

STRATA PLAN OF AIRSPACE PARCEL 2 AIRSPACE PLAN EPP134895 SECTION 1 BLOCK 4 NORTH RANGE 4 WEST NWD

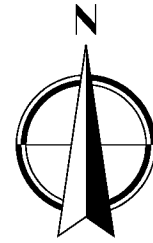
STRATA PLAN EPS10012

BCGS 92G 016



All distances and elevations are in metres and decimals thereof, unless otherwise noted

The intended plot size of this plan is 432mm in width 280mm in height (B Size) when plotted at a scale of 1:750



CIVIC ADDRESS:

23222 GILLEY ROAD (BUILDING A)
RICHMOND, BC

SECTION 36
BLOCK 5 NORTH
RANGE 4 WEST

LOT A
PLAN EPP132823

STRATA PLAN EPS5760

GILLEY ROAD

SMITH CRESCENT

PARCEL "C"
(PLAN WITH BYLAW FILED 15660)

PARCEL "C"
(PLAN WITH BYLAW FILED 15660)

PLAN EPP53268

PLAN EPP63648

PLAN EPP63548

PLAN EPP63550

Integrated Survey Area № 18 City of Richmond
NAD83(CSRS) 4.0.0.BC.1.MVRD

Grid bearings are derived from observations between geodetic control monuments 02H2423 and 88H4212 and are referred to the central meridian of UTM zone 10

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor 0.99960245 which has been derived from geodetic control monuments 02H2423 and 88H4212

The UTM coordinates and absolute accuracy achieved have been derived from MASCOT published coordinates and standard deviations for geodetic control monuments 02H2423 and 88H4212

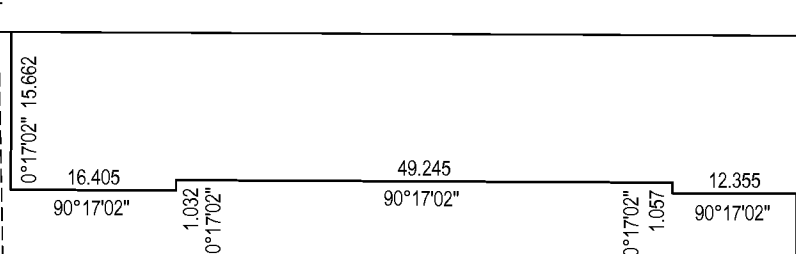
LEGEND

- INDICATES STANDARD IRON POST FOUND
- " STANDARD LEAD PLUG FOUND
- ⊙ " STANDARD CONTROL MONUMENT FOUND
- BM BENCHMARK
- o/a OVERALL
- SRW STATUTORY RIGHT OF WAY
- ASP AIR SPACE PARCEL
- LCP LIMITED COMMON PROPERTY
- SL STRATA LOT
- ⊙ COMMON PROPERTY
- ELEV. ELEVATOR
- m² SQUARE METRES
- WT WITNESS
- PT PART

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www.bennettsurveys.com

PARCEL "J" (PLAN WITH BYLAW FILED 48611)

QUEEN CANAL

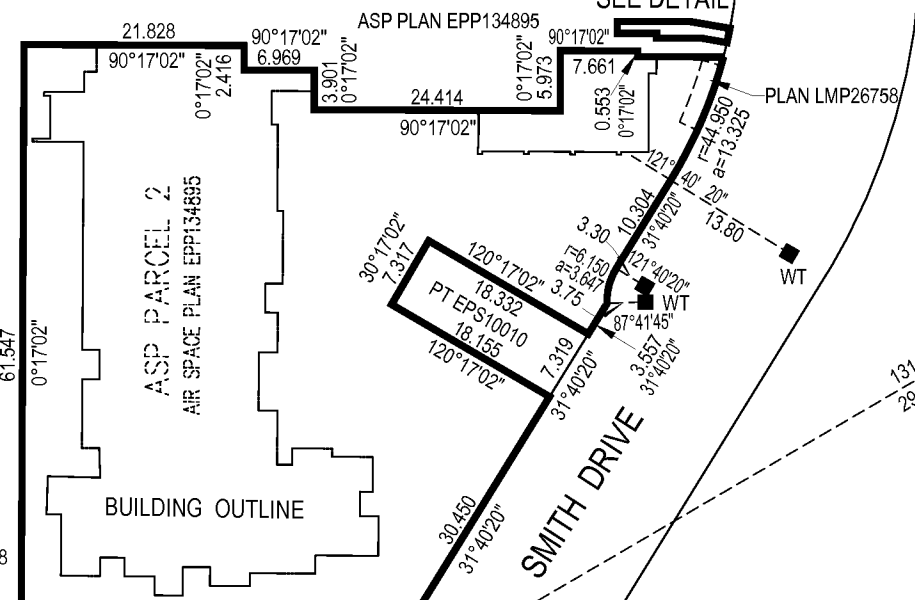


PROPERTY BOUNDARY

PT EPS10010
SEE PLAN EPP82427

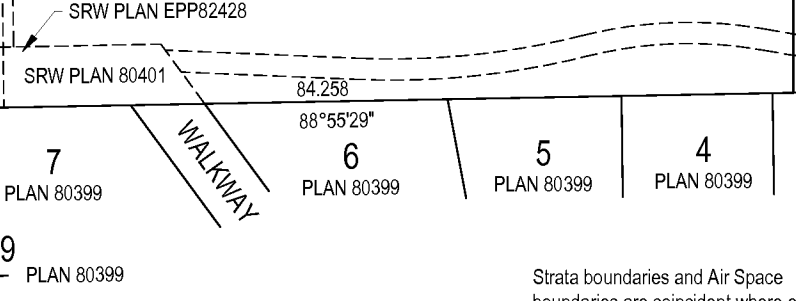
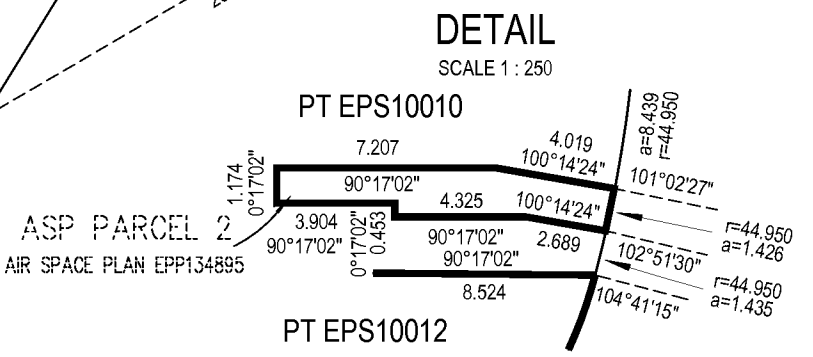
PT EPS10011
AIR SPACE PLAN EPP134895

SECTION 1
BLOCK 4 NORTH
RANGE 4 WEST



02H2423 UTM ZONE 10
N 5447113.006
E 502514.904
NAD83(CSRS) 4.0.0.BC.1.GVRD
COMBINED FACTOR 0.9996028
ESTIMATED HORIZONTAL POSITIONAL ACCURACY ±0.010m

88H4212 UTM ZONE 10
N 5446573.969
E 503685.869
NAD83(CSRS) 4.0.0.BC.1.GVRD
COMBINED FACTOR 0.9996021
ESTIMATED HORIZONTAL POSITIONAL ACCURACY ±0.010m



Note:
This plan shows one or more witness posts which are not set on the true corner(s).
All angles deflect by multiples of 45 or 90 degrees unless otherwise indicated.

Strata boundaries and Air Space boundaries are coincident where ever they are adjacent.

The building shown here on is within the external boundaries of the Air Space parcel that is the subject of this strata plan. Any part of the building which continues beyond parcel boundaries is not shown and is not part of this strata plan unless otherwise noted

Elevations are derived from City of Richmond benchmark 02H2423 located the top of the Gilley Road pumping station at the south east corner of the intersection of Gilley Road and Smith Drive
Elevation = 1.784 Datum-CVD28GVRD2018

File No 200038.03 / 17632 LOT 1 ASP 2 FINAL

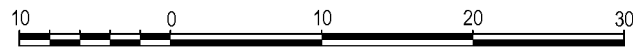
THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER OF THE CITY OF RICHMOND

THIS PLAN LIES WITHIN METRO VANCOUVER REGIONAL DISTRICT
The field survey represented by this plan was completed on the 9th day of July 2025
VESSELINA STOYNEVA, BCLS No.924

FOUNDATION DETAIL ON LEVEL P1

STRATA PLAN EPS10012

SCALE 1 : 500

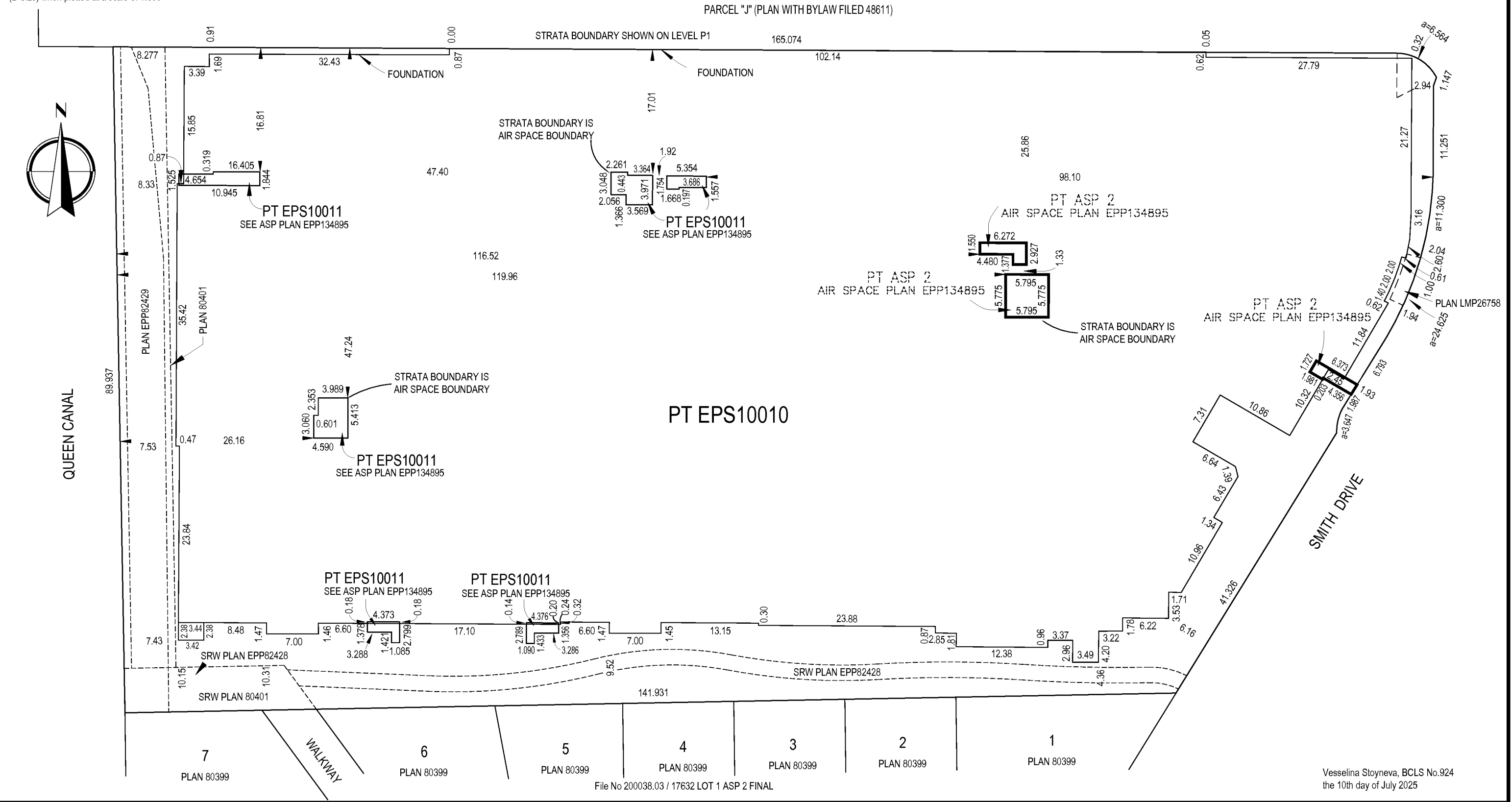


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

The intended plot size of this plan is 432mm in width 280mm in height (B Size) when plotted at a scale of 1:500

GILLEY ROAD

PARCEL "J" (PLAN WITH BYLAW FILED 48611)



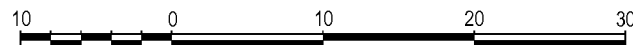
File No 200038.03 / 17632 LOT 1 ASP 2 FINAL

Vesselina Stoyneva, BCLS No.924 the 10th day of July 2025

FOUNDATION DETAIL ON LEVEL 1

STRATA PLAN EPS10012

SCALE 1 : 500



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

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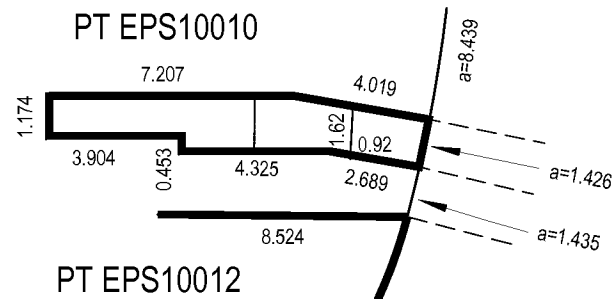
GILLEY ROAD

PARCEL "J" (PLAN WITH BYLAW FILED 48611)

PT EPS10010

PT EPS10011

DETAIL
NOT TO SCALE



PT ASP 2
ASP EPP134895
SEE DETAIL

PT ASP 2
AIR SPACE PLAN EPP134895

PT EPS10010

BUILDING OUTLINE

SMITH DRIVE

QUEEN CANAL

PLAN EPP82429

PLAN 80401

SRW PLAN EPP82428

SRW PLAN 80401

SRW PLAN EPP82428

7
PLAN 80399

6
PLAN 80399

5
PLAN 80399

4
PLAN 80399

3
PLAN 80399

2
PLAN 80399

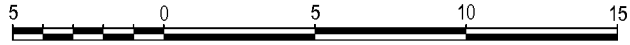
1
PLAN 80399

WALKWAY

File No 200038.03 / 17632 LOT 1 ASP 2 FINAL
Vesselina Stoyneva, BCLS No.924
the 10th day of July 2025

FLOOR PLANS

STRATA PLAN EPS10012



All distances and elevations are in meters and decimals thereof, unless otherwise noted

The intended plot size of this plan is 280mm in width 432mm in height (B Size) when plotted at a scale of 1:250

PARKING LEVEL

GILLEY ROAD

PROPERTY BOUNDARY

B'

A

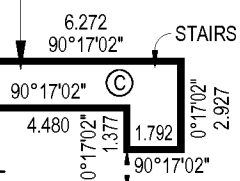
A'

B

STRATA PLAN EPS10010

PT ASP1

ASP PLAN EPP134895

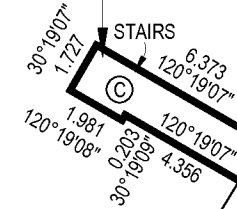


PT ASP1

ASP PLAN EPP134895

PT ASP1

ASP PLAN EPP134895



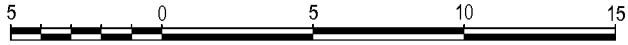
SMITH DRIVE

LEGEND

- ⊙ INDICATES COMMON PROPERTY
- ASP AIRSPACE PARCEL
- PT PART

FLOOR PLANS

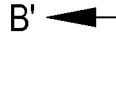
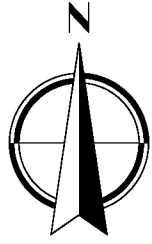
STRATA PLAN EPS10012



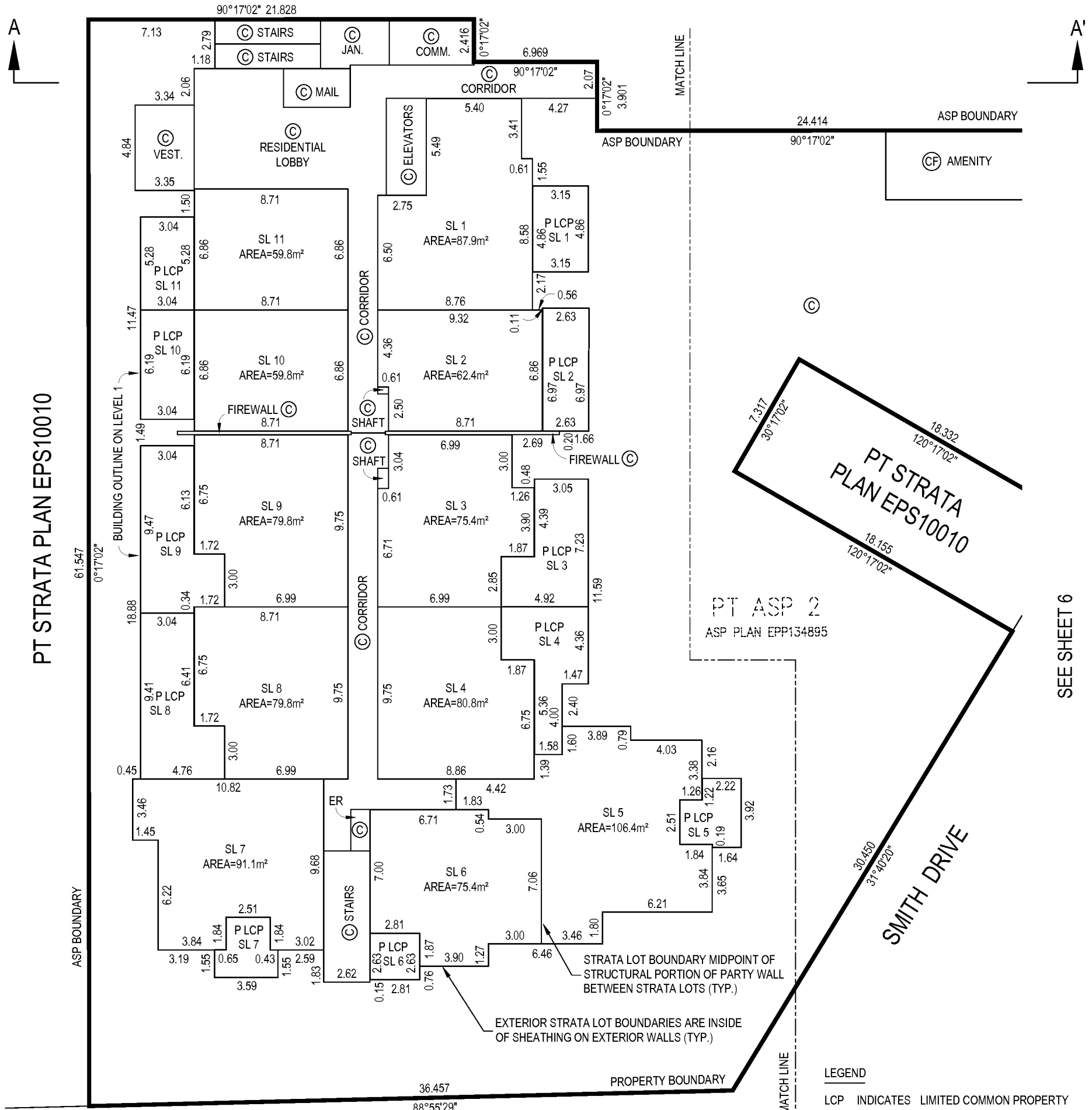
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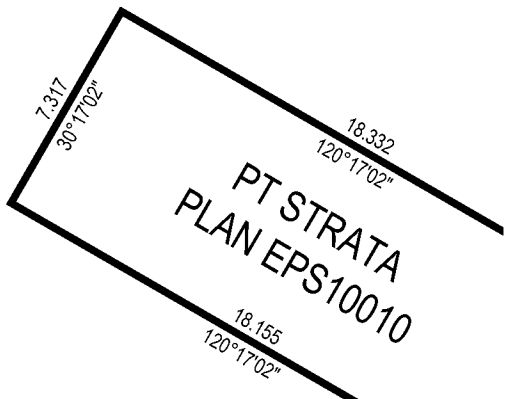
LEVEL 1 WEST



PT STRATA PLAN EPS10010



PT STRATA PLAN EPS10010



PT ASP 2
ASP PLAN EPP134895

SMITH DRIVE

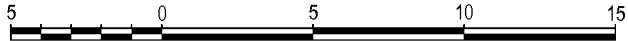
SEE SHEET 6

LEGEND

LCP	INDICATES	LIMITED COMMON PROPERTY
SL		STRATA LOT
⊙		COMMON PROPERTY
m ²		SQUARE METRES
JAN.		JANITOR ROOM
VEST.		VESTIBULE
P		PATIO
⊕		COMMON FACILITY
ASP		AIR SPACE PARCEL
ER		ELECTRICAL ROOM
COMM		COMMUNICATION ROOM

FLOOR PLANS

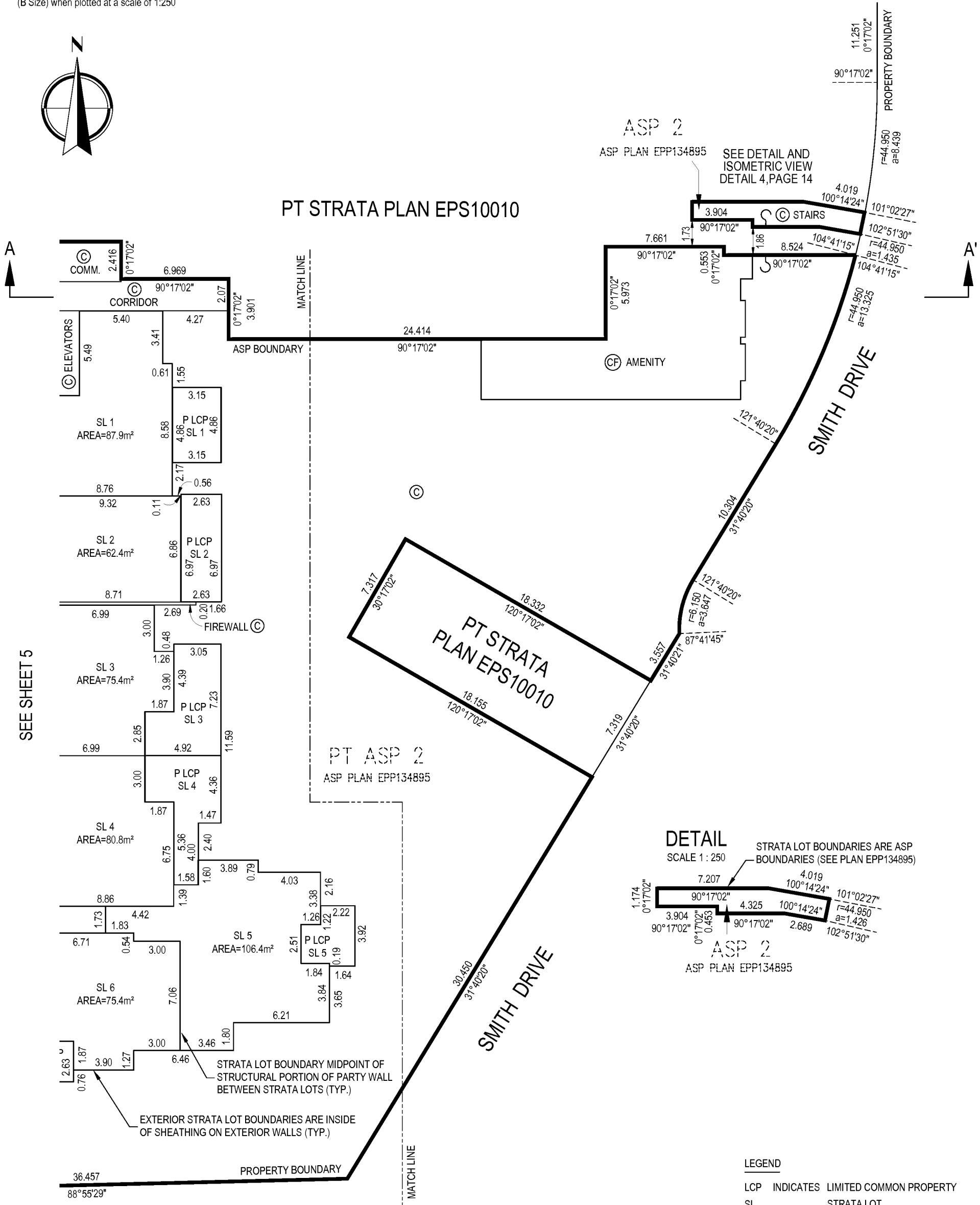
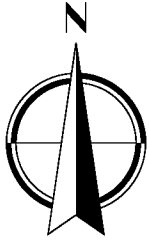
STRATA PLAN EPS10012



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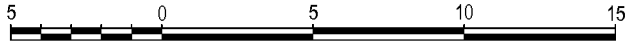
The intended plot size of this plan is 280mm in width 432mm in height (B Size) when plotted at a scale of 1:250

LEVEL 1 EAST



FLOOR PLANS

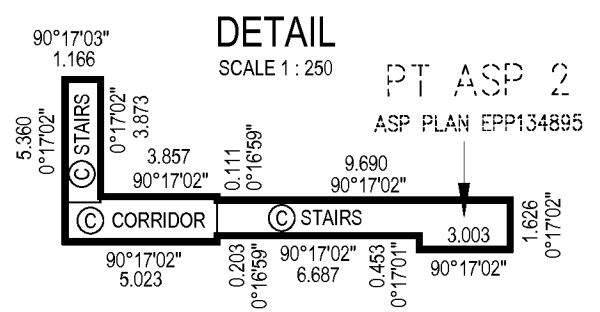
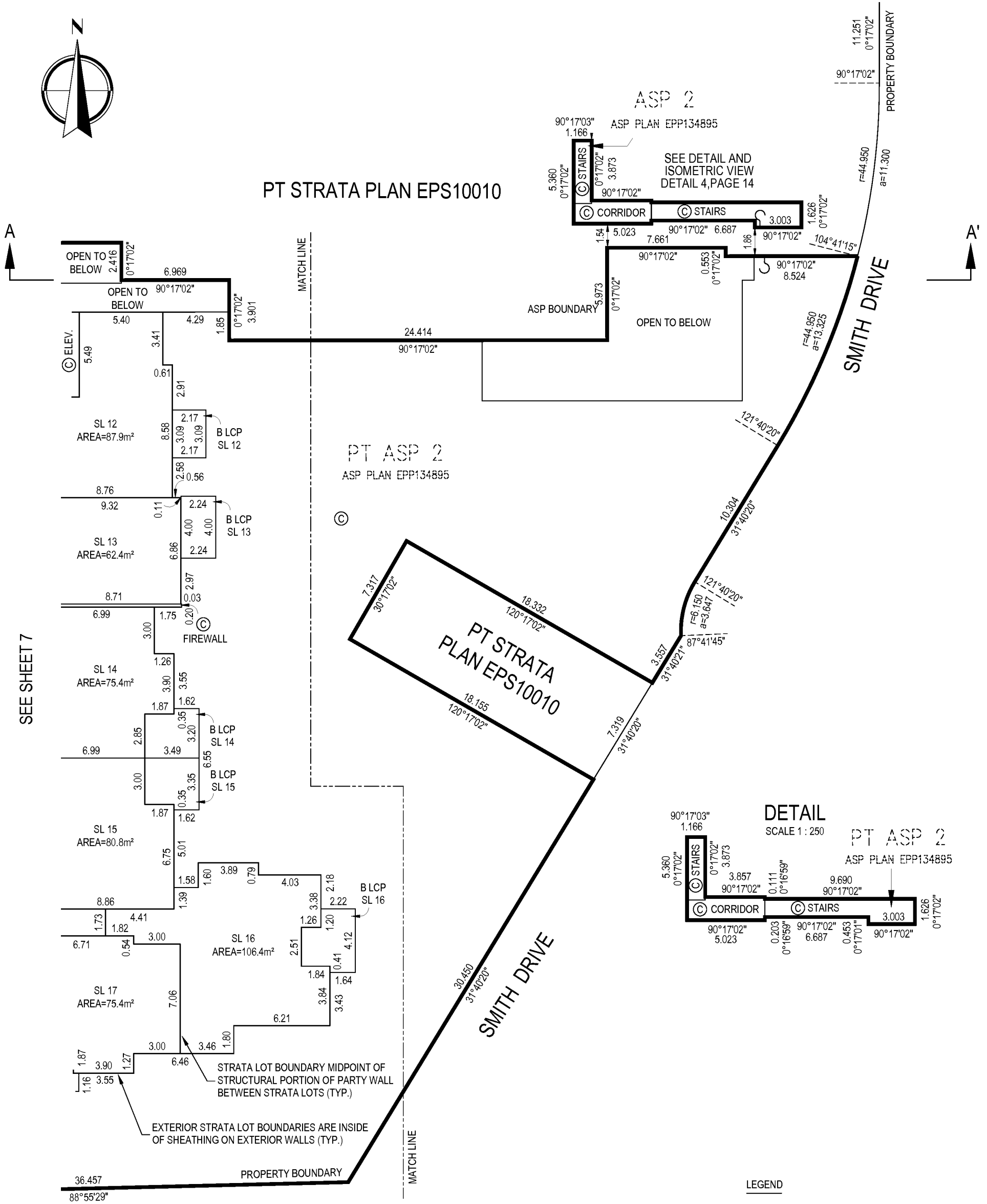
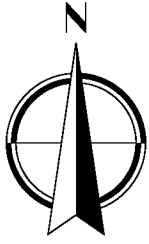
STRATA PLAN EPS10012



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LEVEL 2 EAST



LEGEND

- LCP INDICATES LIMITED COMMON PROPERTY
- SL . STRATA LOT
- © . COMMON PROPERTY
- m² . SQUARE METRES
- ELEV. . ELEVATOR
- B . BALCONY
- ASP . AIR SPACE PARCEL

FLOOR PLANS

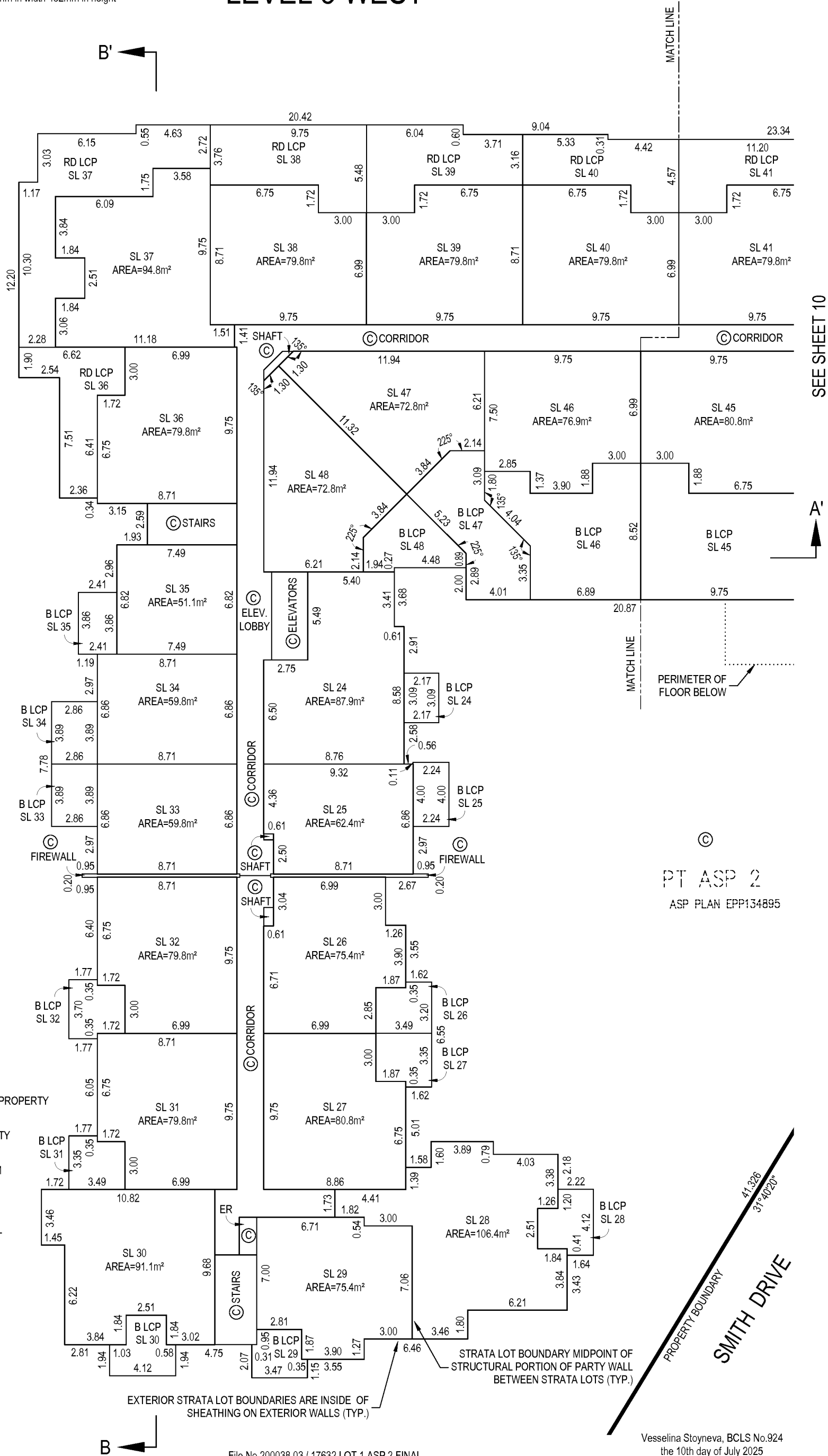
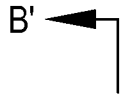
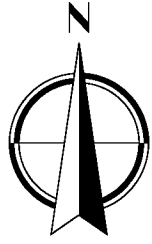
STRATA PLAN EPS10012



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LEVEL 3 WEST



SEE SHEET 10

PT ASP 2
ASP PLAN EPP134895

LEGEND

- LCP INDICATES LIMITED COMMON PROPERTY
- SL STRATA LOT
- COMMON PROPERTY
- m² SQUARE METRES
- ER ELECTRICAL ROOM
- B BALCONY
- ELEV. ELEVATOR
- ASP AIR SPACE PARCEL

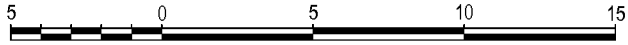
EXTERIOR STRATA LOT BOUNDARIES ARE INSIDE OF SHEATHING ON EXTERIOR WALLS (TYP.)

STRATA LOT BOUNDARY MIDPOINT OF STRUCTURAL PORTION OF PARTY WALL BETWEEN STRATA LOTS (TYP.)

Vesselina Stoyneva, BCLS No.924
the 10th day of July 2025

FLOOR PLANS

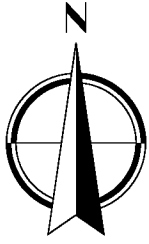
STRATA PLAN EPS10012



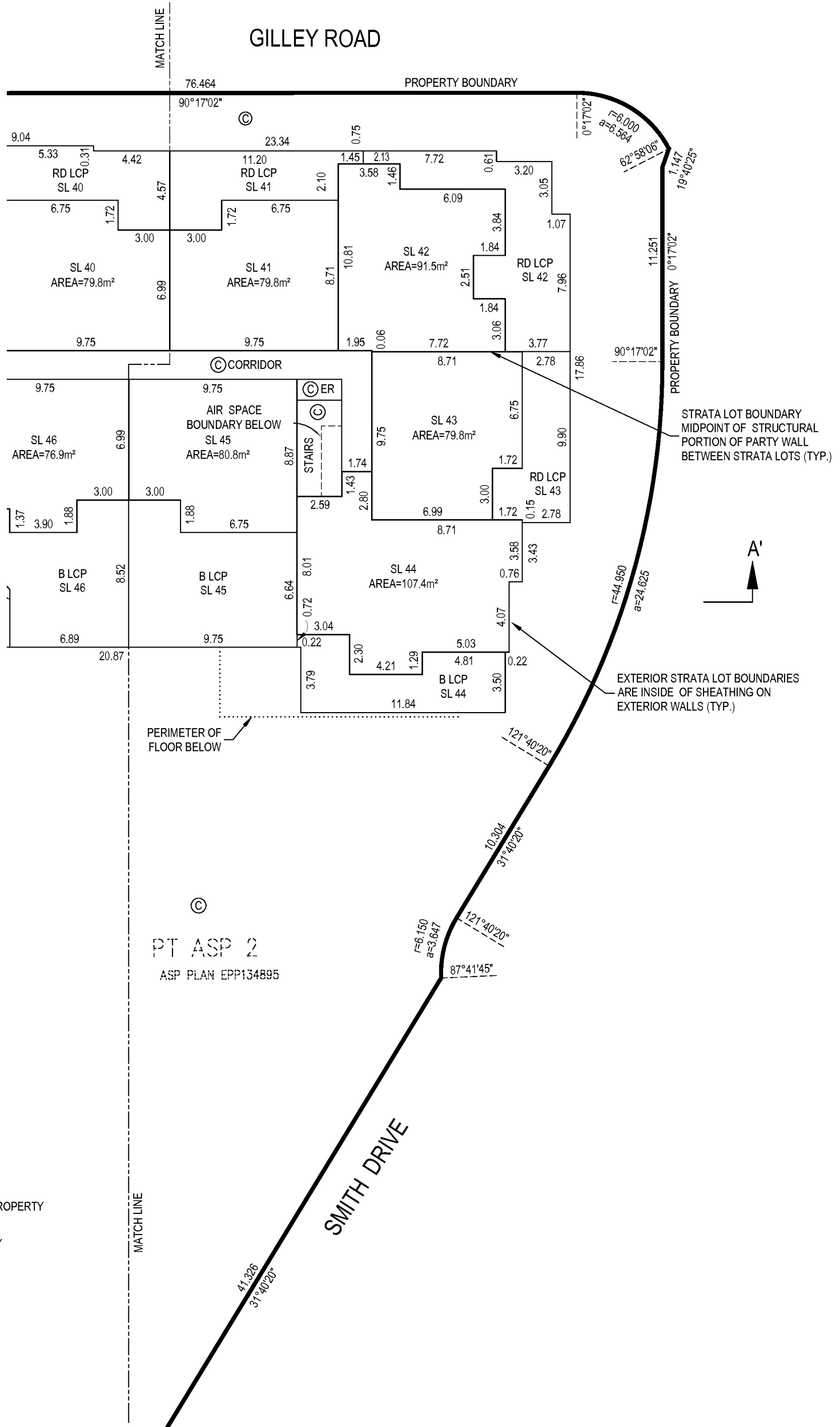
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The intended plot size of this plan is 280mm in width 432mm in height (B Size) when plotted at a scale of 1:250

LEVEL 3 EAST



SEE SHEET 9



LEGEND

- LCP INDICATES LIMITED COMMON PROPERTY
- SL . STRATA LOT
- © . COMMON PROPERTY
- m² . SQUARE METRES
- ER . ELECTRICAL ROOM
- B . BALCONY
- RD . ROOF DECK
- ASP . AIR SPACE PARCEL

PT ASP 2
ASP PLAN EPP134895

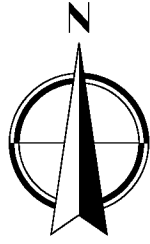
FLOOR PLANS

STRATA PLAN EPS10012

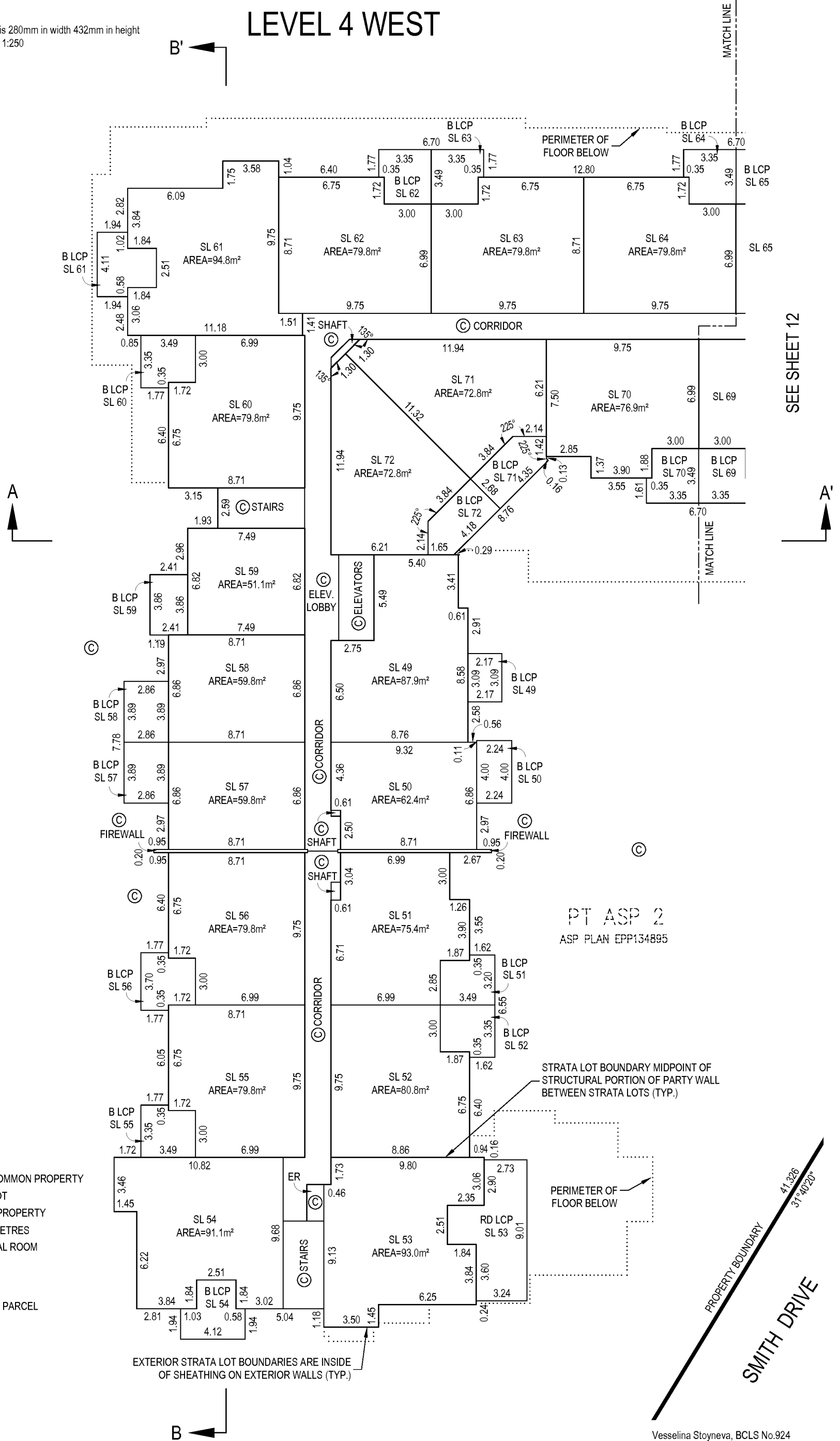


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The intended plot size of this plan is 280mm in width 432mm in height (B Size) when plotted at a scale of 1:250



LEVEL 4 WEST



SEE SHEET 12

PT ASP 2
ASP PLAN EPP134895

STRATA LOT BOUNDARY MIDPOINT OF STRUCTURAL PORTION OF PARTY WALL BETWEEN STRATA LOTS (TYP.)

PERIMETER OF FLOOR BELOW

PROPERTY BOUNDARY
SMITH DRIVE
41.326
31°40'20"

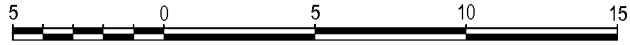
LEGEND

- LCP INDICATES LIMITED COMMON PROPERTY
- SL STRATA LOT
- COMMON PROPERTY
- m² SQUARE METRES
- ER ELECTRICAL ROOM
- B BALCONY
- ELEV. ELEVATOR
- ASP AIR SPACE PARCEL

EXTERIOR STRATA LOT BOUNDARIES ARE INSIDE OF SHEATHING ON EXTERIOR WALLS (TYP.)

FLOOR PLANS

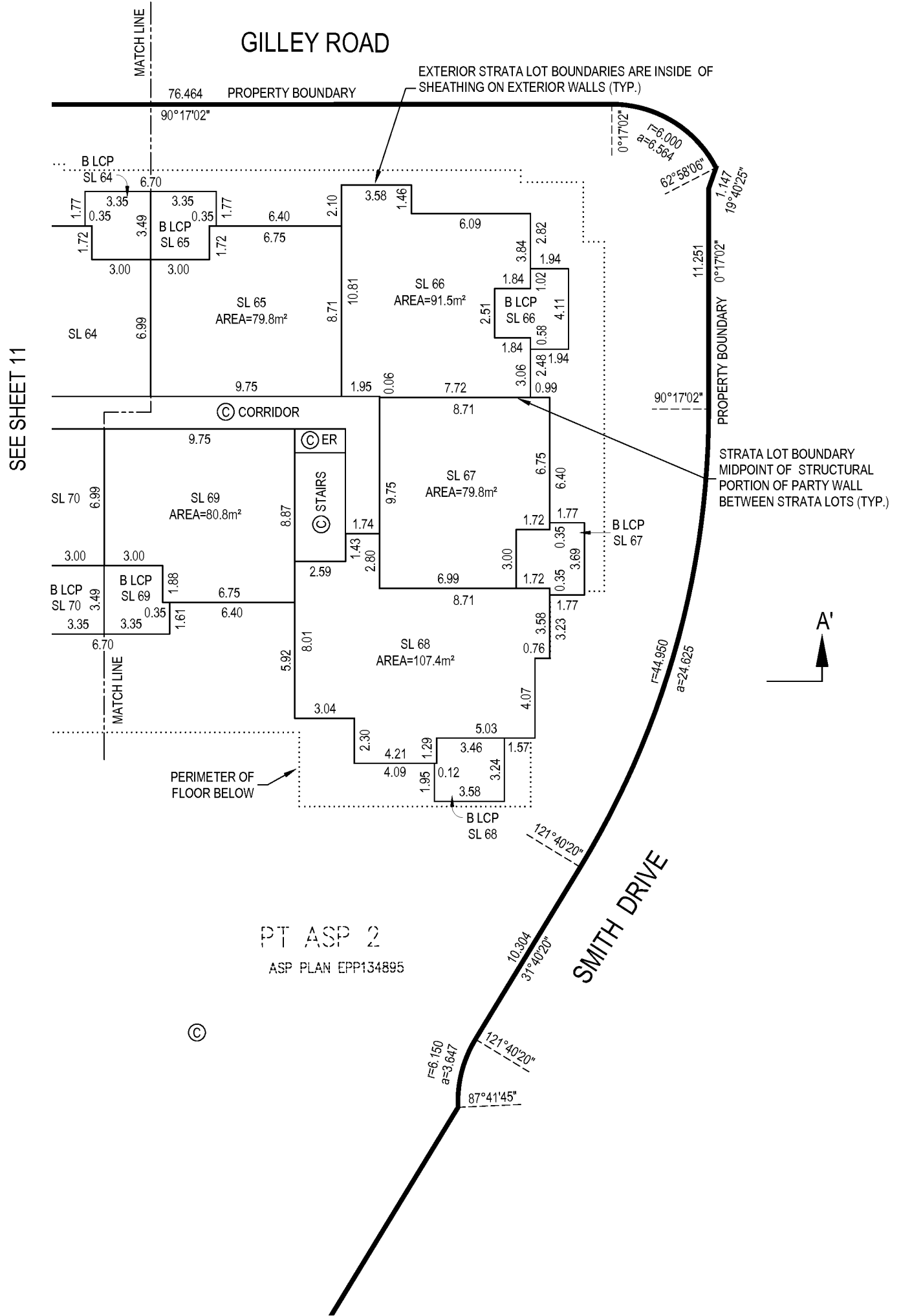
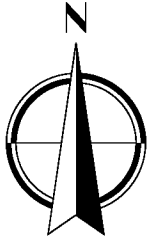
STRATA PLAN EPS10012



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LEVEL 4 EAST



LEGEND

- LCP INDICATES LIMITED COMMON PROPERTY
- SL . STRATA LOT
- © . COMMON PROPERTY
- m² . SQUARE METRES
- ER . ELECTRICAL ROOM
- B . BALCONY
- ASP . AIR SPACE PARCEL

FLOOR PLANS

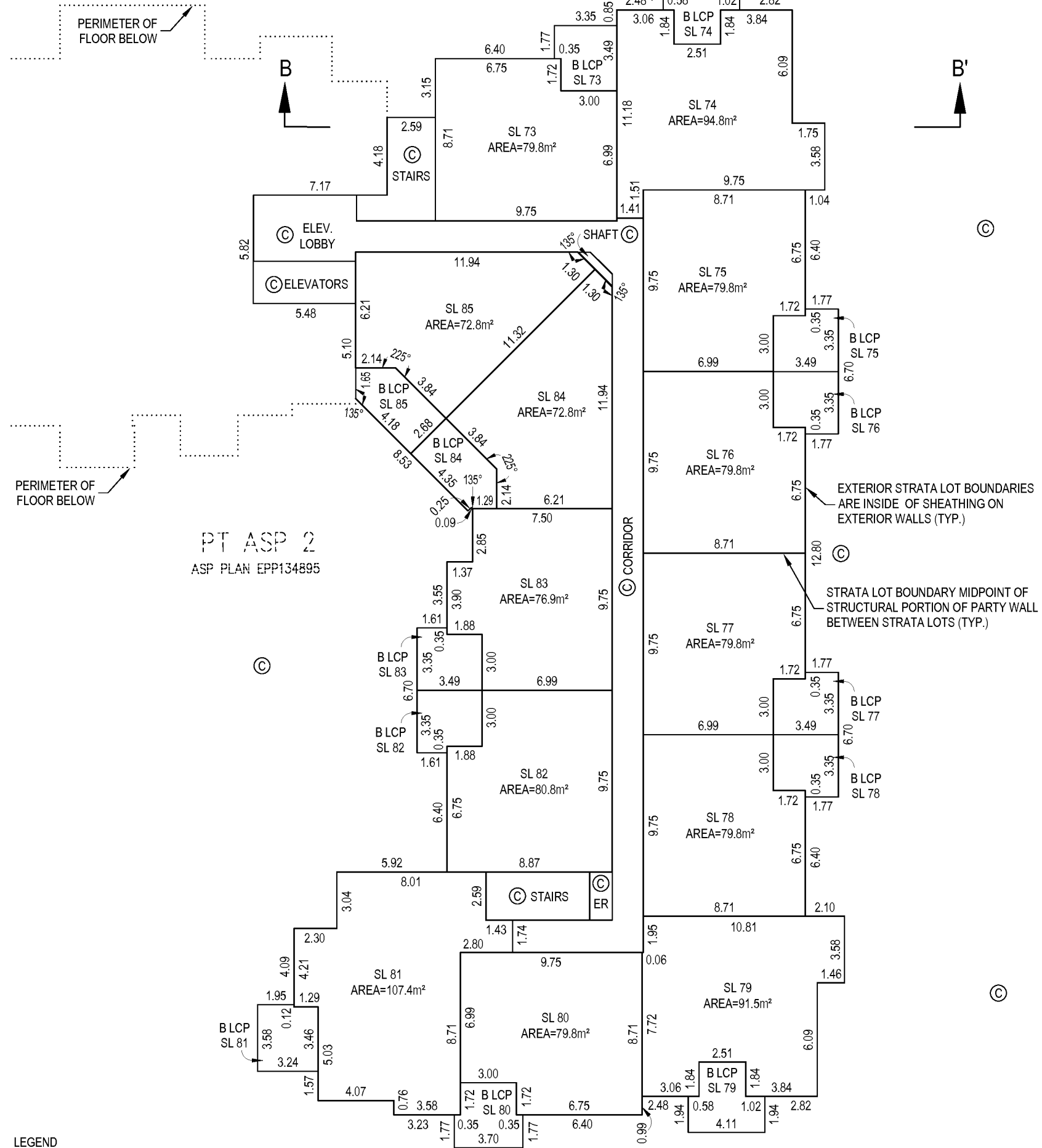
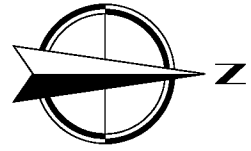
STRATA PLAN EPS10012



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LEVEL 5



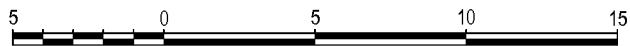
PT ASP 2
ASP PLAN EPP134895

LEGEND

- LCP INDICATES LIMITED COMMON PROPERTY
- SL STRATA LOT
- © COMMON PROPERTY
- m² SQUARE METRES
- ER ELECTRICAL ROOM
- ELEV. ELEVATOR
- B BALCONY
- ASP AIR SPACE PARCEL

ISOMETRIC VIEW

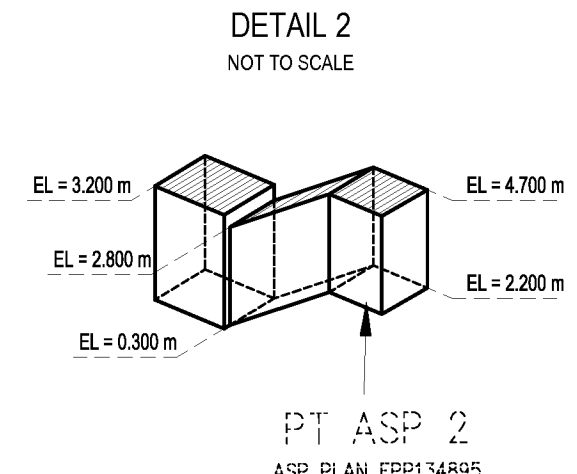
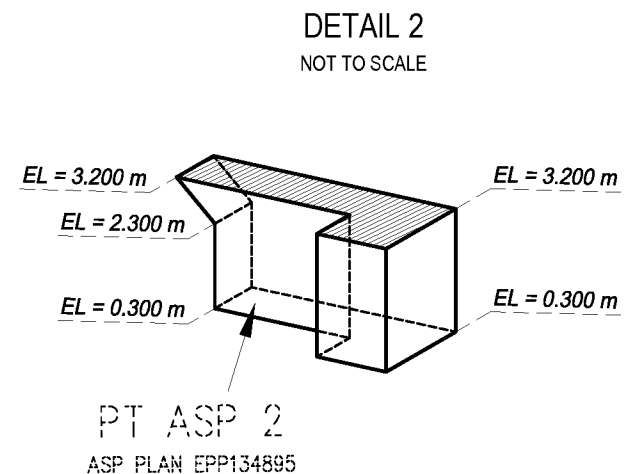
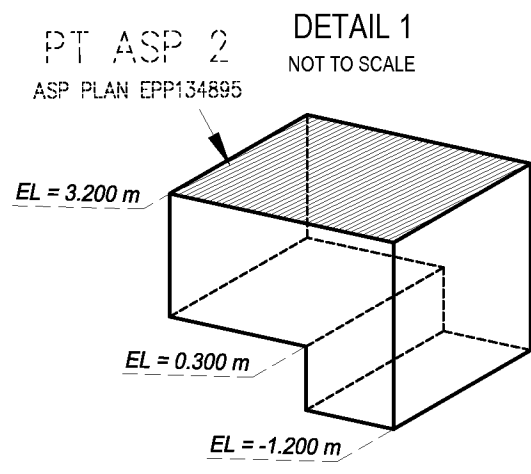
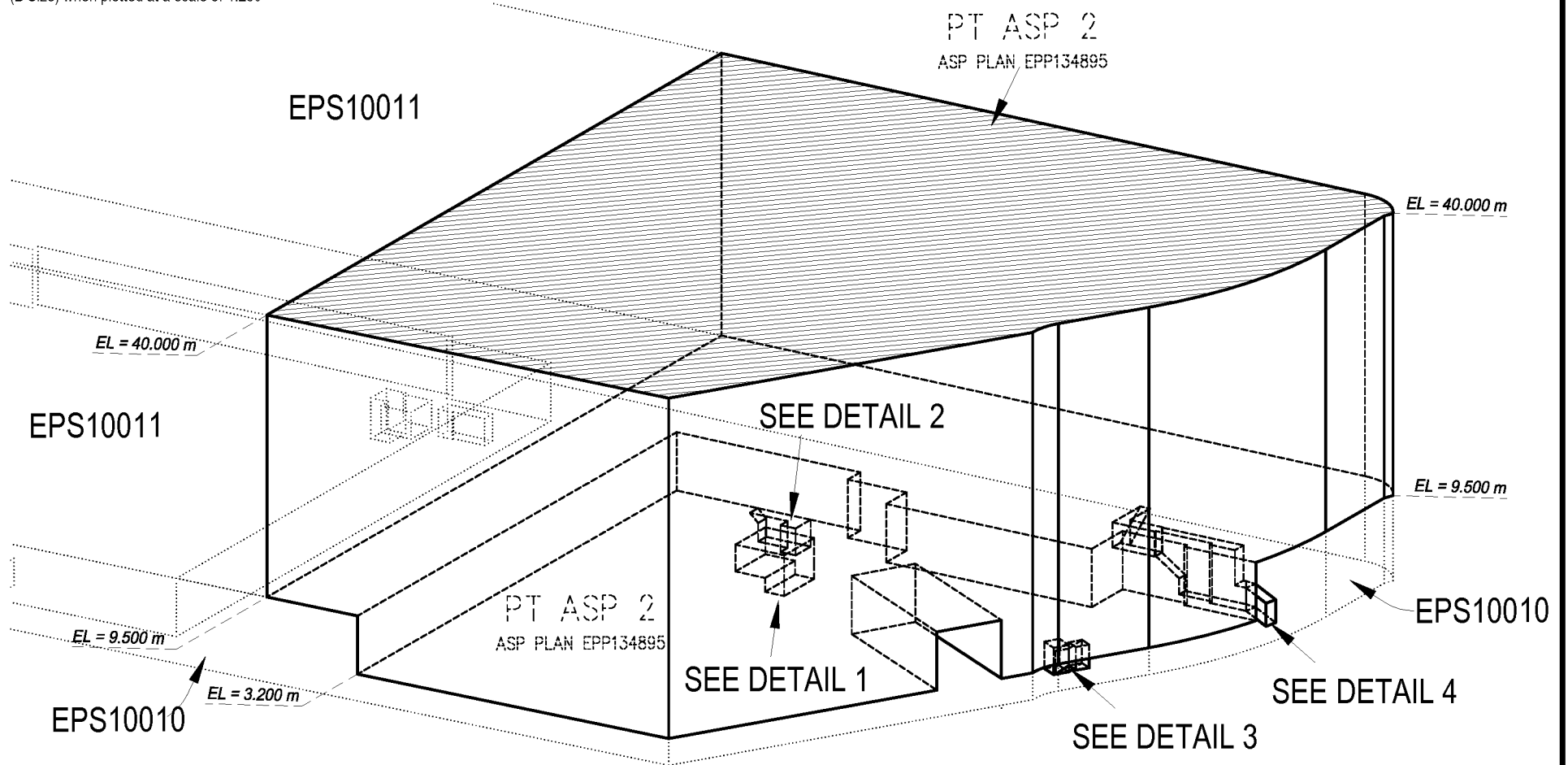
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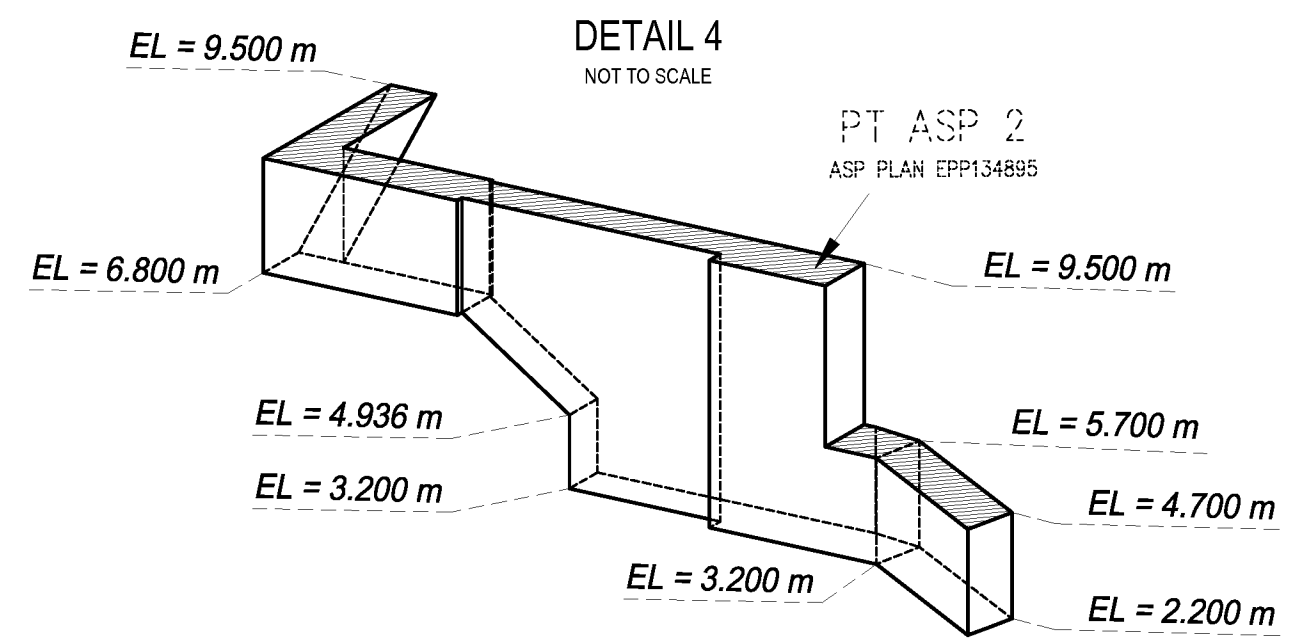
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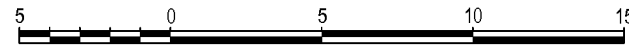
NOT TO SCALE



SEE AIR SPACE PLAN EPP134895 FOR MORE DETAILS OF THESE VOLUMETRIC PARTS



CROSS SECTIONS

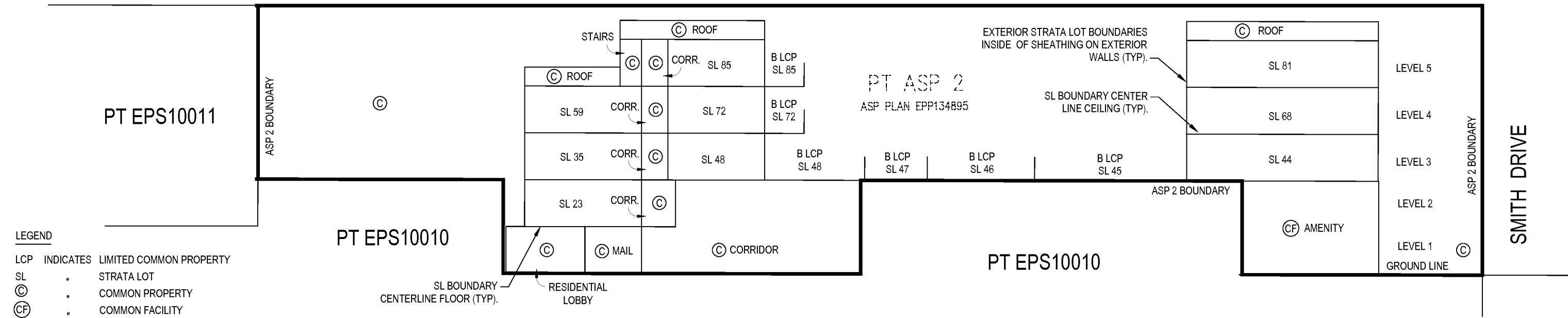


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CROSS-SECTION A-A'

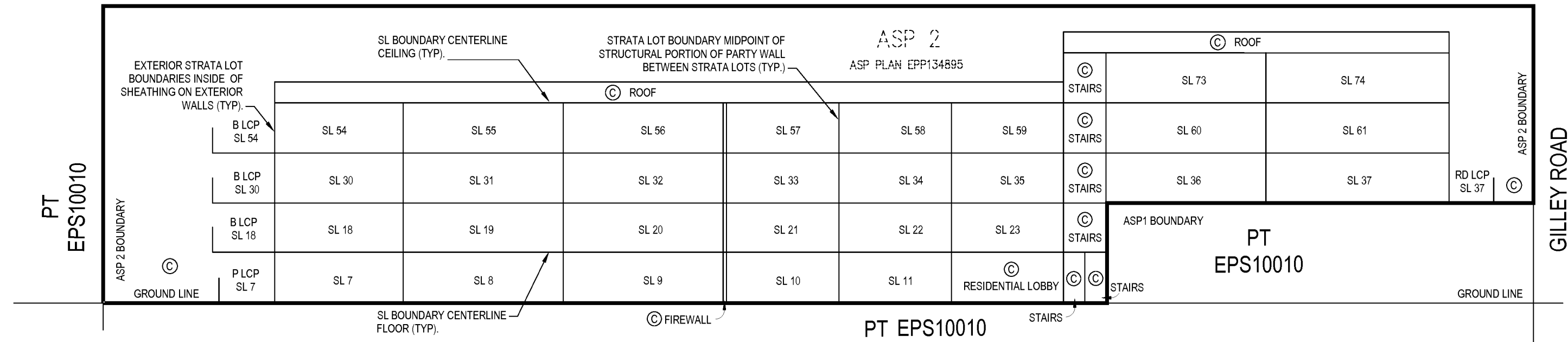
PT EPS10010



- LEGEND**
- LCP INDICATES LIMITED COMMON PROPERTY
 - SL STRATA LOT
 - ⊙ COMMON PROPERTY
 - ⊕ COMMON FACILITY
 - P PATIO
 - CORR. CORRIDOR
 - ASP AIR SPACE PARCEL

CROSS-SECTION B-B'

ASP 2
ASP PLAN EPP134895



Vesselina Stoyneva, BCLS No.924
the 10th day of July 2025

File No 200038.03 / 17632 LOT 1 ASP 2 FINAL