

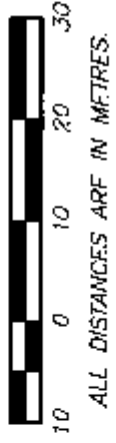
LEASEHOLD STRATA PLAN OF
PARCEL A, DISTRICT LOT 3044,
GROUP 1, N.W.D., PLAN BCP41518
UNIVERSITY OF BRITISH COLUMBIA
B.C.G.S. 92G.024

STRATA PLAN BCS 3492

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

THIS 13 DAY OF July 2009
Larry Blackhawk per se
REGISTRAR

SCALE 1:750



ALL DISTANCES ARE IN METRES.

THE INTENDED PLOT SIZE OF THIS
PLAN IS 279mm IN WIDTH BY 432mm
IN HEIGHT (B SIZE) WHEN PLOTTED AT
A SCALE OF 1:750

LEGEND

GRID BEARINGS ARE DERIVED FROM REFERENCE PLAN BCP41518

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES LEAD PLUG FOUND
- DENOTES STANDARD IRON POST PLACED
- DENOTES LEAD PLUG PLACED
- NR — DENOTES NO RECORD
- D — DENOTES DESTROYED
- D/R — DENOTES DESTROYED/RESET
- SL — DENOTES STRATA LOT
- PT. — DENOTES PART
- LCP — DENOTES LIMITED COMMON PROPERTY
- (C) — DENOTES COMMON PROPERTY
- (E) — DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- (V) — DENOTES VENT BEING COMMON PROPERTY
- (MS) — DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- (P1) — DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1
- (T9) — DENOTES TERRACE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 6
- (B7) — DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 7
- (G45) — DENOTES GARAGE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 45
- (L41) — DENOTES STORAGE LOCKER BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 41
- 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.

NOTE:

THIS STRATA PLAN DOES NOT HAVE A FOURTH FLOOR.

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: JUNE 16, 2009.

Mike E. Shaw

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

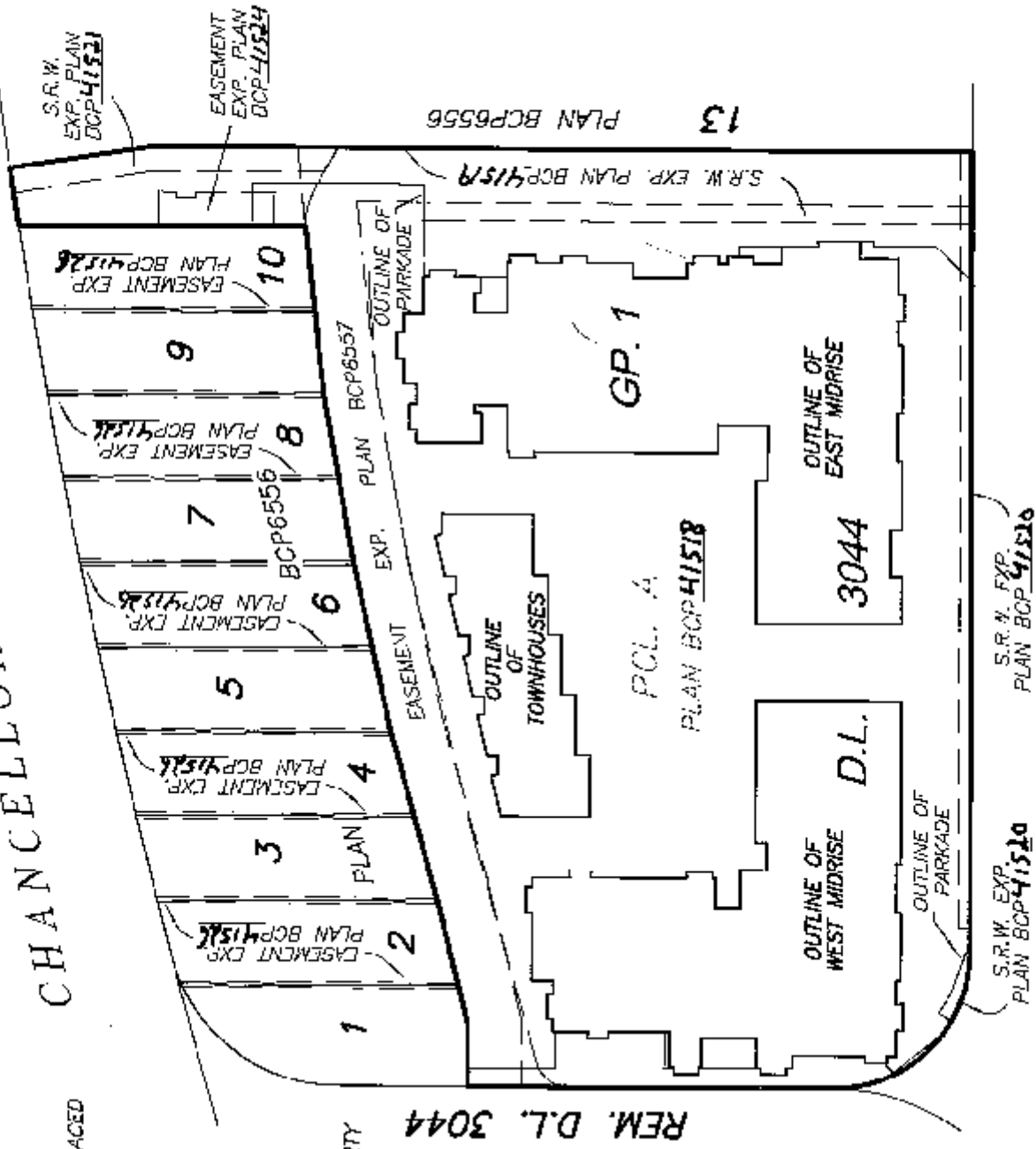
DRAWING # 30669-10
FILE # 30669-10_FS
DATE : JUNE 16, 2009

"COAST"

EAST BUILDING - 5063 IONA DRIVE
WEST BUILDING - 6093 IONA DRIVE
UBC
VANCOUVER, BC

ref: B81087293

CHANCELLOR BOULEVARD



SEE SHEET #2 FOR
BOUNDARY DIMENSIONS

SEE SHEET #3 FOR
BUILDING LOCATION
AND DIMENSIONS

NOTE:

STRATA LOT BOUNDARIES ARE DEFINED AS
0.025 METRES (ONE INCH) IN FROM THE
EXTERIOR FACE OF WALLS, EXCEPT WHERE
THE STRATA LOT ADJOINS CENTRAL STAIRS,
AND OTHER STRATA LOTS, IN WHICH CASE
THE CENTER LINE OF THE STRUCTURAL
WALL IS USED.

NOTE:

331'45"12" - DENOTES GRID BEARING OF STRATA LOT BOUNDARY.
ALL BOUNDARIES OF STRATA LOTS ARE PARALLEL TO, PERPENDICULAR
TO, OR AT 45° DEFLECTION TO, UNLESS OTHERWISE SHOWN.

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

ORIGINAL

STRATA PLAN BCS 3492



LOT 50
PLAN BCP6556

Wick & Shaw

DATE : JUNE 16, 2009

8-3-44

ORIGINAL

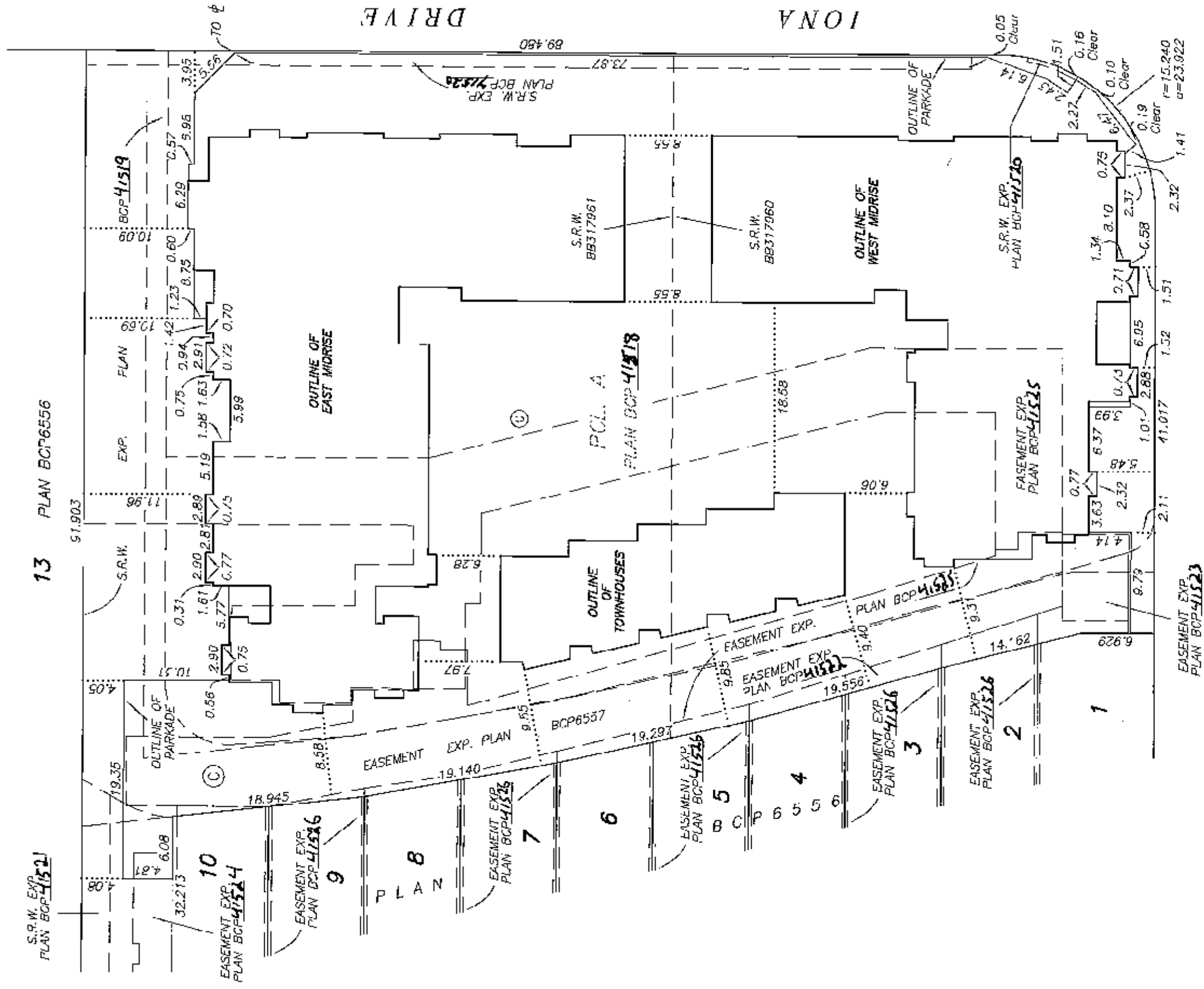
BUILDING LOCATION AND DIMENSIONS

STRATA PLAN BCS 3492

SCALE 1:400



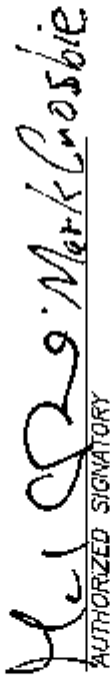
ALL DISTANCES ARE IN METRES.



STRATA PLAN BCS 3492

OWNER:

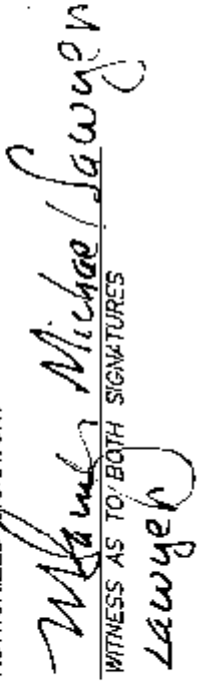
THE UNIVERSITY OF BRITISH COLUMBIA



AUTHORIZED SIGNATORY



AUTHORIZED SIGNATORY



WITNESS AS TO BOTH SIGNATURES

Lawyer

 OCCUPATION OF WITNESS
 700-101 West Georgia Street
 Vancouver, B.C. V6B 5A1
 ADDRESS OF WITNESS

LEASEE:

BASTION COAST HOMES LTD.
INCORPORATION NO. 656412


AUTHORIZED SIGNATORY

HUGH TAUCYE

AUTHORIZED SIGNATORY



WITNESS AS TO BOTH SIGNATURES

THOMAS BEECHMAN
LAWYER
 OCCUPATION OF WITNESS
 300-1681 CAMESTROUT ST.
 VANCOUVER, B.C. V6J 4K6
 ADDRESS OF WITNESS

MORTGAGEE:

STRAND COAST HOMES MANAGEMENT CORPORATION
INCORPORATION NO. BC0756159


AUTHORIZED SIGNATORY

JAMES JOHNSTON

AUTHORIZED SIGNATORY



WITNESS AS TO BOTH SIGNATURES

THOMAS BEECHMAN
LAWYER
 OCCUPATION OF WITNESS
 300-1681 CAMESTROUT ST.
 VANCOUVER B.C.
 ADDRESS OF WITNESS V6J 4K6

MORTGAGEE:

CANADIAN WESTERN BANK



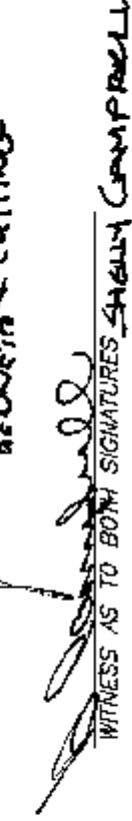
AUTHORIZED SIGNATORY

Pat Rennison



AUTHORIZED SIGNATORY

KENNETH I. CUTTING



WITNESS AS TO BOTH SIGNATURES

SHELLY CAMPBELL

 OCCUPATION OF WITNESS
 22ND FL. LANG CRENSHAW ST
 VANCOUVER B.C.
 ADDRESS OF WITNESS

MORTGAGEE:

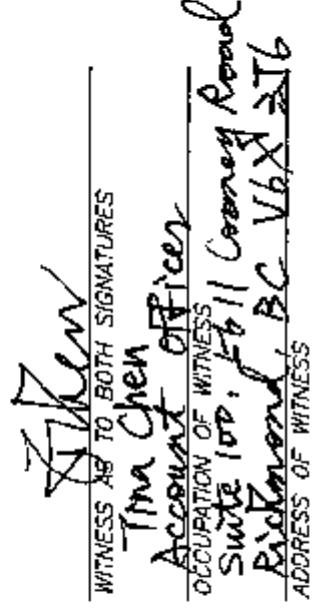
FIRST COMMERCIAL BANK



AUTHORIZED SIGNATORY

Michael Su
Principal Officer


AUTHORIZED SIGNATORY

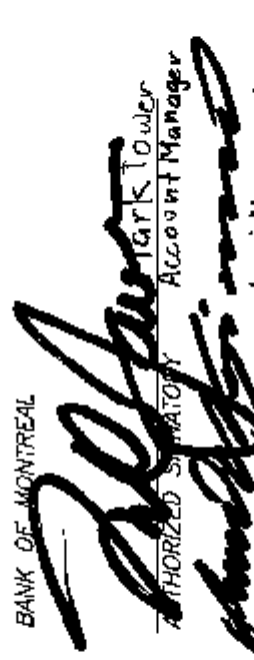
Boba Yeh
Loan Department Manager


WITNESS AS TO BOTH SIGNATURES

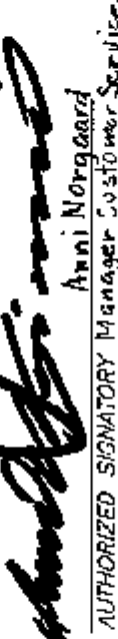
Tina Chen
Account Officer
 OCCUPATION OF WITNESS
 Suite 100, 4611 Cooney Road
 Richmond, B.C. V6X 2T6
 ADDRESS OF WITNESS

MORTGAGEE:

BANK OF MONTREAL



AUTHORIZED SIGNATORY

Mark Tower
Account Manager


AUTHORIZED SIGNATORY Manager Customer Service



WITNESS TO BOTH SIGNATURES

Virginia Linan

Client Services Officer

6th Fl., 595 Burrard St.

Vancouver B.C. V6X 1L5

ADDRESS OF WITNESS

 I, MIKE F. SHAW, A BRITISH COLUMBIA LAND SURVEYOR,
 CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA
 PLAN HAS NOT, AS OF JUNE 16, 2009, BEEN
 PREVIOUSLY OCCUPIED.



B.C.L.S.

 DRAWING # 30669-10
 FILE # 30669-10_Sign

DATE: JUNE 16, 2009

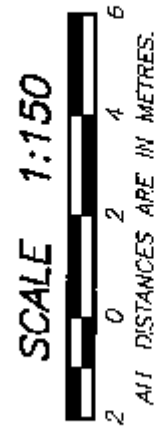
M.F.S.

ORIGINAL

SHEET 5 OF 40 SHEETS

SECTION A

STRATA PLAN BCS 3492



BASEMENT LEVEL

LEVEL (1)

SL.	71
SL.	72
SL.	73
SL.	1
SL.	2

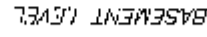
ROOFTOP GARDEN

SECTION A - A'
(TOWNHOUSES)

STRATA PLAN BCS 3492

2	0	2	4
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ALL DISTANCES ARE IN METRES.


$$\frac{3017.40169}{397.1375} = 7.5980$$

SECTION B - B' (WEST MIDRISE)

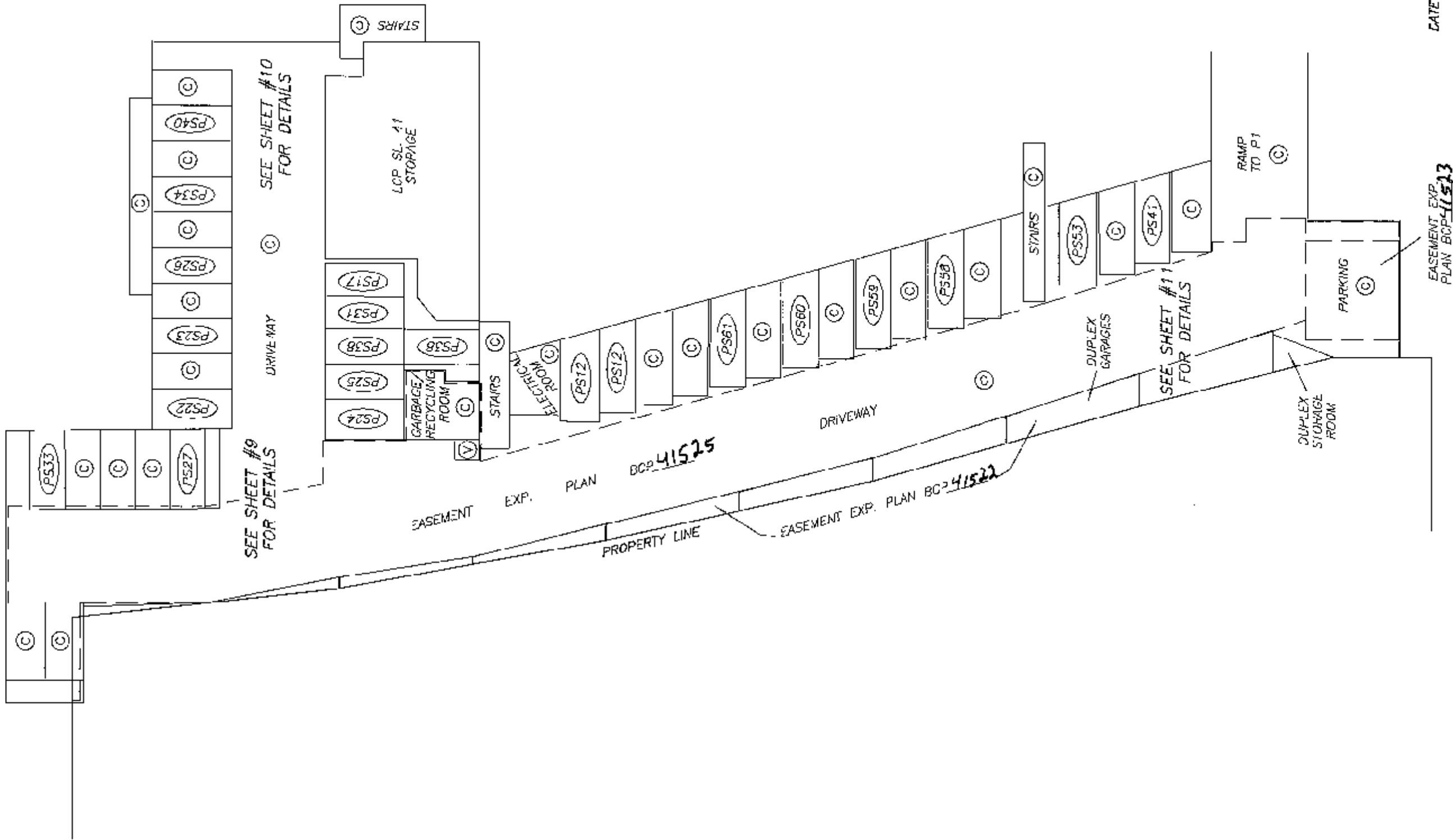
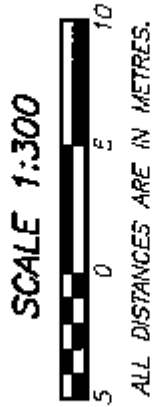
DATE : JUNE 16, 2009

W. S. S.

ORIGINAL

PARKING LEVEL P2
KEY PLAN

STRATA PLAN BCS 3492



EASEMENT EXP.
PLAN BCP 41523

DATE : JUNE 16, 2009

DRAWING # 30669-10
FILE # 30669-10_P2Key

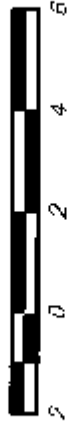
M.E. 18.

ORIGINAL

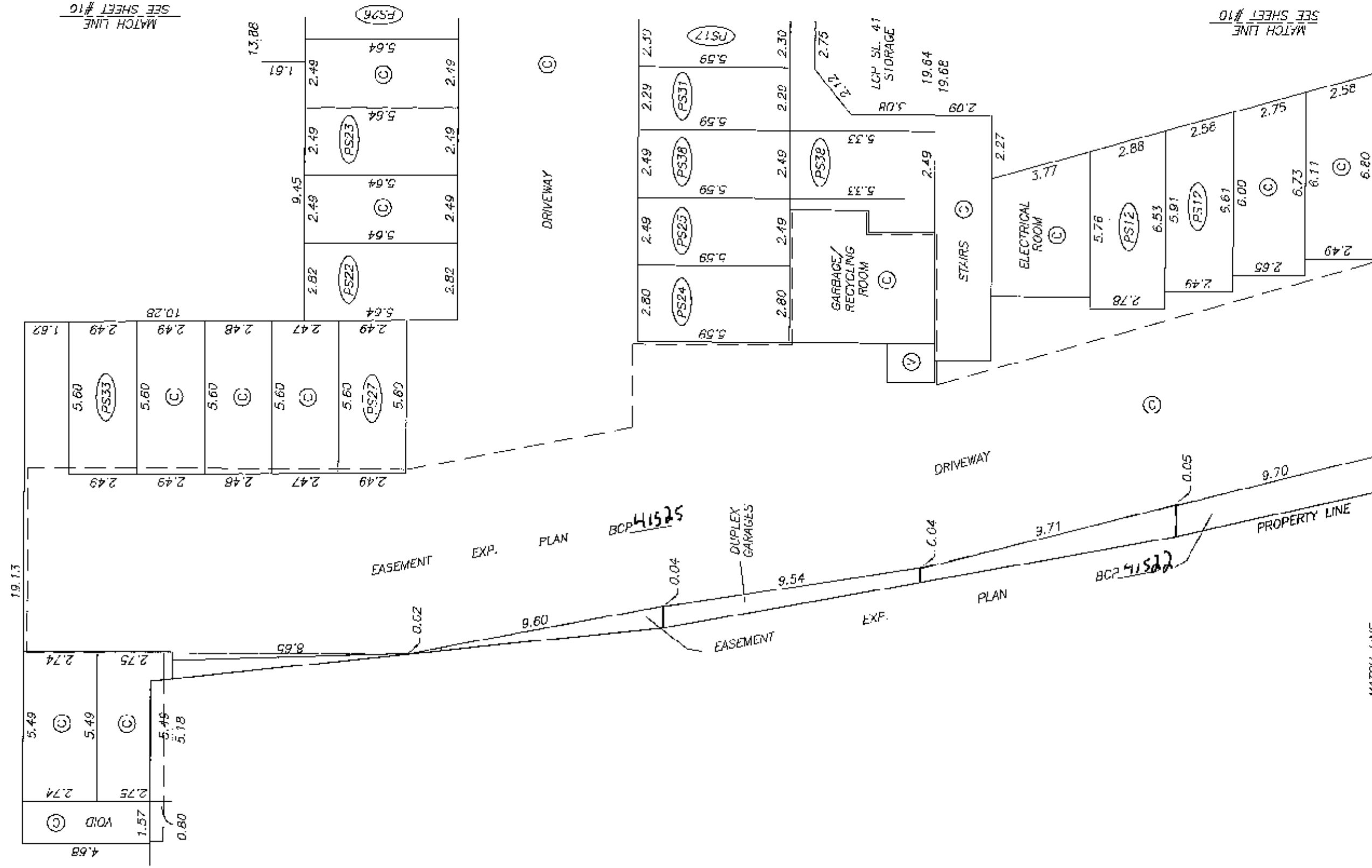
STRATA PLAN BCS 3492



SCALE 1:150



ALL DISTANCES ARE IN METRES.



SEE 12/15 JES
WATCH LINE

DRAWING # 30669-10
FILE # 30669-10_P2

DATE : JUNE 18, 2009

W. E. B.

ORIGINAL

SHEET 10 OF 40 SHEETS

EAST PARKING LEVEL P2
FLOOR PLANS

STRATA PLAN BCS 3492

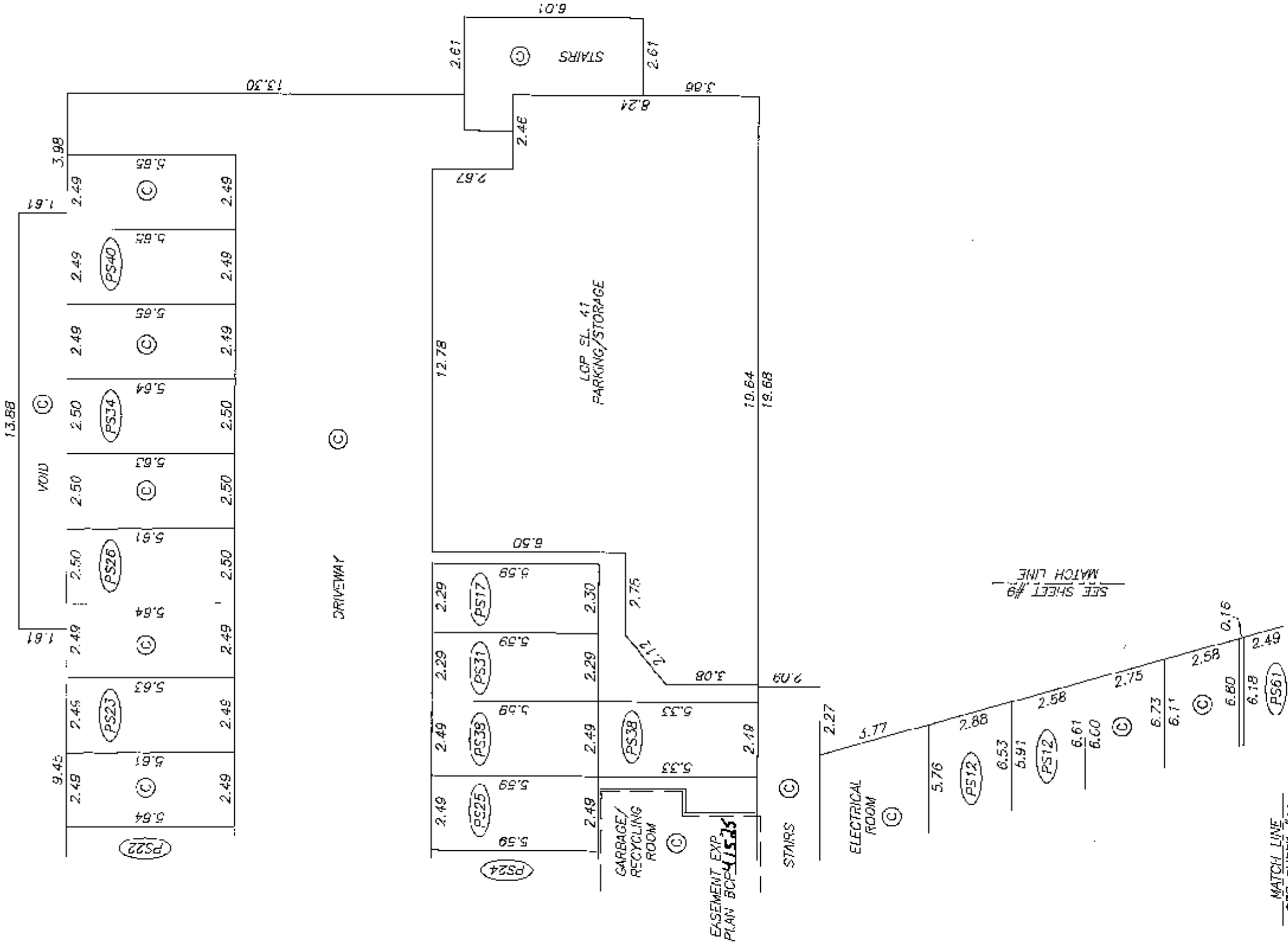
SCALE 1:150



ALL DISTANCES ARE IN METRES.



SEE SHEET #9
MATCH LINE



SEE SHEET #9
MATCH LINE

MATCH LINE
SEE SHEET #11

M.F.S.

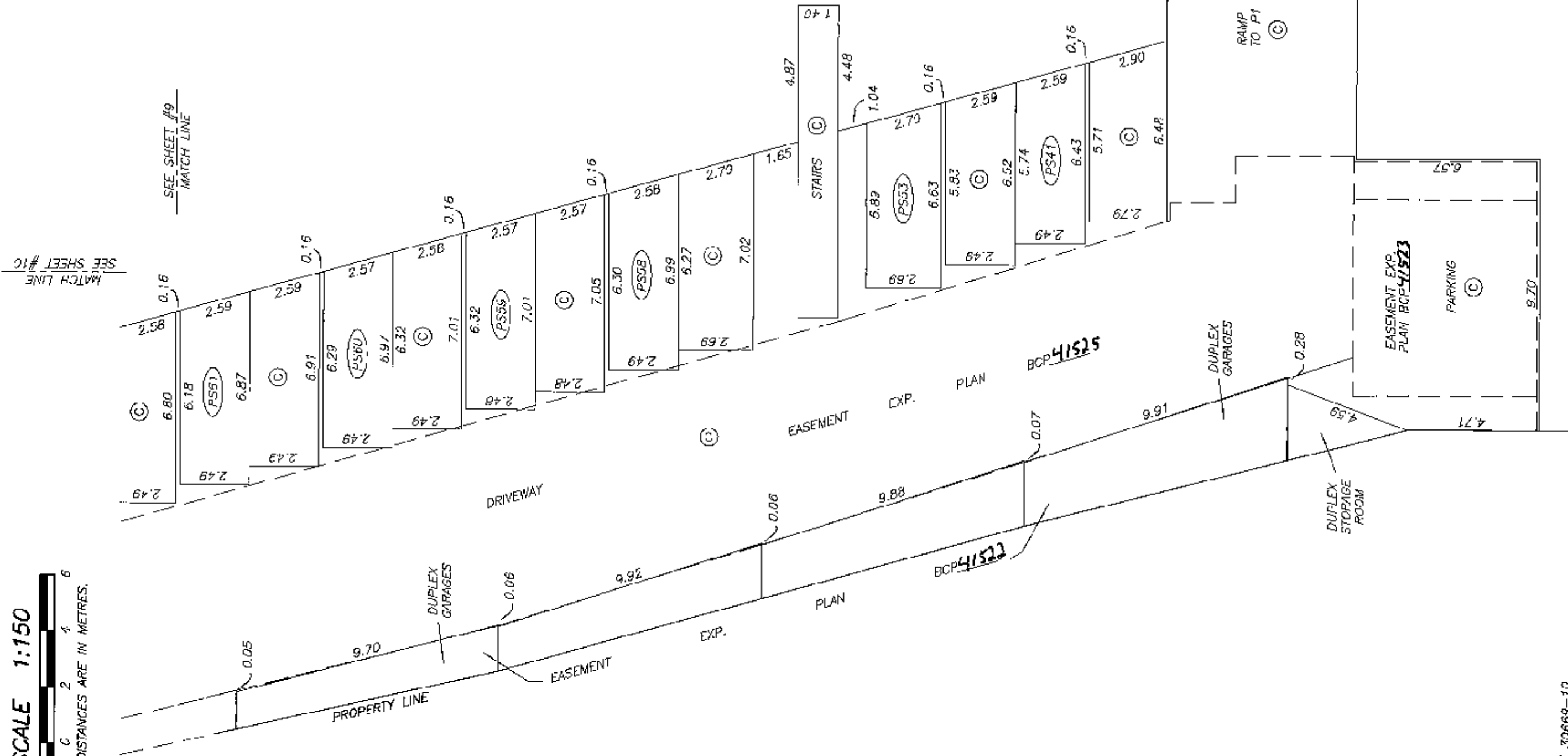
ORIGINAL

WEST PARKING LEVEL P2
FLOOR PLAN

STRATA PLAN BCS 3492



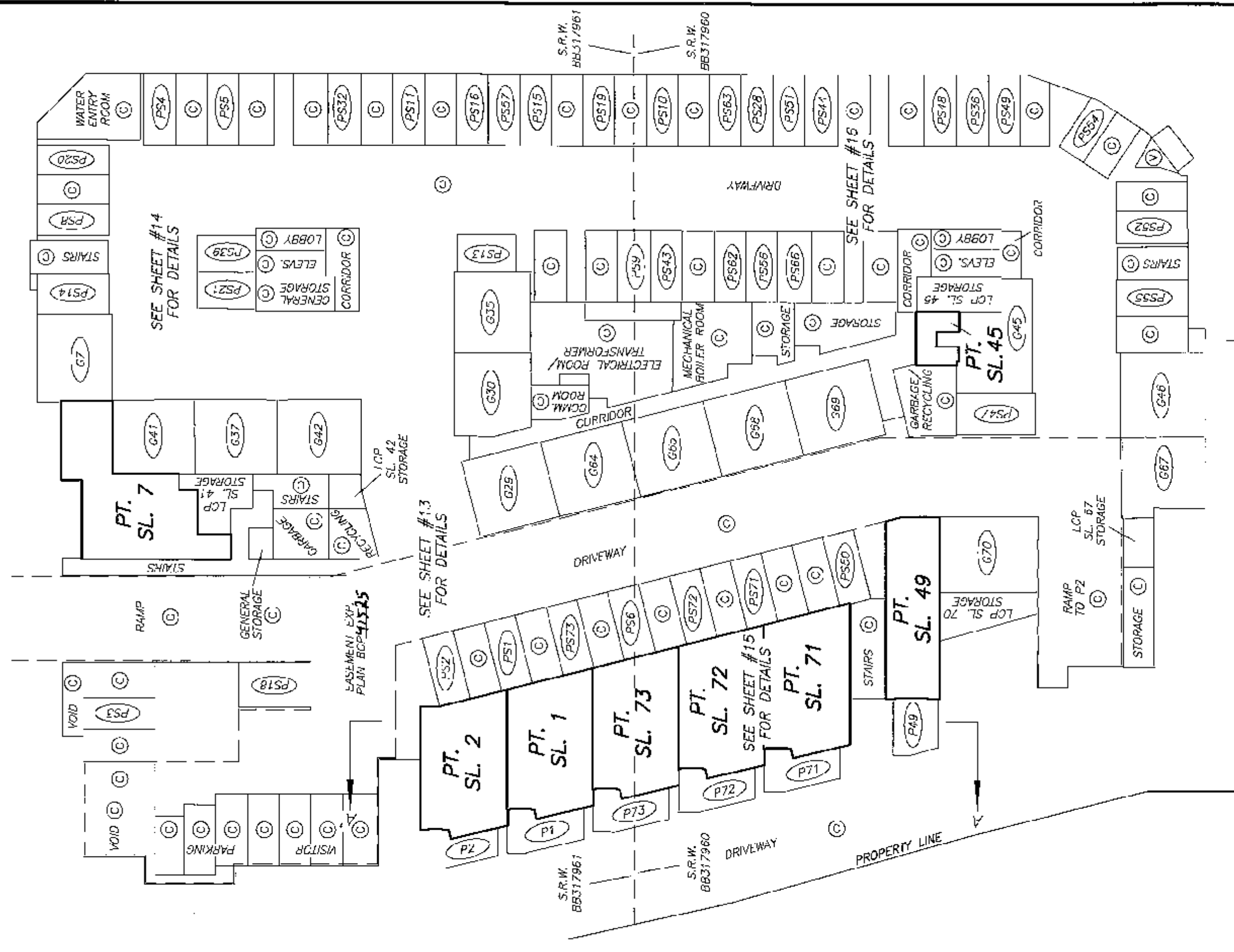
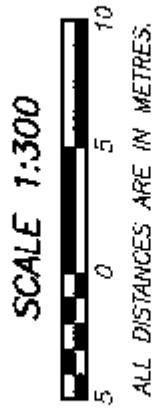
SCALE 1:150
2 0 2 4 6
ALL DISTANCES ARE IN METRES.



SHEET 12 OF 40 SHEETS

**PARKING LEVEL P1
KEY PLAN**

STRATA PLAN BCS 3492



DATE : JUNE 16, 2009
M.E.S.

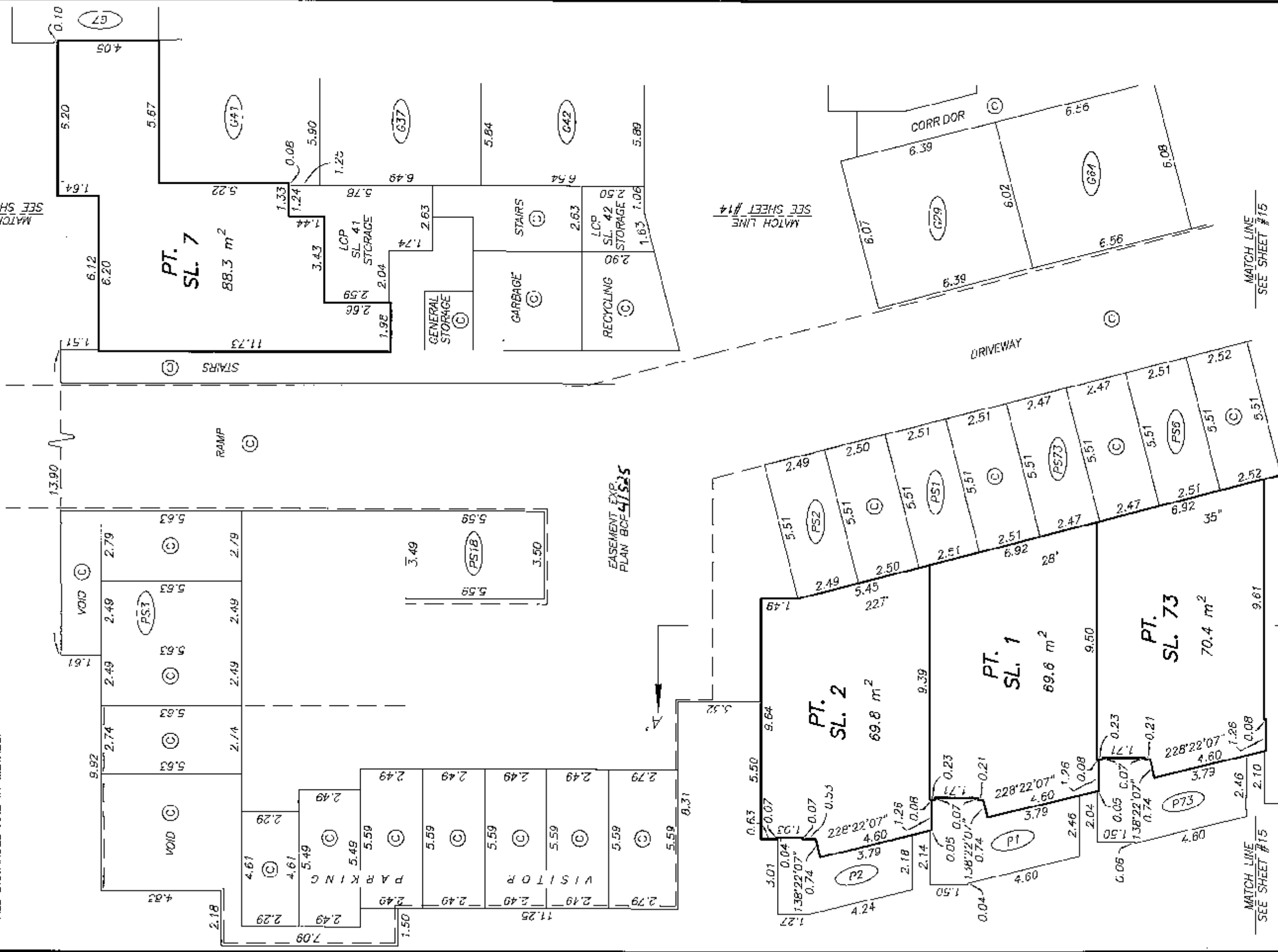
DRAWING # 30669-10
FILE # 30669-10_P1Key

ORIGINAL

SHEET 13 OF 40 SHEETS

EAST PARKING LEVEL P1
FLOOR PLANS

STRATA PLAN BCS 3492



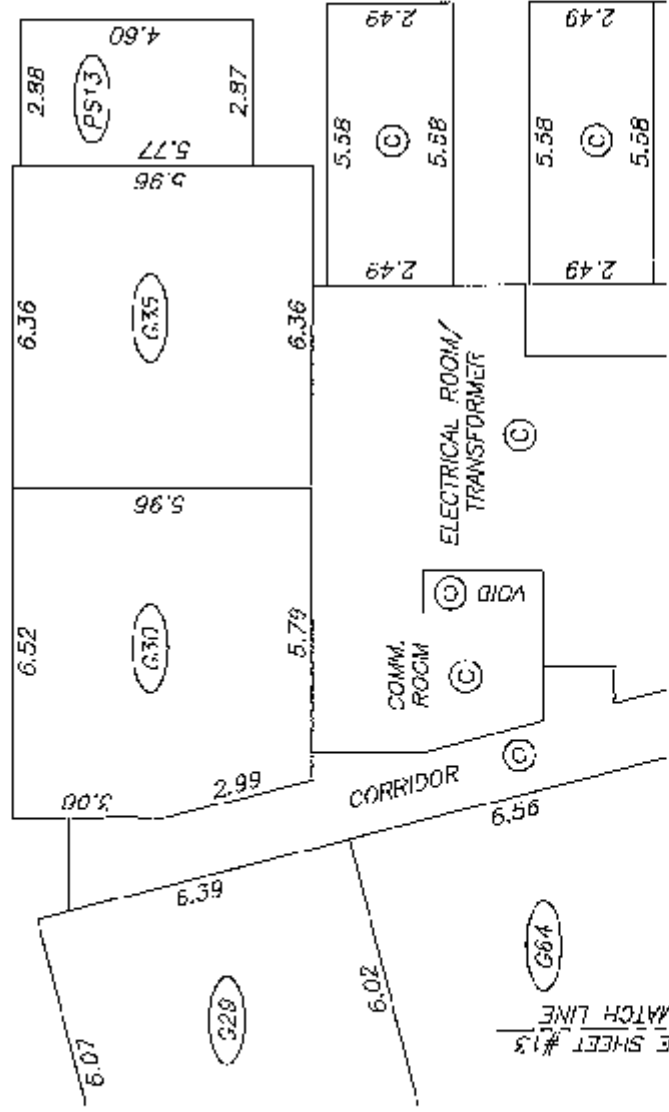
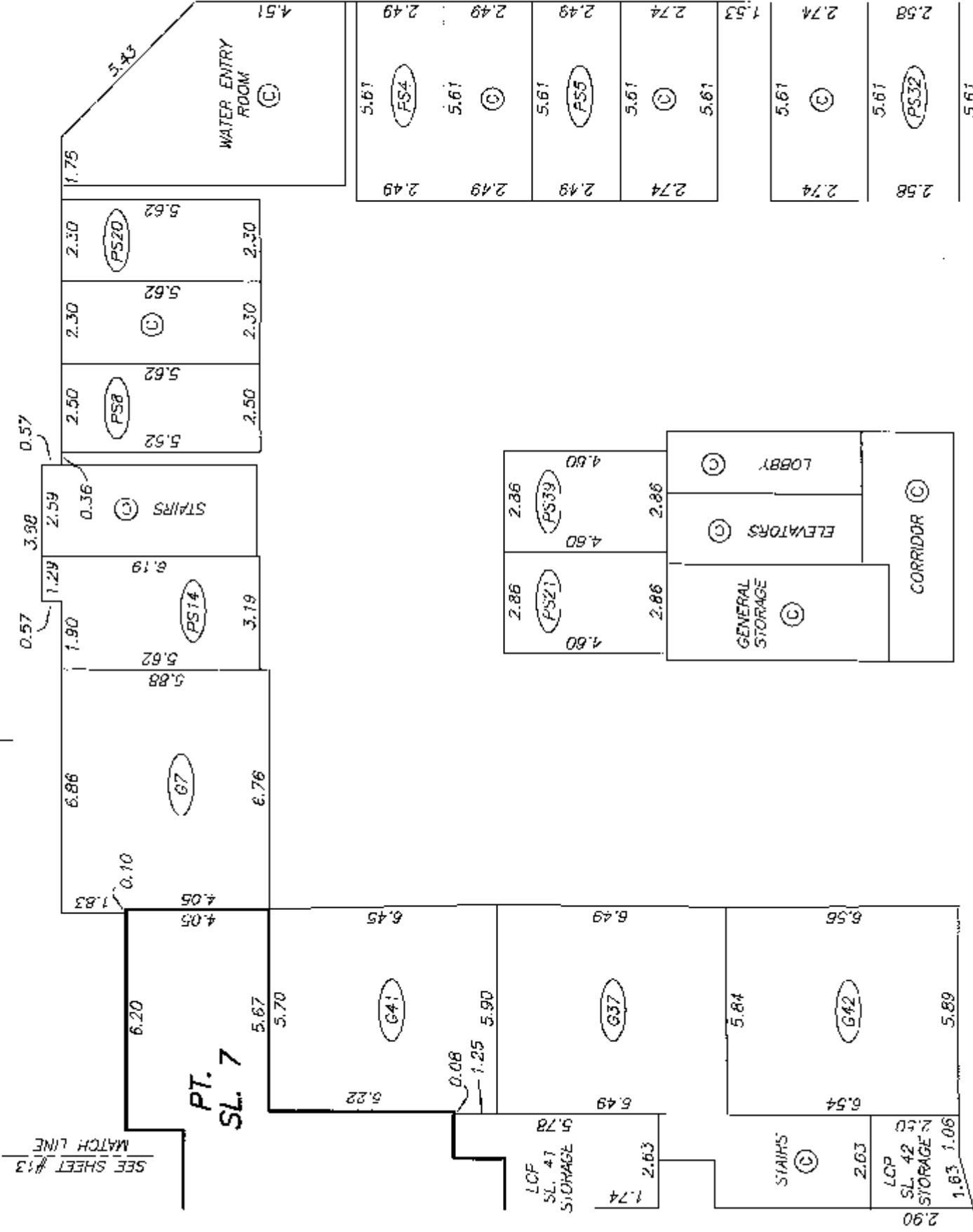
EAST PARKING LEVEL P1
FLOOR PLAN

STRATA PLAN BCS 3492

SCALE 1:150



ALL DISTANCES ARE IN METRES.



SHEET 15 OF 40 SHEETS

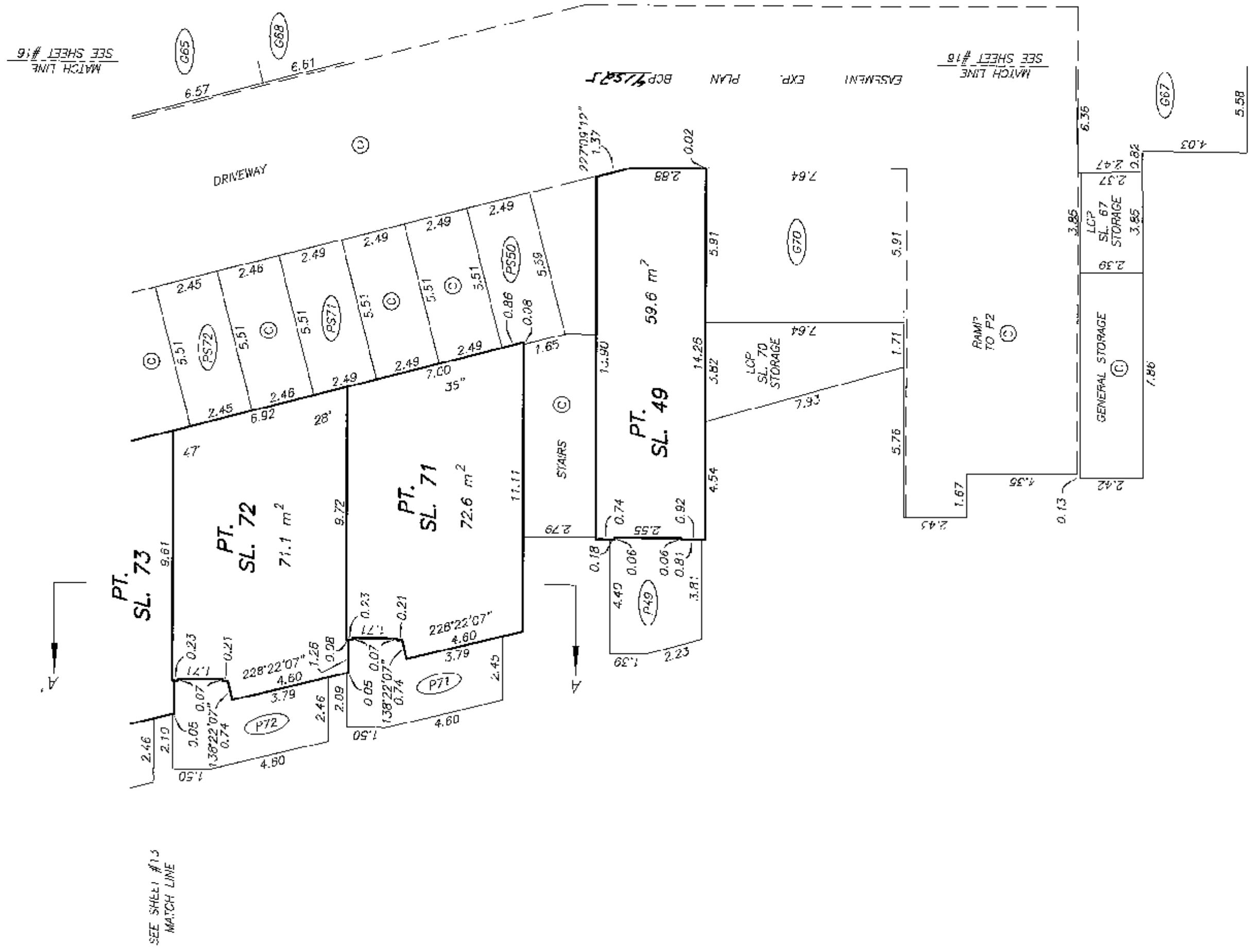
WEST PARKING LEVEL P1
FLOOR PLANS

STRATA PLAN BCS 3492

SCALE 1:150



ALL DISTANCES ARE IN METRES.



DATE : JUNE 16, 2009
M.E.S.

DRAWING # 30669-10
FILE # 30669-10_P1

ORIGINAL

WEST PARKING LEVEL P1
FLOOR PLANS

STRATA PLAN BCS 3492

SCALE 1:150

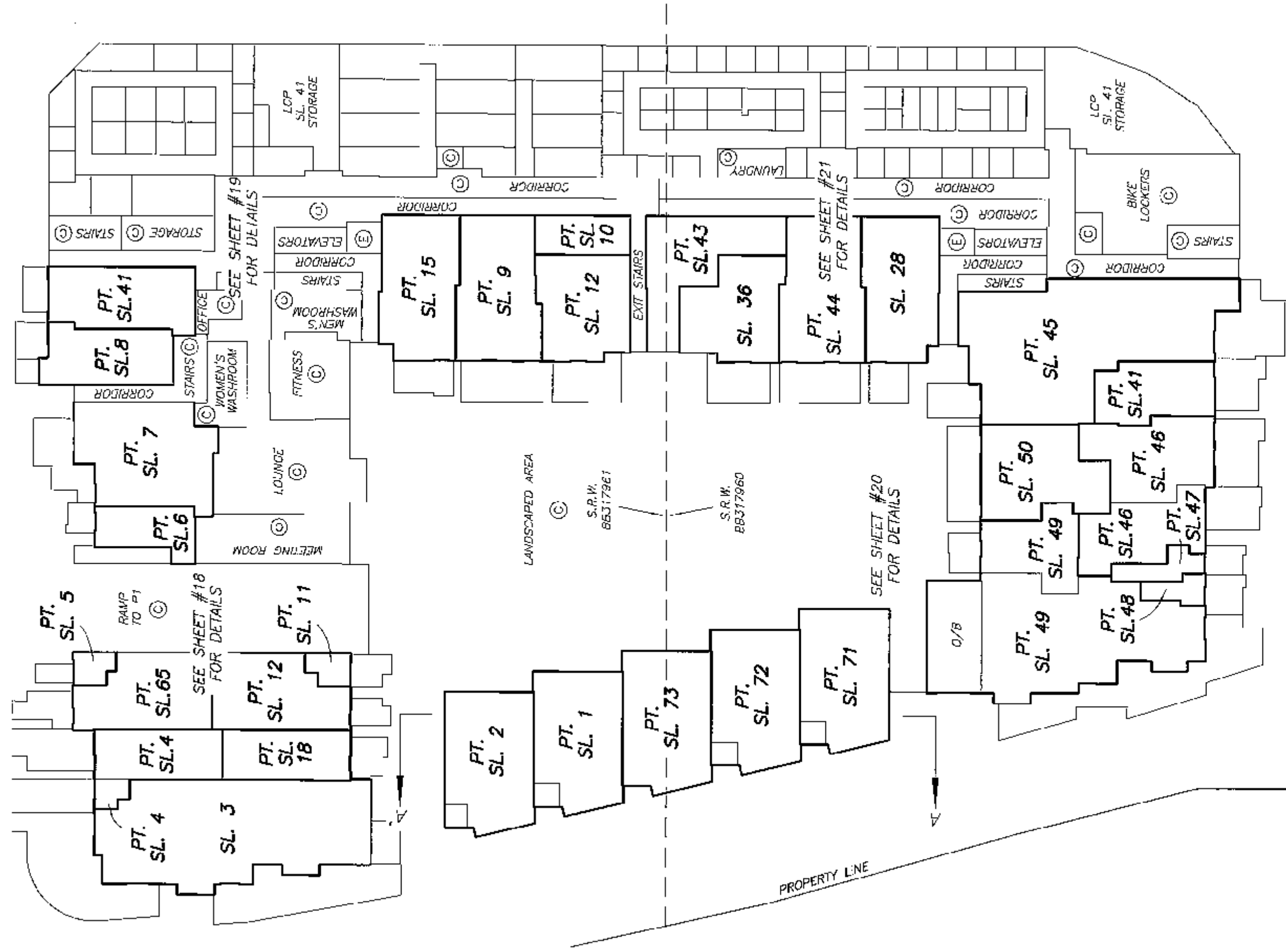
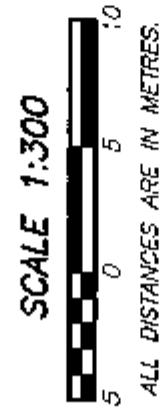


ALL DISTANCES ARE IN METRES.



BASEMENT LEVEL
KEY PLAN

STRATA PLAN BCS 3492

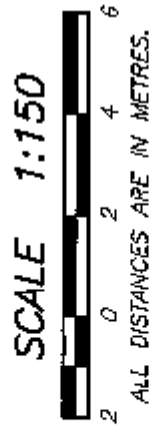


DATE : JUNE 16, 2009
M.E.S.

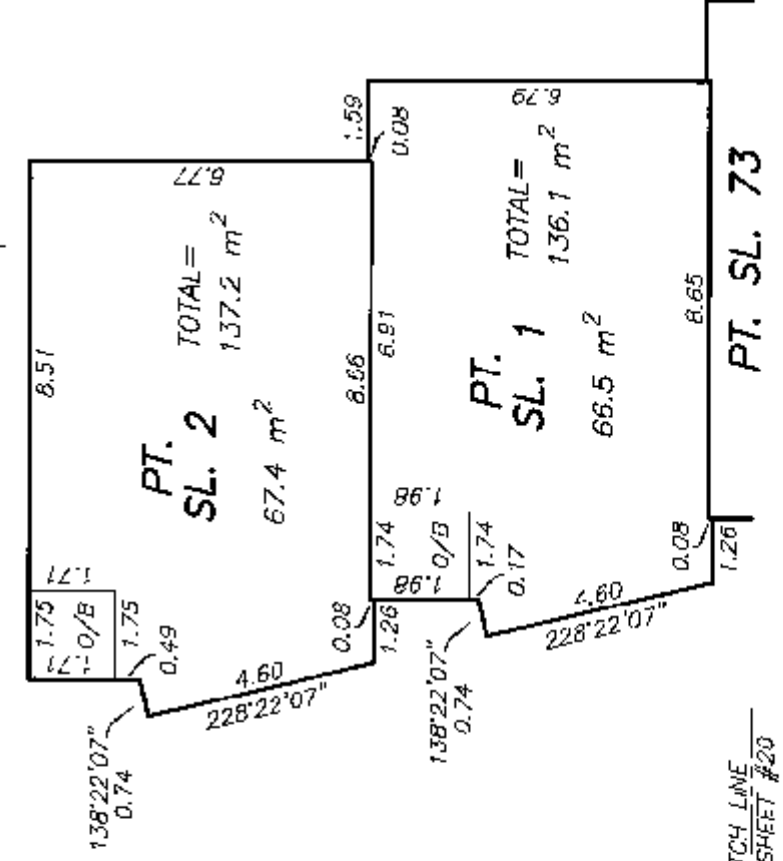
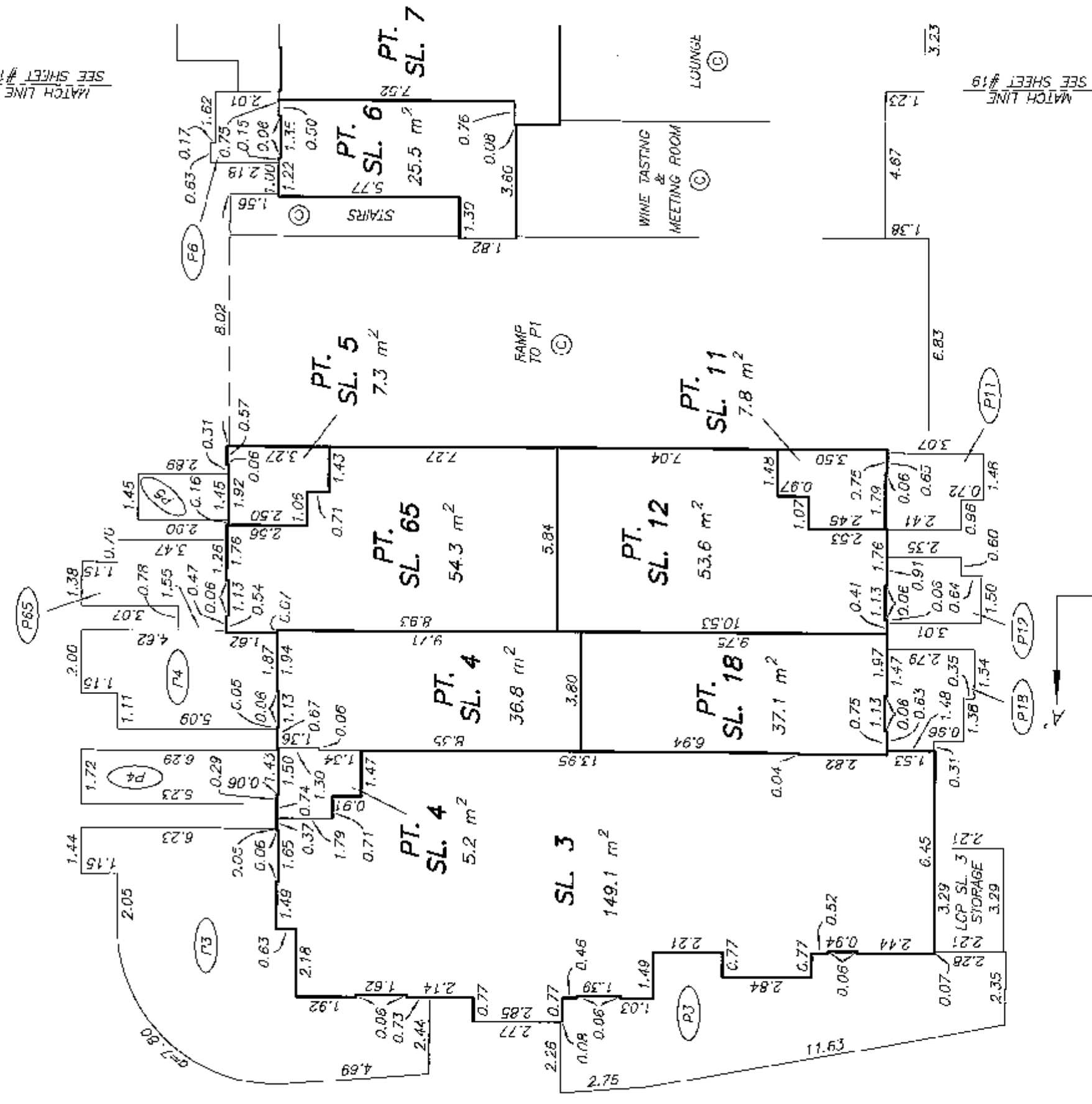
ORIGINAL

EAST MIDRISE BASEMENT LEVEL
FLOOR PLANS

STRATA PLAN BCS 3492



MATCH LINE
SEE SHEET #19



MATCH LINE
SEE SHEET #20

DATE : JUNE 16, 2009

DRAWING # 30669-10
FILE # 30669-10_BASEMENT

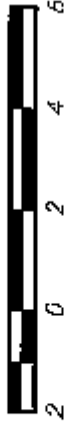
M.E.S.

ORIGINAL

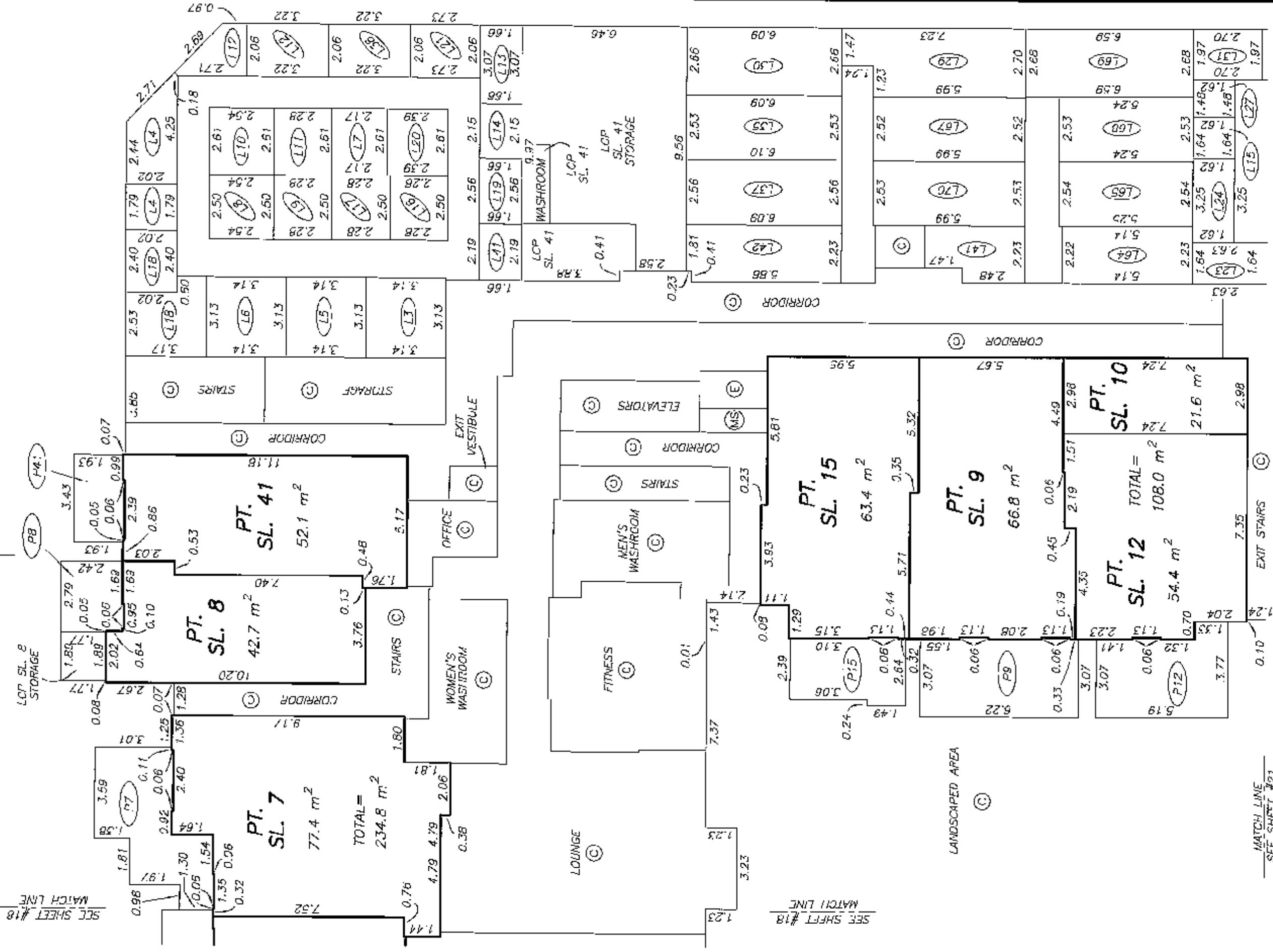
EAST MIDRISE BASEMENT LEVEL
FLOOR PLANS

STRATA PLAN BCS 3492

SCALE 1:150



ALL DISTANCES ARE IN METRES.



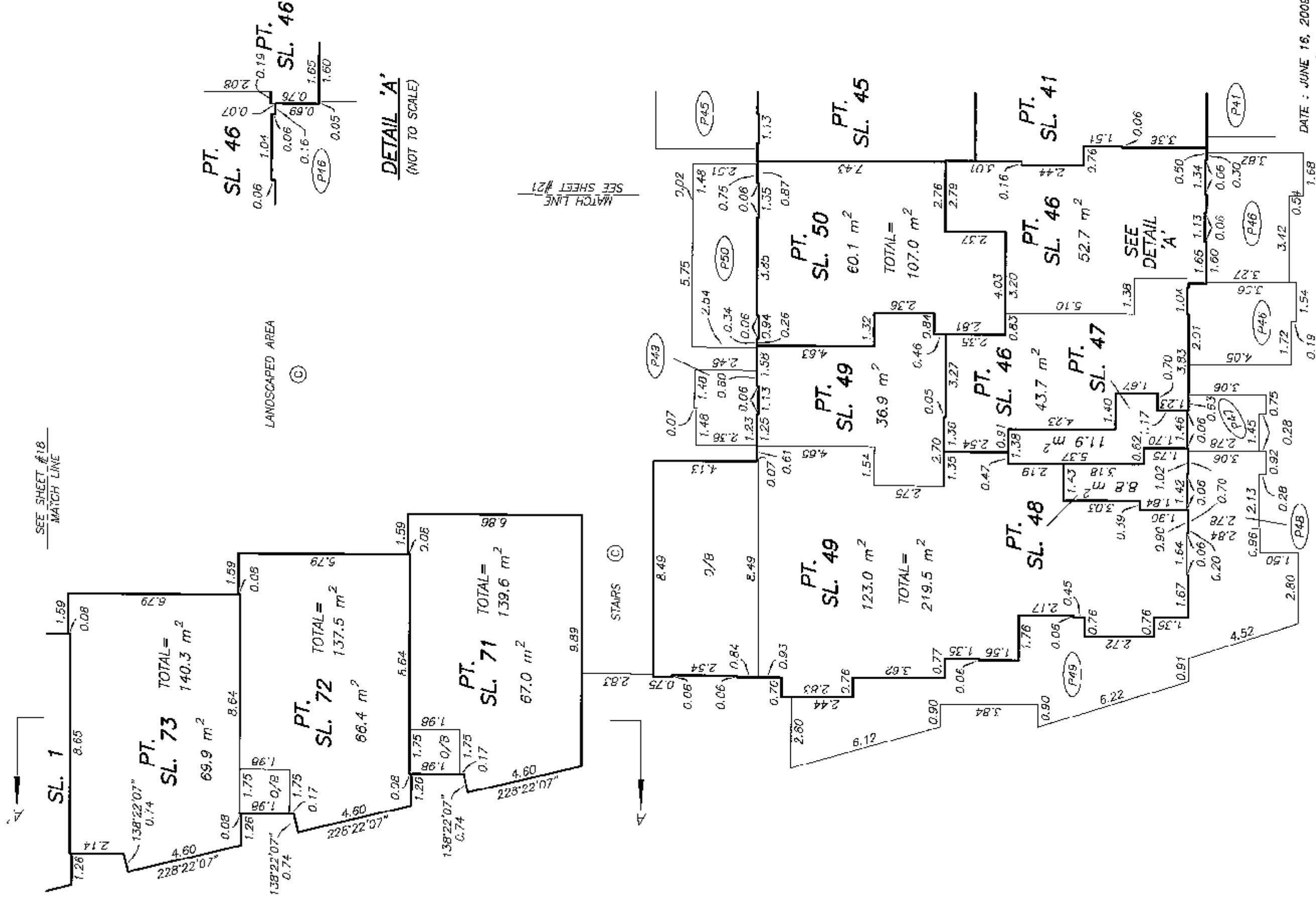
WEST MIDRISE BASEMENT LEVEL
FLOOR PLANS

STRATA PLAN BCS 3492

SCALE 1:150



ALL DISTANCES ARE IN METRES.



WEST MIDRISE BASEMENT LEVEL
FLOOR PLANS

STRATA PLAN BCS 3492

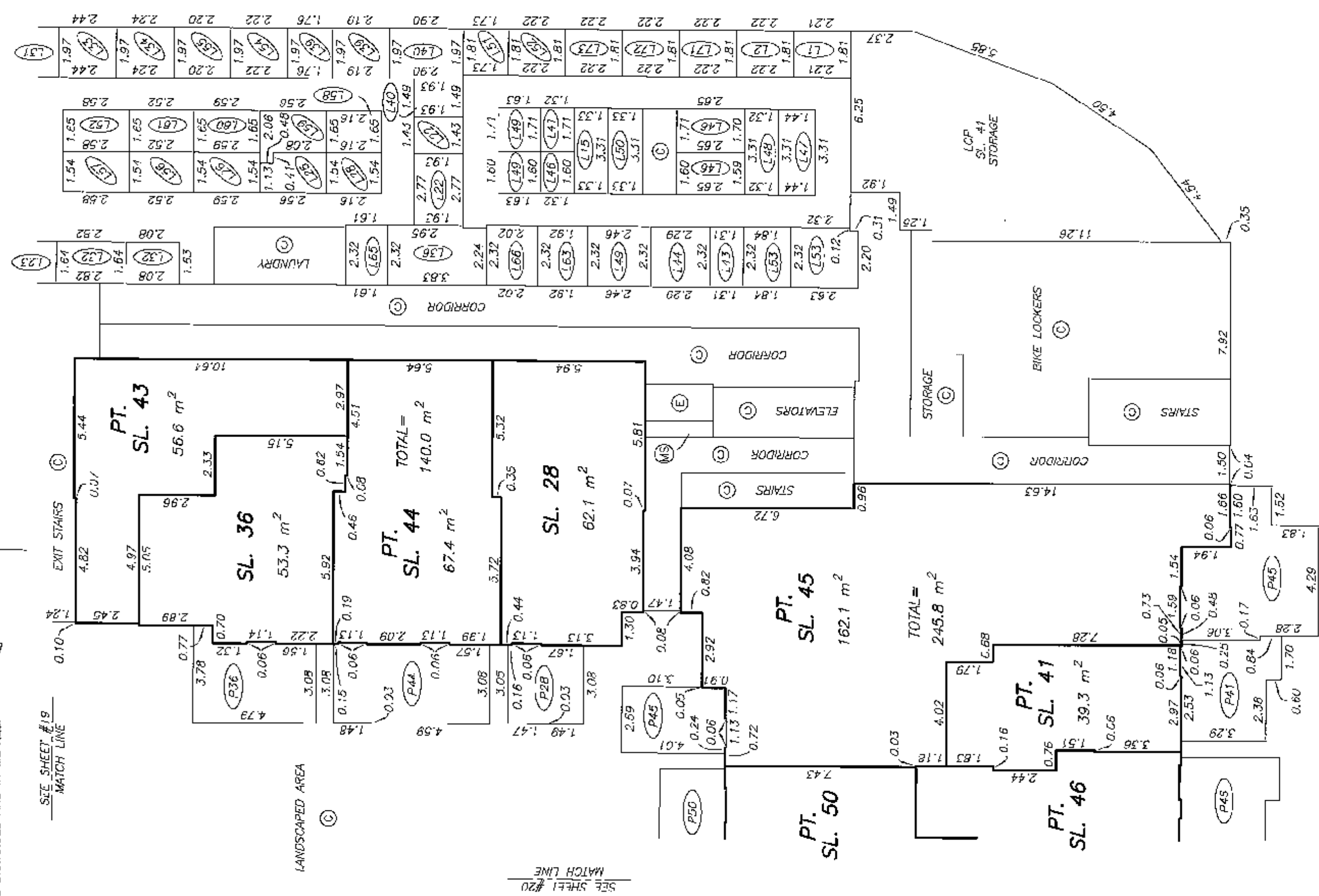


SCALE 1:150



ALL DISTANCES ARE IN METRES.

SEE SHEET #19
MATCH LINE

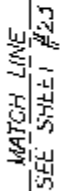


SEE SHEET #20
MATCH LINE

meb.

ORIGINAL

STRATA PLAN BCS 3492



WATCH LINE
SEE SHEET #23

DATE : JUNE 15, 2009

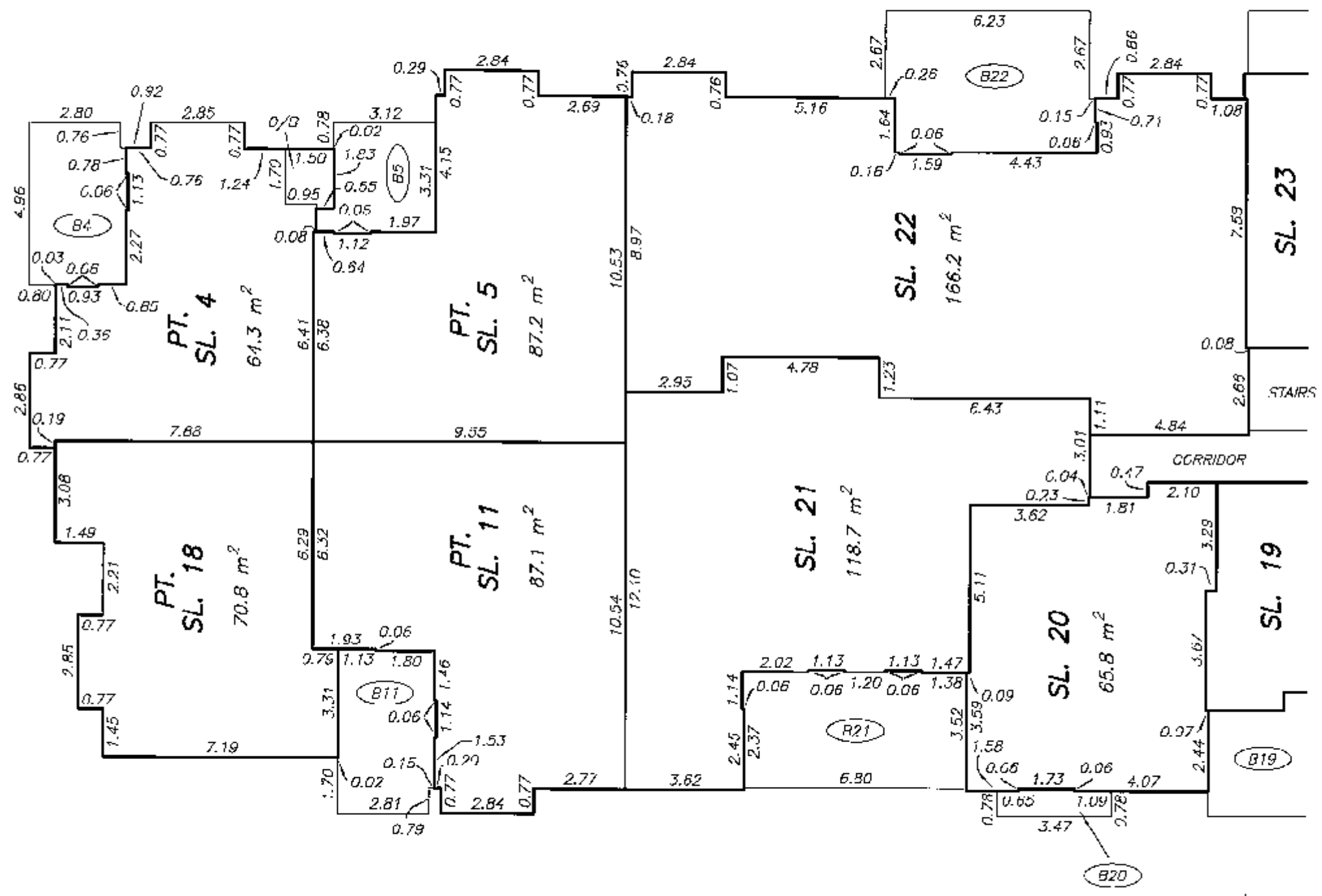
W. E. B.

ORIGINAL

SHEET 24 OF 40 SHEETS

STRATA PLAN BCS 3492

EAST MIDRISE LEVEL 2
FLOOR PLANS



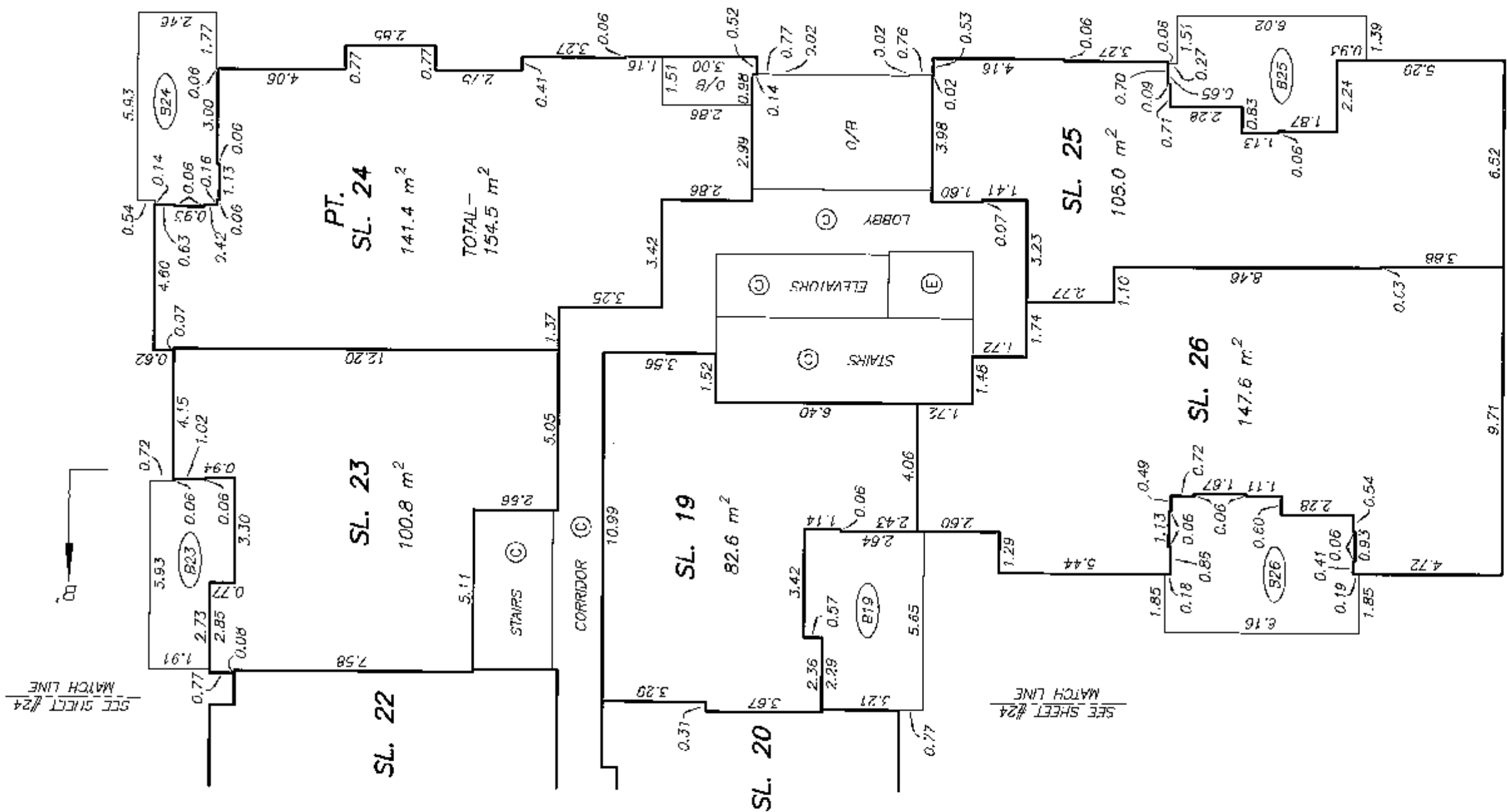
ORIGINAL

EAST MIDRISE LEVEL 2
FLOOR PLANS

STRATA PLAN BCS 3492



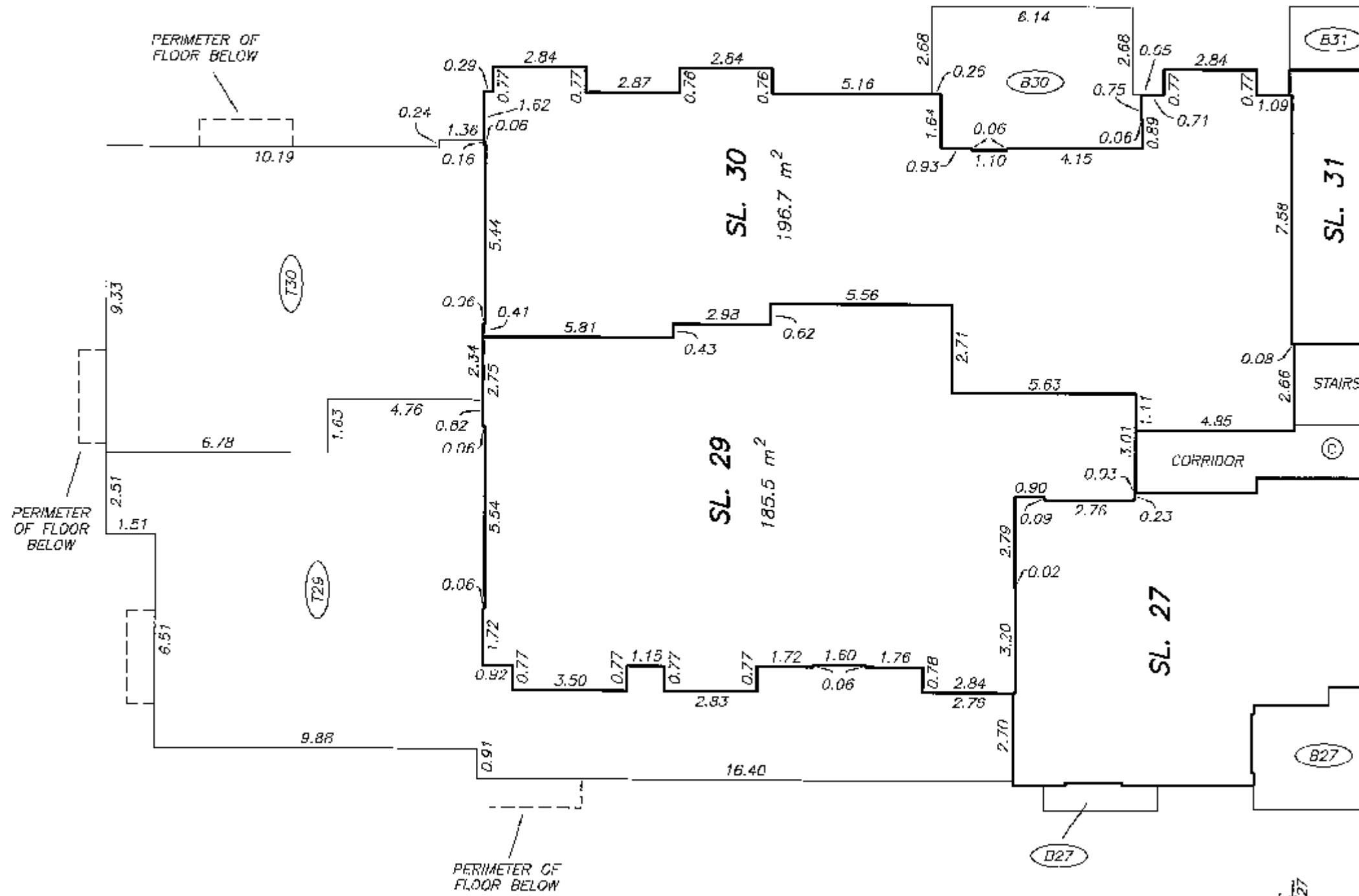
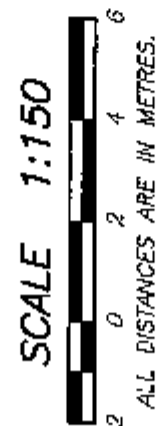
SCALE 1:150
0 2 4 6
ALL DISTANCES ARE IN METRES.



SHEET 26 OF 40 SHEETS

EAST MIDRISE LEVEL 3
FLOOR PLANS

STRATA PLAN BCS 3492



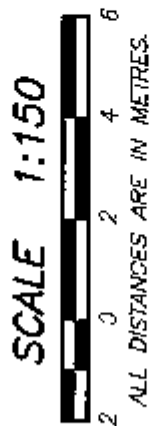
DATE : JUNE 16, 2009
M.F.S.

DRAWING # 30669. 10
FILE # 30669-10_L3_EAST

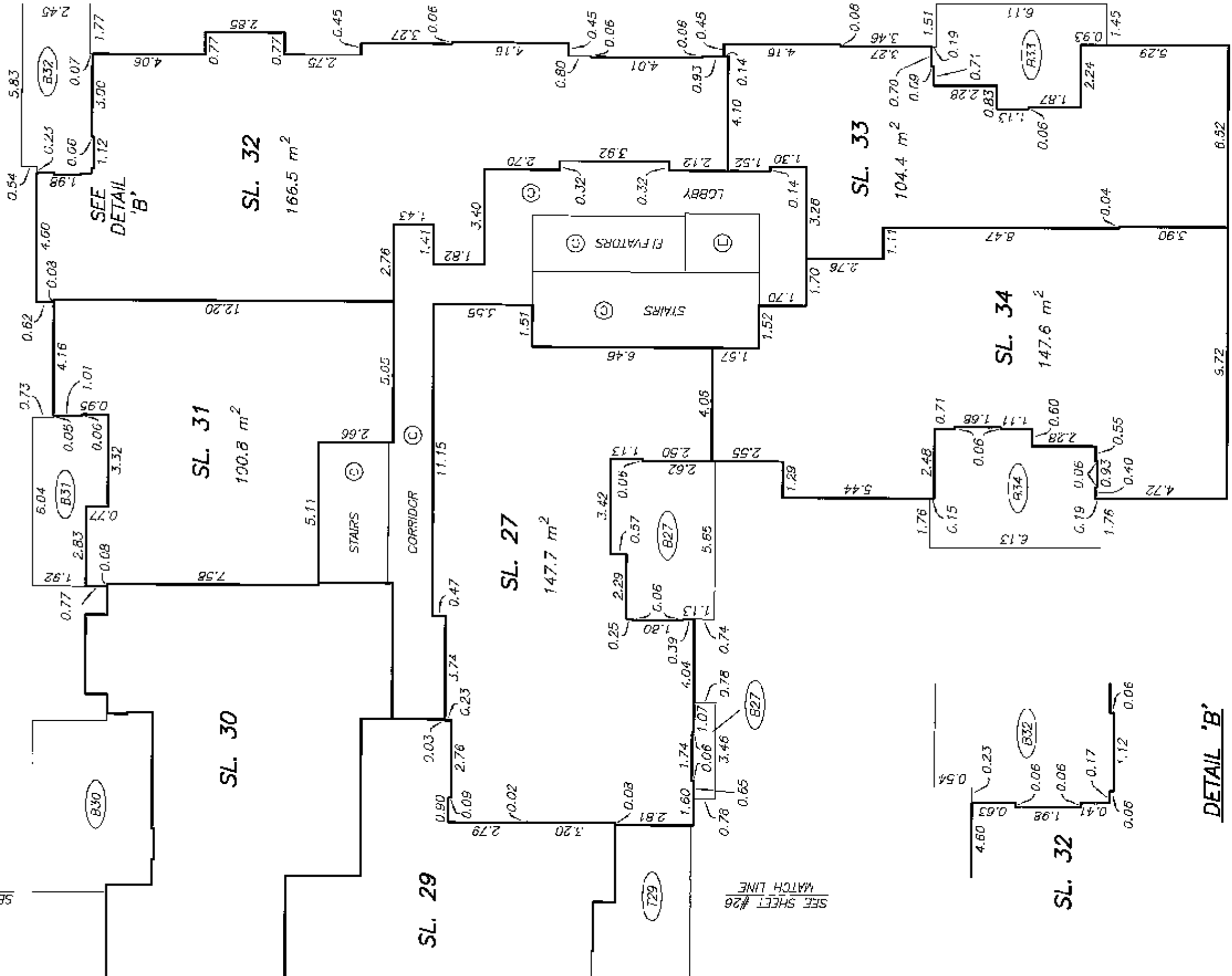
ORIGINAL

EAST MIDRISE LEVEL 3
FLOOR PLANS

STRATA PLAN BCS 3492



SEE SHEET #26
MATCH LINE



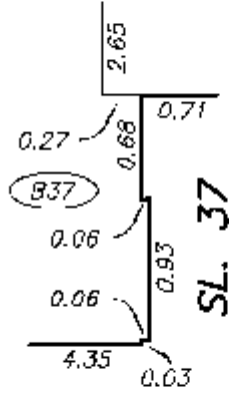
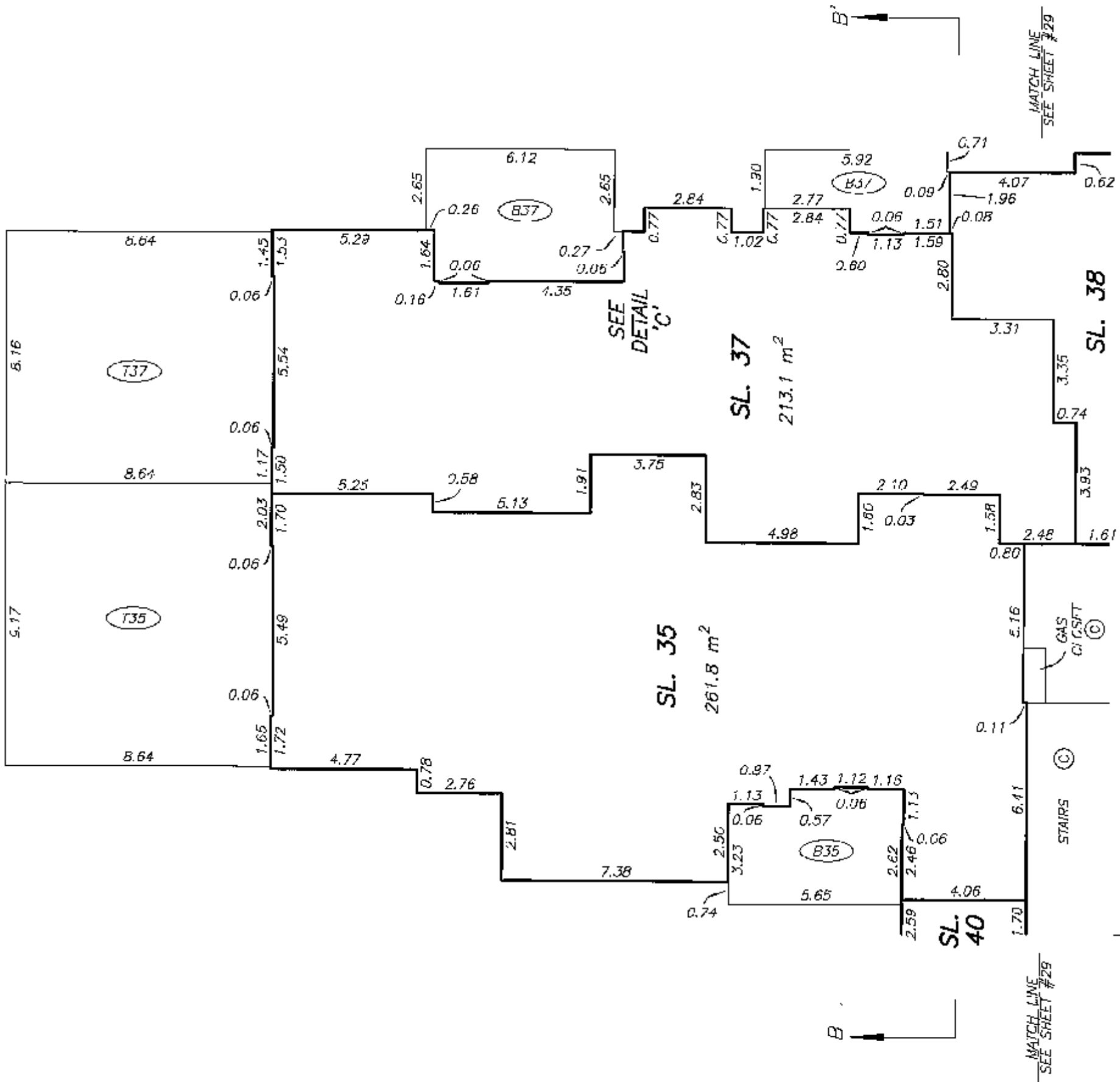
DETAIL 'B'

(NOT TO SCALE)

SHEET 28 OF 40 SHEETS

EAST MIDRISE LEVEL 5
FLOOR PLANS

STRATA PLAN BCS 3492



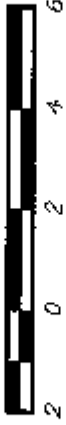
M.E.B.

ORIGINAL

EAST MIDRISE LEVEL 5
FLOOR PLANS

STRATA PLAN BCS 3492

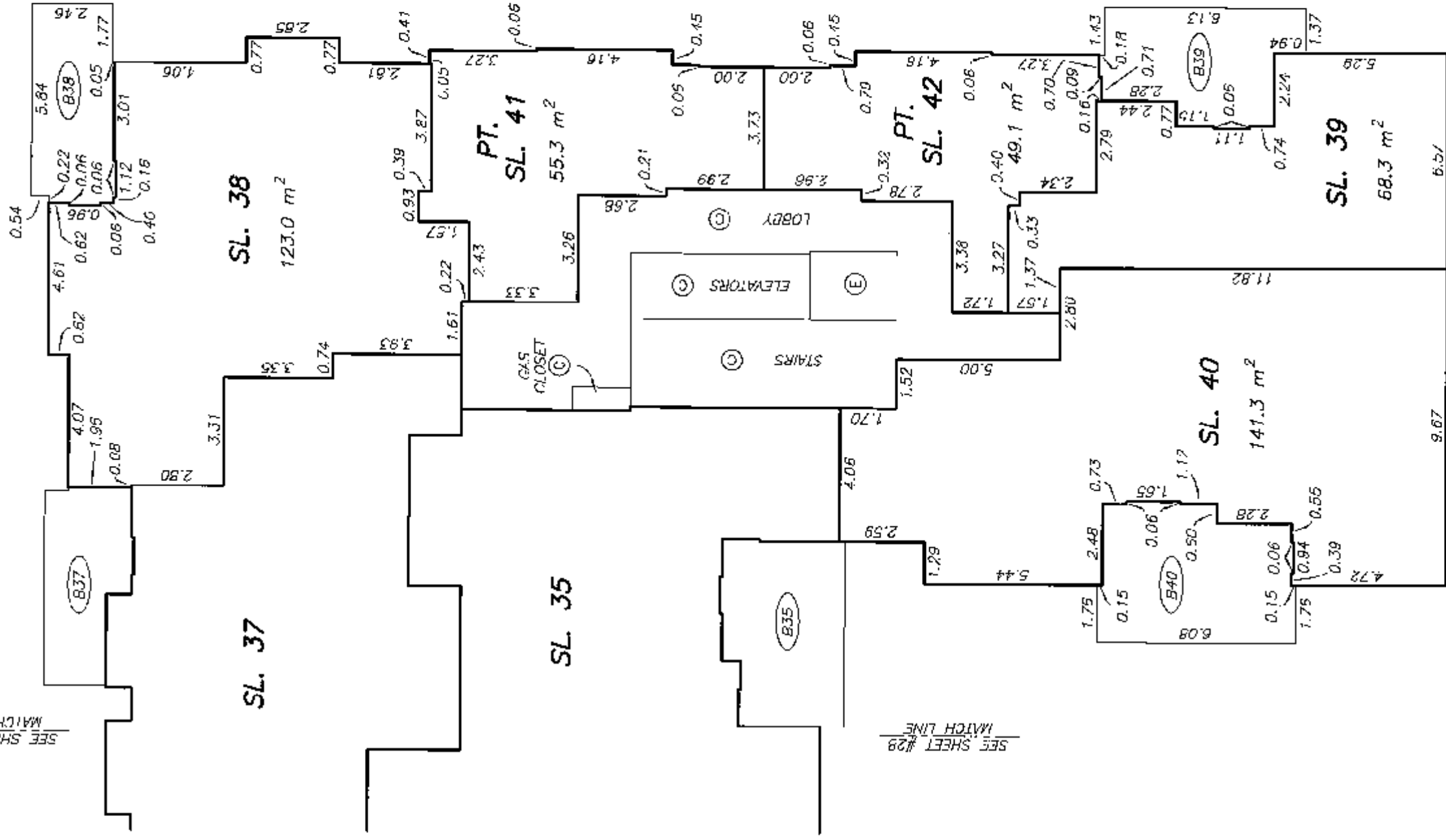
SCALE 1:150



ALL DISTANCES ARE IN METRES.



SEE SHEET #28
MATCH LINE



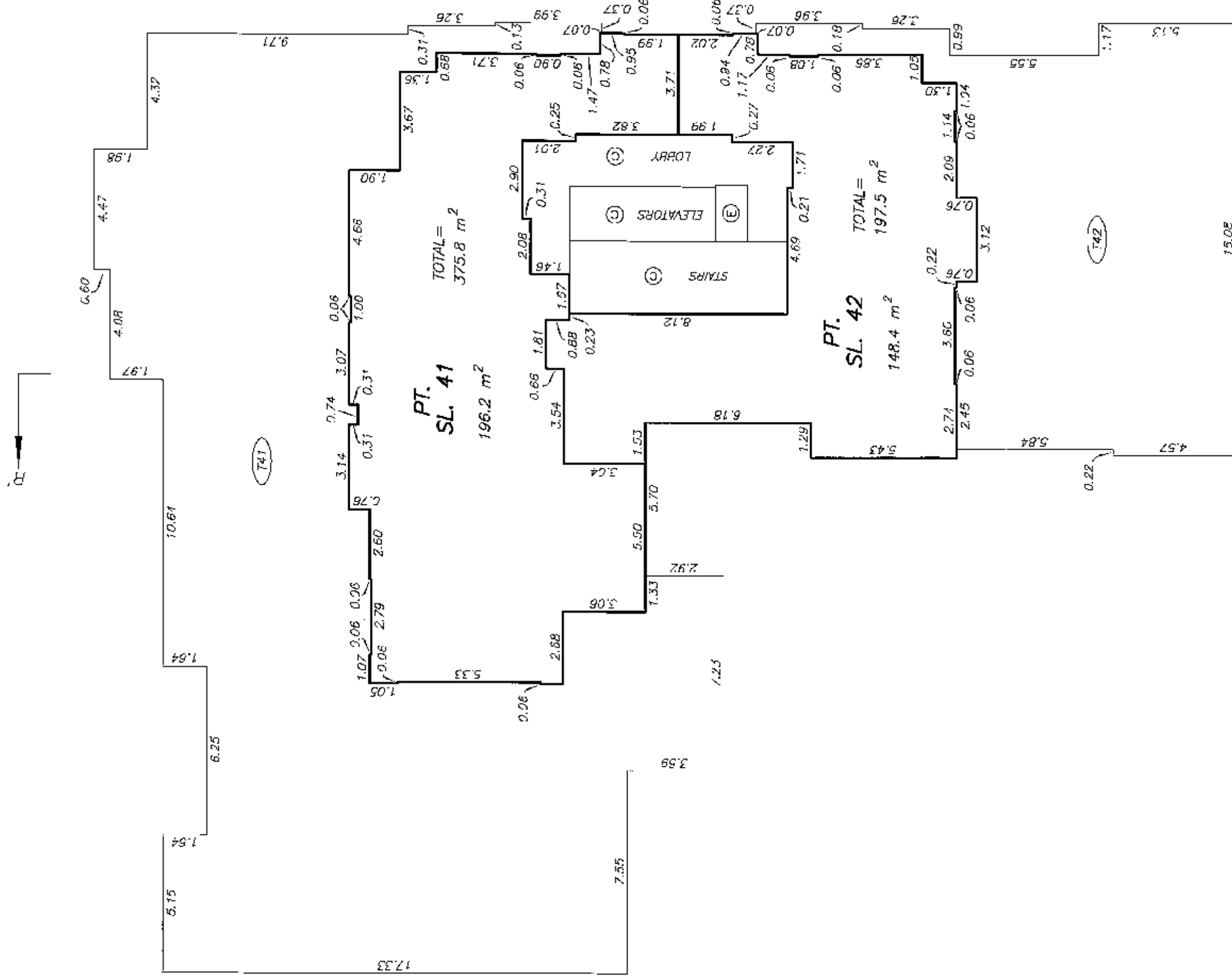
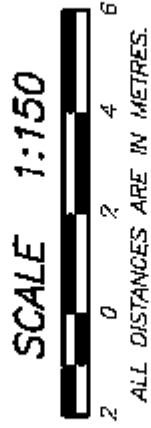
SEE SHEET #29
MATCH LINE

M.P.S.

ORIGINAL

STRATA PLAN BCS 3492

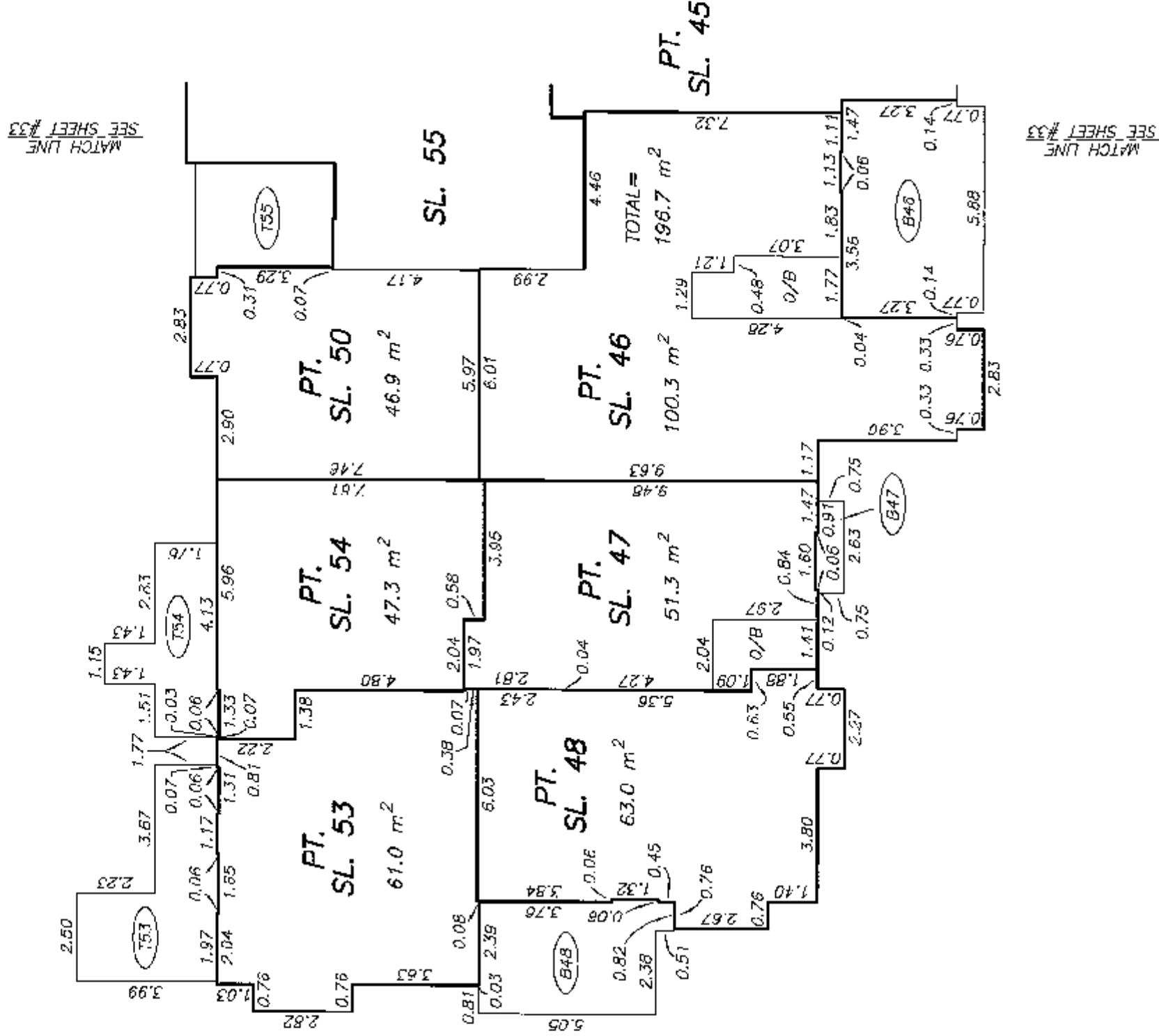
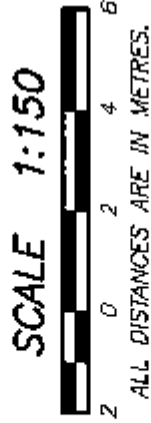
EAST MIDRISE
LEVEL 6 FLOOR PLAN



DATE : JUNE 16, 2009
M.E.S.

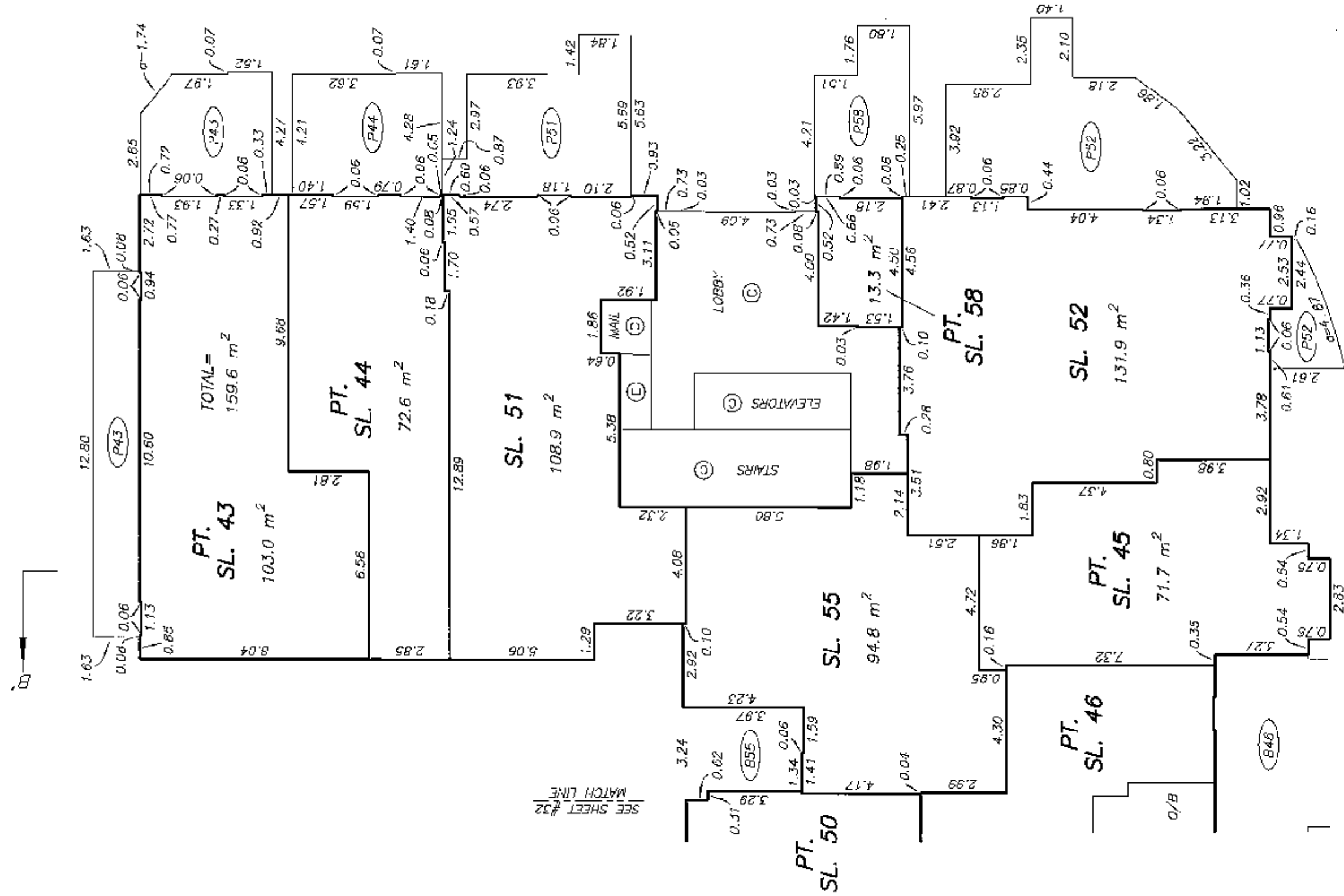
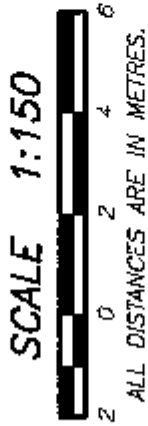
WEST MIDRISE LEVEL 1
FLOOR PLANS

STRATA PLAN BCS 3492



WEST MIDRISE LEVEL 1
FLOOR PLANS

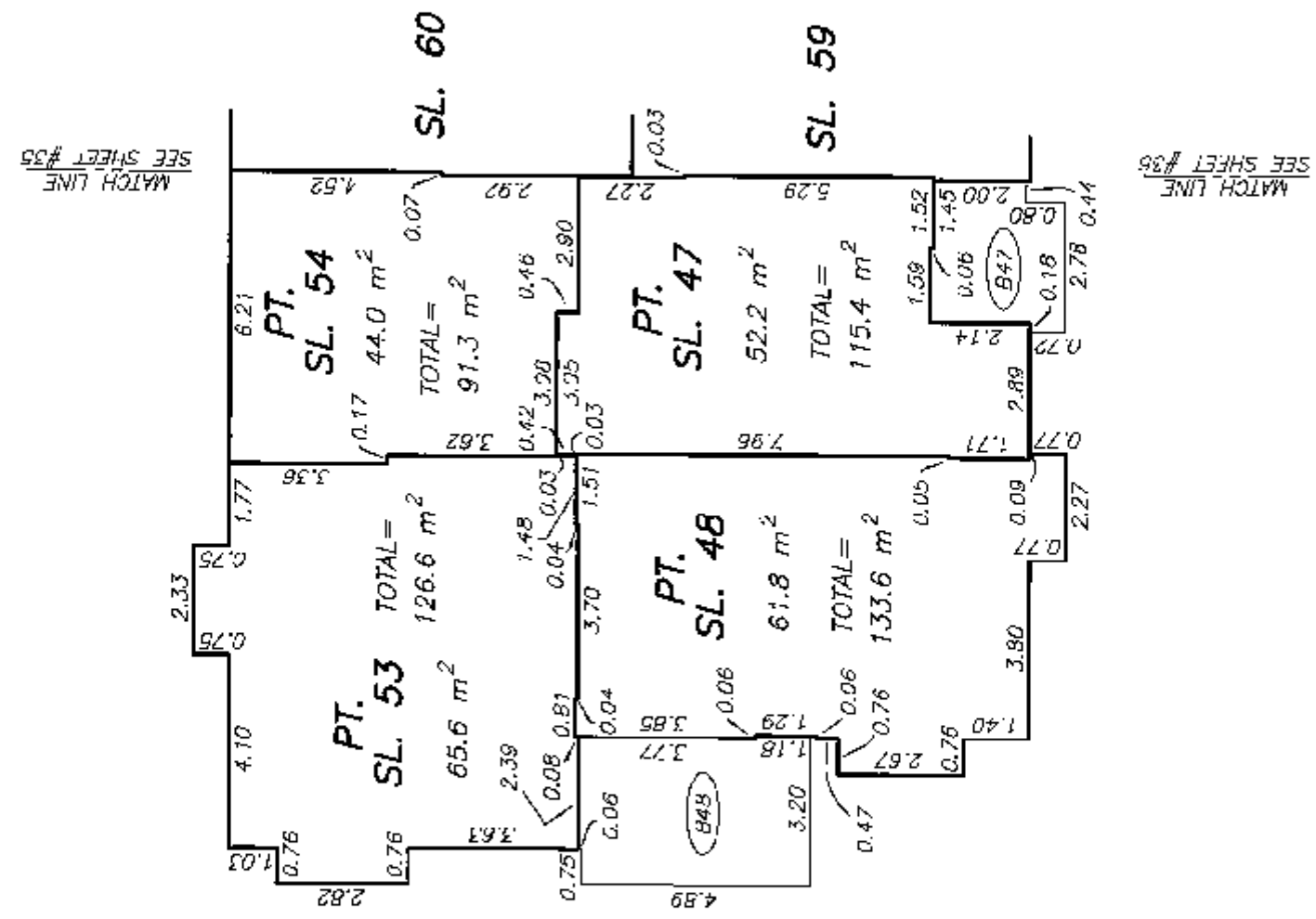
STRATA PLAN BCS 3492



DATE : JUNE 16, 2009
M.F.S.

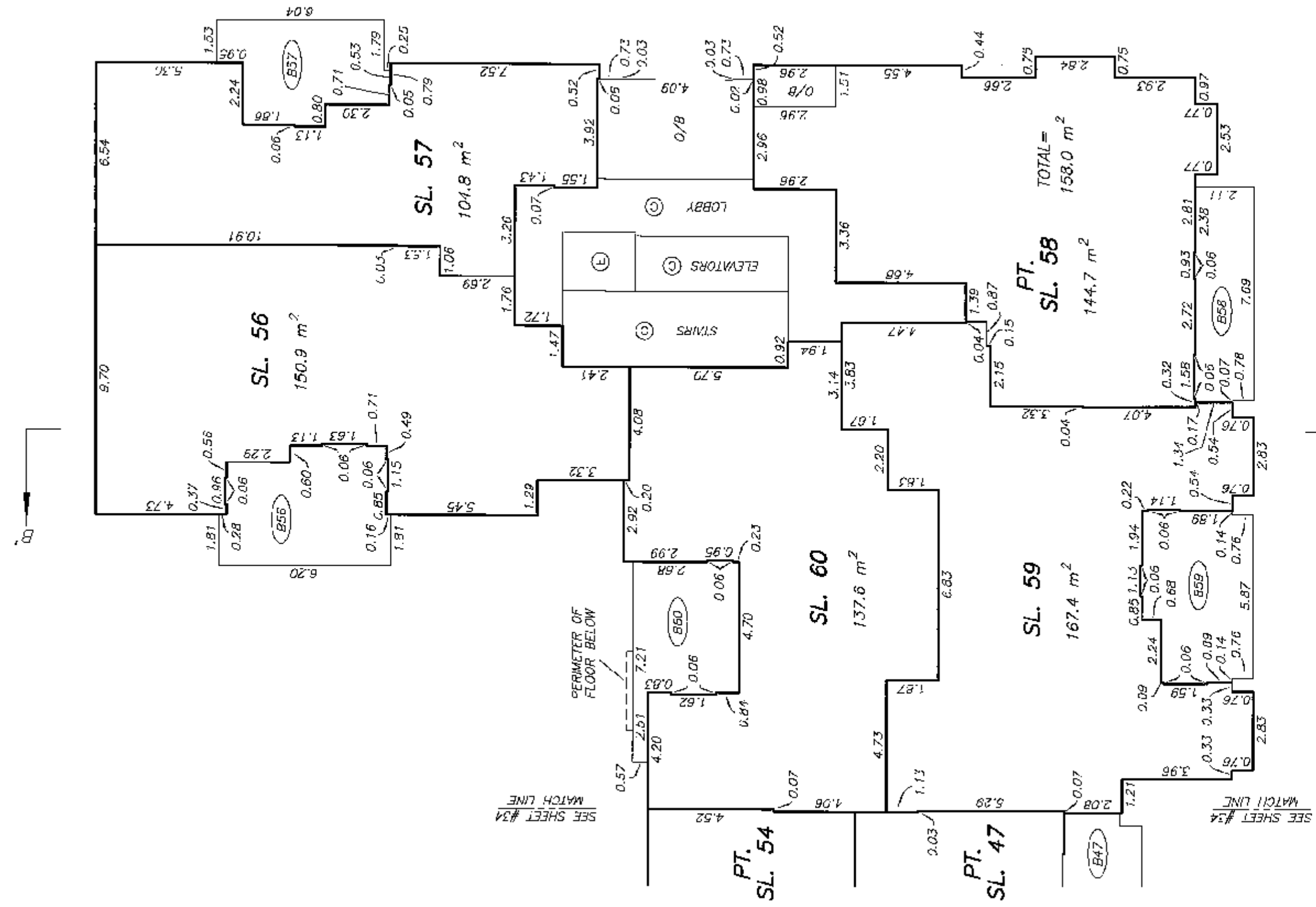
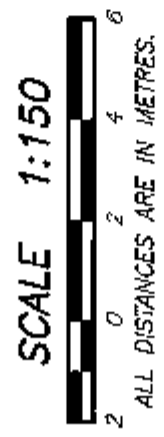
WEST MIDRISE LEVEL 2
FLOOR PLANS

STRATA PLAN BCS 3492



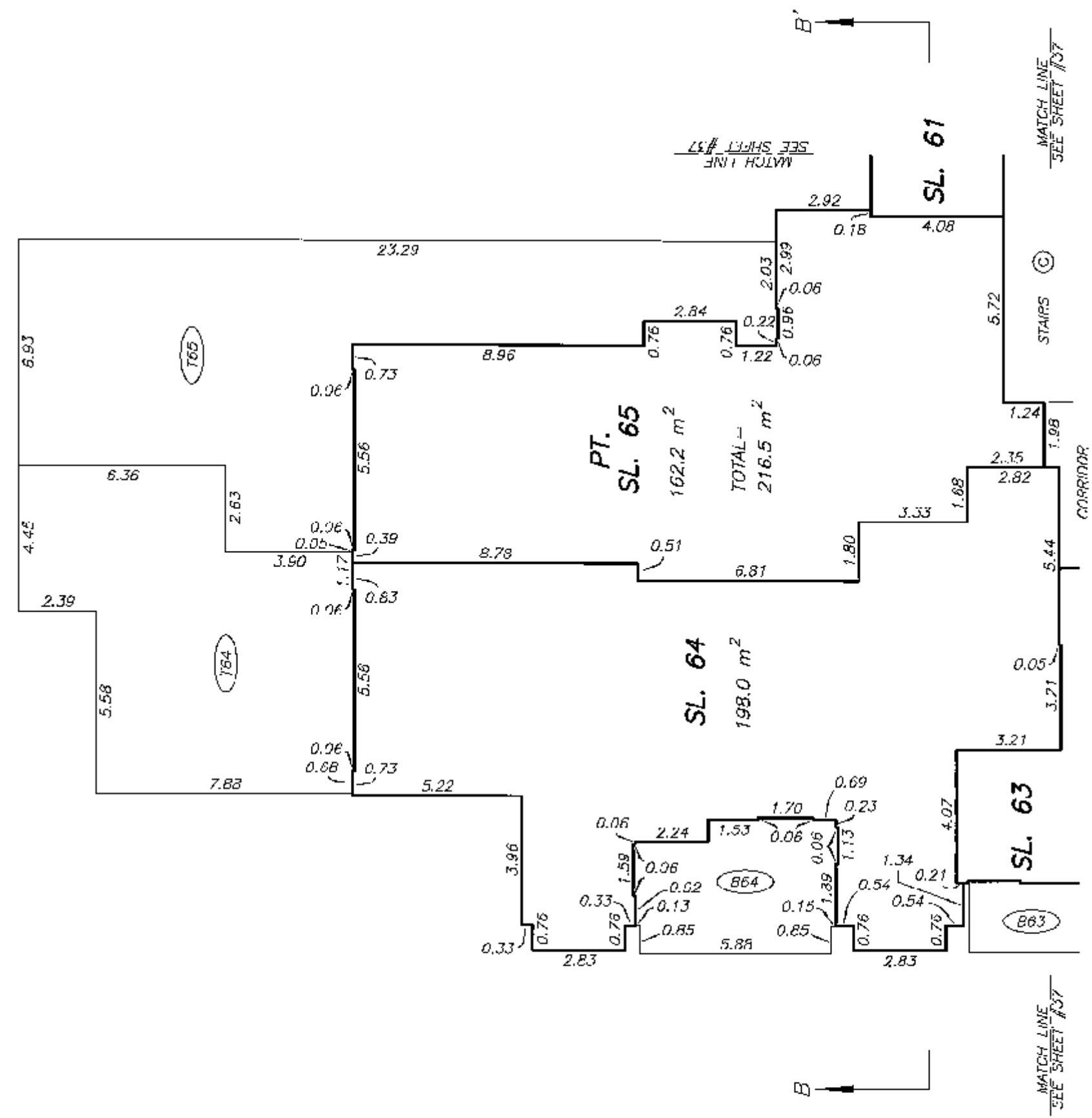
WEST MIDRISE LEVEL 2
FLOOR PLANS

STRATA PLAN BCS 3492



WEST MIDRISE LEVEL 3
FLOOR PLANS

STRATA PLAN BCS 3492



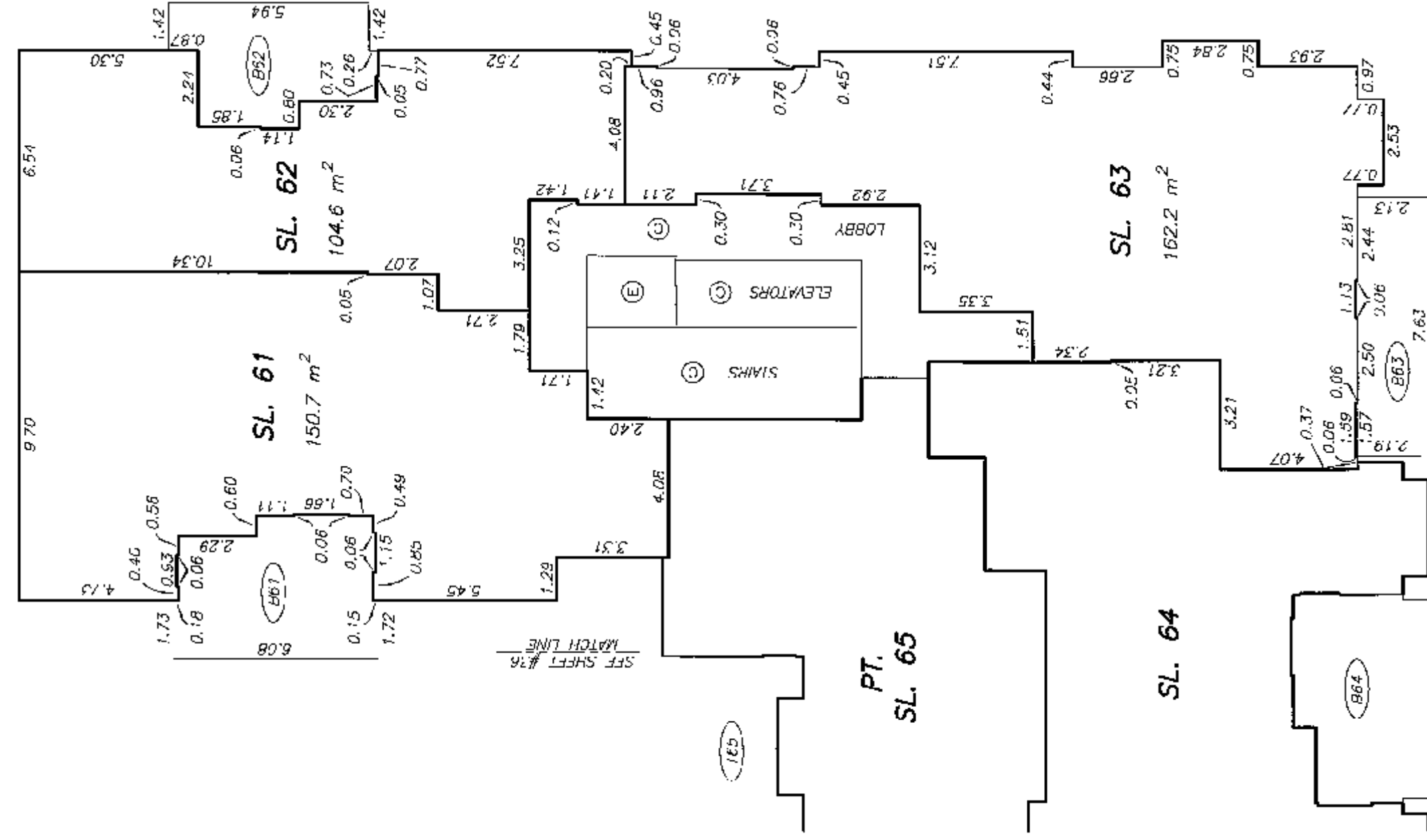
SHEET 37 OF 40 SHEETS

WEST MIDRISE LEVEL 3
FLOOR PLANS

STRATA PLAN BCS 3492



SCALE 1:150
0 2 4 6
ALL DISTANCES ARE IN METRES.



SFF SHEET #36
MATCH LINE

M.F.S.

ORIGINAL

WEST MIDRISE LEVEL 5
FLOOR PLAN

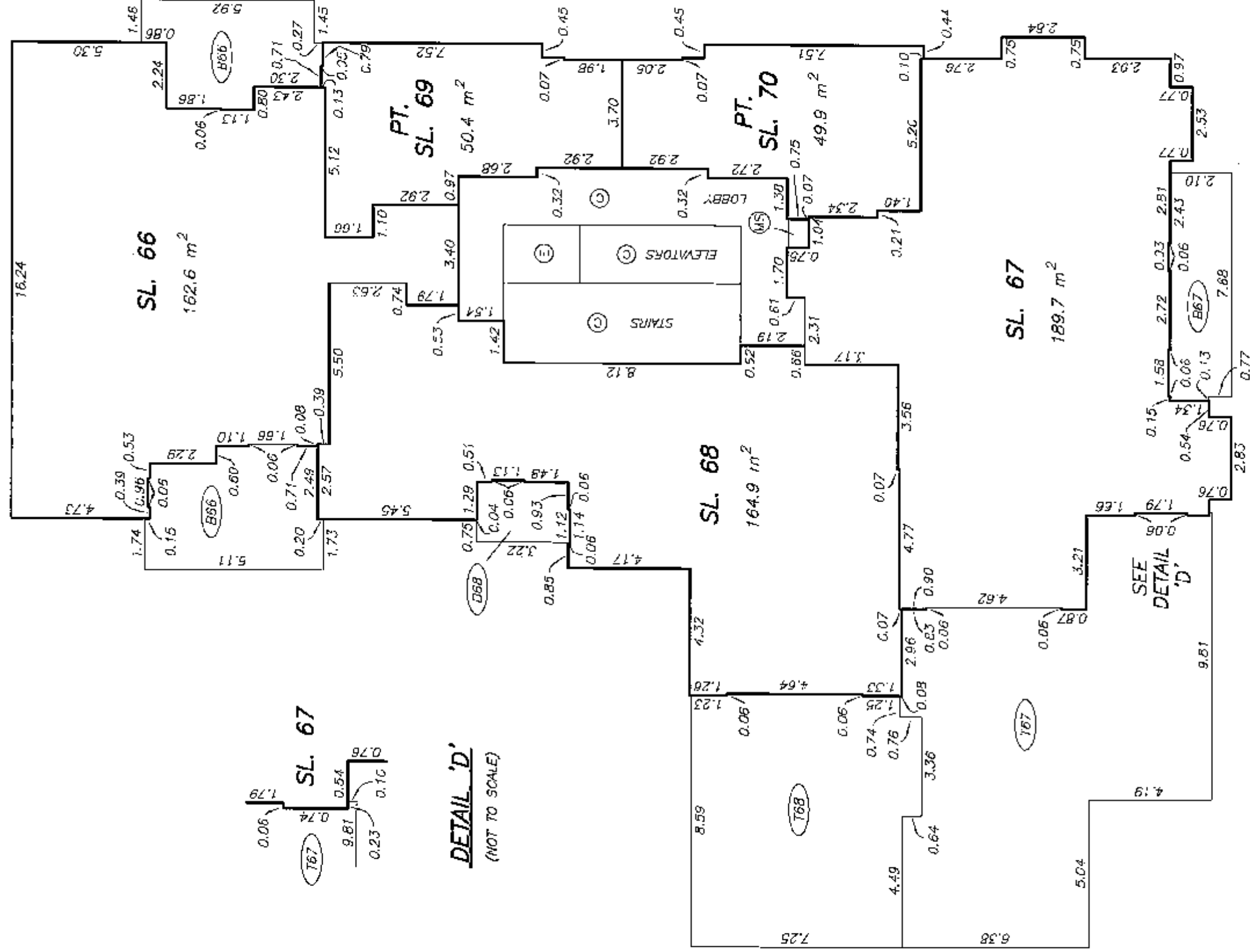
STRATA PLAN BCS 3492



SCALE 1:150



ALL DISTANCES ARE IN METRES.



DETAIL 'D'
(NOT TO SCALE)

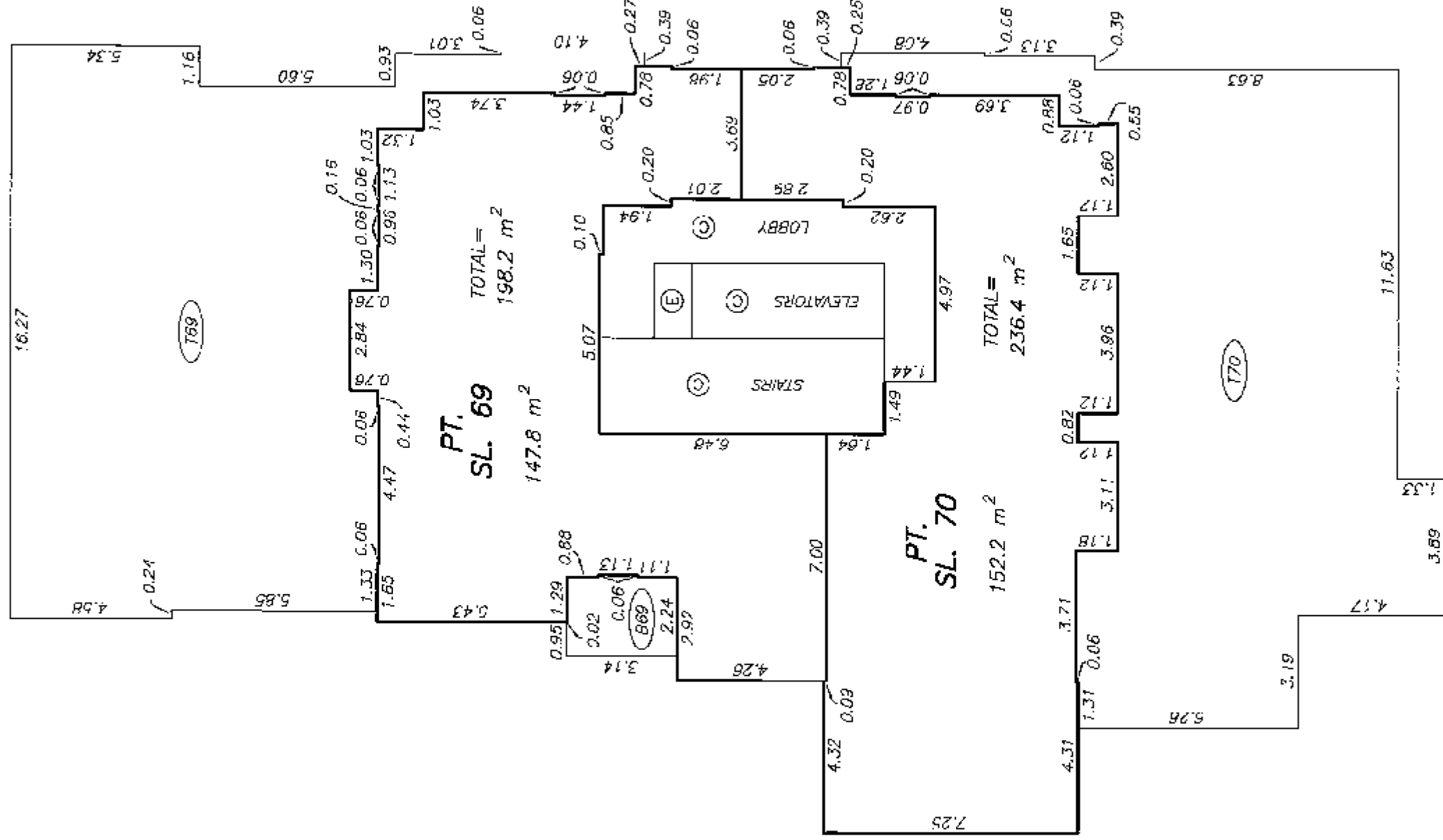
WEST MIDRISE LEVEL 6
FLOOR PLAN

STRATA PLAN BCS 3492

SCALE 1:150



ALL DISTANCES ARE IN METRES.



WEST MIDRISE
MECHANICAL LEVEL
FLOOR PLAN

STRATA PLAN BCS 3492

SCALE 1:150



ALL DISTANCES ARE IN METRES.

