

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

**STRATA PLAN BCS 2637**

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

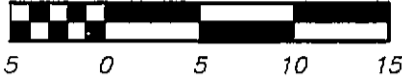
THIS 16<sup>th</sup> DAY OF Nov. 2007

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

DEPUTY I. MacDonnell /os  
REGISTRAR

BB601187 - BB601247

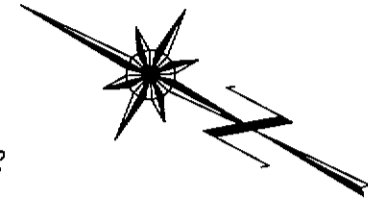
SCALE 1:400



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
- ⓂⓈ - DENOTES MECHANICAL SPACE  
BEING COMMON PROPERTY
- Ⓟ1 - DENOTES PATIO BEING LIMITED  
COMMON PROPERTY FOR THE  
EXCLUSIVE USE OF SL. 1
- Ⓟ10 - DENOTES BALCONY BEING LIMITED  
COMMON PROPERTY FOR THE  
EXCLUSIVE USE OF SL. 1
- Ⓟ1 - DENOTES TERRACE BEING LIMITED  
COMMON PROPERTY FOR THE  
EXCLUSIVE USE OF SL. 1
- ⓅRD15 - DENOTES ROOF DECK BEING LIMITED  
COMMON PROPERTY FOR THE  
EXCLUSIVE USE OF SL. 15
- ⓅST60 - DENOTES STAIRS BEING LIMITED  
COMMON PROPERTY FOR THE  
EXCLUSIVE USE OF SL. 60
- ⓅG1 - DENOTES GARAGE BEING LIMITED  
COMMON PROPERTY FOR THE  
EXCLUSIVE USE OF SL. 1
- ⓅPS1 - DENOTES PARKING STALL BEING LIMITED  
COMMON PROPERTY FOR THE  
EXCLUSIVE USE OF SL. 1
- ⓅL1 - DENOTES STORAGE LOCKER BEING LIMITED  
COMMON PROPERTY FOR THE  
EXCLUSIVE USE OF SL. 1
- ⓅS12 - 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.

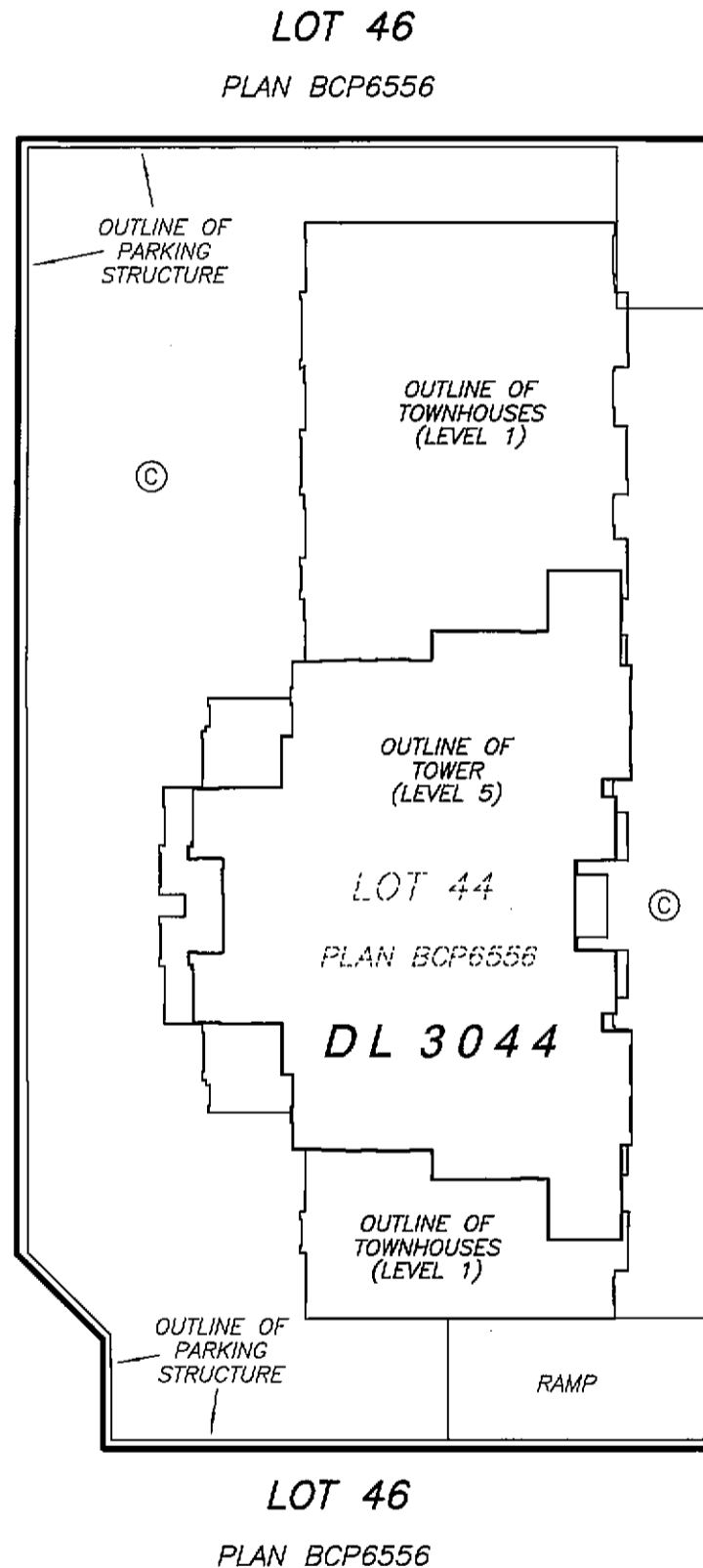
DATE: SEPTEMBER 5th, 2007.

Mike E Shaw

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)



**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.

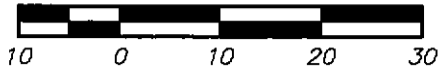
**NOTE:**

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.

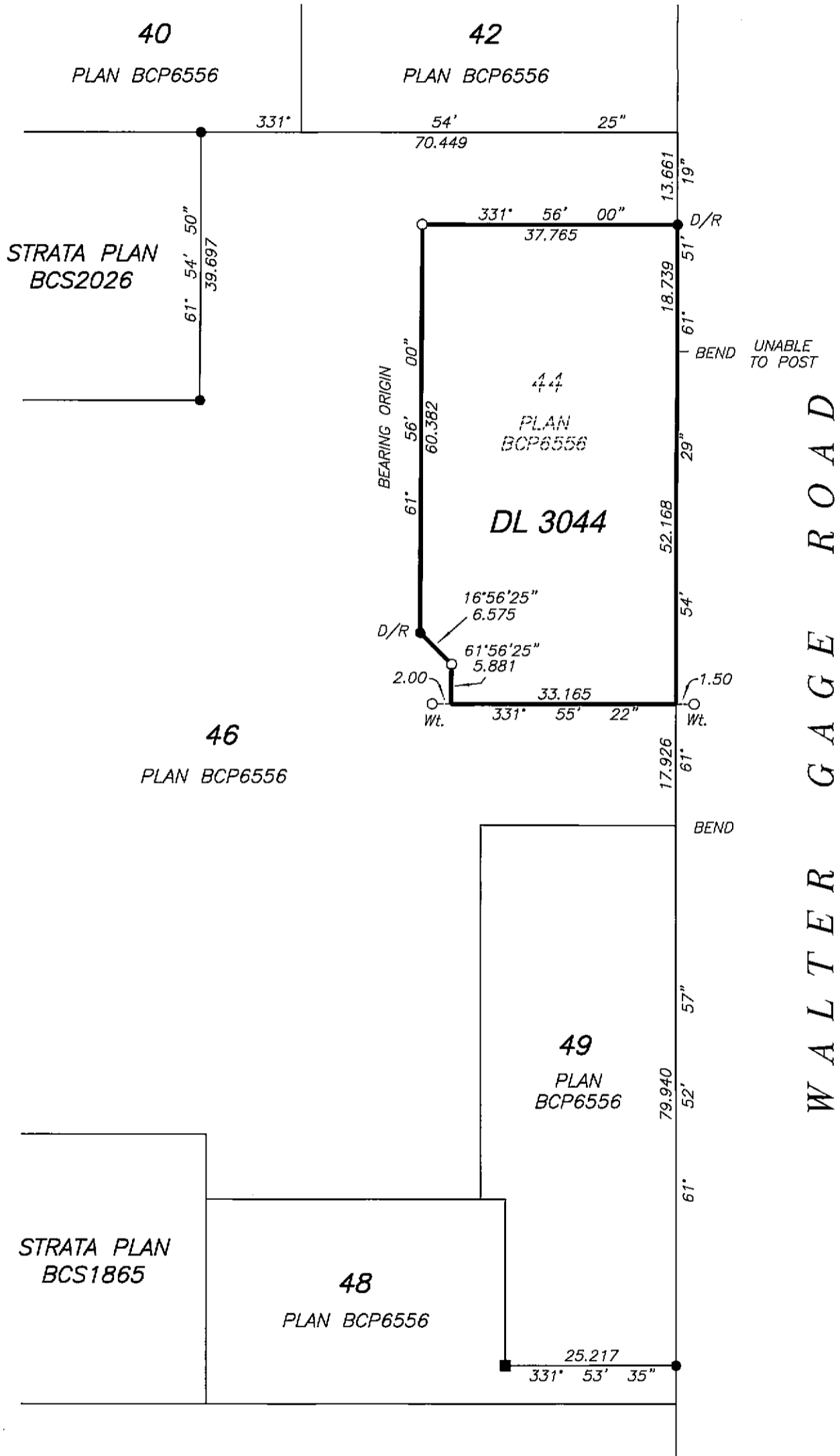
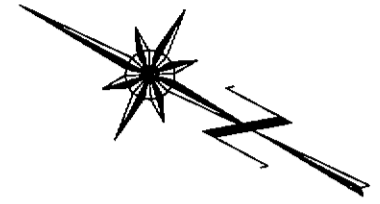
# BOUNDARY DIMENSIONS

# STRATA PLAN BCS 2637

SCALE 1:750



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.*

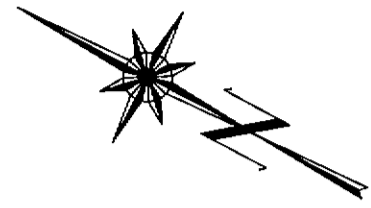
DRAWING # 30603-9  
FILE # 30603-9\_Post

ORIGINAL

# BUILDING LOCATION AND DIMENSIONS

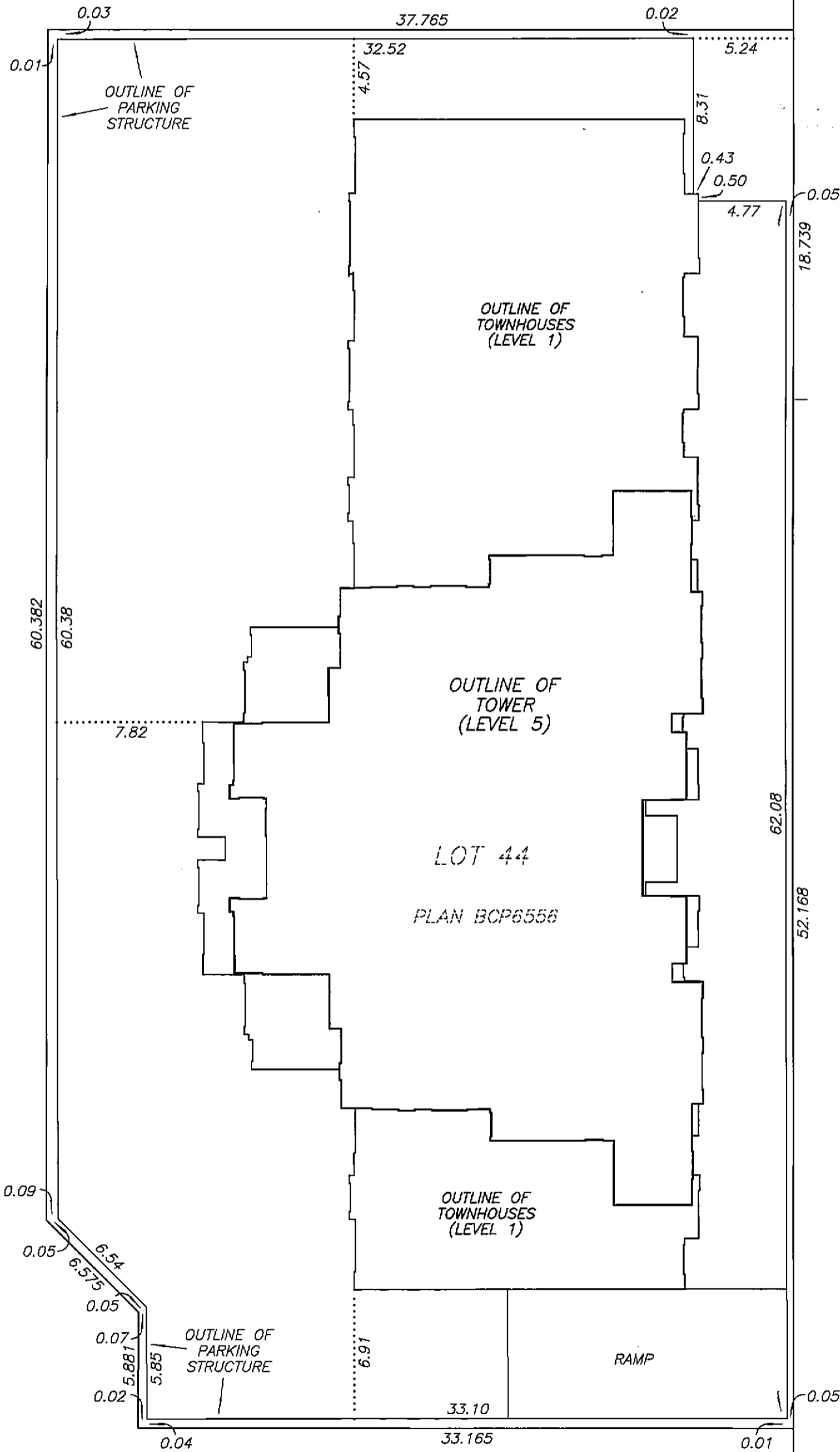
## STRATA PLAN BCS 2637

SCALE 1:250



LOT 46  
PLAN BCP6556

LOT 46  
PLAN BCP6556



WALTER GAGE ROAD

LOT 46  
PLAN BCP6556

DATE : SEPTEMBER 5, 2007

*M.E.S.*

DRAWING # 30603-9  
FILE # 30603-9\_Ce

ORIGINAL

STRATA PLAN BCS 2637

OWNER :

THE UNIVERSITY OF BRITISH COLUMBIA

*Byron Braley*  
AUTHORIZED SIGNATORY

*Mark Crosbie*  
AUTHORIZED SIGNATORY

*Michael Sawyer*  
WITNESS AS TO BOTH SIGNATURES  
700-401 West Georgia Street  
Vancouver BC V6B 5A1  
OCCUPATION OF WITNESS

*Lawyer*  
ADDRESS OF WITNESS

MORTGAGEE :

HSBC BANK CANADA

*Bill De Haan*  
AUTHORIZED SIGNATORY  
BILL DE HAAN  
ASSISTANT VICE PRESIDENT  
COMMERCIAL FINANCIAL SERVICES

*Gordon Kihara*  
AUTHORIZED SIGNATORY  
GORDON KIHARA  
Assistant Vice President  
Commercial Financial Services

*Gary Li*  
WITNESS AS TO BOTH SIGNATURES  
GARY LI  
COMMERCIAL FINANCIAL  
SERVICES OFFICER

*CFSo*  
OCCUPATION OF WITNESS

*885 W Georgia St*  
ADDRESS OF WITNESS  
*Van BC V6C 3G1*

LESSEE :

BASTION CHANCELLOR HOMES LTD.  
(INCORPORATION No. 688985)

*Hugh Tangye*  
AUTHORIZED SIGNATORY  
HUGH TANGYE

AUTHORIZED SIGNATORY

*Thomas Beechman*  
WITNESS AS TO BOTH SIGNATURES  
THOMAS BEECHMAN  
LAWYER

OCCUPATION OF WITNESS  
300-1681 CHESTNUT ST.  
VANCOUVER, BC  
ADDRESS OF WITNESS

MORTGAGEE :

STRAND CORUS MANAGEMENT CORP.  
(INCORPORATION No. 0717544)

*James Johnston*  
AUTHORIZED SIGNATORY  
JAMES JOHNSTON

AUTHORIZED SIGNATORY

*Evanna Fung*  
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.*

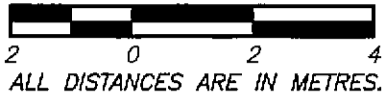
DRAWING # 30603-9  
FILE # 30603-9\_Sig

ORIGINAL

SECTION A - A''

STRATA PLAN BCS 2637

SCALE 1:125



ROOF LEVEL	(RD61)		(RD60)		
LEVEL 17	SL. 61		SL. 60		
LEVEL 16	SL. 59		SL. 58		
LEVEL 15	SL. 56		SL. 55		
LEVEL 12	SL. 53		SL. 52		
LEVEL 11	SL. 49		SL. 48		
LEVEL 10	SL. 45		SL. 44		
LEVEL 9	SL. 41		SL. 40		
LEVEL 8	SL. 37		SL. 36		
LEVEL 7	SL. 33	SL. 32		SL. 31	
LEVEL 6	SL. 28	SL. 27		SL. 26	
LEVEL 5	SL. 23	SL. 22		SL. 21	
LEVEL 3	SL. 18	SL. 17		SL. 16	
LEVEL 2	SL. 11	SL. 12	STAIRS Ⓢ	SL. 13	SL. 14

SEE SHEETS #6 AND #7  
FOR CONTINUATION

DATE : SEPTEMBER 5, 2007

*M.E.S.*

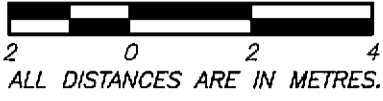
DRAWING # 30603-9  
FILE # 30603-9\_S

ORIGINAL

# SECTION A - A''

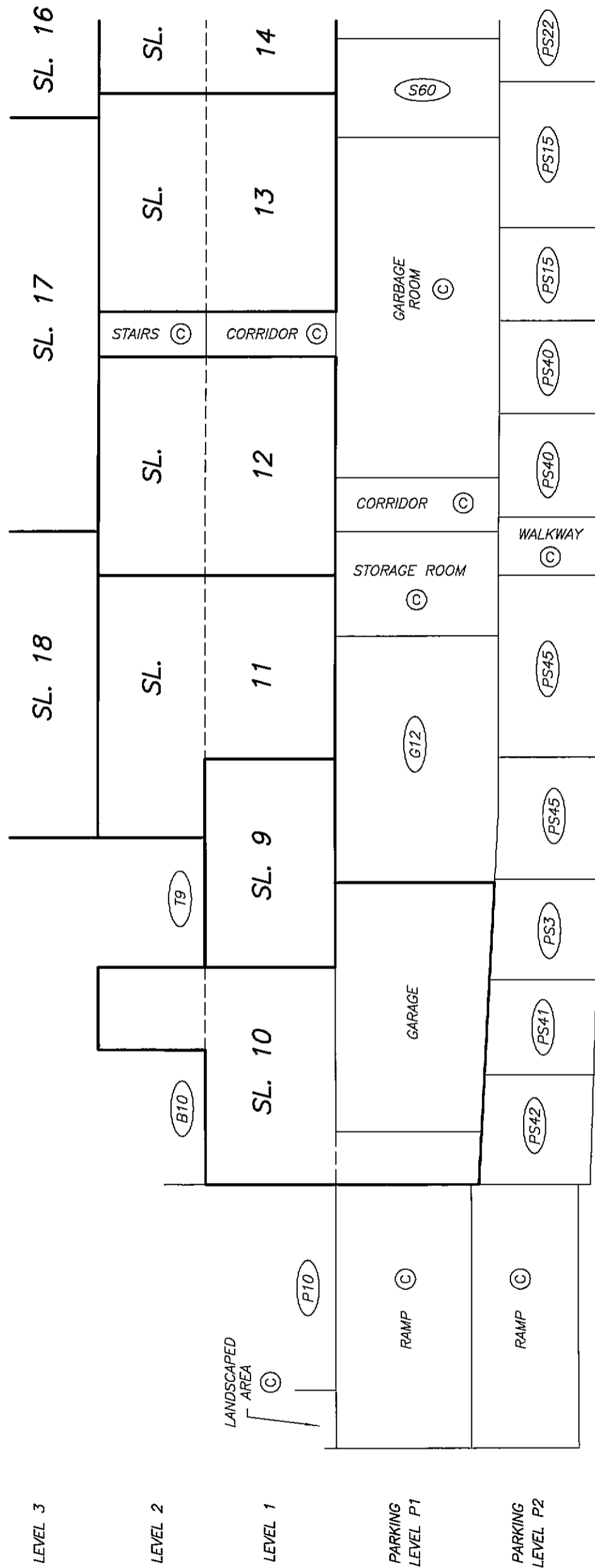
# STRATA PLAN BCS 2637

SCALE 1:125



SEE SHEET #7  
MATCH LINE

SEE SHEET #7  
MATCH LINE



DATE : SEPTEMBER 5, 2007

*M.E.S.*

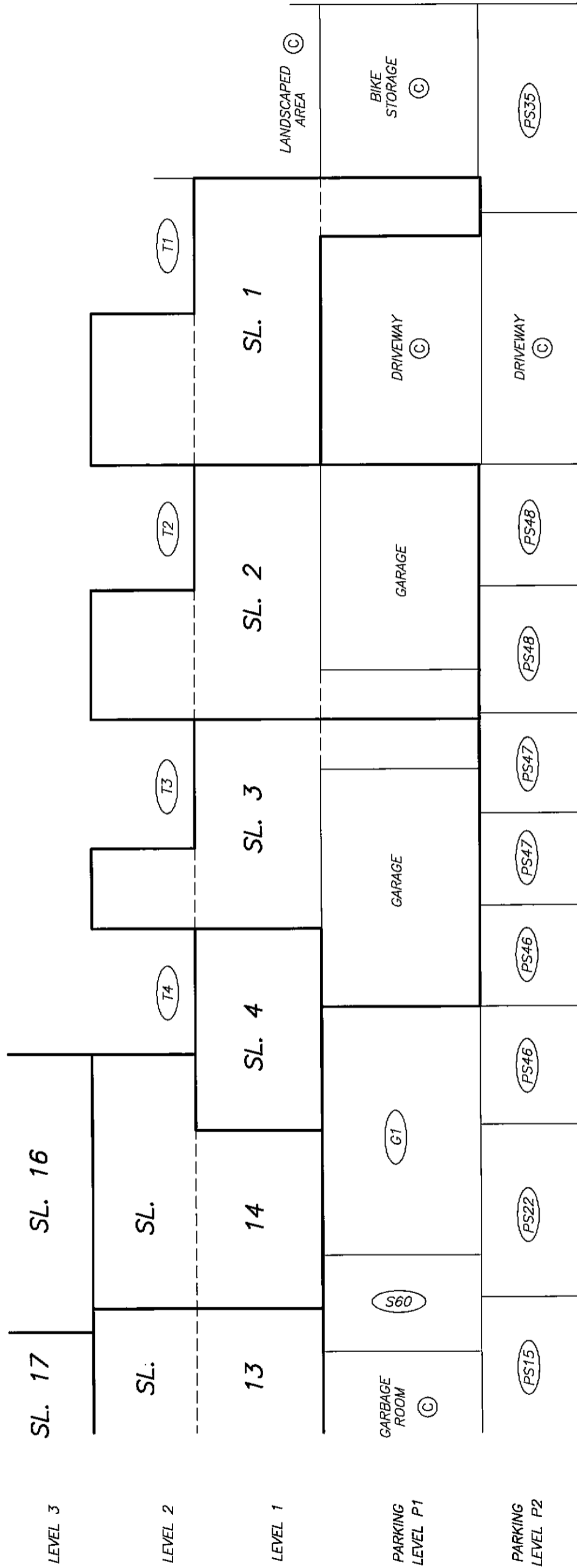
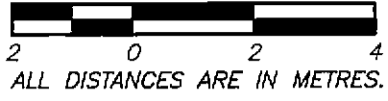
ORIGINAL

DRAWING # 30603-9  
FILE # 30603-9\_S

# SECTION A - A"

# STRATA PLAN BCS 2637

SCALE 1:125



MATCH LINE  
SEE SHEET 6

MATCH LINE  
SEE SHEET 6

DRAWING # 30603-9  
FILE # 30603-9\_S

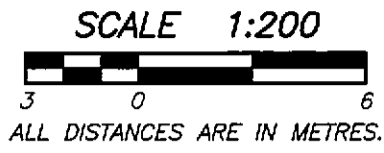
DATE : SEPTEMBER 5, 2007

*M.E.S.*

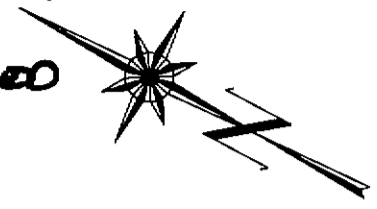
ORIGINAL

# PARKING LEVEL P2 WEST PORTION

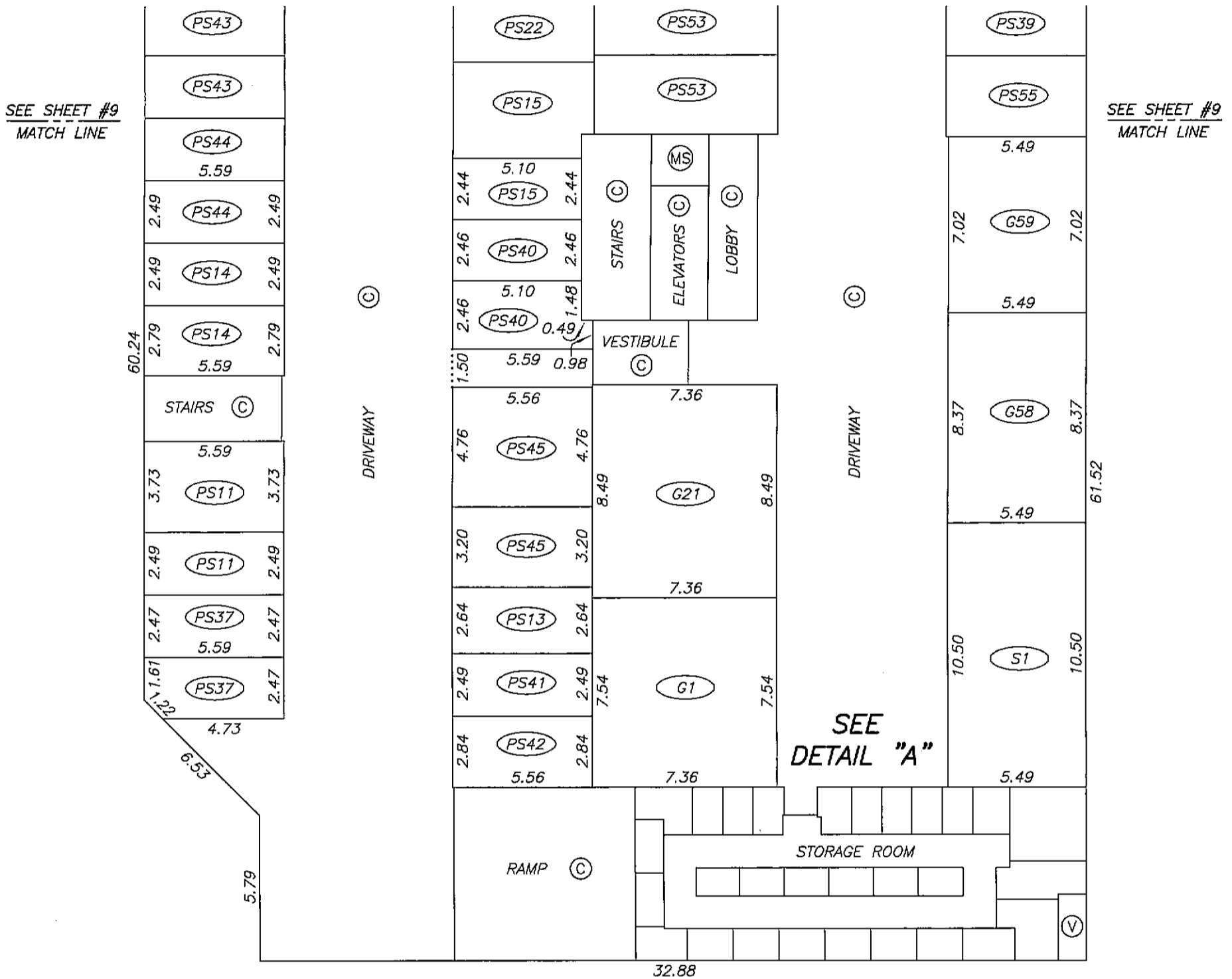
# STRATA PLAN BCS 2637



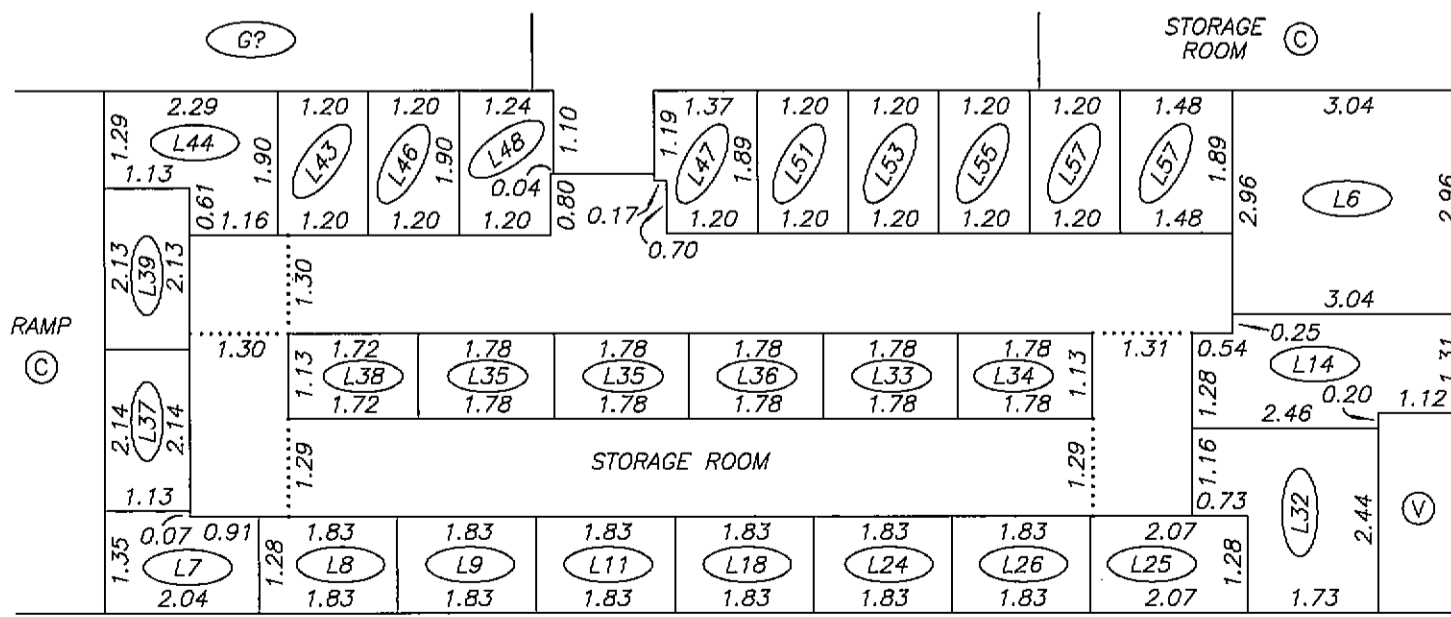
AMENDED PURSUANT TO SECTION 257,  
STRATA PROPERTY ACT, THIS  
7 DAY OF DEC., 2007. SEE AMENDED  
SHEET 8A



A' →



A →



**DETAIL "A"**

NOT TO SCALE

DATE : SEPTEMBER 5, 2007

*M.E.S.*

DRAWING # 30603-9  
FILE # 30603-9\_P2

ORIGINAL

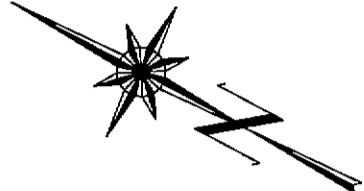
# EXPLANATORY PLAN TO AMEND STRATA PLAN BCS2637, TO REMOVE LIMITED COMMON PROPERTY FOR STRATA LOTS 6, 55 AND 57 AND TO DESIGNATE LIMITED COMMON PROPERTY FOR STRATA LOTS 12, 22 AND 60.

## STRATA PLAN BCS2637

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

Deputy **IAN MACDONALD**  
REGISTRAR LG  
**BB175204**

PURSUANT TO SECTION 257 OF STRATA PROPERTY ACT.

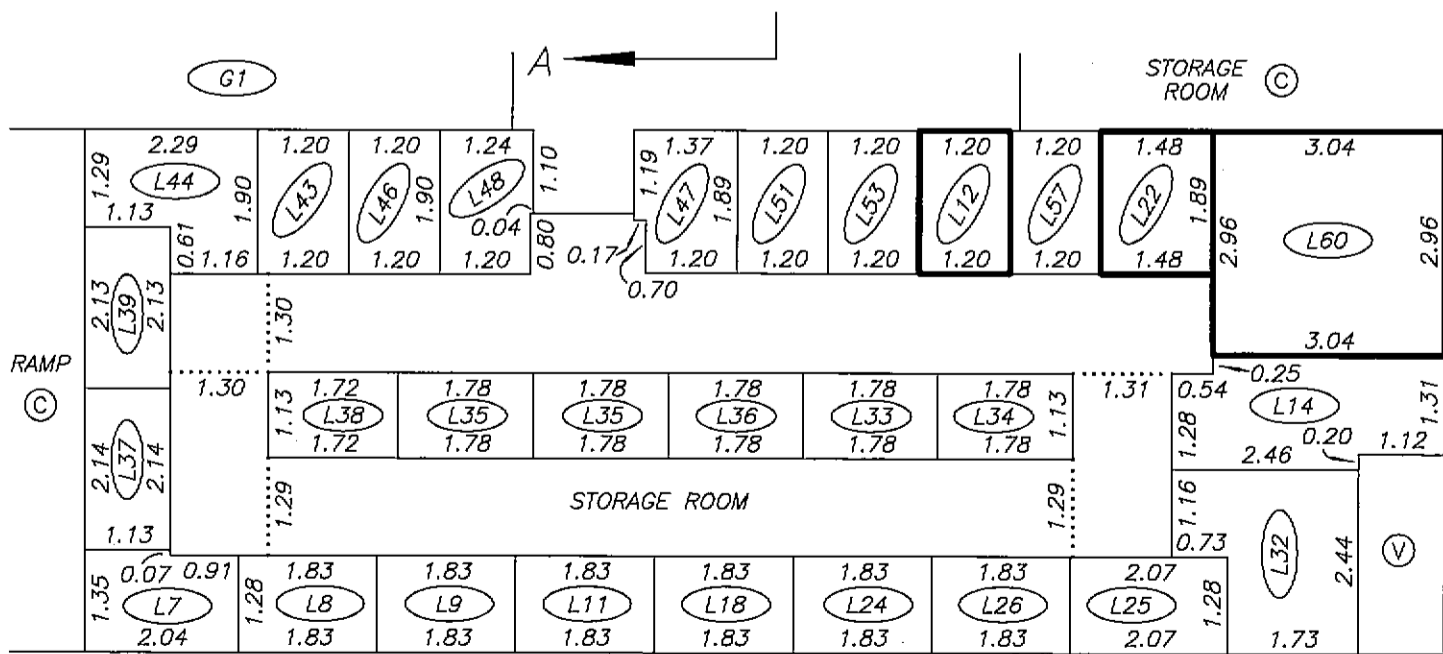
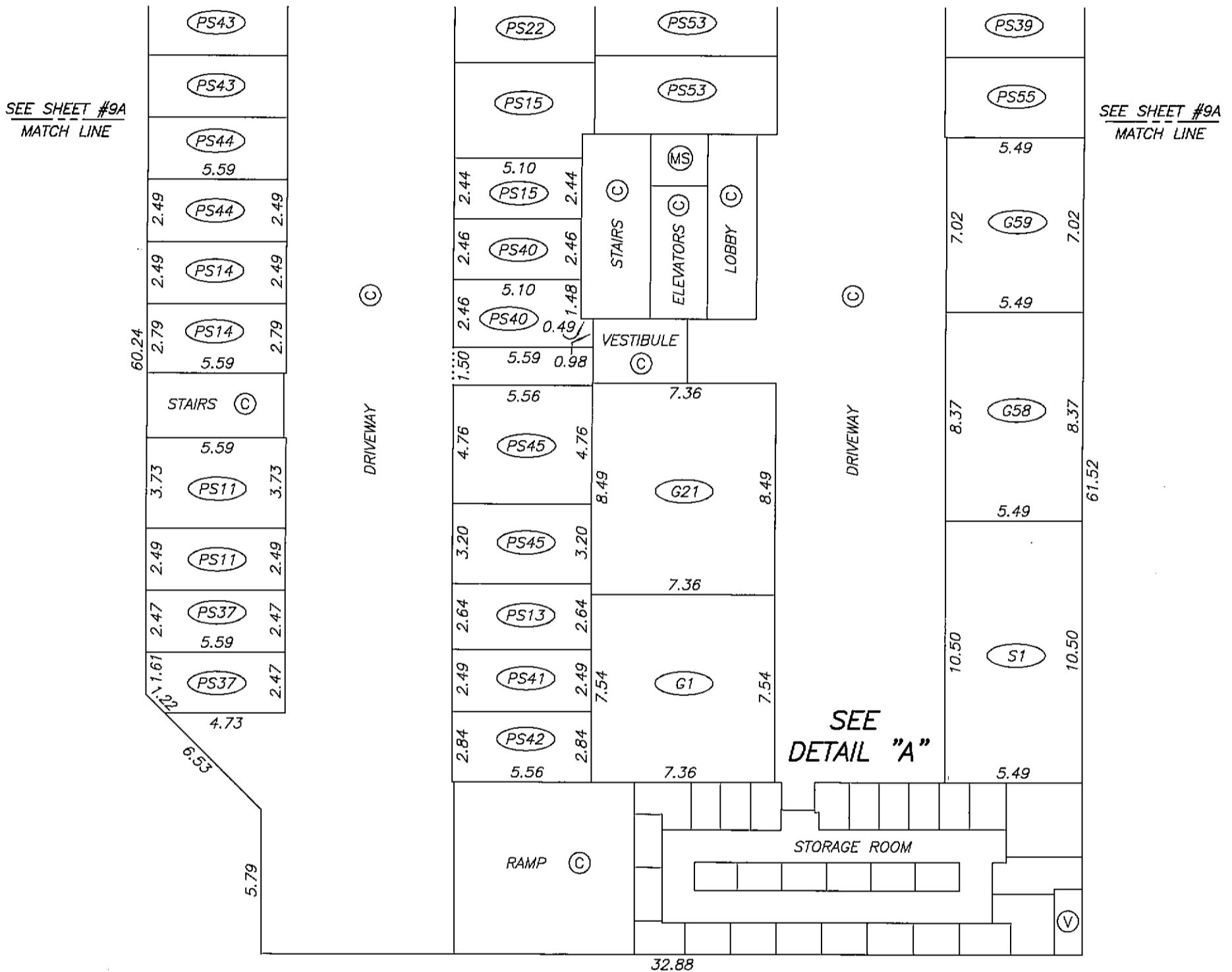


SCALE 1:200



ALL DISTANCES ARE IN METRES.

### PARKING LEVEL P2 WEST PORTION



### DETAIL "A"

NOT TO SCALE

CERTIFIED CORRECT

THIS 4th DAY OF DECEMBER, 2007.

DATE: DECEMBER 4, 2007

DRAWING # Revision #1  
FILE # 30603-9\_P2\_R1

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

*M.E.S.*

ORIGINAL



# 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

## 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

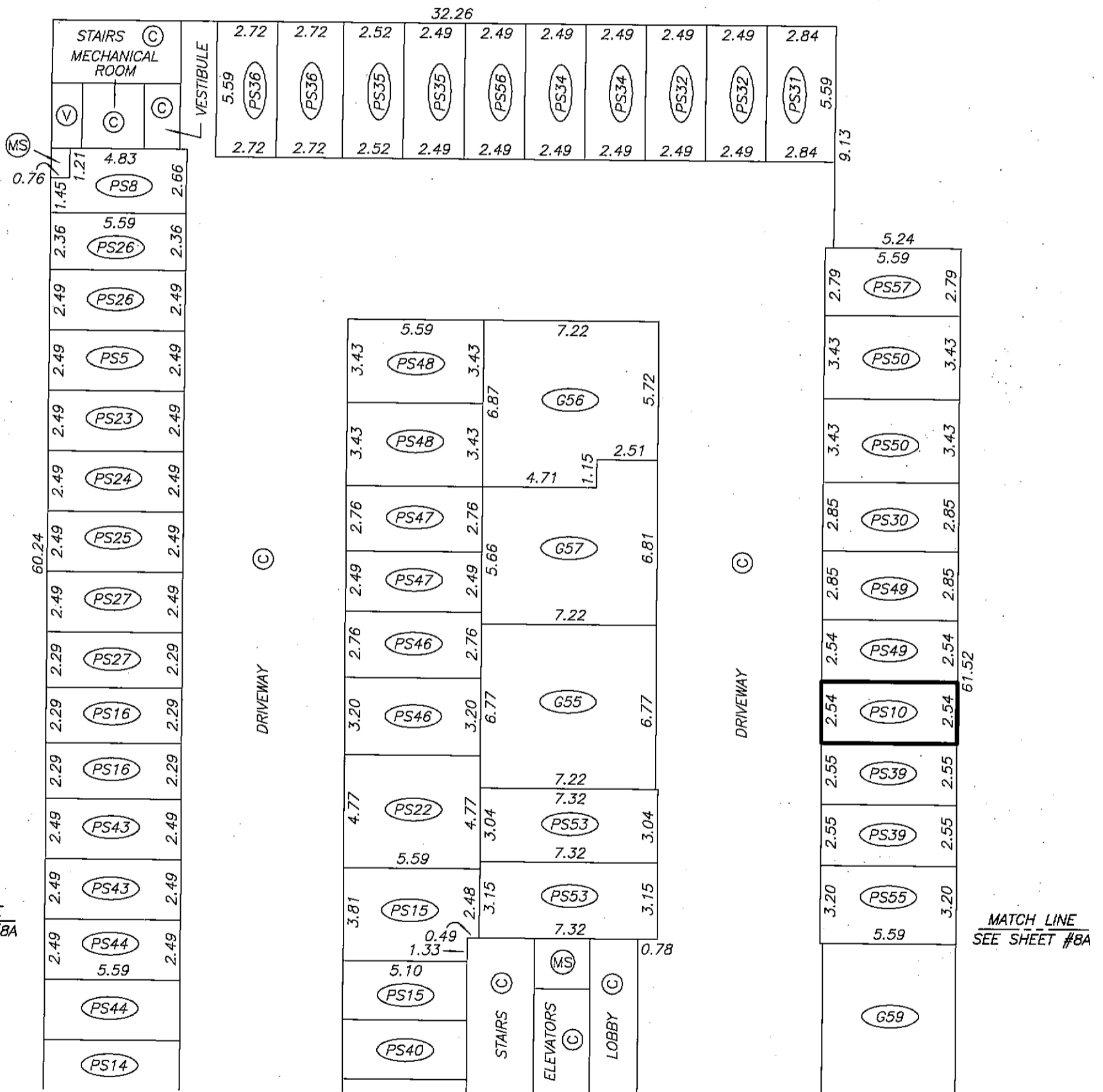
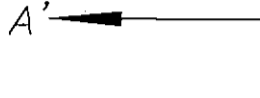
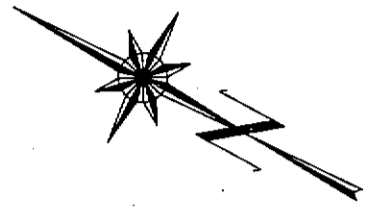
PURSUANT TO SECTION 257 OF STRATA PROPERTY ACT.

SCALE 1:200



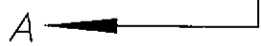
ALL DISTANCES ARE IN METRES.

### PARKING LEVEL P2 EAST PORTION



MATCH LINE SEE SHEET #8A

MATCH LINE SEE SHEET #8A



CERTIFIED CORRECT  
THIS 4th DAY OF DECEMBER, 2007.

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

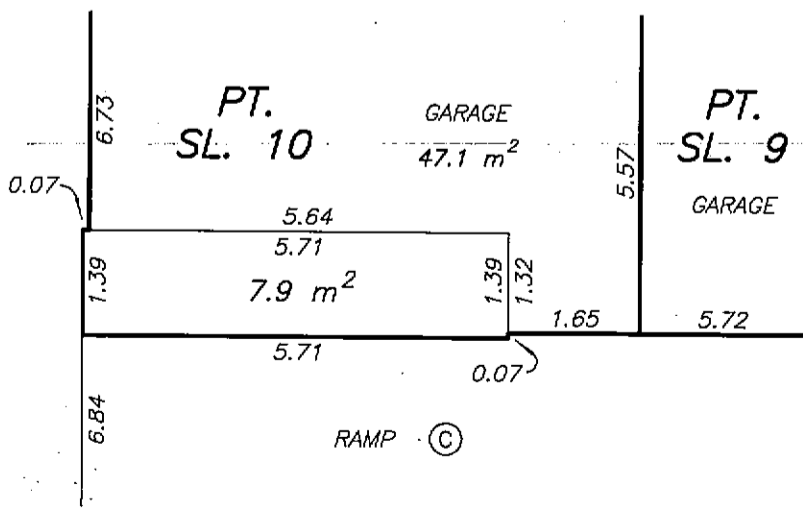
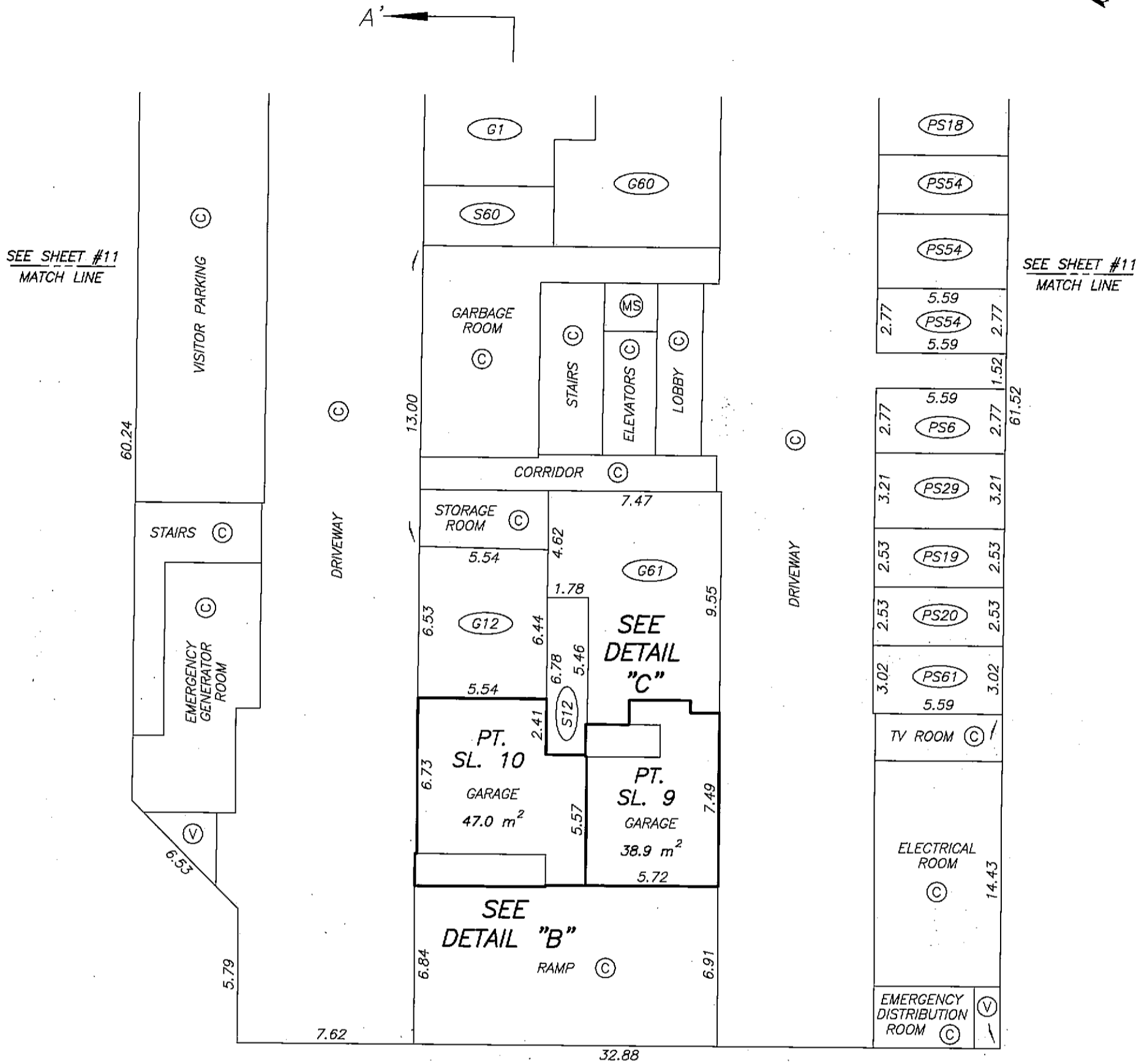
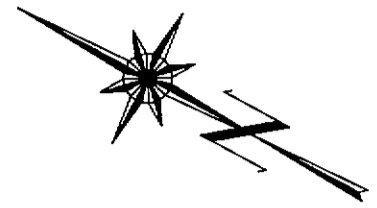
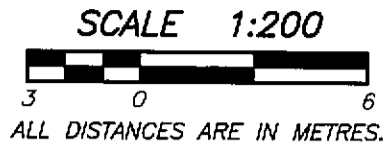
DATE: DECEMBER 4, 2007  
*M.E.S.*

DRAWING # 30603-9 Revision #1  
FILE # 30603-9\_P2\_R1

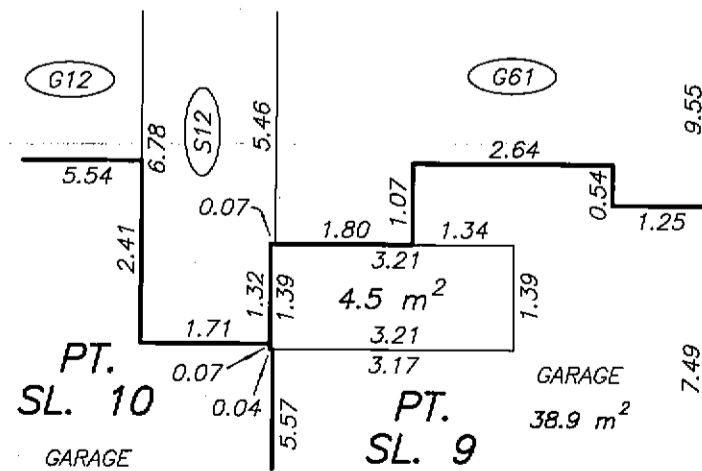
ORIGINAL

# PARKING LEVEL P1 WEST PORTION

# STRATA PLAN BCS 2637



**DETAIL "B"**  
NOT TO SCALE



**DETAIL "C"**  
NOT TO SCALE

DATE : SEPTEMBER 5, 2007

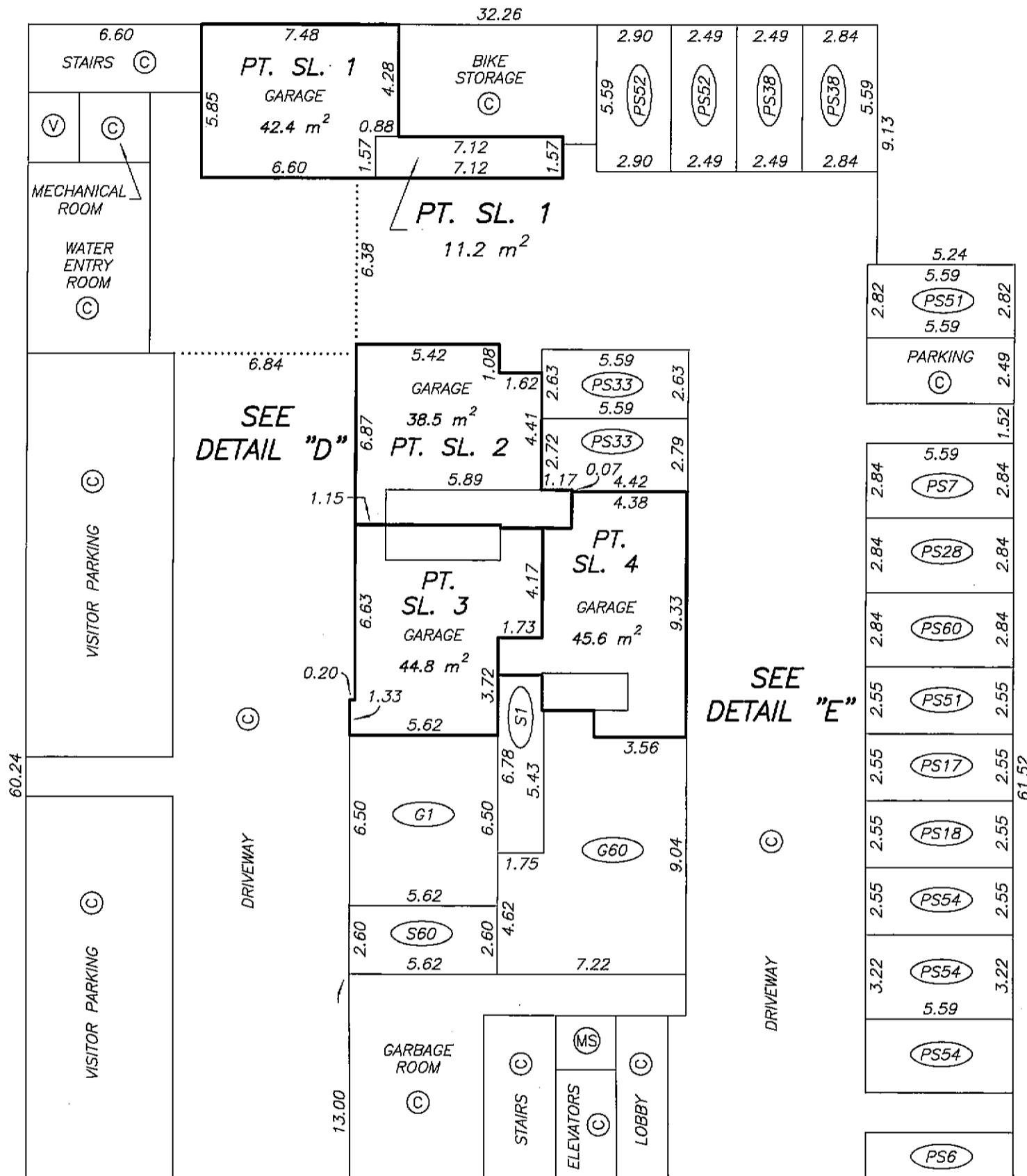
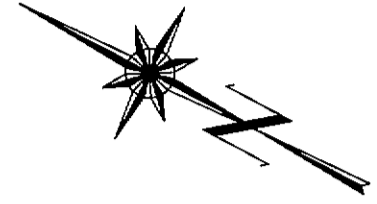
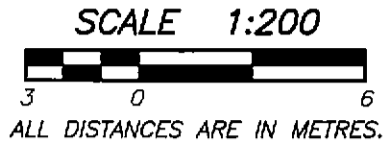
*M.E.S.*

DRAWING # 30603-9  
FILE # 30603-9\_P1

ORIGINAL

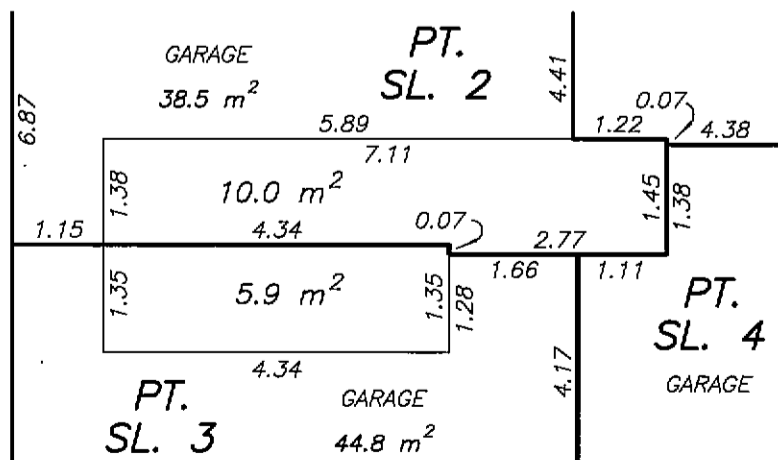
# PARKING LEVEL P1 EAST PORTION

# STRATA PLAN BCS 2437



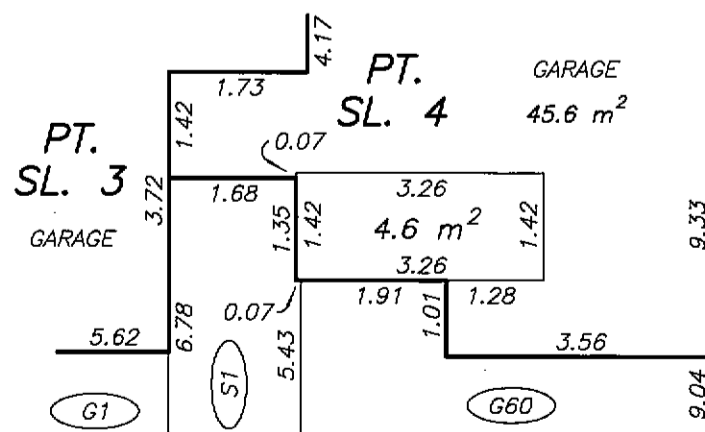
MATCH LINE  
SEE SHEET #10

MATCH LINE  
SEE SHEET #10



**DETAIL "D"**

NOT TO SCALE



**DETAIL "E"**

NOT TO SCALE

DATE : SEPTEMBER 5, 2007

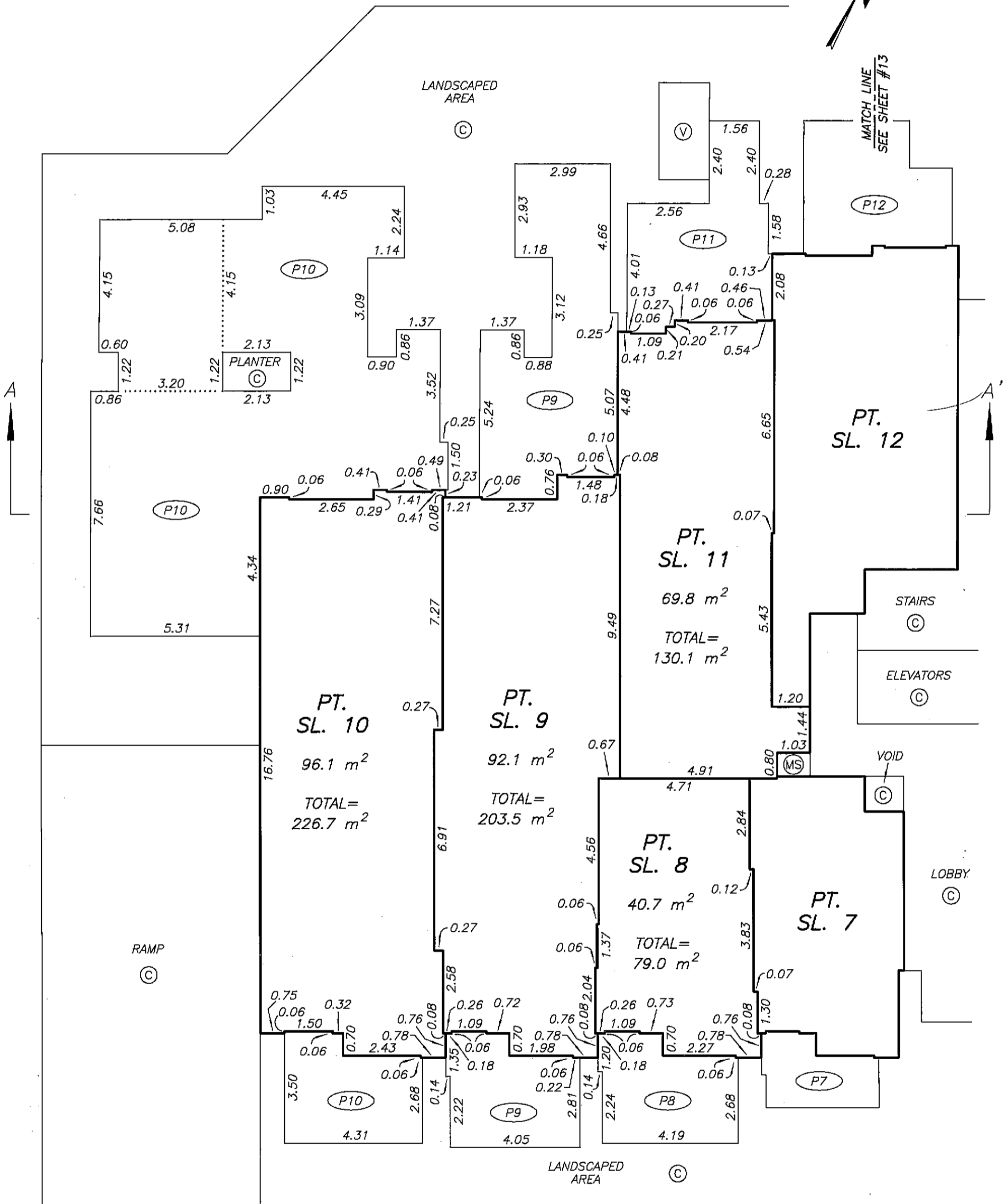
*M.C.S.*

ORIGINAL

# LEVEL 1 FLOOR PLAN WEST PORTION

## STRATA PLAN BCS 2637

SCALE 1:125



MATCH LINE  
SEE SHEET #13

DATE : SEPTEMBER 5, 2007  
*M.E.B.*

DRAWING # 30603-9  
FILE # 30603-9\_L1

ORIGINAL

Status: Filed  
Plan #: BCS2637 App #: N/A Ctrl #: (Altered)  
RCVD: 2007-11-16 RQST: 2021-03-08 09.19.49

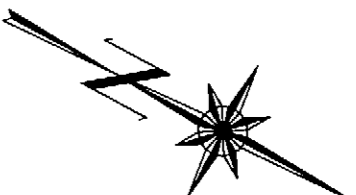




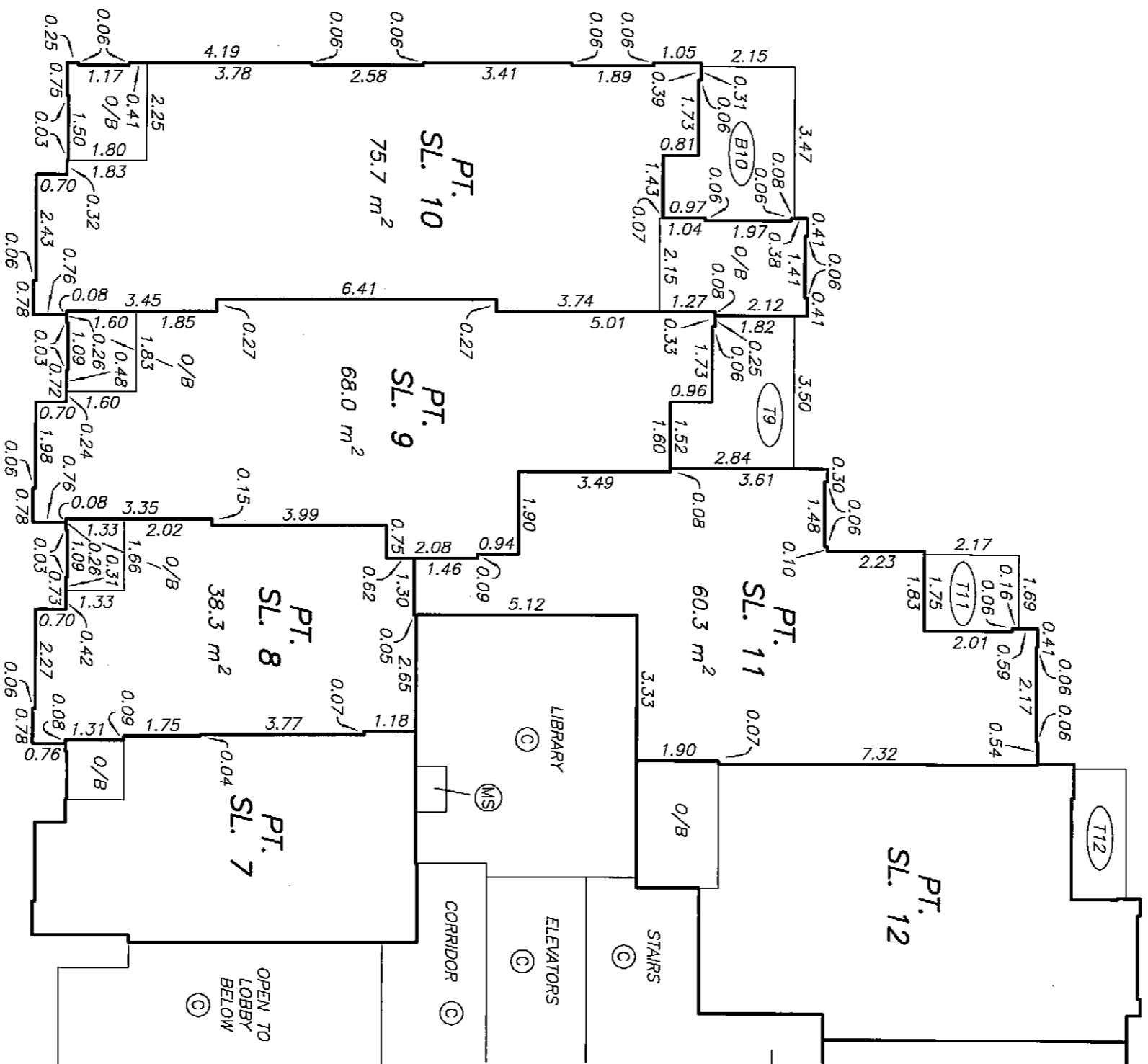
STRATA PLAN BCS 2637

LEVEL 2 FLOOR PLAN  
WEST PORTION

SCALE 1:125  
ALL DISTANCES ARE IN METRES.



MATCH LINE  
SEE SHEET #16



PERIMETER  
OF FLOOR  
BELOW

MATCH LINE  
SEE SHEET #16

DATE : SEPTEMBER 5, 2007

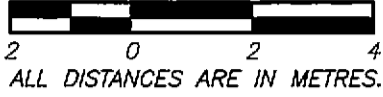
M.E.D.

ORIGINAL

# LEVEL 2 FLOOR PLAN MIDDLE PORTION

## STRATA PLAN BCS 2637

SCALE 1:125

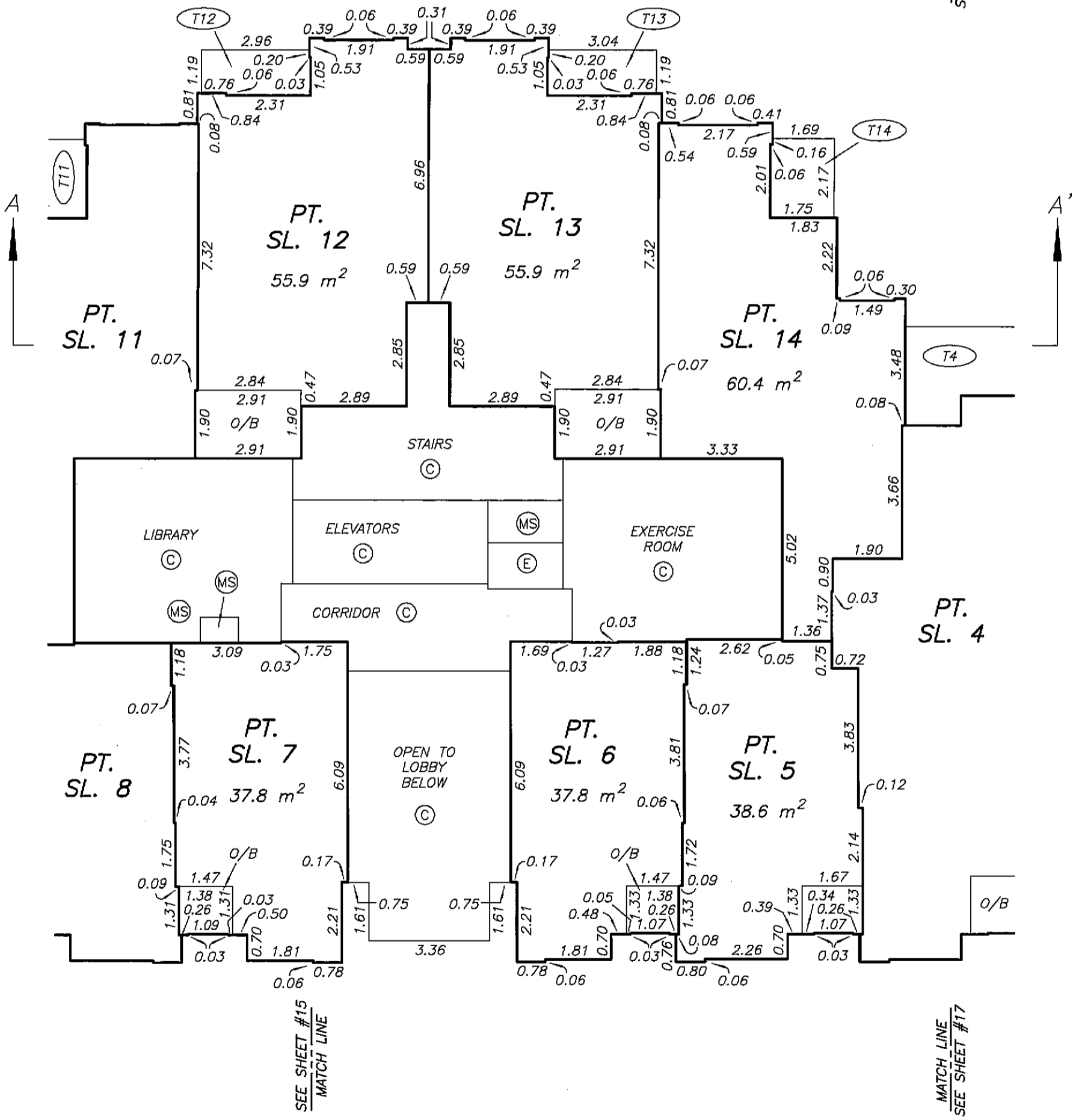


PERIMETER  
OF FLOOR  
BELOW



SEE SHEET #15  
MATCH LINE

MATCH LINE  
SEE SHEET #17



PERIMETER  
OF FLOOR  
BELOW

DATE : SEPTEMBER 5, 2007

*M.E.B.*

DRAWING # 30603-9  
FILE # 30603-9\_L2

ORIGINAL

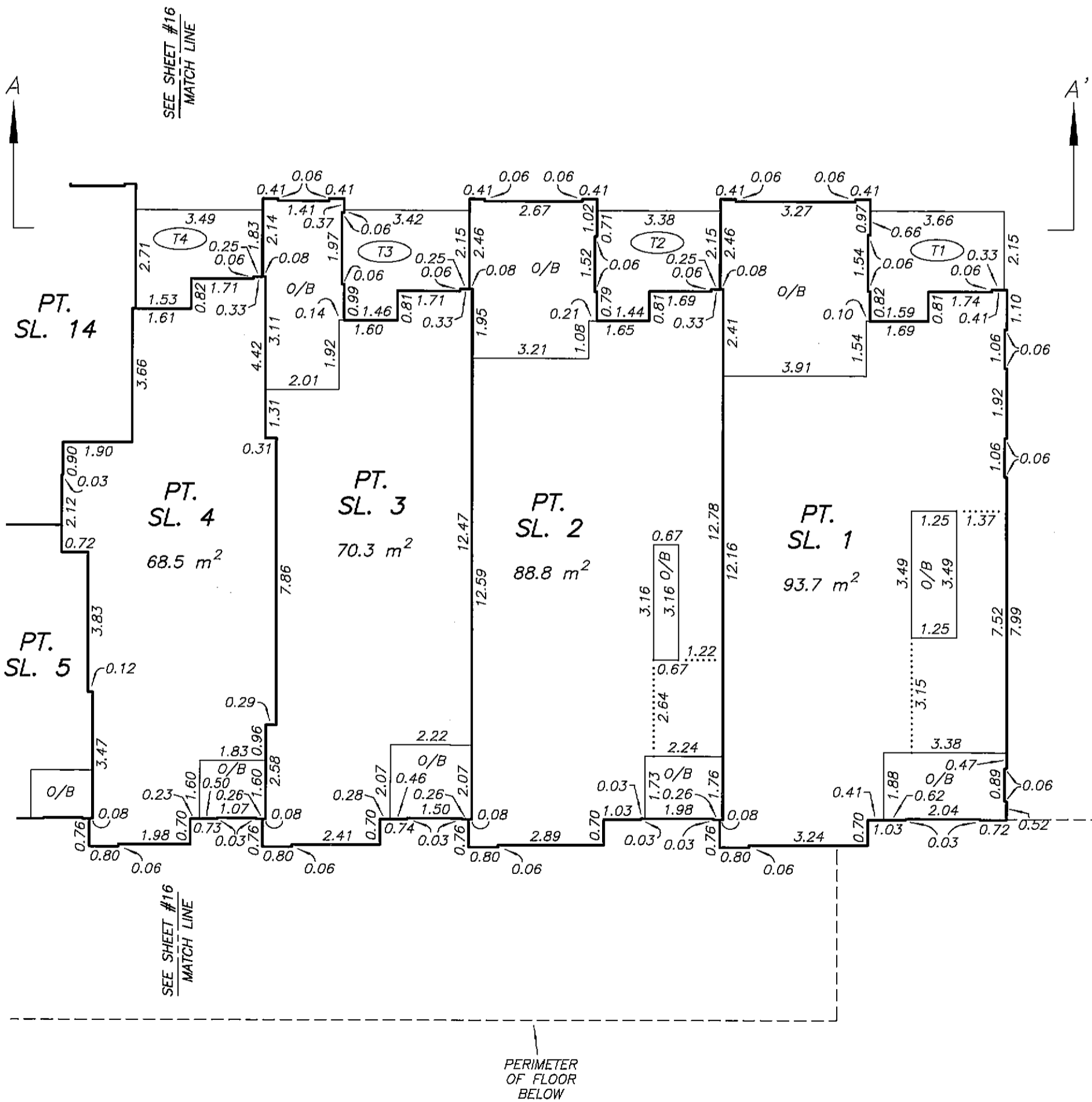
# LEVEL 2 FLOOR PLAN EAST PORTION

## STRATA PLAN BCS 2637

SCALE 1:125



PERIMETER OF FLOOR BELOW



DATE : SEPTEMBER 5, 2007

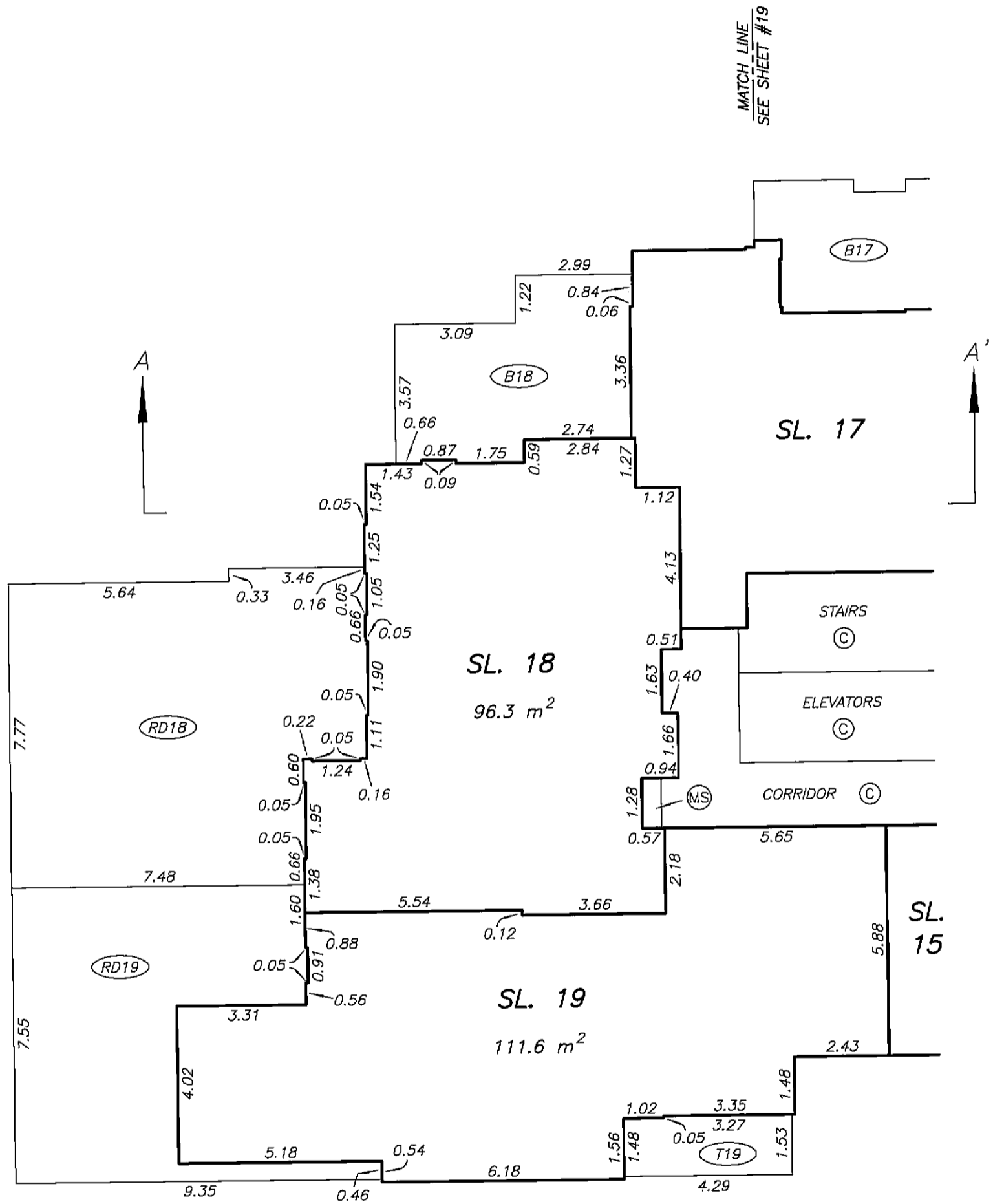
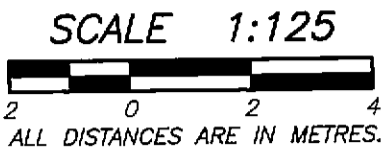
*M.E.S.*

DRAWING # 30603-9  
FILE # 30603-9\_L2

ORIGINAL

# LEVEL 3 FLOOR PLAN WEST PORTION

## STRATA PLAN BCS 2637



DATE : SEPTEMBER 5, 2007

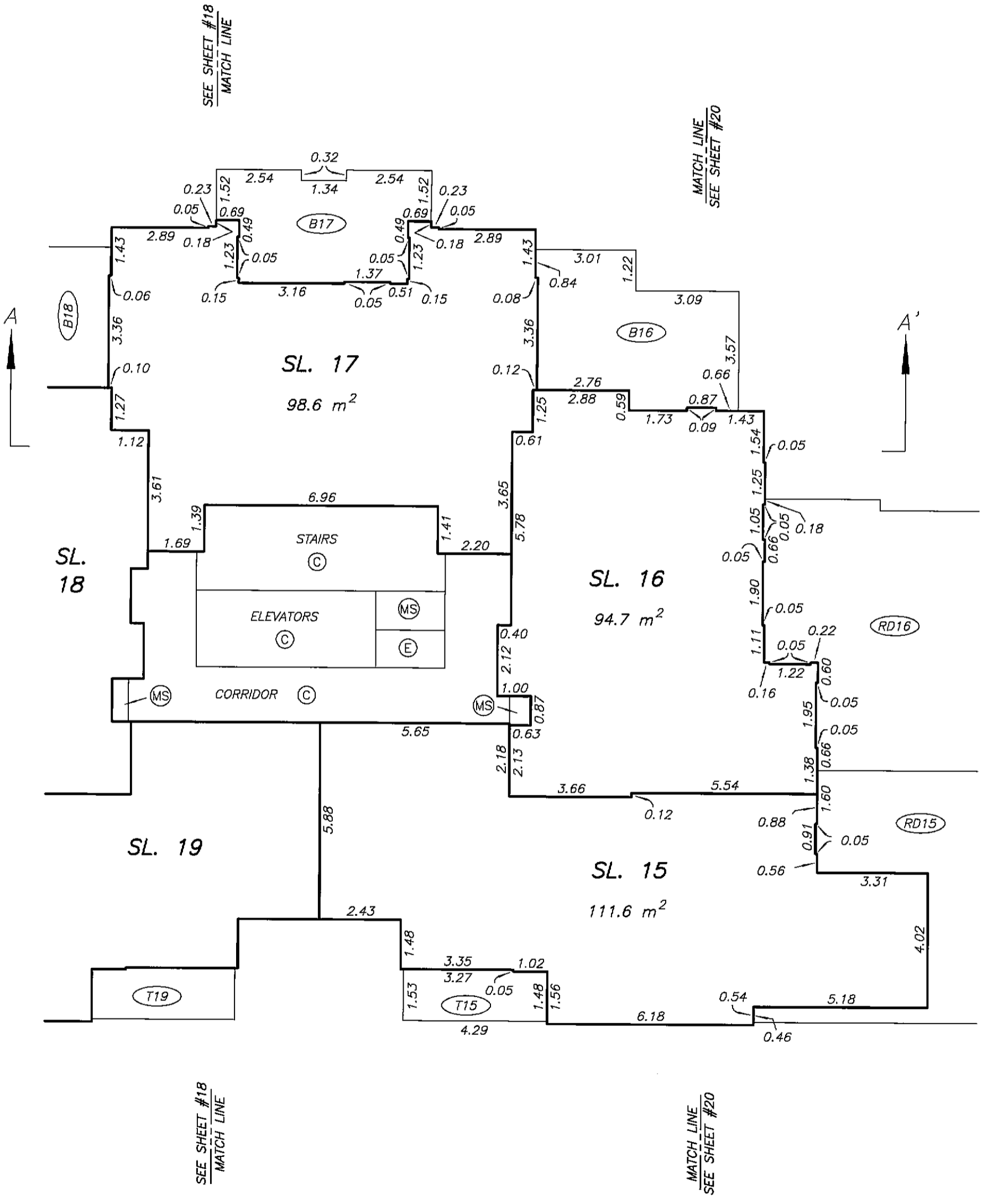
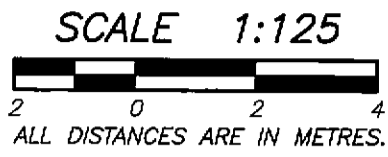
*M.E.S.*

DRAWING # 30603-9  
FILE # 30603-9\_L3

ORIGINAL

# LEVEL 3 FLOOR PLAN MIDDLE PORTION

# STRATA PLAN BCS 2637



A

A'

DRAWING # 30603-9  
FILE # 30603-9\_L3

DATE : SEPTEMBER 5, 2007  
M.E.S.

ORIGINAL

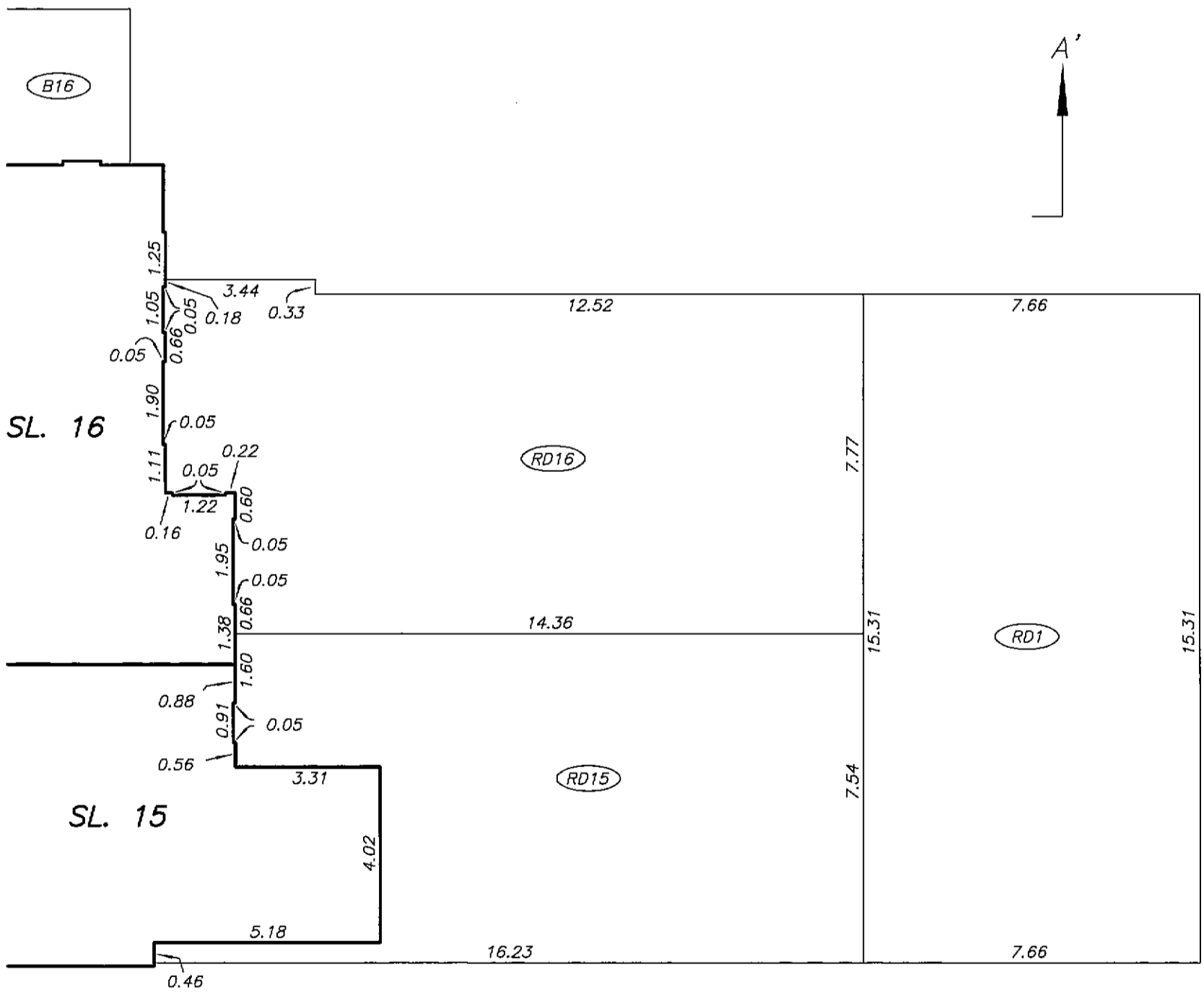
# LEVEL 3 FLOOR PLAN EAST PORTION

# STRATA PLAN BCS 2637

SCALE 1:125



SEE SHEET #19  
MATCH LINE



SEE SHEET #19  
MATCH LINE

DRAWING # 30603-9  
FILE # 30603-9\_L3

DATE : SEPTEMBER 5, 2007

*M.E.S.*

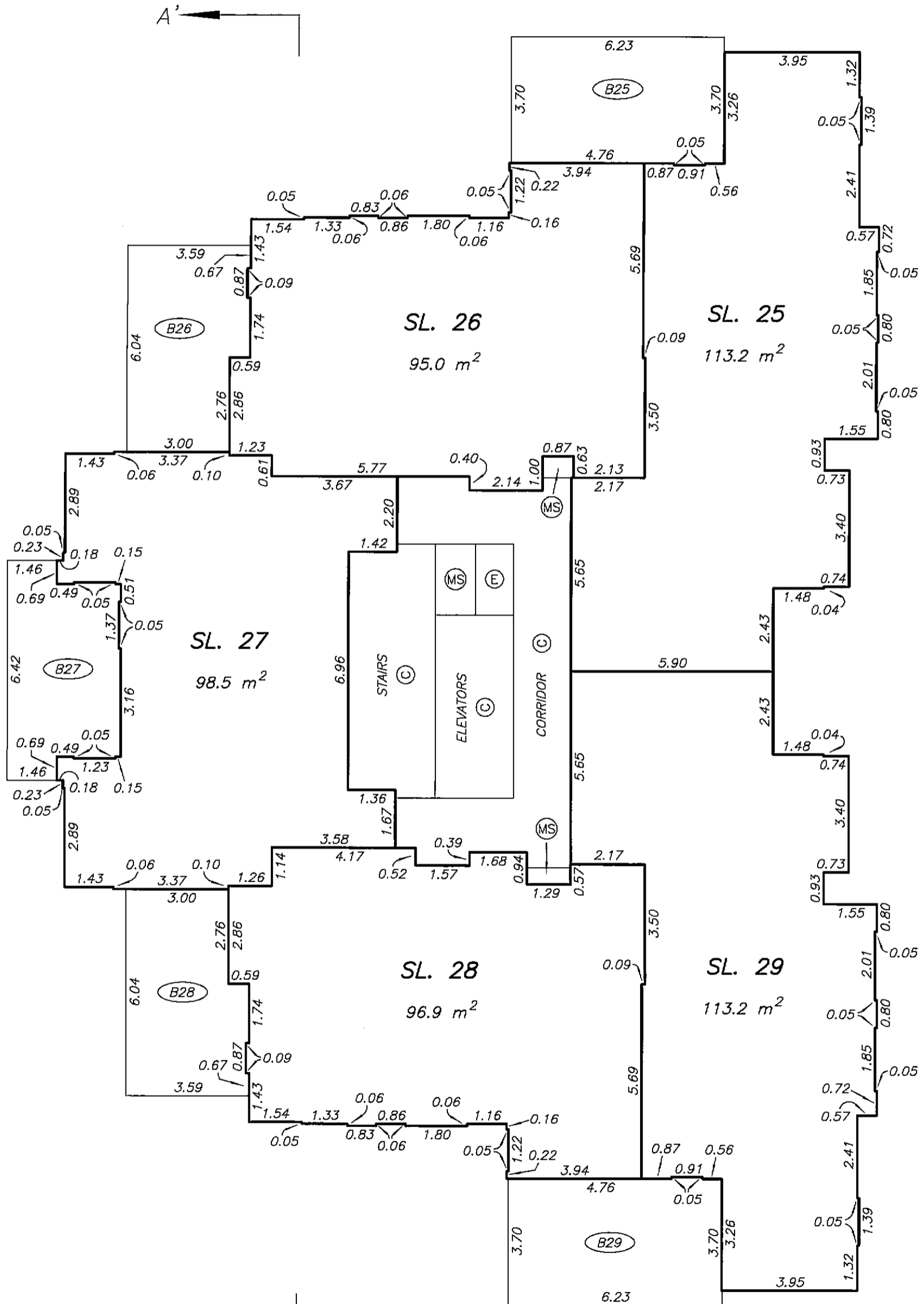
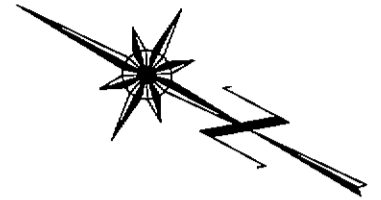
ORIGINAL



# LEVEL 6 FLOOR PLAN

## STRATA PLAN BCS 2637

SCALE 1:125



A'

A

DATE : SEPTEMBER 5, 2007

*M.E.S.*

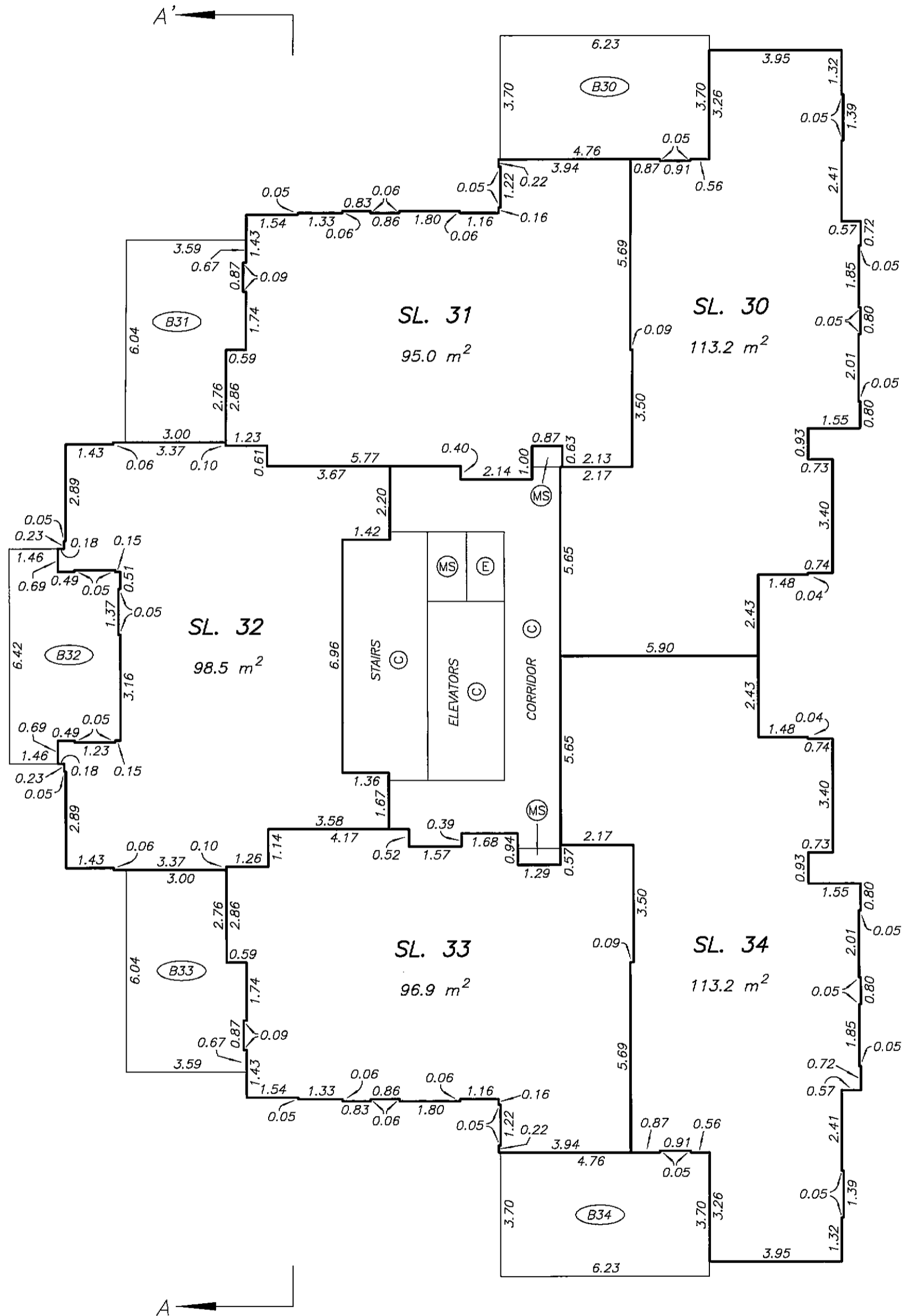
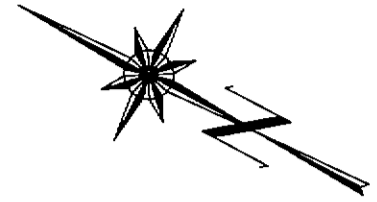
DRAWING # 30603-9  
FILE # 30603-9\_L6

ORIGINAL

# LEVEL 7 FLOOR PLAN

## STRATA PLAN BCS 2637

SCALE 1:125



DRAWING # 30603-9  
FILE # 30603-9\_L7

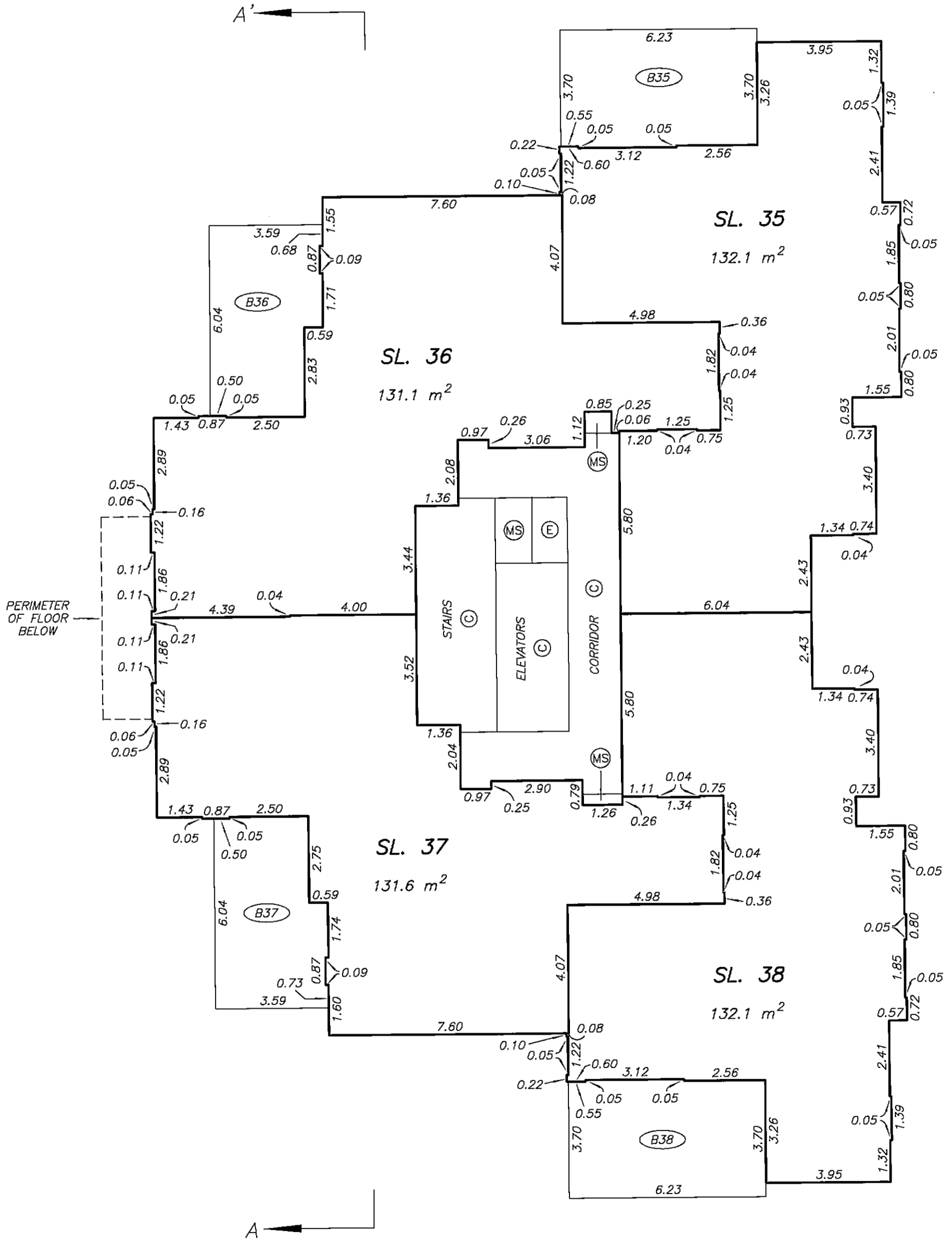
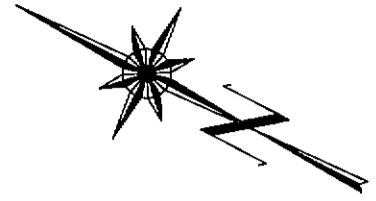
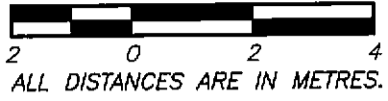
DATE : SEPTEMBER 5, 2007  
*M.E.S.*

ORIGINAL

# STRATA PLAN BCS 2637

## LEVEL 8 FLOOR PLAN

SCALE 1:125



DATE : SEPTEMBER 5, 2007

*M.E.S.*

DRAWING # 30603-9  
FILE # 30603-9\_L8

ORIGINAL

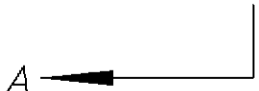
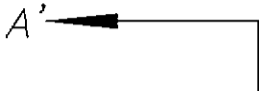
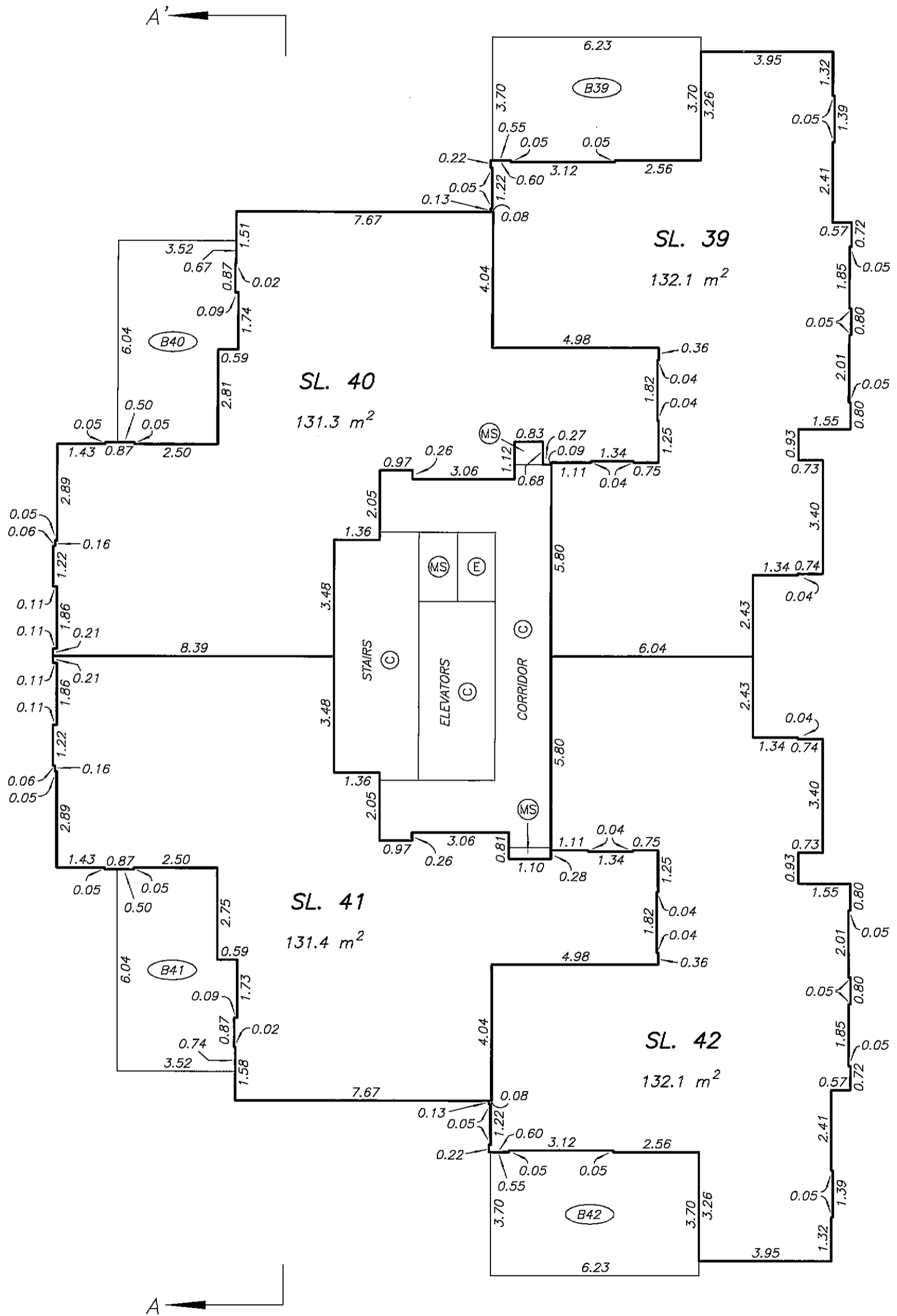
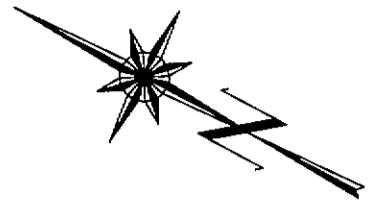
# LEVEL 9 FLOOR PLAN

## STRATA PLAN BCS 2637

SCALE 1:125



ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

*M.E.S.*

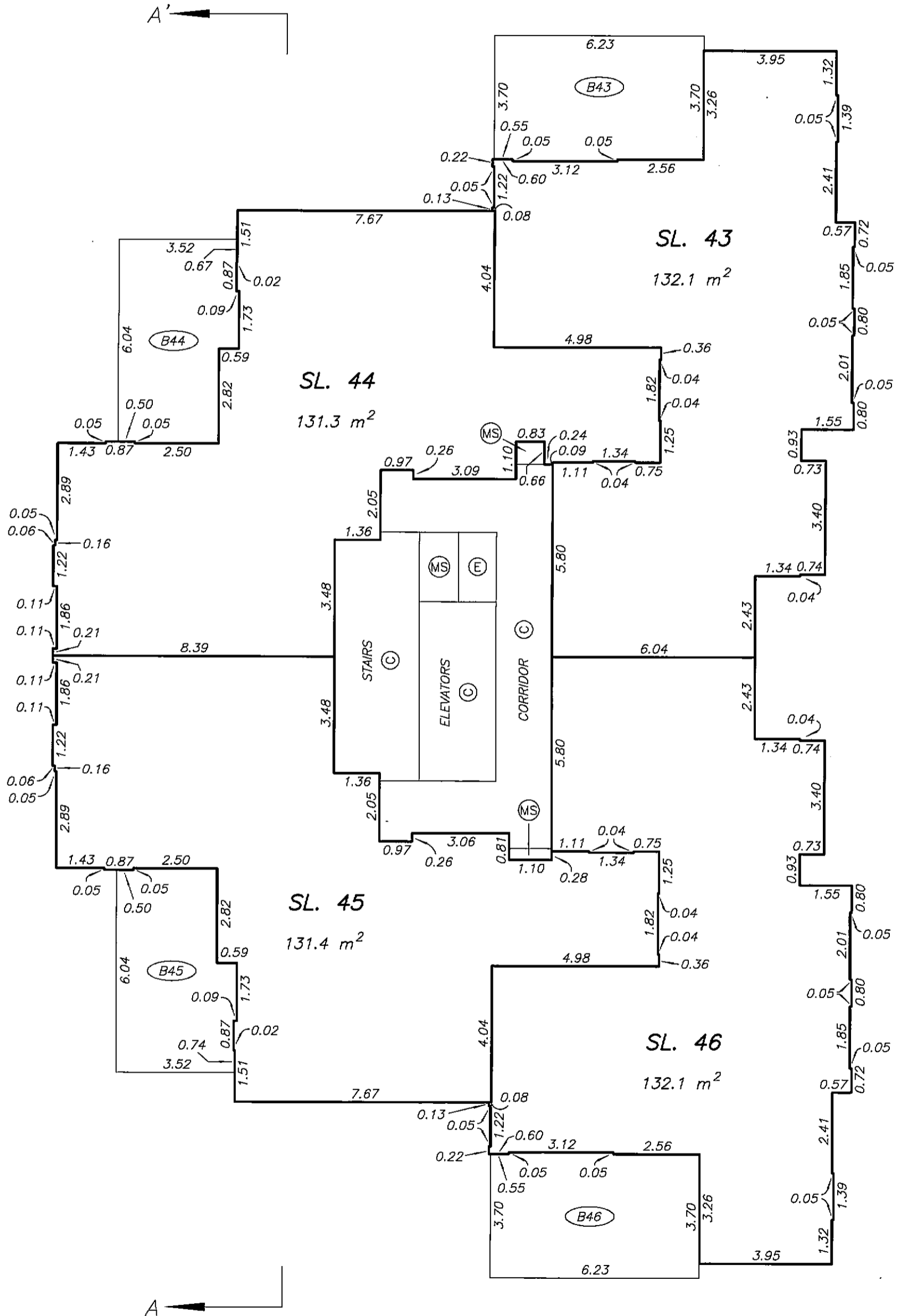
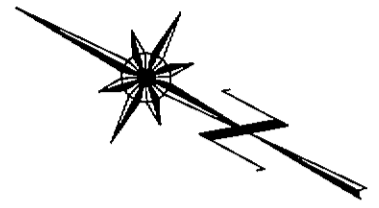
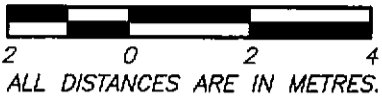
DRAWING # 30603-9  
FILE # 30603-9\_L9

ORIGINAL

# LEVEL 10 FLOOR PLAN

# STRATA PLAN BCS 2637

SCALE 1:125



DATE : SEPTEMBER 5, 2007

*M. E. S.*

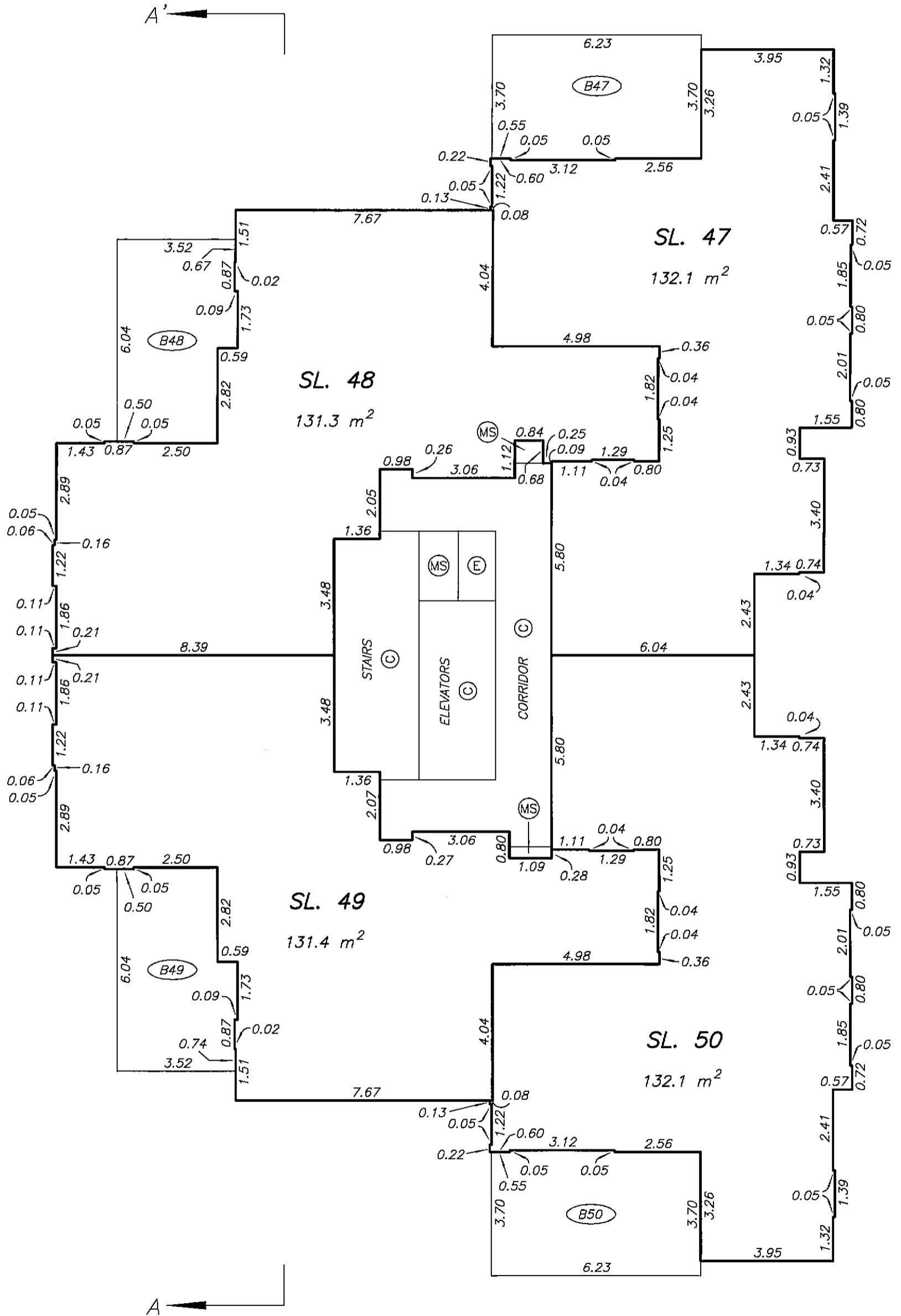
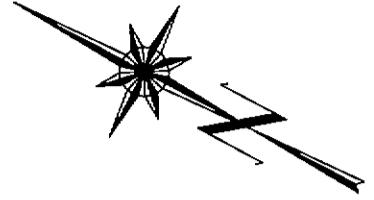
ORIGINAL

DRAWING # 30603-9  
FILE # 30603-9\_L10

# LEVEL 11 FLOOR PLAN

## STRATA PLAN BCS 2637

SCALE 1:125



DRAWING # 30603-9  
FILE # 30603-9\_L11

DATE : SEPTEMBER 5, 2007

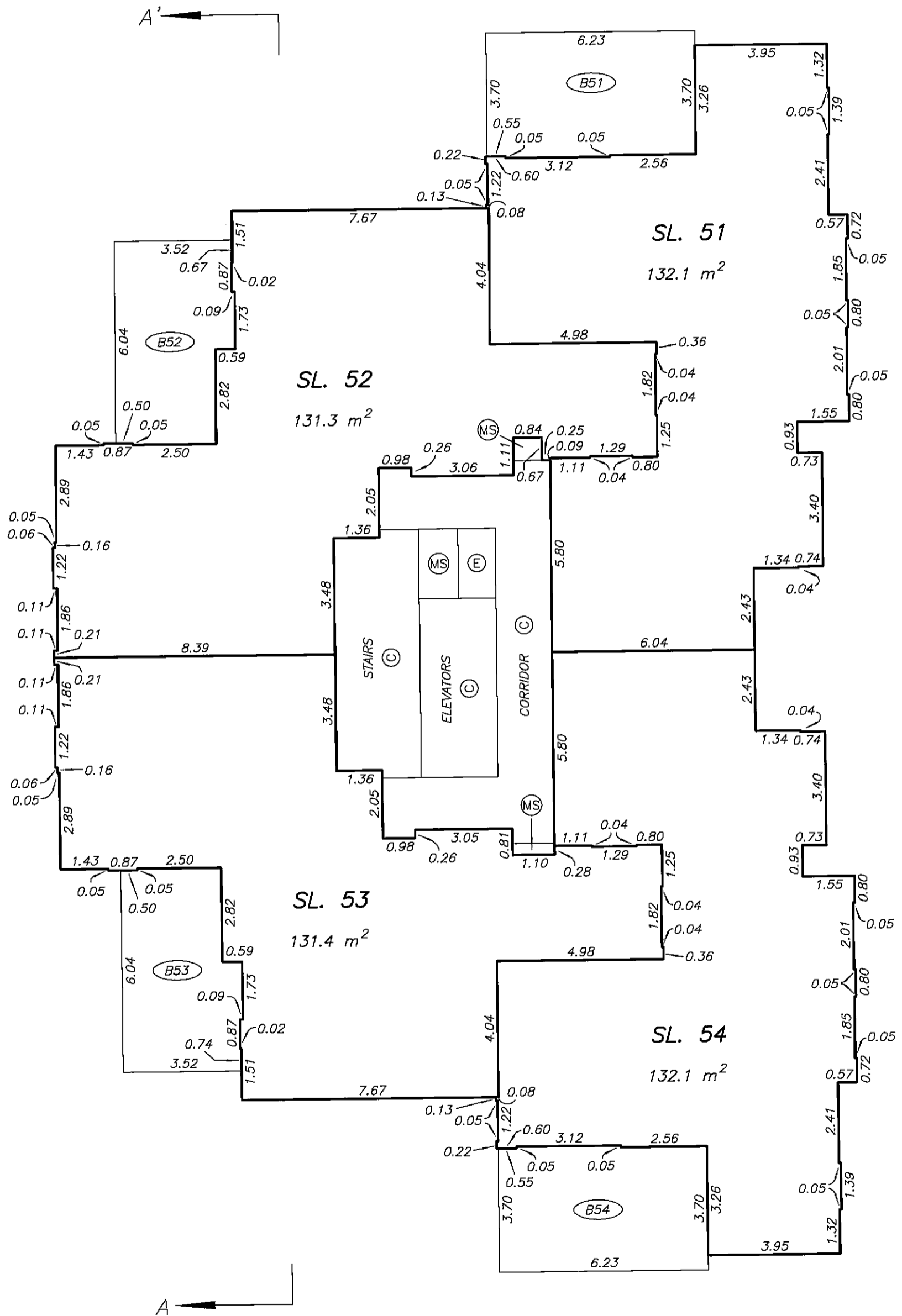
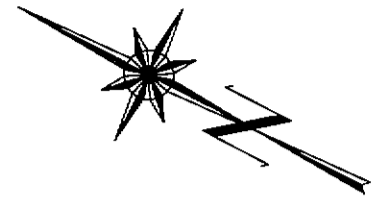
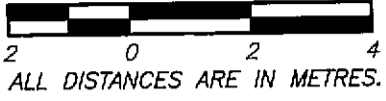
*M.E.B.*

ORIGINAL

# LEVEL 12 FLOOR PLAN

## STRATA PLAN BCS 2637

SCALE 1:125



DATE : SEPTEMBER 5, 2007

*M. E. S.*

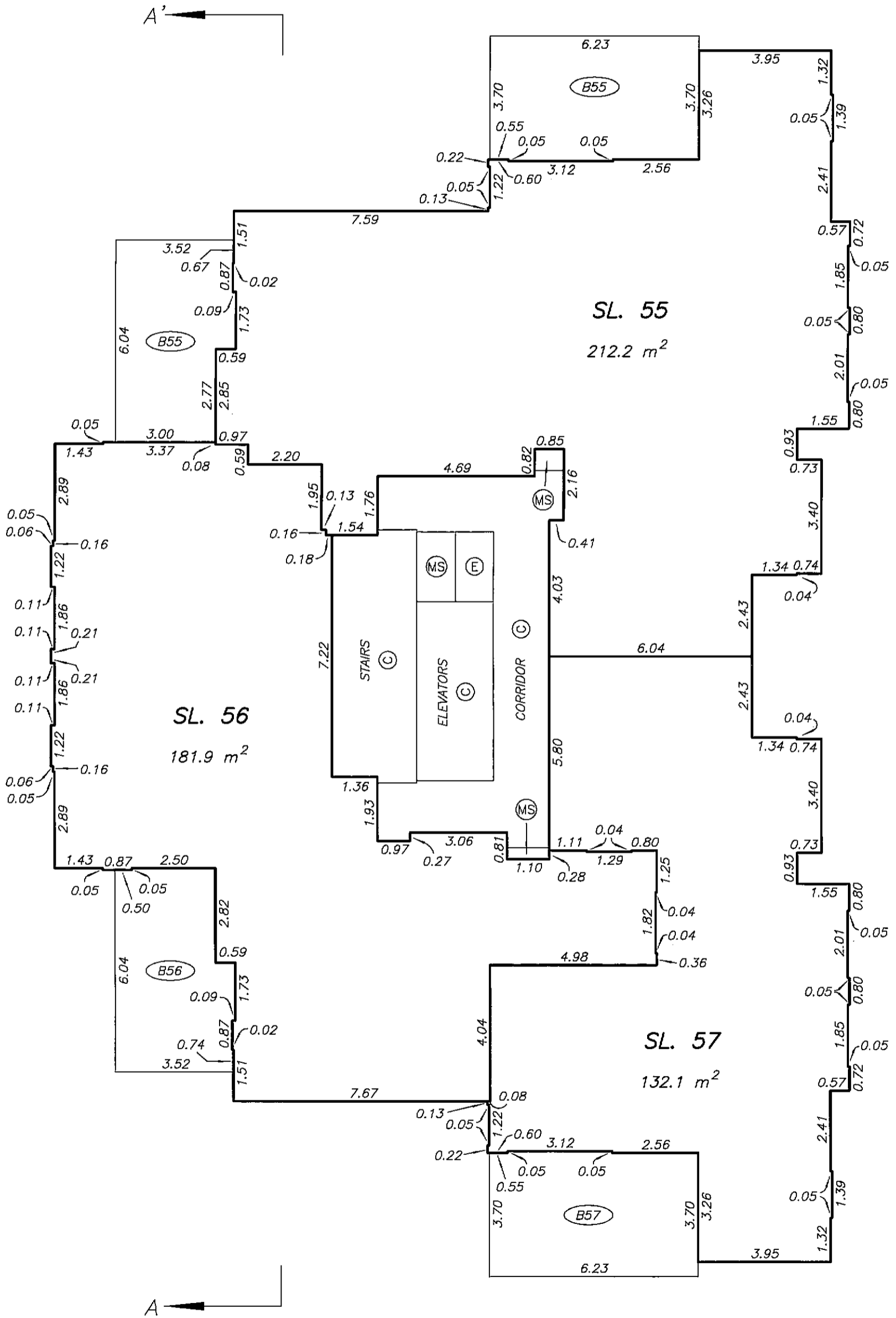
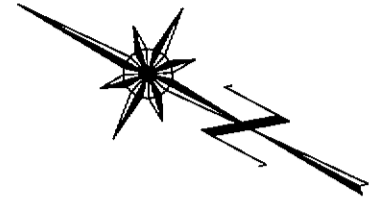
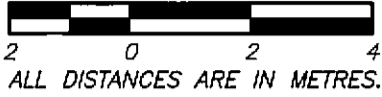
DRAWING # 30603-9  
FILE # 30603-9\_L12

ORIGINAL

# LEVEL 15 FLOOR PLAN

## STRATA PLAN BCS 2637

SCALE 1:125



DATE : SEPTEMBER 5, 2007

*M.E.S.*

DRAWING # 30603-9  
FILE # 30603-9\_L15

ORIGINAL

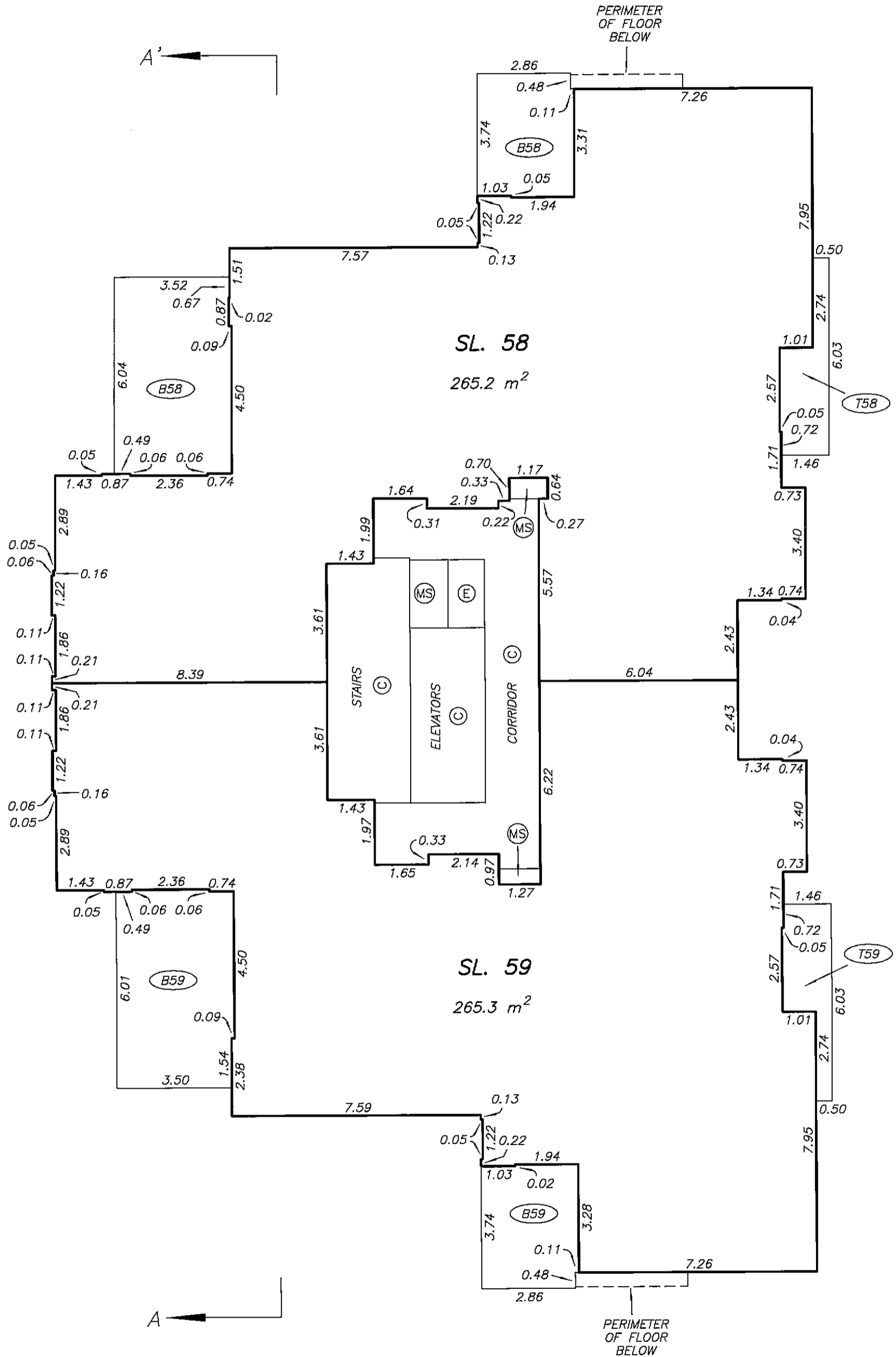
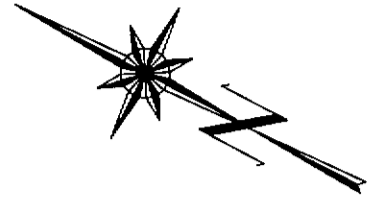
# LEVEL 16 FLOOR PLAN

## STRATA PLAN BCS 2637

SCALE 1:125



ALL DISTANCES ARE IN METRES.



DATE : SEPTEMBER 5, 2007

*M.E.B.*

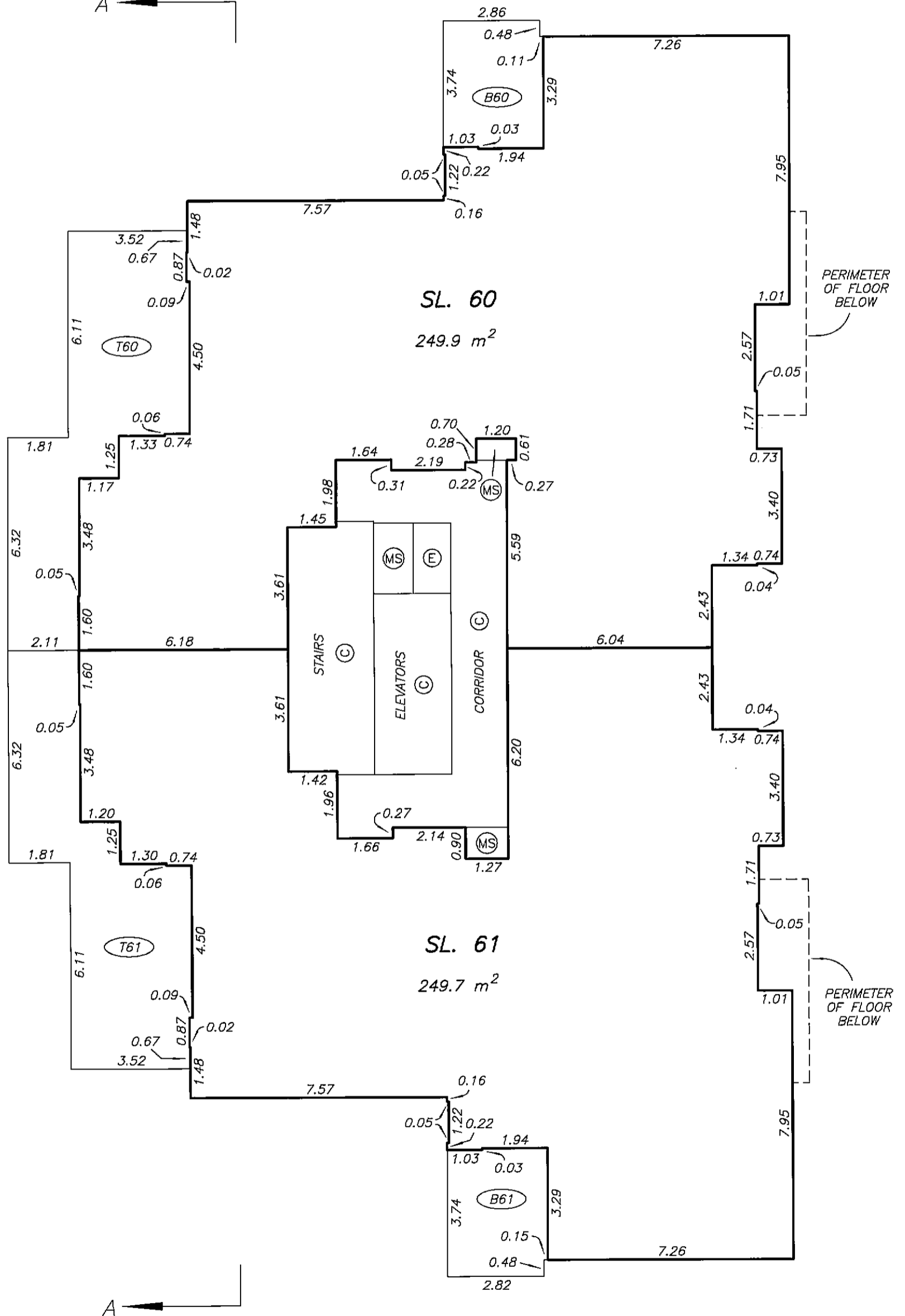
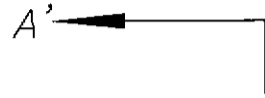
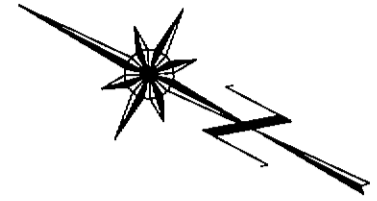
ORIGINAL

DRAWING # 30603-9  
FILE # 30603-9\_L16

# LEVEL 17 FLOOR PLAN

## STRATA PLAN BCS 2637

SCALE 1:125



DATE : SEPTEMBER 5, 2007

*M.E.B.*

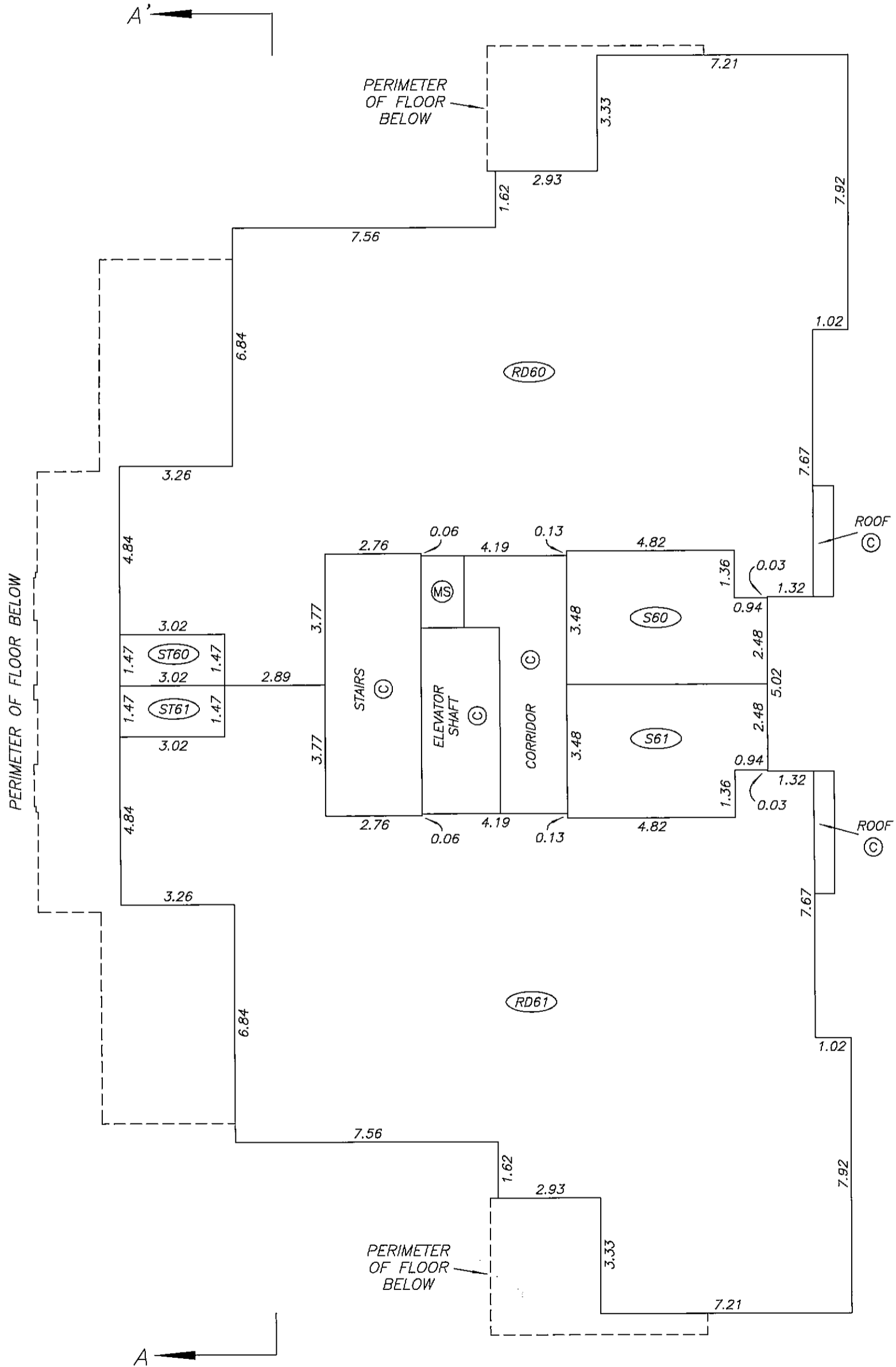
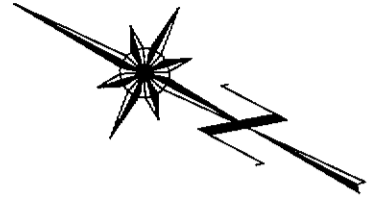
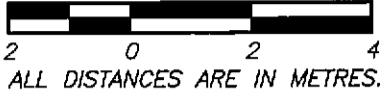
DRAWING # 30603-9  
FILE # 30603-9\_L17

ORIGINAL

# ROOF LEVEL FLOOR PLAN

## STRATA PLAN BCS 2637

SCALE 1:125



DATE : SEPTEMBER 5, 2007

*M.E.d.*

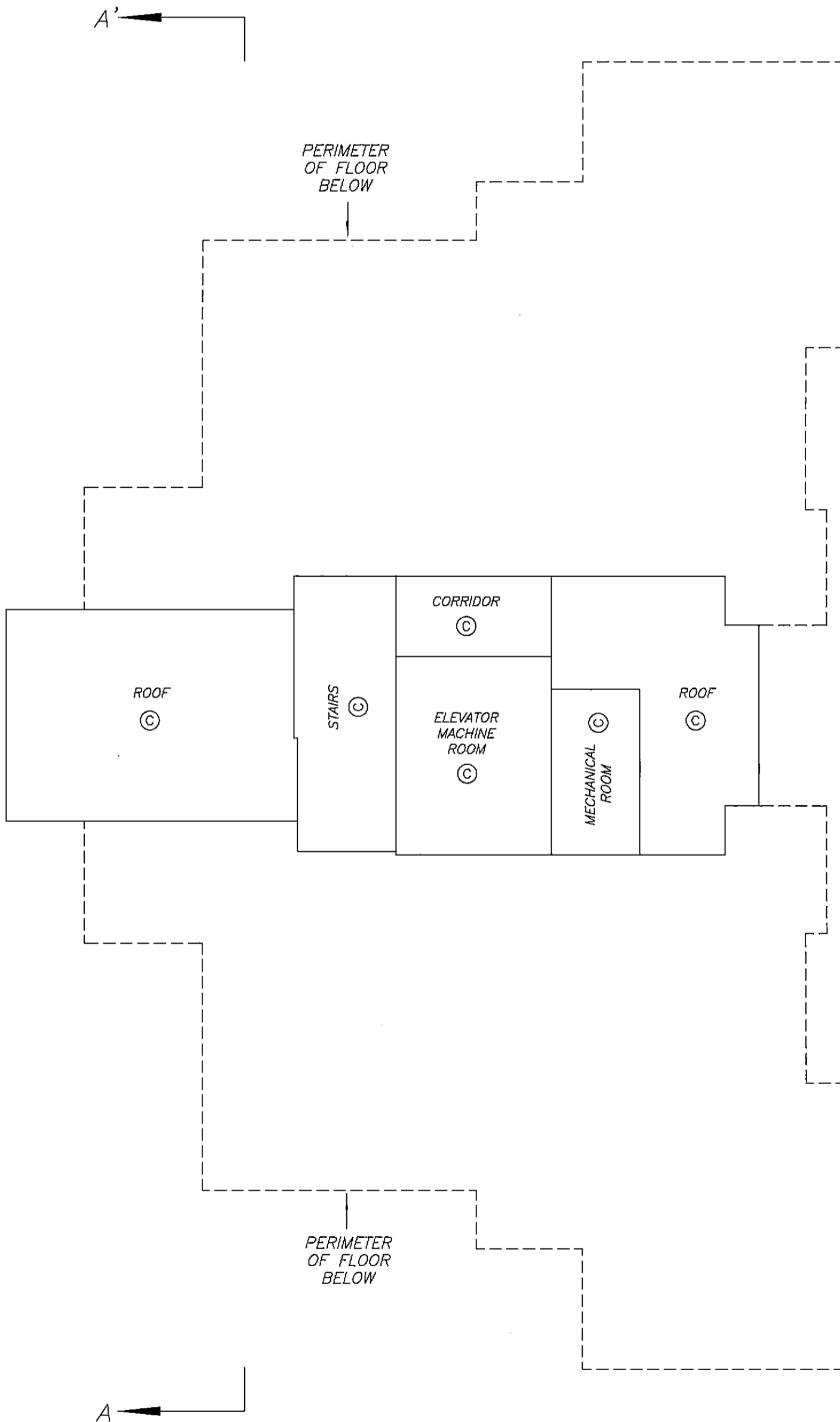
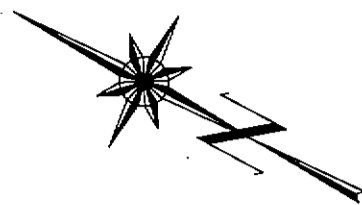
DRAWING # 30603-9  
FILE # 30603-9\_RL

### ORIGINAL

# MECHANICAL LEVEL FLOOR PLAN

## STRATA PLAN BCS 2637

SCALE 1:125



DATE : SEPTEMBER 5, 2007

*M.E.S.*

DRAWING # 30603-9  
FILE # 30603-9\_ML

ORIGINAL