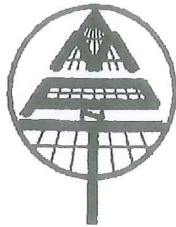


SKETCH PLAN OF LEASEHOLD UNIT NO. 135 OF A PORTION
 OF A BUILDING ON LOT 1 SEC. 9 BLOCK 4 N RANGE 6 W
 NEW WESTMINSTER DISTRICT PLAN LMP13158

R96-11530_L.135



LEGEND

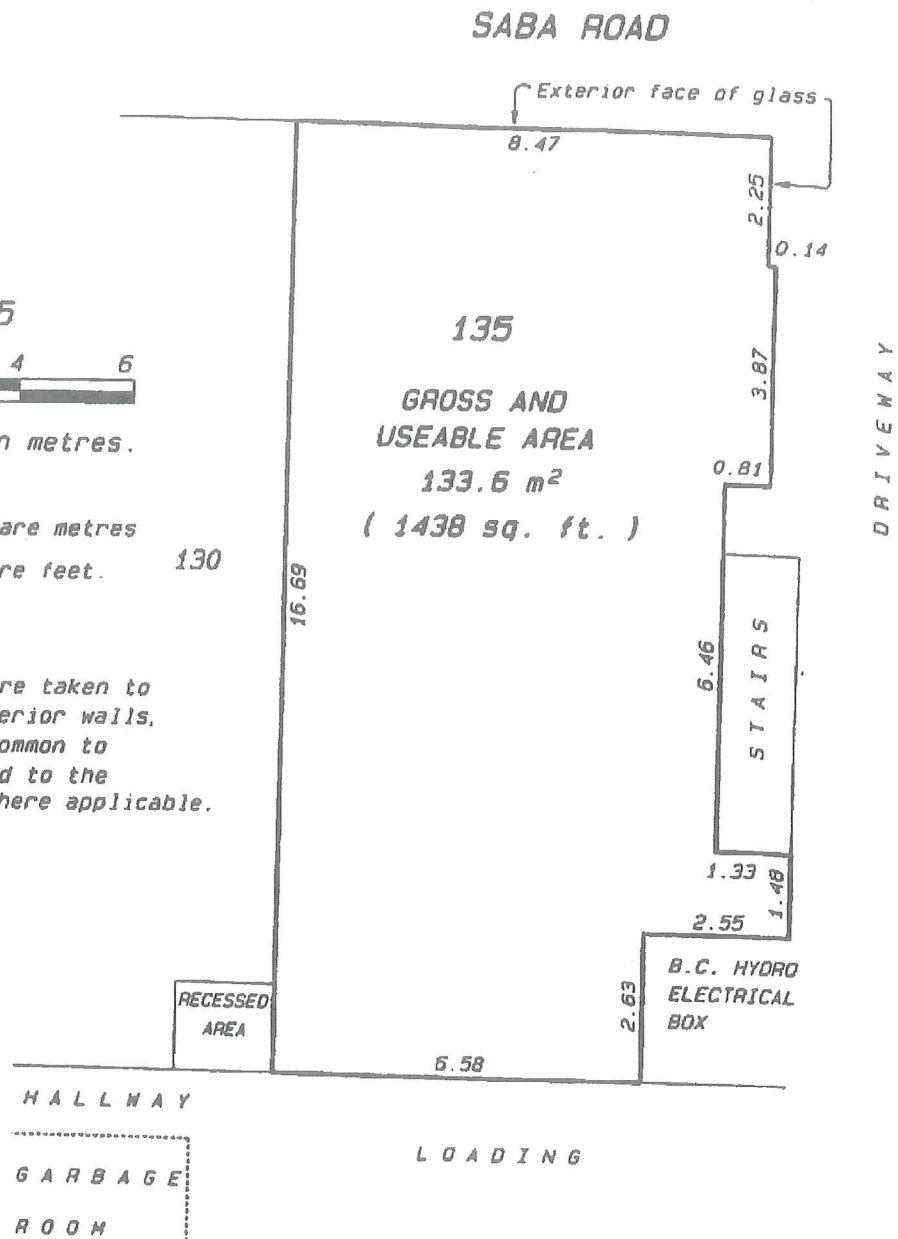
SCALE 1:125



All distances are in metres.

m² indicates square metres
 sq. ft. indicates square feet. 130

Note: Lease dimensions are taken to the exterior face of exterior walls, to the centre of walls common to other leaseable areas and to the exterior face of glass where applicable.



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Diskette File: 11530_L.135

Date of Survey:

This 3rd day of March 1997

R96-11530_L.135

Sturges
 B.C.L.S.
 (Professional seal of a surveyor)