

**STRATA PLAN OF LOT A,  
DISTRICT LOT 233, GROUP 1,  
N.W.D. PLAN BCP13772**

**STRATA PLAN BCS 1470**

"CITY OF PORT MOODY"  
B.C.G.S. 92G.026

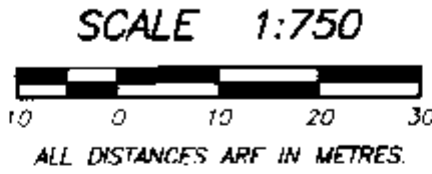
"SUTER BROOK"  
BUILDING "A" 100 CAPILANO ROAD  
BUILDING "B" 200 CAPILANO ROAD  
PORT MOODY, B.C.

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

THIS 1 DAY OF SEPT, 2005.

*Jan Mac Donald*  
REGISTRAR

Bx368509-637



MURRAY STREET

INTEGRATED SURVEY AREA No. 35  
(PORT MOODY) NAD-83 (CSRS)

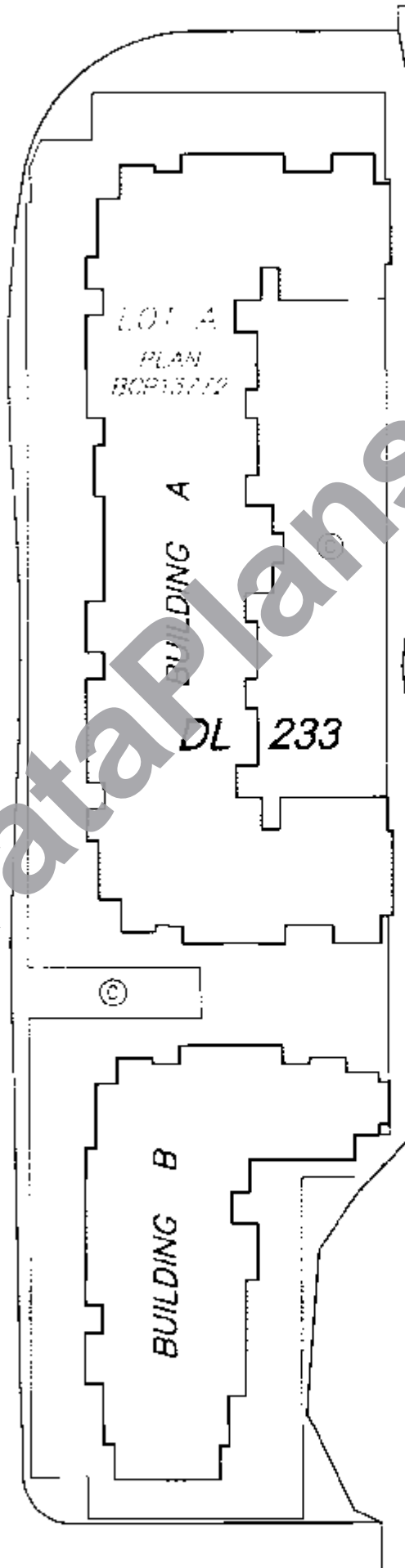
THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.  
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,  
MULTIPLY BY COMBINED SCALE FACTOR 0.9996032

**LEGEND**

GRID BEARINGS ARE DERIVED FROM OBSERVATION BETWEEN  
CONTROL MONUMENTS 80H3224 AND 80H2568

- ⊙ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- D/R - DENOTES DESTROYED/RESET
- SL - DENOTES STRATA LOT
- ⊙ - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING COMMON PROPERTY
- Ⓨ1 - DENOTES YARD BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 1  
TYPICAL
- Ⓡ069 - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 69  
TYPICAL
- Ⓡ22 - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 22  
TYPICAL
- Ⓟ89 - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 89  
TYPICAL

CAPILANO ROAD



REM 1  
PLAN  
LMP46362

THIS STRATA PLAN CONTAINS LIMITED COMMON  
PROPERTY ACCORDING TO SEC. 75 (a)(i) OF  
THE STRATA PROPERTY ACT.

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR  
CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN  
IS WITHIN THE THE EXTERNAL BOUNDARIES OF THE LAND  
THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: JULY 11, 2005.

*Mike E Shaw*

**NOTE:**

ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL  
TO, PERPENDICULAR TO, OR AT 45° DEFLECTION  
TO, UNLESS OTHERWISE SHOWN.

BENNETT & ASSOCIATES  
B.C. LAND SURVEYORS  
#201-9547 152nd STREET,  
SURREY, B.C.  
PHONE : 582-0717

SEE SHEET #2 FOR  
BOUNDARY DIMENSIONS

SEE SHEET #3 FOR  
BUILDING LOCATION  
AND DIMENSIONS

DRAWING # 30566-10  
FILE # 30566-10\_FS  
DATE : JULY 11, 2005.

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

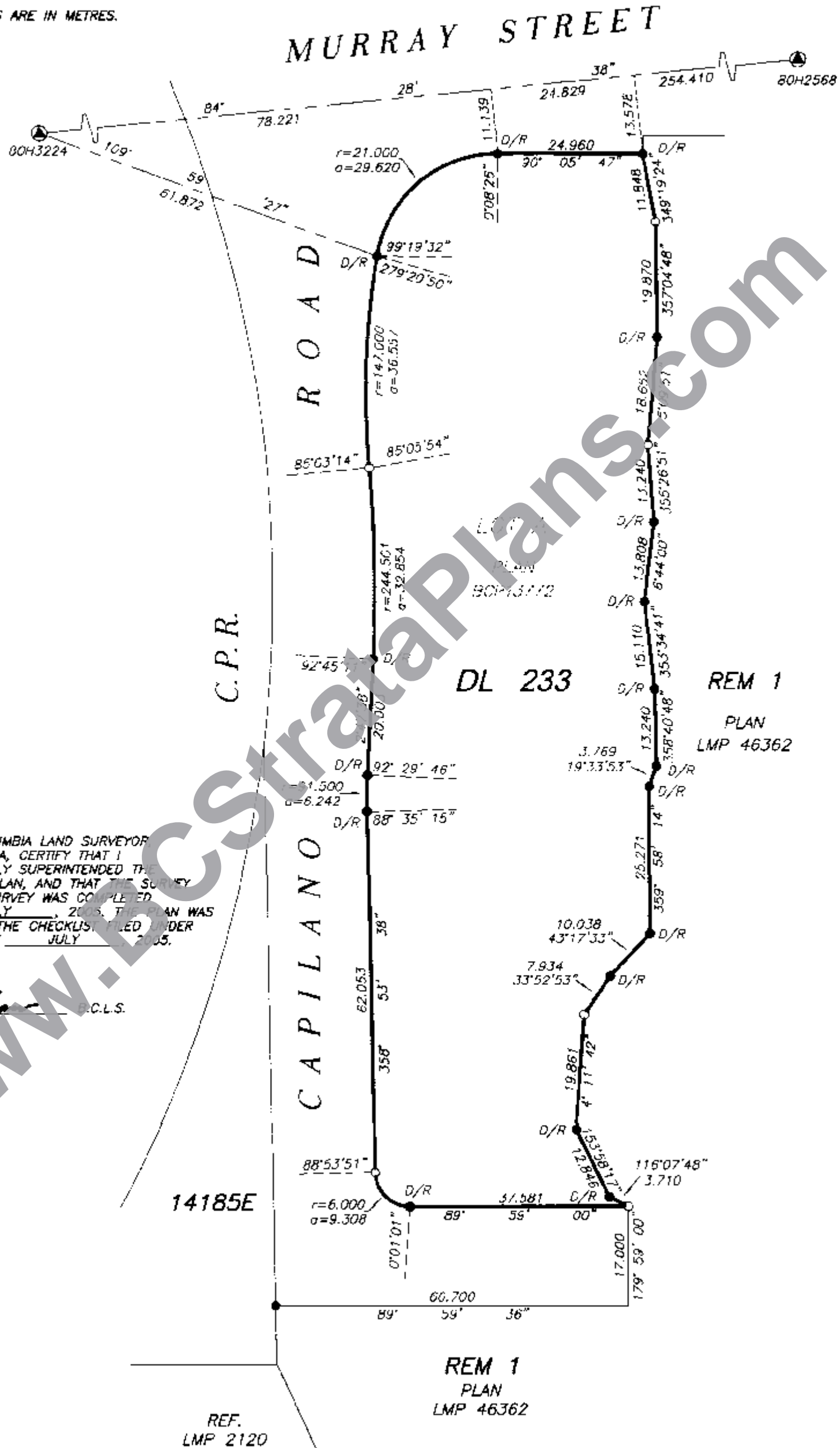
FILED N18CS1470 2006-11-28-11.33.10.733997

PROPERTY DIMENSIONS

STRATA PLAN BCS 1470



SCALE 1:750  
10 0 10 20 30  
ALL DISTANCES ARE IN METRES.



I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR OF LANGLEY, 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 11th DAY OF JULY, 2005. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP 34189, 13th DAY OF JULY, 2005.

Mike E. Shaw B.C.L.S.

DATE : JULY 11, 2005

M.E.S.

DRAWING # 30566-10  
FILE # 30566-10\_Post

ORIGINAL

FILED  
NMBCS1470  
M02338  
2006-11-28-11.33.10.733997

# BUILDING LOCATION AND DIMENSIONS

## STRATA PLAN BCS 1410

### MURRAY STREET

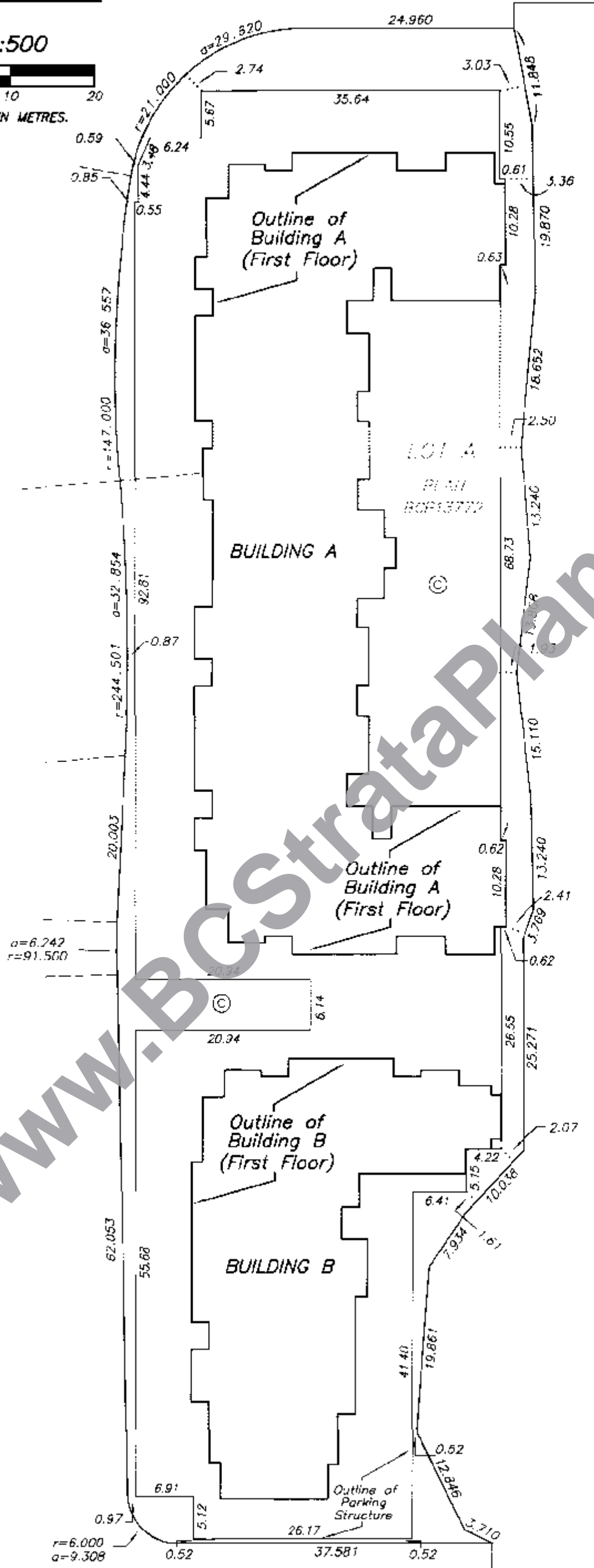
SCALE 1:500



ALL DISTANCES ARE IN METRES.



CAPILANO ROAD



REM 1  
PLAN  
LMP46362

DL 233

DATE : JULY 11, 2005

*M.E.B.*

DRAWING # 30566-10  
FILE # 30566-10\_CE

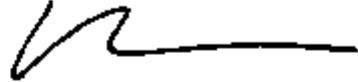
ORIGINAL

FILED NMBCS1470 2006-11-28-11.33.10.733997

STRATA PLAN BCS 1470

OWNER :

ONNI DEVELOPMENT (1000 ROAD) CORP.  
INCORPORATION NO. 362946

  
AUTHORIZED SIGNATORY ROSSANO DE COTIS

AUTHORIZED SIGNATORY

  
WITNESS AS TO BOTH SIGNATURES IAN DUKE

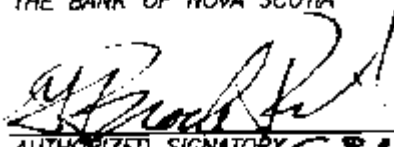
LAWYER

OCCUPATION OF WITNESS

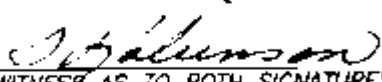
550-058 BEATTY ST. VANCOUVER, B.C.  
ADDRESS OF WITNESS

MORTGAGEE :

THE BANK OF NOVA SCOTIA

  
AUTHORIZED SIGNATORY G. BROCK

  
AUTHORIZED SIGNATORY D. Atkar

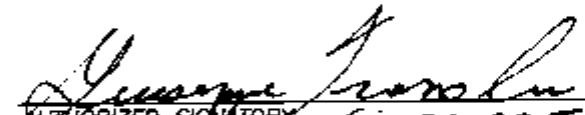
  
WITNESS AS TO BOTH SIGNATURES S. ROBINSON

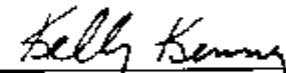
Act Officer

OCCUPATION OF WITNESS

650 W Georgia St Vancouver B.C.  
ADDRESS OF WITNESS

THE CITY OF PORT MOODY  
REGISTERED OWNER OF COVENANT BW464368  
HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

  
AUTHORIZED SIGNATORY Giuseppe Trabolini  
Mayor

  
AUTHORIZED SIGNATORY Kelly Kenney  
Deputy City Clerk

I, MIL E SHAW, A BRITISH COLUMBIA LAND SURVEYOR,  
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA  
PLAN HAS NOT, AS OF JULY 11, 2005, BEEN  
PREVIOUSLY OCCUPIED.

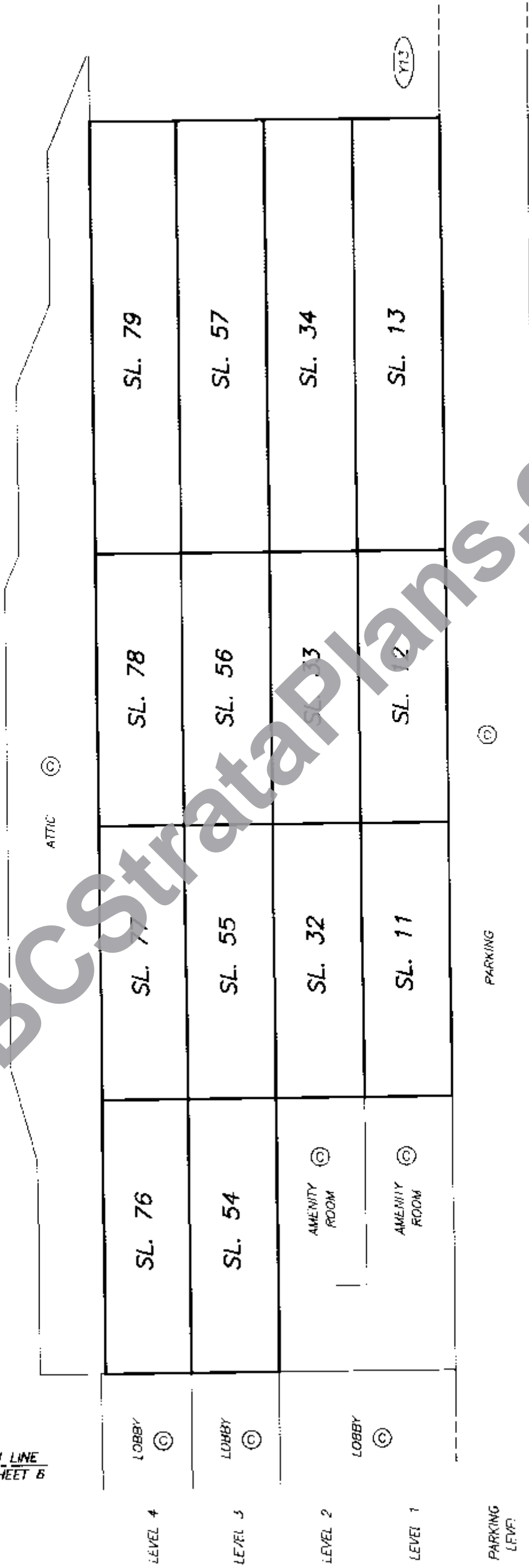
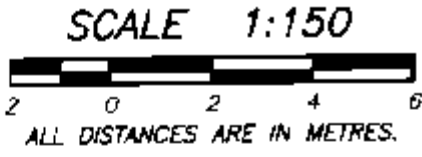
Mil E Shaw B.C.L.S.

DATE : JULY 11, 2005.



# SECTION A - A' NORTH HALF

## STRATA PLAN BCS 1470



WWW.BCStrataPlans.com

MATCH LINE  
SEE SHEET 6

MATCH LINE  
SEE SHEET 6

DATE : JULY 11, 2005

*M.C.B.*

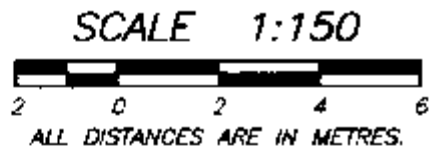
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FILE # 30566-10\_SAN

ORIGINAL

FILED NMBCS1470 2006-11-28-11.33.10.733957

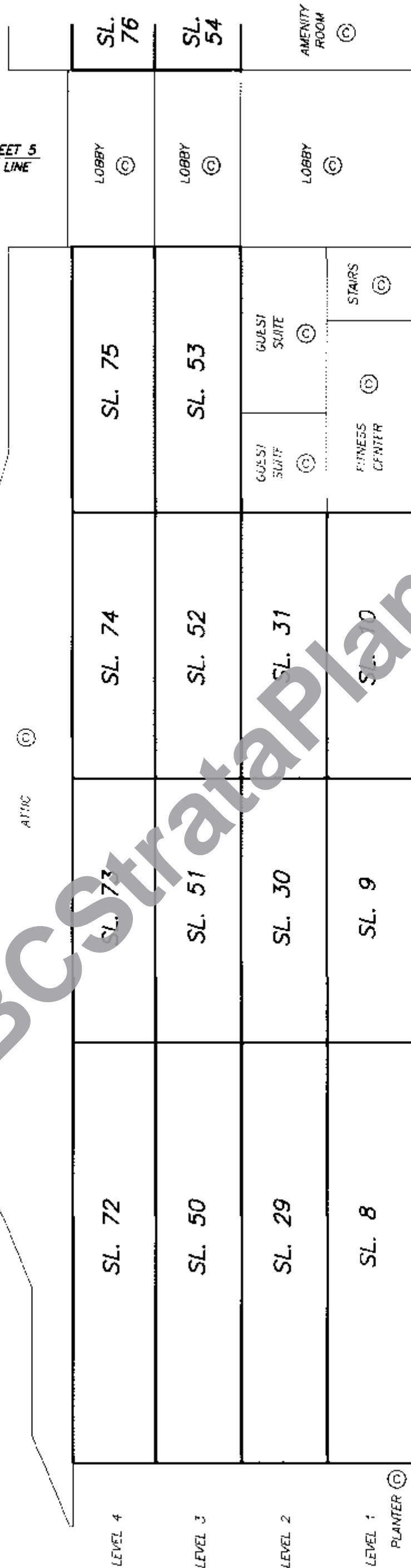
# SECTION A - A' SOUTH HALF

# STRATA PLAN BCS 1410



SEE SHEET 5  
MATCH LINE

SEE SHEET 5  
MATCH LINE



WWW.BCStrataPlans.com

DRAWING # 30566-10  
FILE # 30566-10\_SAS

DATE : JULY 11, 2005

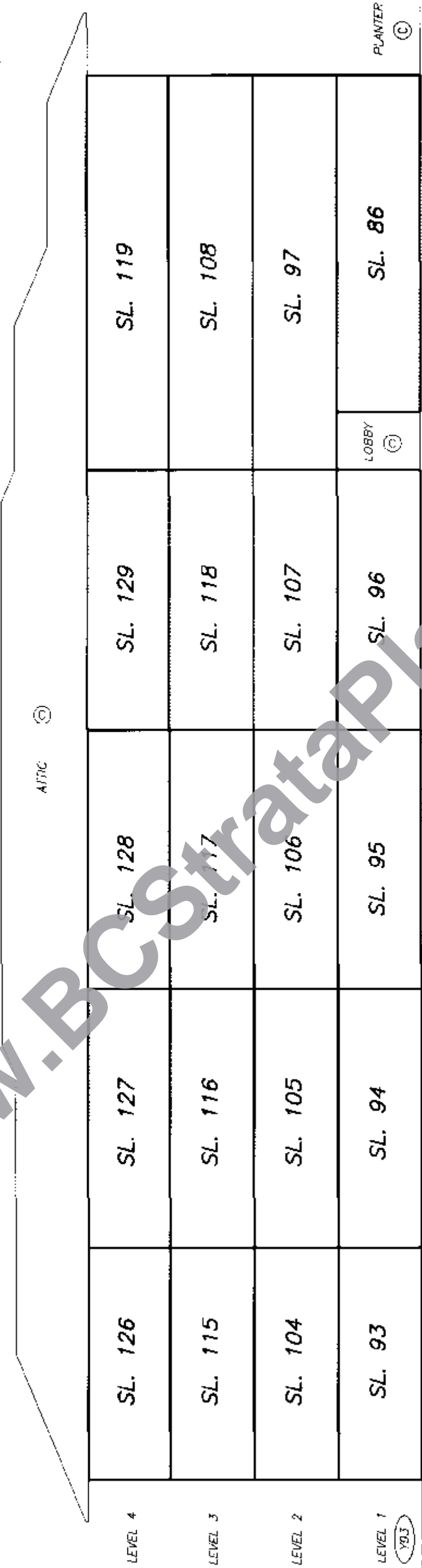
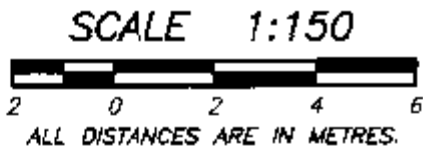
*M.C. 08*

ORIGINAL

FILED NMBCS1470 2006-11-28-11.33.10.733957

SECTION B - B'

STRATA PLAN BCS 1470



WWW.BCStrataPlans.com

DRAWING # 30566-10  
FILE # 30566-10\_SB

DATE : JULY 11, 2005

M.C.S.

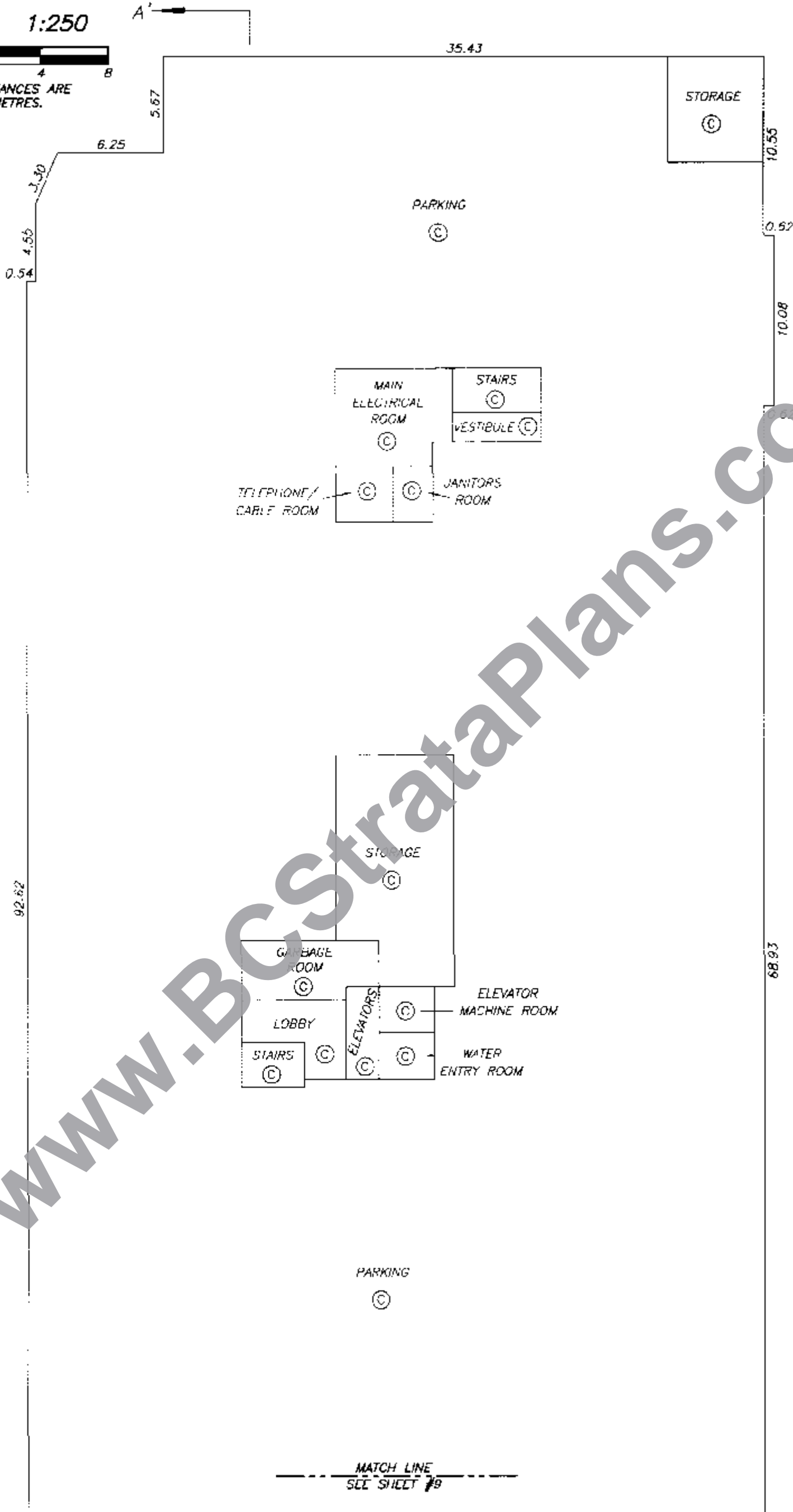
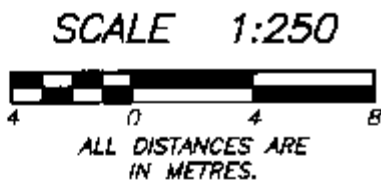
ORIGINAL

FILED NMBCS1470 2006-11-28-11.33.10.733997



# PARKING LEVEL FLOOR PLAN NORTH PORTION

STRATA PLAN BCS 1470



WWW.BCStrataPlans.com

DATE : JULY 11, 2005

*M.C.B.*

DRAWING # 30566-10  
FILE # 30566-10\_PRKN

ORIGINAL

FILED NMBCS1470 2006-11-28-11.33.10.733957



# PARKING LEVEL FLOOR PLAN SOUTH PORTION

STRATA PLAN BCS 1410

SCALE 1:250

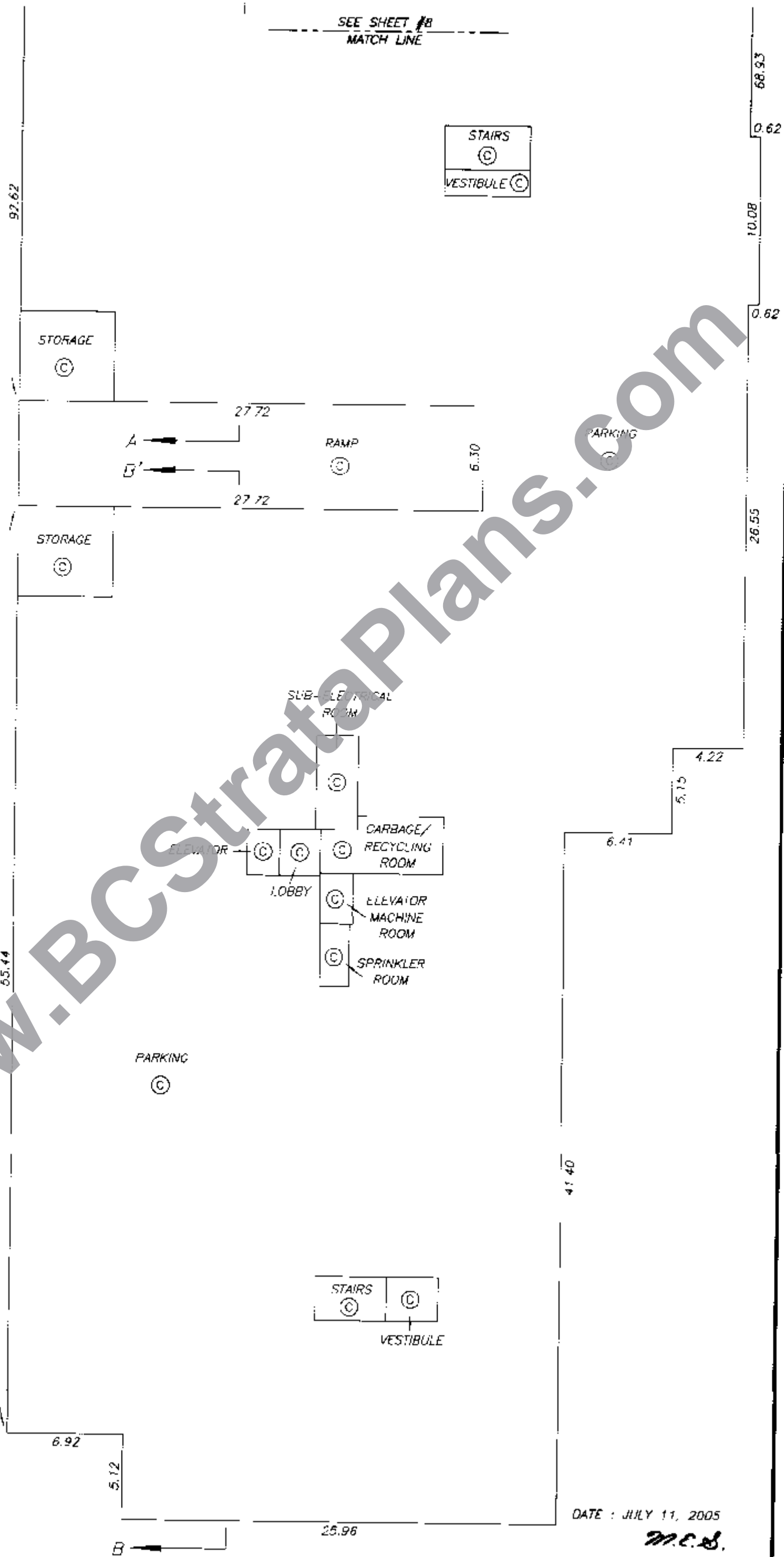
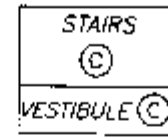


ALL DISTANCES ARE IN METRES.



A' ———

SEE SHEET #8  
MATCH LINE



WWW.BCStrataPlans.com

DRAWING # 30566-10  
FILE # 30566-10\_PRKS

DATE : JULY 11, 2005

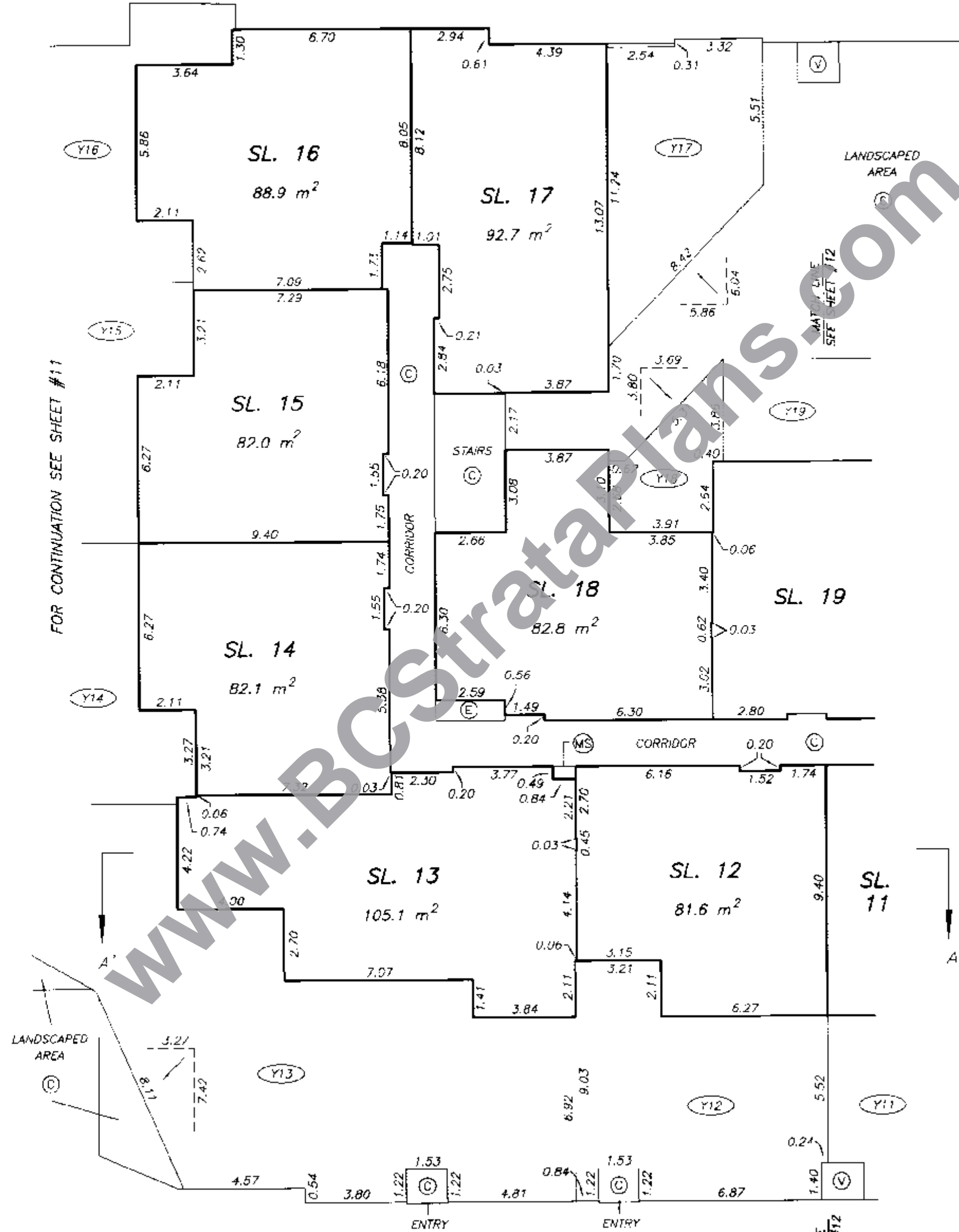
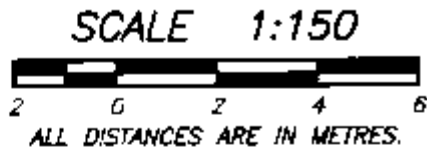
*M.E.S.*

ORIGINAL

FILED NMBCS1470 2006-11-28-11.33.10.733957

# BUILDING A LEVEL 1 FLOOR PLAN NORTH PORTION

STRATA PLAN BCS 1470



FOR CONTINUATION SEE SHEET #11

MATCH LINE  
SEE SHEET #12

DATE : JULY 11, 2005  
*M.C.B.*

DRAWING # 30566-10  
FILE # 30566-10\_BAL1N

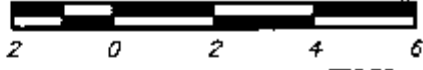
ORIGINAL

FILED  
NWBCS1470  
2006-11-28-11.33.10.733957

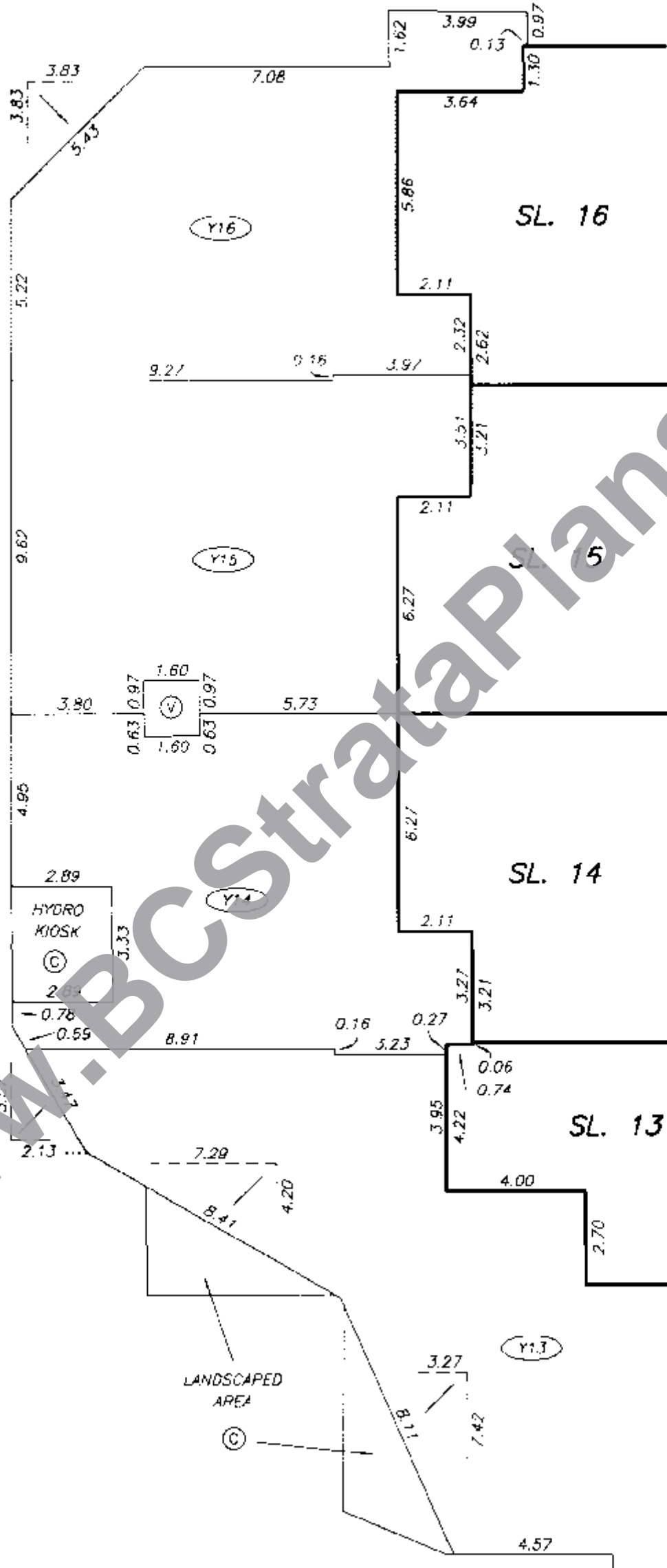
# BUILDING A LEVEL 1 FLOOR PLAN NORTH PORTION DETAIL

STRATA PLAN BCS 1470

SCALE 1:150



ALL DISTANCES ARE IN METRES.



FOR CONTINUATION SEE SHEET #10

DATE : JULY 11, 2005

*M.E.B.*

DRAWING # 30566-10  
FILE # 30566-10\_BAL1N\_A

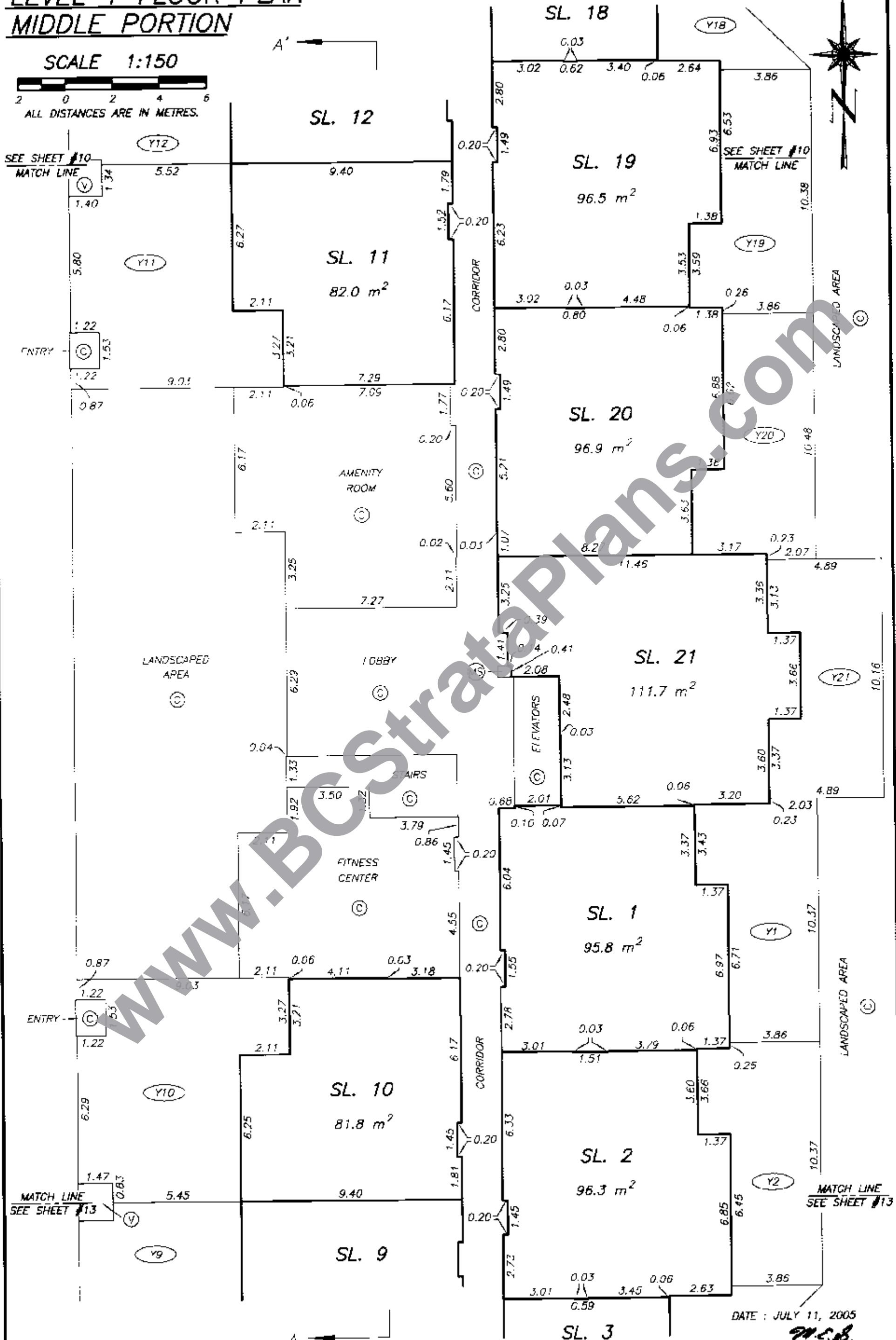
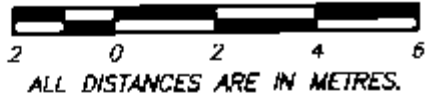
ORIGINAL

FILED NMBCS1470 2006-11-28-11.33.10.733957

# BUILDING A LEVEL 1 FLOOR PLAN MIDDLE PORTION

## STRATA PLAN BCS 1470

SCALE 1:150



DATE: JULY 11, 2005  
M.C.B.

DRAWING # 30566-10  
FILE # 30566-10\_BAL1M

ORIGINAL

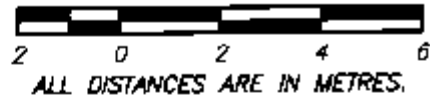
FILED NMBCS1470 2006-11-28-11.33.10.733997

# BUILDING A LEVEL 1 FLOOR PLAN SOUTH PORTION

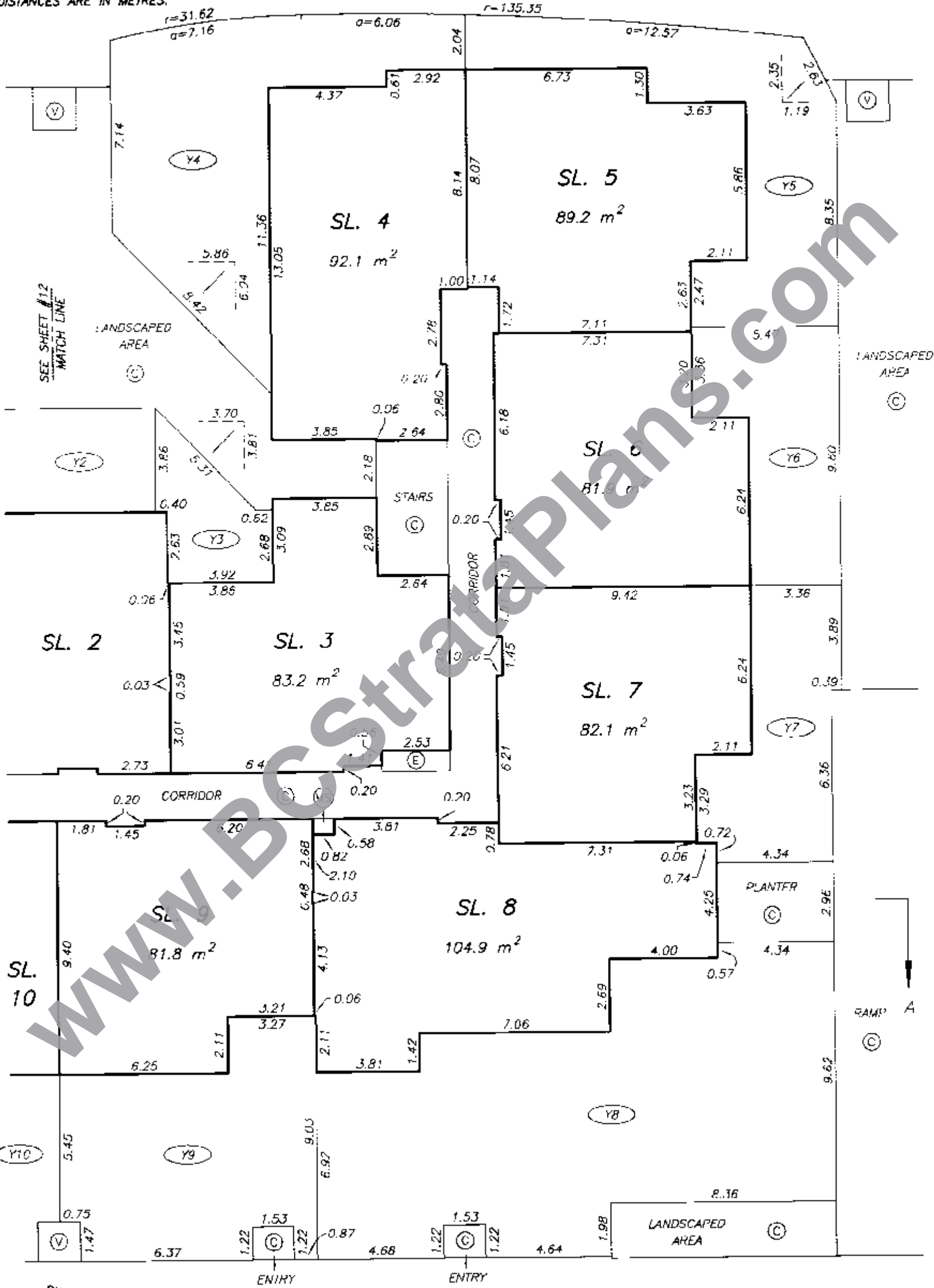
## STRATA PLAN BCS 1470



SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JULY 11, 2005

*m.c.b.*

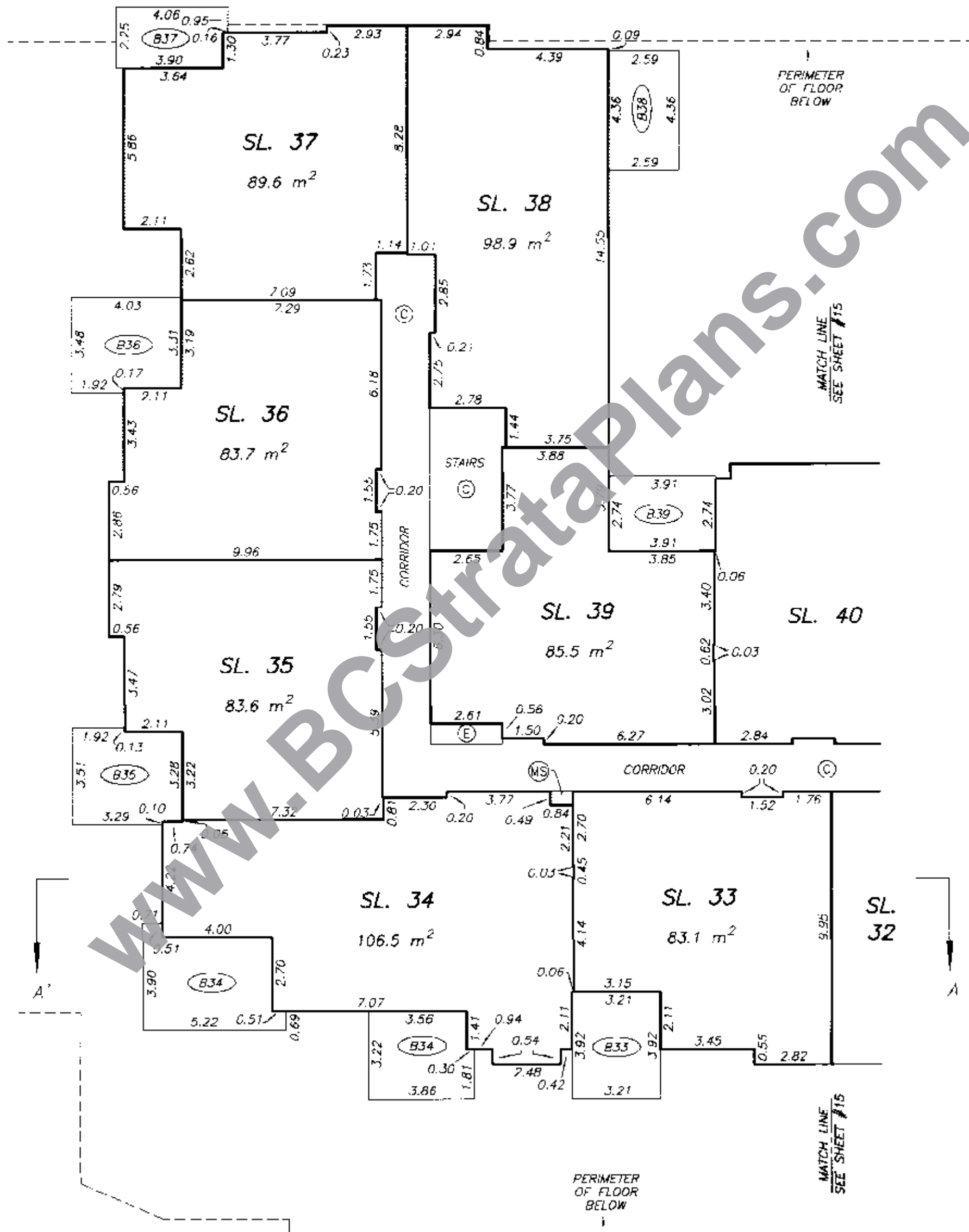
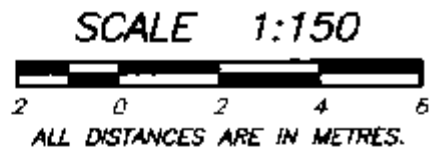
DRAWING # 30566-10  
FILE # 30566-10\_BAL 1 S

ORIGINAL

FILED  
NMBCS1470  
2006-11-28-11.33.10.733997

# BUILDING A LEVEL 2 FLOOR PLAN NORTH PORTION

STRATA PLAN BCS 1470



DATE : JULY 11, 2005  
*M.C.S.*

DRAWING # 30556-10  
FILE # 30556-10\_BAL2N

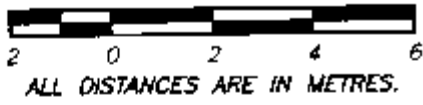
ORIGINAL

FILED NMBCS1470 2006-11-28-11.33.10.733997

# BUILDING A LEVEL 2 FLOOR PLAN MIDDLE PORTION

## STRATA PLAN BCS 1470

SCALE 1:150

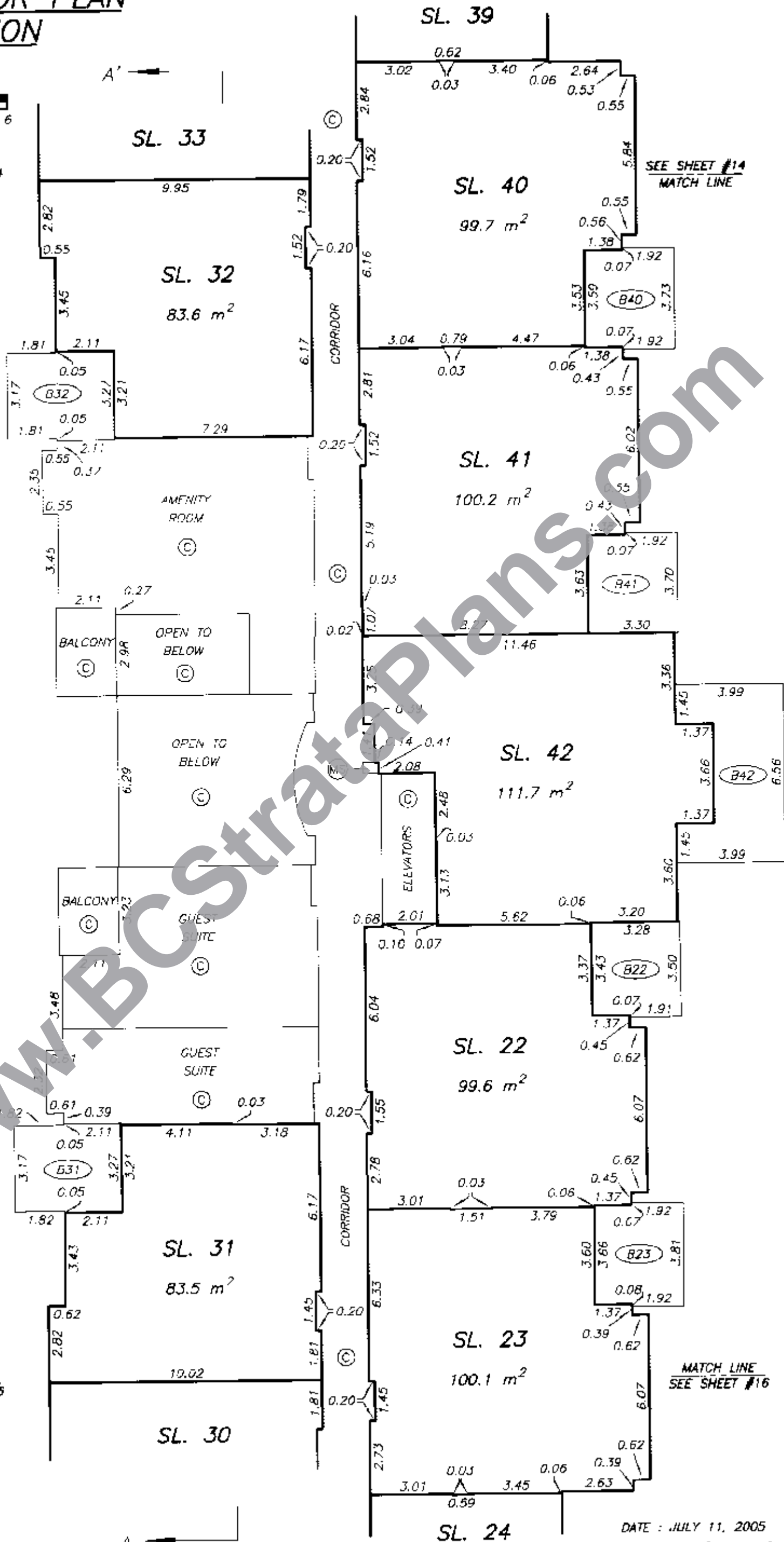


ALL DISTANCES ARE IN METRES.

SEE SHEET #14  
MATCH LINE



PERIMETER  
OF FLOOR  
BELOW



WWW.BCStrataPlans.com

MATCH LINE  
SEE SHEET #16

MATCH LINE  
SEE SHEET #16

DATE : JULY 11, 2005

M.E.B.

DRAWING # 30566-10  
FILE # 30566-10\_BAL2M

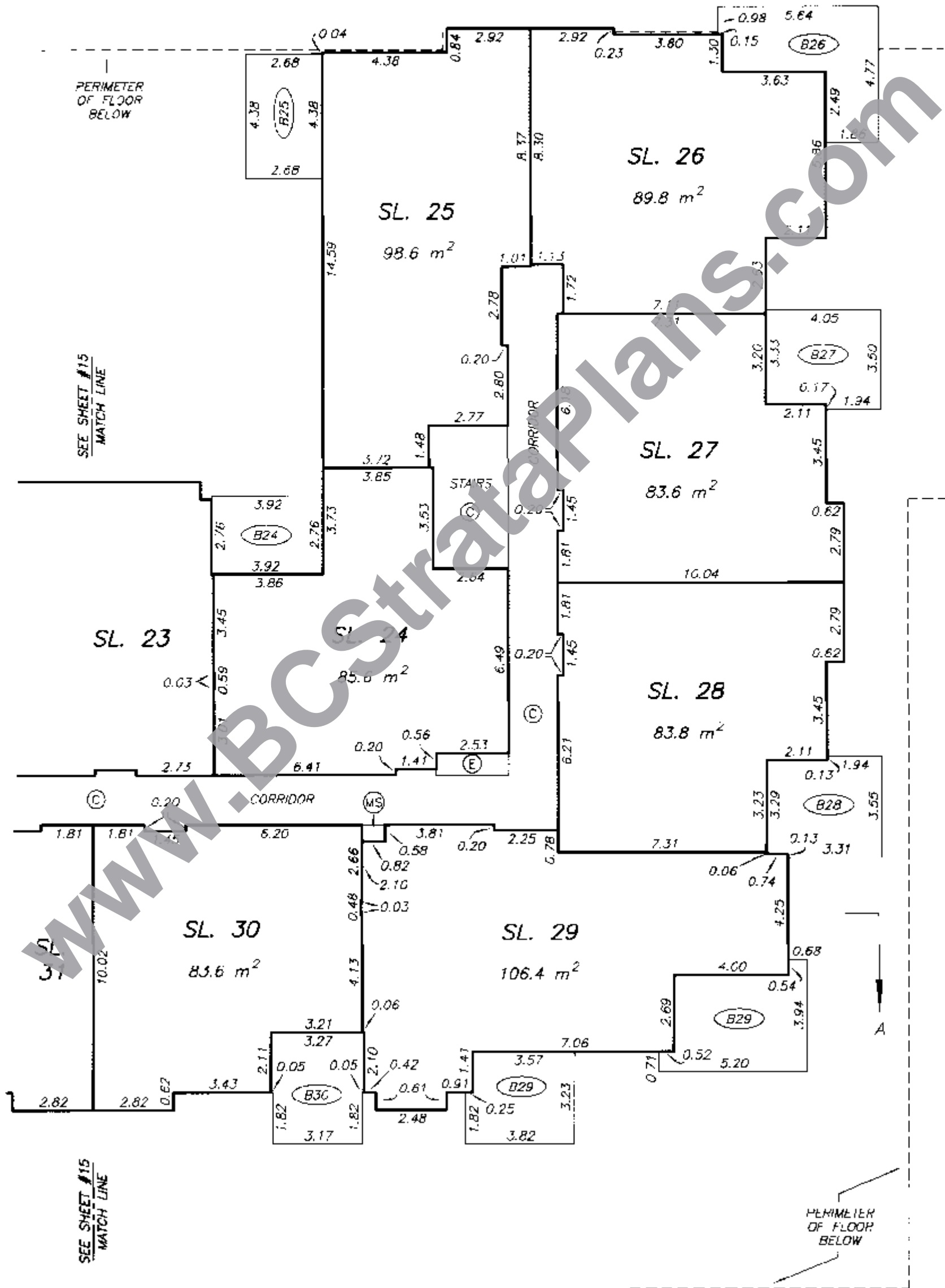
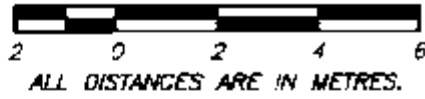
ORIGINAL



# BUILDING A LEVEL 2 FLOOR PLAN SOUTH PORTION

## STRATA PLAN BCS 1470

SCALE 1:150



DATE : JULY 11, 2005

*M.E.B.*

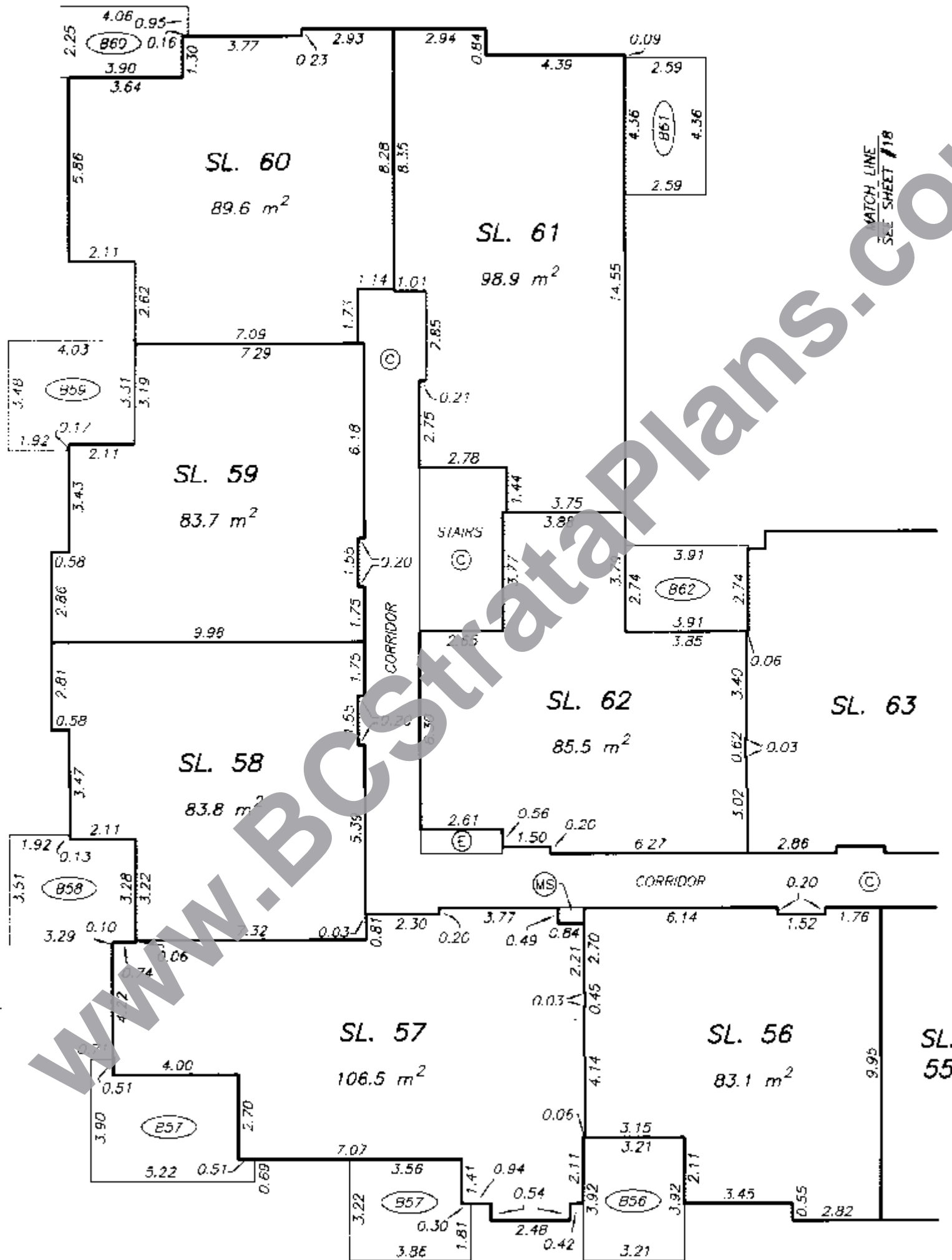
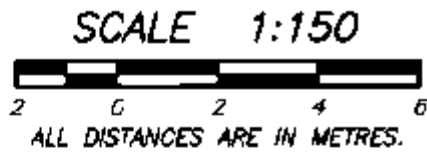
DRAWING # 30566-10  
FILE # 30566-10 BAL2S

ORIGINAL

FILED  
NMBCS1470  
W02338  
2006-11-28-11.33.10.733997

# BUILDING A LEVEL 3 FLOOR PLAN NORTH PORTION

STRATA PLAN BCS 1470



MATCH LINE  
SEE SHEET #18

MATCH LINE  
SEE SHEET #18

DATE : JULY 11, 2005

*M.E.S.*

DRAWING # 30566-10  
FILE # 30566-10\_BAL3N

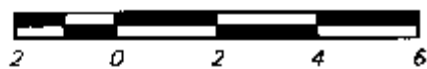
ORIGINAL

FILED  
NMBCS1470  
2006-11-28-11.33.10.733957

# BUILDING A LEVEL 3 FLOOR PLAN MIDDLE PORTION

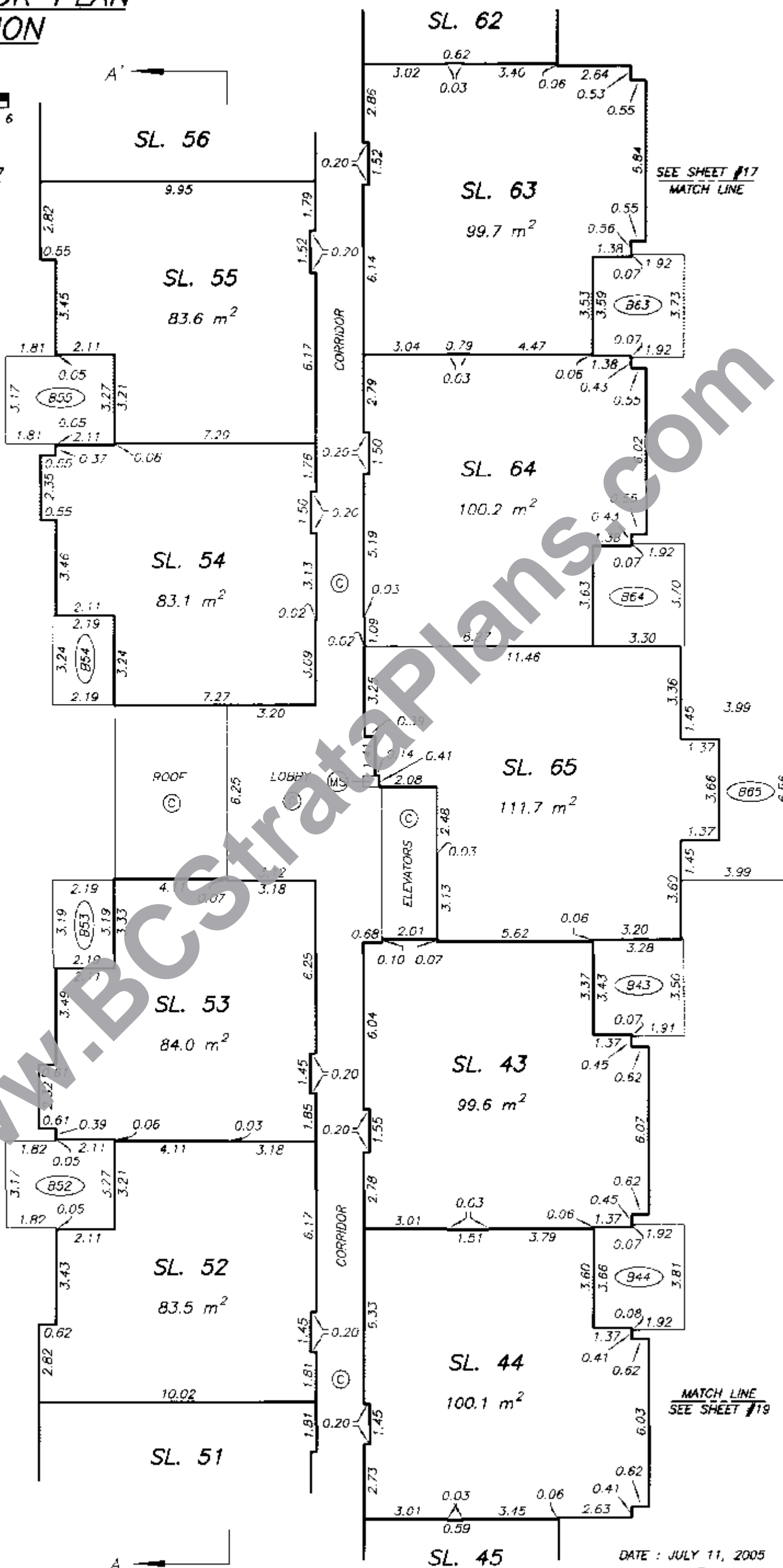
STRATA PLAN BCS 1470

SCALE 1:150



ALL DISTANCES ARE IN METRES.

SEE SHEET #17  
MATCH LINE



WWW.BCStrataPlans.com

MATCH LINE  
SEE SHEET #19

MATCH LINE  
SEE SHEET #19

DATE: JULY 11, 2005

M.C.B.

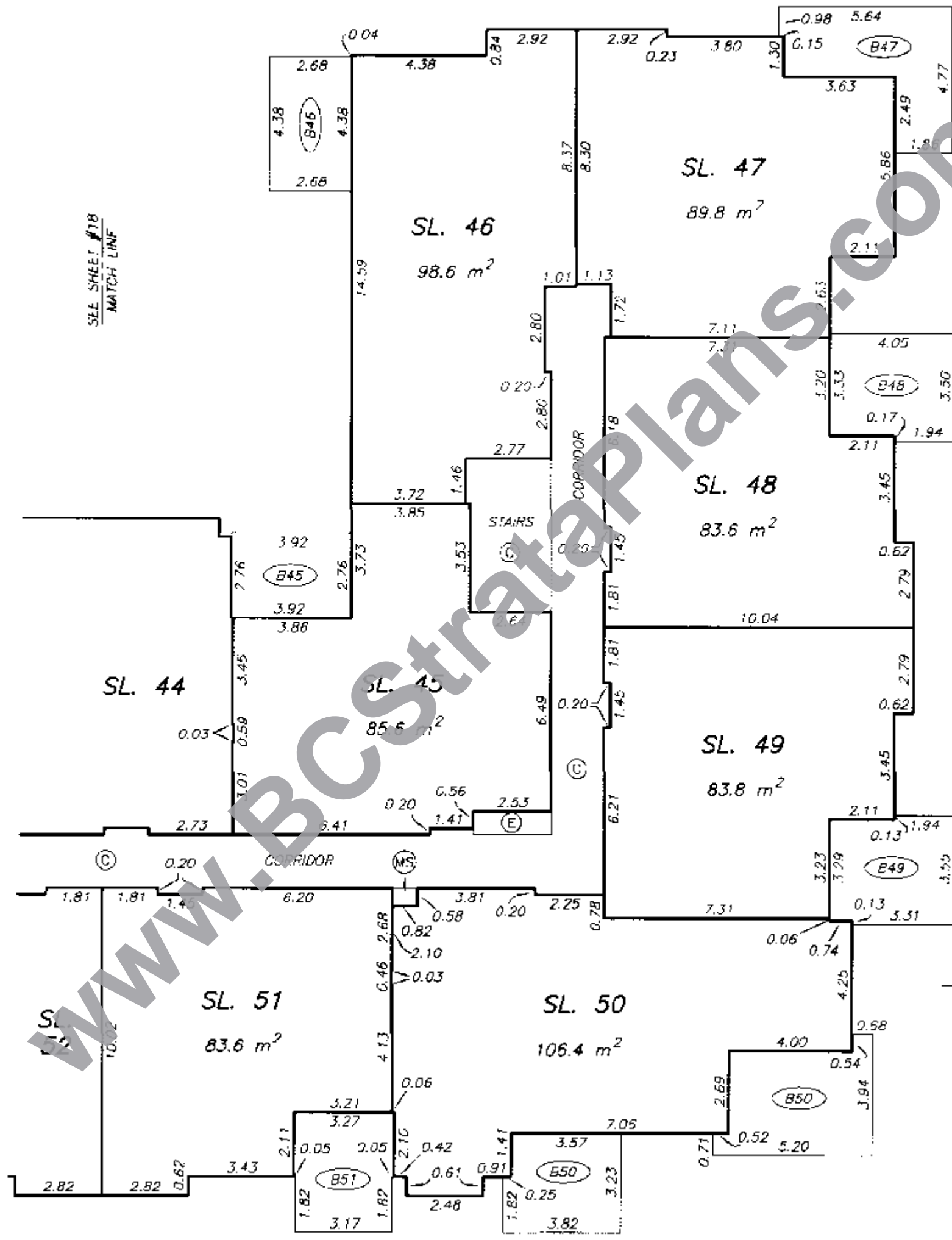
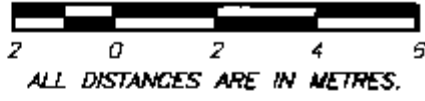
DRAWING # 30566-10  
FILE # 30566-10\_BAL3M

ORIGINAL

# BUILDING A LEVEL 3 FLOOR PLAN SOUTH PORTION

STRATA PLAN BCS 1470

SCALE 1:150



2006-11-28-11.33.10.733997  
W02338  
NWBCS1470  
FILED

DATE : JULY 11, 2005

M.E.B.

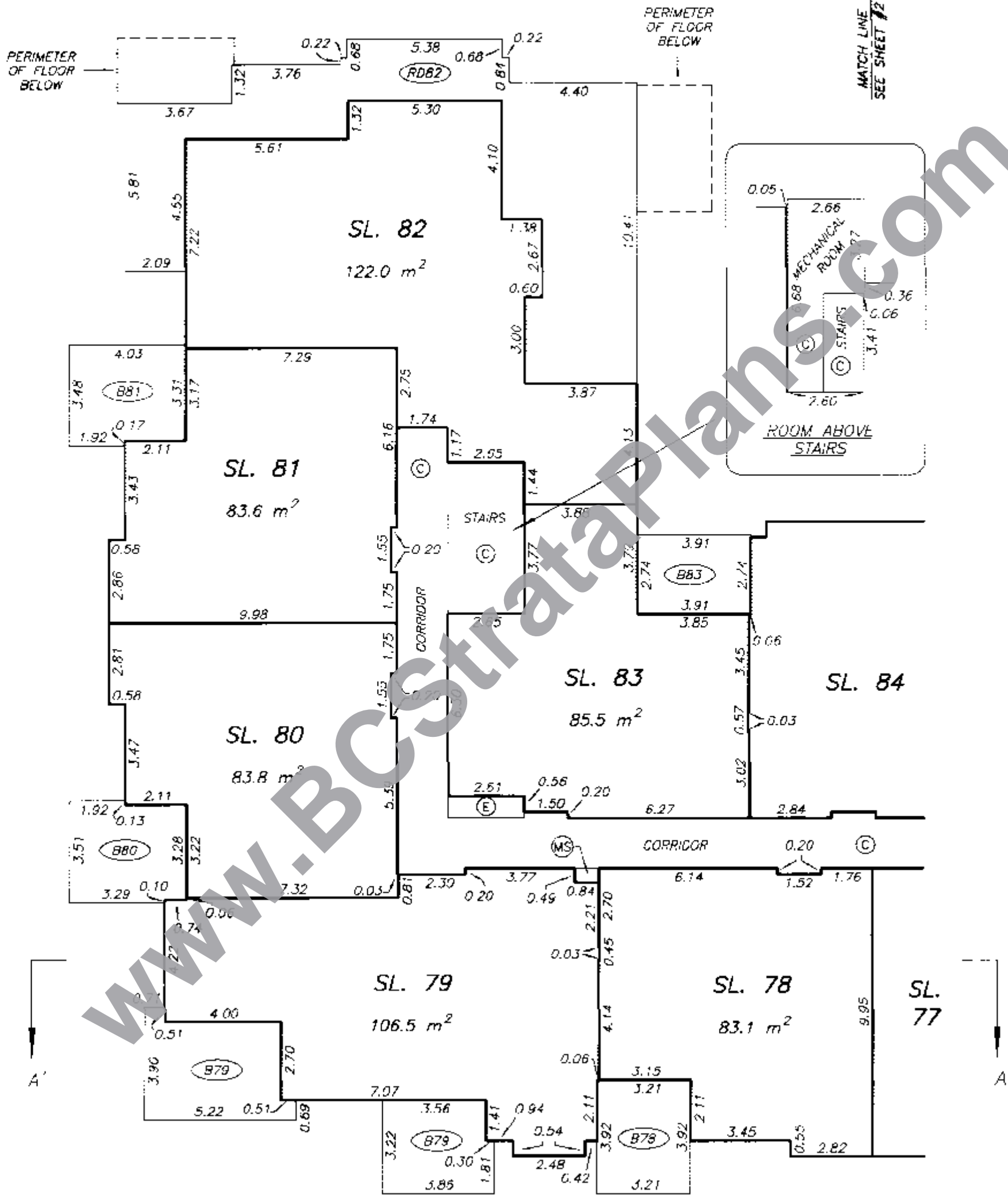
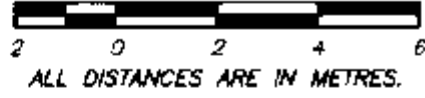
DRAWING # 30566-10  
FILE # 30566-10\_BAL3S

ORIGINAL

# BUILDING A LEVEL 4 FLOOR PLAN NORTH PORTION

STRATA PLAN BCS 1470

SCALE 1:150



MATCH LINE  
SEE SHEET #21

DATE : JULY 11, 2005  
*M.C.B.*

DRAWING # 30566-10  
FILE # 30566-10\_BALAN

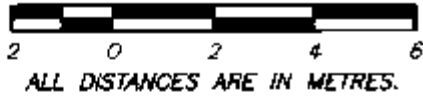
ORIGINAL

FILED  
NWBCS1470  
2006-11-28-11.33.10.733997

# BUILDING A LEVEL 4 FLOOR PLAN MIDDLE PORTION

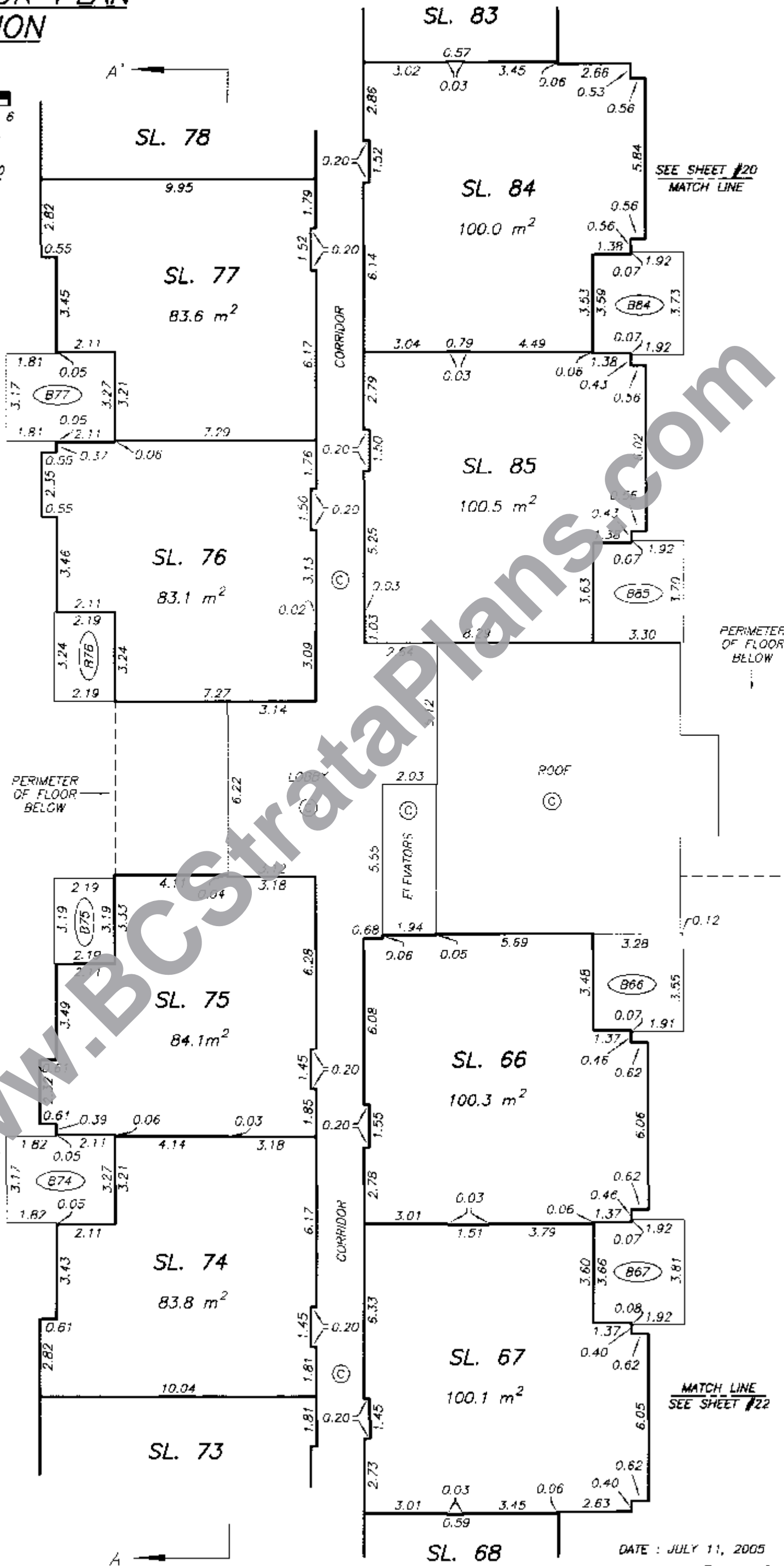
STRATA PLAN BCS 1470

SCALE 1:150



ALL DISTANCES ARE IN METRES.

SEE SHEET #20  
MATCH LINE



WWW.BCStrataPlans.com

MATCH LINE  
SEE SHEET #22

MATCH LINE  
SEE SHEET #22

DRAWING # 30566-10  
FILE # 30566-10\_BAL4M

DATE : JULY 11, 2005

M.C.B.

ORIGINAL

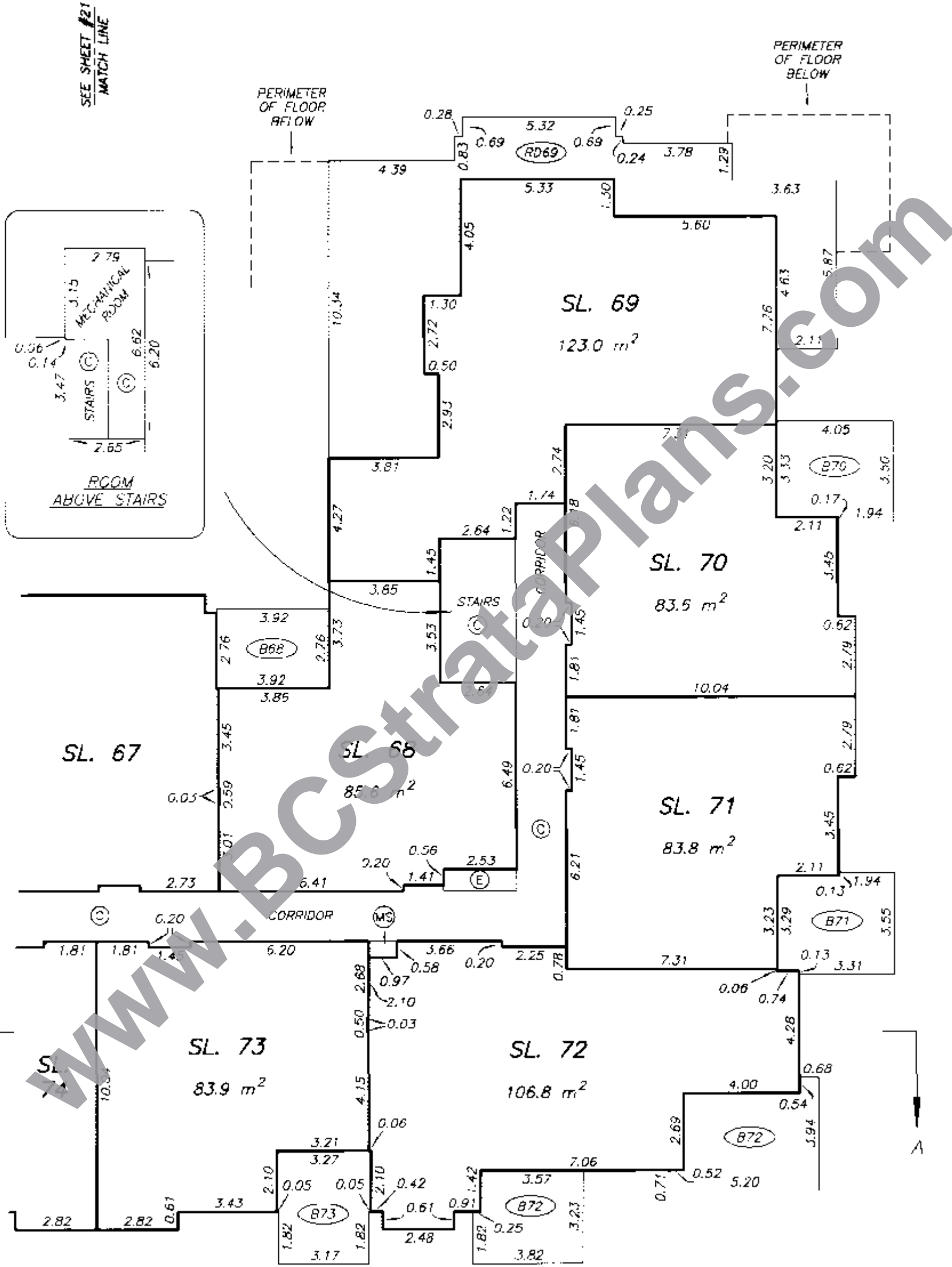
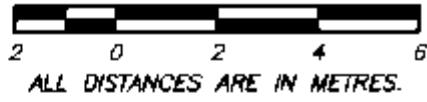
FILED NMBCS1470 2006-11-28-11.33.10.733997



# BUILDING A LEVEL 4 FLOOR PLAN SOUTH PORTION

STRATA PLAN BCS 1470

SCALE 1:150



SEE SHEET #21  
MATCH LINE

PERIMETER  
OF FLOOR  
BELOW

PERIMETER  
OF FLOOR  
ABOVE

ROOM  
ABOVE STAIRS

SL. 69  
123.0 m<sup>2</sup>

SL. 70  
83.5 m<sup>2</sup>

SL. 71  
83.8 m<sup>2</sup>

SL. 72  
106.8 m<sup>2</sup>

SL. 73  
83.9 m<sup>2</sup>

SL. 68  
85.0 m<sup>2</sup>

SL. 67

DATE : JULY 11, 2005

*M.E.B.*

DRAWING # 30566-10  
FILE # 30566-10\_BAL4S

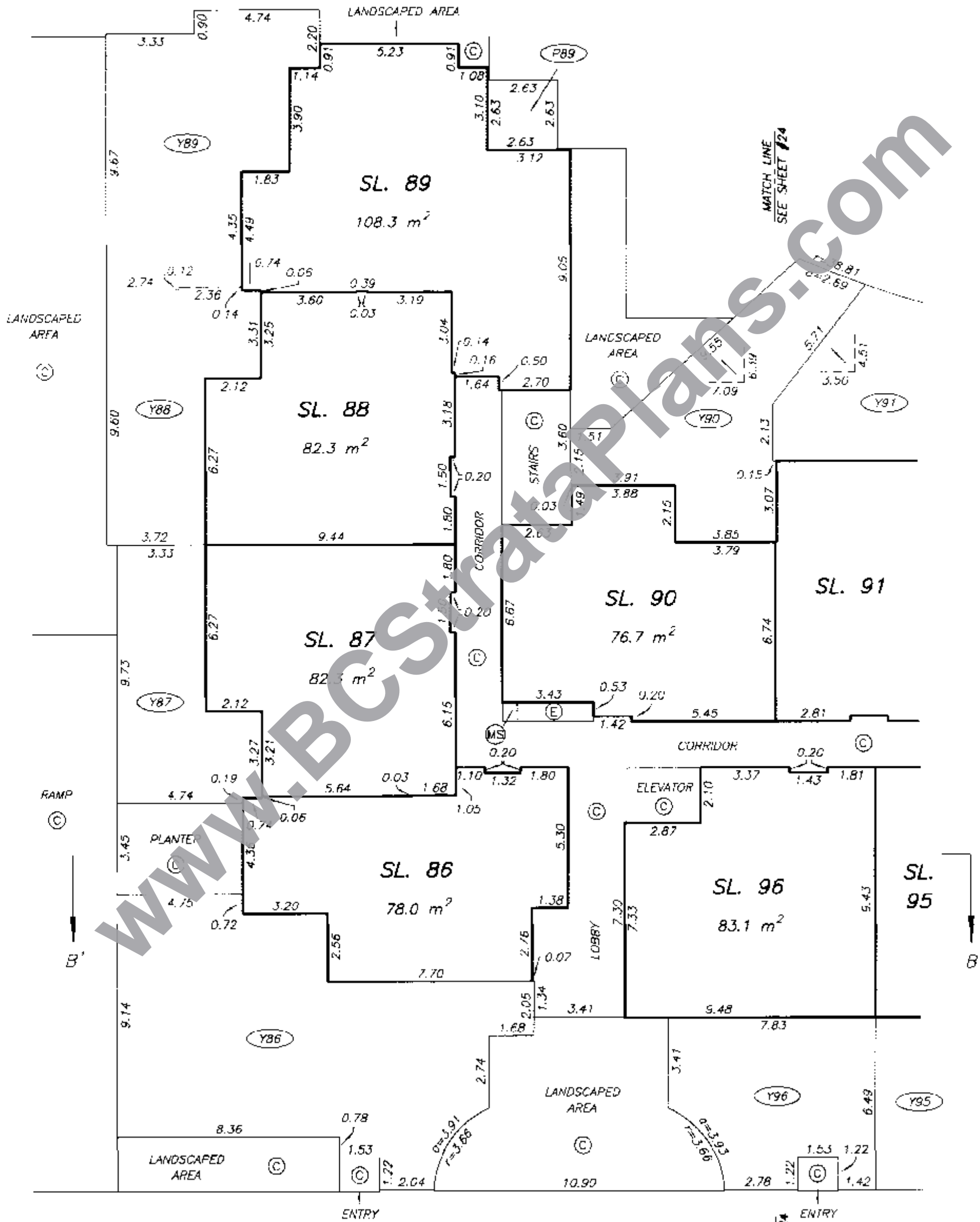
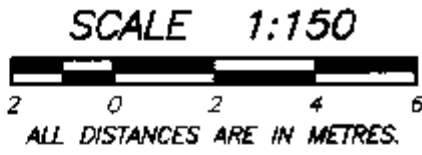
ORIGINAL

FILED NMBCS1470 2006-11-28-11.33.10.733997



# BUILDING B LEVEL 1 FLOOR PLAN NORTH PORTION

STRATA PLAN BCS 1470



DRAWING # 30566-10  
FILE # 30566-10\_BBL1N

DATE: JULY 11, 2005

*M.E.B.*

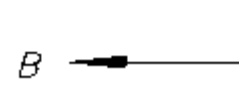
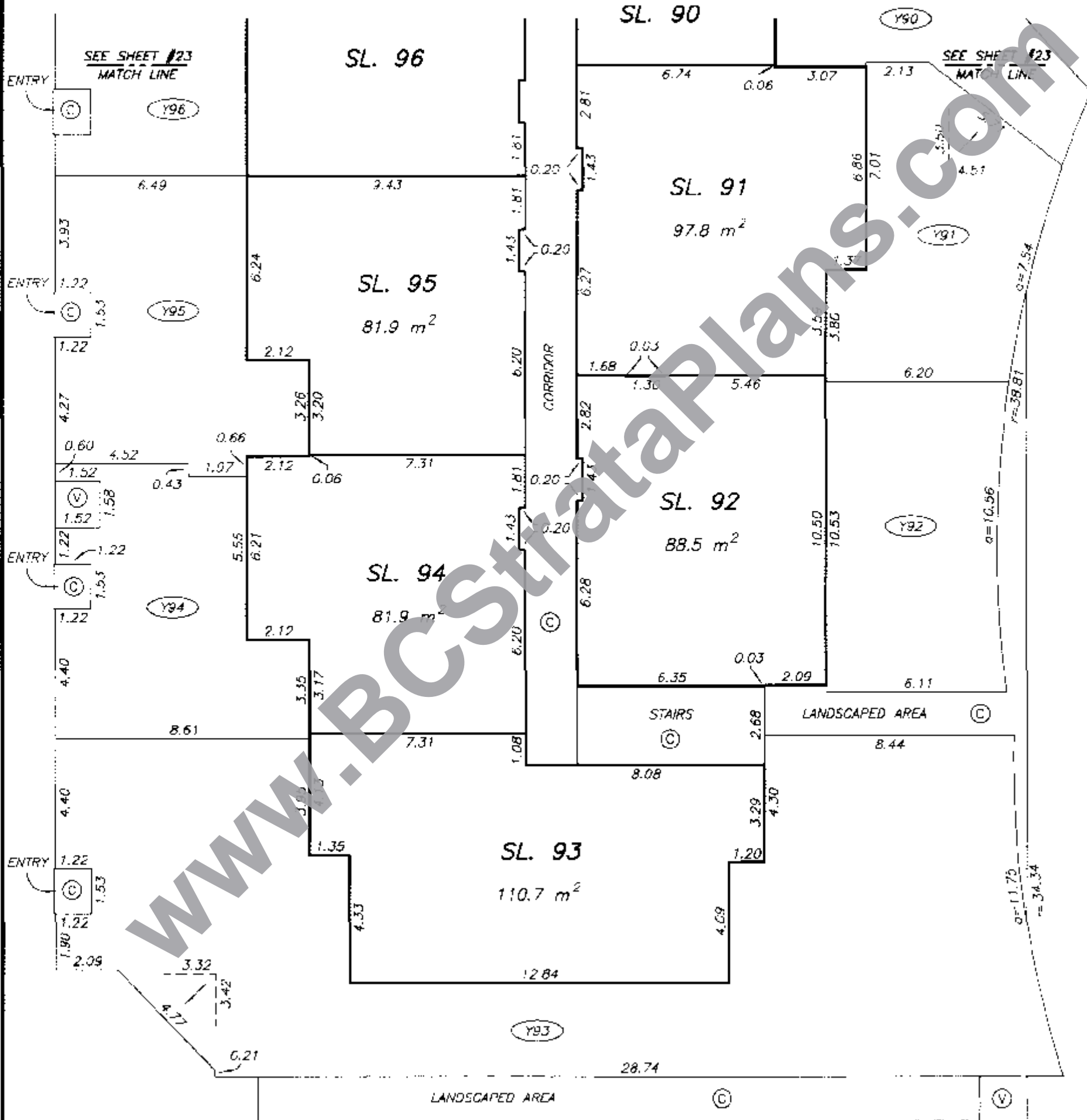
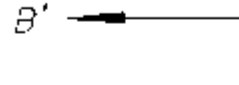
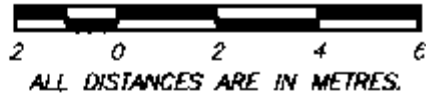
ORIGINAL

FILED NMBCS1470 2006-11-28-11.33.10.733997

# BUILDING B LEVEL 1 FLOOR PLAN SOUTH PORTION

STRATA PLAN BCS 1470

SCALE 1:150



DATE : JULY 11, 2005

*M.C.B.*

DRAWING # 30566-10  
FILE # 30566-10\_BBL15

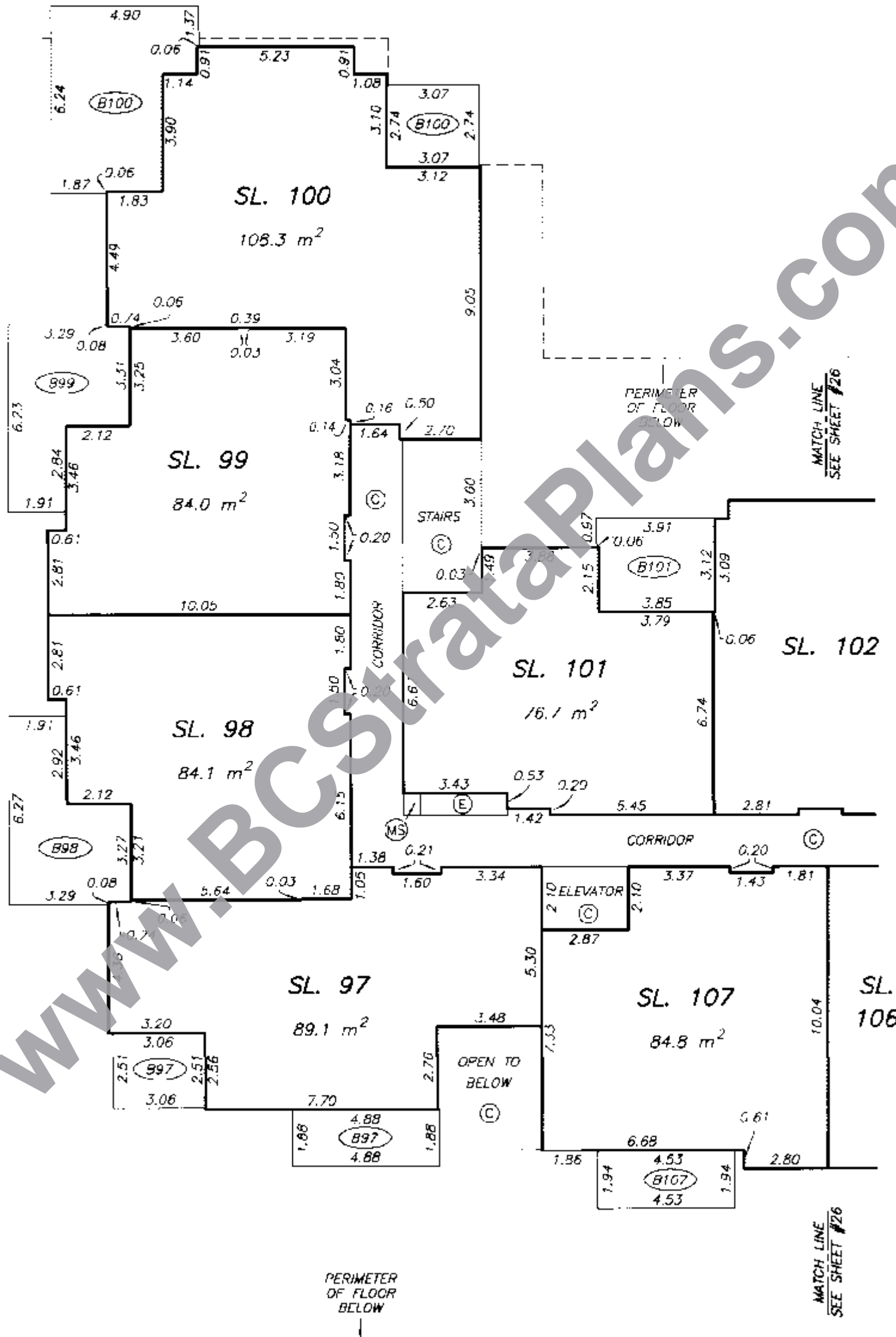
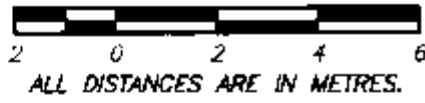
ORIGINAL

FILED  
NMBCS1470  
2006-11-28-11.33.10.733997

# BUILDING B LEVEL 2 FLOOR PLAN NORTH PORTION

STRATA PLAN BCS 1470

SCALE 1:150



DATE : JULY 11, 2005

M.E.S.

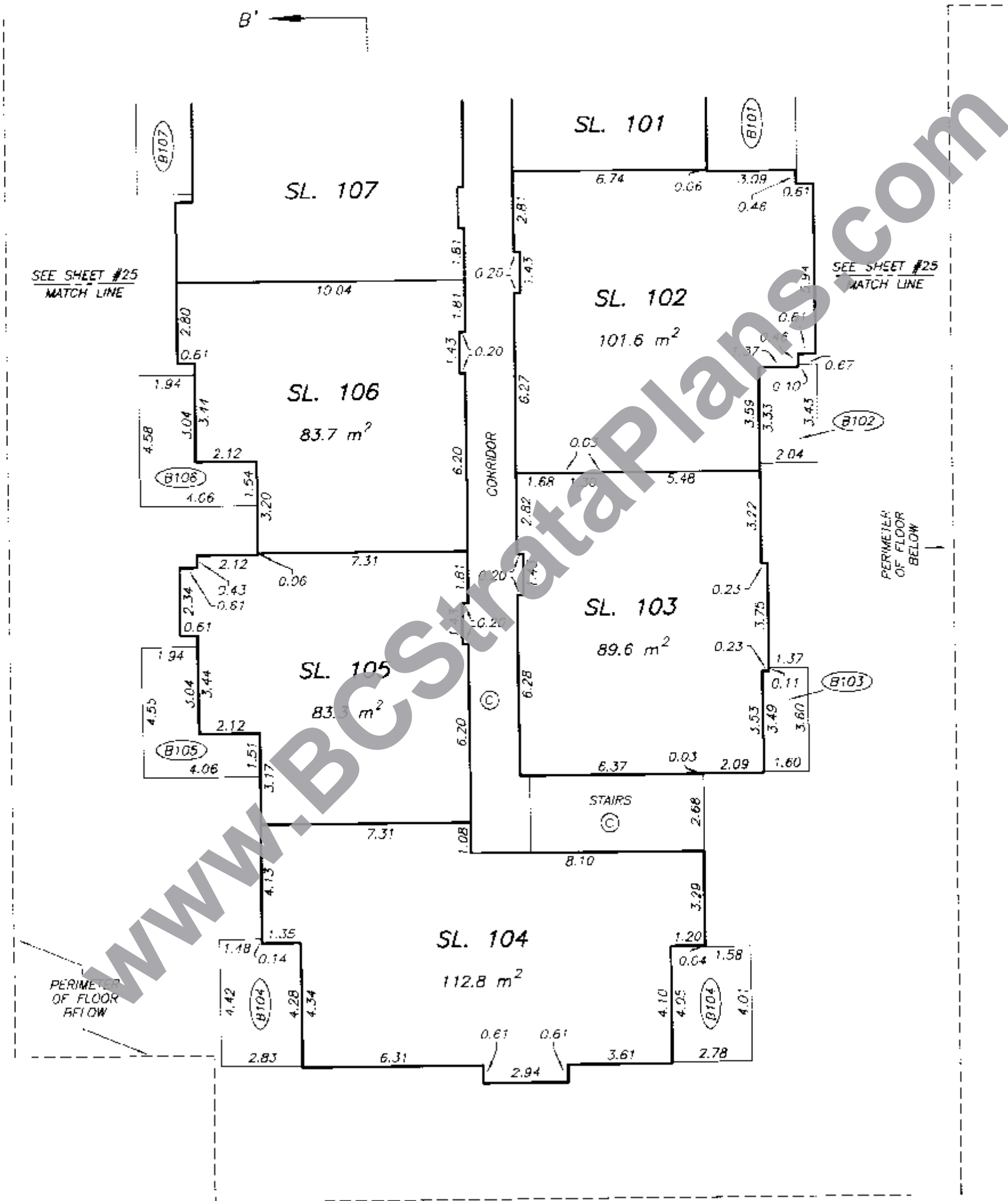
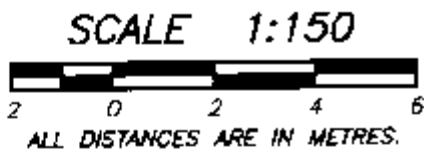
DRAWING # 30566 10  
FILE # 30566-10\_BBL2N

ORIGINAL

FILED NMBCS1470 2006-11-28-11.33.10.733997

# BUILDING B LEVEL 2 FLOOR PLAN SOUTH PORTION

STRATA PLAN BCS 1470



DATE : JULY 11, 2005

*M.E.B.*

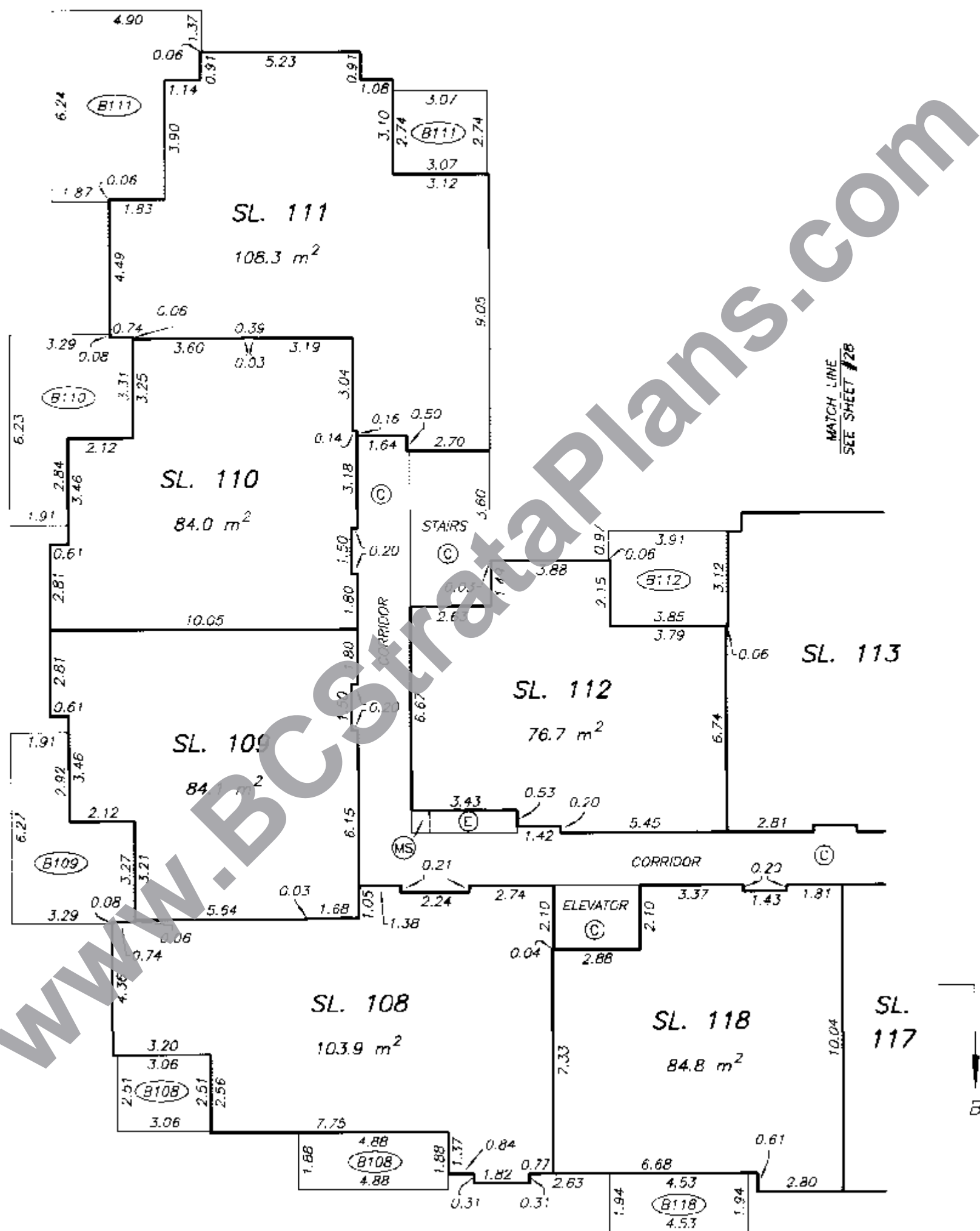
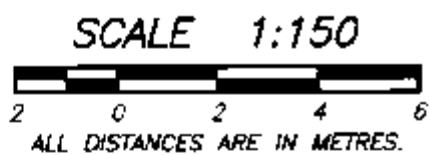
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FILE # 30566-10\_BBL2S

ORIGINAL

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NMBCS1470  
W02338  
2006-11-28-11.33.10.733997

# BUILDING B LEVEL 3 FLOOR PLAN NORTH PORTION

STRATA PLAN BCS 1470



FILED 2006-11-28-11.33.10.733997

DATE: JULY 11, 2005  
m.e.b.

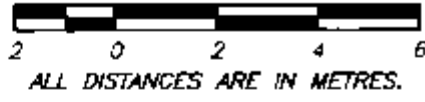
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FILE # 30566-10\_BBL3N

ORIGINAL

# BUILDING B LEVEL 3 FLOOR PLAN SOUTH PORTION

STRATA PLAN BCS 1470

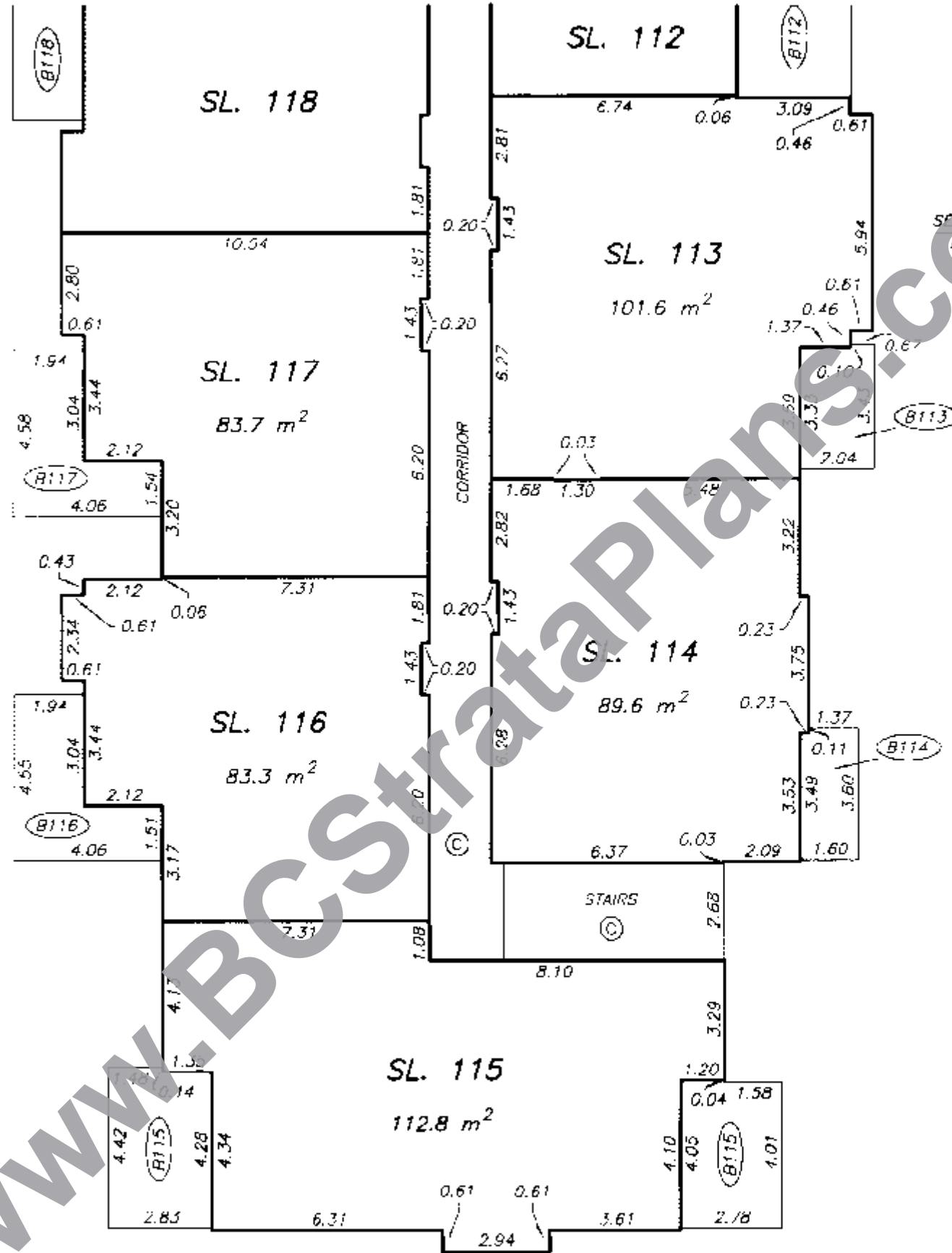
SCALE 1:150



B' ———

SEE SHEET #27  
MATCH LINE

SEE SHEET #27  
MATCH LINE



B ———

DATE : JULY 11, 2005  
M.E.S.

DRAWING # 30566-10  
FILE # 30566-10\_BBL3S

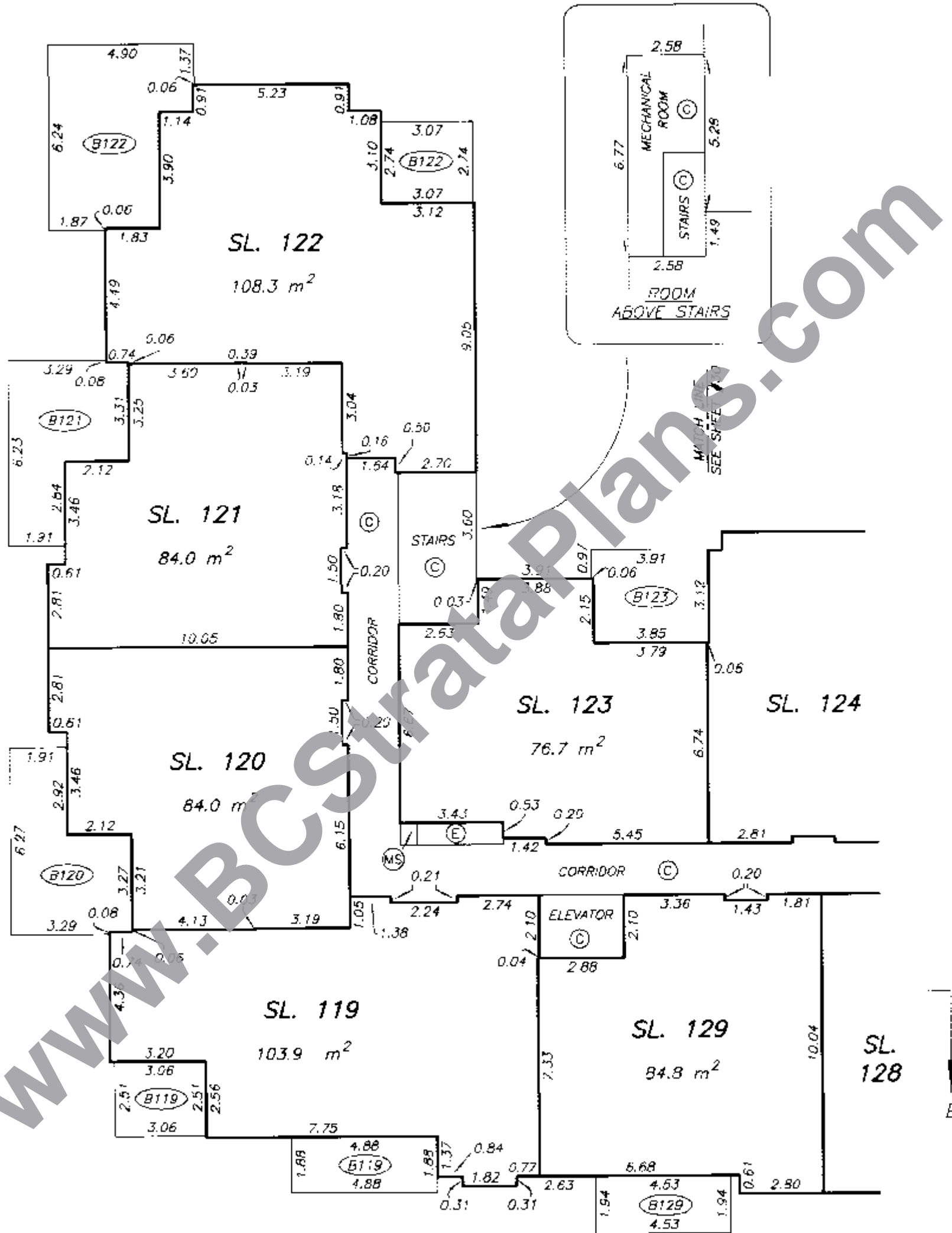
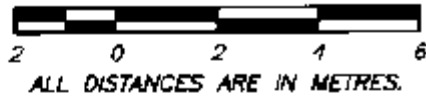
ORIGINAL

FILED  
NMBCS1470  
M02338  
2006-11-28-11.33.10.733997

# BUILDING B LEVEL 4 FLOOR PLAN NORTH PORTION

STRATA PLAN BCS 1470

SCALE 1:150



WWW.BCStrataPlans.com

MATCH LINE  
SEE SHEET #30

DATE : JULY 11, 2005

M.E.B.

DRAWING # 30586-10  
FILE # 30586-10\_BBL4N

ORIGINAL

2006-11-28-11.33.10.733997

NWBCSI470

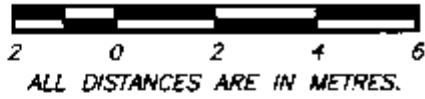
FILED



# BUILDING B LEVEL 4 FLOOR PLAN SOUTH PORTION

STRATA PLAN BCS 1470

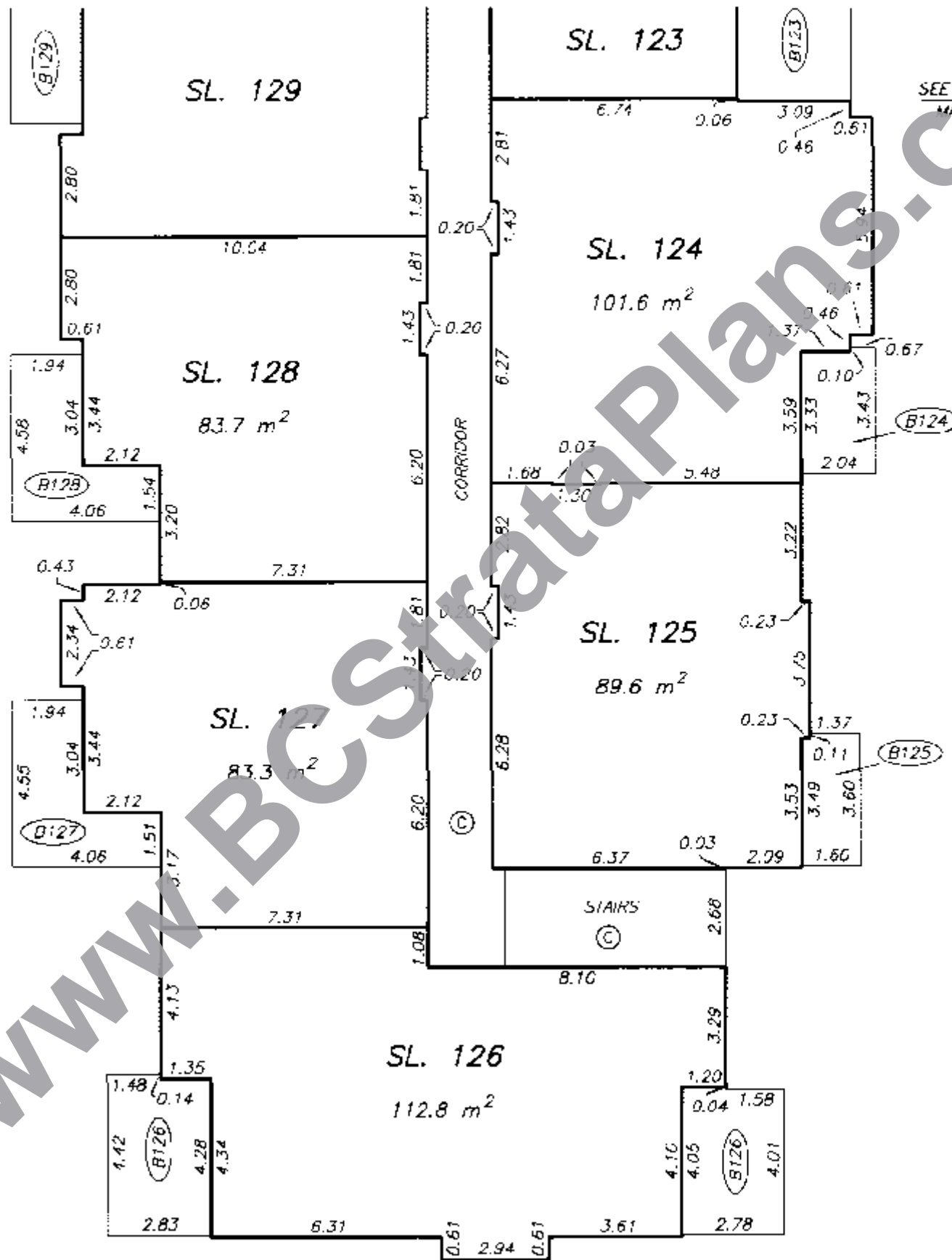
SCALE 1:150



R' ———→

SEE SHEET #29  
MATCH LINE

SEE SHEET #29  
MATCH LINE



B ———→

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DATE : JULY 11, 2005

*M.E.B.*

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NMBCS1470  
2006-11-28-11.33.10.733997