STRATA PLAN OF LOT A, SECTION 3, BLOCK 4 NORTH, RANGE 7 WEST, N.W.D., PLAN LMP38762

STRATA PLAN LMS 4584

SCALE–1:500

0 5 10 20 30

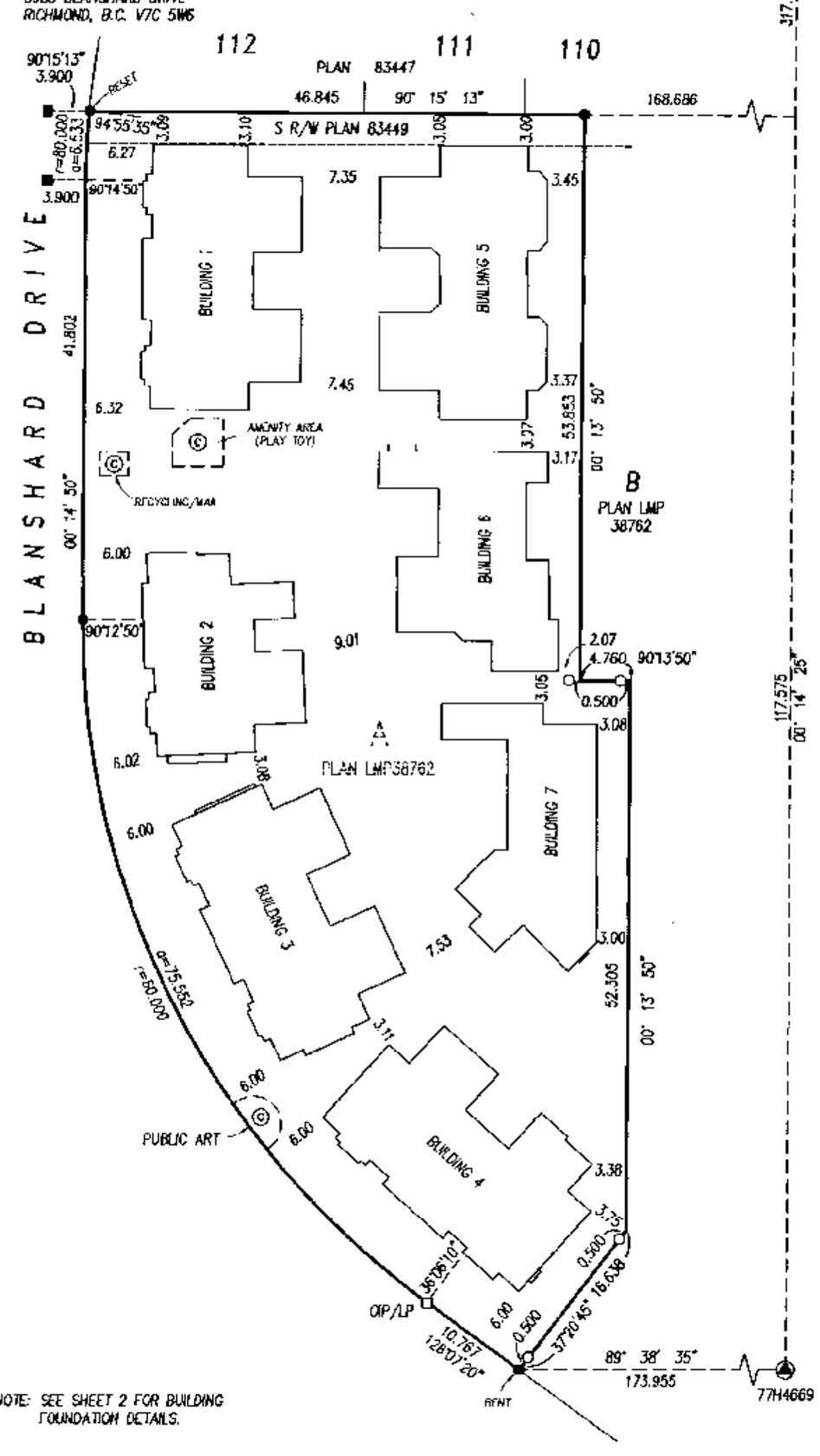
ALL DISTANCES ARE IN METRES

INTEGRATED SURVEY AREA
No.18 (RICHMOND) NAD83 (CSRS)
B.C.G.S. 92G 015

77H4633

CIVIC ADDRESS

5988 BLANSHARD DRIVE
RICHMOND, B.C. V7C 5W6



NOTE: SEE SHEET 2 FOR BUILDING FOUNDATION DETAILS.

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C., JANUARY 9TH, 2002

J. Small /DRW
DEPUTY REGISTRAR

SEE BT 7465

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

THE CITY OF RICHMOND AS HOLDER OF COVENANTS AC280092, AD23230, BM134934 AND BR111450 HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

AUTHORIZED SIGNATORY MALCOLM BRODIE, MAYOR

AUTHORIZED SIGNATORY J. RICHARD McKENNA CITY CLERK

WITNESS :

ADDRESS AND OCCUPATION OF WITNESS :
PAUL E. KENDRICK, CITY SOLICITOR
CITY OF RICHMOND
6911 No. 3 ROAD,
RICHMOND, B.C. V6Y 2C1

THE REGISTERED OWNER DESIGNATED HEREON DECLARES THAT HE HAS ENTERED INTO A COVENANT IN FAVOUR OF HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, LANDS AND PARKS UNDER SECTION 219 OF THE LAND TITLE ACT.

(SEE CHARGE NUMBERS AC280092 AND AD23230)

APPROVED UNDER SECTION 82 OF THE LAND TITLE ACT

DATED THIS 17th DAY OF December 2001.

MINISTER OF ENVIRONMENT, LANDS AND PARKS OR HIS DULY AUTHORIZED DESIGNATE. Neil Peters

I, R. J. ESSON , A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN HAVE NOT, AS OF Dec. 10/01 * BEEN PREVIOUSLY OCCUPIED

R.J. Esson B. C. L. S.

* SECTION 241 (2) PROVIDES THAT THE ENDORSEMENT MUST BE DATED NOT MORE THAN 180 DAYS BEFORE THE DATE THE STRATA PLAN IS TENDERED FOR DEPOSIT.

LEGEND

LCP	INDICATES	LIMITED COMMON PROPERTY
sq.m.	-	SQUARE METRES
SL	-	STRATA LOT
PT	-	PART
©	-	COMMON PROPERTY
●	-	OLD IRON POST FOUND
○	-	IRON POST SET
■	-	OLD LEAD PLUG FOUND
□	-	LEAD PLUG SET
▲	-	OLD CONTROL MONUMENT FOUND

STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY BY THE COMBINED FACTOR 0.9996050.

GRID BEARINGS ARE DERIVED FROM OLD CONTROL MONUMENTS 77H4669 AND 77H4633.

I, R. J. ESSON , A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: December 10 , 2001

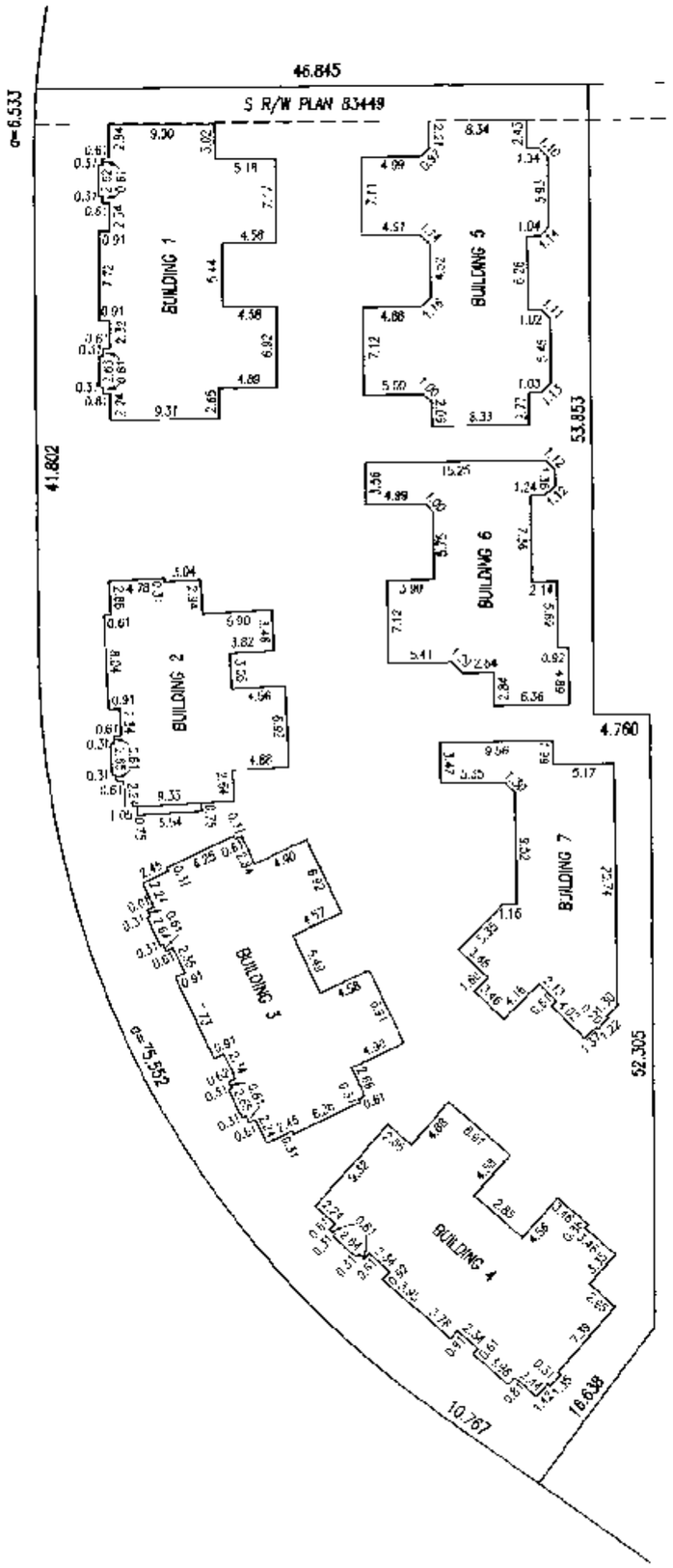
R.J. Esson B. C. L. S.

FILED LMLMS4584 P67579 2005-02-25-13.51.31.658931

BUILDING FOUNDATION DETAIL

STRATA PLAN LMS 4584

SCALE-1:500



OWNER : RIVIERA PROJECTS LTD., INC No. 628607

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS :

REBECCA KOVACH

ADDRESS AND OCCUPATION OF WITNESS :

ADMINISTRATOR

700 - 1111 MELVILLE ST

VANCOUVER, BC V6E 3V6

MORTGAGEE : MCAP FINANCIAL CORPORATION INC. No. 509304

AUTHORIZED SIGNATORY David C. Norton

AUTHORIZED SIGNATORY

WITNESS :

Treena Walsh

ADDRESS AND OCCUPATION OF WITNESS :

1400 - 1140 W. Pender St

Vancouver BC V6E 4G1

Secretary

B.C.L.S.

DATED THIS 10th DAY OF Dec. , 2001

FILED LMLMS4584 P67579 2005-02-25-13.51.31.658931

FLOOR PLANS

STRATA PLAN LMS 4584

SCALE 1:200

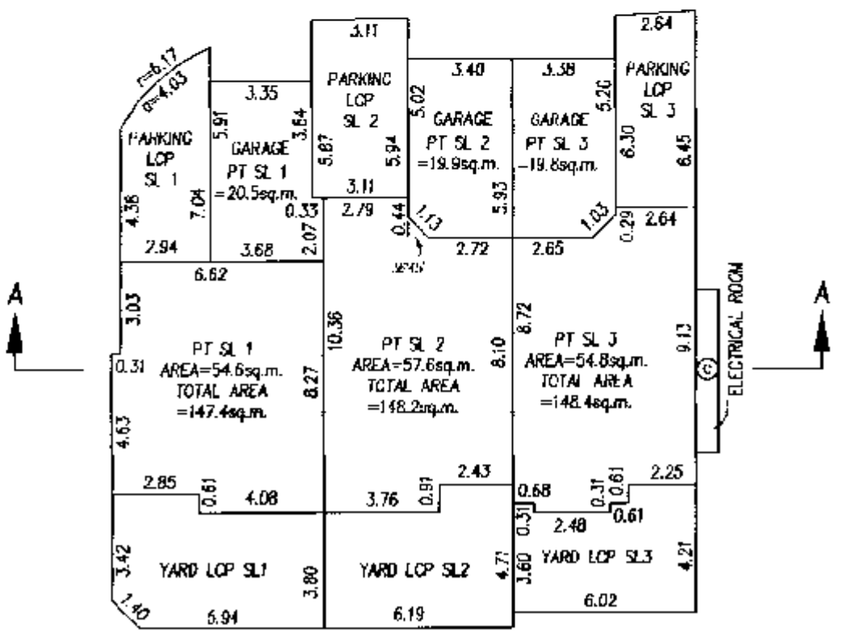
0 5 10 15

ALL DISTANCES IN METRES

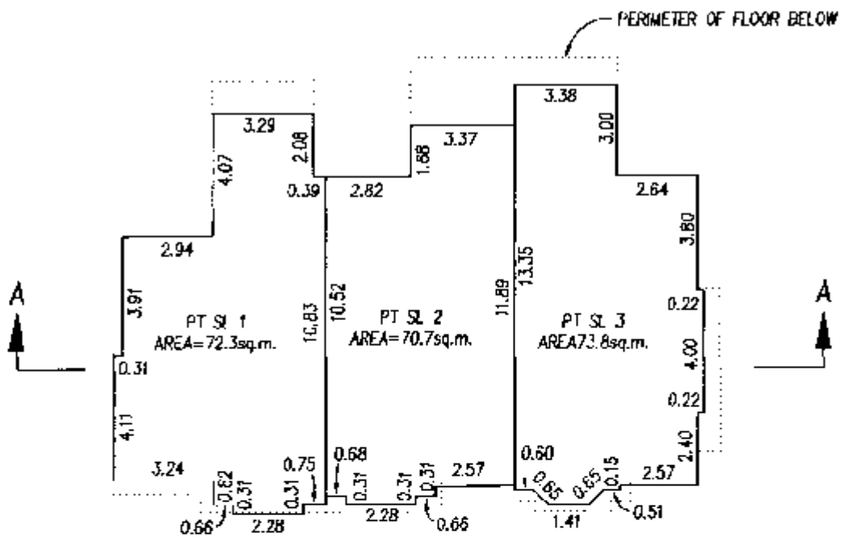
N

BUILDING 2

GROUND FLOOR



SECOND FLOOR



B.C.L.S.

DATED THIS 10th DAY OF Dec. 2001

FILED LMLMS4584 P67579 2005-02-25 13:51:31.658931

FLOOR PLANS

STRATA PLAN LMS 4584

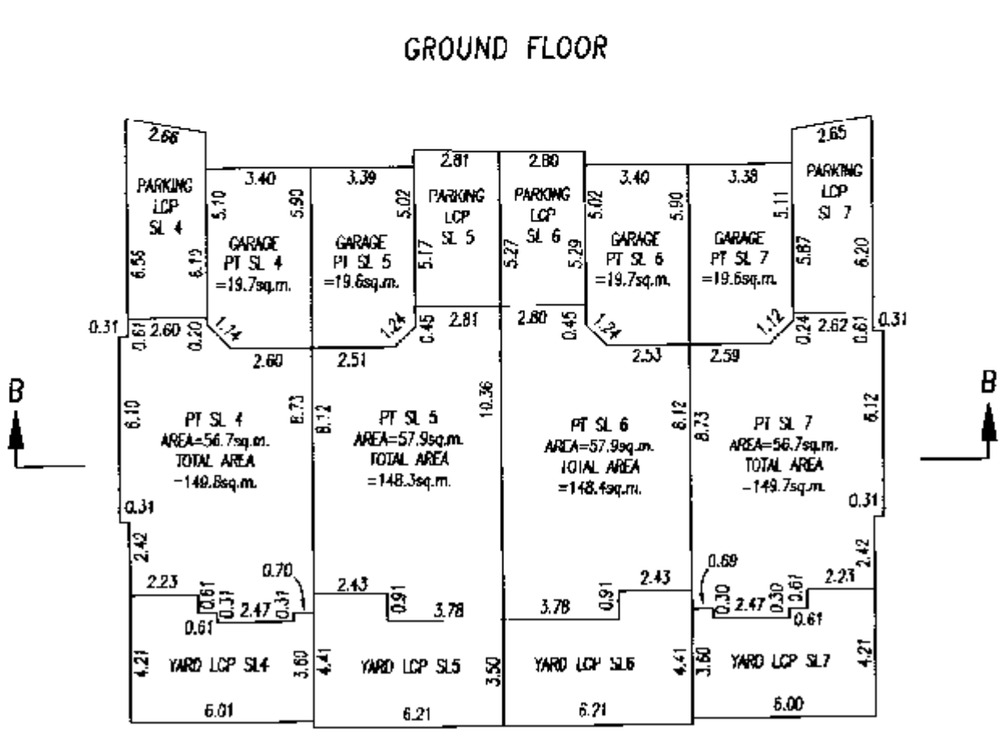
SCALE 1:200

0 5 10 15

ALL DISTANCES IN METRES

BUILDING 3

GROUND FLOOR



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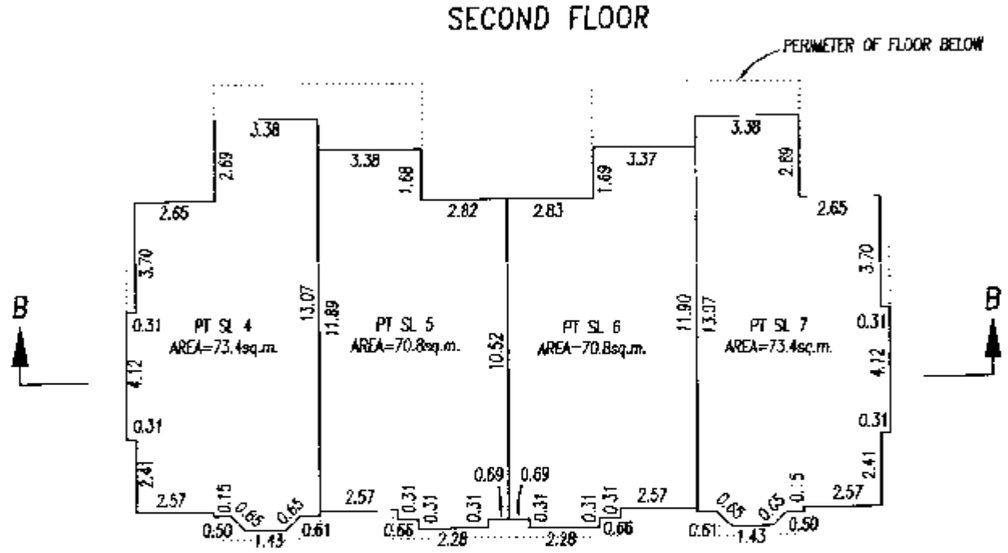


B.C.L.S.

DATED THIS 10th DAY OF Dec. 2001

FILED LMLMS4584 P67579 2005-02-25-13.51.31.658931

FLOOR PLANS

STRATA PLAN LMS 4584

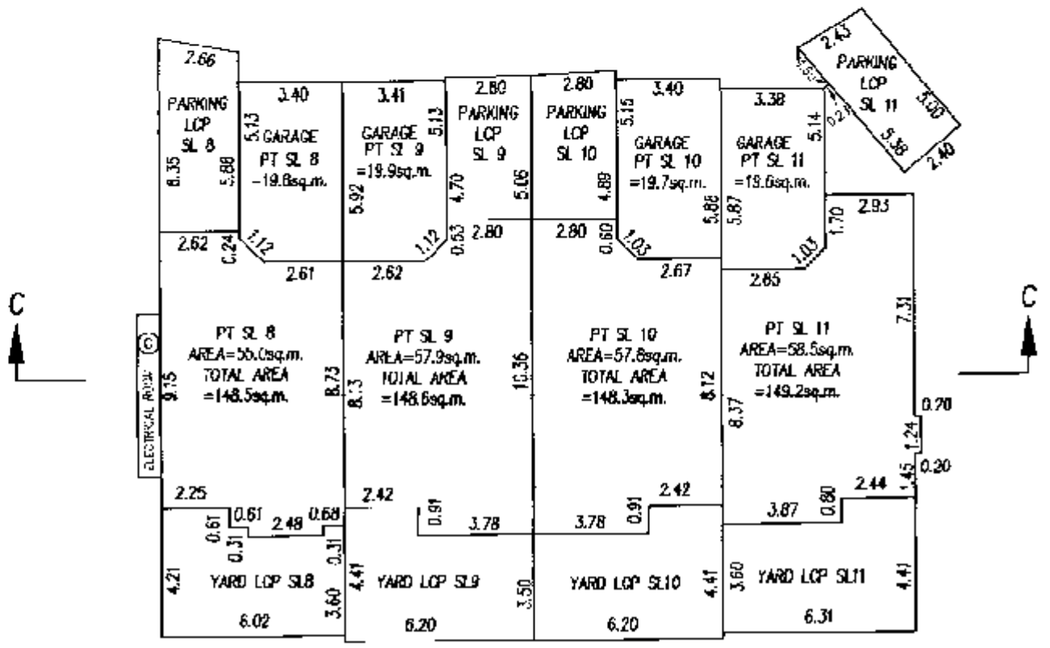
SCALE 1: 200

0 5 10 15

ALL DISTANCES IN METRES

BUILDING 4

GROUND FLOOR



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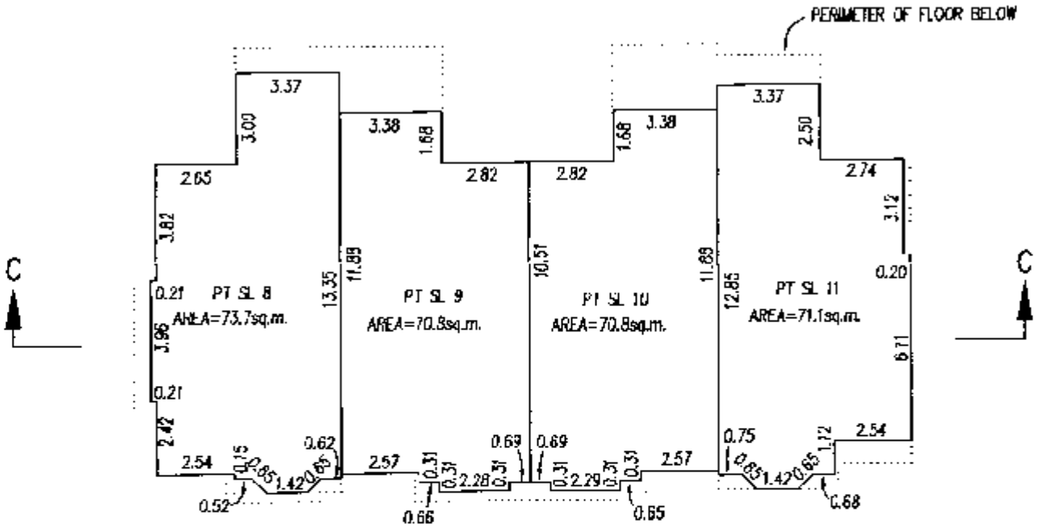

B.C.L.S.

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FLOOR PLANS

STRATA PLAN LMS 4584

SCALE 1: 200

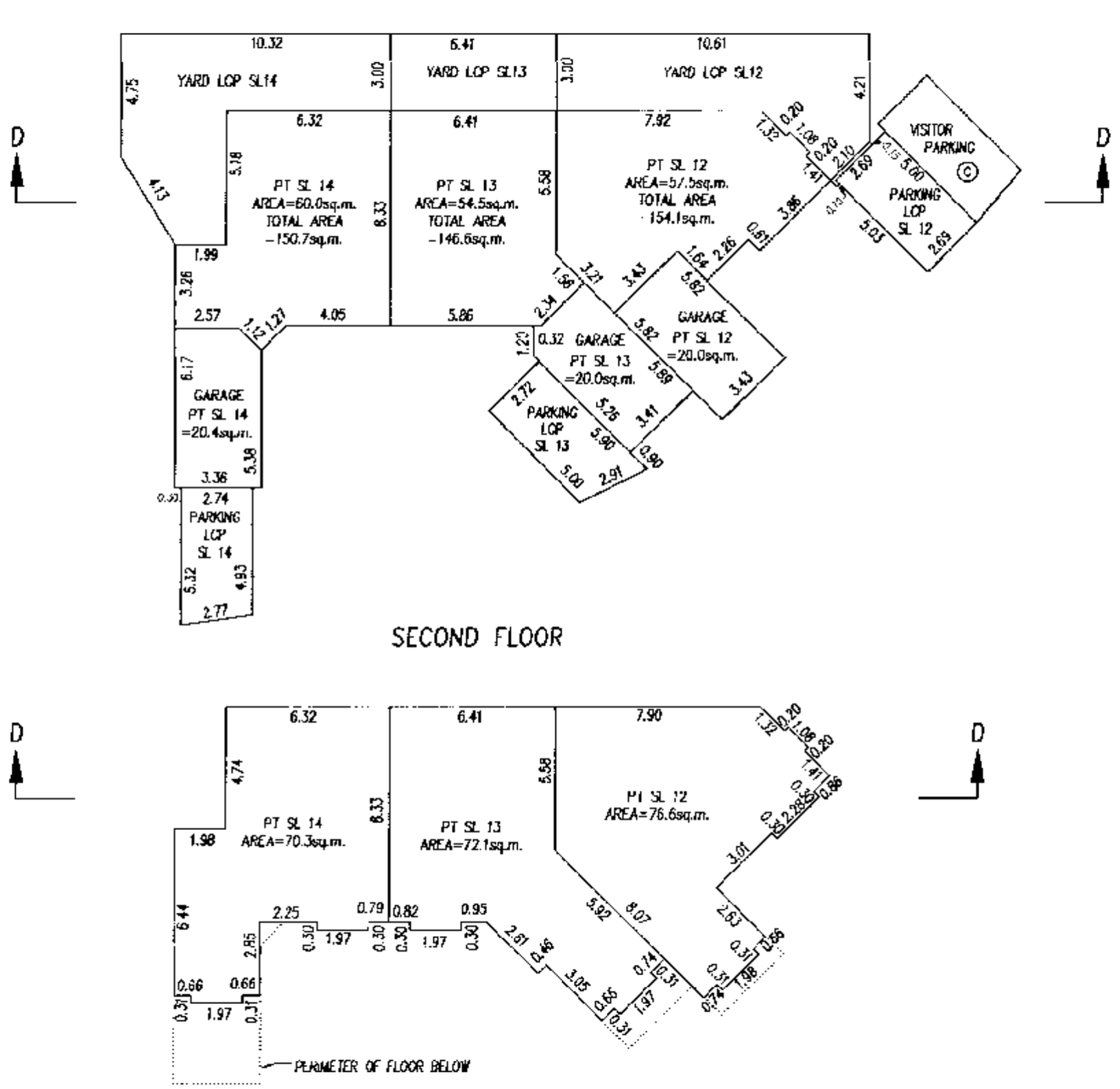
0 5 10 15

ALL DISTANCES IN METRES

N

BUILDING 7

GROUND FLOOR



SECOND FLOOR

B.J.E.

B.C.L.S.

DATED THIS 10th DAY OF Dec. 2001

FILED LMLMS4584 P67579 2005-02-25 13.51.31.658931

FLOOR PLANS

STRATA PLAN LMS 4584

SCALE 1: 200

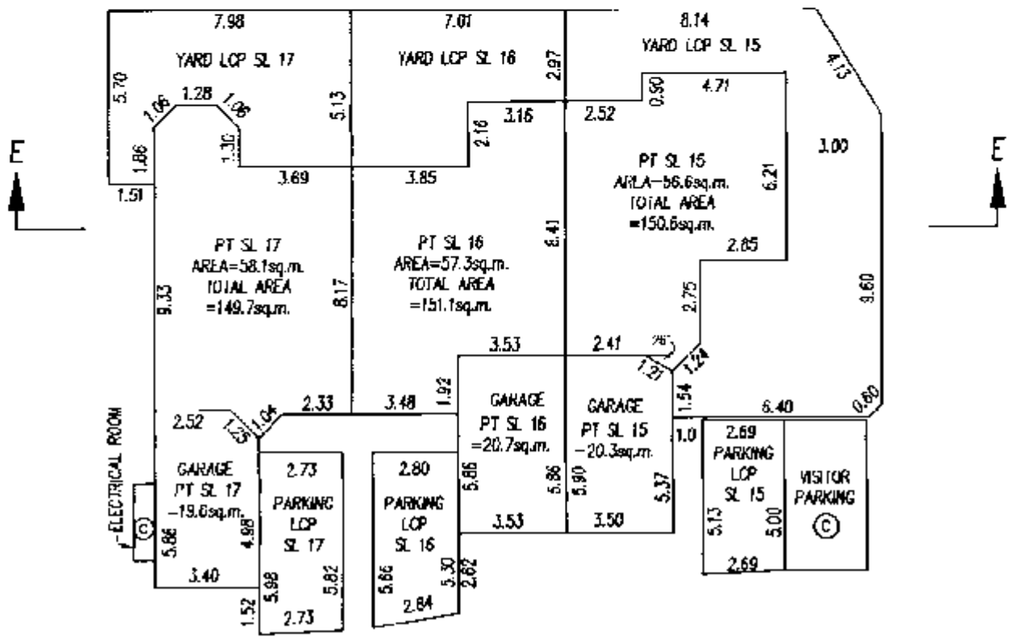
0 5 10 15

ALL DISTANCES IN METRES

N

BUILDING 6

GROUND FLOOR



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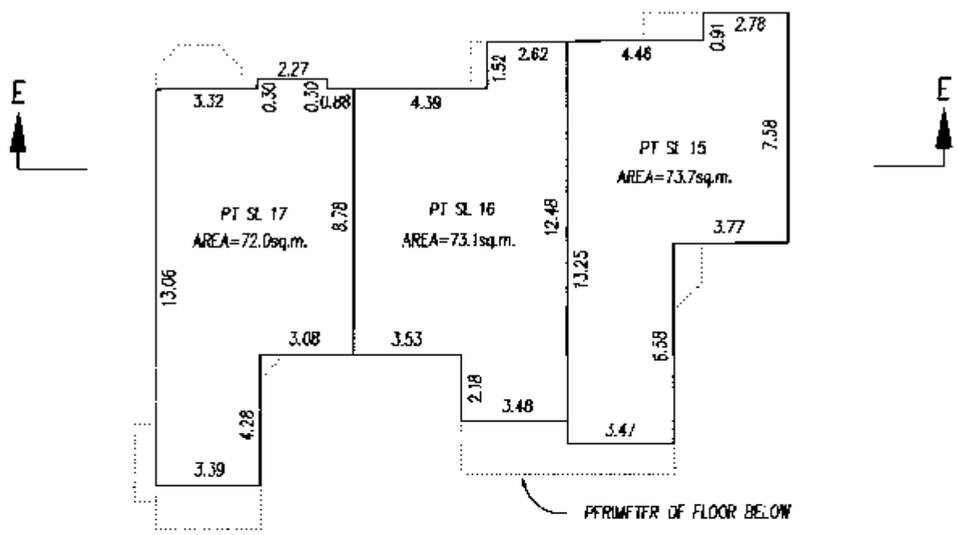

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FLOOR PLANS

STRATA PLAN LMS 4584

SCALE 1: 200

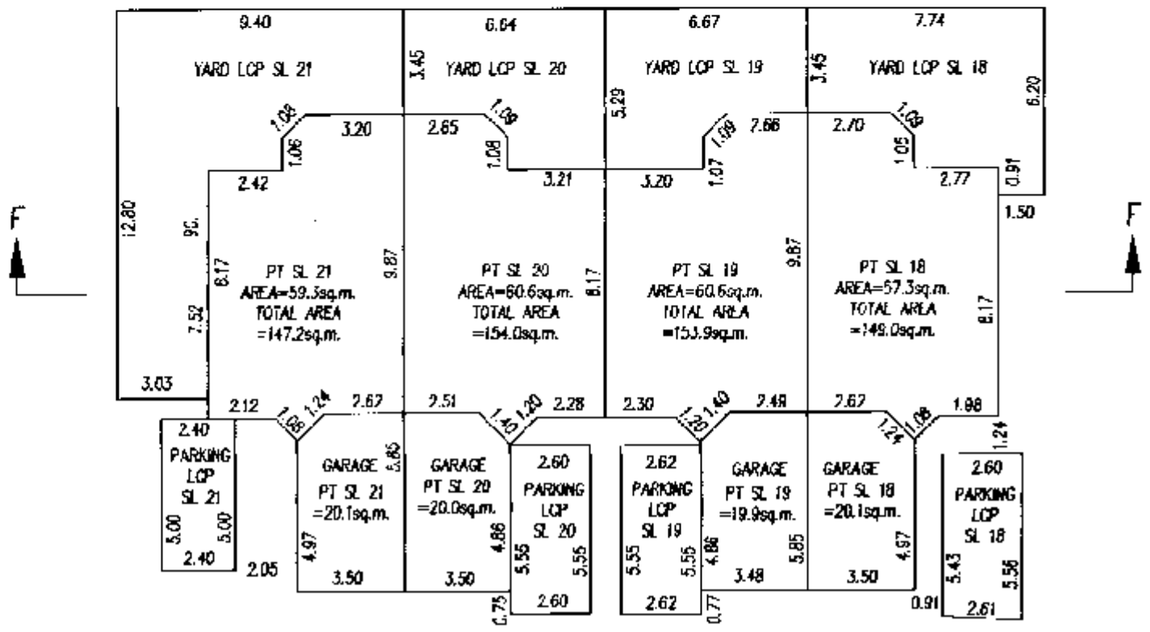
0 5 10 15

ALL DISTANCES IN METRES

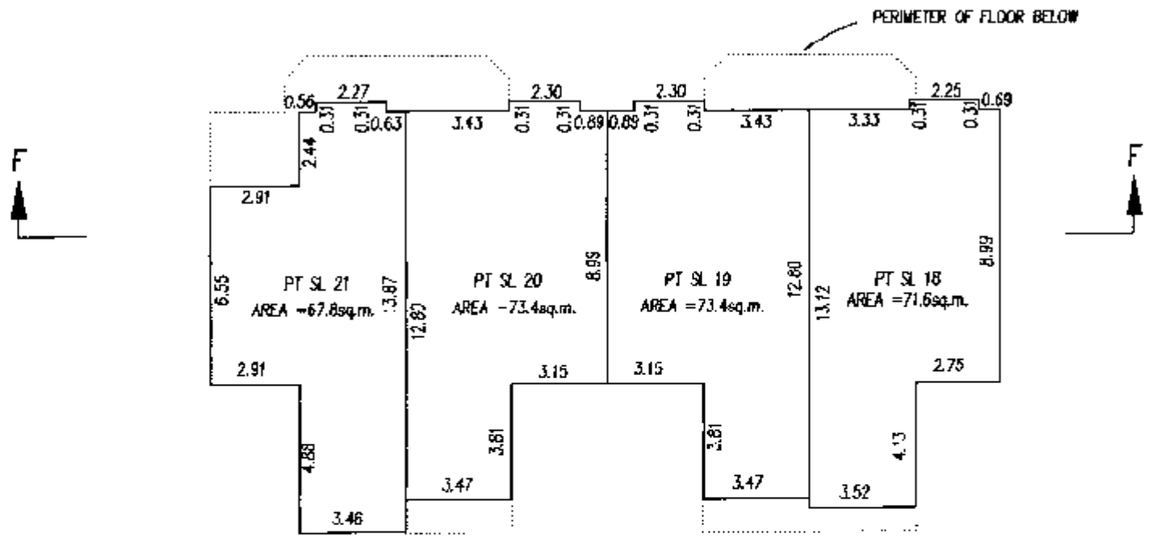
N

BUILDING 5

GROUND FLOOR



SECOND FLOOR



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FLOOR PLANS

STRATA PLAN LMS 4584

SCALE 1: 200

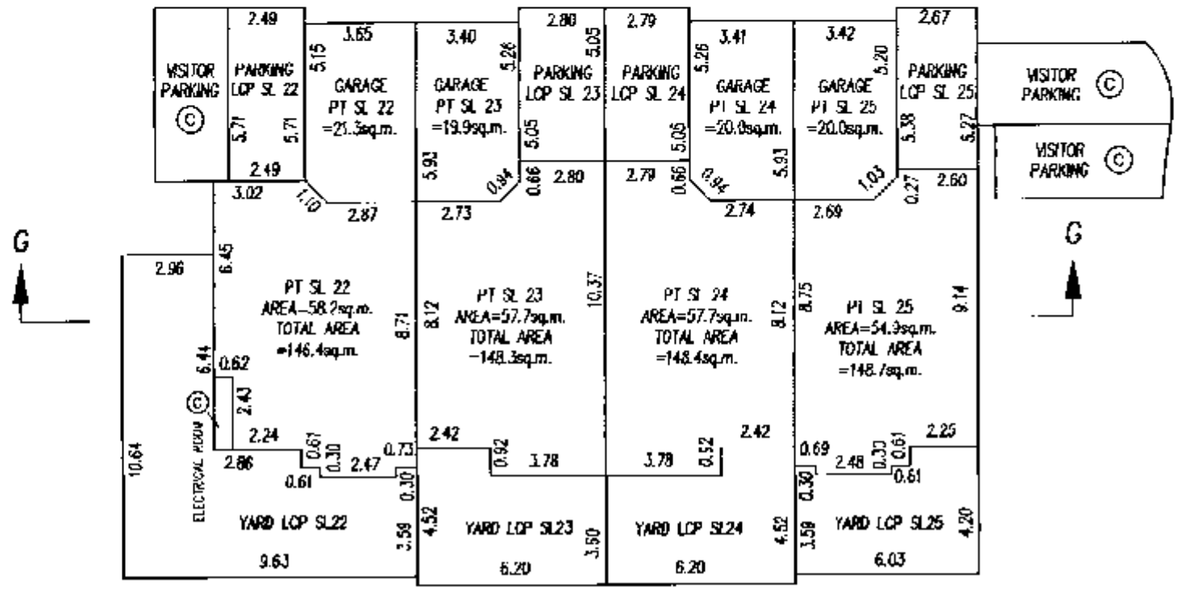
0 5 10 15

ALL DISTANCES IN METRES

N

BUILDING 1

GROUND FLOOR



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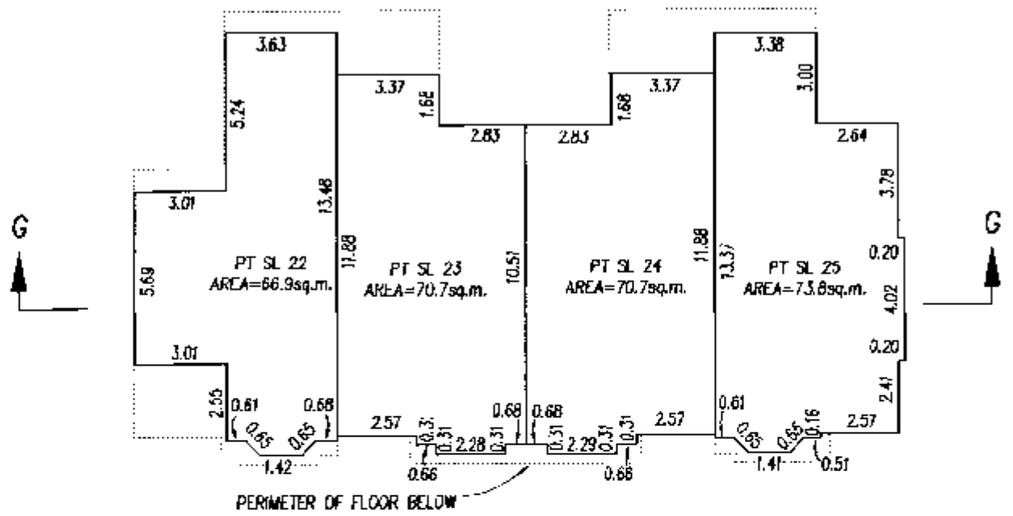

B.C.L.S.

DATED THIS 10th DAY OF Dec. 2001

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SECTIONS

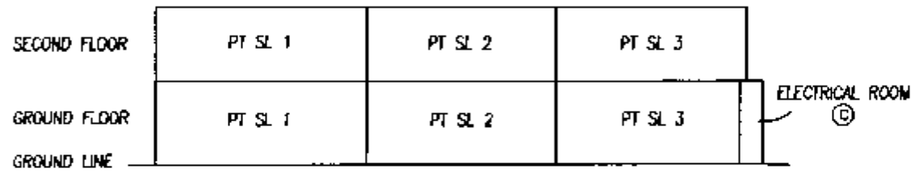
STRATA PLAN LMS 4584

SCALE 1: 200

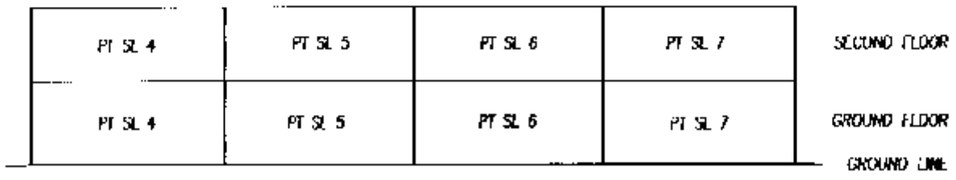
0 5 10 15

ALL DISTANCES IN METRES

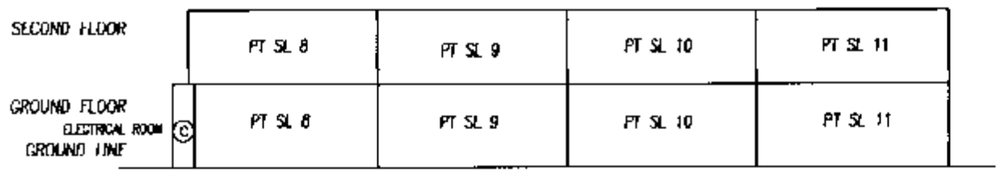
BUILDING 2 SECTION A-A



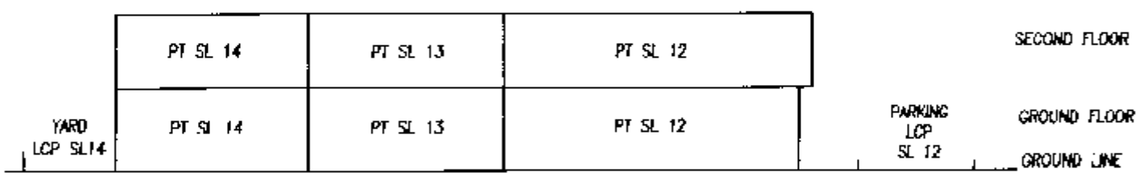
BUILDING 3 SECTION B-B



BUILDING 4 SECTION C-C



BUILDING 7 SECTION D-D



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SECTIONS

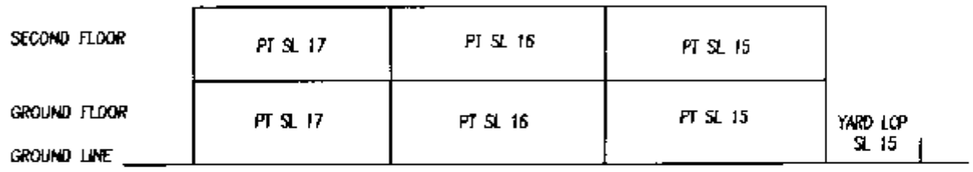
STRATA PLAN LMS 4584

SCALE 1: 200

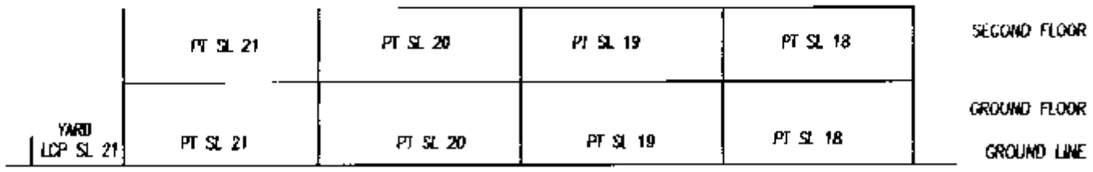
0 5 10 15

ALL DISTANCES IN METRES

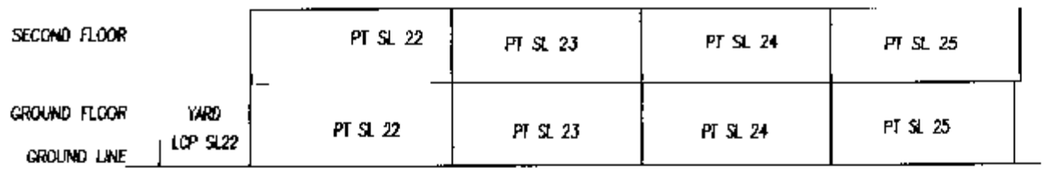
BUILDING 6 SECTION E-E



BUILDING 5 SECTION F-F



BUILDING 1 SECTION G-G



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