

PHASE 3

THIS 14 DAY OF AUG, 2001

"CITY OF RICHMOND"



THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9996040.

GRID BEARINGS ARE DERIVED FROM
OBSERVATIONS BETWEEN CONTROL
MONUMENTS 77H4648 AND 77H4604

- SL. — DENOTES STRATA LOT

PT. - DENOTES PART

© - DENOTES COMMON PROPERTY

⑤ - DENOTES ELECTRICAL ROOM

BEING COMMON PROPERTY

B124 - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE

EXCLUSIVE USE OF SL 124

129 - DENOTES LIMITED COMMON

TYPICAL
PROPERTY FOR THE EXCLUSIVE
USE OF SA 120

0424

UNCLASSIFIED
DATE 07-24 BY [REDACTED]
REASON FOR THE
COMMON PROPERTY FOR THE

EXCLUSIVE USE OF SL 124

② - DENOTES COMMON FACILITY

THE ADDRESS FOR THE SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:

SUITE 204 - 3970 E.
BURNABY, B.C. V5C 6C1

COMMON PROPERTY ACCORDING TO
SEC. 53 (2) OF THE CONDOMINIUM ACT.

APPROVED AS PHASE 3 OF A 7 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT

THIS 2 DAY OF August, 2001

APPROVING OFFICER FOR THE
CITY OF RICHMOND

OF BUILDING BY EARTH COLORED & TILED CEILING THERE
THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE
IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL
DATED AT SURREY, B.C.

THIS 11th DAY OF JULY, 2001.

Mid E Shaw B.C.L.S.

**BENNETT & ASSOCIATES
B.C. LAND SURVEYORS**

SURREY, B.C.

00415812 # 40004 F8

FILE # 30204-58

~~THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT~~

**BLOCK 4 NORTH
RANGE 6 WEST**



BENNETT ROAD

STRATA PLAN LMS 4084 CONDOMINIUM ACT PHASE 3

LOT NUMBER	SHEET NUMBER	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
124	5, 6, 7, 8	1105	2209	1
125	5, 6, 7, 8	1119	2189	1
126	5, 6, 7, 8	1141	2189	1
127	5, 6, 7, 8	1119	2209	1
128	5, 6, 7, 8	1119	2219	1
129	5, 6, 7, 8	1226	2499	1
AGGREGATE PHASE 3		6829	13514	6
AGGREGATE PHASE 1, & 2		116,014	251,735	122.5
AGGREGATE PHASE 1, 2 & 3		122,843	265,249	128.5

ACCEPTED AS TO FORMS 1, 2 AND 3

THIS 25 DAY OF JULY, 2001.

SCale
SUPERINTENDENT OF REAL ESTATE

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER / DEVELOPER.

2) THE STRATA PLAN IS FOR RESIDENTIAL USE ONLY.

I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

Robert Bosa
ROBERT BOSa

DECLARED BEFORE ME AT BURNABY
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 17th DAY OF JULY, 2001

1. S. C.
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE
PROVINCE OF BRITISH COLUMBIA
DICK DE VUYST, SOLICITOR

MORTGAGEE:

CANADIAN WESTERN BANK

B. Gibbard
AUTHORIZED SIGNATORY BRUCE GIBBARD

JAN R. HAGAN
AUTHORIZED SIGNATORY JAN R. HAGAN

Shelly Campbell
WITNESS AS TO BOTH SIGNATURES SHELLY CAMPBELL
MANAGER OF THE ADMINISTRATION
OCCUPATION OF WITNESS
2ND FLOOR 400 GURNEED ST
VANCOUVER BC V6C 2K5
ADDRESS OF WITNESS

OWNER:

BOSA VENTURES (RICHMOND) INC.
INC. NO. 524813

Robert Bosa
AUTHORIZED SIGNATORY ROBERT BOSa

AUTHORIZED SIGNATORY MAN NOHWITNESS AS TO BOTH SIGNATURES
DICK DE VUYSTSOLICITOR
OCCUPATION OF WITNESS

1201-4555 KINGSWAY, BURNABY, BC
ADDRESS OF WITNESS VSH 478

MORTGAGEE: 113 1978 OUTRAGE INC.
(formerly MCAP FINANCIAL CORPORATION) OF
INCORPORATION NO. 446683

Ken Teskey
AUTHORIZED SIGNATORY
KEN TESKEY

AUTHORIZED SIGNATORY

Barinder Sall
WITNESS AS TO BOTH SIGNATURES
Barinder Sall
Receptionist
OCCUPATION OF WITNESS

#1402-1140 W. Pender St
ADDRESS OF WITNESS
Vancouver BC V6E 4K1

THE CITY OF RICHMOND, REGISTERED OWNER OF
COVENANTS ~~REGISTERED AND DEPOSITED~~, HEREBY
CONSENTS TO THE DEPOSIT OF THIS PLAN.
7011 5501 BRISTOL ST and SAU BR181428

Bill McNulty
AUTHORIZED SIGNATORY BILL MCNULTY, ACTING
MAYOR

J. Richard McKenna
AUTHORIZED SIGNATORY J. RICHARD MCKENNA
CITY CLERK

DATE: JULY 11, 2001.

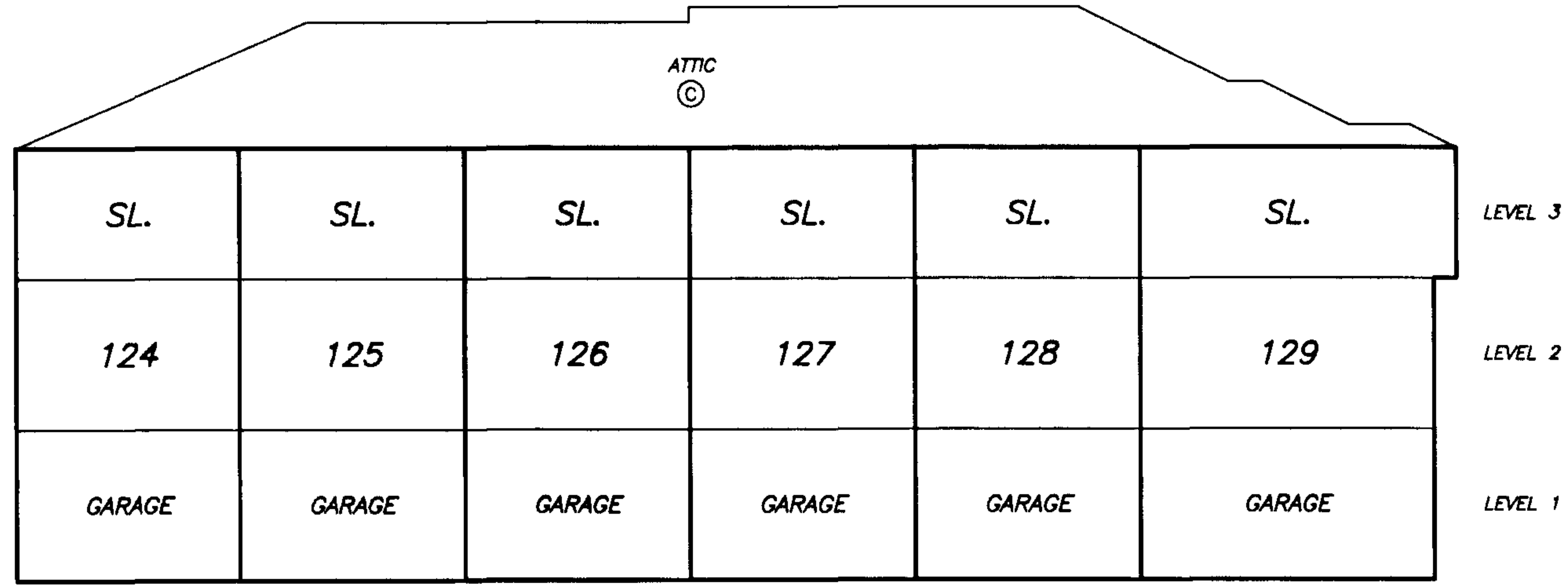
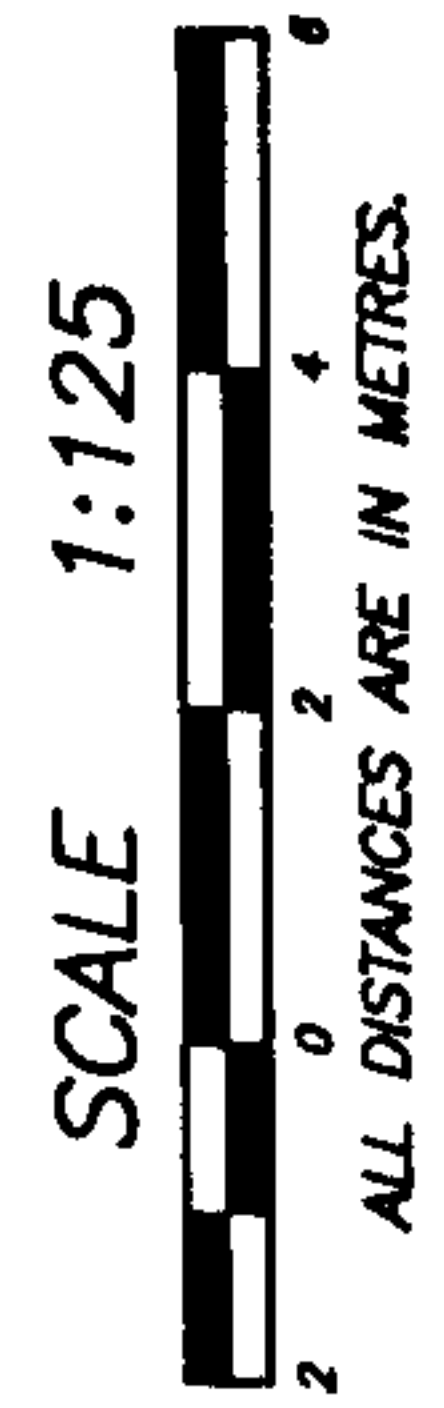
DRAWING # 30204-58
FILE # 30204-58_CON

M.E. 8.

SHEET 5 OF 8 SHEETS

STRATA PLAN LMS 4084
PHASE 3

SECTION 1 - 1'



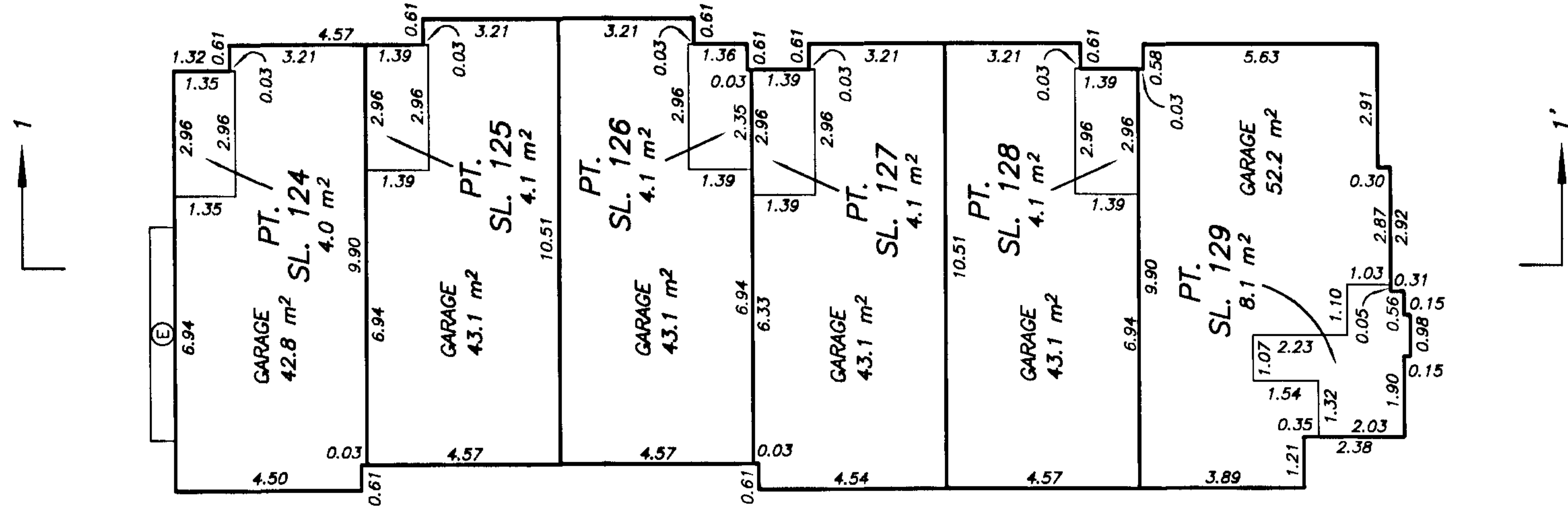
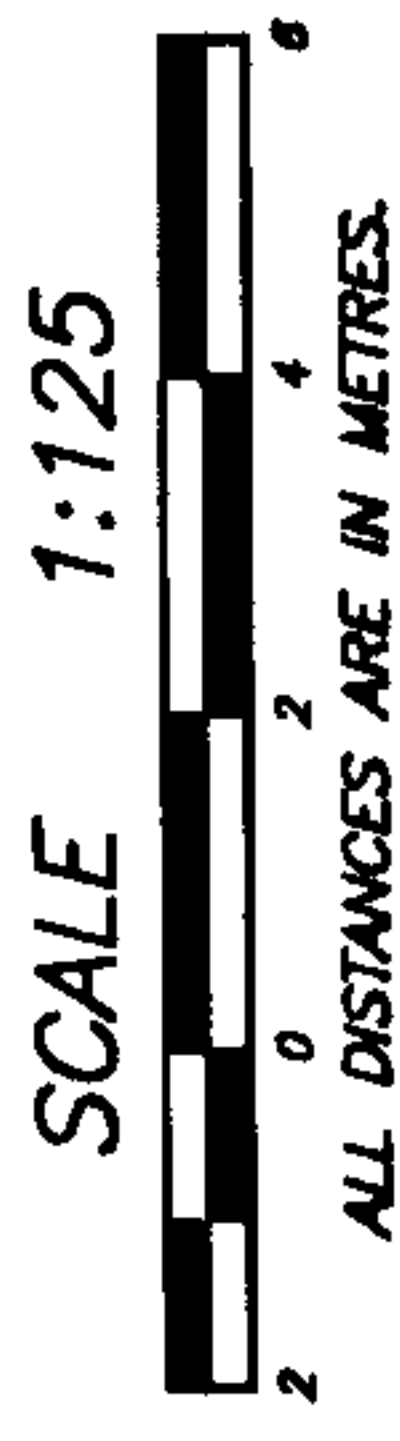
SECTION 1 - 1'

DATE : JULY 11, 2001.
M.E.D.

DRAWING # 30204-58
FILE # 30204-58_SEC

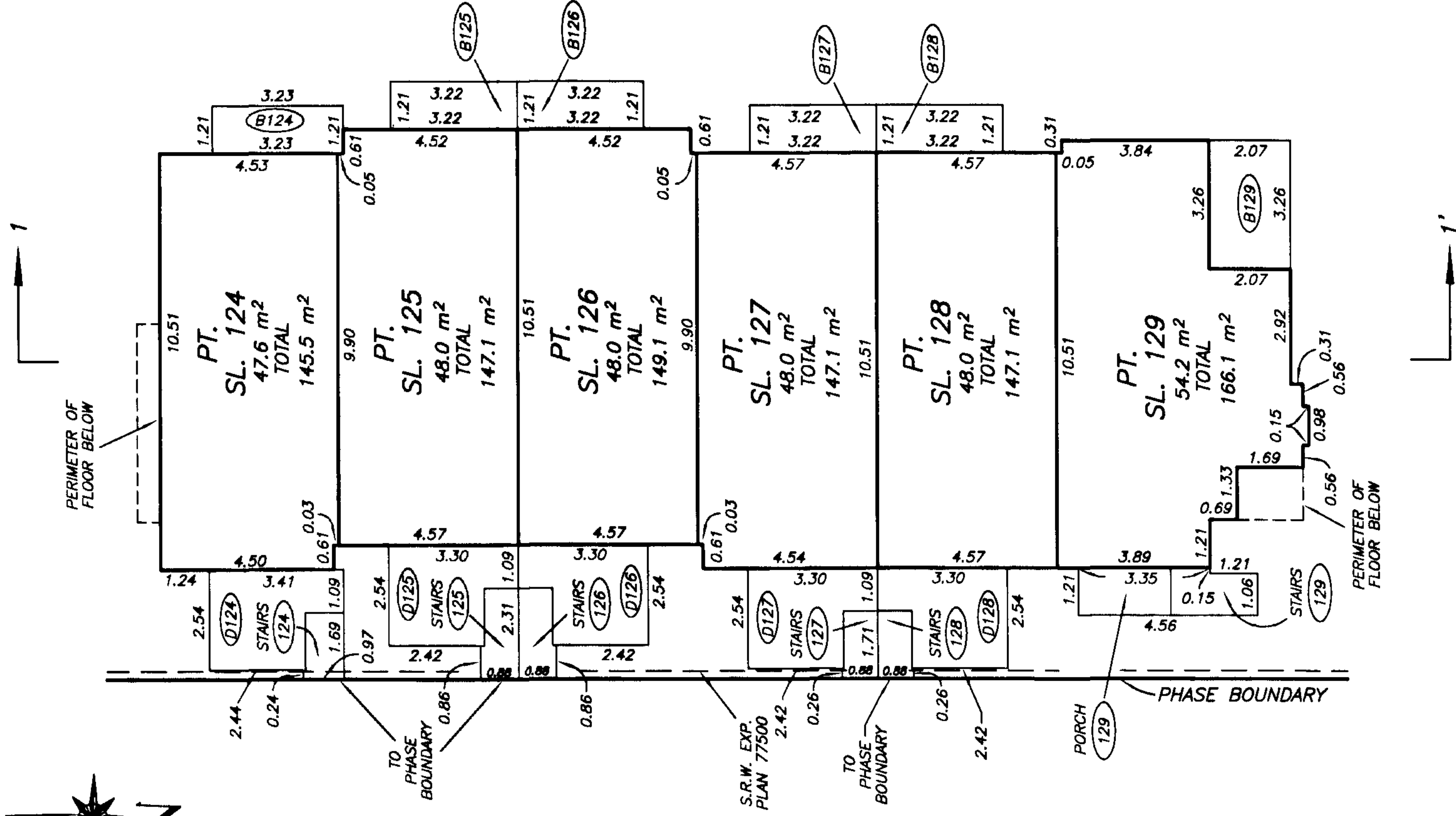
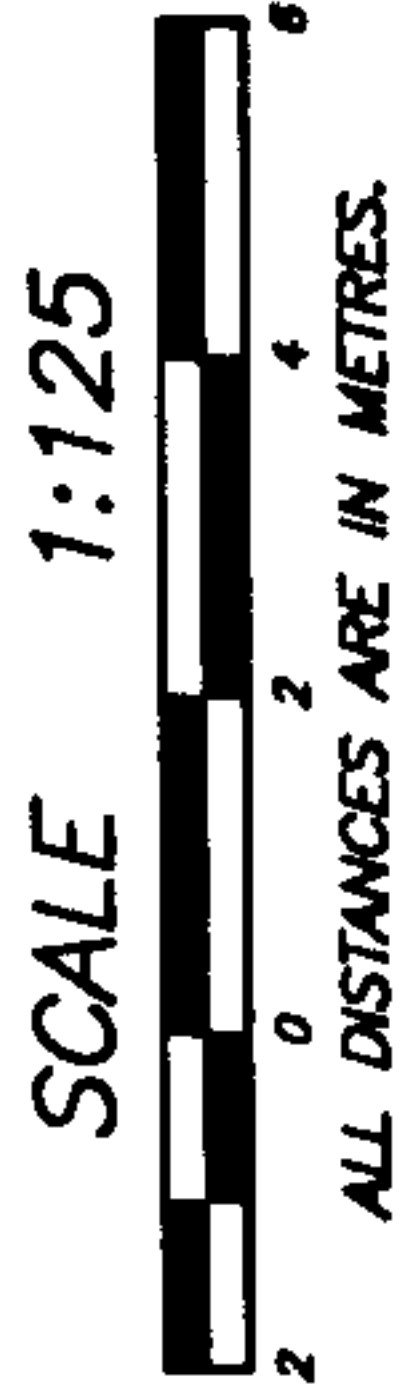
BLOCK 1
LEVEL 1 FLOOR PLAN

STRATA PLAN LMS 4084
PHASE 3



STRATA PLAN LMS 4084
PHASE 3

BLOCK 1
LEVEL 2 FLOOR PLAN



DATE : JULY 11, 2001.
M.E. S.

STRATA PLAN OF PART OF LOT 1, STRATA PLAN LMS 4084
SECTION 16, BLOCK 4 NORTH, PHASE 2
RANGE 6 WEST, N.W.D.
PLAN LMP 35205
B.C.G.S. 92G.015
"CITY OF RICHMOND"

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE, AT NEW WESTMINSTER, B.C.
THIS 25th DAY OF JULY, 2001



SCALE 1:750



ALL DISTANCES ARE IN METRES.

A. Spall
DEPUTY REGISTRAR

02187433-34
02193788

"SONTERRA AT THE PALMS"

BLOCK 6 - 8433 BENNETT ROAD,
RICHMOND, B.C.

INTEGRATED SURVEY AREA No. 18
(RICHMOND) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.9998040.

LEGEND

GRID BEARINGS ARE DERIVED FROM
OBSERVATIONS BETWEEN CONTROL
MONUMENTS 77H4648 AND 77H4604

- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- © - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM
BEING COMMON PROPERTY
- ⓑ121 - DENOTES BALCONY BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 121
TYPICAL
- Ⓟ121 - DENOTES PATIO BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 121
TYPICAL
- Ⓛ21 - DENOTES LIMITED COMMON
PROPERTY FOR THE EXCLUSIVE
USE OF SL 121
TYPICAL
- ⓓ121 - DENOTES DECK BEING LIMITED
COMMON PROPERTY FOR THE
EXCLUSIVE USE OF SL 121
TYPICAL
- Ⓞ - DENOTES COMMON FACILITY

SEE SHEET 2 FOR LOT DIMENSIONS
SEE SHEET 3 FOR BUILDING LOCATION
AND DIMENSIONS

THE ADDRESS FOR THE SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:

THE OWNERS: STRATA-PLAN LMS 4084
SUITE 204-5970 E. HASTINGS STREET,
BURNABY, B.C. V5C 6C1 *FOR MAILING ADDRESS*

THIS STRATA PLAN CONTAINS LIMITED
COMMON PROPERTY ACCORDING TO
SEC. 53 (2) OF THE CONDOMINIUM ACT.

APPROVED AS PHASE 2 OF A 7 PHASE
STRATA PLAN UNDER THE CONDOMINIUM ACT

THIS 23rd DAY OF July, 2001

U. Bullock
APPROVING OFFICER FOR THE
CITY OF RICHMOND

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT
THE BUILDING ERRECTED ON THE PARCEL DESCRIBED ABOVE
IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL
DATED AT SURREY, B.C.

THIS 22nd DAY OF MAY, 2001.

Phil E. Shaw B.C.L.S.

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE : 582-0717

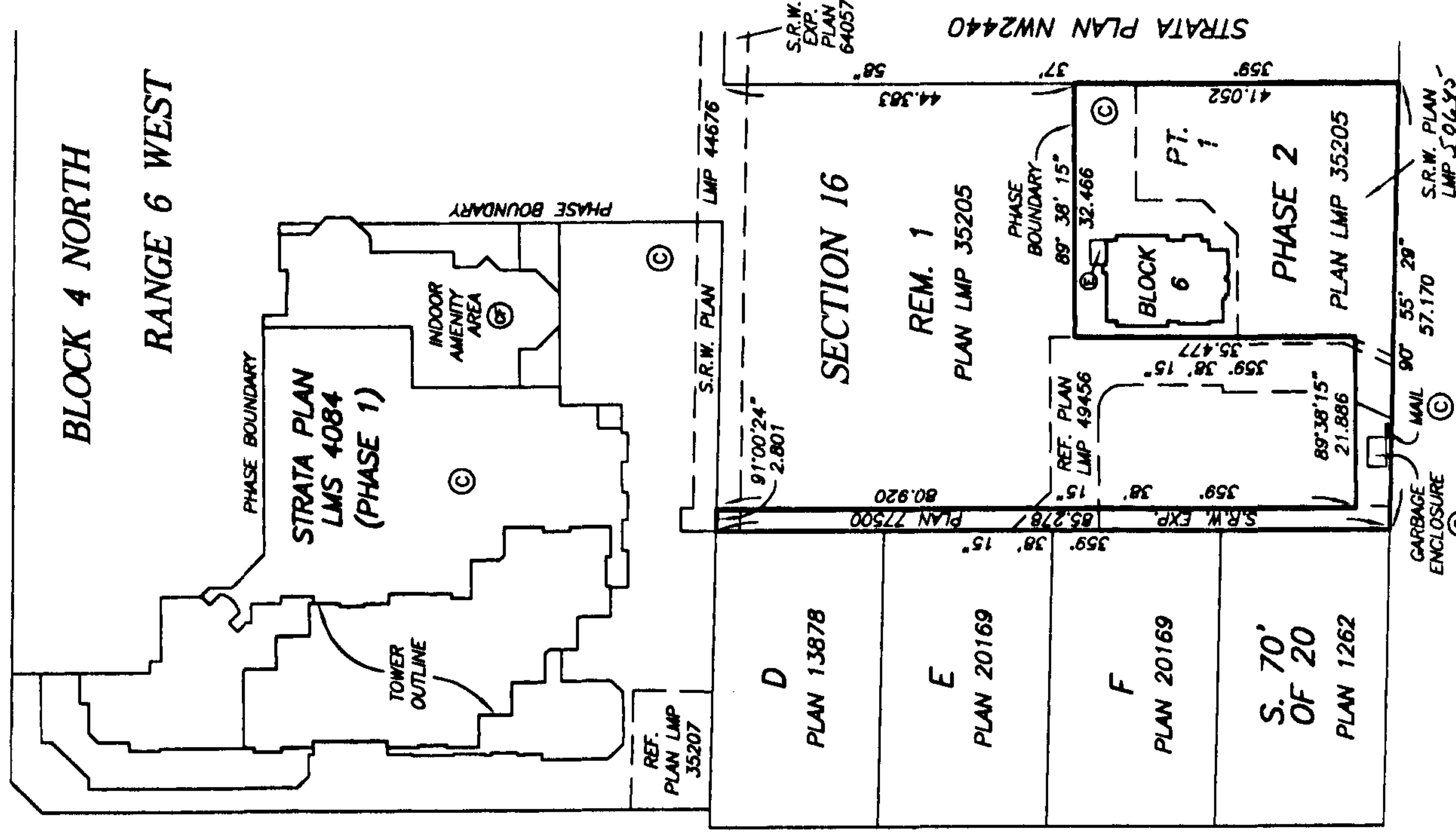
DRAWING # 30204-53
FILE # 30204-53
DATE : MAY 22, 2001.

SEE BR 205152
FOR FORM R APPROVAL
FOR COMMON FACILITIES

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

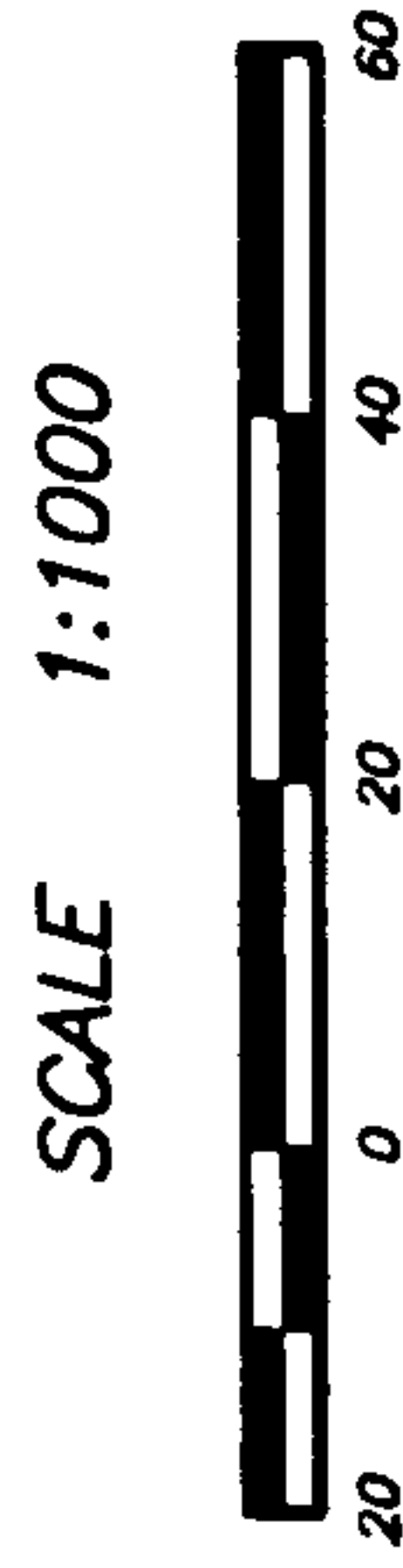
GRANVILLE AVENUE

BLOCK 4 NORTH
RANGE 6 WEST



BENNETT ROAD

FIRST SHEET, SHEET 2 OF 6 SHEETS



SCALE 1:1000



**BUILDING LOCATION
AND DIMENSIONS**

**STRATA PLAN LMS 4084
PHASE 2**

SCALE 1:250



ALL DISTANCES ARE IN METRES.



S. 70'
OF 20

PLAN 1262

F

PLAN 20169

E

PLAN 20169

S.R.W. EXP. PLAN 77500

GARBAGE
& MAIL
ENCLOSURE
CONCRETE
OUTLINE

REM. 1
PLAN LMP 35205

REF. PLAN
LMP 49456

BLOCK 6
BUILDING
OUTLINE

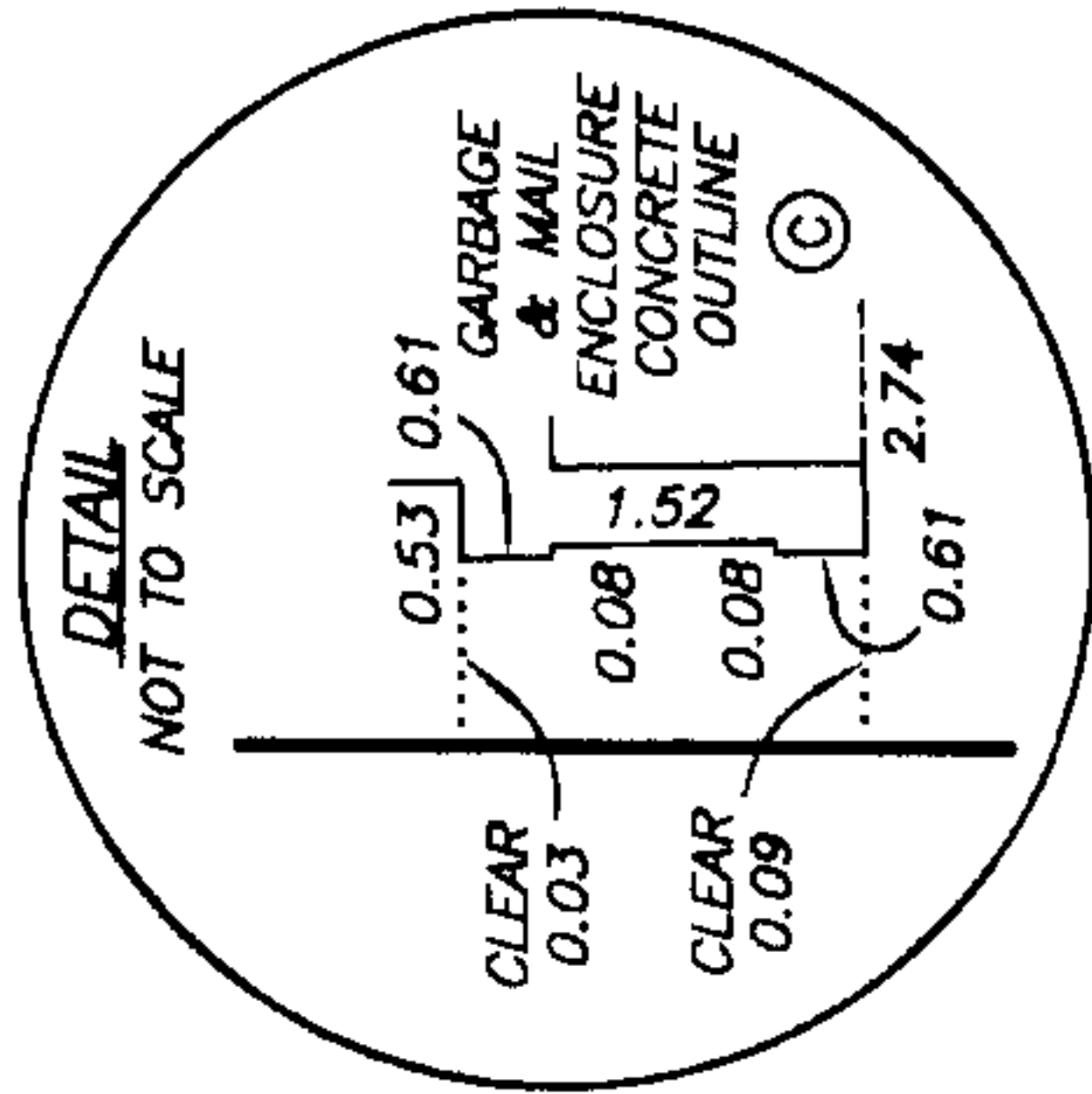
PT. 1
PLAN LMP 35205

S.R.W. PLAN
LMP 50645

PLAY AREA

STRATA PLAN
NW2440

BENNETT ROAD



DATE : MAY 22, 2001.
M.E.S.

STRATA PLAN LMS 4084 CONDOMINIUM ACT PHASE 2

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
121	5, 6	UNIT ENTITLEMENT 1223	INTEREST UPON DESTRUCTION 2500	NUMBER OF VOTES 1
122	5, 6	1119	2279	1
123	5, 6	1109	2299	1
AGGREGATE PHASE 2		3,451	7,078	3
AGGREGATE PHASE 1		112,563	244,657	119.5
AGGREGATE PHASE 1 & 2		116,014	251,735	122.5

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

- 1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER / DEVELOPER.
- 2) THE STRATA PLAN IS FOR RESIDENTIAL USE ONLY.

I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

Robert Bosa
ROBERT BOSÁ

DECLARED BEFORE ME AT BURNABY
IN THE PROVINCE OF BRITISH COLUMBIA
THIS 10th DAY OF JULY, 2001

Dirk C.A. De Juyt
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE
PROVINCE OF BRITISH COLUMBIA
DIRK C.A. DE JUYST

MORTGAGEE:

CANADIAN WESTERN BANK

AUTHORIZED SIGNATORY
MARIO FURLAN

AUTHORIZED SIGNATORY BRUCE GIBBARD

WITNESS AS TO BOTH SIGNATURES SHELLY CAMPBELL

MANAGER RLE ADMIN
OCCUPATION OF WITNESS
22ND FLOOR 4600 BURNBRED ST
VANCOUVER BC
ADDRESS OF WITNESS

ACCEPTED AS TO FORMS 1, 2 AND 3
THIS 13 DAY OF July, 2001.

Superintendent of Real Estate
OWNER: St. L.

BOSA VENTURES (RICHMOND) INC.
INC. NO. 524813

Robert Bosa
AUTHORIZED SIGNATORY ROBERT BOSÁ

Dirk C.A. De Juyt
AUTHORIZED SIGNATORY DIRK C.A. DE JUYST

Dirk C.A. De Juyt
WITNESS AS TO BOTH SIGNATURES

SOlicitor
OCCUPATION OF WITNESS
1201-4555 KING'S WAY
BURNABY, B.C. V5H 4T8
ADDRESS OF WITNESS

MORTGAGEE 1131970 ONTARIO INC., (formerly
MCAP FINANCIAL CORPORATION)
INCORPORATION NO. A46683

Kent Eskey
AUTHORIZED SIGNATORY
KENTESKEY

AUTHORIZED SIGNATORY

Paul C. Borden
WITNESS AS TO BOTH SIGNATURES
BUSINESSMAN

Paul C. Borden
OCCUPATION OF WITNESS
1131970 B.C.
ADDRESS OF WITNESS

THE CITY OF RICHMOND, REGISTERED OWNER OF
COVENANTS BL349727 AND BL349731, HEREBY
CONSENTS TO THE DEPOSIT OF THIS PLAN.

Bill McNulty
AUTHORIZED SIGNATORY BILL MCNULTY
ACTING MAYOR

Richard McKenna
AUTHORIZED SIGNATORY J. RICHARD MCKENNA
CITY CLERK

DATE : MAY 22, 2001.

BLOCK 6
FLOOR PLANS

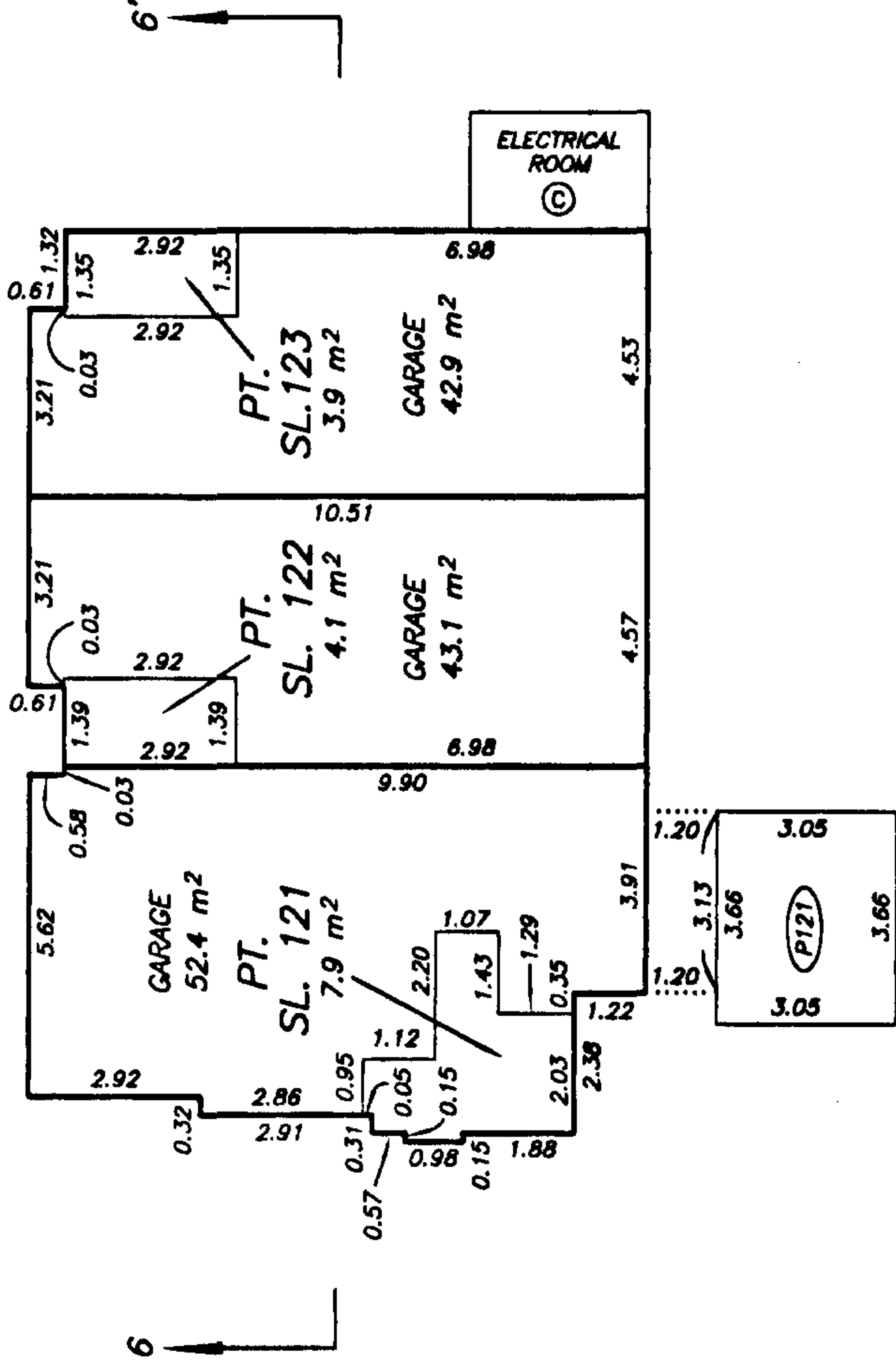
STRATA PLAN LMS 4084
PHASE 2



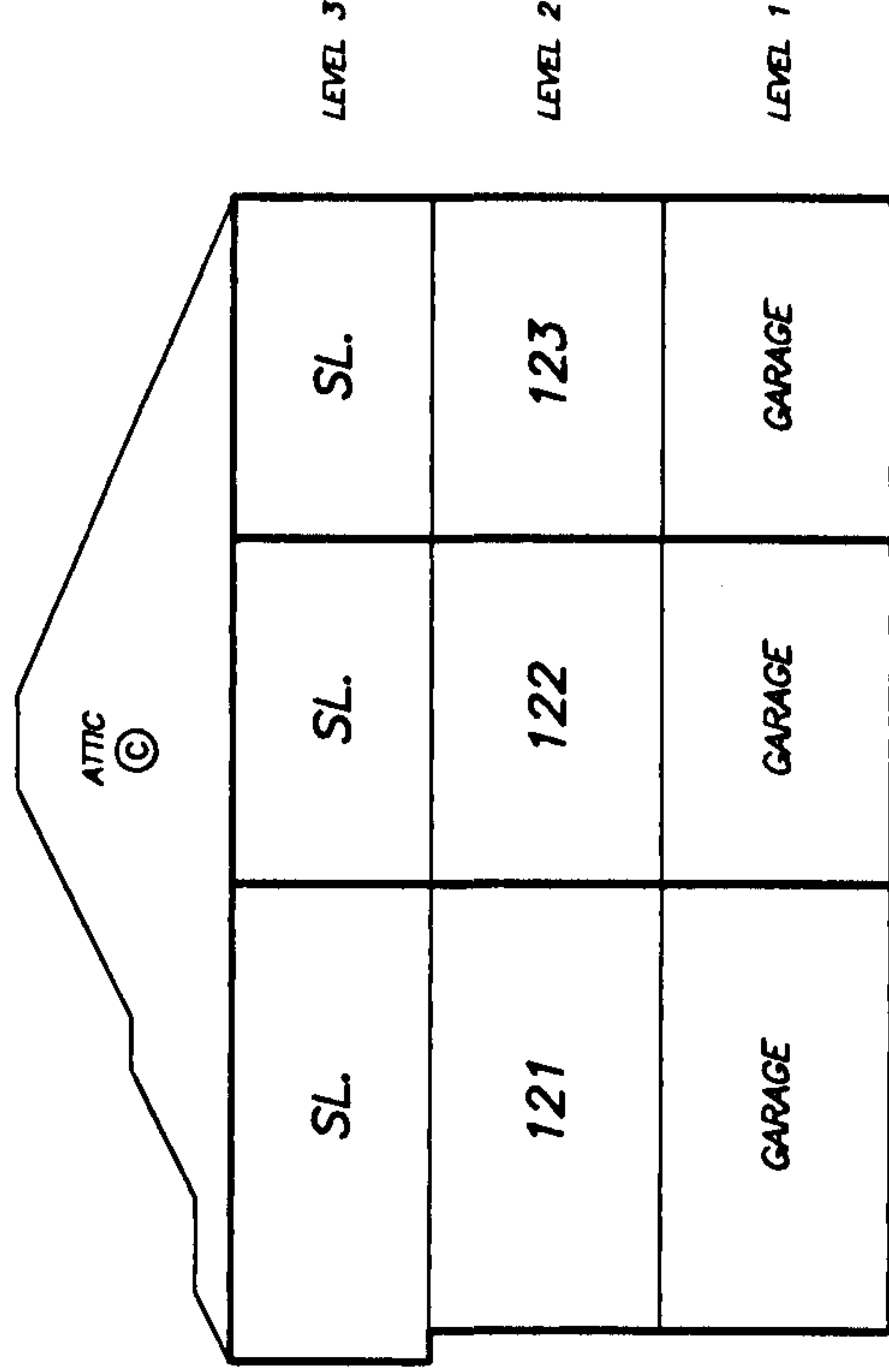
SCALE 1:125



ALL DISTANCES ARE IN METRES.



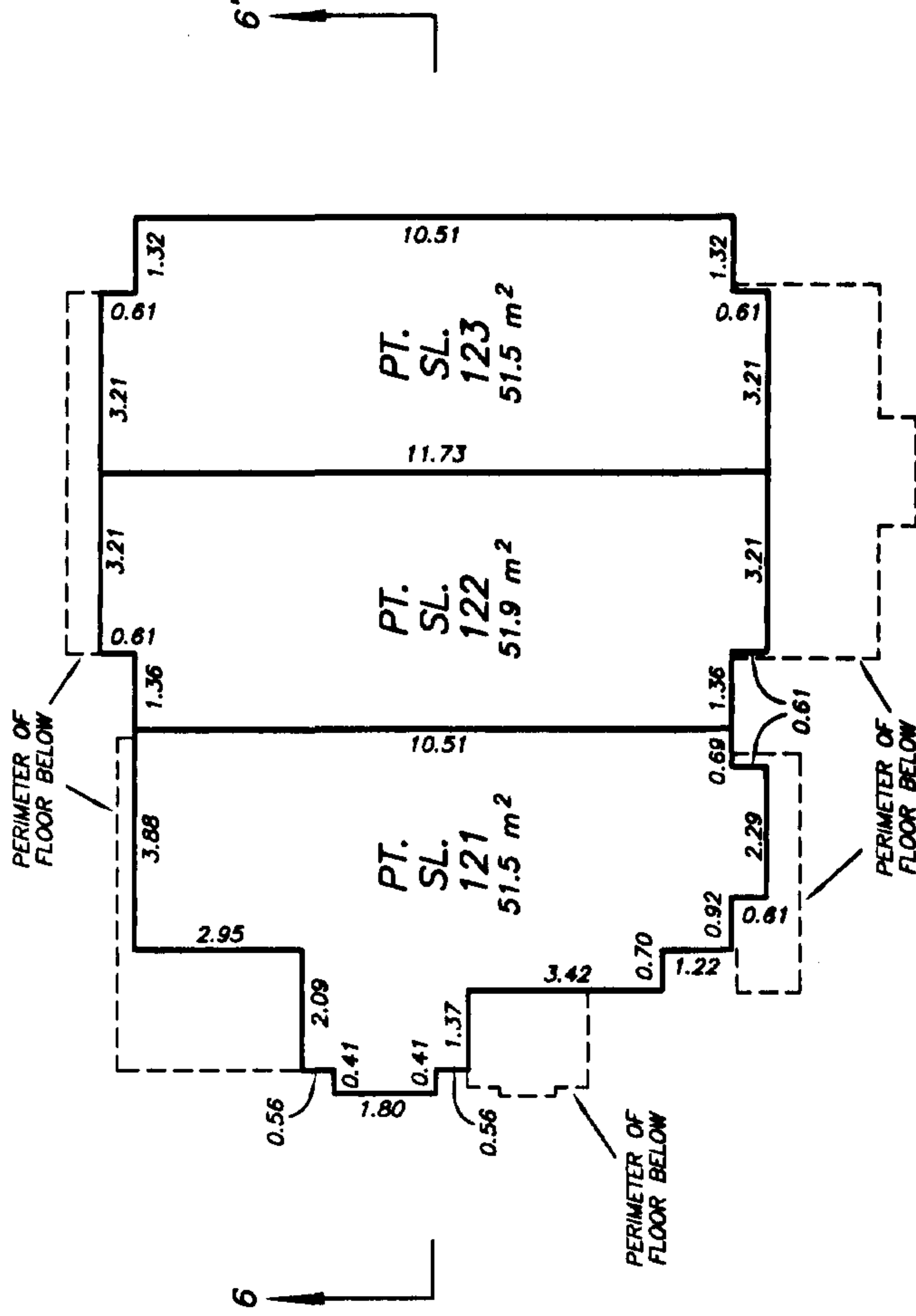
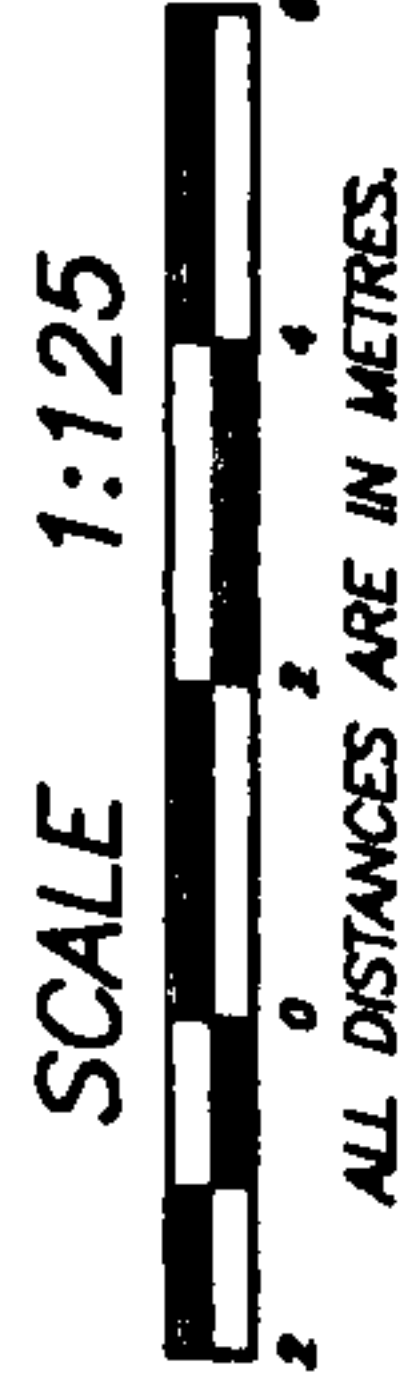
LEVEL 1



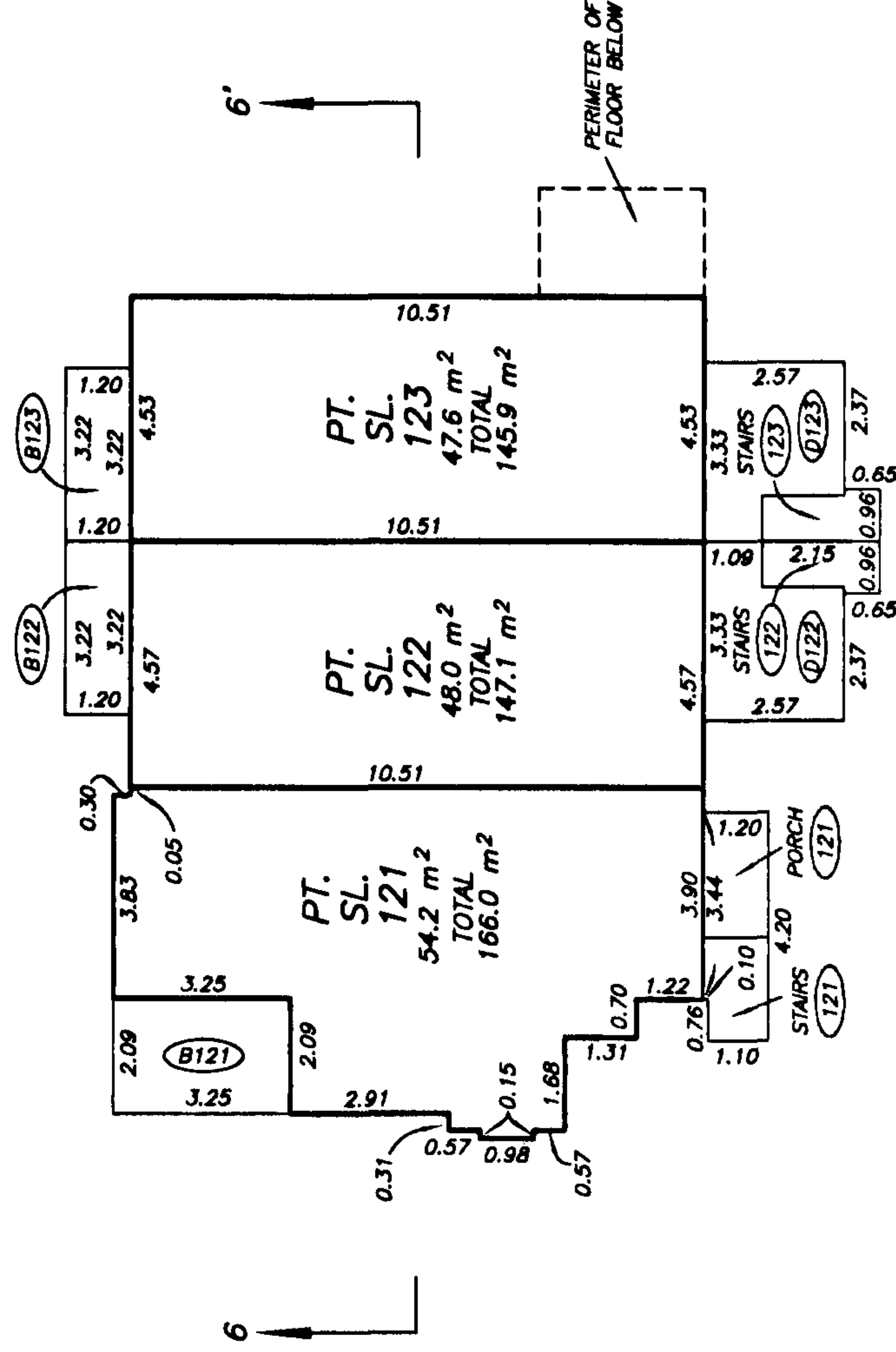
SECTION 6 - 6'

BLOCK 6
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 2



LEVEL 3



STRATA PLAN OF PART OF LOT 1, STRATA PLAN LMS 4084
SECTION 16, BLOCK 4 NORTH,
RANGE 6 WEST, N.W.D.
PLAN LMP 35205

B.C.G.S. 92G.015
 "CITY OF RICHMOND"

DEPOSITED AND REGISTERED IN THE LAND
 TITLE OFFICE, AT NEW WESTMINSTER, B.C.
 THIS 14 DAY OF AUG, 2001



SCALE 1:750



ALL DISTANCES ARE IN METRES.

A. Small
 DEPUTY REGISTRAR

SR 206 892 - SR 206 901

"SONTERRA AT THE PALMS"

BLOCK 2 & 5 - 8433 BENNETT ROAD,
 RICHMOND, B.C.

INTEGRATED SURVEY AREA No. 18
 (RICHMOND) NAD-83 (CSRS)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
 PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
 MULTIPLY BY COMBINED SCALE FACTOR 0.9996040.

LEGEND

GRID BEARINGS ARE DERIVED FROM
 OBSERVATIONS BETWEEN CONTROL
 MONUMENTS 77H4648 AND 77H4604

- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- © - DENOTES COMMON PROPERTY
- (B131) TYPICAL - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 131
- (P130) TYPICAL - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 130
- (130) TYPICAL - DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 130
- © - DENOTES COMMON FACILITY
- (E) - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY

SEE SHEET 2 FOR LOT DIMENSIONS
 SEE SHEET 3 FOR BUILDING LOCATIONS
 AND DIMENSIONS

THE ADDRESS FOR THE SERVICE OF DOCUMENTS
 ON THE STRATA CORPORATION IS:

THE OWNERS: STRATA PLAN LMS 4084
 SUITE 204 - 3970 E. HASTINGS STREET,
 BURNABY, B.C. V5C 6C1

THIS STRATA PLAN CONTAINS LIMITED
 COMMON PROPERTY ACCORDING TO
 SEC. 53 (2) OF THE CONDOMINIUM ACT.

APPROVED AS PHASE 4 OF A 7 PHASE
 STRATA PLAN UNDER THE CONDOMINIUM ACT

THIS 2 DAY OF August, 2001

H. Bule
 APPROVING OFFICER FOR THE
 CITY OF RICHMOND

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
 OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT
 THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE
 IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL
 DATED AT SURREY, B.C.

THIS 11th DAY OF JULY, 2001.

Mike E. Shaw B.C.L.S.

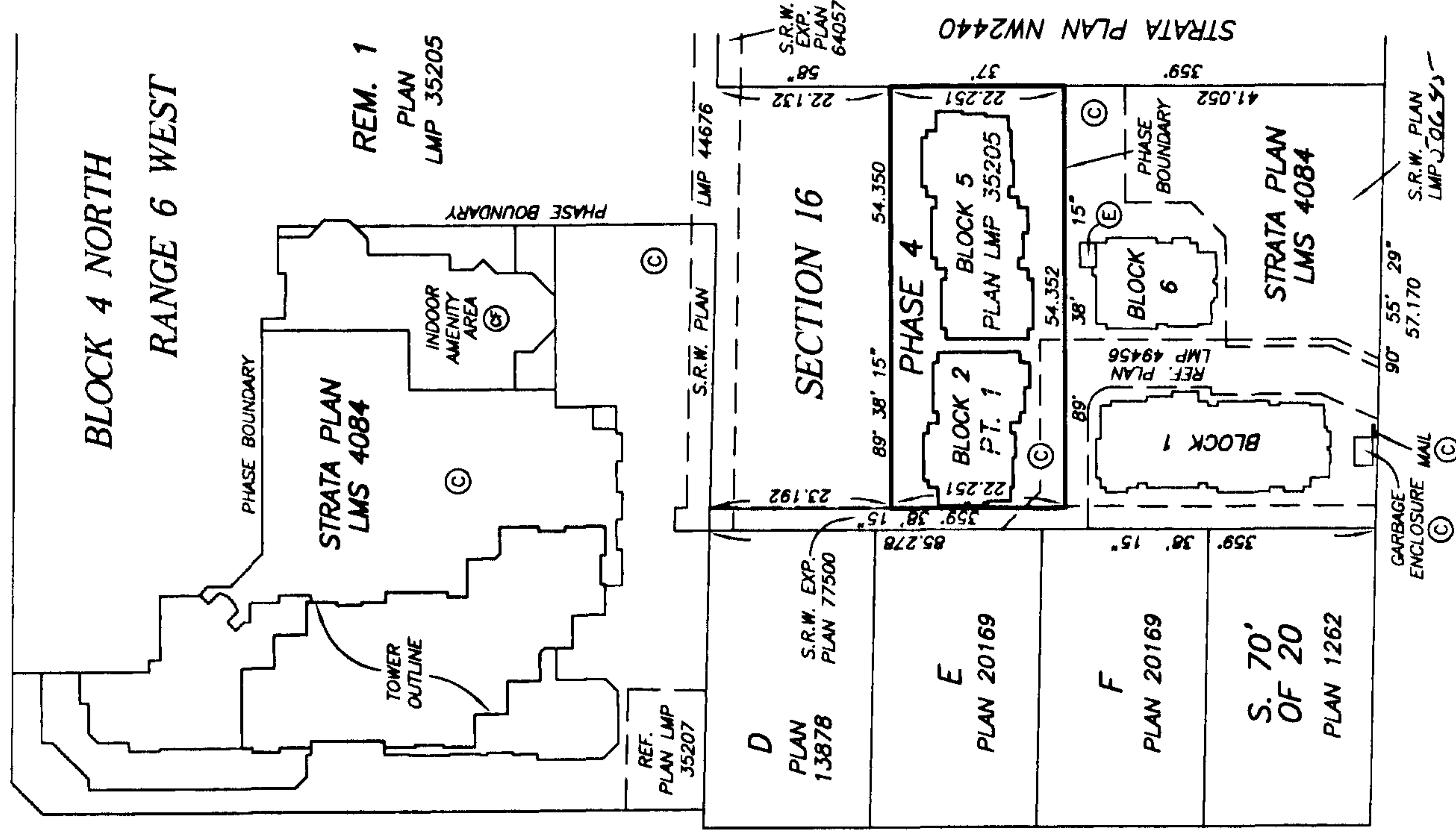
BENNETT & ASSOCIATES
 B.C. LAND SURVEYORS
 #201-9547 152nd STREET,
 SURREY, B.C.
 PHONE : 582-0717

DRAWING # 30204-59
 FILE # 30204-59
 DATE : JULY 11, 2001.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

GRANVILLE AVENUE

BLOCK 4 NORTH
 RANGE 6 WEST



BENNETT ROAD

**BUILDING LOCATIONS
AND DIMENSIONS**

**STRATA PLAN LMS 4084
PHASE 4**

SCALE 1:250



ALL DISTANCES ARE IN METRES.



STRATA PLAN
LMS 4084

S.R.W. PLAN LMP 44676

REM. 1

PLAN LMP 35205

PHASE
BOUNDARY

PLAN 77500
S.R.W. EXP.
0.21 CLEAR
0.10 CLEAR
0.38
22.251
0.38
2.95
0.31
1.76
3.97
3.34
0.61
1.19
1.23
0.61
1.33
1.22
3.34
4.40
6.82
10.70
5.91
6.97
10.70
1.54
1.34
6.60
0.61
1.15
1.22
1.35
6.37
0.61
0.94
2.40
1.22
0.27
0.38
0.38
1.97
0.60
0.34

PHASE 4 ©

BLOCK 2
BUILDING
OUTLINE

BLOCK 5
BUILDING
OUTLINE

STRATA PLAN NW2440

PT. 1
PLAN LMP 35205

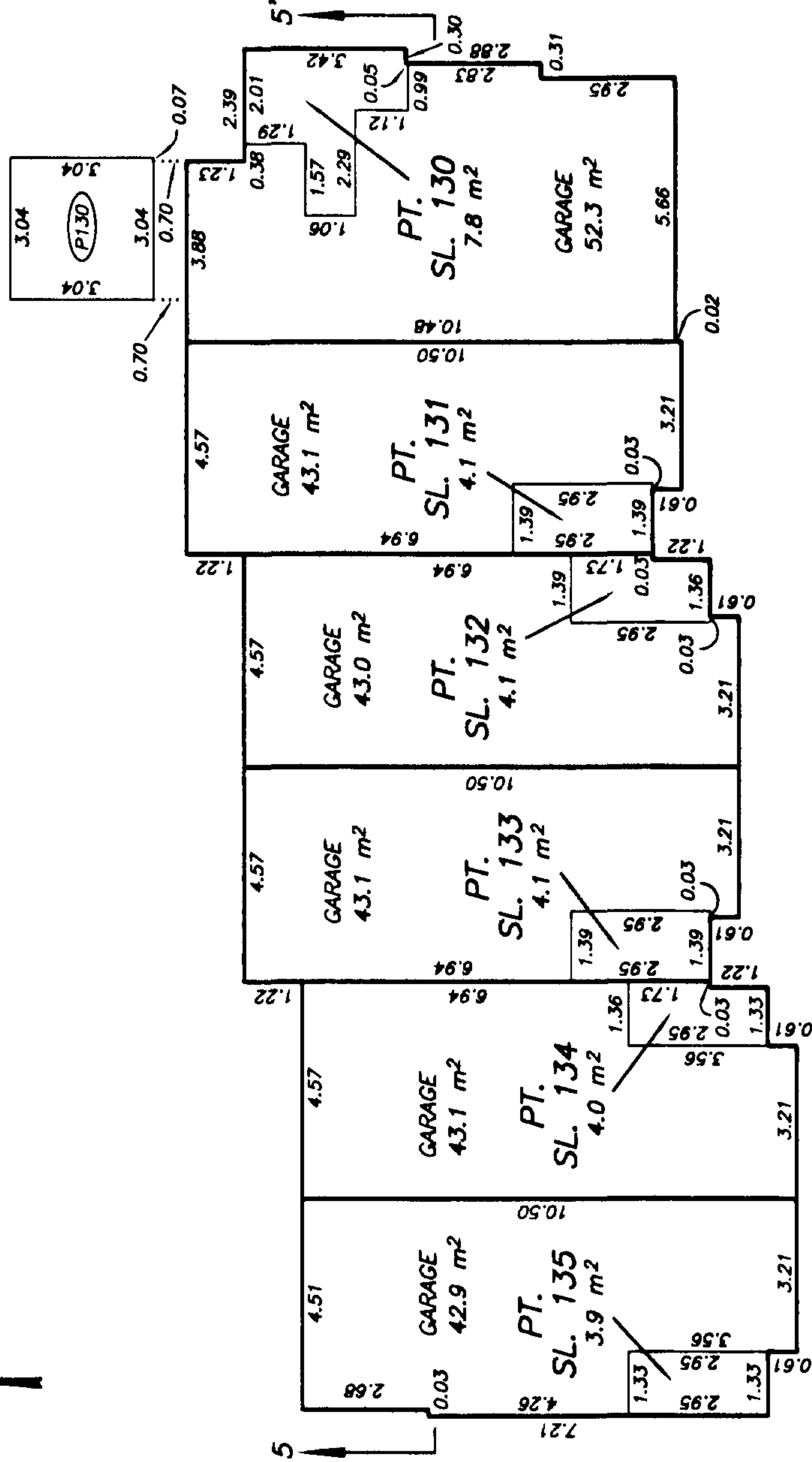
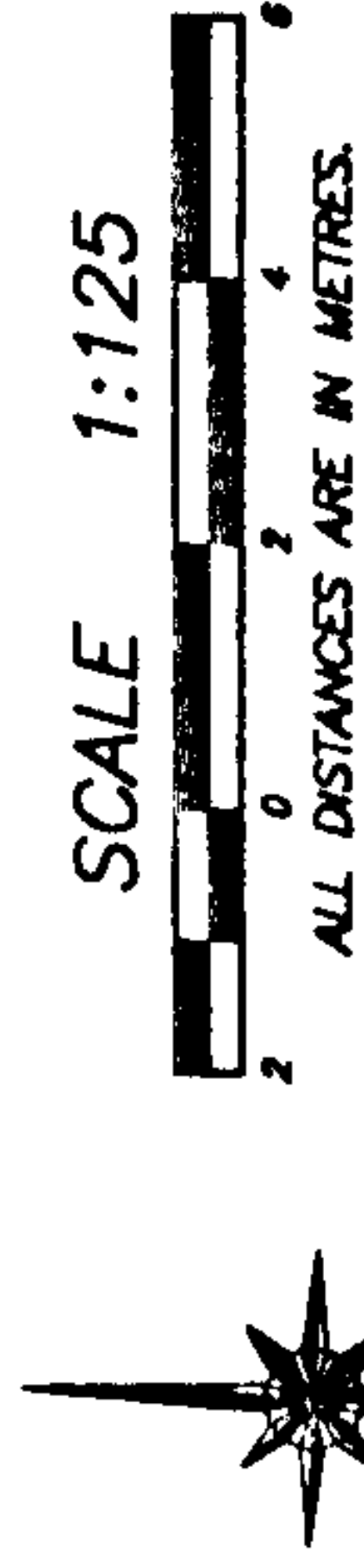
STRATA PLAN
LMS 4084

REF. PLAN
LMP 49456

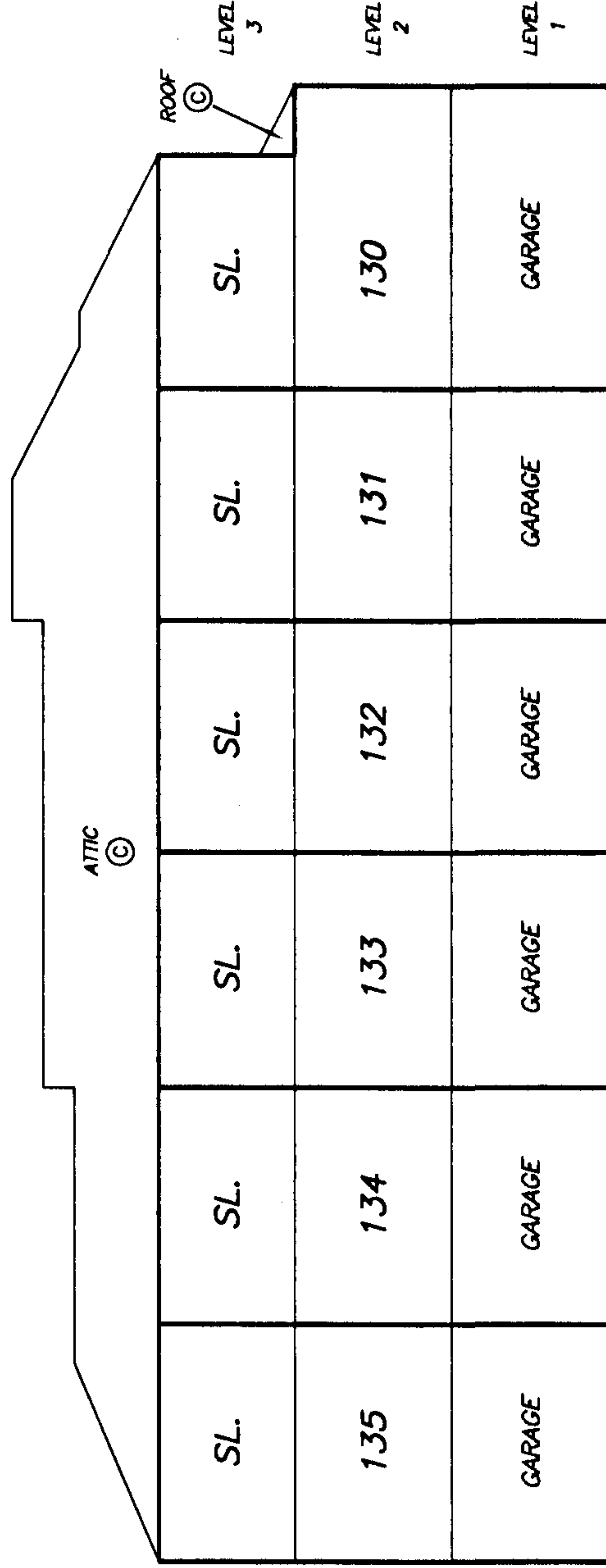
S.R.W. PLAN
LMP 50643

STRATA PLAN LMS 4084
PHASE 4

BLOCK 5
FLOOR PLANS



LEVEL 1



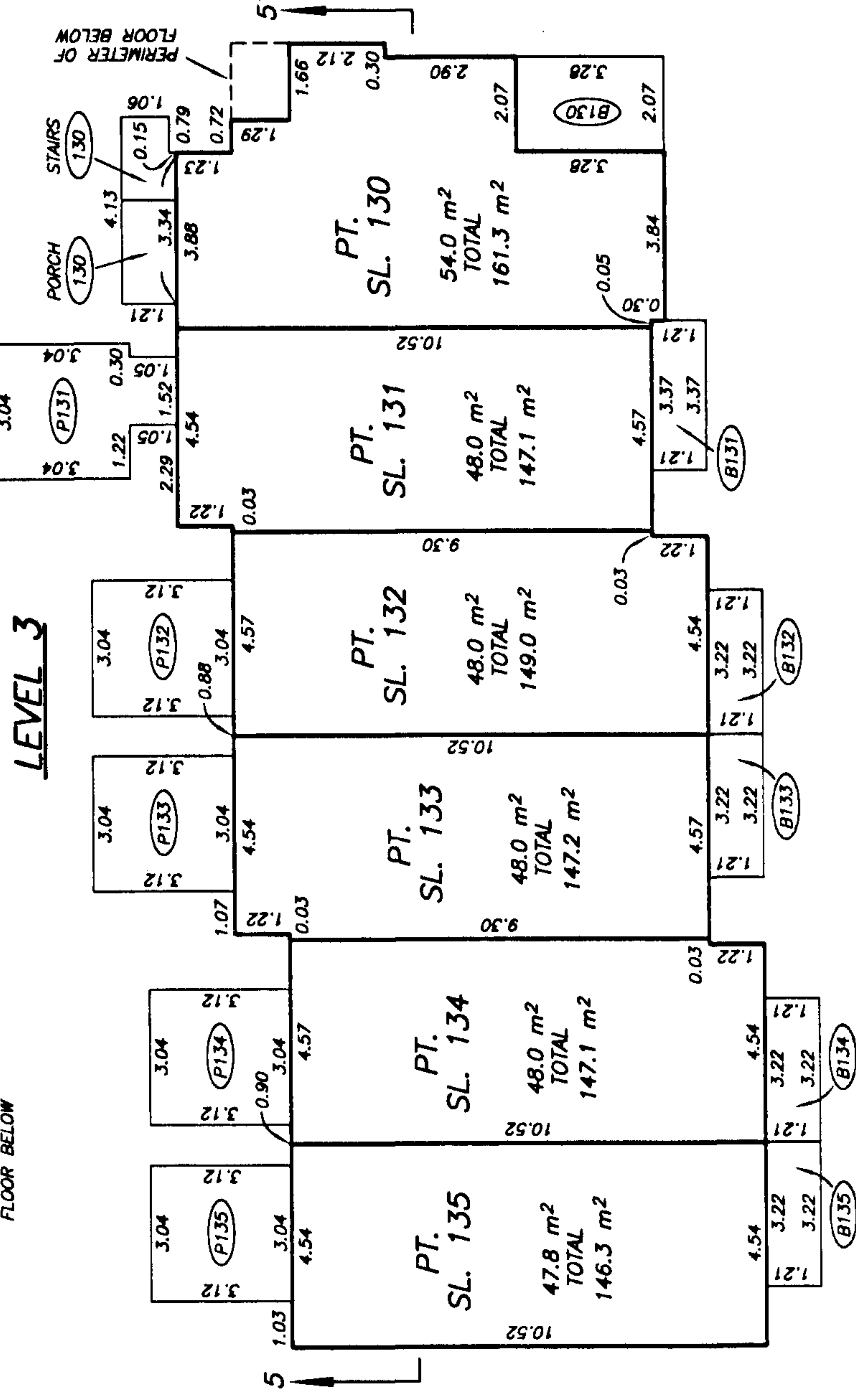
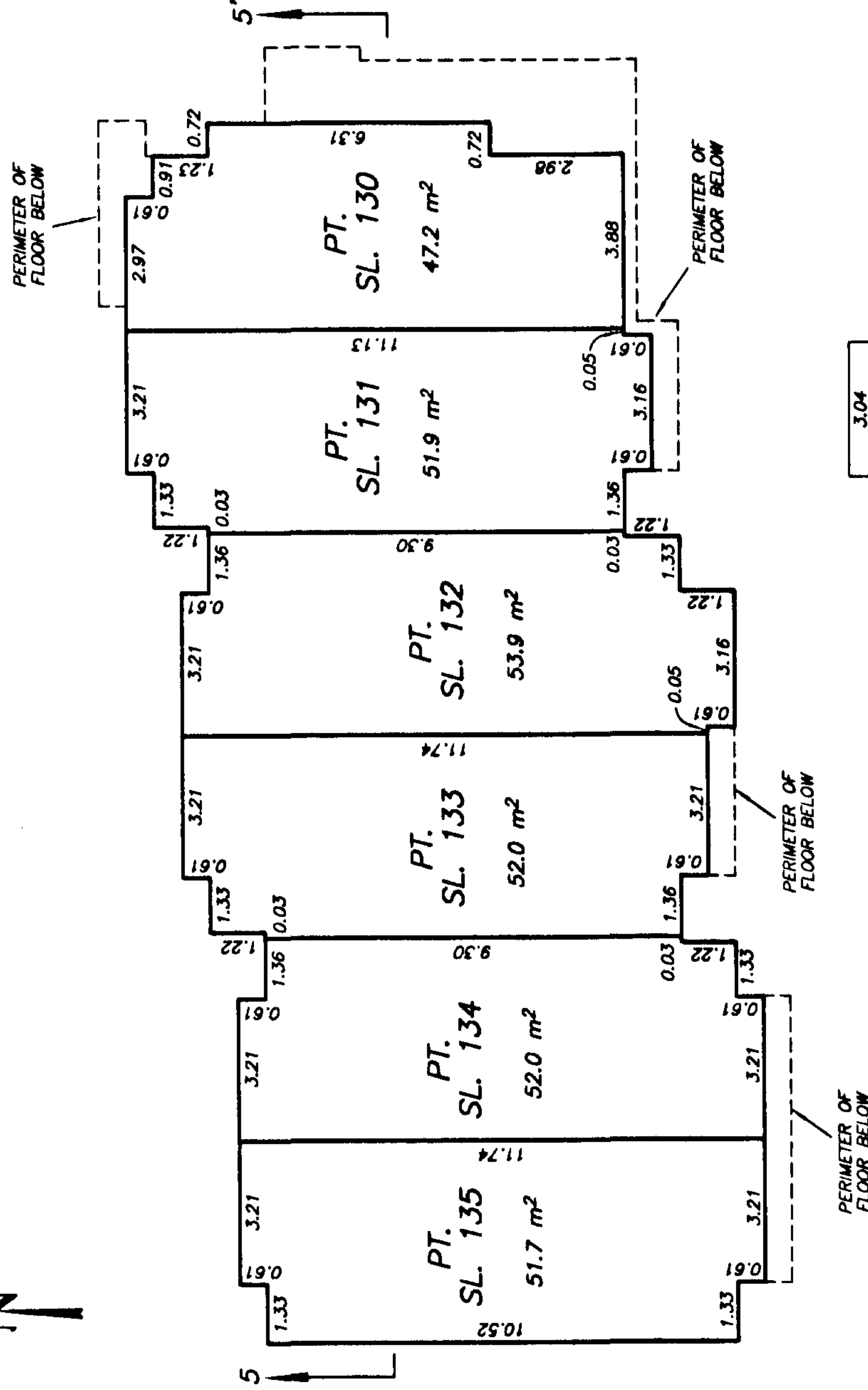
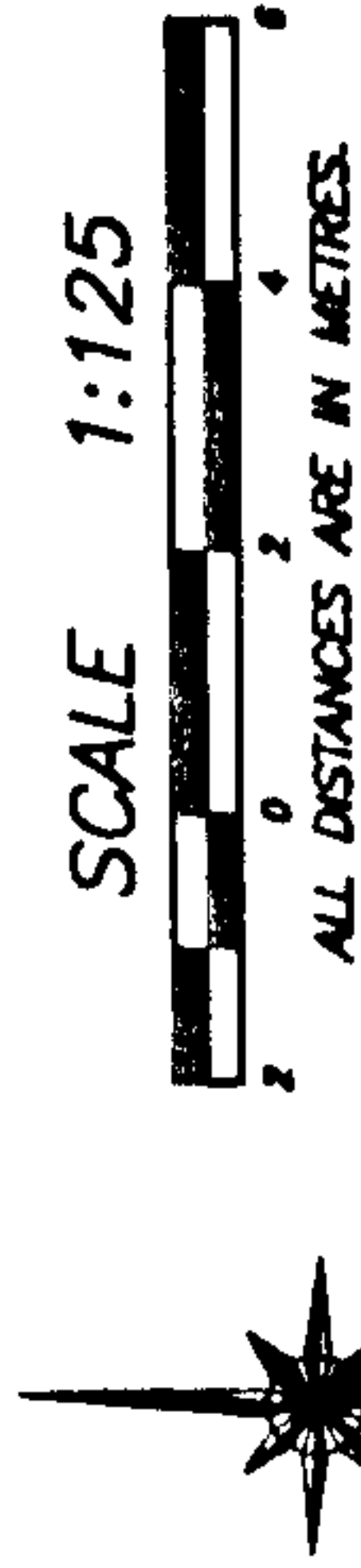
SECTION 5 - 5'

DATE : JULY 11, 2001.

M.E.B.

BLOCK 5
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 4

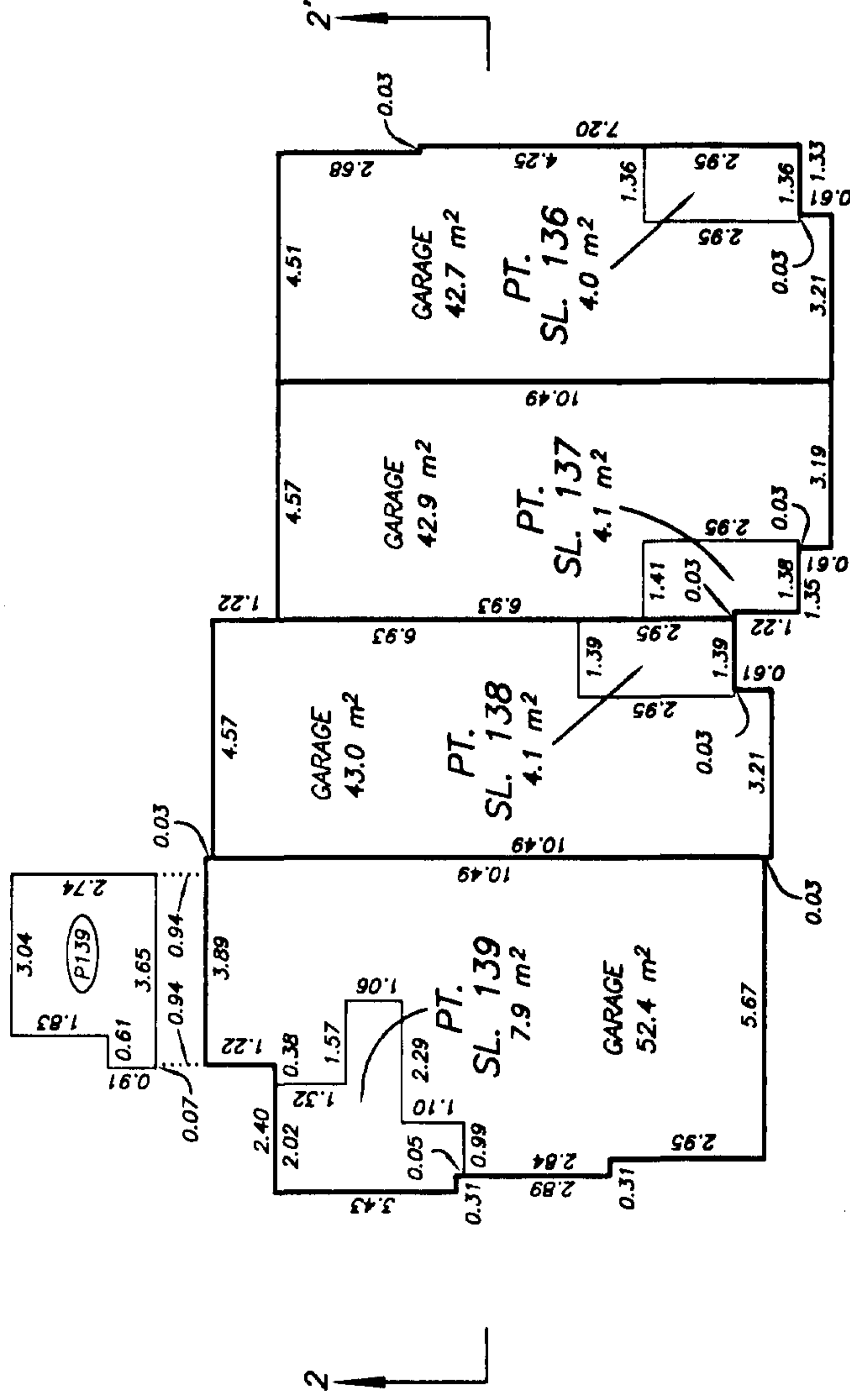
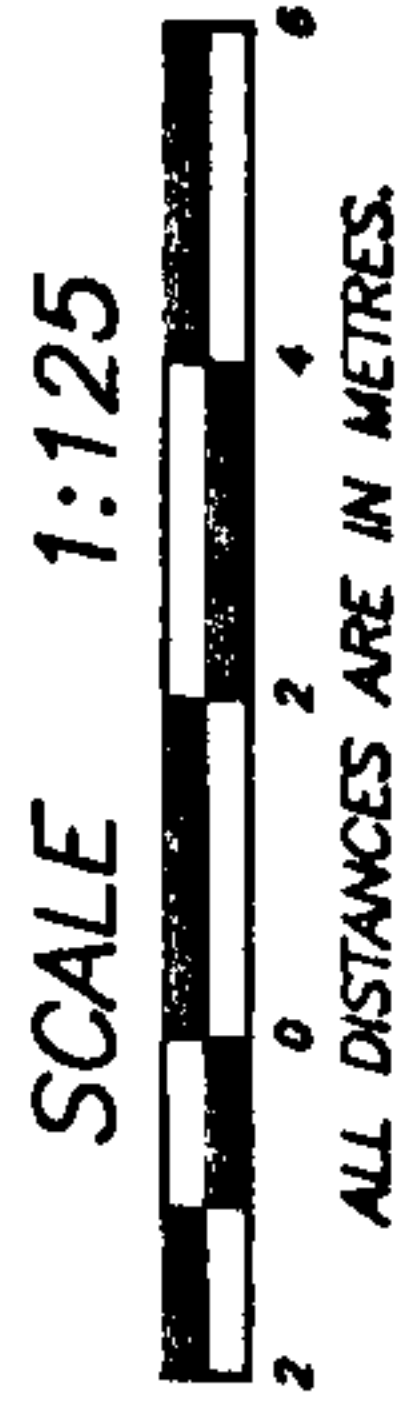


LEVEL 2

DATE : JULY 11, 2001.
M.E.

BLOCK 2
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 4



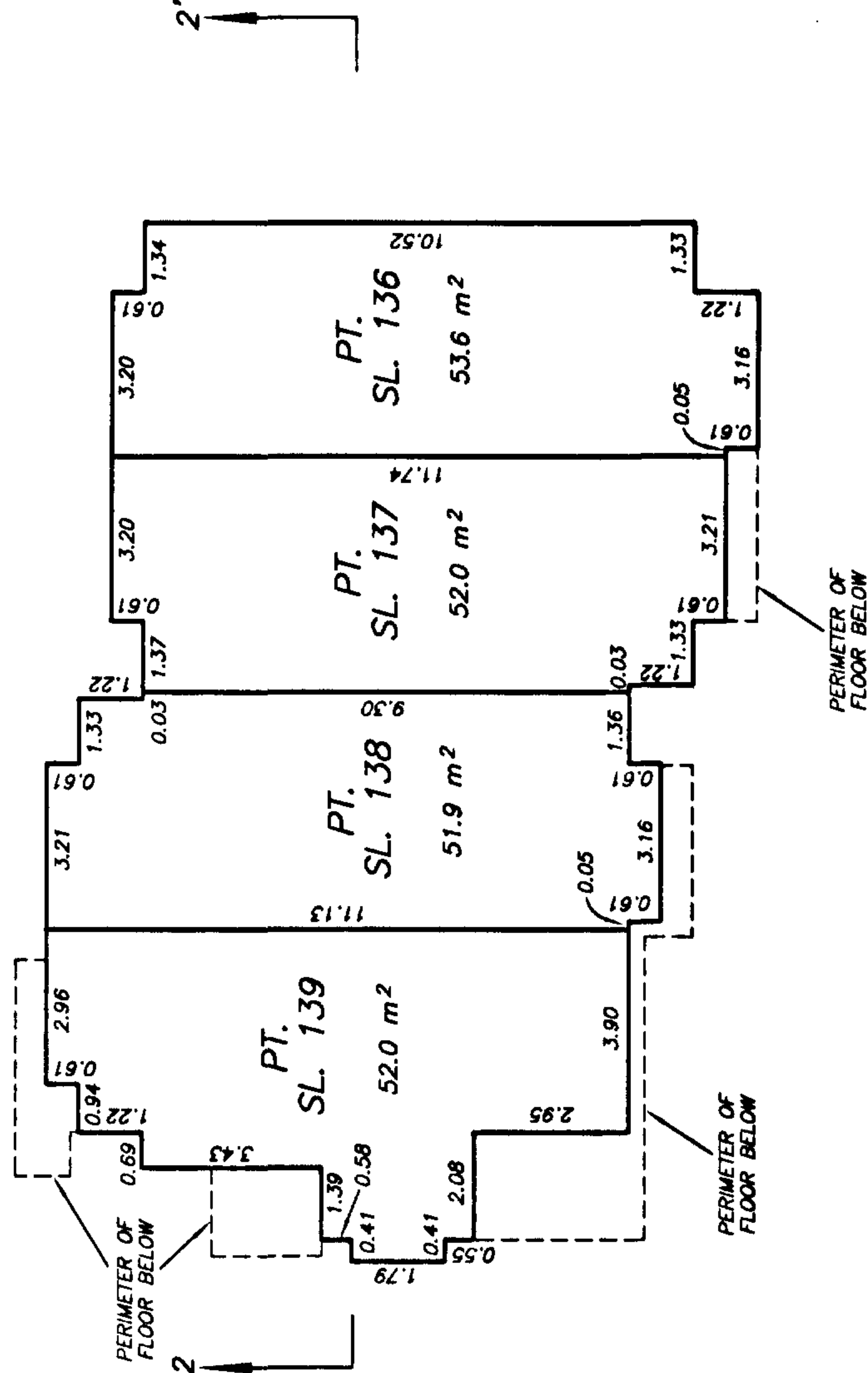
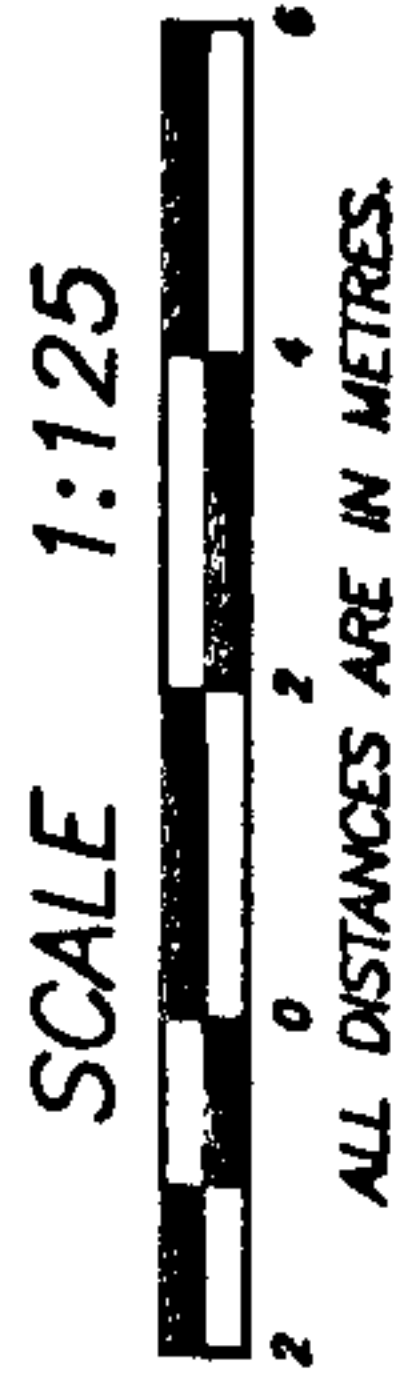
LEVEL 1

ATTIC ©			
SL.	SL.	SL.	LEVEL 3
139	138	137	LEVEL 2
GARAGE	GARAGE	GARAGE	LEVEL 1

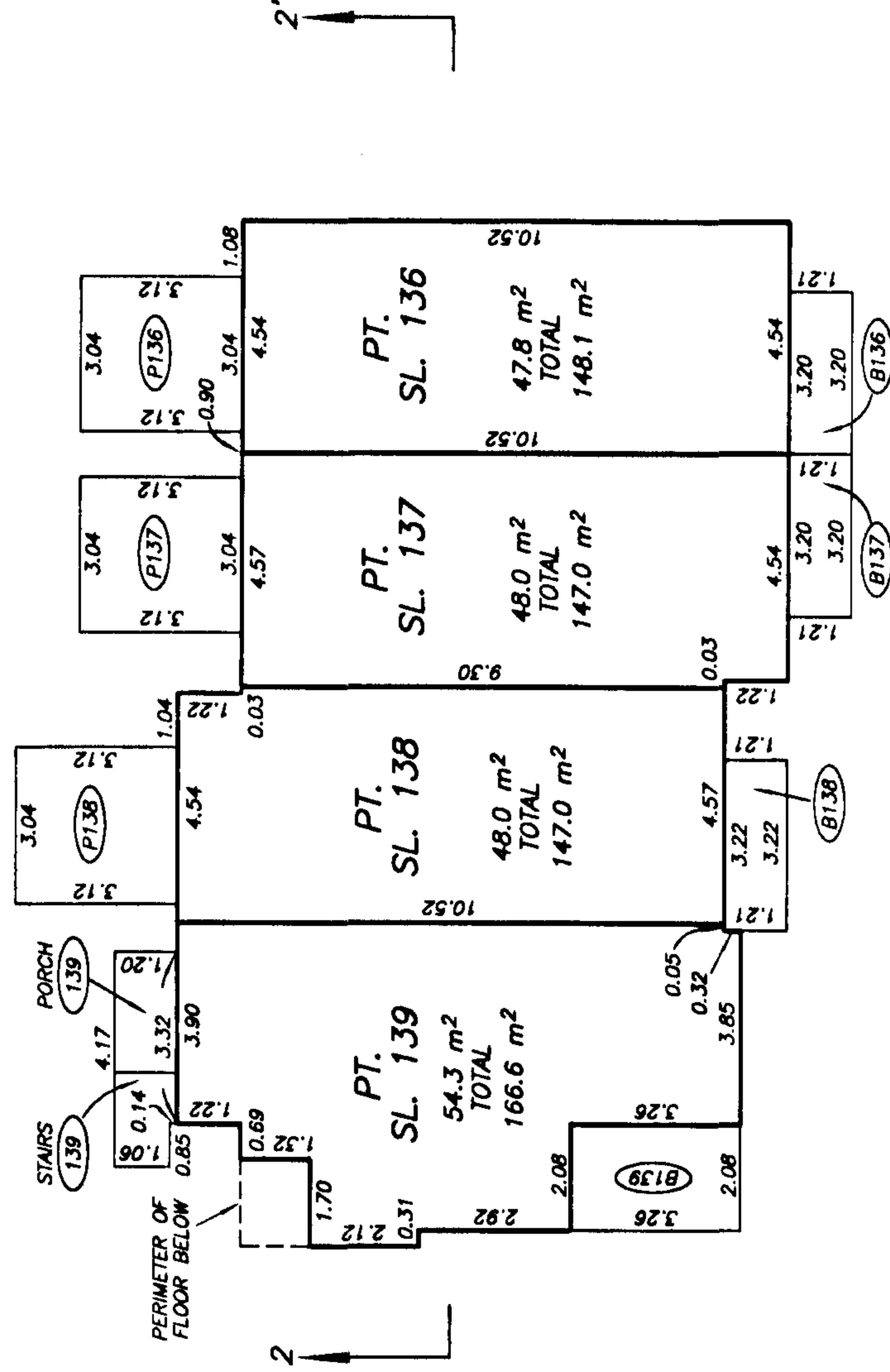
SECTION 2 - 2'

BLOCK 2
FLOOR PLANS

STRATA PLAN LMS 4084
PHASE 4



LEVEL 3



LEVEL 2