

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

B.C.G.S. 920.015



SCALE 1 : 750
ALL DISTANCES ARE IN METRES

- INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES LEAD PLUG FOUND
- INDICATES STANDARD IRON POST SET
- QPR INDICATES QIP DESTROYED THEN RESET

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

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

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

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

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

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

LIMITED COMMON PROPERTY IS NOT
INCLUDED IN UNIT ENTITLEMENT

ALL ANGLES ARE 45 OR 90 DEGREES
UNLESS OTHERWISE INDICATED

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

H. David Liddle
C.L.S.

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

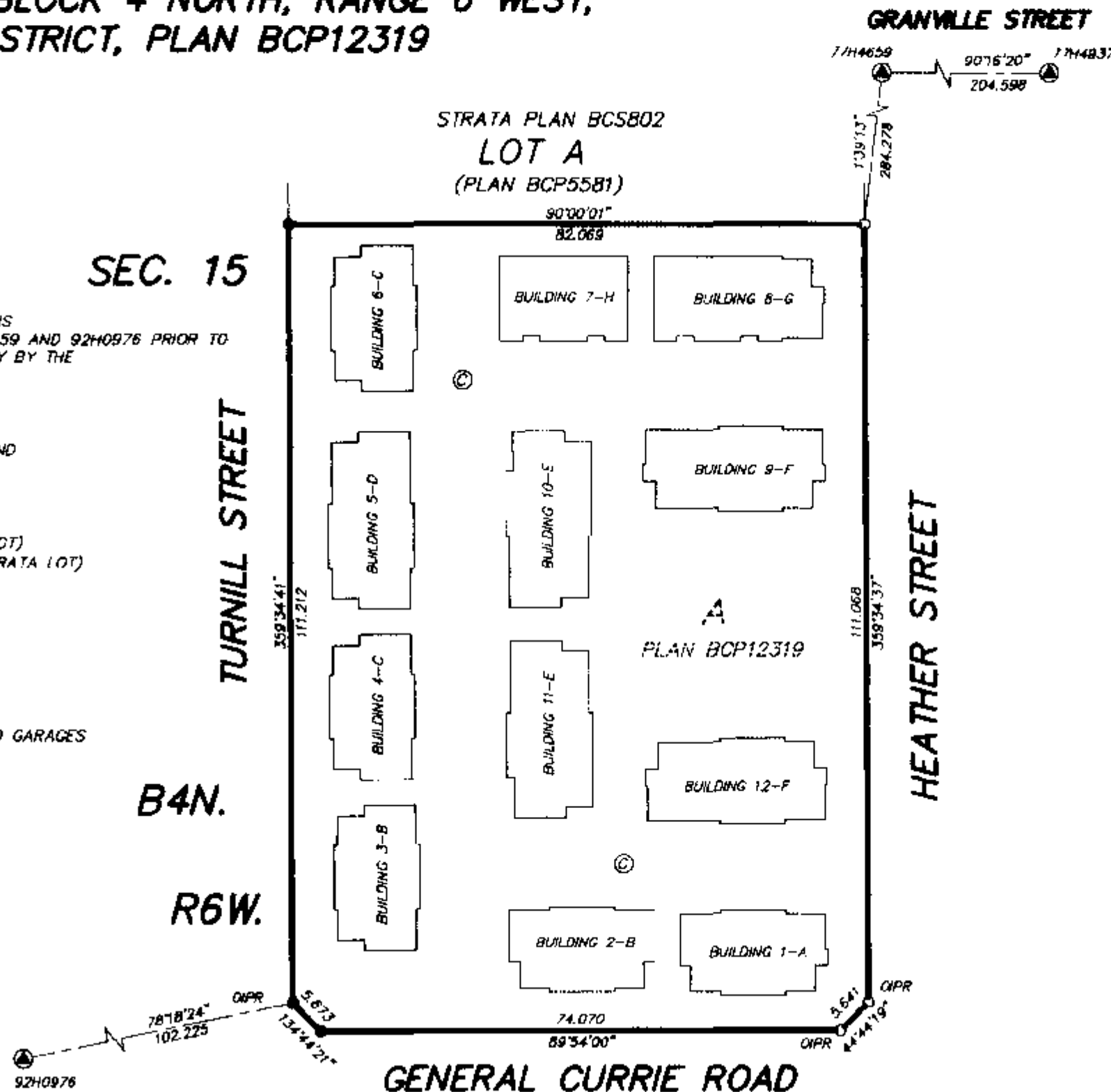
ADDRESS: 7331 Heather Street, Surrey, B.C.

SEC. 15

TURNILL STREET

B4N.

R6W.



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

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

at 27 / 2005 Printed: 11/05/05 by: B.C. Land Surveyors Association (BCLSA) File: 8975-final title

STRATA PLAN BCS.1439

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

I. MacDonald
DEPUTY REGISTRAR

BX174493- BX174546

I, H. DAVID LIDDLE, A BRITISH COLUMBIA LAND SURVEYOR
OF ABBOTSFORD, IN BRITISH COLUMBIA, CERTIFY THAT
I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE
SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY
AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED
ON THE 22nd DAY OF JUNE, 2005.

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

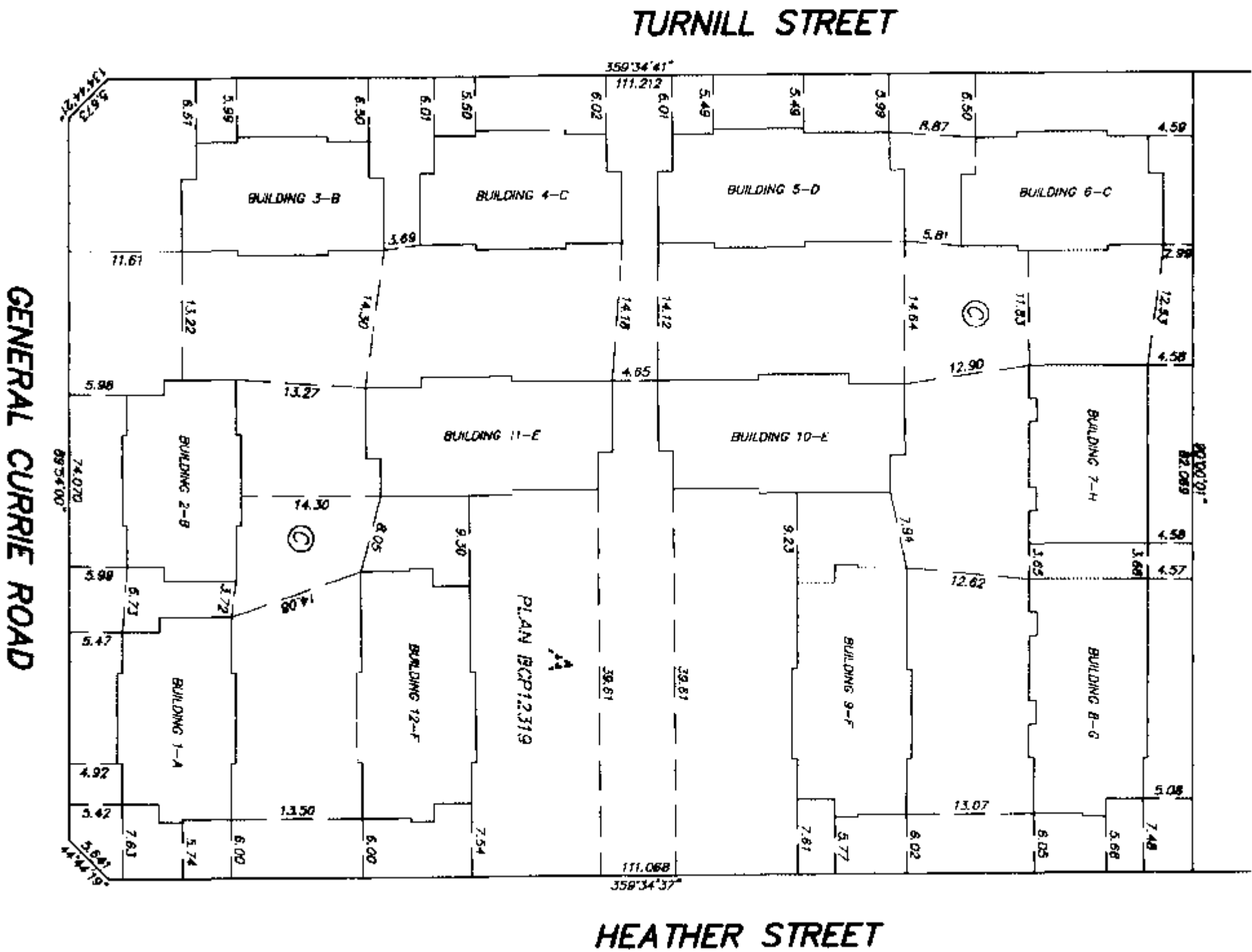
H. David Liddle
C.L.S.

I, H. DAVID LIDDLE, OF ABBOTSFORD
BRITISH COLUMBIA LAND SURVEYOR, HEREBY
CERTIFY THAT THE BUILDINGS SHOWN
ON THIS STRATA PLAN ARE WITHIN
THE EXTERNAL BOUNDARIES OF THE LAND
THAT IS THE SUBJECT OF THE STRATA PLAN.
28th DAY OF JANUARY, 2005.

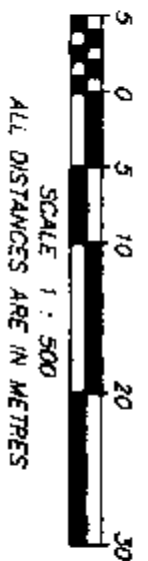
H. David Liddle
B.C.L.S.

FILE 8975-final title

STRATA PLAN BCS802
LOT A
(PLAN BCP5581)



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



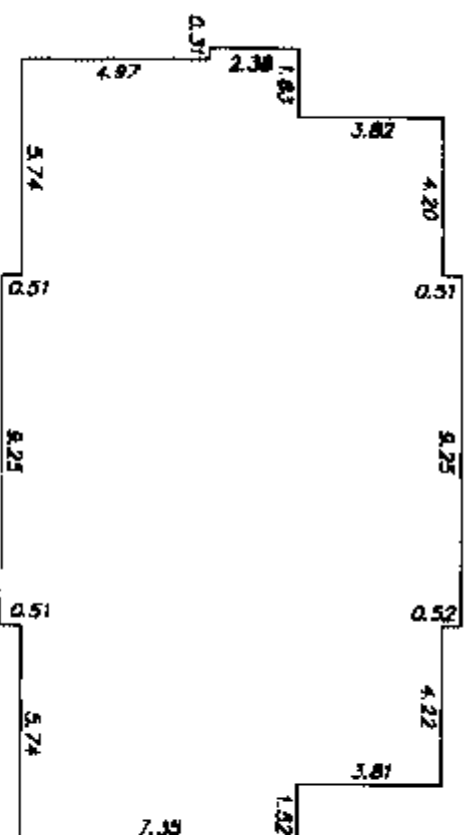
JUL 27 2005 - 8:27am C:\02LONG PROJECTS\R218975\dwg\mud strata\8975-10x.dwg / mcs@swm.ca

MR. L. B.C.L.S.
26th JULY 2005
FILE 8975-100

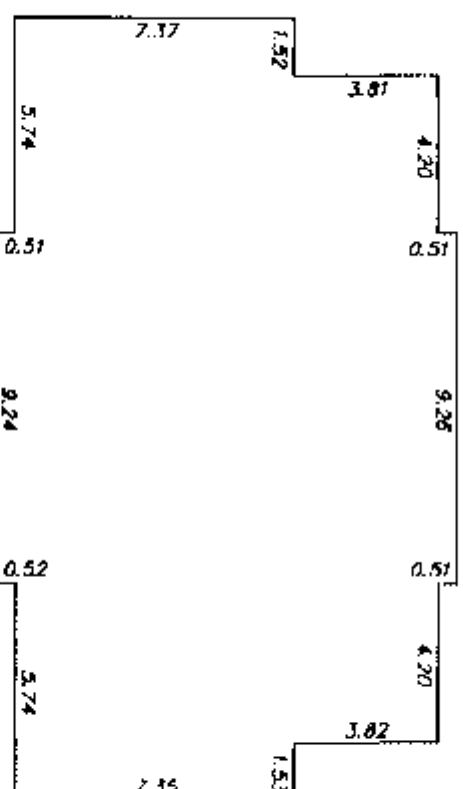
BUILDING DIMENSIONS FOR LOCATION PLAN

SHEET 3 OF 18 SHEETS
STRATA PLAN BCS 1439

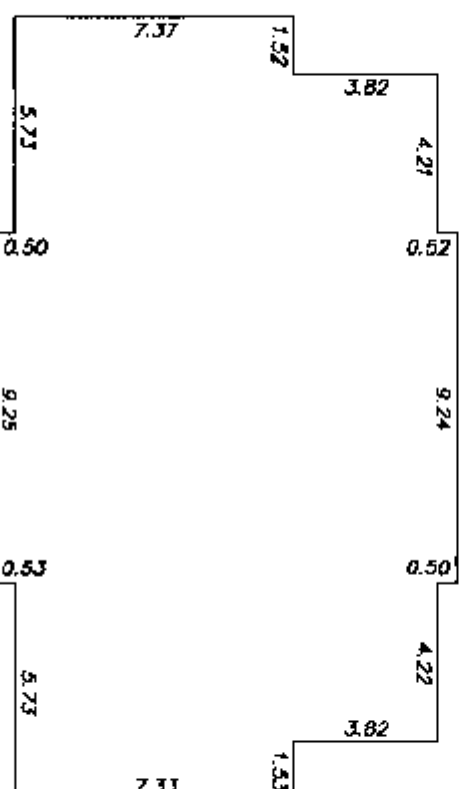
DIMENSIONS ARE TO OUTSIDE OF
CONCRETE FOUNDATION WALLS



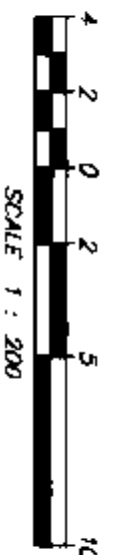
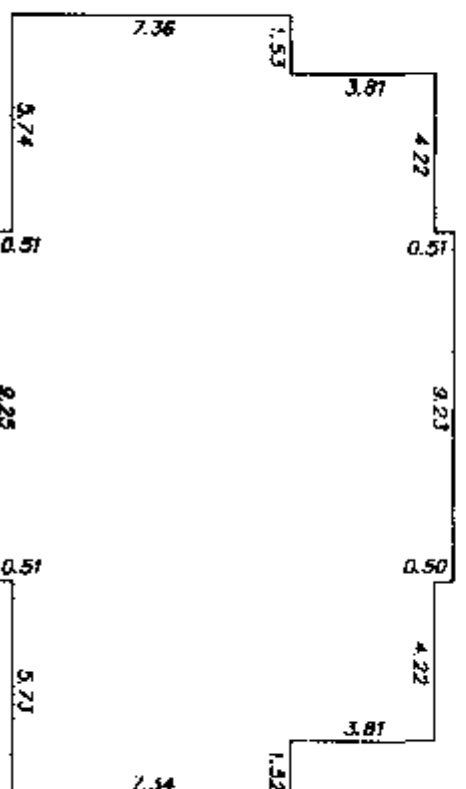
BUILDING 2-B



BUILDING 3-B



BUILDING 4-C



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

04/27/2005 8:29am F:\05000 Projects 42\8975\dwg\loc and strata\BCS/5 dim.dwg / murray

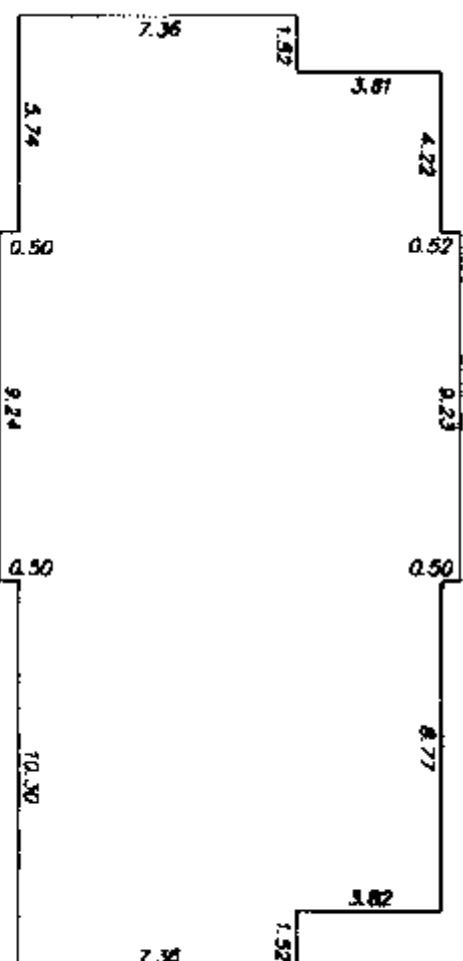
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26th July 2005

BUILDING DIMENSIONS FOR LOCATION PLAN

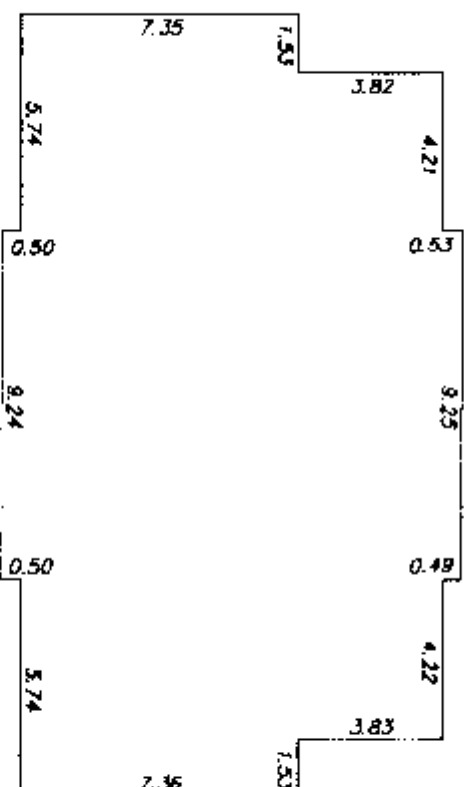
SHEET 4 OF 18 SHEETS
STRATA PLAN BCS 1439

DIMENSIONS ARE TO OUTSIDE OF
CONCRETE FOUNDATION WALLS

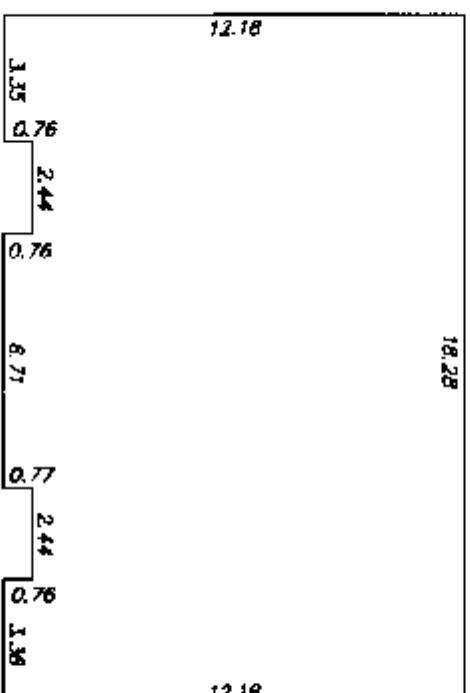
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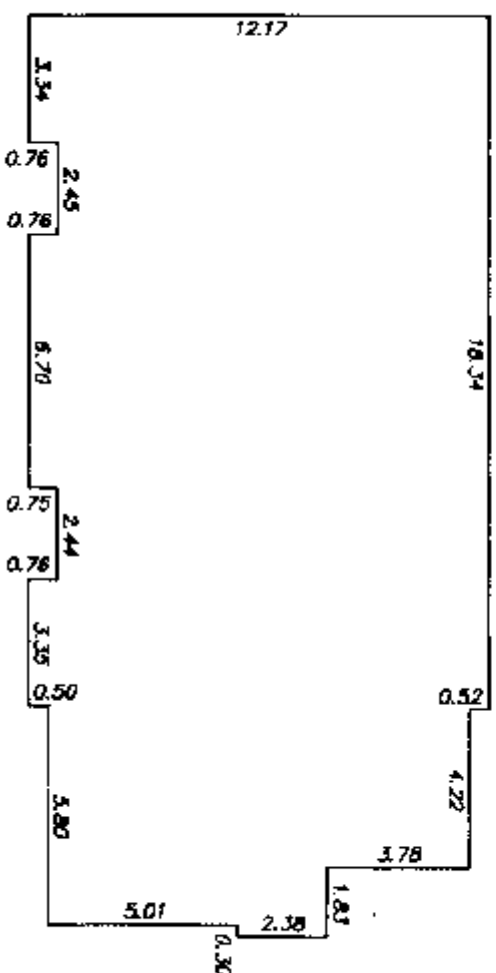
BUILDING 6-C



BUILDING 7-H



BUILDING 8-G



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

JUL 27 2005 - 5:28pm F:\Old Projects 82\8975\dwg\locn strata\8075.dwg/ mcmrwnk

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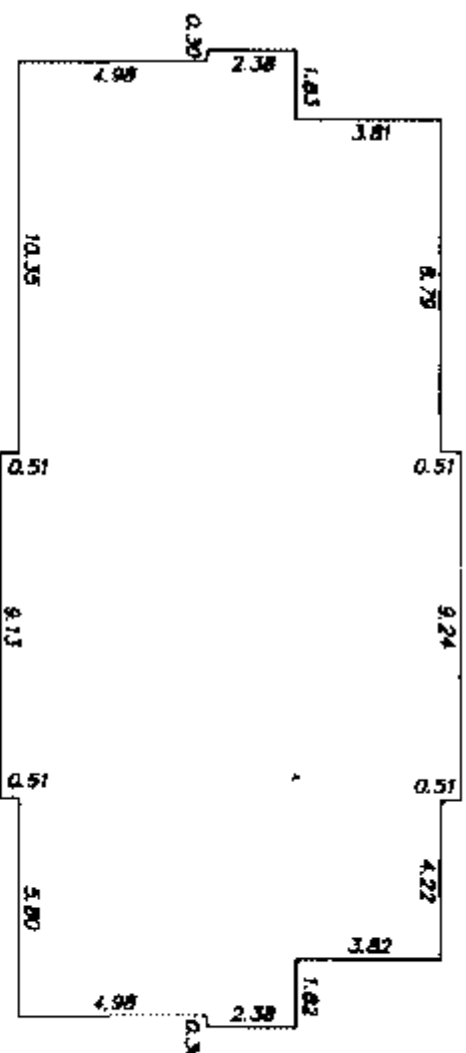
1402 B.C.L.S.
26th July 2005

**BUILDING DIMENSIONS FOR
LOCATION PLAN**

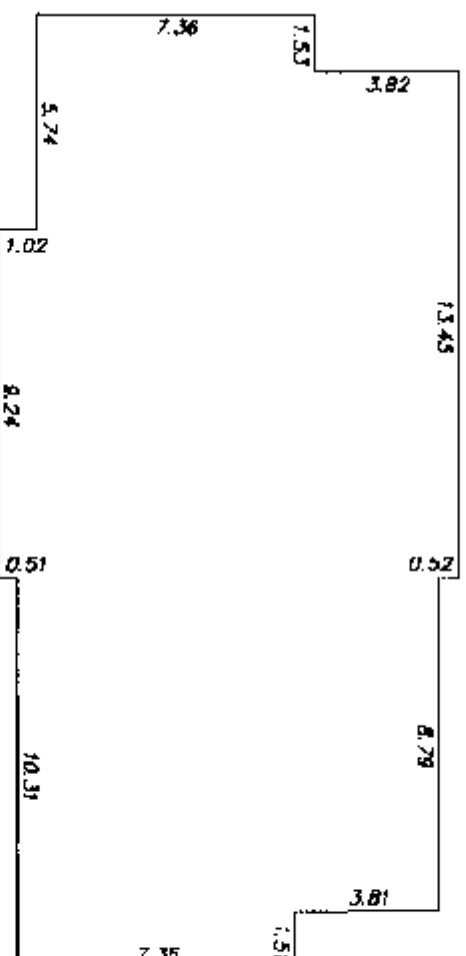
SHEET 5 OF 18 SHEETS
STRATA PLAN BCS 1439

DIMENSIONS ARE TO OUTSIDE OF
CONCRETE FOUNDATION WALLS

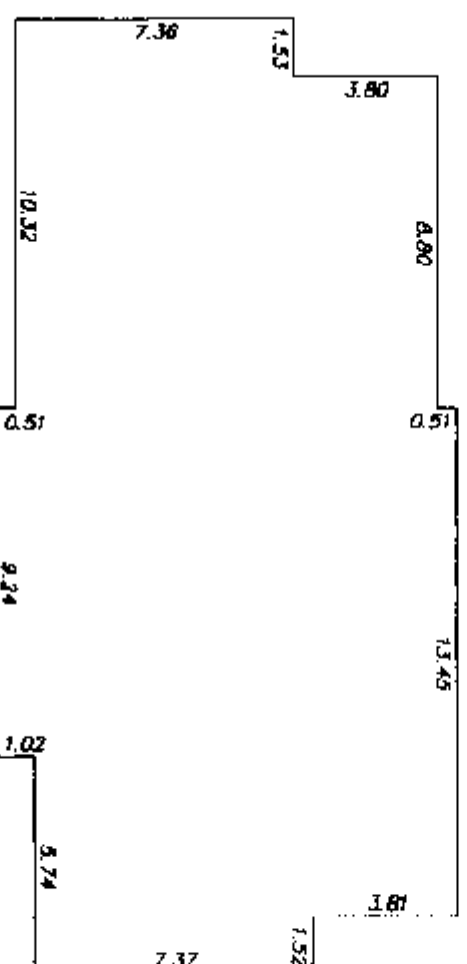
BUILDING 9-F



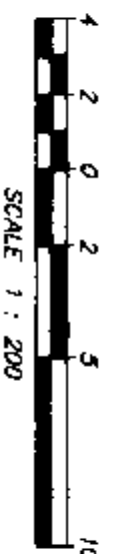
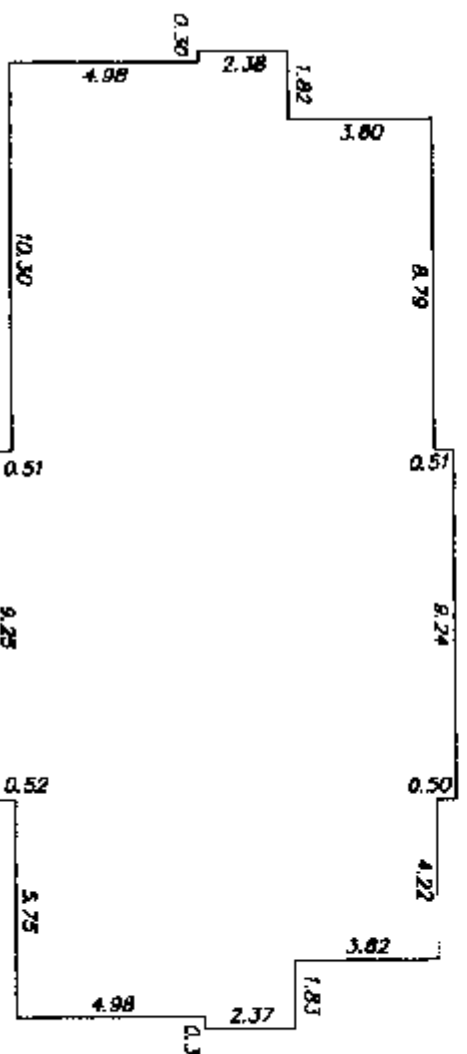
BUILDING 10-E



BUILDING 11-E



BUILDING 12-F

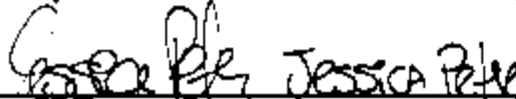


MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9180

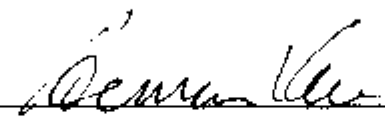
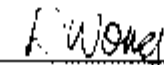
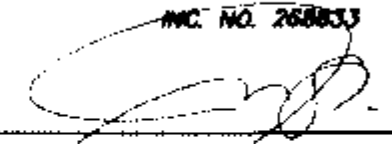
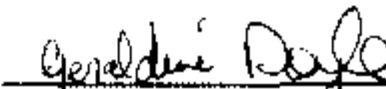
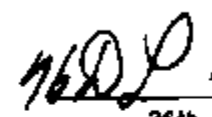
Jul 27 2005 - 8:27am F:\Olond Projects\8218975\dwg\lplan swp01\8975-dim.dwg / microswick

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

FILE 8975-dim-3

STRATA PLAN BCS 1439BAYBERRY HOMES LTD.
INC. NO. 681896
AUTHORIZED SIGNATORY ~~THE HOLLISTER~~
(PRINT NAME CLEARLY NEAR SIGNATURE)AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)211-8040 Blundell Road Richmond BC
ADDRESSExecutive Assistant
OCCUPATION

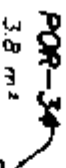
MCAP FINANCIAL CORPORATION


AUTHORIZED SIGNATORY HERMAN KWAN
(PRINT NAME CLEARLY NEAR SIGNATURE)AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)1400-1140 W. Pender St. Vancouver, BC
ADDRESSCredit Analyst
OCCUPATIONREALTECH CAPITAL GROUP INC.
INC. NO. 268833
AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)James C. McPherson
PresidentAUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)
WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)#309-833 E. 12th Ave. Van. B.C. V5T2H1
ADDRESSOffice Manager
OCCUPATIONMURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189
B. C. L. S.
26th July, 2005

FILE 8975-forms

STRATA PLAN BCS 1439

4.



FOR-31
3.7 m

MAIN FLOOR

4.



4.

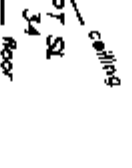
D-34
1.3.9 mm

D-32
84 M1

D-31 -
13.1 m

4.

OUTLINE OF
PERIMETER BELOW
(TYPICAL)



THIRD FLOOR

N

PT 5L
37
No

SECTION B - B'

SECTION

1

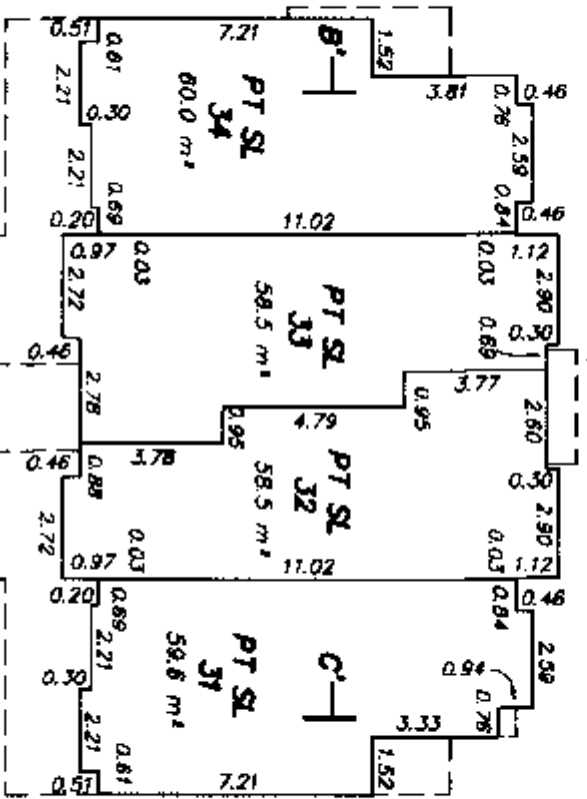
THIRD FLOOR

SECTION

1



4



THIRD FLOOR

MAIN FLOOR

GROUND FLOOR

PT SL 34	PT SL 33	PT SL 32	PT SL 31
PT SL 34	PT SL 33	PT SL 32	PT SL 31
PT SL 34 6	PT SL 33 6	PT SL 32 6	PT SL 31 6

MURRAY & ASSOCIATES
301-13448 83rd AVENUE

201-12448 82nd AVENUE

SURREY, B.C.

1011 CLR
(604) 597-9189

Jun 21 2005

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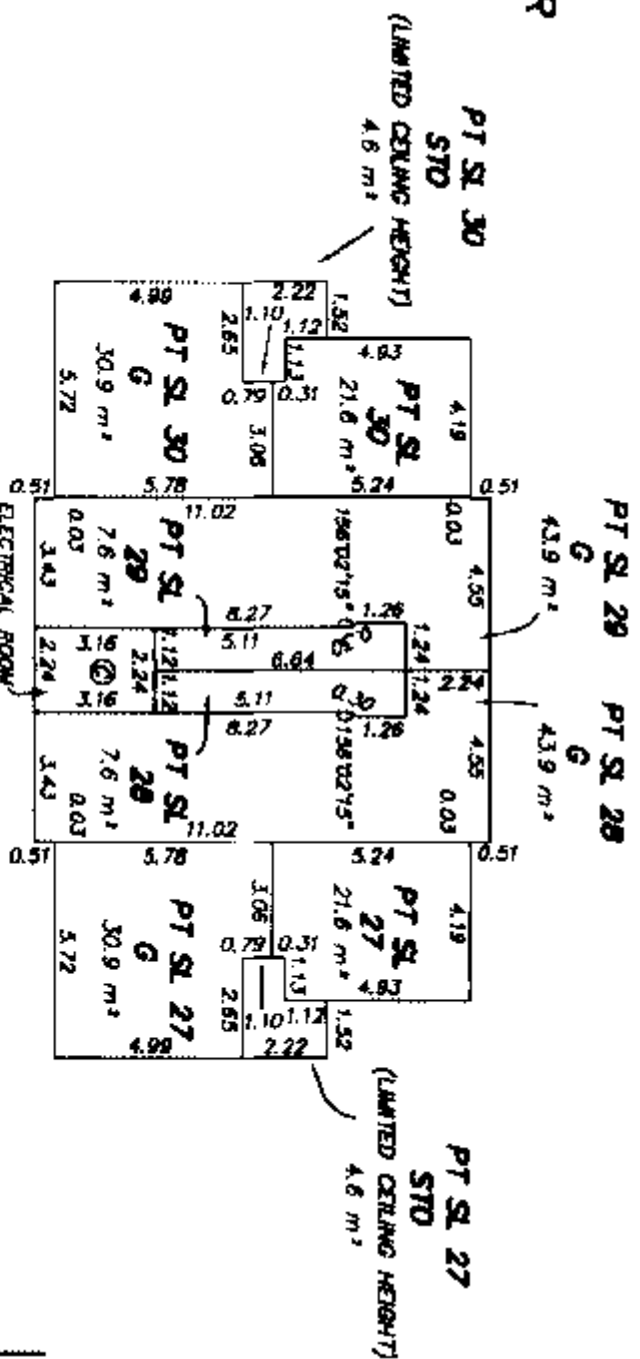
SCALE 1 : 200

22

8975-final bid 1A

26th July, 2005

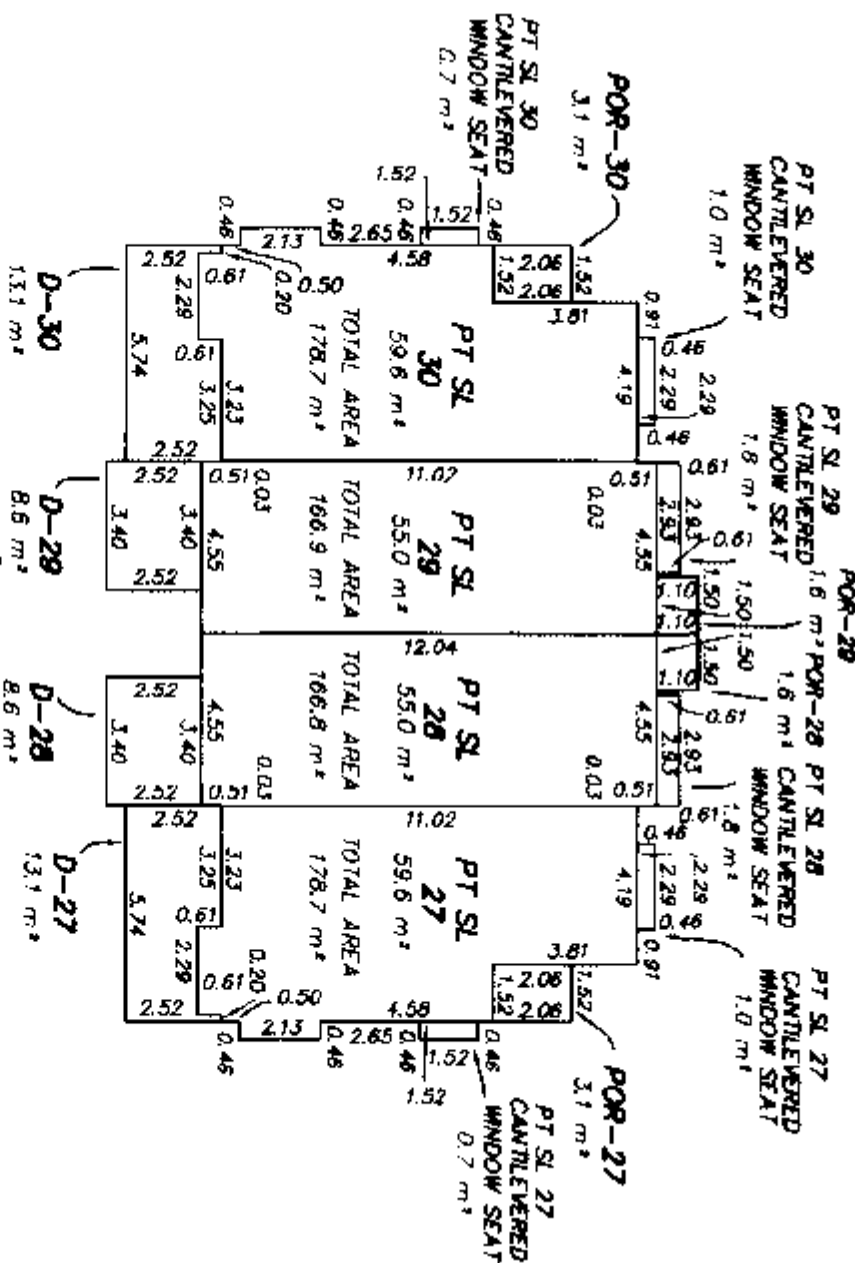
GROUND FLOOR



A

A'

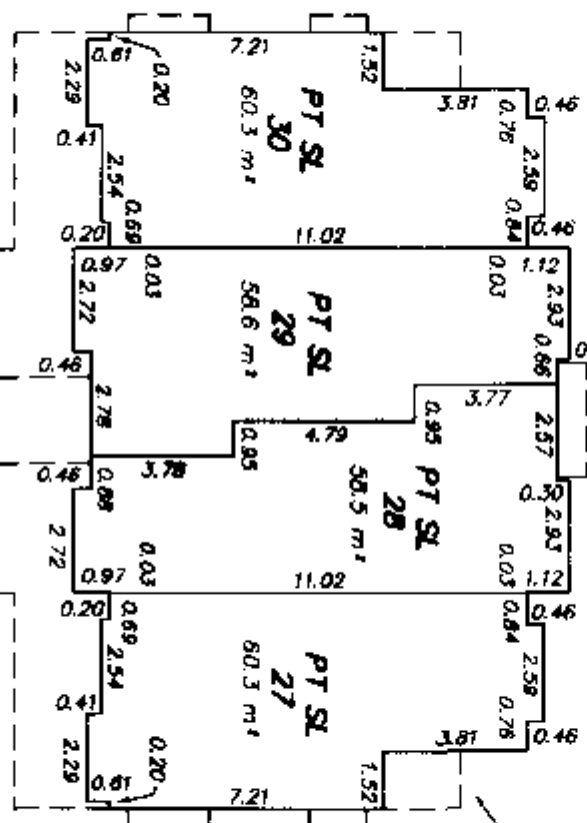
MAIN FLOOR



A

A'

THIRD FLOOR



A

A'

THIRD FLOOR

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

GROUND FLOOR

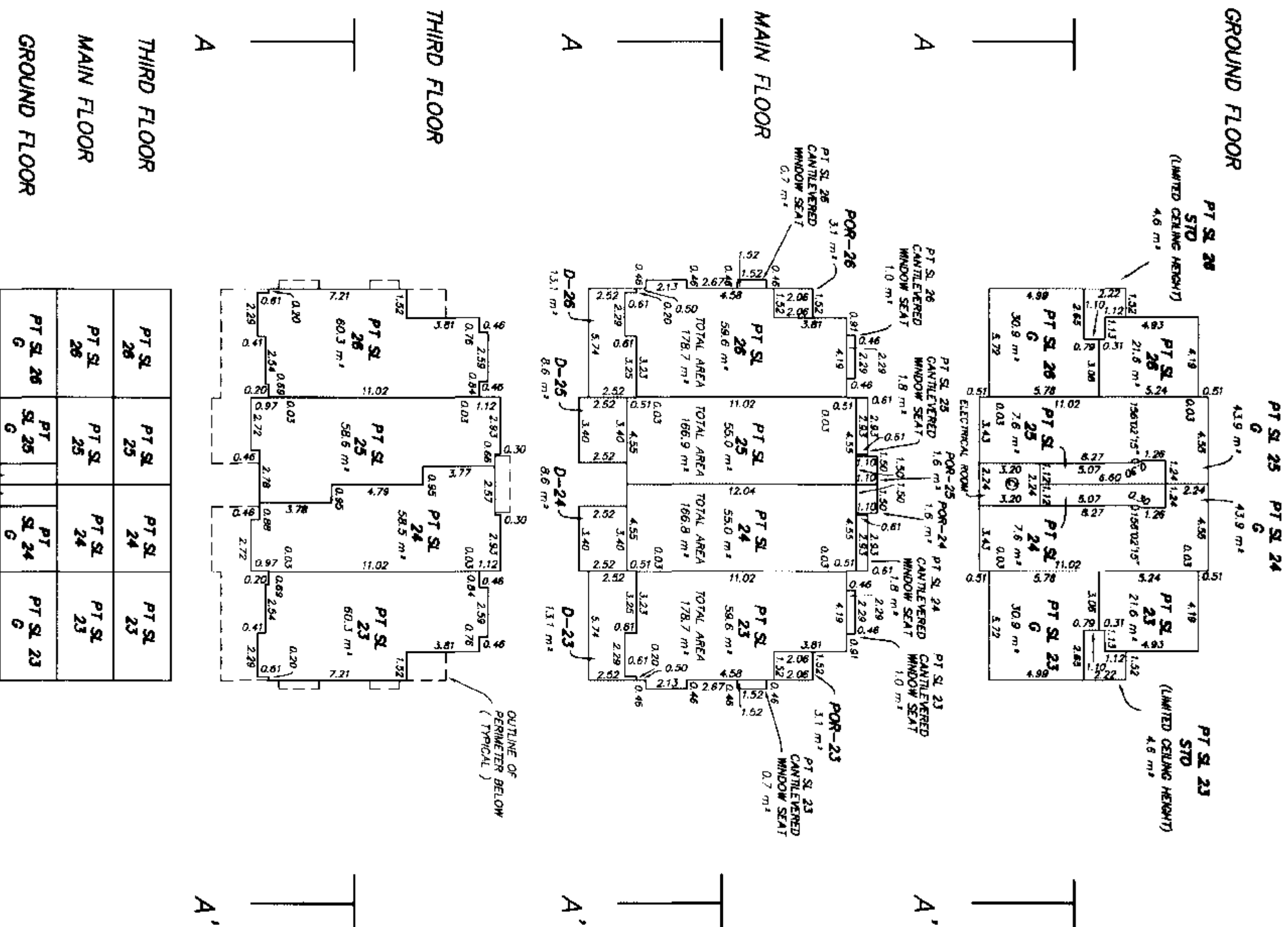
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
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V3W 3E9
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SECTION A - A'



FILE 8975-final bld 2B

26th July 2005

STRATA PLAN BCS 1439

SECTION A - A*

SCALE 1:200

FILE 8975-final bid JB

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2025 - 3.56cm F Voland Projects 22/3975\dmg\from serial\2975 find bios-B cmg\serials\back

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PT 52 22

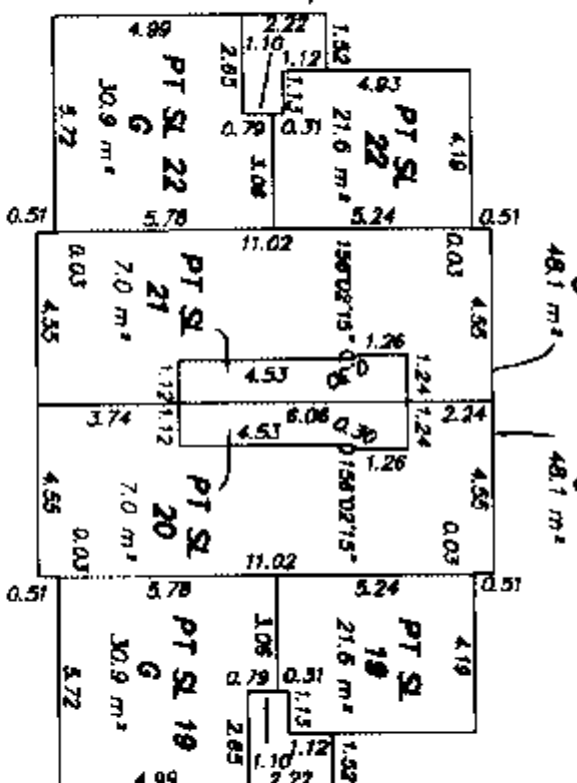
570

(LIMITED CEILING HEIGHT)
4.5 m²

PT SL 19
STO
4.6 m²

五

4.5 m²



4

△

2
1
2
2

PT SL 21
CANTILEVERED
WINDOW SEAT

FOR-20
1.6 m

20
LEVERED
SW SEAT
PT SL

PT SL 22
CANTILEVERED
WINDOW SEAT

1.000

Q. 67

1.0
CANTR
INWDO

FOR-22
3.1 772

POB-19
3.1 m2

A.

SECTION B - B'

SECTION C - C'

1

PT 54
22
Floor

OUTLINE OF
PERIMETER BELOW
(TYPICAL)

4

A

MAIN FLOOR

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

PT 21 / PT 22

SECTION A - A'

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201-12448 82nd AVENUE
SURREY, B.C.

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26th July 2005

final bid 4C

Jun 27 2005

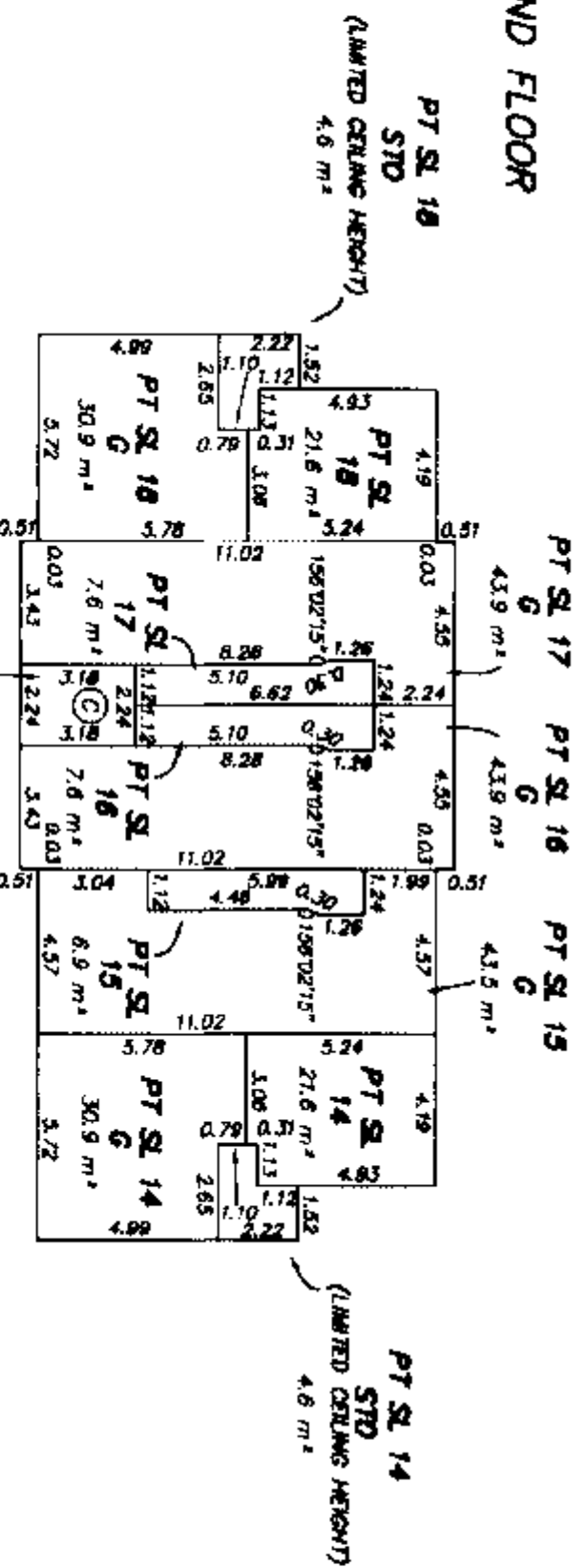
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F. Colloid Properties 121 (83/5) 0mg / final state 18975 final mg4-0.0mg/

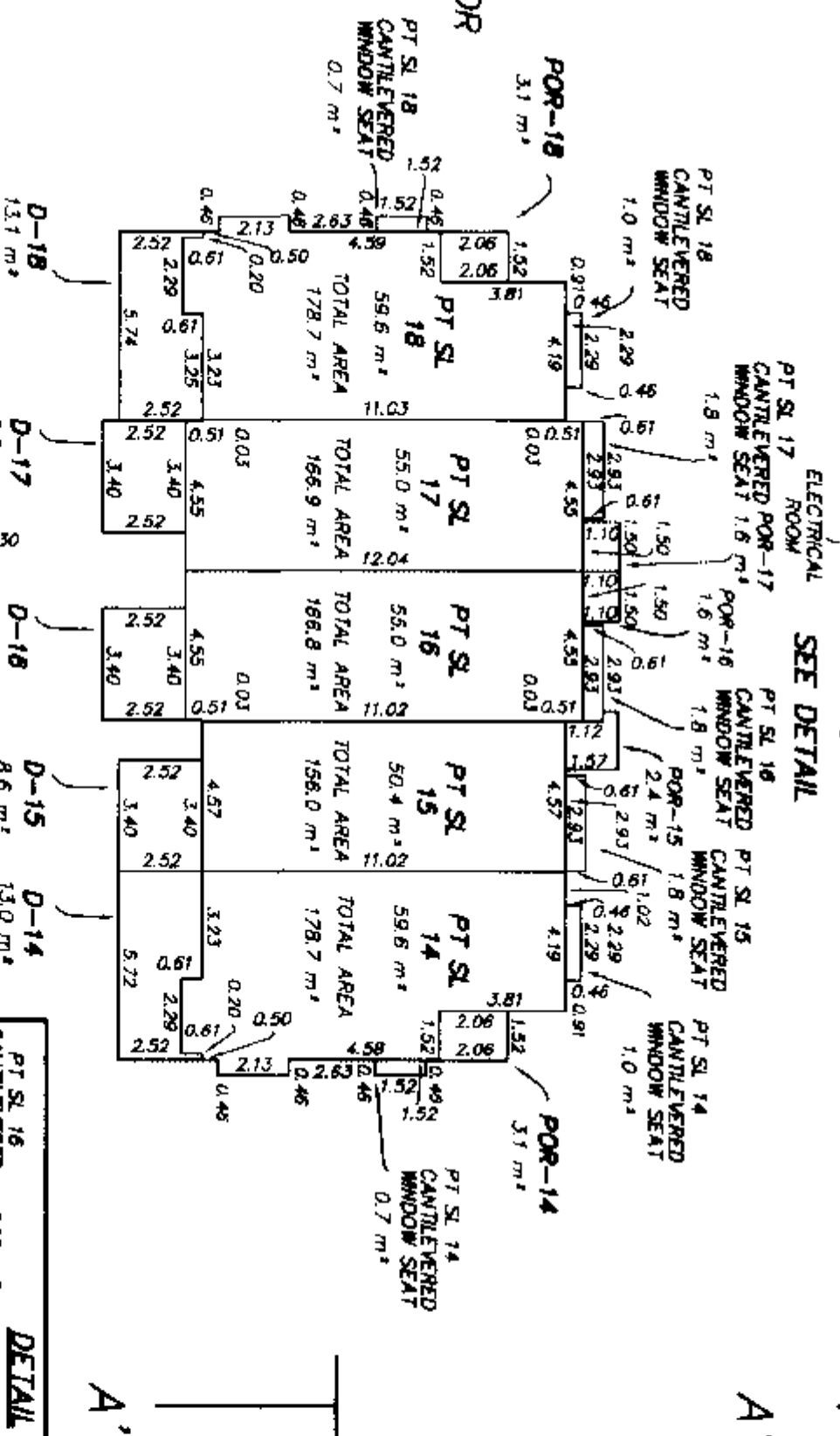
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FILE 8975A-final bid 4C

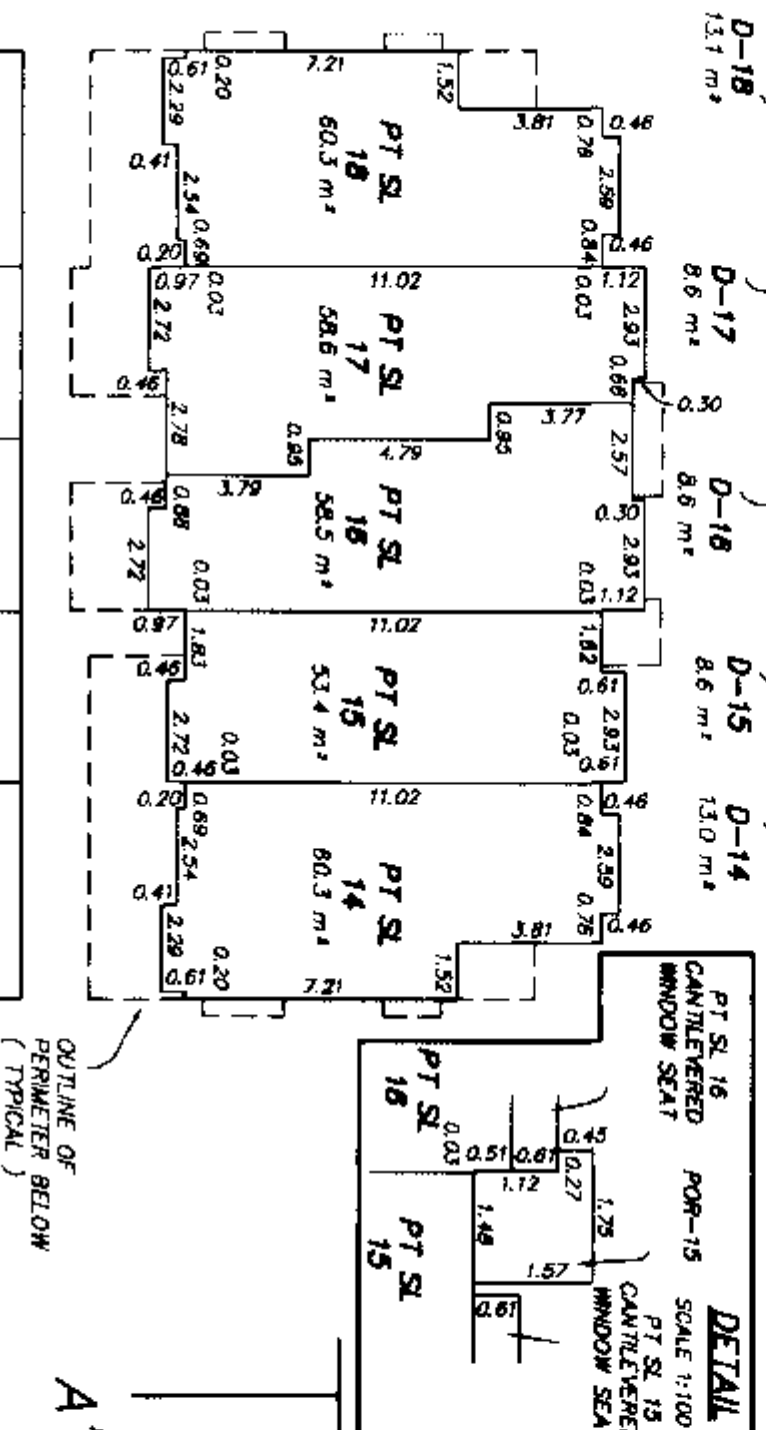
GROUND FLOOR



MAIN FLOOR



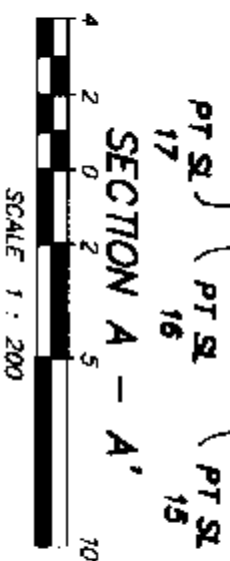
THIRD FLOOR



THIRD FLOOR
MAIN FLOOR
GROUND FLOOR

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

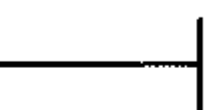
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189



FILE 8975-final bid 50
26th July 2005

STRATA PLAN BCS 1439

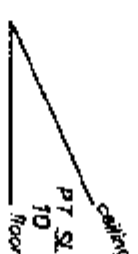
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100	100



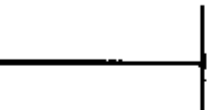
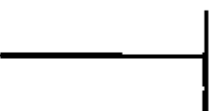
Δ.



SECTION C - C'



Δ.



4.

PT SL / PT SL
12 11

PT 5
10

PT 51 10

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

402
B.C.S.

2645 JUL 14 2005
B.C.L.S.

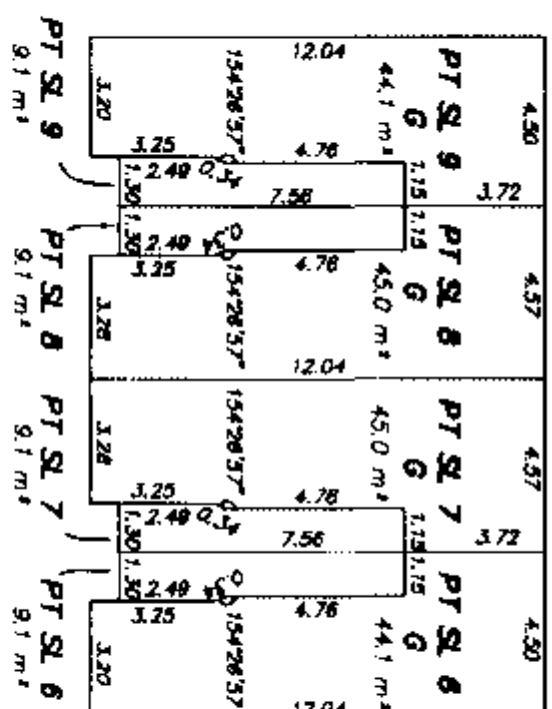
FILE 8975A-final b/d 6C

9. 0:21"

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FILE 8975A-final b/d 6C
ENCLOSURE

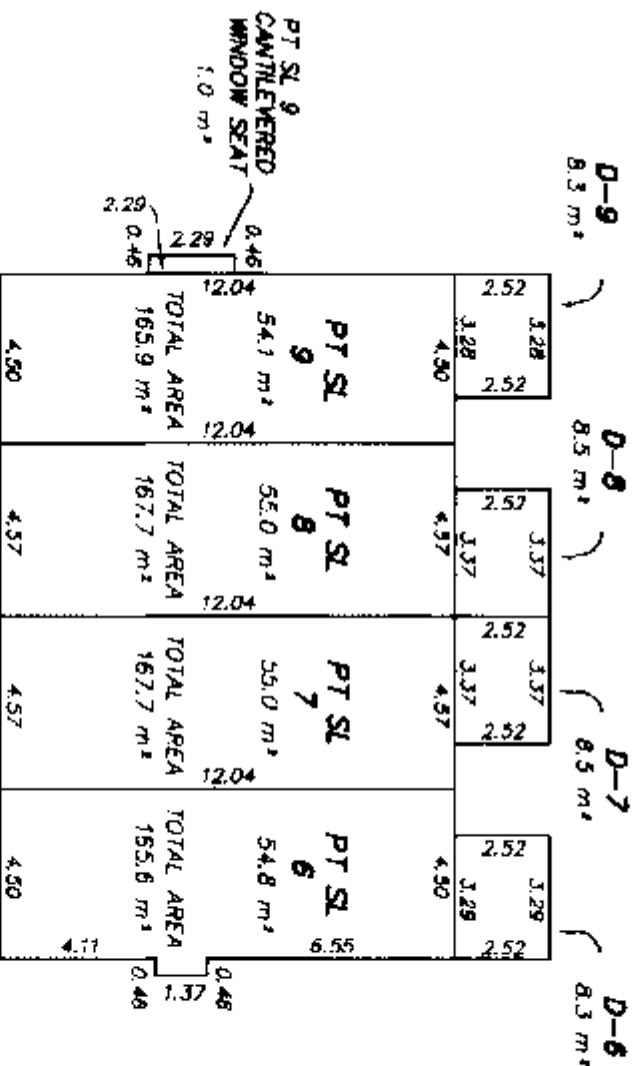
GROUND FLOOR



A

A'

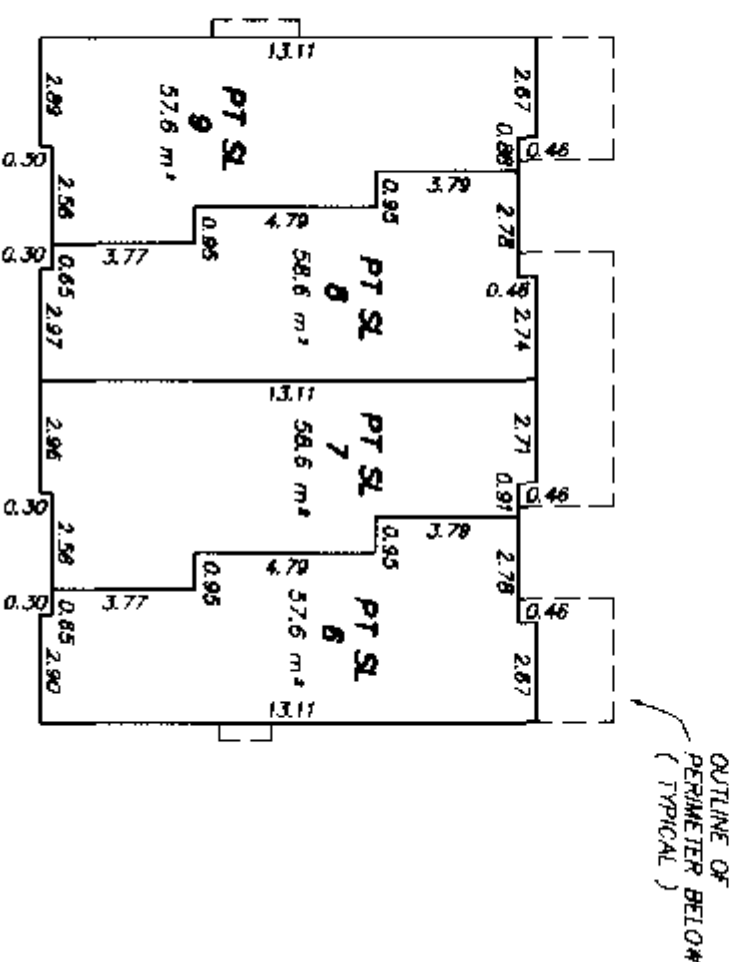
MAIN FLOOR



A

A'

THIRD FLOOR



A

A'

THIRD FLOOR

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

MAIN FLOOR

GROUND FLOOR

SECTION A - A'



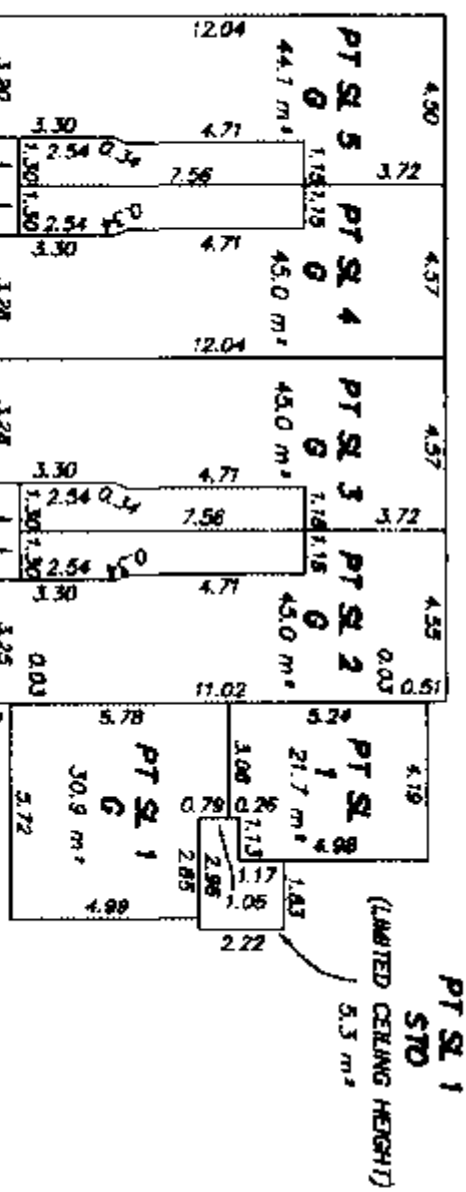
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

Jul 27 2005 9:01am F:\Grand Projects\82\8975\dwg\final strata\8975 final bldg 7H.dwg/ murray

FILE 8975-final bld 7H

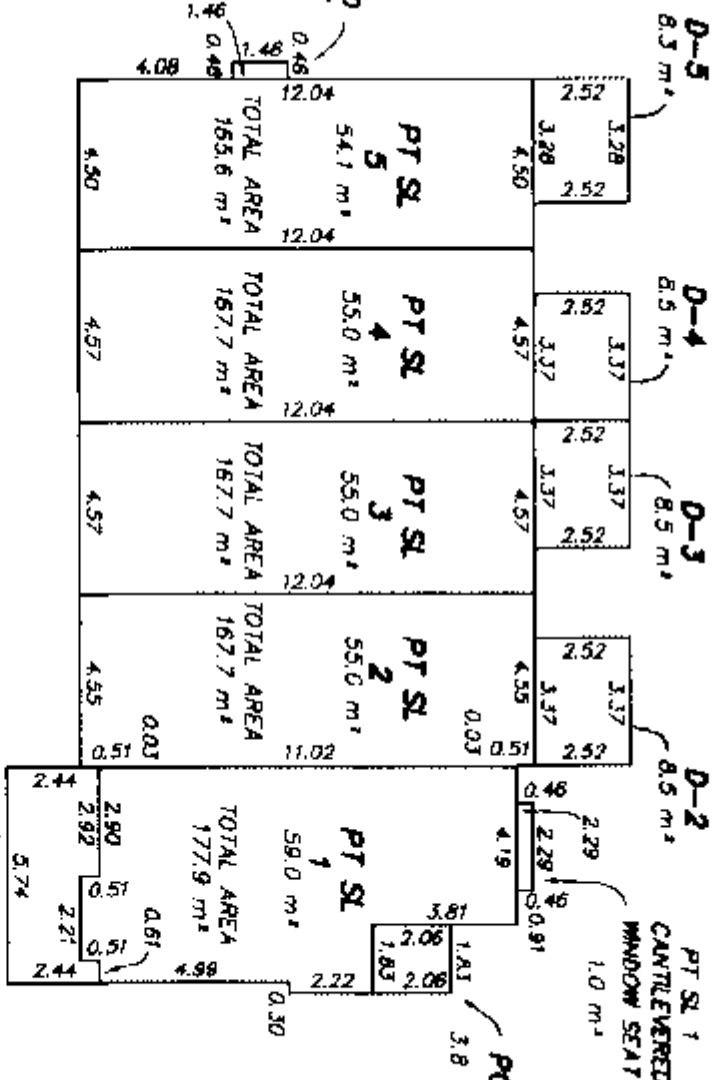
BCLS
26th July, 2005

GROUND FLOOR



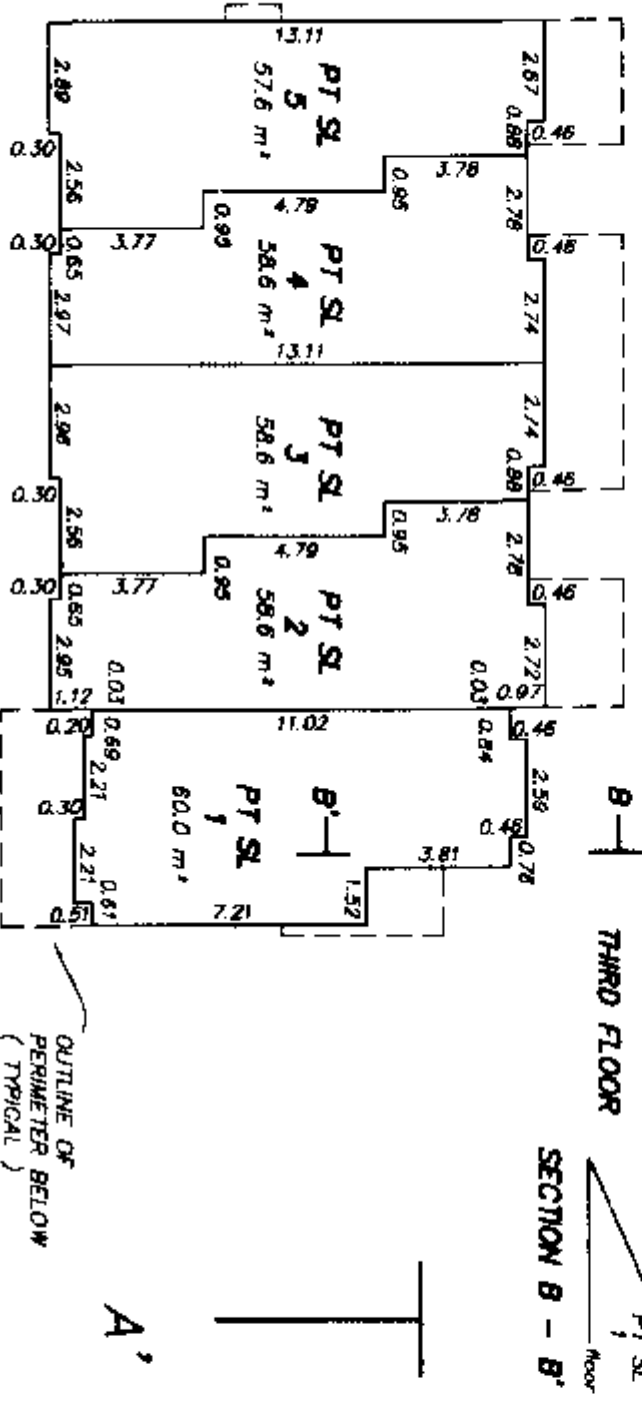
A'

MAIN FLOOR



A'

THIRD FLOOR

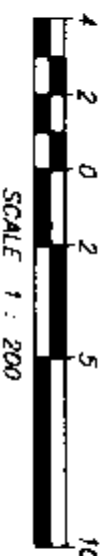


SECTION B - B'

THIRD FLOOR
MAIN FLOOR
GROUND FLOOR

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

SECTION A - A'



SCALE 1 : 200

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

DATE 28 2005 - 10:27am F:\Grand Projects BCS\8975\dwg\third floor\8-G.dwg/ mresnick

FILE 8975-final bld 8G

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

BUILDING 9-F

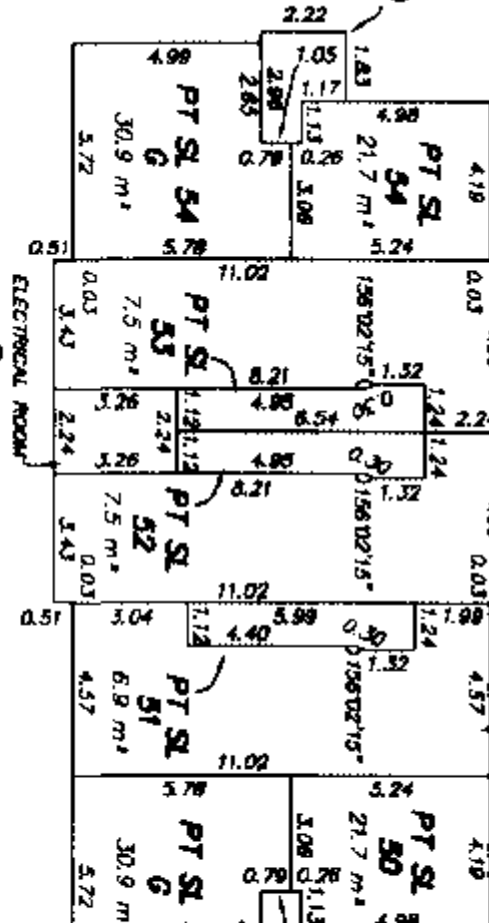
SHEET 15 OF 18 SHEETS

GROUND FLOOR

PT SL 53 G 43.9 m² PT SL 52 G 43.9 m² PT SL 51 G 43.9 m²

STRATA PLAN BCS 1439

PT SL 54 STO 5.3 m²
(LIMITED CEILING HEIGHT)



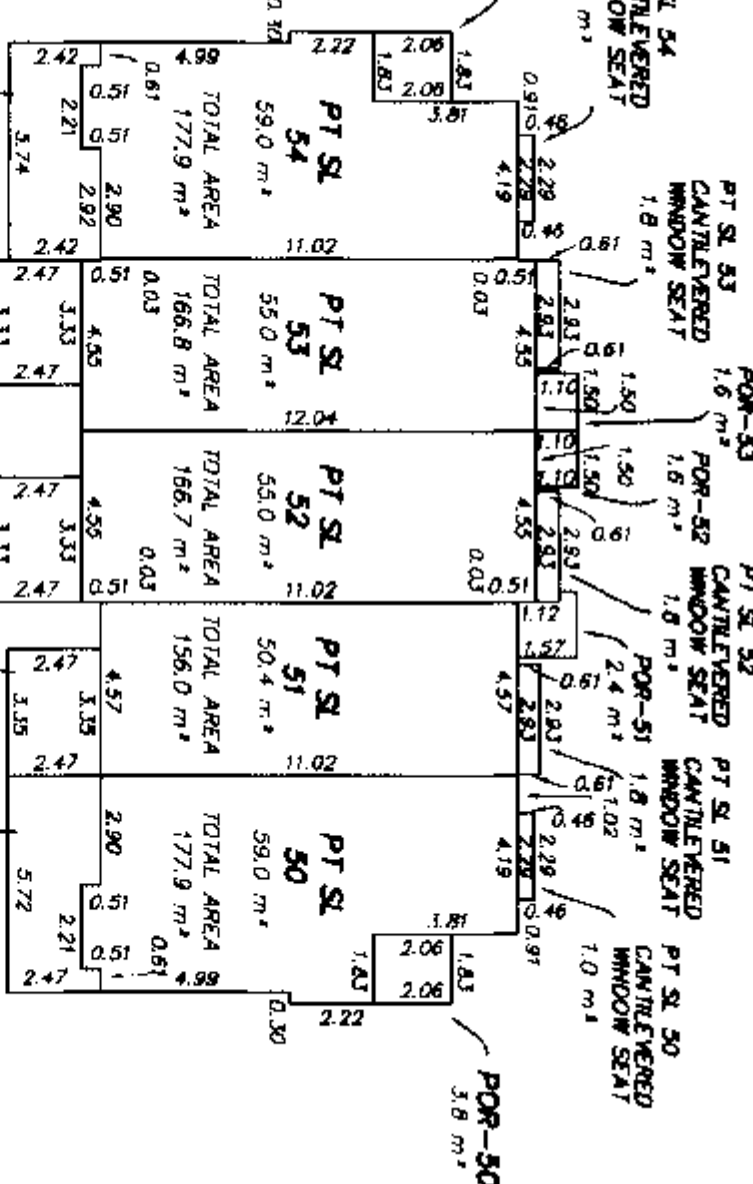
PT SL 50 STO 5.3 m²
(LIMITED CEILING HEIGHT)

A

SEE DETAIL

A'

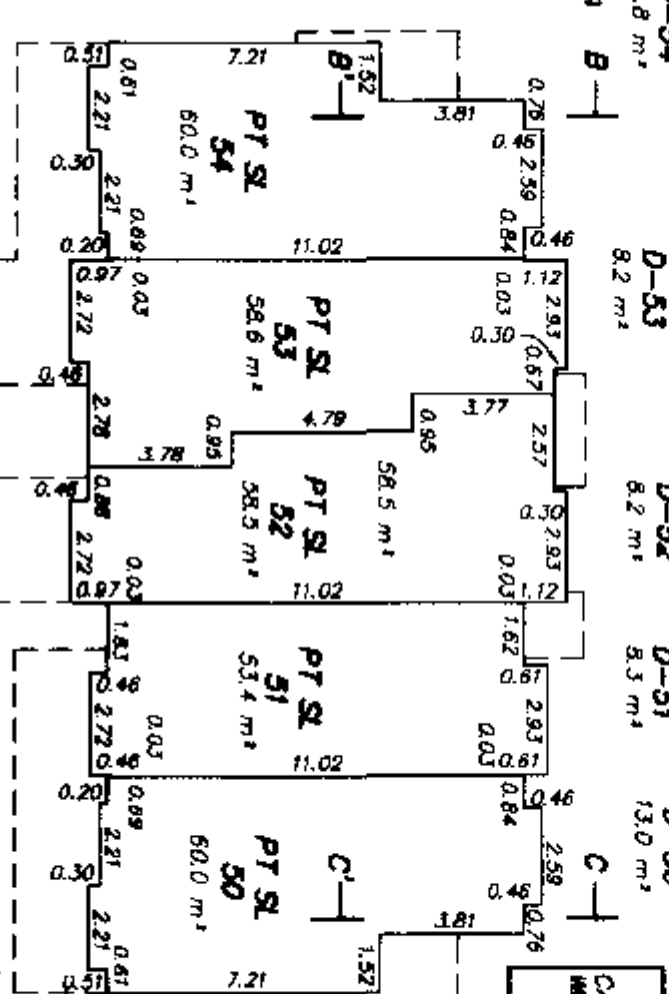
MAIN FLOOR



A

A'

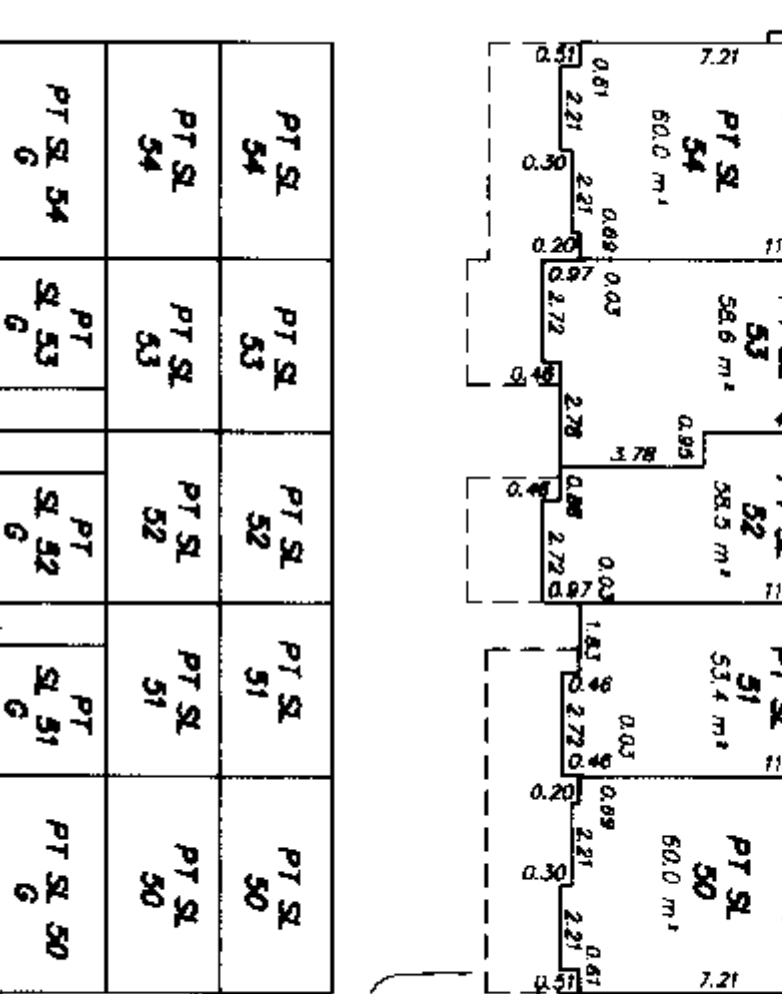
THIRD FLOOR



A

A'

THIRD FLOOR



GROUND FLOOR

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

OUTLINE OF PERIMETER BELOW (TYPICAL)



SECTION A - A'



SCALE 1 : 200

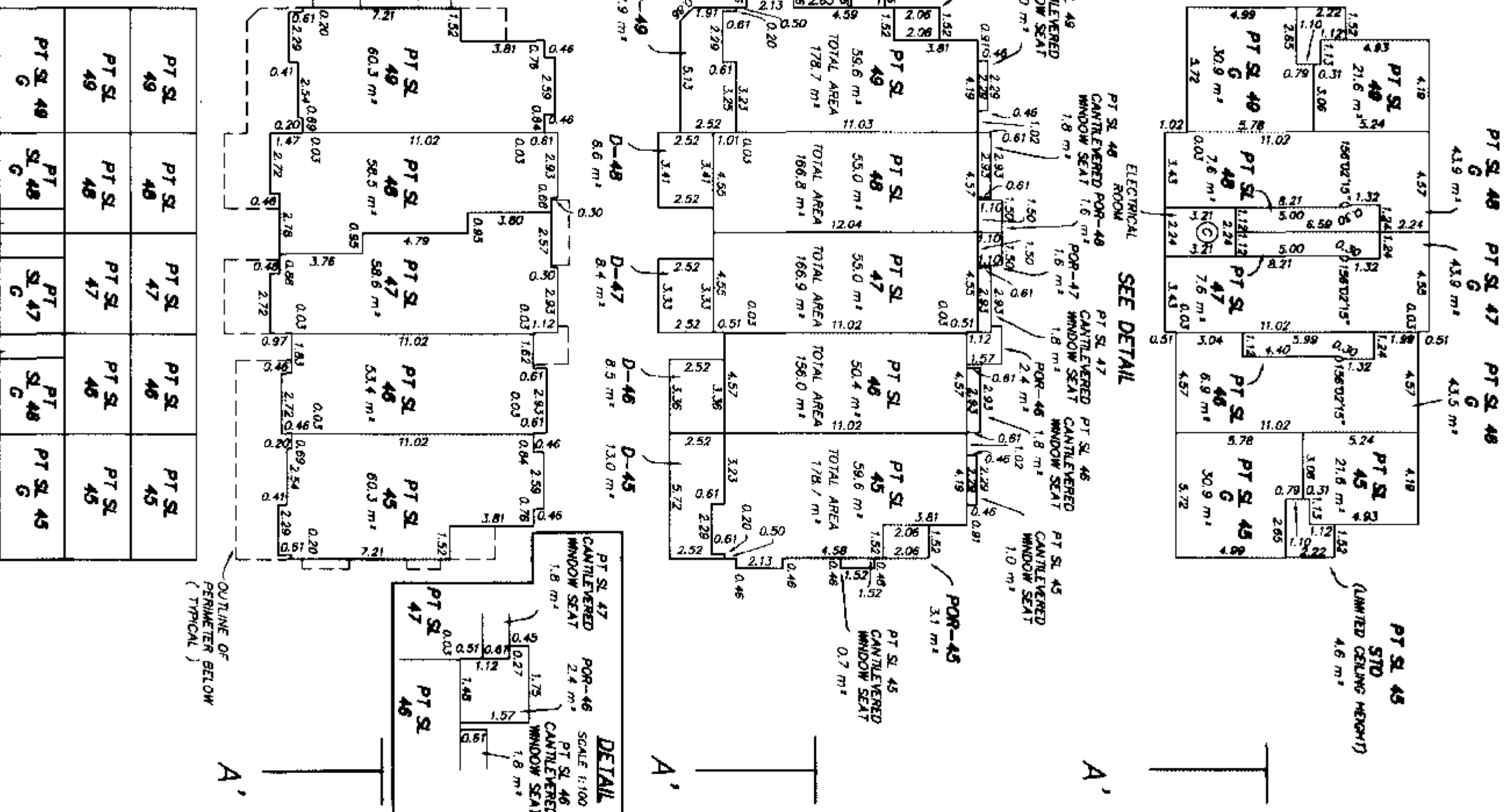
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

JUL 27 2006 - 9:02am C:\Users\Projects\10\18575\dwg\final strata\18575 final bcs-C.dwg / murray

FILE 89/5-final bld 9f

25th July 2005
B.C.L.S.

STRATA PLAN BCS | 439



—OUTLINE OF
PERIMETER BELOW
(TYPICAL)

DETAIL

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

SCALE 1 : 200

FILE 8975-1

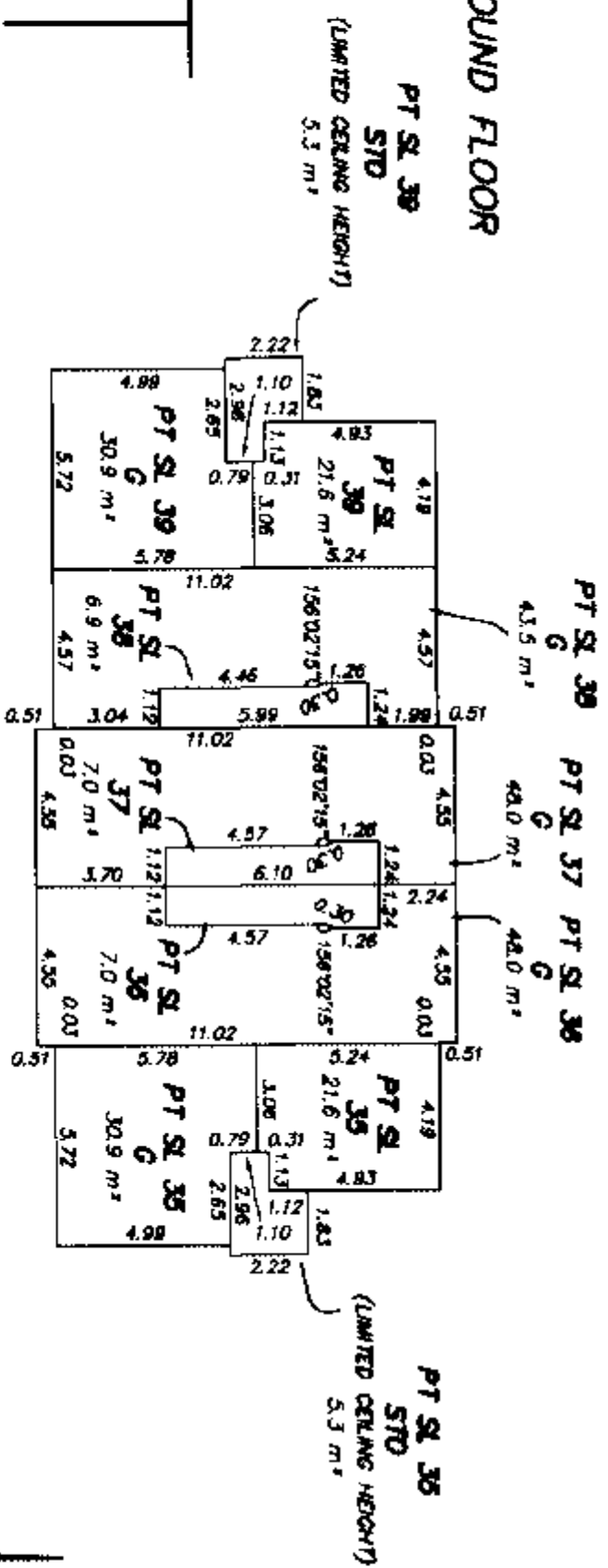
FILE 8975-final bld 10E

2675 JUL 2005

BUILDING 12-F

STRATA PLAN BCS 1439

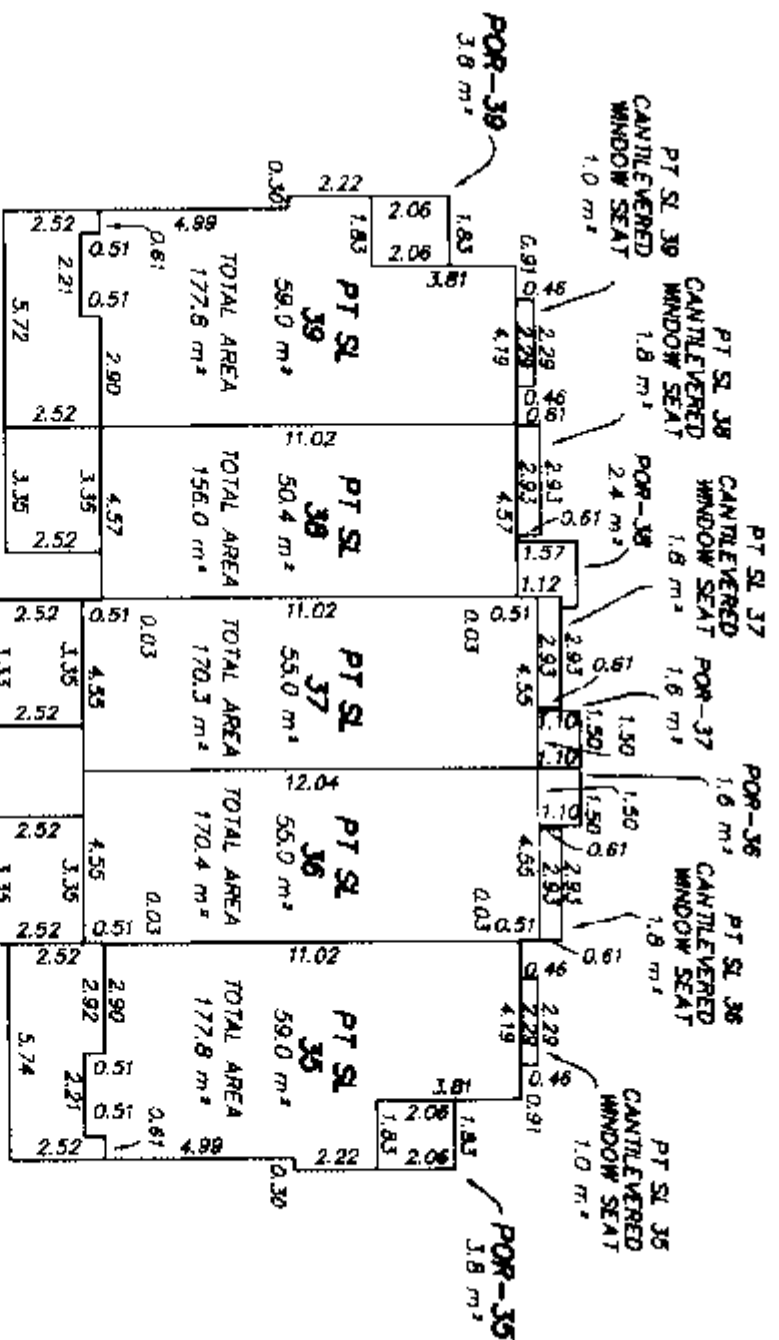
GROUND FLOOR



A

MAIN FLOOR

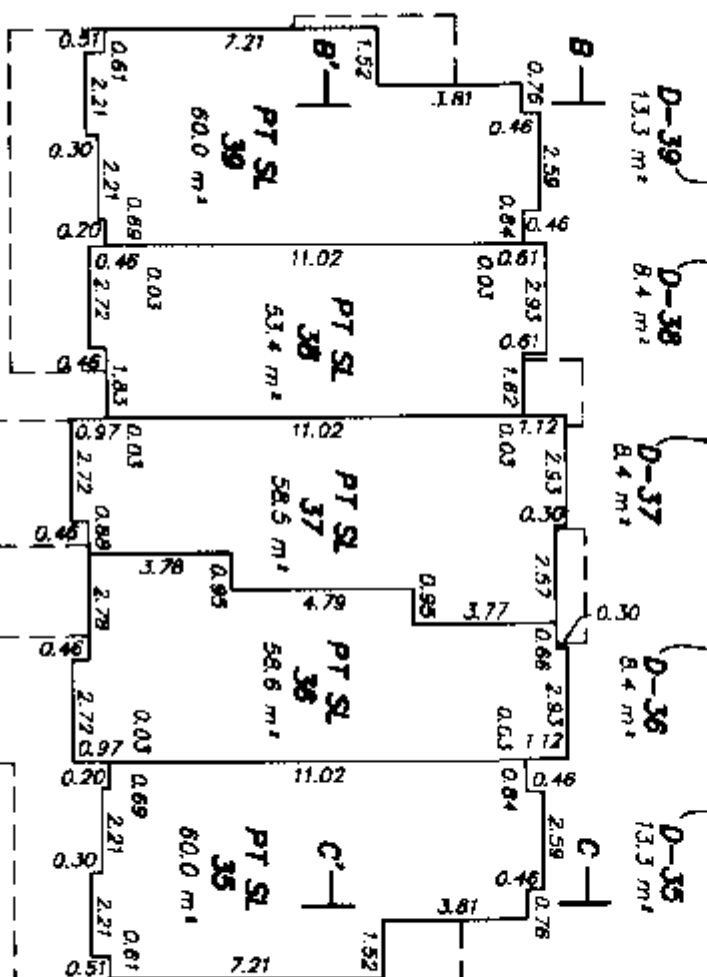
A



SECTION B - B'

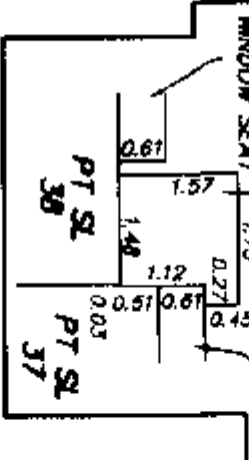
THIRD FLOOR

A



DETAIL

SCALE 1:100
PT SL 37
CANTILEVERED WINDOW SEAT
PT SL 38
CANTILEVERED WINDOW SEAT



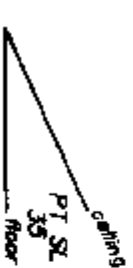
THIRD FLOOR

MAIN FLOOR

GROUND FLOOR

PT SL 39	PT SL 38	PT SL 37	PT SL 36	PT SL 35
PT SL 39	PT SL 38	PT SL 37	PT SL 36	PT SL 35
PT SL 39	PT SL 38	PT SL 37	PT SL 36	PT SL 35

SECTION C - C'



OUTLINE OF
PERIMETER BELOW
(TYPICAL)

A'

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

SCALE 1:200
SECTION A - A'

NO. 27 2005 - 5. DAWN 4. (Auto) Projects\20\B975\dwg\final strata\B975 final 01012-5.dwg/ murray

FILE 8975-final bid 12F

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