STRATA PLAN OF LOT 21, SECTION 11, BLOCK 3 NORTH, RANGE 7 WEST, NEW WESTMINSTER DISTRICT, PLAN LMP 52334.

STRATA PLAN BCS 692

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.

THIS 11th DAY OF Feb, 2004.

B. Bignao LDS
DEPUTY Registrar

BW56955 - BW57045

INTEGRATED SURVEY AREA No. 18, NAD83, (C.S.R.S.).
CITY OF RICHMOND
B.C.G.S. 92G. 015

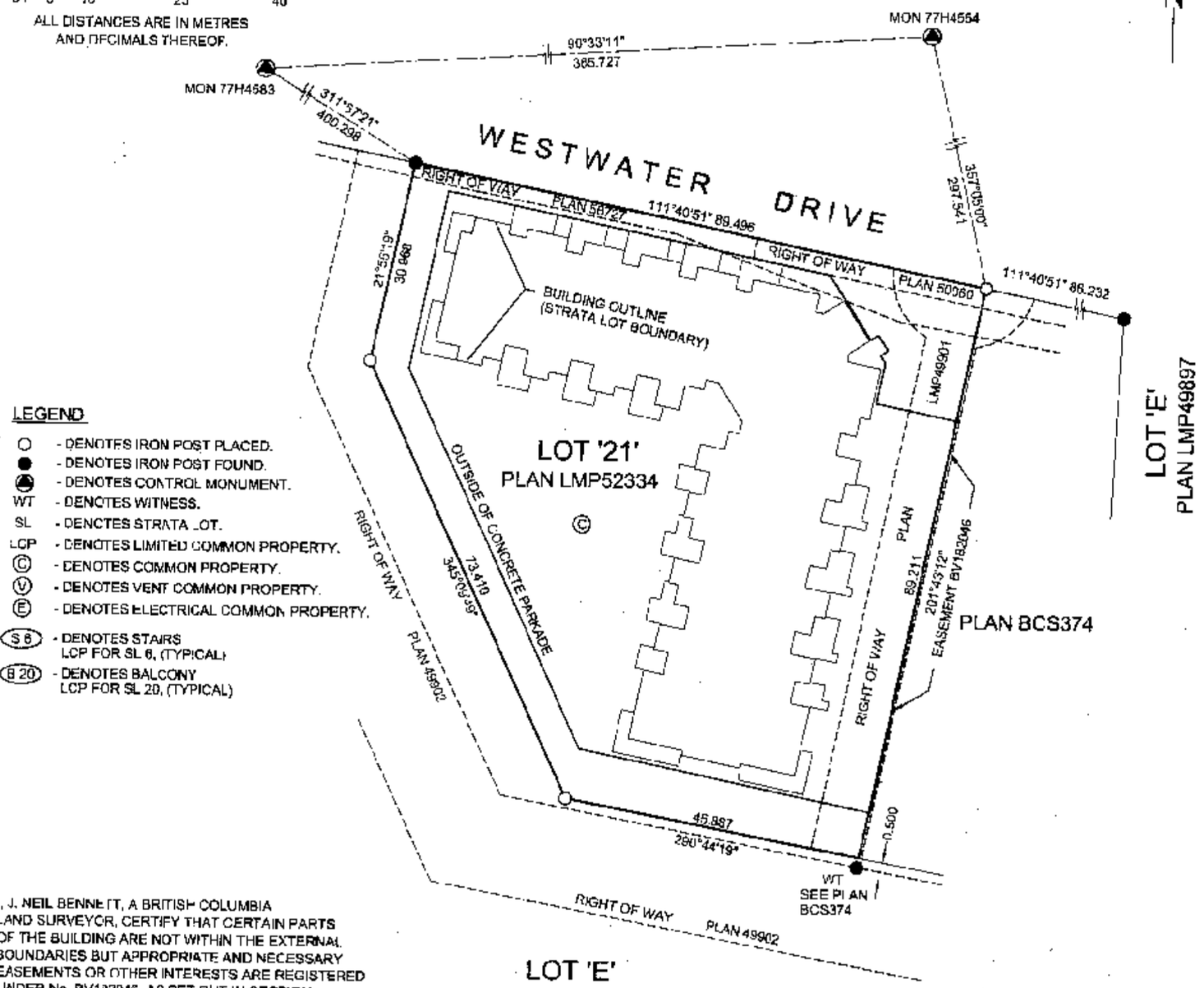
"COPPER SKY"

CIVIC ADDRESS: 4500 WESTWATER DRIVE
RICHMOND, B.C.

Scale 1:750

0 1 5 10 25 40

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



LEGEND

- ○ - DENOTES IRON POST PLACED.
- ● - DENOTES IRON POST FOUND.
- ◬ - DENOTES CONTROL MONUMENT.
- WT - DENOTES WITNESS.
- SL - DENOTES STRATA LOT.
- LCP - DENOTES LIMITED COMMON PROPERTY.
- (C) - DENOTES COMMON PROPERTY.
- (V) - DENOTES VENT COMMON PROPERTY.
- (E) - DENOTES ELECTRICAL COMMON PROPERTY.
- (S 6) - DENOTES STAIRS LCP FOR SL 6, (TYPICAL)
- (B 20) - DENOTES BALCONY LCP FOR SL 20, (TYPICAL)

I, J. NEIL BENNETT, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT CERTAIN PARTS OF THE BUILDING ARE NOT WITHIN THE EXTERNAL BOUNDARIES BUT APPROPRIATE AND NECESSARY EASEMENTS OR OTHER INTERESTS ARE REGISTERED UNDER No. BV182046, AS SET OUT IN SECTION 244(1)(f) OF THE STRATA PROPERTY ACT

DATED THIS 27th DAY OF January, 2004.

J. Neil Bennett
B.C.L.S.

I, J. NEIL BENNETT, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF THE 27th DAY OF January, 2004, BEEN PREVIOUSLY OCCUPIED.

J. Neil Bennett
B.C.L.S.

MISSING CORNERS DESTROYED BY CONSTRUCTION. LOT BOUNDARIES REESTABLISHED HEREON FROM REFERENCE NOTES OF J. NEIL BENNETT, BCLS, PLAN LMP52334

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 77H4583 AND 77H4554 INTEGRATED SURVEY AREA #18, NAD83, (C.S.R.S.), CITY OF RICHMOND

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. COORDINATES, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9996049.

I, J. NEIL BENNETT, A BRITISH COLUMBIA LAND SURVEYOR OF NORTH VANCOUVER, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT.
THE SURVEY WAS COMPLETED ON
THE 27th DAY OF January, 2004.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 11146
THE 27th DAY OF January, 2004.

J. Neil Bennett
B.C.L.S.

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#20* - 275 FELL AVENUE
NORTH VANCOUVER, B.C.
V7P 3R5
PH. 604-980-4868
FX. 604-980-5856

FILE: \DSM-2004\12896-Steveston\Sept-2003\Dwg\ST12895.Dwg

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

FILED NWBCS692 RCVD:2004-02-11 PRNT: 2009-08-26-15.14.56.403304

STRATA PLAN BCS 692

OWNER:
ONNI DEVELOPMENT (IMPERIAL LANDING) CORP INC., NO. 637113

AUTHORIZED SIGNATORY
(PRINT AND SIGN NAME)

AUTHORIZED SIGNATORY
(PRINT AND SIGN NAME)

ADDRESS OF WITNESS
IAN DUKE
SOLICITOR
550-858 BEATTY ST.
VANCOUVER, B.C. V6B 1C1

MORTGAGEE:
BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY G. BROCK RICHARDSON
(PRINT AND SIGN NAME)

AUTHORIZED SIGNATORY BRAD ANDERSON
(PRINT AND SIGN NAME)

WITNESS AS TO BOTH SIGNATURES Danny Attkar
(PRINT AND SIGN NAME)

Banker
OCCUPATION OF WITNESS

3400-650 W. Georgia, Vancouver
ADDRESS OF WITNESS V6B 4N7

WITNESS AS TO BOTH SIGNATURES
(PRINT AND SIGN NAME)

OCCUPATION OF WITNESS

The City of Richmond, the registered owner of covenant BT384788 hereby consent to the deposit of this plan

City of Richmond, by its authorized signatories

Print name, authorized signatory
Mayor, Malcolm D. Brodie

Print name, authorized signatory
City Clerk, J. Richard McKenna

Officer Signature

Paul E. Kendrick, City Solicitor

City of Richmond

6911 No. 3 Road, Richmond, B.C. V6Y 2C1

This 23rd day of February, 2004 as to signature of J. Richard McKenna only

DATE: 27 January 2004

B.C.L.S.

FILE: \DSM-2003*2896-Steveston\Sept-2003\Dwg\ST12896.Dwg

FILED NMBCS692 RCVD: 2004-02-11 PRNT: 2009-08-26-15.14.56.403304

BUILDING DETAIL

Scale 1:500

10 5 0 1 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

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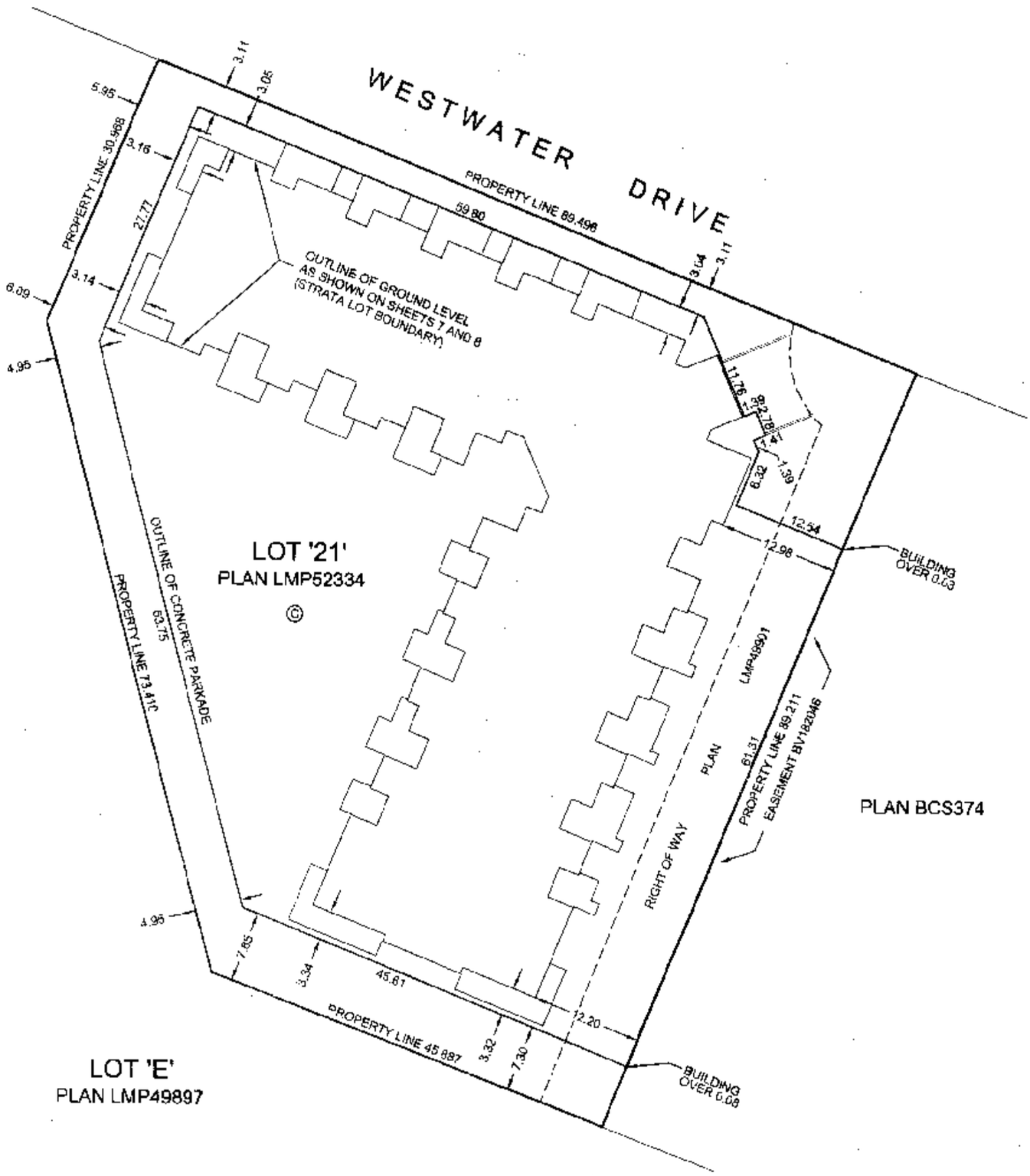
BALCONY AND PATIO AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS OR WHERE THERE IS NO FLOOR ABOVE, BY THE AVERAGE HEIGHT OF A STRATA LOT WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.

STRATA PLAN BCS 692



DATE: 27th January 2004

B.C.L.S.

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FILED NMBCS692 RCVD:2004-02-11 PRNT: 2009-08-26-15.14.56.403304

FLOOR PLANS

Scale 1:200

4 2 0 5

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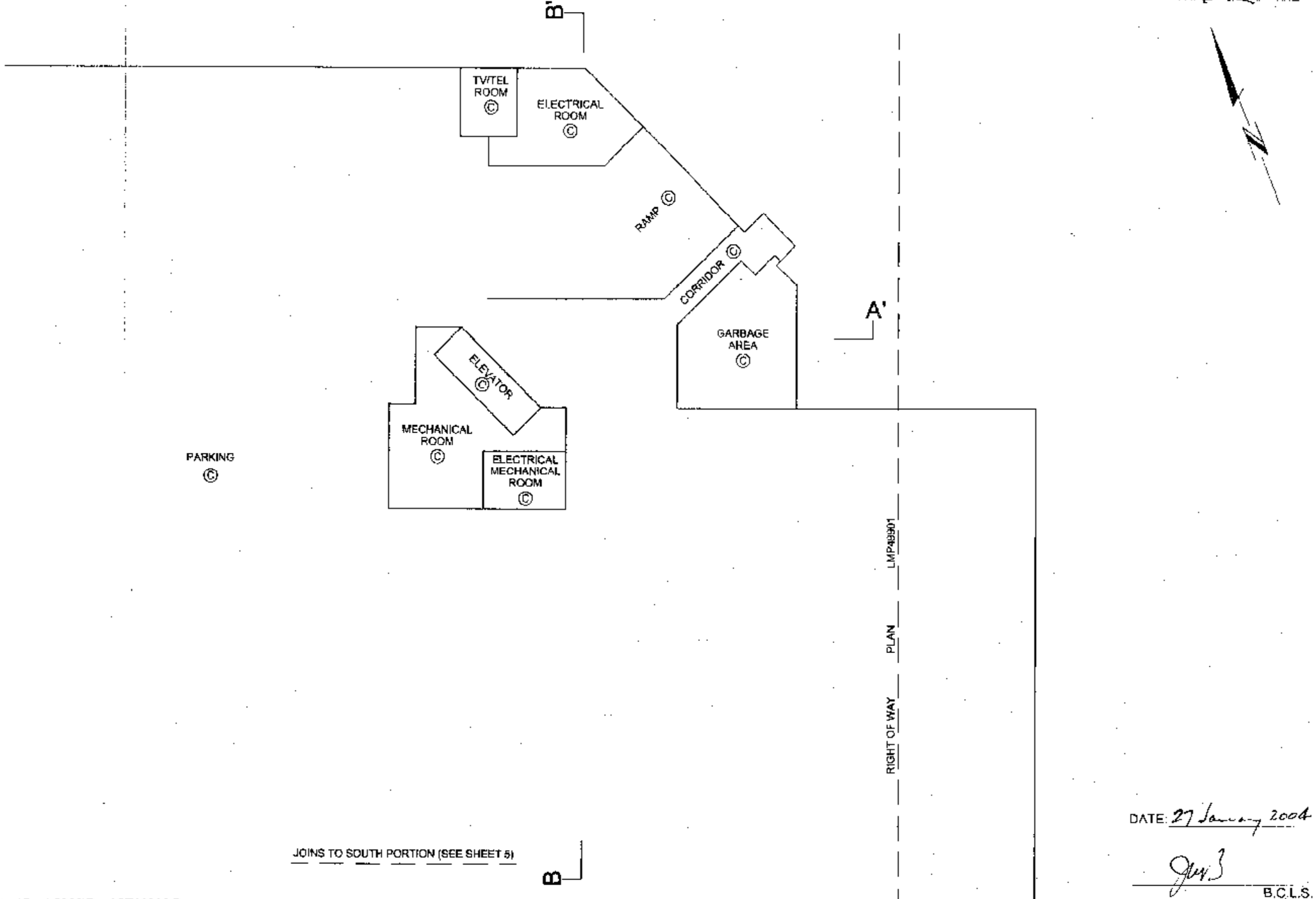
PARKING LEVEL (NORTH)

STRATA PLAN BCS 692



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PARKING LEVEL (SOUTH)

B

JOINS TO NORTH PORTION (SEE SHEET 4)

PARKING ©

BICYCLE STORAGE ©

JOINS TO WEST PORTION (SEE SHEET 6)

STAIRS ©

CORRIDOR ©

B

STRATA PLAN BCS 692

LMP49901

PLAN

RIGHT OF WAY

DATE: 27th January 2004

B.C.L.S.

FILE: \DSM-2003\12896-Steveston\Sept-2003\Dwg\ST12895.Dwg

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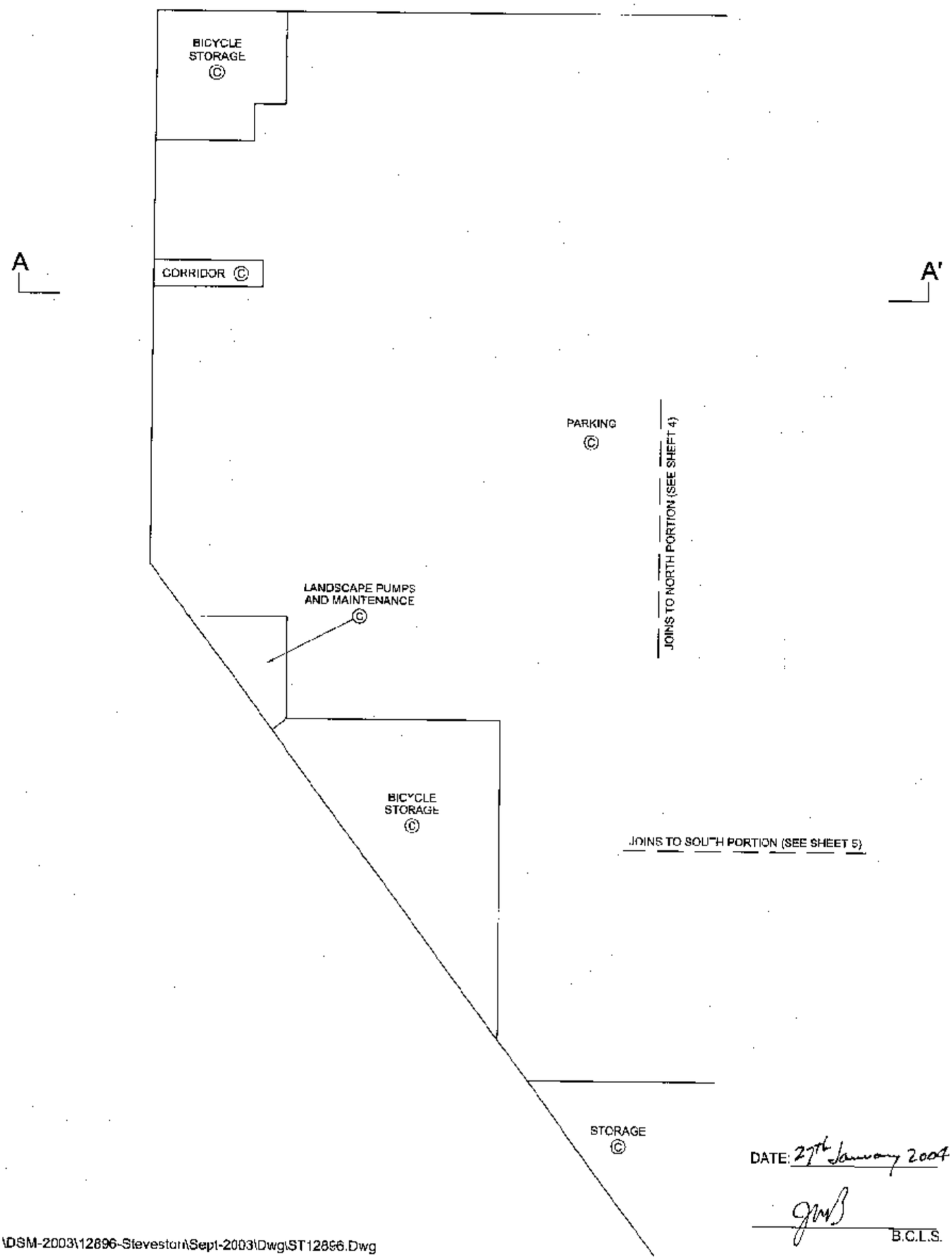
STRATA PLAN BCS 692

PARKING LEVEL (WEST)



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GROUND FLOOR (WEST)

STRATA PLAN BCS 692

JOINS TO SOUTHWEST PORTION (SEE SHEET 9)

PERIMETER OF FLOOR BELOW

SL 5 AREA = 69.8 m²

SL 6 AREA = 58.2 m²

SL 7 AREA = 74.4 m²

SL 8 AREA = 74.4 m²

SL 9 AREA = 73.9 m²

SL 10 AREA = 74.4 m²

SL 4 AREA = 105.3 m²

SL 3 AREA = 99.7 m²

SL 2 AREA = 97.5 m²

SL 1 AREA = 92.3 m²

CORRIDOR ©

CORRIDOR STAIRS ©

MEETING ROOM ©

CRAWL SPACE ©

ELEVATOR ©

LOBBY ©

AMENITY ROOM ©

FITNESS CENTRE ©

BALCONY ©

SL 20

SL 11

JOINS TO SOUTH PORTION (SEE SHEET 8)

JOINS TO SOUTHWEST PORTION (SEE SHEET 9)

DATE: 27th January 2004

B.C.L.S.

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FLOOR PLANS

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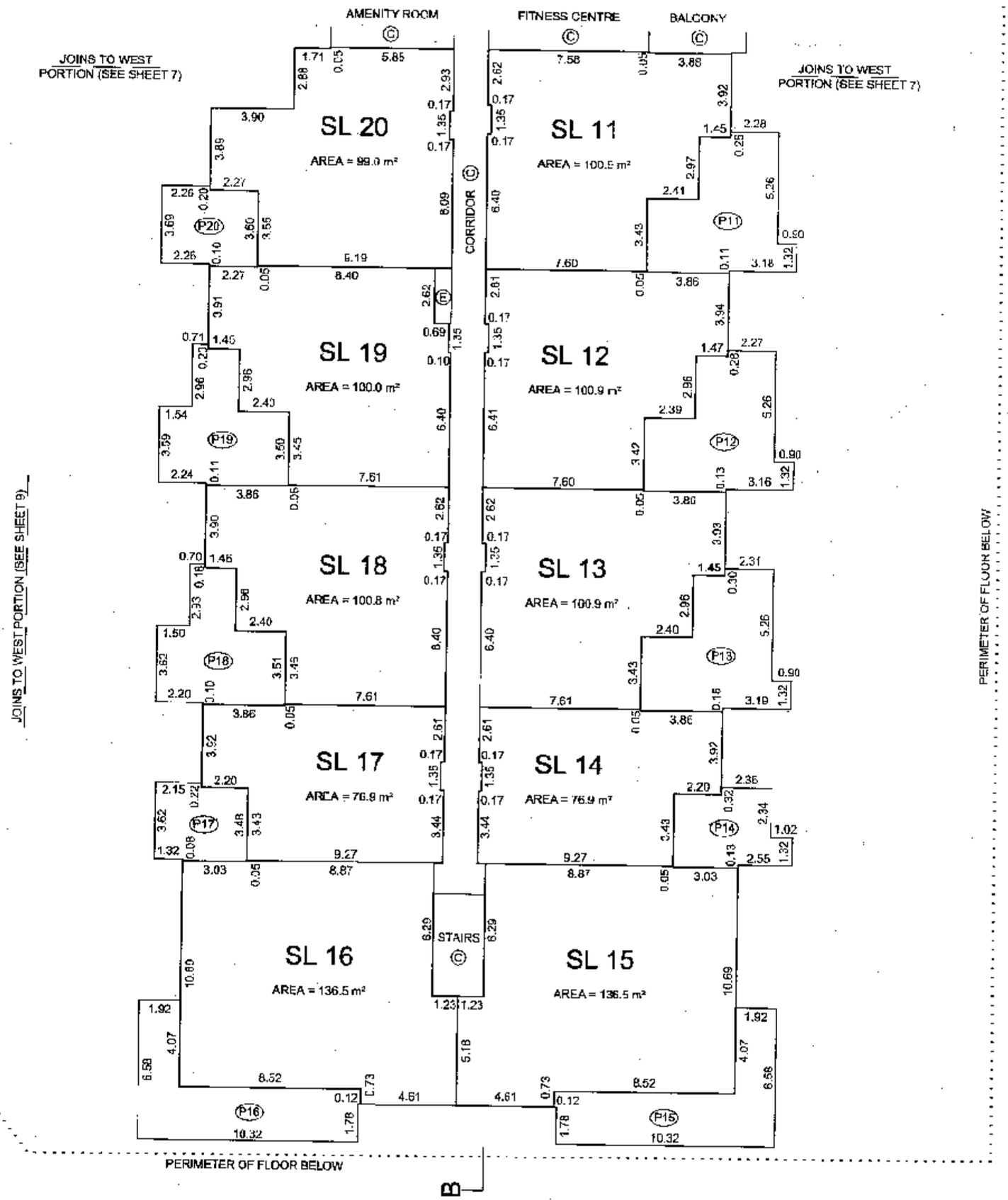
STRATA PLAN BCS 692

GROUND FLOOR (SOUTH)



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GROUND LEVEL (SOUTHWEST)

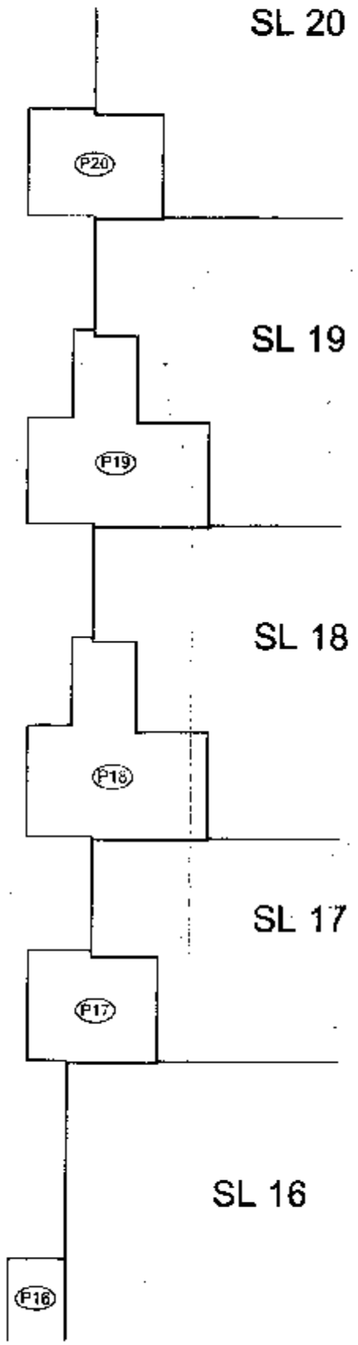
JOINS TO WEST PORTION (SEE SHEET 8)

PERIMETER OF FLOOR BELOW

JOINS TO SOUTH PORTION (SEE SHEET 8)

STRATA PLAN BCS 692

JOINS TO WEST PORTION (SEE SHEET 8)



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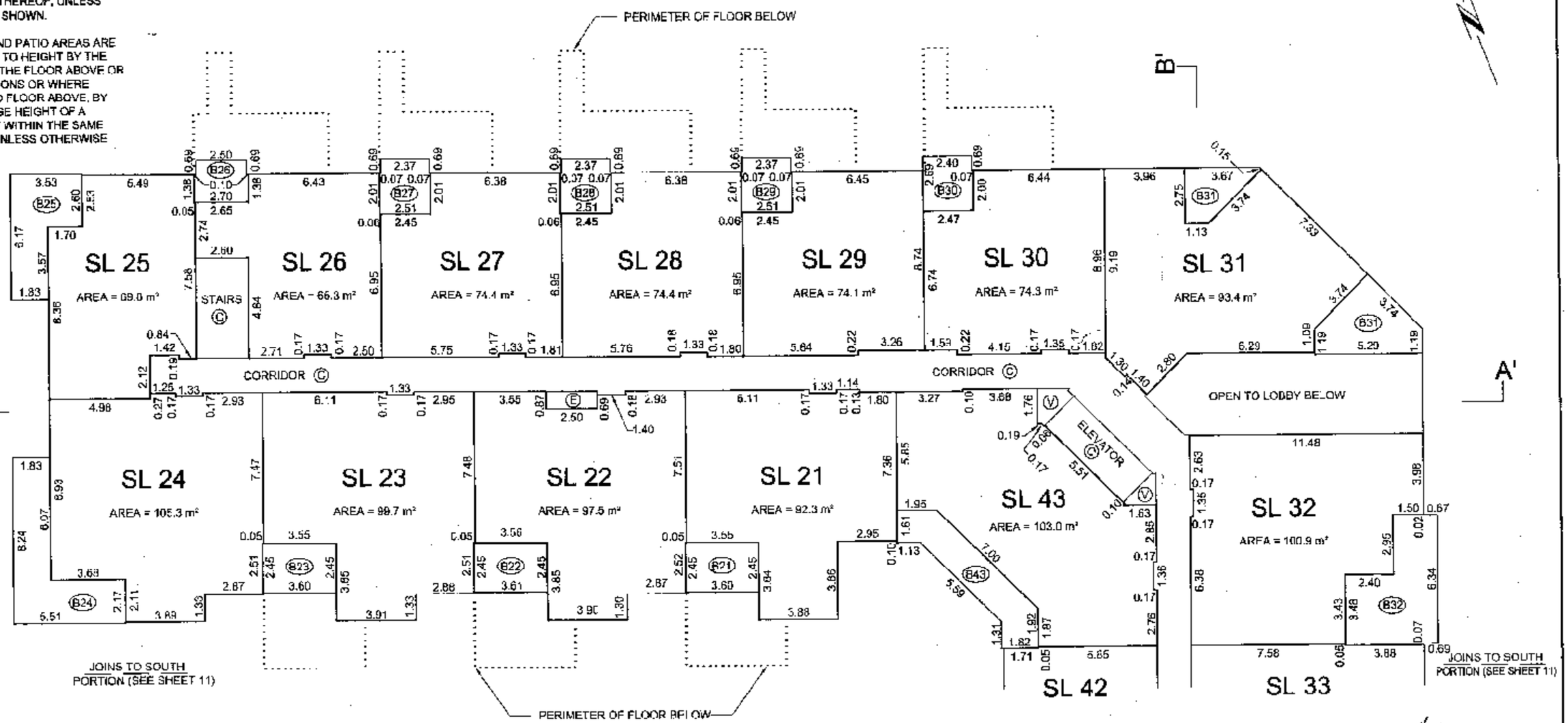
SECOND FLOOR (WEST)

STRATA PLAN BCS 692



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FLOOR PLANS

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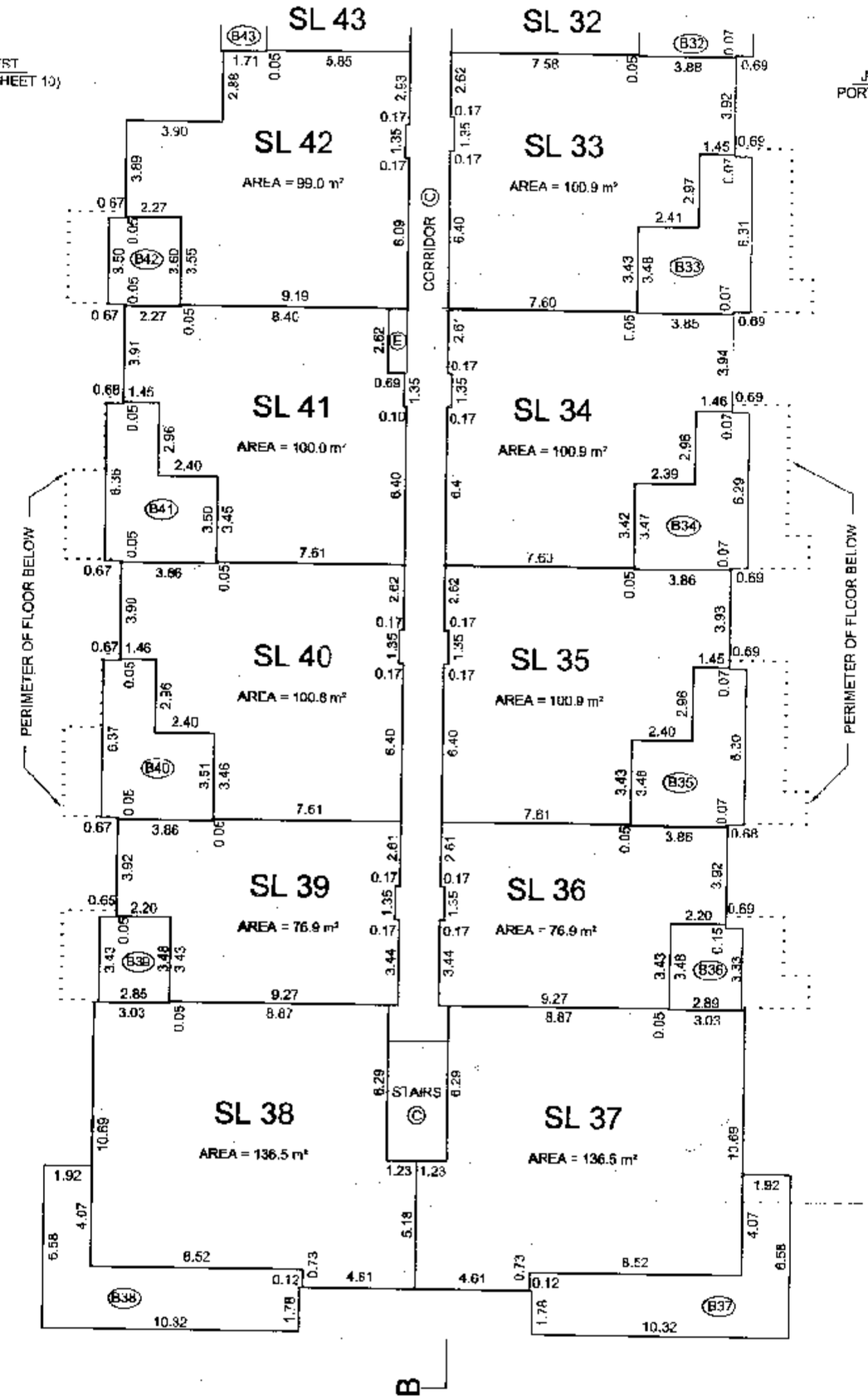
STRATA PLAN BCS 692

SECOND FLOOR (SOUTH)



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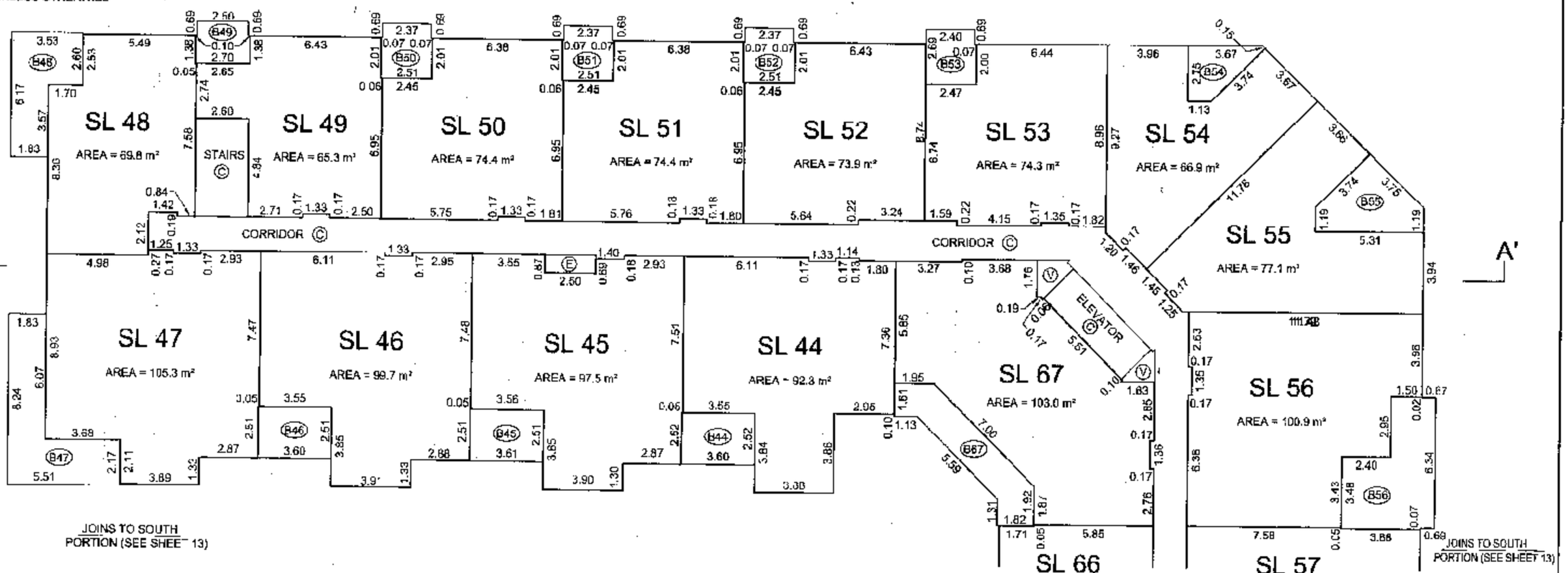
THIRD FLOOR (WEST)

STRATA PLAN BCS 692



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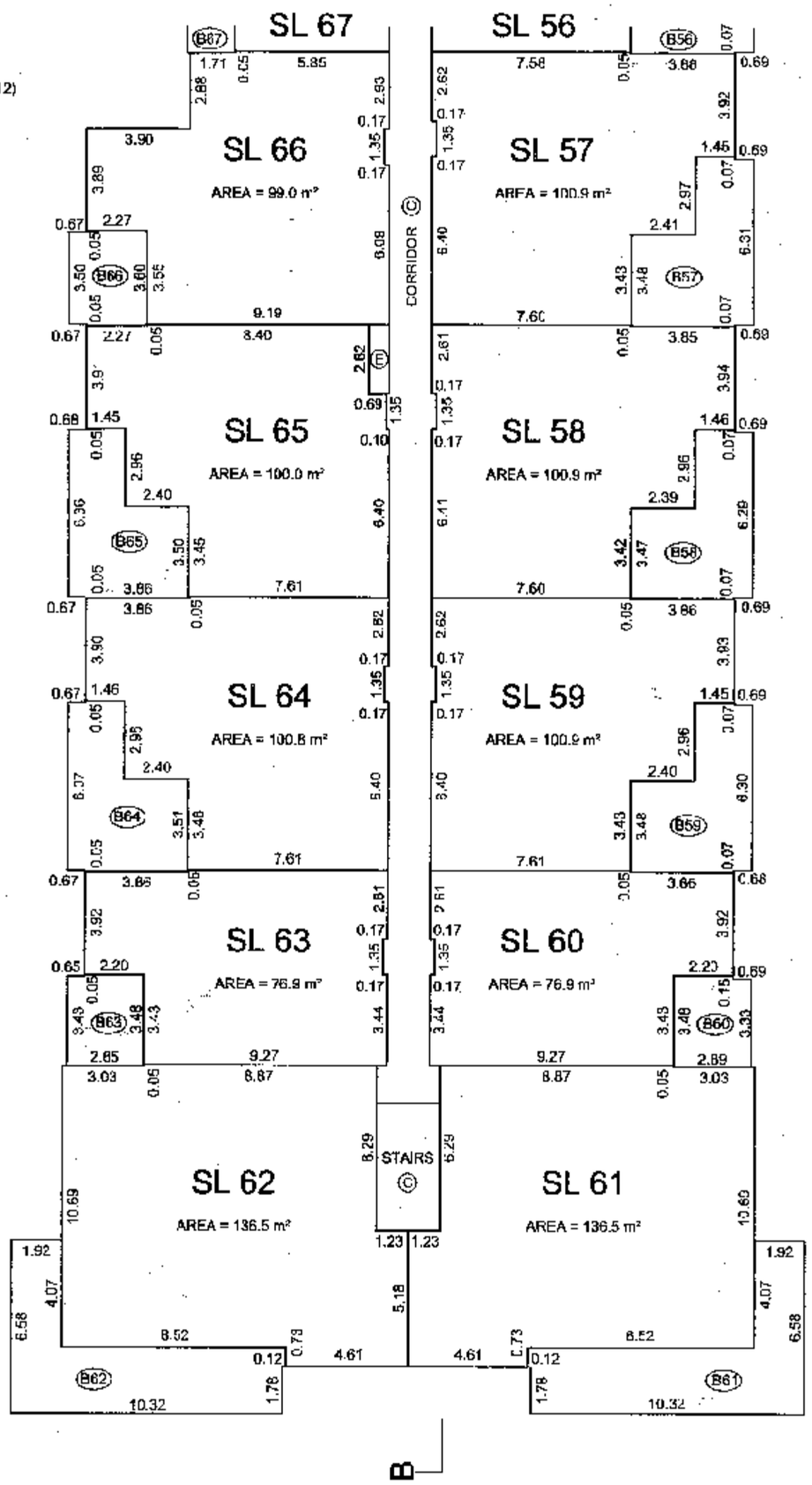
THIRD FLOOR (SOUTH)



JOINS TO WEST PORTION (SEE SHEET 12)

JOINS TO WEST PORTION (SEE SHEET 12)

DATE: 27th January 2004

B.C.L.S.

FILE: \DSM-2003\12898-Steveston\Sept-2003\Dwg\ST12896.Dwg

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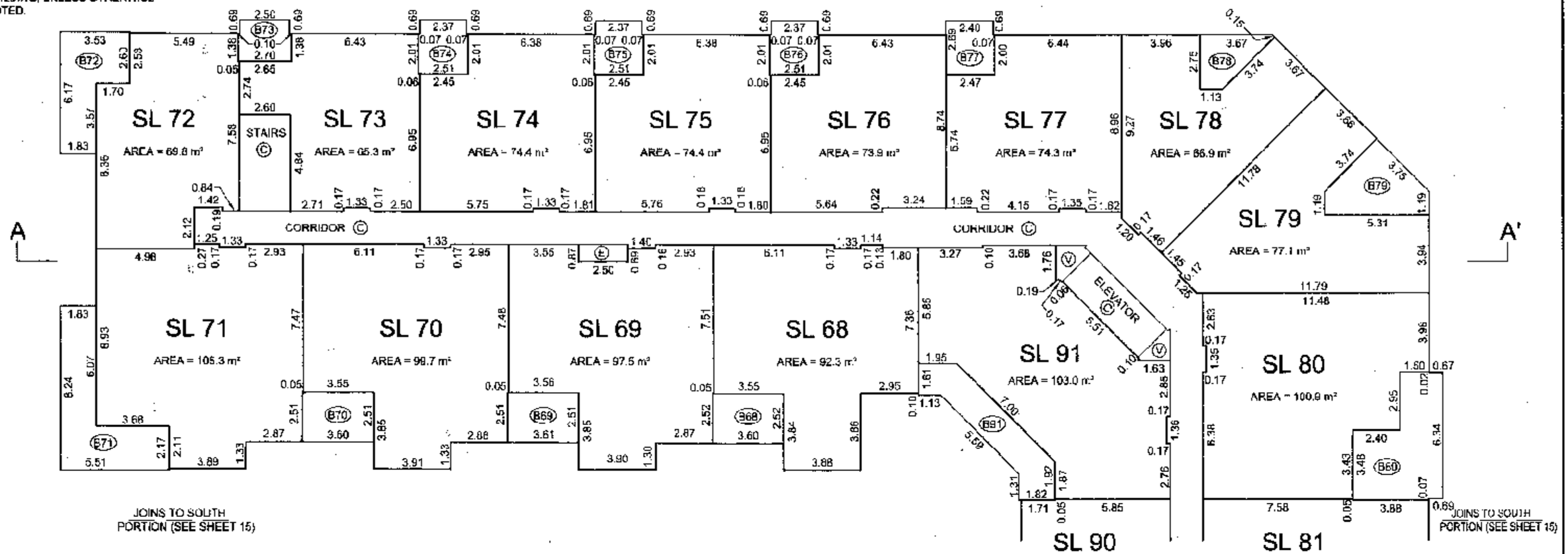
FOURTH FLOOR (WEST)

STRATA PLAN BCS 692



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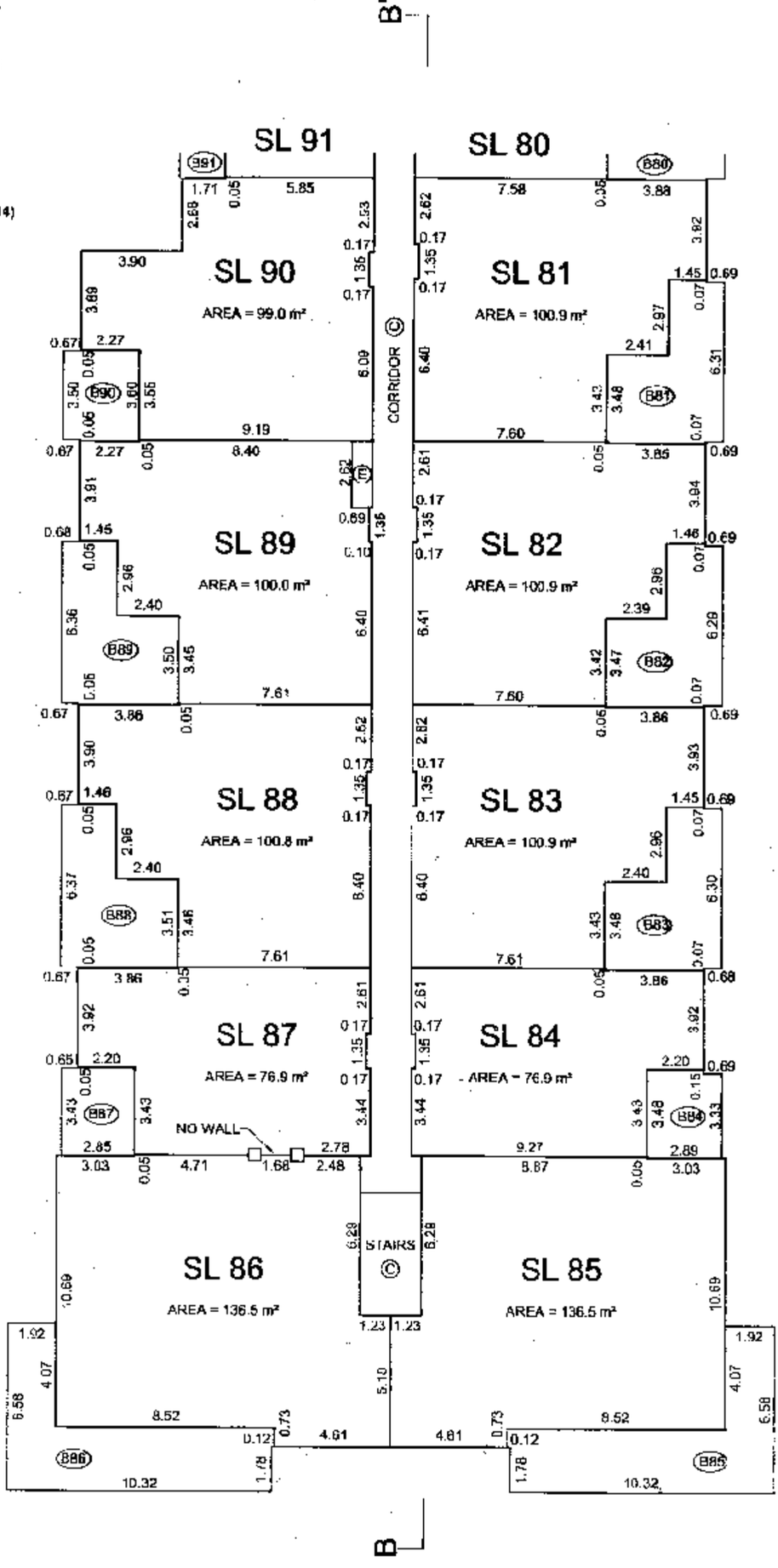
FOURTH FLOOR (SOUTH)



□ - DENOTES LEAD PLUG PLACED

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SECTIONS

Scale 1:200

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STRATA PLAN BCS 692

SECTION A - A"

SL 71	SL 70	SL 69	SL 68	SL 91	Ⓥ	ELEVATOR Ⓒ / CORRIDOR Ⓒ	SL 79	FOURTH FLOOR
SL 47	SL 46	SL 45	SL 44	SL 67	Ⓥ	ELEVATOR Ⓒ / CORRIDOR Ⓒ	SL 55	THIRD FLOOR
SL 24	SL 23	SL 22	SL 21	SL 43	Ⓥ	CORRIDOR Ⓒ	OPEN TO LOBBY BELOW	SECOND FLOOR
SL 4	SL 3	SL 2	SL 1	MEETING ROOM Ⓒ	Ⓥ	ELEVATOR Ⓒ	LOBBY Ⓒ	GROUND FLOOR
PARKING Ⓒ							GARBAGE AREA Ⓒ	PARKING LEVEL

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STRATA PLAN BCS 692

SECTION B - B"

FOURTH FLOOR	SL 85	SL 84	SL 83	SL 82	SL 81	SL 80	SL 79	SL 78	(B78)
THIRD FLOOR	SL 61	SL 60	SL 59	SL 58	SL 57	SL 56	SL 55	SL 54	(B54)
SECOND FLOOR	SL 37	SL 36	SL 35	SL 34	SL 33	SL 32	OPEN TO LOBBY BELOW	SL 31	(B31)
GROUND FLOOR	SL 15	SL 14	SL 13	SL 12	SL 11	FITNESS CENTER ©	LOBBY ©	MEETING ROOM ©	
	PARKING ©	STAIRS ©	CORRIDOR ©	PARKING ©				ELECTRICAL ROOM ©	

PARKING LEVEL

DATE: 27th January 2004

B.C.L.S.

FILE: \DSM-2003\12896-Steveston\Sept-2003\Dwg\ST12896.Dwg