

LEASEHOLD STRATA PLAN OF PART OF LOT 9
DISTRICT LOTS 102 AND 211 GROUP 1
NEW WESTMINSTER DISTRICT PLAN BCP3161

CITY OF BURNABY

B.C.G.S. 92G.026



SCALE 1 : 750 DISTANCES ARE METRIC

INTEGRATED SURVEY AREA NO. 25 (BURNABY)
NAD83 (CSRS)

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9995598.



SHEET 1 OF 11 SHEETS

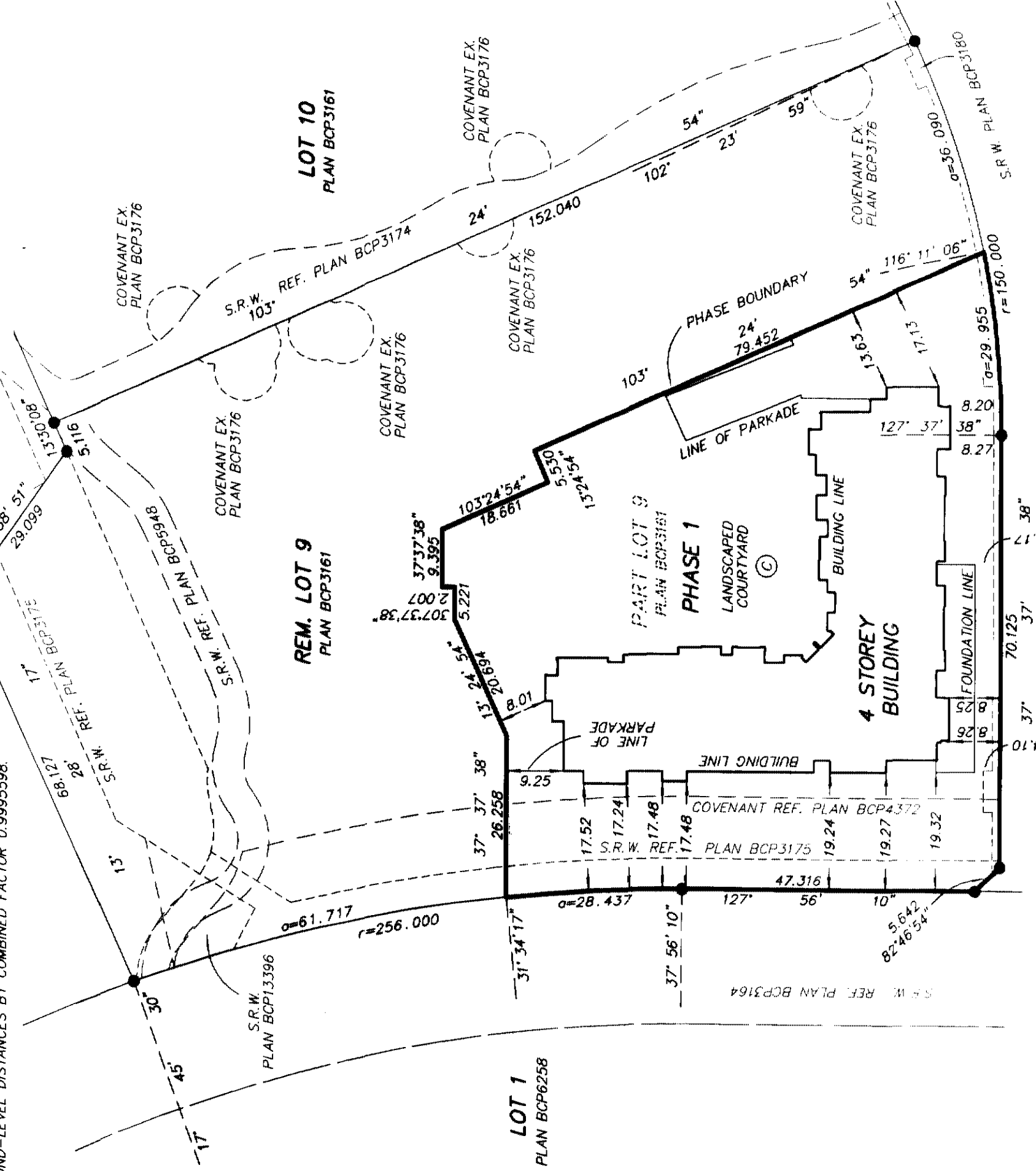
STRATA PLAN BCS 1013
PHASE 1

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
2004

I. MacDonell / as.
DEPUTY REGISTRAR

BW 482124-200

FORM P-BW 482123



UNIVERSITY CRESCENT

LEGEND

GRID BEARINGS ARE DERIVED FROM PLAN BCP3161

FOUND PLACED

- DENOTES IRON POST
- m² DENOTES SQUARE METRES
- S.L. DENOTES STRATA LOT
- L.C.P. DENOTES PATIO BEING LIMITED COMMON PROPERTY
- (C) DENOTES COMMON PROPERTY
- (S) DENOTES STAIRS BEING COMMON PROPERTY
- (D) DENOTES DUCT BEING COMMON PROPERTY
- (M) DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- (EL) DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- (G) DENOTES GAS SERVICE ROOM BEING COMMON PROPERTY
- (E) DENOTES ELEVATOR BEING COMMON PROPERTY
- (B-1) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)

CIVIC ADDRESS:

9339 UNIVERSITY CRESCENT
BURNABY, B.C.

NOTES:

THIS PLAN CONTAINS LIMITED COMMON PROPERTY UNDER SECTION 73(g)(i) OF THE STRATA PROPERTY ACT.

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR, OF LANGLEY, 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 1st DAY OF JUNE, 2004. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 16737, ON THE 20th DAY OF SEPTEMBER, 2004.

G. Sundvick
B.C.L.S.

BUTLER SUNDVICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4 - 19089 94th AVENUE
SURREY, B.C. V4N 3S4
TEL: 513-9611 FAX: 513-2202
FILE: 2653-1
DWG: 2653-FS PHASE 1

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

STRATA PLAN BCS 1013
PHASE 1

STRATA PROPERTY ACT

OWNERS:

SIMON FRASER UNIVERSITY

[Signature]
Name Michael Stevenson
Authorized Signatory
[Signature]
Name David Hill
Authorized Signatory

LEASEE:

POLYGON HARMONY DEVELOPMENT LTD.
(INC. NO. 471732)

[Signature]
Name Michael Stevenson
Authorized Signatory
[Signature]
Name David Hill
Authorized Signatory

MORTGAGEE:

HSBC BANK CANADA

[Signature]
Name DALE TATLER
Authorized Signatory
[Signature]
Name Bill DE HAN
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

[Signature]
Name Accounting Services Direct
Occupation
[Signature]
Name Accounting Services Direct
Occupation

WITNESS AS TO BOTH SIGNATURES

[Signature]
Name Tanya Marie
Address 900-1533 W. Broadway
Vancouver, BC
Occupation Development Coordinator

WITNESS AS TO BOTH SIGNATURES

[Signature]
Name M. Armenta
Address 200-885 West
Georgia St. Vancouver, B.C.
Occupation Banker

I CERTIFY THAT THE EXERCISE ROOM 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: 2004 October 7th
[Signature]
APPROVING OFFICER
CITY OF BURNABY

APPROVED AS PHASE ONE OF A TWO PHASE STRATA PLAN
UNDER SECTION 224 OF THE STRATA PROPERTY ACT.

DATE: 2004 October 7th
[Signature]
APPROVING OFFICER
CITY OF BURNABY

I, GARY SUNDVICK, A BRITISH COLUMBIA
SURVEYOR CERTIFY THAT THE BUILDING INCLUDED
IN THIS STRATA PLAN HAVE NOT, AS OF
SEPTEMBER 20th, 2004 BEEN PREVIOUSLY OCCUPIED.

[Signature]
B.C.L.S.

I, GARY SUNDVICK, 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: SEPTEMBER 20th, 2004

[Signature]
B.C.L.S.

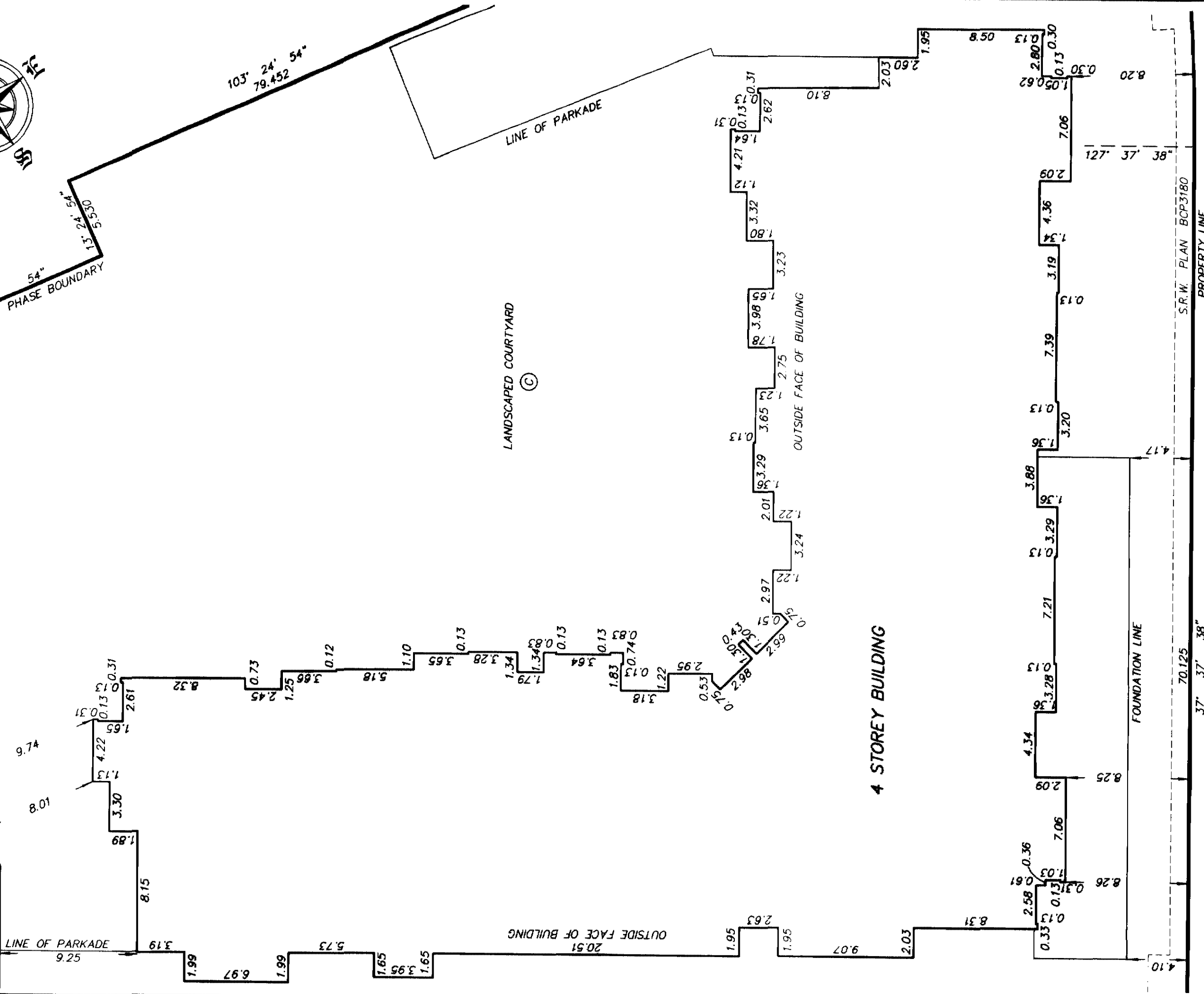
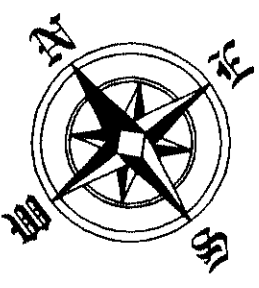
BUILDING 1 LOCATION AND DIMENSIONS

SHEET 3 OF 11 SHEETS



STRATA PLAN BCS 10/13
PHASE 1

REM. 9
PLAN BCP3161



UNIVERSITY CRESCENT

S.R.W. PLAN BCP3180

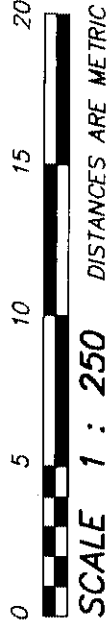
70.125

37' 37" 38"

PROPERTY LINE

SEPTEMBER 20, 2004
DWG : 2730-FS PHASE 1

SECTION A-A'



SHEET 4 OF 11 SHEETS

STRATA PLAN BCS 1013
PHASE 1

PHASE BOUNDARY

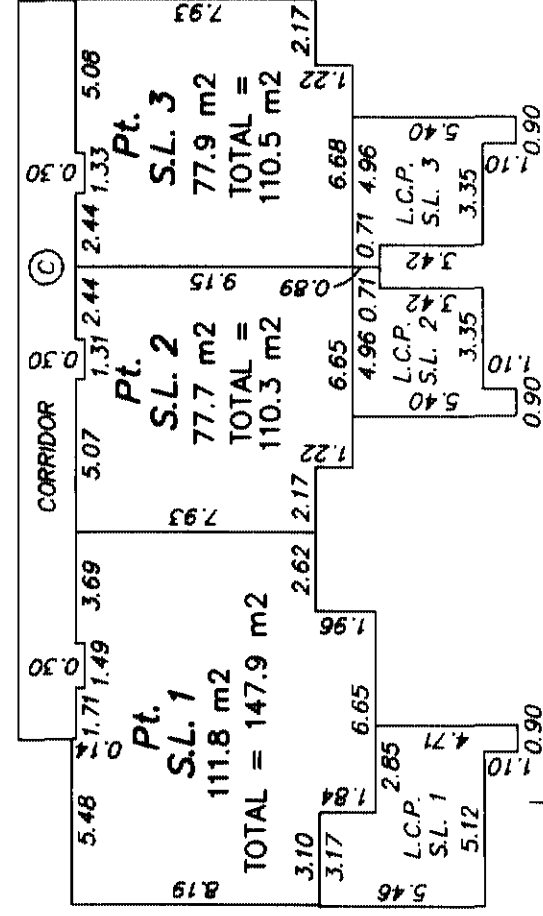
FOURTH FLOOR		S.L. 75	⑤	S.L. 74	S.L. 73	S.L. 72	S.L. 71	LANDSCAPED COURTYARD ③
		S.L. 55		S.L. 53	S.L. 52	S.L. 51	S.L. 50	
		S.L. 33		S.L. 32	S.L. 31	S.L. 30	S.L. 29	
	S.L. 13	S.L. 12		S.L. 11	S.L. 10	S.L. 9	EXERCISE ROOM ③	
	S.L. 1	PARKING EX. PLAN BCP						
UPPER GROUND FLOOR		BICYCLE STORAGE EX. PLAN BCP	④					
LOWER GROUND FLOOR	S.L. 1	STORAGE LOCKERS EX. PLAN BCP						

STORAGE LOCKERS EX. PLAN BCP

SEPTEMBER 20, 2004
DWG : 2730-FS PHASE 1



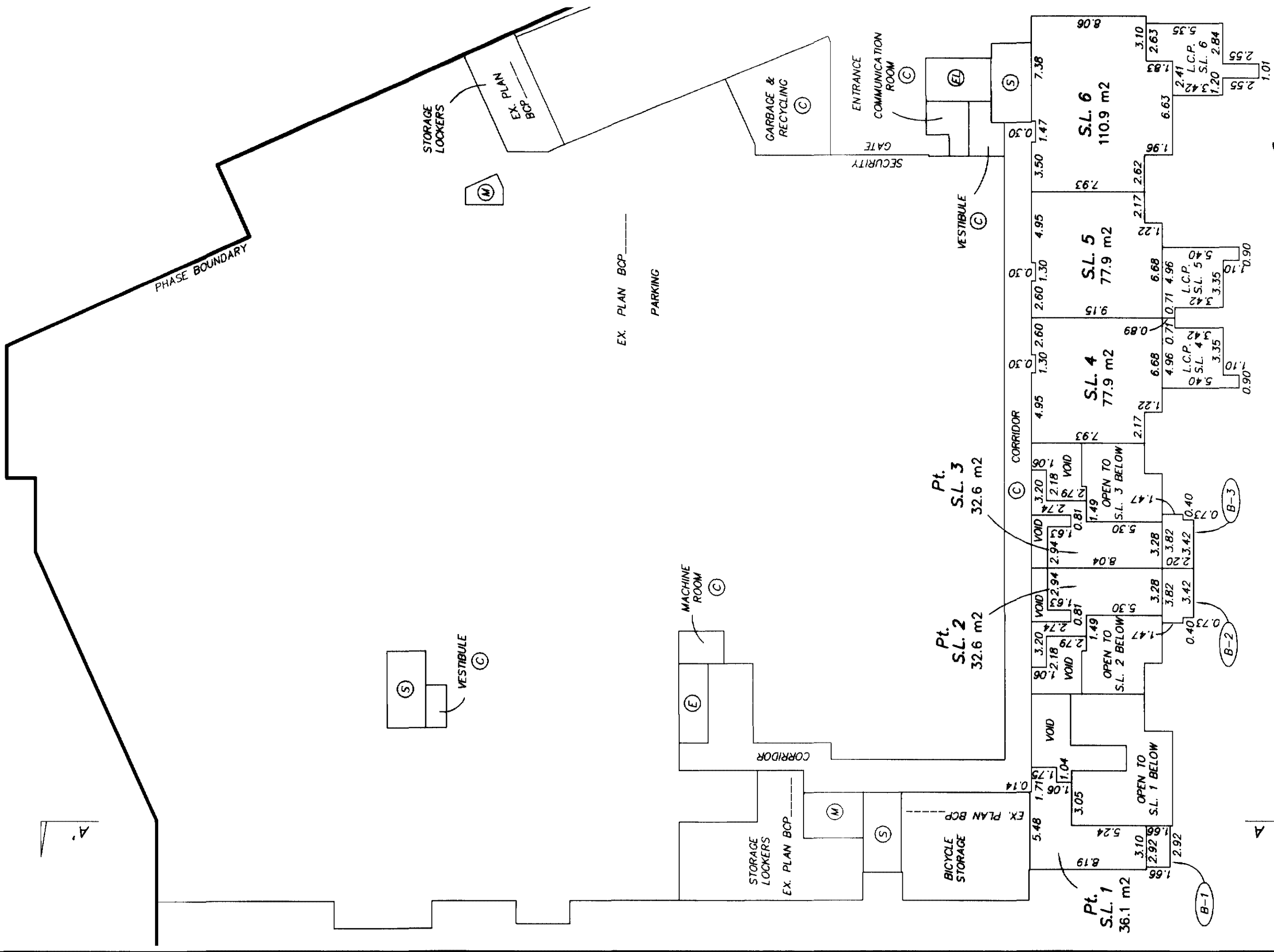
PHASE BOUNDARY





BUILDING 1
UPPER GROUND FLOOR (SOUTH)
SCALE 1 : 250
DISTANCES ARE METRIC

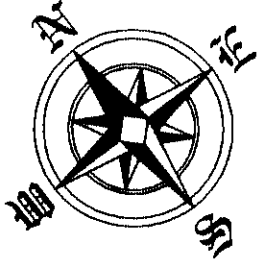
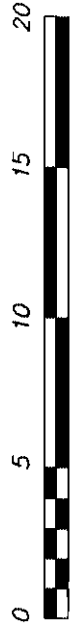
SHEET 6 OF 11 SHEETS
STRATA PLAN BCS 1013
PHASE 1



SEPTEMBER 20, 2004
DWG : 2730-FS PHASE 1

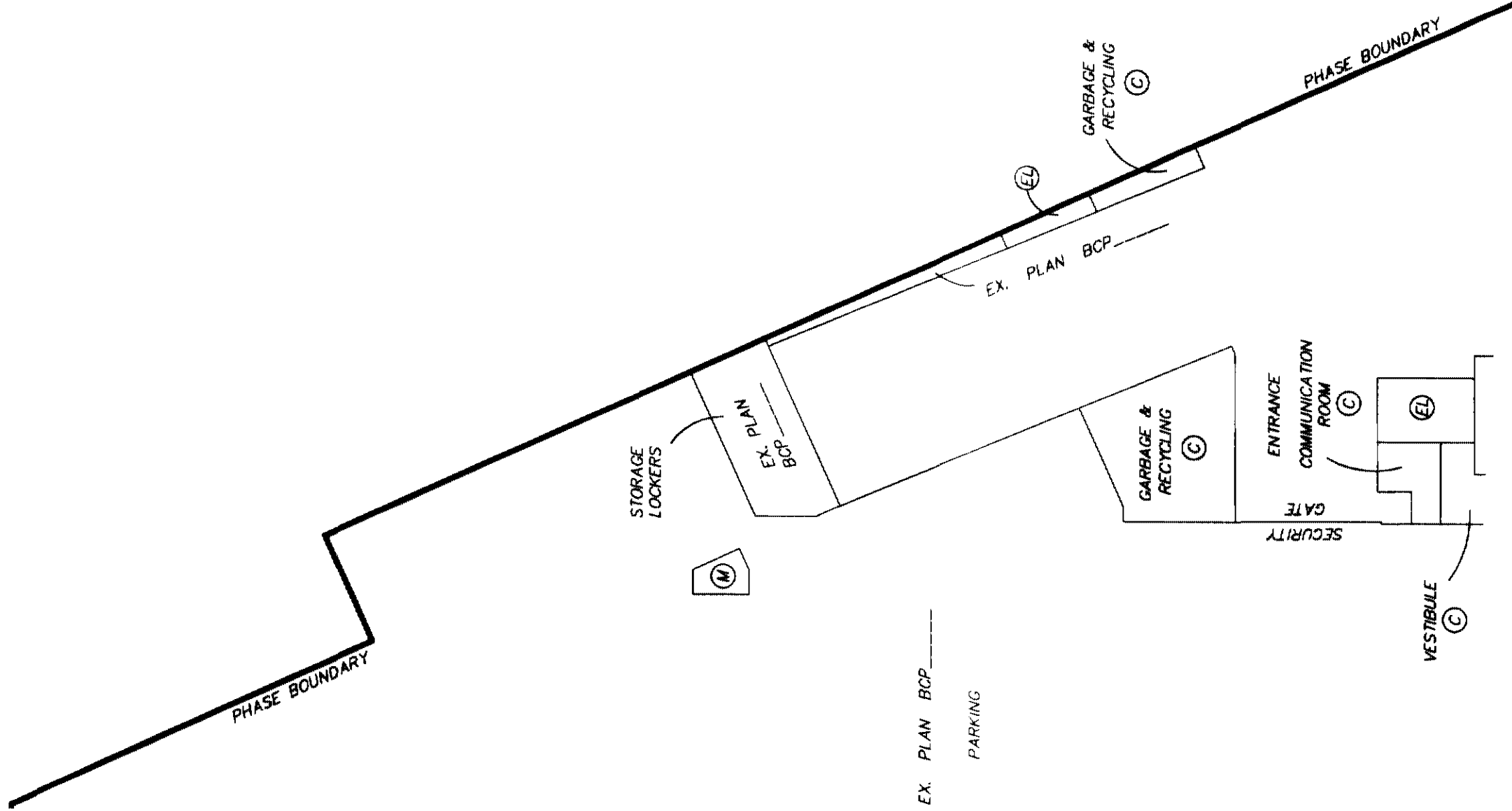
BUILDING 1

UPPER GROUND FLOOR (NORTH)



SHEET 7 OF 11 SHEETS

STRATA PLAN BCS 1013
PHASE 1



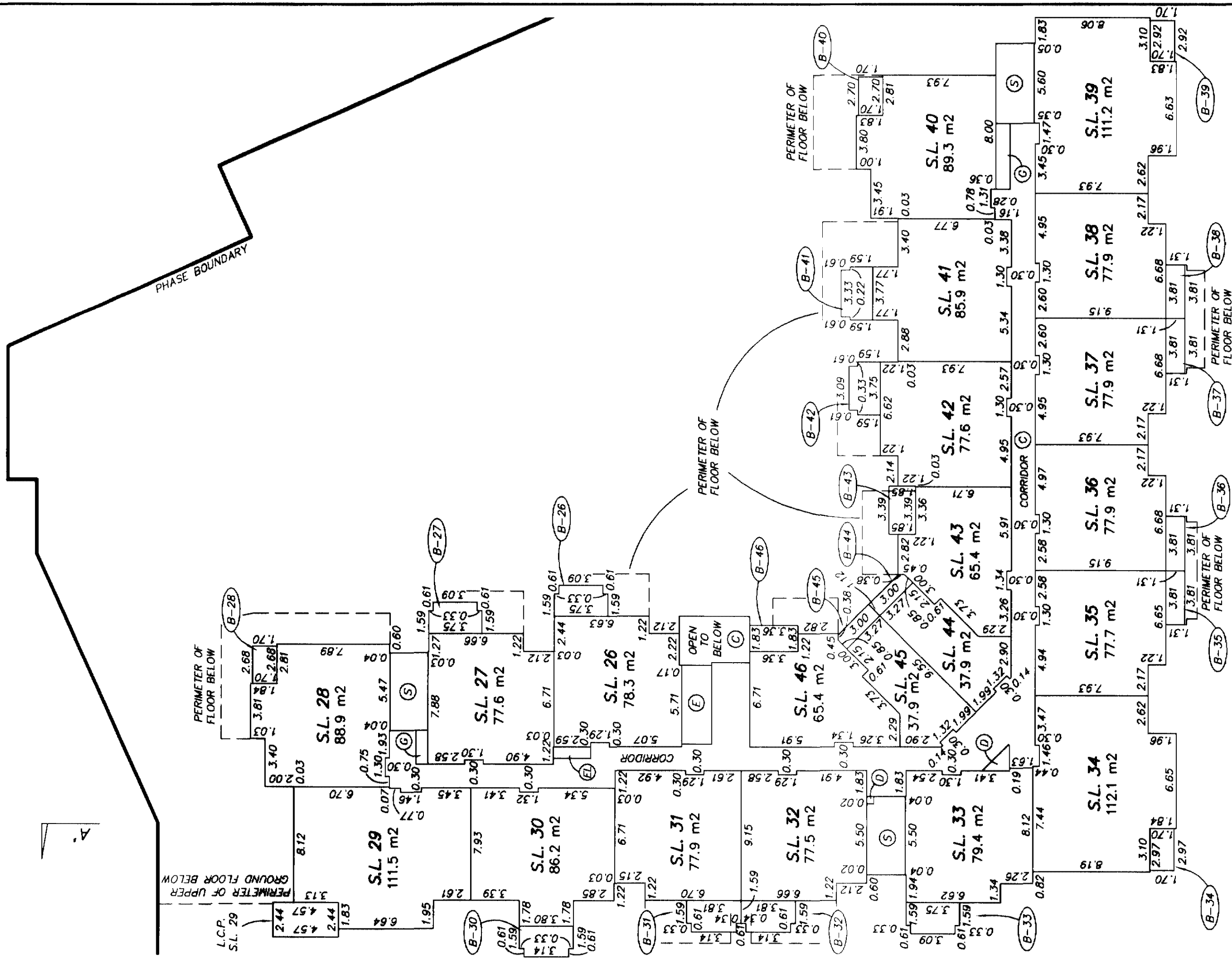
SEPTEMBER 20, 2004
DWG: 2730-FS PHASE 1

BUILDING 1 SECOND FLOOR

STRATA PLAN BCS 1013
PHASE 1



SCALE 1 : 250



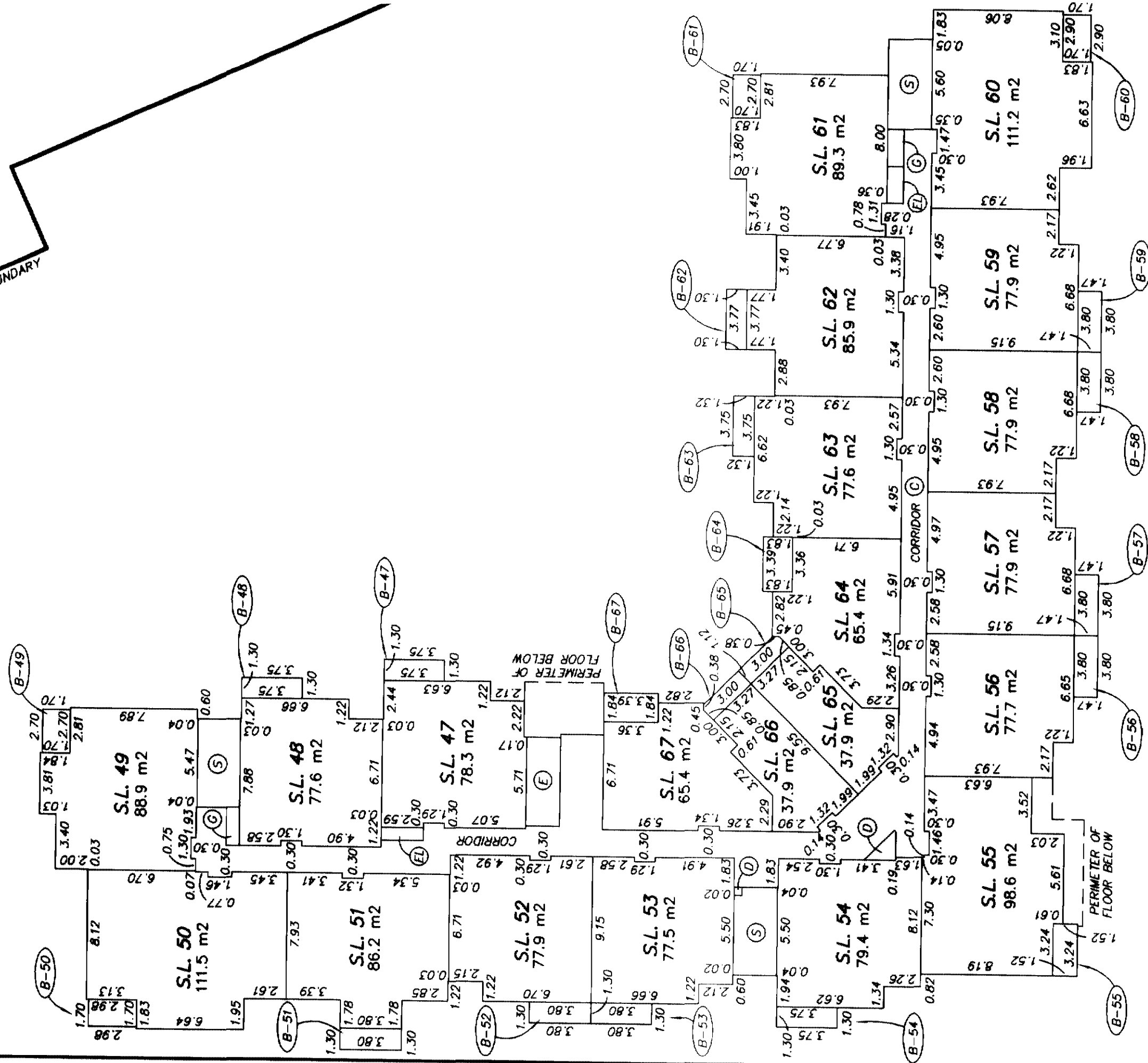
SEPTEMBER 20, 2004
DWG : 2730-FS PHASE 1

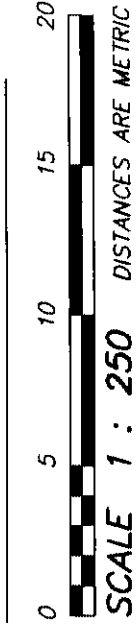


STRATA PLAN BCS 1013
PHASE 1

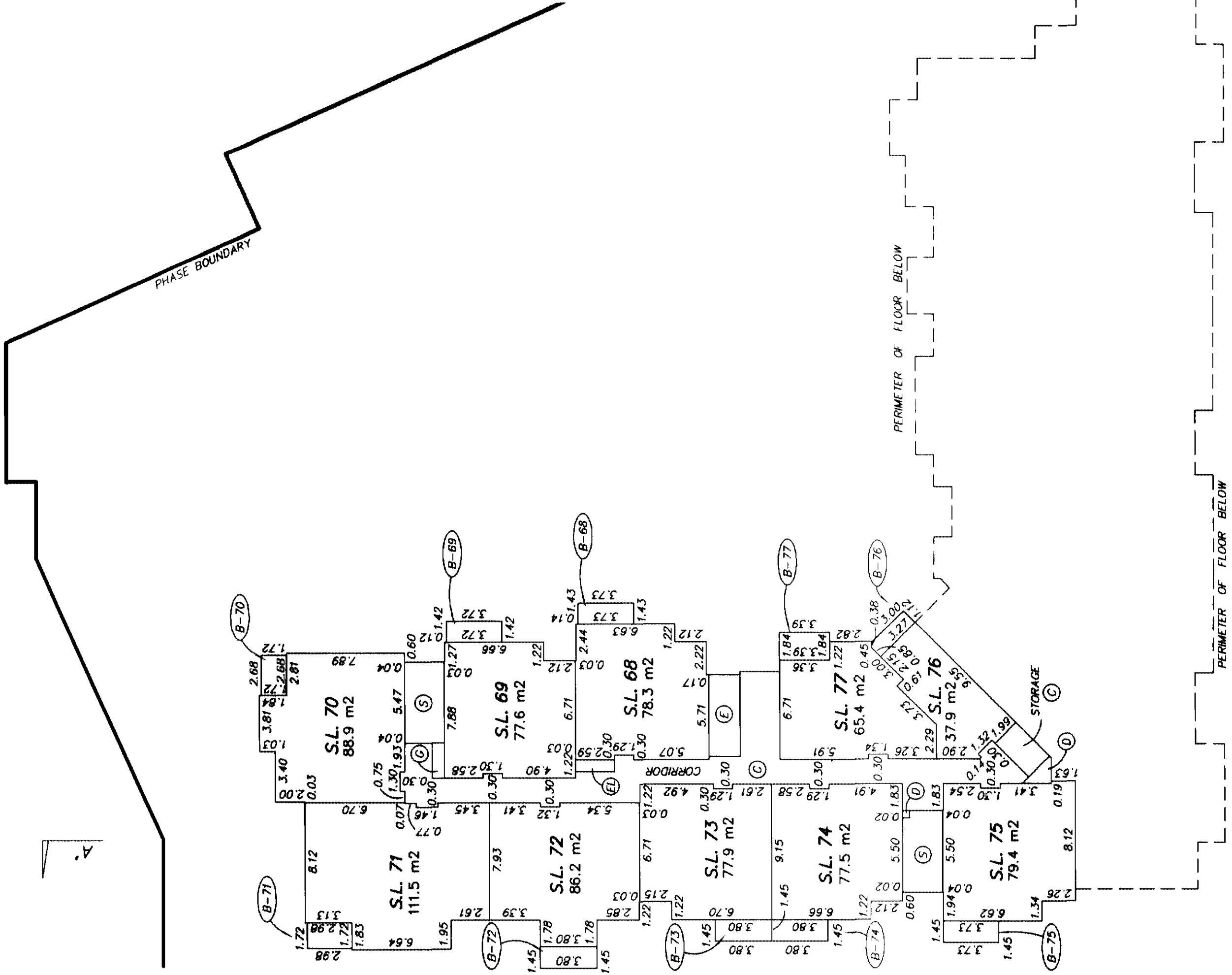
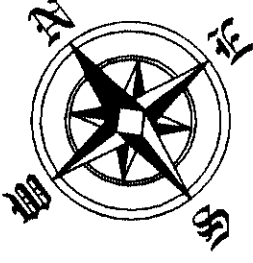


PHASE BOUNDARY





STRATA PLAN BCS 1013
PHASE 1



LEASEHOLD STRATA PLAN OF LOT 9 EXCEPT:
PHASE ONE LEASEHOLD STRATA PLAN BCS1013
DISTRICT LOTS 102 AND 211 GROUP 1
NEW WESTMINSTER DISTRICT PLAN BCP3161

SHEET 1 OF 18 SHEETS
STRATA PLAN BCS1013
PHASE 2

CITY OF BURNABY

B.C.G.S. 92G.026



SCALE 1 : 750 DISTANCES ARE METRIC

INTEGRATED SURVEY AREA NO. 25 (BURNABY)
NAD83 (CSRS)

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT
WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY
GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9995598.

DEPOSITED AND REGISTERED IN THE LAND
TITLE OFFICE AT NEW WESTMINSTER B.C.
March 8, 2005

I. MacDonald
DEPUTY REGISTRAR

BX41913 - BX419025

LOT 13
PLAN BCP3161

REMAINING LOT 9
PLAN BCP3161

PHASE 2

S.R.W. REF. PLAN BCP13396



LOT 1
PLAN BCP6258

S.R.W. REF. PLAN BCP3175

COVENANT REF. PLAN BCP4372

S.R.W. REF. PLAN BCP3164

PHASE 1
BCS1013

UNIVERSITY HIGH STREET

COVENANT EX.
PLAN BCP3176

COVENANT EX.
PLAN BCP3176

LOT 10
PLAN BCP3161

COVENANT EX.
PLAN BCP3176

COVENANT EX.
PLAN BCP3176

4 STOREY BUILDING
(BUILDING 3)
BUILDING LINE

COVENANT EX.
PLAN BCP3176

PHASE BOUNDARY

LEGEND

GRID BEARINGS ARE DERIVED FROM PLAN BCP3161
FOUND PLACED

- DENOTES IRON POST
- m2 DENOTES SQUARE METRES
- S.L. DENOTES STRATA LOT
- L.C.P. DENOTES LIMITED COMMON PROPERTY
- Ⓒ DENOTES COMMON PROPERTY
- Ⓔ DENOTES STAIRS BEING COMMON PROPERTY
- Ⓓ DENOTES DUCT BEING COMMON PROPERTY
- Ⓜ DENOTES MECHANICAL ROOM BEING COMMON PROPERTY
- Ⓔ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓔ DENOTES GAS SERVICE ROOM BEING COMMON PROPERTY
- Ⓔ DENOTES ELEVATOR BEING COMMON PROPERTY
- Ⓔ DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
- Ⓔ DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)

CIVIC ADDRESS:

(BUILDING 2) 9329 UNIVERSITY CRESCENT
(BUILDING 3) 9319 UNIVERSITY CRESCENT
BURNABY, B.C.

NOTES:

THIS PLAN CONTAINS LIMITED COMMON PROPERTY UNDER
SECTION 73(2)(i) OF THE STRATA PROPERTY ACT.

I, GARY SUNDWICK, A BRITISH COLUMBIA LAND SURVEYOR,
OF LANGLEY, 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 24th DAY OF JANUARY, 2005. THE PLAN WAS
COMPLETED AND CHECKED, AND THE CHECKLIST FILED
UNDER # 27300, ON THE 24th DAY OF JANUARY, 2005.

G. Sundwick

B.C.L.S.

BUTLER SUNDWICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4 - 19089 94th AVENUE
SURREY, B.C. V4N 3S4
TEL: 513-9611 FAX: 513-2202
FILE : 2653-1
DWG : 2653-FS PHASE 2

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

STRATA PLAN BCS1013
PHASE 2

STRATA PROPERTY ACT

OWNERS:

SIMON FRASER UNIVERSITY

Michael Stevenson
Name Michael Stevenson
Authorized Signatory
Pat Hibbert
Name Pat Hibbert
Authorized Signatory

Maeemiller
WITNESS AS TO BOTH SIGNATURES
Name MAVIS MAXWELL
ADDRESS PROUDENST'S OFFICE
SFU
EXEC. ASSISTANT
OCCUPATION

LEASEE:

POMFON HARMONY DEVELOPMENT LTD.
(INC. NO. 477392)

Neil Orestal
Name NEIL ORESTAL
Authorized Signatory
Ralf Schindine
Name RALE SCHINDINE
Authorized Signatory

Shuo
WITNESS AS TO BOTH SIGNATURES
Name Tanya Manic
ADDRESS 900-1333 W. Broadway
Vancouver V6H 4C2
Development Coordinator
OCCUPATION

MORTGAGEE:

HSBC BANK CANADA

Dale Telfer
Name DALE TELFER
Authorized Signatory
Paul Vassallo
Name Paul VASSALLO
Authorized Signatory

Manuela Armenta
WITNESS AS TO BOTH SIGNATURES
Name Manuela Armenta
ADDRESS 800 West Georgia St.
Vancouver, B.C. V6E 3E9
CFO
OCCUPATION

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

DATE: 2005 MARCH 04

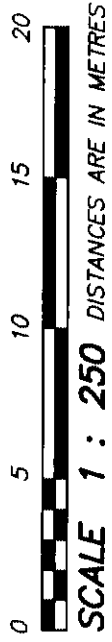
G. Sundvick
APPROVING OFFICER
CITY OF BURNABY

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF JANUARY 24, 2005, BEEN PREVIOUSLY OCCUPIED.

G. Sundvick
B.C.L.S.

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.
DATE: JANUARY 24, 2005

G. Sundvick
B.C.L.S.



10
PLAN BCP3161

PROPERTY LINE
103' 24' 54" 152.040

72' 38' 51" 13' 30' 08" 5.116

LINE OF PARKADE

SEE SHEET 4
FOR CONTINUATION

LINE OF PARKADE

LINE OF PARKADE

4 STOREY
BUILDING

S.R.W. PLAN BCP3175
COVENANT PLAN BCP4372

S.R.W. REF. PLAN BCP5948

OUTSIDE FACE OF BUILDING

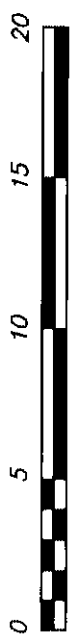
OUTSIDE FACE OF BUILDING

PHASE 1
BCS1013

PHASE BOUNDARY

COVENANT PLAN BCP4372

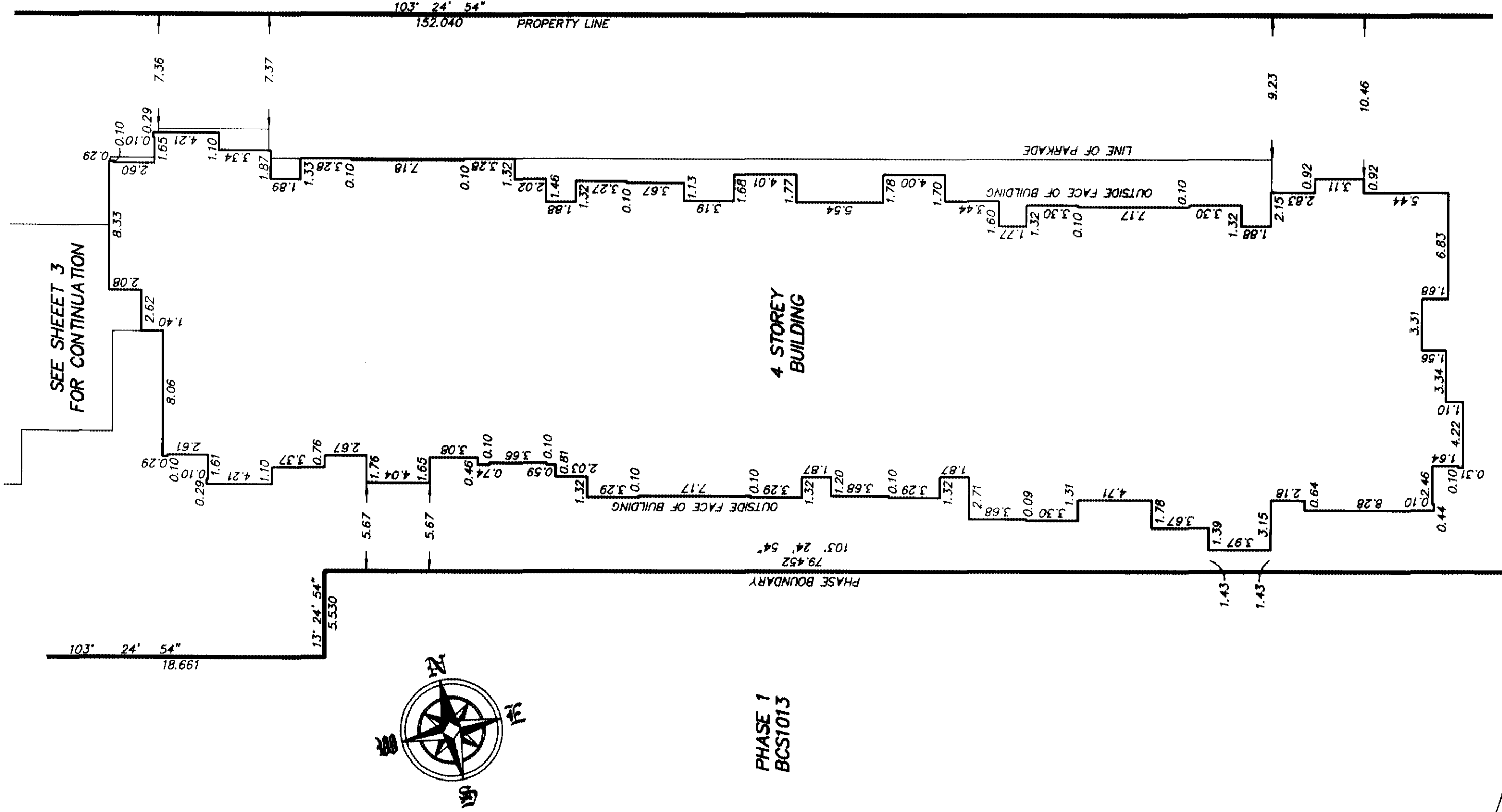
BUILDING 3 LOCATION AND DIMENSIONS



SCALE 1 : 250 DISTANCES ARE IN METRES

SHEET 4 OF 18 SHEETS

STRATA PLAN BCS1013
PHASE 2

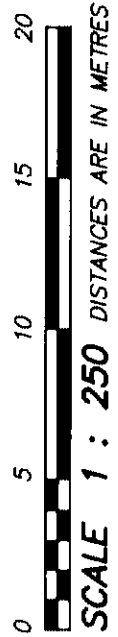


PHASE 1
BCS1013

LOT 10
PLAN BCP3161

STRATA PLAN BCS1013
PHASE 2

SECTION A-A'



FOURTH FLOOR	THIRD FLOOR	SECOND FLOOR	MAIN FLOOR	PARKING LEVEL 1	PARKING EX. PLAN BCP 16292				LOBBY (C)	PARKING EX. PLAN BCP 16292			
					CORRIDOR (E)	S.L. 125	S.L. 124	S.L. 123		S.L. 89	S.L. 88	S.L. 87	
						S.L. 113	S.L. 112	S.L. 111		S.L. 101	S.L. 100	S.L. 99	
						S.L. 114	S.L. 102	S.L. 103		S.L. 92	S.L. 91	S.L. 80	
						S.L. 116	S.L. 115	S.L. 104		S.L. 92	S.L. 80		

BUILDING 2

SECTION B-B'

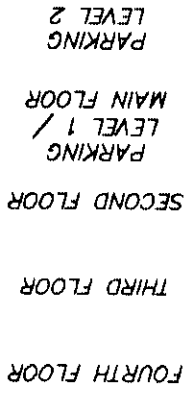
SCALE 1 : 250 DISTANCES ARE IN METRES

SHEET 6 OF 18 SHEETS

SECTION B-B'



SCALE 1 : 250 DISTANCES ARE IN METRES



SECTION B-B'



SCALE 1 : 250 DISTANCES ARE IN METRES

46

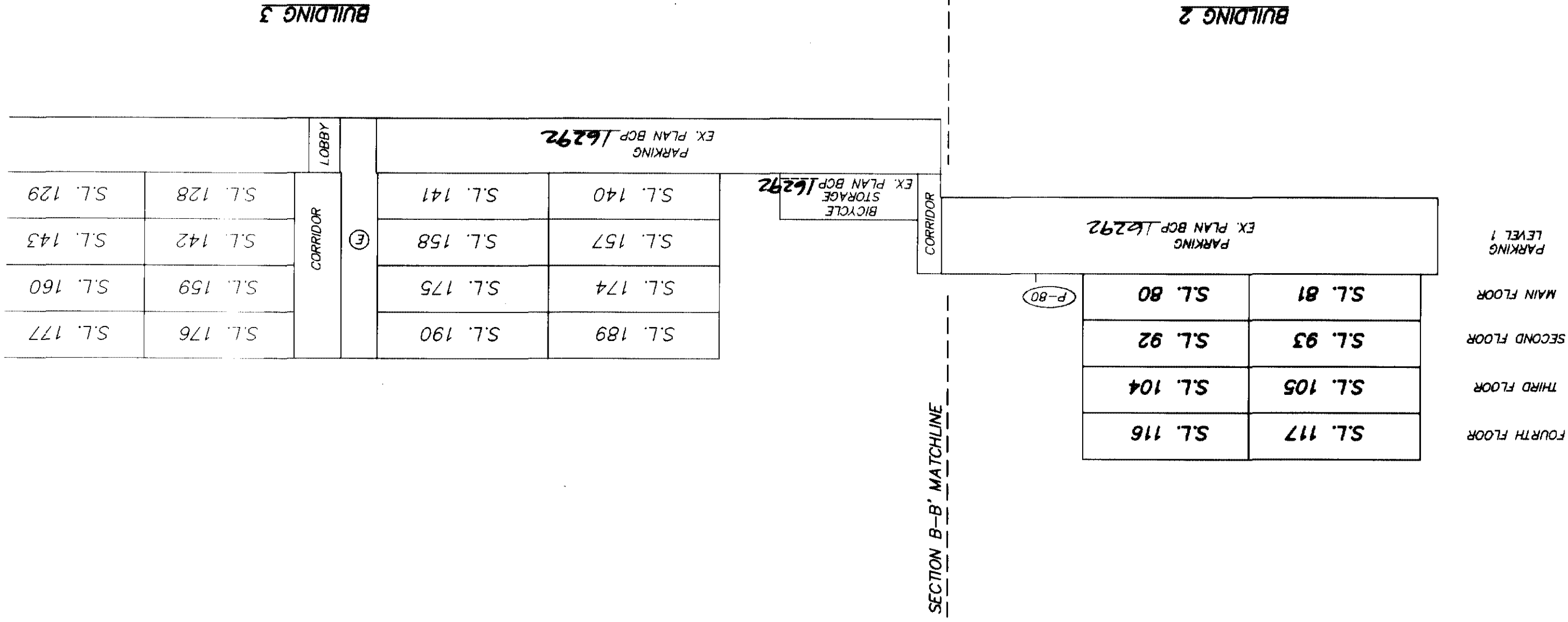
JANUARY 24, 2005
DWG : 2653-FS PHASE 2

SHEET 7 OF 18 SHEETS
STRATA PLAN BCS1013
PHASE 2

SECTION B-B'

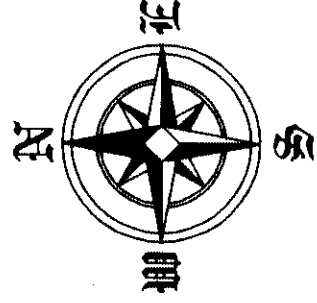


SCALE 1 : 250 DISTANCES ARE IN METRES



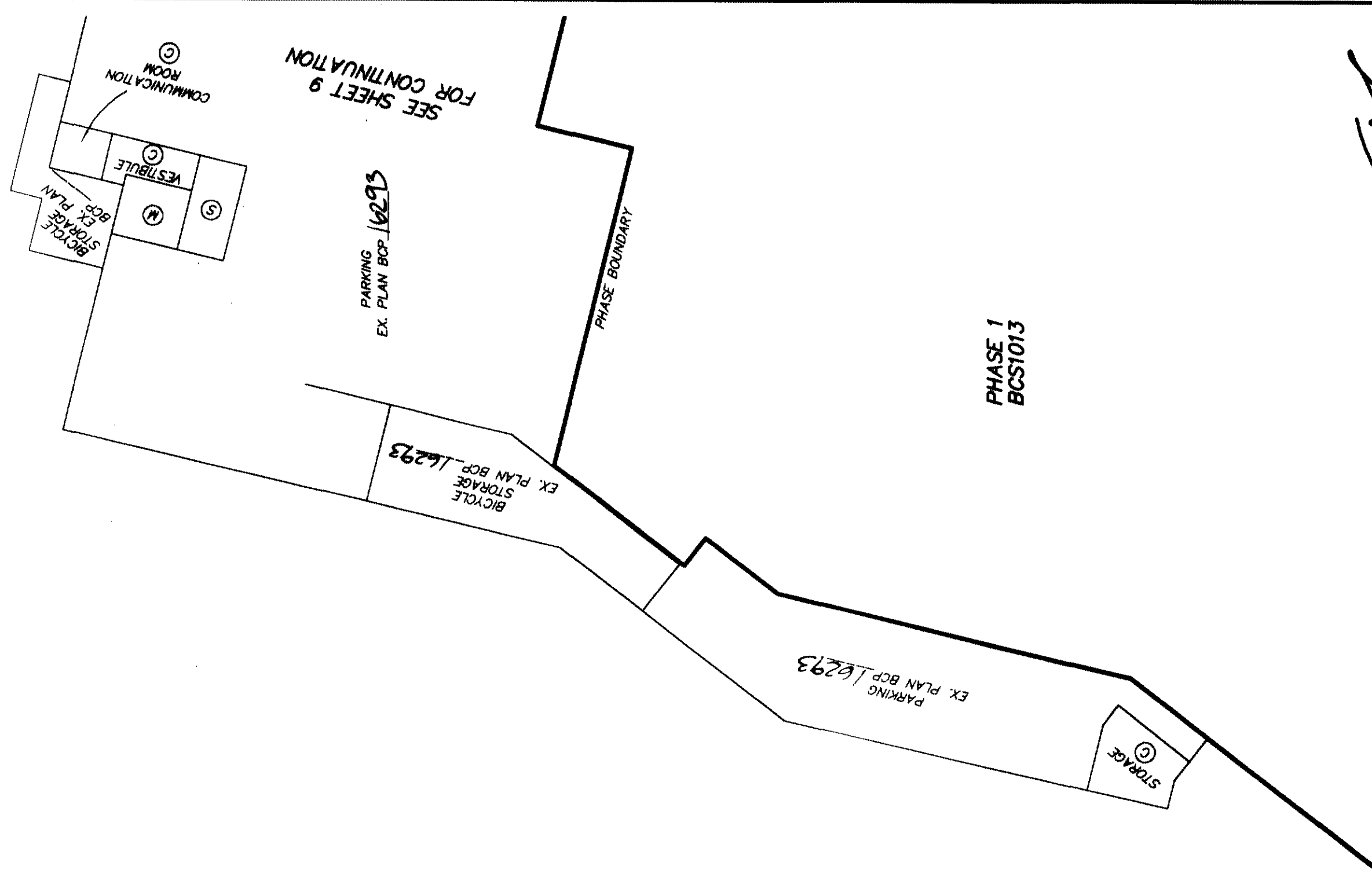
JANUARY 24, 2005
DWG : 2653-FS PHASE 2

PARKING LEVEL 2

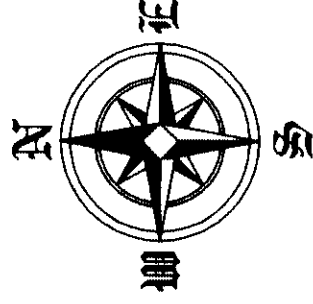


SHEET 8 OF 18 SHEETS

STRATA PLAN BCS1013
PHASE 2

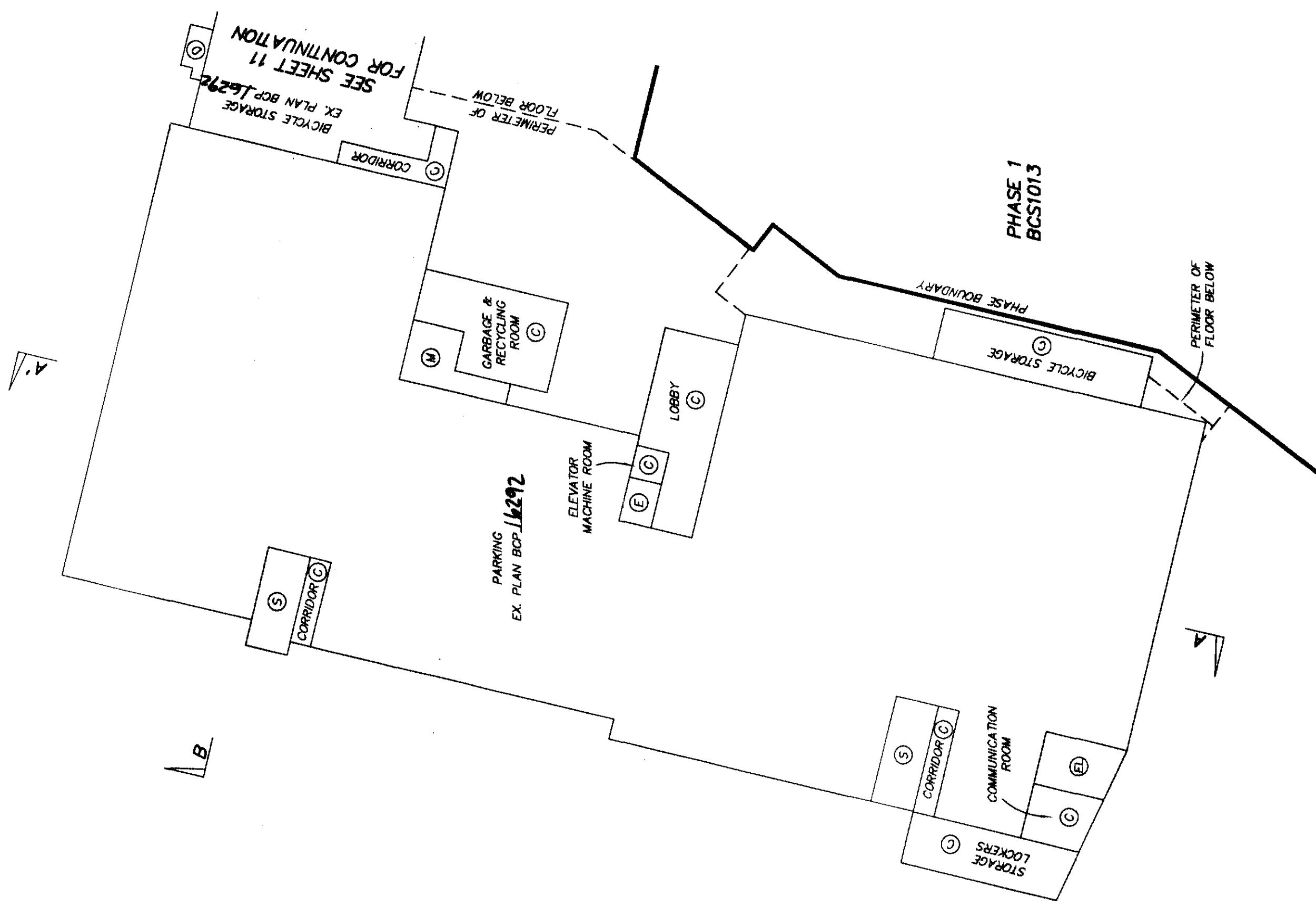


PARKING LEVEL 1



SHEET 10 OF 18 SHEETS

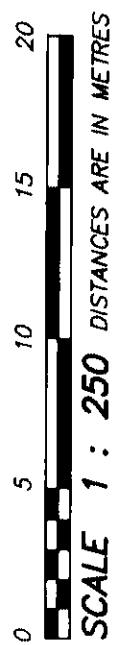
STRATA PLAN BCS1013
PHASE 2



[Signature]
JANUARY 24, 2005
DWG : 2653-FS PHASE 2

SHEET 11 OF 18 SHEETS
STRATA PLAN BCS1013
PHASE 2

PARKING LEVEL 1 – BUILDING 3 MAIN FLOOR



BICYCLE STORAGE
EX. PLAN BCP 6292

SEE SHEET 10
FOR CONTINUATION

BICYCLE STORAGE
EX. PLAN BCP 6292

STORAGE LOCKERS
EX. PLAN BCP 6292



PROPERTY LINE

PERIMETER OF FLOOR BELOW

CORRIDOR

PHASE 1
BCS1013

S.L. 140
88.6 m²

S.L. 141
86.0 m²

S.L. 128
77.8 m²

S.L. 129
77.8 m²

S.L. 130
77.7 m²

S.L. 131
77.8 m²

S.L. 132
89.5 m²

S.L. 133
88.9 m²

S.L. 134
109.7 m²

S.L. 136
77.5 m²

S.L. 137
86.2 m²

S.L. 138
85.9 m²

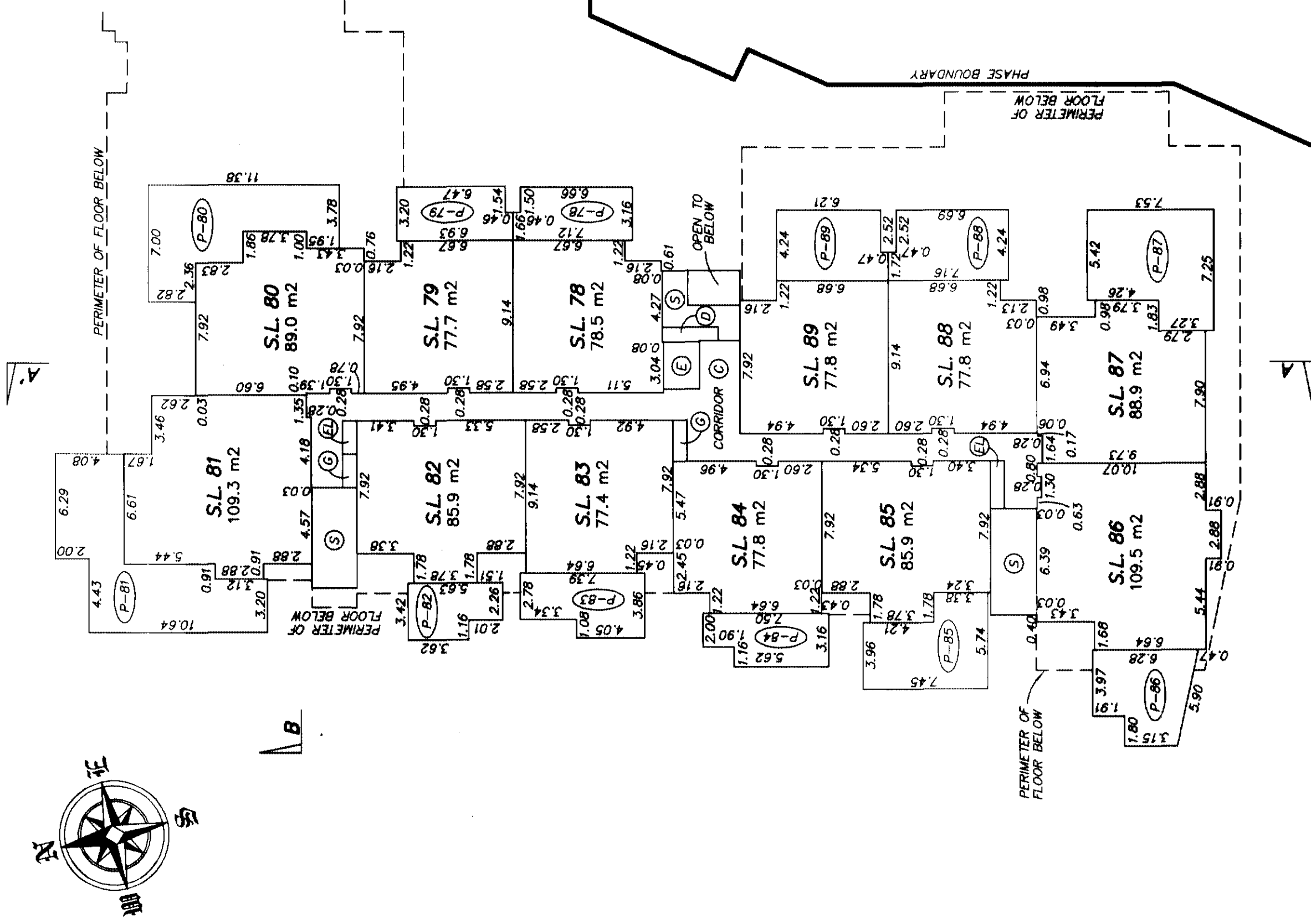
S.L. 139
78.1 m²

BUILDING 2 - MAIN FLOOR



SCALE 1 : 250 DISTANCES ARE IN METRES

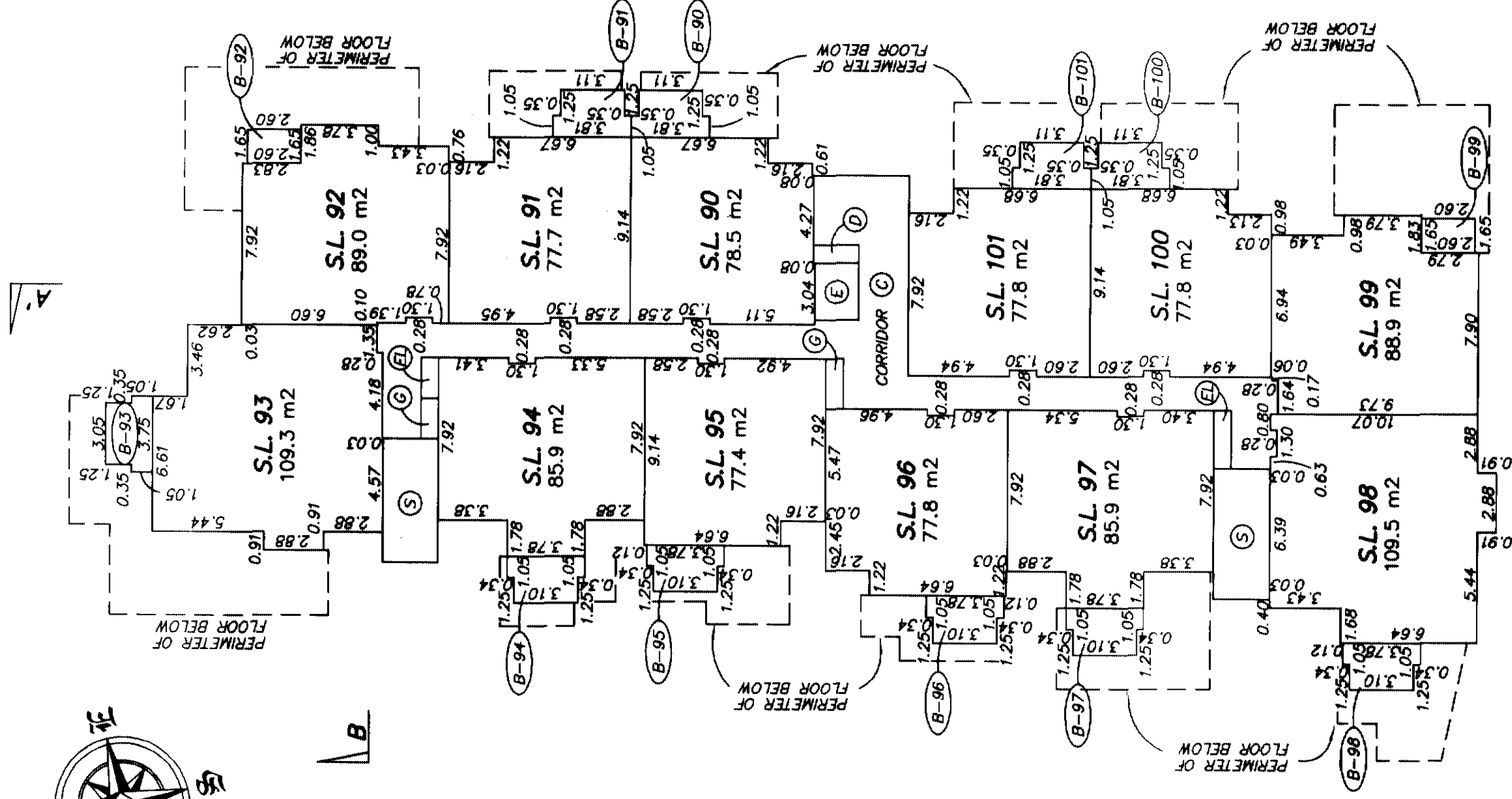
STRATA PLAN BCS1013
PHASE 2



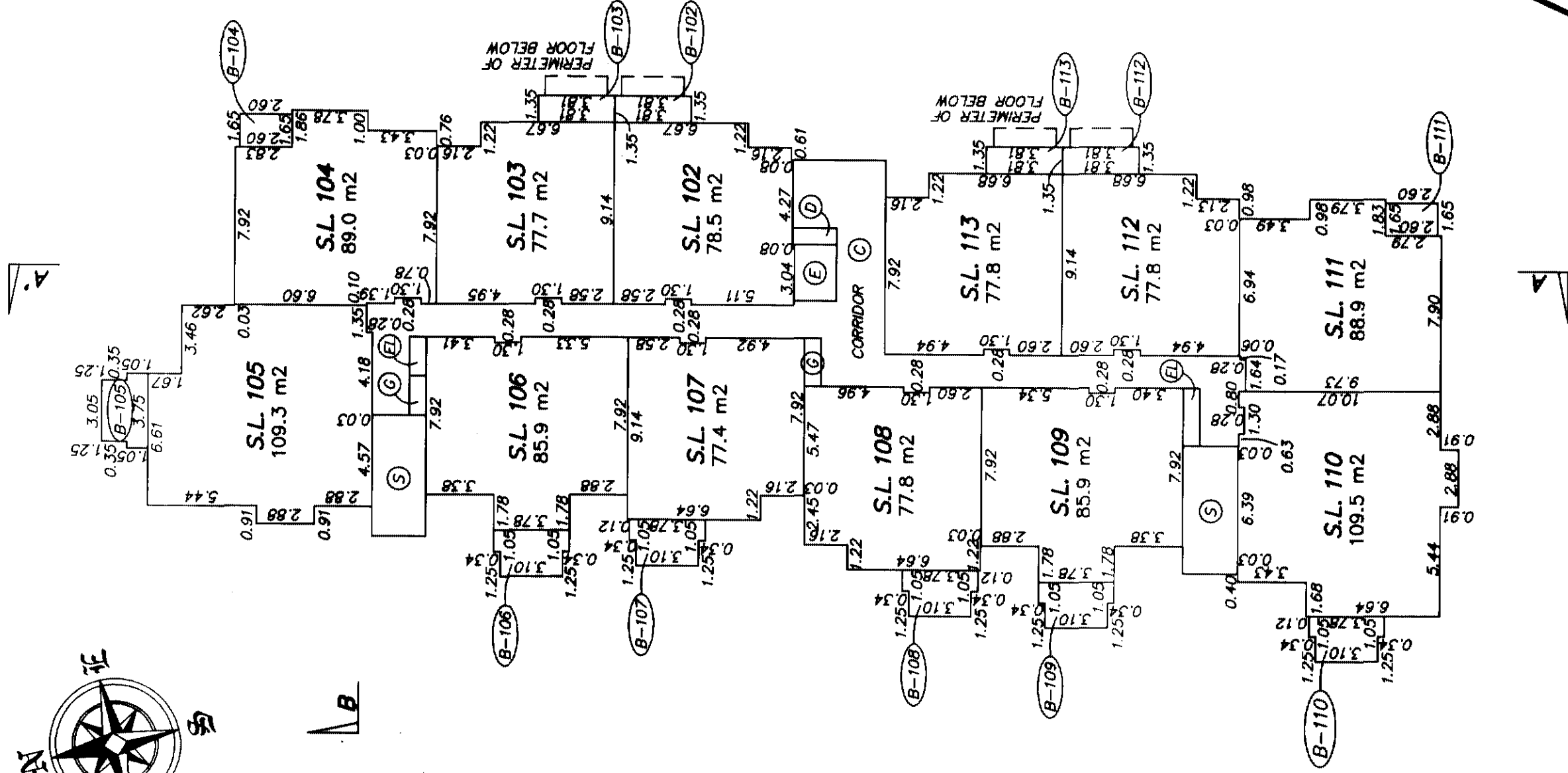
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STRATA PLAN BCS1013
PHASE 2

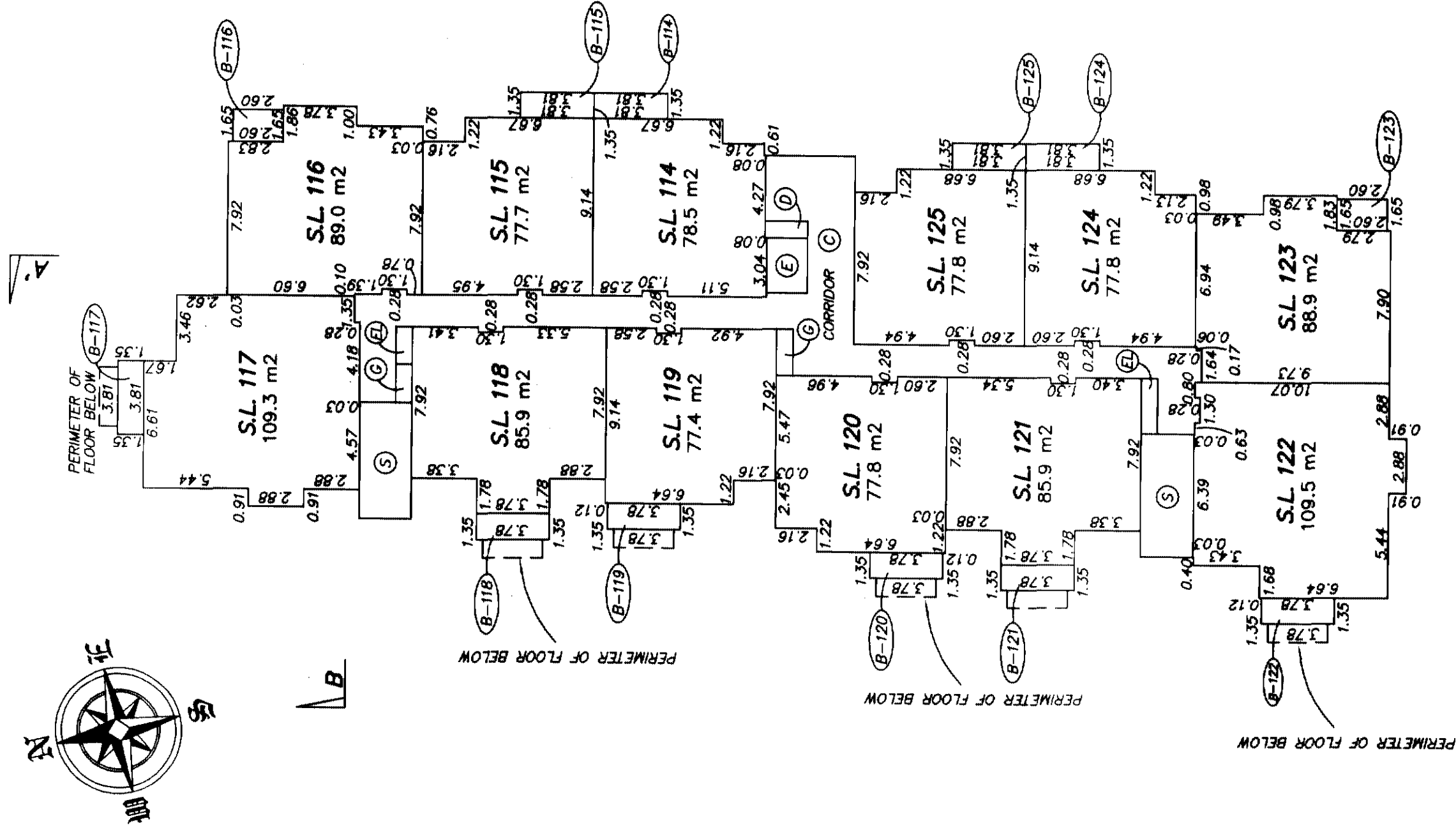
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SCALE 1 : 250 DISTANCES ARE IN METRES



STRATA PLAN BCS1013
PHASE 2



STRATA PLAN BCS1013
PHASE 2



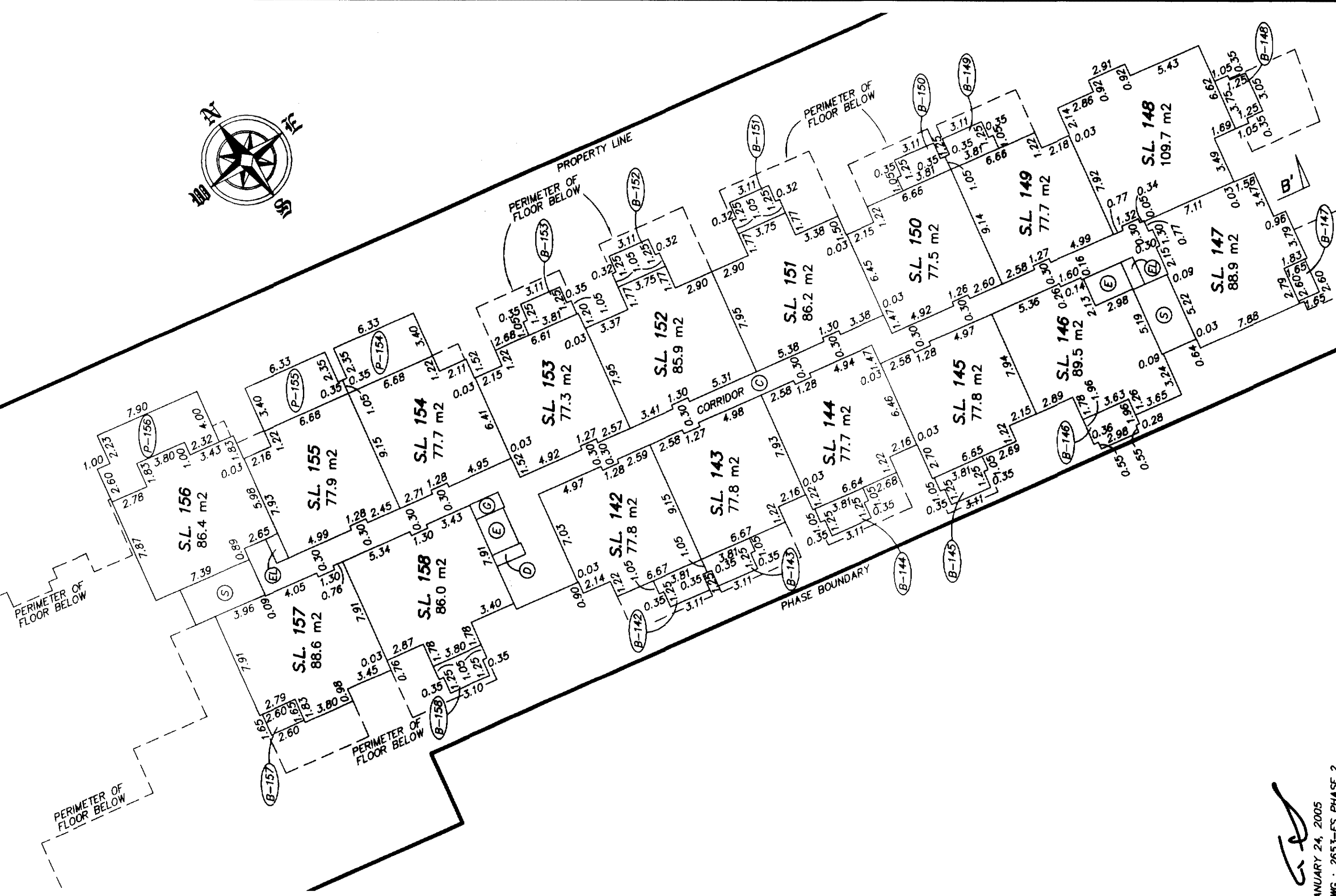
4

SHEET 16 OF 18 SHEETS

BUILDING 3 - 2nd FLOOR

**STRATA PLAN BCS1013
PHASE 2**

0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE IN METRES



[Signature]
JANUARY 24, 2005
DWG : 2653-FS PHASE 2

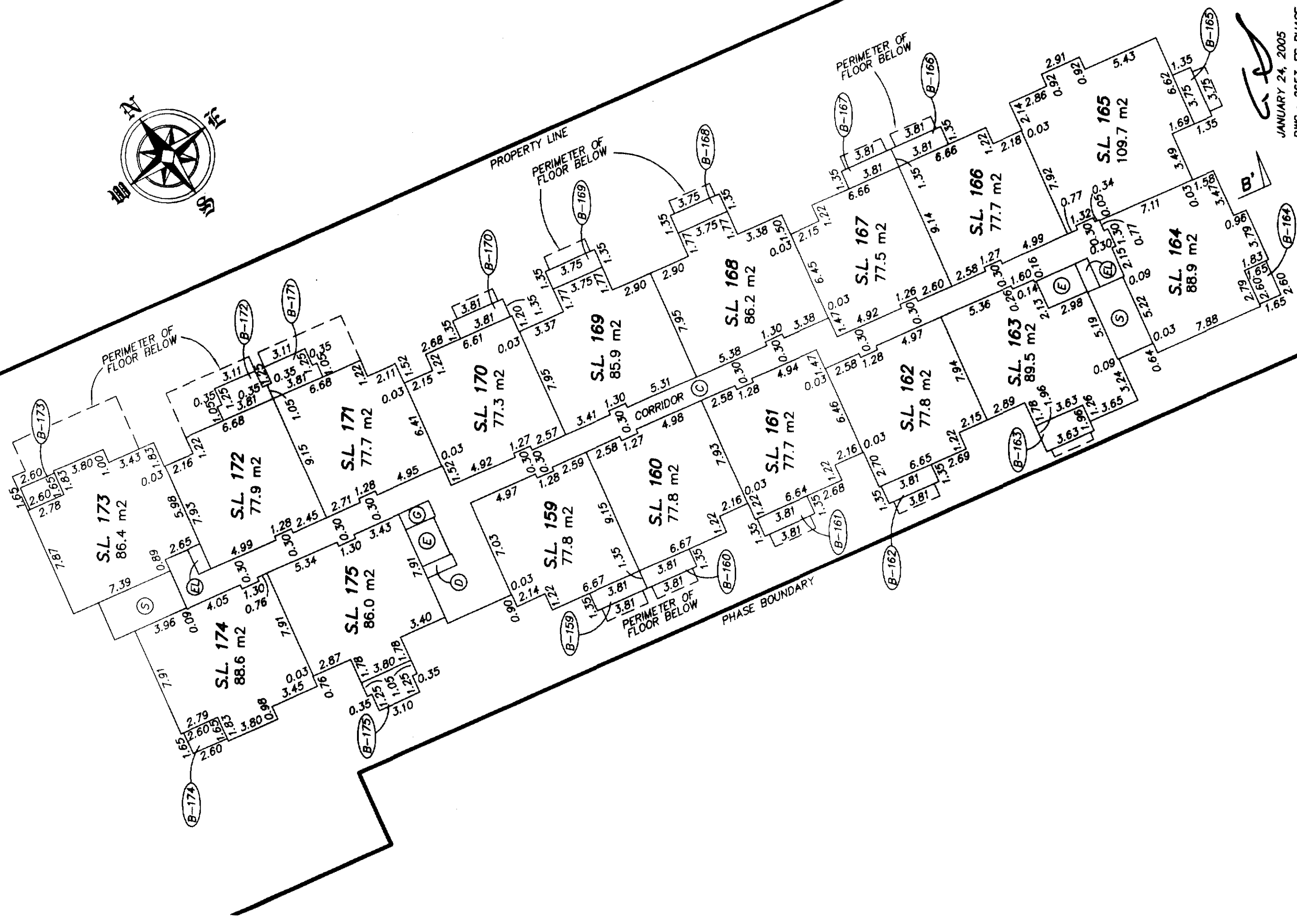
BUILDING 3 - 3rd FLOOR



SCALE 1 : 250 DISTANCES ARE IN METRES

SHEET 17 OF 18 SHEETS

STRATA PLAN BCS1013
PHASE 2



JANUARY 24, 2005
DWG : 2653-FS PHASE 2

BUILDING 3 - 4th FLOOR



SCALE 1 : 250 DISTANCES ARE IN METRES

SHEET 18 OF 18 SHEETS

STRATA PLAN BCS1013
PHASE 2

