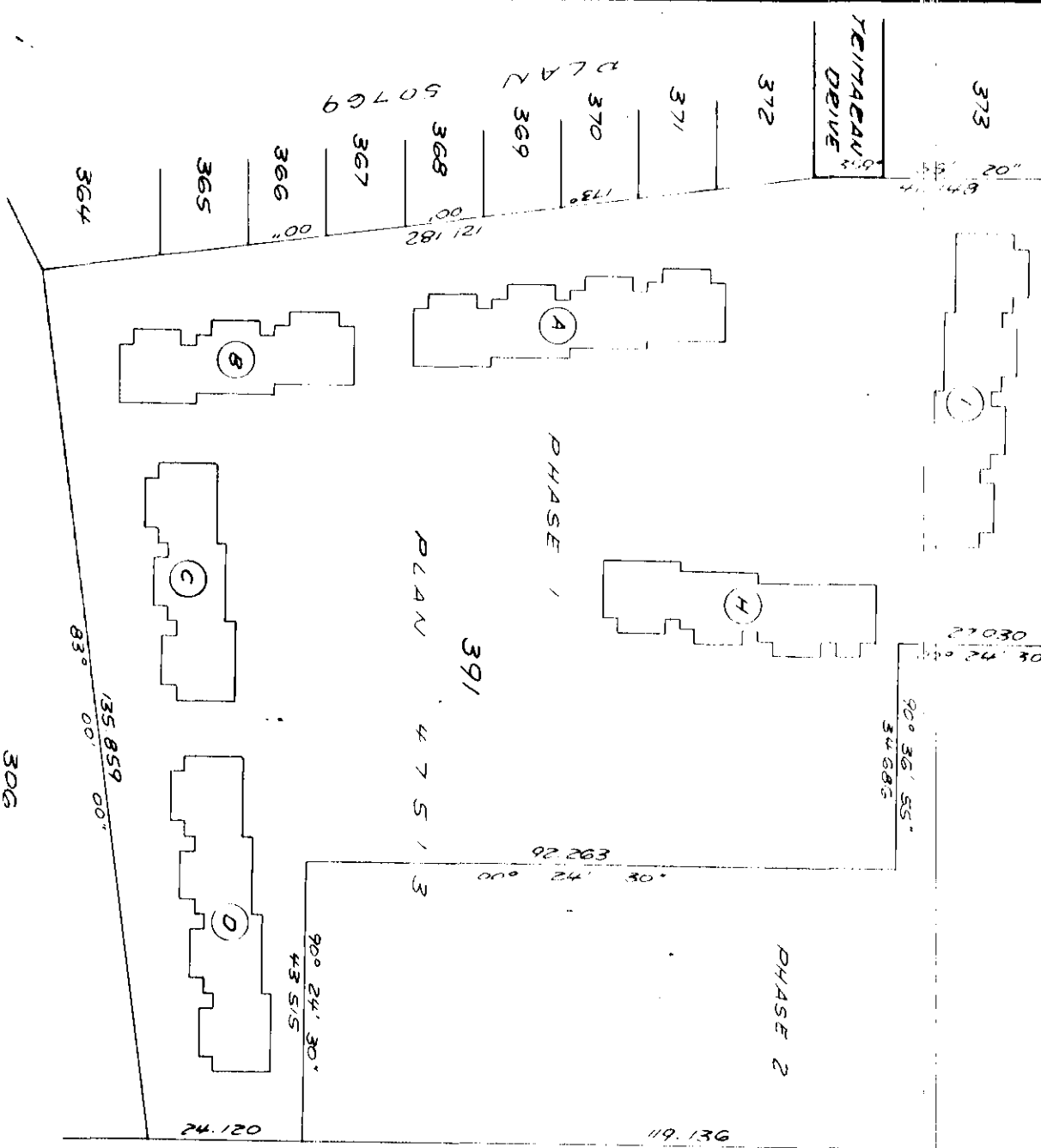


STATA PLAN OF LOT 391 OF
SECTION 2 BLOCK 3 NORTH RANGE
7 WEST PLAN 47513 N.W.D
THE CORPORATION OF THE TOWNSHIP OF RICHMOND

KEY - PLAN
SCALE 1:1000

412 PLAN	413 SOI 20	414	A REF PLAN 22170	BET 1 EXPL PLAN 10336	BET 63 PLAN 32358	S1 PLAN 29844	BET D PLAN 1581
			90°	55°	78.04		Reg's Form E R179595e



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

"The Owners"
Strata Plan NW 1186
202A - 7080 River Road
Richmond, B.C. V6X 1X5
DP# AE 32750 MAR. 4, 1991

Sumner
PRESIDENT
Chisley
DIRECTOR

Molson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 278-9674
Job 18 E-5968-1

First Sheet 1 of 15 Sheets
STATA PLAN NW 1186
PHASE 1

Deposited and registered in the Land Registry Office of New Westminster, B.C.

his 13 day of Sept. 1978
D. Medley
Assistant-Deputy Registrar

NAME OF DEVELOPMENT:
BIRCHWOOD ESTATES

CIVIC ADDRESS:
4800 TEMAGAN DRIVE
RICHMOND, B.C.

LEGEND:
ALL DISTANCES ARE IN METRES
M² = SQUARE METRES
SLOT = STRATA LOT
PT = PART STRATA LOT
E = NETERBOOM (COMMON PROPERTY)

I, Greg Egor, of Richmond, B.C., British Columbia Land Surveyor, hereby certify that the boundaries described in the plan described above are wholly within the external boundaries of that portion

Dated at Richmond, B.C.
this 22nd day of June, 1978

Richard
2008 08 L.S

SCALE 1:500

FIRST STEP 2 15' SQUARES
STRTD PLAN NW 1186

412	413	414	PHASE 1	REF. PLAN	EXP. PLAN
PLAN	50120	A		22170	10336
C/W PLAN	49408			361	55*
					78104



Molson, Peck & Topliss
Surveyors & Engineers
Richmond BC 278-9674

Job No E-5968-1

Date 22.6.78

L.S.

SCALE 1:500

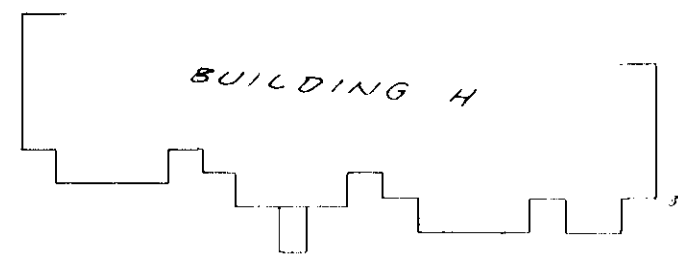
First Sheet 3 of 15 Sheets
STRATA PLAN **NW1186**
PHASE 1

414 PLAN 50120	A REF. PLAN 22170	BET. 1 EXPL. PLAN 10336	BET. 63 PLAN 32358	51 PLAN 29844	BET. D PLAN 1581
72.595	90° E/W PLAN 50770	36'	55'	78.104	E/W PLAN 49408

27.030
00° 36' 45"

90° 36' 55"

BUILDING H



PHASE 1

391

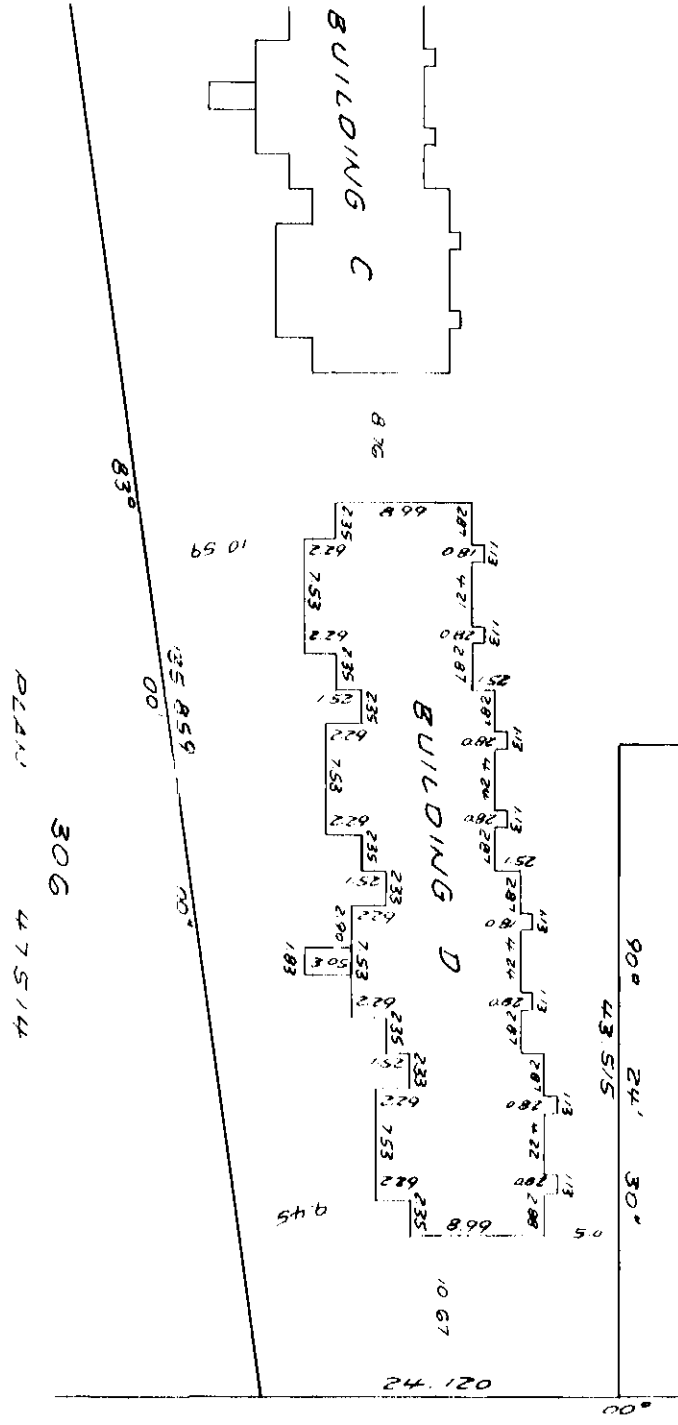
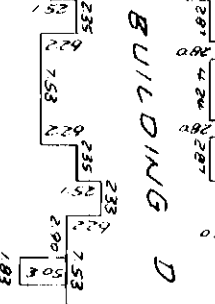
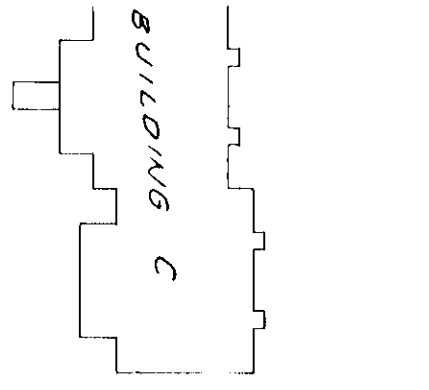
P L A N 4 4 7 5 1 3

PHASE 2

92 263

410

PLAN
49528



PLAN 306
47514

Molson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 278-9674

Job No. E-5968-1

Date 22.6.73

C.L.S

STRATA TITLES ACT PHASE 1

LOT NO	SHEET NO	AMOUNT 1	FOPT 2	FOPT 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST (UNIT DESCRIPTION)	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UNIT DESCRIPTION	NUMBER OF VOTES
1	6	100		589
2	6	100		579
3	6	100		579
4	6	100		579
5	6	100		579
6	6	100		579
7	6	100		579
8	6	100		589
9	6	100		589
10	7	100		579
11	7	100		579
12	7	100		579
13	7	100		579
14	7	100		589
15	8	100		589
16	8	100		579
17	8	100		579
18	8	100		579
19	8	100		579
20	8	100		589
21	9	100		589
22	9	100		579
23	9	100		579
24	9	100		579
25	9	100		579
26	9	100		579
27	9	100		579
28	9	100		589
29	10	100		589
30	10	100		579
31	10	100		579
32	10	100		579
33	10	100		579
34	10	100		579
35	10	100		589
36	11	100		589
37	11	100		579
38	11	100		579
39	11	100		579
40	11	100		579
41	11	100		579
42	11	100		579
43	11	100		589
AGGREGATE		4300		25017

Molson, Peck & Todd, SS
Surveyors & Engineers
Richmond BC 278-9674
Job No E-5968-1

Date 22.5.75 R.L.S.

STATUTORY DECLARATION

I/we the undersigned do solemnly declare that
 (1) I/we the undersigned (alone) ~~the owner/owners~~
 the duly authorized agents
 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 JULY, 1978

Stanton A. [Signature]
 A Commissioner for taking oaths
 with - British Columbia

Norman [Signature]
Archer

Accepted as to forms 1, 2 and 3
 this 6th day of September 1978

for *Stevie Paterson*
 AGENT OF INSURANCE

CERTIFICATE OF APPROVAL

SECTION 4 (2)

Approved as phase 1 of a 2 phase strata
 plan under the Strata Titles Act

Dated at Richmond, B.C.
 this 20 day of July, 1978

[Signature]
 A. Director of Planning
 Approving Officer for
 The Corporation of the Township
 of Richmond

SIGNATURES

WITNESSES:

OWNERS:

GEOSBAR INDUSTRIES LTD.
[Signature]

REDSTART INDUSTRIES LTD.
[Signature]

[Signature]
[Signature]

Matson, Peck & Topliss
 Surveyors & Engineers
 Richmond, B.C. 278-9674

Job No. E-5968-1

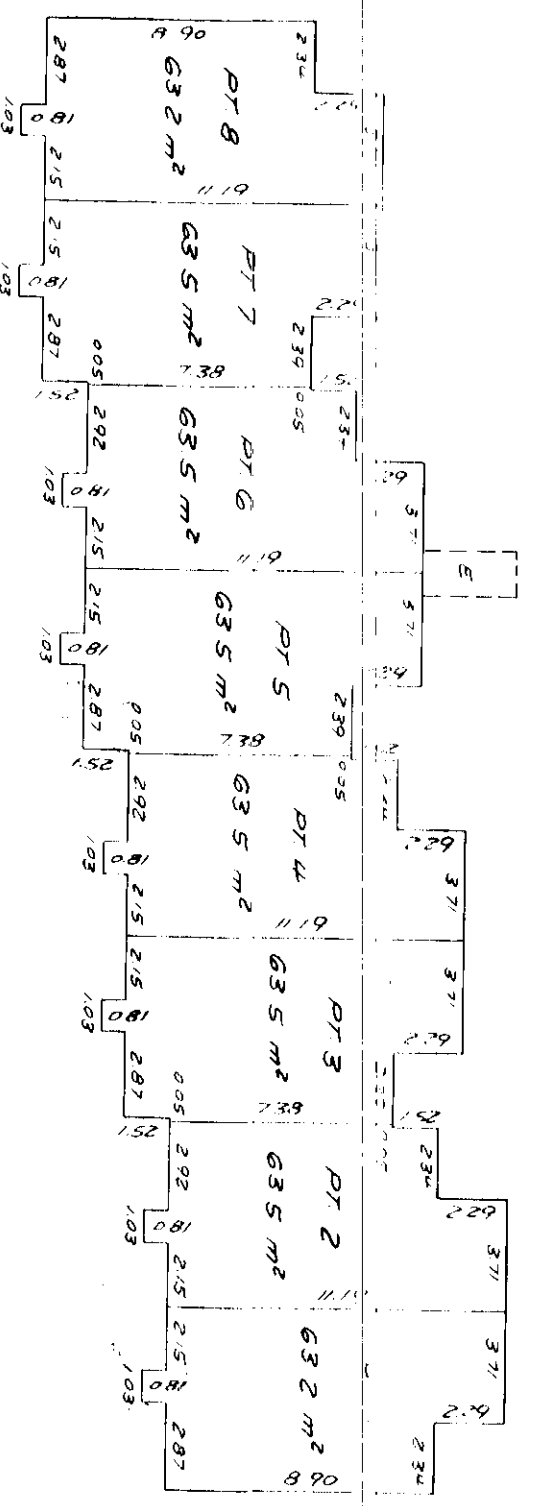
Date 22.9.78

4 L.S

BUILDING A

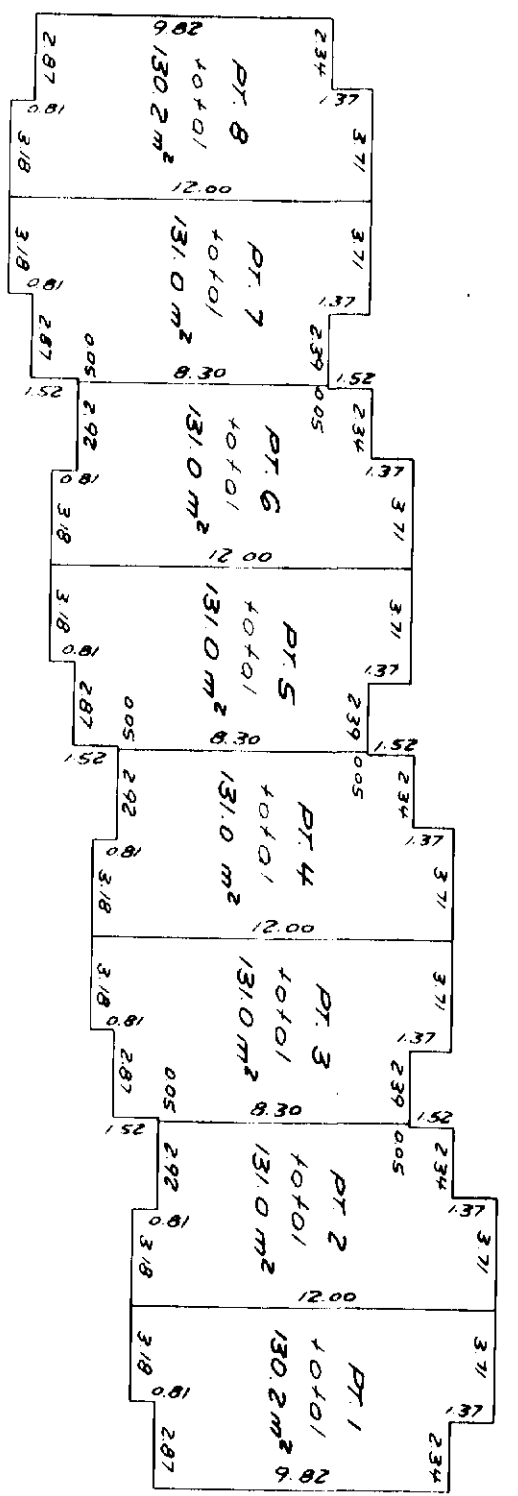
SCALE 1:250

FIRST FLOOR



• Sheet 6 of 15 Sheets
STRATA PLAN NW1186
 PHASE 1

SECOND FLOOR



Molson Peck & Topliss
 Surveyors & Engineers
 Richmond, B.C. 278-9674

Job 1 E-5968-1

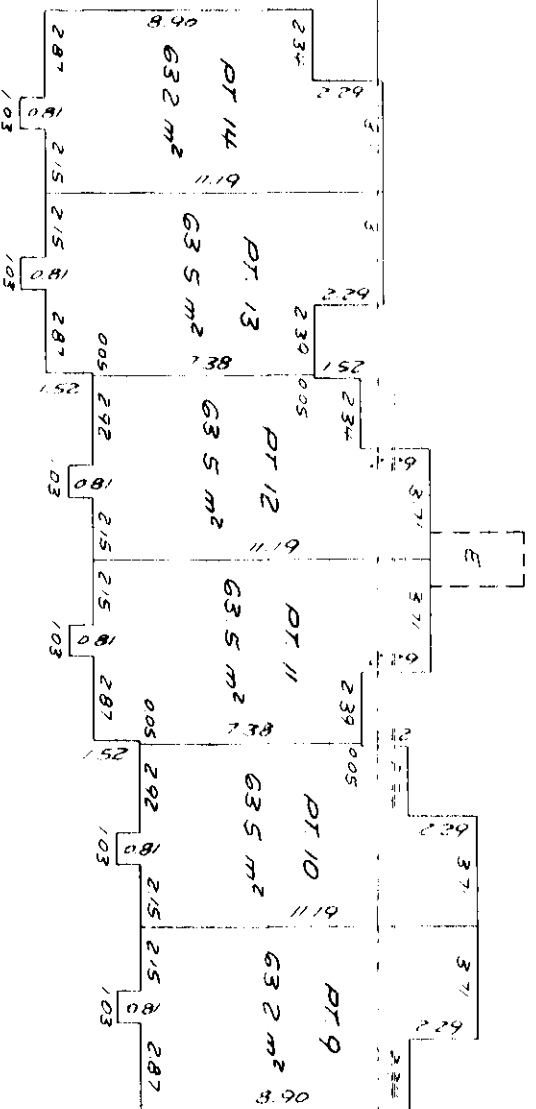
Date 22.6.73 K.G.S.

BUILDING B
SCALE 1:250

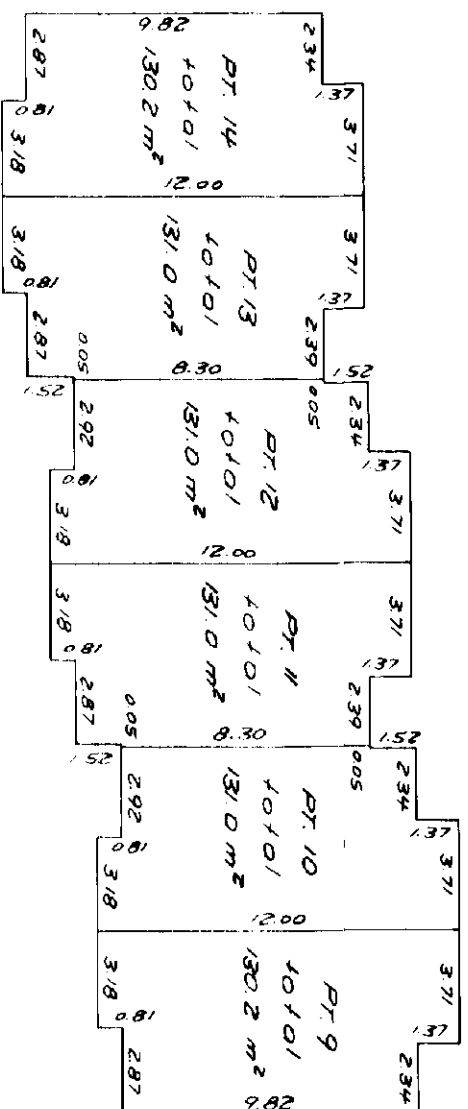
Sheet 7 of 15 Sheets
STRATA PLAN **NW1186**
PHASE 1



FIRST FLOOR



SECOND FLOOR



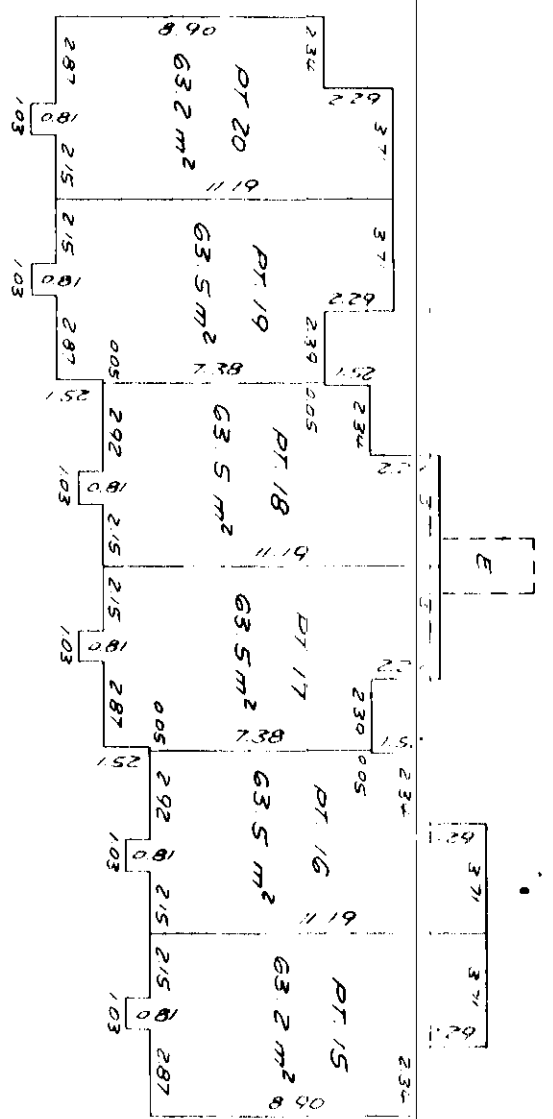
Motson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 278-9674
Tel. No. 2-5968-1

Date 22.6.78 L.L. 765

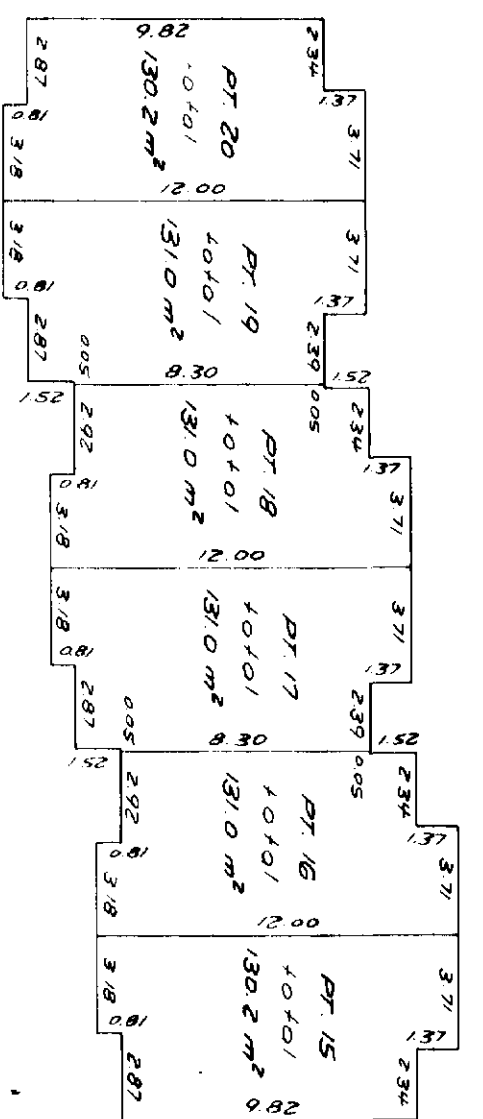
BUILDING C
SCALE 1:250

Sheet 8 of 15 Sheets
STRATA PLAN NW1186
PHASE 1

FIRST FLOOR



SECOND FLOOR



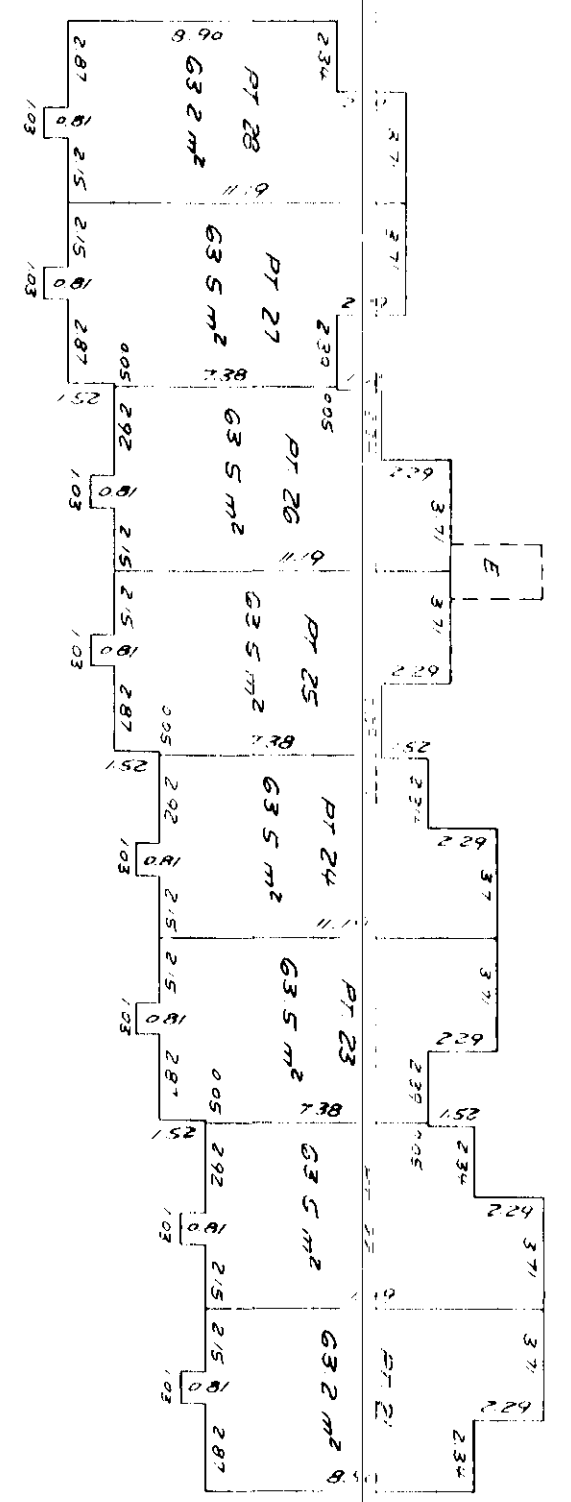
Molson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 278-9674
Job No. E-5968-1

Date 22.4.73

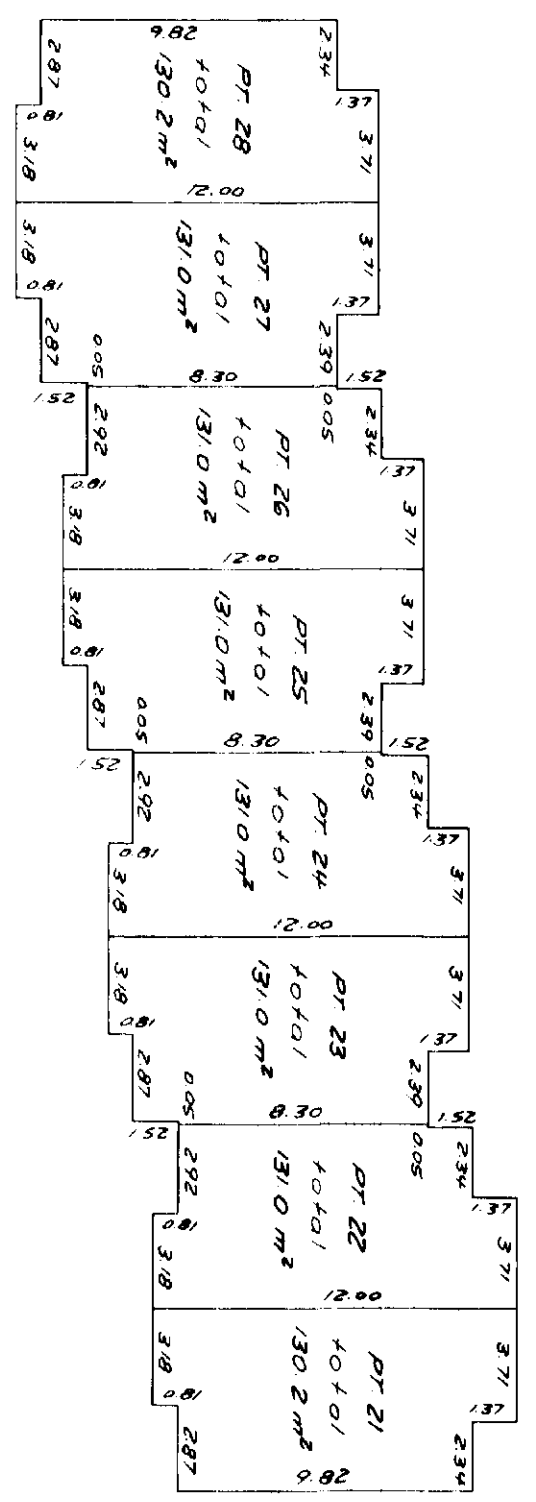
1:4.5

BUILDING D
SCALE 1:250

FIRST FLOOR



SECOND FLOOR



Sheet 9 of 15 Sheets
STRATA PLAN NW1186
PHASE 1

Motson, Peck & Topliss
Surveyors & Engineers
Richmond BC 278-9674
Job No E-5968-1

Date 22.6.78

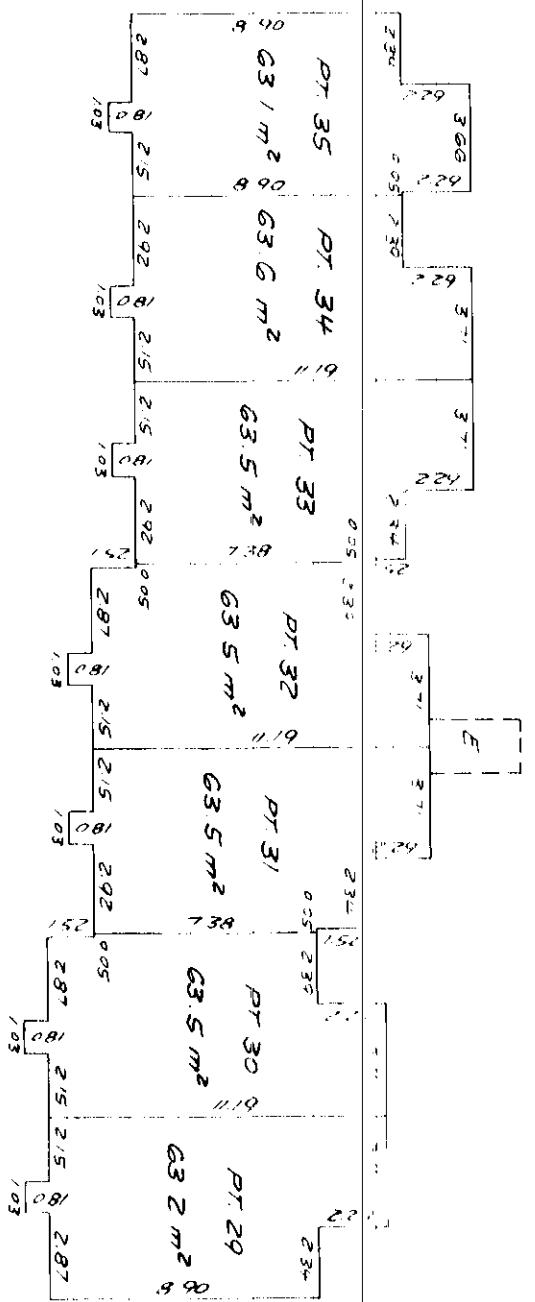
W.L.S

BUILDING H
SCALE 1:250

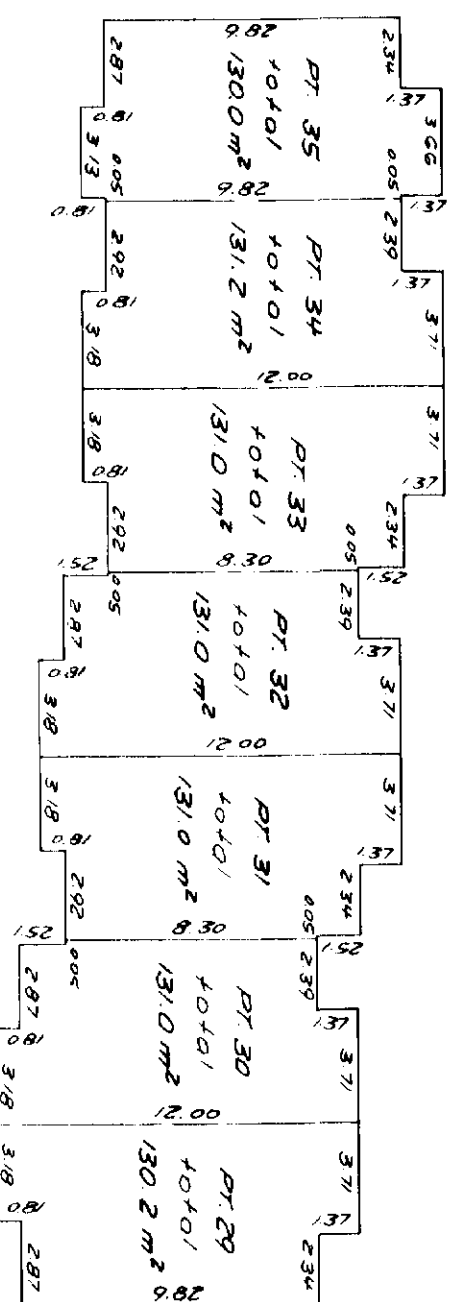
SHEET 10 OF 15 SHEETS
STRATA PLAN **NW1186**
PHASE 1



FIRST FLOOR



SECOND FLOOR

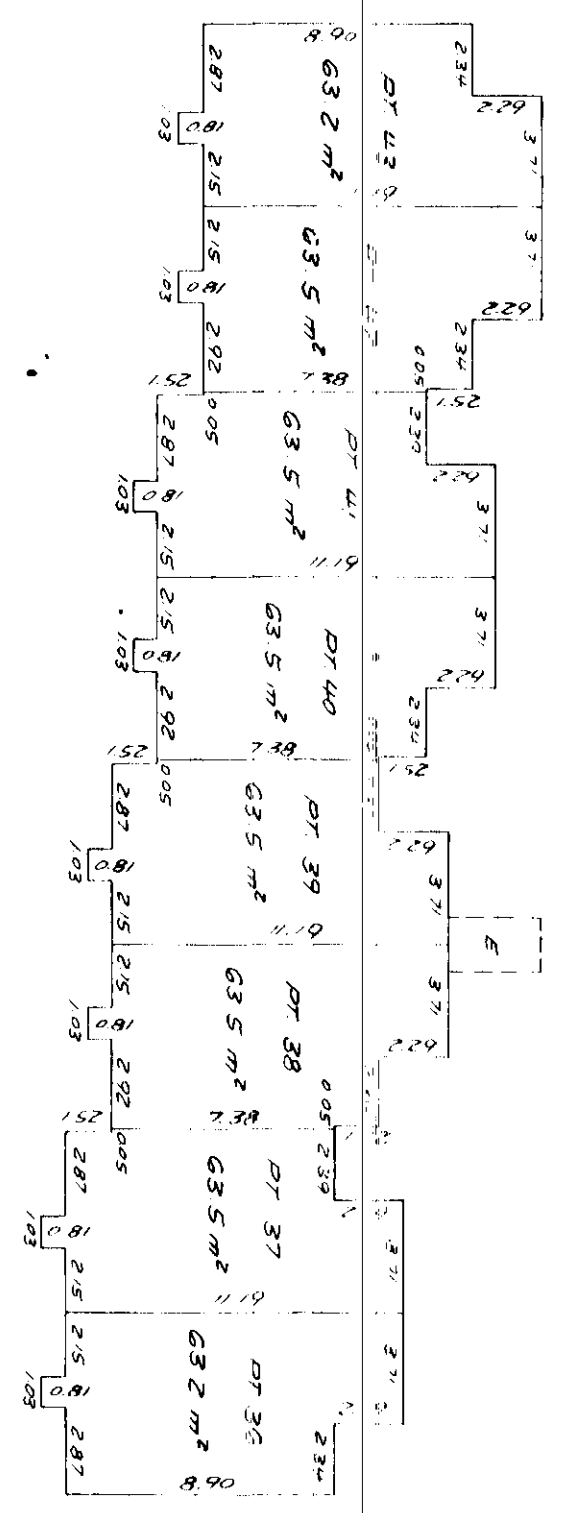


Motson, Peck & Topliss
Surveyors & Engineers
Richmond BC 278-9674
Jc No E-5968-1

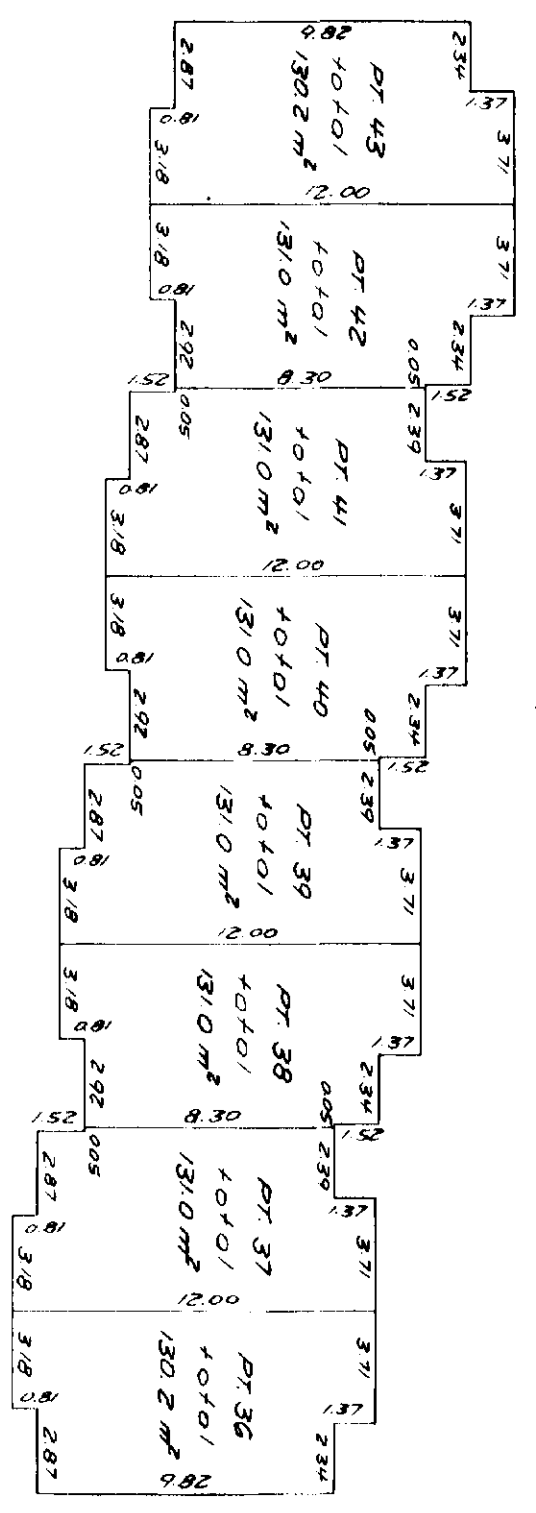
Date 22.6.73 C.L.S

BUILDING 1
SCALE 1:250

FIRST FLOOR



SECOND FLOOR



Sheet 11 of 15 Sheets
STRATA PLAN NW1186
PHASE 1

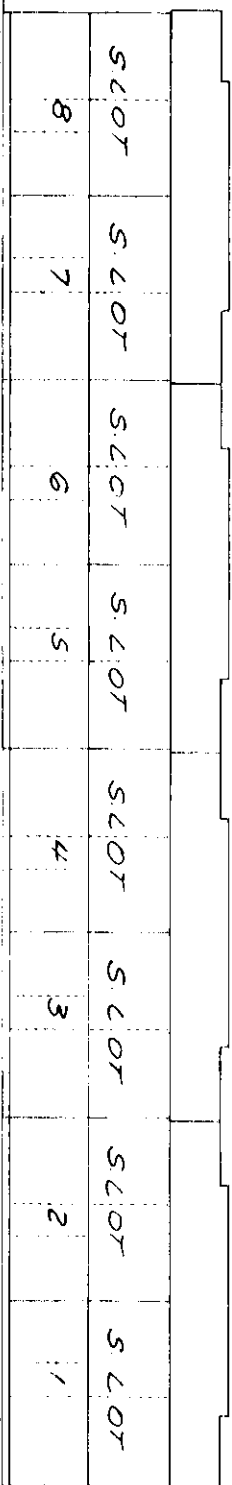
Molson Peck & Topliss
Surveyors & Engineers
Richmond BC 278-0674
Job No. E-5968-1

Date 22.6.78
K.L.S.

FRONT ELEVATIONS

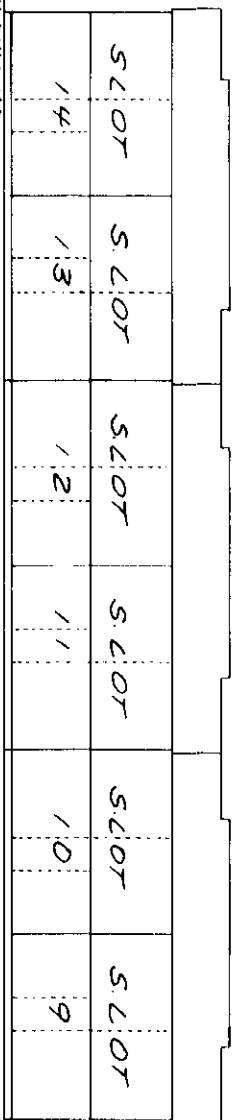
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Sheet 12 of 15 Sheets
STRATA PLAN NW 1186
PHASE 1



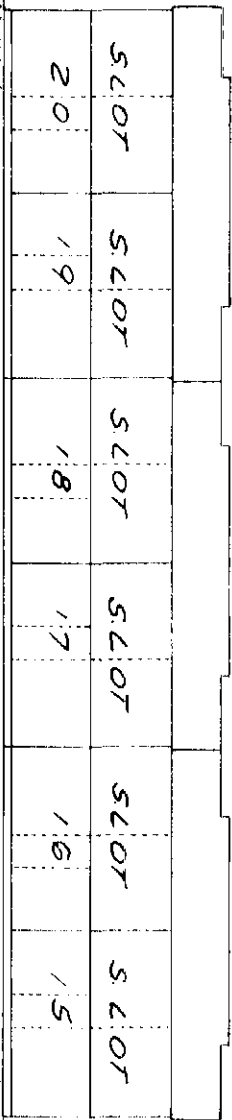
2ND FLOOR
1ST FLOOR

BUILDING A - EAST SIDE



2ND FLOOR
1ST FLOOR

BUILDING B - EAST SIDE



2ND FLOOR
1ST FLOOR

BUILDING C - NORTH SIDE

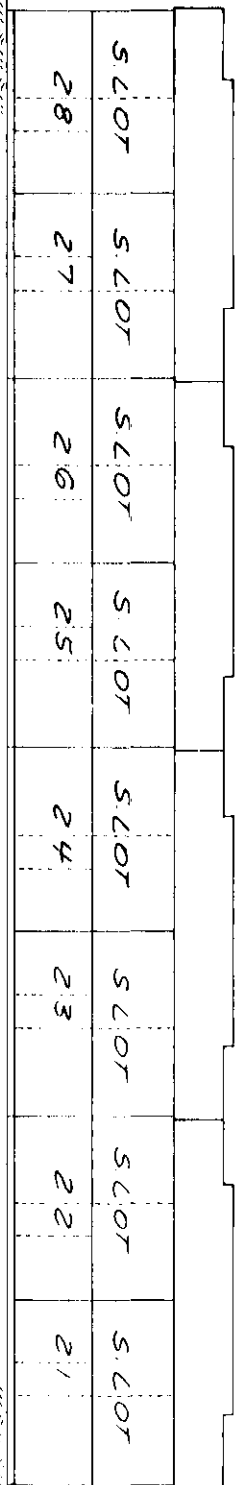
Matson Peck & Topiss
Surveyors & Engineers
Richmond BC 278-9674

Job No. E-5968-1

Date 22.6.78

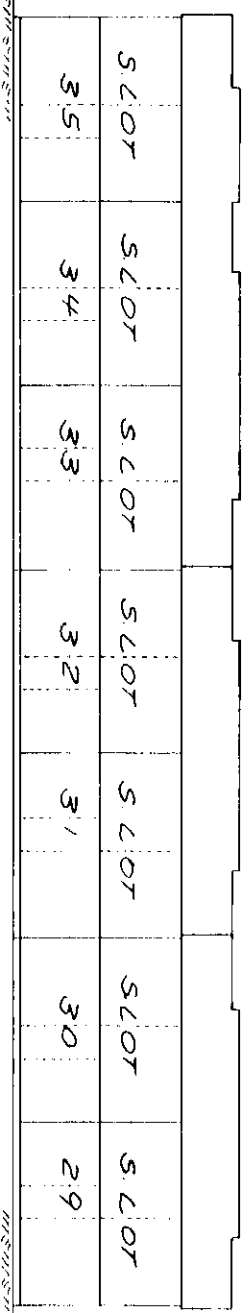
FRONT ELEVATIONS
SCALE 1: 250

Sheet 13 of 15
STRATA PLAN
PHASE 1
NW 1186



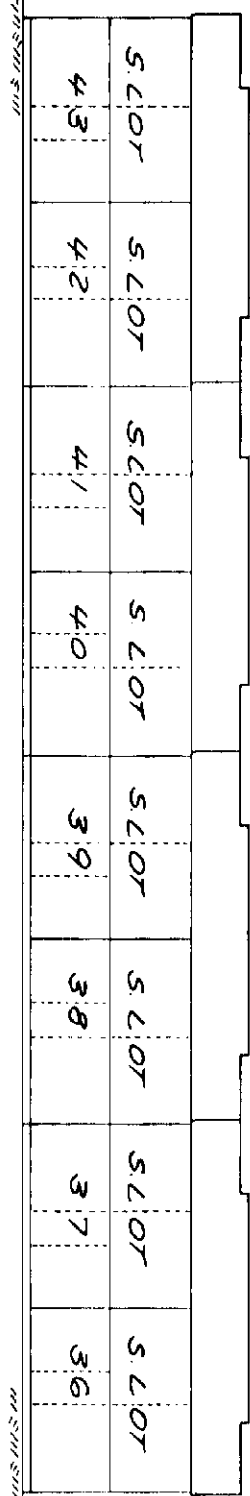
2ND FLOOR
1ST FLOOR

BUILDING D ~ NORTH SIDE



2ND FLOOR
1ST FLOOR

BUILDING H ~ WEST SIDE

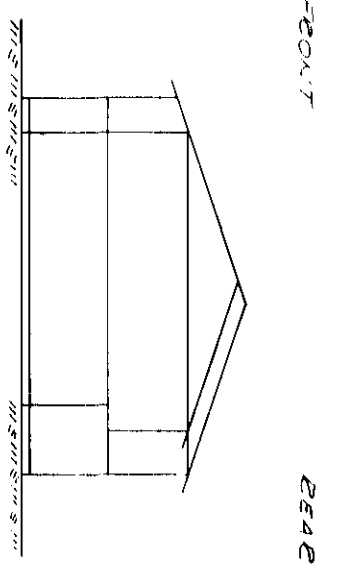


2ND FLOOR
1ST FLOOR

BUILDING I ~ SOUTH SIDE

TYPICAL END ELEVATION

SCALE 1: 250



FRONT

REAR

2ND FLOOR
1ST FLOOR

Molson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 278-9674
Job No. E-5968-1

Date 22.6.78 L.K. G.L.S

RECORD OF BY-LAWS AND ORDERS, ETC.

Sheet 14 of 15 Sheets
STRATA PLAN NW1186
PHASE 1

FILING		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
BT158291	30/5/95		Change of Bylaws

Bylaws of Council
SEARCH ATTC
CURRENT BYLAWS AND ORDERS 1995

Molson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 278-9674

Job No. E-5968-1

Date 22.6.73
K.K. 11/15

Common Property Sheet Closed 9/11/95
 Search ALTOS2 or BC Online for
 Current Information BC Reg. 76/95

Sheet 15 of 15 Sheets
 STRATA PLAN **NW 1186**
 PHASE 1

Linda J. O'Shea, Registrar
 Vancouver/New Westminster Land Title Districts

Wood
WOODS

AFFECTING THE COMMON PROPERTY.

REGISTRATION		DOCUMENTS	
NUMBER	DATE	DATE	NATURES & PARTICULARS
-V255 EX - J 41706	13.04.73 15:22		S.R.W. Township of Richmond Annexing R/Ls Part for merger parcel "D" Plan 1581 I.A.
K 130141	23.12.74 14:09		Land Use Control Township of Richmond Municipal Act Sec. 702A I.A.

Matson, Peck & Topliss
 Surveyors & Engineers
 Richmond, B.C. 278-9674

Job No. E-5968-1

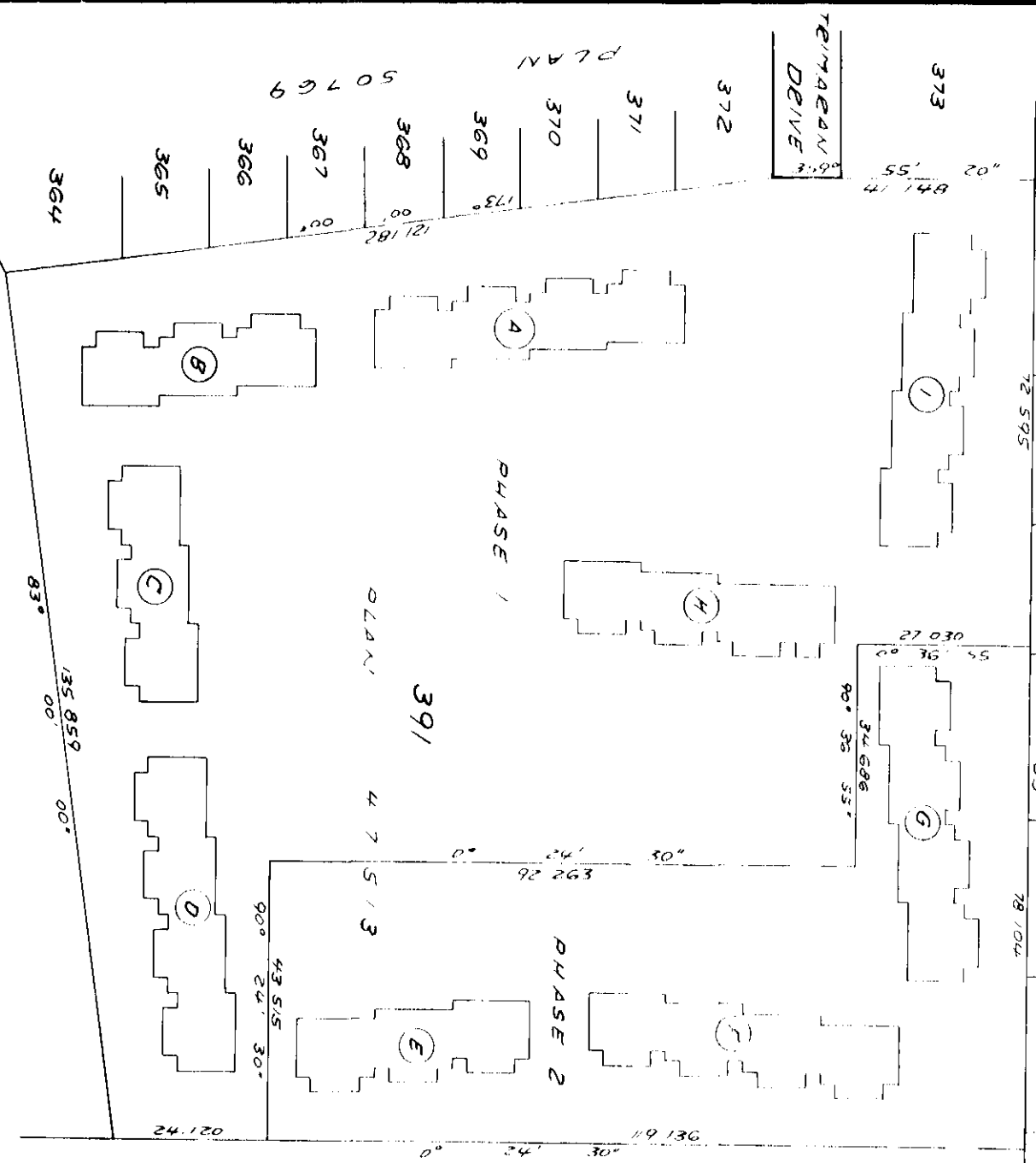
Date 22.6.73 L.K. : 4.5

STRATA PLAN OF LOT 391 OF SECTION 2 BLOCK 3 NORTH RANGE 7 WEST PLAN 47513 N. W. D. THE CORPORATION OF THE TOWNSHIP OF RICHMOND

KEY - PLAN SCALE 1:1000

Deposited and registered in the Land Registry Office of New Westminster, B.C. this 5 day of Oct. 1978

412 PLAN	413 50120	414 REF PLAN 22170	A BETH. 1 EXPL. PLAN 10336	REM. 63 PLAN 32358	S1 PLAN 29844	REM. D PLAN 1581
----------	-----------	--------------------	----------------------------	--------------------	---------------	------------------



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

The Owners' Strata Plan N/W 5/6 701-900 W Hastings St Vancouver, B.C. V6C 1E5

Signature of Kenneth L. ... Director

Molson Deck & Toddiss Surveyors & Engineers Richmond, B.C. 278-9674 Jo. No. E-5968-2

CIVIC ADDRESS: 4800 TEINAEAN DRIVE RICHMOND, B.C.

LEGEND: ALL DISTANCES ARE IN METRES m² = SQUARE METRES S LOT = STRATA LOT PT = PART STRATA LOT E = METEEROOM (COMMON PROPERTY)

I, Egid Kior, of Richmond, 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 26th day of July, 1978

Signature of Egid Kior, Surveyor

SCALE 1:500

First Sheet 2 of 8 Sheets
STRATA PLAN N/1186
PHASE 2



Matson Oak & Toolless
Surveyors & Engineers
Richmond BC 278-9674

J. N.E. E-5988-2

Date 26.7.78

L.K. P.C.L.S

LOT NO	SHEET NO	PORT 1	PORT 2	PORT 3
		CREATIVE OF UNIT DEVELOPMENT	SOFT COST OF INTEREST	SCHEDULE OF VOTING RIGHTS
		UNIT DEVELOPMENT	INTEREST	SECTION NUMBER OF VOTES
44	5	100	589	
45	5	100	579	
46	5	100	579	
47	5	100	579	
48	5	100	579	
49	5	100	589	
50	6	100	589	
51	6	100	579	
52	6	100	579	
53	6	100	579	
54	6	100	579	
55	6	100	579	
56	6	100	579	
57	6	100	589	
58	7	100	589	
59	7	100	579	
60	7	100	579	
61	7	100	579	
62	7	100	579	
63	7	100	579	
64	7	100	579	
65	7	100	589	
AGGREGATE		2200	12 798	

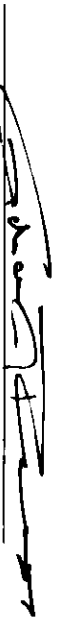
Watson Peck & Todd
 Surveyors & Engineers
 Richmond BC 278-9674
 J. No. E-5968-2

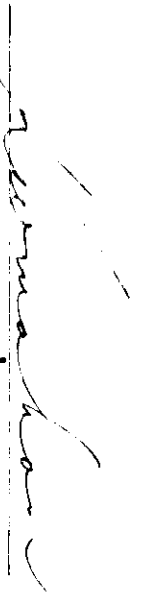
Date 26.7.78 K.L. BCL S

STATUTORY DECLARATION

I/WE the undersigned do solemnly declare that
 (1) I/we the undersigned (before) ~~the owner-developer~~
~~of the alternative;~~ the duly authorized agents
 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 of VANCOUVER BC
 this 16th day of AUGUST 1978


 A Commissioner for taking affidavits
 within British Columbia

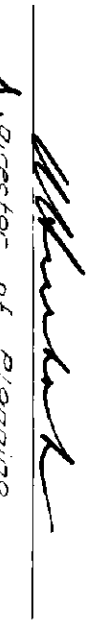

 Notary Public

Accepted as to forms 1, 2 and 3
 this 2nd day of October, 1978
 for Shrene Paterson
 REGISTRAR OF MUSEANCE

CERTIFICATE OF APPROVAL

SECTION 4 (2)

Approved as phase 2 of a 2 phase strata
 plan under the Strata Titles Act
 Dated at Richmond, B.C.
 this 19 day of August, 1978

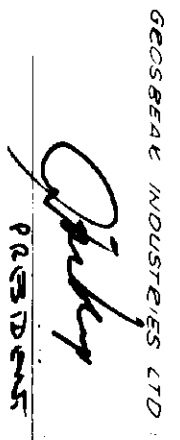

 Director of Planning
 Approving Officer for
 the Corporation of the Township
 of Richmond

SIGNATURES

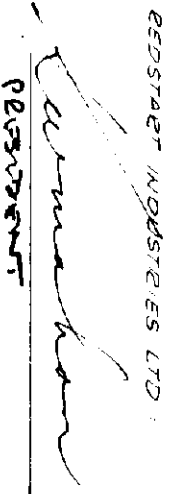
WITNESSES:

OWNERS:



GEOSBEAR INDUSTRIES LTD.

 PRESIDENT



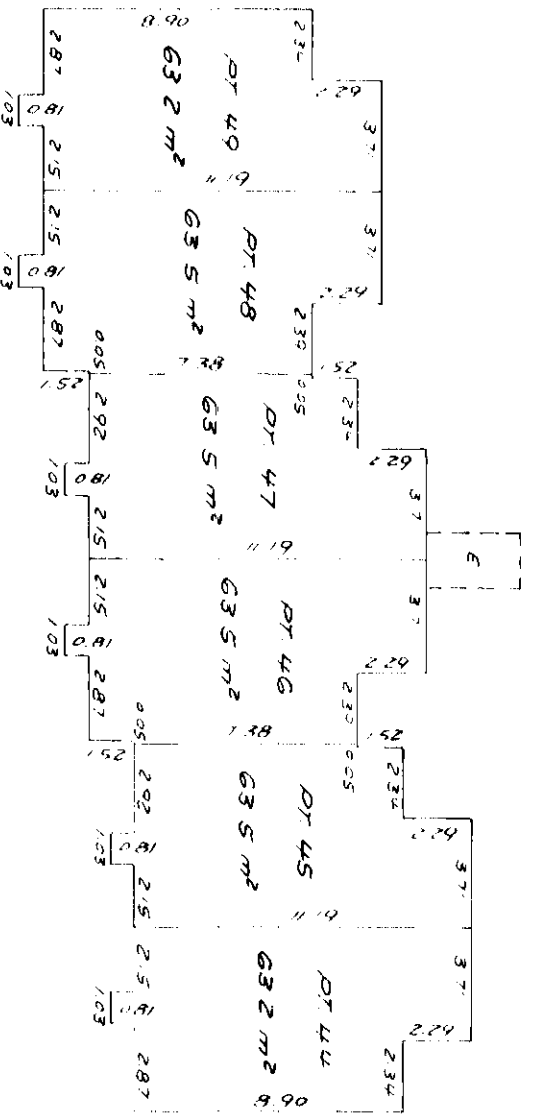
REDSTART INDUSTRIES LTD.

 PRESIDENT

Molson Peck & Topliss
 Surveyors & Engineers
 Richmond, B.C. 278-9674
 Job No. E-5968-2

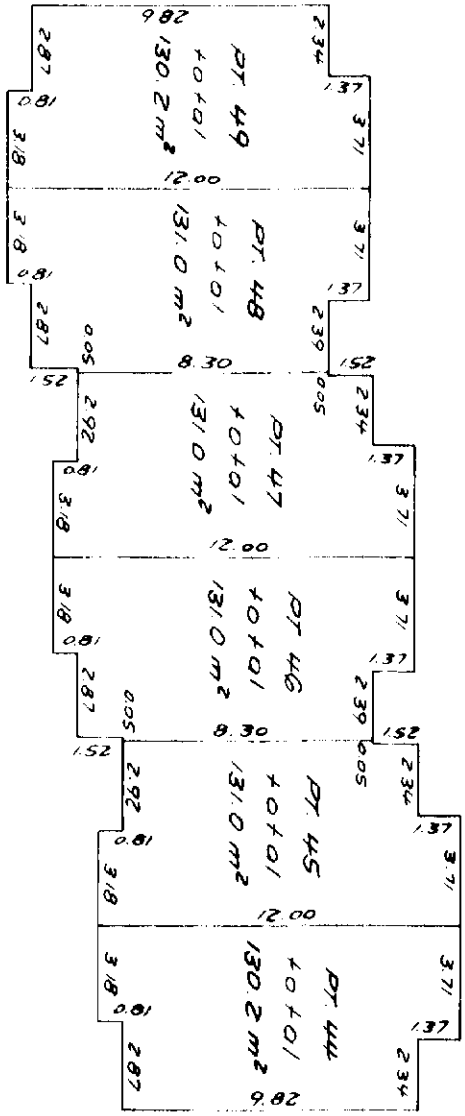
Date 26.7.78
 B.C.L.S.

BUILDING E
SCALE 1:250

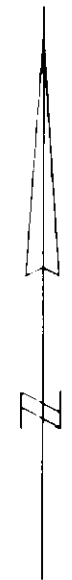
FIRST FLOOR



SECOND FLOOR



Sheet 5 of 8 Sheets
STRATA PLAN
NW1186
PHASE 2



Molson Peck & Tooliss
Surveyors & Engineers
Richmond BC 278-0674
J. N.E. E-5968-2

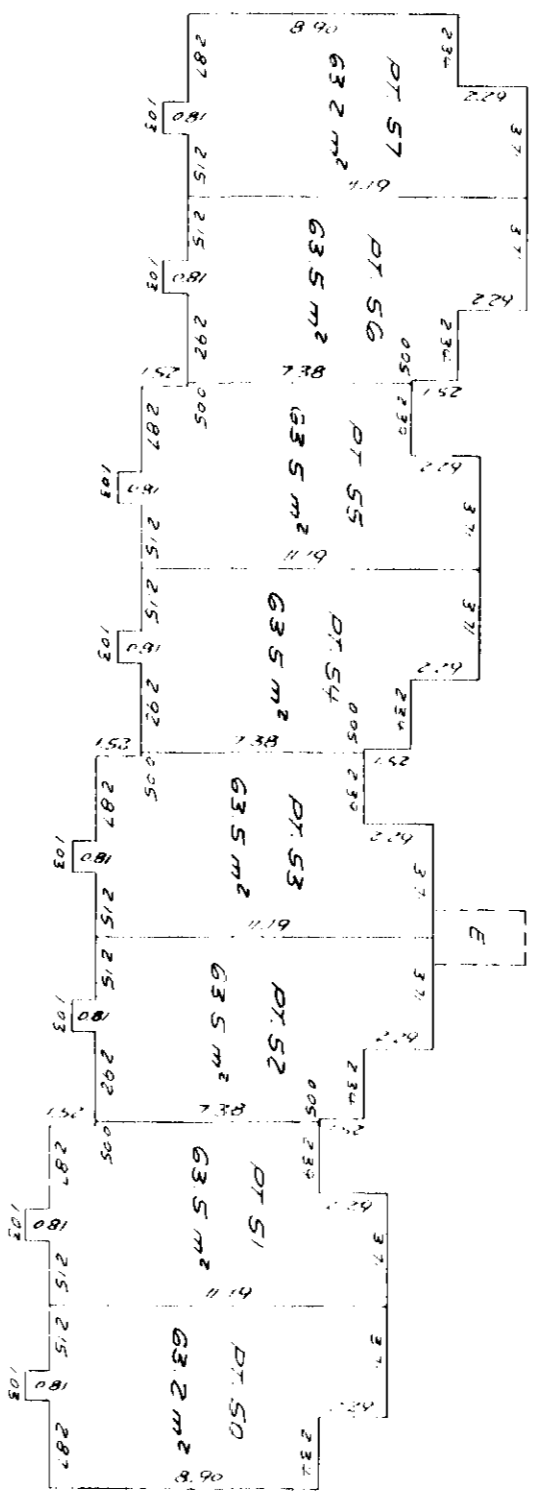
Date 26.7.78 K.L. ac L.S.

Sheet 6 of 8 Sheets
STRATA PLAN NW1186
PHASE 2

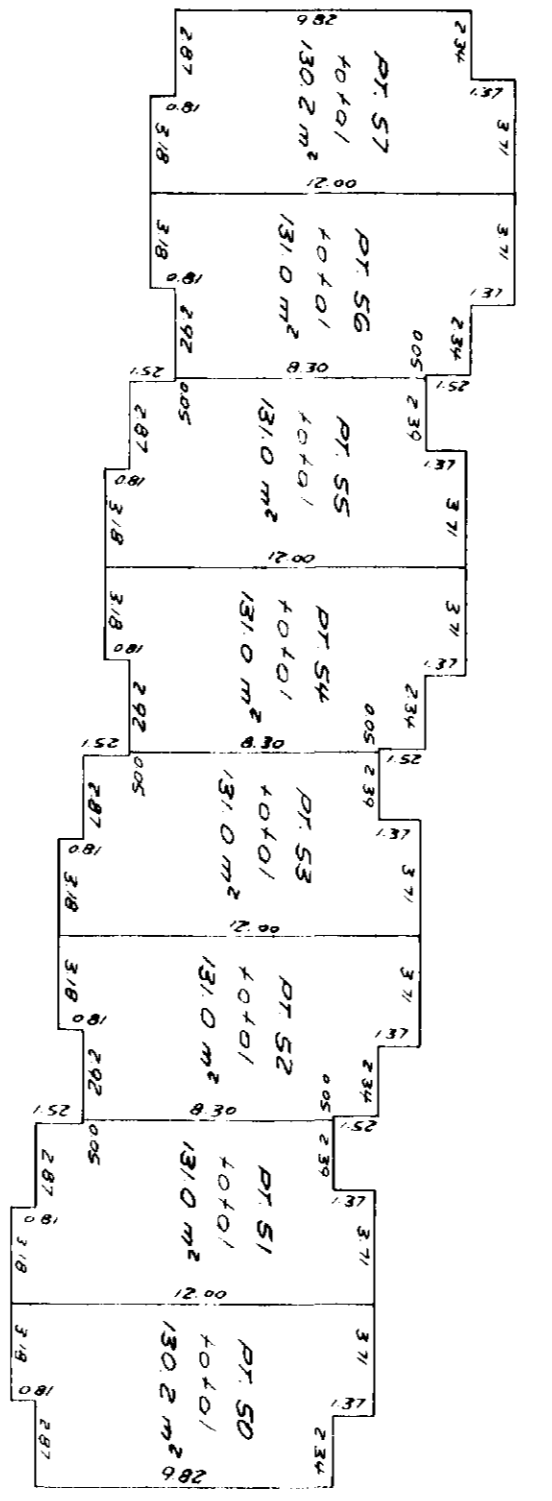
BUILDING F
SCALE 1:250



FIRST FLOOR



SECOND FLOOR



Molson, Peck & Todd/ISS
Surveyors & Engineers
Richmond BC 278-9674
Jr. No. E-5968-2

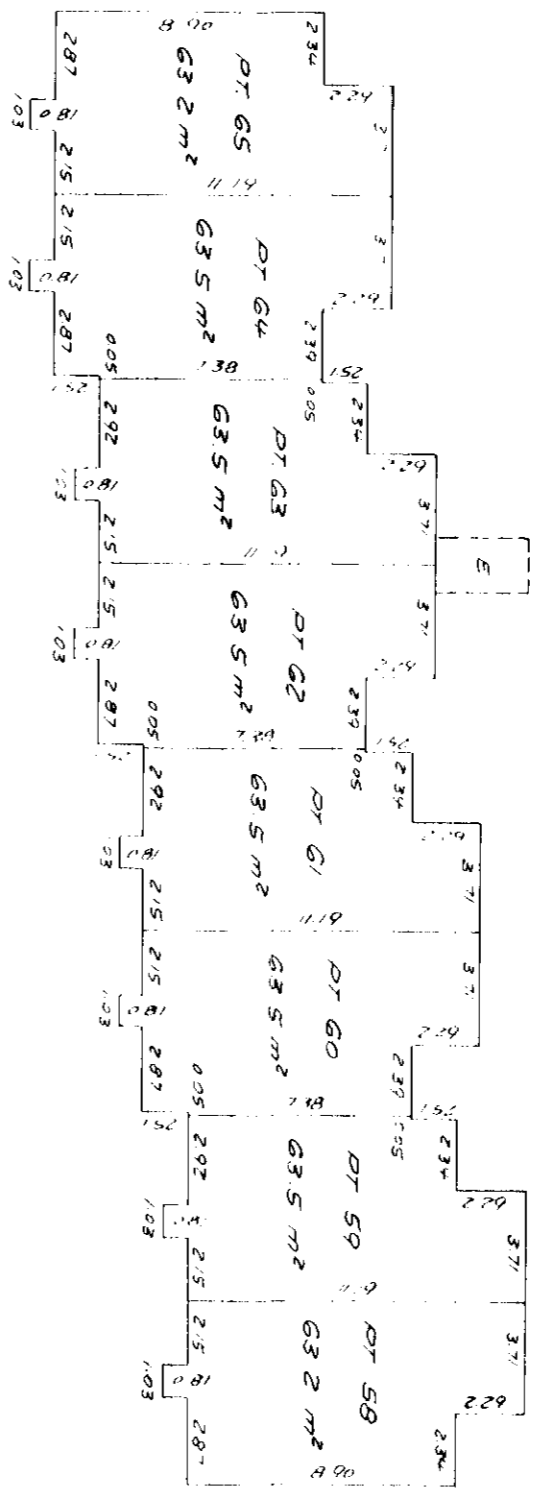
Date 26.7.78 K.D. O.C.L.S

Sheet 7 of 8 Sheets
STRATA PLAN NW1186
PHASE 2

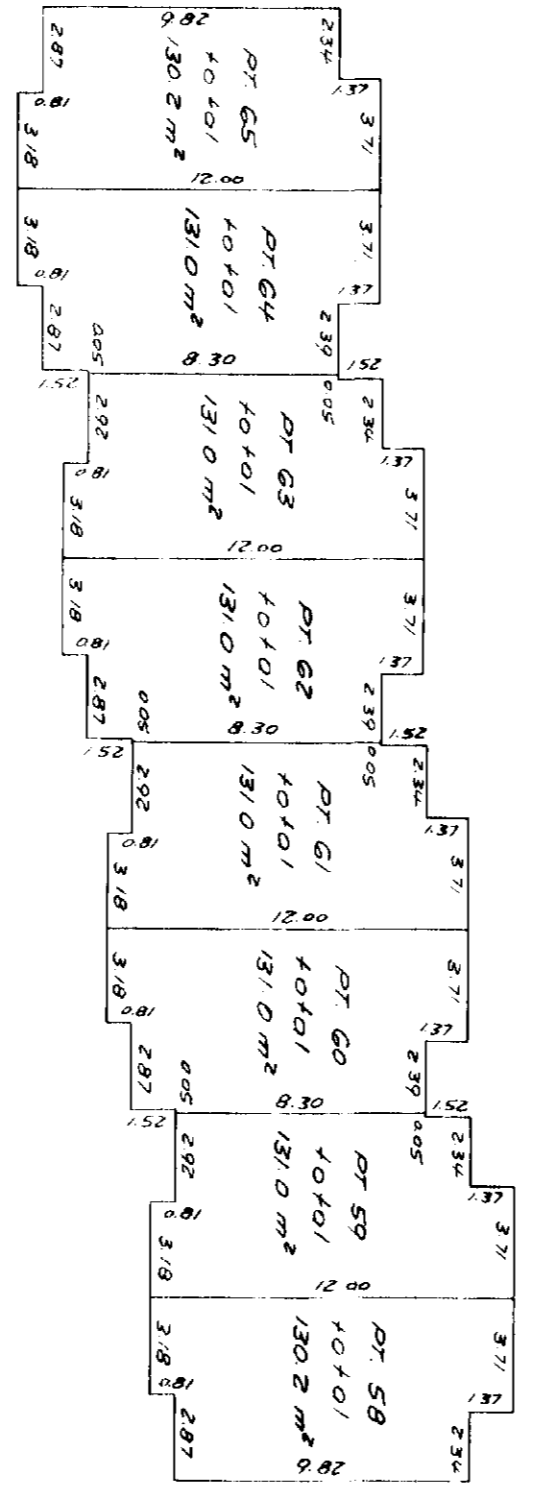
BUILDING G

SCALE 1:250

FIRST FLOOR



SECOND FLOOR



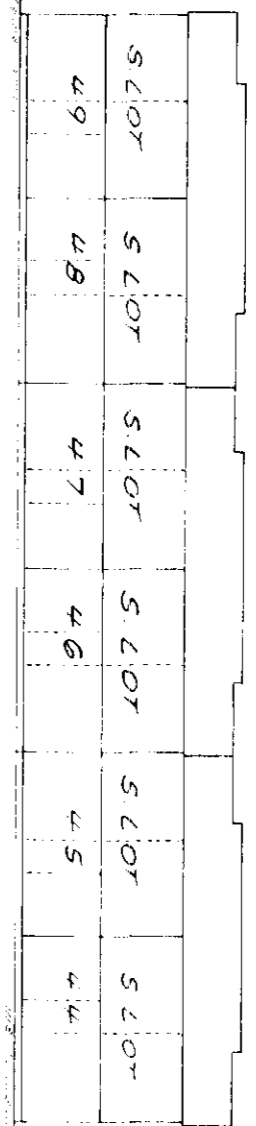
Molson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 278-9674
Job No. E-5998-2

Date 26.7.78 K.L. 8775

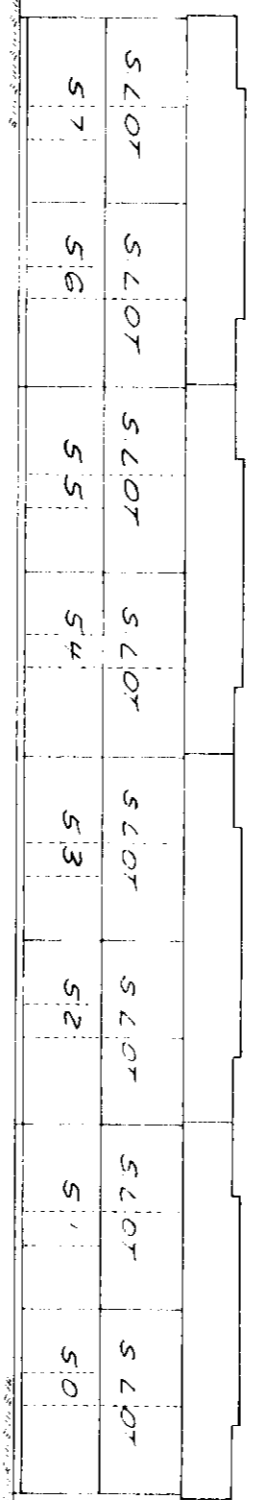
FRONT ELEVATIONS

Sheet 8 of 8 Sheets
STRATA PLAN **NW 1186**
PHASE 2

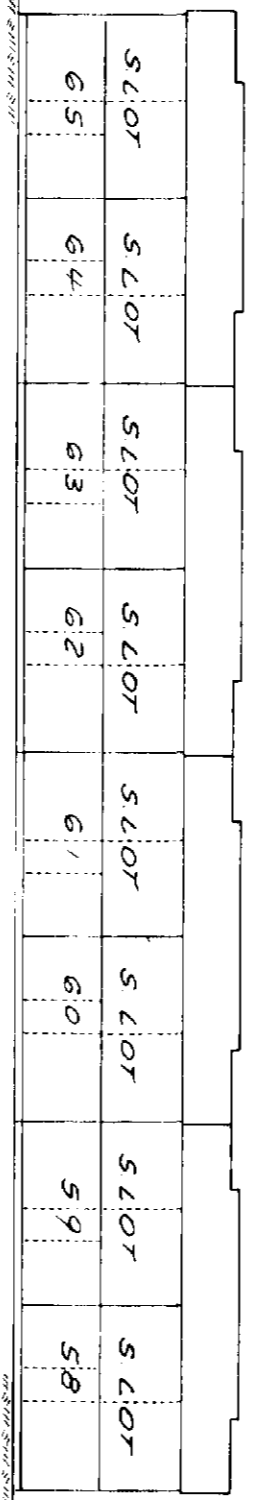
SCALE 1/250



--- 2ND FLOOR ---
--- 1ST FLOOR ---



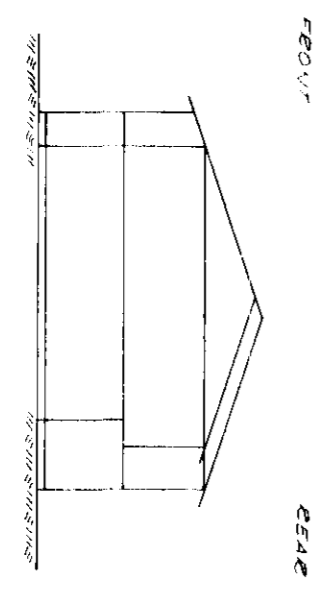
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--- 1ST FLOOR ---



--- 2ND FLOOR ---
--- 1ST FLOOR ---

TYPICAL END ELEVATION

SCALE 1/250



--- 2ND FLOOR ---
--- 1ST FLOOR ---

Molson Deck & Tool ss
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J. No. B-5068-2

Date 20.7.78

K. K.
K. K. GILLIS