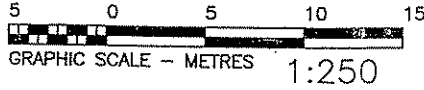


STRATA PLAN OF PARCEL 1,
DISTRICT LOTS 271 AND 274,
REFERENCE PLAN LMP31519

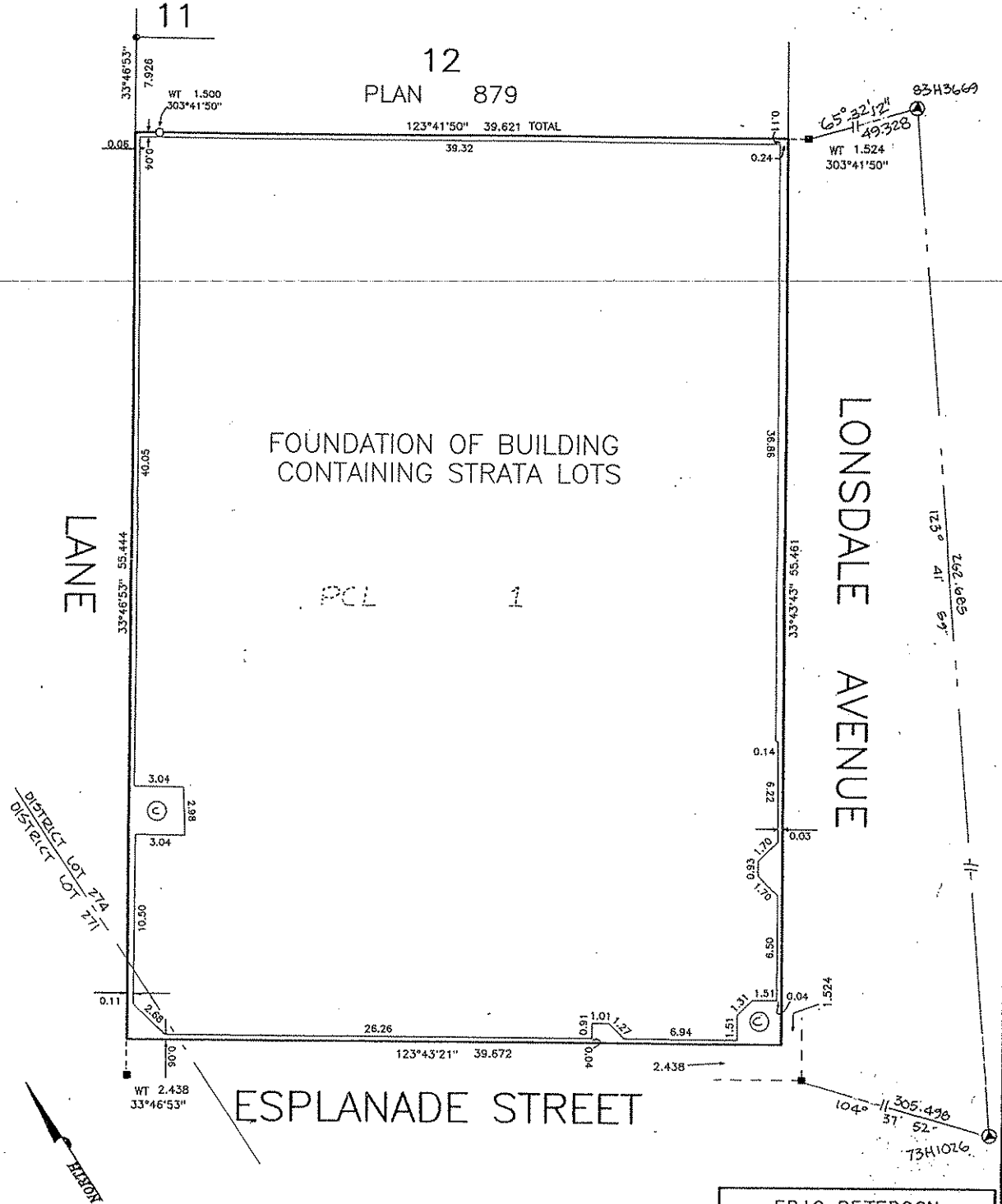
FIRST SHEET, SHEET 1 OF 14 SHEETS

STRATA PLAN LMS 3025

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT NEW
WESTMINSTER, BC, THIS
DAY OF _____, 1997



REGISTRAR



7 NOV 97 *H. Peterson*
BCLS

LEGEND:
- SEE SHEET 2

ERIC PETERSON
LAND SURVEYING LTD.
33848 ESSENDENE AVENUE
ABBOTSFORD, B. C.
V2S 2H4
PH. 854-1077

AKS
S196-220

STRATA PLAN LMS

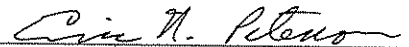
ADDRESS FOR SERVICE OF DOCUMENTS:
 THE OWNERS - STRATA PLAN LMS
 3360 - 650 WEST GEORGIA STREET
 VANCOUVER, BC V6B 4N7

CIVIC ADDRESS IS:
 108 WEST ESPLANADE
 NORTH VANCOUVER, BC

DEVELOPMENT NAME IS:
 "TRADEWINDS"

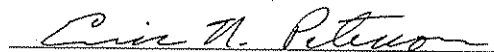
THIS PLAN LIES WITHIN
 THE GREATER VANCOUVER
 REGIONAL DISTRICT

I, ERIC N. PETERSON, A BRITISH
 COLUMBIA LAND SURVEYOR OF
 ABBOTSFORD IN BRITISH COLUMBIA,
 CERTIFY THAT THE BUILDING SHOWN
 IN THIS STRATA PLAN HAS NOT AS OF
 THE 4TH DAY OF NOVEMBER, 1997,
 BEEN PREVIOUSLY OCCUPIED. DATED
 THIS 7TH DAY OF NOVEMBER, 1997


 BCLS

THIS PLAN LIES WITHIN THE
 CITY OF NORTH VANCOUVER

I, ERIC N. PETERSON, A BRITISH
 COLUMBIA LAND SURVEYOR OF
 ABBOTSFORD IN BRITISH COLUMBIA,
 CERTIFY THAT THE BUILDING ERECTED
 ON THE PARCEL ABOVE IS WHOLLY
 WITHIN THE EXTERNAL BOUNDARIES
 OF THE PARCEL. DATED THIS 7TH
 DAY OF NOVEMBER, 1997.


 B. C. L. S.

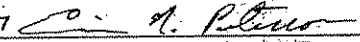
LEGEND:

- GRID BEARINGS ARE DERIVED FROM CONTROL MONUMENTS 83H3669 AND 73H1026
- SL DENOTES STRATA LOT
- V DENOTES VENT AND IS COMMON PROPERTY
- P DENOTES PATIO
- B DENOTES BALCONY
- E DENOTES ELECTRICAL AND IS COMMON PROPERTY
- DS DENOTES DEAD SPACE AND IS COMMON PROPERTY
- ● DENOTES IRON POST FOUND
- ■ DENOTES LEAD PLUG FOUND
- ⊙ DENOTES COMMON PROPERTY
- ⊕ DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 5 (TYPICAL)
- EL DENOTES ELEVATOR
- ○ DENOTES IRON POST PLACED
- ⊕ DENOTES LIMITED COMMON PROPERTY FOR STRATA LOTS 11 TO 61 INCLUSIVE
- G DENOTES GARBAGE
- T DENOTES TELEPHONE
- D DENOTES DECK
- LCP DENOTES LIMITED COMMON PROPERTY
- INTEGRATED SURVEY AREA NO. 44, CITY OF NORTH VANCOUVER
- THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF UTM CO-ORDINATES MULTIPLY BY COMBINED FACTOR 0.9996005
- ⊕ DENOTES CONTROL MONUMENT FOUND

CONDOMINIUM ACT

STRATA 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
1	7	99	306.000	1.2
2	7	82	253.000	1.0
3	7	61	211.000	0.7
4	7	71	237.000	0.8
5	7	198	638.000	2.3
6	7	87	264.000	1.0
7	7	113	338.000	1.3
8	8	71	291.000	0.8
9	8	74	279.000	0.9
10	8	75	261.000	0.9
11	8	53	133.000	1.0
12	8	54	133.000	1.0
13	8	54	133.000	1.0
14	8	54	133.000	1.0
15	8	75	179.000	1.0
16	8	75	179.000	1.0
17	8	75	179.000	1.0
18	8	75	183.000	1.0
19	8	109	270.000	1.0
20	8	96	235.000	1.0
21	8	106	256.000	1.0
22	8	93	224.000	1.0
23	8	89	186.000	1.0
24	8	89	186.000	1.0
25	9	89	206.000	1.0
26	9	89	206.000	1.0
27	9	78	199.000	1.0
28	9	94	244.000	1.0
29	9	74	190.000	1.0
30	9	83	197.000	1.0
31	9	85	212.000	1.0
32	9	86	212.000	1.0
33	9	86	216.000	1.0
34	9	116	289.000	1.0
35	9	95	236.000	1.0
36	9	100	264.000	1.0
37	9	89	207.000	1.0
38	9	89	207.000	1.0
39	10	89	210.000	1.0
40	10	89	210.000	1.0
AGGREGATE		3459	9,192,000	40.9

7 NOV 97

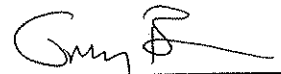


B.C.L.S.

CONDOMINIUM ACT

STRATA 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
41	10	78	203,000	1.0
42	10	94	249,000	1.0
43	10	74	194,000	1.0
44	10	83	201,000	1.0
45	10	85	216,000	1.0
46	10	86	221,000	1.0
47	10	86	221,000	1.0
48	10	111	295,000	1.0
49	10	95	236,000	1.0
50	10	100	270,000	1.0
51	10	84	213,000	1.0
52	10	84	213,000	1.0
53	11	97	221,000	1.0
54	11	84	217,000	1.0
55	11	73	207,000	1.0
56	11	94	265,000	1.0
57	11	74	203,000	1.0
58	11	83	210,000	1.0
59	11	85	230,000	1.0
60	11	86	235,000	1.0
61	11	86	235,000	1.0
AGGREGATE SHEET		1822	4,755,000	21.0
AGGREGATE SHEET		3459	9,192,000	40.9
TOTAL AGGREGATE		5281	13,947,000	61.9

ACCEPTED AS TO FORMS 1, 2 AND 3
DATED THIS 20th DAY OF NOVEMBER, 1997.



SUPERINTENDENT OF REAL ESTATE


7 NOV 97



B.C.L.S.


CONDOMINIUM ACT


WE/I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
 1) WE/I, THE UNDERSIGNED ARE DULY-AUTHORIZED AGENT(S)
 FOR THE OWNER-DEVELOPER.
 2) THE STRATA PLAN IS FOR RESIDENTIAL AND COMMERCIAL USE.
 WE/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 IN THE PROVINCE OF
 BRITISH COLUMBIA. DATED THIS 28th DAY OF
October, 1997.

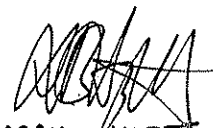

 BRIAN ALEXANDER

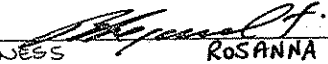

 A NOTARY PUBLIC IN AND FOR THE PROVINCE
 OF BRITISH COLUMBIA Graham A. Porteous

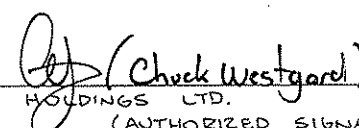
SIGNATURES AS REQUIRED

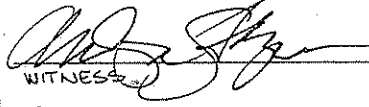

 BRIAN ALEXANDER
 REDEKOP PROPERTIES (ESPLANADE) INC.
 (AUTHORIZED SIGNATORY)


 D.R. PIGGOTT
 DAN PIGGOTT
 WITNESS
3360-650 W. GEORGIA ST., VANCOUVER, B.C.
 ADDRESS OF WITNESS
ENGINEER
 OCCUPATION OF WITNESS


 LARRY HYETT R.B.B.G.
 THE TORONTO-DOMINION BANK
 (AUTHORIZED SIGNATORY)
 ASSOCIATE VICE-PRESIDENT

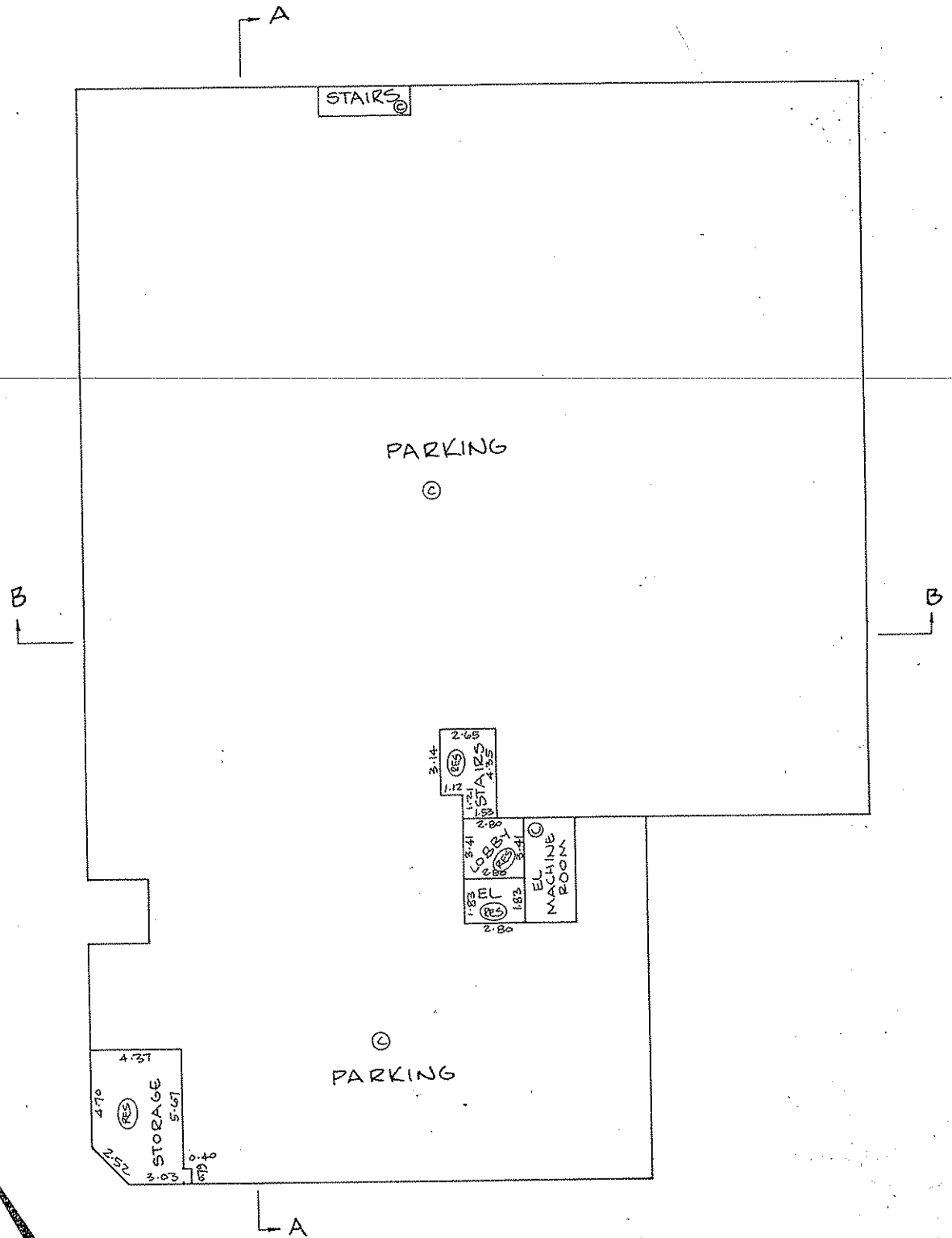

 WITNESS ROSANNA LEGAULT
22nd Fl, 55 KING STREET W
TD TOWER - TORONTO
 ADDRESS OF WITNESS ONTARIO
C.S.O. MSK 1A2
 OCCUPATION OF WITNESS


 (Chuck Westgard)
 L-1476 HOLDINGS LTD.
 (AUTHORIZED SIGNATORY)


 ANDJA STAYNER
 WITNESS
2529-271A Street, Aldergrave, BC
 ADDRESS OF WITNESS
Executive Assistant
 OCCUPATION OF WITNESS

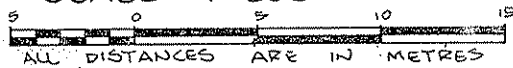
LEVEL P2 - PARKING FLOOR

STRATA PLAN LMS



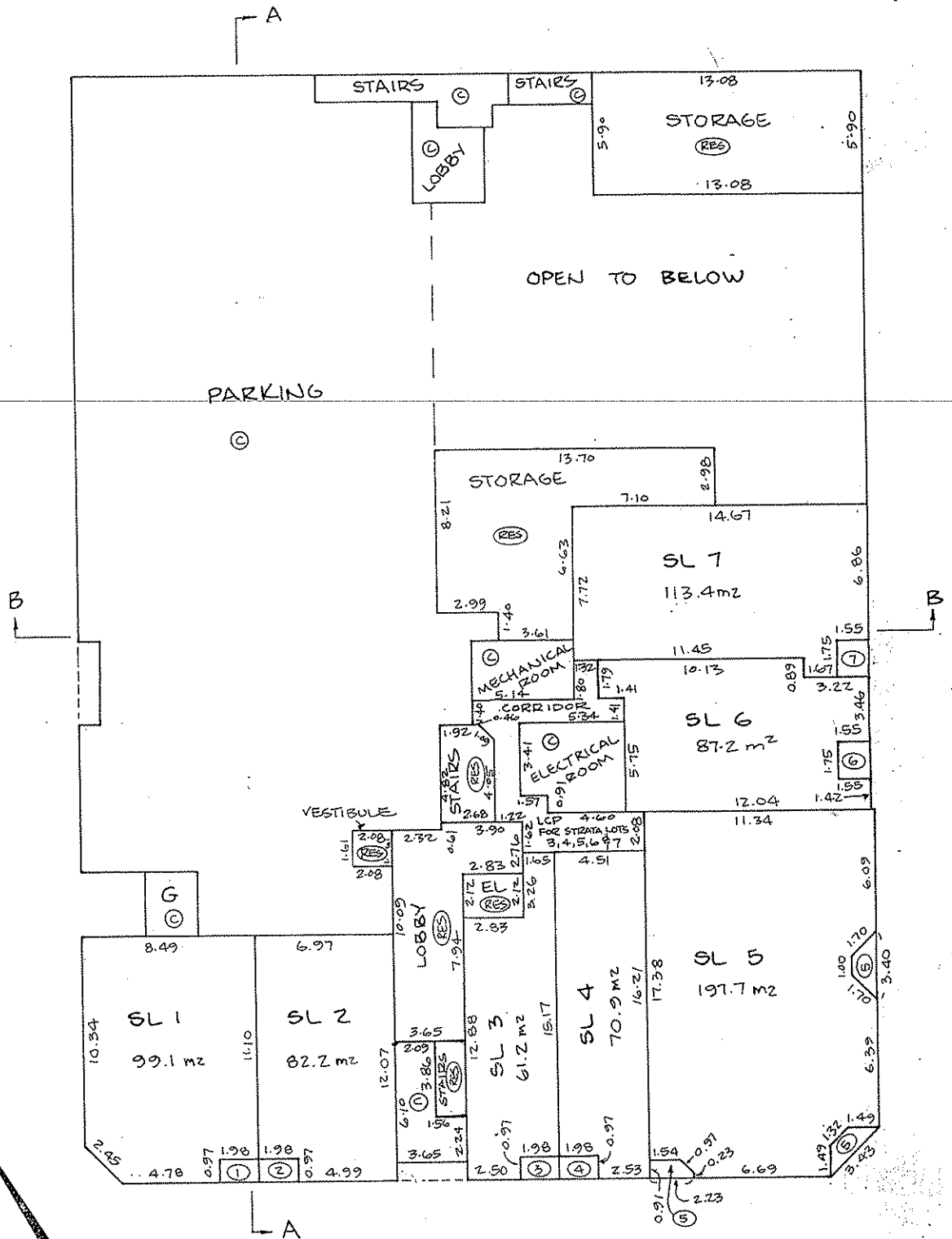
LEGEND:
SEE SHEET Z

SCALE - 1:200



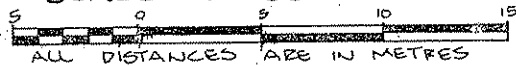
7 NOV 97 *E. A. Paterson*
BCL5

LEVEL ONE / P1 PARKING PLAN



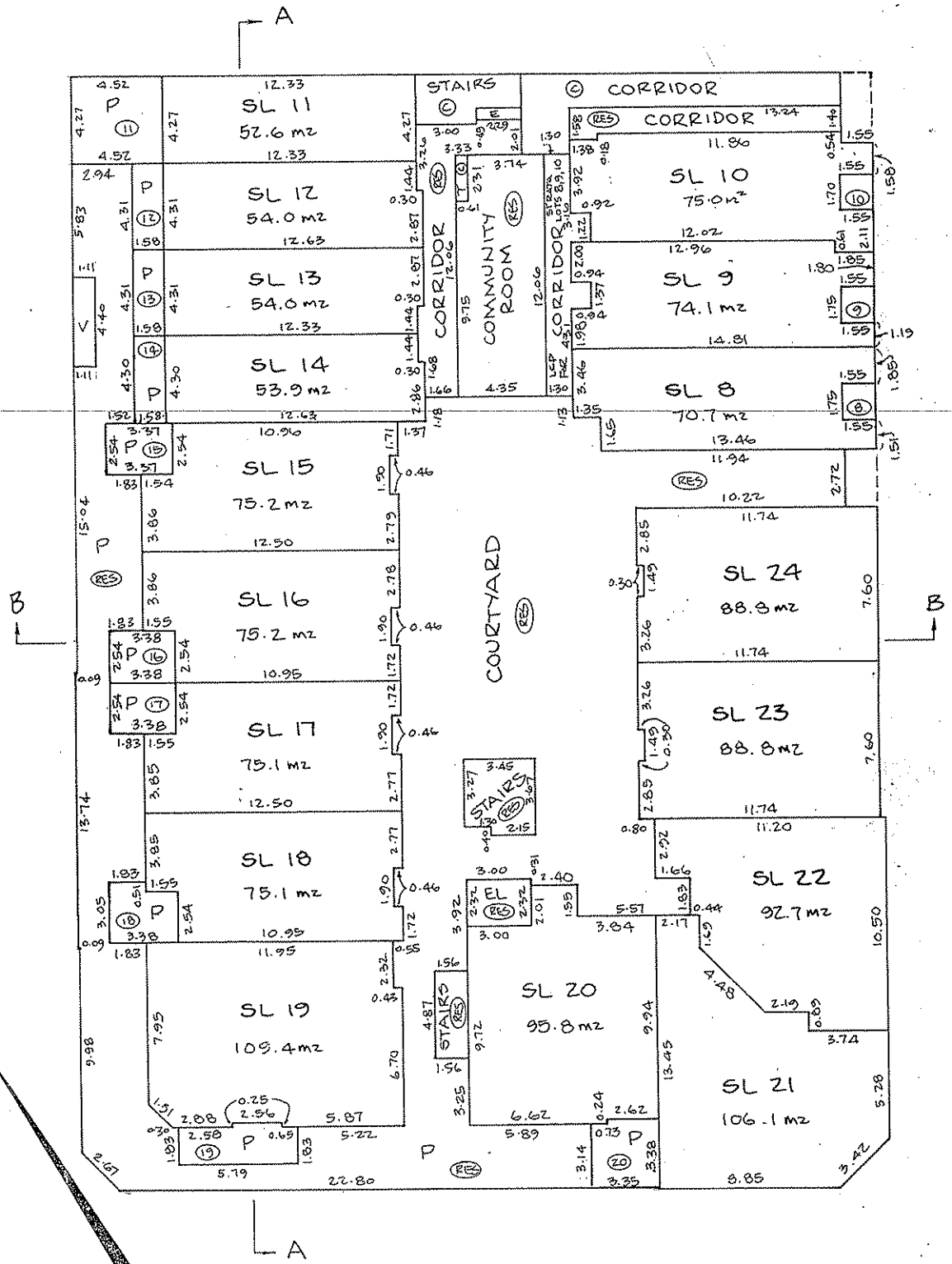
LEGEND:
SEE SHEET 2

SCALE - 1:200



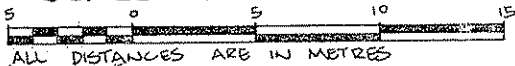
7 NOV 97 *H. P. Lewis*
BLS

LEVEL TWO



LEGEND:
SEE SHEET 2

SCALE - 1:200

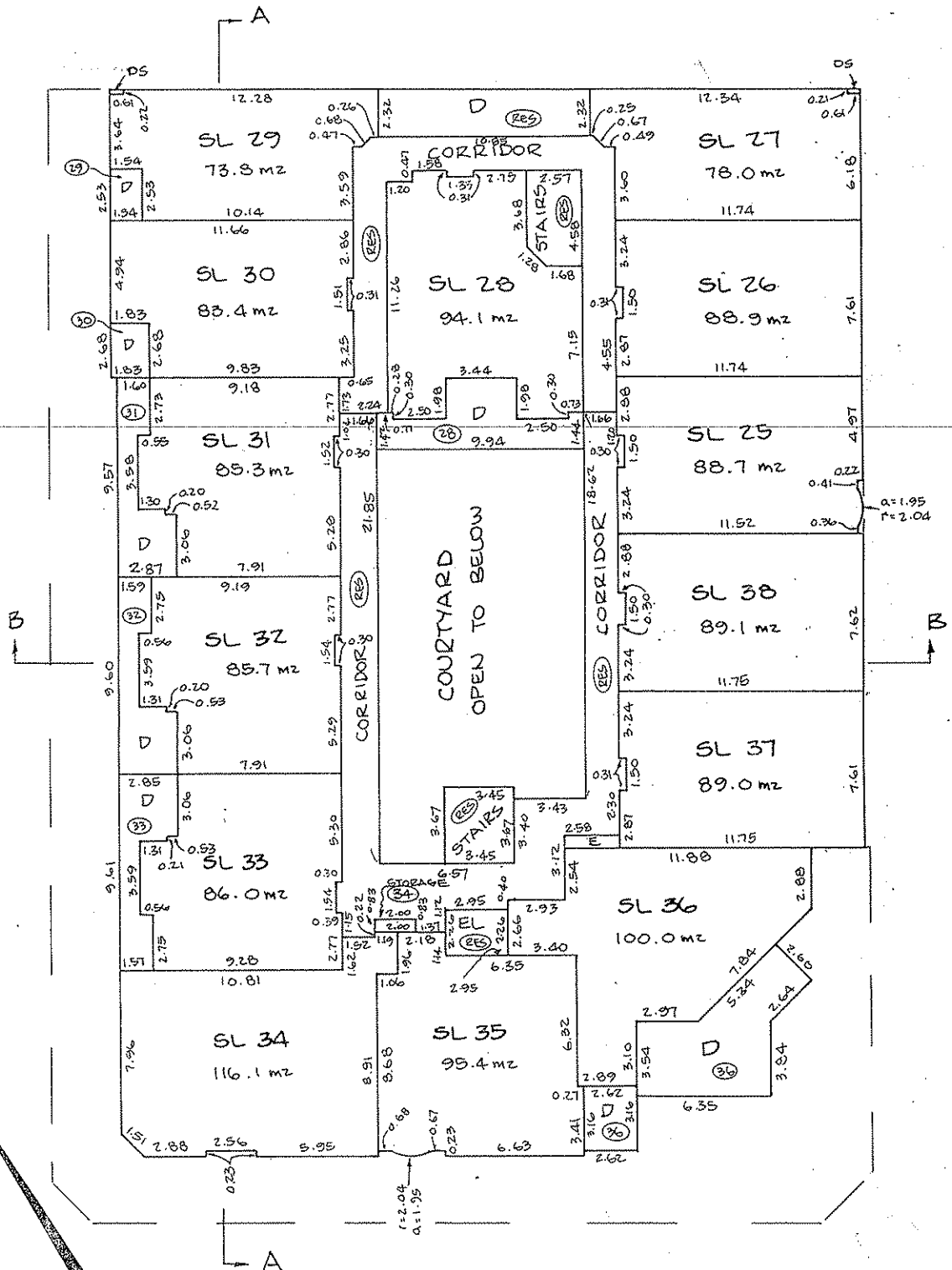


7 NOV 97

H. Pitman
BCL

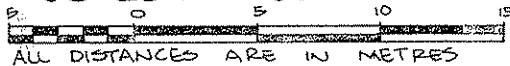
LEVEL THREE

STRATA PLAN LMS



LEGEND:
SEE SHEET 2

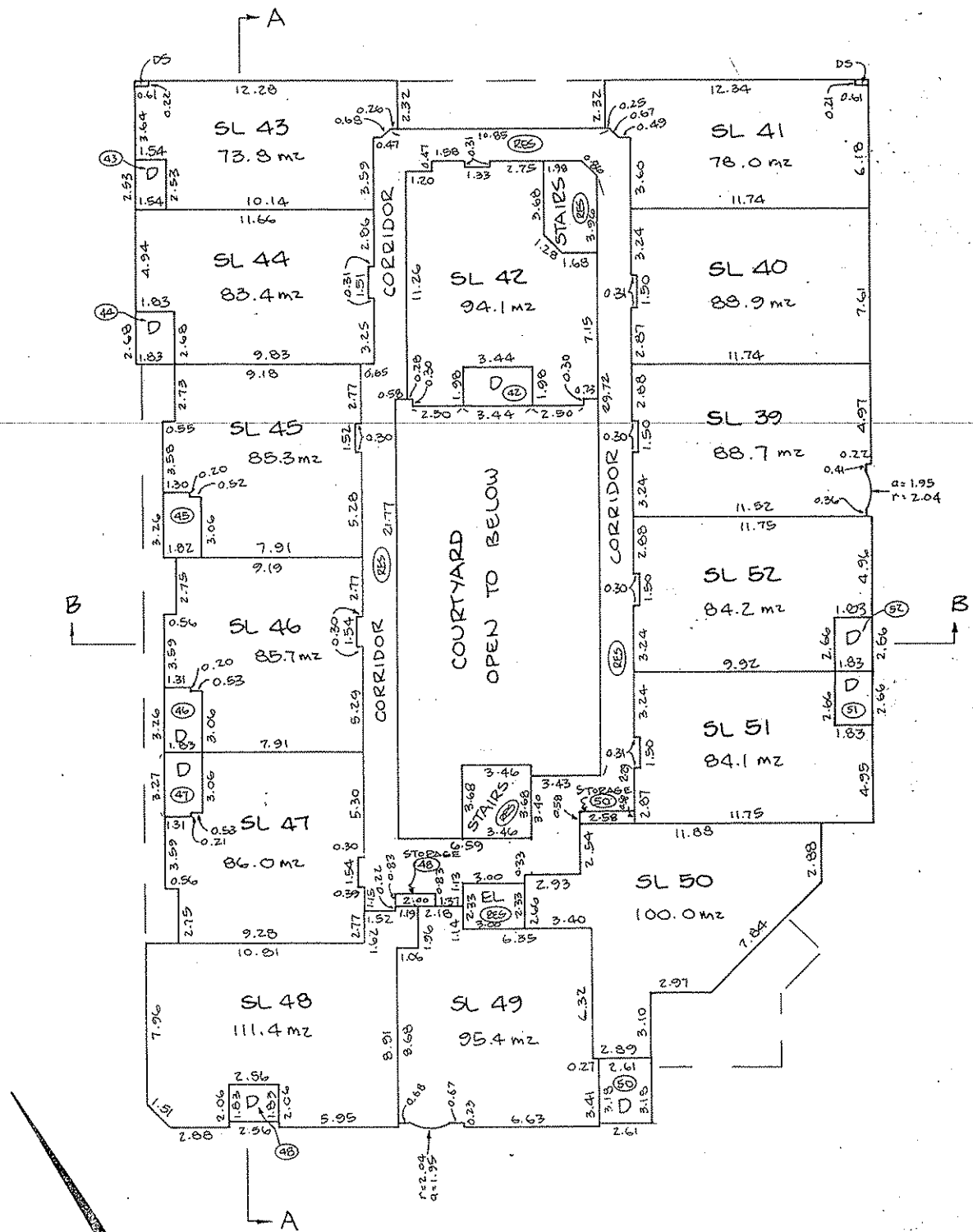
SCALE - 1:200



7 NOV 1997: *Ed. M. Pitarro*
BUS

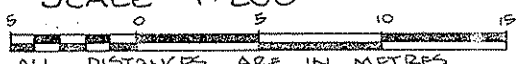
LEVEL FOUR

STRATA PLAN LMS



LEGEND:
SEE SHEET 2

SCALE - 1:200



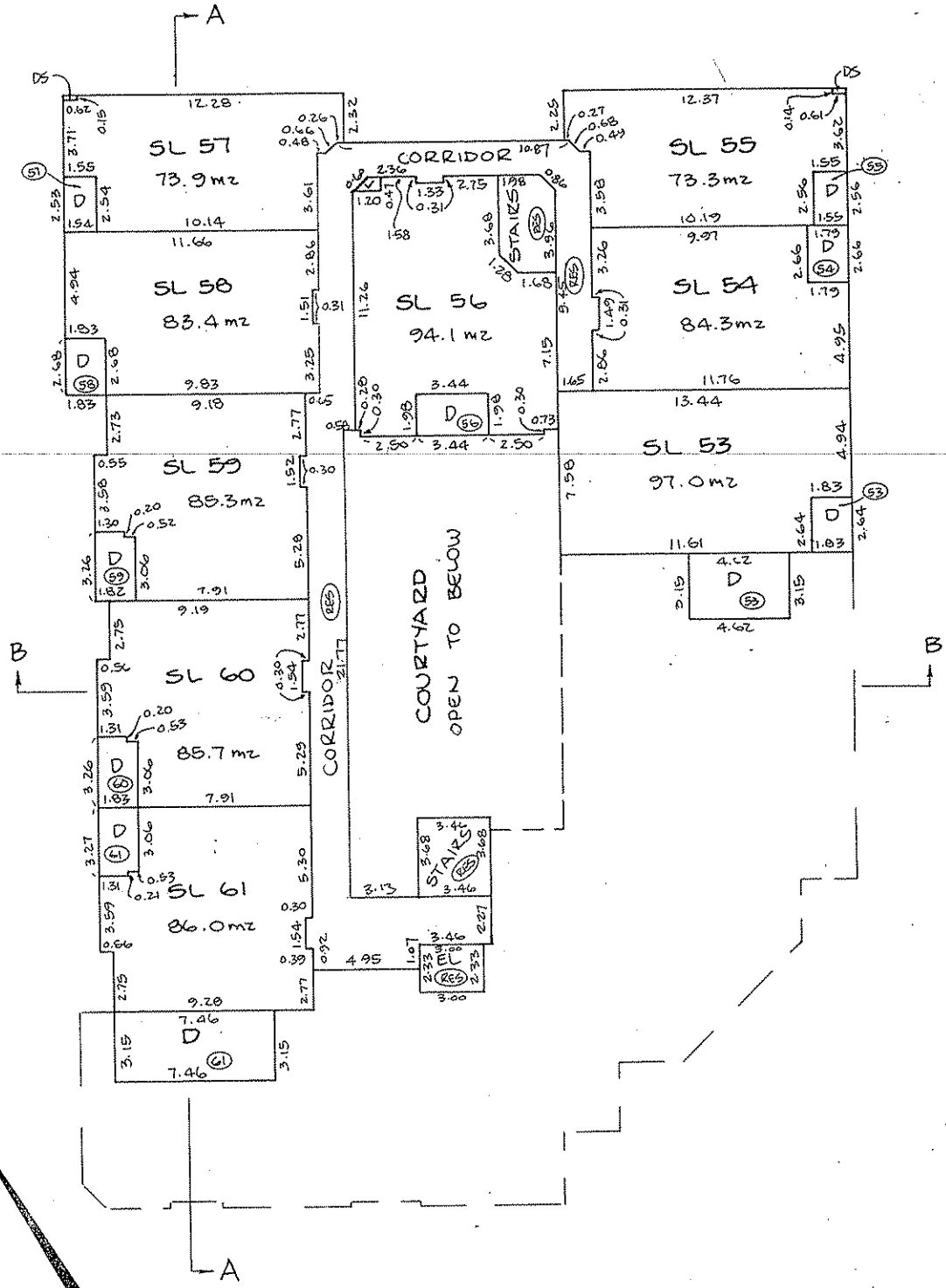
ALL DISTANCES ARE IN METRES

7 NOV 97 *H. P. P. P.*

BUS

LEVEL FIVE

STRATA PLAN LMS



LEGEND:
SEE SHEET Z

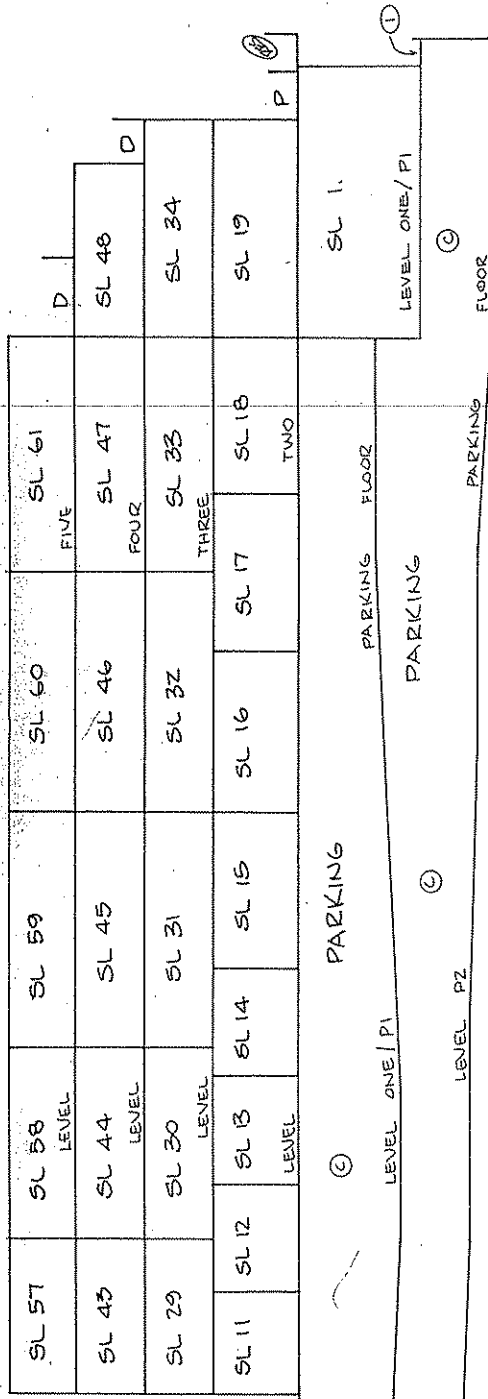
SCALE - 1:200



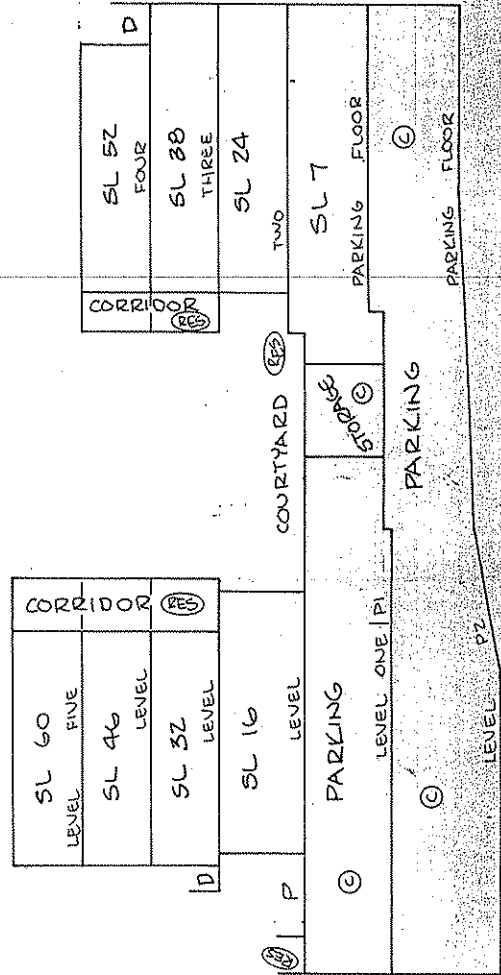
ALL DISTANCES ARE IN METRES

7 NOV 97 *E. A. Peters*
BCL5

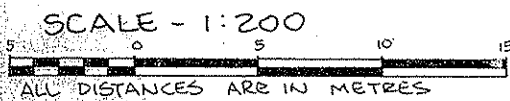
SECTION A



SECTION B



LEGEND:
-SEE SHEET 2



7208497 *H. Peterson*
BCL

