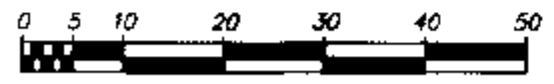


# STRATA PLAN OF LOT A, SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN BCP12319

## STRATA PLAN BCS 1439

B.C.G.S. 92G.015

DEPOSITED AND REGISTERED IN THE LAND  
TITLE OFFICE AT NEW WESTMINSTER B.C.  
THIS 5<sup>th</sup> DAY OF AUGUST 2005



SCALE 1 : 750

ALL DISTANCES ARE IN METRES

- ⊙ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES LEAD PLUG FOUND
- INDICATES STANDARD IRON POST SET
- ⊖ INDICATES OIP DESTROYED THEN RESET

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS  
BETWEEN CONTROL MONUMENTS 77H4937, 77H4859 AND 92H0976 PRIOR TO  
COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY THE  
MEAN COMBINED FACTOR 0.9998038 (NAD 83).  
DISTANCES SHOWN ARE GROUND LEVEL  
MEASURED DISTANCES.

THIS PLAN LIES WITHIN  
INTEGRATED SURVEY AREA #18, CITY OF RICHMOND

- SL DENOTES STRATA LOT
- PT DENOTES PART OF
- POR DENOTES PORCH (LCP)
- D DENOTES DECK (LCP)
- G DENOTES GARAGE (PART OF STRATA LOT)
- STO DENOTES STORAGE AREA (PART OF STRATA LOT)
- ⊙ DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY

AREAS INDICATED AS D OR POR  
ARE LIMITED COMMON PROPERTY  
APPURTENANT TO THE  
STRATA LOT INDICATED  
i.e. D-1, OR POR-1

STORAGE SPACES, CANTILEVERED WINDOWS AND GARAGES  
ARE PART OF THE STRATA LOT BUT NOT  
INCLUDED IN THE UNIT ENTITLEMENT.

TOTAL AREA SHOWN ON UNIT PLANS DO NOT  
INCLUDE LIMITED COMMON PROPERTY.

LIMITED COMMON PROPERTY IS NOT  
INCLUDED IN UNIT ENTITLEMENT

ALL ANGLES ARE 45 OR 90 DEGREES  
UNLESS OTHERWISE INDICATED

I. H. DAVID LIDDLE, OF ABBOTSFORD,  
BRITISH COLUMBIA LAND SURVEYOR, HEREBY  
CERTIFY THAT THE BUILDINGS SHOWN ON  
THIS STRATA PLAN HAVE NOT, AS OF THE  
23<sup>rd</sup> DAY OF JUNE, 2005,  
BEEN PREVIOUSLY OCCUPIED.

*I. H. David Liddle*  
C.L.S.

MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189

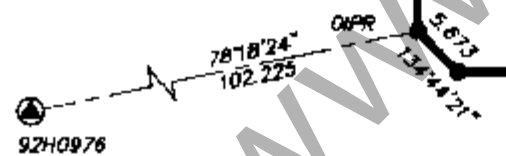
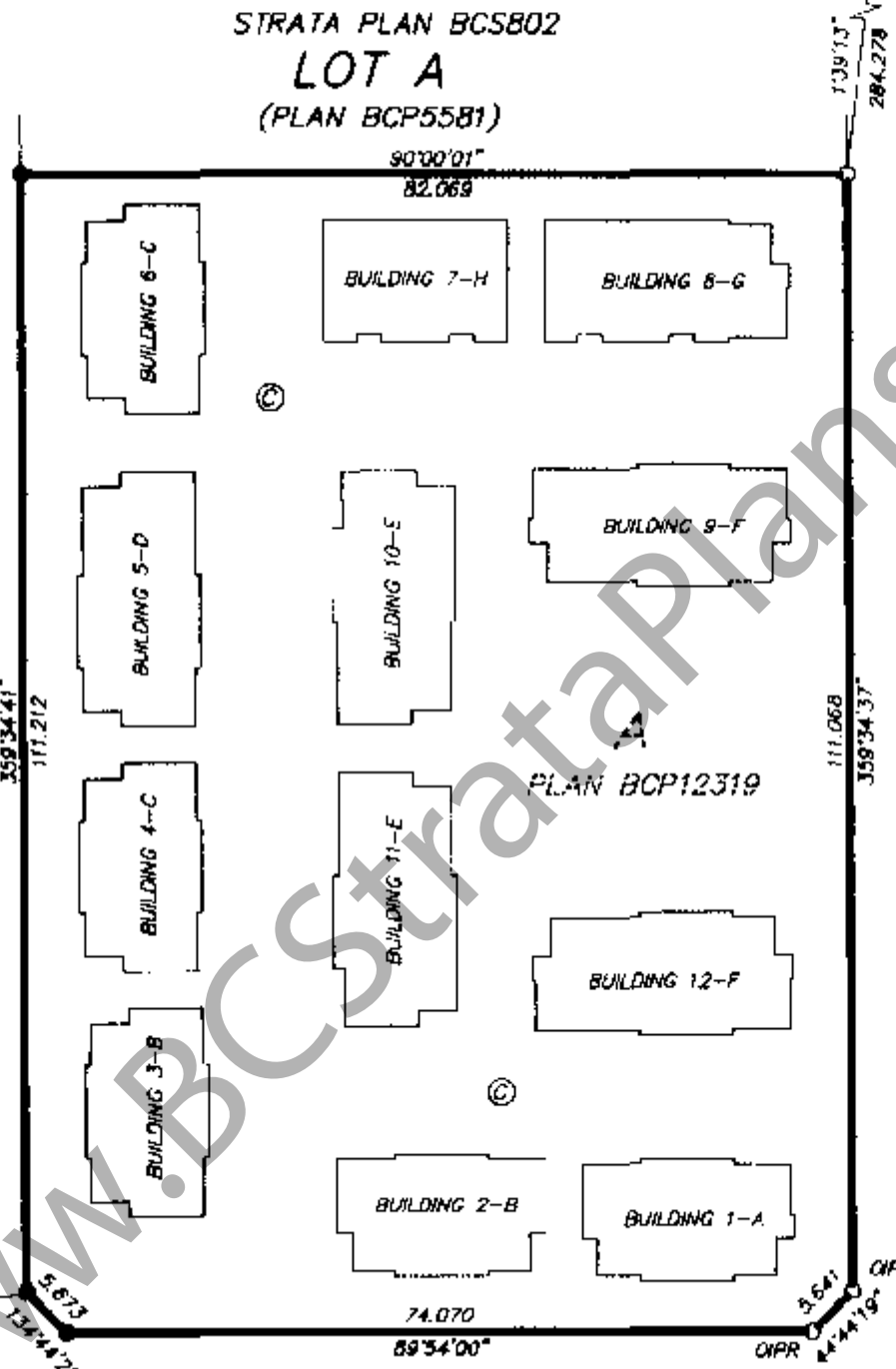
ADDRESS: 7331 Heather Street, Surrey, B.C.

SEC. 15

TURNILL STREET

B4N.

R6W.



FOR BUILDING LOCATION SEE SHEET 2  
FOR BUILDING DIMENSIONS SEE SHEETS 3, 4 AND 5

### GENERAL CURRIE ROAD

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
(CITY OF RICHMOND)

27 2005

*I. MacDonald*  
DEPUTY REGISTRAR

BX174493 - BX174546

I. H. DAVID LIDDLE, A BRITISH COLUMBIA LAND SURVEYOR  
OF ABBOTSFORD, 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 22<sup>nd</sup> DAY OF JUNE, 2005.

THE PLAN WAS COMPLETED AND CHECKED, AND THE  
CHECKLIST FILED UNDER #34886  
ON THE 26<sup>th</sup> DAY OF JULY, 2005.

*I. H. David Liddle*

I. H. DAVID LIDDLE, OF ABBOTSFORD  
BRITISH COLUMBIA LAND SURVEYOR, HEREBY  
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.  
28<sup>th</sup> DAY OF JANUARY, 2005.

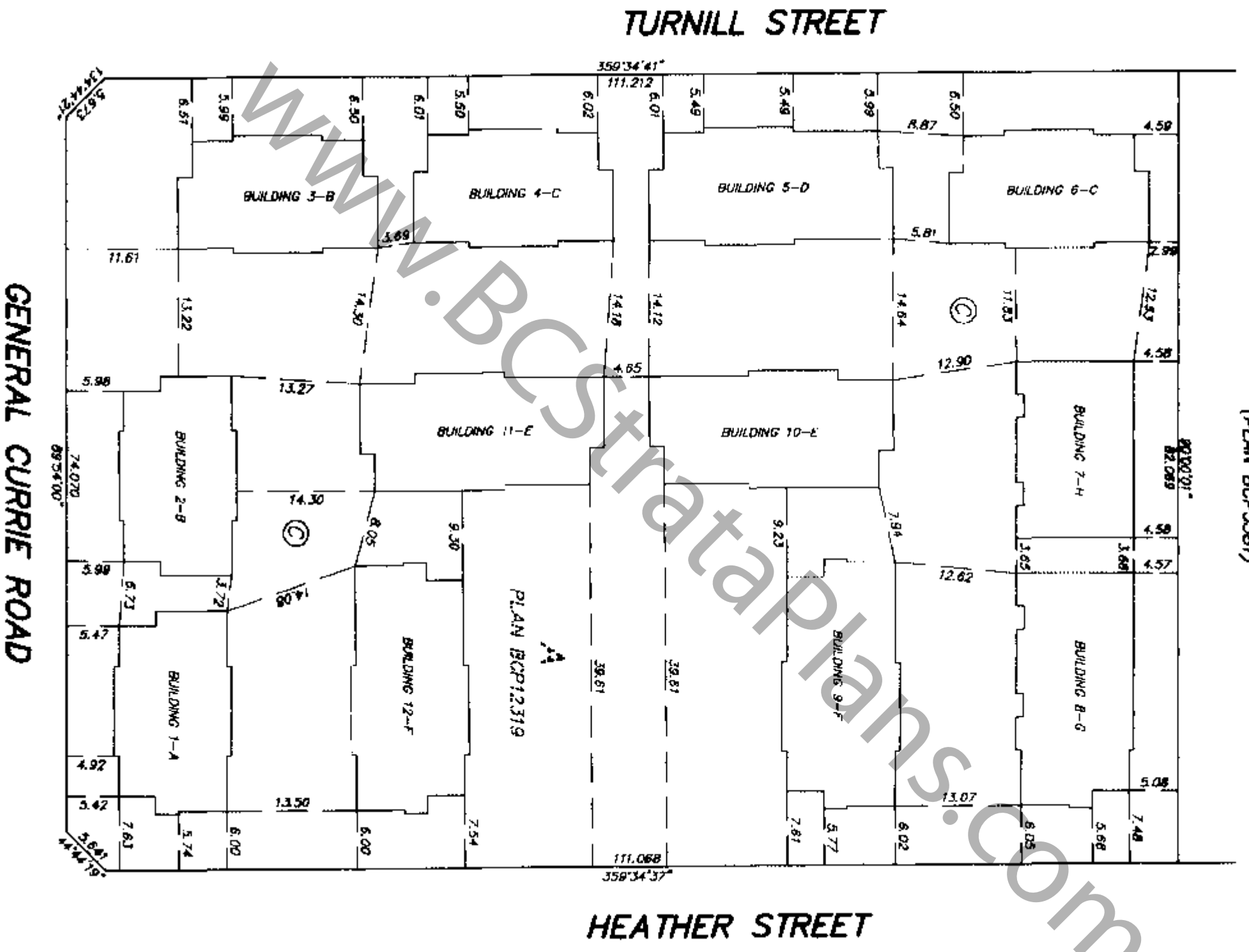
*I. H. David Liddle*  
B.C.L.S.

FILE 8975-final title

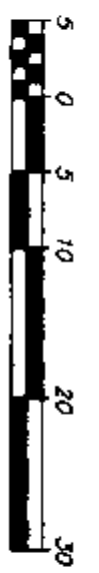
**BUILDING LOCATION**  
DIMENSIONS ARE TO OUTSIDE OF  
CONCRETE FOUNDATION WALLS

SHEET 2 OF 18 SHEETS  
**STRATA PLAN BCS 1439**

STRATA PLAN BC5802  
**LOT A**  
(PLAN BCP5581)



MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189



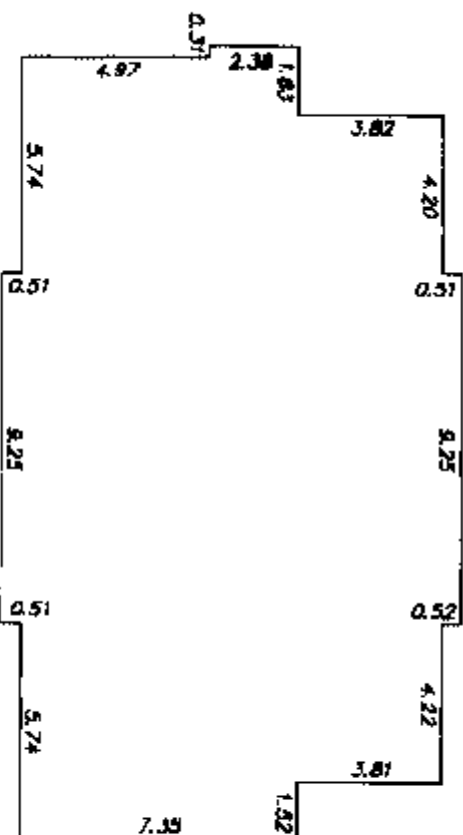
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*M&A*  
BCS  
26th JUL 2005  
FILE 8975-10C

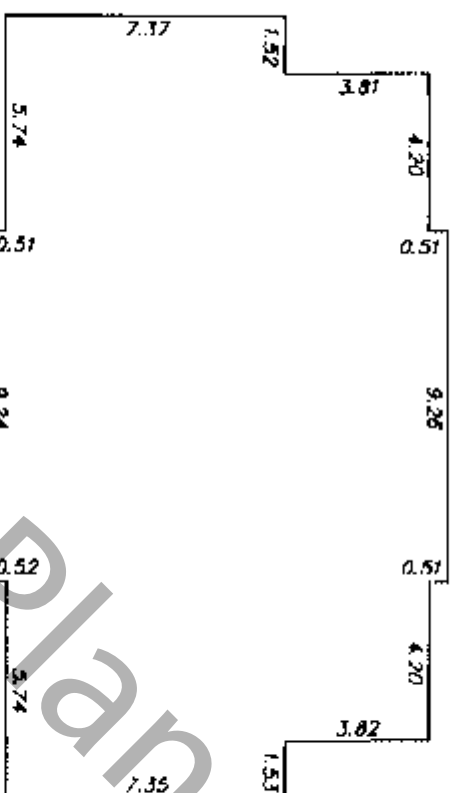
**BUILDING DIMENSIONS FOR  
LOCATION PLAN**

DIMENSIONS ARE TO OUTSIDE OF  
CONCRETE FOUNDATION WALLS

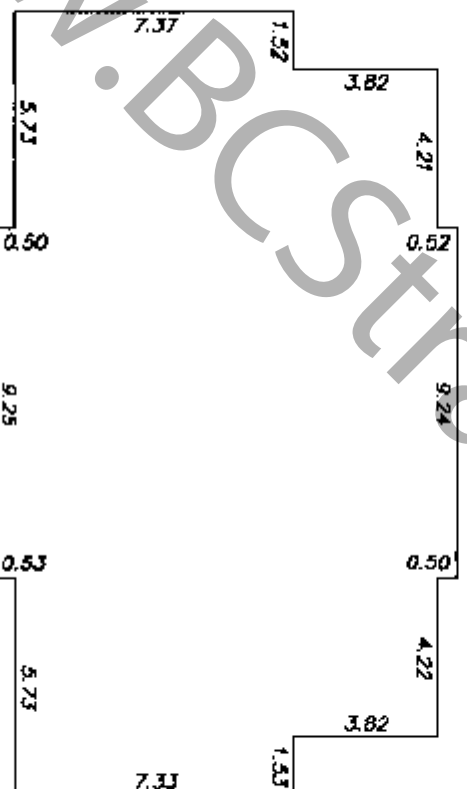
SHEET 3 OF 18 SHEETS  
**STRATA PLAN BCS 1439**



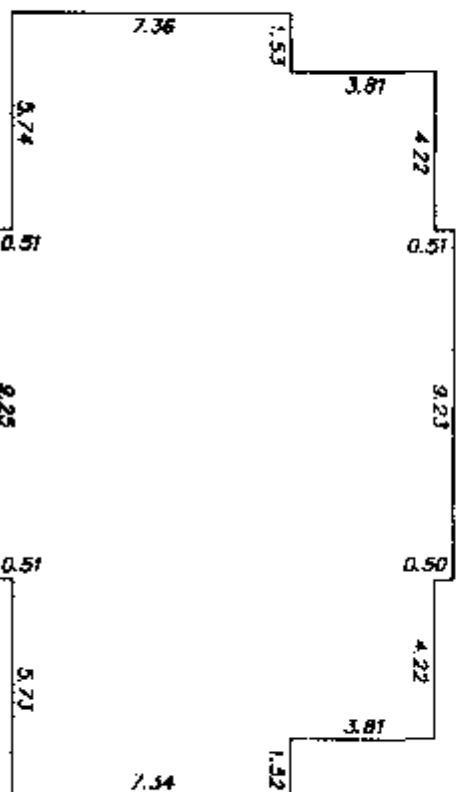
**BUILDING 2-B**



**BUILDING 3-B**

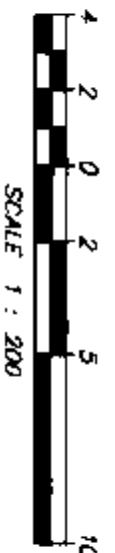


**BUILDING 4-C**



**MURRAY & ASSOCIATES**  
201-12448 82nd AVENUE  
SURREY, B.C.

V3W 3E9  
(604) 597-9189



*M&A*  
B.C.L.S.  
26th July 2005

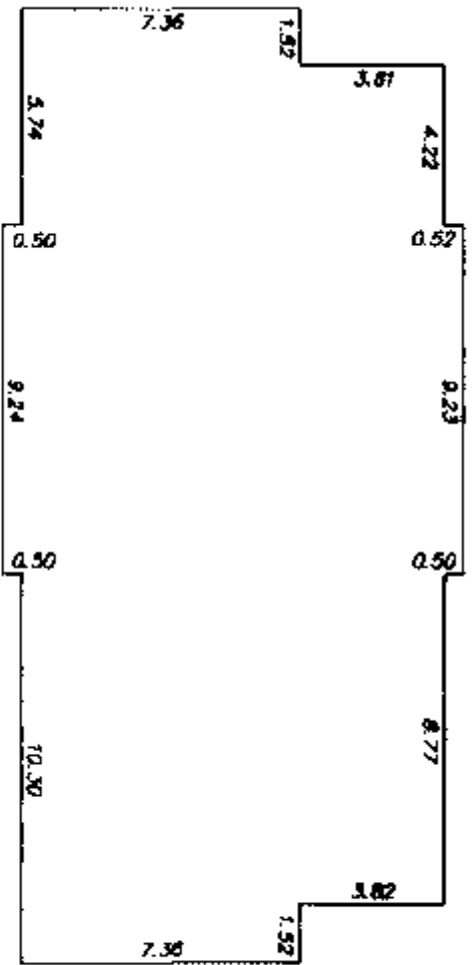
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WWW.BCStrataPlans.com

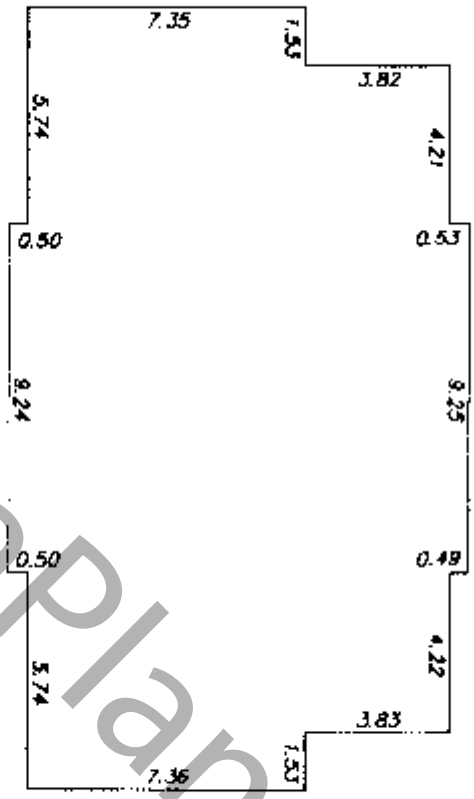
**BUILDING DIMENSIONS FOR  
LOCATION PLAN**

SHEET 4 OF 18 SHEETS  
**STRATA PLAN BCS 1439**

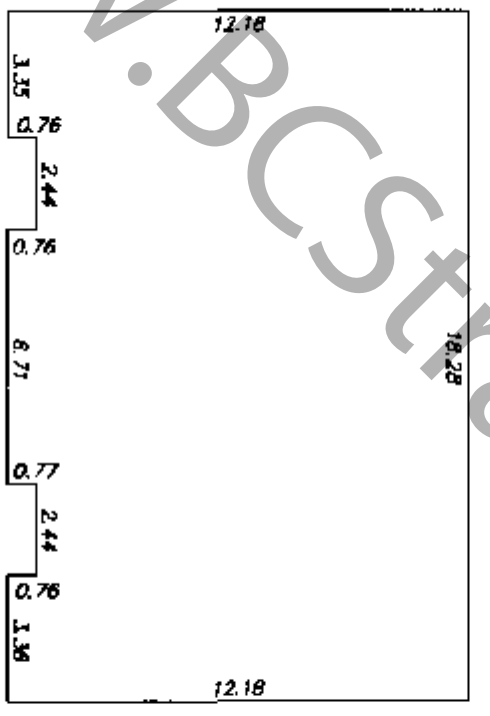
DIMENSIONS ARE TO OUTSIDE OF  
CONCRETE FOUNDATION WALLS



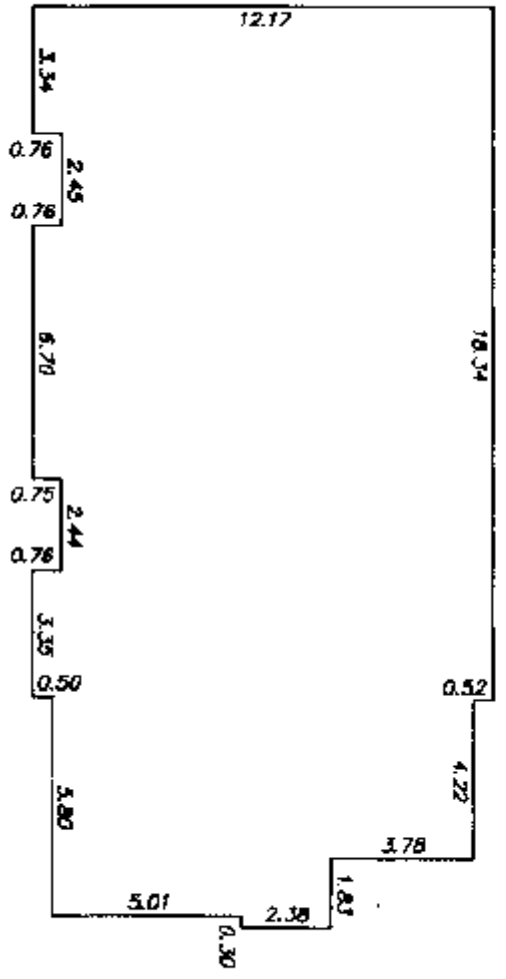
**BUILDING 6-C**



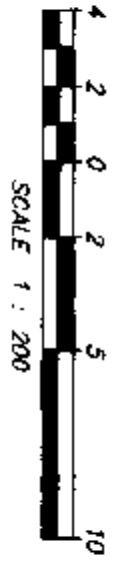
**BUILDING 7-H**



**BUILDING 8-G**



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V3W 3E9  
(604) 597-9189



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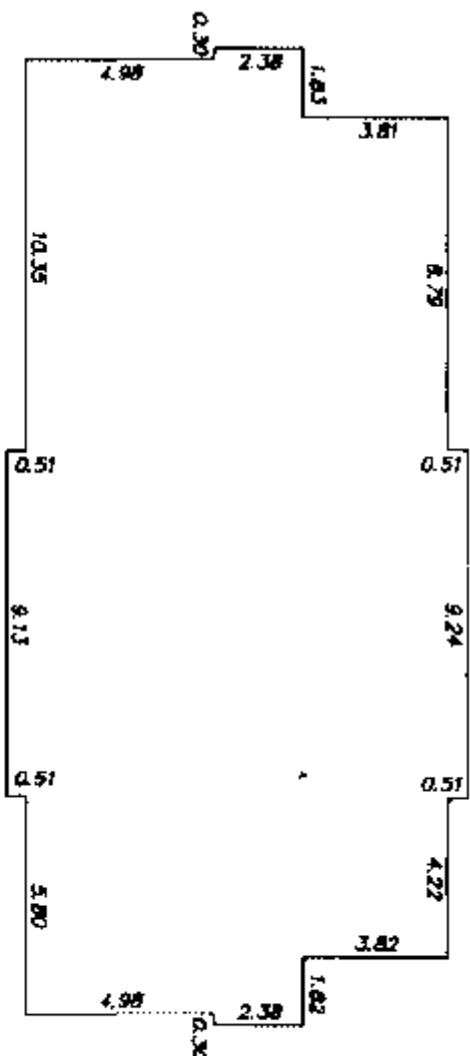
*MAD*  
B.C.L.S.  
26th July 2005

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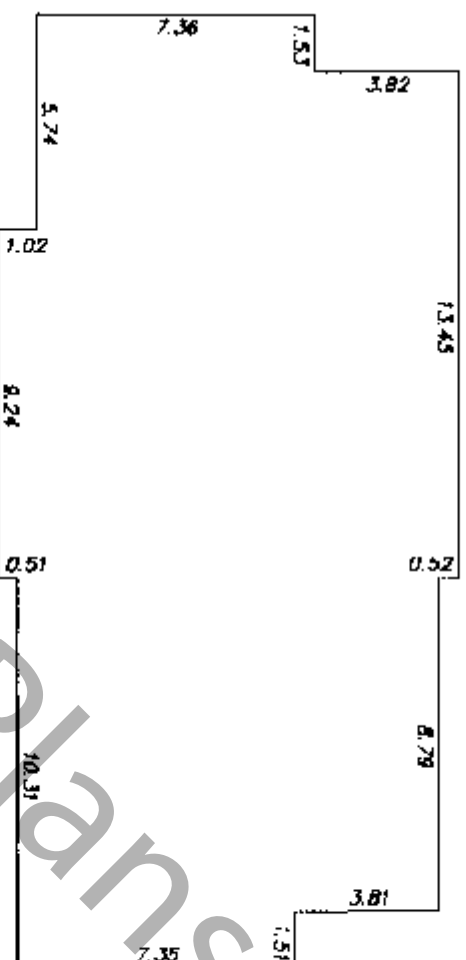
**BUILDING DIMENSIONS FOR  
LOCATION PLAN**

SHEET 5 OF 18 SHEETS  
STRATA PLAN BCS 1439

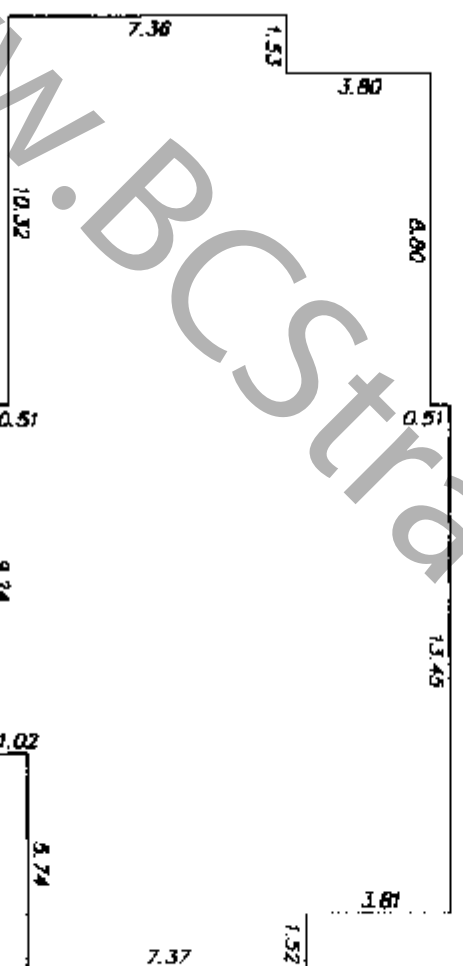
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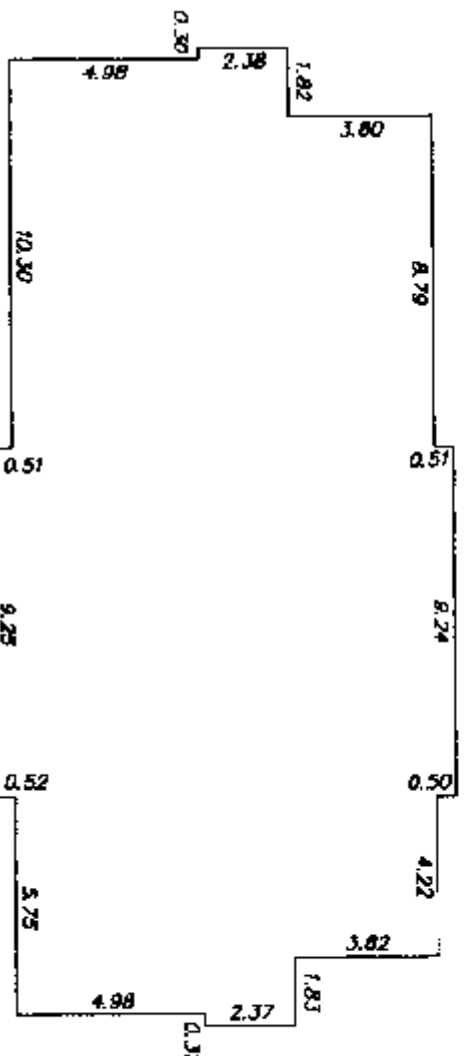
**BUILDING 10-E**



**BUILDING 11-E**



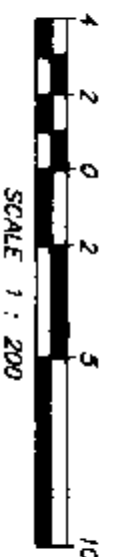
**BUILDING 12-F**



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Jul 27 2005 - 8:27am F:\Olond Projects\8218975\dwg\plan\strata\8975-dim.dwg / mcrasnick

*M&A*  
B.C.L.S.  
28th July 2005

FILE 8975-dim-3

STRATA PLAN BCS 1439

WWW.BCSSTRATAPLANS.COM

BAYBERRY HOMES LTD.  
INC. NO. 681898

[Signature]  
AUTHORIZED SIGNATORY ~~THE McALLISTER~~  
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY  
(PRINT NAME CLEARLY NEAR SIGNATURE)

Jessica Pele  
WITNESS AS TO BOTH SIGNATURES  
(PRINT NAME CLEARLY NEAR SIGNATURE)

211-8040 Blundell Road Richmond BC  
ADDRESS

Executive Assistant  
OCCUPATION

MCAP FINANCIAL CORPORATION

[Signature]  
AUTHORIZED SIGNATORY ~~HERMAN KWAN~~  
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY  
(PRINT NAME CLEARLY NEAR SIGNATURE)

Danny Wong  
WITNESS AS TO BOTH SIGNATURES  
(PRINT NAME CLEARLY NEAR SIGNATURE)

1400-1140 W. Pender St. Vancouver BC  
ADDRESS

Credit Analyst  
OCCUPATION

REALTECH CAPITAL GROUP INC.  
INC. NO. 268833

[Signature]  
AUTHORIZED SIGNATORY  
(PRINT NAME CLEARLY NEAR SIGNATURE)

James C. McPherson  
President  
AUTHORIZED SIGNATORY  
(PRINT NAME CLEARLY NEAR SIGNATURE)

Geraldine Dale  
WITNESS AS TO BOTH SIGNATURES  
(PRINT NAME CLEARLY NEAR SIGNATURE)

#309-833 E. 12th Ave. Van. B.C. V5T2H1  
ADDRESS

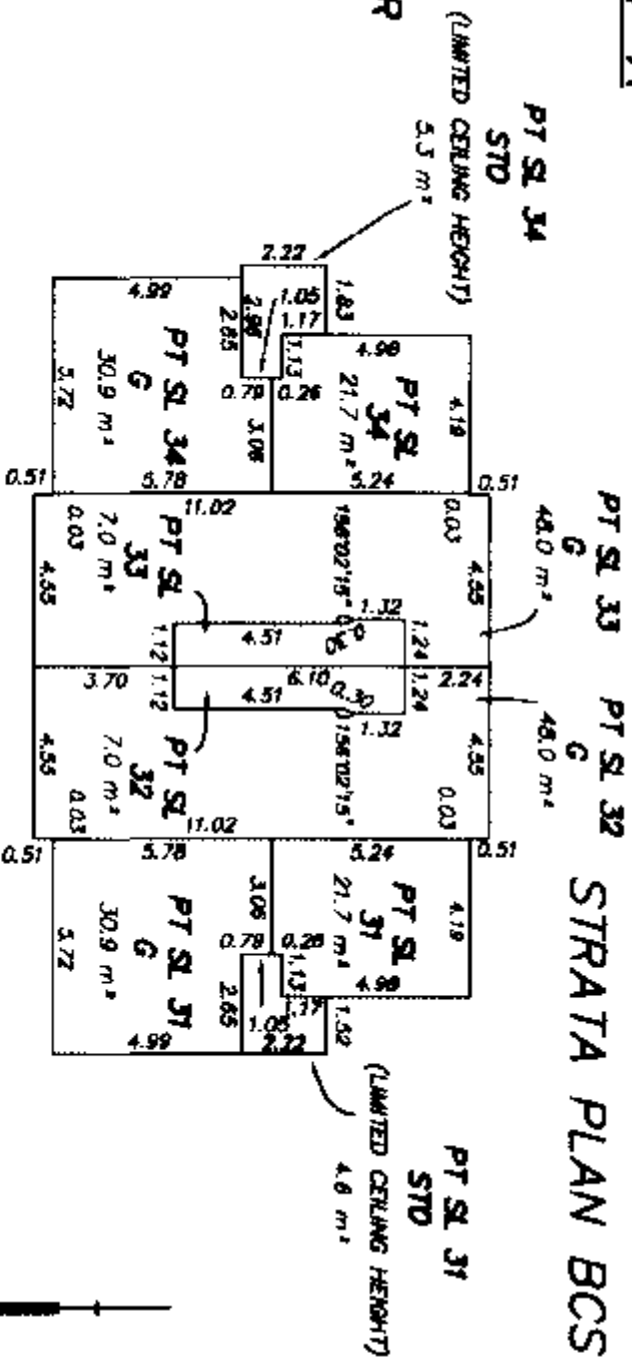
Office Manager  
OCCUPATION

MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189

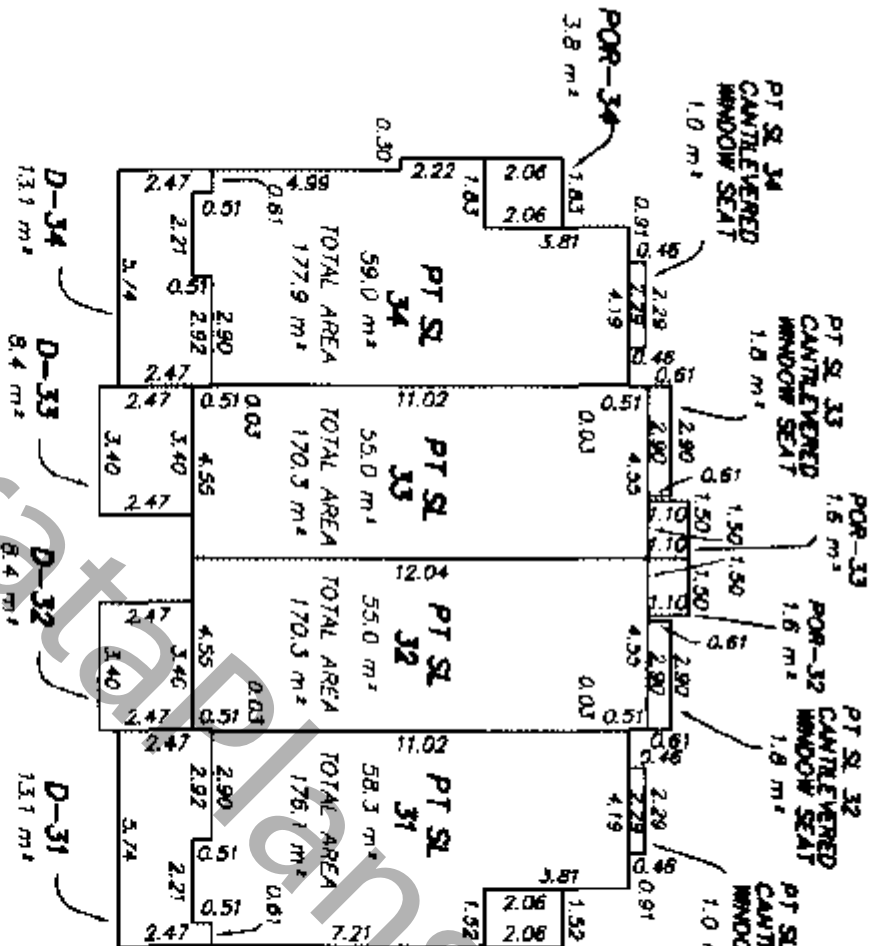
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26th July, 2005

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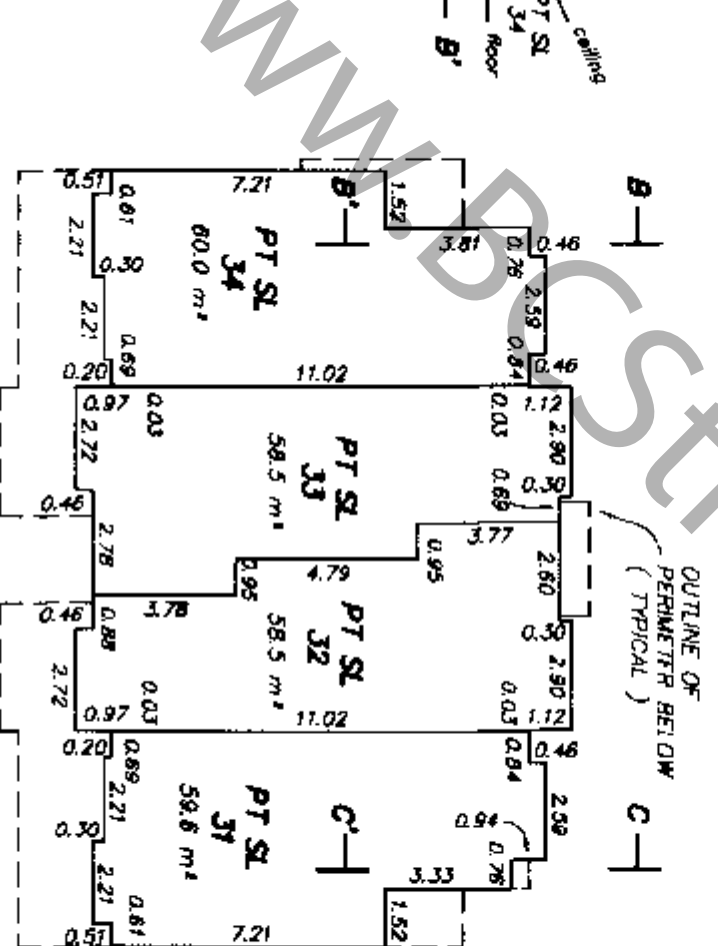
GROUND FLOOR



MAIN FLOOR



THIRD FLOOR



THIRD FLOOR

MAIN FLOOR

GROUND FLOOR

PT SL 34	PT SL 33	PT SL 32	PT SL 31
PT SL 34	PT SL 33	PT SL 32	PT SL 31
PT SL 34 G	PT SL 33 G	PT SL 32 G	PT SL 31 G

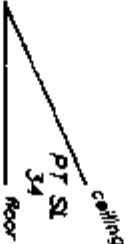
SECTION A - A'



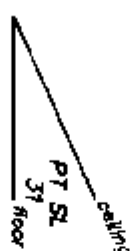
A

A'

SECTION B - B'



SECTION C - C'



OUTLINE OF PERIMETER BELOW (TYPICAL)

MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189

Aug 27 2005

B:560m

F:\Vland Projects

F2\8975\dwg

floor

strata

8975

floor

bid1-A.dwg

/

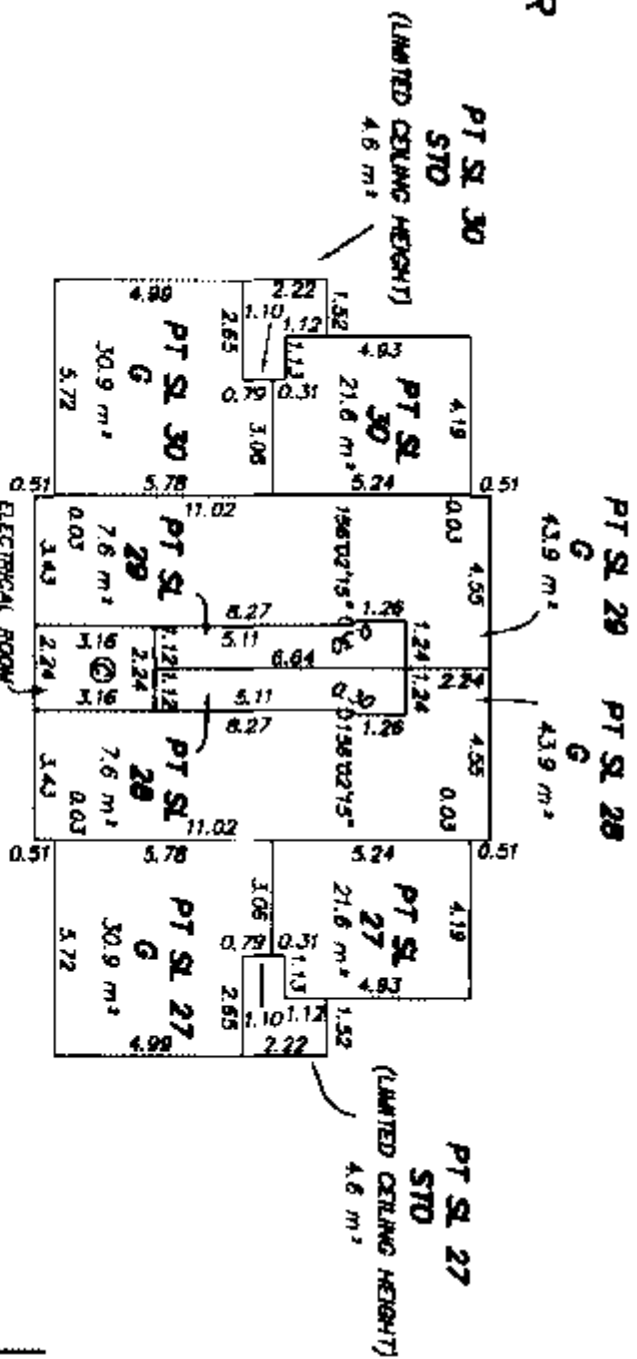
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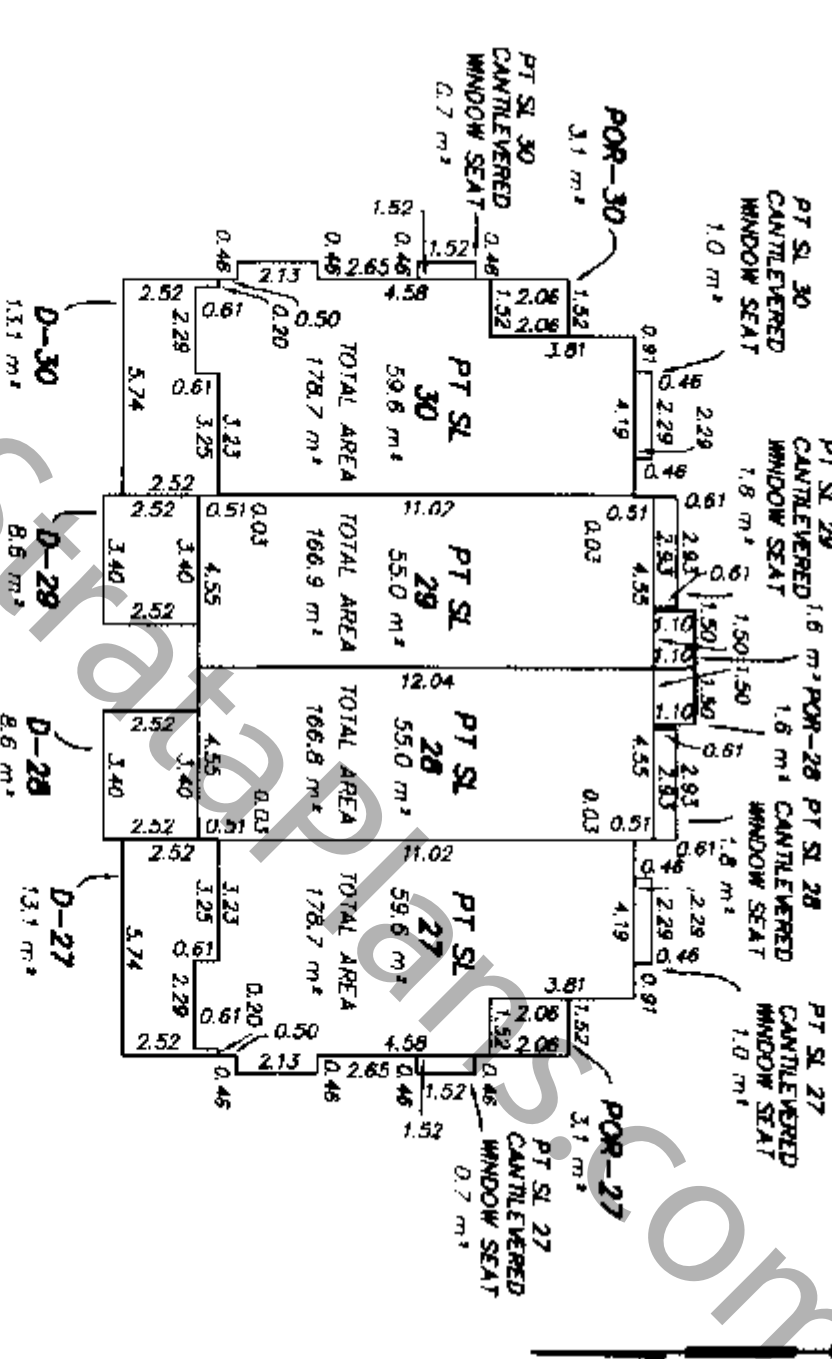
8975-final bid 1A

B.G.L.S.  
26th July 2005

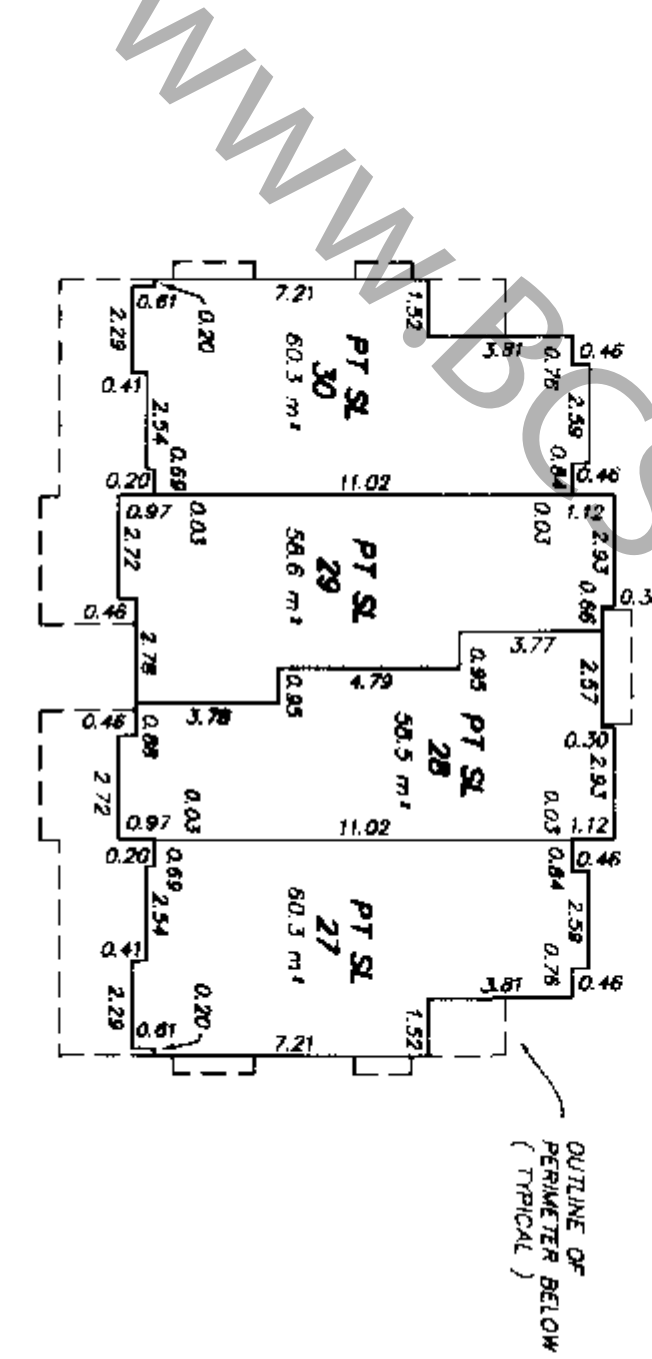
GROUND FLOOR



MAIN FLOOR



THIRD FLOOR



THIRD FLOOR

MAIN FLOOR

GROUND FLOOR

SECTION A - A'

PT SL 30	PT SL 29	PT SL 28	PT SL 27
PT SL 30	PT SL 29	PT SL 28	PT SL 27
PT SL 30	PT SL 29	PT SL 28	PT SL 27

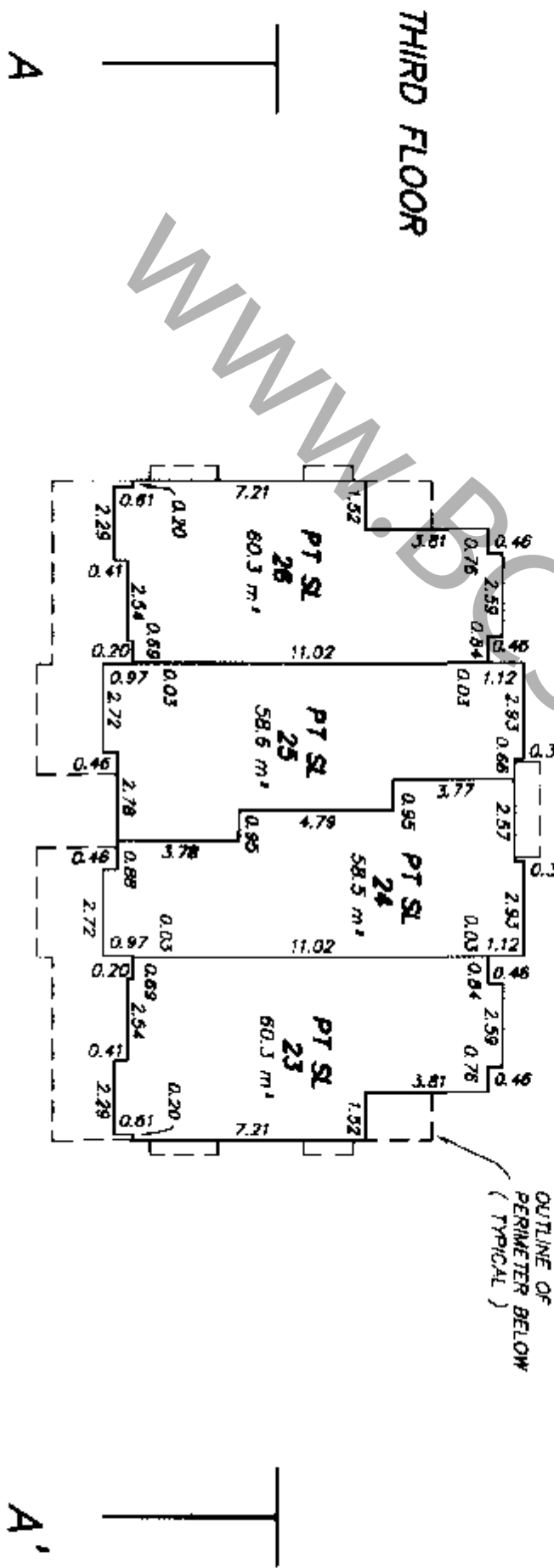
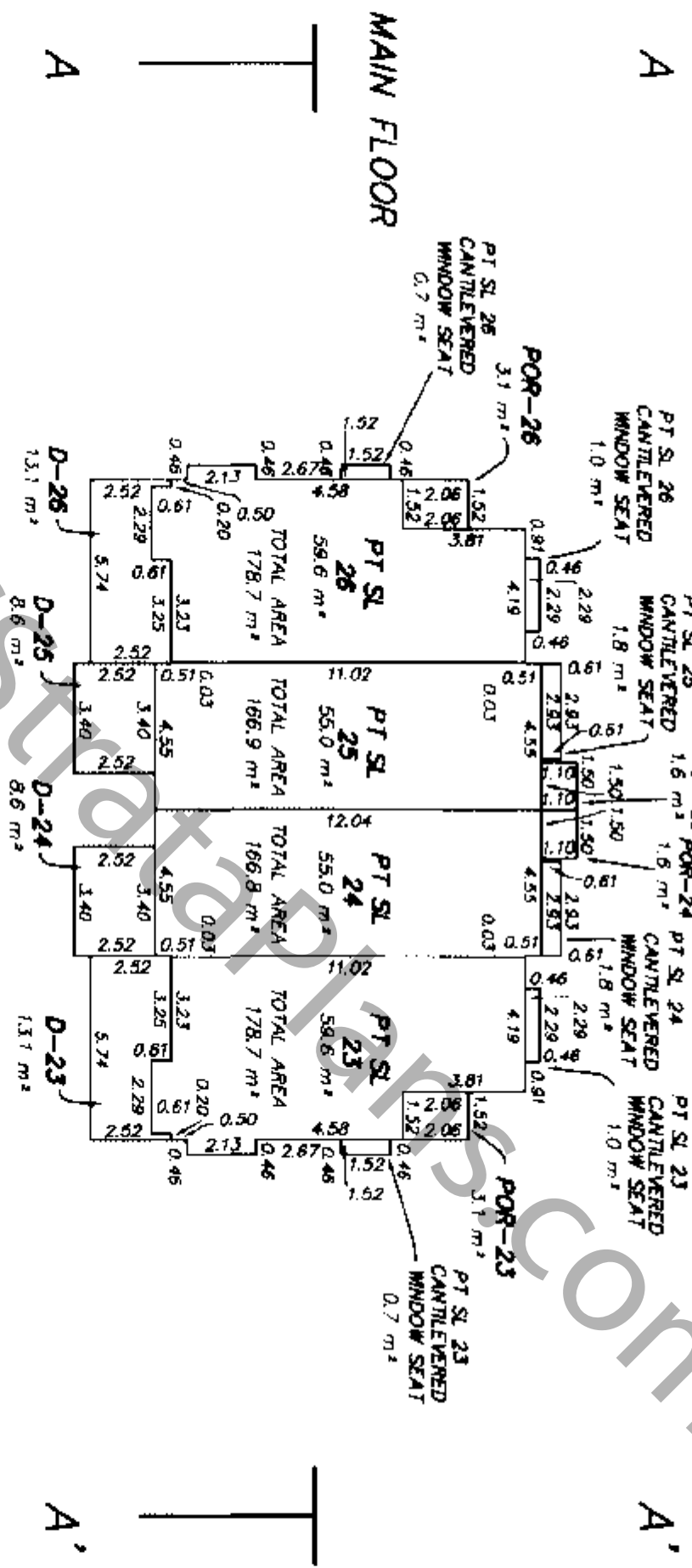
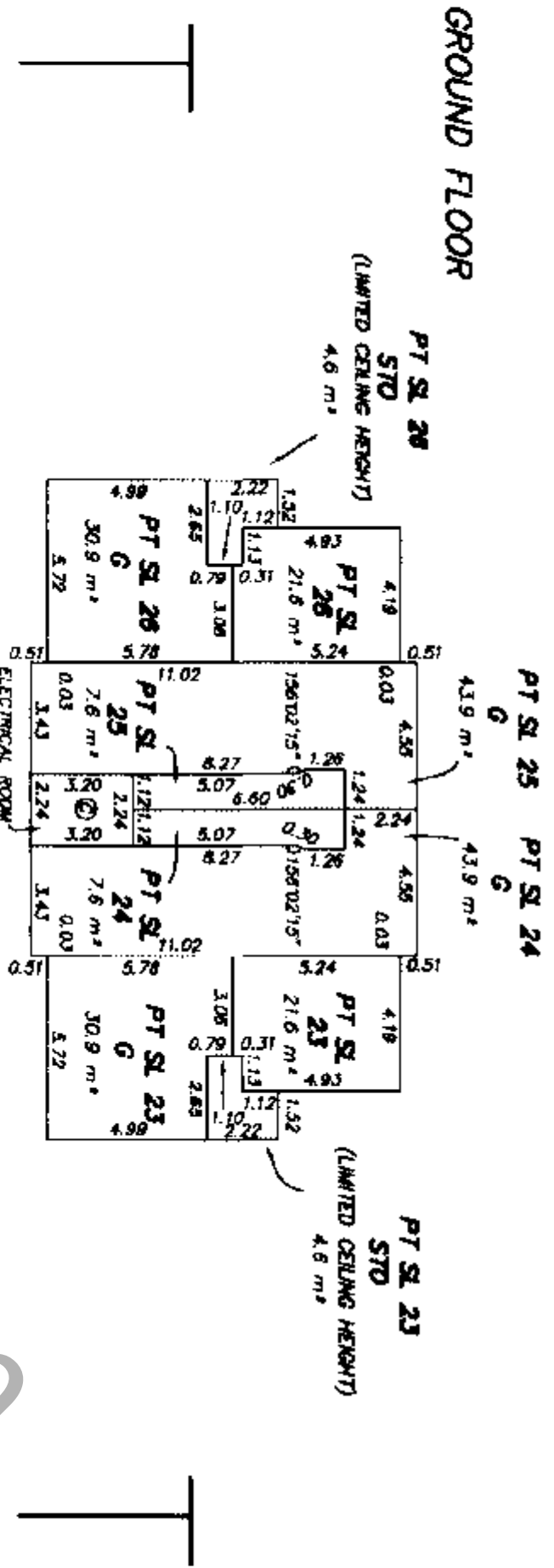


MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189

Jul 27 2005 - 8:55am P:\land projects\82\8975\3dw\final\802-5.dwg / murray

FILE 8975-final bid 2B  
26th July 2005  
B.C.L.S.





THIRD FLOOR	PT SL 26	PT SL 25	PT SL 24	PT SL 23
MAIN FLOOR	PT SL 26	PT SL 25	PT SL 24	PT SL 23
GROUND FLOOR	PT SL 26 G	PT SL 25 G	PT SL 24 G	PT SL 23 G

SECTION A - A'



MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189

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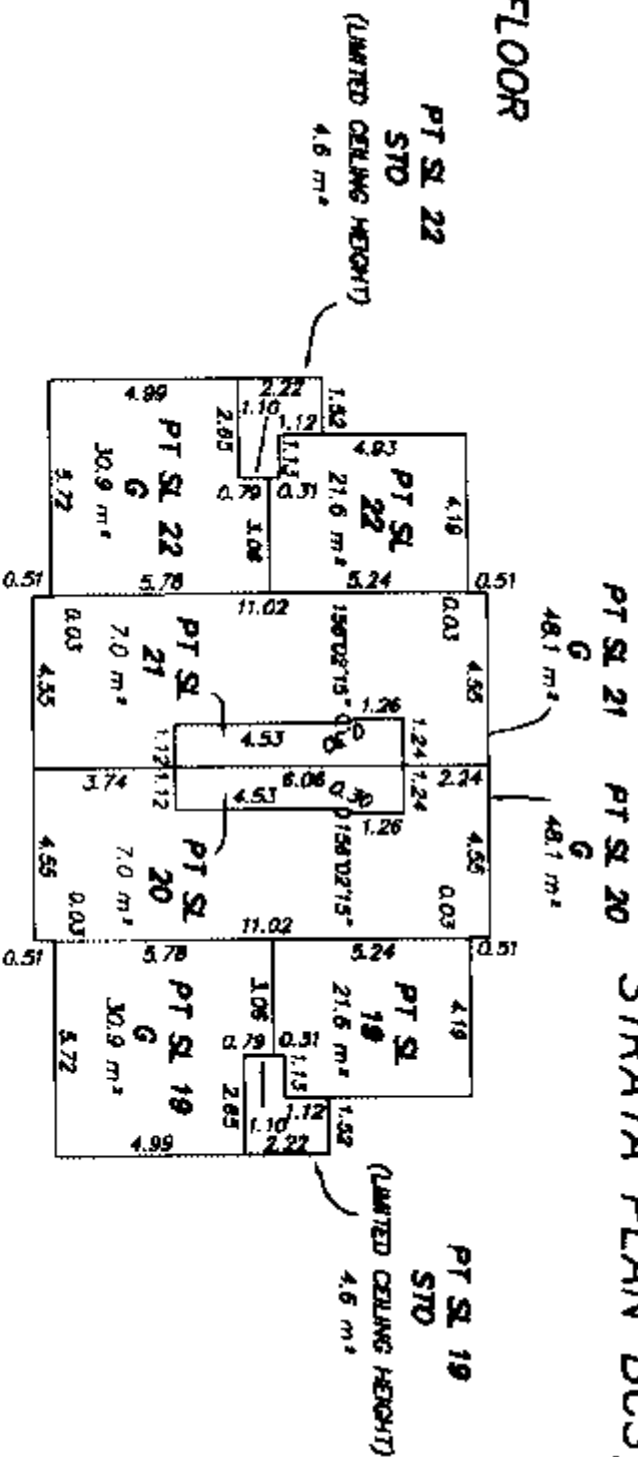
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B.C.L.S.  
26th July 2005

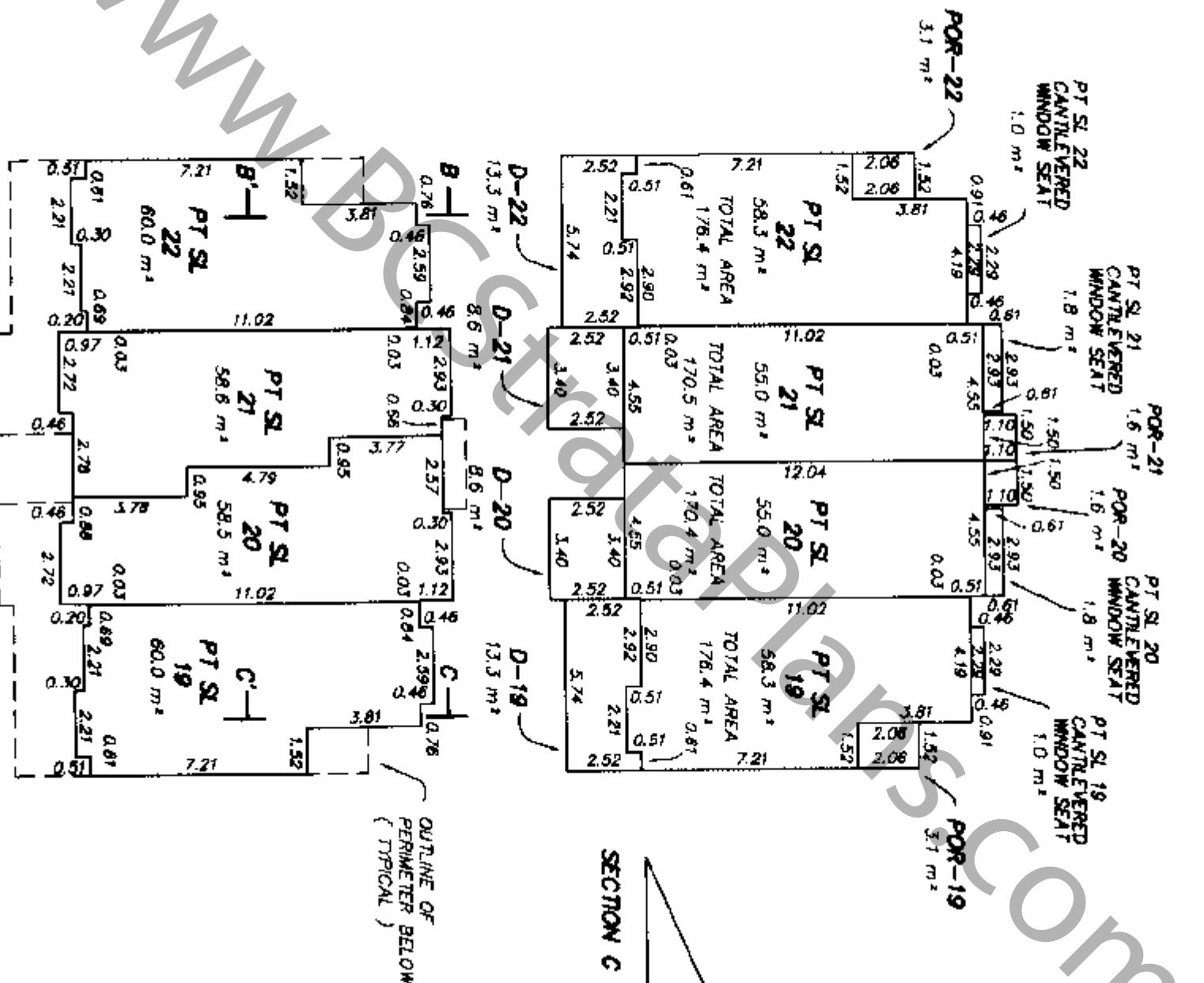
# BUILDING 4-C

## STRATA PLAN BCS 1439

GROUND FLOOR



MAIN FLOOR



THIRD FLOOR

THIRD FLOOR

MAIN FLOOR

GROUND FLOOR

PT SL 22	PT SL 21	PT SL 20	PT SL 19
PT SL 22	PT SL 21	PT SL 20	PT SL 19
PT SL 22	PT SL 21	PT SL 20	PT SL 19

SECTION A - A'

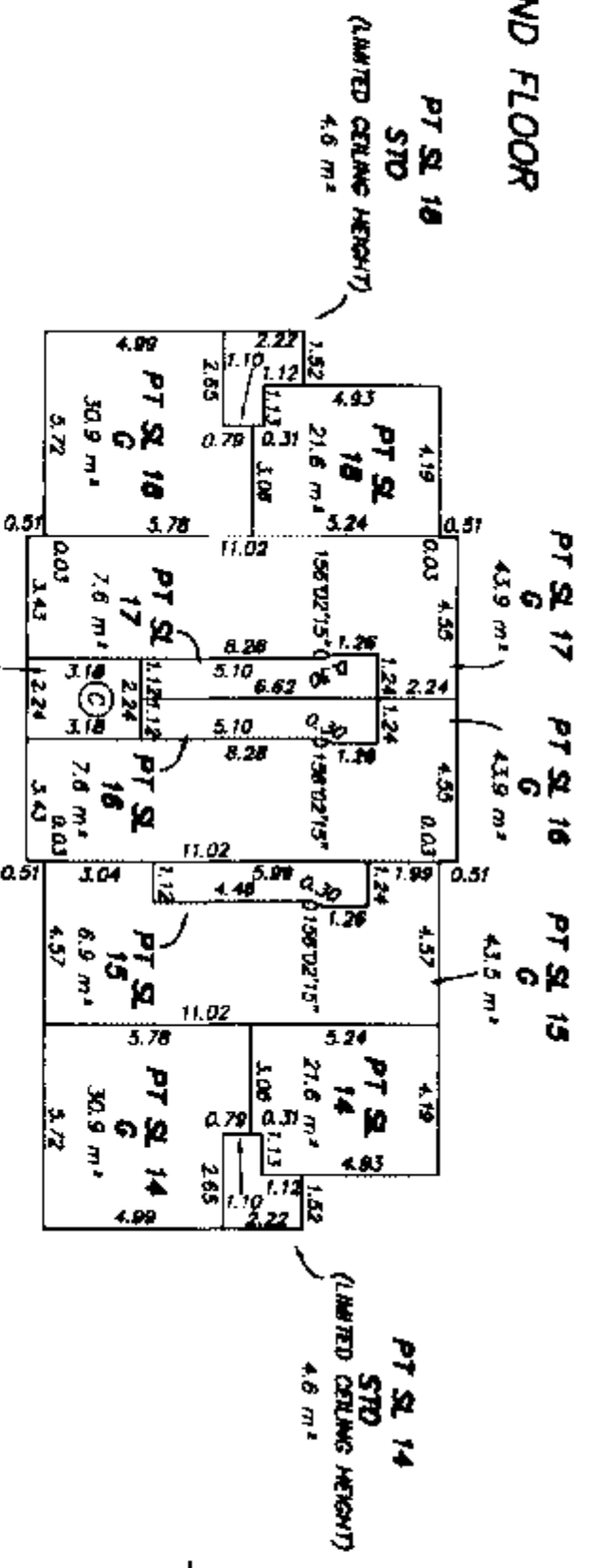


MURRAY & ASSOCIATES  
 201-12448 82nd AVENUE  
 SURREY, B.C.  
 V3W 3E9  
 (604) 597-9189

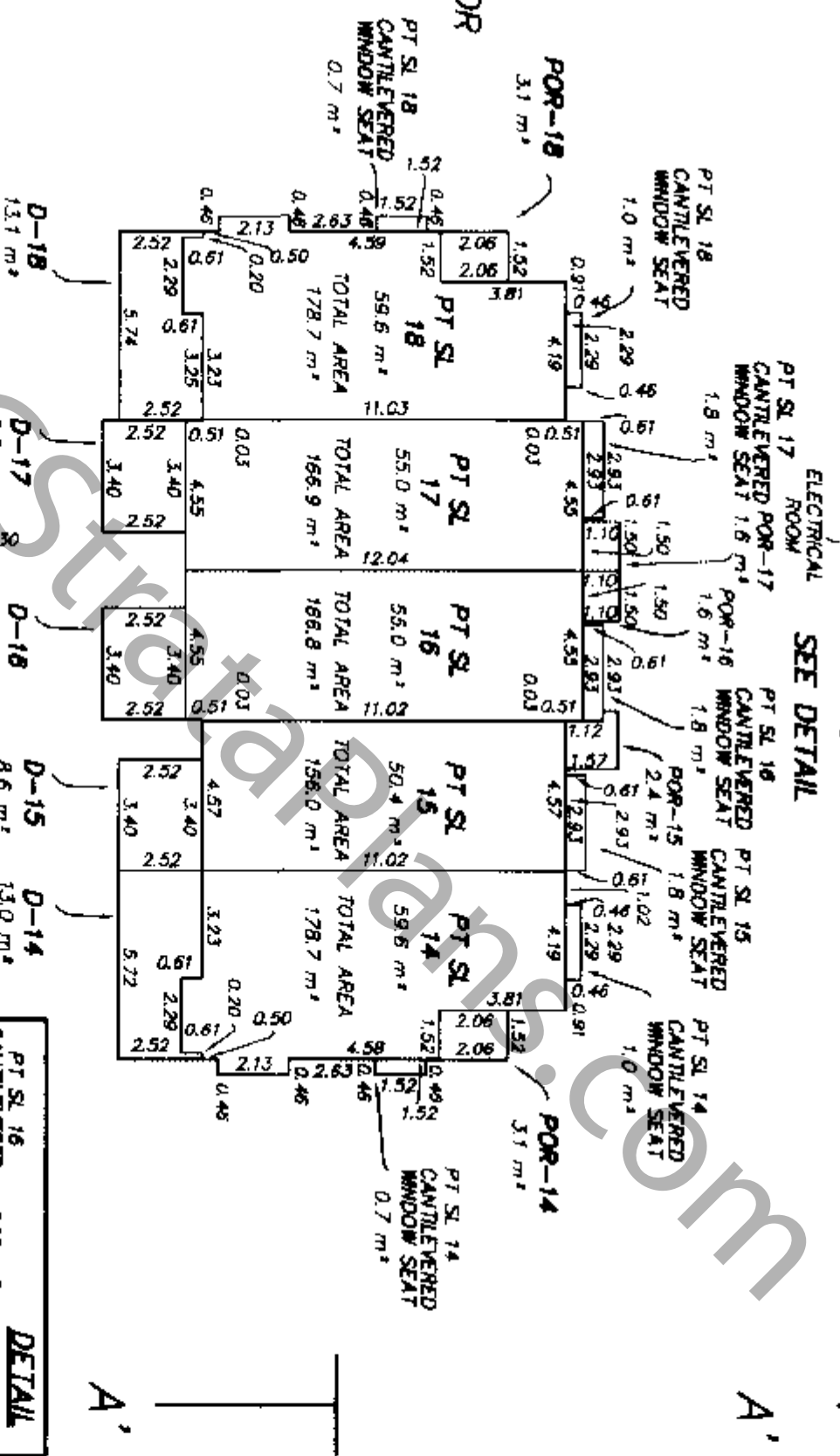
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 28th July 2005

BCL'S  
 28th July 2005

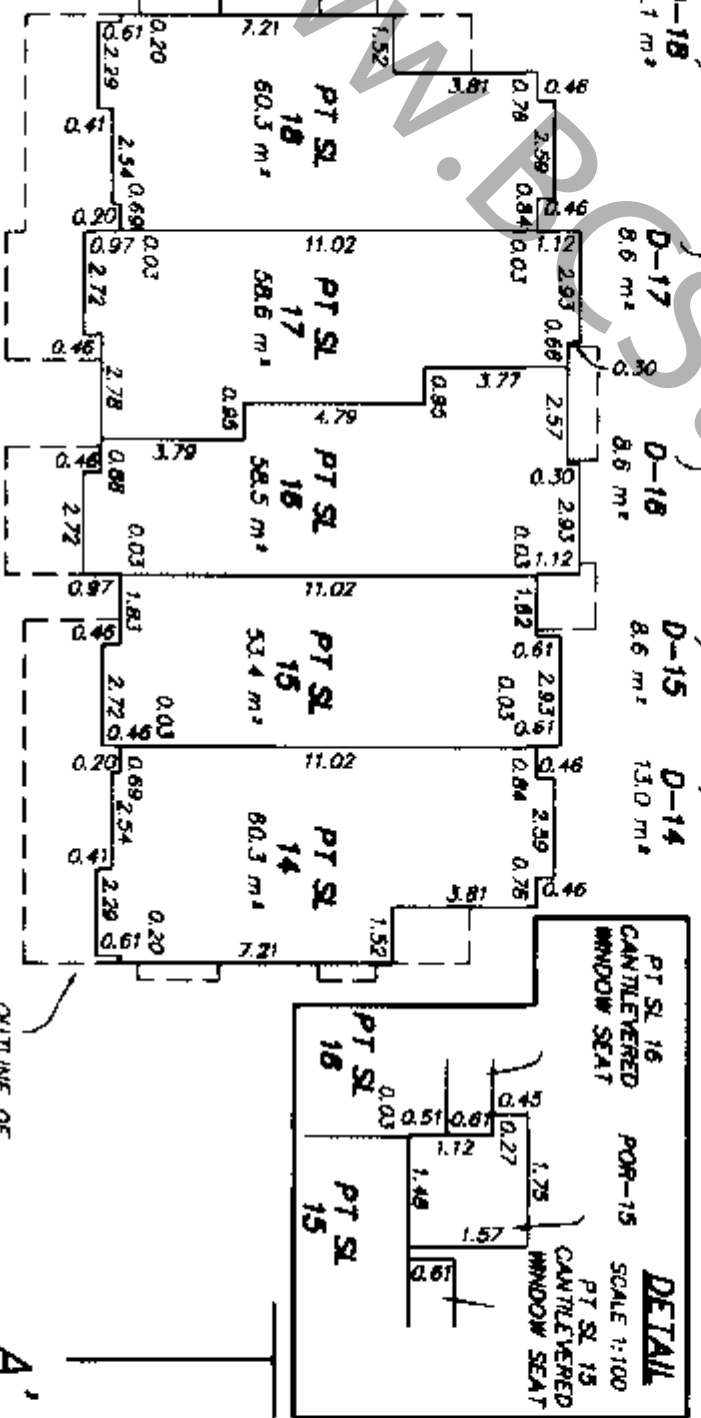
GROUND FLOOR



MAIN FLOOR



THIRD FLOOR



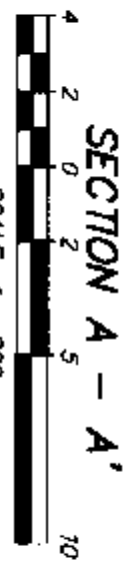
THIRD FLOOR

MAIN FLOOR

GROUND FLOOR

PT SL 18	PT SL 17	PT SL 16	PT SL 15	PT SL 14
PT SL 18	PT SL 17	PT SL 16	PT SL 15	PT SL 14
PT SL 18	PT SL 17	PT SL 16	PT SL 15	PT SL 14

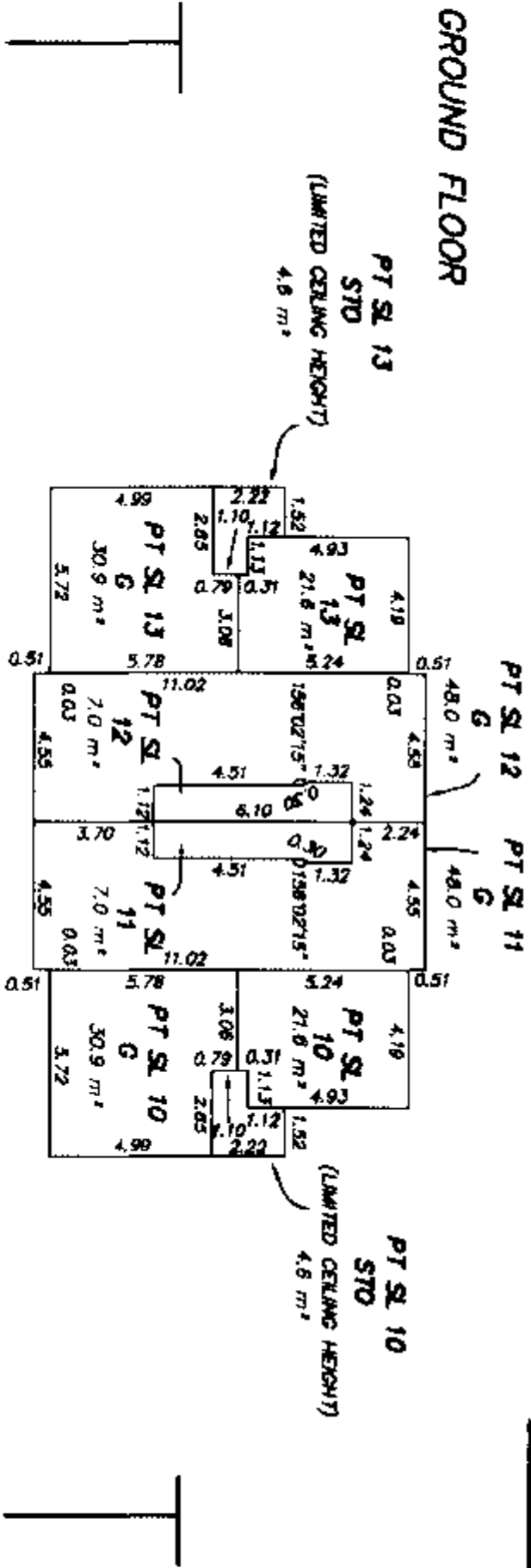
MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189



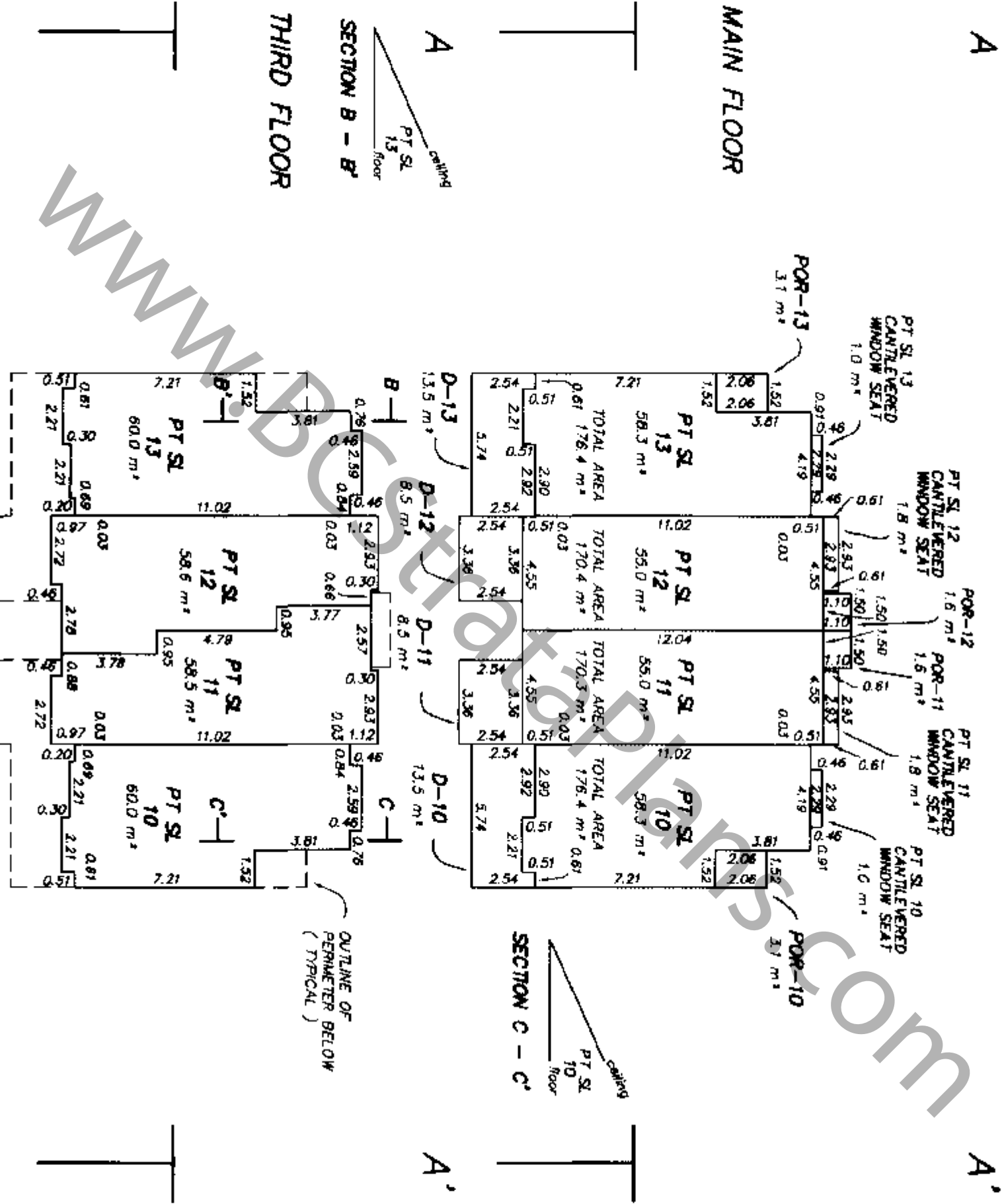
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26th July 2005  
B.C.L.S.  
MDS  
26th July 2005  
FILE 8975-finc1 bid 5D  
26th July 2005  
B.C.L.S.  
MDS  
26th July 2005

STRATA PLAN BCS 1439

GROUND FLOOR



MAIN FLOOR



THIRD FLOOR

THIRD FLOOR  
MAIN FLOOR  
GROUND FLOOR

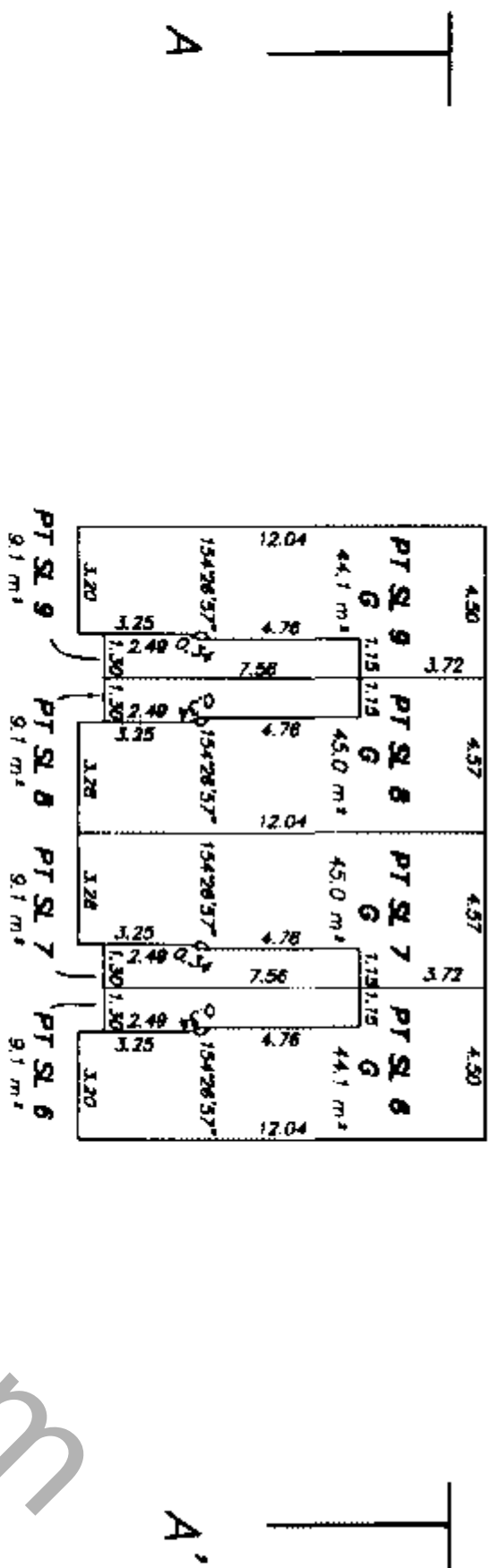
PT SL 13	PT SL 12	PT SL 11	PT SL 10
PT SL 13	PT SL 12	PT SL 11	PT SL 10
PT SL 13	PT SL 12	PT SL 11	PT SL 10

MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
VIN JEG  
(604) 597-9189

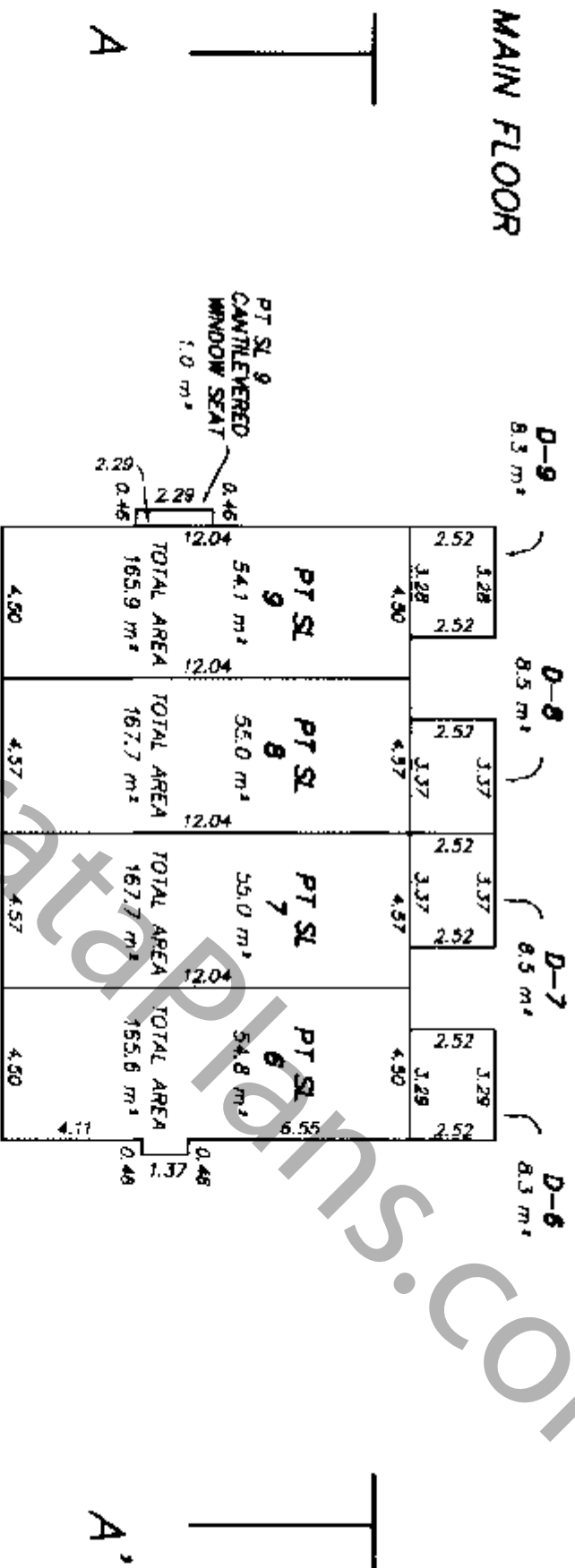
SECTION A - A'



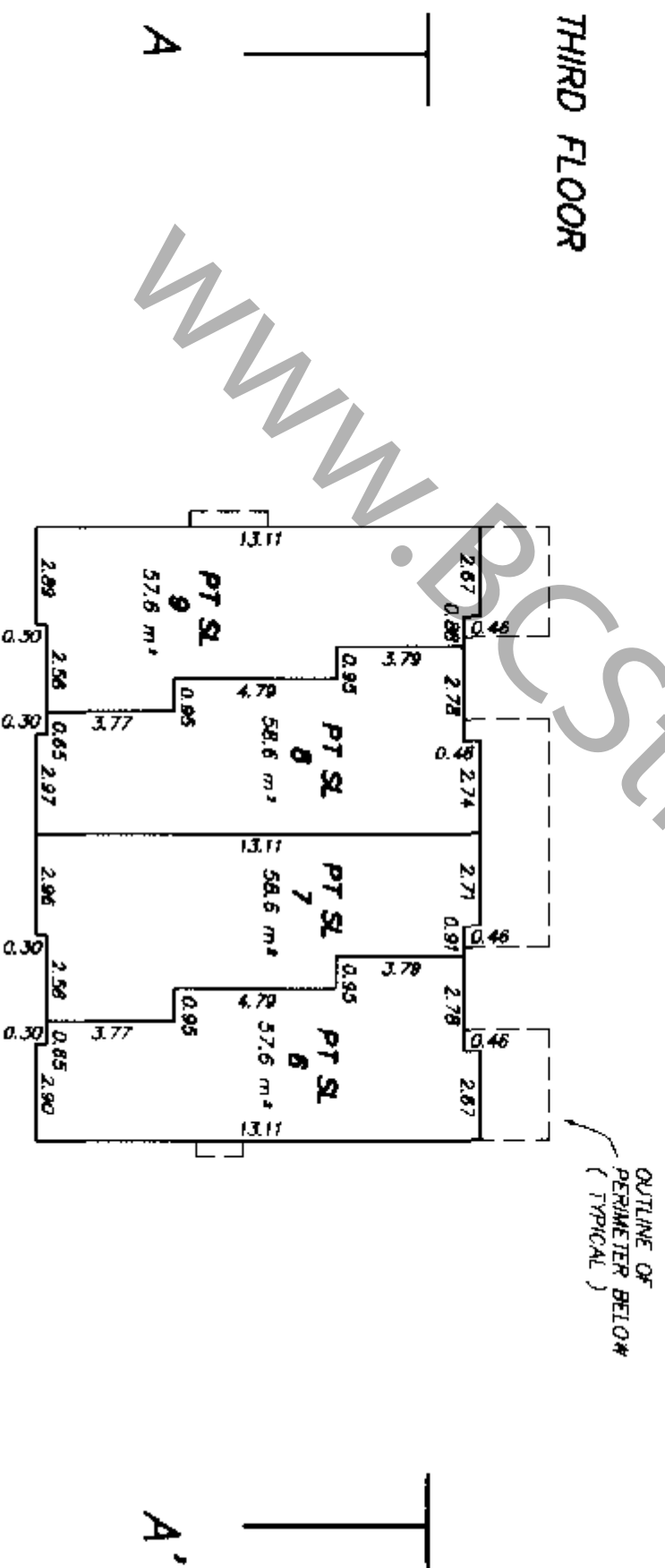
GROUND FLOOR



MAIN FLOOR



THIRD FLOOR



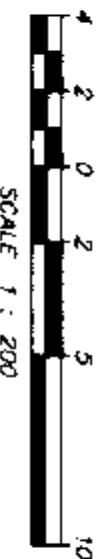
THIRD FLOOR

MAIN FLOOR

GROUND FLOOR

PT SL 9	PT SL 8	PT SL 7	PT SL 6
PT SL 9	PT SL 8	PT SL 7	PT SL 6
PT SL 9	PT SL 8	PT SL 7	PT SL 6

SECTION A - A'



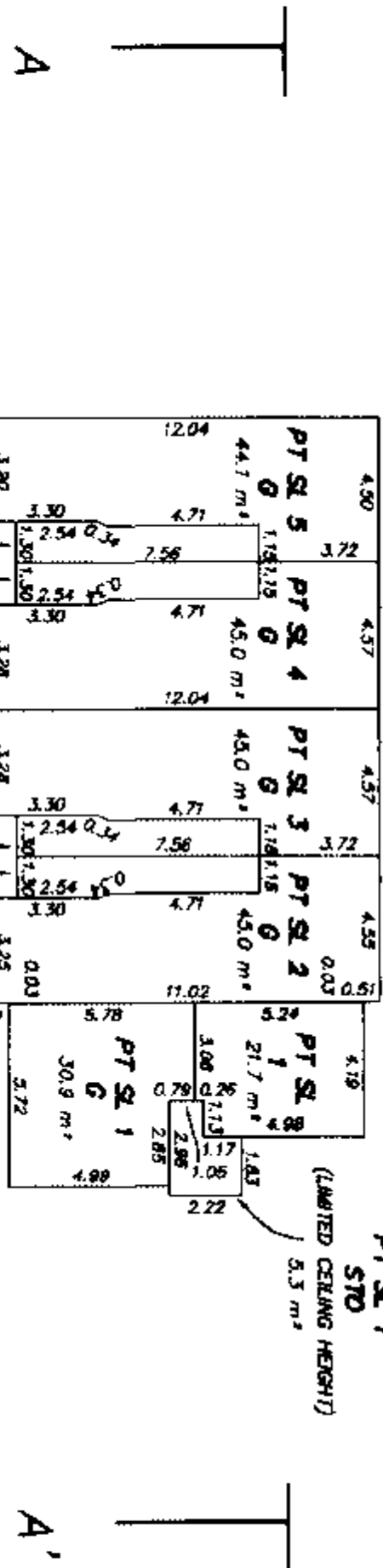
MURRAY & ASSOCIATES  
 201-12448 82nd AVENUE  
 SURREY, B.C.  
 V3W 3E9  
 (604) 597-9189

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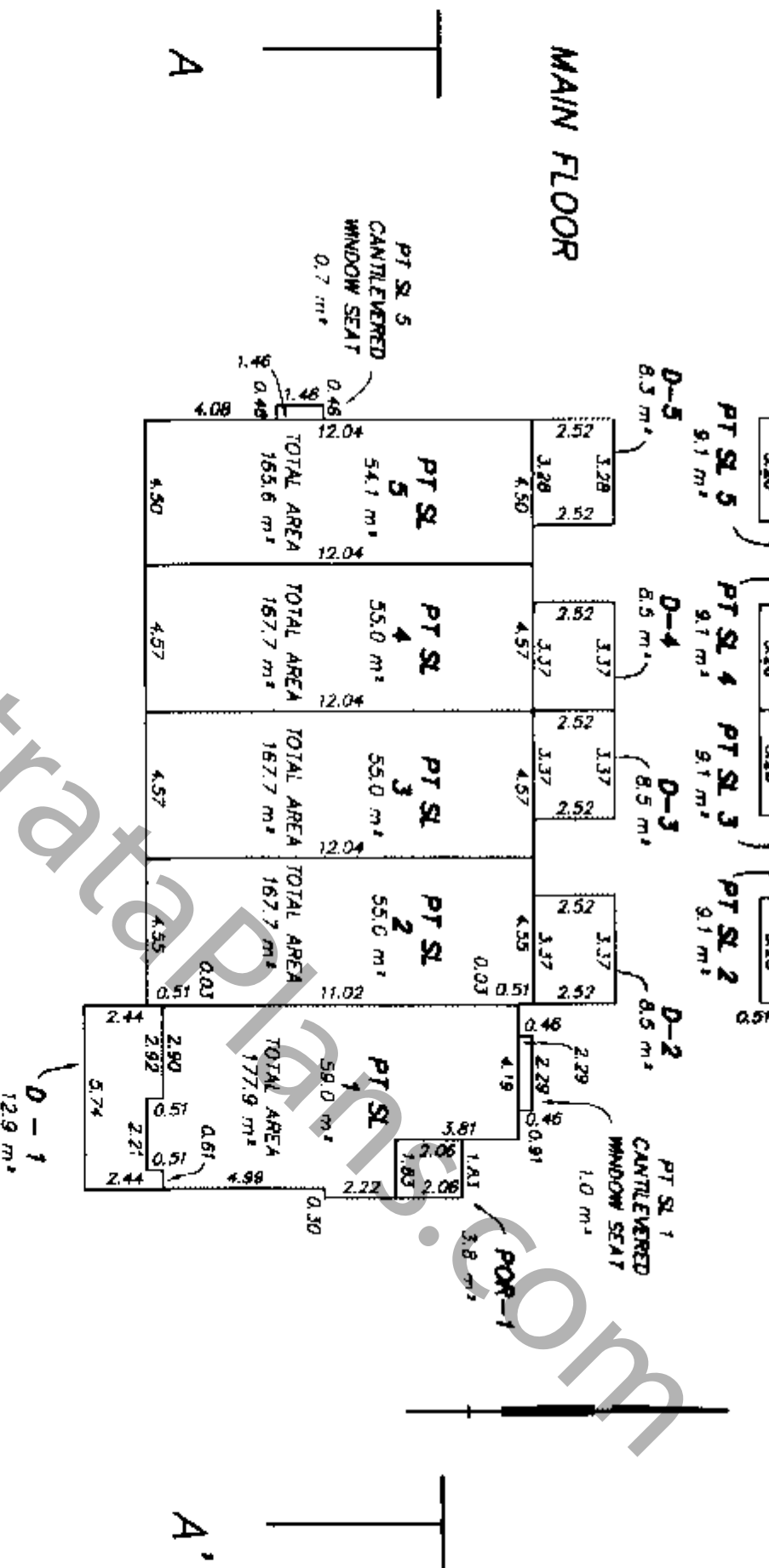
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*MAD*  
 BCL5  
 26th July, 2005

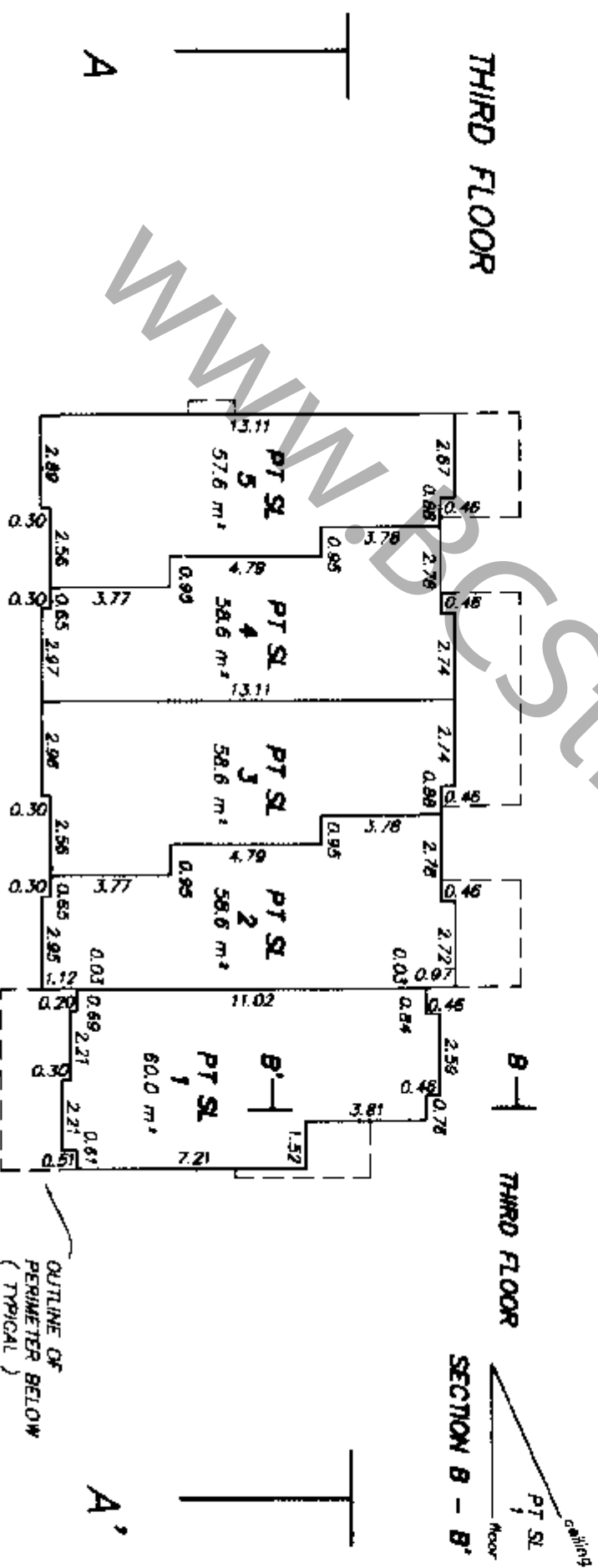
GROUND FLOOR



MAIN FLOOR



THIRD FLOOR



THIRD FLOOR

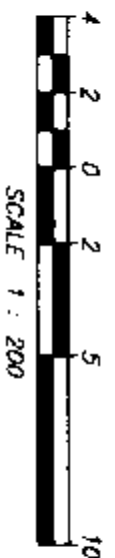
MAIN FLOOR

GROUND FLOOR

PT SL 5	PT SL 4	PT SL 3	PT SL 2	PT SL 1
PT SL 5	PT SL 4	PT SL 3	PT SL 2	PT SL 1
PT SL 5 G	PT SL 4 G	PT SL 3 G	PT SL 2 G	PT SL 1

SECTION A - A'

SECTION B - B'



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FILE 8975- final bld BG

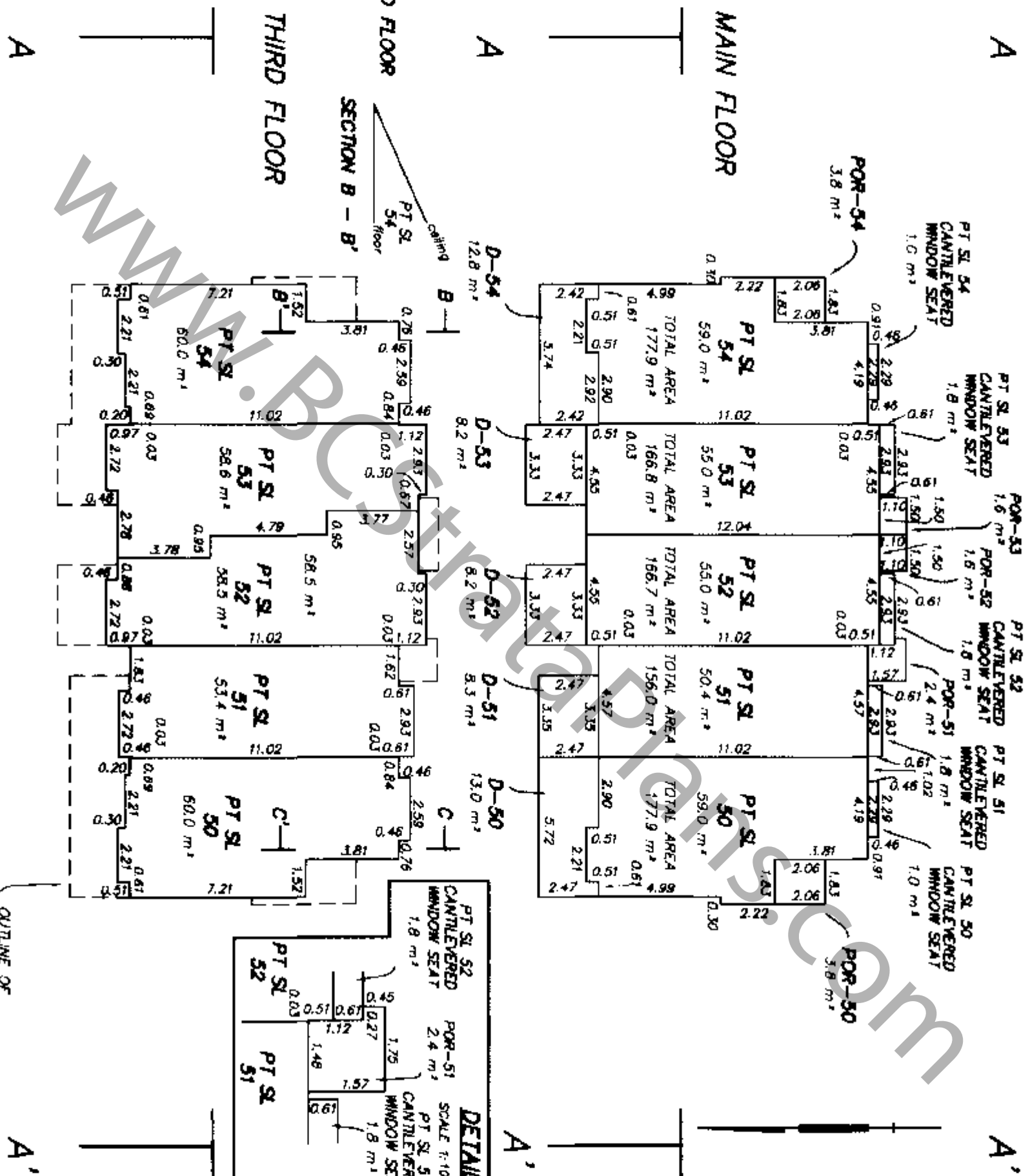
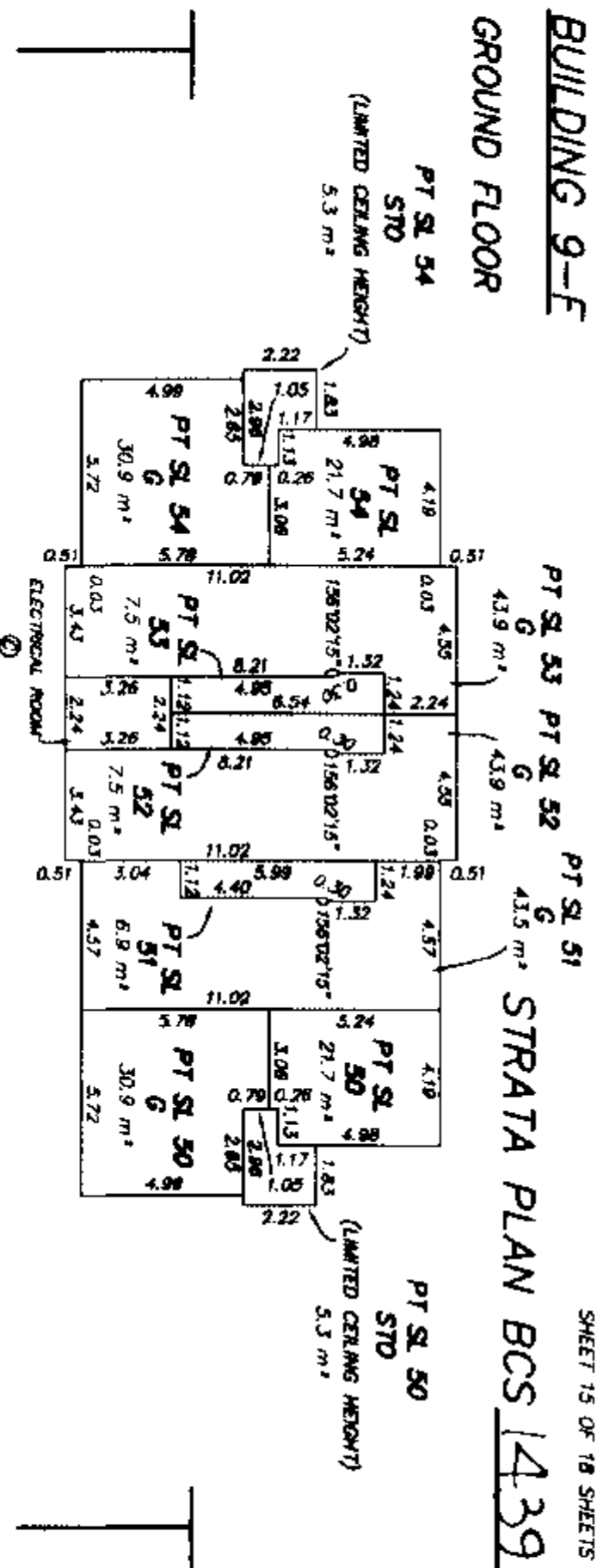
B.G.L.S.  
 26th July 2005

**BUILDING 9-F**

SHEET 15 OF 18 SHEETS

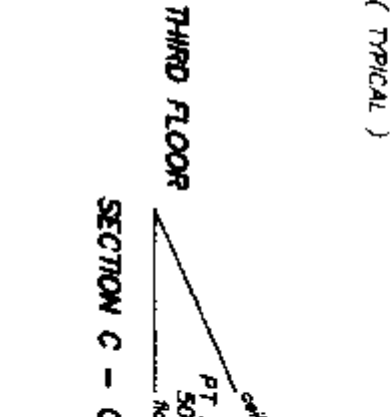
**GROUND FLOOR**

**STRATA PLAN BCS 1439**



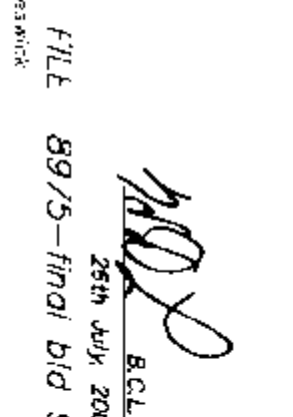
**THIRD FLOOR**

PT SL 54	PT SL 53	PT SL 52	PT SL 51	PT SL 50
PT SL 54	PT SL 53	PT SL 52	PT SL 51	PT SL 50
PT SL 54	PT SL 53	PT SL 52	PT SL 51	PT SL 50

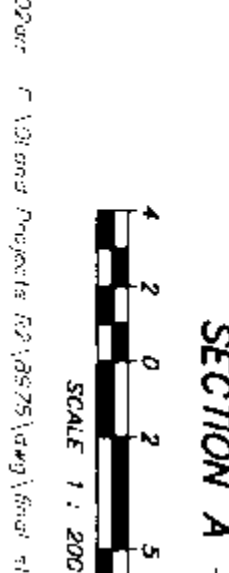


**GROUND FLOOR**

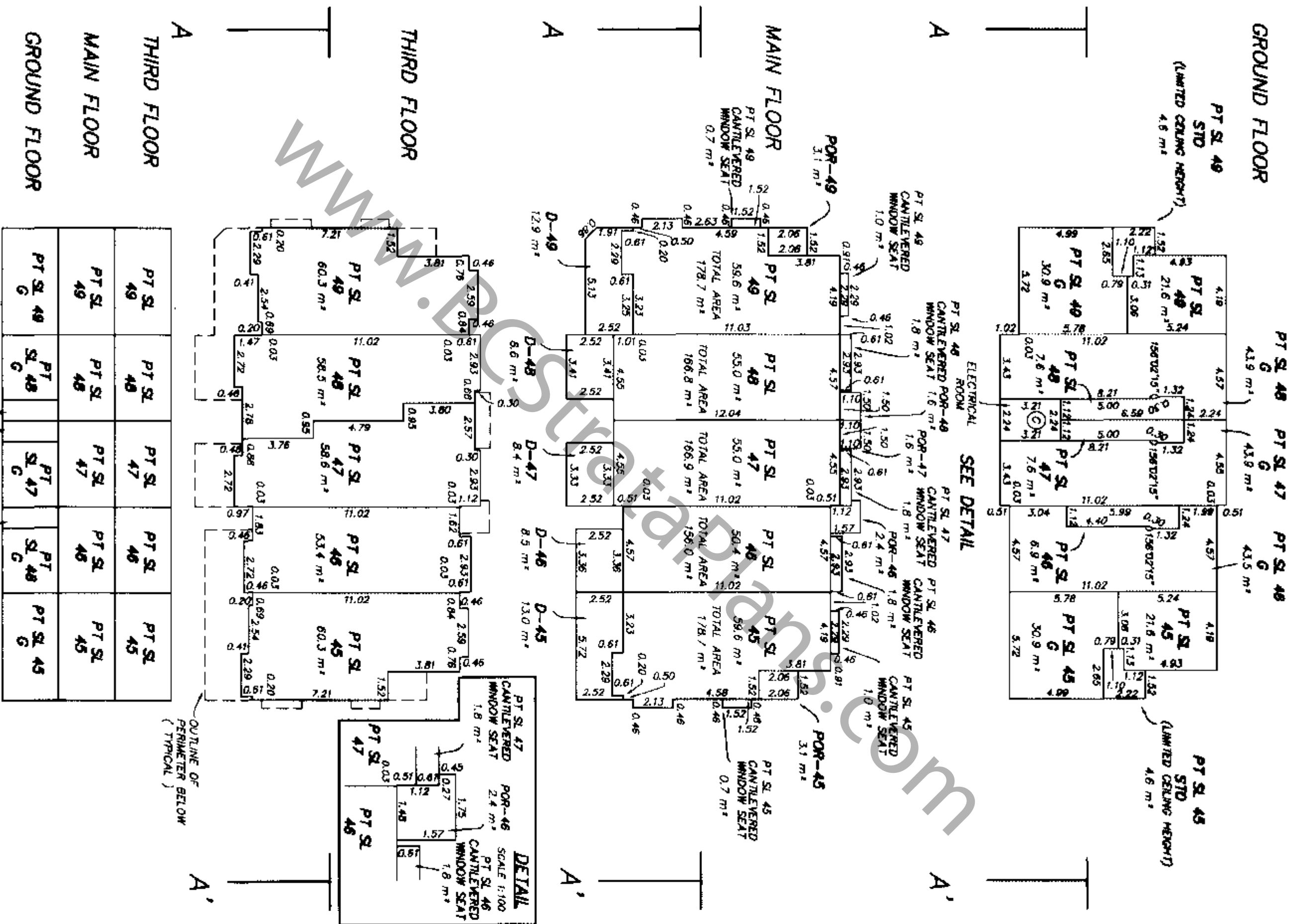
PT SL 54	PT SL 53	PT SL 52	PT SL 51	PT SL 50
PT SL 54	PT SL 53	PT SL 52	PT SL 51	PT SL 50
PT SL 54	PT SL 53	PT SL 52	PT SL 51	PT SL 50



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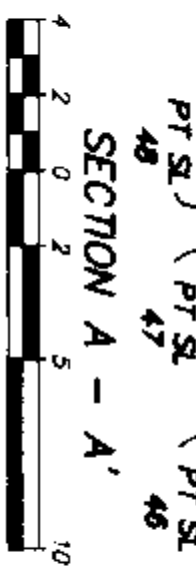


FILE 89/5-final bid 9f  
25th July 2005  
B.C.L.S.



GROUND FLOOR  
 MAIN FLOOR  
 THIRD FLOOR

PT SL 49	PT SL 48	PT SL 47	PT SL 46	PT SL 45
PT SL 49	PT SL 48	PT SL 47	PT SL 46	PT SL 45
PT SL 49	PT SL 48	PT SL 47	PT SL 46	PT SL 45



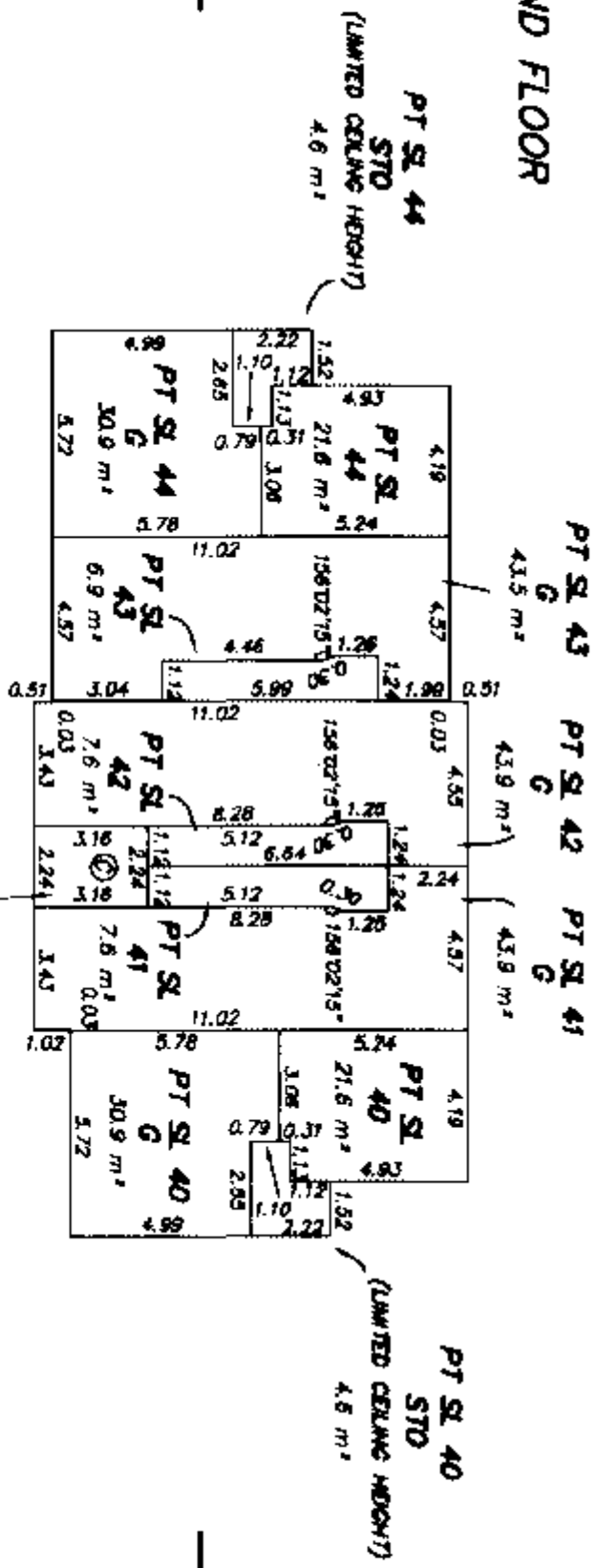
MURRAY & ASSOCIATES  
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FILE 8975-findl bid 10E  
 26th July, 2005

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 26th July, 2005



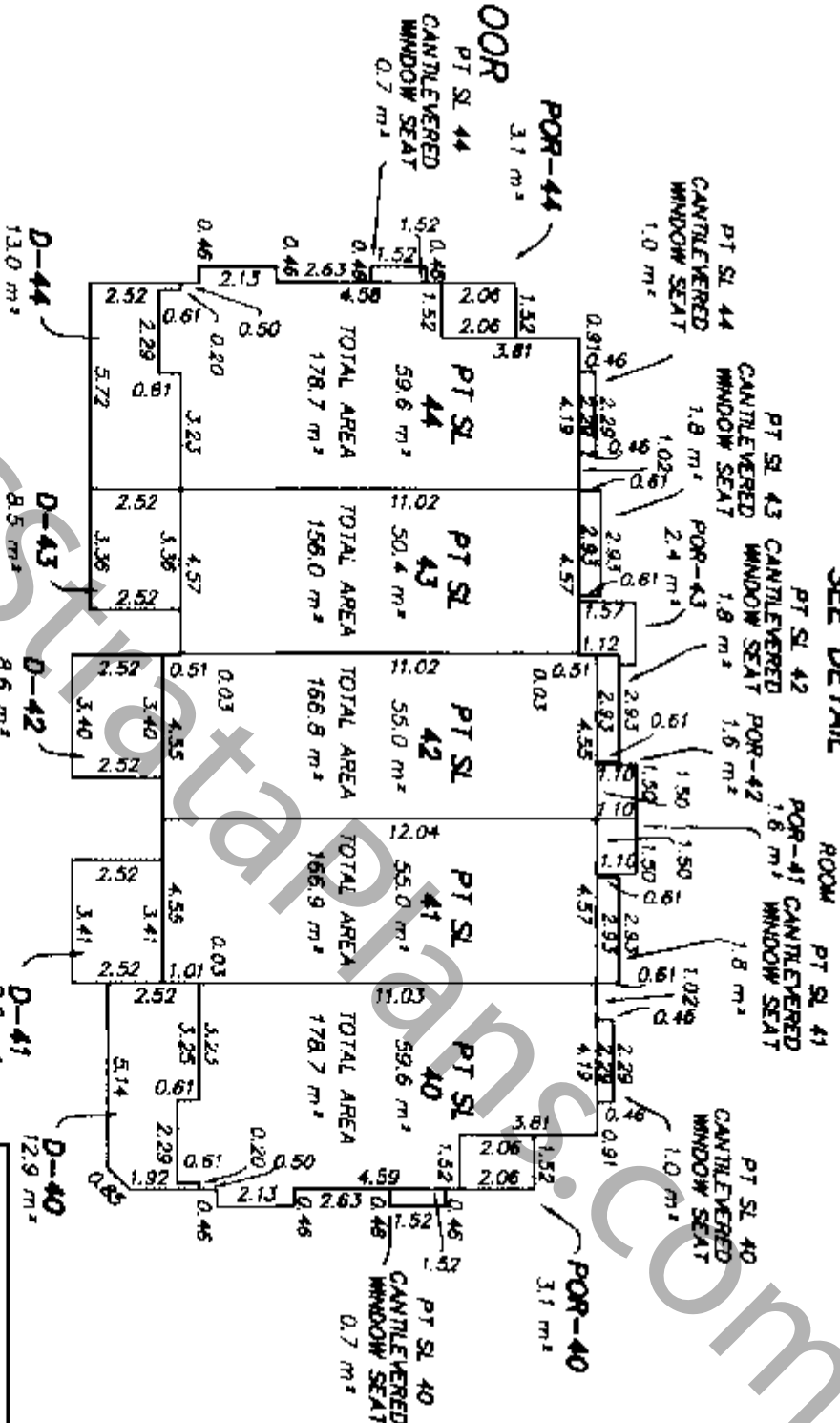
GROUND FLOOR



A

A'

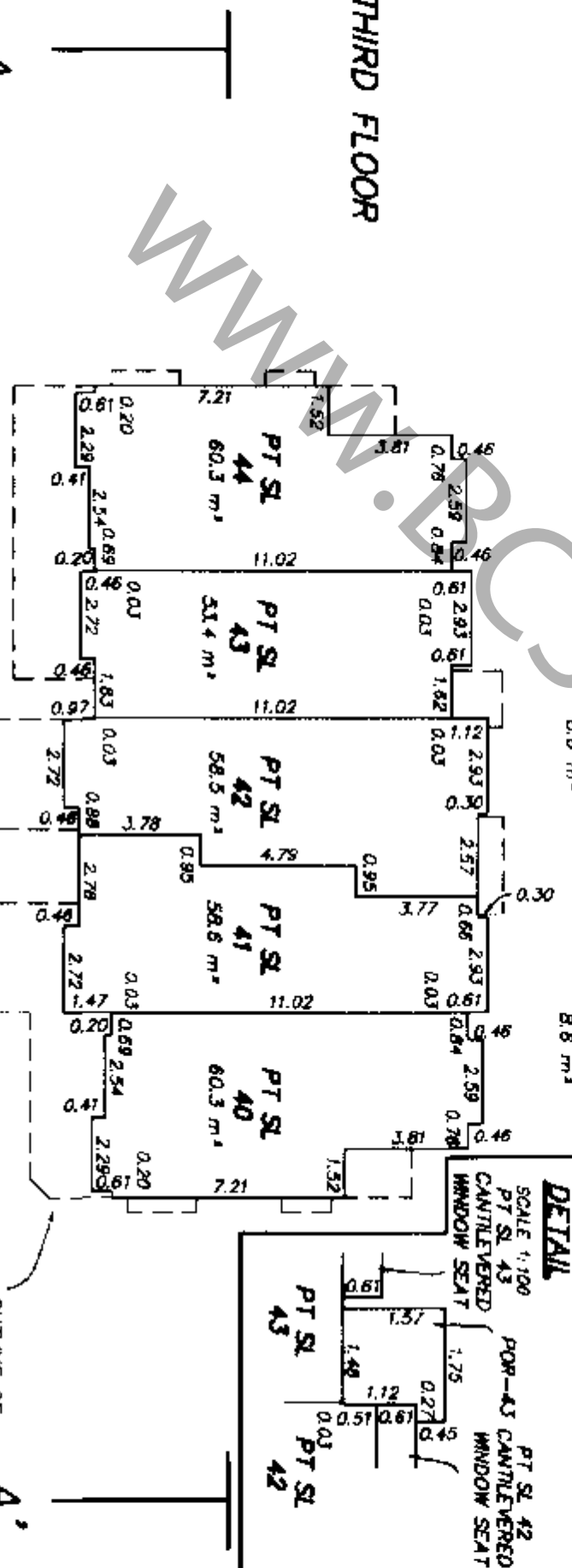
MAIN FLOOR



A

A'

THIRD FLOOR



A

A'

THIRD FLOOR

MAIN FLOOR

GROUND FLOOR

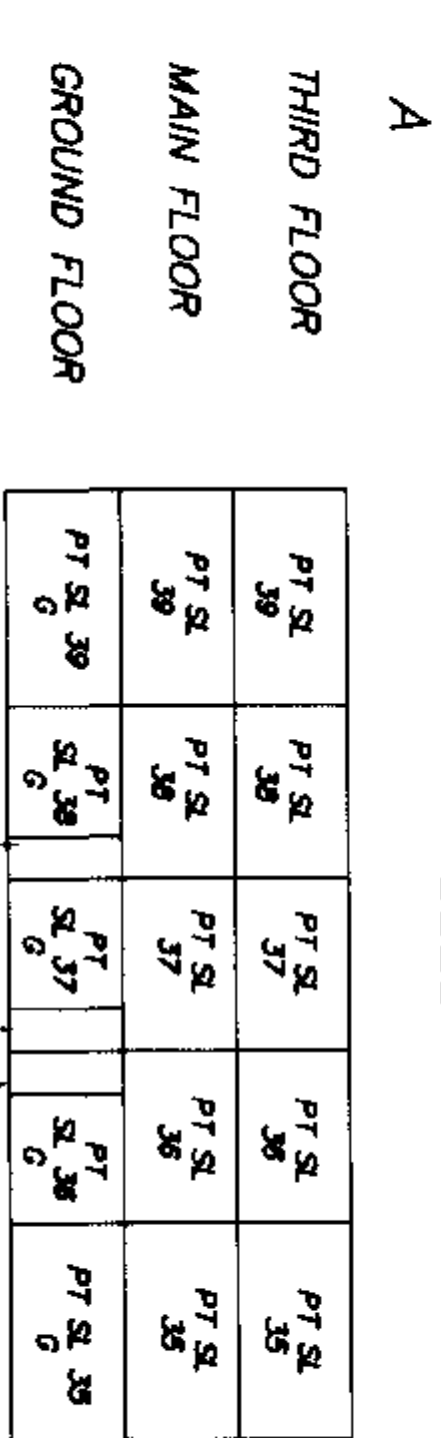
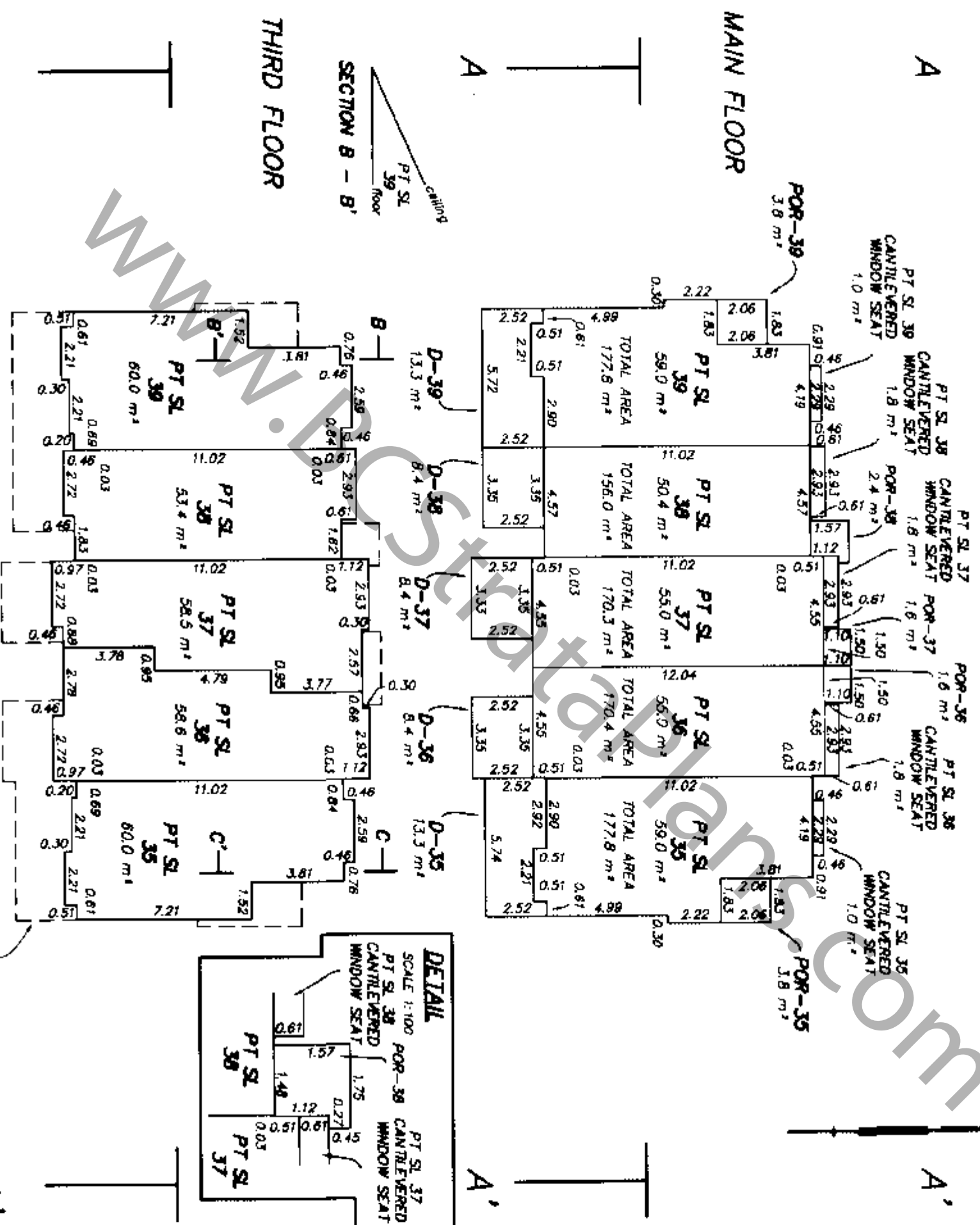
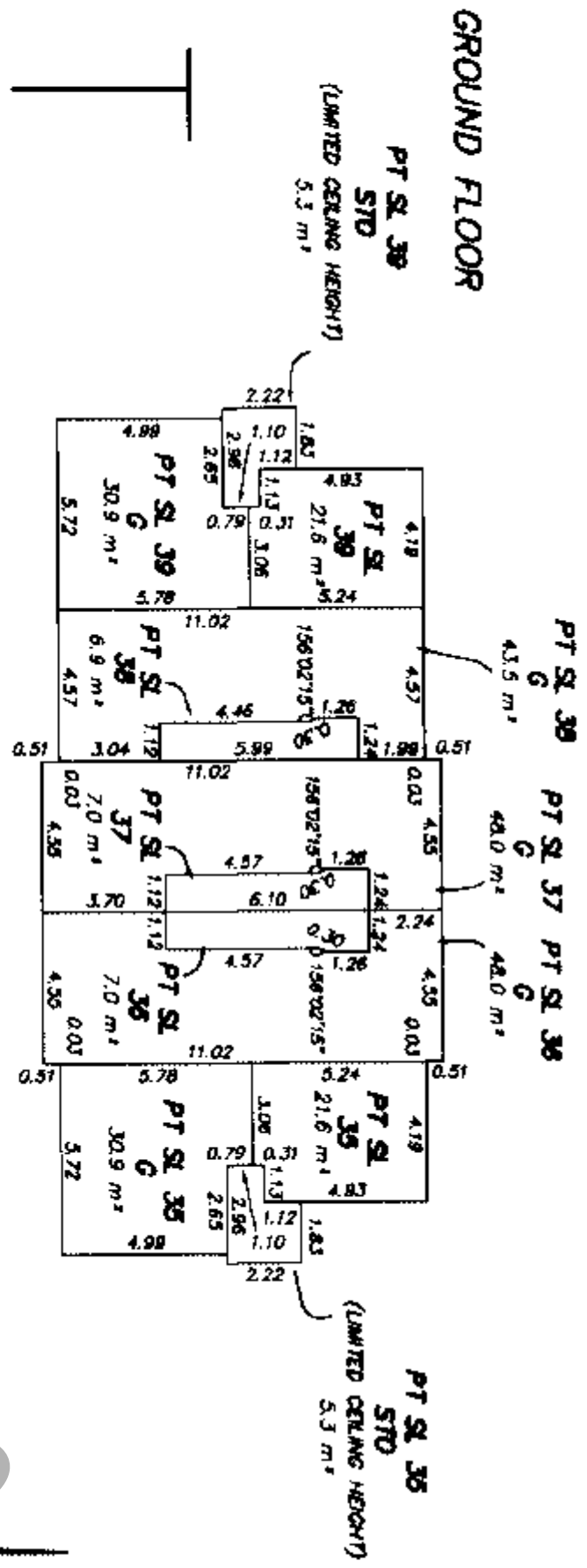
PT SL 44	PT SL 43	PT SL 42	PT SL 41	PT SL 40
PT SL 44	PT SL 43	PT SL 42	PT SL 41	PT SL 40
PT SL 44	PT SL 43	PT SL 42	PT SL 41	PT SL 40

SECTION A - A'



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FILE 8975-final bid 11E  
 28th July 2005  
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SCALE 1 : 200  
 FILE 8975-find bid 12F

28th July, 2005  
 B.C.L.S.