

**STRATA PLAN OF LOT 1,
SECTION 16, BLOCK 4 NORTH,
RANGE 6 WEST, N.W.D.,
PLAN LMP 35205**

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

"CITY OF RICHMOND"

**STRATA PLAN LMS 4084
PHASE 1**

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE, AT NEW WESTMINSTER, B.C.
THIS 18th DAY OF JANUARY 2000



SCALE 1:750



ALL DISTANCES ARE IN METRES.

**INTEGRATED SURVEY AREA No. 18
(RICHMOND) NAD-83 (CSRS)**

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9996040.

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 77H4648 AND 77H4604

- ④ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES LEAD PLUG FOUND
- - DENOTES STANDARD IRON POST PLACED
- - DENOTES LEAD PLUG PLACED
- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- L.C.P. - DENOTES LIMITED COMMON PROPERTY
- © - DENOTES COMMON PROPERTY
- (E) - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- (VS) - DENOTES VESTIBULE
BEING COMMON PROPERTY
- (CF) - DENOTES COMMON FACILITY
- (MS) - DENOTES MECHANICAL SHAFT
BEING COMMON PROPERTY
- (BT) TYPICAL - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 1
- (PT) TYPICAL - DENOTES PATIO BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 1
- (R32) TYPICAL - DENOTES ROOF DECK BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 32
- [5.50] - DENOTES BOUNDARIES DEFINED
BY LEAD PLUGS PLACED.
(NO WALLS)
- (4-116) - DENOTES LIMITED COMMON
PROPERTY FOR THE EXCLUSIVE USE
OF SL 4 - 116 INCLUSIVE.

NOTE :

THIS PLAN DOES NOT HAVE A
LEVEL 13 OR LEVEL 14

THE ADDRESS FOR THE SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:

THE OWNERS: STRATA PLAN LMS 4084
SUITE 204 - 3970 E. HASTINGS STREET,
BURNABY, B.C. V5C 6C1

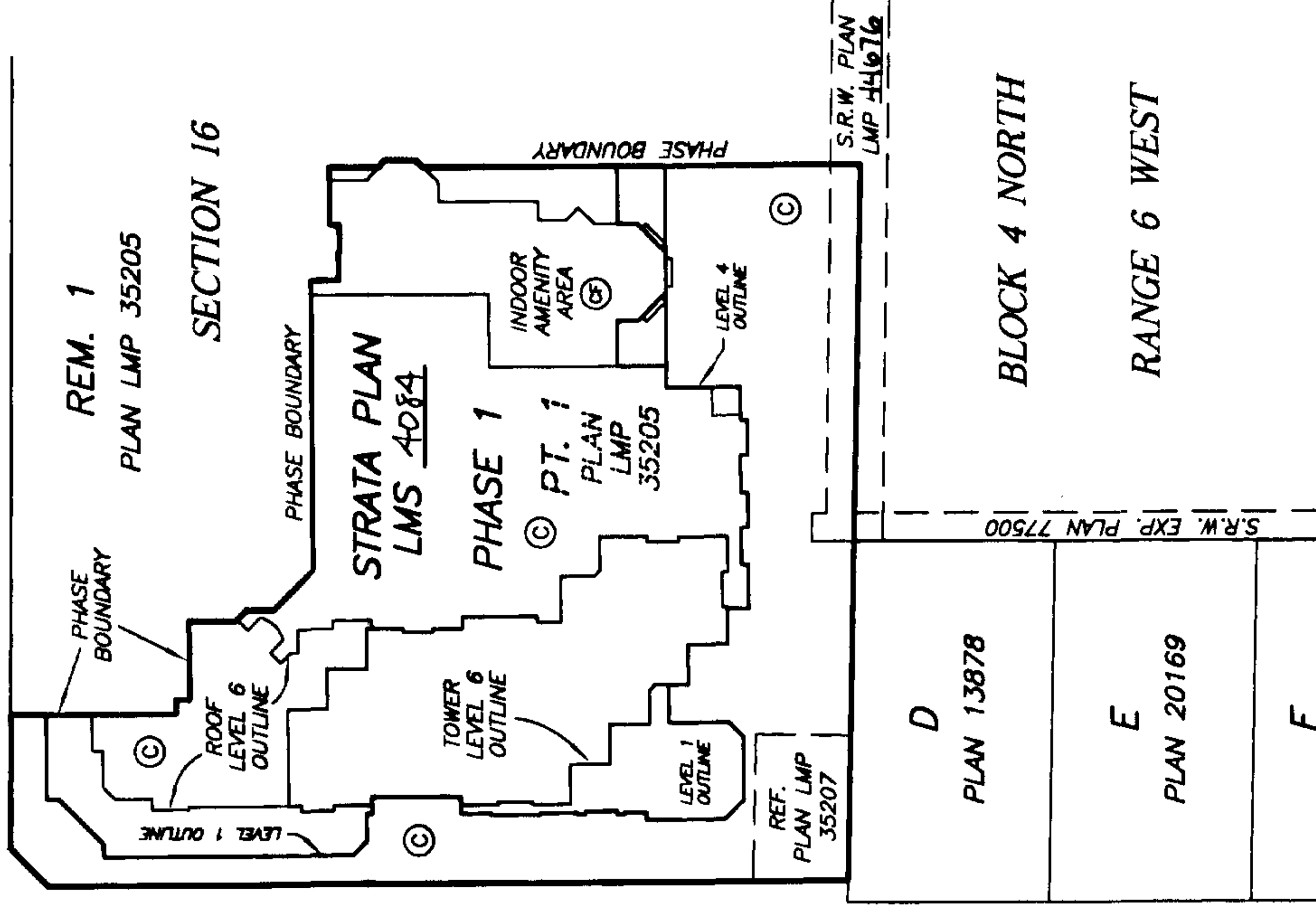
THIS STRATA PLAN CONTAINS LIMITED
COMMON PROPERTY ACCORDING TO
SEC. 53 (2) OF THE CONDOMINIUM ACT.

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

DRAWING # 30204-40
FILE # 30204-40
DATE : NOVEMBER 18, 1999.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

GRANVILLE AVENUE



REM. 1

PLAN LMP 35205

SECTION 16

STRATA PLAN
LMS 4084

PHASE 1

© PT. 1

PLAN
LMP
35205

©

PLAN
LMP
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PLAN
LMP
35205

APPROVED AS PHASE 1 OF A 4 PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT

THIS 5th DAY OF JANUARY, 2000

U. Budor

APPROVING OFFICER FOR THE
CITY OF RICHMOND

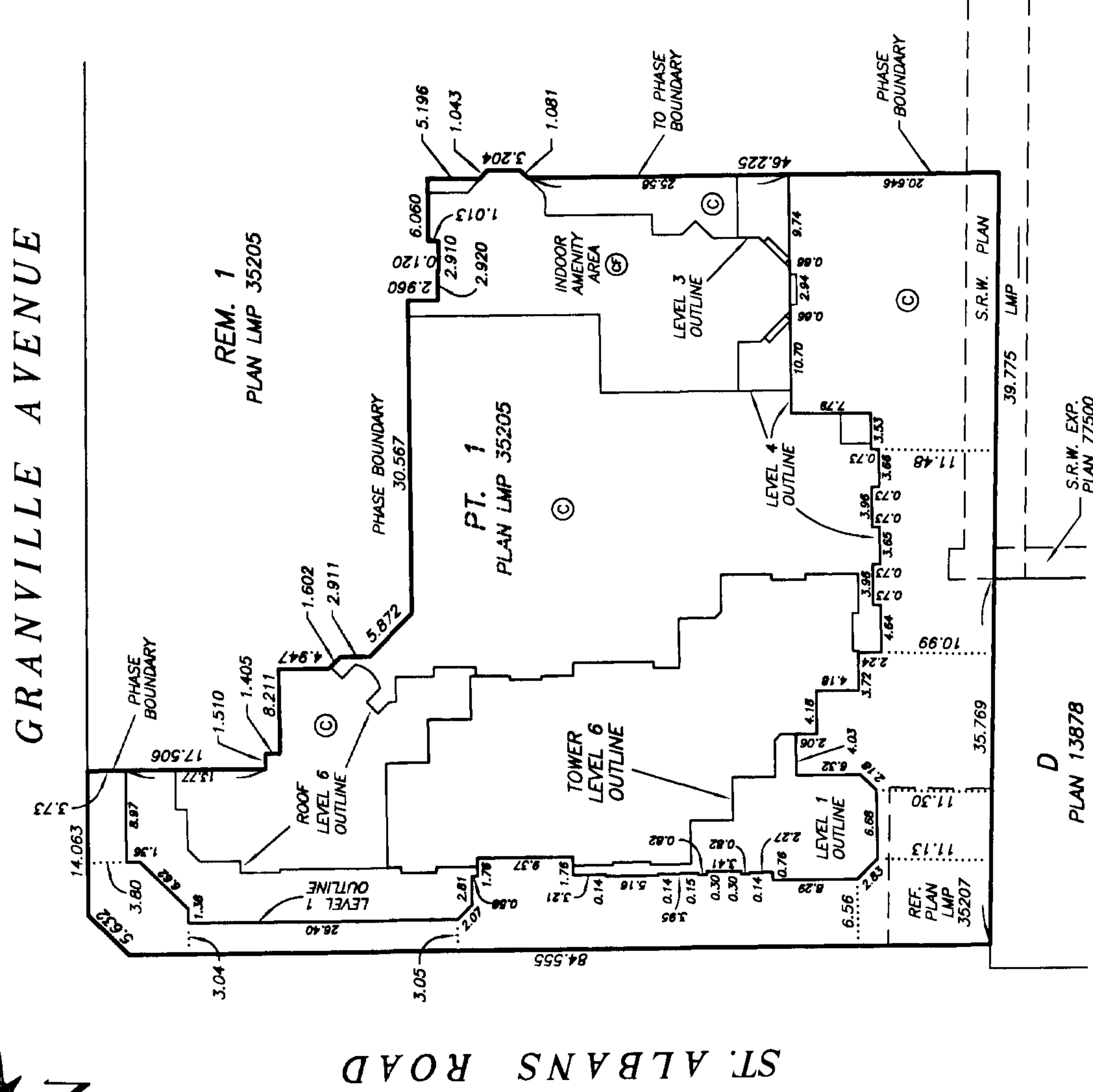
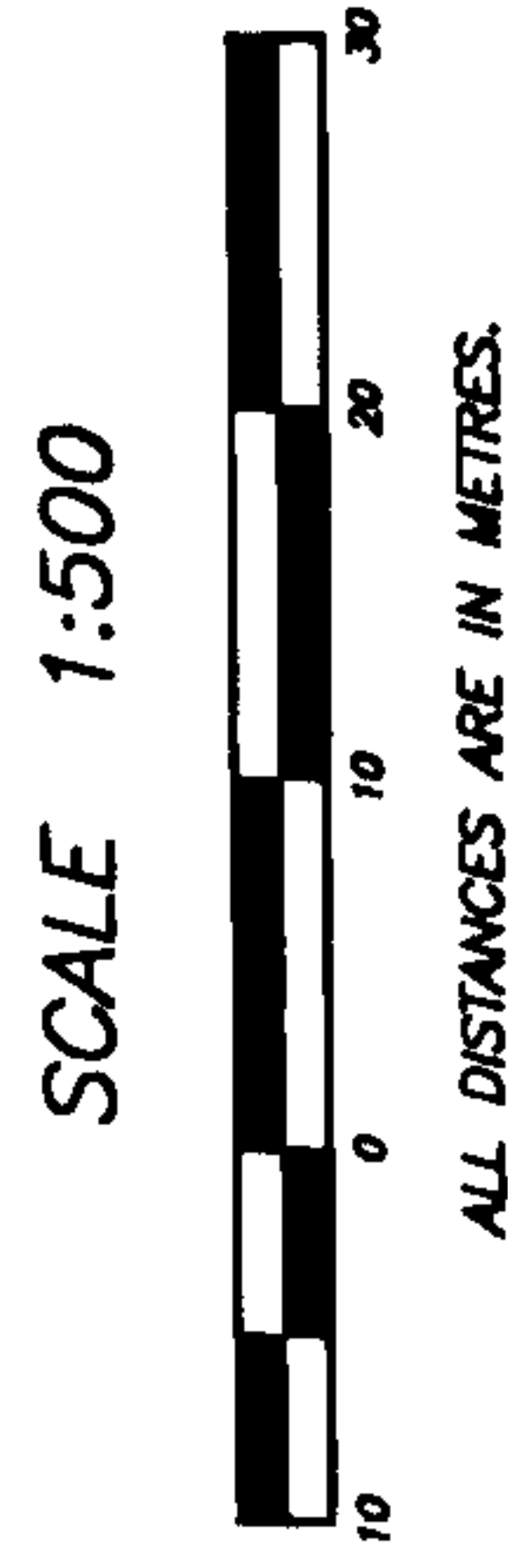
"FOR MAILING ADDRESS OF THE
STRATA CORPORATION
SEARCH THE STRATA PLAN
GENERAL INDEX."

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT
THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE
IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL
DATED AT SURREY, B.C.

THIS 18th DAY OF NOVEMBER, 1999.

Mike E. Shaw

B.C.L.S.



STRATA PLAN LMS 4084

PHASE 1

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
1	7,11,12,14	1634	2489	1
2	7,11,12,14	1649	2393	1
3	7,11,12,14	1604	2258	1
4	9,11,15	872	1517	1
5	9,11,15	721	1359	1
6	9,11,15	828	1626	1
7	9,11,16	873	1689	1
8	9,11,16	806	1521	1
9	9,11,16	830	1699	1
10	9,11,16	841	1680	1
11	9,11,16	1027	2063	1
12	9,11,16	959	1771	1
13	9,12,17	873	1749	1
14	9,12,17	835	1480	1
15	9,12,17	831	1719	1
16	9,12,17	608	1209	1
17	9,12,17	844	1699	1
18	9,12,17	1027	2089	1
19	9,12,17	959	1929	1
20	9,12,18	1135	2544	1
21	9,12,18	830	1799	1
22	9,12,18	607	1239	1
23	9,12,18	844	1369	1
24	9,12,18	1028	2091	1
25	9,12,18	958	1991	1
26	8,12,18	903	1889	1
27	8,12,18	884	1849	1
28	8,12,18	1055	2259	1
29	7,12,18	675	1347	1
30	7,12,18	1137	2359	1
31	8,12,18	680	1439	1
32	9,19	925	1879	1
33	9,19	751	1598	1
34	9,19	604	1269	1
35	9,19	787	1359	1
36	9,19	955	1924	1
37	9,19	869	1699	1
38	8,19	893	1890	1
39	8,19	883	1737	1
40	8,19	1051	2279	1
41	7,19	682	1440	1
42	7,19	1042	2268	1
43	8,19	682	1407	1
44	9,10,20	990	2326	1
45	9,10,20	606	1299	1
46	8,9,10,20	1194	2690	1
47	8,20	872	1789	1
48	8,20	1051	2289	1
49	7,20	681	1460	1
50	7,20	1042	2302	1
51	8,20	700	1541	1
52	10,21	987	1865	1
53	10,21	606	1329	1
54	8,10,21	1190	2589	1
55	8,21	872	1788	1
56	8,21	1051	2292	1
57	7,21	680	1479	1
58	7,21	1043	2340	1
59	8,21	702	1569	1
60	10,22	987	1949	1
61	10,22	605	1349	1
62	8,10,22	1190	2609	1
63	8,22	872	1807	1

STRATA PLAN LMS 4084

PHASE 1

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
64	8,22	1053	2321	1
65	7,8,22	1181	2650	1
66	8,22	643	1373	1
67	10,23	761	1709	1
68	10,23	605	1359	1
69	8,10,23	1190	2651	1
70	8,23	872	1829	1
71	8,23	1053	2349	1
72	8,23	1197	2790	1
73	10,24	761	1719	1
74	10,24	603	1319	1
75	8,10,24	1190	2680	1
76	8,24	872	1839	1
77	8,24	1052	2369	1
78	8,24	1197	2690	1
79	10,25	761	1729	1
80	10,25	603	1328	1
81	8,10,25	1190	2709	1
82	8,25	872	1859	1
83	8,25	1052	2389	1
84	8,25	1197	2709	1
85	10,26	762	1732	1
86	10,26	603	1392	1
87	8,10,26	1190	2737	1
88	8,26	872	1870	1
89	8,26	1052	2409	1
90	8,26	1197	2729	1
91	10,27	764	1742	1
92	10,27	603	1402	1
93	8,10,27	1190	2771	1
94	8,27	872	1889	1
95	8,27	1052	2422	1
96	8,27	1197	2780	1
97	10,28	765	1752	1
98	10,28	603	1429	1
99	8,10,28	1190	2799	1
100	8,28	872	1930	1
101	8,28	1052	2450	1
102	8,28	1197	2809	1
103	10,29	765	1761	1
104	10,29	602	1449	1
105	8,10,29	1190	2828	1
106	8,29	871	1949	1
107	8,29	1052	2469	1
108	8,29	1197	2838	1
109	10,30	767	1789	1
110	10,30	617	1359	1
111	8,10,30	1260	3010	1
112	8,30	976	2302	1
113	8,30	1210	2787	1
114	8,10,31	2157	5394	1
115	8,10,31	1622	3969	1
116	8,19	614	1209	1
117	9,11,15	784	2589	0.8
118	9,11,15	841	2739	0.9
119	9,11,15	851	2849	0.9
120	9,11,15	847	2649	0.9
AGGREGATE		112,563	244,657	119.5

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 12TH DAY OF January 2000

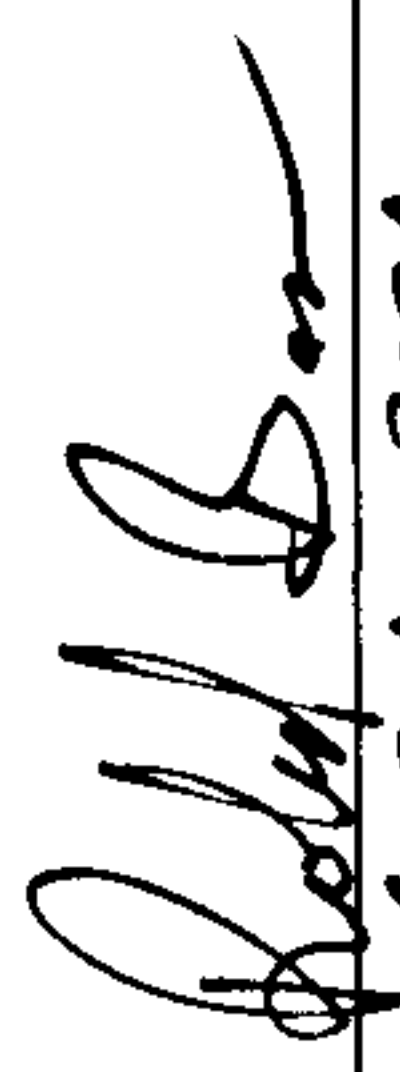
SUPERINTENDENT OF REAL ESTATE

DATE : NOV. 18, 1999.

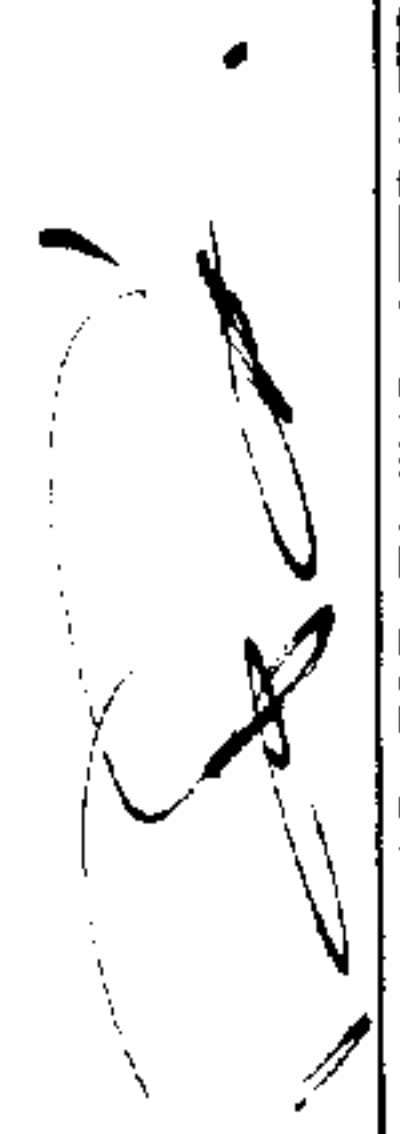
STRATA PLAN LMS 4084
PHASE 1

STATUTORY DECLARATION

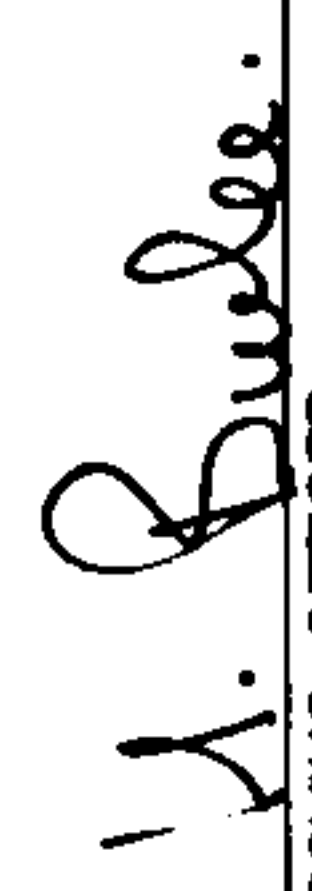
I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:
1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER / DEVELOPER.
2) THE STRATA PLAN IS FOR RESIDENTIAL AND COMMERCIAL USE.
I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

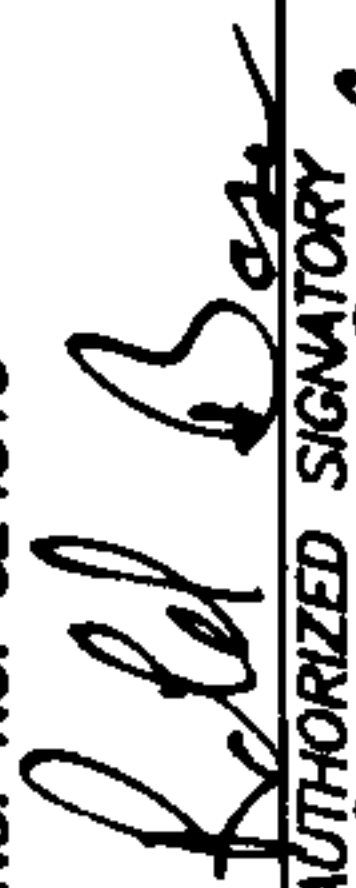

ROBERT BOSA

DECLARED BEFORE ME AT BURNABY
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 17th DAY OF DECEMBER, 1999


A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA
DICK C.A. DE VUYST
401-870 E-Hastings St. Van BC V5C 6C1

I HEREBY CERTIFY THAT THE COMMON FACILITY, FITNESS AREA, JACUZZI, MENS, WOMENS AND HANDICAP WASHROOMS, LOUNGE, MEDIA ROOM, AND STEAM ROOM, WHICH ACCORDING TO FORM E TO THE ACT WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE HAS BEEN SATISFACTORILY PROVIDED FOR.
THIS 5 DAY OF January, 2000


APPROVING OFFICER

OWNER:
BOSA VENTURES (RICHMOND) INC.
INC. NO. 524813

AUTHORIZED SIGNATORY
ROBERT BOSA

AUTHORIZED SIGNATORY

WITNESS ~~AS TO BOTH SIGNATURES~~
DICK C.A. DE VUYST
SOLICITOR
OCCUPATION OF WITNESS
204-3470 E. HASTINGS ST.
BURNABY, B.C. V5C 6C1
ADDRESS OF WITNESS

MORTGAGEE:
THE TORONTO-DOMINION BANK

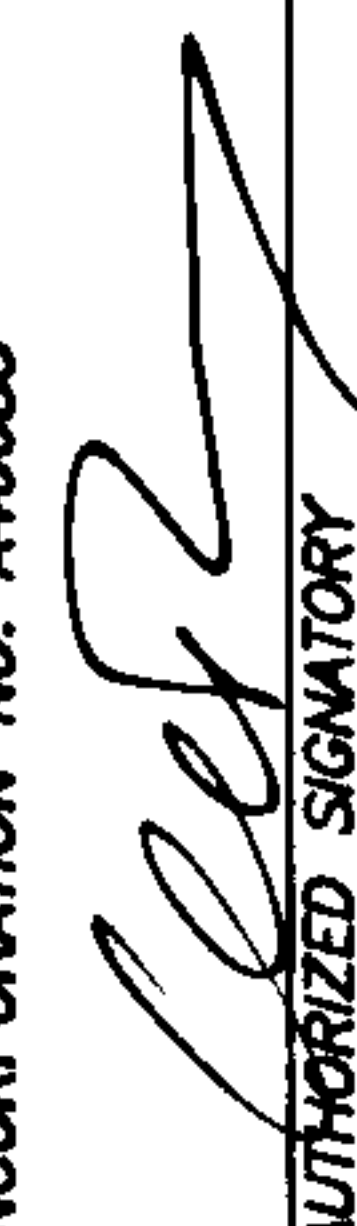
AUTHORIZED SIGNATORY J. RICHARD FERRILL
Box 1811
AUTHORIZED SIGNATORY PENNY LEE FOX
Susan Rose
WITNESS AS TO BOTH SIGNATURES
SUSAN ROSE
Secretary
OCCUPATION OF WITNESS
LEGAL DEPARTMENT
THE TORONTO-DOMINION BANK
ADDRESS OF WITNESS
700 WEST GEORGIA STREET 3rd FLOOR
VANCOUVER BC V7Y 1R2

MORTGAGEE:
CANADIAN WESTERN BANK

AUTHORIZED SIGNATORY BRUCE GIARARD

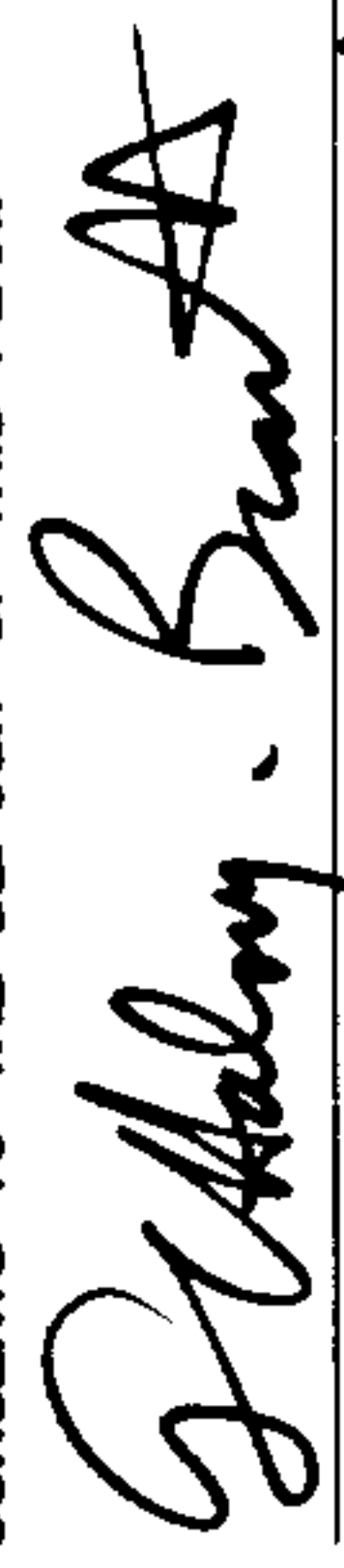
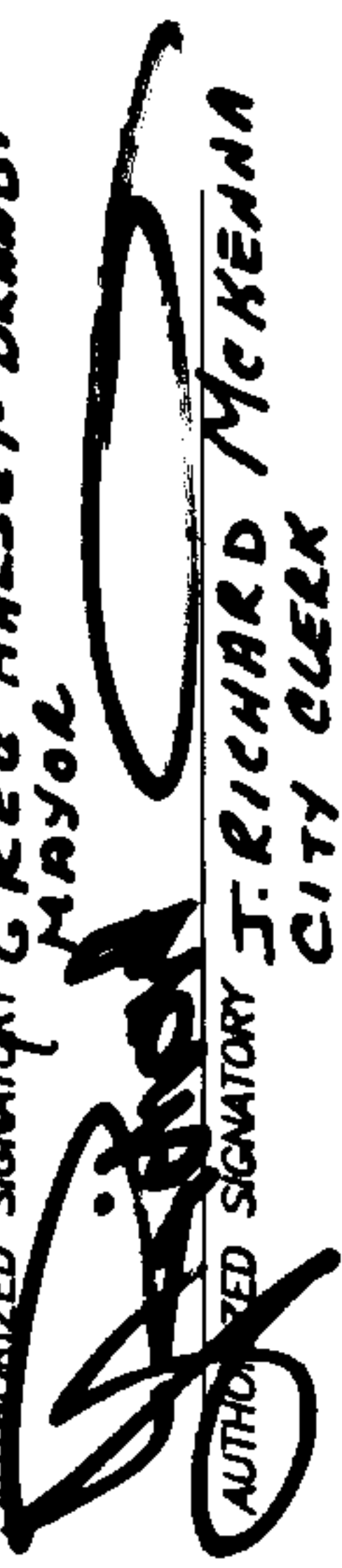
AUTHORIZED SIGNATORY JACK B. HANNS


WITNESS AS TO BOTH SIGNATURES
SENIOR CREDIT OFFICER
OCCUPATION OF WITNESS
2000 4440 BURKARD
VANCOUVER BC V2C
ADDRESS OF WITNESS

MORTGAGEE:
MCAP FINANCIAL CORPORATION
INCORPORATION NO. A46883

AUTHORIZED SIGNATORY
KEN TESKEY

AUTHORIZED SIGNATORY:

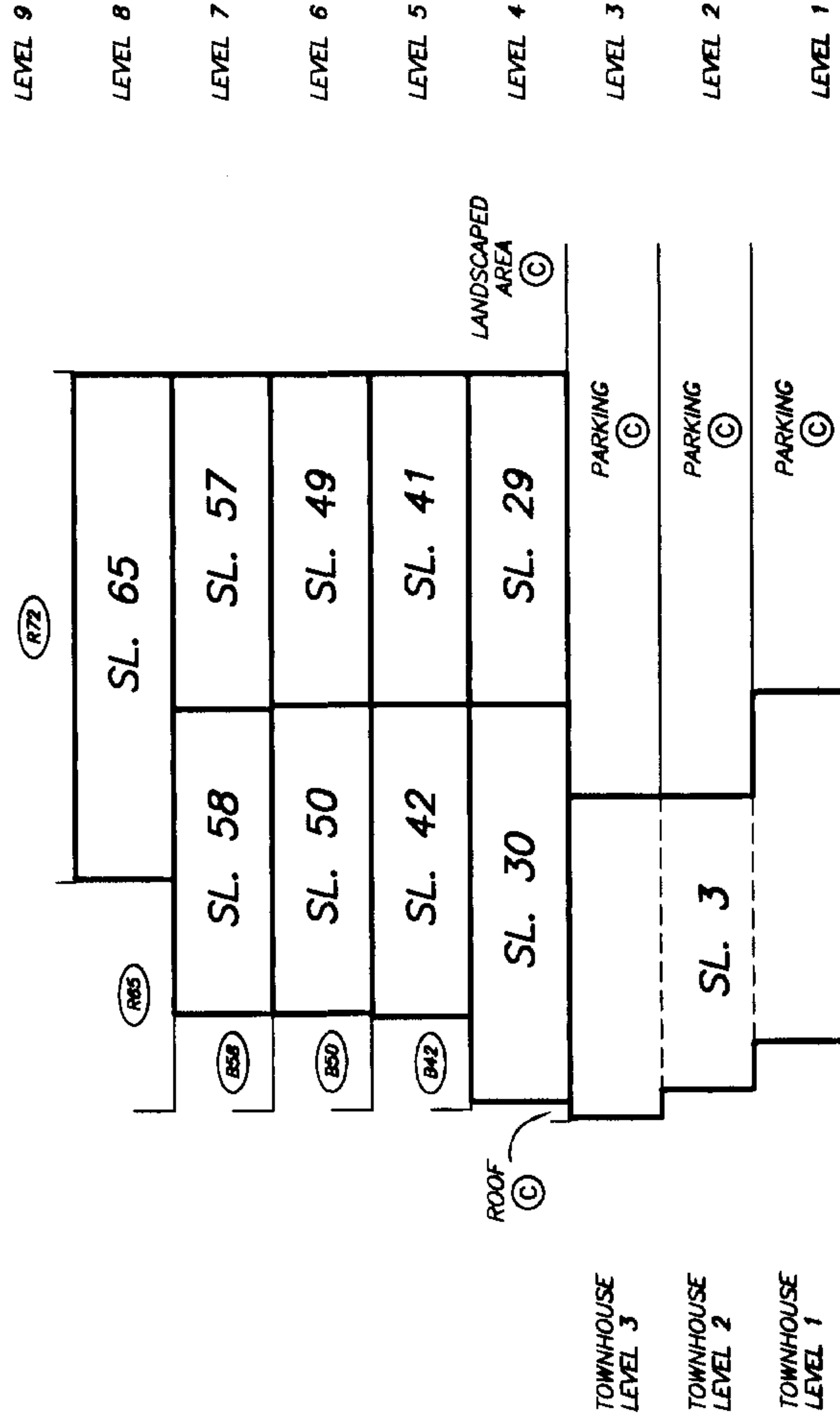
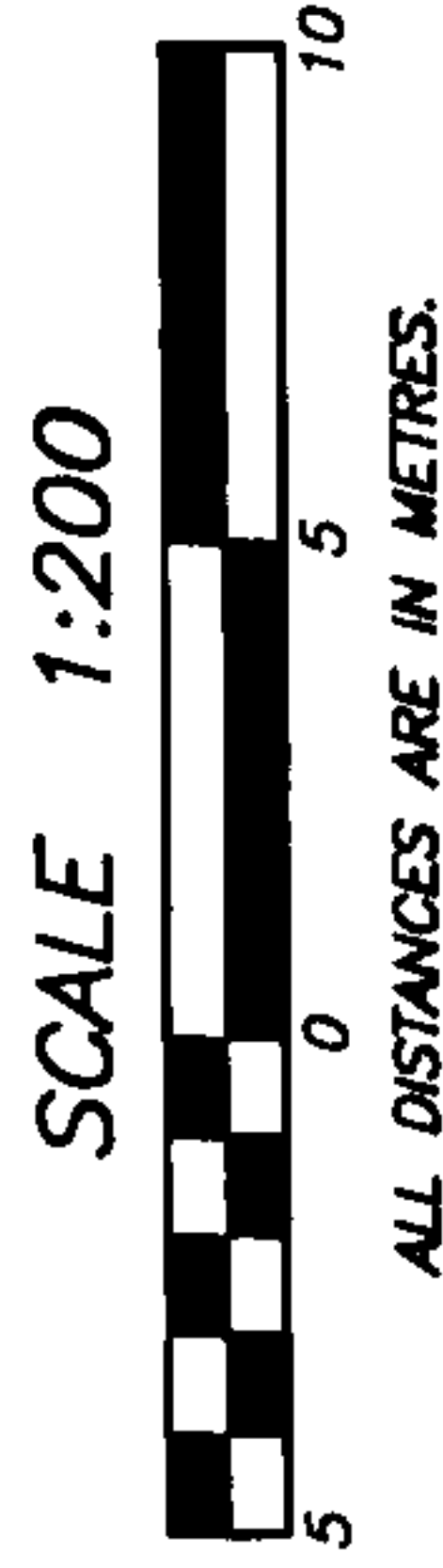
WITNESS ~~AS TO BOTH SIGNATURES~~
Secretary
OCCUPATION OF WITNESS
1400-1140 W. Pender St., Vancouver
ADDRESS OF WITNESS

THE CITY OF RICHMOND, REGISTERED OWNER OF COVENANTS BL349727 AND BL349731, HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATORY GREG HALSEY-BRANDT
MAYOR

AUTHORIZED SIGNATORY J. RICHARD MCKENNA
CITY CLERK

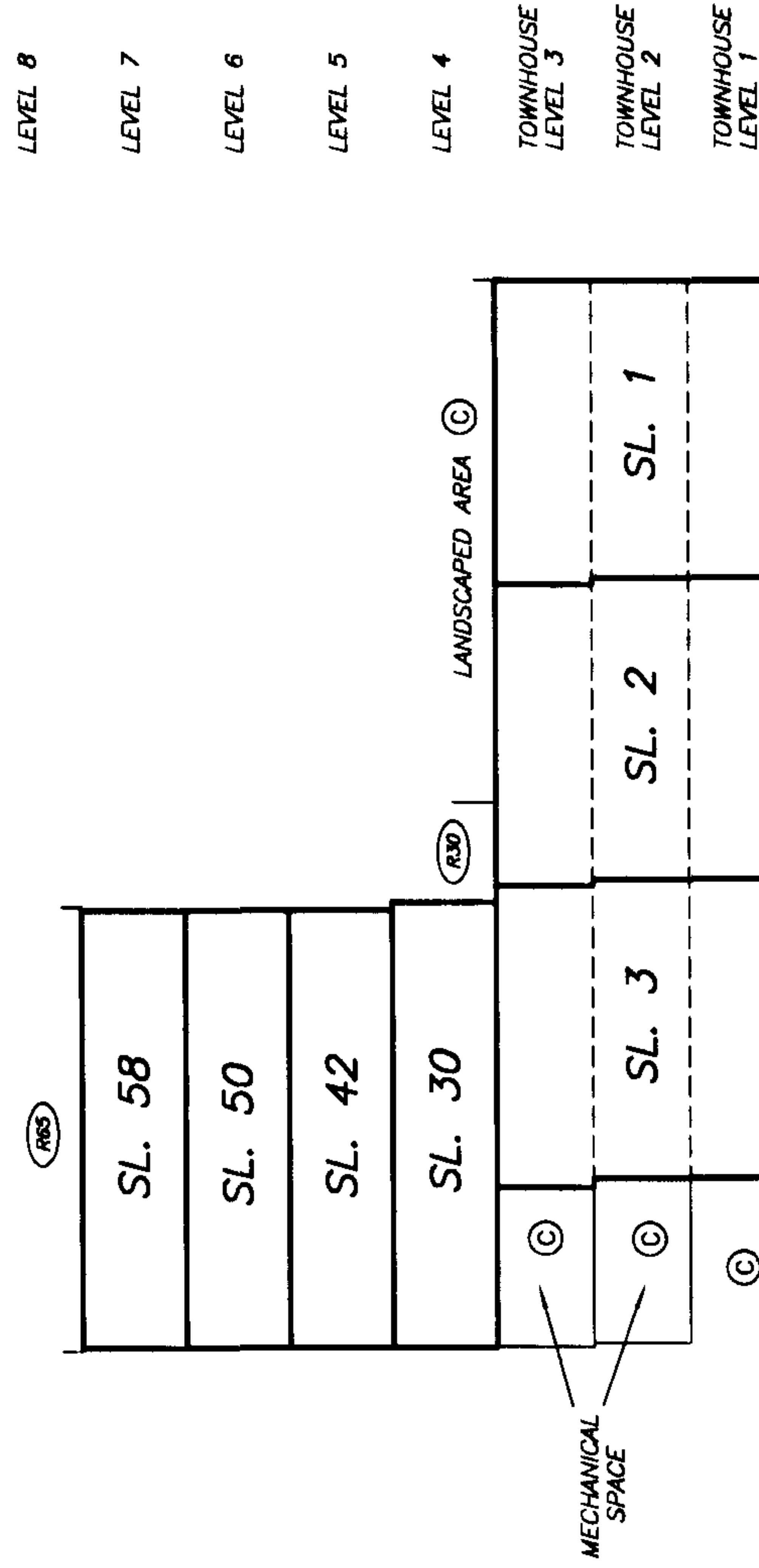
DATE : NOV. 18, 1999.
M.E.S.

SECTIONS

STRATA PLAN LMS 4084
PHASE 1



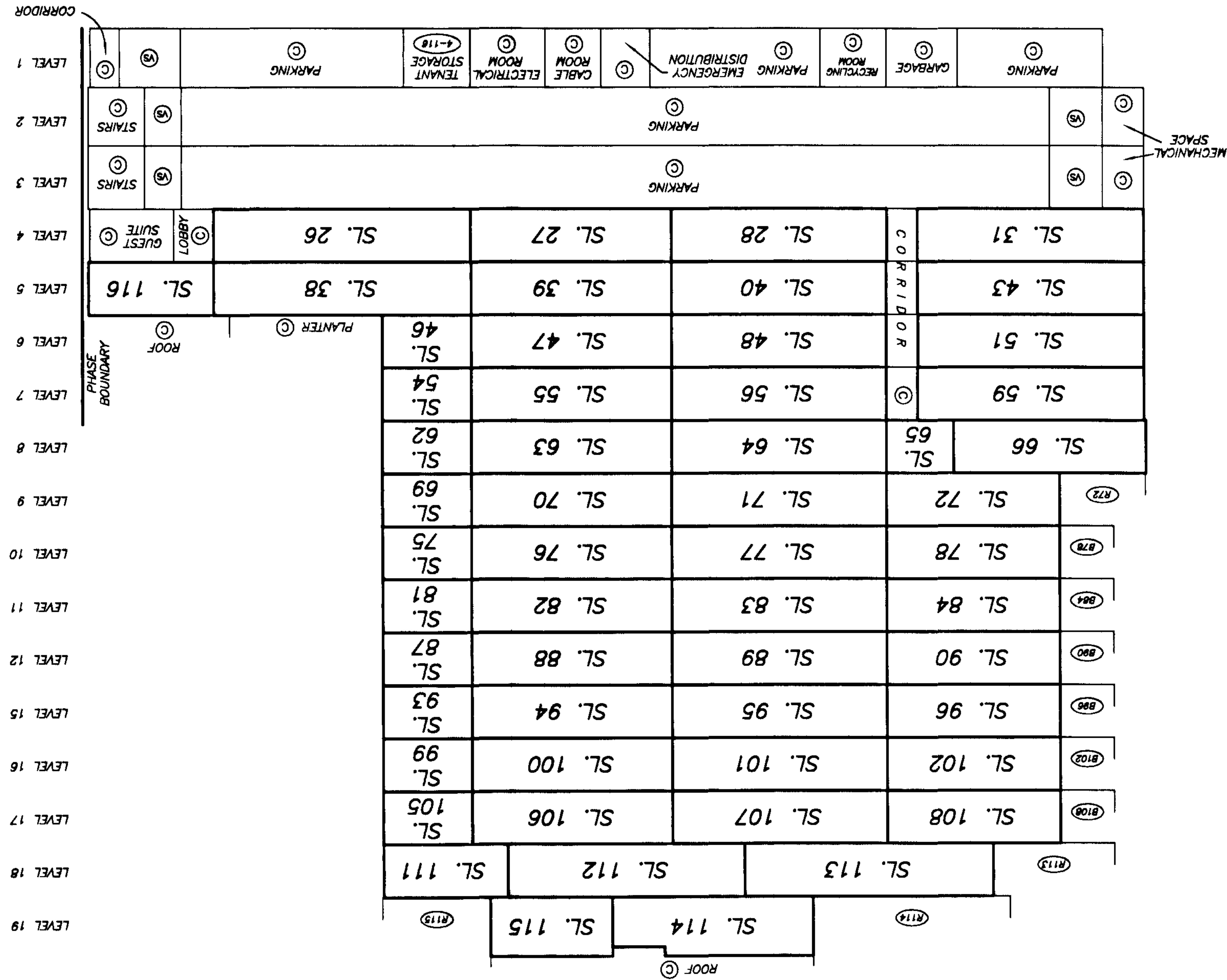
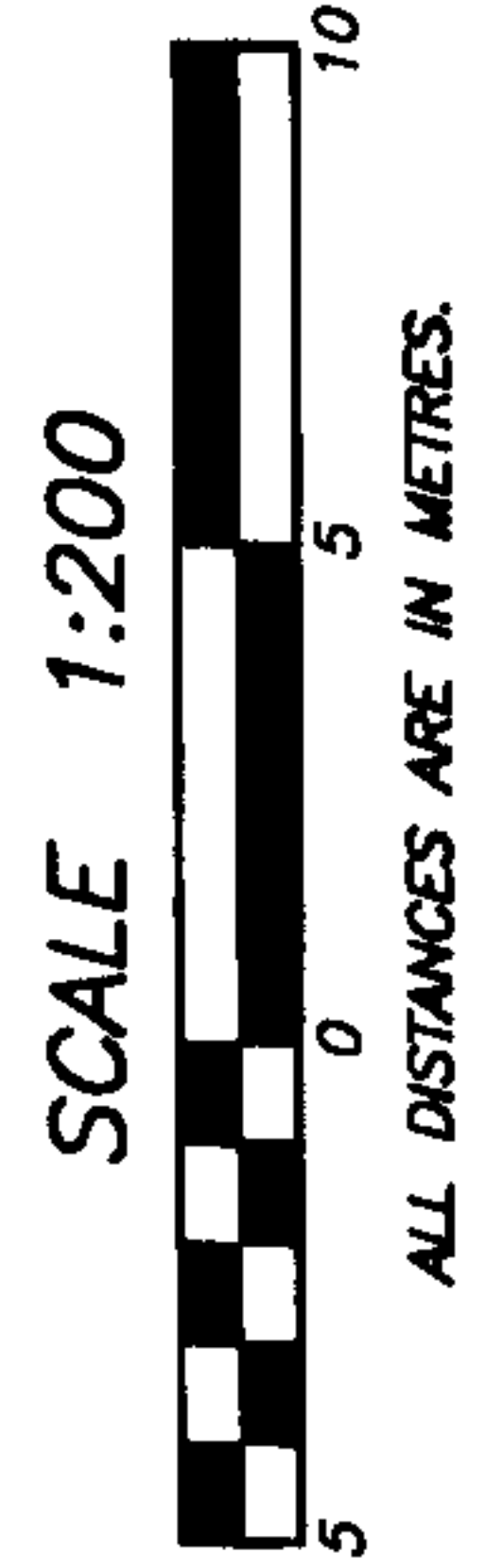
SECTION B - B'



SECTION A - A'

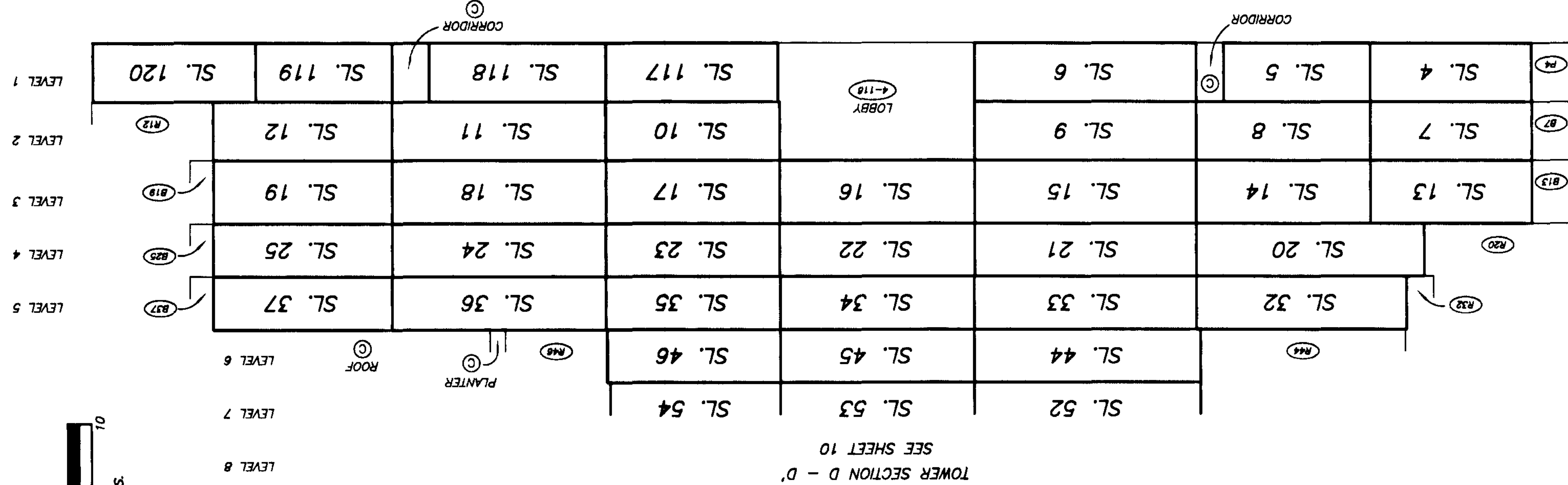
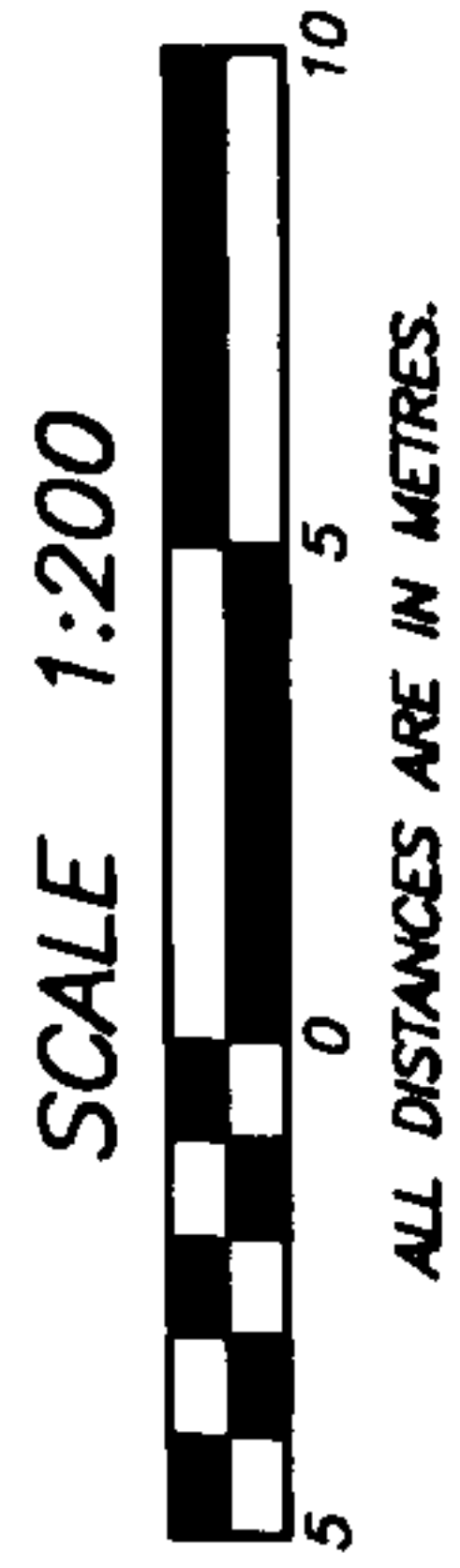
STRATA PLAN LMS 4084
PHASE 1

SECTION C - C'



DATE : NOV. 18, 1999.
M. E. S.

DRAWING # 30204-40
FILE # 30204-40-SEC-C

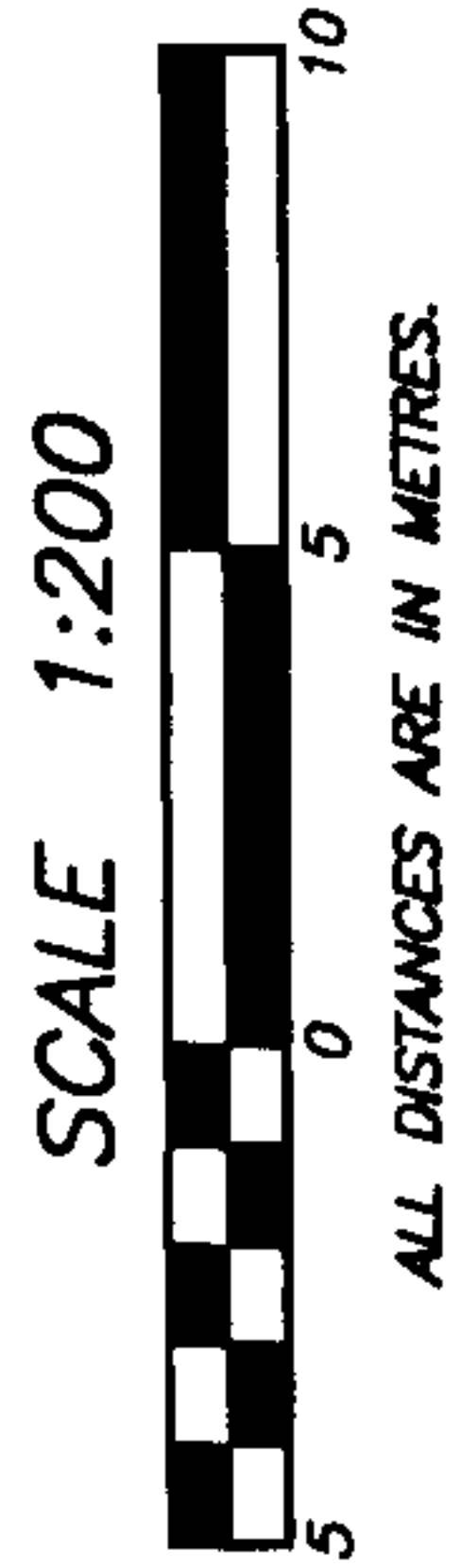


DATE : NOV. 18, 1999.

DRAWING # 30204-40
FILE # 30204-40-SEC-D

SECTION D - D'

STRATA PLAN LMS 4084
PHASE 1

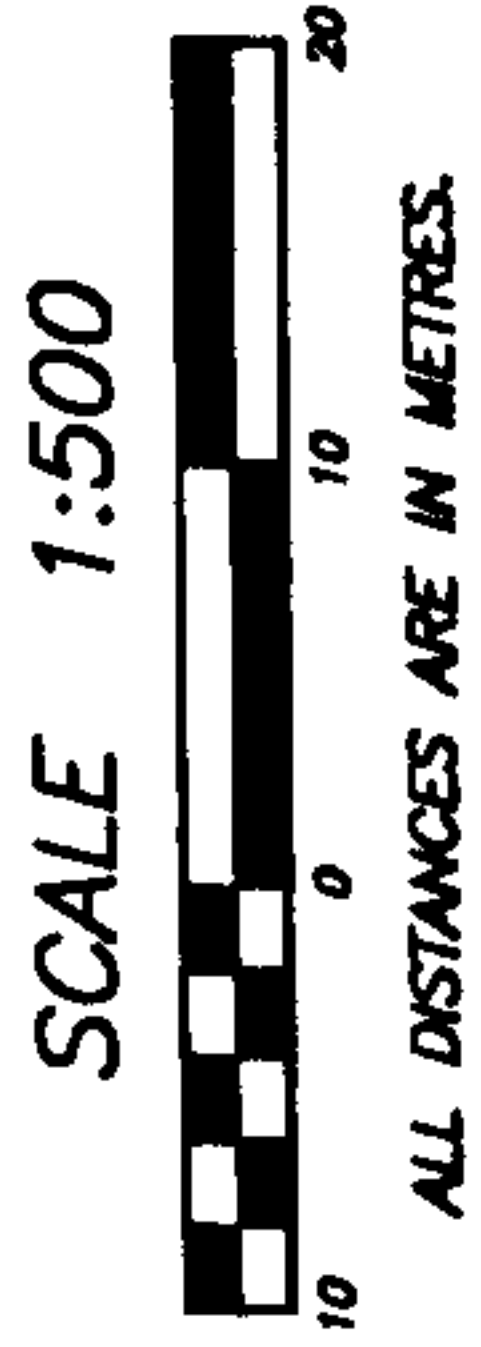


ROOF ©			LEVEL 19
SL. 114			SL. 115
SL. 109	SL. 110	SL. 111	LEVEL 18
SL. 103	SL. 104	SL. 105	LEVEL 17
SL. 97	SL. 98	SL. 99	LEVEL 16
SL. 91	SL. 92	SL. 93	LEVEL 15
SL. 85	SL. 86	SL. 87	LEVEL 12
SL. 79	SL. 80	SL. 81	LEVEL 11
SL. 73	SL. 74	SL. 75	LEVEL 10
SL. 67	SL. 68	SL. 69	LEVEL 9
SL. 60	SL. 61	SL. 62	LEVEL 8
SL. 52	SL. 53	SL. 54	LEVEL 7
SL. 44	SL. 45	SL. 46	LEVEL 6
SL. 32	SL. 33	SL. 34	SL. 35
		SL. 36	SL. 37

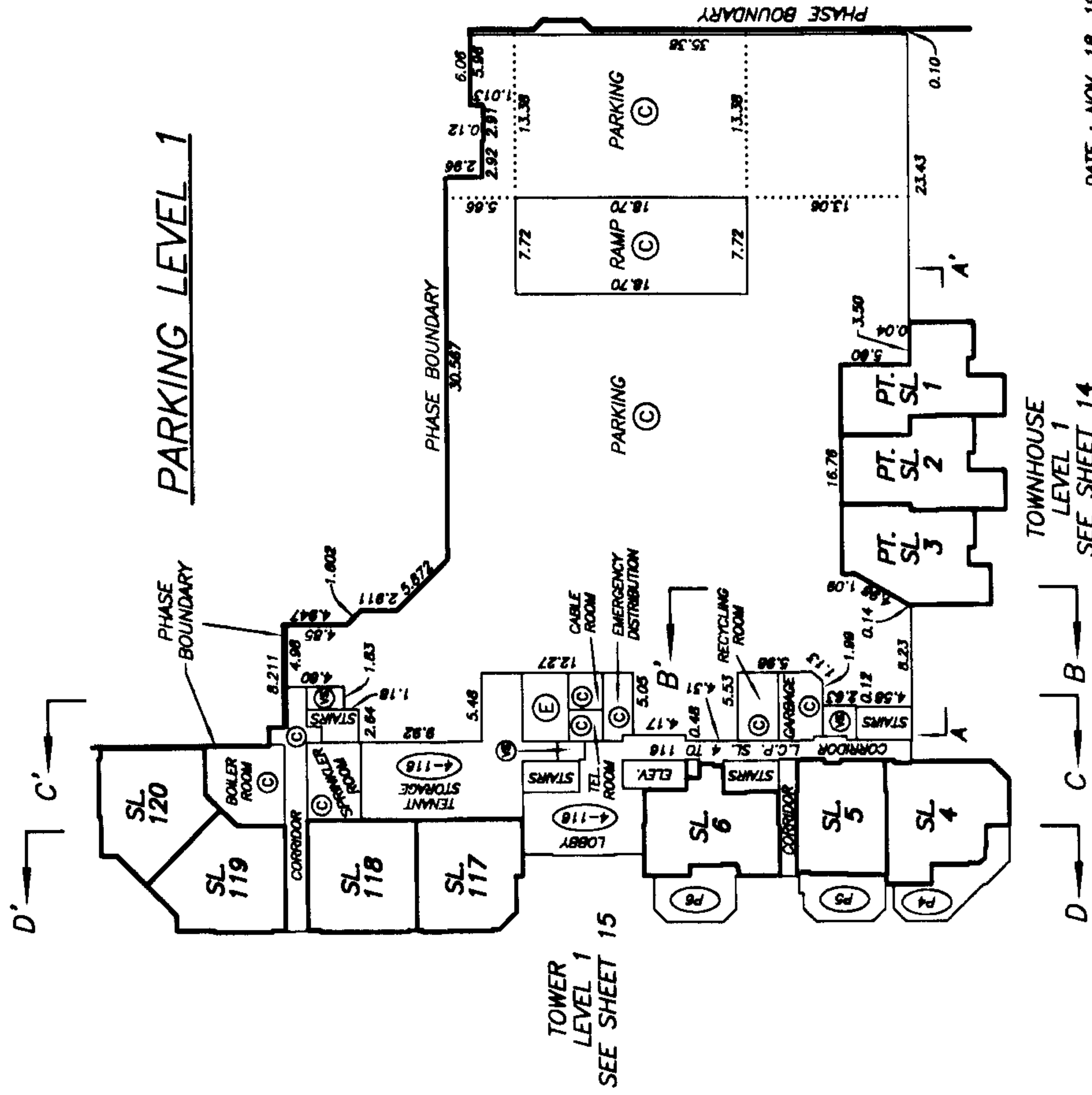
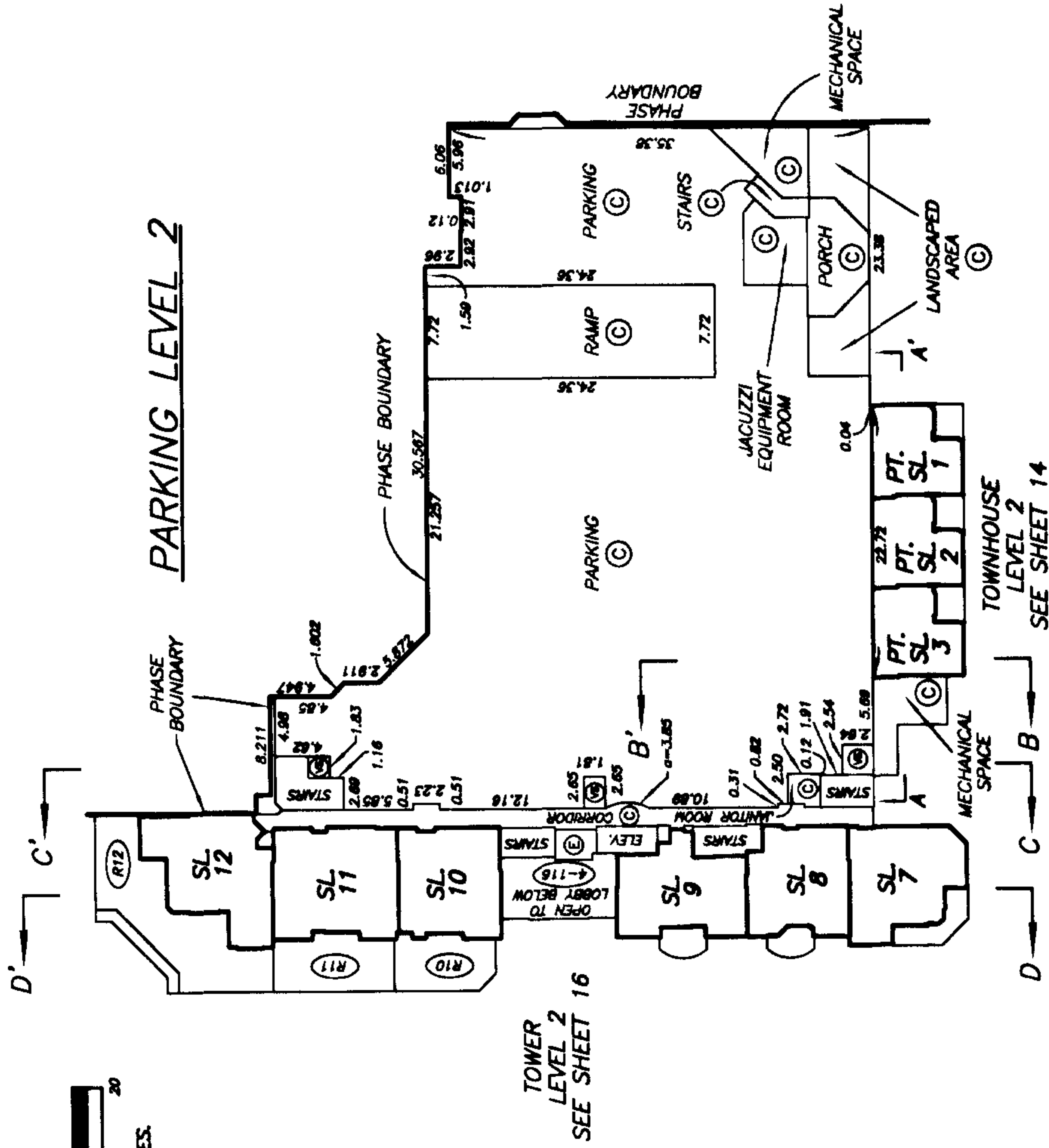
SEE SHEET 9

**PARKING LEVEL
FLOOR PLANS**

**STRATA PLAN LMS 4084
PHASE 1**

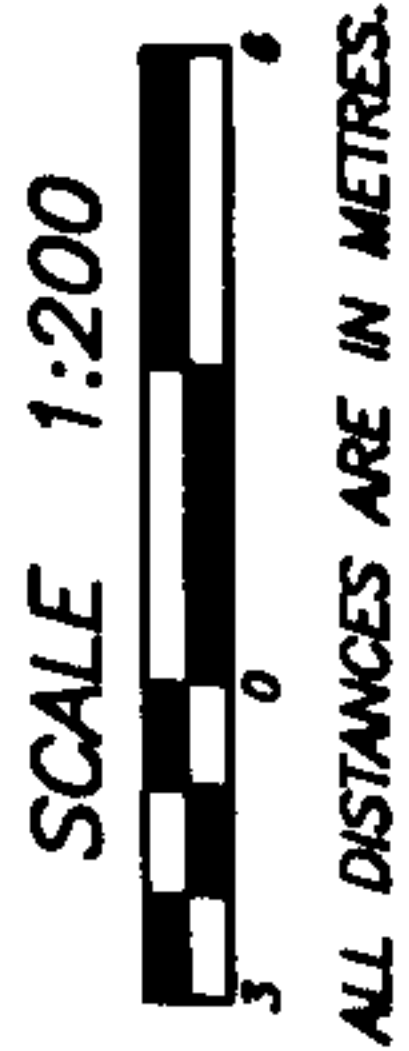


NOTE :
ALL STRATA LOT BOUNDARIES ARE
PARALLEL, PERPENDICULAR, OR AT
A 45° DEFLECTION UNLESS
OTHERWISE SHOWN.

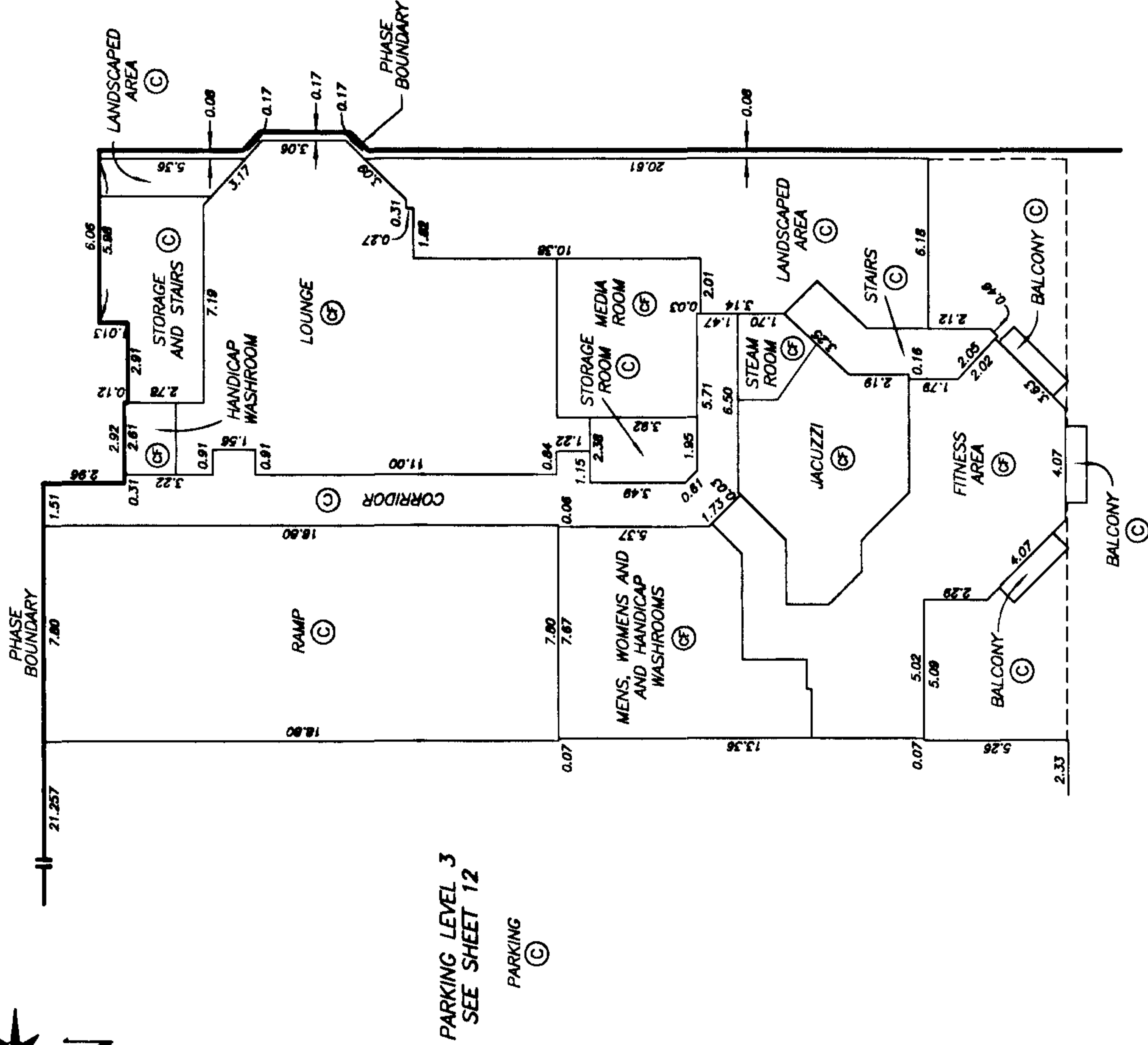


COMMON FACILITY DETAIL
PARKING LEVEL 3

STRATA PLAN LMS 4084
PHASE 1



NOTE :
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DATE : NOV. 18, 1999.
M.E.S.

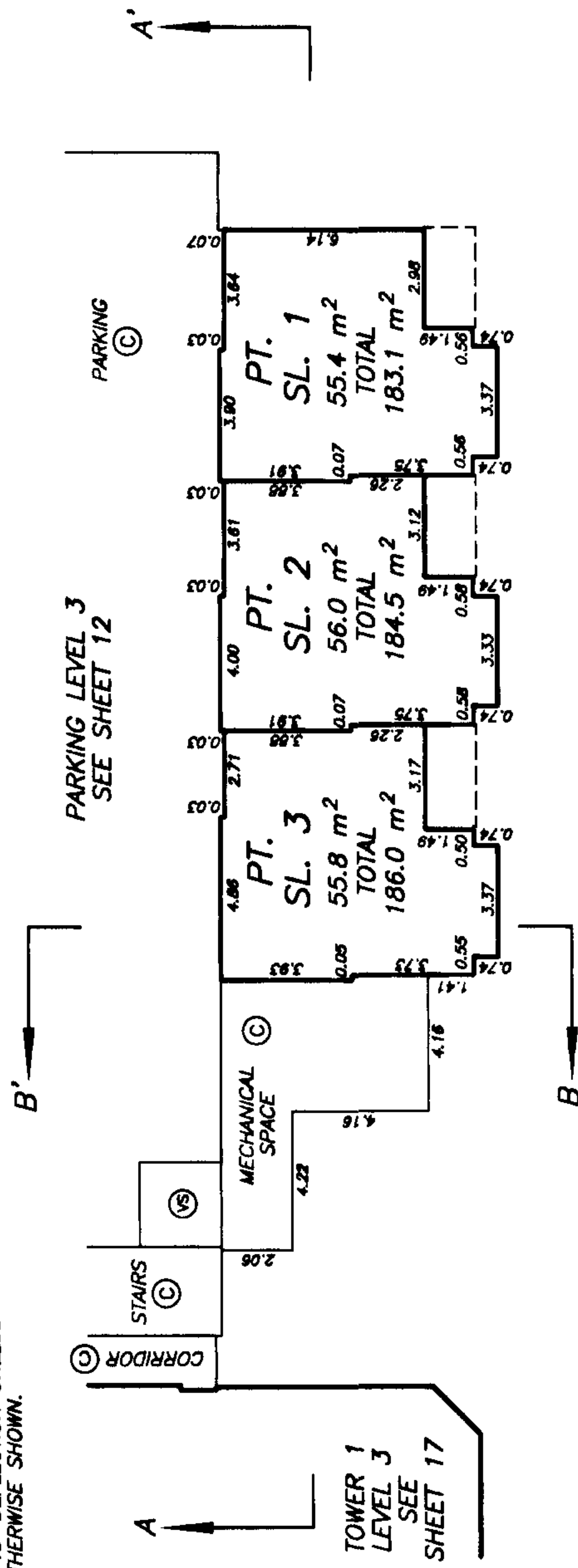
SHEET 14 OF 31 SHEETS

TOWNHOUSE FLOOR PLANS

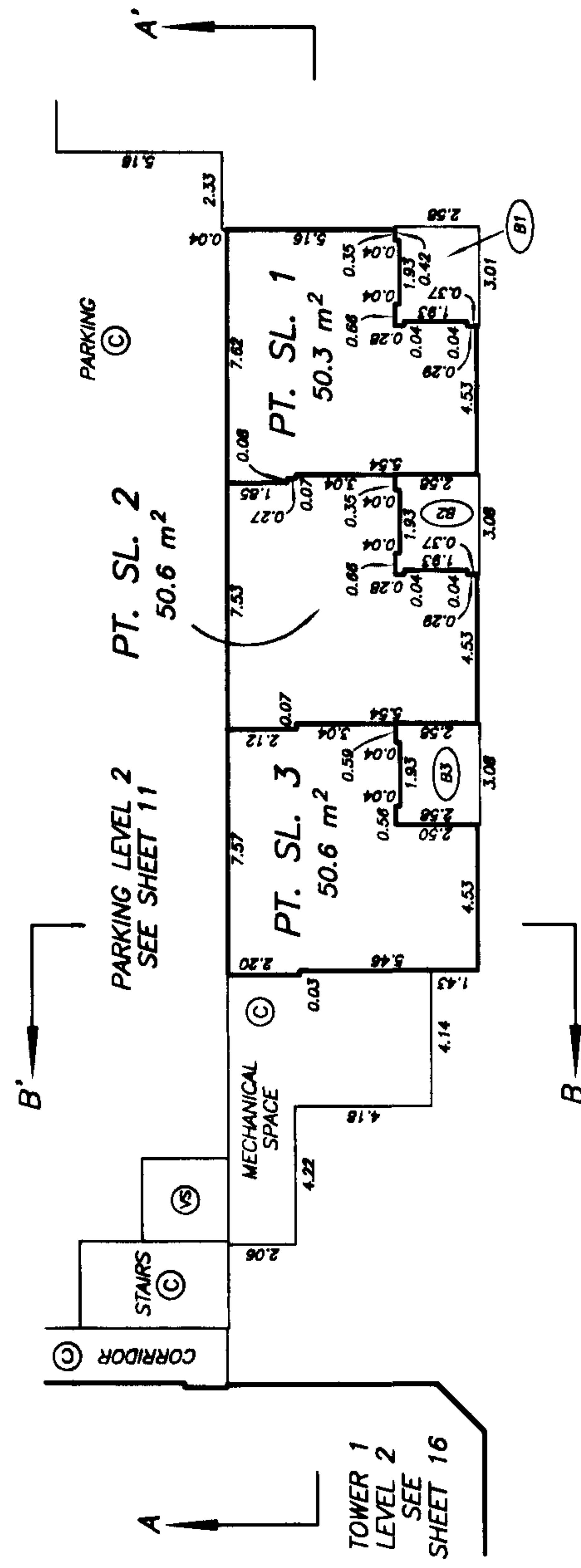
STRATA PLAN LMS 4084 PHASE 1



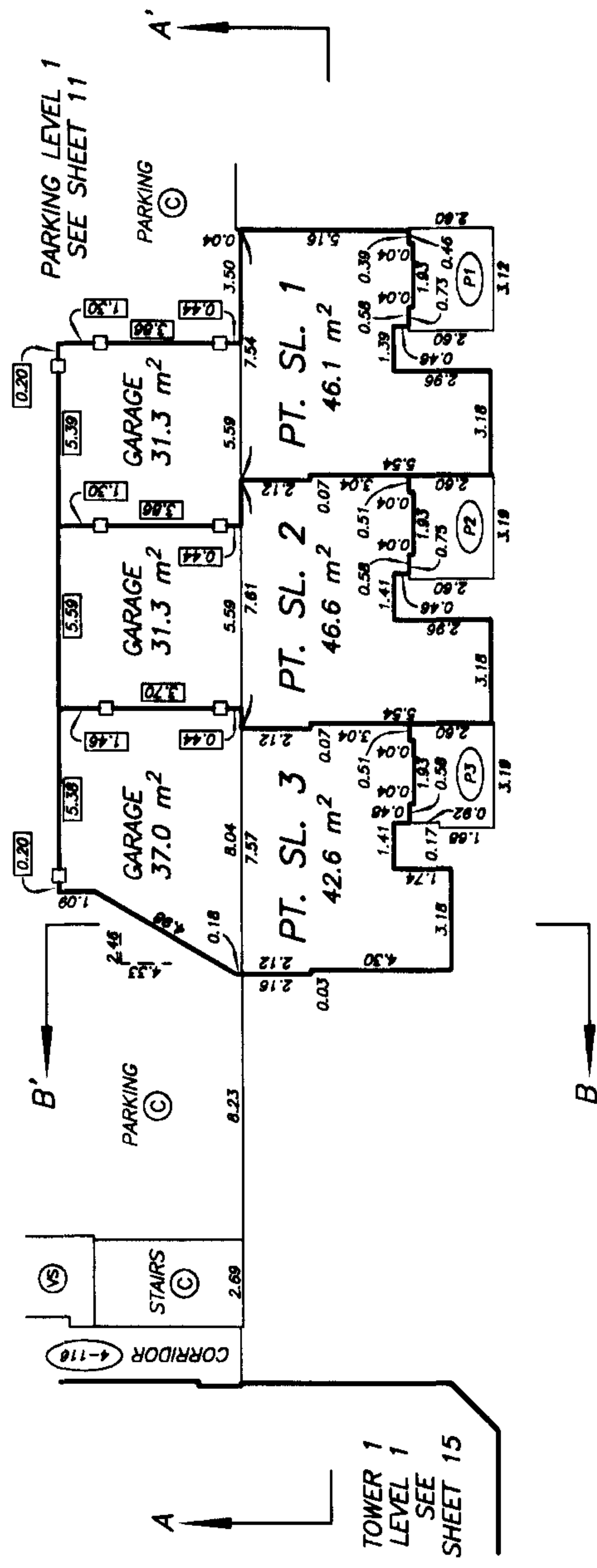
NOTE :
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TOWNHOUSE LEVEL 3



TOWNHOUSE LEVEL 2

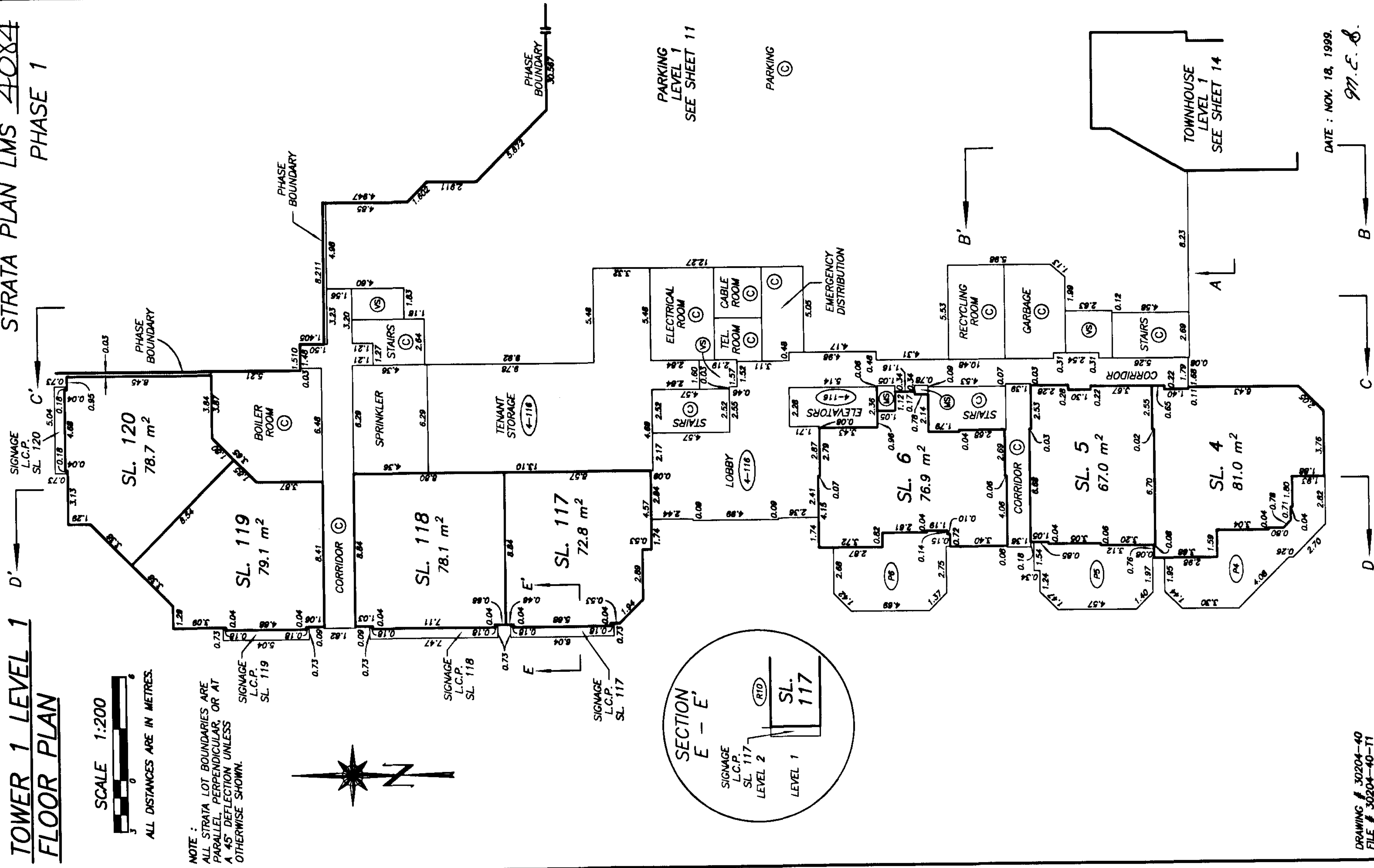


TOWNHOUSE LEVEL 1

DATE : NOV. 18, 1999.
M.E. S.

STRATA PLAN LMS 4084
PHASE 1

NOTE :
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DRAWING # 30204-40
FILE # 30204-40-T1

DATE : NOV. 18. 1999.

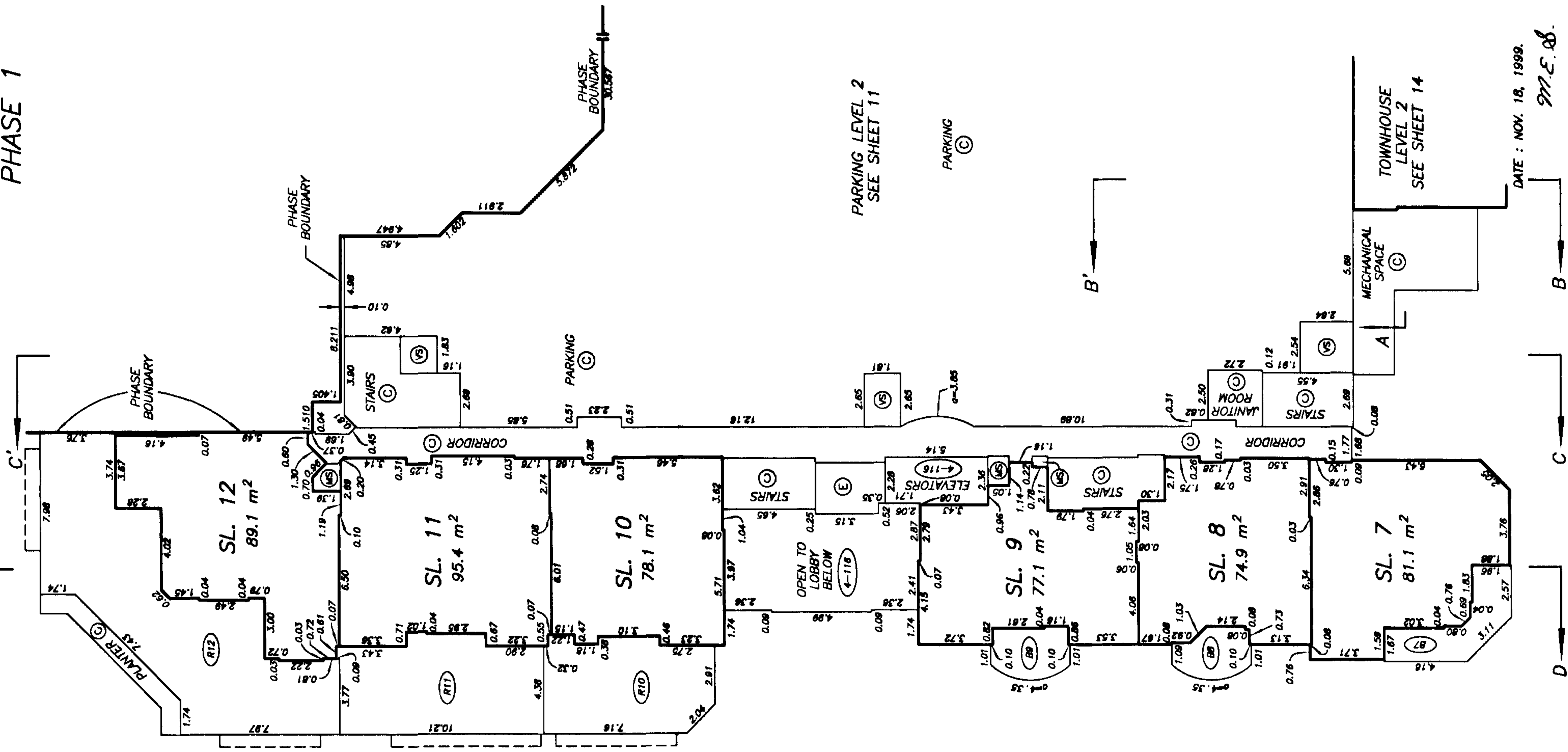
M. E. D.

SHEET 16 OF 31 SHEETS

TOWER 1 LEVEL 2 D' FLOOR PLAN STRATA PLAN LMS 4084 PHASE 1

SCALE 1:200
ALL DISTANCES ARE IN METRES.

NOTE :
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OTHERWISE SHOWN.

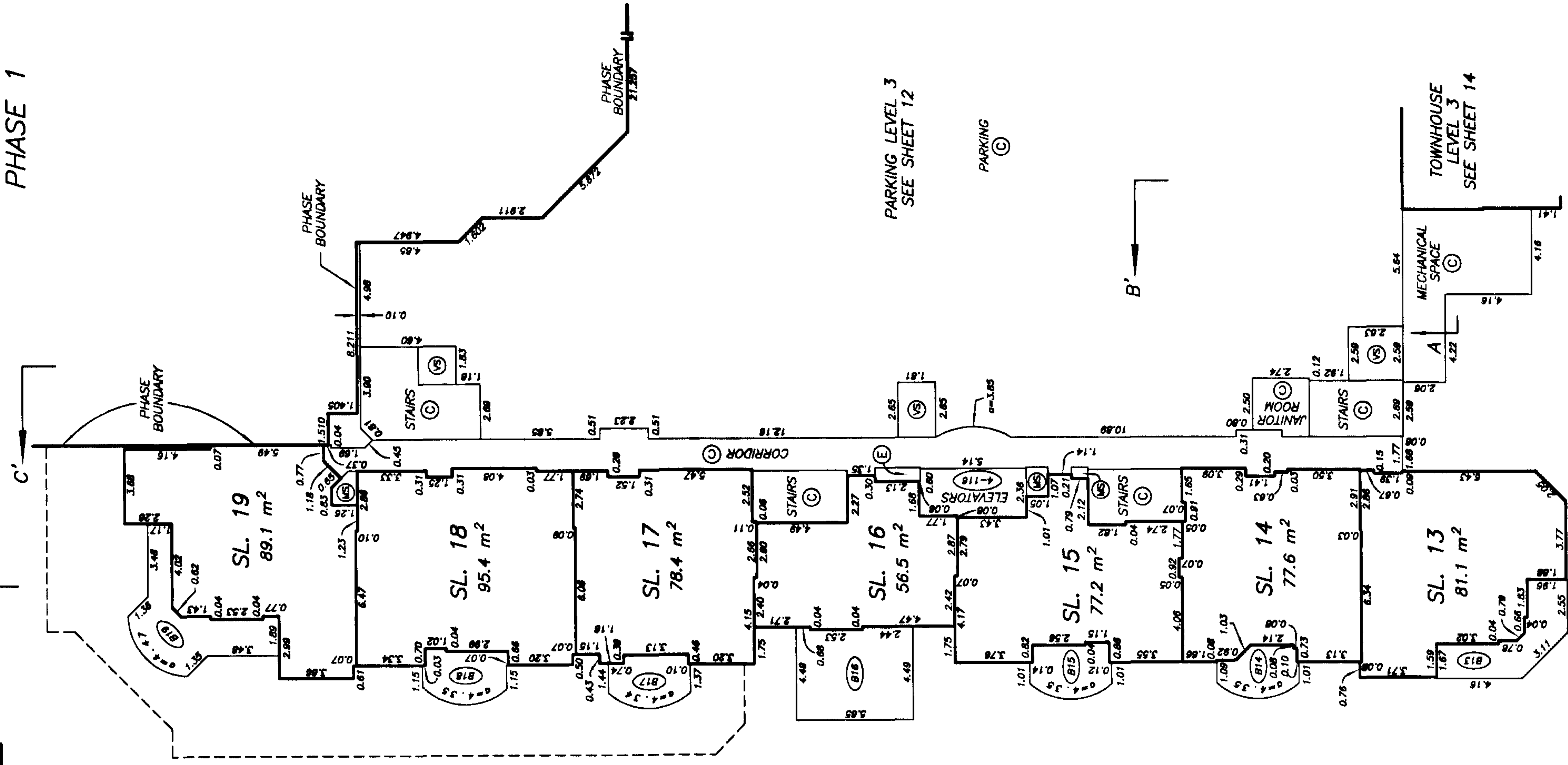


TOWER 1 LEVEL 3
FLOOR PLAN

STRATA PLAN LMS 4084
PHASE 1

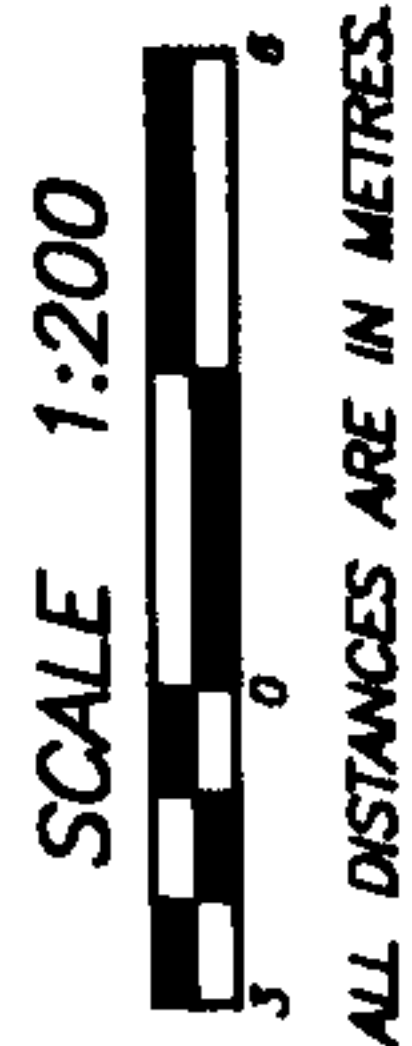
SCALE 1:200
ALL DISTANCES ARE IN METRES.

NOTE :
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OTHERWISE SHOWN.

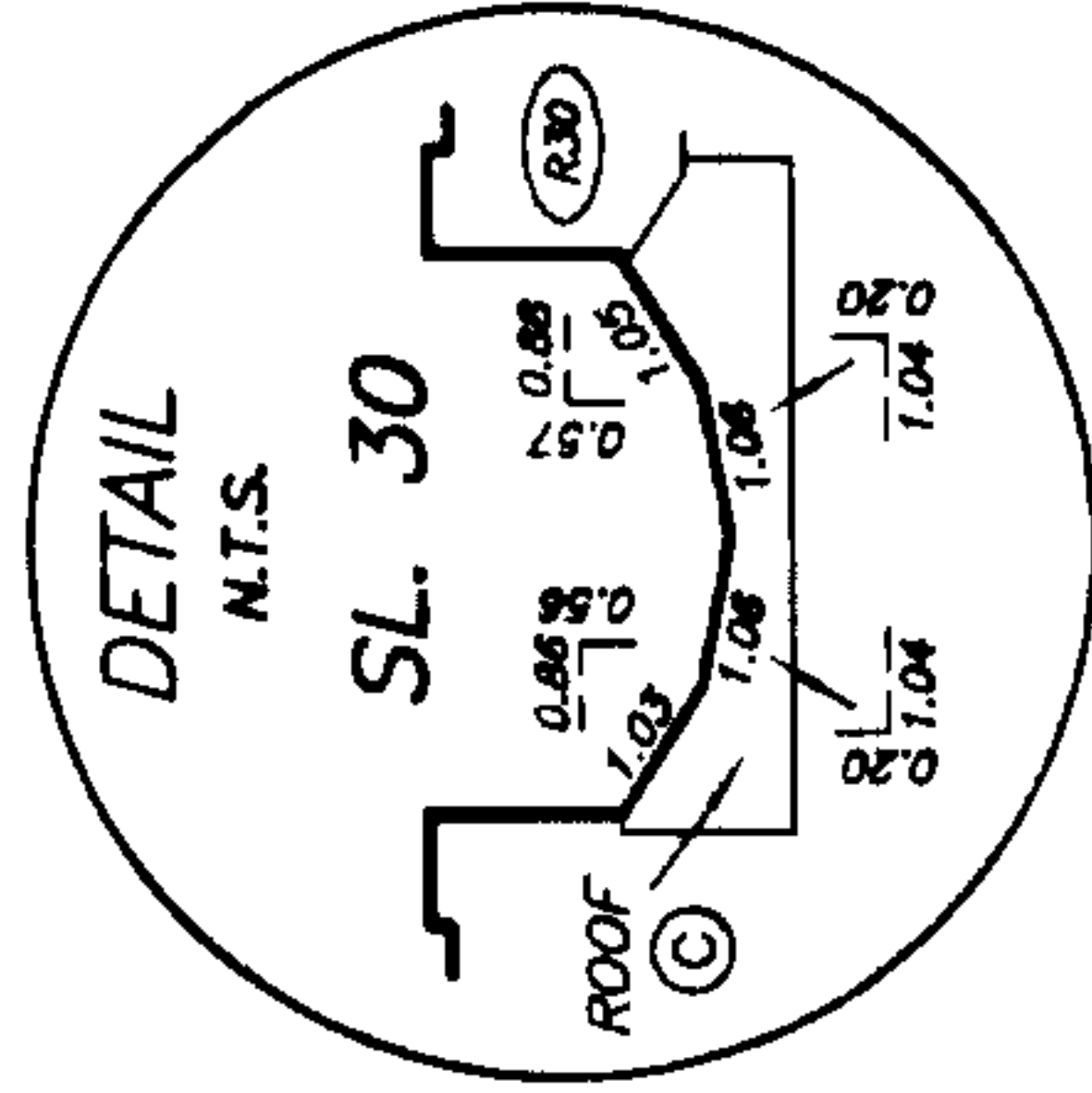
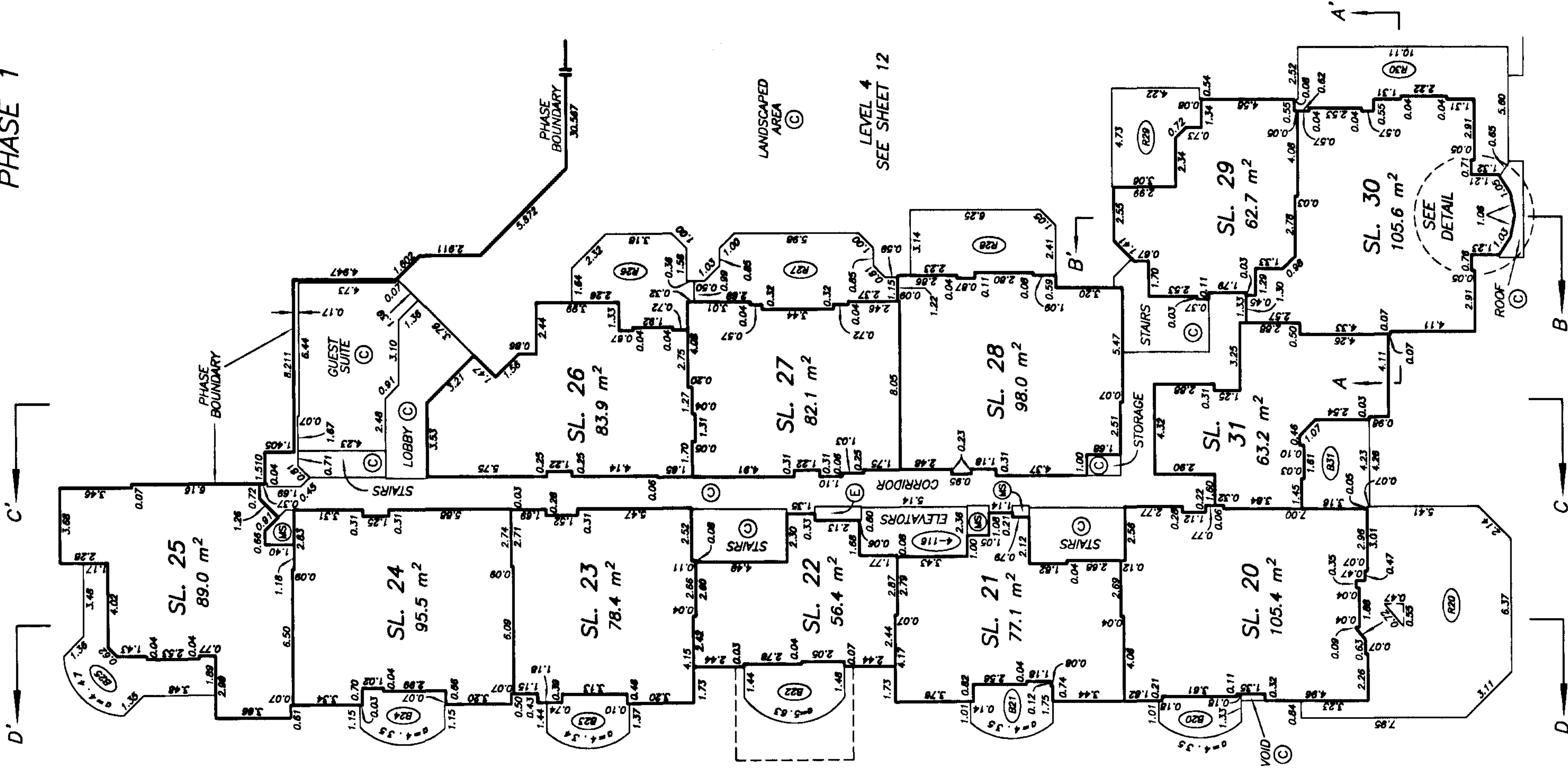


TOWER 1 LEVEL 4
FLOOR PLAN

STRATA PLAN LMS 4084
PHASE 1



NOTE :
ALL STRATA LOT BOUNDARIES ARE
PARALLEL, PERPENDICULAR, OR AT
A 45° DEFLECTION UNLESS
OTHERWISE SHOWN.



DATE : NOV. 18, 1999.
J.M. E. S.

DRAWING # 30204-40
FILE # 30204-40-14

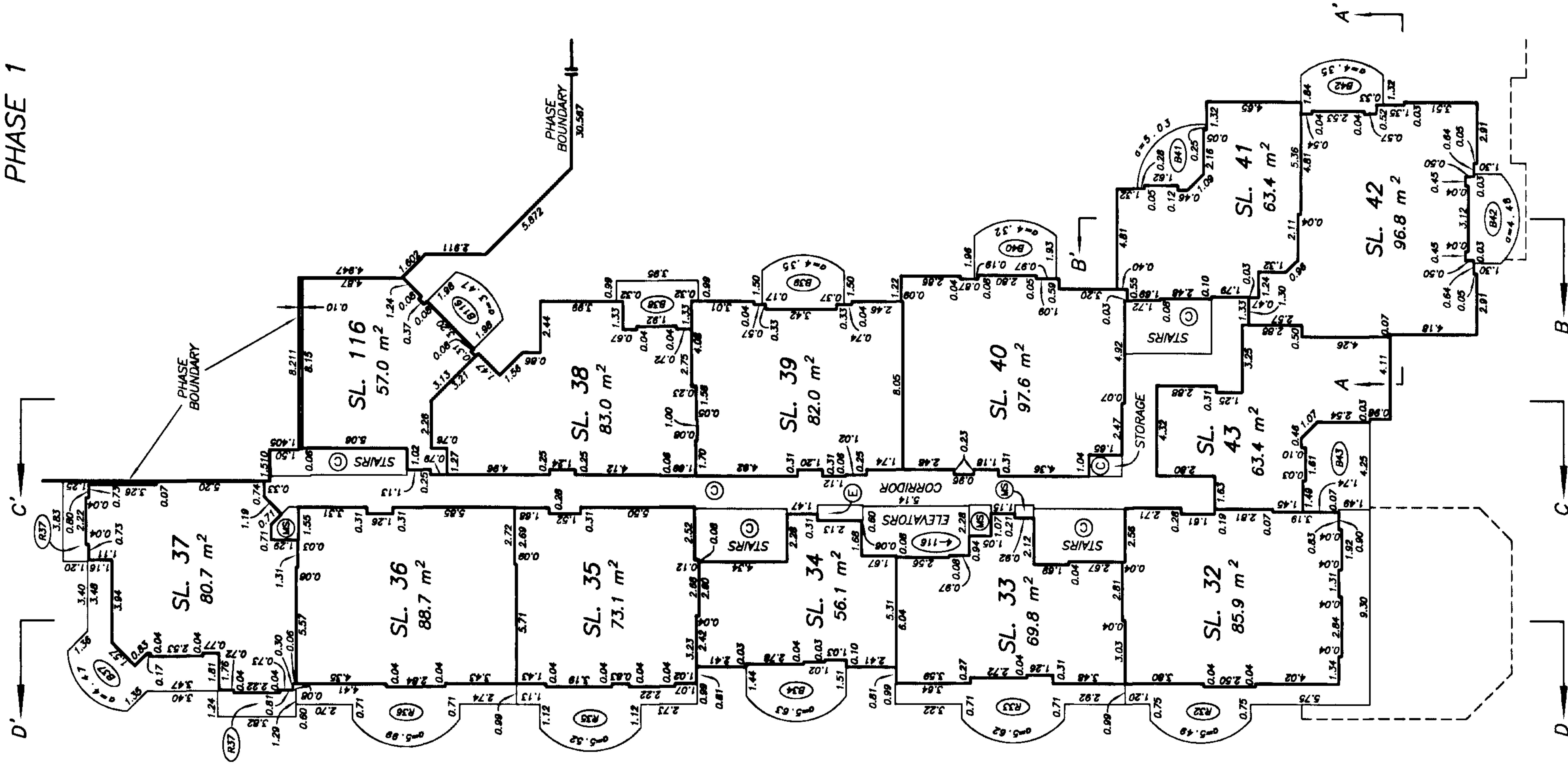
TOWER 1 LEVEL 5
FLOOR PLAN

STRATA PLAN LMS 4084
PHASE 1

SCALE 1:200

ALL DISTANCES ARE IN METRES.

NOTE :
ALL STRATA LOT BOUNDARIES ARE
PARALLEL, PERPENDICULAR, OR AT
A 45° DEFLECTION UNLESS
OTHERWISE SHOWN.



DATE : NOV. 18, 1999.

M.E.B.

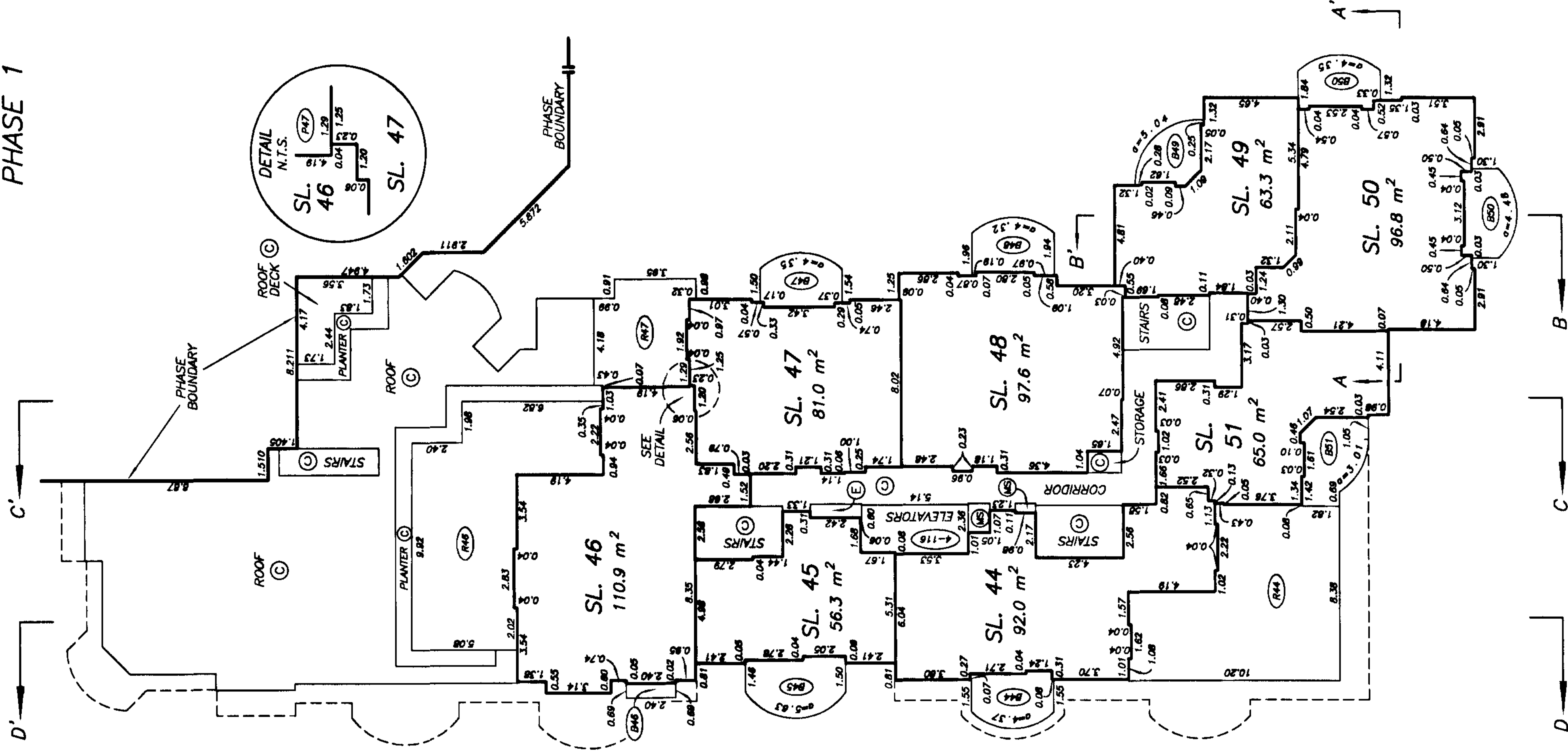
TOWER 1 LEVEL 6
FLOOR PLAN

STRATA PLAN LMS 4084
PHASE 1

SCALE 1:200

ALL DISTANCES ARE IN METRES.

NOTE :
ALL STRATA LOT BOUNDARIES ARE
PARALLEL, PERPENDICULAR, OR AT
A 45° DEFLECTION UNLESS
OTHERWISE SHOWN.



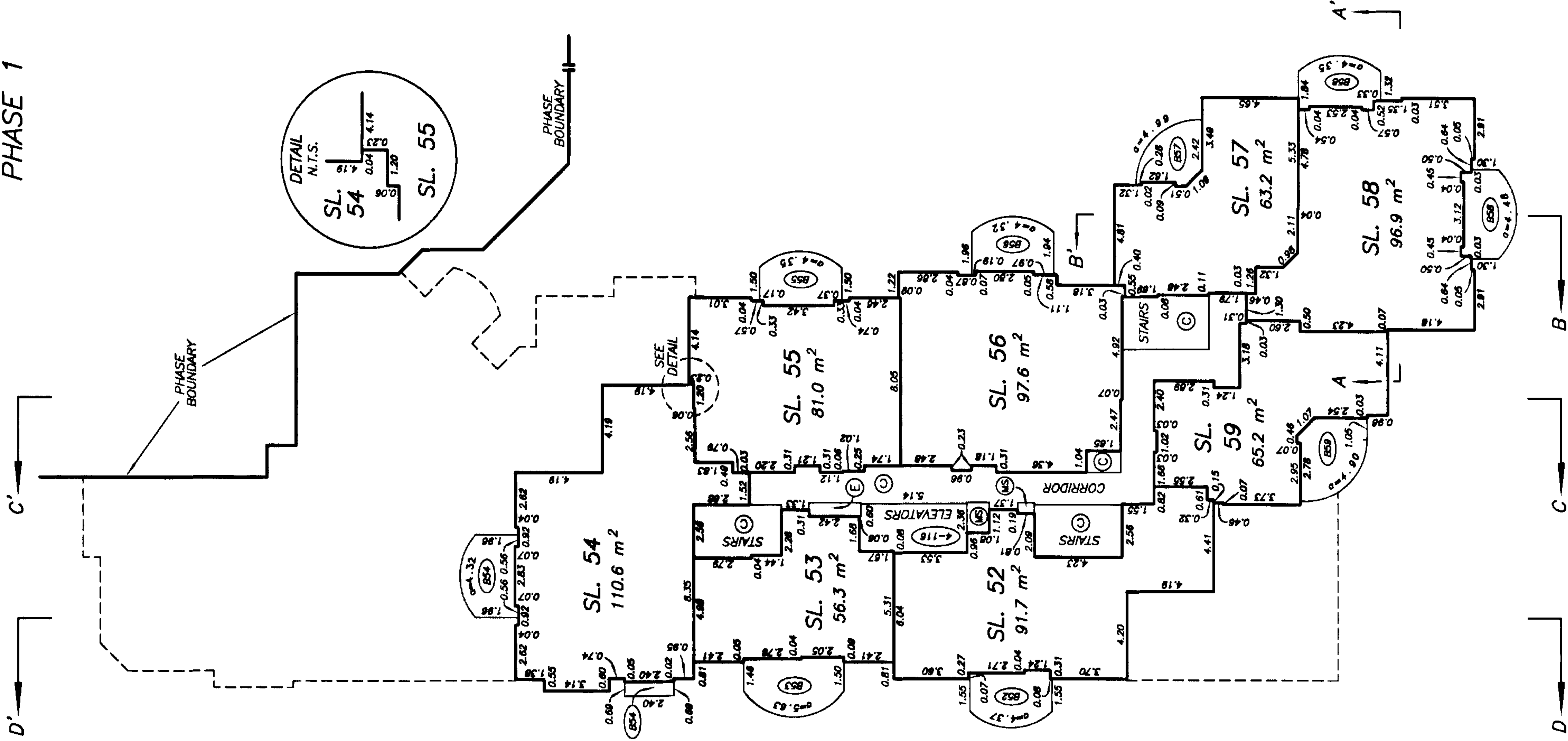
DATE : NOV. 18, 1999.
M.E.S.

**TOWER 1 LEVEL 7
FLOOR PLAN**

**STRATA PLAN LMS 4084
PHASE 1**

SCALE 1:200
ALL DISTANCES ARE IN METRES.

NOTE :
ALL STRATA LOT BOUNDARIES ARE
PARALLEL, PERPENDICULAR, OR AT
A 45° DEFLECTION UNLESS
OTHERWISE SHOWN.

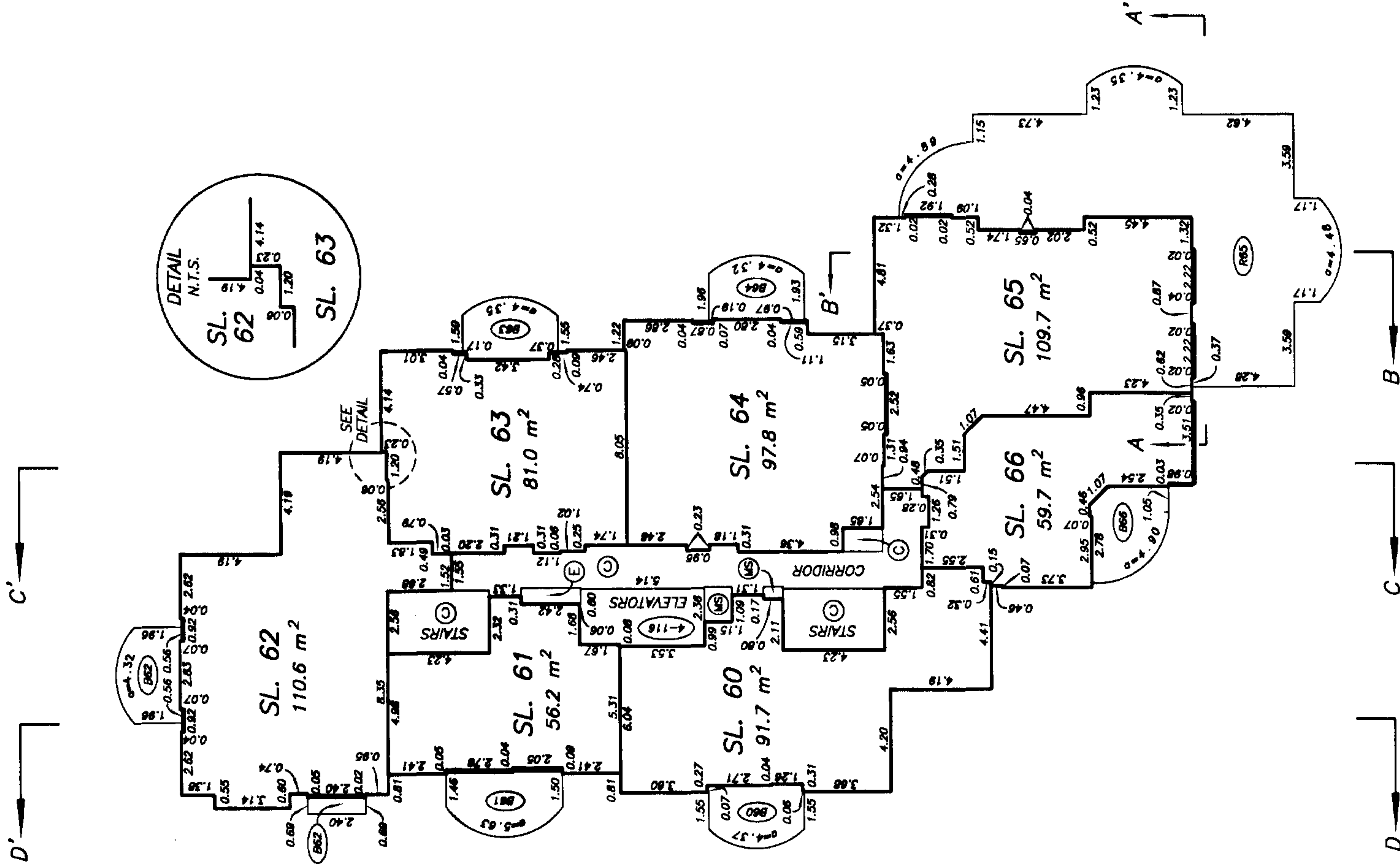


TOWER 1 LEVEL 8
FLOOR PLAN

STRATA PLAN LMS 4084
PHASE 1

SCALE 1:200
ALL DISTANCES ARE IN METRES.

NOTE :
ALL STRATA LOT BOUNDARIES ARE
PARALLEL, PERPENDICULAR, OR AT
A 45° DEFLECTION UNLESS
OTHERWISE SHOWN.

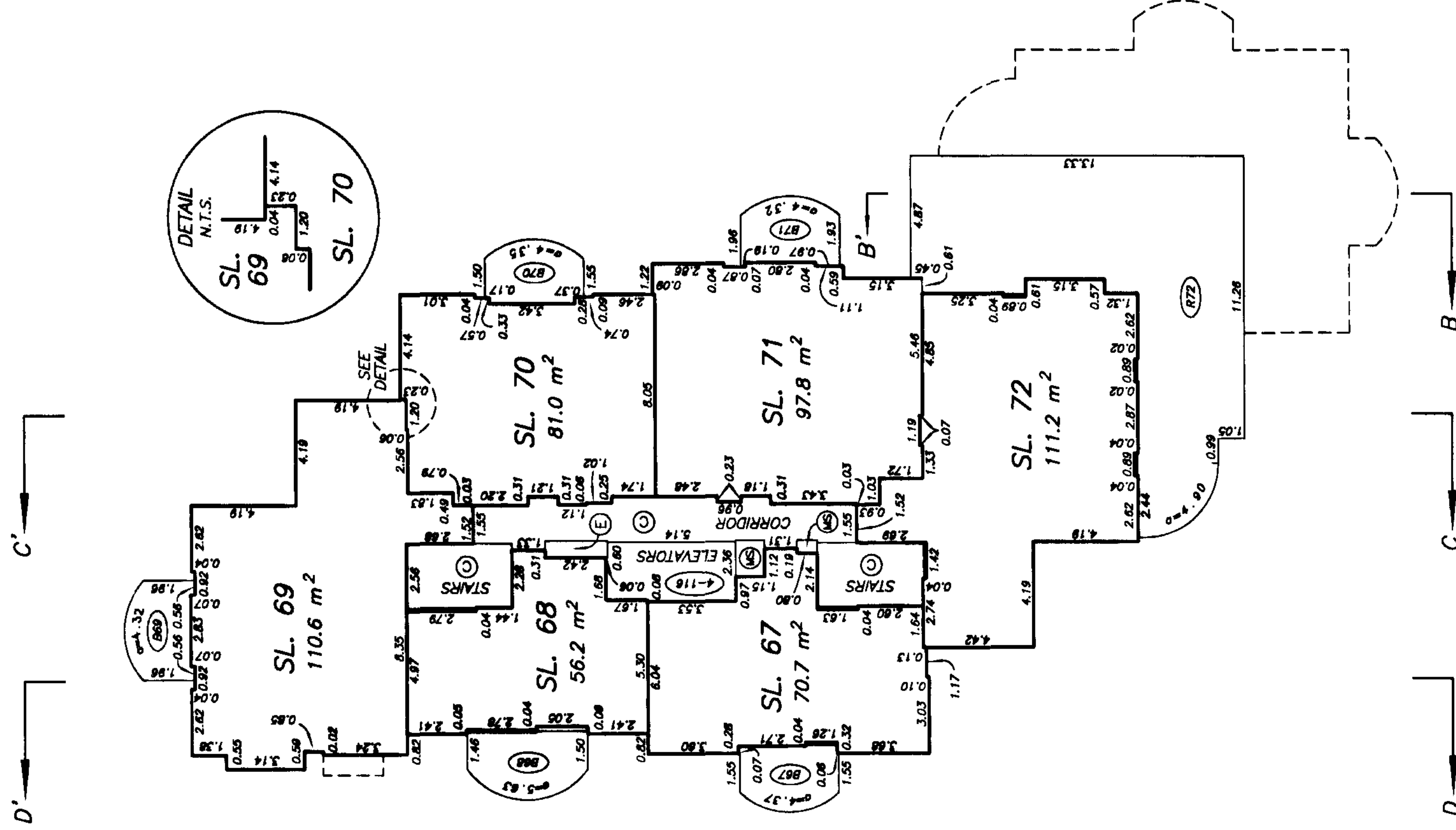


DATE : NOV. 18, 1999.
M.E.S.

STRATA PLAN LMS 4084
PHASE 1

3 0 6

NOTE :



DATE : NOV. 18, 1999.

M. C. S.

9TH FLOOR

DRAWING # 30204-40
FILE # 30204-40--T9

TOWER 1 LEVEL 10
FLOOR PLAN

STRATA PLAN LMS 4084
PHASE 1

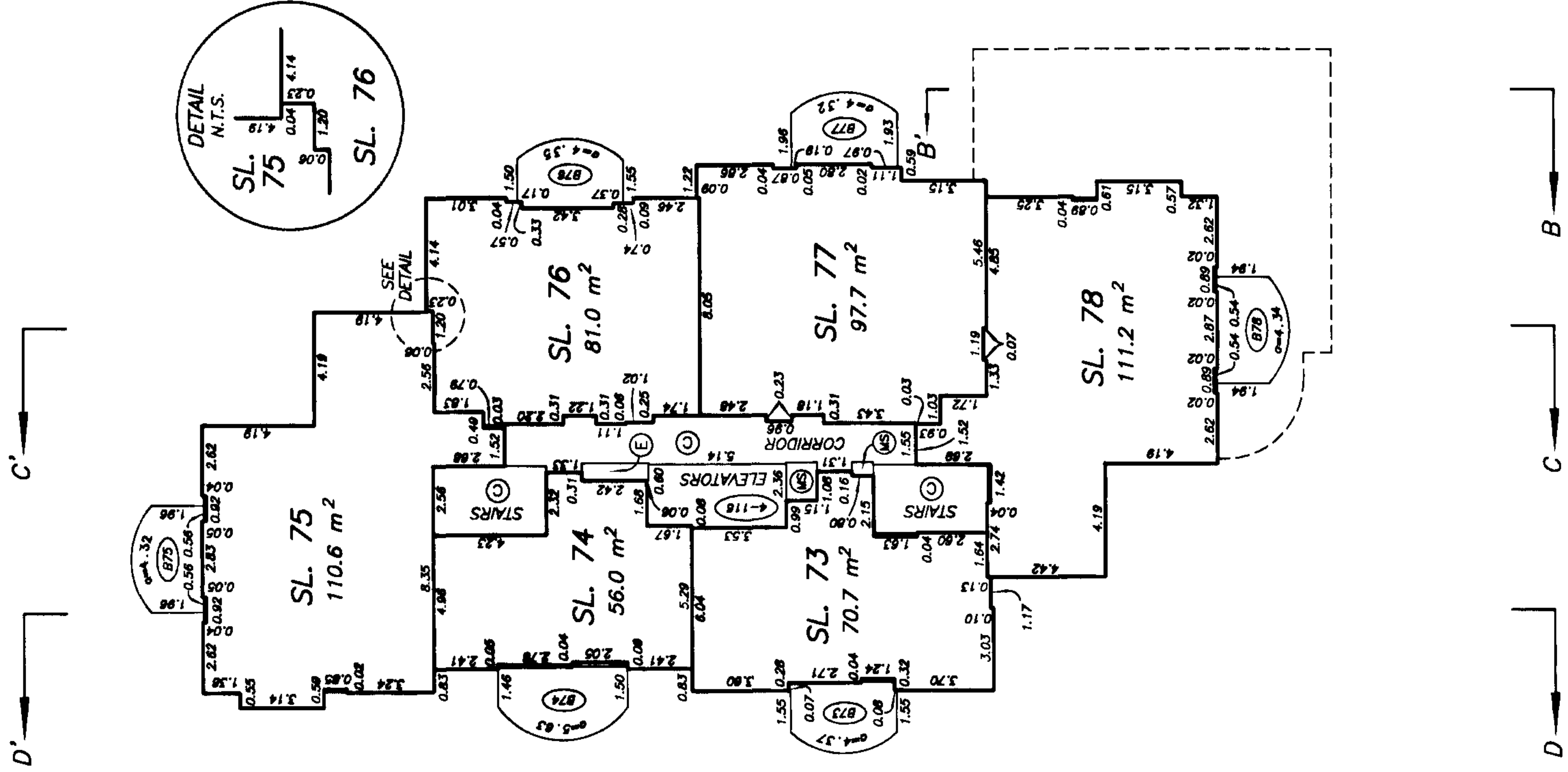
SCALE 1:200



ALL DISTANCES ARE IN METRES.

NOTE :

ALL STRATA LOT BOUNDARIES ARE
PARALLEL, PERPENDICULAR, OR AT
A 45° DEFLECTION UNLESS
OTHERWISE SHOWN.

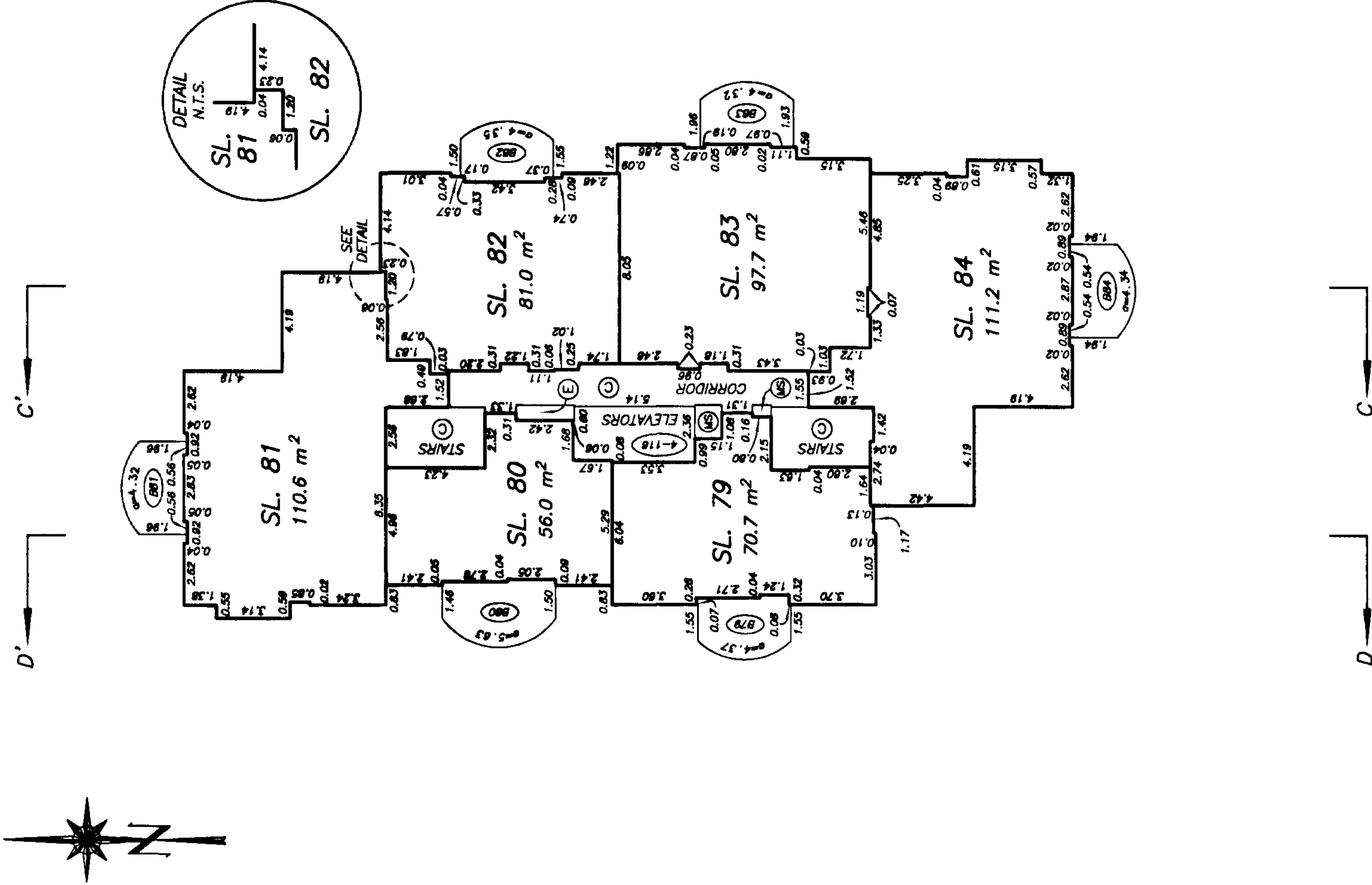


TOWER 1 LEVEL 11
FLOOR PLAN

STRATA PLAN LMS 4084
PHASE 1

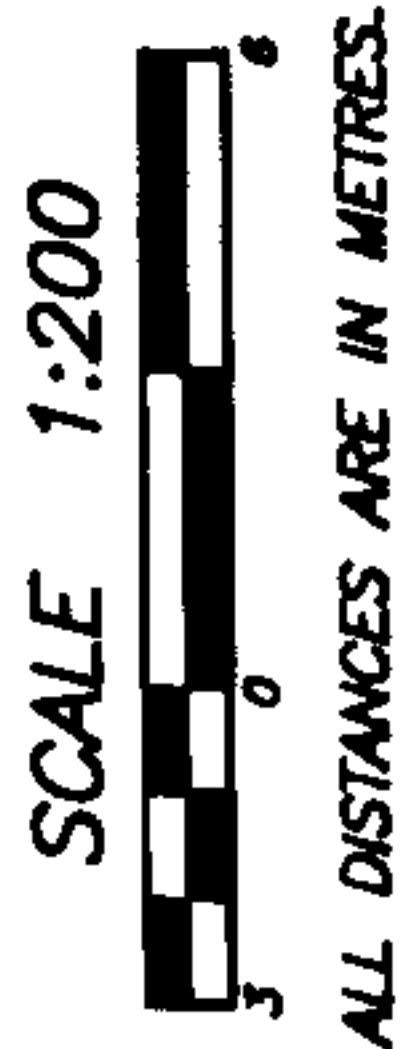
SCALE 1:200
ALL DISTANCES ARE IN METRES.

NOTE :
ALL STRATA LOT BOUNDARIES ARE
PARALLEL, PERPENDICULAR, OR AT
A 45° DEFLECTION UNLESS
OTHERWISE SHOWN.

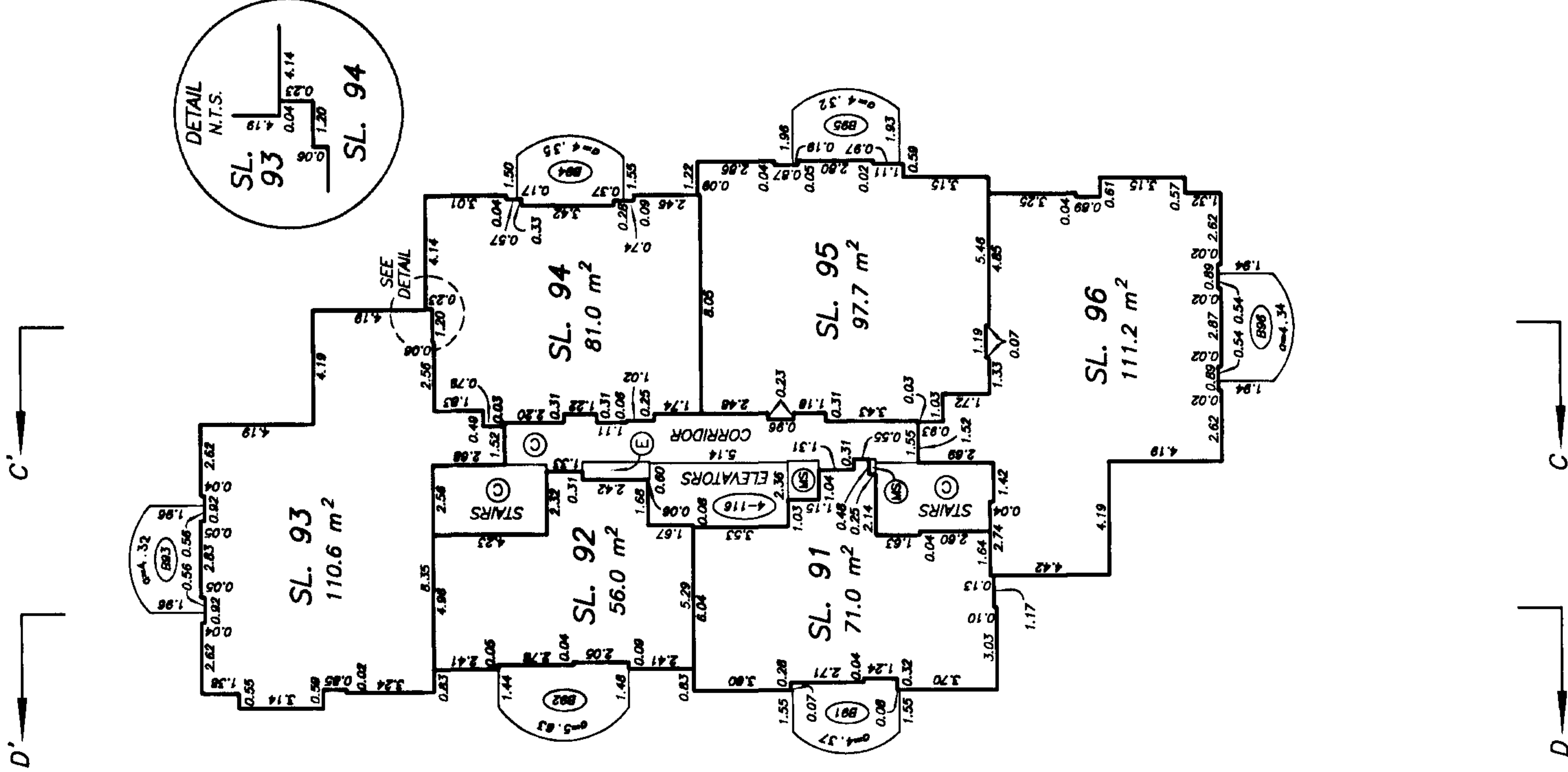


TOWER 1 LEVEL 15
FLOOR PLAN

STRATA PLAN LMS 4084
PHASE 1

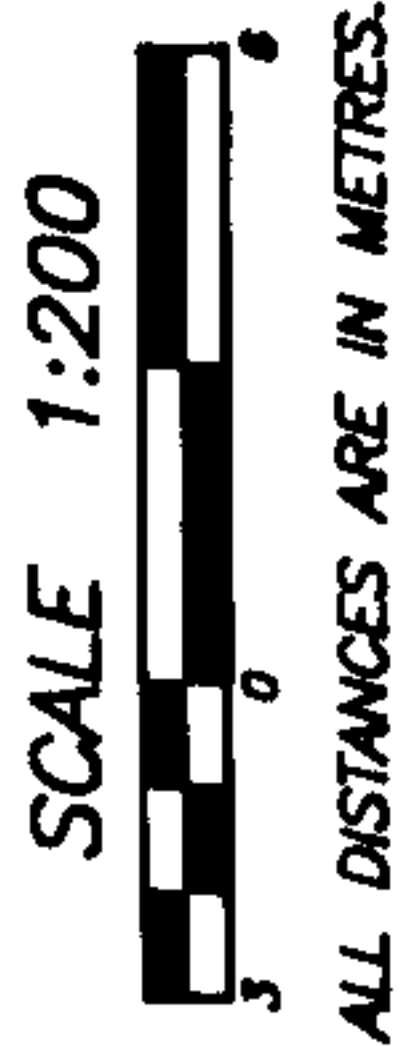


NOTE :
ALL STRATA LOT BOUNDARIES ARE
PARALLEL, PERPENDICULAR, OR AT
A 45° DEFLECTION UNLESS
OTHERWISE SHOWN.

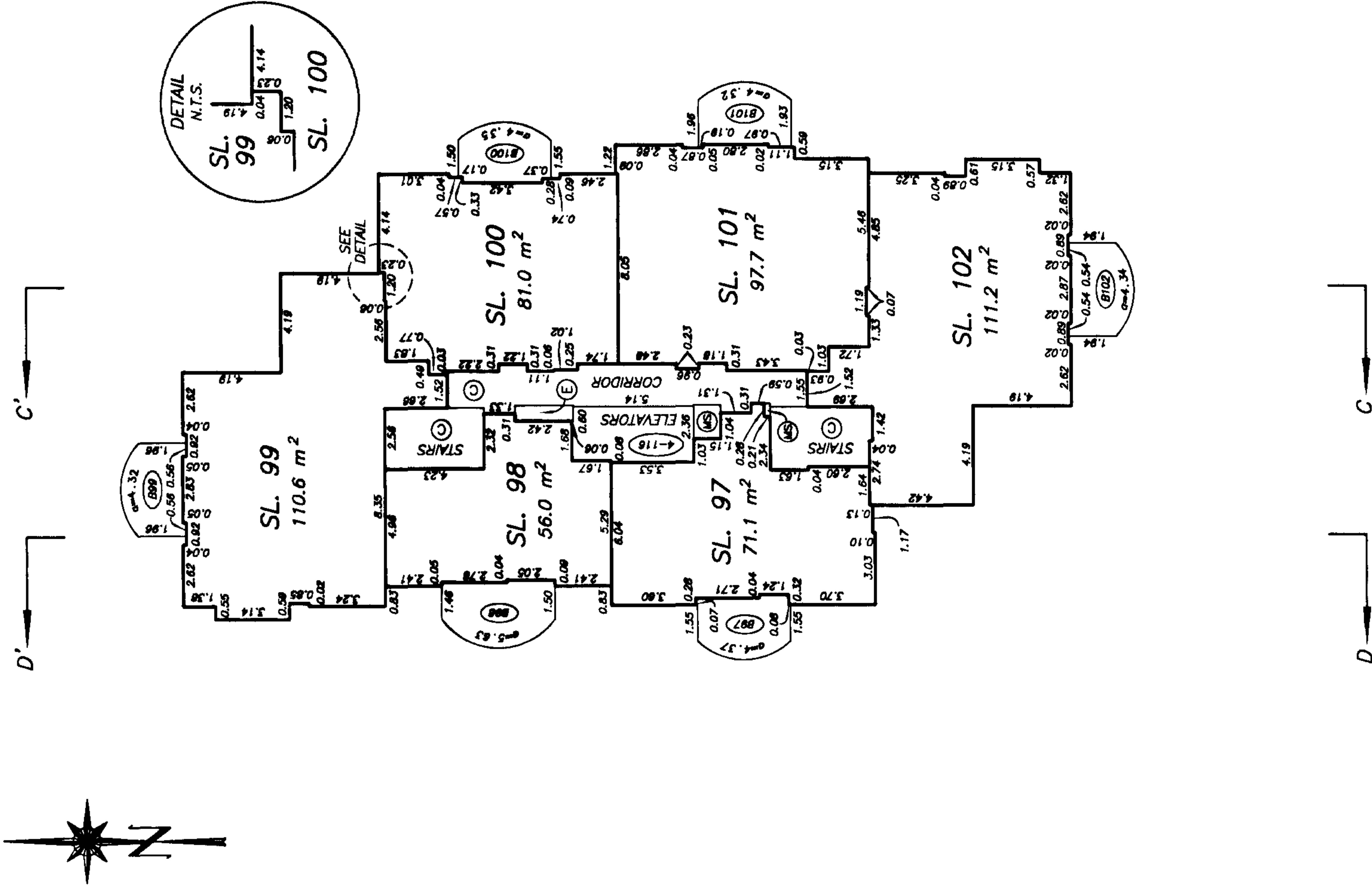


TOWER 1 LEVEL 16
FLOOR PLAN

STRATA PLAN LMS 4084
PHASE 1



NOTE :
ALL STRATA LOT BOUNDARIES ARE
PARALLEL, PERPENDICULAR, OR AT
A 45° DEFLECTION UNLESS
OTHERWISE SHOWN.

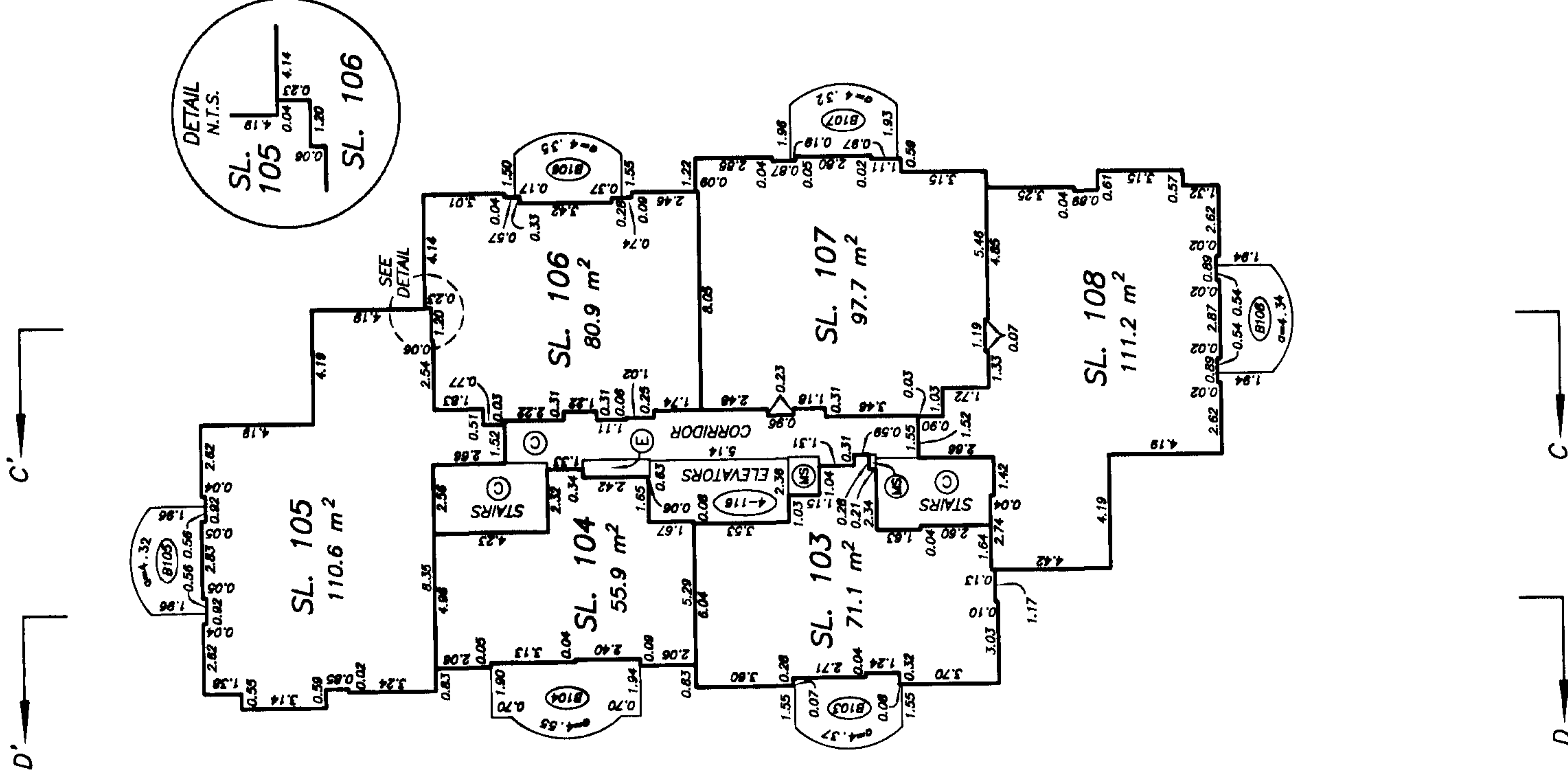


TOWER 1 LEVEL 17
FLOOR PLAN

STRATA PLAN LMS 4084
PHASE 1

SCALE 1:200
ALL DISTANCES ARE IN METRES.

NOTE :
ALL STRATA LOT BOUNDARIES ARE
PARALLEL, PERPENDICULAR, OR AT
A 45° DEFLECTION UNLESS
OTHERWISE SHOWN.

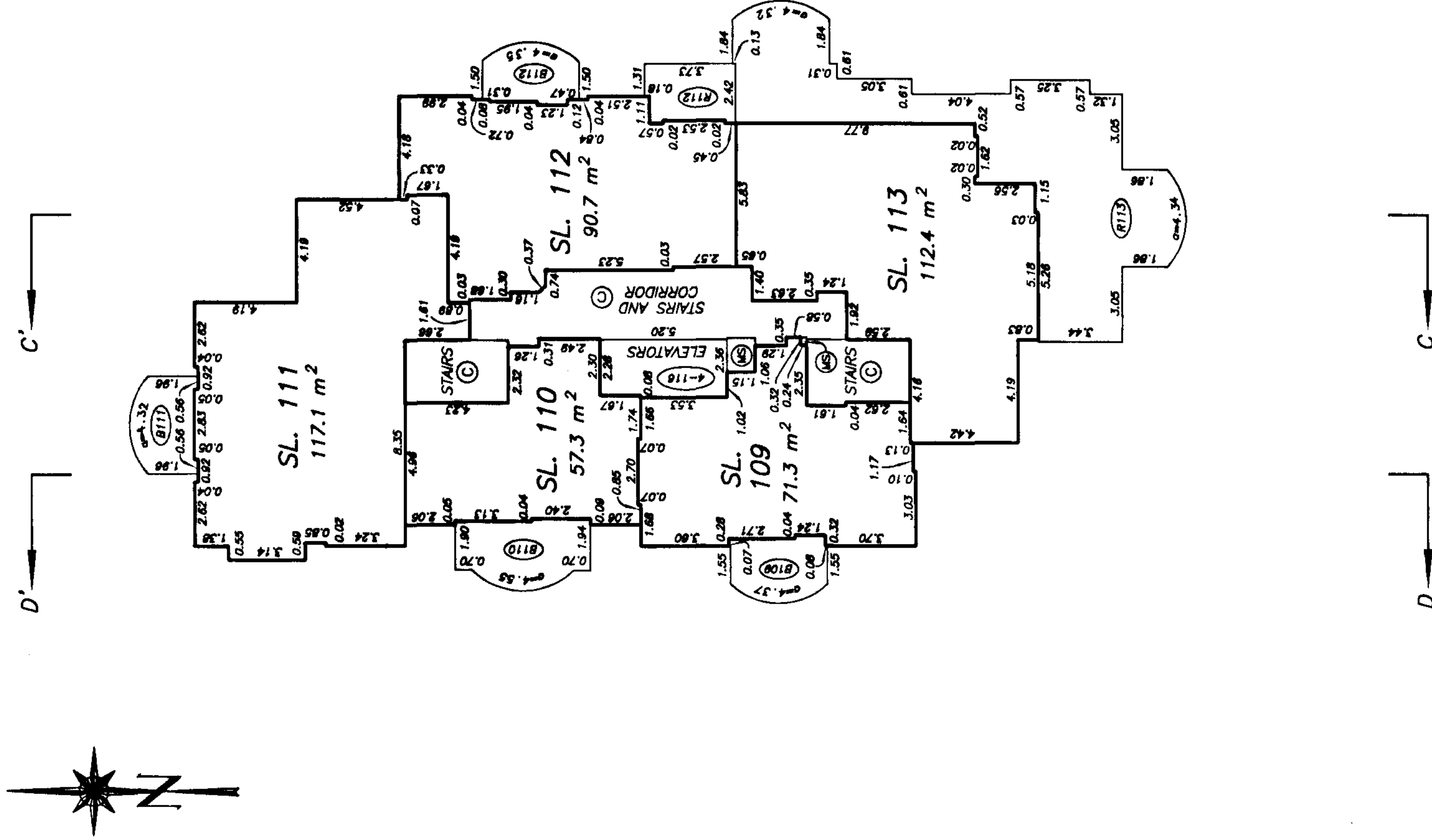


TOWER 1 LEVEL 18
FLOOR PLAN

STRATA PLAN LMS 4084
PHASE 1

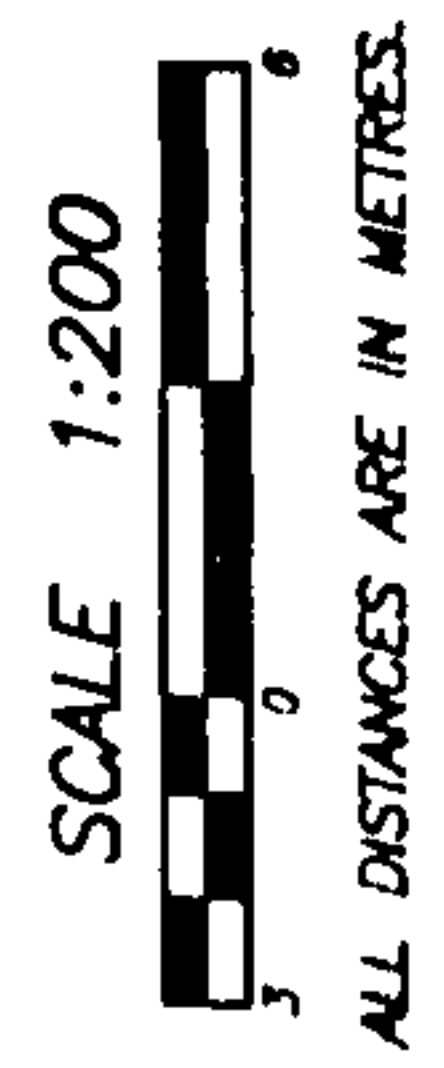


NOTE :
ALL STRATA LOT BOUNDARIES ARE
PARALLEL, PERPENDICULAR, OR AT
A 45° DEFLECTION UNLESS
OTHERWISE SHOWN.

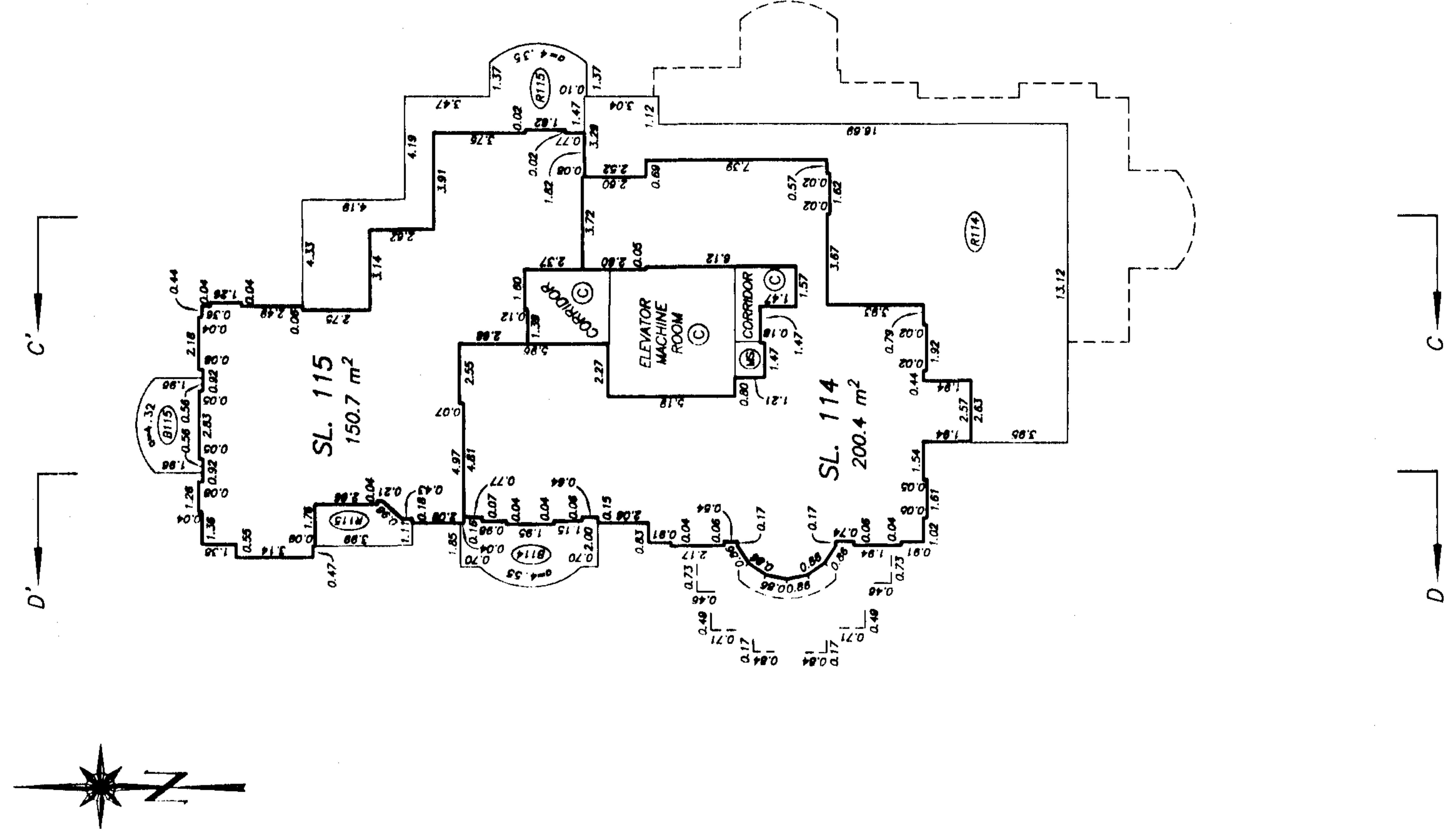


TOWER 1 LEVEL 19
FLOOR PLAN

STRATA PLAN LMS 4084
PHASE 1



NOTE :
ALL STRATA LOT BOUNDARIES ARE
PARALLEL, PERPENDICULAR, OR AT
A 45° DEFLECTION UNLESS
OTHERWISE SHOWN.



DATE : NOV. 18, 1999.
M.E. &

DRAWING # 30204-40
FILE # 30204-40-117

10-11-12-13
FIRST SHEET, SHEET 1 OF 6 SHEETS

**STRATA PLAN OF PART OF LOT 1, STRATA PLAN LMS 4084
SECTION 16, BLOCK 4 NORTH,
RANGE 6 WEST, N.W.D.
PLAN LMP 35205**
B.C.G.S. 92G.015
"CITY OF RICHMOND"

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE, AT NEW WESTMINSTER, B.C.
THIS 25th DAY OF JULY, 2001



SCALE 1:750



ALL DISTANCES ARE IN METRES.

A. Spall *op*
DEPUTY REGISTRAR

02187433-34
02193788

"SONTERRA AT THE PALMS"

BLOCK 6 - 8433 BENNETT ROAD,
RICHMOND, B.C.

**INTEGRATED SURVEY AREA No. 18
(RICHMOND) NAD-83 (CSRS)**

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9998040.

LEGEND

GRID BEARINGS ARE DERIVED FROM
OBSERVATIONS BETWEEN CONTROL
MONUMENTS 77H4648 AND 77H4604

- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- © - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- ⓑ121 - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 121
- Ⓟ121 - DENOTES PATIO BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 121
- ⓓ121 - DENOTES LIMITED COMMON
PROPERTY FOR THE EXCLUSIVE
USE OF SL 121
- ⓓ121 - DENOTES DECK BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 121
- Ⓞ - DENOTES COMMON FACILITY

SEE SHEET 2 FOR LOT DIMENSIONS
SEE SHEET 3 FOR BUILDING LOCATION
AND DIMENSIONS

THE ADDRESS FOR THE SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:

THE OWNERS: STRATA-PLAN LMS 4084
SUITE 204-5970 E. HASTINGS STREET,
BURNABY, B.C. V5C 6C1 *FOR MAILING ADDRESS*

THIS STRATA PLAN CONTAINS LIMITED
COMMON PROPERTY ACCORDING TO
SEC. 53 (2) OF THE CONDOMINIUM ACT.

APPROVED AS PHASE 2 OF A 7 PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT

THIS 23rd DAY OF July, 2001

U. Bullock
APPROVING OFFICER FOR THE
CITY OF RICHMOND

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT
THE BUILDING ERRECTED ON THE PARCEL DESCRIBED ABOVE
IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL
DATED AT SURREY, B.C.

THIS 22nd DAY OF MAY, 2001.

Phil E. Shaw B.C.L.S.

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

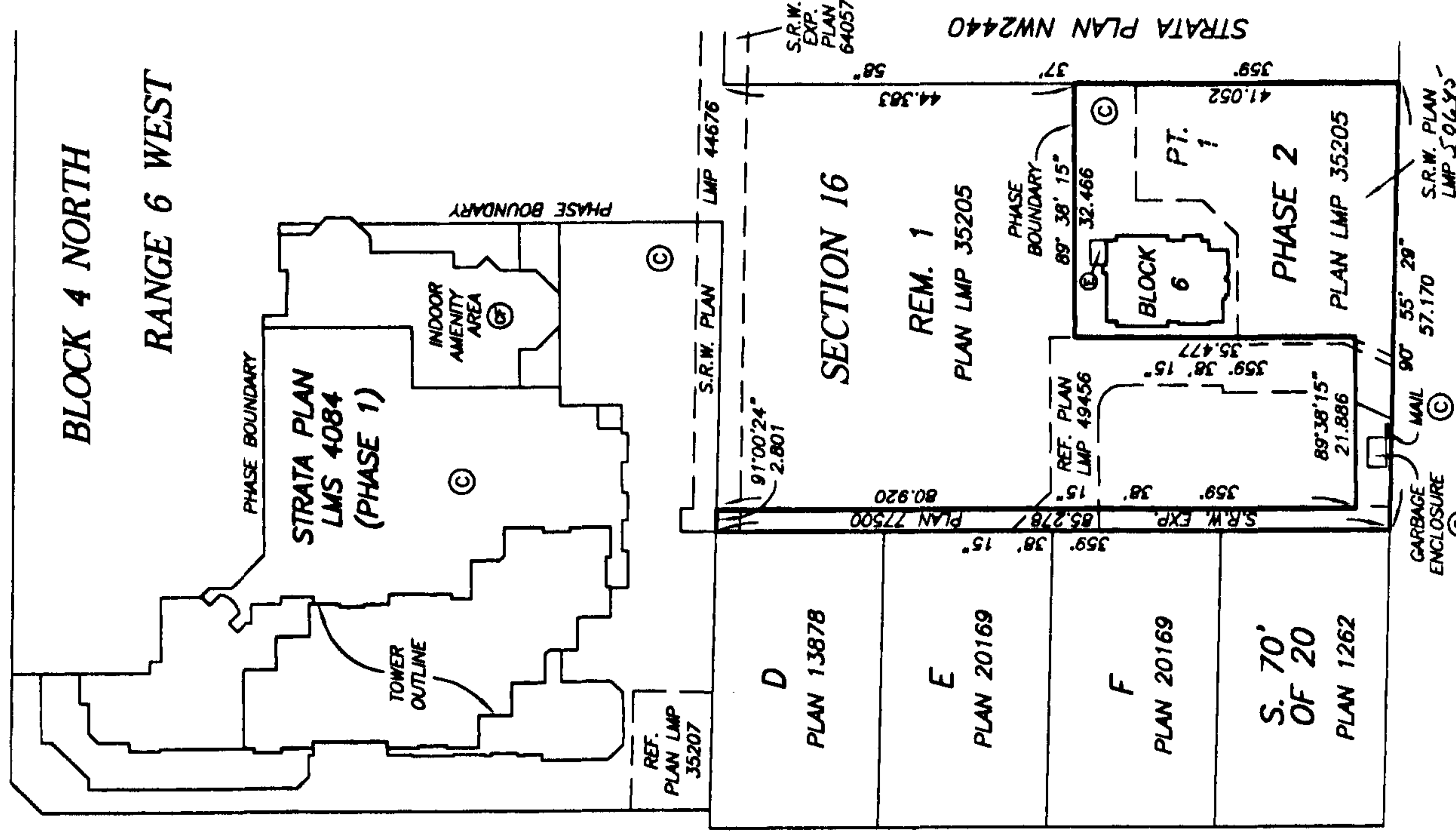
DRAWING # 30204-53
FILE # 30204-53
DATE : MAY 22, 2001.

SEE BR 205152
FOR FORM R APPROVAL
FOR COMMON FACILITIES

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

GRANVILLE AVENUE

**BLOCK 4 NORTH
RANGE 6 WEST**

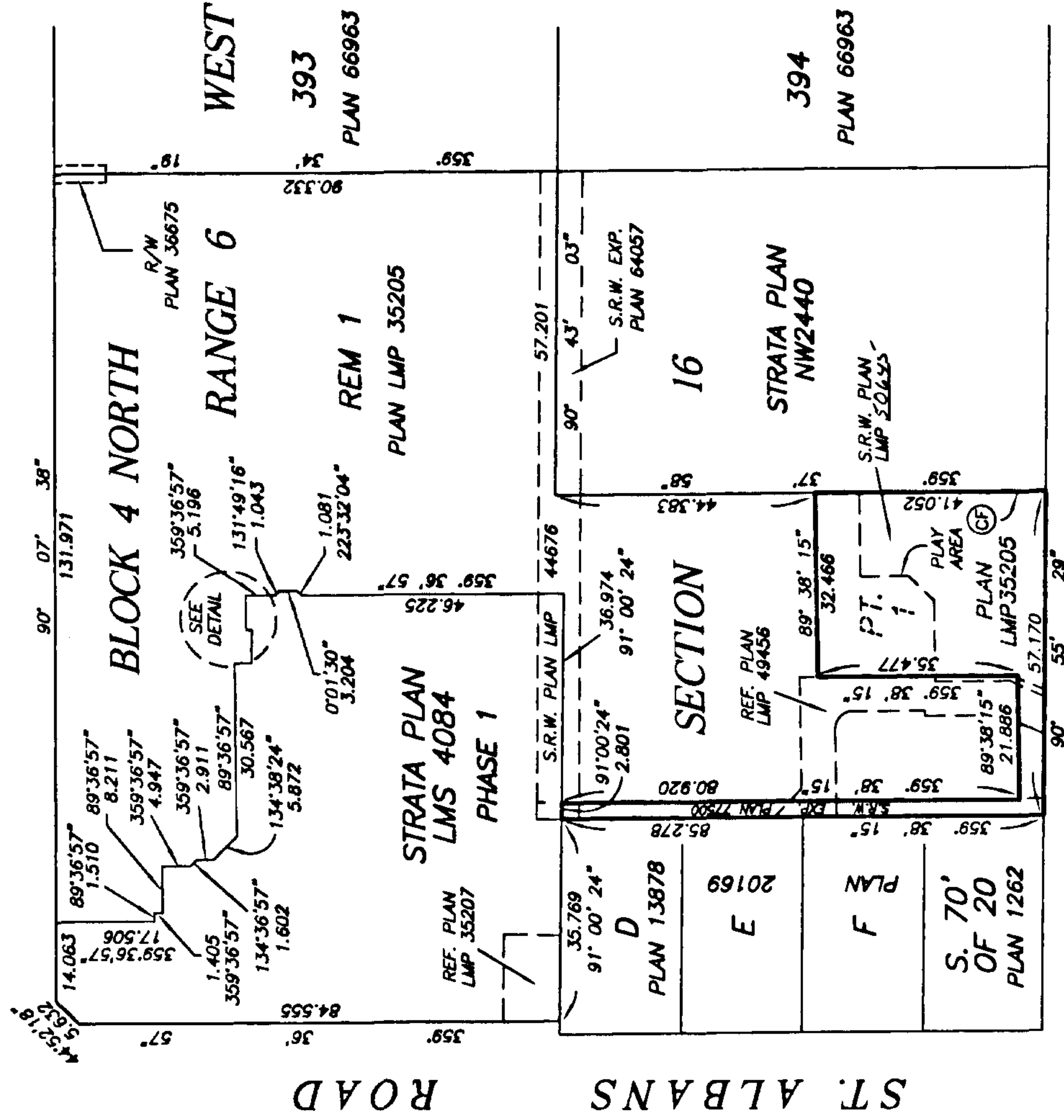


BENNETT ROAD

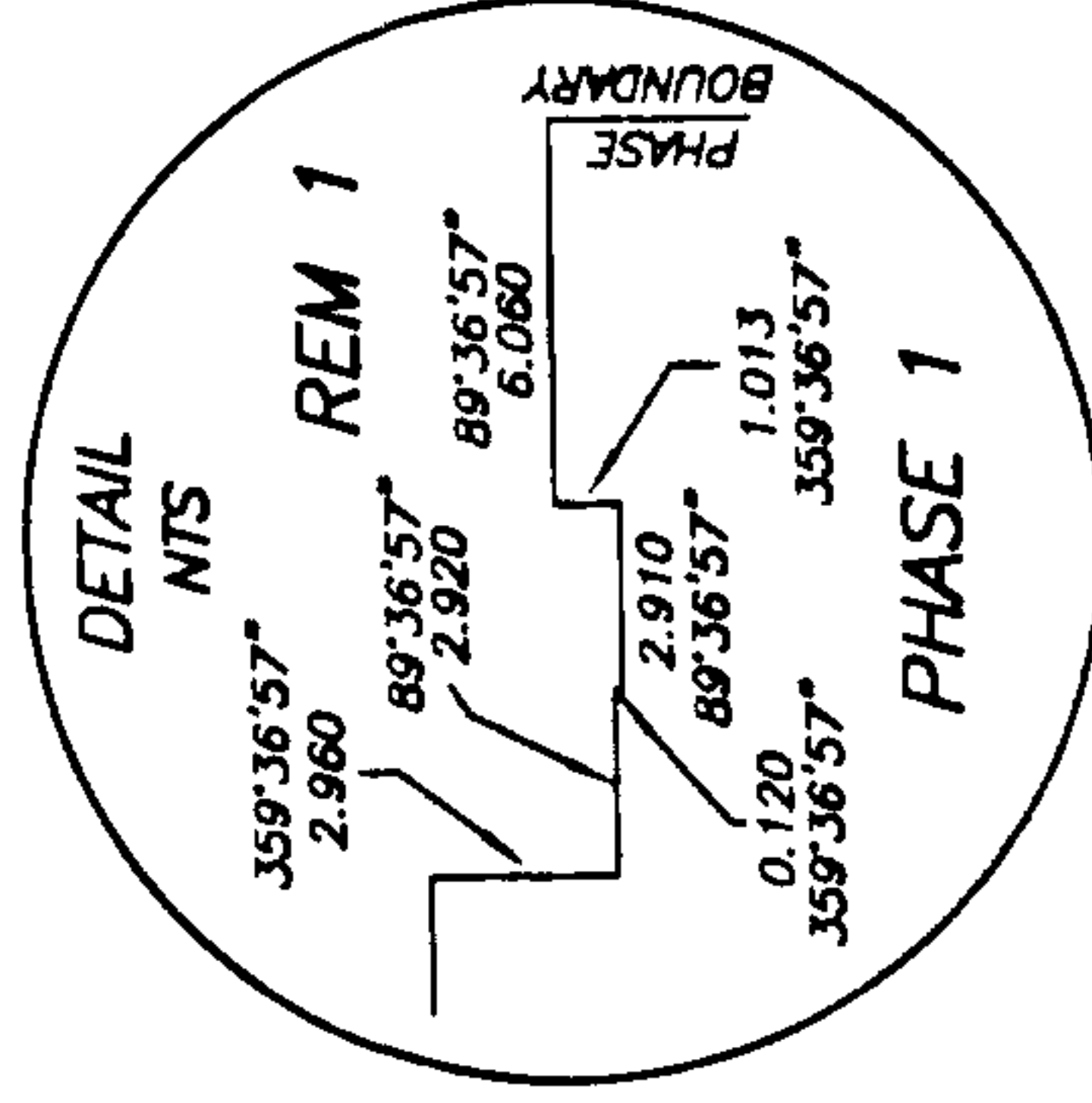
SCALE 1:1000



GRANVILLE
AVENUE



BENNETT ROAD



DATE : MAY 22, 2001.
M. C. B.

**BUILDING LOCATION
AND DIMENSIONS**

**STRATA PLAN LMS 4084
PHASE 2**

SCALE 1:250



ALL DISTANCES ARE IN METRES.



S. 70'
OF 20

PLAN 1262

F

PLAN 20169

E

PLAN 20169

S.R.W. EXP. PLAN 77500

GARBAGE
& MAIL
ENCLOSURE
CONCRETE
OUTLINE

REM. 1
PLAN LMP 35205

REF. PLAN
LMP 49456

BLOCK 6
BUILDING
OUTLINE

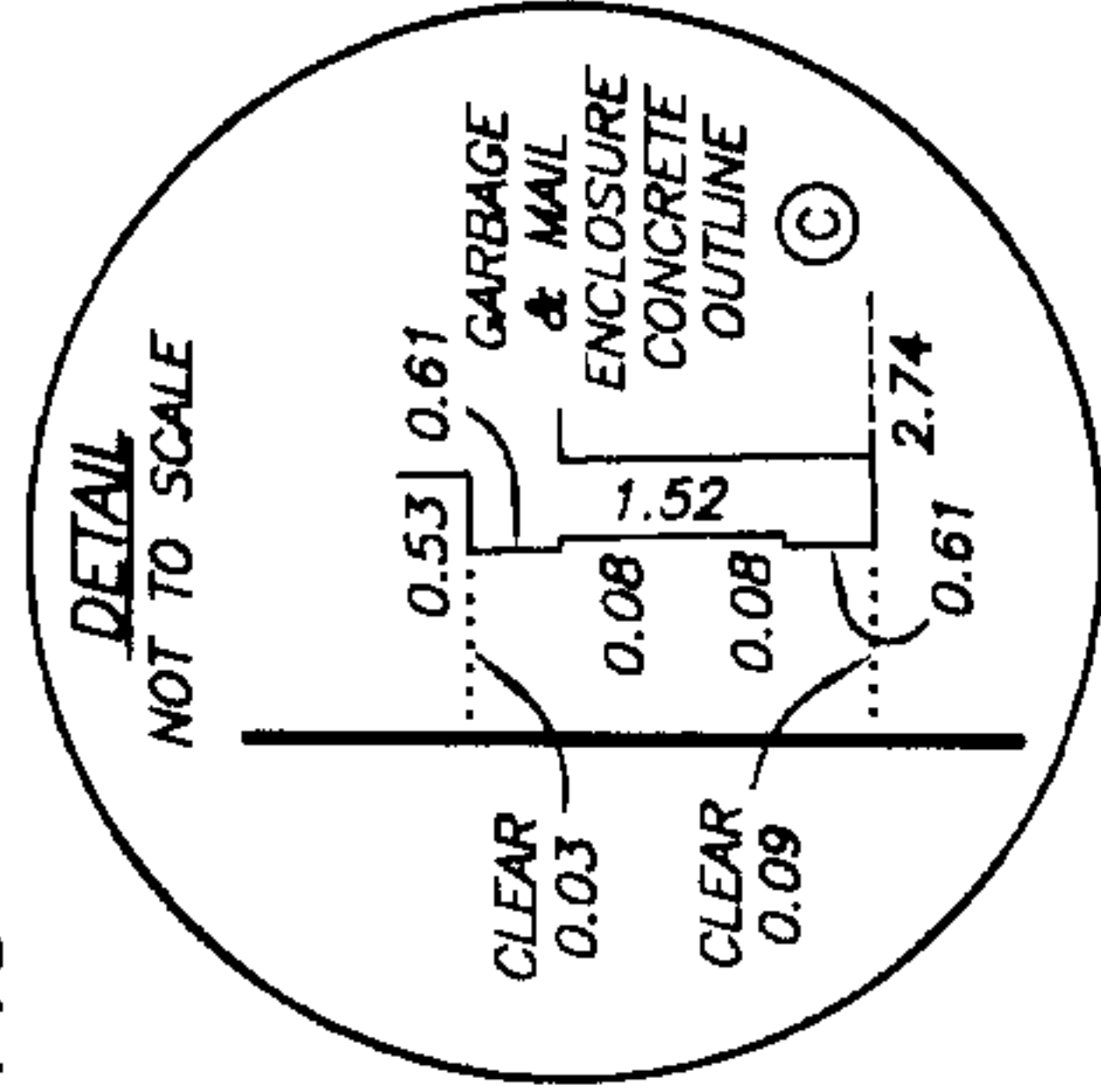
PT. 1
PLAN LMP 35205

S.R.W. PLAN
LMP 50645

PLAY AREA

STRATA PLAN
NW2440

BENNETT ROAD



DATE : MAY 22, 2001.
M.E.S.

STRATA PLAN LMS 4084 CONDOMINIUM ACT PHASE 2

		FORM 1	FORM 2	FORM 3		
LOT NUMBER	SHEET NUMBER	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS		
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES		
		121	5, 6	1223	2500	1
		122	5, 6	1119	2279	1
123	5, 6	1109	2299	1		
AGGREGATE PHASE 2		3,451	7,078	3		
AGGREGATE PHASE 1		112,563	244,657	119.5		
AGGREGATE PHASE 1 & 2		116,014	251,735	122.5		

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

- 1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER / DEVELOPER.
 - 2) THE STRATA PLAN IS FOR RESIDENTIAL USE ONLY.
- I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

Robert Bosa
ROBERT BOSÁ

DECLARED BEFORE ME AT BURNABY
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 10th DAY OF JULY, 2001.

Dirk C.A. De Vuyt
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE
PROVINCE OF BRITISH COLUMBIA
DIRK C.A. DE VUYT

MORTGAGEE:
CANADIAN WESTERN BANK
Mario Furlan
AUTHORIZED SIGNATORY
B. Furlan
AUTHORIZED SIGNATORY
B. Furlan

Shelly Campbell
WITNESS AS TO BOTH SIGNATURES
MANAGER RLE ADMIN
OCCUPATION OF WITNESS
22ND FLOOR 4600 BURNBURN ST
Vancouver BC
ADDRESS OF WITNESS

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 13 DAY OF July, 2001.

Shelly Campbell
OWNER:
SUPERINTENDENT OF REAL ESTATE

BOSA VENTURES (RICHMOND) INC.
INC. NO. 524813

Robert Bosa
AUTHORIZED SIGNATORY ROBERT BOSÁ

Dirk C.A. De Vuyt
AUTHORIZED SIGNATORY DIRK C.A. DE VUYT
WITNESS AS TO BOTH SIGNATURES

Dirk C.A. De Vuyt
OCCUPATION OF WITNESS
1201-4555 KING'S WAY
BURNABY, B.C. V5H 4T8
ADDRESS OF WITNESS

MORTGAGEE 1131970 ONTARIO INC., (formerly)
MCAP FINANCIAL CORPORATION)
INCORPORATION NO. A46683

Kent Eskey
AUTHORIZED SIGNATORY
KENT ESKEY

Paula Island B.C.
AUTHORIZED SIGNATORY
WITNESS AS TO BOTH SIGNATURES
Paula Island B.C.
OCCUPATION OF WITNESS
Paula Island B.C.
ADDRESS OF WITNESS

THE CITY OF RICHMOND, REGISTERED OWNER OF
COVENANTS BL349727 AND BL349731, HEREBY
CONSENTS TO THE DEPOSIT OF THIS PLAN.

Bill McNulty
AUTHORIZED SIGNATORY BILL MCNULTY
ACTING MAYOR
Richard McKenna
AUTHORIZED SIGNATORY J. RICHARD MCKENNA
CITY CLERK
DATE: MAY 22, 2001.
M.E.B.

BLOCK 6
FLOOR PLANS

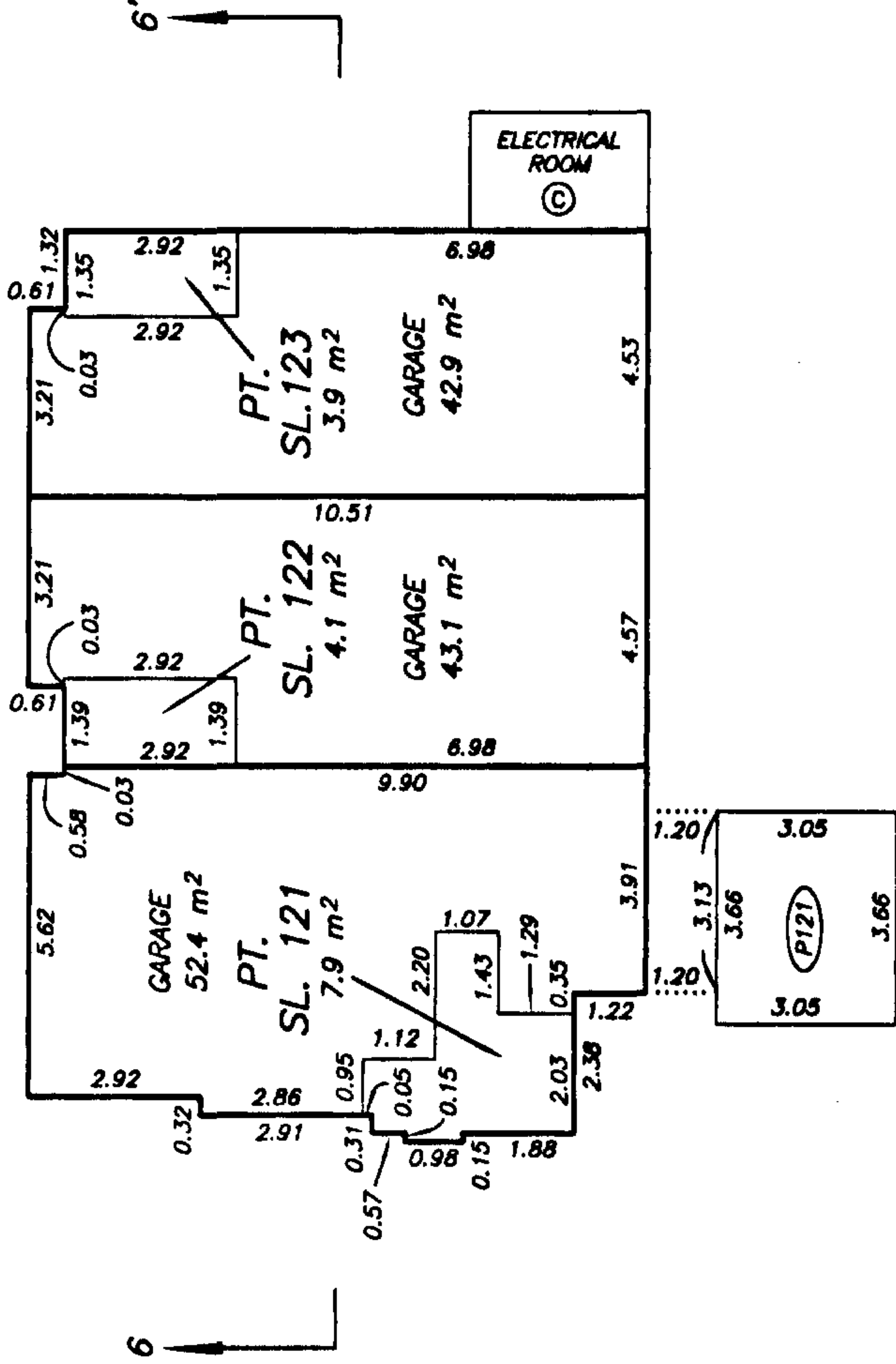
STRATA PLAN LMS 4084
PHASE 2



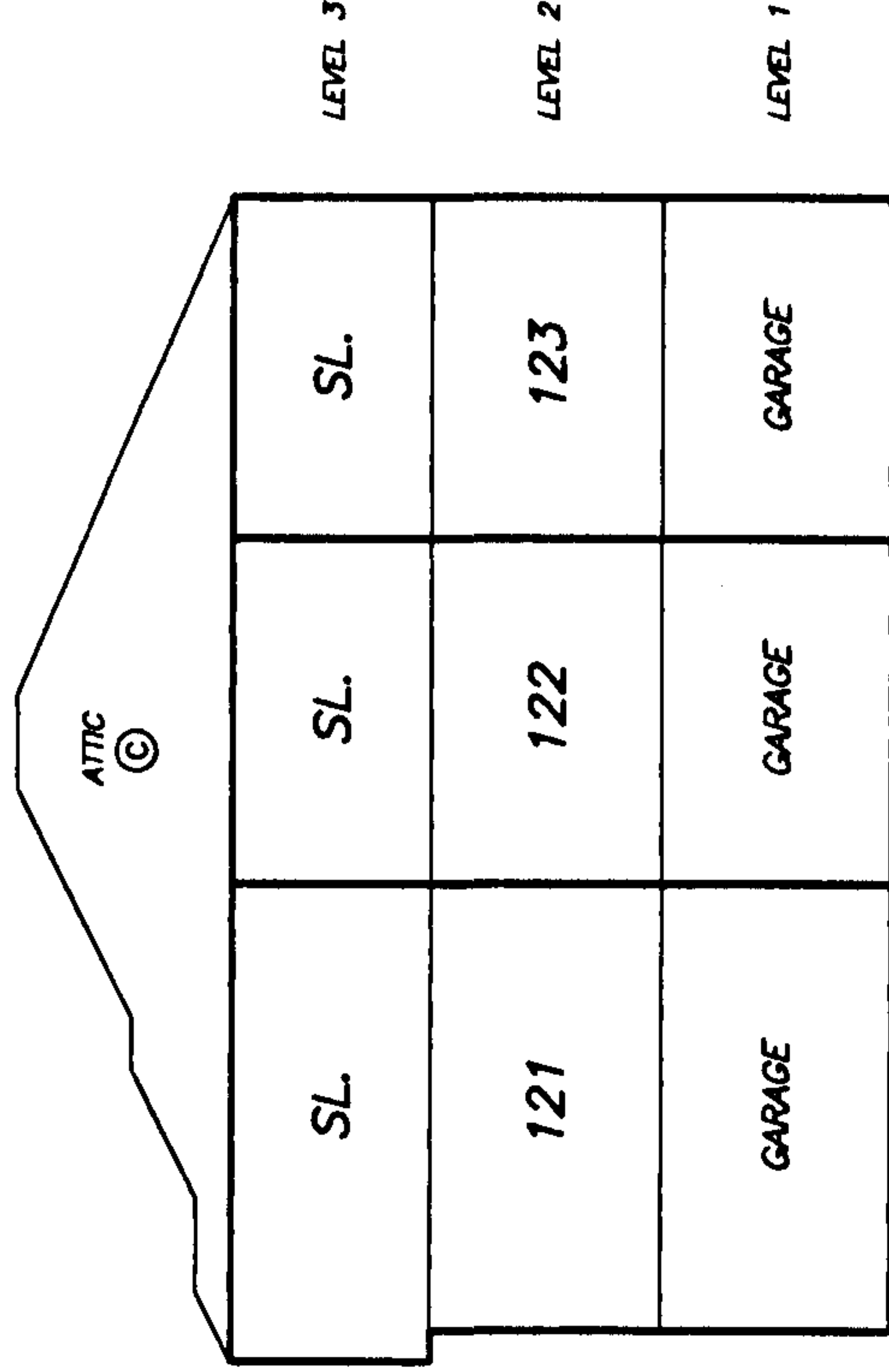
SCALE 1:125



ALL DISTANCES ARE IN METRES.



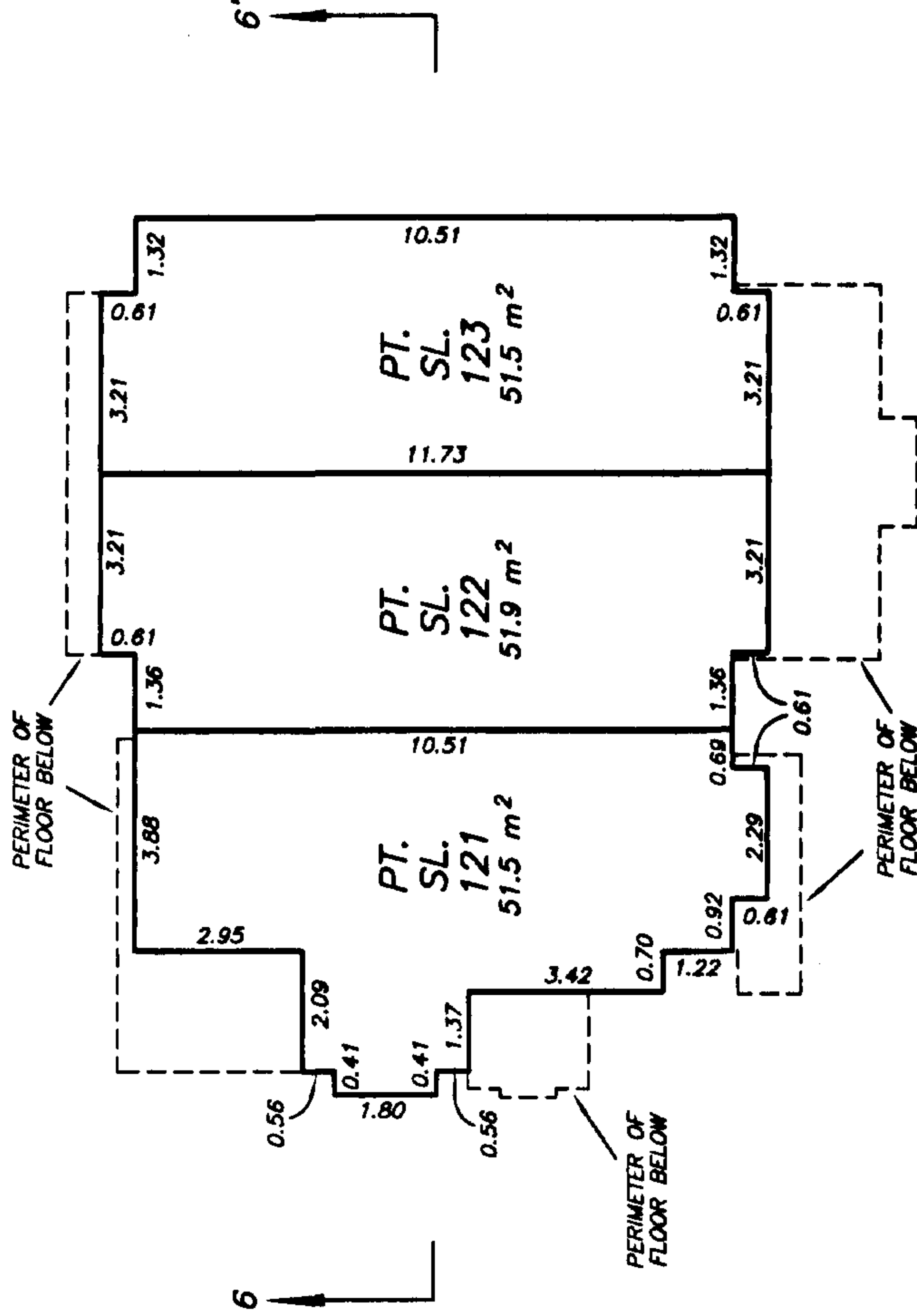
LEVEL 1



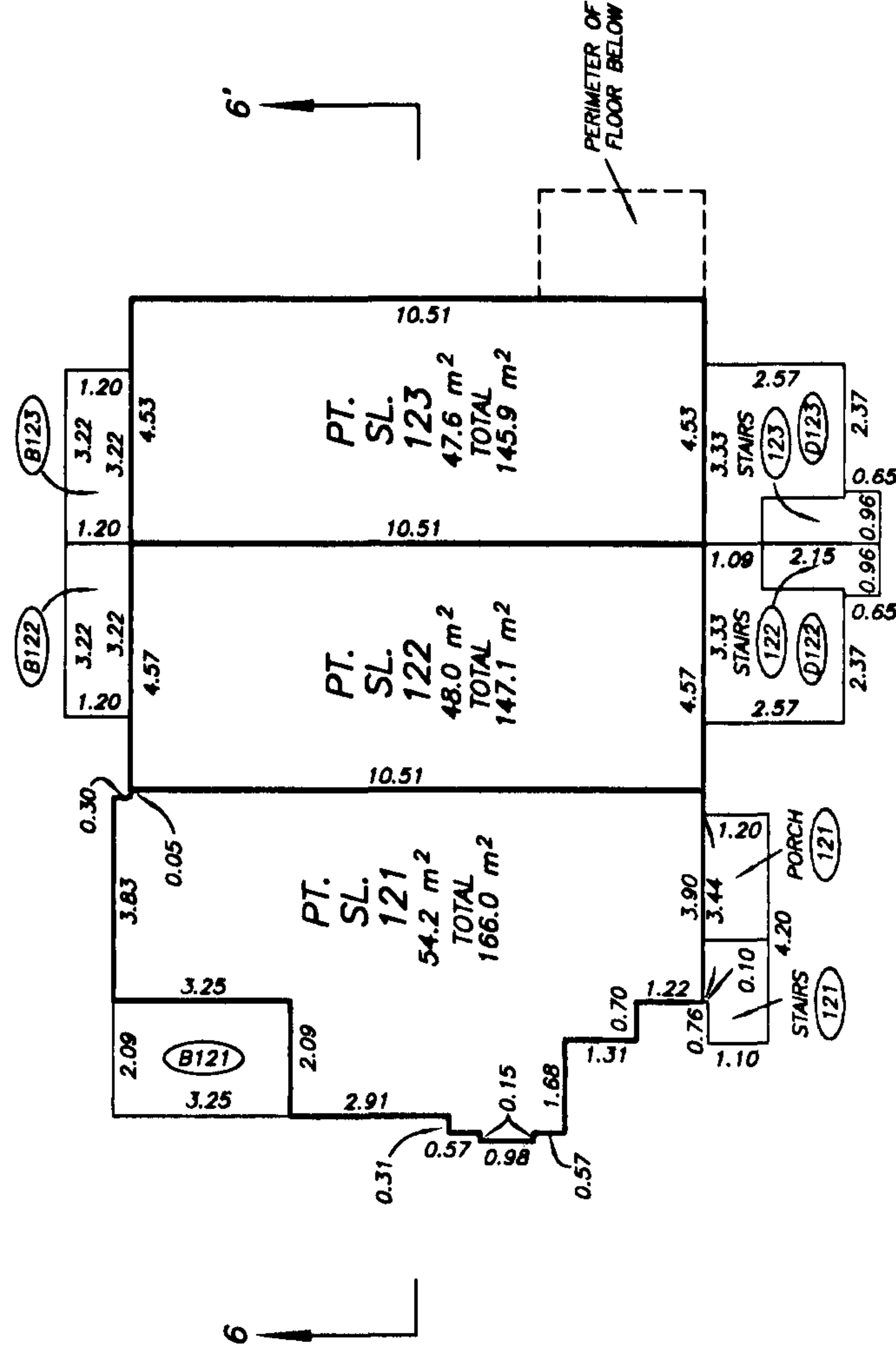
SECTION 6 - 6'

BLOCK 6
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 2



LEVEL 3



STRATA PLAN OF PART OF LOT 1, STRATA PLAN LMS 4084
SECTION 16, BLOCK 4 NORTH,
RANGE 6 WEST, N.W.D.
PLAN LMP 35205

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

DEPOSITED AND REGISTERED IN THE LAND
 TITLE OFFICE, AT NEW WESTMINSTER, B.C.
 THIS 14 DAY OF AUG, 2001



SCALE 1:750



ALL DISTANCES ARE IN METRES.

INTEGRATED SURVEY AREA No. 18
 (RICHMOND) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
 PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
 MULTIPLY BY COMBINED SCALE FACTOR 0.9996040.

LEGEND

GRID BEARINGS ARE DERIVED FROM
 OBSERVATIONS BETWEEN CONTROL
 MONUMENTS 77H4648 AND 77H4604

- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- © - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- ⓑ124 - DENOTES BALCONY BEING LIMITED
TYPICAL COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 124
- ⓓ129 - DENOTES LIMITED COMMON
TYPICAL PROPERTY FOR THE EXCLUSIVE
USE OF SL 129
- ⓓ124 - DENOTES DECK BEING LIMITED
TYPICAL COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 124
- Ⓞ - DENOTES COMMON FACILITY

SEE SHEET 2 FOR LOT DIMENSIONS
 SEE SHEET 3 FOR BUILDING LOCATION
 AND DIMENSIONS

THE ADDRESS FOR THE SERVICE OF DOCUMENTS
 ON THE STRATA CORPORATION IS:

THE OWNERS: STRATA PLAN LMS 4084
 SUITE 204 - 3970 E. HASTINGS STREET,
 BURNABY, B.C. V5C 6C1

THIS STRATA PLAN CONTAINS LIMITED
 COMMON PROPERTY ACCORDING TO
 SEC. 53 (2) OF THE CONDOMINIUM ACT.

APPROVED AS PHASE 3 OF A 7 PHASE
 STRATA PLAN UNDER THE CONDOMINIUM ACT

THIS 2 DAY OF August, 2001

U. Buley.

APPROVING OFFICER FOR THE
 CITY OF RICHMOND

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
 OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT
 THE BUILDING ERRECTED ON THE PARCEL DESCRIBED ABOVE
 IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL
 DATED AT SURREY, B.C.

THIS 11th DAY OF JULY, 2001.

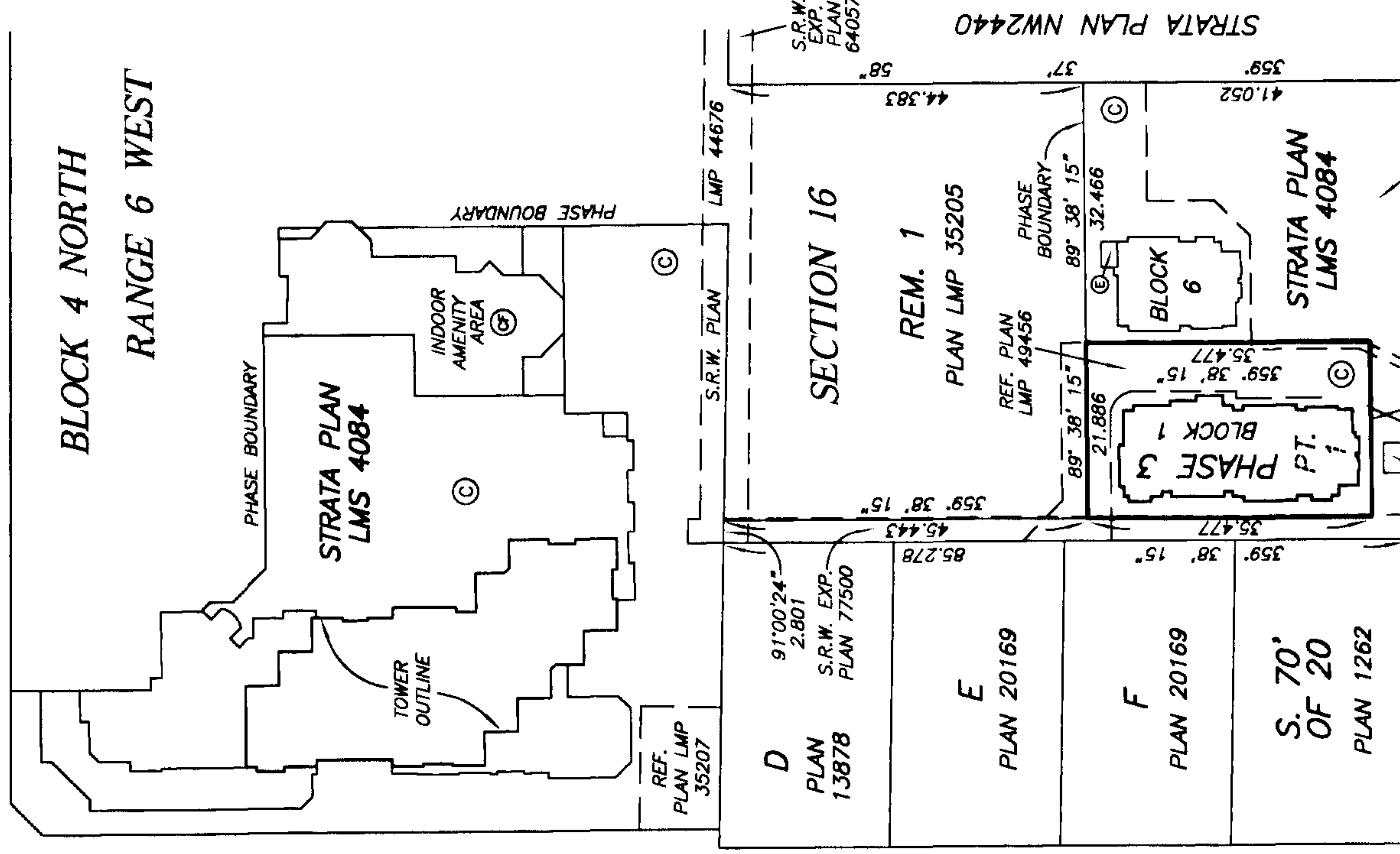
Mike E. Shaw B.C.L.S.

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

DRAWING # 30204-58
 FILE # 30204-58
 DATE : JULY 11, 2001.

GRANVILLE AVENUE

BLOCK 4 NORTH
 RANGE 6 WEST



BENNETT ROAD

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

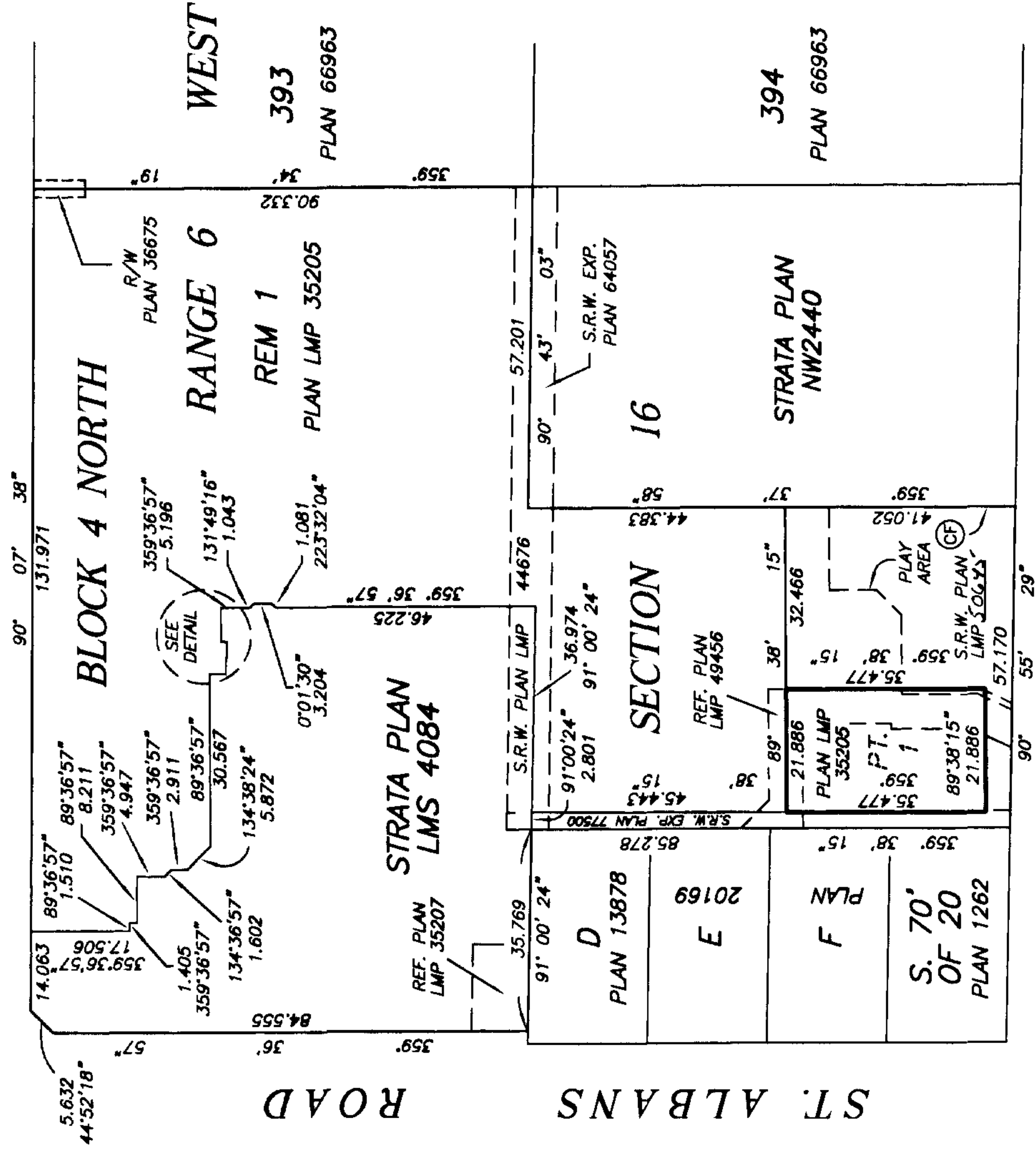
STRATA PLAN LMS 4084

PHASE 3

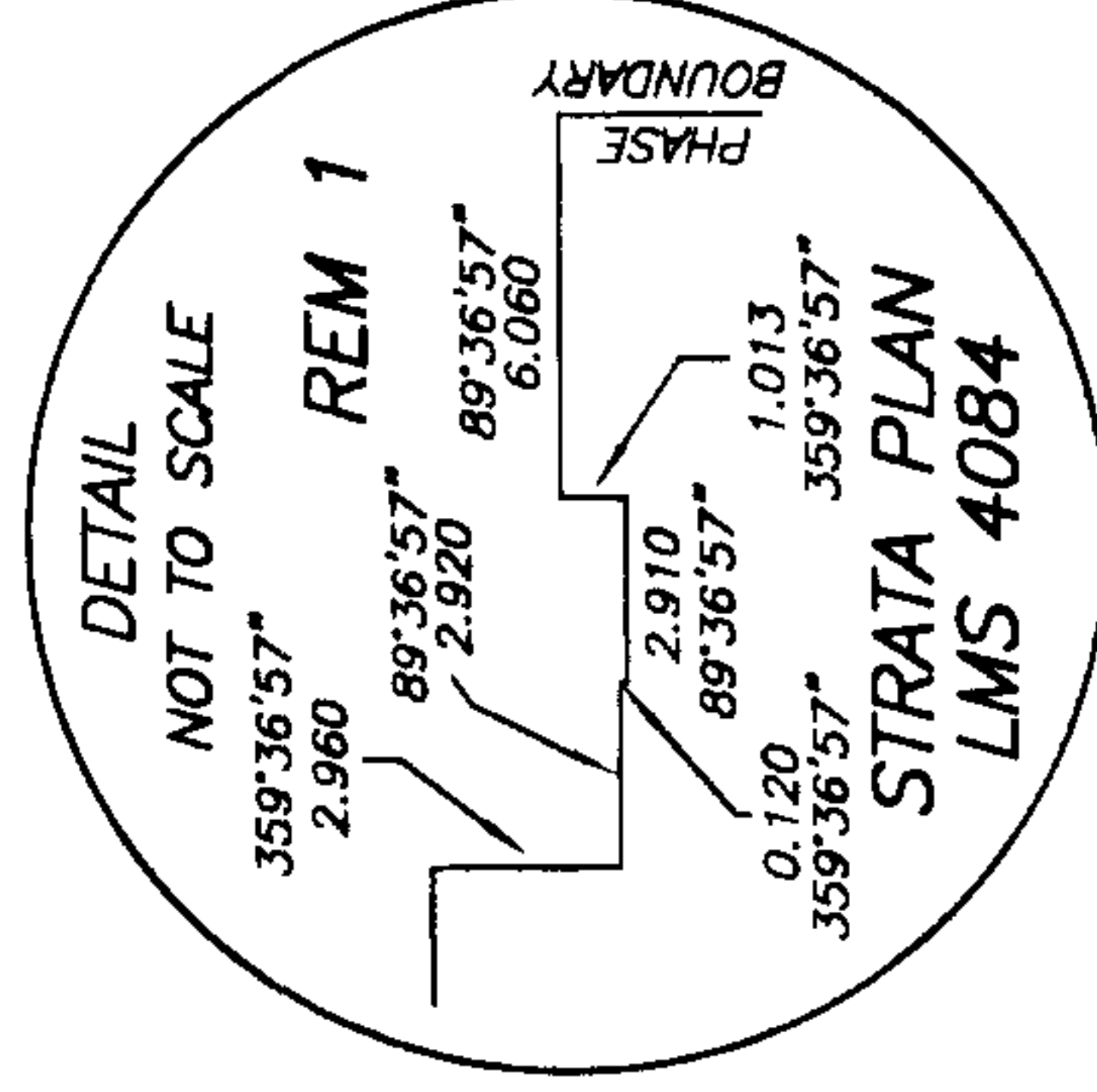


ALL DISTANCES ARE IN METRES.

GRANVILLE
AVENUE



BENNETT ROAD



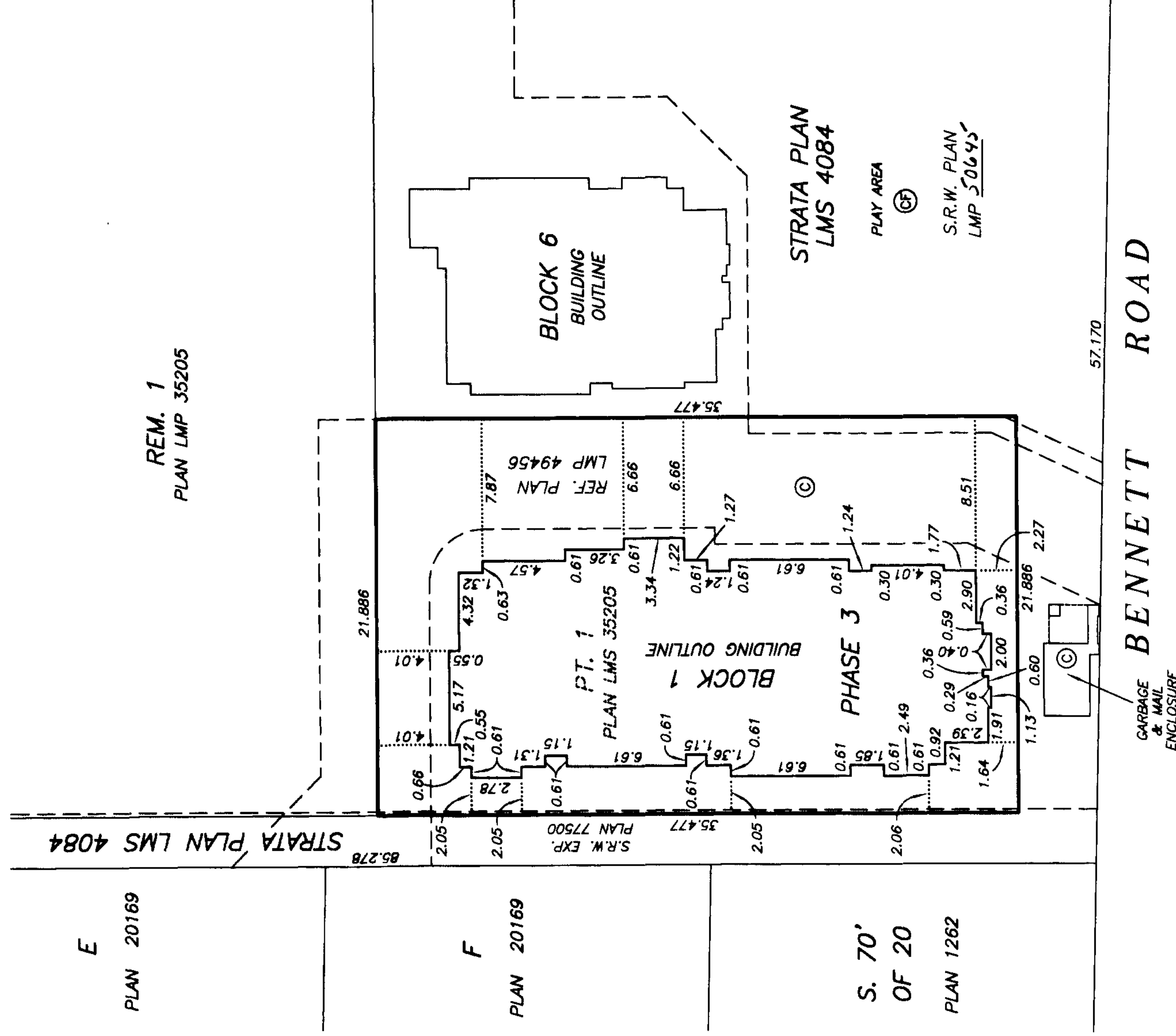
DRAWING # 30204-58
FILE # 30204-58-B0Y

DATE : JULY 11, 2001.

McG

BUILDING LOCATION
AND DIMENSIONS

STRATA PLAN LMS 4084
PHASE 3



STRATA PLAN LMS 4084 CONDOMINIUM ACT PHASE 3

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
124	5, 6, 7, 8	1105	2209	1
125	5, 6, 7, 8	1119	2189	1
126	5, 6, 7, 8	1141	2189	1
127	5, 6, 7, 8	1119	2209	1
128	5, 6, 7, 8	1119	2219	1
129	5, 6, 7, 8	1226	2499	1
AGGREGATE PHASE 3		6829	13514	6
AGGREGATE PHASE 1, & 2		116,014	251,735	122.5
AGGREGATE PHASE 1, 2 & 3		122,843	265,249	128.5

ACCEPTED AS TO FORMS 1, 2 AND 3

THIS 25 DAY OF JULY, 2001.

SCale
SUPERINTENDENT OF REAL ESTATE

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER / DEVELOPER.

2) THE STRATA PLAN IS FOR RESIDENTIAL USE ONLY.

I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

Robert Bosa
ROBERT BOSa

DECLARED BEFORE ME AT BURNABY
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 17th DAY OF JULY, 2001

[Signature]
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA
DICK DE VUYST, SOLICITOR
MORTGAGEE:
CANADIAN WESTERN BANK

B. Gibbard
AUTHORIZED SIGNATORY BRUCE GIBBARD
[Signature]
AUTHORIZED SIGNATORY JAN R HAGAN

[Signature]
WITNESS AS TO BOTH SIGNATURES SHELLEY CAMPBELL
MANAGER OF THE ADMINISTRATION
OCCUPATION OF WITNESS
2ND FLOOR 400 GURNEED ST
VANCOUVER BC V6C 2K5
ADDRESS OF WITNESS

OWNER:

BOSA VENTURES (RICHMOND) INC.
INC. NO. 524813

[Signature]
AUTHORIZED SIGNATORY ROBERT BOSa

AUTHORIZED SIGNATORY MAN NOHWITNESS AS TO BOTH SIGNATURES
DICK DE VUYSTSOLICITOR
OCCUPATION OF WITNESS

1201-4555 KINGSWAY, BURNABY, BC
ADDRESS OF WITNESS VSH 478

MORTGAGEE: 113 1978 OUTRAGE INC.
(formerly MCAP FINANCIAL CORPORATION) OF
INCORPORATION NO. 446683

[Signature]
AUTHORIZED SIGNATORY
KEN TESKEY

[Signature]
AUTHORIZED SIGNATORY
WITNESS AS TO BOTH SIGNATURES
BARINDER SALL
Receptionist
OCCUPATION OF WITNESS

#1402-1140 W. Kender St
ADDRESS OF WITNESS
Vancouver BC V6E 4K1

THE CITY OF RICHMOND, REGISTERED OWNER OF
COVENANT ~~DEPOSIT AND DEPOSIT~~, HEREBY
CONSENTS TO THE DEPOSIT OF THIS PLAN.
ALL 500 BRISTOL ST and SAW BRISTOL ST

[Signature]
AUTHORIZED SIGNATORY BILL MCNULTY, ACTING MAYOR

[Signature]
AUTHORIZED SIGNATORY J. RICHARD MCKENNA
CITY CLERK

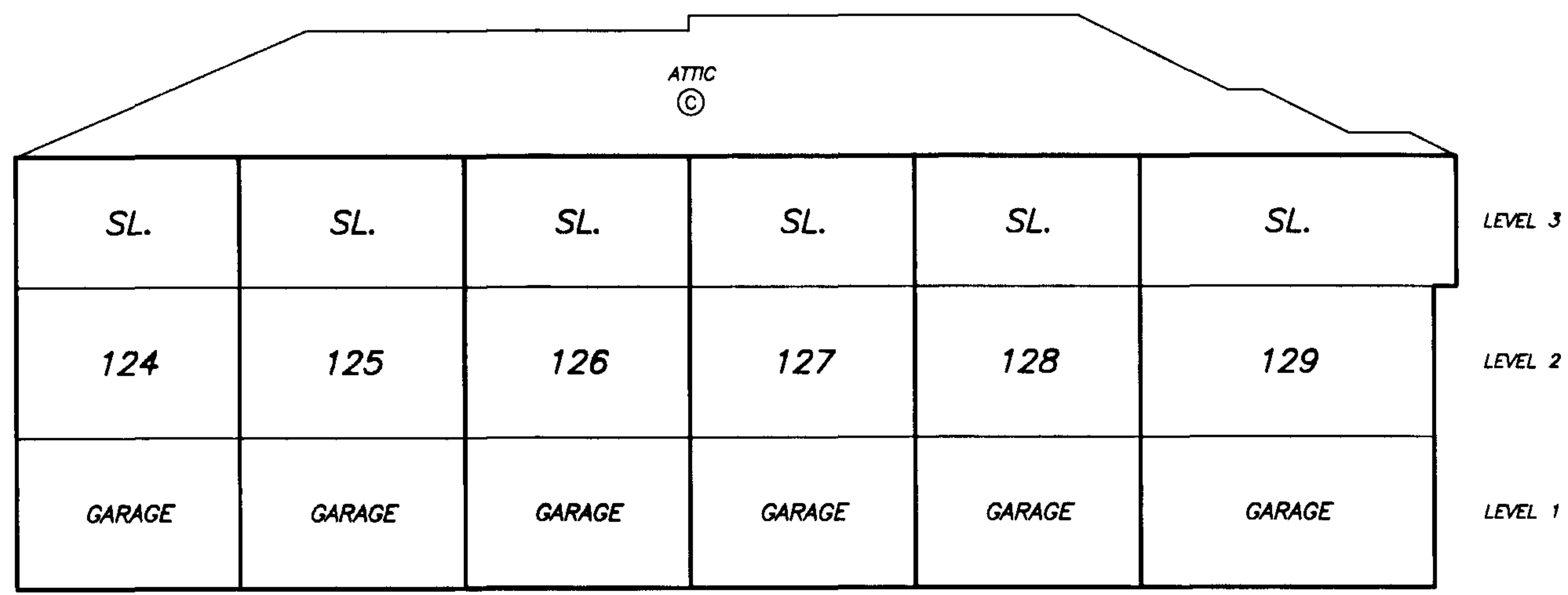
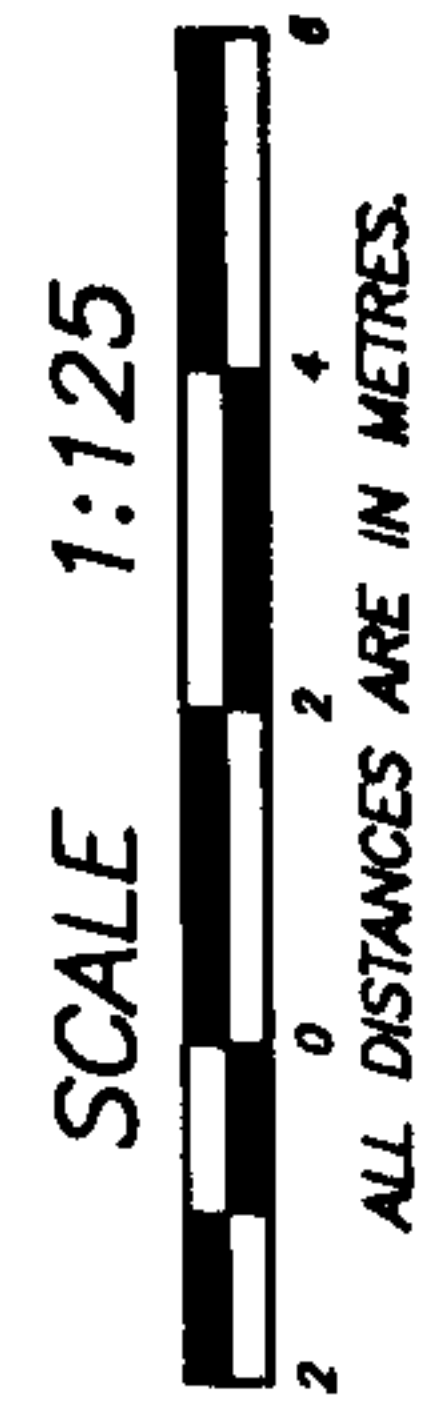
DATE: JULY 11, 2001.

M.E. 8.

SHEET 5 OF 8 SHEETS

STRATA PLAN LMS 4084
PHASE 3

SECTION 1 - 1'



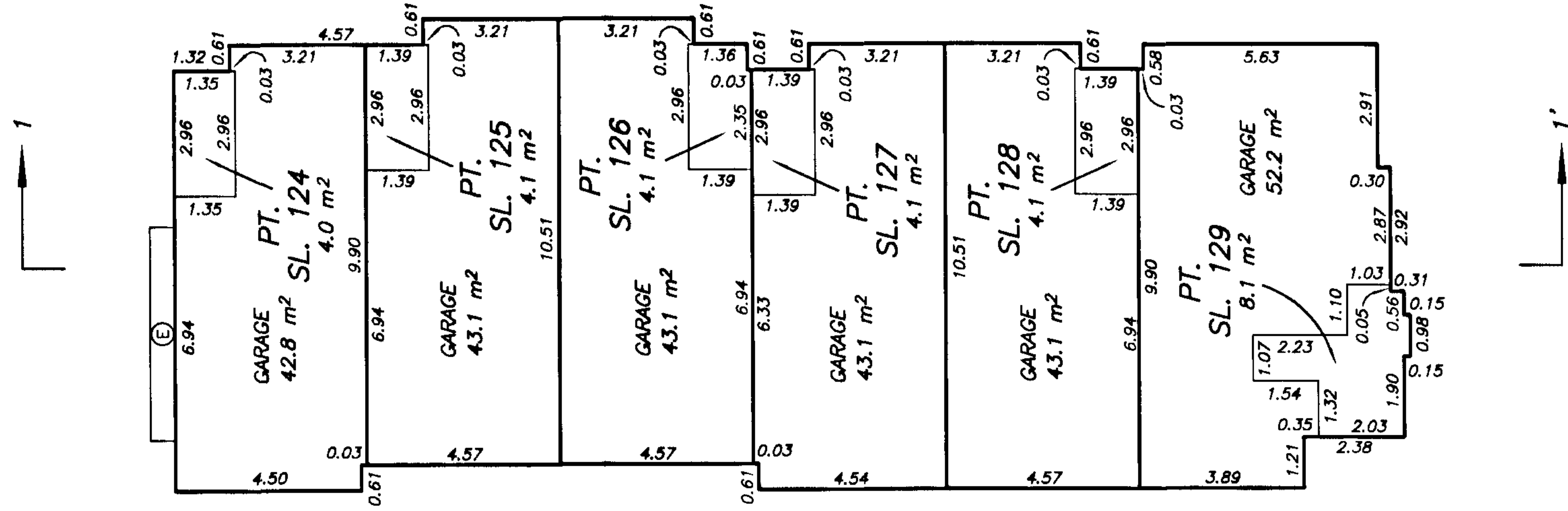
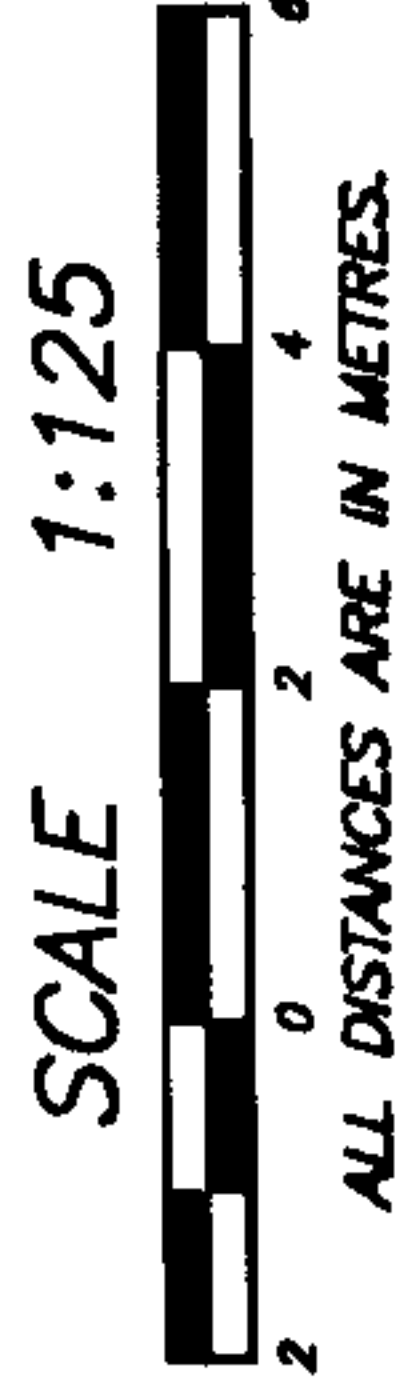
SECTION 1 - 1'

DATE : JULY 11, 2001.
M.E.D.

DRAWING # 30204-58
FILE # 30204-58_SEC

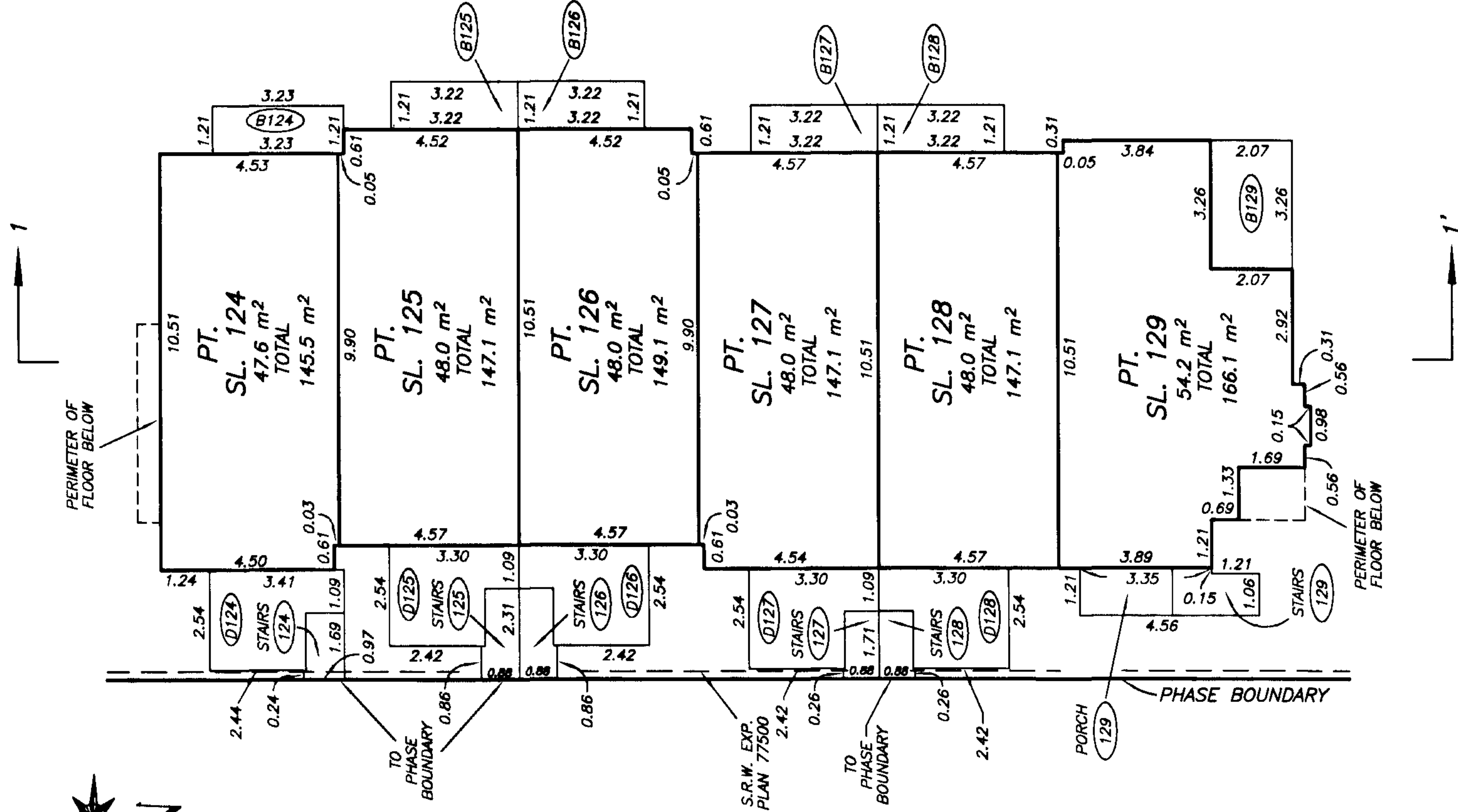
BLOCK 1
LEVEL 1 FLOOR PLAN

STRATA PLAN LMS 4084
PHASE 3



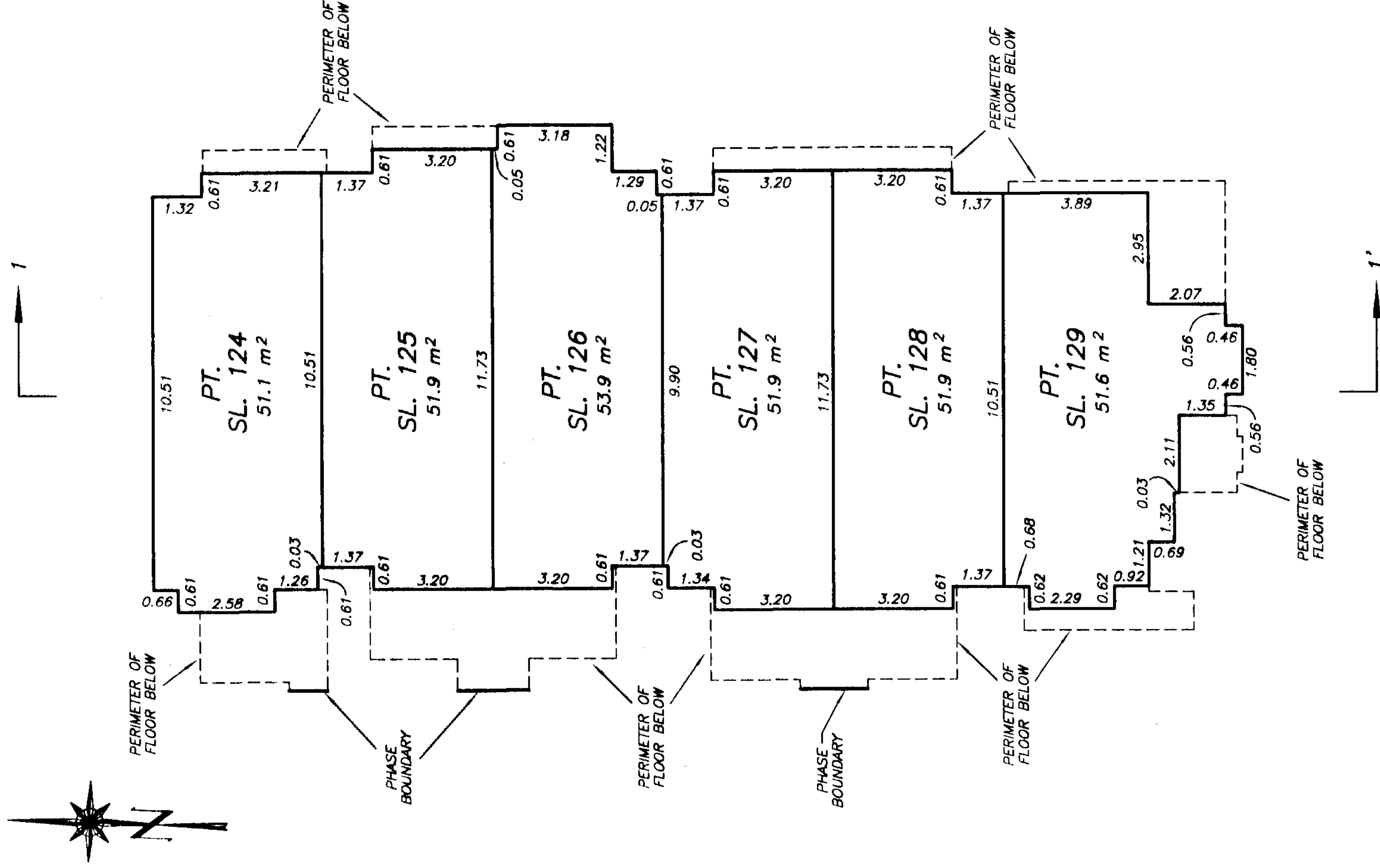
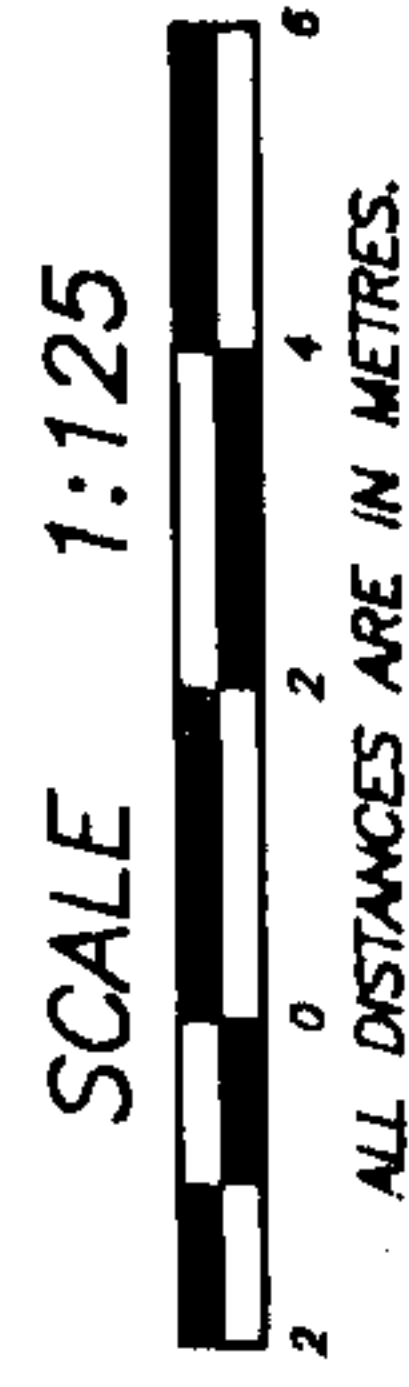
STRATA PLAN LMS 4084
PHASE 3

BLOCK 1
LEVEL 2 FLOOR PLAN



STRATA PLAN LMS 4084
PHASE 3

BLOCK 1
LEVEL 3 FLOOR PLAN



DATE : JULY 11, 2001.
M.E.D.

STRATA PLAN OF PART OF LOT 1, STRATA PLAN LMS 4084
SECTION 16, BLOCK 4 NORTH,
RANGE 6 WEST, N.W.D.
PLAN LMP 35205
 B.C.G.S. 92G.015
 "CITY OF RICHMOND"

DEPOSITED AND REGISTERED IN THE LAND
 TITLE OFFICE, AT NEW WESTMINSTER, B.C.
 THIS 14 DAY OF AUG, 2001



SCALE 1:750



ALL DISTANCES ARE IN METRES.

A. Small
 DEPUTY REGISTRAR
 SR 206 892 - SR 206 901
 "SONTERRA AT THE PALMS"
 BLOCK 2 & 5 - 8433 BENNETT ROAD,
 RICHMOND, B.C.

INTEGRATED SURVEY AREA No. 18
 (RICHMOND) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
 PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
 MULTIPLY BY COMBINED SCALE FACTOR 0.9996040.

LEGEND

GRID BEARINGS ARE DERIVED FROM
 OBSERVATIONS BETWEEN CONTROL
 MONUMENTS 77H4648 AND 77H4604

- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- © - DENOTES COMMON PROPERTY
- (B131) TYPICAL - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 131
- (P130) TYPICAL - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 130
- (130) TYPICAL - DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 130
- ©F - DENOTES COMMON FACILITY
- ©E - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY

SEE SHEET 2 FOR LOT DIMENSIONS
 SEE SHEET 3 FOR BUILDING LOCATIONS
 AND DIMENSIONS

THE ADDRESS FOR THE SERVICE OF DOCUMENTS
 ON THE STRATA CORPORATION IS:

THE OWNERS: STRATA PLAN LMS 4084
 SUITE 204 - 3970 E. HASTINGS STREET,
 BURNABY, B.C. V5C 6C1

THIS STRATA PLAN CONTAINS LIMITED
 COMMON PROPERTY ACCORDING TO
 SEC. 53 (2) OF THE CONDOMINIUM ACT.

APPROVED AS PHASE 4 OF A 7 PHASE
 STRATA PLAN UNDER THE CONDOMINIUM ACT

THIS 2 DAY OF August, 2001

H. Bule
 APPROVING OFFICER FOR THE
 CITY OF RICHMOND

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
 OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT
 THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE
 IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL
 DATED AT SURREY, B.C.

THIS 11th DAY OF JULY, 2001.

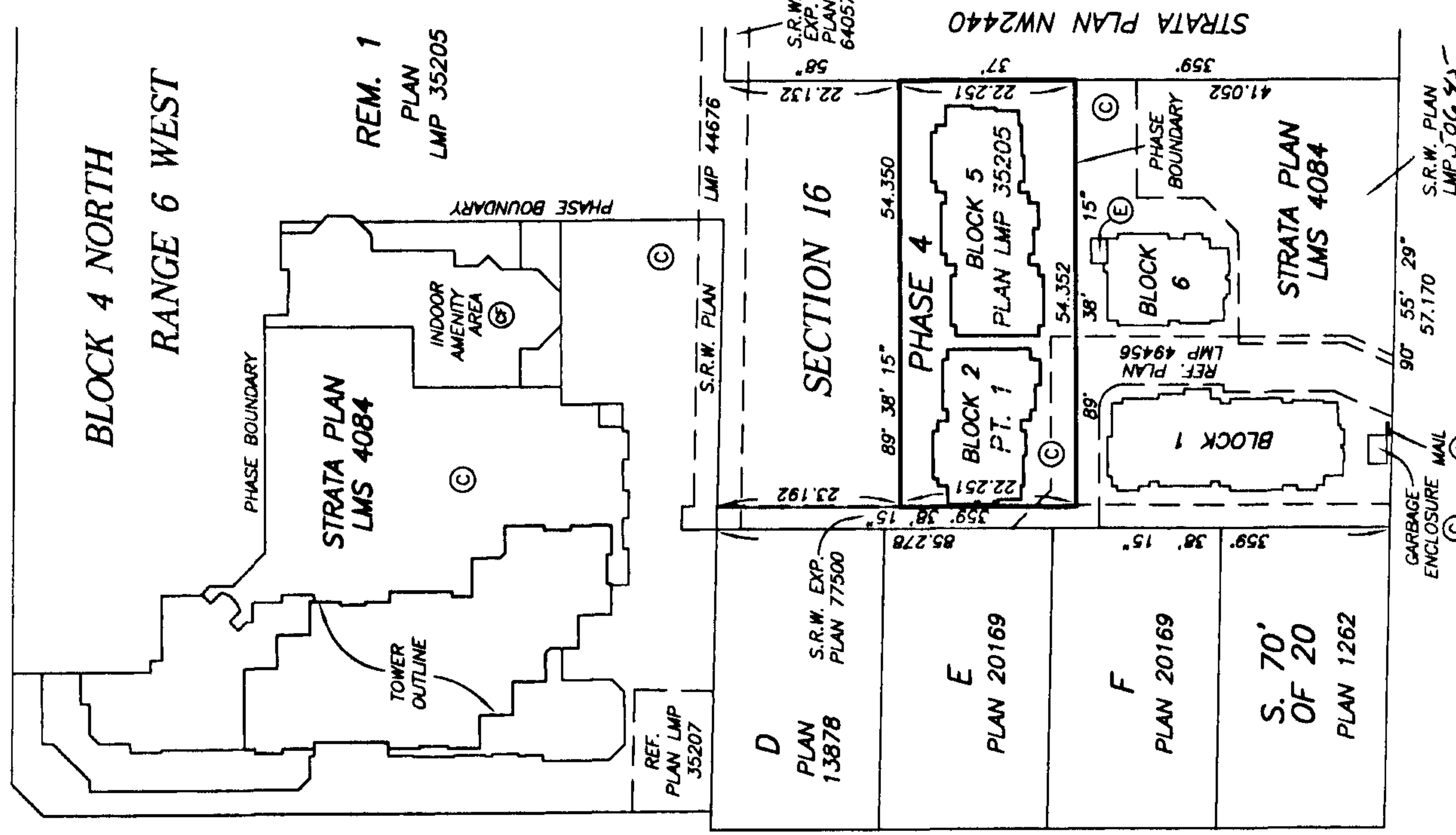
Phil E. Shaw B.C.L.S.

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

DRAWING # 30204-59
 FILE # 30204-59
 DATE : JULY 11, 2001.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

GRANVILLE AVENUE
 BLOCK 4 NORTH
 RANGE 6 WEST

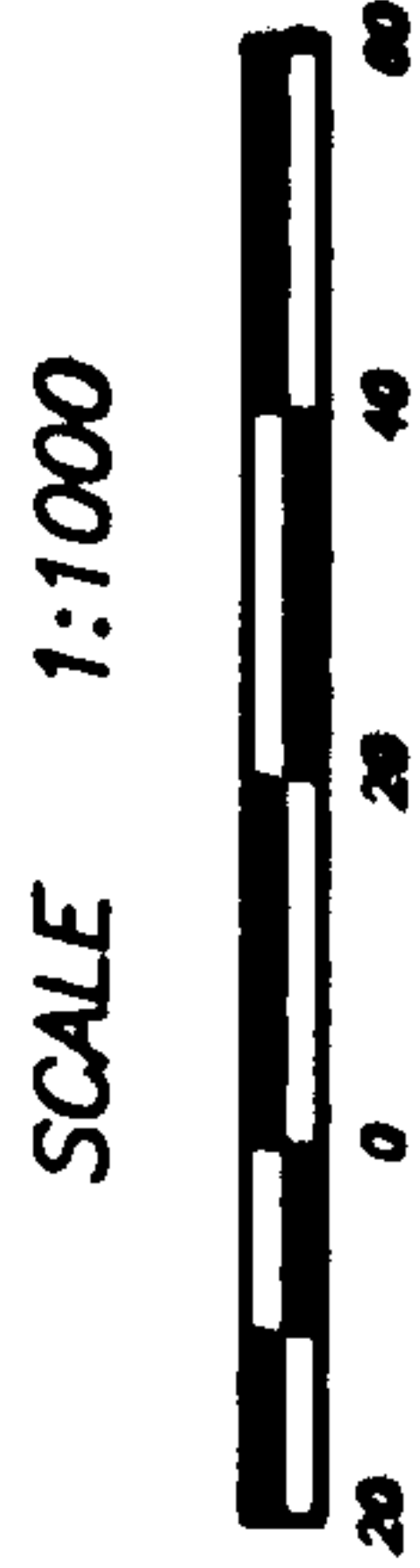


BENNETT ROAD

BOUNDARY DIMENSIONS

STRATA PLAN LMS 4084

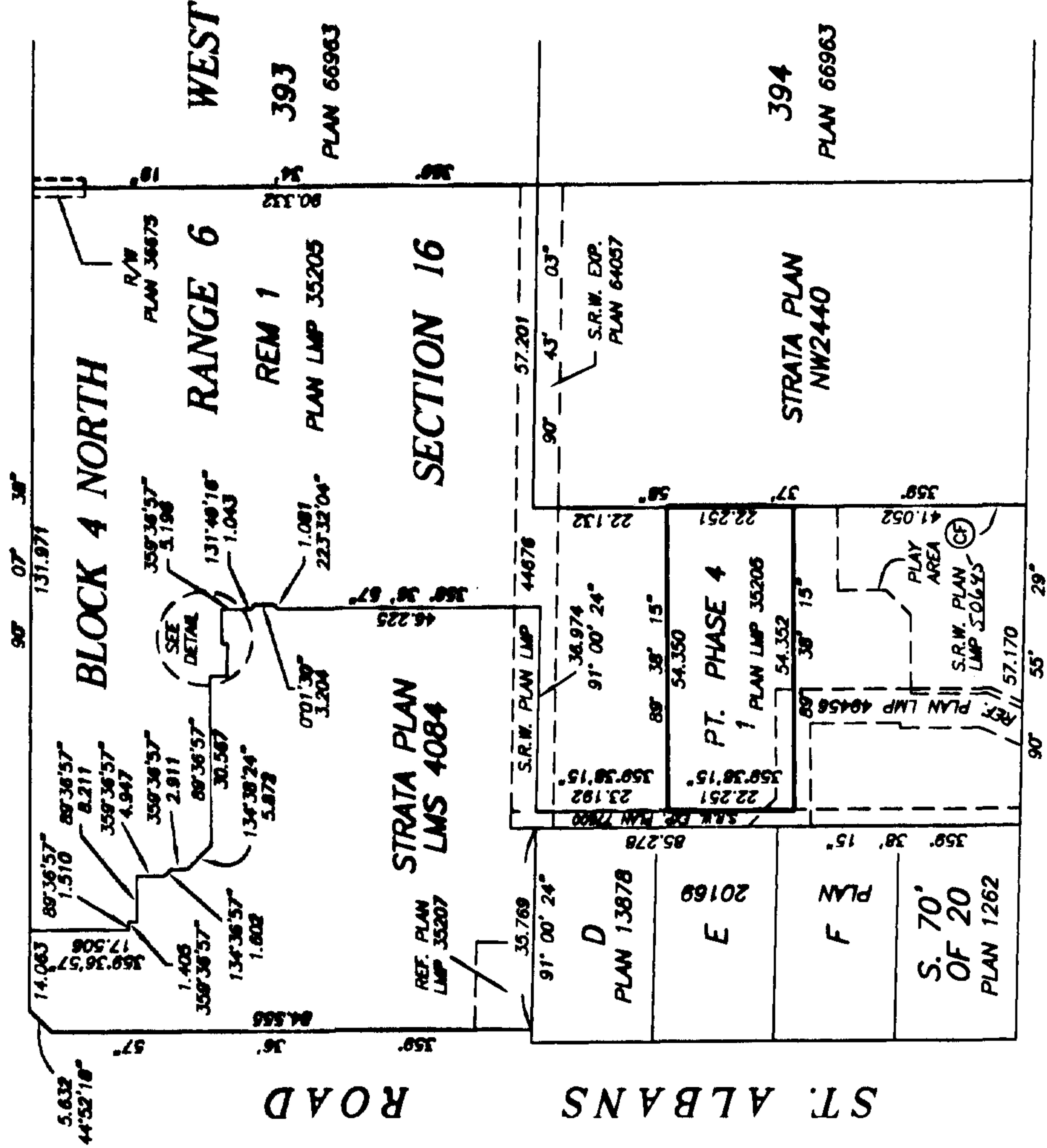
PHASE 4



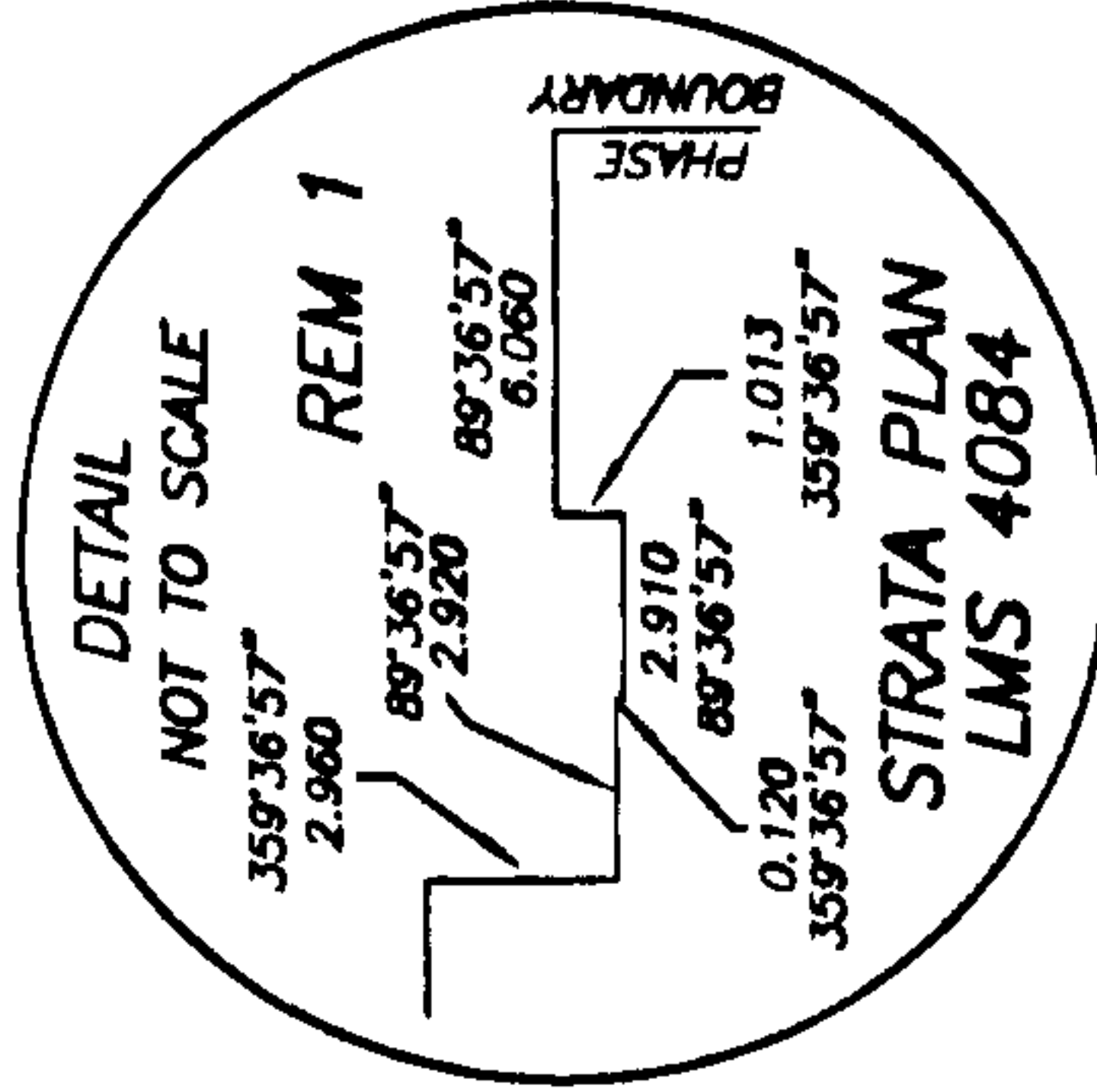
ALL DISTANCES ARE IN METRES



GRANVILLE AVENUE



BENNETT ROAD



DATE : JULY 11, 2001.
M.E.

FIRST SHEET, SHEET 3 OF 8 SHEETS

**BUILDING LOCATIONS
AND DIMENSIONS**

**STRATA PLAN LMS 4084
PHASE 4**

SCALE 1:250



ALL DISTANCES ARE IN METRES.



STRATA PLAN
LMS 4084

S.R.W. PLAN LMP 44676

REM. 1

PLAN LMP 35205

PHASE
BOUNDARY

PLAN 77500
S.R.W. EXP.
0.21 CLEAR
0.10 CLEAR
0.38
22.251
0.38
2.95
0.31
1.76
3.97
3.34
0.61
1.19
1.23
0.61
1.33
3.27
3.34
1.22
1.33
10.70
1.54
1.34
0.61
6.60
1.15
1.22
1.35
6.37
0.61
1.35
4.69

BLOCK 2
BUILDING
OUTLINE

PHASE 4 ©

BLOCK 5
BUILDING
OUTLINE

STRATA PLAN NW2440

PLAN LMP 35205
PT. 1

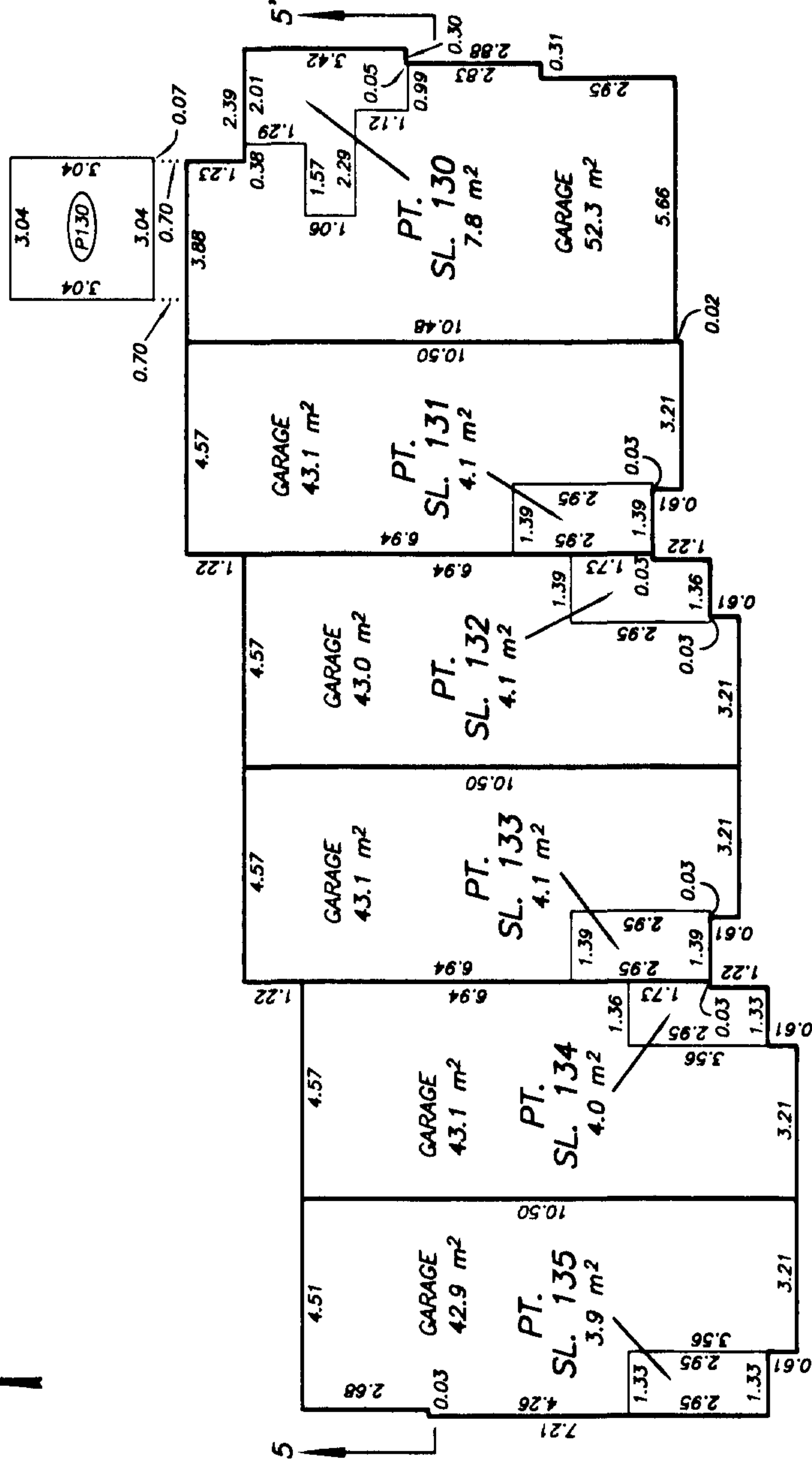
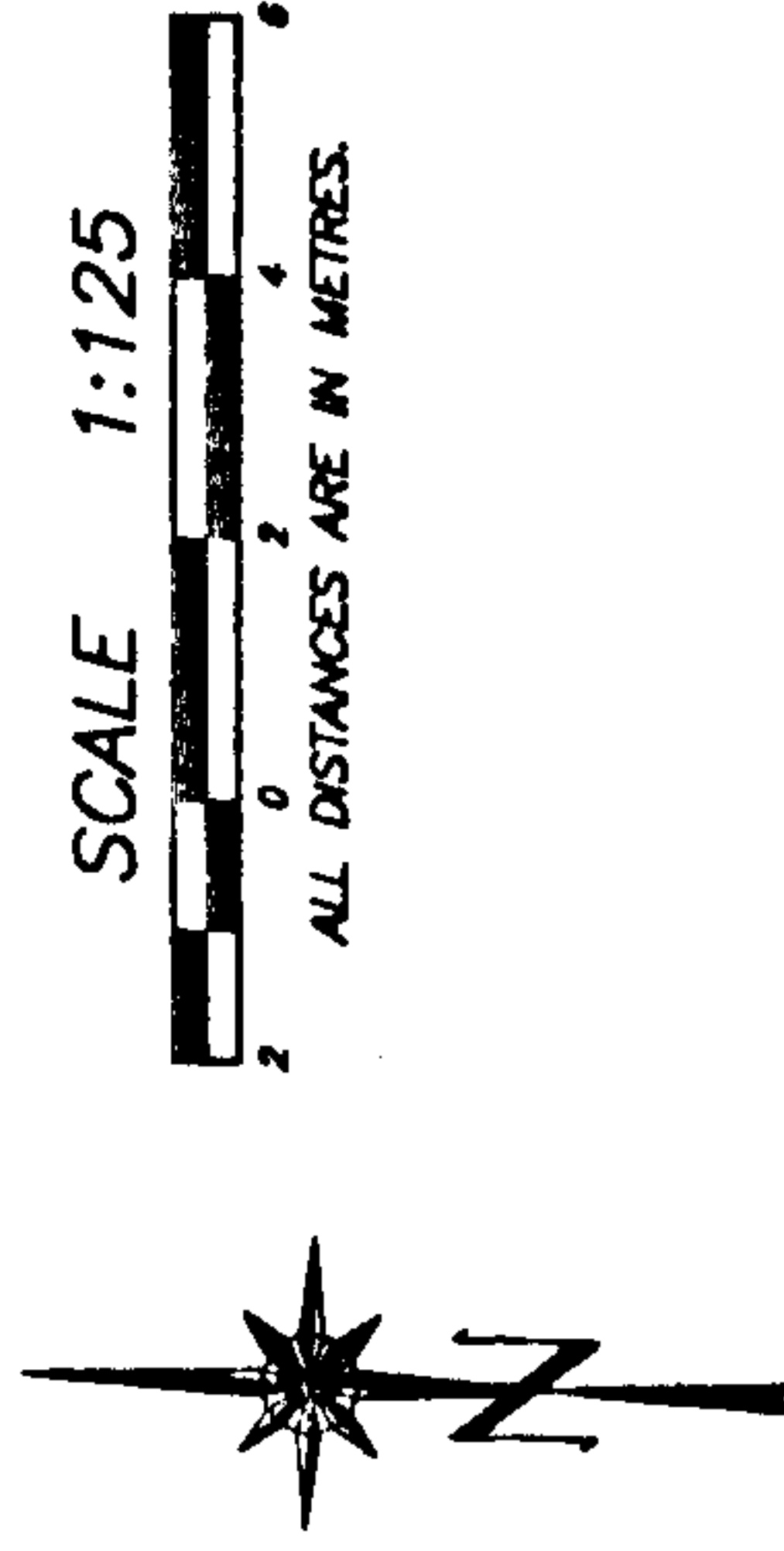
STRATA PLAN
LMS 4084

REF. PLAN
LMP 49456

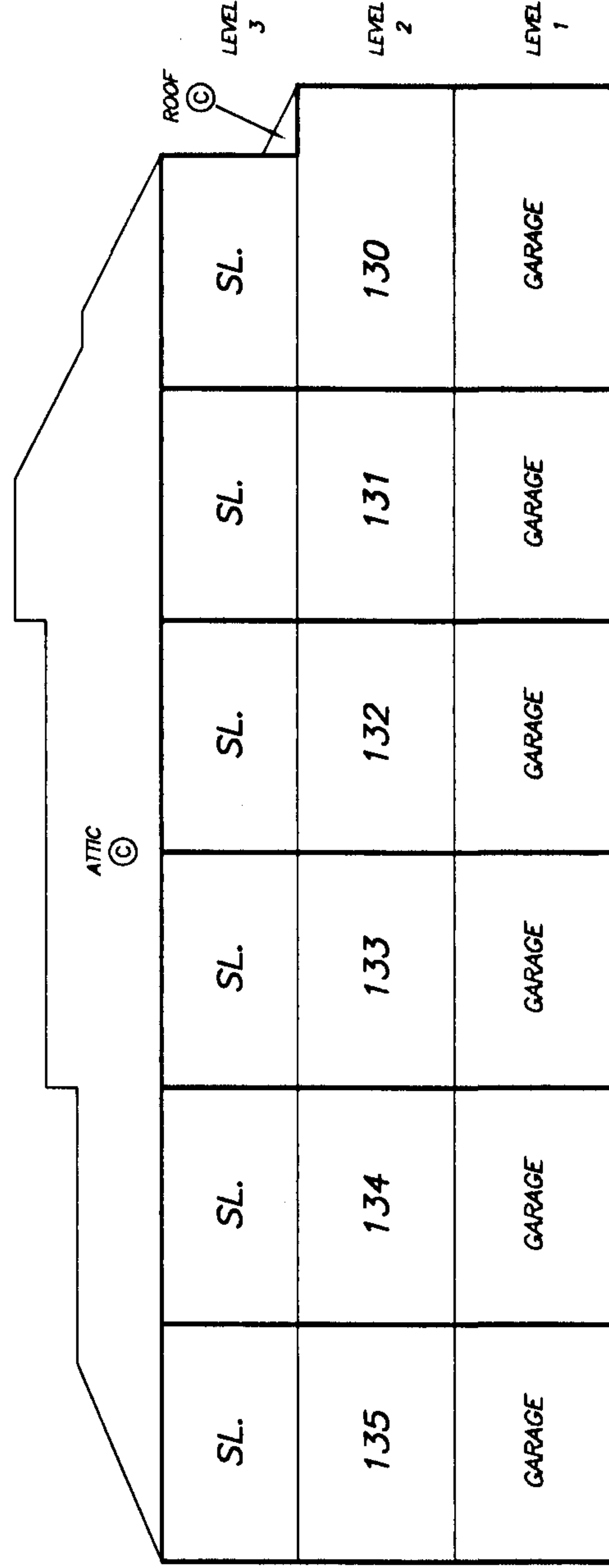
S.R.W. PLAN
LMP 50643

STRATA PLAN LMS 4084
PHASE 4

BLOCK 5
FLOOR PLANS



LEVEL 1



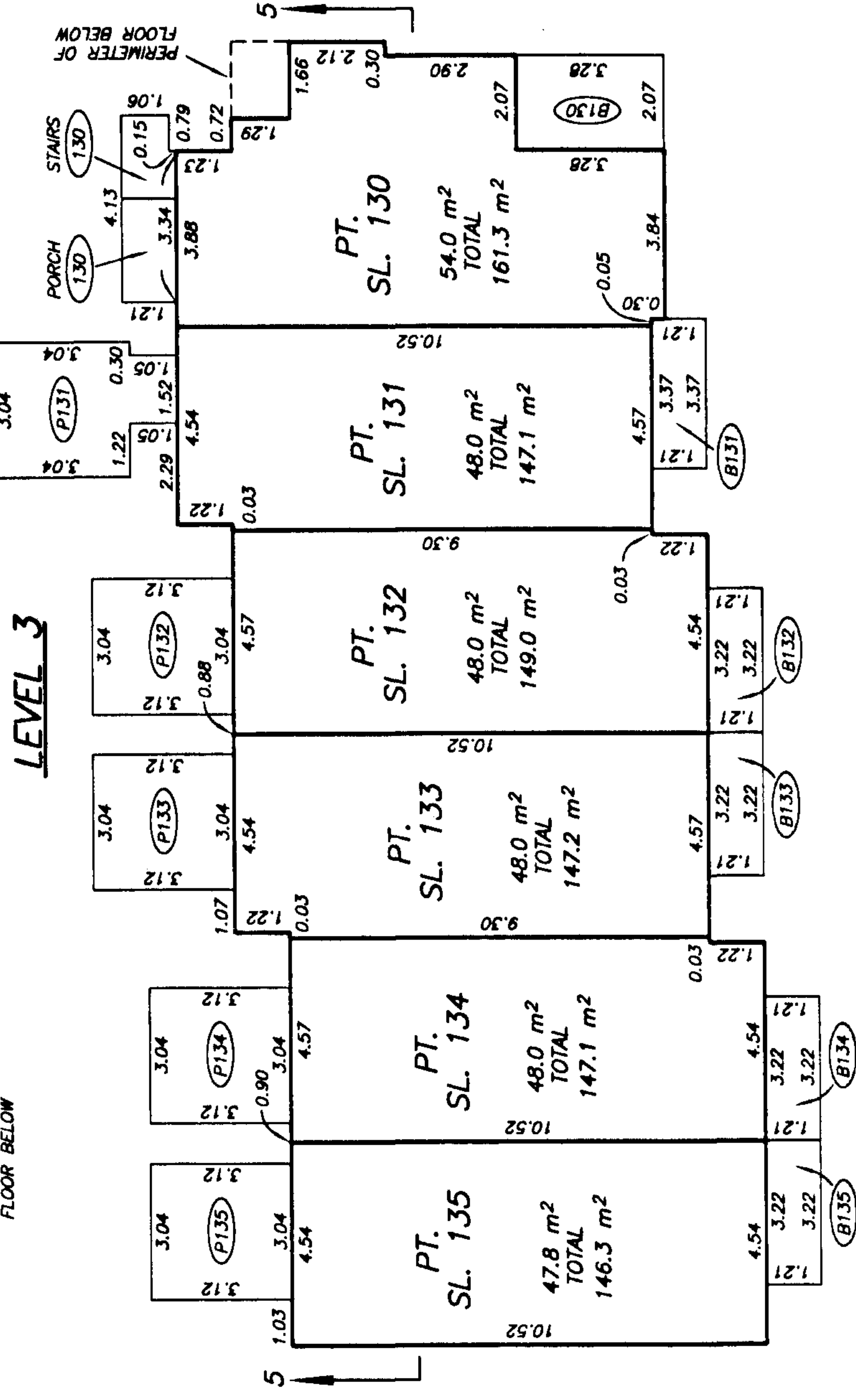
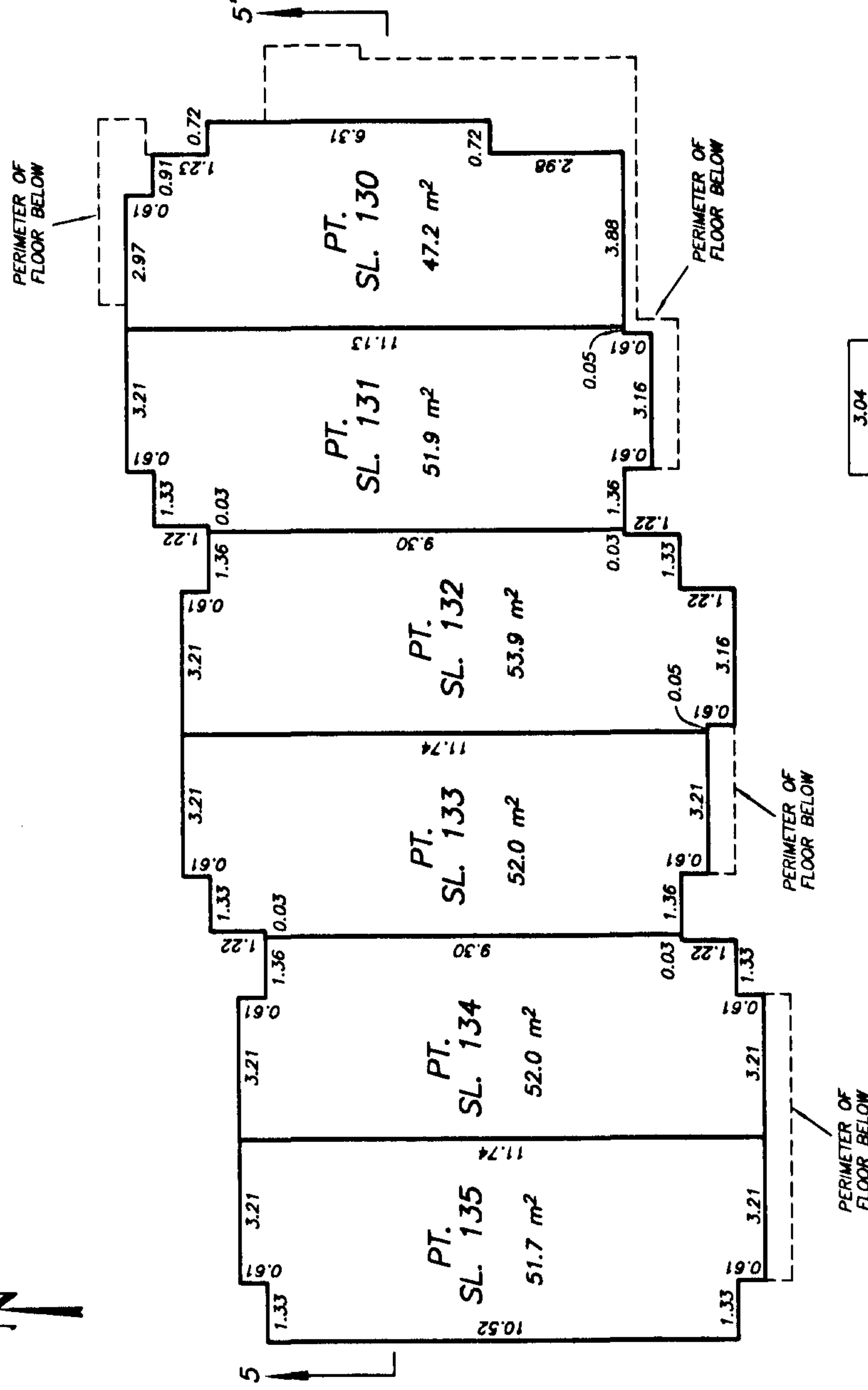
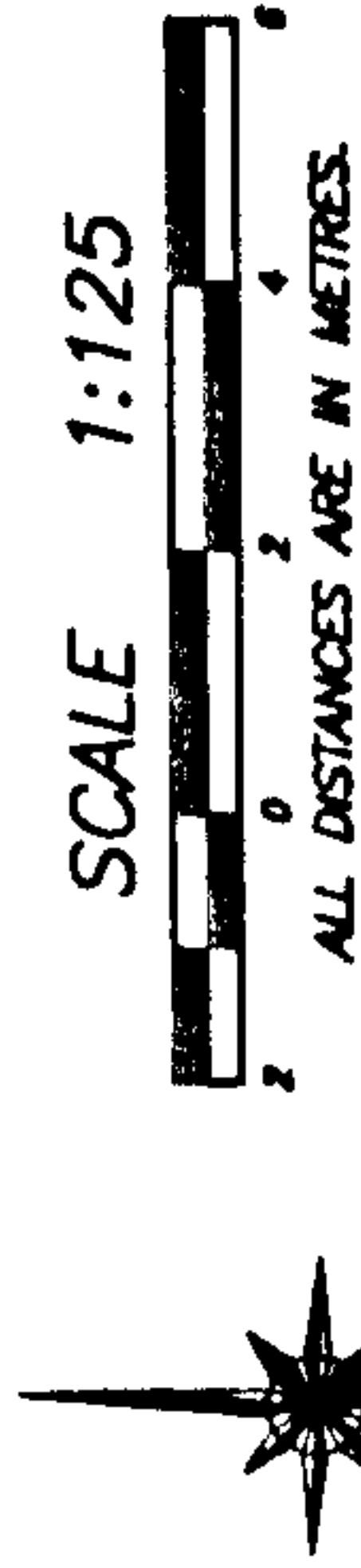
SECTION 5 - 5'

DATE : JULY 11, 2001.

M.E.B.

BLOCK 5
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 4

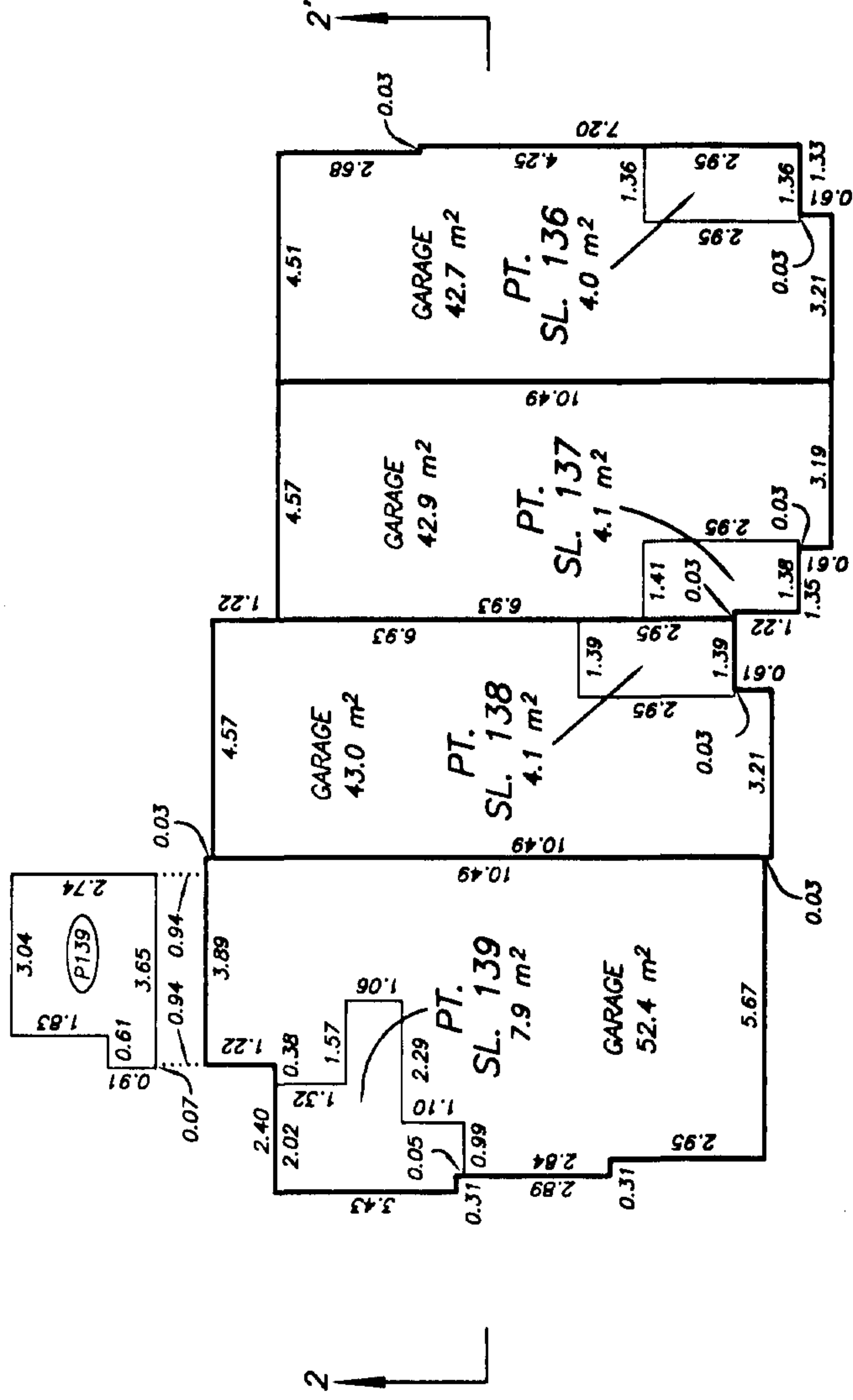


LEVEL 2

DATE : JULY 11, 2001.
M.E.

BLOCK 2
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 4

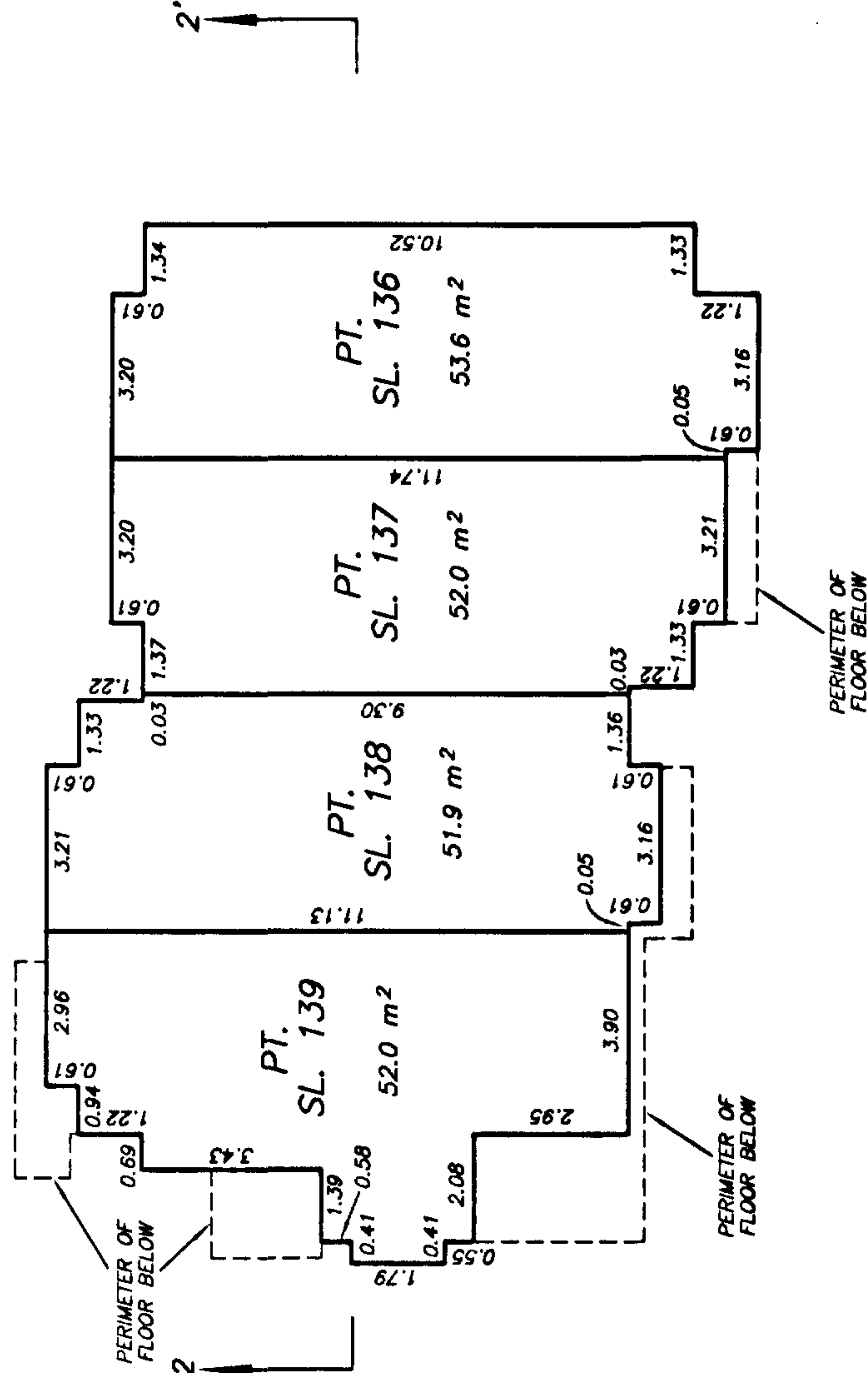
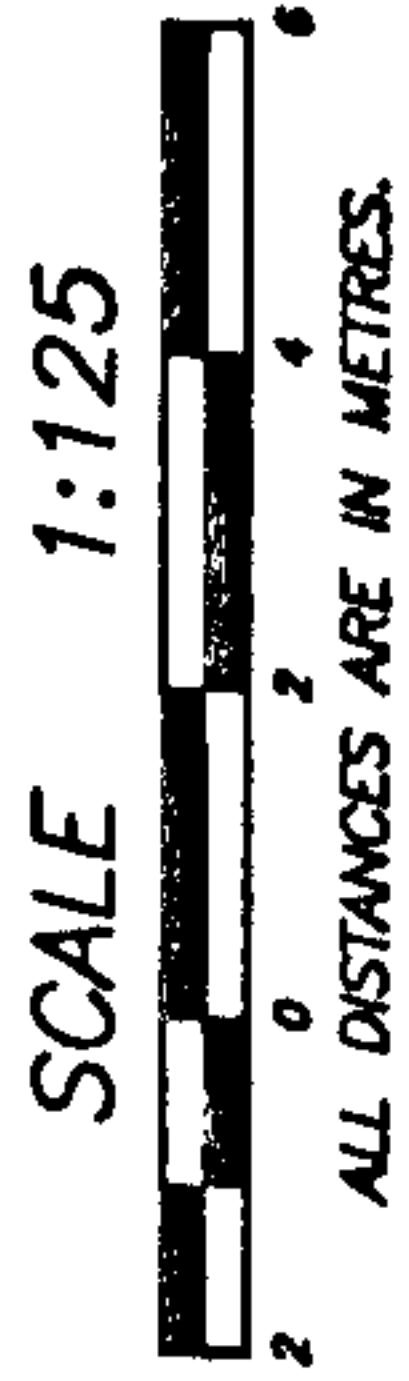


LEVEL 1

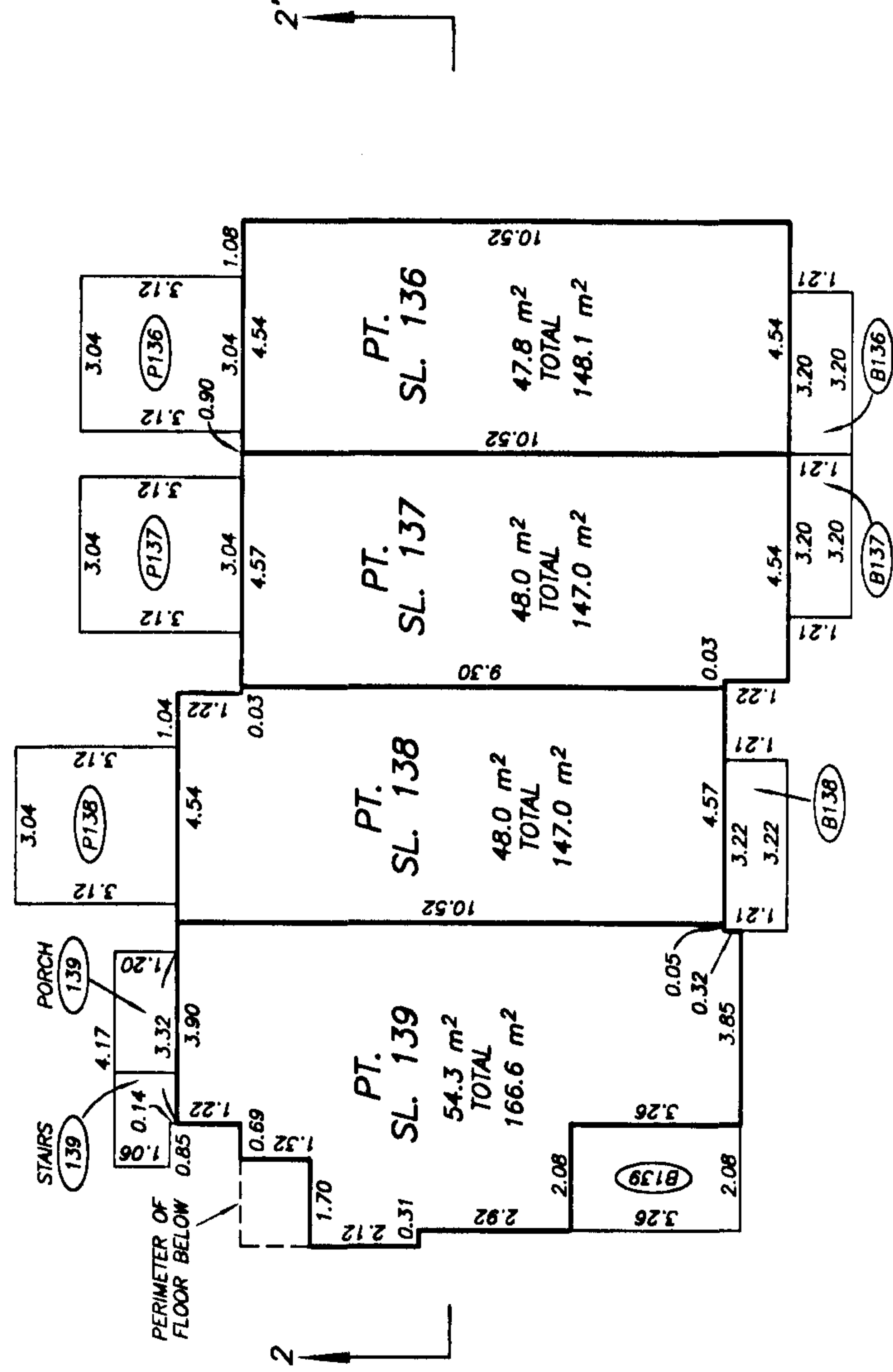
ATTIC ©						
SL.	SL.	SL.	SL.	LEVEL 3		
139	138	137	136	LEVEL 2		
GARAGE	GARAGE	GARAGE	GARAGE	LEVEL 1		

SECTION 2 - 2'

BLOCK 2
FLOOR PLANS
STRATA PLAN LMS 4084
PHASE 4



LEVEL 3



LEVEL 2

DATE : JULY 11, 2001.
M.E.S.

STRATA PLAN OF PART OF LOT 1,
SECTION 16, BLOCK 4 NORTH,
RANGE 6 WEST, N.W.D.,
PLAN LMP 35205

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

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE, AT NEW WESTMINSTER, B.C.
THIS 14 DAY OF AUG. 2001

J. A. Hall CP
DEPUTY REGISTRAR

BR 206902 - BR 206911

"SONTERRA AT THE PALMS"

**BLOCK 3 & 4 - 7088 ST. ALBANS ROAD,
RICHMOND. B.C.**



SCALE 1:750



ALL DISTANCES ARE IN METRES.

INTEGRATED SURVEY AREA No. 18
(RICHMOND) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9996040.

LEGEND

GRID BEARINGS ARE DERIVED FROM
OBSERVATIONS BETWEEN CONTROL
MONUMENTS 77H4648 AND 77H4604

- DENOTES STRATA LOT
- DENOTES PART
- DENOTES COMMON PROPERTY
- DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 140
- DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 140
- DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 140
- DENOTES COMMON FACILITY
- DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY

SEE SHEET 2 FOR LOT DIMENSIONS
SEE SHEET 3 FOR BUILDING LOCATIONS
AND DIMENSIONS

**THE ADDRESS FOR THE SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:**

THE OWNERS: STRATA PLAN LMS 4084
SUITE 204 - 3970 E. HASTINGS STREET,
BURNABY, B.C. V5C 6C1

THIS STRATA PLAN CONTAINS LIMITED
COMMON PROPERTY ACCORDING TO
SEC. 53 (2) OF THE CONDOMINIUM ACT.

APPROVED AS PHASE 5 OF A 7 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT

THIS 2 DAY OF August, 2001

7
H. Bullee

APPROVING OFFICER FOR THE
CITY OF RICHMOND

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL DATED AT SURREY, B.C.

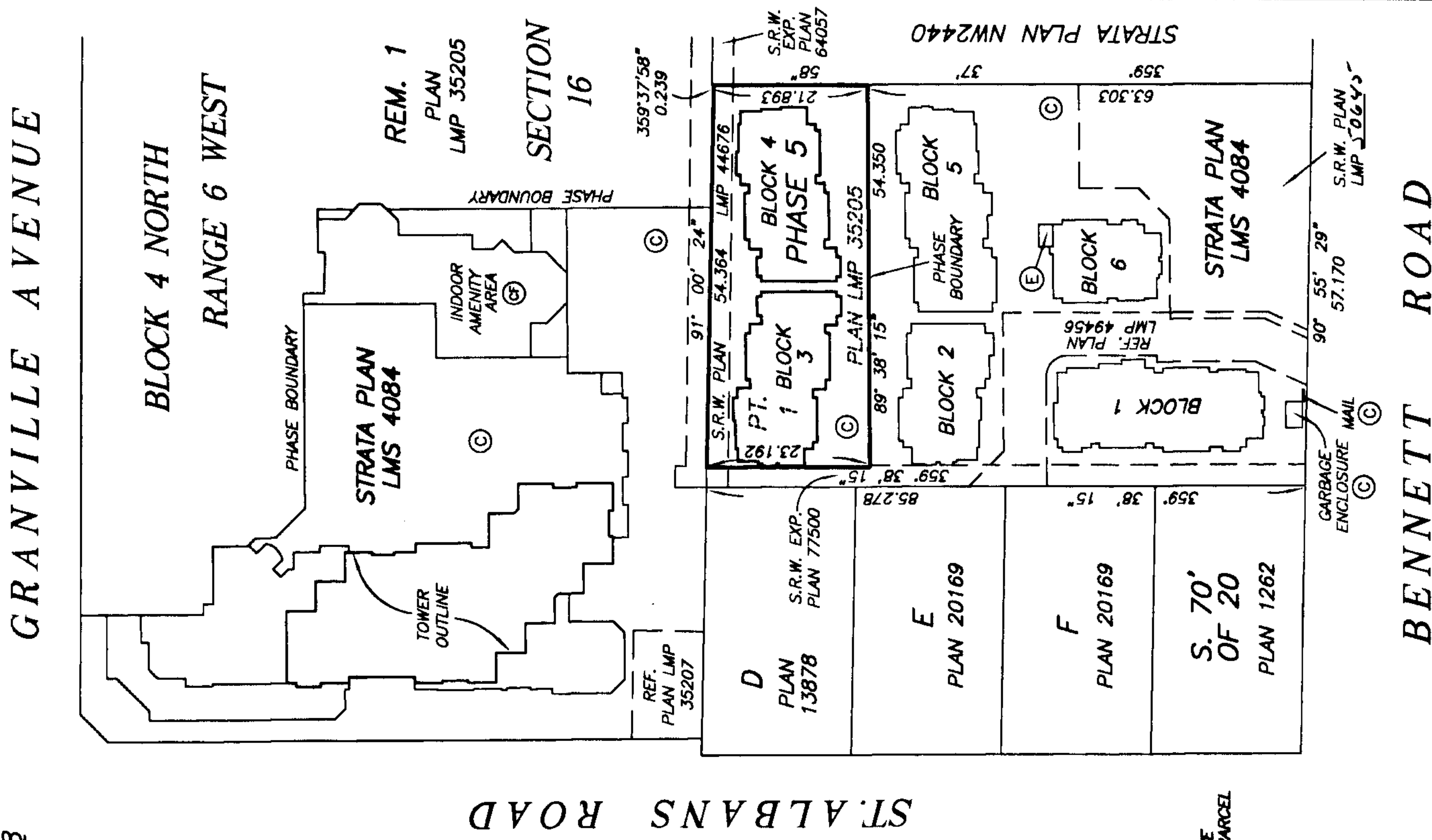
THIS 11th DAY OF JULY, 2001.

Phil & Sher BCLS

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

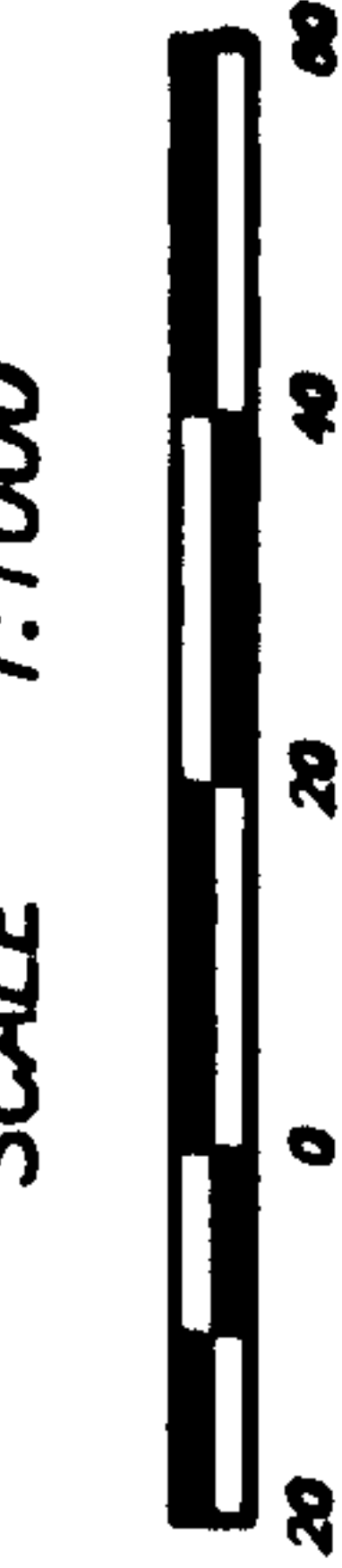
DRAWING # 30204-60
FILE # 30204-60
DATE : JULY 11, 2001.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

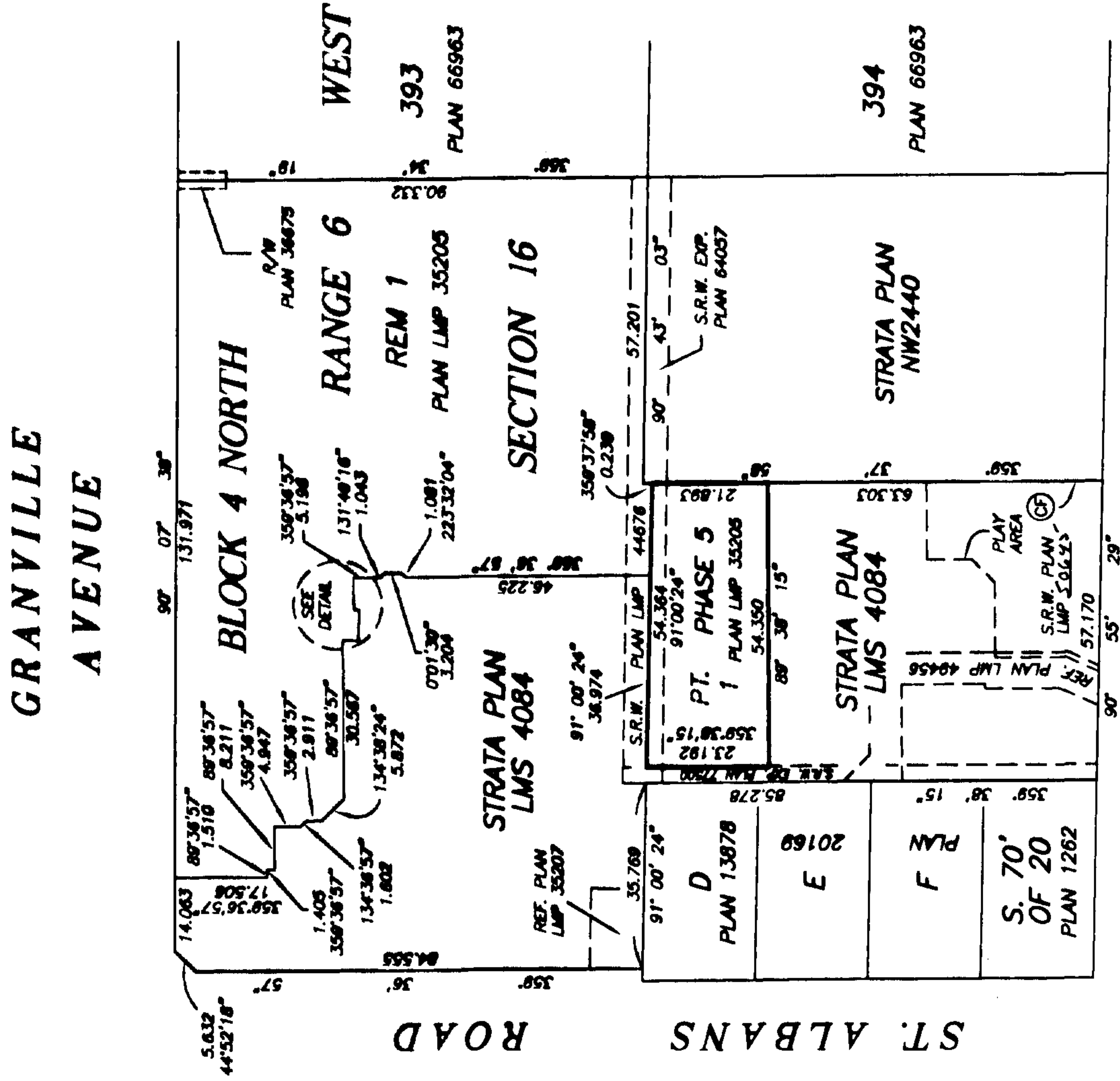


STRATA PLAN LMS 4084
PHASE 5

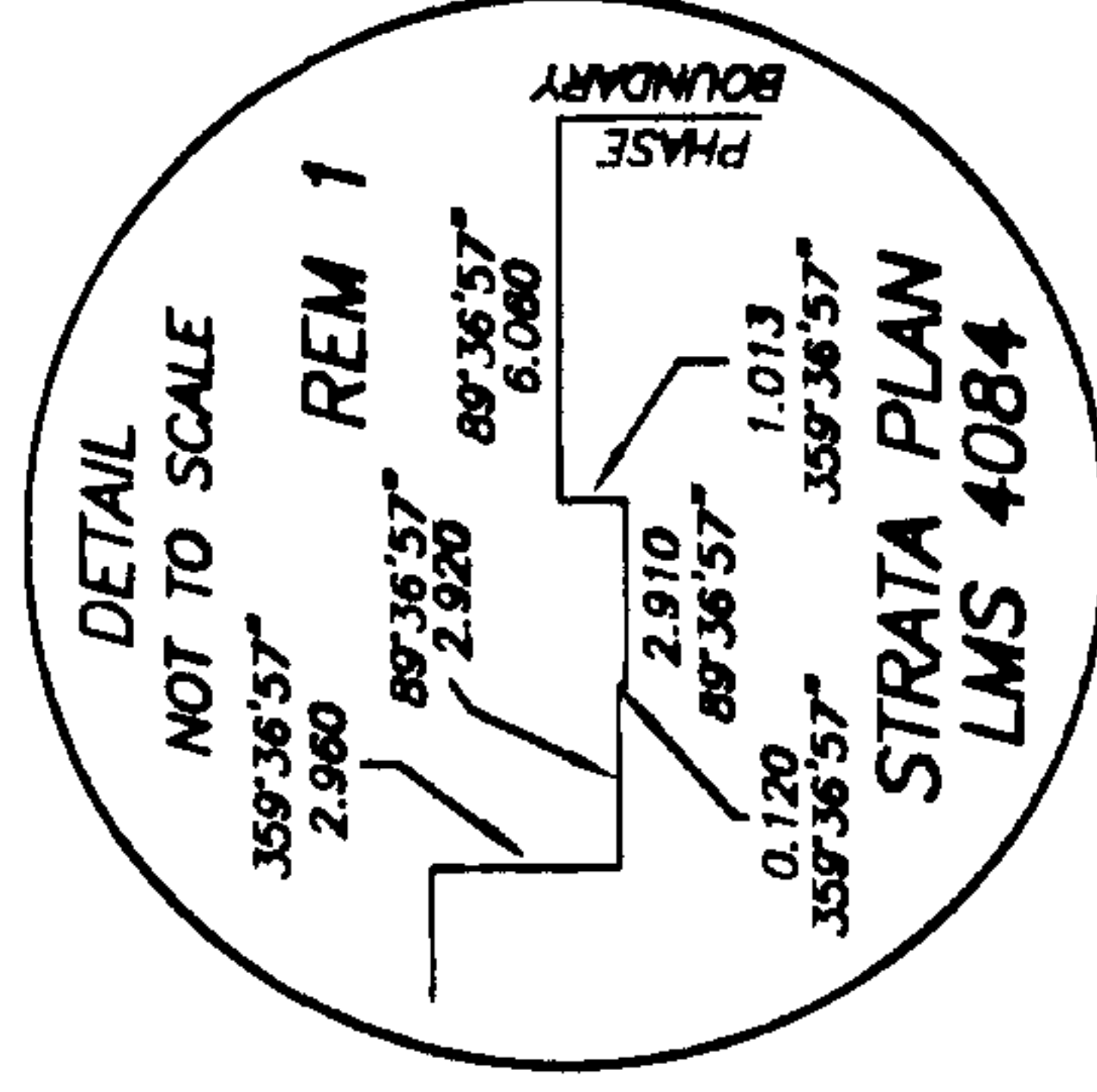
SCALE 1:1000



ALL DISTANCES ARE IN METRES



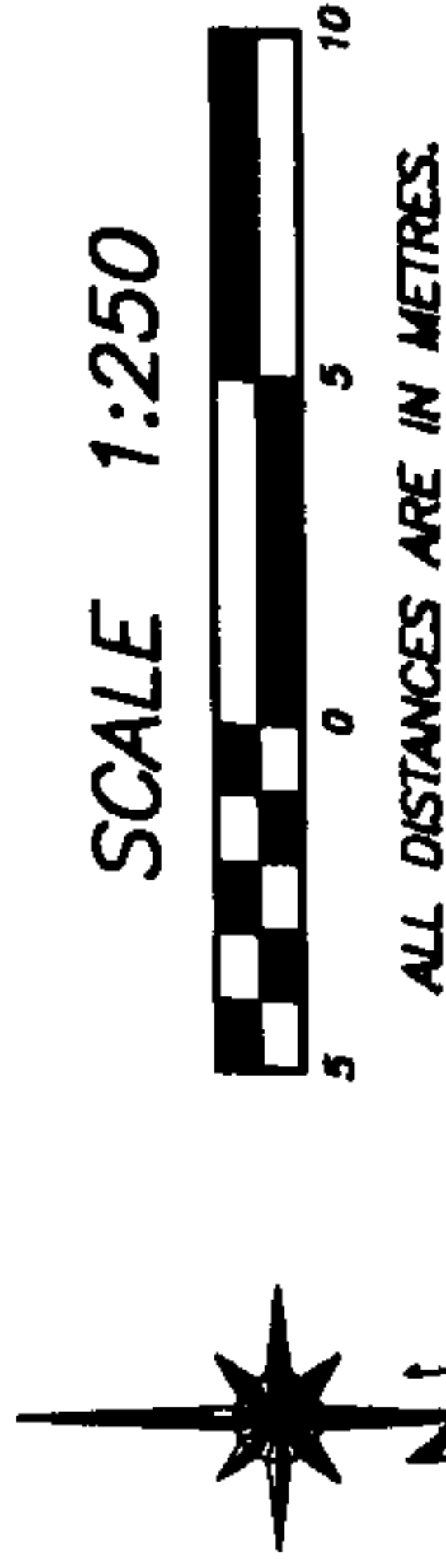
BENNETT ROAD



DATE : JULY 11, 2001.
P. J. W.

STRATA PLAN LMS 4084
PHASE 5

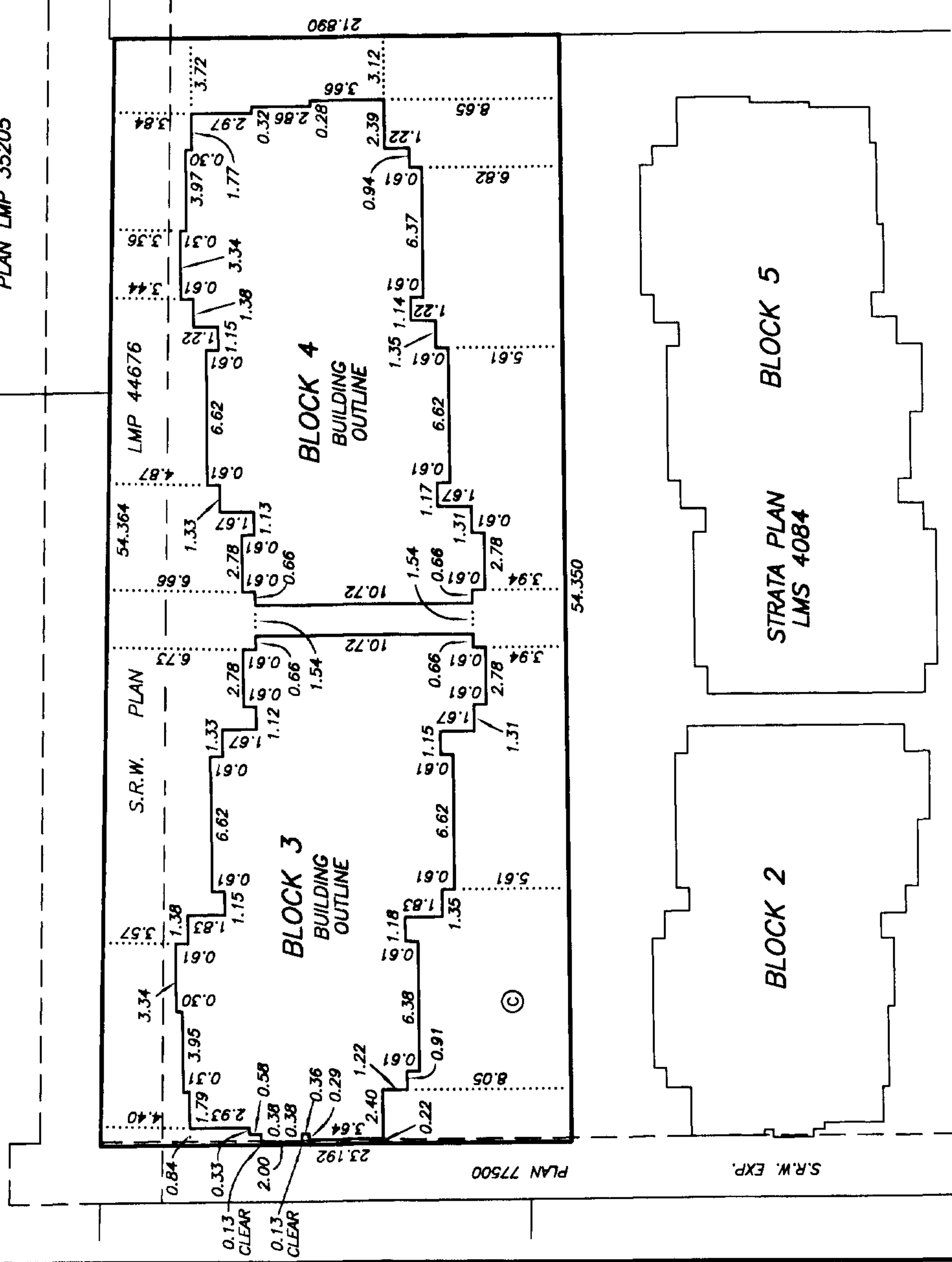
BUILDING LOCATIONS
AND DIMENSIONS



SCALE 1:250

STRATA PLAN
LMS 4084

REM. 1
PLAN LMP 35205



STRATA PLAN LMS 4084

PHASE 5

CONDOMINIUM ACT

		FORM 1	FORM 2	FORM 3
LOT NUMBER	SHEET NUMBER	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
140	5, 6	1225	2289	1
141	5, 6	1119	2189	1
142	5, 6	1119	2189	1
143	5, 6	1119	2189	1
144	5, 6	1104	2209	1
145	7, 8	1103	2209	1
146	7, 8	1122	2189	1
147	7, 8	1122	2189	1
148	7, 8	1122	2189	1
149	7, 8	1180	2299	1
AGGREGATE PHASE 5		11,335	22,140	10
AGGREGATE PHASE 1, 2, 3 & 4		134,233	287,289	138.5
AGGREGATE PHASE 1, 2, 3, 4 & 5		145,568	309,429	148.5

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

- 1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER / DEVELOPER.
- 2) THE STRATA PLAN IS FOR RESIDENTIAL USE ONLY.

I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

Roberta Bosa
ROBERTA BOSHA

DECLARED BEFORE ME AT BURNABY
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 17th DAY OF July, 2001

Dirk De Vuyst
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE
PROVINCE OF BRITISH COLUMBIA
DIRK C.A. DE VUYST

OWNER:

BOSA VENTURES (RICHMOND) INC.
INC. NO. 524813

Roberta Bosa
AUTHORIZED SIGNATORY
ROBERTA BOSHA

AUTHORIZED SIGNATORY SUN MANN NOH

WITNESS AS TO BOTH SIGNATURES
DIRK DE VUYST

SOLICITOR
OCCUPATION OF WITNESS

1201-9555 KINGSWAY, BURNABY, BC
ADDRESS OF WITNESS V S H 4 T 8

MORTGAGEE:

113197801100100100
CANADIAN WESTERN BANK
INCORPORATION NO. A46683

Ken Kesney
AUTHORIZED SIGNATORY
KENTESNEY

AUTHORIZED SIGNATORY

Shelly Campbell
WITNESS AS TO BOTH SIGNATURES

RECEPTIONIST
OCCUPATION OF WITNESS

#1400-11ND W. Pender St.
ADDRESS OF WITNESS
Vancouver, BC V6E4G1

MORTGAGEE:

CANADIAN WESTERN BANK

B. Hill
AUTHORIZED SIGNATORY BRUCE GIBBARD

AUTHORIZED SIGNATORY JACK A. HODGINS

Shelly Campbell
WITNESS AS TO BOTH SIGNATURES SHELLY CAMPBELL

MANAGER RLE ADMINISTRATION
OCCUPATION OF WITNESS

22ND FLOOR BURBARD ST
Vancouver, BC V6C 2N8
ADDRESS OF WITNESS

THE CITY OF RICHMOND, REGISTERED OWNER OF
COVENANTS-BL349727-AND-BL349731- HEREBY
CONSENTS TO THE DEPOSIT OF THIS PLAN.

Shelly Campbell
FROM BR187427 and SRN BR187428

Shelly Campbell
AUTHORIZED SIGNATORY Shelly Campbell, Acting Mayor

Richard McKenna
AUTHORIZED SIGNATORY R. RICHARD MCKENNA
CITY CLERK

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 25 DAY OF July, 2001.

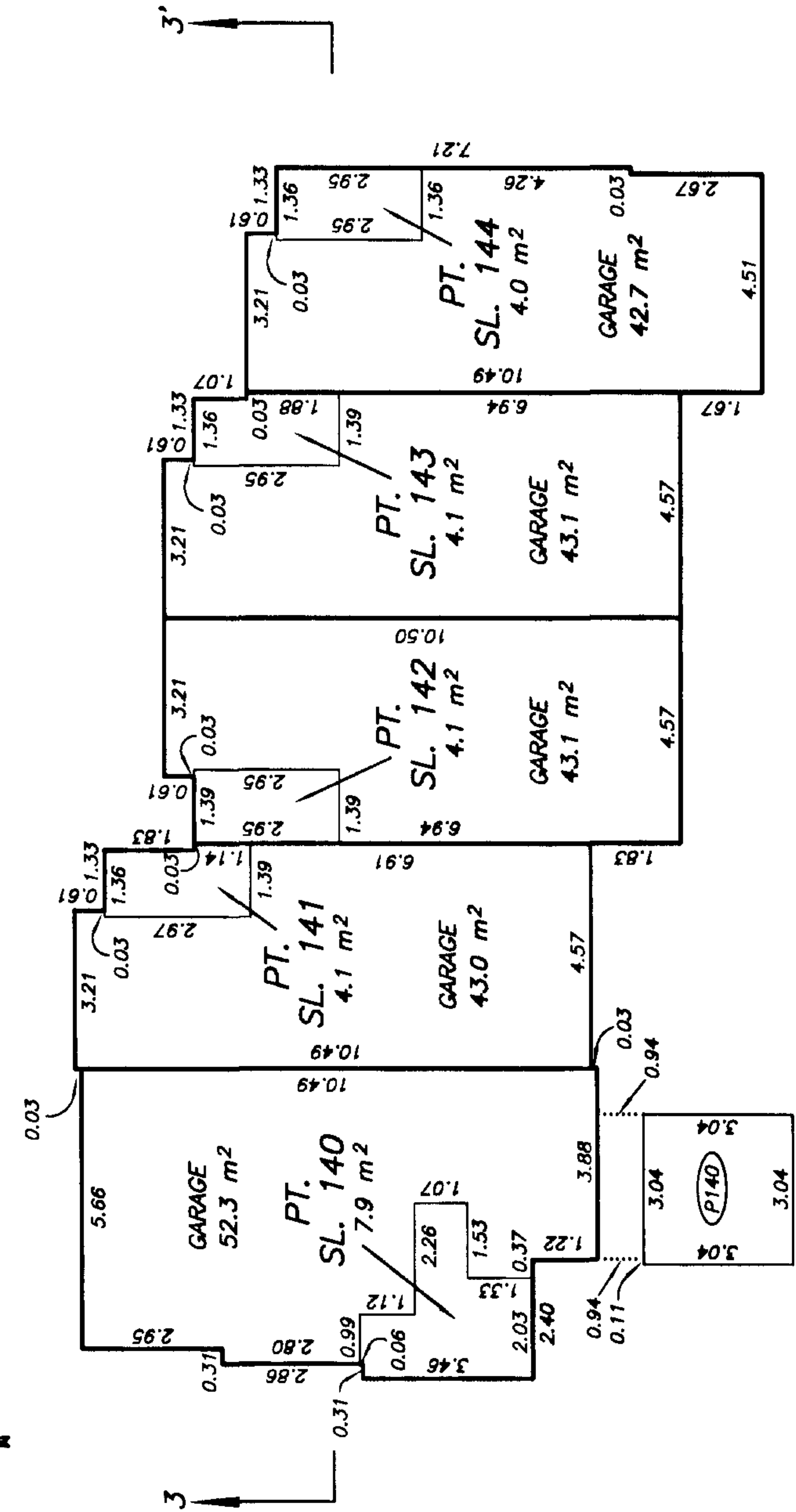
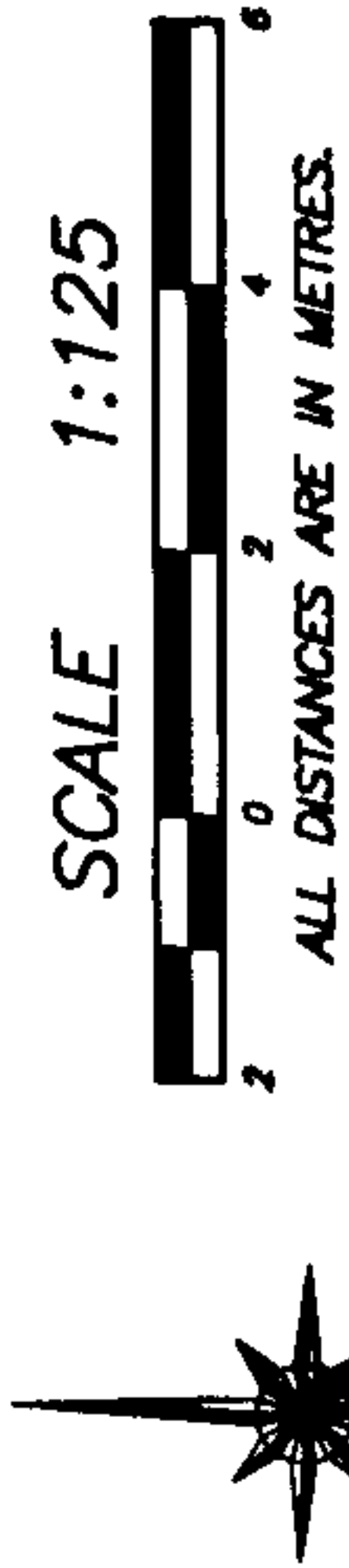
Shelly Campbell
SUPERINTENDENT OF REAL ESTATE

DATE : JULY 11, 2001.

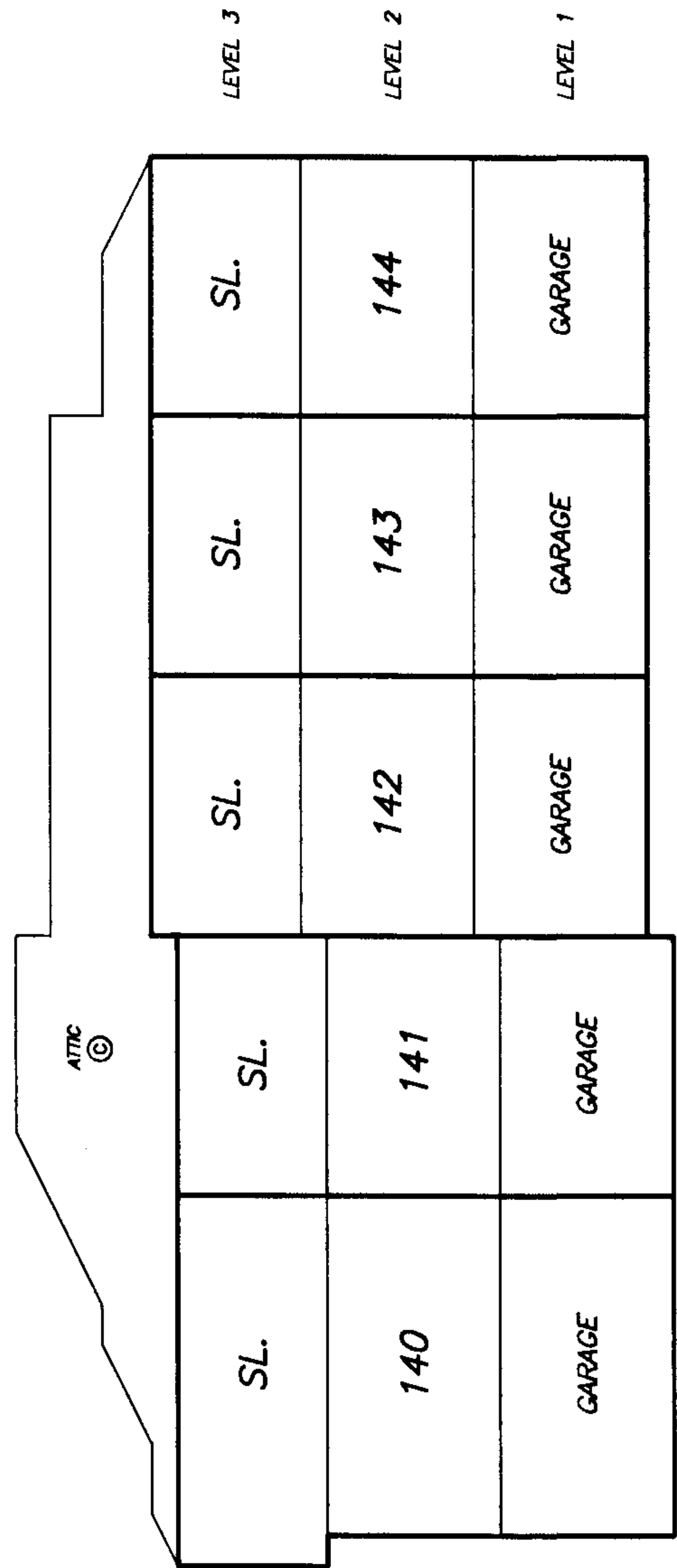
M.E.S.

BLOCK 3
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 5



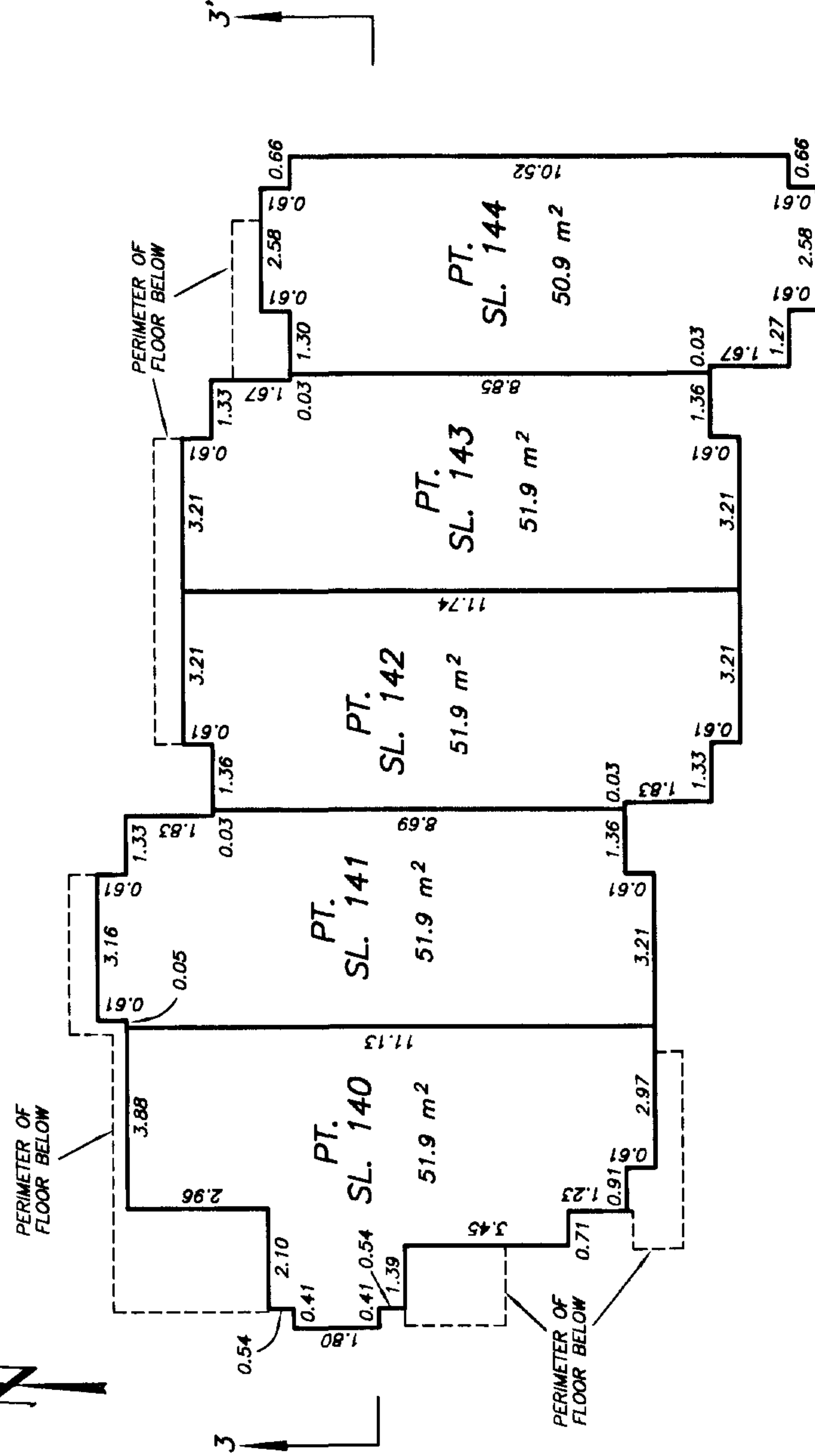
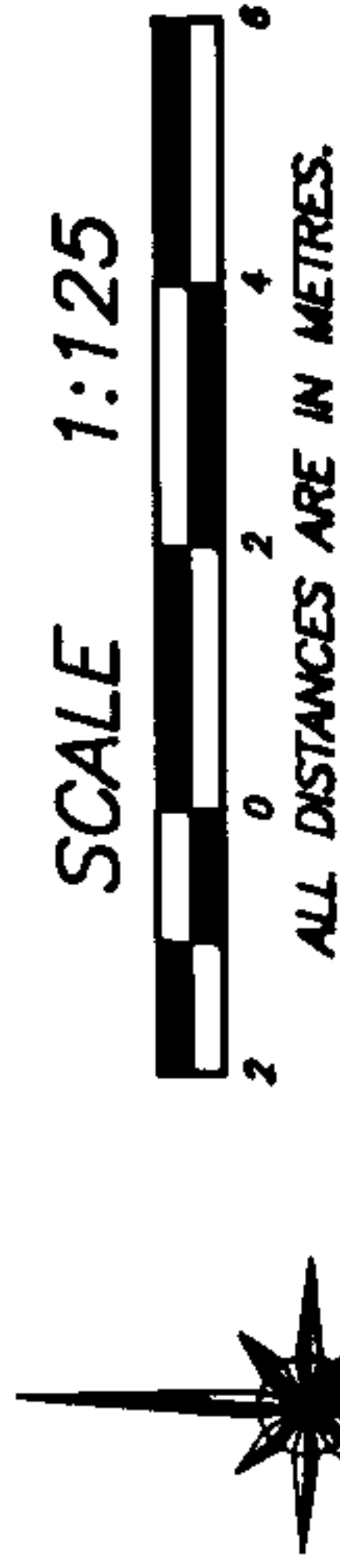
LEVEL 1



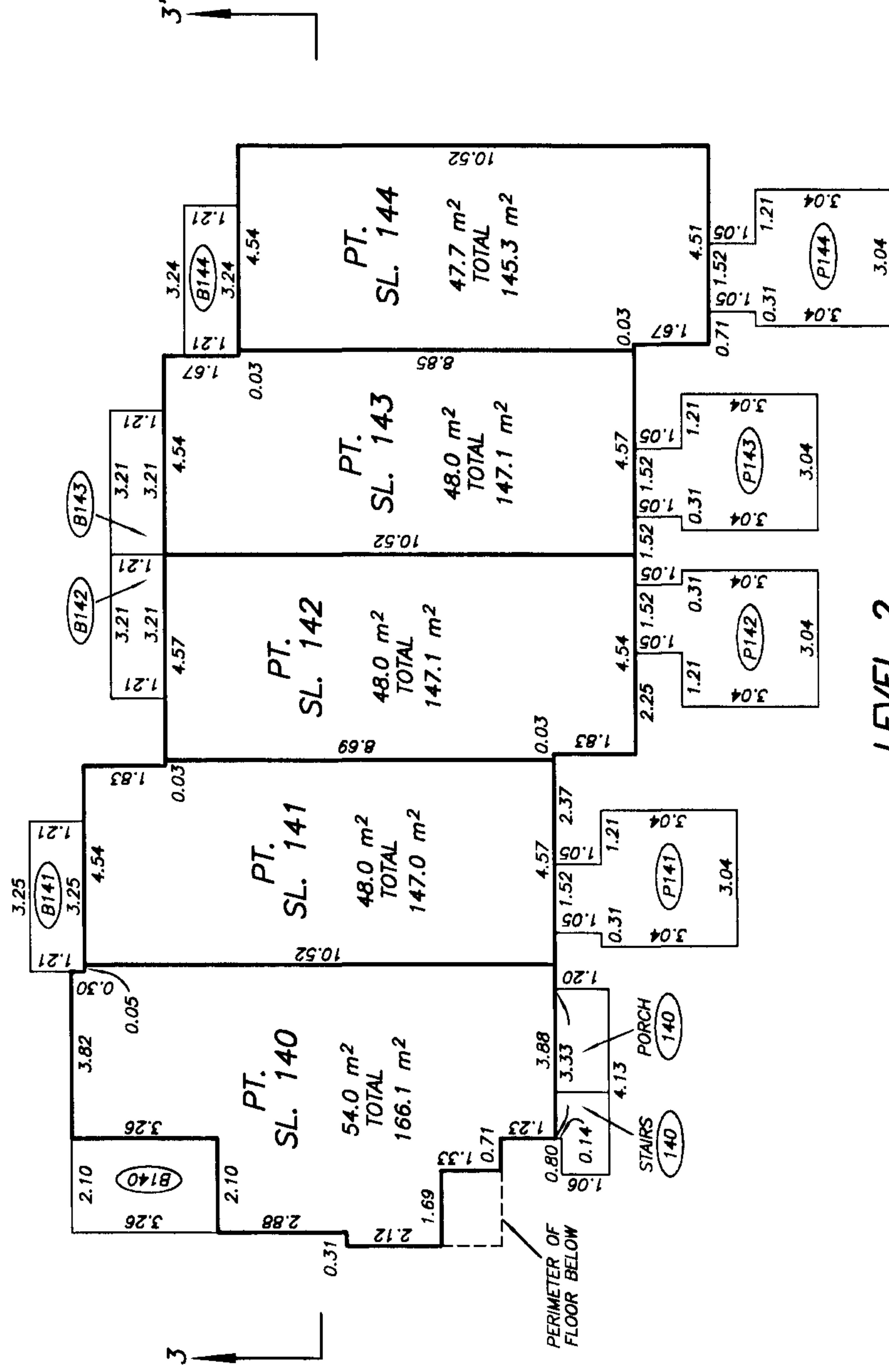
SECTION 3 - 3'

BLOCK 3
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 5



LEVEL 3

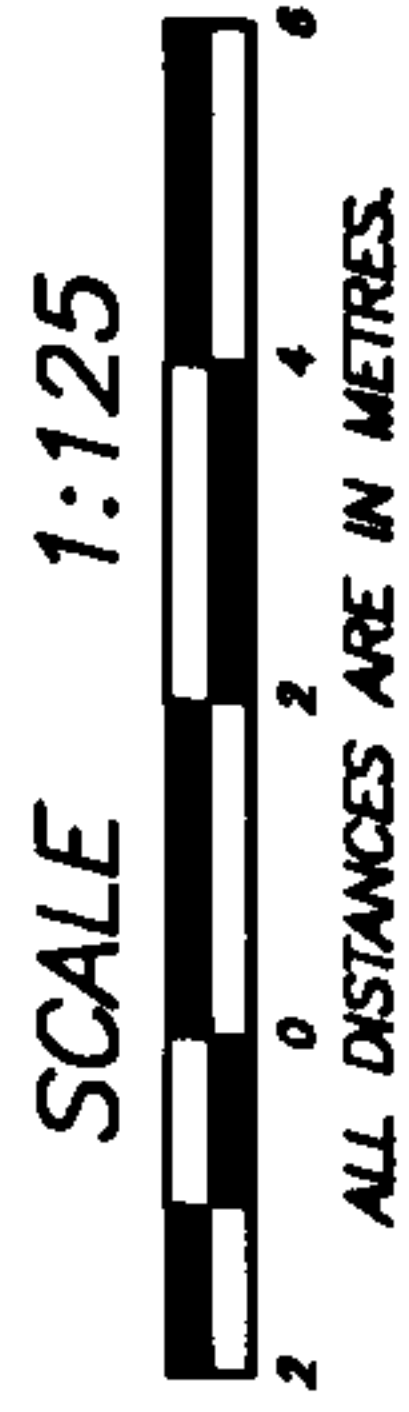


LEVEL 2

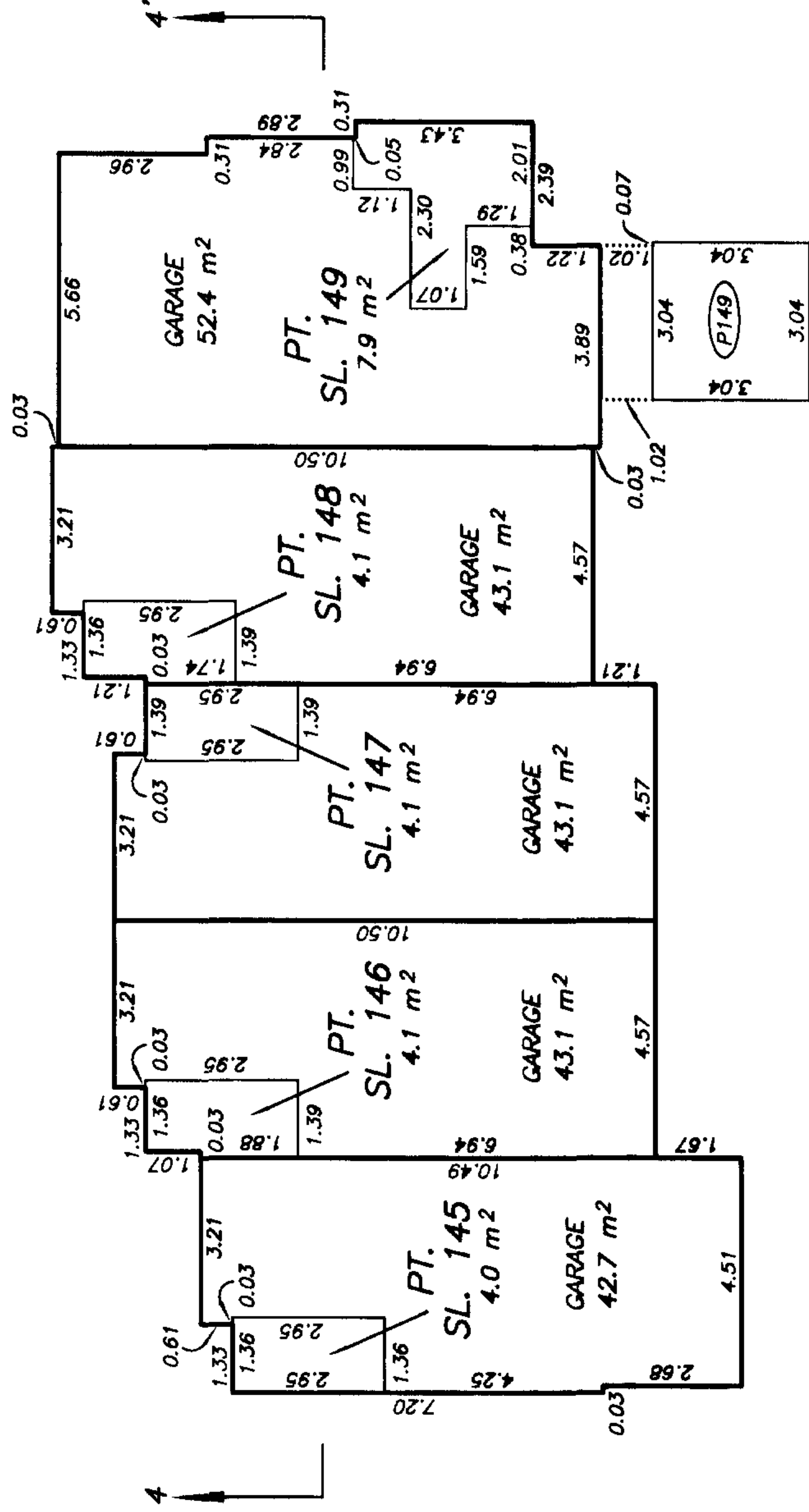
DATE : JULY 11, 2001
M.E.S.

BLOCK 4
FLOOR PLANS

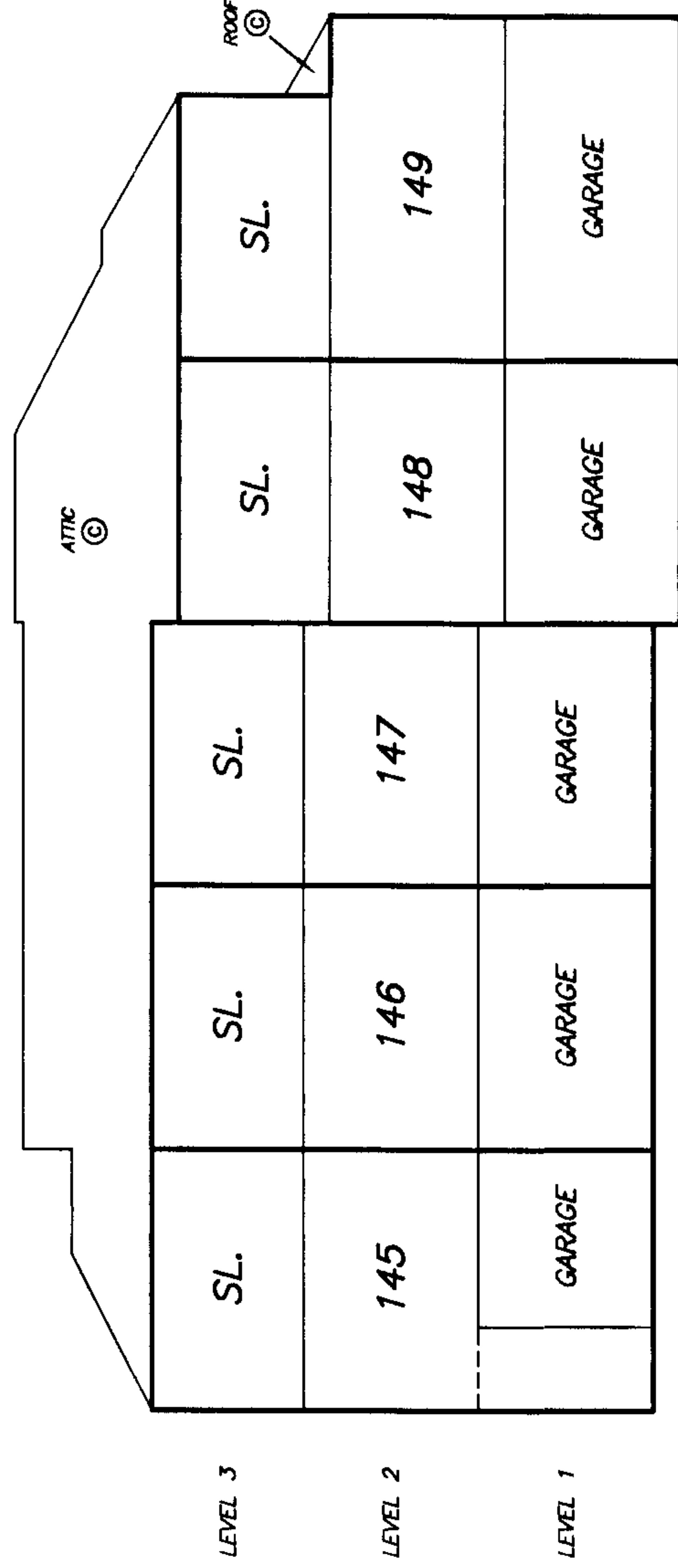
STRATA PLAN LMS 4084
PHASE 5



SHEET 7 OF 8 SHEETS

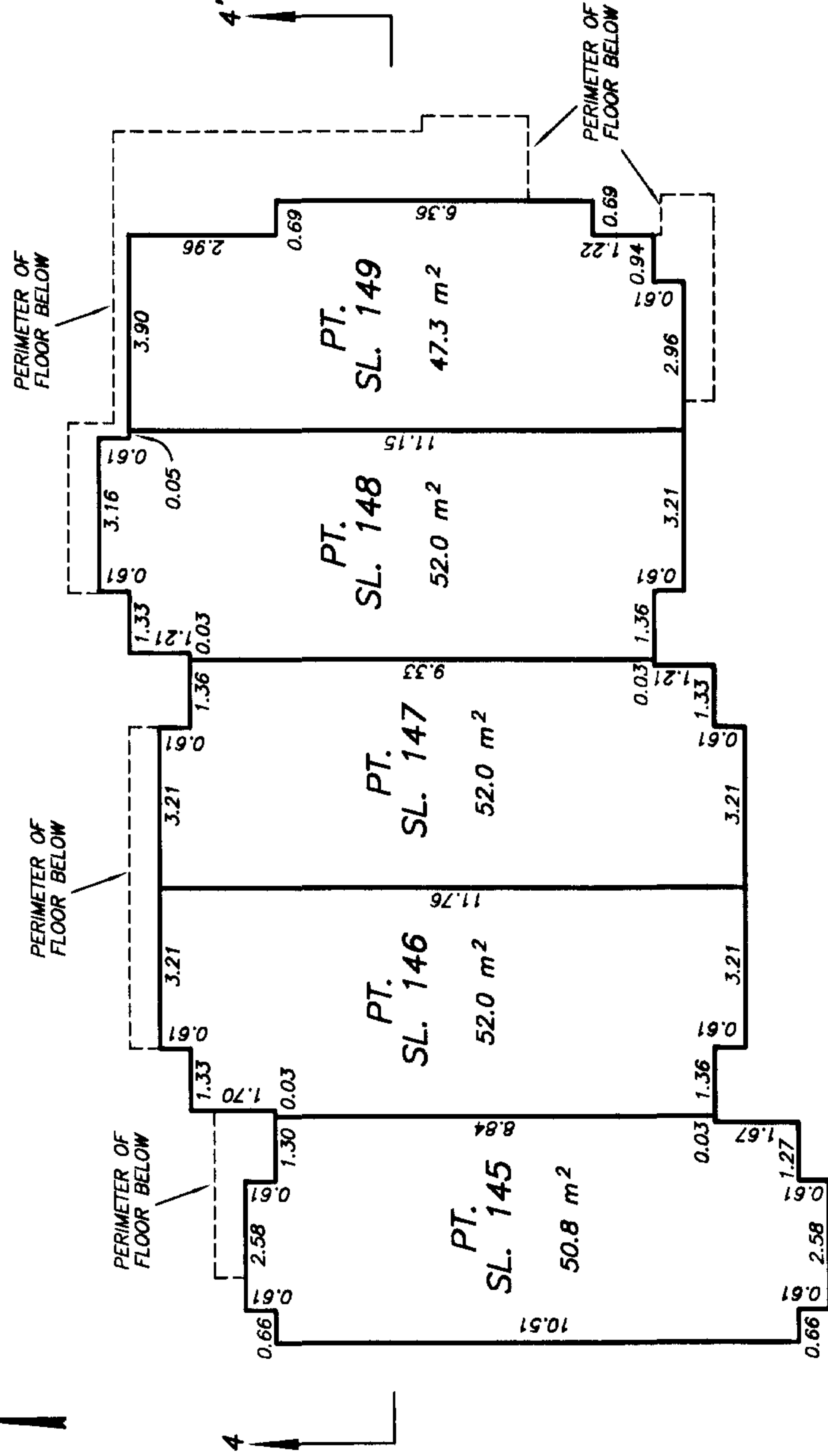


LEVEL 1

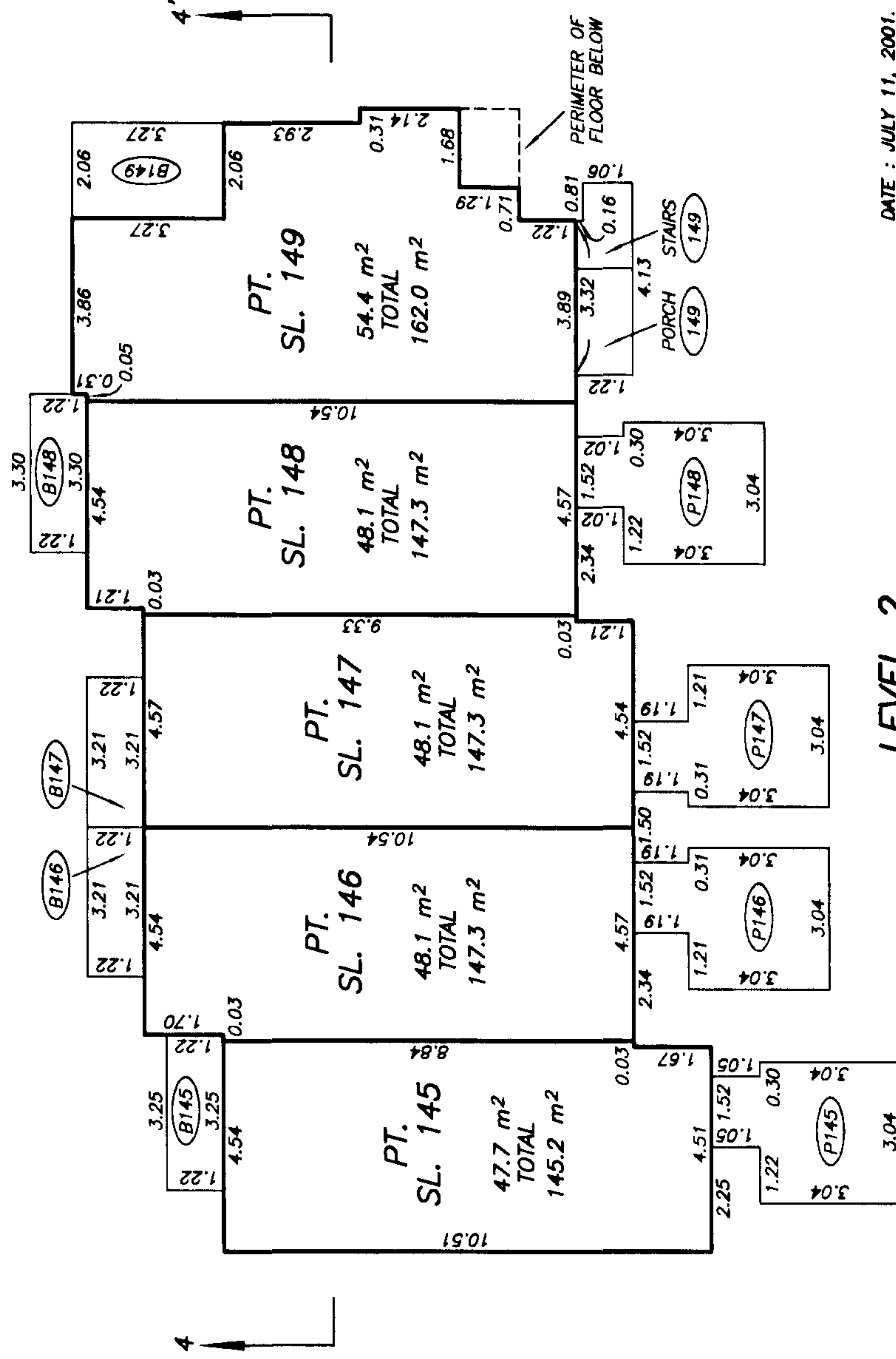


BLOCK 4
FLOOR PLANS
STRATA PLAN LMS 4084
PHASE 5

SHEET 8 OF 8 SHEETS



LEVEL 3



LEVEL 2

DATE : JULY 11, 2001.
M.E.S.

**STRATA PLAN OF PART OF LOT 1,
SECTION 16, BLOCK 4 NORTH,
RANGE 6 WEST, N.W.D.
PLAN LMP 35205**

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

"CITY OF RICHMOND"

SCALE 1:750



ALL DISTANCES ARE IN METRES.

**INTEGRATED SURVEY AREA No. 18
(RICHMOND) NAD-83 (CSRS)**

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9996040.

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
CONTROL MONUMENTS 77H4648 AND 77H4604

- SL - DENOTES STRATA LOT
- © - DENOTES COMMON PROPERTY
- ⊕ - DENOTES COMMON FACILITY
- ⓔ - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- Ⓜ - DENOTES MECHANICAL SHAFT
BEING COMMON PROPERTY
- L.C.P. - DENOTES LIMITED COMMON PROPERTY
- (B155) TYPICAL - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 155
- (P150) TYPICAL - DENOTES PATIO BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 150
- (R152) TYPICAL - DENOTES ROOF DECK BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 152
- (150-248) - DENOTES LIMITED COMMON PROPERTY
FOR THE EXCLUSIVE USE OF
SL 150 TO SL 248 INCLUSIVE
- 0.30 - DENOTES BOUNDARIES DEFINED
BY LEAD PLUGS PLACED
(NO WALLS)
- N/W

NOTE :
THIS PLAN DOES NOT HAVE A
LEVEL 13 OR LEVEL 14

SEE SHEET 2 FOR LOT DIMENSIONS
SEE SHEET 3 FOR BUILDING LOCATION
AND DIMENSIONS

THE ADDRESS FOR THE SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:

THE OWNERS: STRATA PLAN LMS 4084
SUITE 1200 - 4555 KINGSWAY,
BURNABY, B.C. V5H 4T8

THIS STRATA PLAN CONTAINS LIMITED
COMMON PROPERTY ACCORDING TO
SEC. 53 (2) OF THE CONDOMINIUM ACT.

APPROVED AS PHASE 6 OF A 7 PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT
THIS 6 DAY OF JUNE, 2003.

U. Butler
APPROVING OFFICER FOR THE
CITY OF RICHMOND

I, J. NEIL BENNETT, 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.

DATED THIS 22nd DAY OF MAY, 2003.

J. Neil Bennett B.C.L.S.

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

DRAWING # 30204-68
FILE # 30204-68.FS
DATE : MAY 22, 2003.

**STRATA PLAN LMS 4084
PHASE 6**

DEPOSITED AND REGISTERED IN THE LAND

TITLE OFFICE, AT NEW WESTMINSTER, B.C.

THIS 12 DAY OF JUNE, 2003

B. Bagshaw / CP.
DEPUTY REGISTRAR

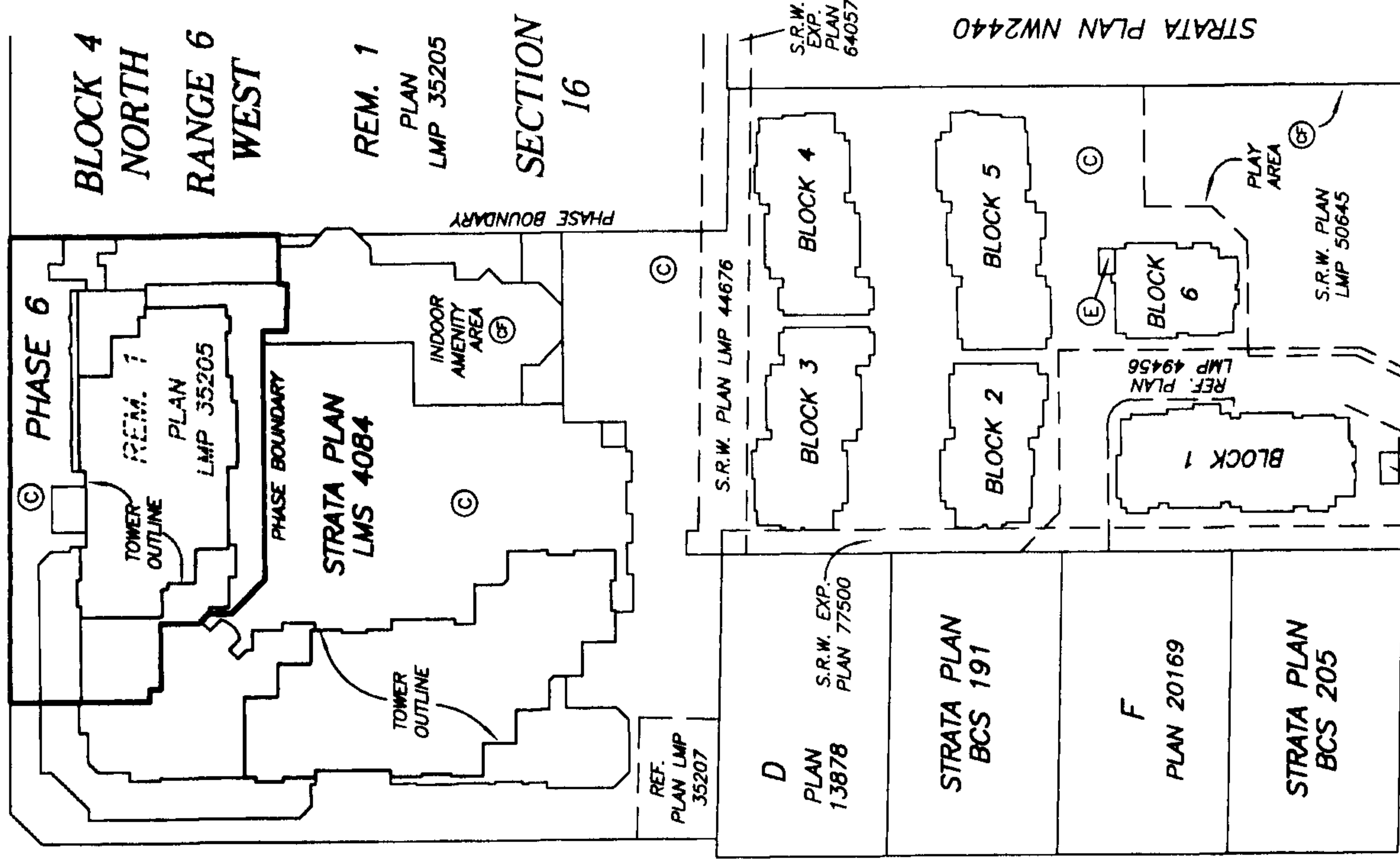
BU 215' 475" / 575"

"CORONADO AT THE PALMS"

8460 GRANVILLE AVENUE
RICHMOND, B.C.



GRANVILLE AVENUE

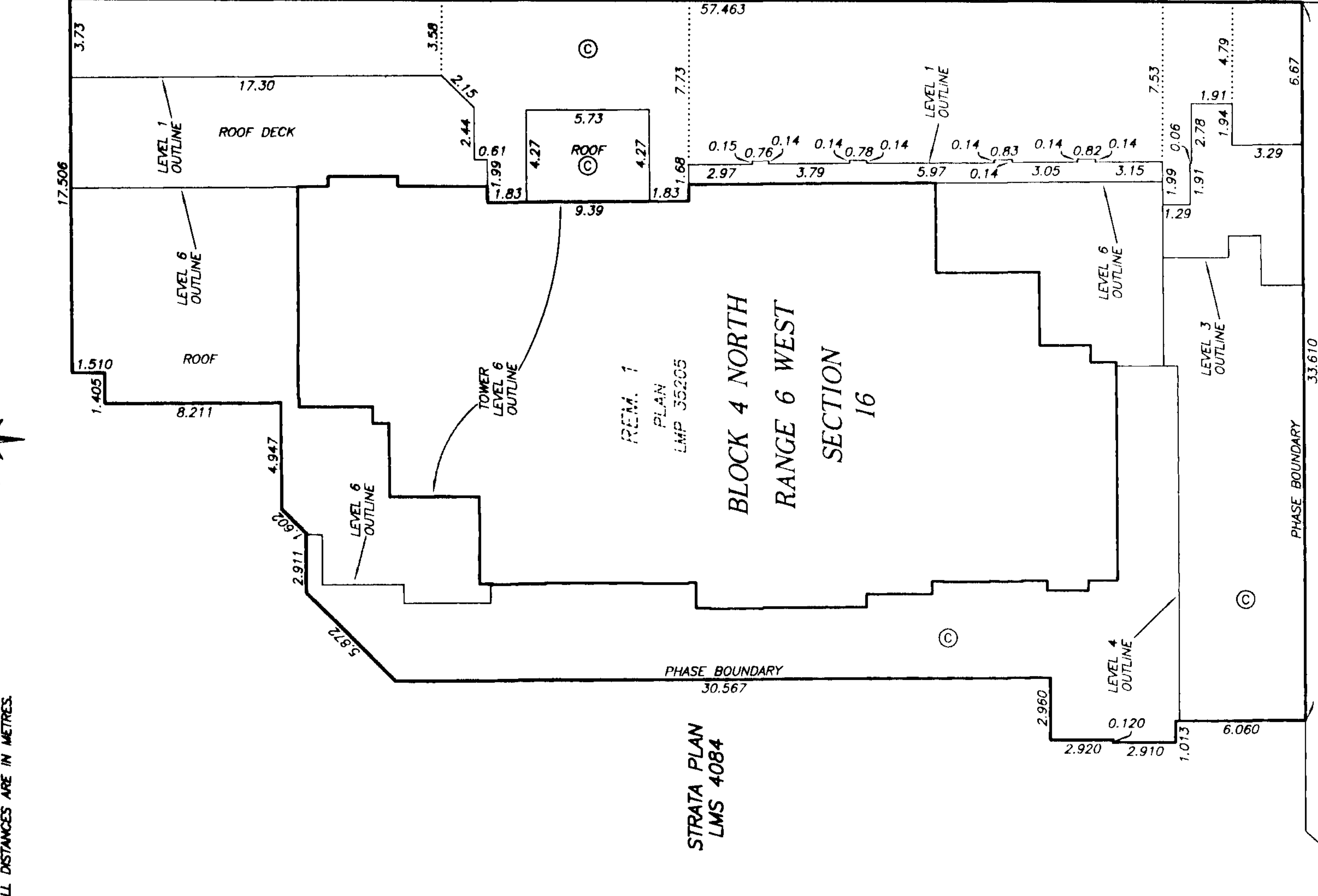
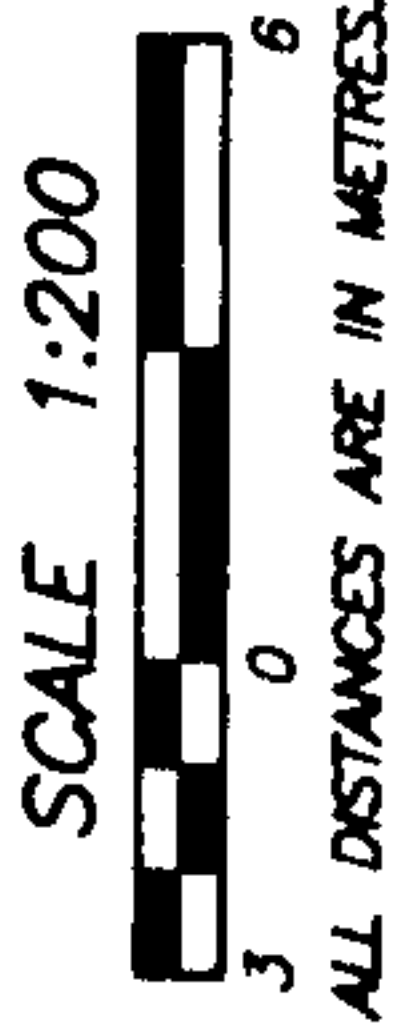


BENNETT ROAD

FIRST SHEET, SHEET 3 OF 36 SHEETS

STRATA PLAN LMS 4084
PHASE 6

BUILDING LOCATION
AND DIMENSIONS



REM. 1
PLAN LMP 35205

gub
DATE MAY 22, 2003.

STRATA PLAN LMS 4084
PHASE 6

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
150	11,14	831	1632	1
151	11,14	915	2205	1
152	10,15	607	1524	1
153	10,15	610	1531	1
154	10,15	622	1561	1
155	11,16	833	1705	1
156	11,16	1010	2201	1
157	10,17	605	1385	1
158	10,17	611	1399	1
159	10,17	624	1429	1
160	10,17	614	1221	1
161	11,18	833	1723	1
162	11,18	1054	2308	1
163	10,19	607	1402	1
164	10,19	610	1409	1
165	10,19	623	1439	1
166	10,19	614	1253	1
167	11,20	829	1817	1
168	11,20	1042	2209	1
169	8,20	902	1889	1
170	8,20	1056	2261	1
171	7,19	896	1874	1
172	7,19	746	1485	1
173	10,21	940	1894	1
174	10,21	799	1380	1
175	10,21	615	1292	1
176	11,22	759	1615	1
177	11,22	961	1936	1
178	8,22	904	1821	1
179	8,22	1053	2283	1
180	7,21	893	1757	1
181	7,21	746	1575	1
182	7,10,23	1203	2710	1
183	10,23	619	1327	1
184	11,24	777	1711	1
185	8,24	1243	2800	1
186	8,24	1046	2278	1
187	7,23	885	1795	1
188	7,10,23	1203	2617	1
189	10,25	619	1358	1
190	11,26	778	1739	1
191	8,26	1248	2637	1
192	8,26	1047	2283	1
193	7,25	885	1815	1
194	9,12,27	1203	2638	1
195	12,27	619	1380	1
196	11,12,27	777	1749	1
197	9,27	1246	2732	1
198	9,27	1047	2308	1
199	9,27	885	1834	1
200	9,12,28	1204	2682	1
201	12,28	619	1390	1
202	12,28	777	1745	1
203	9,28	1246	2780	1
204	9,28	1047	2336	1
205	9,28	884	1854	1
206	9,12,29	1204	2712	1
207	12,29	618	1352	1
208	12,29	777	1755	1
209	9,29	1246	2800	1
210	9,29	1048	2360	1
211	9,29	884	1864	1

STRATA PLAN LMS 4084
PHASE 6CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
212	9,12,30	1204	2741	1
213	12,30	619	1363	1
214	12,30	777	1765	1
215	9,30	1245	2817	1
216	9,30	1047	2378	1
217	9,30	884	1885	1
218	9,12,31	1204	2769	1
219	12,31	621	1433	1
220	12,31	777	1766	1
221	9,31	1246	2841	1
222	9,31	1047	2398	1
223	9,31	884	1896	1
224	9,12,32	1203	2801	1
225	12,32	620	1442	1
226	12,32	777	1772	1
227	9,32	1246	2894	1
228	9,32	1047	2410	1
229	9,32	885	1917	1
230	9,12,33	1204	2832	1
231	12,33	620	1468	1
232	12,33	777	1779	1
233	9,33	1249	2931	1
234	9,33	1047	2438	1
235	9,33	885	1959	1
236	9,12,34	1204	2861	1
237	12,34	620	1492	1
238	12,34	778	1791	1
239	9,34	1249	2961	1
240	9,34	1047	2457	1
241	9,34	885	1980	1
242	9,12,35	1207	2883	1
243	12,35	635	1399	1
244	12,35	777	1812	1
245	9,35	1251	2881	1
246	9,35	1049	2474	1
247	9,12,36	1899	4647	1
248	9,12,36	1898	4644	1
249	10,13	835	2739	0.9
250	10,13	794	2622	0.9
AGGREGATE PHASE 6		93,493	210,095	100.8
AGGREGATE PHASE 1, 2, 3, 4 & 5		145,568	309,429	148.5
AGGREGATE PHASE 1, 2, 3, 4, 5, & 6		239,061	519,524	249.3

ACCEPTED AS TO FORMS 1, 2 AND 3

THIS 11TH DAY OF JUNE, 2003.

Pat Let
FOR SUPERINTENDENT OF REAL ESTATE

gub
DATE : MAY 22, 2003.

STRATA PLAN LMS 4084
PHASE 6STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

- 1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER / DEVELOPER.
- 2) THE STRATA PLAN IS FOR RESIDENTIAL AND COMMERCIAL USE.

I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.


ROBERT BOSHA

DECLARED BEFORE ME AT BURNABY

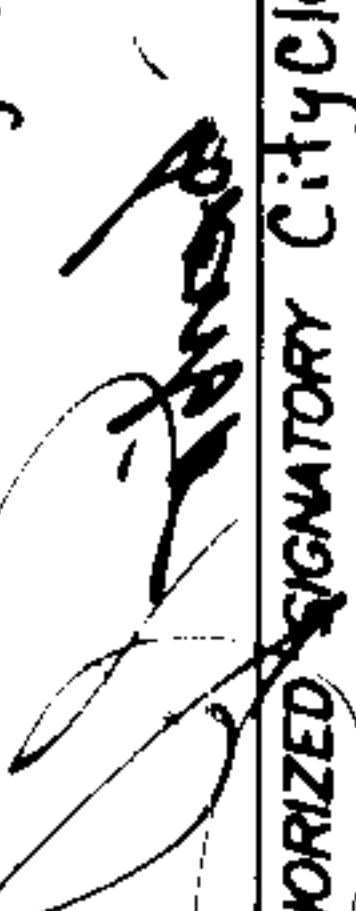
IN THE PROVINCE OF BRITISH COLUMBIA

THIS 23 DAY OF MAY, 2003.

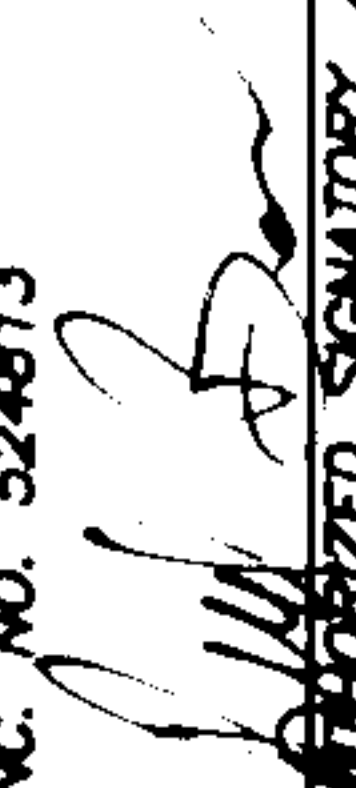

 A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA
DIRK C.A. DE VUYST

THE CITY OF RICHMOND, REGISTERED OWNER OF COVENANTS BR187427 AND BL349731, HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

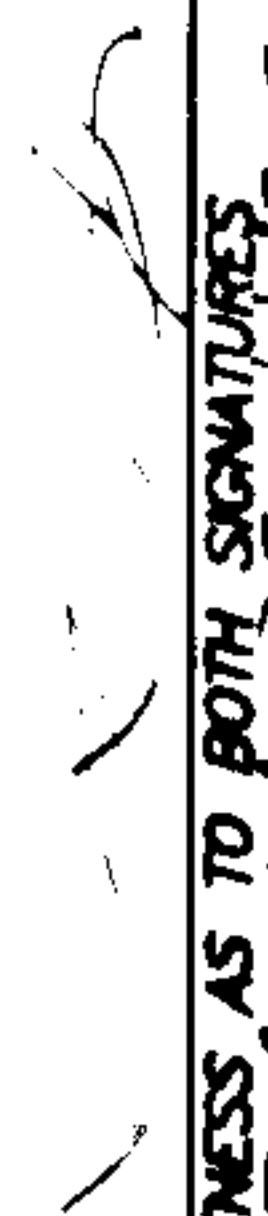

 AUTHORIZED SIGNATORY Mayor, Malcolm D. Brodie


 AUTHORIZED SIGNATORY City Clerk, J. Richard McKenna

OWNER:BOSA VENTURES (RICHMOND) INC.
INC. NO. 524813


 AUTHORIZED SIGNATORY ROBERT BOSHA


 AUTHORIZED SIGNATORY ROBERT MACINVER


 WITNESS AS TO BOTH SIGNATURES
DIRK C.A. DE VUYST

SOLICITOR
 OCCUPATION OF WITNESS
1201-4555 KINGSWAY
BURNABY, B.C. V5A 4T8
 ADDRESS OF WITNESS

MORTGAGEE:

COAST CAPITAL SAVINGS CREDIT UNION


 AUTHORIZED SIGNATORY

SALIM K. BABO


 AUTHORIZED SIGNATORY

PETER WILSON


 WITNESS AS TO BOTH SIGNATURES

Associate Real Estate
 OCCUPATION OF WITNESS

200-11911 Cambie Rd, Richmond, BC
 ADDRESS OF WITNESS

MORTGAGEE:

CANADIAN WESTERN BANK


 AUTHORIZED SIGNATORY MARIO FURLAN

B. FURLAN


 AUTHORIZED SIGNATORY BRUCE GIBBARD


 WITNESS AS TO BOTH SIGNATURES SHELLEY CAMPBELL

MANAGER R/E ADMINISTRATION
 OCCUPATION OF WITNESS

22ND FL. 6460 BURBARD ST
VANCOUVER, BC V6C 2X8
 ADDRESS OF WITNESS

MORTGAGEE:MCAP FINANCIAL CORPORATION
INCORPORATION NO. 446883


 AUTHORIZED SIGNATORY David C Norton

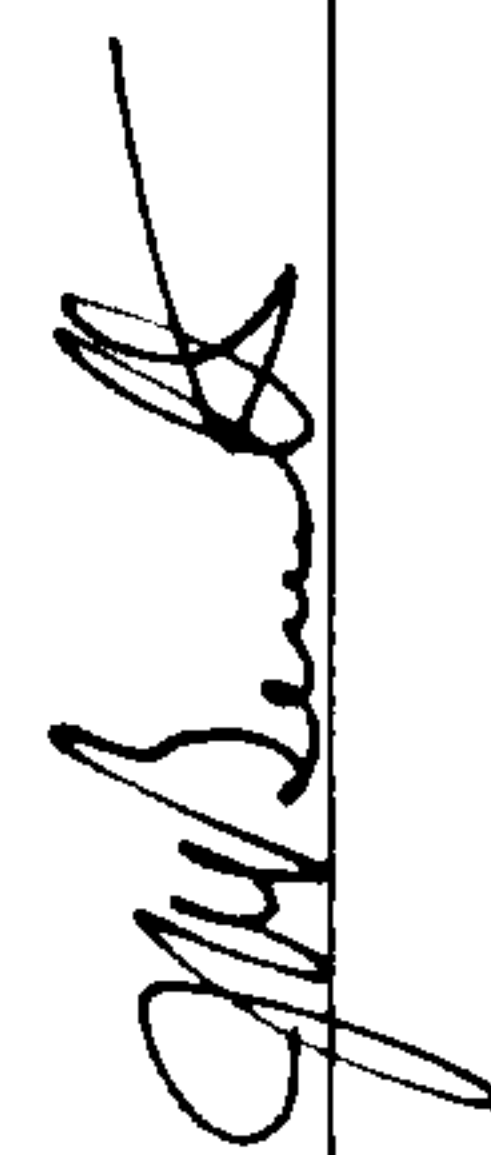

 AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES
Clint Popoff

ACCOUNT MANAGER
 OCCUPATION OF WITNESS

1400-1140 West Pender St.
VANCOUVER, BC V6E 4G1
 ADDRESS OF WITNESS

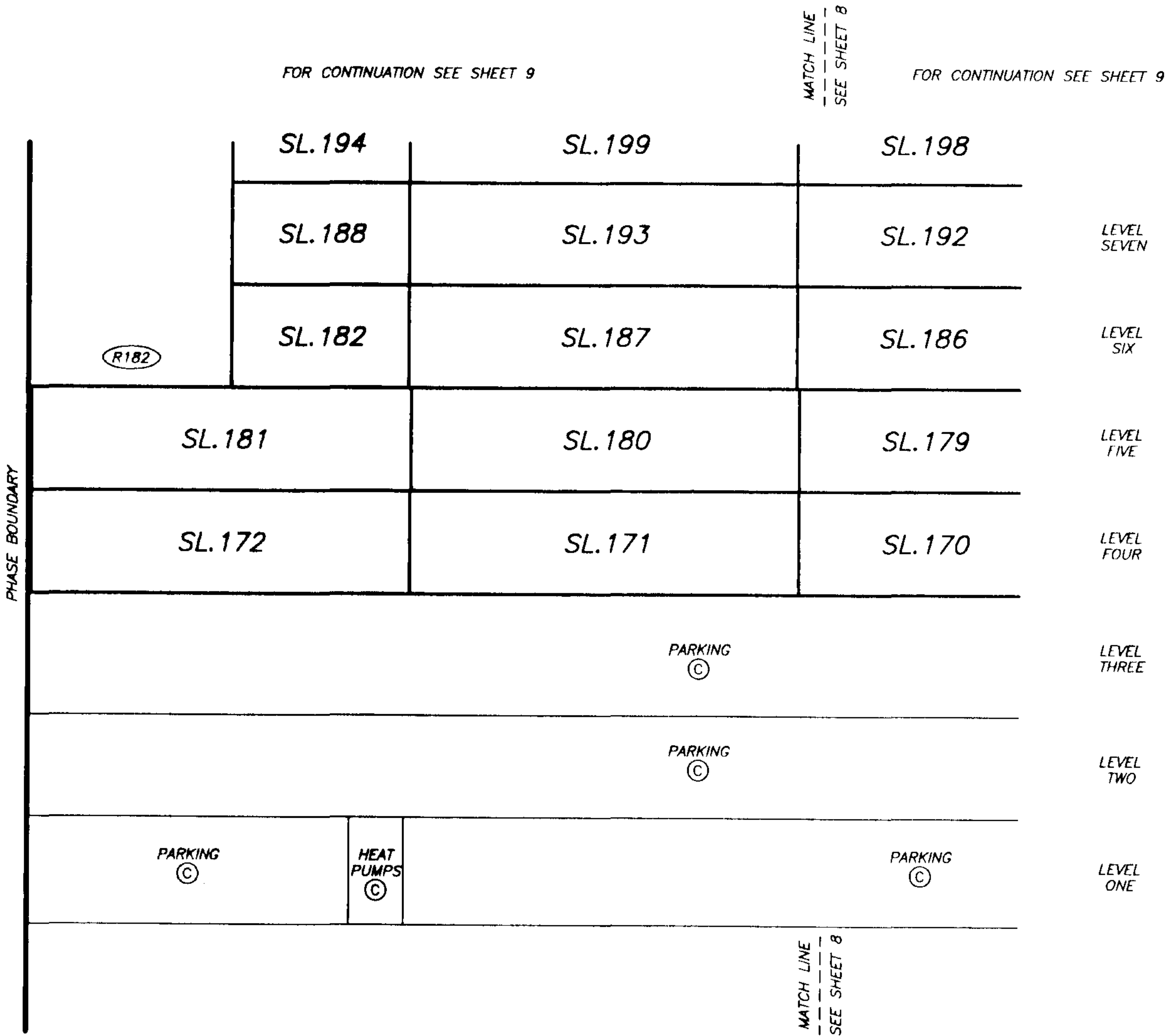
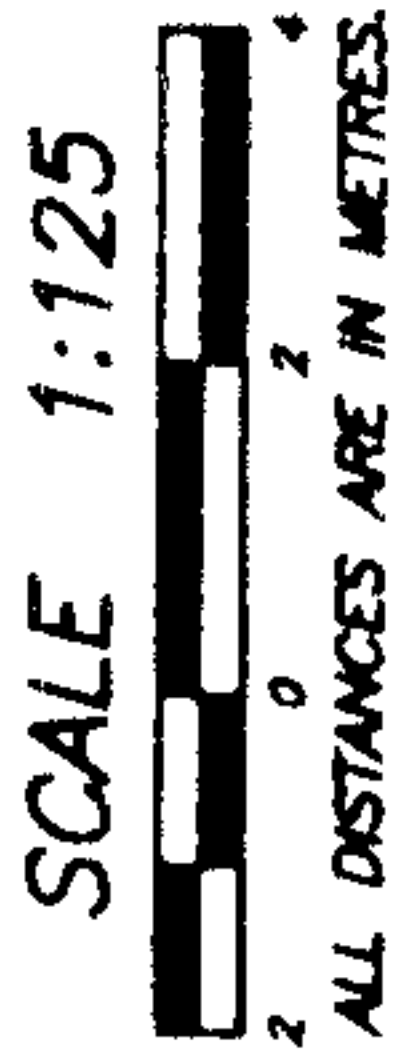
I, J. NEIL BENNETT, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF THE 16th DAY OF MAY, 2003, BEEN PREVIOUSLY OCCUPIED.


 B.C.L.S.

SHEET 7 OF 36 SHEETS

STRATA PLAN LMS 4084
PHASE 6

SECTIONS
SECTION F - F' (WEST)

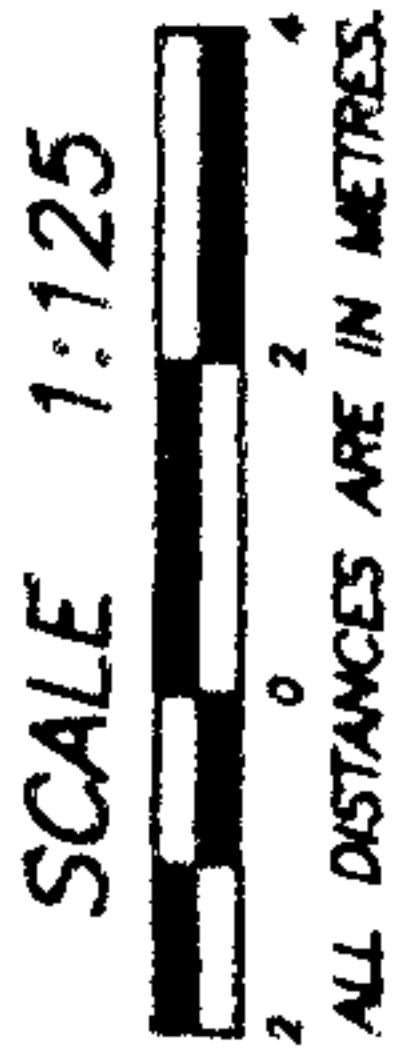


gub
DATE : MAY 22, 2003.

SHEET 8 OF 36 SHEETS

STRATA PLAN LMS 4084
PHASE 6

SECTIONS
SECTION F - F' (EAST)



FOR CONTINUATION SEE SHEET 9

SEE SHEET 7
MATCH LINE

FOR CONTINUATION SEE SHEET 9

SL.199	SL.198	SL.197		
SL.193	SL.192	SL.191		
SL.187	SL.186	SL.185		
SL.180	SL.179	SL.178		
SL.171	SL.170	SL.169	LANDSCAPED AREA Ⓢ	
PARKING Ⓢ		CORRIDOR Ⓢ	OFFICE Ⓢ	PATIO Ⓢ
PARKING Ⓢ				
PARKING Ⓢ		GARBAGE/RECYCLING ROOM Ⓢ	CORRIDOR Ⓢ	MECHANICAL ENCLOSURE Ⓢ

SEE SHEET 7
MATCH LINE

PHASE BOUNDARY

LEVEL SEVEN

LEVEL SIX

LEVEL FIVE

LEVEL FOUR

LEVEL THREE

LEVEL TWO

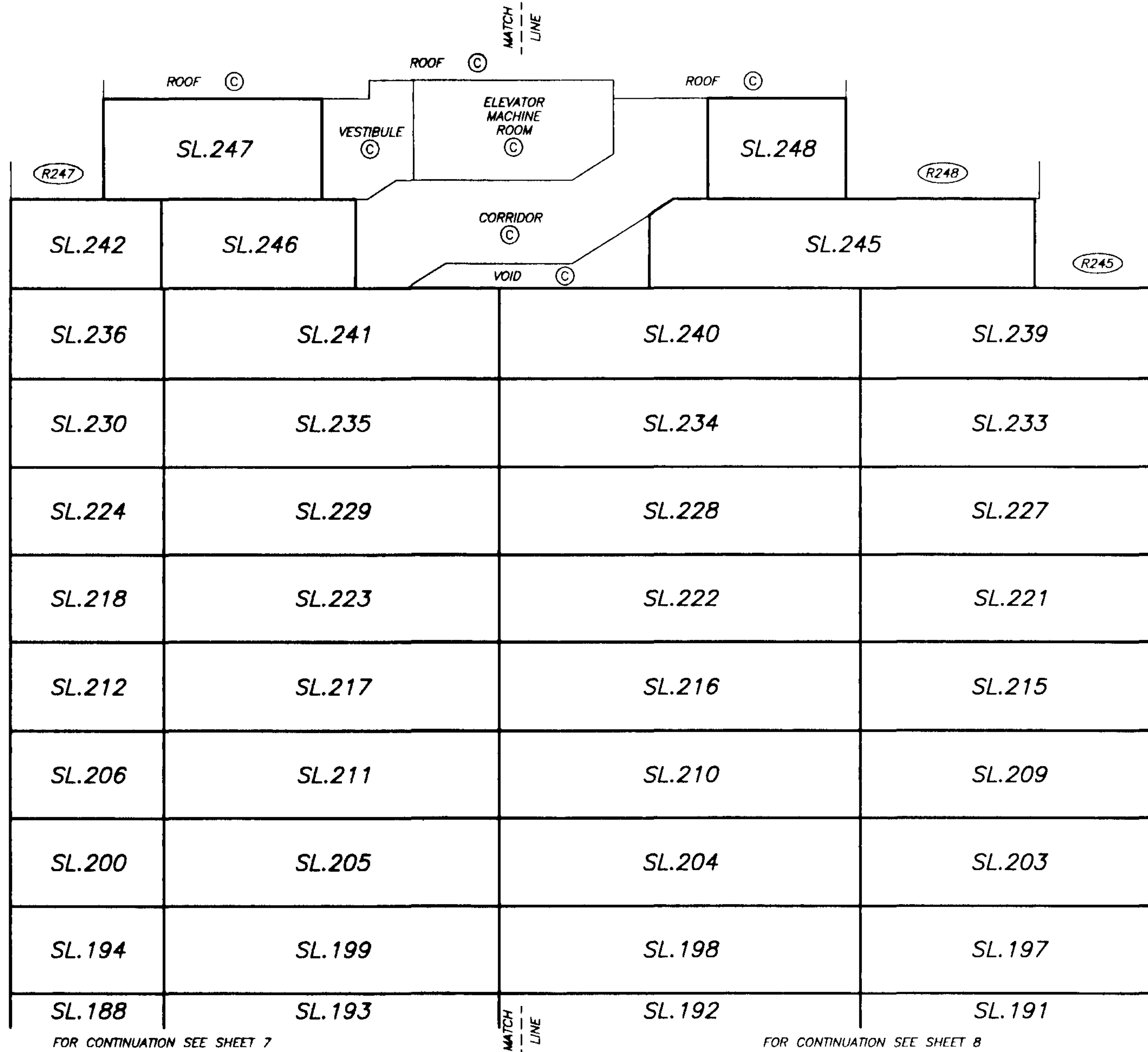
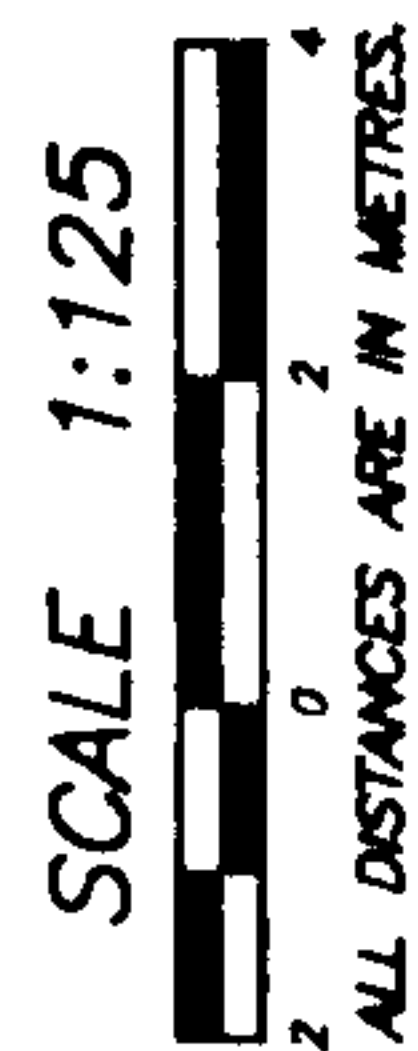
LEVEL ONE

gmb
DATE MAY 22, 2003.

SHEET 9 OF 36 SHEETS

STRATA PLAN LMS 4084
PHASE 6

SECTIONS
SECTION F - F'



LEVEL NINETEEN

LEVEL EIGHTEEN

LEVEL SEVENTEEN

LEVEL SIXTEEN

LEVEL FIFTEEN

LEVEL TWELVE

LEVEL ELEVEN

LEVEL TEN

LEVEL NINE

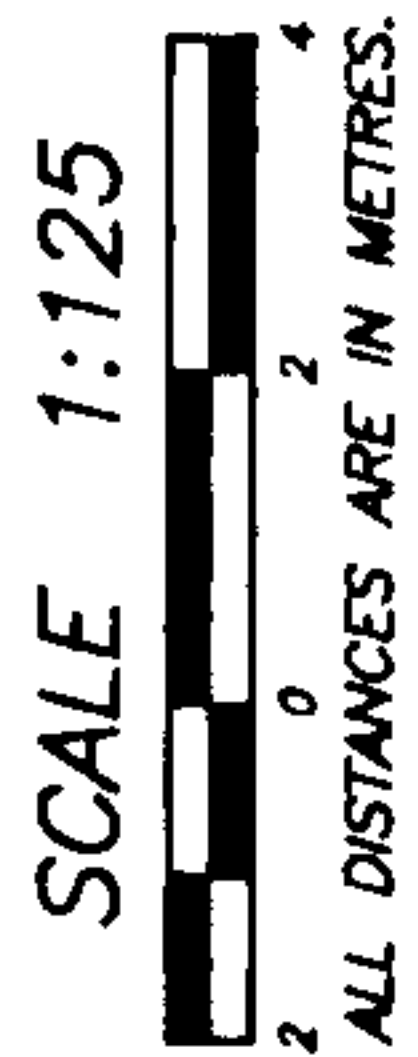
LEVEL EIGHT

gub
DATE MAY 22, 2003.

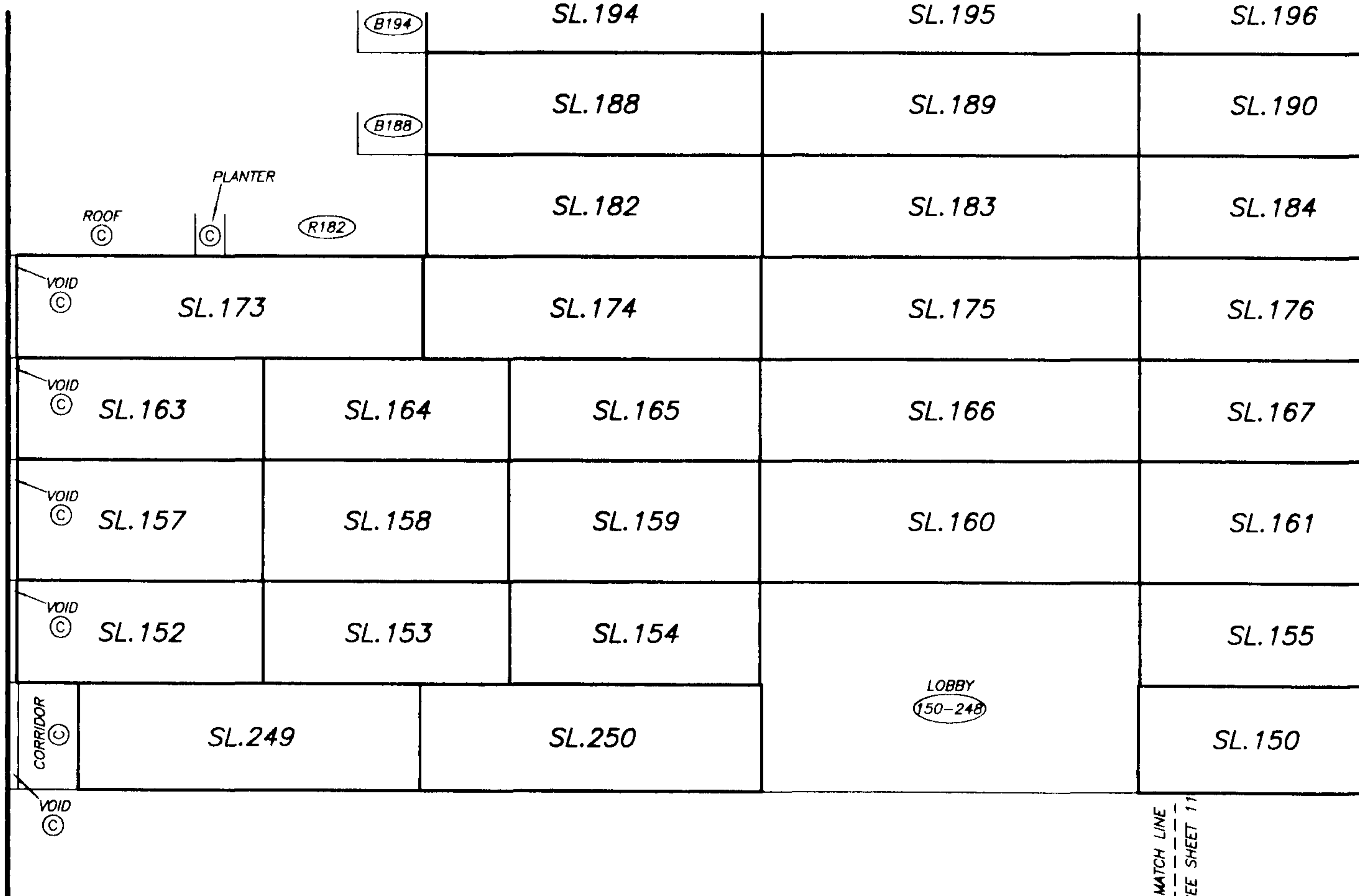
SHEET 10 OF 36 SHEETS

STRATA PLAN LMS 4084
PHASE 6

SECTIONS
SECTION G - G' (WEST)



PHASE BOUNDARY



FOR CONTINUATION SEE SHEET 12

FOR CONTINUATION SEE SHEET 12

MATCH LINE
SEE SHEET 11

MATCH LINE
SEE SHEET 11

[Signature]
DATE : MAY 22, 2003

SHEET 11 OF 36 SHEETS

STRATA PLAN LMS 4084
PHASE 6

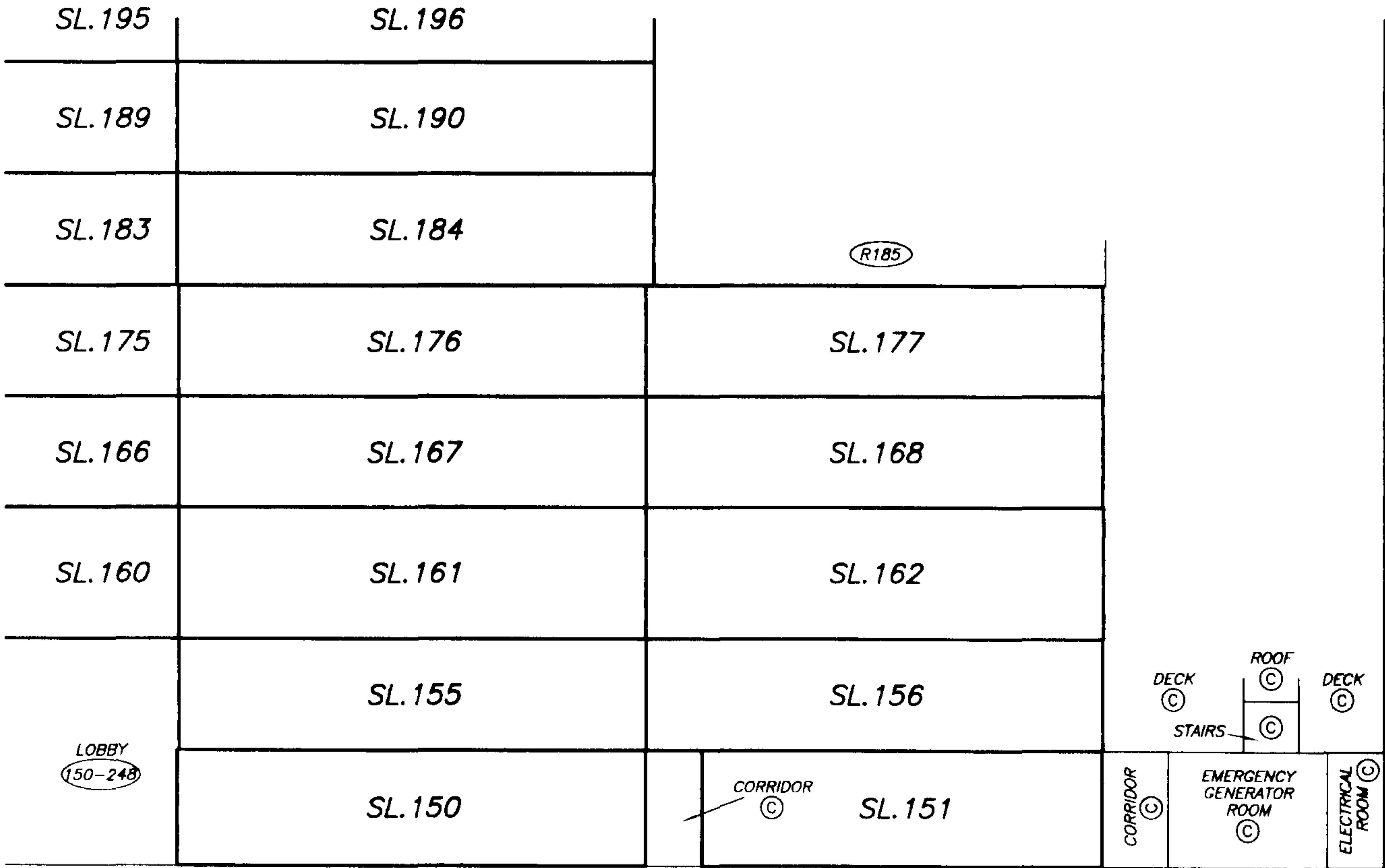
SECTIONS
SECTION G - G' (EAST)



FOR CONTINUATION SEE SHEET 12

SEE SHEET 10
MATCH LINE

FOR CONTINUATION SEE SHEET 12



LEVEL SEVEN

LEVEL SIX

LEVEL FIVE

LEVEL FOUR

LEVEL THREE

LEVEL TWO

LEVEL ONE

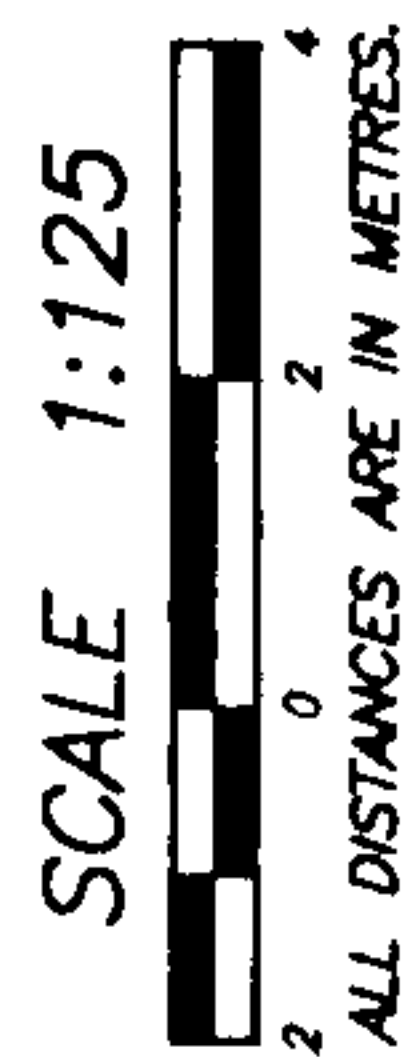
PHASE BOUNDARY

gmb
DATE : MAY 22, 2003.

SHEET 12 OF 36 SHEETS

STRATA PLAN LMS 4084
PHASE 6

SECTIONS
SECTION G - G'



	ROOF ©			
(B247)	SL.247		SL.248	LEVEL NINETEEN
(B242)	SL.242	SL.243	SL.244	LEVEL EIGHTEEN
(B236)	SL.236	SL.237	SL.238	LEVEL SEVENTEEN
(B230)	SL.230	SL.231	SL.232	LEVEL SIXTEEN
(B224)	SL.224	SL.225	SL.226	LEVEL FIFTEEN
(B218)	SL.218	SL.219	SL.220	LEVEL TWELVE
(B212)	SL.212	SL.213	SL.214	LEVEL ELEVEN
(B206)	SL.206	SL.207	SL.208	LEVEL TEN
(B200)	SL.200	SL.201	SL.202	LEVEL NINE
(B194)	SL.194	SL.195	SL.196	LEVEL EIGHT
	SL.188	SL.189	SL.190	

FOR CONTINUATION SEE SHEET 10

FOR CONTINUATION SEE SHEET 11

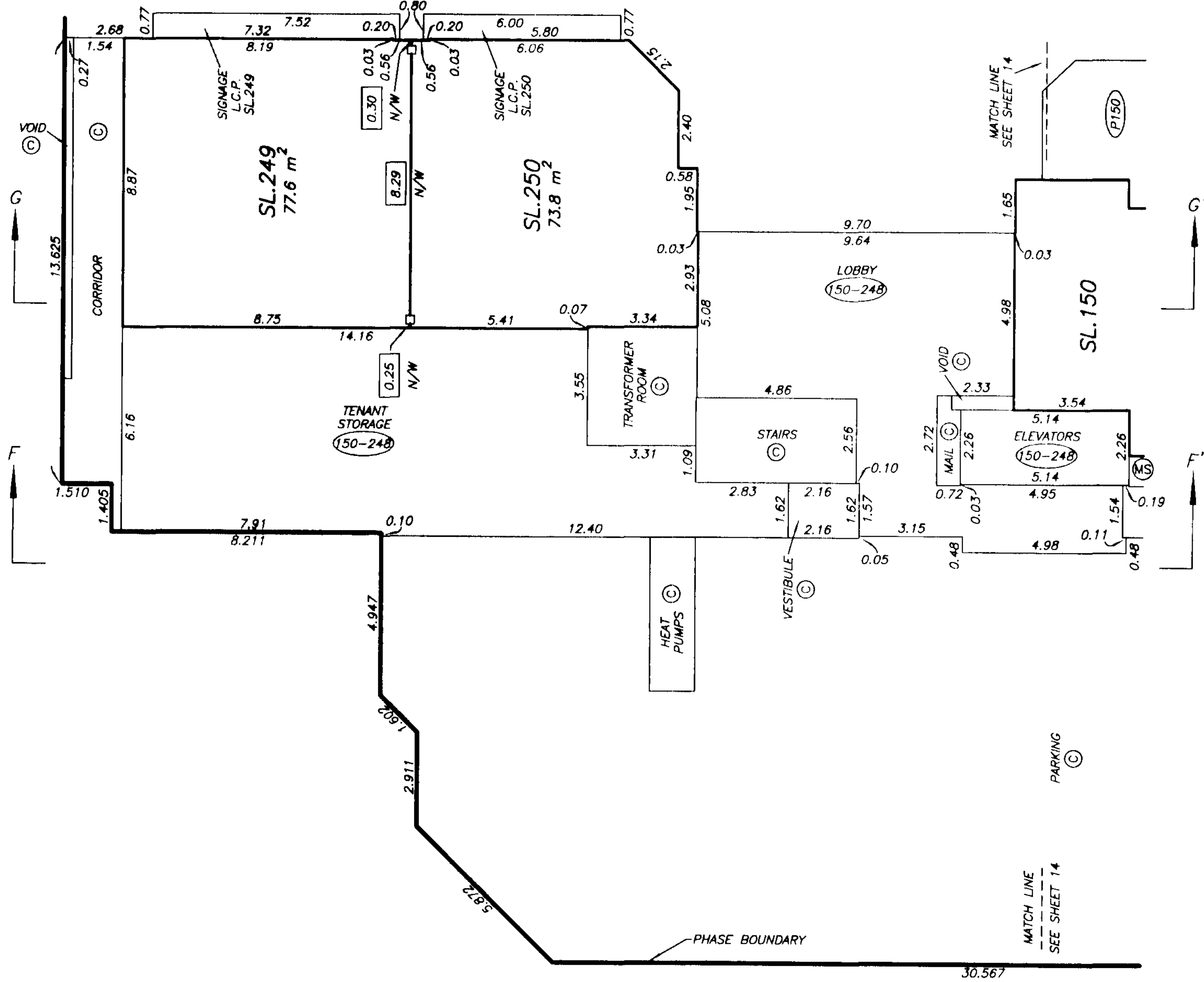
DATE : MAY 22, 2003.

SHEET 13 OF 36 SHEETS

LEVEL ONE (WEST)
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 6

SCALE 1:125
0 2 4
ALL DISTANCES ARE IN METRES.



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

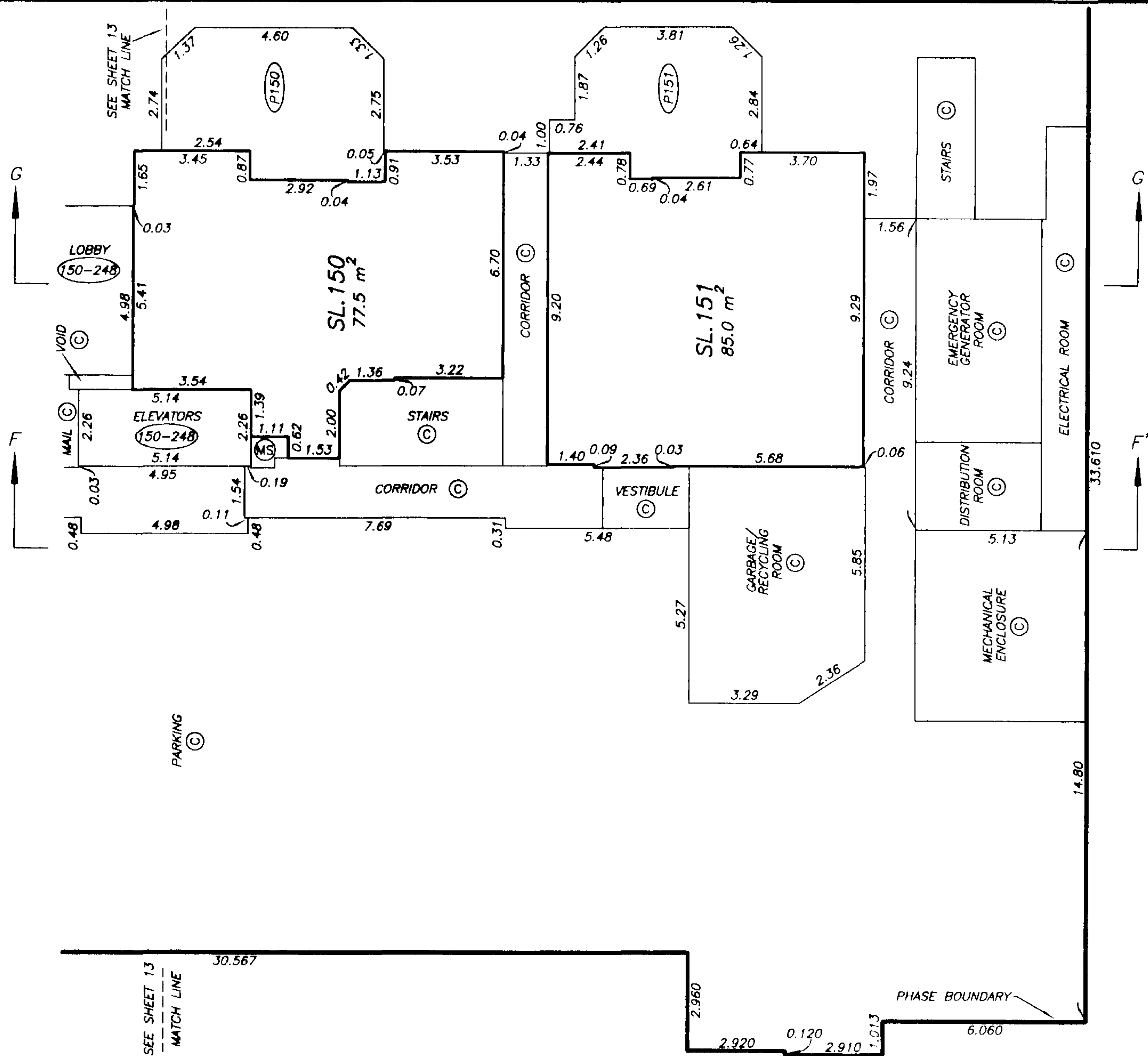
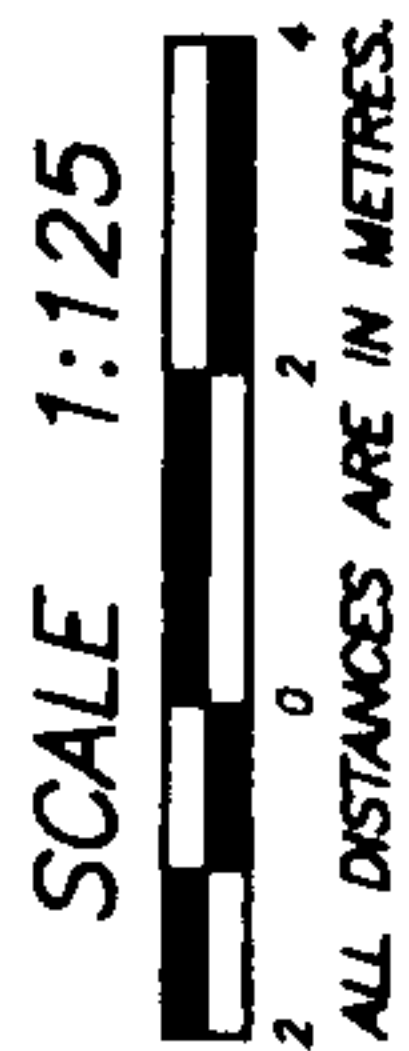
DRAWING # 30204-68
FILE # 30204-68_1st

DATE : MAY 22, 2003.

gub

LEVEL ONE (EAST)
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 6



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : MAY 22, 2003.

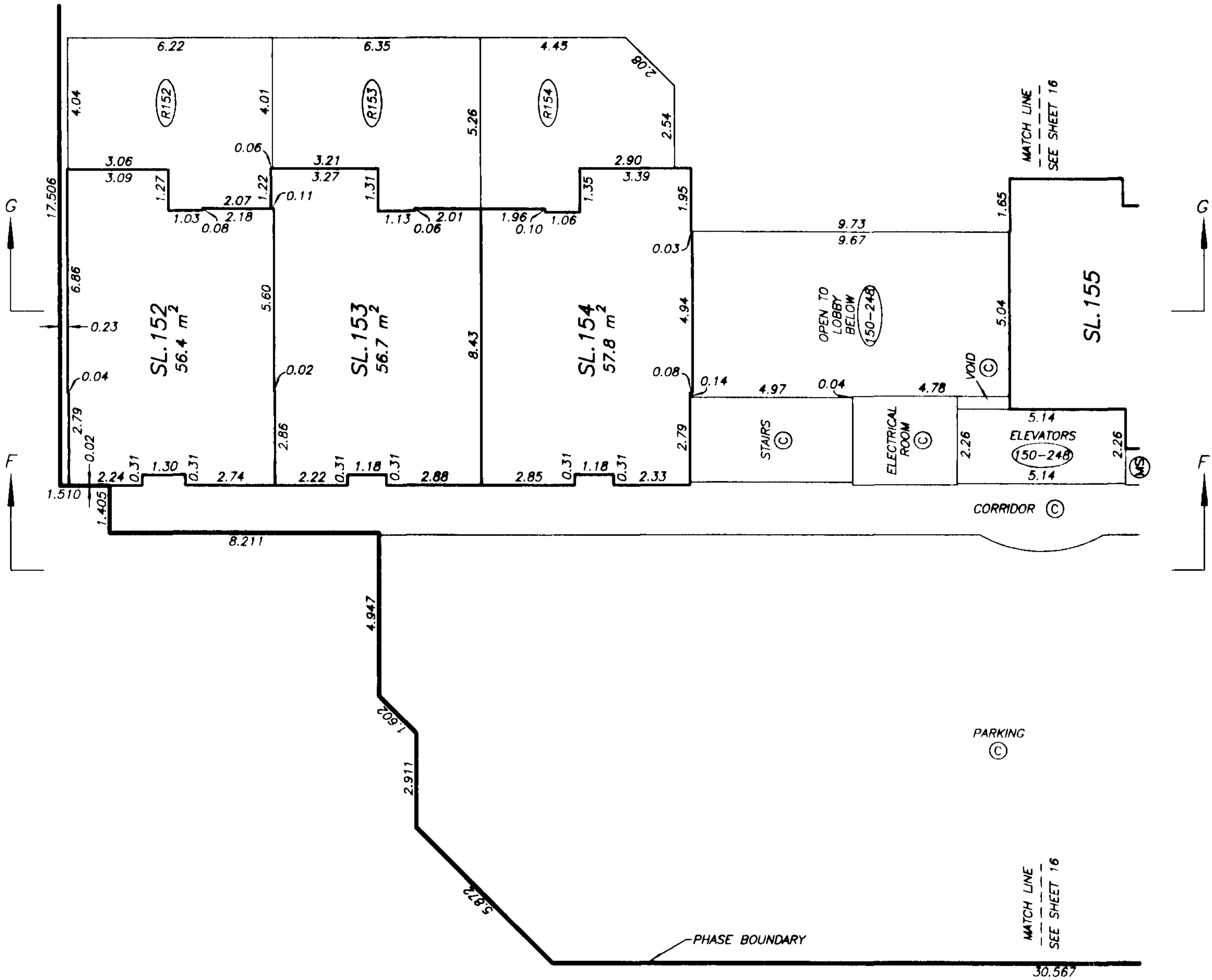
DRAWING # 30204-68
FILE # 30204-68_1st

SHEET 15 OF 36 SHEETS

STRATA PLAN LMS 4084
PHASE 6

LEVEL TWO (WEST)
FLOOR PLANS

SCALE 1:125
ALL DISTANCES ARE IN METRES.



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

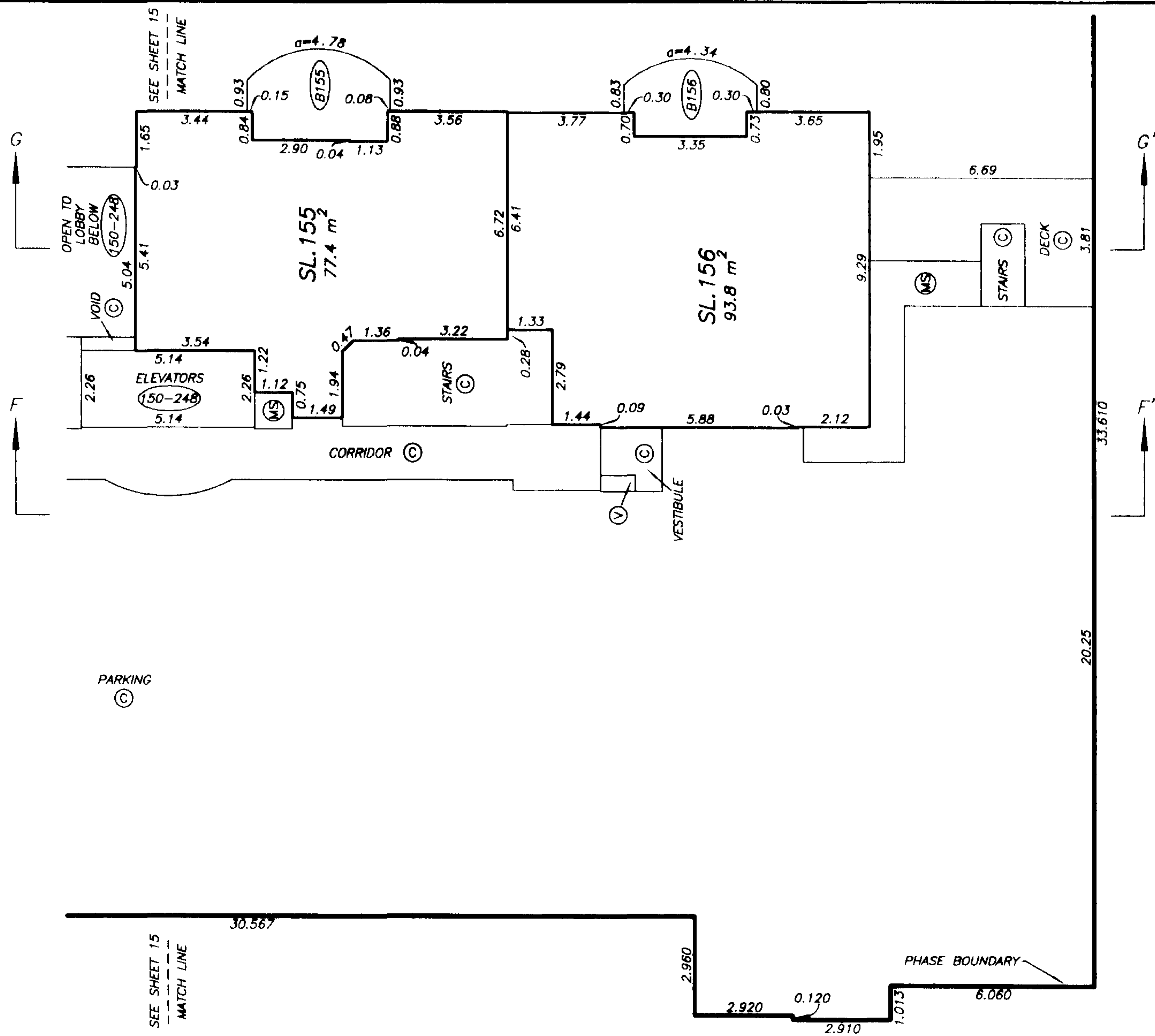
DATE: MAY 22, 2003

DRAWING / 30204-08
FILE / 30204-08_2nd

SCALE 1:125



ALL DISTANCES ARE IN METRES.



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

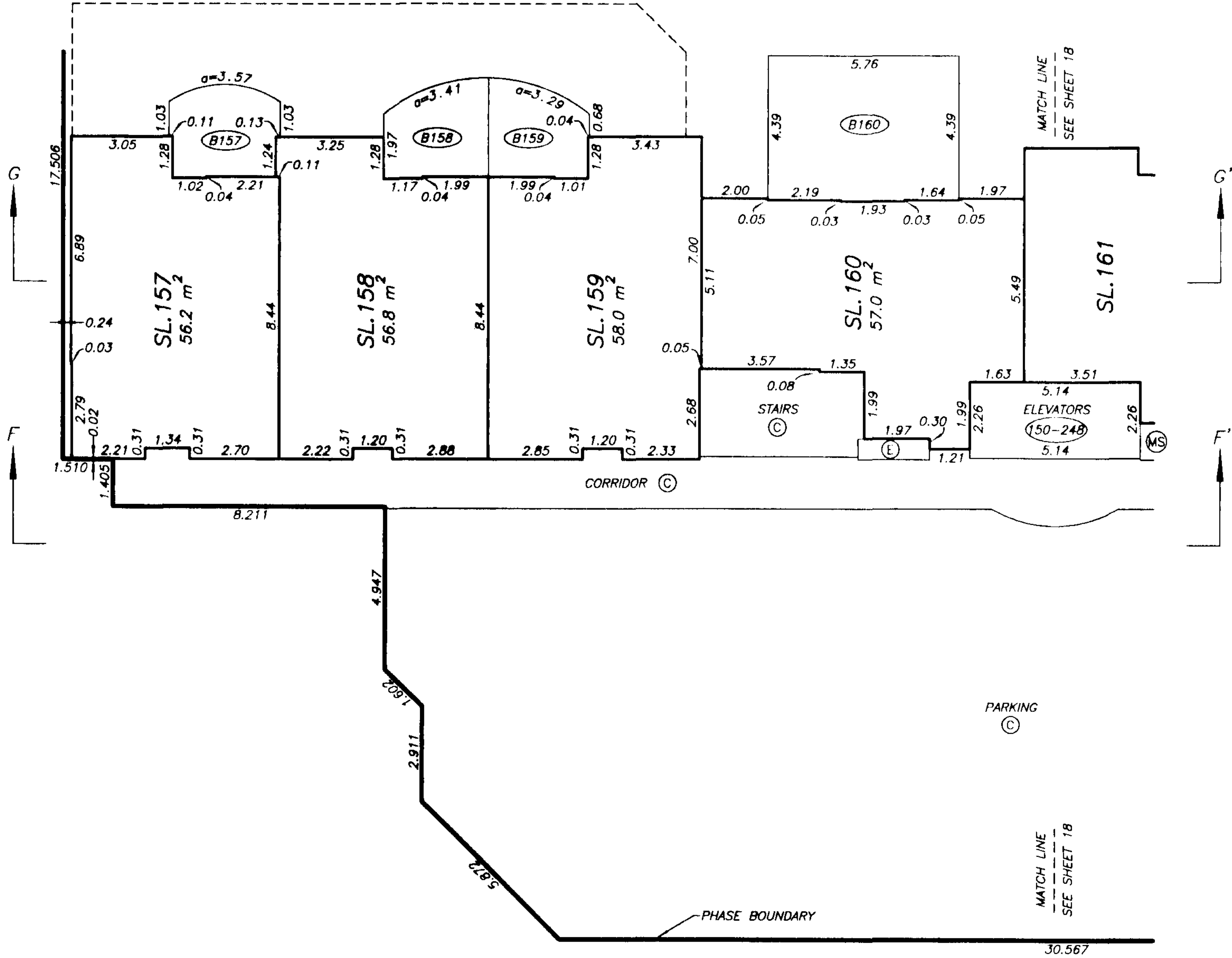
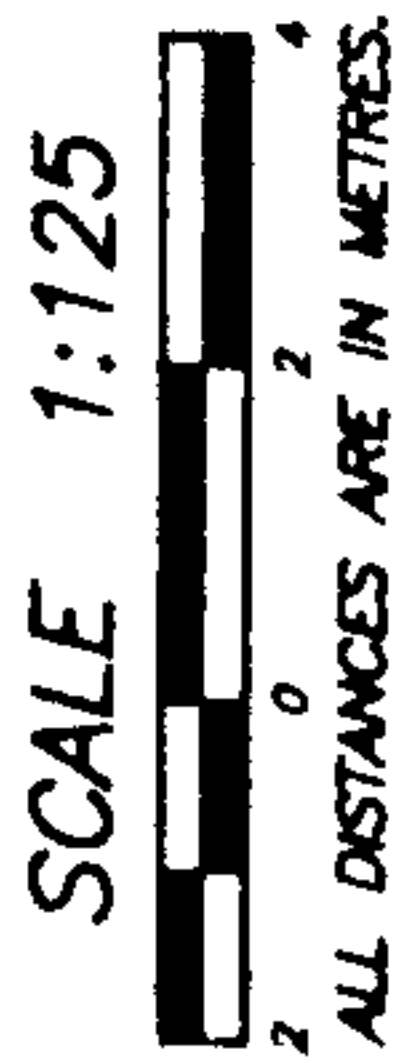
DRAWING # 30204-68
FILE # 30204-68-2nd

DATE : MAY 22, 2003

SHEET 17 OF 36 SHEETS

LEVEL THREE (WEST)
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 6



gms
DATE MAY 22, 2003.

NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

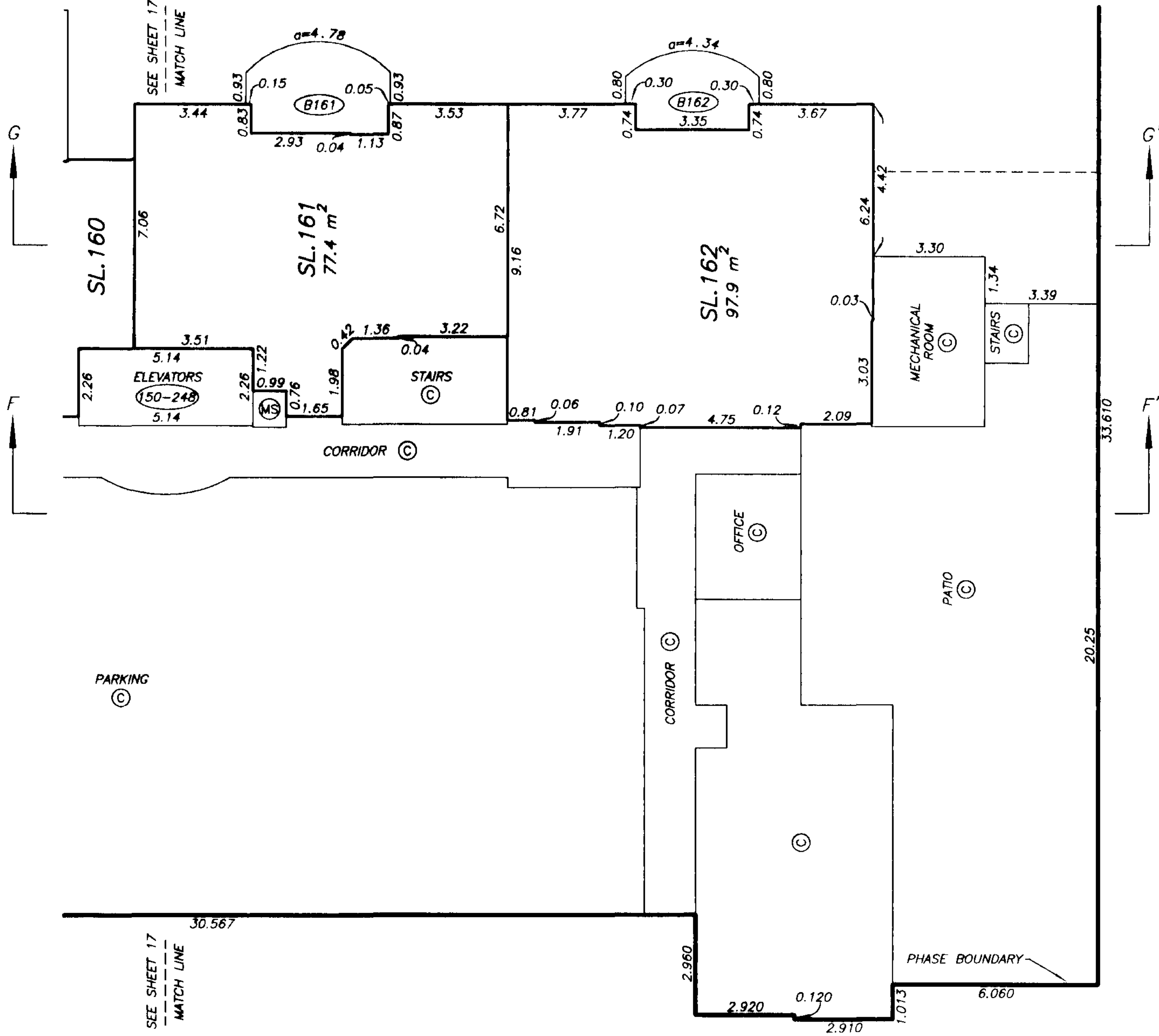
DRAWING # 30204-68
FILE # 30204-68_3rd

SHEET 18 OF 36 SHEETS

LEVEL THREE (EAST)
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 6

SCALE 1:125
0 2 4
ALL DISTANCES ARE IN METRES.



gub
DATE MAY 22, 2003.

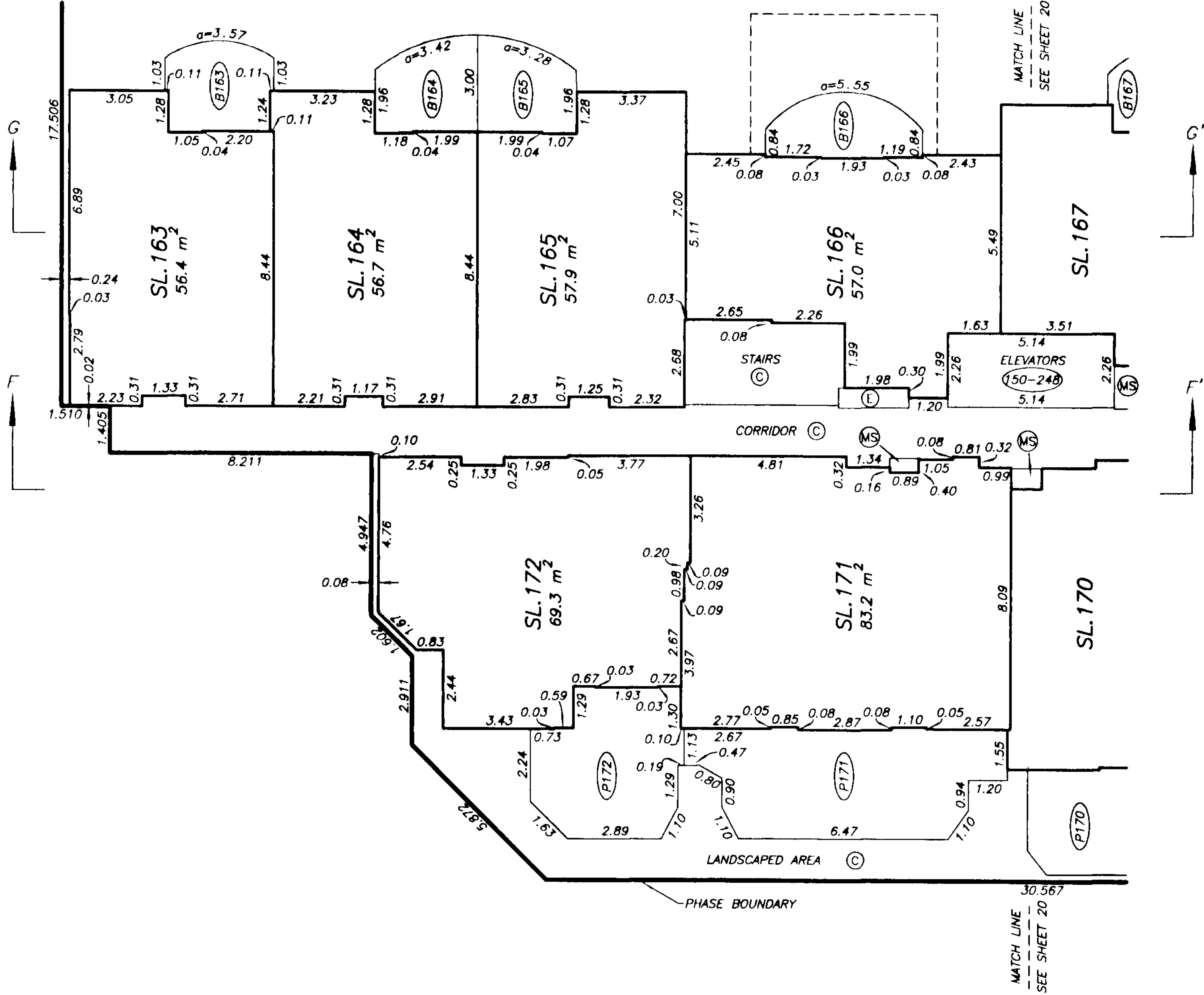
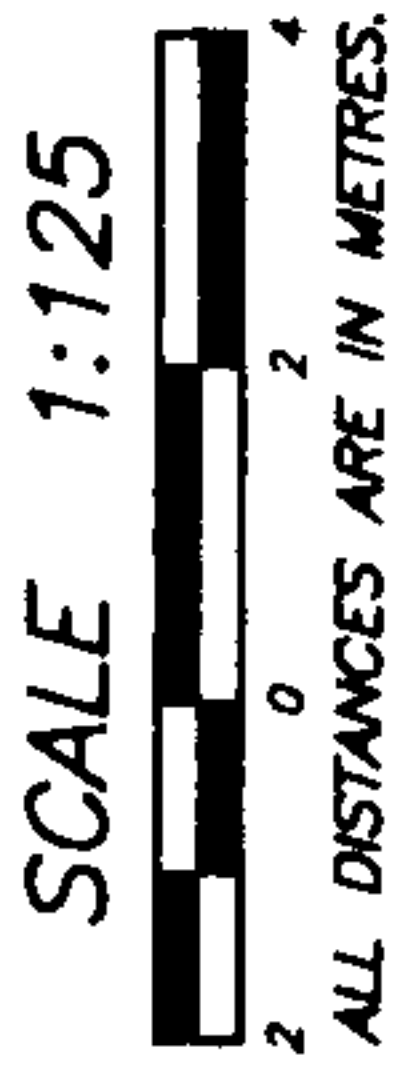
NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DRAWING # 30204-68
FILE # 30204-68_3rd

SHEET 19 OF 36 SHEETS

LEVEL FOUR (WEST)
FLOOR PLANS

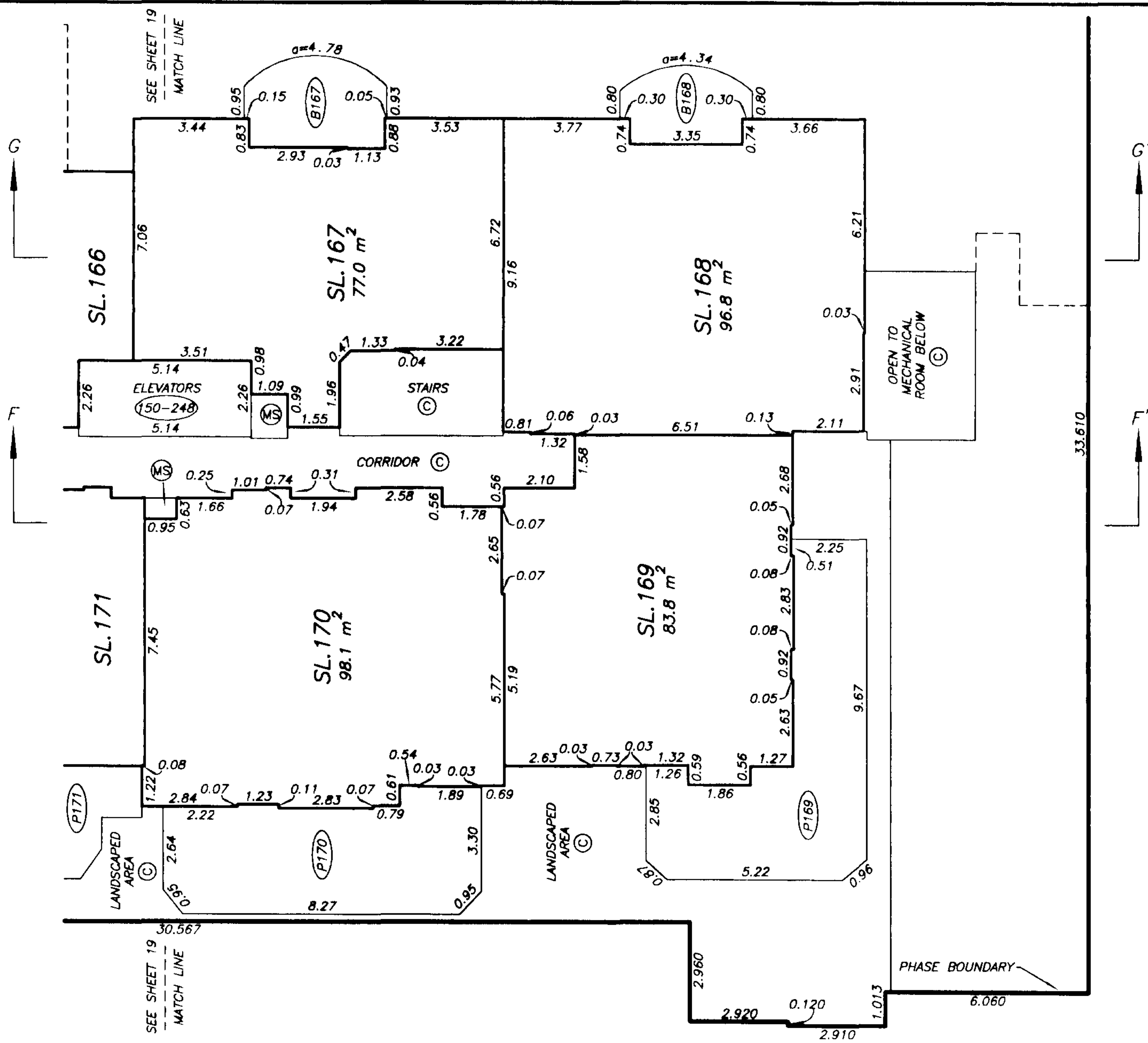
STRATA PLAN LMS 4084
PHASE 6



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : MAY 22, 2003.

DRAWING # 30204-68
FILE # 30204-68_4th

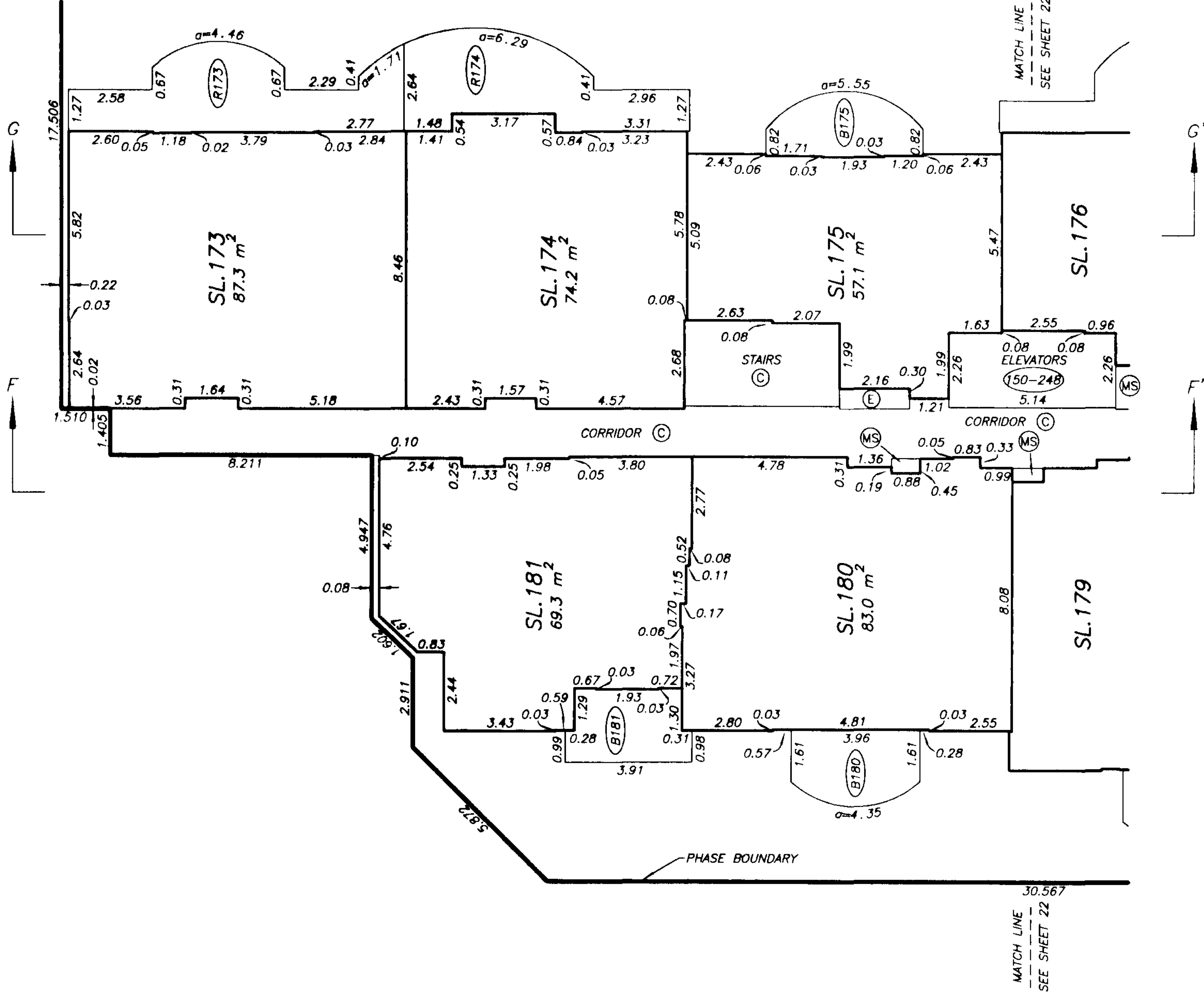
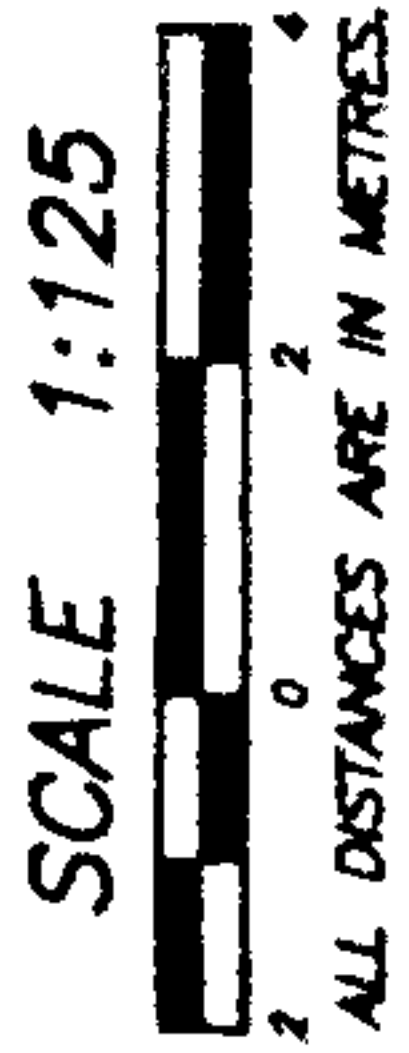
STRATA PLAN LMS 4084
PHASE 6

DRAWING # 30204-68
FILE # 30204-68_4th

SHEET 21 OF 36 SHEETS

STRATA PLAN LMS 4084
PHASE 6

LEVEL FIVE (WEST)
FLOOR PLANS



gub
DATE: MAY 22, 2003.

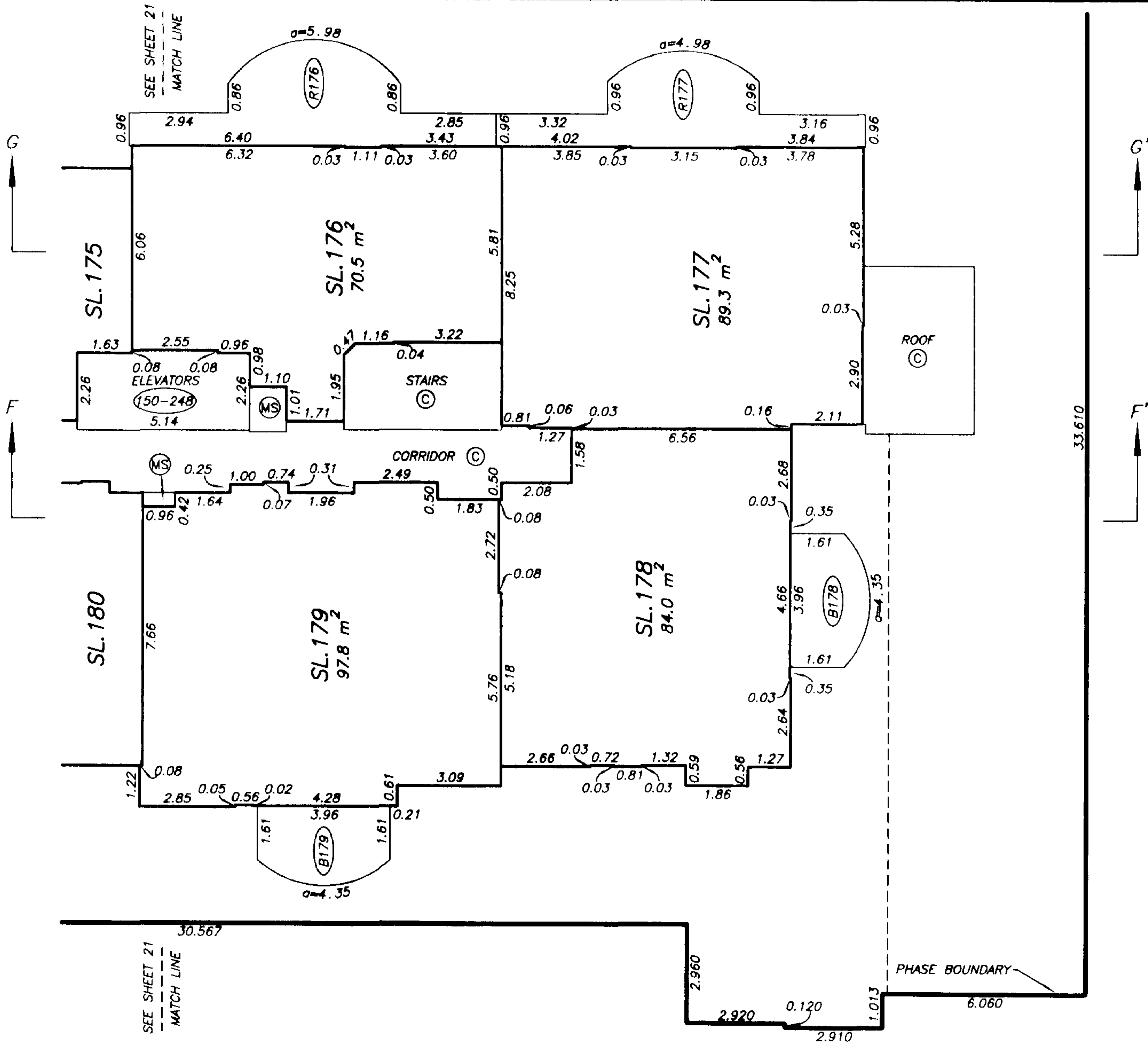
NOTE: ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

SHEET 22 OF 36 SHEETS

LEVEL FIVE (EAST)
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 6

SCALE 1:125
ALL DISTANCES ARE IN METRES.



DATE : MAY 22, 2003.

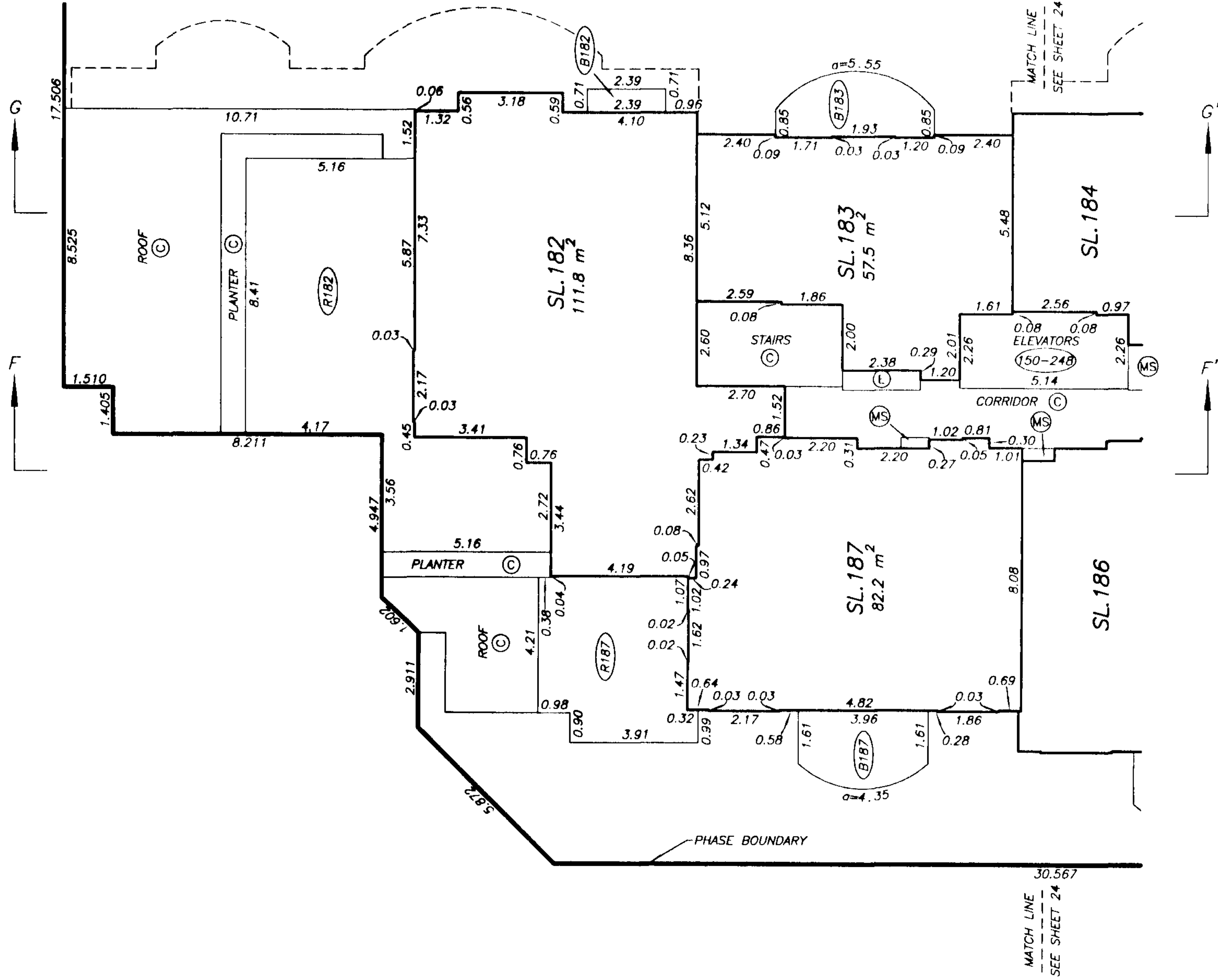
NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DRAWING # 30204-68
FILE # 30204-68_566

SCALE 1:125



ALL DISTANCES ARE IN METRES.



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

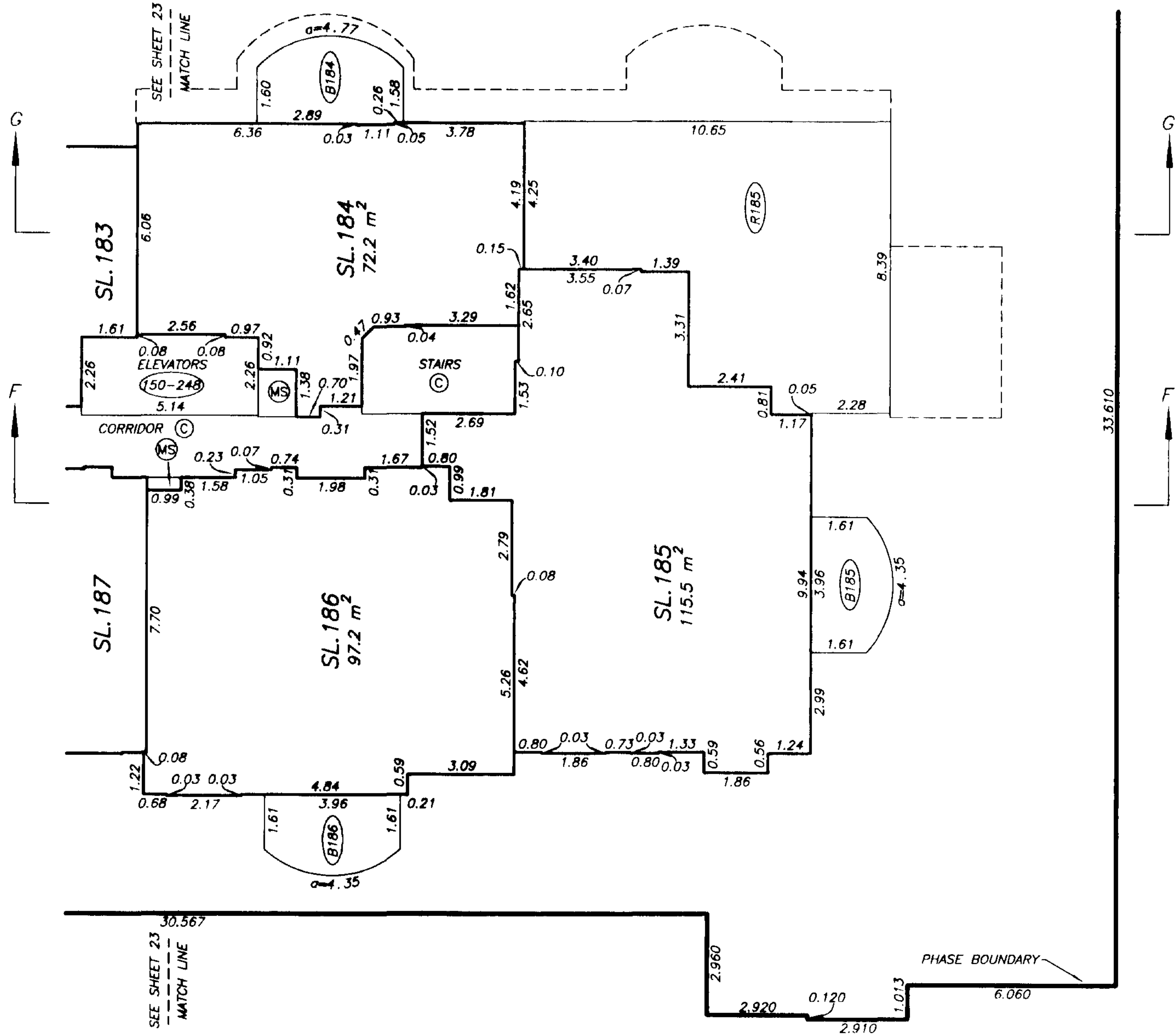
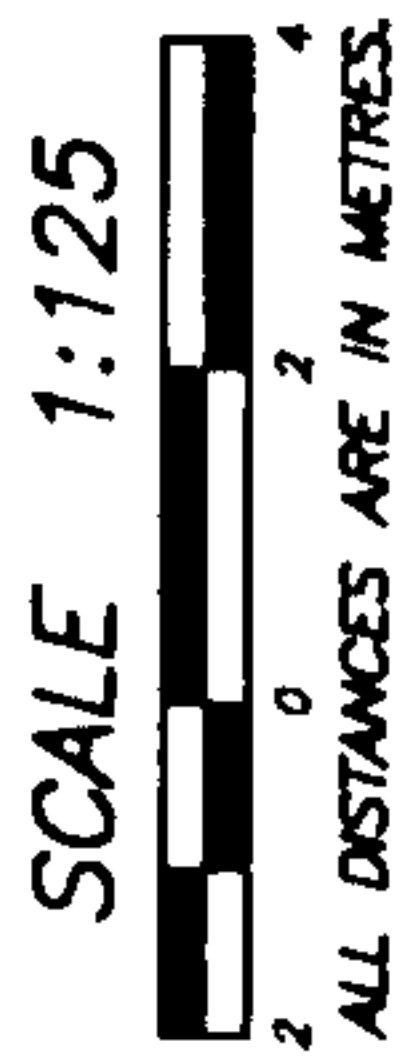
DRAWING # 30204-68
FILE # 30204-68_6th

DATE // MAY 22, 2003.

SHEET 24 OF 36 SHEETS

LEVEL SIX (EAST)
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 6



gms
DATE: MAY 22, 2003.

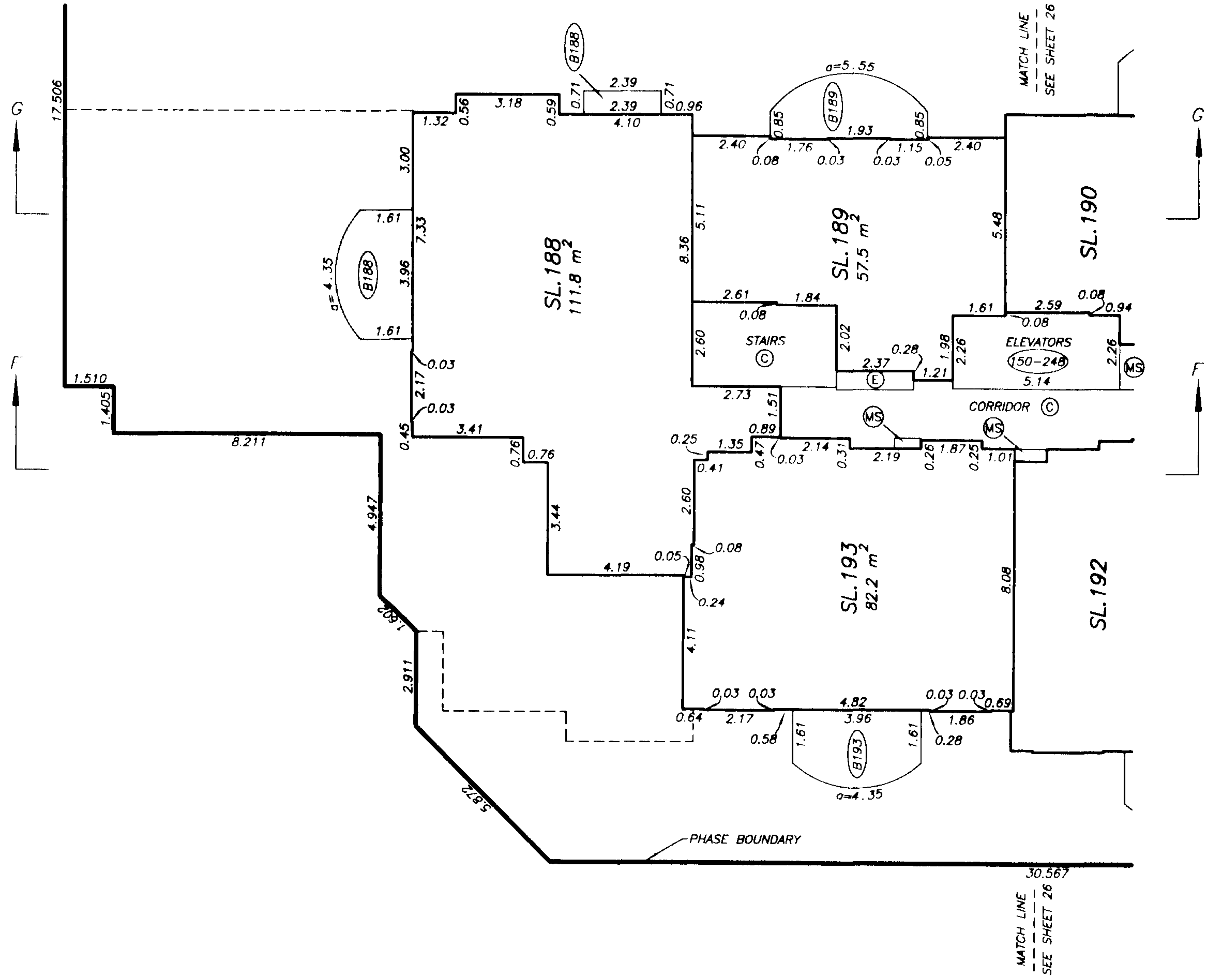
NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DRAWING # 30204-68
FILE # 30204-68_6th

SHEET 25 OF 36 SHEETS

STRATA PLAN LMS 4084
PHASE 6

LEVEL SEVEN (WEST)
FLOOR PLANS



gmb
DATE MAY 22, 2003.

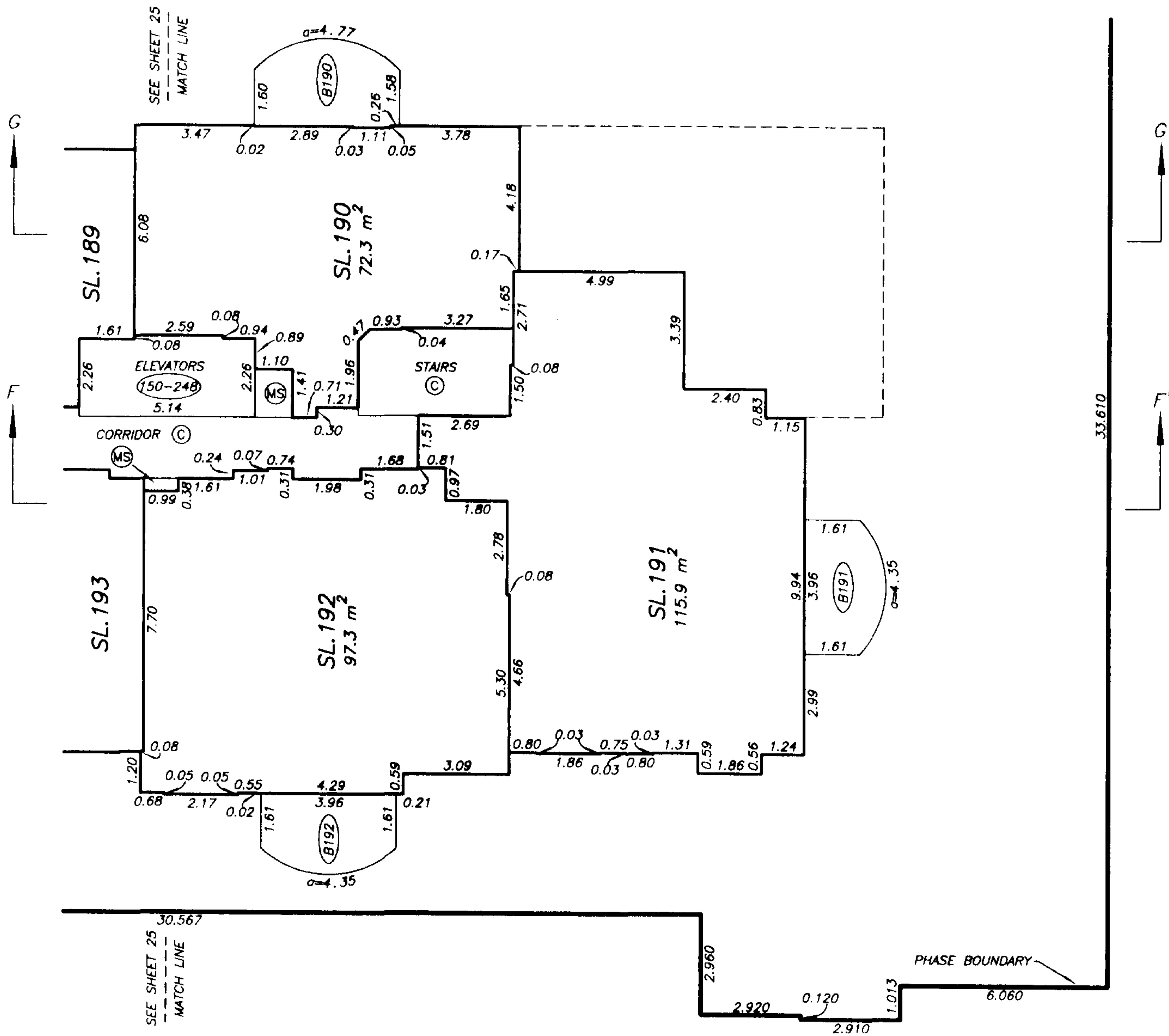
NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

SHEET 26 OF 36 SHEETS

LEVEL SEVEN (EAST)
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 6

SCALE 1:125
0 2 4
ALL DISTANCES ARE IN METRES.



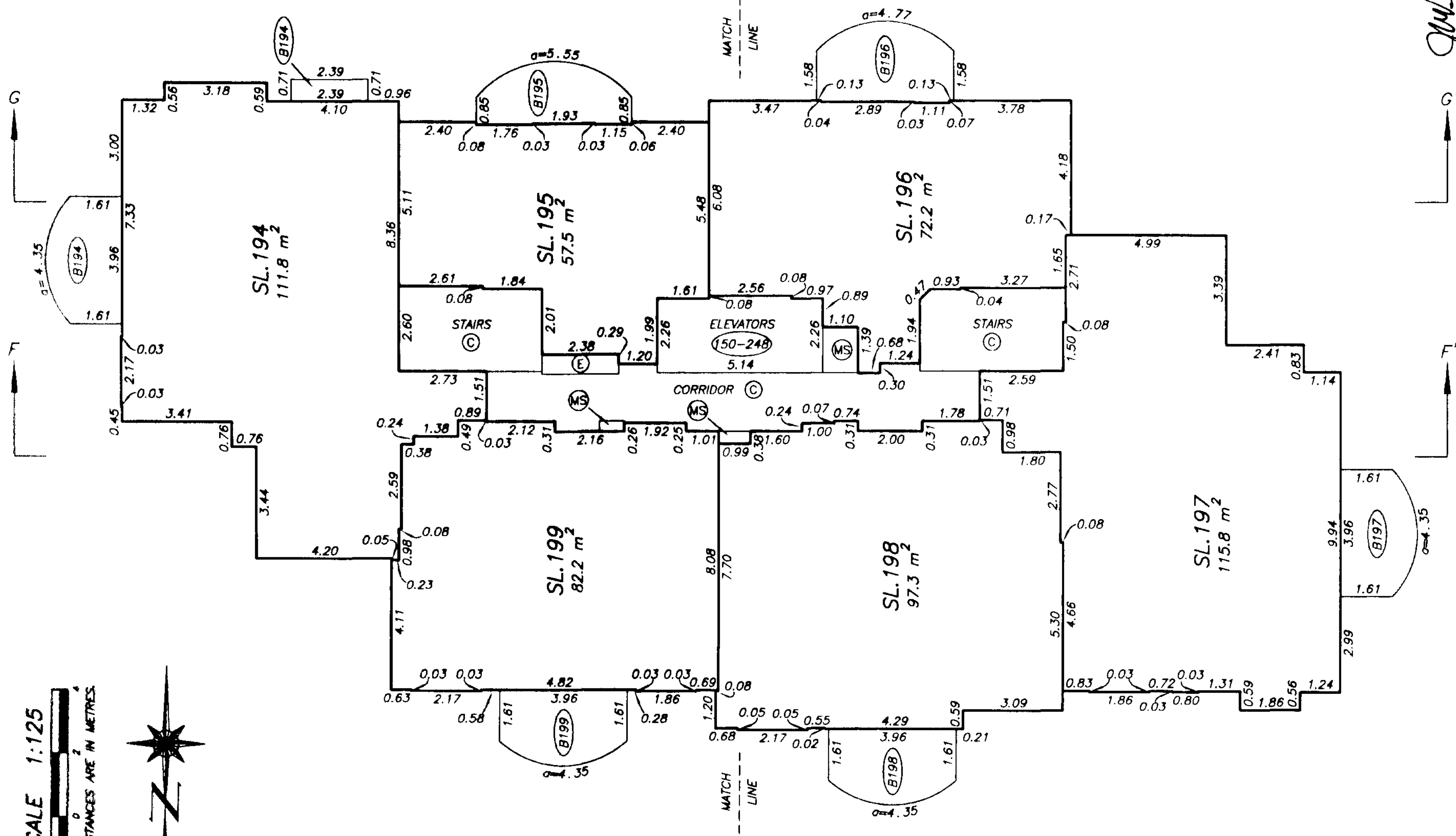
[Signature]
DATE: MAY 22, 2003.

NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DRAWING # 30204-68
FILE # 30204-68.7th

LEVEL EIGHT
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 6



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

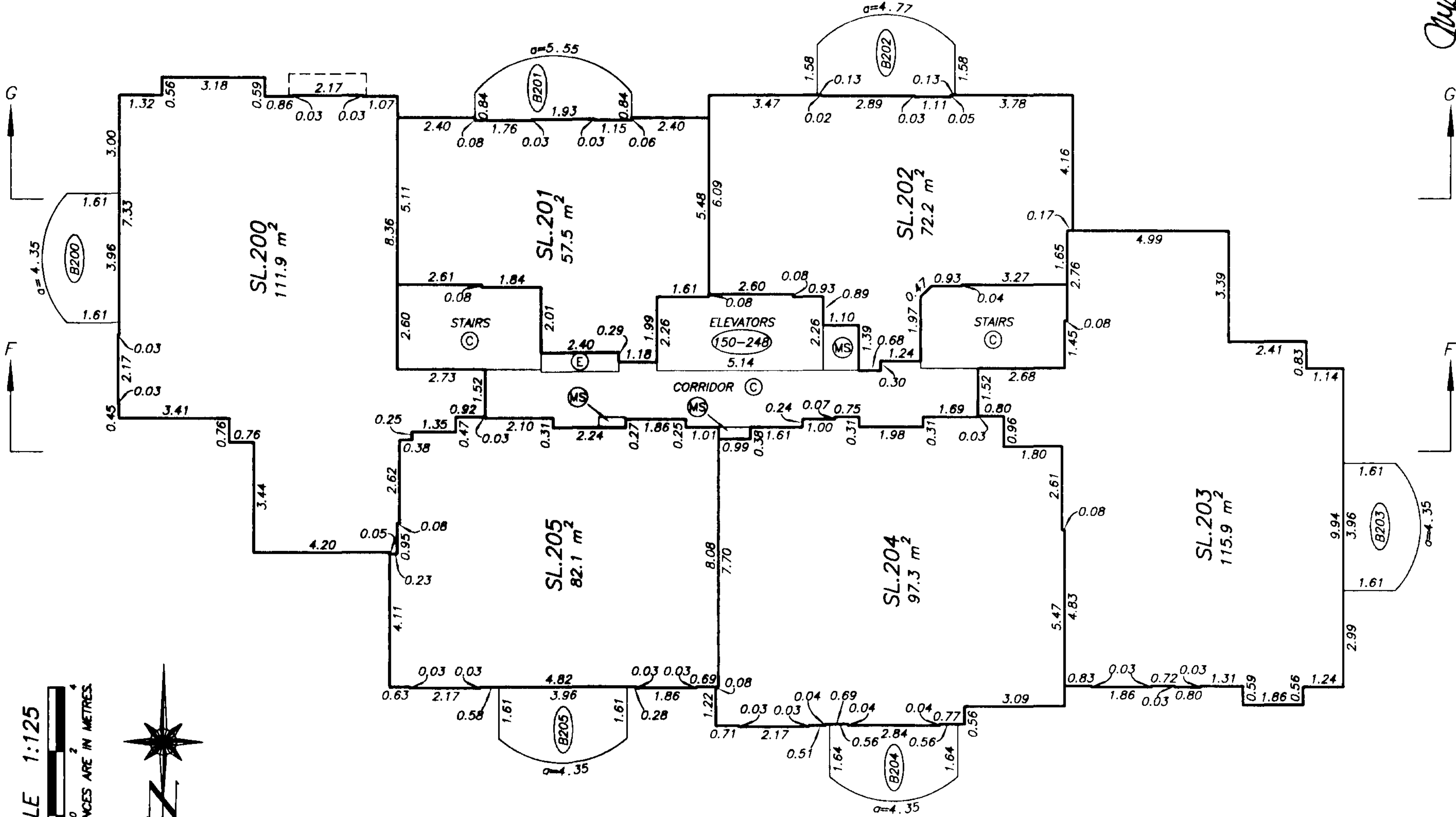
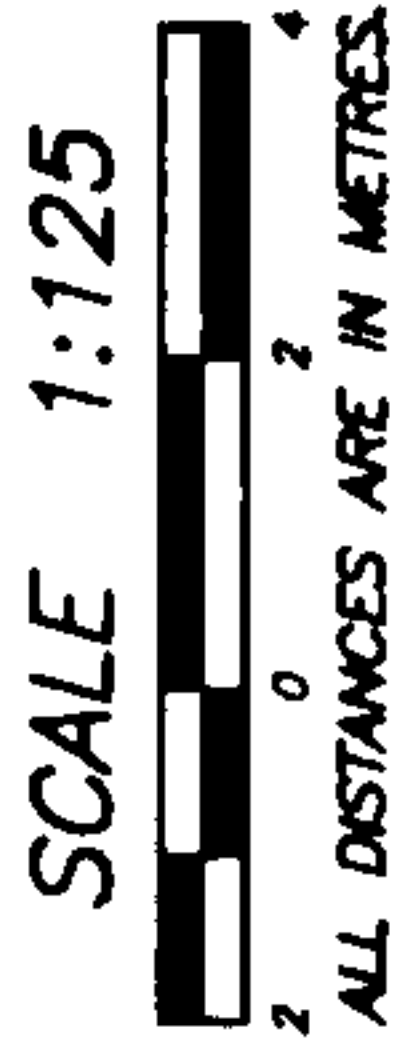
DATE : MAY 22, 2003.

DRAWING # 30204-68
FILE # 30204-68_8th

SHEET 28 OF 36 SHEETS

LEVEL NINE
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 6



gub

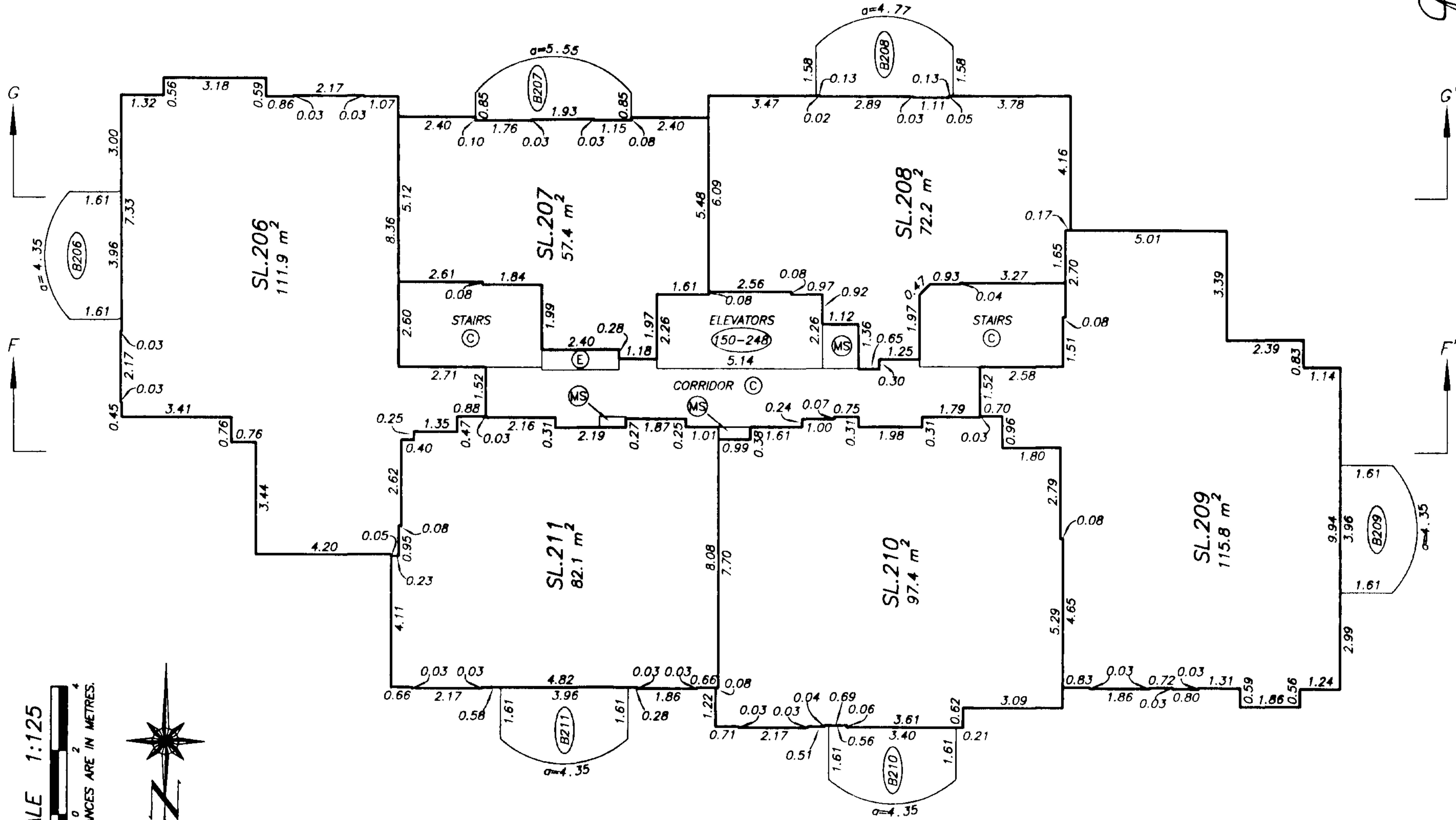
DATE: MAY 22, 2003.

NOTE: ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

STRATA PLAN LMS 4084
PHASE 6

LEVEL TEN
FLOOR PLANS

SCALE 1:125
0 2 4
ALL DISTANCES ARE IN METRES.



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

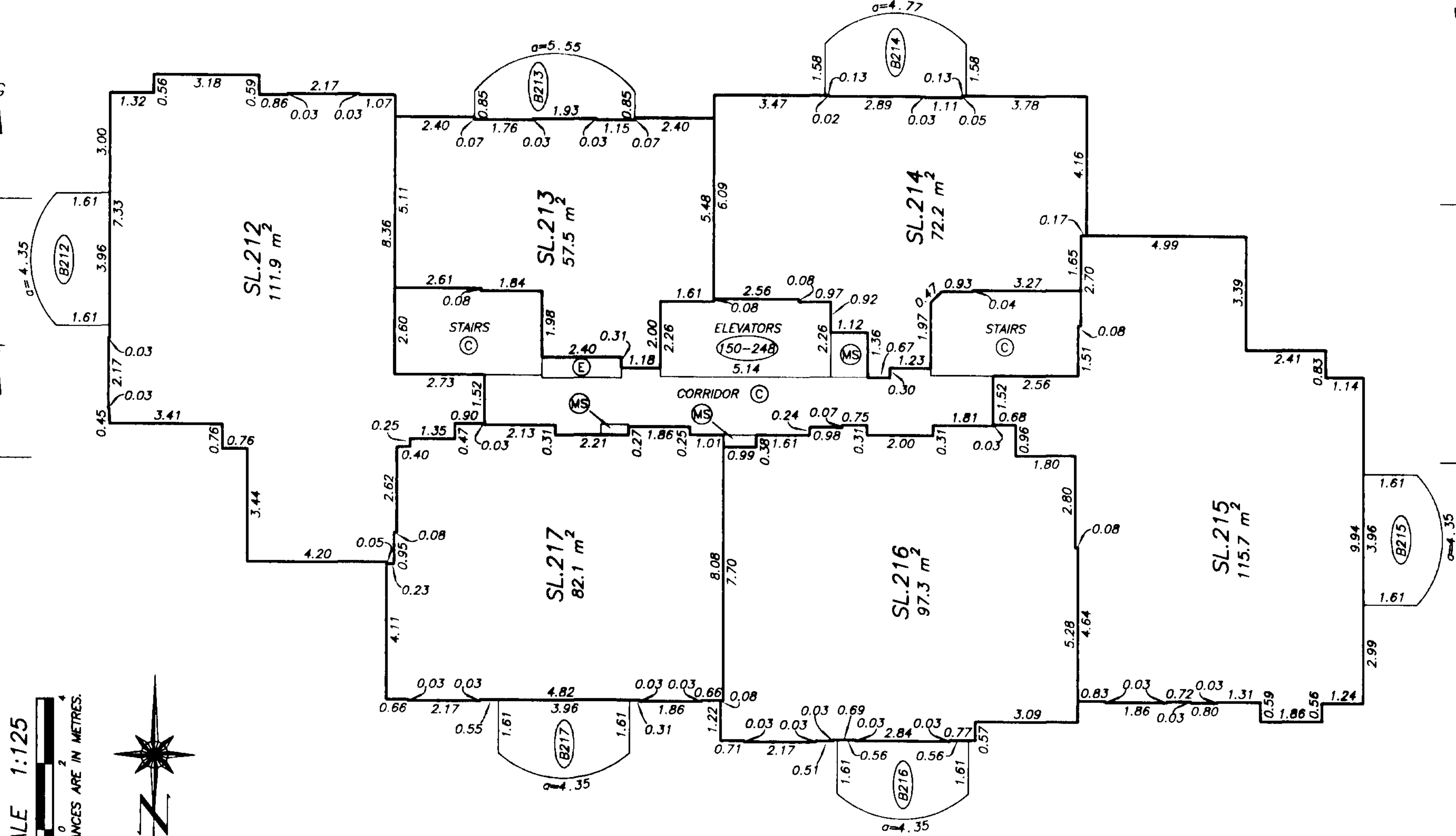
DRAWING # 30204-88
FILE # 30204-88_10th

DATE : MAY 22, 2003.

guy

STRATA PLAN LMS 4084
PHASE 6

LEVEL ELEVEN
FLOOR PLANS



SCALE 1:125
ALL DISTANCES ARE IN METRES.

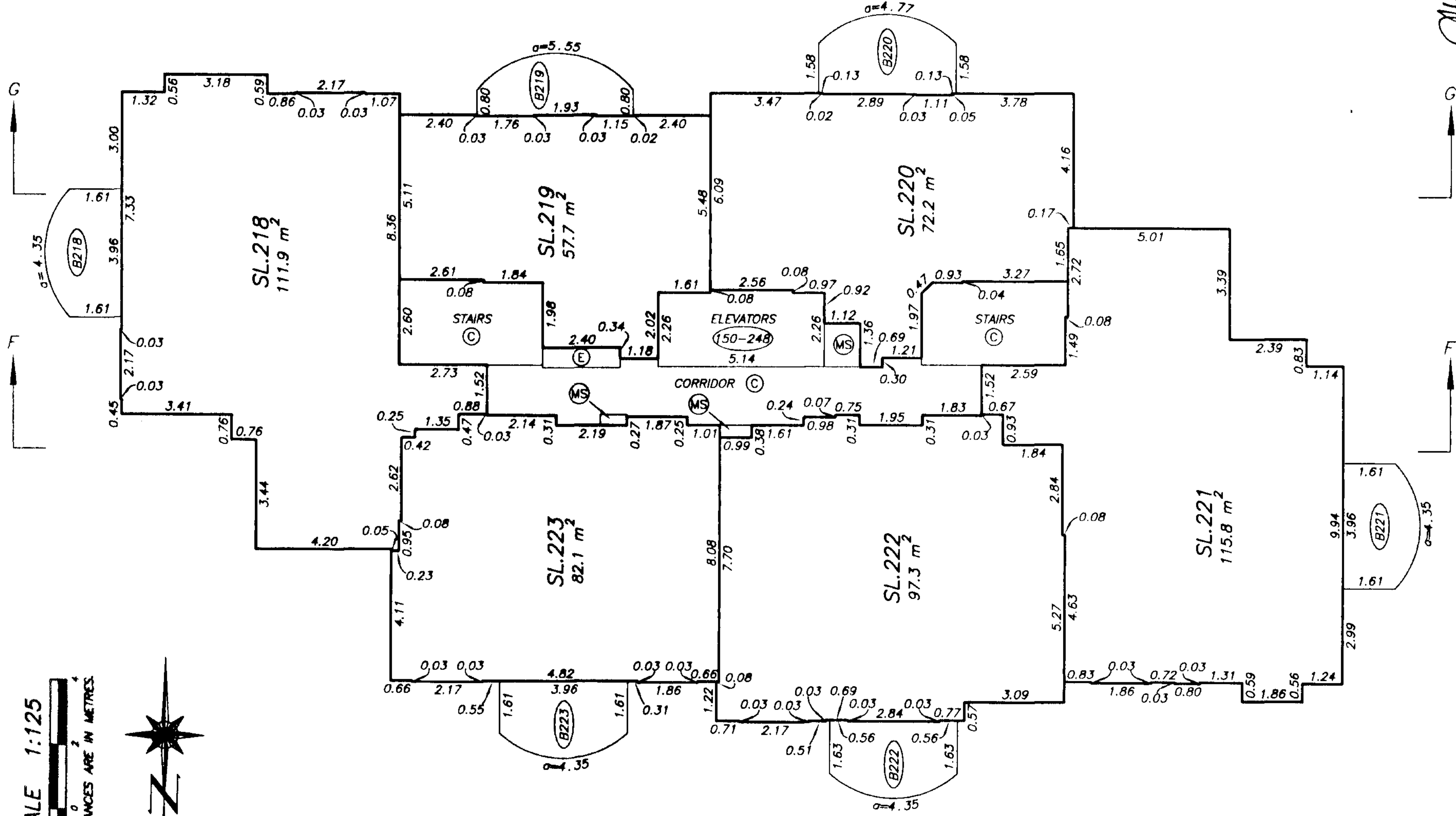


NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : MAY 22, 2003

STRATA PLAN LMS 4084
PHASE 6

ALL DISTANCES ARE IN METRES



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

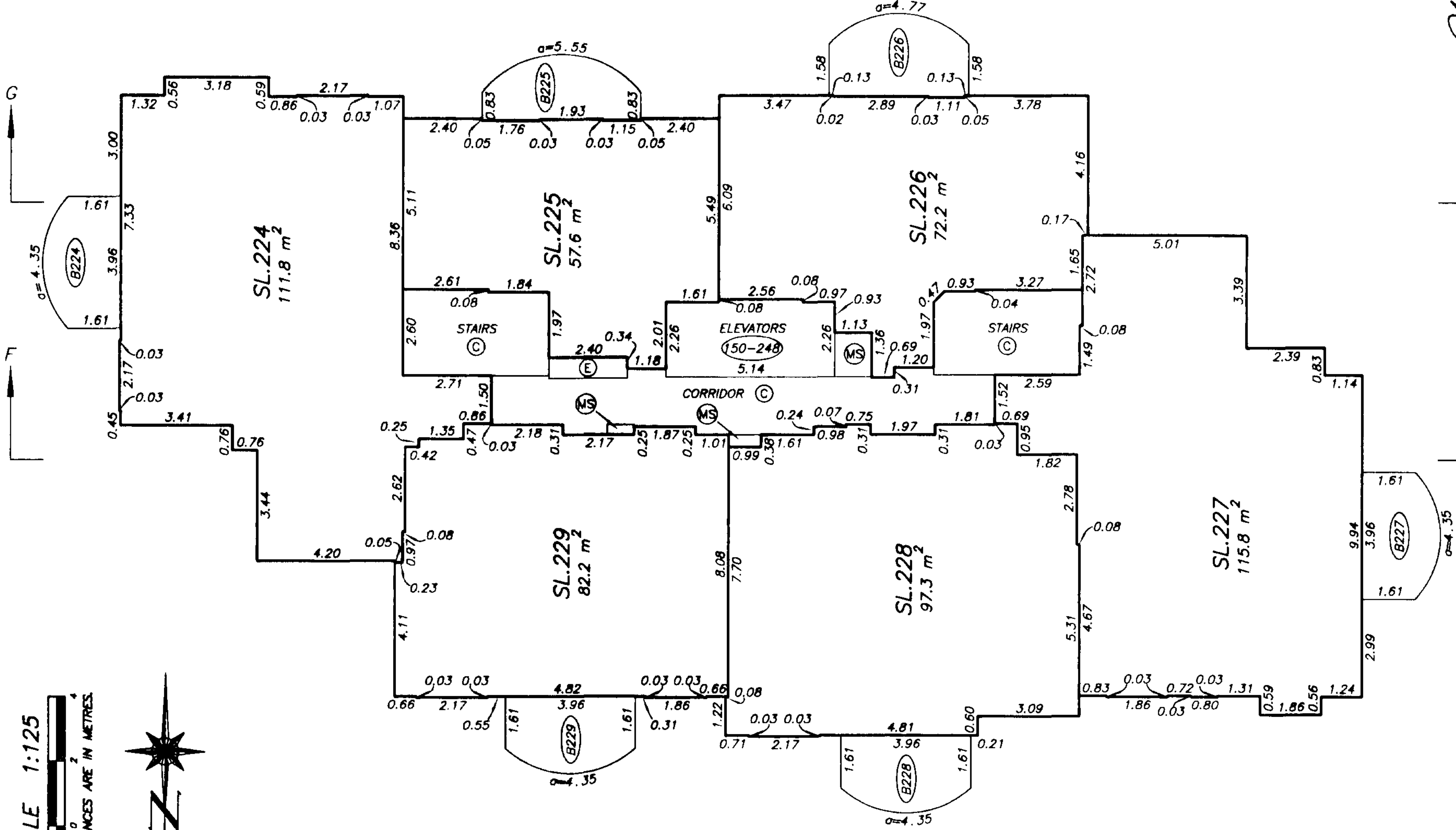
DATE : MAY 22, 2003.

DRAWING # 30204-68
FILE # 30204-68_12th

LEVEL FIFTEEN
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 6

SCALE 1:125
0 2 4
ALL DISTANCES ARE IN METRES



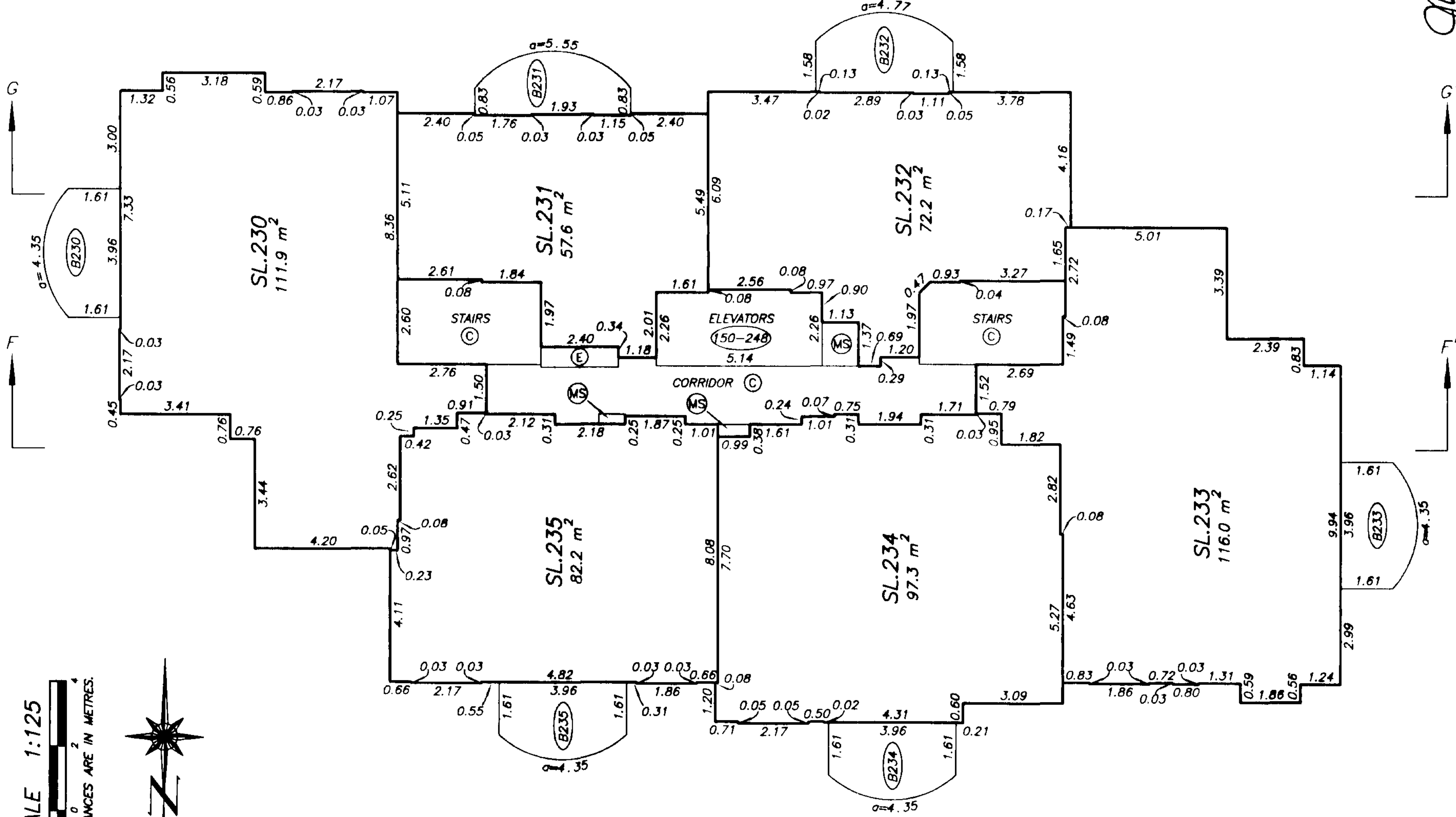
NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : MAY 22, 2003.
[Signature]

STRATA PLAN LMS 4084
PHASE 6

LEVEL SIXTEEN
FLOOR PLANS

SCALE 1:125
ALL DISTANCES ARE IN METRES.



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

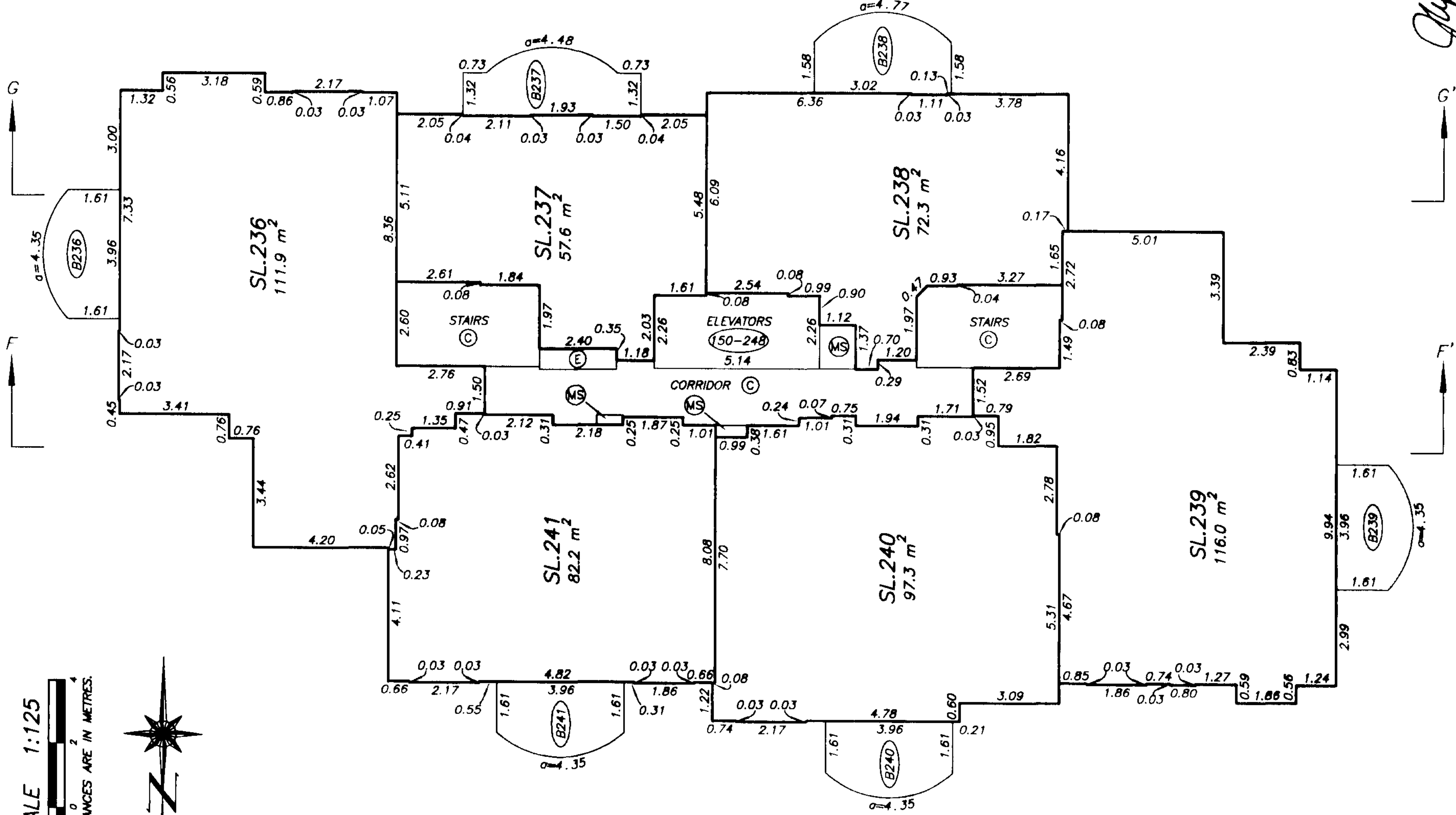
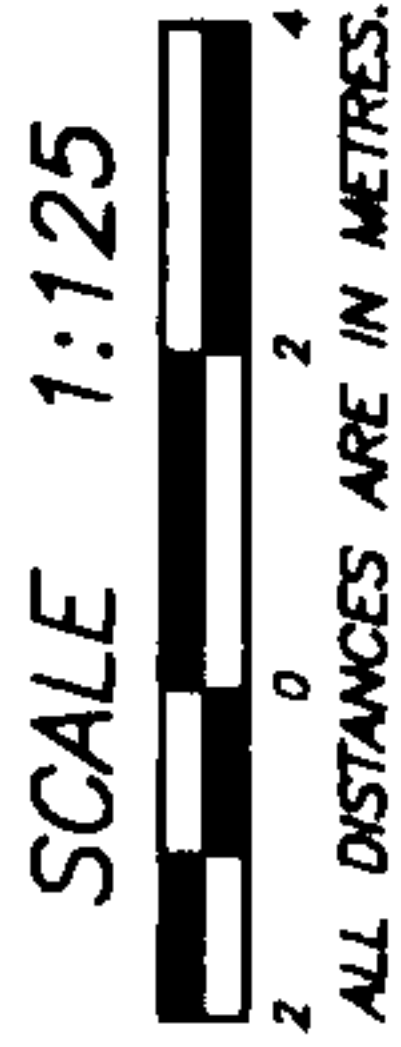
DATE : MAY 22, 2003.

DRAWING # 30204-68
FILE # 30204-68_16th

SHEET 34 OF 36 SHEETS

STRATA PLAN LMS 4084
PHASE 6

LEVEL SEVENTEEN
FLOOR PLANS



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

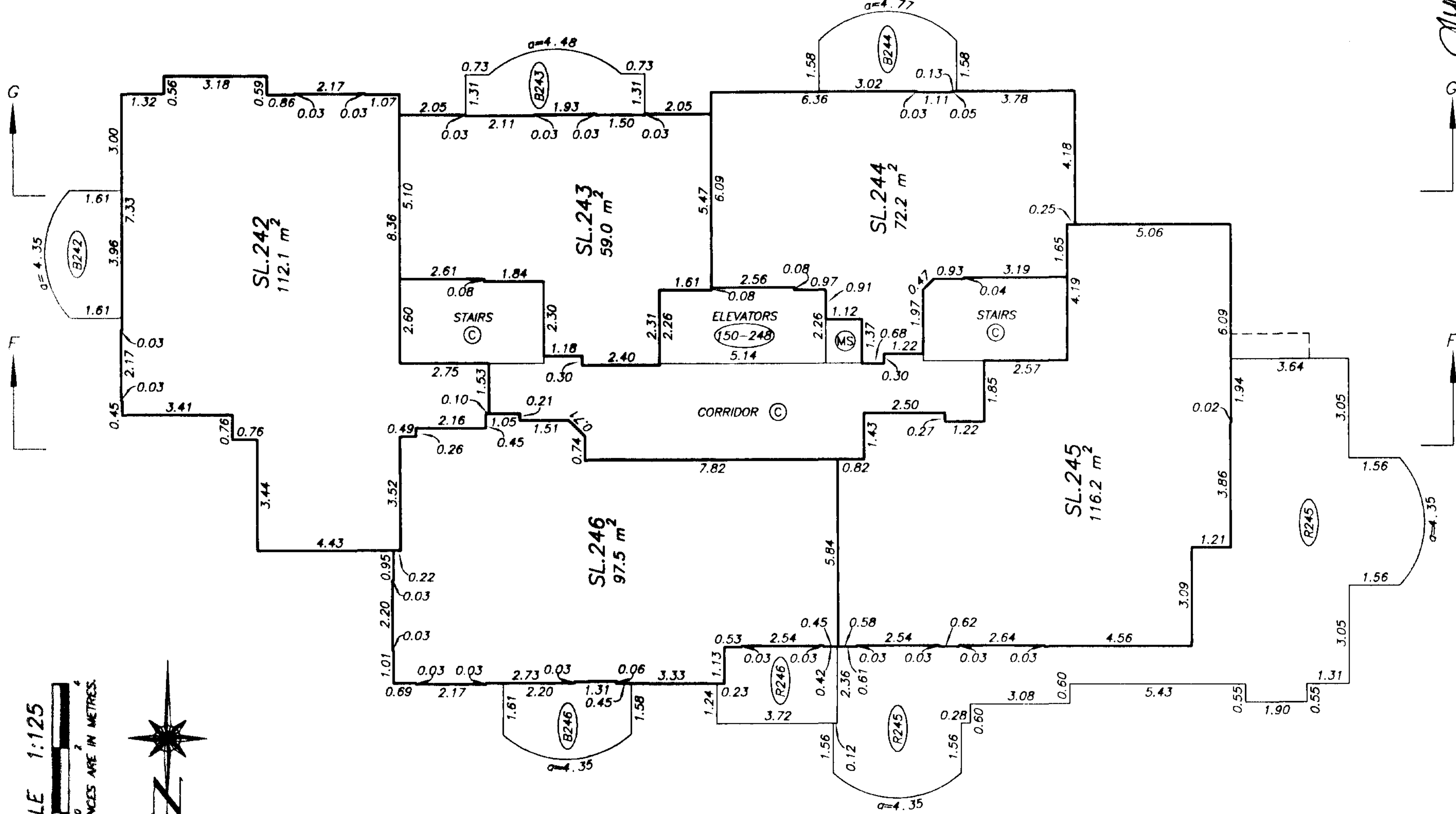
[Signature]

DATE MAY 22, 2003.

STRATA PLAN LMS 4084
PHASE 6

LEVEL EIGHTEEN
FLOOR PLANS

SCALE 1:125
ALL DISTANCES ARE IN METRES.

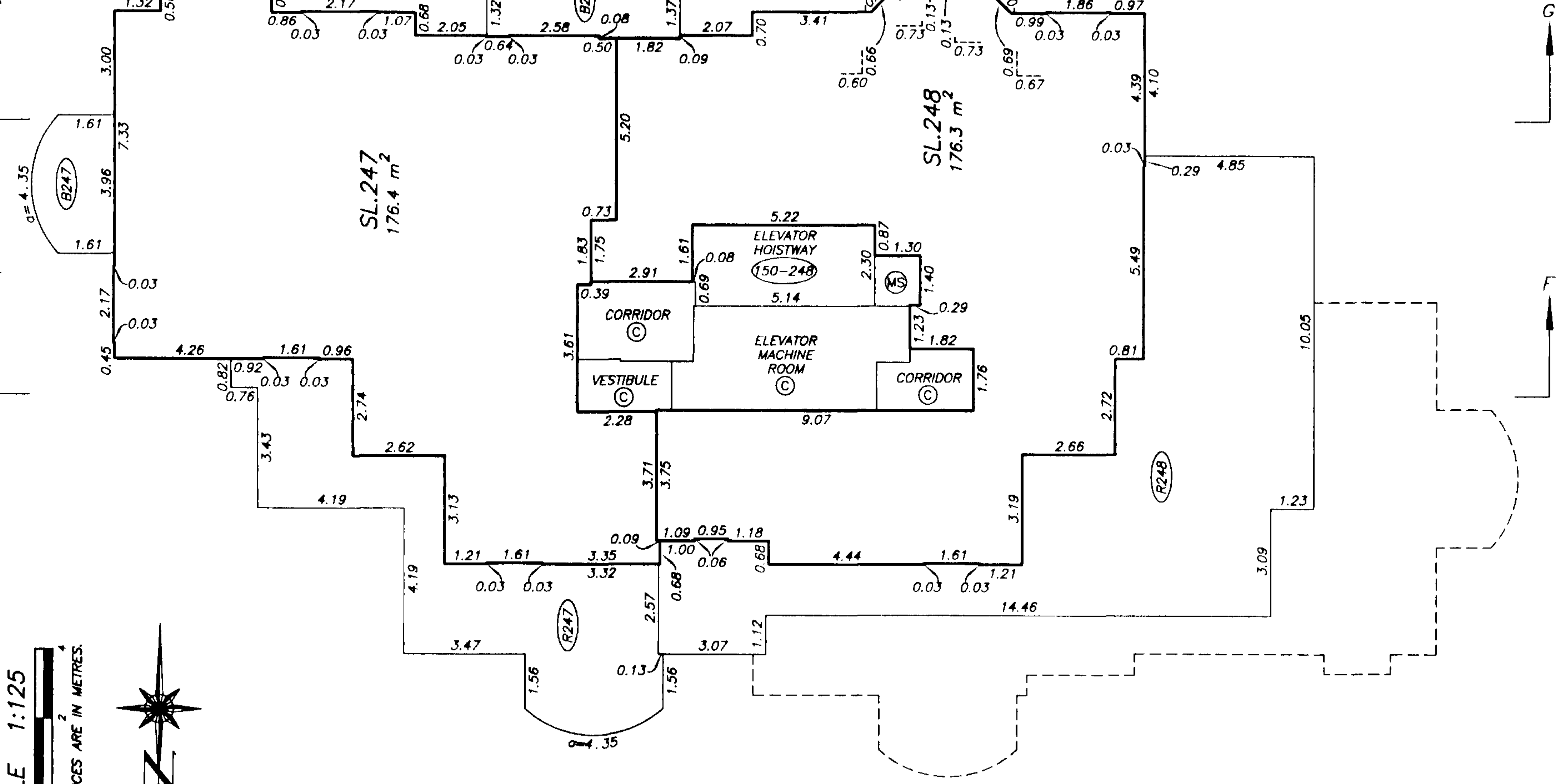


NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE MAY 22, 2003.

STRATA PLAN LMS 4084
PHASE 6

LEVEL NINETEEN
FLOOR PLANS



SCALE 1:125
ALL DISTANCES ARE IN METRES.



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : MAY 22, 2003
gub

**STRATA PLAN OF LOT 1 EXCEPT:
PHASES 1, 2, 3, 4, 5 AND 6,
STRATA PLAN LMS 4084, SECTION 16,
BLOCK 4 NORTH, RANGE 6 WEST,
N.W.D., PLAN LMP 35205**

**STRATA PLAN LMS 4084
PHASE 7**

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

THIS 6th DAY OF Dec., 2004.

"CITY OF RICHMOND"

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

Deputy

REGISTRAR

I. MacDonald /ps

Form P- BW550000

BW550001 - BW550096

"MONTE CARLO AT THE PALMS"

8480 GRANVILLE AVENUE
RICHMOND, B.C.



**INTEGRATED SURVEY
AREA No. 18
(RICHMOND)
NAD-83 (CSRS)**

THIS PLAN SHOWS GROUND-LEVEL
MEASURED DISTANCES. PRIOR
TO COMPUTATION OF U.T.M.
CO-ORDINATES, MULTIPLY BY
COMBINED SCALE FACTOR 0.9996040

SEE SHEET #2 FOR
LOT DIMENSIONS

SEE SHEET #3 FOR
BUILDING LOCATION
AND DIMENSIONS

THIS STRATA PLAN CONTAINS
LIMITED COMMON PROPERTY
ACCORDING TO SEC. 53 (2)
OF THE CONDOMINIUM ACT.

THE ADDRESS FOR THE SERVICE
OF DOCUMENTS ON THE STRATA
CORPORATION IS:

THE OWNERS: STRATA PLAN LMS4084
SUITE 1200 - 4555 KINGSWAY,
BURNABY, B.C. V5H 4T8

APPROVED AS PHASE 7 OF A 7 PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT

THIS 24 DAY OF November 2004.

U. Bulego
APPROVING OFFICER FOR THE
CITY OF RICHMOND

I, MIKE E. SHAW, 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: OCTOBER 30th, 2004.

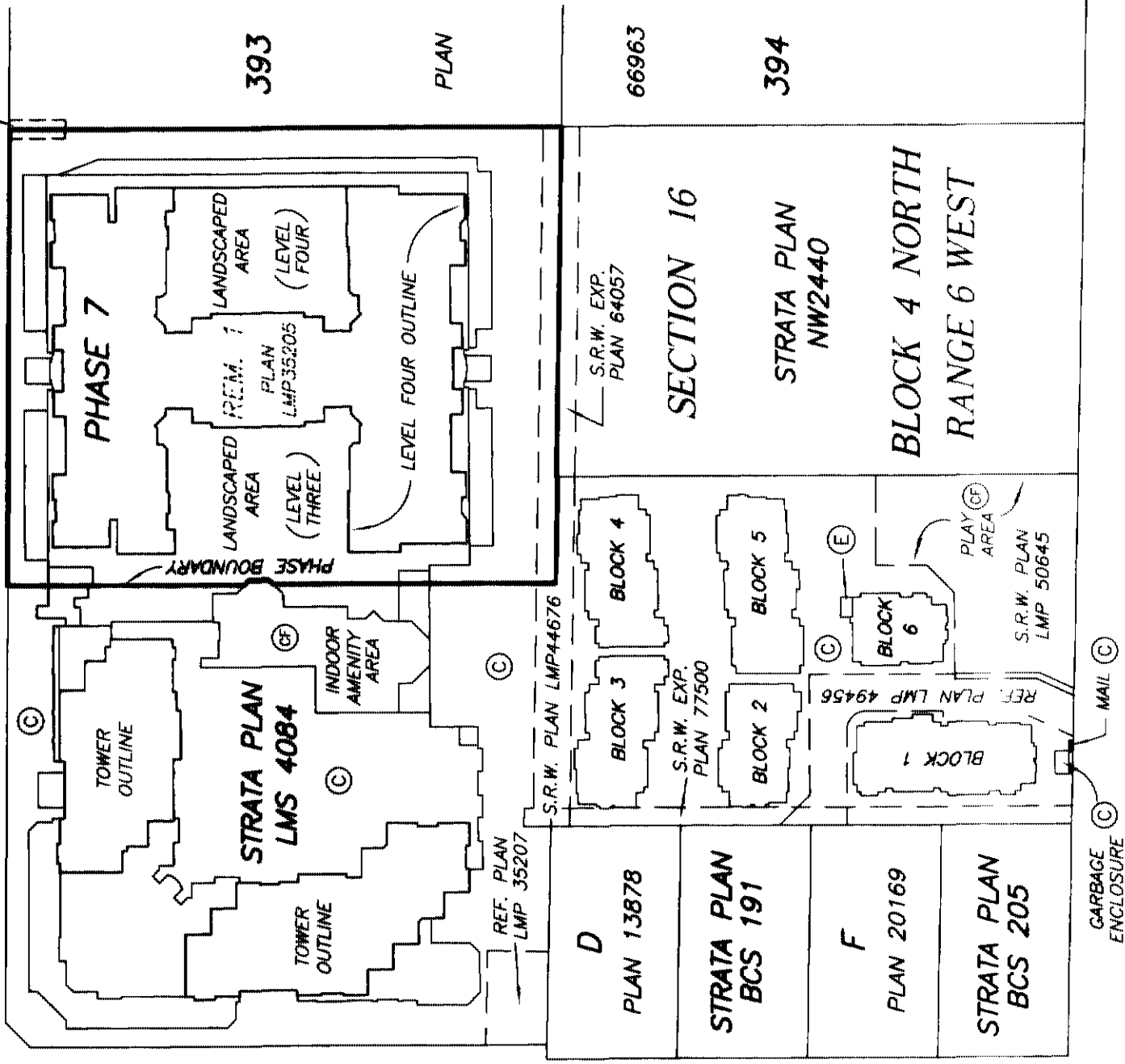
BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-8547 152nd STREET,
SURREY, B.C.
PHONE : 582-0717

DRAWING # 30204-73
FILE # 30204-73_FS
DATE : OCTOBER 30, 2004.

THIS PLAN LIES
WITHIN THE GREATER
VANCOUVER REGIONAL
DISTRICT

GRANVILLE AVENUE

R/W
PLAN 36675



LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
CONTROL MONUMENTS 77H4648 AND 77H4604

- SL - DENOTES STRATA LOT
- ELEV. - DENOTES ELEVATOR
- (C) - DENOTES COMMON PROPERTY
- (CF) - DENOTES COMMON FACILITY
- (E) - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- (V) - DENOTES VENT BEING COMMON PROPERTY
- (MS) - DENOTES MECHANICAL SHAFT
BEING COMMON PROPERTY
- (B278) - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 278
- (P251) - DENOTES PATIO BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 251
- (R328) - DENOTES ROOF DECK BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 328

ORIGINAL

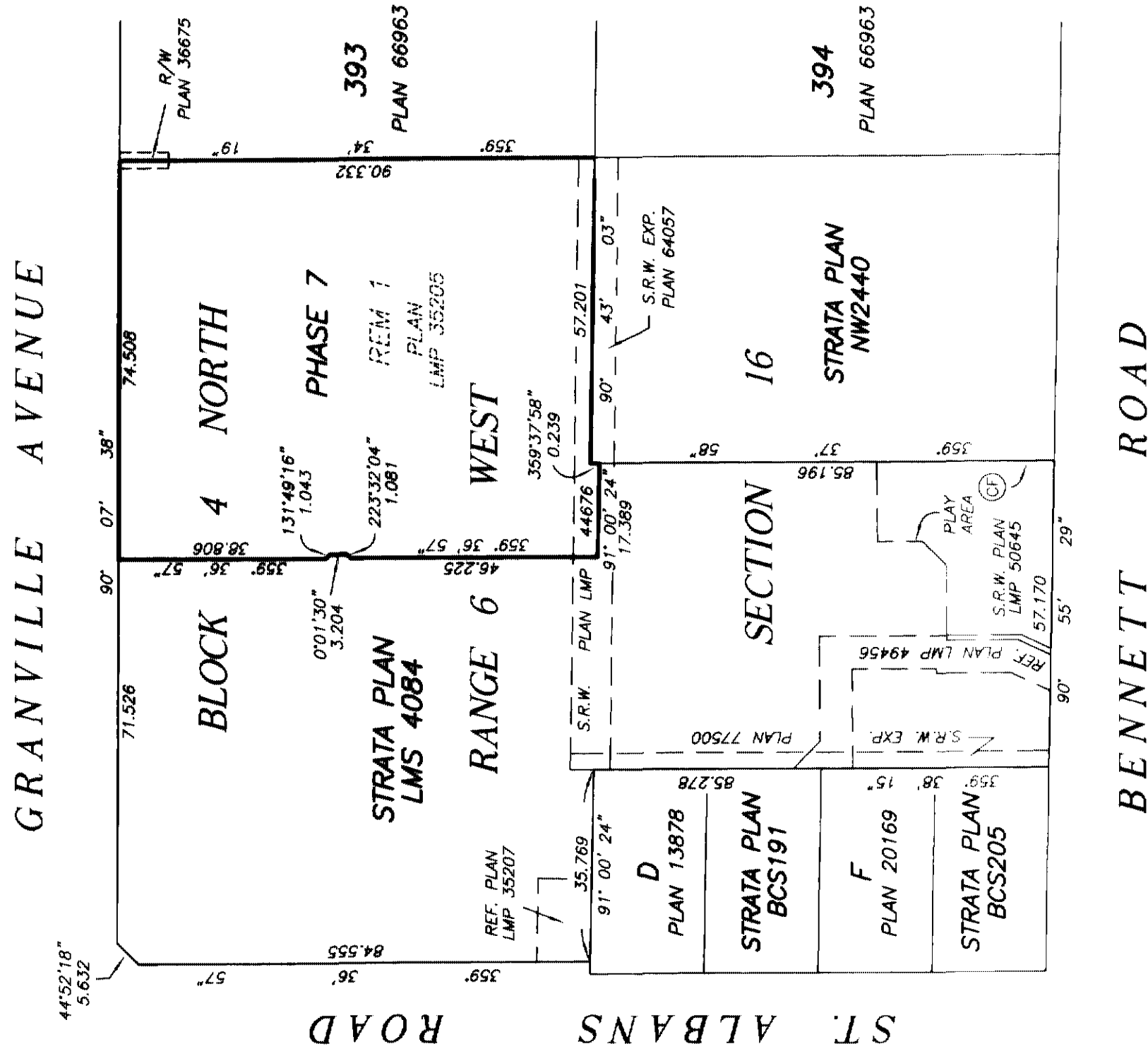
BOUNDARY DIMENSIONS

STRATA PLAN LMS 4084
PHASE 7

SCALE 1:1000



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 30th DAY OF OCTOBER, 2004. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER
ECP23975, 17 DAY OF NOVEMBER, 2004.

Phil C Shaw

DATE : OCTOBER 30, 2004.

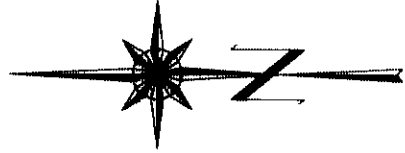
DRAWING # 30204-73
FILE # 30204-73_BDY

834

ORIGINAL

BUILDING LOCATION
AND DIMENSIONS

STRATA PLAN LMS 4084
PHASE 7

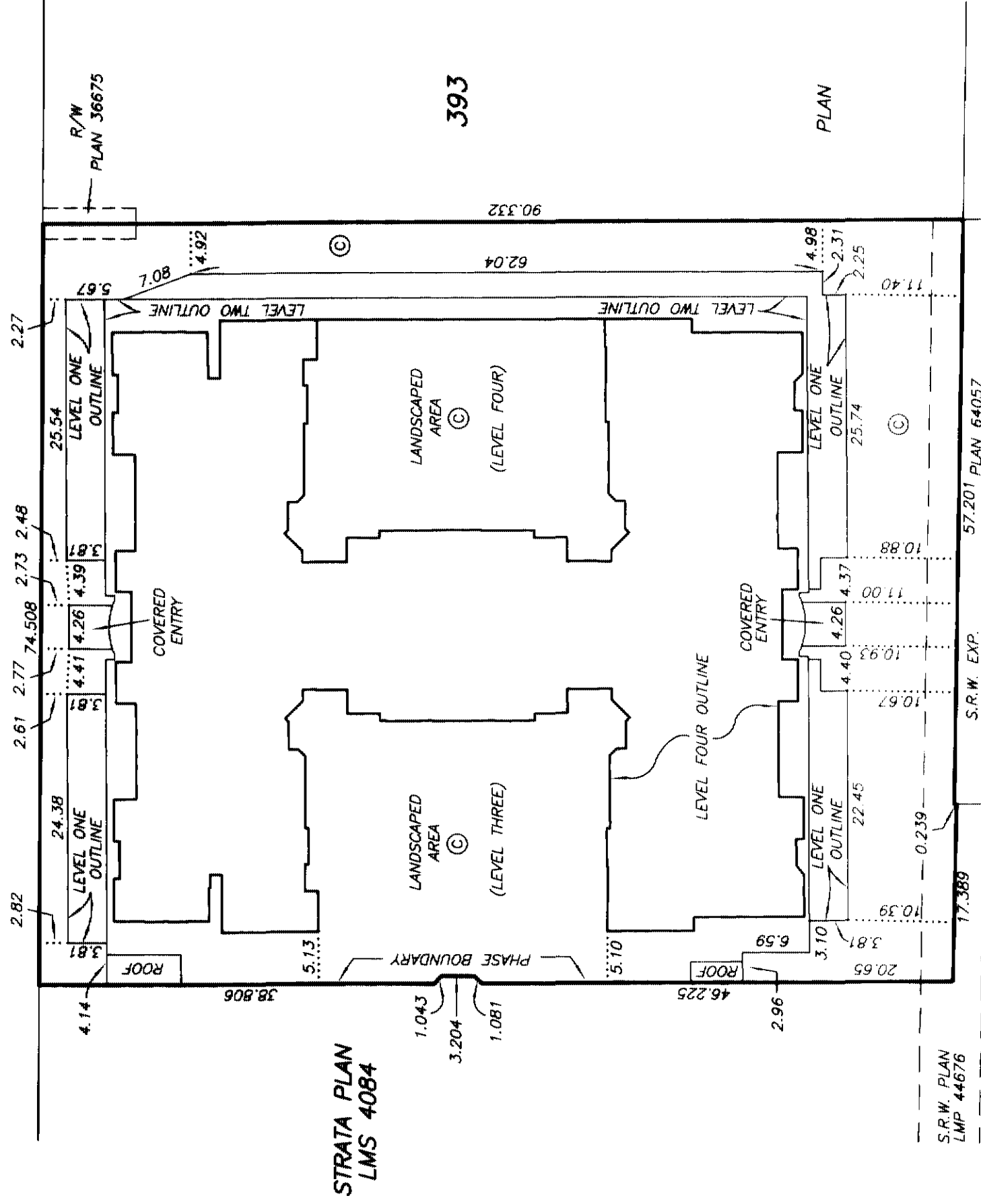


SCALE 1:500



ALL DISTANCES ARE IN METRES.

GRANVILLE AVENUE



STRATA PLAN LMS 4084
PHASE 7

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1		FORM 2		FORM 3	
		SCHEDULE OF UNIT ENTITLEMENT		SCHEDULE OF INTEREST UPON DESTRUCTION		SCHEDULE OF VOTING RIGHTS	
		UNIT ENTITLEMENT		INTEREST UPON DESTRUCTION		NUMBER OF VOTES	
251	7,10,19	858		1721		1	
252	7,10,19	854		1713		1	
253	7,10,20	861		1713		1	
254	7,10,20	861		1808		1	
255	8,10,21	860		1886		1	
256	8,10,21	863		1868		1	
257	8,10,22	858		1868		1	
258	8,10,22	859		1868		1	
259	7,11,23	864		2516		1	
260	7,11,23	729		1730		1	
261	7,11,23	800		1349		1	
262	7,11,24	803		1349		1	
263	7,11,24	728		1722		1	
264	7,11,24	973		2434		1	
265	7,11,24	1097		2483		1	
266	8,11,25	1139		2793		1	
267	8,11,25	727		1877		1	
268	8,11,26	1200		2907		1	
269	8,11,26	966		2414		1	
270	8,11,26	1686		4041		1	
271	8,11,26	893		1912		1	
272	8,11,26	882		1746		1	
273	8,11,27	936		2301		1	
274	7,11,27	938		2379		1	
275	7,11,23	856		1626		1	
276	7,11,23	633		1211		1	
277	7,11,23	1165		2905		1	
278	7,12,28	999		2396		1	
279	7,12,28	725		1678		1	
280	7,12,28	801		1289		1	
281	7,12,29	605		1306		1	
282	7,12,29	727		1635		1	
283	7,12,29	1002		2137		1	
284	7,12,29	1169		2820		1	
285	7,12,29	633		1211		1	
286	7,12,29	882		1730		1	
287	7,12,30	941		1912		1	
288	8,12,30	940		1912		1	
289	8,12,31	906		1791		1	
290	8,12,31	894		1808		1	
291	8,12,31	1715		3945		1	
292	8,12,31	990		2344		1	
293	8,12,32	1202		2836		1	
294	8,12,32	988		2344		1	
295	8,12,32	1710		3892		1	
296	8,12,32	896		1687		1	
297	8,12,32	879		1894		1	
298	8,12,30	939		2215		1	
299	7,12,30	940		2301		1	
300	7,12,28	856		1808		1	

STRATA PLAN LMS 4084 PHASE 7

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
301	7,12,28	635	1176	1
302	7,12,28	1166	2725	1
303	7,13,33	1001	2324	1
304	7,13,33	721	1721	1
305	7,13,33	601	1228	1
306	7,13,34	605	1315	1
307	7,13,34	721	1721	1
308	7,13,34	1002	2085	1
309	7,13,34	1168	2468	1
310	7,13,34	635	1185	1
311	7,13,34	880	1574	1
312	7,13,35	941	1842	1
313	8,13,35	941	1842	1
314	8,13,36	907	1721	1
315	8,13,36	898	1704	1
316	8,13,36	1716	3902	1
317	8,13,36	987	2171	1
318	8,13,37	1201	2768	1
319	8,13,37	983	2171	1
320	8,13,37	1710	3684	1
321	8,13,37	897	1704	1
322	8,13,37	883	1997	1
323	8,13,35	939	1929	1
324	7,13,35	940	1842	1
325	7,13,33	856	1817	1
326	7,13,33	635	1185	1
327	7,13,33	1166	2725	1
328	7,14,38	1264	3261	1
329	7,14,38	801	1297	1
330	7,14,39	805	1384	1
331	7,14,39	1265	3244	1
332	7,14,39	1319	3253	1
333	7,14,39	905	2118	1
334	7,14,40	936	1946	1
335	8,14,40	936	1946	1
336	8,14,41	905	2050	1
337	8,14,41	1315	3511	1
338	8,14,41	1265	2983	1
339	8,14,42	1201	3115	1
340	8,14,42	1263	3244	1
341	8,14,42	1314	3178	1
342	8,14,42	884	2137	1
343	8,14,40	936	1946	1
344	7,14,40	938	2293	1
345	7,14,38	882	2050	1
346	7,14,38	1316	3424	1
AGGREGATE PHASE 7		92,533	207,935	96.0
AGGREGATE PHASE 1, 2, 3, 4, 5, & 6		239,061	519,524	249.3
AGGREGATE PHASE 1, 2, 3, 4, 5, 6 & 7		331,594	727,459	345.3

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 2ND DAY OF DECEMBER, 2004.

Pt. 9
for SUPERINTENDENT OF REAL ESTATE

DATE : OCTOBER 30, 2004.

DRAWING # 30204-73
FILE # 30204-73_CA

M.E.S.

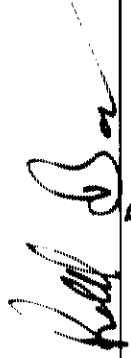
STRATA PLAN LMS 4084 PHASE 7

STATUTORY DECLARATION

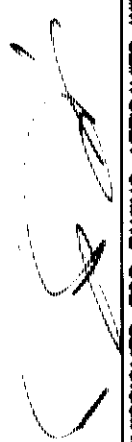
I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

- 1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER / DEVELOPER.
- 2) THE STRATA PLAN IS FOR RESIDENTIAL USE ONLY.

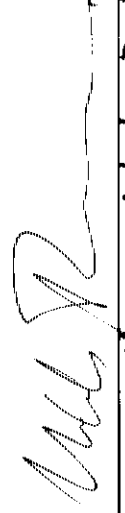
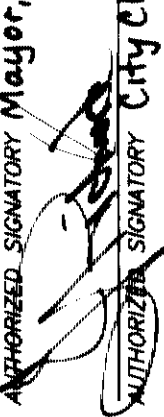
I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.


ROBERT BOSA

DECLARED BEFORE ME AT BURNABY
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 19 DAY OF NOVEMBER, 2004.


A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA
DIRK C.A. DE VUYST
SOLICITOR
1201-4555 KINGSTON WAY
BURNABY, B.C. V5H 4T8

THE CITY OF RICHMOND, REGISTERED OWNER OF COVENANTS BR187427 AND BL349731, HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.


AUTHORIZED SIGNATORY Mayor, Malcolm D. Brodie

AUTHORIZED SIGNATORY City Clerk, J. Richard McKenna

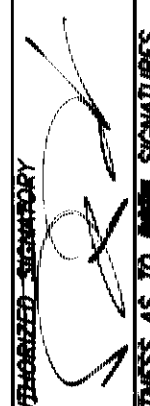
I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF OCTOBER 30th, 2004, BEEN PREVIOUSLY OCCUPIED.


B.C.L.S.

OWNER:

BOSA VENTURES (RICHMOND) INC.
INC. NO. 524813


AUTHORIZED SIGNATORY
ROBERT BOSA

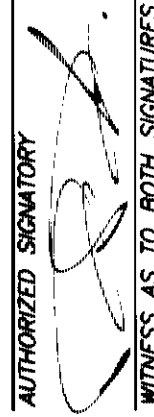

AUTHORIZED SIGNATORY
WITNESS AS TO BOTH SIGNATURES
DIRK C.A. DE VUYST
SOLICITOR
OCCUPATION OF WITNESS

1201-4555 KINGSTON WAY, BURNABY, B.C. V5H 4T8
ADDRESS OF WITNESS

MORTGAGEE:

MCAP FINANCIAL CORPORATION
INCORPORATION NO. A46883


AUTHORIZED SIGNATORY
BOB MACIVER


AUTHORIZED SIGNATORY
WITNESS AS TO BOTH SIGNATURES
DIRK C.A. DE VUYST
SOLICITOR
OCCUPATION OF WITNESS

1201-4555 KINGSTON WAY, BURNABY, B.C. V5H 4T8
ADDRESS OF WITNESS

SECTIONS

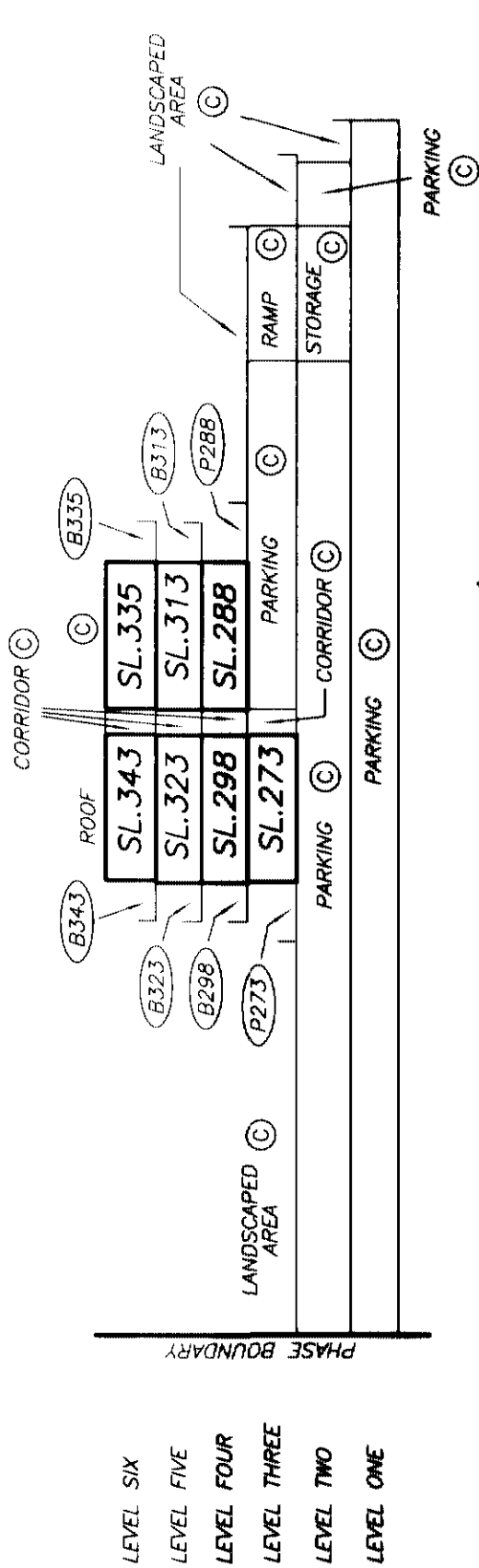
STRATA PLAN LMS 4084

PHASE 7

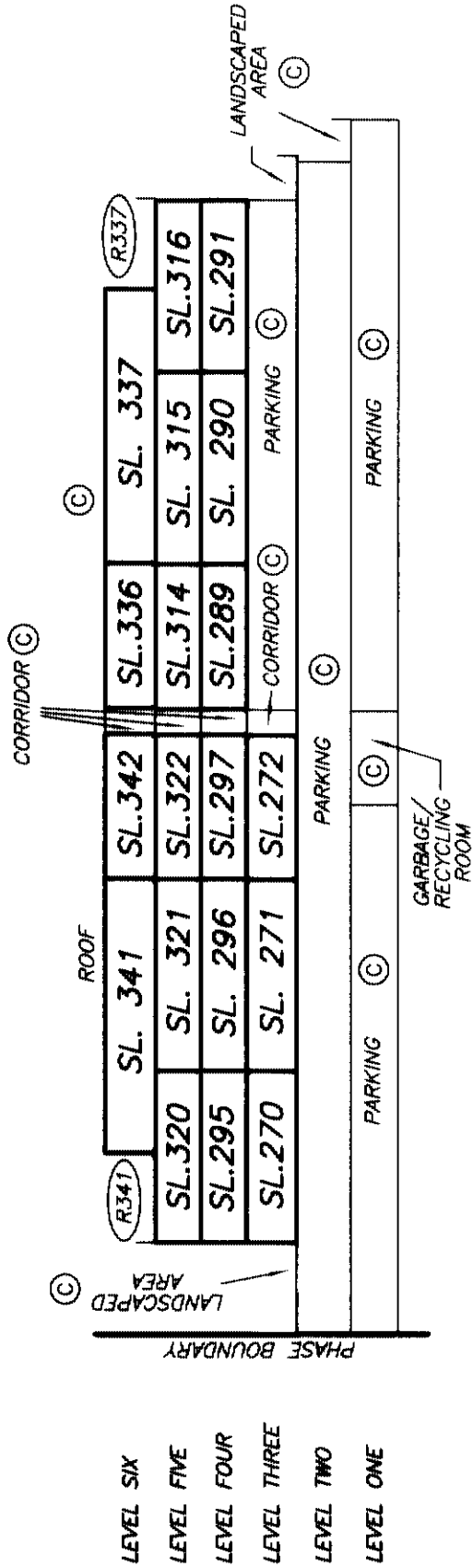
SCALE 1:400



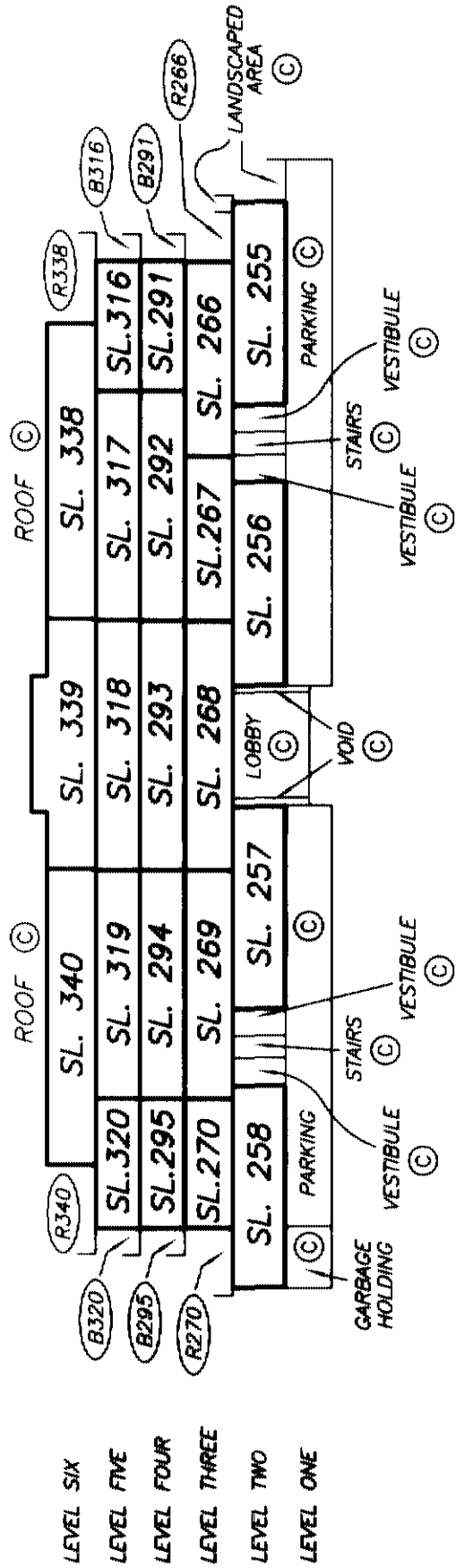
ALL DISTANCES ARE IN METRES.



SECTION L - L'



SECTION M - M'



SECTION N - N'

**LEVEL ONE
KEY PLAN**

**STRATA PLAN LMS 4084
PHASE 7**

SCALE 1:400



ALL DISTANCES ARE IN METRES.

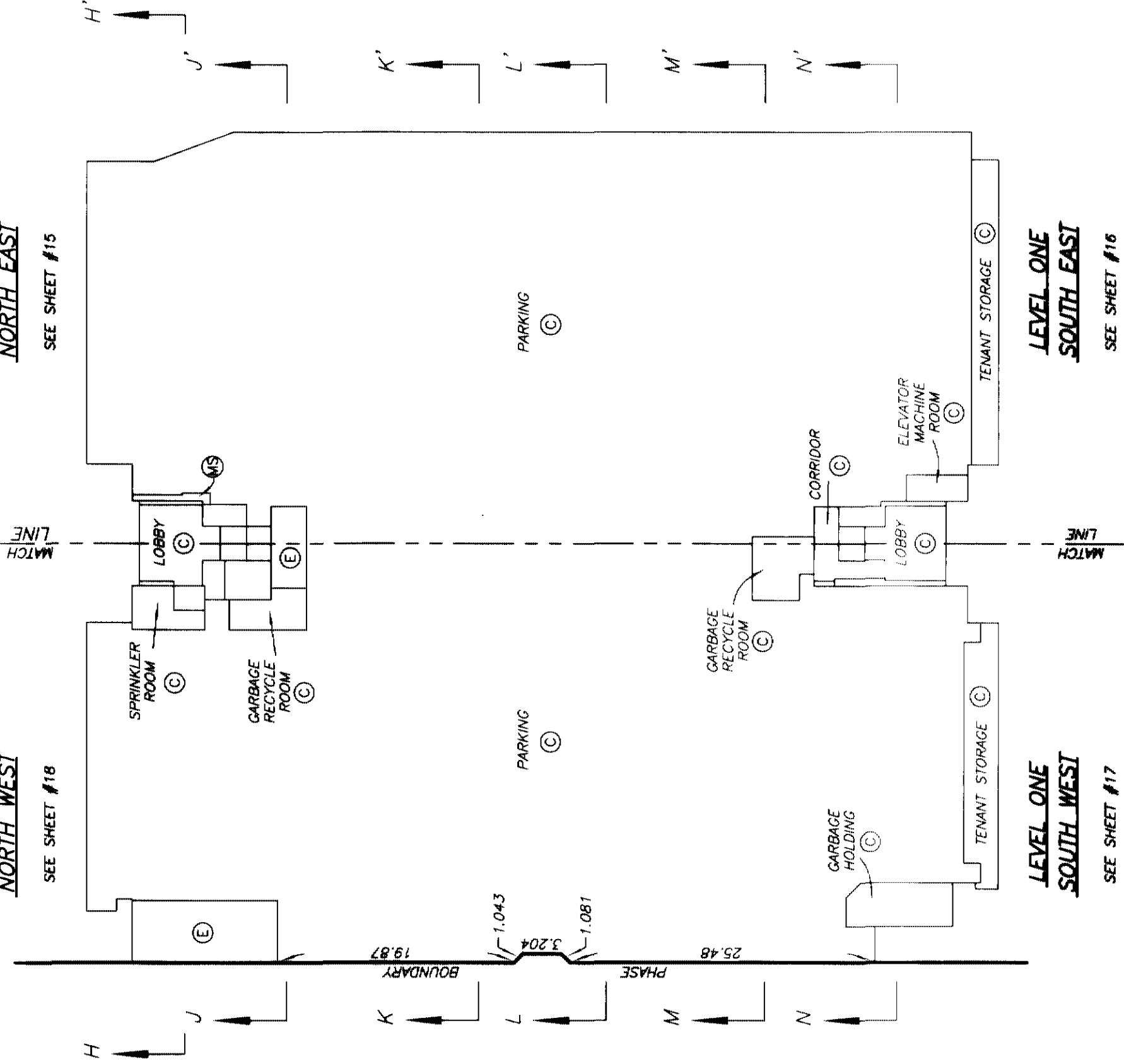


**LEVEL ONE
NORTH WEST**

SEE SHEET #18

**LEVEL ONE
NORTH EAST**

SEE SHEET #15



**LEVEL ONE
SOUTH WEST**

SEE SHEET #17

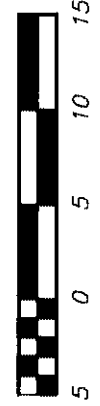
**LEVEL ONE
SOUTH EAST**

SEE SHEET #16

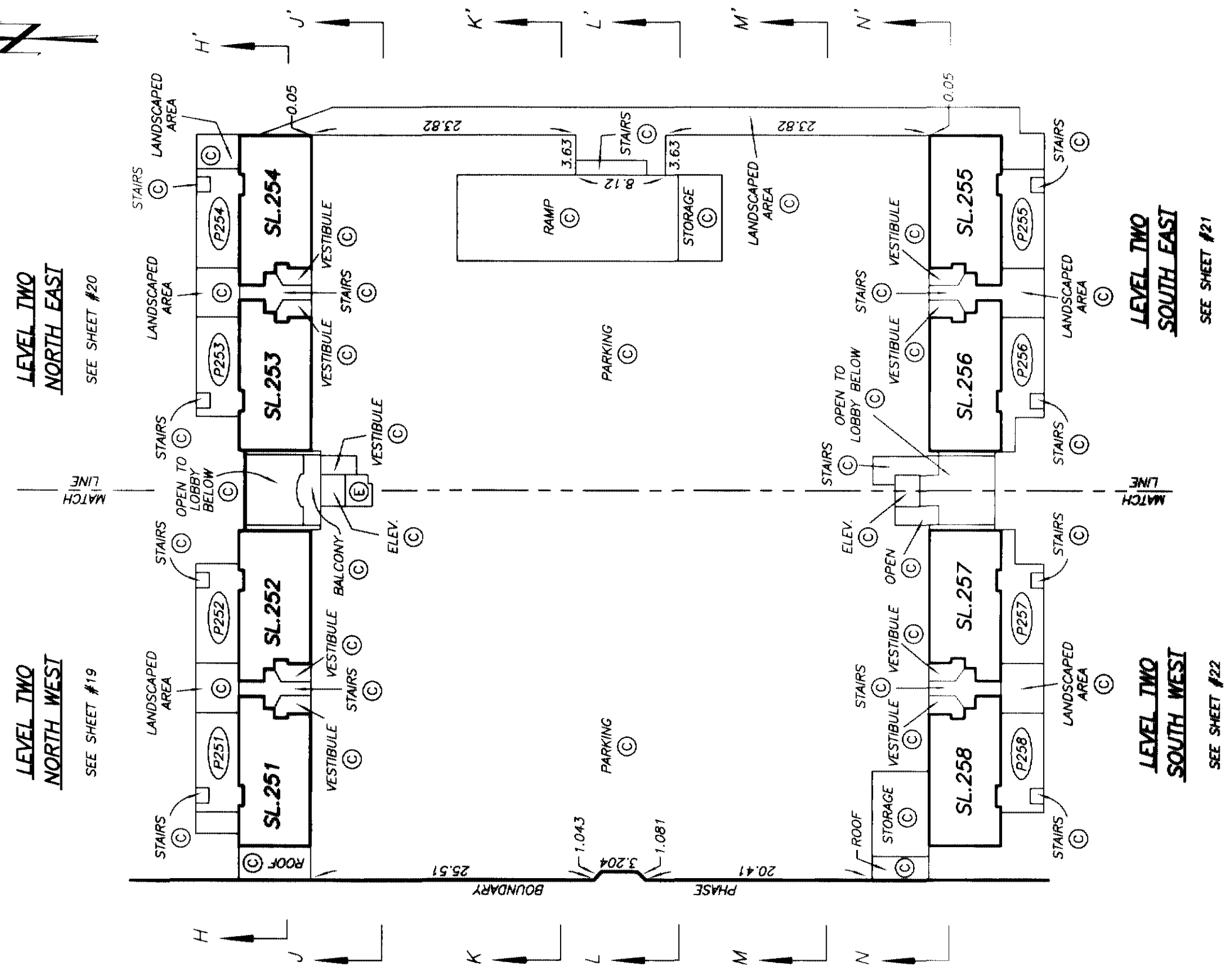
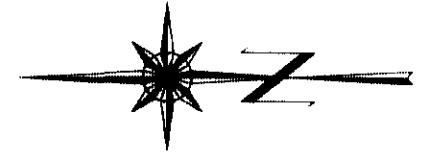
**LEVEL TWO
KEY PLAN**

**STRATA PLAN LMS 4084
PHASE 7**

SCALE 1:400



ALL DISTANCES ARE IN METRES.



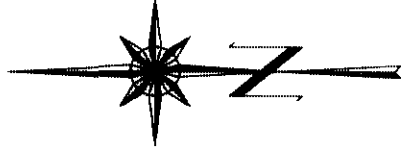
LEVEL THREE
KEY PLAN

STRATA PLAN LMS 4084
PHASE 7

SCALE 1:400



ALL DISTANCES ARE IN METRES.



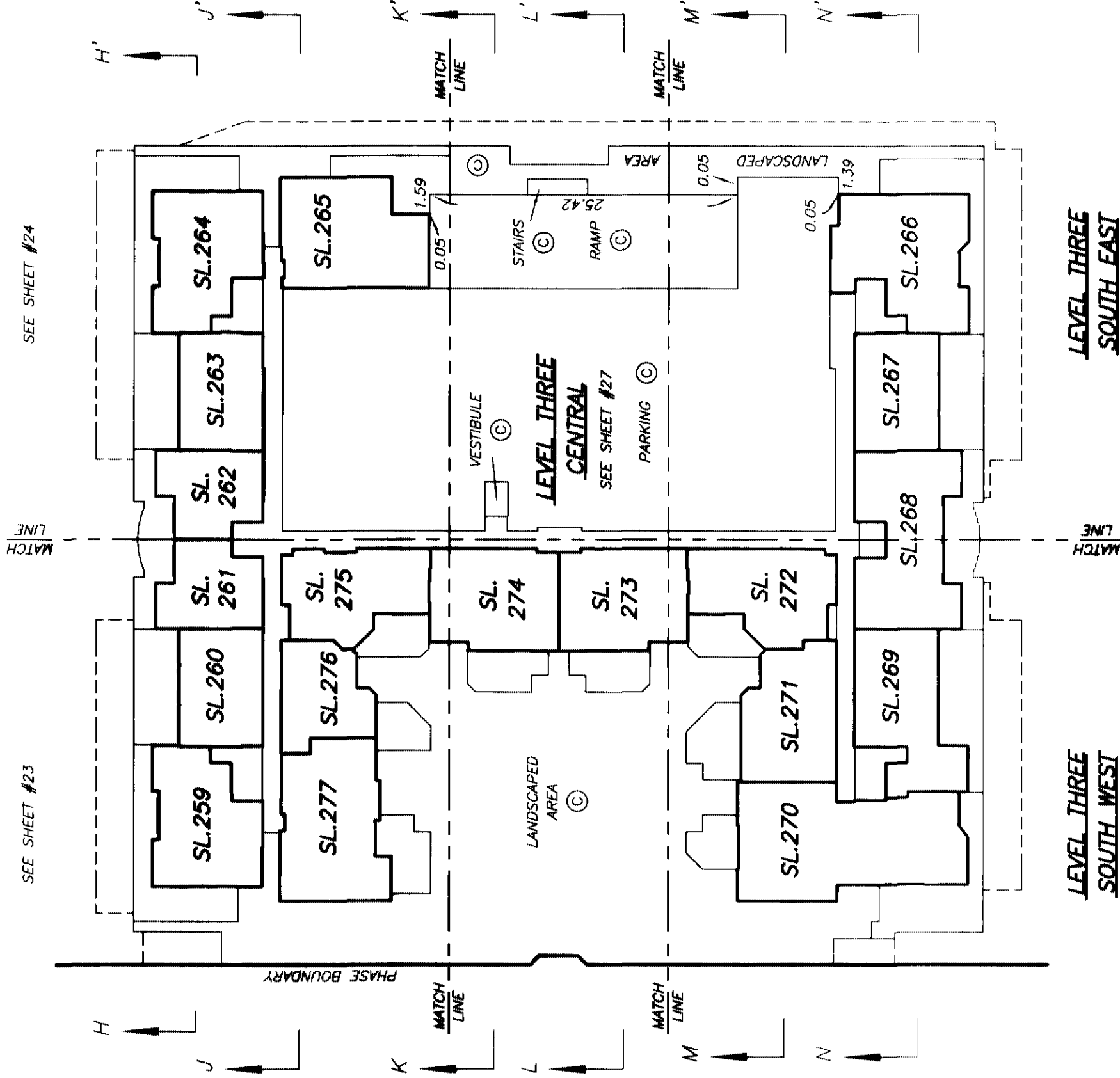
LEVEL THREE
NORTH WEST

SEE SHEET #23

MATCH
LINE

LEVEL THREE
NORTH EAST

SEE SHEET #24



LEVEL THREE
SOUTH WEST

SEE SHEET #26

LEVEL THREE
SOUTH EAST

SEE SHEET #25

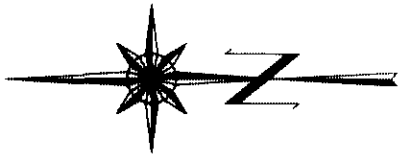
LEVEL FOUR
KEY PLAN

STRATA PLAN LMS 4084
PHASE 7

SCALE 1:400



ALL DISTANCES ARE IN METRES.

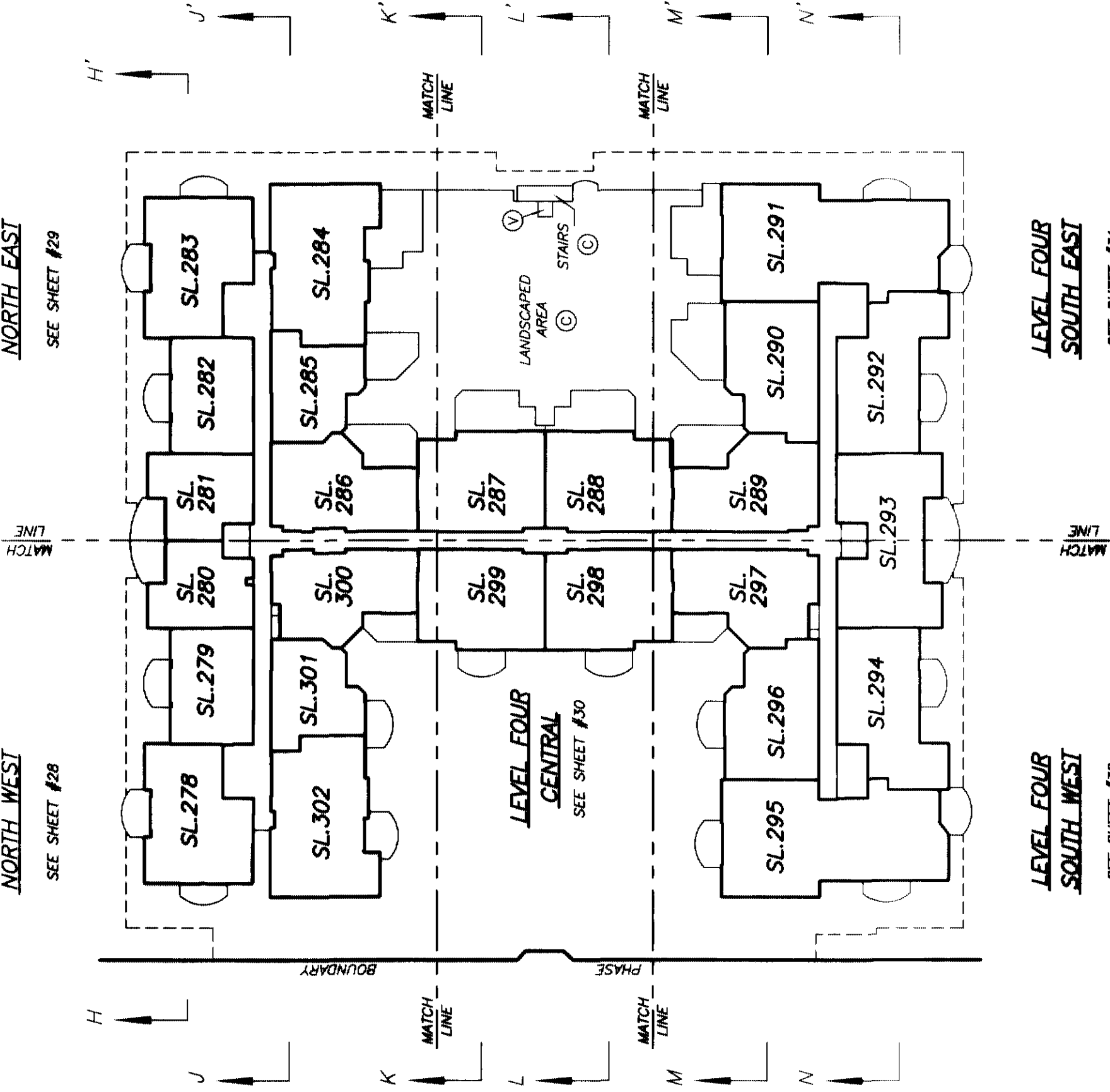


LEVEL FOUR
NORTH WEST

SEE SHEET #28

LEVEL FOUR
NORTH EAST

SEE SHEET #29



LEVEL FOUR
SOUTH WEST

SEE SHEET #32

LEVEL FOUR
SOUTH EAST

SEE SHEET #31

**LEVEL FIVE
KEY PLAN**

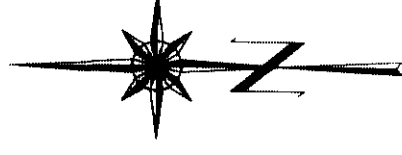
**STRATA PLAN LMS 4084
PHASE 7**

SHEET 13 OF 42 SHEETS

SCALE 1:400



ALL DISTANCES ARE IN METRES.

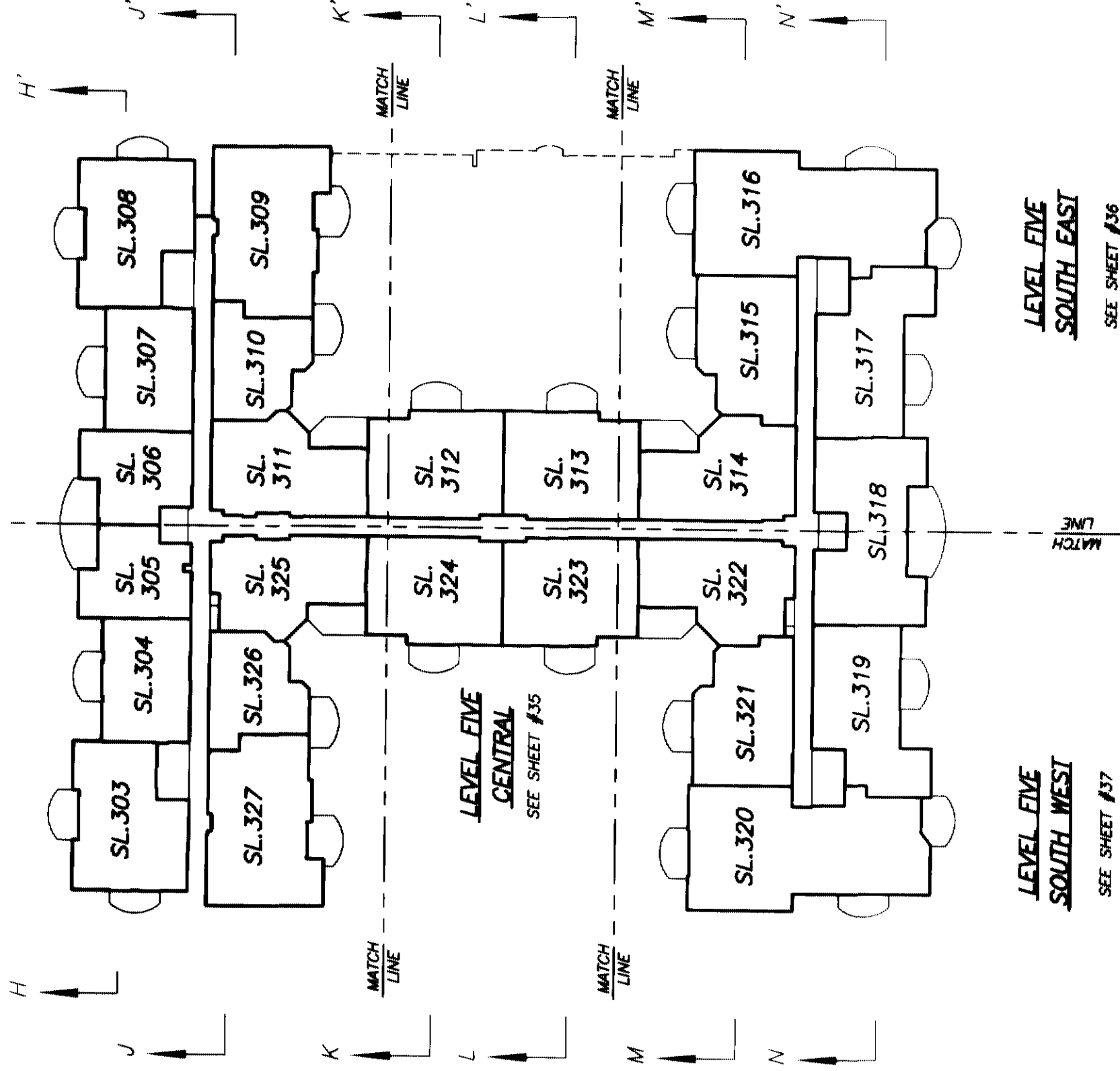


**LEVEL FIVE
NORTH WEST**

SEE SHEET #33

**LEVEL FIVE
NORTH EAST**

SEE SHEET #34



**LEVEL FIVE
CENTRAL**

SEE SHEET #35

**LEVEL FIVE
SOUTH WEST**

SEE SHEET #37

**LEVEL FIVE
SOUTH EAST**

SEE SHEET #36

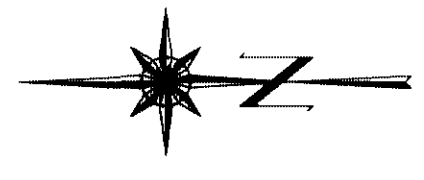
LEVEL SIX
KEY PLAN

STRATA PLAN LMS 4084
PHASE 7

SCALE 1:400

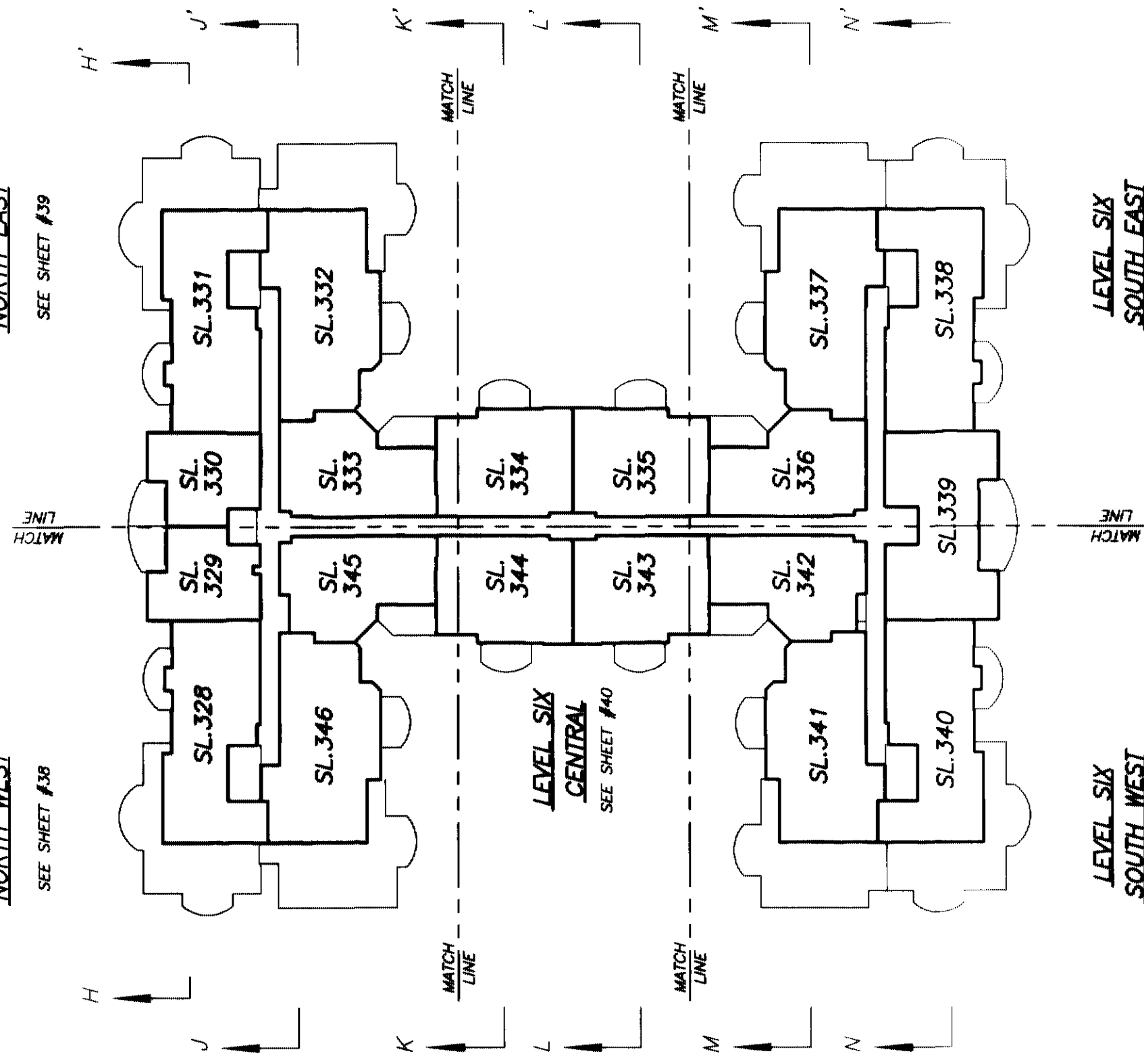


ALL DISTANCES ARE IN METRES.



LEVEL SIX
NORTH WEST
SEE SHEET #38

LEVEL SIX
NORTH EAST
SEE SHEET #39



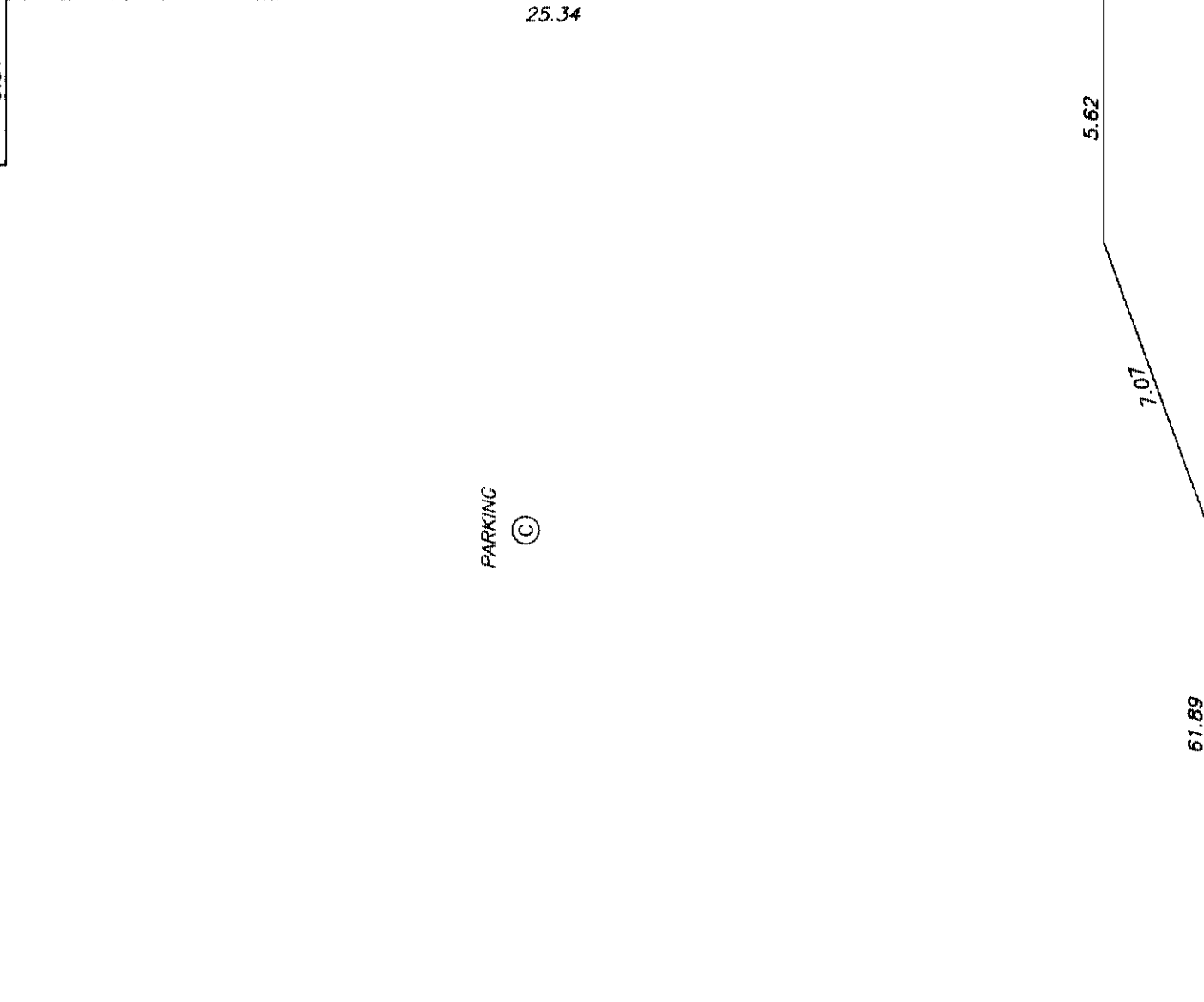
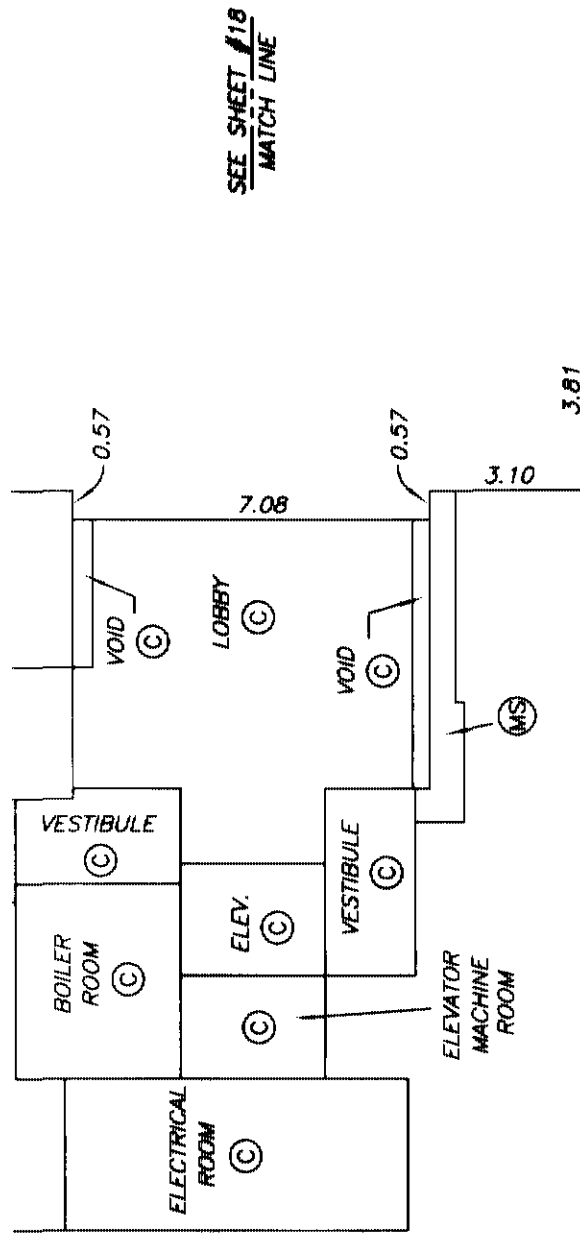
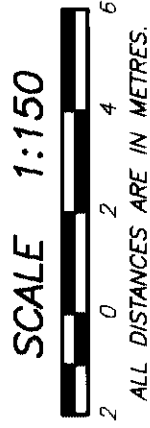
LEVEL SIX
CENTRAL
SEE SHEET #40

LEVEL SIX
SOUTH WEST
SEE SHEET #42

LEVEL SIX
SOUTH EAST
SEE SHEET #41

FLOOR PLANS
LEVEL ONE
NORTH EAST

STRATA PLAN LMS 4084
PHASE 7

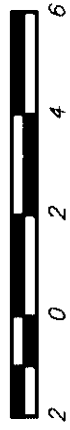


M.C.D.

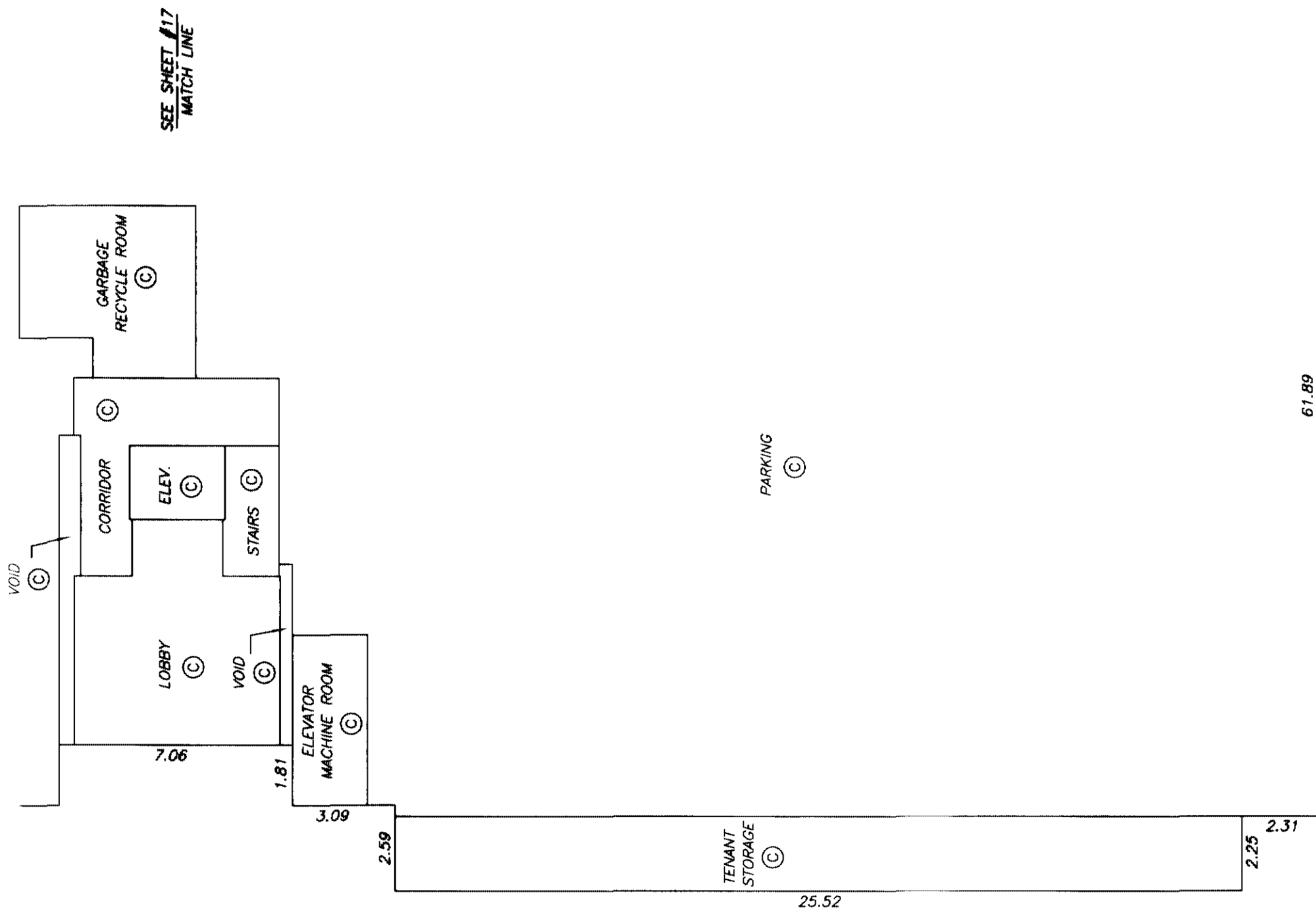
FLOOR PLANS
LEVEL ONE
SOUTH EAST

STRATA PLAN LMS 4084
PHASE 7

SCALE 1:150



ALL DISTANCES ARE IN METRES.

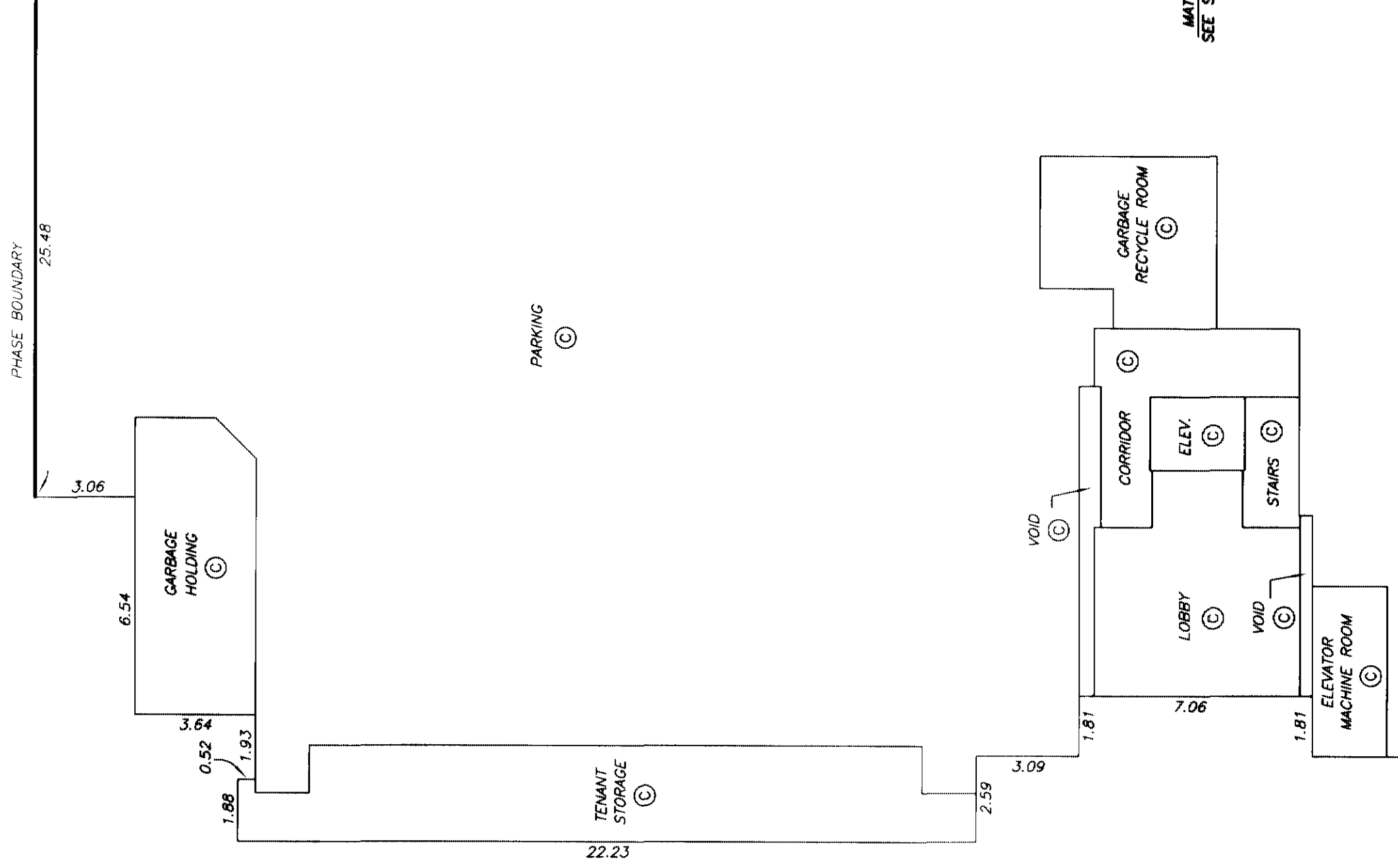
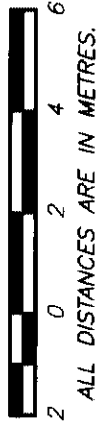


SHEET 17 OF 42 SHEETS

FLOOR PLANS
LEVEL ONE
SOUTH WEST

STRATA PLAN LMS 4084
PHASE 7

SCALE 1:150



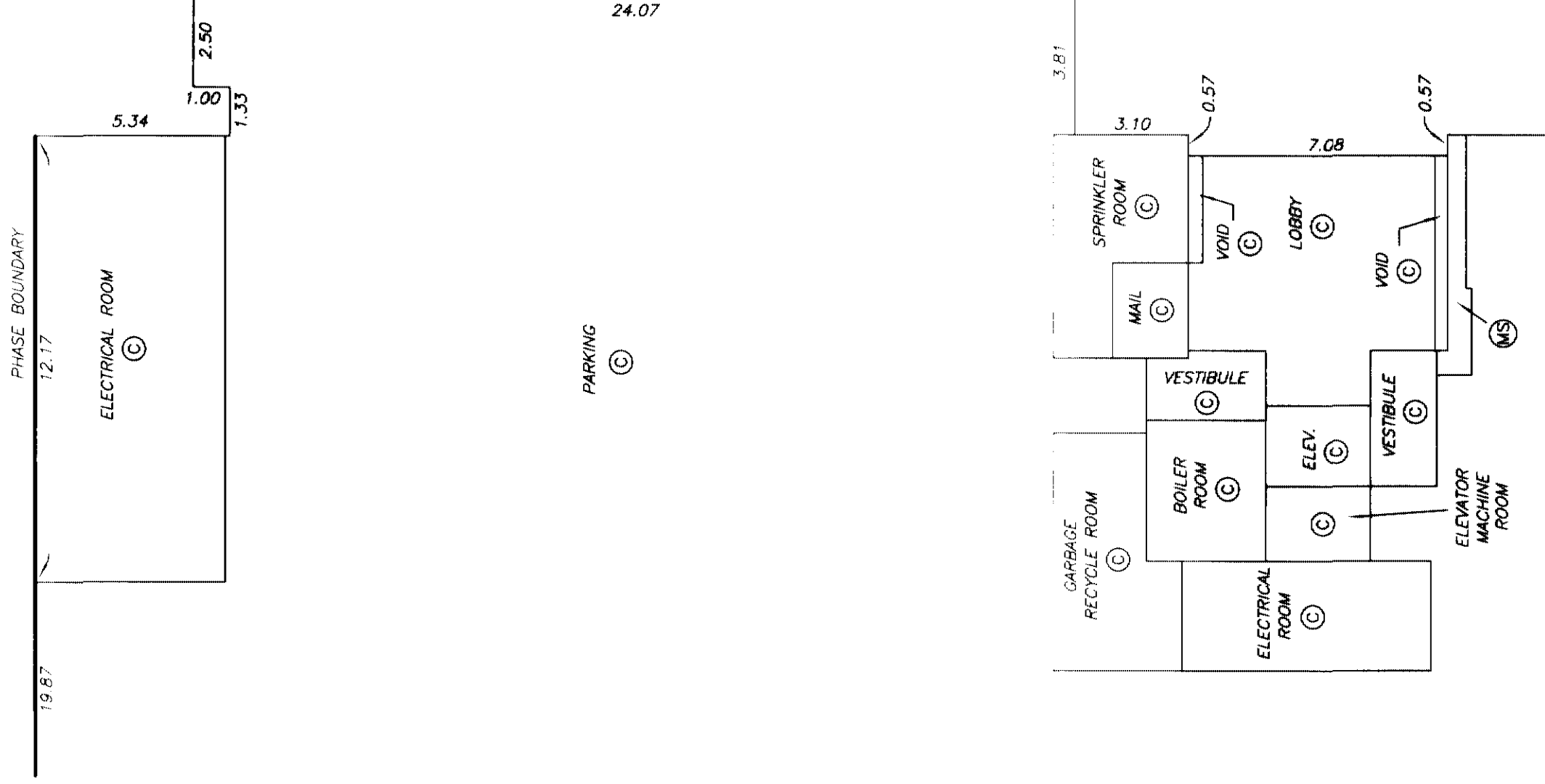
MATCH LINE
SEE SHEET #16

MATCH LINE
SEE SHEET #16

SHEET 18 OF 42 SHEETS

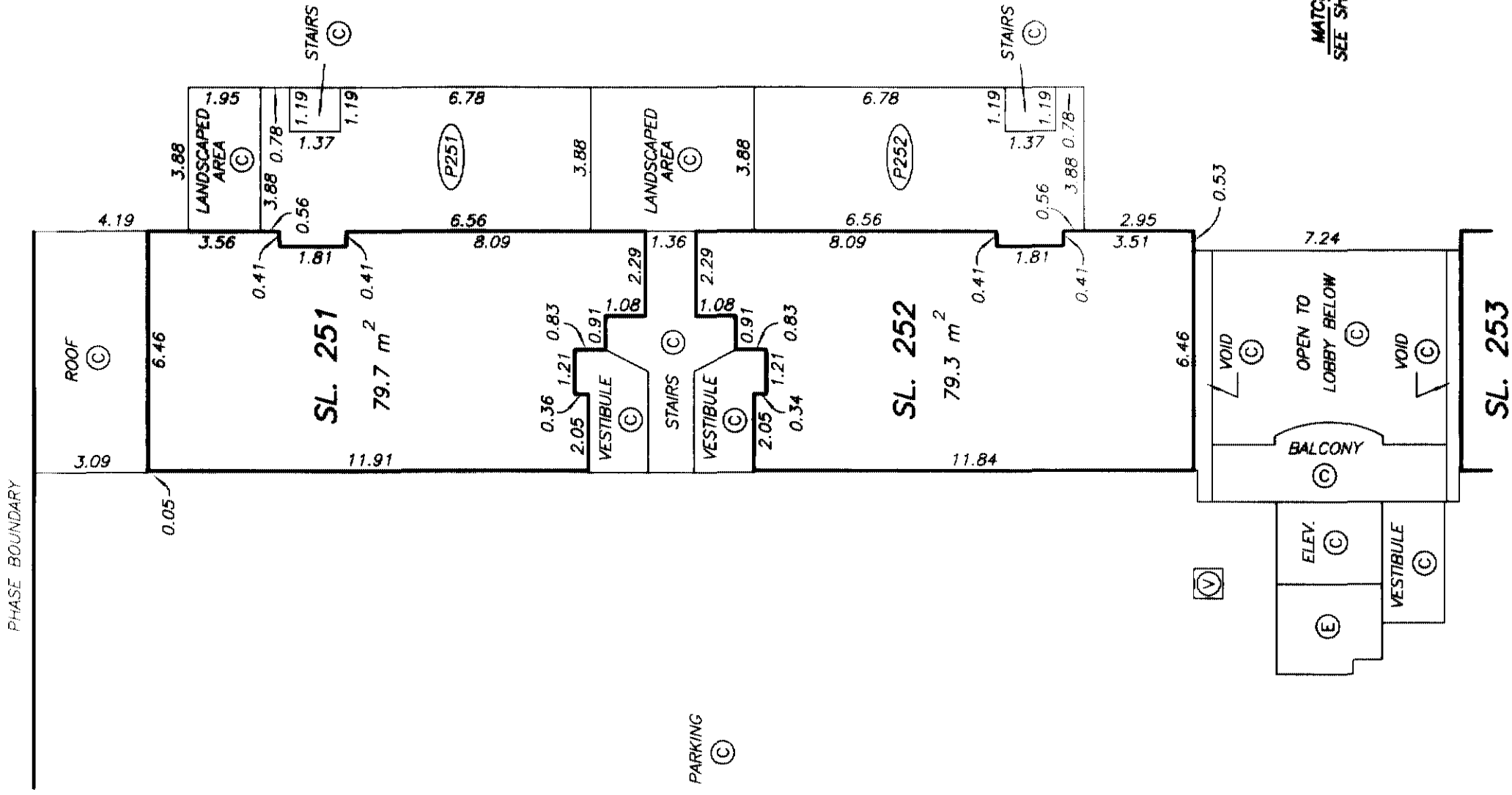
FLOOR PLANS
LEVEL ONE
NORTH WEST

STRATA PLAN LMS 4084
PHASE 7



FLOOR PLANS
LEVEL TWO
NORTH WEST

STRATA PLAN LMS 4084
PHASE 7



STRATA PLAN LMS 4084
PHASE 7

SCALE 1:150

2 0 2 4 6

ALL DISTANCES ARE IN METRES.

PHASE BOUNDARY

MATCH LINE
SEE SHEET #27

LANDSCAPED
AREA
C

CORRIDOR

SL. 276

SL. 260

SL. 259

SL. 277²

SL. 274

SL. 275

SL. 261

MATCH LINE
SEE SHEET 124

MATCH LINE
SEE SHEET #27

PARKING (C)

MATCH LINE SEE SHEET 24

NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DRAWING # 30204-73
FILE # 30204-73_3DP

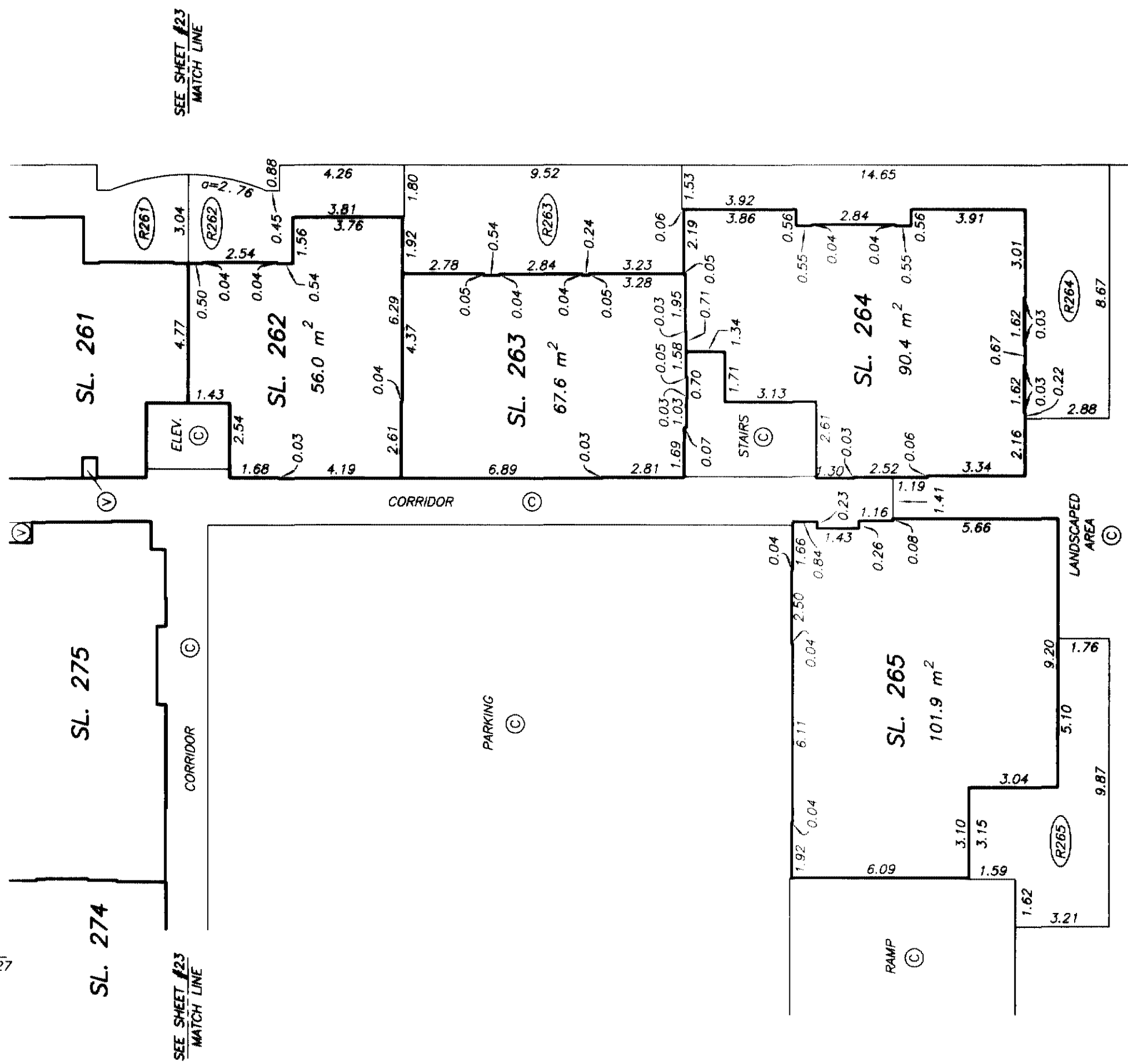
DATE : OCTOBER 30, 2004.
M.F.S.

ORIGINAL

STRATA PLAN LMS 4084
PHASE 7



ALL DISTANCES ARE IN METRES.



MATCH LINE
SEE SHEET #27

NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : OCTOBER 30, 2004.

DRAWING # 30204-73
FILE # 30204-73_30P

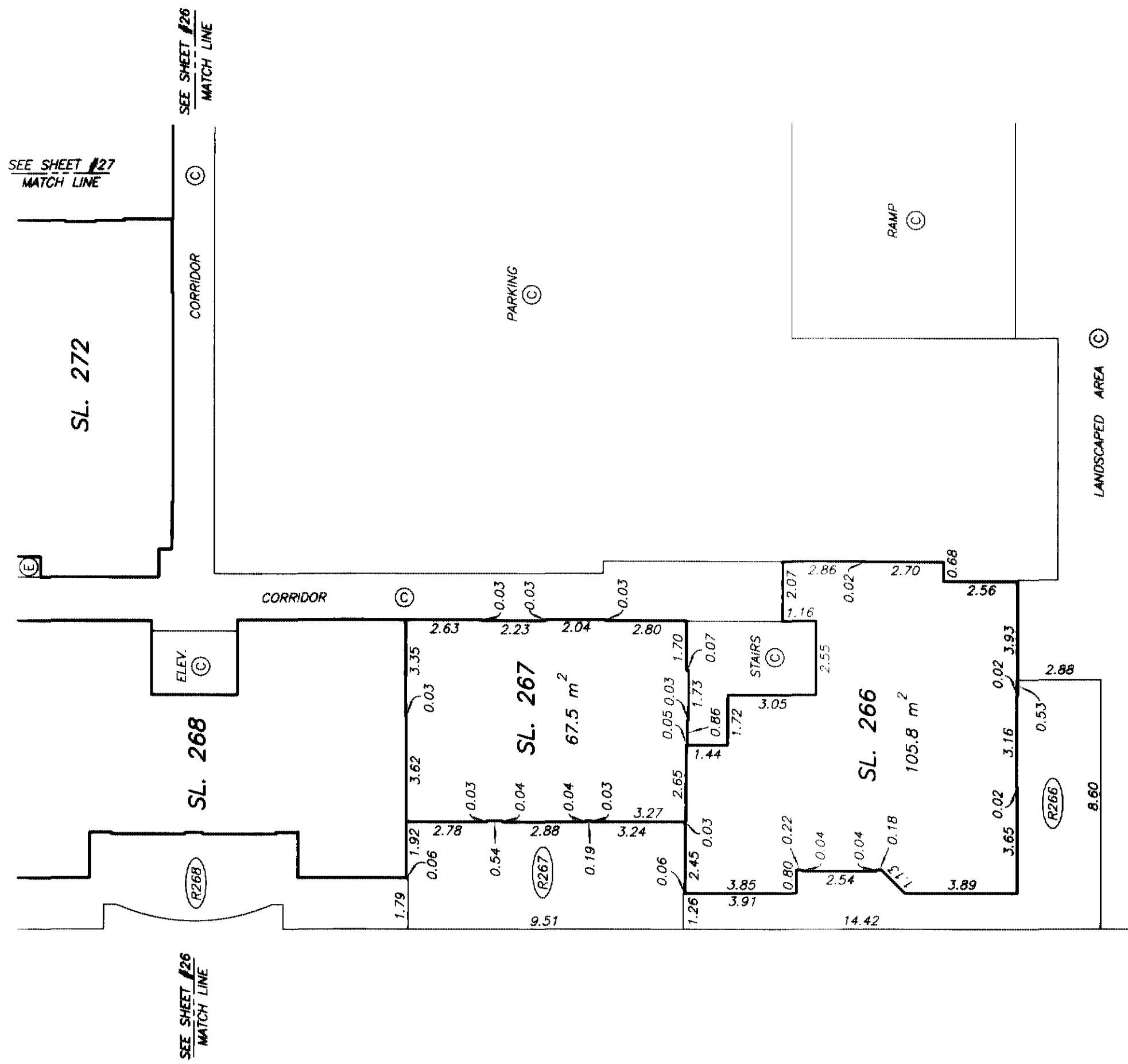
234

ORIGINAL

STRATA PLAN LMS 4084
PHASE 7

2 0 2 4 6

ALL DISTANCES ARE IN METRES.



SEE SHEET #27
MATCH LINE

NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : OCTOBER 30, 2004.
M.C.S.

DRAWING # 30204-73
FILE # 30204-73_30P

ORIGINAL

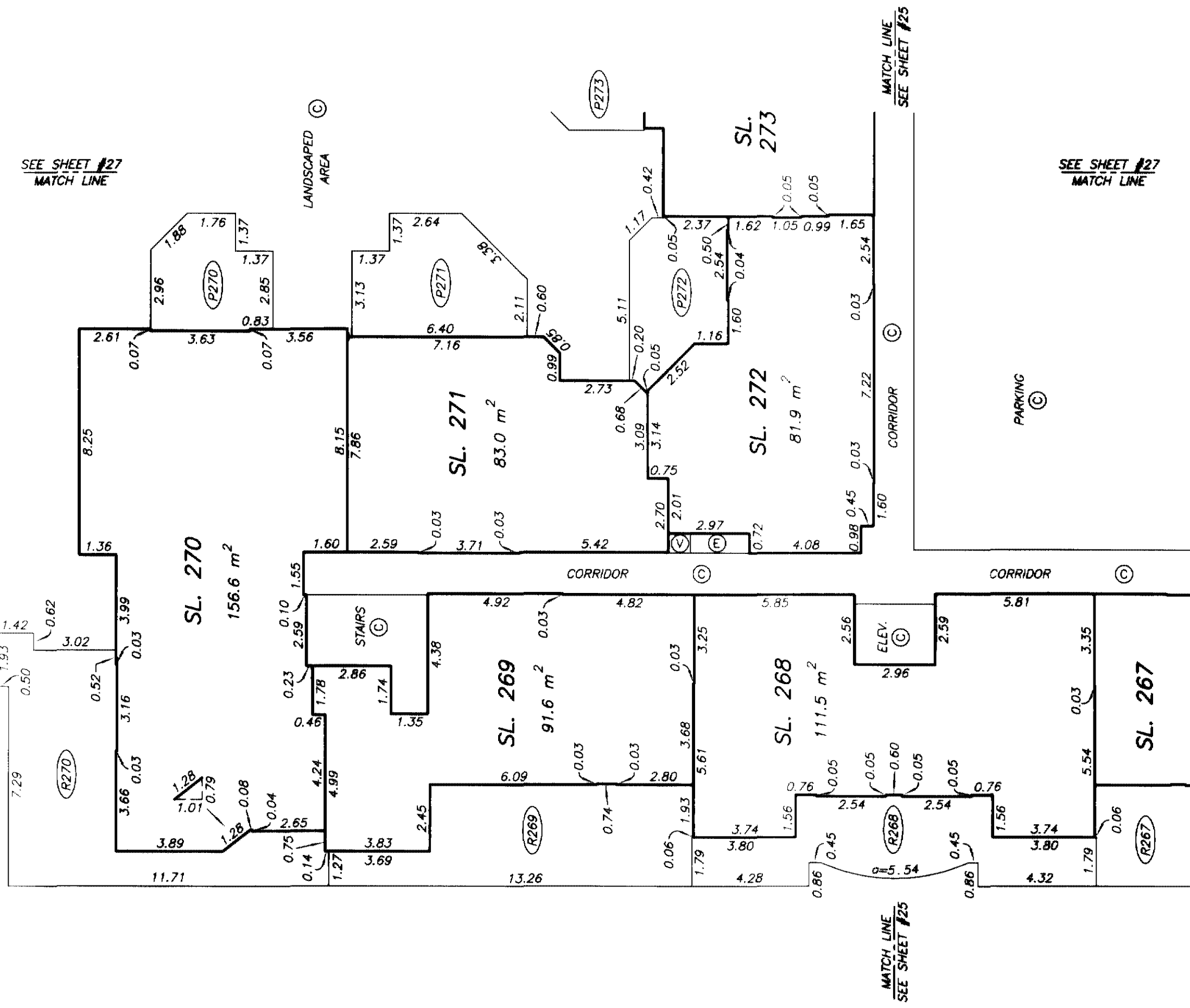
SHEET 26 OF 42 SHEETS

FLOOR PLANS
LEVEL THREE
SOUTH WEST

STRATA PLAN LMS 4084
PHASE 7



PHASE BOUNDARY



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DRAWING # 30204-73
FILE # 30204-73-30P

DATE : OCTOBER 30, 2004.

ORIGINAL

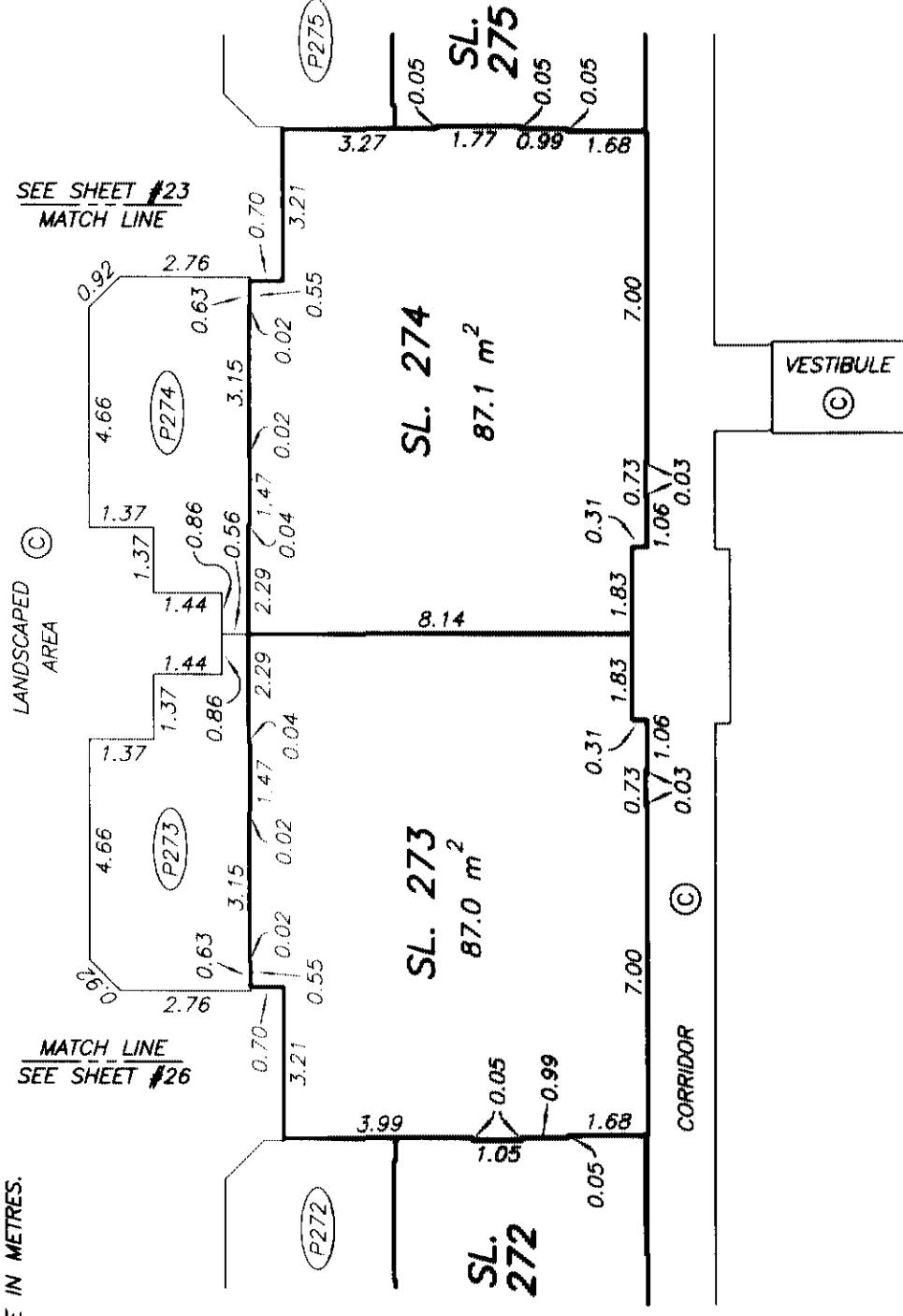
FLOOR PLANS
LEVEL THREE
CENTRAL

STRATA PLAN LMS 4084
PHASE 7

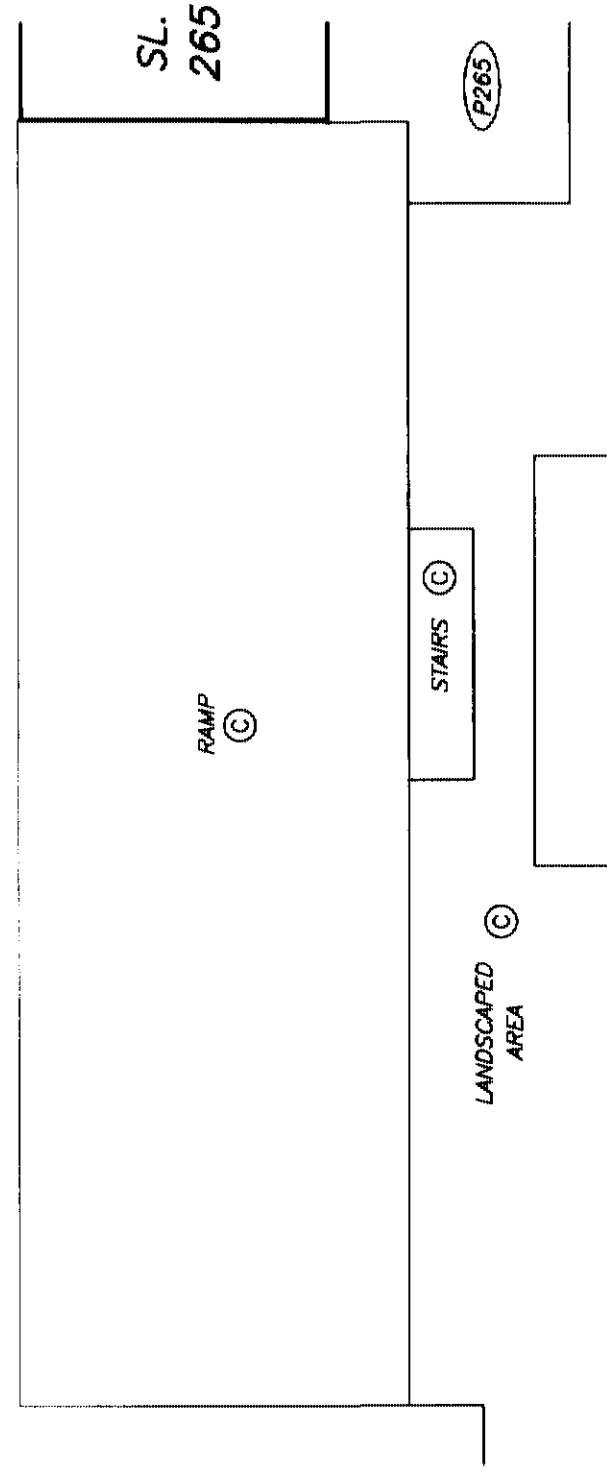
SCALE 1:150



ALL DISTANCES ARE IN METRES.



PARKING ©



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : OCTOBER 30, 2004.

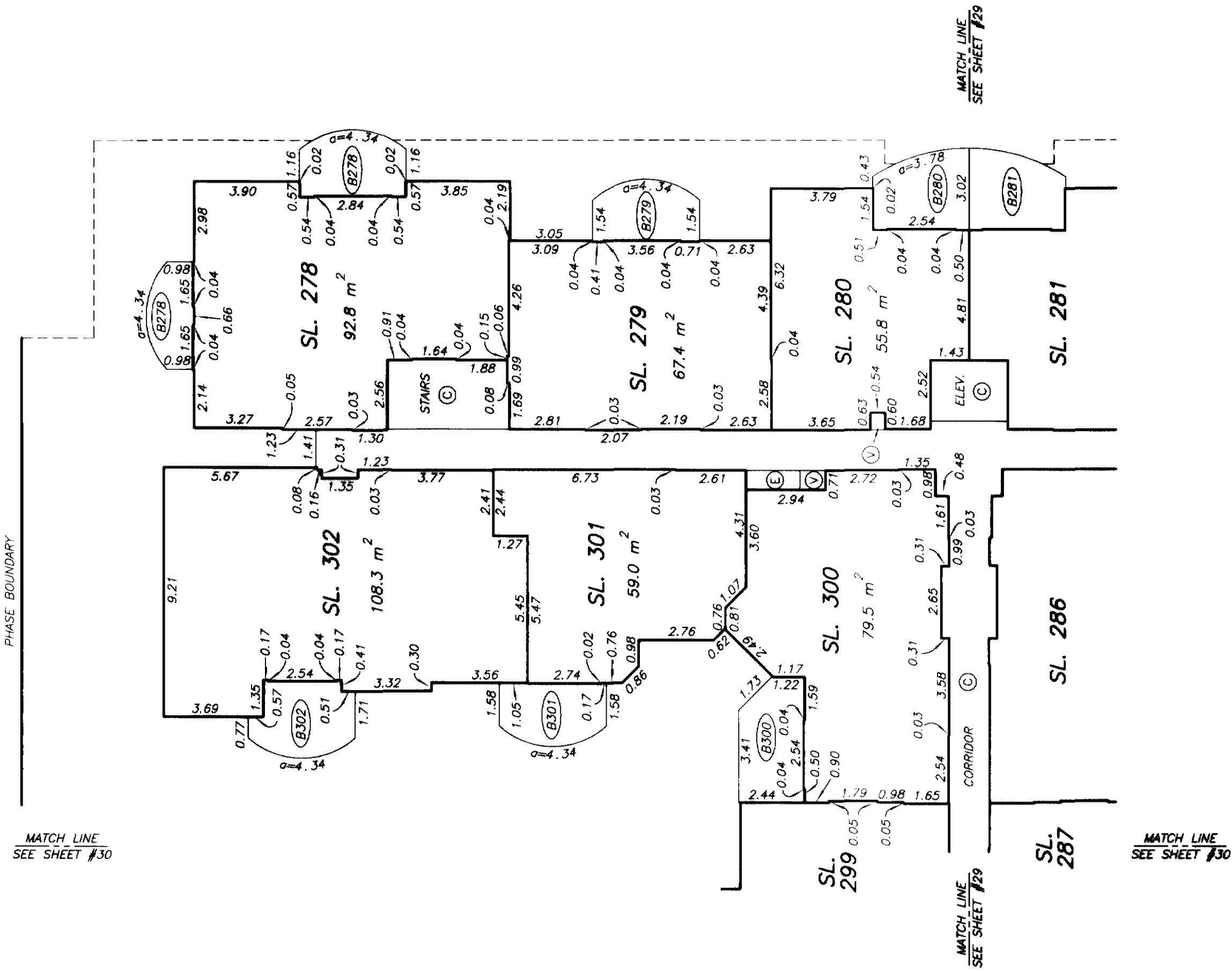
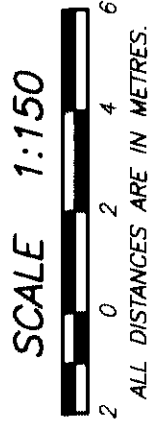
M.C.S.

DRAWING # 30204-73
FILE # 30204-73_3DP

ORIGINAL

FLOOR PLANS
LEVEL FOUR
NORTH WEST

STRATA PLAN LMS 4084
PHASE 7



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : OCTOBER 30, 2004.

DRAWING # 30204-73
FILE # 30204-73_4DP

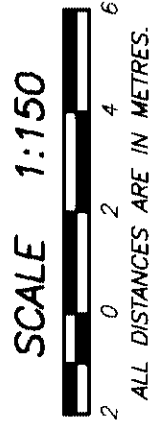
M. E. S.

ORIGINAL

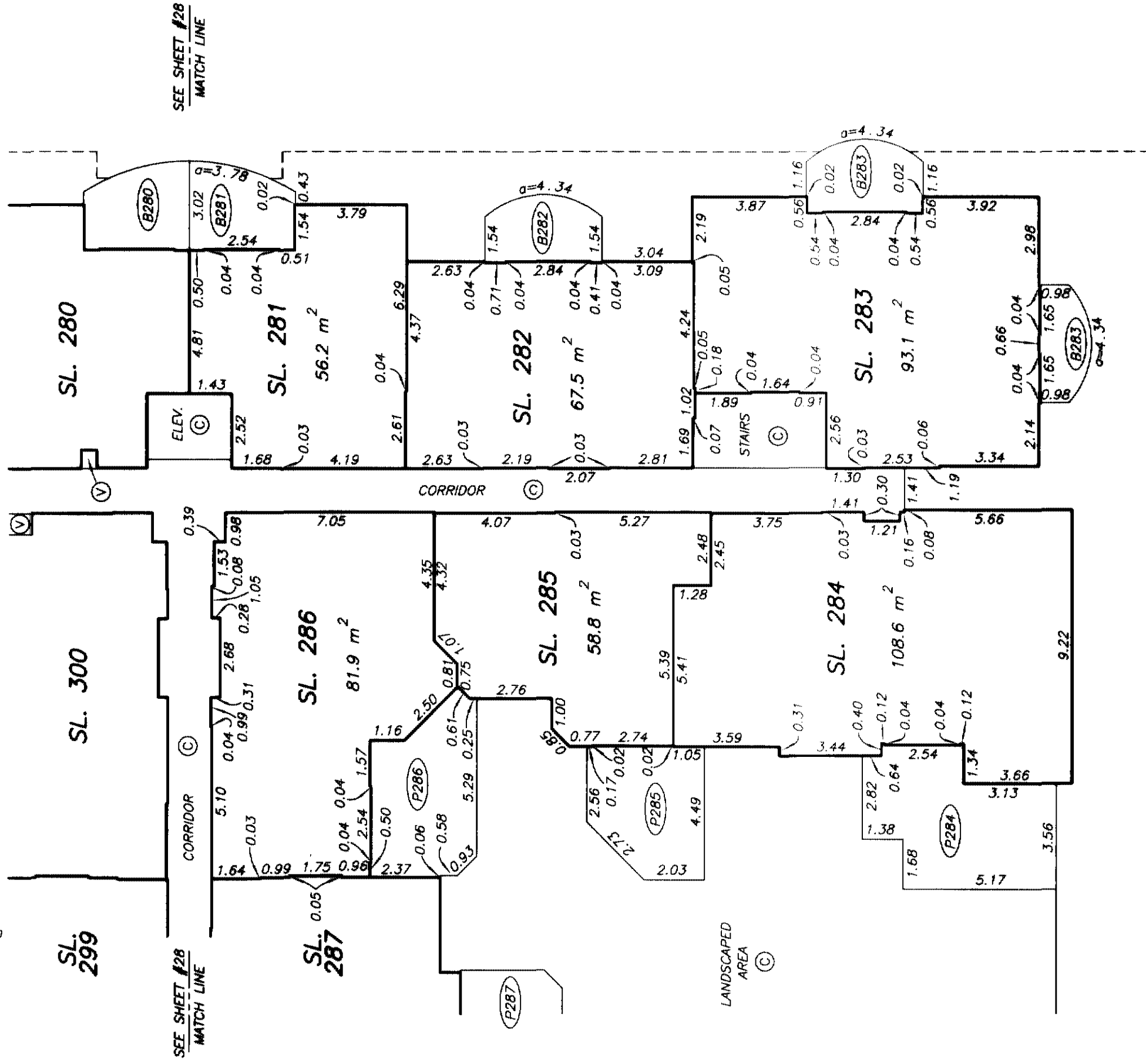
SHEET 29 OF 42 SHEETS

FLOOR PLANS
LEVEL FOUR
NORTH EAST

STRATA PLAN LMS 4084
PHASE 7



MATCH LINE
SEE SHEET #30



MATCH LINE
SEE SHEET #30

NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DRAWING # 30204-73
FILE # 30204-73_4DP

DATE : OCTOBER 30, 2004

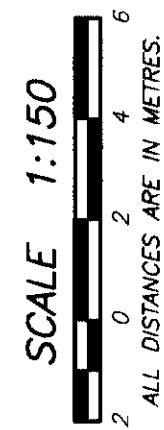
M.E.-S.

ORIGINAL

SHEET 30 OF 42 SHEETS

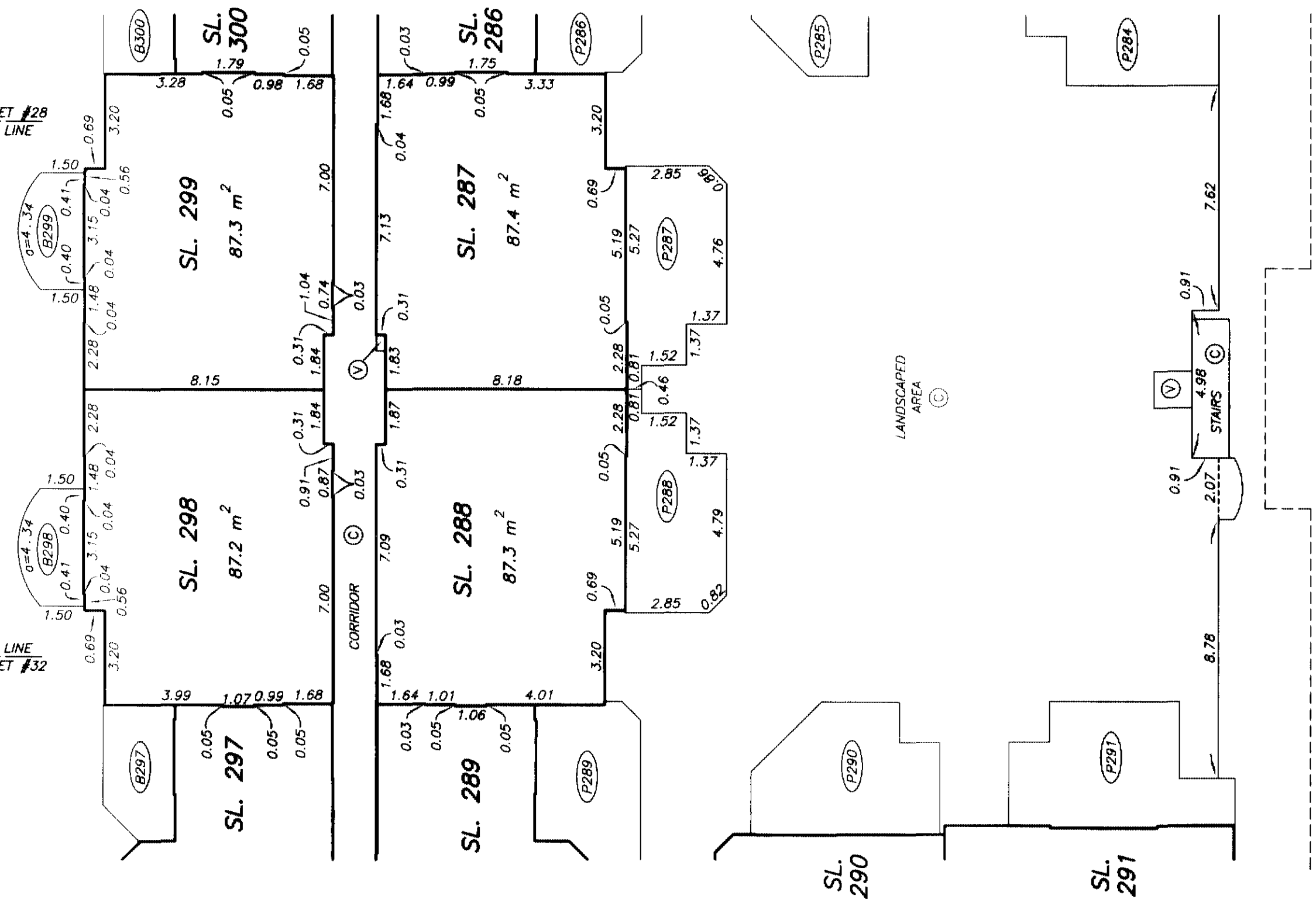
FLOOR PLANS
LEVEL FOUR
CENTRAL

STRATA PLAN LMS 4084
PHASE 7



MATCH LINE
SEE SHEET #32

SEE SHEET #28
MATCH LINE



MATCH LINE
SEE SHEET #31

SEE SHEET #29
MATCH LINE

NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : OCTOBER 30, 2004.
M.E.S.

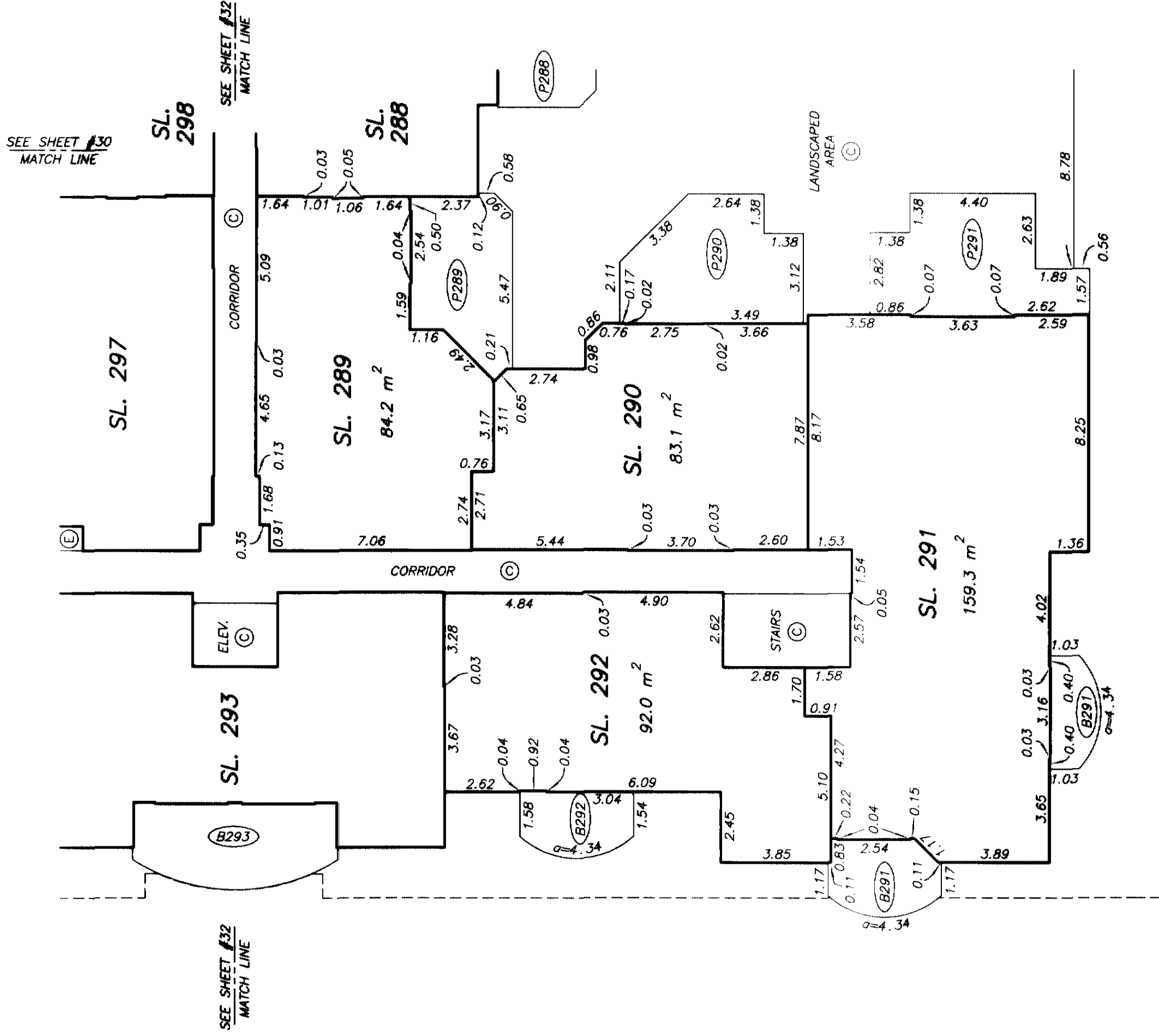
DRAWING # 30204-73
FILE # 30204-73_40P

ORIGINAL

SHEET 31 OF 42 SHEETS

FLOOR PLANS
LEVEL FOUR
SOUTH EAST

STRATA PLAN LMS 4084
PHASE 7



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : OCTOBER 30, 2004.
M.E.S.

DRAWING # 30204-73
FILE # 30204-73_4DP

ORIGINAL

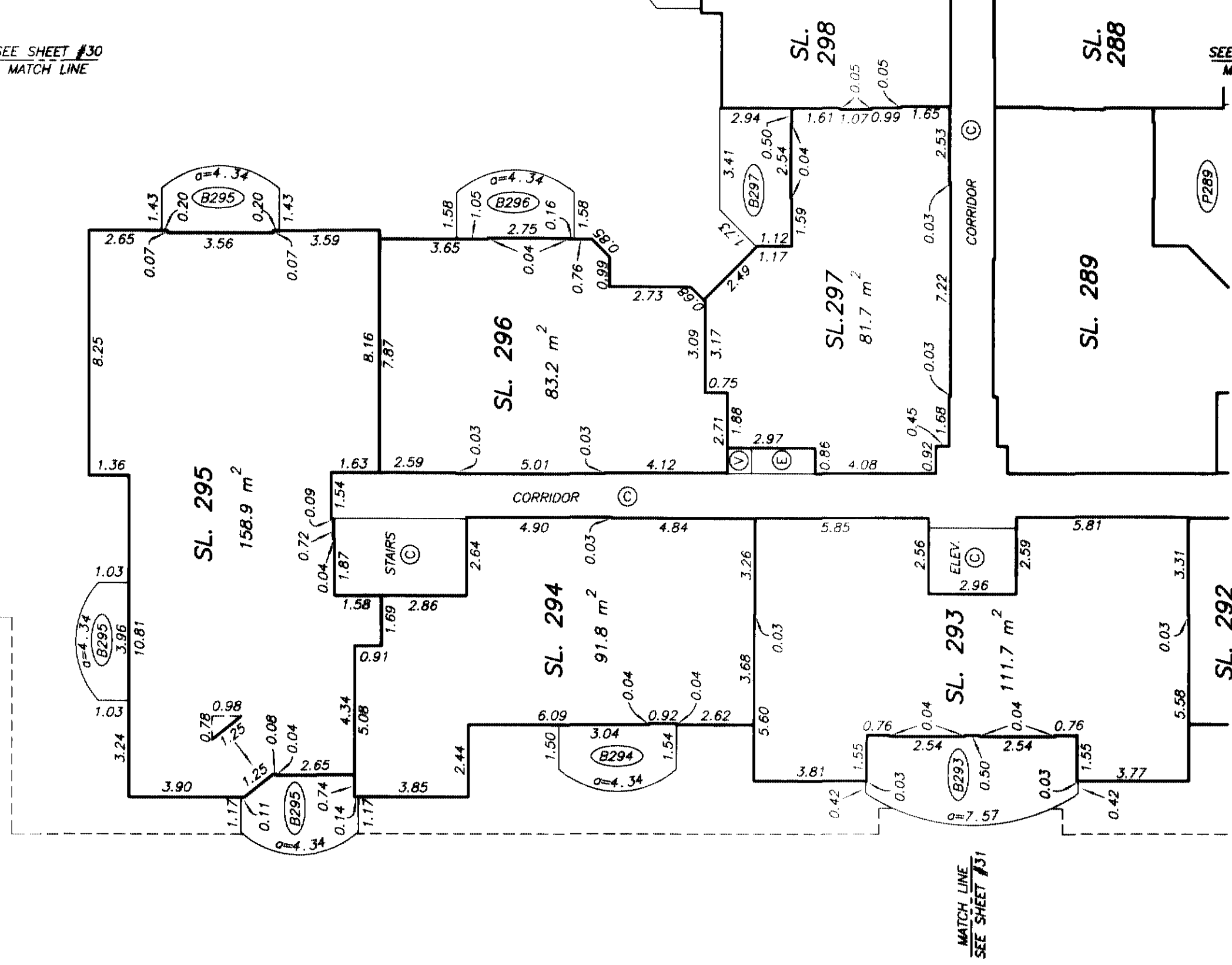
FLOOR PLANS
LEVEL FOUR
SOUTH WEST

STRATA PLAN LMS 4084
PHASE 7



PHASE BOUNDARY

SEE SHEET #30
MATCH LINE



SEE SHEET #30
MATCH LINE

NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

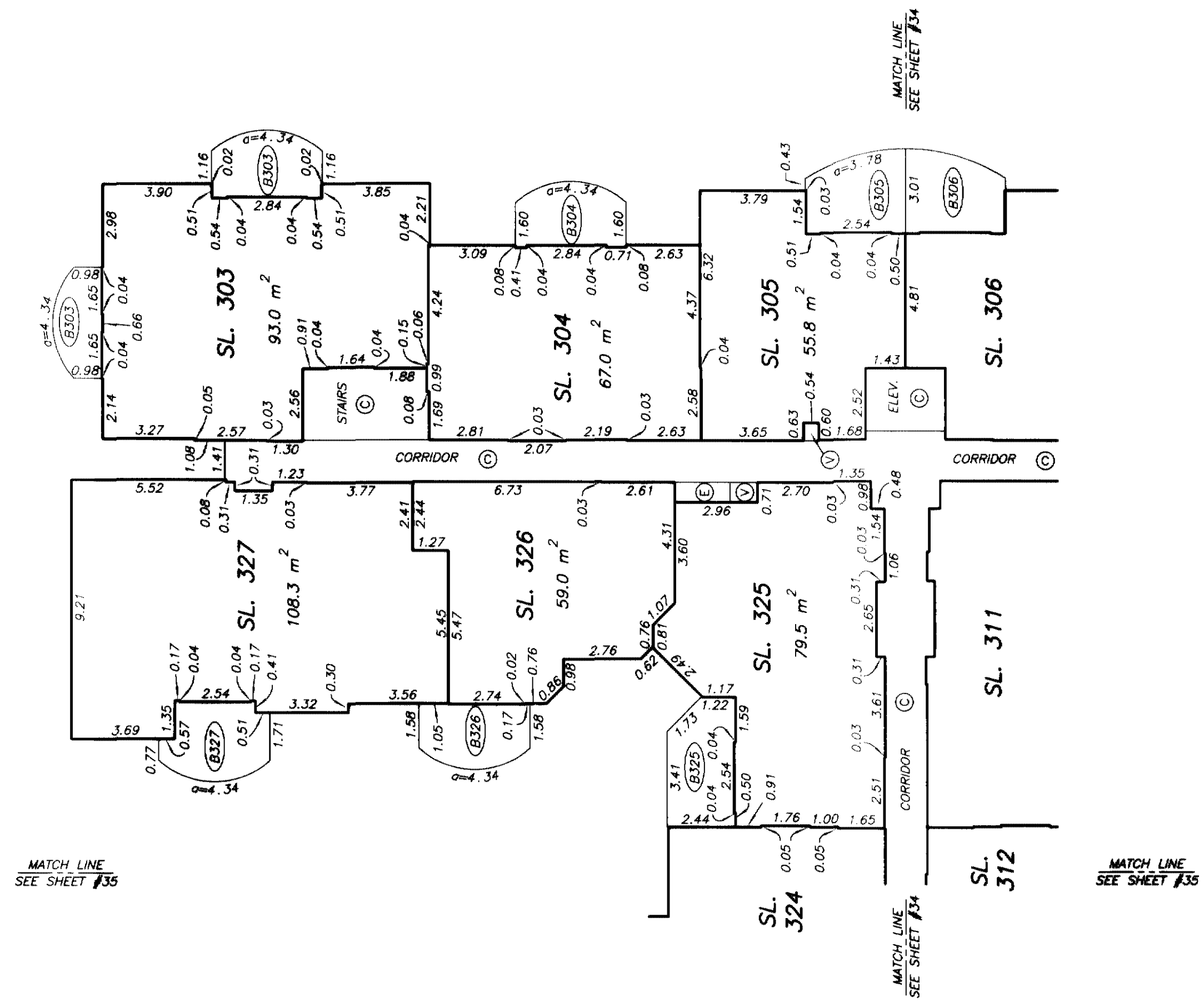
DATE : OCTOBER 30, 2004.
M.E.S.

DRAWING # 30204-73
FILE # 30204-73_40P

ORIGINAL

FLOOR PLANS
LEVEL FIVE
NORTH WEST

STRATA PLAN LMS 4084
PHASE 7



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : OCTOBER 30, 2004
M.C.S.

FLOOR PLANS
LEVEL FIVE
NORTH EAST

STRATA PLAN LMS 4084
PHASE 7

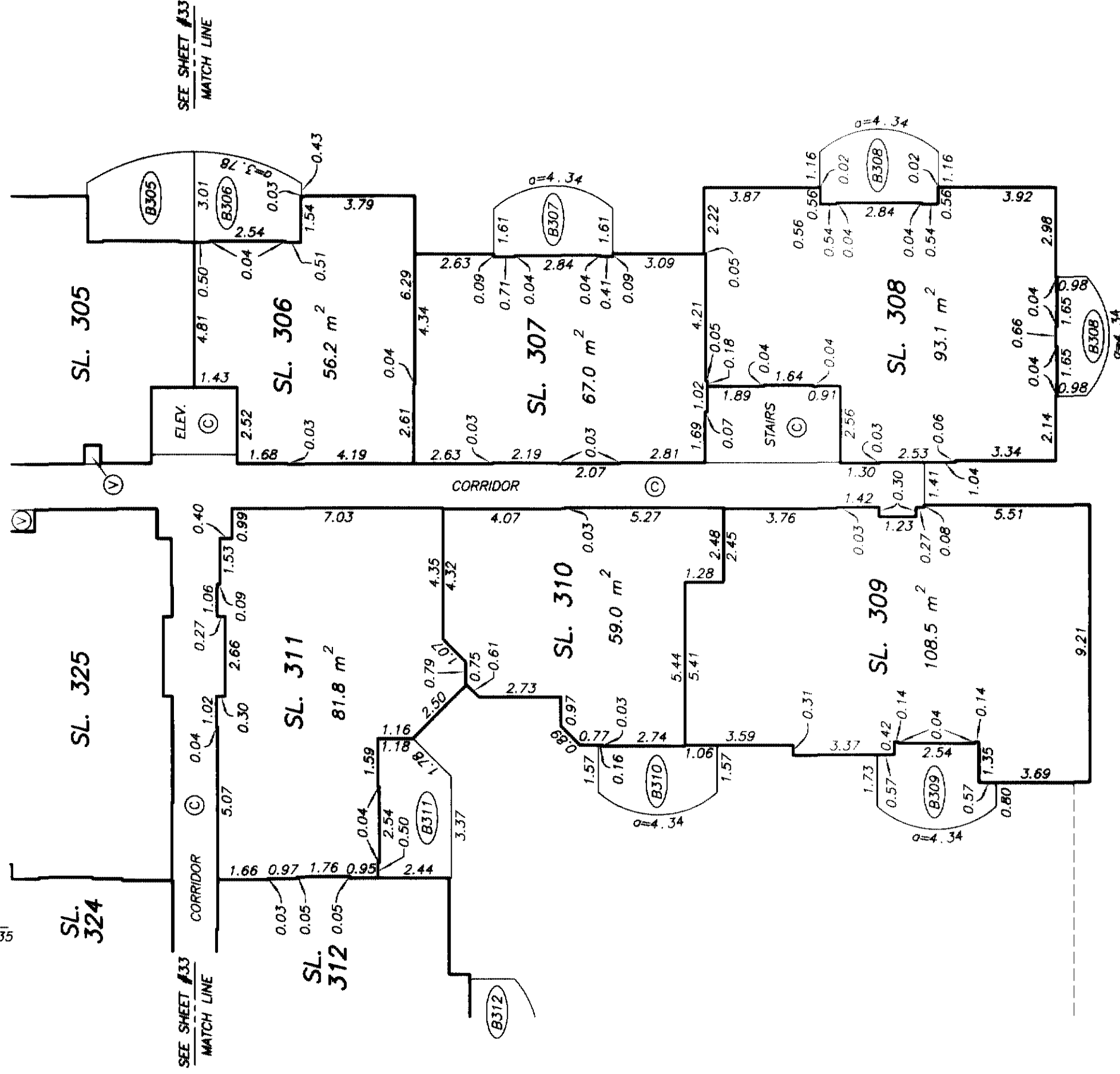
SCALE 1:150



ALL DISTANCES ARE IN METRES.



MATCH LINE
SEE SHEET #35



MATCH LINE
SEE SHEET #35

NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : OCTOBER 30, 2004

DRAWING # 30204-73
FILE # 30204-73_50P

M. C. B.

ORIGINAL

FLOOR PLANS
LEVEL FIVE
CENTRAL

STRATA PLAN LMS 4084
PHASE 7

SCALE 1:150

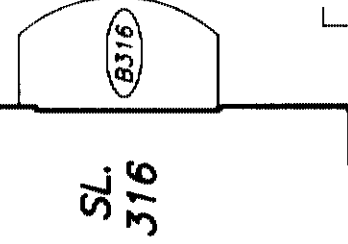
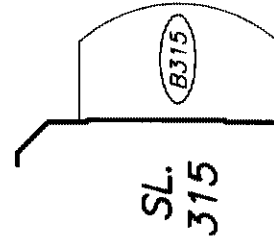
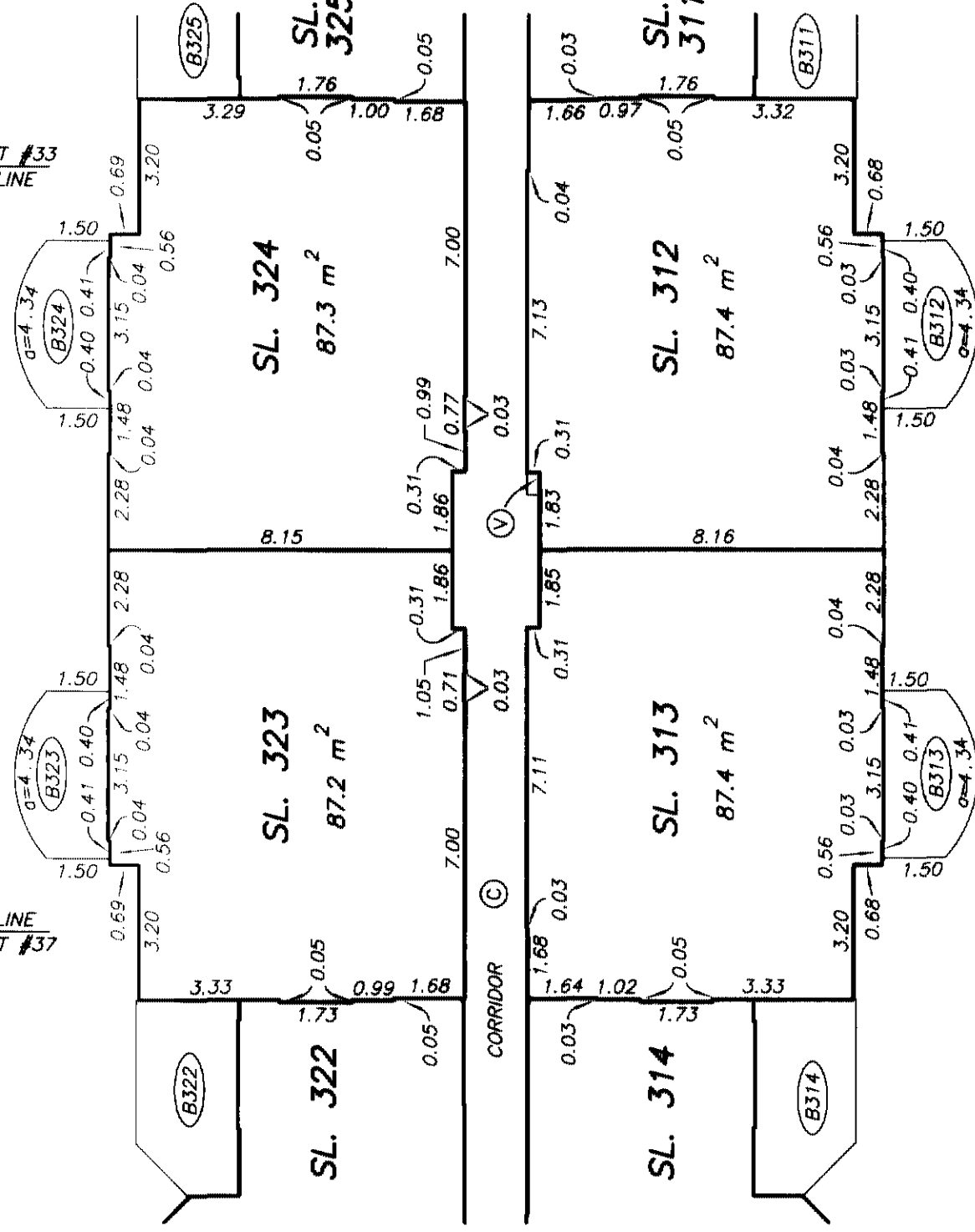


ALL DISTANCES ARE IN METRES.



MATCH LINE
SEE SHEET #37

SEE SHEET #33
MATCH LINE



MATCH LINE
SEE SHEET #36

SEE SHEET #34
MATCH LINE

NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : OCTOBER 30, 2004
M.E.S.

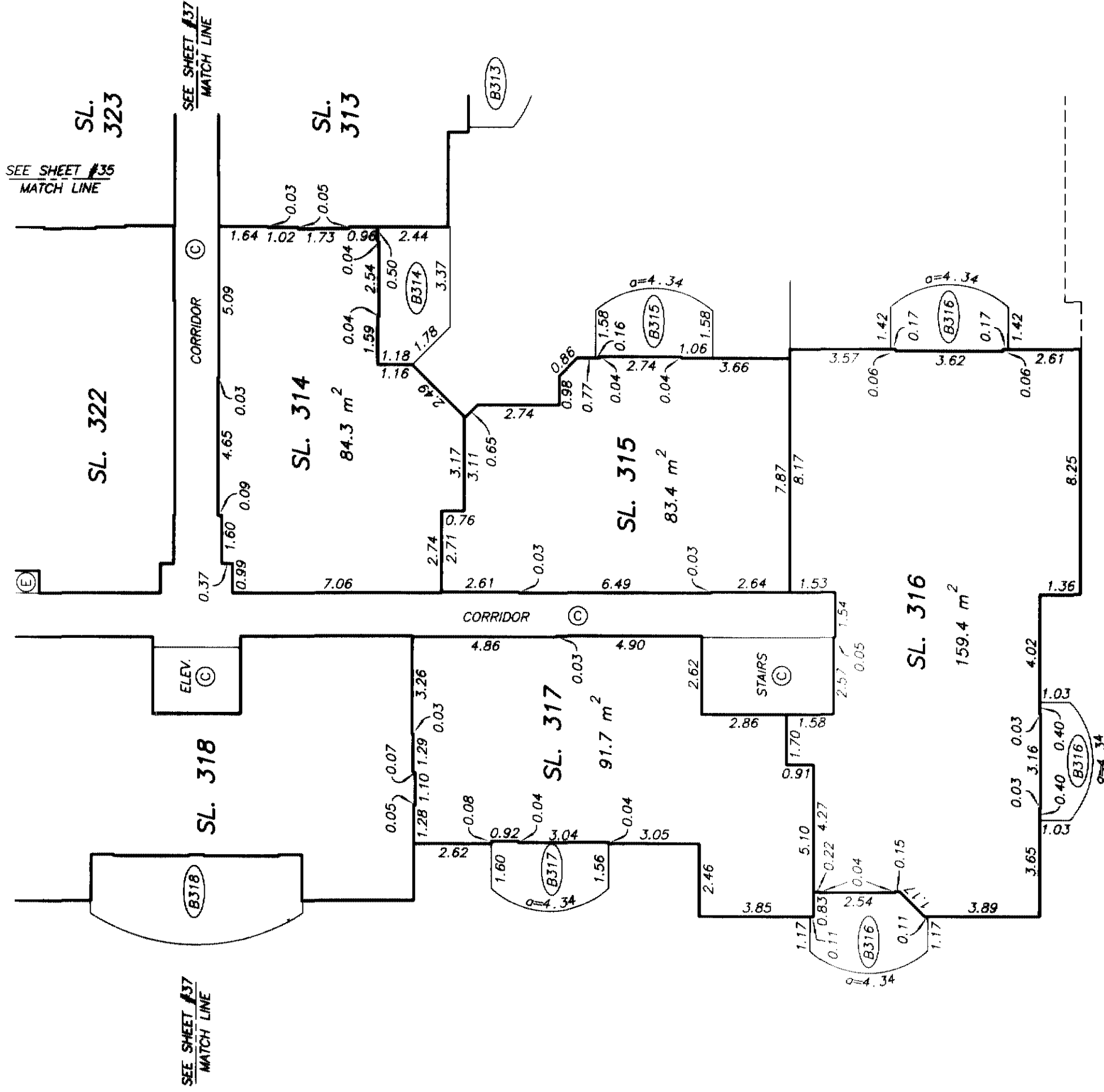
DRAWING # 30204-73
FILE # 30204-73_SDP

ORIGINAL

SHEET 36 OF 42 SHEETS

FLOOR PLANS
LEVEL FIVE
SOUTH EAST

STRATA PLAN LMS 4084
PHASE 7



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DRAWING # 30204-73
FILE # 30204-73_50P

DATE : OCTOBER 30, 2004

M.C.S.

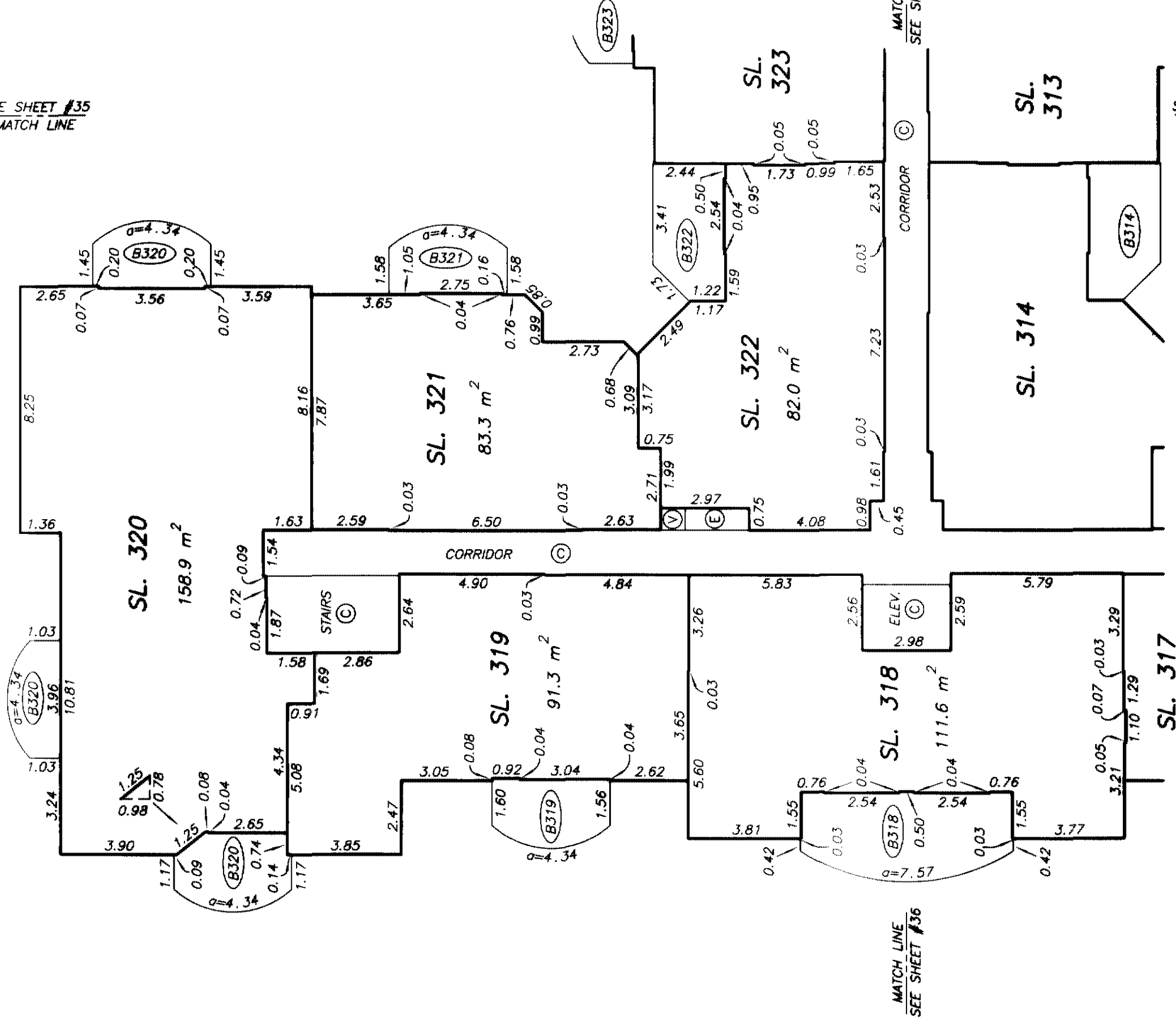
ORIGINAL

FLOOR PLANS
LEVEL FIVE
SOUTH WEST

STRATA PLAN LMS 4084
PHASE 7



SEE SHEET #35
MATCH LINE



SEE SHEET #35
MATCH LINE

NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : OCTOBER 30, 2004

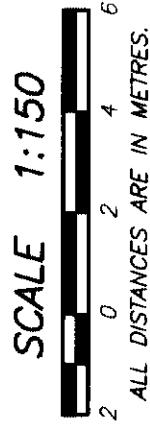
DRAWING # 30204-73
FILE # 30204-73_5DP

M.C.S.

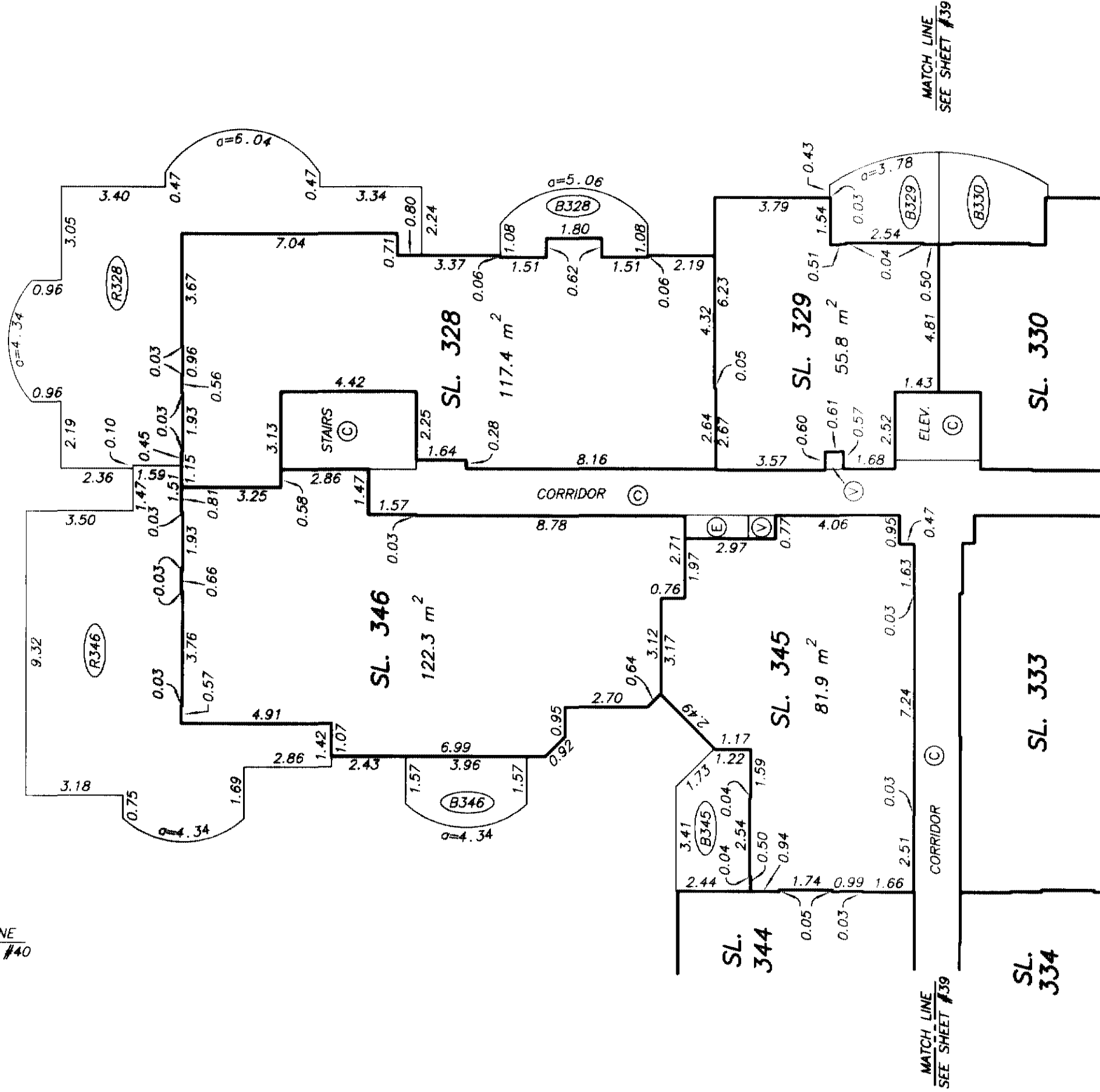
ORIGINAL

FLOOR PLANS
LEVEL SIX
NORTH WEST

STRATA PLAN LMS 4084
PHASE 7



MATCH LINE
SEE SHEET #40



MATCH LINE
SEE SHEET #39

MATCH LINE
SEE SHEET #40

NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : OCTOBER 30, 2004.

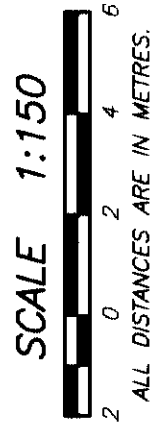
DRAWING # 30204-73
FILE # 30204-73_GDP

M.E.B.

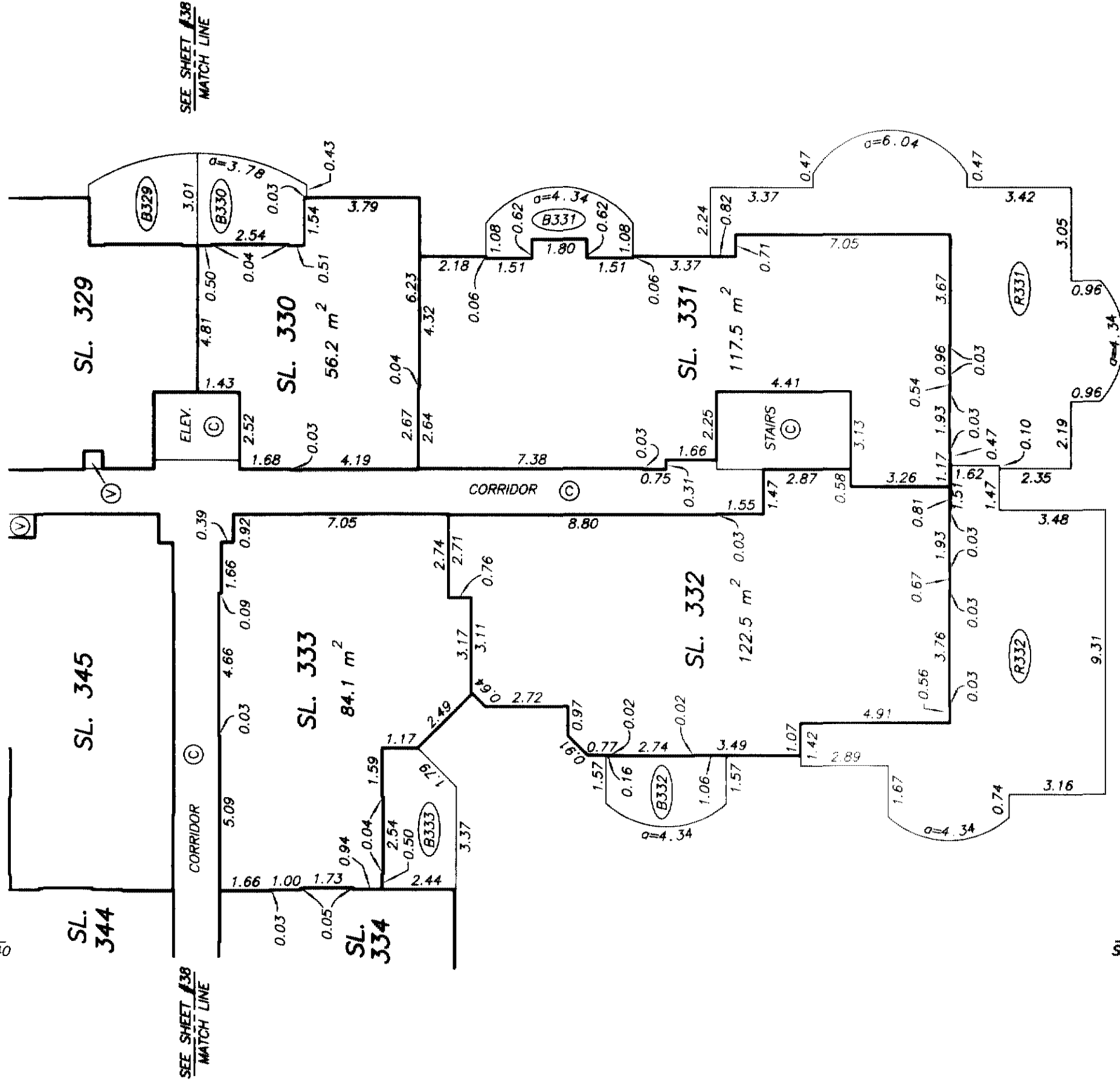
ORIGINAL

FLOOR PLANS
LEVEL SIX
NORTH EAST

STRATA PLAN LMS 4084
PHASE 7



MATCH LINE
SEE SHEET #40



NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : OCTOBER 30, 2004.
[Signature]

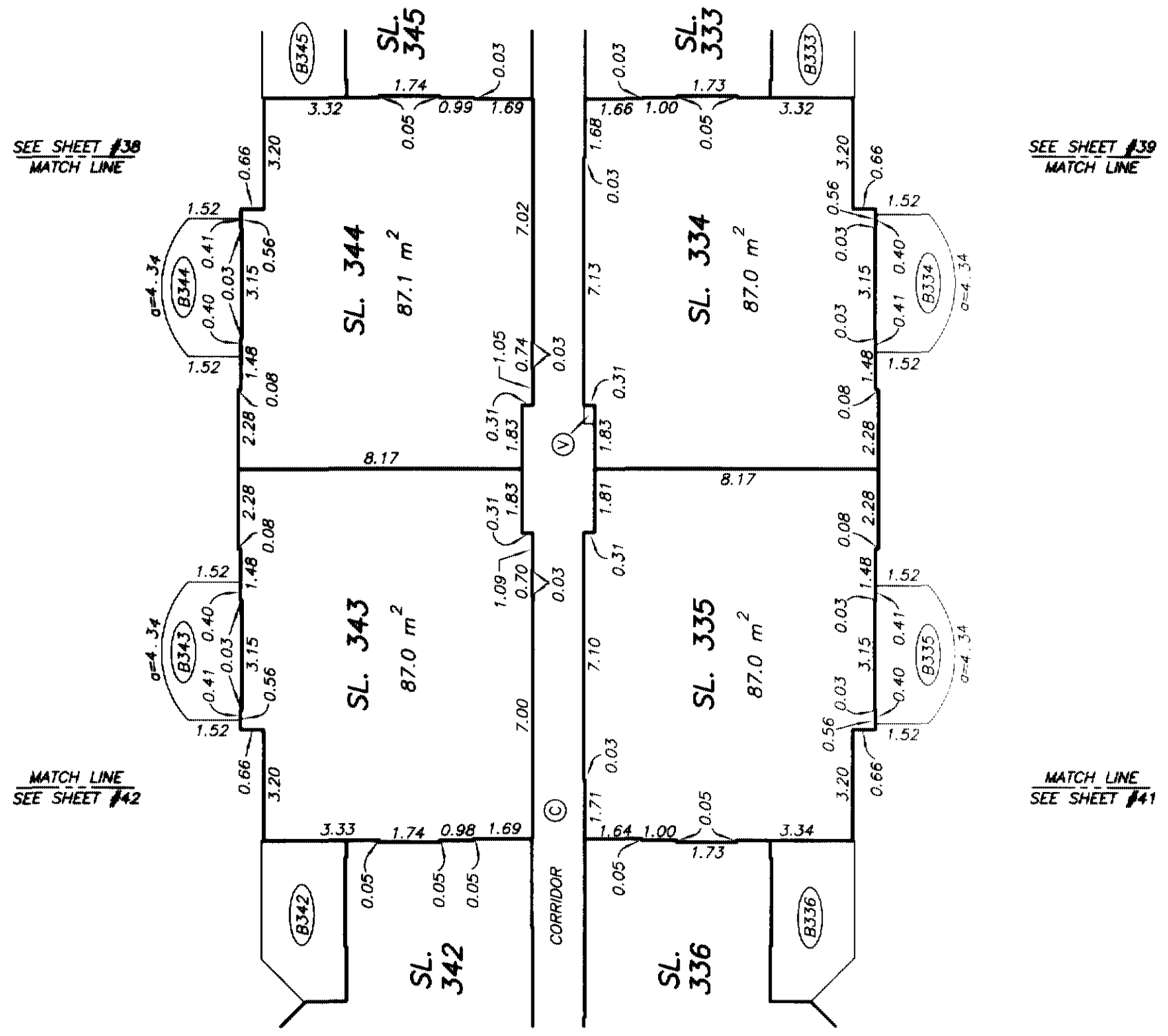
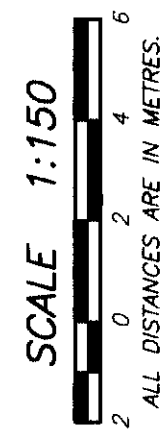
DRAWING # 30204-73
FILE # 30204-73_6DP

ORIGINAL

SHEET 40 OF 42 SHEETS

FLOOR PLANS
LEVEL SIX
CENTRAL

STRATA PLAN LMS 4084
PHASE 7



DRAWING # 30204-73
FILE # 30204-73_6DP

DATE : OCTOBER 30, 2004.

M. F. S.

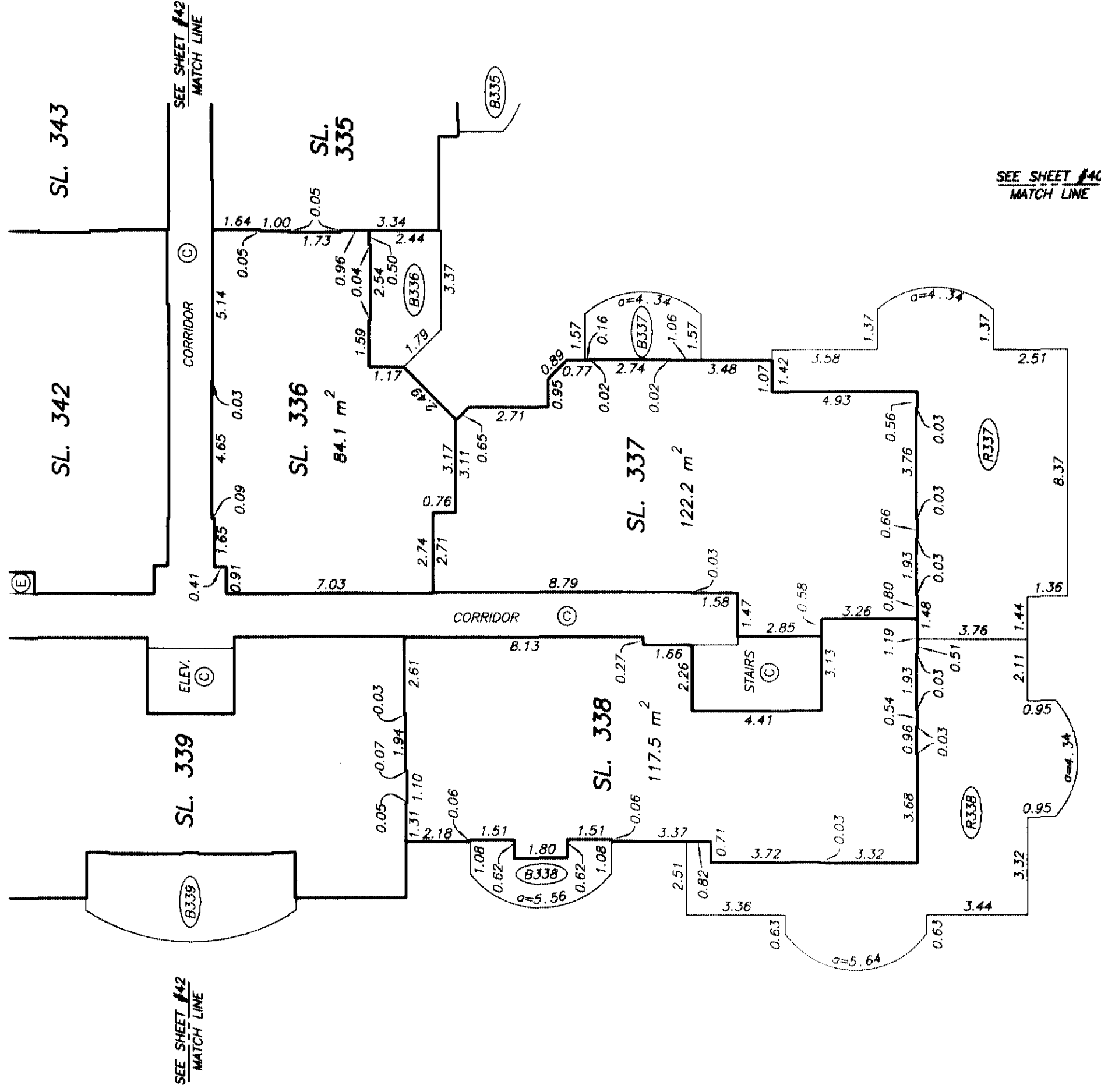
ORIGINAL

FLOOR PLANS
LEVEL SIX
SOUTH EAST

STRATA PLAN LMS 4084
PHASE 7



SEE SHEET #40
MATCH LINE



SEE SHEET #40
MATCH LINE

NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DATE : OCTOBER 30, 2004.

DRAWING # 30204-73
FILE # 30204-73_60P

W.E.B.

ORIGINAL

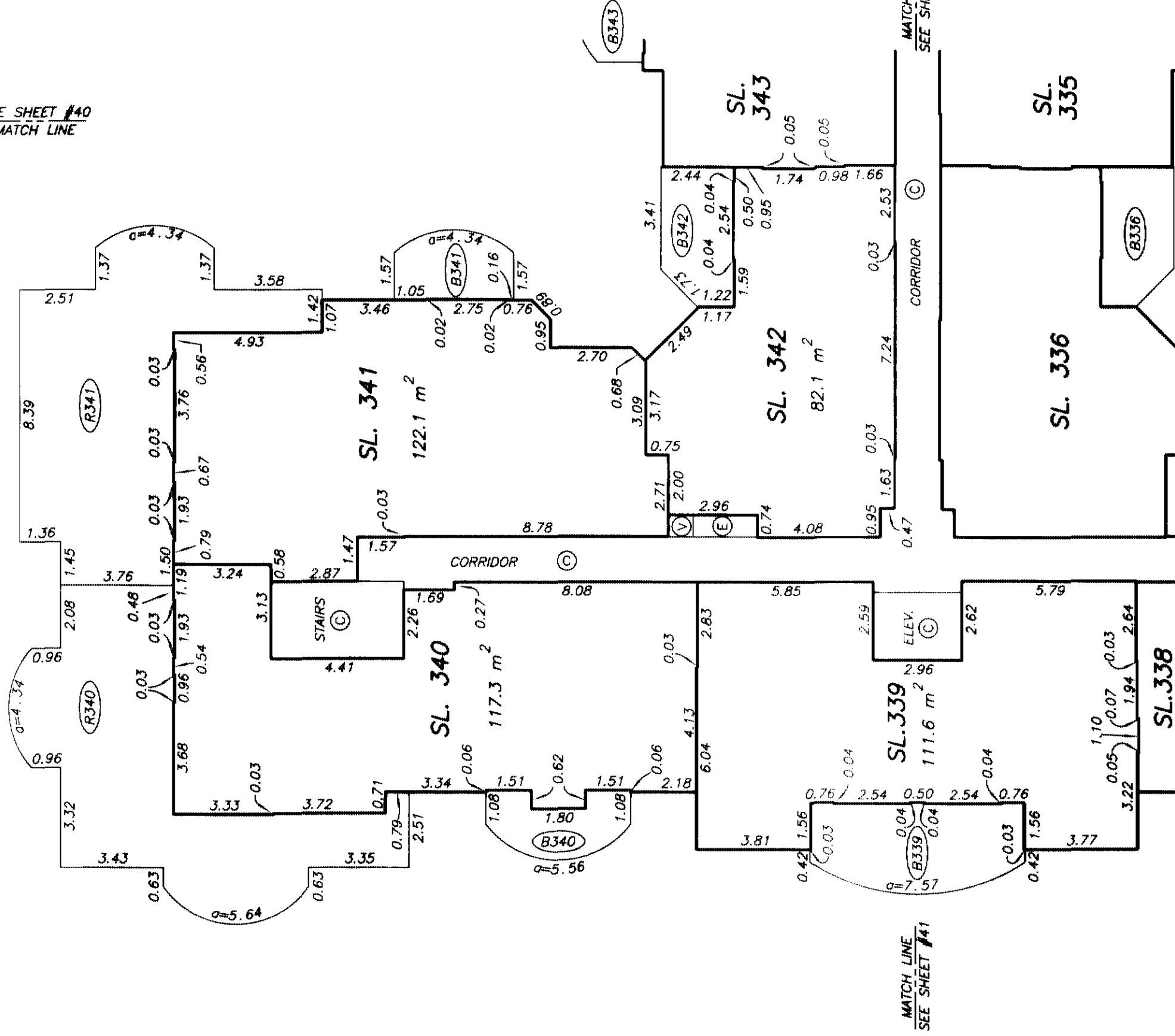
FLOOR PLANS
LEVEL SIX
SOUTH WEST

STRATA PLAN LMS 4084
PHASE 7

SCALE 1:150
0 2 4 6
ALL DISTANCES ARE IN METRES.



SEE SHEET #40
MATCH LINE



SEE SHEET #40
MATCH LINE

NOTE : ALL STRATA LOT BOUNDARIES ARE PARALLEL,
PERPENDICULAR, OR AT A 45° DEFLECTION
UNLESS OTHERWISE SHOWN

DRAWING # 30204-73
FILE # 30204-73_6DP

DATE : OCTOBER 30, 2004.

M.E.S.

ORIGINAL