LEASEHOLD STRATA PLAN OF LOT 10 DISTRICT LOTS 102 AND 211 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP3161

STRATA PLAN BCS 1737

CITY OF BURNABY

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

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C.
MARCH 7 2006.

Jan MacDonald LCP
REGISTRAR

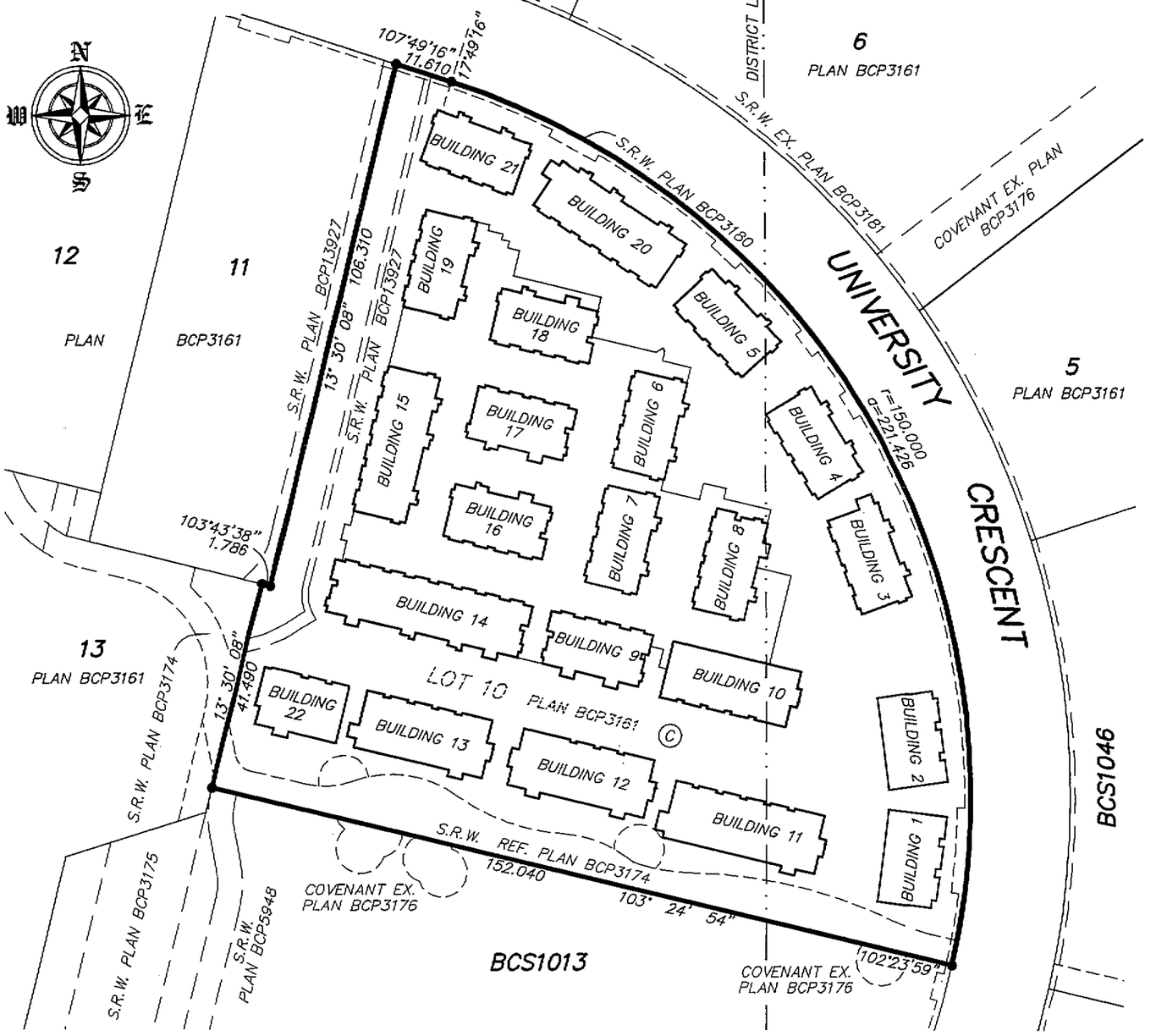
BA 473760-891

0 50 100

SCALE 1 : 1000 DISTANCES ARE IN METRES

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.



CIVIC ADDRESS:

9229 UNIVERSITY CRESCENT
BURNABY, B.C.

NOTES:

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

LEGEND

GRID BEARINGS ARE DERIVED FROM PLAN BCP3161

FOUND PLACED

● ○	DENOTES IRON POST
m2	DENOTES SQUARE METRES
SL.	DENOTES STRATA LOT
PT.	DENOTES PART
T	DENOTES TOTAL
(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
(B-111)	DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 111 (TYPICAL)

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 16th DAY OF JANUARY, 2006. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 44246, ON THE 6th DAY OF FEBRUARY, 2006.

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 : 2653-6
DWG : 2653-6-FS1

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

STRATA PLAN BCS 1737

STRATA PROPERTY ACT

OWNERS:

SIMON FRASER UNIVERSITY

Name MICHAEL STEVENSON
Authorized Signatory

Name PATRICIA HIBBITTS
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Name Gary Chan

ADDRESS 8888 UNIVERSITY DR.
BURNABY, BC V5A 1S6

INTERNAL AUDIT
OCCUPATION

LEASEE:

POLYGON SERENITY HOMES LTD.
(INC. NO. 376587)

Name NEIL CHRYSTAL
Authorized Signatory

Name RALF SCHMIDTKE
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Name Tanya Maric

ADDRESS 900-1333 W Broadway
Vancouver BC

Development Coordinator
OCCUPATION

MORTGAGEE:

HSBC BANK CANADA

Name DALE TELFER
Authorized Signatory

Name RAYMOND NG
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Name ANDREW MAR

ADDRESS 200-885 WEST GEORGIA ST.
VANCOUVER, B.C. V6C 3E9

SENIOR CREDIT OFFICER
OCCUPATION

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF FEBRUARY 6th, 2006 BEEN PREVIOUSLY OCCUPIED.

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: FEBRUARY 6, 2006

B.C.L.S.

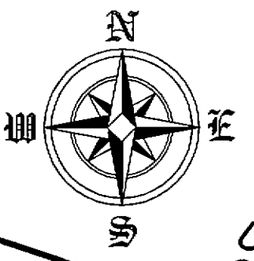
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

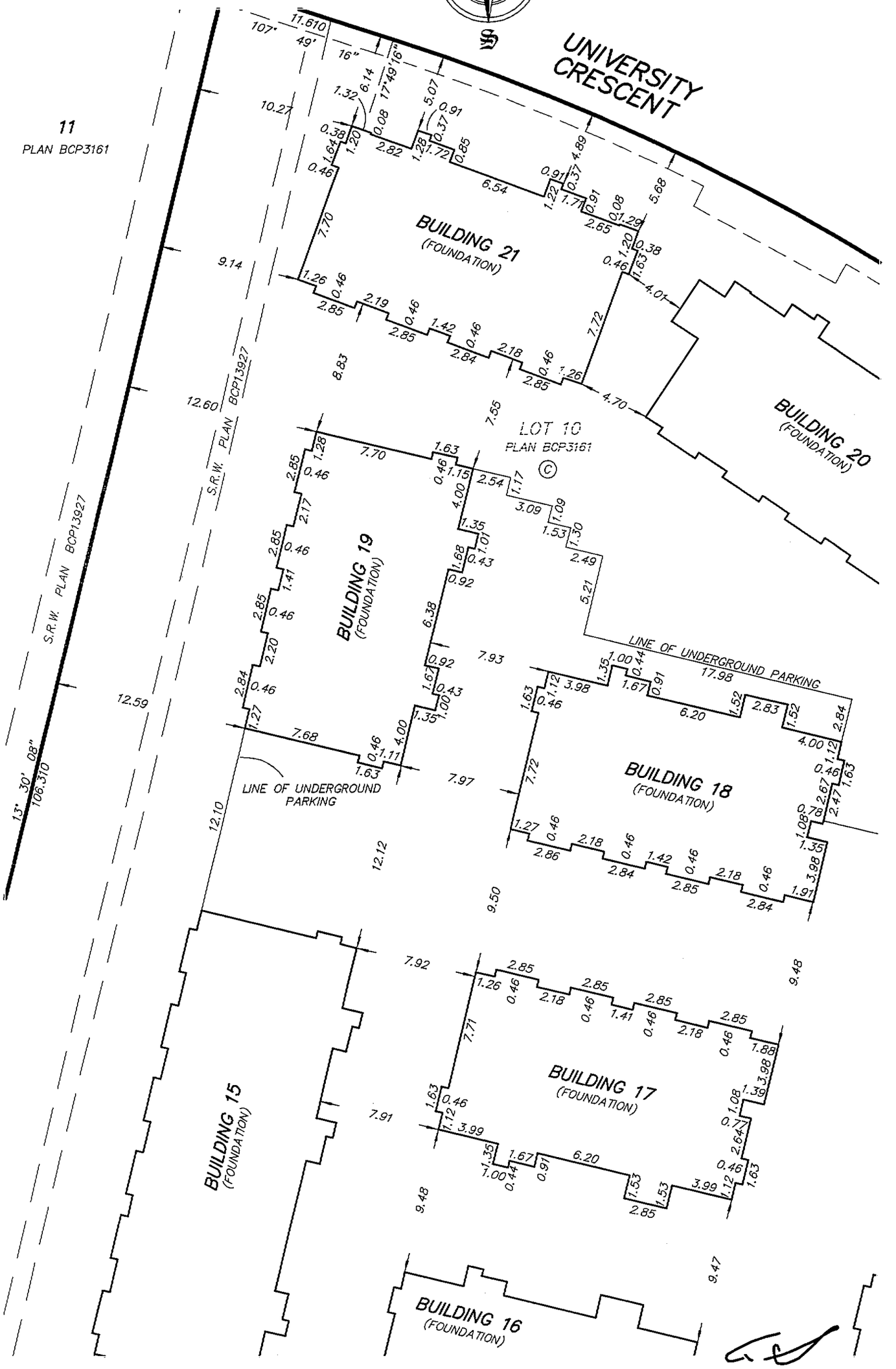
BUILDING LOCATIONS AND DIMENSIONS

STRATA PLAN BCS 1737

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES





FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

BUILDING LOCATIONS AND DIMENSIONS

STRATA PLAN BCS 1737

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

UNIVERSITY CRESCENT

S.R.W. PLAN BCP3180

BUILDING 20 (FOUNDATION)

BUILDING 18 (FOUNDATION)

BUILDING 5 (FOUNDATION)

BUILDING 6 (FOUNDATION)

BUILDING 17 (FOUNDATION)

BUILDING 7 (FOUNDATION)

LINE OF UNDERGROUND PARKING

LINE OF UNDERGROUND PARKING

LOT 10
PLAN BCP3161

r=150.000

σ=221.426

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

BUILDING LOCATIONS AND DIMENSIONS

STRATA PLAN BCS 1737

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

r=150.000
d=221.426

UNIVERSITY CRESCENT

BUILDING 5
(FOUNDATION)

BUILDING 4
(FOUNDATION)

BUILDING 3
(FOUNDATION)

BUILDING 8
(FOUNDATION)

BUILDING 10
(FOUNDATION)

LOT 10
PLAN BCP3161

LINE OF UNDERGROUND PARKING

LINE OF UNDERGROUND PARKING

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

SHEET 6 OF 35 SHEETS

STRATA PLAN BCS 1737

BUILDING LOCATIONS AND DIMENSIONS

SCALE 1 : 250 DISTANCES ARE IN METRES

0 5 10 15 20

UNIVERSITY CRESCENT

r=150.000 a=221.426

S.R.W. PLAN BCP3180

BUILDING 2 (FOUNDATION)

BUILDING 1 (FOUNDATION)

BUILDING 3 (FOUNDATION)

S.R.W. REF. PLAN BCP3174

COVENANT EX. PLAN BCP3176

LOT 10 PLAN BCP3161

LINE OF UNDERGROUND PARKING

19.24

16.85

8.76

10.07

59°

23°

102°

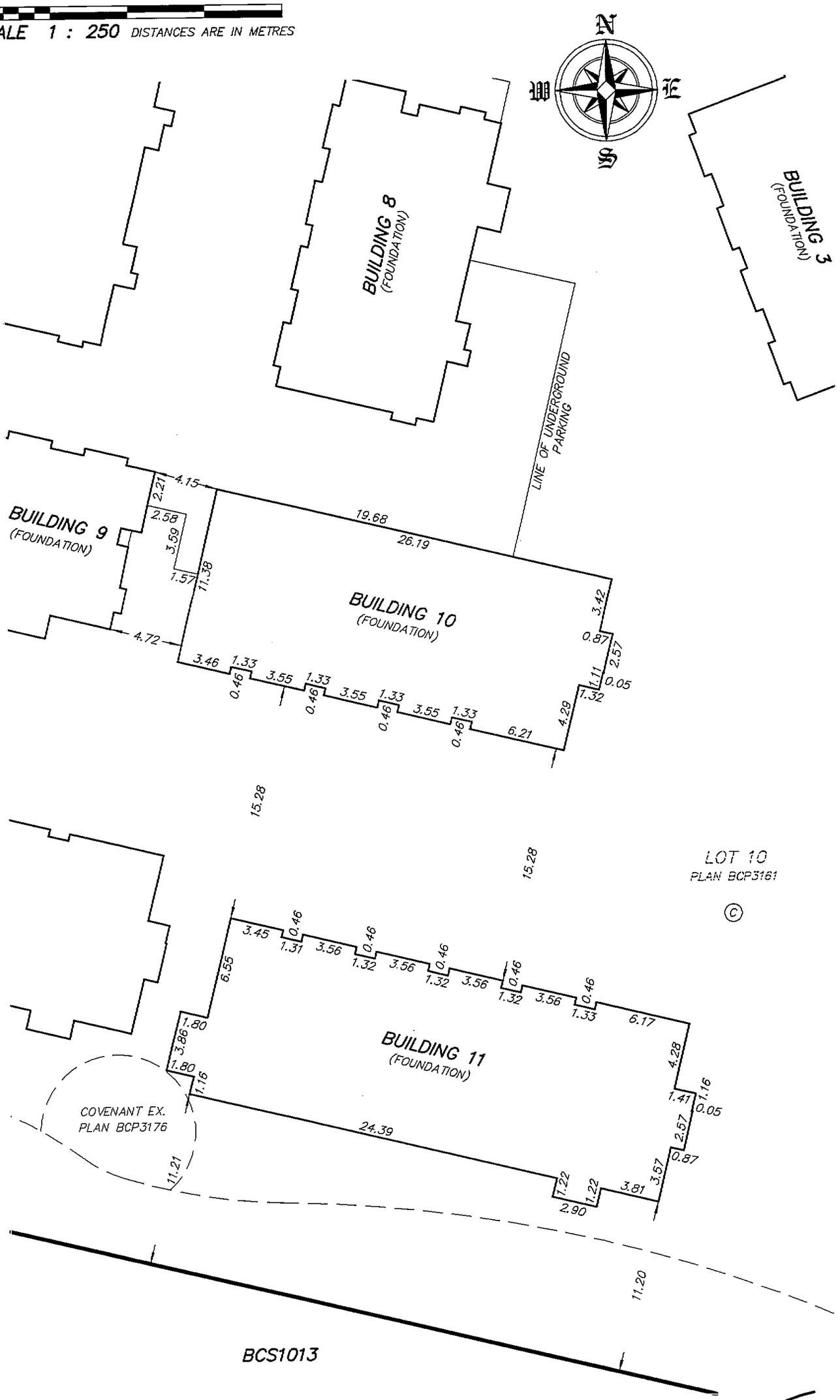
FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

BUILDING LOCATIONS AND DIMENSIONS

STRATA PLAN BCS 1737

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES



FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

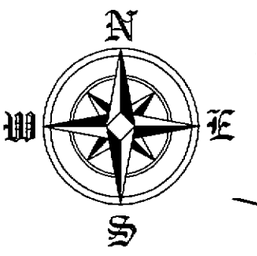
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

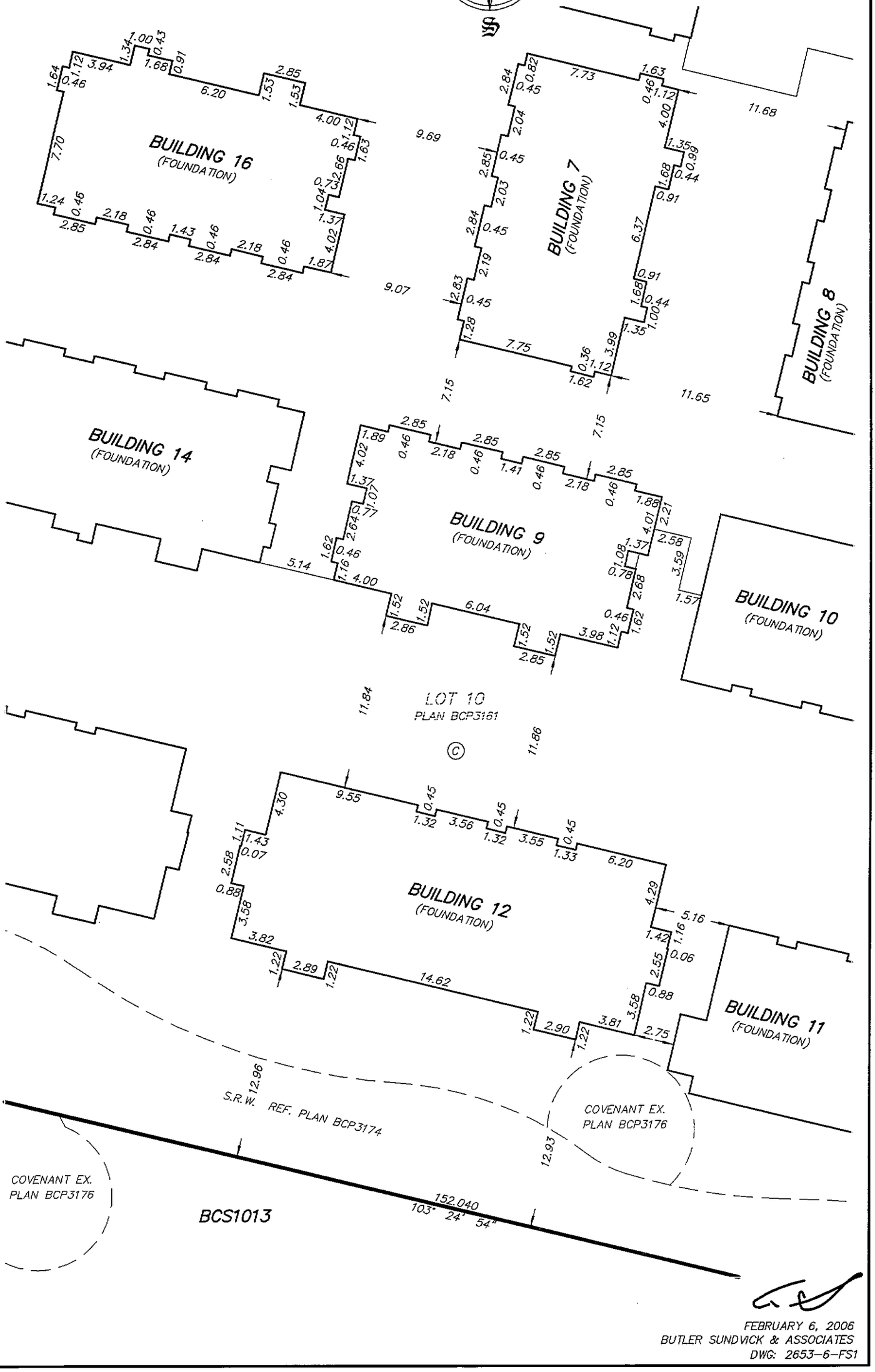
BUILDING LOCATIONS AND DIMENSIONS

STRATA PLAN BCS 1737

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES





FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

BUILDING LOCATIONS AND DIMENSIONS

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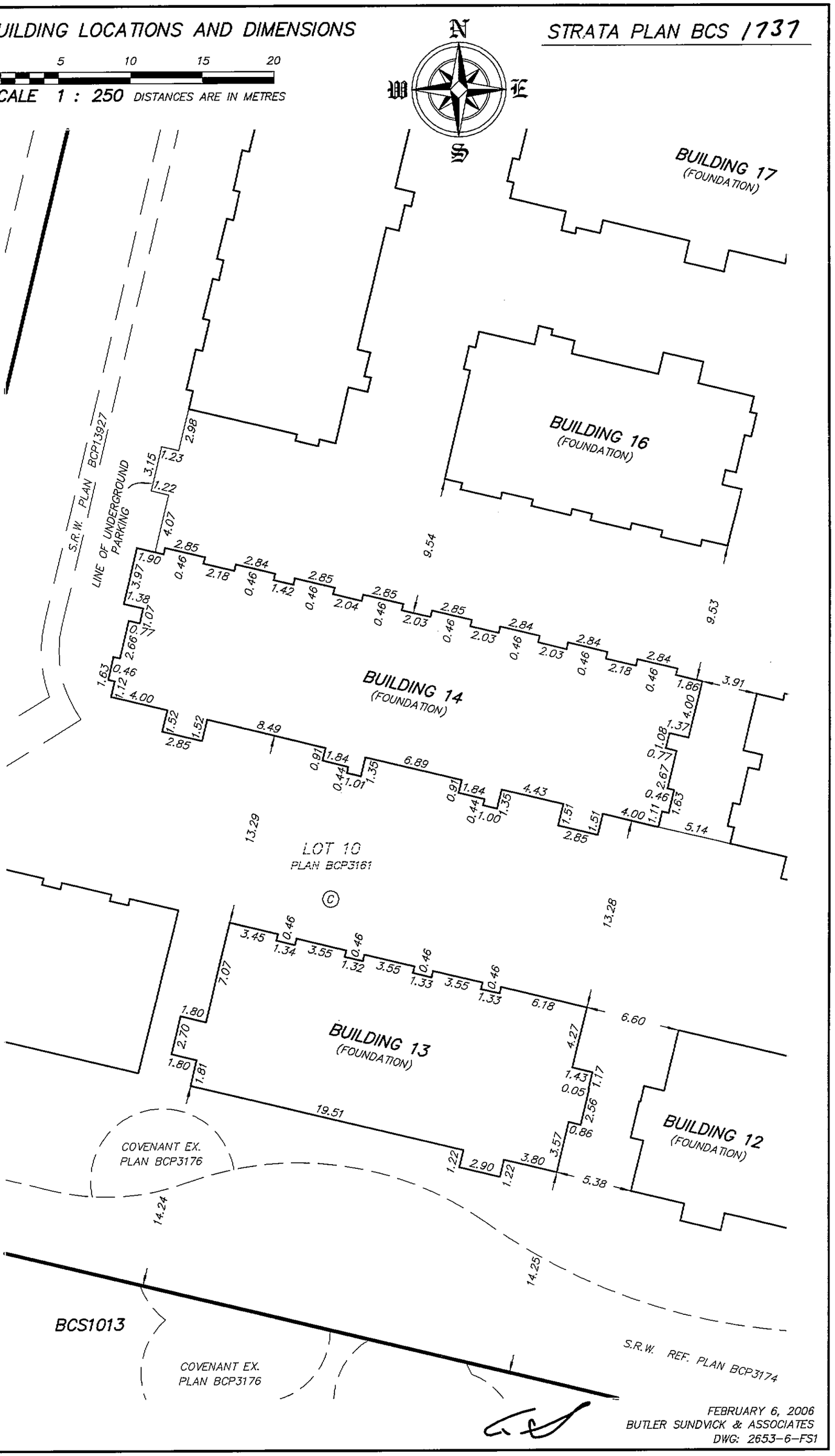
SCALE 1 : 250 DISTANCES ARE IN METRES



FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

BUILDING LOCATIONS AND DIMENSIONS

STRATA PLAN BCS 1737

0 5 10 15 20

SCALE 1 : 250 DISTANCES ARE IN METRES

11
PLAN BCP3161

12.61
12.64

S.R.W. PLAN BCP13927
LINE OF UNDERGROUND PARKING

1.786
103°43'38"

S.R.W. PLAN BCP3175
S.R.W. PLAN BCP3174

41.490
13° 30' 08"

BUILDING 16
(FOUNDATION)

BUILDING 14
(FOUNDATION)

BUILDING 22
(FOUNDATION)

BUILDING 13
(FOUNDATION)

LOT 10
PLAN BCP3161

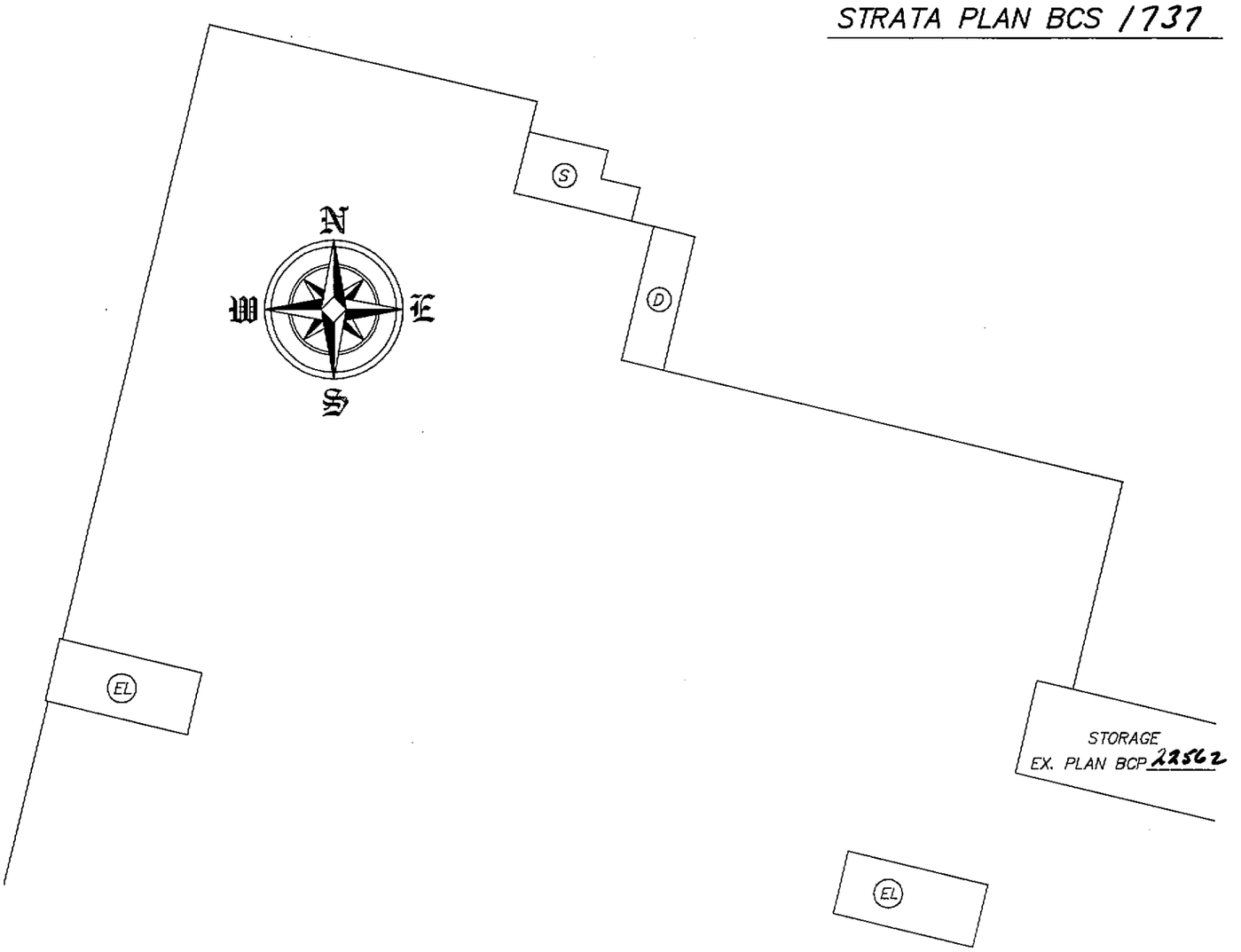
COVENANT EX.
PLAN BCP3176

14.26
14.24

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

STRATA PLAN BCS 1737



PARKING
EX. PLAN BCP 22562

SEE SHEET 12

PARKING LEVEL

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC

SEE SHEET 13

TELEPHONE ROOM (C)

EL

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

PARKING LEVEL

STRATA PLAN BCS 1737

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC

STORAGE
EX. PLAN BCP 22562

(S)

SEE SHEET 11

STORAGE
EX. PLAN BCP 22562

DETENTION TANK
(C)

(S)

CORRIDOR (C)

BICYCLE STORAGE
(C)

(M)

(EL)

JANITOR
(C)

BICYCLE STORAGE
(C)

GARBAGE/
RECYCLING
(C)

PARKING
EX. PLAN BCP 22562

STORAGE
EX. PLAN BCP 22562

(S)

BUILDING 10
(SEE SHEET 23)

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

PARKING LEVEL

STRATA PLAN BCS 1737

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC

SEE SHEET 11

EL

PARKING
EX. PLAN BCP 22562

D

S

SEE SHEET 12

C
TELEPHONE ROOM

EL

STORAGE
EX. PLAN BCP 22562

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

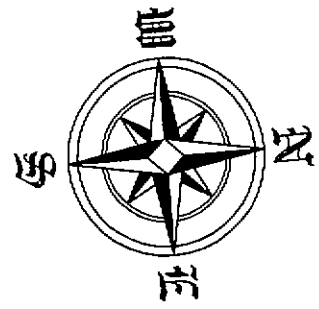
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

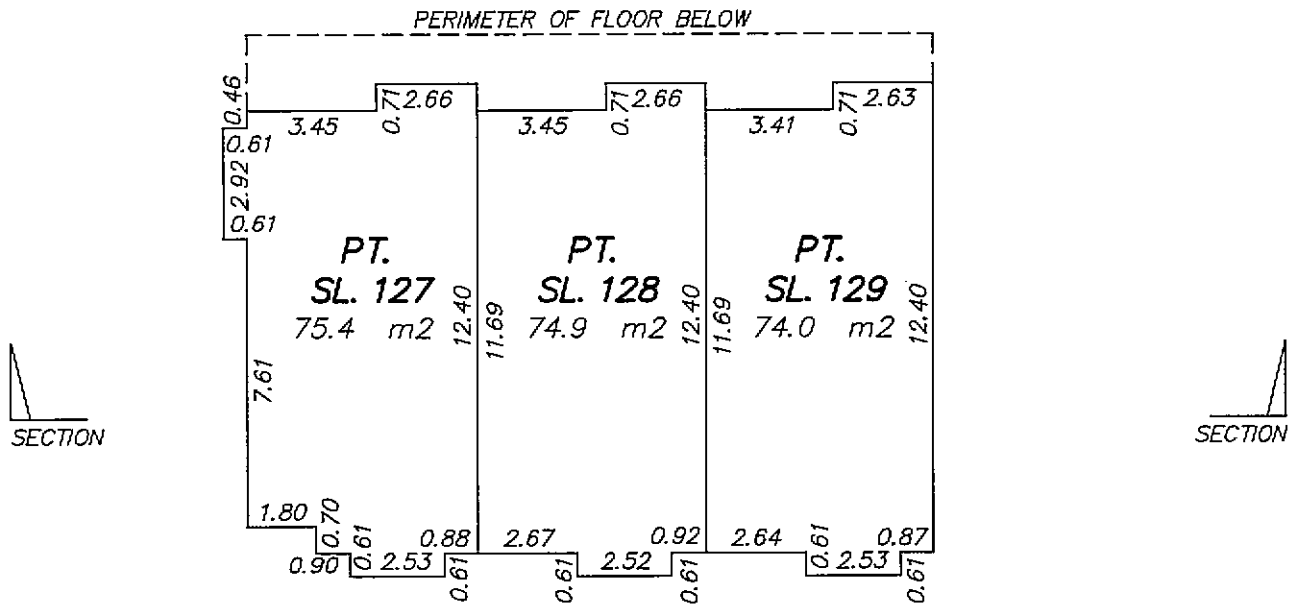
FLOOR PLAN
BUILDING 1

STRATA PLAN BCS 1737

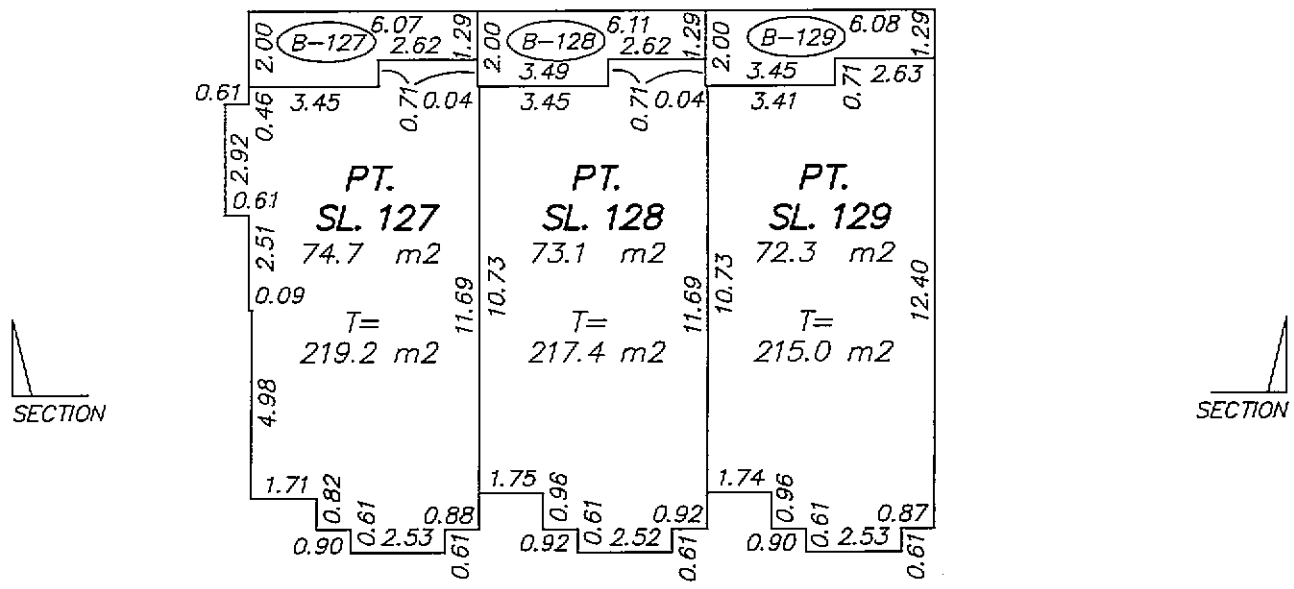
0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC

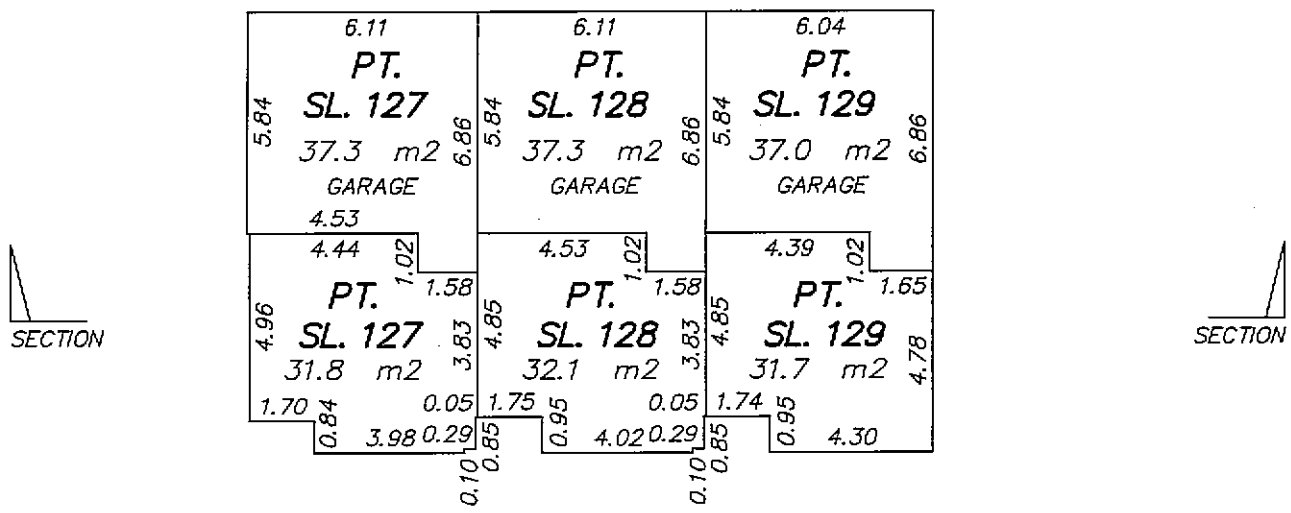




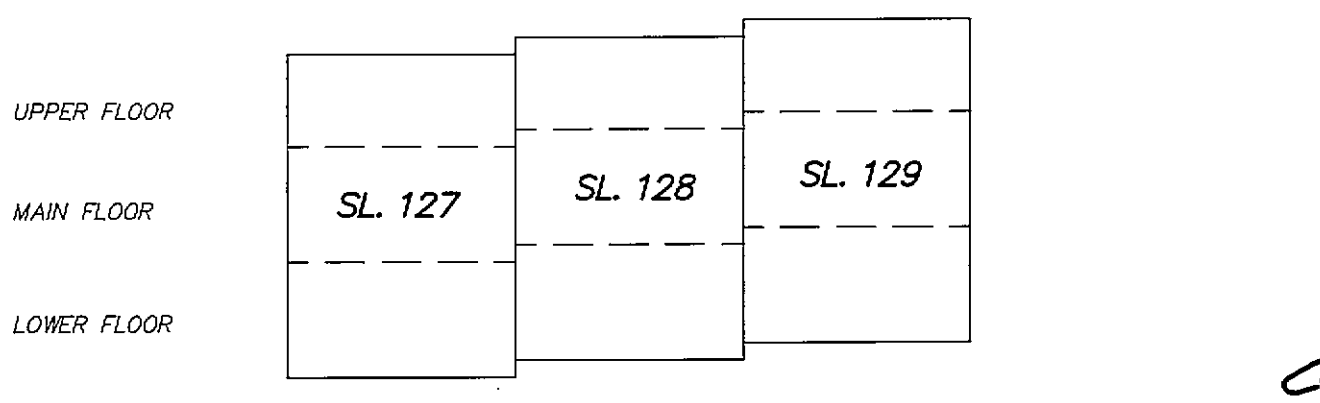
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



SECTION

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

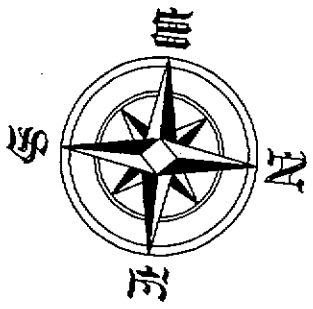
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

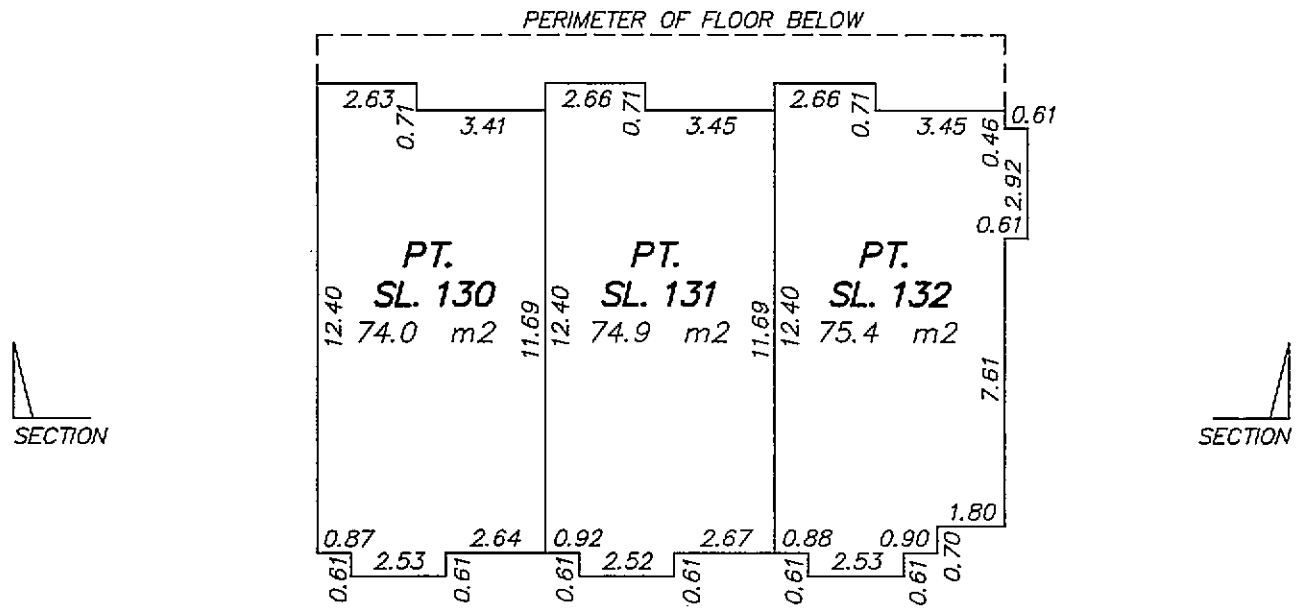
FLOOR PLAN
BUILDING 2

STRATA PLAN BCS / 737

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC





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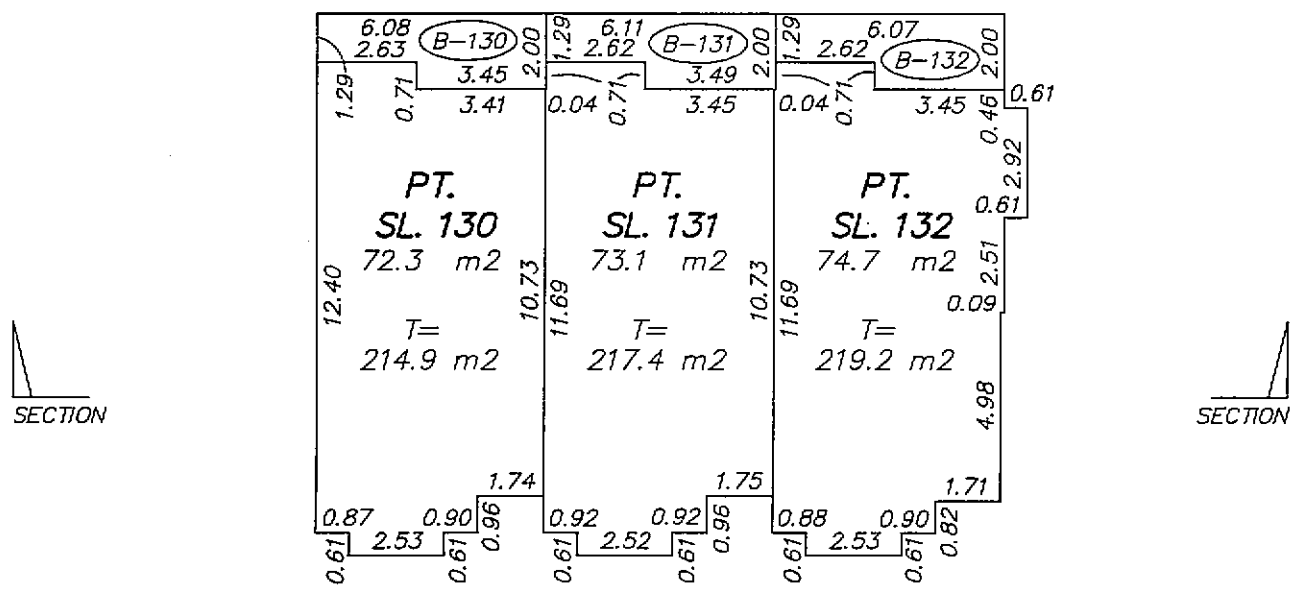
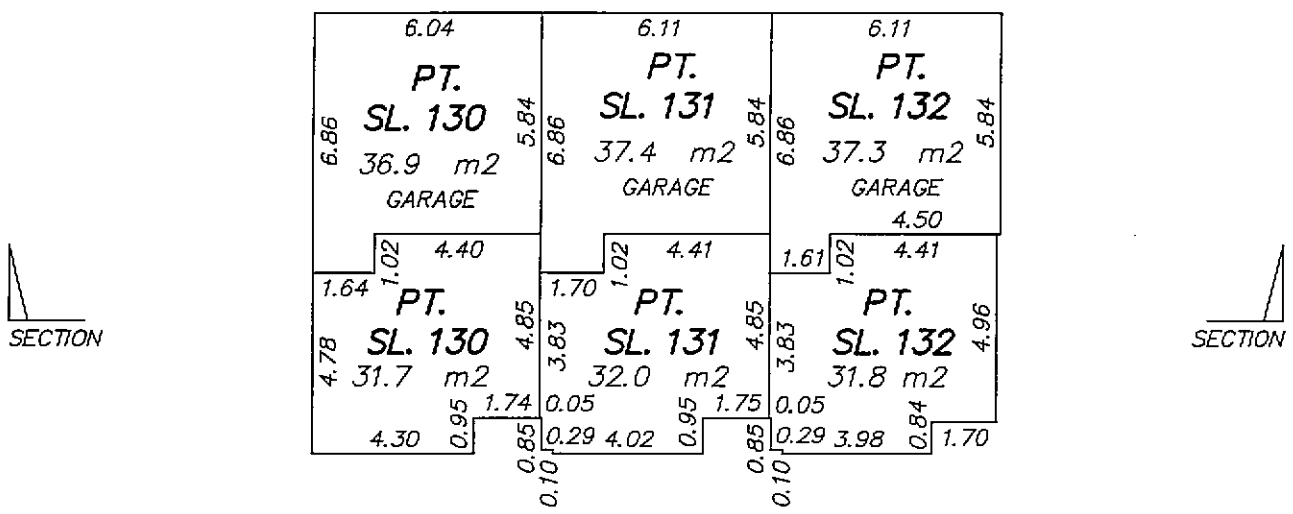


MAIN FLOOR



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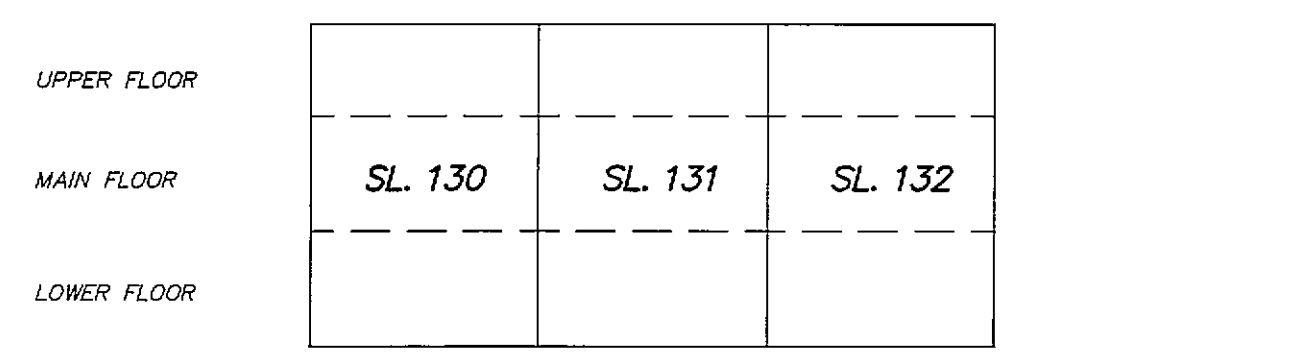


SECTION

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

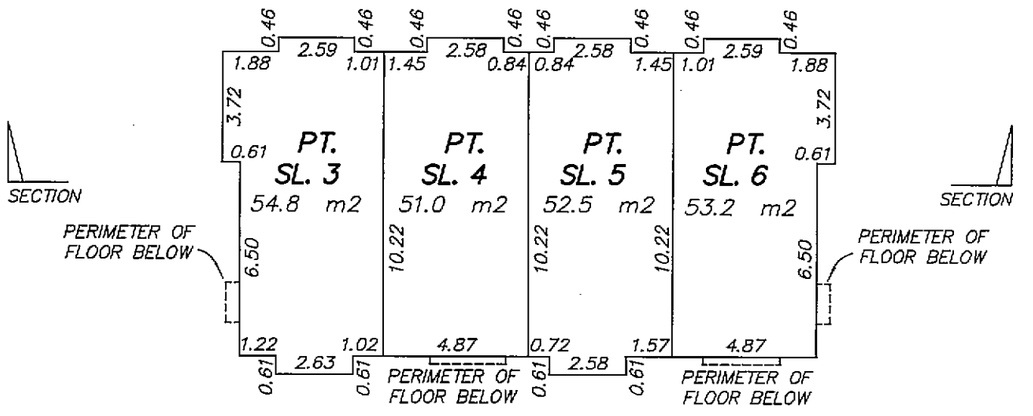
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

FLOOR PLAN
BUILDING 3

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC

STRATA PLAN BCS 1737



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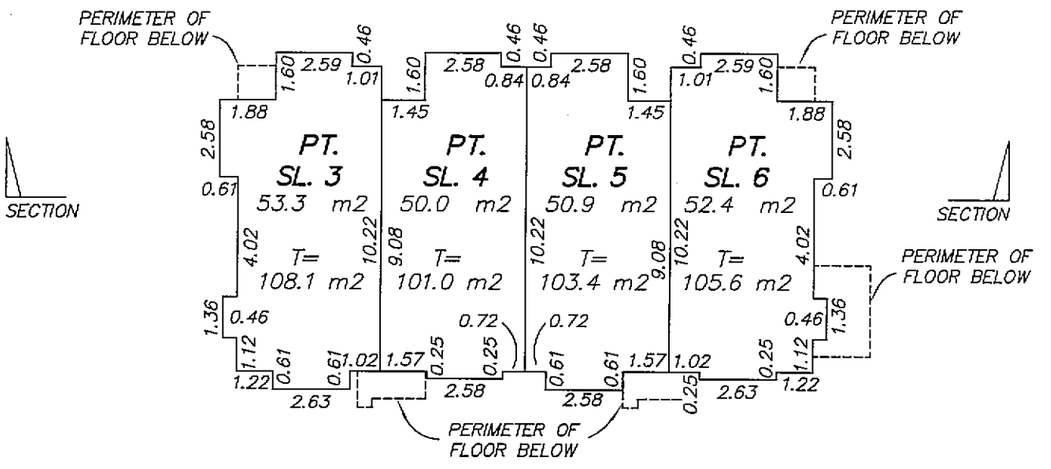

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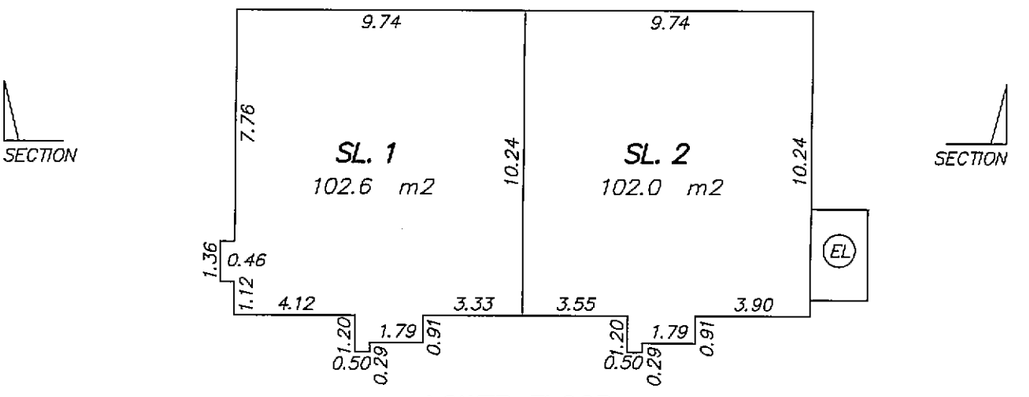

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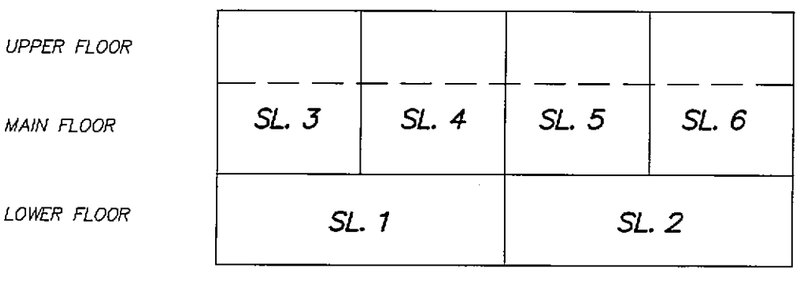


SECTION

FEBRUARY 6, 2006
BUTLER SUNDWICK & ASSOCIATES
DWG: 2653-6-FS1

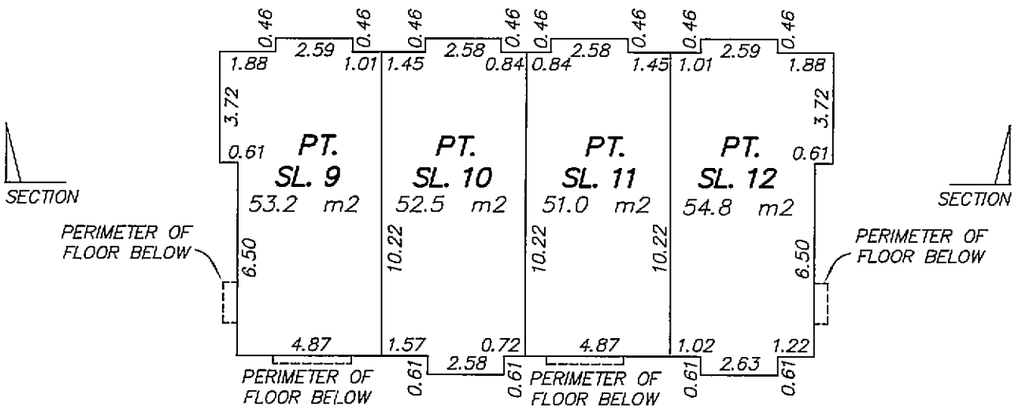
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

FLOOR PLAN
BUILDING 4

STRATA PLAN BCS 1737

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



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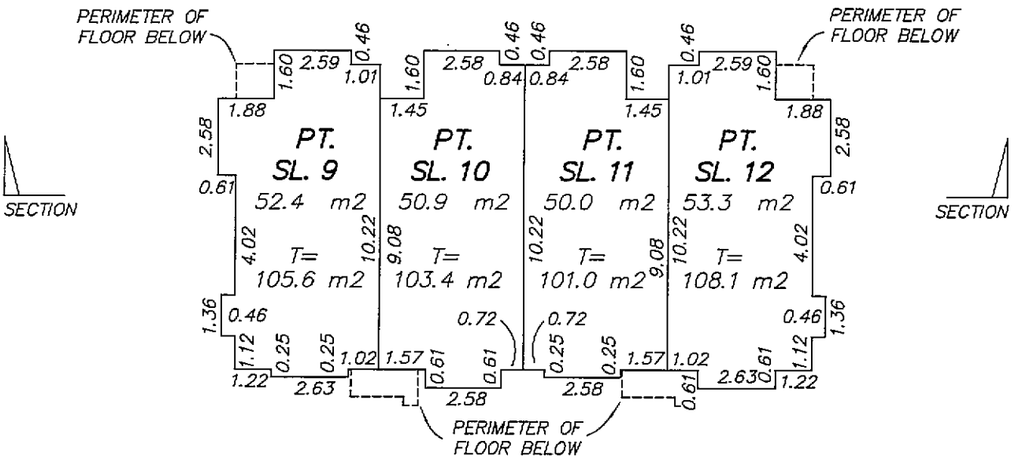
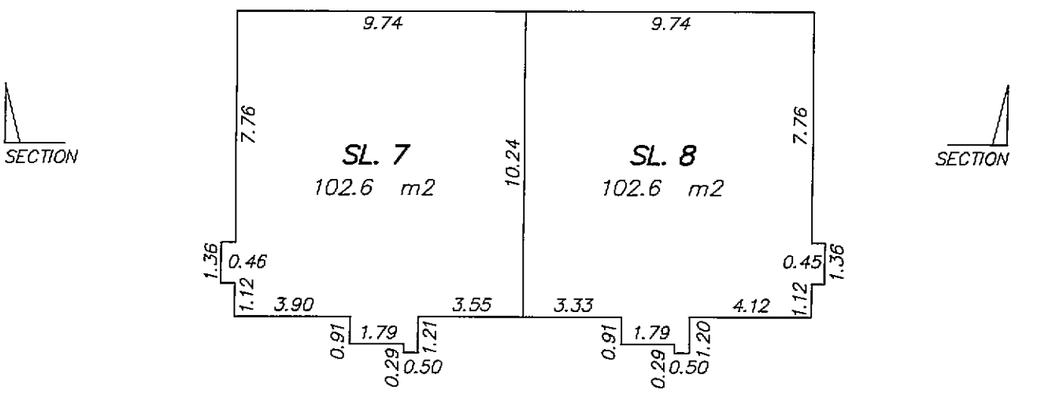


MAIN FLOOR



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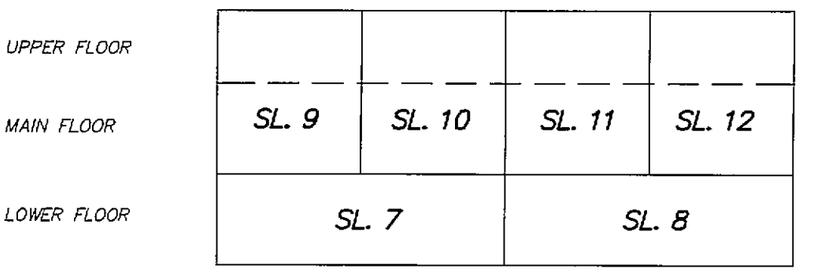


SECTION

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

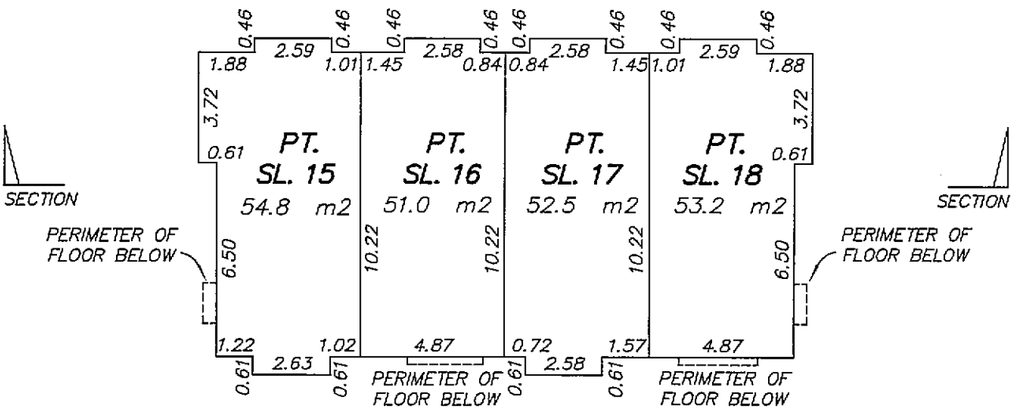
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

FLOOR PLAN
BUILDING 5

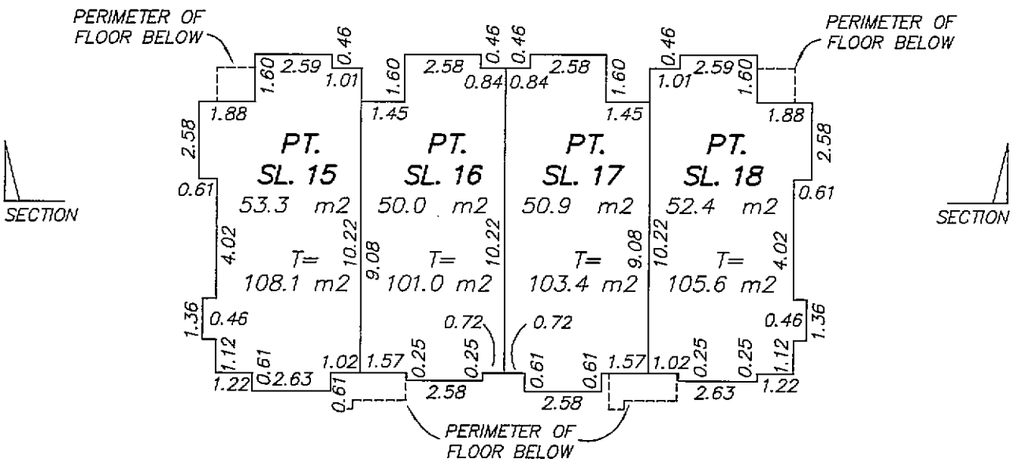
STRATA PLAN BCS 1737

0 5 10 15

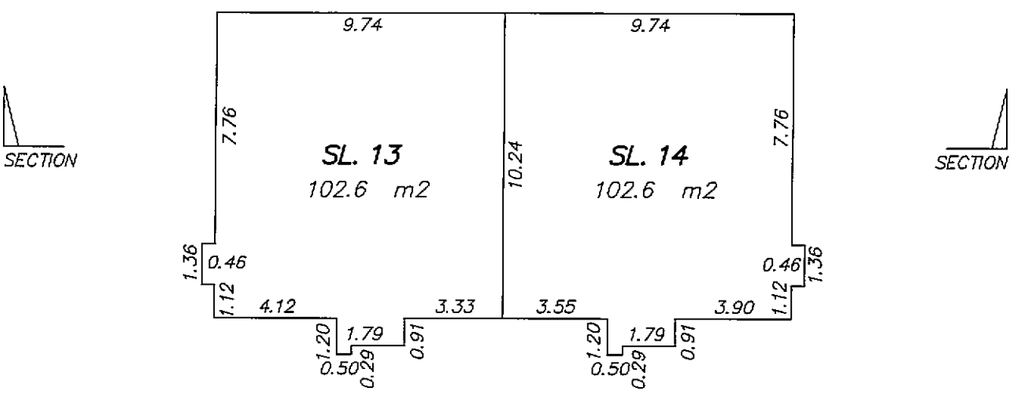
SCALE 1:200 DISTANCES ARE METRIC



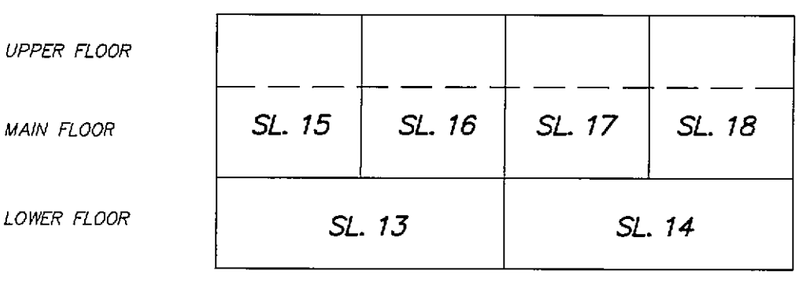
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



SECTION

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

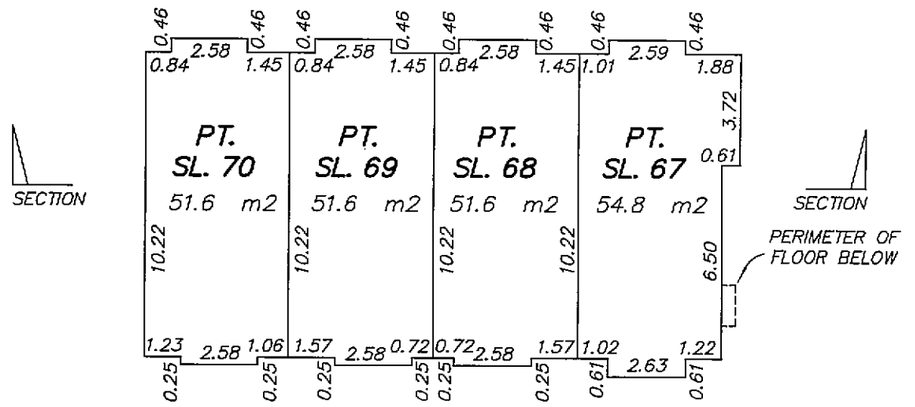
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

FLOOR PLAN
BUILDING 6

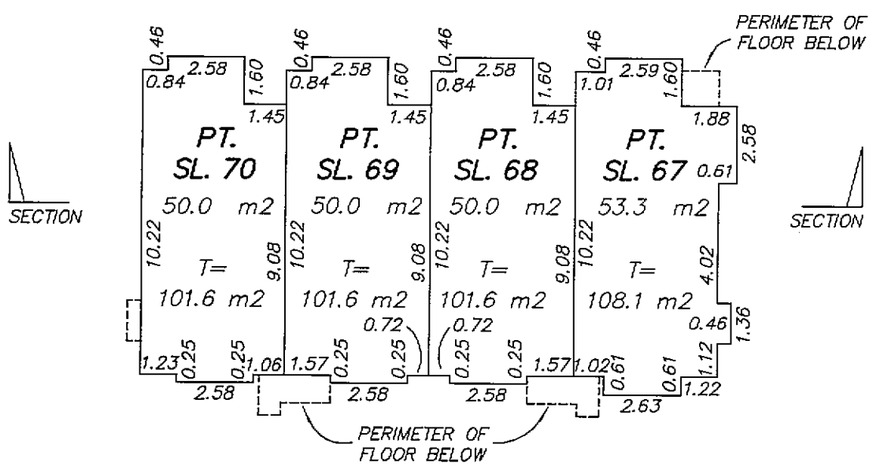
STRATA PLAN BCS 1737

0 5 10 15

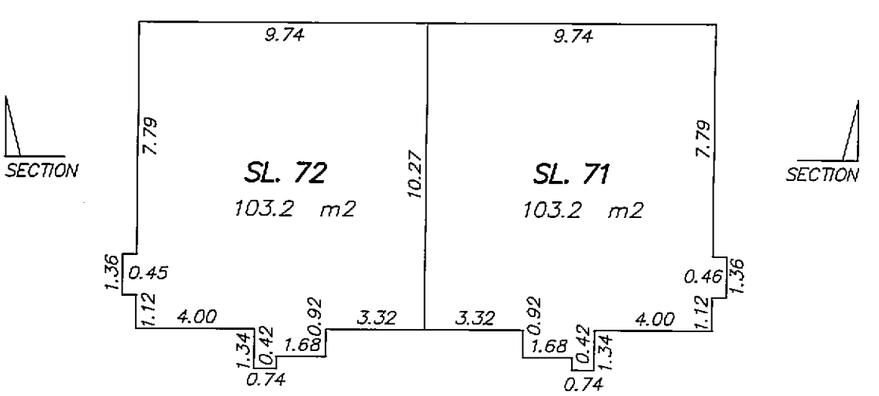
SCALE 1:200 DISTANCES ARE METRIC



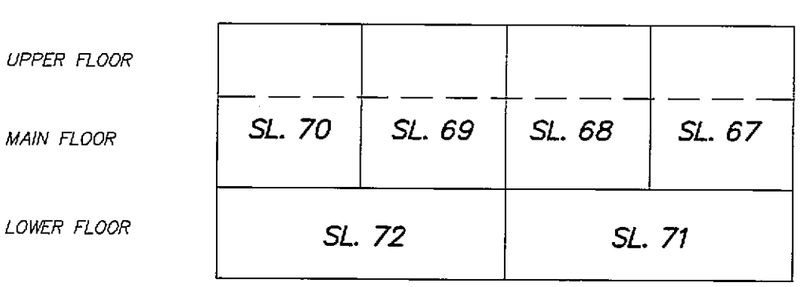
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



SECTION

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

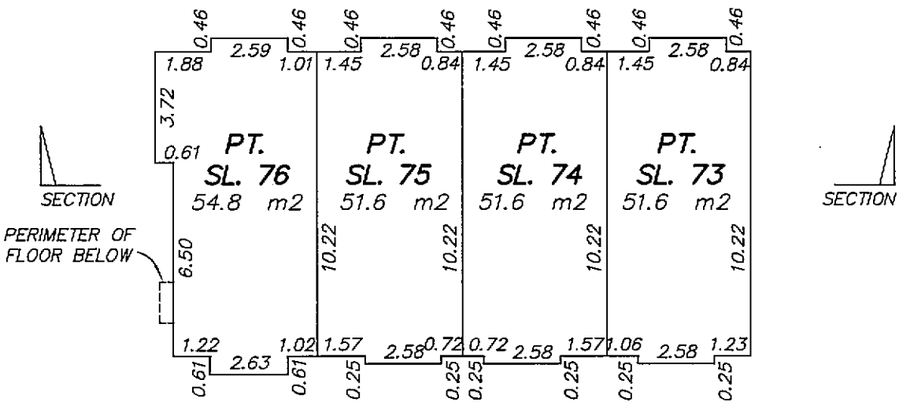
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

FLOOR PLAN
BUILDING 7

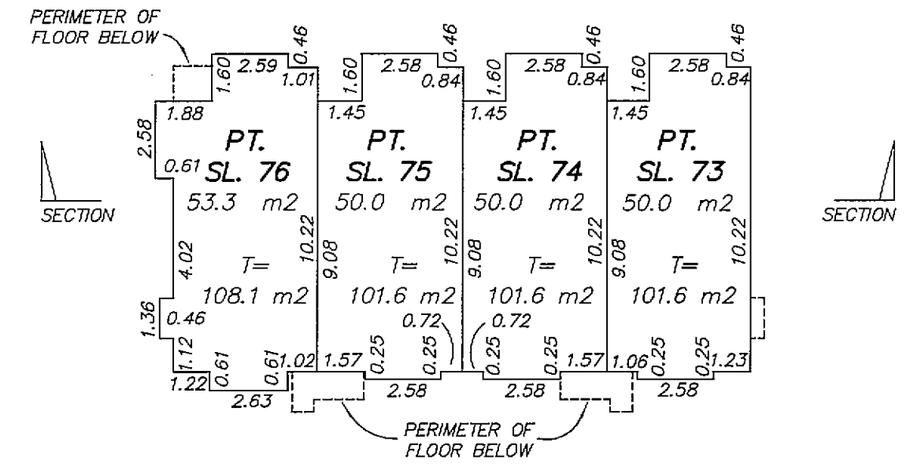
0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC

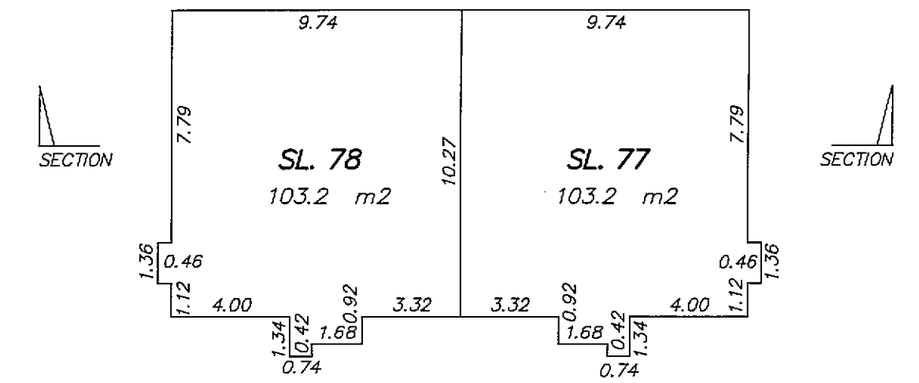
STRATA PLAN BCS 1737



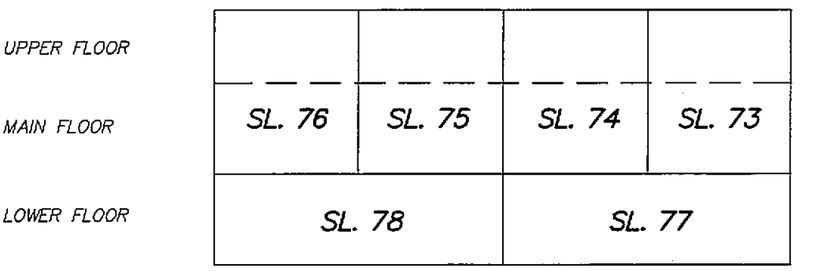
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



SECTION

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

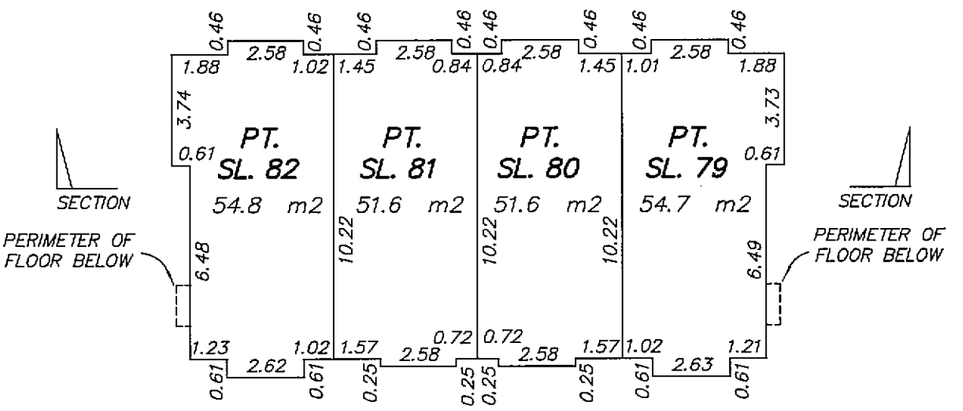
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

FLOOR PLAN
BUILDING 8

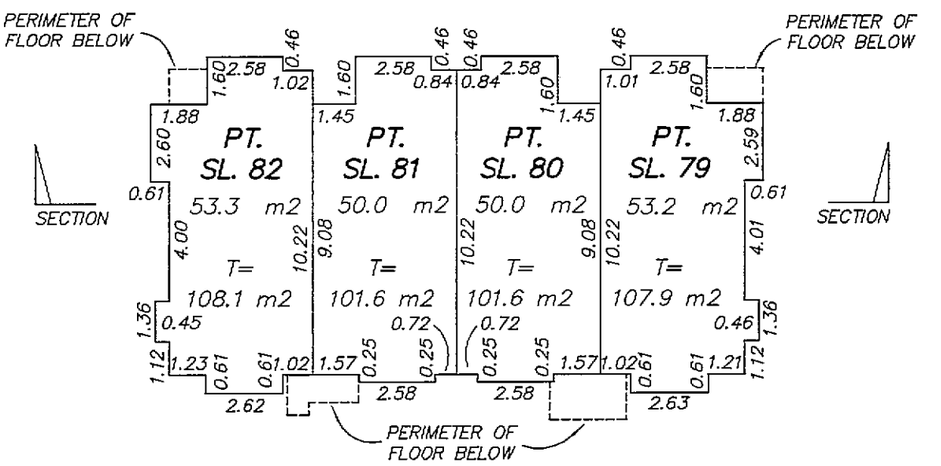
STRATA PLAN BCS 1737

0 5 10 15

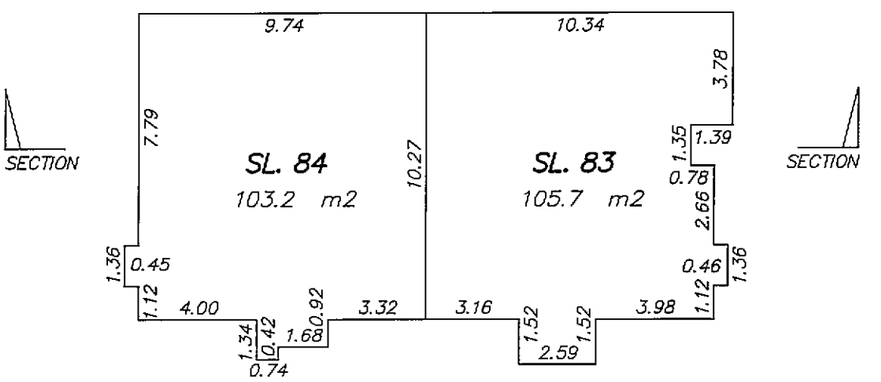
SCALE 1:200 DISTANCES ARE METRIC



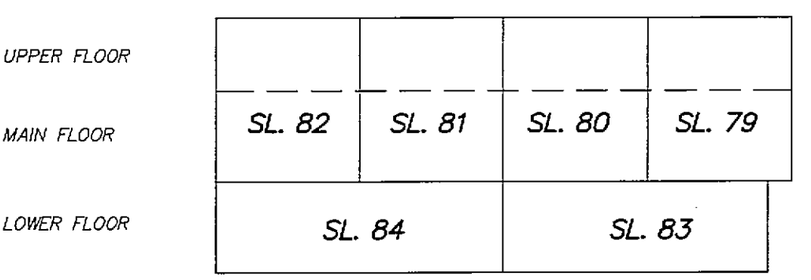
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



SECTION

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

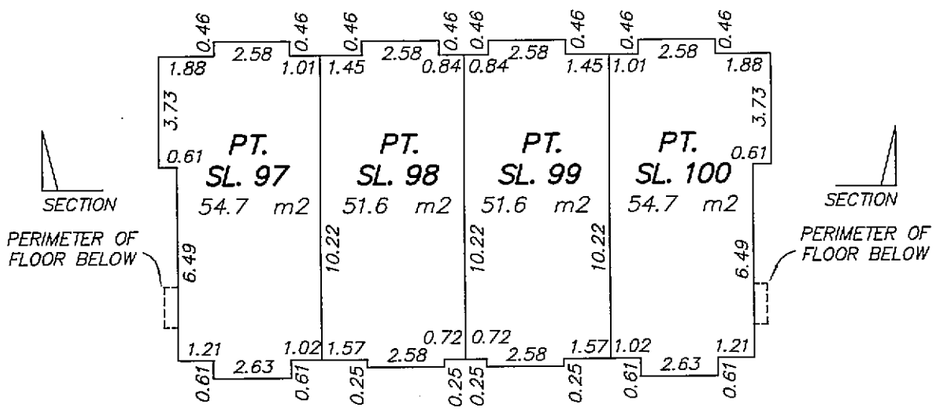
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

FLOOR PLAN
BUILDING 9

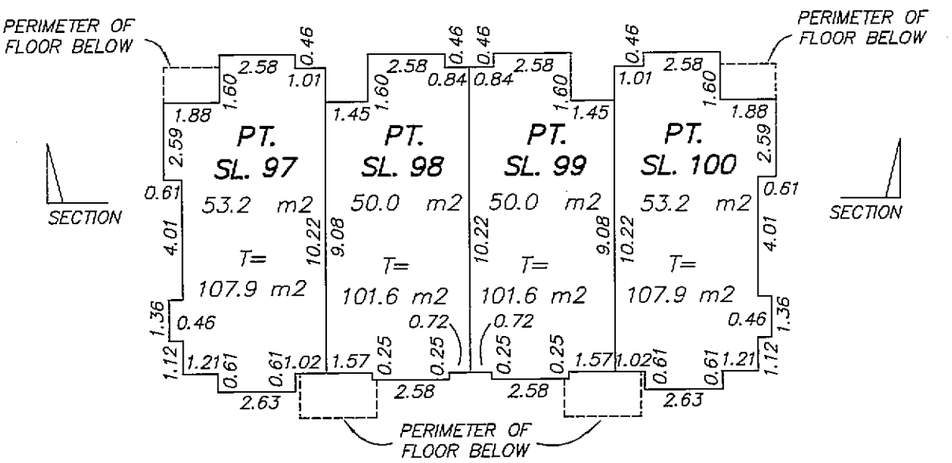
STRATA PLAN BCS 1737

0 5 10 15

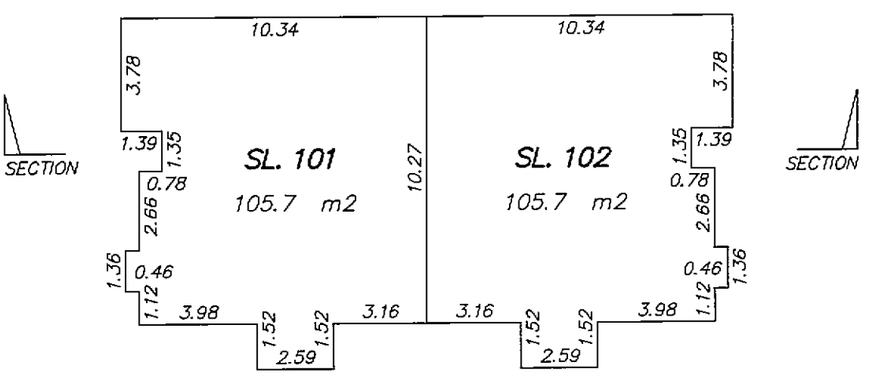
SCALE 1:200 DISTANCES ARE METRIC



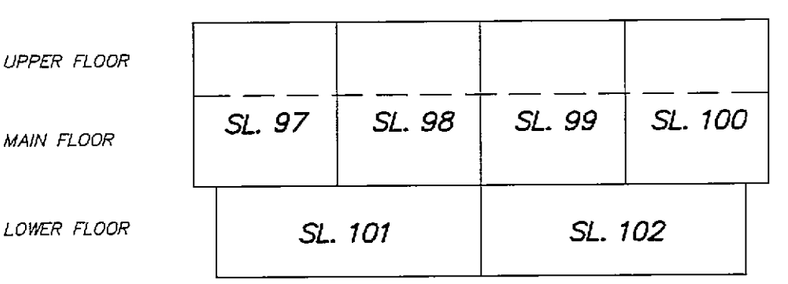
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



SECTION

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

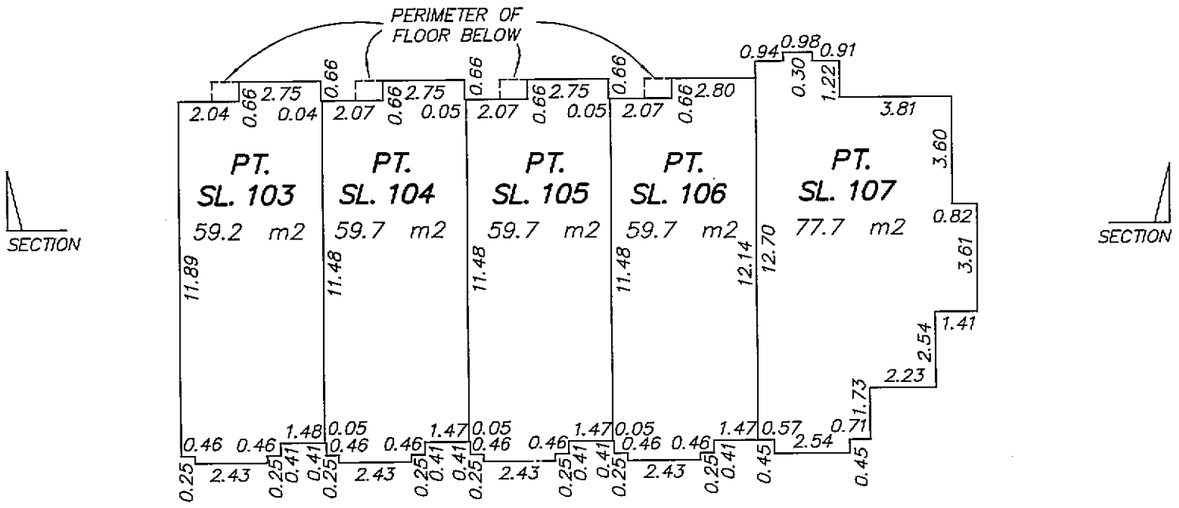
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

FLOOR PLAN
BUILDING 10

STRATA PLAN BCS 1737

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



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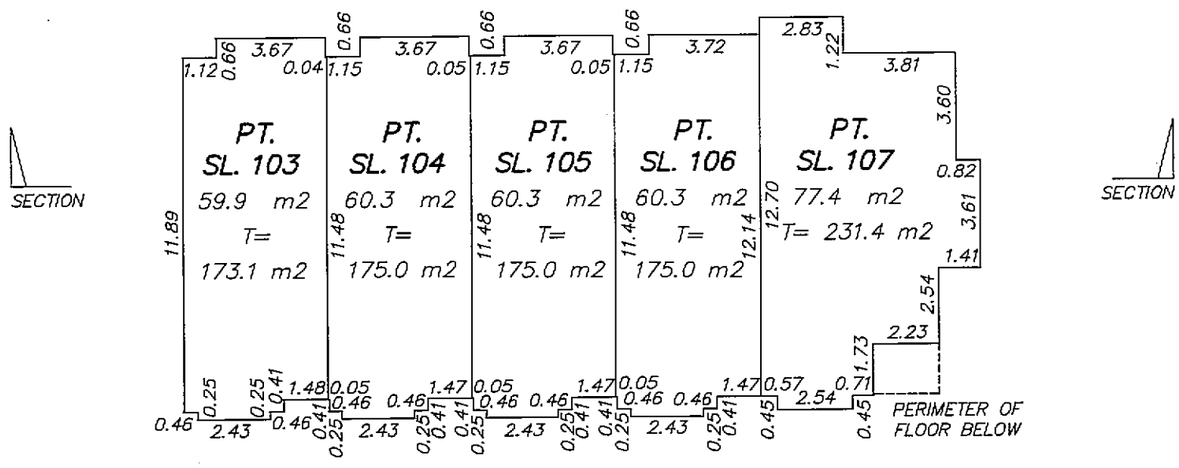
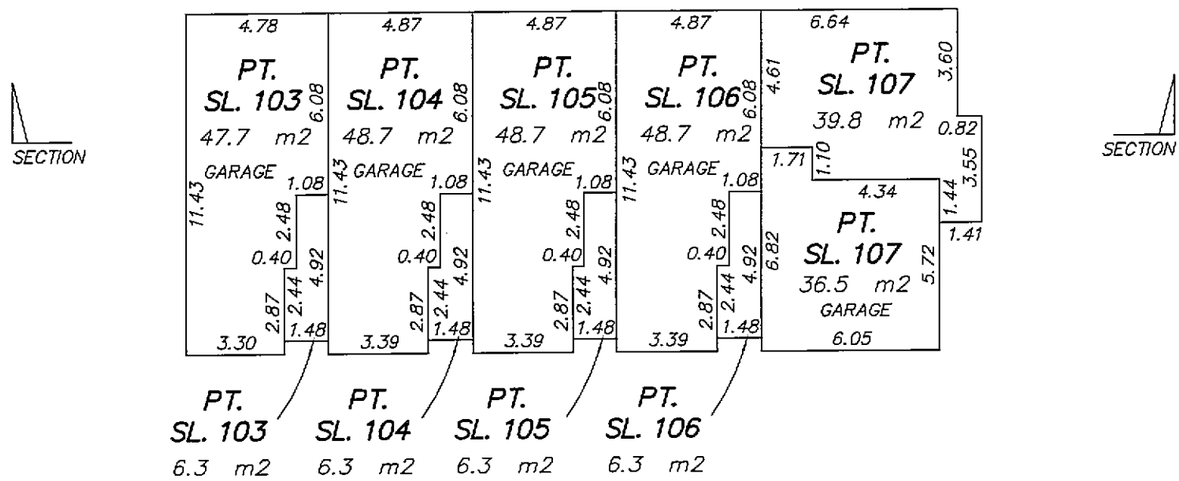
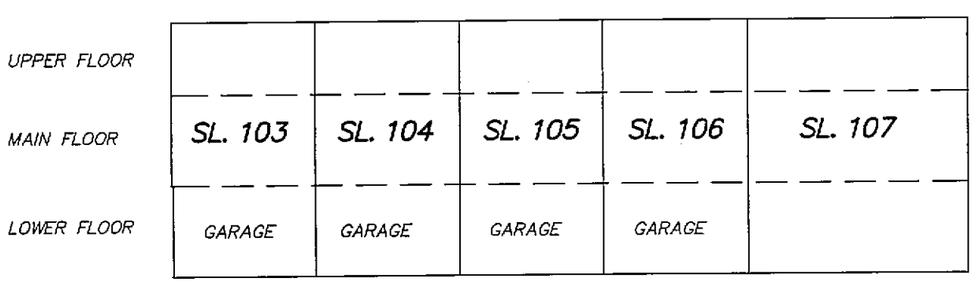


MAIN FLOOR



LOWER FLOOR



SECTION

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

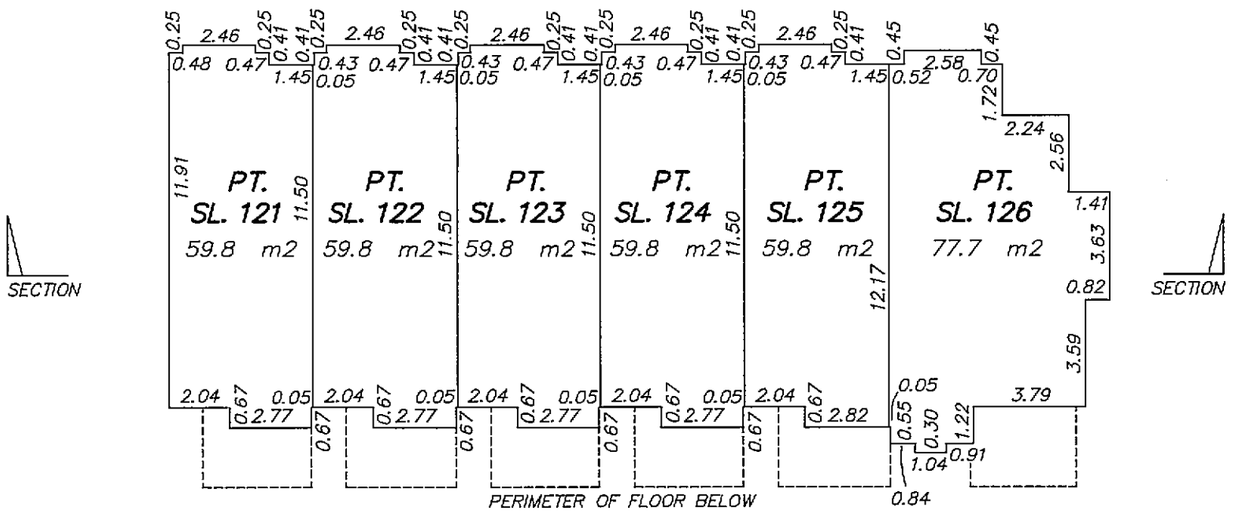
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

FLOOR PLAN
BUILDING 11

STRATA PLAN BCS 1737

0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC



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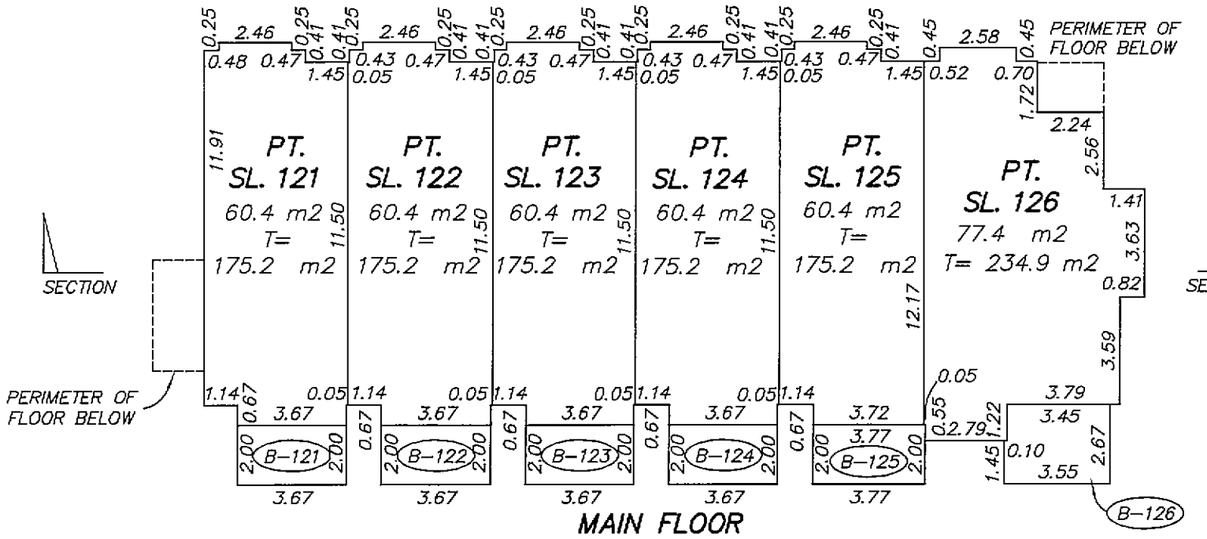

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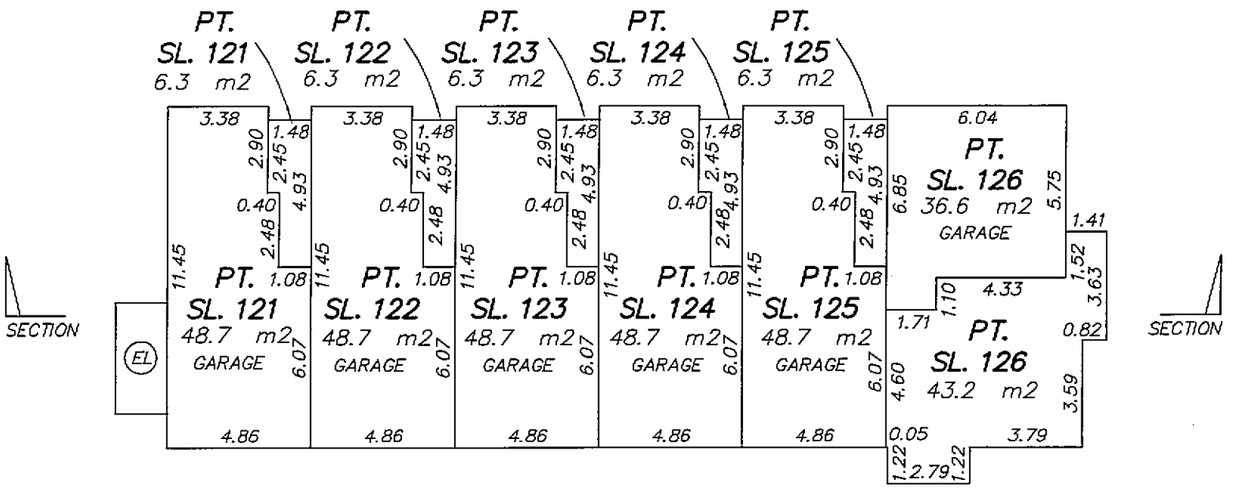
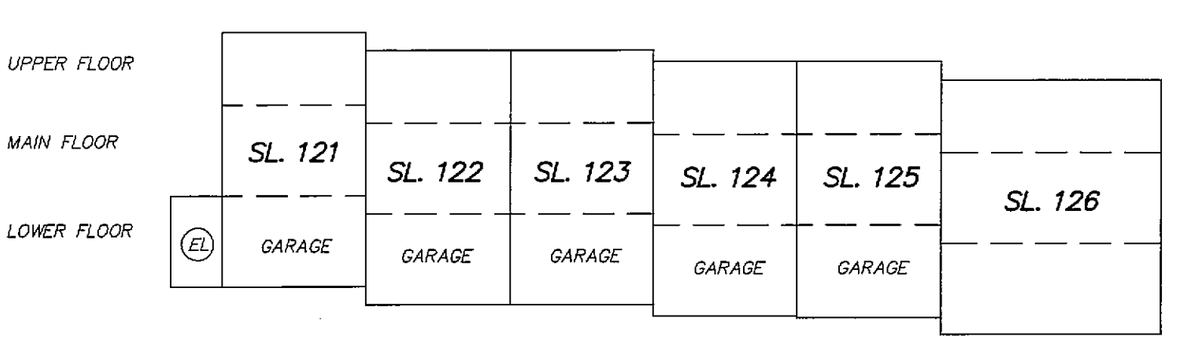


LOWER FLOOR



SECTION

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

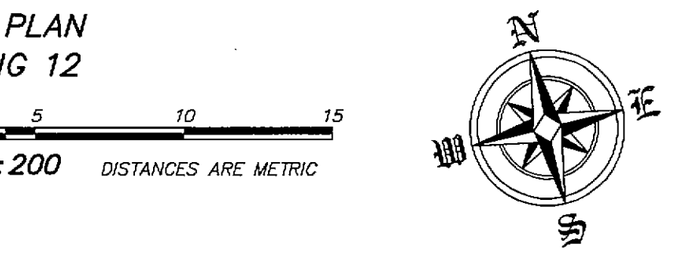
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

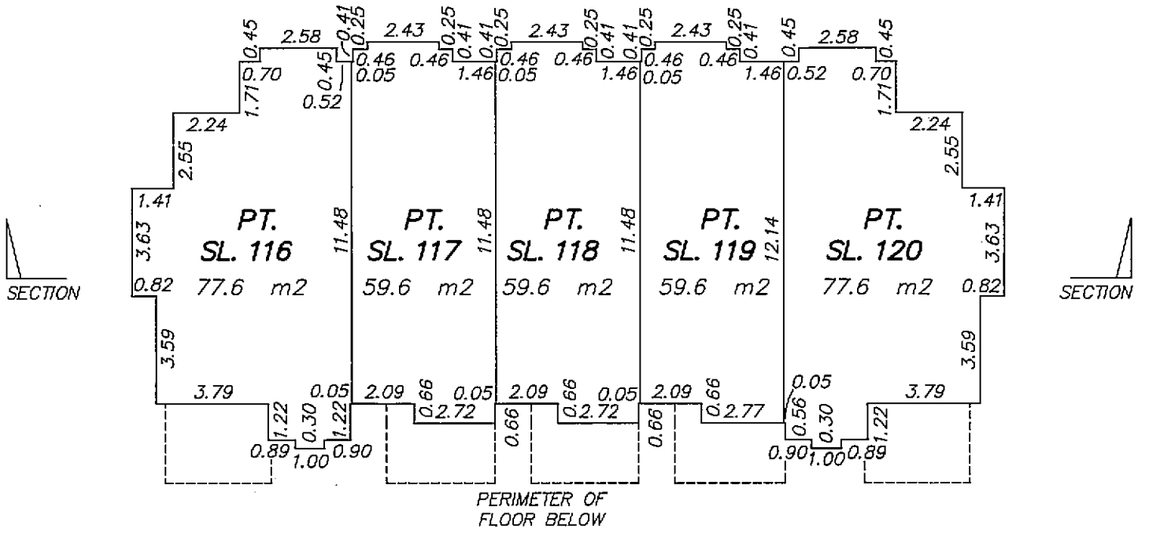
FLOOR PLAN
BUILDING 12

0 5 10 15

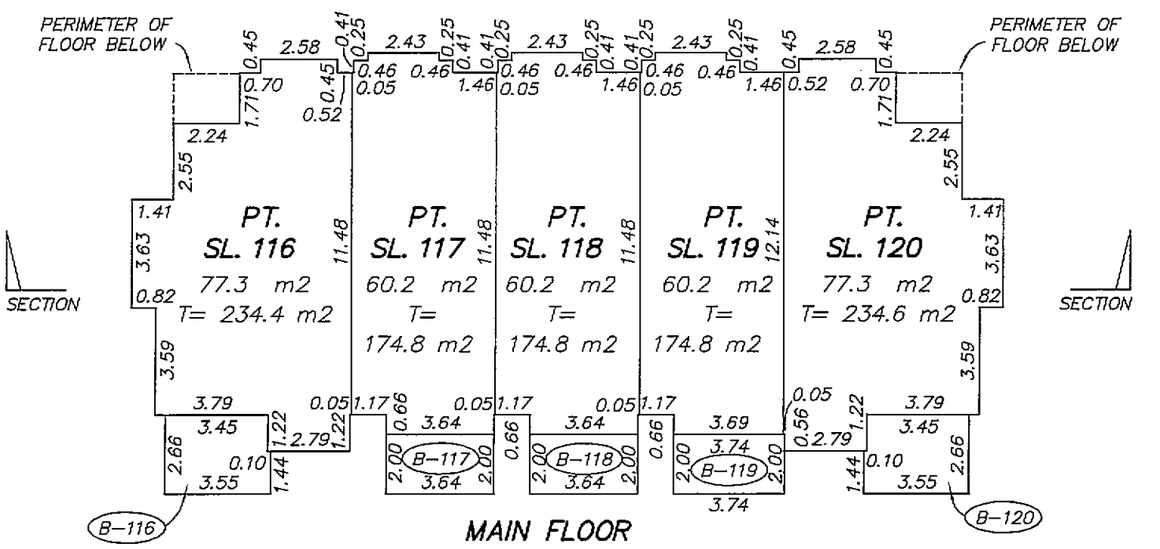
SCALE 1:200 DISTANCES ARE METRIC

STRATA PLAN BCS 1737

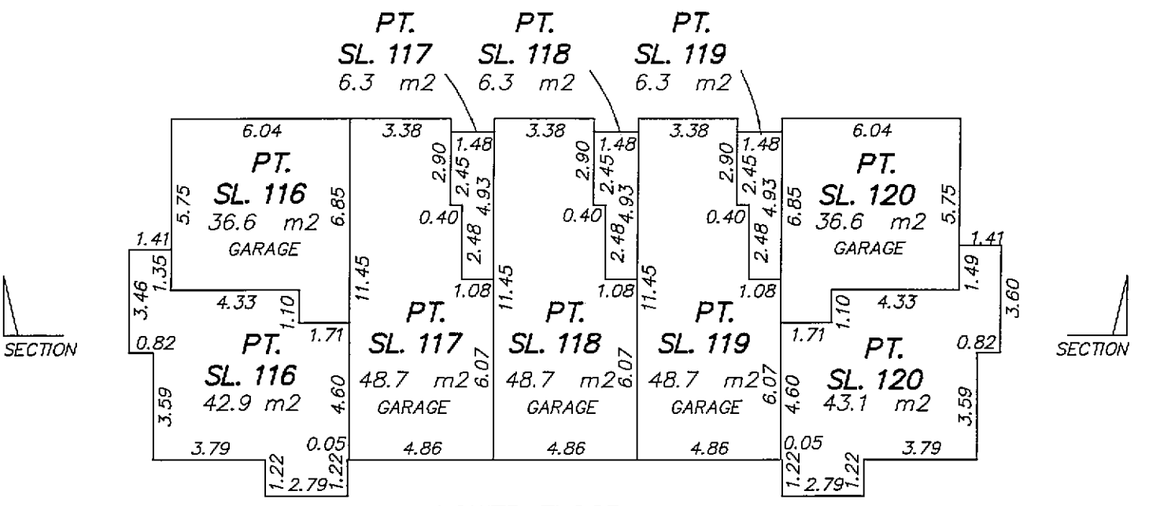




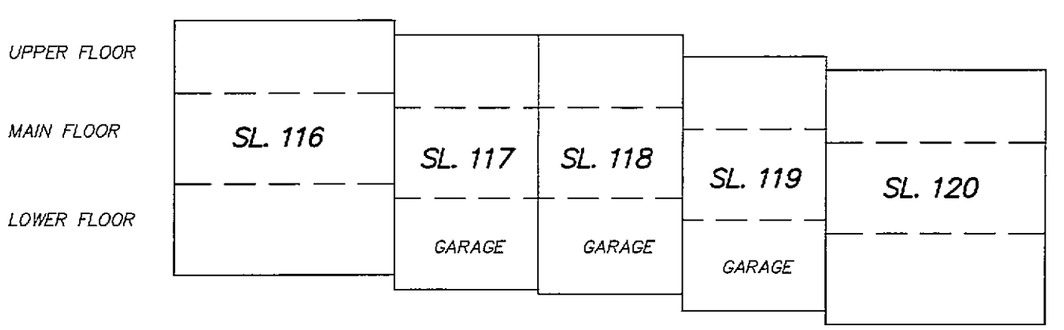
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



SECTION

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

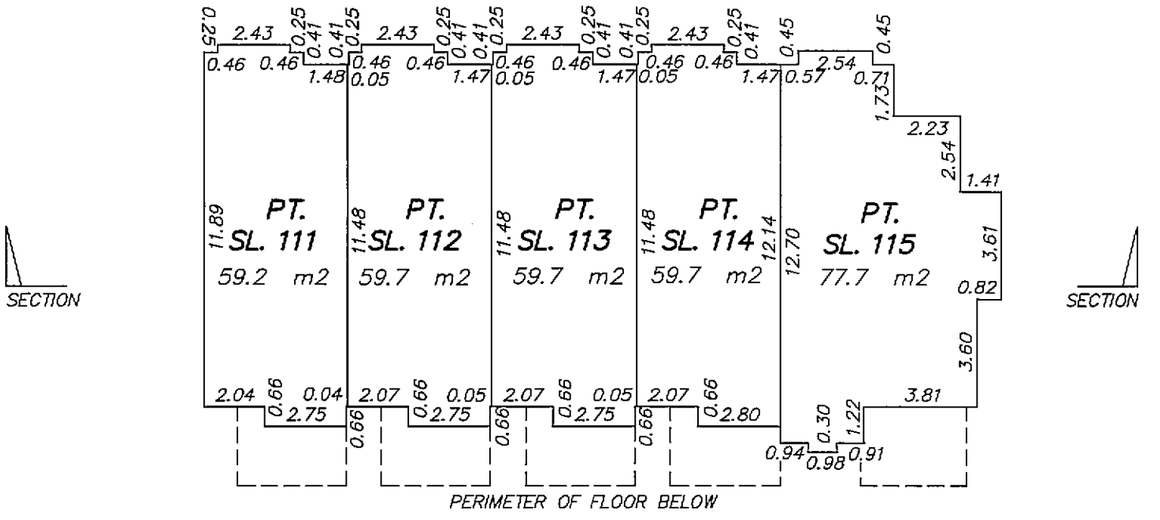
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

FLOOR PLAN
BUILDING 13

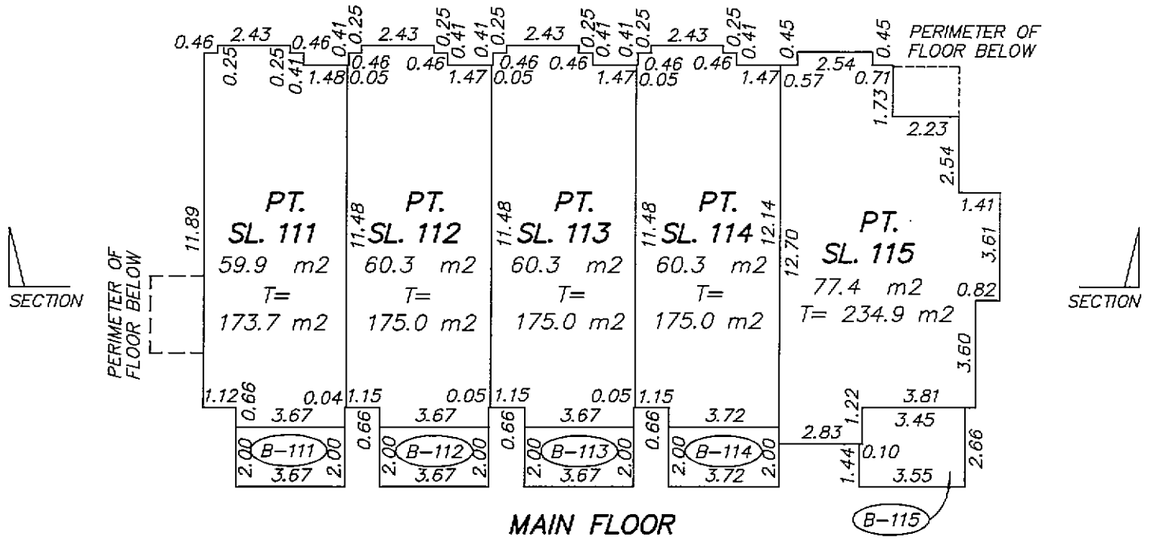
0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC

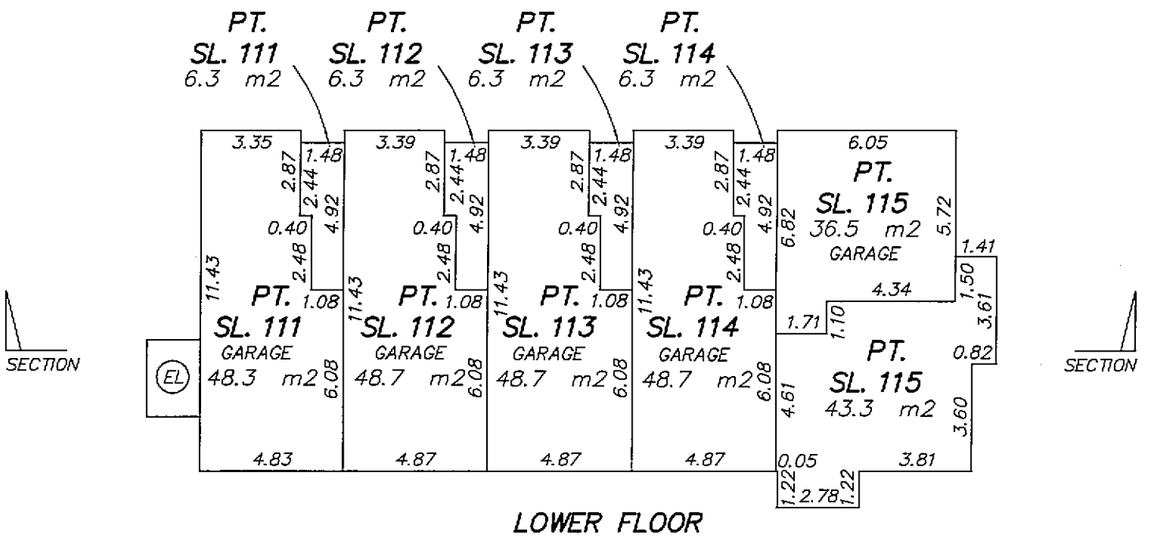
STRATA PLAN BCS 1737



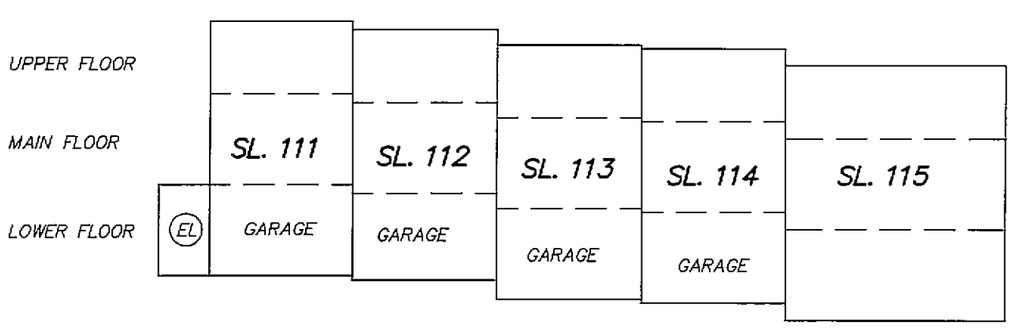
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



SECTION

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

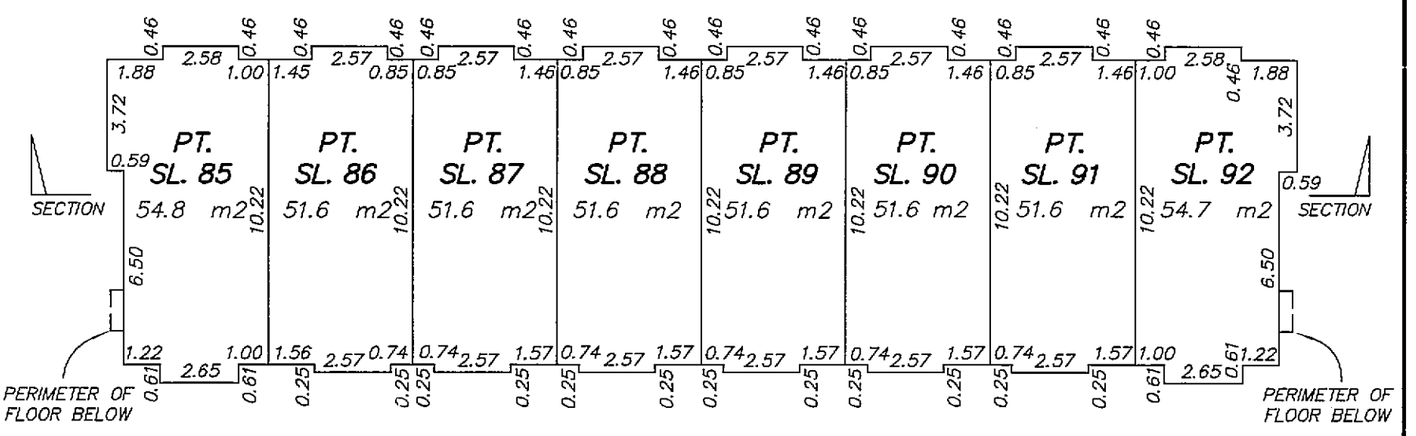
FLOOR PLAN
BUILDING 14

0 5 10 15

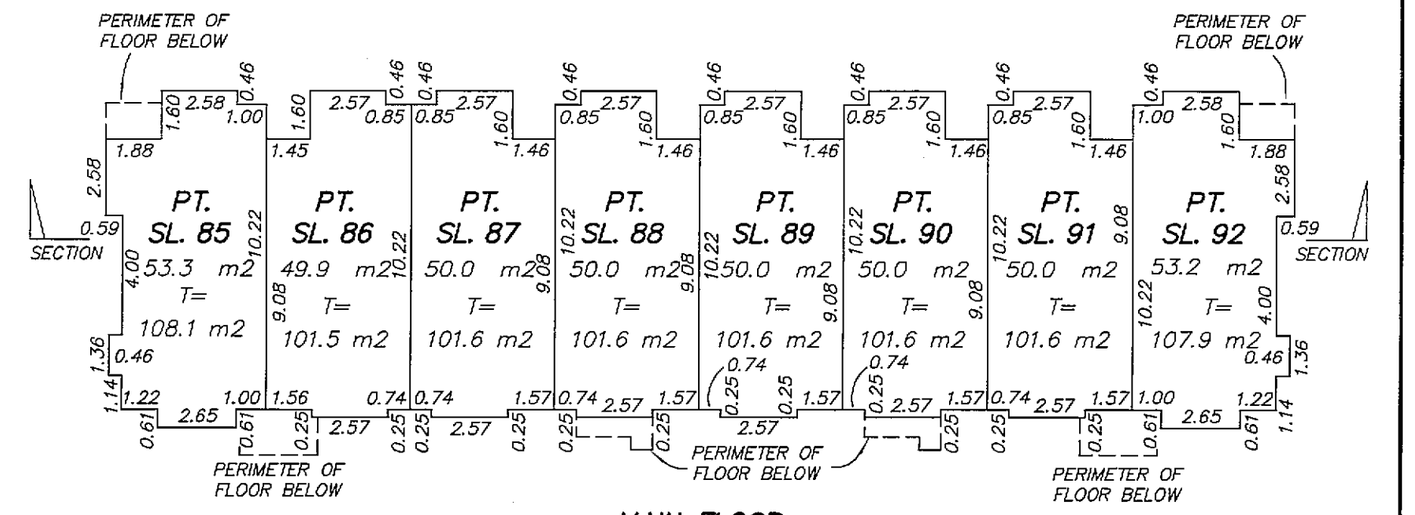
SCALE 1:200 DISTANCES ARE METRIC

N W E S

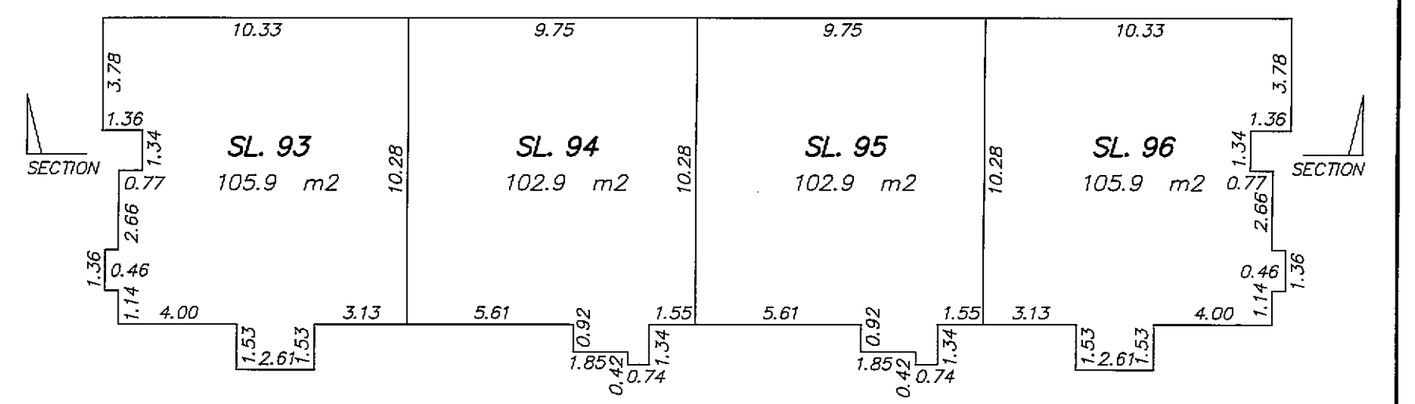
STRATA PLAN BCS 1737



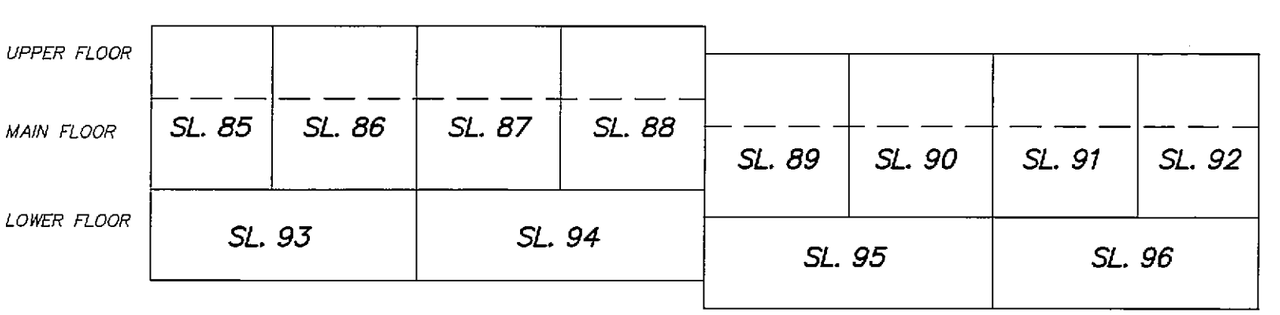
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



SECTION

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

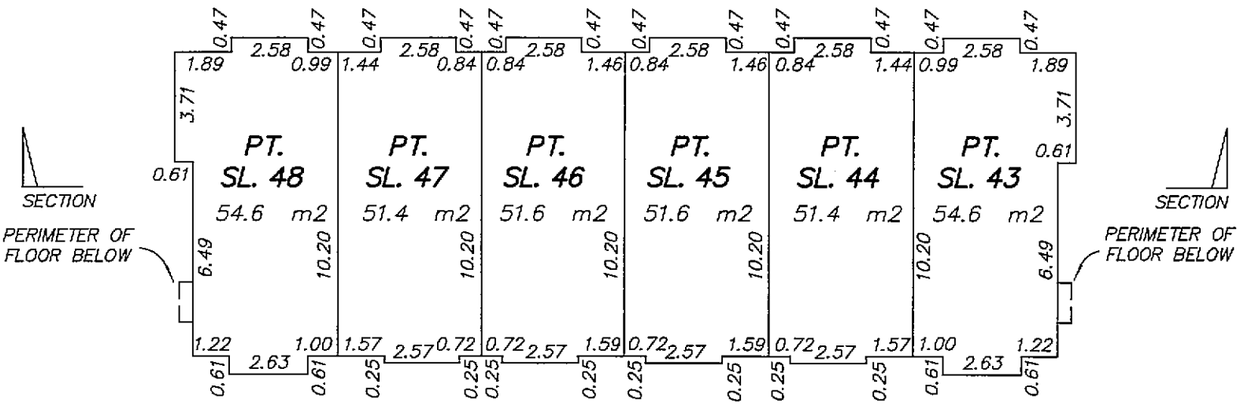
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

FLOOR PLAN
BUILDING 15

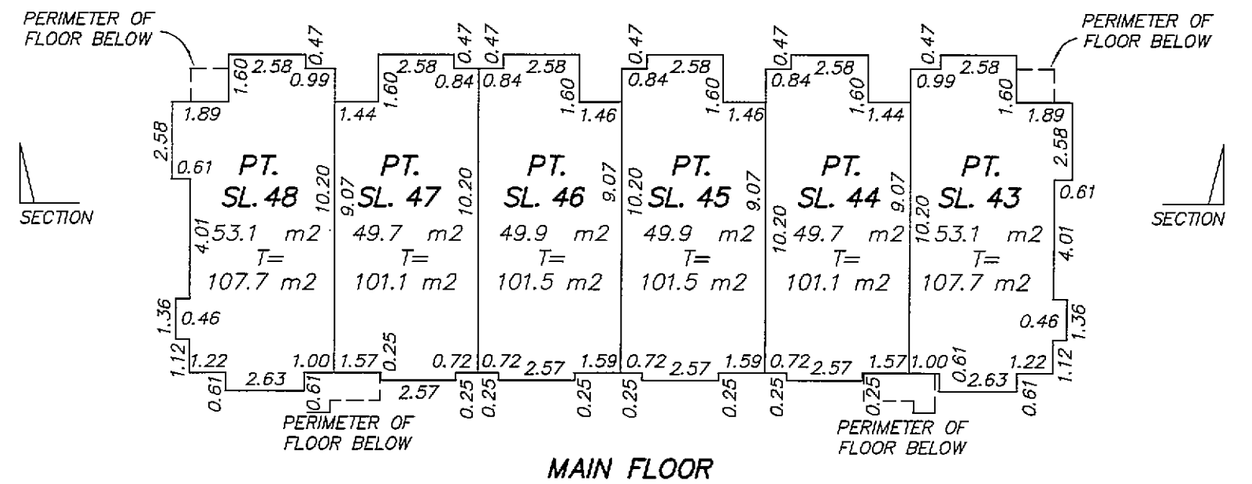
STRATA PLAN BCS 1737

0 5 10 15

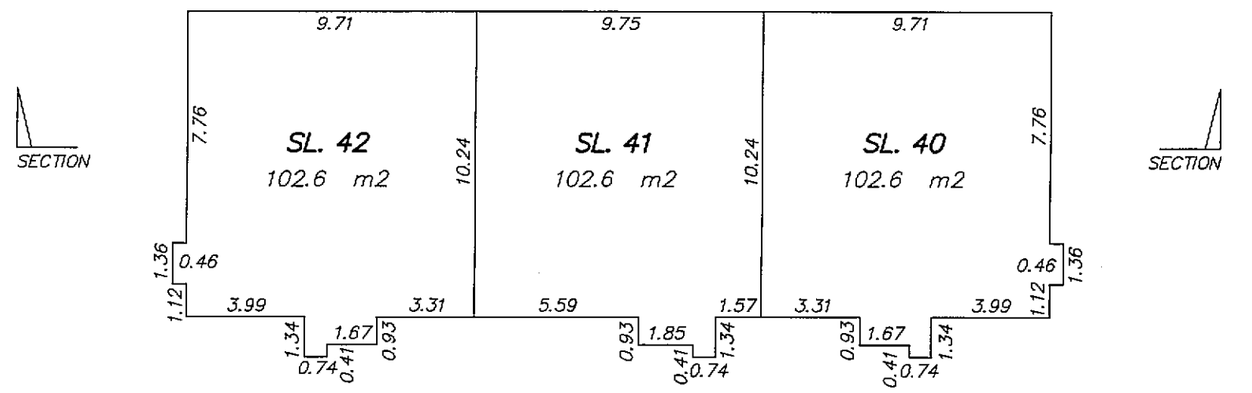
SCALE 1:200 DISTANCES ARE METRIC



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

UPPER FLOOR						
MAIN FLOOR	SL. 48	SL. 47	SL. 46	SL. 45	SL. 44	SL. 43
LOWER FLOOR	SL. 42		SL. 41		SL. 40	

SECTION

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

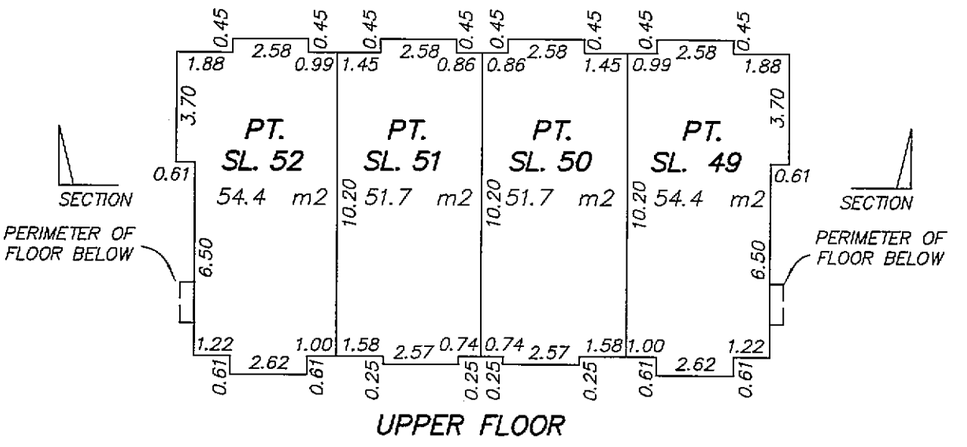
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

FLOOR PLAN
BUILDING 16

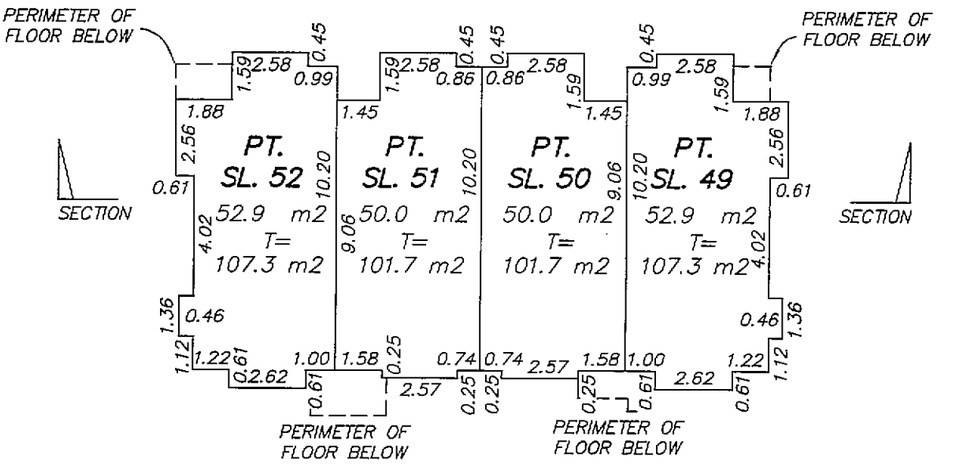
0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC

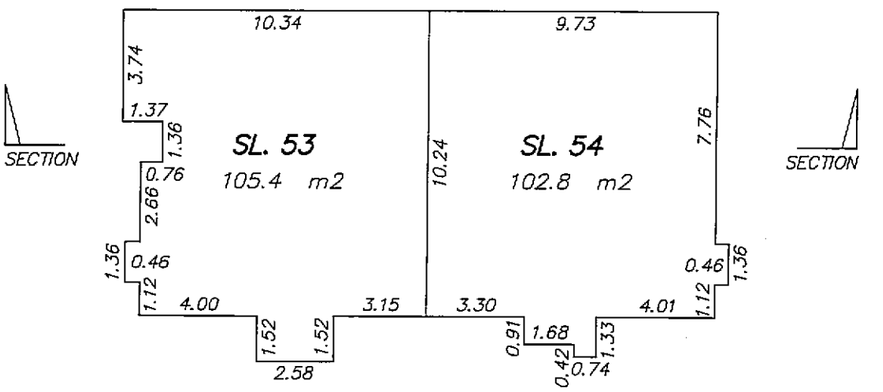
STRATA PLAN BCS 1737



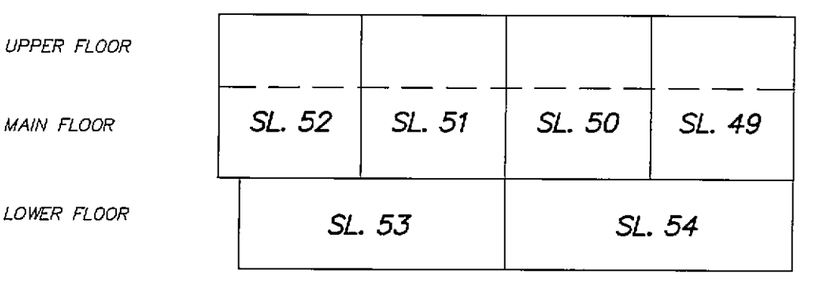
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



SECTION

FEBRUARY 6, 2006
BUTLER SUNDVICK & ASSOCIATES
DWG: 2653-6-FS1

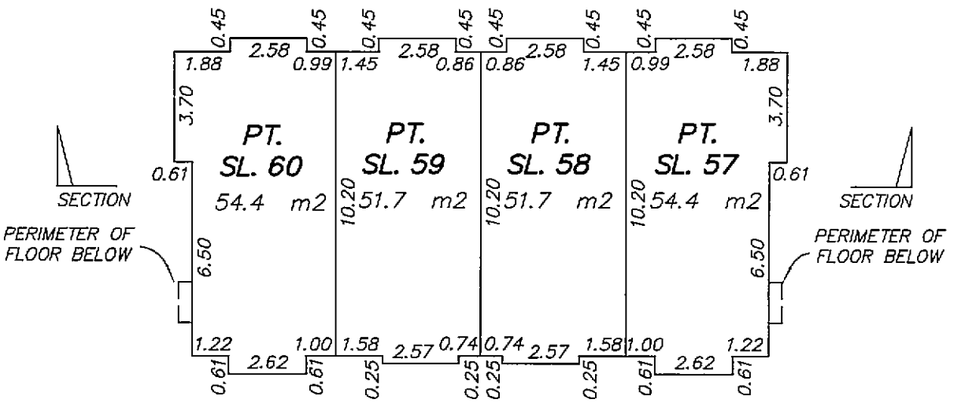
FILED NWBCS1737 RCVD:2006-03-07 PRNT: 2008-02-21-18.24.43.983121

FLOOR PLAN
BUILDING 17

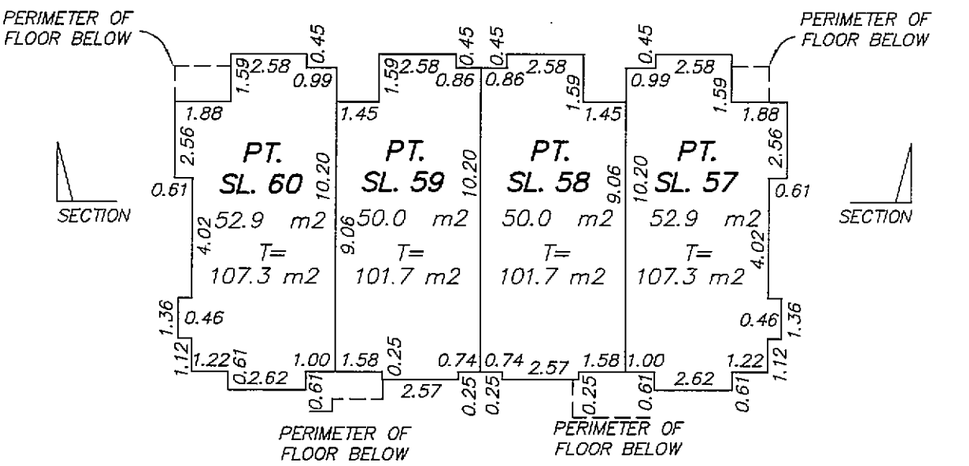
STRATA PLAN BCS 1737

0 5 10 15

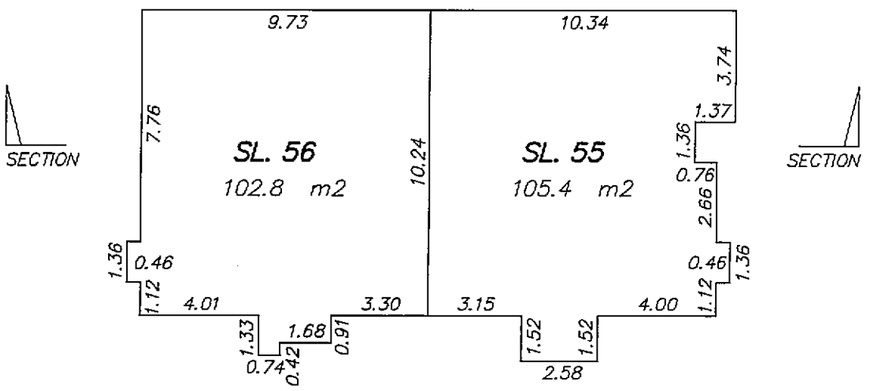
SCALE 1:200 DISTANCES ARE METRIC



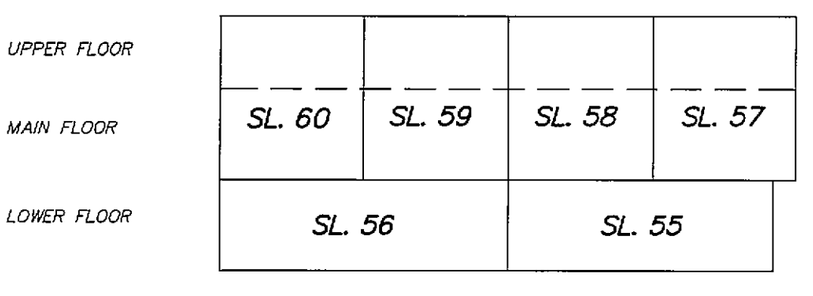
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



SECTION

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BUTLER SUNDVICK & ASSOCIATES
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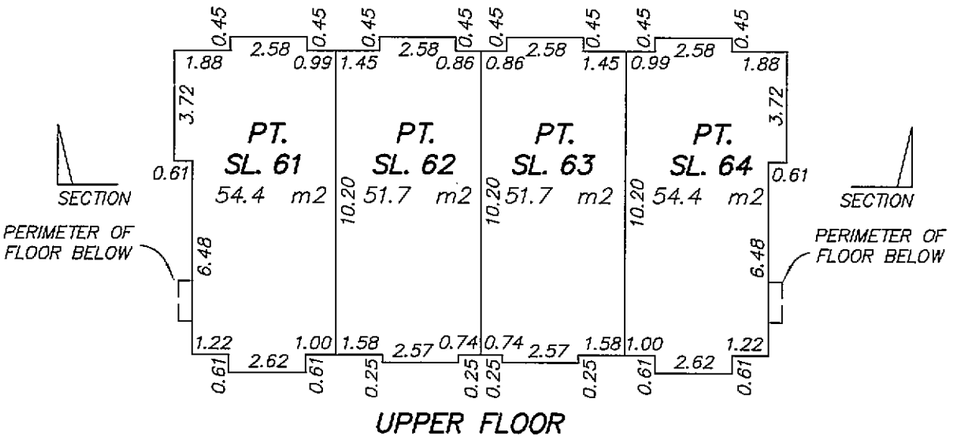
FLOOR PLAN
BUILDING 18

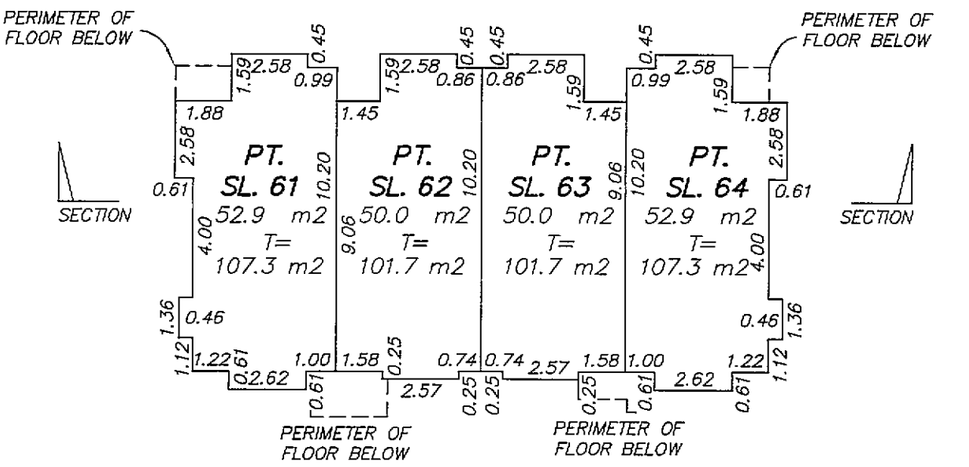
STRATA PLAN BCS 1737

0 5 10 15

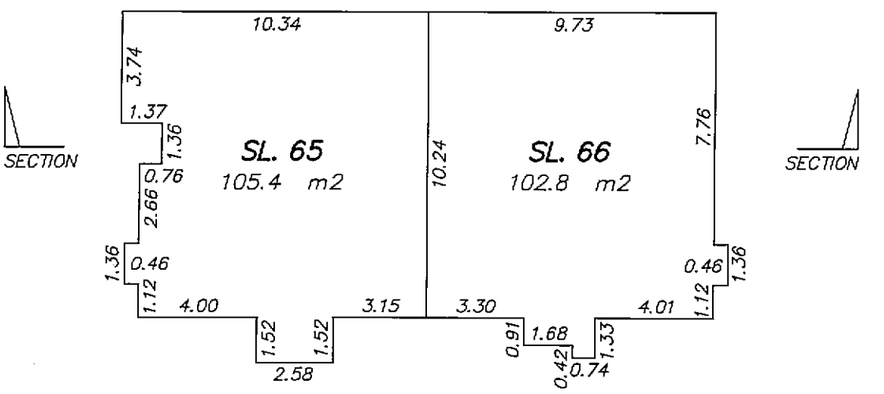
SCALE 1:200 DISTANCES ARE METRIC



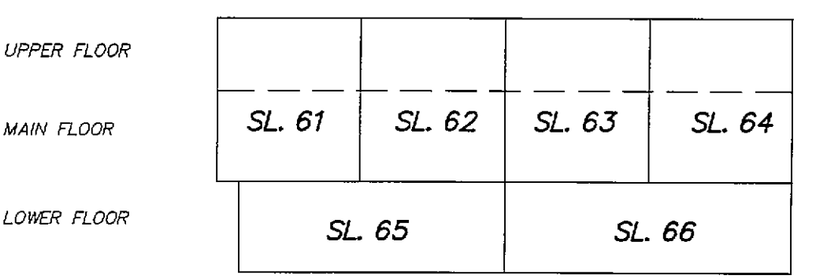
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



SECTION

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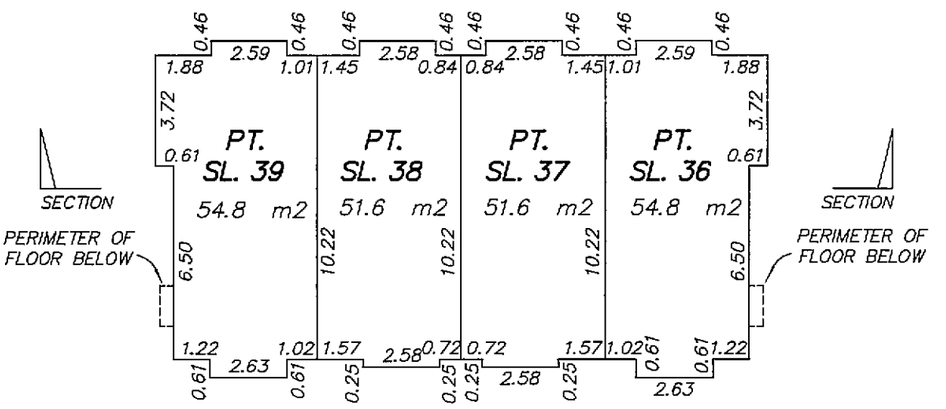
FLOOR PLAN
BUILDING 19

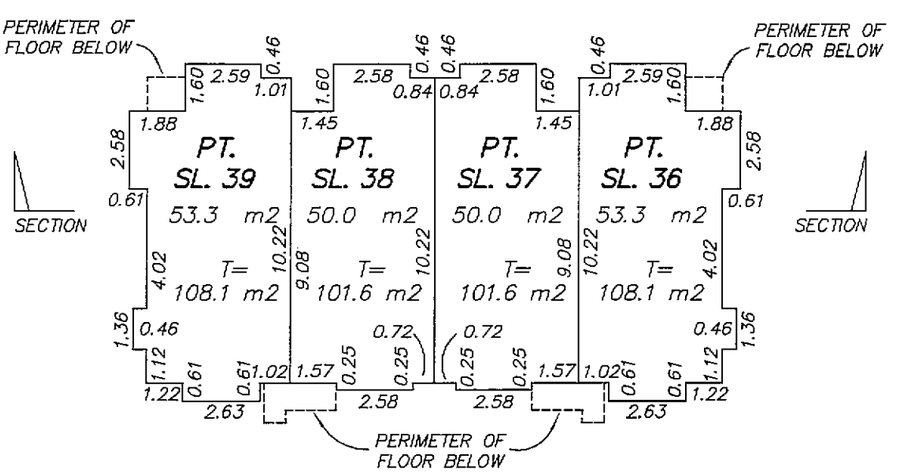
STRATA PLAN BCS 1737

0 5 10 15

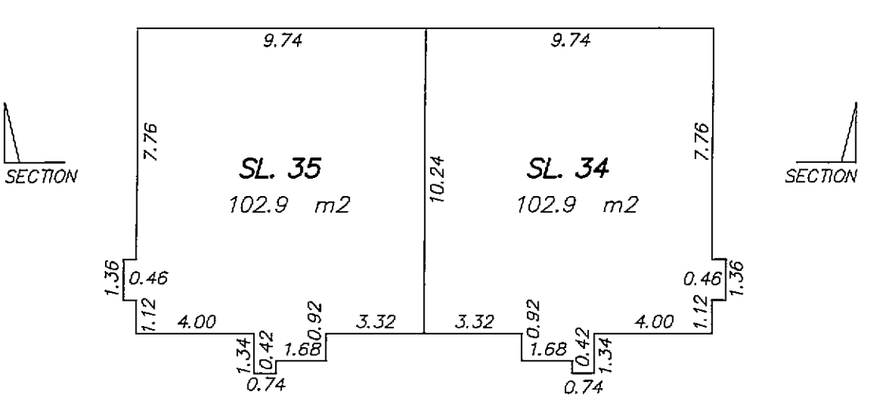
SCALE 1:200 DISTANCES ARE METRIC



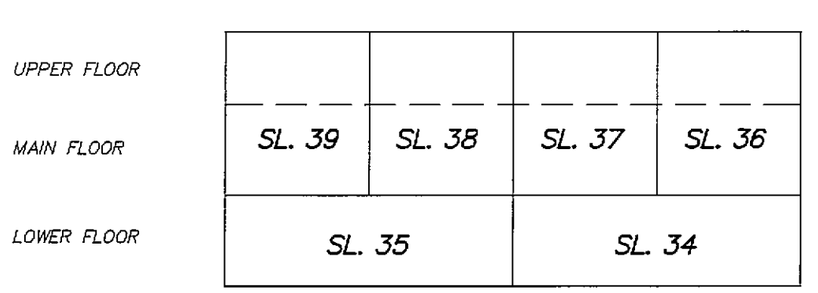
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



SECTION

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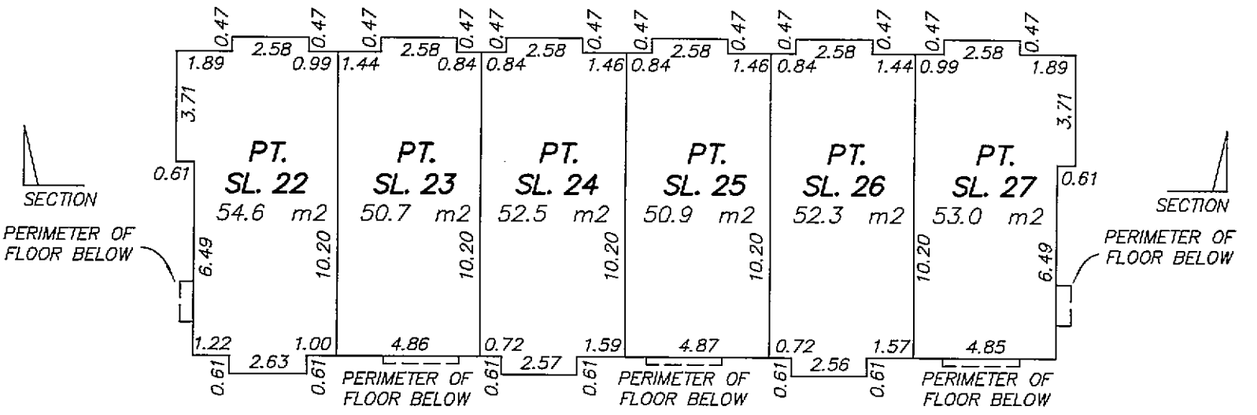
FLOOR PLAN
BUILDING 20

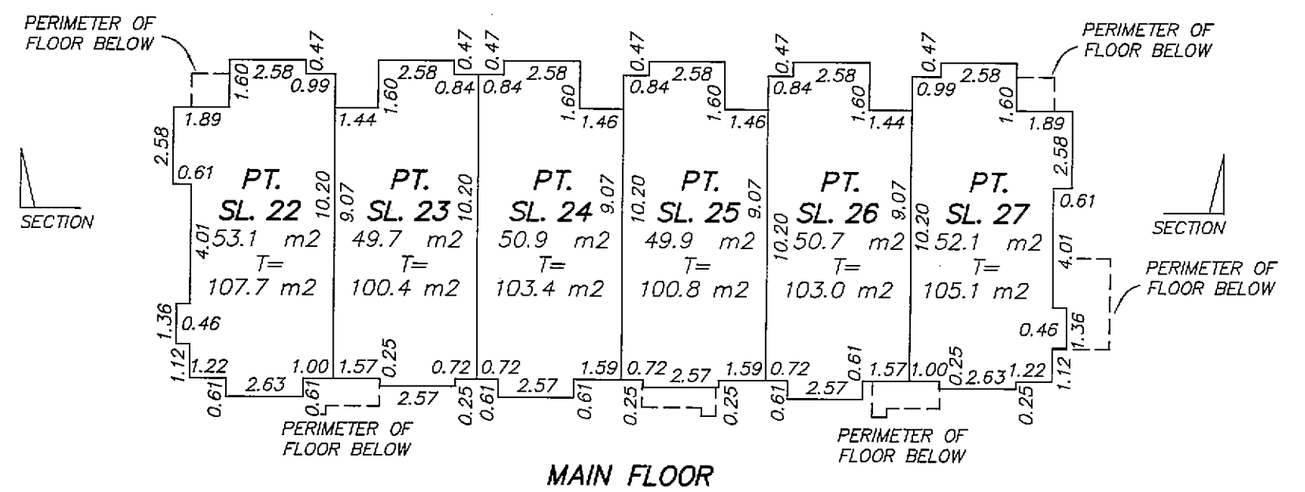
STRATA PLAN BCS 1737

0 5 10 15

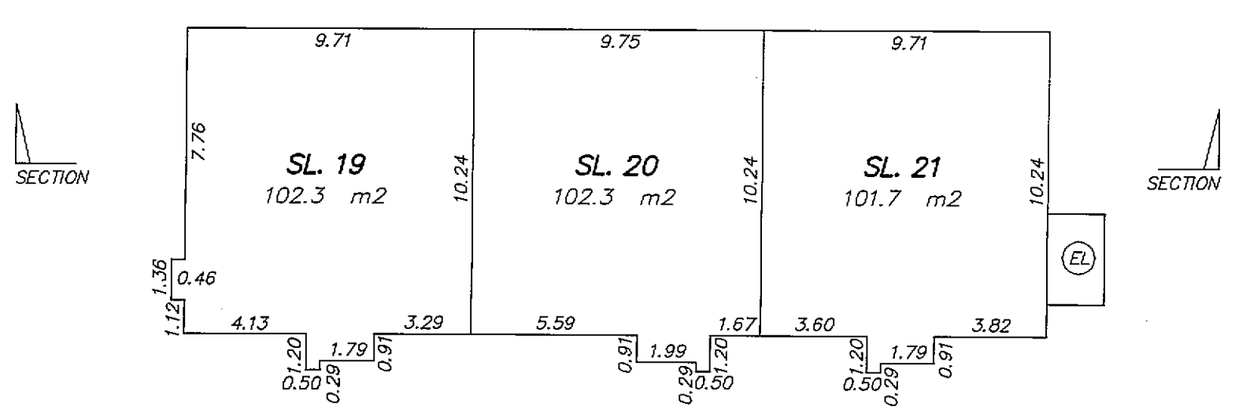
SCALE 1:200 DISTANCES ARE METRIC



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

UPPER FLOOR						
MAIN FLOOR	SL. 22	SL. 23	SL. 24	SL. 25	SL. 26	SL. 27
LOWER FLOOR	SL. 19		SL. 20		SL. 21	

SECTION

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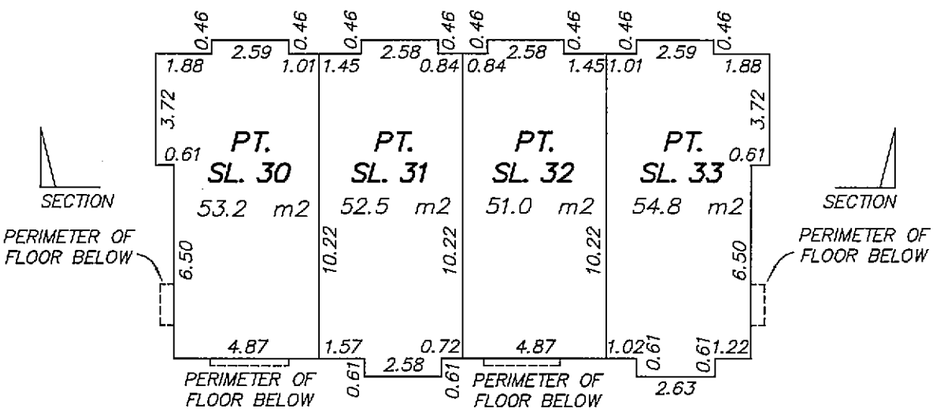
FLOOR PLAN
BUILDING 21

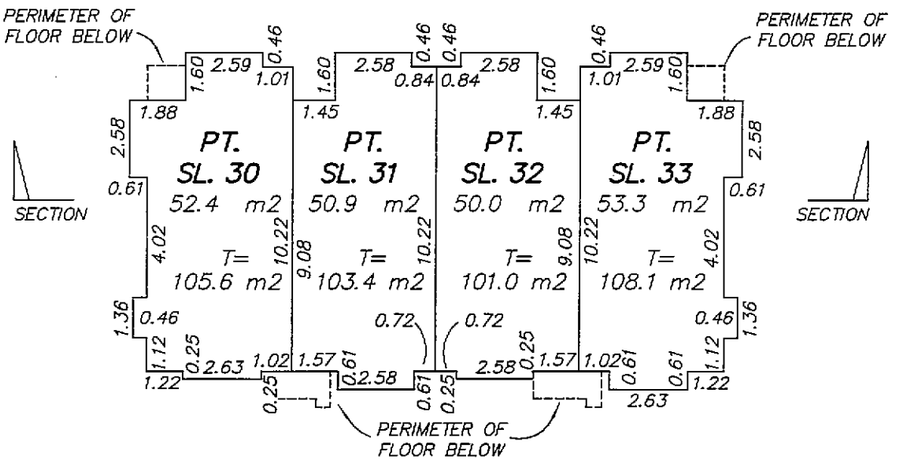
0 5 10 15

SCALE 1:200 DISTANCES ARE METRIC

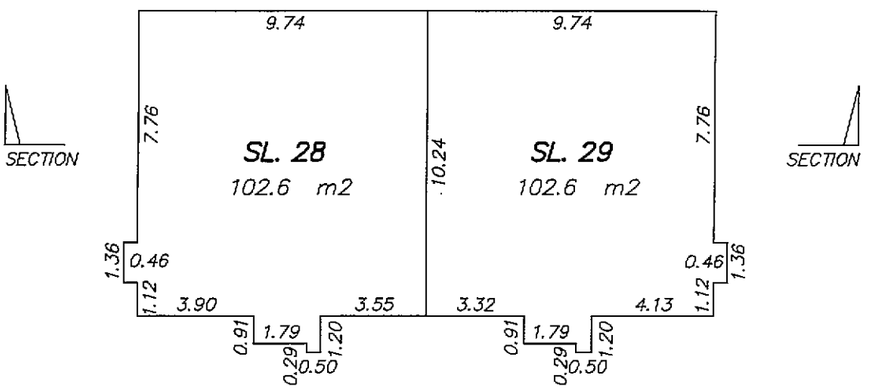
STRATA PLAN BCS 1737



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

UPPER FLOOR				
MAIN FLOOR	SL. 30	SL. 31	SL. 32	SL. 33
LOWER FLOOR	SL. 28		SL. 29	

SECTION

FEBRUARY 6, 2006
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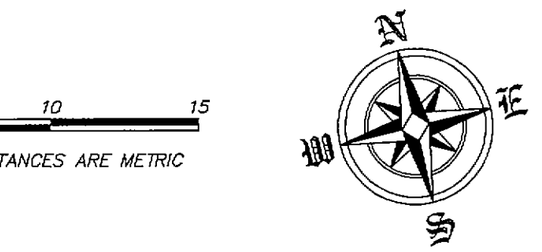
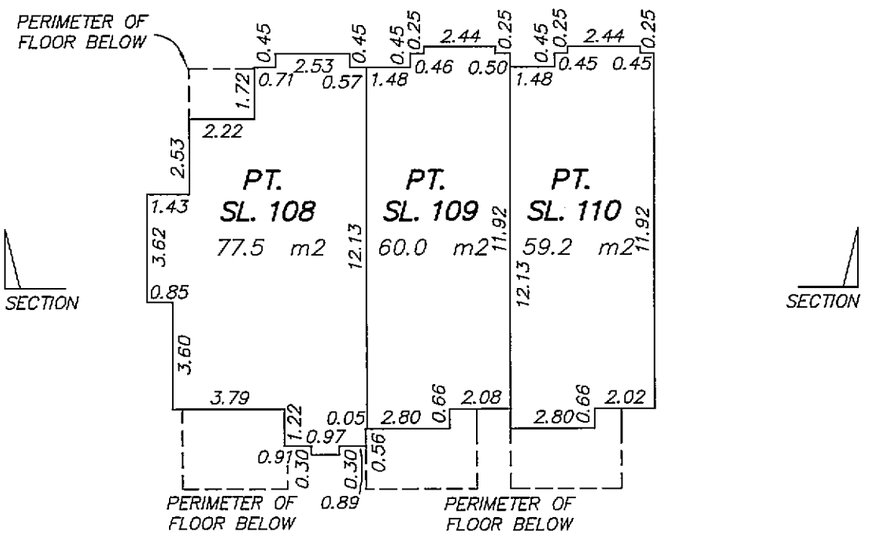
FLOOR PLAN
BUILDING 22

0 5 10 15

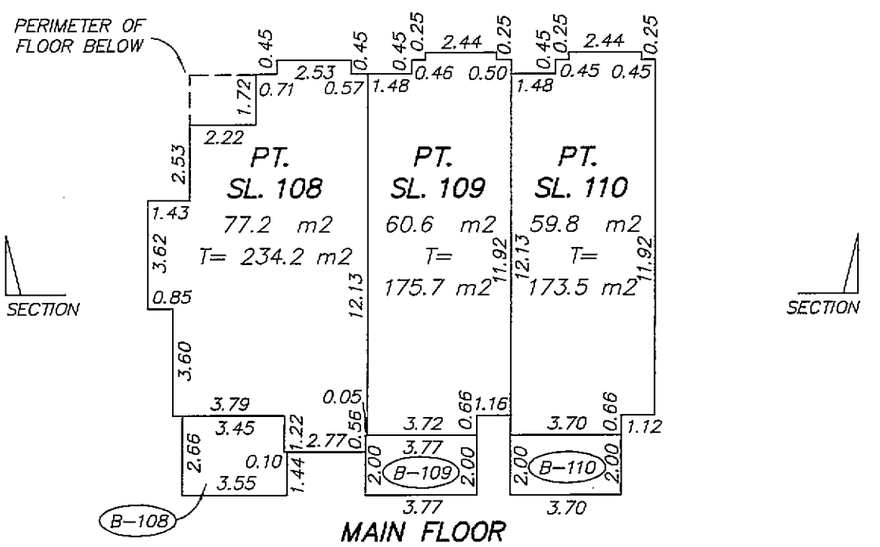
SCALE 1:200 DISTANCES ARE METRIC

STRATA PLAN BCS 1737

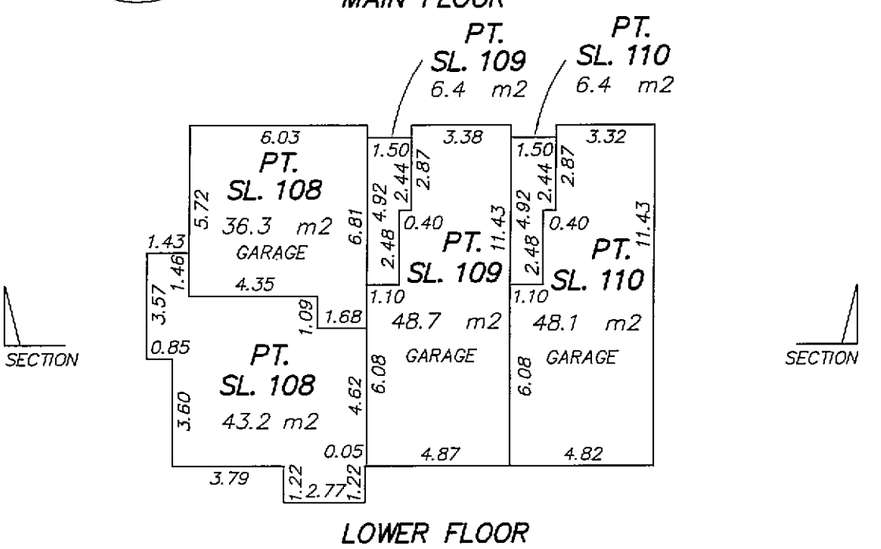




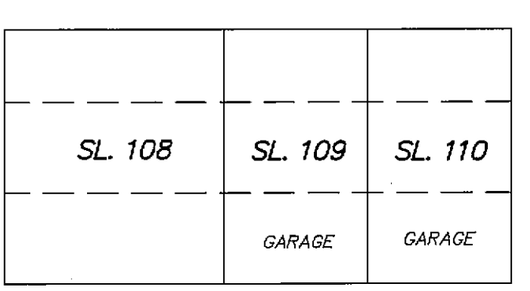
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



SECTION

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