

LEASEHOLD STRATA PLAN OF LOT 5
DISTRICT LOT 102 GROUP 1
NEW WESTMINSTER DISTRICT PLAN BCP3161

CITY OF BURNABY

B.C.G.S. 926.026



SCALE 1 : 500 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:

9266 UNIVERSITY CRESCENT
BURNABY, B.C.

BCS1893

D.L. 102

45°

COVENANT EX. PLAN BCP3176

52°

82.672

52°

LINE OF PARKADE

55° 01' 57"

$\alpha=50.994$
 $r=170.000$

S.R.W. REF. PLAN BCP3181

UNIVERSITY CRESCENT

11 STOREY
BUILDING

LINE OF PARKADE

PLAN BCP3161

COVENANT REF. PLAN BCP4455

S.R.W. REF. PLAN BCP3175

$r=236.619$
 $\alpha=79.399$

S.R.W. REF. PLAN BCP3159

UNIVERSITY DRIVE EAST

71° 19' 04"

84.844

30°

RAMP

17

GP. 1

72°

BCS1046

LEGEND

GRID BEARINGS ARE DERIVED FROM PLAN BCP3161

- m2 DENOTES SQUARE METRES
- S.L. 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
- (E) DENOTES ELEVATOR BEING COMMON PROPERTY
- (B-T) DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
- (P-T) DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
- (D-T) DENOTES DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)

NOTES:

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

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR, OF DELTA, 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 20th DAY OF JULY, 2006. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 51895, ON THE 25th DAY OF JULY, 2006.

GRB

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 : 2653-5
DWG : 2653-5 FS

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

ORIGINAL

STRATA PLAN BCS 1993

STRATA PROPERTY ACT

OWNERS:

SIMON/FRASER UNIVERSITY

Name MICHAEL STEVENSON
Authorized Signatory

Name DEWIS SEAR-DE
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Name GARY CHAN

ADDRESS 8888 UNIVERSITY DR.
BURNABY, BC V5A 1S6

DIRECTOR, INTERNAL AUDIT
OCCUPATION

LEASEE:

POLYGON AURORA TOWER LTD.
(INC. NO. 679844)

Name RALE SCHMIDTKE
Authorized Signatory

Name ROBERT BRUNO
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Name ELLEN LOUDEN

ADDRESS DEVELOPMENT COORDINATOR
900-1333 W. BROADWAY

VANCOUVER, BC, V6H 4C2
OCCUPATION

MORTGAGEE:

HSBC BANK CANADA

Name DALE TELFER
Authorized Signatory

Name D. Stewart
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES

Name ANDREW MAE

ADDRESS 885 W. GEORGIA ST
VANCOUVER, BC, V6C 3E9

SE CREDIT OFFICER
OCCUPATION

I, GRANT BUTLER, A BRITISH COLUMBIA LAND SURVEYOR CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF JULY 25th, 2006 BEEN PREVIOUSLY OCCUPIED.



B.C.L.S.

I, GRANT BUTLER, 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: JULY 25th, 2006



B.C.L.S.

SECTION

STRATA PLAN BCS / 993



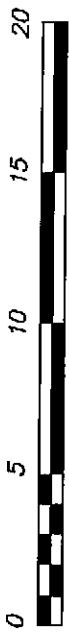
SCALE 1 : 250 DISTANCES ARE IN METRES

MECHANICAL LEVEL	ROOF ③			
LEVEL 12	S.L. 99	S.L. 100	S.L. 101	③-10①
LEVEL 11	S.L. 92	S.L. 93	S.L. 94	S.L. 95 ③-95①
LEVEL 10	S.L. 85	S.L. 86	S.L. 87	S.L. 88 ③-88①
LEVEL 9	S.L. 76	S.L. 77	S.L. 78	S.L. 79 ③-80①
LEVEL 8	S.L. 67	S.L. 68	S.L. 69	S.L. 70 ③-71①
LEVEL 7	S.L. 56	S.L. 57	S.L. 58	S.L. 59 S.L. 60 S.L. 61
LEVEL 6	S.L. 45	S.L. 46	S.L. 47	S.L. 48 S.L. 49 S.L. 50
LEVEL 5 ROOF ③	S.L. 34	S.L. 35	S.L. 36	S.L. 37 S.L. 38 S.L. 39
LEVEL 3	S.L. 23	LOBBY ③		S.L. 26 S.L. 27 S.L. 28
LEVEL 2 (LOBBY)	S.L. 11	S.L. 12	S.L. 13	S.L. 14 S.L. 15 S.L. 16
LEVEL 1	③-EL	S.L. 1	S.L. 2	S.L. 3 S.L. 4 S.L. 5
PARKING LEVEL 2	CORRIDOR ③		PARKING EX. PLAN BCP 25430	
PARKING LEVEL 3			BICYCLE STORAGE EX. PLAN BCP 25430	
			CORRIDOR ③	
			PARKING EX. PLAN BCP 25431	
			BICYCLE STORAGE EX. PLAN BCP 25431	

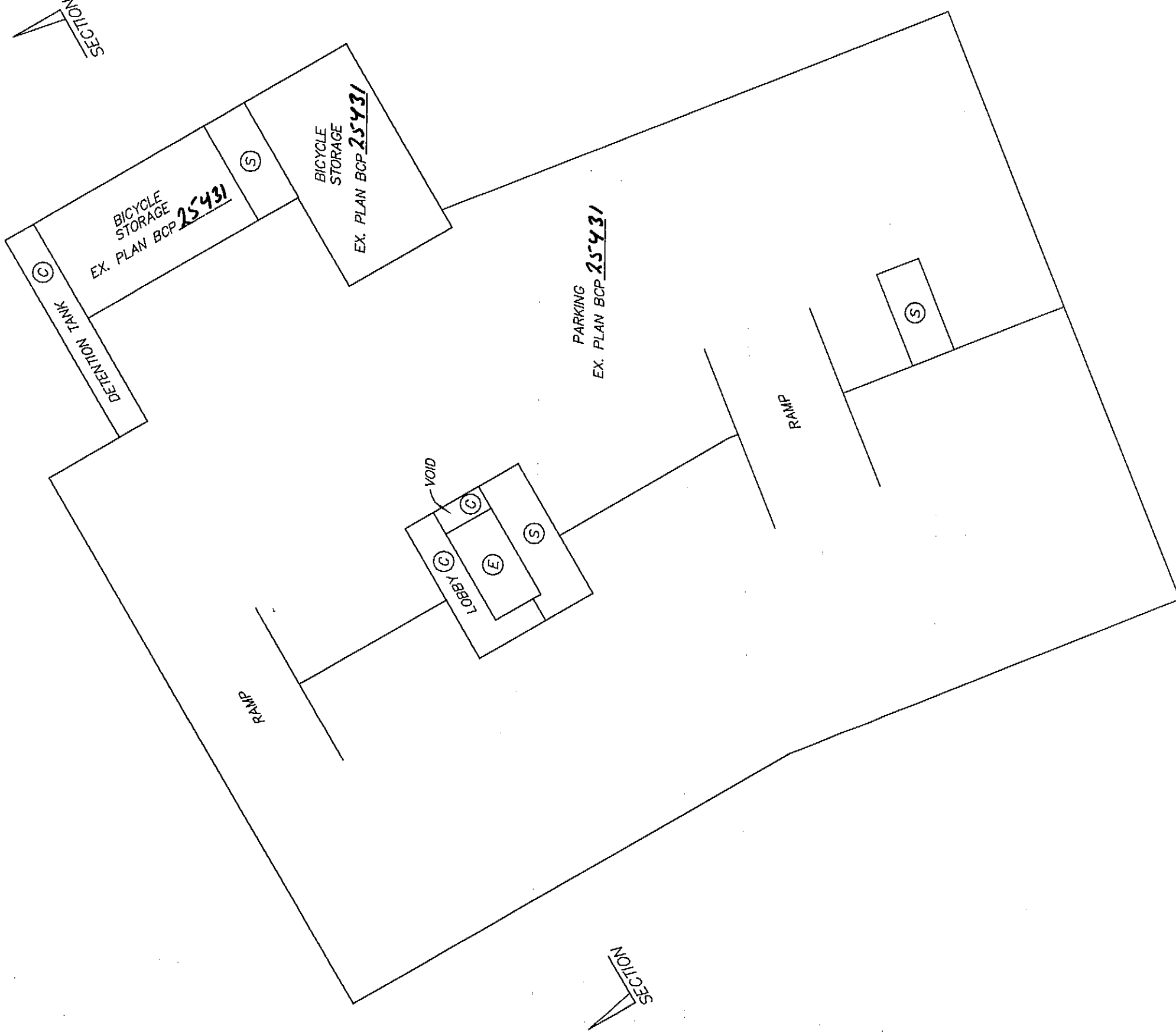
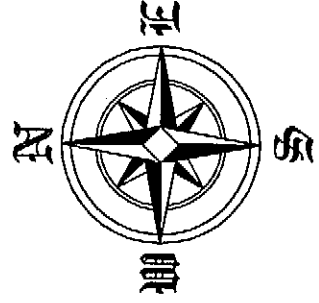
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PARKING LEVEL 3

STRATA PLAN BCS / 993



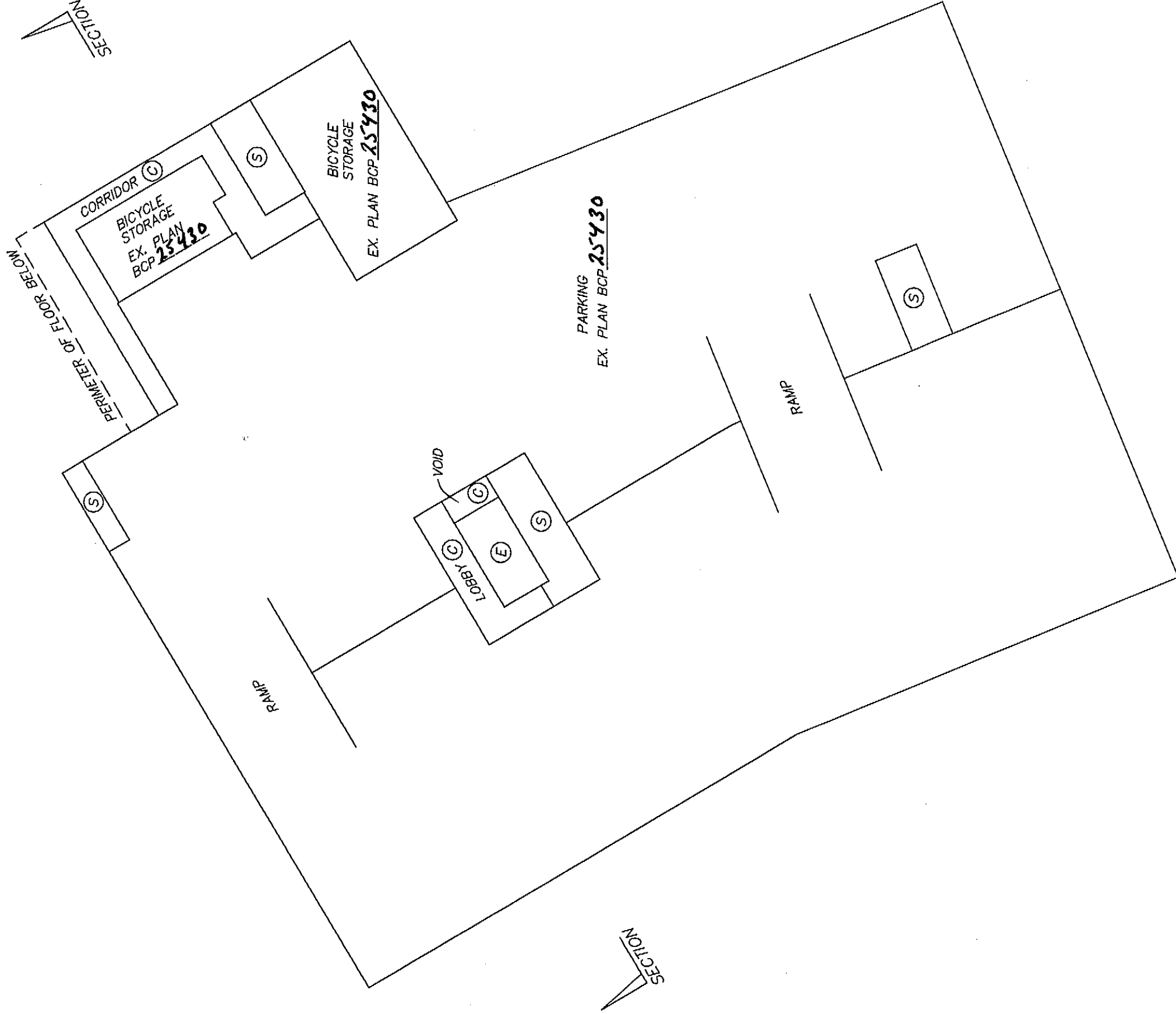
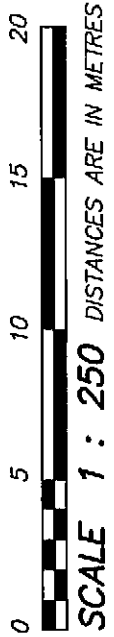
SCALE 1 : 250 DISTANCES ARE IN METRES



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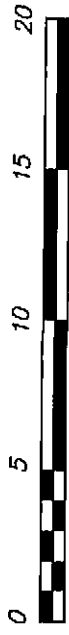
PARKING LEVEL 2

STRATA PLAN BCS / 993



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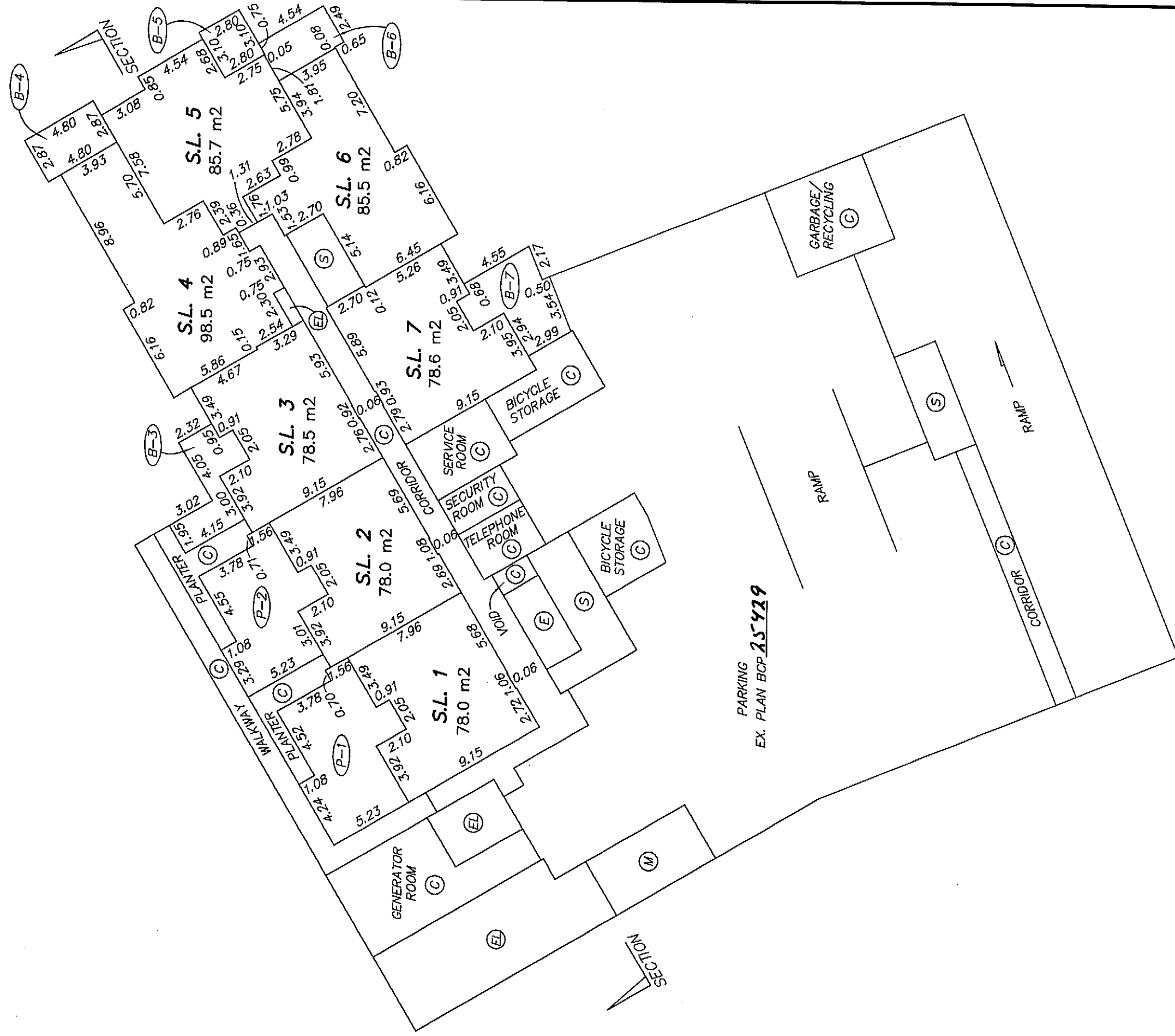
LEVEL 1



SCALE 1 : 250 DISTANCES ARE IN METRES



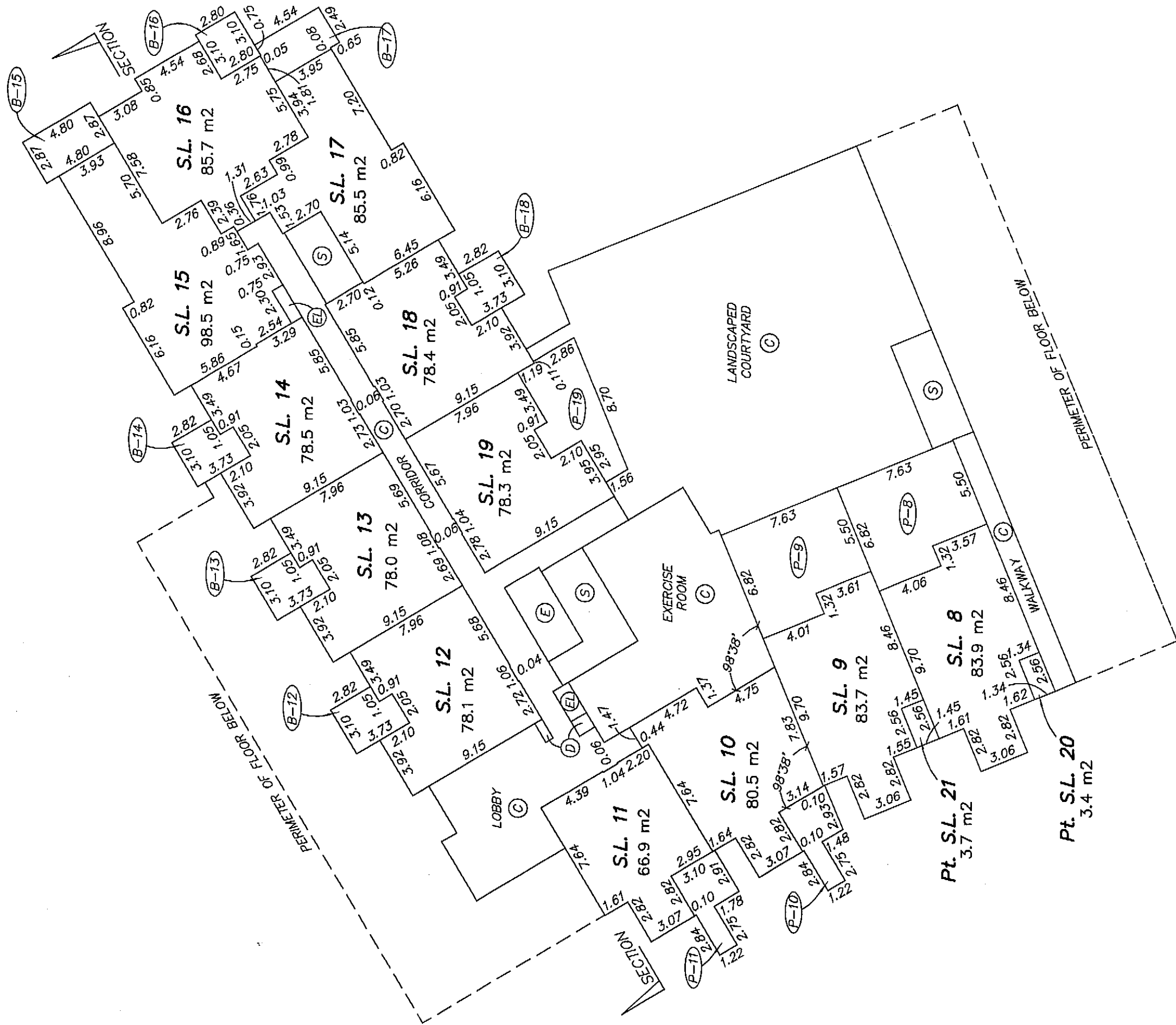
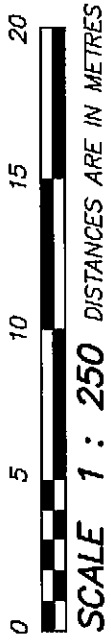
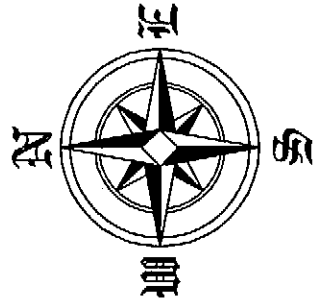
STRATA PLAN BCS / 1993



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LEVEL 2 (LOBBY)

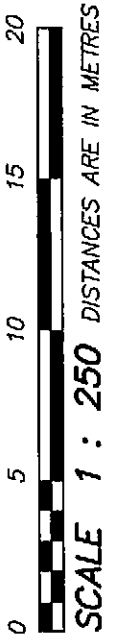
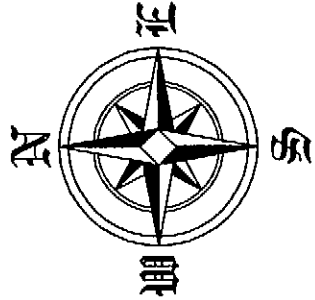
STRATA PLAN BCS / 993



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LEVEL 3

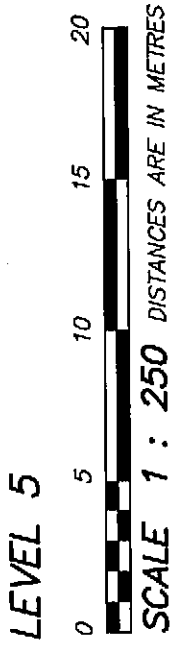
STRATA PLAN BCS / 1993



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LEVEL 5

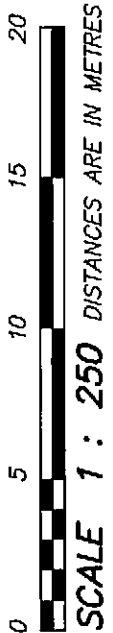
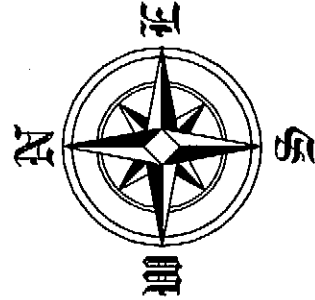
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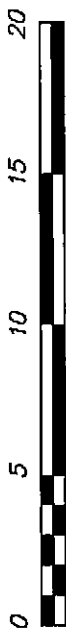
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STRATA PLAN BCS / 993



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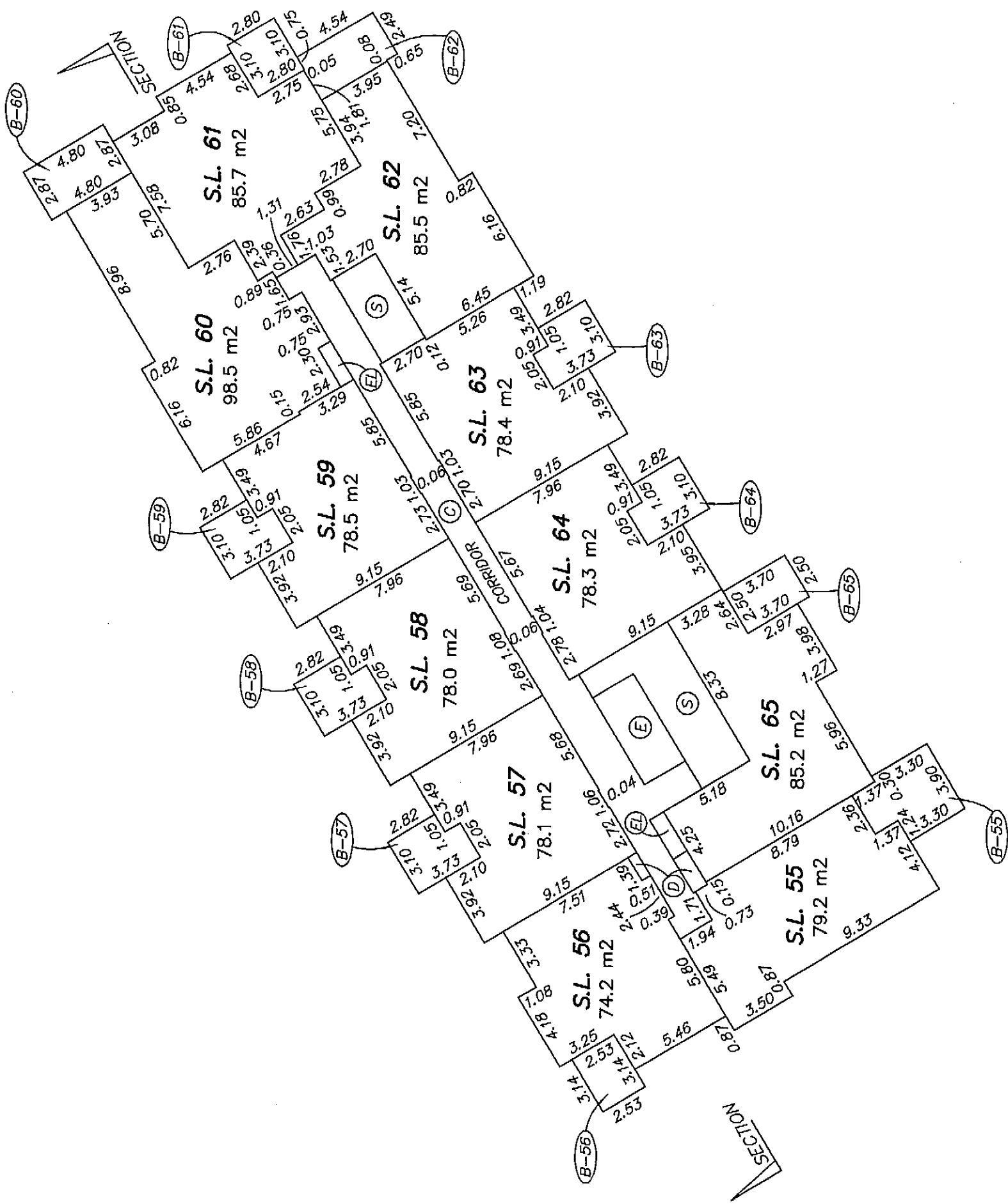
LEVEL 7



SCALE 1 : 250 DISTANCES ARE IN METRES



STRATA PLAN BCS / 1993

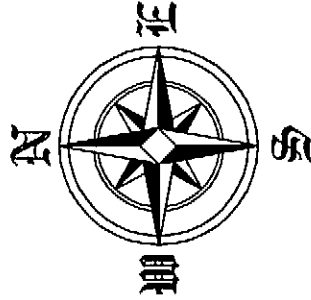


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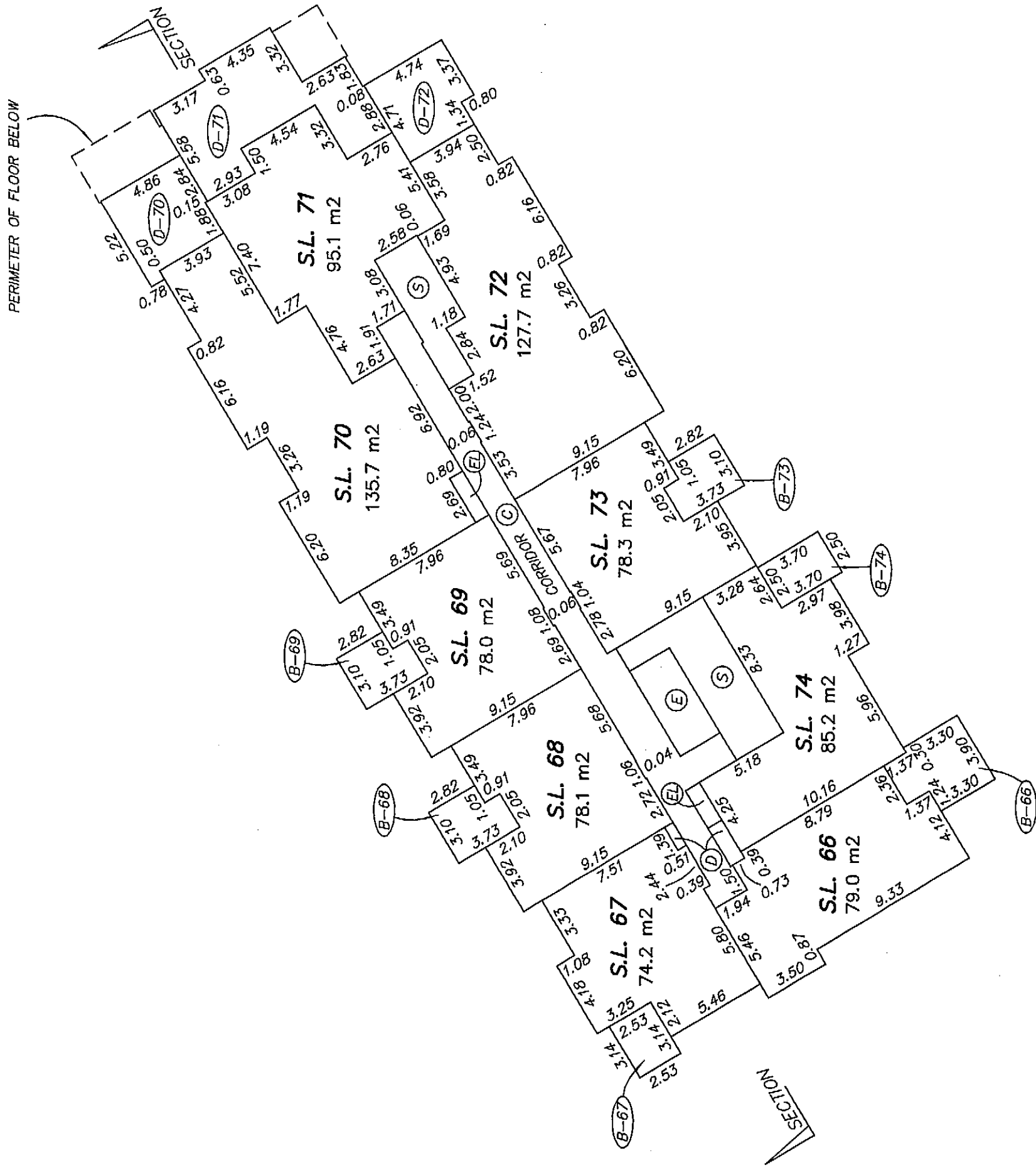
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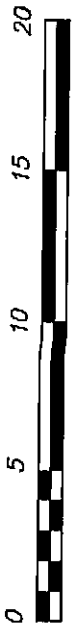


STRATA PLAN BCS / 993

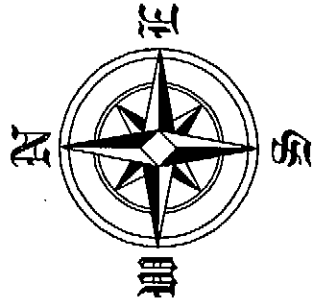


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LEVEL 9



SCALE 1 : 250 DISTANCES ARE IN METRES



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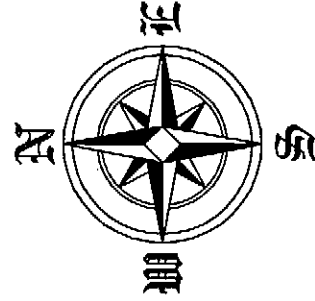


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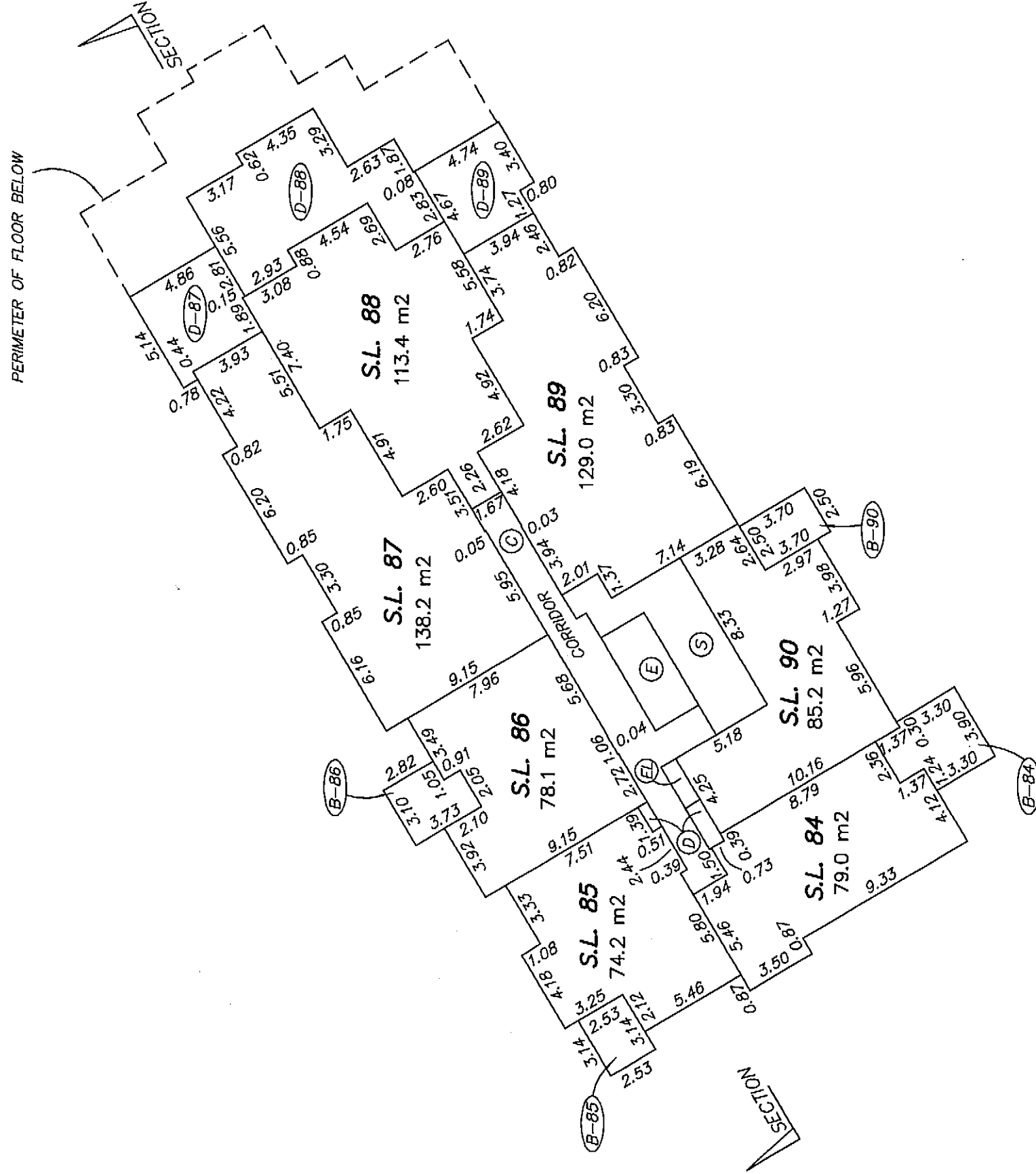
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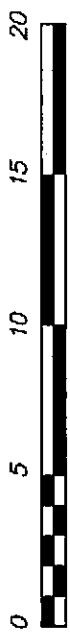


STRATA PLAN BCS 1993

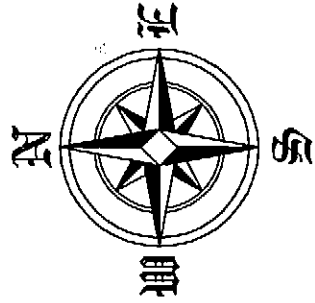


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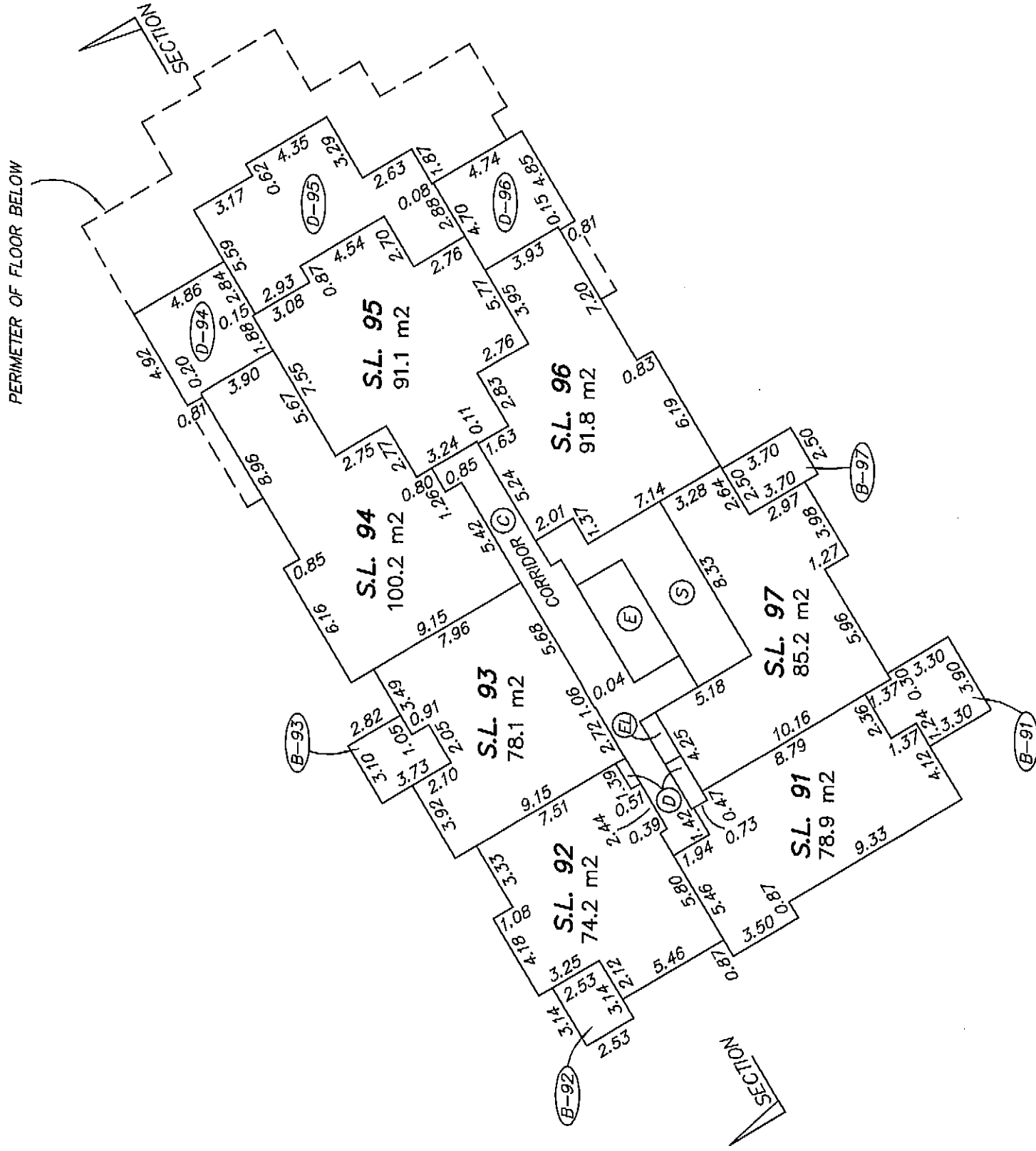
LEVEL 11



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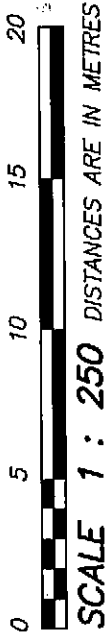


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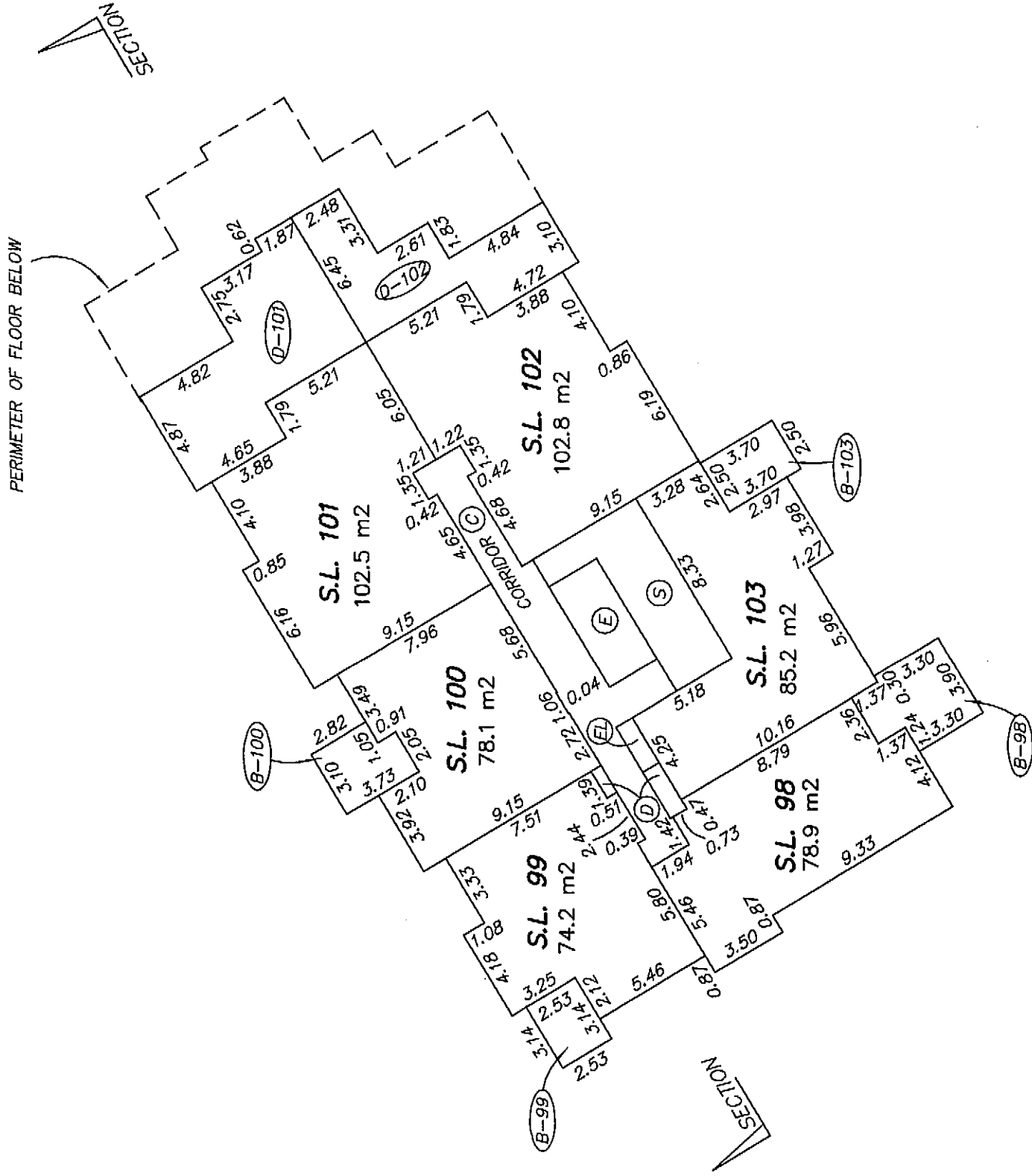


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LEVEL 12



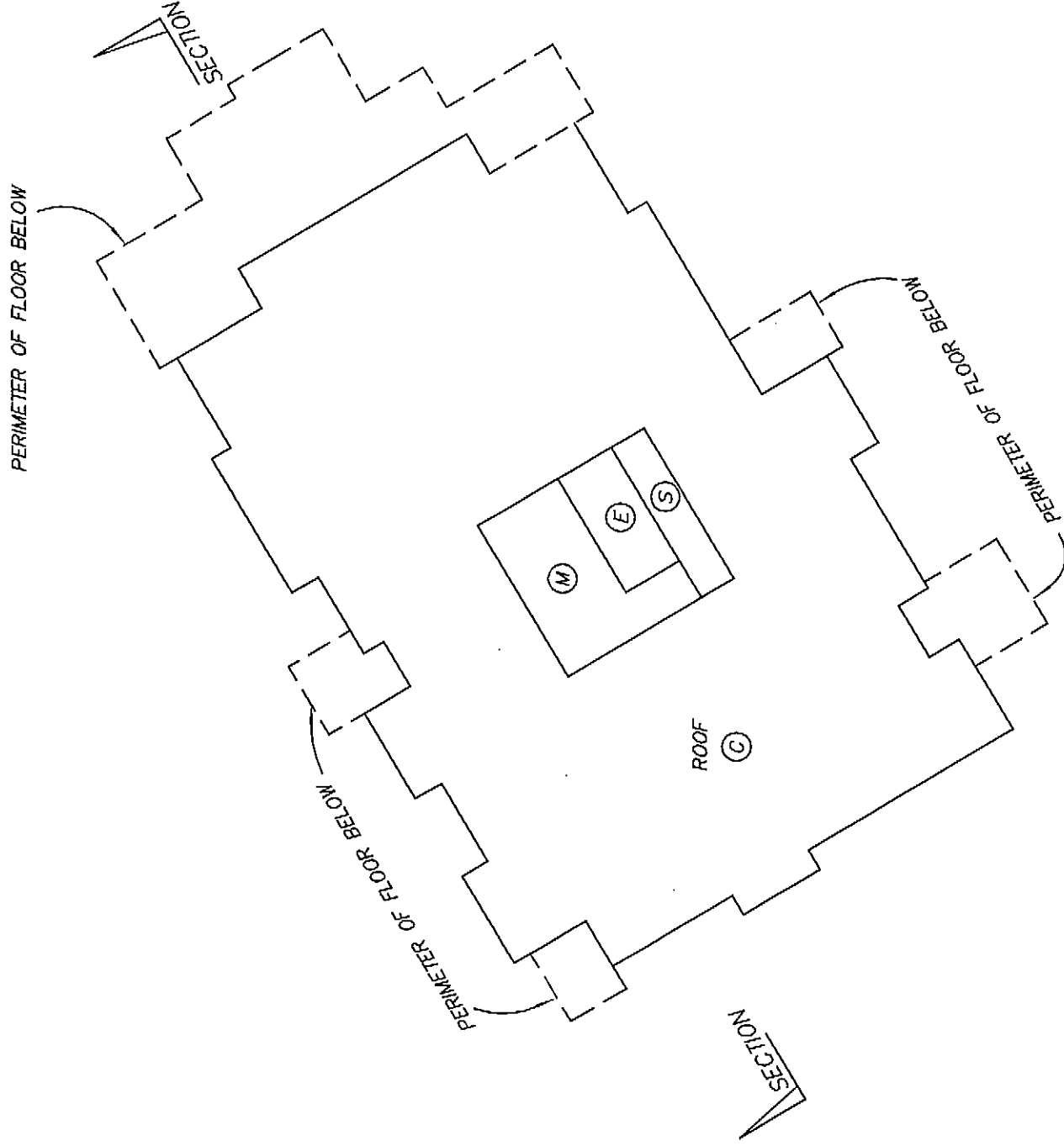
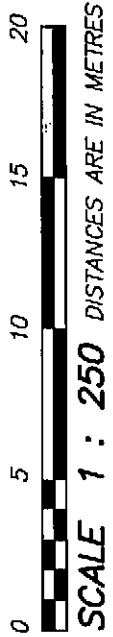
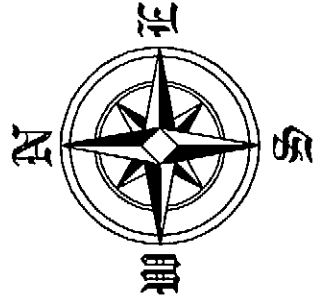
STRATA PLAN BCS / 993



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MECHANICAL FLOOR

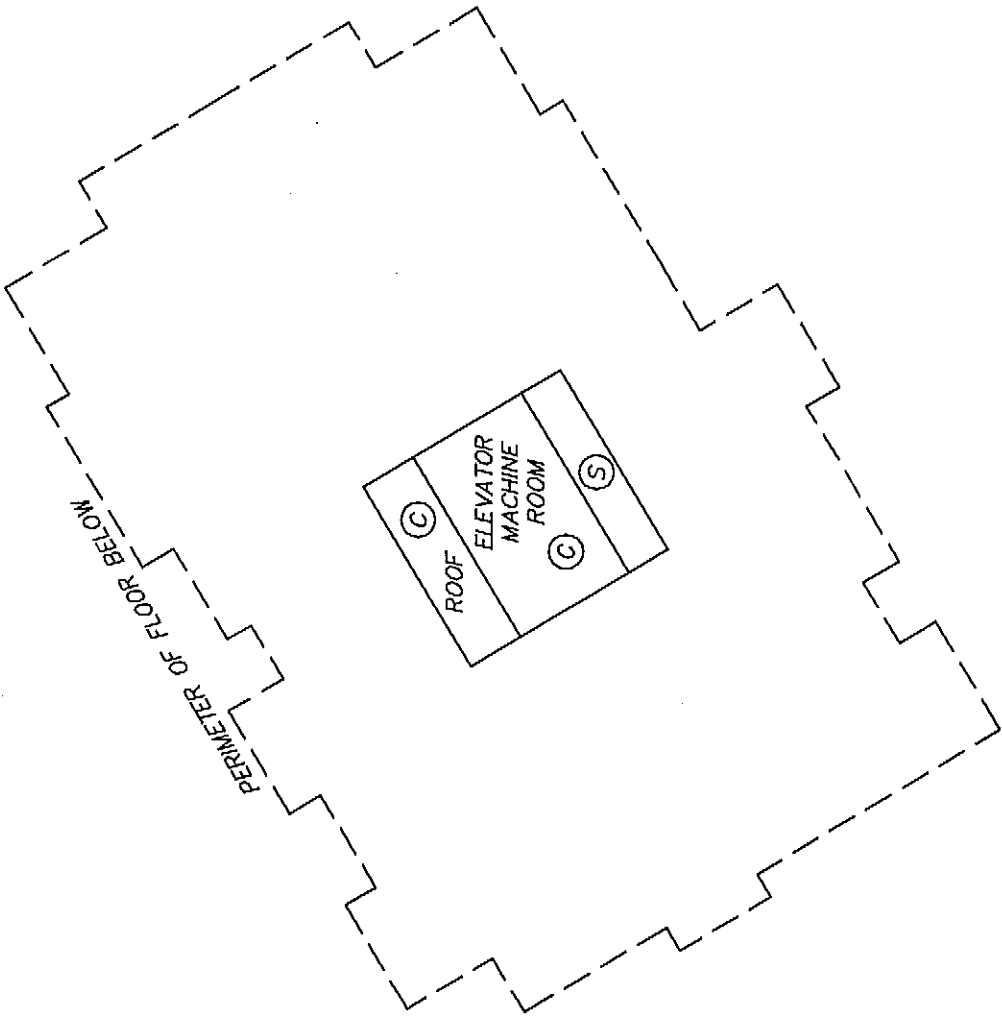
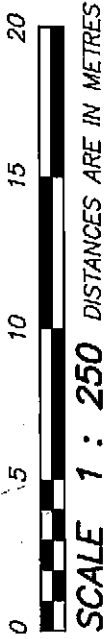
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ELEVATOR MACHINE ROOM

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