

SHEET 1 OF 46 SHEETS

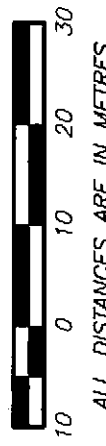
STRATA PLAN OF PART OF LOT 1, DISTRICT LOT 384A, GROUP 1, N.W.D., PLAN BCP20738 STRATA PLAN BCS 3495 PHASE 1

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

THIS 13 DAY OF JULY, 2009.

L. BLASCHUK / EP REGISTRAR BB1087537-717

SCALE 1:750



ALL DISTANCES ARE IN METRES.

THE INTENDED PLOT SIZE OF THIS PLAN IS 279mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:750

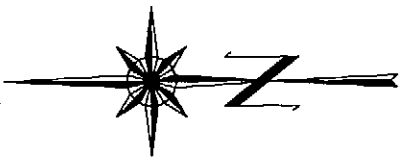
"GRAND CENTRAL" 2962 GLEN DRIVE COQUITLAM, BC

INTEGRATED SURVEY AREA No. 14 (COQUITLAM) NAD-83 (CSRS)

NOTE:

THIS STRATA PLAN DOES NOT HAVE 4th, 13th, 14th AND 24th FLOOR.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL MEASURED DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY COMBINED FACTOR 0.9996017



GLEN DRIVE

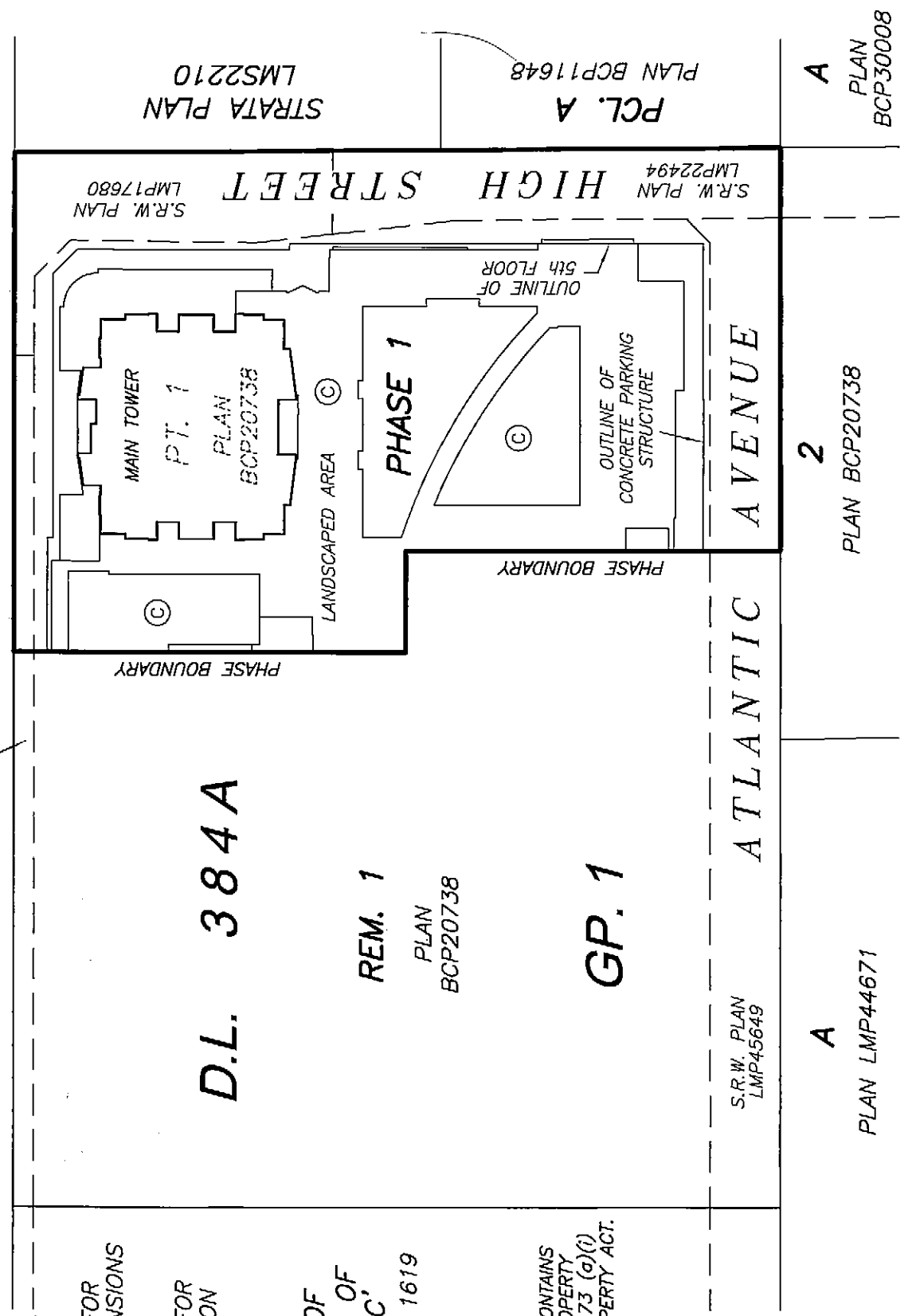
S.R.W. PLAN LMP45649

SEE SHEET #2 FOR BOUNDARY DIMENSIONS

SEE SHEET #3 FOR BUILDING LOCATION AND DIMENSIONS

REM. OF W. 231' OF PCL. 'C' REF. PLAN 1619

THIS STRATA PLAN CONTAINS LIMITED COMMON PROPERTY ACCORDING TO SEC. 73 (g)(i) OF THE STRATA PROPERTY ACT.



NOTE:

ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT 45° DEFLECTION TO UNLESS OTHERWISE SHOWN.

APPROVED AS PHASE 1 OF A 3 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: July 20, 2009

T. HAWKINS

APPROVING OFFICER FOR THE CITY OF COQUITLAM

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: MAY 19th, 2009.

Mike E. Shaw

BENNETT LAND SURVEYING LTD. B.C. & CANADA LAND SURVEYORS #201-9547 152nd STREET, SURREY, B.C. V3R 5Y5 PHONE : 604-582-0717

DRAWING # 30679-20 FILE # 30679-20\_FS DATE : MAY 19, 2009

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 73H0083 AND 73H0084

- Legend symbols and their meanings: DENOTES CONTROL MONUMENT FOUND, DENOTES LEAD PLUG FOUND, DENOTES LEAD PLUG PLACED, DENOTES STANDARD IRON POST FOUND, DENOTES STANDARD IRON POST PLACED, DENOTES NO RECORD, DENOTES DESTROYED/RESET, DENOTES STRATA LOT, DENOTES PART, DENOTES COMMON PROPERTY, DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY, DENOTES VENT BEING COMMON PROPERTY, DENOTES MECHANICAL SPACE BEING COMMON PROPERTY, DENOTES RATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 10, DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 11, DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 174, DENOTES OPEN TO BELOW, PART OF SL, BUT EXCLUDED FROM AREA CALCULATION.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

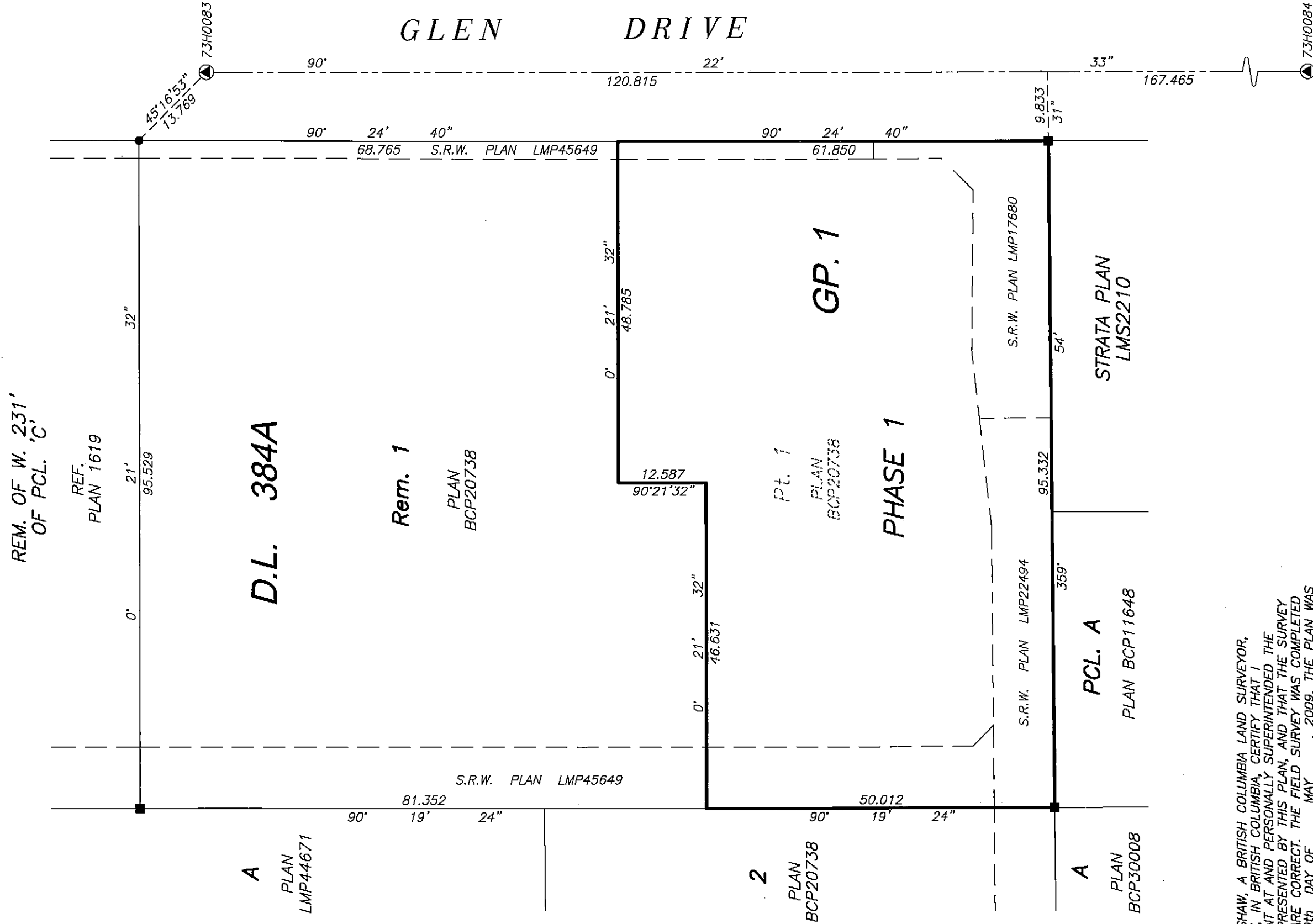
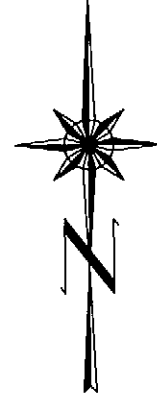
ORIGINAL

SHEET 2 OF 46 SHEETS

# BOUNDARY DIMENSIONS

# STRATA PLAN BCS 3495 PHASE 1

SCALE 1:600



I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, OF LANGLEY, 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 19th DAY OF MAY, 2009. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 96722, ON THE 27th DAY OF MAY, 2009.

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

DATE : MAY 19, 2009  
*M.E.S.*

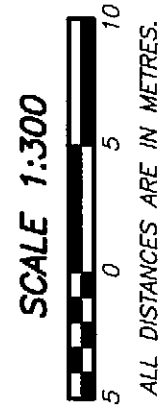
DRAWING # 30679-20  
FILE # 30679-20\_POST

ORIGINAL

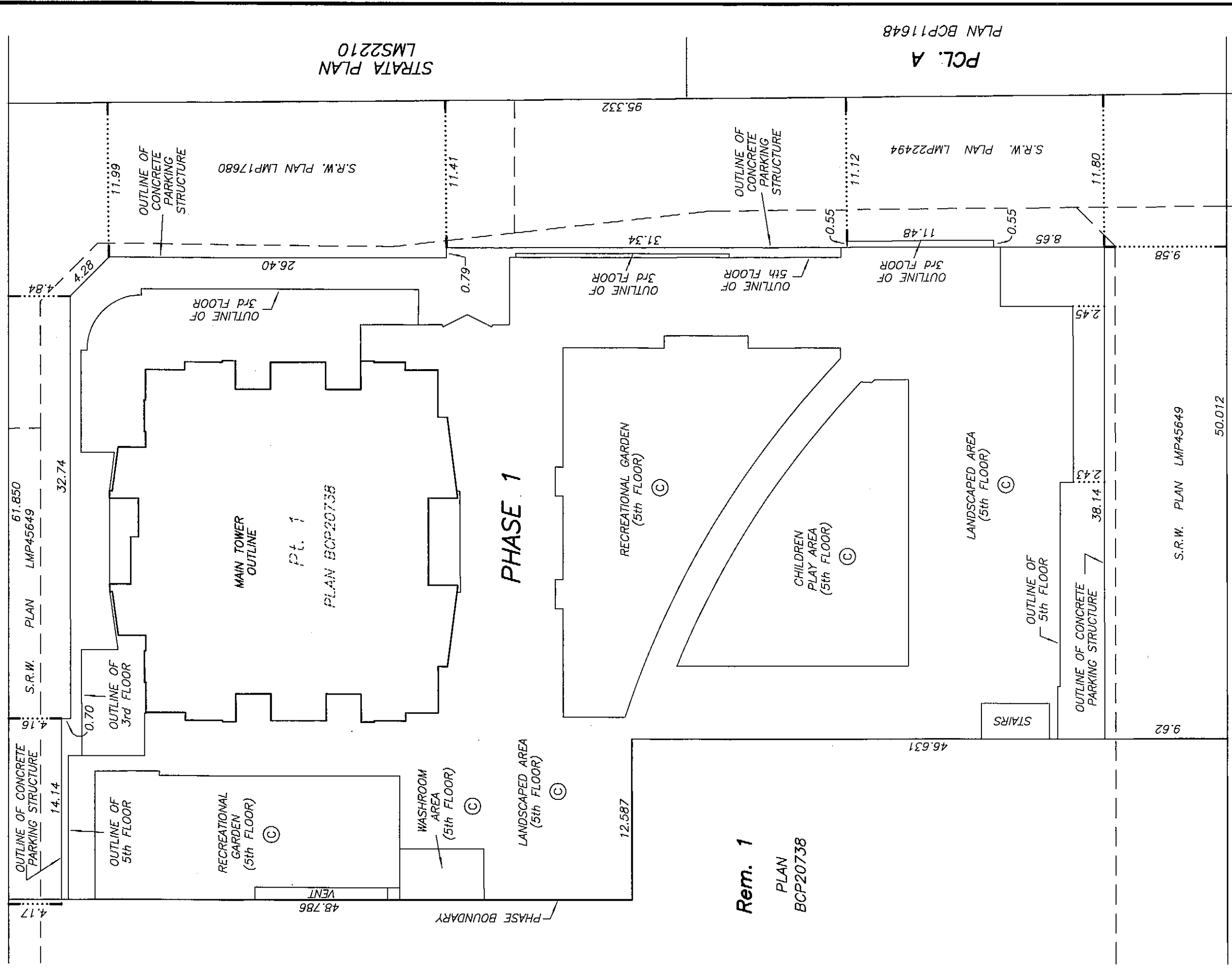
SHEET 3 OF 46 SHEETS

# STRATA PLAN BCS 3495 PHASE 1

## BUILDING LOCATION AND DIMENSIONS



### GLEN DRIVE



Rem. 1  
PLAN  
BCP20738

2  
PLAN BCP20738

DATE : MAY 19, 2009  
M.S.D.

DRAWING # 30679-20  
FILE # 30679-20\_CE

STRATA PLAN BCS 3495  
PHASE 1

OWNER:

INTERGULF DEVELOPMENT (CC) CORP.  
(INCORPORATION No. 0760627)

*[Signature]*  
AUTHORIZED SIGNATORY **NABIH FARIS**  
*[Signature]*  
AUTHORIZED SIGNATORY **HAREESH SARA**

*[Signature]*  
WITNESS AS TO BOTH SIGNATURES **JULY 08**

OFFICE MANAGER  
OCCUPATION OF WITNESS

**1750-1055 WEST GEORGIA STREET**  
ADDRESS OF WITNESS **VANCOUVER BC V6E 3P3**

THE CITY OF COQUITLAM REGISTERED OWNER  
OF COVENANTS: BP83622, BX16348, BX16353  
AND BB493123. HEREBY CONSENTS TO THE  
DEPOSIT OF THIS PLAN.

*[Signature]*  
AUTHORIZED SIGNATORY  
*[Signature]* **J. Gilbert**  
AUTHORIZED SIGNATORY

I CERTIFY THAT THE AMENITY (INCLUDING FITNESS CENTRE  
WITH RELATED WASHROOM FACILITIES, EXTERIOR RECREATIONAL  
GARDEN, EXTERIOR CHILDREN'S PLAY AREA, MULTI-PURPOSE/  
MEDIA ROOM, BOARDROOM AND KITCHEN AREA AND WASHROOM  
FOR POOL AREA) WHICH ACCORDING TO THE PHASED STRATA  
PLAN DECLARATION IN FORM P FILED FOR THIS STRATA PLAN  
WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS  
PHASE, HAS BEEN PROVIDED FOR IN ACCORDANCE WITH SECTION  
225(2) OF THE STRATA PROPERTY ACT.

DATE: **June 19, 2009**  
*[Signature]*  
**T. Hawkins**

APPROVING OFFICER FOR THE  
CITY OF COQUITLAM

I, **MIKE E. SHAW**, A BRITISH COLUMBIA LAND SURVEYOR,  
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA  
PLAN HAS NOT, AS OF      MAY 19th     , 2009, BEEN  
PREVIOUSLY OCCUPIED.

*[Signature]* **Mike E. Shaw** B.C.L.S.

DRAWING # 30679-20  
FILE # 30679-20\_SIGN

MORTGAGEE:

CDPQ MORTGAGE INVESTMENT CORPORATION  
(INCORPORATION No. A52097)

*[Signature]*  
AUTHORIZED SIGNATORY **MADÉLEINE AMBLOT**

*[Signature]*  
AUTHORIZED SIGNATORY  
**RAYMOND BAIL**

*[Signature]*  
WITNESS AS TO BOTH SIGNATURES  
**FRANÇOISE LANDES**

NOTARY  
OCCUPATION OF WITNESS  
**413 ST-JACQUES STREET**  
**SUITE 700 MONTREAL QC H2Y 1N9**  
ADDRESS OF WITNESS

MORTGAGEE:

LOMBARD GENERAL INSURANCE COMPANY OF CANADA  
(INCORPORATION No. A40666)

*[Signature]*  
AUTHORIZED SIGNATORY **Steven Cade**

*[Signature]*  
AUTHORIZED SIGNATORY  
WITNESS AS TO BOTH SIGNATURES  
**APPAR DASHANTH**

*[Signature]*  
ASSOCIATE UNDERWRITER  
OCCUPATION OF WITNESS  
**660-555 BROAD ST. VANCOUVER**  
ADDRESS OF WITNESS

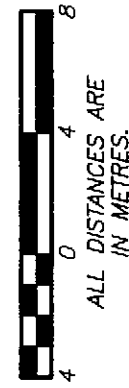
DATE : MAY 19, 2009  
*[Signature]* **M.E.S.**

ORIGINAL

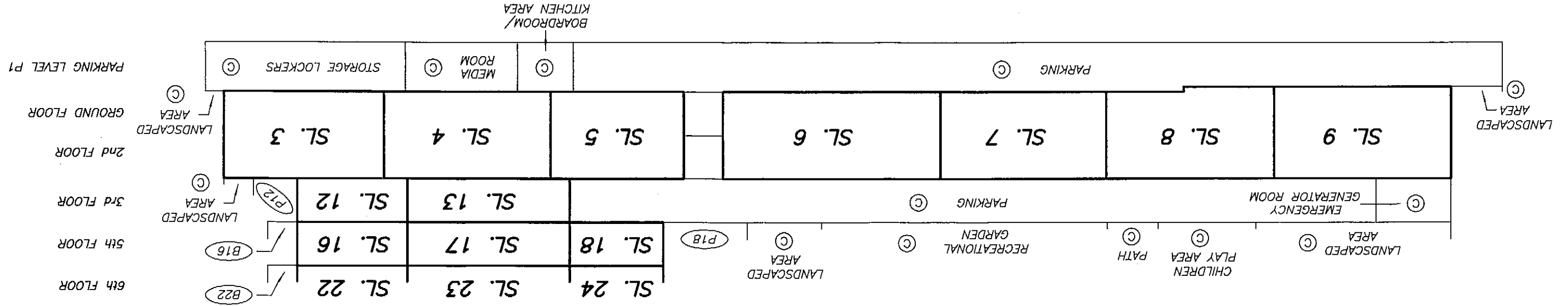
SHEET 5 OF 46 SHEETS

STRATA PLAN BCS 3495  
PHASE 1

SCALE 1:250



SECTION A - A'



SEE SHEET #6  
FOR CONTINUATION

DATE : MAY 19, 2009  
M.S.B.

DRAWING # 30679-20  
FILE # 30679-20\_SA

SHEET 6 OF 46 SHEETS

SECTION A - A'

STRATA PLAN BCS 3495  
PHASE 1

SCALE 1:150



SEE SHEET #7  
FOR CONTINUATION

SL. 108	SL. 107	SL. 106	B106	20th FLOOR
SL. 101	SL. 100	SL. 99	B99	19th FLOOR
SL. 94	SL. 93	SL. 92	B92	18th FLOOR
SL. 87	SL. 86	SL. 85	B85	17th FLOOR
SL. 80	SL. 79	SL. 78	B78	16th FLOOR
SL. 73	SL. 72	SL. 71	B71	15th FLOOR
SL. 66	SL. 65	SL. 64	B64	12th FLOOR
SL. 59	SL. 58	SL. 57	B57	11th FLOOR
SL. 52	SL. 51	SL. 50	B50	10th FLOOR
SL. 45	SL. 44	SL. 43	B43	9th FLOOR
SL. 38	SL. 37	SL. 36	B36	8th FLOOR
SL. 31	SL. 30	SL. 29	B29	7th FLOOR
SL. 24	SL. 23	SL. 22	B22	6th FLOOR
SL. 18	SL. 17	SL. 16		5th FLOOR

SEE SHEET #5  
FOR CONTINUATION

DATE : MAY 19, 2009  
M.E.B.

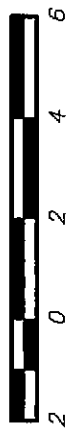
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FILE # 30679-20\_SA1

ORIGINAL

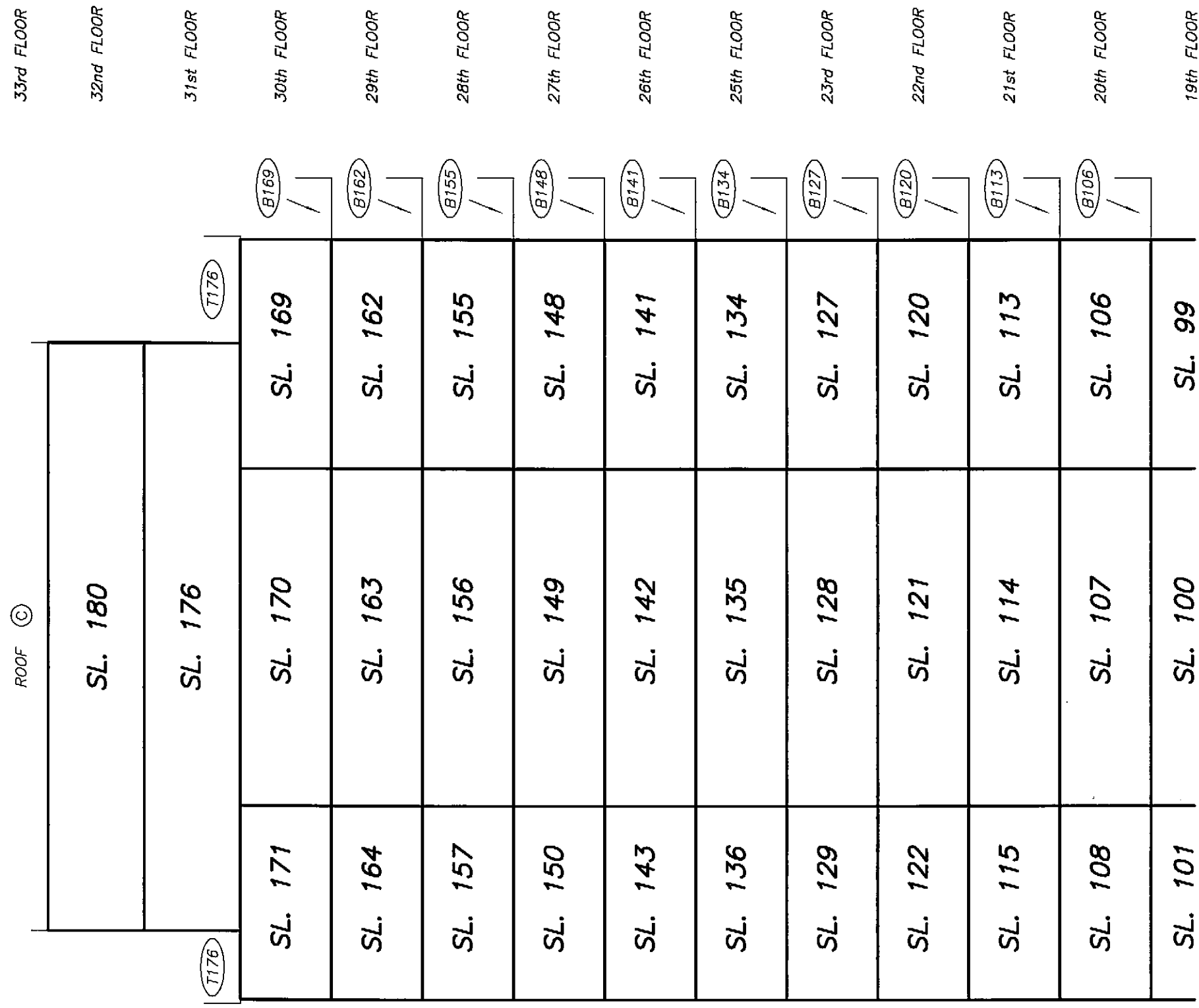
SHEET 7 OF 46 SHEETS

SECTION A - A'  
STRATA PLAN BCS 3195  
PHASE 1

SCALE 1:150



ALL DISTANCES ARE IN METRES.



SEE SHEET #6  
FOR CONTINUATION

DATE : MAY 19, 2009  
*M.E.S.*

DRAWING # 30679-20  
FILE # 30679-20\_S41

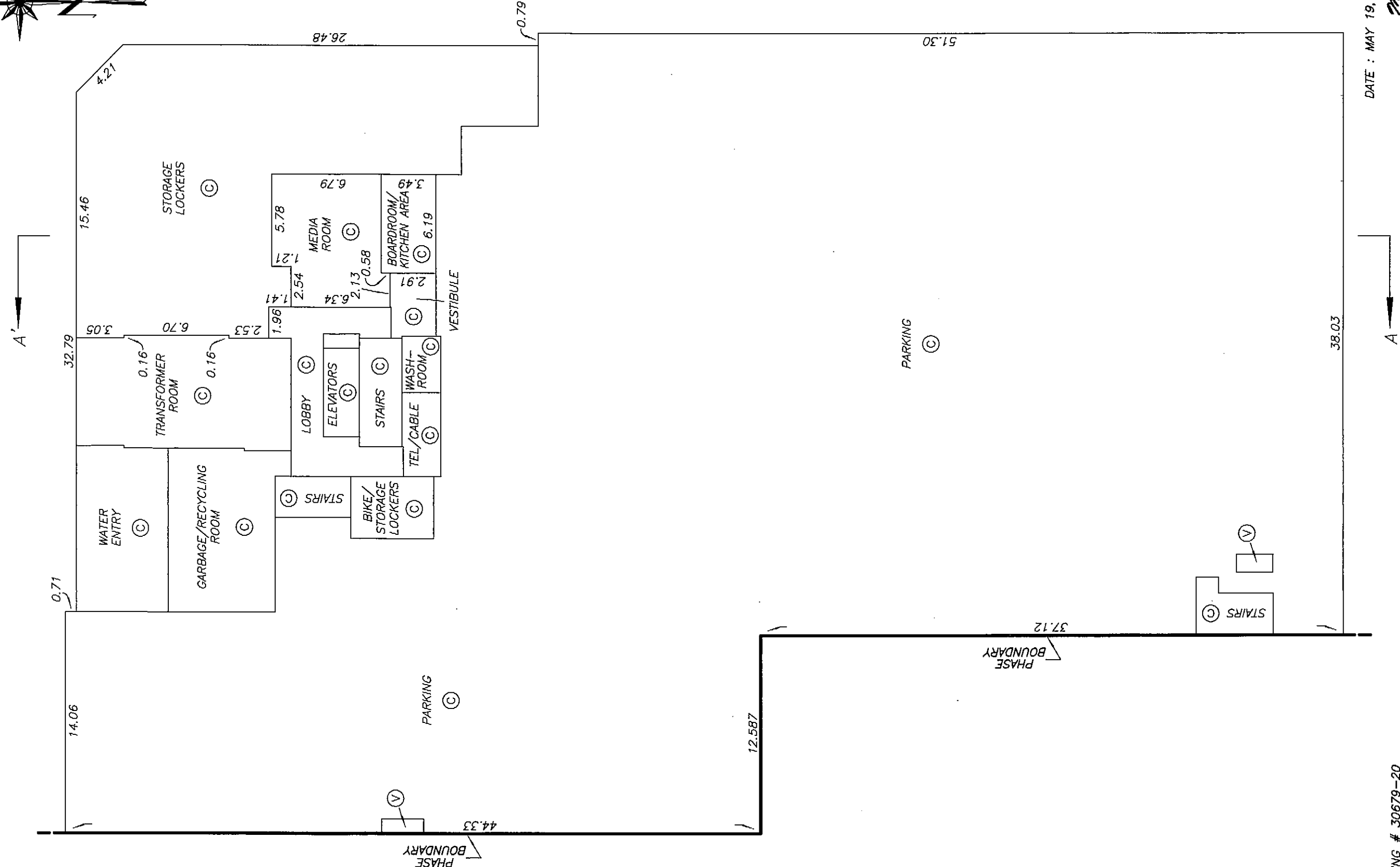
ORIGINAL

SHEET 8 OF 46 SHEETS

# STRATA PLAN BCS 3495 PHASE 1

## PARKING LEVEL P1

SCALE 1:250



DATE : MAY 19, 2009  
M.E.S.

DRAWING # 30679-20  
FILE # 30679-20\_P1



SHEET 9 OF 46 SHEETS

STRATA PLAN BCS 3495

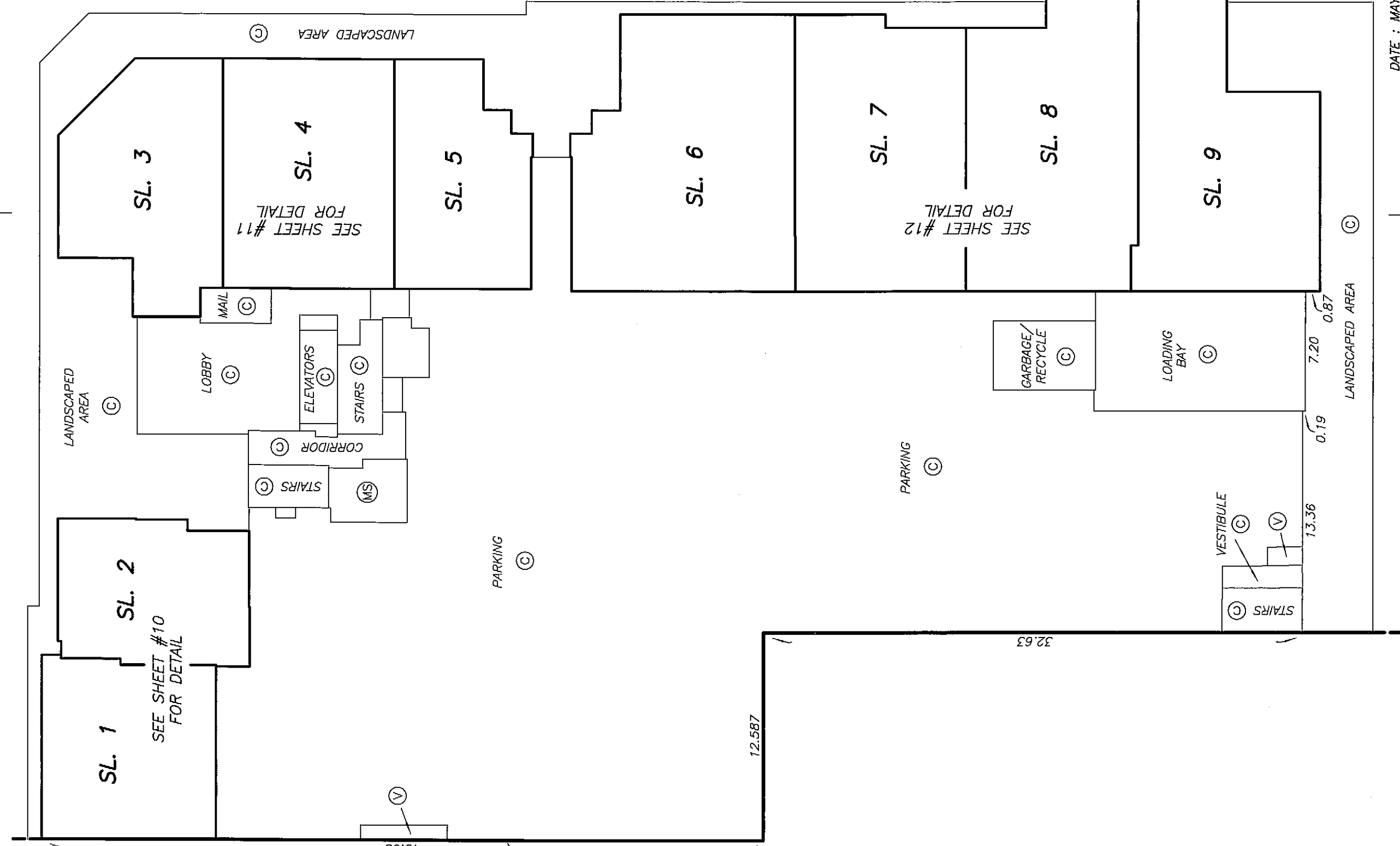
PHASE 1

GROUND FLOOR PLAN

SCALE 1:250



A' →



DATE : MAY 19, 2009  
M.E.S.

→ A

DRAWING # 30679-20  
FILE # 30679-20\_Glk

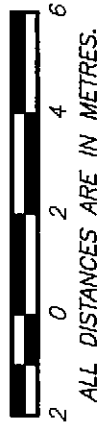
ORIGINAL

SHEET 10 OF 46 SHEETS

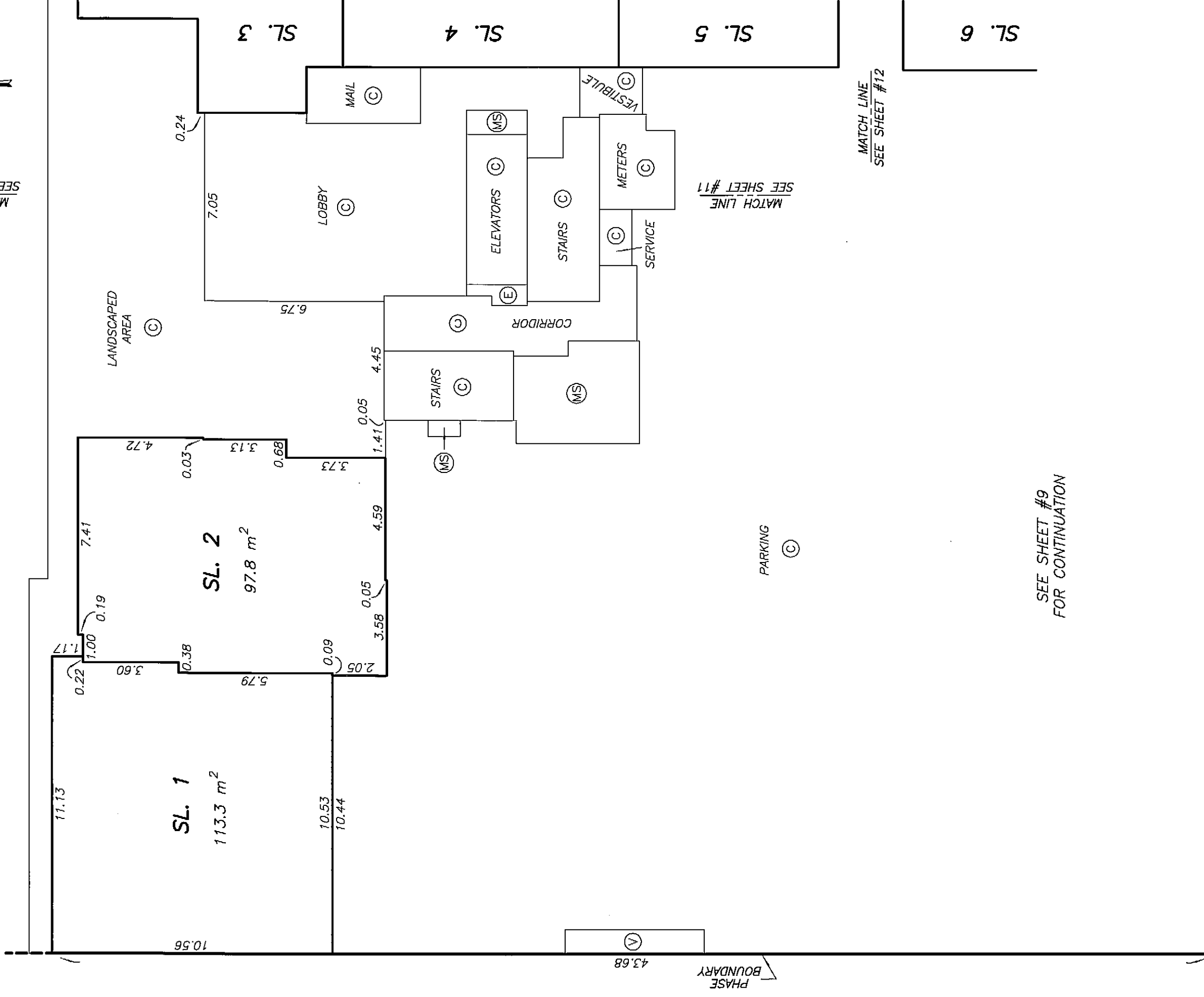
**GROUND FLOOR PLAN  
NORTHWEST PORTION**

**STRATA PLAN BCS 3495  
PHASE 1**

SCALE 1:150



MATCH LINE  
SEE SHEET #11



SEE SHEET #9  
FOR CONTINUATION

DATE : MAY 19, 2009

*M.E.S.*

DRAWING # 30679-20  
FILE # 30679-20\_GL

ORIGINAL

SHEET 11 OF 46 SHEETS

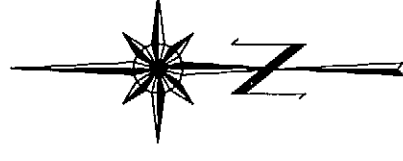
STRATA PLAN BCS 3495  
PHASE 1

GROUND FLOOR PLAN  
NORTHEAST PORTION

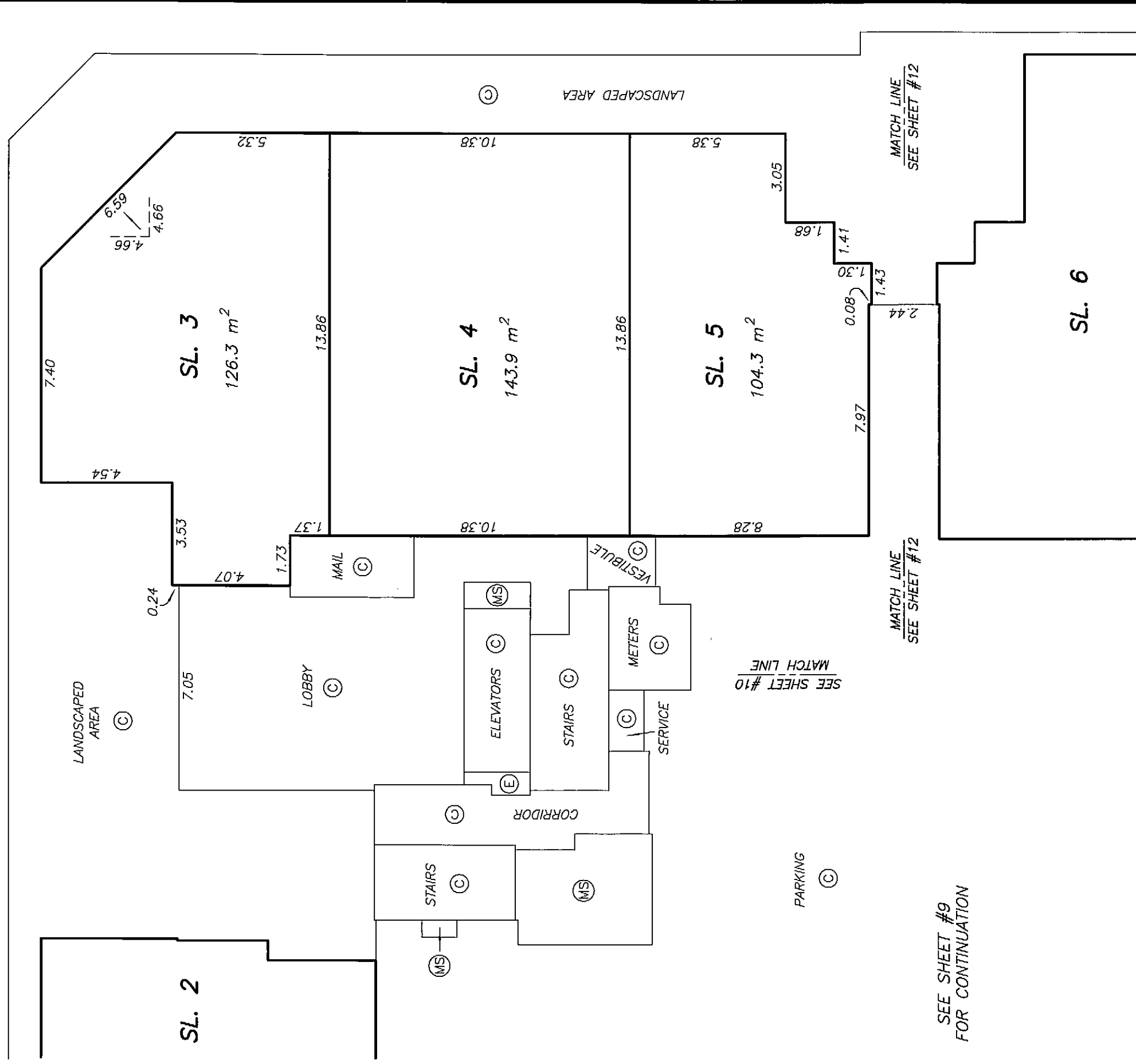
SCALE 1:150



ALL DISTANCES ARE IN METRES.



SEE SHEET #10  
MATCH LINE



SEE SHEET #9  
FOR CONTINUATION

DATE : MAY 19, 2009  
M.E.S.

DRAWING # 30679-20  
FILE # 30679-20\_GL

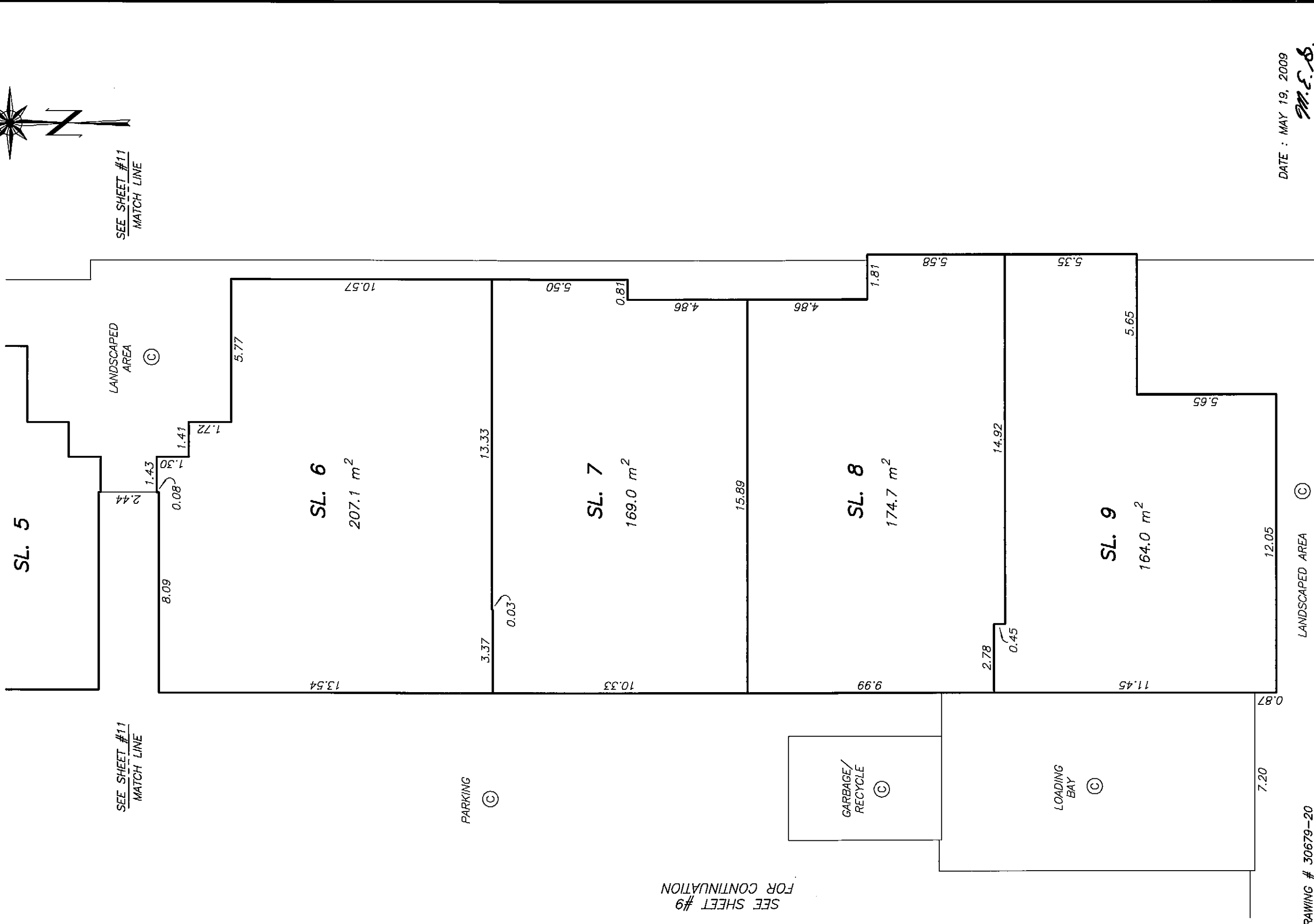
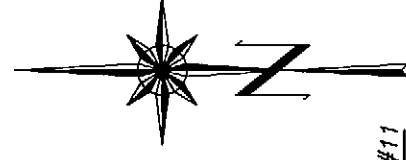
ORIGINAL

SHEET 12 OF 46 SHEETS

**GROUND FLOOR PLAN  
SOUTHEAST PORTION**

**STRATA PLAN BCS 3495  
PHASE 1**

SCALE 1:150



SEE SHEET #11  
MATCH LINE

SEE SHEET #11  
MATCH LINE

SEE SHEET #9  
FOR CONTINUATION

DATE : MAY 19, 2009  
*M.E.S.*

DRAWING # 30679-20  
FILE # 30679-20\_GL

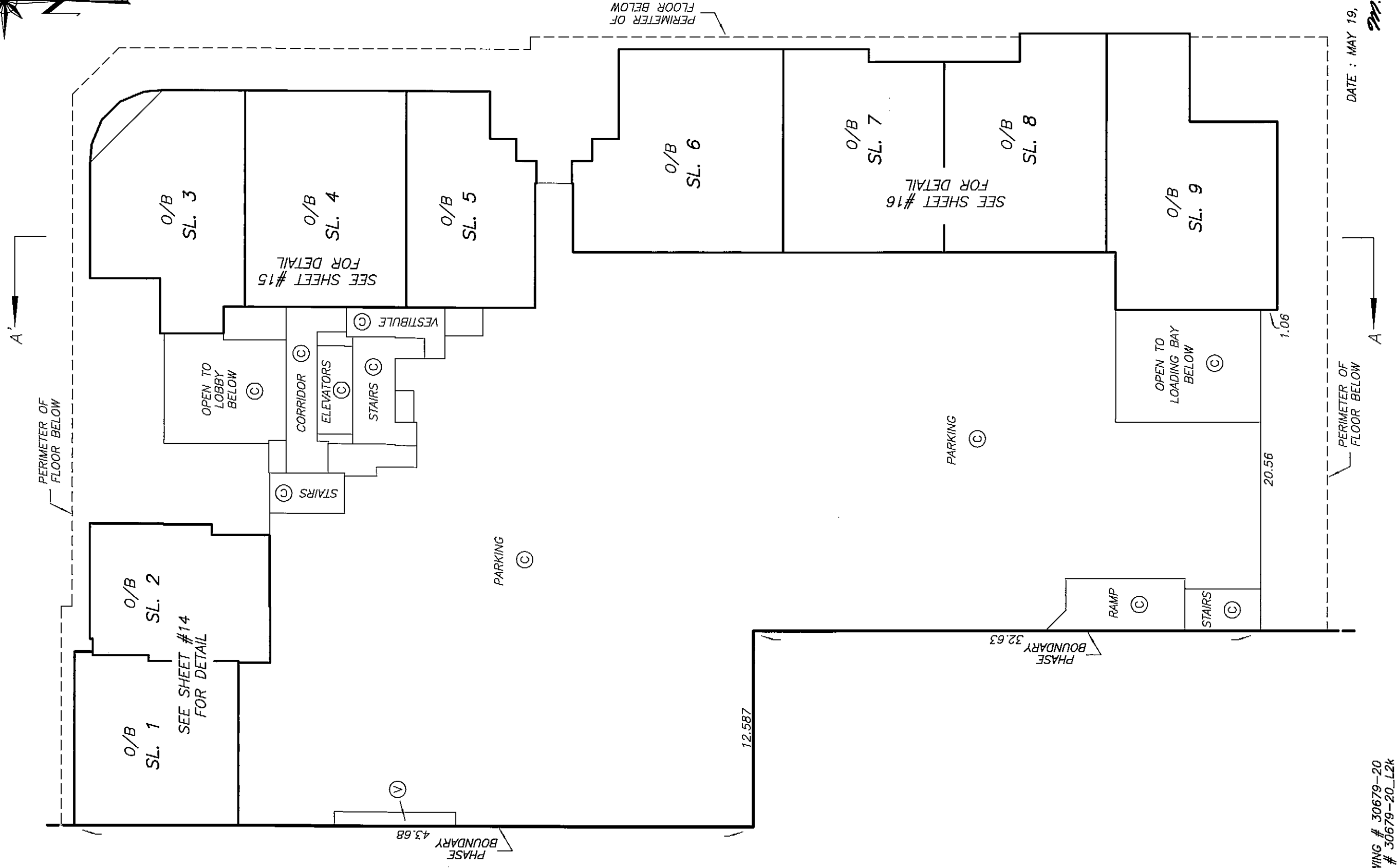
ORIGINAL

SHEET 13 OF 46 SHEETS

# STRATA PLAN BCS 3495 PHASE 1

## 2nd FLOOR PLAN

SCALE 1:250



DATE : MAY 19, 2009  
M.E.S.

DRAWING # 30679-20  
FILE # 30679-20\_L2k

ORIGINAL

SHEET 14 OF 46 SHEETS

# STRATA PLAN BCS 3495 PHASE 1

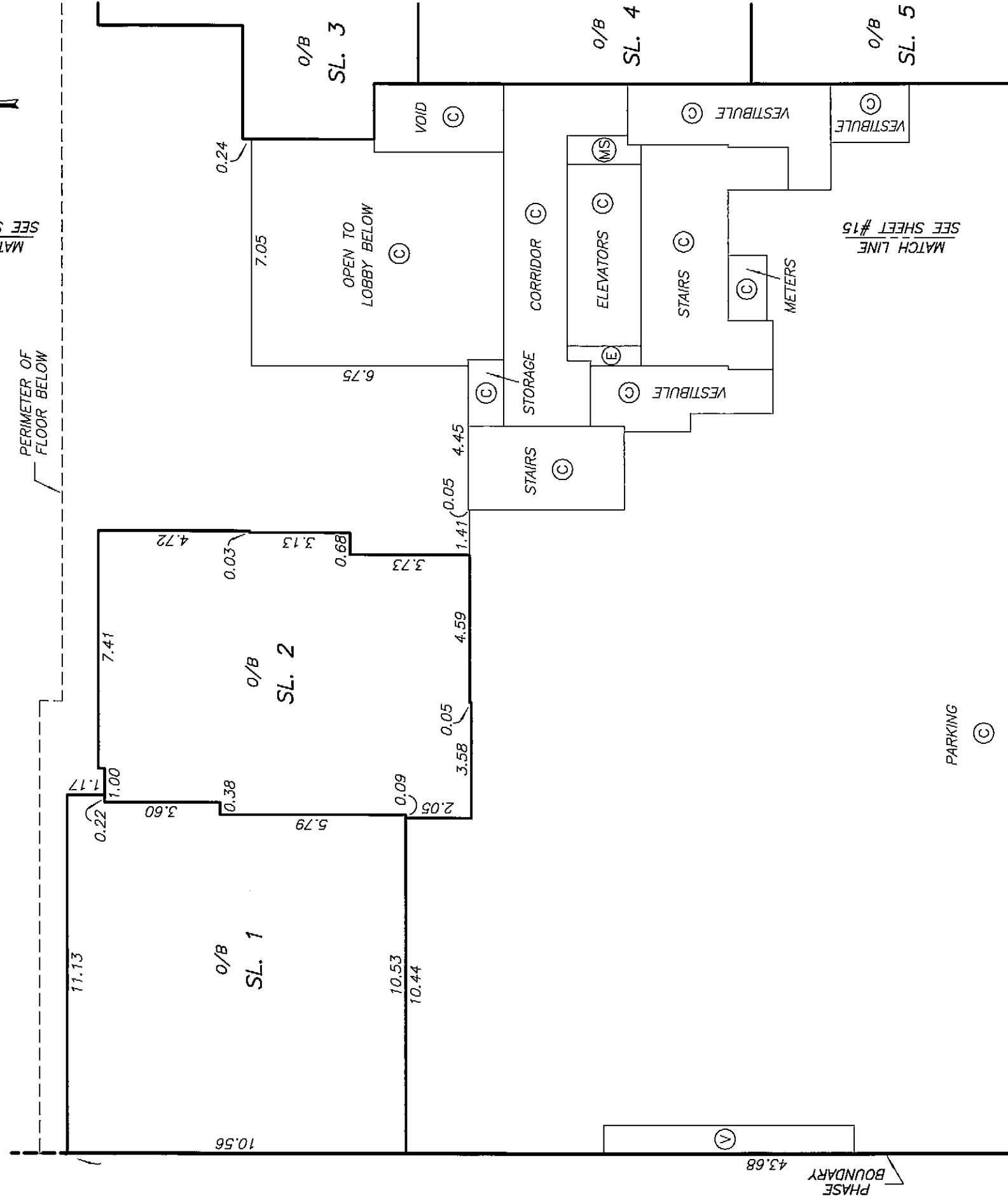
## 2nd FLOOR PLAN NORTHWEST PORTION

SCALE 1:150



MATCH LINE  
SEE SHEET #15

PERIMETER OF  
FLOOR BELOW



MATCH LINE  
SEE SHEET #15

MATCH LINE  
SEE SHEET #16

SEE SHEET #13  
FOR CONTINUATION

DATE : MAY 19, 2009  
M.E.S.

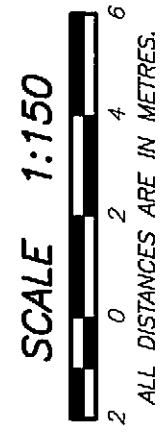
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ORIGINAL

SHEET 15 OF 46 SHEETS

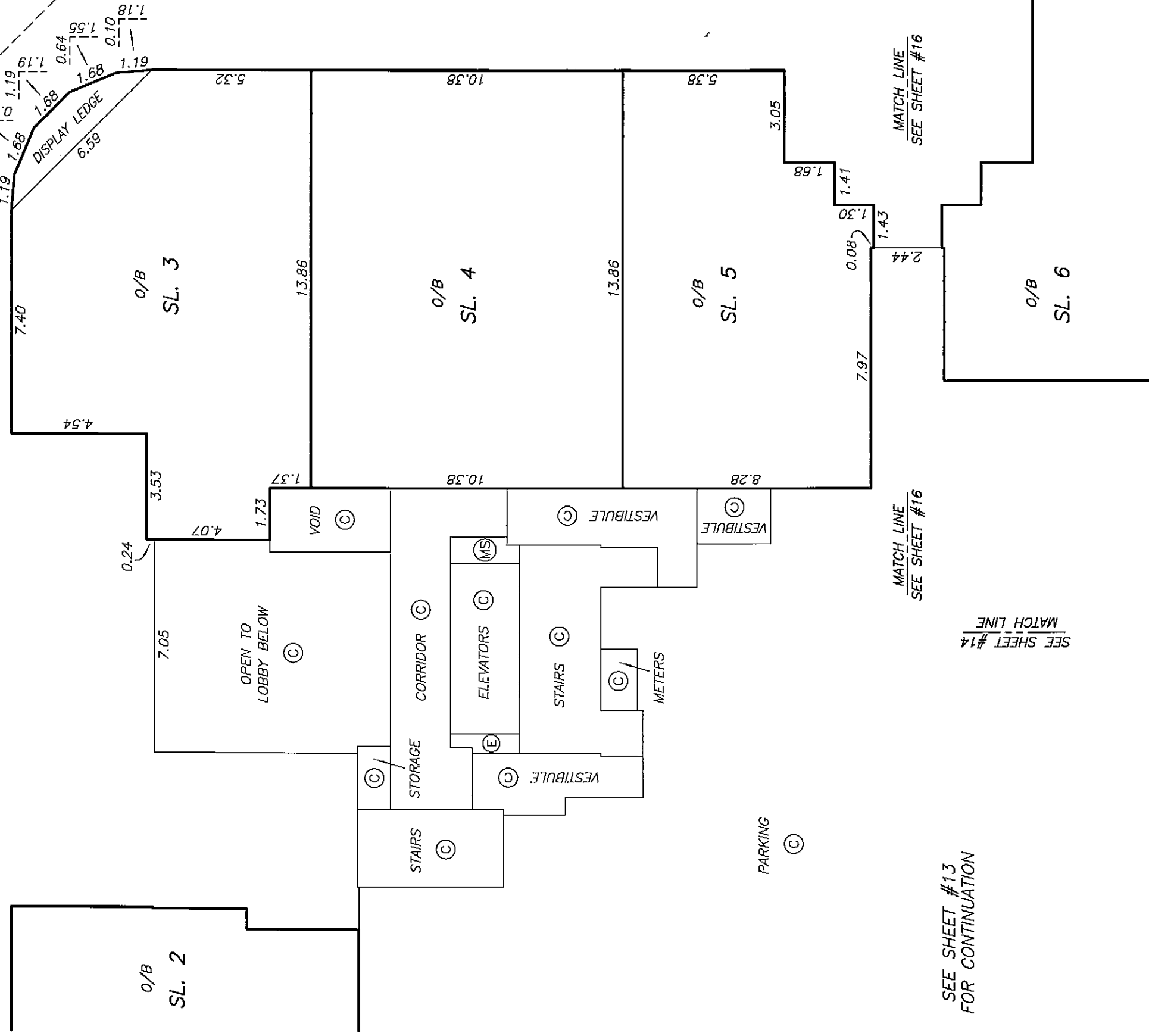
STRATA PLAN BCS 3495  
PHASE 1

2nd FLOOR PLAN  
NORTHEAST PORTION



SEE SHEET #14  
MATCH LINE

PERIMETER OF  
FLOOR BELOW



SEE SHEET #16  
MATCH LINE

SEE SHEET #16  
MATCH LINE

SEE SHEET #13  
FOR CONTINUATION

SEE SHEET #14  
MATCH LINE

DATE : MAY 19, 2009  
M.E.S.

DRAWING # 30679-20  
FILE # 30679-20\_L2

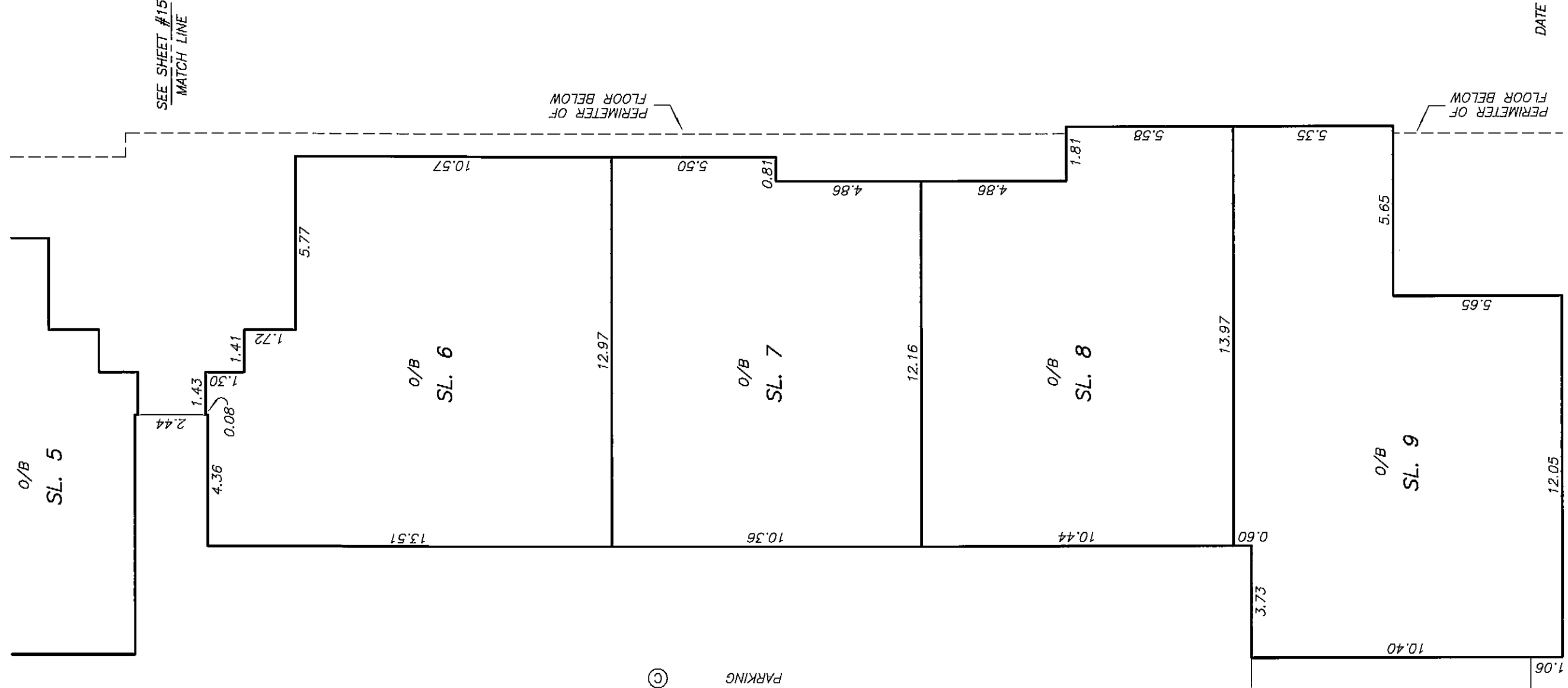
ORIGINAL

SHEET 16 OF 46 SHEETS

STRATA PLAN BCS 3495  
PHASE 1

2nd FLOOR PLAN  
SOUTHEAST PORTION

SCALE 1:150



SEE SHEET #15  
MATCH LINE

SEE SHEET #15  
MATCH LINE

PERIMETER OF  
FLOOR BELOW

PERIMETER OF  
FLOOR BELOW

SEE SHEET #13  
FOR CONTINUATION

PARKING

OPEN TO  
LOADING BAY  
BELOW

DATE : MAY 19, 2009

M.E.S.

DRAWING # 30679-20  
FILE # 30679-20\_L2

ORIGINAL

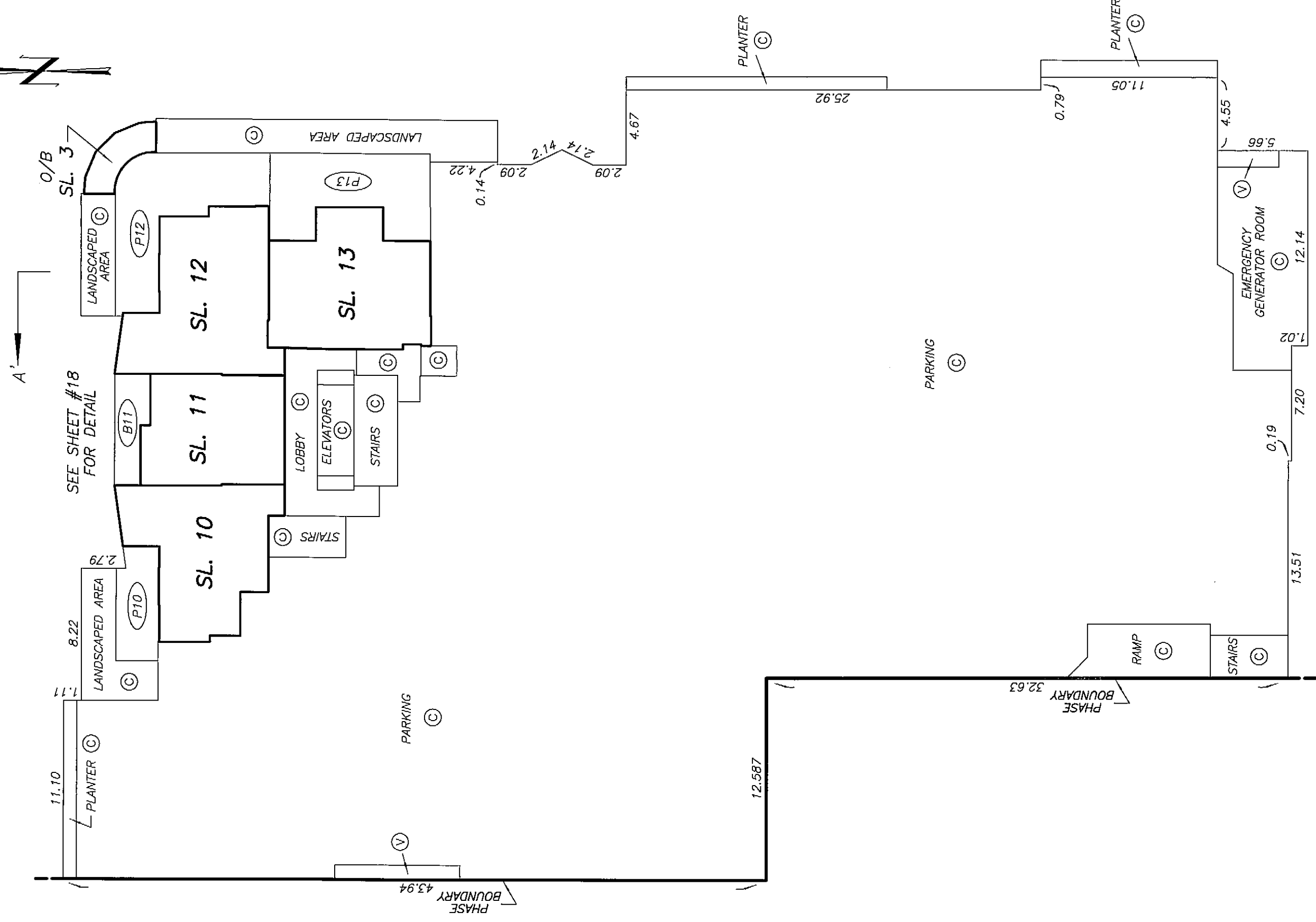


SHEET 17 OF 46 SHEETS

3rd FLOOR PLAN

STRATA PLAN BCS 3495  
PHASE 1

SCALE 1:250



DATE : MAY 19, 2009  
M.F.S.

DRAWING # 30679-20  
FILE # 30679-20\_L3k

ORIGINAL

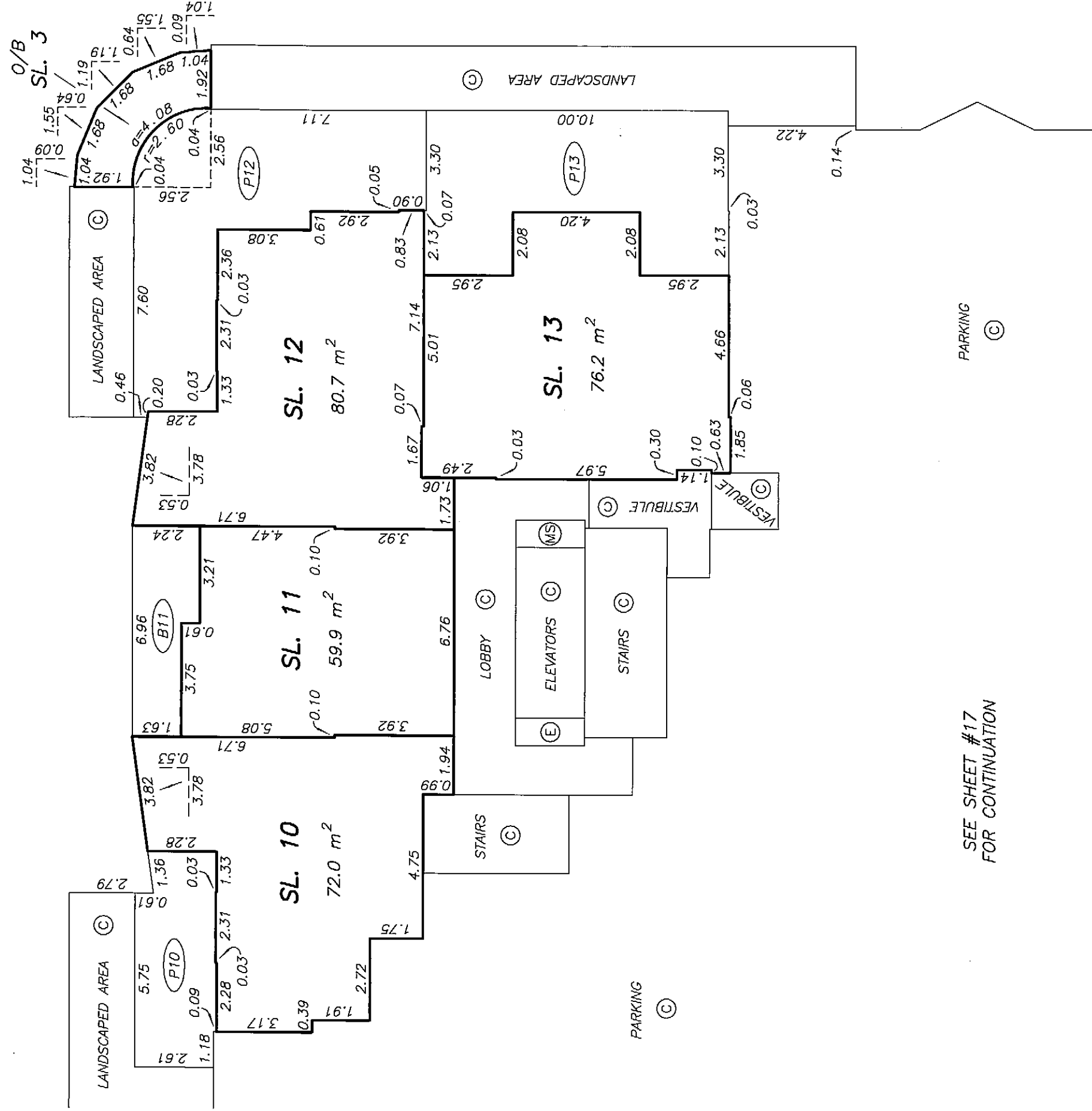
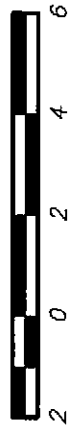
SHEET 18 OF 46 SHEETS

3rd FLOOR PLAN

STRATA PLAN BCS 3495

PHASE 1

SCALE 1:150



SEE SHEET #17 FOR CONTINUATION

DATE : MAY 19, 2009  
M.E.S.

DRAWING # 30679-20  
FILE # 30679-20\_L3

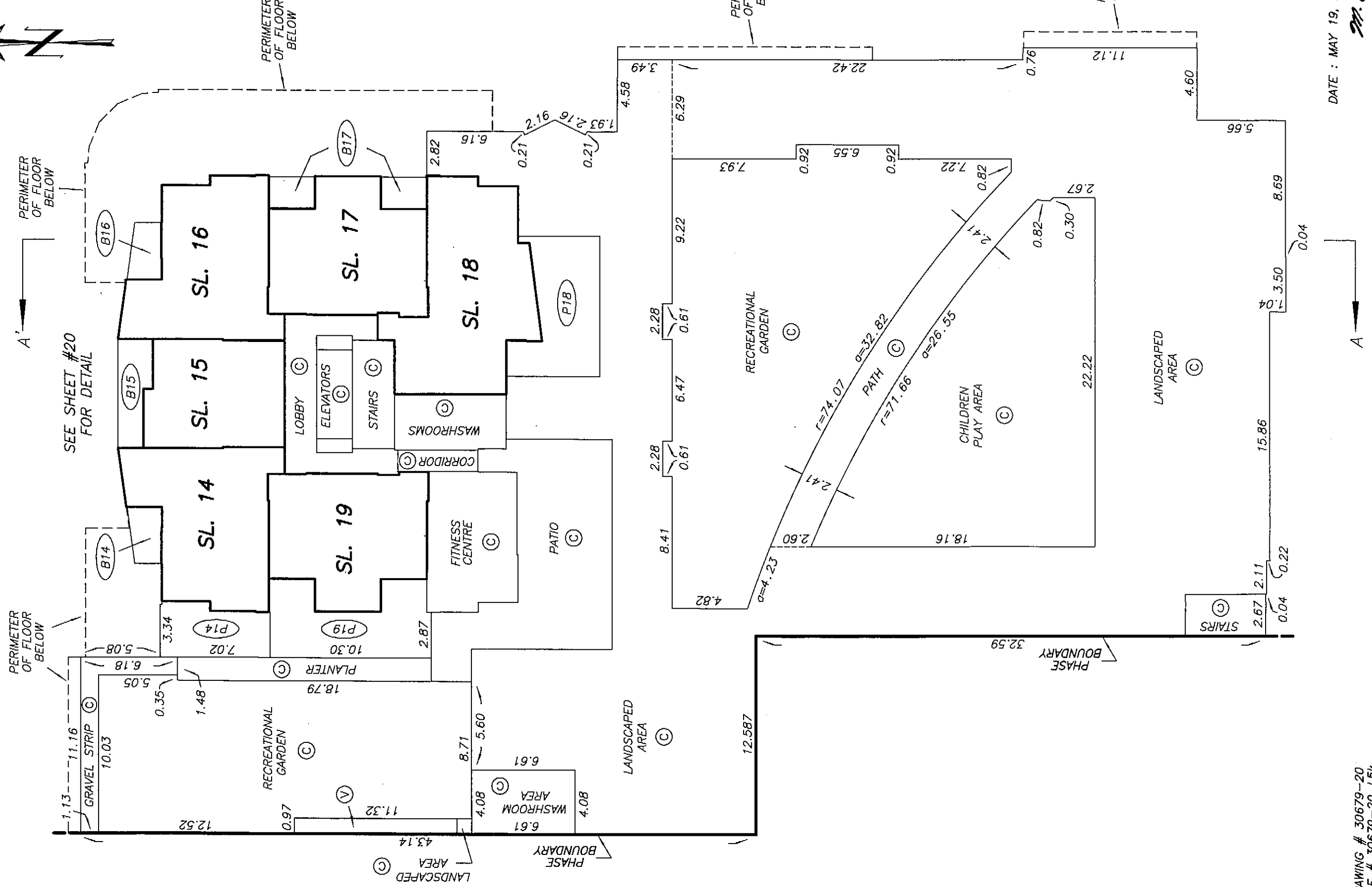
ORIGINAL

SHEET 19 OF 46 SHEETS

5th FLOOR PLAN

STRATA PLAN BCS 3495  
PHASE 1

SCALE 1:250



DATE : MAY 19, 2009

M. E. S.

DRAWING # 30679-20  
FILE # 30679-20\_L5k

SHEET 20 OF 46 SHEETS

5th FLOOR PLAN

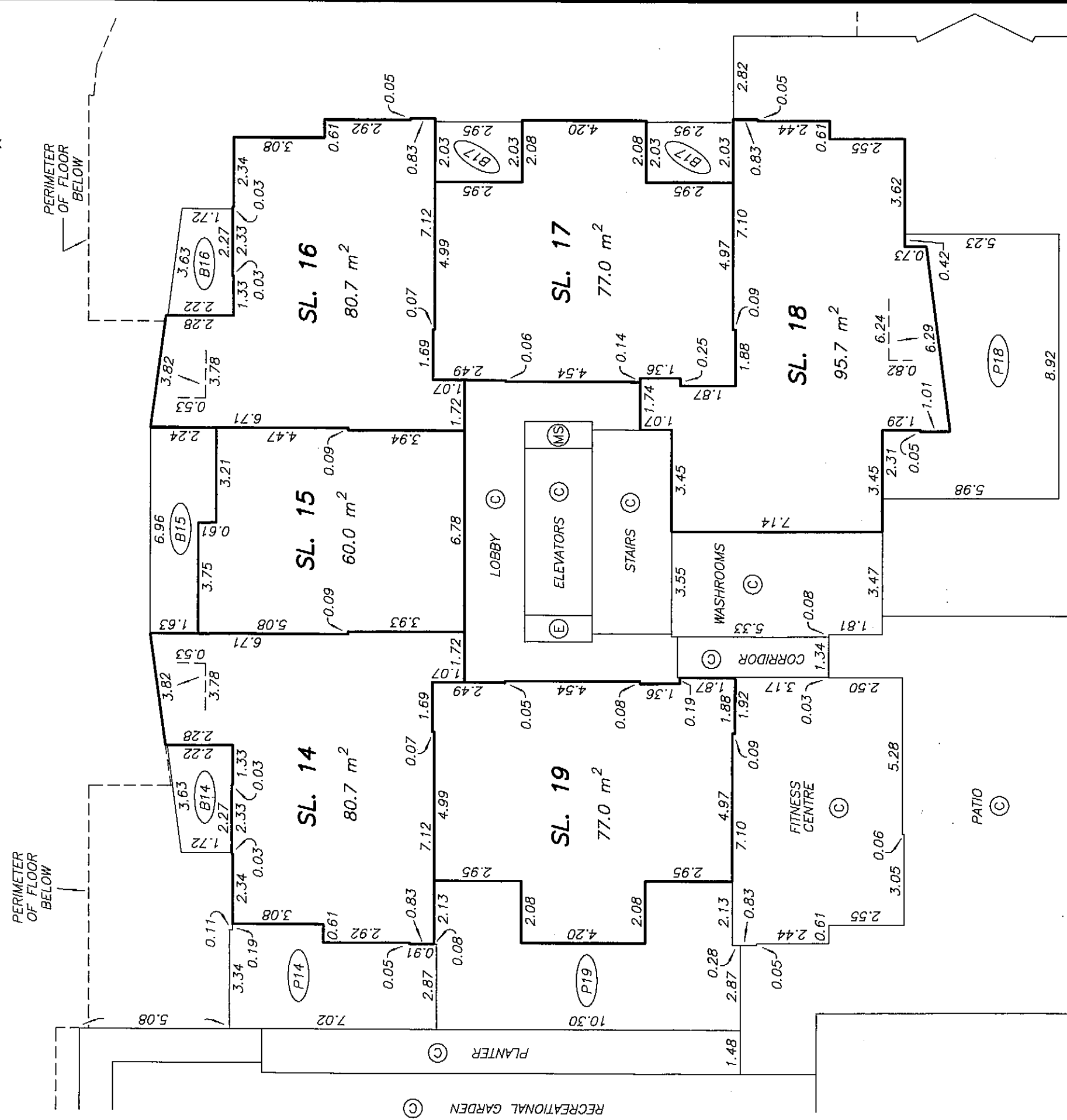
STRATA PLAN BCS 3495

PHASE 1

SCALE 1:150



ALL DISTANCES ARE IN METRES.



LANDSCAPED AREA ©

RECREATIONAL GARDEN ©

PATIO ©

PLANTER ©

RECREATIONAL GARDEN ©

LOBBY ©

ELEVATORS ©

STAIRS ©

CORRIDOR ©

WASHROOMS ©

FITNESS CENTRE ©

SEE SHEET #19 FOR CONTINUATION

DRAWING # 30679-20  
FILE # 30679-20\_L5

DATE : MAY 19, 2009

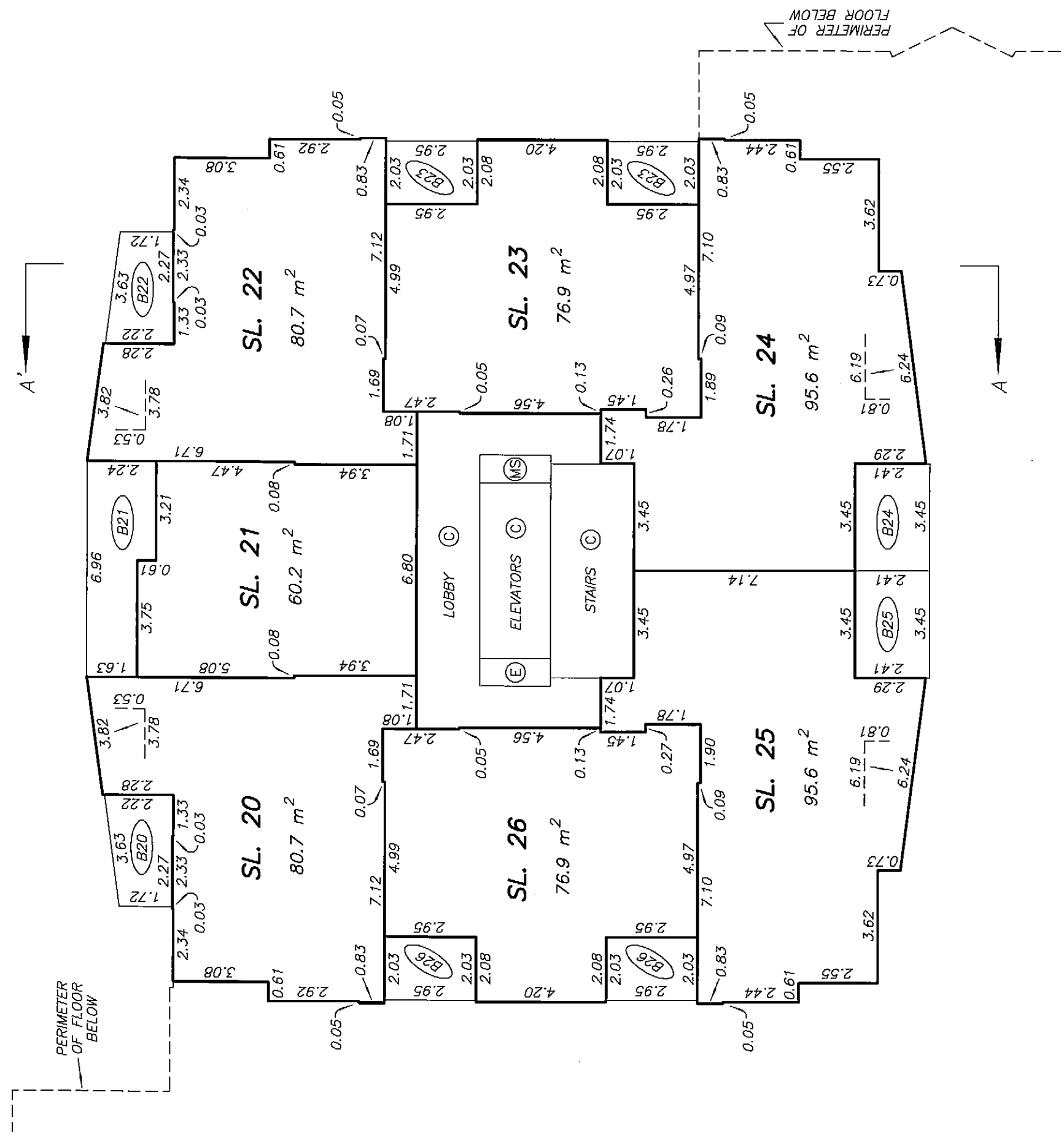
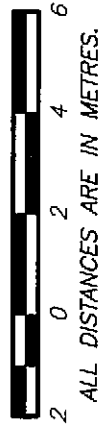
M. E. S.

SHEET 21 OF 46 SHEETS

# STRATA PLAN BCS 3495 PHASE 1

## 6th FLOOR PLAN

SCALE 1:150



DATE : MAY 19, 2009

*M.E.S.*

DRAWING # 30679-20  
FILE # 30679-20\_L6

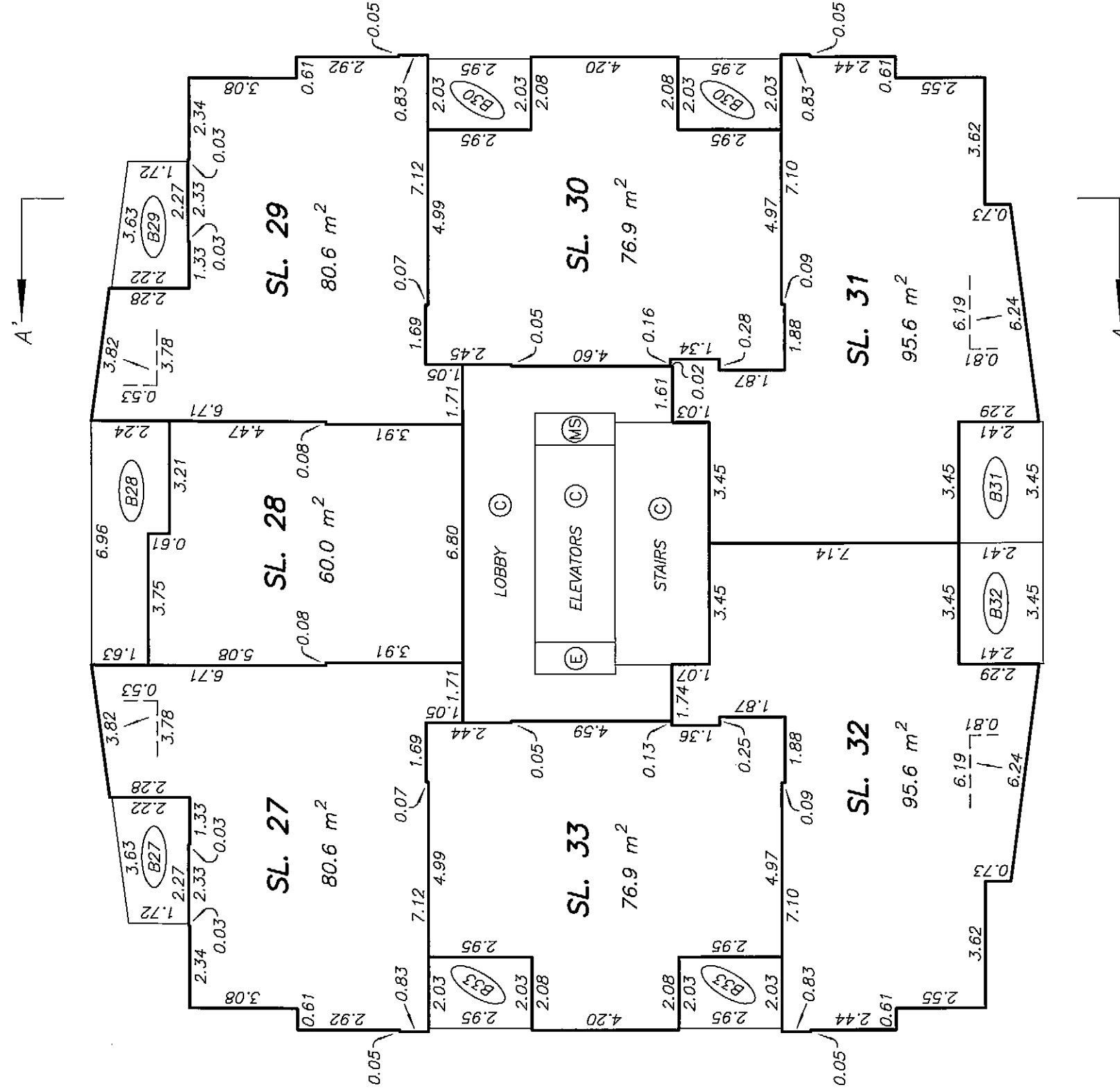
ORIGINAL

SHEET 22 OF 46 SHEETS

# STRATA PLAN BCS 3495 PHASE 1

## 7th FLOOR PLAN

SCALE 1:150



DATE : MAY 19, 2009  
*M.E.D.*

DRAWING # 30679-20  
FILE # 30679-20\_L7

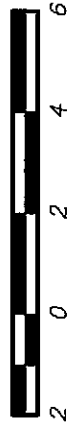
ORIGINAL

SHEET 23 OF 46 SHEETS

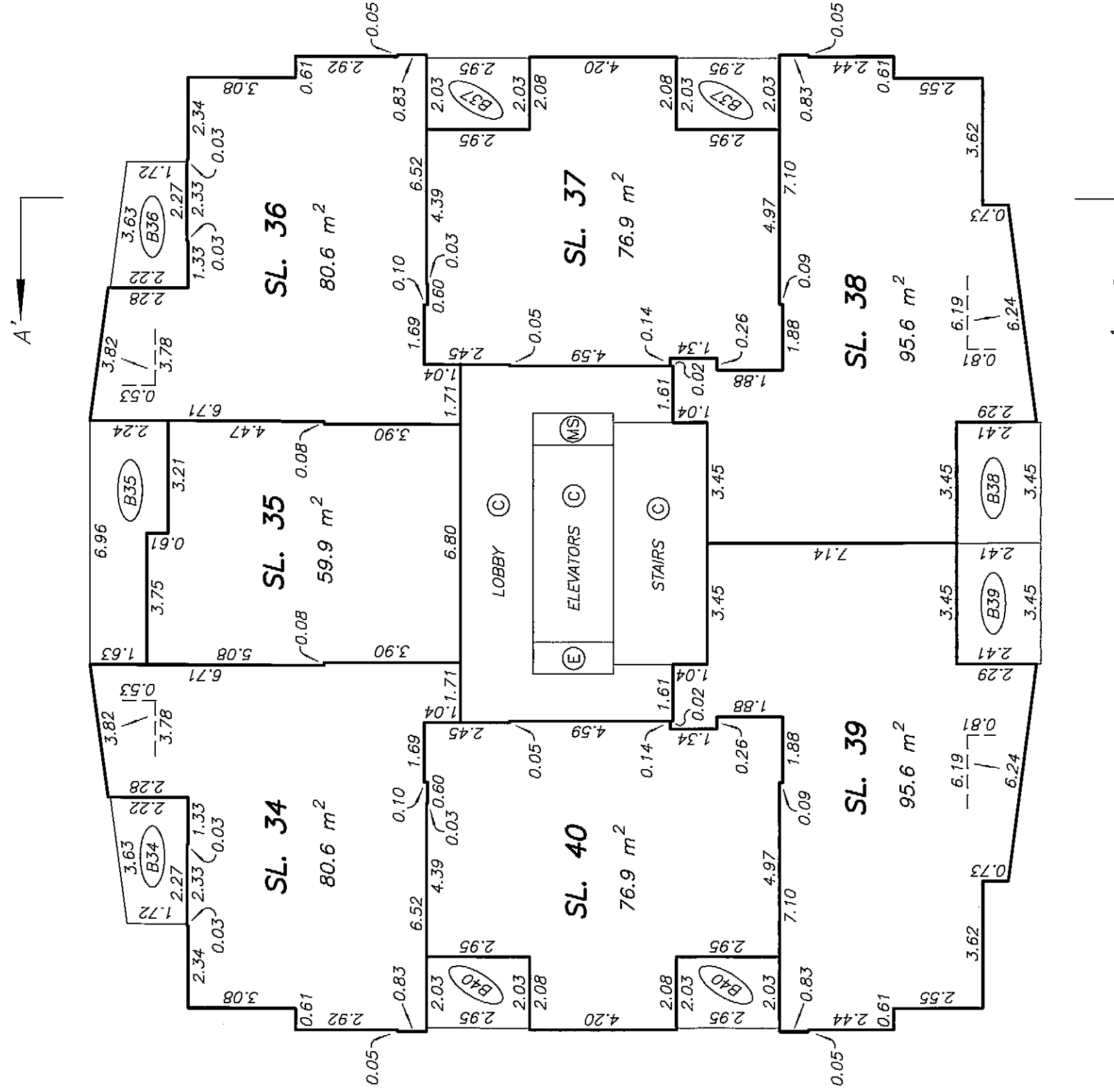
# STRATA PLAN BCS 3495 PHASE 1

## 8th FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : MAY 19, 2009  
*M.C.S.*

DRAWING # 30679-20  
FILE # 30679-20\_L8

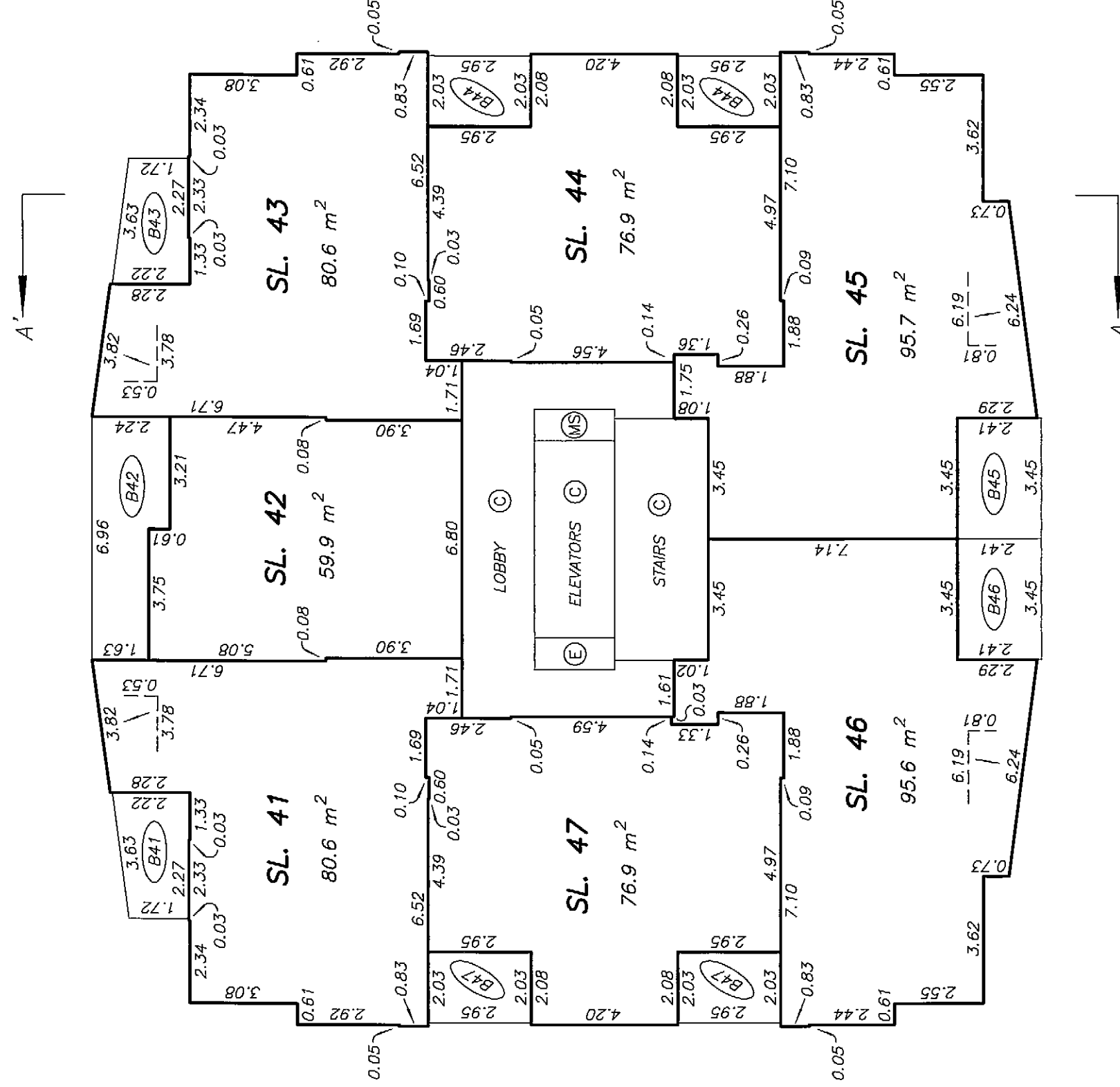
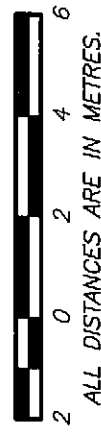
ORIGINAL

SHEET 24 OF 46 SHEETS

STRATA PLAN BCS 3495  
PHASE 1

9th FLOOR PLAN

SCALE 1:150



DATE : MAY 19, 2009

M. E. S.

DRAWING # 30679-20  
FILE # 30679-20\_19

ORIGINAL

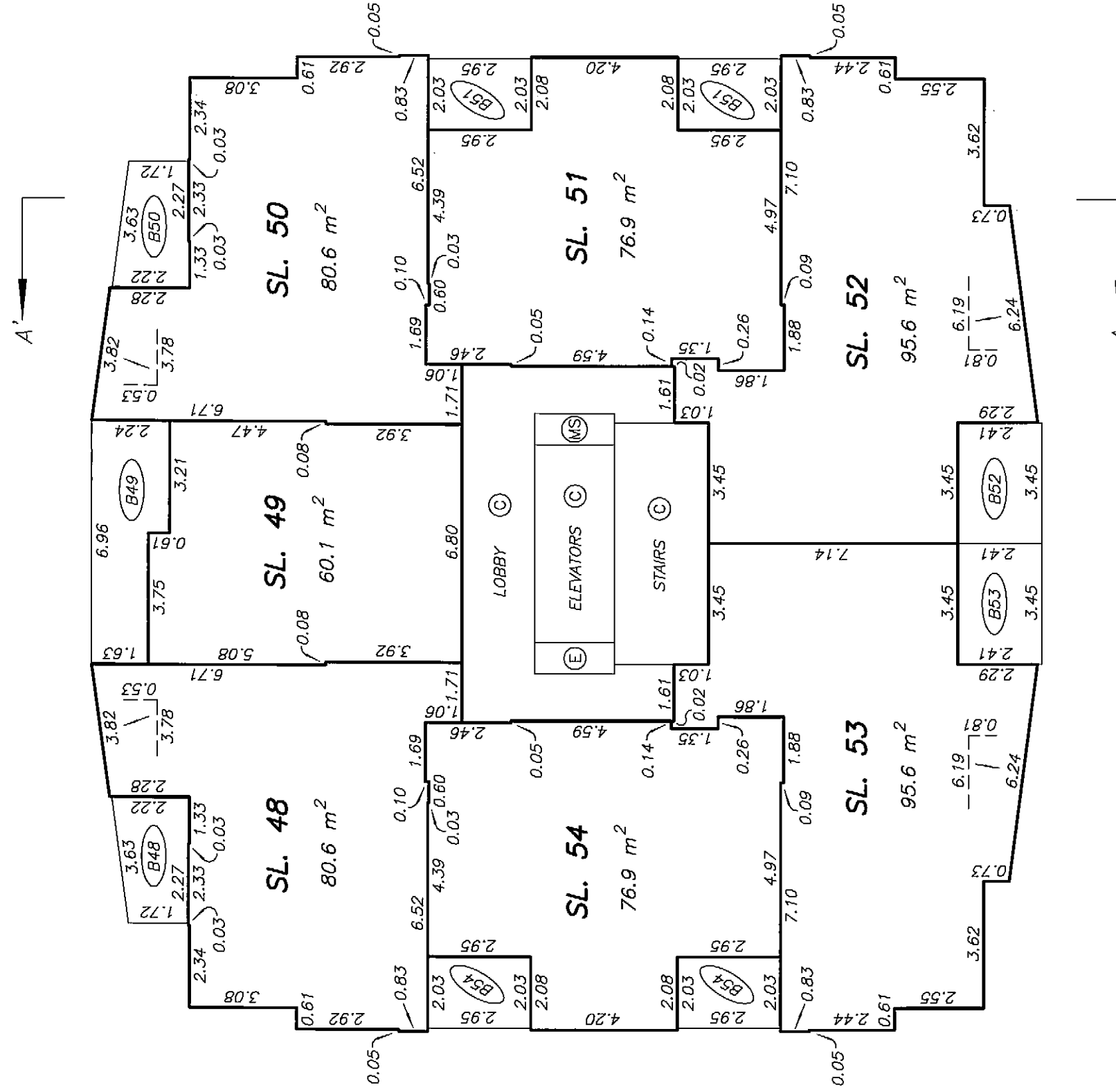


SHEET 25 OF 46 SHEETS

STRATA PLAN BCS 3495  
PHASE 1

10th FLOOR PLAN

SCALE 1:150



DATE : MAY 19, 2009  
M.F.S.

DRAWING # 30679-20  
FILE # 30679-20-L10

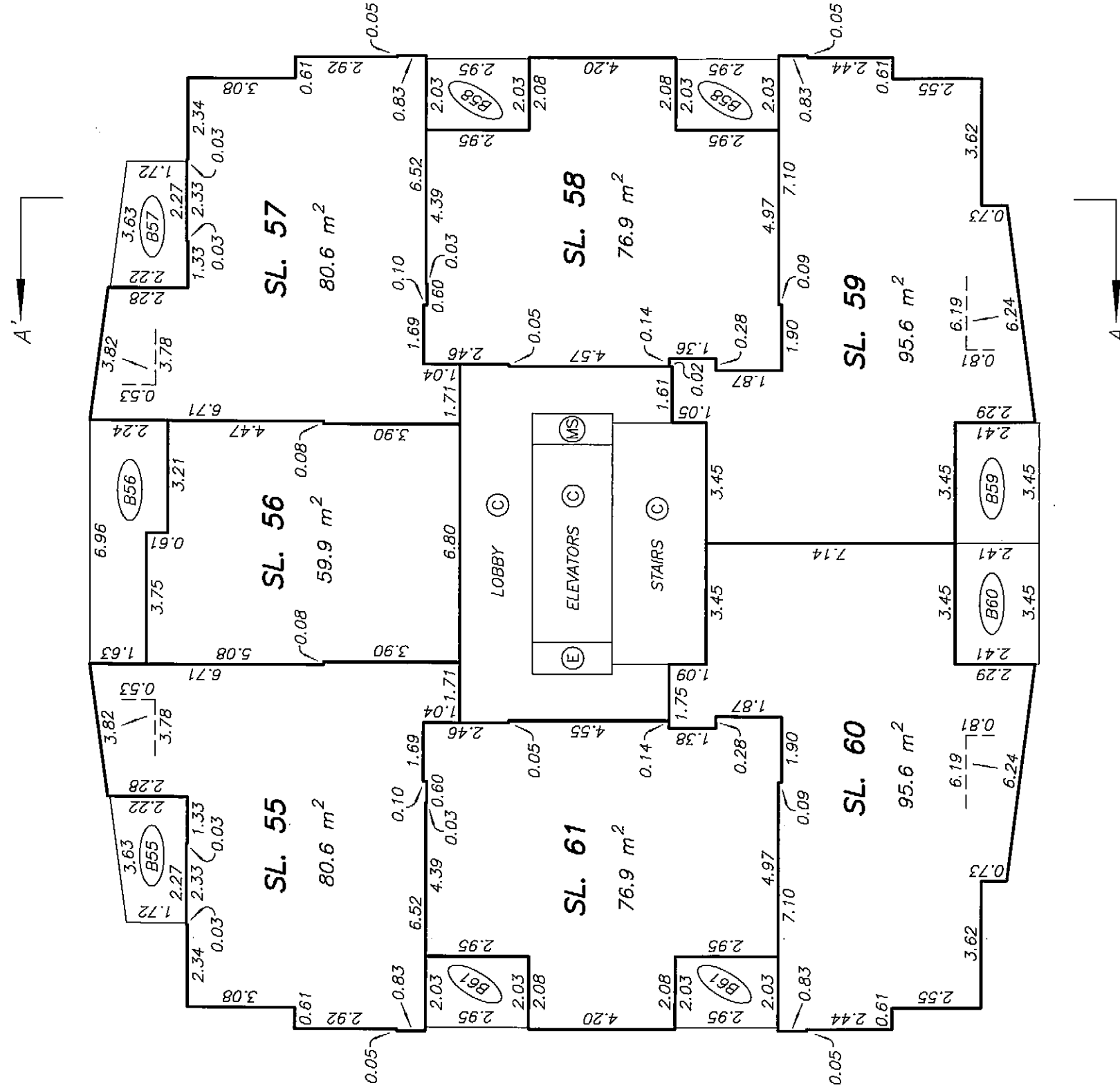
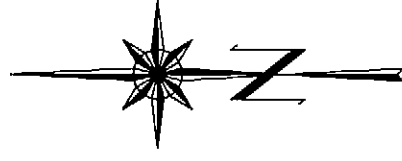
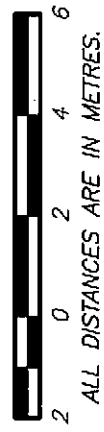
ORIGINAL

SHEET 26 OF 46 SHEETS

11th FLOOR PLAN

STRATA PLAN BCS 3495  
PHASE 1

SCALE 1:150



DATE : MAY 19, 2009

*M.F.S.*

DRAWING # 30679-20  
FILE # 30679-20-L11

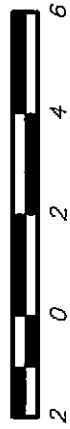
ORIGINAL

SHEET 27 OF 46 SHEETS

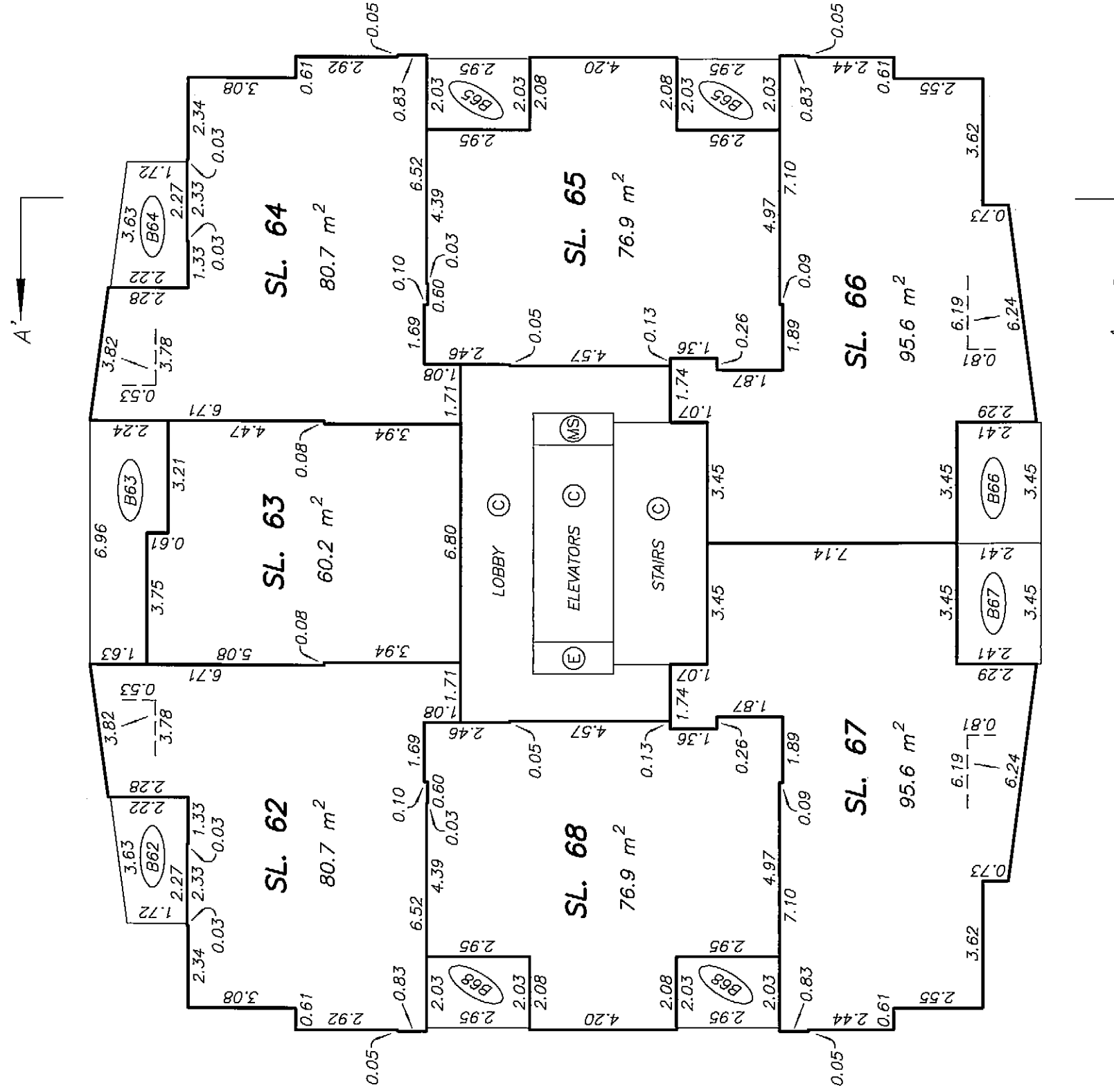
# STRATA PLAN BCS 3495 PHASE 1

## 12th FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : MAY 19, 2009

*M. E. S.*

DRAWING # 30679-20  
FILE # 30679-20-L12

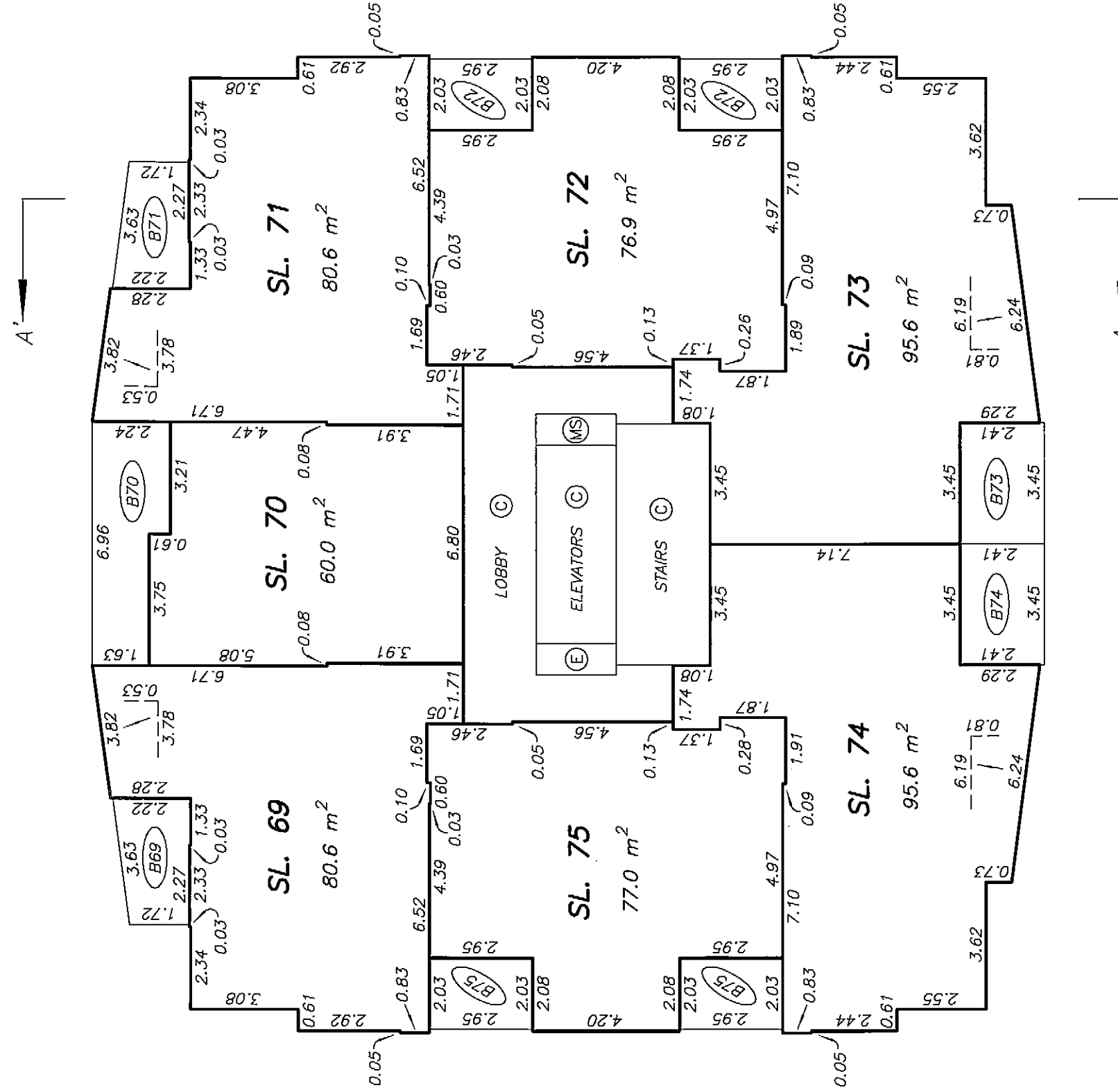
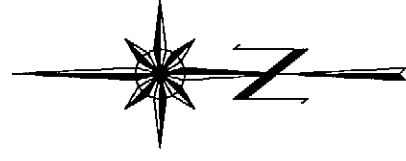
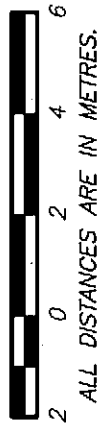
ORIGINAL

SHEET 28 OF 46 SHEETS

# STRATA PLAN BCS 3495 PHASE 1

## 15th FLOOR PLAN

SCALE 1:150



DATE : MAY 19, 2009  
*M. E. S.*

DRAWING # 30679-20  
FILE # 30679-20\_L15

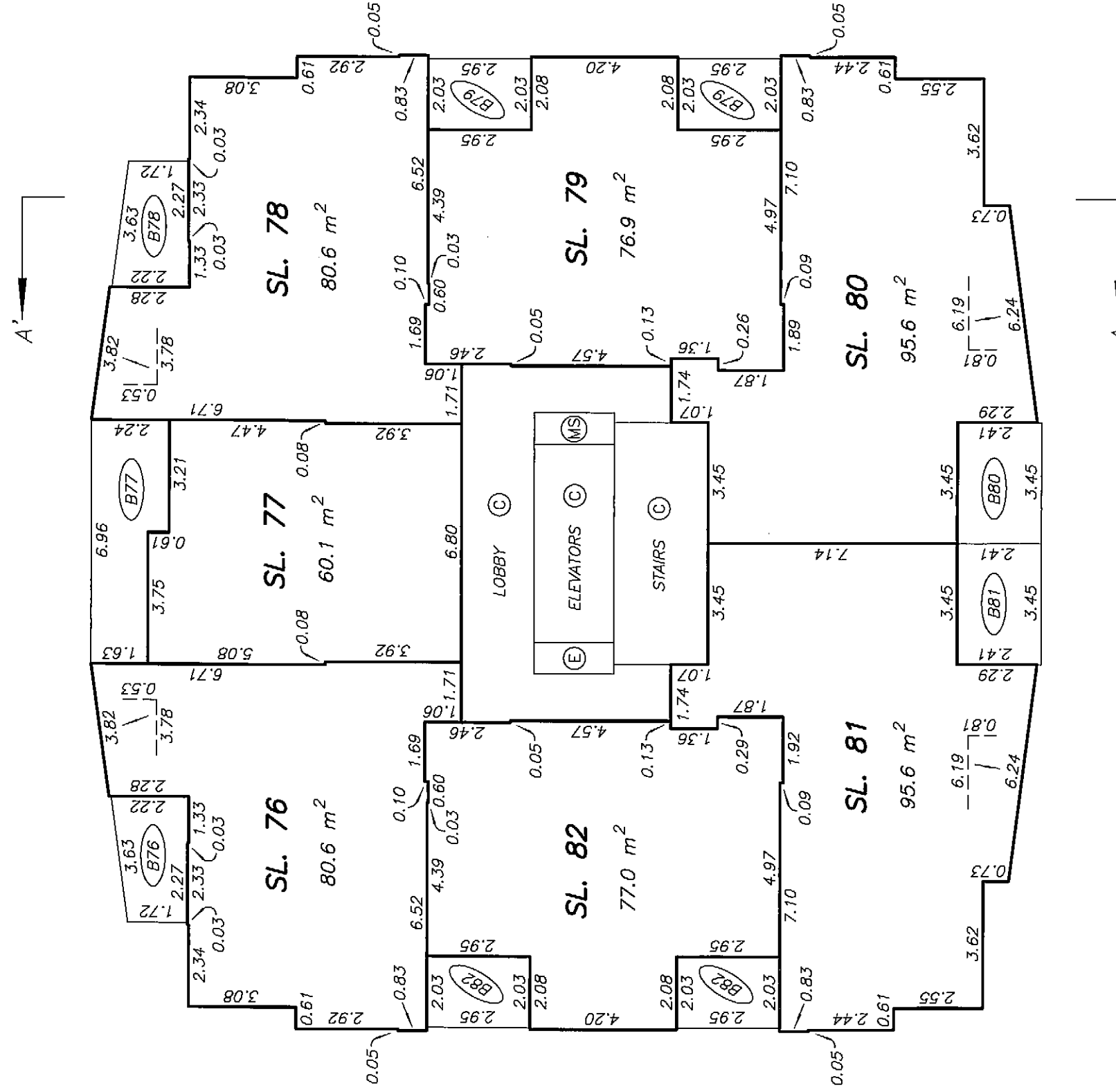
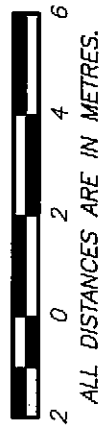
ORIGINAL

SHEET 29 OF 46 SHEETS

STRATA PLAN BCS 3495  
PHASE 1

16th FLOOR PLAN

SCALE 1:150



DATE : MAY 19, 2009  
M.F.S.

DRAWING # 30679-20  
FILE # 30679-20-L16

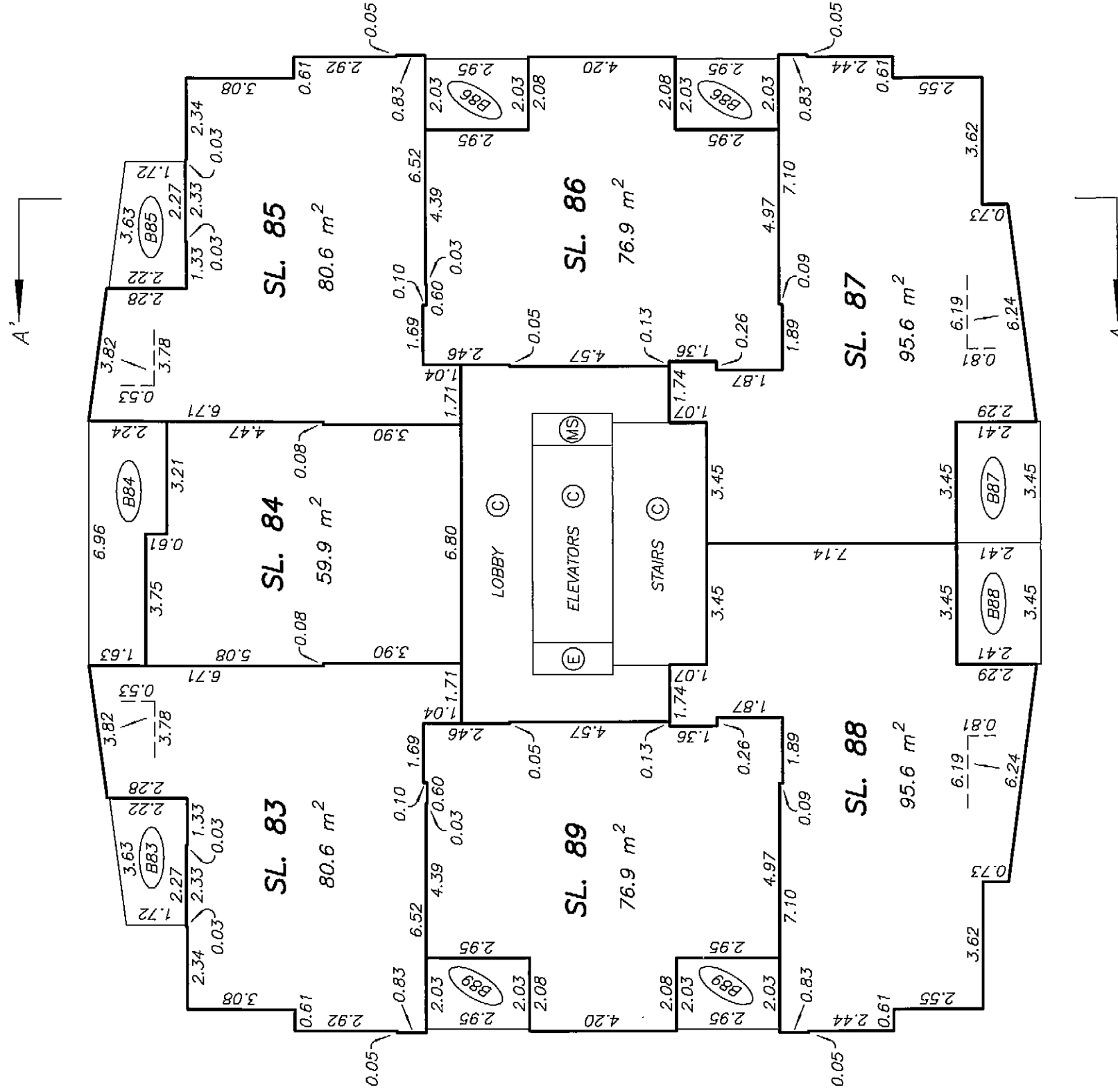
ORIGINAL

SHEET 30 OF 46 SHEETS

# STRATA PLAN BCS 3495 PHASE 1

## 17th FLOOR PLAN

SCALE 1:150



DATE : MAY 19, 2009  
M.E.B.

DRAWING # 30679-20  
FILE # 30679-20\_L17

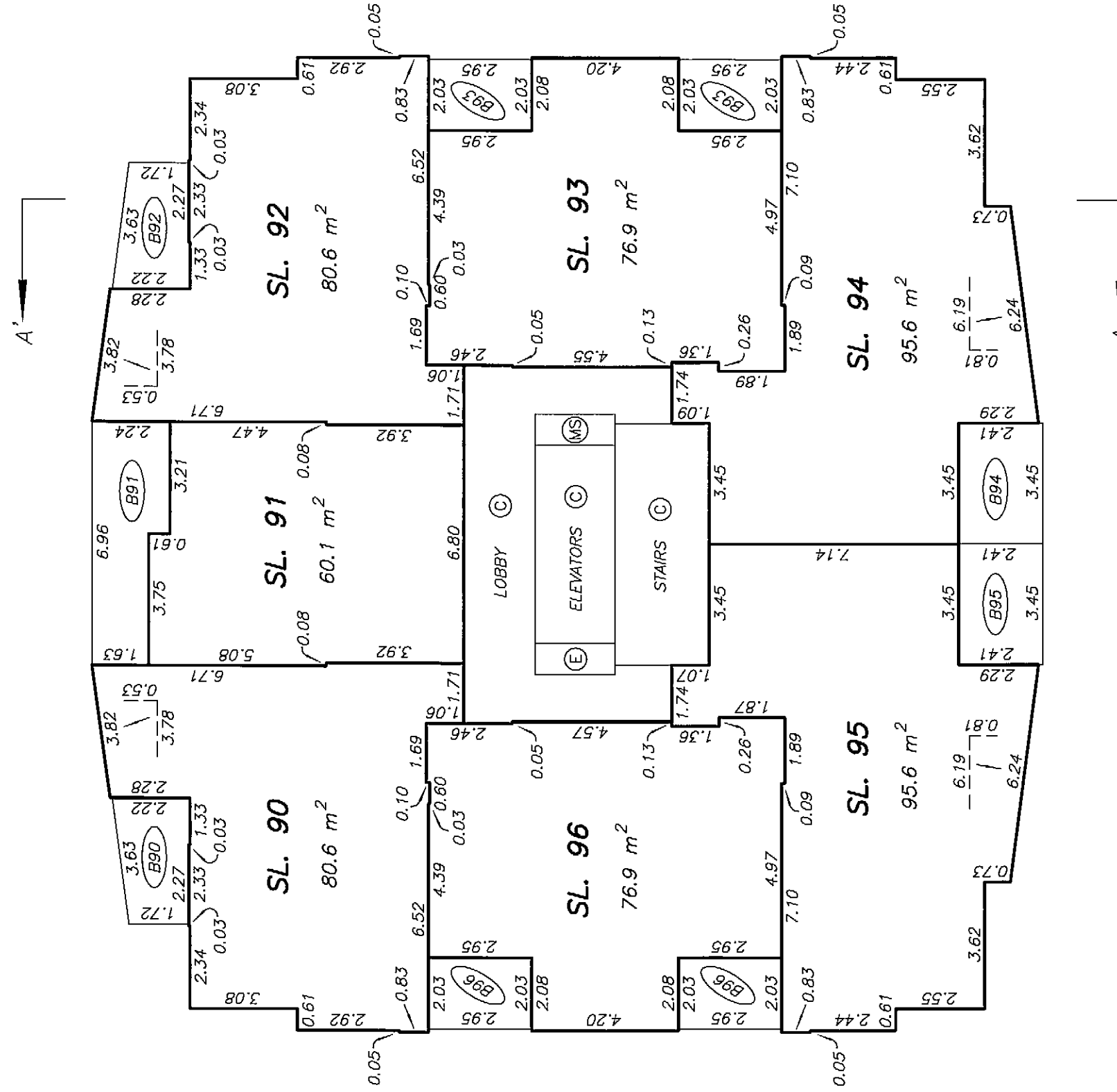
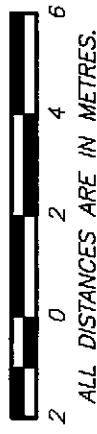
ORIGINAL

SHEET 31 OF 46 SHEETS

# STRATA PLAN BCS 3495 PHASE 1

## 18th FLOOR PLAN

SCALE 1:150



DATE : MAY 19, 2009  
M.F.S.

DRAWING # 30679-20  
FILE # 30679-20\_L18

ORIGINAL

SHEET 32 OF 46 SHEETS

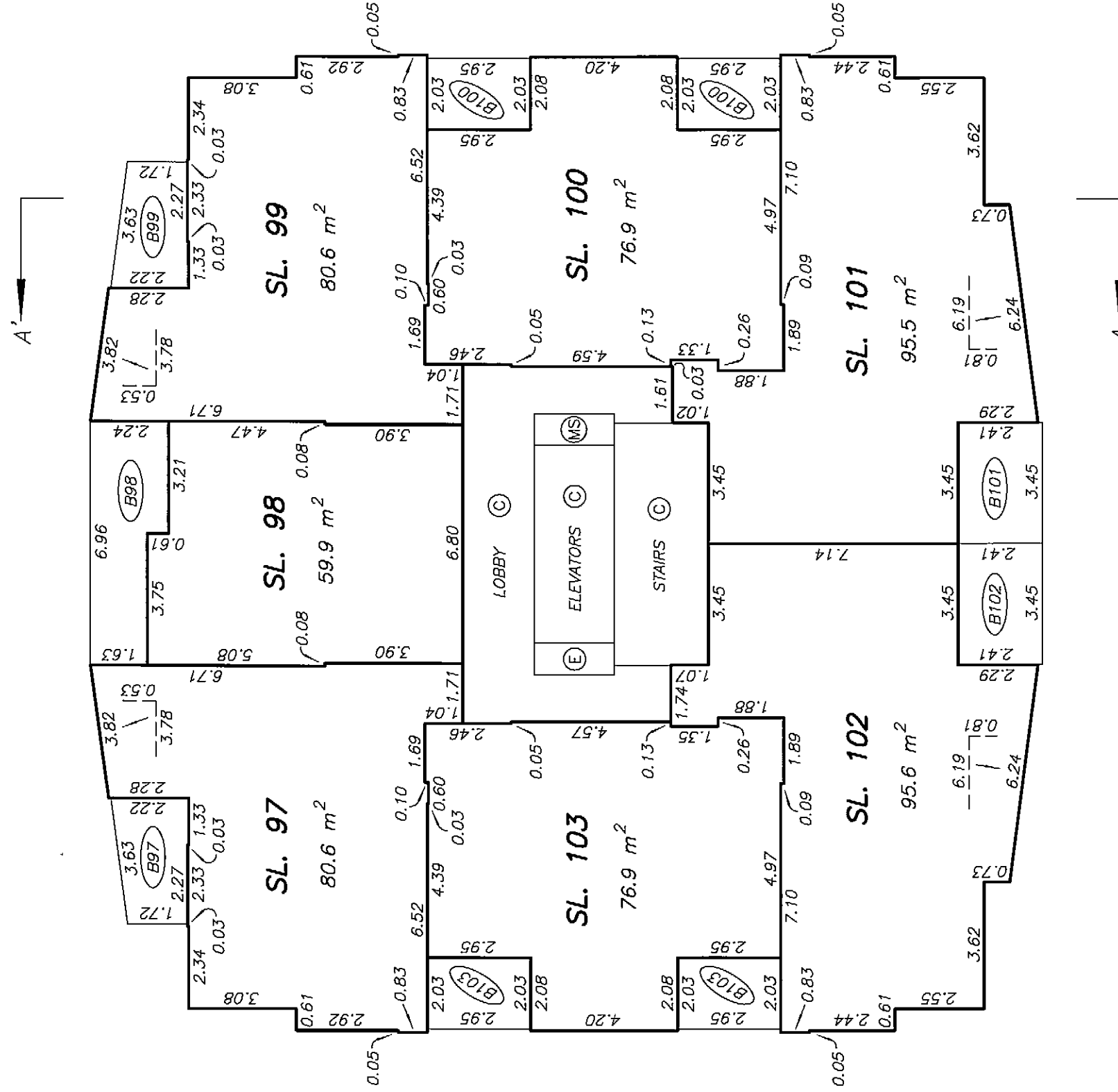
19th FLOOR PLAN

STRATA PLAN BCS 3495  
PHASE 1

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : MAY 19, 2009

M.E.S.

DRAWING # 30679-20  
FILE # 30679-20\_L19

ORIGINAL

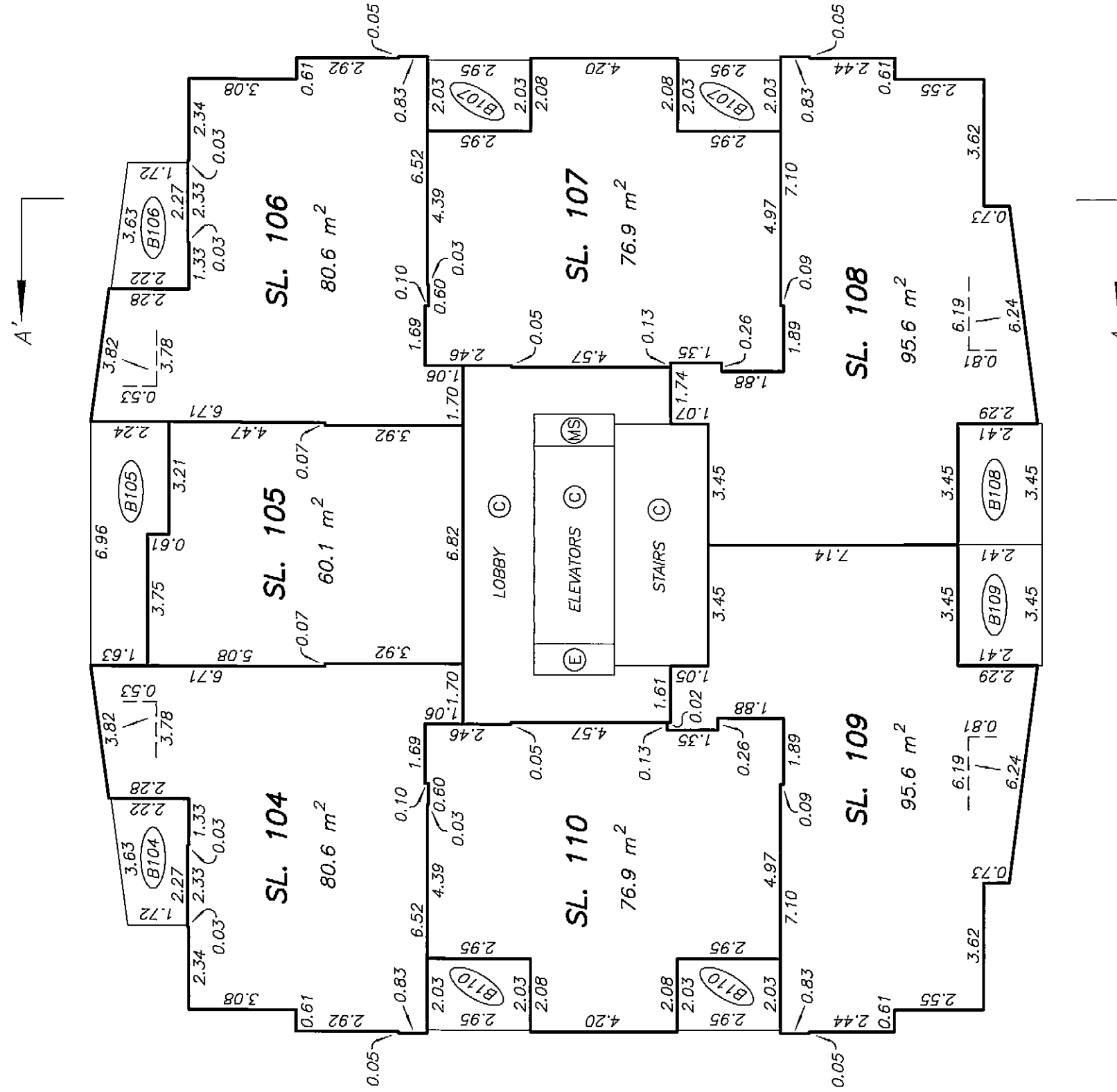
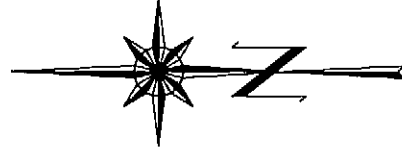
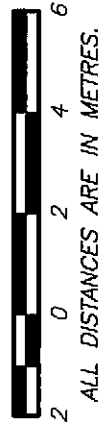


SHEET 33 OF 46 SHEETS

STRATA PLAN BCS 3495  
PHASE 1

20th FLOOR PLAN

SCALE 1:150



DATE : MAY 19, 2009  
M.E.S.

DRAWING # 30679-20  
FILE # 30679-20\_L20

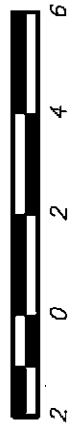
ORIGINAL

SHEET 34 OF 46 SHEETS

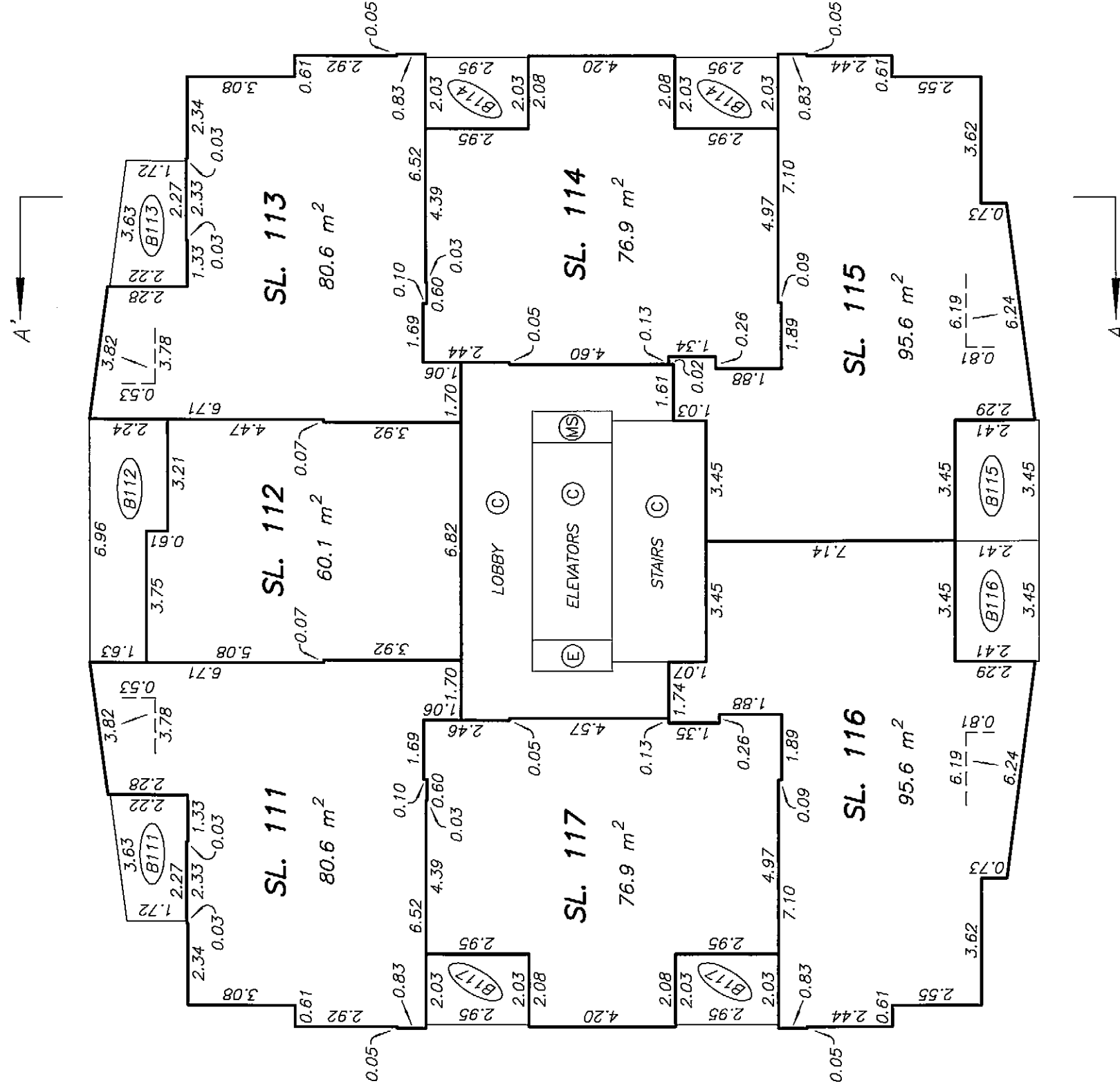
# STRATA PLAN BCS 3495 PHASE 1

## 21st FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : MAY 19, 2009  
P.F.S.

DRAWING # 30679-20  
FILE # 30679-20\_L21

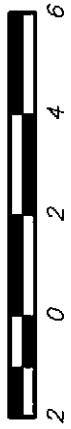
ORIGINAL

SHEET 35 OF 46 SHEETS

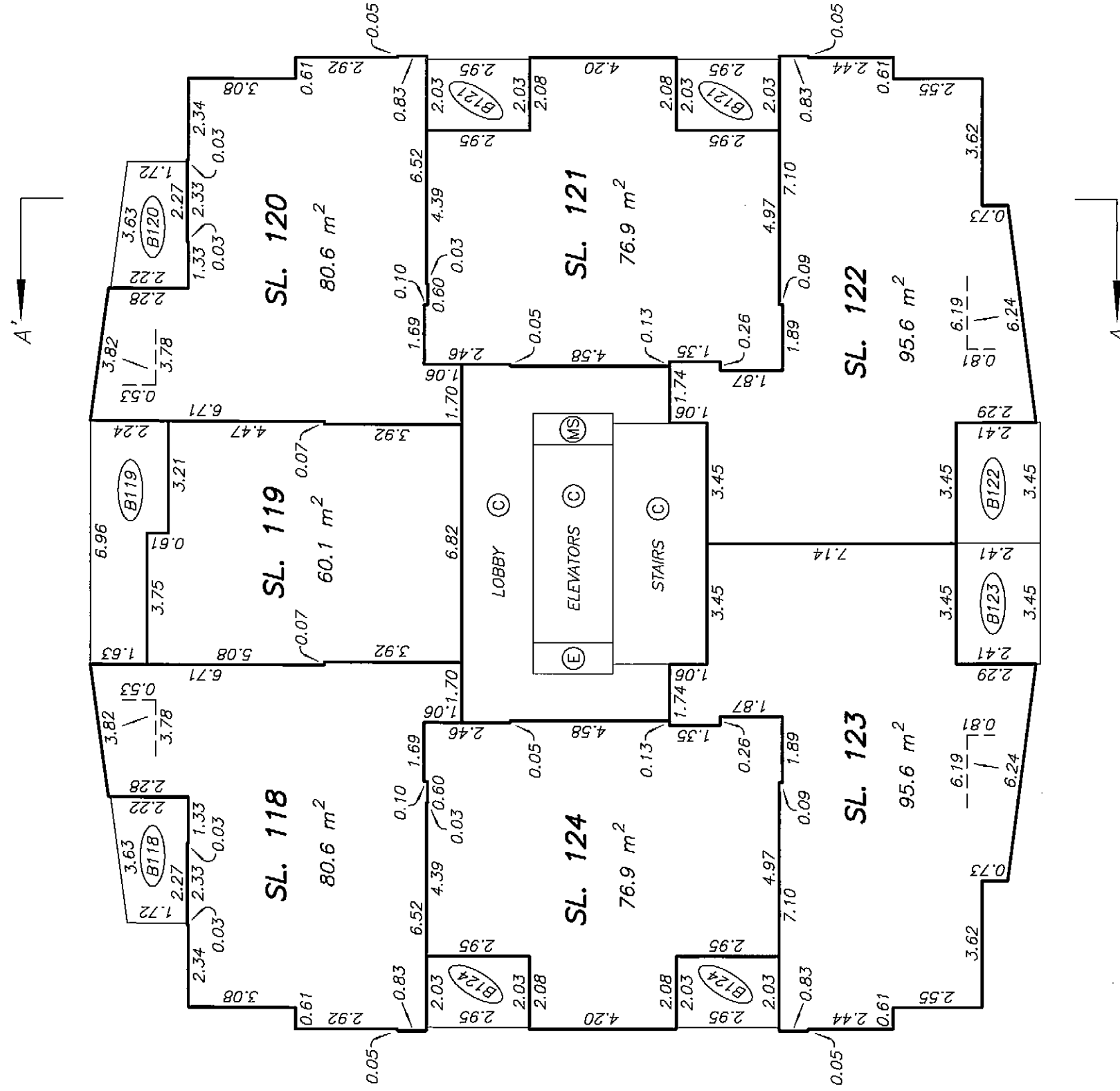
# STRATA PLAN BCS 3495 PHASE 1

## 22nd FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : MAY 19, 2009

*M.C.S.*

DRAWING # 30679-20  
FILE # 30679-20\_L22

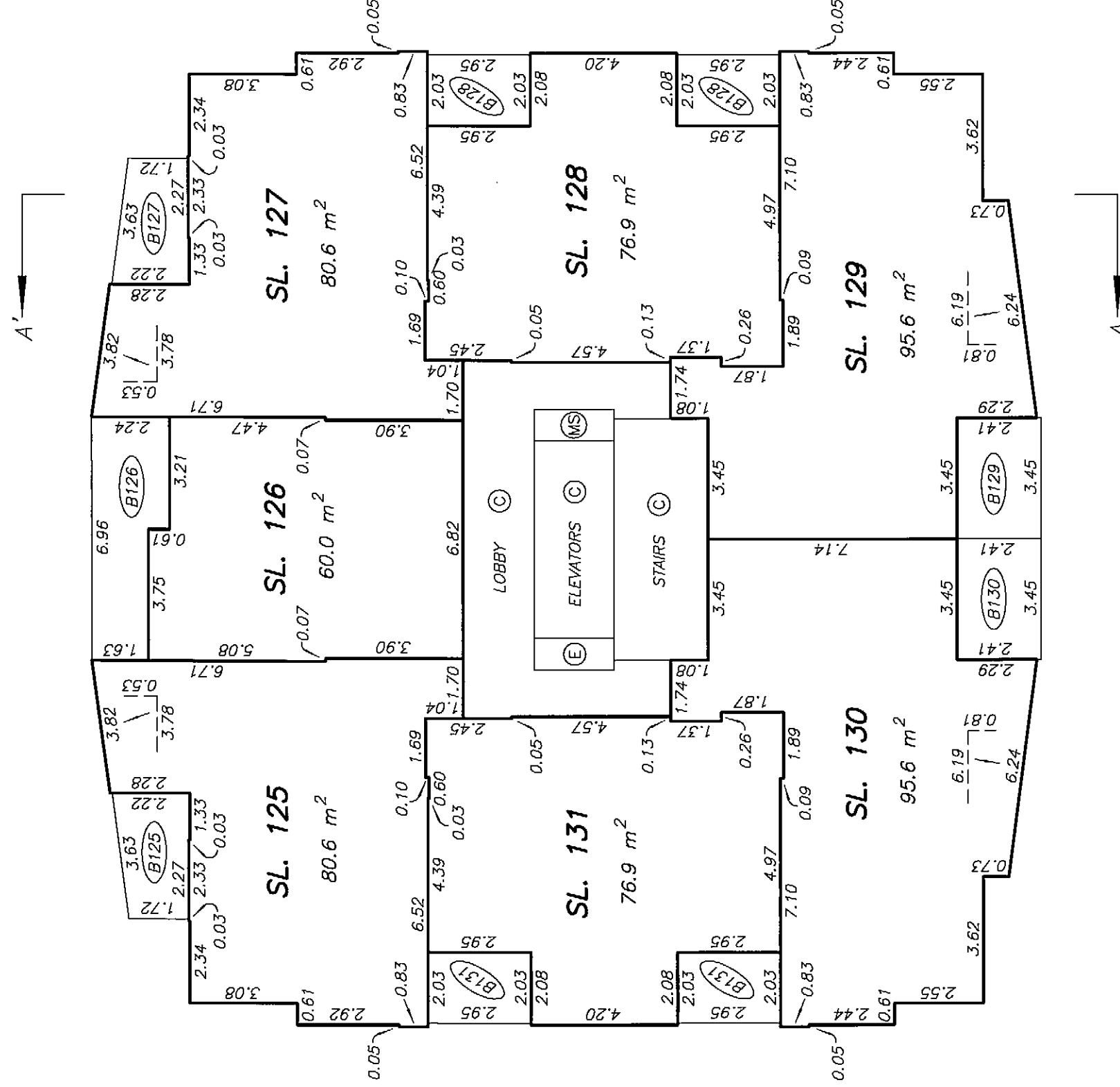
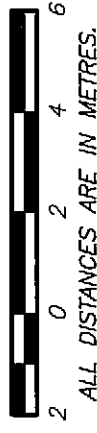
ORIGINAL

SHEET 36 OF 46 SHEETS

STRATA PLAN BCS 3495  
PHASE 1

23rd FLOOR PLAN

SCALE 1:150



DATE : MAY 19, 2009

*M.E.S.*

DRAWING # 30679-20  
FILE # 30679-20\_L23

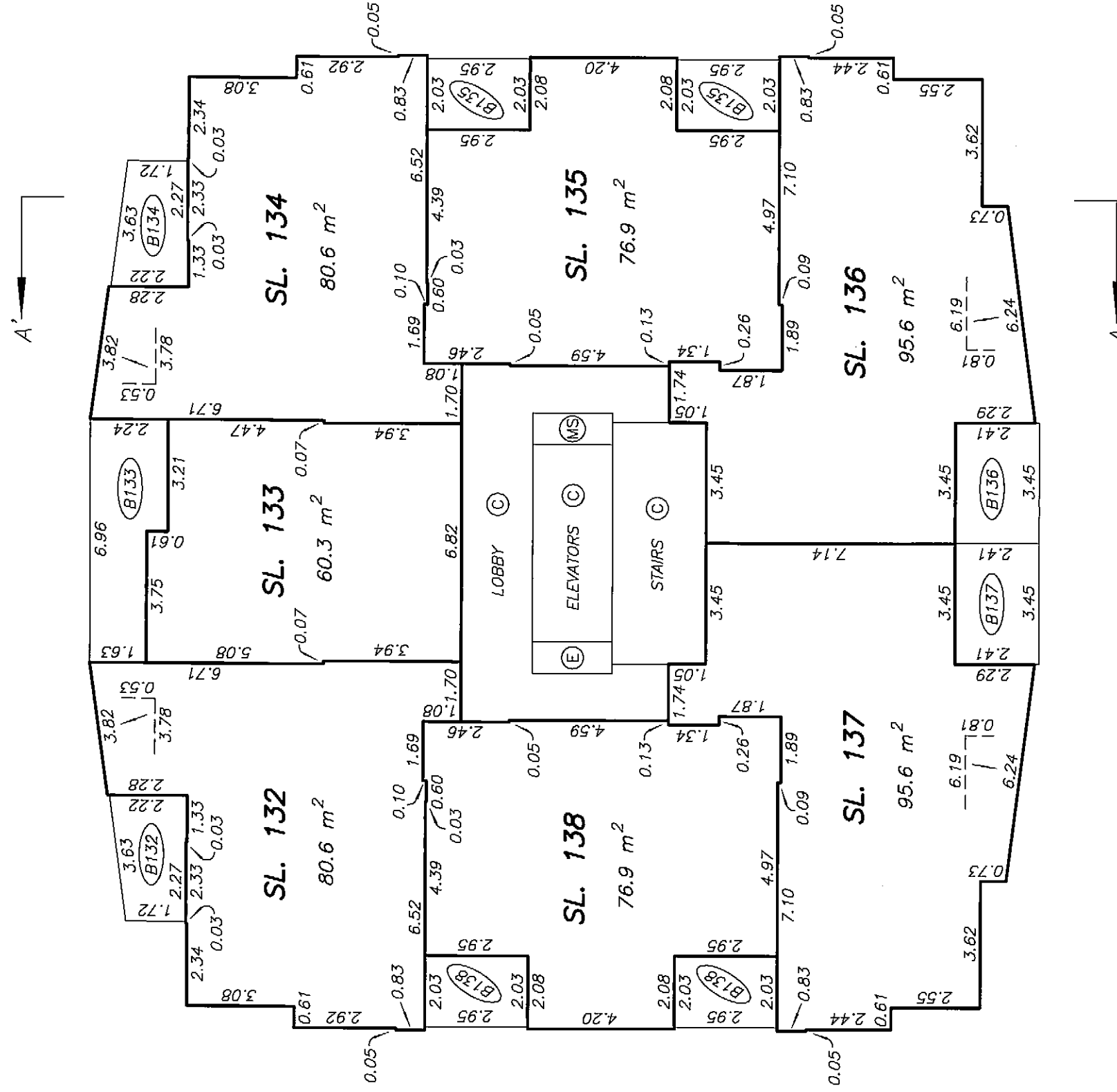
ORIGINAL

SHEET 37 OF 46 SHEETS

# STRATA PLAN BCS 3495 PHASE 1

## 25th FLOOR PLAN

SCALE 1:150



DATE : MAY 19, 2009  
M.E.D.

DRAWING # 30679-20  
FILE # 30679-20\_L25

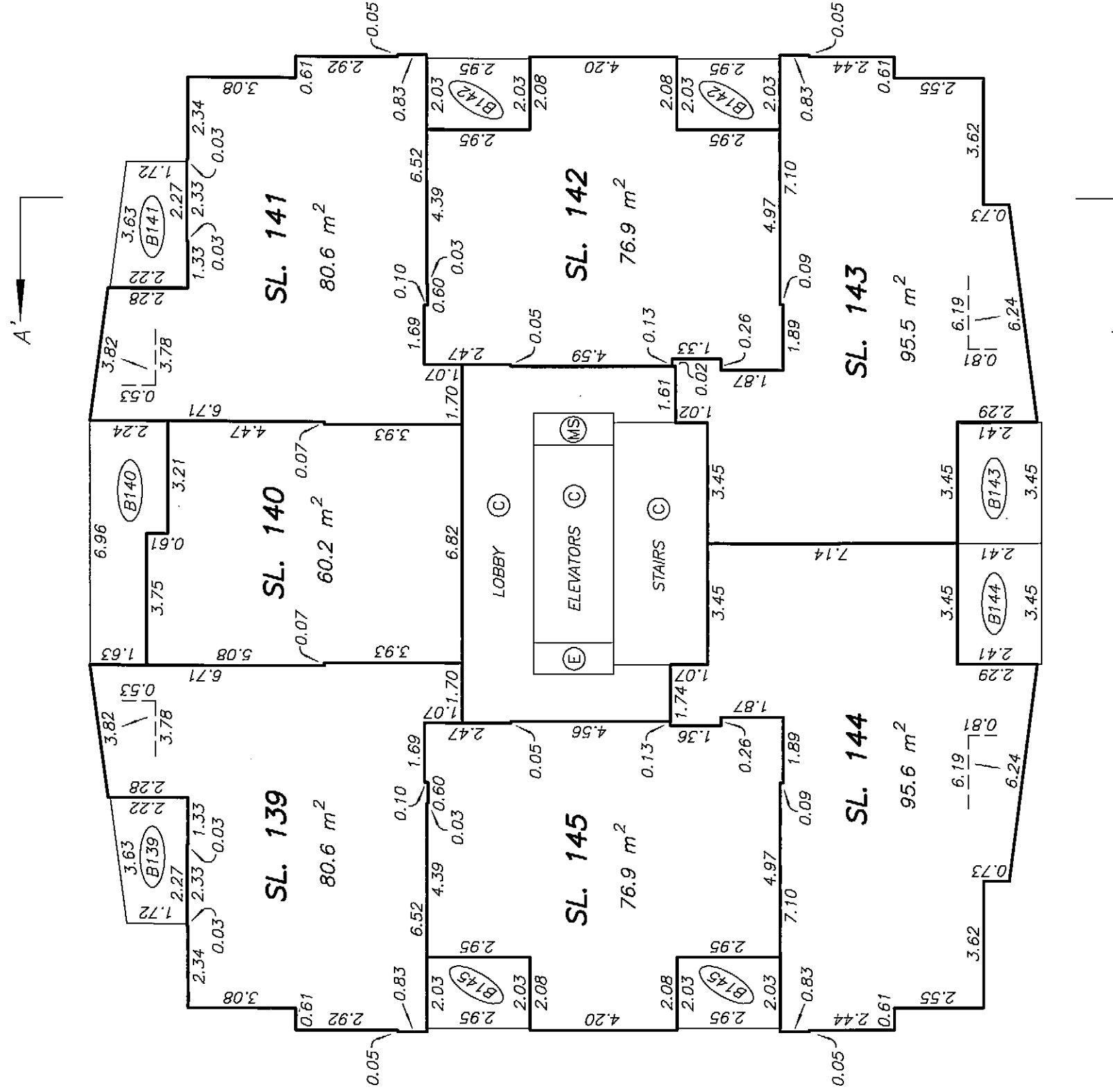
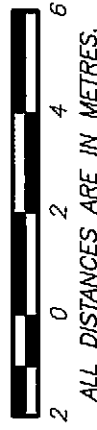
ORIGINAL

SHEET 38 OF 46 SHEETS

# STRATA PLAN BCS 3495 PHASE 1

## 26th FLOOR PLAN

SCALE 1:150



DATE : MAY 19, 2009  
M.F.S.

DRAWING # 30679-20  
FILE # 30679-20\_L26

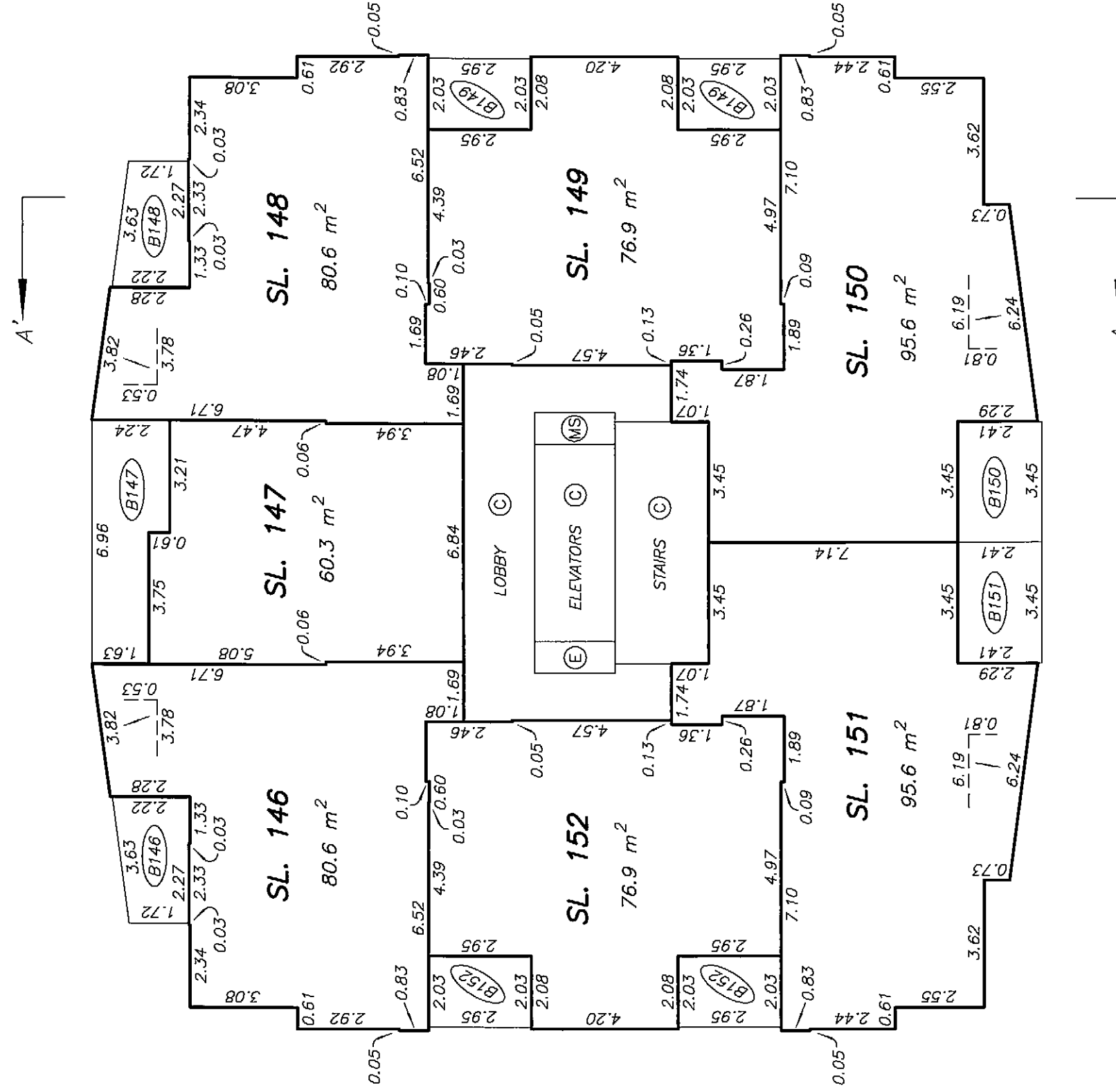
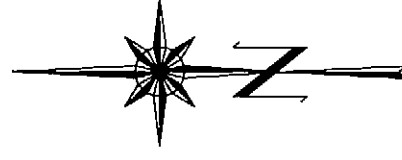
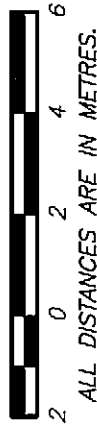
ORIGINAL

SHEET 39 OF 46 SHEETS

STRATA PLAN BCS 3495  
PHASE 1

27th FLOOR PLAN

SCALE 1:150



DATE : MAY 19, 2009

*M.C.S.*

DRAWING # 30679-20  
FILE # 30679-20\_L27

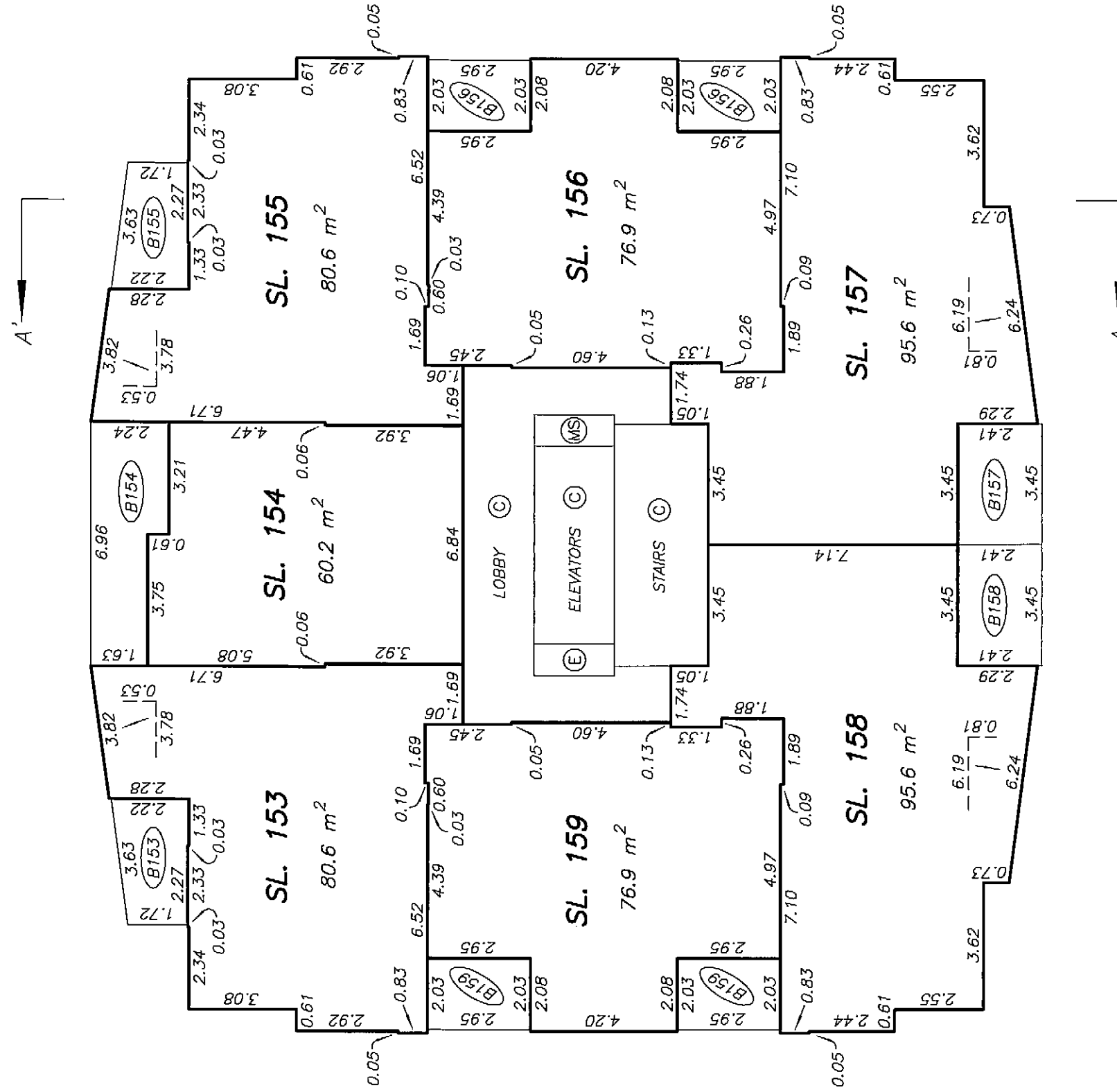
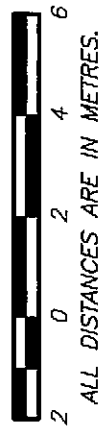
ORIGINAL

SHEET 40 OF 46 SHEETS

STRATA PLAN BCS ~~30679~~ 3495  
PHASE 1

28th FLOOR PLAN

SCALE 1:150



DATE : MAY 19, 2009  
*M. S. S.*

DRAWING # 30679-20  
FILE # 30679-20\_L28

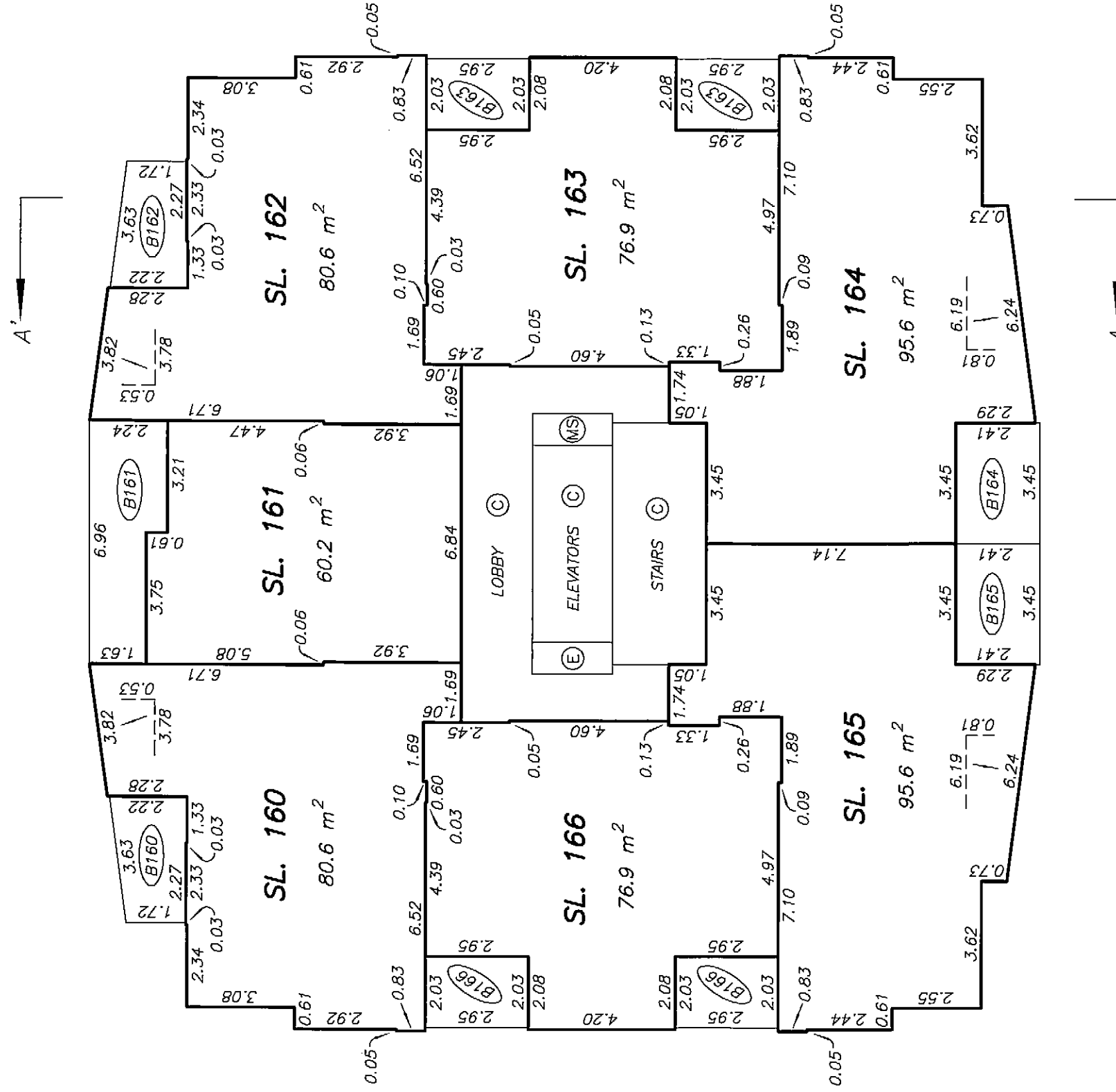
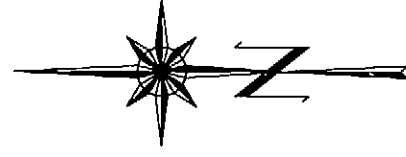
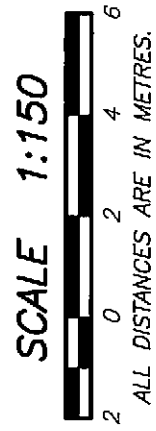
ORIGINAL



SHEET 41 OF 46 SHEETS

# STRATA PLAN BCS 3495 PHASE 1

## 29h FLOOR PLAN



DATE : MAY 19, 2009  
*M.S.S.*

DRAWING # 30679-20  
 FILE # 30679-20\_L29

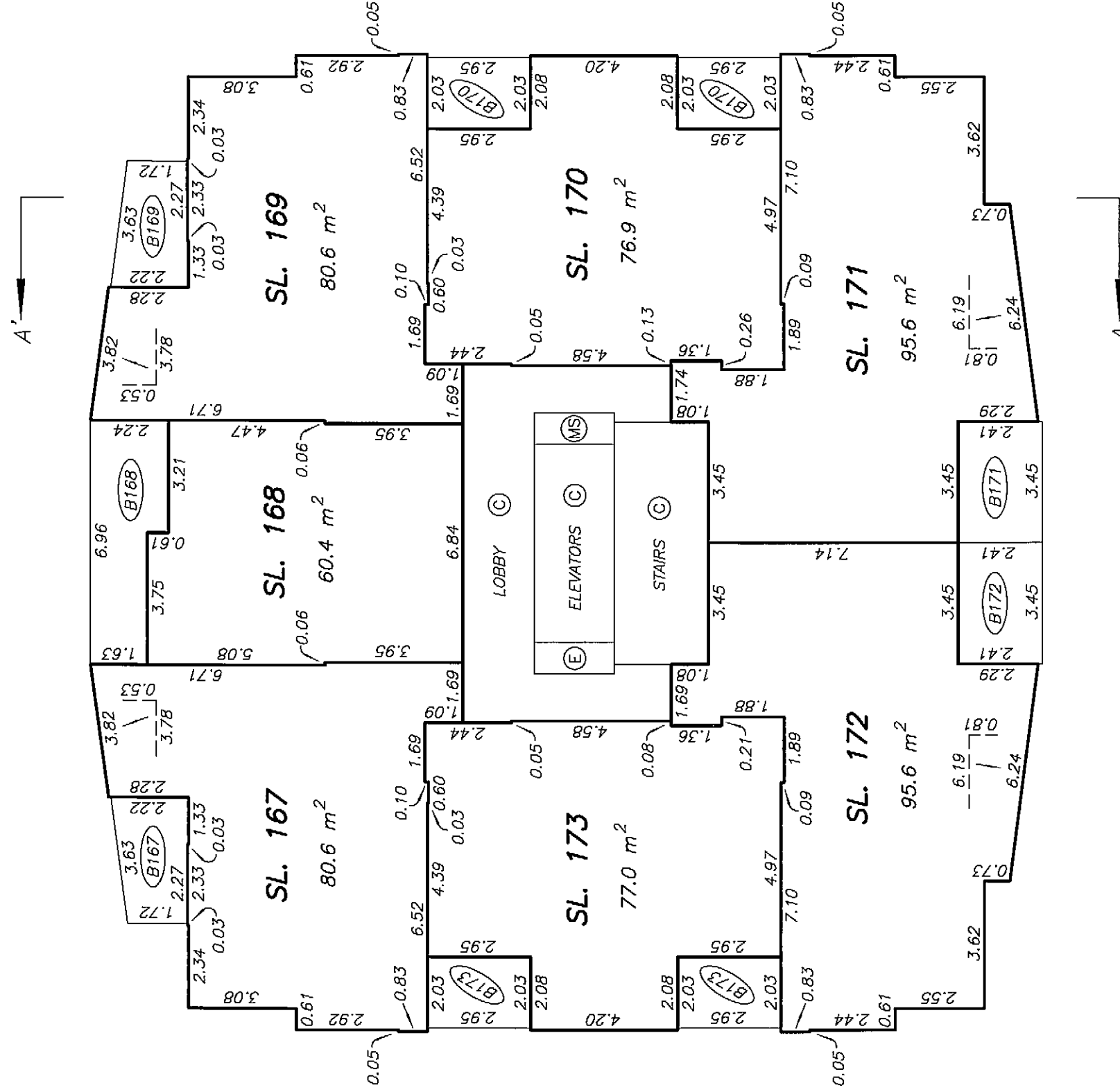
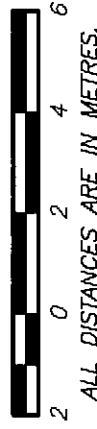
ORIGINAL

SHEET 42 OF 46 SHEETS

# STRATA PLAN BCS 3495 PHASE 1

## 30th FLOOR PLAN

SCALE 1:150



DATE : MAY 19, 2009  
M. E. S.

DRAWING # 30679-20  
FILE # 30679-20\_L30

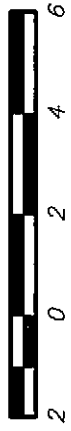
ORIGINAL

SHEET 43 OF 46 SHEETS

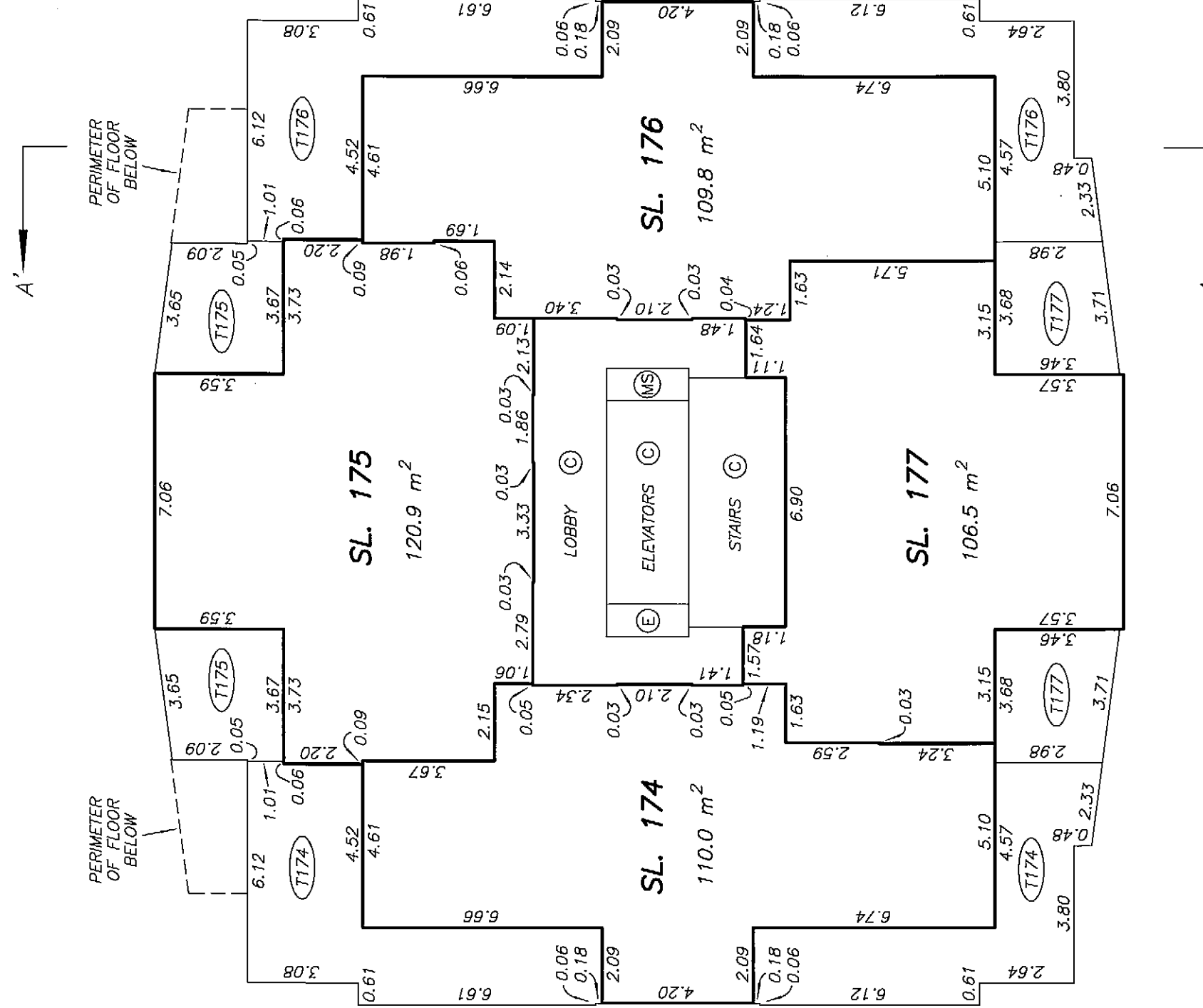
STRATA PLAN BCS 3495  
PHASE 1

31st FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : MAY 19, 2009

M.F.S.

DRAWING # 30679-20  
FILE # 30679-20\_L31

ORIGINAL

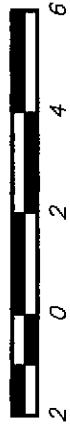
SHEET 44 OF 46 SHEETS

# STRATA PLAN BCS 3495

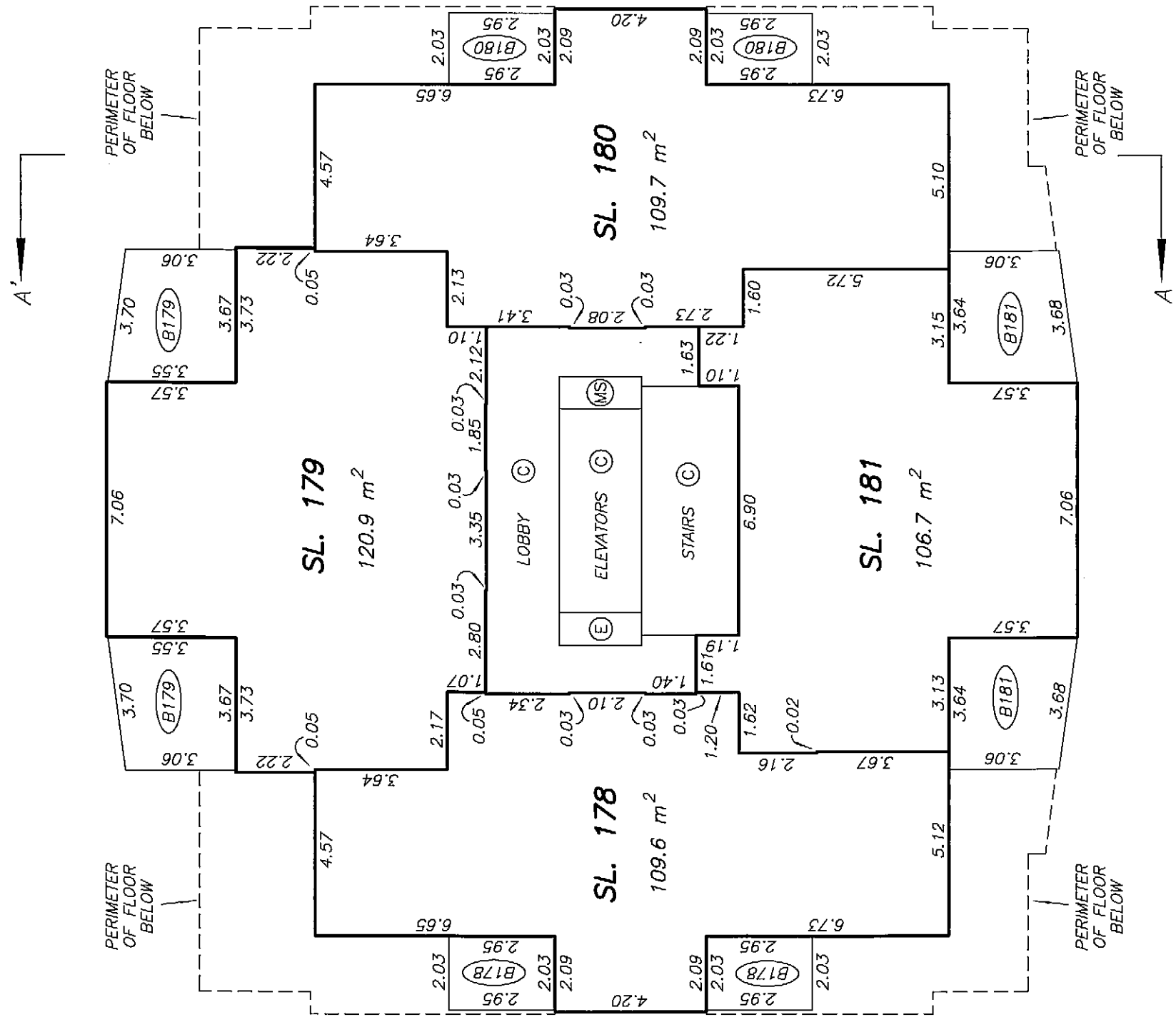
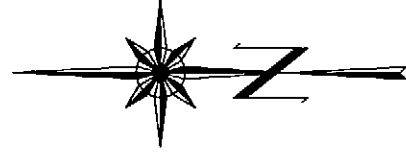
## PHASE 1

# 32nd FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : MAY 19, 2009

M.E.S.

DRAWING # 30679-20  
FILE # 30679-20\_L32

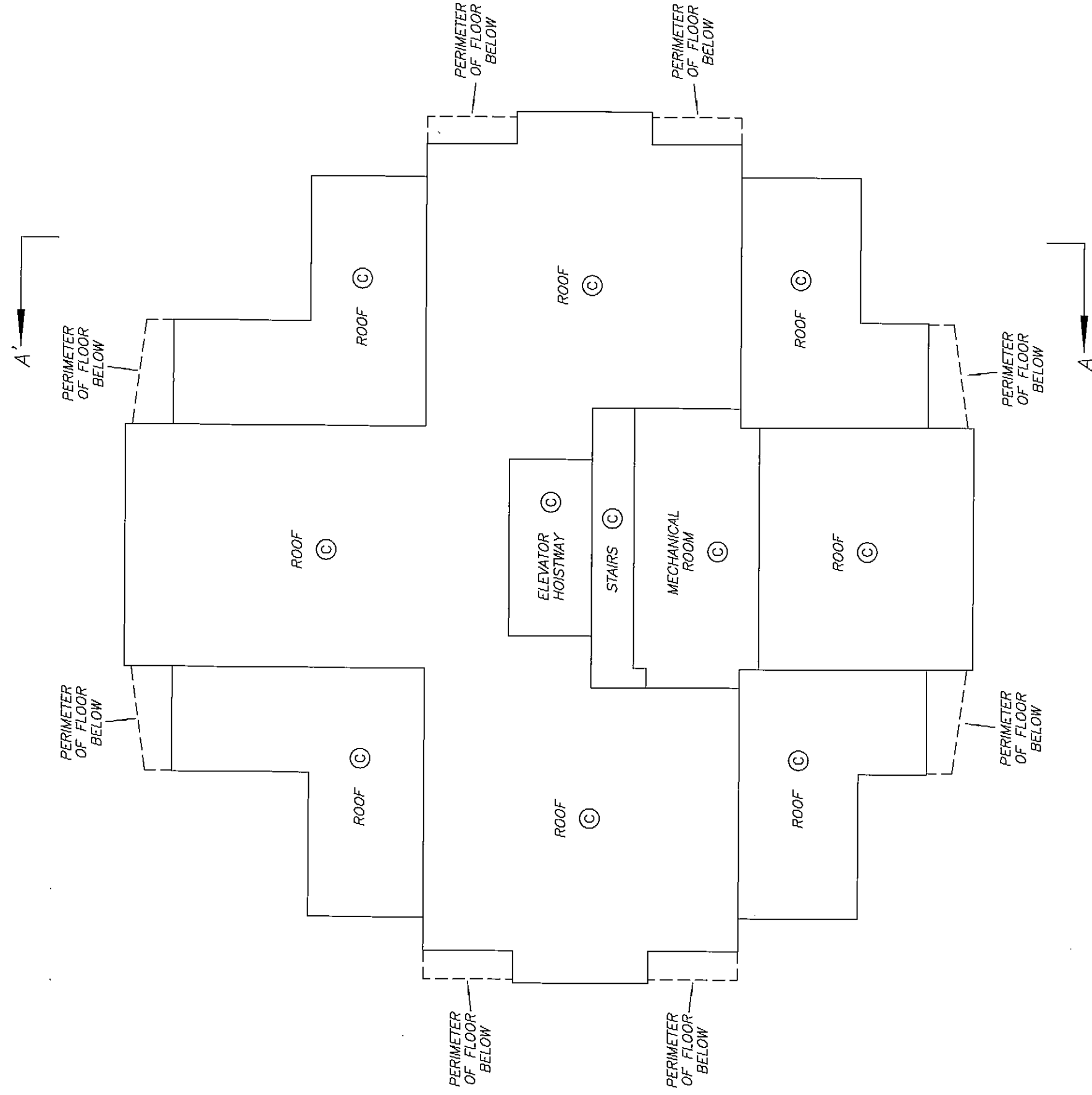
ORIGINAL

SHEET 45 OF 46 SHEETS

33rd FLOOR PLAN

STRATA PLAN BCS 3495

PHASE 1



DRAWING # 30679-20  
FILE # 30679-20\_L33

DATE : MAY 19, 2009

M. E. S.

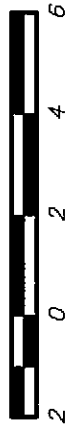
ORIGINAL

SHEET 46 OF 46 SHEETS

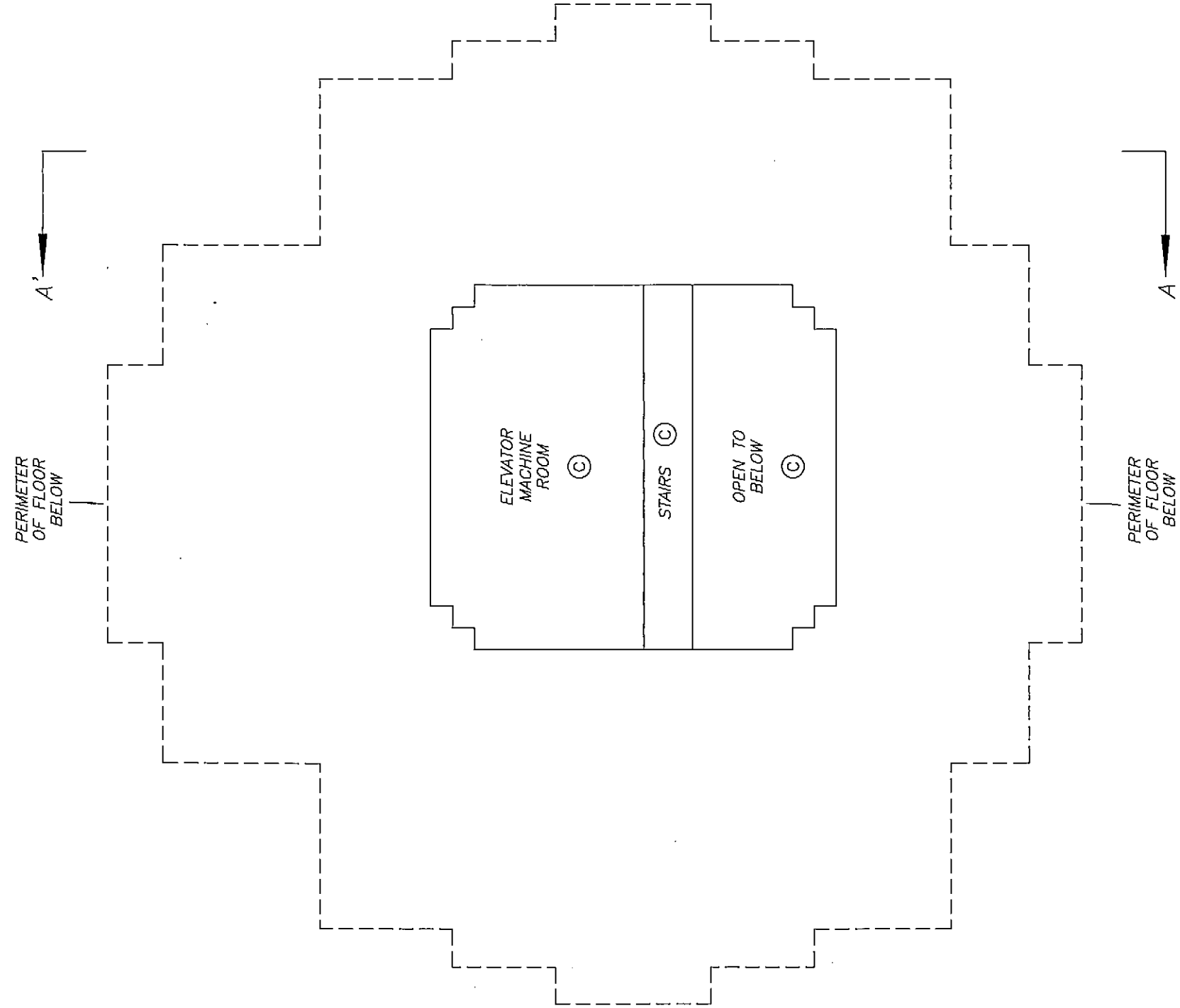
STRATA PLAN BCS 3495  
PHASE 1

34th FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : MAY 19, 2009  
M.F.S.

DRAWING # 30679-20  
FILE # 30679-20\_L34

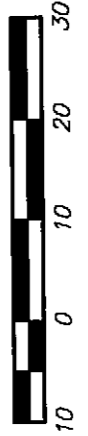
ORIGINAL

SHEET 1 OF 46 SHEETS

# STRATA PLAN OF PART OF LOT 1, DISTRICT LOT 384A, GROUP 1, N.W.D., PLAN BCP20738

"CITY OF COQUITLAM"  
B.C.G.S. 92G.027

SCALE 1:750



THE INTENDED PLOT SIZE OF THIS PLAN IS 279mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:750

ALL DISTANCES ARE IN METRES.

INTEGRATED SURVEY AREA No. 14  
(COQUITLAM) NAD-83 (CSRS)

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY COMBINED FACTOR 0.9996017

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

THIS 6 DAY OF July, 2012  
*Larry Blaschuk*  
REGISTRAR

REF: BB1492697



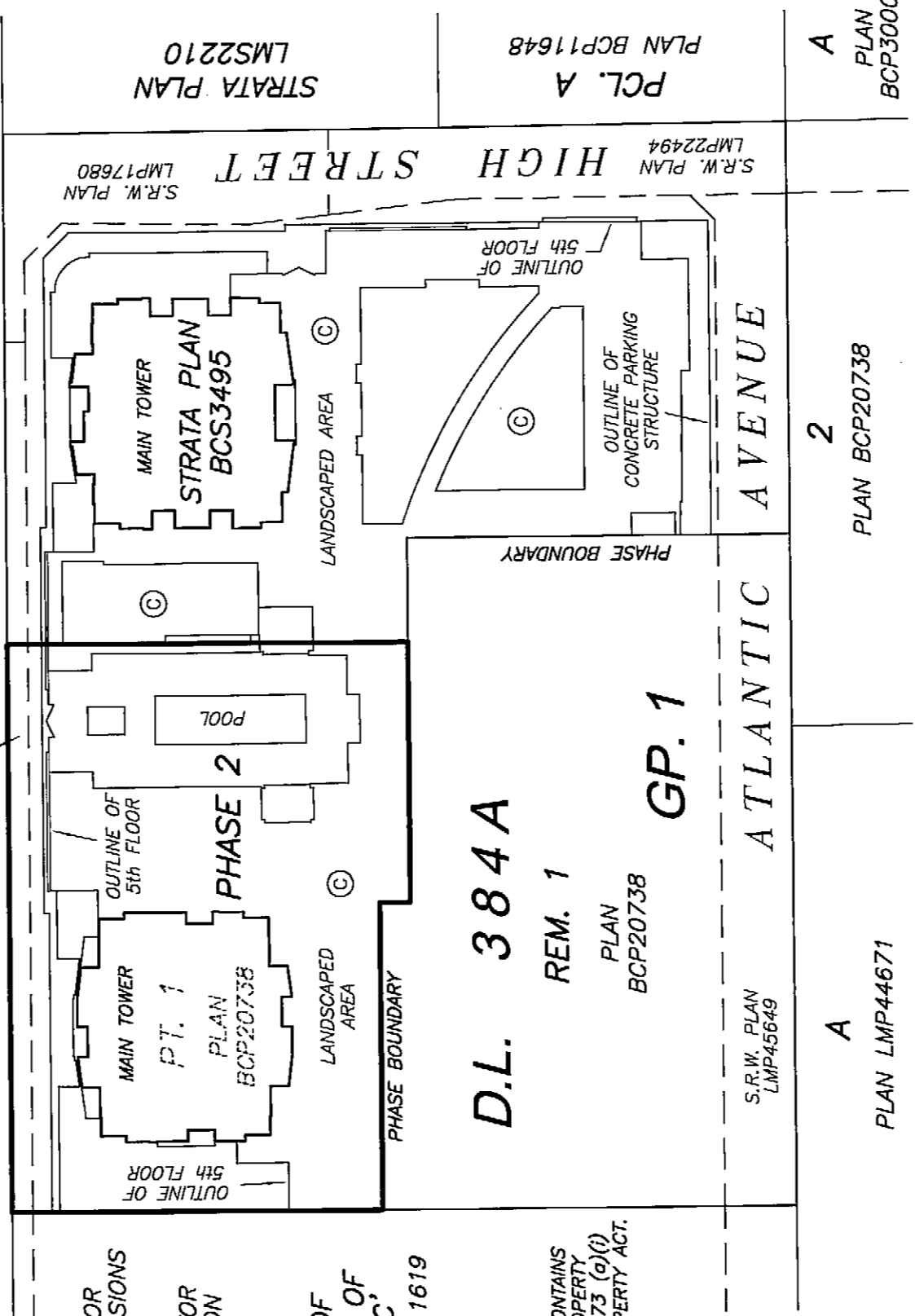
"GRAND CENTRAL"  
2968 GLEN DRIVE  
COQUITLAM, BC

**NOTE:**

THIS STRATA PLAN DOES NOT HAVE 4th, 13th, 14th AND 24th FLOOR.

GLEN DRIVE

S.R.W. PLAN LMP45649



SEE SHEET #2 FOR BOUNDARY DIMENSIONS

SEE SHEET #3 FOR BUILDING LOCATION AND DIMENSIONS

REM. OF W. 231' OF PCL. 'C'  
REF. PLAN 1619

THIS STRATA PLAN CONTAINS LIMITED COMMON PROPERTY ACCORDING TO SEC. 73 (g)(i) OF THE STRATA PROPERTY ACT.

**NOTE:**

ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT 45° DEFLECTION TO UNLESS OTHERWISE SHOWN.

**LEGEND**

- SL - DENOTES STRATA LOT
- PT. - DENOTES PART
- © - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING COMMON PROPERTY
- ⓂS - DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- O/B - DENOTES OPEN TO BELOW, PART OF SL, BUT EXCLUDED FROM AREA CALCULATION.
- Ⓟ191 - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 191 TYPICAL
- Ⓟ193 - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 193
- Ⓟ187 - DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 187
- Ⓟ194 - DENOTES ROOF TERRACE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 394 TYPICAL

DATE: July 03/12

*T. Hankins*  
APPROVING OFFICER FOR THE CITY OF COQUITLAM

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: JUNE 8th, 2012.

*Mike E. Shaw*

BENNETT LAND SURVEYING LTD.  
B.C. & CANADA LAND SURVEYORS  
#201-9547 152nd STREET,  
SURREY, B.C. V3R 5Y5  
PHONE : 604-582-0717

DRAWING # 30679-22  
FILE # 30679-22\_FS  
DATE : JUNE 8, 2012

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

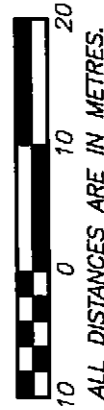
ORIGINAL

SHEET 2 OF 46 SHEETS

STRATA PLAN BCS3495  
PHASE 2

BOUNDARY DIMENSIONS

SCALE 1:600



REM. OF W. 231'  
OF PCL. 'C'

REF.  
PLAN 1619

A  
PLAN  
LMP44671

D.L. 384A

Rem. 1  
PLAN  
BCP20738

Pt. 1  
PLAN  
BCP20738

PHASE 2

2  
PLAN  
BCP20738

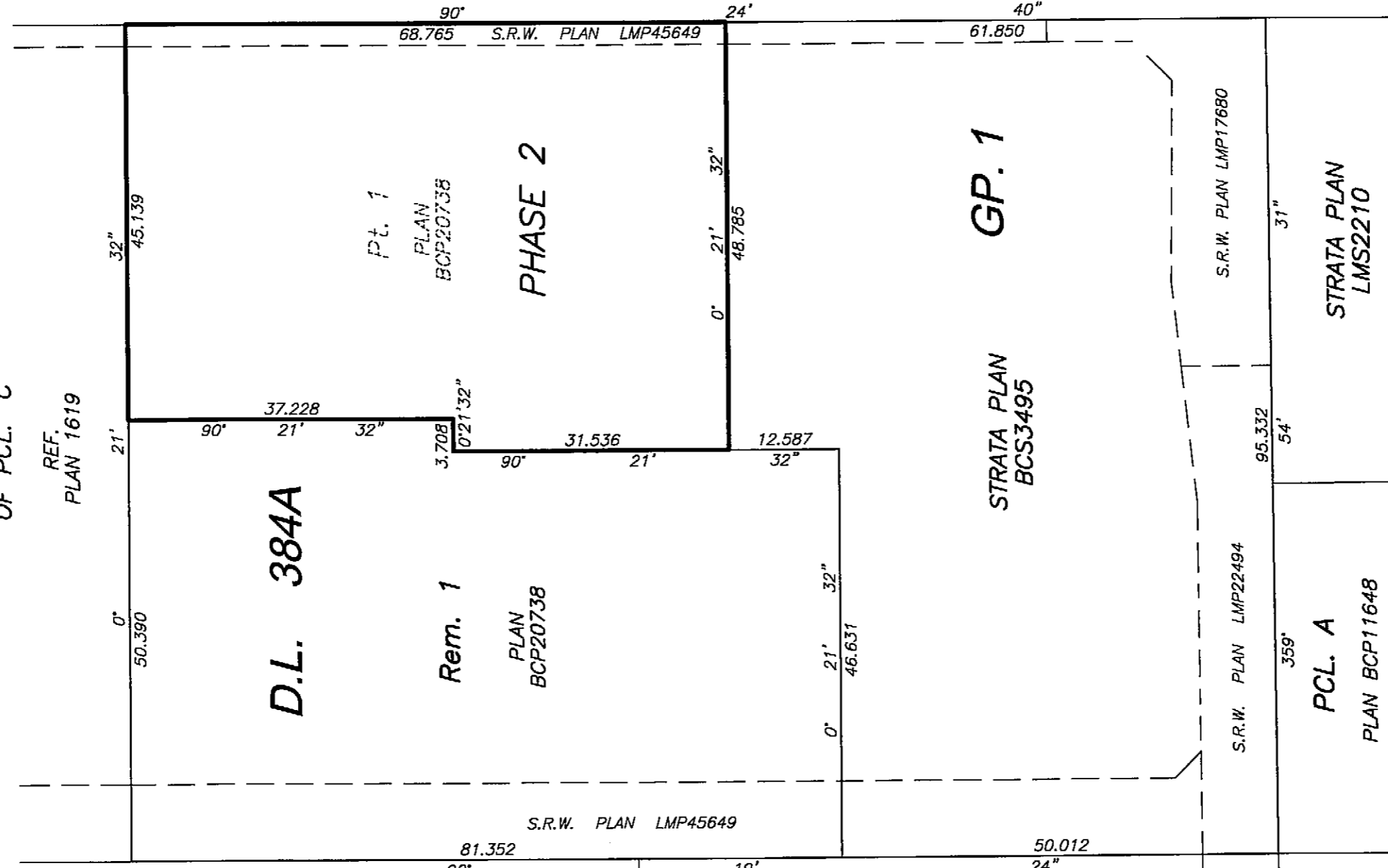
STRATA PLAN  
BCS3495

GP. 1

A  
PLAN  
BCP30008

PCL. A  
PLAN BCP11648

STRATA PLAN  
LMS2210



I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, 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 8th DAY OF JUNE 2012. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 137236, ON THE 12th DAY OF JUNE, 2012.

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

DATE : JUNE 8, 2012  
*M.E.S.*

DRAWING # 30679-22  
FILE # 30679-22\_POST

ORIGINAL



SHEET 3 OF 46 SHEETS

STRATA PLAN BCS3495  
PHASE 2

BUILDING LOCATION  
AND DIMENSIONS



SCALE 1:300



ALL DISTANCES ARE IN METRES.

REM. OF  
W. 231' OF  
PCL. 'C'

REF.  
PLAN 1619

0.07  
CLEAR

0.06  
CLEAR

45.139

39.33

4.88

0.93

OUTLINE OF  
5th FLOOR

OUTLINE OF CONCRETE  
PARKING STRUCTURE

384A

D.L.

PHASE BOUNDARY

37.16

37.228

S.R.W. PLAN 68.765 LMP45649

36.12

OUTLINE  
OF TOWER

PHASE 2

Rem. 1

PLAN BCP20738

LANDSCAPED  
AREA  
5th FLOOR

3.708

PL. 1

PLAN BCP20738

ROOF  
3rd FLOOR

OUTLINE OF  
3rd FLOOR

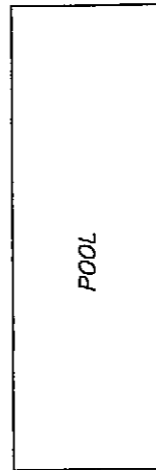
WASHROOM

31.536

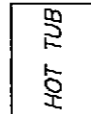
PHASE BOUNDARY

32.59

OUTLINE OF  
5th FLOOR



POOL



HOT TUB

GP. 1

WASHROOM

44.09

PHASE BOUNDARY

48.785

0.53

4.17

OUTLINE OF CONCRETE  
PARKING  
STRUCTURE

OUTLINE OF  
3rd FLOOR

GLEN

DRIVE

STRATA PLAN  
BCS3495

DATE : JUNE 8, 2012

M.E.S.

ORIGINAL

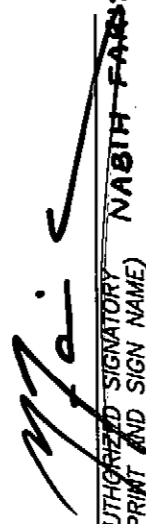
DRAWING # 30679-22  
FILE # 30679-22\_CE


SHEET 4 OF 46 SHEETS


STRATA PLAN BCS3495  
PHASE 2

OWNER:

INTERGULF DEVELOPMENT (CC) CORP.  
(INCORPORATION No. 0760627)

  
AUTHORIZED SIGNATORY  
(PRINT AND SIGN NAME) **NABITH FARRIS**

  
AUTHORIZED SIGNATORY  
(PRINT AND SIGN NAME) **HAREESH SARA**

  
WITNESS AS TO BOTH SIGNATURES  
(PRINT AND SIGN NAME) **JULY OH**

OFFICE MANAGER

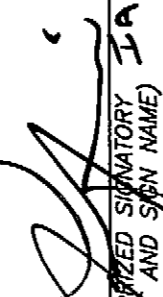
OCCUPATION OF WITNESS


**1750 - 1055 WEST GEORGIA STREET**  
ADDRESS OF WITNESS **VANCOUVER, BC**  
**V6E 3P3**

MORTGAGEE:

ROYAL BANK OF CANADA

  
AUTHORIZED SIGNATORY  
(PRINT AND SIGN NAME) **KELLY MCKNIGHT**

  
AUTHORIZED SIGNATORY  
(PRINT AND SIGN NAME) **IAN JARVIS**

  
WITNESS AS TO BOTH SIGNATURES  
(PRINT AND SIGN NAME) **SUSAN TANATMIS**

ADMINISTRATIVE ASSISTANT


OCCUPATION OF WITNESS

**3614 FLR. 1 1055 W. GEORGIA ST.**  
ADDRESS OF WITNESS **VANCOUVER, BC, V6E 3S5**

T.H.


THE CITY OF COQUITLAM REGISTERED OWNER  
OF COVENANTS: BP63622; BX16348, BX16353  
BB493123 AND BB1087530 HEREBY CONSENTS  
TO THE DEPOSIT OF THIS PLAN.

  
AUTHORIZED SIGNATORY

  
AUTHORIZED SIGNATORY

~~I CERTIFY THAT THE FITNESS OF THIS PLAN WITH RESPECT TO  
WASHROOM FACILITIES, EXTERIOR RECREATIONAL GARDEN,  
EXTERIOR SWIMMING POOL AND DECK AREA, GOLF  
MULTI-PURPOSE ROOM AND KITCHEN AREA, GOLF  
PUTTING GREEN AND COMMON WASHROOM FOR POOL AREA  
WHICH ACCORDING TO THE PHASED STRATA PLAN DECLARATION  
IN FORM P FILED FOR THIS STRATA PLAN WAS TO HAVE BEEN  
CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAS BEEN  
PROVIDED FOR IN ACCORDANCE WITH SECTION 225(2) OF  
THE STRATA PROPERTY ACT.~~

DATE: June 18, 2012

  
APPROVING OFFICER FOR THE  
CITY OF COQUITLAM

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,  
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA  
PLAN HAS NOT, AS OF JUNE 8th, 2012, BEEN  
PREVIOUSLY OCCUPIED.

  
B.C.L.S.

DATE : JUNE 8, 2012  
**M.E.S.**

DRAWING # 30679-22  
FILE # 30679-22\_SIGN

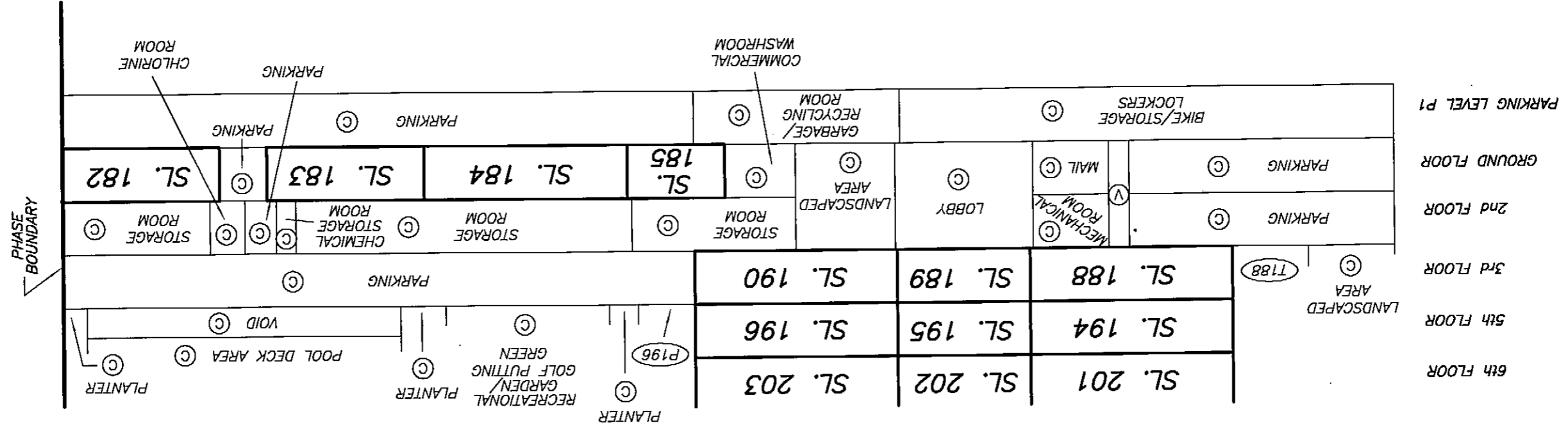
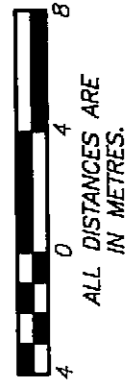
ORIGINAL

SHEET 5 OF 46 SHEETS

STRATA PLAN BCS3495  
PHASE 2

SECTION B - B'

SCALE 1:250



SEE SHEET #6  
FOR CONTINUATION

DATE : JUNE 8, 2012  
M.F.S.

DRAWING # 30679-22  
FILE # 30679-22\_SB

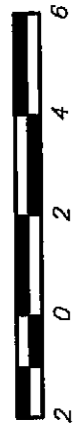
ORIGINAL

SHEET 6 OF 46 SHEETS

STRATA PLAN BCS3495  
PHASE 2

SECTION B - B'

SCALE 1:150



ALL DISTANCES ARE IN METRES.

SEE SHEET #7  
FOR CONTINUATION

SL. 305	SL. 306	SL. 307	21st FLOOR
SL. 297	SL. 298	SL. 299	20th FLOOR
SL. 289	SL. 290	SL. 291	19th FLOOR
SL. 281	SL. 282	SL. 283	18th FLOOR
SL. 273	SL. 274	SL. 275	17th FLOOR
SL. 265	SL. 266	SL. 267	16th FLOOR
SL. 257	SL. 258	SL. 259	15th FLOOR
SL. 249	SL. 250	SL. 251	12th FLOOR
SL. 241	SL. 242	SL. 243	11th FLOOR
SL. 233	SL. 234	SL. 235	10th FLOOR
SL. 225	SL. 226	SL. 227	9th FLOOR
SL. 217	SL. 218	SL. 219	8th FLOOR
SL. 209	SL. 210	SL. 211	7th FLOOR
SL. 201	SL. 202	SL. 203	6th FLOOR
SL. 194	SL. 195	SL. 196	5th FLOOR

SEE SHEET #5  
FOR CONTINUATION

DATE : JUNE 8, 2012  
*M.E.S.*

DRAWING # 30679-22  
FILE # 30679-22\_SB1

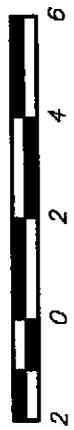
ORIGINAL

SHEET 7 OF 46 SHEETS

STRATA PLAN BCS3495  
PHASE 2

SECTION B - B'

SCALE 1:150



ALL DISTANCES ARE IN METRES.

ELEVATOR MACHINE ROOM LEVEL

ROOF FLOOR

34th FLOOR

33rd FLOOR

32nd FLOOR

31st FLOOR

30th FLOOR

29th FLOOR

28th FLOOR

27th FLOOR

26th FLOOR

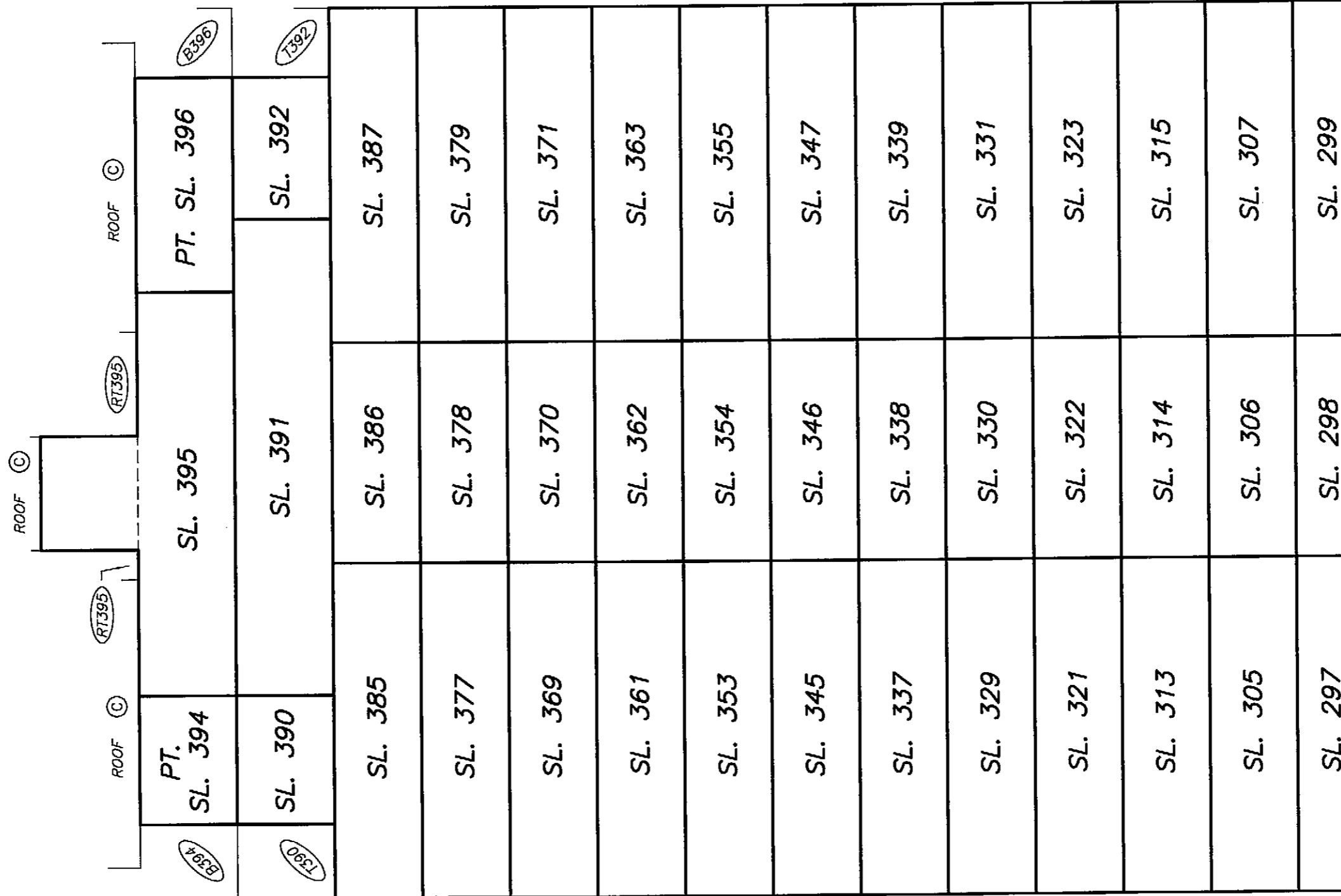
25th FLOOR

23rd FLOOR

22nd FLOOR

21st FLOOR

20th FLOOR



SEE SHEET #6 FOR CONTINUATION

DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_SB1

ORIGINAL

SHEET 8 OF 46 SHEETS

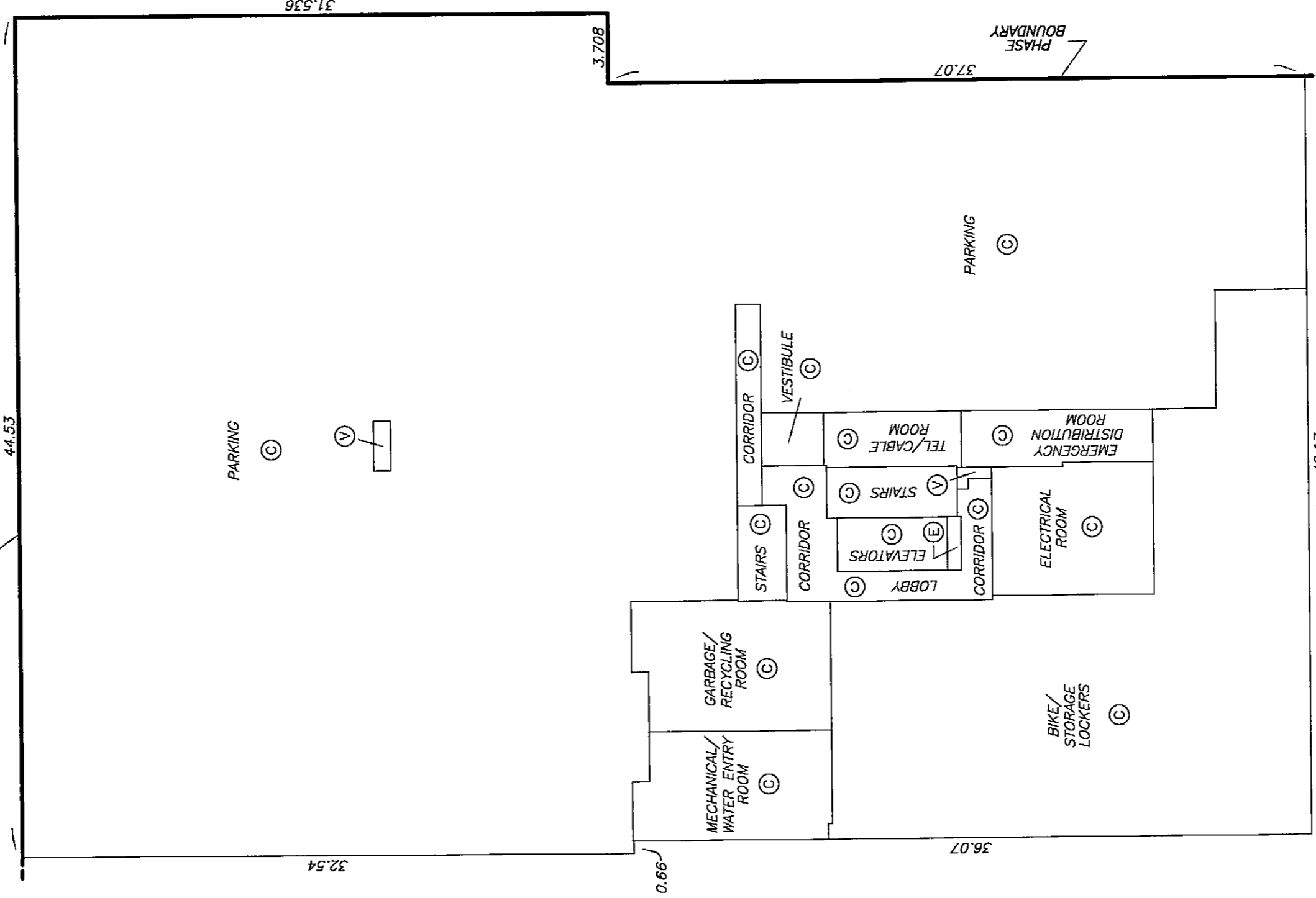
# STRATA PLAN BCS3495 PHASE 2

## PARKING LEVEL P1

SCALE 1:250



PHASE BOUNDARY 44.53



DATE : JUNE 8, 2012

M. E. S.

DRAWING # 30679-22  
FILE # 30679-22\_P1

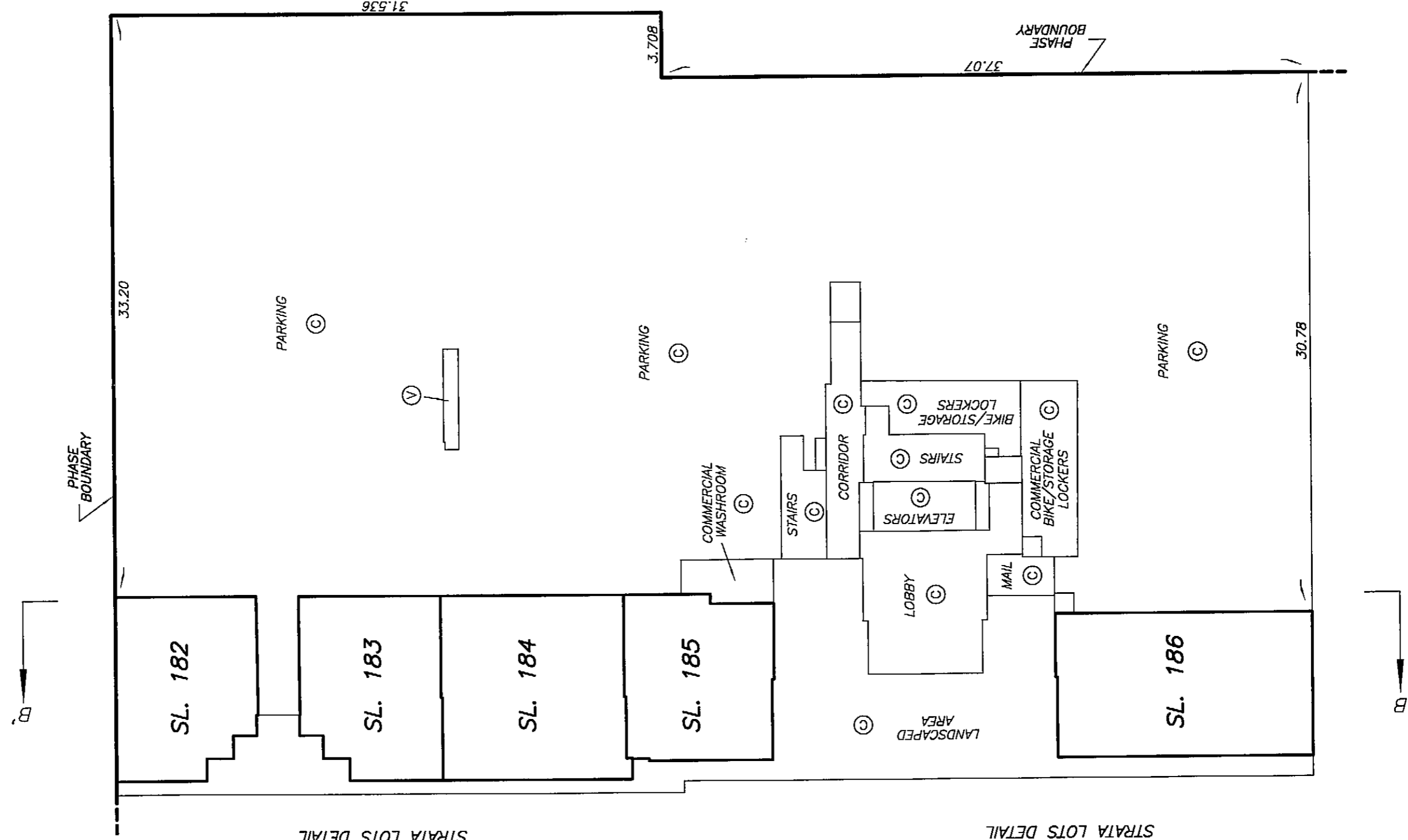
ORIGINAL

SHEET 9 OF 46 SHEETS

STRATA PLAN BCS3495  
PHASE 2

GROUND FLOOR PLAN

SCALE 1:250



SEE SHEET #11 FOR STRATA LOTS DETAIL

SEE SHEET #10 FOR STRATA LOTS DETAIL

DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_GL-key

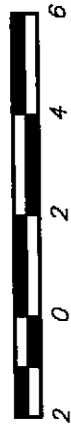
ORIGINAL

SHEET 10 OF 46 SHEETS

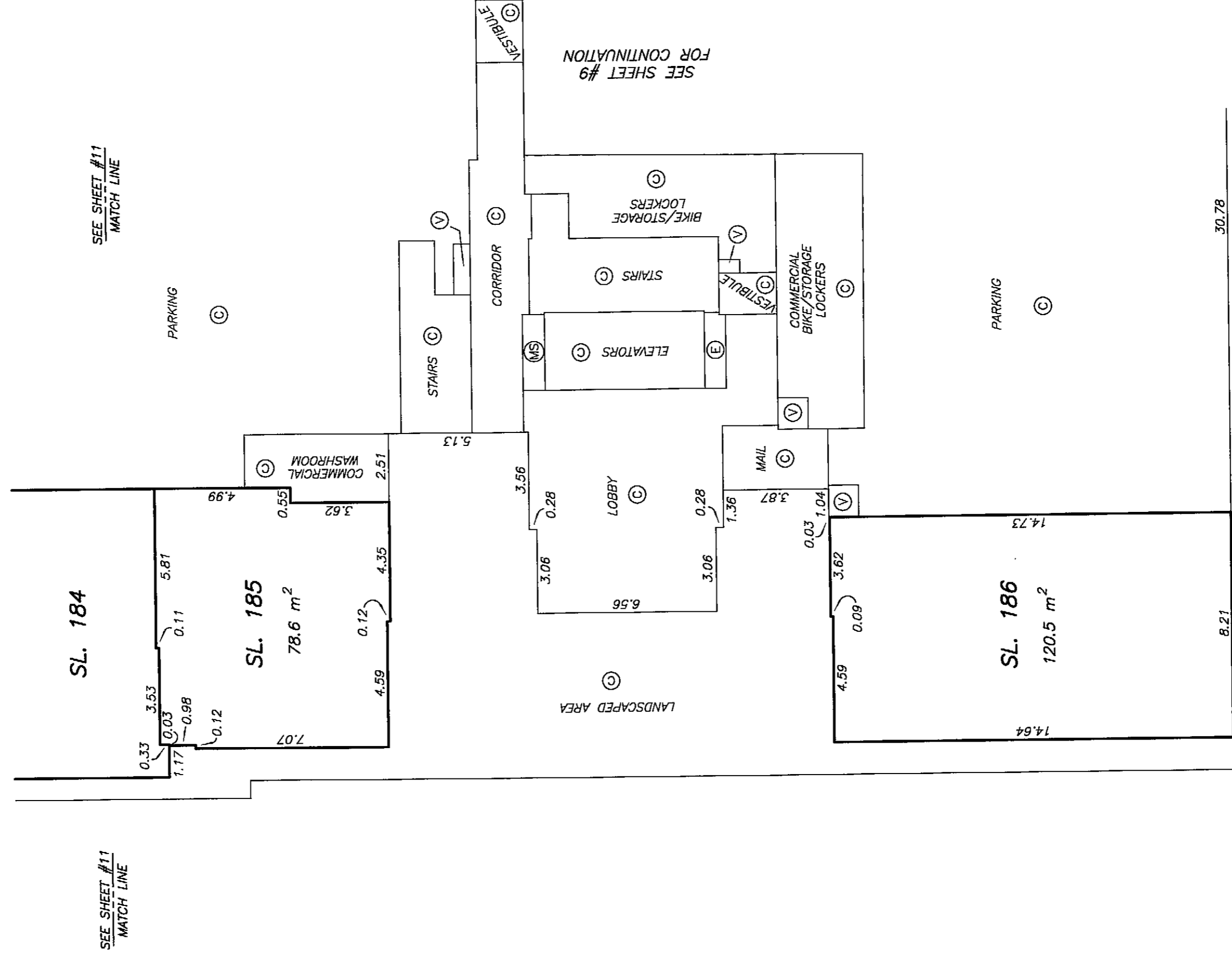
# STRATA PLAN BCS3495 PHASE 2

## GROUND FLOOR PLAN WEST PORTION

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 8, 2012  
*M.E.S.*

DRAWING # 30679-22  
FILE # 30679-22\_GL

ORIGINAL



SHEET 11 OF 46 SHEETS

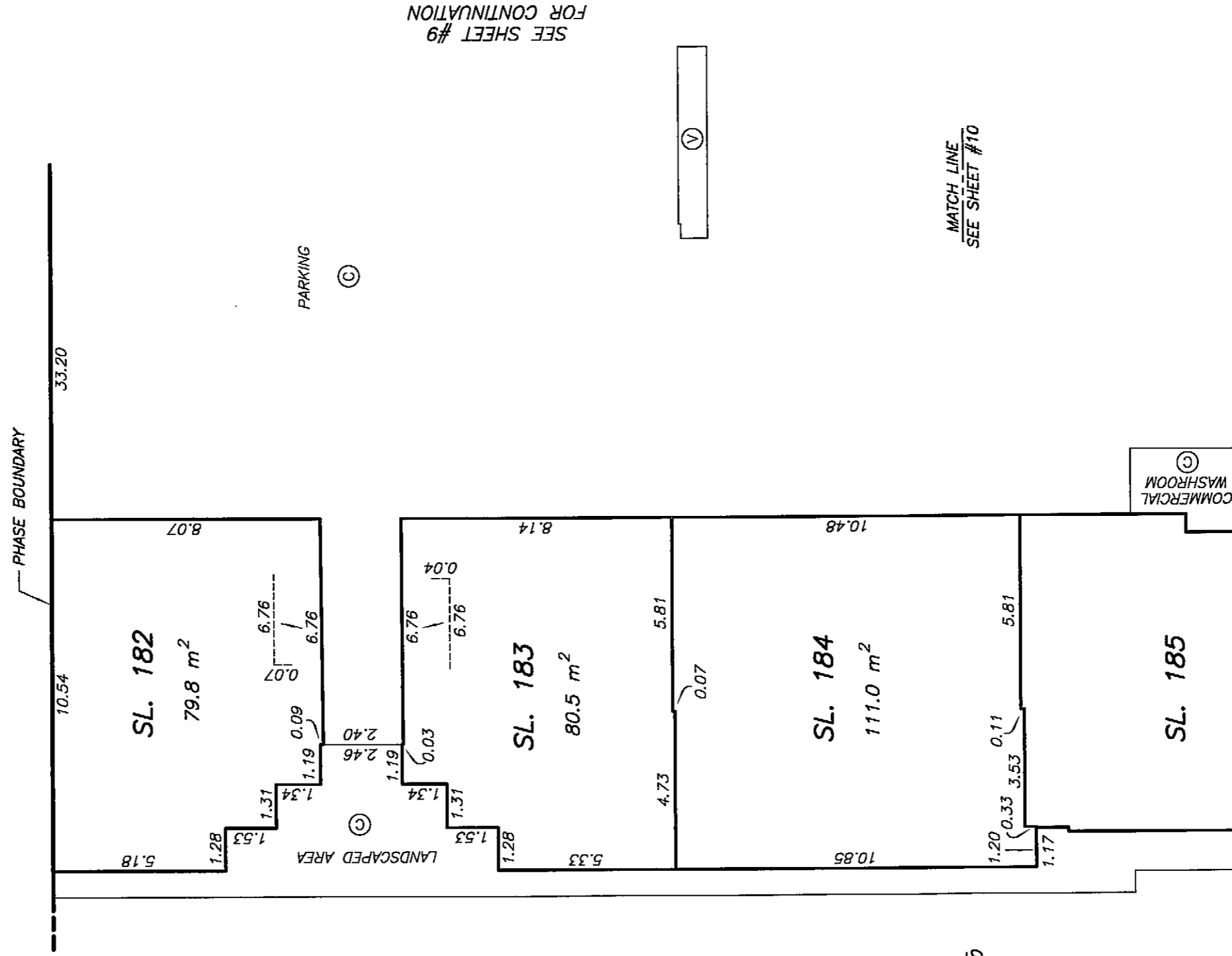
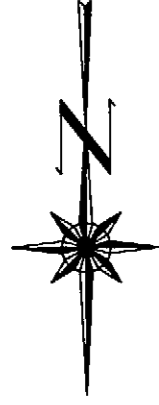
STRATA PLAN BCS3495  
PHASE 2

GROUND FLOOR PLAN  
EAST PORTION

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DRAWING # 30679-22  
FILE # 30679-22\_GL

DATE : JUNE 8, 2012  
M.E.B.

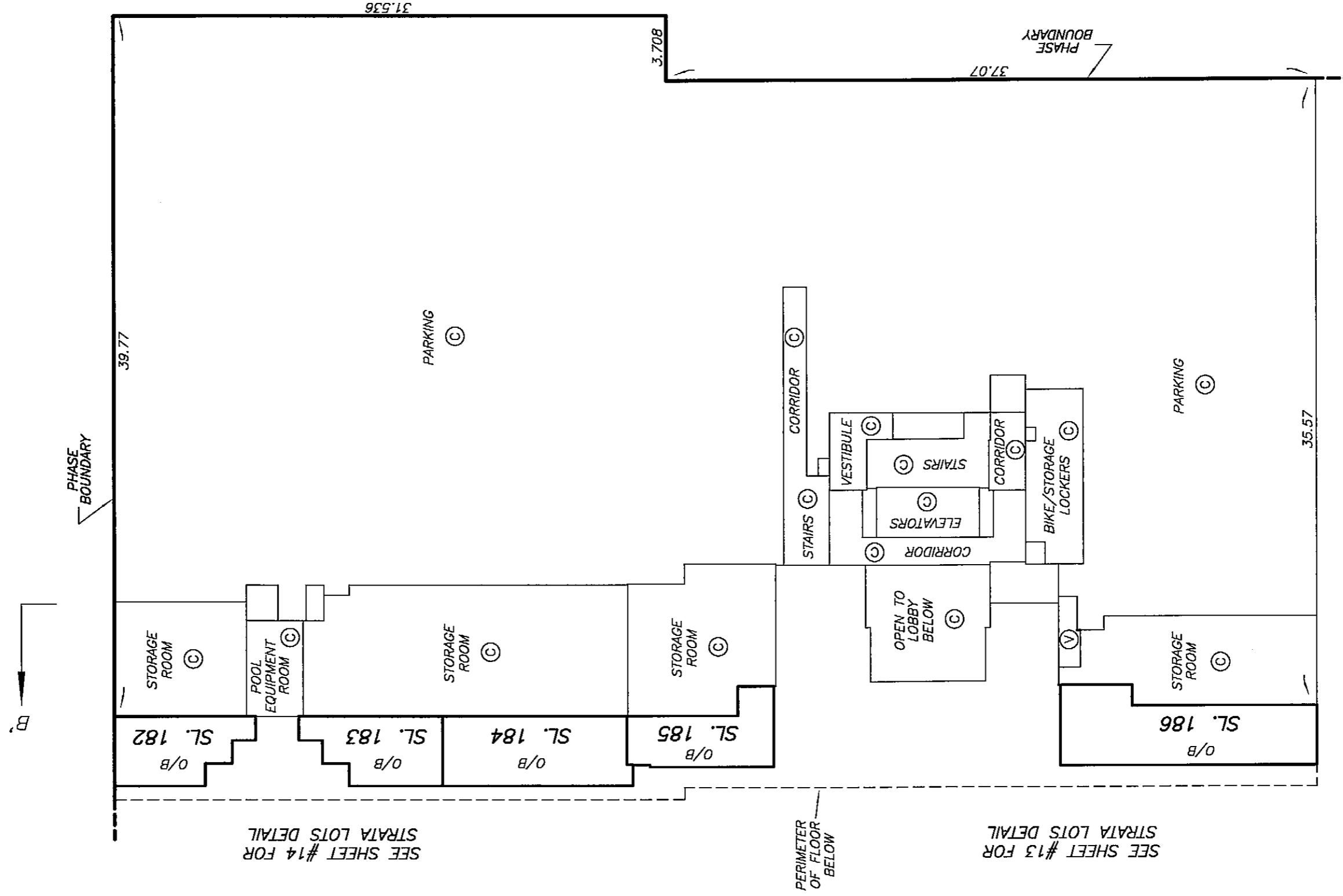
ORIGINAL

SHEET 12 OF 46 SHEETS

STRATA PLAN BCS3495  
PHASE 2

2nd FLOOR PLAN

SCALE 1:250



DATE : JUNE 8, 2012  
M.E.S.

ORIGINAL

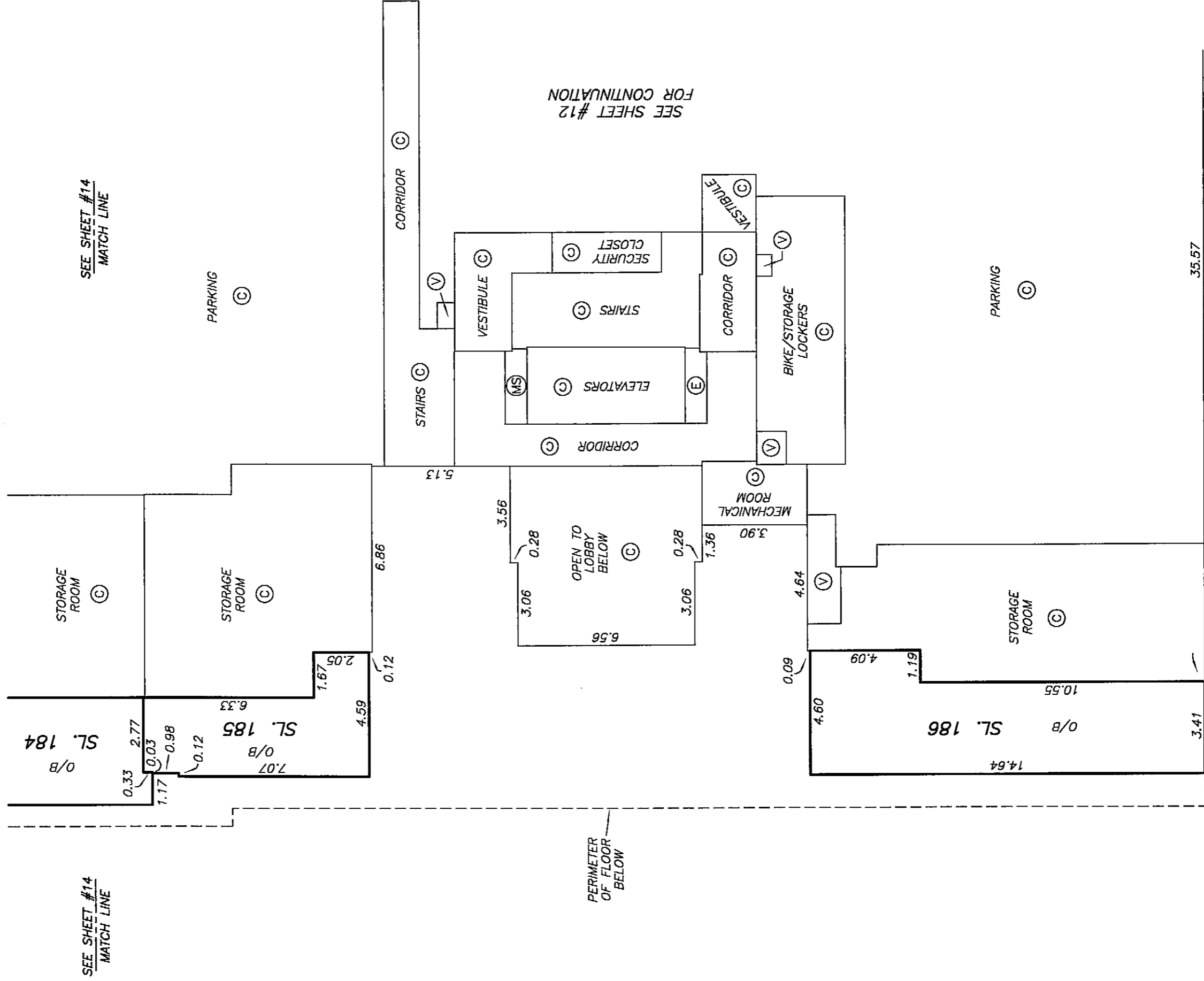
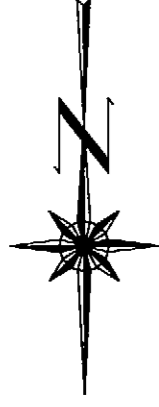
DRAWING # 30679-22  
FILE # 30679-22\_L2-key

SHEET 13 OF 46 SHEETS

# STRATA PLAN BCS3495 PHASE 2

## 2nd FLOOR PLAN WEST PORTION

SCALE 1:150



SEE SHEET #14  
MATCH LINE

SEE SHEET #14  
MATCH LINE

PERIMETER  
OF FLOOR  
BELOW

SEE SHEET #12  
FOR CONTINUATION

DATE : JUNE 8, 2012  
M.F.S.

DRAWING # 30679-22  
FILE # 30679-22\_L2

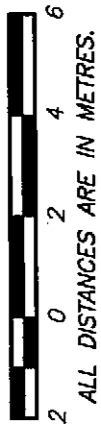
ORIGINAL

SHEET 14 OF 46 SHEETS

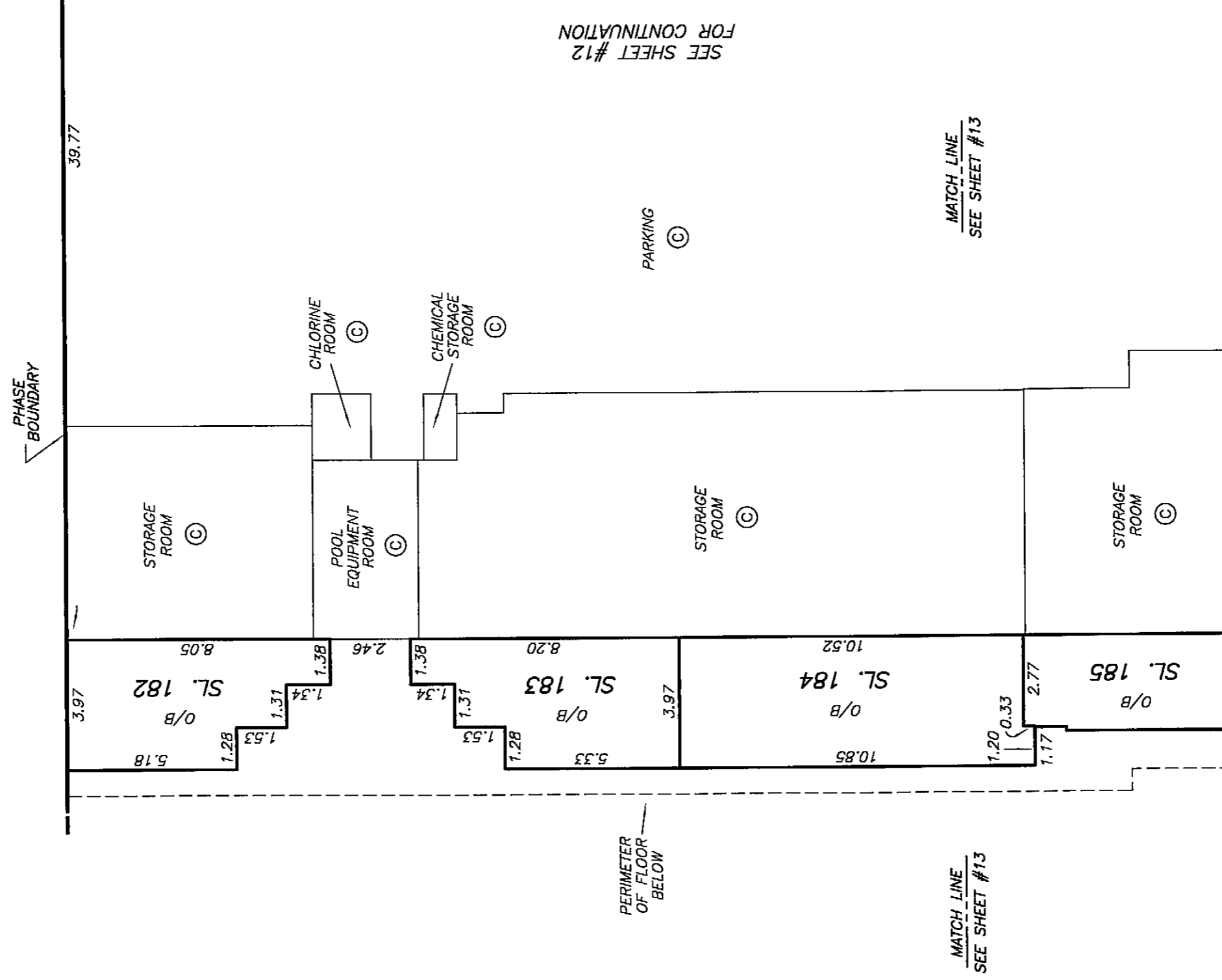
STRATA PLAN BCS3495  
PHASE 2

2nd FLOOR PLAN  
EAST PORTION

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_L2

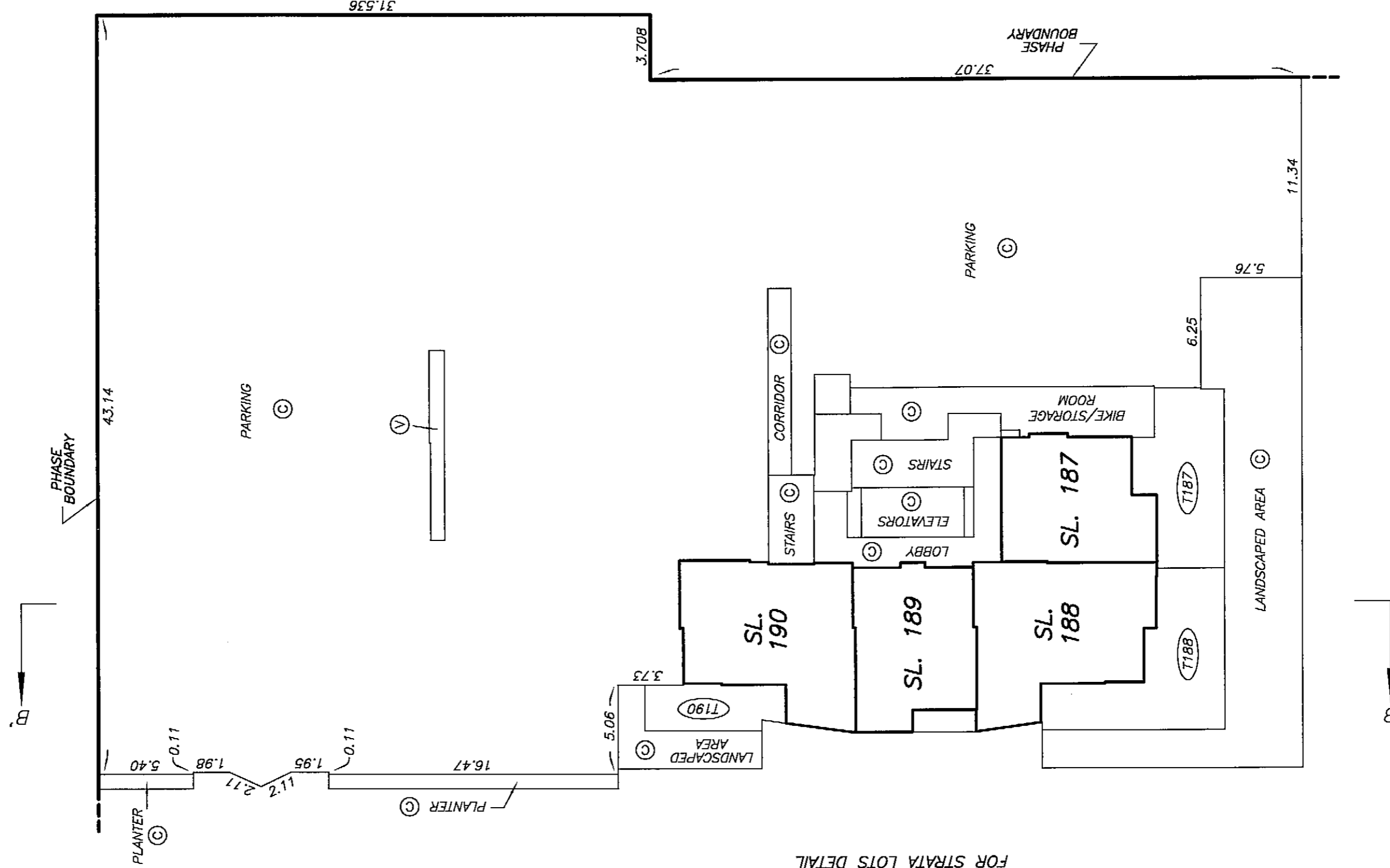
ORIGINAL

SHEET 15 OF 46 SHEETS

# STRATA PLAN BCS3495 PHASE 2

## 3rd FLOOR PLAN

SCALE 1:250



SEE SHEET #16 FOR  
FOR STRATA LOTS DETAIL

DATE : JUNE 8, 2012  
M.E.S.

ORIGINAL

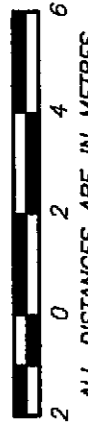
DRAWING # 30679-22  
FILE # 30679-22\_L3

SHEET 16 OF 46 SHEETS

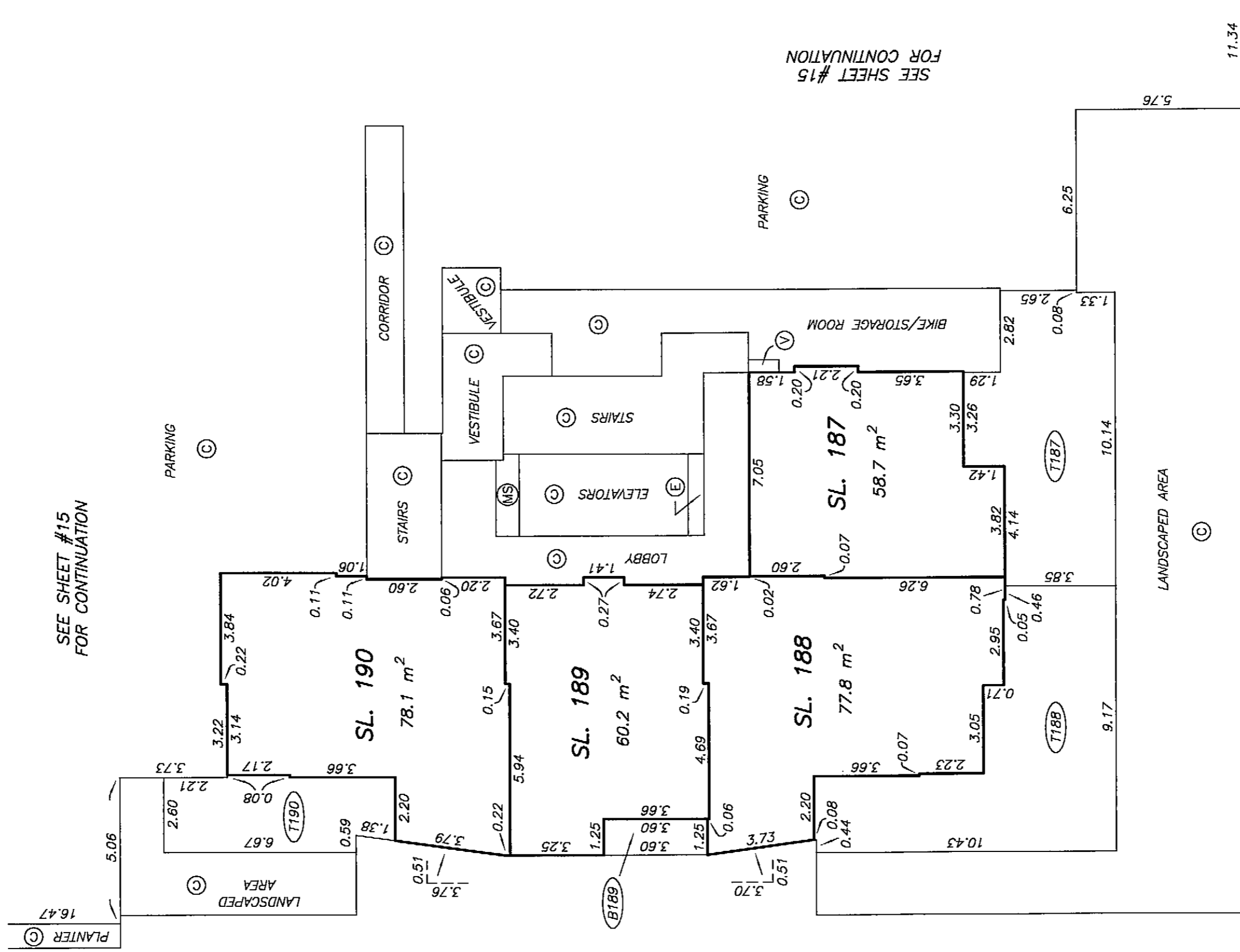
STRATA PLAN BCS3495  
PHASE 2

3rd FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



SEE SHEET #15  
FOR CONTINUATION

SEE SHEET #15  
FOR CONTINUATION

DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22-L3

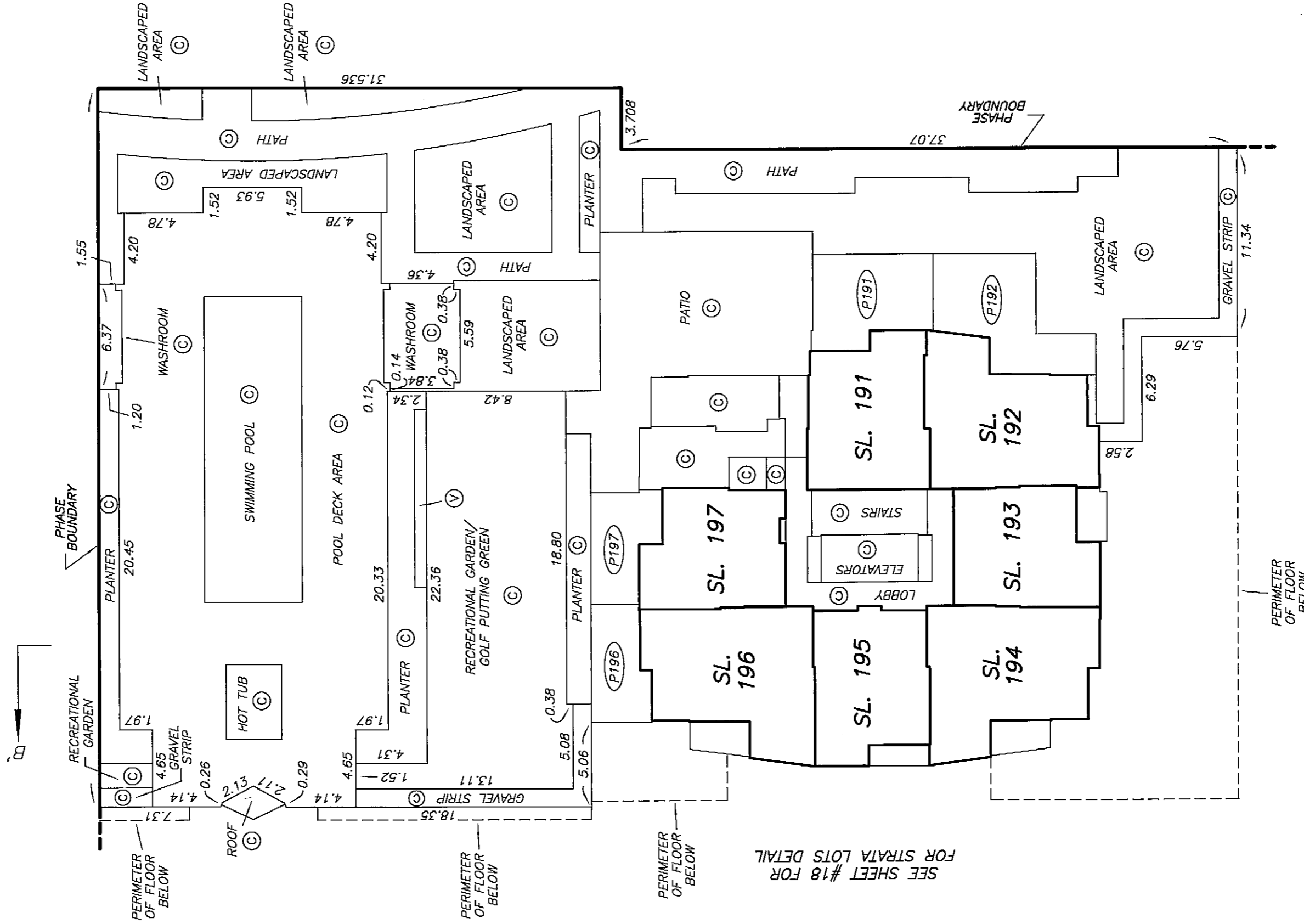
ORIGINAL

SHEET 17 OF 46 SHEETS

# STRATA PLAN BCS3495 PHASE 2

## 5th FLOOR PLAN

SCALE 1:250



SEE SHEET #18 FOR  
FOR STRATA LOTS DETAIL

DATE : JUNE 8, 2012  
*M.E.B.*

DRAWING # 30679-22  
FILE # 30679-22-L5-key

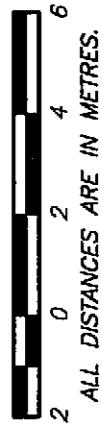
ORIGINAL

SHEET 18 OF 46 SHEETS

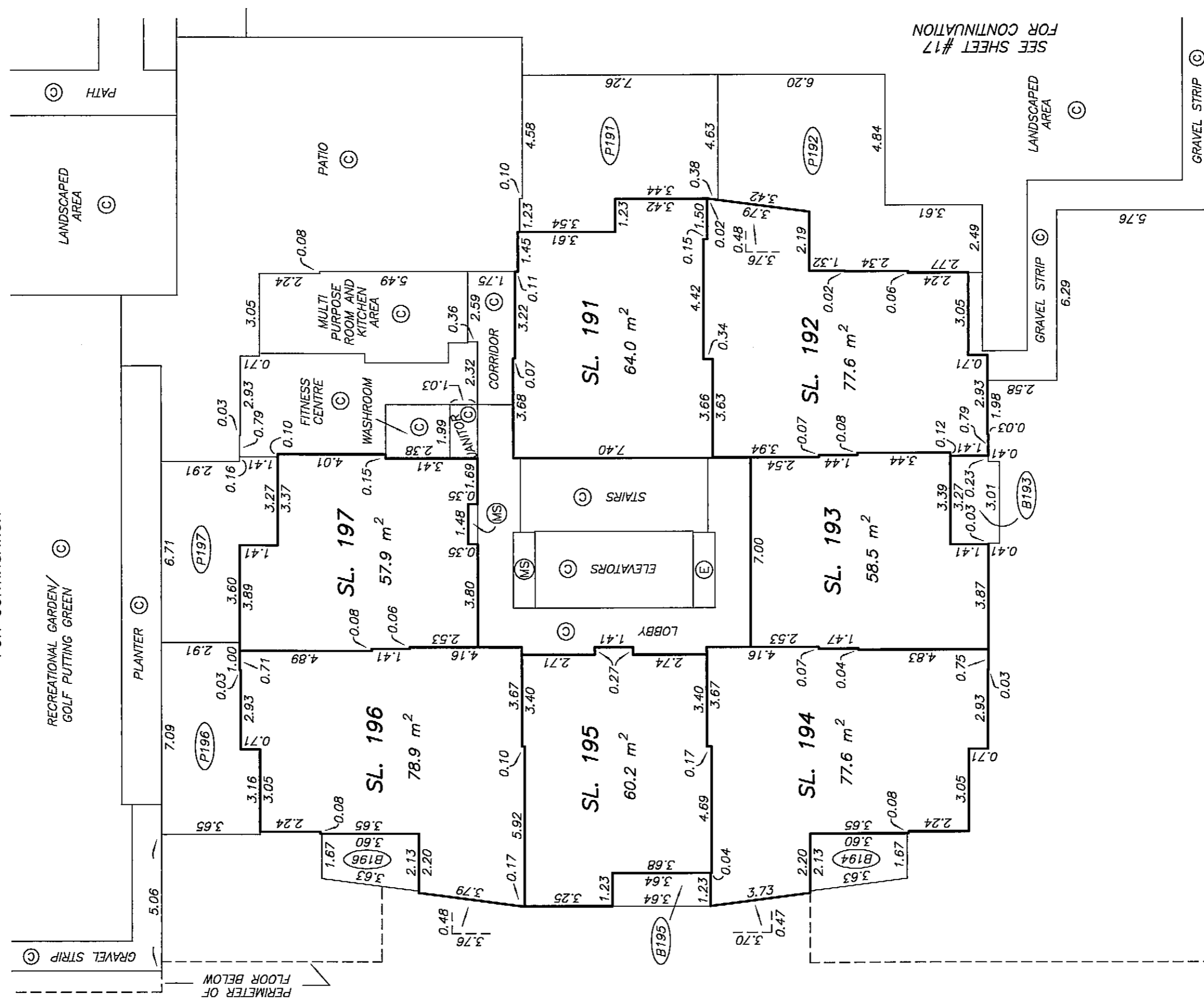
# STRATA PLAN BCS3495 PHASE 2

## 5th FLOOR PLAN

SCALE 1:150



SEE SHEET #17  
FOR CONTINUATION



SEE SHEET #17  
FOR CONTINUATION

PERIMETER OF FLOOR  
BELOW

DATE : JUNE 8, 2012  
*M.E.S.*

DRAWING # 30679-22  
FILE # 30679-22\_L5

ORIGINAL

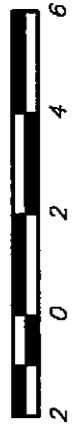


SHEET 19 OF 46 SHEETS

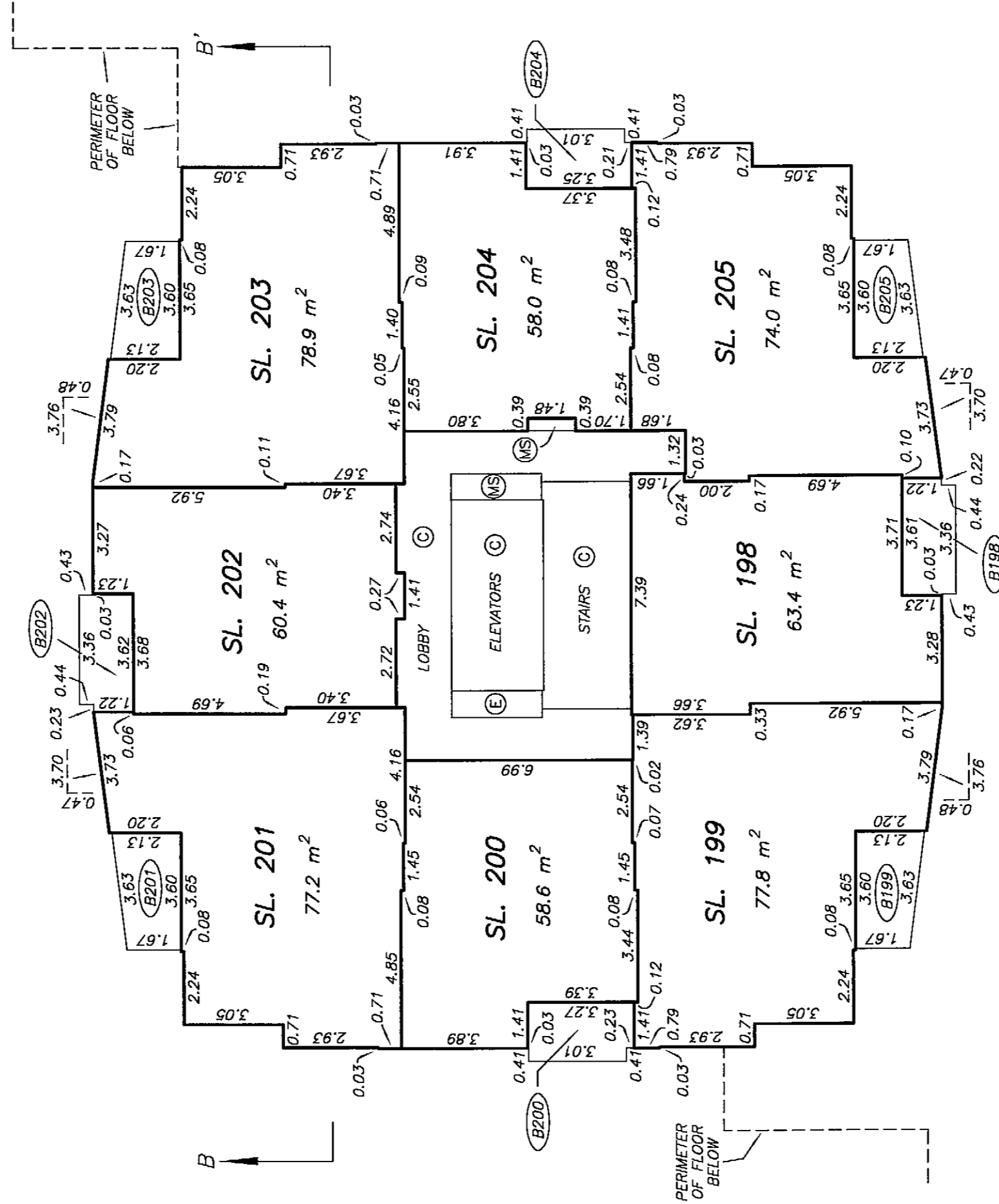
# STRATA PLAN BCS3495 PHASE 2

## 6th FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_L6

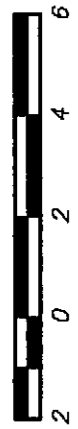
ORIGINAL

SHEET 20 OF 46 SHEETS

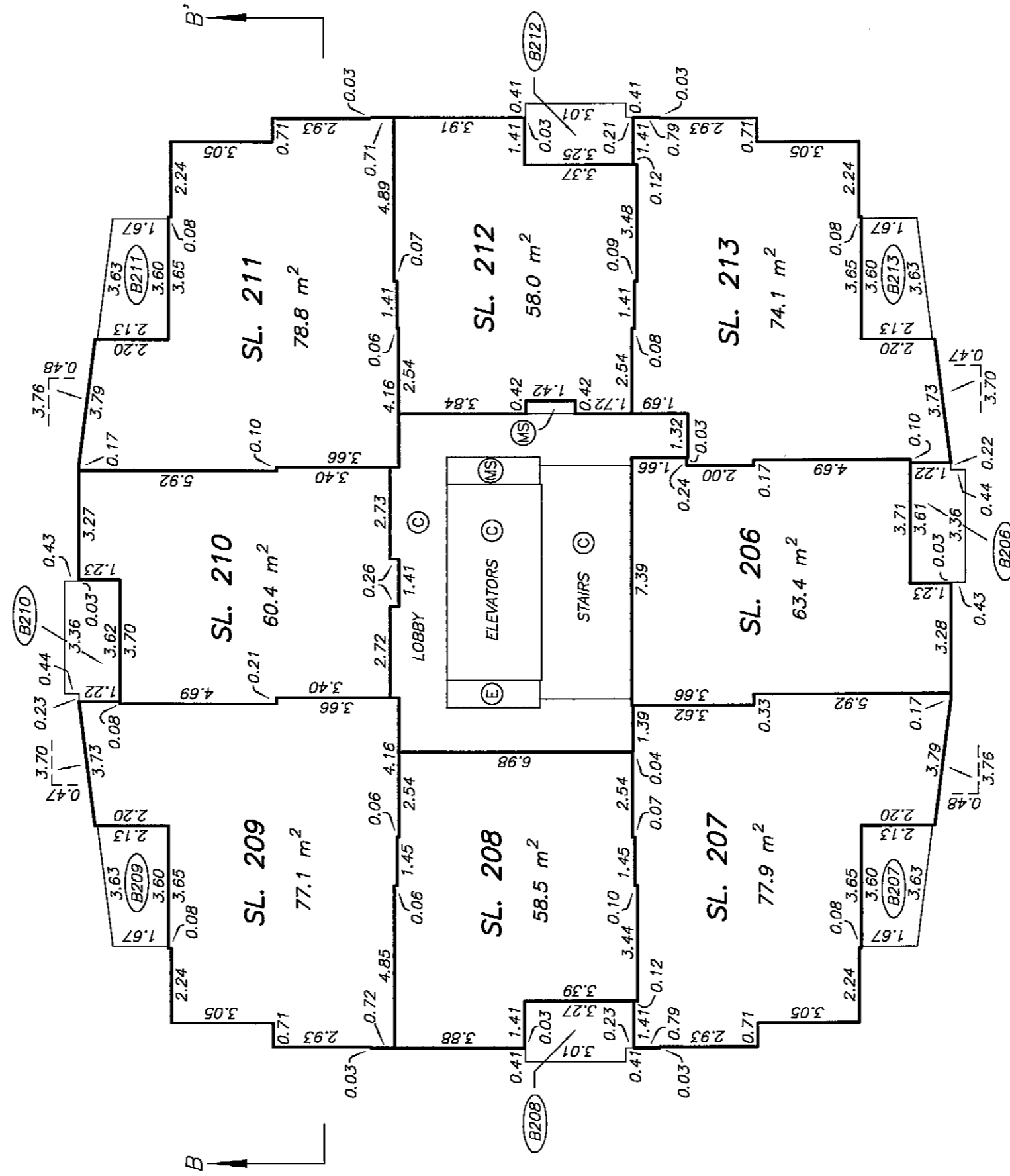
# STRATA PLAN BCS3495 PHASE 2

## 7th FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 8, 2012

M.E.D.

DRAWING # 30679-22  
FILE # 30679-22-L7

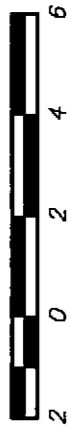
ORIGINAL

SHEET 21 OF 46 SHEETS

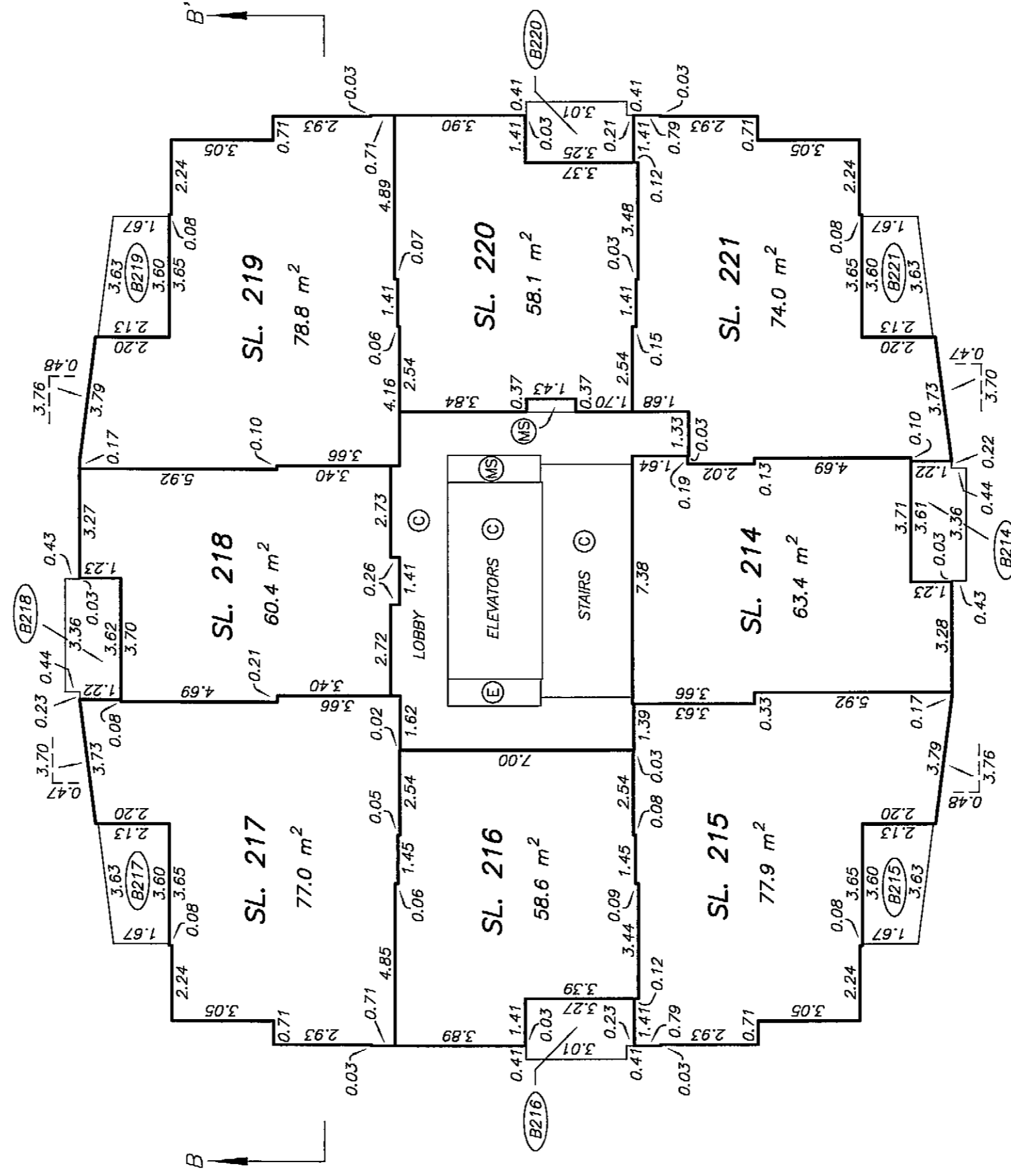
# STRATA PLAN BCS3495 PHASE 2

## 8th FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_L8

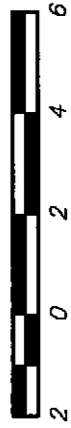
ORIGINAL

SHEET 22 OF 46 SHEETS

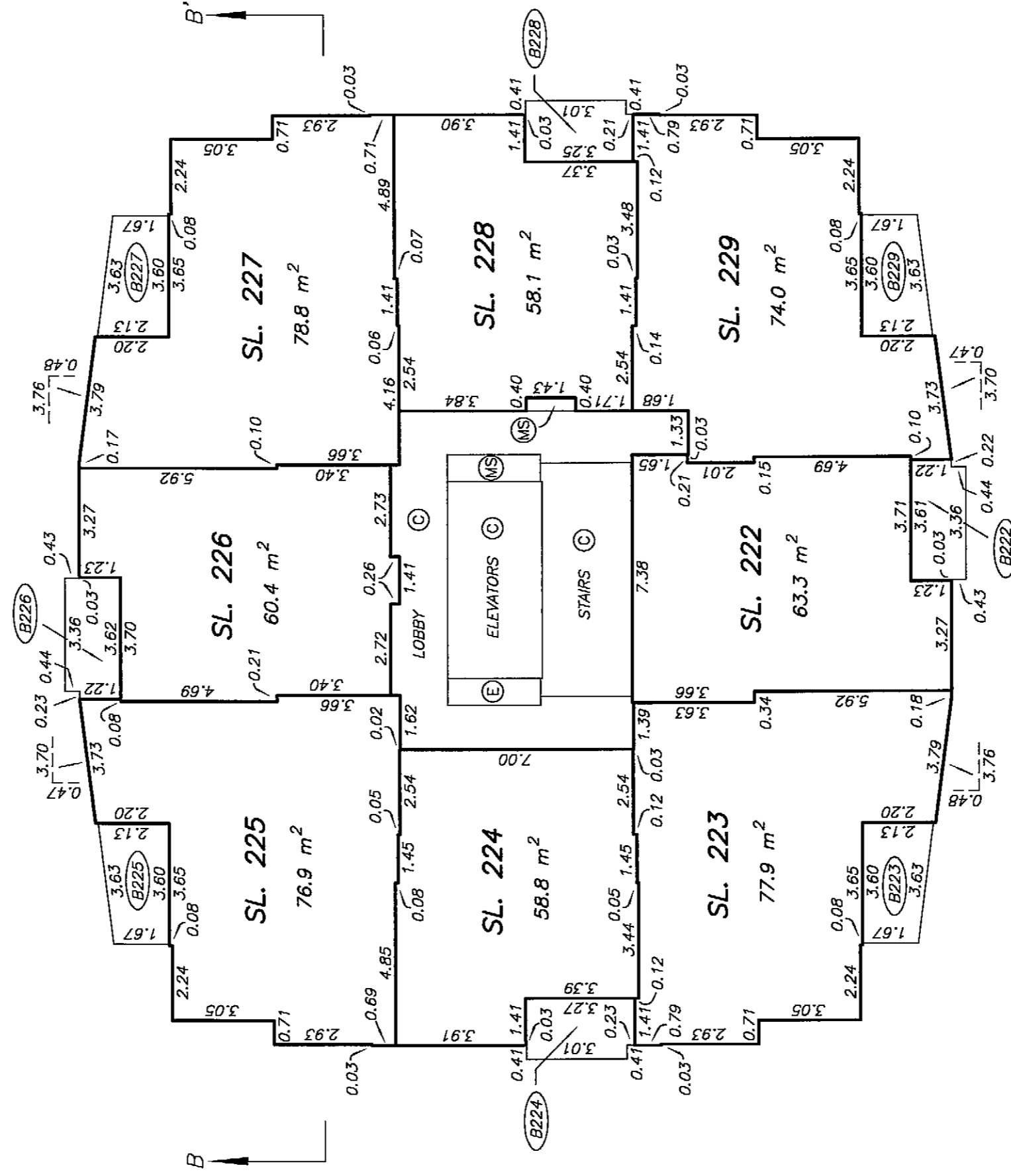
# STRATA PLAN BCS3495 PHASE 2

## 9th FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_L9

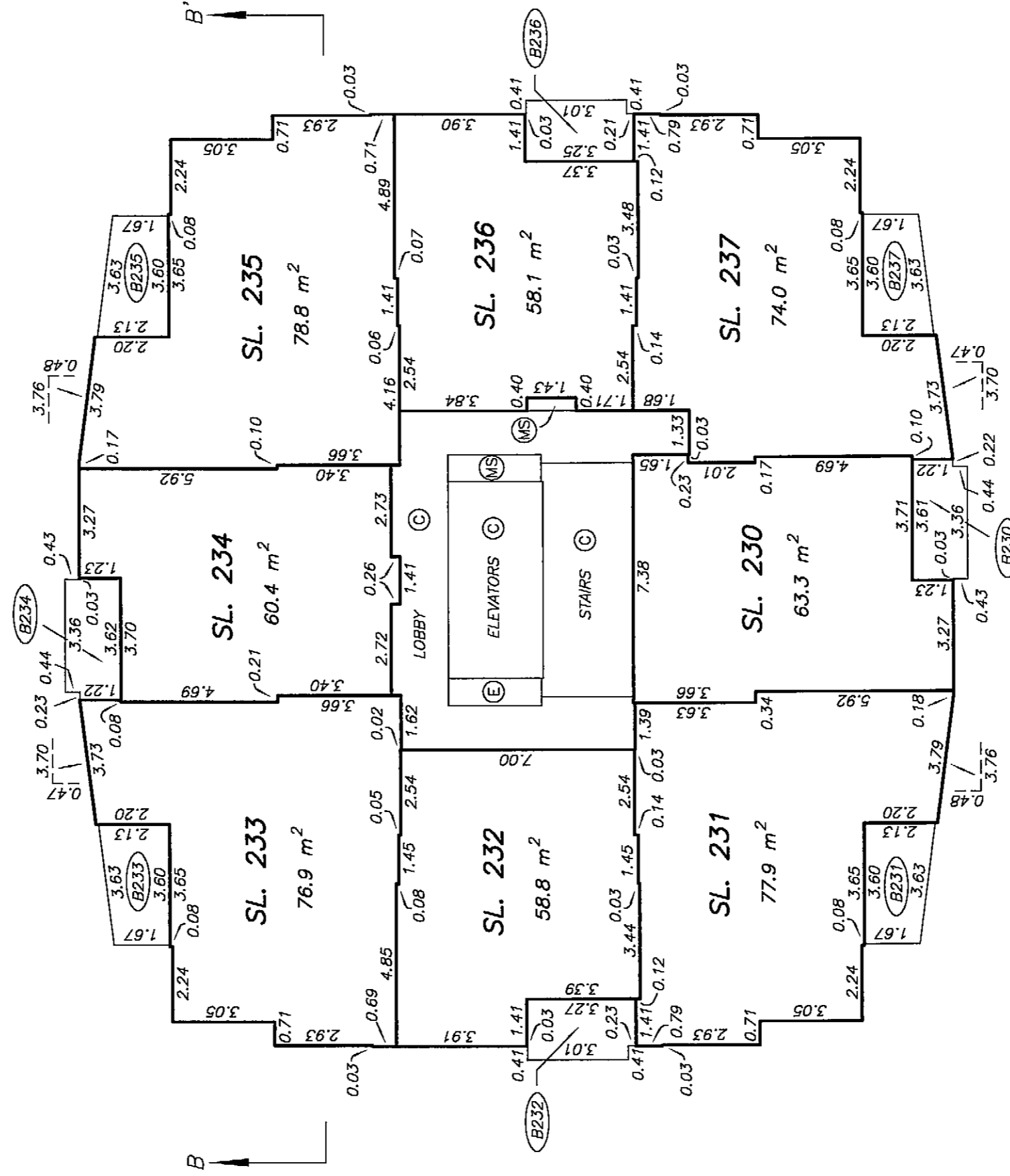
ORIGINAL

SHEET 23 OF 46 SHEETS

# STRATA PLAN BCS3495 PHASE 2

## 10th FLOOR PLAN

SCALE 1:150



DATE : JUNE 8, 2012  
M. E. S.

DRAWING # 30679-22  
FILE # 30679-22\_L10

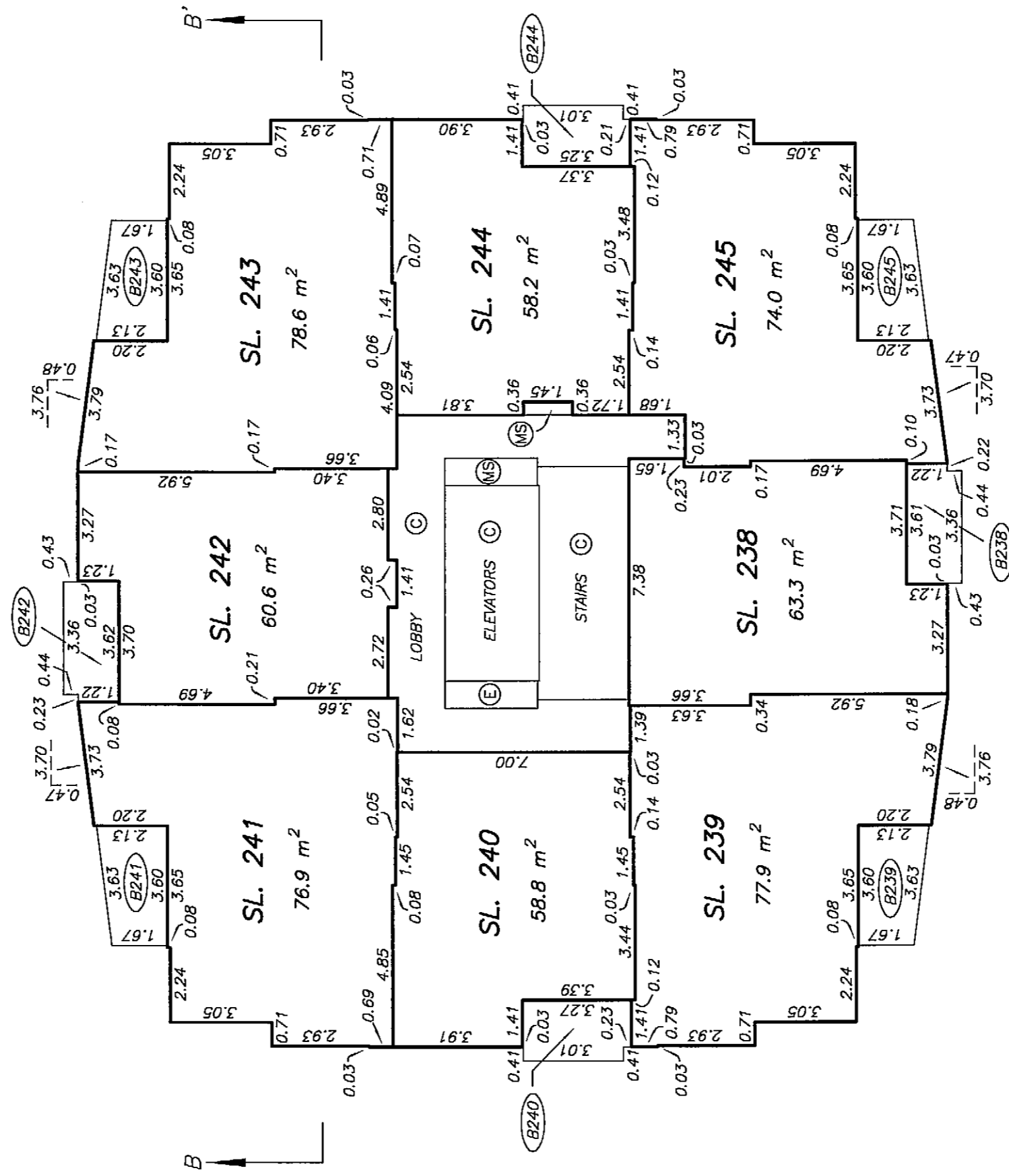
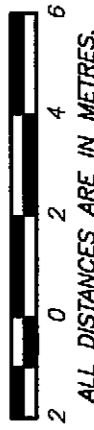
ORIGINAL

SHEET 24 OF 46 SHEETS

STRATA PLAN BCS3495  
PHASE 2

11th FLOOR PLAN

SCALE 1:150



DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_L11

ORIGINAL

SHEET 25 OF 46 SHEETS

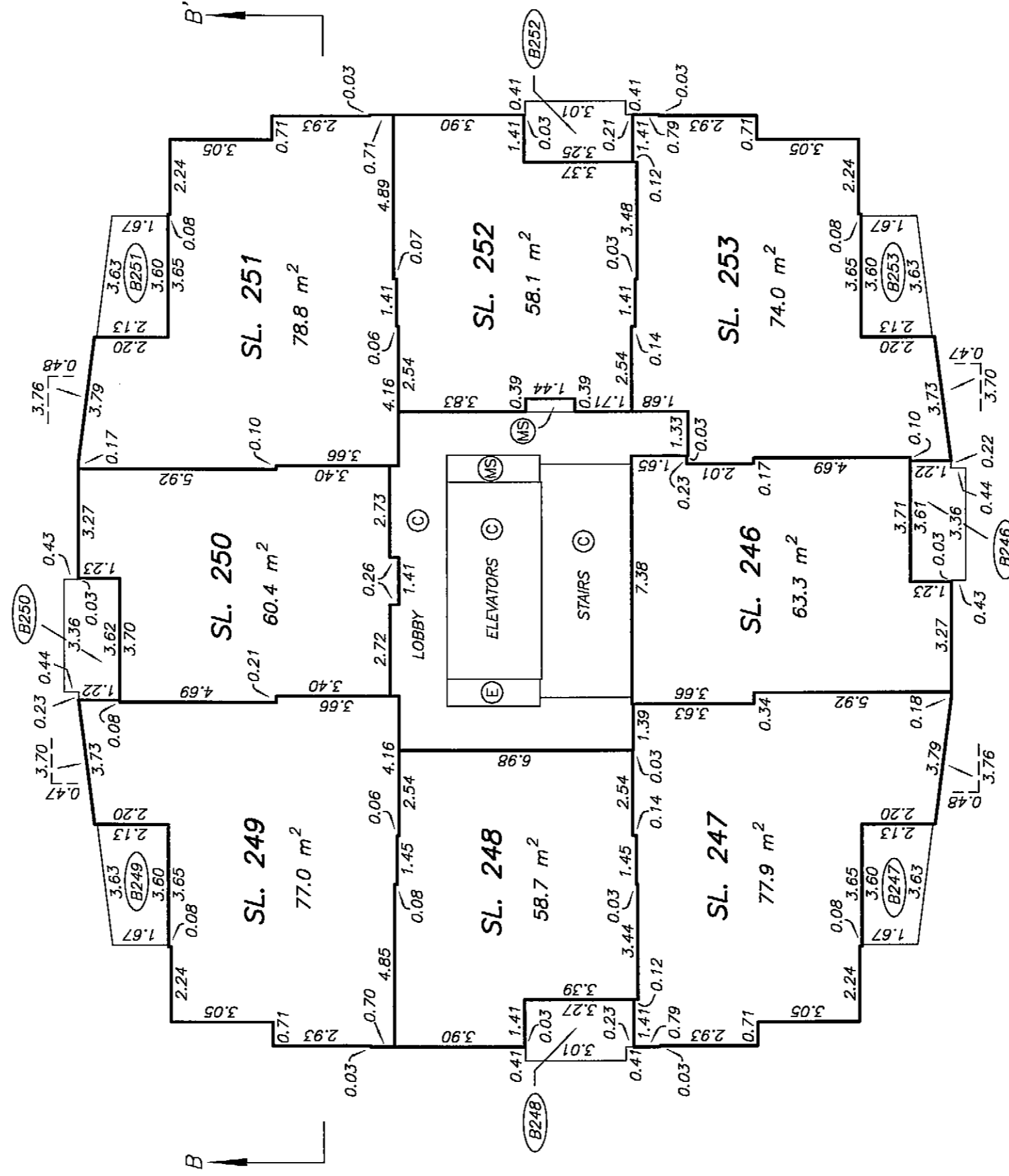
# STRATA PLAN BCS3495 PHASE 2

## 12th FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_L12

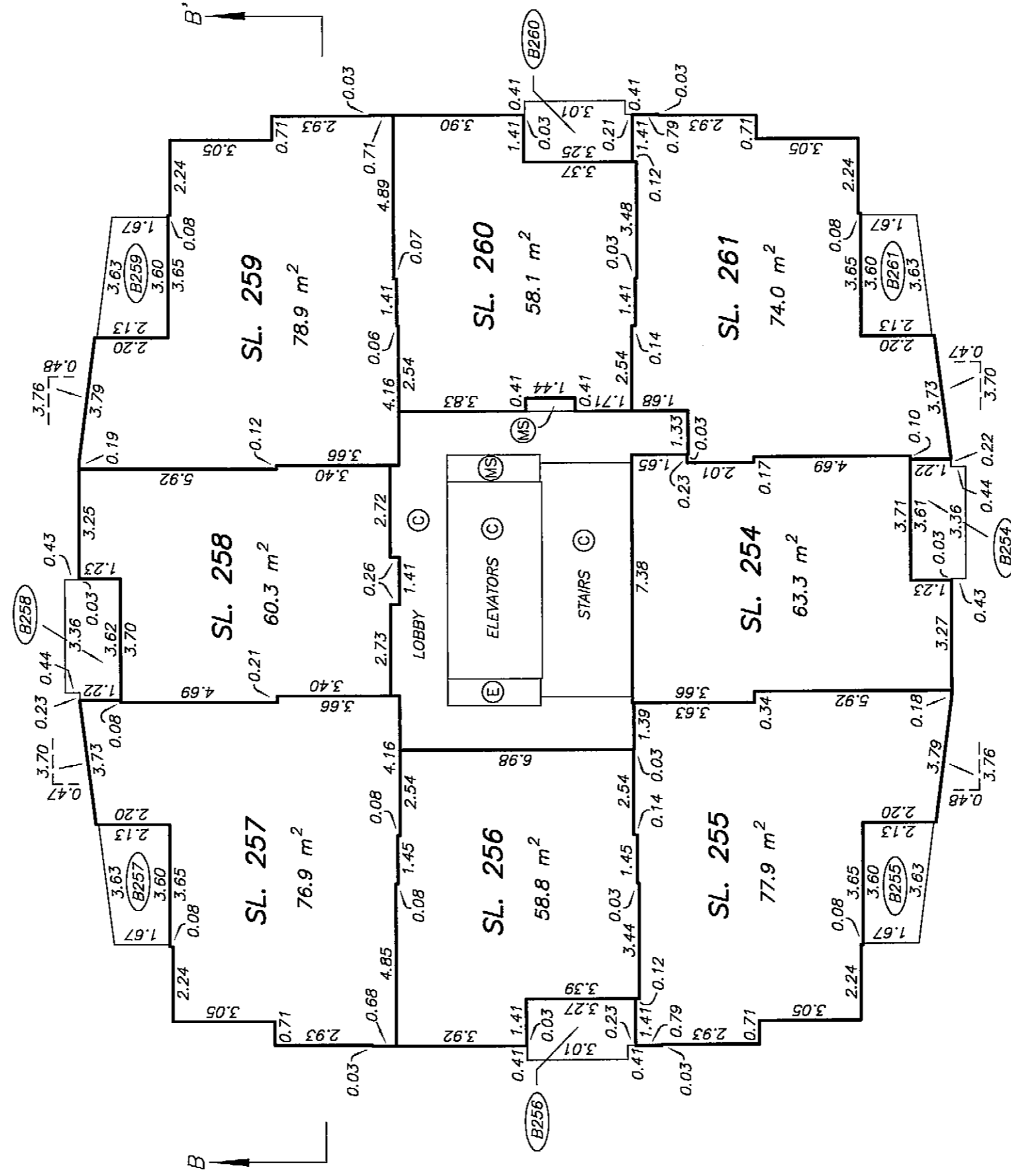
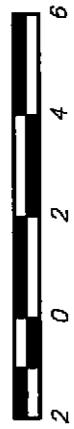
ORIGINAL

SHEET 26 OF 46 SHEETS

# STRATA PLAN BCS3495 PHASE 2

## 15th FLOOR PLAN

SCALE 1:150



DATE : JUNE 8, 2012  
M.P.S.

DRAWING # 30679-22  
FILE # 30679-22\_L15

ORIGINAL



SHEET 27 OF 46 SHEETS

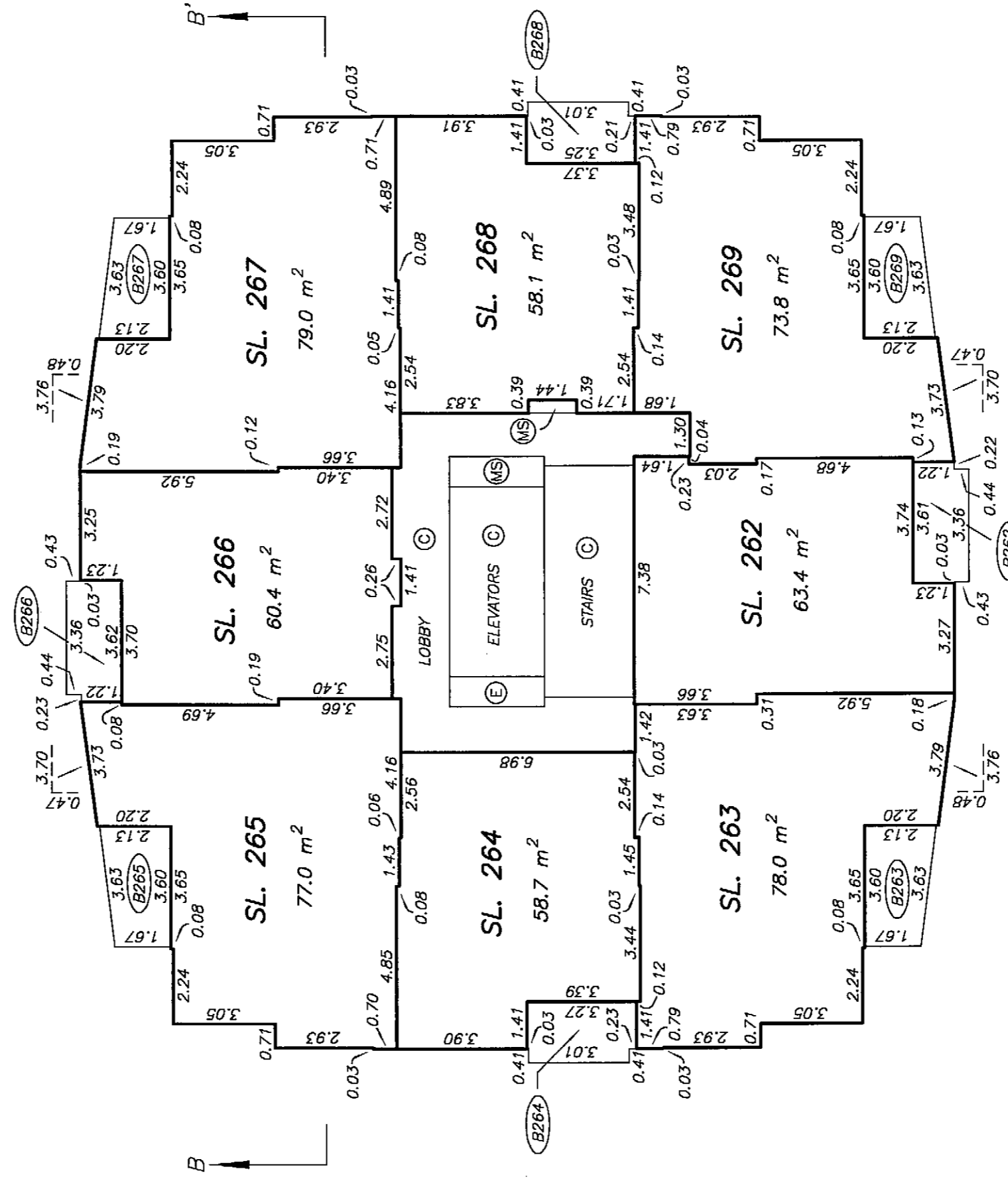
# STRATA PLAN BCS3495 PHASE 2

## 16th FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_L16

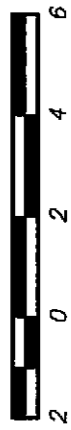
ORIGINAL

SHEET 28 OF 46 SHEETS

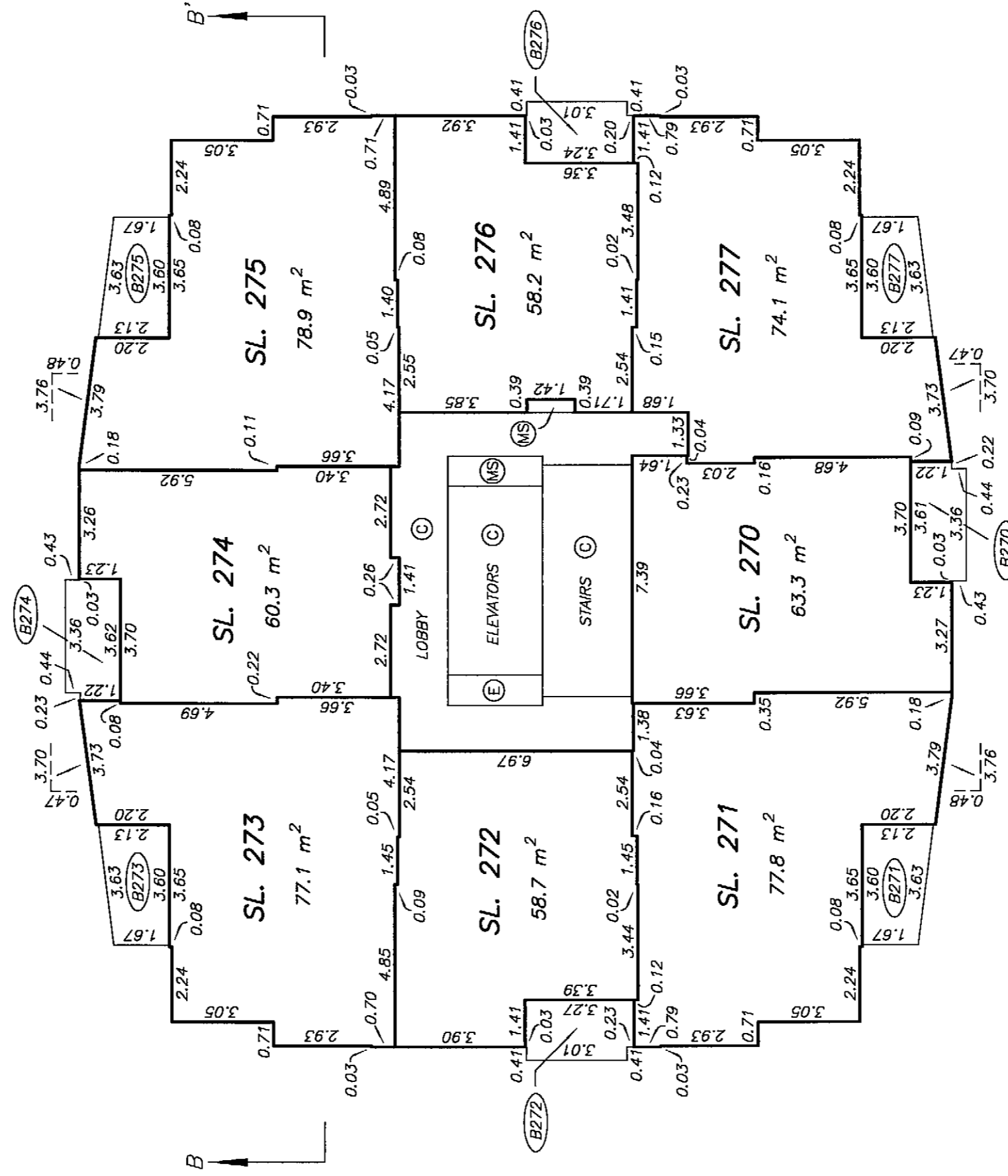
# STRATA PLAN BCS3495 PHASE 2

## 17th FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_L17

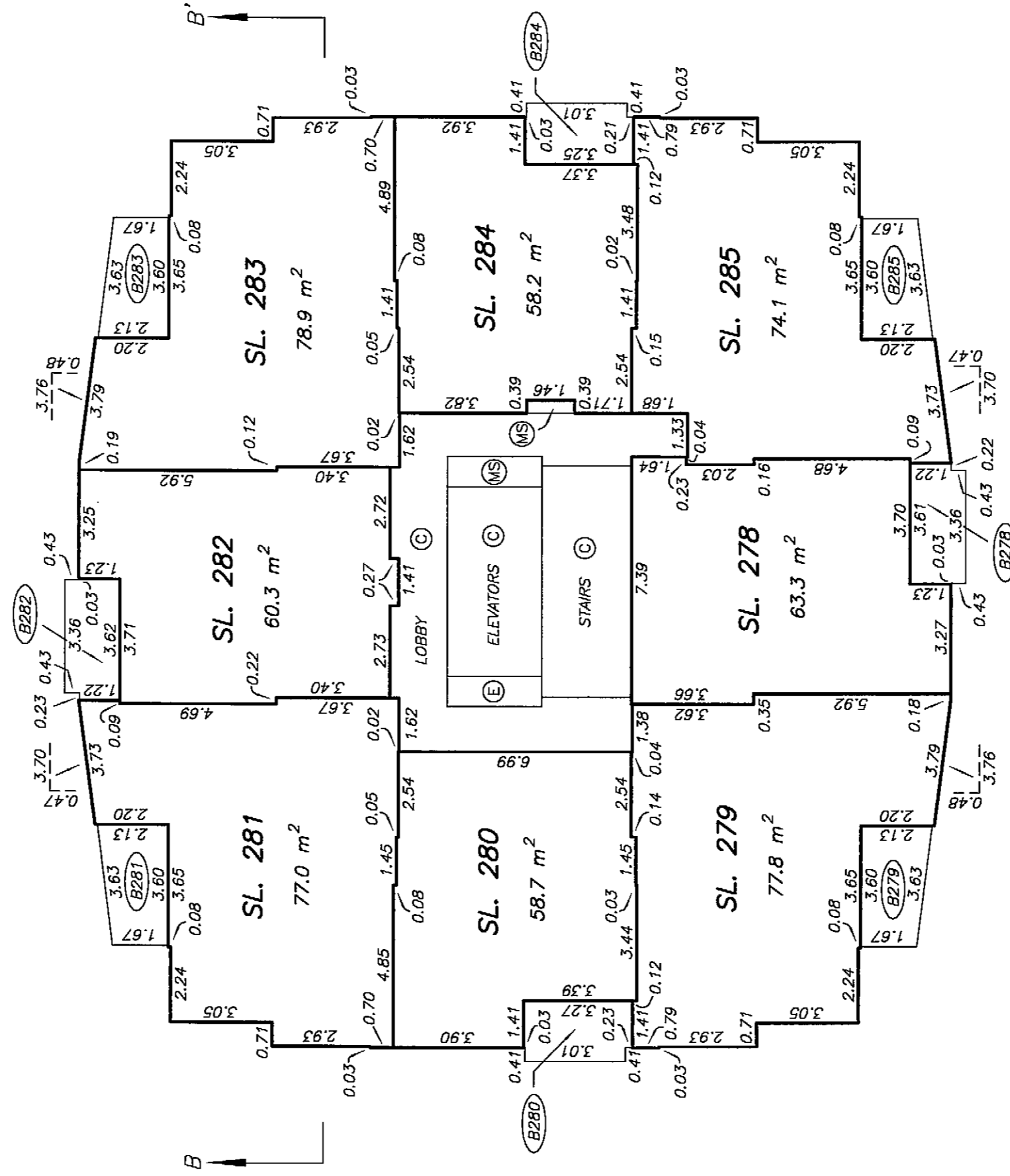
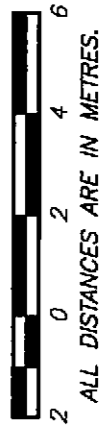
ORIGINAL

SHEET 29 OF 46 SHEETS

STRATA PLAN BCS3495  
PHASE 2

18th FLOOR PLAN

SCALE 1:150



DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_L18

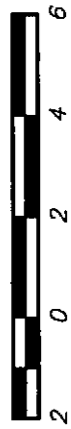
ORIGINAL

SHEET 30 OF 46 SHEETS

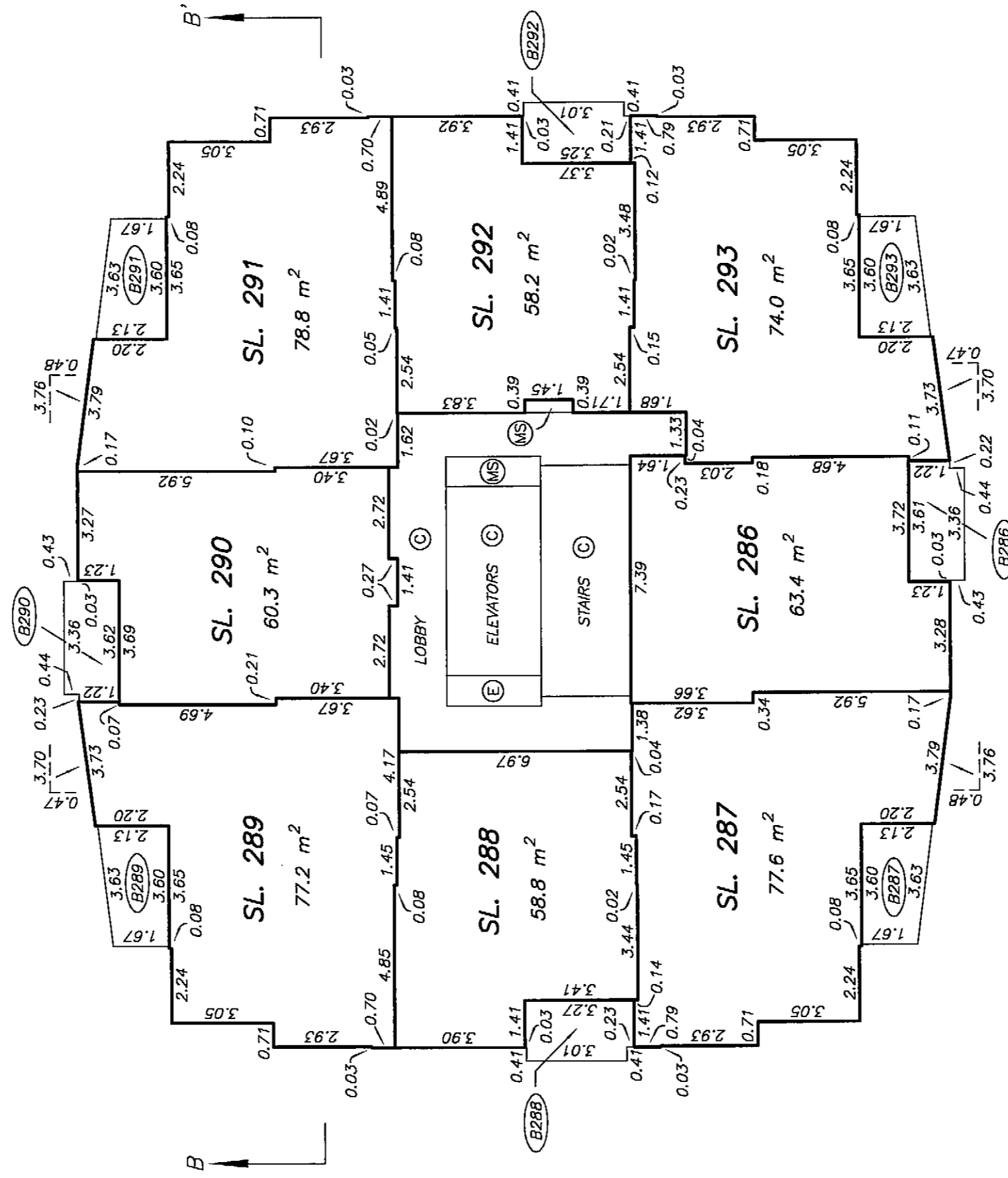
# STRATA PLAN BCS3495 PHASE 2

## 19th FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_L19

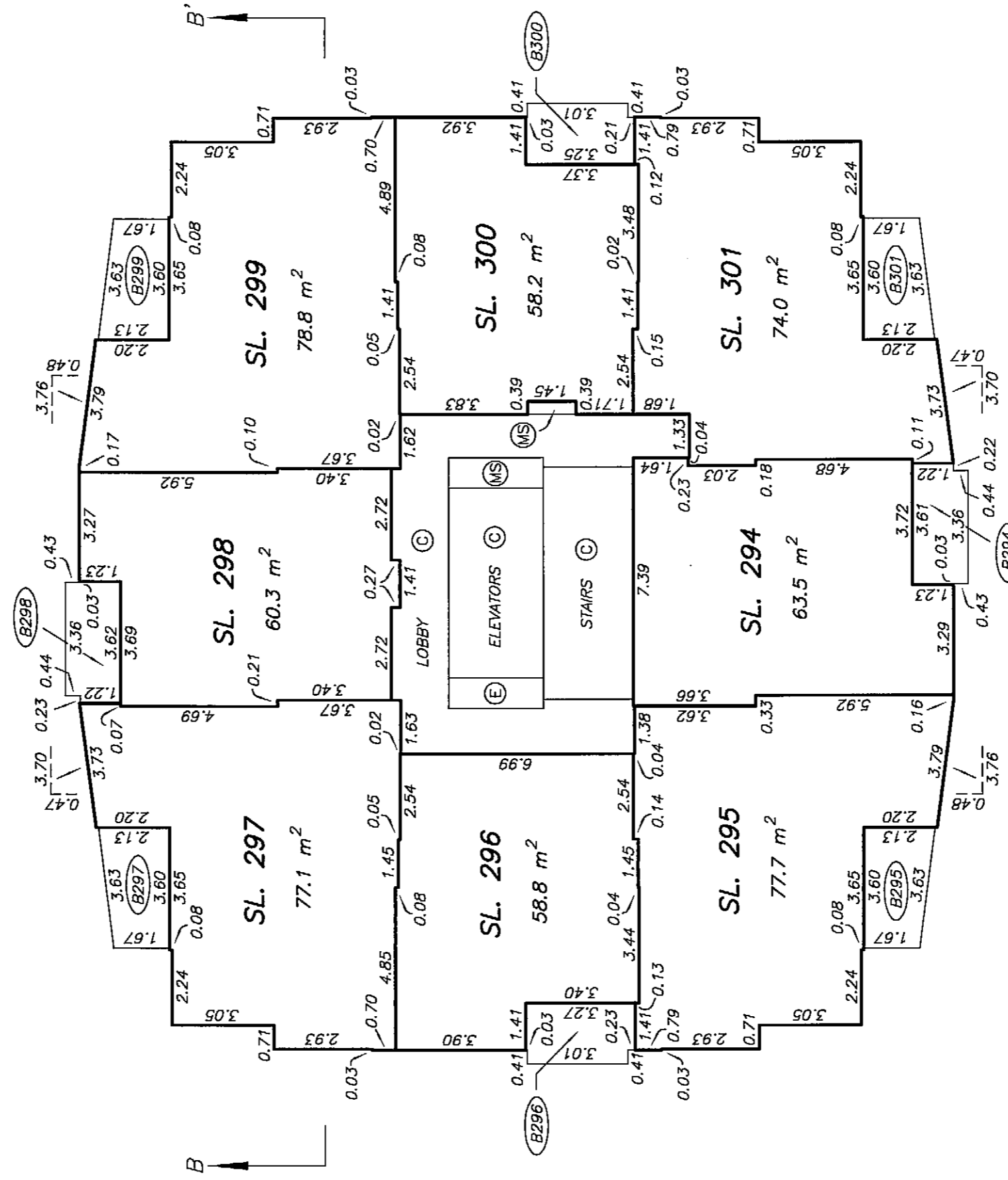
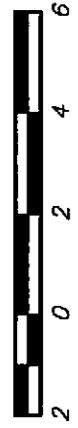
ORIGINAL

SHEET 31 OF 46 SHEETS

# STRATA PLAN BCS3495 PHASE 2

## 20th FLOOR PLAN

SCALE 1:150



DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_L20

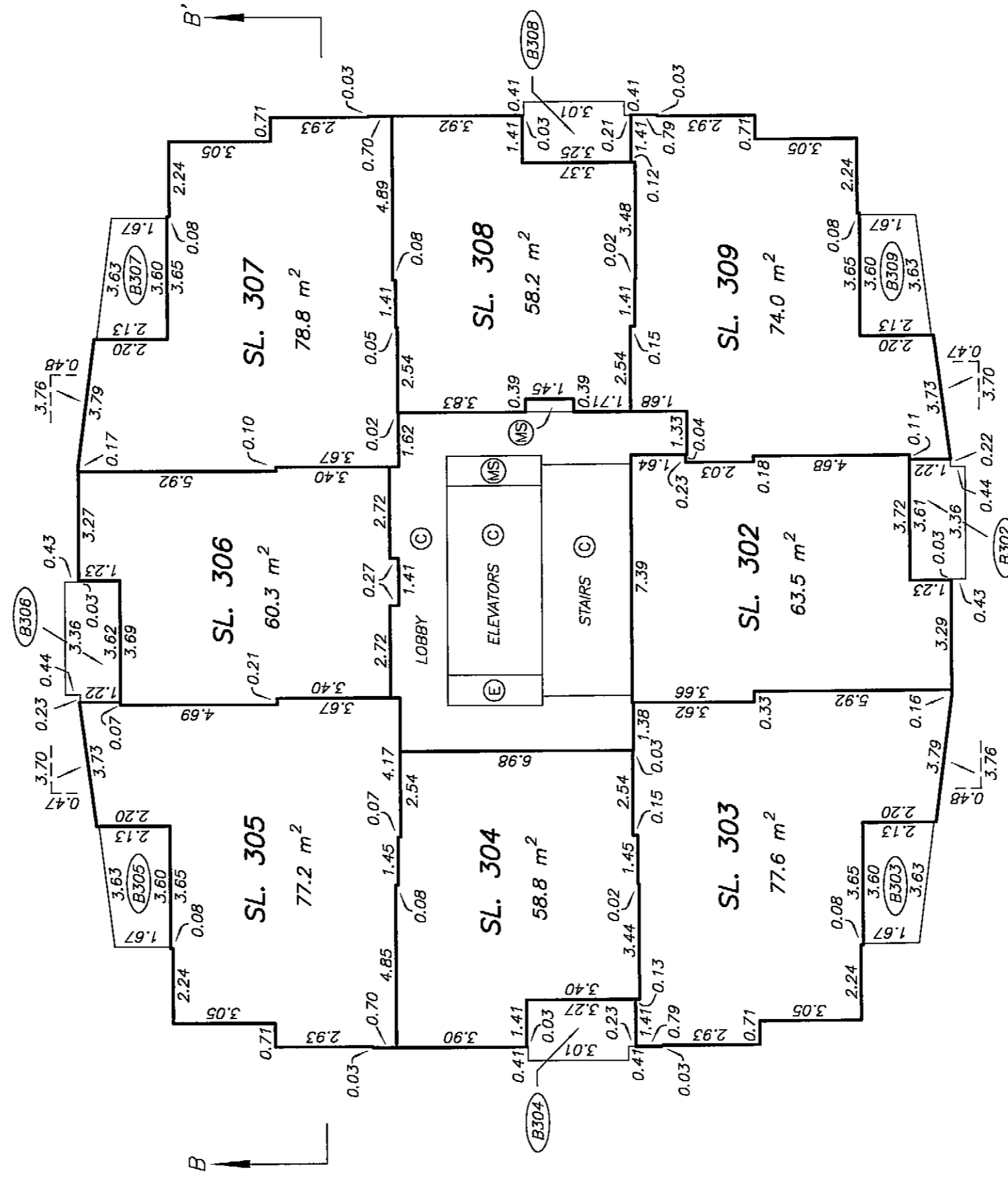
ORIGINAL

SHEET 32 OF 46 SHEETS

# STRATA PLAN BCS3495 PHASE 2

## 21st FLOOR PLAN

SCALE 1:150



DATE : JUNE 8, 2012  
M. F. S.

DRAWING # 30679-22  
FILE # 30679-22\_L21

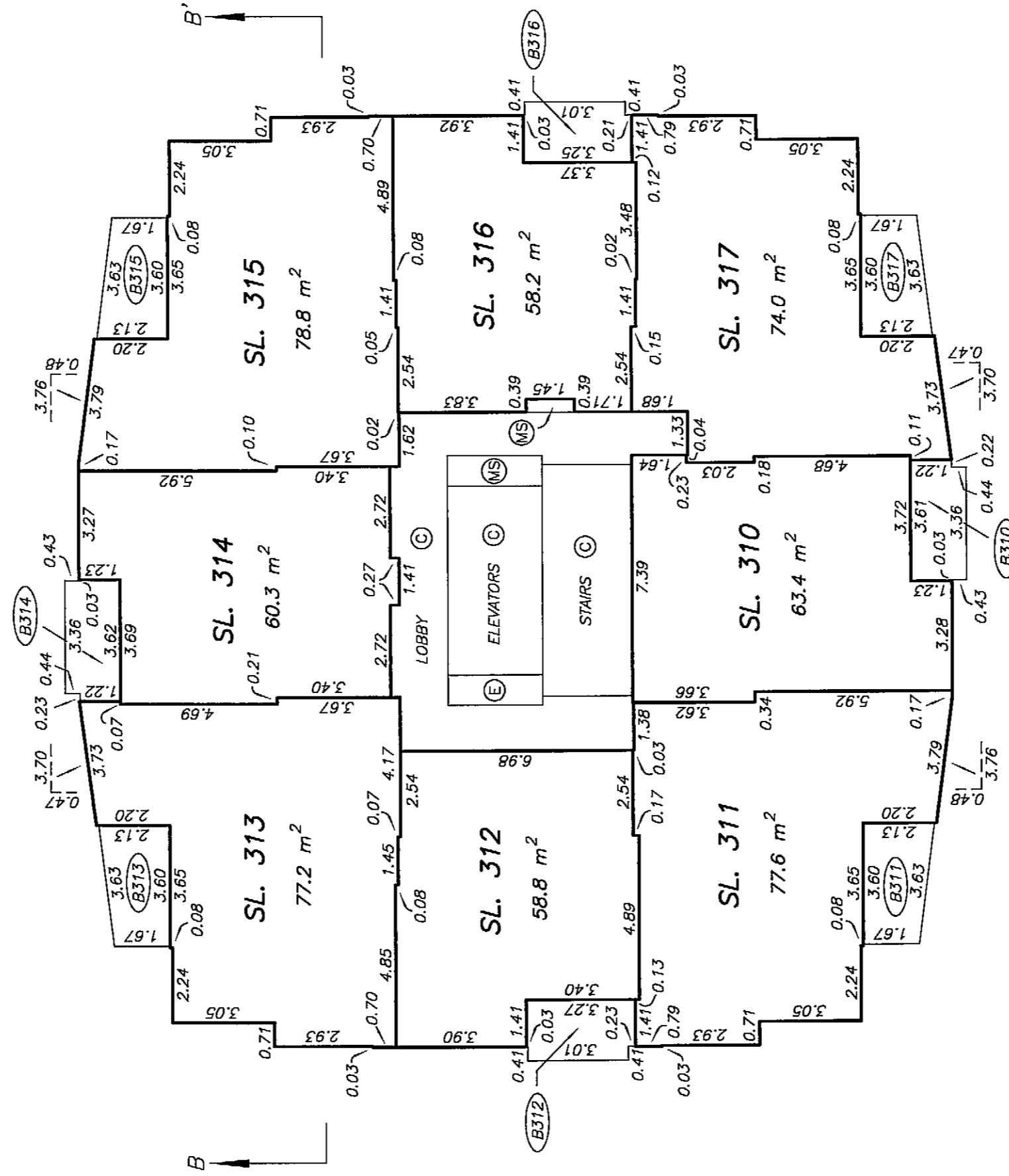
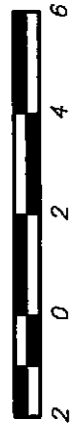
ORIGINAL

SHEET 33 OF 46 SHEETS

# STRATA PLAN BCS3495 PHASE 2

## 22nd FLOOR PLAN

SCALE 1:150



DATE : JUNE 8, 2012  
M.F.S.

DRAWING # 30679-22  
FILE # 30679-22\_L22

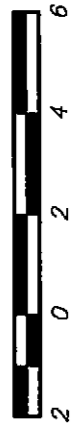
ORIGINAL

SHEET 34 OF 46 SHEETS

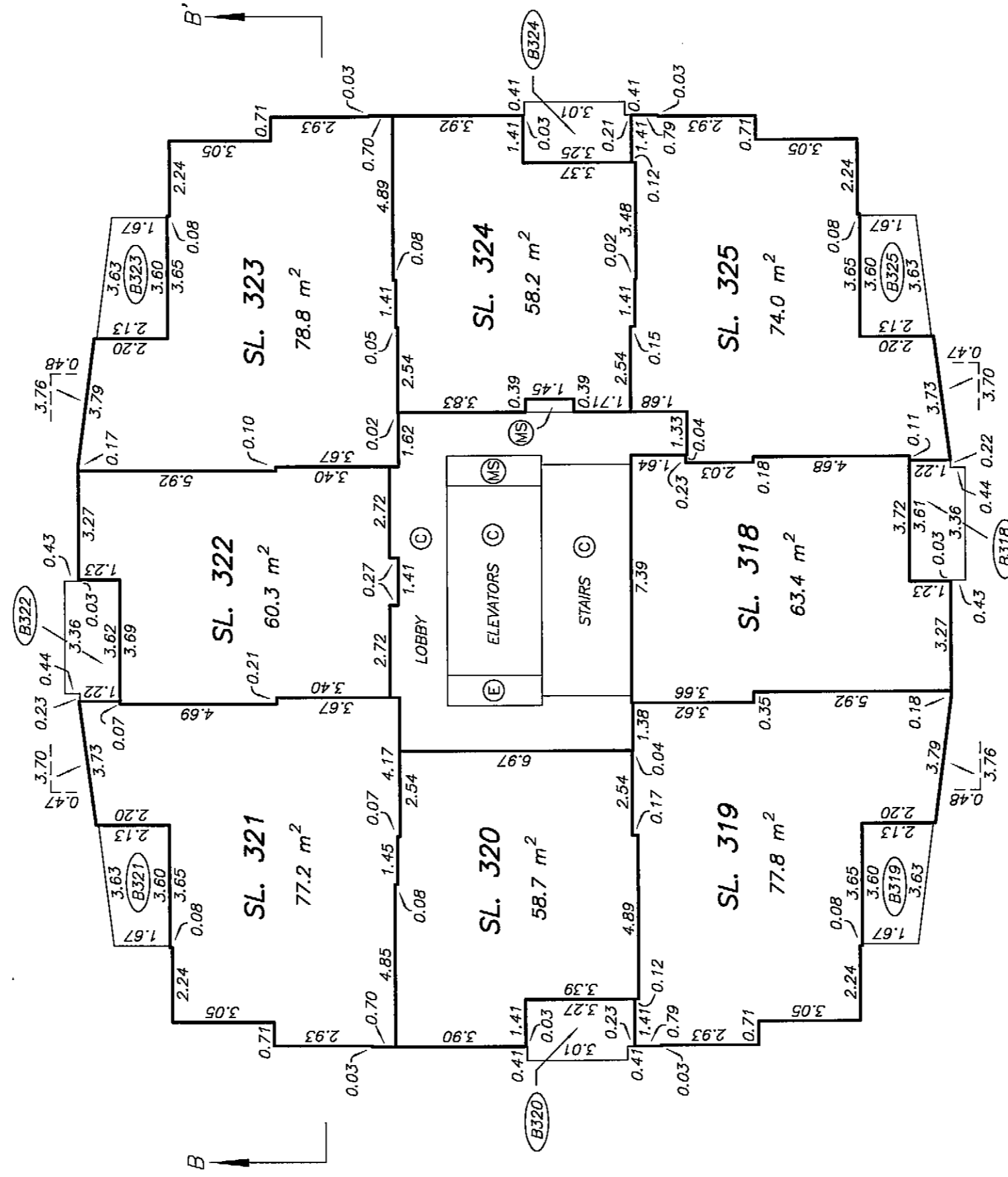
# STRATA PLAN BCS3495 PHASE 2

## 23rd FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_L23

ORIGINAL

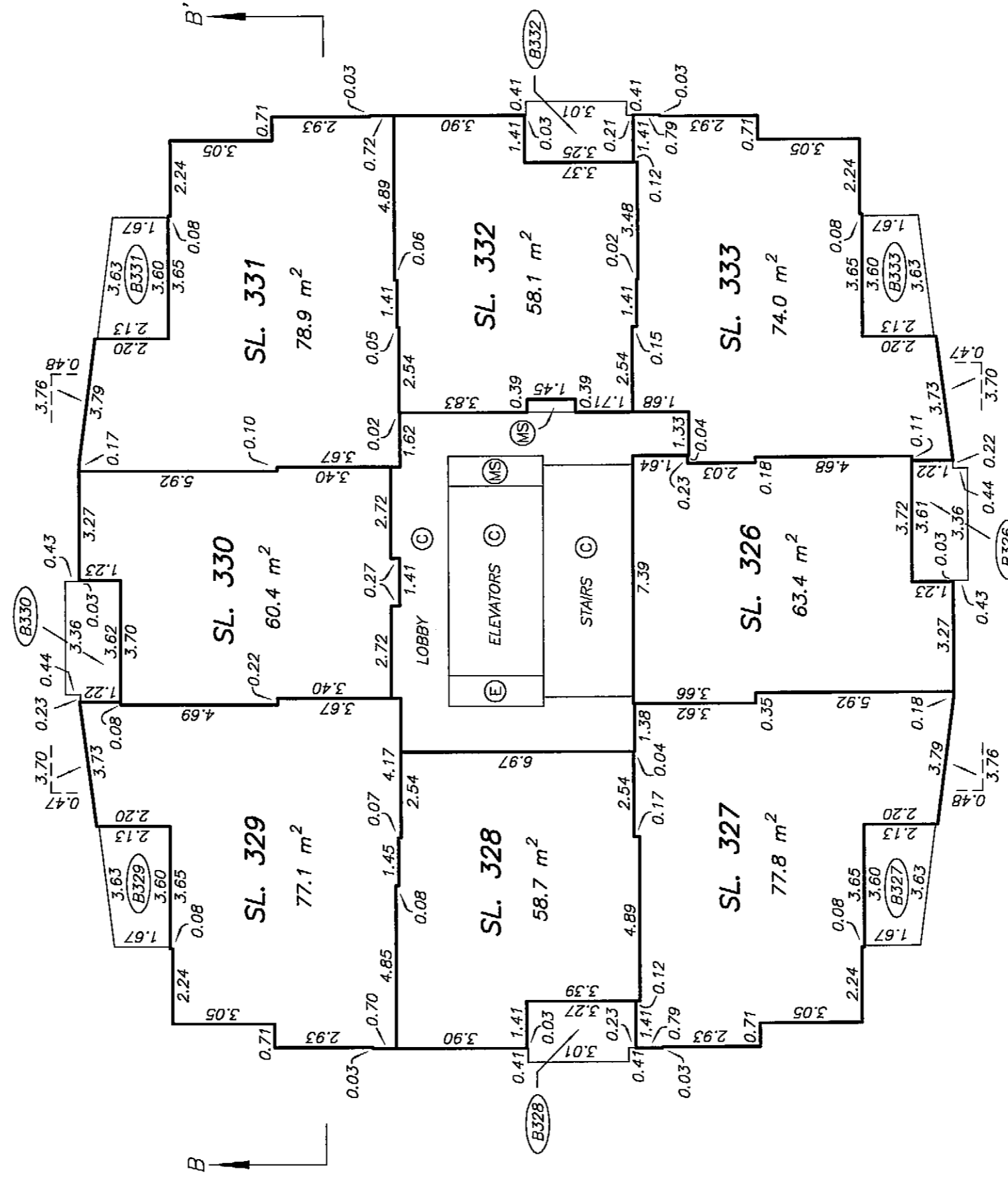
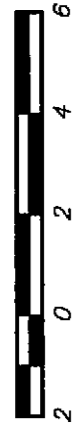


SHEET 35 OF 46 SHEETS

# STRATA PLAN BCS3495 PHASE 2

## 25th FLOOR PLAN

SCALE 1:150



DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_L25

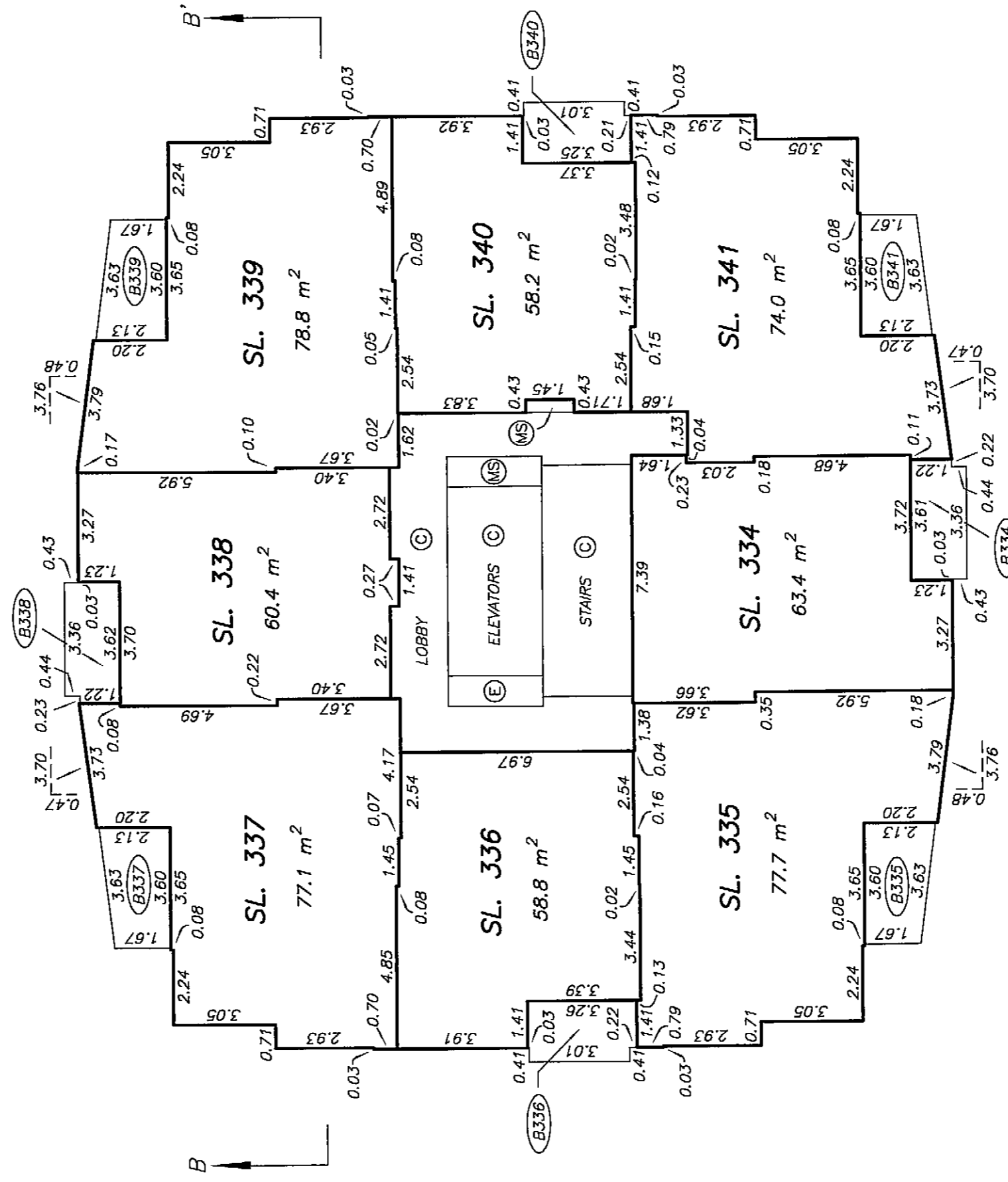
ORIGINAL

SHEET 36 OF 46 SHEETS

# STRATA PLAN BCS3495 PHASE 2

## 26th FLOOR PLAN

SCALE 1:150



DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_L26

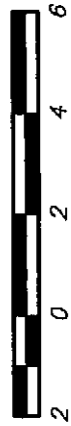
ORIGINAL

SHEET 37 OF 46 SHEETS

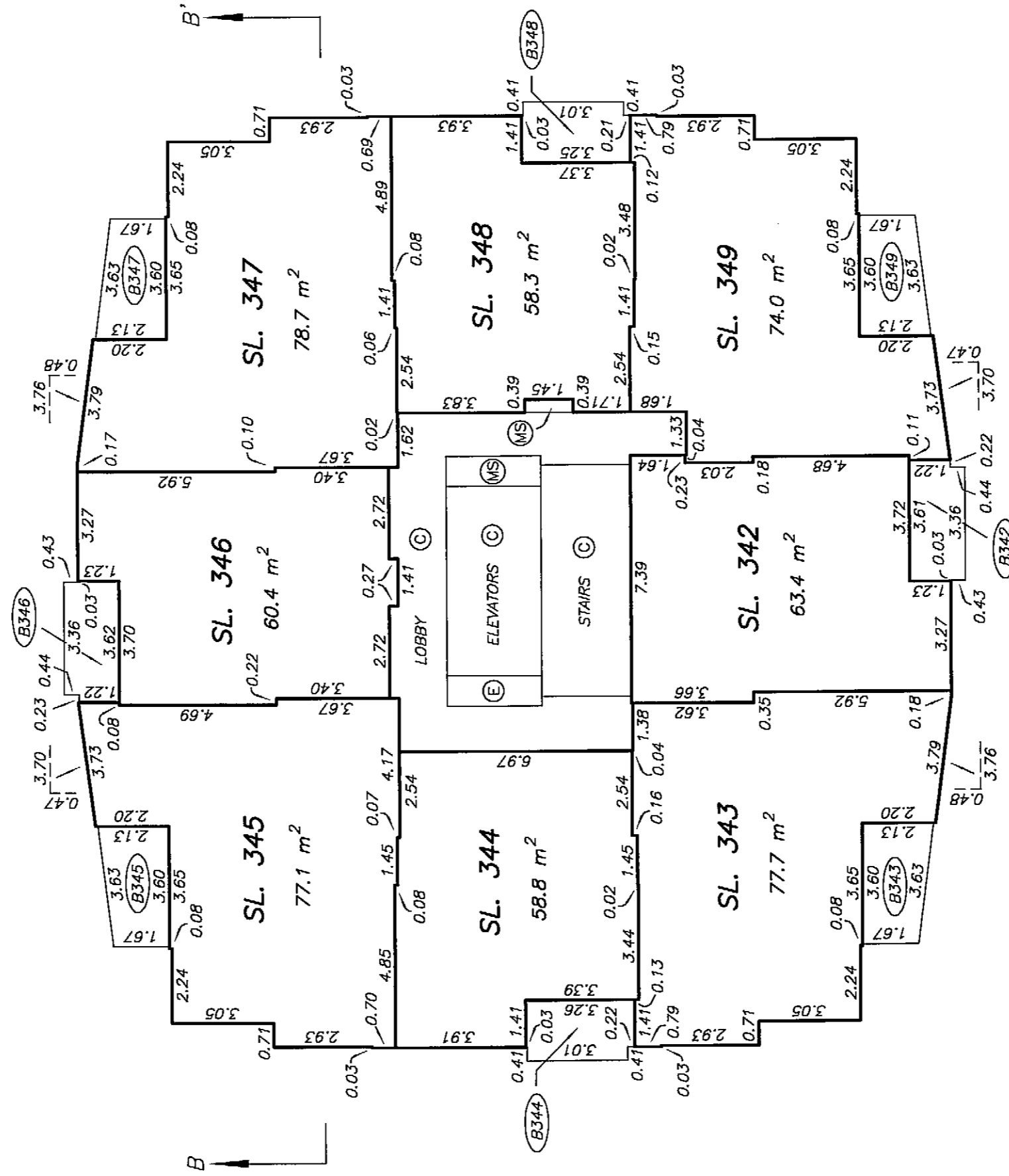
# STRATA PLAN BCS3495 PHASE 2

## 27th FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 8, 2012  
M.E.B.

DRAWING # 30679-22  
FILE # 30679-22\_L27

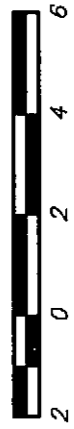
ORIGINAL

SHEET 38 OF 46 SHEETS

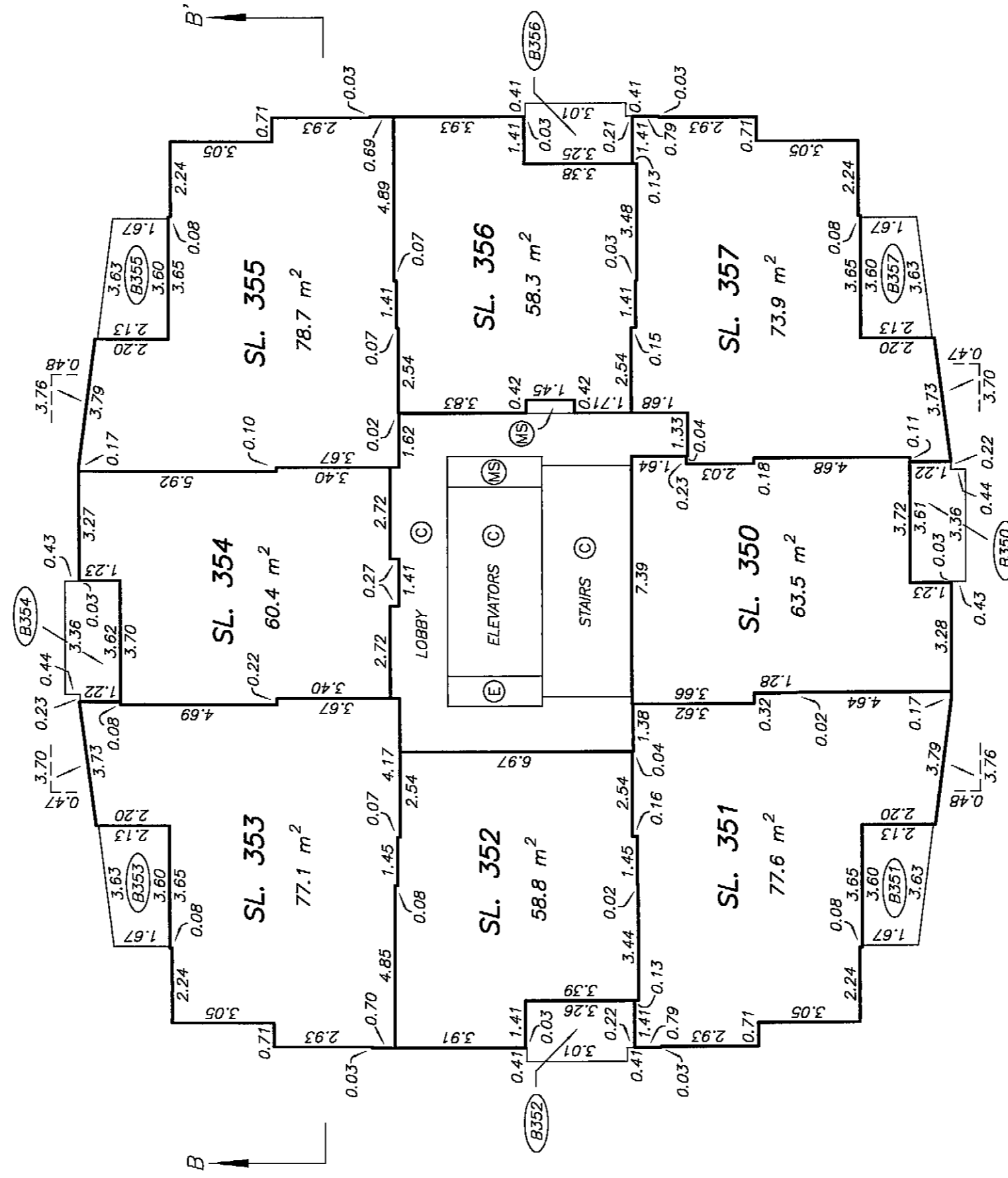
# STRATA PLAN BCS3495 PHASE 2

## 28th FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 8, 2012  
M.C.S.

DRAWING # 30679-22  
FILE # 30679-22\_L28

ORIGINAL

SHEET 39 OF 46 SHEETS

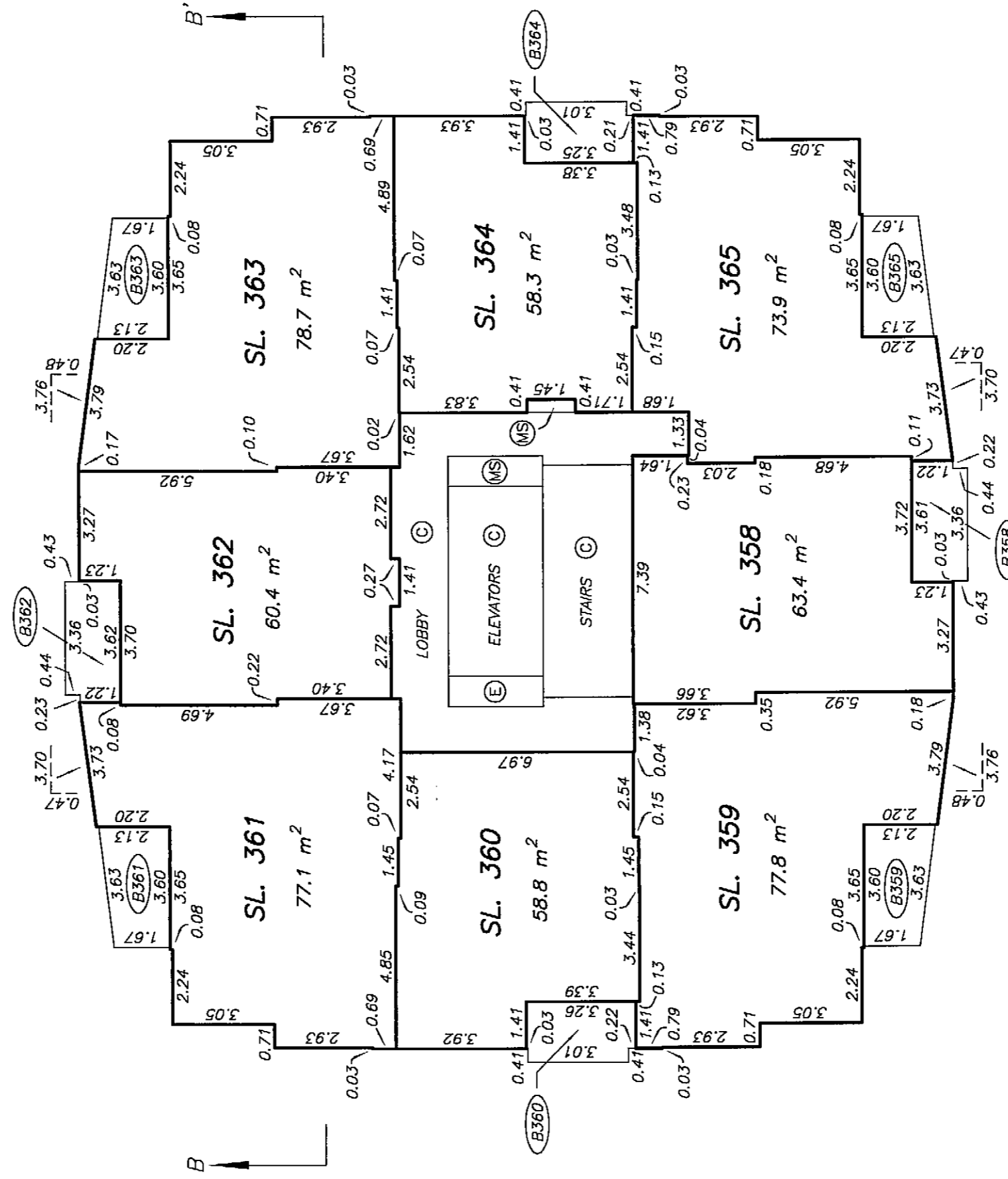
# STRATA PLAN BCS3495 PHASE 2

## 29th FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_129

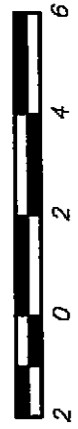
ORIGINAL

SHEET 40 OF 46 SHEETS

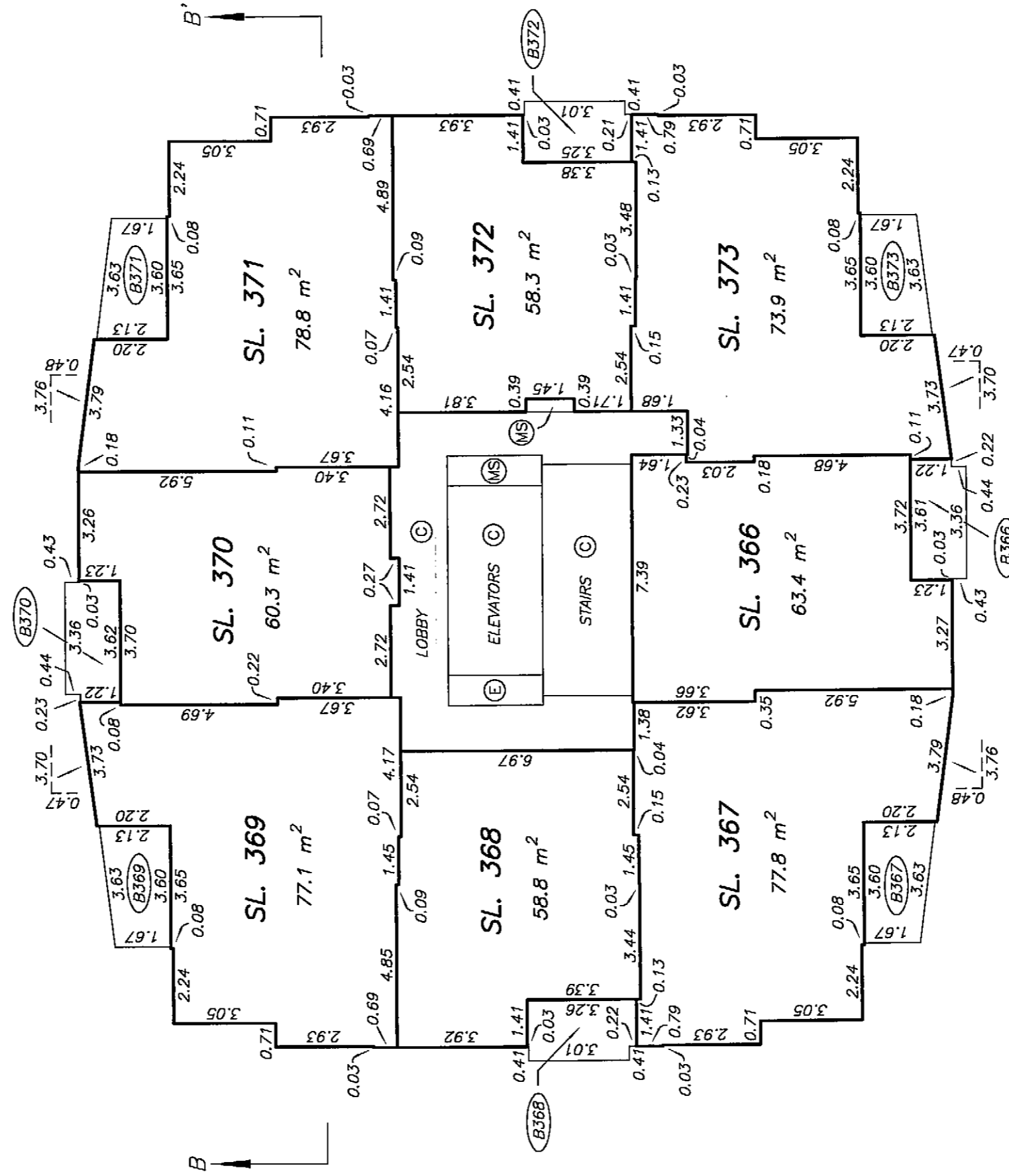
# STRATA PLAN BCS3495 PHASE 2

## 30th FLOOR PLAN

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 8, 2012

*M.C.S.*

DRAWING # 30679-22  
FILE # 30679-22\_L30

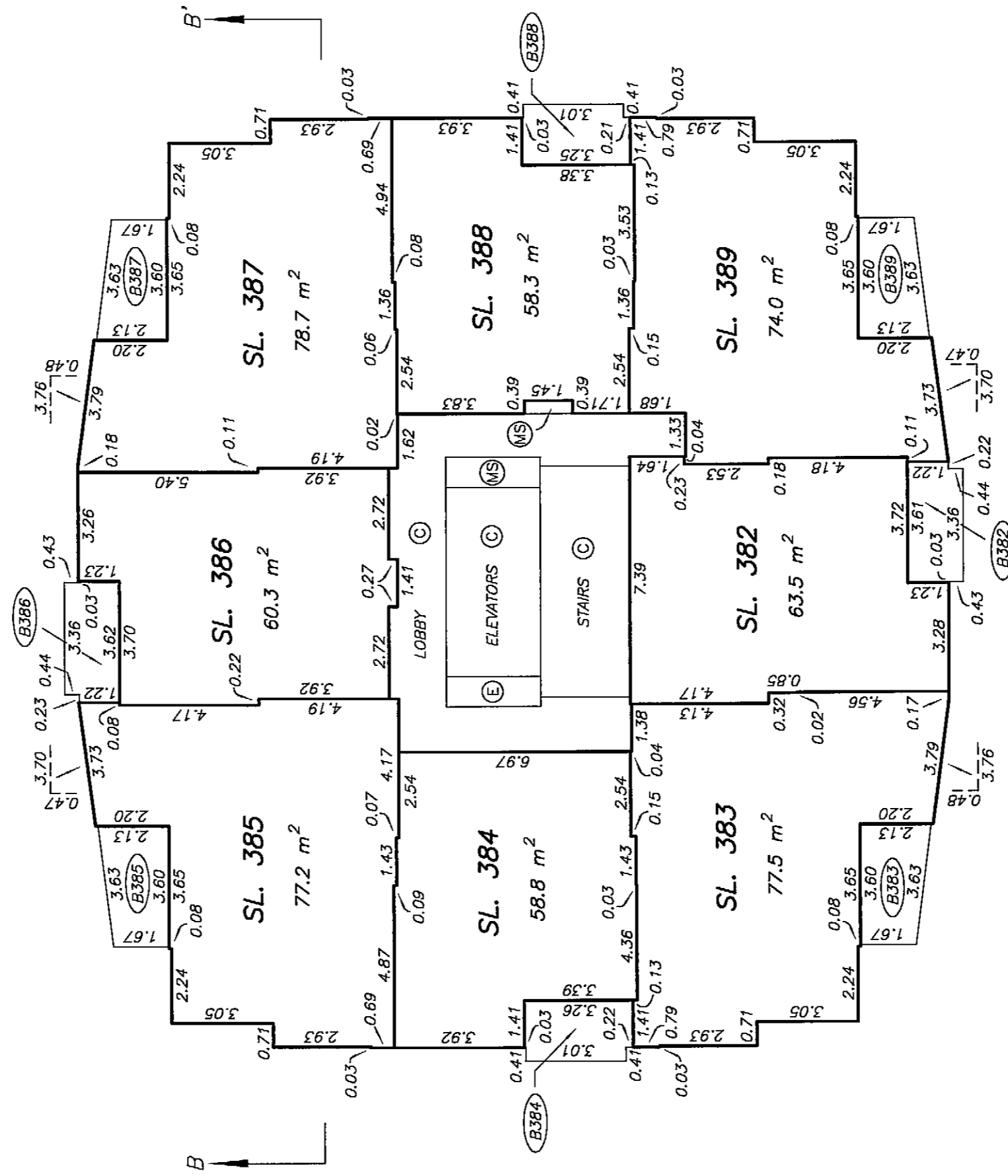
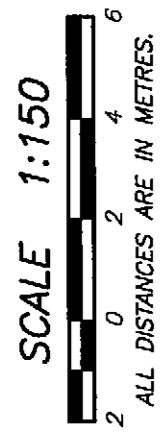
ORIGINAL



SHEET 42 OF 46 SHEETS

# STRATA PLAN BCS3495 PHASE 2

## 32nd FLOOR PLAN



DATE : JUNE 8, 2012  
M.E.S.

DRAWING # 30679-22  
FILE # 30679-22\_L32

ORIGINAL



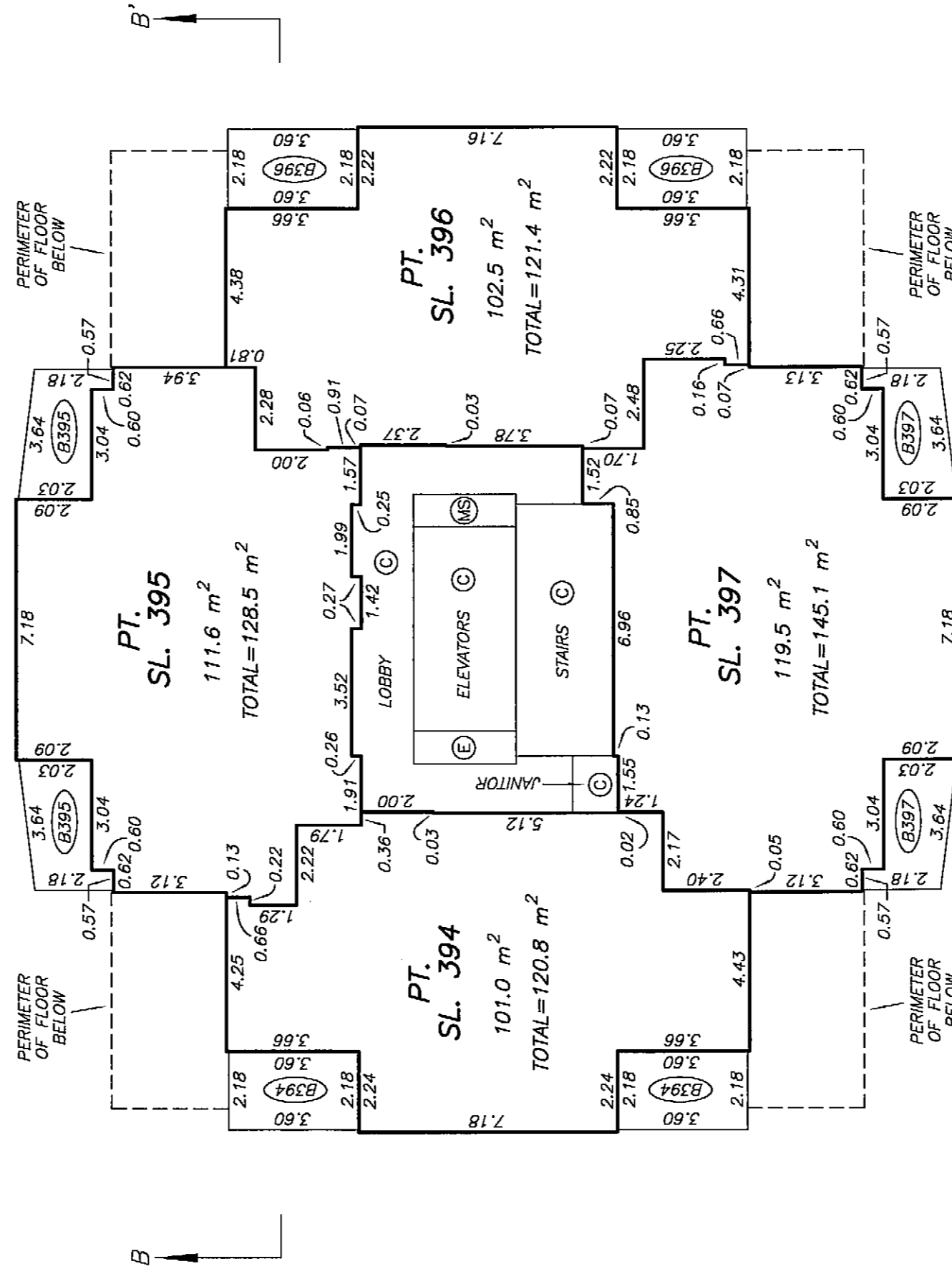
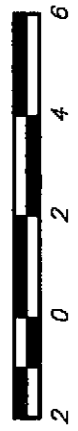


SHEET 44 OF 46 SHEETS

STRATA PLAN BCS3495  
PHASE 2

34th FLOOR PLAN

SCALE 1:150



DATE : JUNE 8, 2012  
M.C.S.

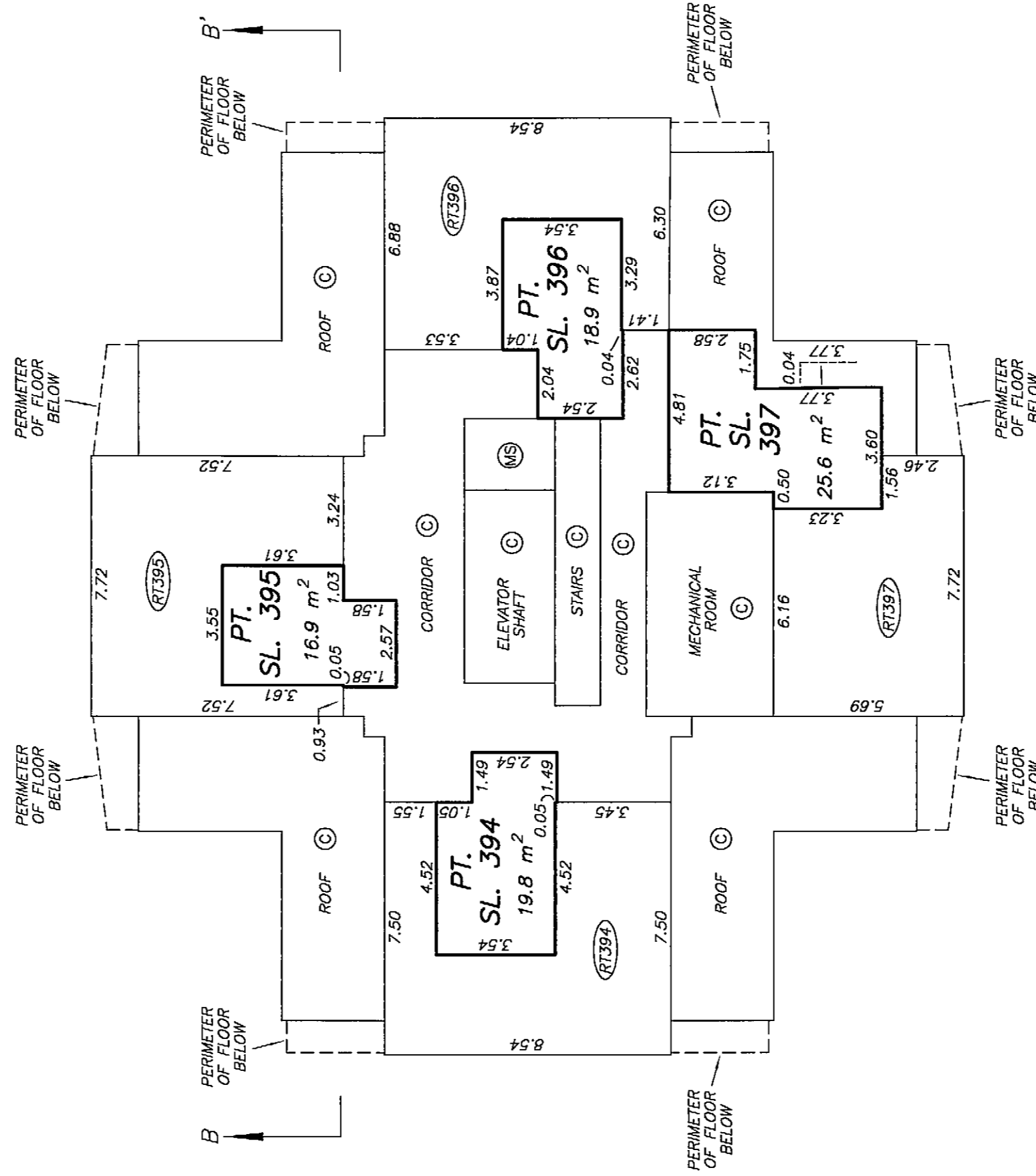
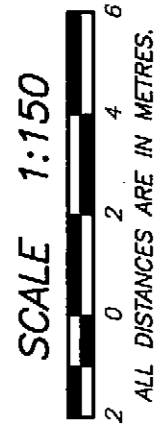
DRAWING # 30679-22  
FILE # 30679-22\_L34

ORIGINAL

SHEET 45 OF 46 SHEETS

STRATA PLAN BCS3495  
PHASE 2

ROOF FLOOR PLAN



DATE : JUNE 8, 2012  
*M.E.B.*

DRAWING # 30679-22  
FILE # 30679-22\_L35

ORIGINAL

SHEET 46 OF 46 SHEETS

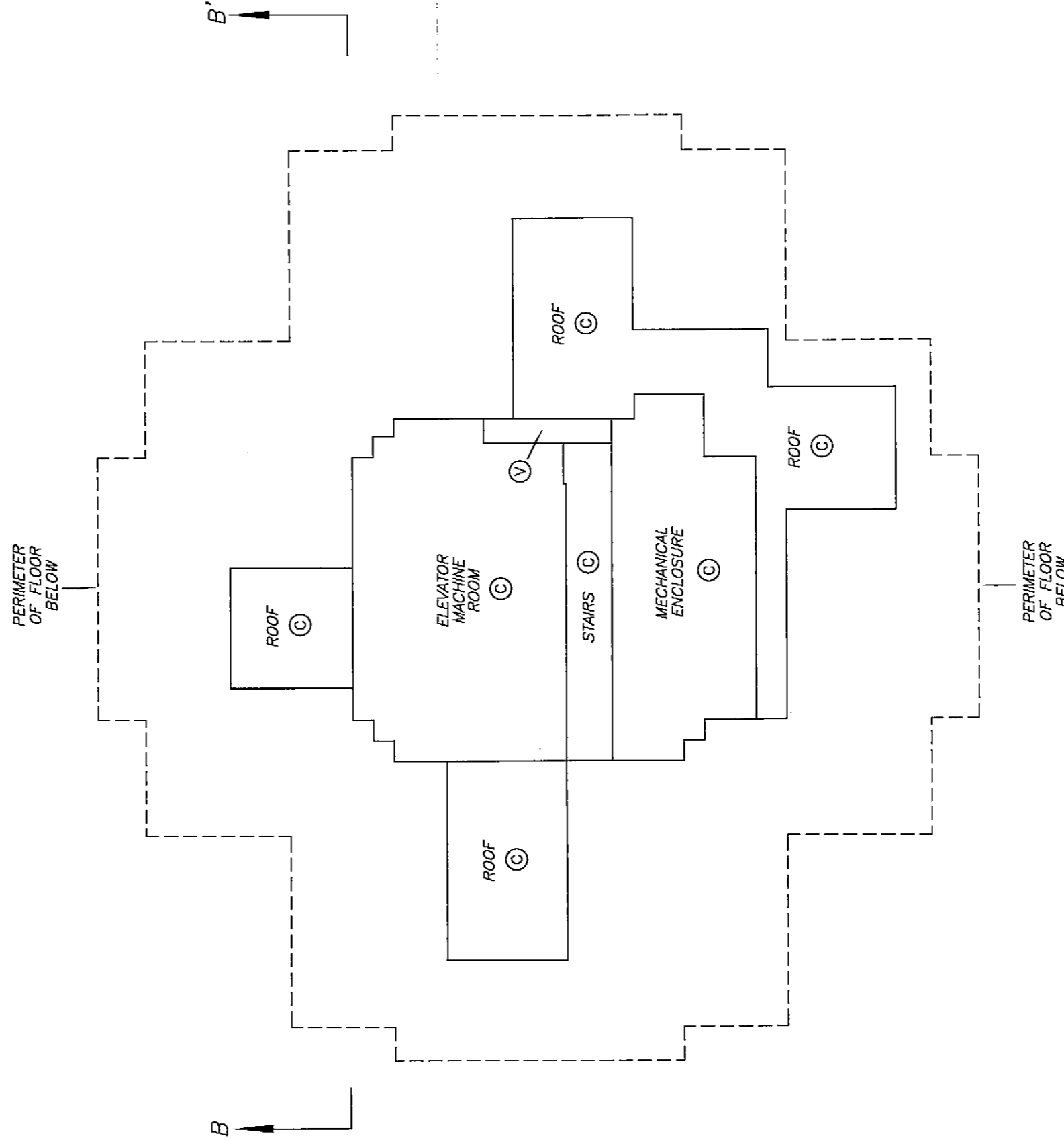
STRATA PLAN BCS3495  
PHASE 2

ELEVATOR MACHINE  
ROOM LEVEL

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 8, 2012  
M.S.S.

DRAWING # 30679-22  
FILE # 30679-22-L36

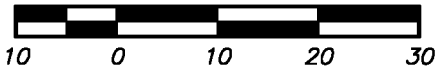
ORIGINAL

**STRATA PLAN OF LOT 1,  
DISTRICT LOT 384A, GROUP 1,  
N.W.D., PLAN BCP20738, EXCEPT:  
PHASE 1 AND 2, STRATA PLAN BCS3495**

**STRATA PLAN BCS3495  
PHASE 3**

"CITY OF COQUITLAM"  
B.C.G.S. 92G.027

SCALE 1:750



ALL DISTANCES ARE IN METRES.

THE INTENDED PLOT SIZE OF THIS PLAN IS 279mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:750



"GRAND CENTRAL"  
2962 GLEN DRIVE  
COQUITLAM, BC

**INTEGRATED SURVEY AREA No. 14  
(COQUITLAM) NAD-83 (CSRS)**

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996017 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 73H0083 AND 73H0084

**NOTE:**

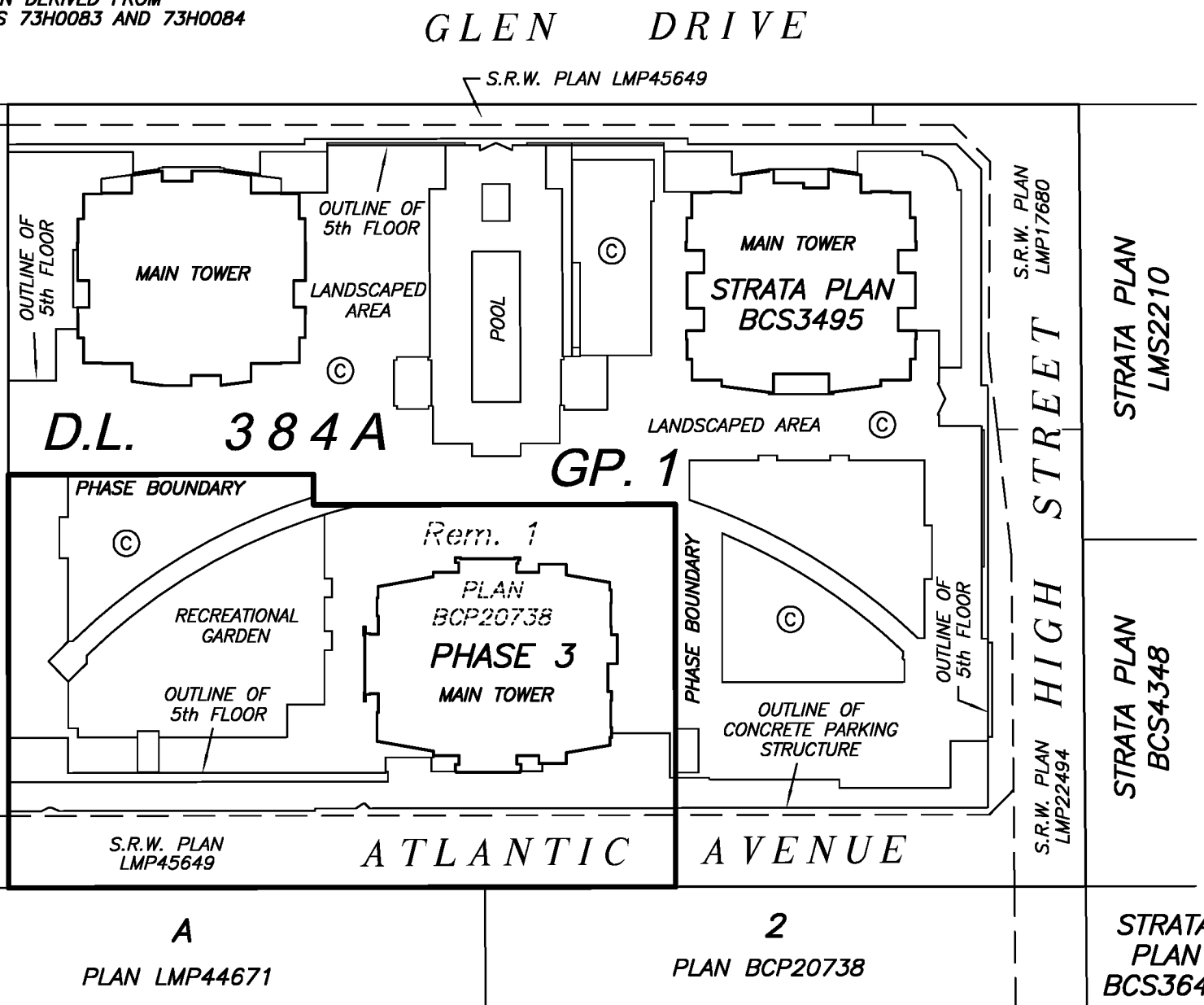
THIS STRATA PLAN DOES NOT HAVE 4th, 13th, 14th AND 34th FLOOR.

SEE SHEET #2 FOR BOUNDARY DIMENSIONS

SEE SHEET #3 FOR BUILDING LOCATION AND DIMENSIONS

STRATA PLAN BCS4512

THIS STRATA PLAN CONTAINS LIMITED COMMON PROPERTY ACCORDING TO SEC. 73 (a)(i) OF THE STRATA PROPERTY ACT.



**NOTE:**

ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR TO, OR AT 45° DEFLECTION TO UNLESS OTHERWISE SHOWN.

**LEGEND**

THIS PLAN IS PHASE 3 OF A 3 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT LYING WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR CITY OF COQUITLAM

THE BUILDINGS SHOWN HEREON ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT BEEN PREVIOUSLY OCCUPIED.

BENNETT LAND SURVEYING LTD.  
B.C. & CANADA LAND SURVEYORS  
#201-9547 152nd STREET,  
SURREY, B.C. V3R 5Y5  
PHONE : 604-582-0717

DRAWING # 30679-42  
FILE # 30679-42\_FS  
DATE : AUGUST 22, 2014

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 73H0083 AND 73H0084

- SL. - DENOTES STRATA LOT
- PT. - DENOTES PART
- Ⓢ - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING COMMON PROPERTY
- ⓂS - DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- ⓔS - DENOTES ELECTRICAL SPACE BEING COMMON PROPERTY
- Ⓟ398 - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 398 TYPICAL
- Ⓟ400 - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 400
- Ⓟ635 - DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 635
- Ⓟ639 - DENOTES ROOF TERRACE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 639

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

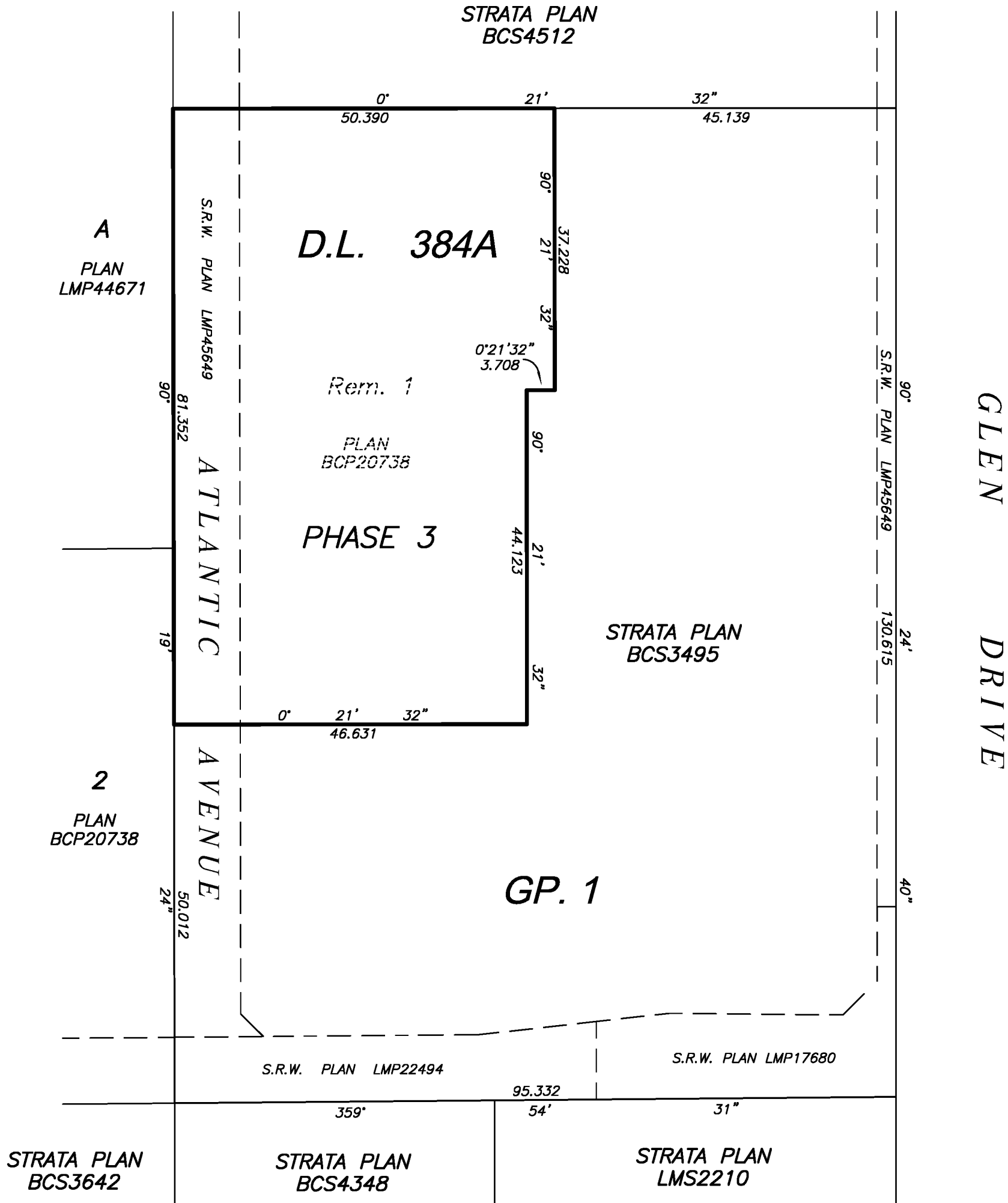
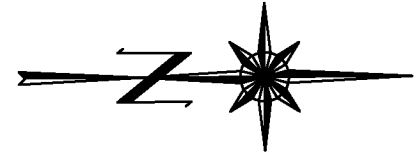
# BOUNDARY DIMENSIONS

# STRATA PLAN BCS3495 PHASE 3

SCALE 1:600



ALL DISTANCES ARE IN METRES.



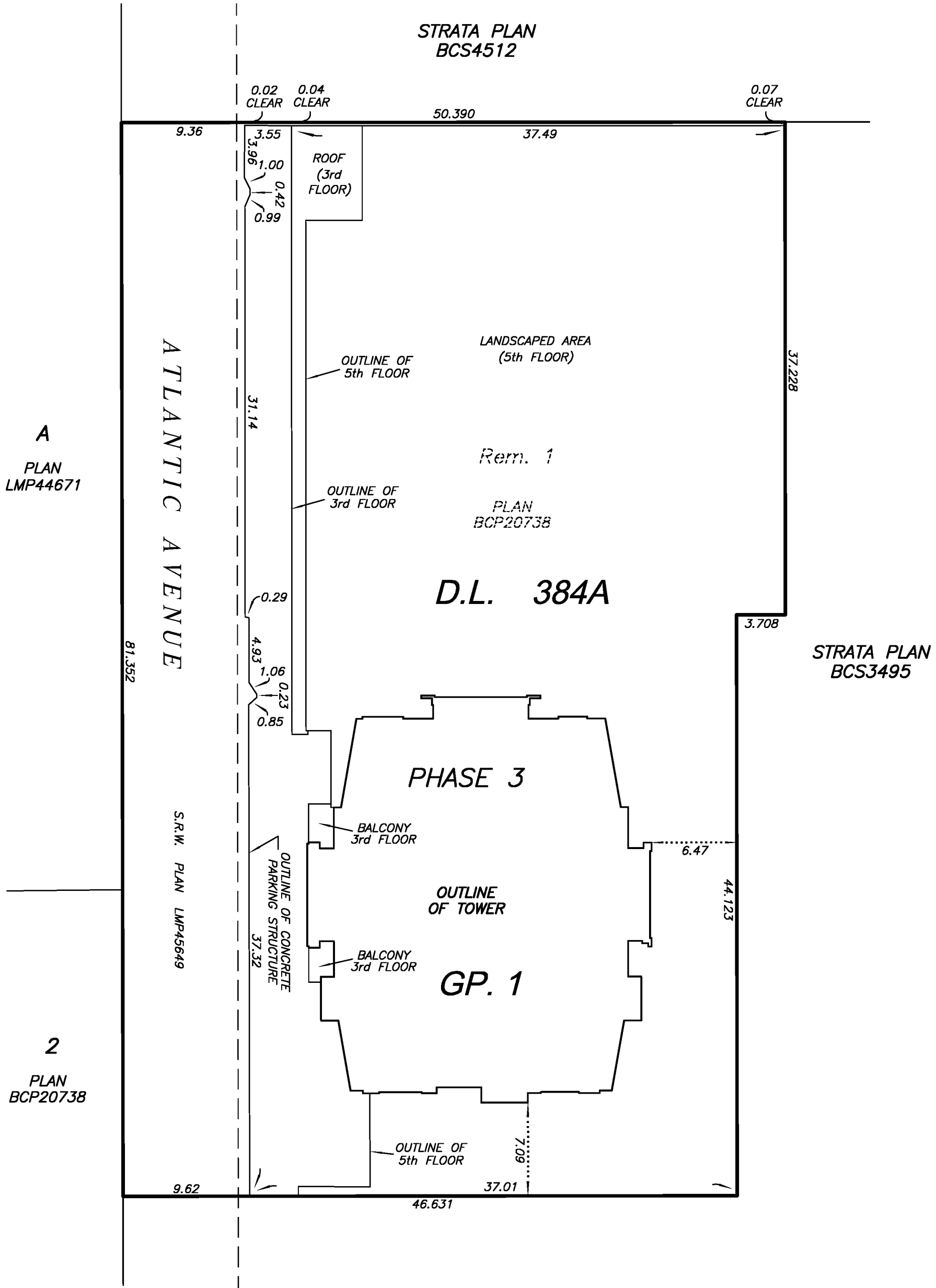
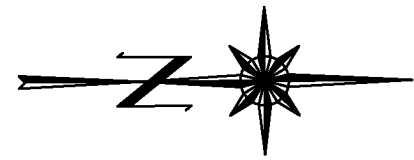
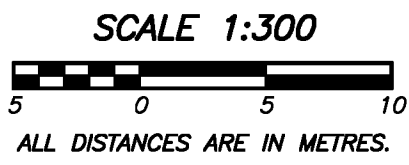
THE FIELD SURVEY REPRESENTED BY  
THIS PLAN WAS COMPLETED ON THE  
22nd DAY OF AUGUST, 2014.  
MIKE E. SHAW, B.C.L.S. #691

DRAWING # 30679-42  
FILE # 30679-42\_POST

MIKE E. SHAW, B.C.L.S.  
AUGUST 22, 2014

# BUILDING LOCATION AND DIMENSIONS

# STRATA PLAN BCS3495 PHASE 3



# SECTION C - C'

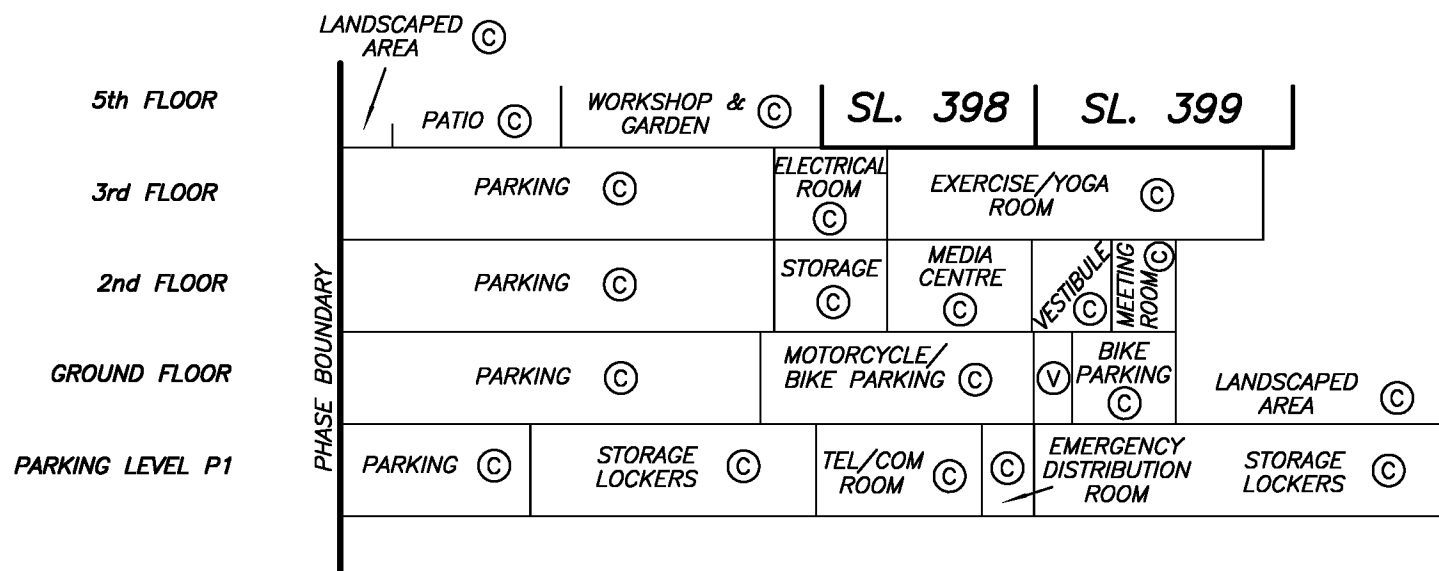
# STRATA PLAN BCS3495 PHASE 3

SCALE 1:250



ALL DISTANCES ARE  
IN METRES.

SEE SHEET #5  
FOR CONTINUATION





**SECTION C – C'**

**STRATA PLAN BCS3495  
PHASE 3**

SCALE 1:125



SEE SHEET #6  
FOR CONTINUATION

22nd FLOOR	SL. 532	SL. 533	SL. 534
21st FLOOR	SL. 523	SL. 524	SL. 525
20th FLOOR	SL. 514	SL. 515	SL. 516
19th FLOOR	SL. 505	SL. 506	SL. 507
18th FLOOR	SL. 496	SL. 497	SL. 498
17th FLOOR	SL. 487	SL. 488	SL. 489
16th FLOOR	SL. 478	SL. 479	SL. 480
15th FLOOR	SL. 469	SL. 470	SL. 471
12th FLOOR	SL. 460	SL. 461	SL. 462
11th FLOOR	SL. 451	SL. 452	SL. 453
10th FLOOR	SL. 442	SL. 443	SL. 444
9th FLOOR	SL. 433	SL. 434	SL. 435
8th FLOOR	SL. 424	SL. 425	SL. 426
7th FLOOR	SL. 415	SL. 416	SL. 417
6th FLOOR	SL. 406	SL. 407	SL. 408
5th FLOOR PATIO ©	WORKSHOP & GARDEN ©	SL. 398	SL. 399
3rd FLOOR	PARKING ©	ELECTRICAL ROOM ©	EXERCISE/YOGA ROOM ©

SEE SHEET #4  
FOR CONTINUATION

DRAWING # 30679-42  
FILE # 30679-42\_S-t

MIKE E. SHAW, B.C.L.S.  
AUGUST 22, 2014

**SECTION C - C'**

**STRATA PLAN BCS3495  
PHASE 3**

SCALE 1:125



38th FLOOR

37th FLOOR

36th FLOOR

35th FLOOR

33rd FLOOR

32nd FLOOR

31st FLOOR

30th FLOOR

29th FLOOR

28th FLOOR

27th FLOOR

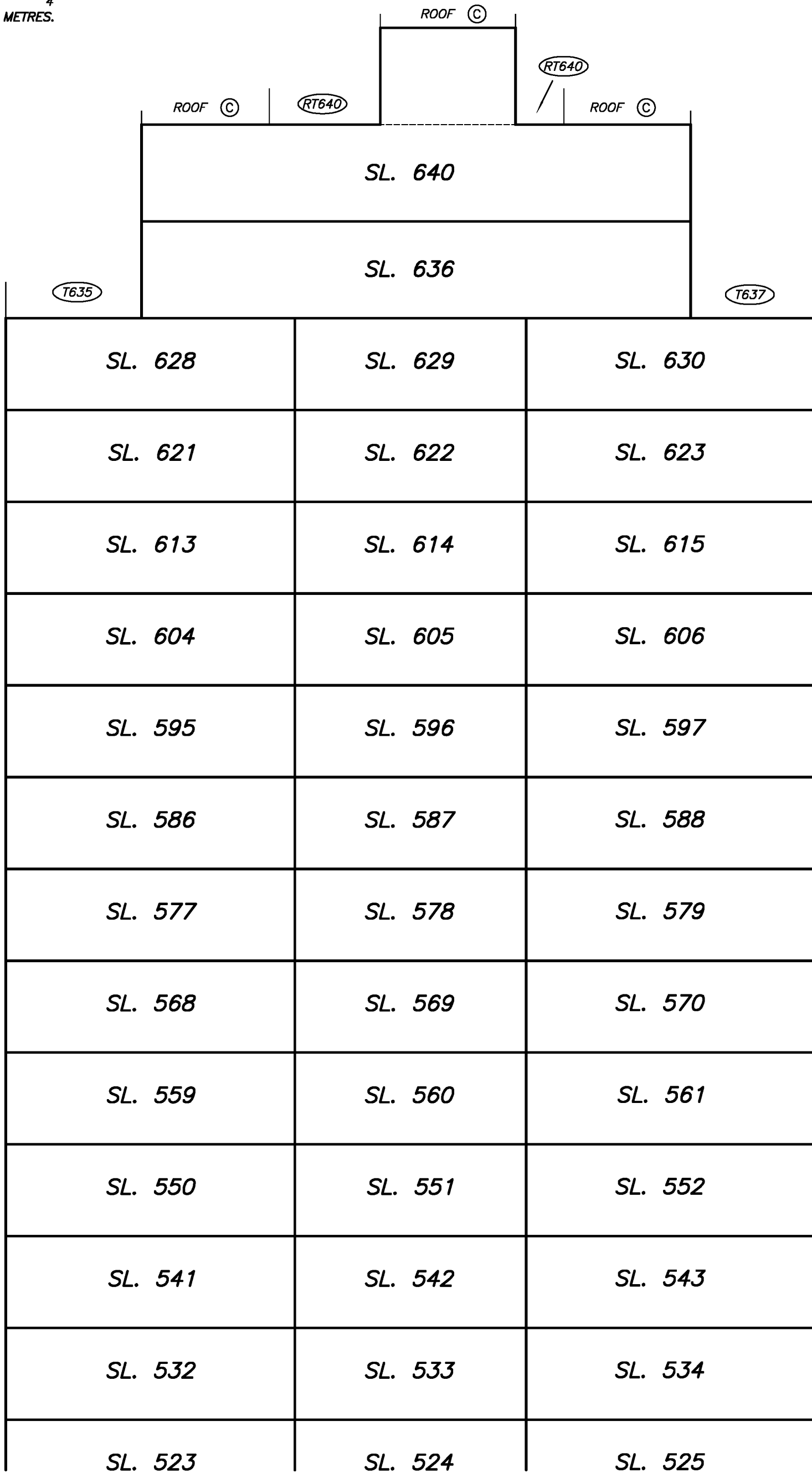
26th FLOOR

25th FLOOR

23rd FLOOR

22nd FLOOR

21st FLOOR



SEE SHEET #5  
FOR CONTINUATION

DRAWING # 30679-42  
FILE # 30679-42\_S-t

MIKE E. SHAW, B.C.L.S.  
AUGUST 22, 2014

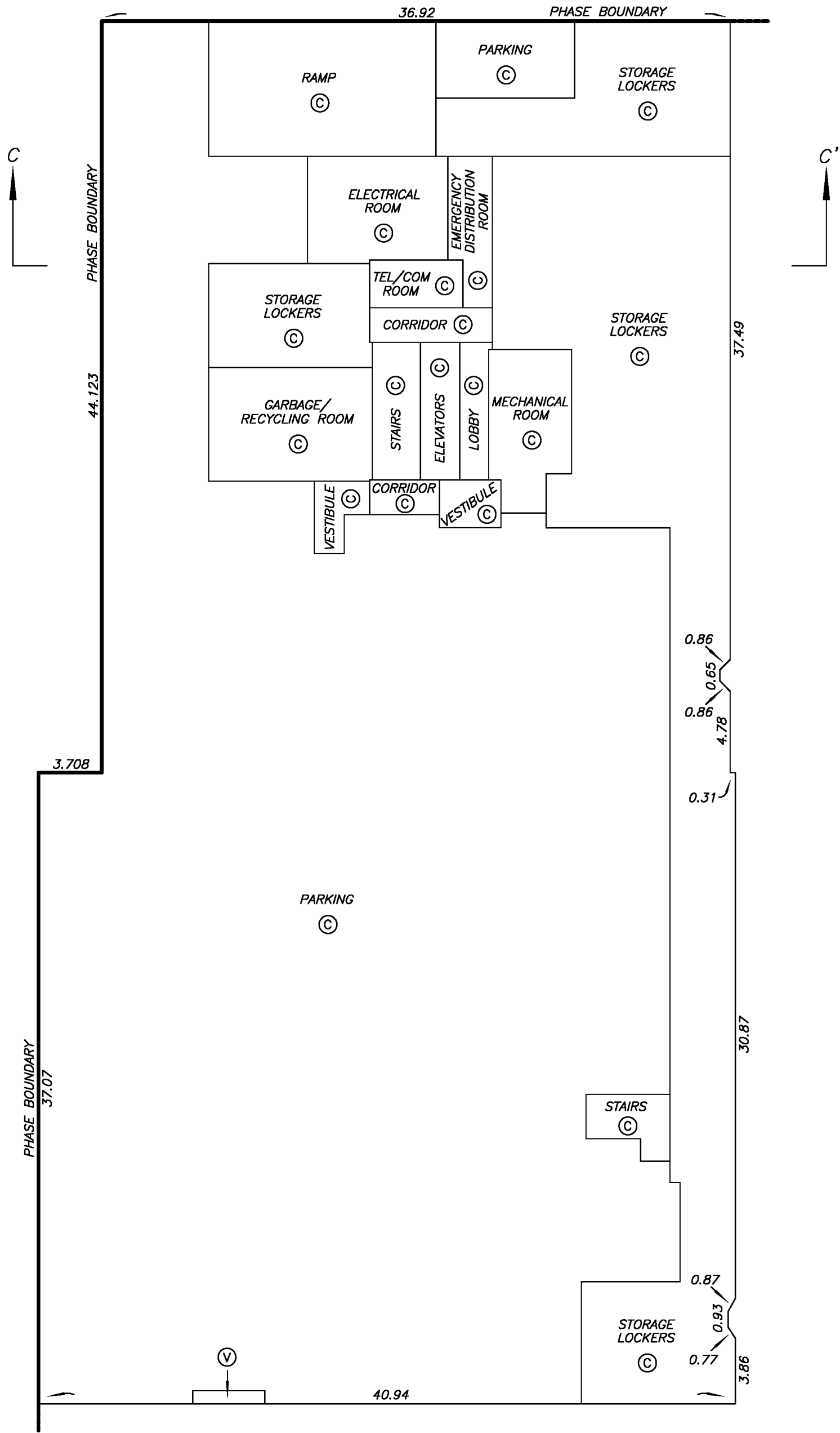
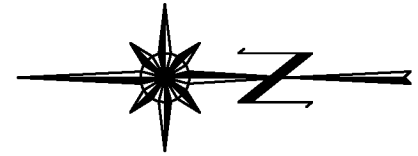
# PARKING LEVEL P1 FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

SCALE 1:250



ALL DISTANCES ARE  
IN METRES.



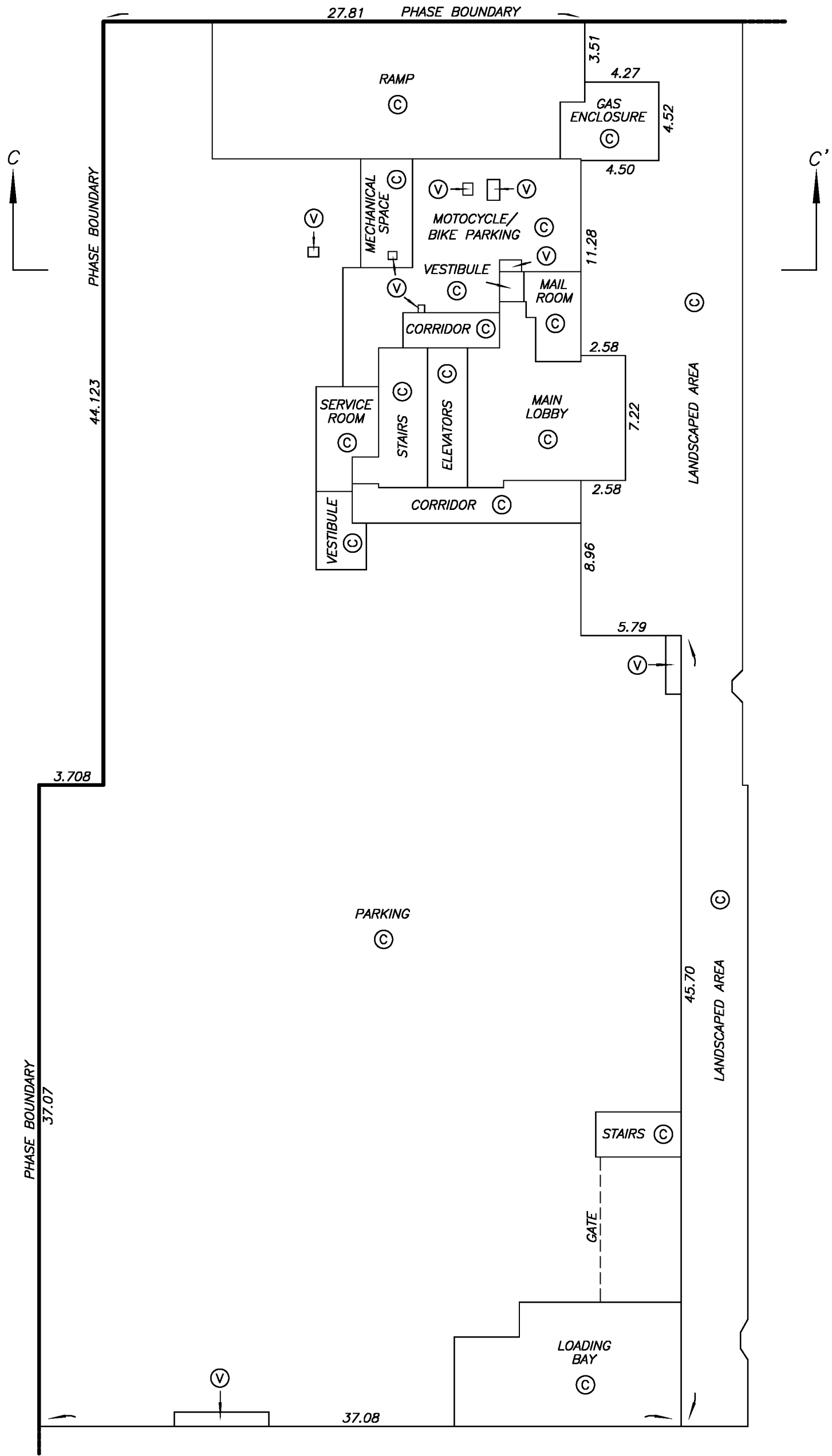
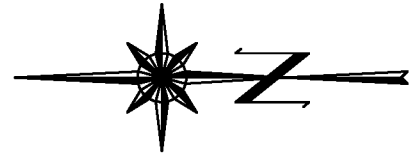
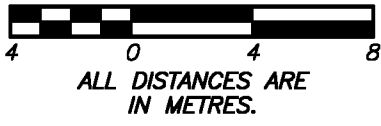
DRAWING # 30679-42  
FILE # 30679-42\_P

MIKE E. SHAW, B.C.L.S.  
AUGUST 22, 2014

# GROUND FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

SCALE 1:250



DRAWING # 30679-42  
FILE # 30679-42\_P

MIKE E. SHAW, B.C.L.S.  
AUGUST 22, 2014

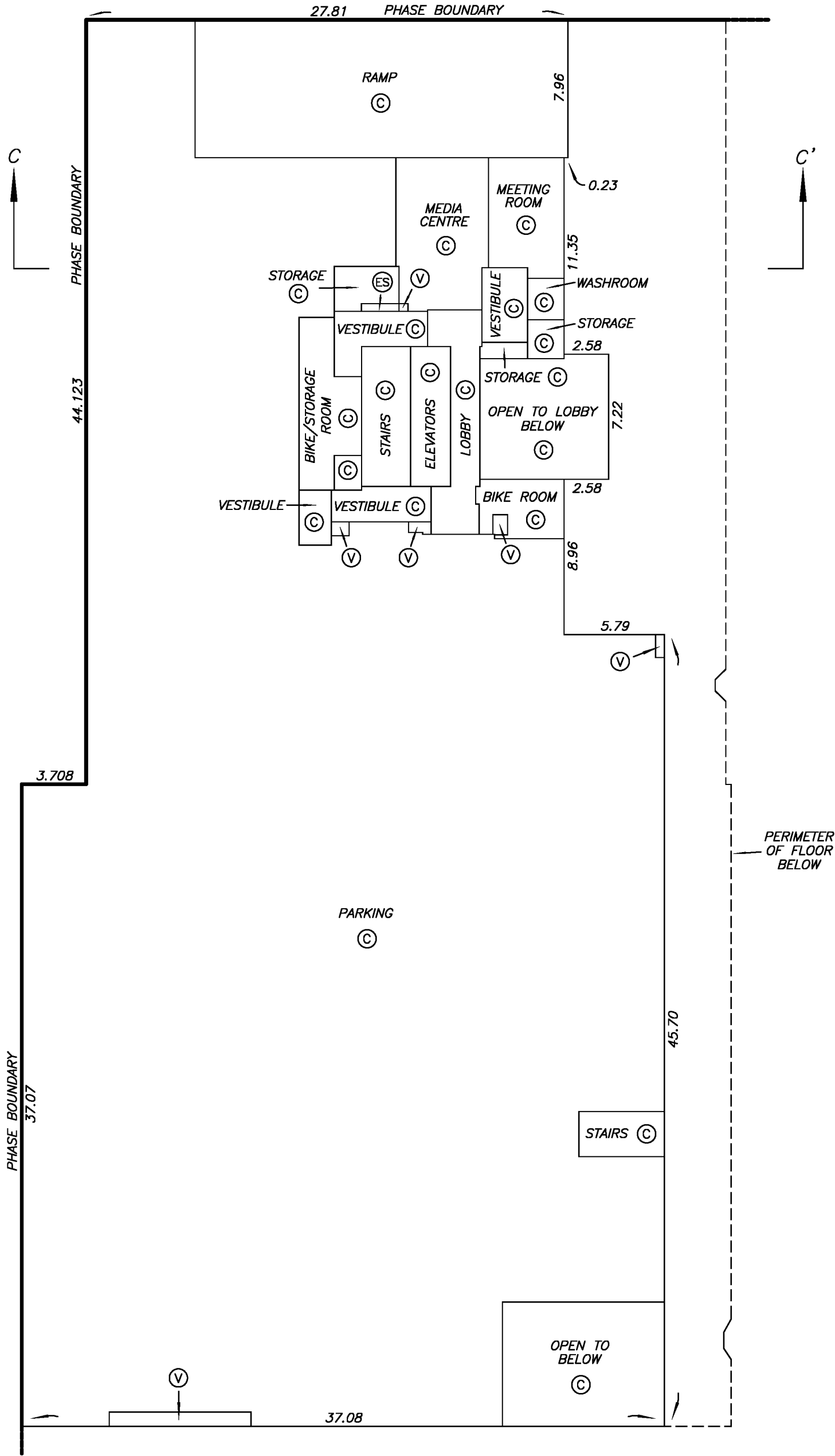
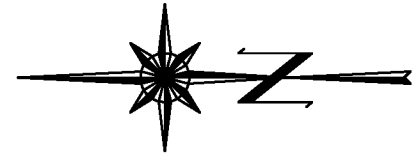
# 2nd FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

SCALE 1:250



ALL DISTANCES ARE IN METRES.



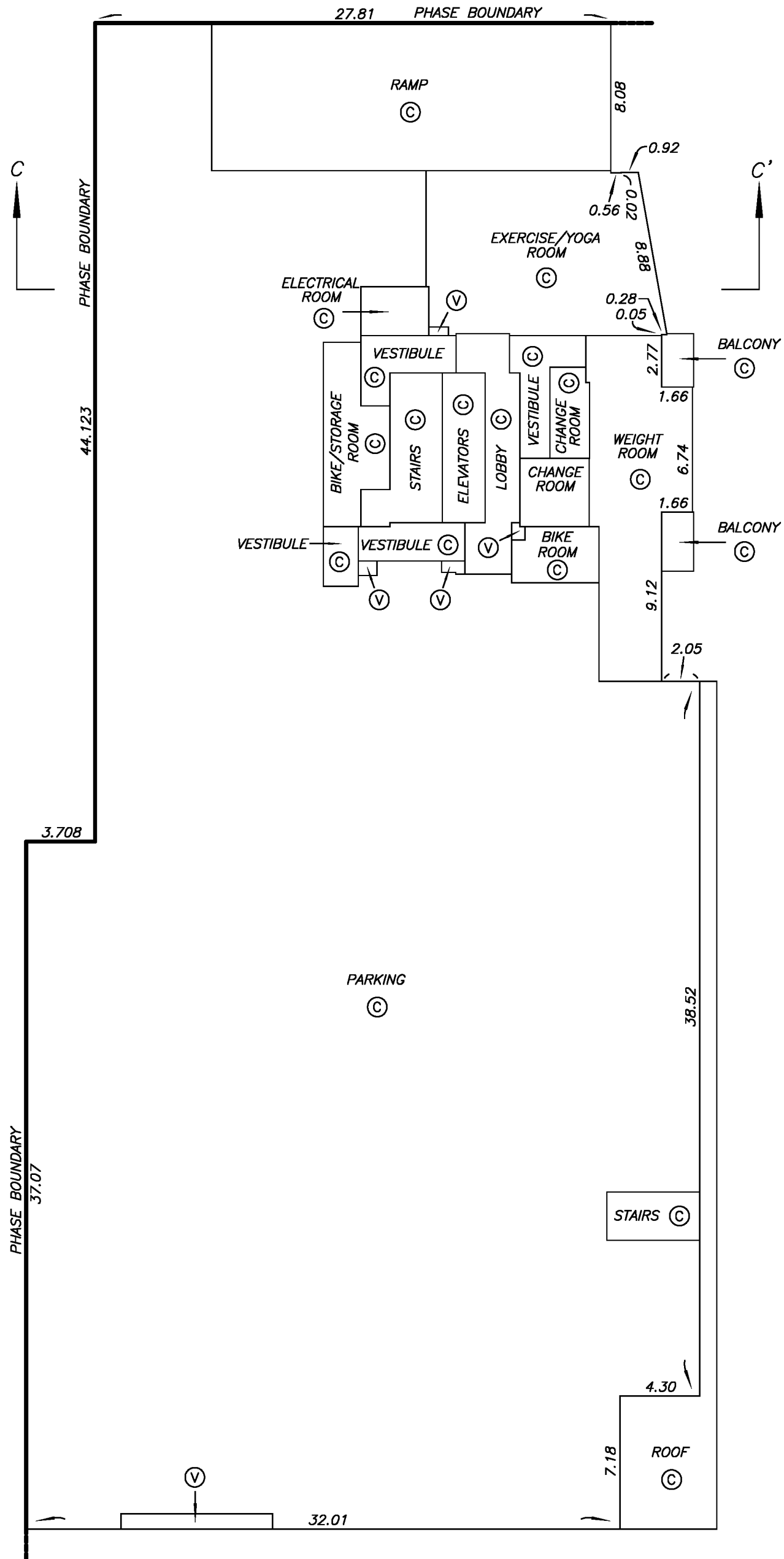
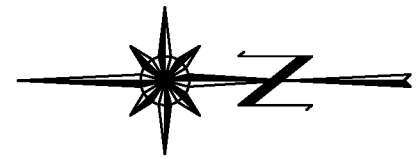
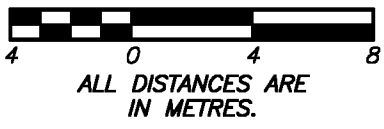
DRAWING # 30679-42  
FILE # 30679-42\_P

MIKE E. SHAW, B.C.L.S.  
AUGUST 22, 2014

# 3rd FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

SCALE 1:250



DRAWING # 30679-42  
FILE # 30679-42\_P

MIKE E. SHAW, B.C.L.S.  
AUGUST 22, 2014

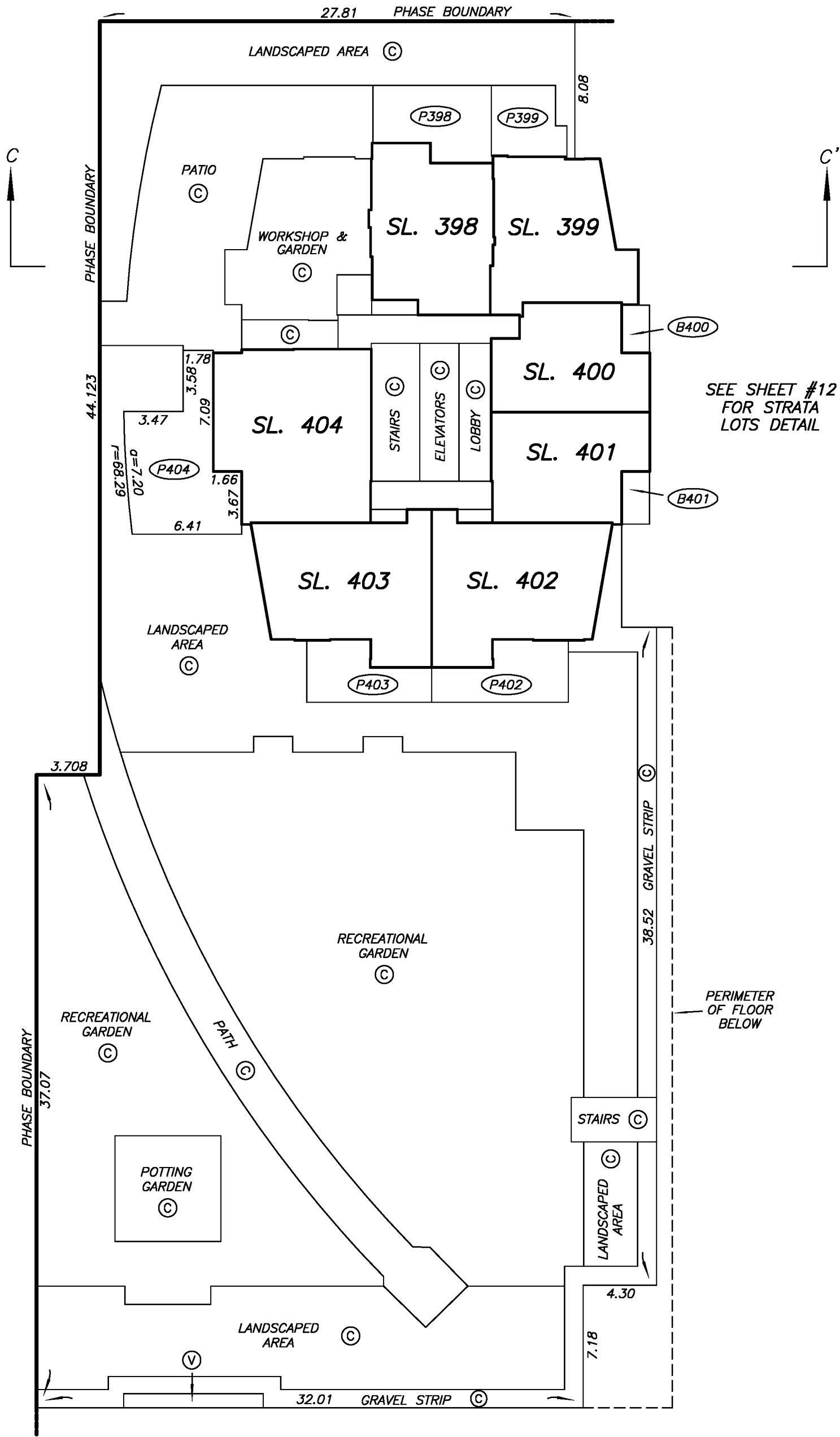
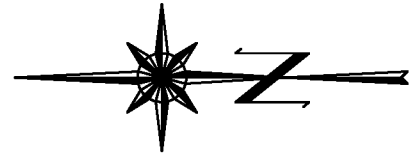
# 5th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

SCALE 1:250



ALL DISTANCES ARE IN METRES.



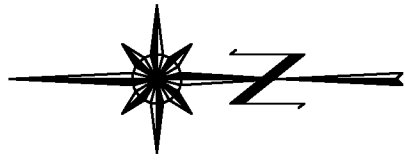
DRAWING # 30679-42  
FILE # 30679-42\_P

MIKE E. SHAW, B.C.L.S.  
AUGUST 22, 2014

# 5th FLOOR PLAN

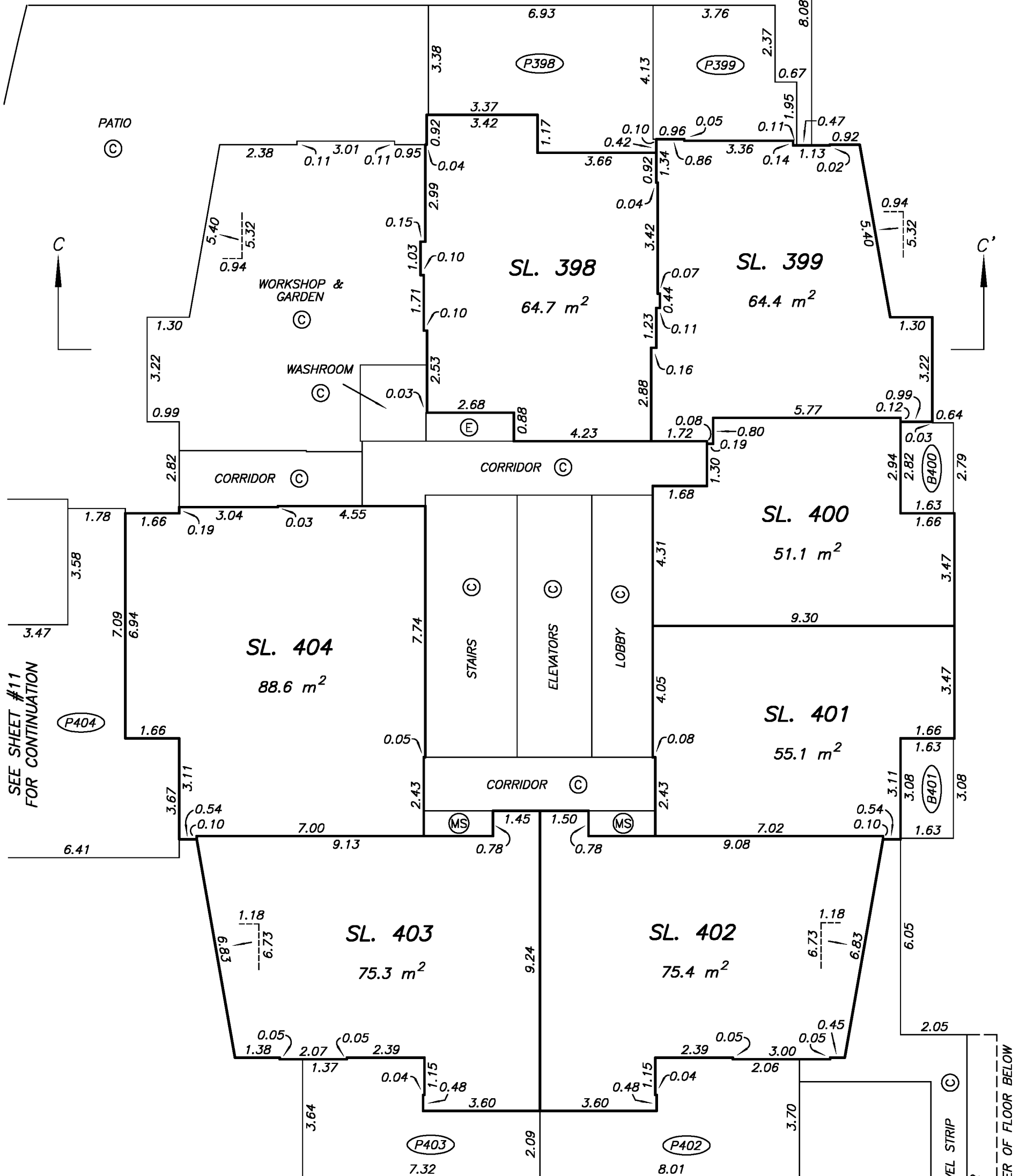
# STRATA PLAN BCS3495 PHASE 3

SCALE 1:125



PHASE BOUNDARY  
27.81

LANDSCAPED AREA ©



SEE SHEET #11  
FOR CONTINUATION

LANDSCAPED AREA  
©

SEE SHEET #11  
FOR CONTINUATION

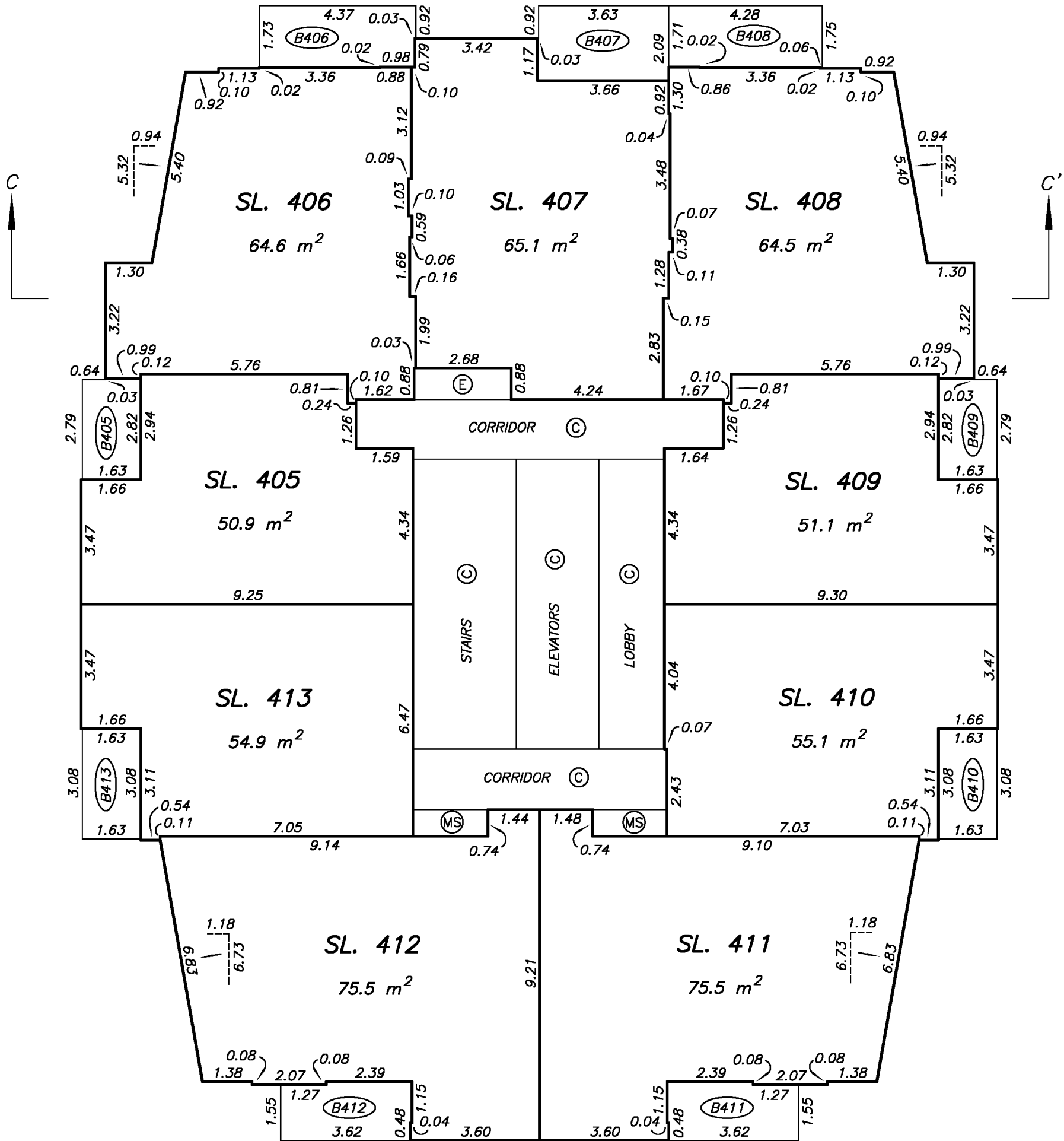
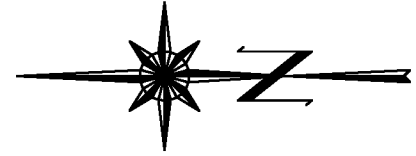
GRAVEL STRIP ©  
38.52  
PERIMETER OF FLOOR BELOW



# 6th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

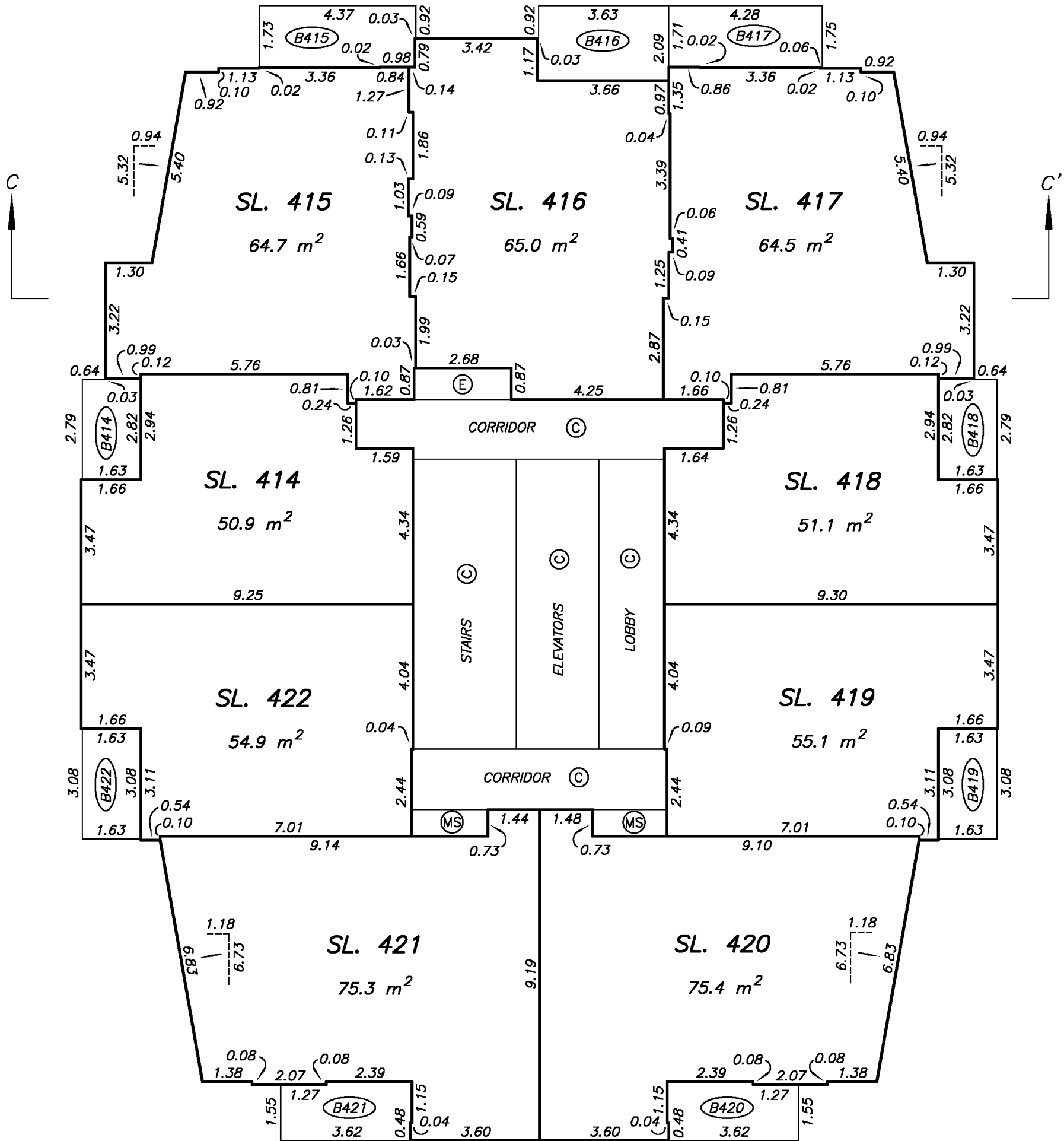
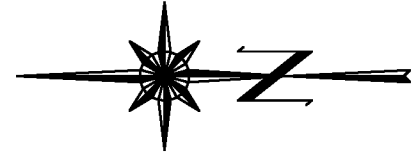
SCALE 1:125



# 7th FLOOR PLAN

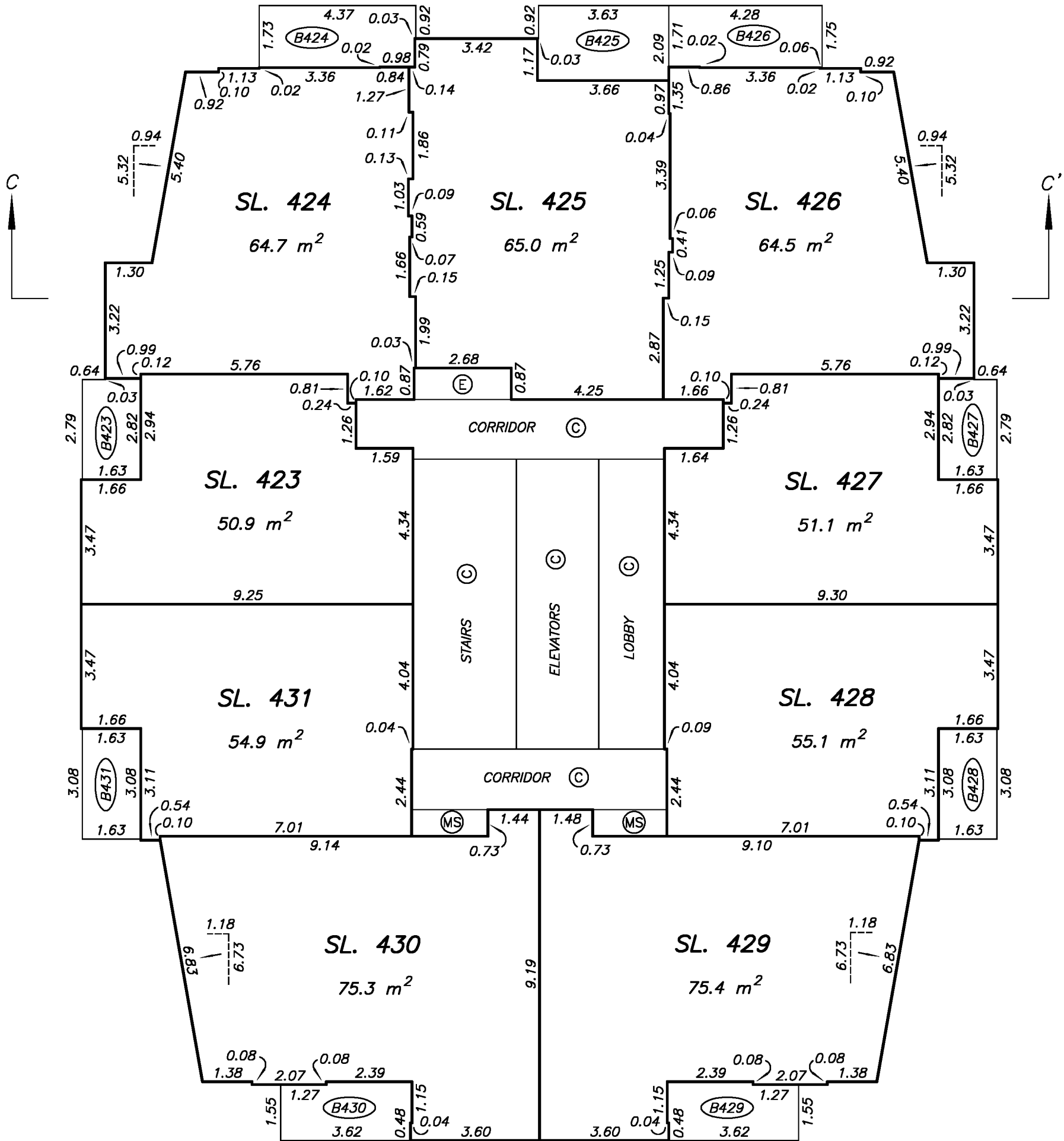
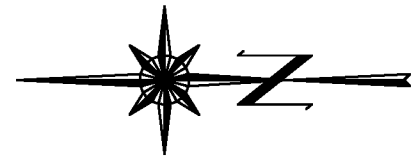
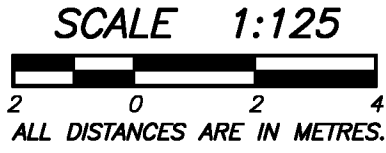
# STRATA PLAN BCS3495 PHASE 3

SCALE 1:125



# 8th FLOOR PLAN

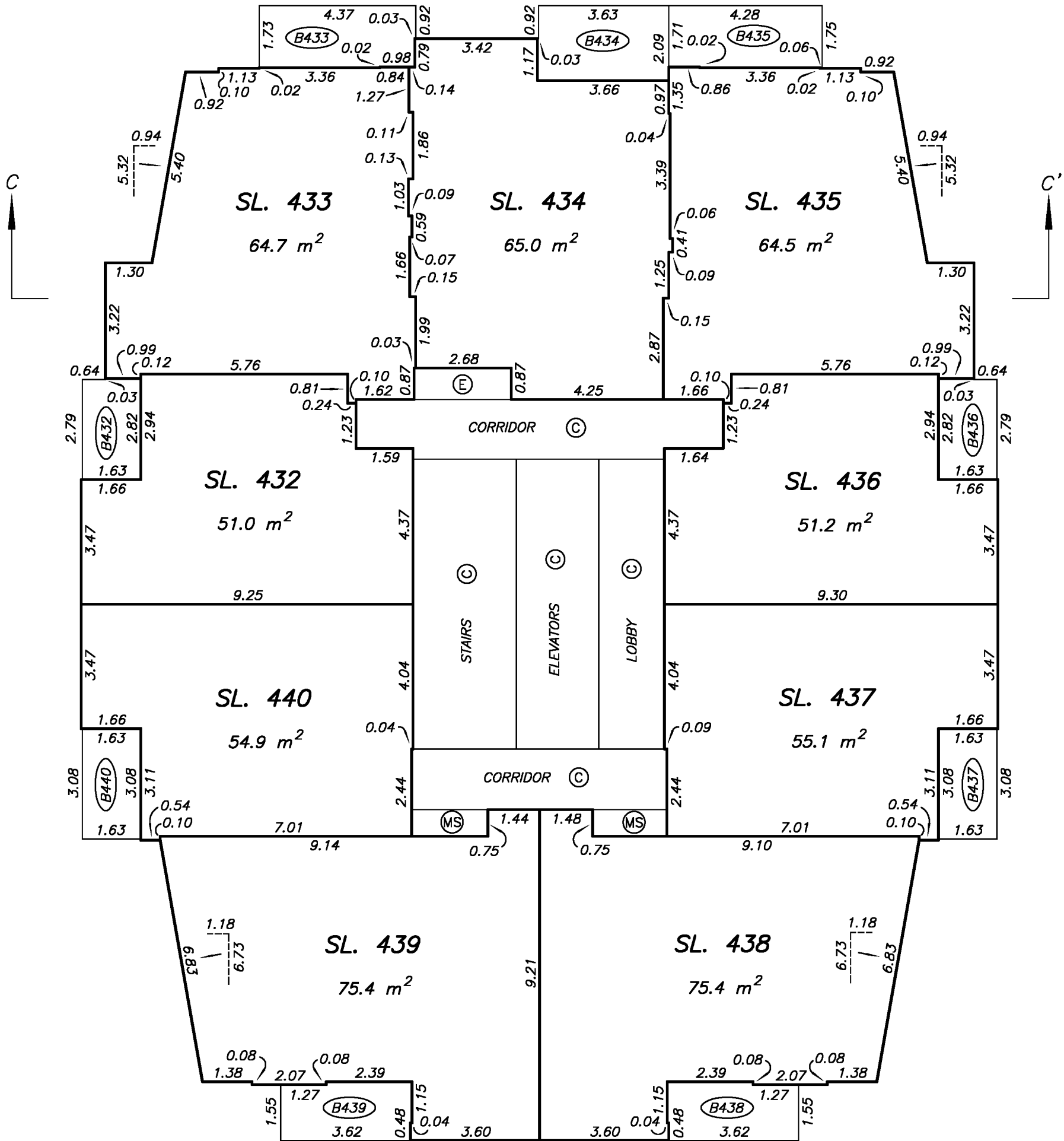
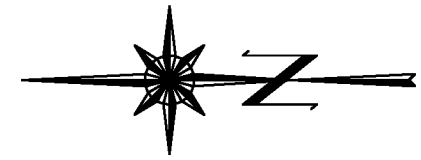
# STRATA PLAN BCS3495 PHASE 3



# 9th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

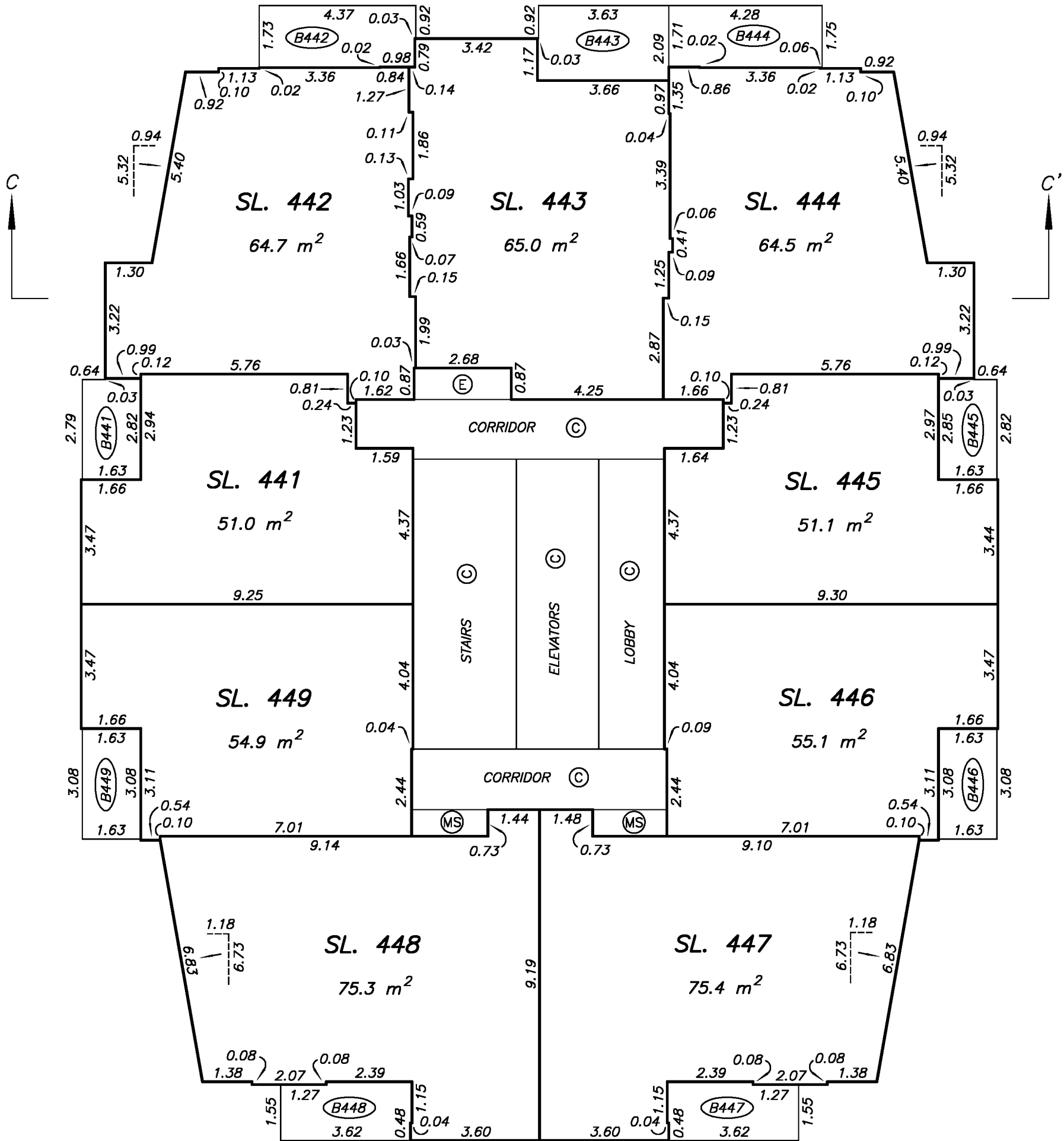
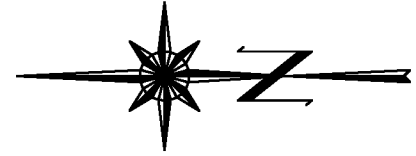
SCALE 1:125



# 10th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

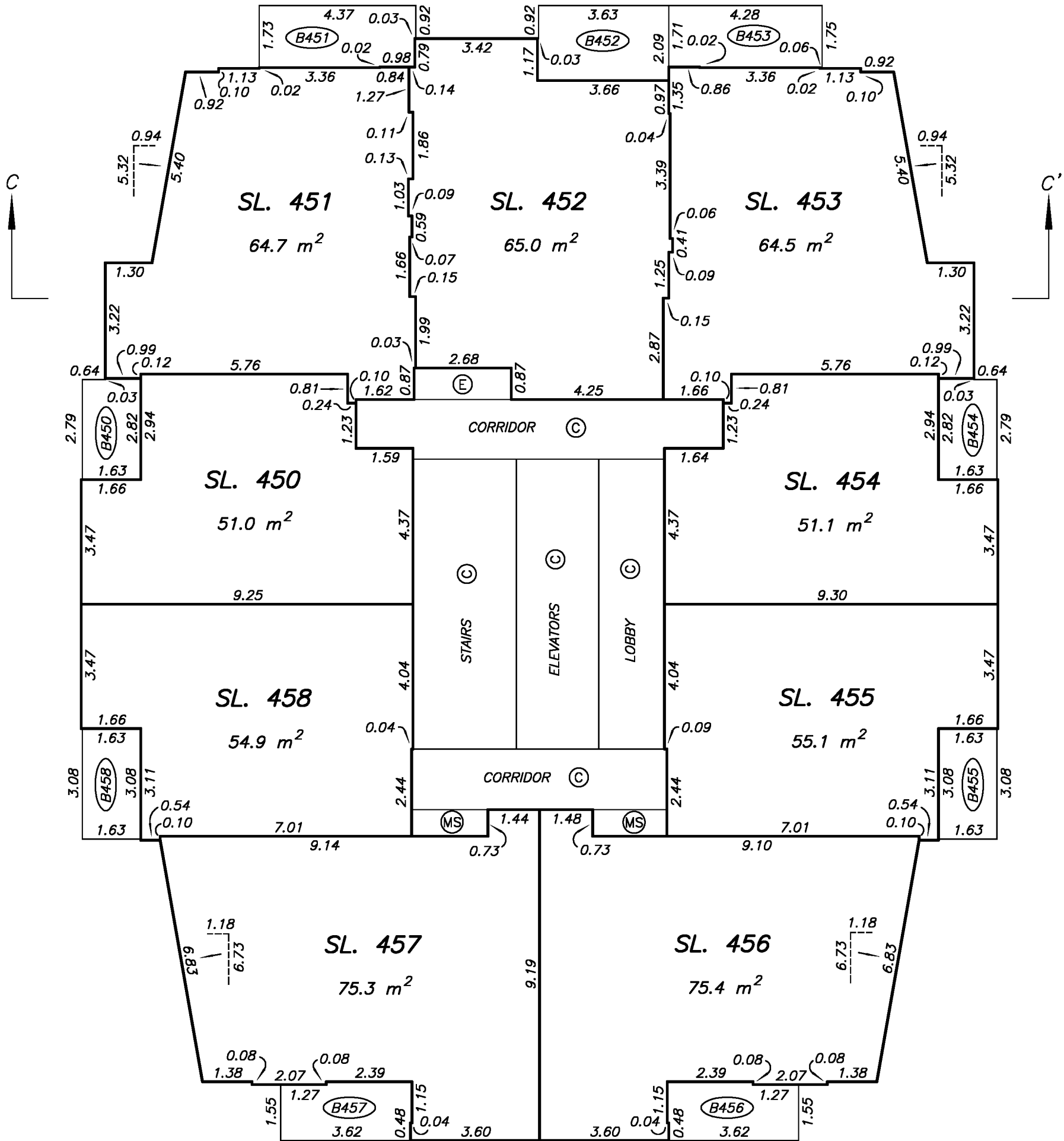
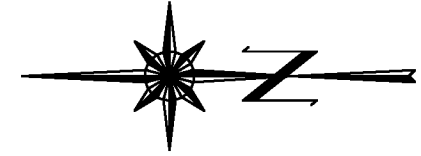
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# 11th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

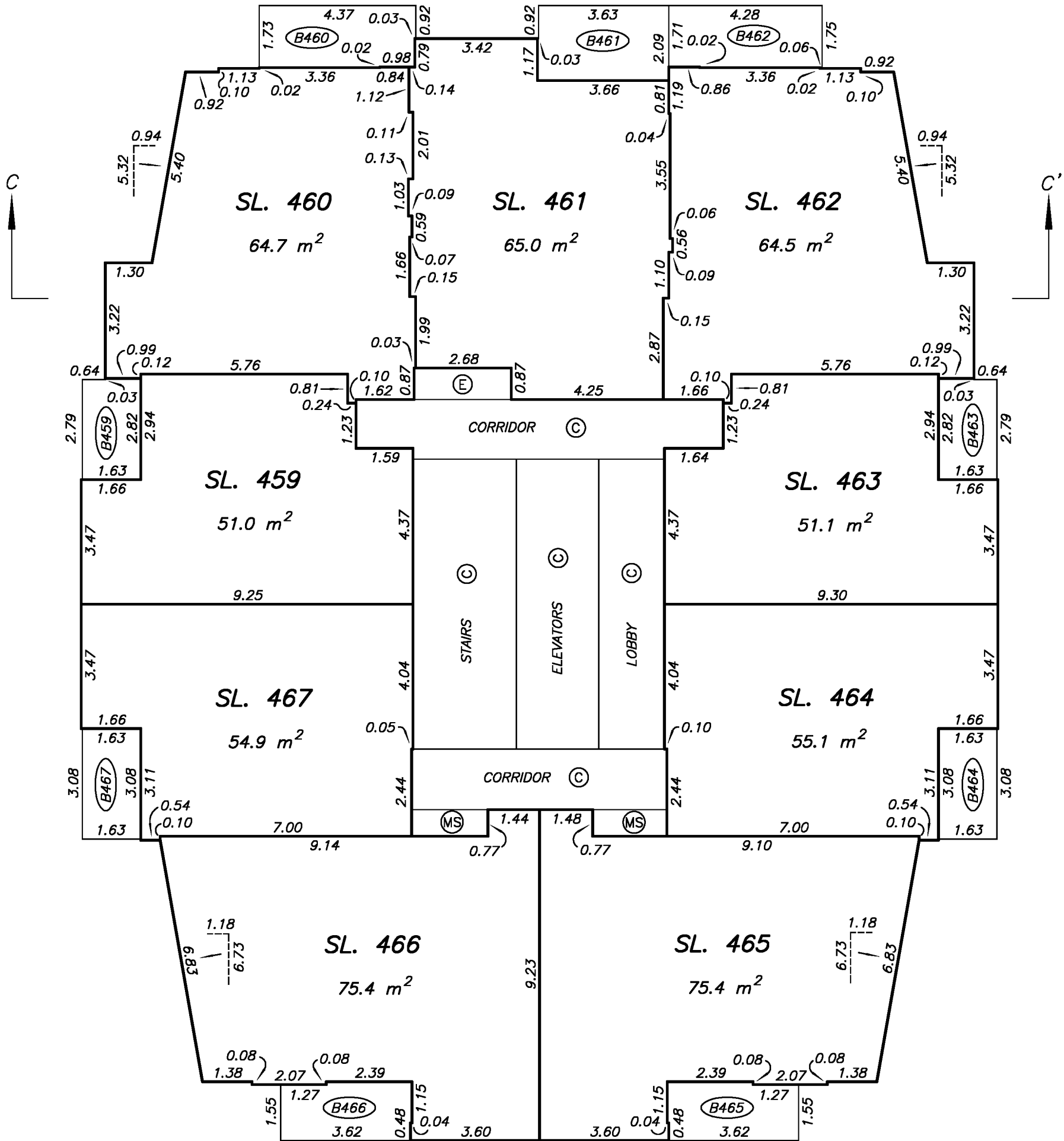
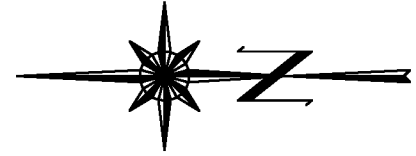
SCALE 1:125



# 12th FLOOR PLAN

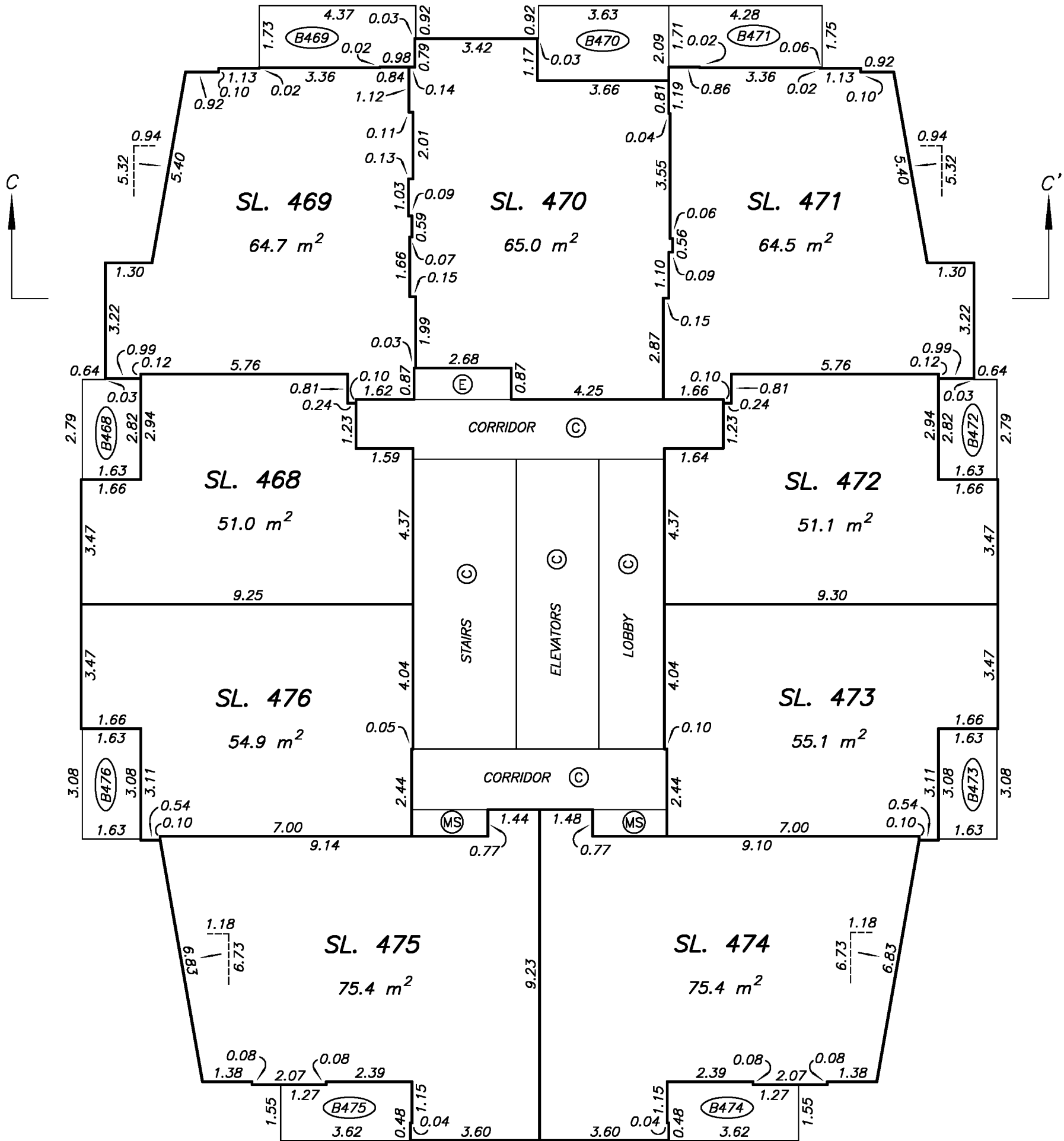
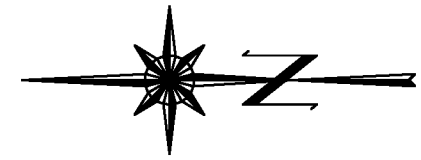
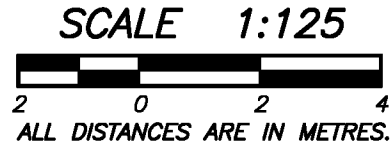
# STRATA PLAN BCS3495 PHASE 3

SCALE 1:125



# 15th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

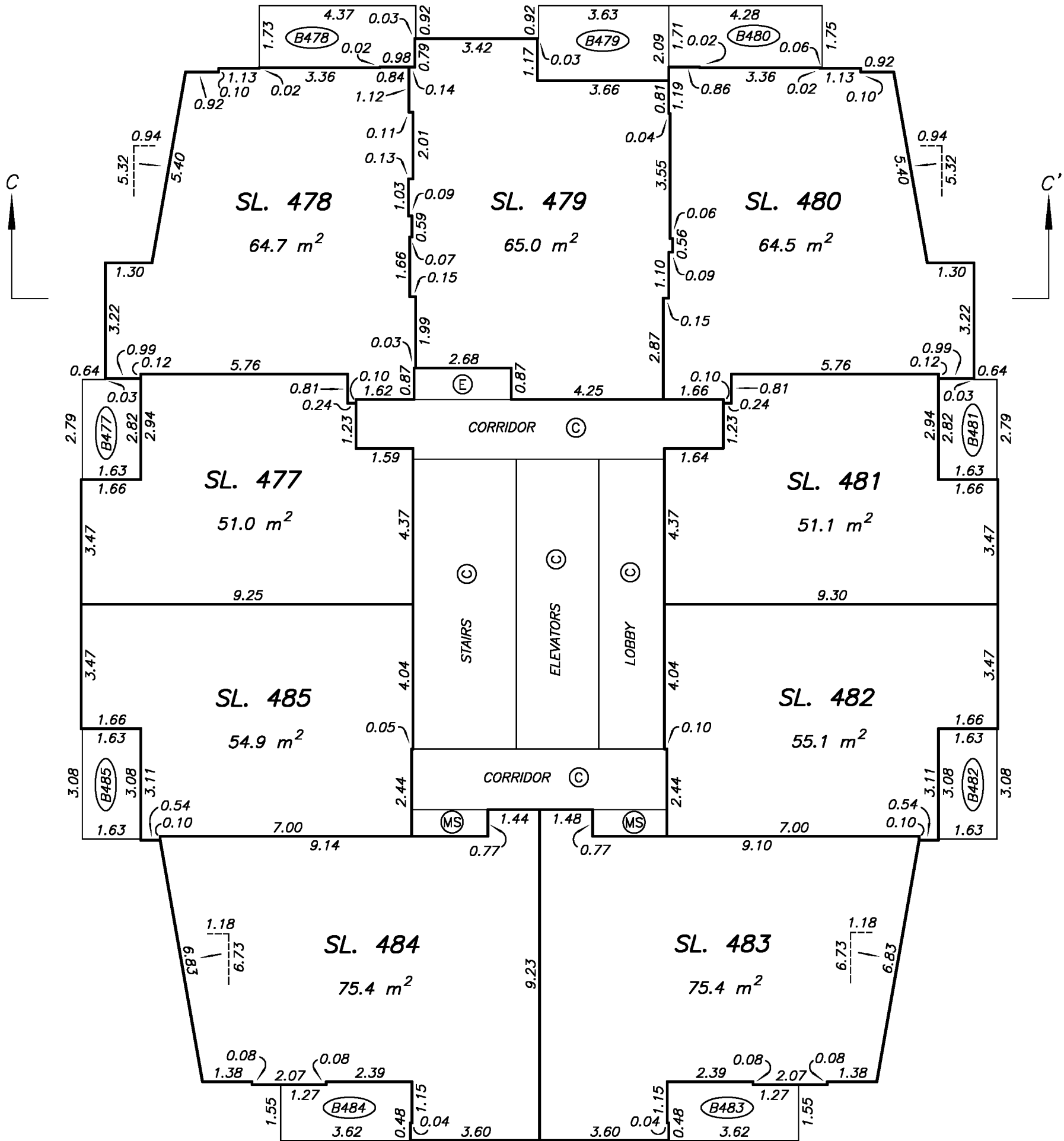
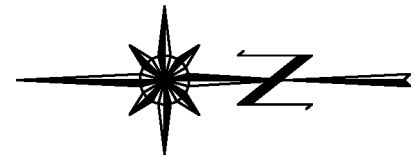




# 16th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

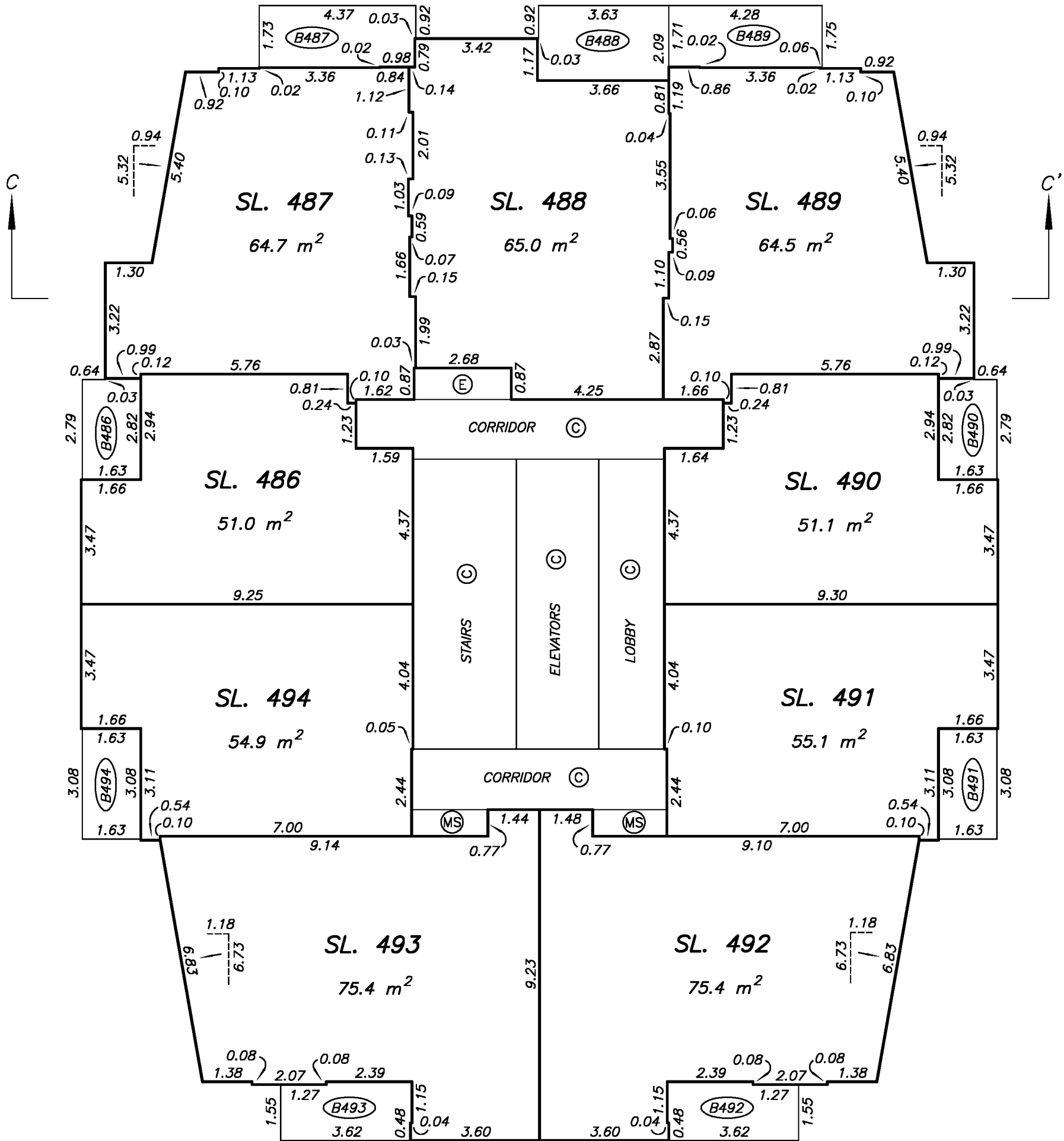
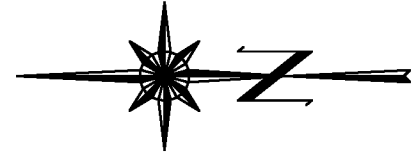
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# 17th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

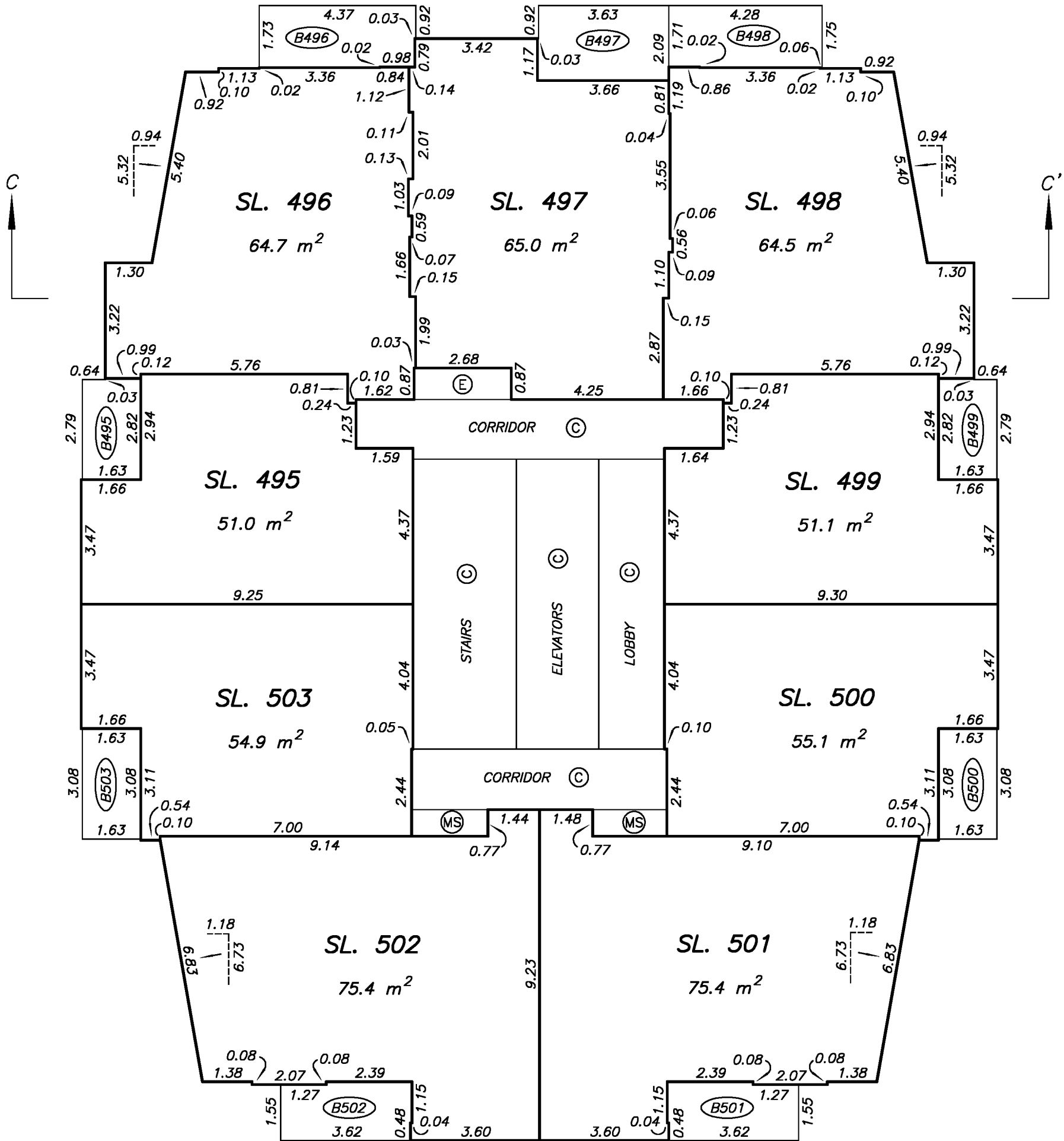
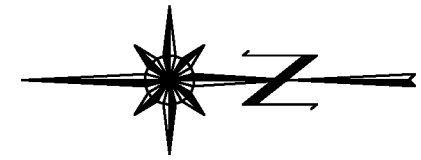
SCALE 1:125



# 18th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

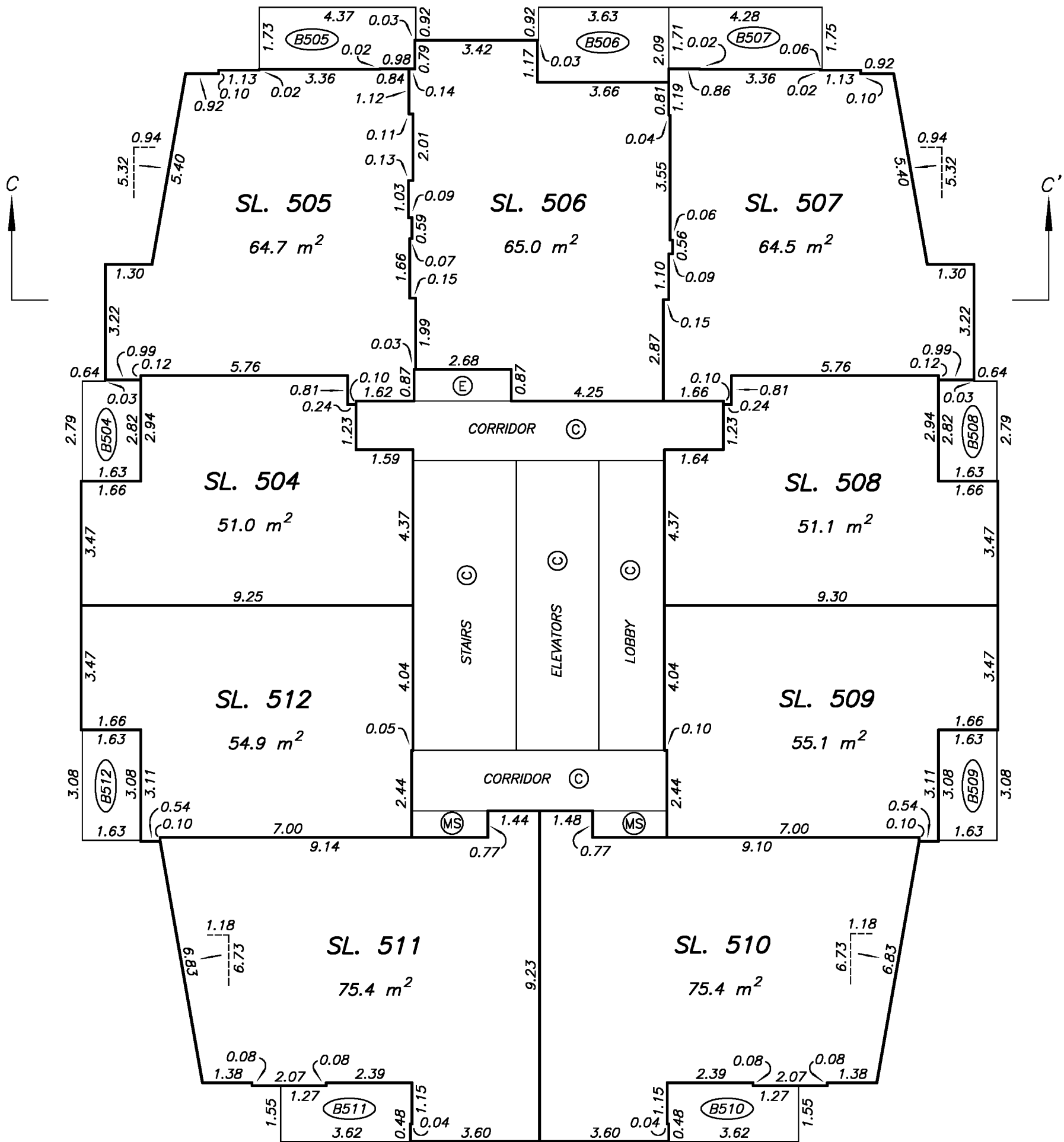
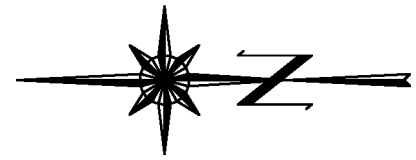
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# 19th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

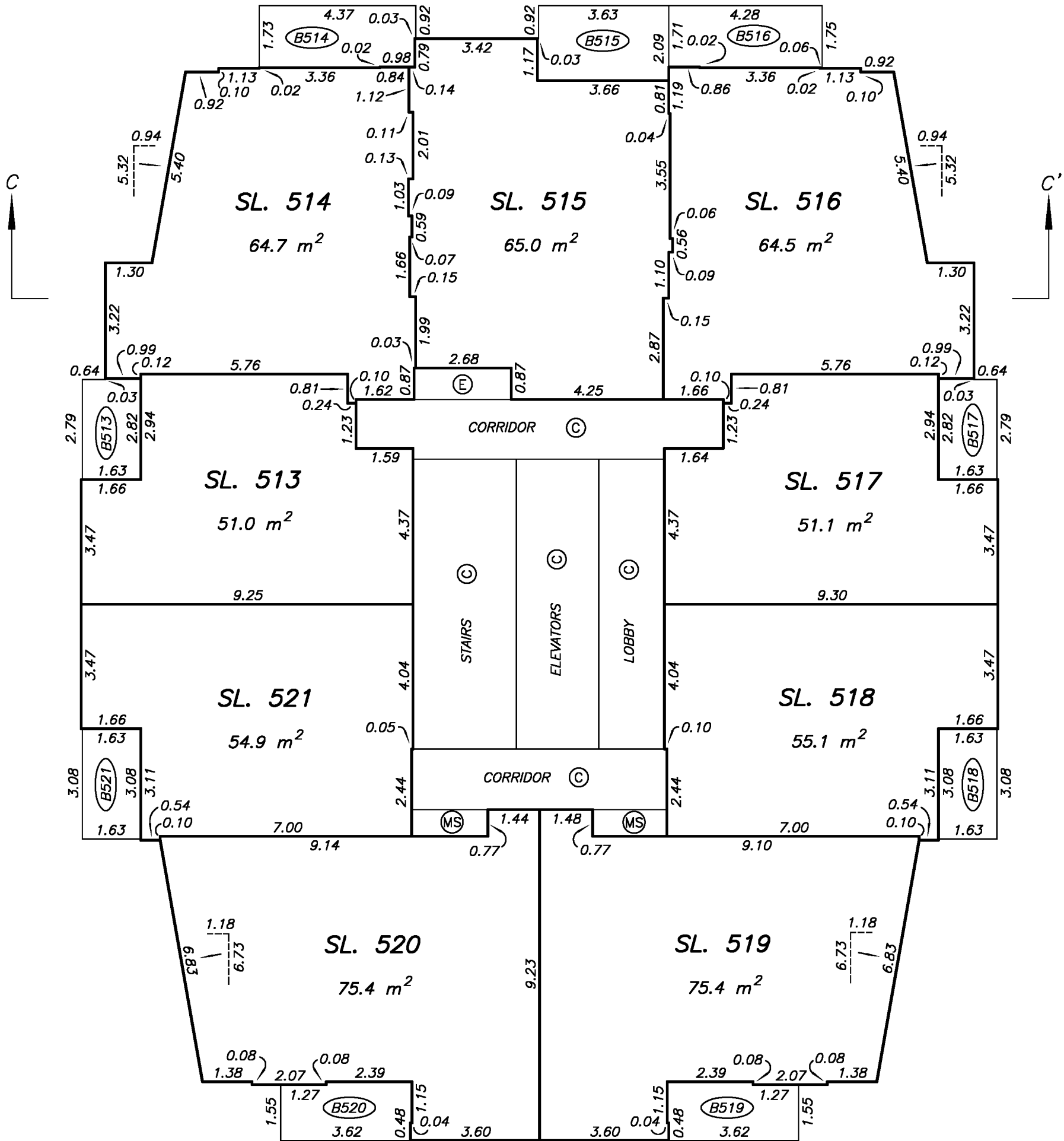
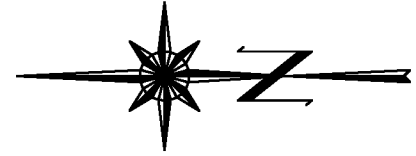
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# 20th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

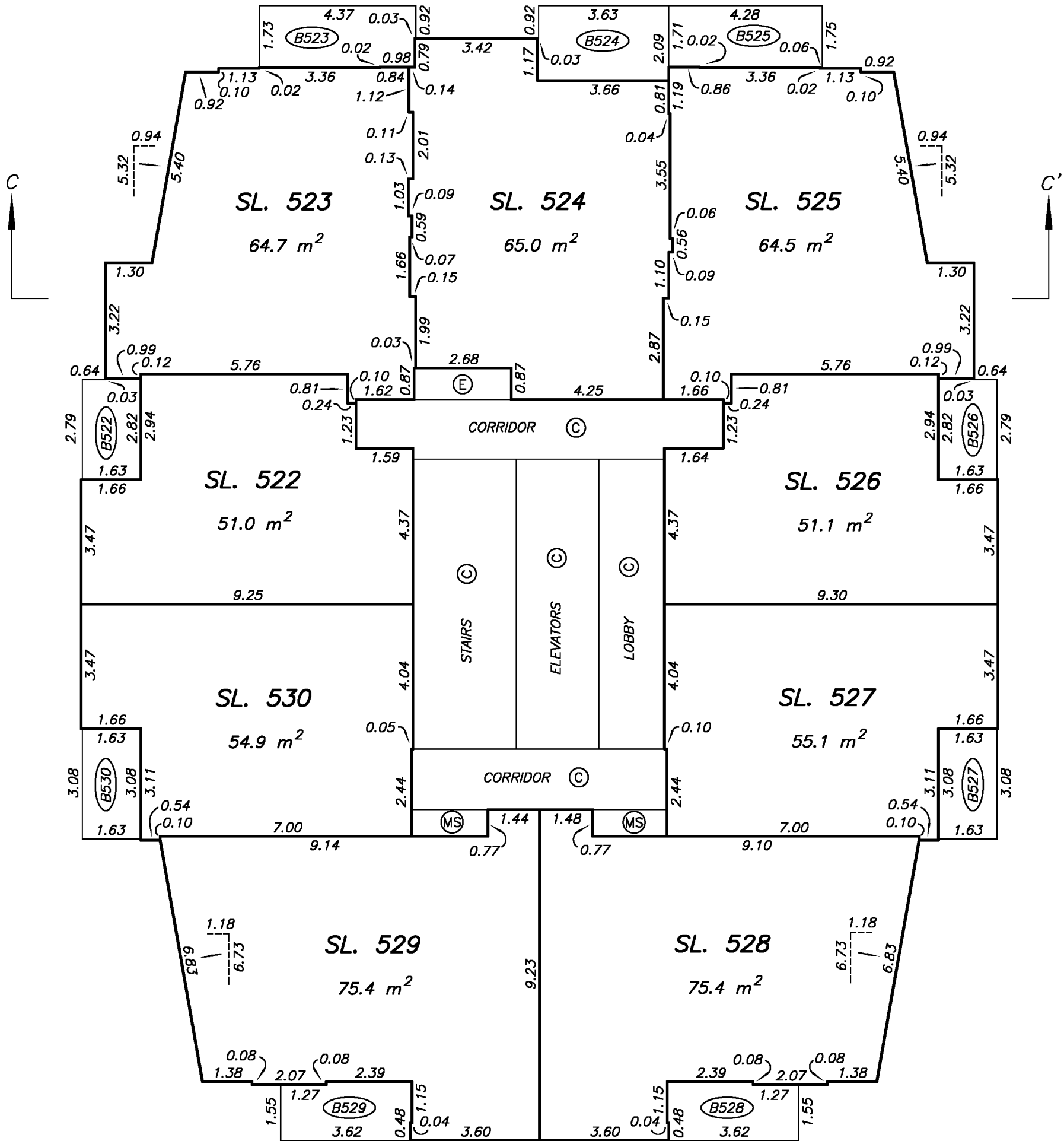
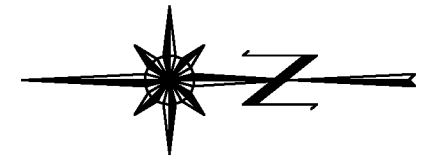
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# 21st FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

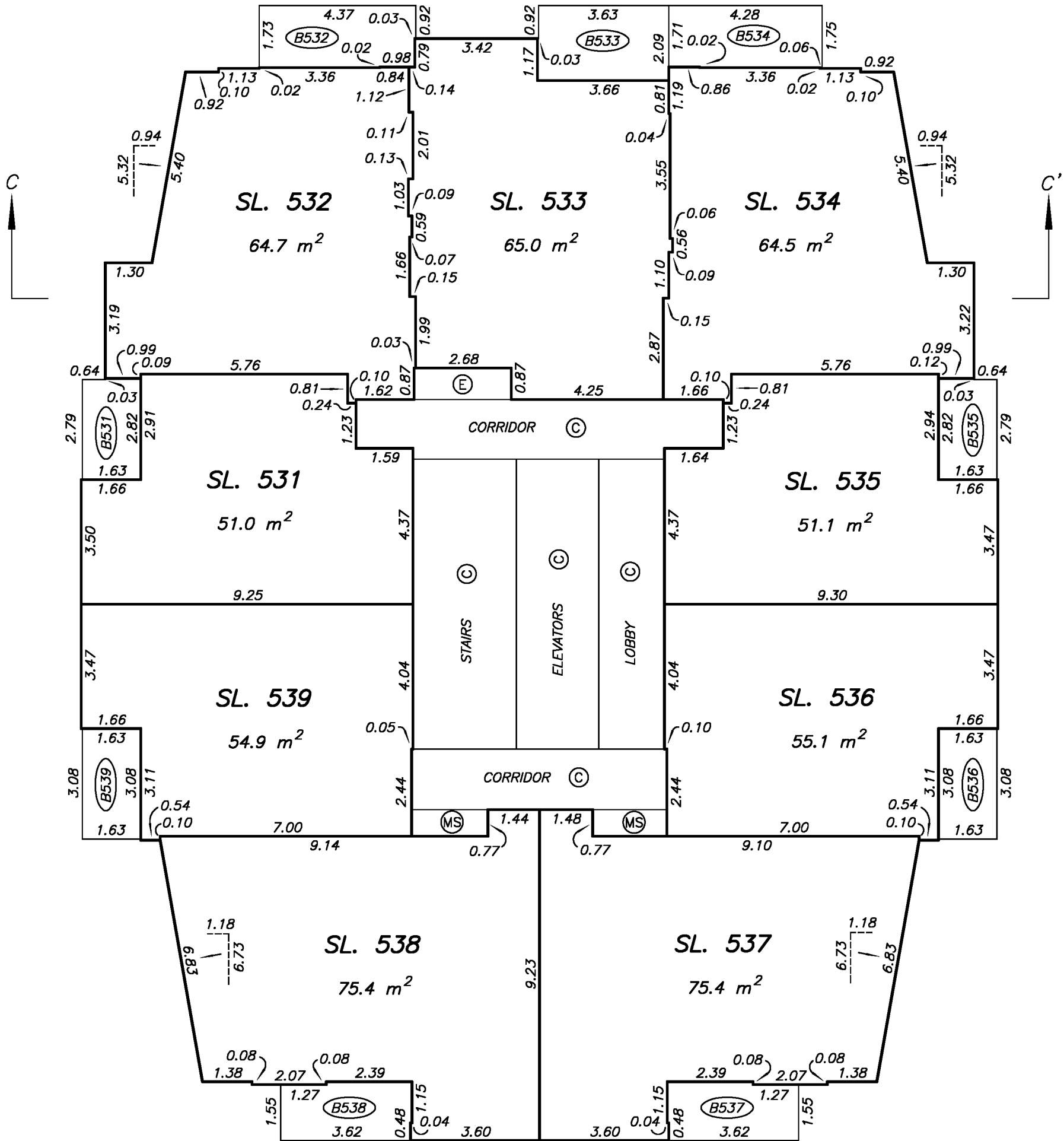
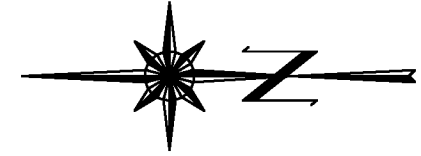
SCALE 1:125



# 22nd FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

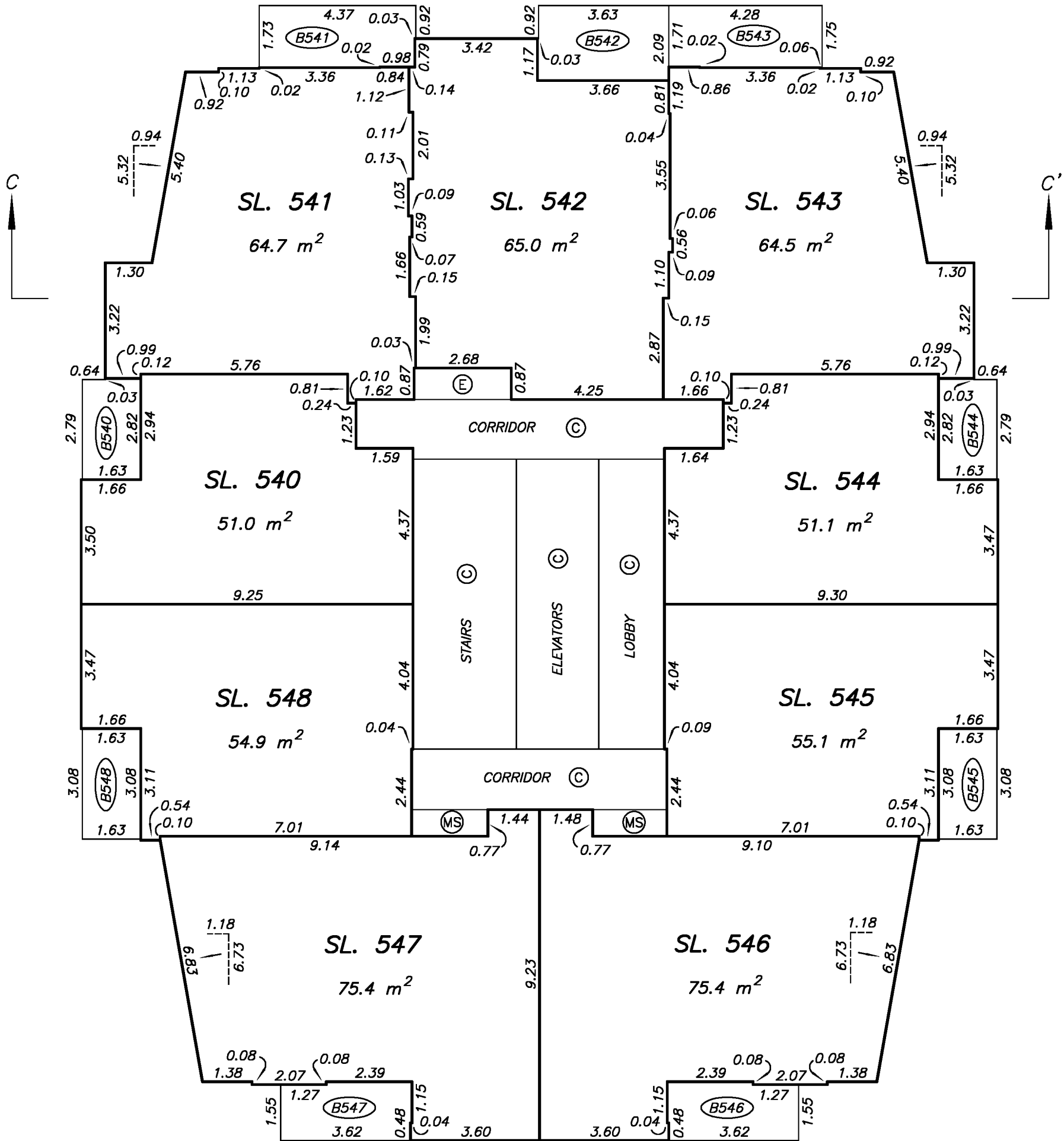
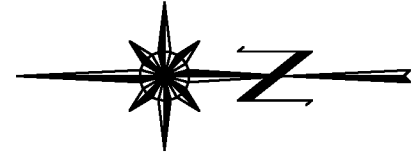
SCALE 1:125



# 23rd FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

SCALE 1:125

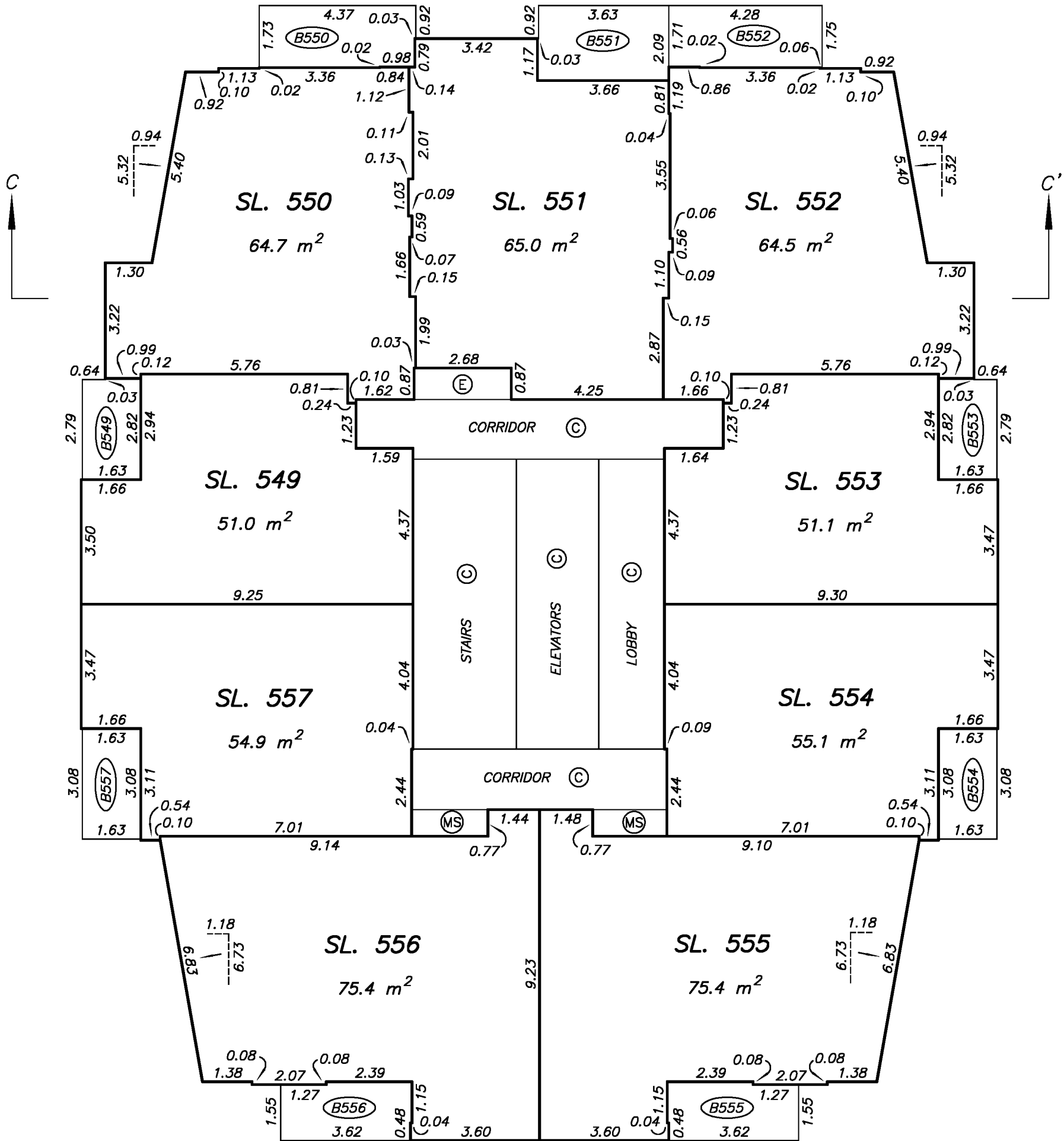
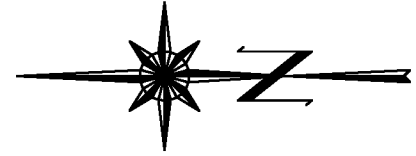




# 25th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

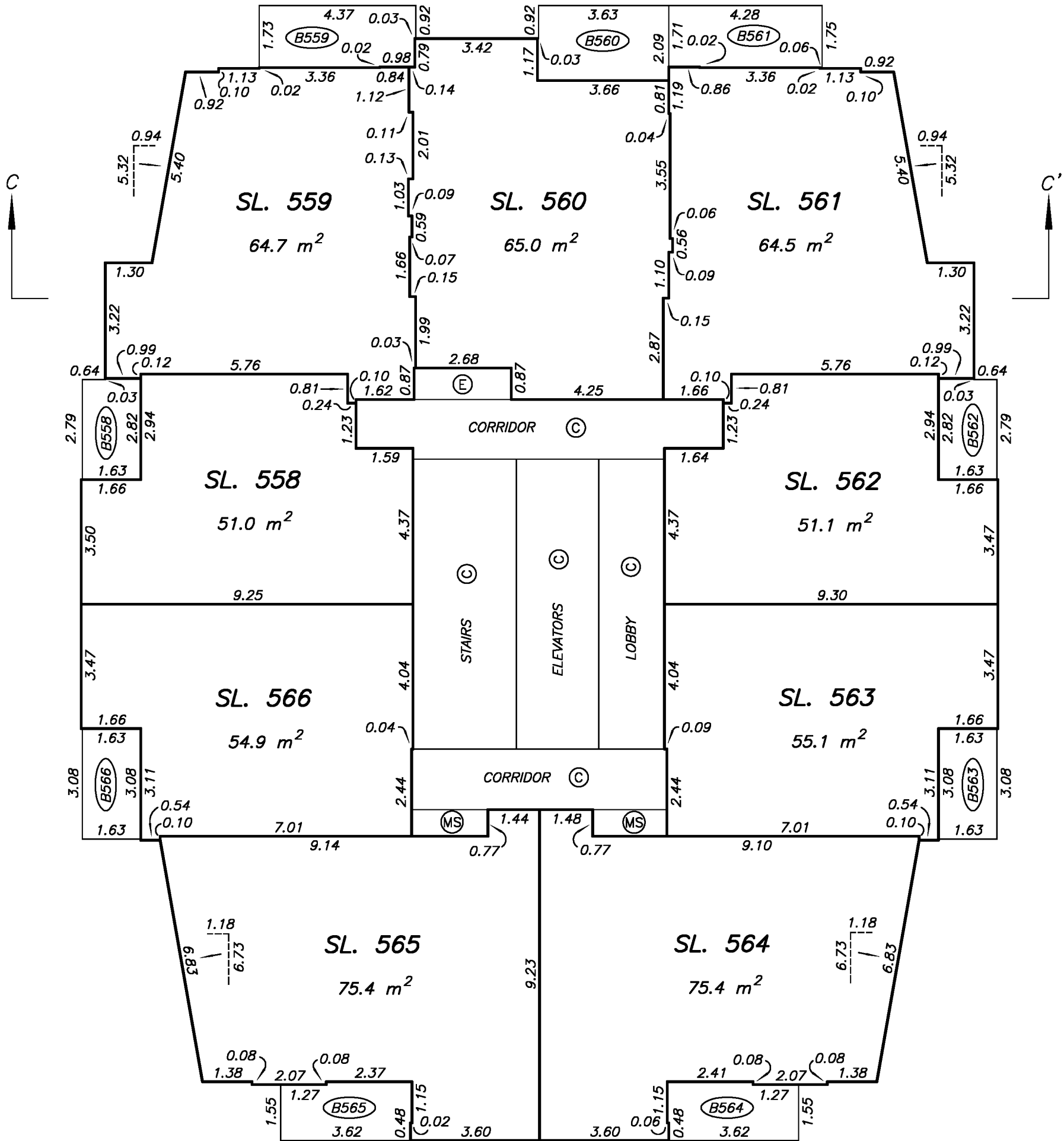
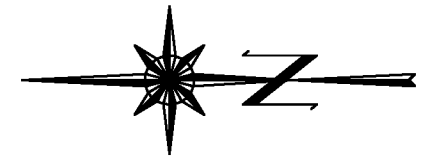
SCALE 1:125



# 26th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

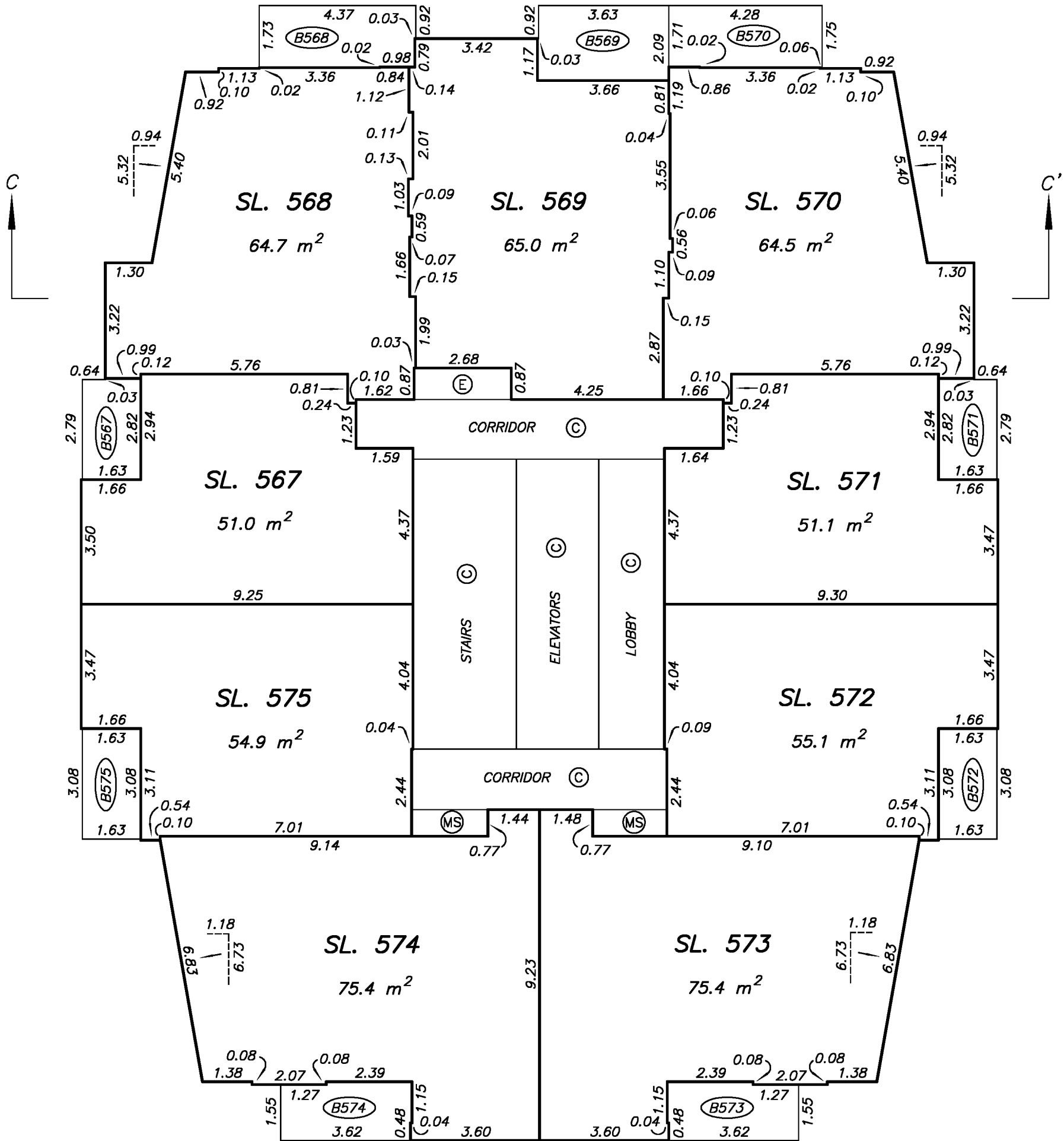
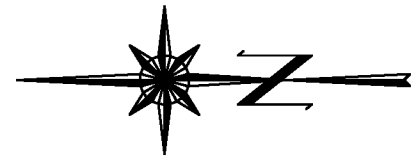
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# 27th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

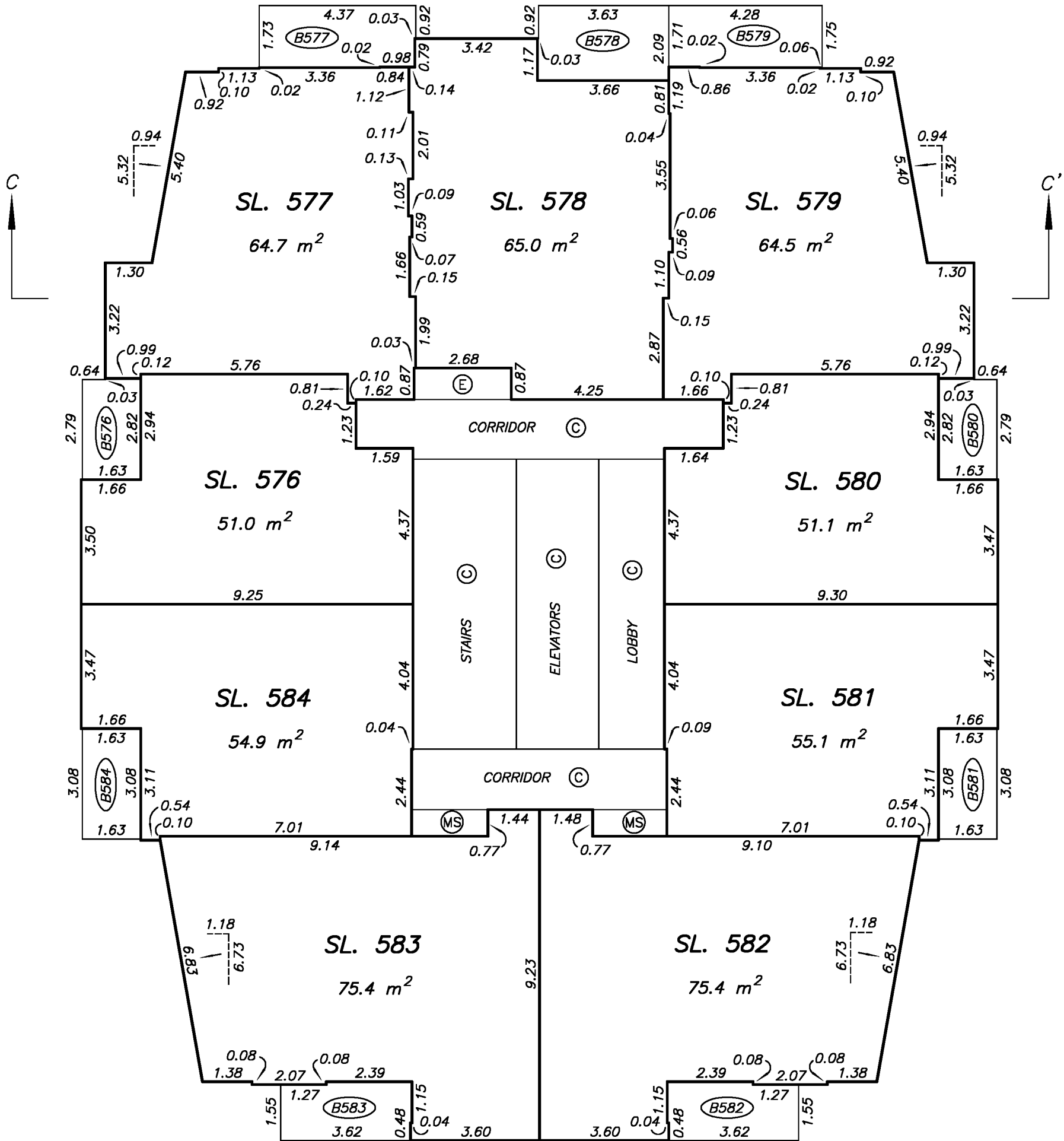
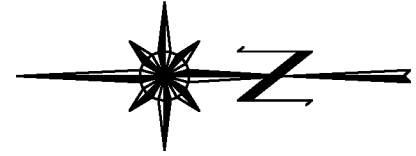
SCALE 1:125



# 28th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

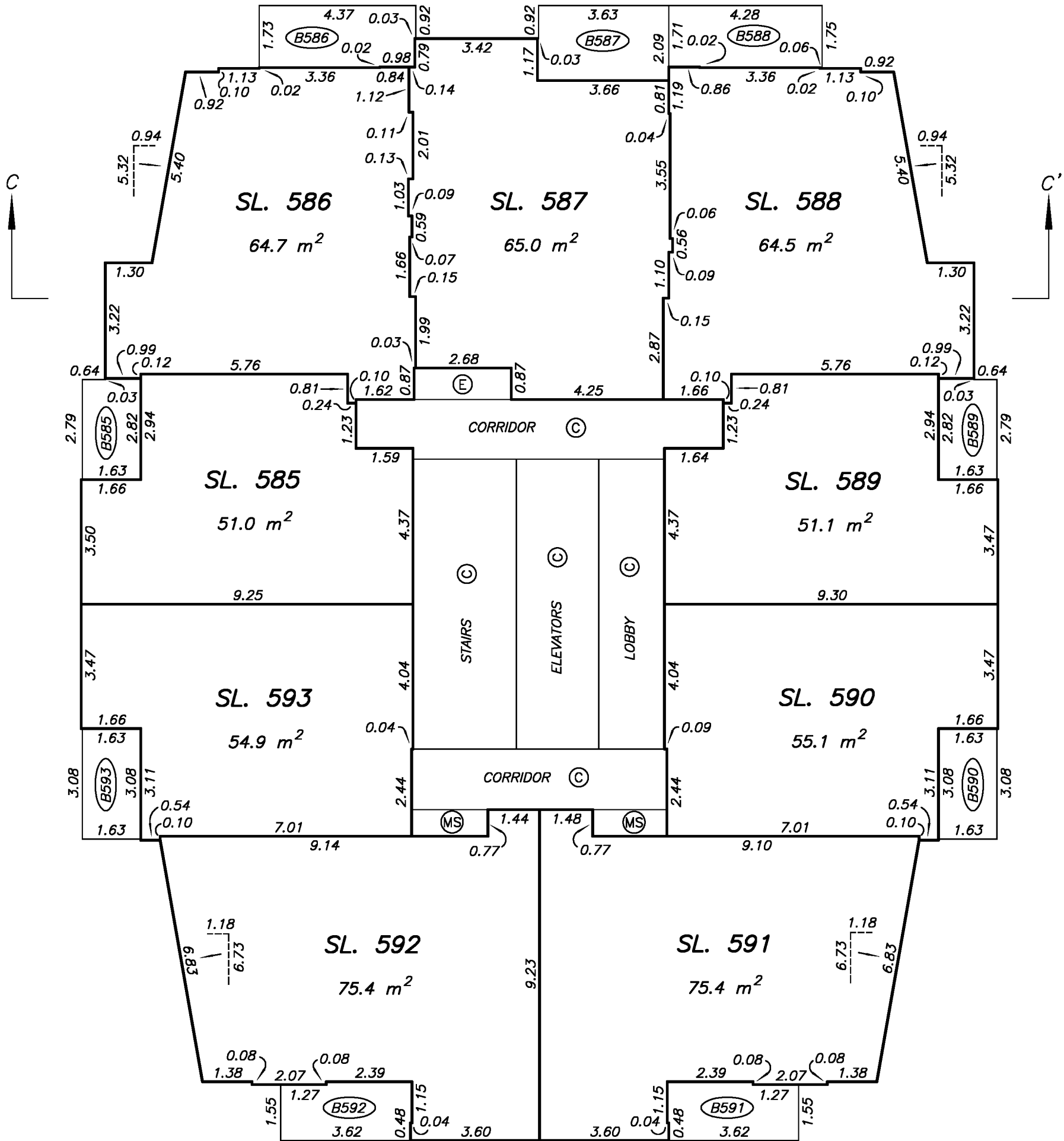
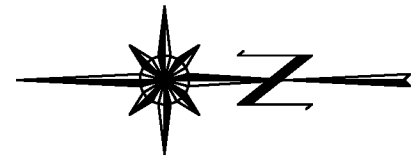
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# 29th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

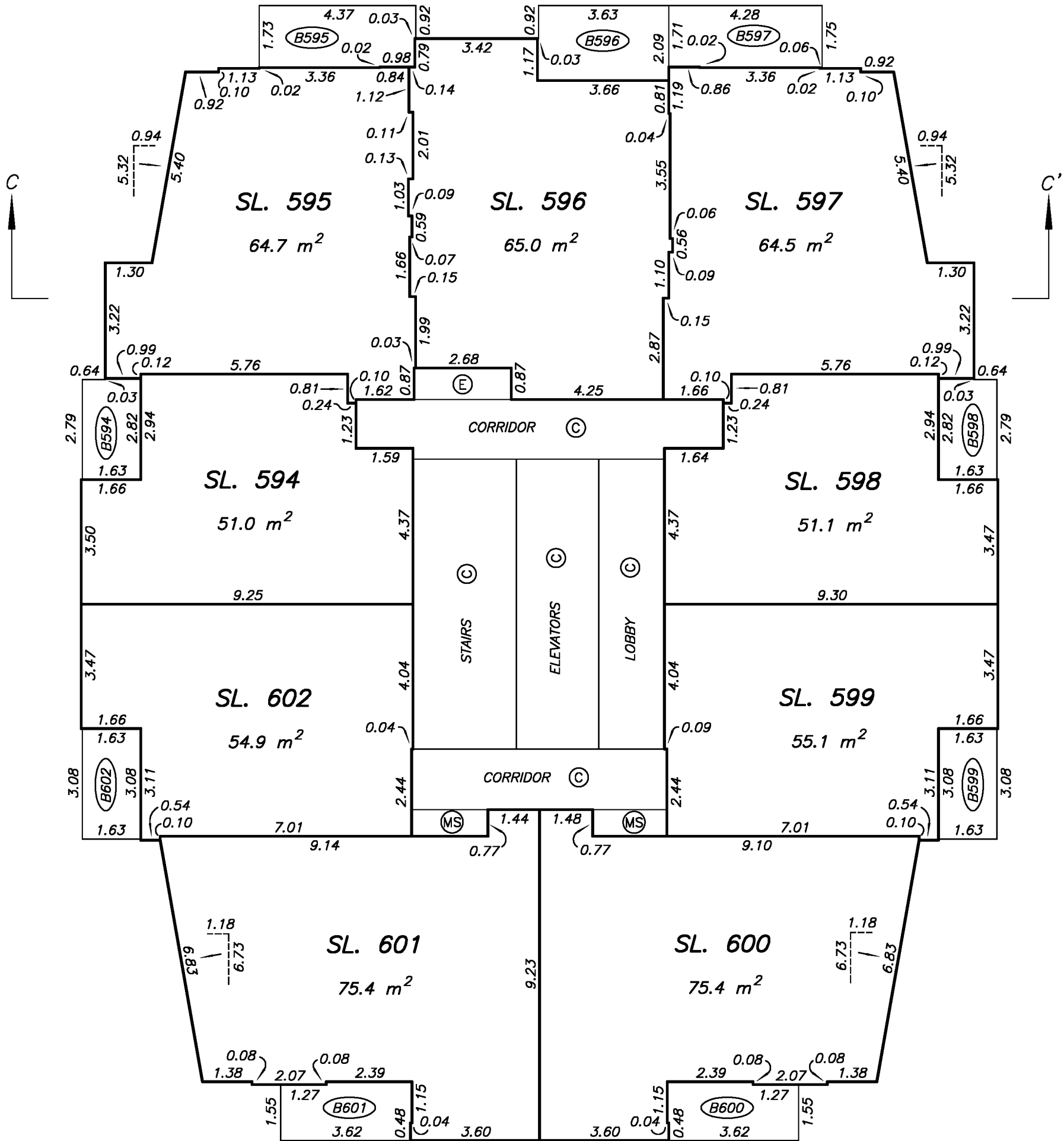
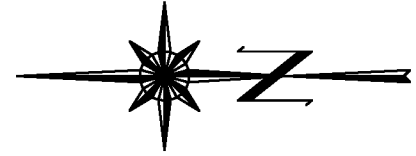
SCALE 1:125



# 30th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

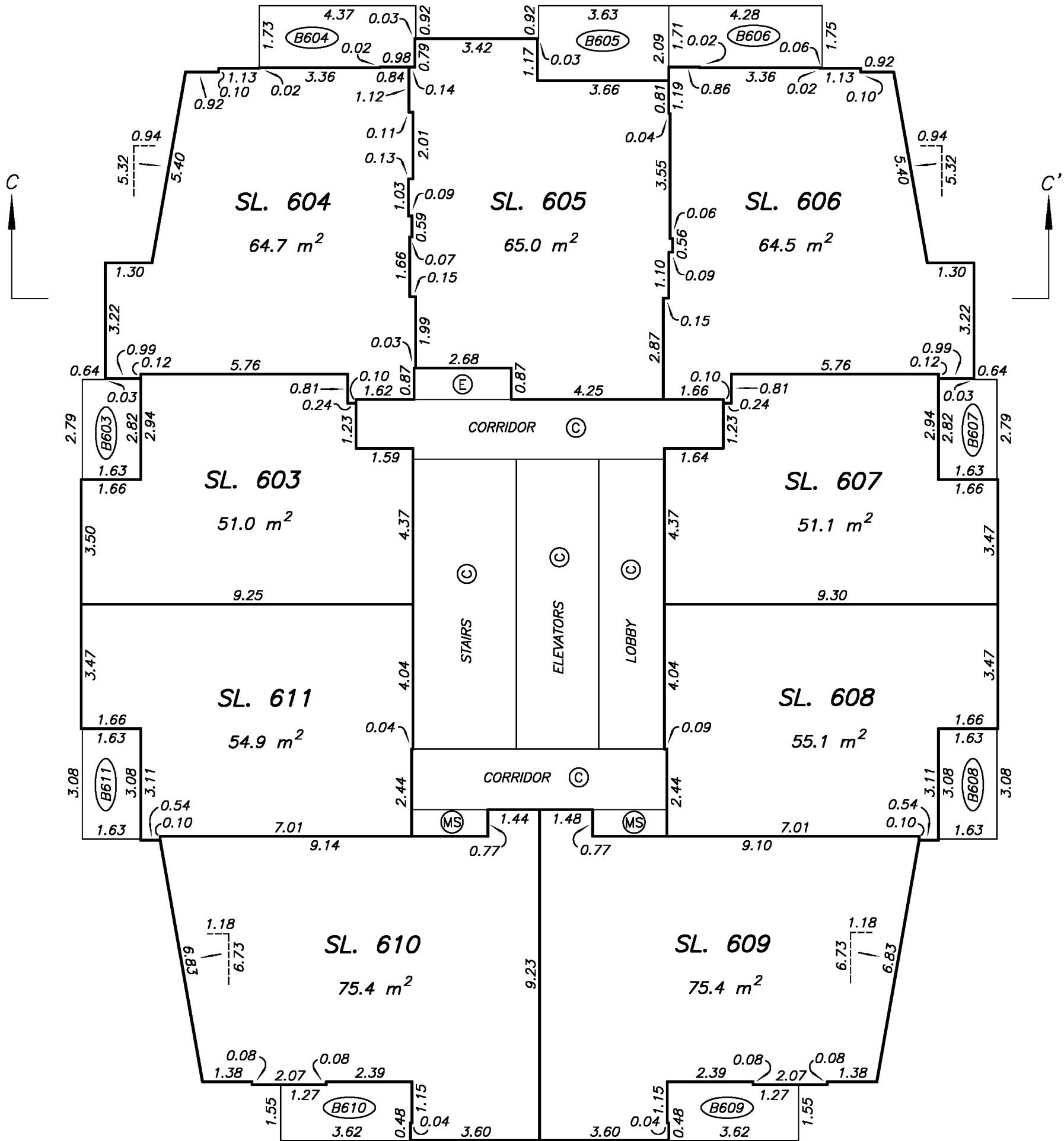
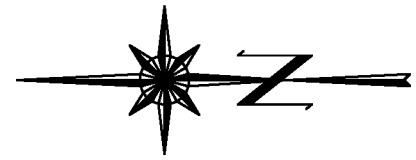
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# 31st FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

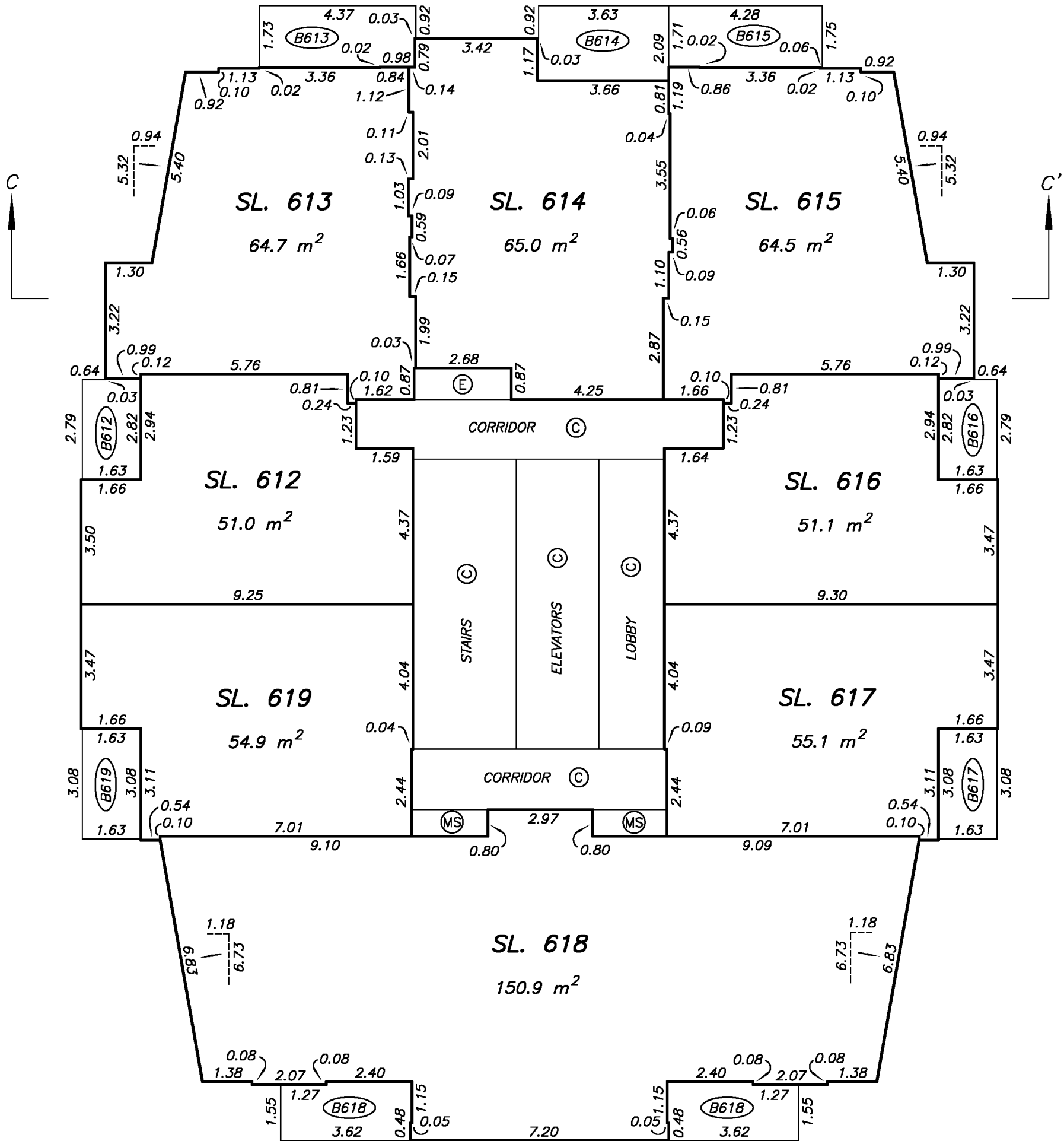
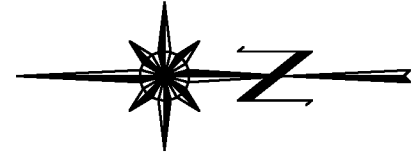
SCALE 1:125



# 32nd FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

SCALE 1:125

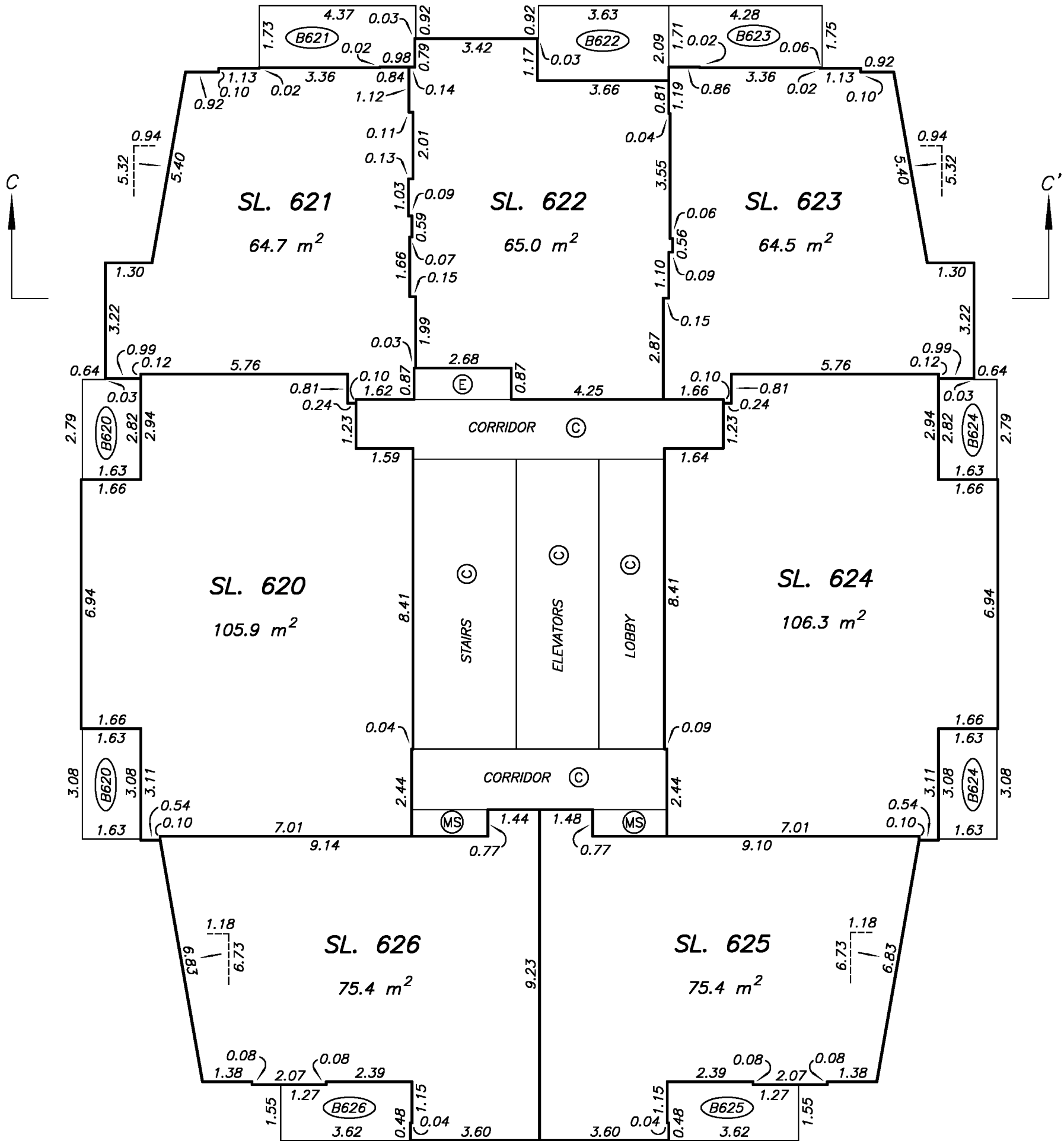
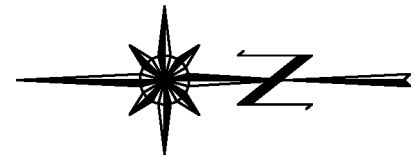




# 33rd FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

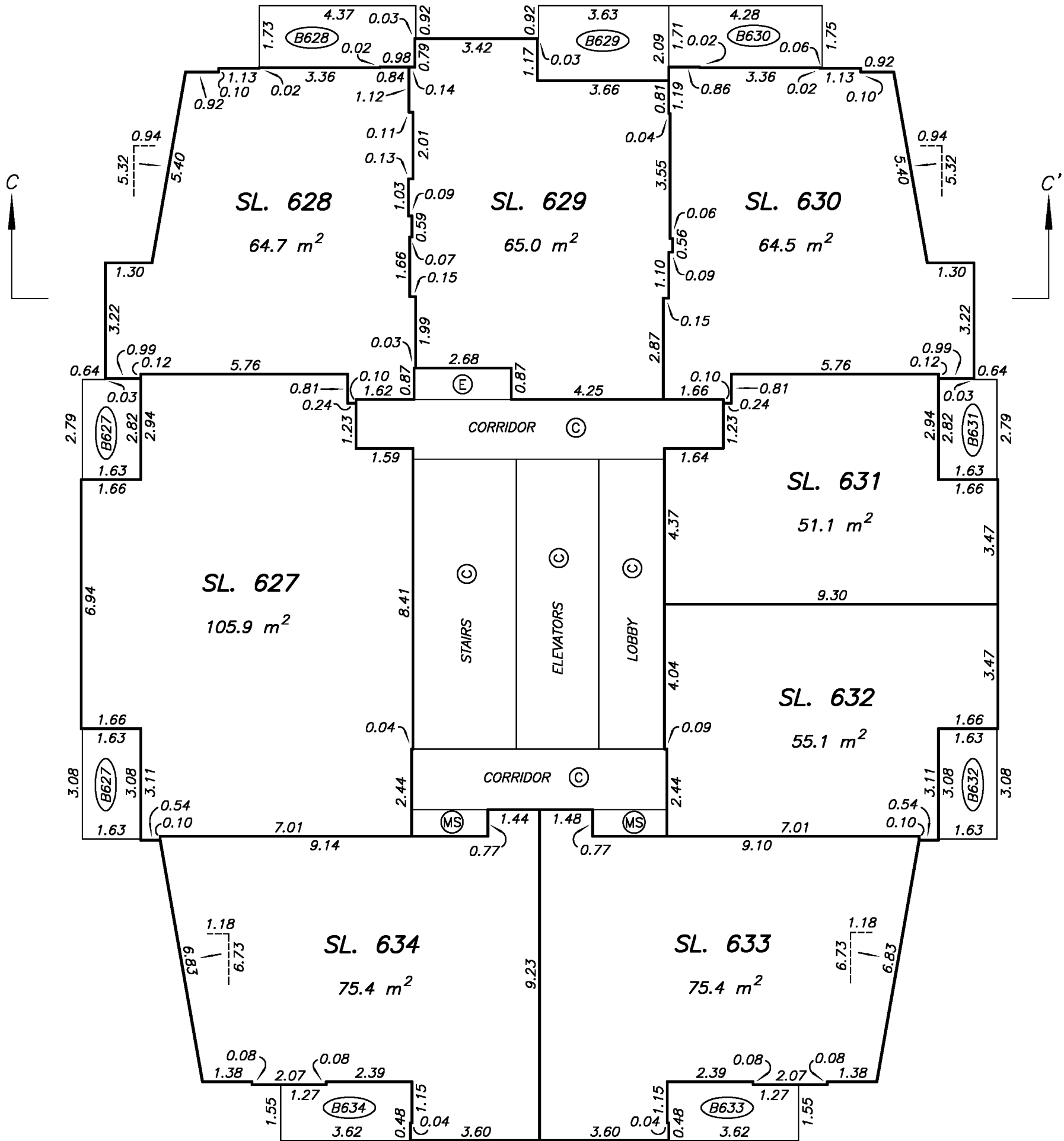
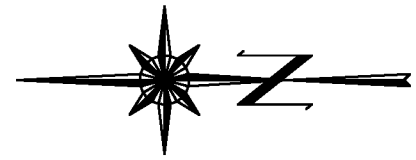
SCALE 1:125



# 35th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

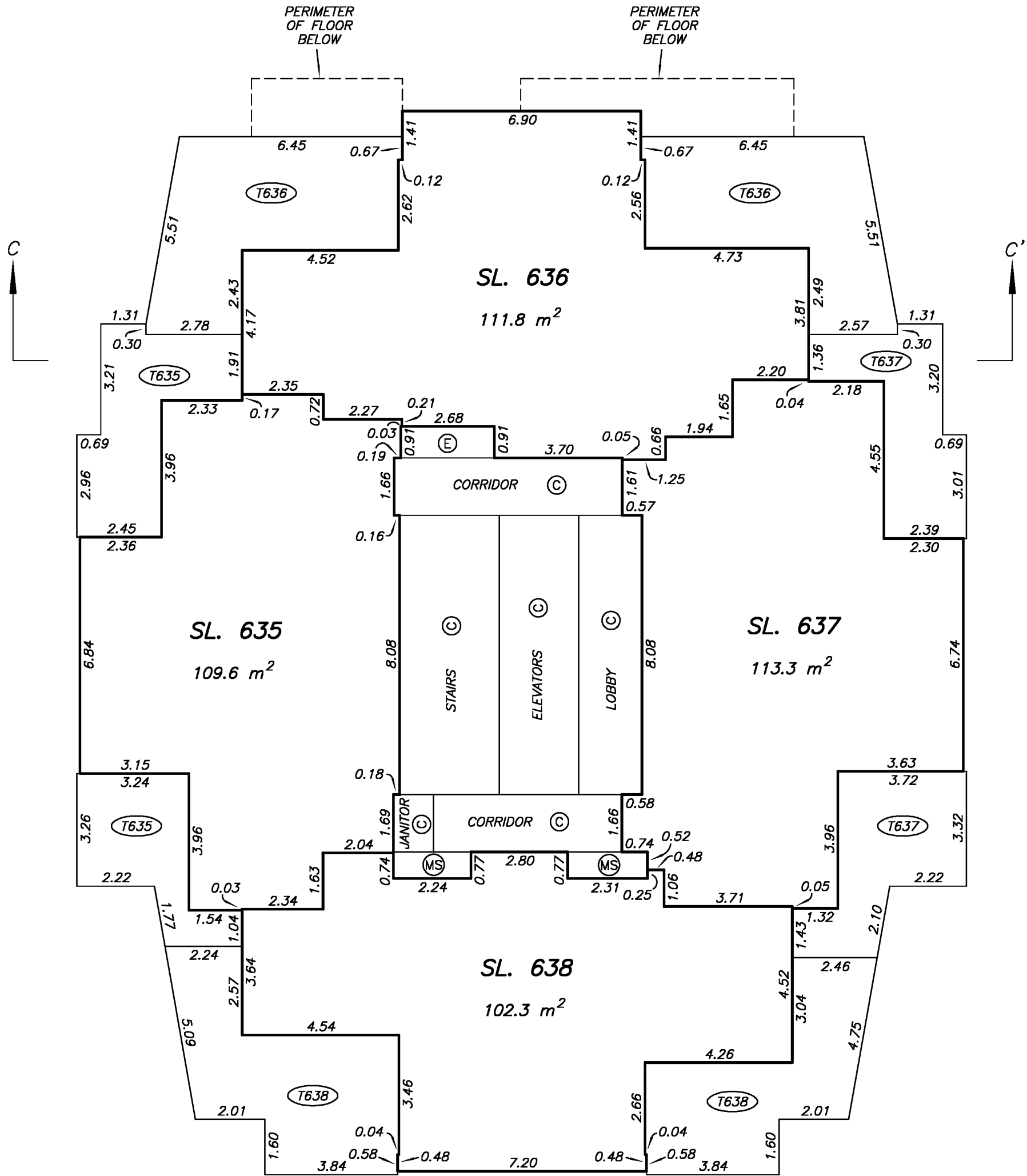
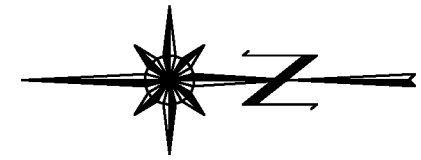
SCALE 1:125



# 36th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

SCALE 1:125

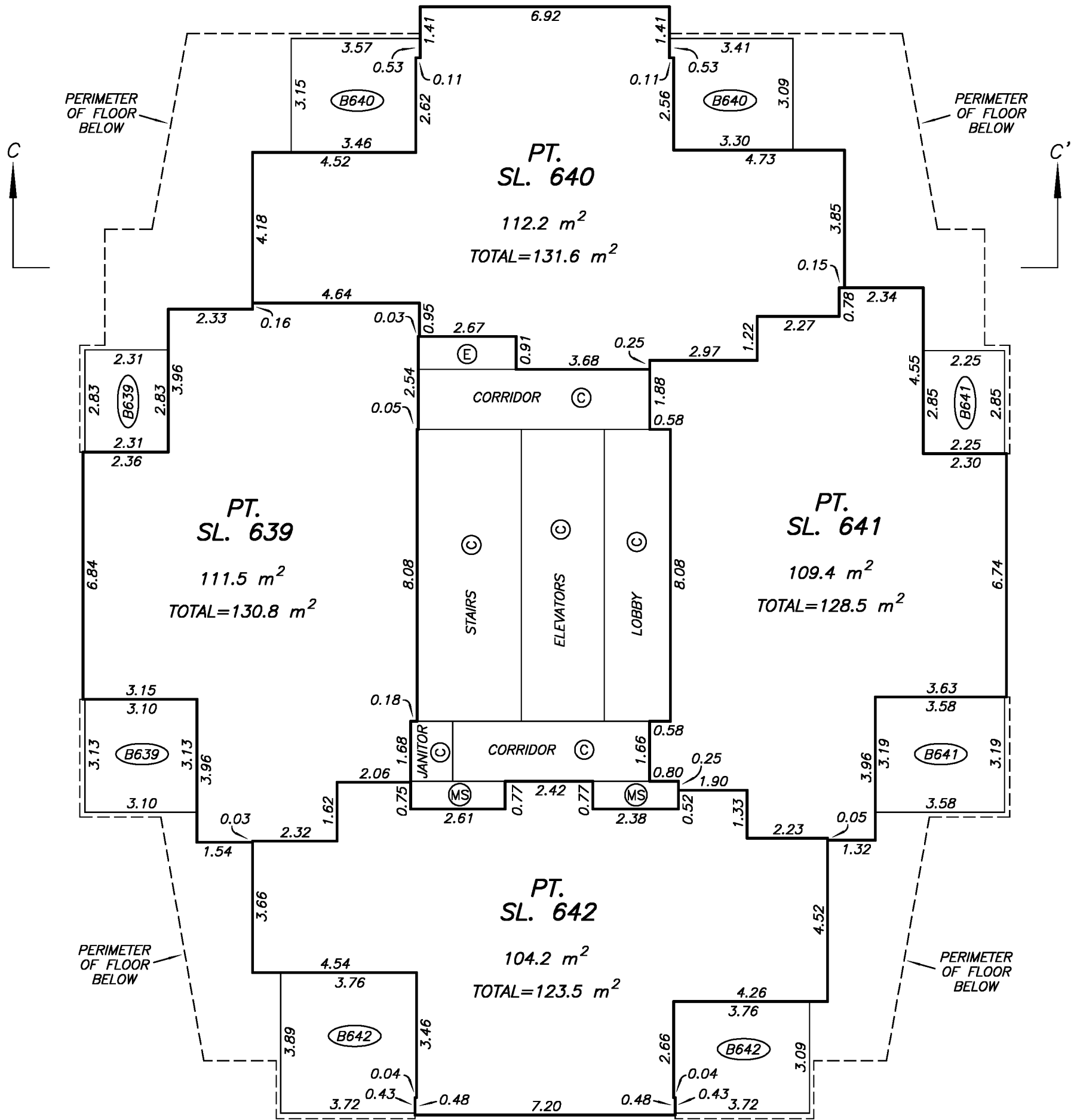
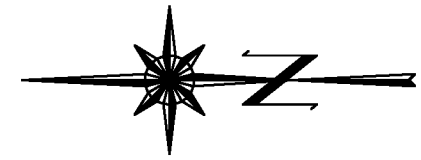
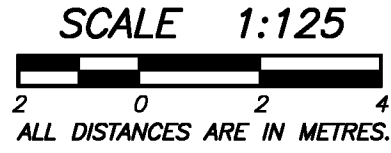


DRAWING # 30679-42  
FILE # 30679-42\_T

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AUGUST 22, 2014

# 37th FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

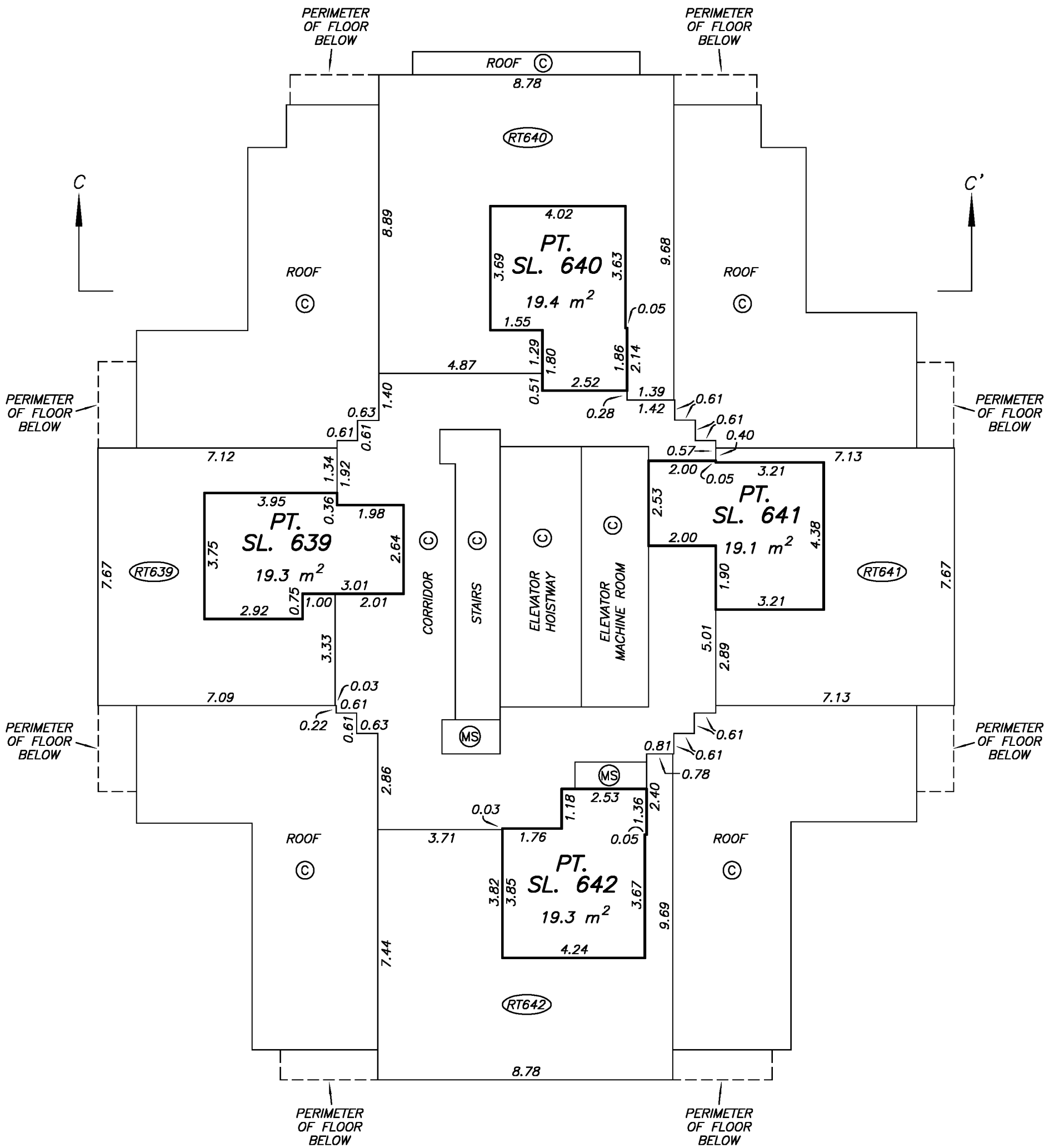
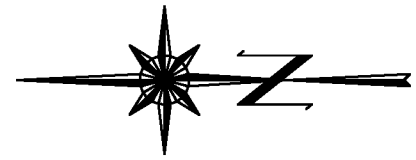
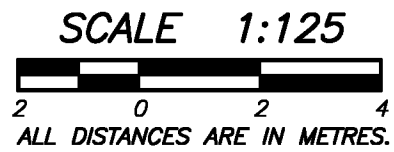


DRAWING # 30679-42  
FILE # 30679-42\_T

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AUGUST 22, 2014

# 38th FLOOR FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3

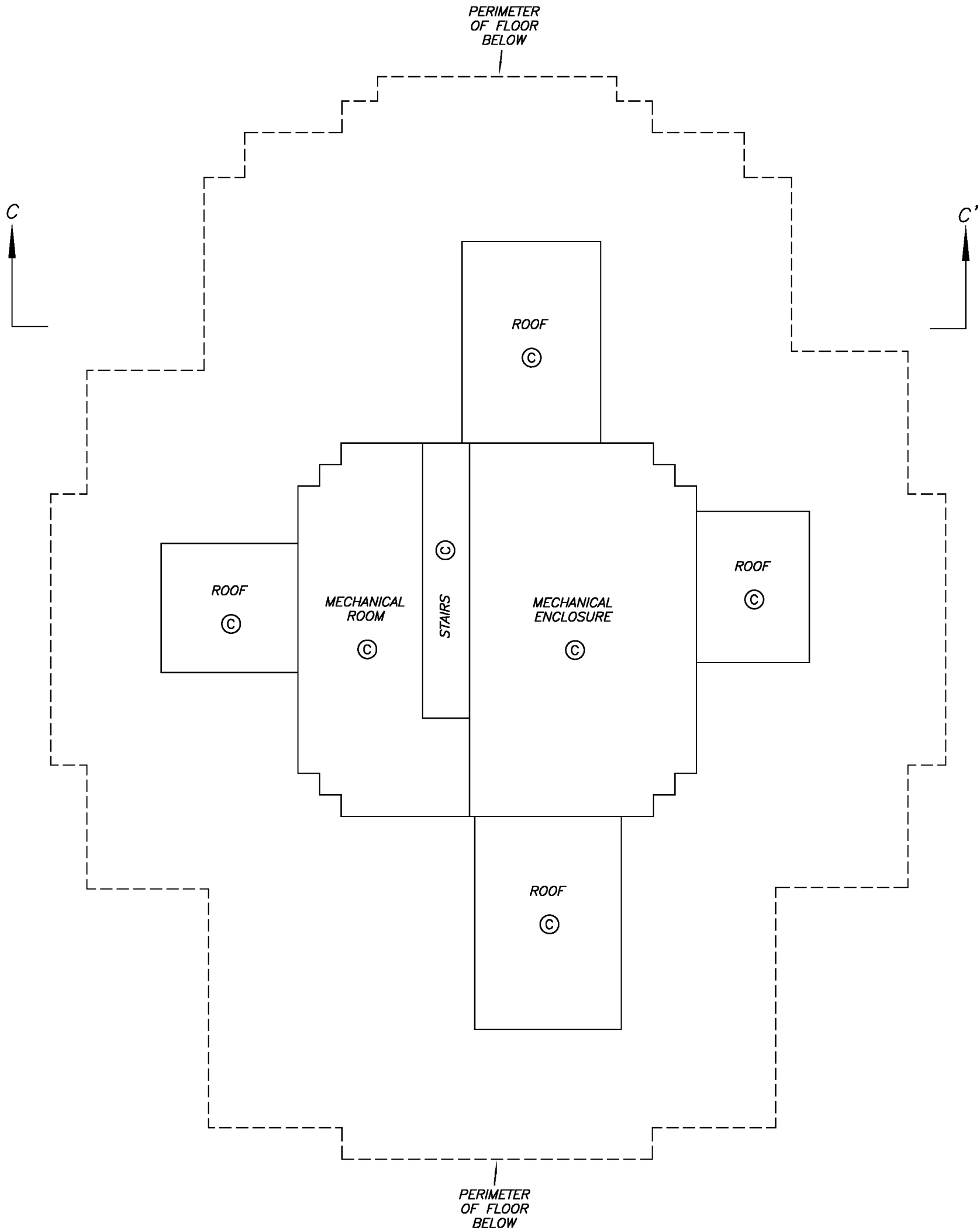
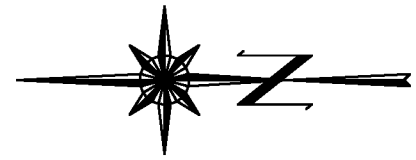
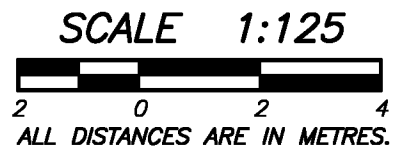


DRAWING # 30679-42  
FILE # 30679-42\_T

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# MECHANICAL ROOM FLOOR PLAN

# STRATA PLAN BCS3495 PHASE 3



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FILE # 30679-42\_T

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AUGUST 22, 2014