

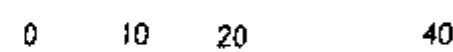
1430101

SHEET 1 OF 14 SHEETS

STRATA PLAN OF A PORTION OF LOT A, SECTION 10,
BLOCK 4 NORTH, RANGE 6 WEST, N.W.D., PLAN LMP54518

STRATA PLAN BCS 200
PHASE 1

SCALE-1:750



ALL DISTANCES ARE IN METRES



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

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C., TAN 16, 2003

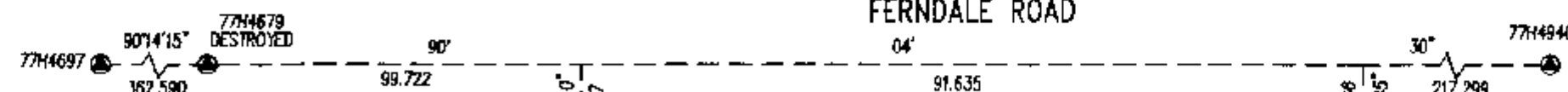
B. B. Quinn CP
BV 16577/628

REGISTRATION

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

CIVIC ADDRESS

6233 BIRCH STREET
RICHMOND, B.C.



NOTE - "IRON POSTS SET" ON THIS PLAN
WERE SET FROM PREVIOUS SURVEY CONTROL POINTS

NOTE - SEE SHEET 2
FOR BUILDING FOUNDATION
DETAILS AND OFFSETS

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

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY
BY THE COMBINED FACTOR 0.9996035.

GRID BEARINGS ARE DERIVED
FROM OLD CONTROL MONUMENTS
77H4597 AND 77H4940.

LEGEND

LEGEND	INDICATES	LIMITED COMMON PROPERTY
LCP	"	SQUARE METRES
sq.m.	"	STRATA LOT
SL	"	PART
PT	"	COMMON PROPERTY
(C)	"	VENT
V	"	ELECTRICAL
ELEC.	"	TELEPHONE
TEL	"	OLD IRON POST FOUND
●	"	IRON POST SET
○	"	OLD LEAD PLUG FOUND
■	"	LEAD PLUG SET
□	"	OLD CONTROL MONUMENT FOUND
⊗	"	COMMON FACILITY
CF	"	STORAGE
ST	"	

APPROVED AS TO PHASE 1 OF A 2 PHASE STRATA PLAN

THIS 13 DAY OF January, 2003

U R L

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

DATE: 13 January 2003

H. Butler
APPROVING OFFICER FOR THE CITY OF RICHMOND

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

DATE: DEC 16, 2002

G.A. Rawbotham
B.C.L.S.

I, G.A. ROMBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN
HAVE NOT, AS OF 13th DEC. 2002, BEEN
PREVIOUSLY OCCUPIED

G. A. Rowbotham B. C. L. S.

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

1. G.A. ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR IN SURVEY 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

13th DAY OF DECEMBER 2002

G.A. Rowbottom BCIS

DATED THIS 16th DAY OF DEC. 2002

1430102

SHEET 2 OF 14 SHEETS

BUILDING FOUNDATION DETAIL

SCALE 1:500

0 5 10 20

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS 200

PHASE 1



THE CITY OF RICHMOND AS HOLDER OF COVENANT BL30234
HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

AUTHORIZED SIGNATORY Malcolm D. Brodie
Mayor

AUTHORIZED SIGNATORY David Weber
Acting City Clerk

WITNESS:

Paul E. Kendrick

ADDRESS AND OCCUPATION OF WITNESS:

CITY SOLICITOR

CITY OF RICHMOND

6911 NO. 3 ROAD
RICHMOND B.C. V6Y 2C1

MORTGAGEE: THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY G. Brock Richardson

AUTHORIZED SIGNATORY Michael Downing

WITNESS:

B. Rao

ADDRESS AND OCCUPATION OF WITNESS:

3400-650

14. Georgia St.

VAN. BC. V6B 4W4
BANKER

OWNER: AH TEN HOLDINGS LTD. INC No. 376315

AUTHORIZED SIGNATORY Chris Colbeck

AUTHORIZED SIGNATORY

WITNESS:

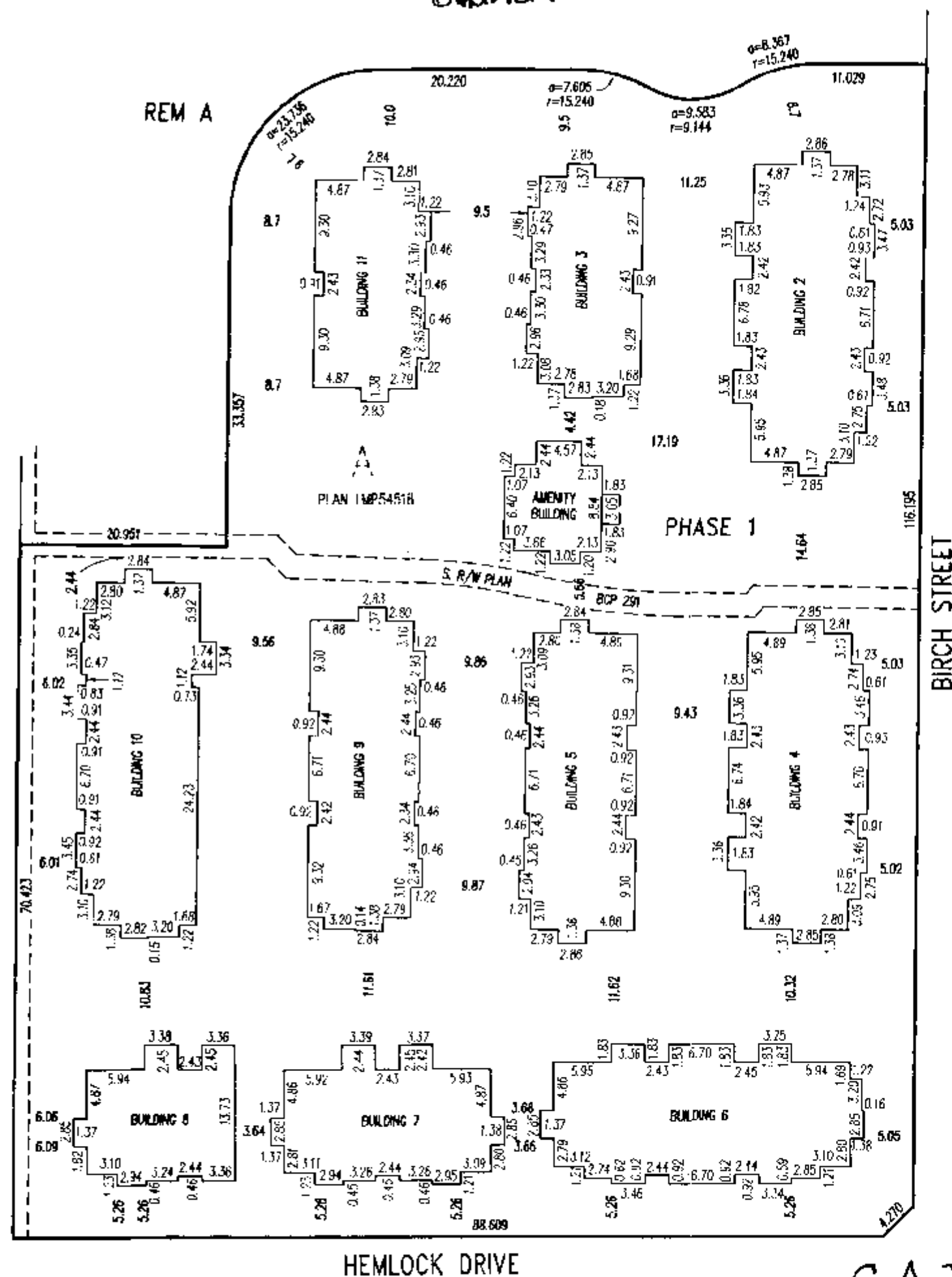
Linan Jay

ADDRESS AND OCCUPATION OF WITNESS:

#113-1999 Suffolk Ave

Port Capt BC.

Construction Secretary



G.A.R.

B.C.L.S.

DATED THIS 16th DAY OF DEC. 2002

1430103

SHEET 3 OF 14 SHEETS

FLOOR PLANS

STRATA PLAN BCS 200

SCALE 1:200

PHASE 1

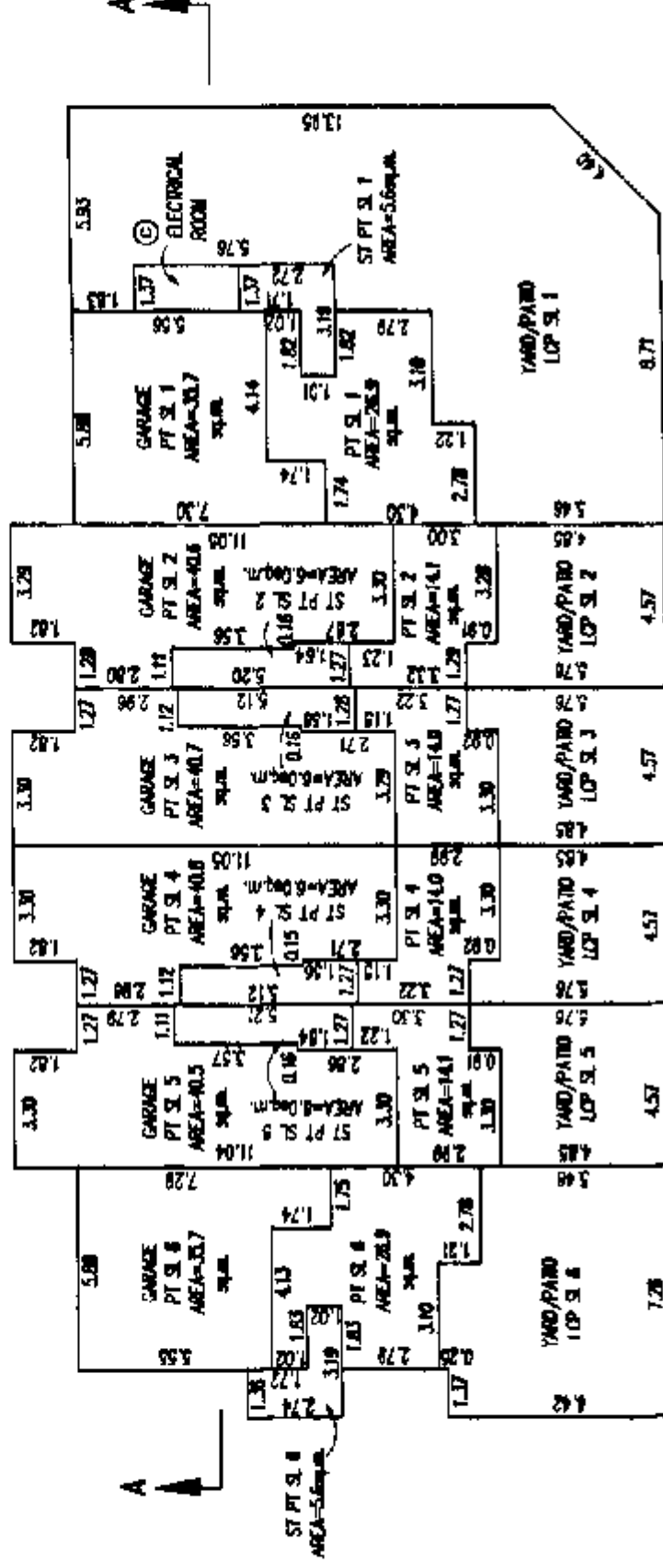
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ALL DISTANCES IN METRES



BUILDING 6

GROUND FLOOR



14.30704

SHEET 4 OF 14 SHEETS

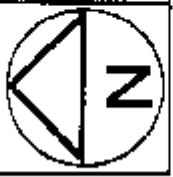
FLOOR PLANS

STRATA PLAN BCS 200

SCALE 1:200

0 5 10 15

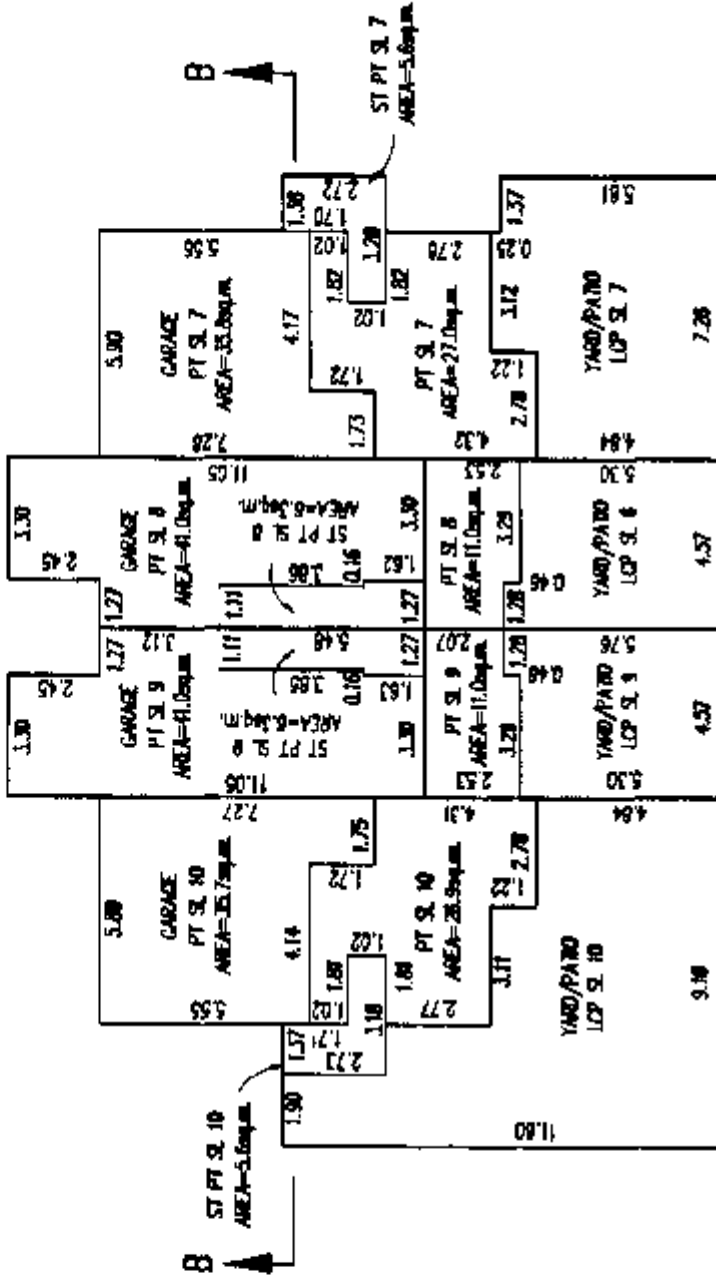
ALL DISTANCES IN METRES



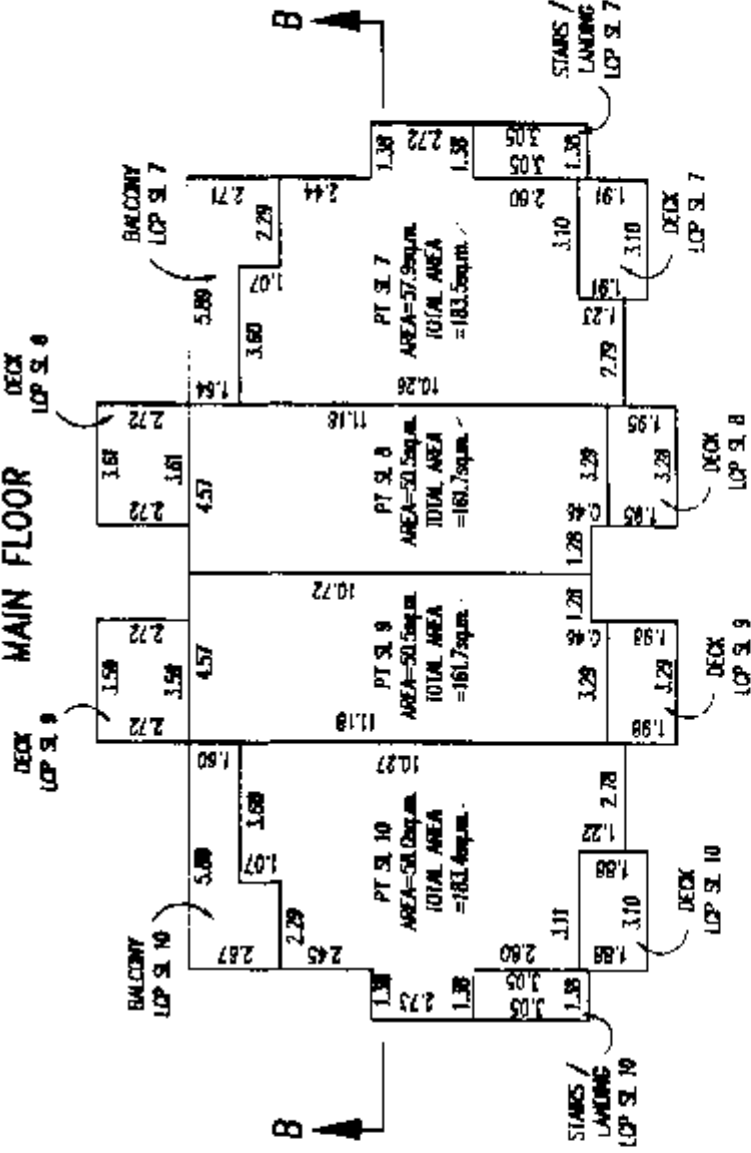
BUILDING 7

PHASE 1

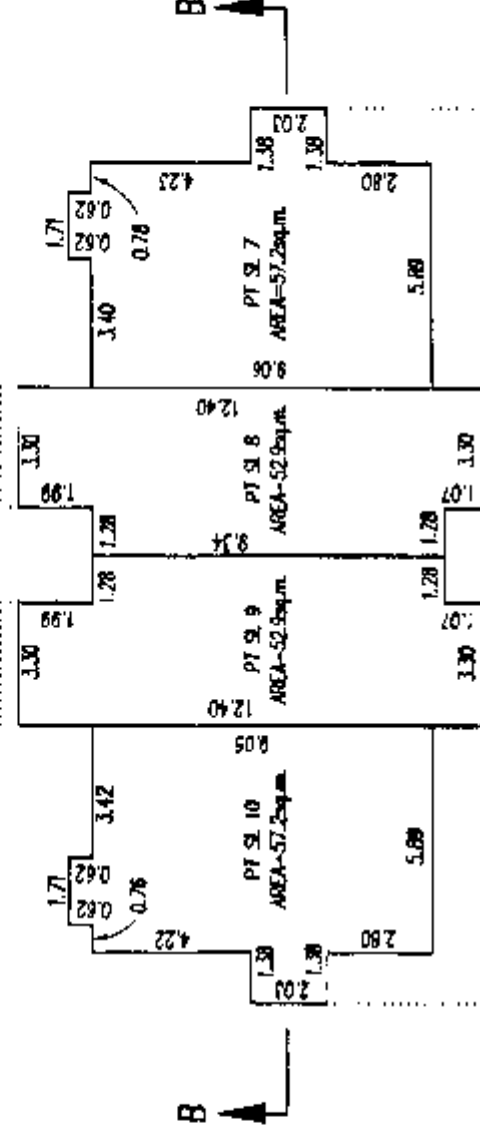
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



FORMER OF FLOOR BELOW

G.A.R.

DATE THIS 16th DAY OF DEC. 2002

B.C.L.S

STRATA PLAN BCS 200

DIACET

G.A.R.
DATED THIS 16th DAY OF DEC. 2002
BCL'S

FLOOR PLANS

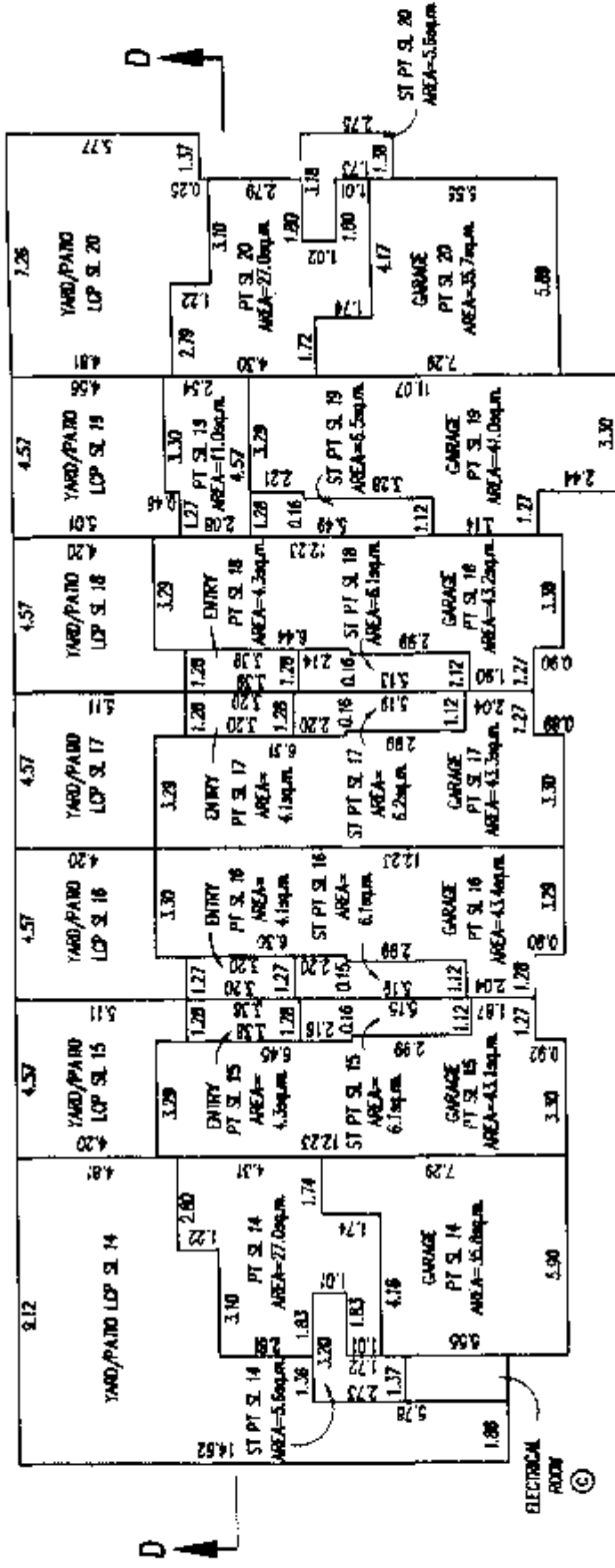
SCALE 1: 200

ALL DISTANCES IN METRES

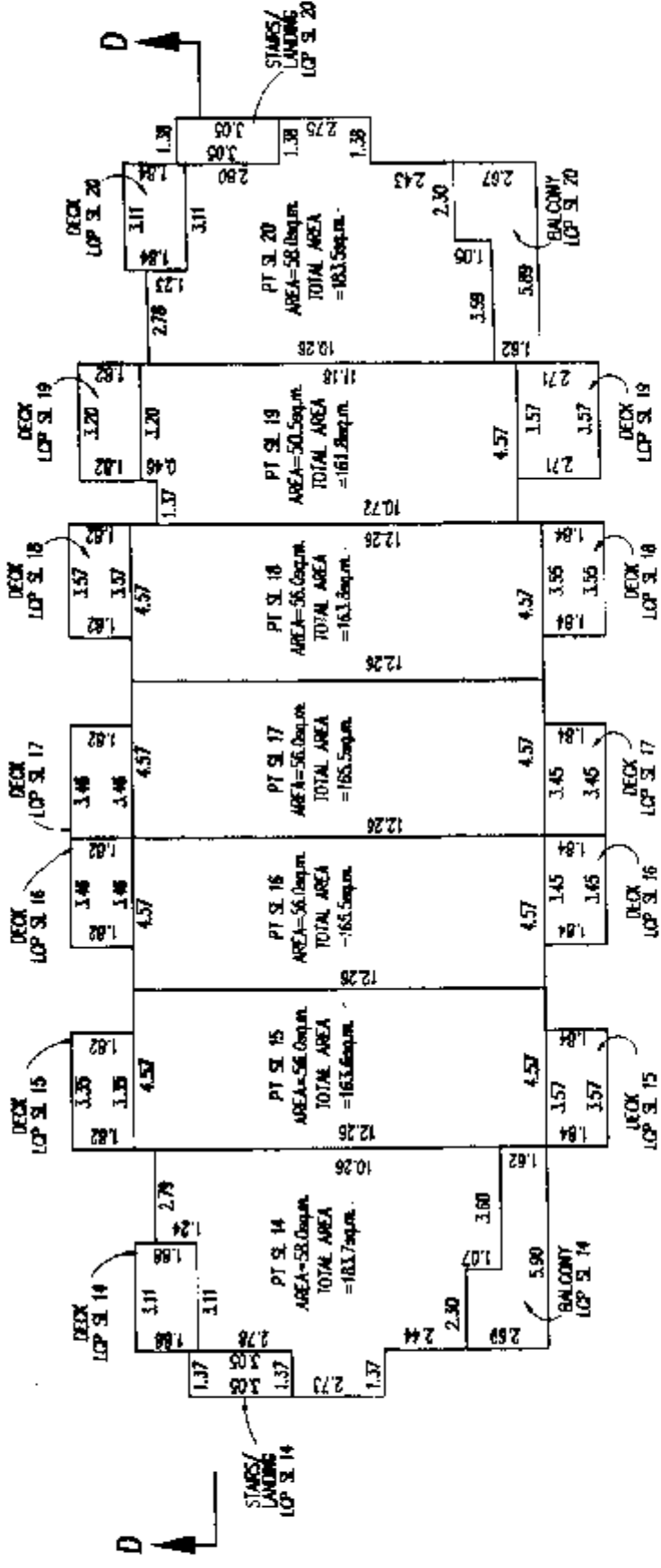


STRATA PLAN BCS 200 PHASE 1

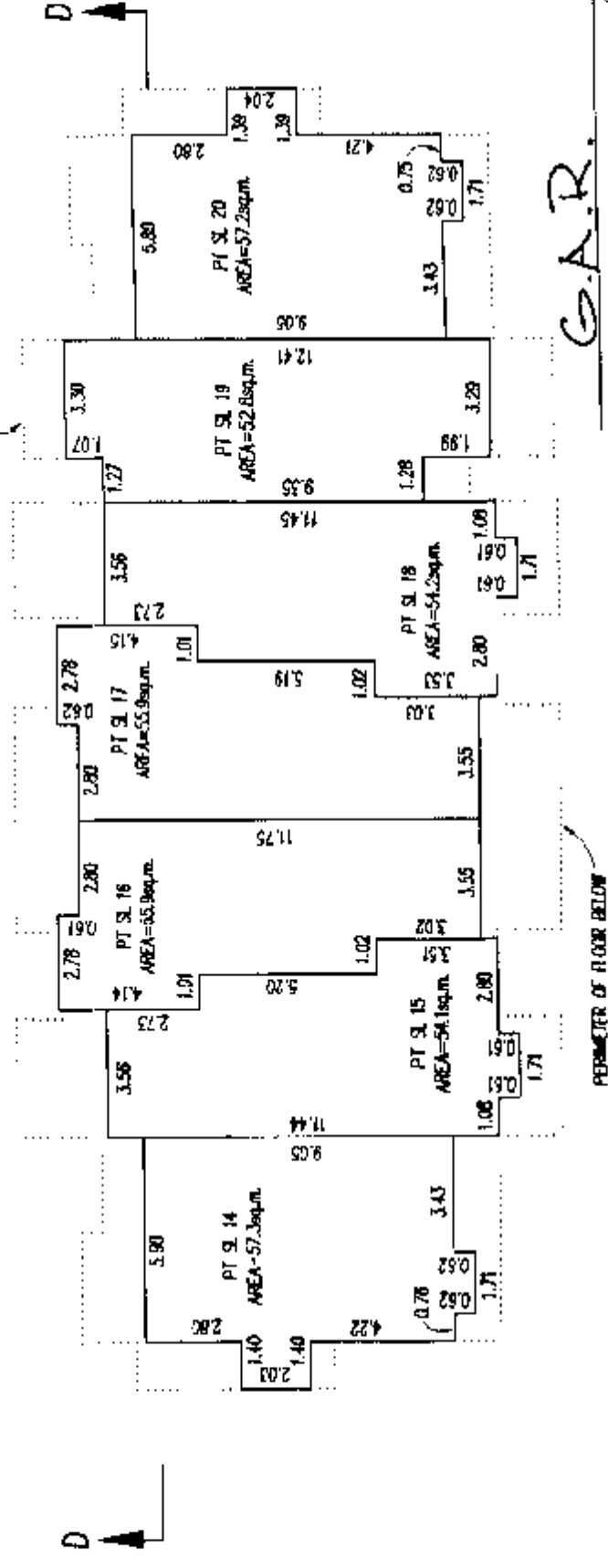
BUILDING 10 GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



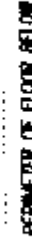
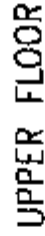
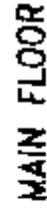
G.A.R.

DATED THIS 16th DAY OF DEC. 2002

B.C.L.S.

PHASE 1

Age group	Number of people
0-10	15
11-20	10
21-30	8
31-40	6
41-50	4
51-60	3
61-70	2
71-80	1
81-90	1
91-100	1



16th DEC

2412

FLOOR PLANS

STRATA PLAN BCS 200
PHASE 1

SCALE 1:200

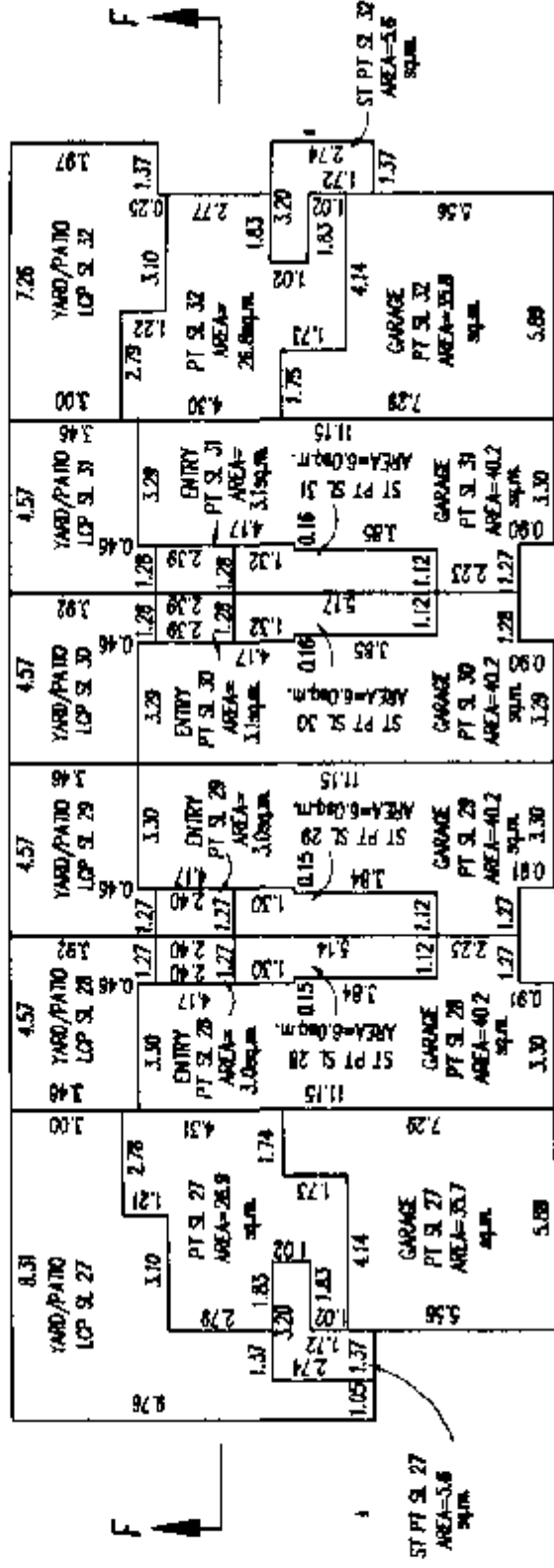
0 5 10 15

ALL DISTANCES IN METRES

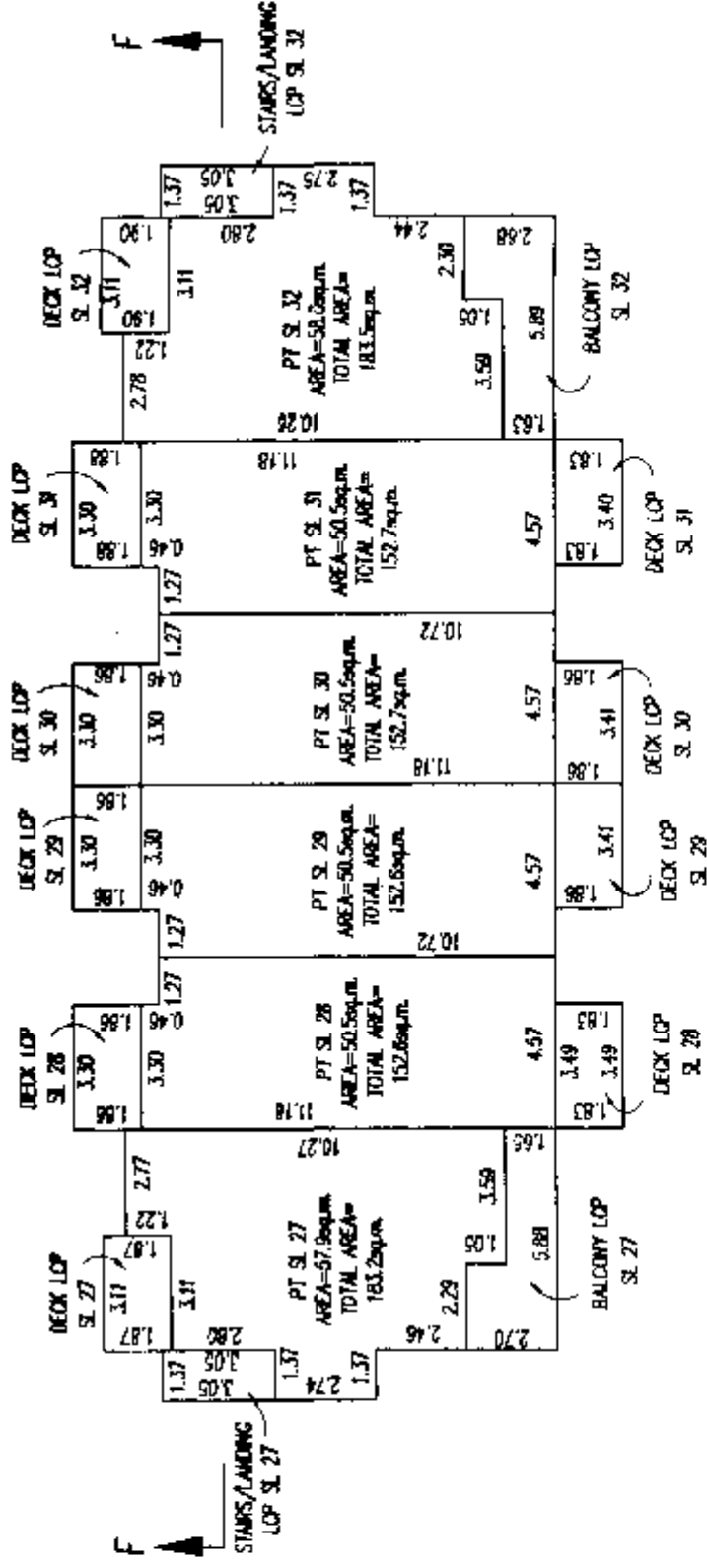


BUILDING 5

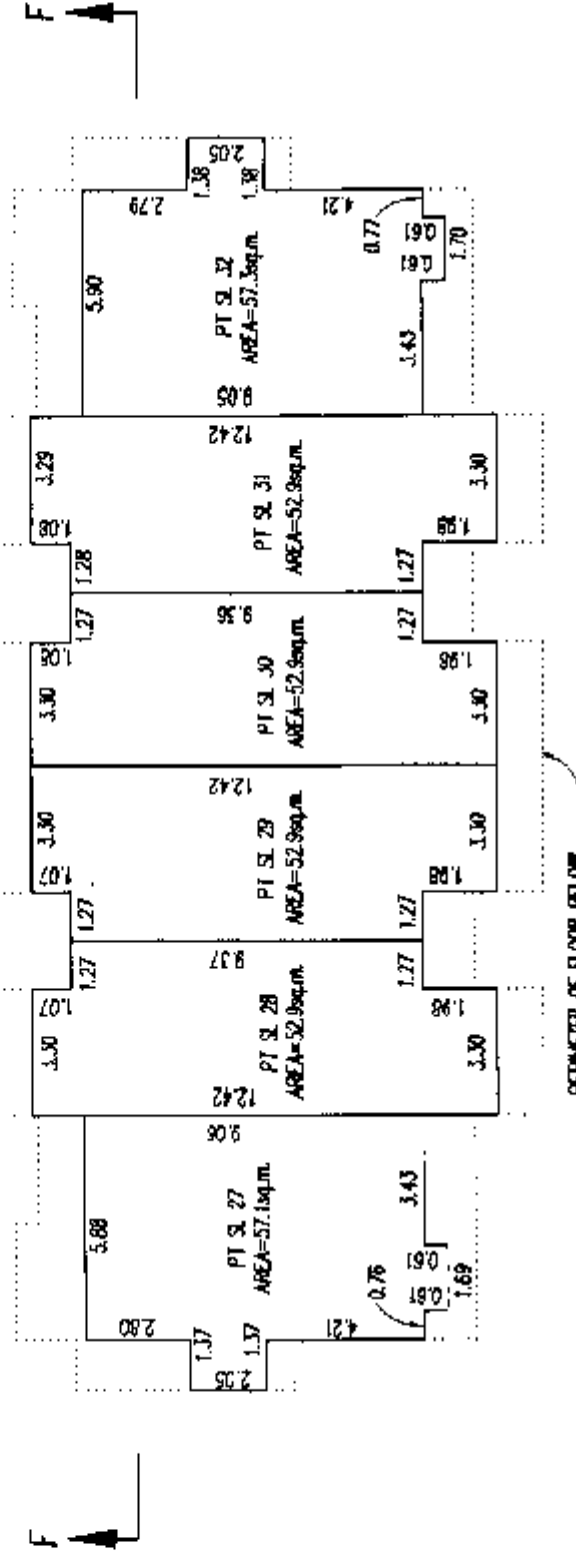
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



G.A.R.

B.C.L.S

2002

DATED THIS 16th DAY OF DEC.

FLOOR PLANS

SCALE 1: 200

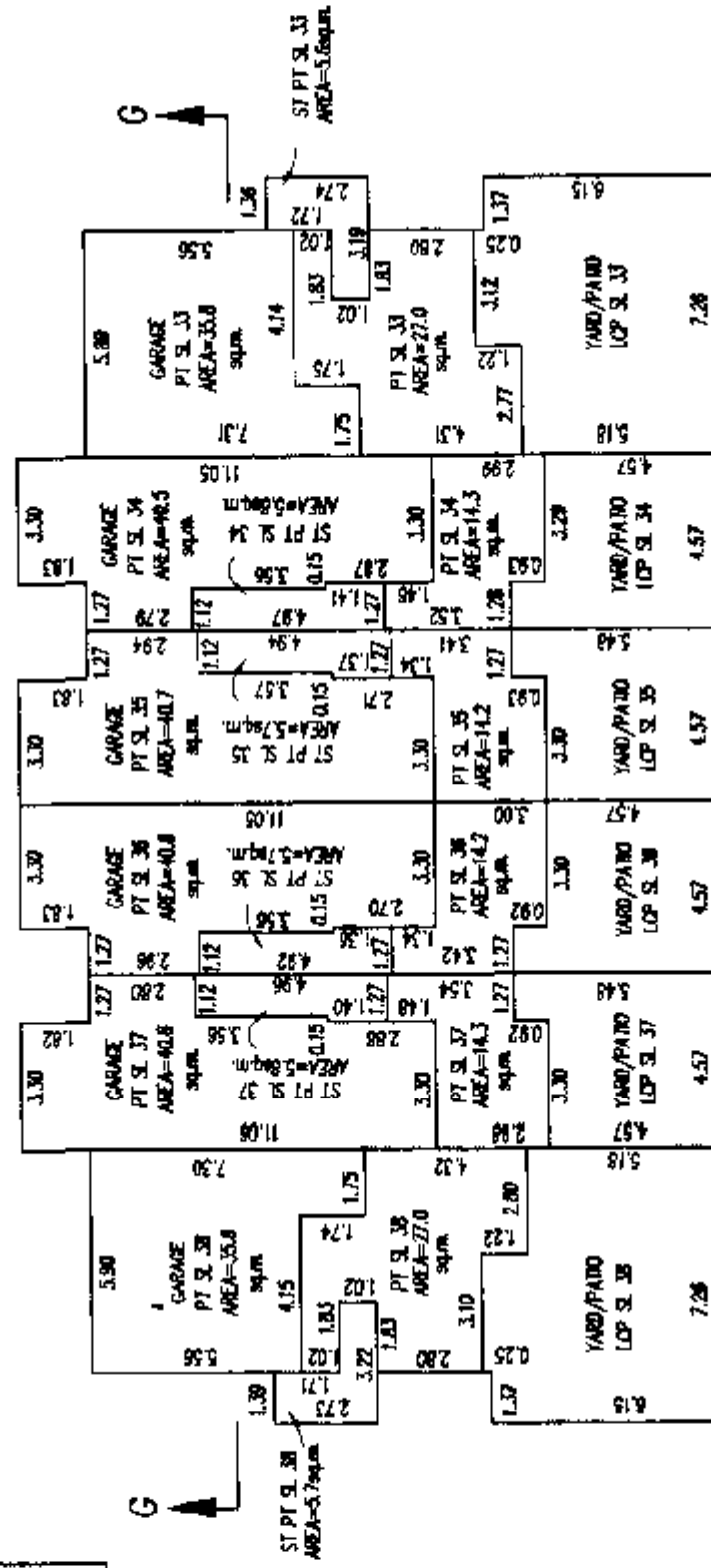
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ALL DISTANCES IN METRES

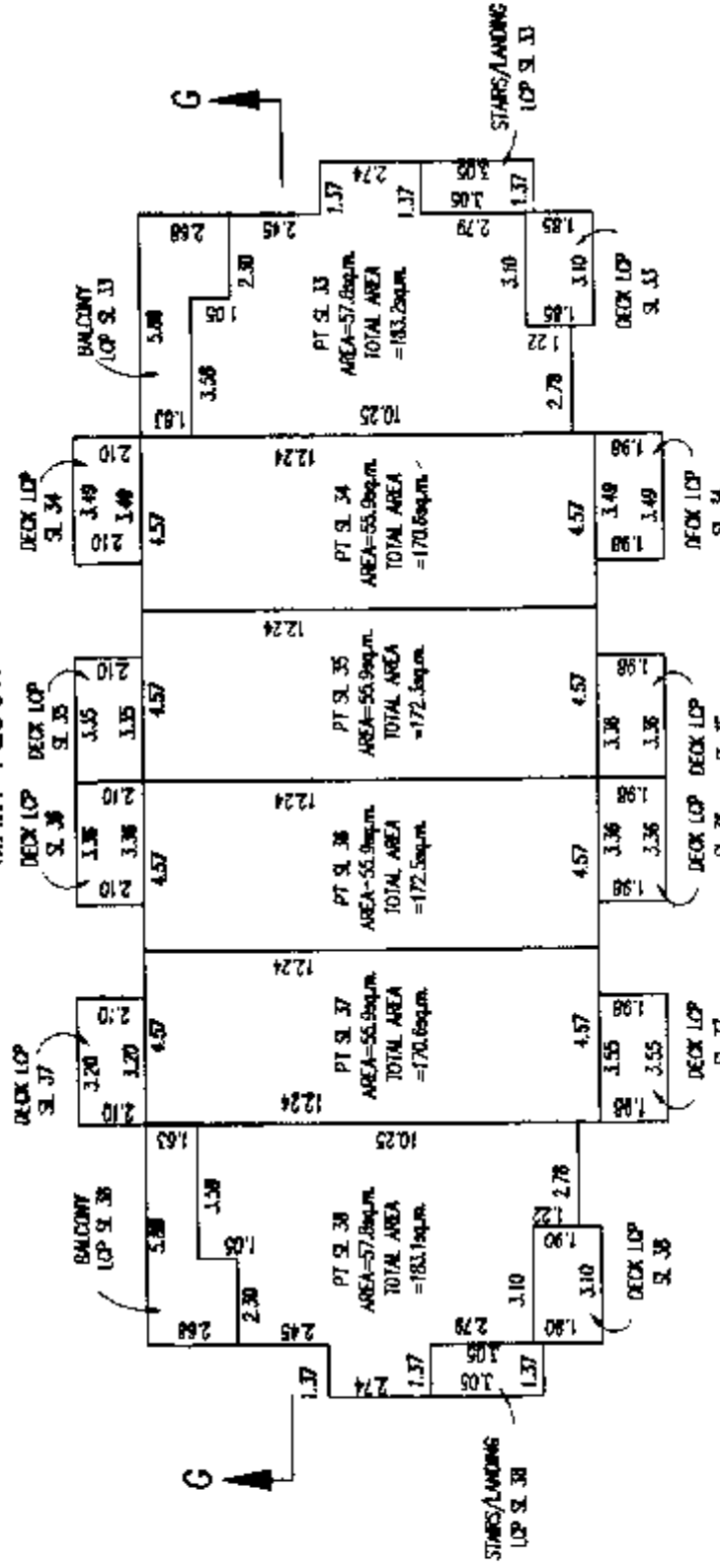
STRATA PLAN BCS 200
PHASE 1

BUILDING 4

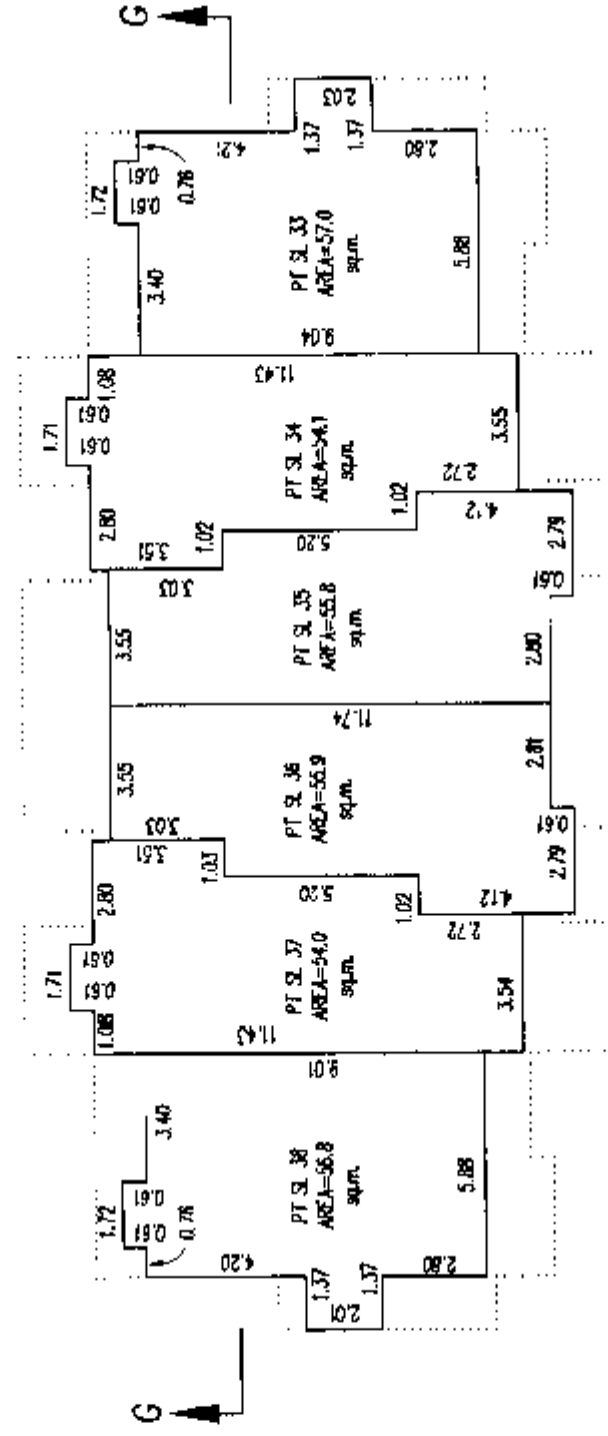
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



PERIMETER OF FLOOR BELOW

G.A.R.

E.C.L.S.

DATED THIS

16th DAY OF DEC.

2002

FLOOR PLANS

STRATA PLAN BCS 200
PHASE 1

SCALE 1: 200

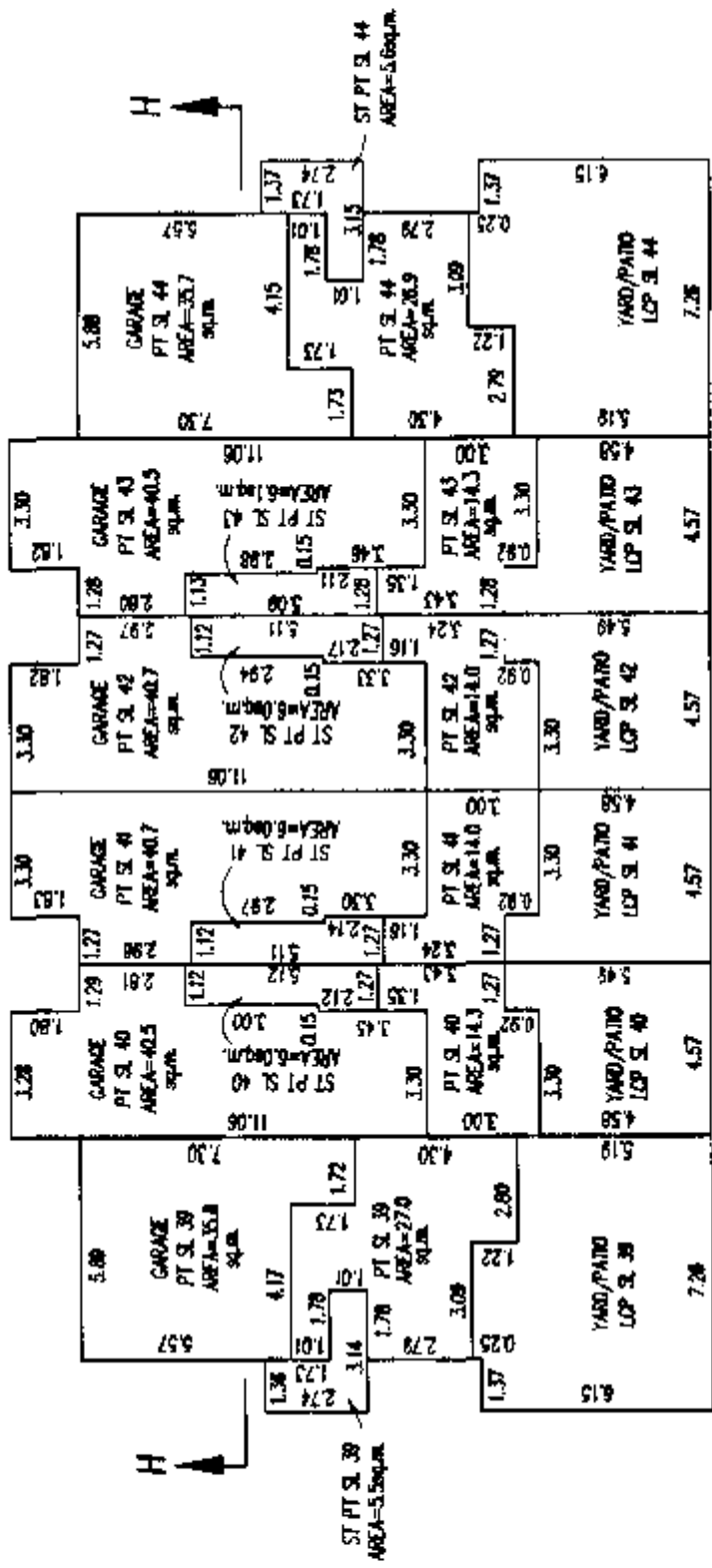
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ALL DISTANCES IN METRES

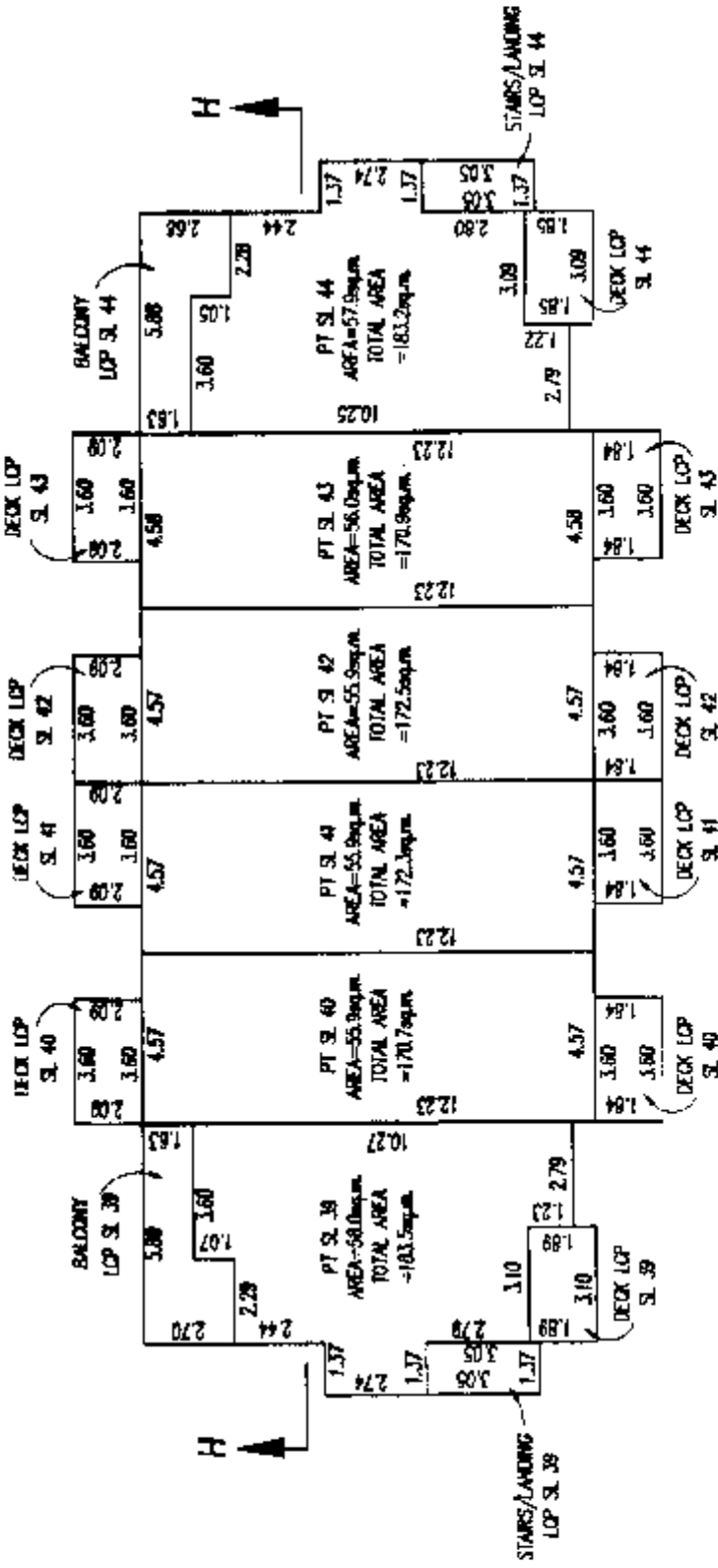


BUILDING 2

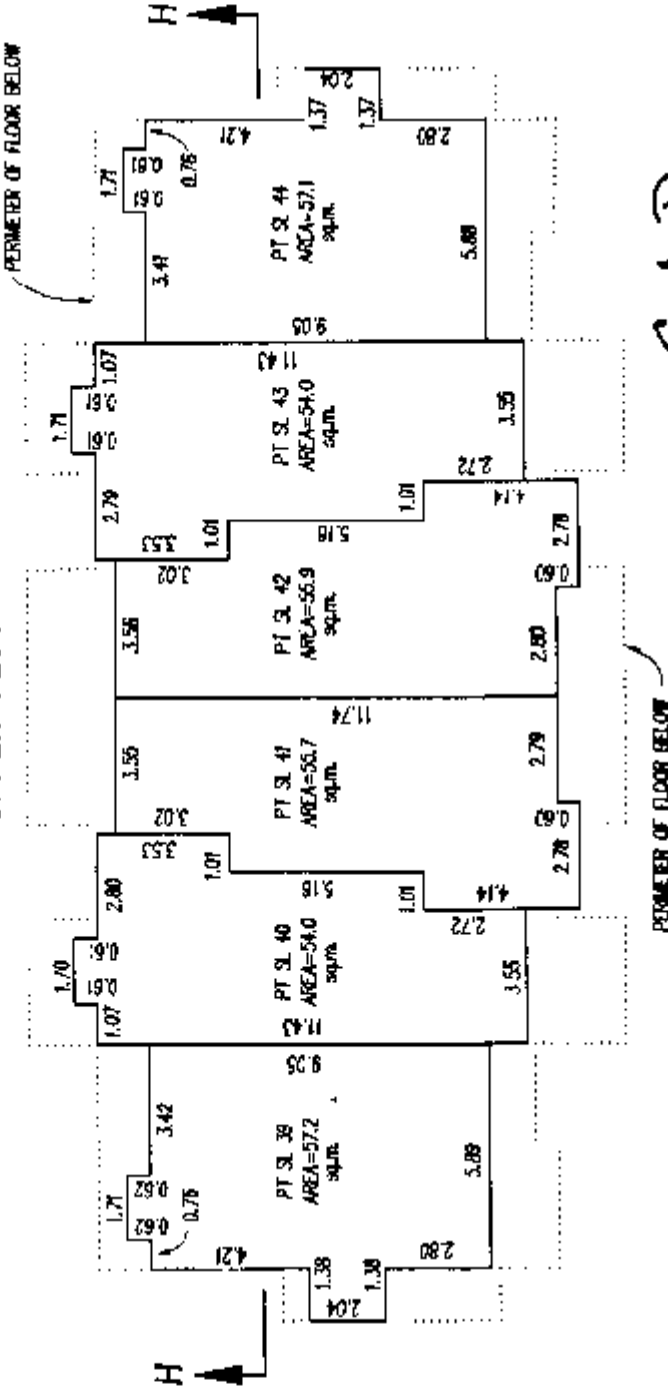
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



G.A.R.

DATED THIS 10th DAY OF DEC 2007

B.C.L.S.

FLOOR PLANS

STRATA PLAN BCS 200

SCALE 1:200

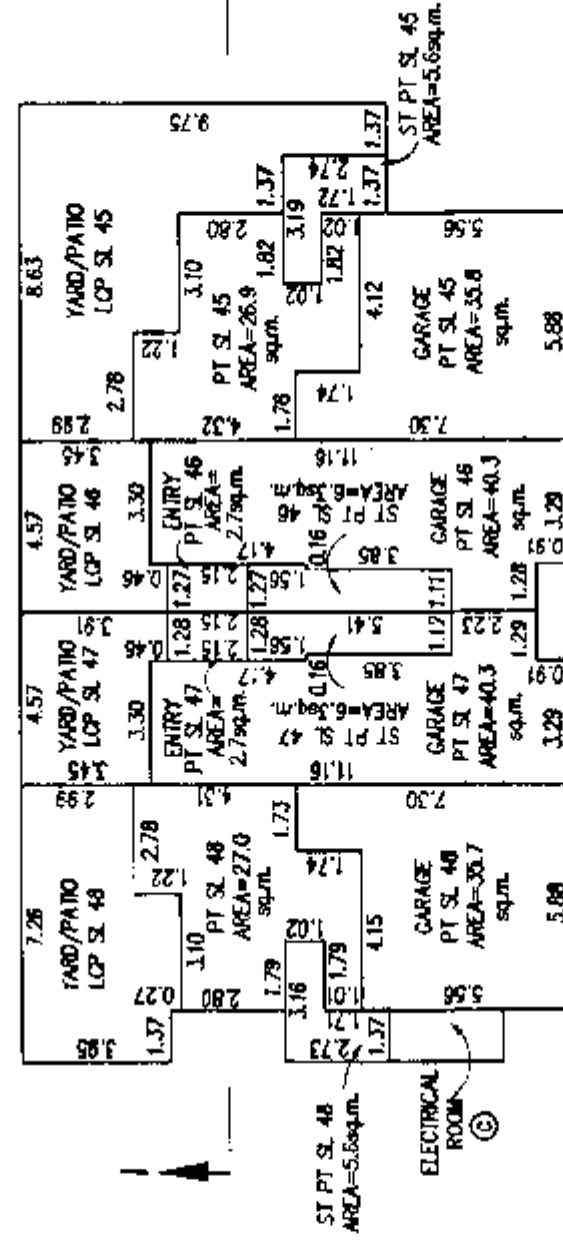
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ALL DISTANCES IN METRES

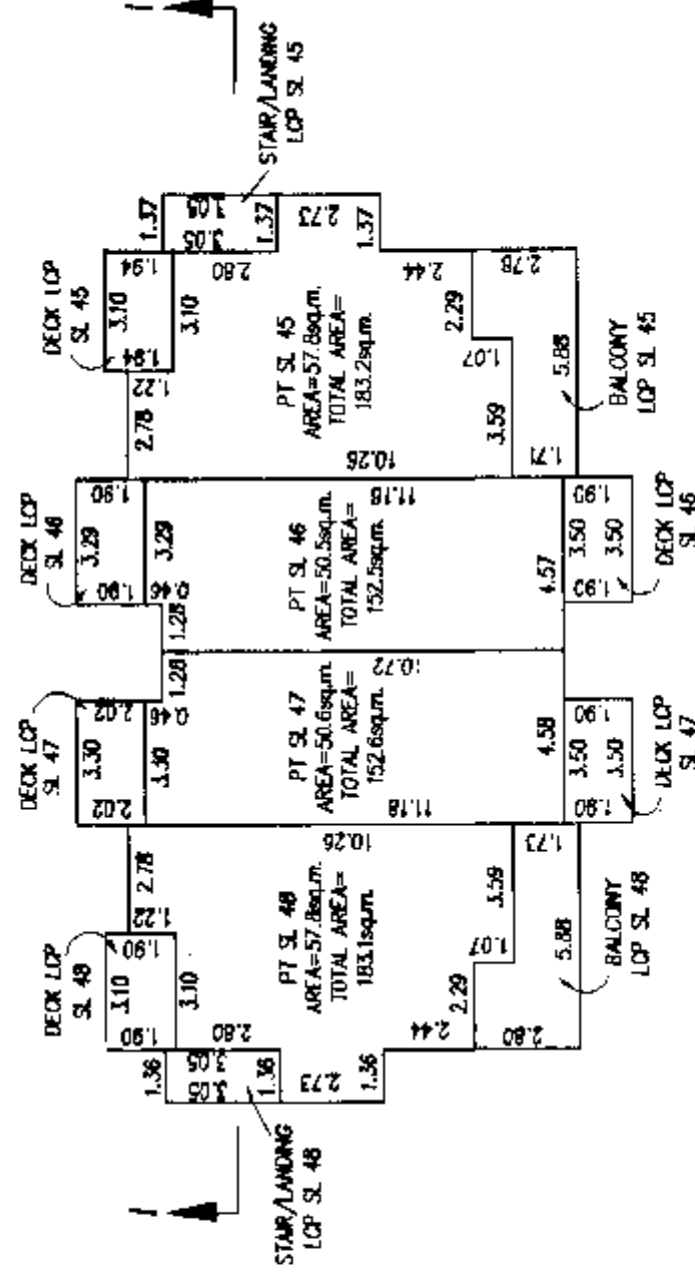


BUILDING 3

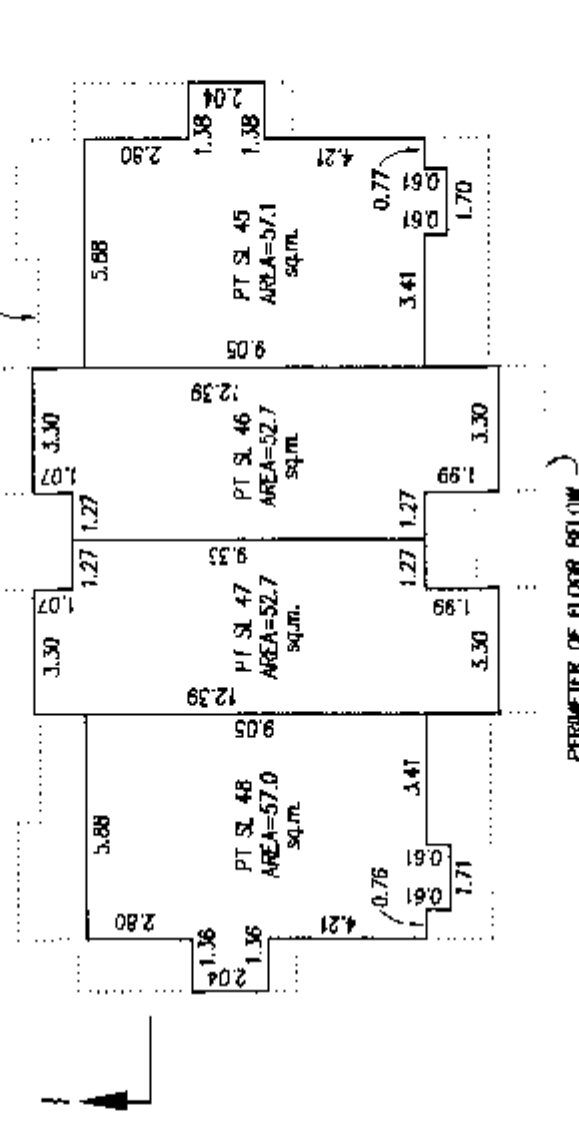
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



G.A.R.
B.C.L.S.
DATED TWS 16th DAY OF DEC. 2002

SECTIONS

STRATA PLAN BCS 200

PHASE 1

SCALE 1: 200



ALL DISTANCES IN METRES

BUILDING 6 SECTION A-A

UPPER FLOOR			MAIN FLOOR			GROUND FLOOR			ELEC Ⓢ	YARD/PATIO LOP SL 1
PT SL 1	PT SL 2	PT SL 3	PT SL 4	PT SL 5	PT SL 6	Garage PT SL 1	Garage PT SL 2	Garage PT SL 3		

BUILDING 7 SECTION B-B

[illegible]

BUILDING 8 SECTION C-C

UPPER FLOOR	MAIN FLOOR	GROUND FLOOR	GROUND LINE
PT SL 11	PT SL 12	GARAGE PT SL 13	YARD/PATIO LCP SL 13
	PT SL 11	GARAGE PT SL 12	
	PT SL 13	GARAGE PT SL 11	

BUILDING 10 SECTION D-D

[illegible]

BUILDING 9 SECTION E-E

UPPER FLOOR	MAIN FLOOR	GROUND FLOOR	GROUND LINE
PT SL 21	PT SL 22	GARAGE PT SL 21	
PT SL 23	PT SL 23	GARAGE PT SL 23	
PT SL 24	PT SL 24	GARAGE PT SL 24	
PT SL 25	PT SL 25	GARAGE PT SL 25	
PT SL 26	PT SL 26	GARAGE PT SL 26	

A. 4. 6

DATED THIS 16th DAY OF DEC. 2012
 H.C.L.S.

SCALE 1:200

0 5 10 15

ALL DISTANCES IN METRES

BUILDING 5 SECTION F-F

PT SL 27	PT SL 28	PT SL 29	PT SL 30	PT SL 31	PT SL 32	UPPER FLOOR
PT SL 27	PT SL 28	PT SL 29	PT SL 30	PT SL 31	PT SL 32	MAIN FLOOR
PT SL 27 AREA=27.0	GARAGE PT SL 28	GARAGE PT SL 29	GARAGE PT SL 30	GARAGE PT SL 31	PT SL 32	STAIRS/LANDING LOP SL 32 GROUND FLOOR GROUND LINE

BUILDING 4 SECTION G-G

PT SL 38	PT SL 37	PT SL 36	PT SL 35	PT SL 34	PT SL 33	UPPER FLOOR
PT SL 38	PT SL 37	PT SL 36	PT SL 35	PT SL 34	PT SL 33	MAIN FLOOR
GARAGE PT SL 38	GARAGE PT SL 37	GARAGE PT SL 36	GARAGE PT SL 35	GARAGE PT SL 34	GARAGE PT SL 33	GROUND FLOOR GROUND LINE

BUILDING 2 SECTION H-H

PT SL 39	PT SL 40	PT SL 41	PT SL 42	PT SL 43	PT SL 44	UPPER FLOOR
PT SL 39	PT SL 40	PT SL 41	PT SL 42	PT SL 43	PT SL 44	MAIN FLOOR
GARAGE PT SL 39	GARAGE PT SL 40	GARAGE PT SL 41	GARAGE PT SL 42	GARAGE PT SL 43	GARAGE PT SL 44	GROUND FLOOR GROUND LINE

BUILDING 3 SECTION I-I

PT SL 48	PT SL 47	PT SL 46	PT SL 45	PT SL 45	UPPER FLOOR
PT SL 48	PT SL 47	PT SL 46	PT SL 45	PT SL 45	MAIN FLOOR
PT SL 48	GARAGE PT SL 47	GARAGE PT SL 46	GARAGE PT SL 45	PT SL 45	STAIRS/LANDING LOP SL 45 YARD/PATIO LOP SL 45 GROUND FLOOR GROUND LINE

BUILDING 11 SECTION J-J

PT SL 49	PT SL 50	PT SL 51	PT SL 52	PT SL 52	UPPER FLOOR
PT SL 49	PT SL 50	PT SL 51	PT SL 52	PT SL 52	MAIN FLOOR
GARAGE PT SL 49	GARAGE PT SL 50	GARAGE PT SL 51	GARAGE PT SL 52	GARAGE PT SL 52	GROUND FLOOR GROUND LINE

G.A.P.

B.C.L.S.

DATED THIS 16th DAY OF DEC. 2002

STRATA PLAN OF LOT A, EXCEPT PHASE 1

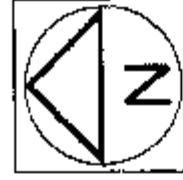
STRATA PLAN BCS 200

STRATA PLAN BCS 200; SECTION 10, BLOCK 4 NORTH,
RANGE 6 WEST, N.W.D., PLAN LMP54518

SCALE-1:750



ALL DISTANCES ARE IN METRES



CIVIC ADDRESS

6233 BIRCH STREET
RICHMOND, B.C.INTEGRATED SURVEY AREA
No.18 (RICHMOND) NAD83 (CSRS)

B.C.G.S. 926 015

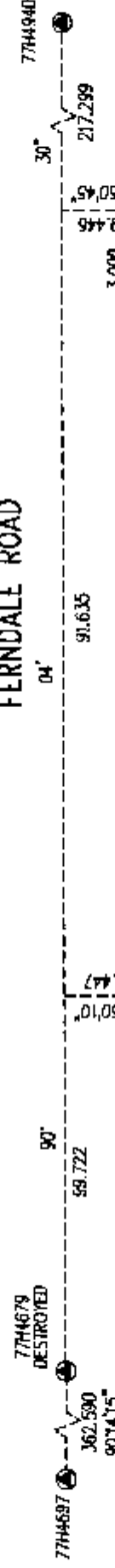
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C., FEBRUARY 11th 2003B. Bignall DS.

REGISTRAR

BV48085 - BV48104

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

FERDALE ROAD

NOTE SEE SHEET 2
FOR BUILDING FOUNDATION
DETAILS AND OFFSETS

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

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY
BY THE COMBINED FACTOR 0.99980356.GRID BEARINGS ARE DERIVED
FROM OLD CONTROL MONUMENTS
77H4697 AND 77H4940.

LOP	INDICATES	LIMITED COMMON PROPERTY
Sq.m.	-	SQUARE METRES
SL	-	STRATA LOT
PT	-	PART
Ⓢ	-	COMMON PROPERTY
V	-	VENT
ELEC.	-	ELECTRICAL
TEL	-	TELEPHONE
○	-	OLD IRON POST FOUND
●	-	IRON POST SET
■	-	OLD LEAD PLUG FOUND
□	-	LEAD PLUG SET
⊙	-	OLD CONTROL MONUMENT FOUND
○	-	COMMON FACILITY
ST	-	STORAGE

APPROVED AS TO PHASE 2 OF A 2 PHASE STRATA PLAN

THIS 10th DAY OF February, 2003V. Budde

APPROVING OFFICER FOR THE CITY OF RICHMOND

THE CITY OF RICHMOND AS HOLDER OF CONVEYANCE
BL308234

HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

AUTHORIZED SIGNATORY Mayor, Malcolm D. Brodie

AUTHORIZED SIGNATORY Acting City Clerk, David Weber

WITNESS

Paul E. Kendrick

ADDRESS AND OCCUPATION OF WITNESS:

City Solicitor, City of Richmond

6911 No. 3 Road

Richmond, B.C. V6Y 2C1

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

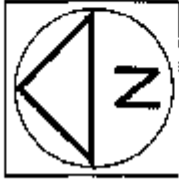
DATE: JANUARY 24, 2003

G.A. Rowbotham
B. C. L. S.I, G.A. ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN
HAVE NOT, AS OF JANUARY 10, 2003, BEEN
PREVIOUSLY OCCUPIEDG.A. Rowbotham B. C. L. S.* SECTION 241 (2) PROVIDES THAT THE ENDORSEMENT MUST
BE DATED NOT MORE THAN 180 DAYS BEFORE THE DATE THE
STRATA PLAN IS TENDERED FOR DEPOSIT.I, G.A. ROWBOTHAM, A BRITISH COLUMBIA LAND
SURVEYOR IN SURVEY 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 THE10th DAY OF JANUARY 2003G.A. Rowbotham
B.C.L.S.DATED THIS 21st DAY OF JANUARY 2003

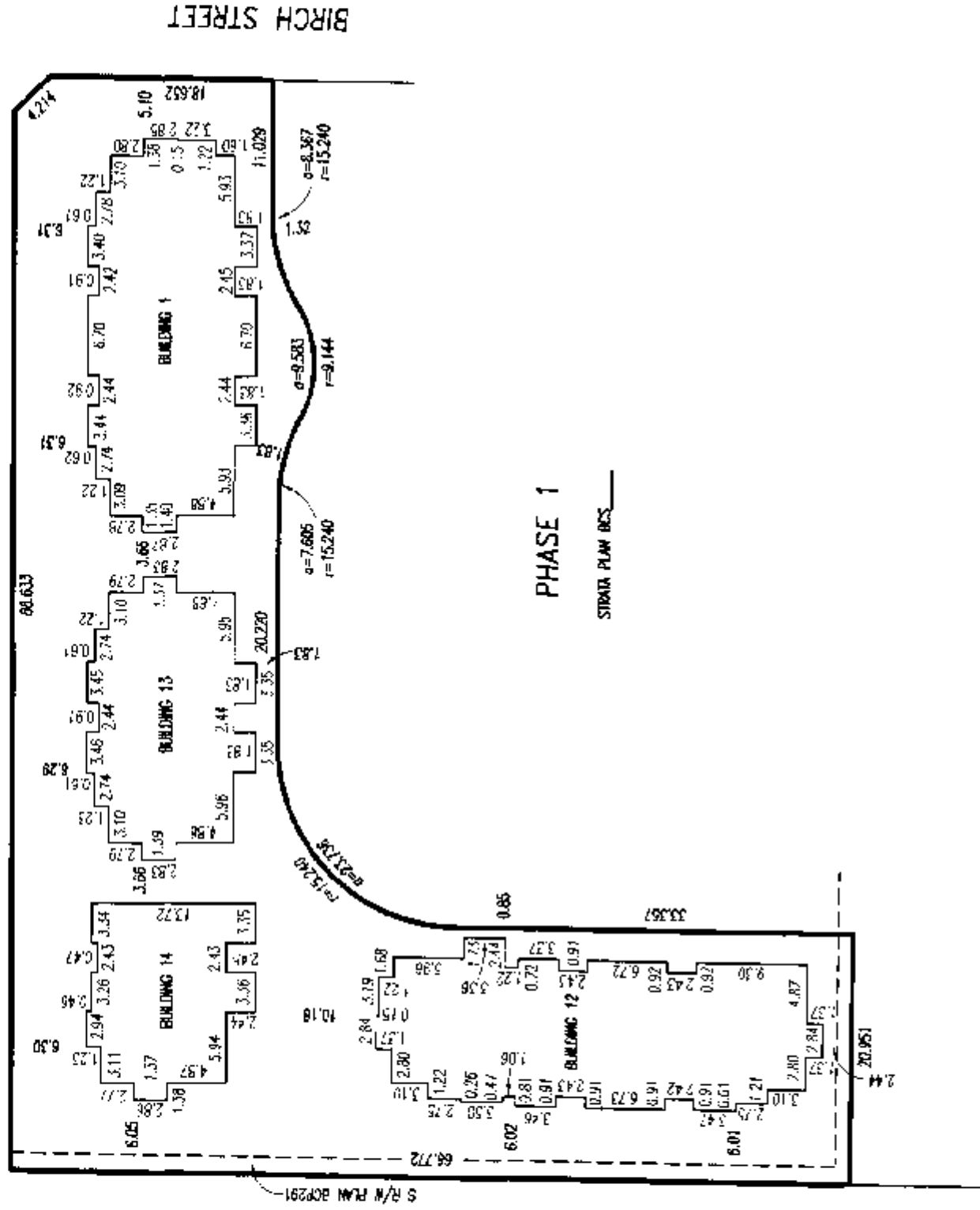
FOUNDATION DETAIL

STRATA PLAN BCS 200

SCALE 1: 500
0 5 10 20 30
ALL DISTANCES ARE IN METRES



FERNDALE ROAD



BIRCH STREET

PHASE 1

STRATA PLAN BCS

OWNER : AH TEN HOLDING INC., INC. No. J/6315

AUTHORIZED SIGNATORY

SCOTT CRESSEY

AUTHORIZED SIGNATORY

WITNESS :

ADDRESS AND OCCUPATION OF WITNESS :

Chris Calbach, VP Sales + Marketing
2200-1266 West Hastings St
Vancouver, B.C.

MORTGAGEE : THE BANK OF NOVA SCOTIA

AUTHORIZED SIGNATORY

G. Brock Richardson

AUTHORIZED SIGNATORY

MICHAEL DOWNING

WITNESS :

R. RAO

ADDRESS AND OCCUPATION OF WITNESS :

3400-650 W. Georgia St.
Vancouver, B.C. V6B 4H4
BANKER

G.A.R.

DATED THIS

21ST DAY OF JANUARY

B.C.L.S.

2003

FLOOR PLANS

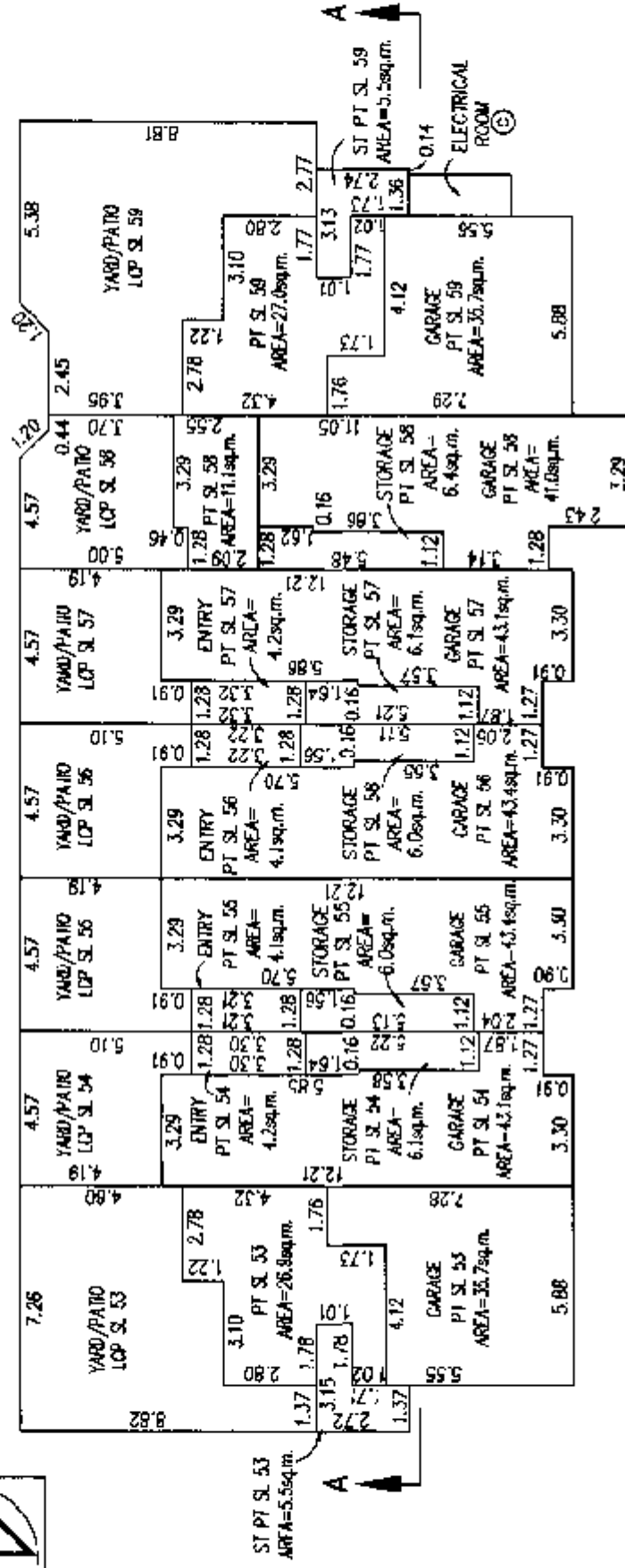
STRATA PLAN BCS200
PHASE 2

SCALE 1: 200

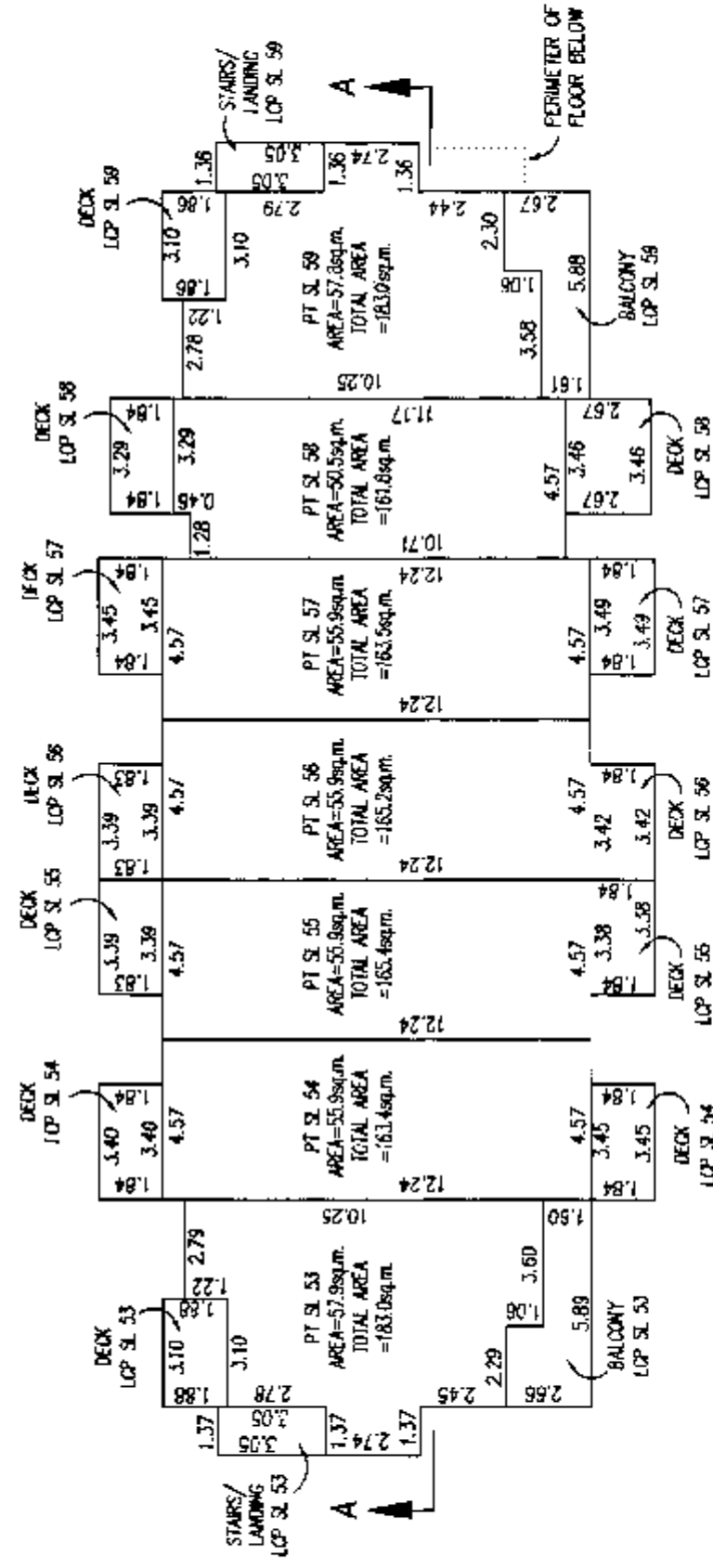


BUILDING 12

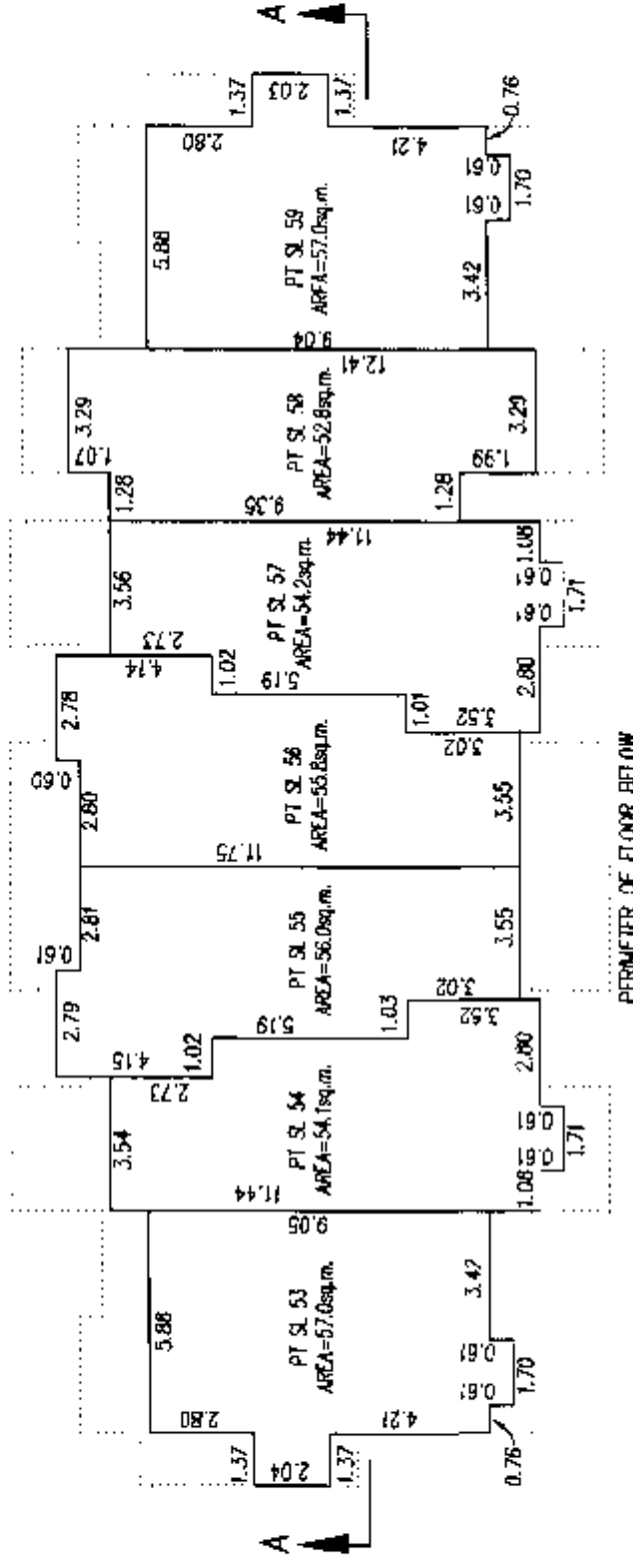
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



G.A.R.

DATED THIS

21st DAY OF

JANUARY

2003

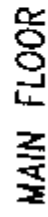
B.C.L.S.

STRATA PLAN BCS200
PHASE 2

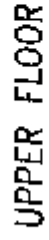
10 15



GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



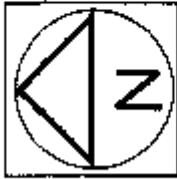
21st DAY OF JANUARY 2003

ST3B

FLOOR PLANS

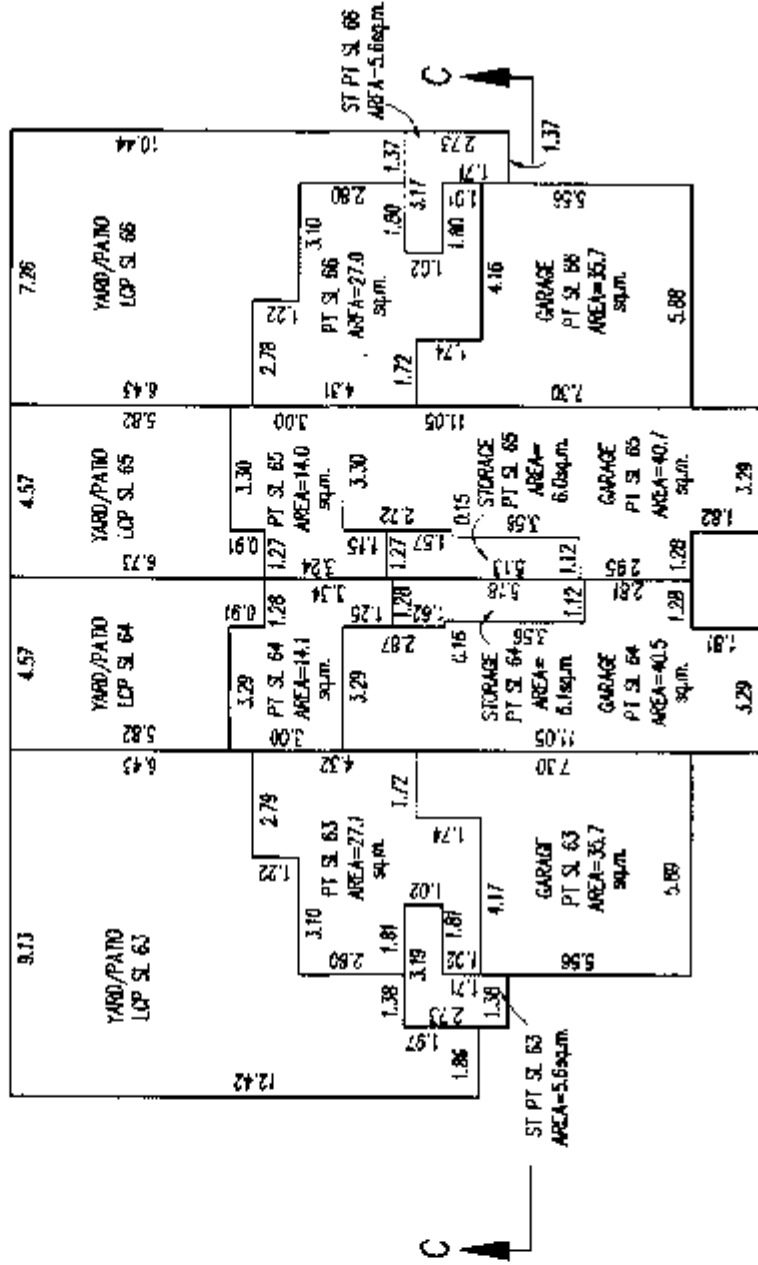
STRATA PLAN BCS200
PHASE 2

SCALE 1:200
0 5 10 15
ALL DISTANCES IN METRES

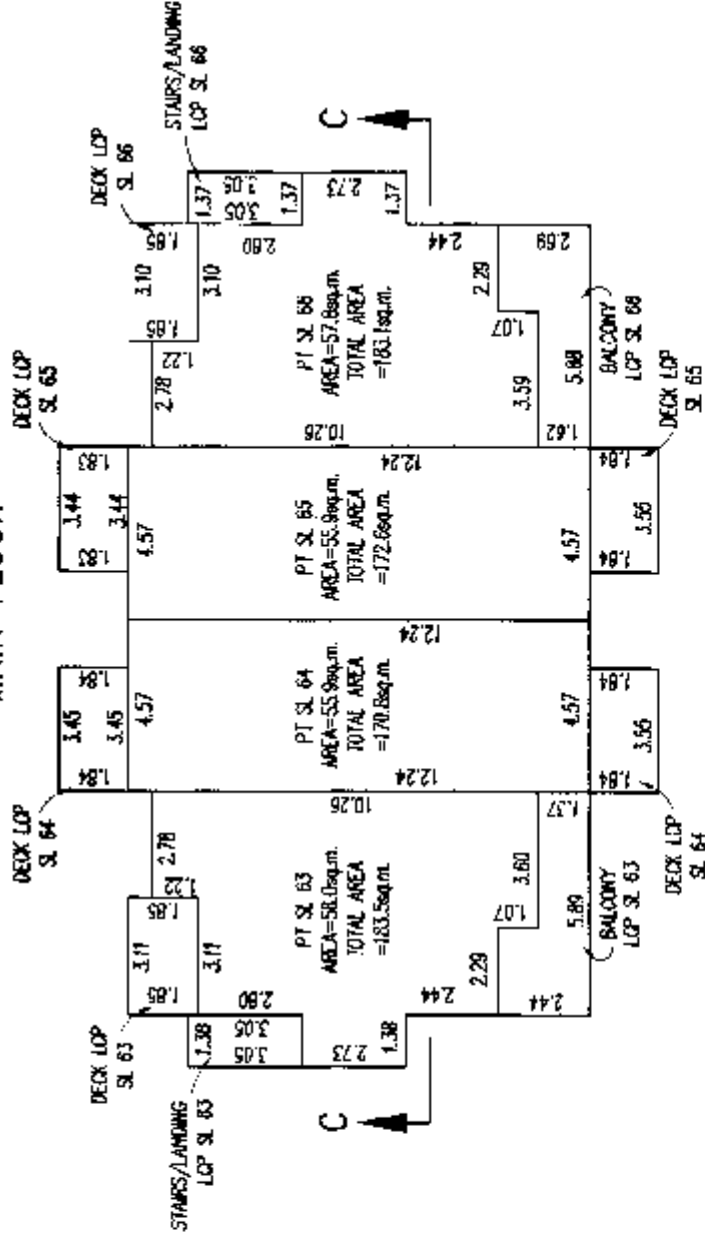


BUILDING 13

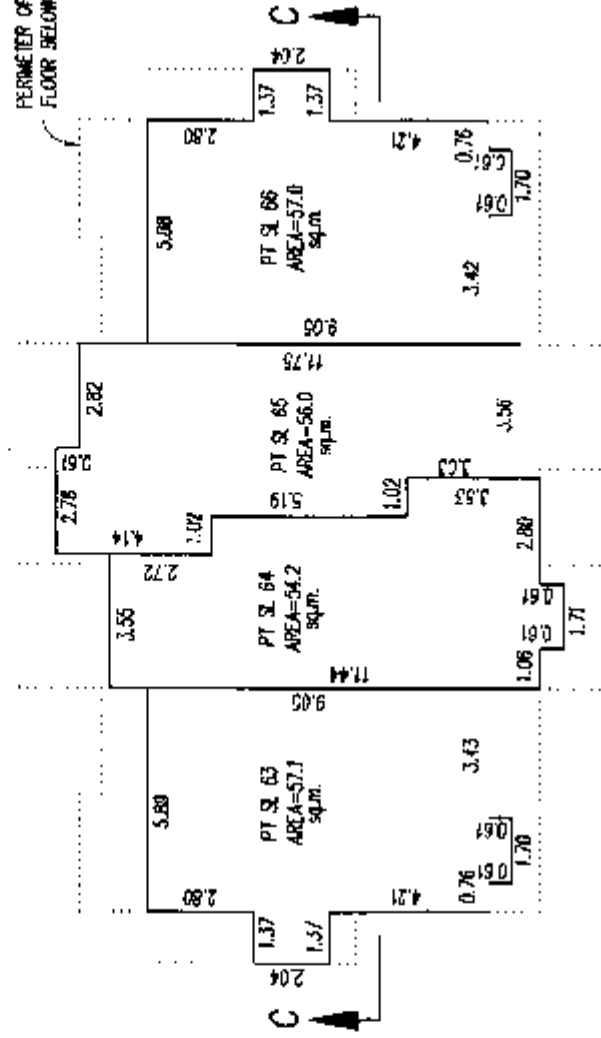
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



G.A.R.

B.C.L.S.

DATED THIS 21st DAY OF JANUARY 2003

FLOOR PLANS

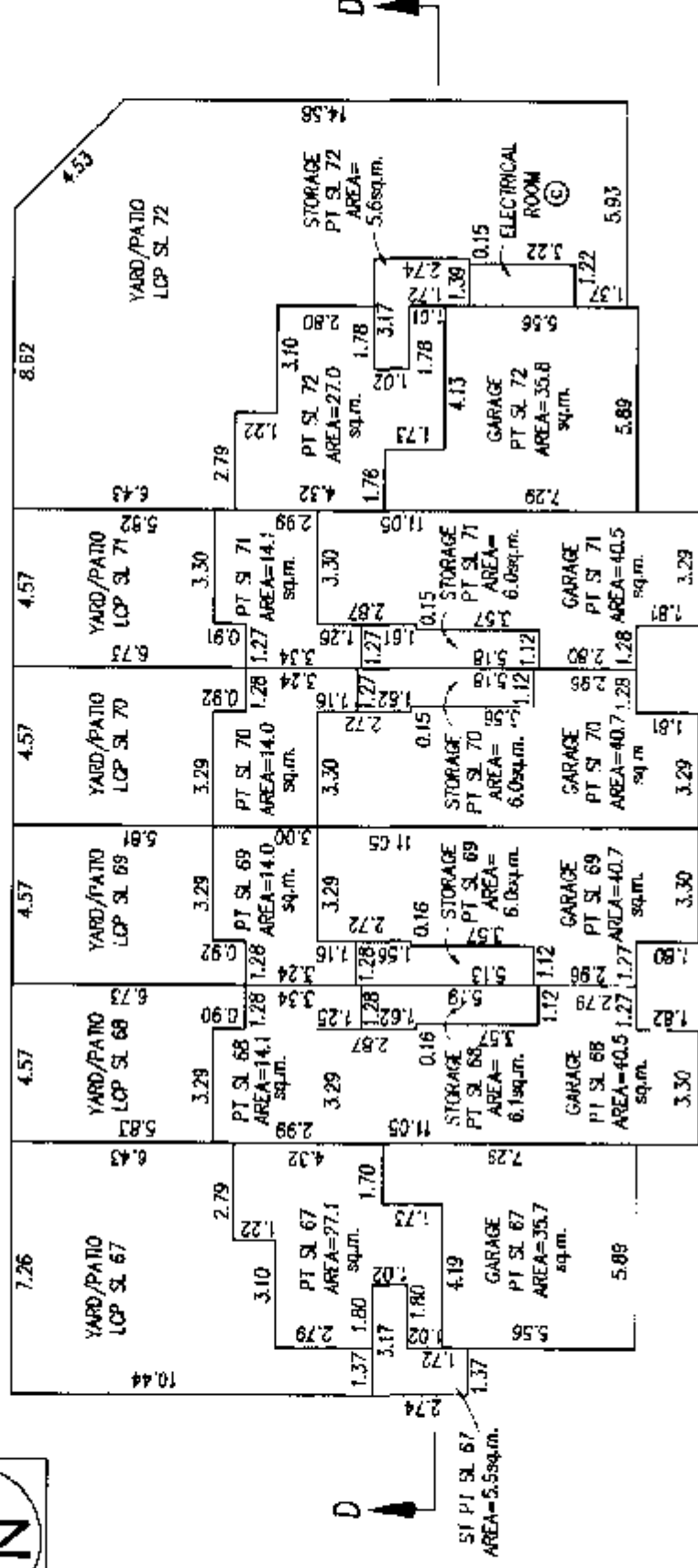
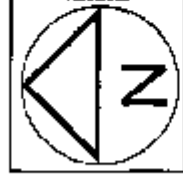
SCALE 1: 200



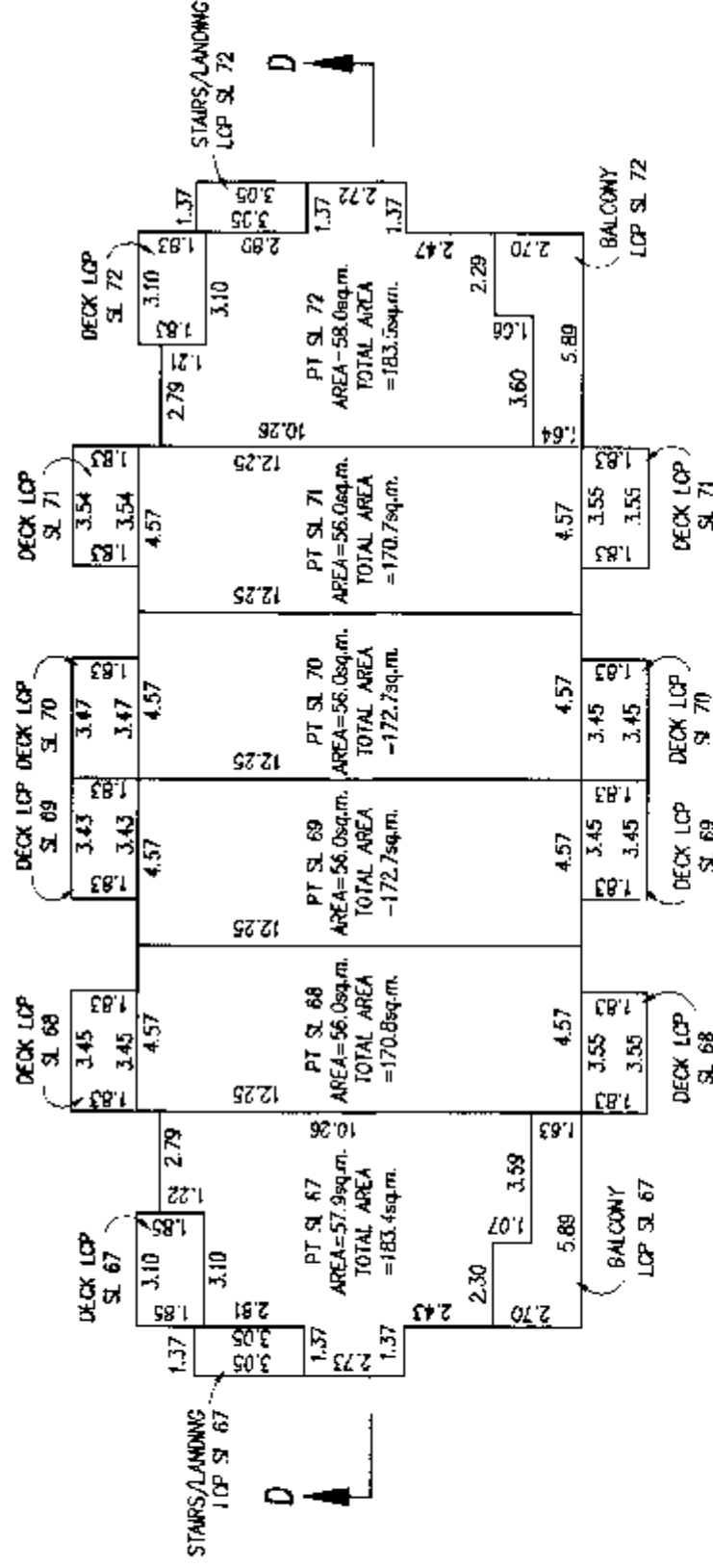
ALL DISTANCES IN METRES

STRATA PLAN BCS200
PHASE 2

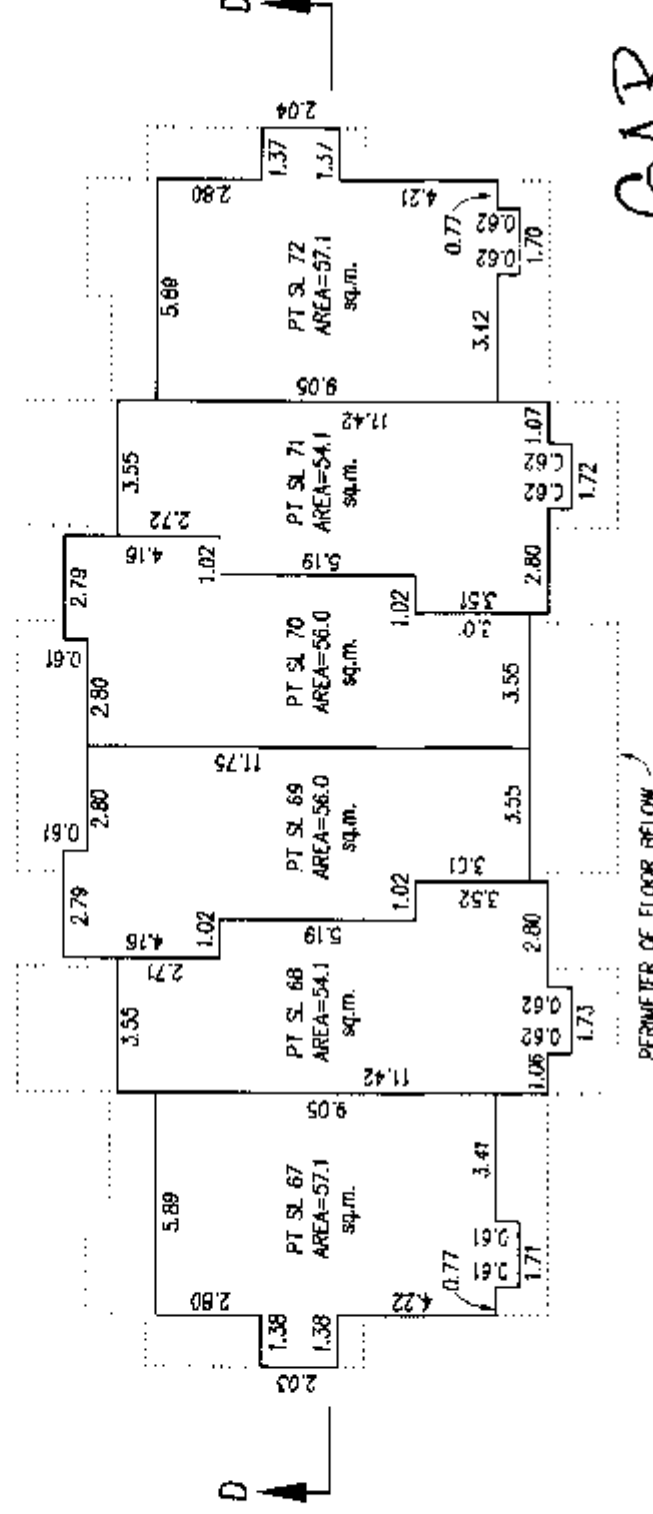
BUILDING 1
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR



DEPARTMENT OF LABOR REPORT

CCAR

DATED THIS 21st DAY OF JANUARY 2003
 B.C.L.S.

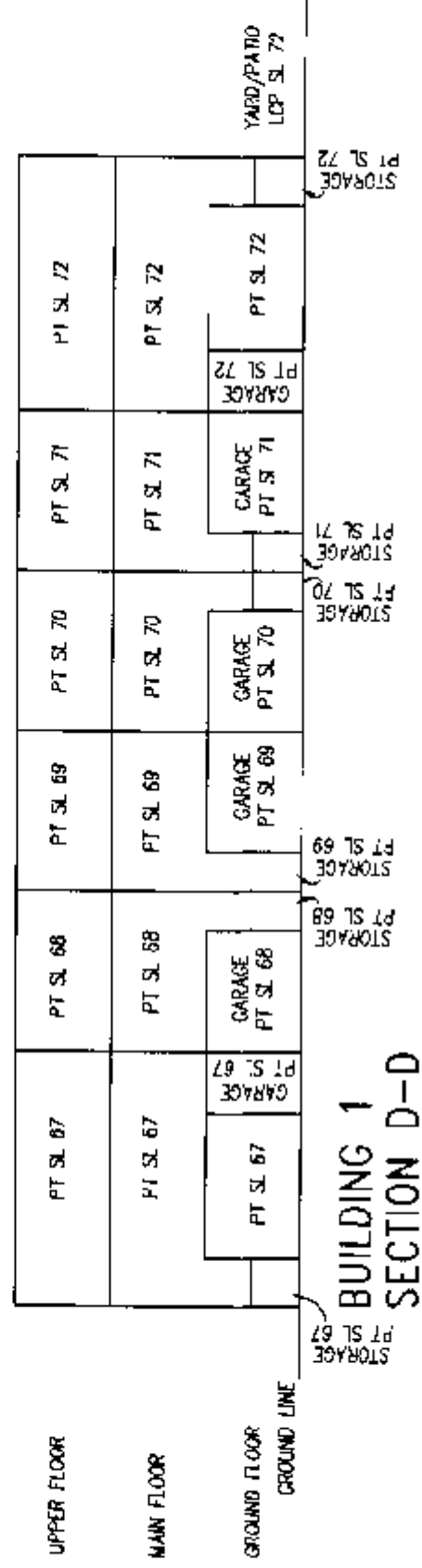
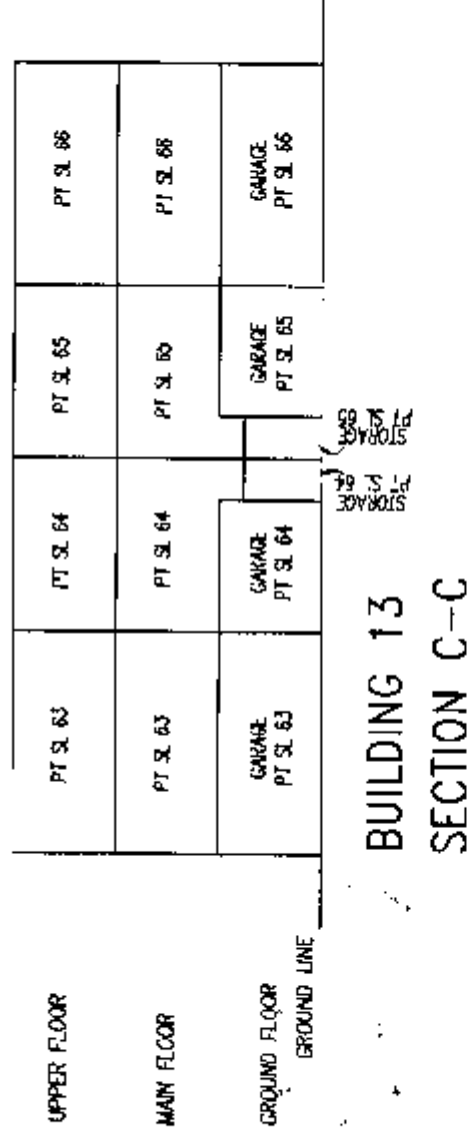
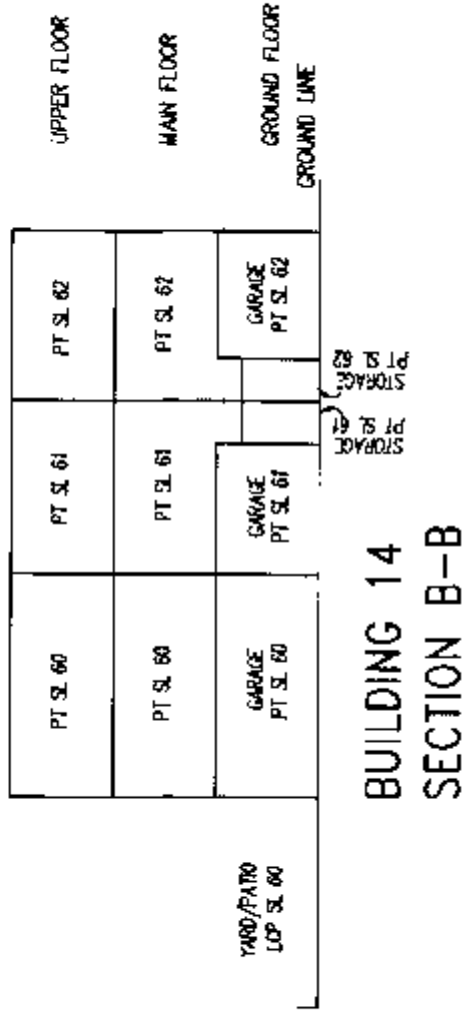
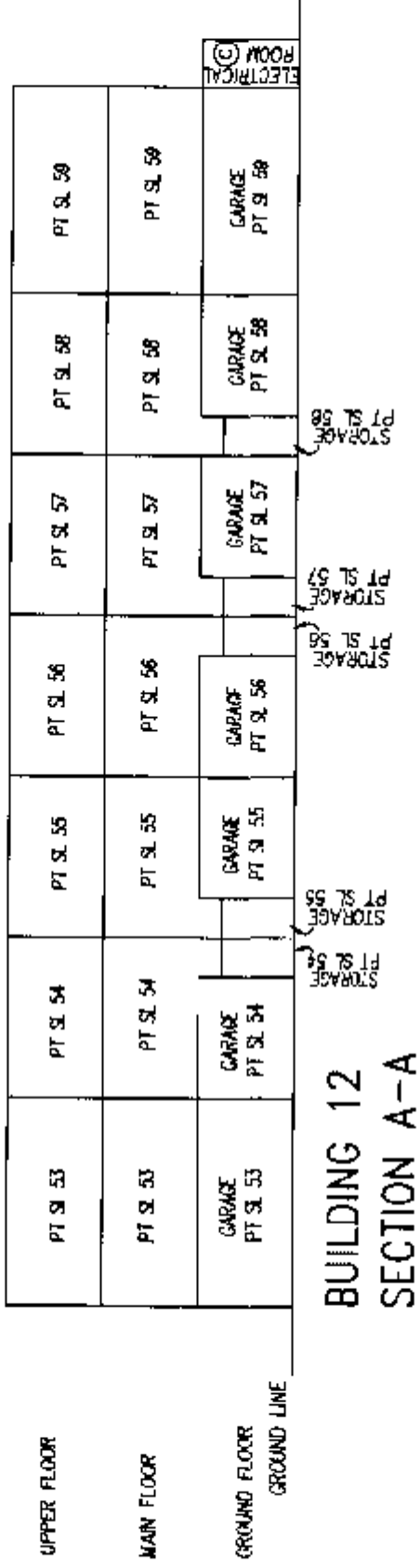
BUILDING SECTIONS

STRATA PLAN BCS200
PHASE 2

SCALE 1:200

0 5 10 15

ALL DISTANCES IN METRES



G.A.R.

B.C.L.S.

DATED THIS

21st DAY OF JANUARY 2003