STRATA PLAN OF LOT A
DISTRICT LOT 379 GROUP 1
NEW WESTMINSTER DISTRICT PLAN BCP31848

STRATA PLAN BCS 3019

CITY OF PORT COQUITLAM
BCGS 92G.027

0 10 50

SCALE 1 : 750 DISTANCES ARE IN METRES

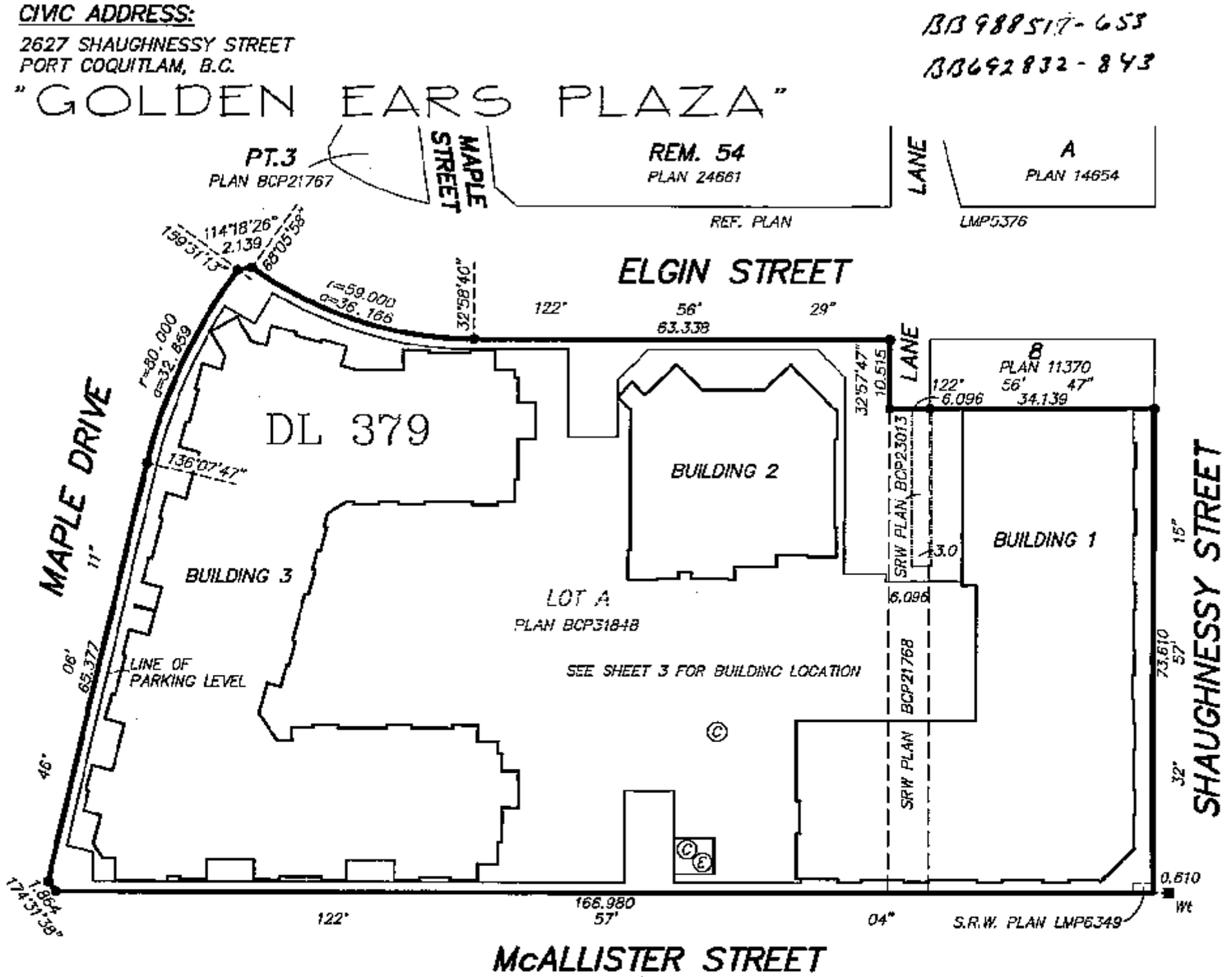
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
JULY 30, 2008

IAN MACDONALD /LCP
REGISTRAR

BB988517-GS3
BB692832-843

CIVIC ADDRESS:
2627 SHAUGHNESSY STREET
PORT COQUITLAM, B.C.

"GOLDEN EARS PLAZA"



LEGEND

BEARINGS ARE ASTRONOMIC AND DERIVED FROM PLAN BCP31848

FOUND PLACED
■ DENOTES IRON POST
■ □ DENOTES LEAD PLUG

Wt DENOTES WITNESS
m2 DENOTES SQUARE METRES
S.L. DENOTES STRATA LOT
NW DENOTES NO WALL PRESENT
© DENOTES COMMON PROPERTY
(E) DENOTES ELECTRICAL ROOM
(M) DENOTES MECHANICAL
(D) DENOTES DUCT
PL DENOTES PLANTER
V DENOTES VISITOR CAR STALL
SC DENOTES SMALL CAR
HC DENOTES HANDICAPPED PARKING STALL
(EL) DENOTES ELEVATOR
(LCP-R) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF RESIDENTIAL STRATA LOTS 1 TO 50 INCLUSIVE AND STRATA LOTS 63 TO 149 INCLUSIVE
(LCP-R1) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF RESIDENTIAL STRATA LOTS 1 TO 50 INCLUSIVE
(LCP-R2) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF RESIDENTIAL STRATA LOTS 63 TO 149 INCLUSIVE
(LCP-C) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF COMMERCIAL STRATA LOTS 51 TO 62 INCLUSIVE

BCS1958 (PLAN LMP3141)	1 PLAN 79437	Gp 1 92 PLAN 48259

(PK) DENOTES PARKING STALL BEING COMMON PROPERTY
(PK-51) DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 51 (TYPICAL)
(LCP-9) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 9 (TYPICAL)
(B-17) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 17 (TYPICAL)

NOTE:

RESIDENTIAL STRATA LOTS NUMBERED 1 THROUGH 50 INCLUSIVE AND 63 THROUGH 149 INCLUSIVE

COMMERCIAL STRATA LOTS NUMBERED 51 THROUGH 62 INCLUSIVE

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR, OF DELTA, 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 11th DAY OF JULY, 2008. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER ECP.#83921 ON THE 15th DAY OF JULY 2008.

B.C.L.S.

BUTLER SUNDVICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4, 19089 94th AVENUE
SURREY, B.C. V4N 3S4
T. 604-513-9611 F. 604-513-2202
FILE : 3178\STRATA
DWG : 3178-FS

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

FILED NWBCS3019 RCVD:2008-07-30 RQST:2010-09-28.16.06.13.124

STRATA PLAN BCS 3019

STRATA PROPERTY ACT

OWNER:

GOLDEN EARS PLAZA LTD.
(INC. No.708820)

Name Mahmud Sunderji
Authorized Signatory

WITNESS
Name RODNEY YATES
#300, 10366-136A Street
ADDRESS
Surrey, BC
Solicitor
OCCUPATION OF WITNESS

MORTGAGEE:

BANK OF MONTREAL

Name GORDON L. CRIGHTON
Authorized Signatory ACCOUNT MANAGER

Name BRENT McGLASHAN
Authorized Signatory ACCOUNT MANAGER

WITNESS AS TO BOTH SIGNATURES
Name BRENDA SHERLIN
6th FLR. - 595 BURRARD ST.
ADDRESS
VANCOUVER, BC V7X 1L7
CLIENT SERVICES OFFICER
OCCUPATION OF WITNESS

MORTGAGEE:

SHAMASH GHARANIA by his Attorney, Zebunisa Sunderji

WITNESS AS TO SIGNATURE
Name RODNEY YATES (See DF BB562783)
#300, 10366-136A Street
ADDRESS
Surrey, BC.
Solicitor
OCCUPATION OF WITNESS

I, GRANT BUTLER, 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: JULY 15, 2008

B.C.L.S.

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF JULY 15, 2008 BEEN PREVIOUSLY OCCUPIED.

B.C.L.S.

THE CITY OF PORT COQUITLAM, THE REGISTERED OWNER OF THE COVENANTS BA455063, BA455064 AND BA455066 HEREBY CONSENT TO THE DEPOSIT OF THIS PLAN.
AUTHORIZED SIGNATURES

[redacted] Susan Rauh, CMC
Corporate Officer
[redacted]

FILE: 3178
DWG: 3178-FS

'ORIGINAL'

FILED NMBCS3019 RCVD:2008-07-30 RQST:2010-09-28.16.06.13.124

BUILDING LOCATION

0 25 50

SCALE 1 : 500 DISTANCES ARE IN METRES

STRATA PLAN BCS 3019

MAPLE DRIVE

McALLISTER STREET

ELGIN STREET

SHAUGHNESSY STREET

LANE

BUILDING 3
(LEVEL 1 OUTLINE)

BUILDING 2
(LEVEL 1 OUTLINE)

BUILDING 1
(LEVEL 2 OUTLINE)

LOT A
PLAN BCP31548

LOWER PARKING LEVEL OUTLINE

RAMP

SRW PLAN BCP23013

S.R.W. PLAN LMP6349

PLAN 11370

JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-FS

FILED NMBCS3019 RCVD:2008-07-30 RQST:2010-09-28.16.06.13.124

FILED NWBCS3019 RCVD:2008-07-30 RQST:2010-09-28-16.06.13.124

SHEET 4 OF 20 SHEETS

STRATA PLAN BCS 3019

Amended pursuant to section 258, Strata Property Act, this 27 day of May 2009. See amended sheet 4A and 86 10711 436

(SEE SHEET 5 FOR CONTINUATION)

MATCH LINE

ELGIN STREET

McALLISTER STREET

MAPLE DRIVE

BIKE STORAGE (LCP-R2)

BARBAGE ROOM (LCP-R2)

BICYCLE STORAGE (LCP-R2)

DRIVE AISLE (LCP-R)

STAIRS (LCP-R)

VESTIBULE (LCP-R)

LOT A PLAN BCP31843

EXPLANATORY PLAN BCP 37529

LC

SEE DETAIL

DETAIL NOT TO SCALE

FLOOR PLAN LOWER PARKING

BEND

JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-FS

SCALE 1 : 250 DISTANCES ARE IN METRES

FILED NWBCS3019 RCVD:2008-07-30 RQST:2010-09-28-16.06.13.124

AMENDED SHEET 4A OF 20 SHEETS
SHEET 2 OF 4 SHEETS

STRATA PLAN BCS3019

(SEE SHEET 5A FOR CONTINUATION)

ELGIN STREET

MATCH LINE

BIKE STORAGE (LCP-R2)

DRIVE AISLE (LCP-R)

STAIRS (LCP-R)

SEE DETAIL

LC

BEND

MAPLE DRIVE

EXPLANATORY PLAN BCP37529

GARBAGE ROOM (LCP-R2)

BICYCLE STORAGE (LCP-R2)

VESTIBULE (LCP-R)

FLOOR PLAN
LOWER PARKING

DETAIL
NOT TO SCALE

MAY 19, 2009
FILE: 3178\STRATA
DWG: 3178-FS
(04-P1-W AMEND) TAB

ORIGINAL

McALLISTER STREET

SCALE 1 : 250 DISTANCES ARE IN METRES

FILED NWBCS3019 RCVD:2008-07-30 RQST:2010-09-28-16.06.13.124

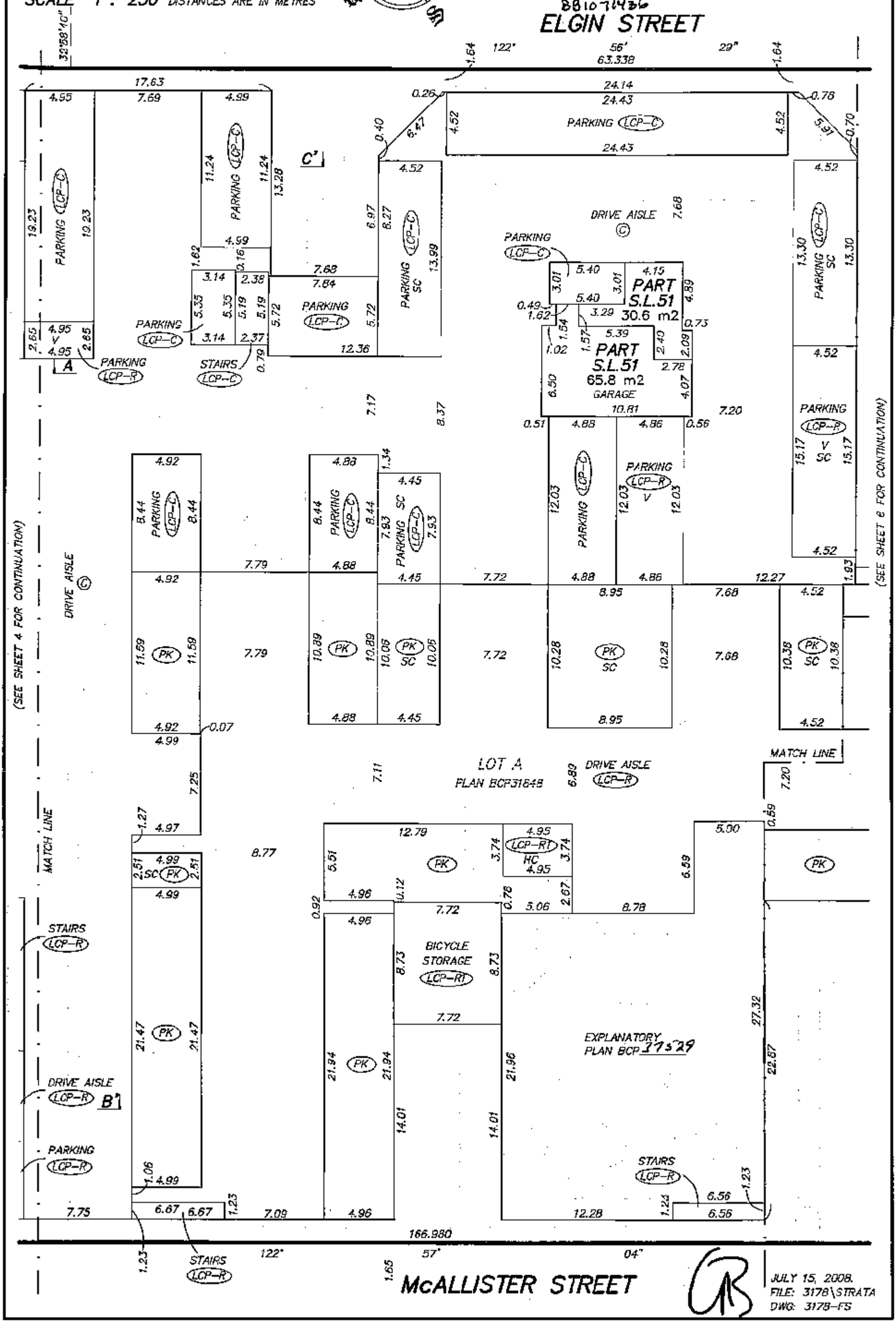
FLOOR PLAN
LOWER PARKING

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

STRATA PLAN BCS 3019

Amended pursuant to section 258, Strata Property Act, this 27 day of May, 2009. See amended sheet 5A and 881071436

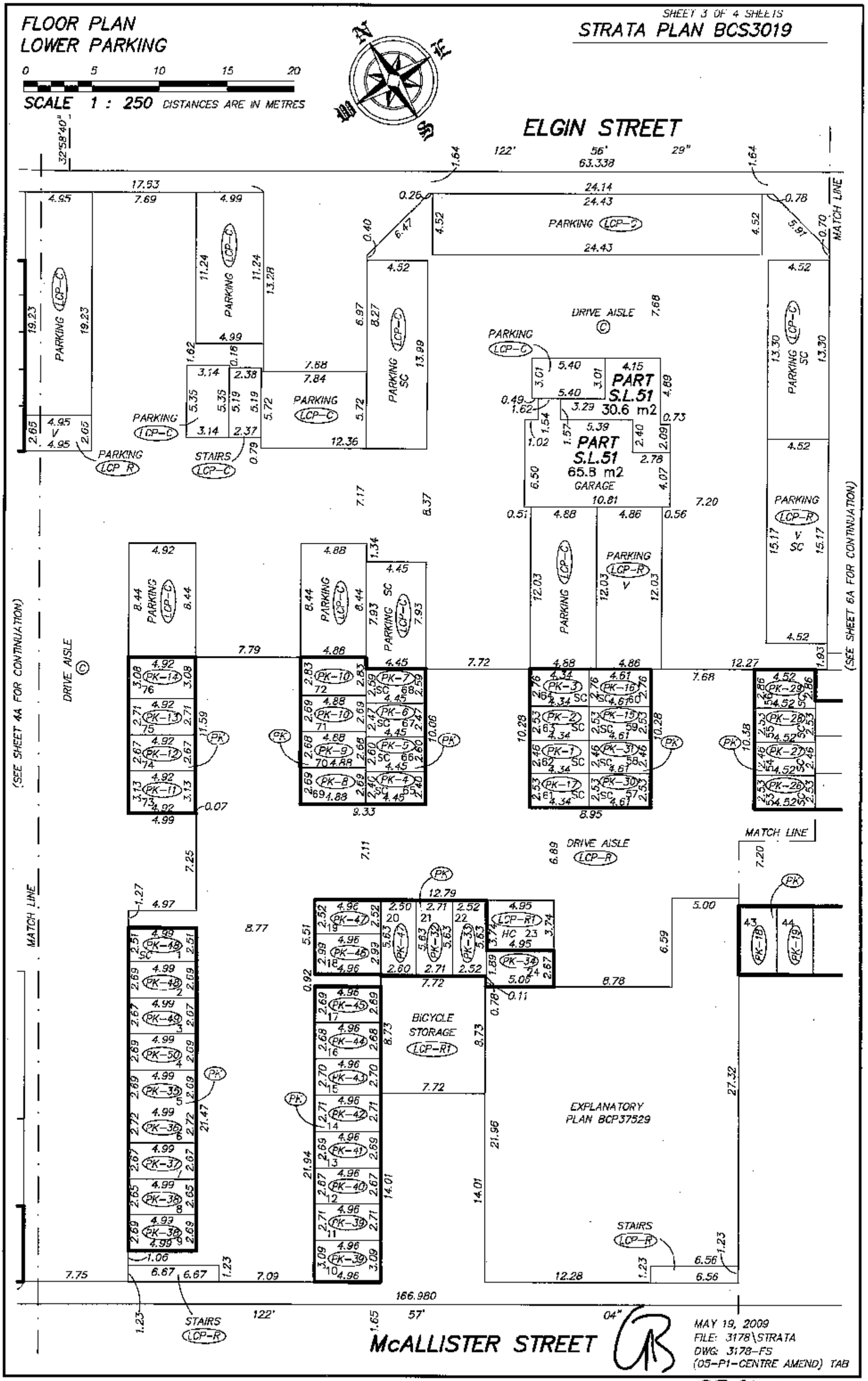


JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-FS

AMENDED SHEET 5A OF 20 SHEETS
SHEET 3 OF 4 SHEETS

FLOOR PLAN
LOWER PARKING

STRATA PLAN BCS3019



MAY 19, 2009
FILE: 3178\STRATA
DWG: 3178-FS
(05-P1-CENTRE AMEND) TAB

ORIGINAL

FILED NWBCS3019 RCVD:2008-07-30 RQST:2010-09-28-16.06.13.124

FILED NWBCS3019 RCVD:2008-07-30 RQST:2010-09-28-16.06.13.124

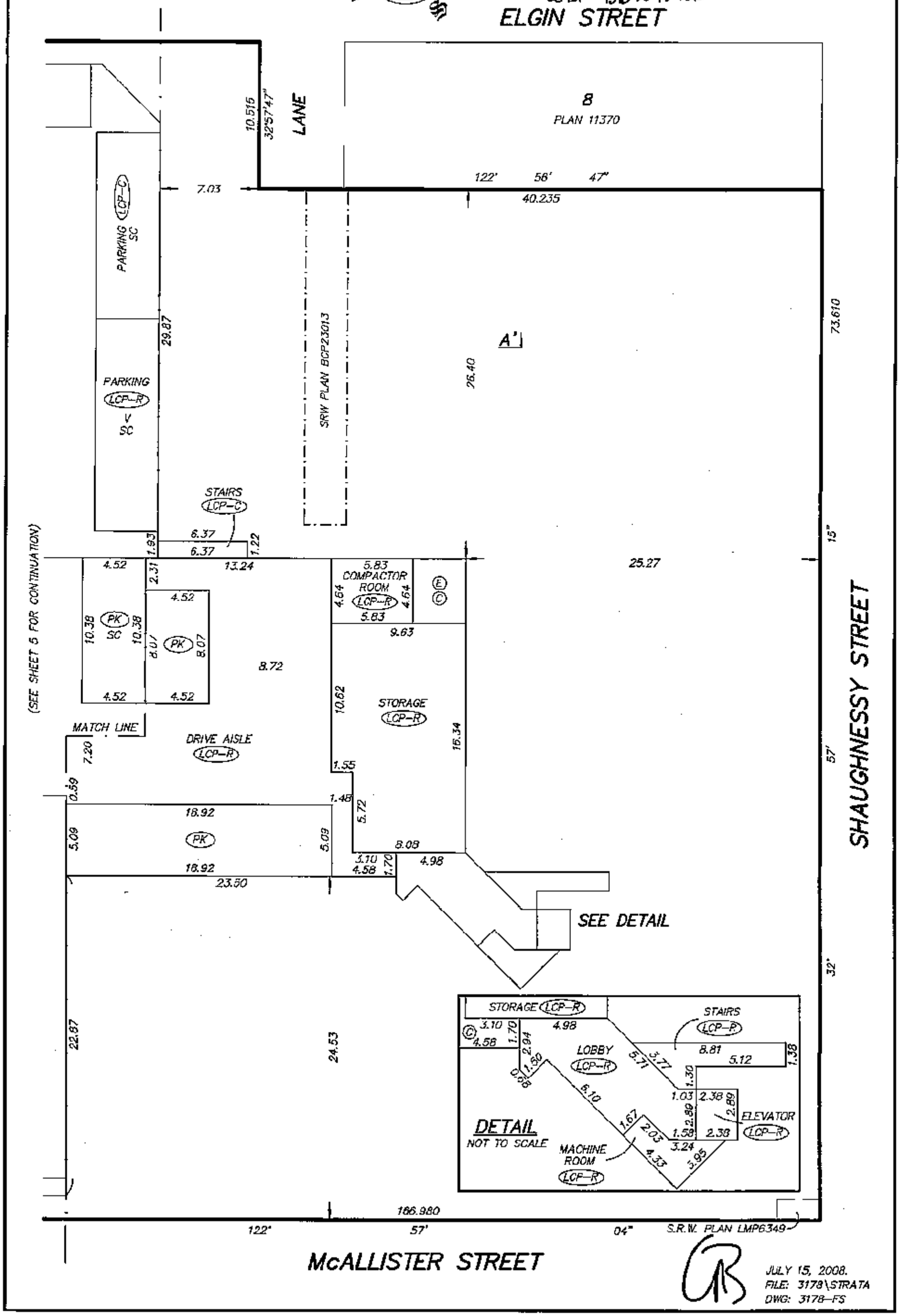
FLOOR PLAN
LOWER PARKING

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

STRATA PLAN BCS 3019

Amended pursuant to section 258, Strata Property Act, this 27 day of May, 2009. See amended sheet 6A and BB1071436

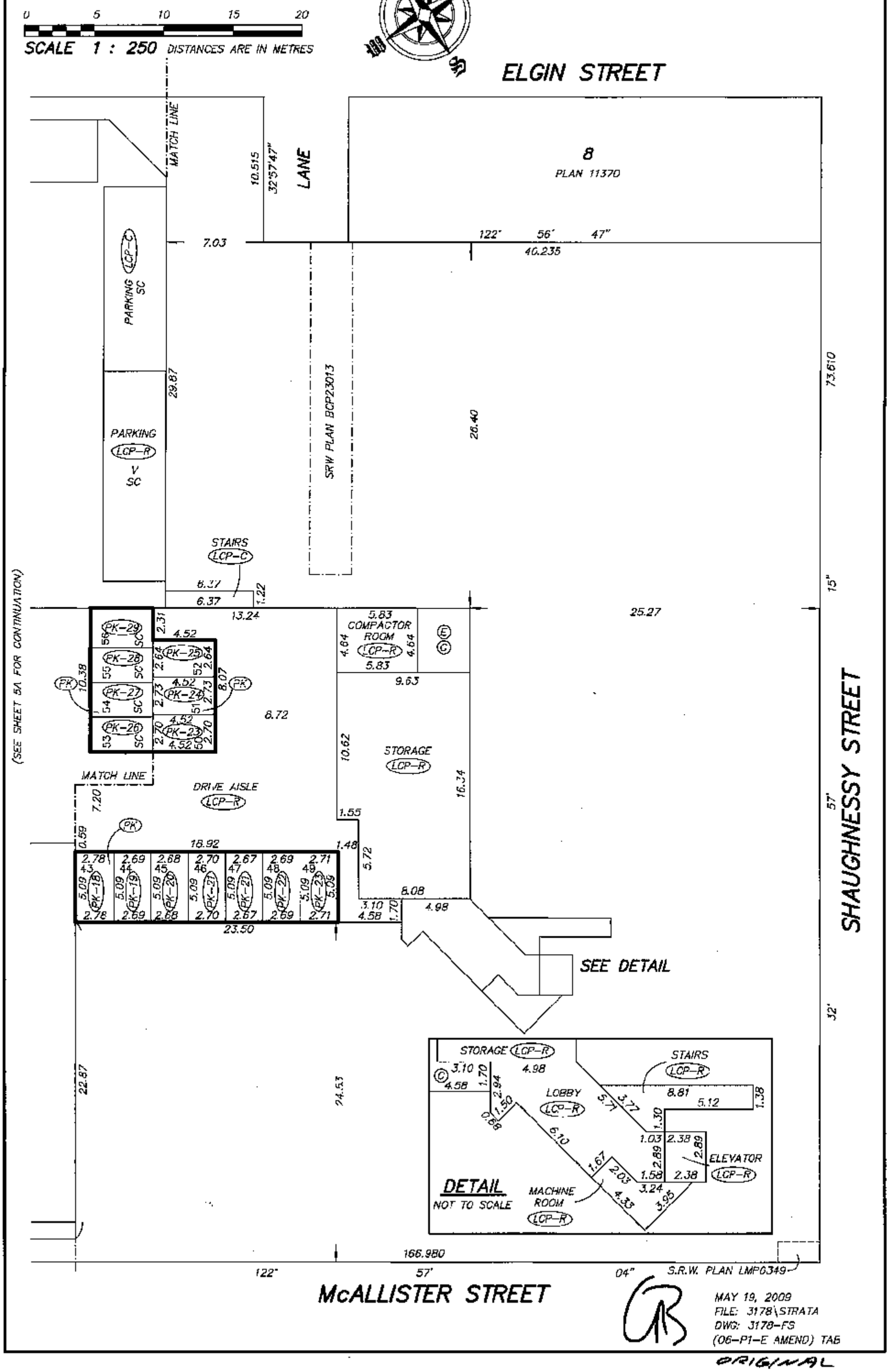


JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-FS

AMENDED SHEET 6A OF 20 SHEETS
SHEET 4 OF 4 SHEETS

STRATA PLAN BCS3019

FLOOR PLAN
LOWER PARKING



MAY 19, 2009
FILE: 3178\STRATA
DWG: 3178-FS
(06-P1-E AMEND) TAB

ORIGINAL

FILED NWBCS3019 RCVD:2008-07-30 RQST:2010-09-28-16.06.13.124

FILED NWBCS3019 RCVD:2008-07-30 RQST:2010-09-28-16.06.13.124

(SEE SHEET 8 FOR CONTINUATION)

STRATA PLAN BCS 3019

FLOOR PLAN
BUILDING 3 LEVEL 1

S.L.67 127.5 m2
S.L.68 129.1 m2
S.L.69 125.6 m2
S.L.70 136.0 m2
S.L.71 137.7 m2
S.L.72 138.9 m2
S.L.73 140.1 m2
S.L.74 140.6 m2
S.L.75 135.9 m2
S.L.76 103.3 m2
S.L.63 126.7 m2
S.L.64 128.5 m2
S.L.65 128.3 m2
S.L.66 113.5 m2

MATCH LINE
PROPERTY LINE
PERIMETER OF FLOOR BELOW
DRIVE AISLE
CORRIDOR
STORAGE LOCKERS
PARKING
TELECOMM ROOM
INDOOR AMENITY SPACE
OUTDOOR AMENITY SPACE
BIKE STORAGE
BATHROOM
STAIRS
LOBBY

SCALE 1 : 250 DISTANCES ARE IN METRES

JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-FS

FLOOR PLAN
LEVEL 1 – BUILDINGS 2 AND 3

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

STRATA PLAN BCS 3019

122° ELGIN 56' 63.336 STREET 29"

D-67

S.L.68 S.L.67

BUILDING 3
(SEE SHEET 7 FOR DETAILS)

PERIMETER OF FLOOR BELOW

RAMP

CORRIDOR LCP-R

STAIRS LCP-R

STORAGE LOCKERS LCP-R2

STORAGE LOCKERS LCP-R2

BUILDING 2
(SEE SHEET 13 FOR DETAILS)

(SEE SHEET 9 FOR CONTINUATION)

PARKING LCP-C

DRIVE AISLE

(SEE SHEET 7 FOR CONTINUATION)

MATCH LINE

PARKING LCP-C

PARKING LCP-S1

PK HC

LOT A
PLAN BCP31848

DRIVE AISLE

MATCH LINE

DRIVE AISLE

PLANTER

CORRIDOR LCP-R

STAIRS

BUILDING 3
(SEE SHEET 7 FOR DETAILS)

S.L.66

BREEZEWAY

RAMP

PARKING LCP-C

ELECTRICAL

PERIMETER OF FLOOR BELOW

STAIRS LCP-R

122° 166.980 57" 04"

McALLISTER STREET

JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-FS

FILED NMBCS3019 RCVD:2008-07-30 RQST:2010-09-28-16.06.13.124

FILED NWBCS3019 RCVD:2008-07-30 RQST:2010-09-28-16.06.13.124

SHEET 9 OF 20 SHEETS

STRATA PLAN BCS 3019

FLOOR PLAN
BUILDING 1 – LEVEL 1

SCALE 1 : 250 DISTANCES ARE IN METRES

JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-F5

SHAUGHNESSY STREET 73.610 67'

ELGIN STREET

McALLISTER STREET

LANE

PLAN 11370

S.R.W. PLAN LMP63549

SRW PLAN BCP23013

SL.52 119.6 m2
SL.53 110.7 m2
SL.54 143.5 m2
SL.55 129.4 m2
SL.56 127.3 m2
SL.57 87.0 m2
SL.58 75.5 m2
SL.59 531.7 m2
SL.60 127.1 m2
SL.61 117.0 m2
SL.62 239.8 m2

BUILDING 2 (SEE SHEET 13 FOR DETAILS)

(SEE SHEET 8 FOR CONTINUATION)

MATCH LINE

DRIVE AISLE

PEDESTRIAN LINK

PERIMETER OF FLOOR BELOW

PARKING (LCP-C)

ELECTRICAL

CORRIDOR 4.80

LOBBY (LCP-R)

ELEVATOR (LCP-R)

STAIRS (LCP-R)

STORAGE (LCP-59)

GARBAGE (LCP-C)

GARBAGE (LCP-51)

LOADING (LCP-C)

LOADING (LCP-51)

PARKING (LCP-51)

PARKING (LCP-C)

PARKING (PK HC)

STAIRS (LCP-C)

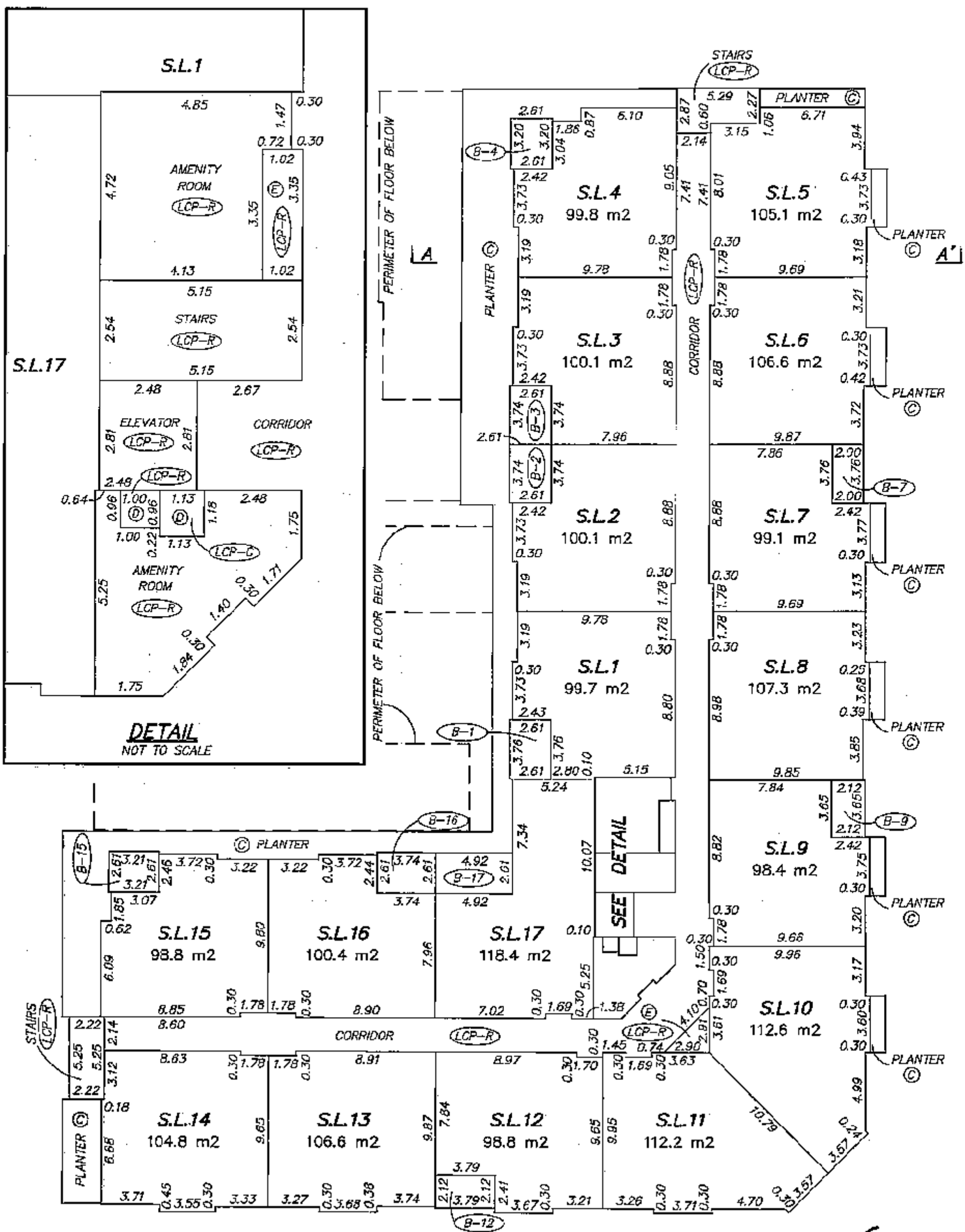
STAIRS (LCP-P)

FLOOR PLAN
BUILDING 1 LEVEL 2

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

STRATA PLAN BCS 3019



JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-FS

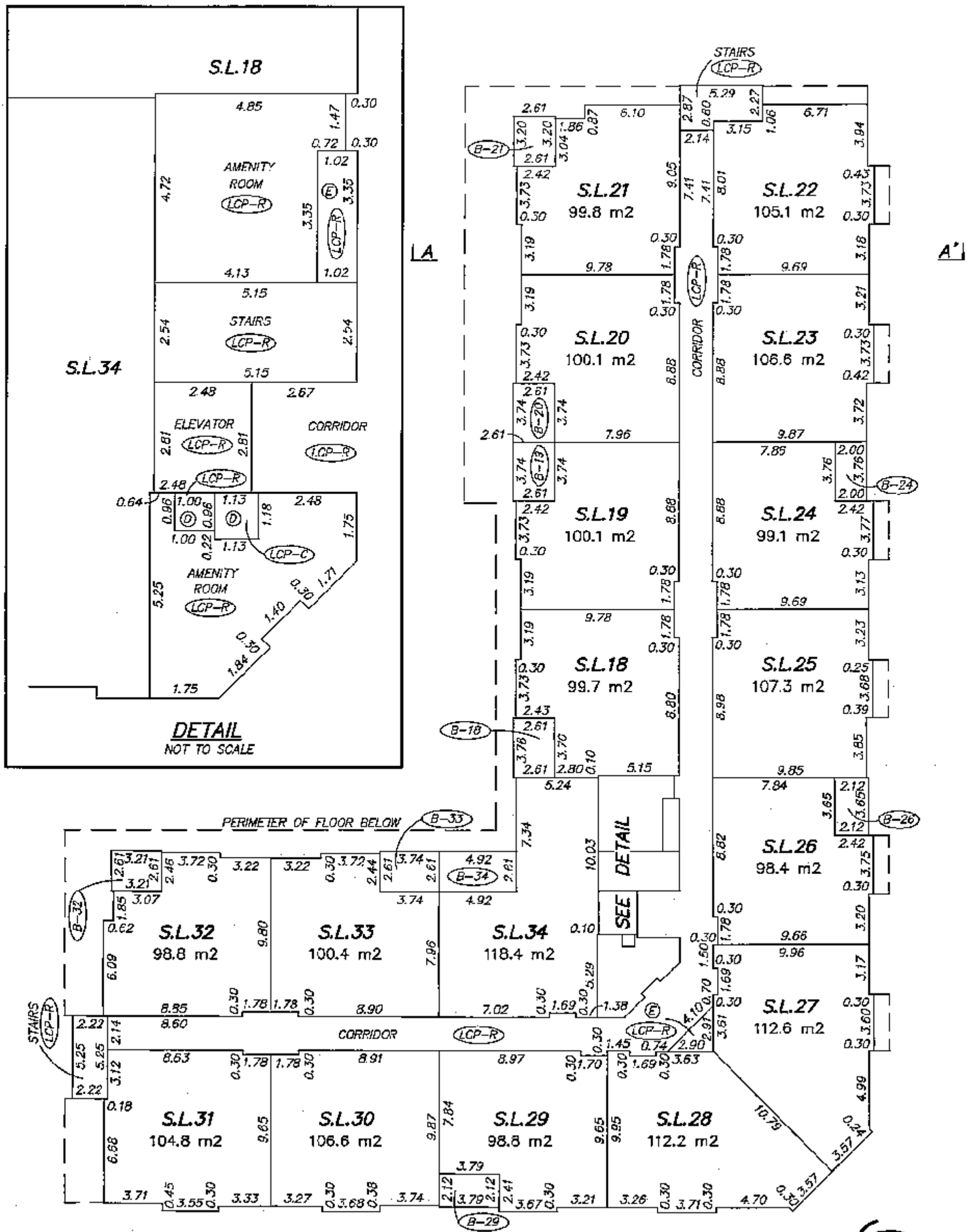
FILED NMBCS3019 RCVD:2008-07-30 RQST:2010-09-28.16.06.13.124

FLOOR PLAN
BUILDING 1 LEVEL 3

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

STRATA PLAN BCS 3019



JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-FS

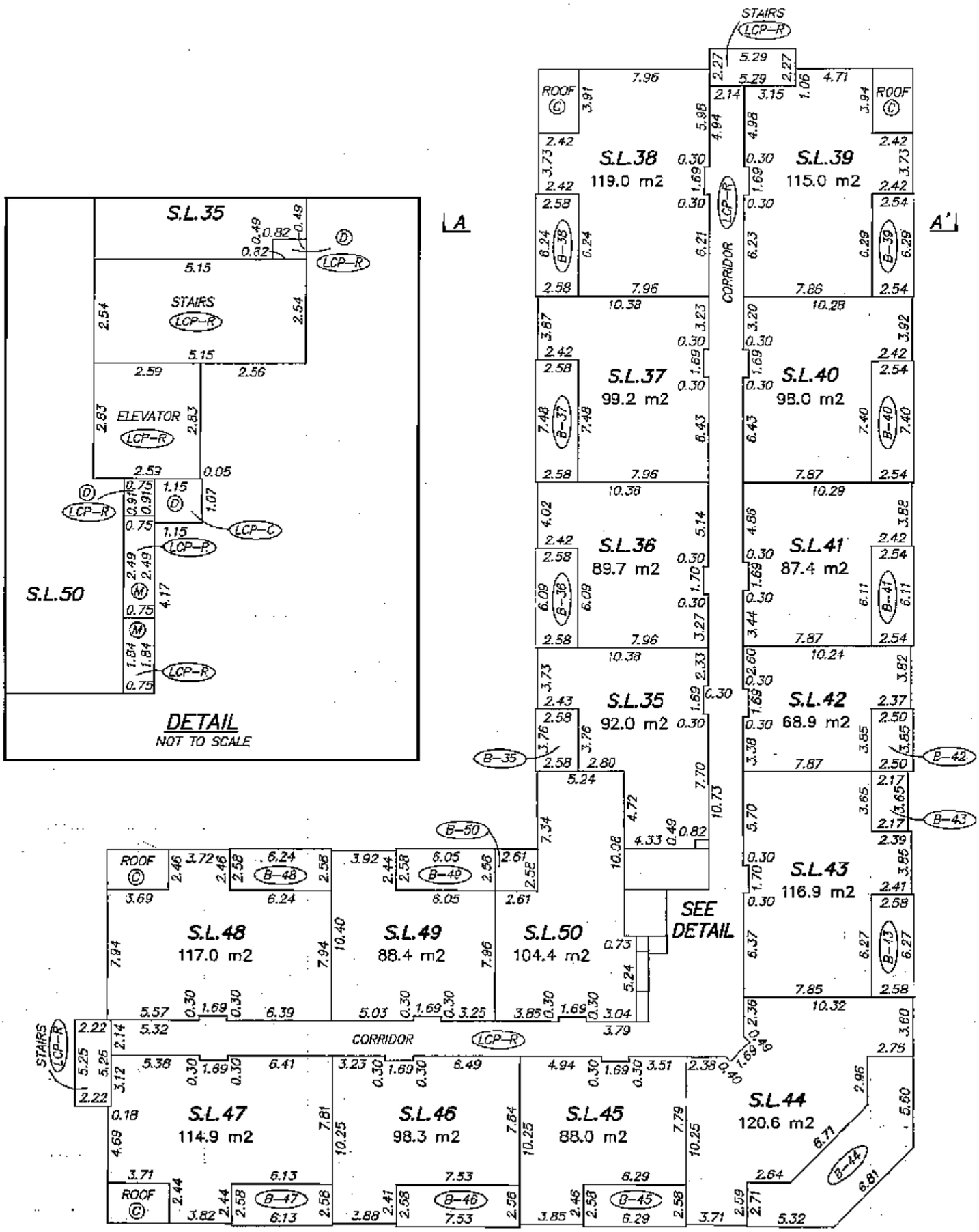
FILED NMBCS3019 RCVD:2008-07-30 RQST:2010-09-28.16.06.13.124

FLOOR PLAN
BUILDING 1 LEVEL 4

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

STRATA PLAN BCS 3019



DETAIL
NOT TO SCALE

JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-FS

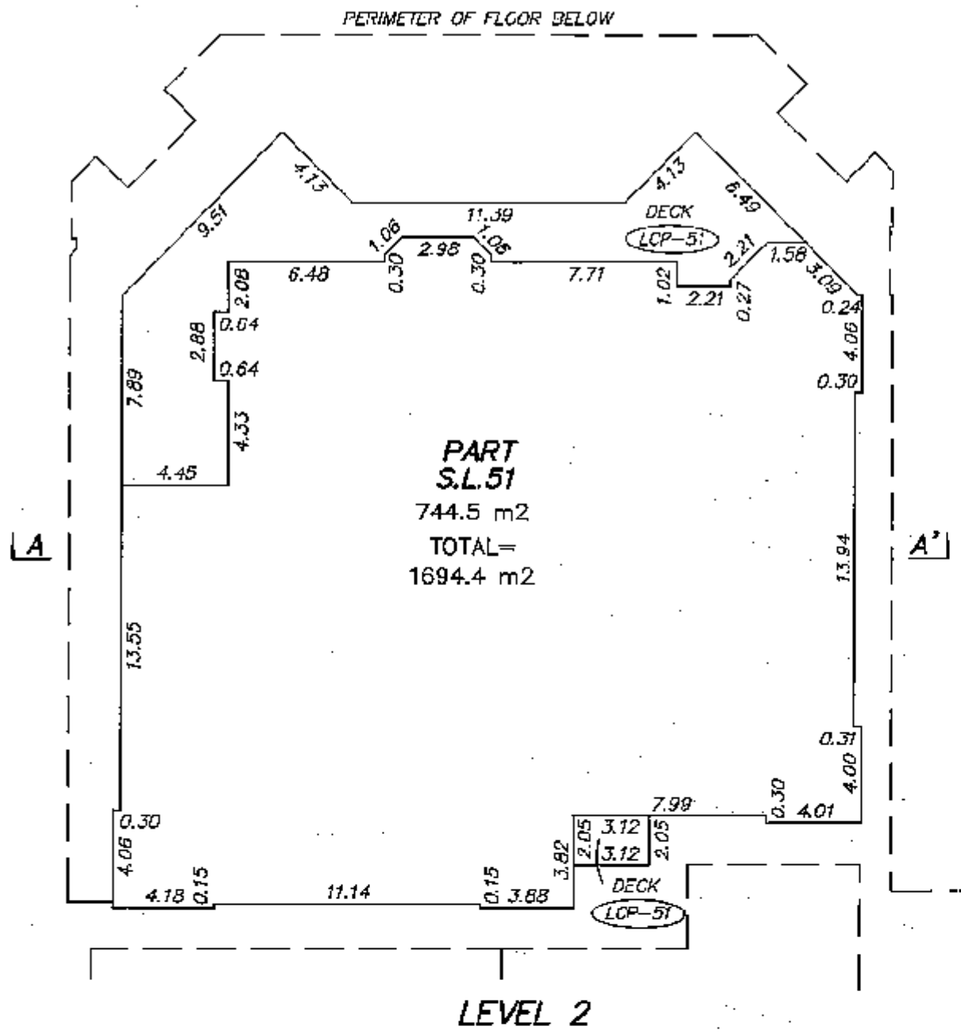
FILED NMBCS3019 RCVD:2008-07-30 RQST:2010-09-28.16.06.13.124

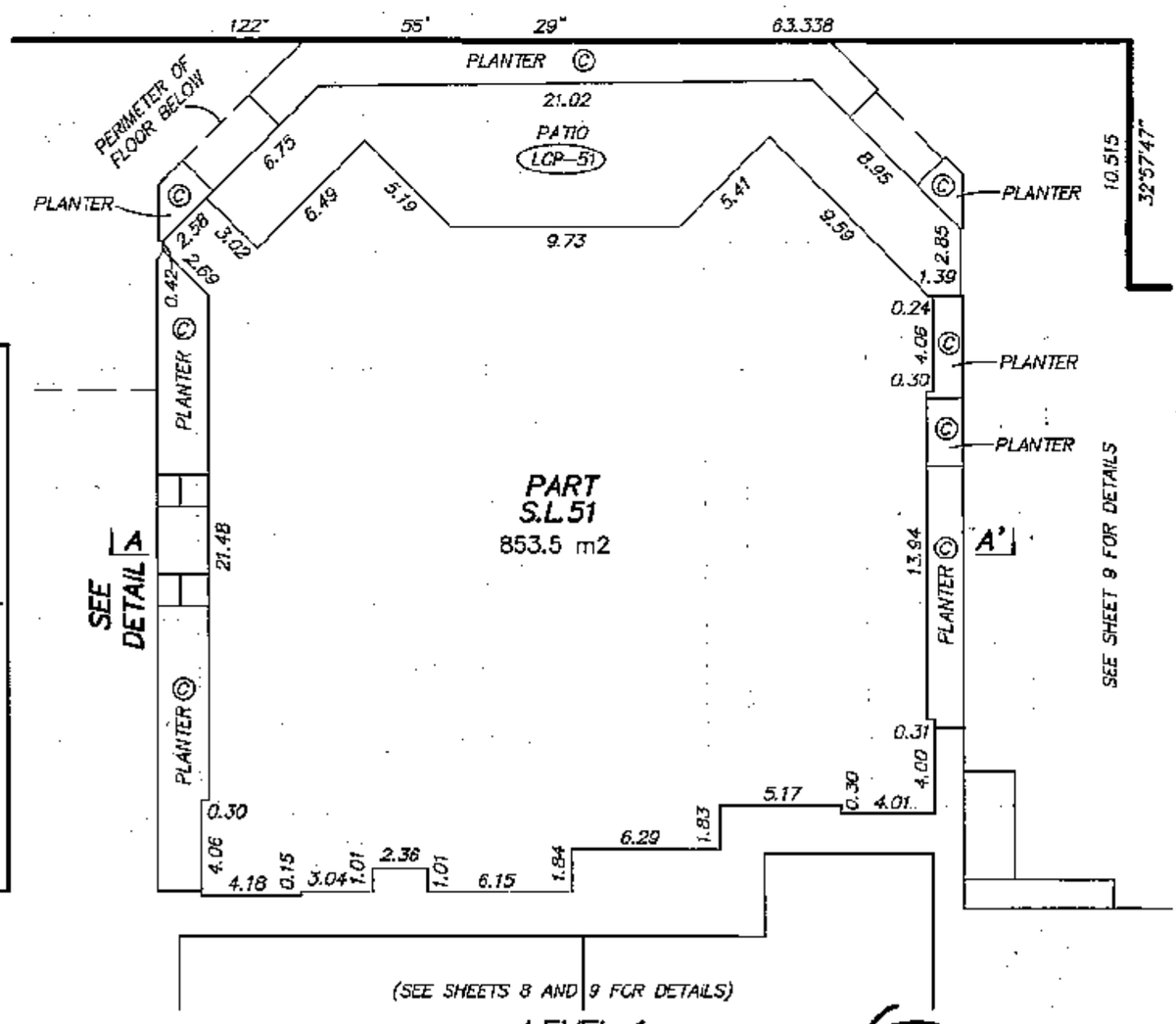
FLOOR PLANS
BUILDING 2

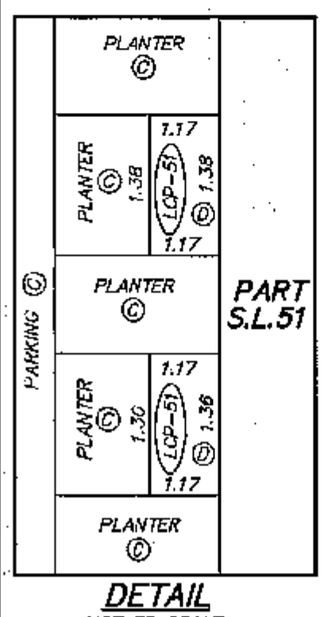
STRATA PLAN BCS 3019

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES







DETAIL
NOT TO SCALE

JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-FS

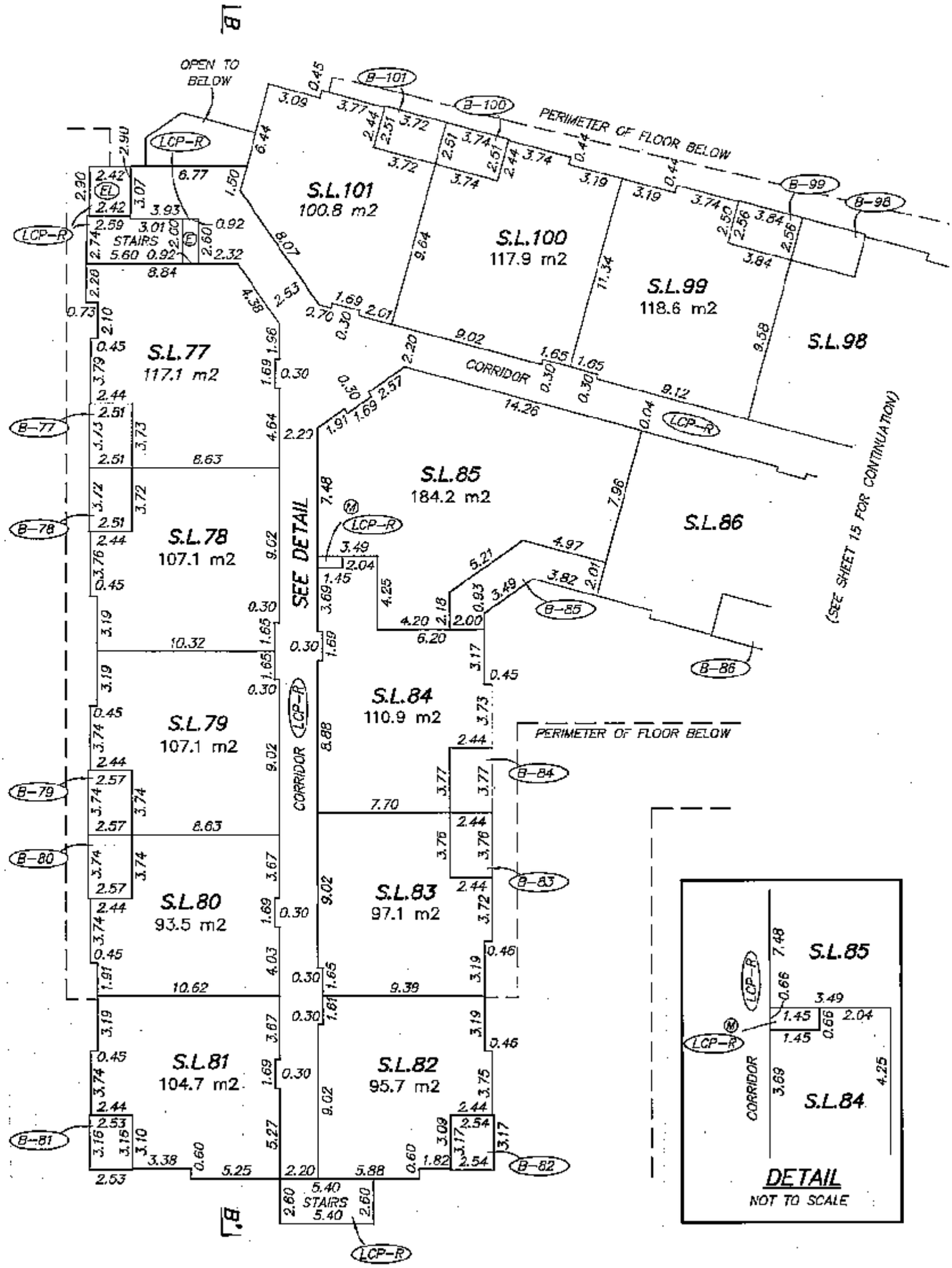
FILED NWBCS3019 RCVD:2008-07-30 RQST:2010-09-28.16.06.13.124

FLOOR PLAN
BUILDING 3 LEVEL 2 – SOUTH

STRATA PLAN BCS 3019

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES



JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-FS

FILED NWBCS3019 RCVD:2008-07-30 RQST:2010-09-28.16.06.13.124

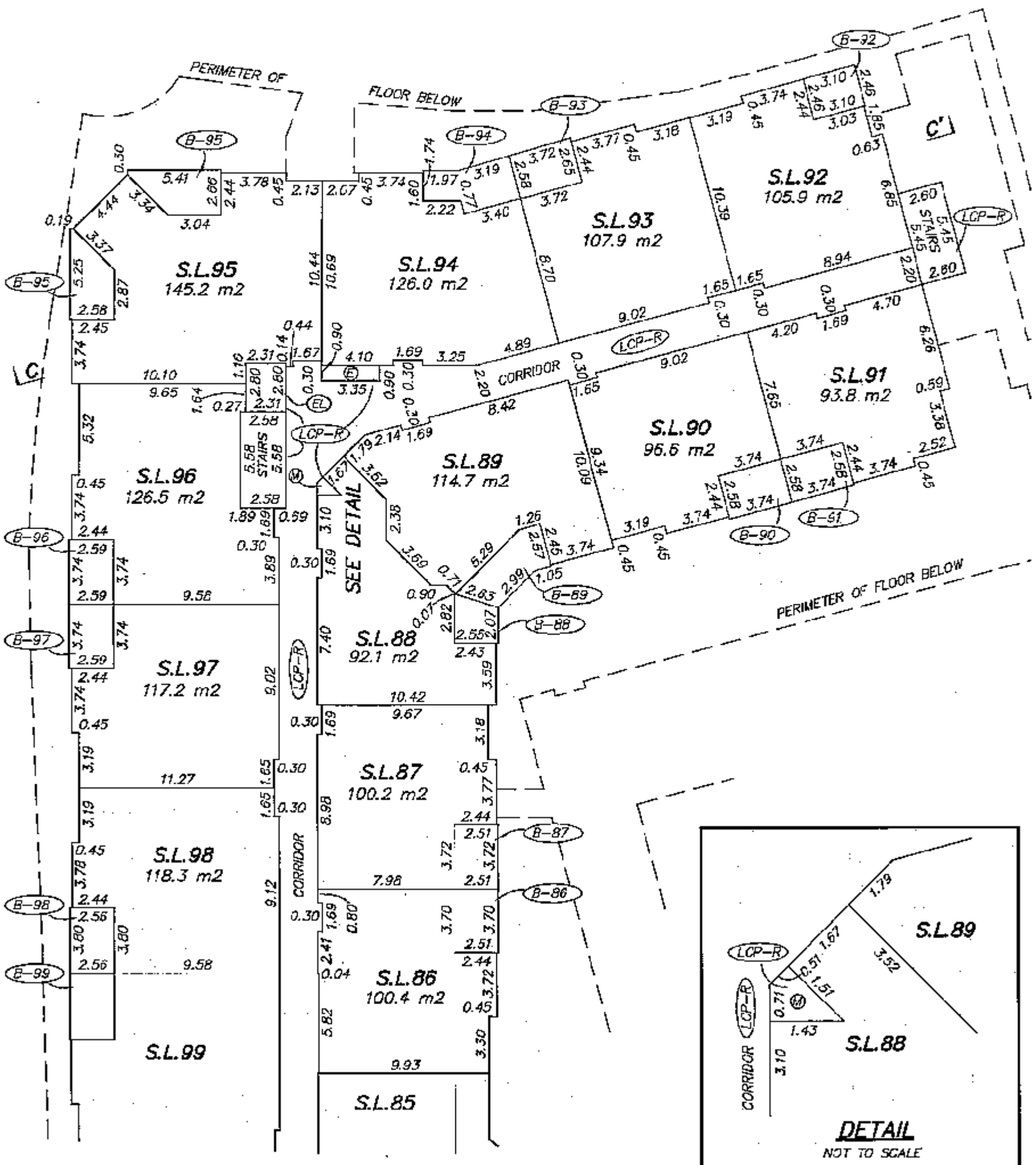
FLOOR PLAN
BUILDING 3 LEVEL 2 – NORTH

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

NW NE SW SE

STRATA PLAN BCS 3019



(SEE SHEET 14 FOR CONTINUATION)

JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-FS

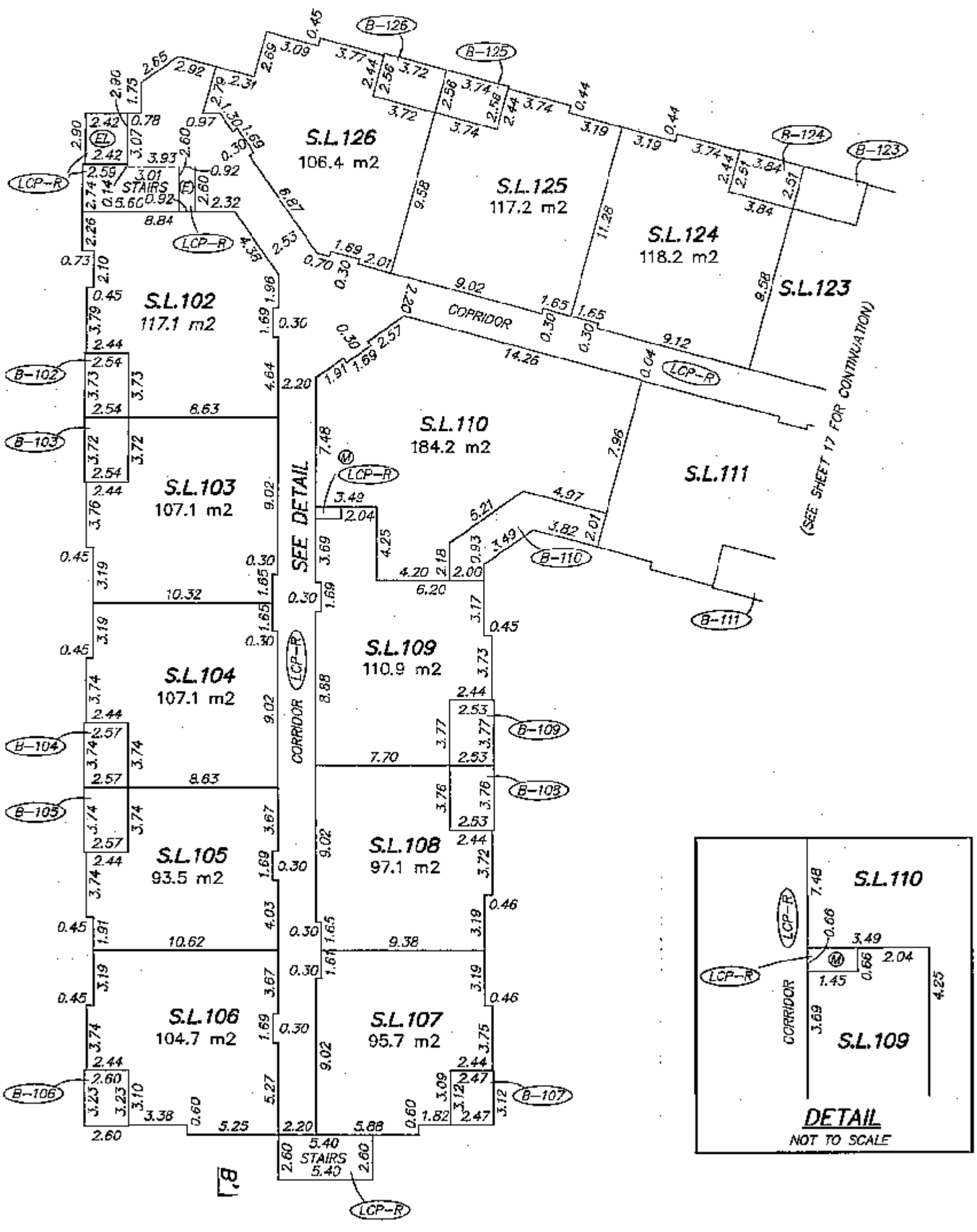
FILED NMBCS3019 RCVD:2008-07-30 ROST:2010-09-28 16.06.13.124

FLOOR PLAN
BUILDING 3 LEVEL 3 – SOUTH

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

STRATA PLAN BCS 3019



DETAIL
NOT TO SCALE

JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-FS

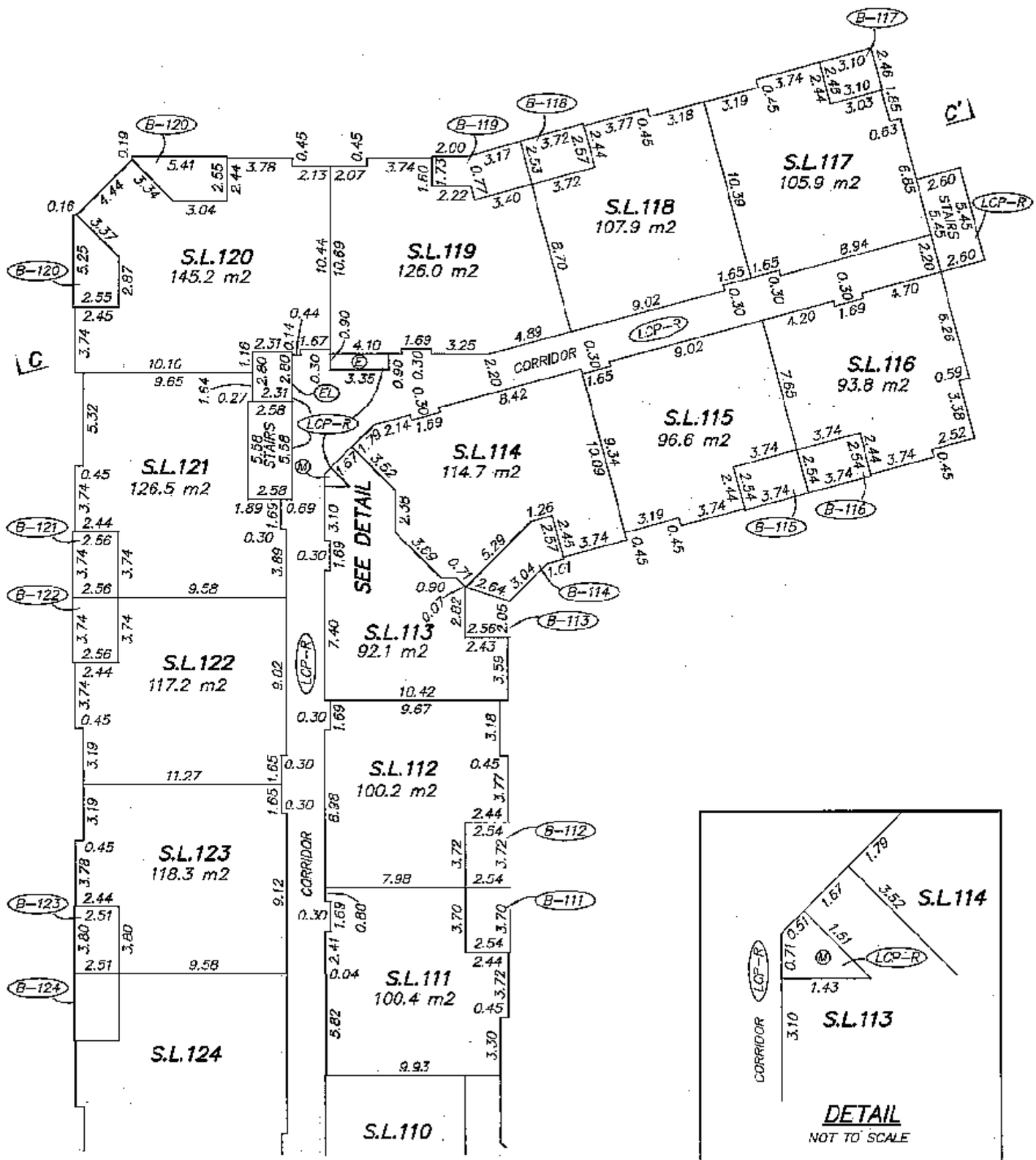
FILED NMBCS3019 RCVD:2008-07-30 RQST:2010-09-28.16.06.13.124

FLOOR PLAN
BUILDING 3 LEVEL 3 – NORTH

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

STRATA PLAN BCS 3019



(SEE SHEET 16 FOR CONTINUATION)

DETAIL
NOT TO SCALE

JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-FS

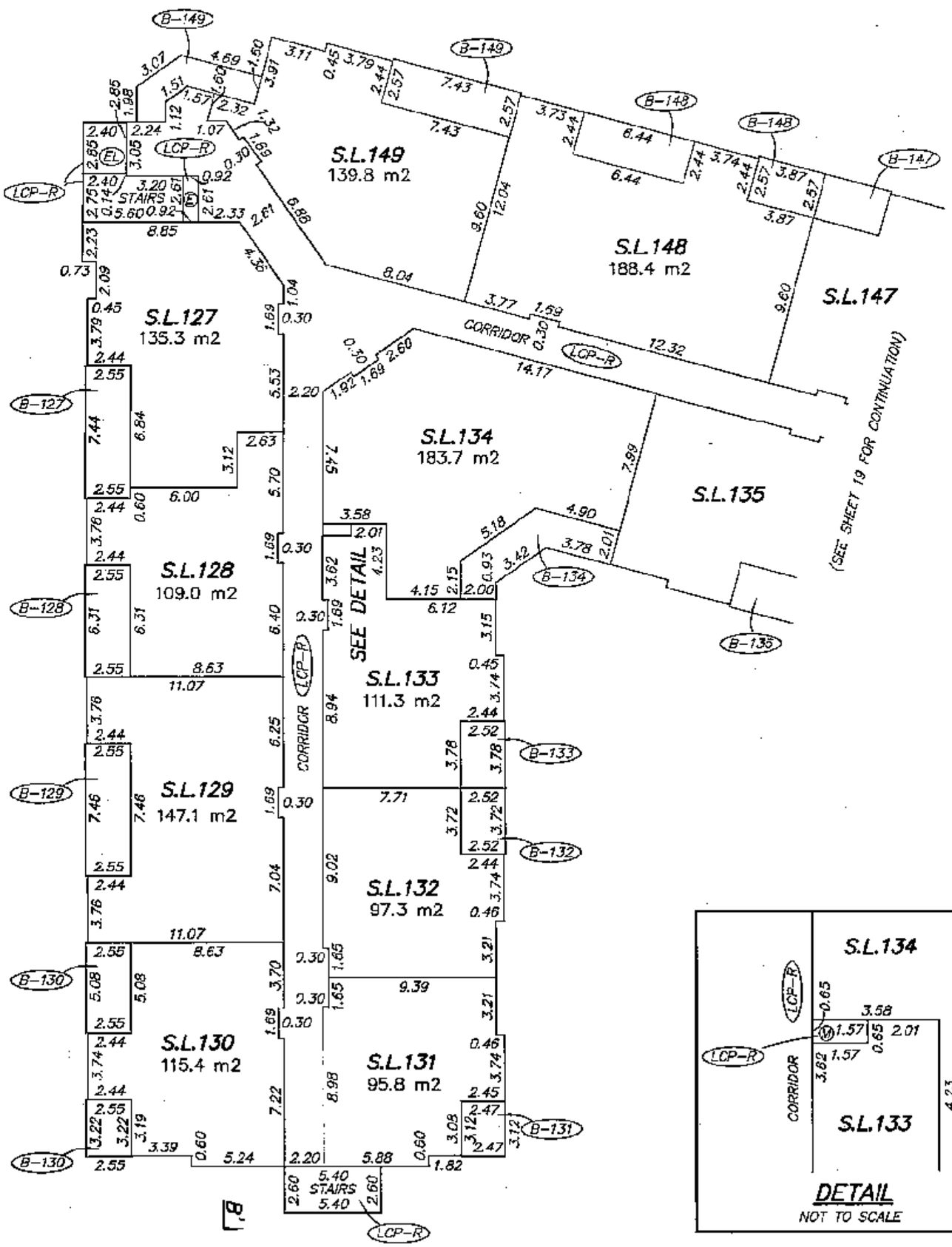
FILED NMBCS3019 RCVD:2008-07-30 ROST:2010-09-28 16.06.13.124

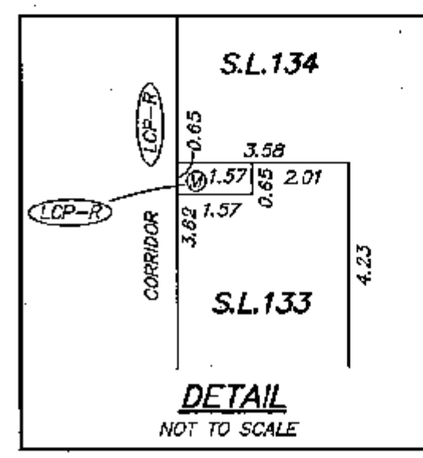
FLOOR PLAN
BUILDING 3 LEVEL 4 – SOUTH

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

STRATA PLAN BCS 3019





JULY 15, 2009.
FILE: 3178\STRATA
DWG: 3178-FS

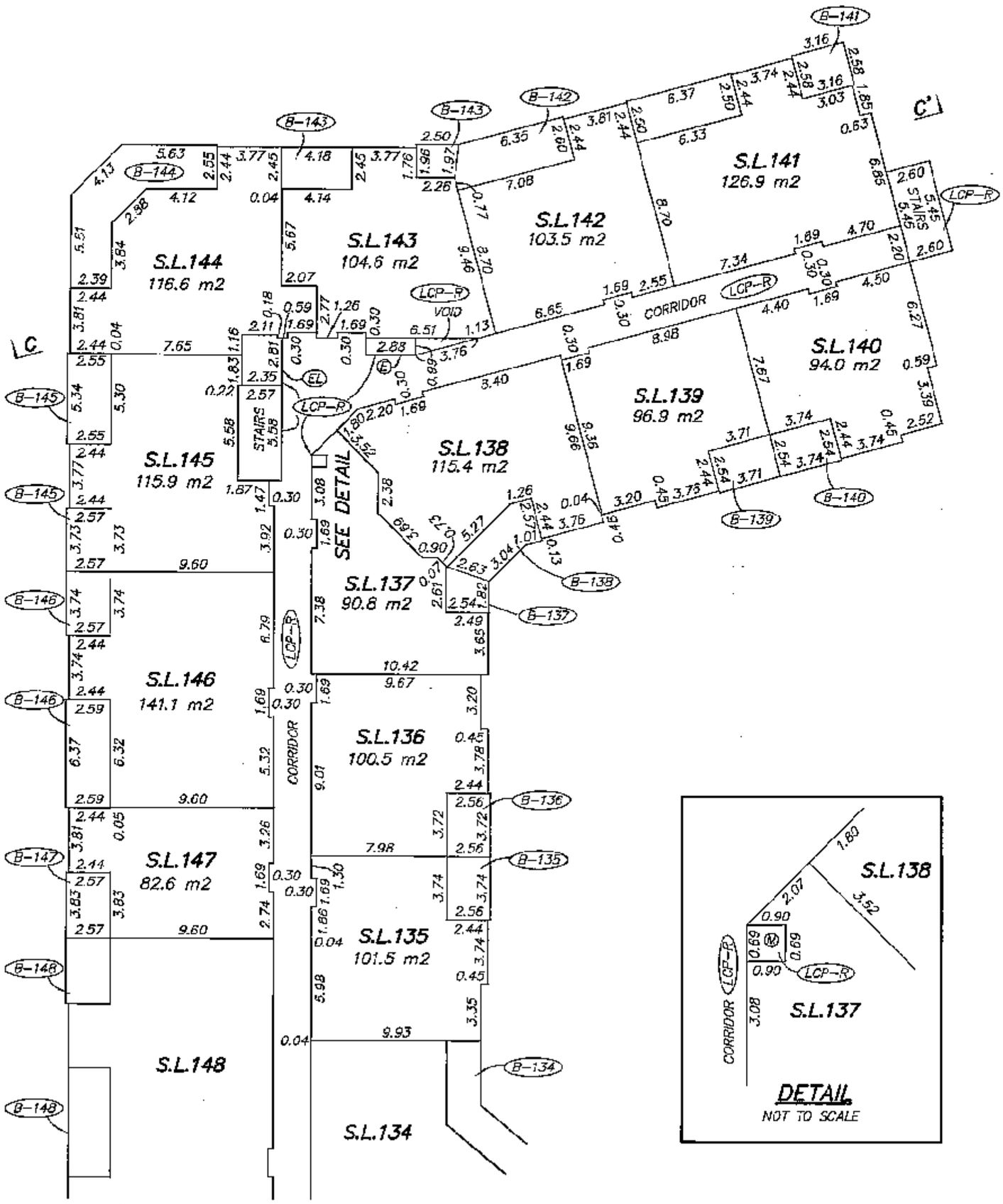
FILED NMBCS3019 RCVD:2008-07-30 RQST:2010-09-28.16.06.13.124

FLOOR PLAN
BUILDING 3 LEVEL 4 – NORTH

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

STRATA PLAN BCS 3019



(SEE SHEET 18 FOR CONTINUATION)

JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-FS

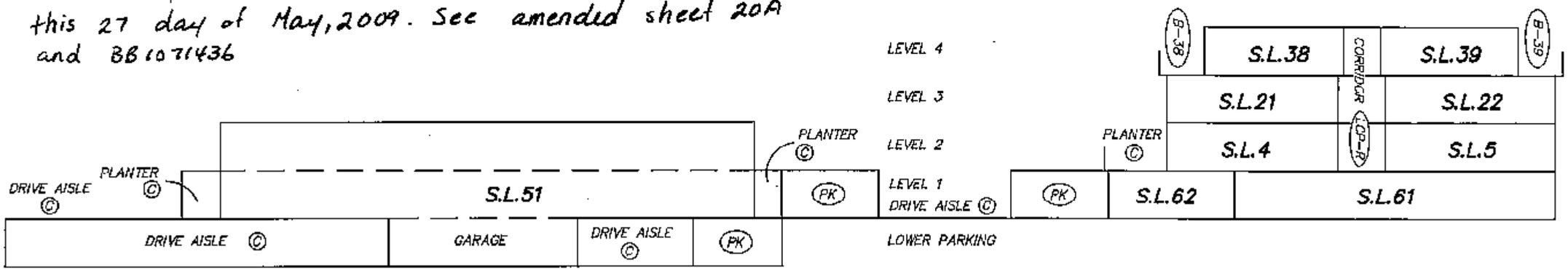
FILED NMBCS3019 RCVD:2008-07-30 ROST:2010-09-28-16.06.13.124

Amended pursuant to section 258, Strata Property Act, this 27 day of May, 2009. See amended sheet 20A and BB1071436

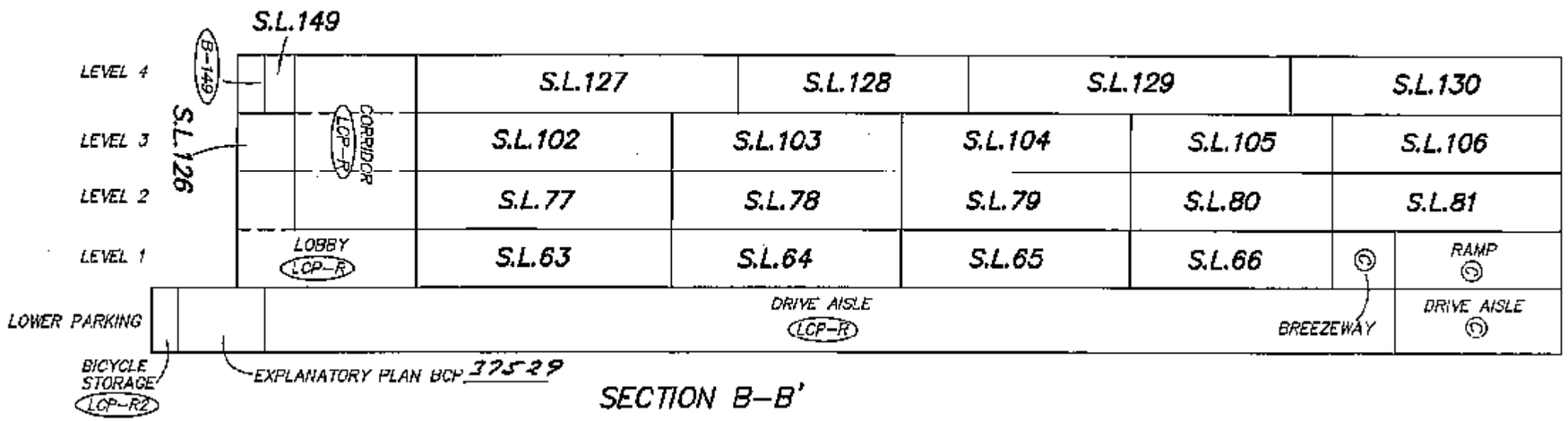
SECTIONS

SCALE 1 : 250 DISTANCES ARE IN METRES

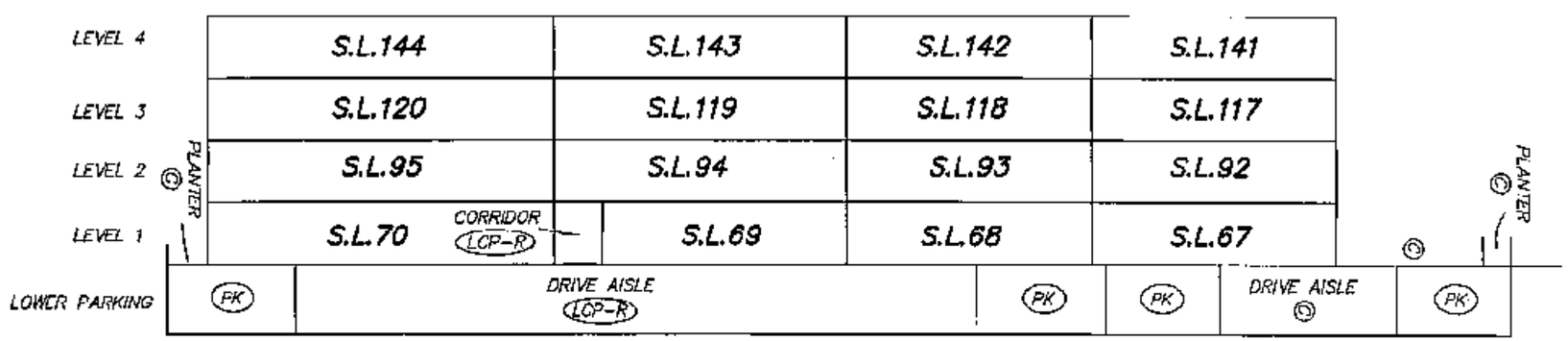
0 5 10 15 20



SECTION A–A'



SECTION B–B'



SECTION C–C'

JULY 15, 2008.
FILE: 3178\STRATA
DWG: 3178-FS

STRATA PLAN BCS 3019

SHEET 20 OF 20 SHEETS

FILED NMBCS3019 RCVD:2008-07-30 RQST:2010-09-28-16.06.13.124

EXPLANATORY PLAN DESIGNATING LIMITED COMMON PROPERTY FOR THE BENEFIT OF STRATA LOTS 1 THROUGH 50 AND STRATA LOTS 63 THROUGH 149 ALL OF DISTRICT LOT 379 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3019

PURSUANT TO SECTION 258 OF THE LAND TITLE ACT.
BCGS 92G017
CITY OF PORT COQUITLAM

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

STRATA PLAN BCS3019

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C.
27 day of May 2009

L. Blaschuk VC
REGISTRAR

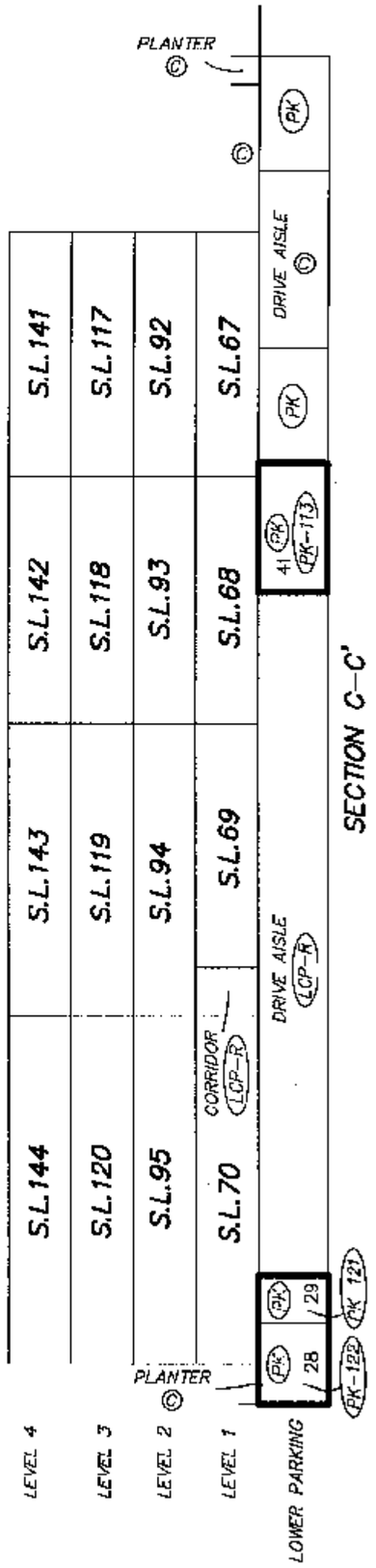
BB 1071436

FILED NWBCS3019 RCVD:2008-07-30 RQST:2010-09-28.16.06.13.124

LEGEND

BEARINGS ARE ASTRONOMIC AND DERIVED FROM PLAN BCP31848

- m2 DENOTES SQUARE METRES
- S.L. DENOTES STRATA LOT
- (C) DENOTES COMMON PROPERTY
- (E) DENOTES ELECTRICAL ROOM
- (M) DENOTES MECHANICAL
- (D) DENOTES DUCT
- PL DENOTES PLANTER
- V DENOTES VISITOR CAR STALL
- SC DENOTES SMALL CAR
- HC DENOTES HANDICAPPED PARKING STALL
- (EL) DENOTES ELEVATOR
- (LCP-R) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF RESIDENTIAL STRATA LOTS 1 TO 50 INCLUSIVE AND STRATA LOTS 63 TO 149 INCLUSIVE
- (LCP-R1) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF RESIDENTIAL STRATA LOTS 1 TO 50 INCLUSIVE
- (LCP-R2) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF RESIDENTIAL STRATA LOTS 63 TO 149 INCLUSIVE
- (LCP-C) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF COMMERCIAL STRATA LOTS 51 TO 62 INCLUSIVE
- (PK) DENOTES PARKING STALL BEING COMMON PROPERTY
- (PK-51) DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 51 (TYPICAL)
- (LCP-9) DENOTES LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 9 (TYPICAL)



SECTION C-C'

THIS PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #96475, ON THE 20th DAY OF MAY, 2009 AND IS HEREBY CERTIFIED CORRECT IN ACCORDANCE WITH LAND TITLE OFFICE RECORDS.

GRANT BUTLER B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

DYCK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4, 19089 94th AVENUE
SURREY, B.C. V4N 3S4
T. 604-513-9611
F. 604-513-2202
FILE : 3178-FS
DWG : (20-XSEC AMEND) TAB

ORIGINAL