STRATA PLAN OF LOT B
SECTION 16 BLOCK 4 NORTH
RANGE 6 WEST NWD
PLAN BCP28978

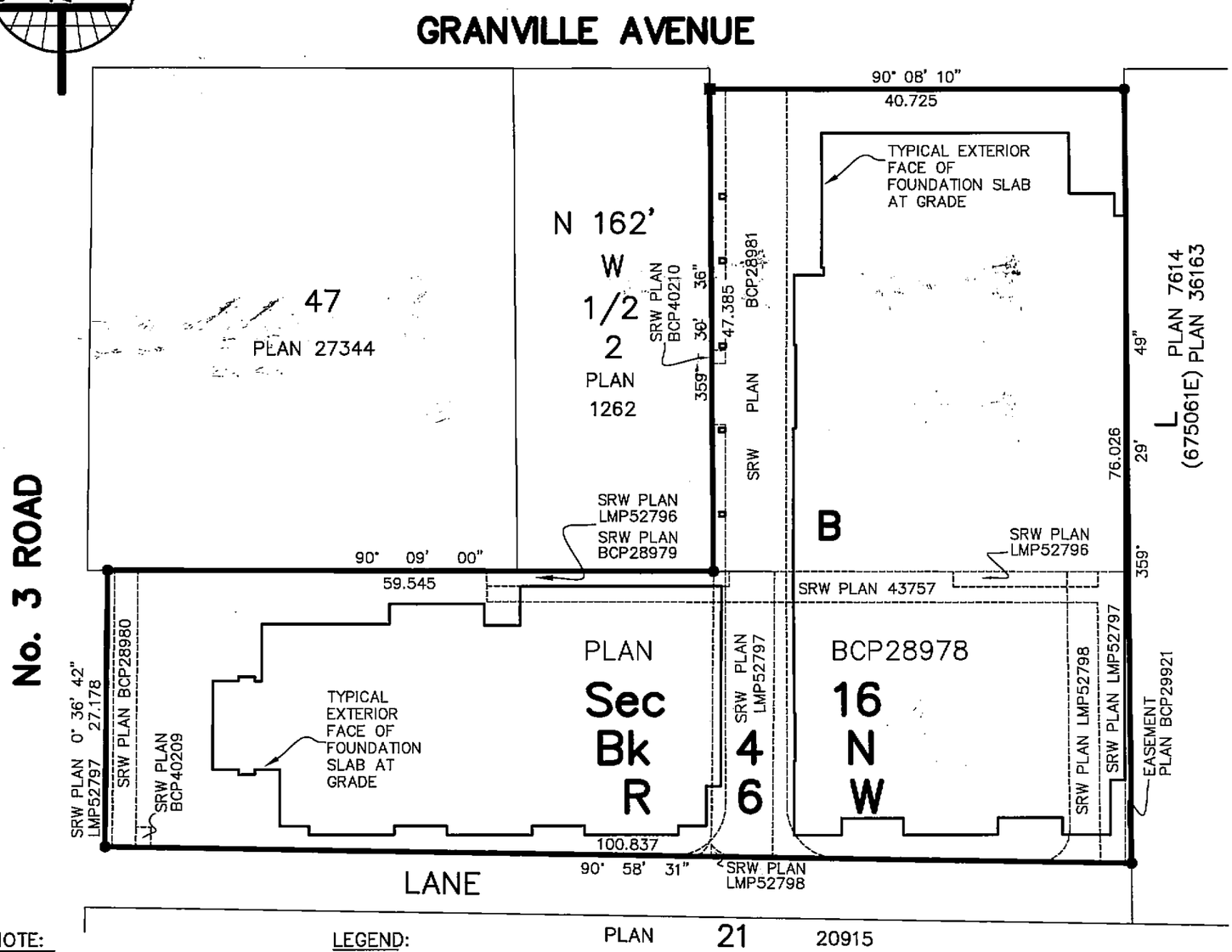
BCGS 92G.015
CITY OF RICHMOND

STRATA PLAN BCS 3379

REF. NO. BB929134-9299

STRATA PLAN BCS 3379 DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 30 DAY OF March 2009.

L. Blaschuk/ps
REGISTRAR



NOTE:

STRATA LOT BOUNDARIES LOCATION RELATIVE TO BUILDING WALLS:

1)WHERE STRATA LOT BOUNDARIES SEPARATE ADJACENT STRATA LOTS THE BOUNDARIES ARE TYPICALLY MEASURED TO THE CENTRELINE OF PARTY WALLS.

2)WHERE STRATA LOTS ARE ADJACENT TO MAJOR STRUCTURAL WALLS THE STRATA LOT BOUNDARY WILL BE LOCATED ±0.2 METRES INSIDE THE STRUCTURAL WALL, MEASURED FROM THE STRATA LOT SIDE OF THAT WALL.

3)UNLESS STATED OTHERWISE IN (1) OR (2) ABOVE, WHERE STRATA LOT BOUNDARIES DIVIDE A STRATA LOT FROM ADJACENT COMMON PROPERTY, THE STRATA LOT BOUNDARY WILL BE LOCATED ±0.01 METRES INSIDE THE WALL, MEASURED FROM THE COMMON PROPERTY SIDE OF THAT WALL.

LEGEND:

- ● INDICATES STANDARD IRON POST FOUND
- ■ INDICATES LEAD PLUG FOUND

S.L.	INDICATES STRATA LOT
PT.	INDICATES PART
CP	INDICATES COMMON PROPERTY
B	INDICATES BALCONY
CTYD	INDICATES COURTYARD
L	INDICATES LOCKER
P	INDICATES PATIO
PK	INDICATES PARKING STALL
LCP-RES	INDICATES LIMITED COMMON PROPERTY RESIDENTIAL – STRATA LOTS 4 TO 166
LCP-COM	INDICATES LIMITED COMMON PROPERTY COMMERCIAL – STRATA LOTS 1 TO 3
E	INDICATES ELECTRICAL CLOSET AND ELECTRICAL ROOM (LCP-RES), UNLESS NOTED OTHERWISE
M	INDICATES MECHANICAL CLOSET OR MECHANCIAL ROOM (LCP-RES), UNLESS NOTED OTHERWISE
ELEV	INDICATES ELEVATOR (LCP-RES)
m^2	INDICATES SQUARE METRES

ALL DIMENSIONS ARE IN METRES.

GRID BEARINGS ARE DERIVED FROM PLAN BCP28978. INTEGRATED SURVEY AREA NO. 18, RICHMOND, NAD83 (CSRS).

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9996041.

BALCONIES, COURTYARDS, PATIOS, PARKING STALLS AND LOCKERS ARE LIMITED COMMON PROPERTY FOR USE OF THE STRATA LOTS INDICATED. (EG: B-17, CTYD-163, P-4, PK-1, L-2)

ALL ANGLES OF BUILDING WALLS, BALCONIES, COURTYARDS, PATIOS, LOCKERS AND PARKING STALLS ARE COMPONENTS OF 45° UNLESS NOTED OTHERWISE.

FLOOR NUMBERS 4 AND 14 ARE NOT INCLUDED IN THIS PLAN.

NAME OF DEVELOPMENT

CENTRO

7080 No.3 ROAD &
8080 GRANVILLE AVENUE
RICHMOND, B.C.

SCALE 1:500

10 5 0 10 20

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

I, HANS J. TROELSEN, 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 6TH DAY OF MARCH, 2009. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #93890 ON THE 6TH DAY OF MARCH, 2009.

B.C.L.S.

ORIGINAL

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 – 11120 HORSESHOE WAY
RICHMOND, B.C.
V7A 5H7
PH: 604.270.9331
FAX: 604.270.4137

CADFILE: 14593-STRATA.DWG

R-09-14593-STRATA

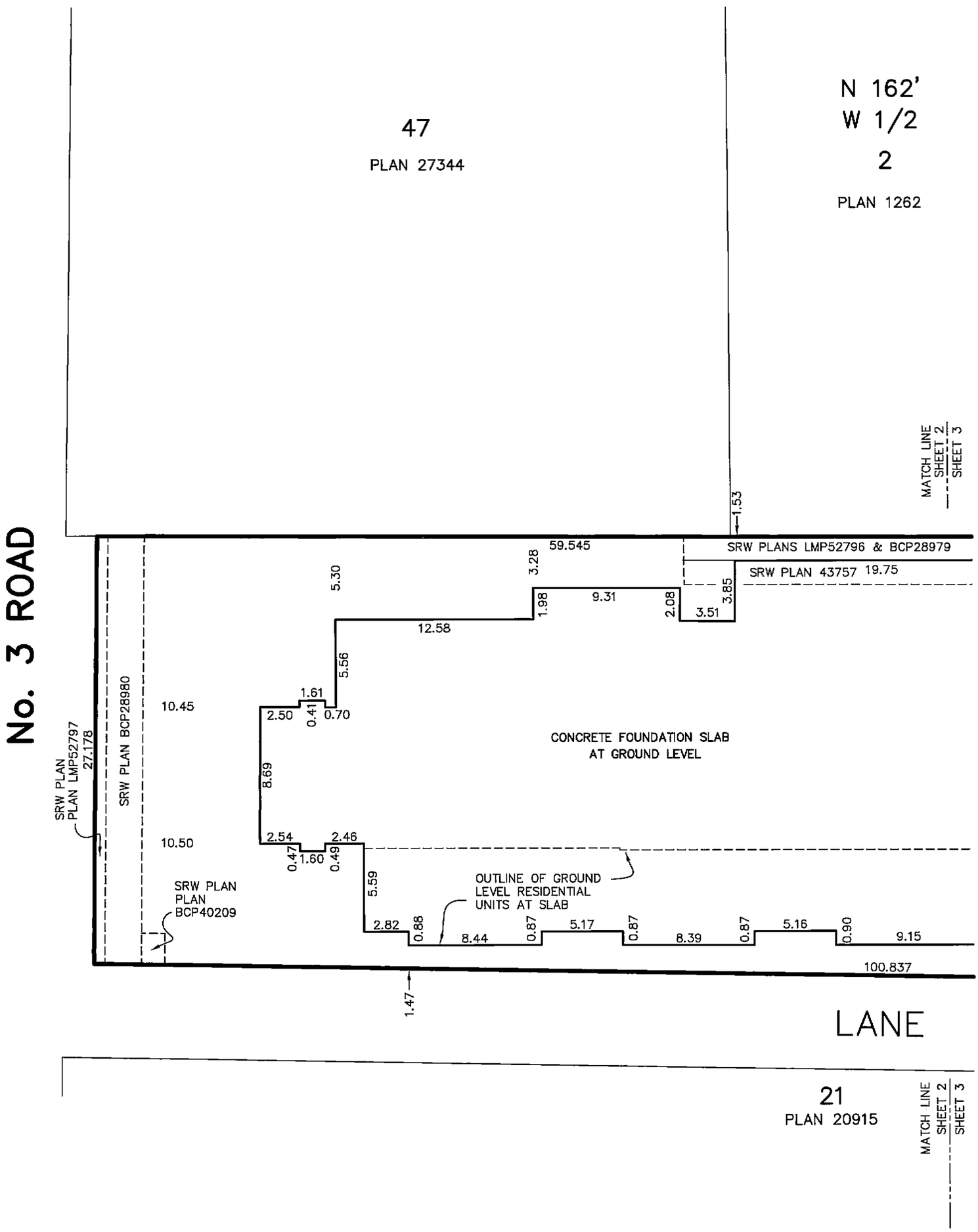
FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FOUNDATION

SCALE 1:250

5 0 5 10 15

STRATA PLAN BCS 3379



MATSON PECK & TOPLISS
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PH: 604.270.9331
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CADFILE: 14593–STRATA.DWG

DATE March/6/2009 B.C.L.S.

R–09–14593–STRATA

FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

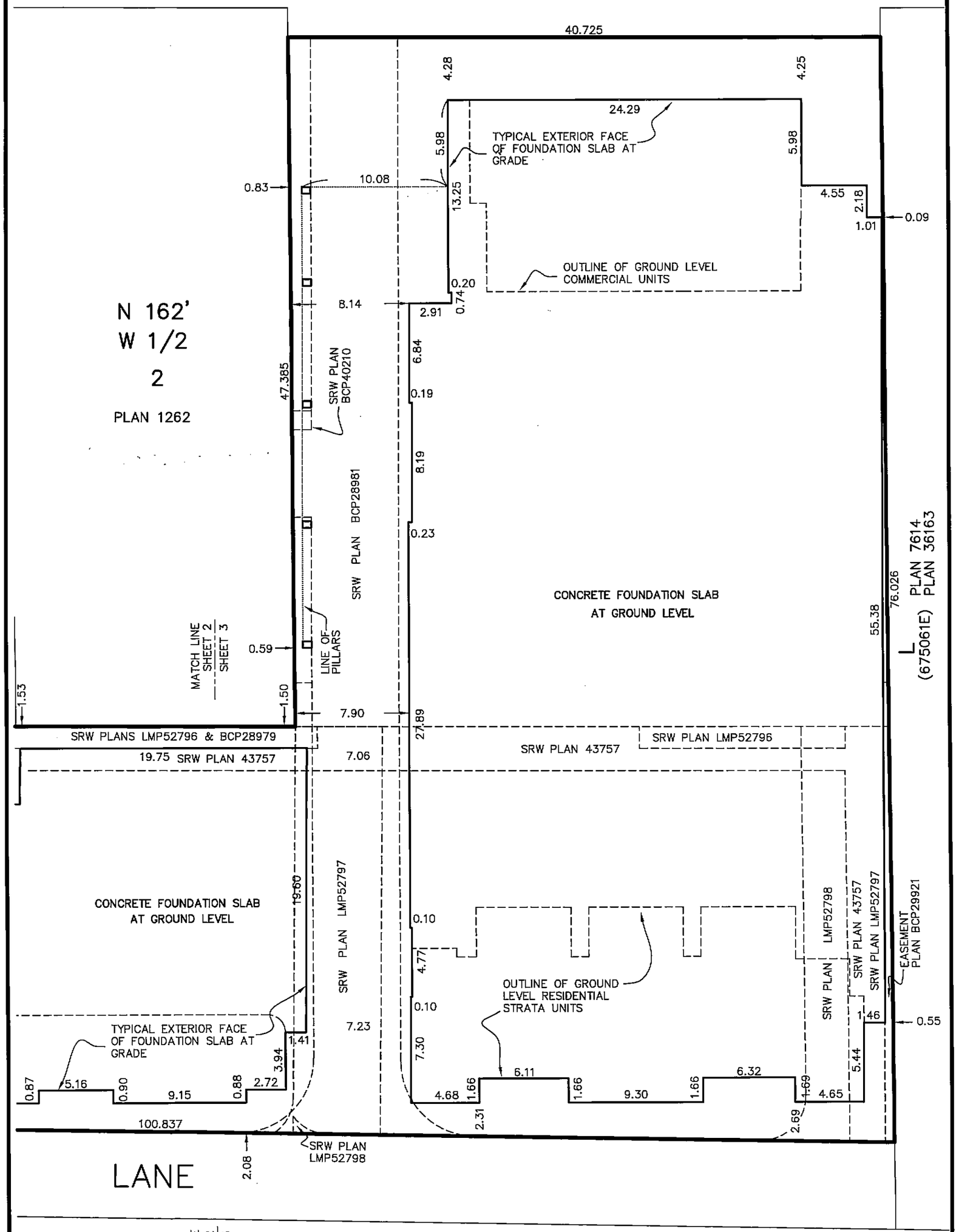
FOUNDATION

SCALE 1:250

5 0 5 10 15

STRATA PLAN BCS 3379

GRANVILLE AVENUE



MATCH LINE SHEET 2 / SHEET 3

21
PLAN 20915

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593—STRATA.DWG

DATE MARCH/6/2009 B.C.L.S.

FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

SIGNATURES

STRATA PLAN BCS 3379

REGISTERED OWNER:
RIZE ALLIANCE (RICHMOND I)
PROPERTIES LTD., INC.NO. 759758

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME William Lin

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME

M. Sutherland
WITNESS AS TO BOTH SIGNATURES
SIGN AND PRINT NAME ~~M.~~ Margaret Sutherland

Project Manager
OCCUPATION OF WITNESS

320 - 1085 Homer St
ADDRESS OF WITNESS
Vancouver, B.C.

MORTGAGEE:
BCC MORTGAGE INVESTMENT CORP.
INC. 0737838

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME KEITH R. BEEDIE

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME

J. Y. Stopa
WITNESS AS TO BOTH SIGNATURES
SIGN AND PRINT NAME JUDITH Y. STOPA

Secretary
OCCUPATION OF WITNESS

40-20881-87th Ave, Langley
ADDRESS OF WITNESS

MORTGAGEE:
THE TORONTO-DOMINION BANK

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME STUART OWEN

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME

WITNESS AS TO BOTH SIGNATURES
SIGN AND PRINT NAME JENINE MAKÉ

CLIENT SERVICES OFFICER
OCCUPATION OF WITNESS

700 W. GEORGIA ST
ADDRESS OF WITNESS

VANCOUVER BC

MORTGAGEE:
LOMBARD GENERAL INSURANCE
COMPANY OF CANADA
INCORPORATION NO. A40666

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME Steven Cade

AUTHORIZED SIGNATORY
SIGN AND PRINT NAME

WITNESS AS TO ~~BOTH~~ SIGNATURES
SIGN AND PRINT NAME UPPKAR DOSANJH

ASSOCIATE UNDERWRITER
OCCUPATION OF WITNESS

600-555 Burrard St. Vancouver
ADDRESS OF WITNESS

THE CITY OF RICHMOND, HOLDER OF COVENANTS BB476904, BB476909, BB476914, BB77736, ~~[illegible]~~, ~~[illegible]~~ AND BB760512, BB760517, BB760521 HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

OFFICER SIGNATURE(S)

SIGNATURE

Barbara Dunnet Sage
(PRINT NAME)

COMMISSIONER FOR
TAKING AFFIDAVITS FOR B.C.
CITY OF RICHMOND
6911 NO. 3 ROAD
RICHMOND, B.C. V6Y 2C1
276-4000
AS TO THE SIGNATURE OF
DAVID WEBER

EXECUTION DATE

Y	M	D
2009	03	25

PARTY(IES) SIGNATURE(S)
CITY OF RICHMOND
BY ITS AUTHORIZED SIGNATORY

MALCOLM D. BRODIE
MAYOR, AUTHORIZED SIGNATORY

DAVID WEBER
CORPORATE OFFICER,
AUTHORIZED SIGNATORY

I, HANS J. TROELSEN, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF MARCH 06 2009 BEEN PREVIOUSLY OCCUPIED.
(MONTH, DAY, YEAR)

B.C.L.S.

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C.
V7A 5H7
PH: 604.270.9331
FAX: 604.270.4137
CADFILE: 14593-STRATA.DWG

I, HANS J. TROELSEN, 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

DATED AT RICHMOND, B.C.
THE 6th DAY OF MARCH ,2009.

B.C.L.S.

DATE MARCH/6/2009 B.C.L.S.

FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

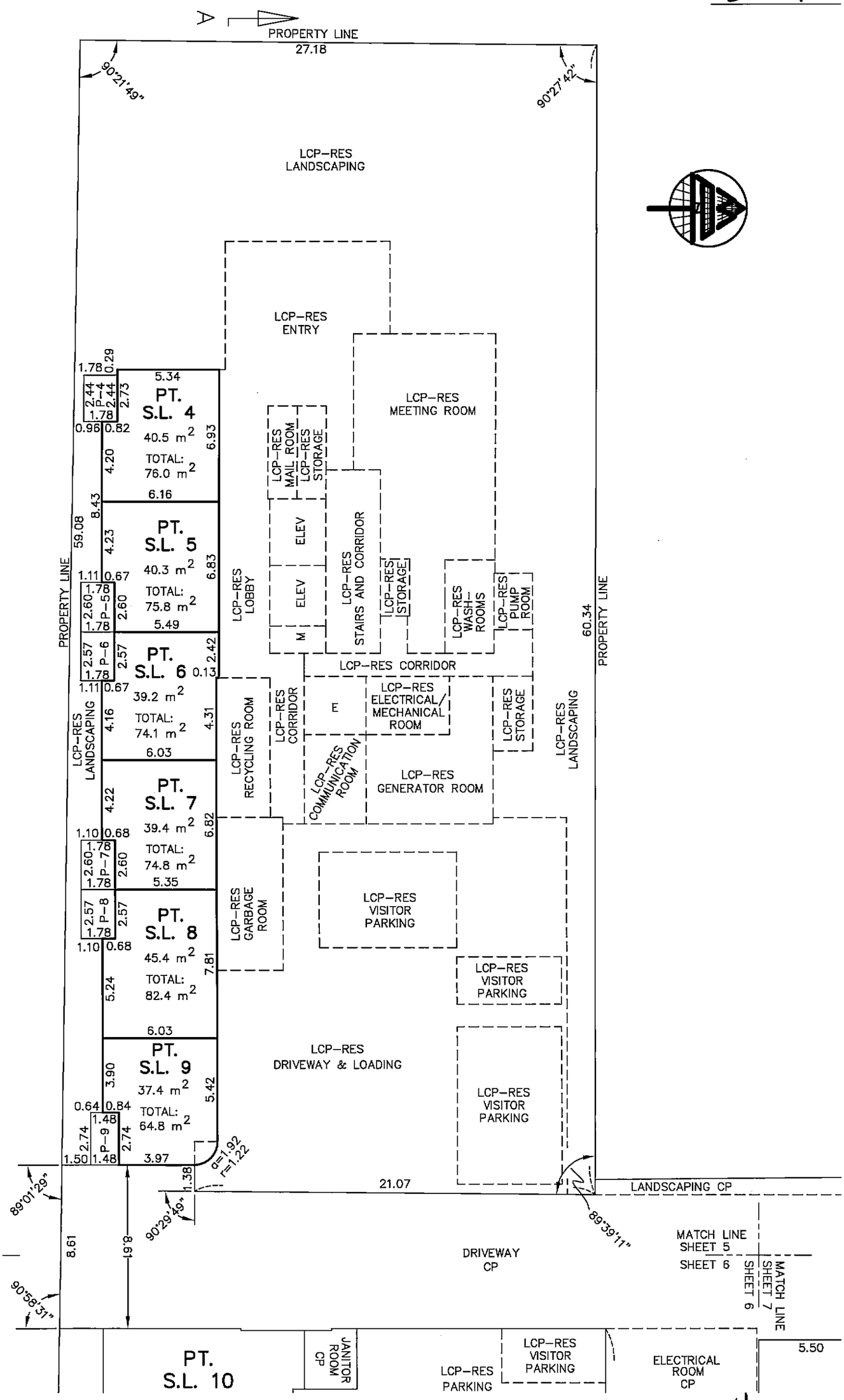
FLOOR 1

SCALE 1:200

5 0 5 10

SHEET 5 OF 41 SHEETS

STRATA PLAN BCS 3379



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593–STRATA.DWG

DATE March/6/2009 ,B.C.L.S.

FILED NMBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

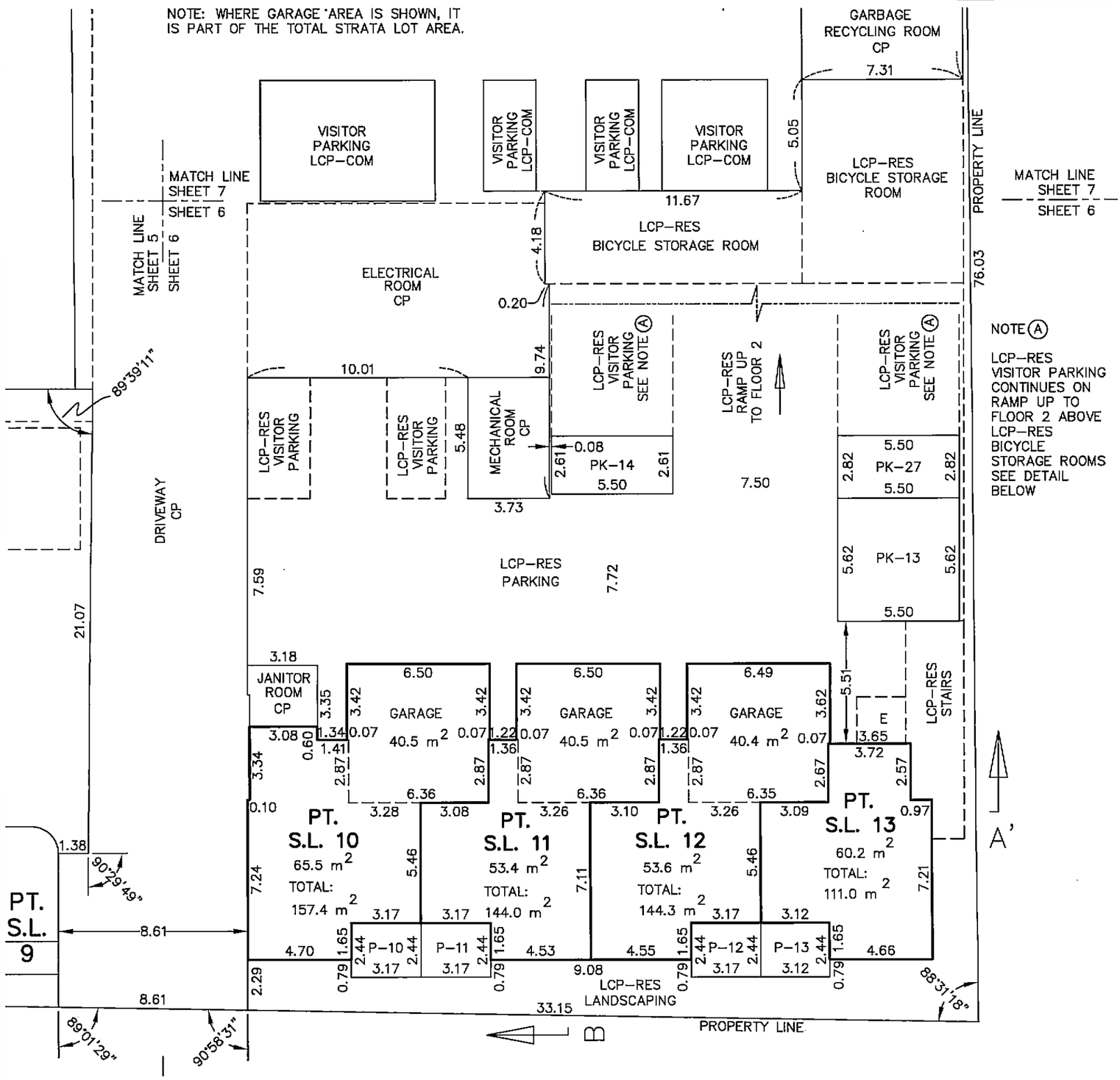
FLOOR 1

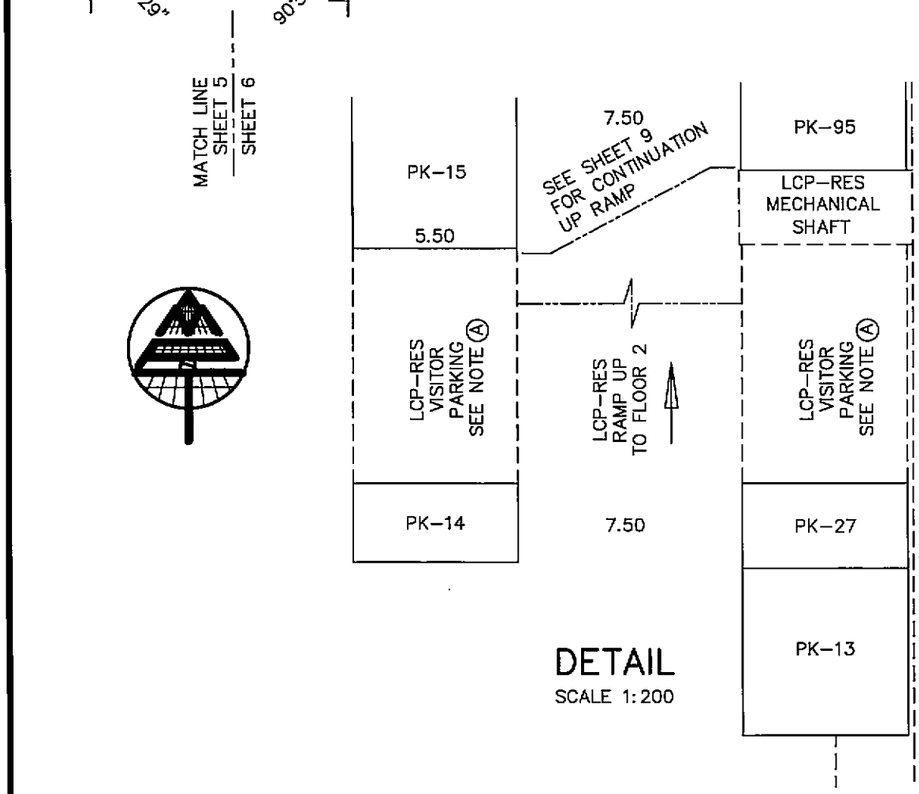
SCALE 1:200

5 0 5 10

STRATA PLAN BCS 3379

NOTE: WHERE GARAGE AREA IS SHOWN, IT IS PART OF THE TOTAL STRATA LOT AREA.





DETAIL

SCALE 1:200

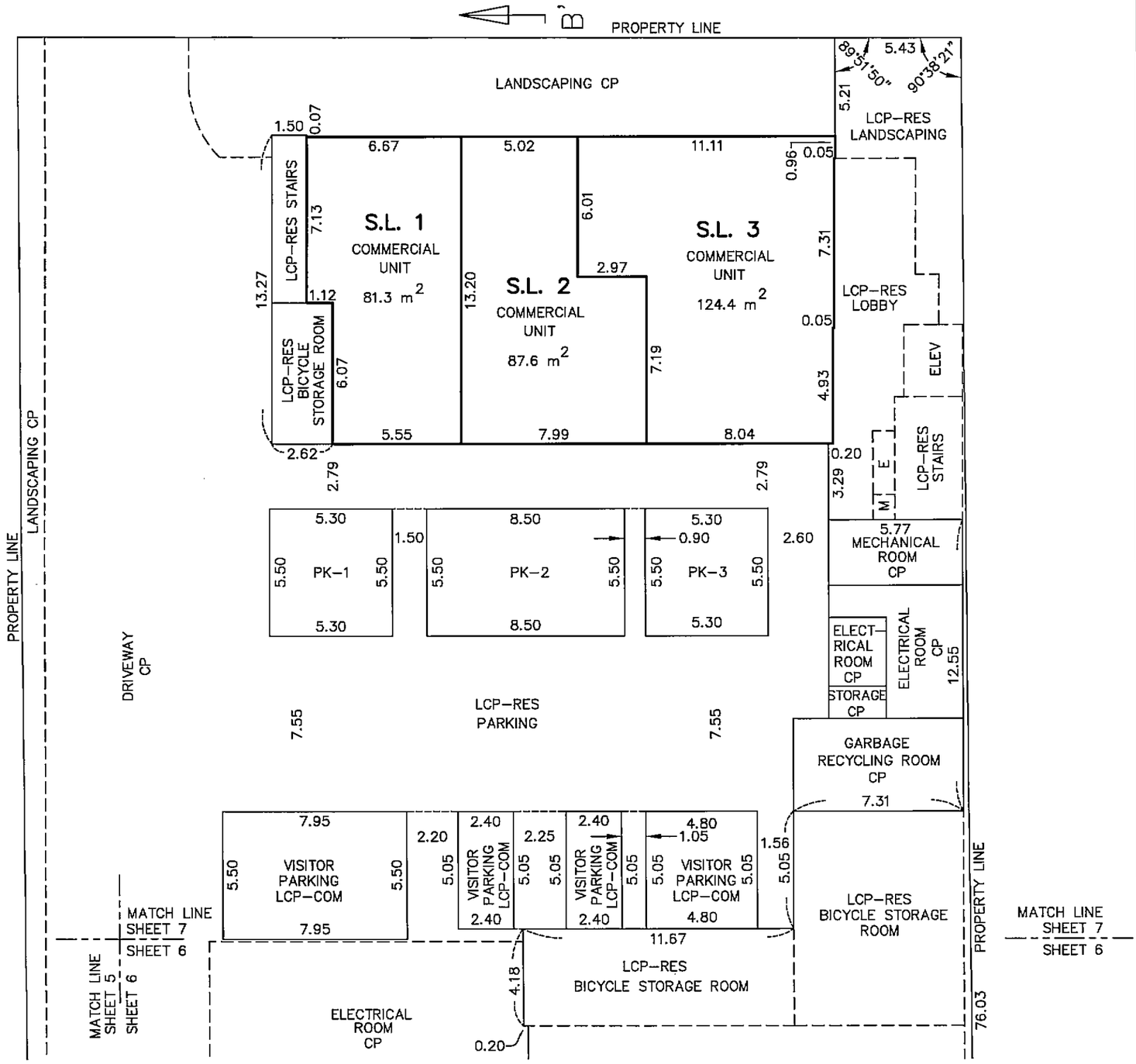
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593-STRATA.DWG

DATE March/6/2009 ,B.C.L.S.

FLOOR 1 SCALE 1:200

5 0 5 10

STRATA PLAN BCS 3379



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593–STRATA.DWG

DATE MARCH/6/2009 ,B.C.L.S.

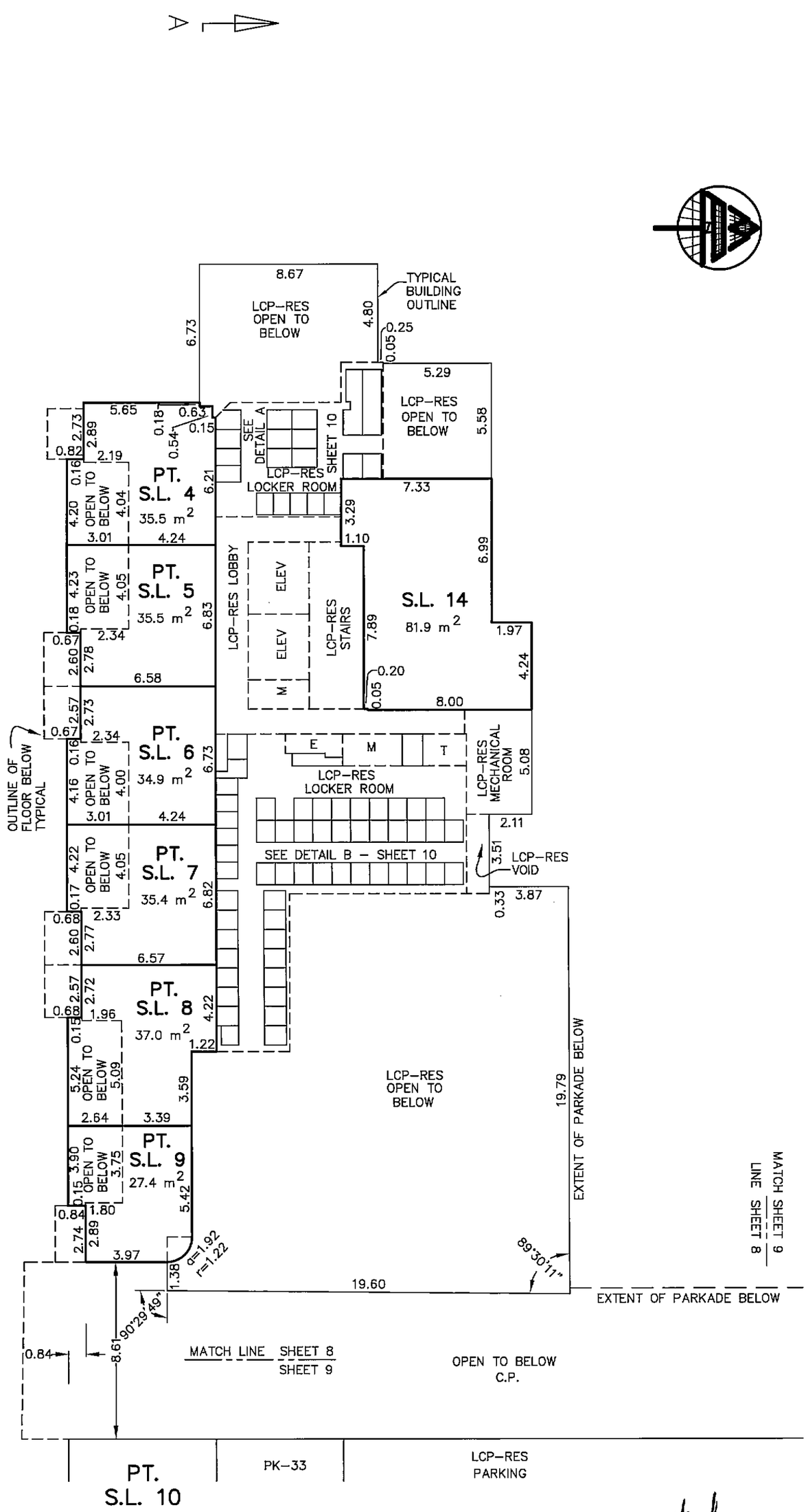
FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FLOOR 2 SCALE 1:200

5 0 5 10

SHEET 8 OF 41 SHEETS

STRATA PLAN BCS 3379



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593–STRATA.DWG

DATE MARCH/6/2009 ,B.C.L.S.

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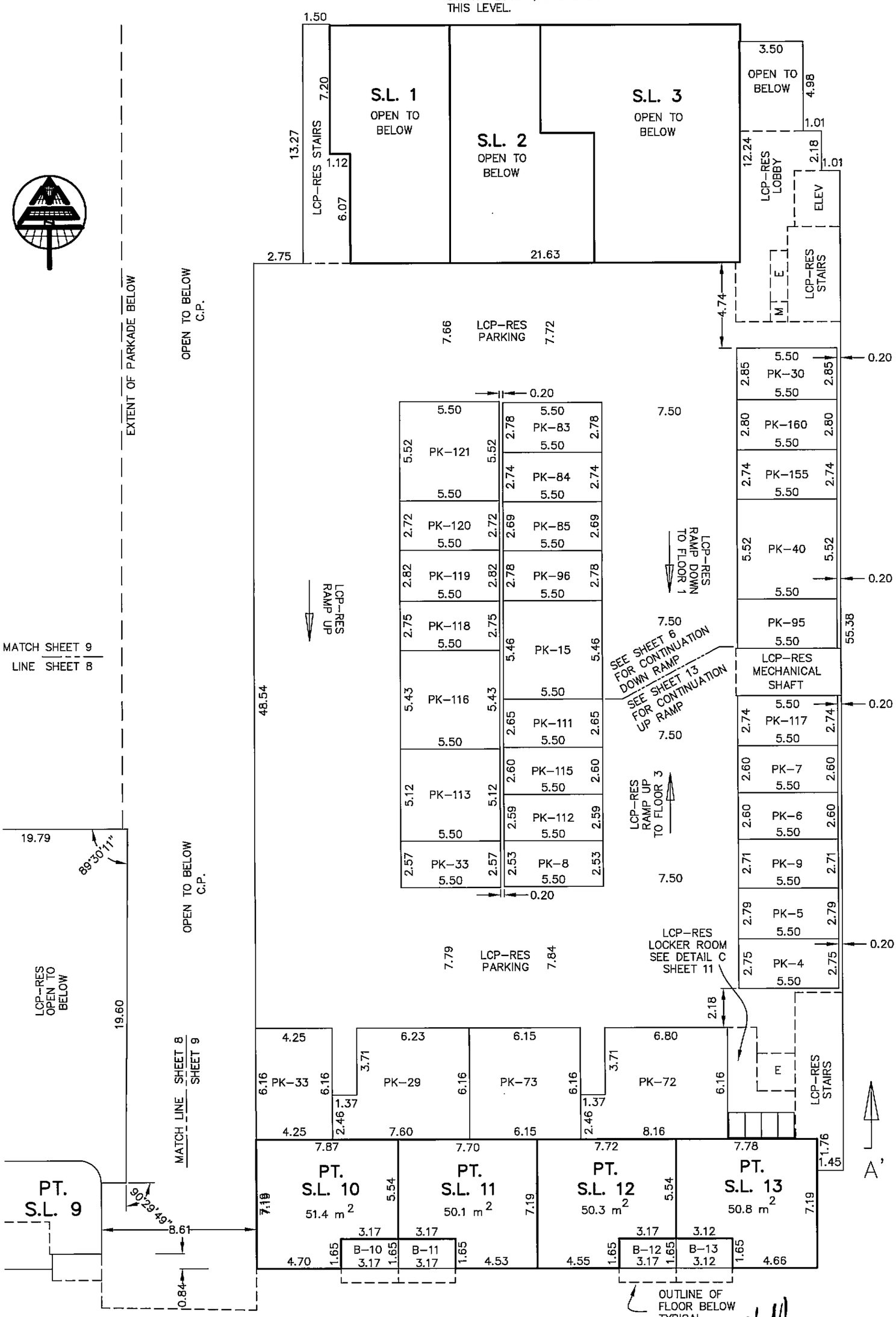
FLOOR 2 SCALE 1:200

5 0 5 10

SHEET 9 OF 41 SHEETS

STRATA PLAN BCS 3379

NOTE: NO FLOOR AREA FOR STRATA LOTS 1, 2 & 3 ON THIS LEVEL.



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

CADFILE: 14593-STRATA.DWG

DATE March/6/2009 ,B.C.L.S.

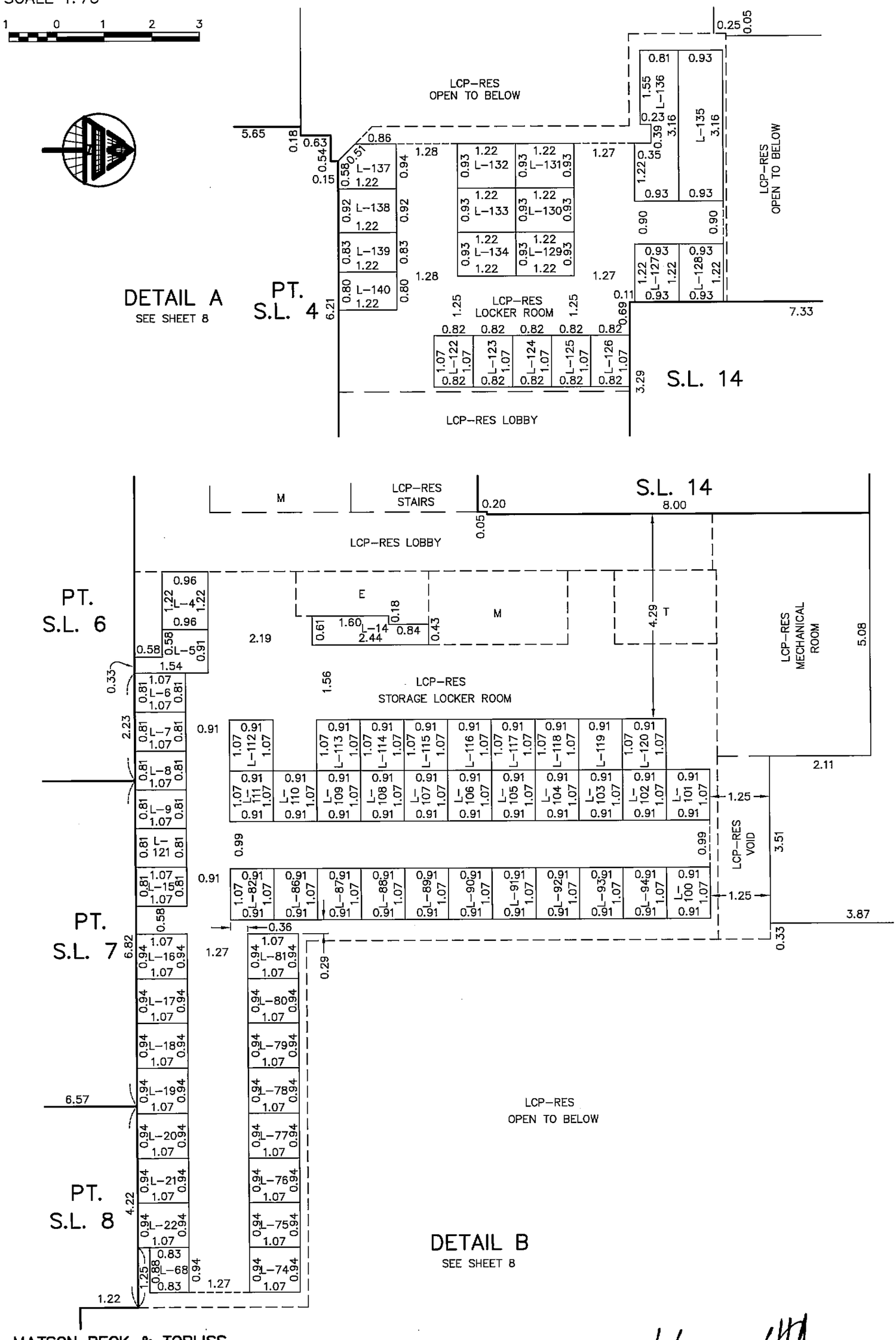
FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FLOOR 2 – DETAILS

SHEET 10 OF 41 SHEETS

STRATA PLAN BCS 3379

SCALE 1:75



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593–STRATA.DWG

DATE MARCH/6/2009 ,B.C.L.S.

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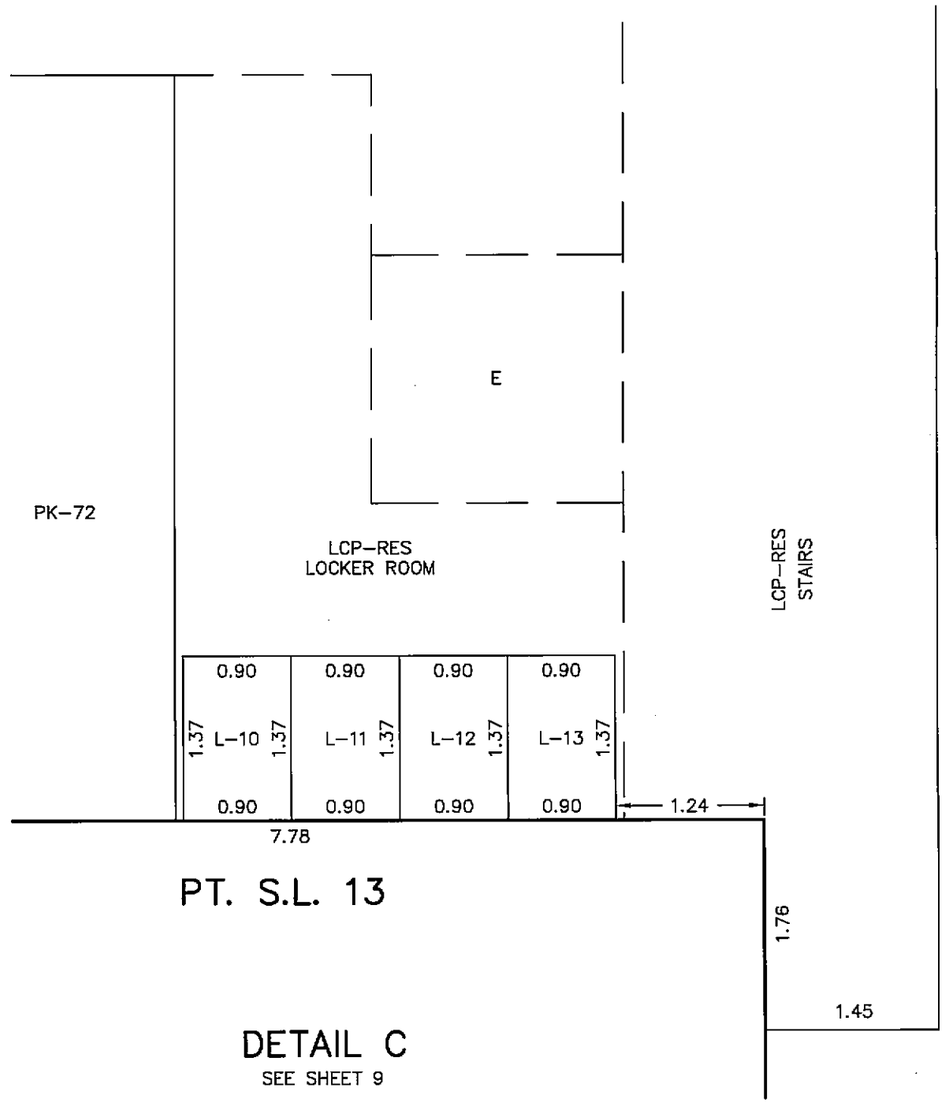
FLOOR 2 – DETAIL

STRATA PLAN BCS 3379

SCALE 1:50

1 0.5 0 1 2 3



DETAIL C

SEE SHEET 9

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593–STRATA.DWG

DATE March/6/2009 ,B.C.L.S.

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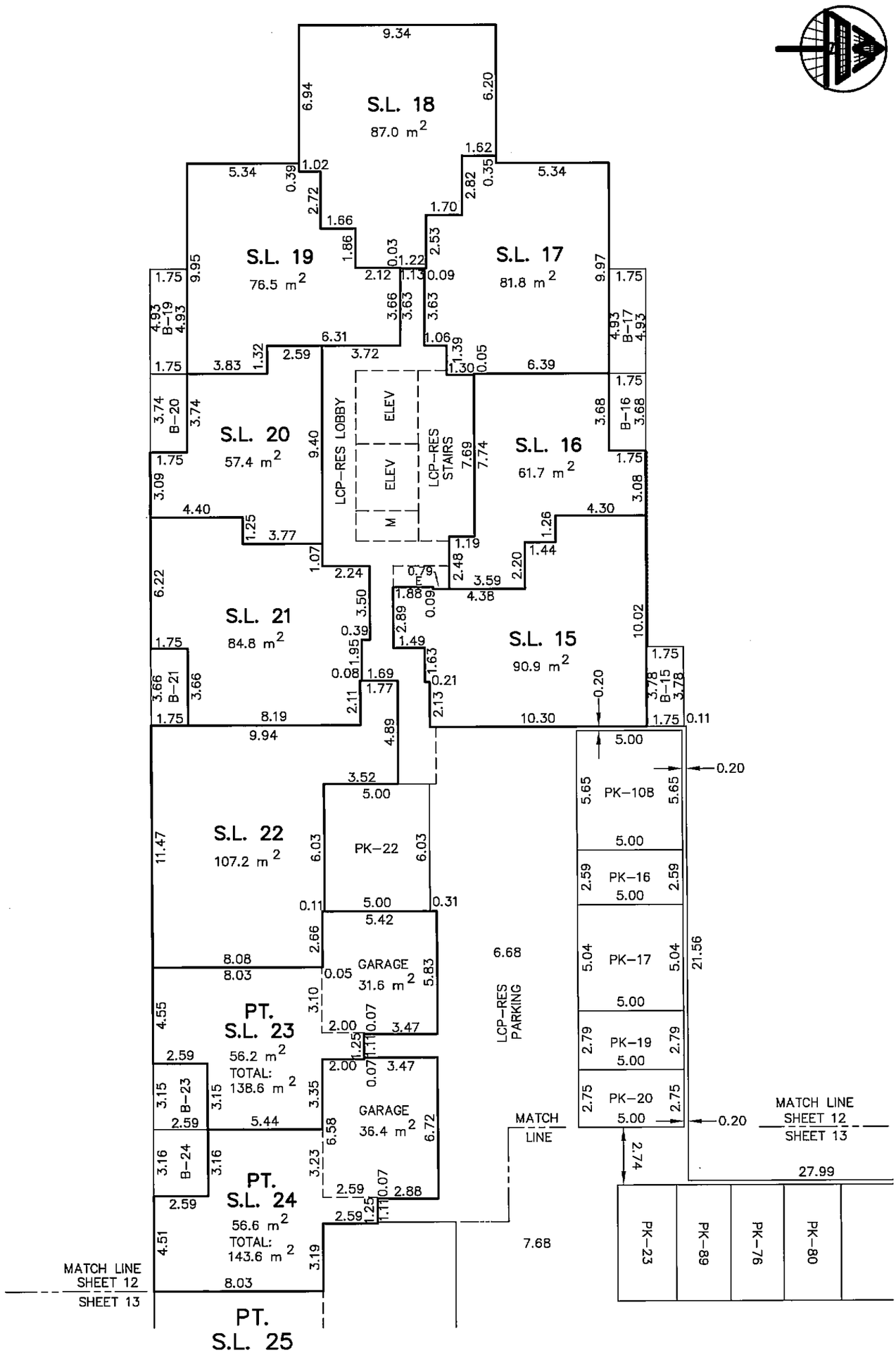
FLOOR 3

SCALE 1:200

5 0 5 10

NOTE: WHERE GARAGE AREA IS SHOWN, IT IS PART OF THE TOTAL STRATA LOT AREA.

STRATA PLAN BCS 3379



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593-STRATA.DWG

DATE March/6/2009 ,B.C.L.S.

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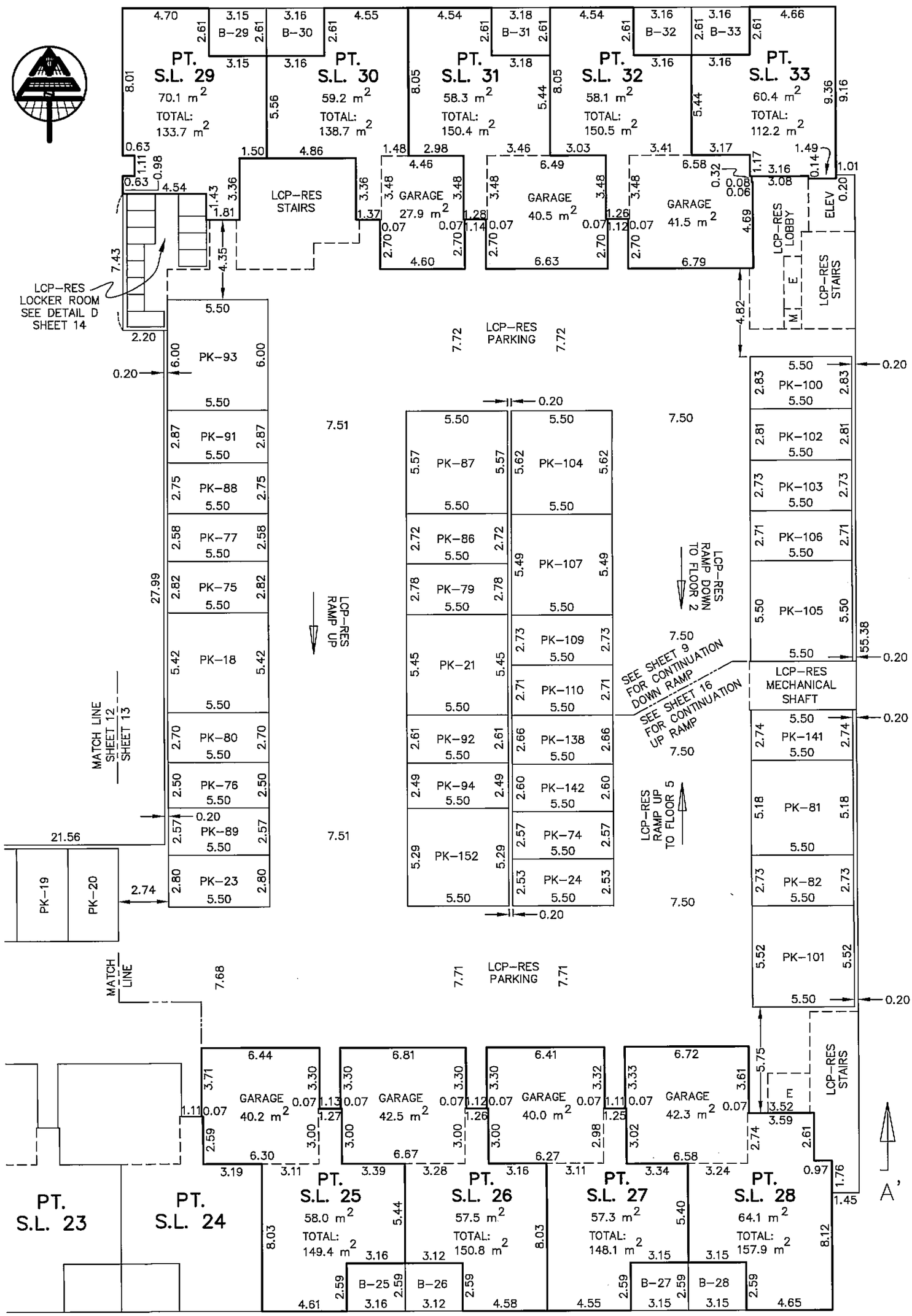
FLOOR 3

SCALE 1:200

5 0 5 10

NOTE: WHERE GARAGE AREA IS SHOWN, IT IS PART OF THE TOTAL STRATA LOT AREA.

STRATA PLAN BCS 3379



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593-STRATA.DWG

DATE March/6/2009 ,B.C.L.S.

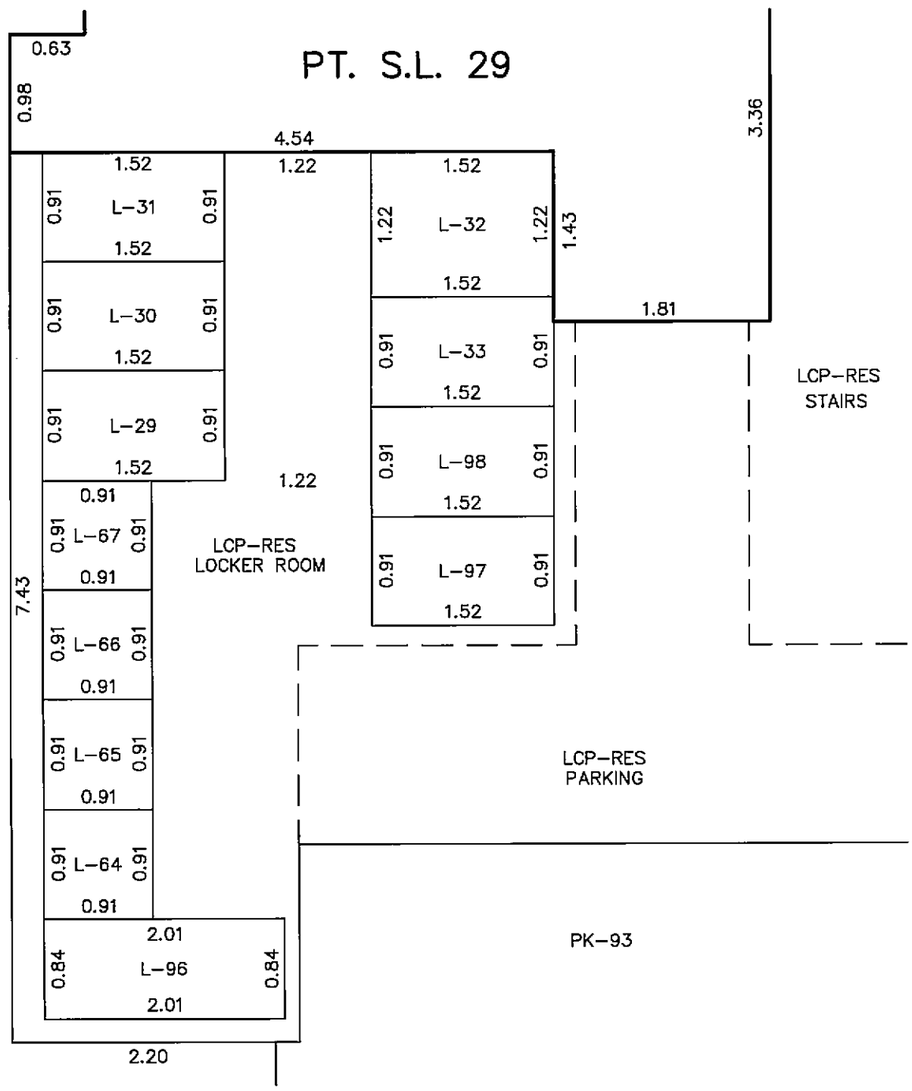
FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FLOOR 3 – DETAIL

STRATA PLAN BCS 3379

SCALE 1:50

1 0.5 0 1 2 3



DETAIL D

SEE SHEET 13

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593-STRATA.DWG

DATE March/6/2009 ,B.C.L.S.

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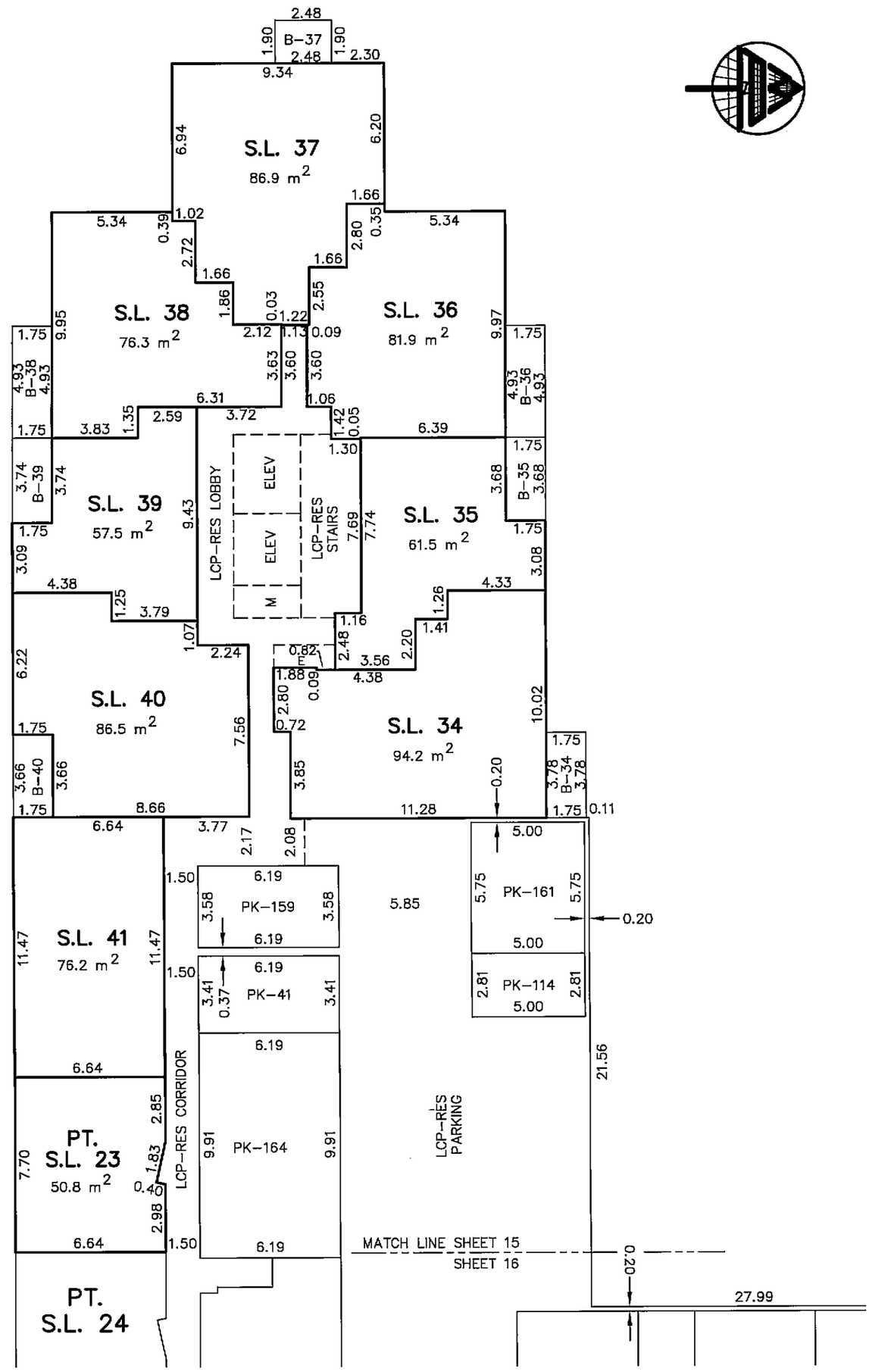
FLOOR 5 SCALE 1:200

5 0 5 10

SHEET 15 OF 41 SHEETS

STRATA PLAN BCS 3379



ANGULAR DETAIL
STRATA LOT 23
SHOWN ON THIS SHEET

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593-STRATA.DWG

DATE March 6/2009 ,B.C.L.S.

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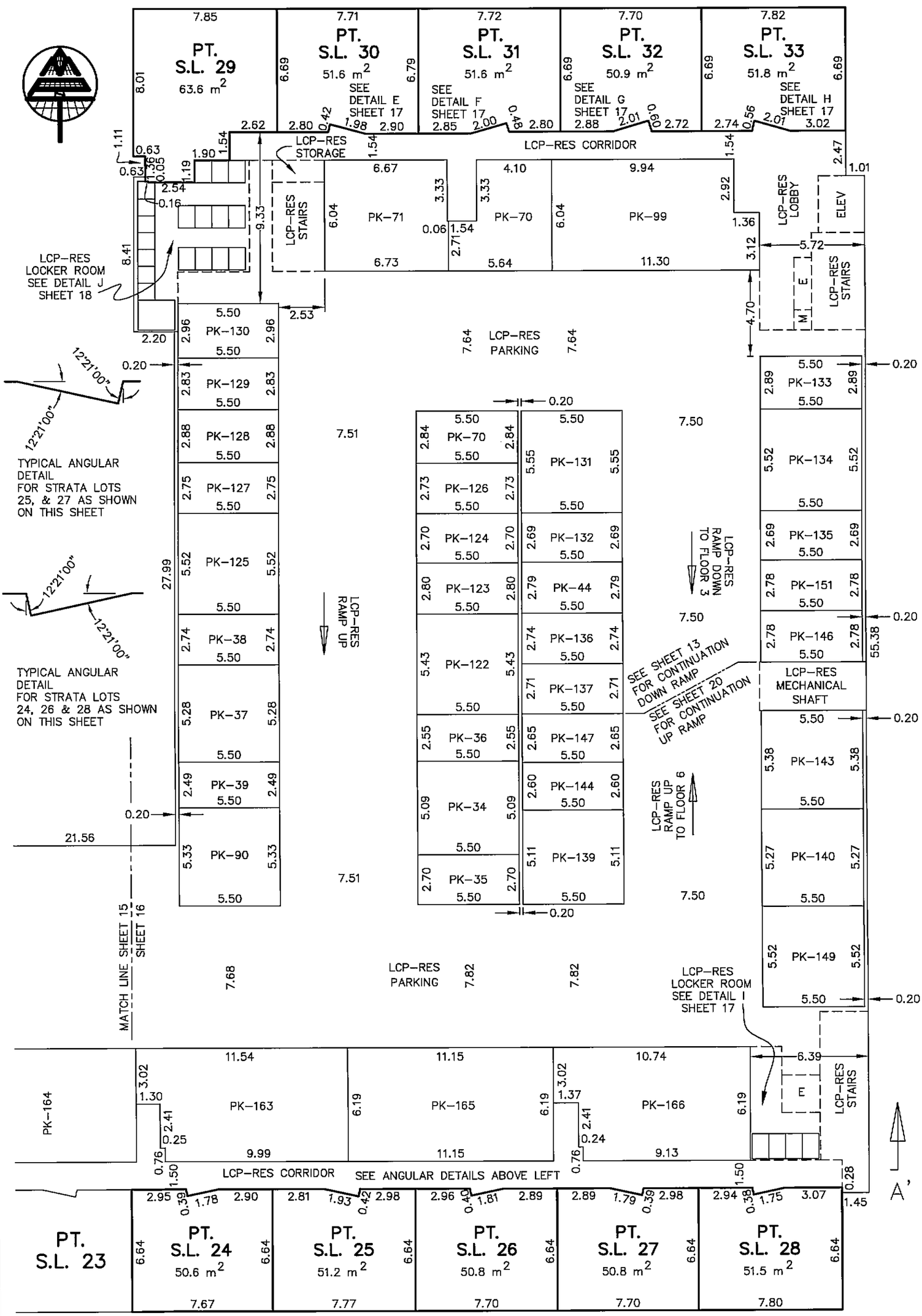
FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FLOOR 5 SCALE 1:200

5 0 5 10

STRATA PLAN BCS



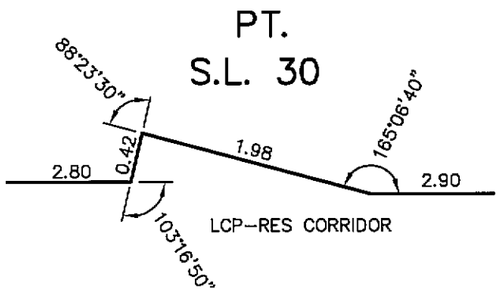
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593-STRATA.DWG

B

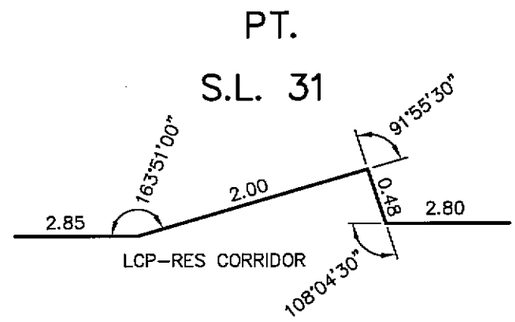
DATE MARCH/6/2009 ,B.C.L.S.

FLOOR 5 – DETAILS

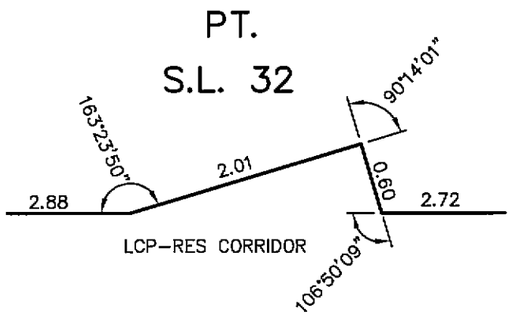
STRATA PLAN BCS 3379



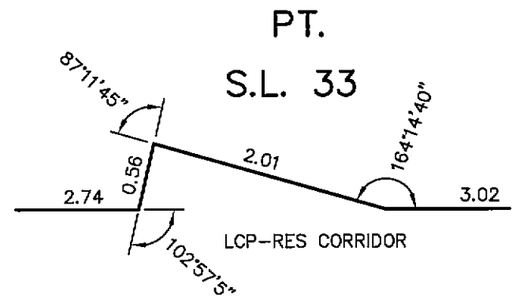
DETAIL E
NOT TO SCALE
SEE SHEET 16



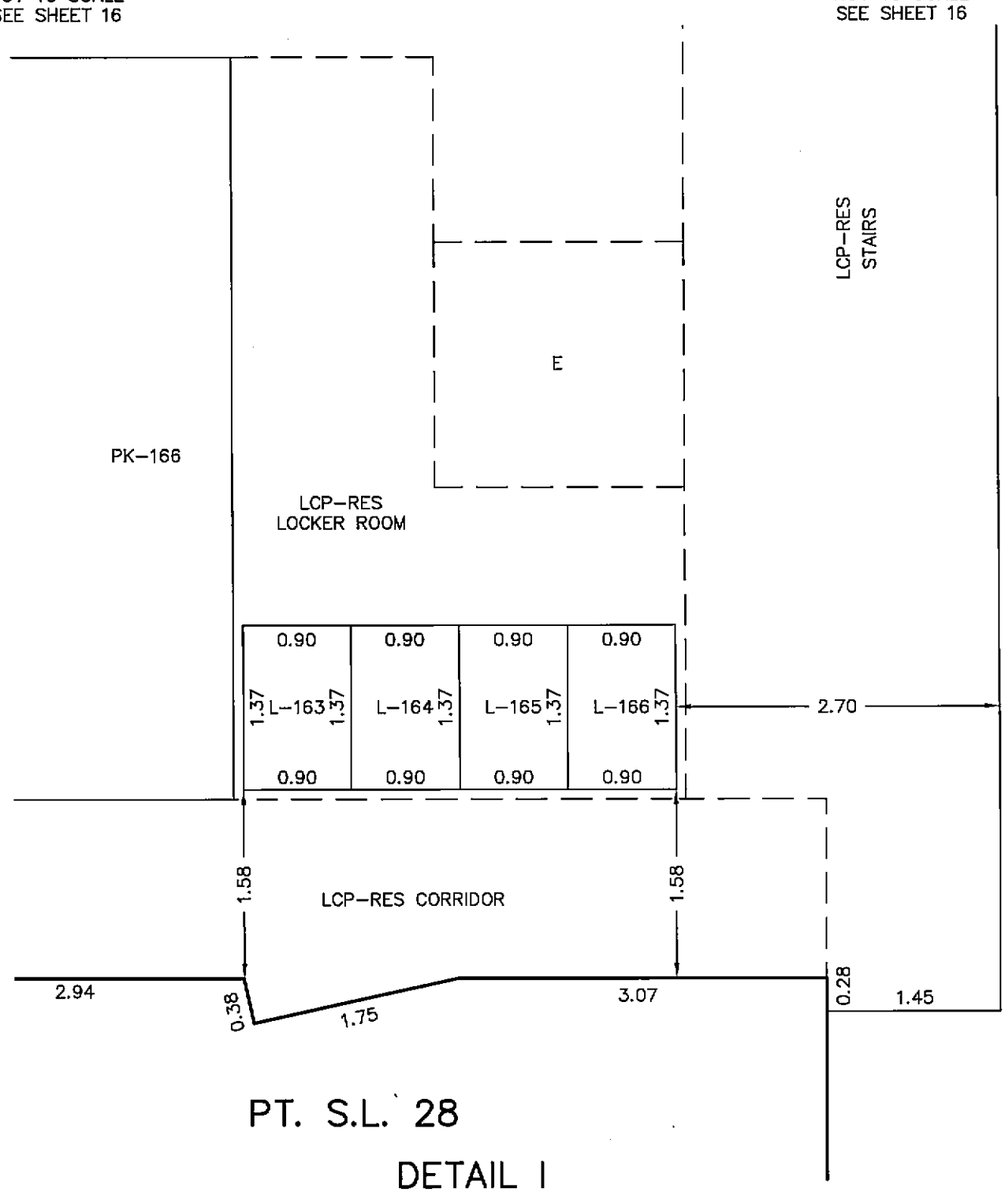
DETAIL F
NOT TO SCALE
SEE SHEET 16



DETAIL G
NOT TO SCALE
SEE SHEET 16



DETAIL H
NOT TO SCALE
SEE SHEET 16



DETAIL I
SEE SHEET 16

SCALE 1:50

1 0.5 0 1 2

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593–STRATA.DWG

DATE MARCH/6/2009 ,B.C.L.S.

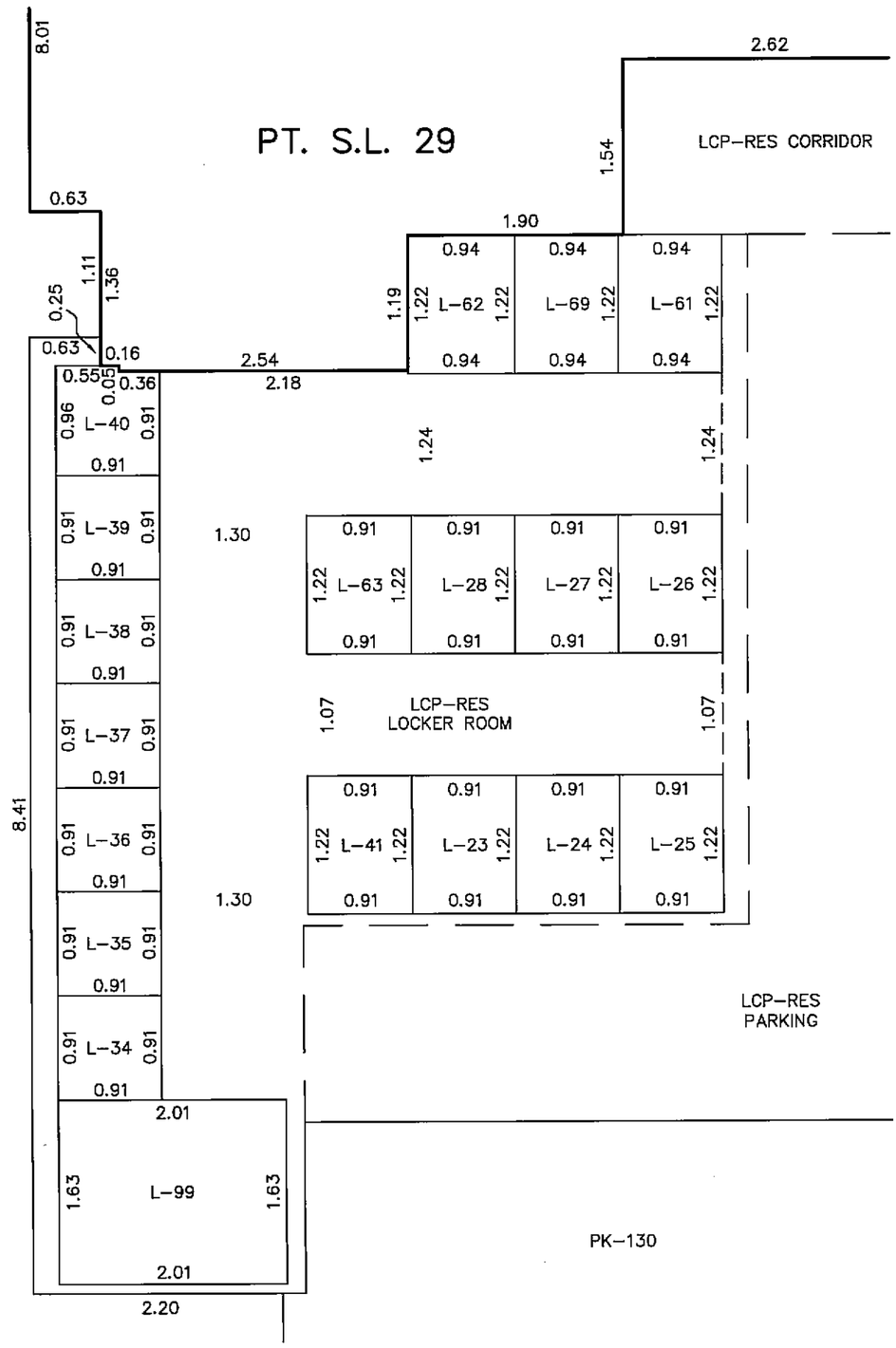
FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FLOOR 5 – DETAILS

STRATA PLAN BCS 3379

SCALE 1:50

1 0.5 0 1 2 3



DETAIL J

SEE SHEET 16

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593–STRATA.DWG

DATE March/6/2009 ,B.C.L.S.

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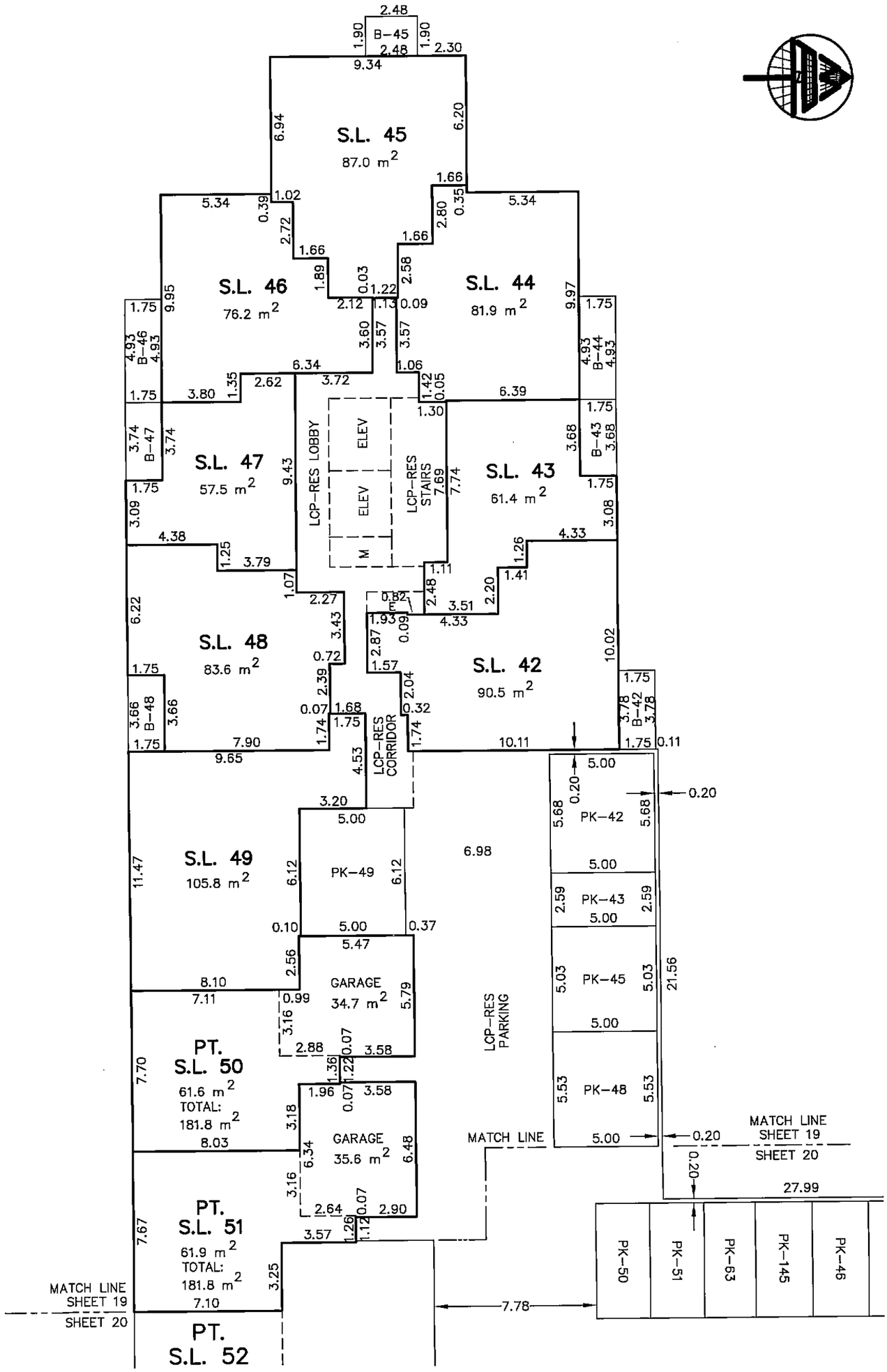
FLOOR 6

SCALE 1:200

5 0 5 10

NOTE: WHERE GARAGE AREA IS SHOWN, IT IS PART OF THE TOTAL STRATA LOT AREA.

STRATA PLAN BCS 3379



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593-STRATA.DWG

DATE March/6/2009 ,B.C.L.S.

FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FLOOR 6

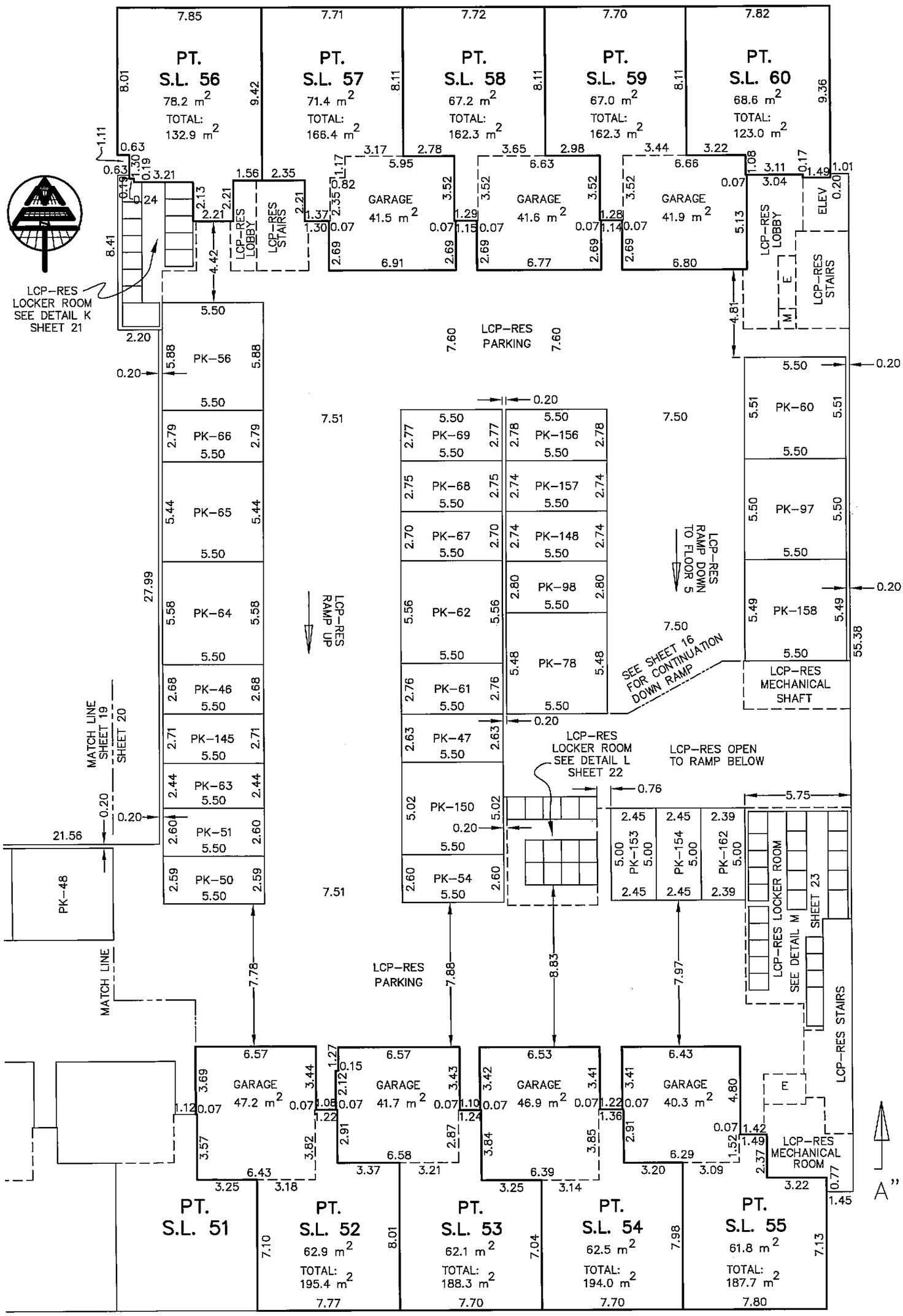
SCALE 1:200

5 0 5 10

NOTE: WHERE GARAGE AREA IS SHOWN, IT IS PART OF THE TOTAL STRATA LOT AREA.

SHEET 20 OF 41 SHEETS

STRATA PLAN BCS 3379



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593-STRATA.DWG

DATE MARCH/6/2009 ,B.C.L.S.

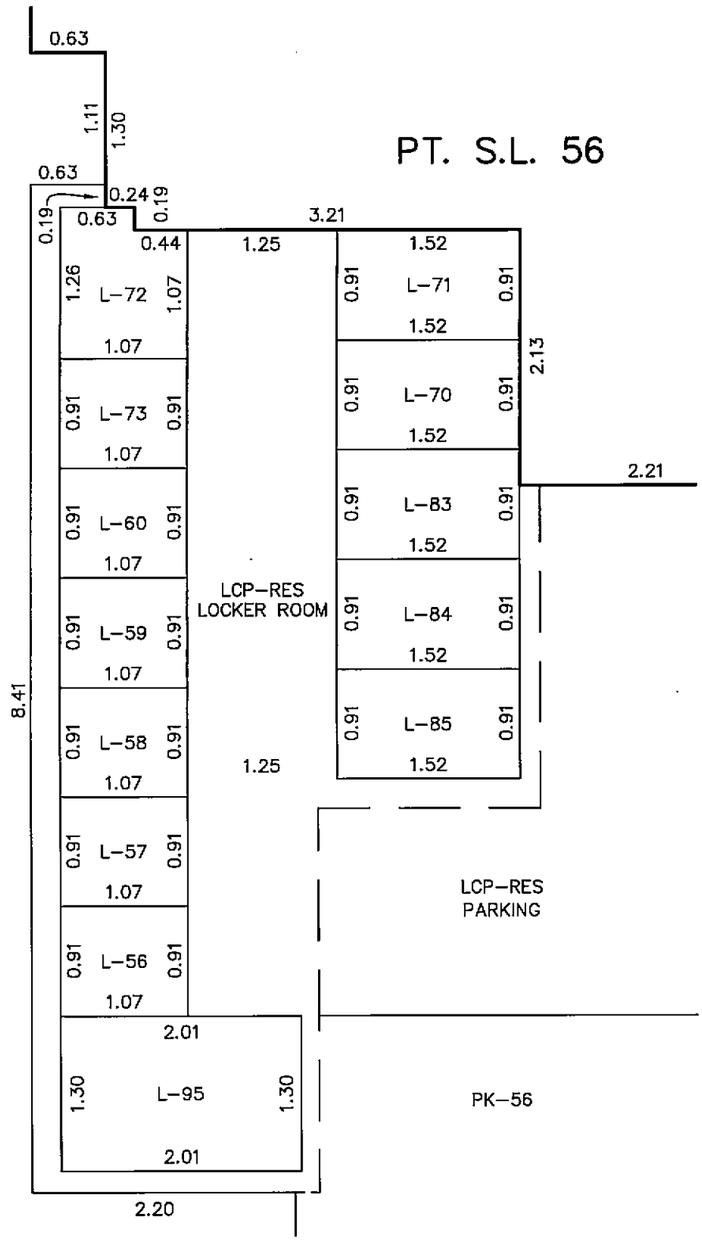
FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FLOOR 6 – DETAIL

STRATA PLAN BCS 3379

SCALE 1:50

1 0.5 0 1 2 3



DETAIL K

SEE SHEET 20

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593-STRATA.DWG

DATE MARCH/6/2009 ,B.C.L.S.

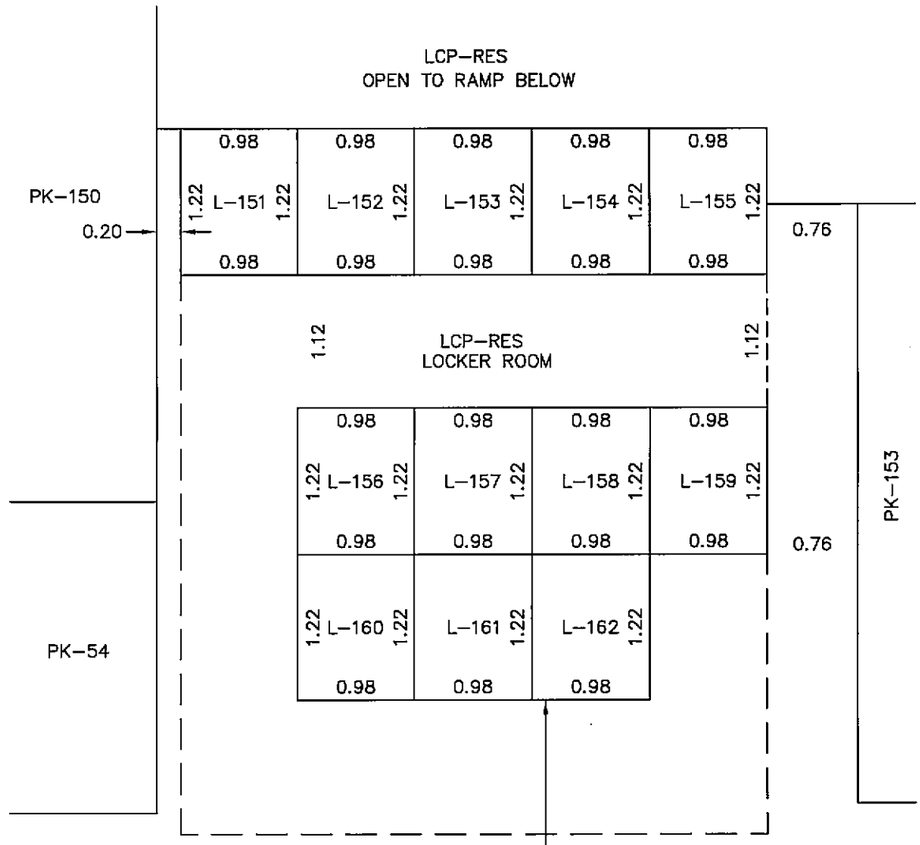
FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FLOOR 6 – DETAIL

STRATA PLAN BCS 3379

SCALE 1:50

1 0.5 0 1 2 3



LCP–RES
PARKING

8.83

PT. S.L. 54

DETAIL L

SEE SHEET 20

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SURVEYORS & ENGINEERS
CADFILE: 14593–STRATA.DWG

DATE MARCH/6/2009 ,B.C.L.S.

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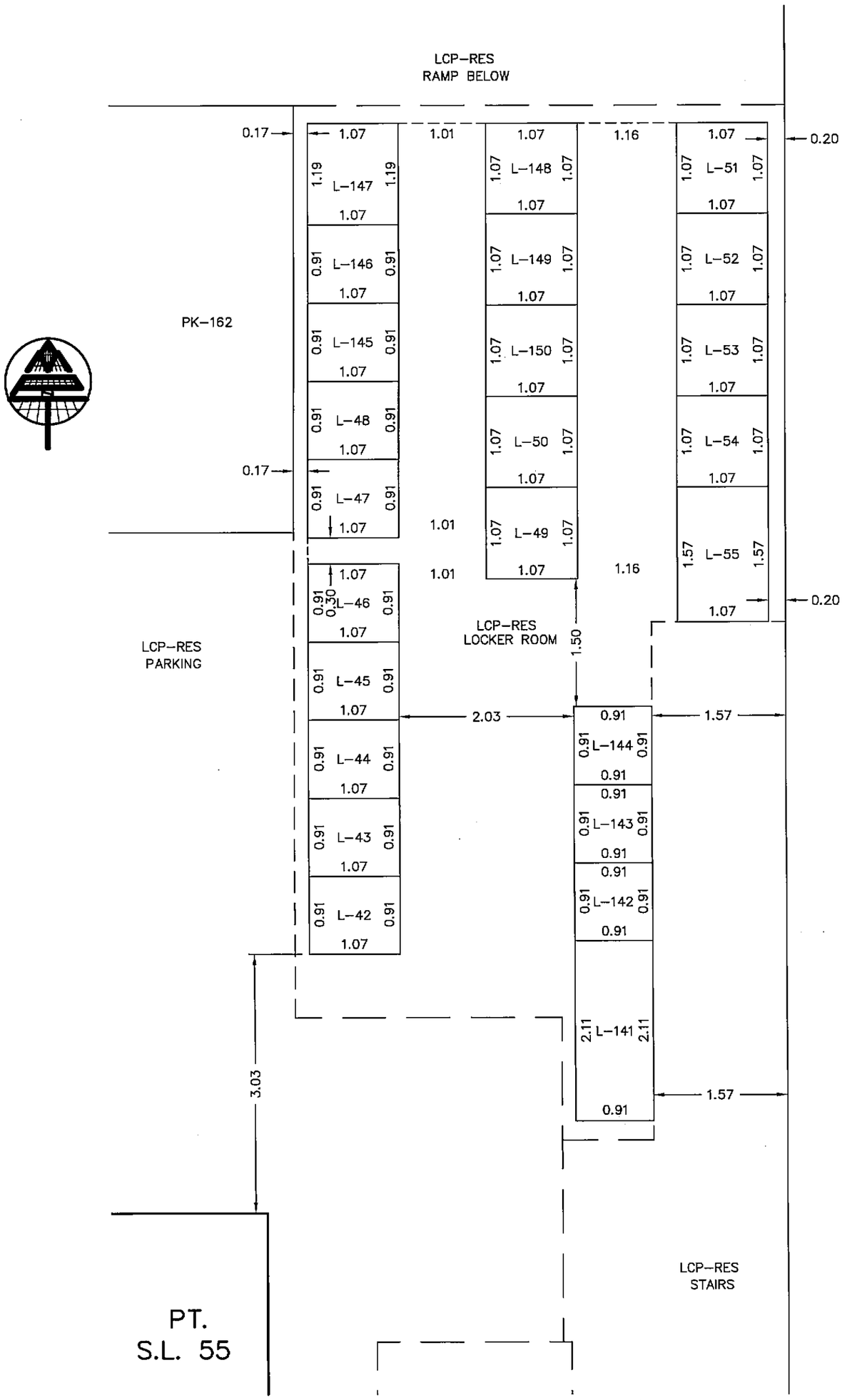
FLOOR 6 – DETAIL

SCALE 1:50

1 0.5 0 1 2 3

STRATA PLAN BCS 3379



DETAIL M

SEE SHEET 20

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593–STRATA.DWG

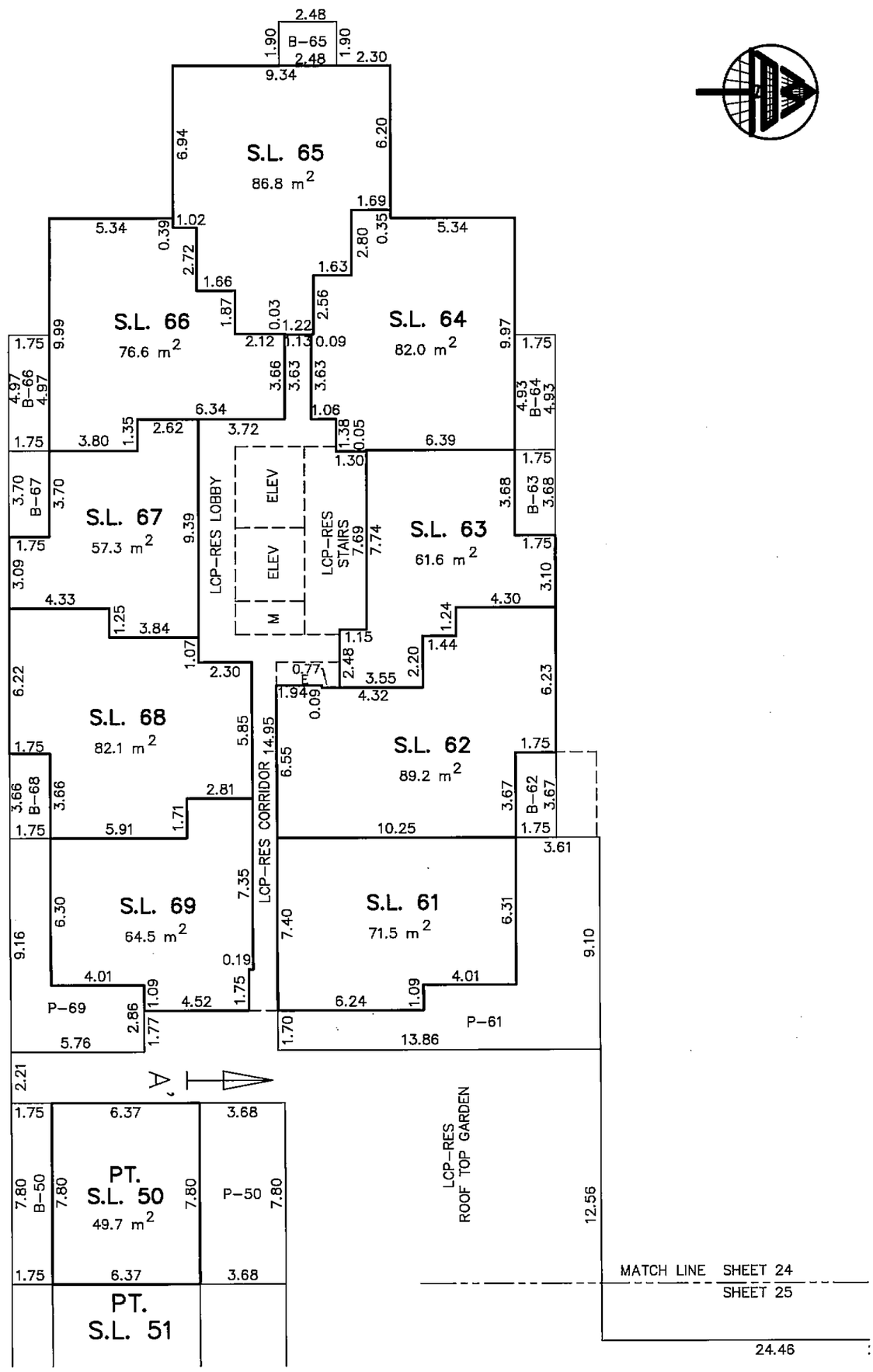
DATE MARCH/6/2009 ,B.C.L.S.

FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FLOOR 7 SCALE 1:200

5 0 5 10

STRATA PLAN BCS 3379



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SURVEYORS & ENGINEERS
CADFILE: 14593-STRATA.DWG

DATE MARCH/6/2009 ,B.C.L.S.

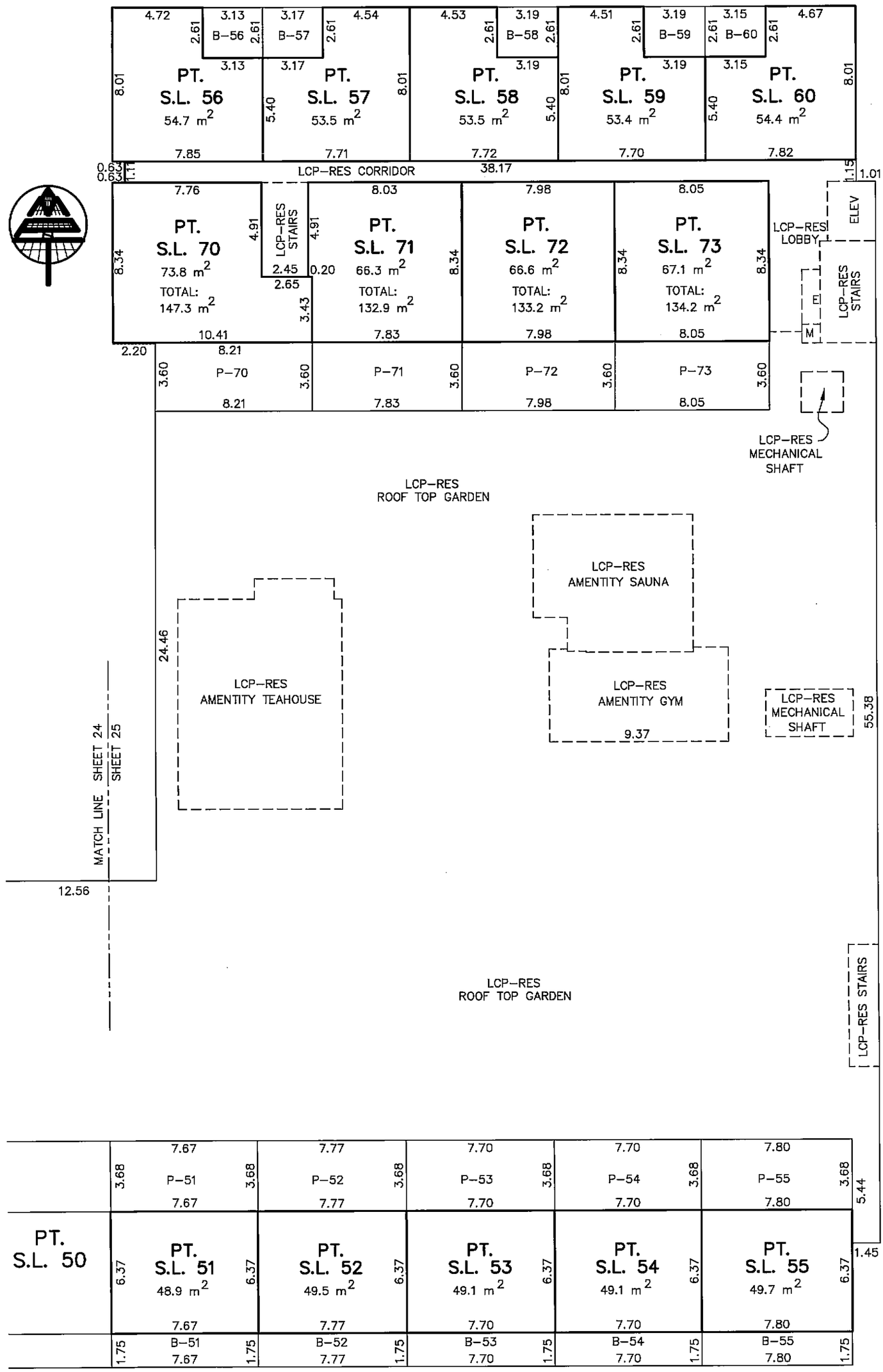
FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FLOOR 7 SCALE 1:200

5 0 5 10

SHEET 25 OF 41 SHEETS

STRATA PLAN BCS 3379



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SURVEYORS & ENGINEERS
CADFILE: 14593-STRATA.DWG

DATE MARCH/6/2009 ,B.C.L.S.

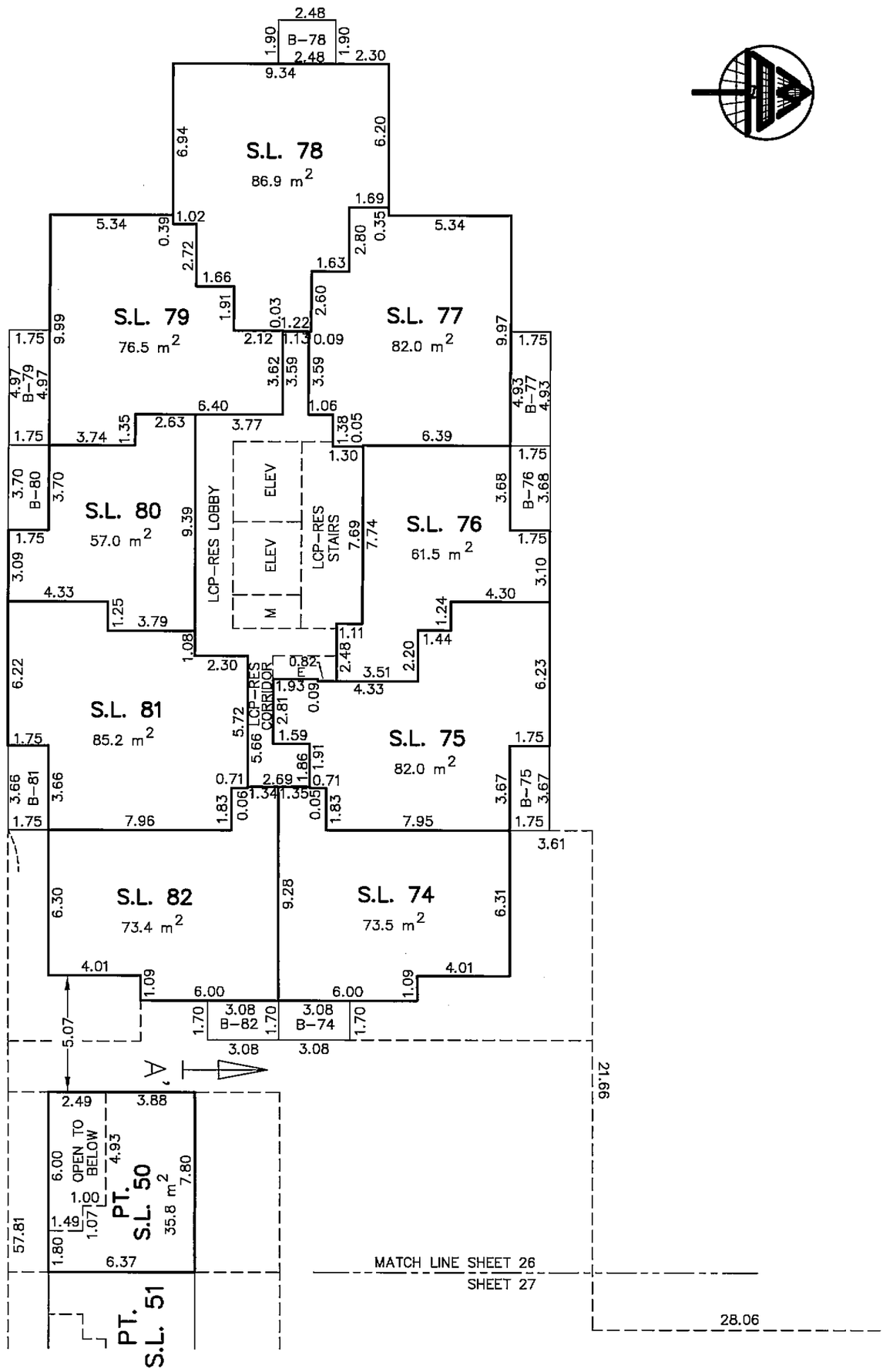
FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FLOOR 8

SCALE 1:200

5 0 5 10

STRATA PLAN BCS 3379



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DATE March/6/2009 ,B.C.L.S.

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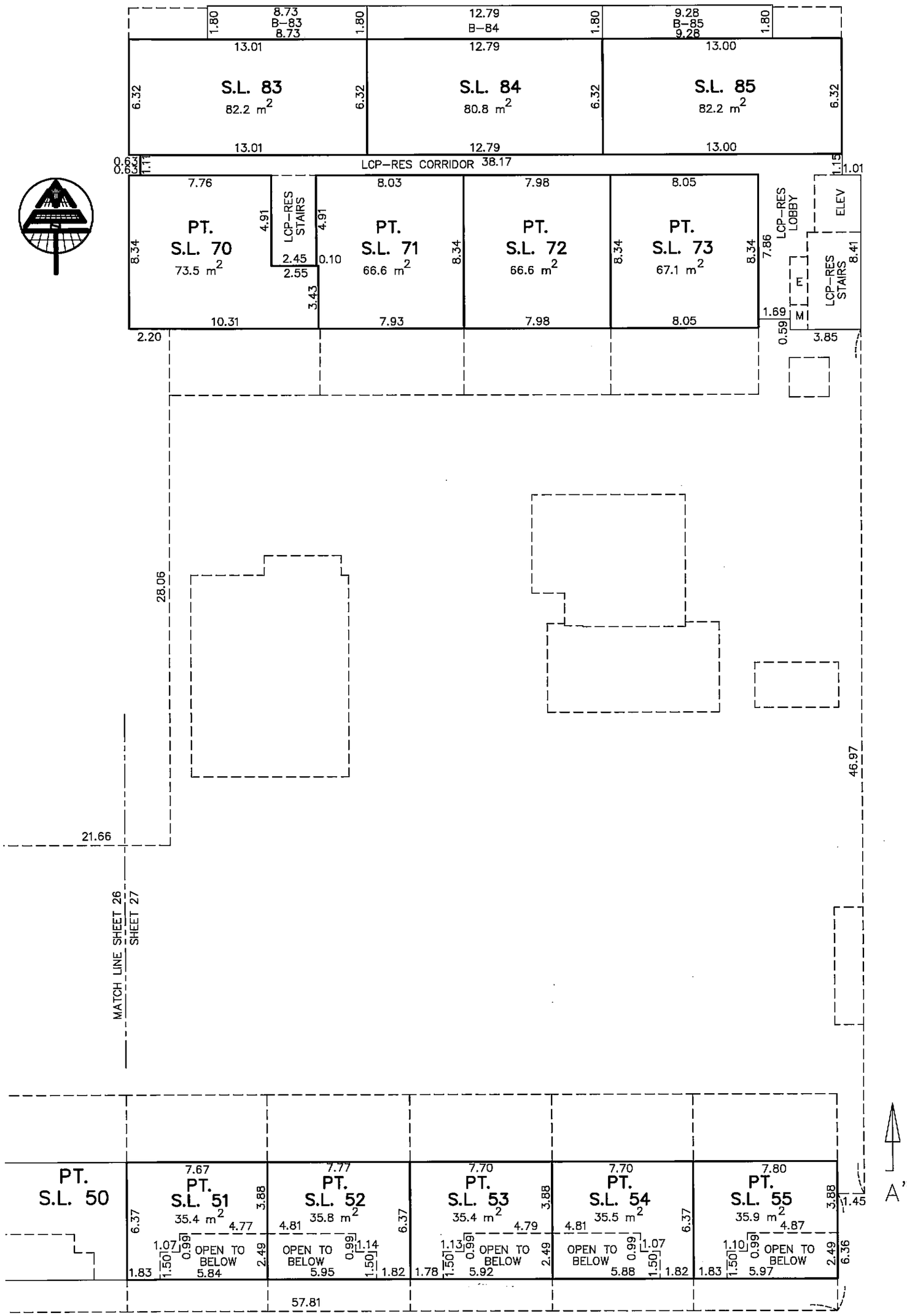
FLOOR 8 SCALE 1:200

5 0 5 10

SHEET 27 OF 41 SHEETS

STRATA PLAN BCS 3379



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SURVEYORS & ENGINEERS
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B

DATE MARCH/6/2009 ,B.C.L.S.

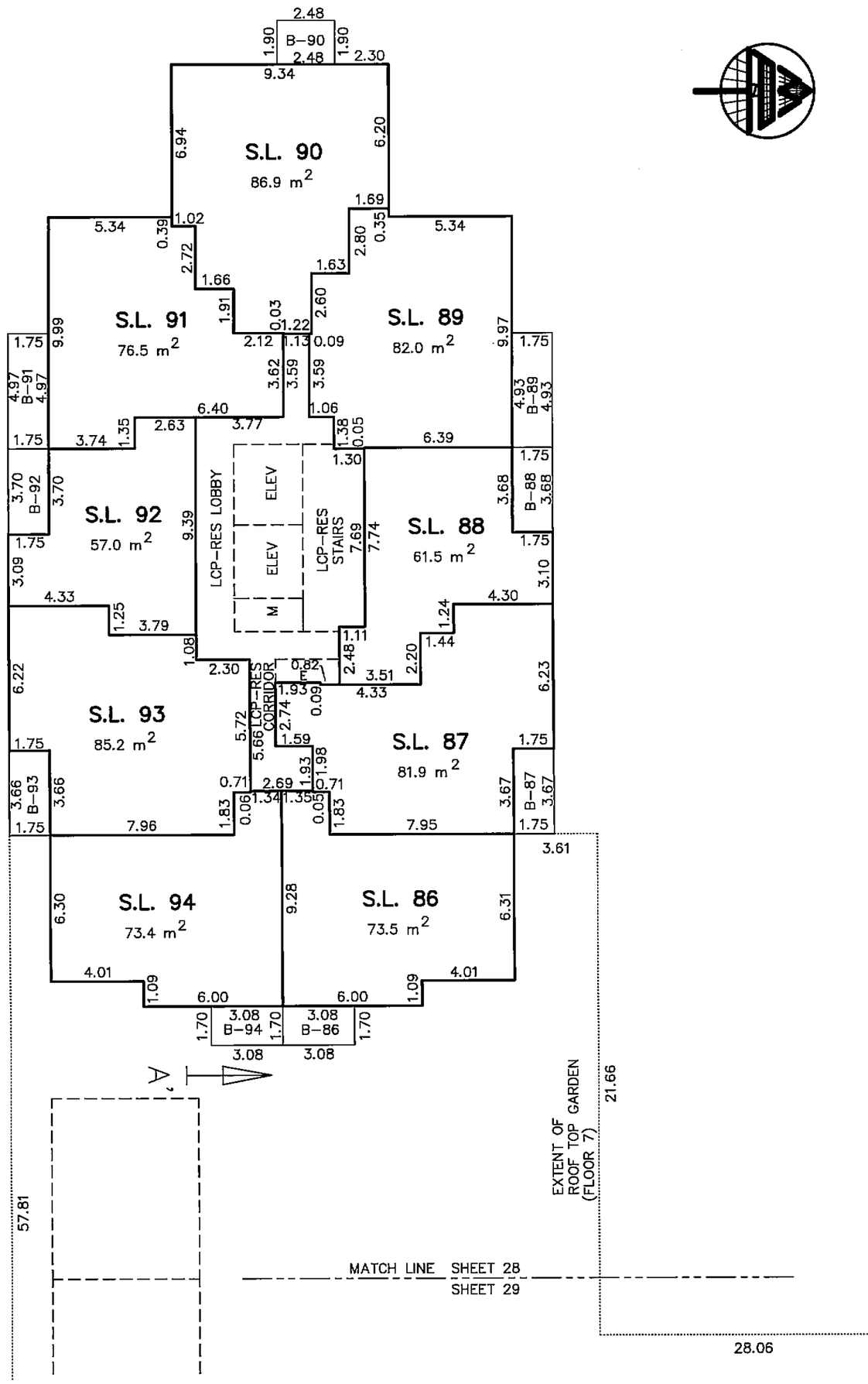
FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FLOOR 9

SCALE 1:200

5 0 5 10

STRATA PLAN BCS 3379



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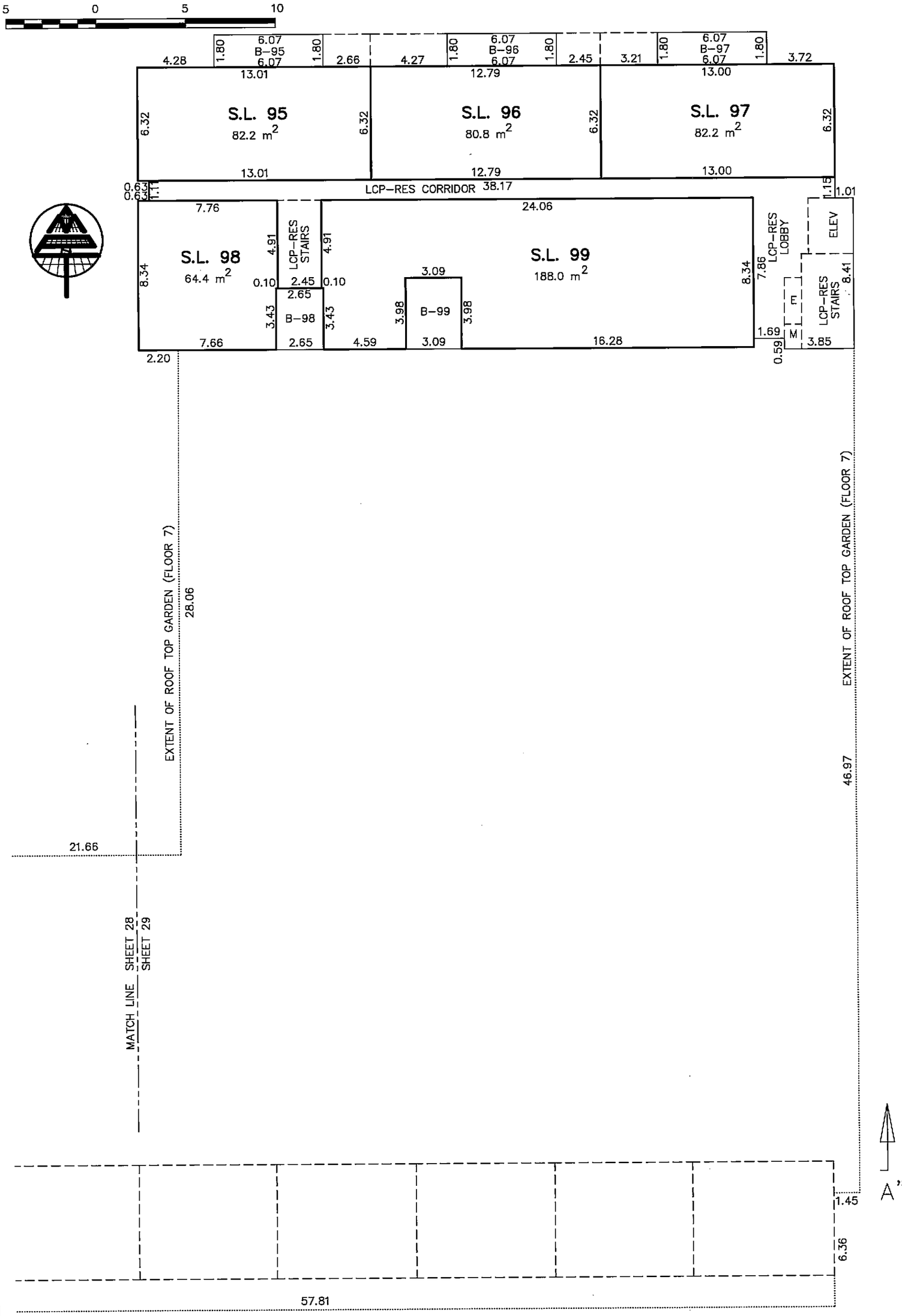
DATE MARCH/6/2009 ,B.C.L.S.

FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FLOOR 9

SCALE 1:200

STRATA PLAN BCS 3379



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SURVEYORS & ENGINEERS
CADFILE: 14593-STRATA.DWG

DATE MARCH/6/2009 ,B.C.L.S.

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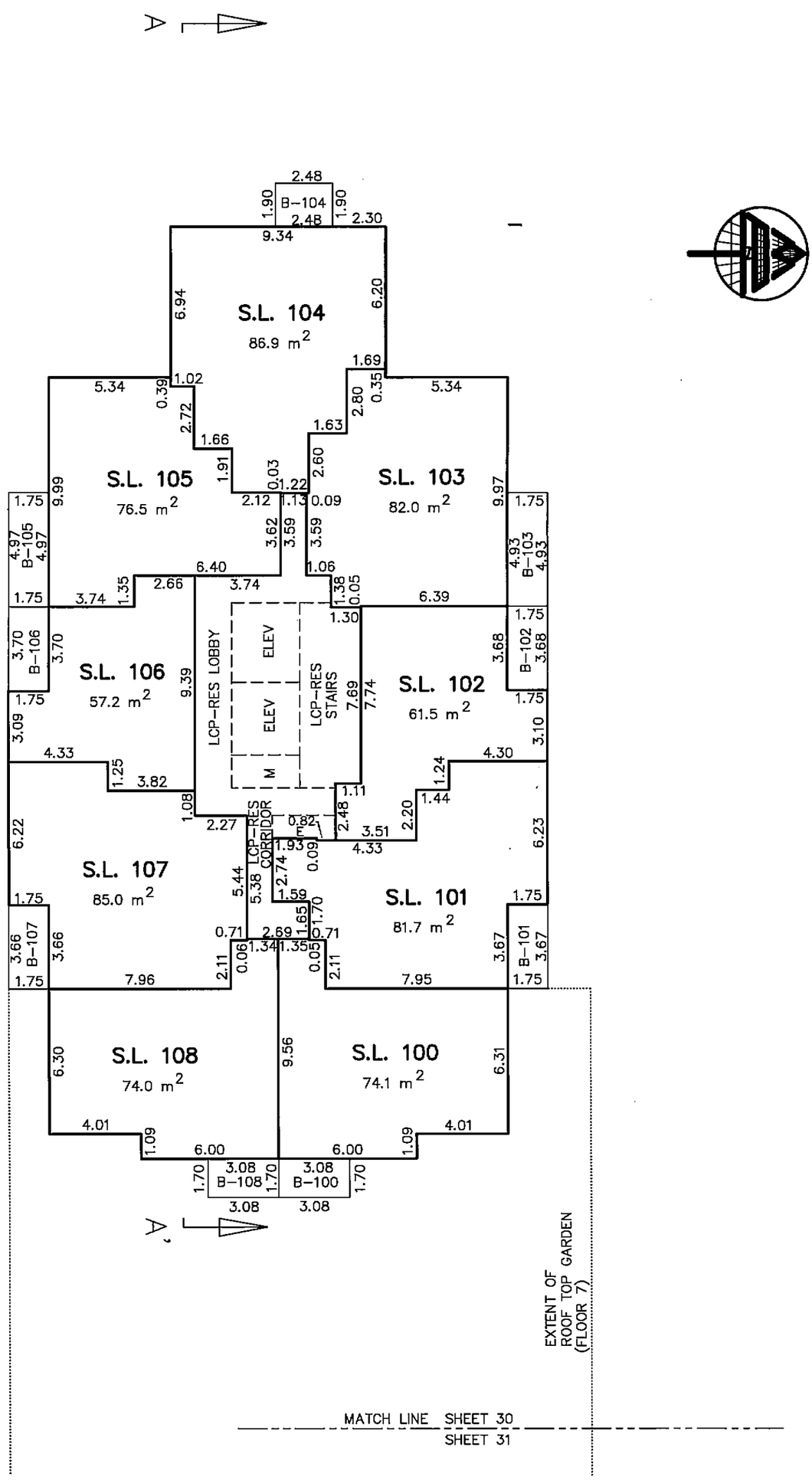
FLOOR 10

SCALE 1:200

5 0 5 10

STRATA PLAN BCS 3379



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DATE March/6/2009 ,B.C.L.S.

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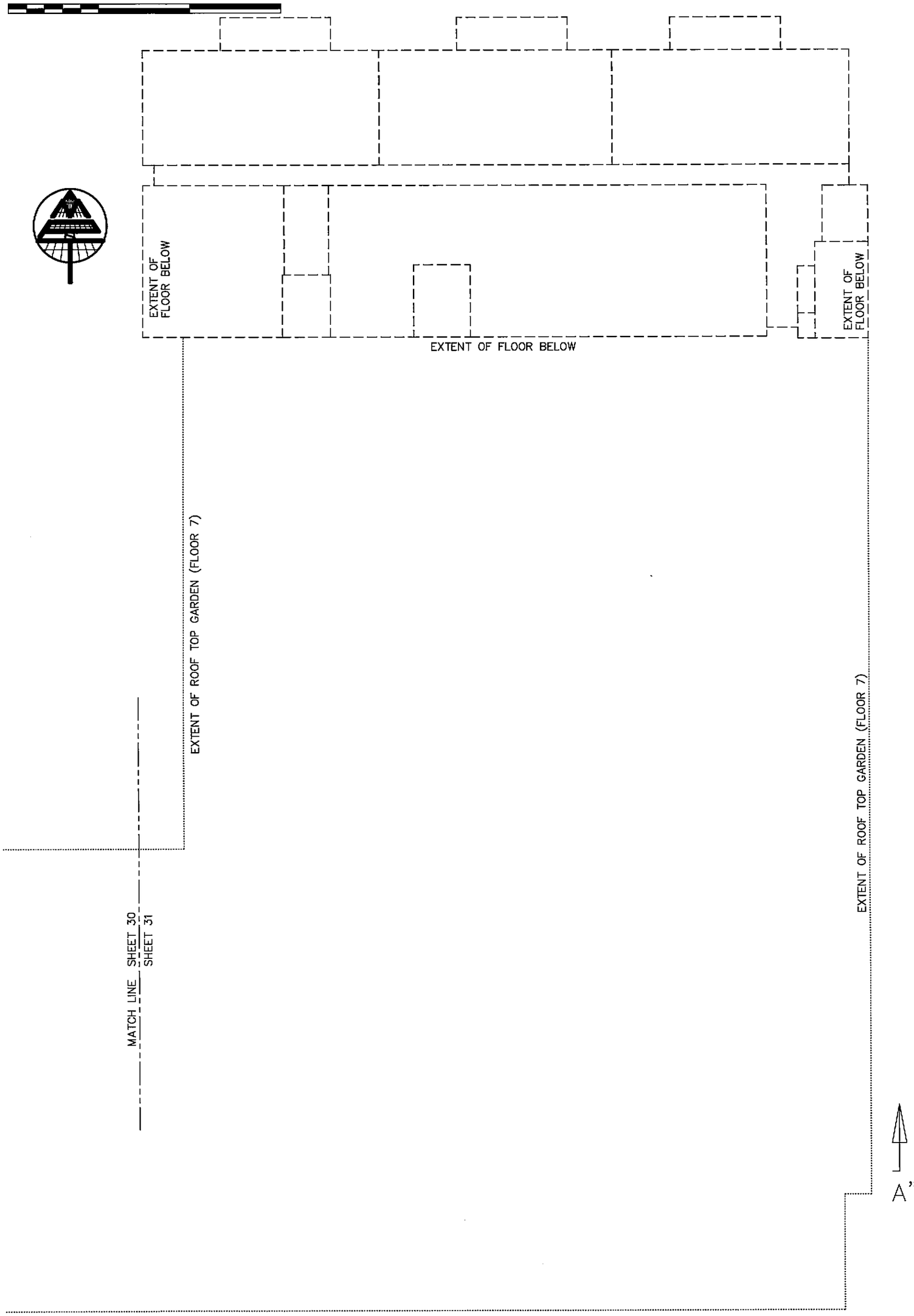
FLOOR 10

SCALE 1:200

5 0 5 10

B"

STRATA PLAN BCS 3379



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SURVEYORS & ENGINEERS
CADFILE: 14593–STRATA.DWG

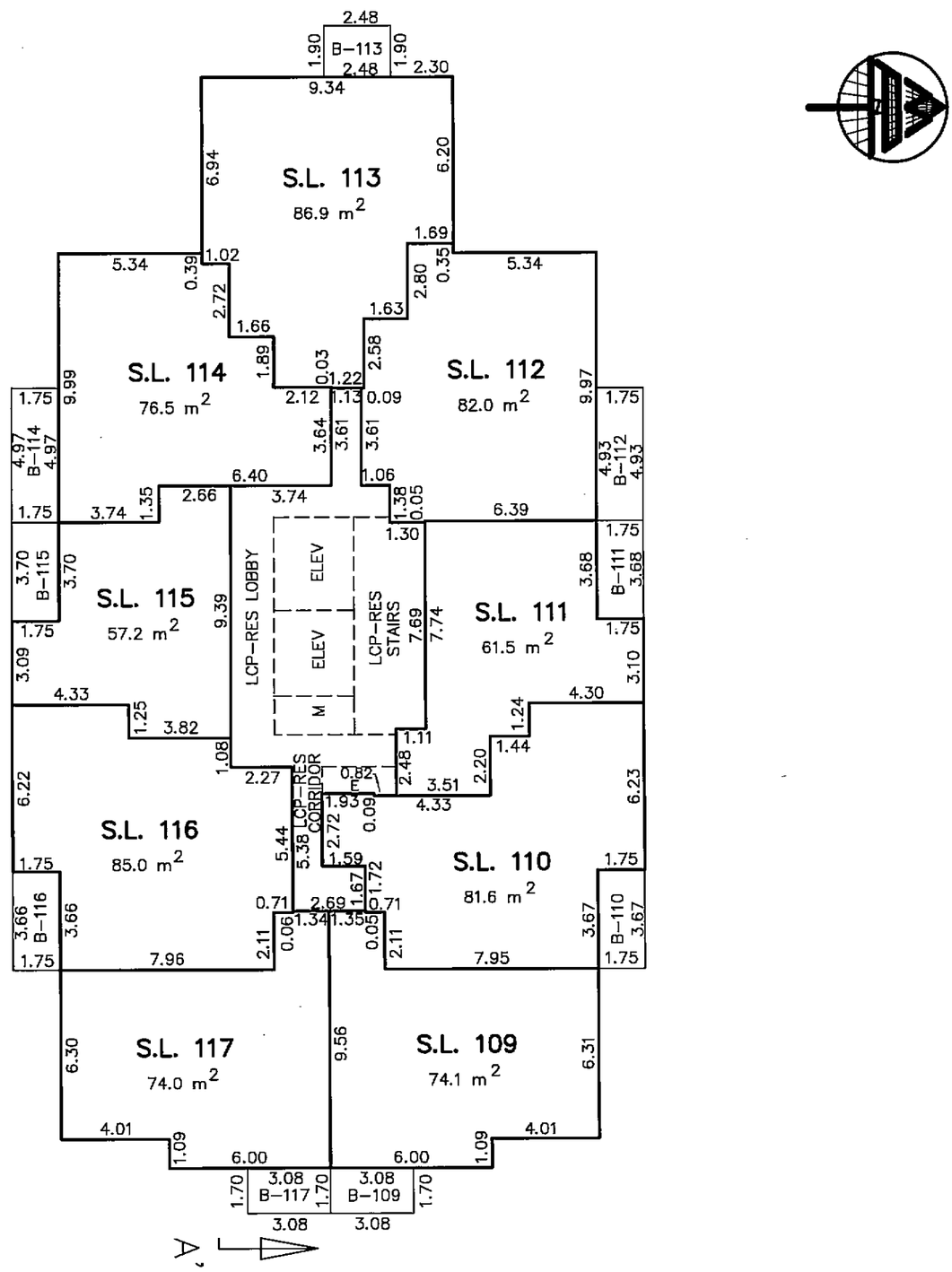
DATE MARCH/6/2009 ,B.C.L.S.

FLOOR 11

SCALE 1:200

5 0 5 10

STRATA PLAN BCS 3379



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SURVEYORS & ENGINEERS
CADFILE: 14593-STRATA.DWG

DATE March 16/2009 ,B.C.L.S.

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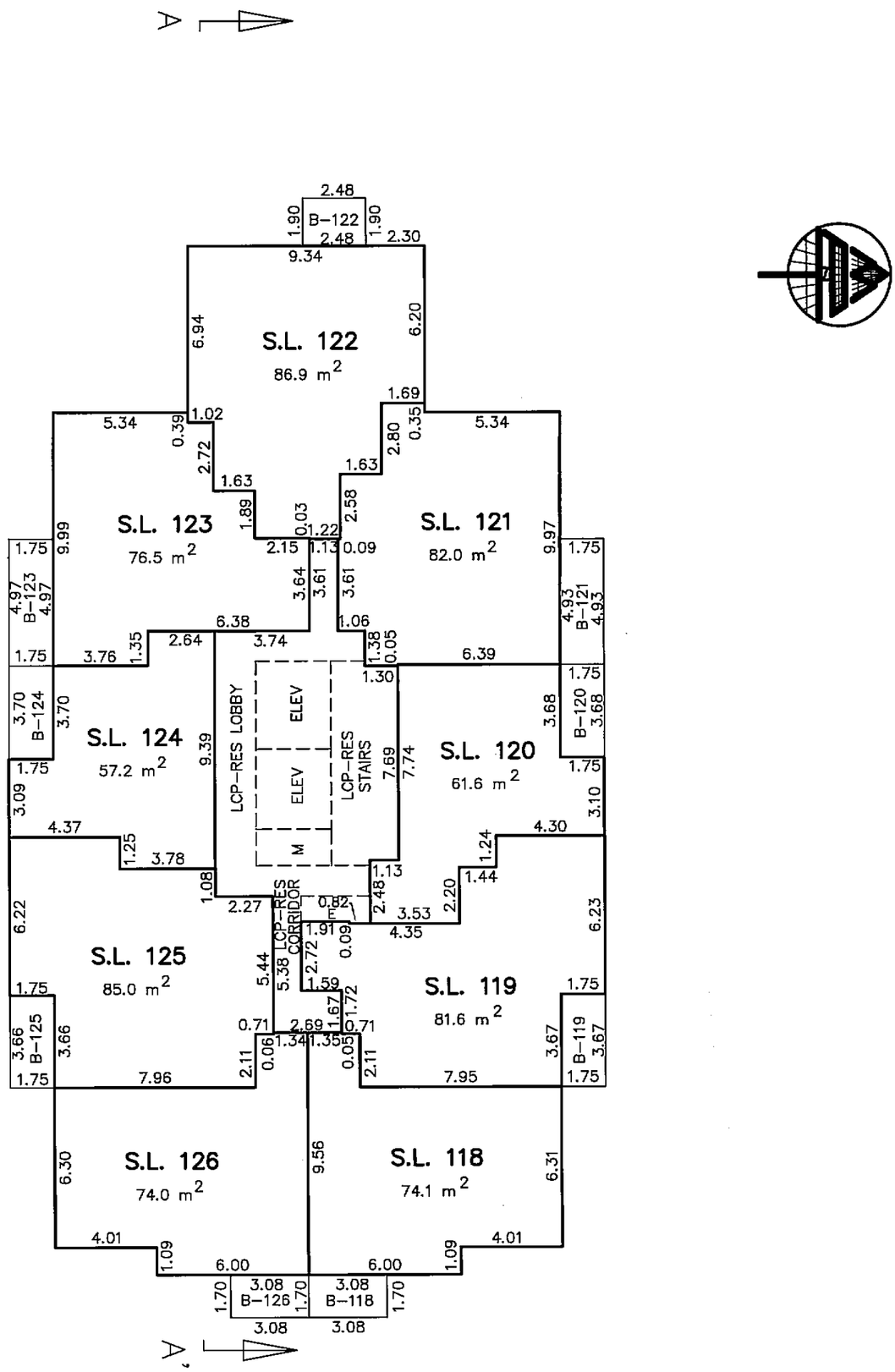
FLOOR 12

SCALE 1:200

5 0 5 10

STRATA PLAN BCS 3379



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SURVEYORS & ENGINEERS

CADFILE: 14593-STRATA.DWG

DATE MARCH/6/2009 ,B.C.L.S.

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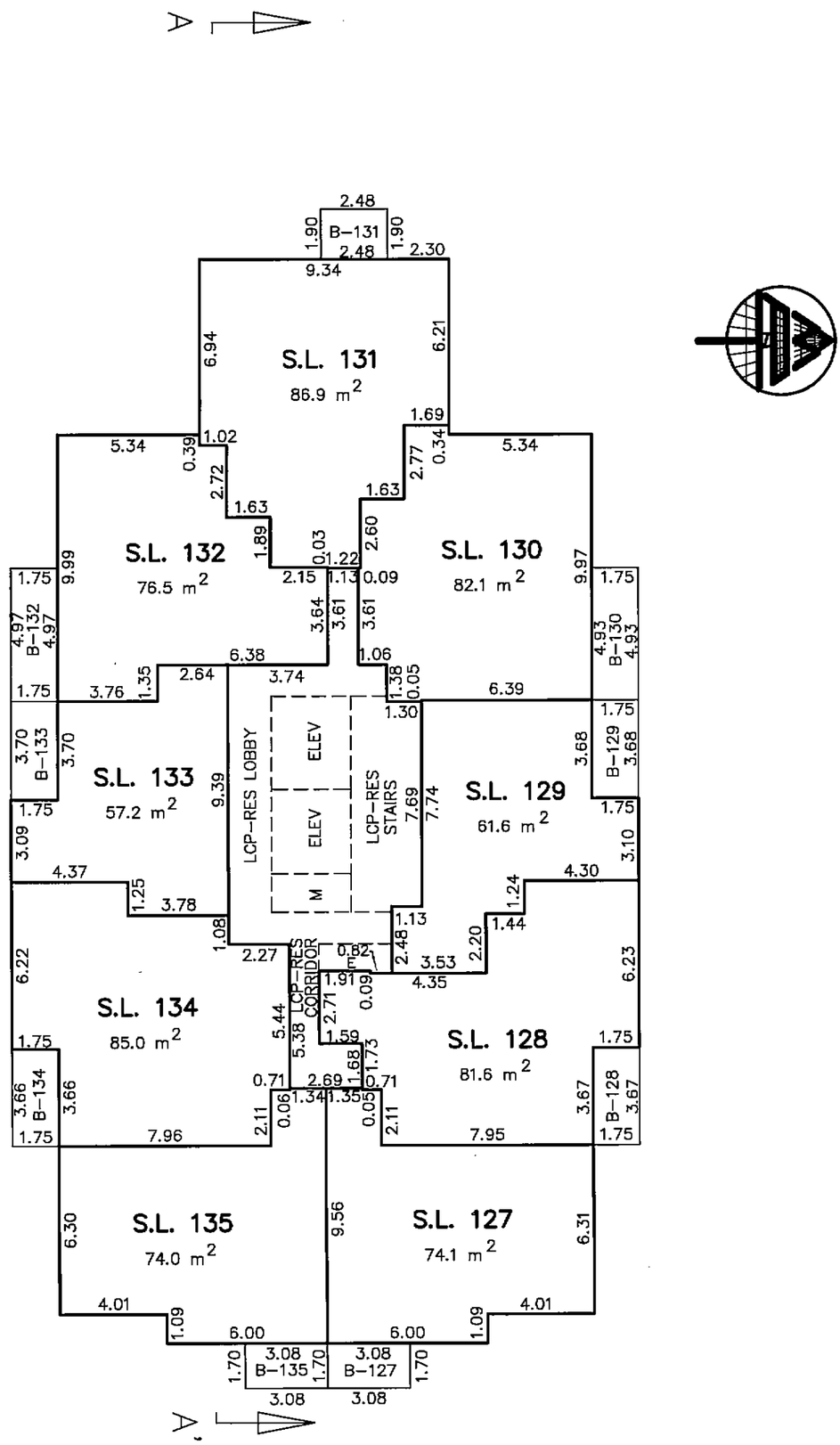
FLOOR 13

SCALE 1:200

5 0 5 10

STRATA PLAN BCS 3379



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SURVEYORS & ENGINEERS

CADFILE: 14593-STRATA.DWG

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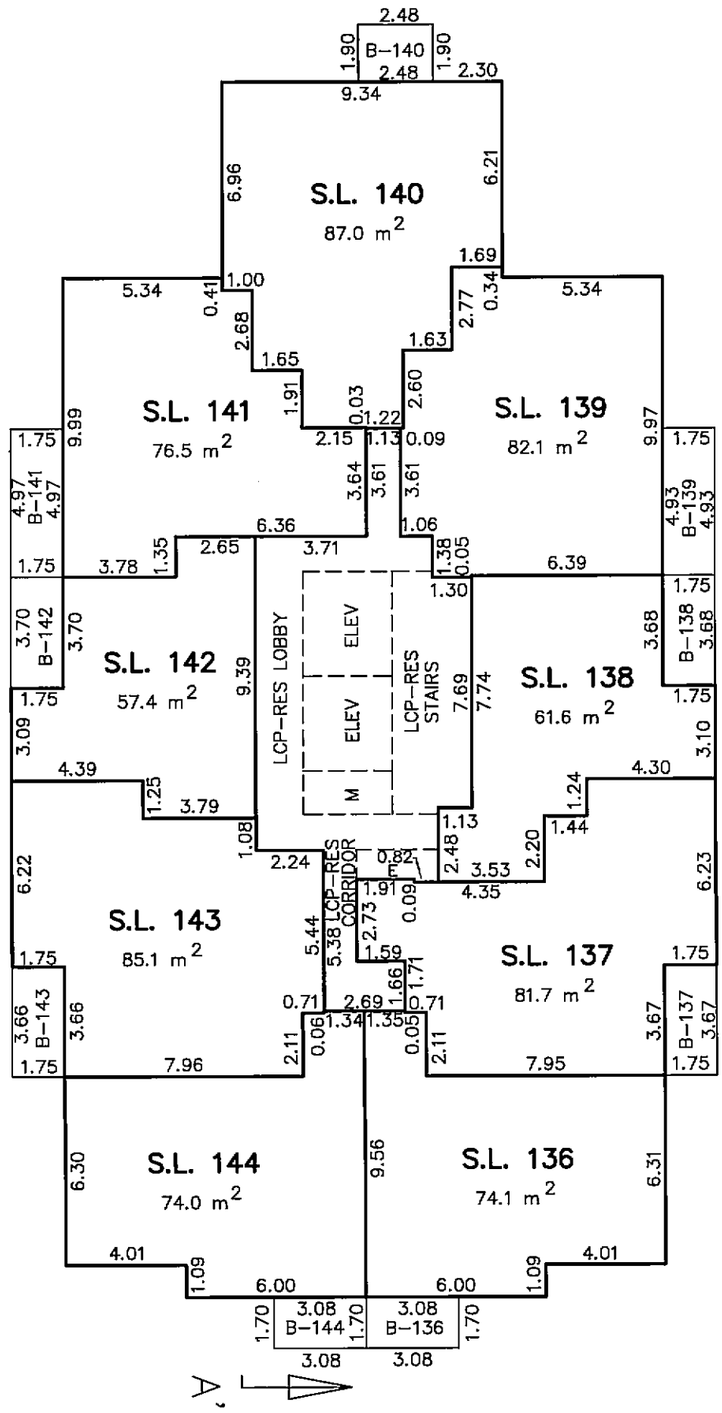
FLOOR 15

SCALE 1:200

5 0 5 10

STRATA PLAN BCS 3379



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SURVEYORS & ENGINEERS
CADFILE: 14593-STRATA.DWG

DATE MARCH/6/2009 ,B.C.L.S.

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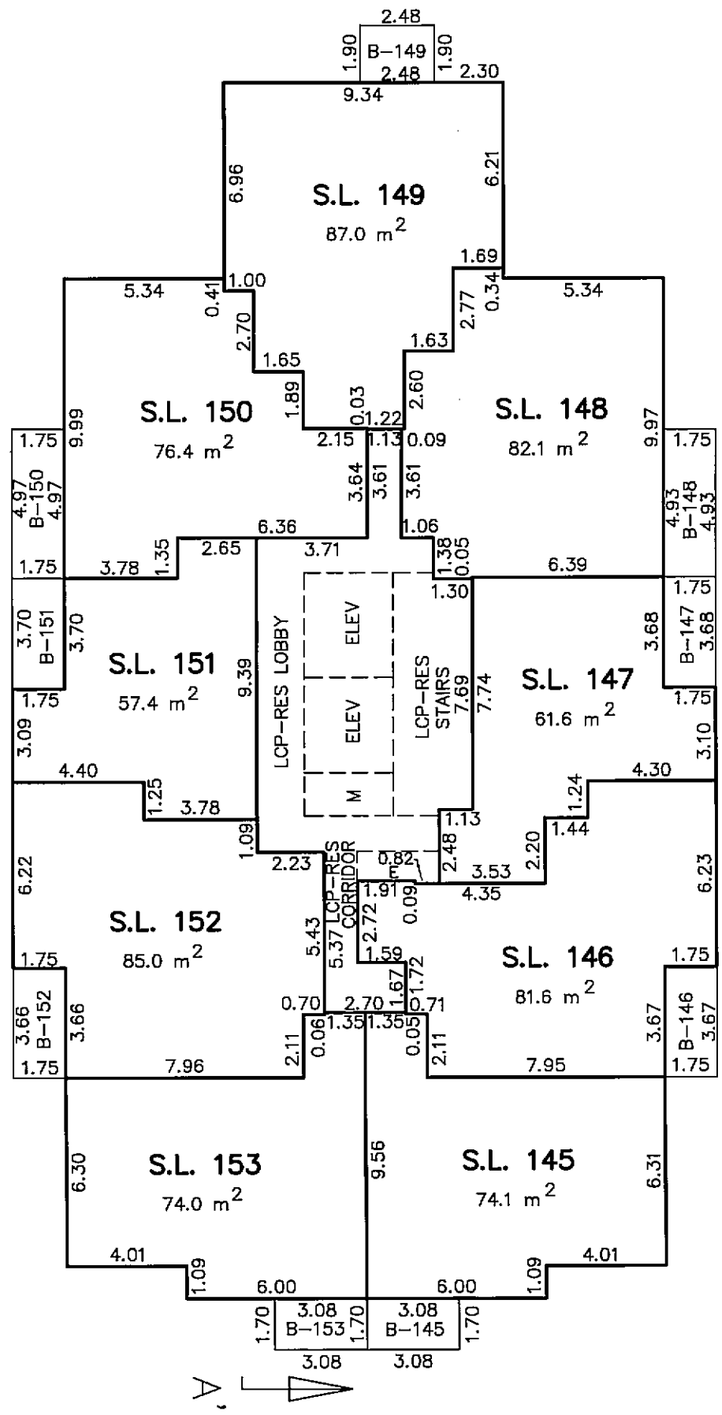
FLOOR 16

SCALE 1:200

5 0 5 10

STRATA PLAN BCS 3379



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SURVEYORS & ENGINEERS

CADFILE: 14593-STRATA.DWG

DATE MARCH/6/2009 ,B.C.L.S.

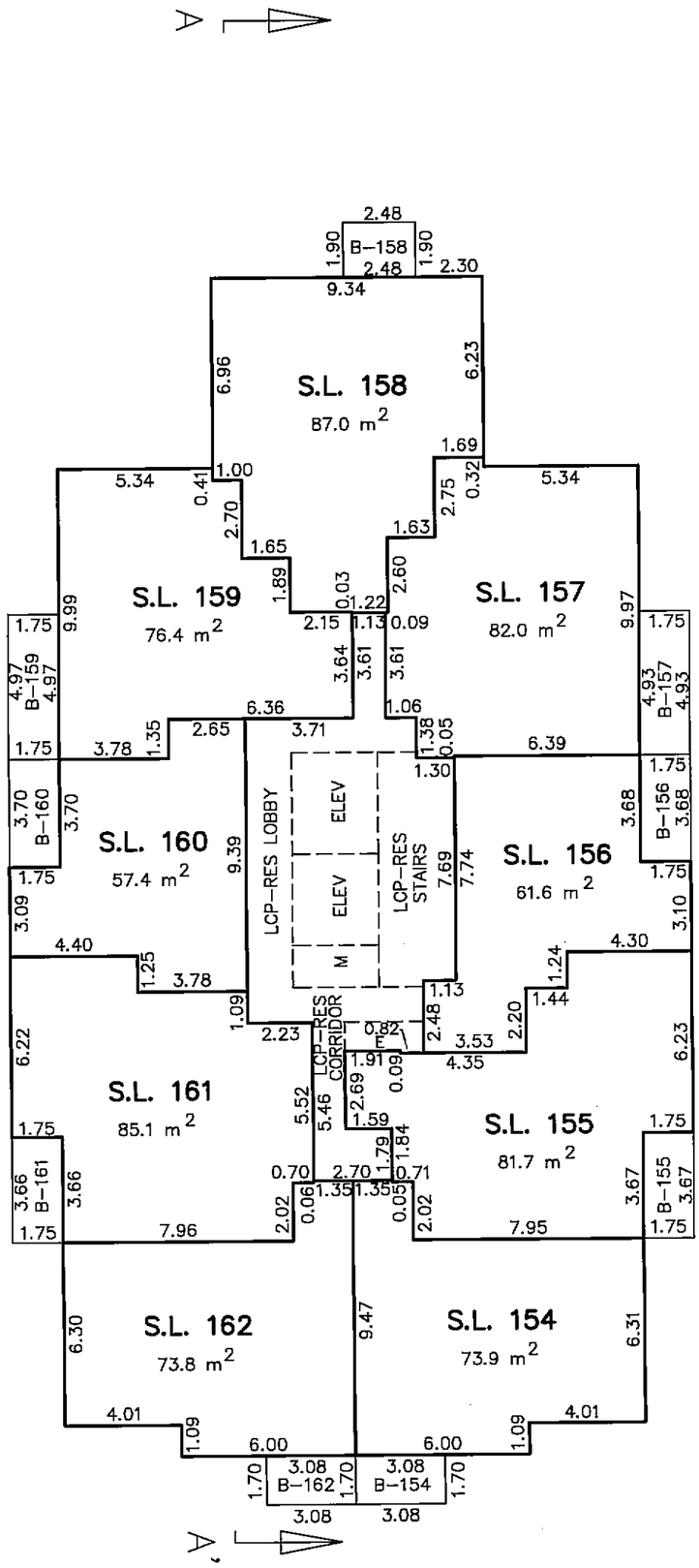
FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FLOOR 17

SCALE 1:200

5 0 5 10

STRATA PLAN BCS 3379



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SURVEYORS & ENGINEERS
CADFILE: 14593-STRATA.DWG

DATE MARCH/6/2009 ,B.C.L.S.

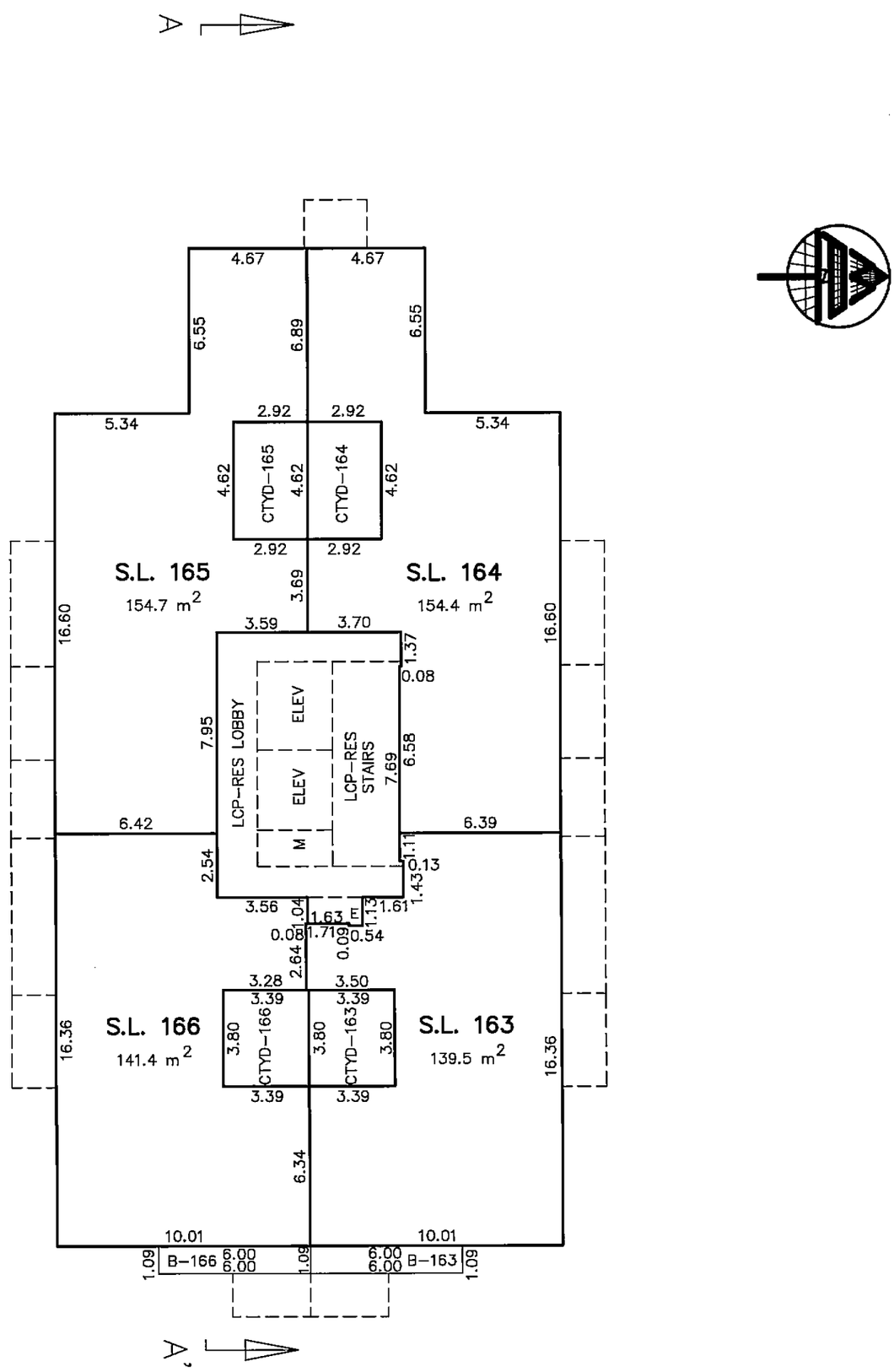
FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390

FLOOR 18

SCALE 1:200

5 0 5 10

STRATA PLAN BCS 3379



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
CADFILE: 14593-STRATA.DWG

DATE MARCH/6/2009 ,B.C.L.S.

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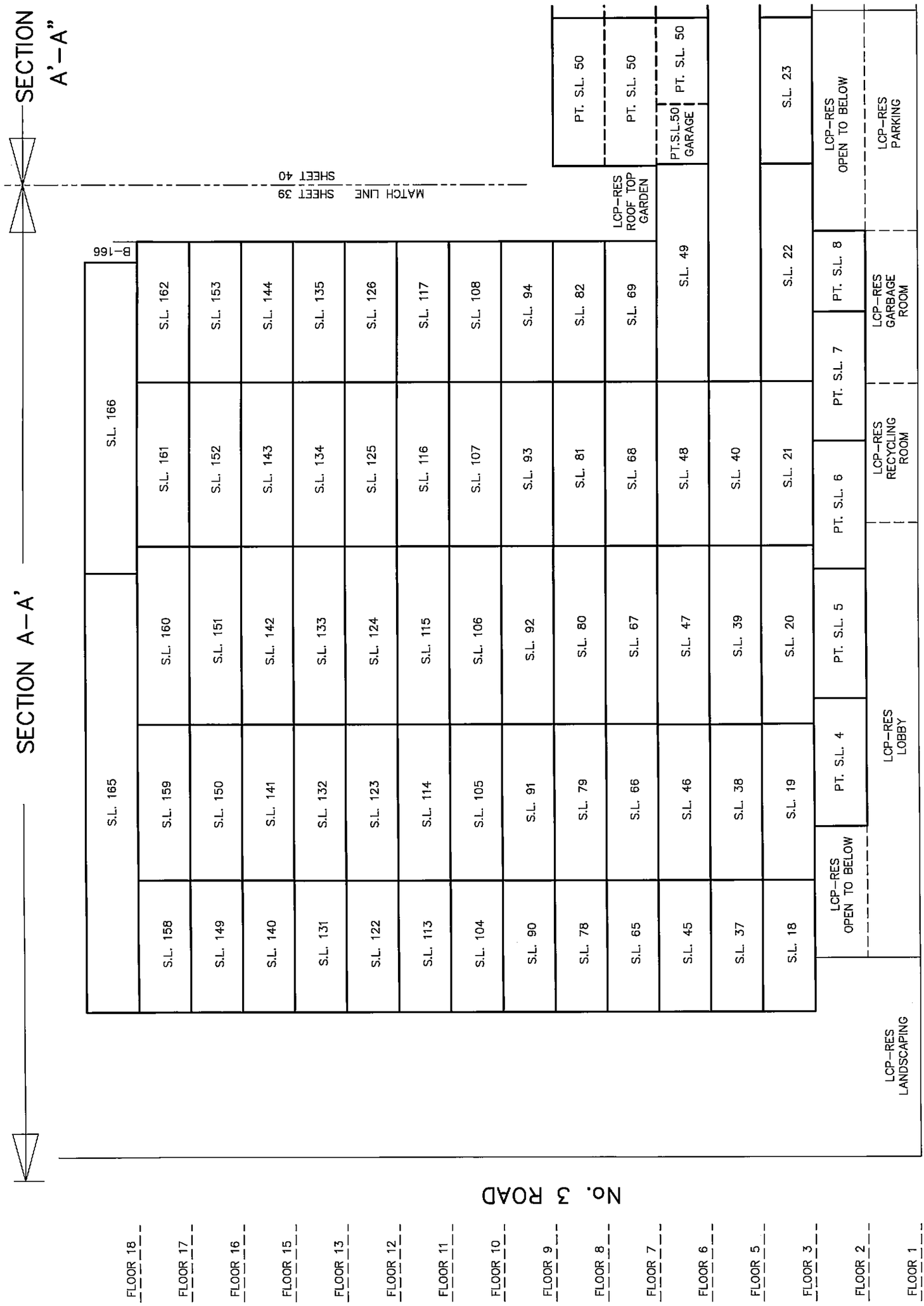
SECTION A–A'

SCALE 1:200

5 0 5 10

STRATA PLAN BCS 3379



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SURVEYORS & ENGINEERS
CADFILE: 14593–STRATA.DWG

DATE MARCH/6/2009 ,B.C.L.S.

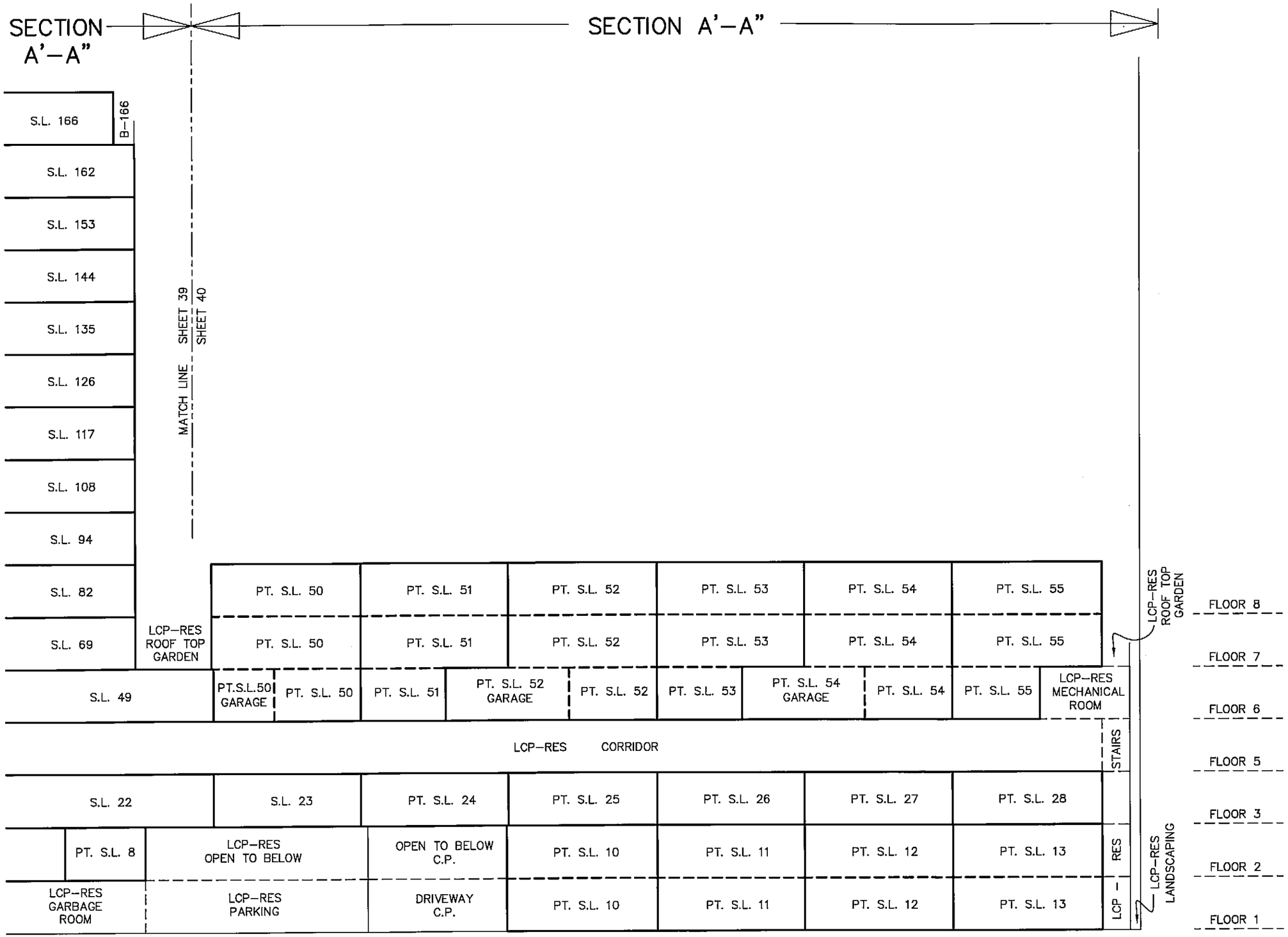
SECTION A'–A"

SCALE 1:200

5 0 5 10

STRATA PLAN BCS 3379

SHEET 40 OF 41 SHEETS



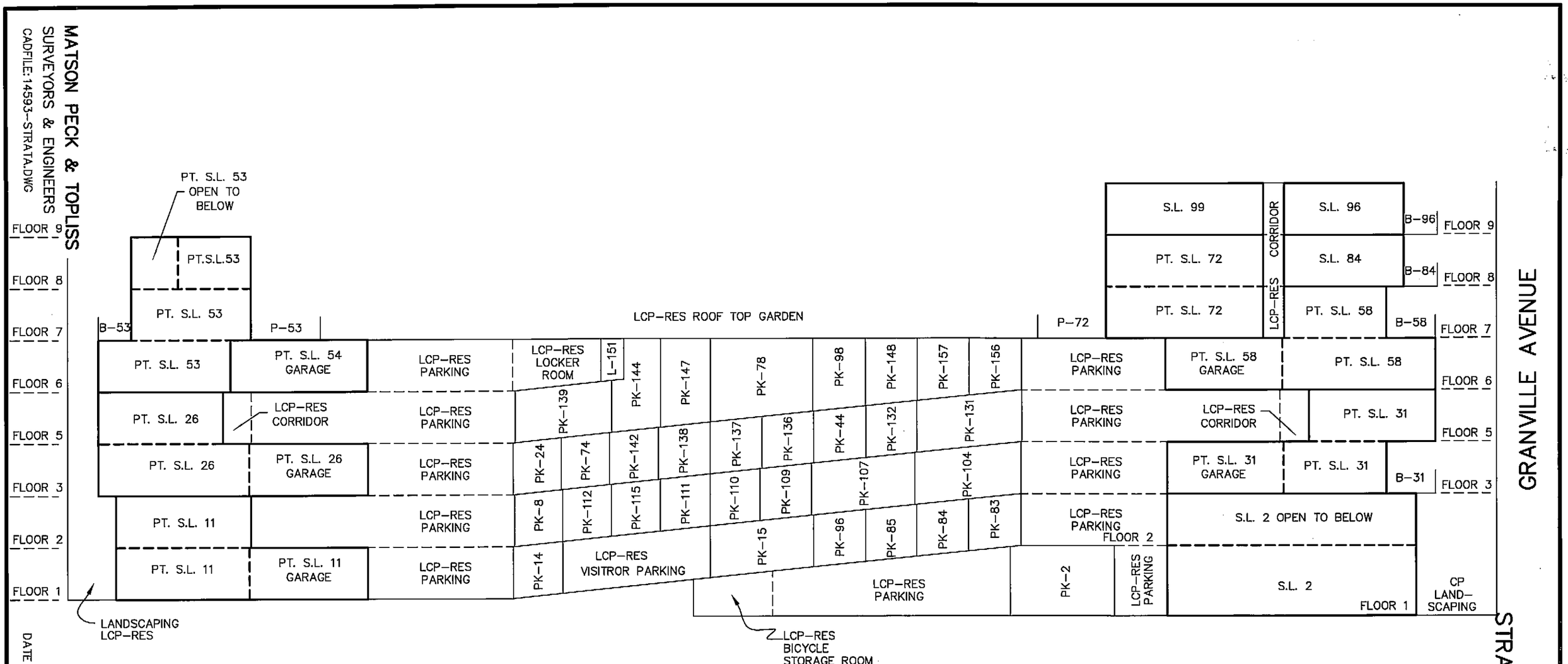
MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS

CADFILE:14593–STRATA.DWG

DATE March 16/2009 ,B.C.L.S.

FILED NWBCS3379 RCVD:2009-03-30 RQST:2011-12-21-11.09.30.390



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SURVEYORS & ENGINEERS
CADFILE:14593-STRATA.DWG

DATE March 6/2009

B.C.L.S.

SECTION B – B'
SCALE 1:200
5 0 5 10

STRATA PLAN BCS 3379

SHEET 41 OF 41 SHEETS

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