

**BLOCK 4 NORTH RANGE 7 WEST**

**NEW WESTMINSTER DISTRICT**

PLAN BCP10671

**B.C.G.S. 926.015**

CITY OF RICHMOND

#3799 GRANVILLE AVENUE  
RICHMOND, B.C.



0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

SCALE: 1:250

STRATA PLAN BCS

467

Deposited registered in the Land Title office  
of New Westminster, B.C. this 29 day  
of August, 2005.

of ALUMINUM

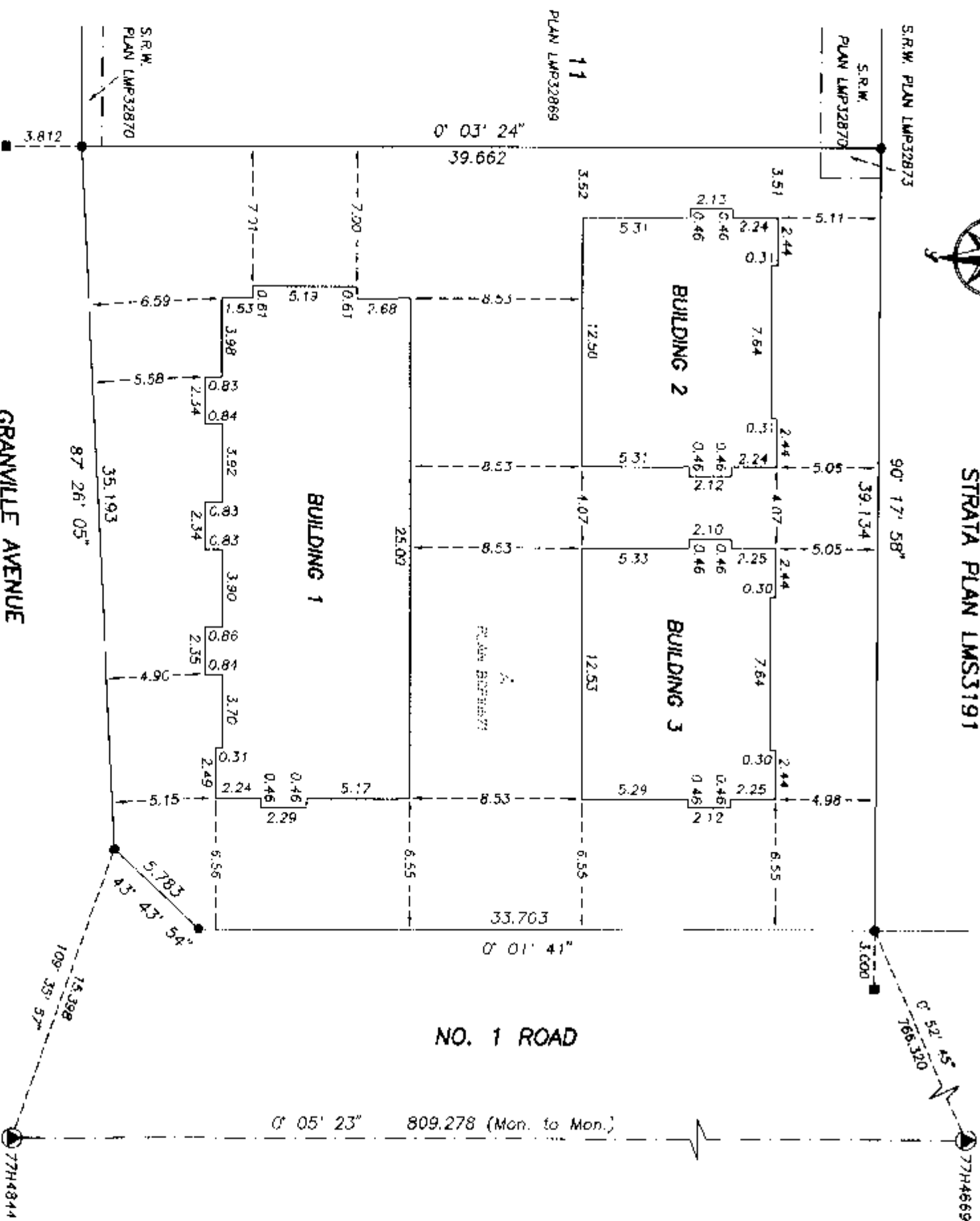
2005.

*Don Mac Donald*  
Registrar  
BX 264410-417

Registrar  
44/0

BSX 264410-417

STRATA PLAN LMS3191



|                                  |   |
|----------------------------------|---|
| ③ Control Monument Found         | p |
| ● Standard Iron Post Found       | n |
| ■ Lead Plug Found                |   |
| L.C.P. denotes limited common    |   |
| C.P. denotes common Property     |   |
| P.T.S.L. denotes part strata lot |   |
| S.L. denotes strata lot          |   |

Grid bearings are derived from observations between control monuments 77H4669 and 77H4844. Integrated Survey Area No. 18, (RICHMOND), NAD83 (CSRS). This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates, multiply by combined factor of 0.9996049.

4. Johnson C. Tarn, a British Columbia Land Surveyor, certify that the buildings included in this strata plan have not, as of July 29th, 2005, been previously occupied.

**J. C. Tom and Associates**  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928

I, Johnson C. Tam, a British Columbia Land Surveyor, of the City of Richmond 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 field survey was completed on the 29th day of July, 2005. The plan was completed and checked, and the checklist filed under #55566, on the 11th day of August, 2005.

Fax: 214-8929

I, Johnson C. Tam, a British Columbia Land Surveyor, certify that the building shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan.

Date: July 29th, 2005.

Job No. 2583

Drawn By: CS/JJT

B.C.L.S.

*Shirley*

B.C.L.S.

DWG No. 2583-F5

This plan lies within the Greater Vancouver Regional District.

STRATA PLAN BCS 1467

## OWNER:

EXCELSIOR ENTERPRISES CANADA LTD. (INC. NO. 672661)AUTHORIZED SIGNATORY: ETON CHANGWitness: KENNETH AUAddress of 115-8833 00LIN CRESCENT  
Witness: RICHMOND, B.C. V6X 1Z7Occupation of SURVEY TECHNOLOGIST  
Witness:

## MORTGAGEE:

HSBC BANK CANADAAUTHORIZED SIGNATORY (SIGN & PRINT NAME)AUTHORIZED SIGNATORY (SIGN & PRINT NAME)

Witness as to both signatures (SIGN &amp; PRINT NAME)

5812 CAMOIS STREETAddress of SAE L&SWitness: Vancouver, B.C. V5Z 3A6Occupation of BANKER  
Witness:The City of Richmond, the registered  
owner of covenant BW170083,

hereby consent to the deposit of this plan.

PARTY(IES) SIGNATURE(S)CITY OF RICHMOND BY ITSAUTHORIZED SIGNATORIESBill McNulty  
ACTING MAYOR, ~~WILLIAM D. SMITH~~ BILL McNultyAUTHORIZED SIGNATORYDAVID WEBER  
CORPORATE, DAVID WEBERAUTHORIZED SIGNATORYOFFICER SIGNATURE(S)Lee McNulty

NAME OF OFFICER:

LEE McNultyCOMMISSIONER ON THE AT-LAW MATTERS

CITY OF RICHMOND

6911 NUMBER 3 ROAD

RICHMOND, B.C.

V6Y 2C1

PHONE: (604) 276-4000

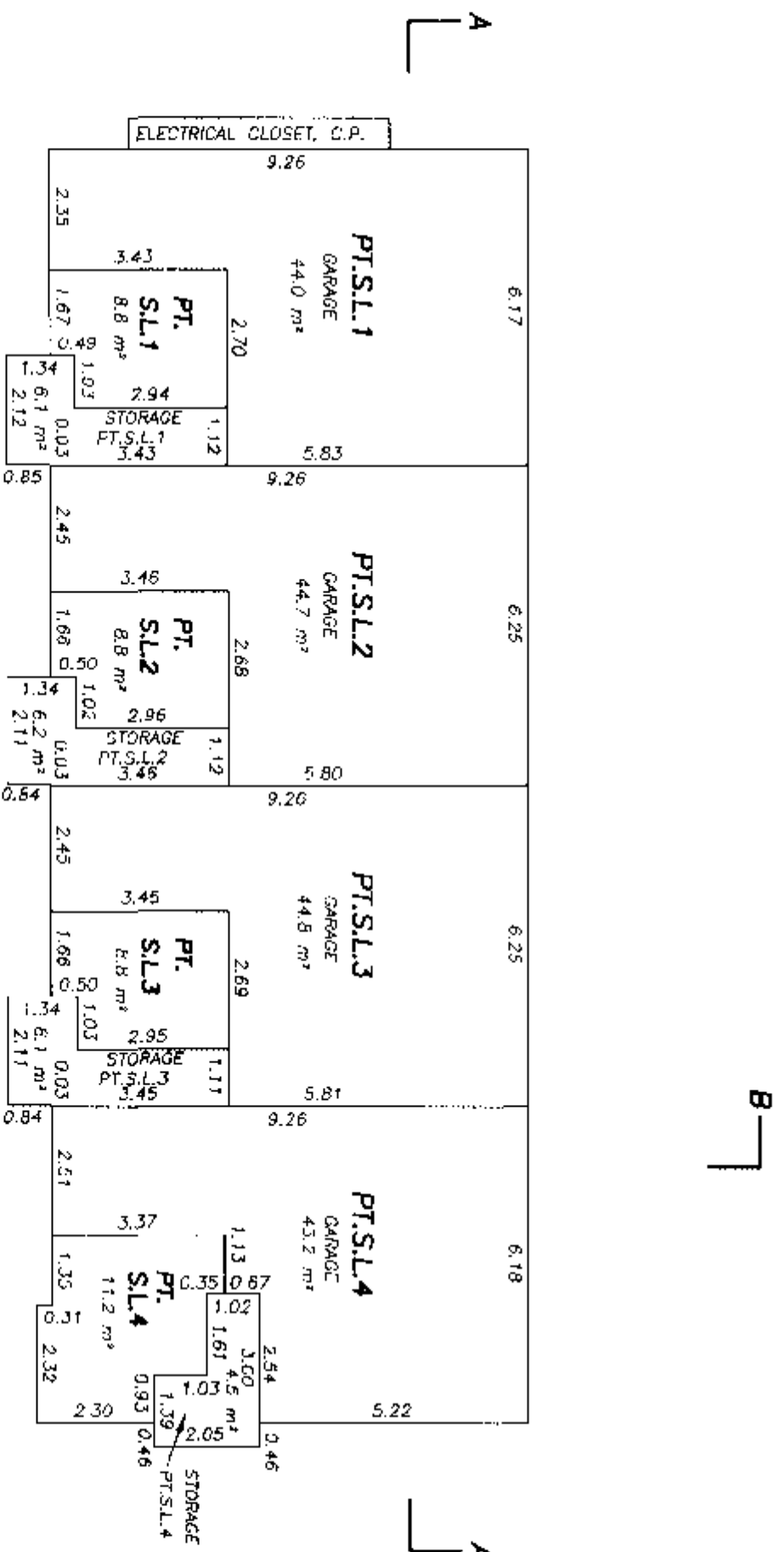
AS TO THE SIGNATURE OF DAVID WEBER

THIS 12 DAY OF AUGUST, 2005.OFFICER CERTIFICATION: YOUR SIGNATURE CONSTITUTES A  
REPRESENTATION THAT YOU ARE A SOLICITOR, NOTARY PUBLIC  
OR OTHER PERSON AUTHORIZED BY THE EVIDENCE ACT,  
R.S.B.C. 1996, C. 124, TO TAKE AFFIDAVITS FOR  
USE IN BRITISH COLUMBIA AND CERTIFIES THE  
MATTERS SET OUT IN PART 5 OF THE LAND TITLE ACT  
AS THEY PERTAIN TO THE EXECUTION OF THIS INSTRUMENT.JOHNSON C. TAM, B.C.L.S.

July 29th, 2005.

**BUILDING 1****BASEMENT FLOOR****PART STRATA LOTS 1 TO 4****STRATA PLAN BCS 1467****SCALE: 1:125**

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



*[Signature]*  
JOHNSON C. TAM, B.C.L.S.

July 29th, 2005.

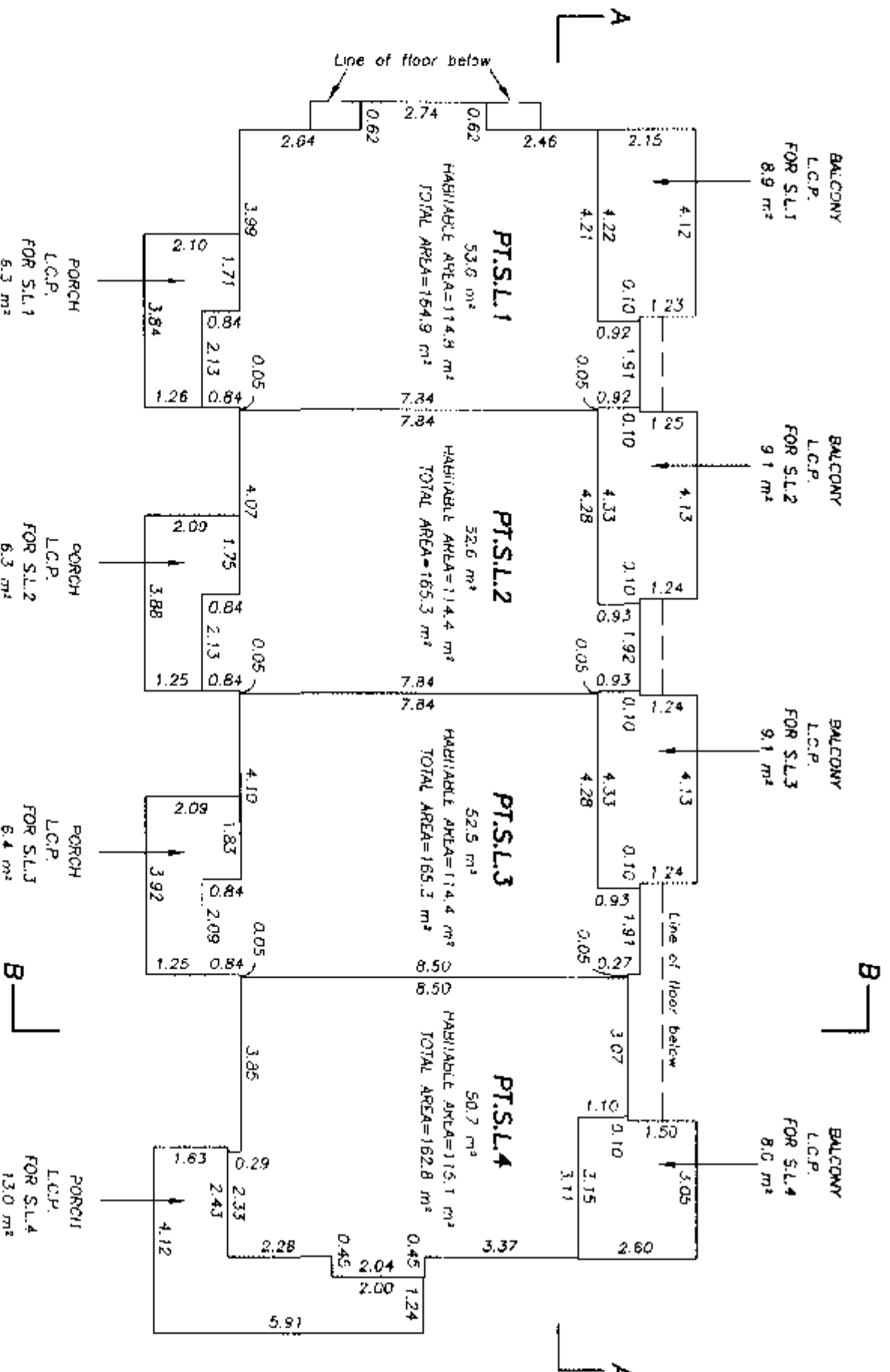
**BUILDING 1**  
**MAIN FLOOR**  
**PART STRATA LOTS 1 TO 4**

**STRATA PLAN BCS 1467**

**SCALE: 1:125**



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



*Johnson C. Tam*  
JOHNSON C. TAM, B.C.L.S.

July 29th, 2005.

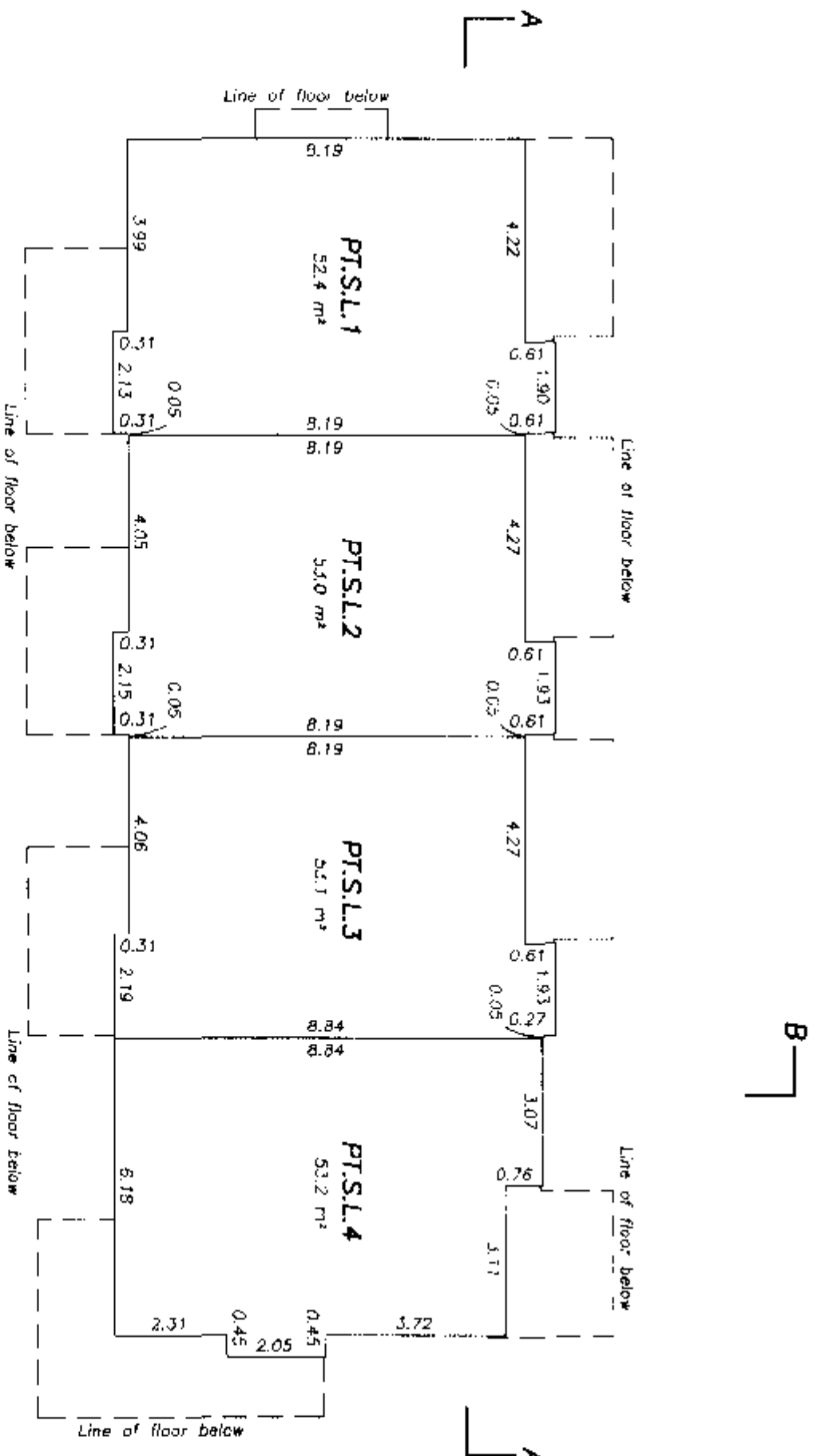
**BUILDING 1**  
**UPPER FLOOR**  
**PART STRATA LOTS 1 TO 4**

STRATA PLAN BCS 1467

SCALE: 1:125



ALL DISTANCES ARE IN METRES AND DECIMALS  
 THEREOF UNLESS OTHERWISE INDICATED



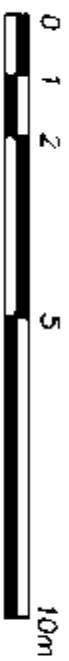
*Johnson C. Tam*  
 JOHNSON C. TAM, B.C.I.S.

July 29th, 2005.

**BUILDING 1 SECTIONS**

**STRATA PLAN BCS 1467**

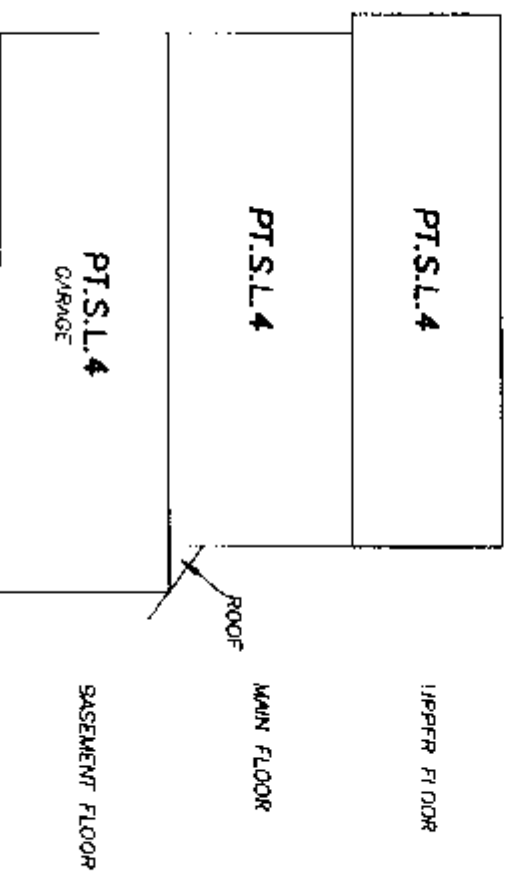
**SCALE: 1:125**



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

|                    |                    |                    |                    |                |
|--------------------|--------------------|--------------------|--------------------|----------------|
| PT.S.L.1           | PT.S.L.2           | PT.S.L.3           | PT.S.L.4           | UPPER FLOOR    |
| PT.S.L.1           | PT.S.L.2           | PT.S.L.3           | PT.S.L.4           | MAIN FLOOR     |
| PT.S.L.1<br>GARAGE | PT.S.L.2<br>GARAGE | PT.S.L.3<br>GARAGE | PT.S.L.4<br>GARAGE | BASEMENT FLOOR |

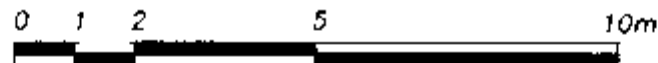
**SECTION A-A**



**SECTION A-A**

*[Signature]*  
JOHNSON C. TAM, B.C.L.S.

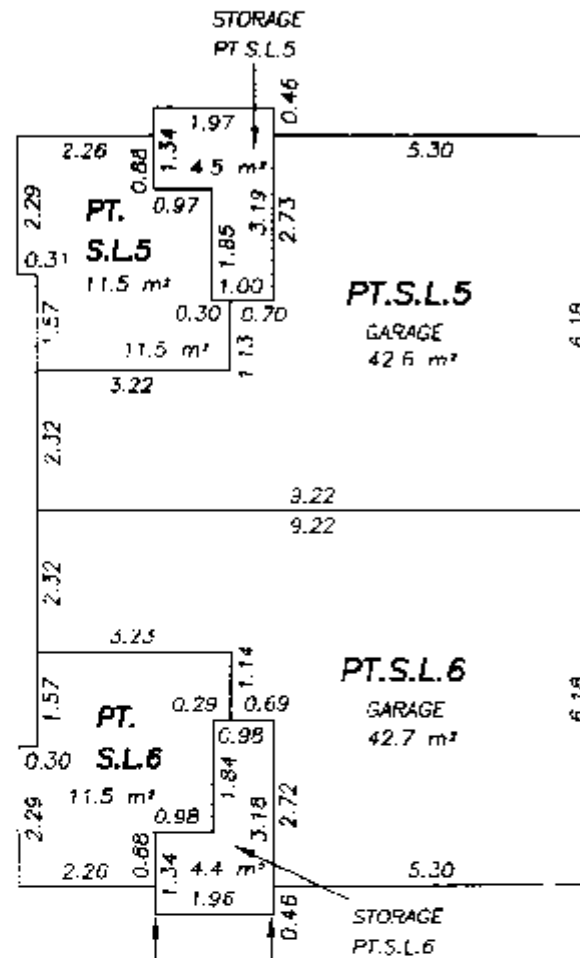
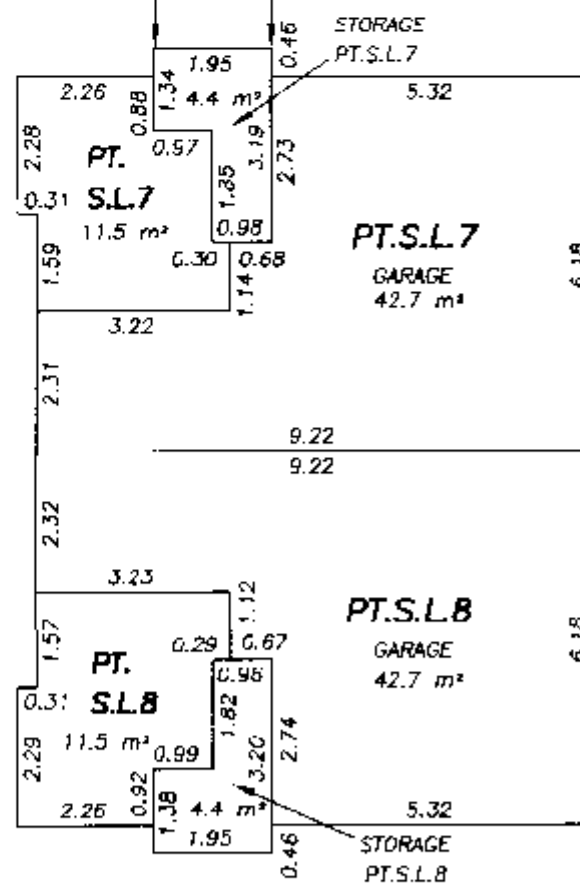
July 29th, 2005.

**BUILDING 2 AND 3****BASEMENT FLOOR****PART STRATA LOTS 5 TO 8****STRATA PLAN BCS 1467****SCALE: 1:125**

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

**BUILDING 3**

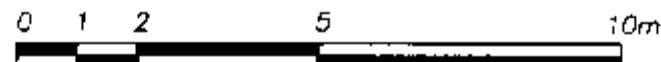
D

**BUILDING 2**

C

*Johnson C. Tam*  
JOHNSON C. TAM, B.C.L.S.

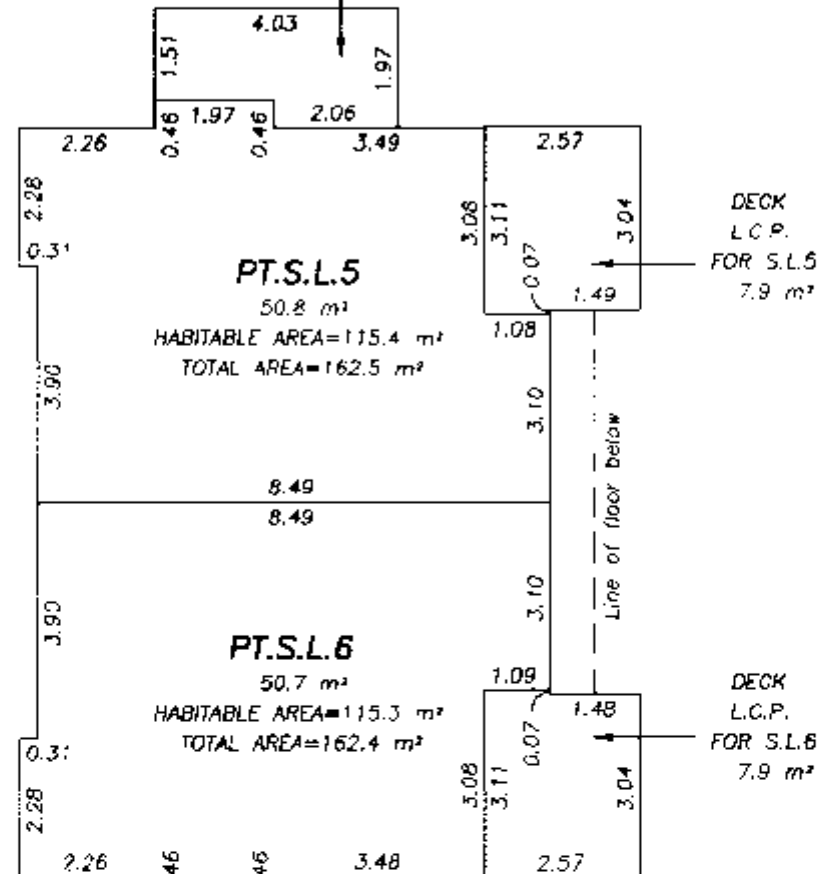
July 29th, 2005.

**BUILDING 2 AND 3****MAIN FLOOR****PART STRATA LOTS 5 TO 8****STRATA PLAN BCS 1467****SCALE: 1:125**

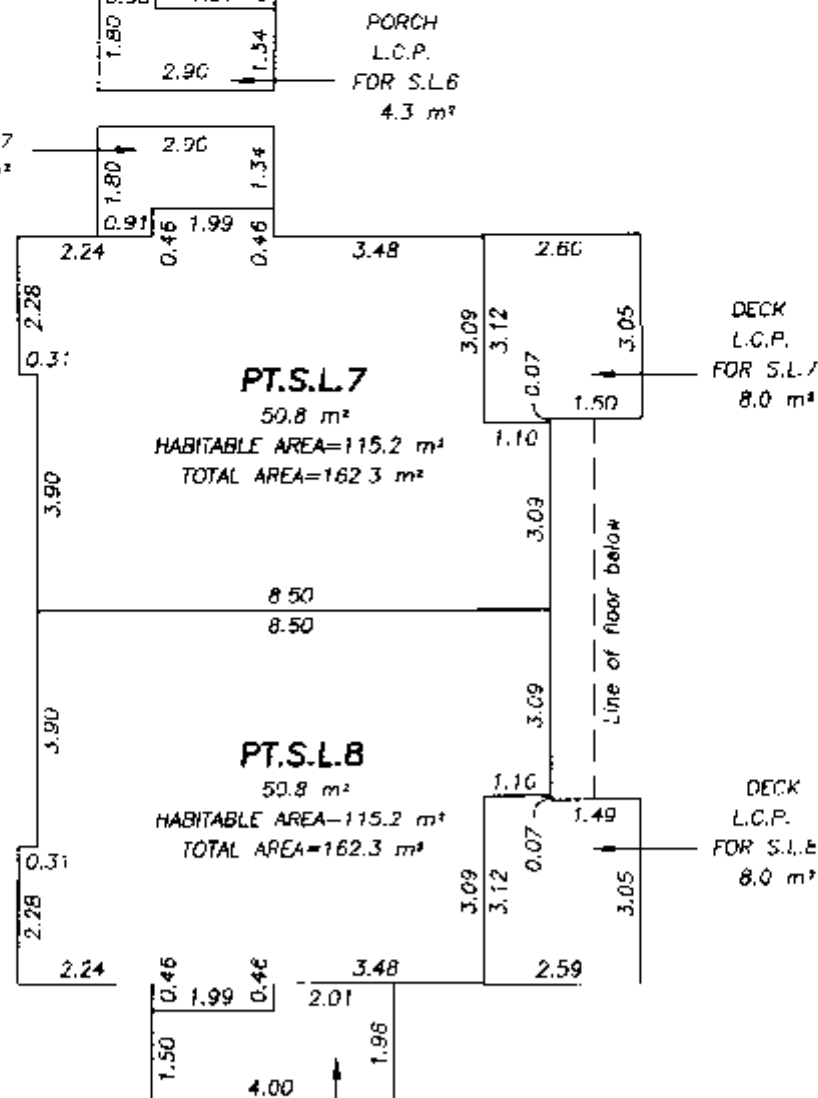
ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

**BUILDING 3****D**

PORCH  
L.C.P.  
FOR S.L.5  
7.0 m<sup>2</sup>

**BUILDING 2**

PORCH  
L.C.P.  
FOR S.L.7  
4.3 m<sup>2</sup>



PORCH  
L.C.P.  
FOR S.L.8  
6.9 m<sup>2</sup>

**C**

*Johnson C. Tam*  
JOHNSON C. TAM, B.C.L.S.

July 29th, 2005.

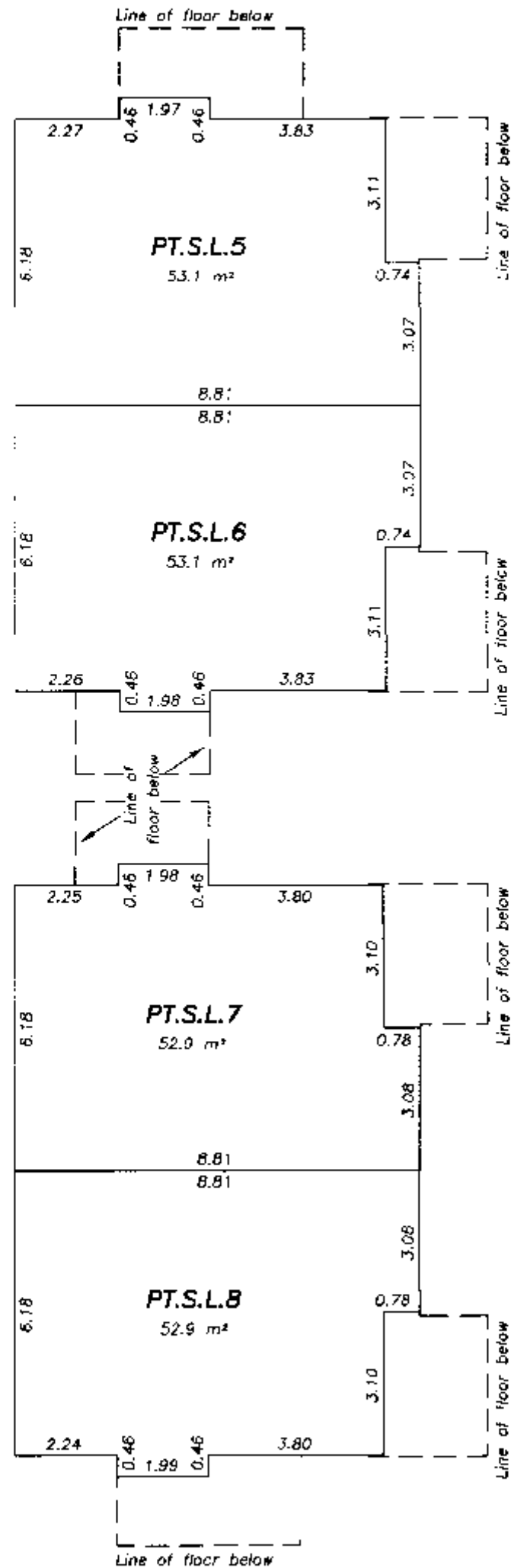
**BUILDING 2 AND 3**

UPPER FLOOR  
PART STRATA LOTS 5 TO 8

STRATA PLAN BCS 1467

SCALE: 1:125

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 THEREOF UNLESS OTHERWISE INDICATED

**BUILDING 3****D****BUILDING 2****C**

JOHNSON C. TAM, B.C.L.S.

July 29th, 2005.

2583-FS-10

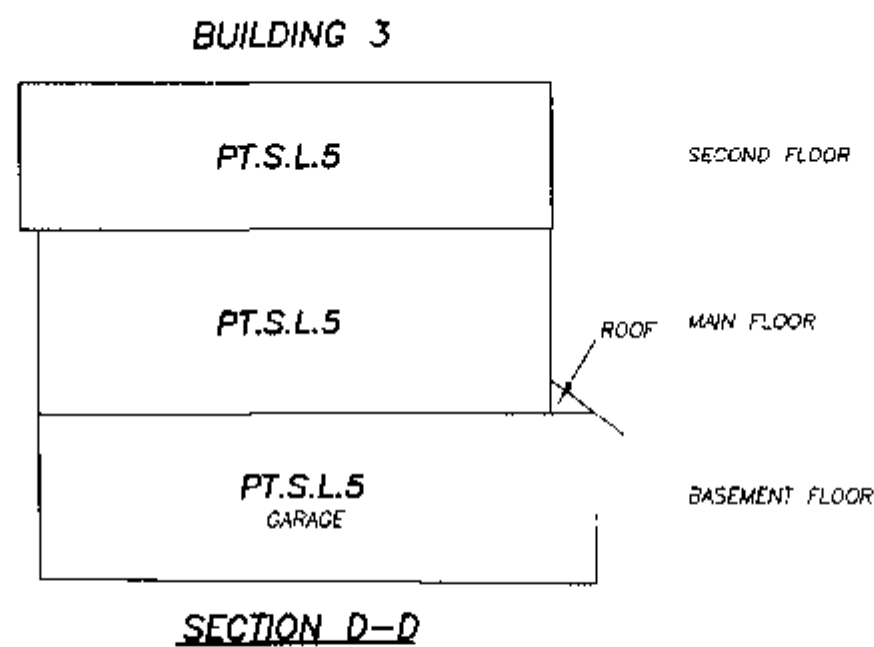
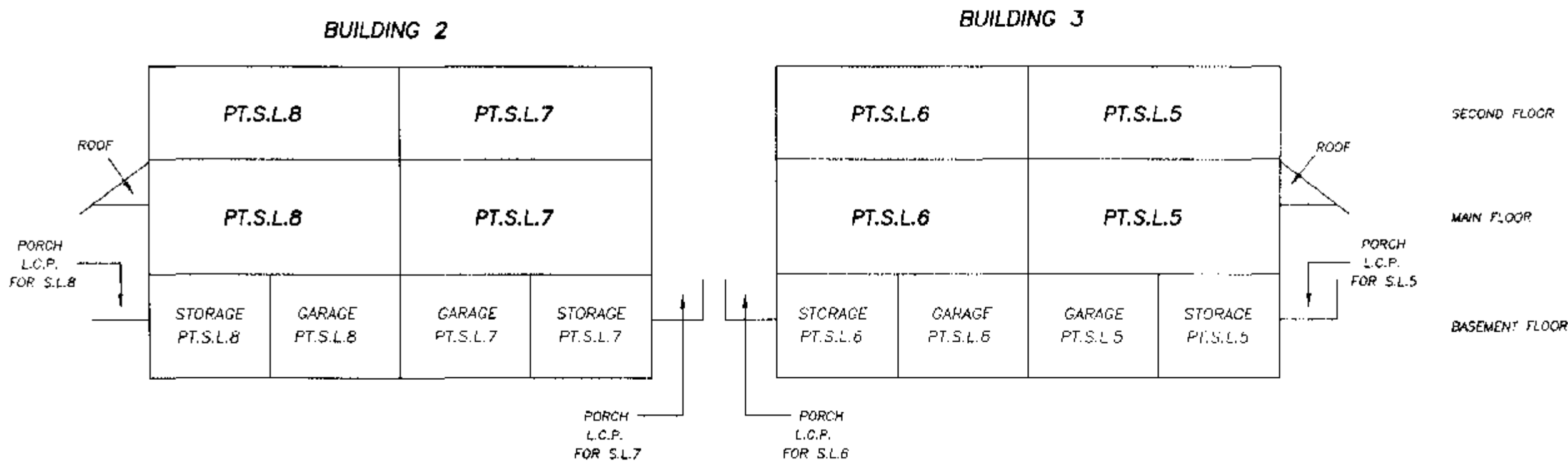
**BUILDING 2 AND 3 SECTIONS**

**STRATA PLAN BCS 1467**

SCALE: 1:125



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*Johnson C. Tam*  
JOHNSON C. TAM, B.C.L.S.

July 29th, 2005.