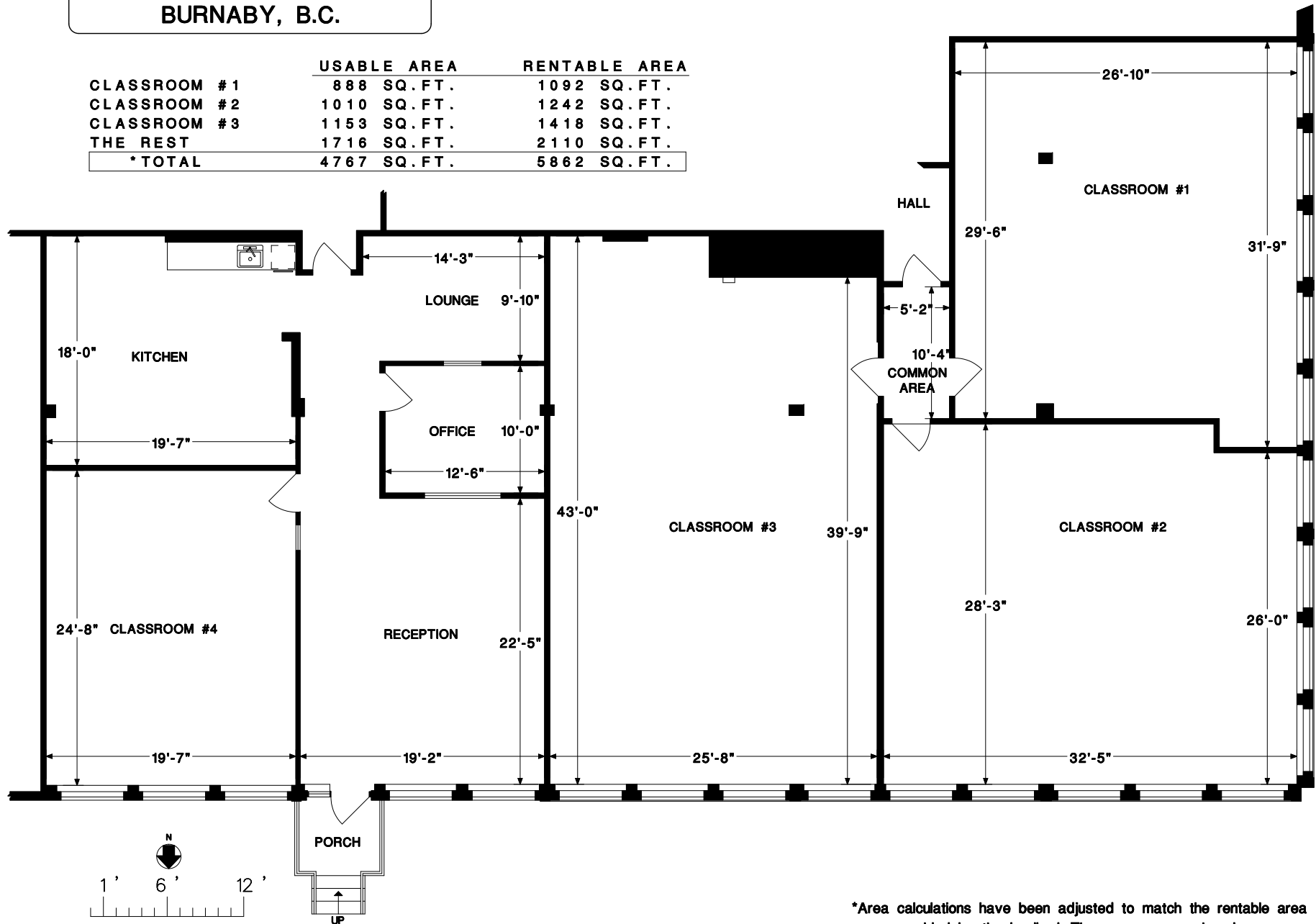


EXISTING PROPERTY AT:

#110-2250 BOUNDARY RD
BURNABY, B.C.

	USABLE AREA	RENTABLE AREA
CLASSROOM #1	888 SQ. FT.	1092 SQ. FT.
CLASSROOM #2	1010 SQ. FT.	1242 SQ. FT.
CLASSROOM #3	1153 SQ. FT.	1418 SQ. FT.
THE REST	1716 SQ. FT.	2110 SQ. FT.
* TOTAL	4767 SQ. FT.	5862 SQ. FT.



*Area calculations have been adjusted to match the rentable area provided by the landlord. The common area has been proportionately allocated among Classrooms #1, #2, and #3.