

**BASE BUILDING SPECIFICATIONS
BROADWAY TECH CENTRE
VANCOUVER, BRITISH COLUMBIA**

LOCATION

Broadway Tech Centre is a 17-acre urban business campus located at the intersection of East Broadway and Renfrew Street. Located in Vancouver, Broadway Tech Centre is easily accessible from the majority of Lower Mainland communities and is minutes from Downtown Vancouver, Burnaby and the North Shore.

The Renfrew Skytrain Station is immediately adjacent to Broadway Tech Centre and there is excellent bus service on both East Broadway and Renfrew Street. Vehicular access to the campus is provided from both Renfrew Street to the west and Nootka Street to the east.

The site is in close proximity to both Simon Fraser University and the British Columbia Institute of Technology and is within a 30 minute drive to either the University of British Columbia or the Vancouver International Airport.

The site is elevated and offers tenants corporate identity and great visibility from the major traffic arteries of East Broadway, Renfrew Street and Grandview Highway.

DESCRIPTION

When fully developed, Broadway Tech Centre will have eight buildings with 936,000 square feet of office, 150,000 square feet of production/distribution and 10,000 square feet of retail space, plus a 5,000 square foot daycare facility.

The first six buildings are complete, including five office buildings (2925, 2930, 2940, 2955 and 2985 Virtual Way) with direct exposure to East Broadway, and a call centre/production/distribution building (2980 Virtual Way) on the corner of Nootka Street and Hebb Avenue, with direct exposure to the Skytrain. 2940 Virtual Way also has 45,000 square feet of production/distribution space directly underneath the office building.

Another new office building (2910 Virtual Way) has commenced construction and will be ready for occupancy in 2012.

The final office building (2920 Virtual Way) is now available for pre-leasing.

OWNERSHIP

Broadway Tech Centre ("BTC") is owned 100% by 2725312 Canada Inc. (the "Landlord"), an affiliate of British Columbia Investment Management Corporation ("bcIMC"). With assets under administration of \$75 billion as of March 31, 2010 including \$11.2 billion in real estate investments, bcIMC is a Canadian leader in investment funds management. bcIMC's clients include public sector pension plans, the Province of British Columbia, provincial government bodies (Crown corporations and institutions) and publically administered trust funds.

For more information concerning bcIMC, please refer to bcIMC's Annual Report at www.bcimc.com.

bcIMC's real estate portfolio includes 49.2 million square feet of office, industrial, retail and residential properties across Canada, and Bentall Kennedy (Canada) LP ("Bentall Kennedy") provides investment, development, leasing and property management services for 28.4 million square feet of bcIMC's real estate portfolio, including BTC.

DEVELOPMENT, MANAGEMENT & LEASING

Broadway Tech Centre is being developed, managed and leased by Bentall Kennedy (Canada) LP. Bentall Kennedy is one of North America's largest real estate investment advisors and one of its foremost providers of real estate services. Bentall Kennedy serves the interests of more than 400 clients across 130 million square feet of office, retail, industrial, residential and hotel properties totalling \$23 billion throughout North America. Bentall Kennedy has a 100-year track record of delivering superior returns and a reputation for integrity, innovation and creating value. Bentall Kennedy is a leader in responsible property investing. As part of our fiduciary framework, we seek to enhance asset performance by addressing the environmental, social and governance aspects of developing, owning and managing commercial real estate.

For more information visit: www.bentallkennedy.com

LEASING INFORMATION

For further information about leasing any of the buildings at Broadway Tech Centre, please contact us at 604.661.5000.

ARCHITECTURAL DESIGN

Bentall Kennedy (Canada) LP and Bunting Coady Architects.

TYPICAL FLOOR PLATE

The floor plate sizes of the office buildings within Broadway Tech Centre range from approximately 23,000 to 50,000 rentable square feet.

PARKING

Parking for all of the office buildings is provided directly beneath each building in a secured, underground parkade, with some surface parking available adjacent to the buildings. The parking ratio is 2.6 parking stalls per 1,000 square feet of rentable area leased. Random and reserved parking stalls are available at prevailing monthly rates.

PUBLIC TRANSPORTATION

The Renfrew Skytrain Station is directly adjacent to Broadway Tech Centre. Broadway has one of the highest levels of bus service in the Lower Mainland, providing superior bus access to Broadway Tech Centre. Additional bus service is provided on Renfrew Street. As a result, the public transit serving this project is second to none.

OFFICE AREA DESIGN

GLAZING SYSTEM

The curtain wall system incorporates high performance clear dual glazed sealed units with a low E coating, which achieves a U value of 0.32 and a shading coefficient of 0.36. The sealed units are framed with thermally broken curtain wall sections designed with "Rain Screen" technology. The curtain wall system provides high energy efficiency, a generous viewing area, and a high level of occupant comfort.

WINDOW COVERINGS

The building standard for window coverings is 1 inch horizontal venetian blinds.

CEILINGS

All upper office areas have a suspended acoustic tile ceiling at a height of 8' 9" above the concrete floor. The main floor has a ceiling height of approximately 11 feet. Ceiling tiles are 20 x 60 inches in a 5 foot grid pattern. Ceilings in full floor tenant elevator lobbies are drywall.

PERIMETER CORE WALLS

All unglazed perimeter and core walls are finished in drywall that is taped, filled, and sanded.

FLOORS

All office areas have a concrete floor with a smooth trowelled finish.

LIGHTING SYSTEM

BUILDING STANDARD FIXTURE

The building standard lighting fixture is a 20 x 48 inch lay in fixture recessed into the 20 x 60 inch ceiling module. The fixture incorporates high efficiency electronic ballast with two T8 fluorescent lamps and a deep cell parabolic louvre. The lighting system produces an average of 50 foot candles based on an open plan.

BUILDING STANDARD DISTRIBUTION

The building standard lighting fixtures are distributed on an "open plan" basis.

LIGHTING CONTROLS

All lighting is controlled by a stand-alone building automation system. The system computer will sweep lighting off to coincide with tenant and custodial schedules. Local low voltage control switches are supplied to maximize building energy savings and enhancing tenant control.

STRUCTURAL DESIGN

FLOOR LOADING CAPACITY

Typical office areas on the 2nd floor and higher are designed to support a live load capacity of 50 lbs. per square foot. Main floor areas are designed to support a live load of 100 lbs. per square foot.

SEISMIC CAPACITY

Broadway Tech Centre is designed in accordance with all applicable municipal codes pertaining to seismic capacity.

CORE SERVICE AREAS

WASHROOMS

Each floor is equipped with men and women's washrooms that are handicapped accessible in accordance with applicable municipal codes. A handicapped accessible "Unit Room" is provided on the main floor.

ELECTRICAL ROOMS

Each floor is equipped with a minimum of two electrical rooms located adjacent to the exit stairwells which minimizes the tenant's wiring and cabling costs.

TELECOMMUNICATIONS RISER CLOSET

Each floor is equipped with generous telecommunications riser space for communication and data systems infrastructure. The riser space is vertically aligned for maximum efficiency.

ELEVATOR LOBBY FINISHES

Multi tenant floor elevator lobbies and public corridors are finished in accordance with building standards at the landlord's expense.

HEATING, VENTILATING AND AIR CONDITIONING (HVAC) SYSTEM

SYSTEM TYPE

The HVAC system is a constant volume four pipe fan coil system.

This system supplies better fresh air, more consistently and offers much better tenant control flexibility.

VENTILATION RATE

The fresh air ventilation rate is designed to meet industry standard ASHRAE requirements. Fresh air is direct ducted to each fan-coil location to ensure sustained levels of fresh air throughout the floor area.

DISTRIBUTION

HVAC is distributed throughout the office areas via a system of sheet metal ductwork and diffusers. Air is returned to the fan-coil units by way of ceiling grills using the volume above the ceiling as a plenum.

ZONING

The HVAC system offers a minimum of 18 zones per floor with each zone controlled by an electronic thermostat connected to a Direct Digital Control (DDC) system. Additional thermostats are available to meet tenant need and comfort.

BASIC COOLING

The HVAC system is designed to cool for an occupant load of one person per 150 rentable square feet, with a lighting load of 1 watt per square foot and a plug load of 1 watt per square foot. Additional basic cooling capacity is available within the base system or 24 hour cooling is achieved with separate air conditioning units.

ENERGY EFFICIENCY

The HVAC system complies with the requirements of the federal government's Commercial Building Incentive Program (CBIP). Accordingly, **the buildings at Broadway Tech Centre consume 25% less than that of the Model National Energy Code energy consumption standard for commercial office buildings.** As such, the building mechanical, electrical and envelope systems provide a high level of energy efficiency and lower operating costs.

HOURS OF OPERATION

The HVAC system operates between the hours of 7:00 am to 6:00 pm on Monday to Friday, excluding statutory holidays, and 8:00 am to 1:00 pm on Saturdays. Additional hours of operation will be available at prevailing rates.

COMMUNICATION AND DATA SYSTEMS

TENANT CHOICE

Broadway Tech Centre is at the forefront of today's revolution in choice of services and service providers. No service providers have been given any exclusivity and competitive choice will be a hallmark of the project.

Generous areas have been designated in the sub-grade core to accommodate the requirements of the ILEC and multiple CLEC's as set out below.

INCUMBENT LOCAL EXCHANGE CARRIER (ILEC)

Telus provides the full typical range of services including dial tone, long distance, internet access, teleconferencing and equipment provisioning.

COMPETITIVE LOCAL EXCHANGE CARRIERS (CLEC'S)

In addition to Telus, Bentall has Master Access Agreements in place with the premier CLEC's now operating in Canada including Bell Canada and Group Telecom.

These companies will offer similar and enhanced services on a competitive basis as outlined under the ILEC category above.

BUILDING SYSTEMS

Many of the above companies install their own proprietary infrastructure including electronics, fibre optic and copper cable within the building riser system.

ELECTRICAL SYSTEM

MAIN ELECTRICAL SERVICE

The main electrical service to the site is a 15 kilovolt "high voltage" dual radial service provided by B.C. Hydro.

ON FLOOR ELECTRICAL SERVICE

The electrical service is provided to a minimum of two electrical rooms on each office floor through a bus duct at 347/600 volts.

One electrical room has a 347/600 volt 3 phase 4 wire panel for the lighting system. The base building lighting system requires less than 1 watt per square foot of power. Additional power is available for lighting upgrades if required.

Both electrical rooms have a 45/75 KVA transformer with a 120/208 volt 3 phase 4 wire 66 circuit panel for office workstation load. The base building system provides 5 watts per square foot of power for plug load. Additional power is available for plug load if required.

Separate Metering: Separate metering may be supplied for tenants with high electrical loads that exceed average building electrical loads.

BACKUP POWER GENERATOR SYSTEM (BPGS)

An on-site generator provides back-up power to the fire sprinkler pumps.

There are opportunities for additional generators for tenant requirements, to be provided at the tenant's expense.

UNINTERRUPTABLE POWER SUPPLY (UPS)

Should a tenant require a separate UPS to provide backup battery power for its own computer operations, it will be provided at the tenant's expense.

ELEVATORS

PASSENGER ELEVATORS

Passenger elevators range from 2,500 to 3,500 lbs. capacity, geared type, and connect parking levels to all office floor levels.

FREIGHT ELEVATOR

The ceiling panel of one of the passenger elevators can be removed to hand over height loads.

BASE BUILDING AMENITIES

TENANT SERVICES

Broadway Tech Centre is linked to the centralized Tenant Services department "Clikfix" within the existing Bentall Centre. [Click here](#) for information on Clikfix.

Broadway Tech Centre tenants will have access to Bentall Centre Tenant Services either in person or by the internet at www.clikfix.com.

BICYCLE STORAGE LOCKERS

Secured bicycle storage lockers are located in the underground parkade.

TENANT SHOWER FACILITIES

Secured men and women's shower and changing room facilities are located in the underground parkade of each building.

TENANT STORAGE LOCKERS

Tenant storage space is available in the underground parkade.

COURIER DELIVERIES

A generous number of courier accessible parking areas are located on the site.

CONFERENCE/MEETING ROOM

Tenants have free access to the meeting room that holds approximately 40 people and is available for presentations, meetings and catered events.

MAIL DELIVERY

As required by Canada Post, mail is delivered to locked postal boxes in the base of each building. Each tenant will be assigned a postal box and will be responsible for picking up its own mail.

BARRIER FREE ACCESS

All public areas of Broadway Tech Centre are barrier free in accordance with applicable municipal codes.

LIFE SAFETY SYSTEM

FIRE ALARM SYSTEM

Audible alarms, pull stations, smoke detectors, exit signage and emergency lighting are provided on an open plan basis in accordance with applicable municipal codes.

EMERGENCY POWER GENERATOR SYSTEM (EPGS)

A separate diesel powered EPGS is provided to operate fire protection sprinklers and pumps. Access to the EPGS is restricted to operate building emergency systems. Exit signage and lighting emergency power is supplied by battery pack as per municipal codes for low-rise construction.

EMERGENCY FIRE ALARMS

All floors of the building and the underground parkade are equipped with emergency fire alarm pull stations in accordance with applicable municipal codes.

SECURITY SYSTEM

CARD ACCESS

The perimeter doors on the main floor of the building are equipped with either door contacts or card readers with electronic strikes or maglocks.

All tenants will require a security card to obtain after hours access to the main lobby of the building and the elevators servicing the floor(s) upon which the tenant's premises are located.

ON-SITE SECURITY

Security operations are centralized in the base of 2955 Virtual Way. Broadway Tech Centre security staff is on site 24 hours per day, 7 days per week.

UNDERGROUND PARKADE

The underground parkade is monitored by security patrols during regular business hours.

An after hours security escort service is be available to tenants upon request. All floors of the underground parkade are equipped with panic (code blue) alarm stations to provide immediate access to the onsite security personnel.

WEB-BASED SURVEILLANCE

Broadway Tech Centre's camera surveillance system is fully web enabled, allowing tenants to view all major points of entry or exit on the site.

AMENITIES

On-site amenities include the Bread Garden Café, fitness centre and tenant conference room on the main floor of 2955 Virtual Way. A south-facing patio outside the Bread Garden Café overlooks the outdoor sports courts and adjacent patio area, which is available with a barbeque for tenant functions. The campus is pedestrian friendly, landscaped with mature trees, shrubs, water features and benches scattered throughout.

At the northwest corner of the site, there is a dedicated park area adjacent to 2925 Virtual Way.

At the southwest corner of the site, an additional 10,000 square feet of retail space and a 5,000 square foot daycare facility will be developed at the base of 2920 Virtual Way. This will become the main entry point to the park from the Renfrew Skytrain Station across the street.

In addition to these on-site amenities within the campus, a number of other facilities are located nearby. The Italian Cultural Centre located a few blocks away is home to the renowned Dario's Italian Restaurant. This high-class restaurant is a landmark in Vancouver and is open for lunch and dinner. There is a retail plaza at the corner of Renfrew Street and the Grandview Highway with a number of restaurant selections, including Chinese, Japanese, Vietnamese, pizza, and donut/coffee shop.

A variety of well known restaurants ranging from Earl's, White Spot, Milestone's, Boston Pizza and Cactus Club, to Wendy's, McDonald's and Subway are all in close proximity to Broadway Tech Centre.

Neighboring hotels include the Executive Inn, Holiday Inn Express, Accent Inn and the Radisson Hotel Villa.