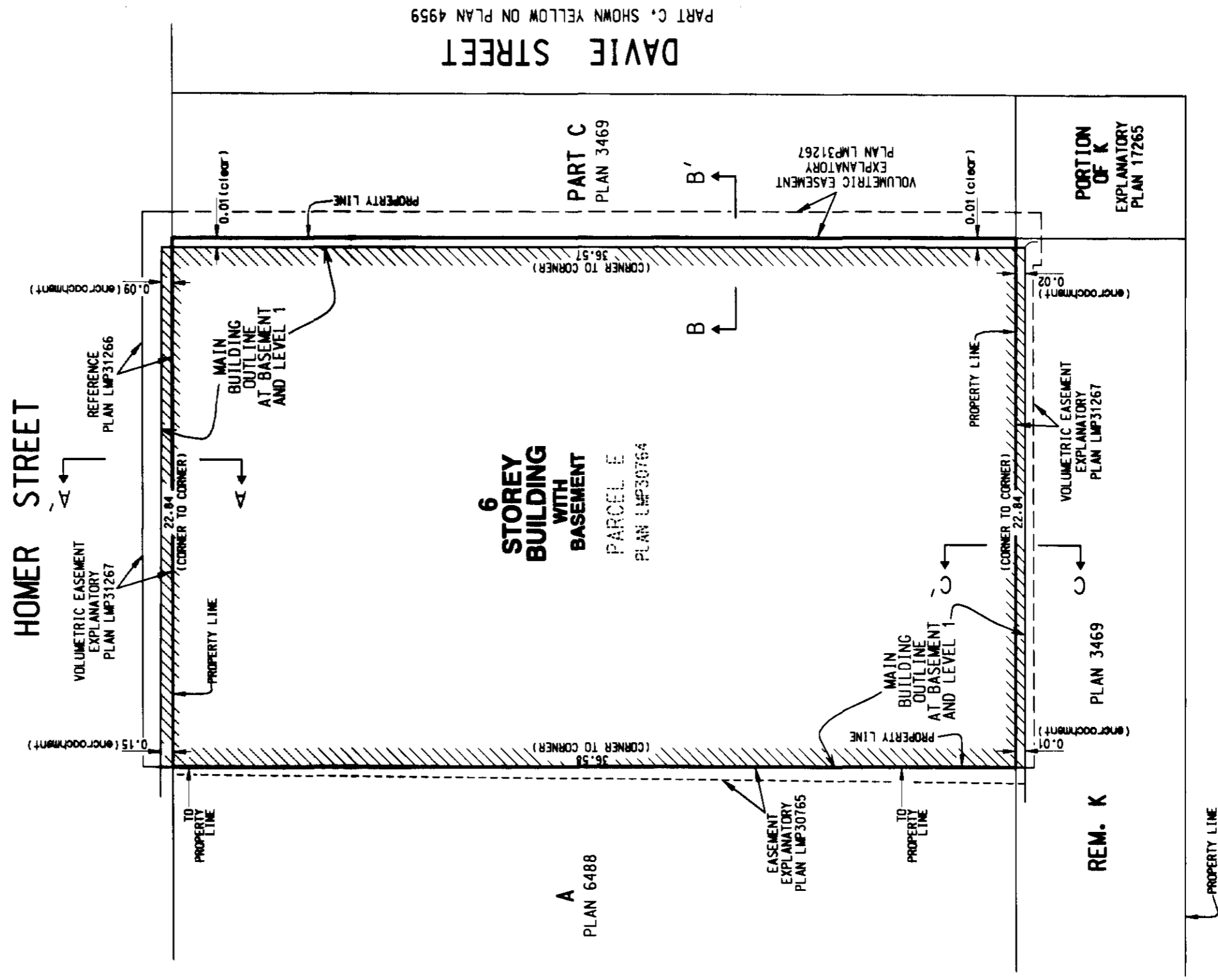
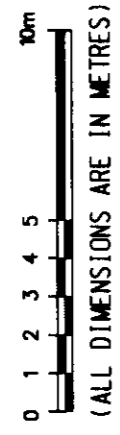
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

FIRST SHEET, SHEET 2 OF 21 SHEETS

STRATA PLAN LMS 2686

BUILDING LOCATION AND DIMENSIONS AT BASEMENT, LEVEL 1 AND ROOF

SCALE 1:200

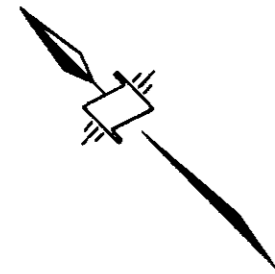
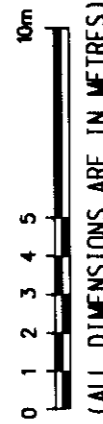


FIRST SHEET, SHEET 3 OF 21 SHEETS

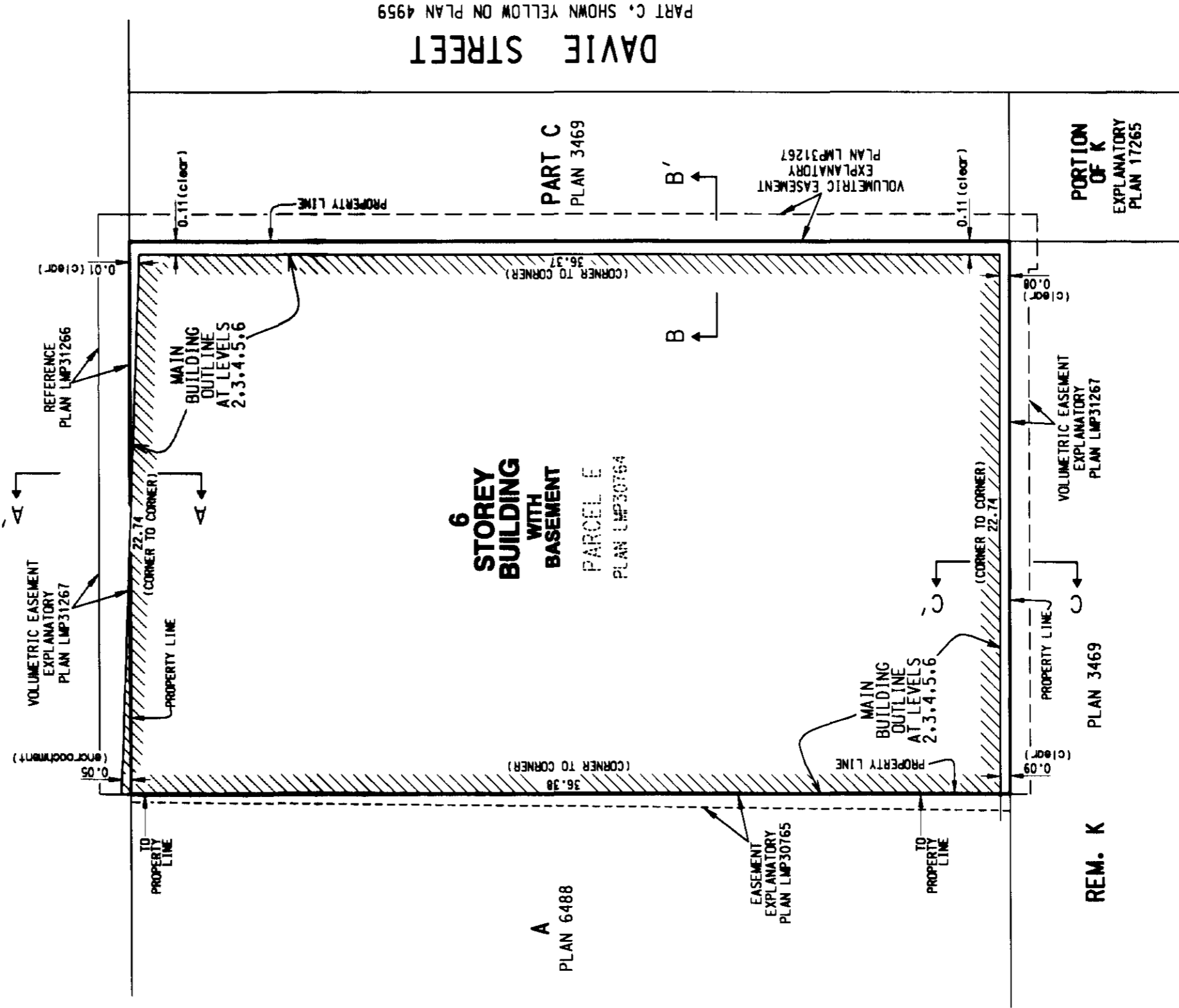
BUILDING LOCATION AND DIMENSIONS AT LEVELS 2.3.4.5 & 6

STRATA PLAN LMS 2686

SCALE 1:200



HOMER STREET



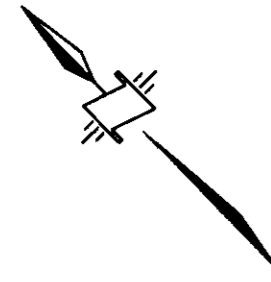
HAMILTON STREET

07 - 01 - 27 11.2

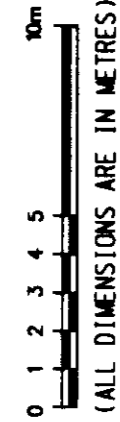
FIRST SHEET, SHEET 4 OF 21 SHEETS

STRATA PLAN LMS 2686

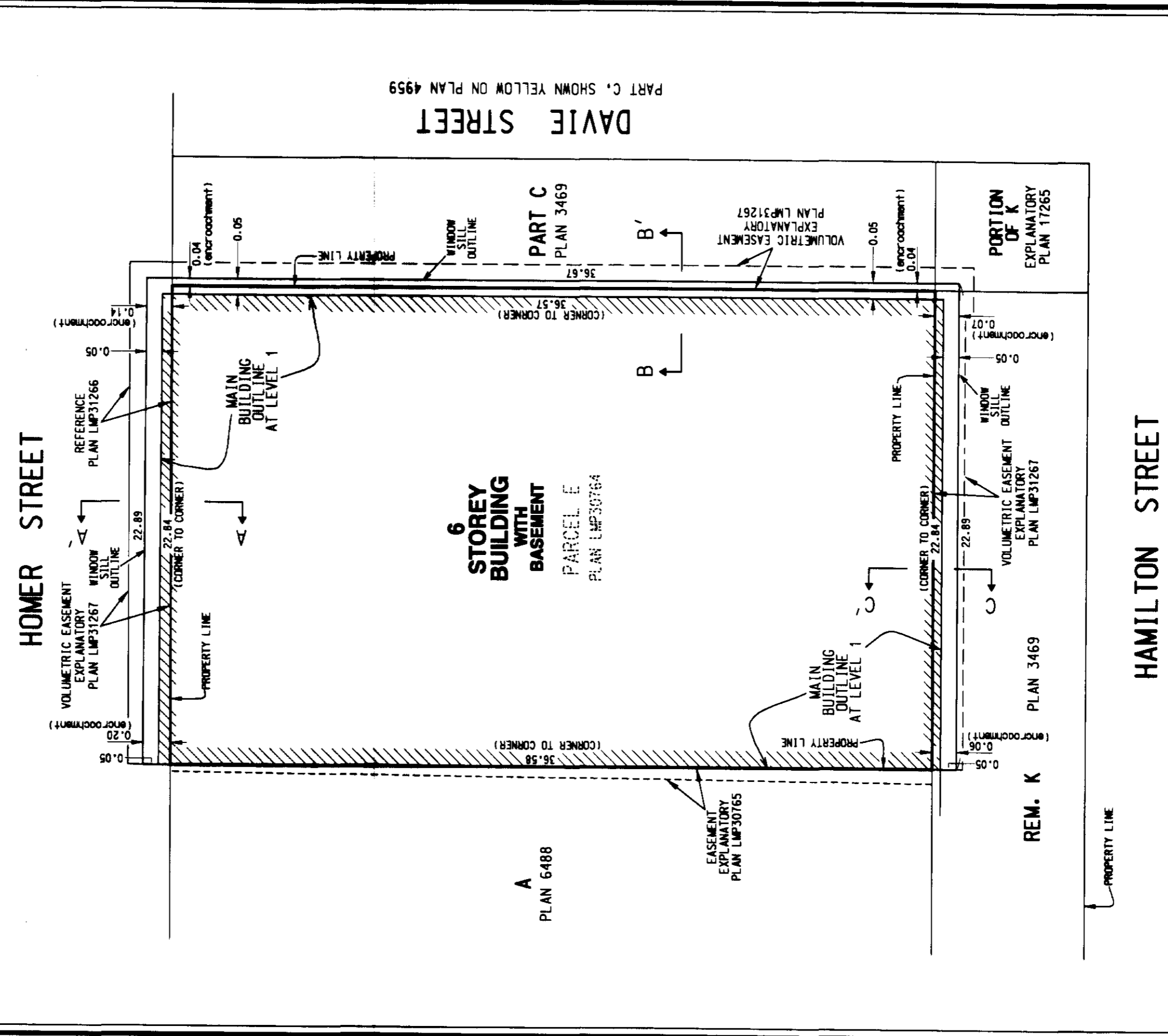
LOCATION AND DIMENSIONS OF WINDOW SILL ENCROACHMENTS AT LEVEL 1



SCALE 1:200



(ALL DIMENSIONS ARE IN METRES)



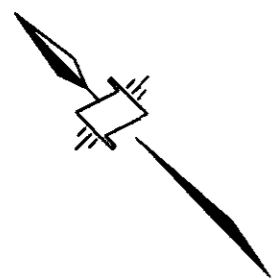
DAVIE STREET
PART C, SHOWN YELLOW ON PLAN 4959

97 - 01 - 27 *[Signature]*
FILE 2112 06066-3 (REV.1)

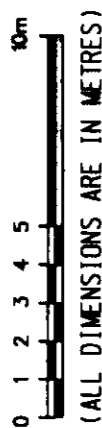
FIRST SHEET, SHEET 5 OF 21 SHEETS

LOCATION AND DIMENSIONS OF SPANDREL ENCROACHMENTS AT LEVEL 2

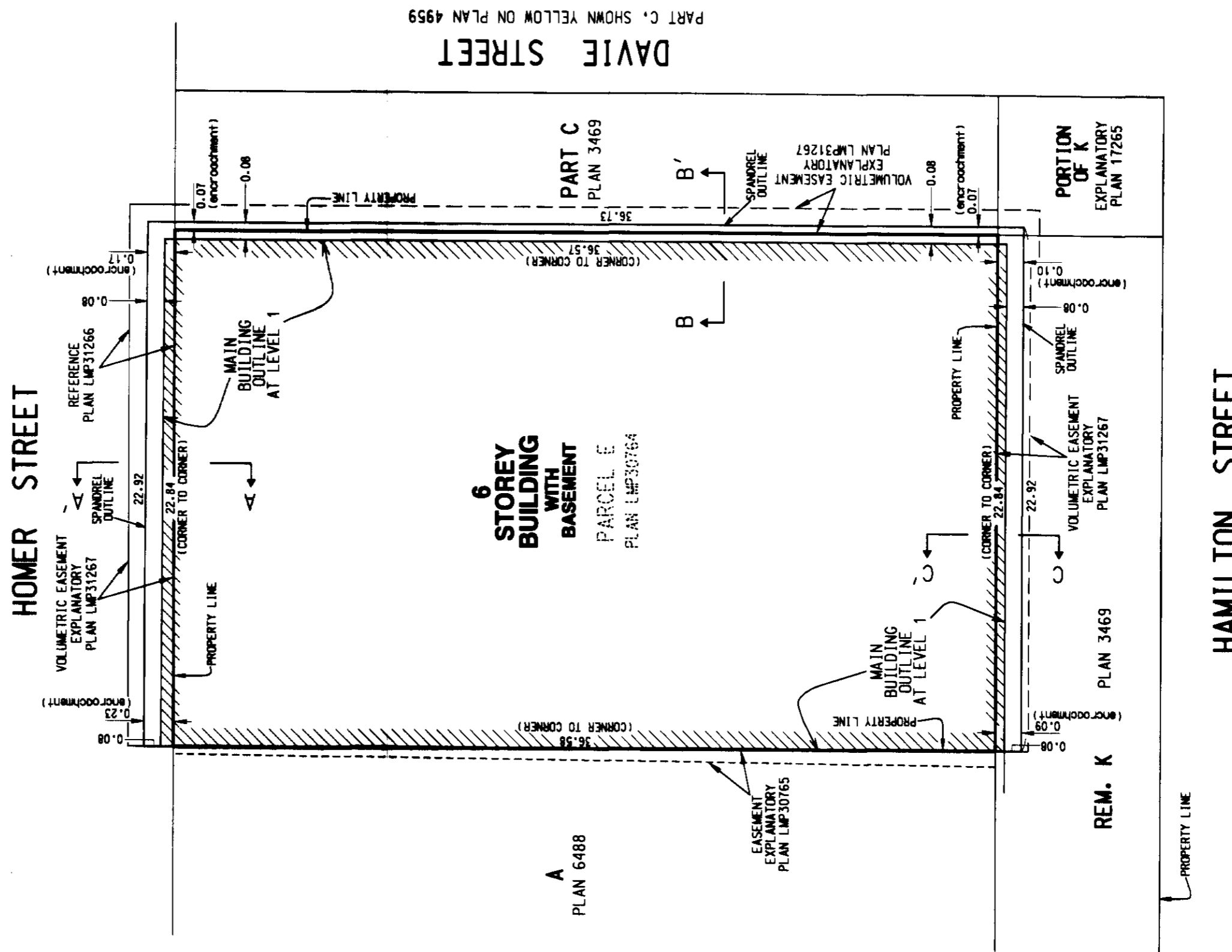
STRATA PLAN LMS 2686



SCALE 1:200



(ALL DIMENSIONS ARE IN METRES)

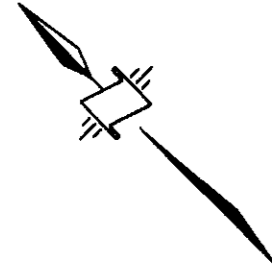


97 - 01 - 27 *J.P.*
FILE 2112 06066-3 (REV.1)

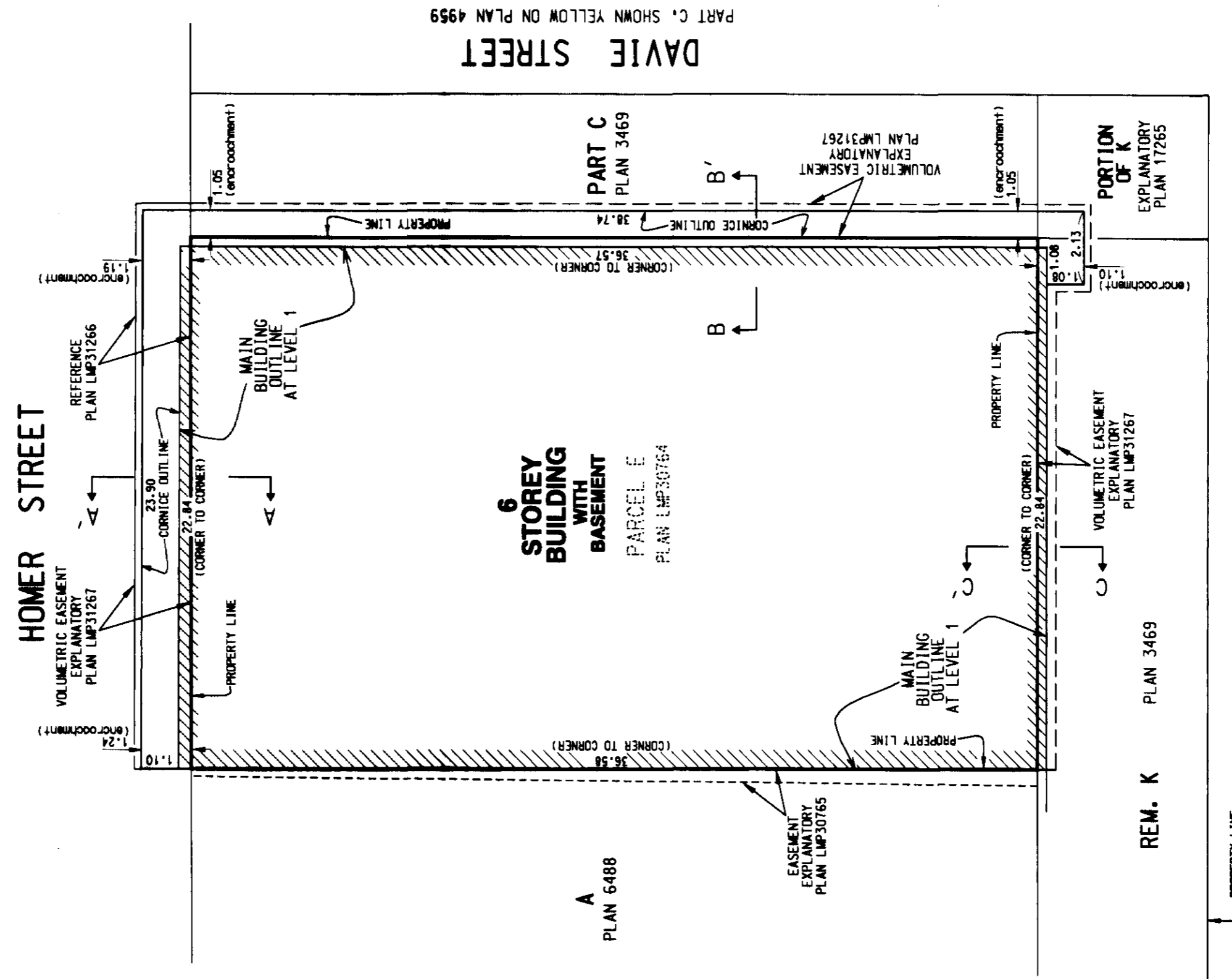
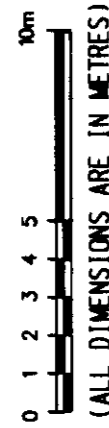
FIRST SHEET, SHEET 6 OF 21 SHEETS

LOCATION AND DIMENSIONS OF CORNICE ENCROACHMENTS AT ROOF LEVEL

STRATA PLAN LMS 2686



SCALE 1:200



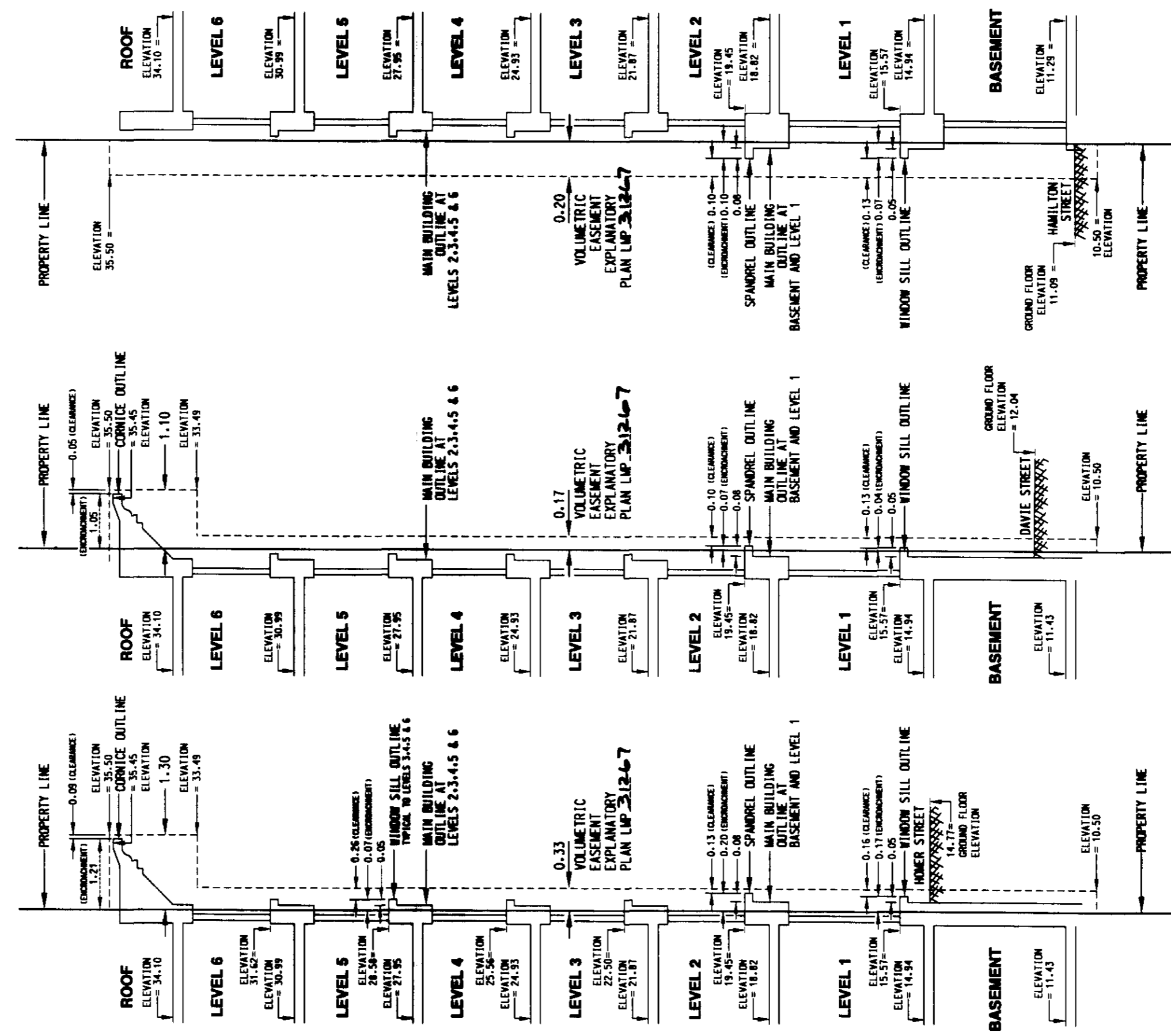
97-01-27
FILE 2112 06066-3 (REV.1)

FIRST SHEET, SHEET 7 OF 21 SHEETS

STRATA PLAN LMS 2686

SECTIONS A - A', B - B', C - C'

NOT TO SCALE



A - A' B - B' C - C'

97 - 01 - 27
FILE 2112 06066-3

SECOND SHEET, SHEET 8 OF 21 SHEETS

STRATA PLAN LMS 2686

CONDOMINIUM ACT

LOT #	SHEET #	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	11.14	686	686	35 580	35 580	1	1
2	11.14	418	418	22 380	22 380	1	1
3	11.14	364	364	19 980	19 980	1	1
4	11.14	462	462	24 780	24 780	1	1
5	11.14	743	743	41 980	41 980	1	1
6	14	649	649	35 980	35 980	1	1
7	14	739	739	39 180	39 180	1	1
8	14	637	637	37 980	37 980	1	1
9	14	740	740	44 580	44 580	1	1
10	14	472	472	25 180	25 180	1	1
11	14	367	367	19 980	19 980	1	1
12	14	427	427	22 780	22 780	1	1
13	11.14	687	687	35 980	35 980	1	1
14	11.15	680	680	36 780	36 780	1	1
15	11.15	421	421	23 180	23 180	1	1
16	11.15	361	361	19 980	19 980	1	1
17	11.15	468	468	25 580	25 580	1	1
18	11.15	748	748	43 980	43 980	1	1
19	15	644	644	36 780	36 780	1	1
20	15	743	743	39 980	39 980	1	1
21	15	638	638	37 380	37 380	1	1
22	15	739	739	47 180	47 180	1	1
23	15	478	478	25 980	25 980	1	1
24	15	368	368	21 580	21 580	1	1
25	15	423	423	23 580	23 580	1	1
26	11.15	685	685	37 180	37 180	1	1
27	11.16	678	678	37 380	37 380	1	1
28	11.16	420	420	23 980	23 980	1	1
29	11.16	364	364	21 980	21 980	1	1
30	11.16	462	462	26 380	26 380	1	1
31	11.16	744	744	45 180	45 180	1	1
32	16	643	643	37 380	37 380	1	1
33	16	743	743	40 980	40 980	1	1
34	16	638	638	37 980	37 980	1	1
35	16	742	742	49 180	49 180	1	1
36	16	476	476	26 580	26 580	1	1
37	16	370	370	22 380	22 380	1	1
38	16	422	422	24 380	24 380	1	1
39	11.16	684	684	37 980	37 980	1	1
40	11.17	678	678	37 980	37 980	1	1
41	11.17	421	421	24 780	24 780	1	1
42	11.17	363	363	22 780	22 780	1	1
43	11.17	461	461	26 980	26 980	1	1
44	11.17	746	746	46 580	46 580	1	1
45	17	646	646	37 980	37 980	1	1
46	17	745	745	41 980	41 980	1	1
47	17	648	648	38 580	38 580	1	1
48	17	736	736	51 180	51 180	1	1
49	17	479	479	27 380	27 380	1	1
50	17	368	368	23 180	23 180	1	1

97 - 01 - 27
FILE 2112 06066-3

SECOND SHEET, SHEET 9 OF 21 SHEETS

STRATA PLAN LMS 2686

CONDOMINIUM ACT

LOT #	SHEET #	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
51	17		425		25 180		1
52	11.17		683		38 580		1
53	11.18		878		51 180		1
54	11.18		1 013		59 980		1
55	11.18		1 280		77 180		1
56	18		1 113		63 980		1
57	18.19		1 508		79 980		1
58	18		1 029		59 980		1
59	11.18		882		51 180		1
SUB TOTAL			37 275		2 143 820		59
60	11.12		1 386		95 980		2.19
61	12		330		39 980		0.52
62	12		254		31 980		0.40
63	13		245		19 980		0.39
64	13		164		13 980		0.26
65	13		165		13 980		0.26
66	13		311		25 900		0.49
67	11.13		312		32 980		0.49
68	11.13		326		33 980		0.52
69	11.13		341		35 980		0.54
70	13		316		25 900		0.50
71	13		332		23 980		0.53
72	13		323		23 980		0.51
73	13		316		23 980		0.50
74	13		268		19 980		0.43
75	13		343		25 900		0.54
76	13		319		26 980		0.51
77	13		318		21 980		0.50
78	13		198		11 980		0.31
SUB TOTAL			6 567		549 380		10.39
AGGREGATE			43 842		2 693 200		69.39

97 - 01 - 27
FILE 2112 06066-3

SECOND SHEET, SHEET 10 OF 21 SHEETS

STRATA PLAN LMS 2686

ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 3rd DAY OF Feb 1997

R. A. Jones
for: SUPERINTENDENT OF REAL ESTATE

OWNER:
MURCHIE'S LOFTS CORPORATION
INC. No. 509848

BY ITS AUTHORIZED SIGNATORY(S)
Robert Glen
Robert Gross

WITNESS:
Bruce Preston
NAME J. Bruce Preston
10th Floor 938 Howe St. Van. B.C.
ADDRESS
lawyer
OCCUPATION

MORTGAGEE:
ROYAL BANK OF CANADA

BY ITS AUTHORIZED SIGNATORY(S)
Richard Thomas Foster
Richard Thomas Foster
Senior Account Manager

WITNESS:
Shirley Maria Adair
NAME Shirley Maria Adair
215-295 Seymour St. Coquitlam B.C.
ADDRESS
SECRETARY
OCCUPATION

FORM 10: CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE CONSTRUCTION
OF THE BUILDING SITUATED ON PARCEL E,
BLOCK 76, DISTRICT LOT 541, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN LMP30764,
HAS BEEN APPROVED FOR STRATA DEVELOPMENT.

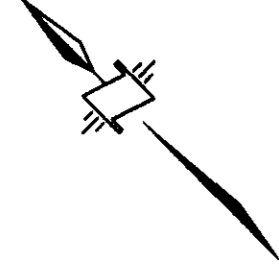
THIS 13TH DAY OF FEBRUARY, 1997.

Paul S. Sadi
APPROVING OFFICER FOR THE
CITY OF VANCOUVER

SHEET 12 OF 21 SHEETS

STRATA PLAN LMS 2686

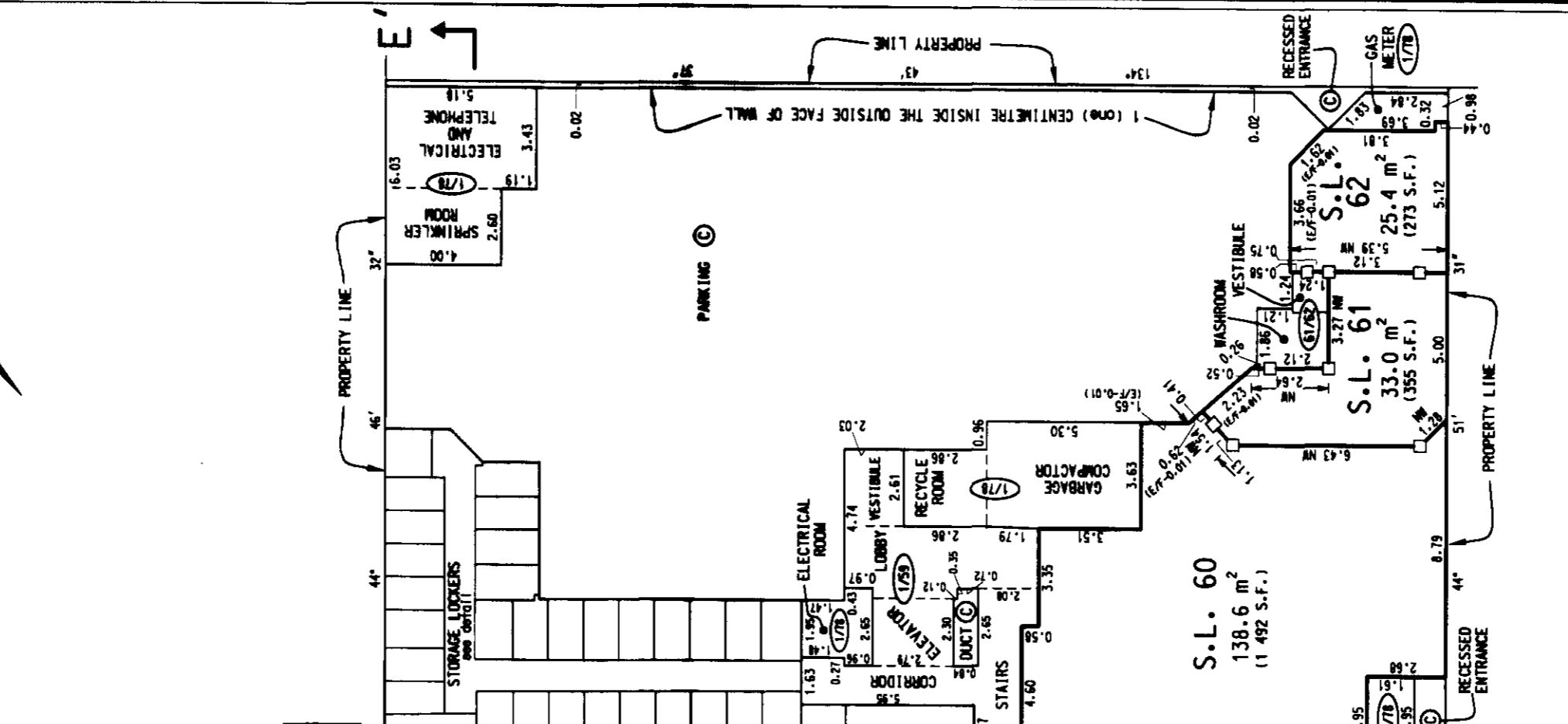
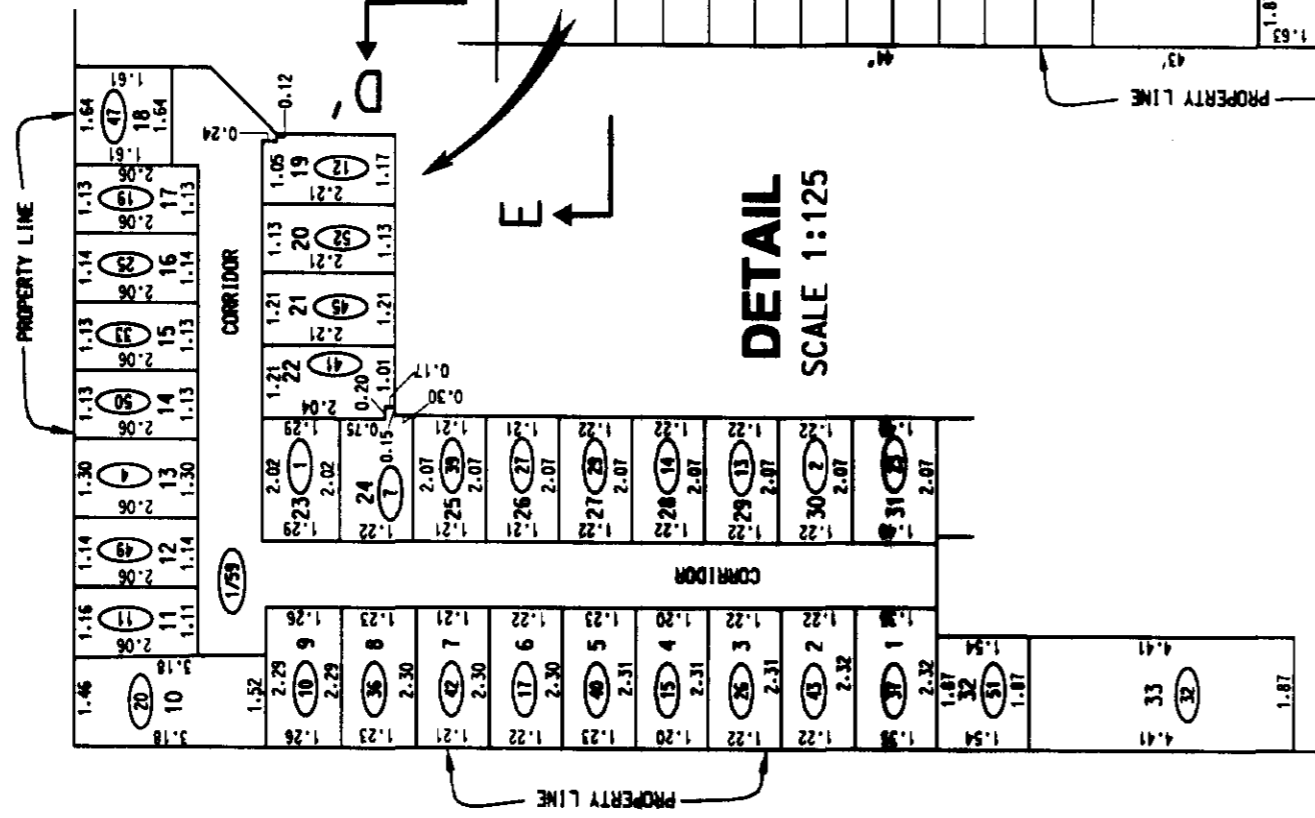
BASEMENT



SCALE 1:200



(ALL DIMENSIONS ARE IN METRES)



LEGEND

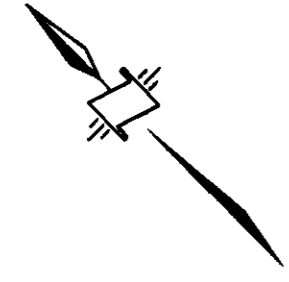
- m² DENOTES SQUARE METRES
- S.F. DENOTES SQUARE FEET
- S.L. DENOTES STRATA LOT
- NW DENOTES NO WALL
- DENOTES LEAD PLUG SET
- 3.66 (E/F-0.01) TYPICAL DENOTES DIMENSION SHOWN TO 1 (ONE) CENTIMETRE INSIDE THE OUTSIDE FACE OF WALL
- ⊙ DENOTES COMMON PROPERTY
- ⊚ TYPICAL DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 32
- ⊚ TYPICAL DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1 THROUGH 78 INCLUSIVE
- 33 TYPICAL DENOTES STORAGE LOCKER NUMBER

97 - 01 - 27
FILE 2112 06066-3

SHEET 13 OF 21 SHEETS

STRATA PLAN LMS 2686

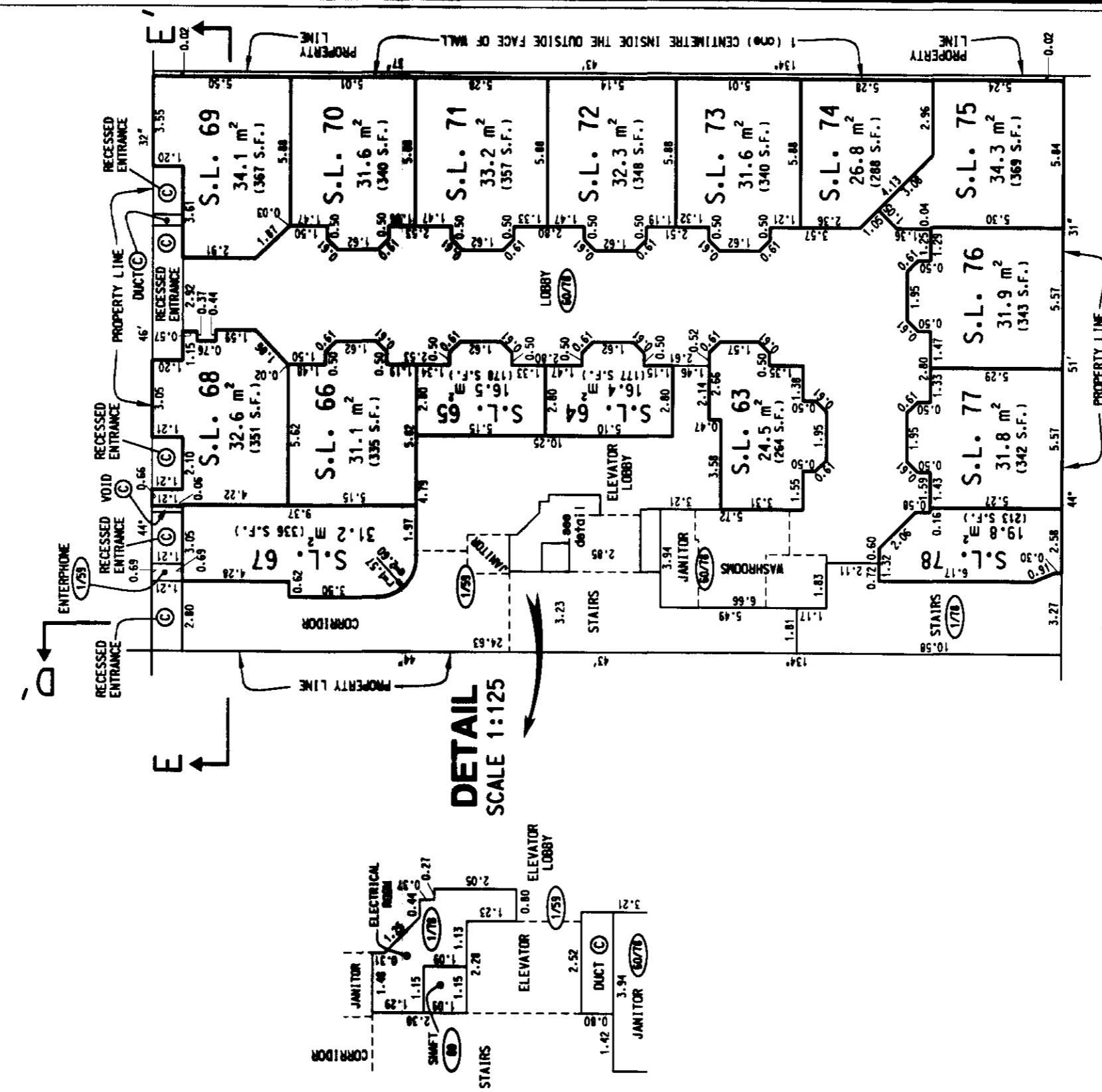
LEVEL 1



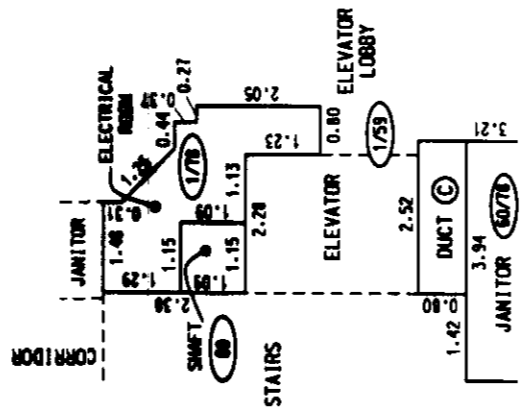
SCALE 1:200



(ALL DIMENSIONS ARE IN METRES)



DETAIL SCALE 1:125



LEGEND

- m² DENOTES SQUARE METRES
- S.F. DENOTES SQUARE FEET
- S.L. DENOTES STRATA LOT
- ⊙ DENOTES COMMON PROPERTY
- ⊕ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 60
- ⊖ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1 THROUGH 78 INCLUSIVE
- TYPICAL
- TYPICAL

97-01-27-11-2
FILE 2112 06066-3

SHEET 15 OF 21 SHEETS

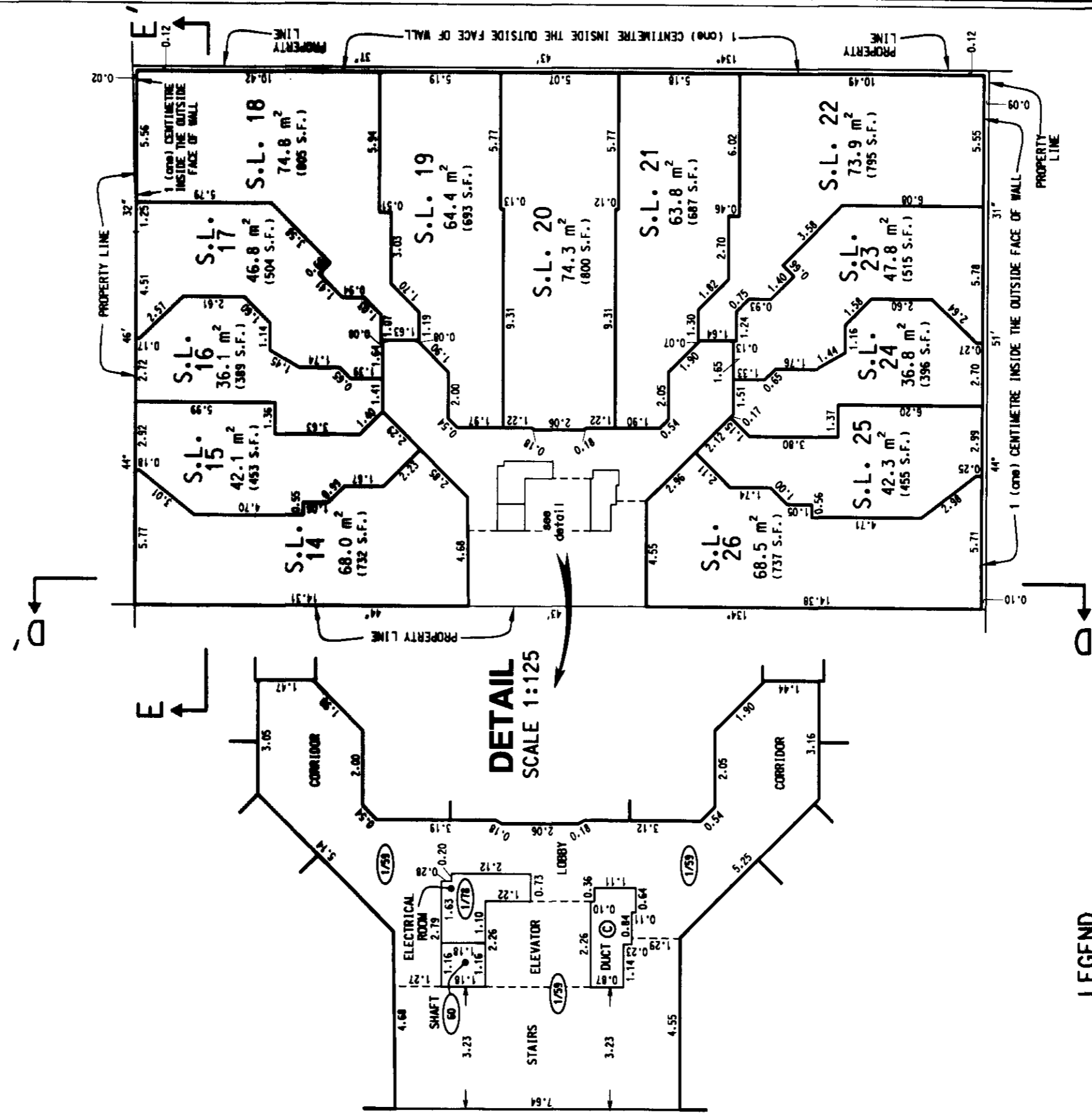
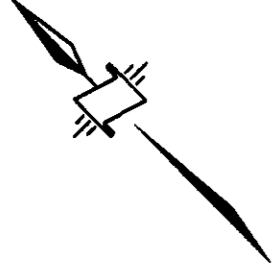
STRATA PLAN LMS 2686

LEVEL 3

SCALE 1:200



(ALL DIMENSIONS ARE IN METRES)



DETAIL SCALE 1:125

LEGEND

- m² DENOTES SQUARE METRES
- S.F. DENOTES SQUARE FEET
- S.L. DENOTES STRATA LOT
- ⊙ DENOTES COMMON PROPERTY
- ⊕ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 60
- ⊖ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1 THROUGH 78 INCLUSIVE
- ⊕ TYPICAL
- ⊖ TYPICAL

97 - 01 - 27
FILE 2112 06066-3

SHEET 16 OF 21 SHEETS

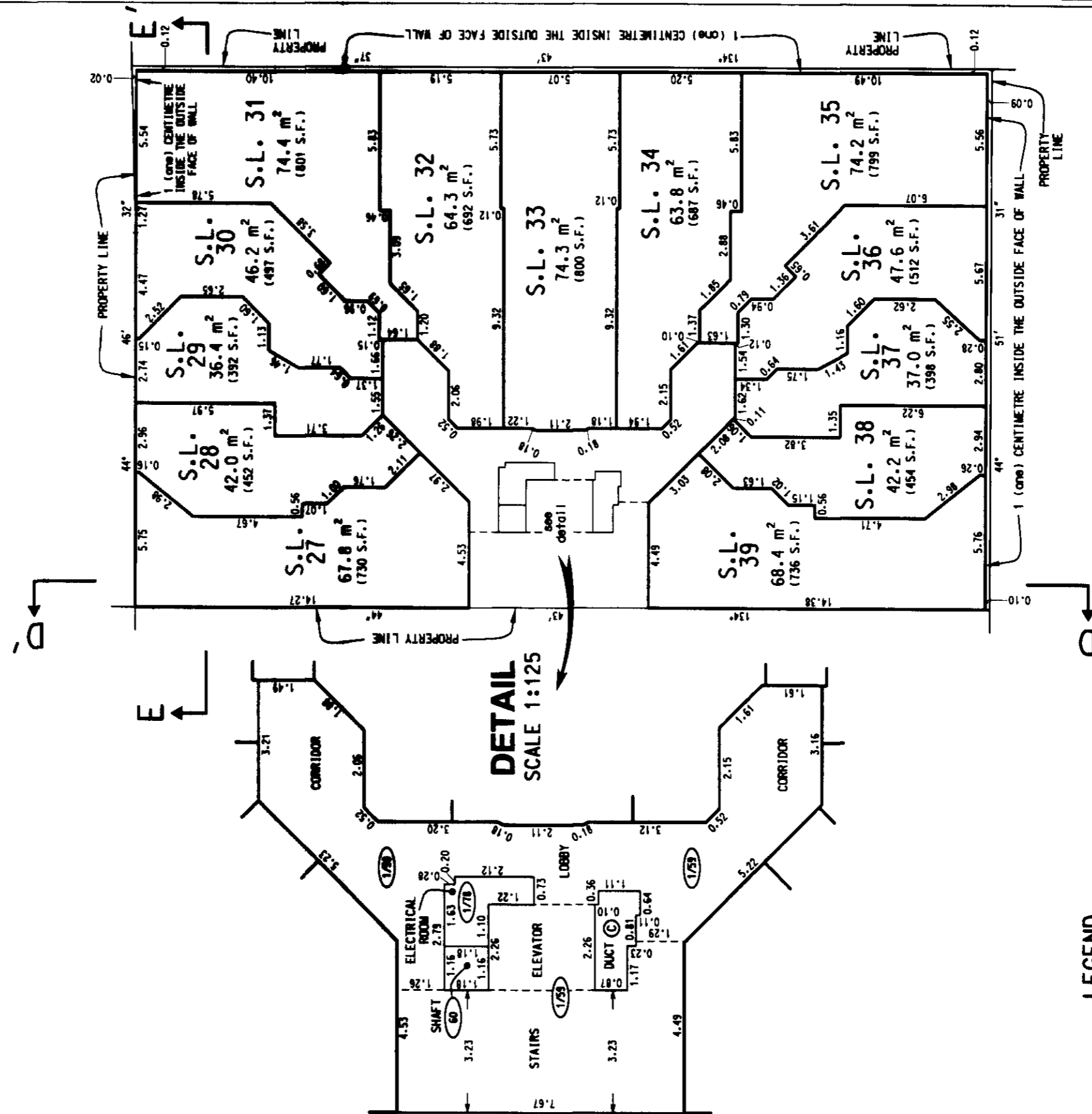
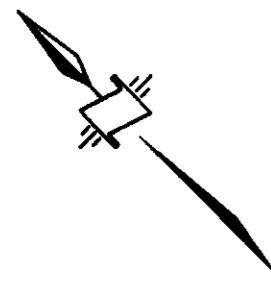
STRATA PLAN LMS 2686

LEVEL 4

SCALE 1:200



(ALL DIMENSIONS ARE IN METRES)



LEGEND

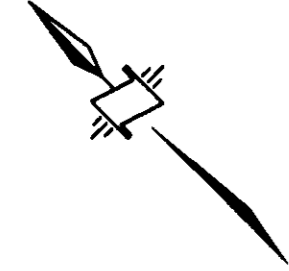
- m² DENOTES SQUARE METRES
- S.F. DENOTES SQUARE FEET
- S.L. DENOTES STRATA LOT
- ⊙ DENOTES COMMON PROPERTY
- ⊙ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 60
- ⊙ TYPICAL
- ⊙ TYPICAL

97 - 01 - 27
FILE 2112 06066-3

SHEET 17 OF 21 SHEETS

STRATA PLAN LMS 2686

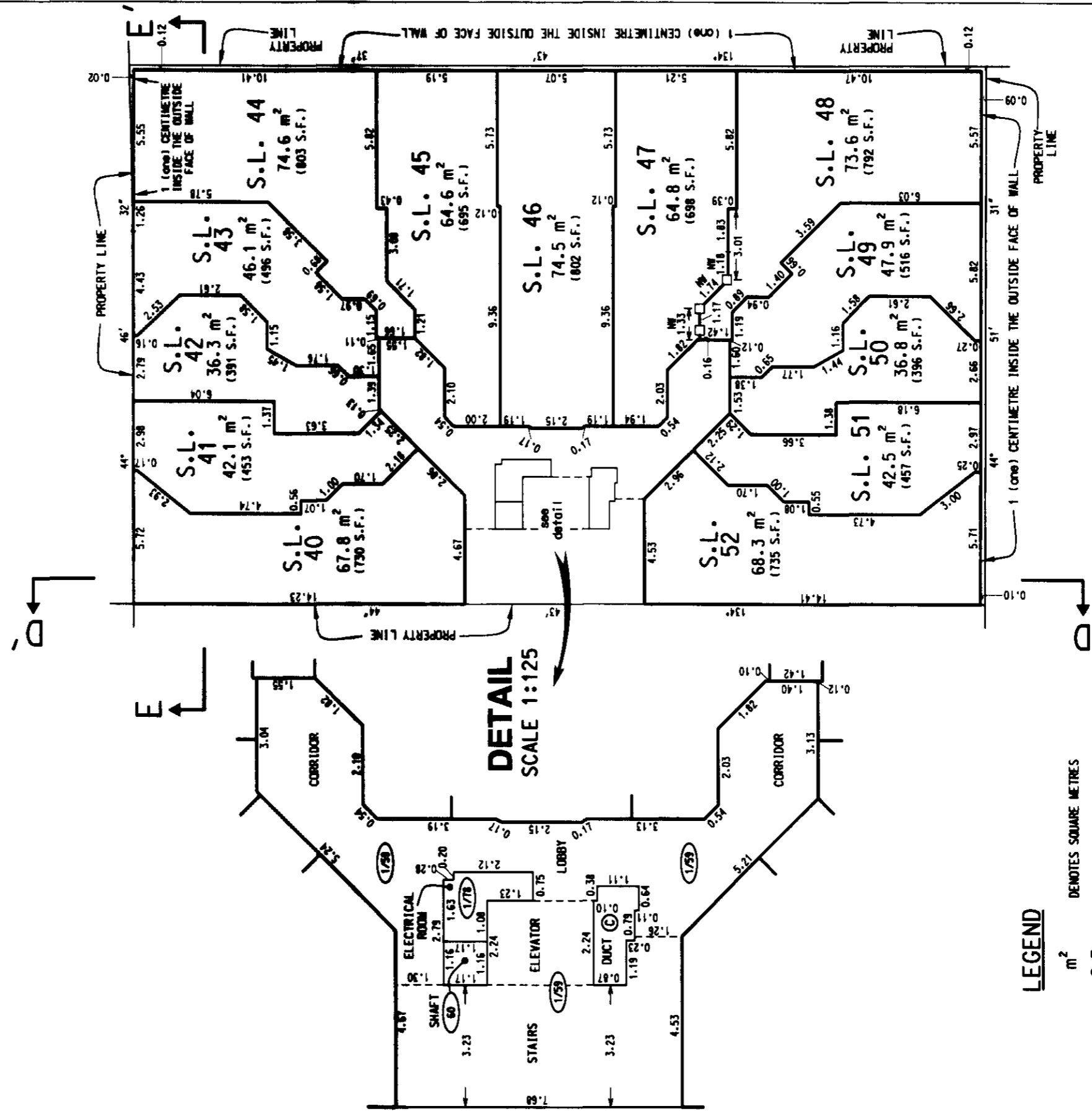
LEVEL 5



SCALE 1:200



(ALL DIMENSIONS ARE IN METRES)



LEGEND

- m² DENOTES SQUARE METRES
- S.F. DENOTES SQUARE FEET
- S.L. DENOTES STRATA LOT
- MW DENOTES MW WALL
- DENOTES LEAD PLUG SET
- ⊙ DENOTES COMMON PROPERTY
- ⊕ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 60
- ⊕ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1 THROUGH 78 INCLUSIVE
- ⊕ TYPICAL
- ⊕ TYPICAL

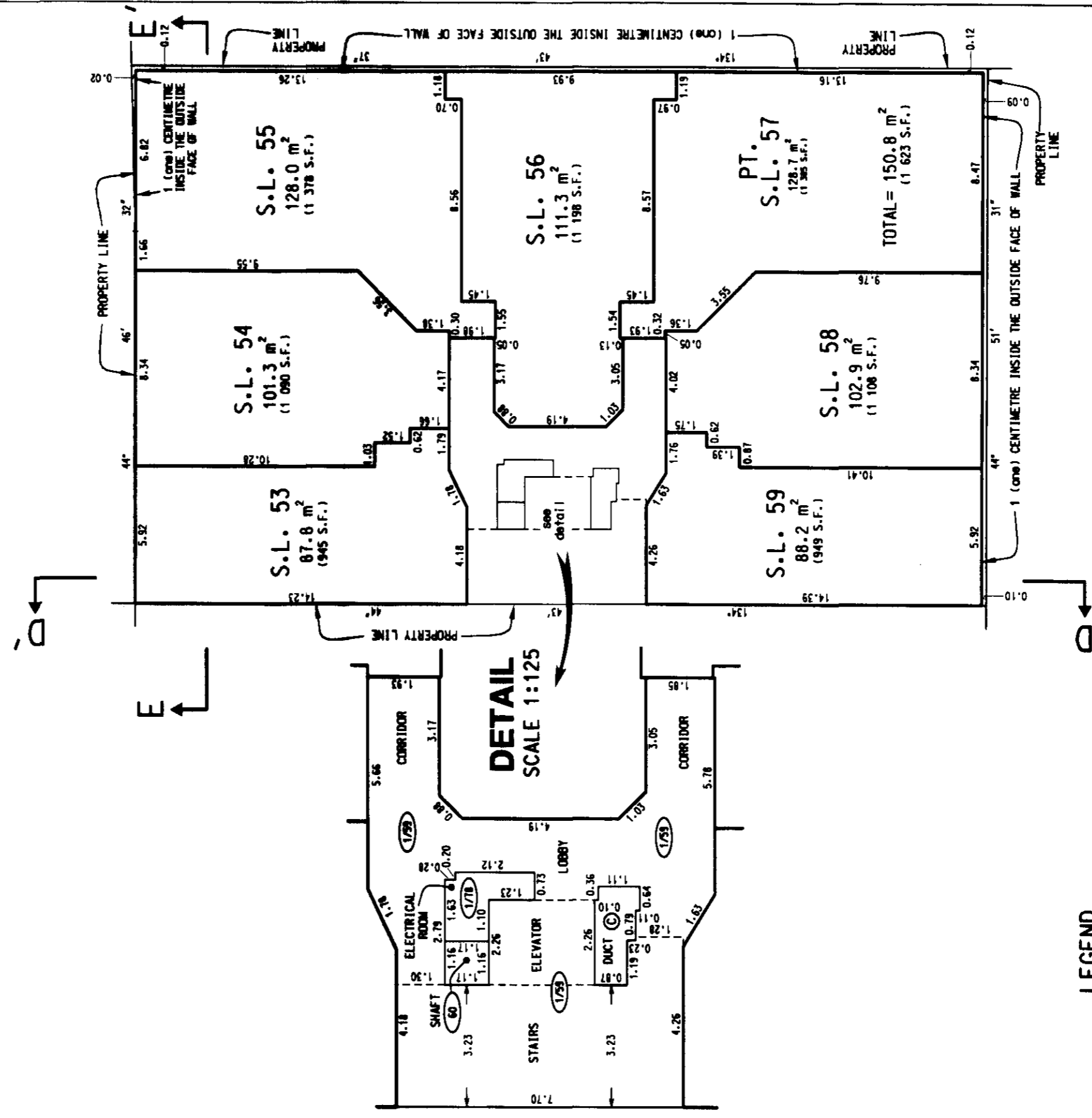
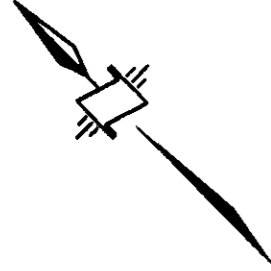
97 - 01 - 27
FILE 2112 06066-3

SHEET 18 OF 21 SHEETS

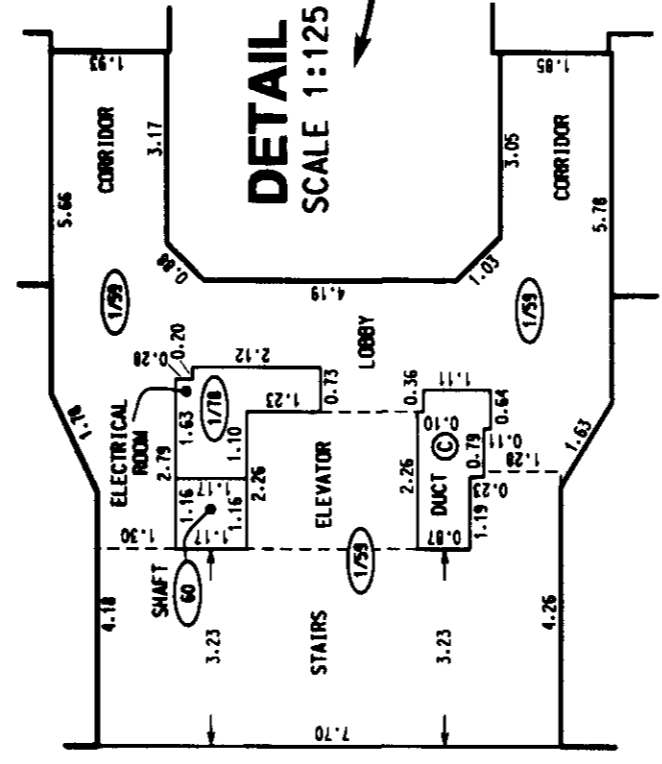
STRATA PLAN LMS 2686

LEVEL 6

SCALE 1:200



DETAIL SCALE 1:125



LEGEND

- m² DENOTES SQUARE METRES
- S.F. DENOTES SQUARE FEET
- S.L. DENOTES STRATA LOT
- PT. S.L. DENOTES PART OF STRATA LOT
- ⊙ DENOTES COMMON PROPERTY
- ⊕ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 60
- TYPICAL DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1 THROUGH 78 INCLUSIVE

97 - 01 - 27
FILE 2112 06066-3

SHEET 19 OF 21 SHEETS

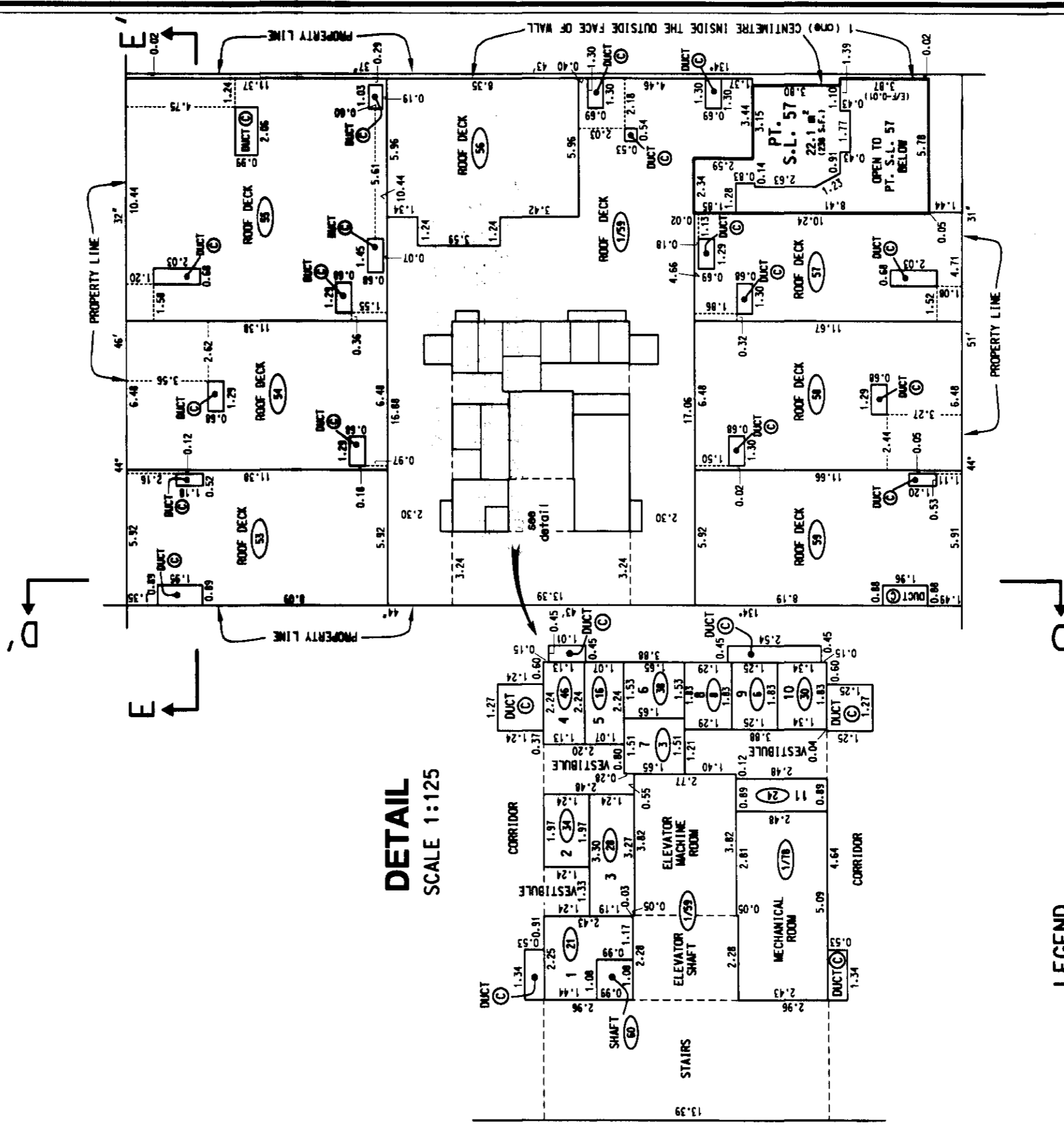
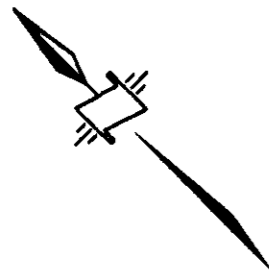
STRATA PLAN LMS 2686

ROOF

SCALE 1:200



(ALL DIMENSIONS ARE IN METRES)



DETAIL
SCALE 1:125

LEGEND

- m² DENOTES SQUARE METRES
- S.F. DENOTES SQUARE FEET
- S.L. DENOTES STRATA LOT
- PT. S.L. DENOTES PART OF STRATA LOT
- ⊙ DENOTES COMMON PROPERTY
- ⊚ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 24
- ⊚ DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1 THROUGH 16 INCLUSIVE
- 11 DENOTES STORAGE LOCKER NUMBER
- TYPICAL

97 - 01 - 27
FILE 2112 06066-3

