STRATA PLAN OF PART OF LOT A, SECTION 2, BLOCK 4 NORTH, RANGE 4 WEST, N.W.D., PLAN LMP13092

PHASE 1

STRATA PLAN LMS 1718

REF. NO. BH417695

B.C.G.S. 926.016

CITY OF RICHMOND

STRATA PLAN LMS 1718 deposited and registered in the Land Title Office at New Westminster, B.C. This 23 day of NOV, 19 94

Assistant Deputy Registrar

SCALE 1: 1000

20 10 0 20 40 60

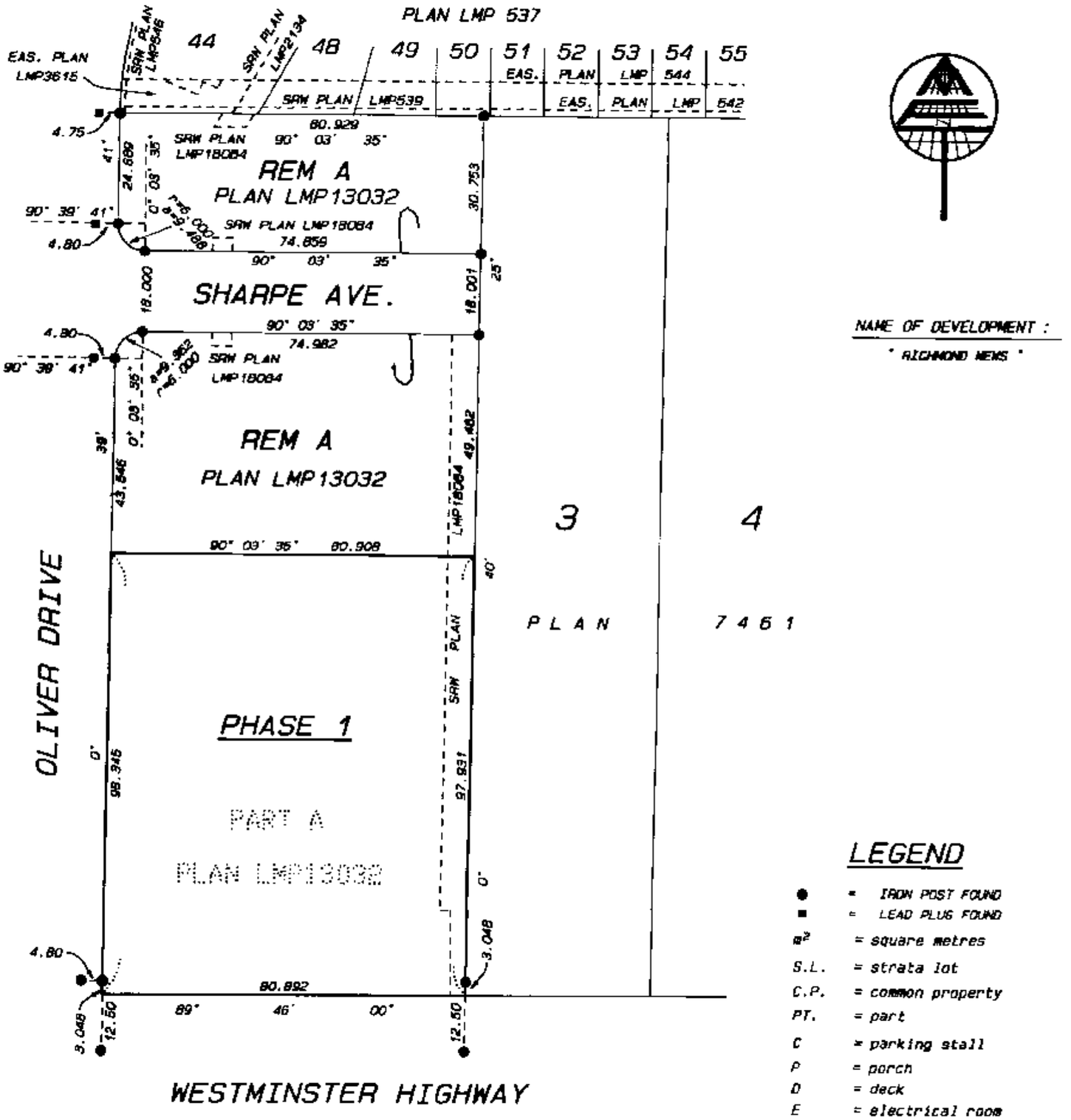
All distances are in metres.

ASTRONOMIC BEARINGS ARE DERIVED FROM PLAN LMP13032

Form E- BH417694

AMENDED FORM E- BJ91242

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.



NAME OF DEVELOPMENT :

" RICHMOND MEWS "

LEGEND

- ● = IRON POST FOUND
- ■ = LEAD PLUG FOUND
- m^2 = square metres
- S.L. = strata lot
- C.P. = common property
- PT. = part
- C = parking stall
- P = porch
- D = deck
- E = electrical room

Note : Parking stalls, porches and decks are limited Common Property for use of the Strata Lots indicated (Eg. : C-1, P-1, D-1)

The address for service of documents on the Strata Corporation is :

" The Owners "
Strata Plan LMS 1718
c/o ~~MRS 94,886 Investments Ltd.~~
~~4468 - 1000 West Georgia Street~~
~~Vancouver, B.C.~~
~~V6E 3W7~~

" For mailing address of the Strata Corporation Search the Strata Plan General Index. "

CIVIC ADDRESS :

PROJECT SITE :
#22000 SHARPE AVENUE
RICHMOND, B.C.

I, J. Stephen Campbell, of Port Coquitlam, B.C., British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of that parcel.

Dated at Richmond, B.C.
This 31st day of October, 19 94

J. Stephen Campbell B.C.L.S.

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8

(ph) 270-9331
(fax) 270-4137

JOB NO. V94-10056

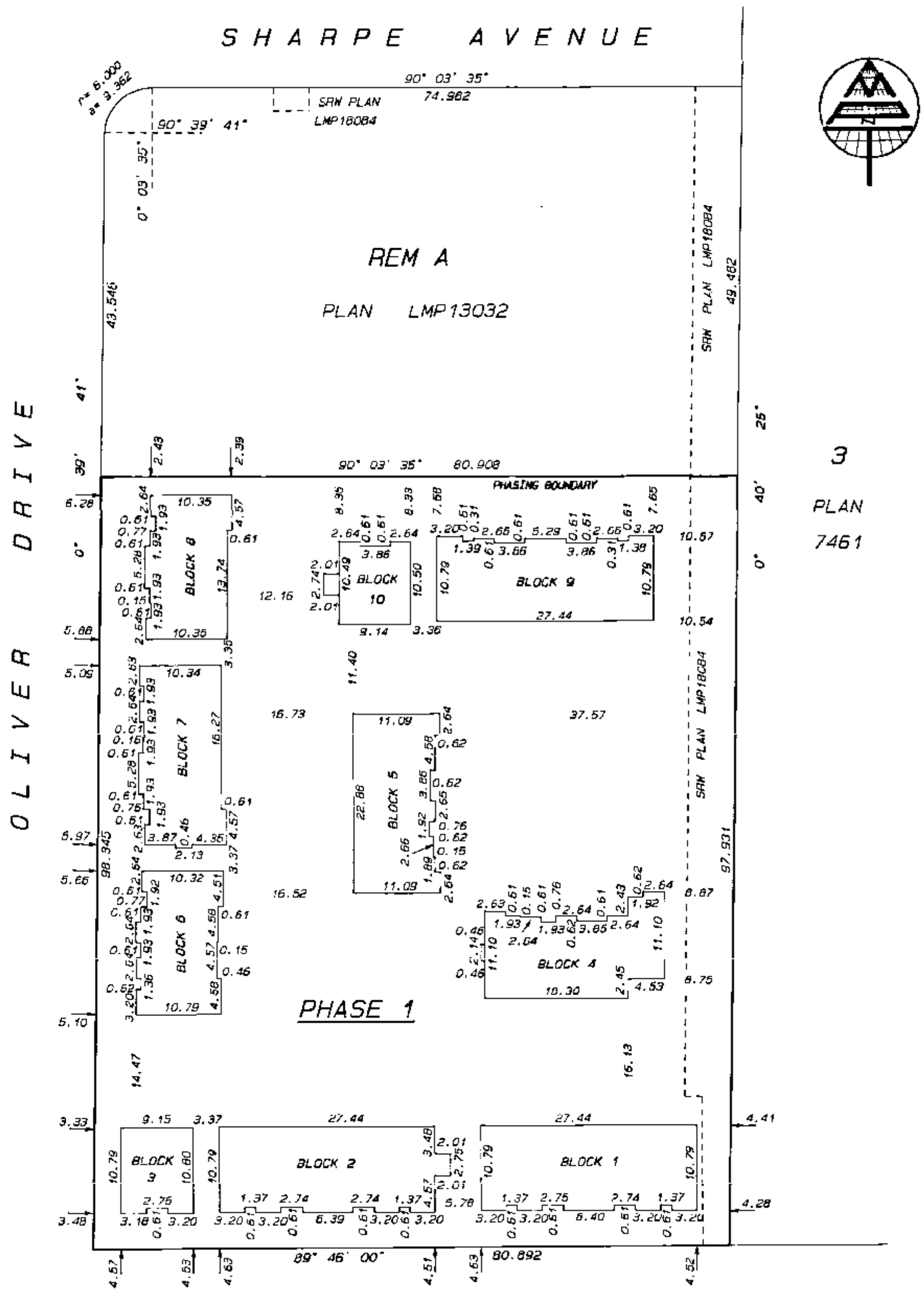
FILED LMLMS1718 T350076 2006-03-23-12.13.58.827946

SCALE 1: 500

10 5 0 10 20 30

PHASE 1

STRATA PLAN LMS 1718



MATSON, PECK & TOPLISS
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RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
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JOB NO. V94-10056

DATE 31/10/94

B.C.L.S.

FILED LMLMS1718 T35076 2006-03-23-12.13.58.827946

PHASE 1

STRATA PLAN LMS 1718

CONDOMINIUM ACT.

LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	5	162	240	1.0
2	5	142	203	1.0
3	5	142	206	1.0
4	5	126	193	1.0
5	5	162	238	1.0
6	6	162	235	1.0
7	6	126	190	1.0
8	6	142	200	1.0
9	6	142	200	1.0
10	6	162	236	1.0
11	7	133	192	1.0
12	7	142	208	1.0
13	7	142	208	1.0
14	7	142	208	1.0
15	7	142	208	1.0
16	7	139	190	1.0
17	7	142	206	1.0
18	7	142	208	1.0
19	8	127	192	1.0
20	8	142	200	1.0
21	8	142	200	1.0
22	8	127	190	1.0
23	9	127	200	1.0
24	9	126	184	1.0
25	9	142	194	1.0
26	9	142	194	1.0
27	9	127	187	1.0
28	9	127	187	1.0
29	9	142	194	1.0
30	9	126	186	1.0
31	9	133	190	1.0
32	10	139	180	1.0
33	10	133	178	1.0
34	10	133	178	1.0
35	10	139	175	1.0
36	10	139	176	1.0
37	10	133	176	1.0
38	10	133	176	1.0
39	10	133	180	1.0
40	11	139	183	1.0
41	11	133	180	1.0
42	11	139	180	1.0
43	11	133	178	1.0
44	11	133	178	1.0
45	11	133	183	1.0
AGGREGATE		6178	8762	45.0

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. V94-10056

DATE 31/10/94

B.C.L.S.

FILED LMLMS1718 T35076 2006-03-23-12.13.58.827946

CONDOMINIUM ACT.

PHASE 1

STRATA PLAN LMS /718

FILED LMLMS1718 T35076 2006-03-23-12.13.58.827946

STATUTORY DECLARATION

I/We the undersigned do solemnly declare that :

(1) I/We the undersigned am/are the owner-developer or the duly authorized agent of the owner-developer

(2) The strata plan is entirely for residential use.

I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me at VANCOUVER, B.C.
this 31 day of OCTOBER, 1994

C Stewart
A Commissioner for taking affidavits within B.C.
James Stewart

Sam Hanson
Anthony Miachika

CERTIFICATE OF APPROVAL
SECTION 8 (2)

Approved as PHASE 1 of a 2 phase strata plan under the Condominium Act.

Dated at Richmond, B.C.
this 8th day of November, 1994

Approving Officer for
CITY OF RICHMOND

Accepted as to forms 1, 2 and 4
this 14 day of November, 1994

for: SUPERINTENDENT OF REAL ESTATE

SIGNATURES

OWNER :
MAS 34,000 INVESTMENTS LTD.
INC. NO. 428388

Authorized Signatory
Sam Hanson

Authorized Signatory
Anthony Miachika

WITNESS :
C Stewart
Witness as to both
James Stewart
Solicitor
Occupation of Witness
1010-1030 W. GEORGIA ST
VANCOUVER BC
V6E 2Y3
Address of Witness

MORTGAGEE :
NEST WAPELLA PROPERTIES LTD.
(INCORPORATION NO. 125332)

Authorized Signatory
Francis Switzer

Authorized Signatory

WITNESS :
D Cusmano
Witness as to both
Donna Cusmano
ACCOUNTANT
Occupation of Witness
#308-5464 201A St.
Address of Witness

MORTGAGEE :
NAPELLA CAPITAL CORP.

Authorized Signatory
Francis Switzer

Authorized Signatory

WITNESS :
D Cusmano
Witness as to both
Donna Cusmano
ACCOUNTANT
Occupation of Witness
#208-5464 201A St.
Address of Witness

MORTGAGEE :
REVONDANA DEVELOPMENTS LTD.
(INCORPORATION NO. 378656)

Authorized Signatory
A. MARTINI
Albert Martini

WITNESS :
S Gulley
Witness as to both
Susan Gulley
OFF MGR.
Occupation of Witness
7032-141 ST SRY
Address of Witness

MORTGAGEE :
PRENOR TRUST COMPANY OF CANADA
(REGISTRATION NO. 33103A)
In Trust see BG90750 and BC 137587
John Bolton

Authorized Signatory
Deloitte & Touche Inc
Receiver Manager
for Prenor Trust

Authorized Signatory
John Bolton

WITNESS :
Nancy Eberts
Witness as to both
Nancy Eberts
Secretary
Occupation of Witness
1800 - 1055 Dunsmuir St
Vancouver, BC
Address of Witness

MORTGAGEE :
TORONTO DOMINION BANK

Authorized Signatory
BRUCE M. SHIRREFF

Authorized Signatory

WITNESS :
Witness as to both
G. Damji
Anar Damji
Funding OFFICER
Occupation of Witness
55 King St. W.
T.D. Tower 22nd floor
Address of Witness
Toronto, Ont.

MORTGAGEE :
M.R.S. TRUST COMPANY

Authorized Signatory
Merrill Accountants-Dobbs

Authorized Signatory
E. Merchand

WITNESS :
Lori Lohnes
Lori Lohnes Witness as to both
Funding + Documentation Officer
Occupation of Witness
#305 - 150 Bloor St. West
Toronto, Ontario
Address of Witness

MATSON, PECK & TOPLISS
210-8171 COOK ROAD, RICHMOND
Job No. V94-10056

DATE : 31/10/94

SC . B.C.L.S.

BLOCK 4

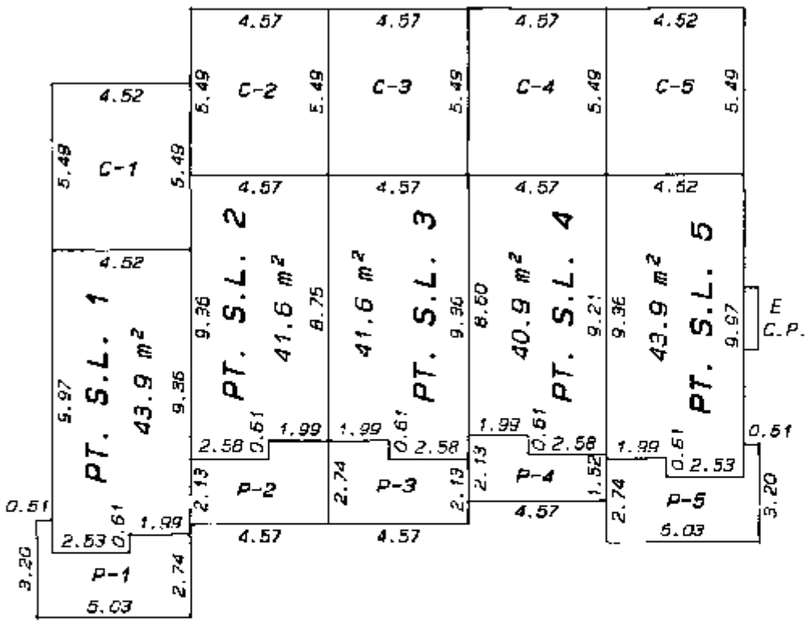
SCALE 1: 200

0 5 10 15

PHASE 1

STRATA PLAN LMS /718

FIRST FLOOR



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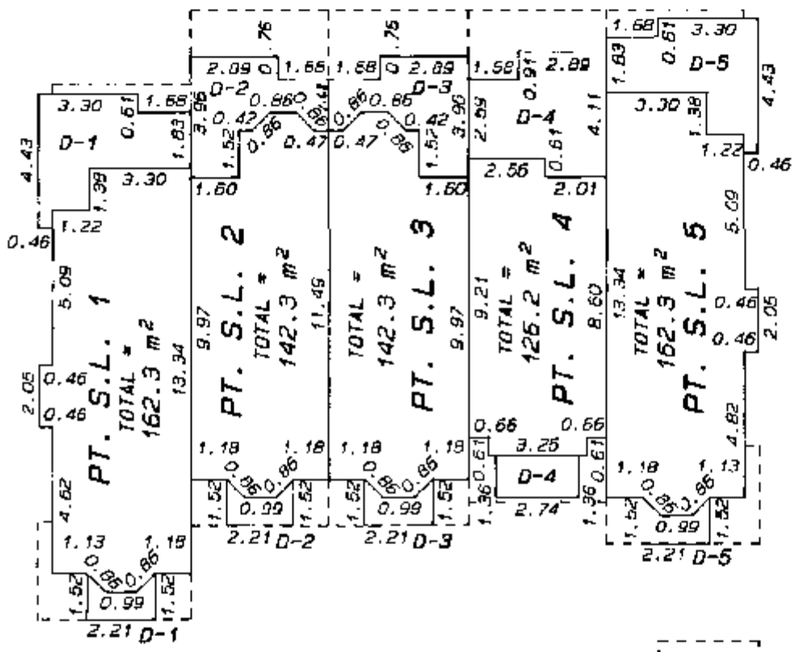
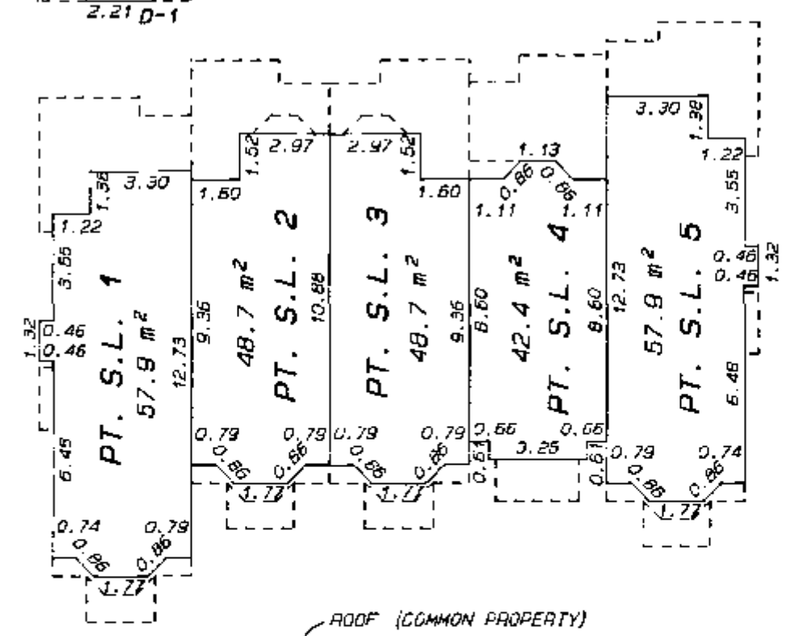
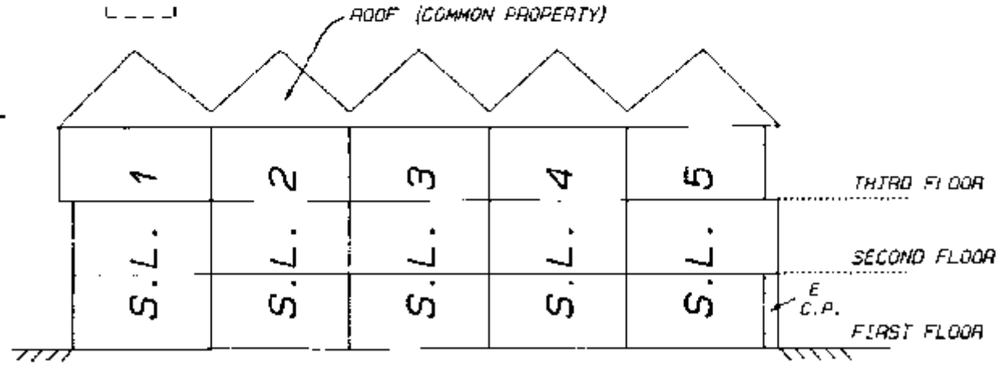


THIRD FLOOR



SECTION A-A'



MATSON, PECK & TOPLISS
210-8171 COOK ROAD, RICHMOND
JOB. NO: R94-10056

DATE: 31/10/94

SC B.C.L.S.

FILED LMLMS1718 T35076 2006-03-23-12.13.58.827946

BLOCK 5

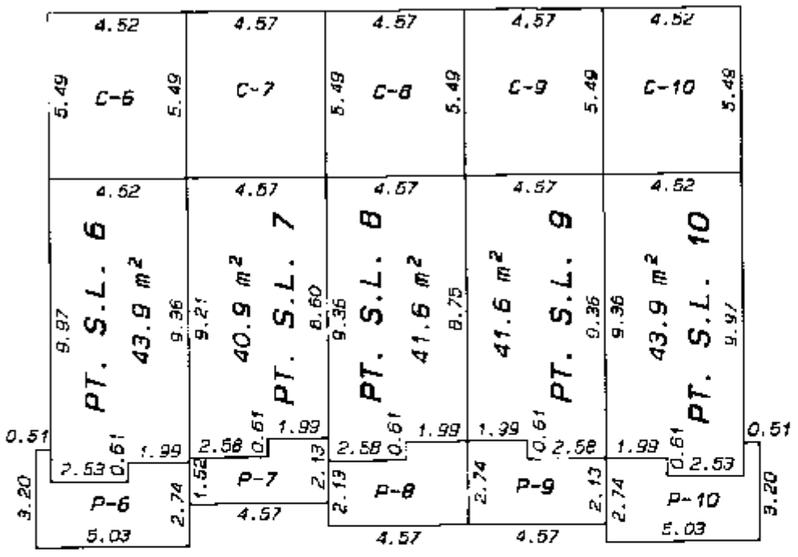
SCALE 1: 200

0 5 10 15

PHASE 1

STRATA PLAN LMS /718

FIRST FLOOR



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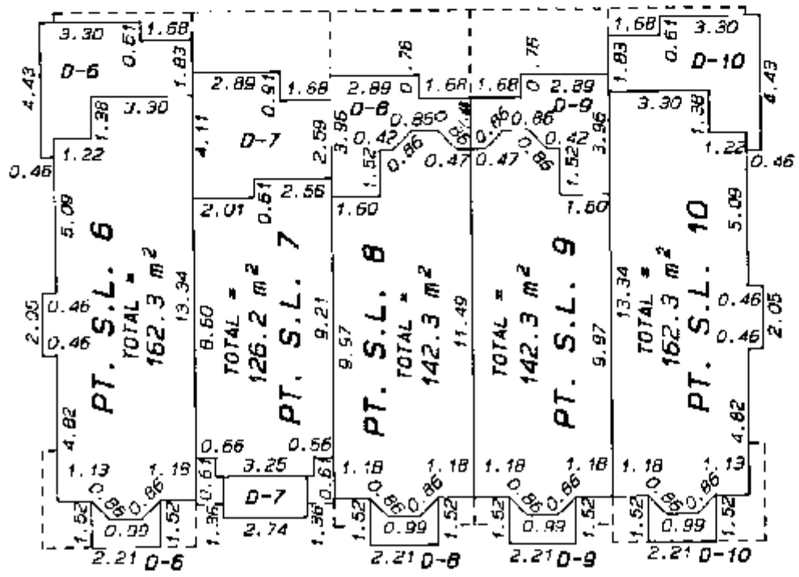

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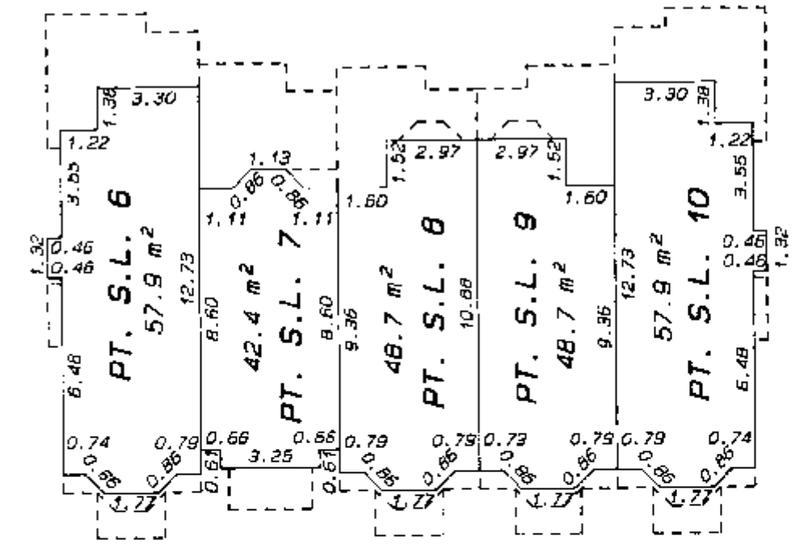

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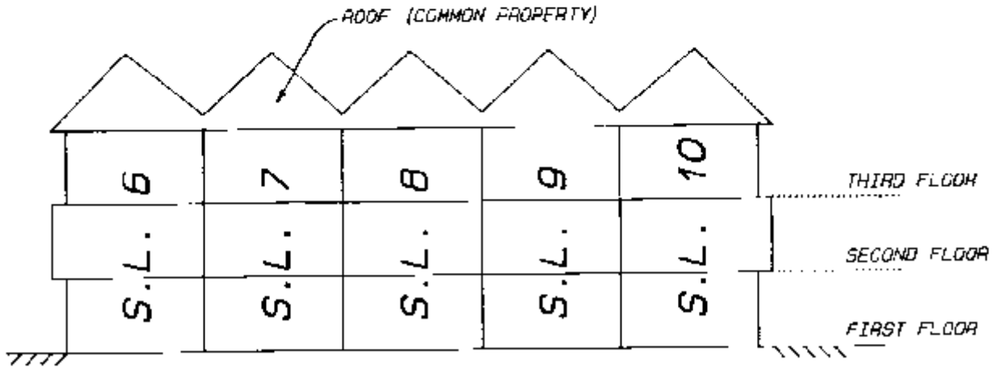

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210-8171 COOK ROAD, RICHMOND
JOB. NO: R94-10056

DATE: 31/10/94

B.C.L.S.

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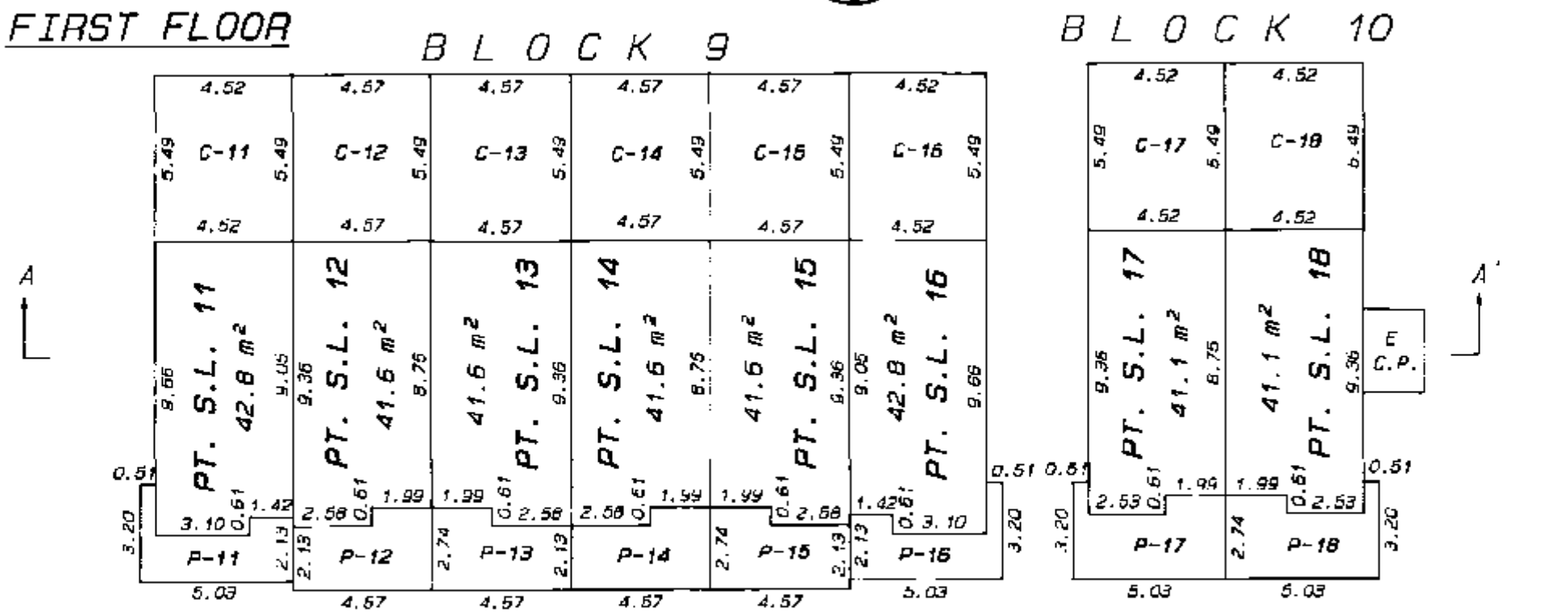
BLOCKS 9 & 10

SCALE 1: 200

PHASE 1

STRATA PLAN LMS 1718

FIRST FLOOR



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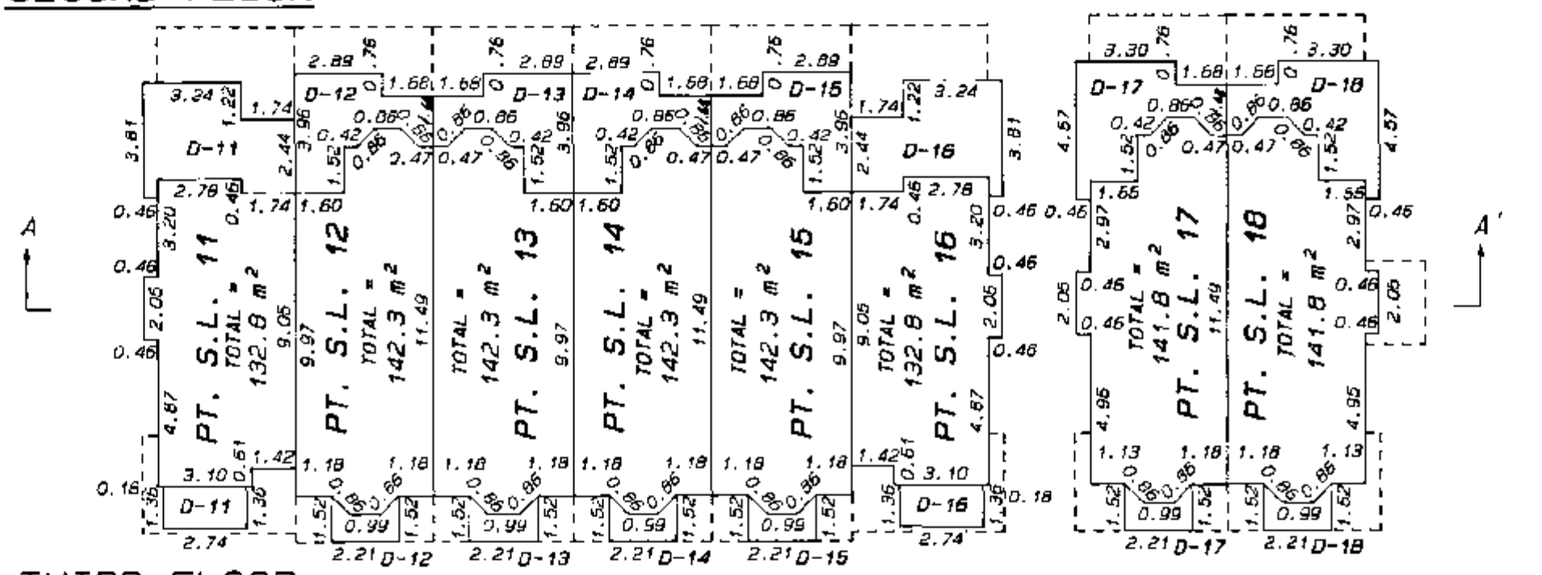

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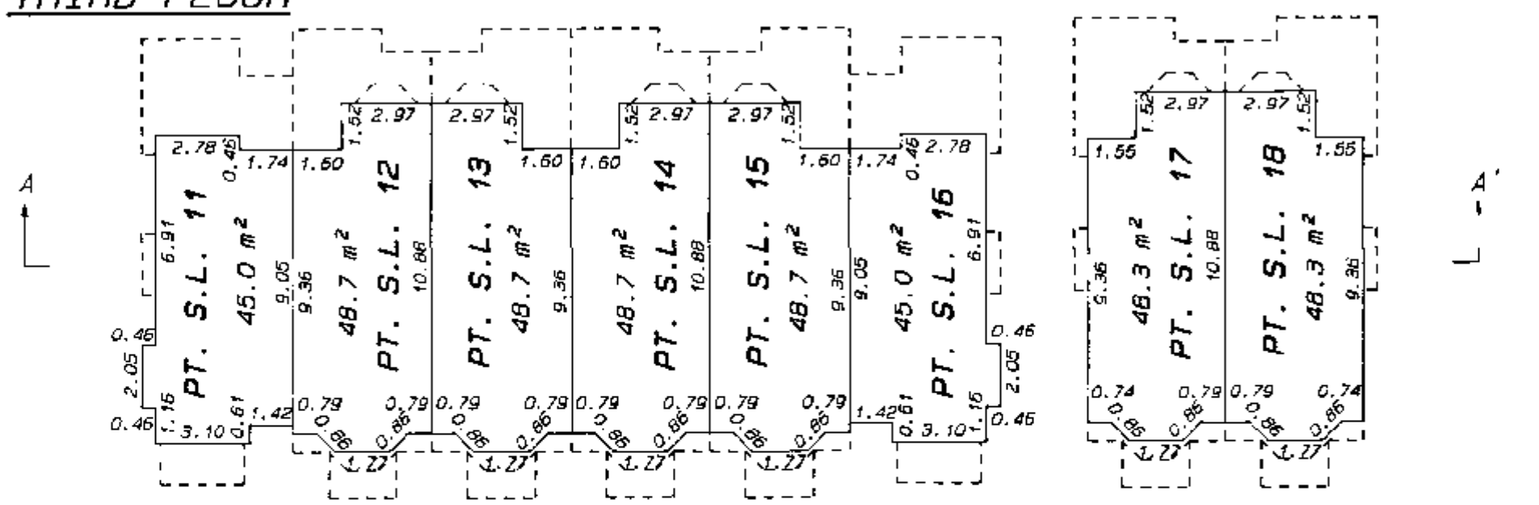

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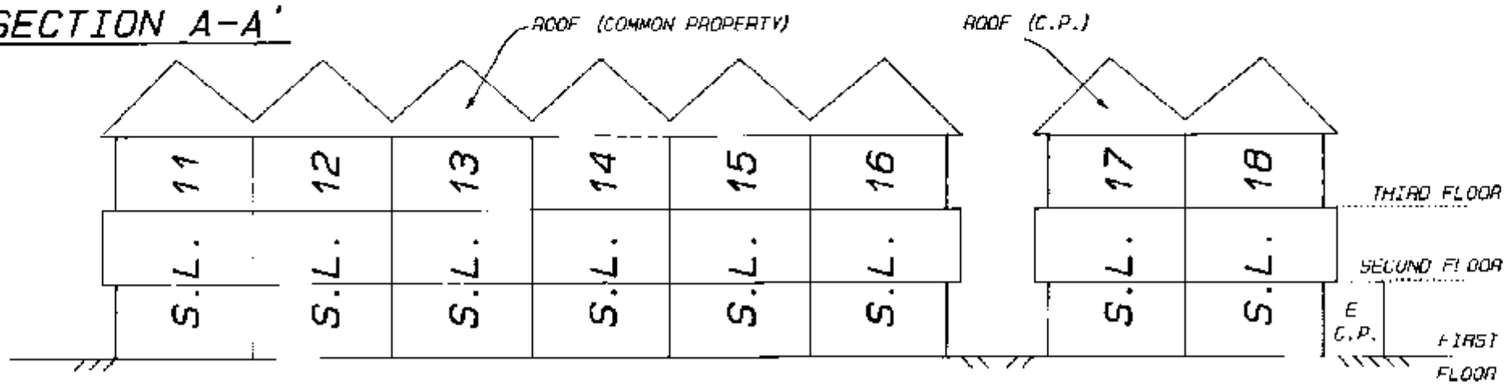


MAITSON, PECK & TOPLISS
210-8171 COOK ROAD, RICHMOND
JOB. NO: R94-10056

0 5 10 15

DATE: 31/10/94

B.C.L.S.

FILED LMLMS1718 T35076 2006-03-23-12.13.58.827946

BLOCK 8

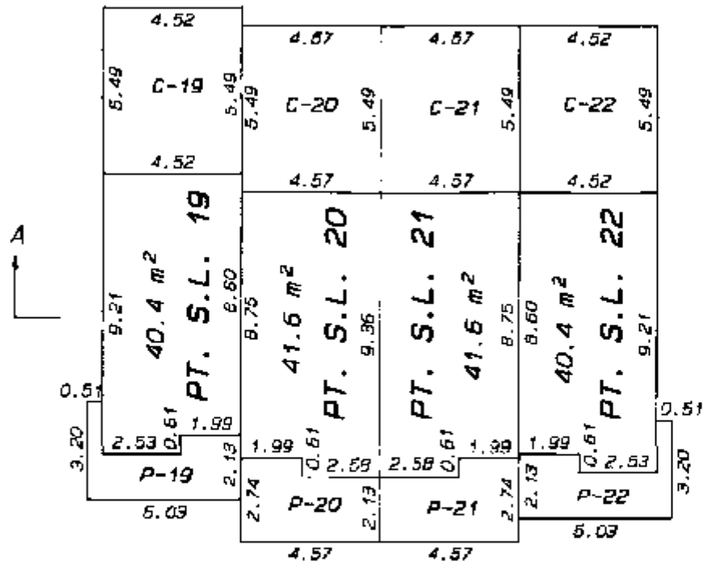
SCALE 1: 200

0 5 10 15

PHASE 1

STRATA PLAN LMS 1718

FIRST FLOOR



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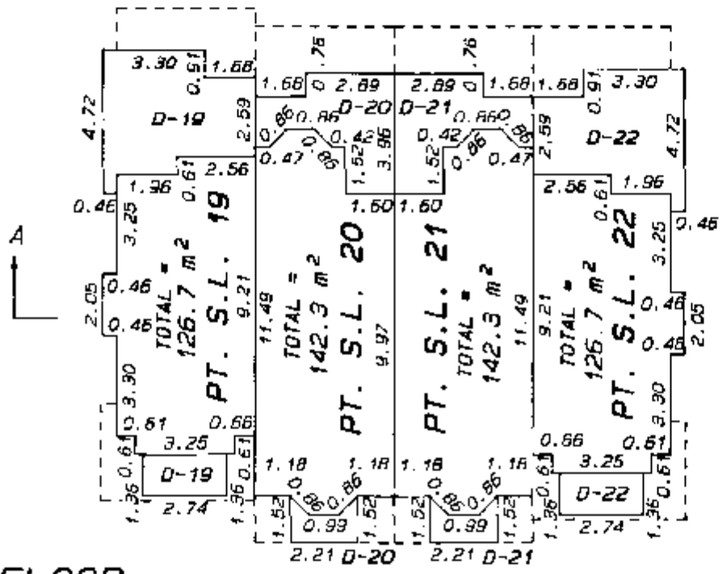

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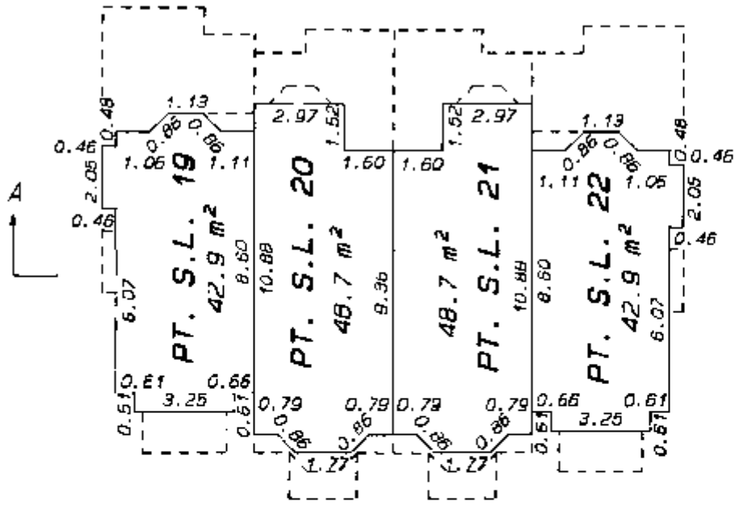

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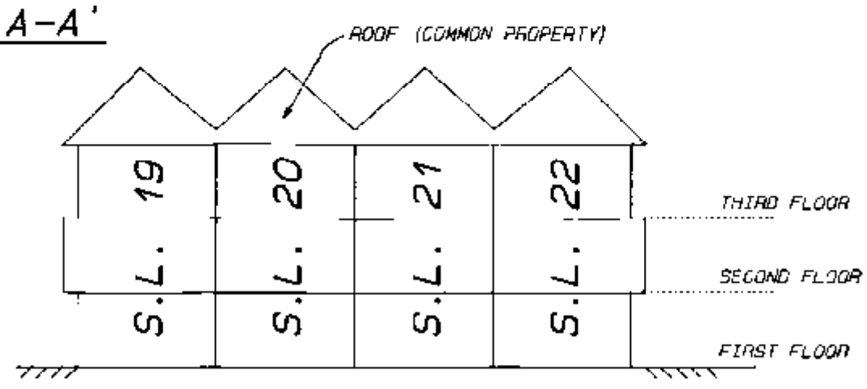

MATSON, PECK & TOPLISS
210-8171 COOK ROAD, RICHMOND

JOB. NO: R94-10056

DATE: 31/10/94

B.C.L.S.

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BLOCKS 6 & 7

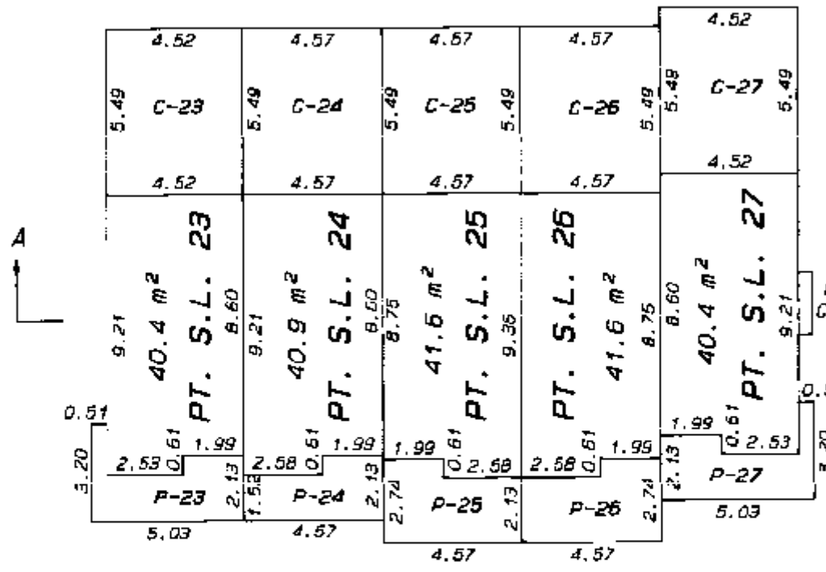
SCALE 1: 200

PHASE 1

STRATA PLAN LMS 1718

FIRST FLOOR

BLOCK 7



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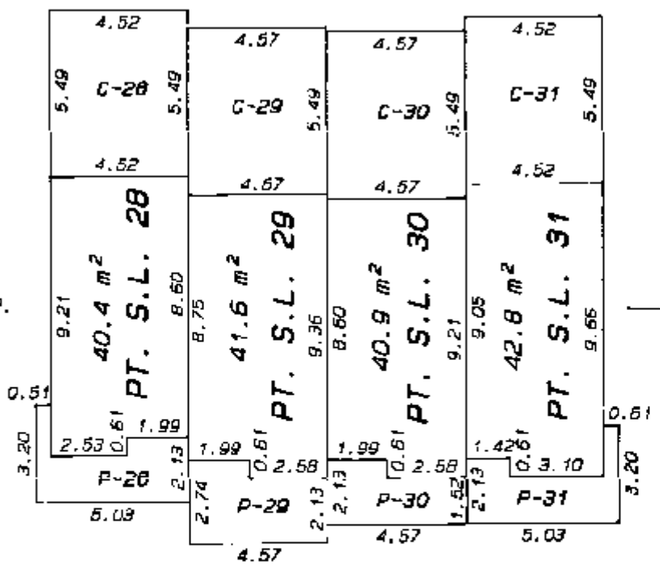

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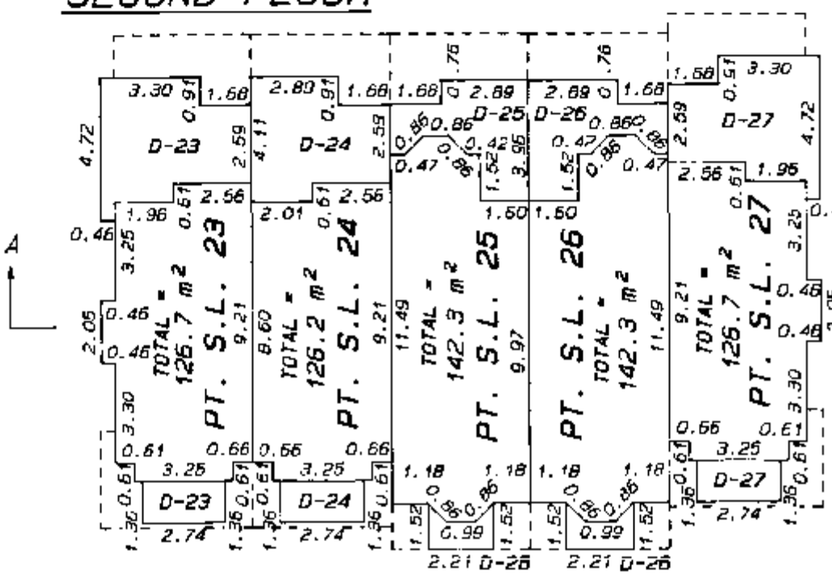

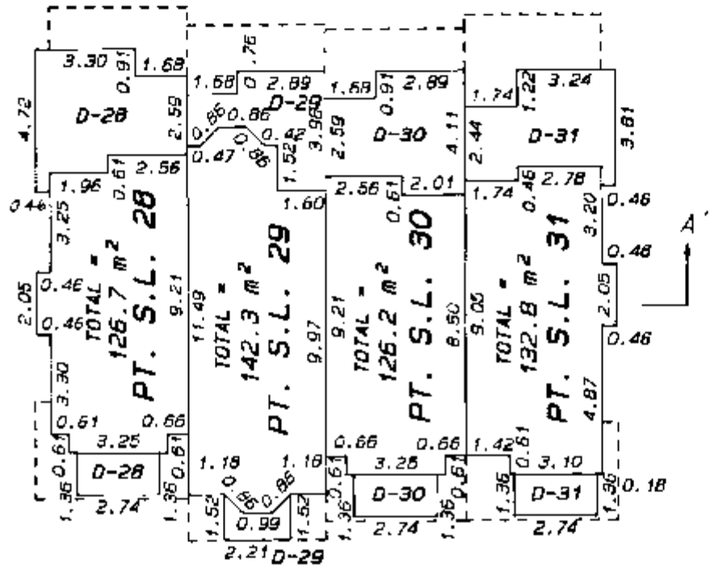

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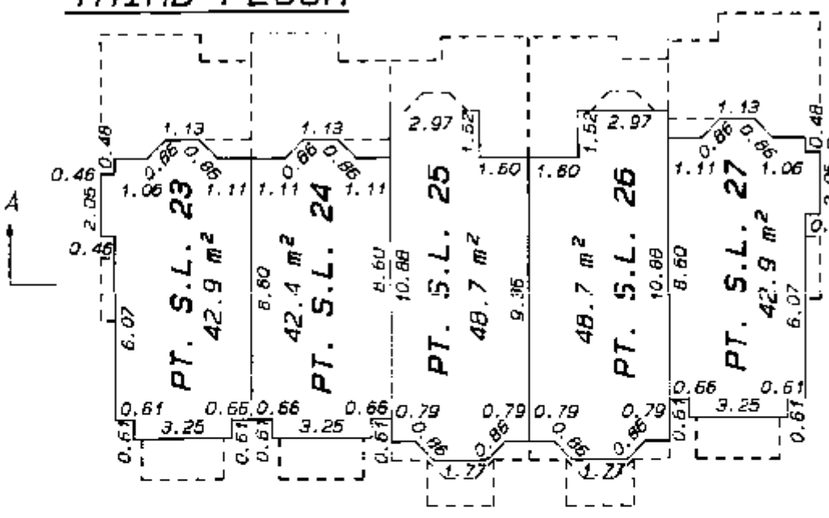
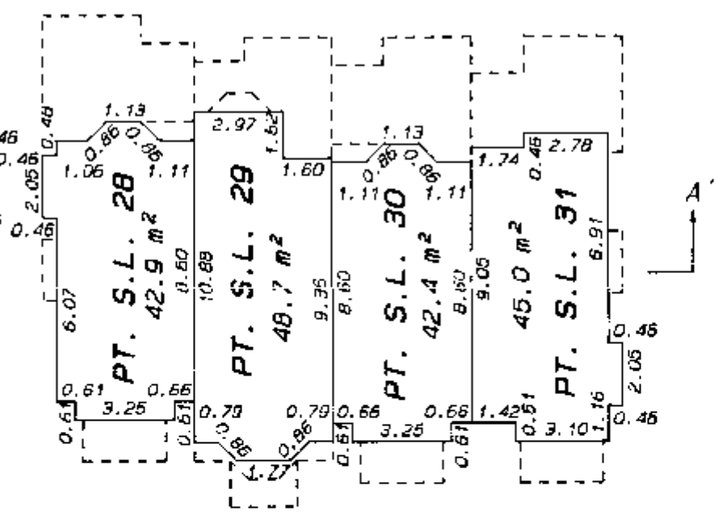
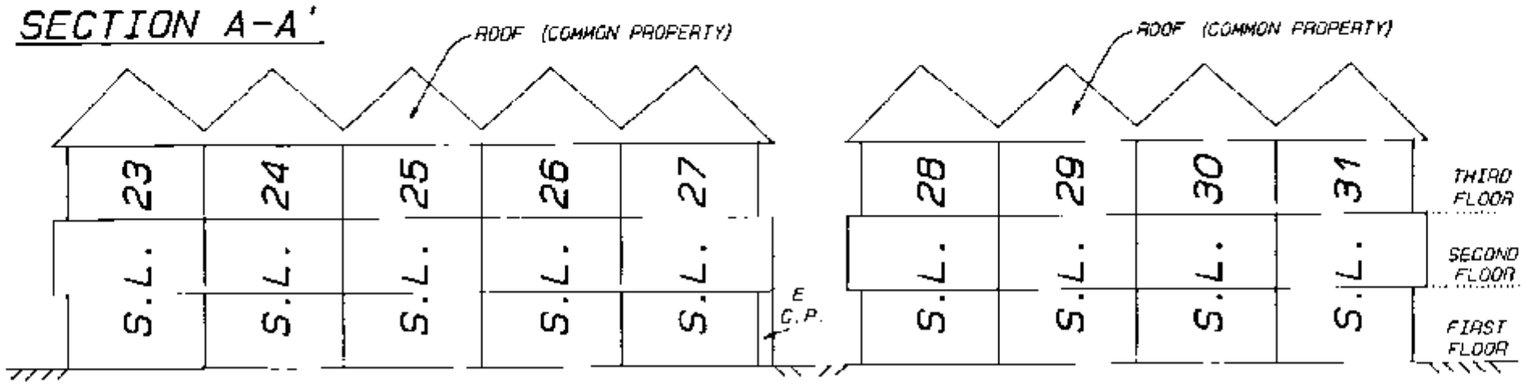




SECTION A-A'



MATSON, PECK & TOPLISS
210-8171 COOK ROAD, RICHMOND

JOB. NO: R94-10056

0 5 10 15

DATE: 31/10/94

B.C.L.S.

FILED LMLMS1718 T35076 2006-03-23-12.13.58.827946

BLOCKS 2 & 3

PHASE 1

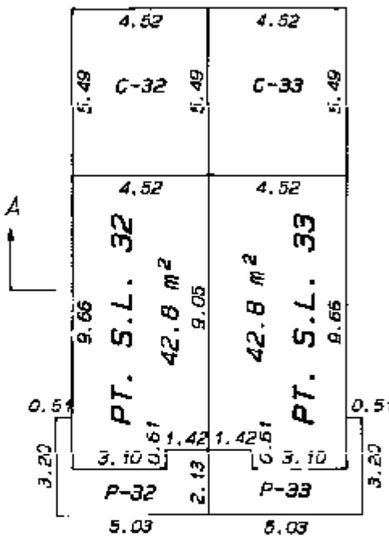
STRATA PLAN LMS 1718

SCALE 1: 200

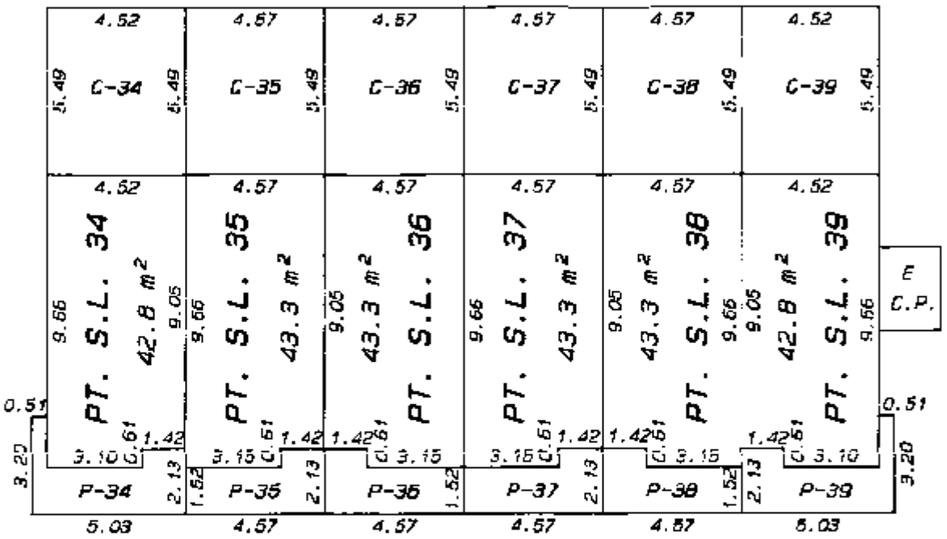
0 5 10 15 20

FIRST FLOOR

BLOCK 3



BLOCK 2



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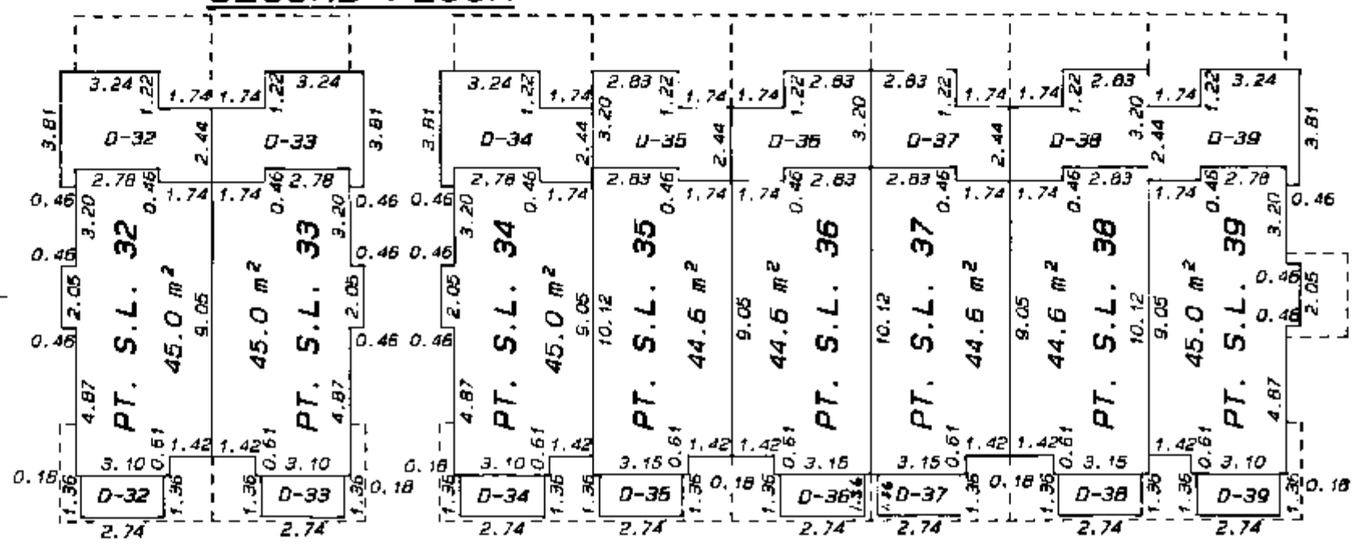
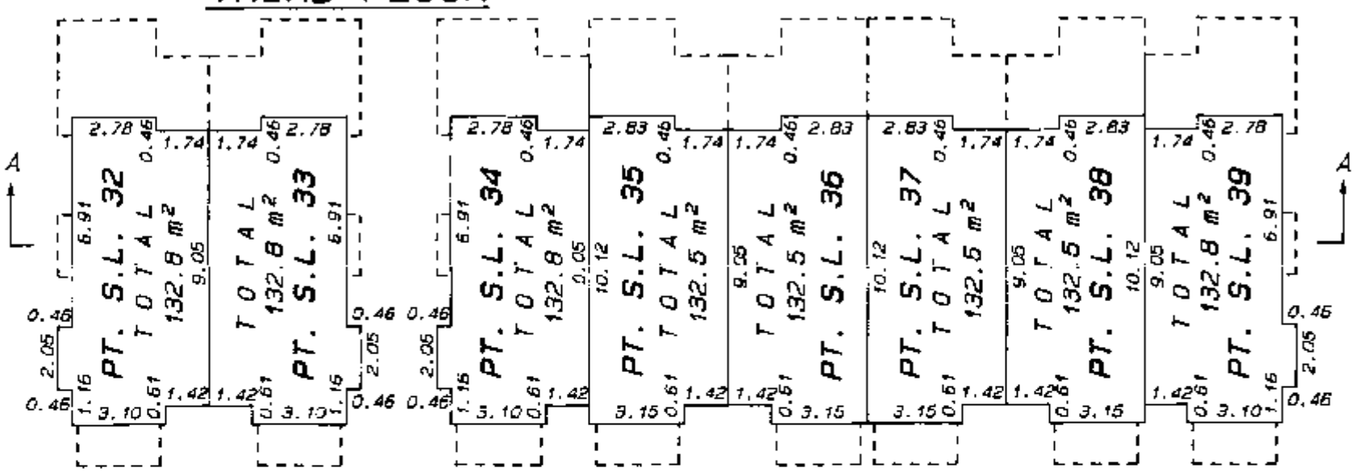


THIRD FLOOR



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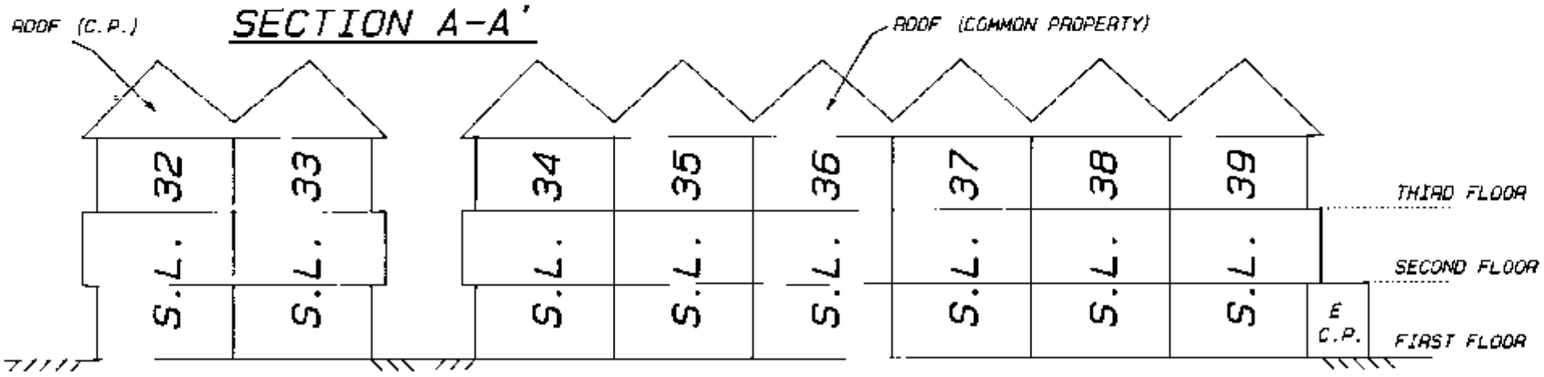


MATSON, PECK & TOPLISS
210-8171 COOK ROAD, RICHMOND

JOB. NO: R94-10056

DATE: 31/10/94

B.C.L.S.

FILED LMLMS1718 T35076 2006-03-23-12.13.58.827946

BLOCK 1

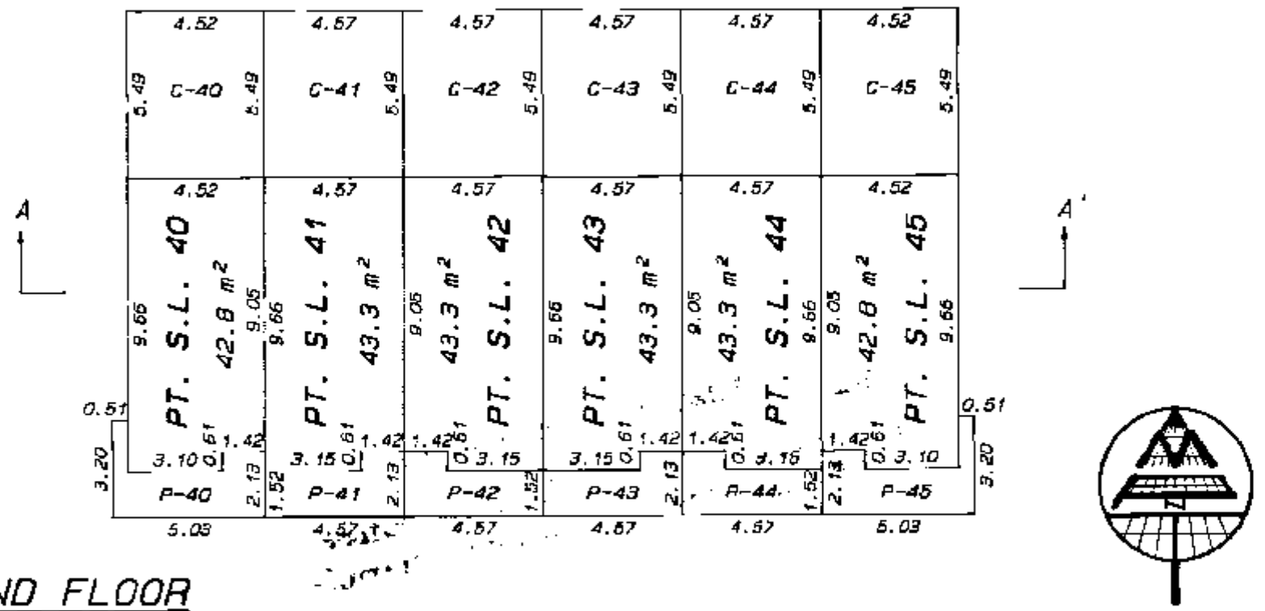
PHASE 1

STRATA PLAN LMS 1718

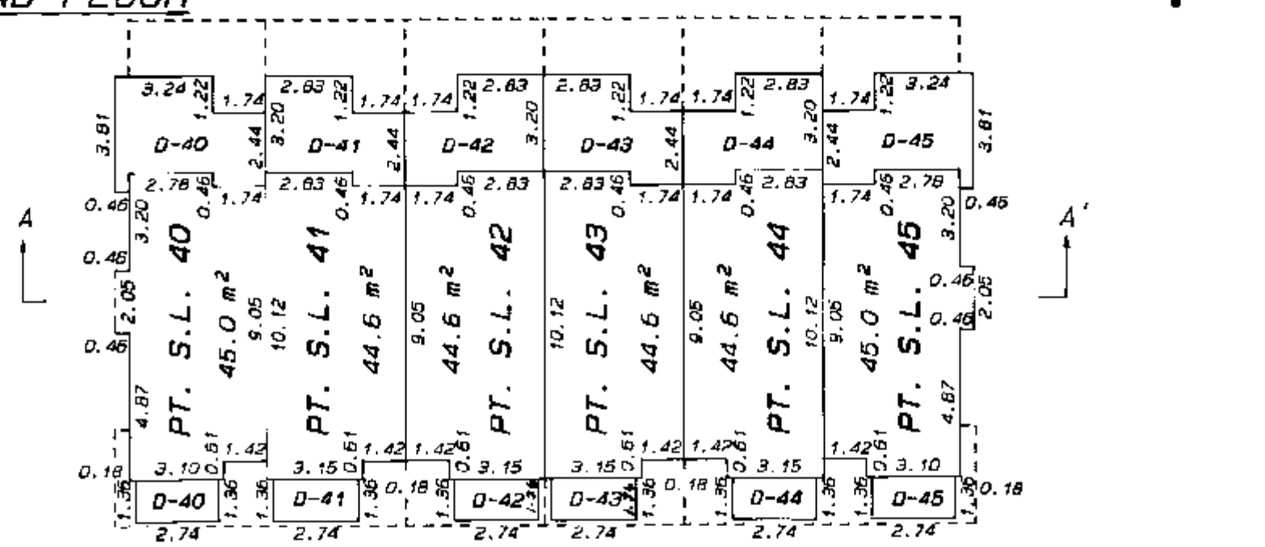
SCALE 1: 200

0 5 10 15 20

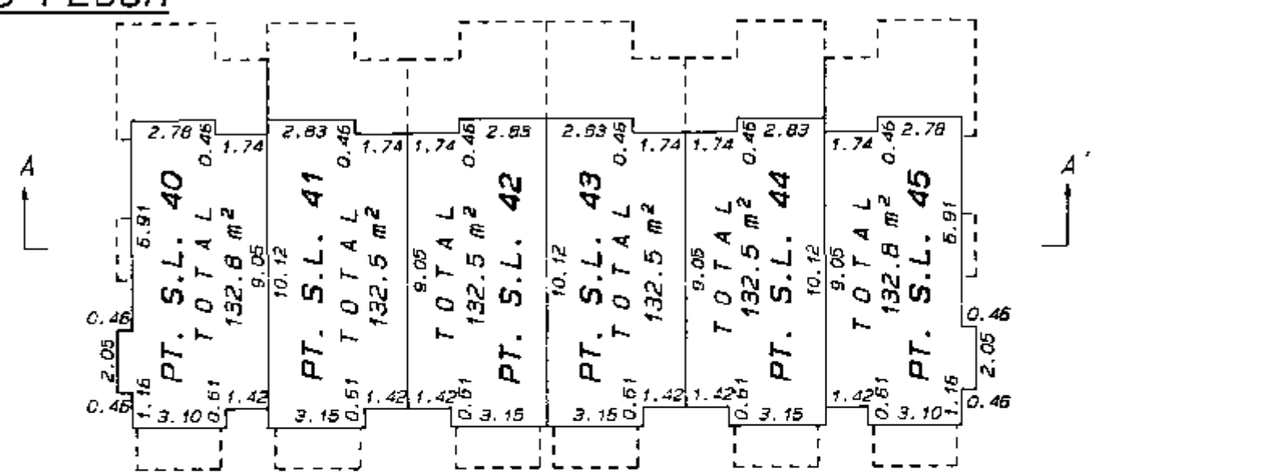
FIRST FLOOR



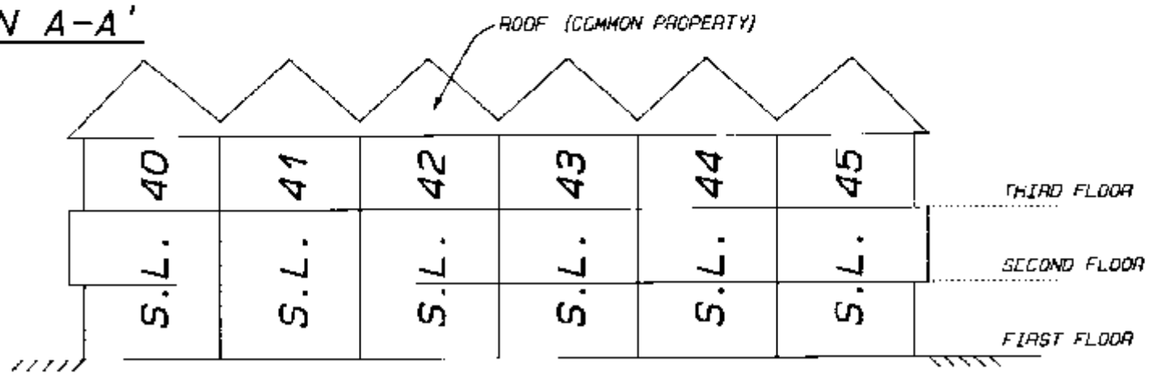
SECOND FLOOR



THIRD FLOOR



SECTION A-A'



MATSON, PECK & TOPLISS
210-8171 COOK ROAD, RICHMOND
JOB. NO: R94-10056

DATE: 31/10/94

B.C.L.S.

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STRATA PLAN LMS 1718

RECORD OF BY-LAWS AND ORDERS , ETC.

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
BK138905	8 5 96		NOTIFICATION OF CHANGE OF BYLAWS

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C.

(ph) 270-9331
(fax) 270-4137

Job No. R94-10086

DATE : 31/10/94 SC. B.C.L.S.

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Common Property Sheet Closed 3/1/96
Search ALTOS2 or BC OnLine for Current Information. BC Reg. 76/95
LINDA J. O'SHEA, Registrar
Vancouver/New Westminster Land Title Districts

STRATA PLAN LMS 1718

DEALINGS AFFECTING THE COMMON PROPERTY

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED 10.02.1981 UNDER NO. T17084 PLAN NO. 6216			
HERETO IS ANNEXED EASEMENT BE83958 OVER (PLAN LMP544) LOT 44 PLAN LMP537			
HERETO IS ANNEXED EASEMENT BE107504 OVER (PLAN LMP544) LOT 48 PLAN LMP537			
HERETO IS ANNEXED EASEMENT BE107505 OVER (PLAN LMP544) LOT 49 PLAN LMP537.			
HERETO IS ANNEXED EASEMENT BE107506 OVER (PLAN LMP544) LOT 50 PLAN LMP537			
BH281953	28.07.1994		STATUTORY RIGHT OF WAY CITY OF RICHMOND PLAN LMP18084 INTER ALIA
BH288457	03.08.1994		STATUTORY RIGHT OF WAY BC TEL INTER ALIA

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DATE: 31/10/94 B.C.L.S.

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STRATA PLAN OF LOT A EXCEPT FIRSTLY: PHASE ONE STRATA PLAN LMS1718, SEC. 2, B 4 N, R 4 W, N.W.D., PLAN LMP13032

PHASE 2

STRATA PLAN LMS 1718

REF. NO. BJ51216 - BJ51253

B.C.G.S. 92G.016
CITY OF RICHMOND

STRATA PLAN LMS 1718 DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 20TH DAY OF FEBRUARY, 19 95.

Assistant Deputy Registrar

SCALE 1: 1000

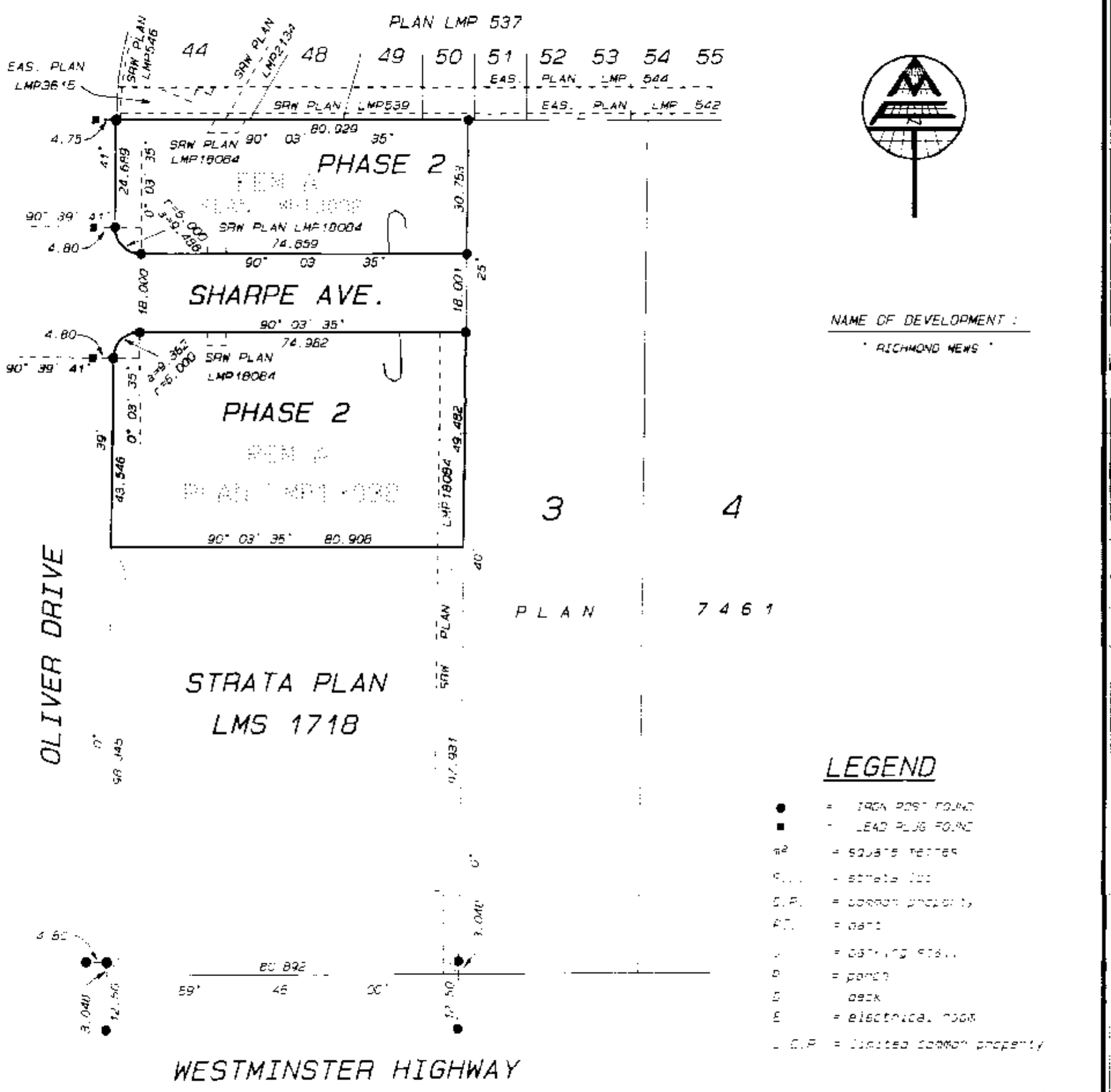
20 10 0 20 40 60

All distances are in metres.

FORM E - BH 417674
AMENDED FORM E - BJ 91242

ASTRONOMIC BEARINGS ARE DERIVED FROM PLAN LMP13032

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.



NAME OF DEVELOPMENT :

" RICHMOND MEWS "

LEGEND

- ● = IRON POST FOUND
- ■ = LEAD PLUG FOUND
- m² = SQUARE METRES
- S... = STRATA LOT
- C.P. = COMMON PROPERTY
- P.... = PART
- ... = DENOTING SITE...
- P = PARCEL
- C = DECK
- E = ELECTRICAL ROOM
- L.C.P. = LIMITED COMMON PROPERTY

Note: Parking stalls, bottles and decks are limited common property for use of the strata lots indicated (Eg.: C-46, P-46, D-46)

The address for service of documents on the Strata Corporation is :

" The Owners "
Strata Plan LMS 1718
c/o MRS 30,000 Investments Ltd
1468 - 1090 West Georgia Street
Vancouver, B.C.
V6E 3V7

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

LIVIC ADDRESS :

PROJECT SITE :
#23000 SHARPE AVENUE
RICHMOND, B.C.

I, J. Stephen Campbell, of Port Coquitlam, B.C., British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of that parcel.

Dated at Richmond, B.C.
this 2nd day of February, A.D. 95.

J. Stephen Campbell B.C.L.S.

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8

(ph) 270-9331
(fax) 270-4137

JOB NO. R94-10056-2

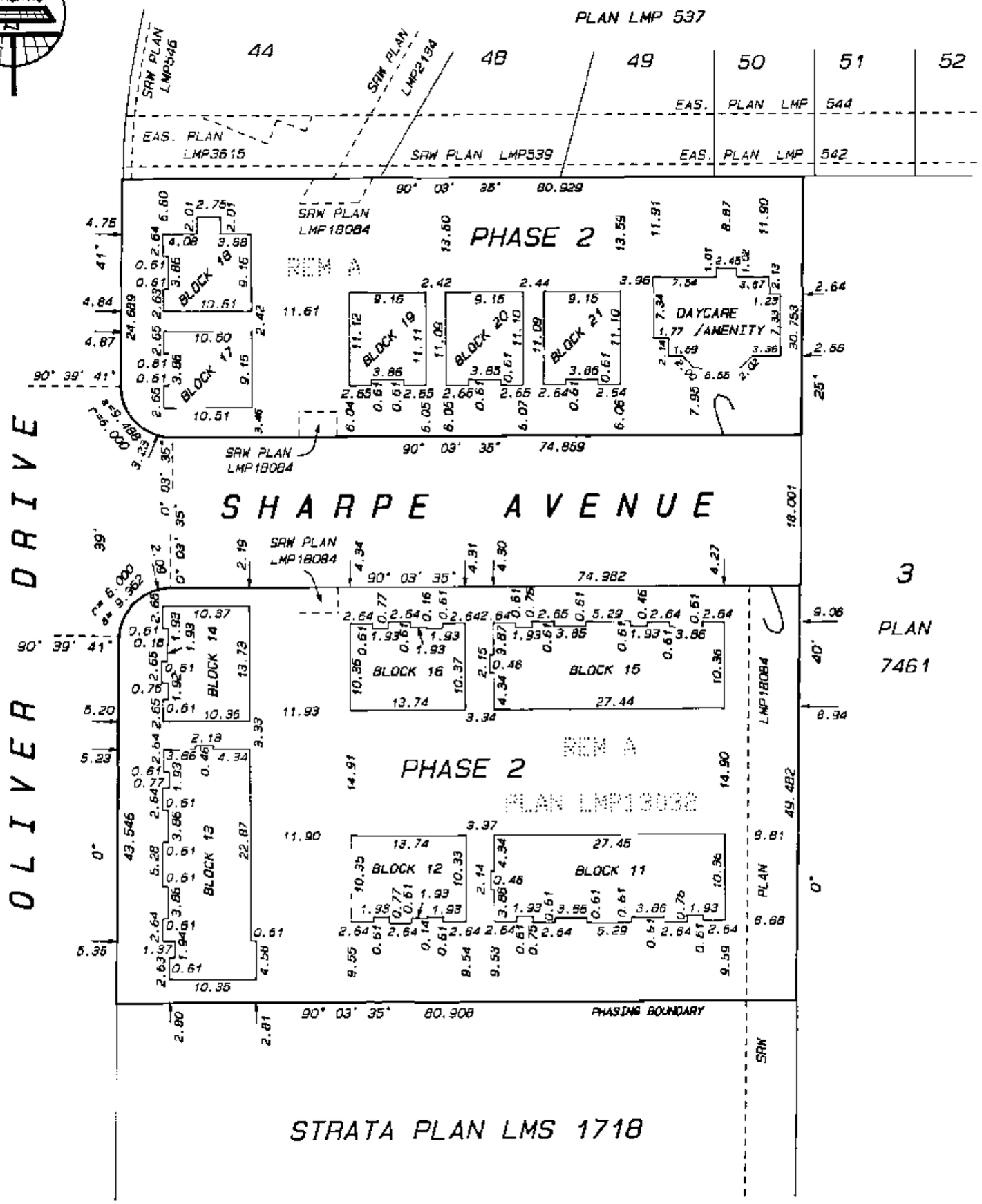
FILED LMLMS1718 T350776 2006-03-23-12.13.58.827946

SCALE 1: 500

10 5 0 10 20 30

PHASE 2

STRATA PLAN LMS 1718



NOTE:

DAYCARE = COMMERCIAL STRATA LOT

AMENITY = COMMON FACILITY FOR RESIDENTIAL STRATA LOT OWNERS

MATSON, PECK & TOPLISS

SURVEYORS AND ENGINEERS

210-8171 COOK ROAD

RICHMOND, B.C. V6Y 3T8

(ph) 270-9331

(fax) 270-4137

JOB NO. R94-10056-2

DATE 2/2/95 B.C.L.S.

FILED LMLMS1718 T35076 2005-03-23-12.13.58.827946

PHASE 2

STRATA PLAN LMS 1718

CONDOMINIUM ACT.

		FORM 1	FORM 2	FORM 3
LOT NO.	SHEET NO.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
46	5	142	206	1.0
47	5	141	203	1.0
48	5	141	203	1.0
49	5	142	205	1.0
50	6	162	245	1.0
51	6	161	243	1.0
52	6	161	246	1.0
53	6	161	246	1.0
54	6	161	246	1.0
55	6	162	243	1.0
56	7	127	198	1.0
57	7	126	193	1.0
58	7	142	203	1.0
59	7	142	203	1.0
60	7	142	203	1.0
61	7	127	196	1.0
62	7	127	193	1.0
63	7	142	200	1.0
64	7	127	195	1.0
65	8	127	196	1.0
66	8	142	200	1.0
67	8	127	193	1.0
68	8	127	193	1.0
69	8	142	200	1.0
70	8	142	200	1.0
71	8	142	200	1.0
72	8	142	200	1.0
73	8	127	195	1.0
74	9	127	195	1.0
75	9	142	200	1.0
76	9	127	193	1.0
77	9	127	196	1.0
78	9	142	203	1.0
79	9	142	203	1.0
80	9	142	203	1.0
81	9	142	203	1.0
82	9	127	198	1.0
83	10	117	125	0.8
AGGREGATE		11467	16526	82.8

" AGGREGATE " REFERS TO THE ACCUMULATIVE TOTAL OF THIS AND ALL PREVIOUS PHASES.

ENDORSEMENT PURSUANT TO SECTION 84 :

I hereby certify that the common facility which according to Form E to the Act was to have been constructed in conjunction with this phase has been satisfactorily provided for.

This 3rd day of February, 1995

W. J. Kennedy

Approving Officer for
CITY OF RICHMOND W. J. KENNEDY

MAISON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

JOB NO. R94-1005G-2

DATE 2/2/95

B.C.L.S.

FILED LMLMS1718 T350776 2006-03-23-12.13.58.827946

CONDOMINIUM ACT.

PHASE 2

STRATA PLAN LMS 1718

STATUTORY DECLARATION

I/We the undersigned do solemnly declare that :

(1) I/We the undersigned am/are the owner-developer or the duly authorized agent of the owner-developer

(2) The strata plan is for residential and commercial use only.

I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me at Vancouver, B.C.
this 3 day of February, 1995.

A commissioner for taking affidavits within B.C.

Sam Hanson

Anthony Mischka

CERTIFICATE OF APPROVAL
SECTION 8 (2)

Approved as PHASE 2 of a 2 phase strata plan under the Condominium Act.

Dated at Richmond, B.C.
this 3rd day of February, 1995

W.J. Kennedy
Approving Officer for
CITY OF RICHMOND W.J. KENNEDY

Accepted as to forms 1, 2 and 3
this 14 day of February, 1995

SUPERINTENDENT OF REAL ESTATE

SIGNATURES

OWNER :

MRS 34,000 INVESTMENTS LTD.
(INC. NO. 428381)

Authorized Signatory
Sam HANSON

Authorized Signatory
ANTHONY Mischka

WITNESS :

Witness as to both
John Davis

Occupation of Witness

Address of Witness

MORTGAGEE :

WEST WAPELLA PROPERTIES LTD.
(INCORPORATION NO. 125332)

Authorized Signatory
Francis Switzer

Authorized Signatory

WITNESS :

Witness as to both
DONNA CUSMANO
ACCOUNTANT
Occupation of Witness
205-5464 204 A St.
Langley B.C.
Address of Witness

MORTGAGEE :

WAPELLA CAPITAL CORP.
(INCORPORATION NO. 443288)

Authorized Signatory
Francis Switzer

Authorized Signatory

WITNESS :

Witness as to both
DONNA CUSMANO
ACCOUNTANT
Occupation of Witness
205-5464 204 A St.
Langley, B.C.
Address of Witness

MORTGAGEE :

BEYONDANA DEVELOPMENTS LTD.
(INCORPORATION NO. 376656)

Authorized Signatory
MARCO PAOLLA

Authorized Signatory

WITNESS :

Witness as to both
DONNA CUSMANO
ACCOUNTANT
Occupation of Witness
205-5464 204 A St.
Langley B.C.
Address of Witness

MORTGAGEE :

PRENOR TRUST COMPANY OF CANADA
(REGISTRATION NO. 33[illegible])

Authorized Signatory
DELOITTE & TOUCHE
MURRAY CARLE

Authorized Signatory

WITNESS :

Witness as to both
DONNA CUSMANO
ACCOUNTANT
Occupation of Witness
#205-5464 204 A St.
Langley, B.C.
Address of Witness

MORTGAGEE :

THE TORONTO-DOMINION BANK

Authorized Signatory
J. Michael Byrd
Vice-President
Mortgage Development

Authorized Signatory

WITNESS :

Witness as to both
Rina Abbott
Mtge Servicing Officer
Occupation of Witness
55 King St. W.
Toronto, Ontario
Address of Witness

MORTGAGEE :

M.R.S. TRUST COMPANY
(REGISTRATION NO. 34988A)

Authorized Signatory
ED MERCHAND

Authorized Signatory
ALLAN WARREN

WITNESS :

Witness as to both
LORI LOHNES
Investor Officer
Occupation of Witness
80 Blore St. W. Toronto
Address of Witness ONT

MATSON, PECK & TOPLISS
210-8171 COOK ROAD, RICHMOND
Job No. R94-10056-2

DATE : 2/2/95

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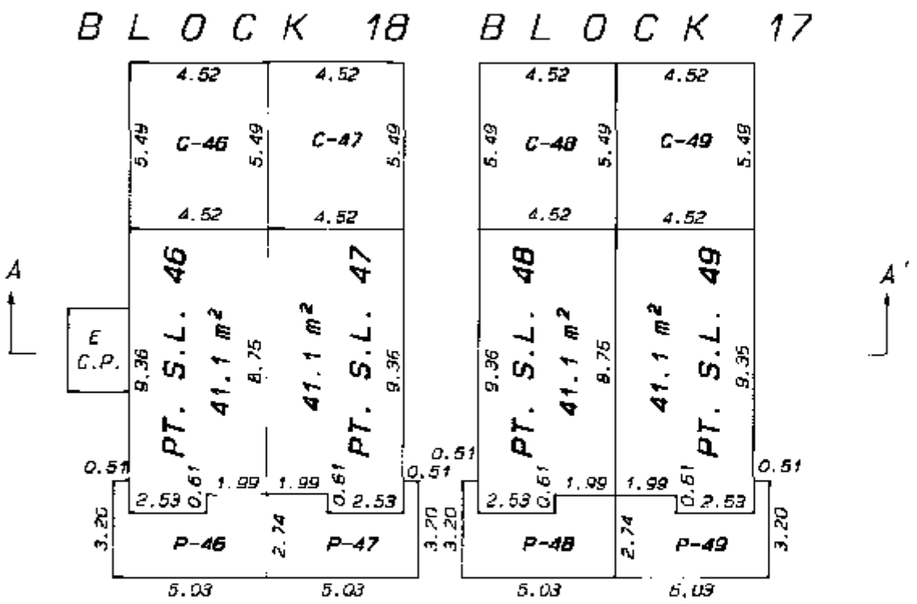
BLOCKS 17 & 18

SCALE 1: 200

PHASE 2

STRATA PLAN LMS 1718

FIRST FLOOR



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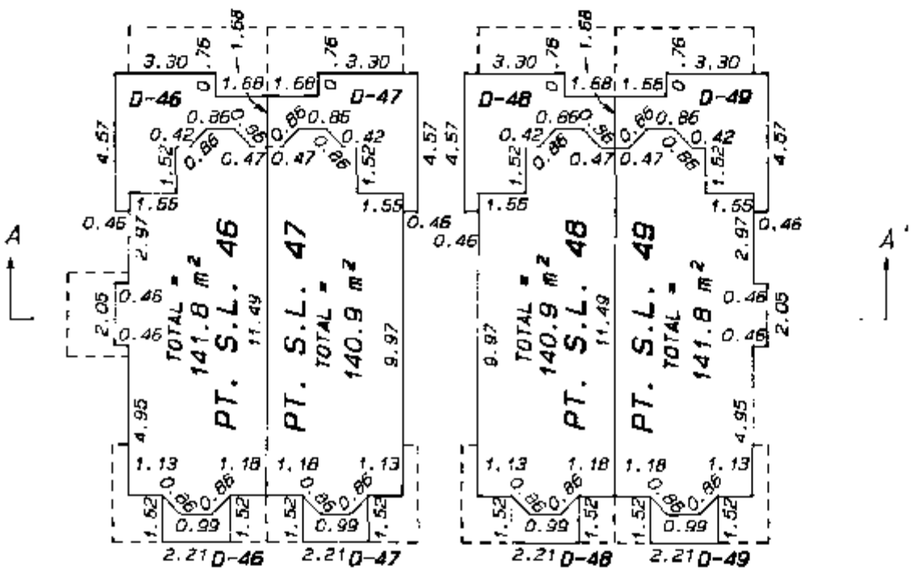

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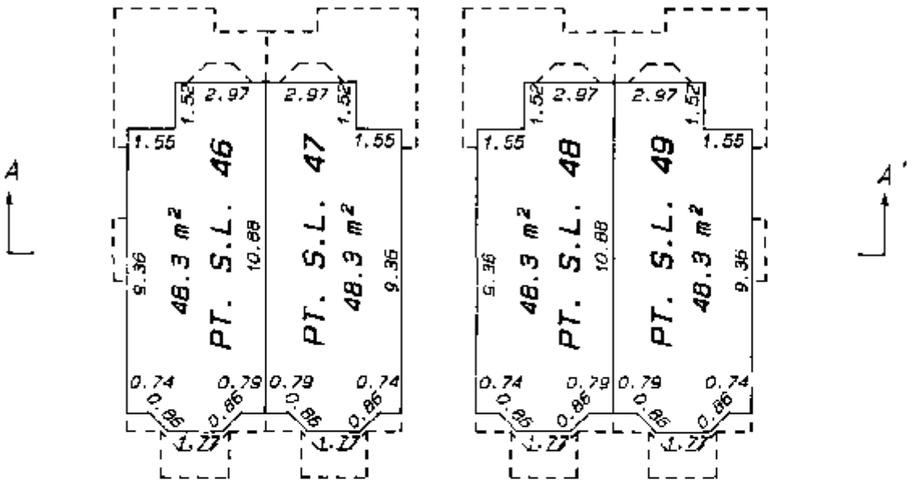
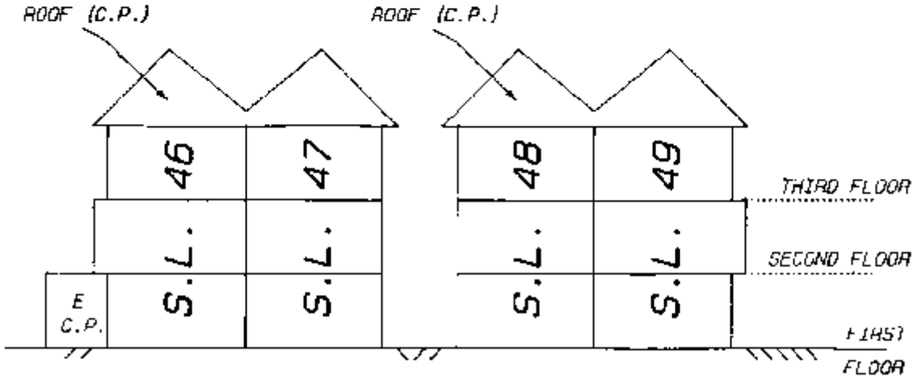


SECTION A-A'



MATSON, PECK & TOPLISS

210-8171 COOK ROAD, RICHMOND

JOB. NO: R94-10056-2

0 5 10 15

DATE: 2/2/95

B.C.L.S.

FILED LMLMS1718 T35076 2006-03-23-12.13.58.827946

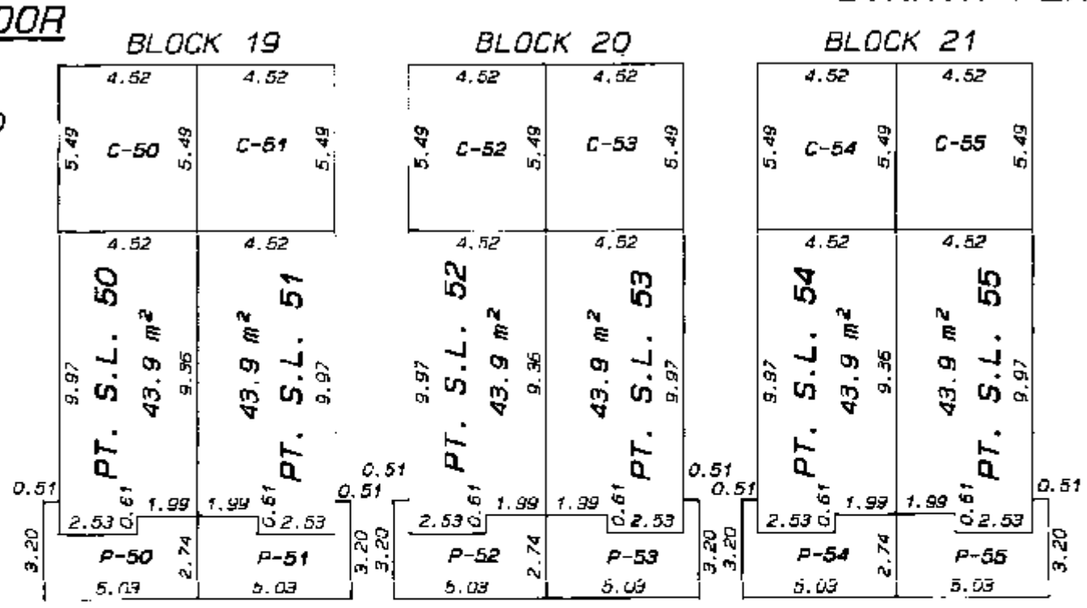
BLOCKS 19, 20 & 21

PHASE 2

STRATA PLAN LMS 1718

FIRST FLOOR

SCALE 1: 200



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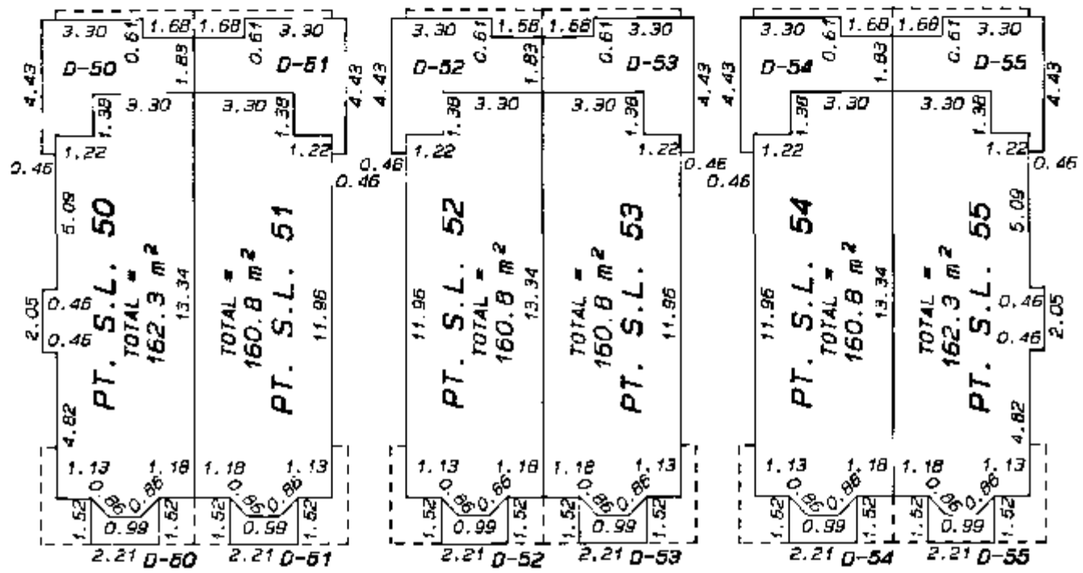

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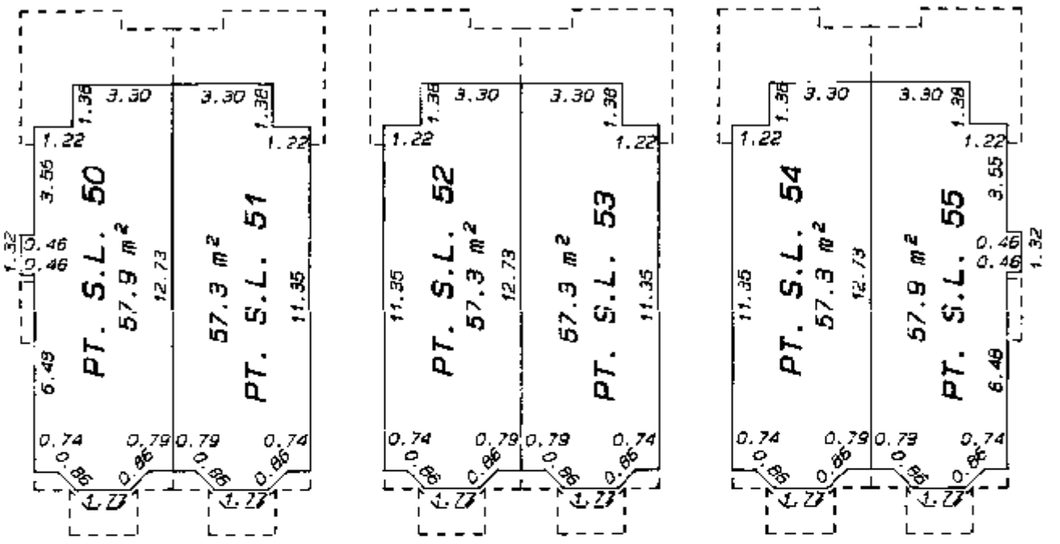

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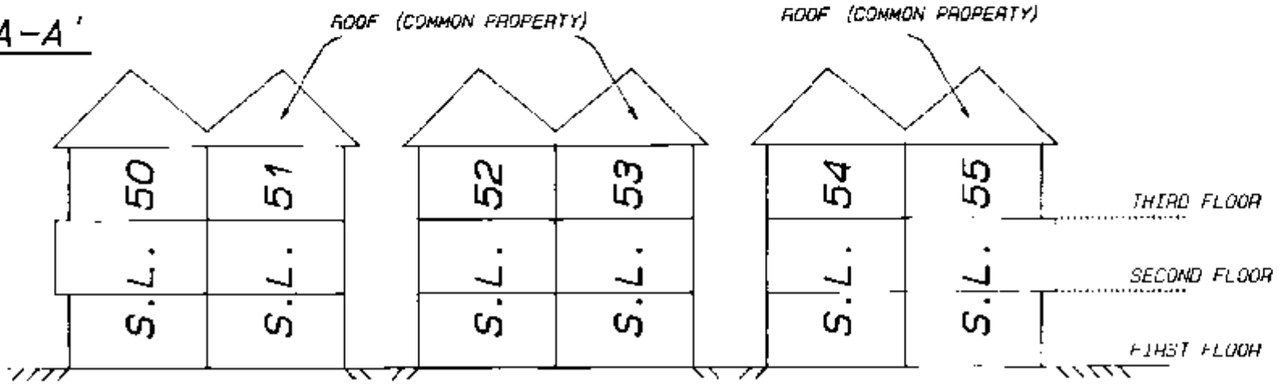

MATSON, PECK & TOPLISS
210-8171 COOK ROAD, RICHMOND
JOB. NO: R94-10056-2

0 5 10 15

DATE: 2/2/96 B.C.L.S.

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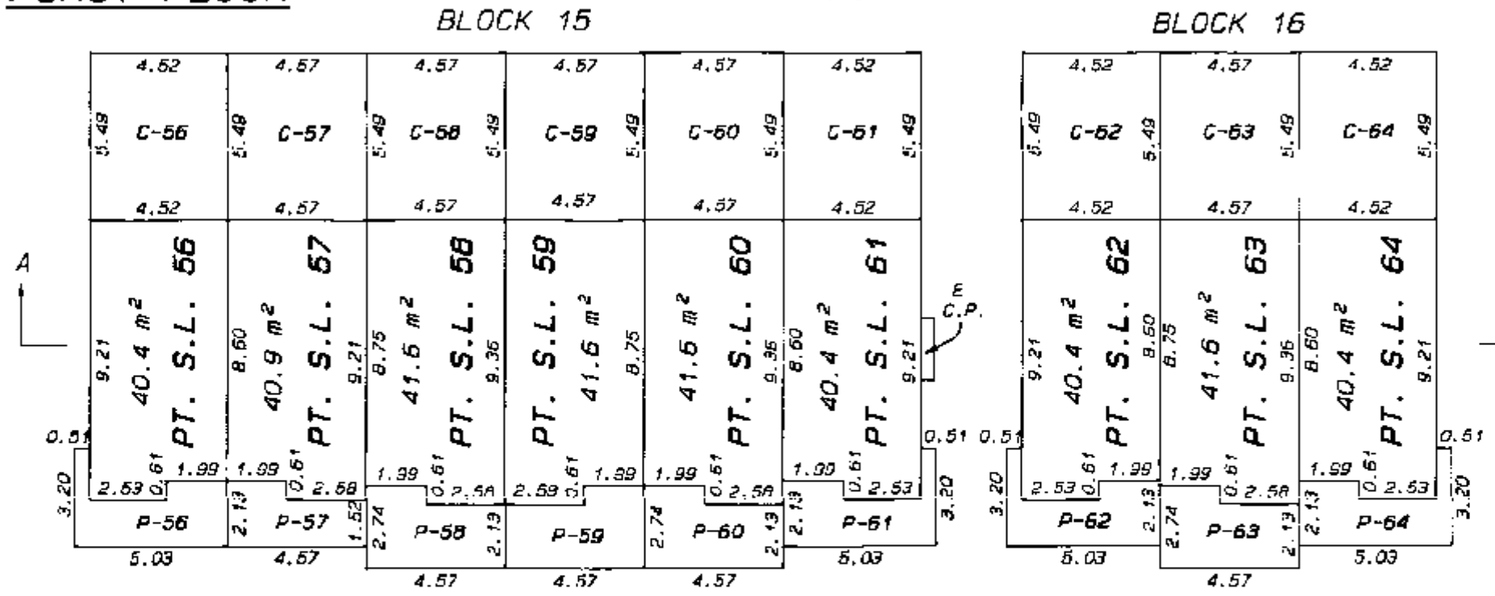
BLOCKS 15 & 16

SCALE 1: 200

PHASE 2

STRATA PLAN LMS 1718

FIRST FLOOR



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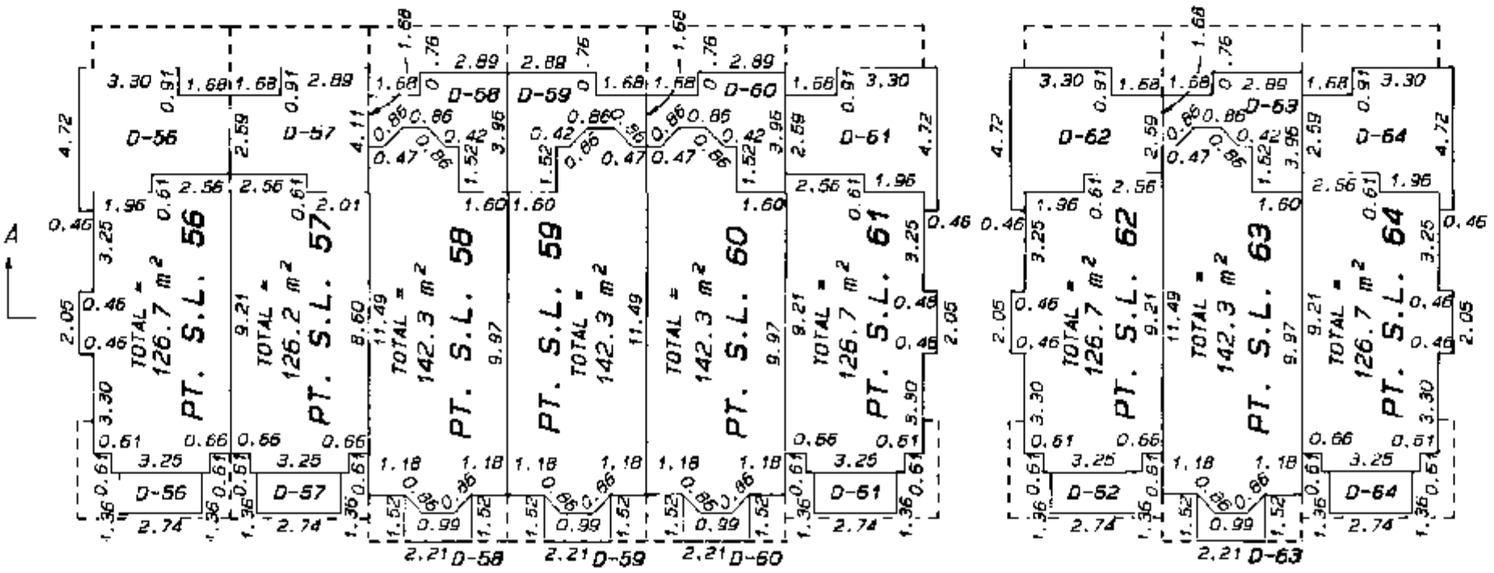

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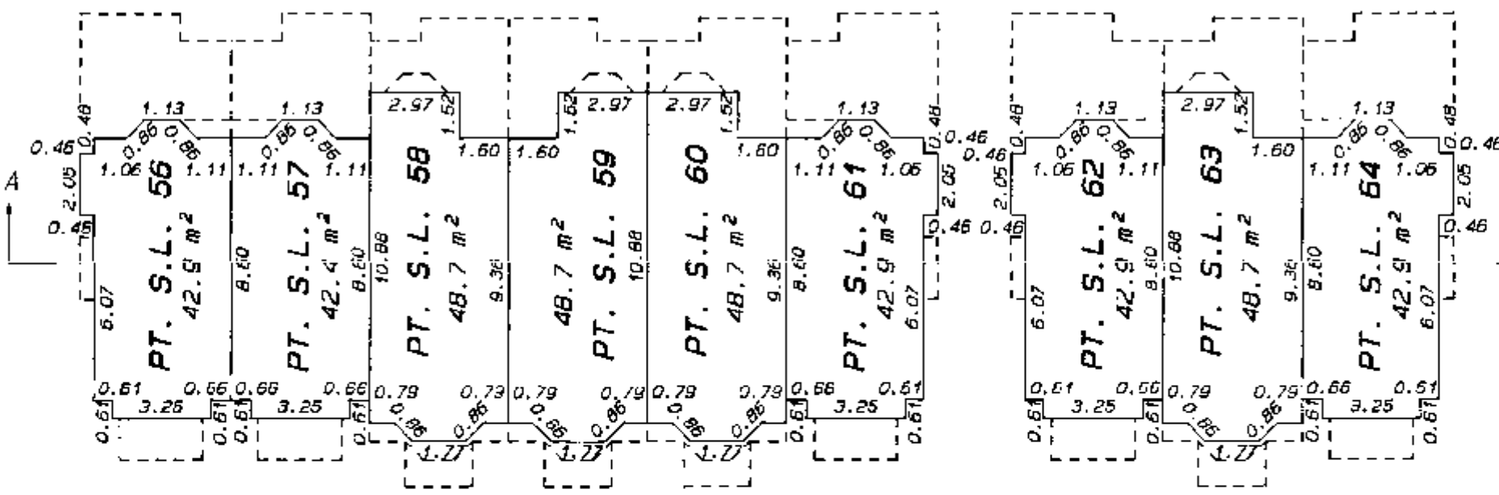

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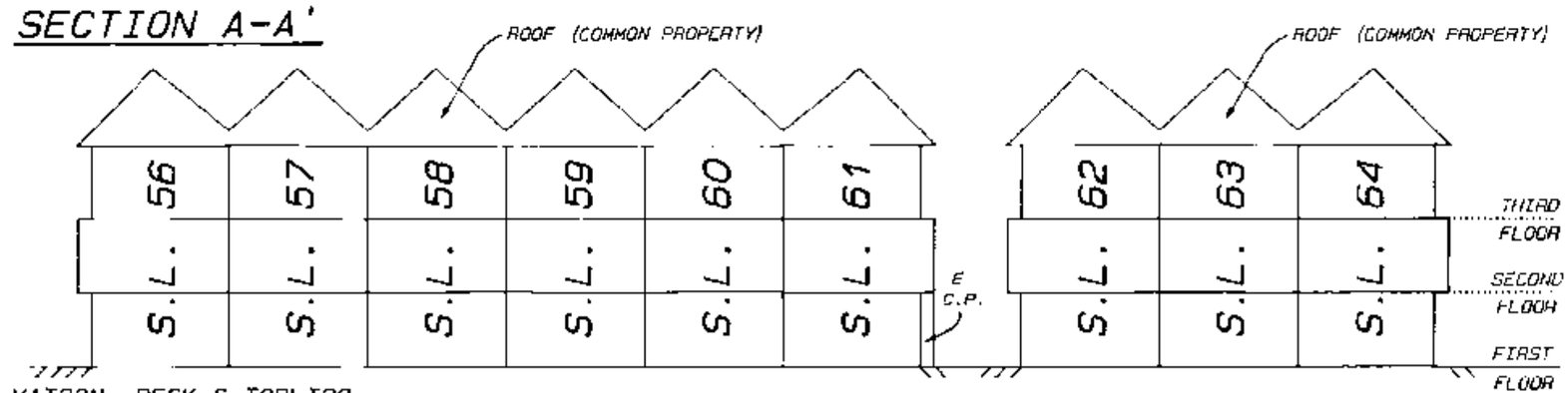

MATSON, PECK & TOPLISS

210-8171 COOK ROAD, RICHMOND

JOB. NO: R94-10056-2

0 5 10 15

DATE: 2/2/95

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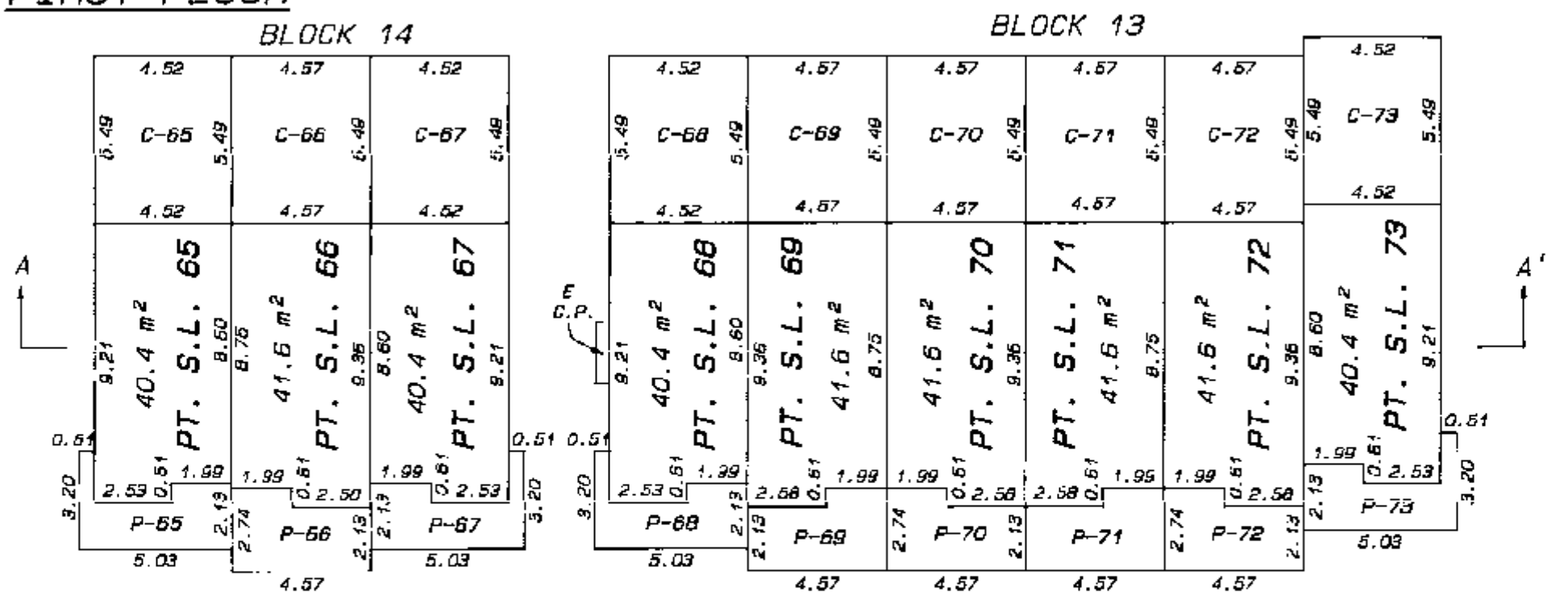
BLOCKS 13 & 14

SCALE 1: 200

PHASE 2

STRATA PLAN LMS 1718

FIRST FLOOR



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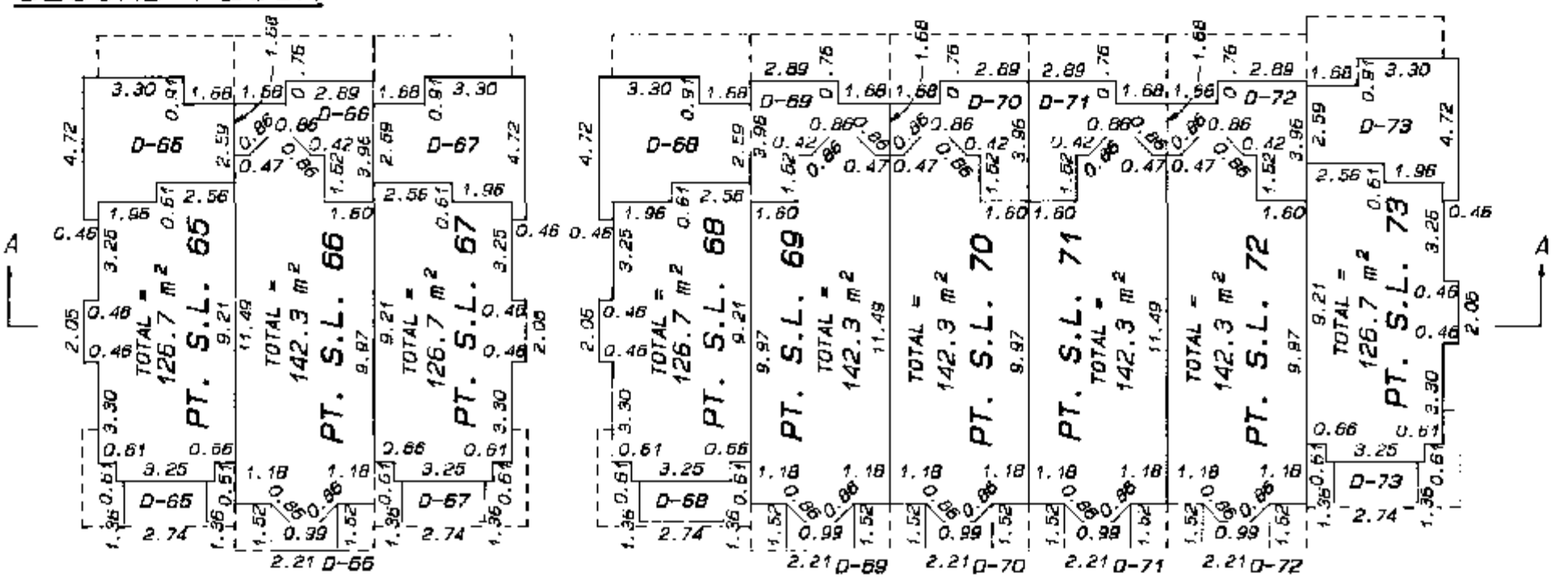

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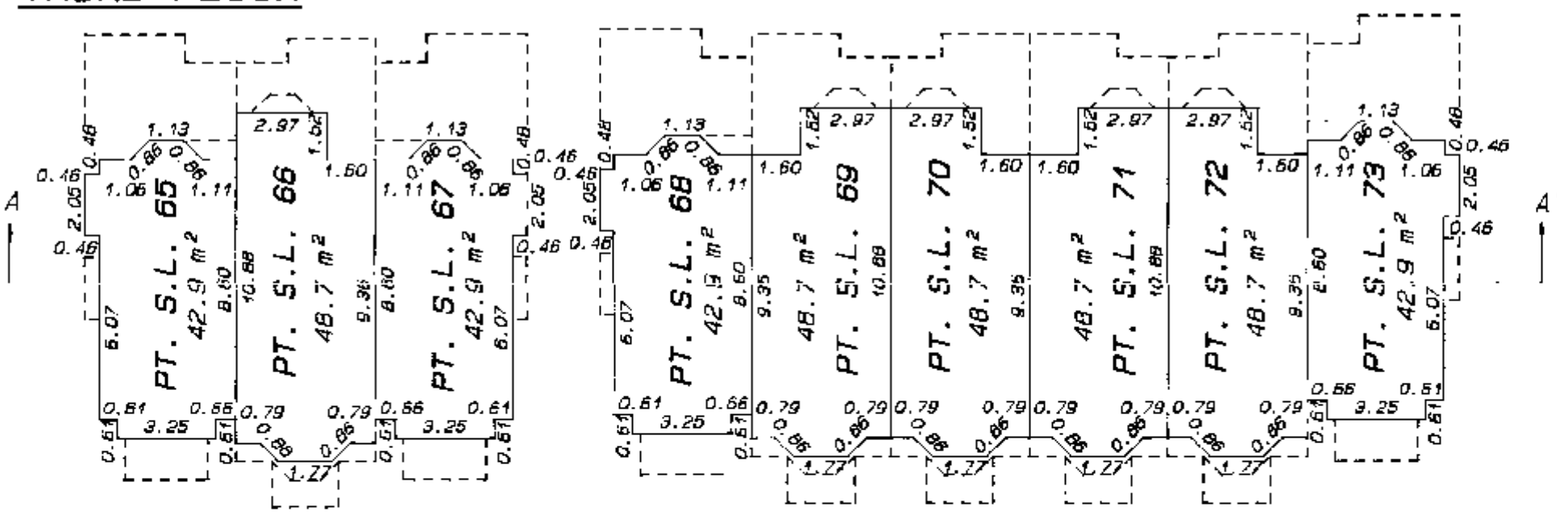

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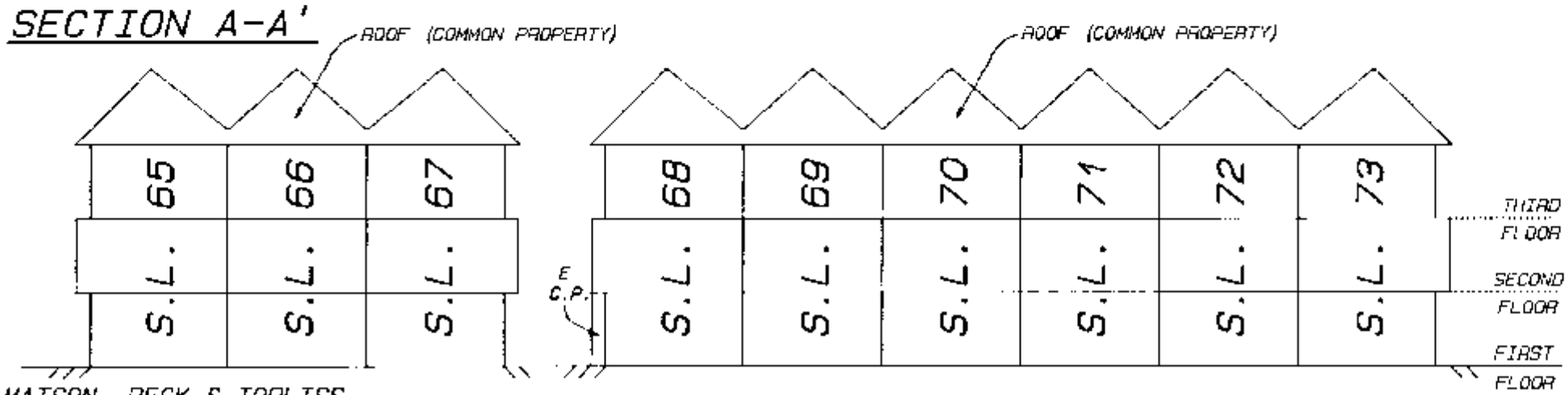

MATSON, PECK & TOPLISS
210-8171 COOK ROAD, RICHMOND

JOB. NO: B94-10056-2

0 5 10 15

DATE: 2/2/95

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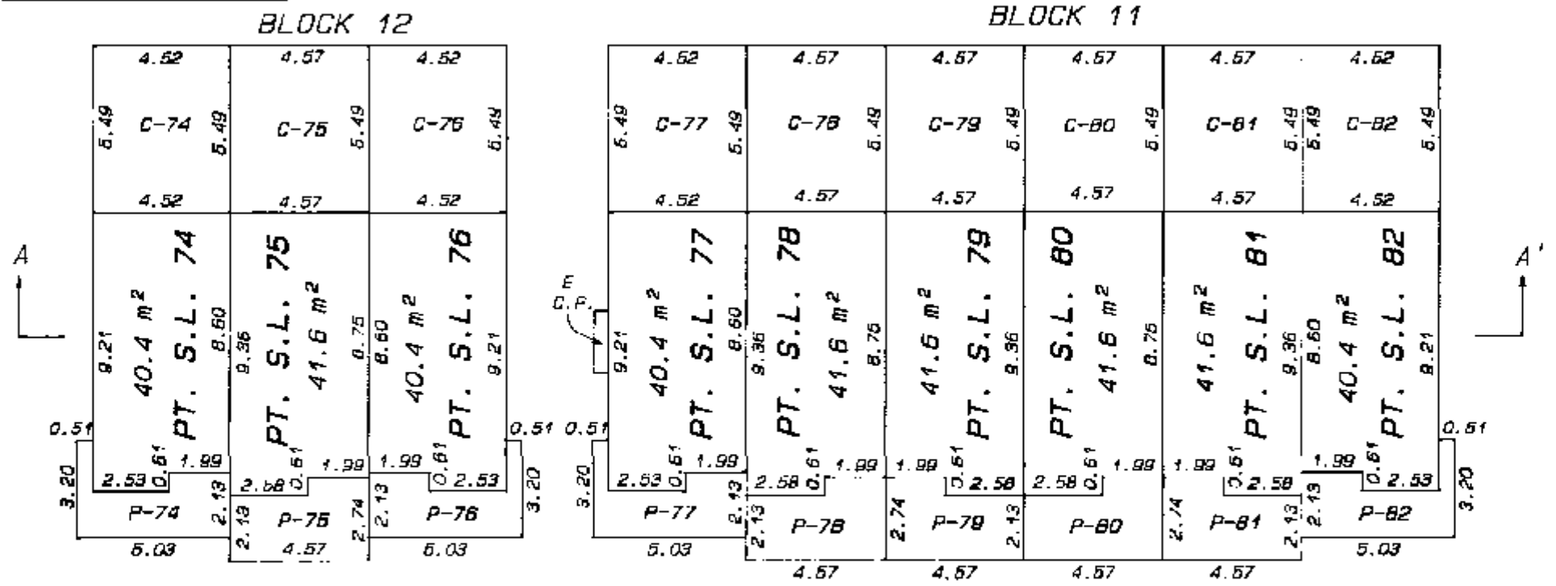
BLOCKS 11 & 12

PHASE 2

STRATA PLAN LMS 1718

SCALE 1: 200

FIRST FLOOR



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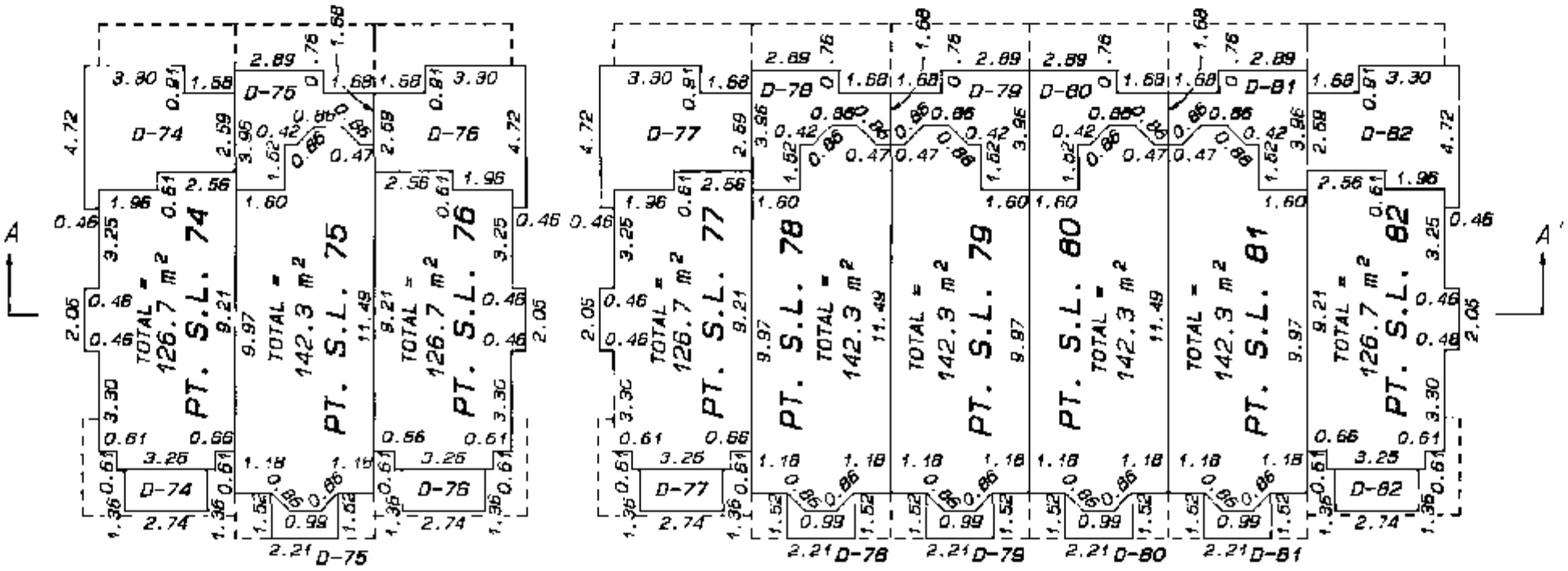

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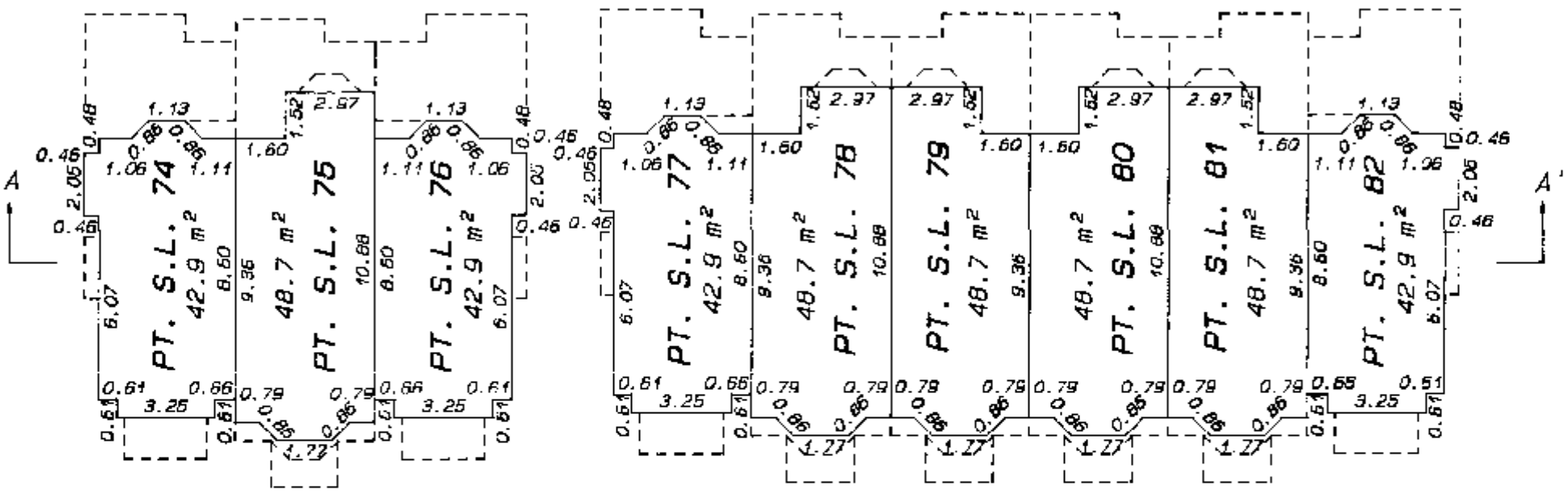

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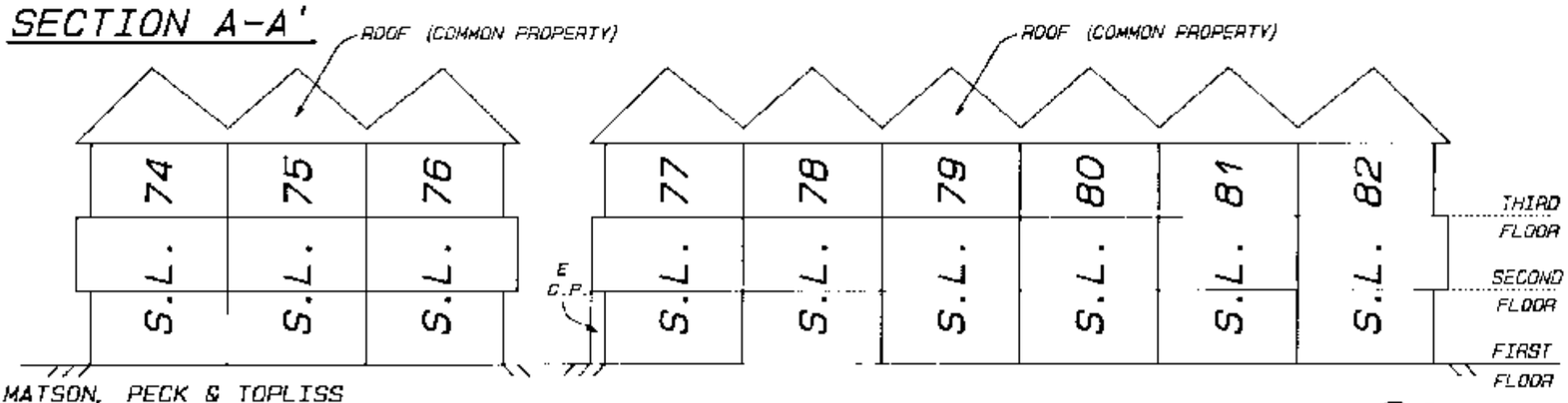


MATSON, PECK & TOPLISS

210-8171 COOK ROAD, RICHMOND

JOB. NO: B94-10056-2

0 5 10 15

DATE: 2/2/95

B.C.L.S.

FILED LMLMS1718 T35076 2005-03-23-12.13.58.827946

DAYCARE / AMENITY

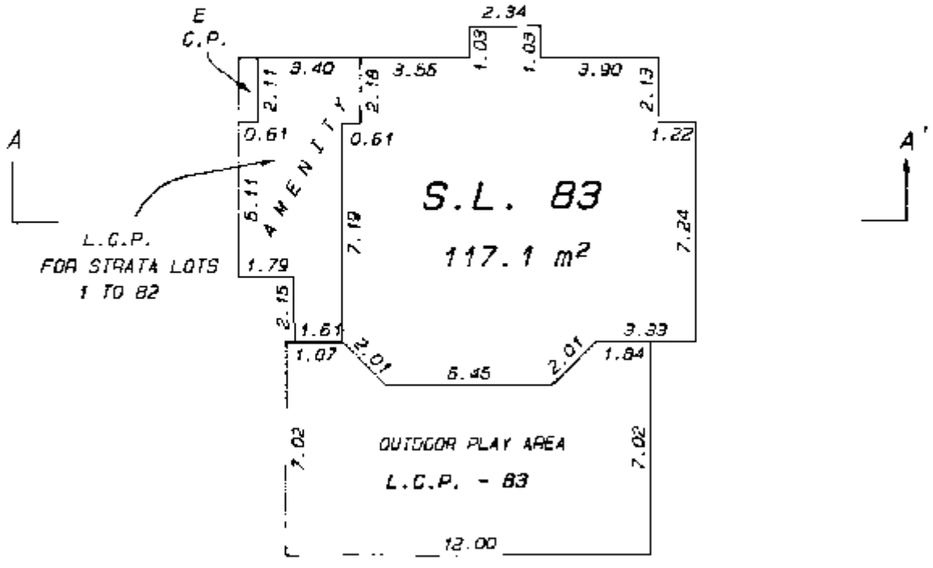
SCALE 1: 200

0 5 10 15

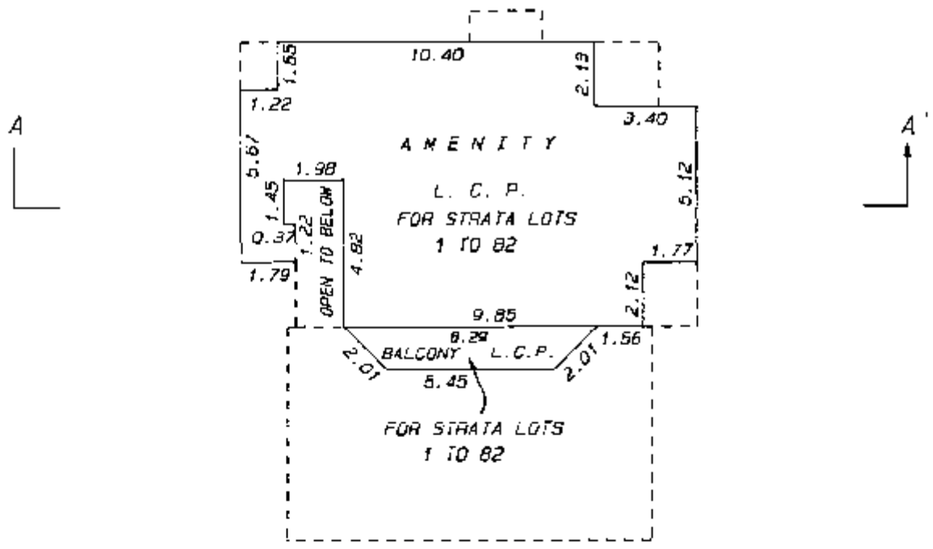
PHASE 2

STRATA PLAN LMS 1718

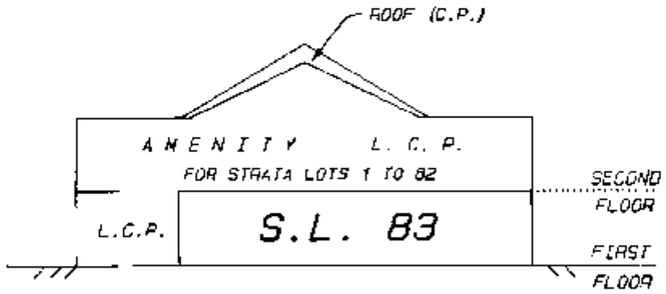
FIRST FLOOR



SECOND FLOOR



SECTION A-A'



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DATE: 2/2/95

B.C.L.S.

FILED LMLMS1718 T35076 2006-03-23-12.13.58.827946