

# STRATA PLAN OF LOT 1 DISTRICT LOT 289 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP44351

STRATA PLAN BCS 4278

CITY OF PORT COQUITLAM  
BCGS 92G.027



DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:250

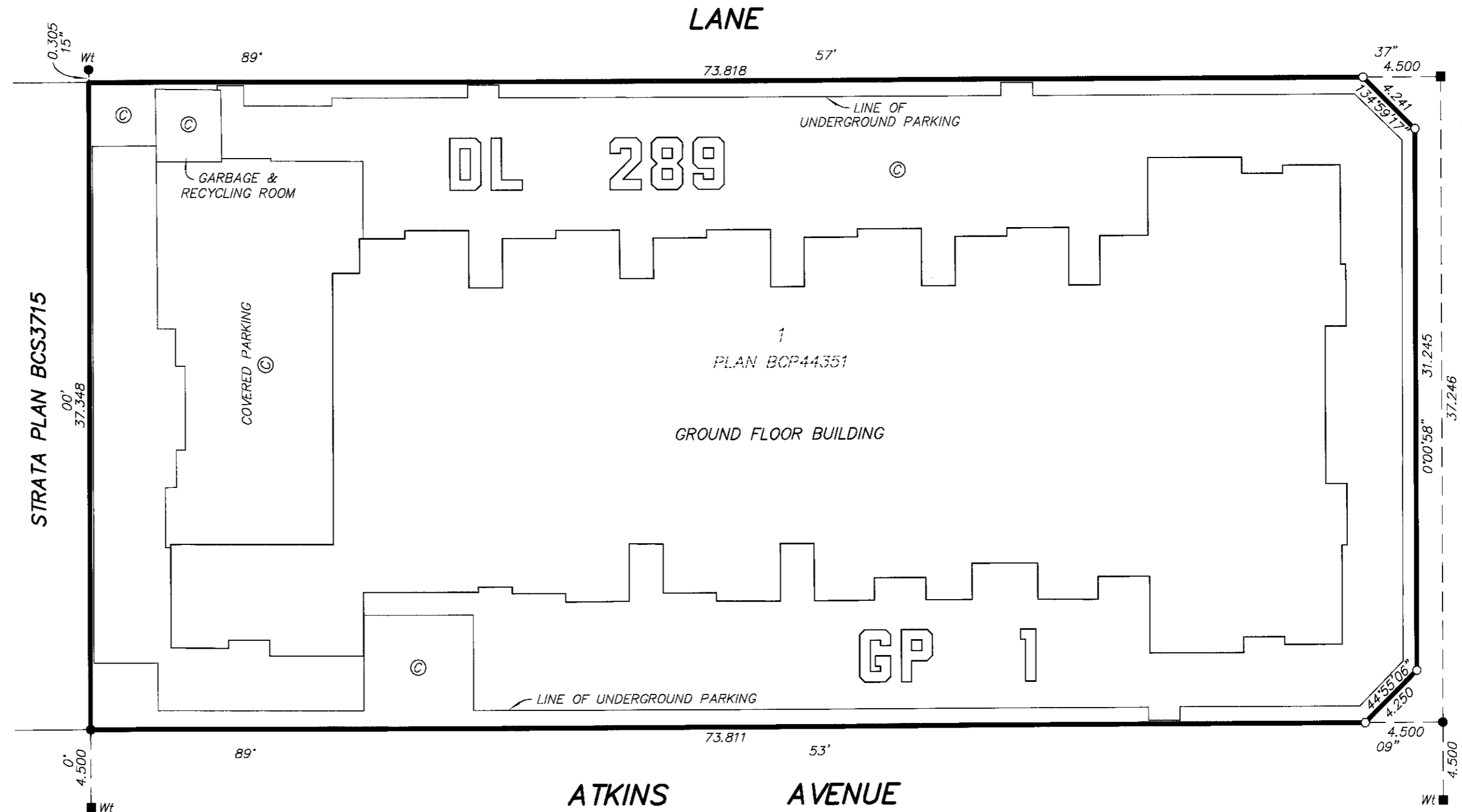
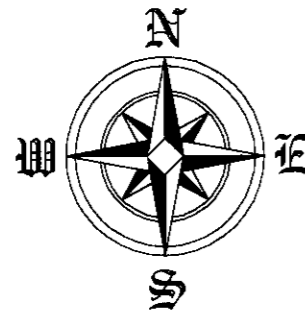
### LEGEND

ASTRONOMIC BEARINGS ARE DERIVED FROM THE EAST BOUNDARY OF LOT 1, PLAN BCP44351

- DENOTES IRON POST FOUND
- DENOTES IRON POST PLACED
- DENOTES LEAD PLUG FOUND
- Wt DENOTES WITNESS
- SL DENOTES STRATA LOT
- PT DENOTES PART
- m2 DENOTES SQUARE METRES
- ⊙ DENOTES COMMON PROPERTY
- ⊕ DENOTES FACILITY BEING COMMON PROPERTY
- ⊖ DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- ⊗ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- ELEV DENOTES ELEVATOR BEING COMMON PROPERTY
- (P-6) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 6 (TYPICAL)
- (B-16) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 16 (TYPICAL)

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

STRATA LOT BOUNDARIES ARE MEASURED TO THE OUTSIDE FACE OF SHEATHING AND CONCRETE ON EXTERIOR WALLS, TO THE CENTRE LINE OF INTERIOR WALLS AND OUTSIDE FACE OF CONCRETE ON ELEVATOR WALLS.



NAME OF DEVELOPMENT  
PEARL CONDOS & CITYHOMES

CIVIC ADDRESS:  
2343 ATKINS AVENUE  
PORT COQUITLAM, B.C.

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C.  
Nov. 15<sup>th</sup> 2011

*L. Blaschke*  
REGISTRAR

BD 1353395-3466

I, DARRYL J. MITCHELL, 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: OCTOBER 30, 2011

*D. Mitchell*  
B.C.L.S.

I, DARRYL J. MITCHELL, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT BEEN PREVIOUSLY OCCUPIED AS OF OCTOBER 30, 2011.

*D. Mitchell*  
B.C.L.S.

I, DARRYL J. MITCHELL, 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 27th DAY OF OCTOBER, 2011. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 129253 ON THE 30th DAY OF OCTOBER, 2011.

*D. Mitchell*  
B.C.L.S.

MORTGAGE  
ROYAL BANK OF CANADA

*W. McRorie*  
Print Name WESLEY MCCRORIE  
Authorized Signatory

*M. Fraser*  
Print Name MERAGHAN FRASER  
Authorized Signatory

*S. Tanatmis*  
WITNESS AS TO BOTH SIGNATURES  
Print Name SUSAN TANATMIS

ADDRESS 36th Fl., 1055 W. GEORGIA ST. VANCOUVER BC V6E 3S5  
OCCUPATION ADMINISTRATIVE ASSISTANT

MORTGAGE  
AVIVA INSURANCE COMPANY OF CANADA  
( INC. No. A51421 )

*T. Reeves*  
Print Name TOM REEVES  
Authorized Signatory

Print Name \_\_\_\_\_  
Authorized Signatory \_\_\_\_\_  
*U. Dasanth*  
WITNESS AS TO BOTH SIGNATURES  
Print Name UPPER DASANTH

ADDRESS 1100-1105 Howe St. Vancouver BC  
OCCUPATION Underwriting Assistant

OWNER  
QUANTUM PROPERTIES PEARL INC.  
( INC. No. 859716 )

*Q. Pearl*  
Print Name \_\_\_\_\_  
Authorized Signatory \_\_\_\_\_

Print Name \_\_\_\_\_  
Authorized Signatory \_\_\_\_\_  
*D. Mitchell*  
WITNESS AS TO BOTH SIGNATURES  
Print Name DARRYL MITCHELL

ADDRESS 101-3285 VENTURA AVE ABBOTSFORD BC V2S 6A3  
OCCUPATION BC LAND SURVEYOR

THE CORPORATION OF THE CITY OF PORT COQUITLAM, THE REGISTERED OWNER OF COVENANT CA1611936, HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.  
AUTHORIZED SIGNATURES:

MAYOR *Greg Moore*  
CLERK *S. Rauh*  
CORPORATE OFFICER

BUTLER SUNDVICK & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
101, 32885 VENTURA AVENUE  
ABBOTSFORD, B.C. V2S 6A3  
T. 604-853-2700 F. 604-853-2710  
FILE : A 4487  
DWG : 4487-FS

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

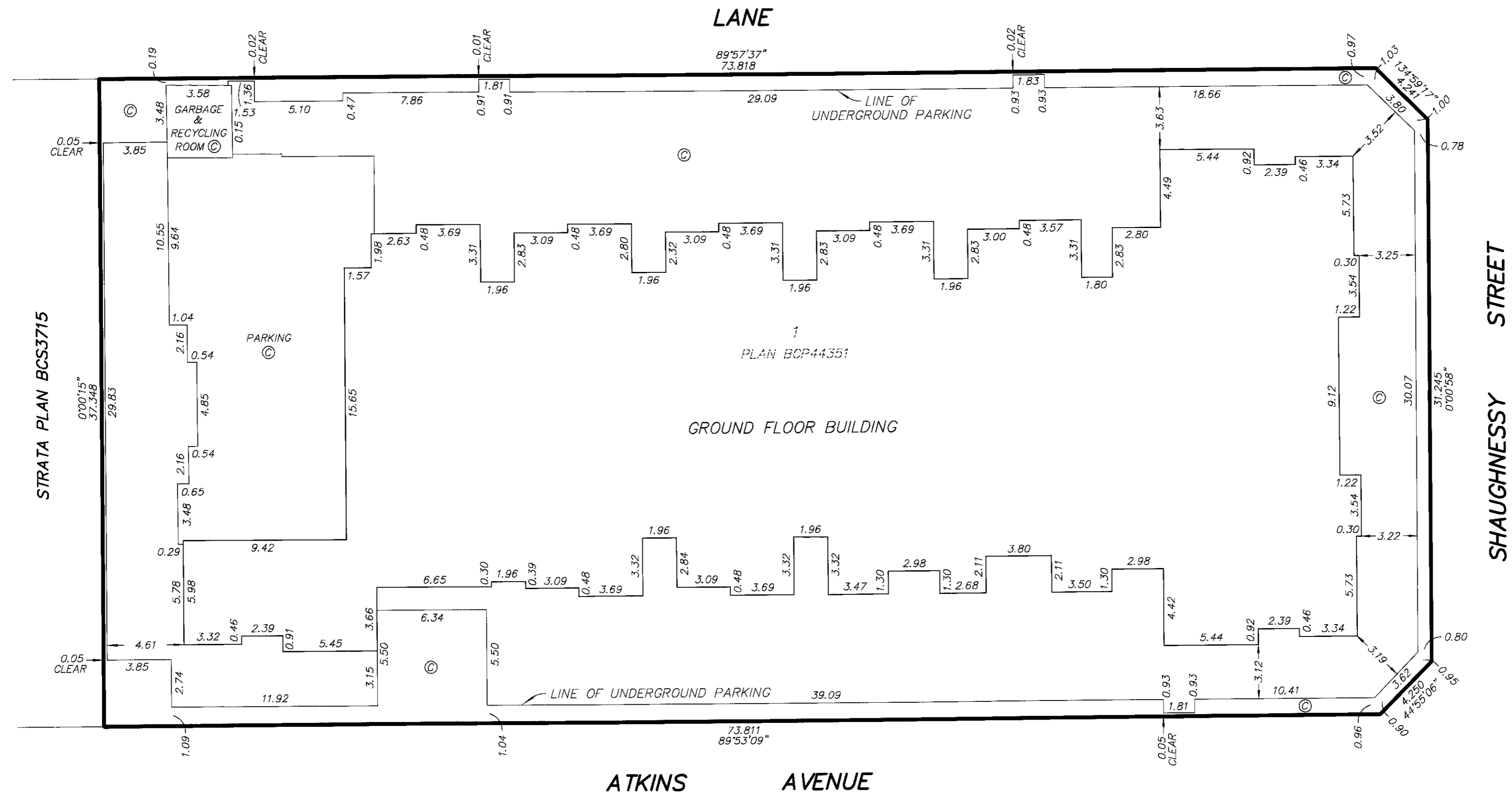
STRATA PLAN BCS 4278

BUILDING LOCATION



DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200



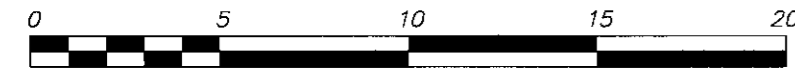
BUTLER SUNDVICK & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
101, 32885 VENTURA AVENUE  
ABBOTSFORD, B.C. V2S 6A3  
T. 604-853-2700 F. 604-853-2710  
FILE : A 4487  
DWG : 4487-FS

OCTOBER 30, 2011

ORIGINAL

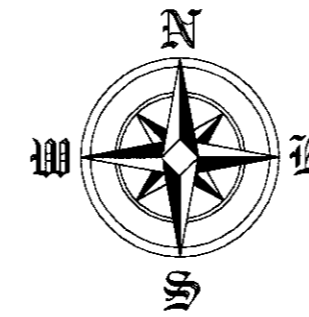
FLOOR PLAN

STRATA PLAN BCS 4278



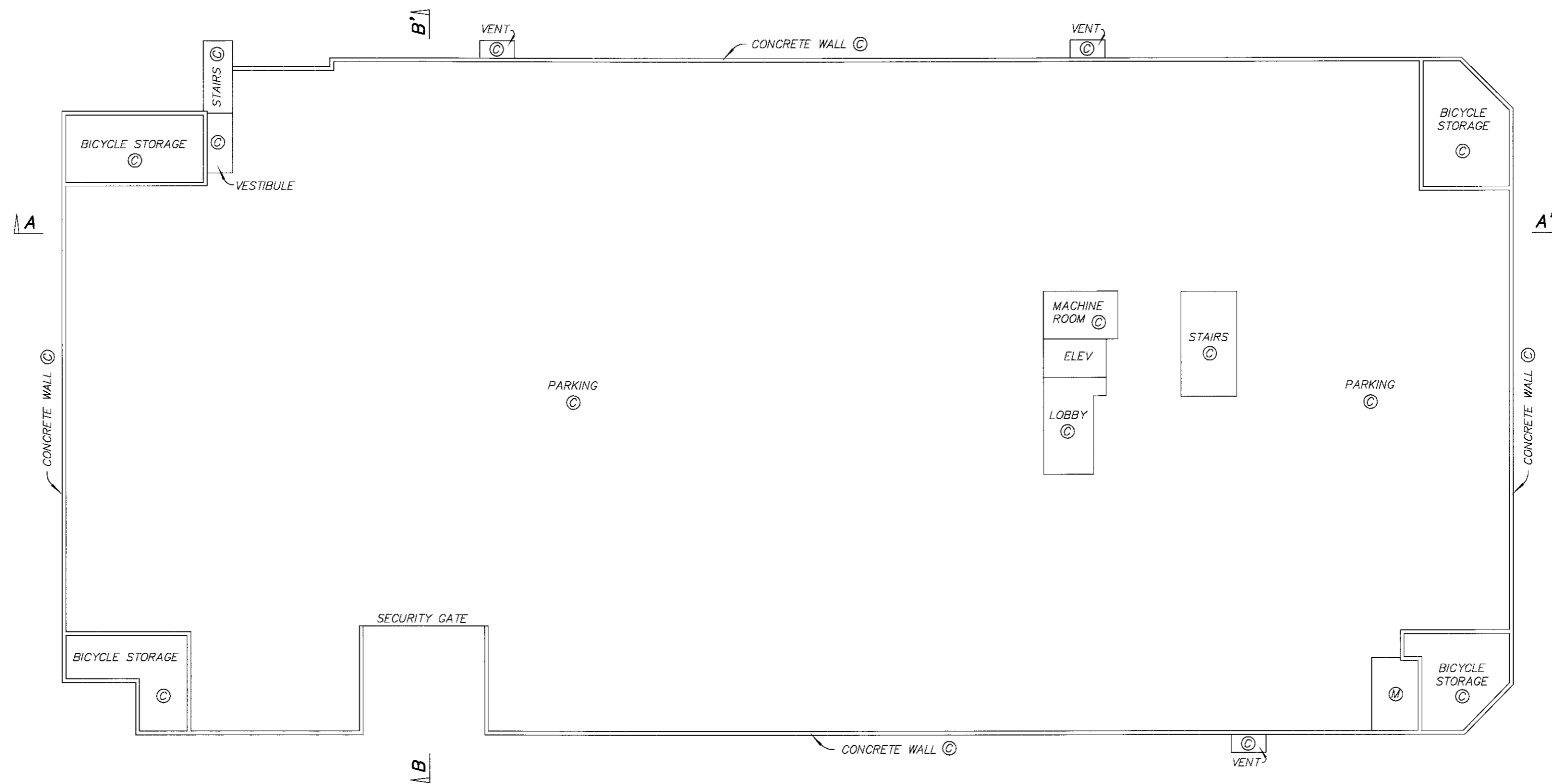
DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200



AMENDED PURSUANT TO SECTION 258, STRATA PROPERTY ACT, THIS 31<sup>ST</sup> DAY OF JAN. 2012. SEE AMENDED SHEET 3 A (002010856)

UNDERGROUND PARKING



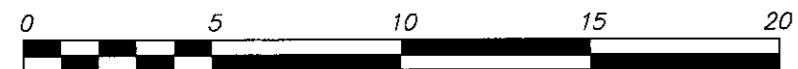
BUTLER SUNDVICK & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
101, 32885 VENTURA AVENUE  
ABBOTSFORD, B.C. V2S 6A3  
T. 604-853-2700 F. 604-853-2710  
FILE : A 4487  
DWG : 4487-FS

OCTOBER 30, 2011

ORIGINAL

EXPLANATORY PLAN OF PART OF THE COMMON PROPERTY OF STRATA PLAN BCS4278  
TO DESIGNATE LIMITED COMMON PROPERTY FOR THE BENEFIT OF STRATA LOTS 1 TO 72 INCLUSIVE  
PURSUANT TO SECTION 258 OF THE STRATA PROPERTY ACT

STRATA PLAN BCS4278



DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200

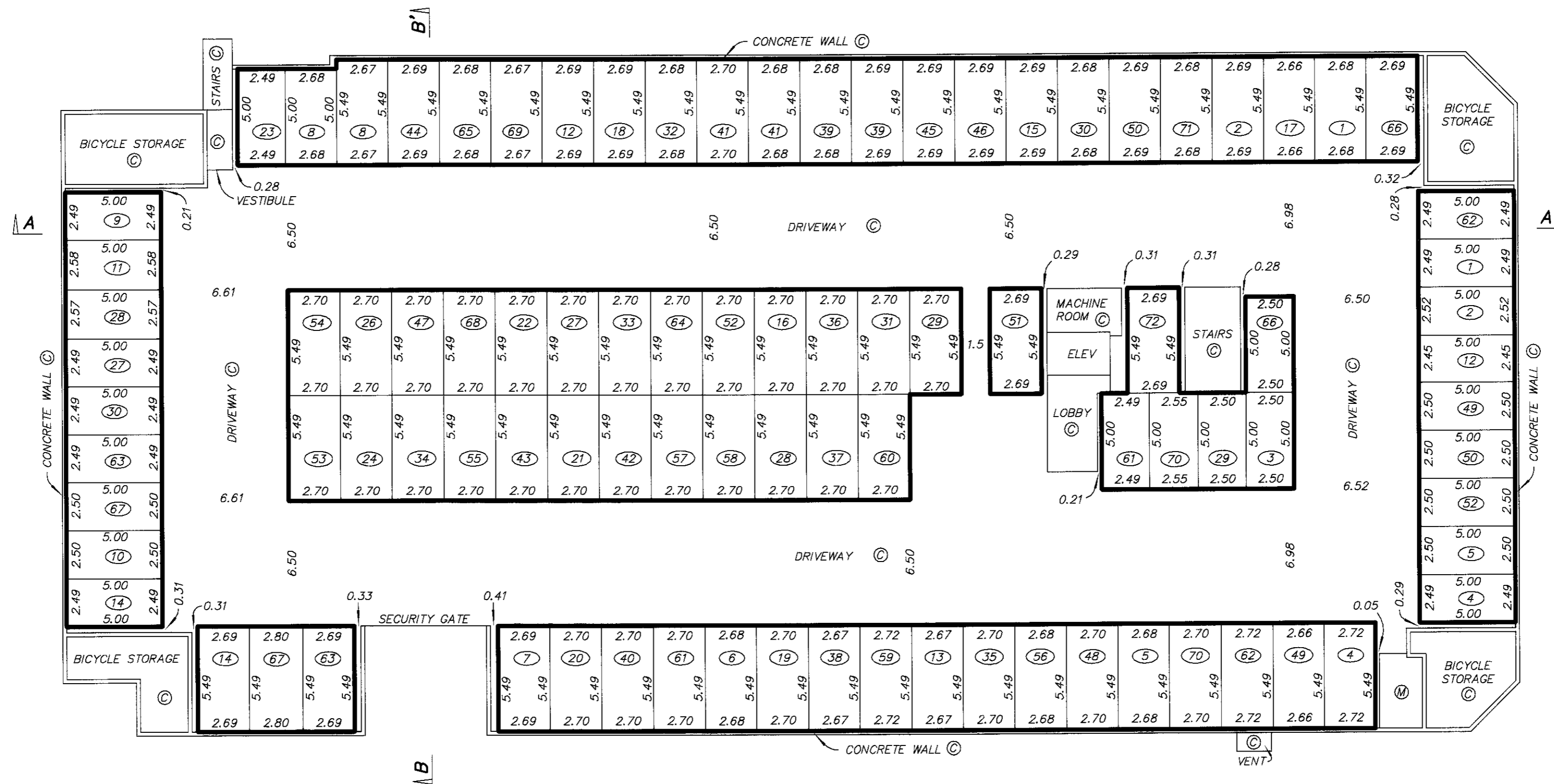


DEPOSITED AND REGISTERED IN THE LAND  
TITLE OFFICE AT NEW WESTMINSTER B.C.  
Jan. 31st 2012  
L. Blaschuk  
REGISTRAR  
BB2010886

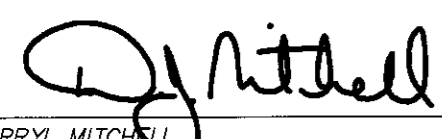
LEGEND

① DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)

UNDERGROUND PARKING



THIS PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 132422 ON THE 26th DAY OF JANUARY, 2012 AND IS HEREBY CERTIFIED CORRECT IN ACCORDANCE WITH LAND TITLE OFFICE RECORDS.

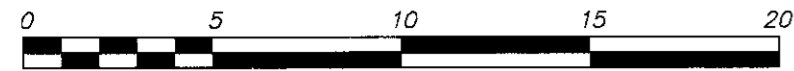
  
DARRYL MITCHELL B.C.L.S.

BUTLER SUNDVICK & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
101, 32885 VENTURA AVENUE  
ABBOTSFORD, B.C. V2S 6A3  
T. 604-853-2700 F. 604-853-2710  
FILE : A 4487  
DWG : 4487-FS-AMD

ORIGINAL

### GROUND FLOOR PLAN

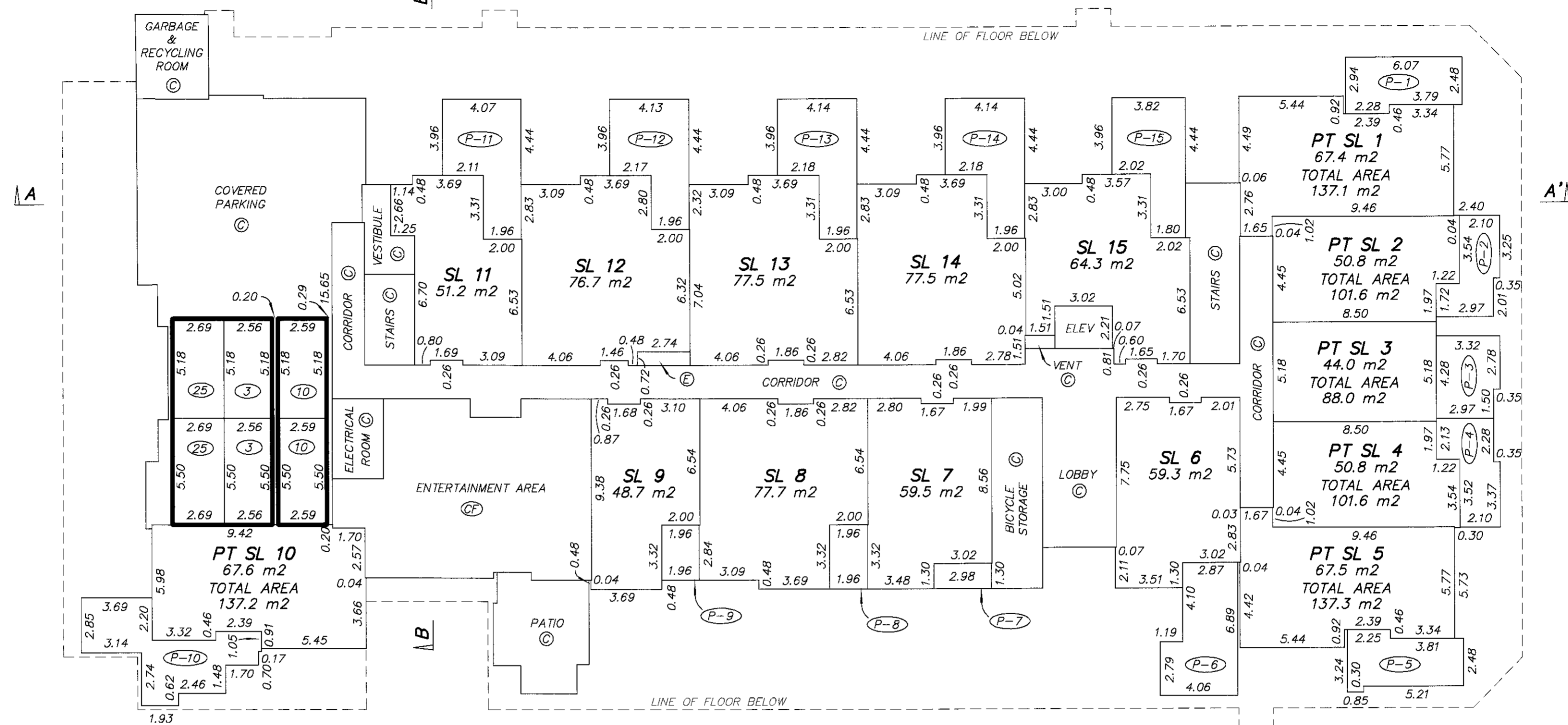
### STRATA PLAN BCS4278



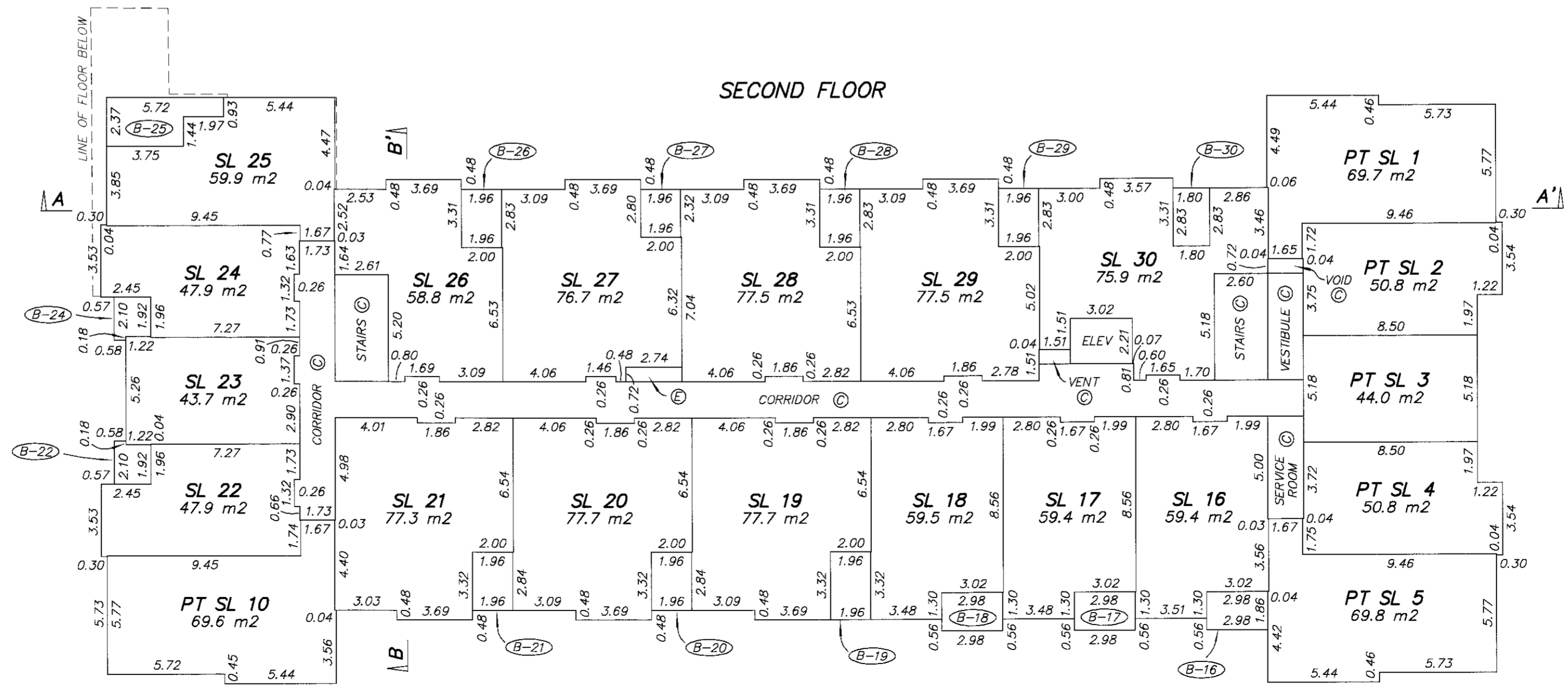
DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200

### GROUND FLOOR



### SECOND FLOOR

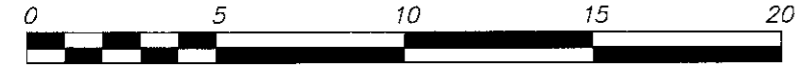


BUTLER SUNDVICK & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 101, 32885 VENTURA AVENUE  
 ABBOTSFORD, B.C. V2S 6A3  
 T. 604-853-2700 F. 604-853-2710  
 FILE : A 4487  
 DWG : 4487-FS-AMD

*[Signature]*  
 JANUARY 26, 2012

ORIGINAL

FLOOR PLANS



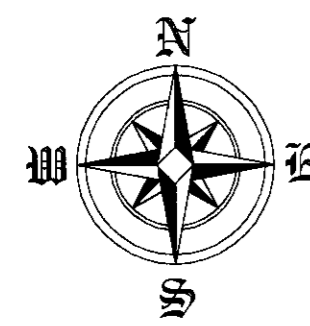
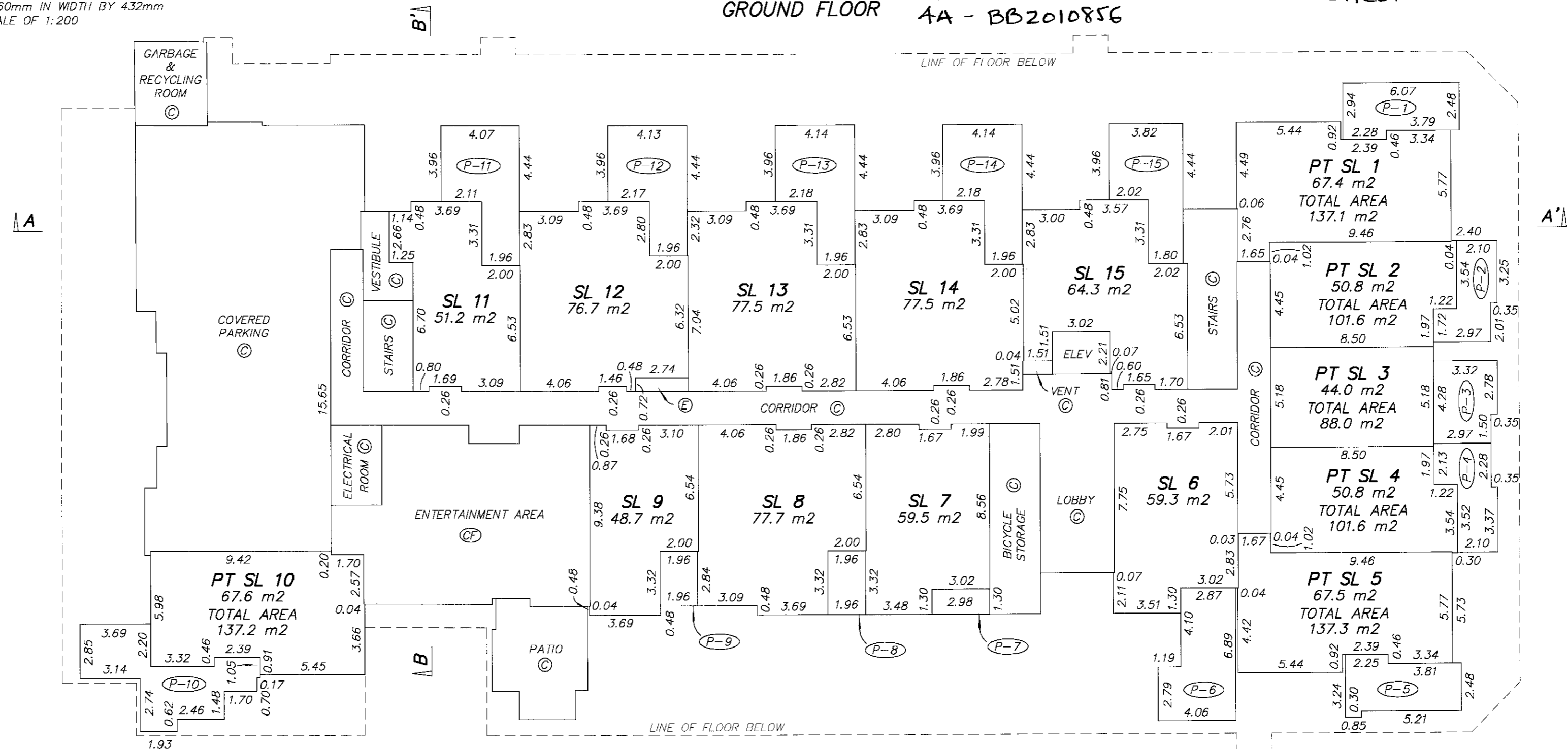
DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200

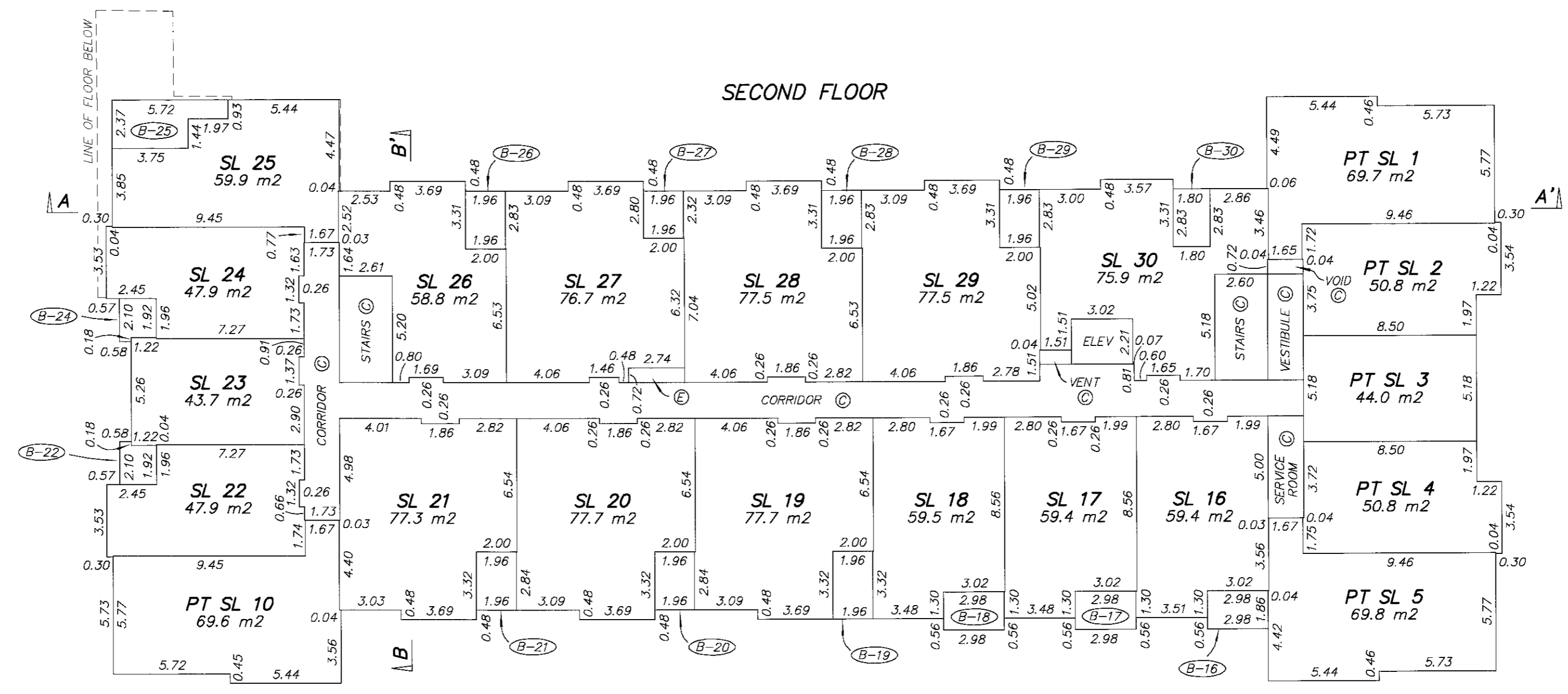
STRATA PLAN BCS 4278

AMENDED PURSUANT TO SECTION 25B, STRATA PROPERTY ACT - THIS 31<sup>ST</sup> DAY OF JAN. 2012. SEE AMENDED SHEET AA - BB2010856

GROUND FLOOR



SECOND FLOOR



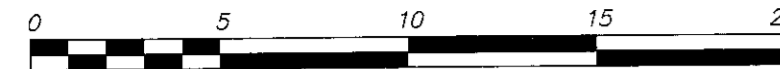
BUTLER SUNDVICK & ASSOCIATES PROFESSIONAL LAND SURVEYORS 101, 32885 VENTURA AVENUE ABBOTSFORD, B.C. V2S 6A3 T. 604-853-2700 F. 604-853-2710 FILE : A 4487 DWG : 4487-FS

OCTOBER 30, 2011

ORIGINAL

STRATA PLAN BCS 4278

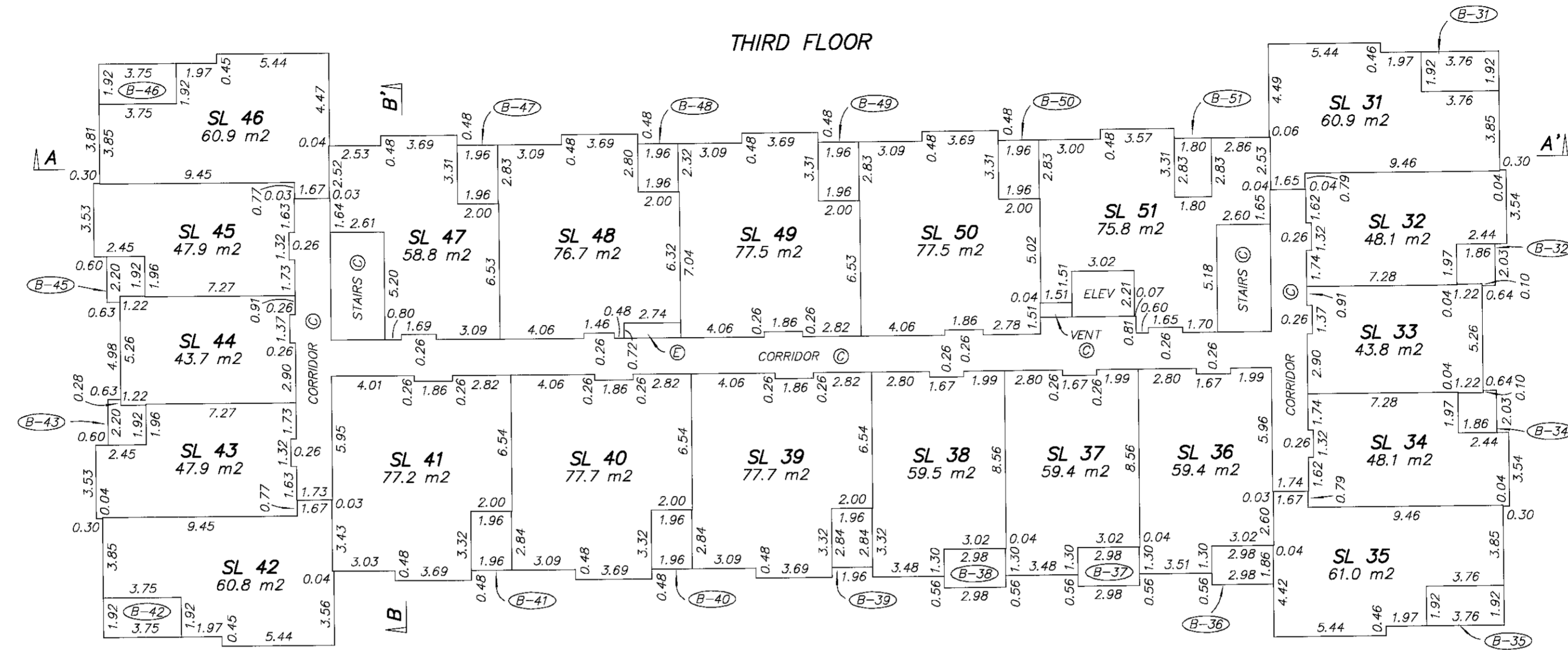
FLOOR PLANS



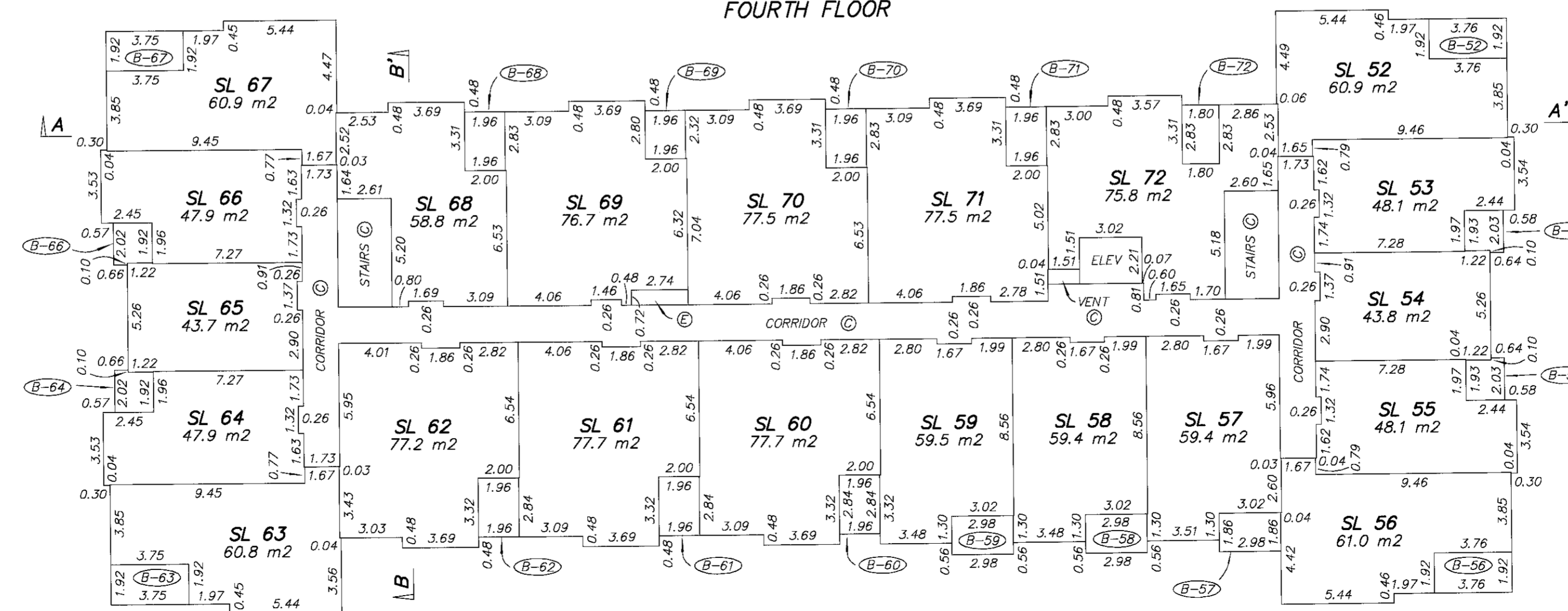
DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200

THIRD FLOOR



FOURTH FLOOR



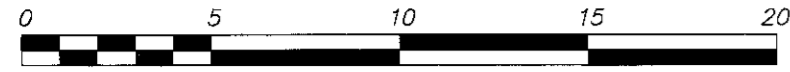
BUTLER SUNDVICK & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
101, 32885 VENTURA AVENUE  
ABBOTSFORD, B.C. V2S 6A3  
T. 604-853-2700 F. 604-853-2710  
FILE : A 4487  
DWG : 4487-FS

OCTOBER 30, 2011

ORIGINAL



**SECTIONS**



DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200

**STRATA PLAN BCS 4278**

AMENDED PURSUANT TO SECTION 258,  
STRATA PROPERTY ACT, THIS 31<sup>ST</sup> DAY  
OF JAN. 2012. SEE AMENDED SHEET 6A  
BB2010856

FOURTH FLOOR

SL 67	SL 68	(B-68)	SL 69	(B-69)	SL 70	(B-70)	SL 71	(B-71)	SL 72	(B-72)	SL 72	SL 52
-------	-------	--------	-------	--------	-------	--------	-------	--------	-------	--------	-------	-------

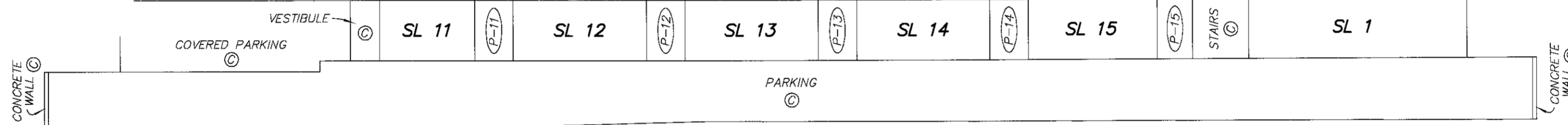
THIRD FLOOR

SL 46	SL 47	(B-47)	SL 48	(B-48)	SL 49	(B-49)	SL 50	(B-50)	SL 51	(B-51)	SL 51	SL 31
-------	-------	--------	-------	--------	-------	--------	-------	--------	-------	--------	-------	-------

SECOND FLOOR

SL 25	SL 26	(B-26)	SL 27	(B-27)	SL 28	(B-28)	SL 29	(B-29)	SL 30	(B-30)	SL 30	PART
-------	-------	--------	-------	--------	-------	--------	-------	--------	-------	--------	-------	------

GROUND FLOOR



UNDERGROUND PARKING

SECTION A-A'

FOURTH FLOOR

SL 62	CORRIDOR	SL 68
-------	----------	-------

THIRD FLOOR

SL 41	CORRIDOR	SL 47
-------	----------	-------

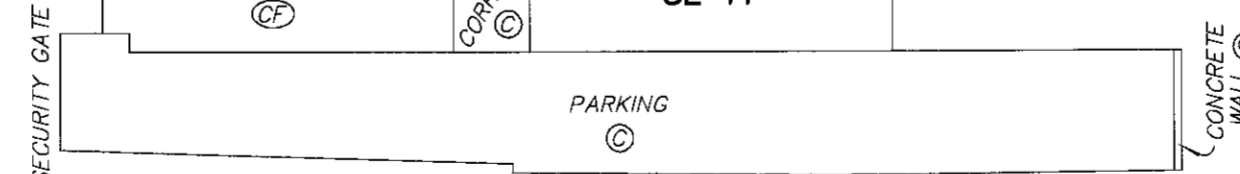
SECOND FLOOR

SL 21	CORRIDOR	SL 26
-------	----------	-------

GROUND FLOOR

ENTERTAINMENT AREA	CORRIDOR	SL 11
--------------------	----------	-------

UNDERGROUND PARKING



SECTION B-B'

BUTLER SUNDVICK & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
101, 32885 VENTURA AVENUE  
ABBOTSFORD, B.C. V2S 6A3  
T. 604-853-2700 F. 604-853-2710  
FILE : A 4487  
DWG : 4487-FS

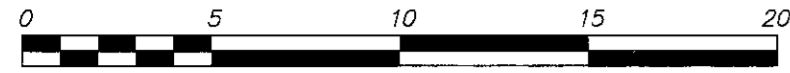
OCTOBER 30, 2011

ORIGINAL



STRATA PLAN BCS4278

SECTIONS



DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200

FOURTH FLOOR

SL 67	SL 68	(B-68)	SL 69	(B-69)	SL 70	(B-70)	SL 71	(B-71)	SL 72	(B-72)	SL 72	SL 52
-------	-------	--------	-------	--------	-------	--------	-------	--------	-------	--------	-------	-------

THIRD FLOOR

SL 46	SL 47	(B-47)	SL 48	(B-48)	SL 49	(B-49)	SL 50	(B-50)	SL 51	(B-51)	SL 51	SL 31
-------	-------	--------	-------	--------	-------	--------	-------	--------	-------	--------	-------	-------

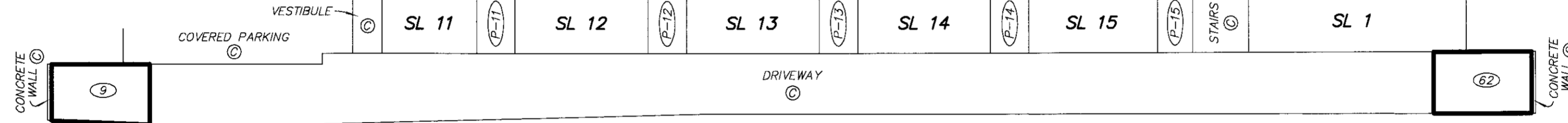
SECOND FLOOR

SL 25	SL 26	(B-26)	SL 27	(B-27)	SL 28	(B-28)	SL 29	(B-29)	SL 30	(B-30)	SL 30	PART
-------	-------	--------	-------	--------	-------	--------	-------	--------	-------	--------	-------	------

GROUND FLOOR

	VESTIBULE	(P-11)	SL 11	(P-12)	SL 12	(P-13)	SL 13	(P-14)	SL 14	(P-15)	STAIRS	SL 1
--	-----------	--------	-------	--------	-------	--------	-------	--------	-------	--------	--------	------

UNDERGROUND PARKING



SECTION A-A'

FOURTH FLOOR

SL 62	CORRIDOR	SL 68
-------	----------	-------

THIRD FLOOR

SL 41	CORRIDOR	SL 47
-------	----------	-------

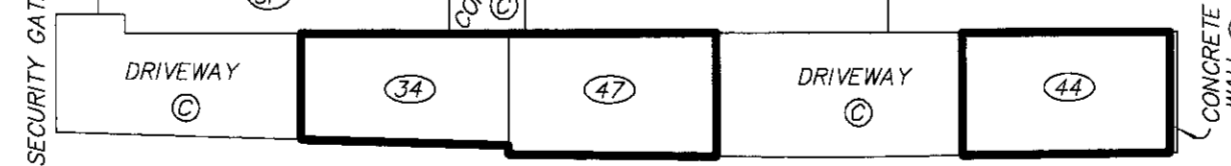
SECOND FLOOR

SL 21	CORRIDOR	SL 26
-------	----------	-------

GROUND FLOOR

ENTERTAINMENT AREA	CORRIDOR	SL 11
--------------------	----------	-------

UNDERGROUND PARKING



SECTION B-B'