FILED NMBCS374 QB1434 2005-06-29-15.30.40.928853

STRATA PLAN OF LOT 20 SECTION 11 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN LMP52334

STRATA PLAN BCS 374

Deposited and registered in the Land Title office at New Westminster, B.C. this 30 day of MAY, 2003.

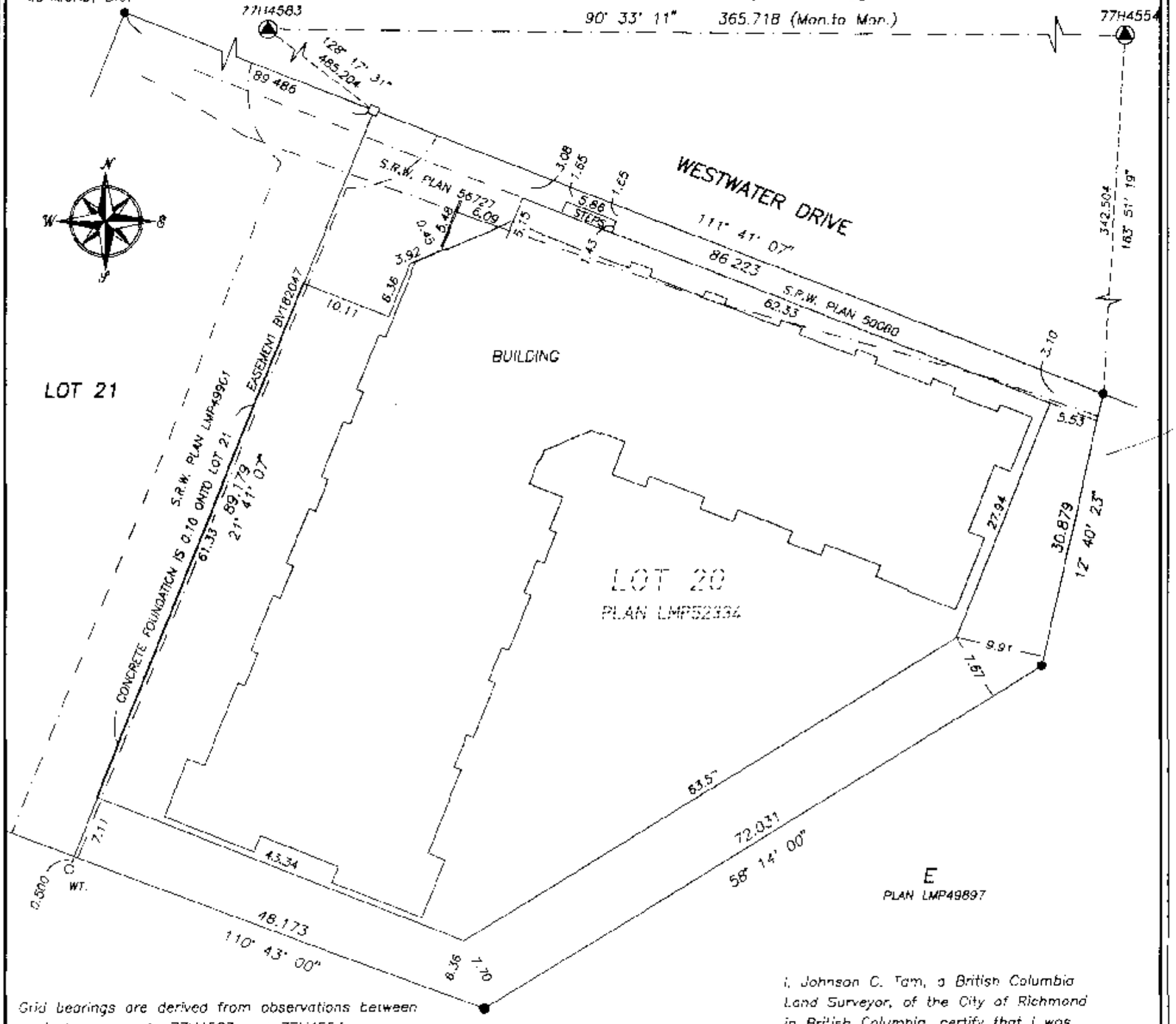
B. Bigun for
Registrar
BV198635 - 725

SCALE: 1:500

0 5 10 20 30 40

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

B.C.G.S. 92G.019
(CITY OF RICHMOND)
#4600 WESTWATER DRIVE
RICHMOND, B.C.



Grid bearings are derived from observations between control monuments 77H4583 and 77H4554.
Integrated Survey Area No. 18, (RICHMOND), NAD83 (CSRS)
This plan shows ground level measured distances.
Prior to computation of U.T.M. co-ordinates, multiply by combined factor of 0.99960485.

LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
S.L.	denotes strata lot
EC	denotes electrical closet

- Control Monument Found
- □ Lead Plug Placed
- ● Standard Iron Post Found
- ○ Standard Iron Post Placed
- WT Witness

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214 8929
E-mail: jctam@telus.net
Job No. 2001
Drawn By: CS

I, Johnson C. Tam, a British Columbia Land Surveyor, of the City of Richmond 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 field survey was completed on the 16th day of May, 2003. The plan was completed and checked, and the checklist filed under #1413, on the 23rd day of May, 2003.

B.C.L.S.

I, Johnson C. Tam, a British Columbia Land Surveyor, of the City of Richmond 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 16th day of May, 2003.

B.C.L.S.

I, Johnson C. Tam, 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. BV182047, as set out in section 244(1)(f) of the Strata Property Act.
Date: May 16th, 2003.

B.C.L.S.

This plan lies within the Greater Vancouver Regional District.

STRATA PLAN BCS 374

OWNER:

ONNI DEVELOPMENT (IMPERIAL LANDING) CORP.
(INC No.633113)

ROSSANO DECOTIIS

Witness (SIGN & PRINT NAME)

Address of Witness:

Occupation of Witness:

~~MORTGAGEE:~~

WESTON FOODS INC. (INC No.56242A)

AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

Witness as to both signatures (SIGN & PRINT NAME)

Address of Witness:

Occupation of Witness:

The City of Richmond, the registered owner of covenants BR123814, BR123817, BR123818, BR123819, BR123820, BR123823, BR123824, BR123828, BR123829, BR123830 BR123832, BR123833, BR123839 AND BR348884 hereby consent to the deposit of this plan.

PARTY(IES) SIGNATURE(S)
CITY OF RICHMOND BY ITS AUTHORIZED SIGNATORIES

MAYOR: MALCOLM BRODIE
AUTHORIZED SIGNATORY

CLERK: J. RICHARD MCKENNA
AUTHORIZED SIGNATORY

OFFICER SIGNATURE(S)

PAUL KENDRICK
CITY SOLICITOR
CITY OF RICHMOND
6911 NUMBER 3 ROAD
RICHMOND, B.C.
V6Y 2C1
PHONE: (604) 276-4104

AS TO THE SIGNATURE OF J. RICHARD MCKENNA

THIS 19TH DAY OF May, 2003.

OFFICER CERTIFICATION: YOUR SIGNATURE CONSTITUTES A REPRESENTATION THAT YOU ARE A SOLICITOR, NOTARY PUBLIC OR OTHER PERSON AUTHORIZED BY THE EVIDENCE ACT, R.S.B.C. 1996, C. 124, TO TAKE AFFIDAVITS FOR USE IN BRITISH COLUMBIA AND CERTIFIES THE MATTERS SET OUT IN PART 5 OF THE LAND TITLE ACT AS THEY PERTAIN TO THE EXECUTION OF THIS INSTRUMENT.

MORTGAGEE:

THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY (SIGN & PRINT NAME) B. Brock Richardson

AUTHORIZED SIGNATORY (SIGN & PRINT NAME) BRAD ANDERSON

Witness as to both signatures (SIGN & PRINT NAME) R. RAO

Address of Witness: 3400 - 650 W. Georgia St. Van. BC. V6B 4N7

Occupation of Witness: BANKER.

JOHNSON C.TAM, B.C.L.S.

May 16th, 2003.

FS026-2

FILED NMBCS374 Q81434 2005-06-29-15.30.40.928853

FILED NWBCS374 Q81434 2005-06-29-15.30.40.928853

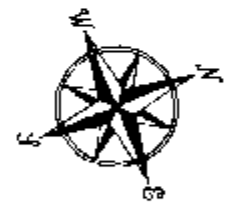
PARKING FLOOR

STRATA PLAN BCS 374

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



A

B

C

PARKING, C.P.

GARBAGE AREA C.P.

CORRIDOR, C.P.

STAIRS, C.P.

RAMP, C.P.

ELECTRICAL MOTOR ROOM C.P.

ELEVATOR LOBBY C.P.

ELEVATORS C.P.

MECHANICAL ROOM, C.P.

ELECTRICAL ROOM, C.P.

TV/TEL. ROOM C.P.

PARKING, C.P.

CONTINUES ON NEXT SHEET
MATCH LINE

CONTINUES ON NEXT SHEET
MATCH LINE

JOHNSON C.TAM, B.C.L.S.

May 16th, 2003.

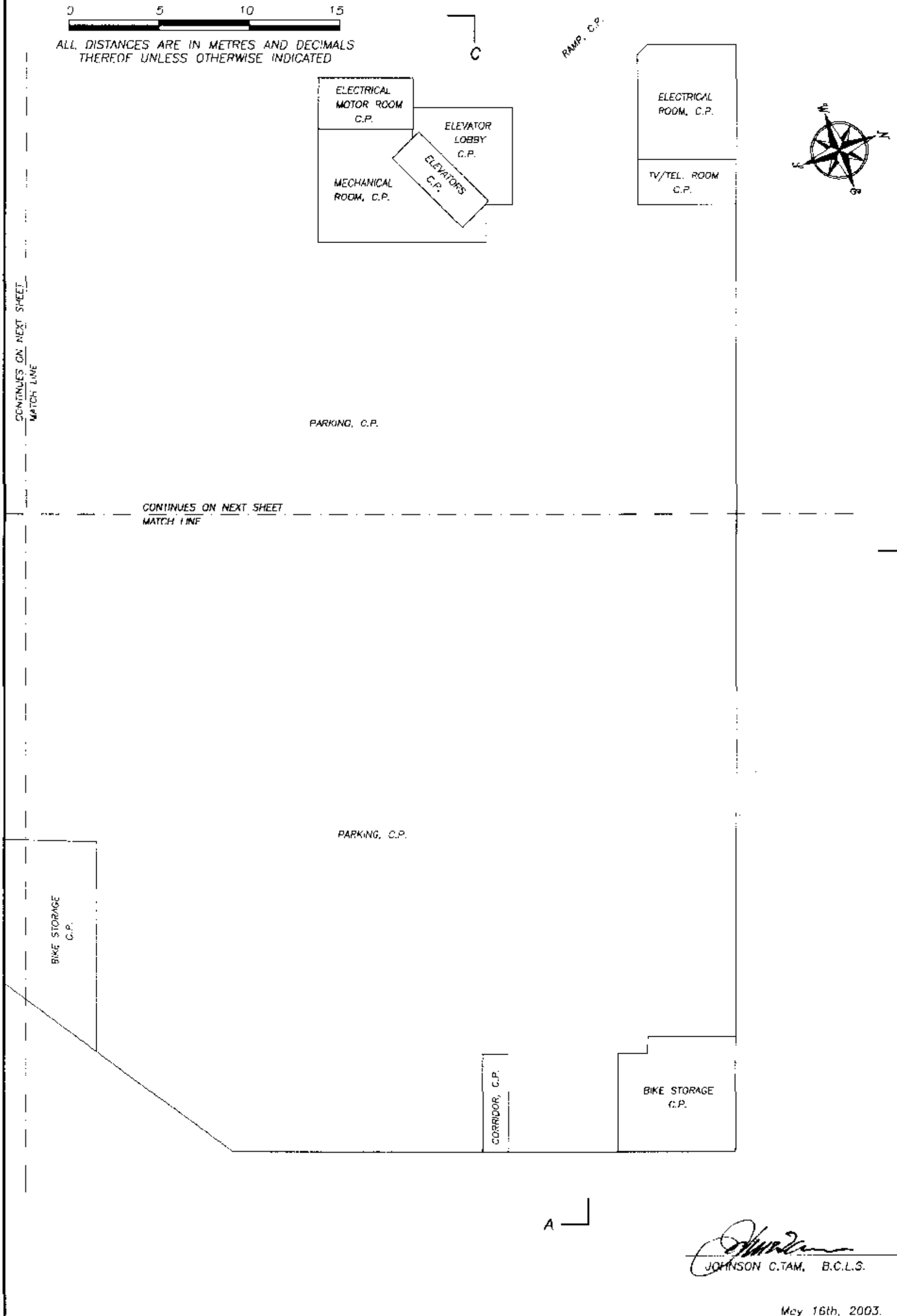
PARKING FLOOR

STRATA PLAN BCS 374

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



JOHNSON C.TAM, B.C.L.S.

May 16th, 2003.

FS026-4

FILED NWBCS374 Q81434 2005-06-29-15.30.40.928853

FILED NWBCS374 Q81434 2005-06-29-15.30.40.928853

PARKING FLOOR

STRATA PLAN BCS 374

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

D

PARKING, C.P.

C

LANDSCAPE PUMPS & MAINT C.P.

C.P.

STAIRS C.P.

CORRIDOR, C.P.

PARKING, C.P.

CONTINUES ON NEXT SHEET MATCH LINE

CONTINUES ON NEXT SHEET MATCH LINE

B

BIKE STORAGE C.P.

JOHNSON C.TAM, B.C.L.S.

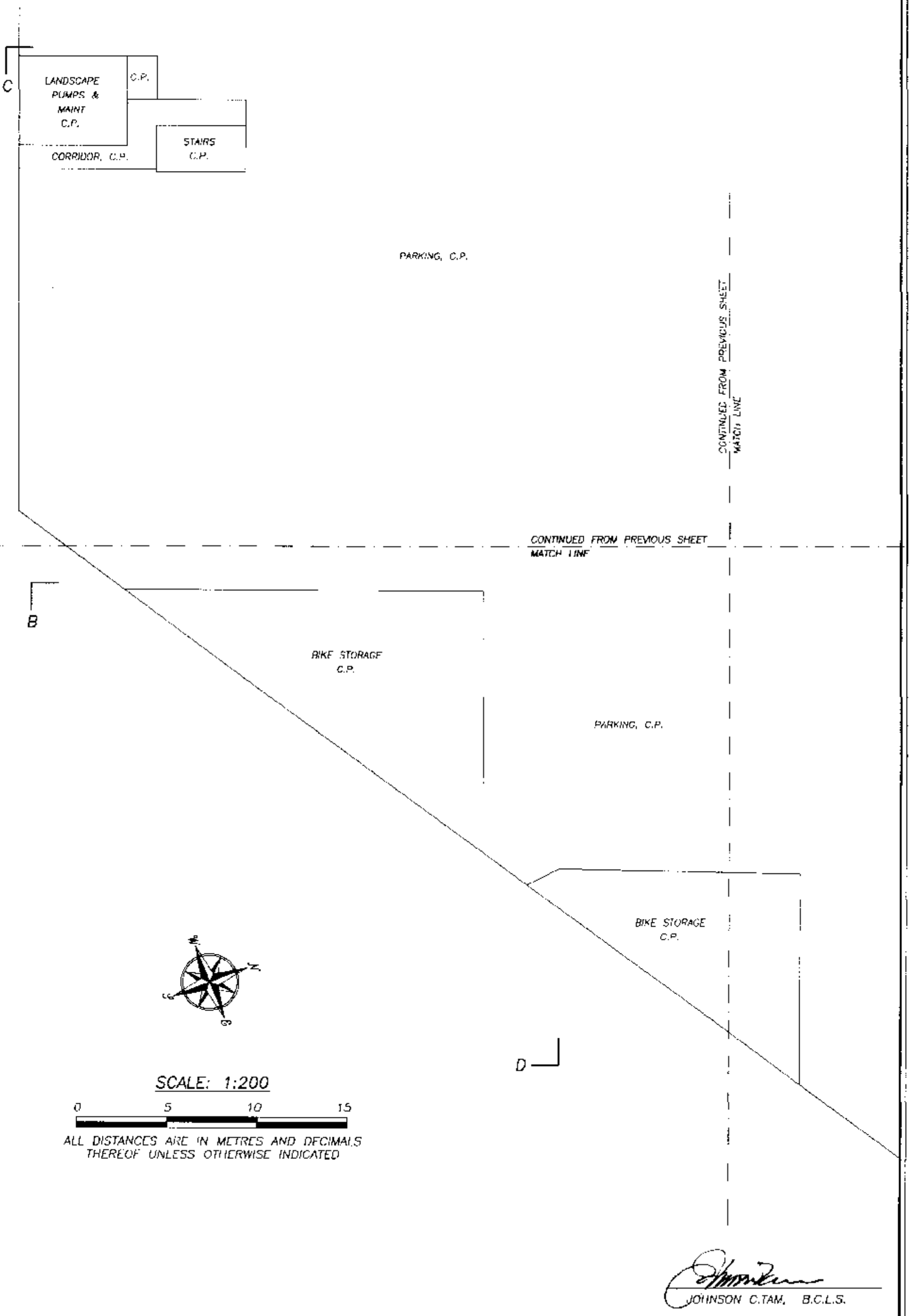
May 16th, 2003.

FS026-5

FILED NWBCS374 Q81434 2005-06-29-15.30.40.928853

PARKING FLOOR

STRATA PLAN BCS 374



SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

JOHNSON C.TAM, B.C.L.S.

May 16th, 2003.

GROUND FLOOR (EAST)

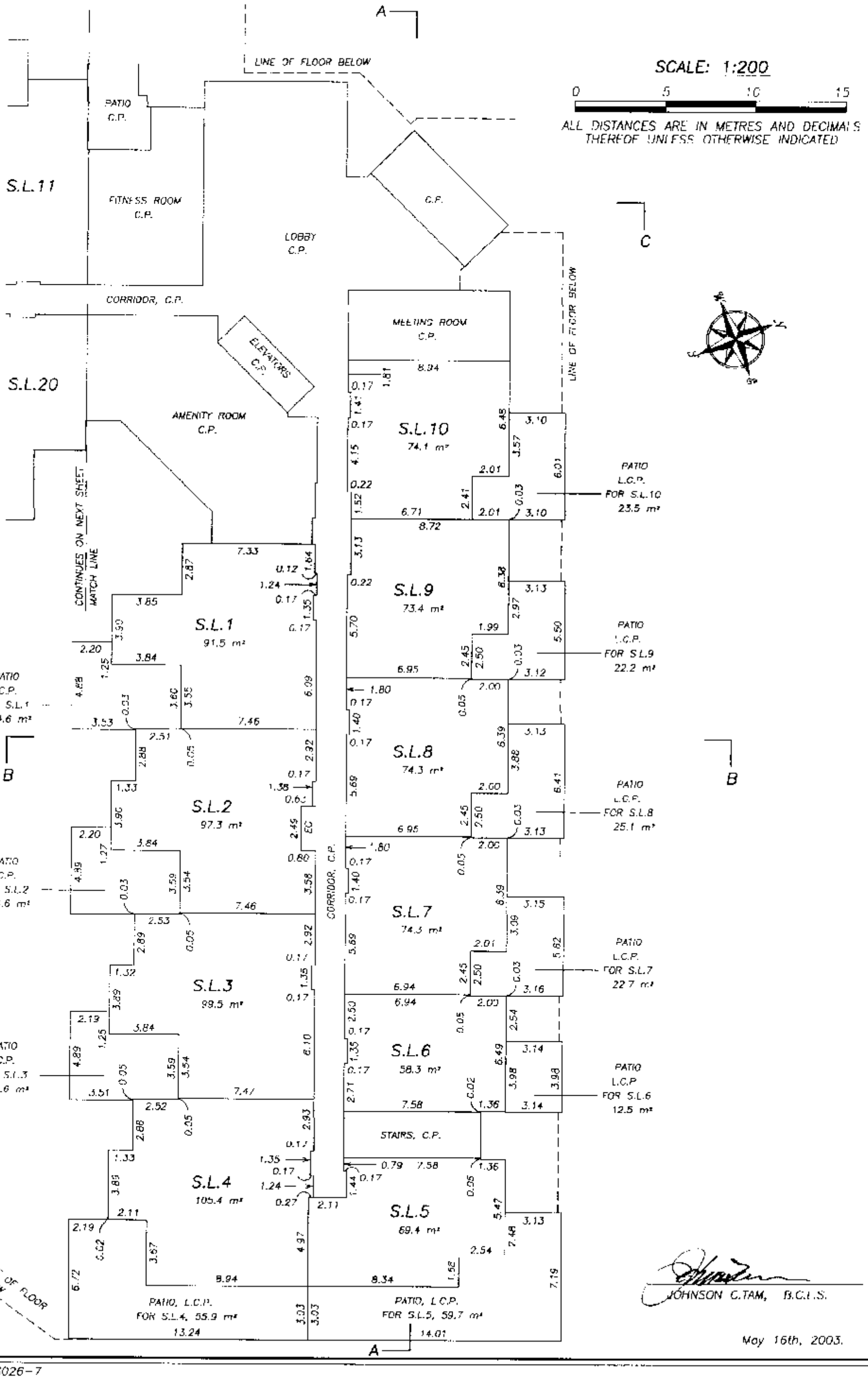
STRATA LOTS 1 TO 10

STRATA PLAN BCS 374

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



JOHNSON C.TAM, B.C.L.S.

May 16th, 2003.

FS026-7

FILED NMBCS374 Q81434 2005-06-29-15.30.40.928853

GROUND FLOOR (SOUTH)

STRATA LOTS 11 TO 20

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN BCS 374

N S W E

LINE OF FLOOR BELOW

C

LOBBY C.P.

CORRIDOR, C.P.

ELEVATORS C.P.

S.L.1

AMENITY ROOM C.P.

FITNESS ROOM C.P.

PATIO C.P.

CONTINUED FROM PREVIOUS SHEET

S.L.11 101.1 m²

S.L.20 99.3 m²

PATIO L.C.P. FOR S.L.11 34.1 m²

PATIO L.C.P. FOR S.L.20 15.8 m²

S.L.12 101.0 m²

S.L.19 99.2 m²

PATIO L.C.P. FOR S.L.12 34.1 m²

PATIO L.C.P. FOR S.L.19 28.1 m²

D

S.L.13 101.1 m²

S.L.18 101.1 m²

PATIO L.C.P. FOR S.L.13 34.1 m²

PATIO L.C.P. FOR S.L.18 28.1 m²

S.L.14 77.1 m²

S.L.17 76.9 m²

PATIO L.C.P. FOR S.L.14 17.4 m²

PATIO L.C.P. FOR S.L.17 15.1 m²

STAIRS C.P.

S.L.15 136.6 m²

S.L.16 136.6 m²

PATIO, L.C.P. FOR S.L.15, 46.3 m²

PATIO, L.C.P. FOR S.L.16, 46.0 m²

LINE OF FLOOR BELOW

LINE OF FLOOR BELOW

C

JOHNSON C.TAM, B.C.L.S.

May 16th, 2003.

FS026-B

FILED NMBCS374 Q81434 2005-06-29-15.30.40.928853

SECOND FLOOR (EAST)

STRATA LOTS 21 TO 32 AND 43

STRATA PLAN BCS 374

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

S.L.33

S.L.32 101.2 m²

BALCONY, L.C.P. FOR S.L.32 23.0 m²

OPEN TO LOBBY BELOW

S.L.31 93.3 m²

BALCONY L.C.P. FOR S.L.31 13.3 m²

BALCONY L.C.P. FOR S.L.31 7.3 m²

CORRIDOR, C.P.

ELEVATORS C.P.

S.L.42

S.L.43 104.3 m²

BALCONY, L.C.P. FOR S.L.43 16.8 m²

CONTINUES ON NEXT SHEET MATCH LINE

S.L.21 91.7 m²

BALCONY L.C.P. FOR S.L.21 9.1 m²

S.L.22 97.6 m²

BALCONY L.C.P. FOR S.L.22 9.1 m²

S.L.23 99.6 m²

BALCONY L.C.P. FOR S.L.23 9.1 m²

S.L.24 105.7 m²

BALCONY L.C.P. FOR S.L.24 25.0 m²

CORRIDOR, C.P.

S.L.30 73.9 m²

BALCONY L.C.P. FOR S.L.30 6.9 m²

S.L.29 73.3 m²

BALCONY L.C.P. FOR S.L.29 6.9 m²

S.L.28 74.3 m²

BALCONY L.C.P. FOR S.L.28 7.0 m²

S.L.27 74.4 m²

BALCONY L.C.P. FOR S.L.27 5.9 m²

S.L.26 65.4 m²

BALCONY L.C.P. FOR S.L.26 5.7 m²

STAIRS C.P.

S.L.25 69.7 m²

BALCONY L.C.P. FOR S.L.25 18.4 m²

JOHNSON C.TAM, B.C.L.S.

May 16th, 2003.

FS026-9

FILED NWBCS374 Q81434 2005-06-29-15.30.40.928853

SECOND FLOOR (SOUTH)

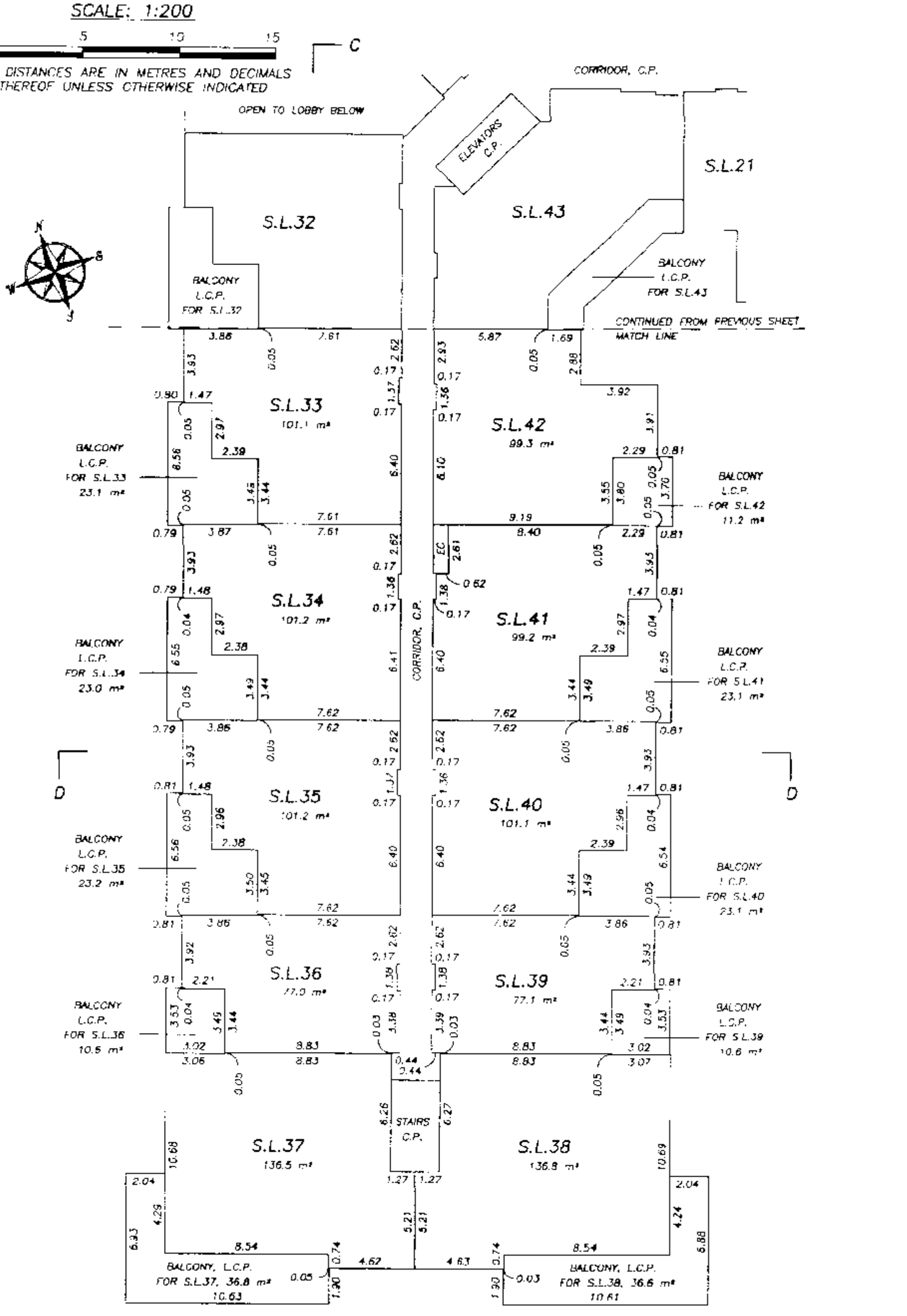
STRATA LOTS 33 TO 42

STRATA PLAN BCS 374

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



JOHNSON C.TAM, B.C.L.S.

May 16th, 2003.

FILED NMBCS374 Q81434 2005-06-29-15.30.40.928853

THIRD FLOOR (EAST)

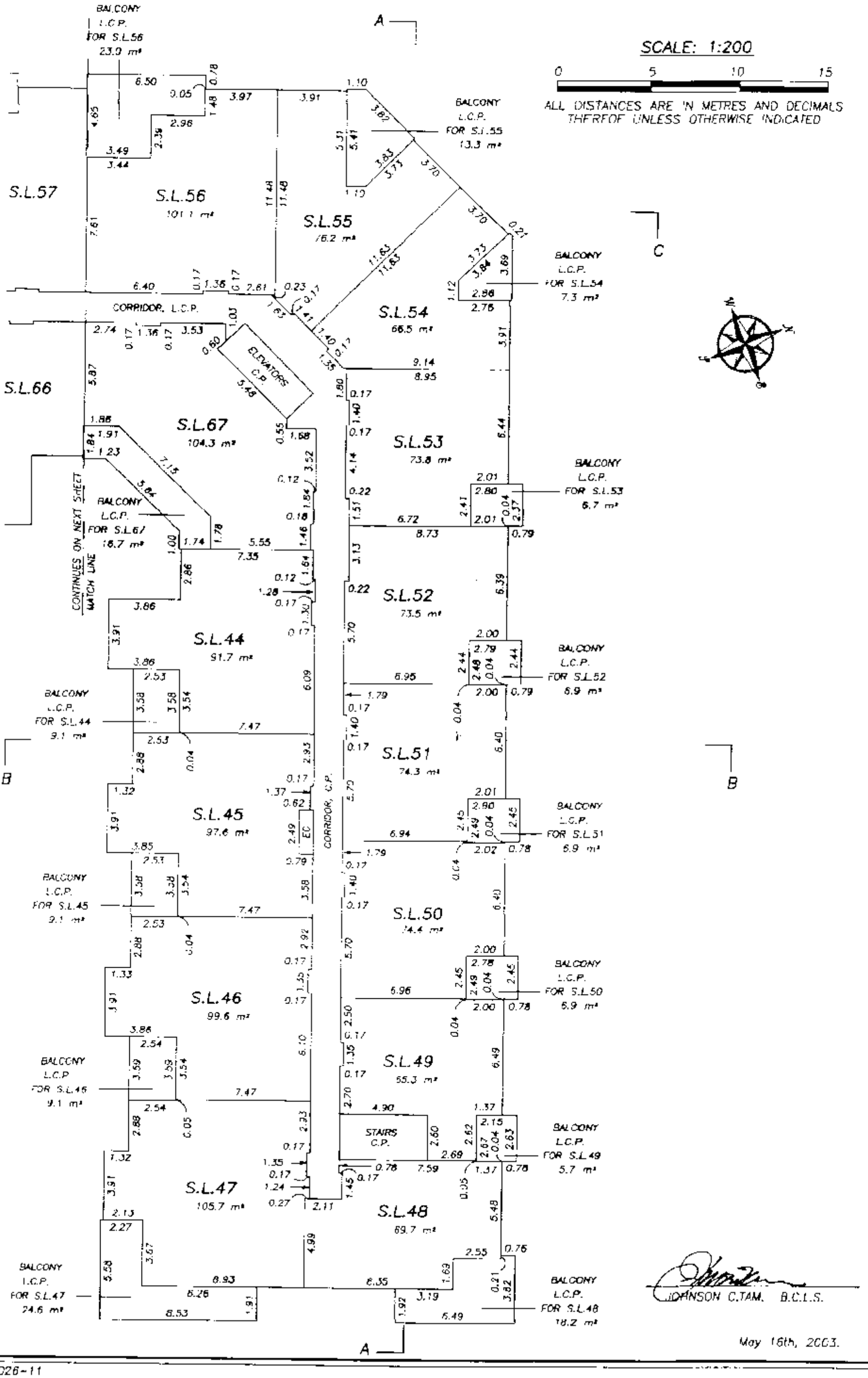
STRATA LOTS 44 TO 56 AND 67

STRATA PLAN BCS 374

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



JOHNSON C.TAM. B.C.L.S.

May 16th, 2003.

F5026-11

FILED NMBCS374 Q81434 2005-06-29 15:30:40.928853

THIRD FLOOR (SOUTH)

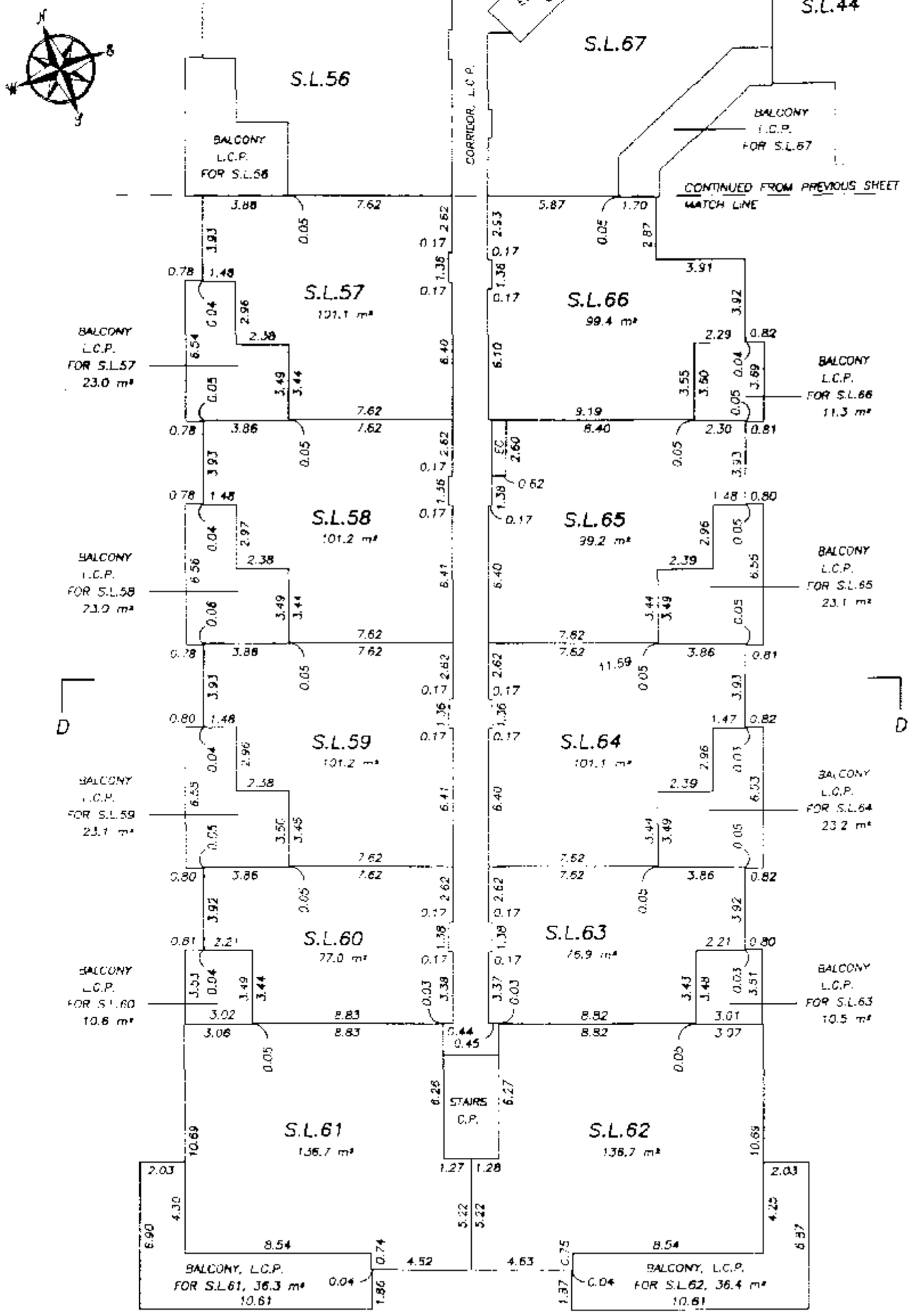
STRATA LOTS 57 TO 66

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

STRATA PLAN BCS 374,



FILED NMBCS374 Q81434 2005-06-29-15.30.40.928853

FOURTH FLOOR (EAST)

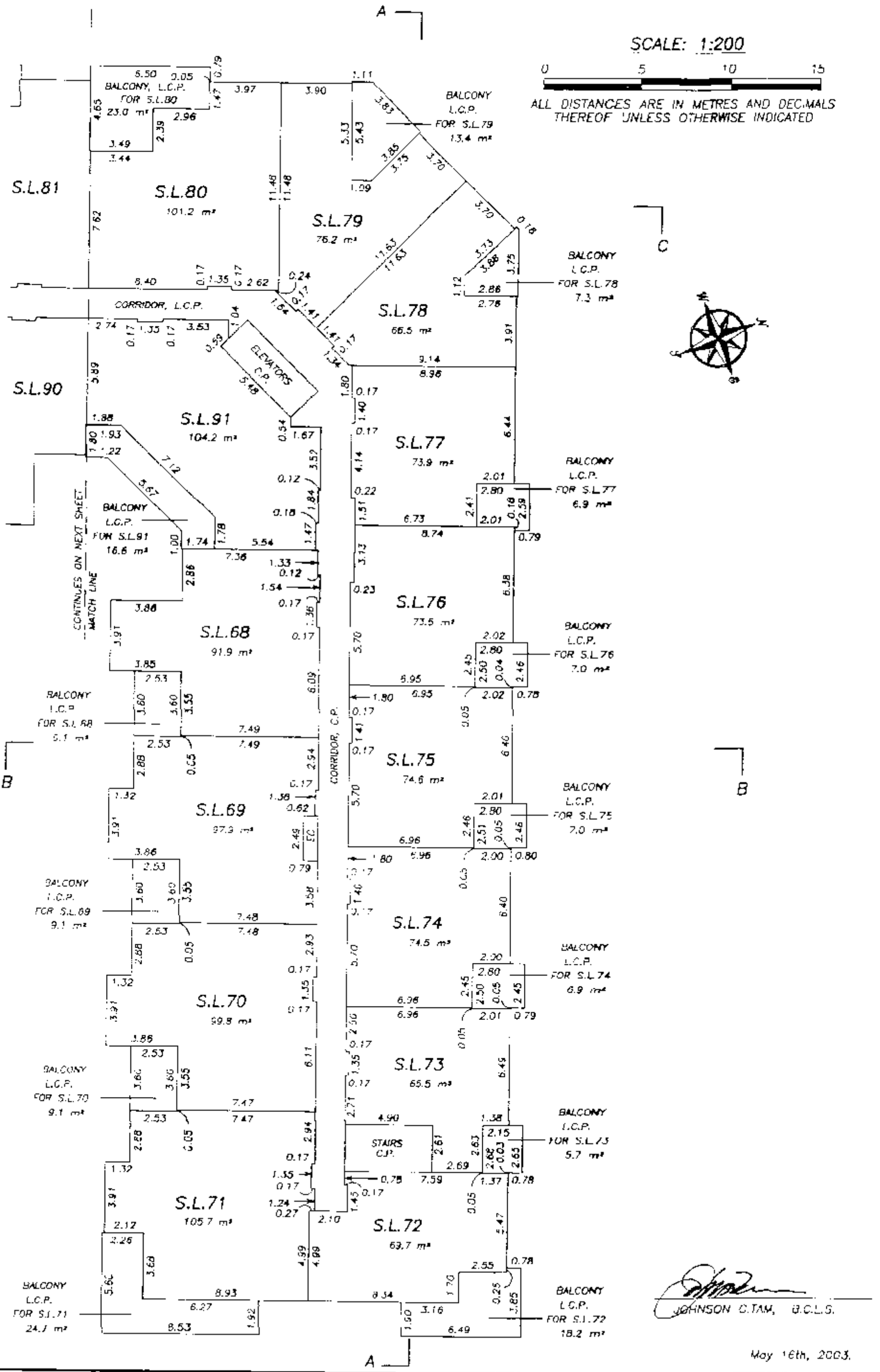
STRATA LOTS 68 TO 80 AND 91

STRATA PLAN BCS 374

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



JOHNSON C.TAM, B.C.L.S.

May 16th, 2003.

FILED NMBCS374 Q81434 2005-06-29 15:30:40.928853

FOURTH FLOOR (SOUTH)

STRATA LOTS 81 TO 90

STRATA PLAN BCS 374

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

S.L.79

C

CORRIDOR, L.C.P.

ELEVATORS C.P.

S.L.68

S.L.91

S.L.80

BALCONY L.C.P. FOR S.L.80

BALCONY L.C.P. FOR S.L.91

CONTINUED FROM PREVIOUS SHEET

MATCH LINE

S.L.81 101.1 m²

S.L.90 99.3 m²

BALCONY L.C.P. FOR S.L.81 23.0 m²

BALCONY L.C.P. FOR S.L.90 11.2 m²

S.L.82 101.2 m²

S.L.89 99.2 m²

BALCONY L.C.P. FOR S.L.82 23.0 m²

BALCONY L.C.P. FOR S.L.89 23.2 m²

CORRIDOR, L.C.P.

D

D

S.L.83 101.1 m²

S.L.88 101.1 m²

BALCONY L.C.P. FOR S.L.83 23.0 m²

BALCONY L.C.P. FOR S.L.88 23.2 m²

S.L.84 77.0 m²

S.L.87 77.1 m²

BALCONY L.C.P. FOR S.L.84 10.6 m²

BALCONY L.C.P. FOR S.L.87 10.6 m²

STAIRS C.P.

S.L.85 136.7 m²

S.L.86 136.8 m²

BALCONY, L.C.P. FOR S.L.85, 36.3 m²

BALCONY, L.C.P. FOR S.L.86, 36.2 m²

C

JOHNSON C.TAM, B.C.L.S.

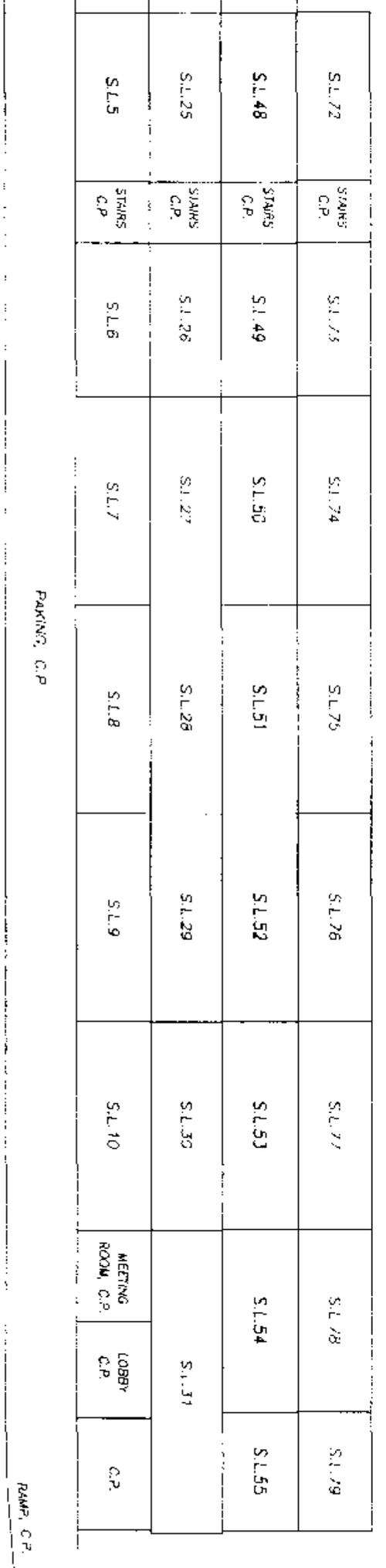
May 16th, 2003.

FS026-14

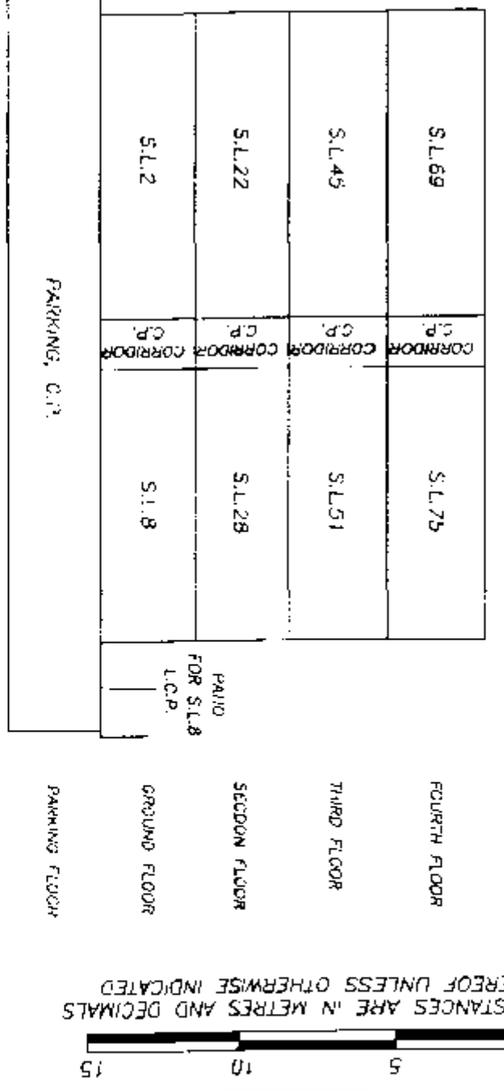
FILED NMBCS374 Q81434 2005-06-29 15:30:40.928853

BUILDING SECTIONS

SECTION A–A



SECTION B–B



SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

JOHNSON CHAN, B.C.L.S.
May 16th 2005

STRATA PLAN BCS 374

FILED NWBCS374 Q81434 2005-06-29-15.30.40.928853

BUILDING SECTIONS

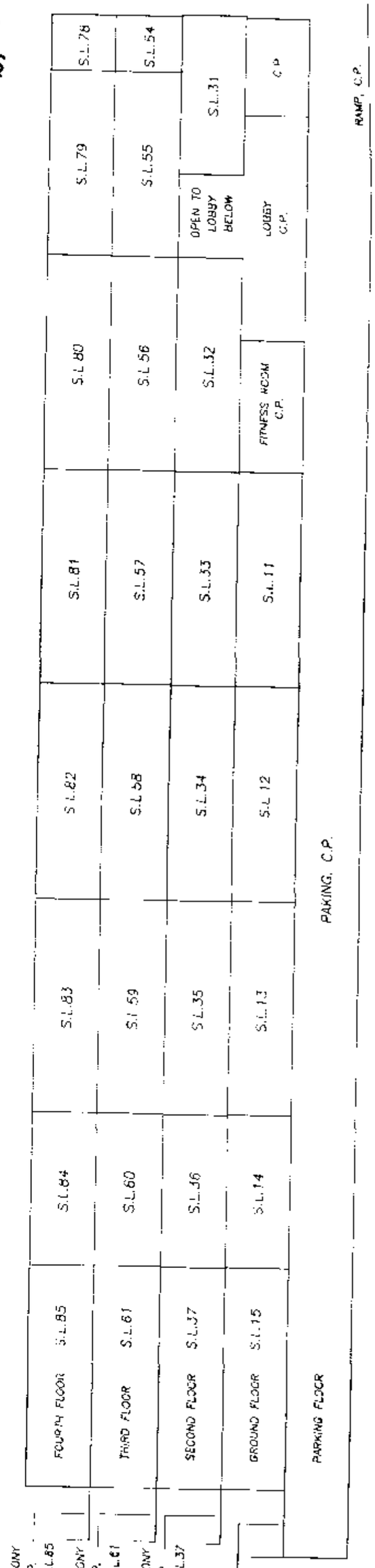
STRATA PLAN BCS 374

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

SECTION C-C



SECTION D-D

JOHNSON C.TAM, B.C.L.S.

May 16th, 2003.

FILED NMBCS374 Q81434 2005-06-29-15.30.40.928853