

**STRATA PLAN OF PART OF LOT 1  
SECTION 4 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN NWP87761**

**STRATA PLAN BCS 1861  
PHASE 1**

CITY OF RICHMOND  
B.C.G.S. 92G.015

DEPOSITED AND REGISTERED IN THE LAND  
TITLE OFFICE AT NEW WESTMINSTER B.C.  
May 18 2006

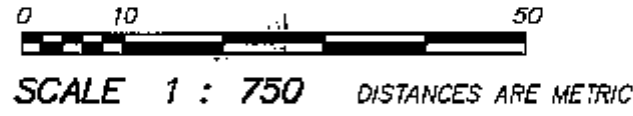
**INTEGRATED SURVEY AREA NO. 18 ( RICHMOND )**

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.  
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,  
MULTIPLY BY COMBINED FACTOR 0.9996038 NAD83(CSR5)

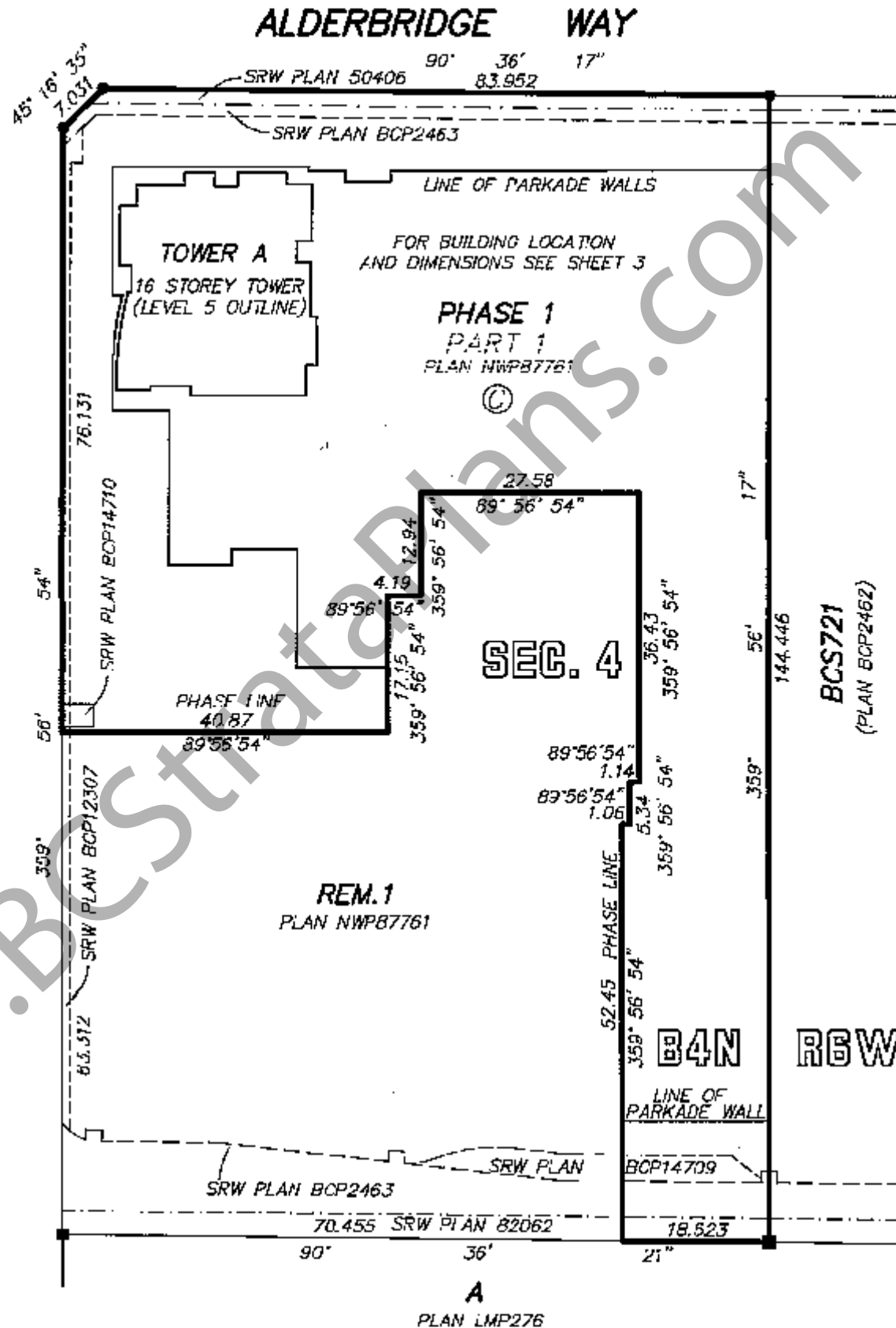
*I. MacDonald* /s/  
Deputy REGISTRAR

FORM P - BA378626

BA 378627 - 721



**CIVIC ADDRESS**  
5028 KWANTLEN STREET  
RICHMOND B.C.



**LEGEND**

NOTE: LEVELS 4, 13 AND 14 HAVE BEEN  
OMMITTED FROM CONSECUTIVE NUMBERING

GRID BEARINGS ARE DERIVED FROM  
PLAN BCP2462

- DENOTES IRON POST FOUND
- DENOTES LEAD PLUG FOUND
- SL DENOTES STRATA LOT
- m<sup>2</sup> DENOTES SQUARE METRES
- Ⓜ DENOTES MECHANICAL SHAFT BEING COMMON PROPERTY
- Ⓢ DENOTES COMMON PROPERTY
- ⓑ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF ADJOINING STRATA LOT
- ⒸⓉ DENOTES COMMON FACILITY
- Ⓕ-3 DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 3 (TYPICAL)
- Ⓕ-2 DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 2 (TYPICAL)
- Ⓕ-94 DENOTES DECK BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 94 (TYPICAL)
- Ⓢ DENOTES GAS METER ROOM BEING COMMON PROPERTY
- Ⓒ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓥ DENOTES VESTIBULE BEING COMMON PROPERTY
- ⒸⒻ-A DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOTS 1 THROUGH 95 (TOWER A)

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR,  
OF LANGLEY, 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 2nd DAY OF MAY 2006. THE PLAN WAS COMPLETED  
AND CHECKED, AND THE CHECKLIST FILED UNDER ECP.#47929  
ON THE 3rd DAY OF MAY, 2006.

*[Signature]* B.C.L.S.

DYCK & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
4, 19089 94th AVENUE  
SURREY, B.C. VAN 3S4  
T. 604-513-9611 F. 604-513-2202  
FILE : 3028  
DWG : 3028-S11

**THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT**

ORIGINAL


STRATA PLAN BCS 1861  
PHASE 1

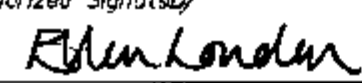
STRATA PROPERTY ACT

OWNER:

POLYGON RICHMOND CENTRE HOMES LTD.,  
INC. NO. 395771

  
Name RALF SCHMIDTKE  
Authorized Signatory

  
Name ROBERT BRUNO  
Authorized Signatory

  
WITNESS AS TO BOTH SIGNATURES  
Name ELLEN LOVDEN

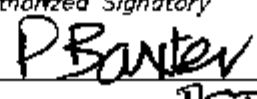
900-1333 W. BROADWAY  
ADDRESS  
VANCOUVER, BC, V6H 4C2

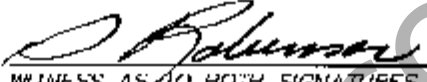
DEVELOPMENT COORDINATOR  
OCCUPATION OF WITNESS

MORTGAGEE:

THE BANK OF NOVA SCOTIA

  
Name PATRICK BRENNAN  
Authorized Signatory

  
Name PETER BAXTER  
Authorized Signatory


  
WITNESS AS TO BOTH SIGNATURES  
Name SHARON ROBINSON

3400-650 W GEORGIA ST  
ADDRESS  
Vanc BC V6B 4N7

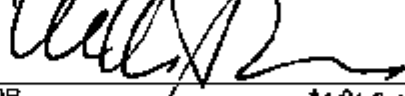
BANKER  
OCCUPATION OF WITNESS

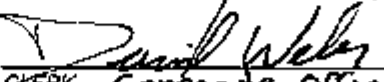
APPROVED AS PHASE ONE OF A THREE PHASE STRATA PLAN  
UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: May 15, 2006

  
APPROVING OFFICER  
CITY OF RICHMOND

THE CITY OF RICHMOND, THE REGISTERED OWNER  
OF THE COVENANTS BW329995  
HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN.  
AUTHORIZED SIGNATURES

  
MAYOR MALCOLM D BRODIE

  
CLERK, Corporate Officer  
DAVID WEBER

I CERTIFY THAT THE COMMON FACILITIES  
(AMENITY ROOM, GYM AND WHIRLPOOL) WHICH  
ACCORDING TO THE PHASED STRATA PLAN DECLARATION  
IN FORM P FILED FOR THIS STRATA PLAN WAS TO HAVE  
BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE,  
HAVE BEEN PROVIDED FOR IN ACCORDANCE WITH  
SECTION 225(2) OF THE STRATA PROPERTY ACT.

DATE: May 15, 2006

  
APPROVING OFFICER  
CITY OF RICHMOND

I, GARY SUNDVICK, A BRITISH COLUMBIA  
LAND SURVEYOR CERTIFY THAT THE BUILDING  
SHOWN ON THIS STRATA PLAN IS WITHIN  
THE EXTERNAL BOUNDARIES OF THE LAND THAT  
IS THE SUBJECT OF THE STRATA PLAN.  
DATE: MAY 2, 2006

  
B.C.L.S.

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND  
SURVEYOR CERTIFY THAT THE BUILDING INCLUDED  
IN THIS STRATA PLAN HAS NOT, AS OF  
MAY 2nd, 2006 BEEN PREVIOUSLY OCCUPIED.

  
B.C.L.S.

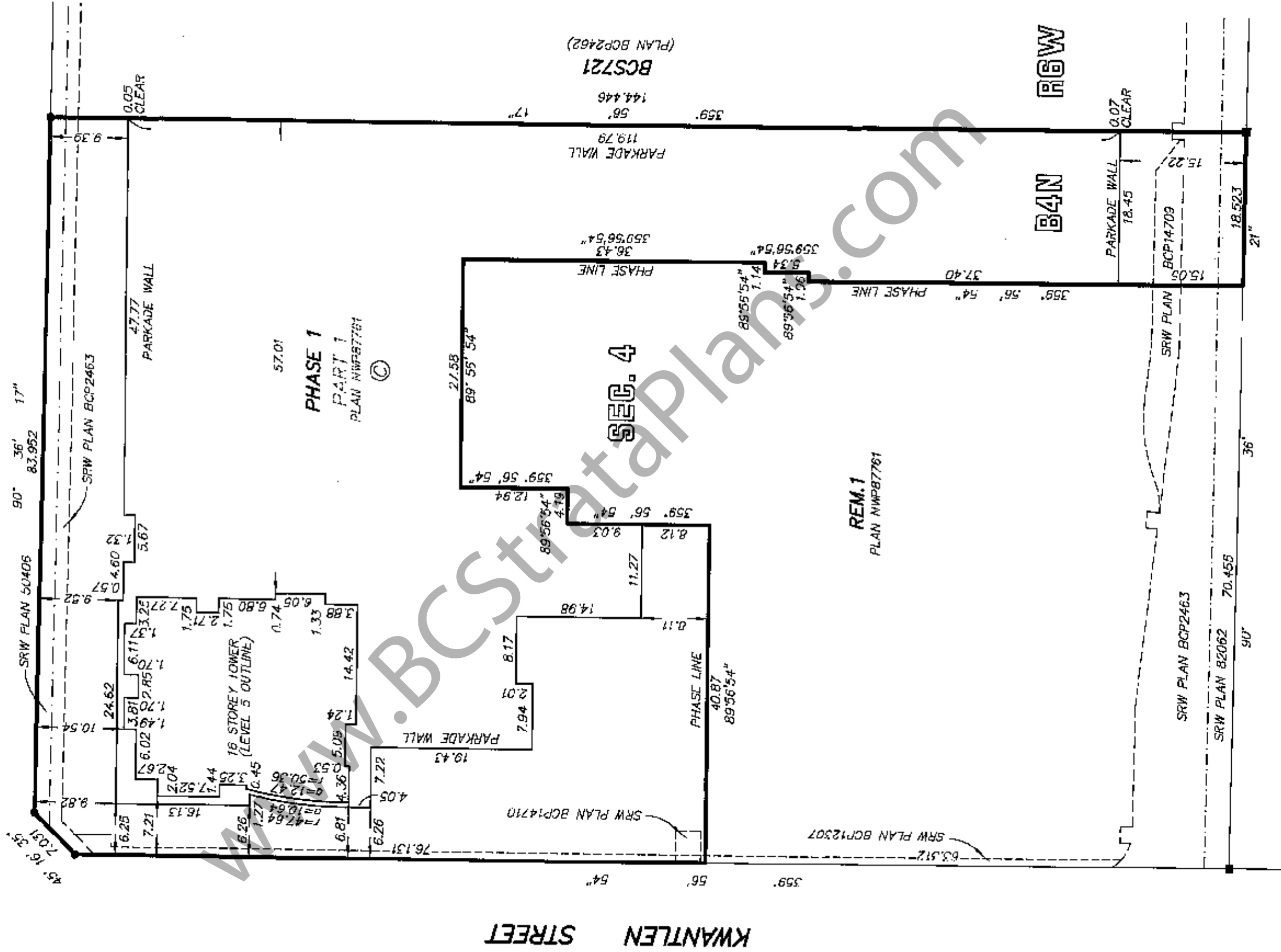
TOWER A  
BUILDING LOCATION

STRATA PLAN BCS 1861  
PHASE 1



SCALE 1 : 500 DISTANCES ARE IN METRES

ALDERBRIDGE WAY



KWANTLEN STREET

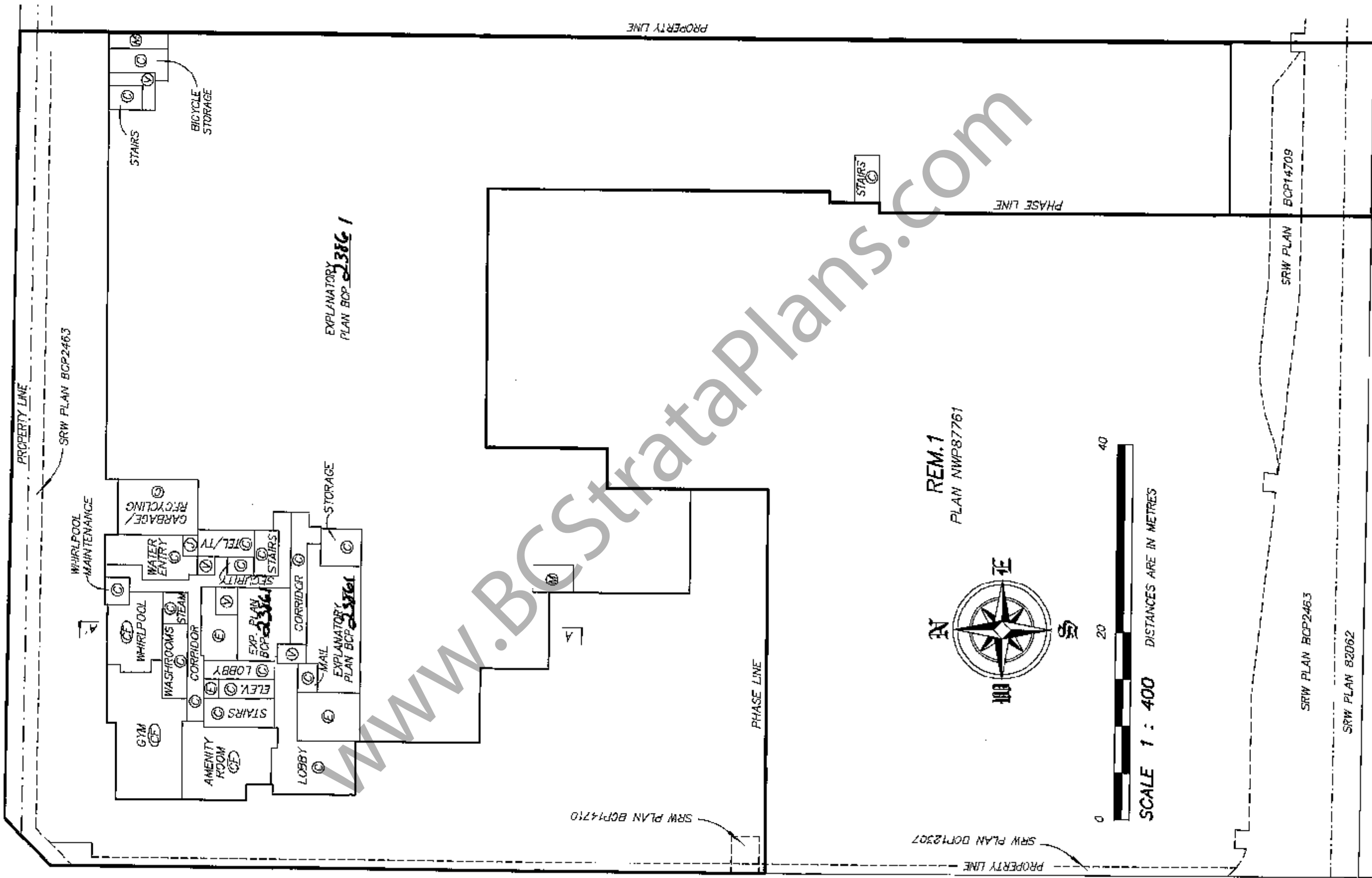
A  
PLAN LMP276

*[Handwritten signature]*

**PARKADE  
LEVEL P1**

THIS FLOOR IS ENTIRELY COMMON PROPERTY

**STRATA PLAN BCS 1861  
PHASE 1**



REM.1  
PLAN NWP87761



SCALE 1 : 400 DISTANCES ARE IN METRES

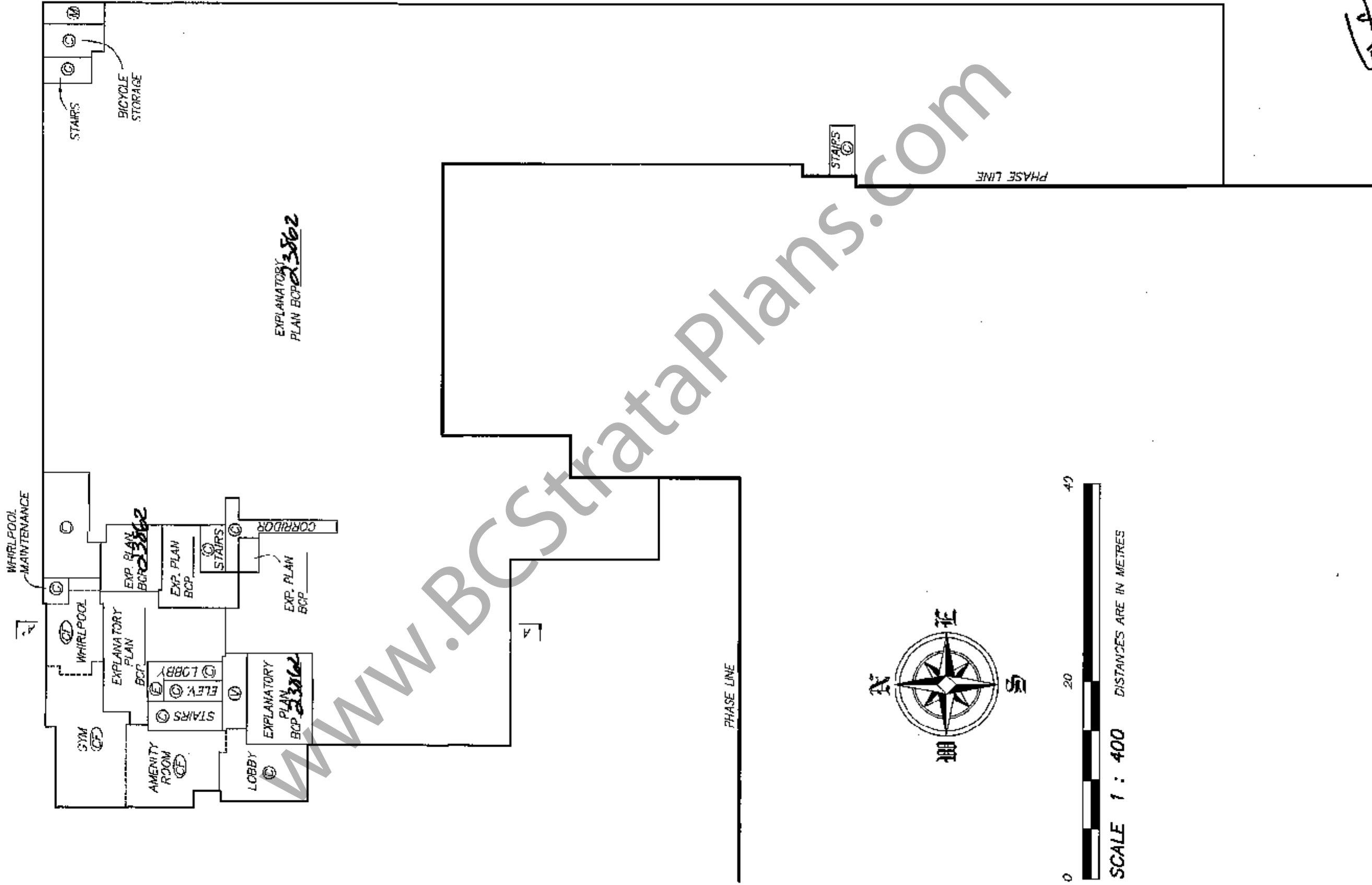
*[Handwritten Signature]*

ORIGINAL

**PARKADE  
LEVEL P2**

THIS FLOOR IS ENTIRELY COMMON PROPERTY

**STRATA PLAN BCS 1861  
PHASE 1**



SCALE 1 : 400 DISTANCES ARE IN METRES

*[Handwritten Signature]*

TOWER A  
FLOOR PLANS

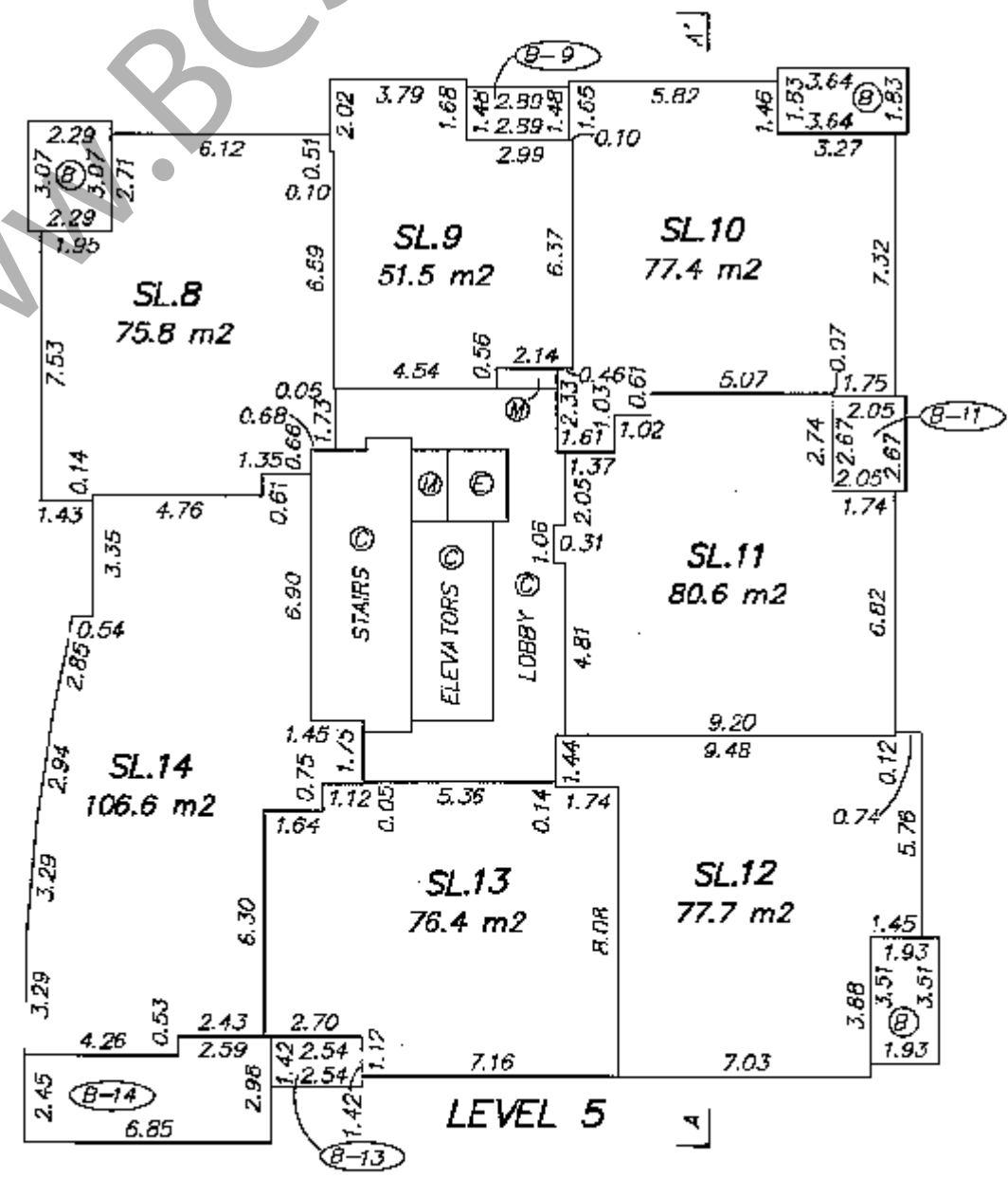
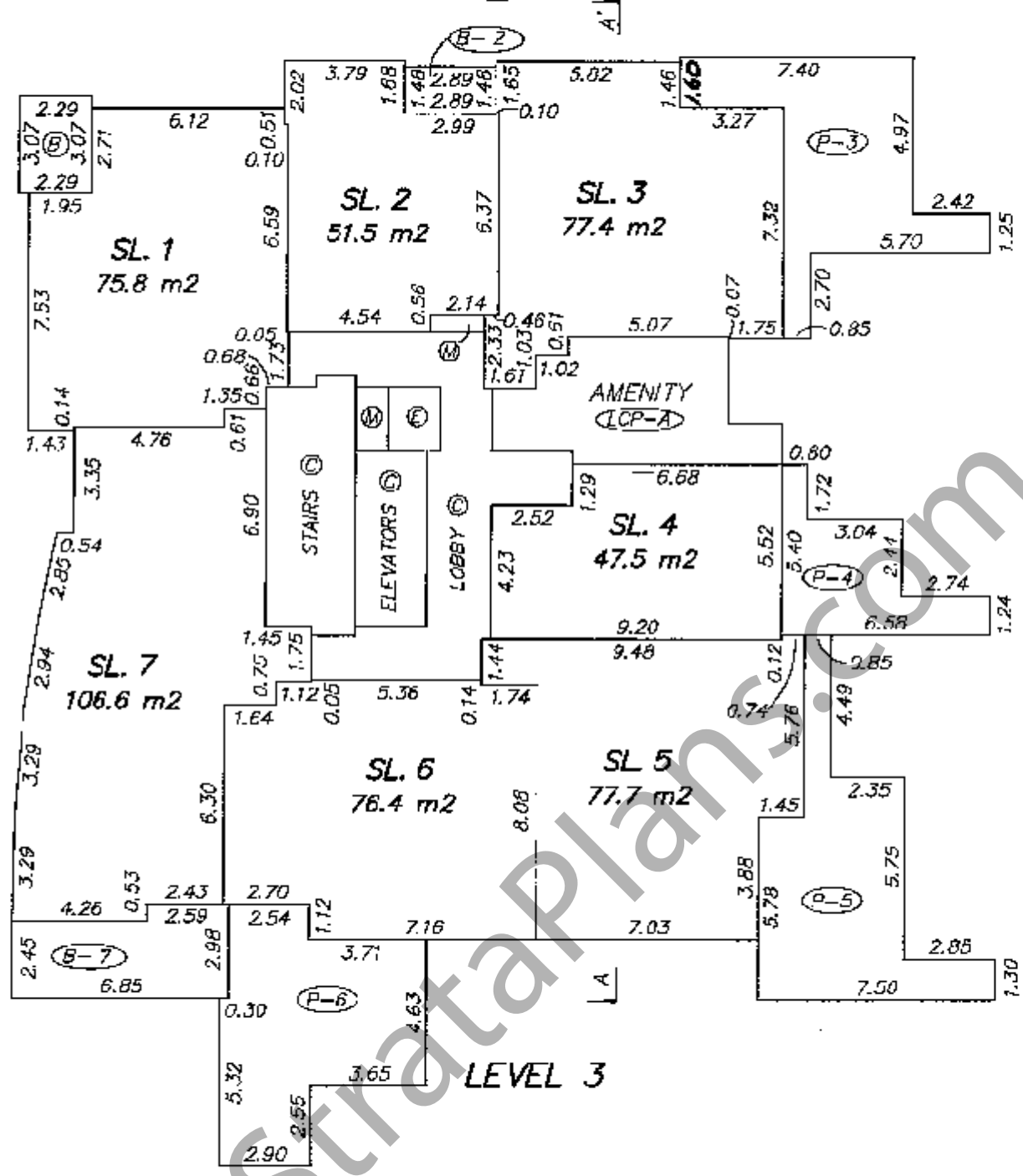
STRATA PLAN BCS 1861  
PHASE 1

0 10 20



SCALE 1 : 200 ALL DISTANCES ARE IN METRES

NOTE: LEVEL 4 HAS BEEN OMITTED FROM CONSECUTIVE NUMBERING



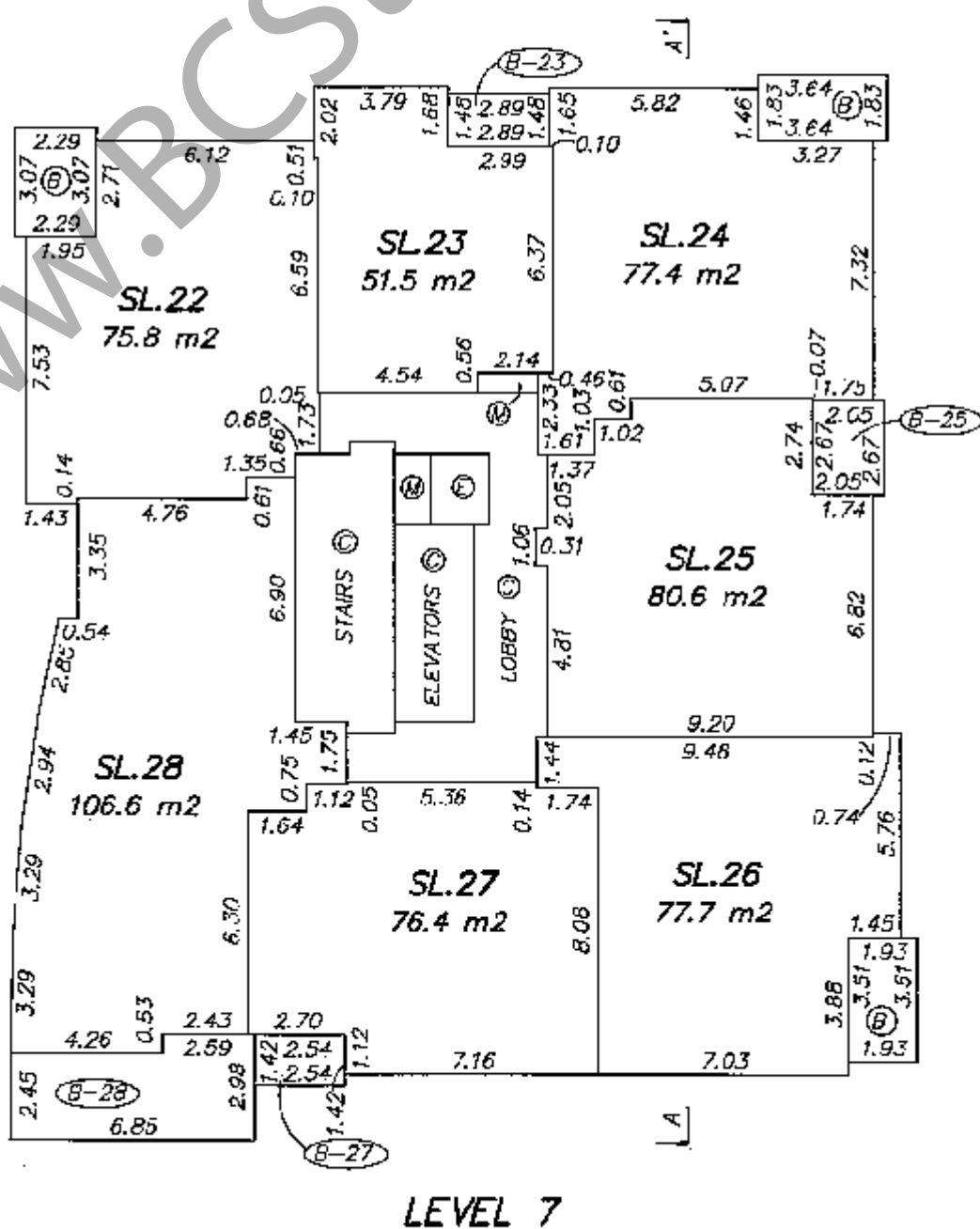
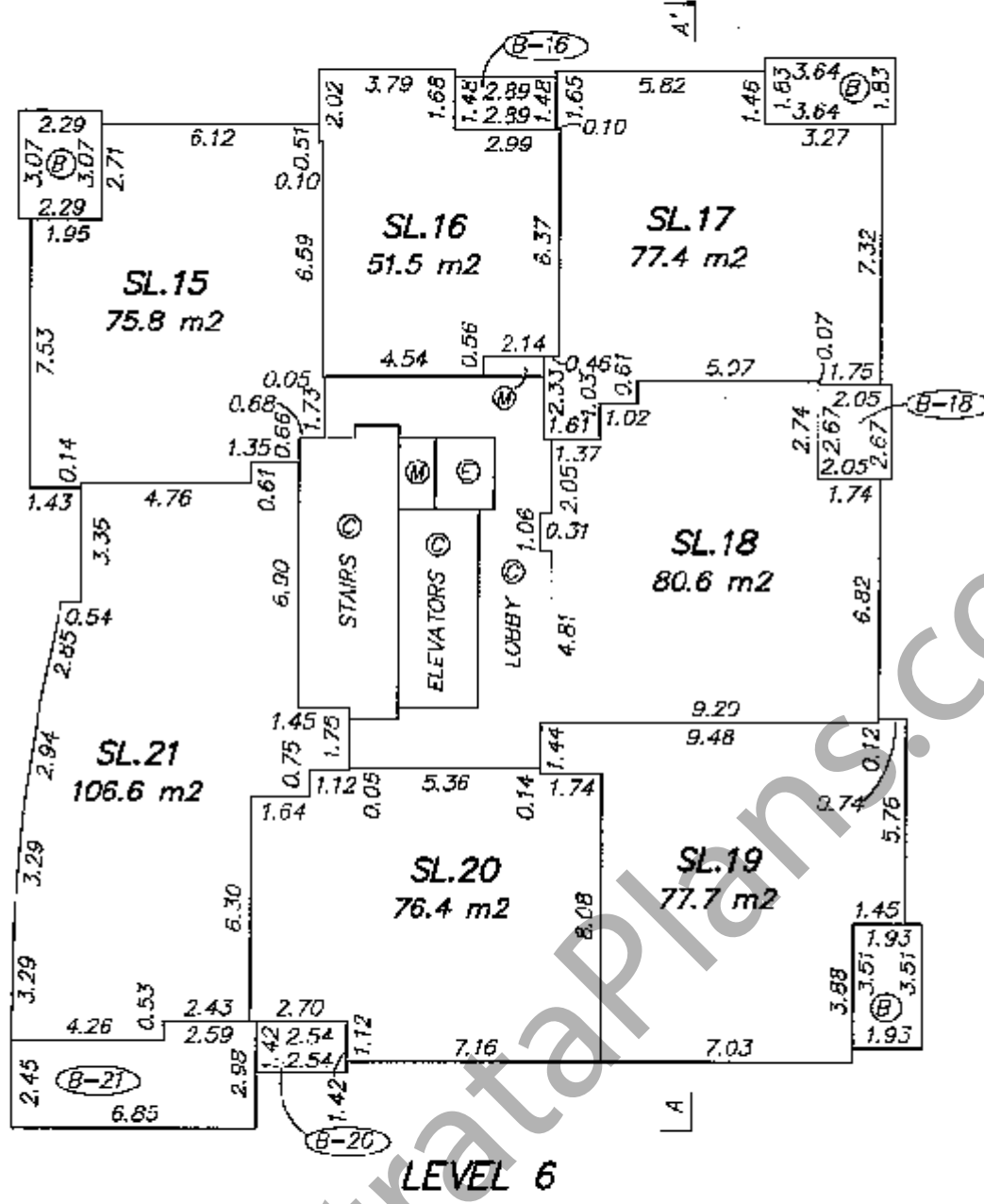
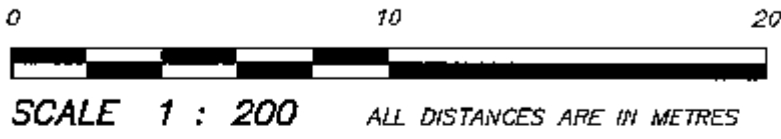
WWW.BCStrataPlans.com

MAY 2, 2006  
FILE: 3028-STRATA-1  
DWG: 3028-S11

ORIGINAL

TOWER A  
FLOOR PLANS

STRATA PLAN BCS 1861  
PHASE 1



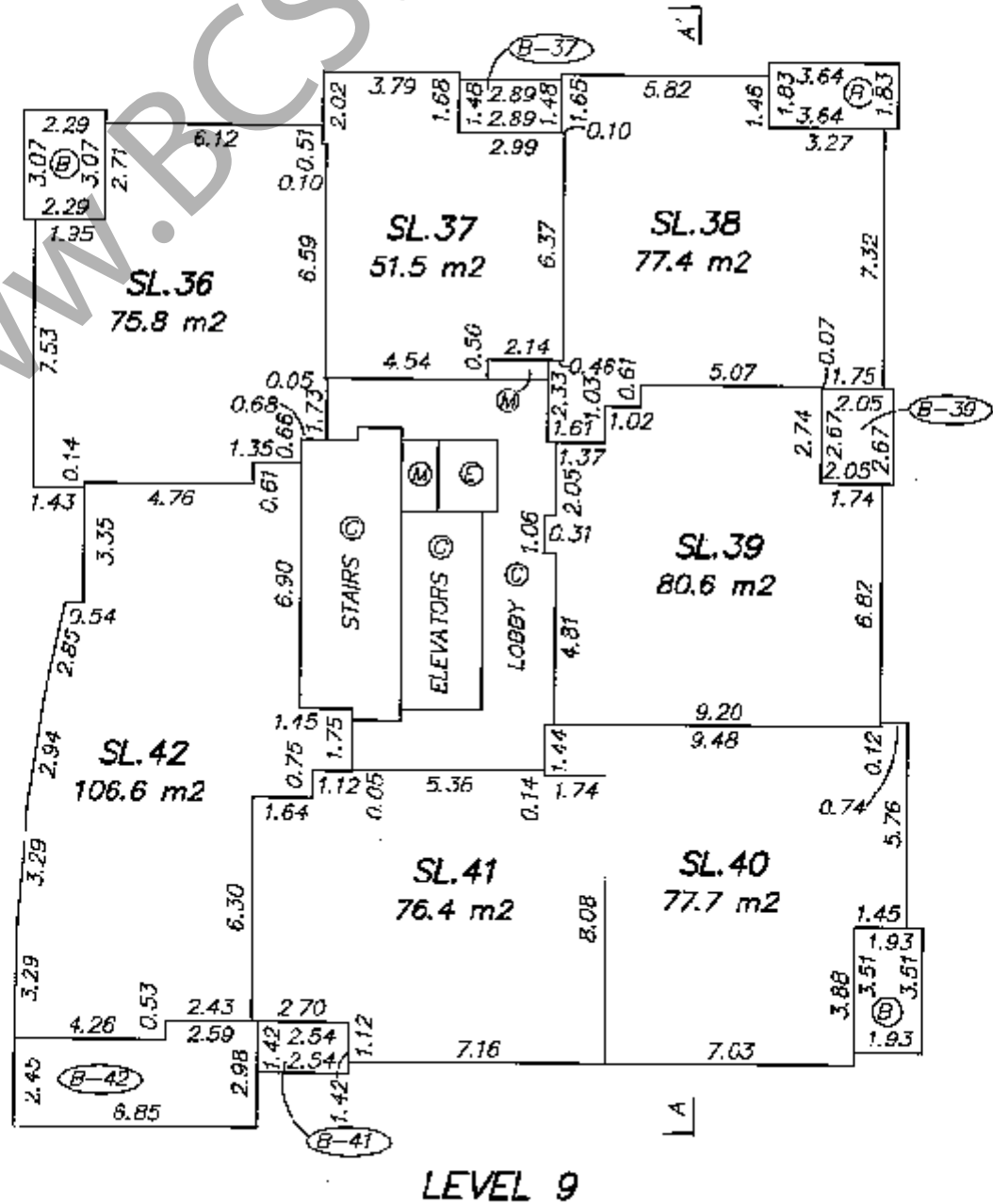
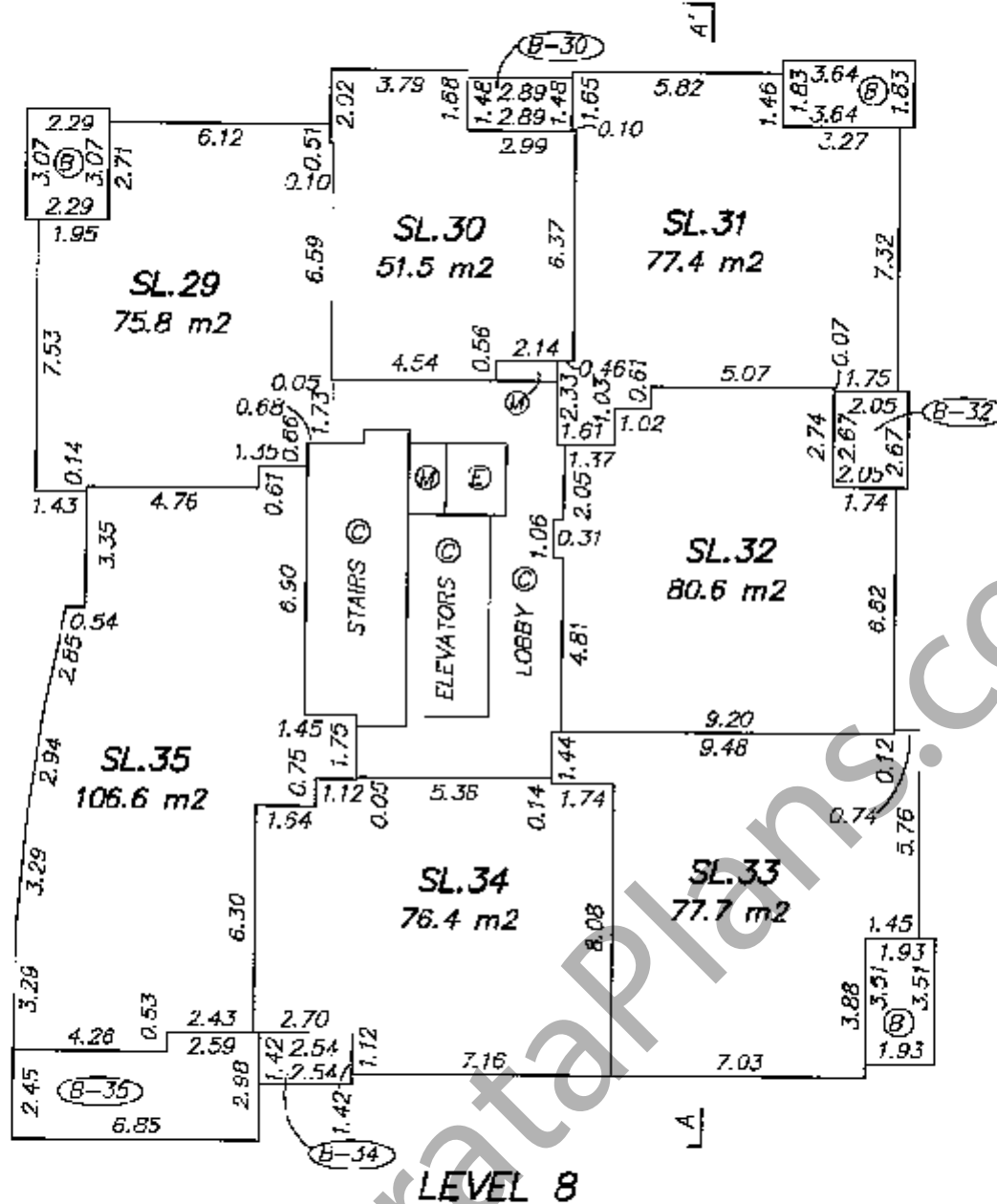
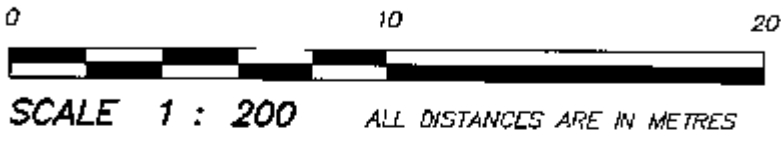
*[Signature]*  
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 ORIGINAL

WWW.BCStrataPlans.com

FILED NMBCS1861 V62642 2006-10-23-14:29:54:219151

TOWER A  
FLOOR PLANS

STRATA PLAN BCS 1861  
PHASE 1



WWW.BCStrataPlans.com

MAY 2, 2006  
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DWG: 3028-S11

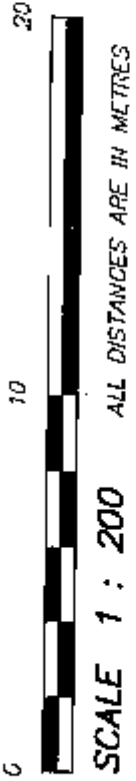
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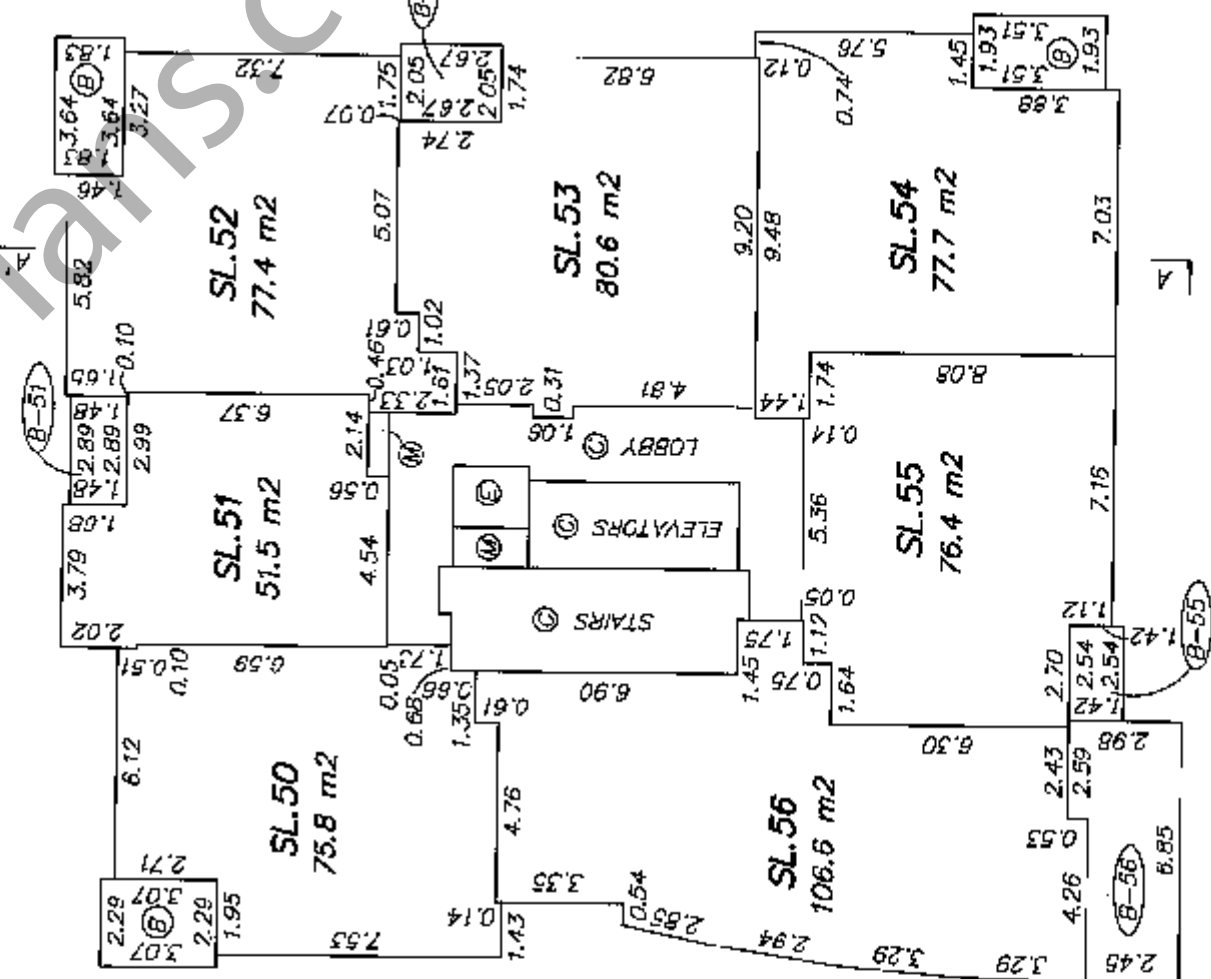
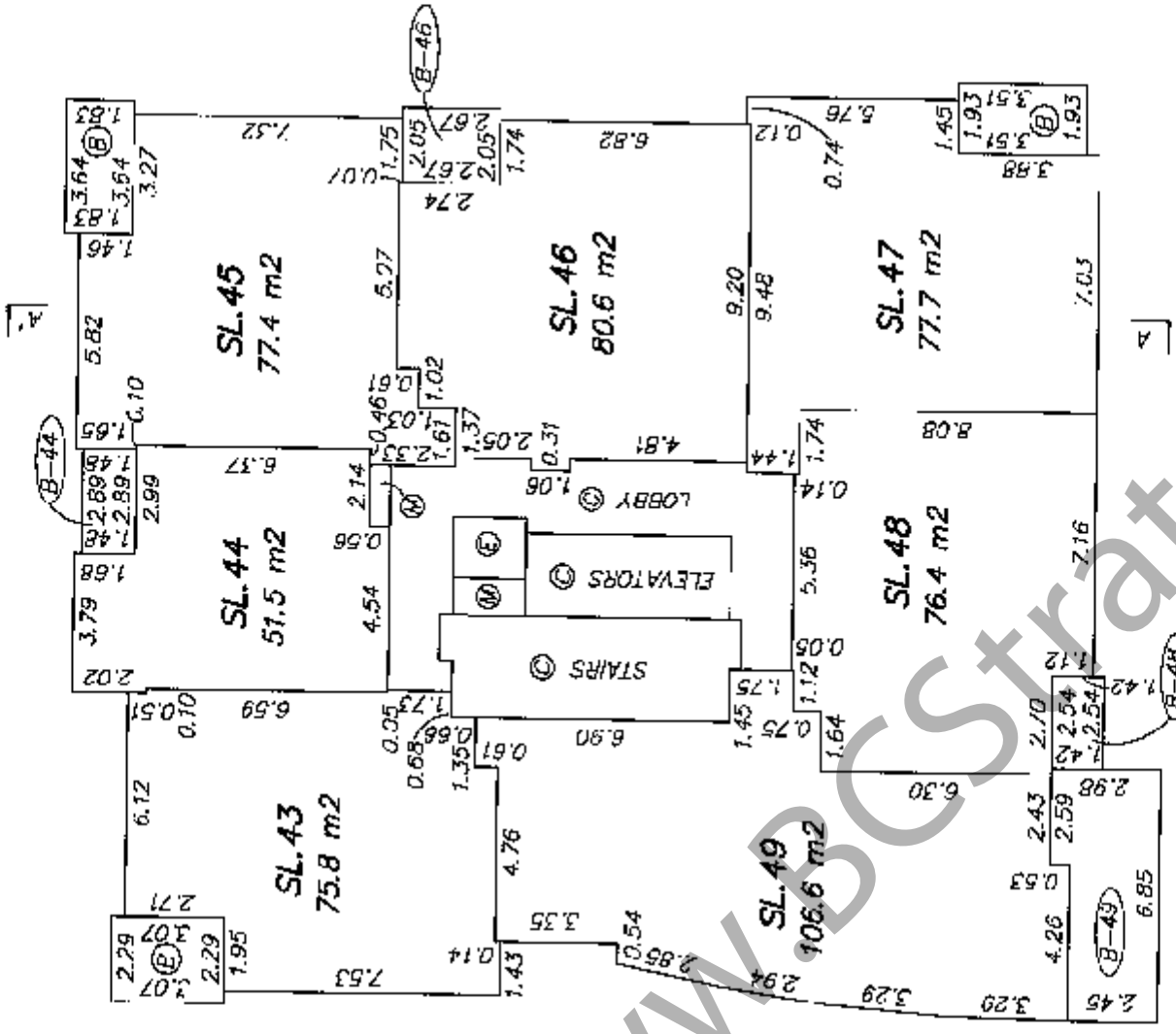


TOWER A  
FLOOR PLANS

STRATA PLAN BCS 1861  
PHASE 1



SCALE 1 : 200 ALL DISTANCES ARE IN METRES



MAY 2, 2006  
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 DWG: 3028-S11

ORIGINAL

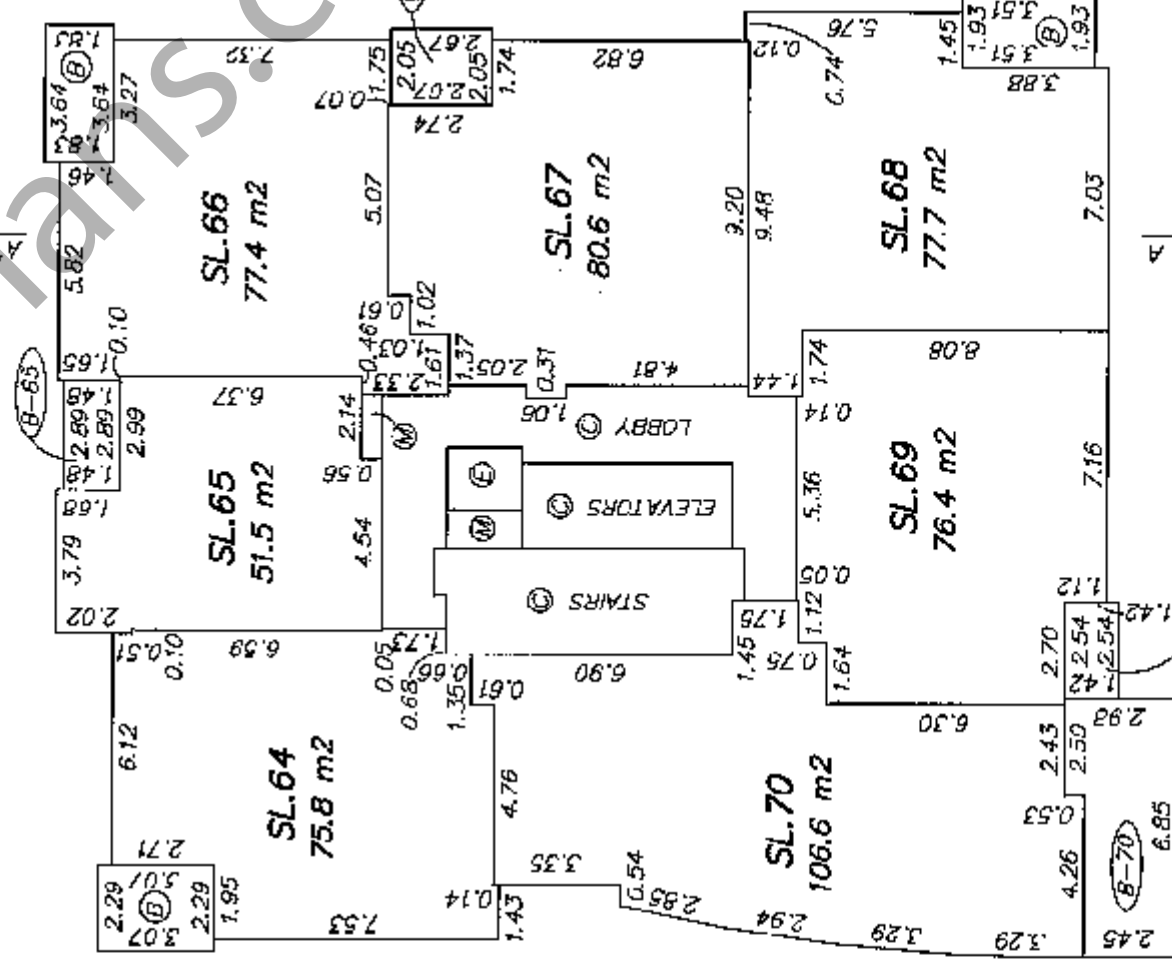
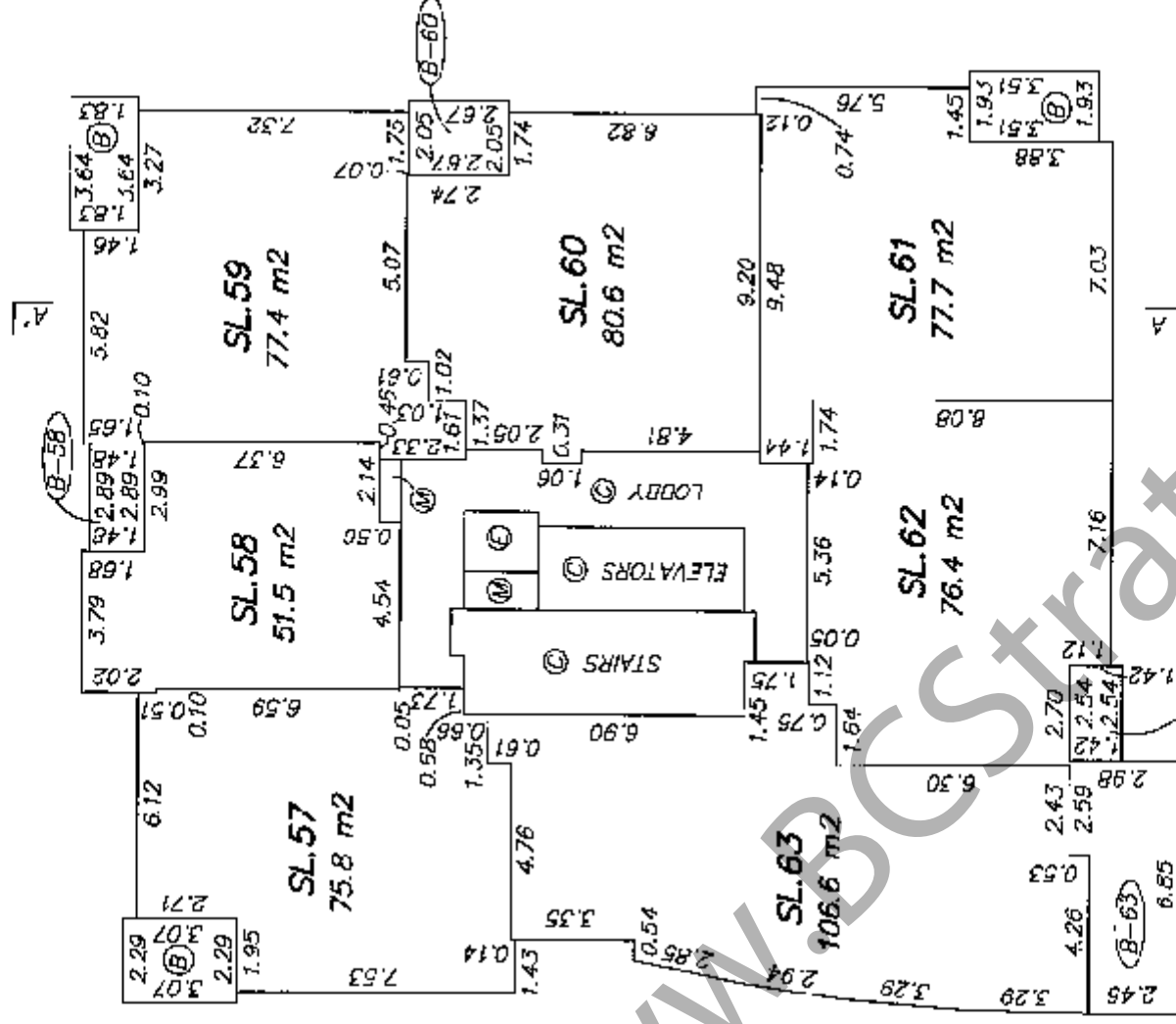
TOWER A  
FLOOR PLANS

STRATA PLAN BCS 1861  
PHASE 1



SCALE 1 : 200 ALL DISTANCES ARE IN METRES

NOTE: LEVELS 13 AND 14 HAVE BEEN OMITTED FROM CONSECUTIVE NUMBERING



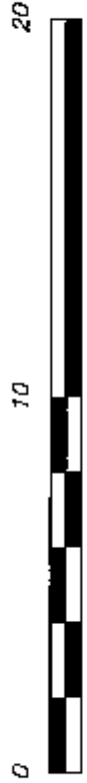
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ORIGINAL

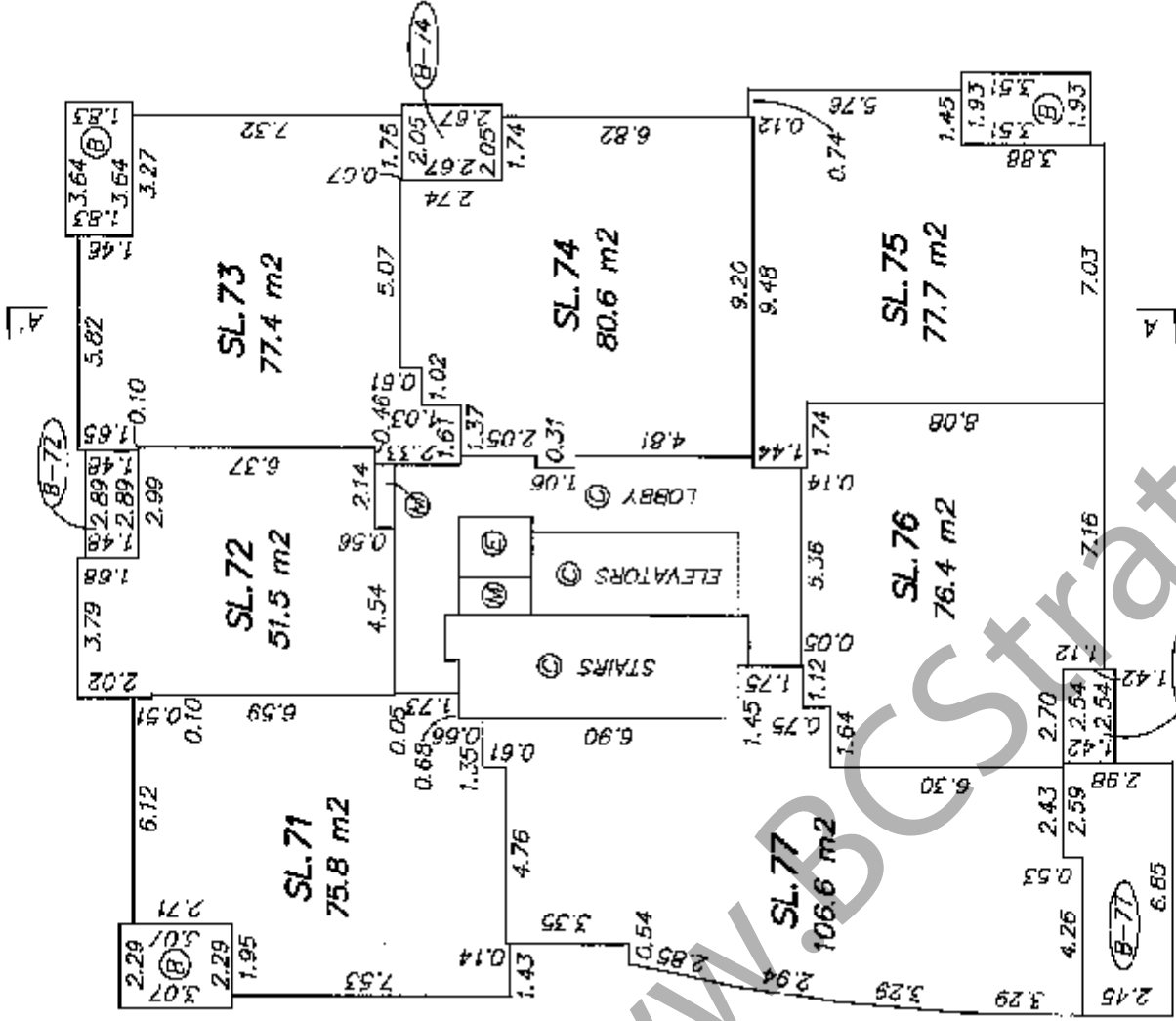
TOWER A  
FLOOR PLANS

STRATA PLAN BCS 1861

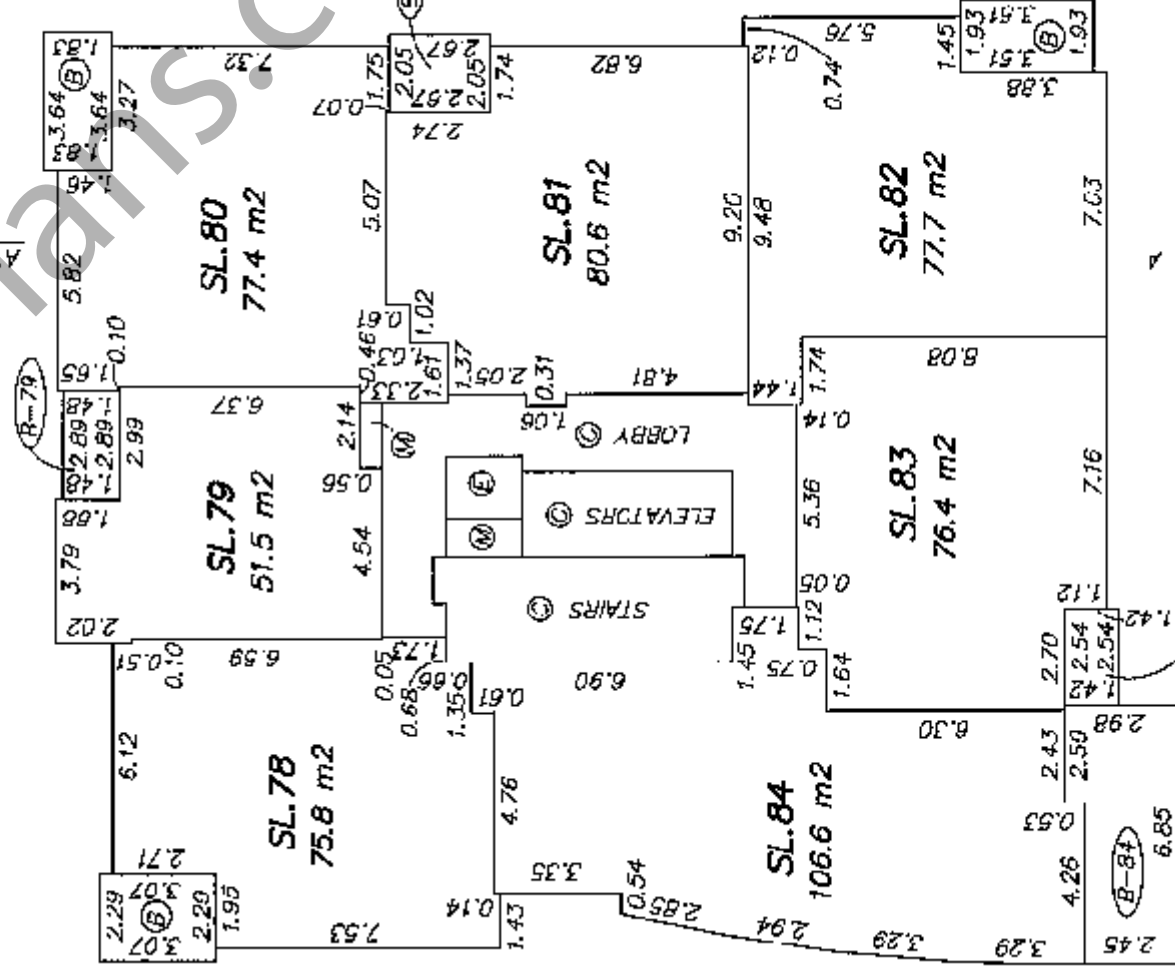
PHASE 1



SCALE 1 : 200 ALL DISTANCES ARE IN METRES



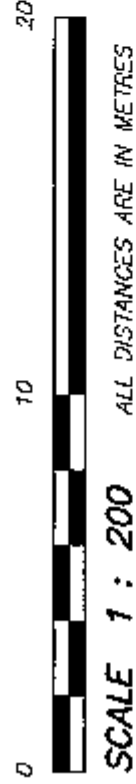
LEVEL 16



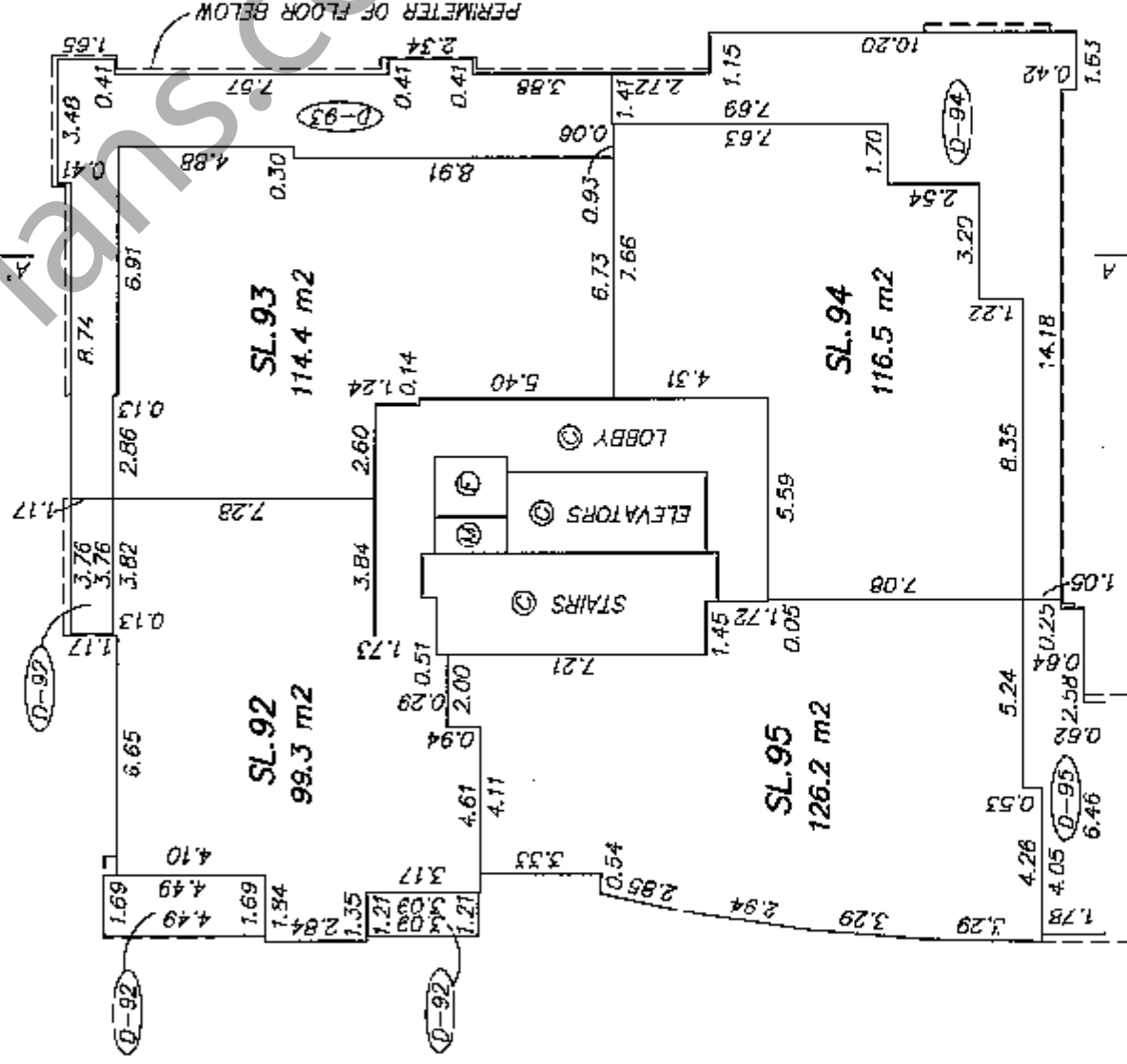
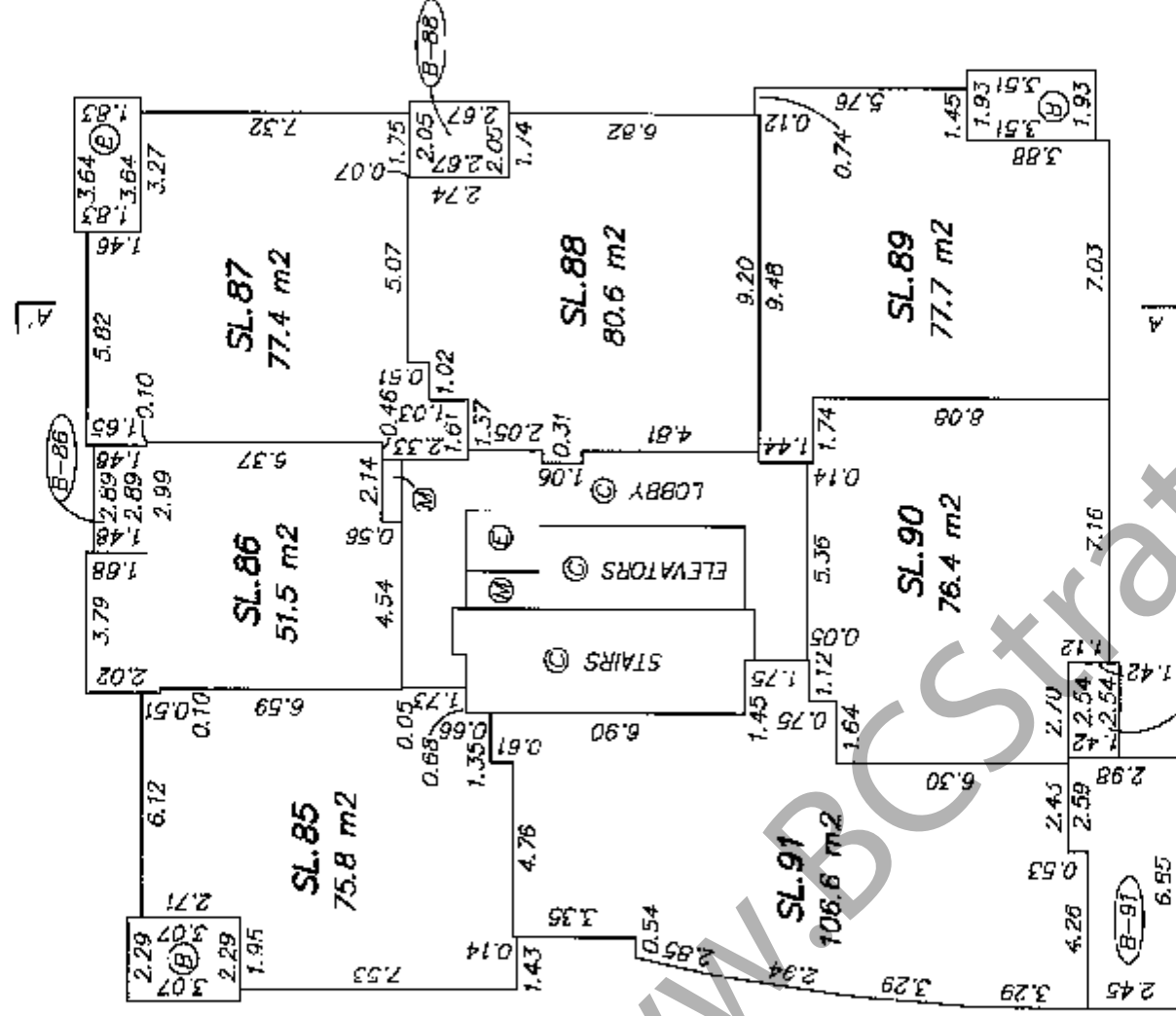
LEVEL 17

# STRATA PLAN BCS 1861 PHASE 1

## TOWER A FLOOR PLANS



SCALE 1 : 200 ALL DISTANCES ARE IN METRES



LEVEL 19

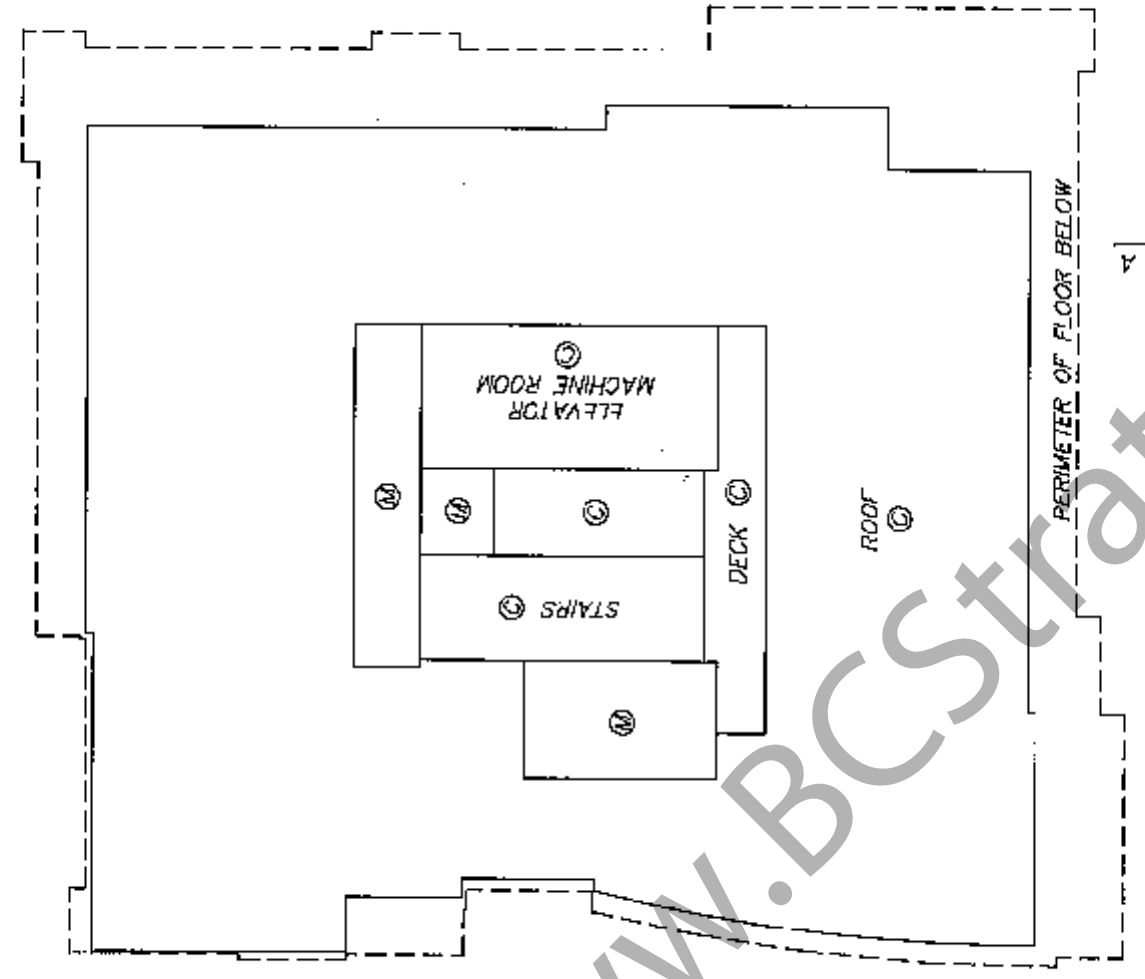
ORIGINAL

TOWER A  
FLOOR PLANS

STRATA PLAN BCS 1861  
PHASE 1



SCALE 1 : 200  
ALL DISTANCES ARE IN METRES



LEVEL 20

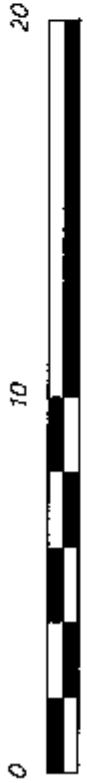
WWW.BCStrataPlans.com

MAY 2, 2006  
FILE: 3028-STRATA-1  
DWG: 3028-S11

ORIGINAL

TOWER A  
SECTION

STRATA PLAN BCS (861)  
PHASE 1



SCALE 1 : 200 ALL DISTANCES ARE IN METRES

	ROOF ©		
LEVEL 19	SL. 94	SL. 93	④
LEVEL 18	SL. 89	SL. 88	SL. 87
LEVEL 17	SL. 82	SL. 81	SL. 80
LEVEL 16	SL. 75	SL. 74	SL. 73
LEVEL 15	SL. 68	SL. 67	SL. 66
LEVEL 12	SL. 61	SL. 60	SL. 59
LEVEL 11	SL. 54	SL. 53	SL. 52
LEVEL 10	SL. 47	SL. 46	SL. 45
LEVEL 9	SL. 40	SL. 39	SL. 38
LEVEL 8	SL. 33	SL. 32	SL. 31
LEVEL 7	SL. 26	SL. 25	SL. 24
LEVEL 6	SL. 19	SL. 18	SL. 17
LEVEL 5	SL. 12	SL. 11	SL. 10
LEVEL 3	SL. 5	SL. 4	AMENITY (LCP-A) SL. 3
LEVEL P2	EXP. PLAN BCP _____		EXP. PLAN BCP _____
LEVEL P1	EXP. PLAN BCP _____	EXP. PLAN BCP _____	EXP. PLAN BCP _____
			WHIRLPOOL (CP)
			STEAM (C)
			CORRIDOR

SECTION A - A'

*Handwritten signature*  
MAY 2, 2006  
FILE: 3028-STRATA-1  
DWG: 3028-S11  
ORIGINAL