Warning:

These Strata Plans have been downloaded at different times & may not be up to date. While it is rare that strata plans change, it does happen.

If you are relying on these plans for any reason, we suggest that you obtain an up to date plan from your Realtor, Lawyer or BC Online (if you have an account).

We at Vancouver Floor Plans are not liable for any reason in the event a user of this strata plan uses this information with out checking the up to date registered strata plan "The Vancouver Floor Plans & BC Condos.net Team".

SP 04-268671

16095A1A

PHASED STRATA PLAN OF A PORTION OF LOT A, SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN BCP7090

STRATA PLAN BCS 910

PHASE 1

SCALE-1:750

0 10 20 40

ALL DISTANCES ARE IN METRES
INTEGRATED SURVEY AREA
No.18 (RICHMOND) NAD83 (CSRS)
B.C.G.S. 92G 015

CIVIC ADDRESS
CITY OF RICHMOND
7511 No. 4 ROAD

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C., July 27, 2004

B. Bagnall /CP
REGISTRAR

BW343729-747

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

APPROVED AS PHASE 1 OF A 2 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT

DATE: 8th Day of July 2004

SIGNATURE OF APPROVING OFFICER

CITY OF RICHMOND
NAME OF MUNICIPALITY

GENERAL CURRIE ROAD

1 PLAN LMP48207

2 PLAN LMP48207

LANE

B PLAN 75727

S 1/2 20 PLAN 1027

S. R/W PLAN LMP39900

2 PLAN 79857

LE CHOW STREET

STATUTORY RIGHT OF WAY PLAN BCP7092

REM 'A' PLAN BCP7090

No. 4 ROAD

N.45' 3 PLAN 1207

REM. 3 PLAN 179°36'20" 115.225

STATUTORY RIGHT OF WAY PLAN BCP7091

EASEMENT PLAN BCP7093

29 PLAN 28170

DIP DISTURBED 14°52'30" 0.28

32 PLAN 44113

PHASE 1 PLAN BCP7090

SEE SHEET 2 FOR FOUNDATION DETAILS

REM. 4 PLAN 1207

41 PLAN 35827

'A' (G83542E)

SEC. 15 BLOCK 4 NORTH RANGE 6 WEST

48 PLAN 36473 | 39 | 40 PLAN 35185 | 59 PLAN 40580 | REM. 60 PLAN 40580

SEE PLAN LMP39900

BLUNDELL ROAD

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

77H4620

77H4961

LEGEND

LCP	INDICATES	LIMITED COMMON PROPERTY
sq.m.	"	SQUARE METRES
SL	"	STRATA LOT
PT	"	PART
©	"	COMMON PROPERTY
MST	"	MECHANICAL/STORAGE
●	"	OLD IRON POST FOUND
○	"	IRON POST SET
■	"	OLD LEAD PLUG FOUND
□	"	LEAD PLUG SET
▲	"	OLD CONTROL MONUMENT FOUND

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY BY THE COMBINED FACTOR 0.9996036.

GRID BEARINGS ARE DERIVED FROM OLD CONTROL MONUMENTS 77H4620 AND 77H4961

THE CITY OF RICHMOND AS HOLDER OF COVENANTS BV355182 AND BV355183 HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

AUTHORIZED SIGNATORY Mayor, Malcolm D. Brodie

AUTHORIZED SIGNATORY City Clerk, J. Richard McKenna

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 INCLUDED IN THE STRATA PLAN HAVE NOT, AS OF JUNE 24th, 2004 * 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.

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: JUNE 24th, 2004

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

I, G. A. ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, OF SURREY, 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 24th DAY OF JUNE, 2004. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 17168, ON THE 24th DAY OF JUNE, 2004.

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

FILE NO. - 16095A | OLSEN & ASSOCIATES BRITISH COLUMBIA LAND SURVEYORS | 204-15585 24th AVENUE, SURREY, B.C. V4A 2J4 | PHONE : 531-4067

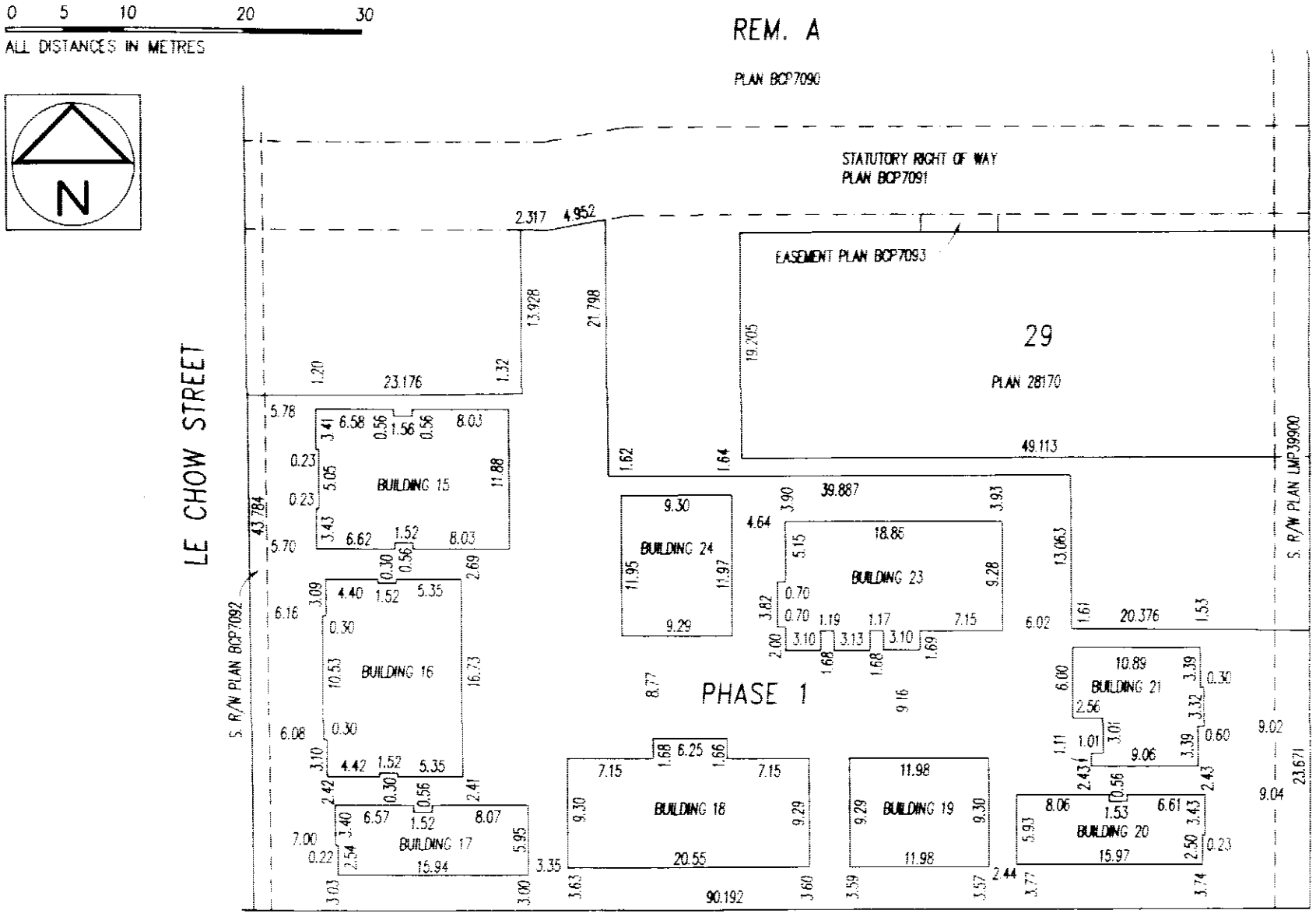
BUILDING FOUNDATION DETAILS STRATA PLAN BCS 910

SCALE - 1:500

PHASE 1

0 5 10 20 30

ALL DISTANCES IN METRES



OWNER : OCTAVE DEVELOPMENTS LTD., (INC. No.651231)

AUTHORIZED SIGNATORY David Porte

AUTHORIZED SIGNATORY

WITNESS E. LIANG

ADDRESS AND OCCUPATION OF WITNESS

c/o #670 - 1665 W. BROADWAY

VANCOUVER, B.C. V6J 1X1

OFFICE ASSISTANT

MORTGAGEE : BANK OF MONTREAL

AUTHORIZED SIGNATORY JAY WALTER, ACCOUNT MANAGER

AUTHORIZED SIGNATORY MARK TOKER
ACCOUNT MANAGER

WITNESS

ANN NORGAARD

ADDRESS AND OCCUPATION OF WITNESS

Custom Service Officer

6THFLR 595 Burrard Street

Vancouver, BC V7X 1L5

G.A.R

B.C.L.S.

DATED THIS 24th DAY OF JUNE, 2004

16095A3

FLOOR PLANS

STRATA PLAN BCS 910

PHASE 1

SCALE-1:200

0 5 10 15

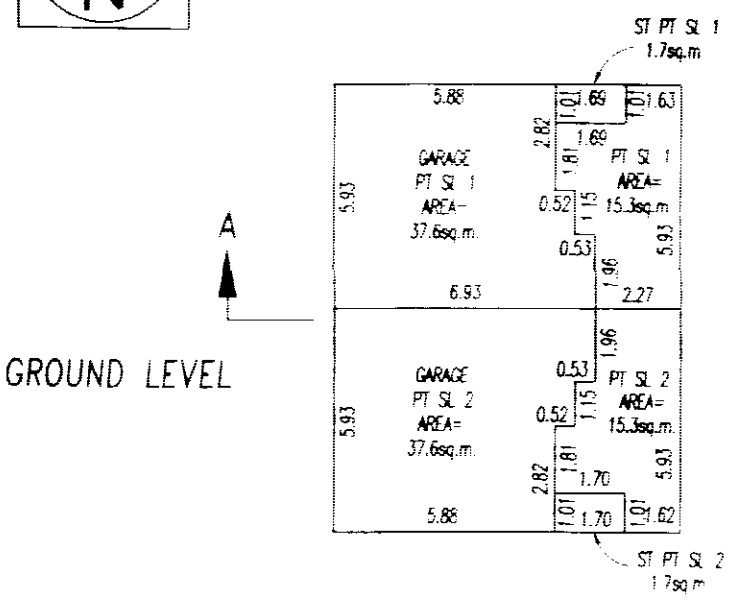
ALL DISTANCES ARE IN METRES

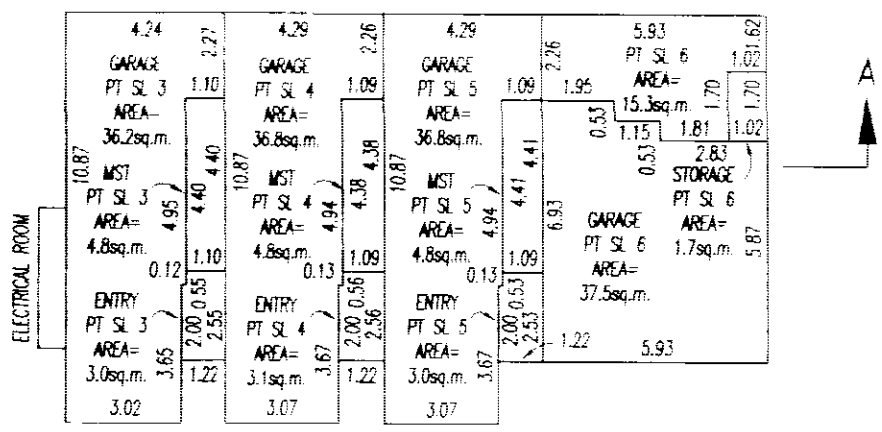
N

BUILDING 24

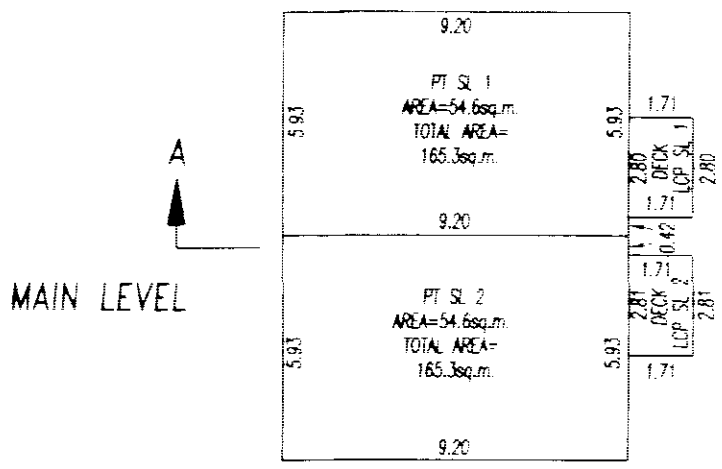
BUILDING 23

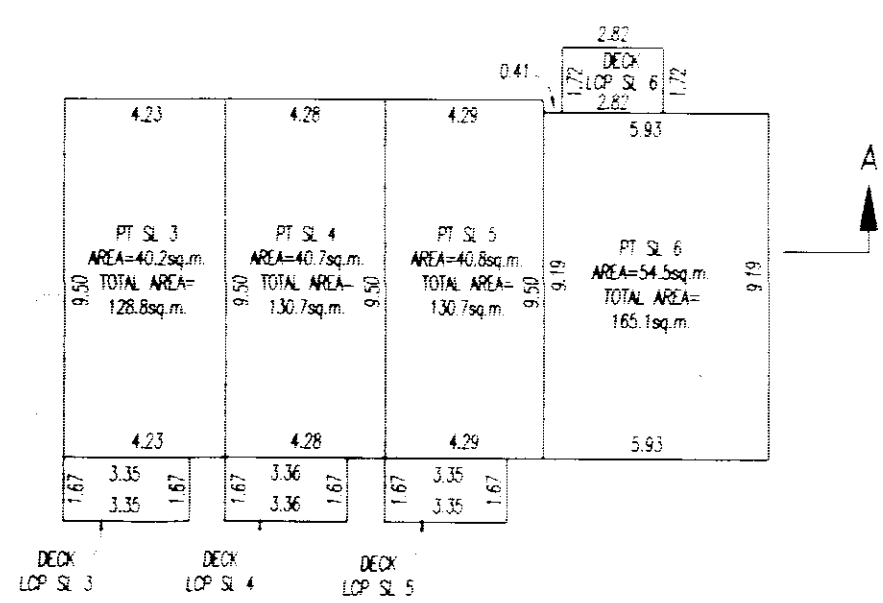
GROUND LEVEL



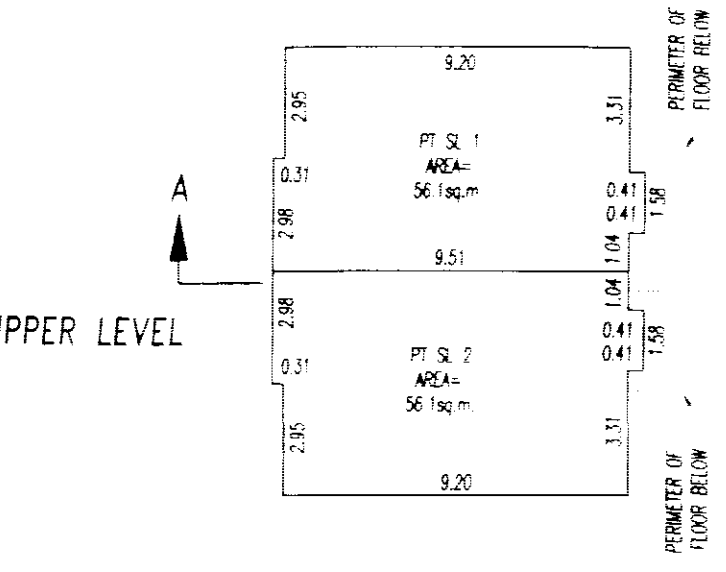


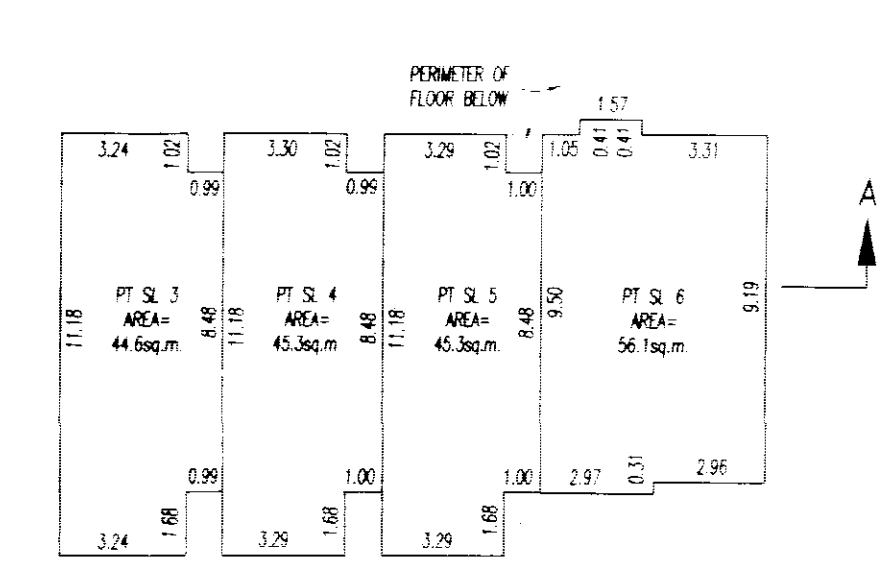
MAIN LEVEL





UPPER LEVEL





G.A.R.

B.C.L.S.

DATED THIS 24th DAY OF JUNE 2004

FLOOR PLANS

STRATA PLAN BCS 910
PHASE 1

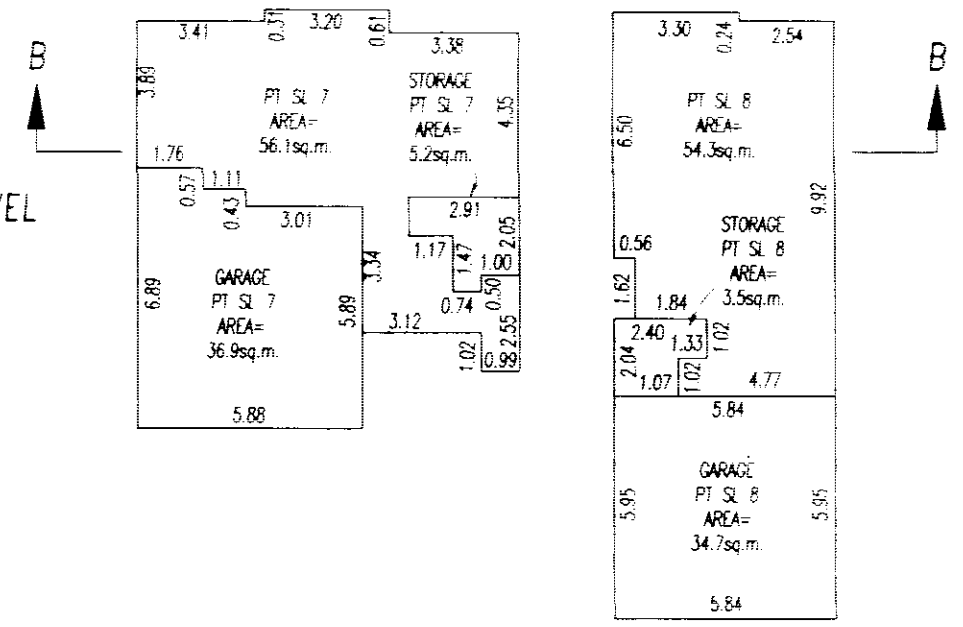
SCALE-1:200

0 5 10 15

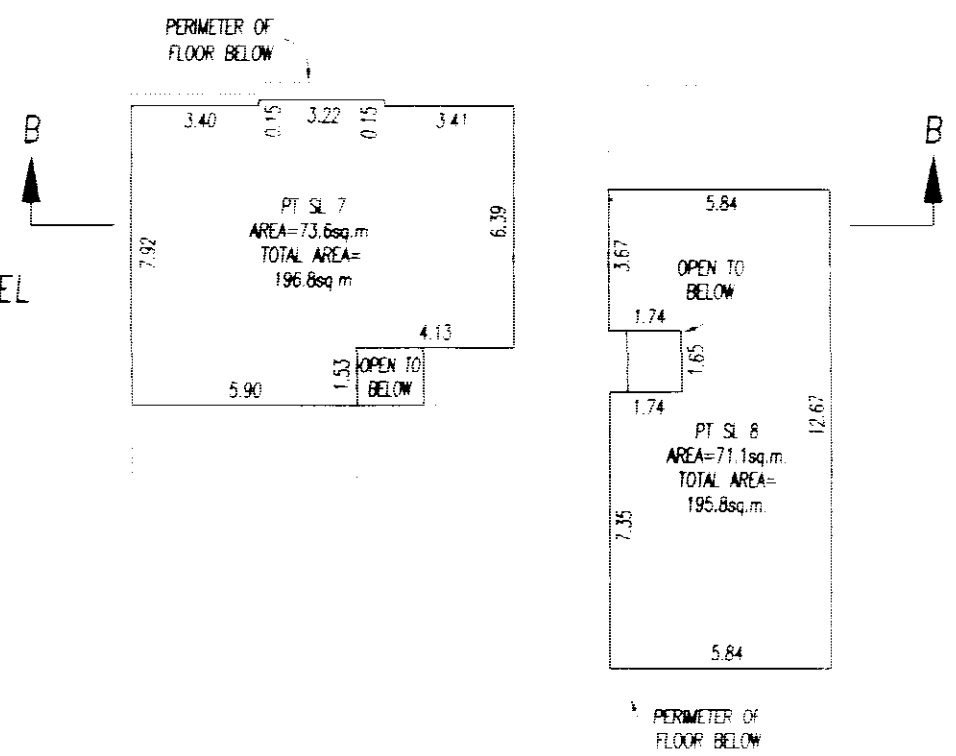
ALL DISTANCES ARE IN METRES

N

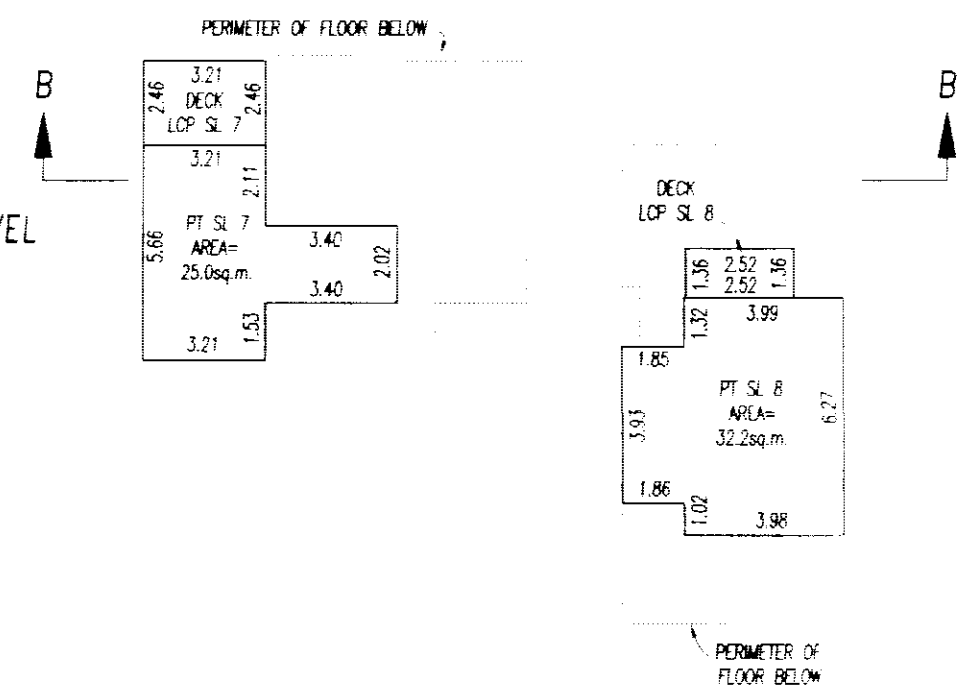
GROUND LEVEL



MAIN LEVEL



UPPER LEVEL



G.A.R.

B.C.L.S.

DATED THIS 24th DAY OF JUNE. 2004

16095A5

FLOOR PLANS

STRATA PLAN BCS 910
PHASE 1

SCALE-1:200

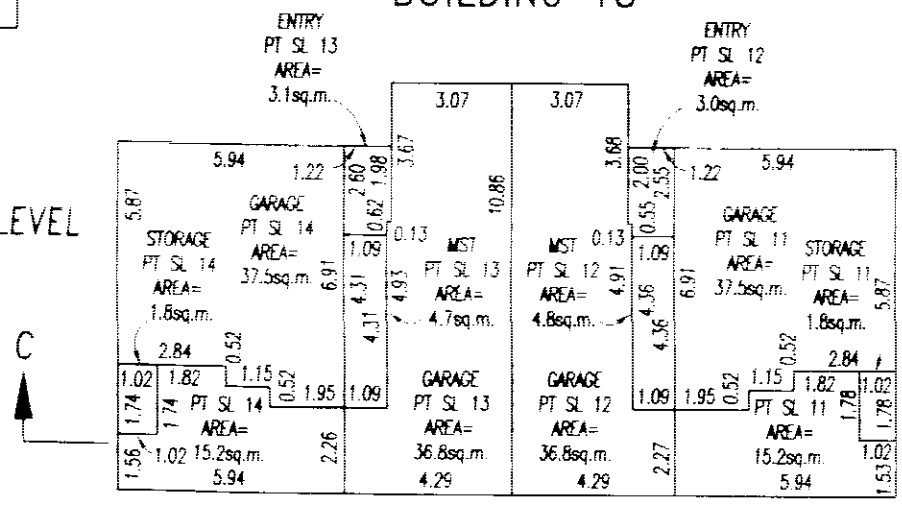
0 5 10 15

ALL DISTANCES ARE IN METRES

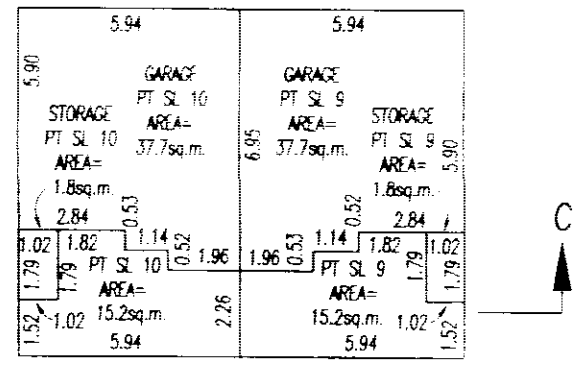
N

GROUND LEVEL

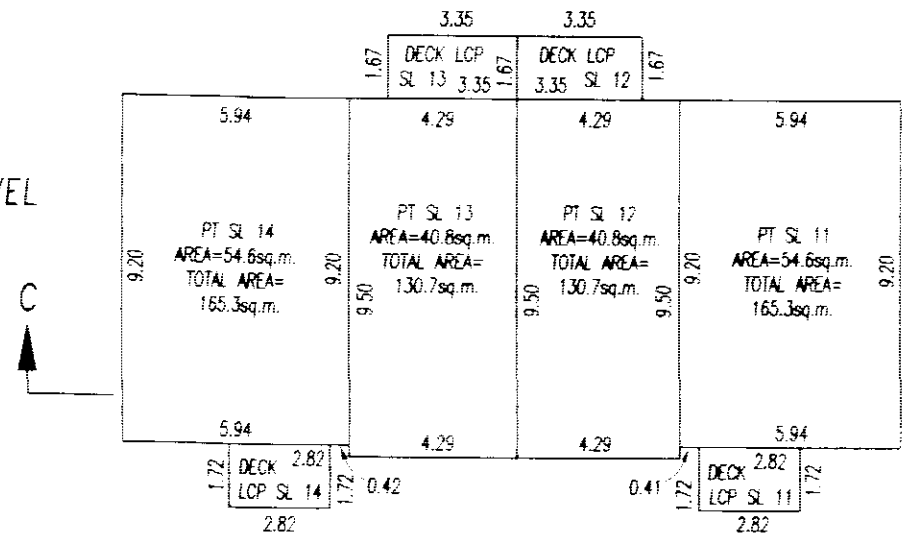
BUILDING 18

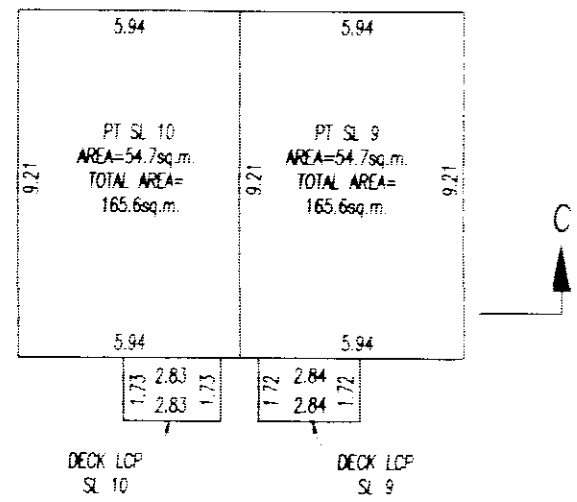


BUILDING 19

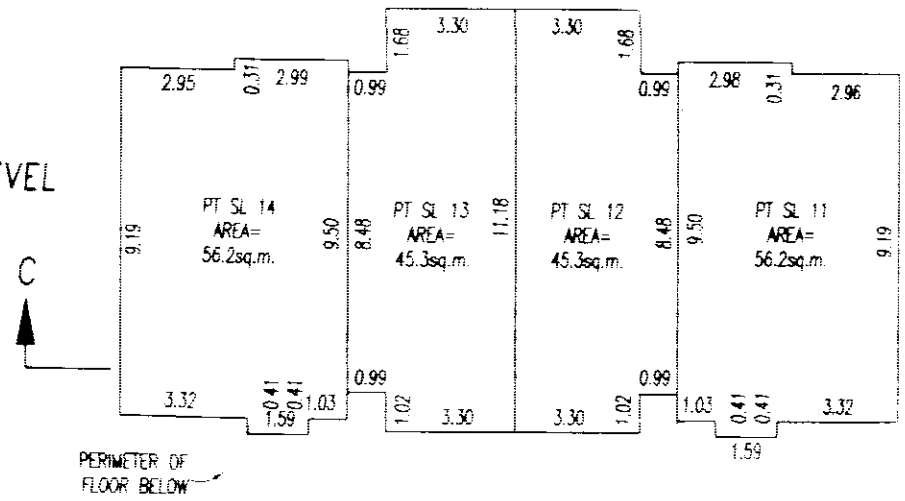


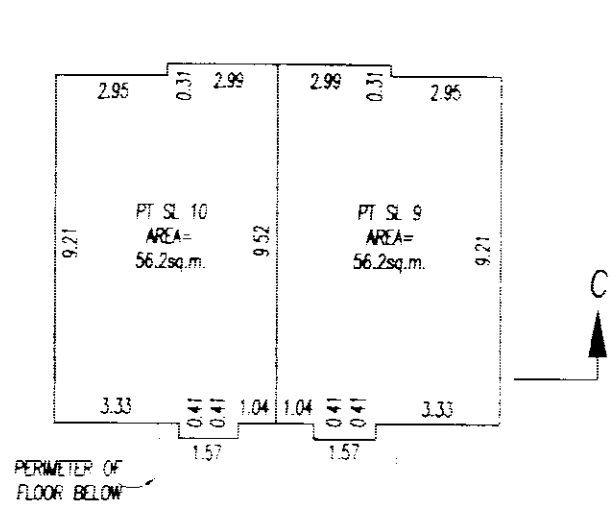
MAIN LEVEL





UPPER LEVEL





G.A.R.
B.C.L.S.

DATED THIS 24th DAY OF JUNE 2004

FLOOR PLANS

STRATA PLAN BCS 910

PHASE 1

SCALE-1:200

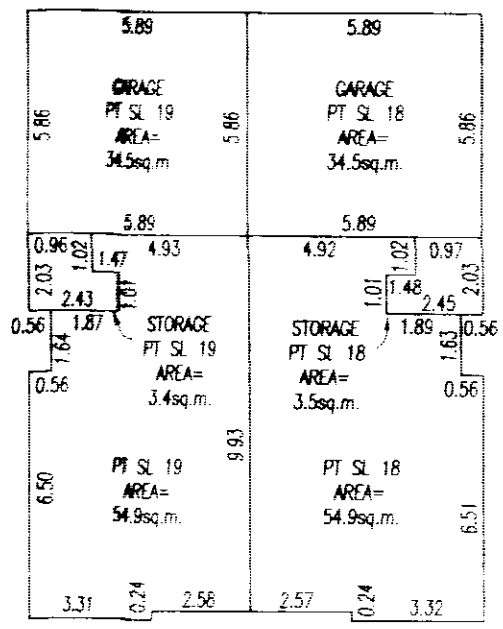
0 5 10 15

ALL DISTANCES ARE IN METRES

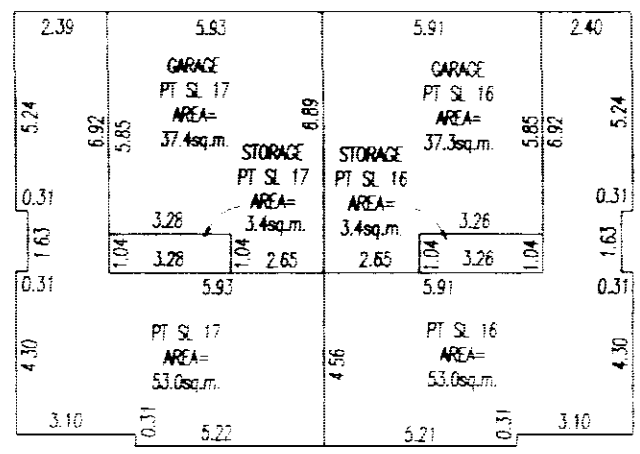
N

GROUND LEVEL

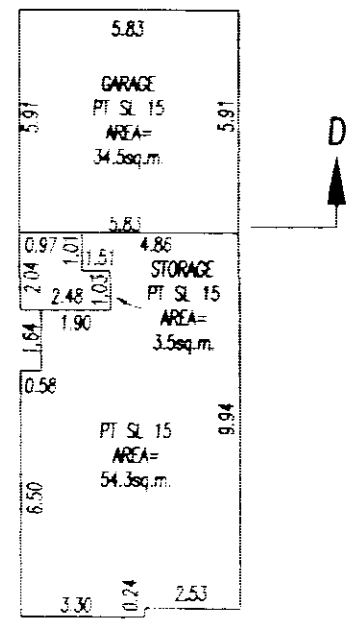
BUILDING 15



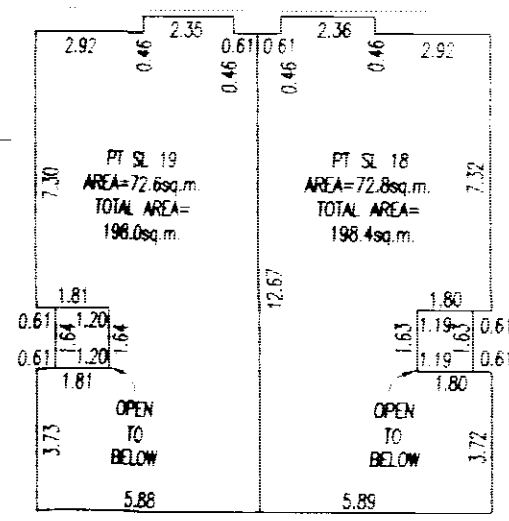
BUILDING 16

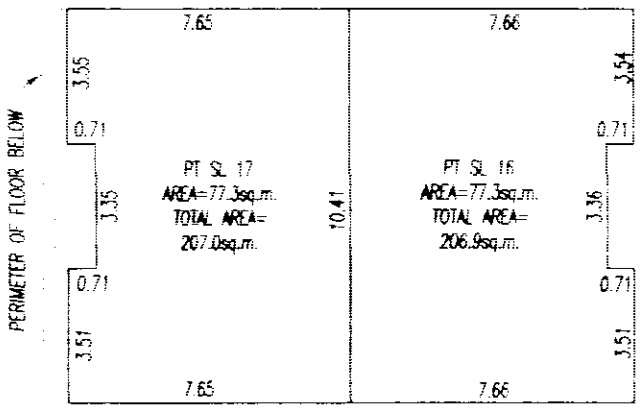


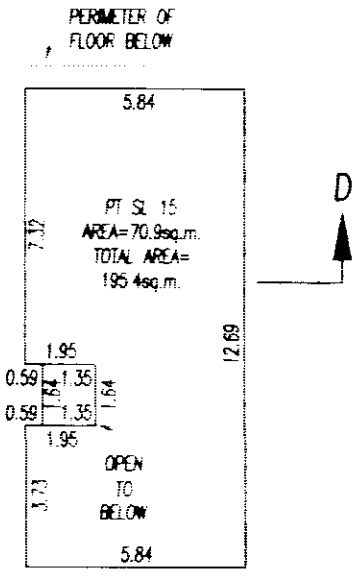
BUILDING 17



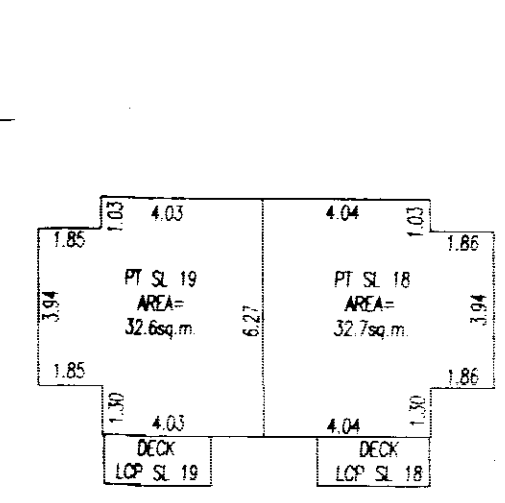
MAIN LEVEL

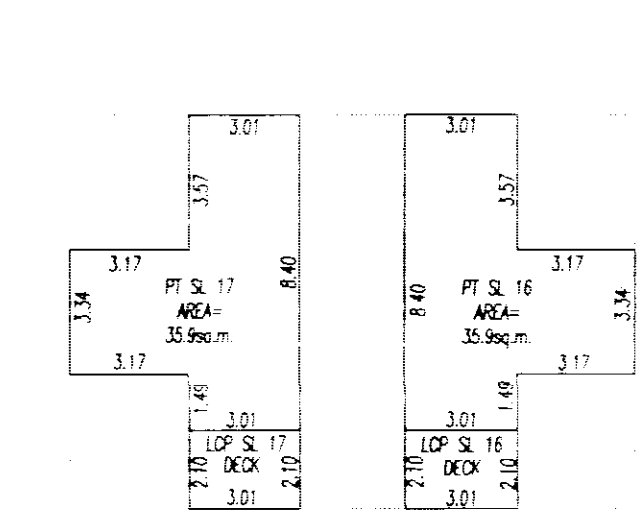


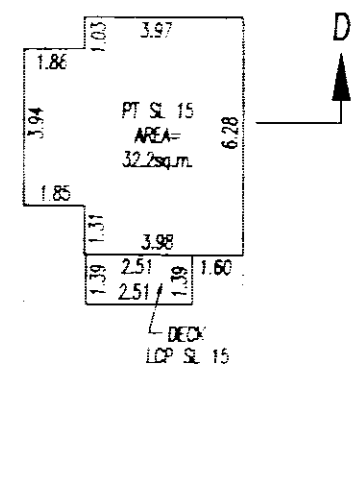




UPPER LEVEL







G.A.R.

B.C.L.S

DATED THIS 24th DAY OF JUNE 2004

15956A7

SECTIONS

SCALE 1: 200

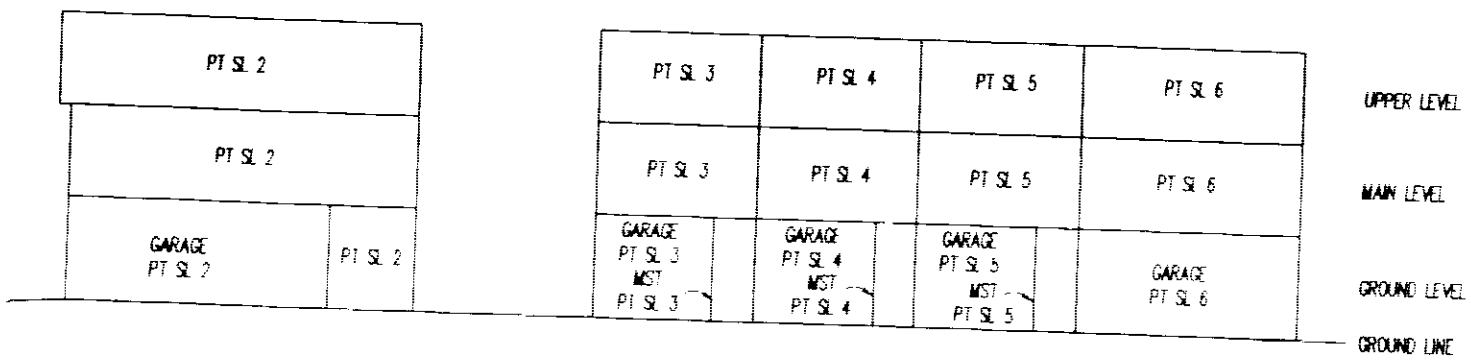
0 5 10 15

ALL DISTANCES IN METRES

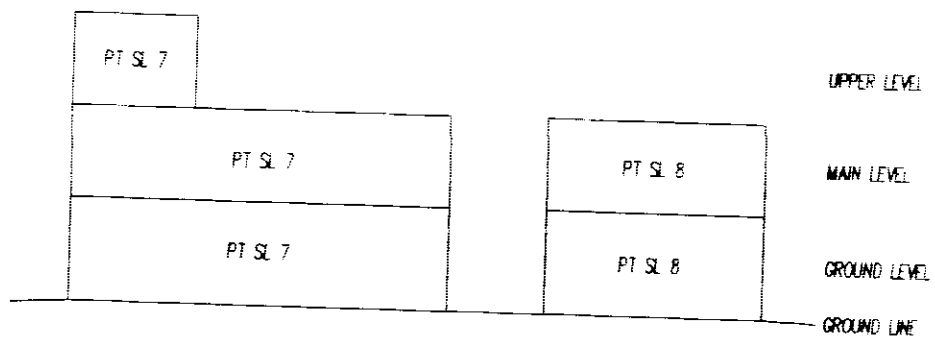
STRATA PLAN BCS 910

PHASE 1

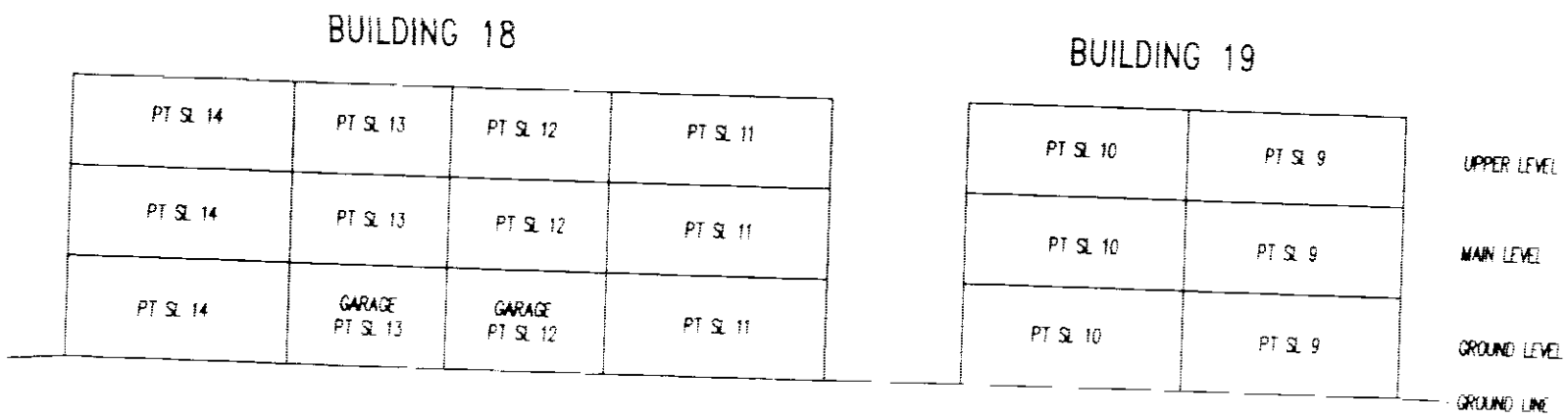
SECTION A - A



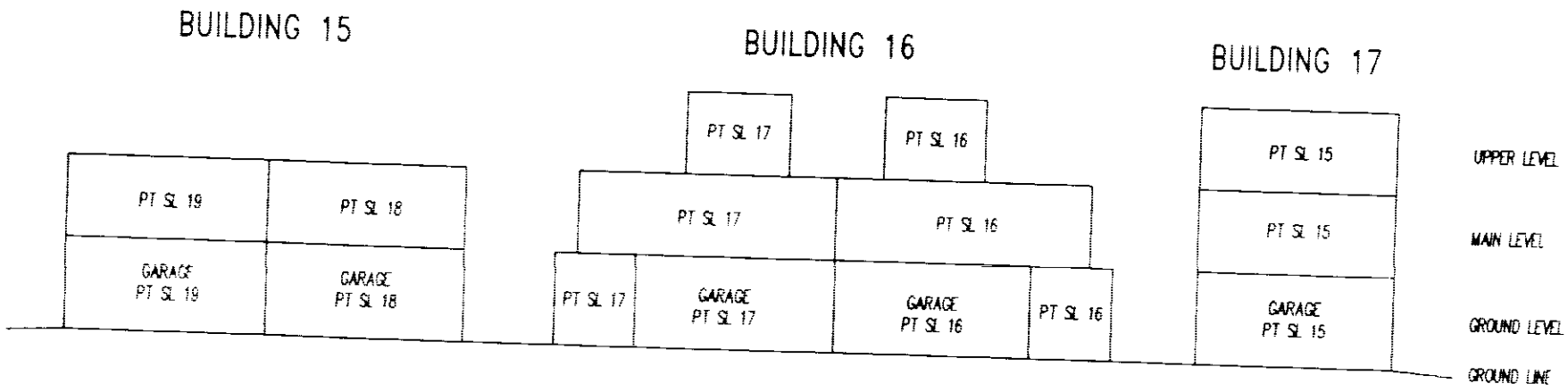
SECTION B - B



SECTION C - C



SECTION D - D



G.A.R.

B.C.L.S

DATED THIS 24th DAY OF JUNE. 2004

SP04-268671

FILED NWBCS910 Q31501 2005-05-09-14.46.16.086306

16095B1

SHEET 1 OF 13 SHEETS

PHASED STRATA PLAN OF LOT A EXCEPT PHASE ONE STRATA PLAN BCS910; SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN BCP7090

STRATA PLAN BCS910 PHASE 2

SCALE-1:750

0 10 20 40

ALL DISTANCES ARE IN METRES

INTEGRATED SURVEY AREA
No.18 (RICHMOND) NAD83 (CSRS)

B.C.G.S. 92G 015

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY BY THE COMBINED FACTOR 0.9996036.

GRID BEARINGS ARE DERIVED FROM OLD CONTROL MONUMENTS 77H4620 AND 77H4961

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

CIVIC ADDRESS

CITY OF RICHMOND
/511 No. 4 ROAD

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C., DEC 29, 2004

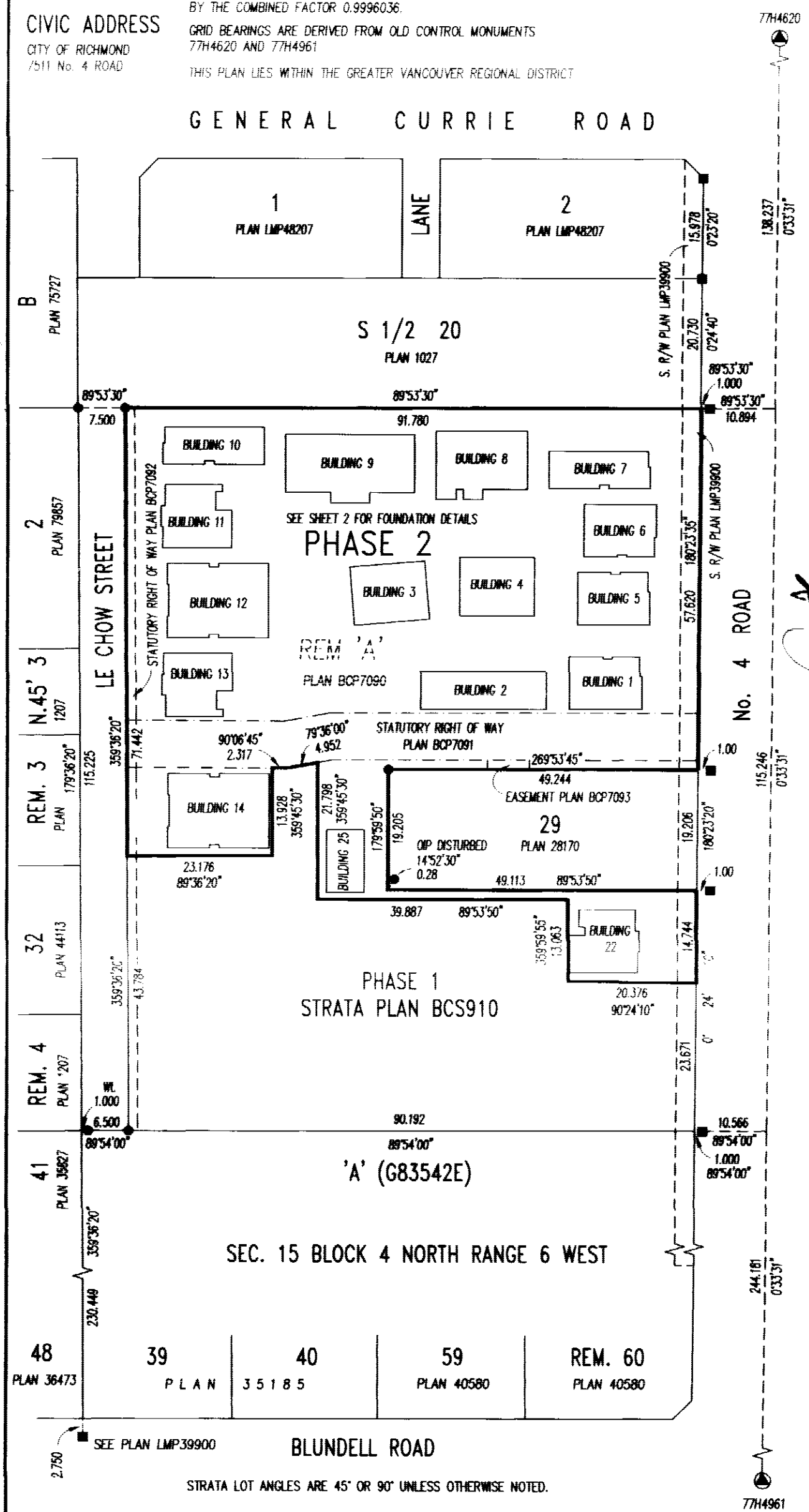
Ian MacDonald /CP
DEPUTY REGISTRAR

BW581952-977

APPROVED AS PHASE 2 OF A 2 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT

DATE: December 22, 2004

M. Brodie
APPROVING OFFICER FOR THE CITY OF RICHMOND



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

LEGEND

LCP	INDICATES	LIMITED COMMON PROPERTY
sq.m.	-	SQUARE METRES
SL	-	STRATA LOT
PT	-	PART
©	-	COMMON PROPERTY
MST	-	MECHANICAL/STORAGE
●	-	OLD IRON POST FOUND
○	-	IRON POST SET
■	-	OLD LEAD PLUG FOUND
□	-	LEAD PLUG SET
▲	-	OLD CONTROL MONUMENT FOUND

THE CITY OF RICHMOND AS HOLDER OF COVENANTS BV355182 AND BV355183 HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

AUTHORIZED SIGNATORY Mayor, Malcolm D. Brodie

AUTHORIZED SIGNATORY City Clerk, J. Richard McKenna

WITNESS :

Lee Massey
LEE MASSEY

ADDRESS AND OCCUPATION OF WITNESS :

COMMISSIONER FOR TAKING AFFIDAVITS
6911 NO. 3 ROAD
RICHMOND BC V6Y 2C1
As to signature of J. RICHARD MCKENNA

I, G. A. ROWBOTHAM , A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN HAVE NOT, AS OF DEC 10, 2004* 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.

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: DEC. 10, 2004

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

I, G.A.ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR, OF SURREY, 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 26th DAY OF NOV., 2004. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 25175. ON THE 10th DAY OF DEC., 2004.

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

FILE NO. - 16095B	OLSEN & ASSOCIATES BRITISH COLUMBIA LAND SURVEYORS	204-15585 24th AVENUE, SURREY, B.C. V4A 2J4	PHONE : 531-4067

BUILDING FOUNDATION DETAILS

STRATA PLAN BCS910

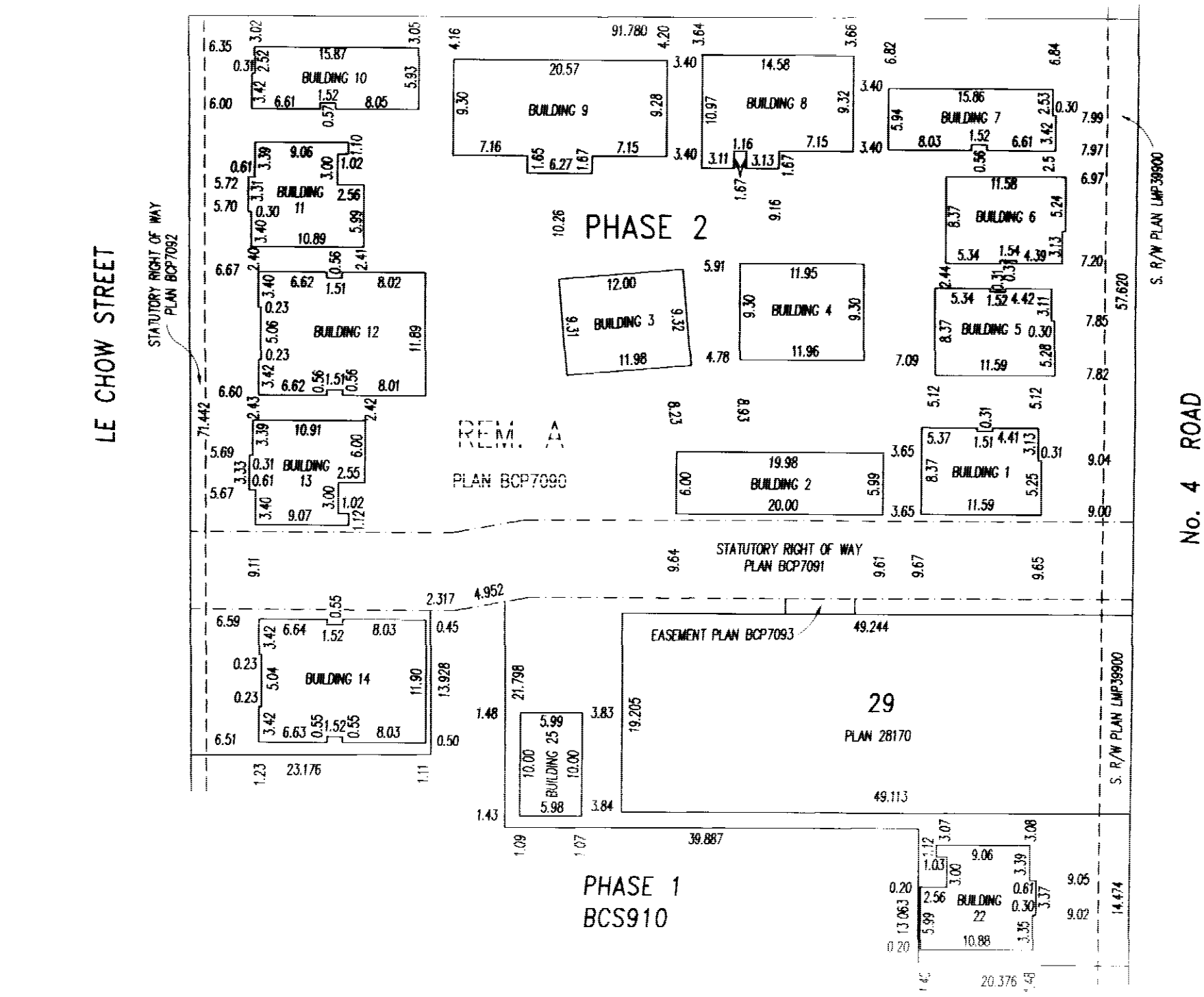
PHASE 2

SCALE – 1:500

0 5 10 20 30

ALL DISTANCES IN METRES

N



OWNER : OCTAVE DEVELOPMENTS LTD., (INC. No. 651231)

AUTHORIZED SIGNATORY David Porte

AUTHORIZED SIGNATORY

WITNESS :

Elizabeth Liang

ADDRESS AND OCCUPATION OF WITNESS :

c/o #670 - 1665 W. Broadway

Vancouver, B.C. V6J 1X1

OFFICE ASSISTANT

MORTGAGEE : BANK OF MONTREAL

AUTHORIZED SIGNATORY ROLF W. NEUFELD

AUTHORIZED SIGNATORY

WITNESS :

ANNA MARIA NOLGARD

ADDRESS AND OCCUPATION OF WITNESS :

CUSTOMER SERVICE OFFICER

6TH FLR. 595 BURRARD STREET

VANCOUVER, BC

G.A.R

B.C.L.S.

DATED THIS 10th DAY OF DEC., 2004

FILED NWBCS910 Q31501 2005-05-09-14.46.16.086306

FLOOR PLANS

SCALE-1:200

0 5 10 15

ALL DISTANCES ARE IN METRES

STRATA PLAN BCS910

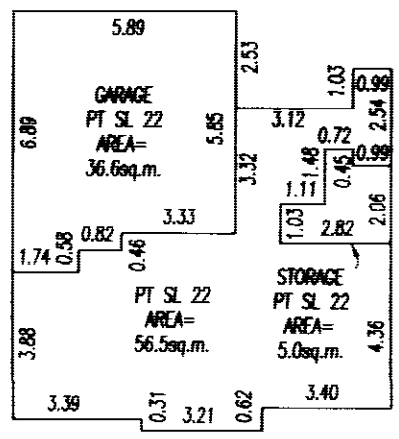
PHASE 2

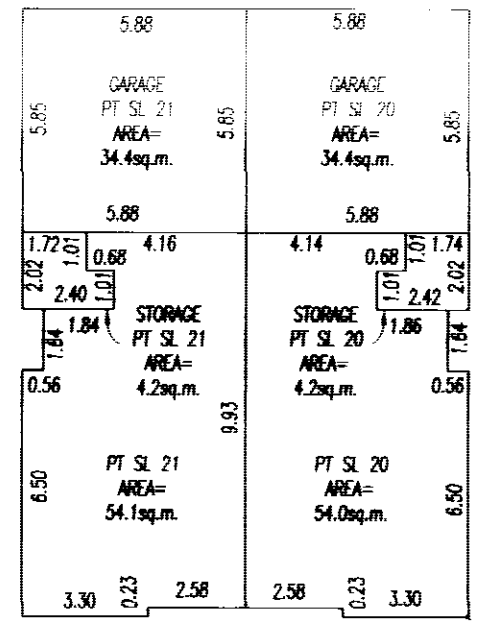
N

BUILDING 13

BUILDING 14

GROUND LEVEL

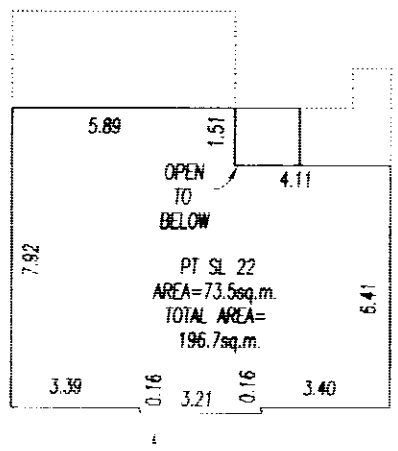


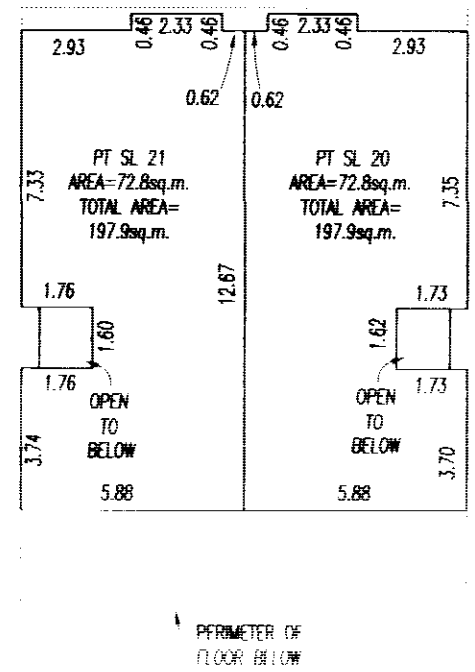


A

A

MAIN LEVEL

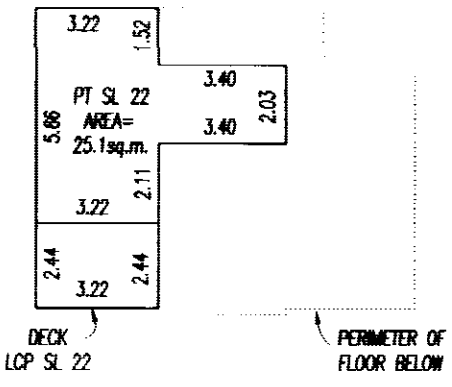


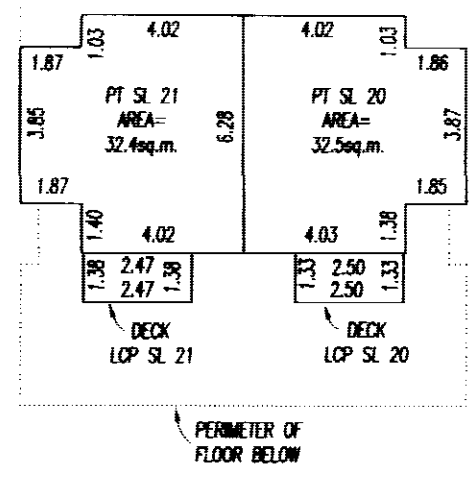


A

A

UPPER LEVEL





A

A

G.A.R.

B.C.L.S.

DATED THIS 10th DAY OF DEC. 2004

FILED NWBCS910 Q31501 2005-05-09-14.46.16.086306

FLOOR PLANS

SCALE-1:200

0 5 10 15

ALL DISTANCES ARE IN METRES

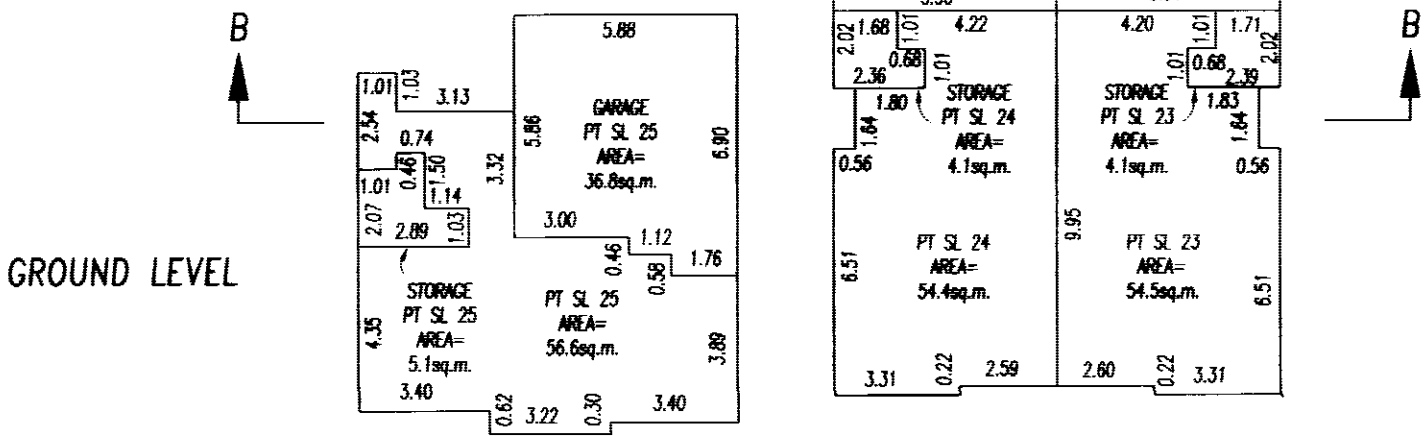
STRATA PLAN BCS910
PHASE 2

N

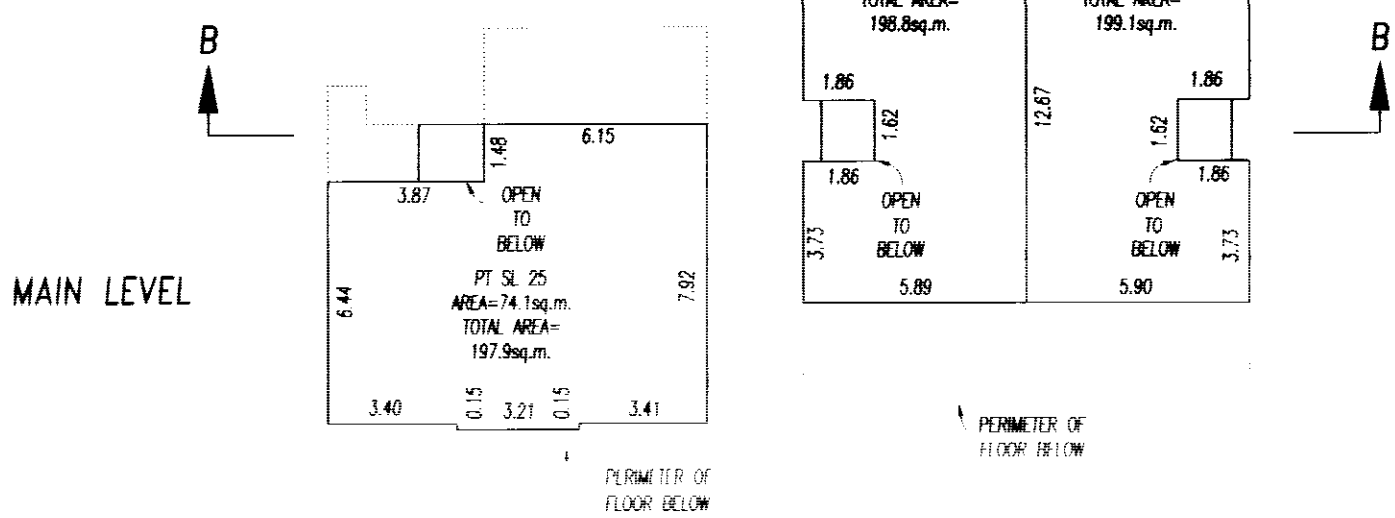
BUILDING 11

BUILDING 12

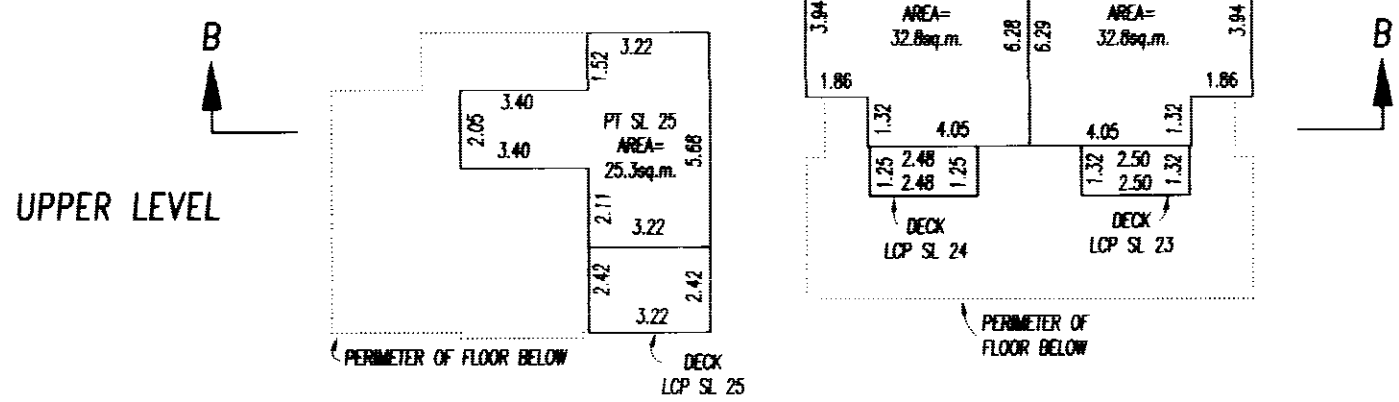
GROUND LEVEL



MAIN LEVEL



UPPER LEVEL



G.A.R.

B.C.L.S.

DATED THIS 10th DAY OF DEC 2004

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FLOOR PLANS

STRATA PLAN BCS910
PHASE 2

SCALE-1:200

0 5 10 15

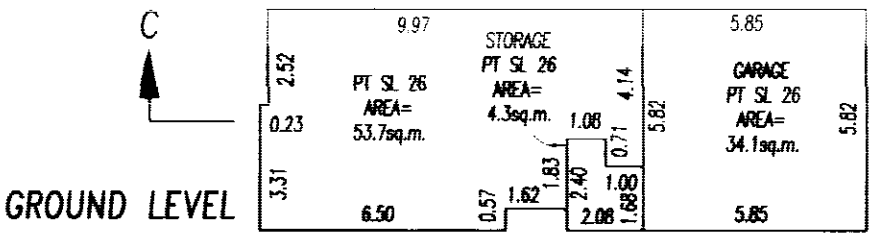
ALL DISTANCES ARE IN METRES

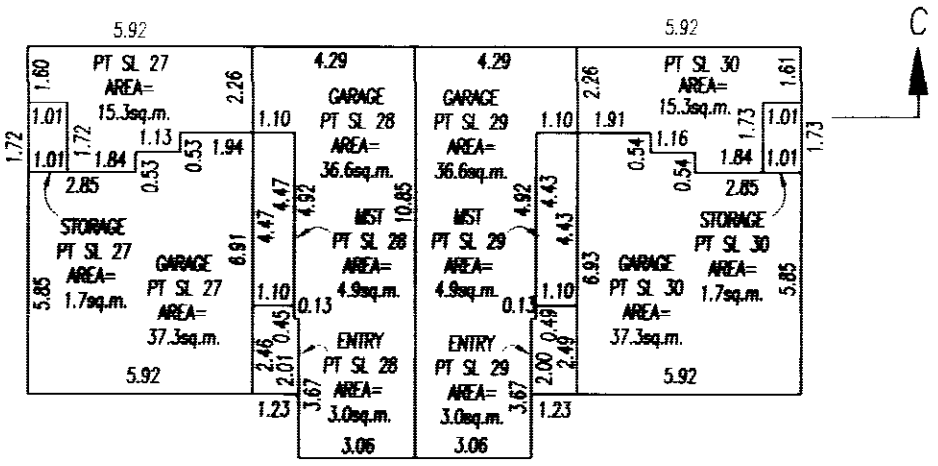
N

BUILDING 10

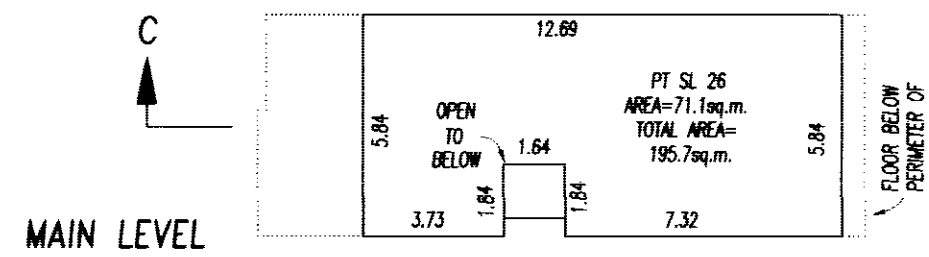
BUILDING 9

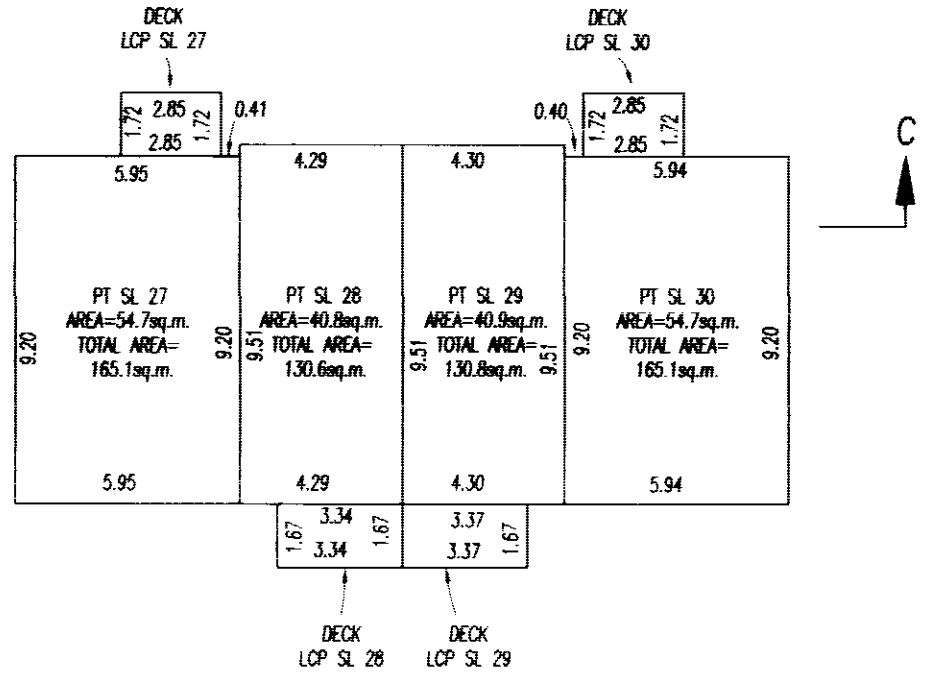
GROUND LEVEL





MAIN LEVEL





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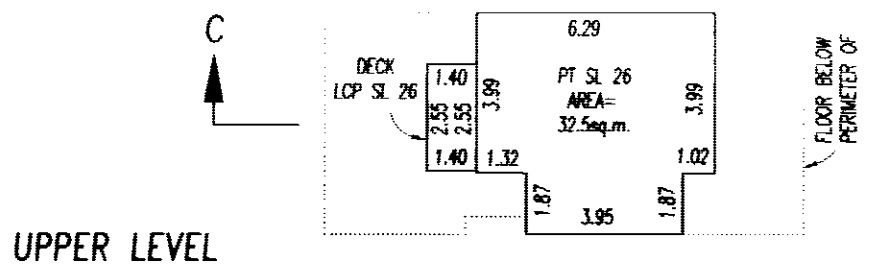
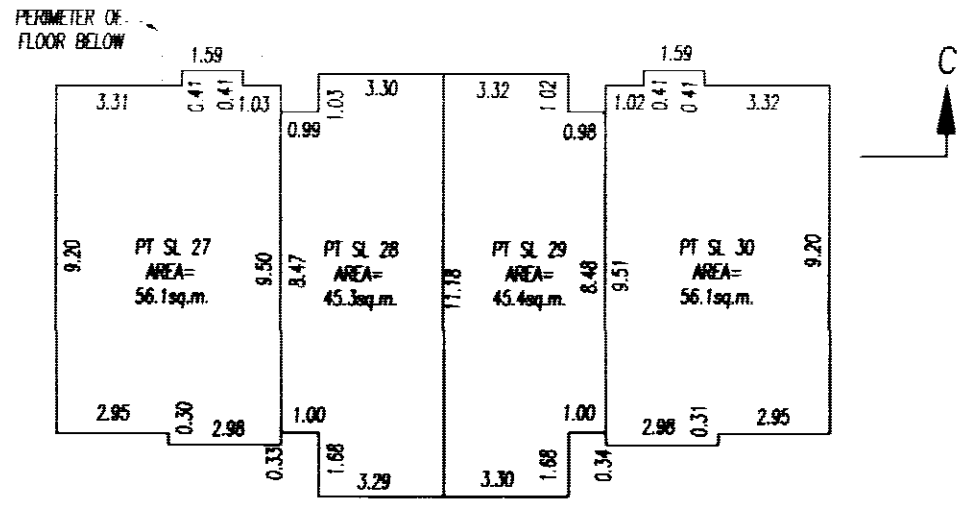




G.A.R.

B.C.L.S.

DATED THIS 10th DAY OF DEC. 2004

FILED NWBCS910 Q31501 2005-05-09-14.46.16.086306

FLOOR PLANS

STRATA PLAN BCS910
PHASE 2

SCALE–1:200

0 5 10 15

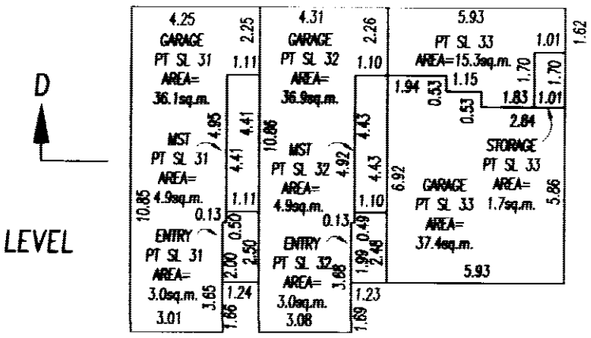
ALL DISTANCES ARE IN METRES

N

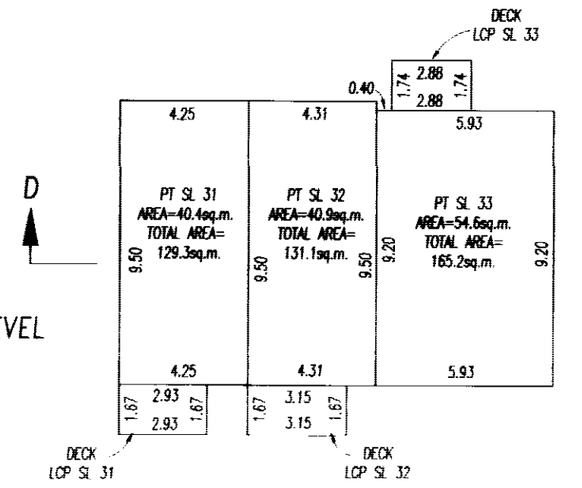
BUILDING 8

BUILDING 7

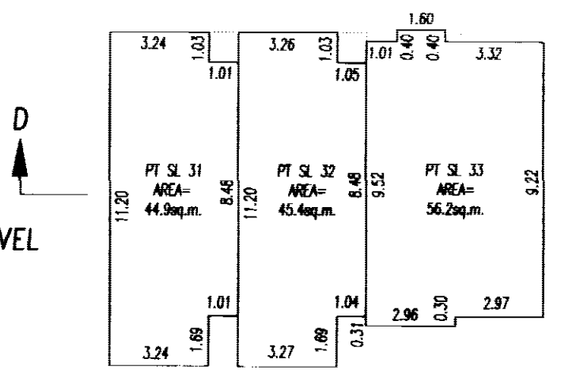
GROUND LEVEL



MAIN LEVEL



UPPER LEVEL



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FLOOR PLANS

STRATA PLAN BCS910
PHASE 2

SCALE-1:200

0 5 10 15

ALL DISTANCES ARE IN METRES

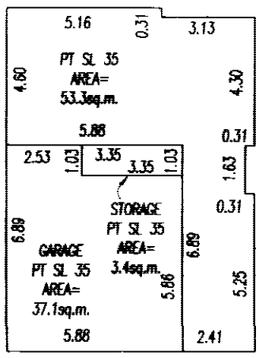
N

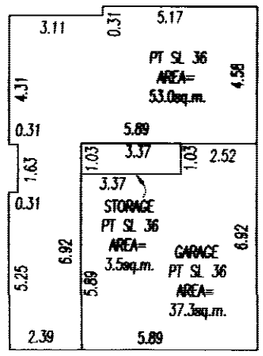
BUILDING 6

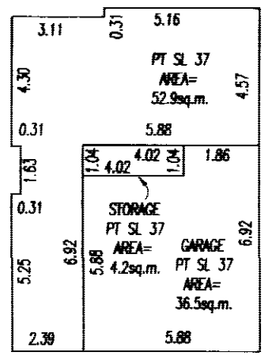
BUILDING 5

BUILDING 1

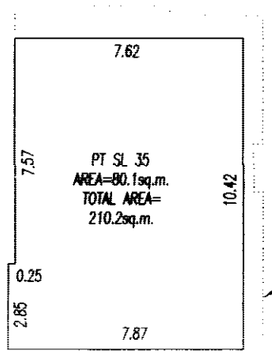
GROUND LEVEL



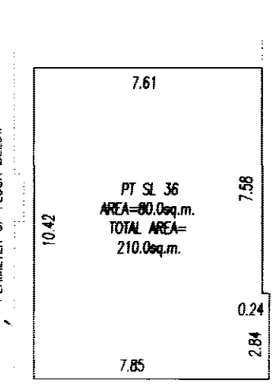




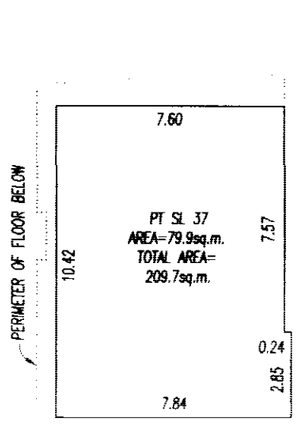
MAIN LEVEL



PERIMETER OF FLOOR BELOW

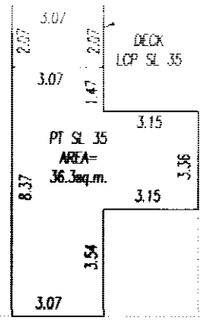


PERIMETER OF FLOOR BELOW

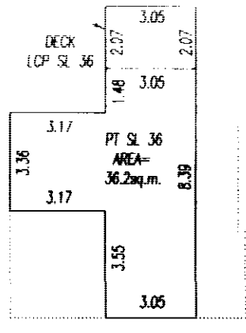


UPPER LEVEL

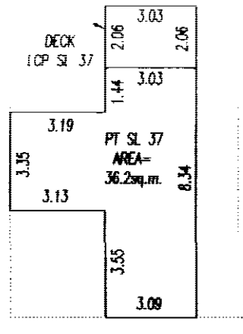
PERIMETER OF FLOOR BELOW



PERIMETER OF FLOOR BELOW



PERIMETER OF FLOOR BELOW



PERIMETER OF FLOOR BELOW

G.A.R.

B.C.L.S.

DATED THIS 10th DAY OF DEC. 2004

FILED NMBCS910 Q31501 2005-05-09-14.46.16.086306

FLOOR PLANS

STRATA PLAN BCS910
PHASE 2

SCALE-1:200

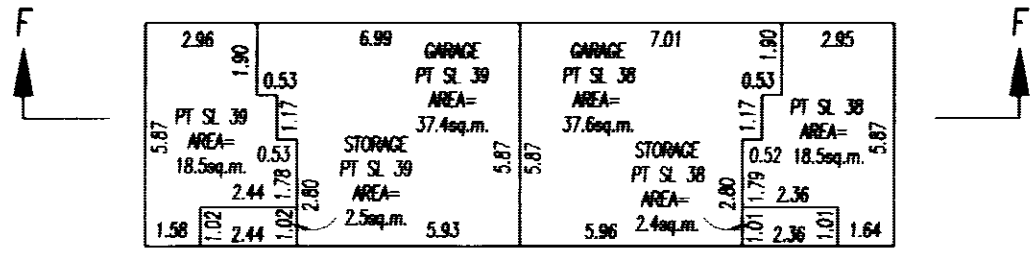
0 5 10 15

ALL DISTANCES ARE IN METRES

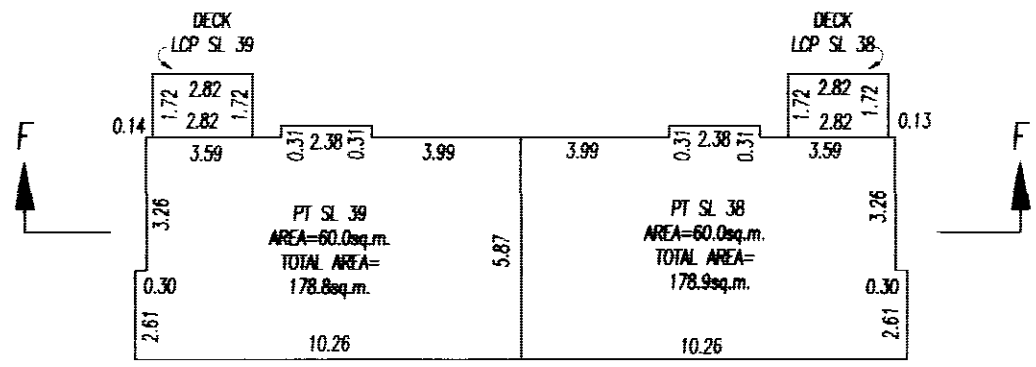
N

BUILDING 2

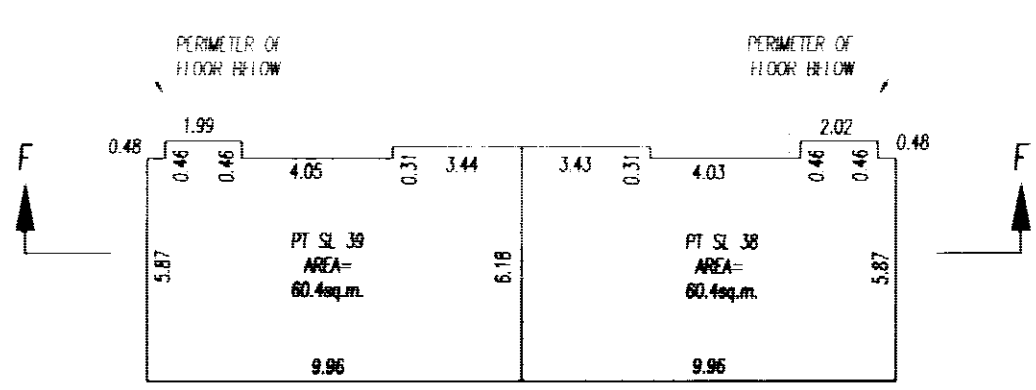
GROUND LEVEL



MAIN LEVEL



UPPER LEVEL



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FLOOR PLANS

STRATA PLAN BCS910

PHASE 2

SCALE-1:200

0 5 10 15

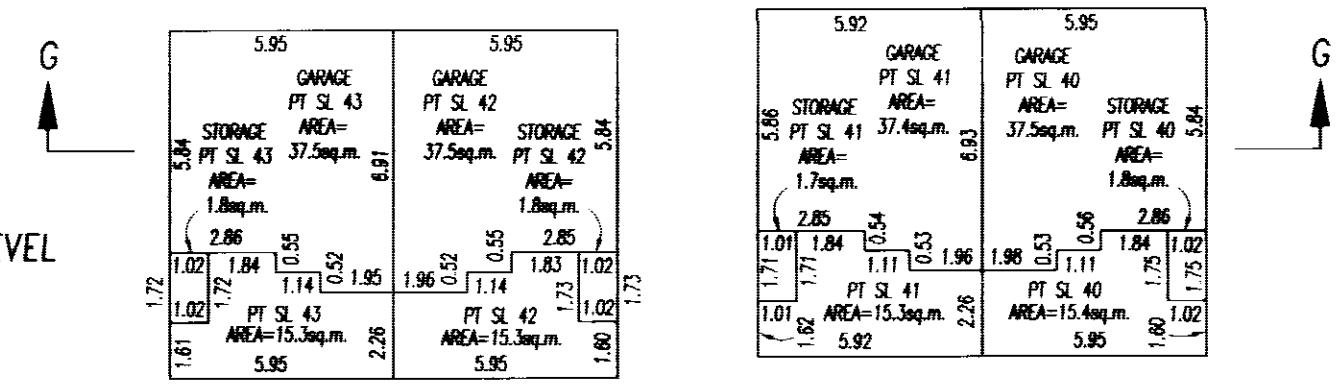
ALL DISTANCES ARE IN METRES

N

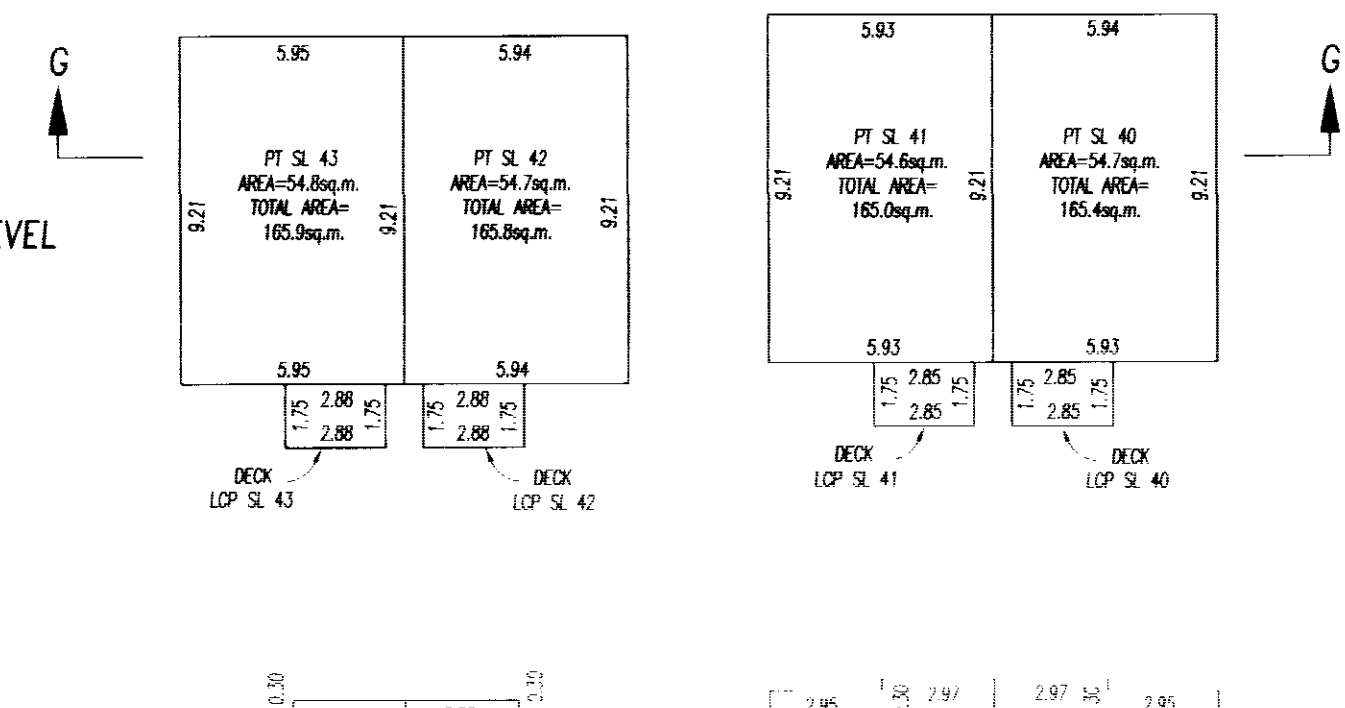
BUILDING 3

BUILDING 4

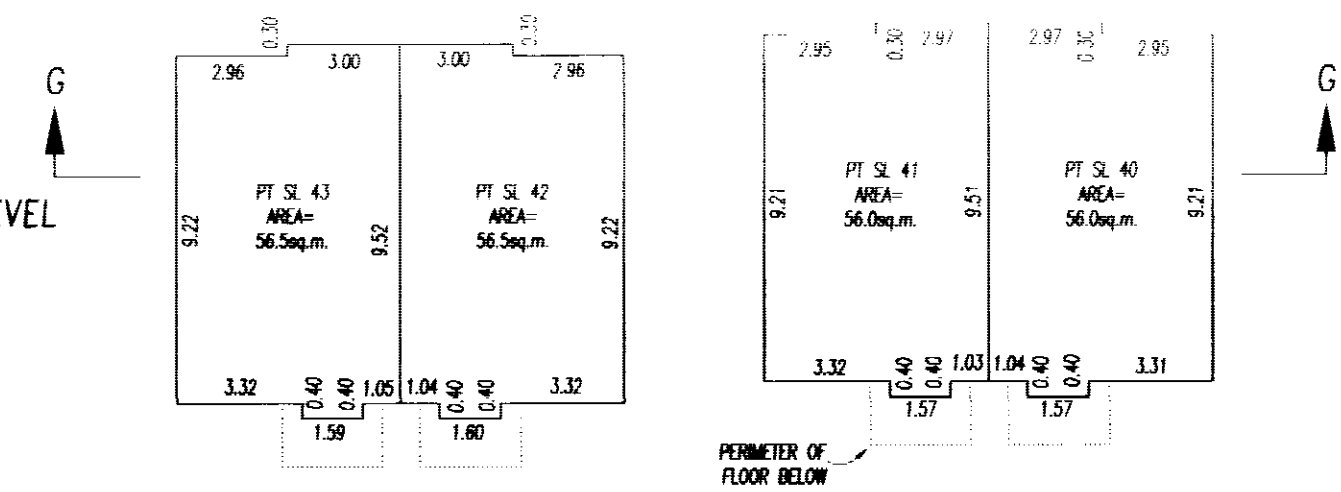
GROUND LEVEL



MAIN LEVEL



UPPER LEVEL



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FLOOR PLANS

STRATA PLAN BCS910
PHASE 2

SCALE-1:200

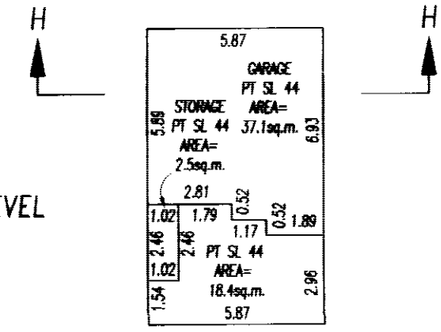
0 5 10 15

ALL DISTANCES ARE IN METRES

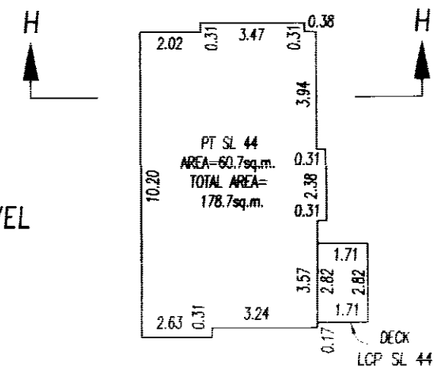
N

BUILDING 25

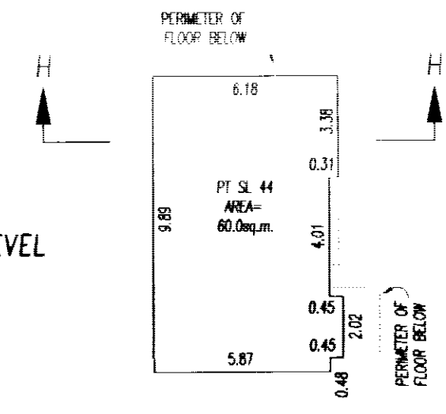
GROUND LEVEL



MAIN LEVEL



UPPER LEVEL



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FLOOR PLANS

STRATA PLAN BCS910
PHASE 2

SCALE-1:200

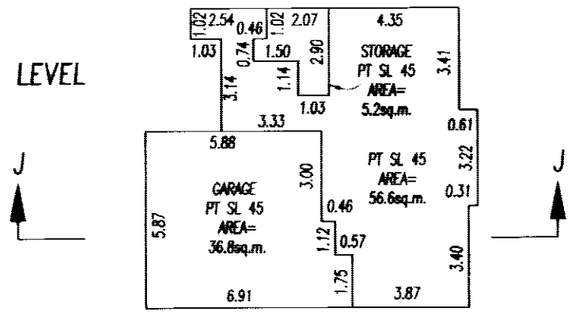
0 5 10 15

ALL DISTANCES ARE IN METRES

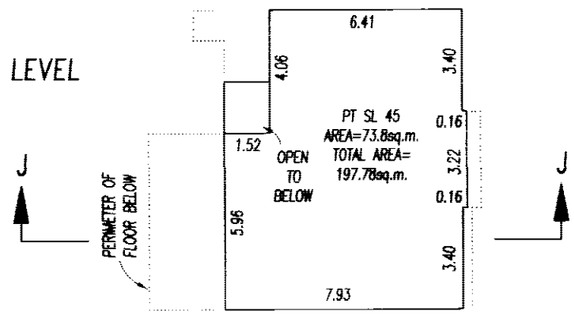
N

BUILDING 22

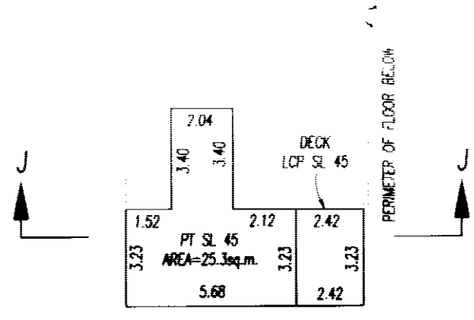
GROUND LEVEL



MAIN LEVEL



UPPER LEVEL



G.A.R.

B.C.L.S.

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FILED NMBCS910 Q31501 2005-05-09-14.46.16.086306

SECTIONS

STRATA PLAN BCS910

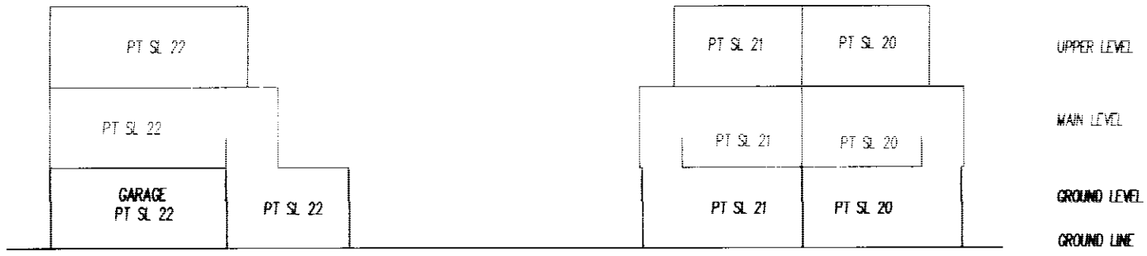
PHASE 2

SCALE 1: 200

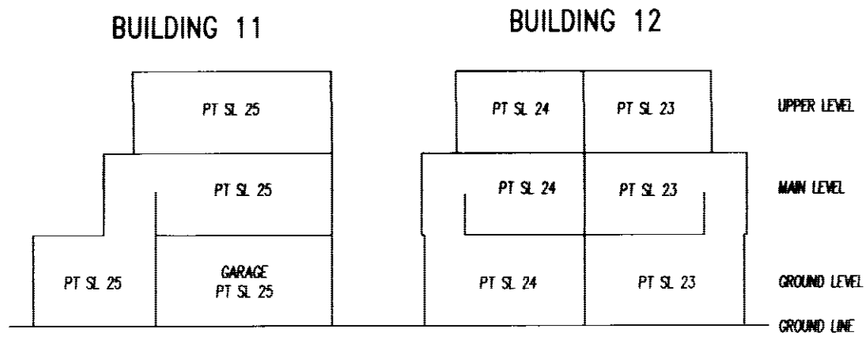
0 5 10 15

ALL DISTANCES IN METRES

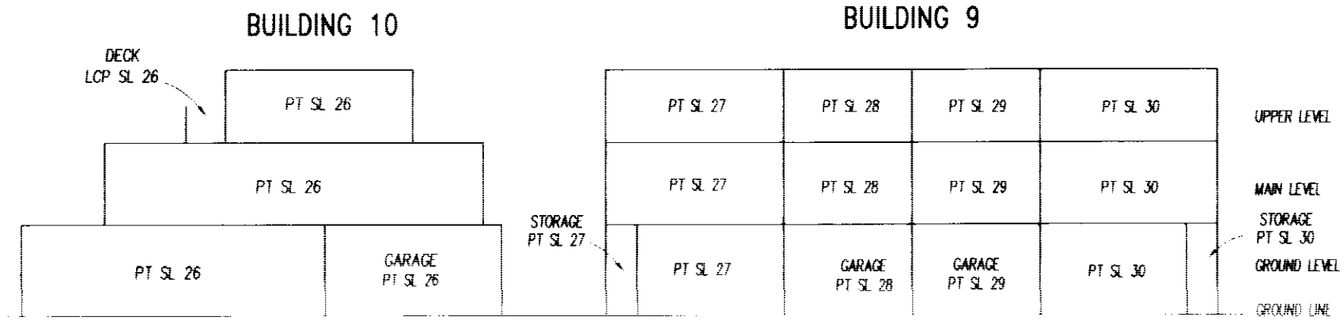
SECTION A – A



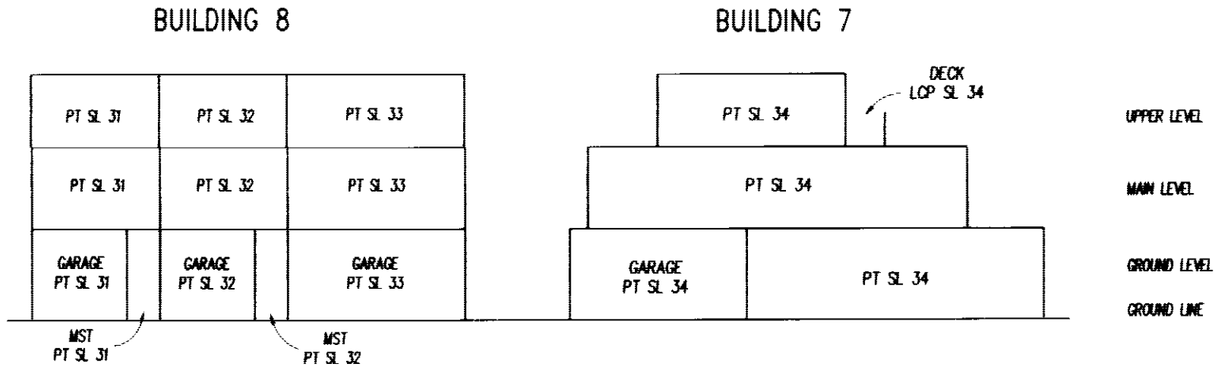
SECTION B – B



SECTION C – C



SECTION D – D



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B.C.L.S.

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SECTIONS

STRATA PLAN BCS910

PHASE 2

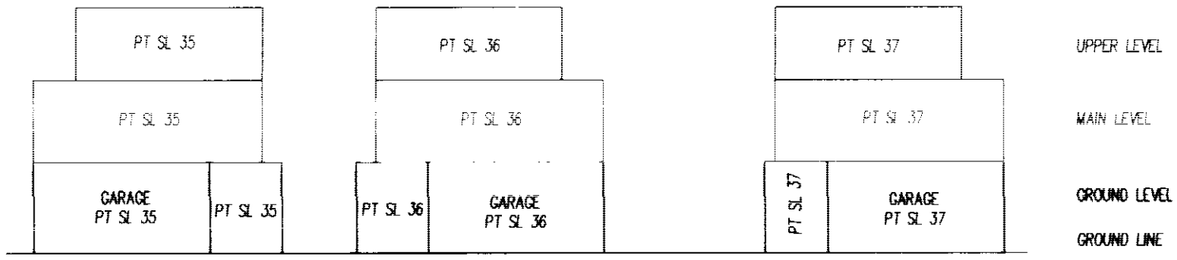
SCALE 1: 200

0 5 10 15

ALL DISTANCES IN METRES

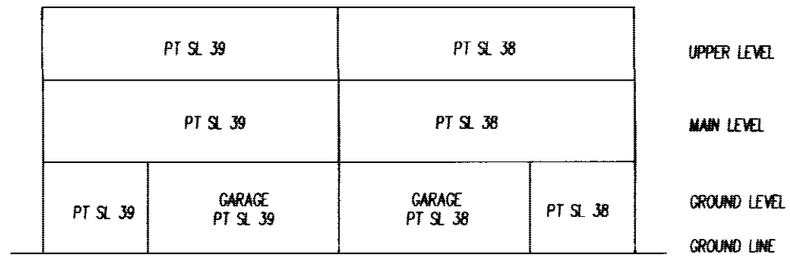
SECTION E - E

BUILDING 6 BUILDING 5 BUILDING 1



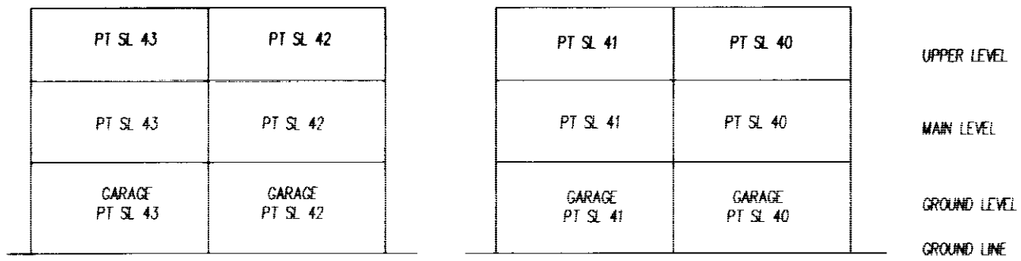
SECTION F - F

BUILDING 2



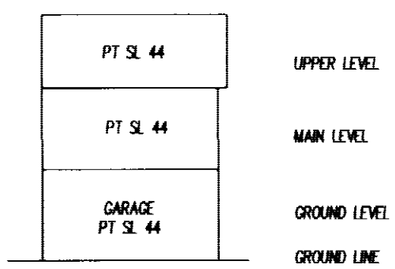
SECTION G - G

BUILDING 3 BUILDING 4



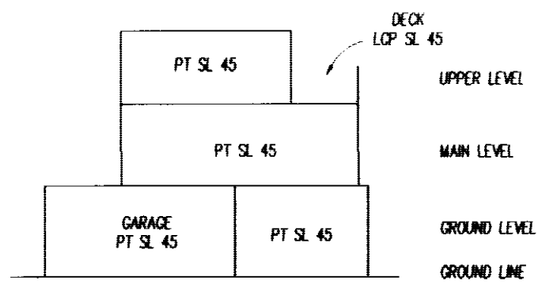
SECTION H - H

BUILDING 25



SECTION J - J

BUILDING 22



G.A.R.

B.C.L.S.

DATED THIS 10th DAY OF DEC. 2004

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