LEASEHOLD STRATA PLAN OF LOT 44, DISTRICT LOT 3044, GROUP 1, N.W.D., PLAN BCP6556

"UNIVERSITY OF BRITISH COLUMBIA"
B.C.G.S. 92G.024

STRATA PLAN BCS 2637

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 16th DAY OF Nov., 2007
DEPUTY T. MacDonald los
REGISTRAR

BB601187 - BB601247

SCALE 1:400

5 0 5 10 15

ALL DISTANCES ARE IN METRES.

"CORUS"
5989 WALTER GAGE ROAD
VANCOUVER, BC

SEE SHEET #2 FOR BOUNDARY DIMENSIONS

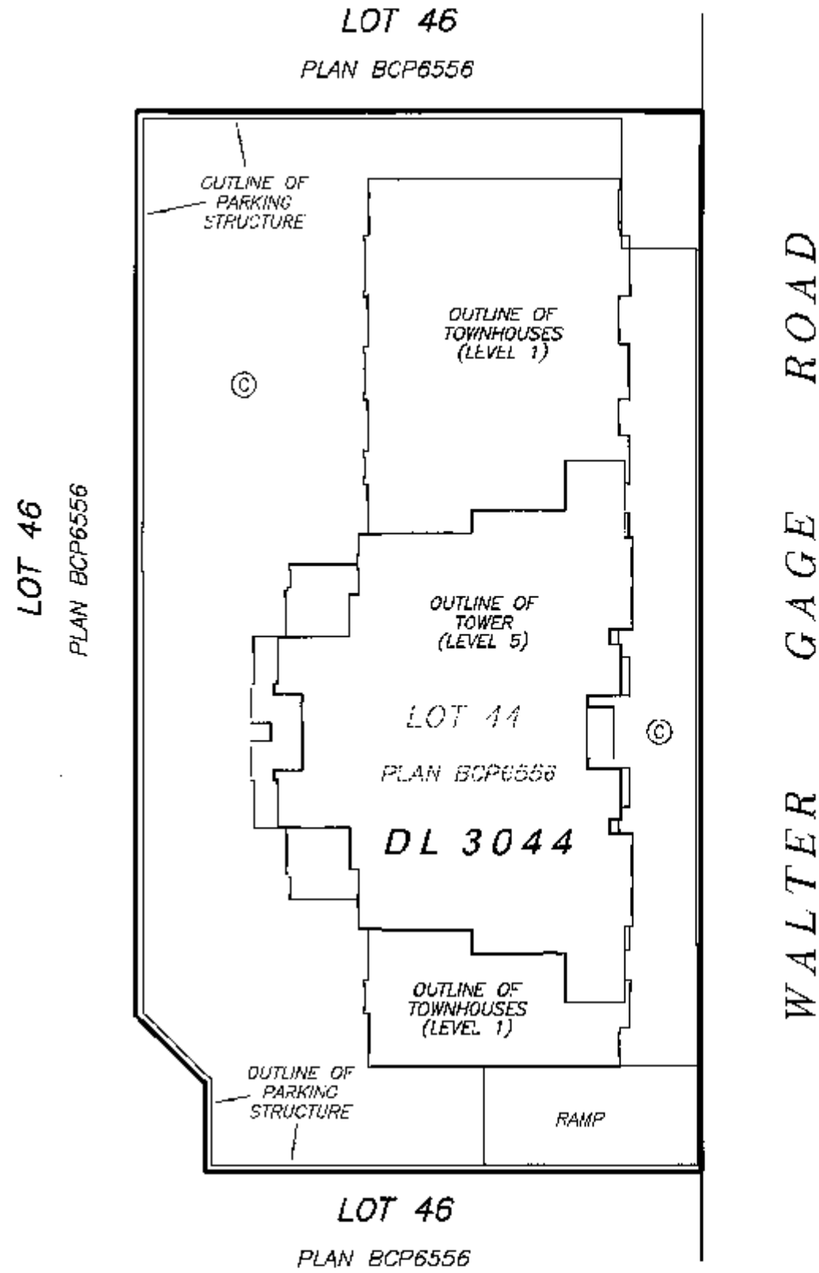
SEE SHEET #3 FOR BUILDING LOCATION AND DIMENSIONS

LEGEND

GRID BEARINGS ARE DERIVED FROM PLAN BCP6556

- ■ – DENOTES LEAD PLUG FOUND
- □ – DENOTES LEAD PLUG PLACED
- ● – DENOTES STANDARD IRON POST FOUND
- ○ – DENOTES STANDARD IRON POST PLACED
- NR – DENOTES NO RECORD
- D/R – DENOTES DESTROYED/RESET
- SL. – DENOTES STRATA LOT
- PT. – DENOTES PART
- Ⓒ – DENOTES COMMON PROPERTY
- Ⓔ – DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓥ – DENOTES VENT BEING COMMON PROPERTY
- (MS) – DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- (P1) TYPICAL – DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- (B10) TYPICAL – DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- (T1) TYPICAL – DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- (RD15) TYPICAL – DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 15
- (ST60) TYPICAL – DENOTES STAIRS BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 60
- (G1) TYPICAL – DENOTES GARAGE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- (PS1) TYPICAL – DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- (L1) TYPICAL – DENOTES STORAGE LOCKER BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- (S12) TYPICAL – DENOTES STORAGE ROOM BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 12
- O/B – DENOTES OPEN TO BELOW, PART OF SL, BUT EXCLUDED FROM AREA CALCULATION.

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



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: SEPTEMBER 5th, 2007.

Mike E Shaw

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

NOTE:
THIS STRATA PLAN DOES NOT HAVE A FOURTH, A THIRTEENTH AND A FOURTEENTH FLOOR.

NOTE:
STRATA LOT BOUNDARIES ARE DEFINED AS CENTER LINE OF WALL FOR DEMISING WALLS OF STRATA LOTS AND 0.025 METRES (ONE INCH) INSIDE ALL EXTERIOR WALLS OF STRATA LOTS.

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

DRAWING # 30603-9
FILE # 30603–9_FS
DATE : SEPTEMBER 5, 2007

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT (UNIVERSITY OF BRITISH COLUMBIA)

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

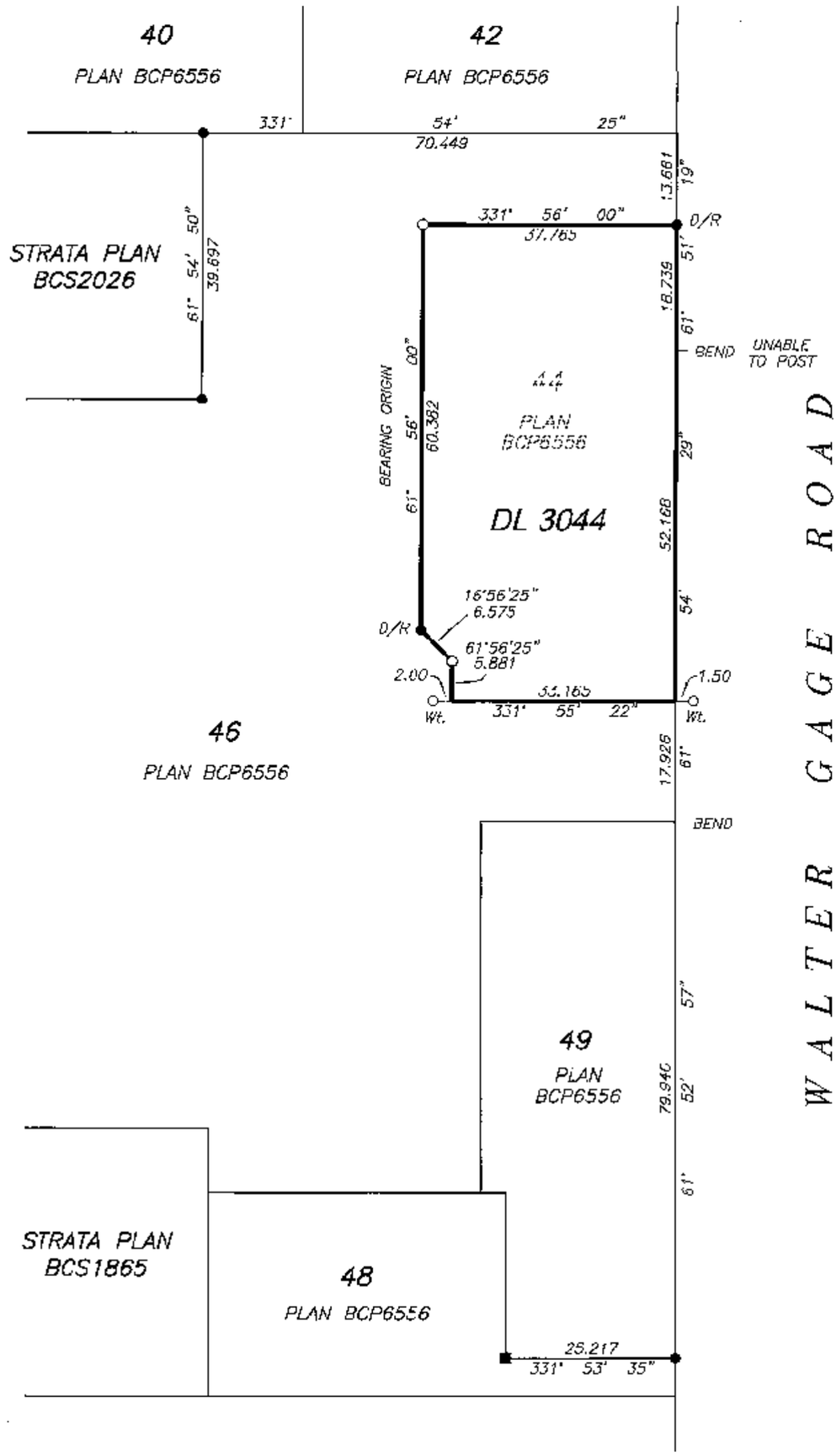
BOUNDARY DIMENSIONS

STRATA PLAN BCS 2637

SCALE 1:750

10 0 10 20 30

ALL DISTANCES ARE IN METRES.



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 5th DAY OF SEPTEMBER, 2007. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # ECP70512, 17th DAY OF SEPTEMBER, 2007.

Mike E Shaw B.C.L.S.

DATE : SEPTEMBER 5, 2007

M.E.S.

DRAWING # 30603-9
FILE # 30603-9_Post

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

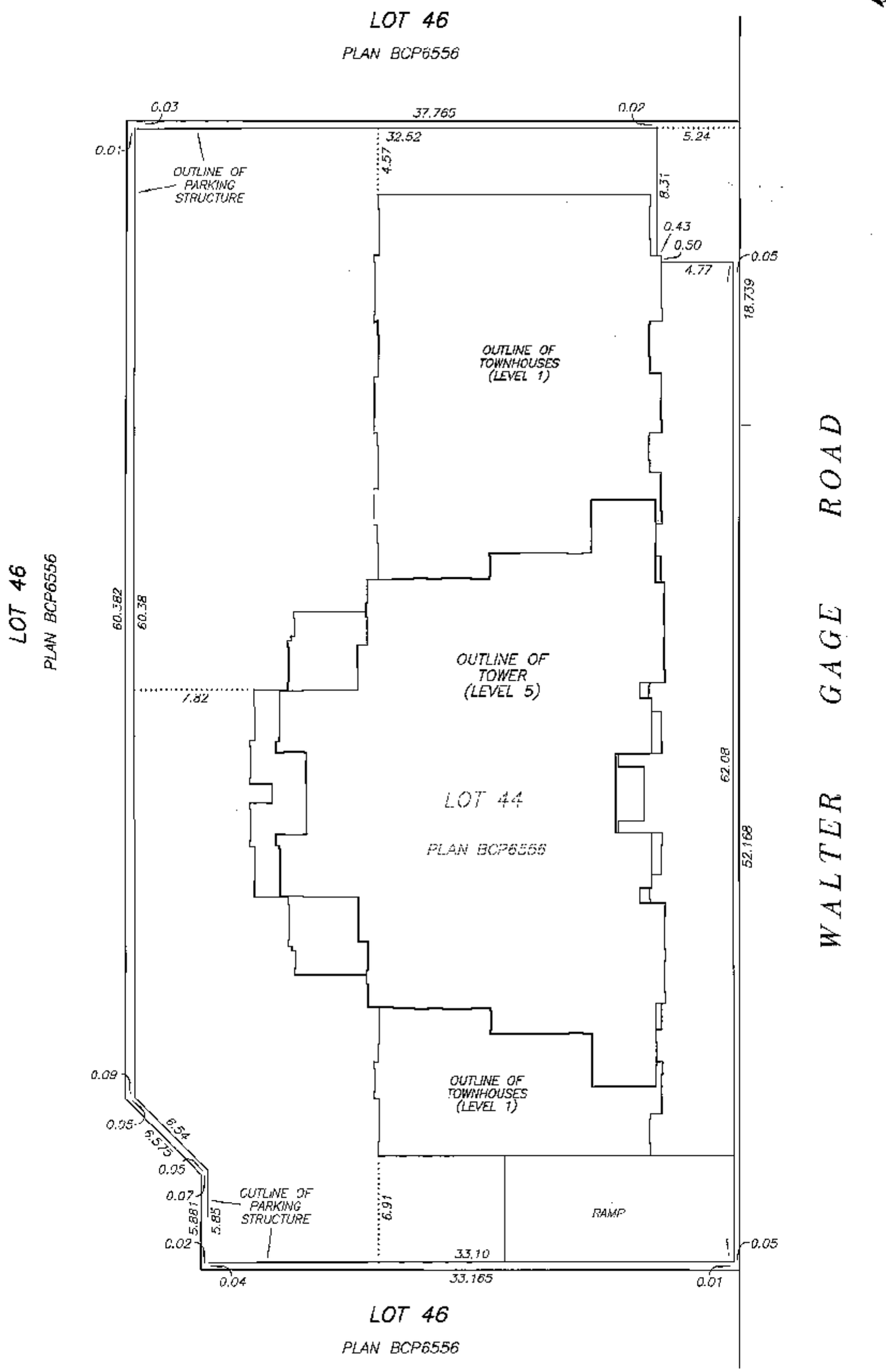
BUILDING LOCATION AND DIMENSIONS

STRATA PLAN BCS 2637

SCALE 1:250

4 0 4 8

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.B.

DRAWING # 30603-9
FILE # 30603-9_Ce

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

STRATA PLAN BCS 2637

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

OWNER :

THE UNIVERSITY OF BRITISH COLUMBIA

Byron Braley

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY Mark Crosbie

WITNESS AS TO BOTH SIGNATURES Michael Sawyer

700-401 West Georgia Street
Vancouver B.C. V6B 5A1

OCCUPATION OF WITNESS

Lawyer

ADDRESS OF WITNESS

MORTGAGEE :

HSBC BANK CANADA

BILL DE HAAN
ASSISTANT VICE PRESIDENT
COMMERCIAL FINANCIAL SERVICES

AUTHORIZED SIGNATORY

GORDON KIHARA
Assistant Vice President
Commercial Financial Services

AUTHORIZED SIGNATORY

GARY LI
COMMERCIAL FINANCIAL
SERVICES OFFICER

WITNESS AS TO BOTH SIGNATURES

CFSO

OCCUPATION OF WITNESS

885 W Georgia St

ADDRESS OF WITNESS

Van BC V6C 3G1

LESSEE :

BASTION CHANCELLOR HOMES LTD.
(INCORPORATION No. 688986)

AUTHORIZED SIGNATORY

HUGH TAUGVE

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

THOMAS BEECHINOR
LAWYER

OCCUPATION OF WITNESS

300-1681 CHESTNUT ST.
VANCOUVER, BC

ADDRESS OF WITNESS

MORTGAGEE :

STRAND CORUS MANAGEMENT CORP.
(INCORPORATION No. 0717544)

AUTHORIZED SIGNATORY JAMES JOHNSTON

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES EVANNA FUNG

EXECUTIVE ASSISTANT

OCCUPATION OF WITNESS

2160-650 WEST GEORGIA STREET
VANCOUVER, BC V6B 4N7

ADDRESS OF WITNESS

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF SEPTEMBER 5th, 2007, BEEN PREVIOUSLY OCCUPIED.

Mike E Shaw B.C.L.S.

DATE : SEPTEMBER 5, 2007

M.E.S.

DRAWING # 30603-9
FILE # 30603-S_Sig

ORIGINAL

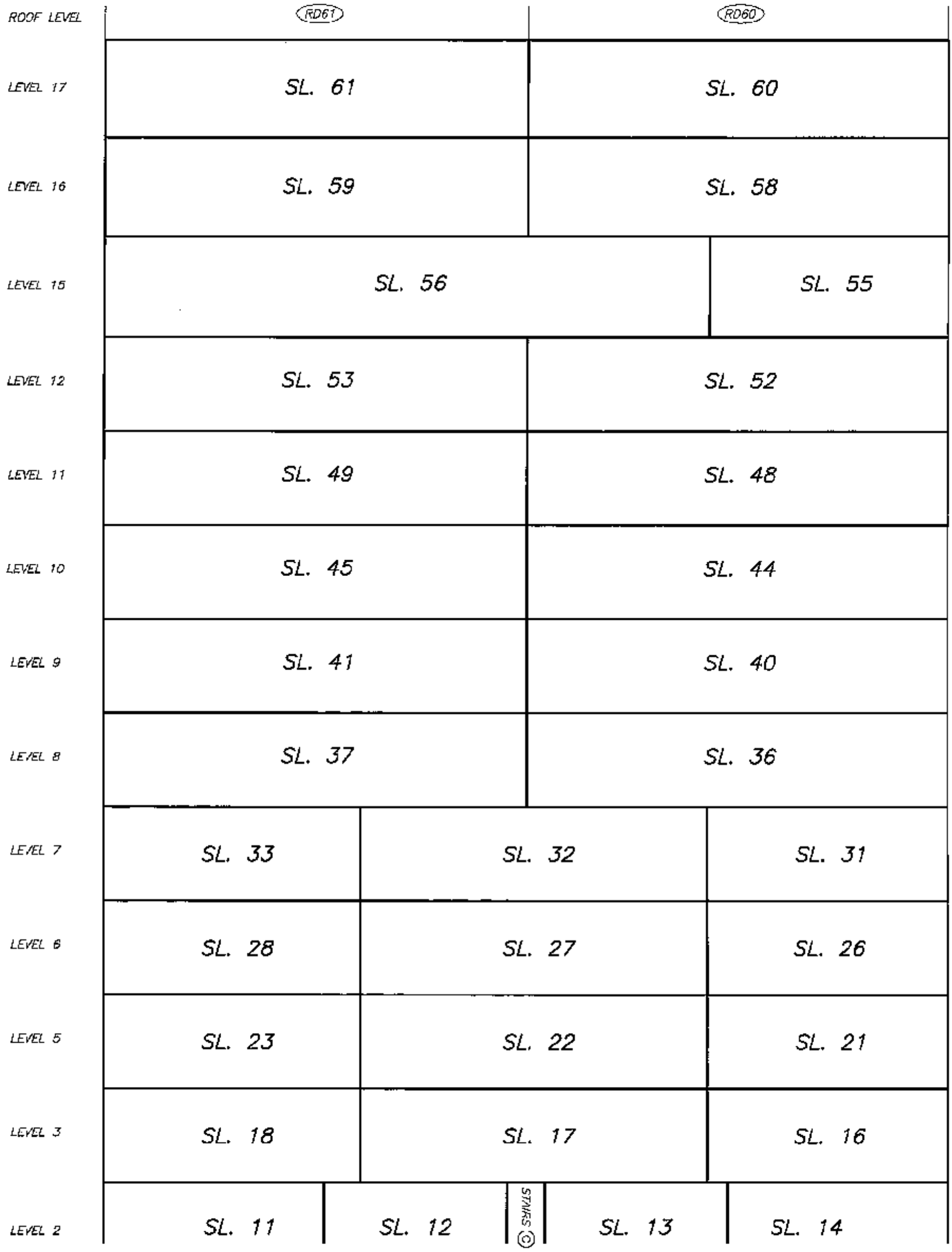
SECTION A – A"

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



SEE SHEETS #6 AND #7
FOR CONTINUATION

DATE : SEPTEMBER 5, 2007

M.E.S.

DRAWING # 30603-9
FILE # 30603-9_S

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

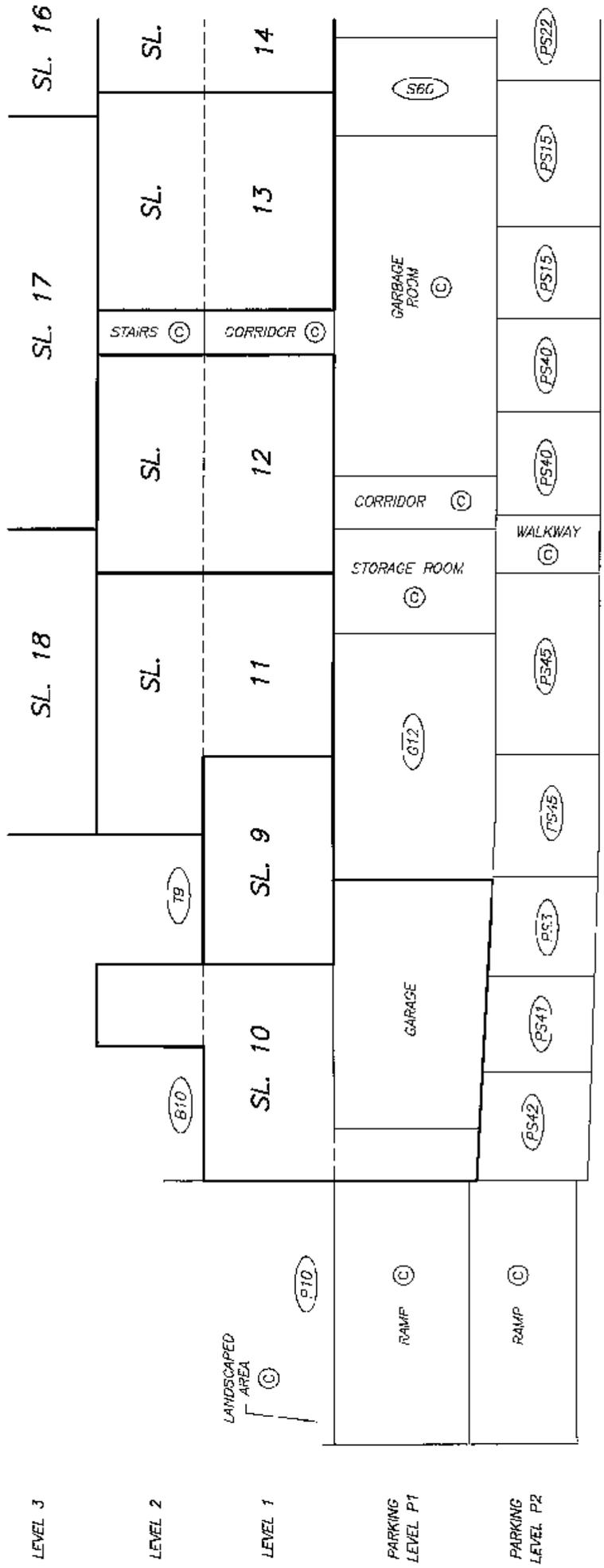
SECTION A – A"

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.S.

DRAWING # 30603-9
FILE # 30603-9_S

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

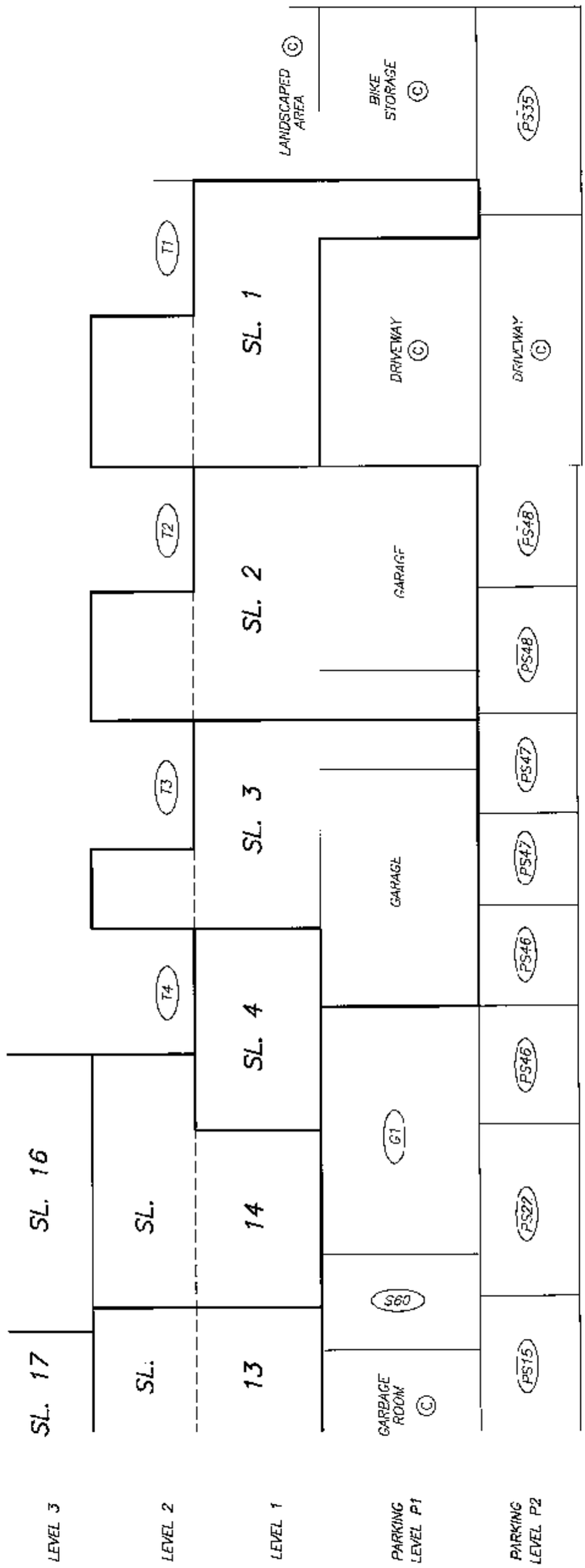
SECTION A – A"

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



MATCH LINE
SEE SHEET6

MATCH LINE
SEE SHEET6

DATE : SEPTEMBER 5, 2007

M.E.S.

DRAWING # 30603-3
FILE # 30603-9_S

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

PARKING LEVEL P2
WEST PORTION

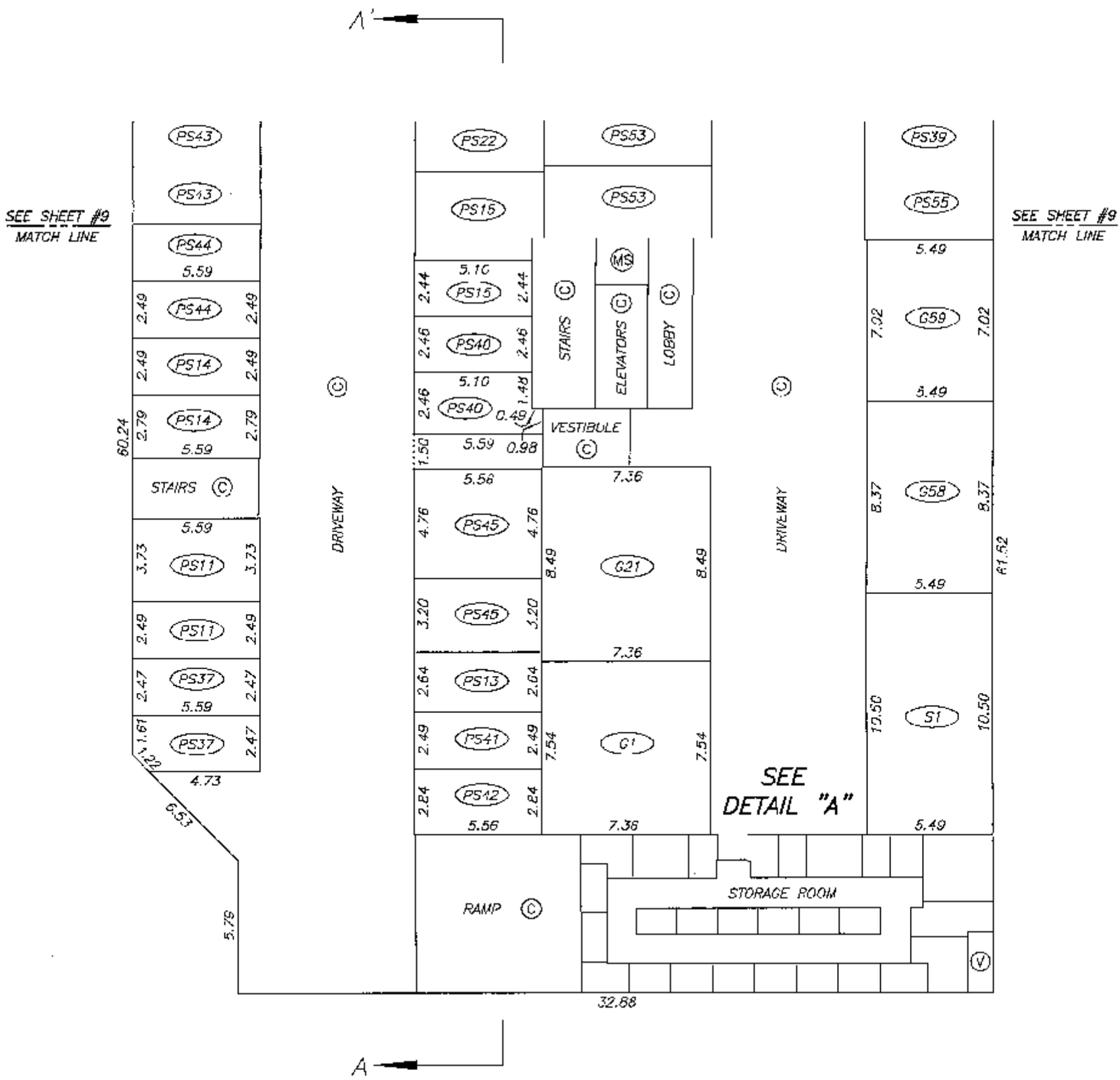
STRATA PLAN BCS 2637

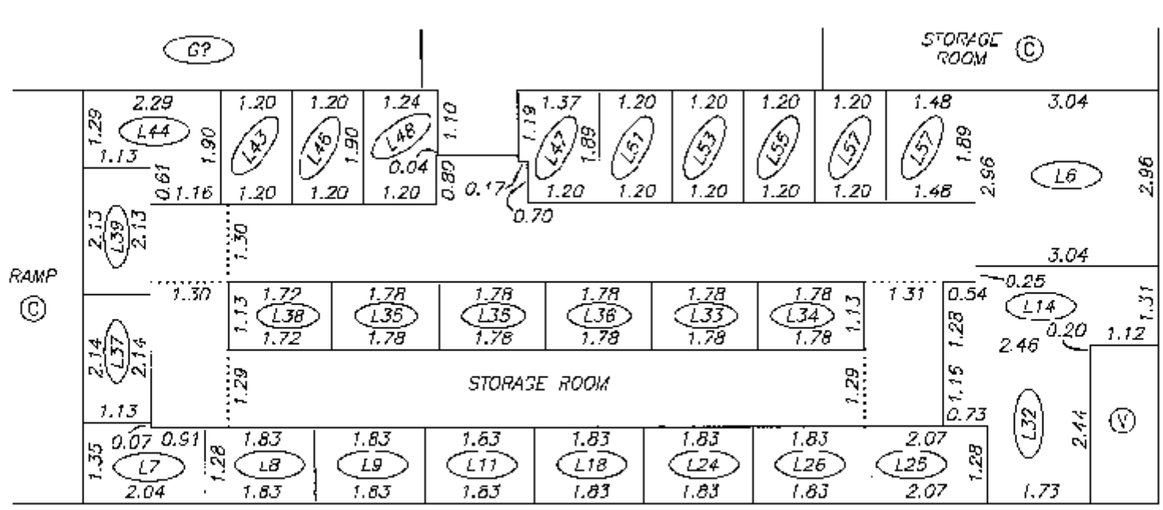
SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.

AMENDED PURSUANT TO SECTION 257, STRATA PROPERTY ACT, THIS 7 DAY OF DEC., 2007. SEE AMENDED SHEET 8A





DETAIL "A"

NOT TO SCALE

DATE : SEPTEMBER 5, 2007

M.E.B.

DRAWING # 30603-9
FILE # 30603-9_P2

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

EXPLANATORY PLAN TO AMEND STRATA PLAN BCS2637, TO REMOVE LIMITED COMMON PROPERTY FOR STRATA LOTS 6, 55 AND 57 AND TO DESIGNATE LIMITED COMMON PROPERTY FOR STRATA LOTS 12, 22 AND 60.

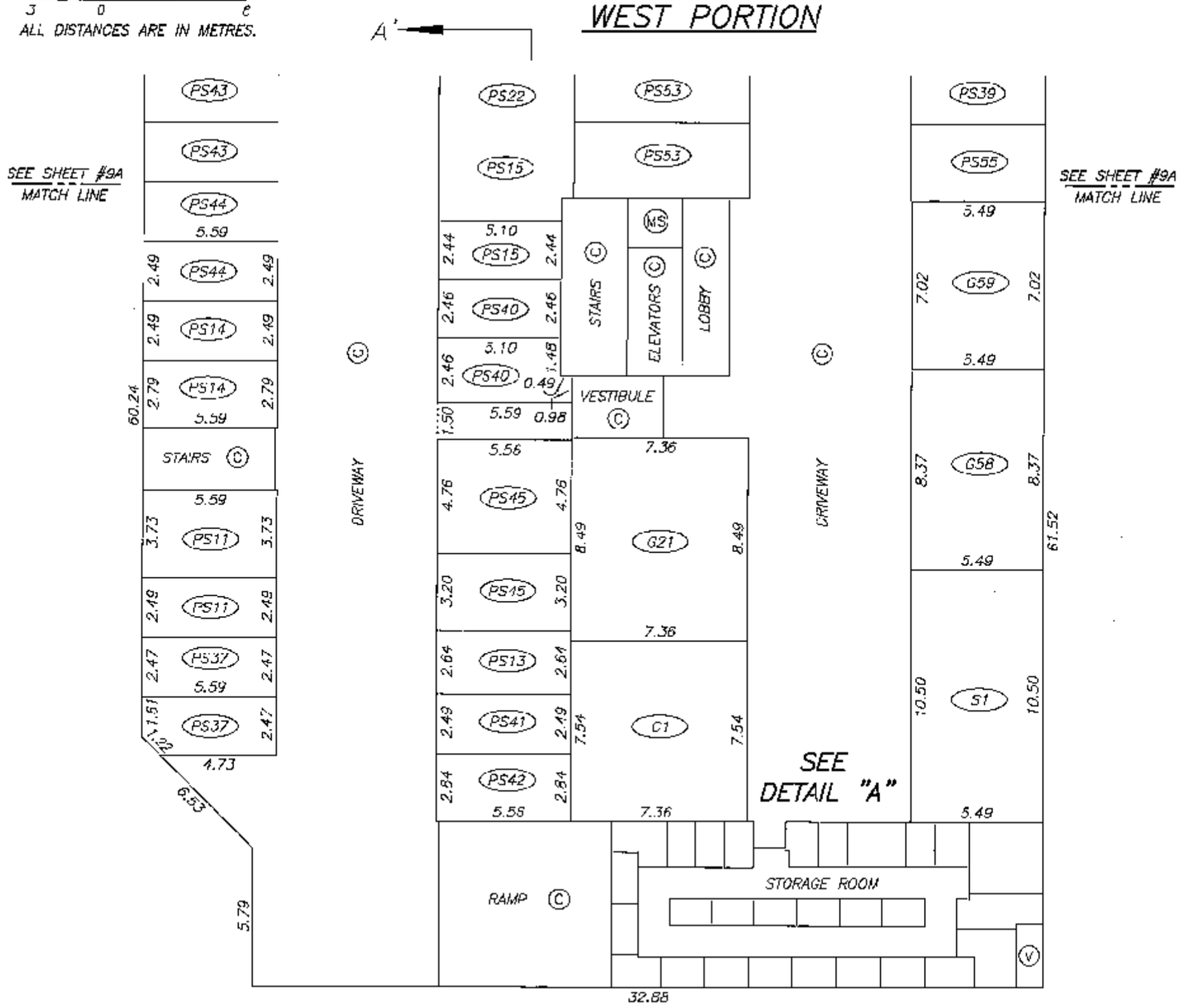
PURSUANT TO SECTION 257 OF STRATA PROPERTY ACT.

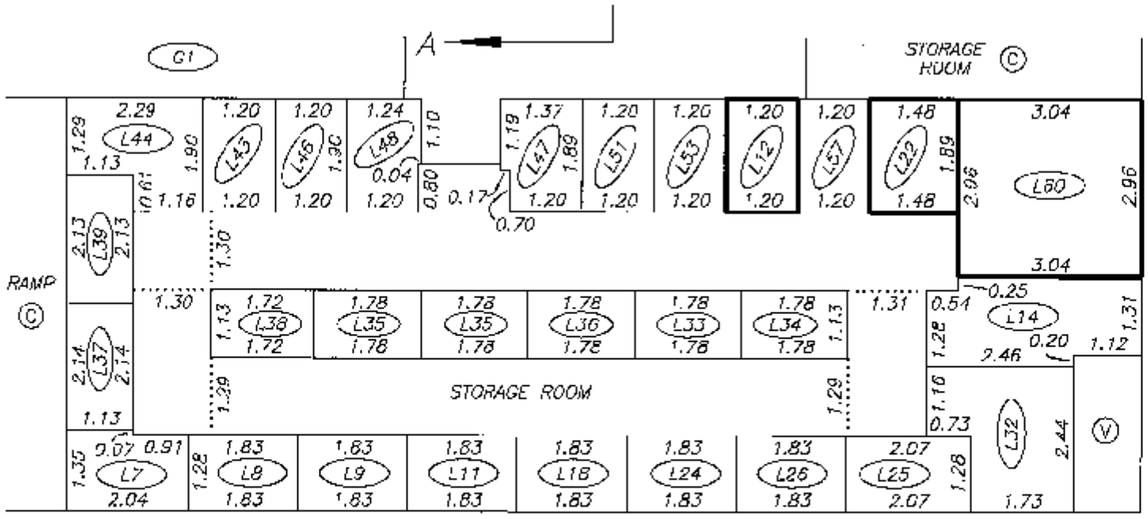
STRATA PLAN BCS2637

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 7 DAY OF DEC, 2007
Deputy REGISTRAR IAN MACDONALD
BB175204

SCALE 1:200
3 0 6
ALL DISTANCES ARE IN METRES.

PARKING LEVEL P2 WEST PORTION





DETAIL "A"

NOT TO SCALE

CERTIFIED CORRECT
THIS 4th DAY OF DECEMBER, 2007.

MIKE E. SHAW B.C.L.S.

DATE : DECEMBER 4, 2007

M.E.S.

DRAWING # Revision #1
FILE # 30603-9_P2_R1

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

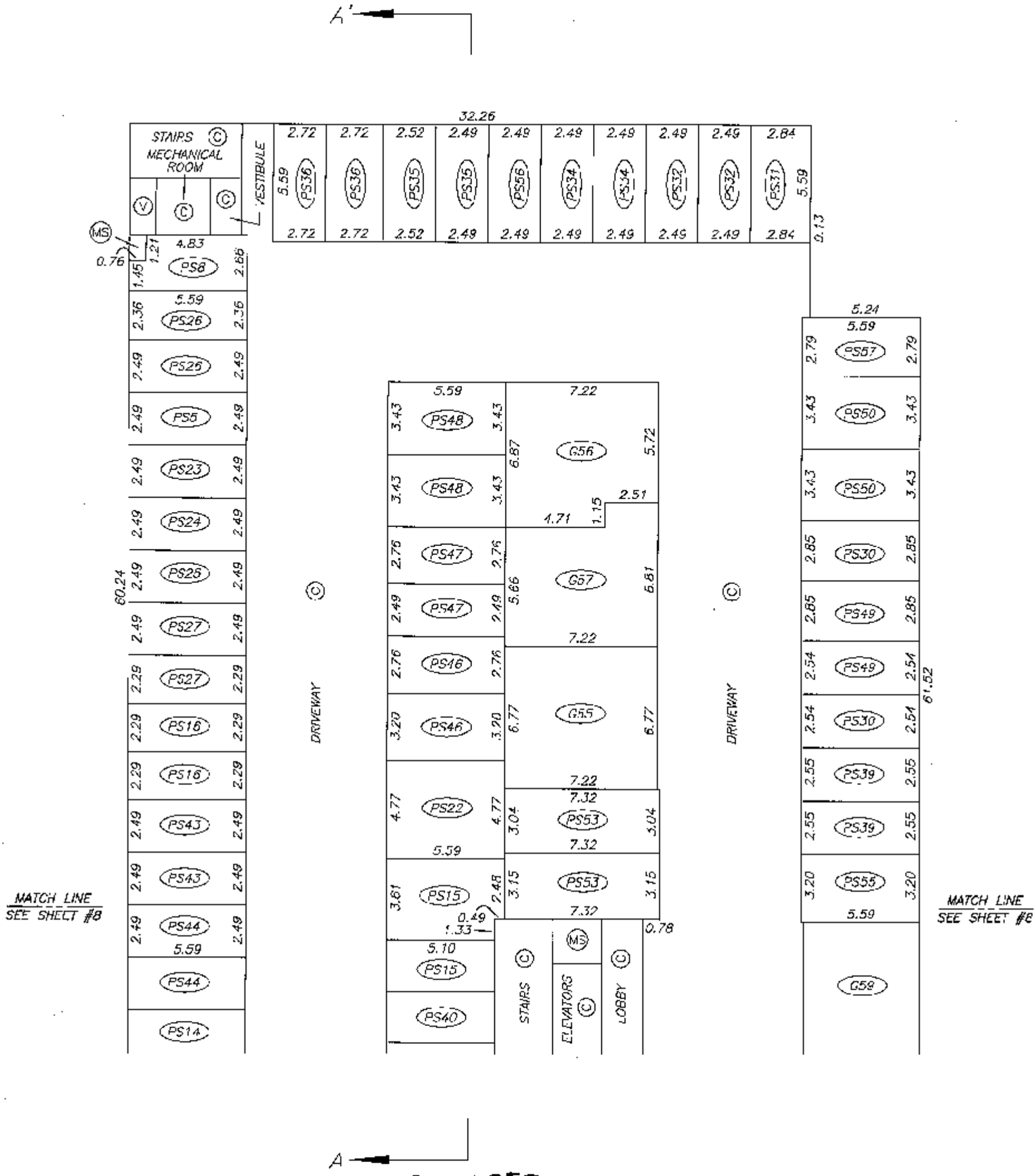
PARKING LEVEL P2
EAST PORTION

STRATA PLAN BCS 2637

SCALE 1:200

3 0 6

ALL DISTANCES ARE IN METRES.



AMENDED PURSUANT TO SECTION 257, STRATA PROPERTY ACT, THIS 7, DEC., 2007. SEE AMENDED SHEET 9A

DATE : SEPTEMBER 5, 2007

M.E.B.

DRAWING # 30603-9
FILE # 30603-9_P2

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.240521

EXPLANATORY PLAN TO AMEND STRATA PLAN BCS2637, TO REMOVE LIMITED COMMON PROPERTY FOR STRATA LOT 30 AND TO DESIGNATE LIMITED COMMON PROPERTY FOR STRATA LOT 10

PURSUANT TO SECTION 257 OF STRATA PROPERTY ACT.

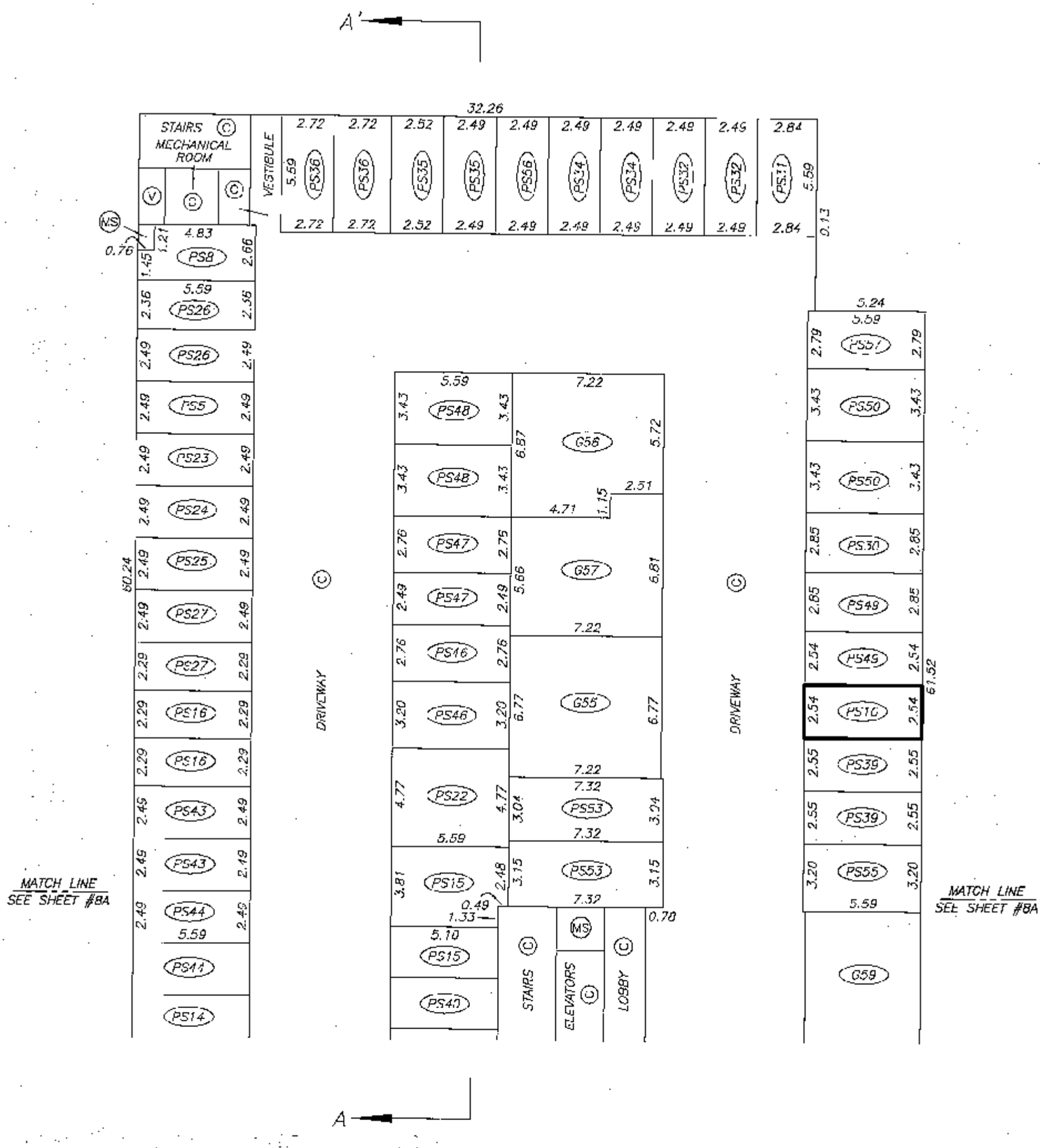
STRATA PLAN BCS2637

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
THIS 7 DAY OF DEC, 2007
Deputy REGISTRAR IAN MACDONALD LG

BB175203

SCALE 1:200
3 0 6
ALL DISTANCES ARE IN METRES.

PARKING LEVEL P2
EAST PORTION



CERTIFIED CORRECT
THIS 4th DAY OF DECEMBER, 2007.

Mike E. Shaw B.C.L.S.
MIKE E. SHAW

DATE : DECEMBER 4, 2007
M.E.S.

DRAWING # 30603-9 Revision #1
FILE # 30603-9_P2_R1

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

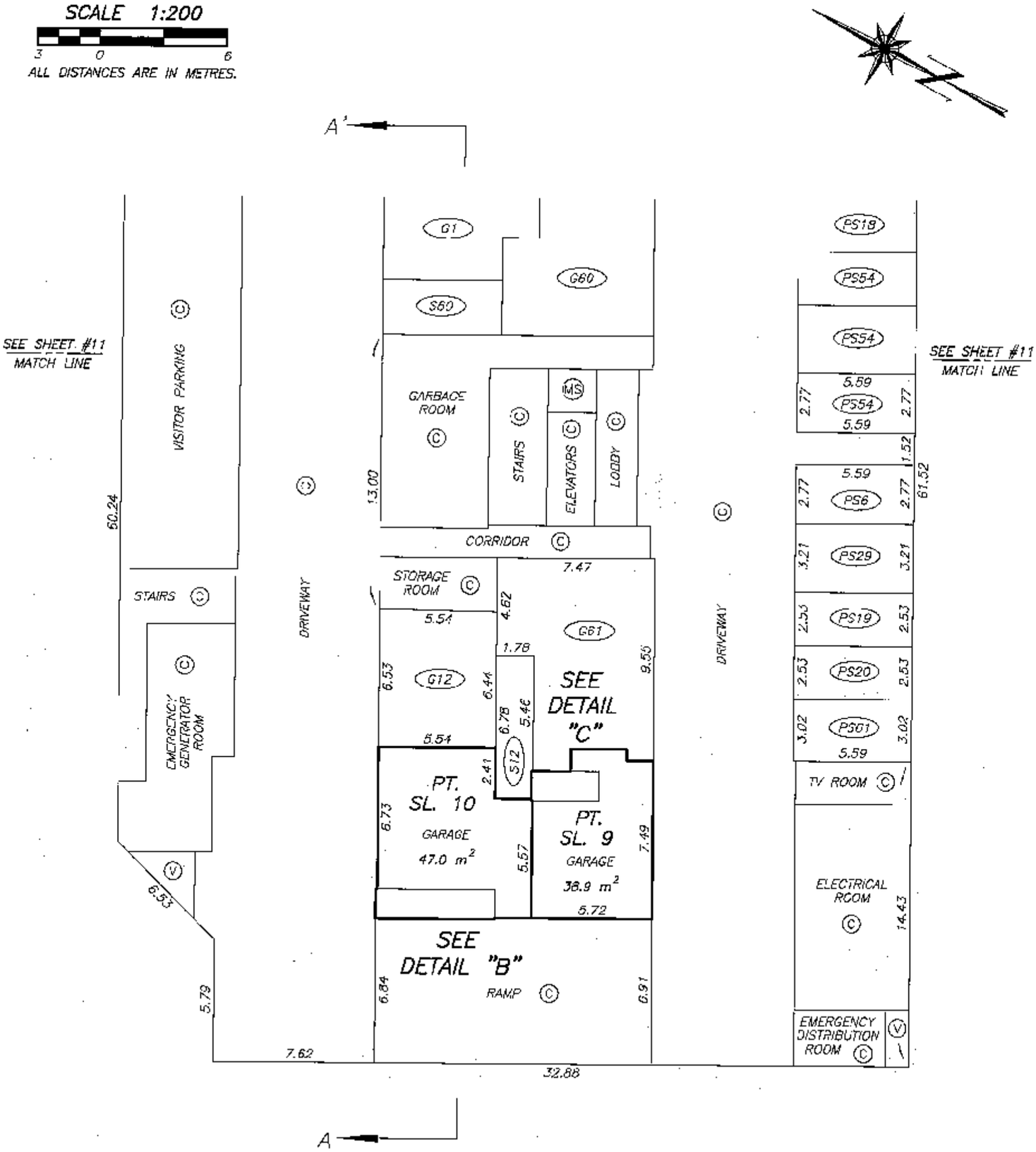
PARKING LEVEL P1 WEST PORTION

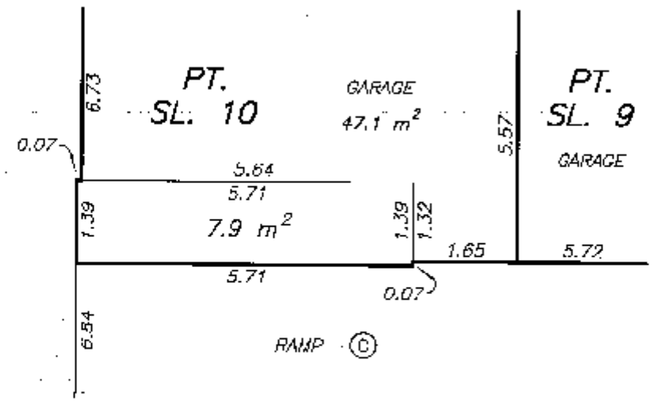
STRATA PLAN BCS 2637

SCALE 1:200

3 0 6

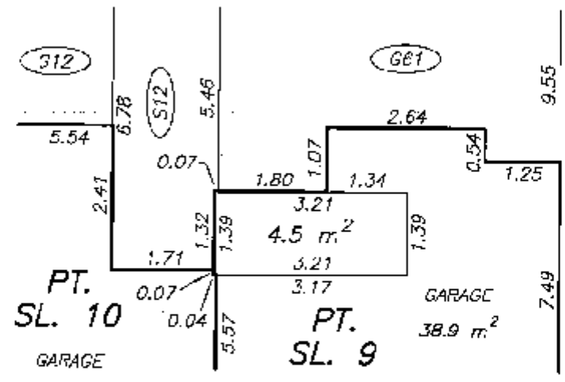
ALL DISTANCES ARE IN METRES.





DETAIL "B"

NOT TO SCALE



DETAIL "C"

NOT TO SCALE

DATE : SEPTEMBER 5, 2007

M.E.S.

DRAWING # 30603-9
FILE # 30603-9_P1

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

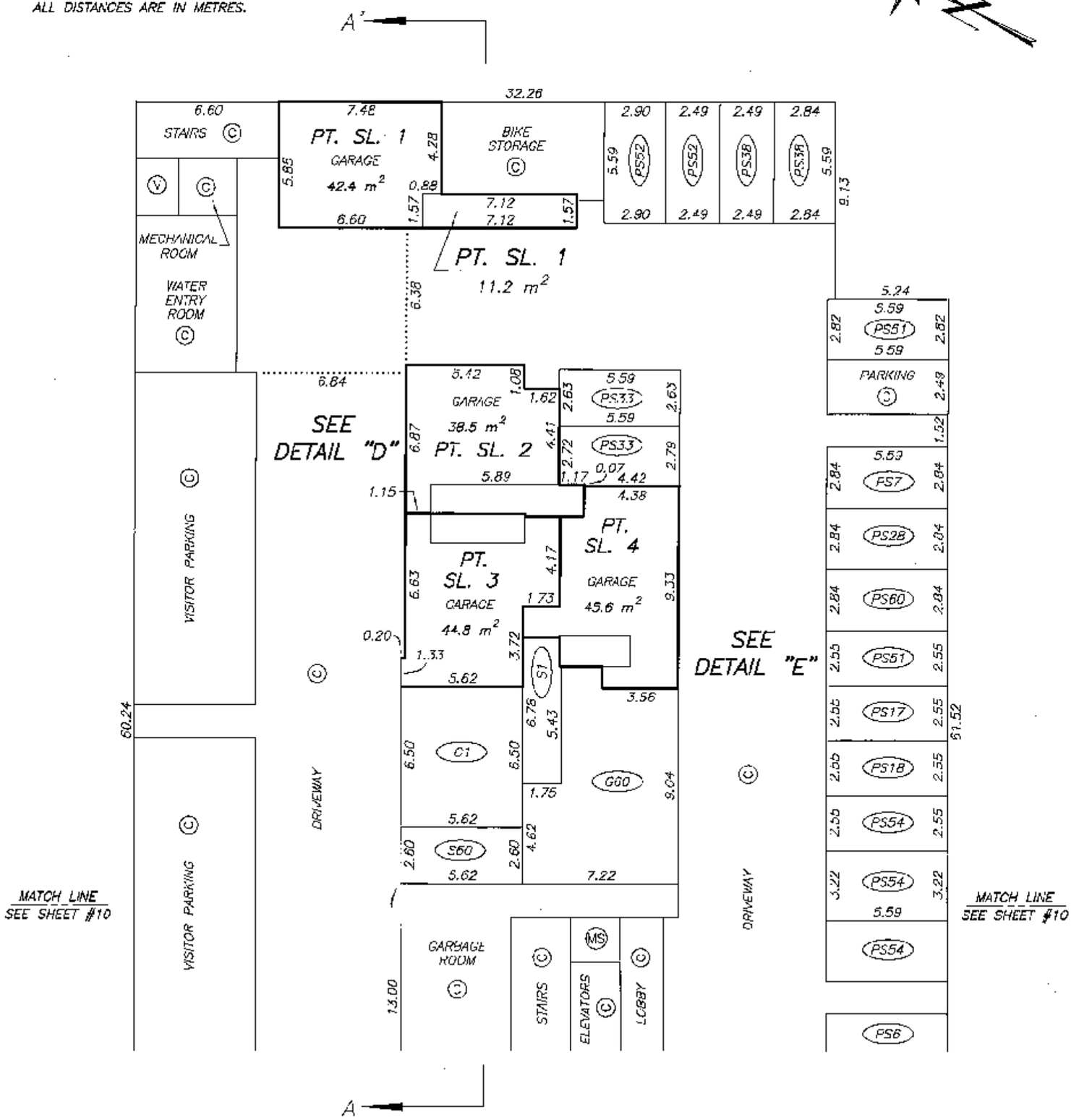
PARKING LEVEL P1
EAST PORTION

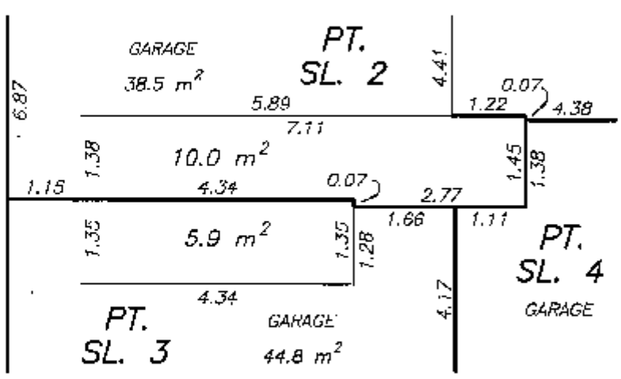
STRATA PLAN BCS 2637

SCALE 1:200

3 0 6

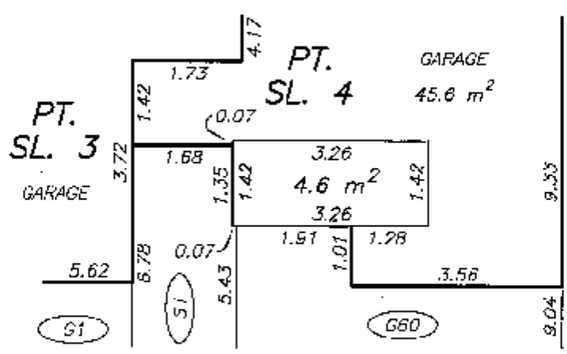
ALL DISTANCES ARE IN METRES.





DETAIL "D"

NOT TO SCALE



DETAIL "E"

NOT TO SCALE

DATE : SEPTEMBER 5, 2007

M.E.S.

DRAWING # 30603-9
FILE # 30603-9_P1

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

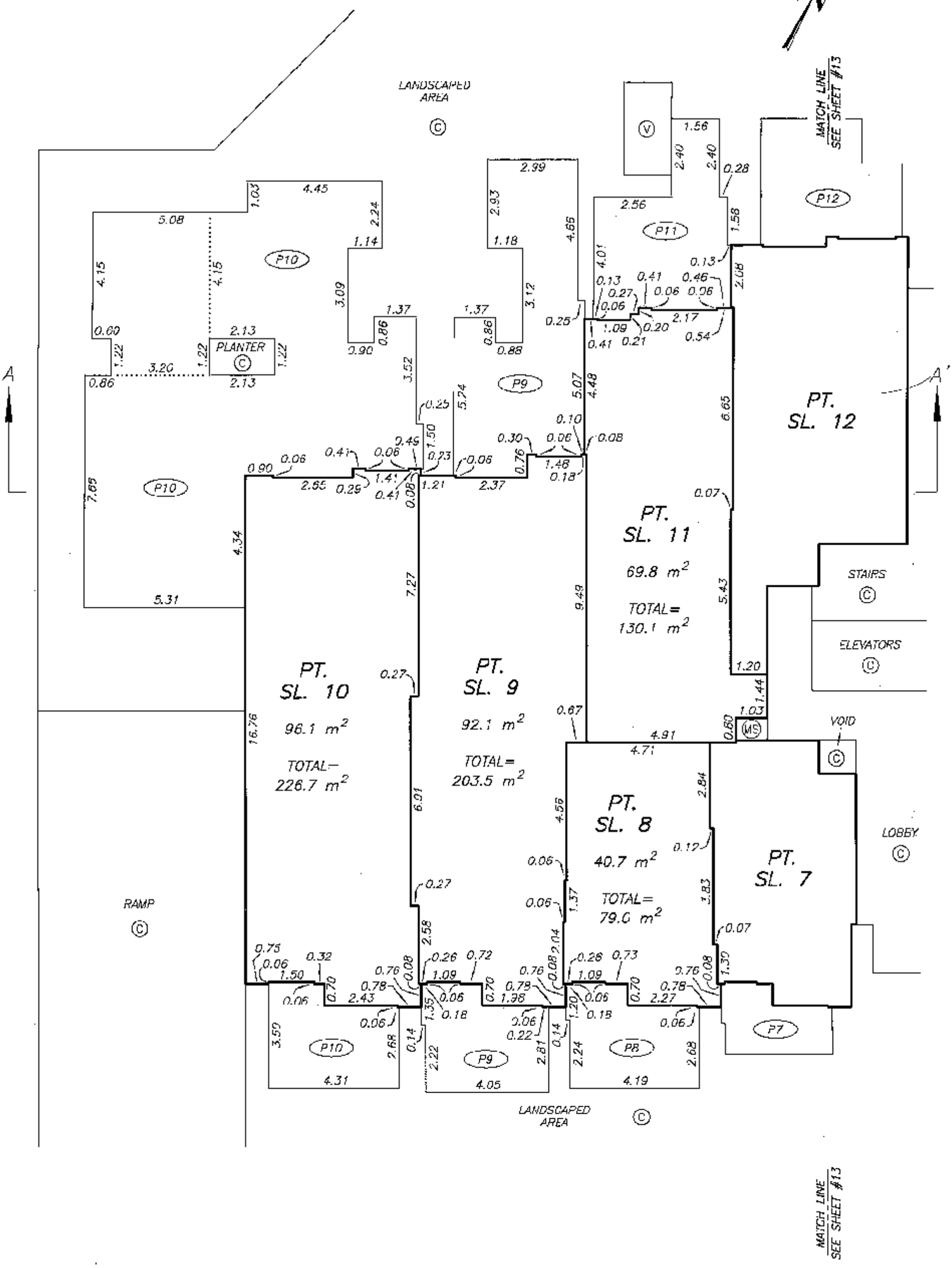
LEVEL 1 FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.B.

DRAWING # 30603-9
FILE # 30603-9_L1

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

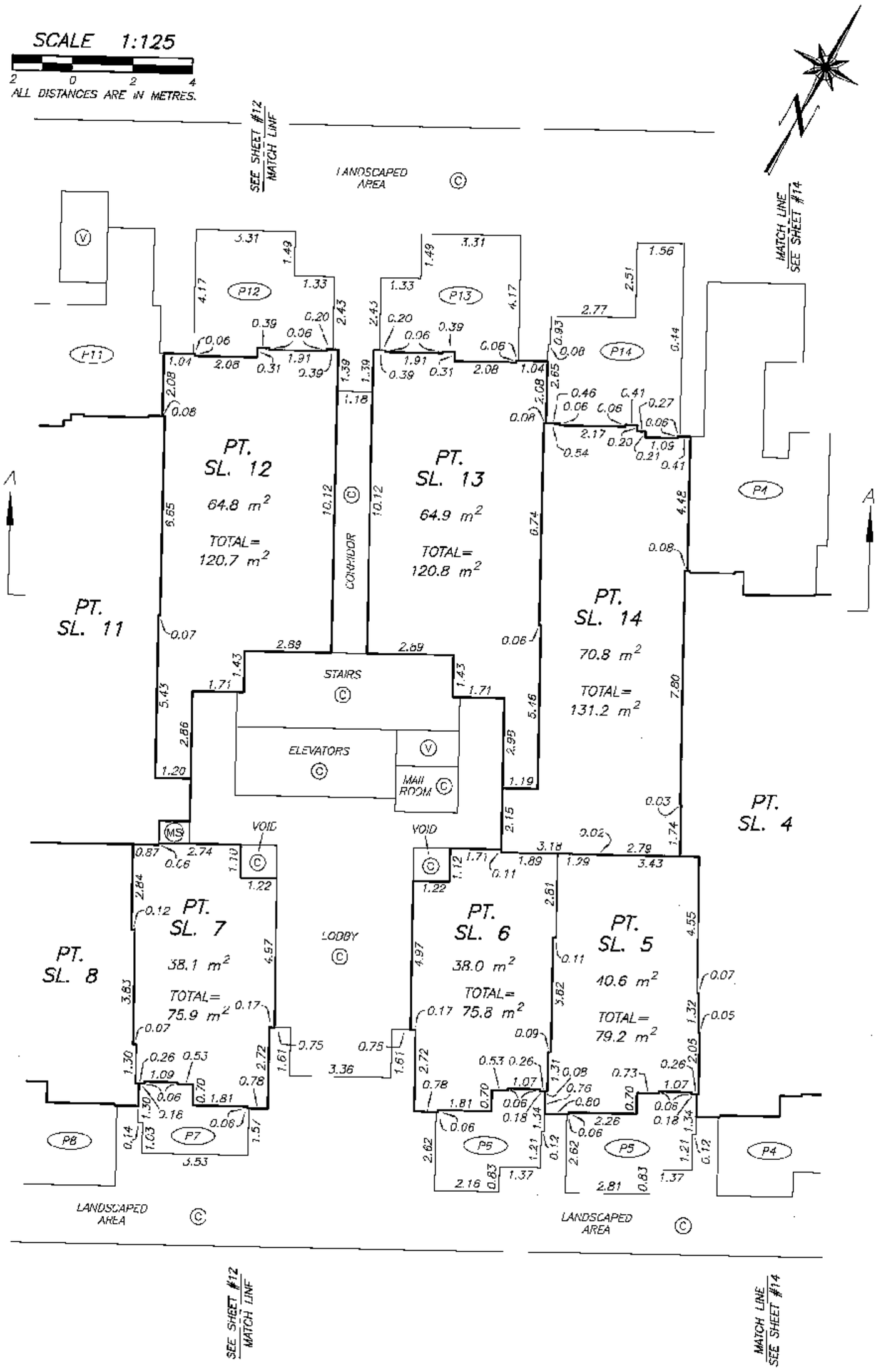
LEVEL 1 FLOOR PLAN
MIDDLE PORTION

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DRAWING # 30603-9
FILE # 30603-9_L1

DATE : SEPTEMBER 5, 2007

M.E.B.

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

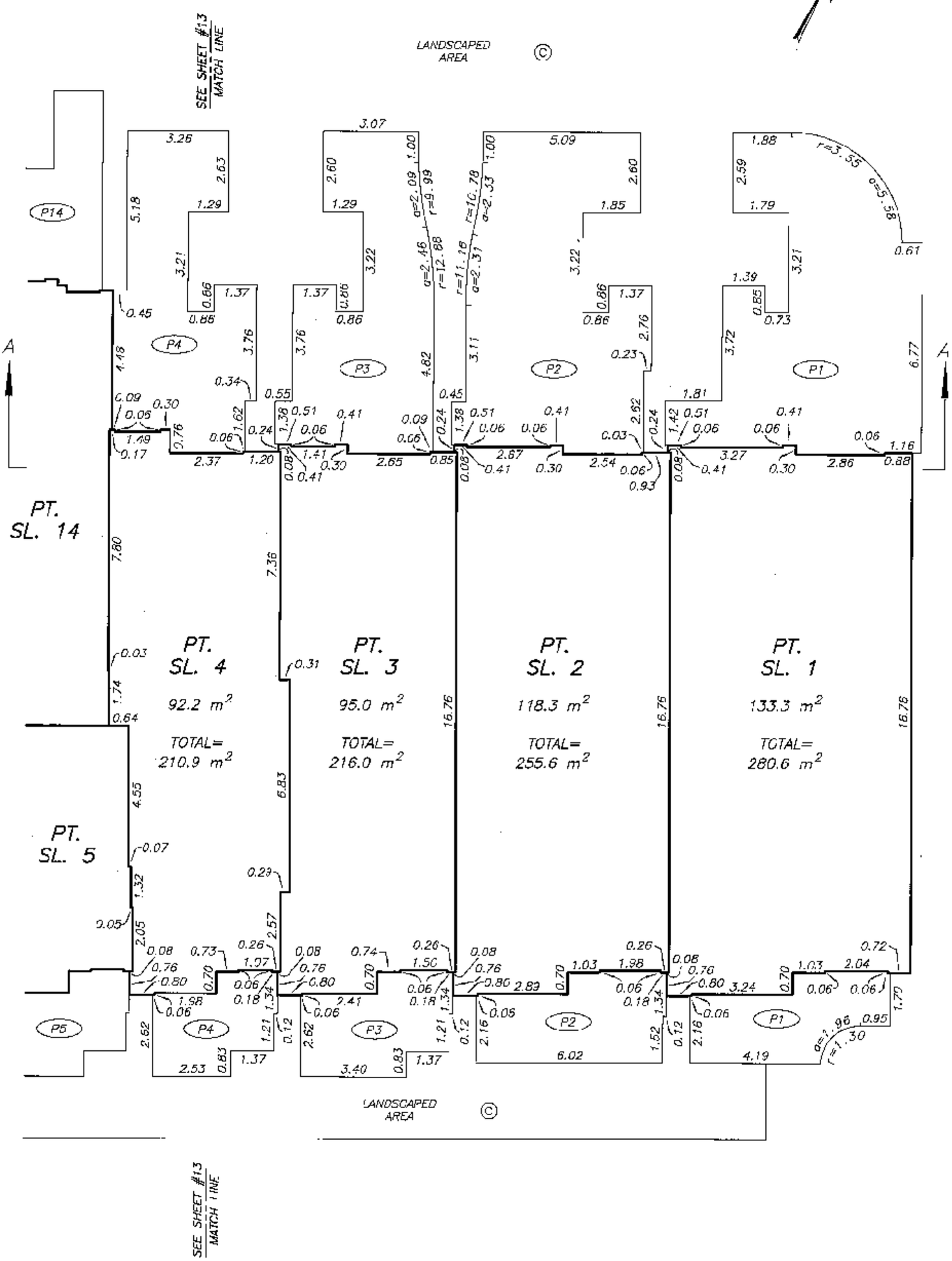
LEVEL 1 FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.S.

DRAWING # 30603-9
FILE # 30603-9_L1

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

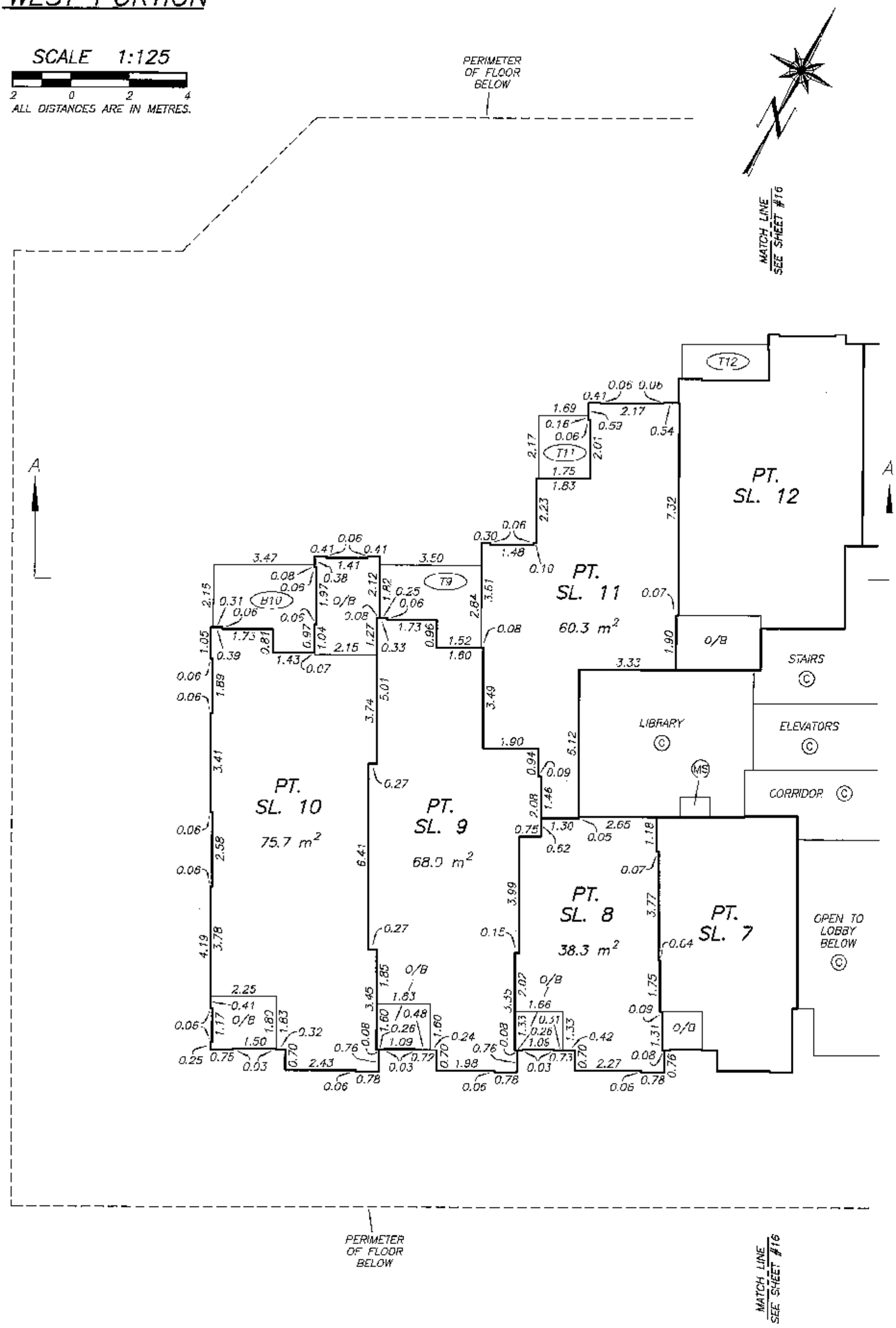
LEVEL 2 FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.S.

DRAWING # 30603-9
FILE # 30603-9_L2

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

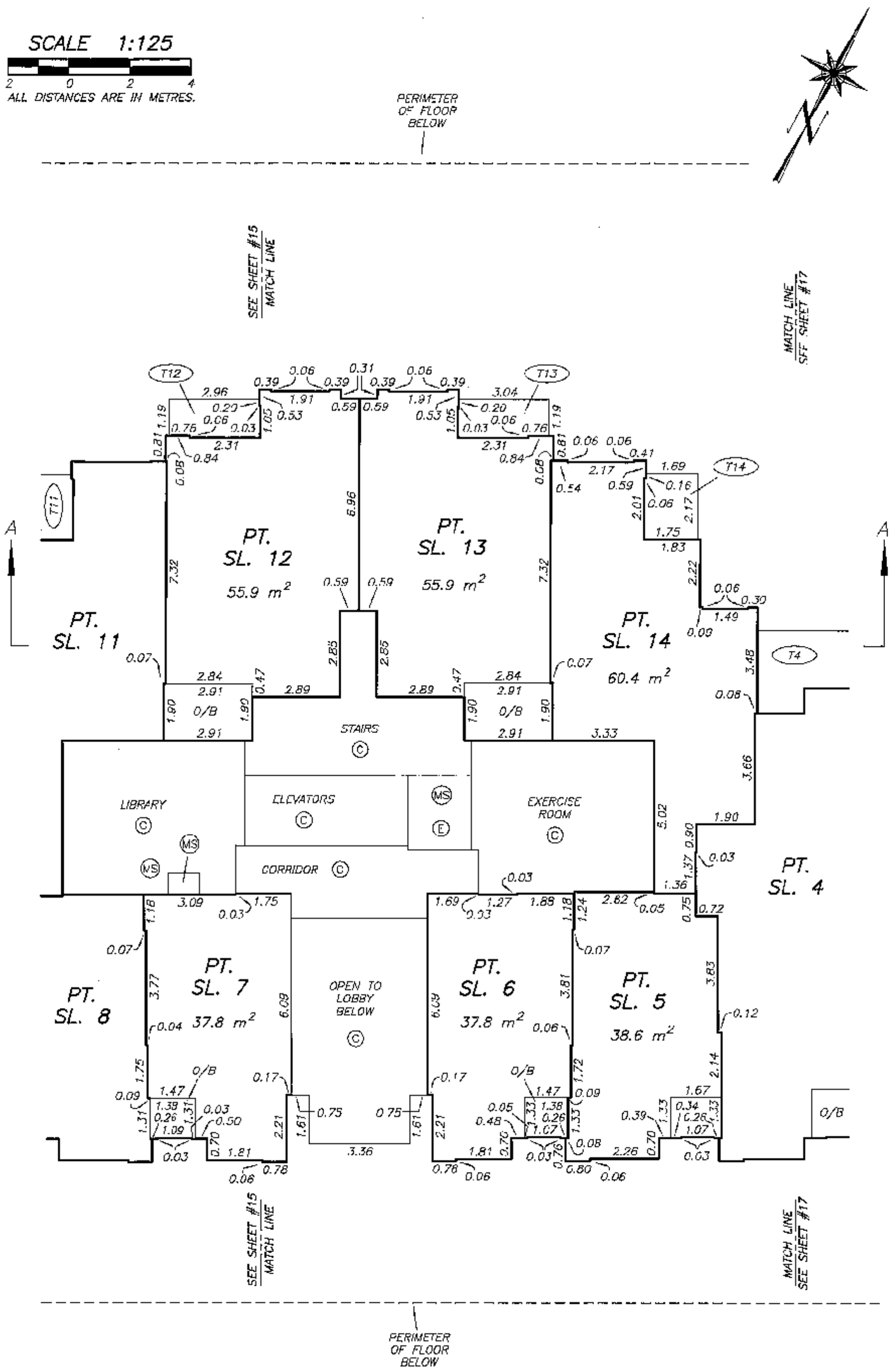
LEVEL 2 FLOOR PLAN
MIDDLE PORTION

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.B.

DRAWING # 30603-9
FILE # 30603-9_L2

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

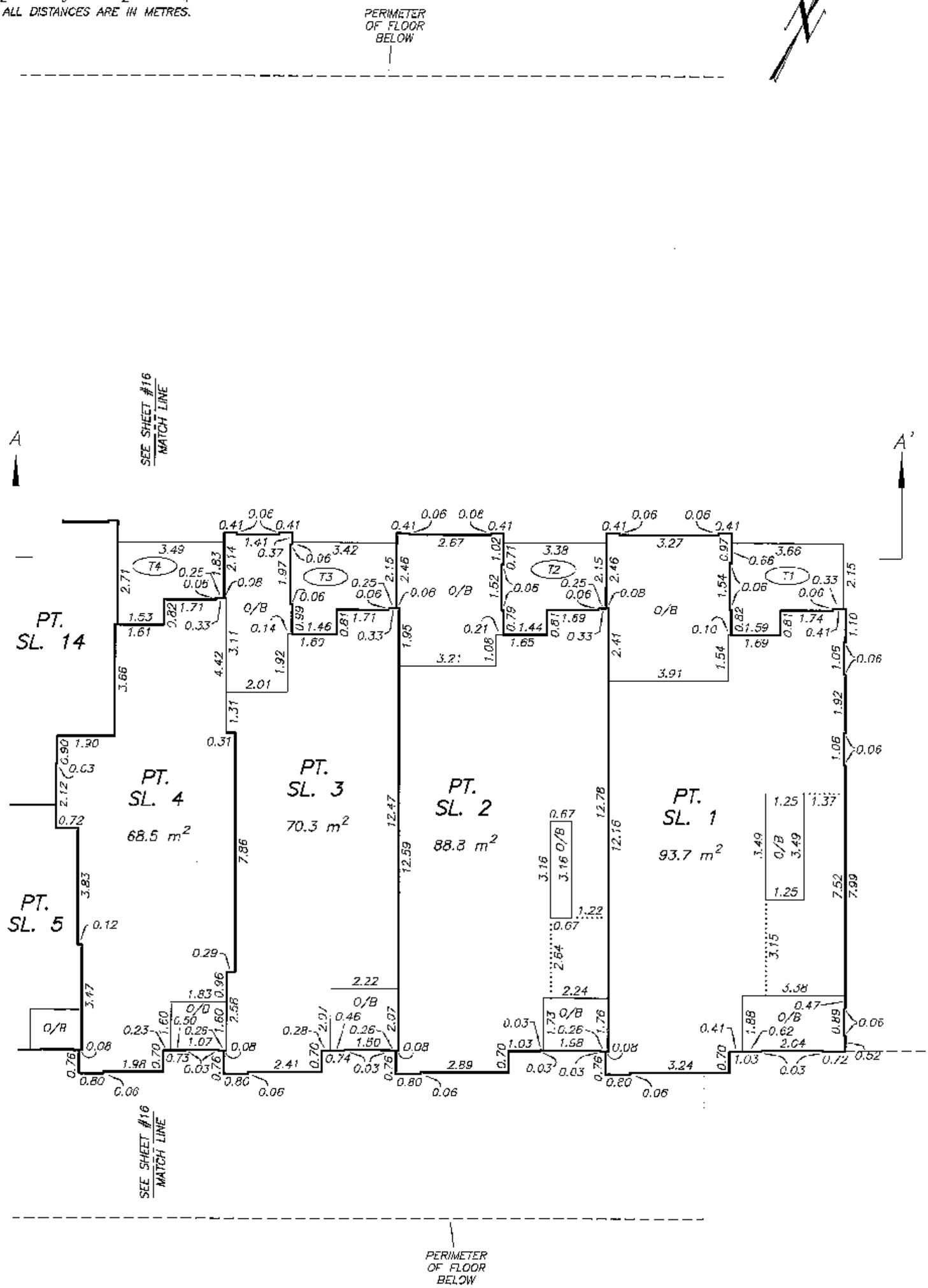
LEVEL 2 FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.S.

DRAWING # 30603-9
FILE # 30603-9_L2

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

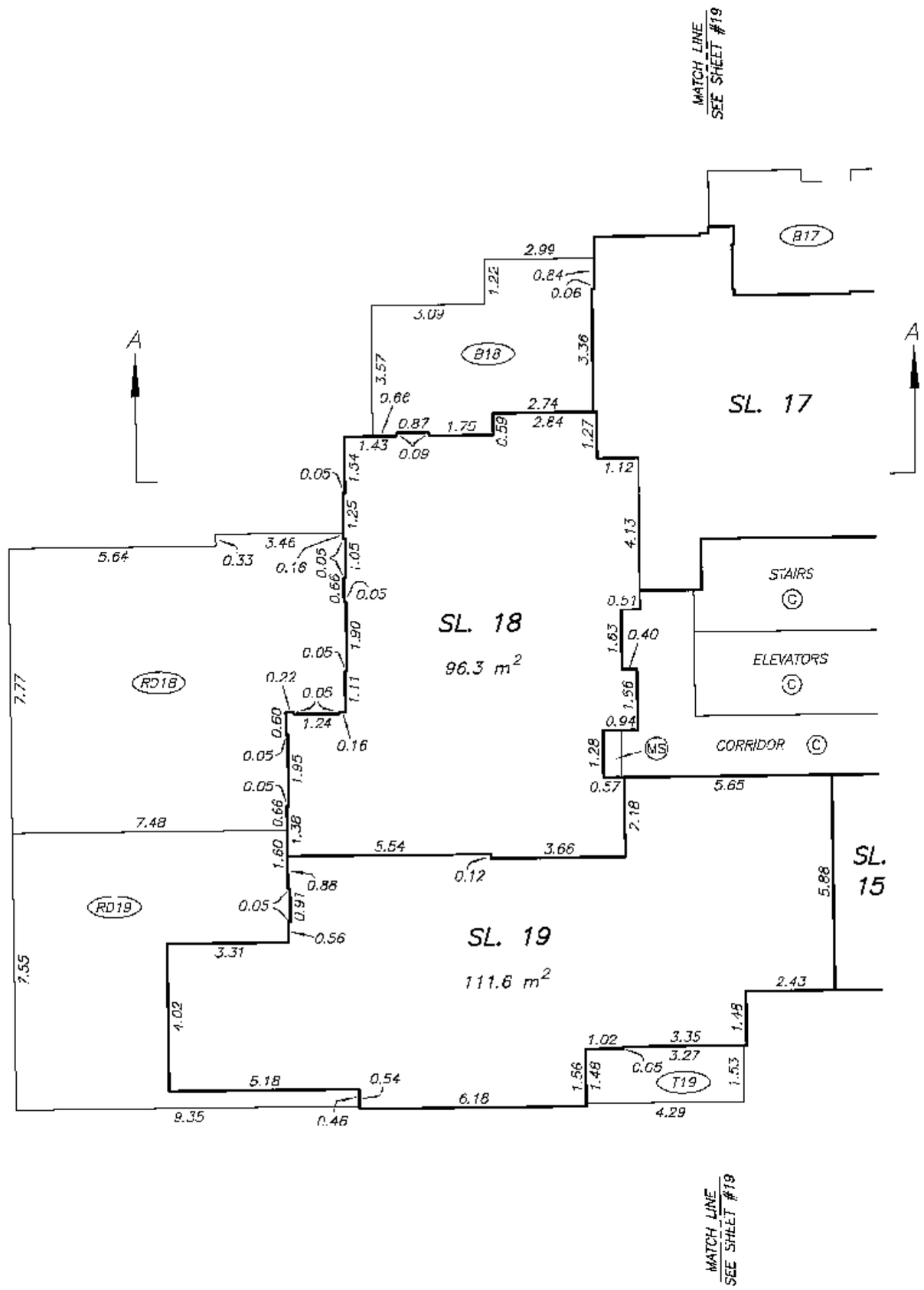
LEVEL 3 FLOOR PLAN
WEST PORTION

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.B.

DRAWING # 30603-9
FILE # 30603-9_L3

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

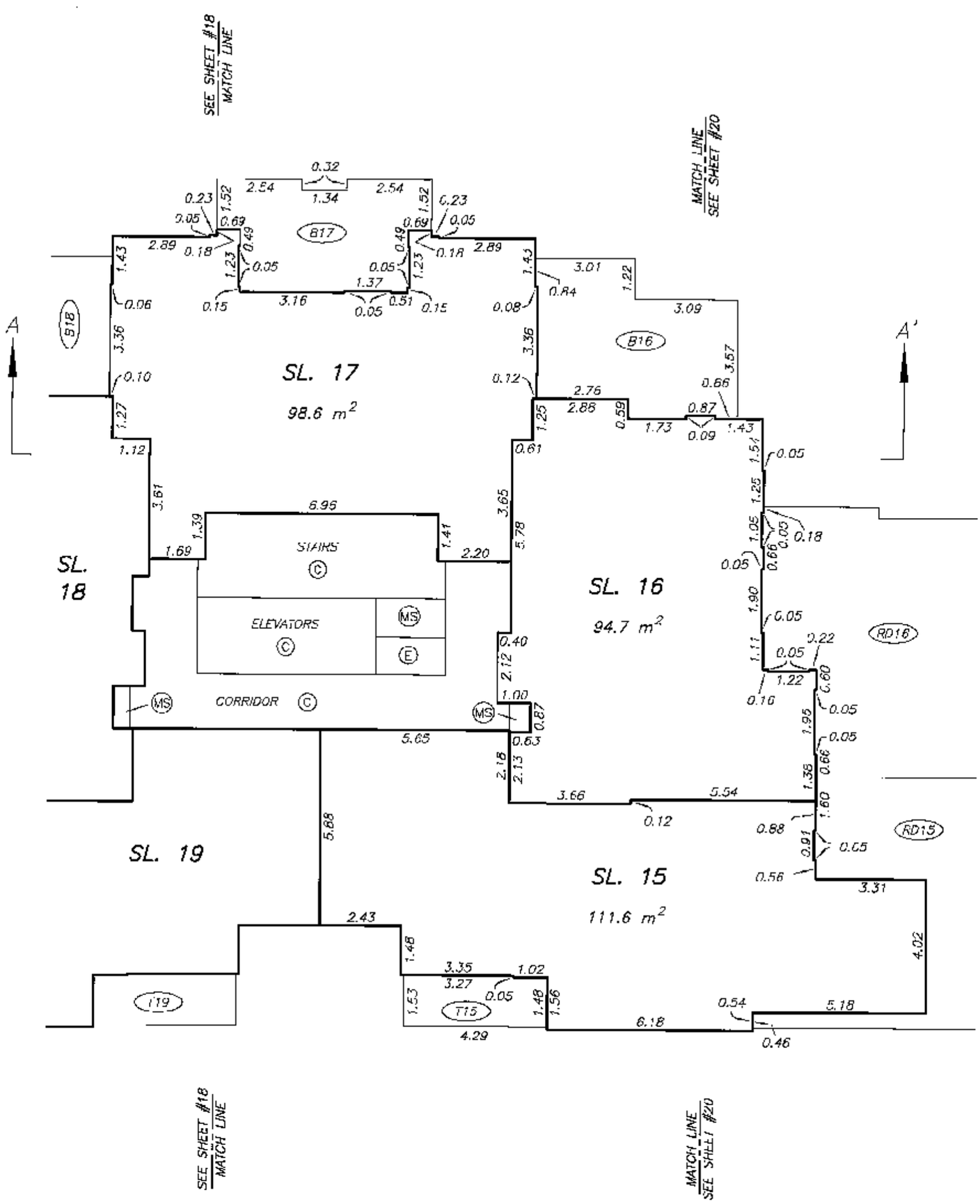
LEVEL 3 FLOOR PLAN
MIDDLE PORTION

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.B.

DRAWING # 30603-9
FILE # 30603-9_L3

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

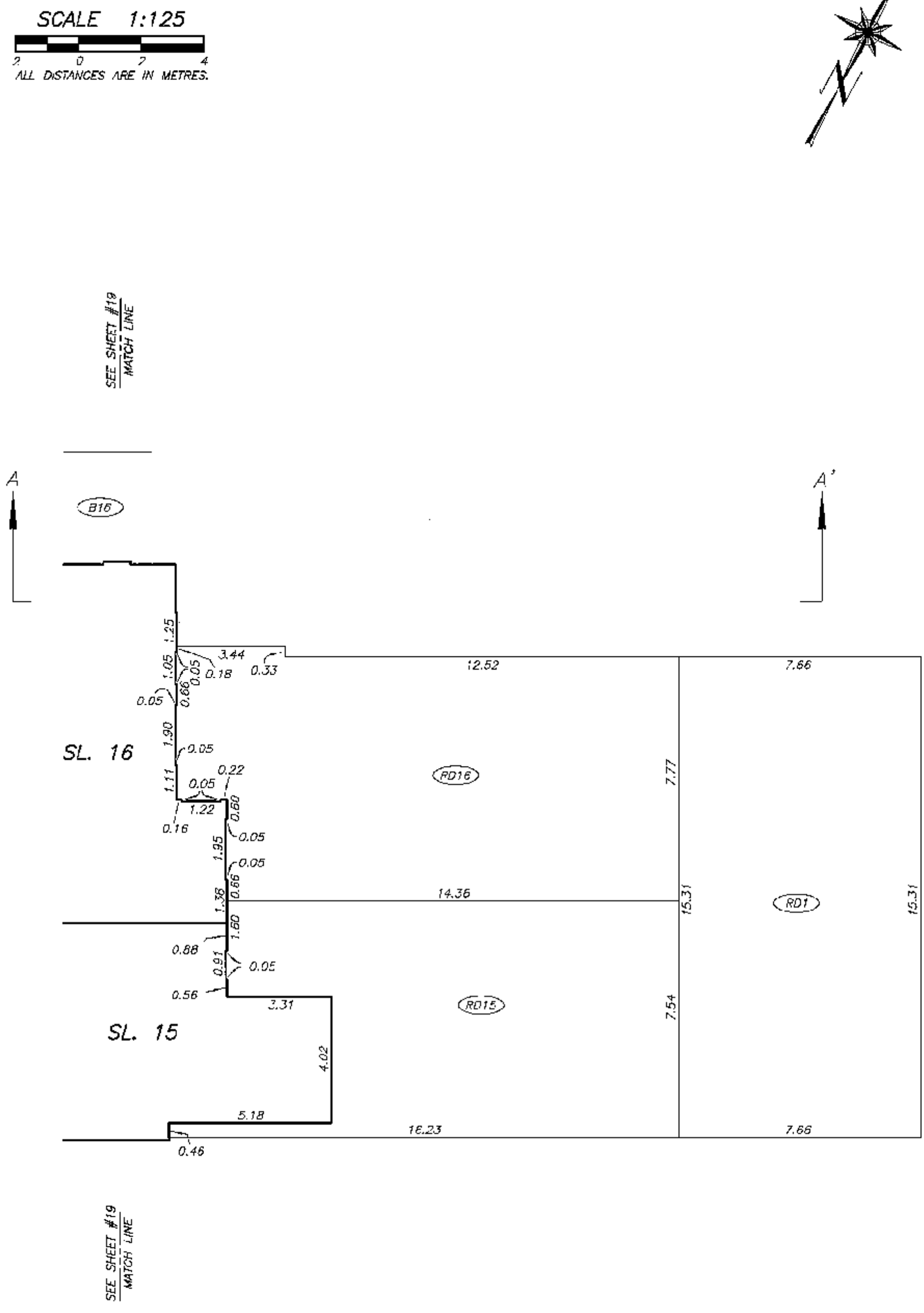
LEVEL 3 FLOOR PLAN
EAST PORTION

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.S.

DRAWING # 30603-9
FILE # 30603-9_1.3

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

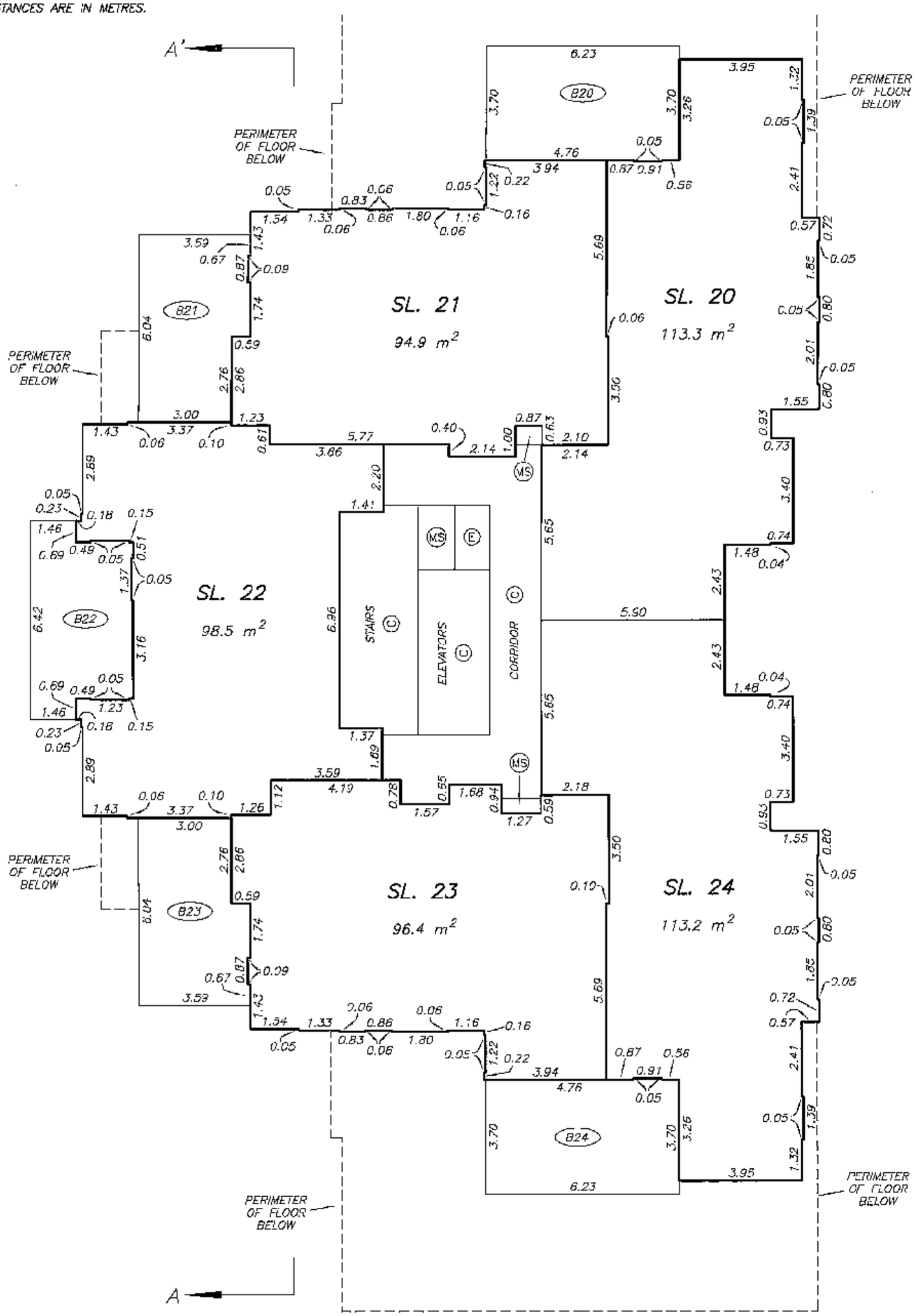
LEVEL 5 FLOOR PLAN

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.S.

DRAWING # 30603-9
FILE # 30603-9_L5

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

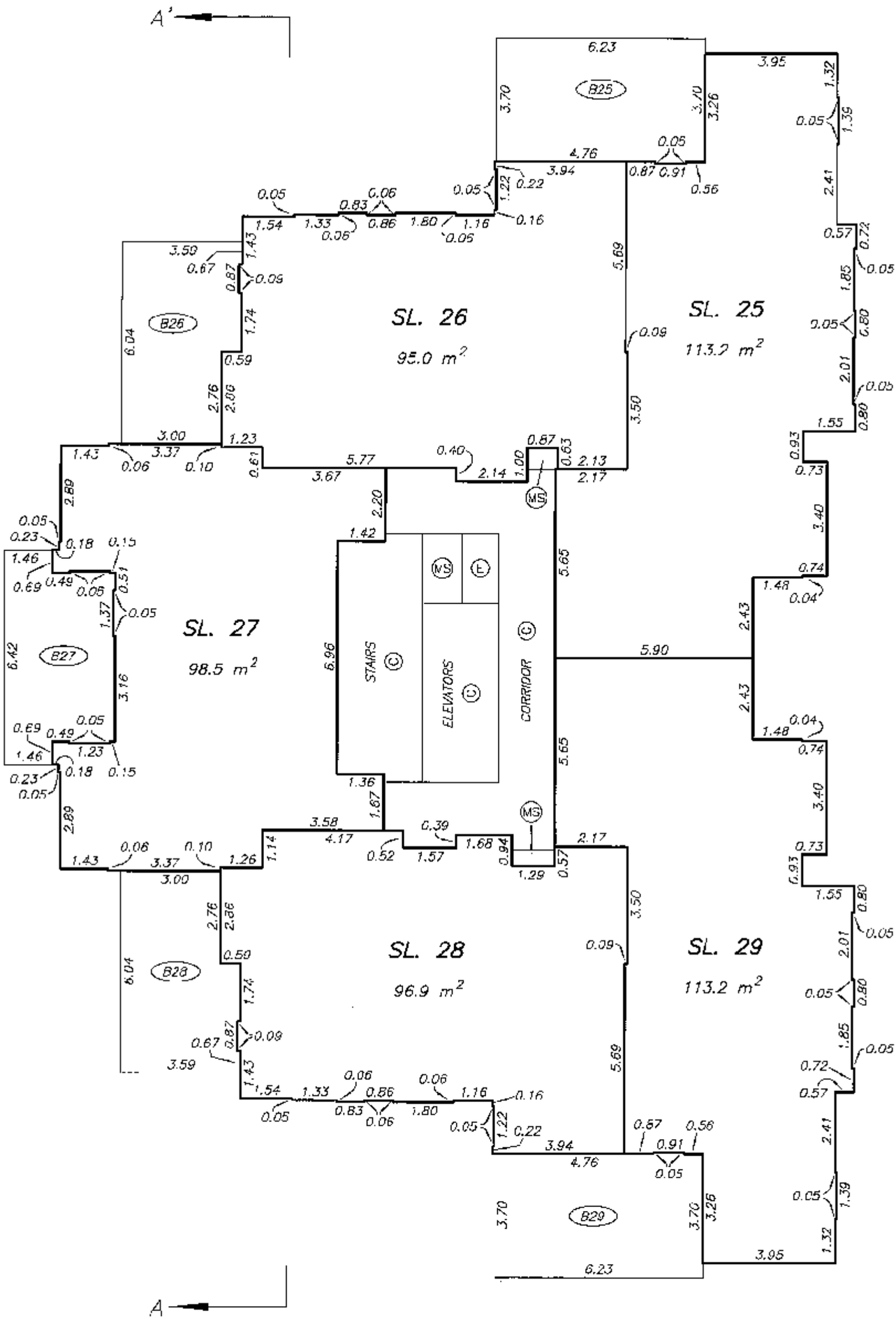
LEVEL 6 FLOOR PLAN

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.S.

DRAWING # 30603-9
FILE # 30603-9_L6

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

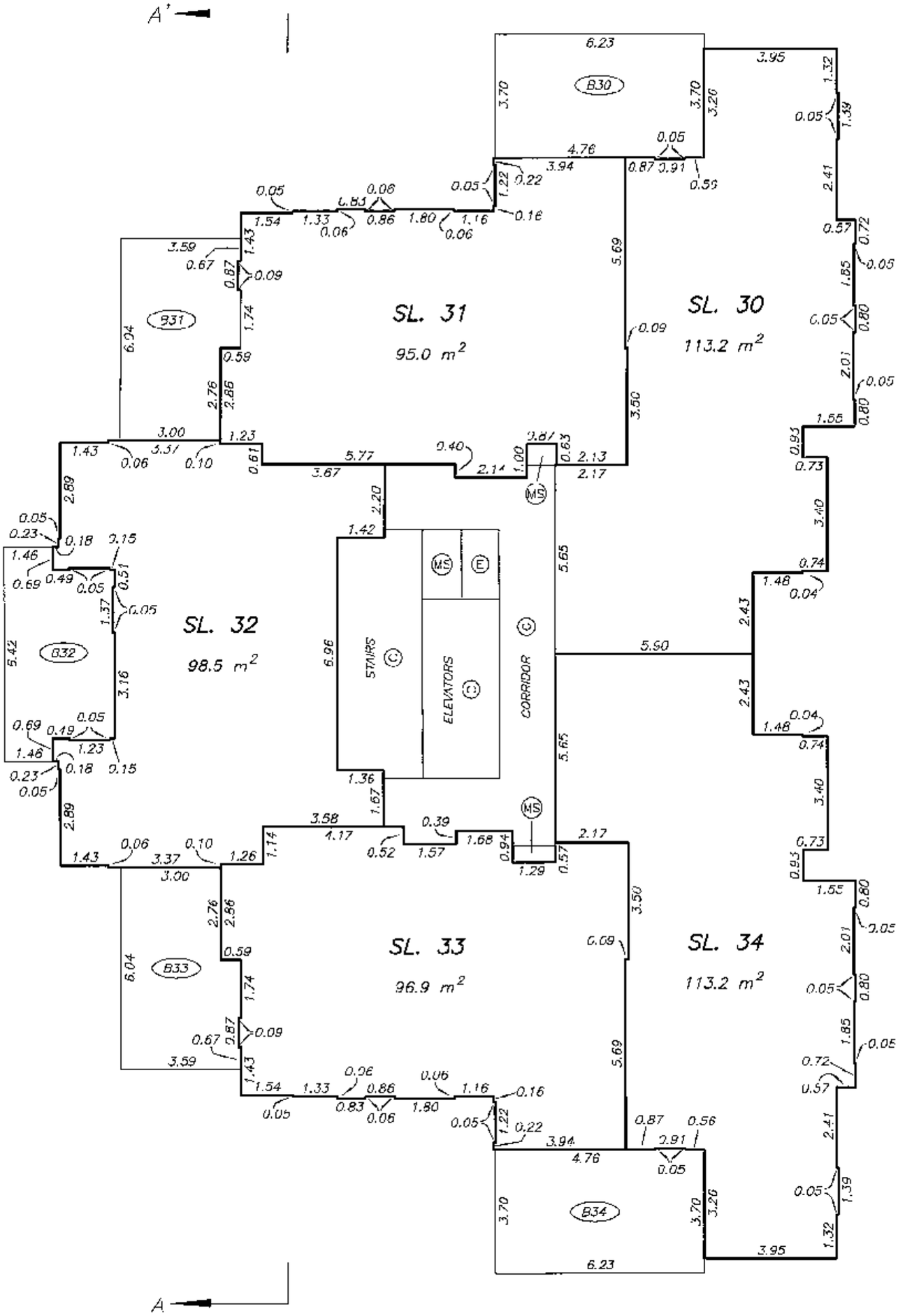
LEVEL 7 FLOOR PLAN

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.B.

DRAWING # 30603-9
FILE # 30603-9_L7

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

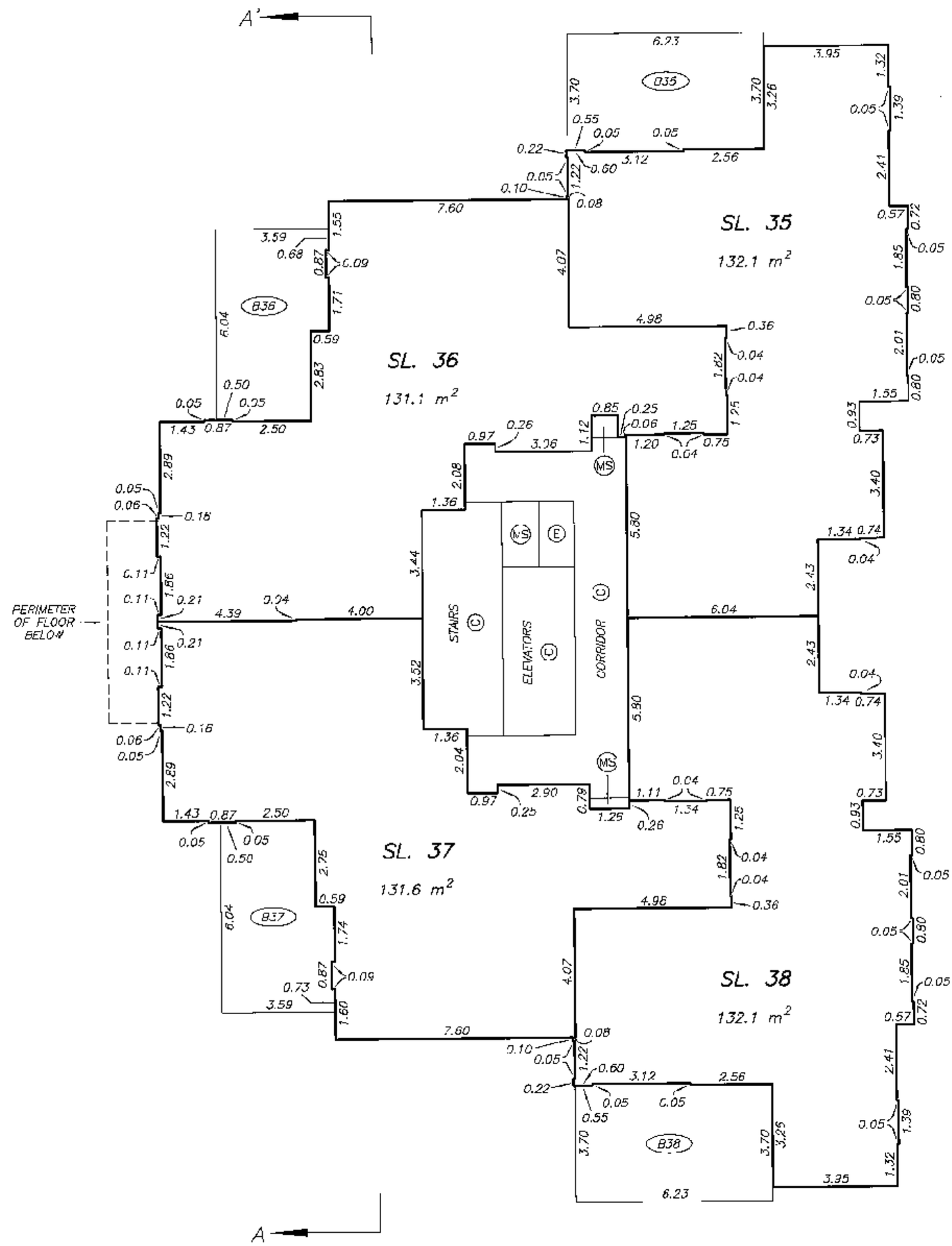
LEVEL 8 FLOOR PLAN

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.B.

DRAWING # 30603-9
FILE # 30603-9_L8

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.240521

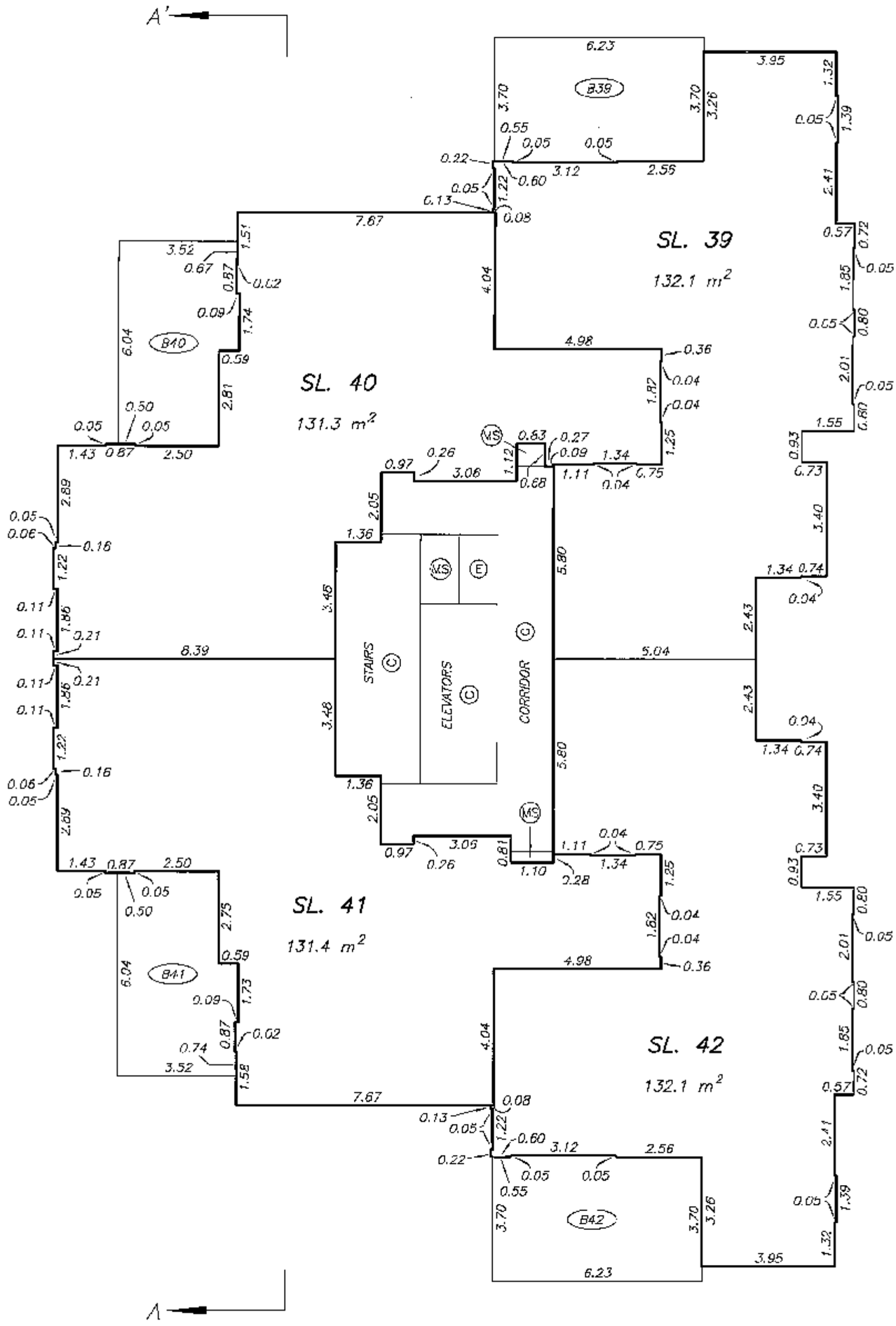
LEVEL 9 FLOOR PLAN

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.B.

DRAWING # 30603-9
FILE # 30603-9_L9

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.240521

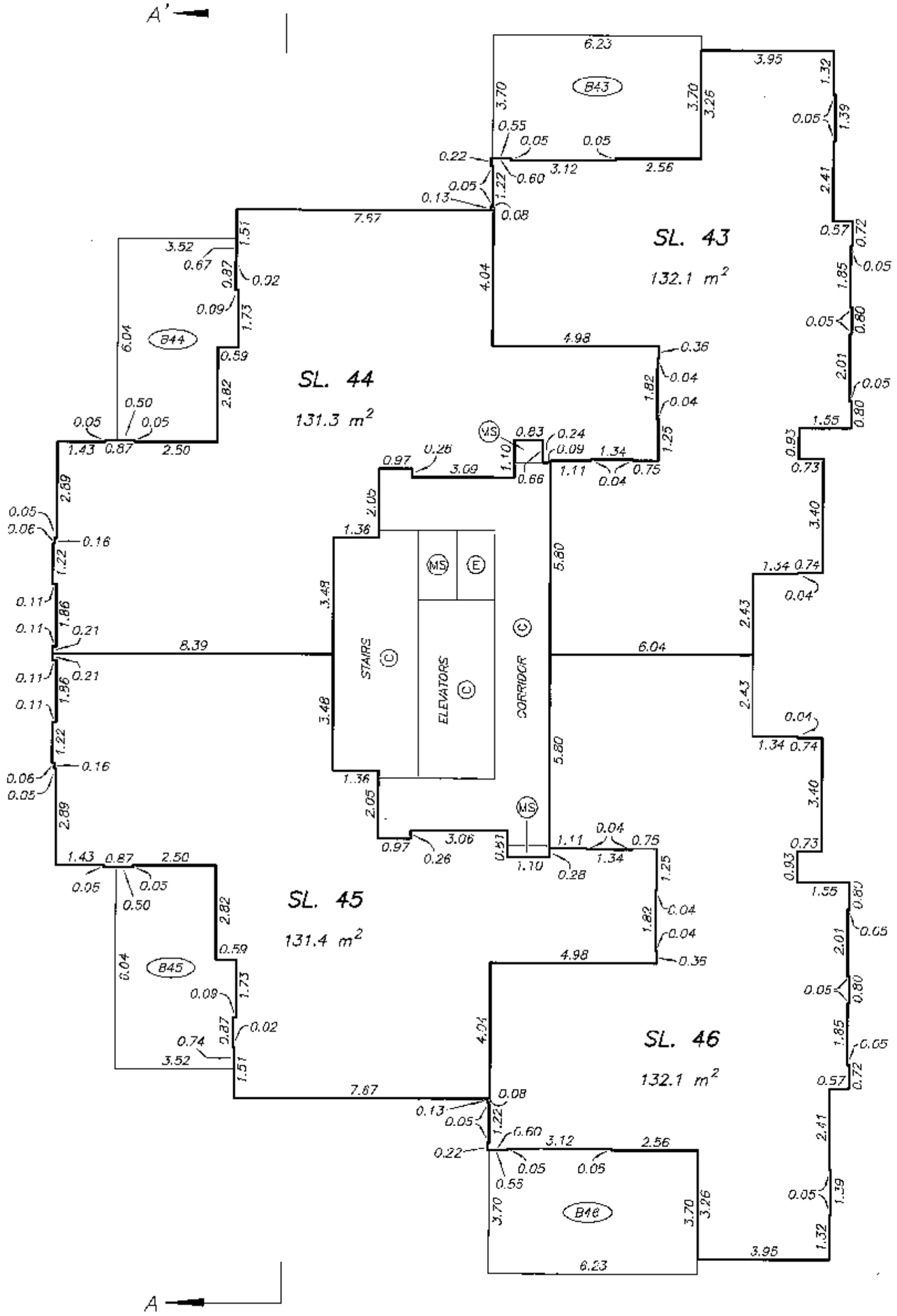
LEVEL 10 FLOOR PLAN

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M. E. B.

DRAWING # 30603-9
FILE # 30603-9_L10

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

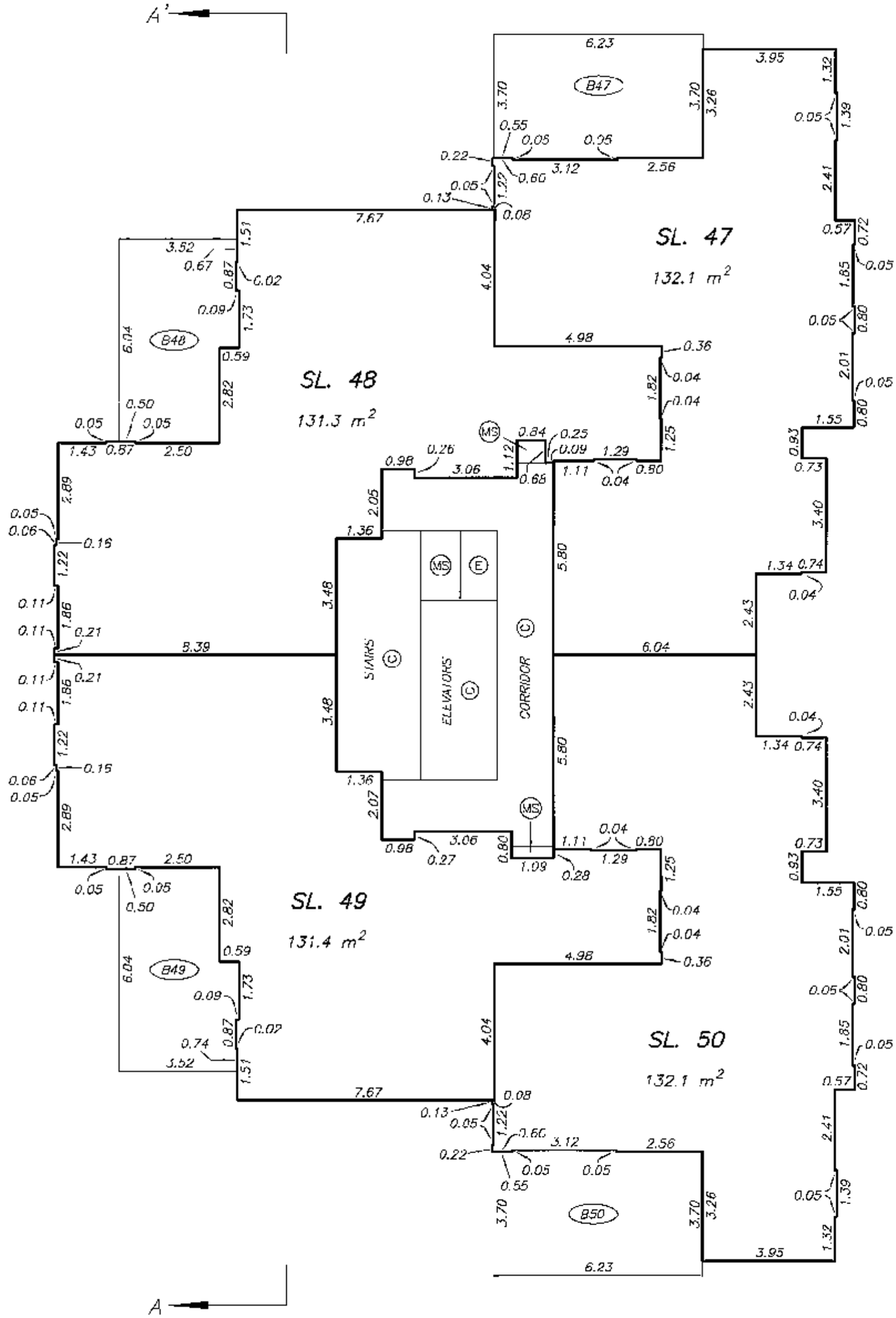
LEVEL 11 FLOOR PLAN

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

DRAWING # 30603-9
FILE # 30603-9_L11

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

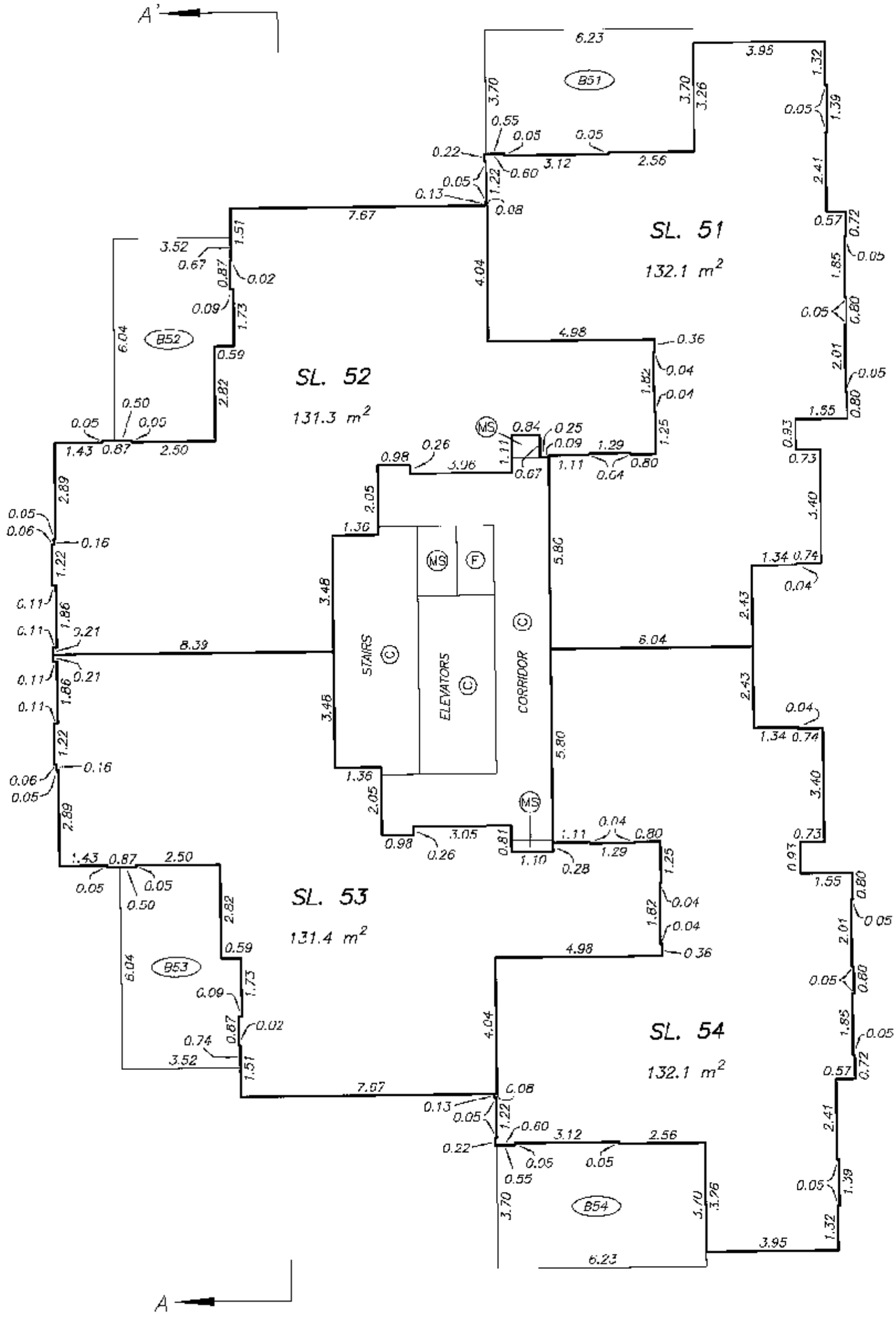
LEVEL 12 FLOOR PLAN

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.S.

DRAWING # 30603-9
FILE # 30603-9_L12

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

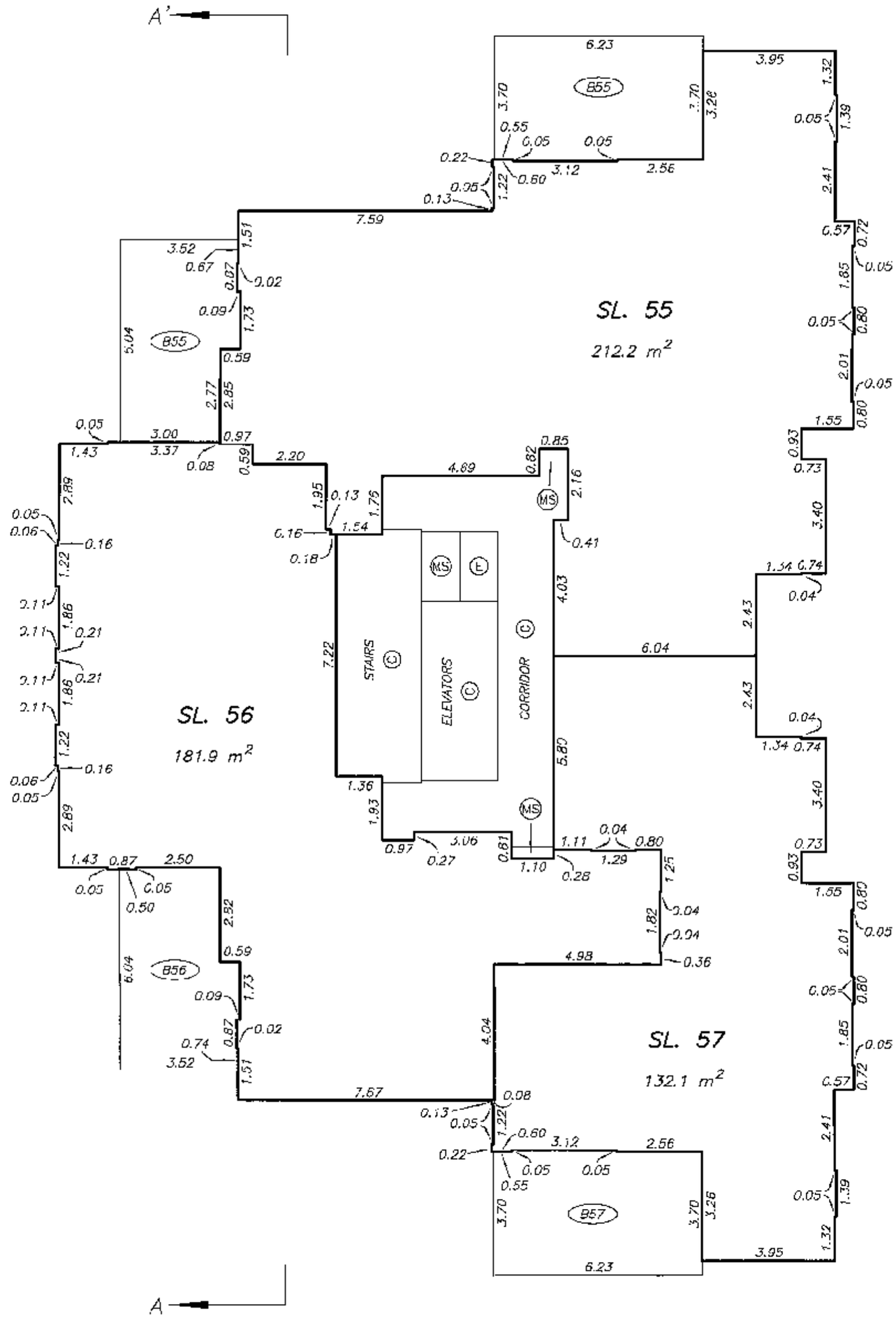
LEVEL 15 FLOOR PLAN

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.B.

DRAWING # 30603-9
FILE # 30603-9_L15

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

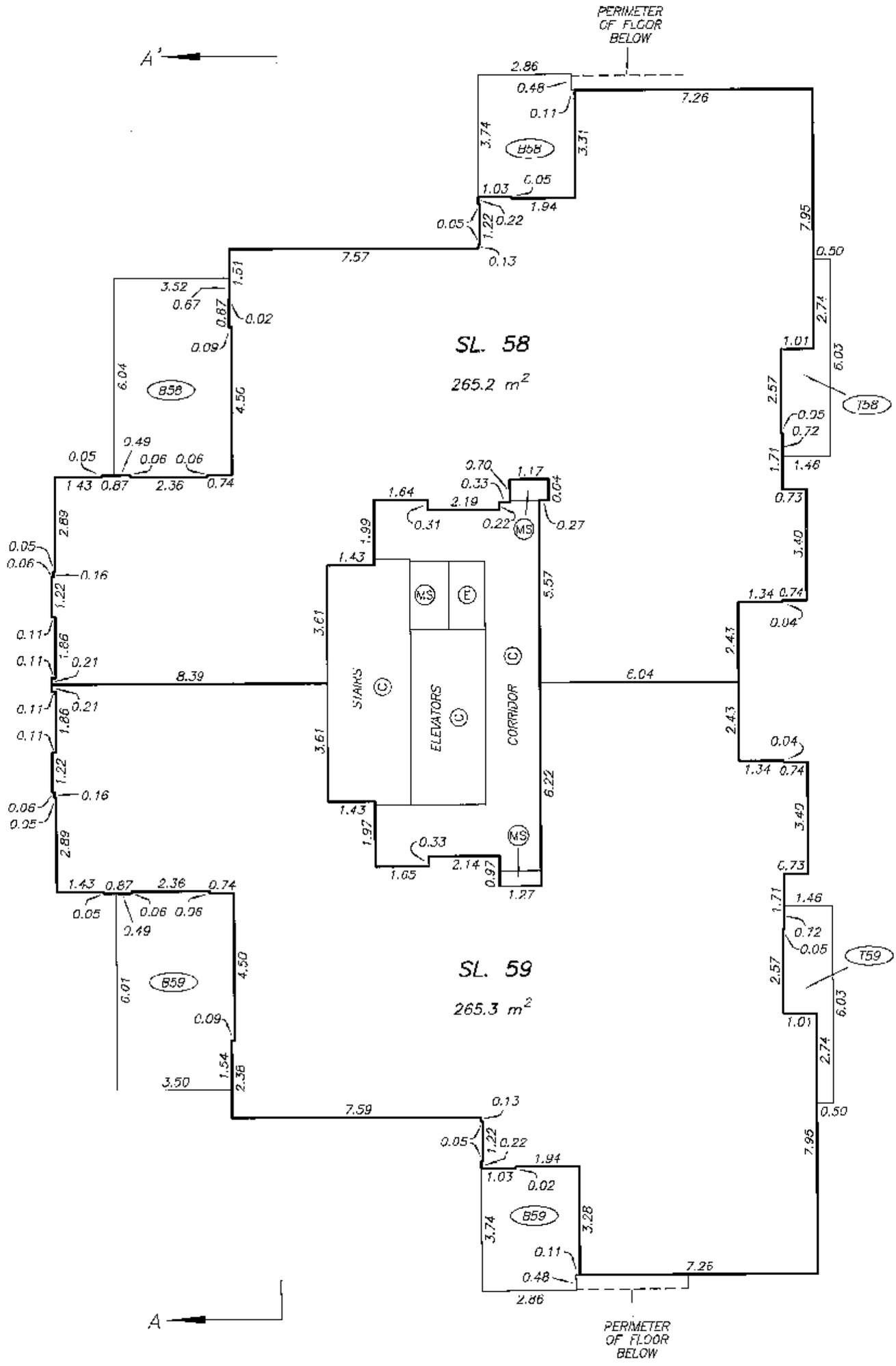
LEVEL 16 FLOOR PLAN

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.B.

DRAWING # 30603-9
FILE # 30603-9_L16

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

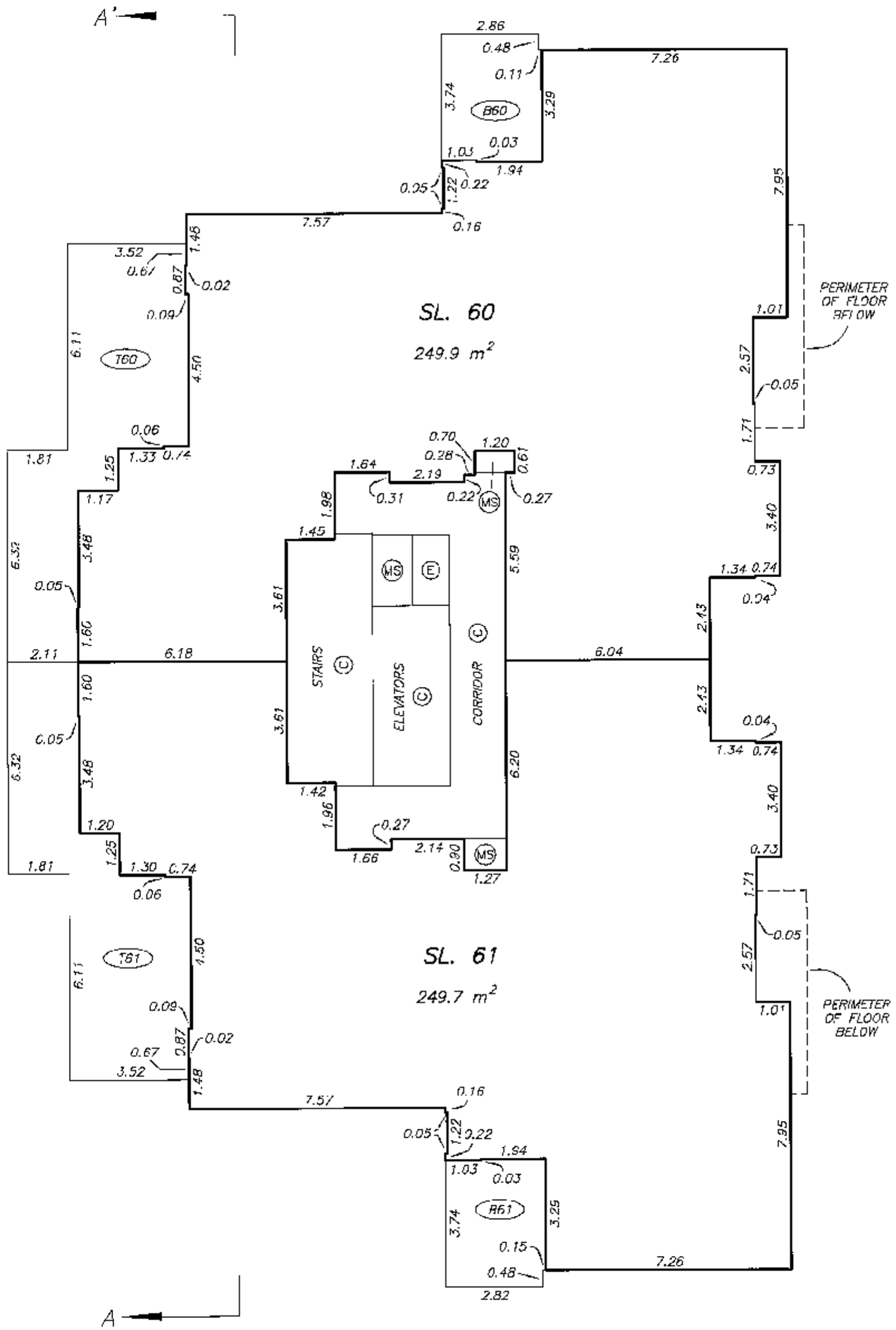
LEVEL 17 FLOOR PLAN

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.B.

DRAWING # 30603-9
FILE # 30603-9_L17

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

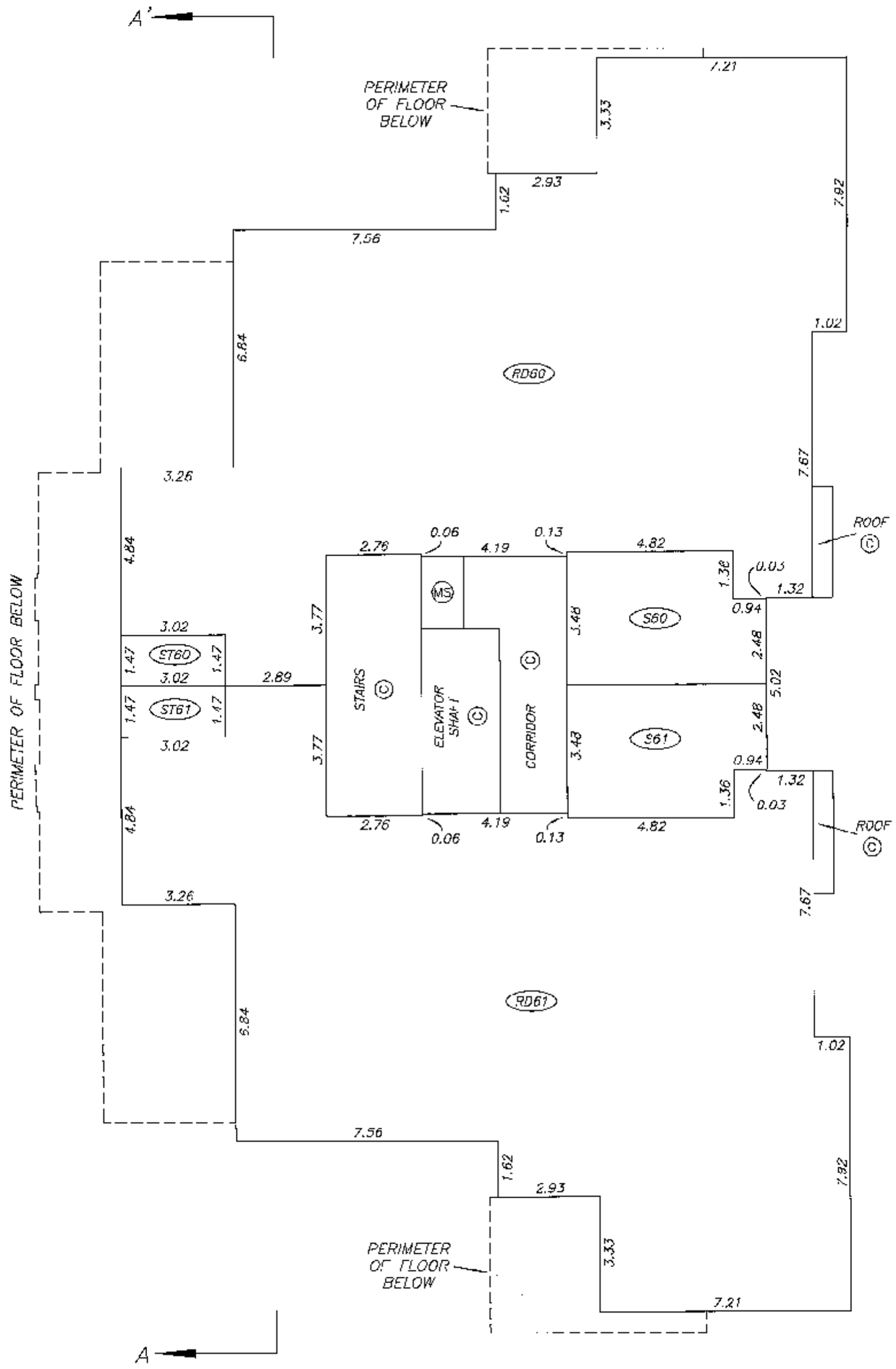
ROOF LEVEL FLOOR PLAN

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.S.

DRAWING # 30603-9
FILE # 30603-9_RL

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521

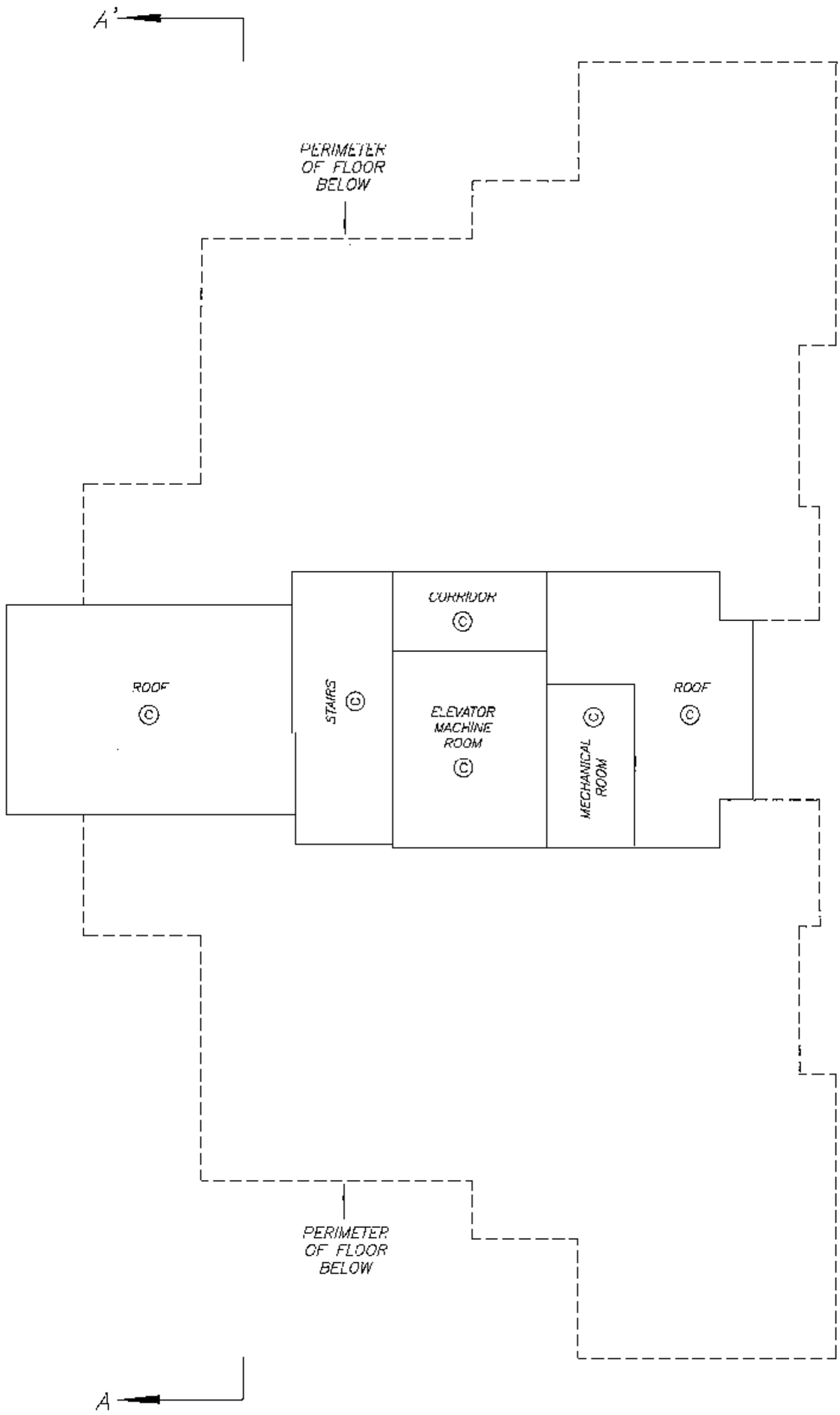
MECHANICAL LEVEL FLOOR PLAN

STRATA PLAN BCS 2637

SCALE 1:125

2 0 2 4

ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

M.E.S.

DRAWING # 30603-9
FILE # 30603-9_ML

ORIGINAL

FILED VABCS2637 RCVD:2007-11-16 PRNT: 2009-04-21-17.23.34.249521