

**STRATA PLAN OF
LOT 285 FALSE CREEK GROUP 1
NEW WESTMINSTER DISTRICT
PLAN LMP53456**

CITY OF VANCOUVER
B.C.S. 926.025



**INTEGRATED SURVEY AREA No. 31 (VANCOUVER)
MAD33 (GSRS)**

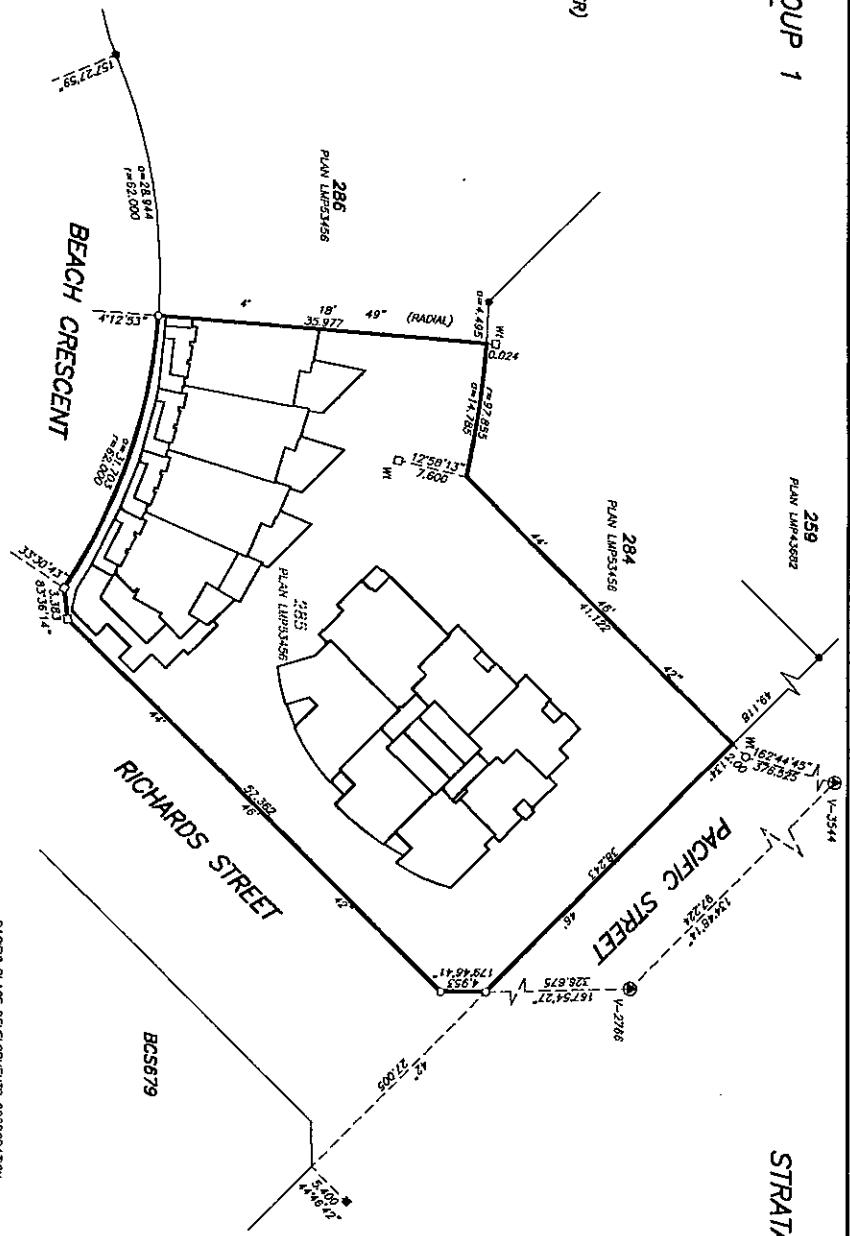
THIS PLAN SHOWS HORIZONTAL, GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED TO COMPUTE GRID DISTANCES. MULTIPLY GROUND-LEVEL DISTANCES BY CORRECTION FACTOR 0.999988

OWN ADDRESS:

1495 RICHARDS STREET
503-525 BEACH CRESCENT
VANCOUVER, B.C.

LEGEND:

- DENOTES ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS V-3544 & V-2759
- SET FOUND
- DENOTES CONTROL MONUMENT
- DENOTES LEAD PILE
- DENOTES IRON POST
- S.L. DENOTES STRATA LOT
- P.C. DENOTES PART
- L.C.R. DENOTES LIMITED COMMON PROPERTY
- DENOTES TOTAL
- DENOTES ELEVATIONS - COMMON PROPERTY
- DENOTES STAIRS - COMMON PROPERTY
- DENOTES DUCT - COMMON PROPERTY
- DENOTES MECHANICAL - COMMON PROPERTY
- DENOTES BALCONY
- DENOTES PATIO
- DENOTES COMMON PROPERTY
- DENOTES ROOF DECK
- DENOTES PLANTER - COMMON PROPERTY
- DENOTES ELECTRICAL - COMMON PROPERTY



[Signature]
B.C.L.S.

NOTES:

1. GARY SANDWICK, A BRITISH COLUMBIA LAND SURVEYOR, OF LANGLEY, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY AND THE PLAN AND THE FIELD SURVEY WAS COMPLETED ON THE 30th DAY OF JUNE, 2004. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 16216, ON THE 30th DAY OF JUNE, 2004.

2. THIS PLAN CONTAINS LIMITED COMMON PROPERTY UNDER SECTION 23 (4)(1) OF THE STRATA PROPERTY ACT.

3. THE 4th, 11th, 14th, 24th, AND 34th FLOORS HAVE BEEN ELIMINATED FROM CONSECUTIVE FLOOR NUMBERING.

4. BALCONIES (⊙) AND ROOF DECKS (⊞) ARE LIMITED COMMON PROPERTY FOR ADJOINING STRATA LOT UNLESS OTHERWISE NOTED

[Signature]
B.C.L.S.

1. GARY SANDWICK, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN WERE NOT AS OF JUNE 30, 2004 BEEN PREVIOUSLY OCCUPIED.

[Signature]
B.C.L.S.

1. GARY SANDWICK, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THIS PLAN.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

SHEET 1 OF 43 SHEETS
STRATA PLAN BCS 890
REGISTERED AND RECORDED IN THE
LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
BOOK _____



OWNER
CONCORD PACIFIC GROUP INC.
(INC. NO. A-56028)

Name _____
Authorized Signatory _____
Name _____
Authorized Signatory _____
Name _____
Authorized Signatory _____
ADDRESS _____
OCCUPATION _____

MORTGAGEE
THE BANK OF NOVA SCOTIA

Name _____
Authorized Signatory _____
Name _____
Authorized Signatory _____
Name _____
Authorized Signatory _____
ADDRESS _____
OCCUPATION _____

GARY SANDWICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
SUITE 200
1000 WEST 104TH STREET
VANCOUVER, B.C. V6P 6E4
TEL: 604-515-9811 F: 604-515-2002
DMS: 2637-S1

BUILDING LOCATION

SCALE 1:200 DISTANCES ARE METRIC



STRATA PLAN BCS 890 SHEET 2 OF 43 SHEETS

RICHARDS STREET

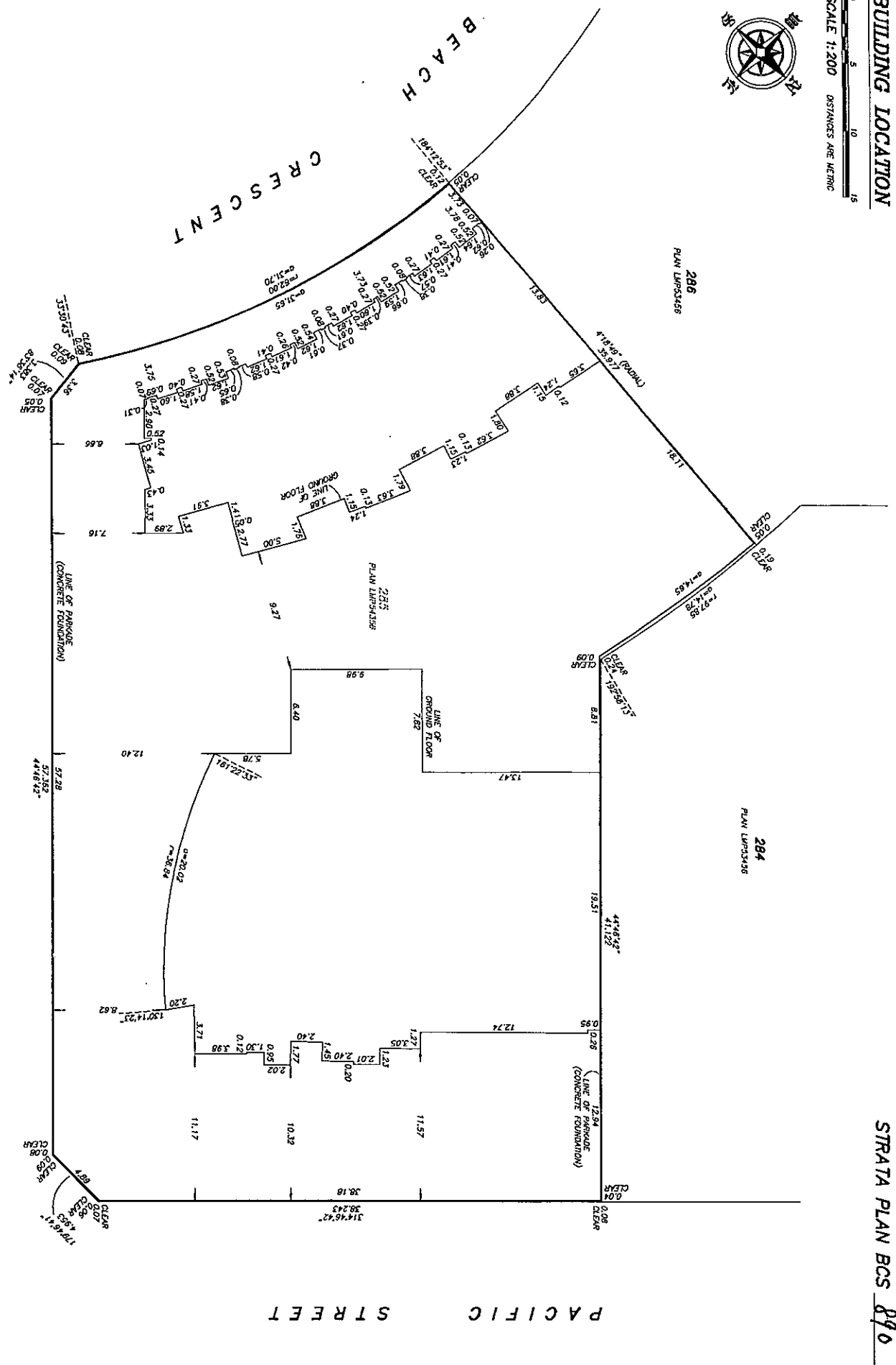
PACIFIC STREET

BEACH

CRESCENT

286
PLAN LRP23456

284
PLAN LRP23456



GARY C. SIMONICK B.C.S.
JUNE 30, 2004
BUILDER, SIMONICK & ASSOCIATES
VAN. 2837-28

SECTION A-A'

SCALE 1 : 250 DISTANCES ARE METRIC

	ROOF	
38th FLOOR	S.L.200	Ⓢ
37th FLOOR	S.L.199	Ⓟ
36th FLOOR	S.L.197	S.L.196
35th FLOOR	S.L.194	S.L.193
33rd FLOOR	S.L.188	S.L.187
32nd FLOOR	S.L.181	S.L.180
31st FLOOR	S.L.174	S.L.173
30th FLOOR	S.L.167	S.L.166
29th FLOOR	S.L.160	S.L.159
28th FLOOR	S.L.153	S.L.152
27th FLOOR	S.L.146	S.L.145
26th FLOOR	S.L.139	S.L.138
25th FLOOR	S.L.132	S.L.131
23rd FLOOR	S.L.125	S.L.124
22nd FLOOR	S.L.118	S.L.117
21st FLOOR	S.L.111	S.L.110
20th FLOOR	S.L.104	S.L.103
19th FLOOR	S.L.97	S.L.96
18th FLOOR	S.L.90	S.L.89
17th FLOOR	S.L.83	S.L.82
16th FLOOR	S.L.76	S.L.75
15th FLOOR	S.L.69	S.L.68
12th FLOOR	S.L.62	S.L.61
11th FLOOR	S.L.55	S.L.54
10th FLOOR	S.L.48	S.L.47
9th FLOOR	S.L.41	S.L.40
8th FLOOR	S.L.34	S.L.33
7th FLOOR	S.L.27	S.L.26
6th FLOOR	S.L.20	S.L.19
5th FLOOR	S.L.13	S.L.12
3rd FLOOR	S.L.6	S.L.5
2nd FLOOR	Ⓢ MULTI-PURPOSE ROOM	
GROUND FLOOR	Ⓢ MAIL ROOM	Ⓢ BILLIARD ROOM

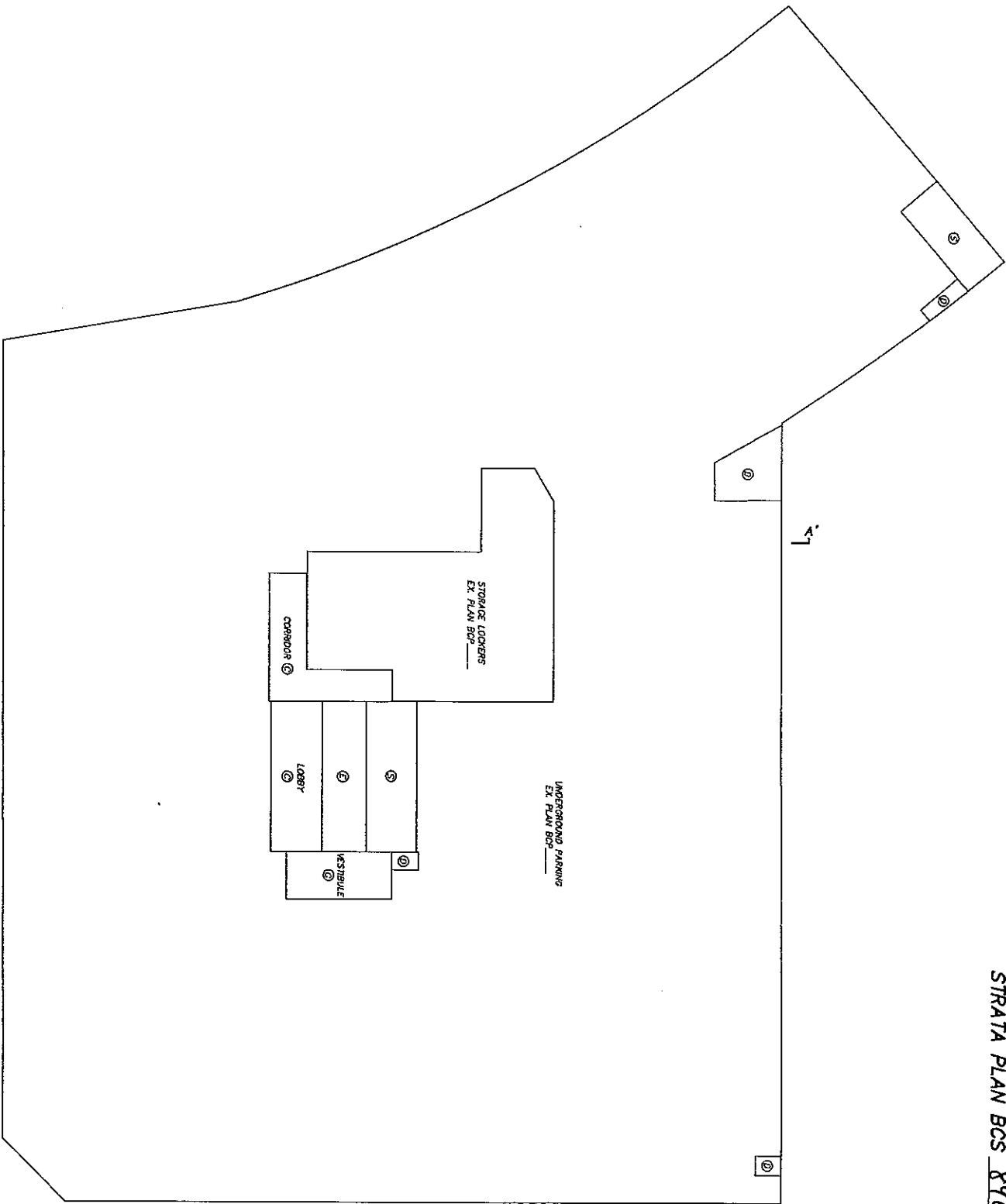
PARKING LEVEL 1	UNDERGROUND PARKING EX. PLAN BCP _____	Ⓢ	UNDERGROUND PARKING EX. PLAN BCP _____
PARKING LEVEL 2	UNDERGROUND PARKING EX. PLAN BCP _____	EX. PLAN BCP _____	STORAGE LOCKERS UNDERGROUND PARKING EX. PLAN BCP _____
PARKING LEVEL 3	UNDERGROUND PARKING EX. PLAN BCP _____	EX. PLAN BCP _____	STORAGE LOCKERS UNDERGROUND PARKING EX. PLAN BCP _____
PARKING LEVEL 4	UNDERGROUND PARKING EX. PLAN BCP _____	EX. PLAN BCP _____	STORAGE LOCKERS UNDERGROUND PARKING EX. PLAN BCP _____

MARY C. SANDWICK, B.C.L.S.
 JUNE 20, 2004
 BUTLER, SANDWICK & ASSOCIATES
 FLE. 2637 DMC. 2637-52

STRATA PLAN BCS 890
 SHEET 3 OF 43 SHEETS

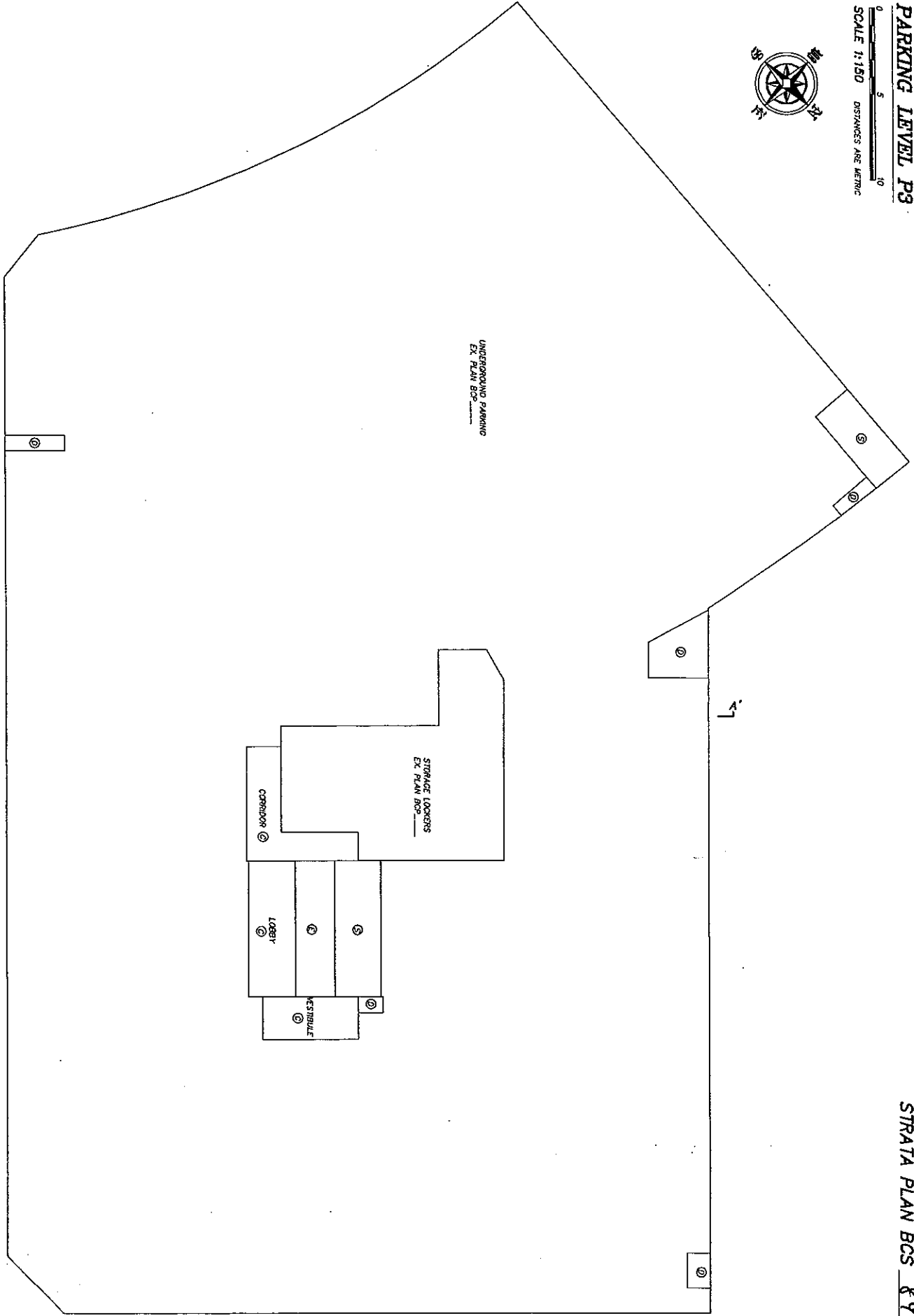
PARKING LEVEL P4

SCALE 1:150 DISTANCES ARE METRIC



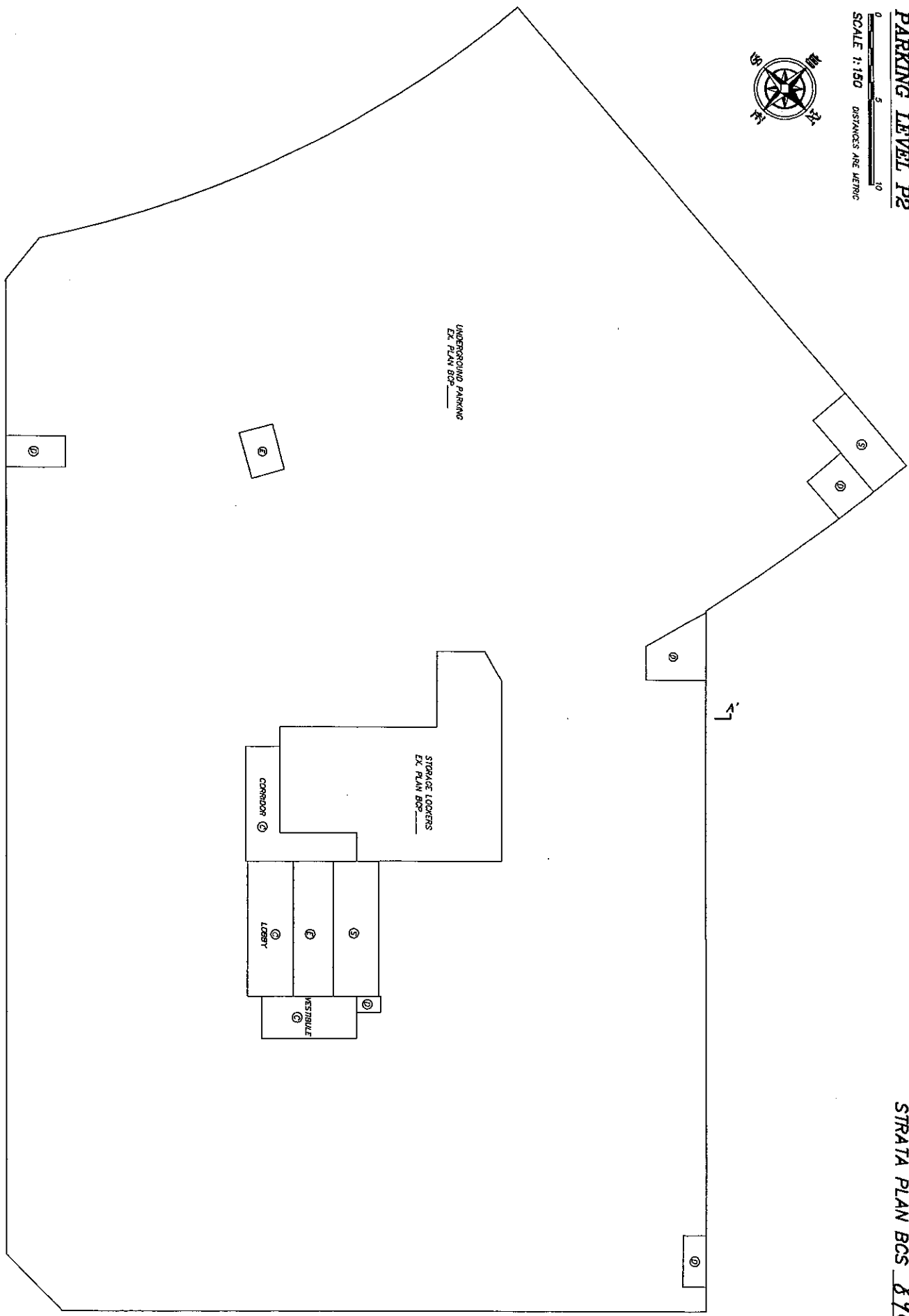
PARKING LEVEL P3

SCALE 1:150 DISTANCES ARE METRIC



PARKING LEVEL P2

SCALE 1:150 DISTANCES ARE METRIC



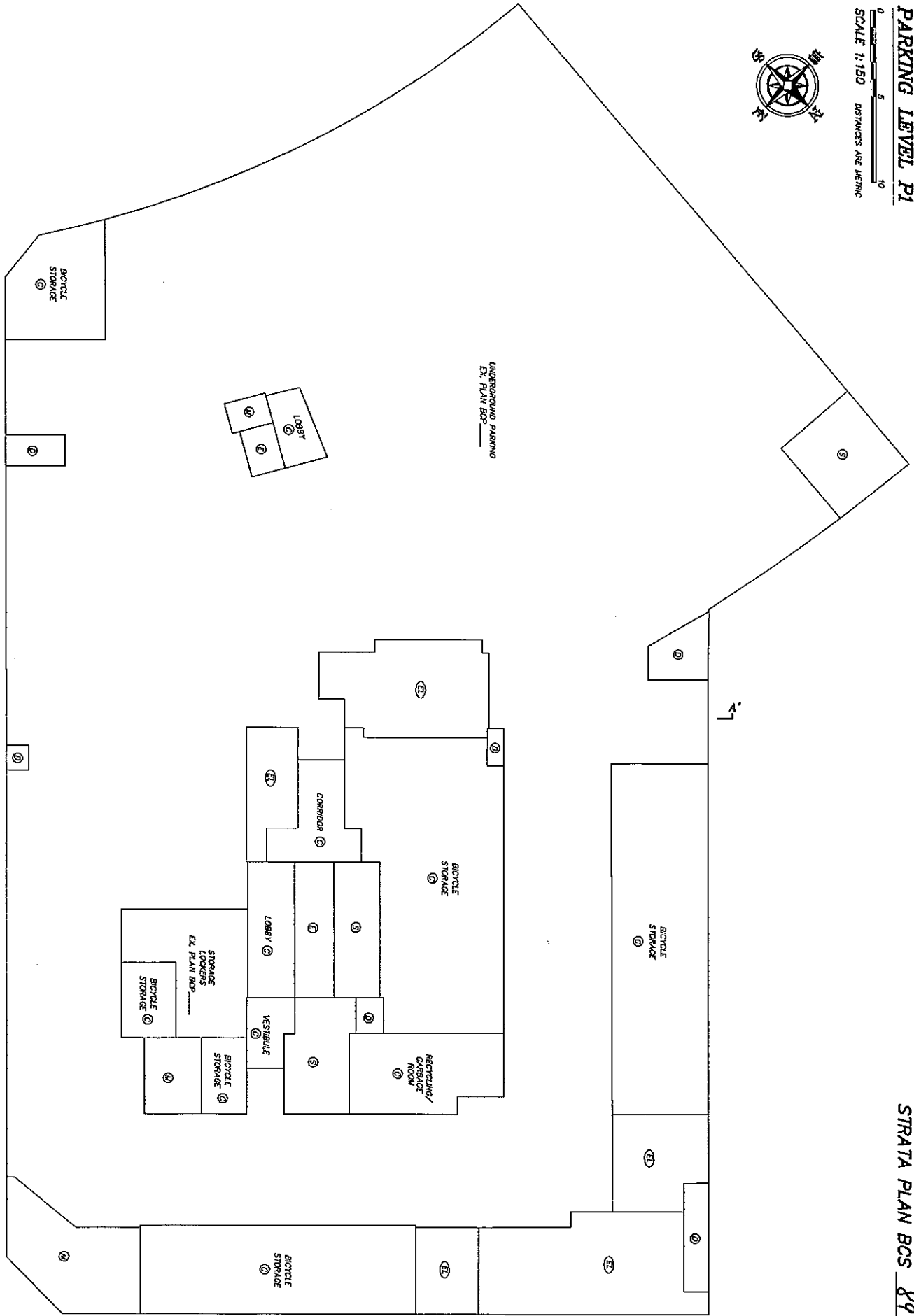
STRATA PLAN BCS **890**

SHEET 6 OF 13 SHEETS

GARY C. SANDWICK, B.C.S.
JUNE 30, 2004
BRUCE SANDWICK & ASSOCIATES
FILE: 2637 DWG: 2637-S3

PARKING LEVEL P1

SCALE 1:150 DISTANCES ARE METRIC



UNDERGROUND PARKING
EX. PLAN BCS

BICYCLE STORAGE

LOBBY

CORRIDOR

LOBBY

STORAGE LOCKERS
EX. PLAN BCS

BICYCLE STORAGE

VESTIBULE

BICYCLE STORAGE

RECYCLING/
CARBIDE ROOM

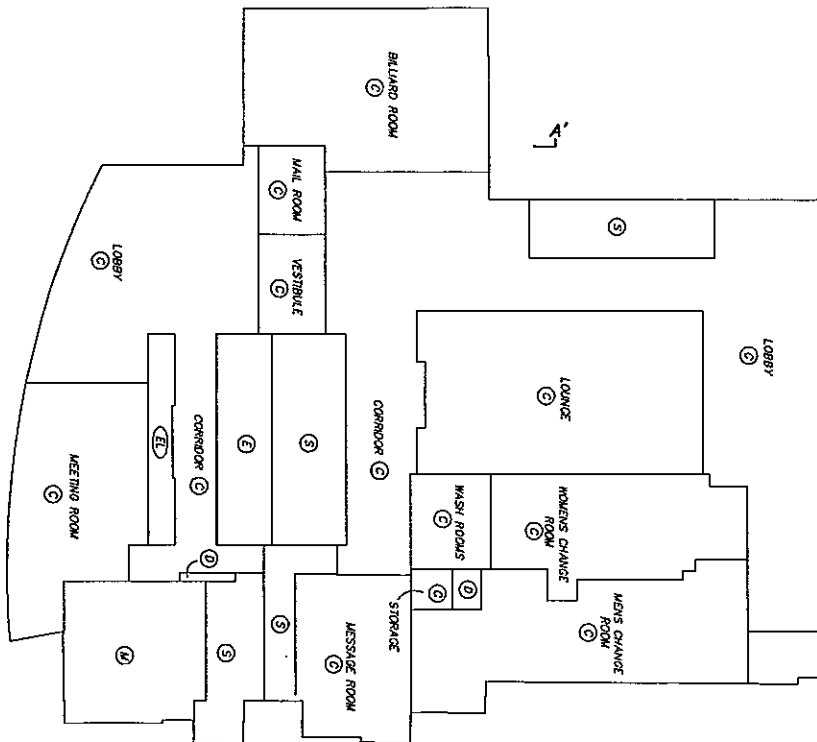
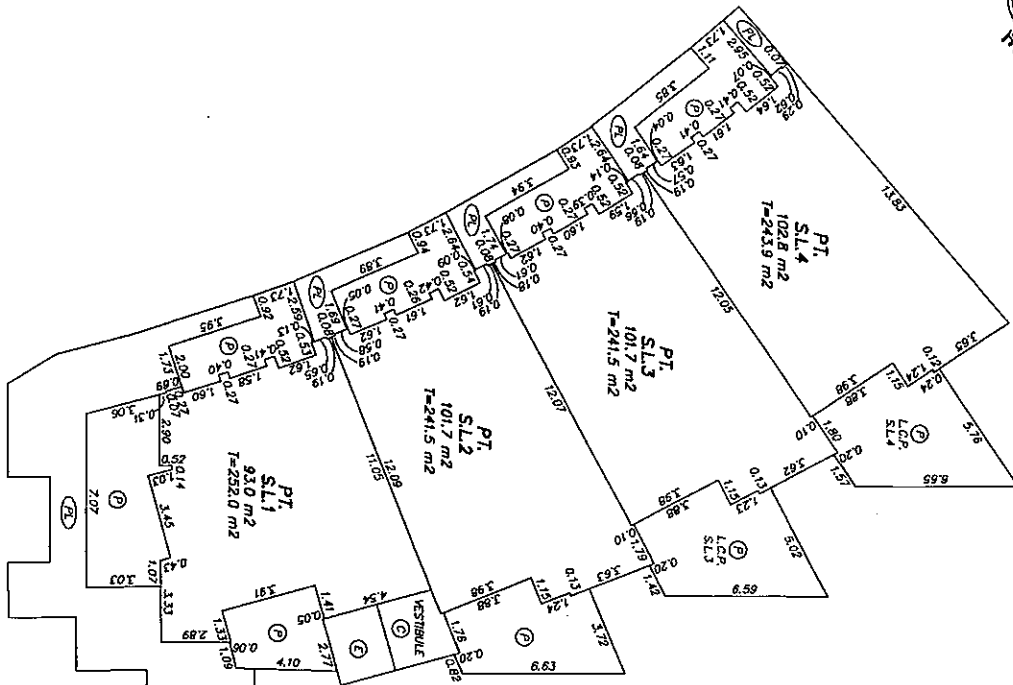
BICYCLE STORAGE

BICYCLE STORAGE



GROUND FLOOR

SCALE 1:150 DISTANCES ARE METRIC



STRATA PLAN BCS

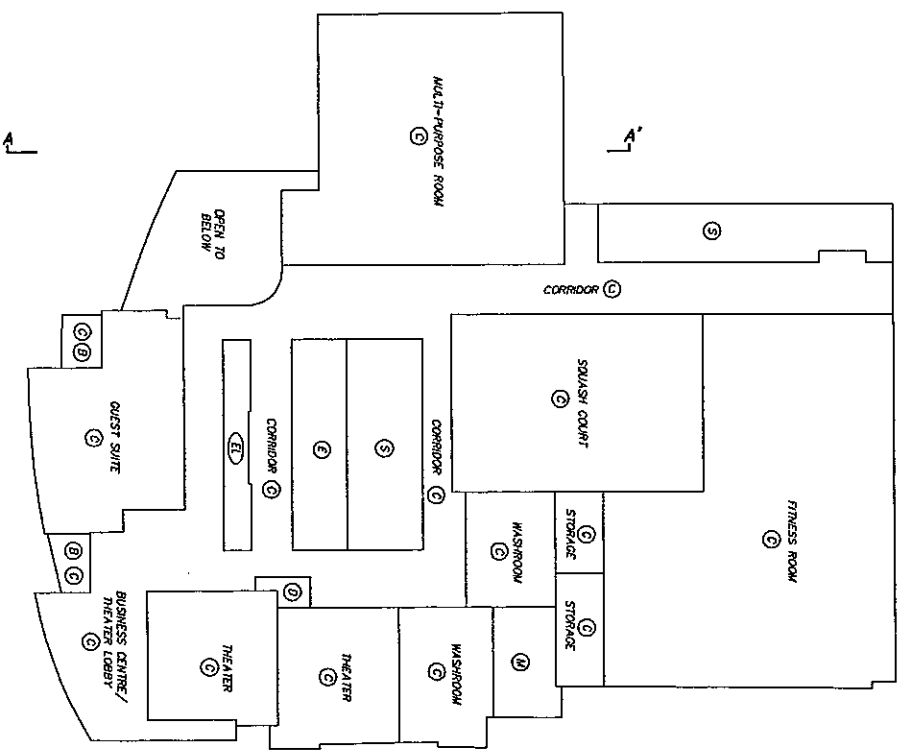
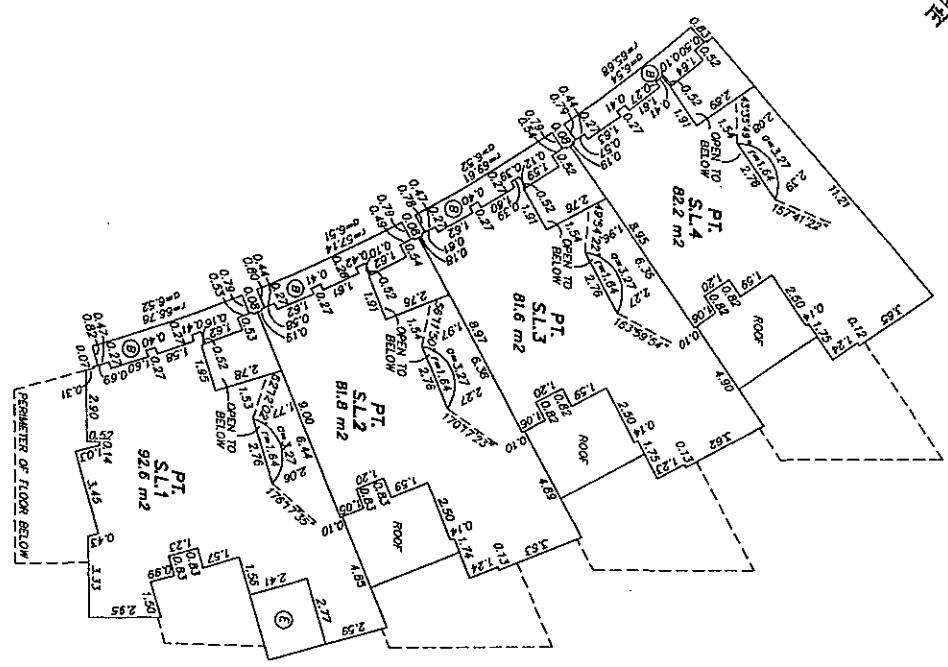
SHEET 8 OF 11 SHEETS

890

GARY C. SANDVICK, B.C.L.S.
 JUNE 20, 2004
 BUTLER, SANDVICK & ASSOCIATES
 FILE: 2637 DMC: 2637-54

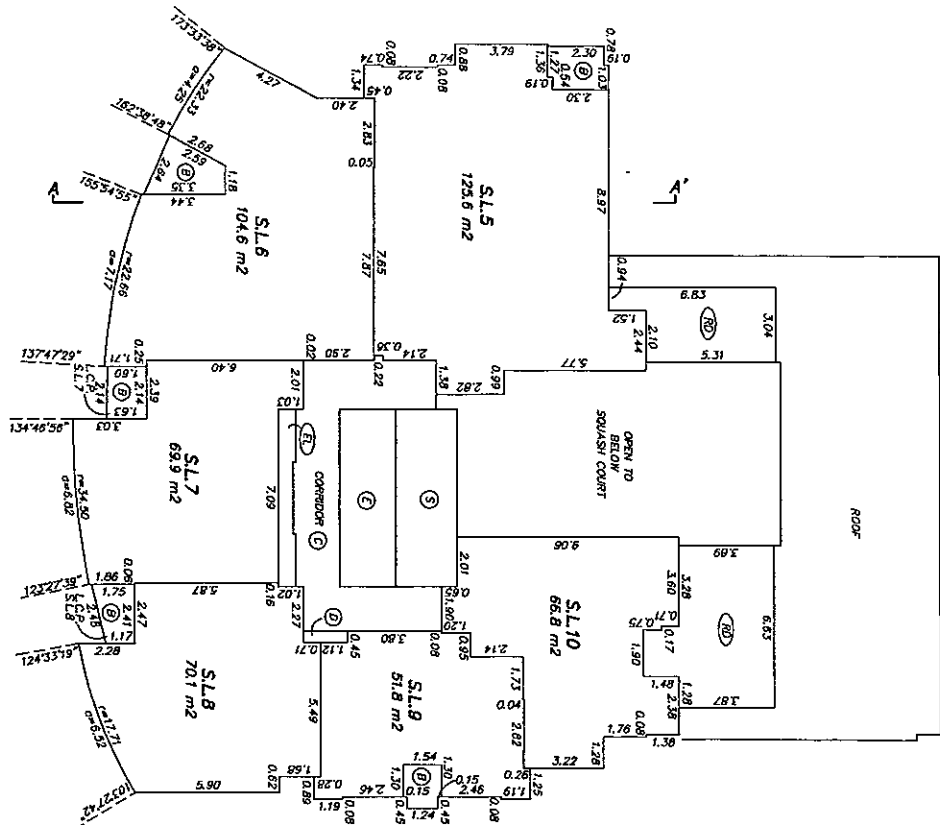
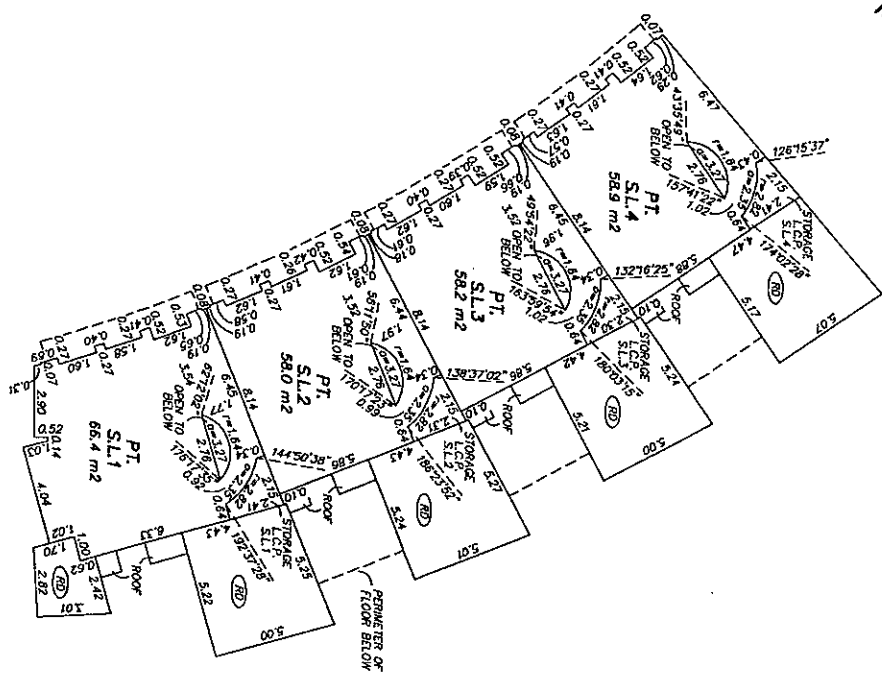
2nd FLOOR

SCALE 1:150 DISTANCES ARE METRIC



3RD FLOOR

SCALE 1:150 DISTANCES ARE METRIC



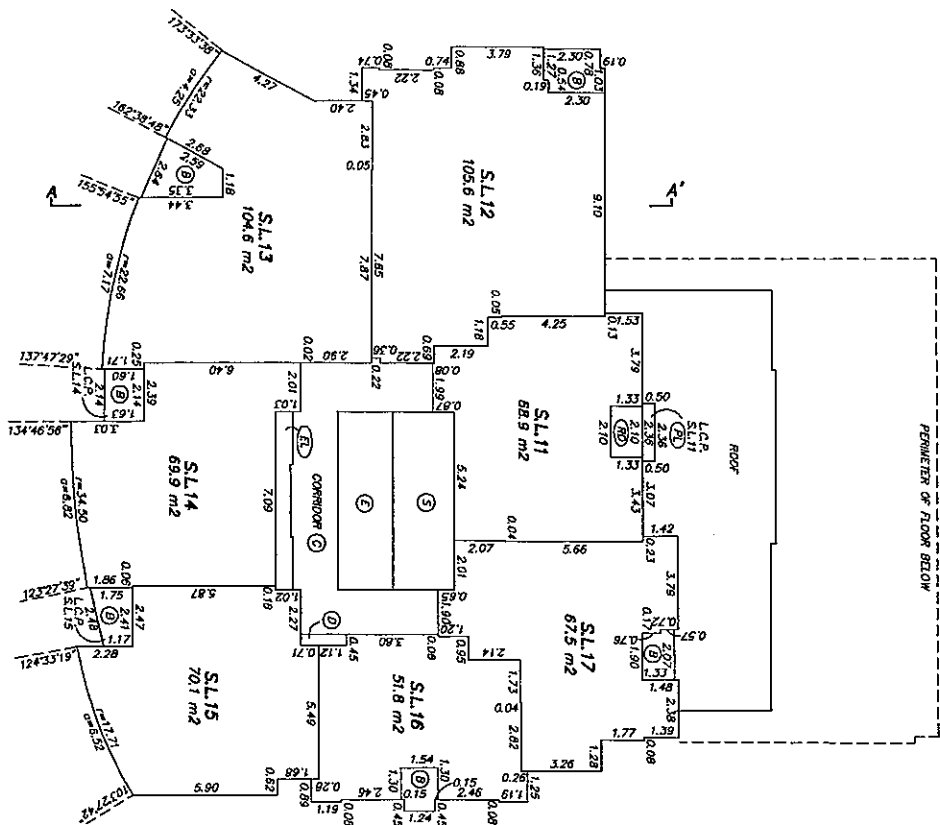
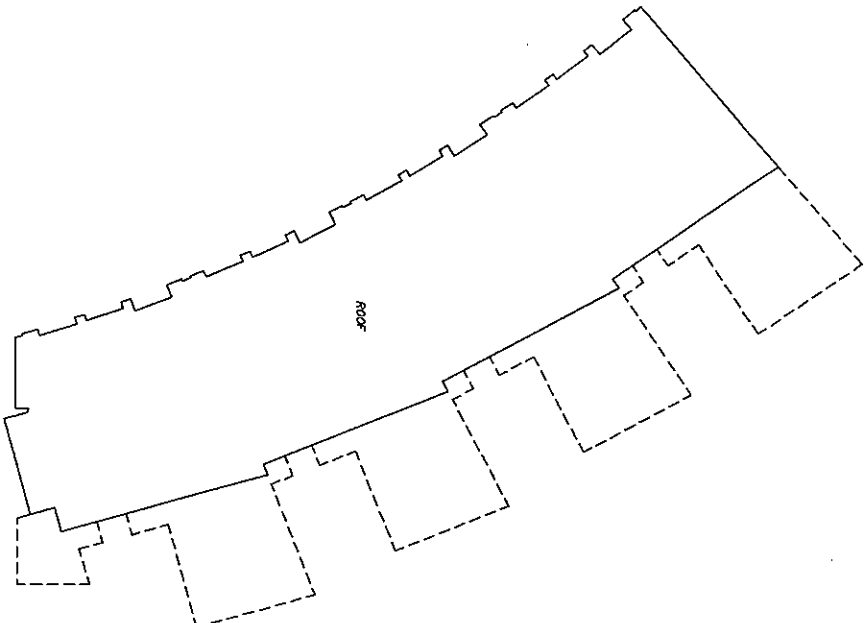
STRATA PLAN BCS

SHEET 10 OF 11 SHEETS
890

DATE 30, 2004
BUTLER SANDWICK & ASSOCIATES
FILE: 2637 DMC: 2637-S4

5th FLOOR

SCALE 1:150 DISTANCES ARE METRIC



STRATA PLAN BCS

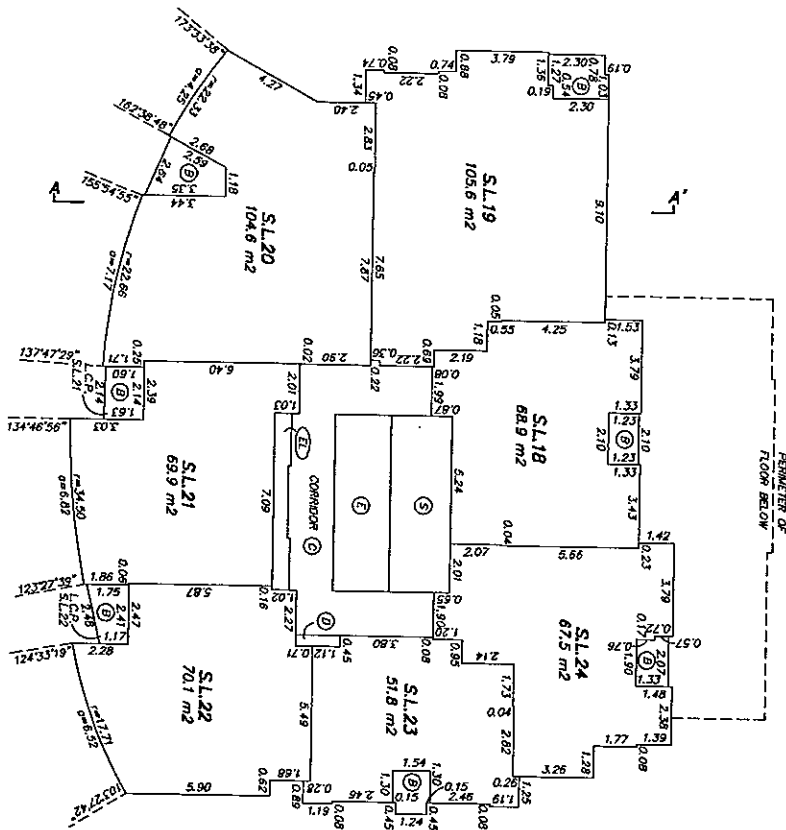
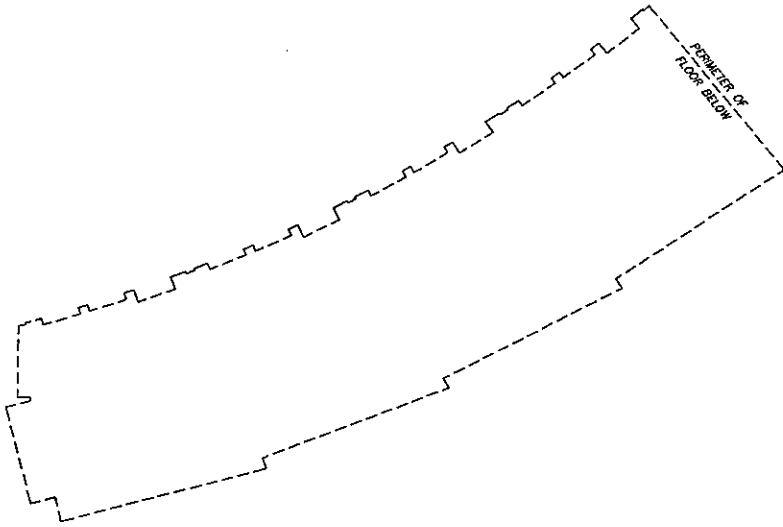
SHEET 11 OF 43 SHEETS

890

GARY C. SANDROCK, B.C.L.S.
 JUNE 30, 2004
 BUTLER, SANDROCK & ASSOCIATES
 P.L.C.
 REG. 2837 DMC: 2837-54

6th FLOOR

SCALE 1:150 DISTANCES ARE METRIC



STRATA PLAN BCS

890

SHEET 12 OF 43 SHEETS

GARY C. SANDWICK BCLIX
JUNE 30, 2004
BUTLER SANDWICK & ASSOCIATES
FILE: 2837-DWG: 2837-54

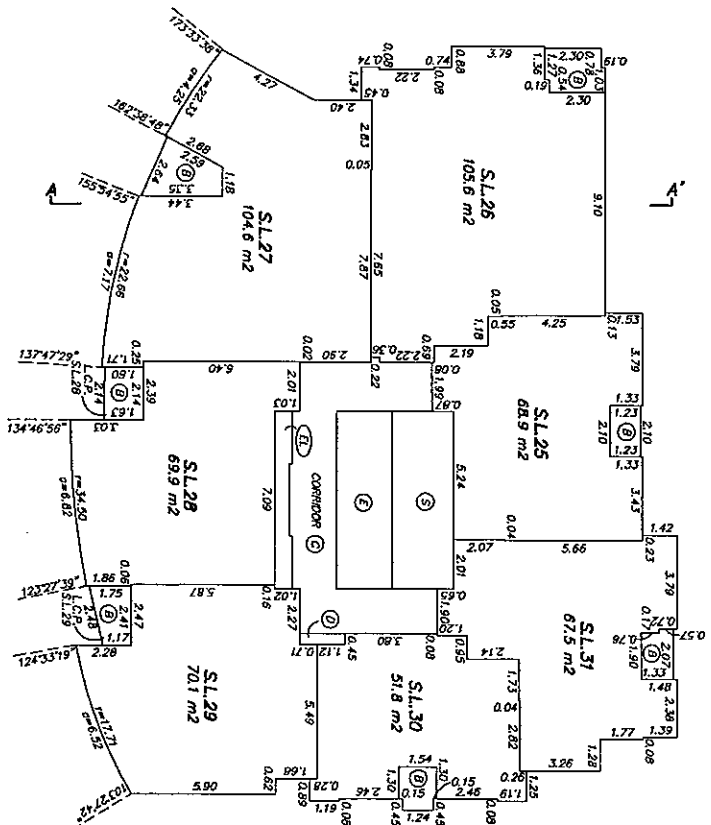
7th FLOOR

SCALE 1:150 DISTANCES ARE METRIC



STRATA PLAN BCS 890

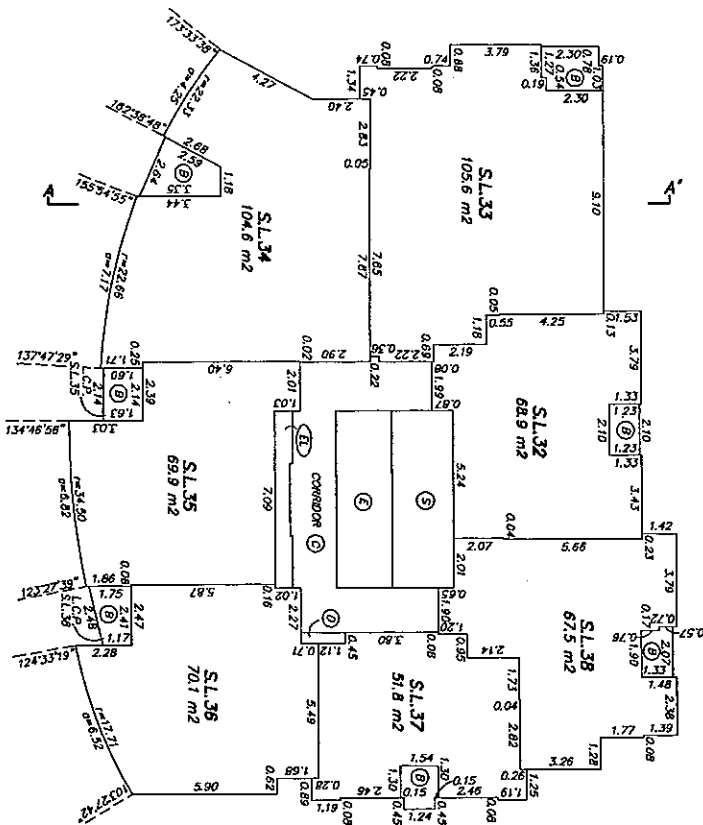
SHEET 13 OF 43 SHEETS



GARY D. SANDWICK, B.C.L.S.
 JUNE 30, 2004
 BUTLER, SANDWICK & ASSOCIATES
 P.L.C. 2637 DMC: 2837-54

8th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

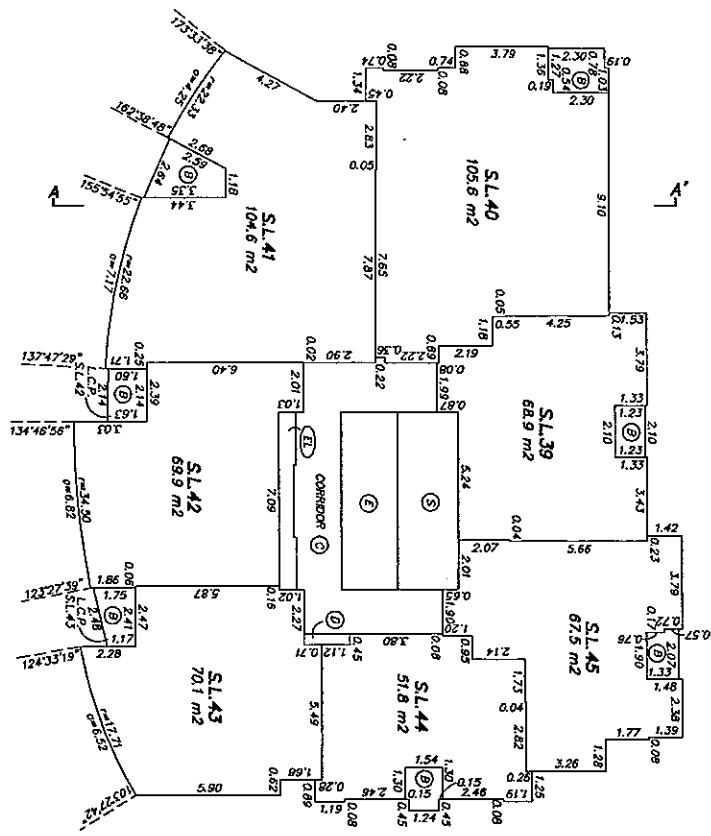


9th FLOOR

SCALE 1:150 DISTANCES ARE METRIC



SHEET 15 OF 41 SHEETS
STRATA PLAN BCS 890



GART C. SONDROK, B.C.L.S.
JUNE 30, 2004
BUTLER, SANDROK & ASSOCIATES
R.F. 2637 D.M.C. 2637-54

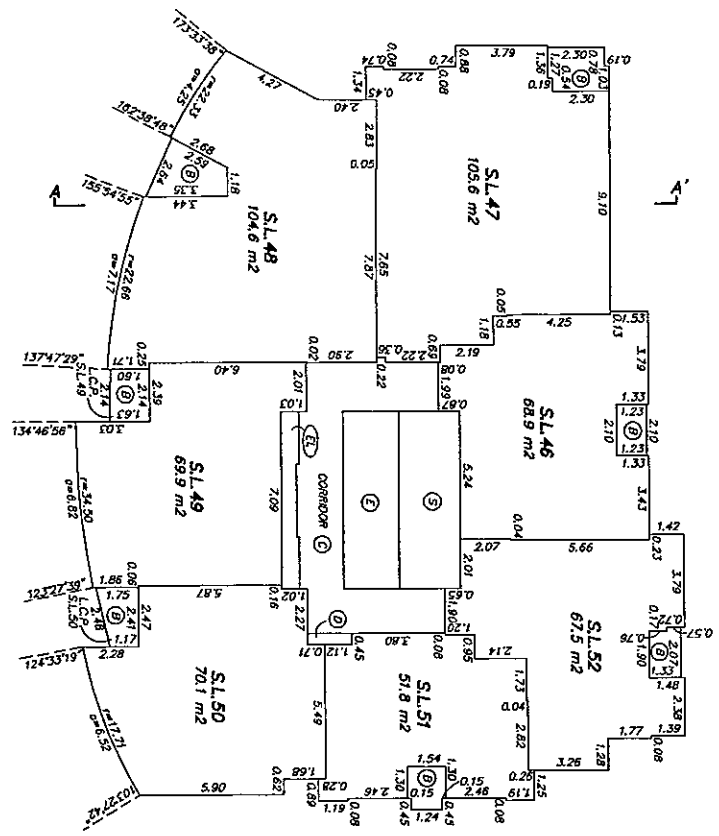
10th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

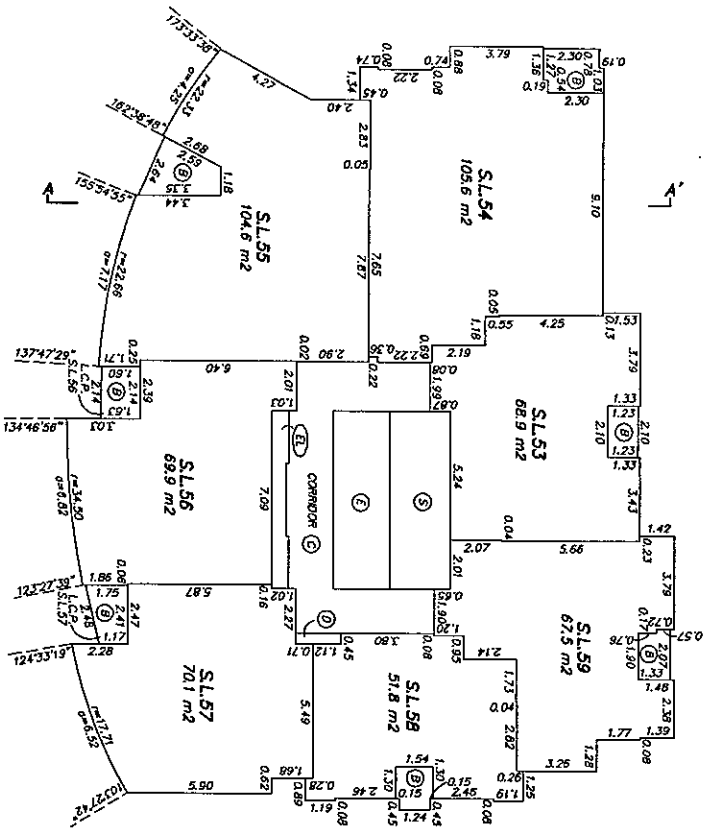


STRATA PLAN BCS 890

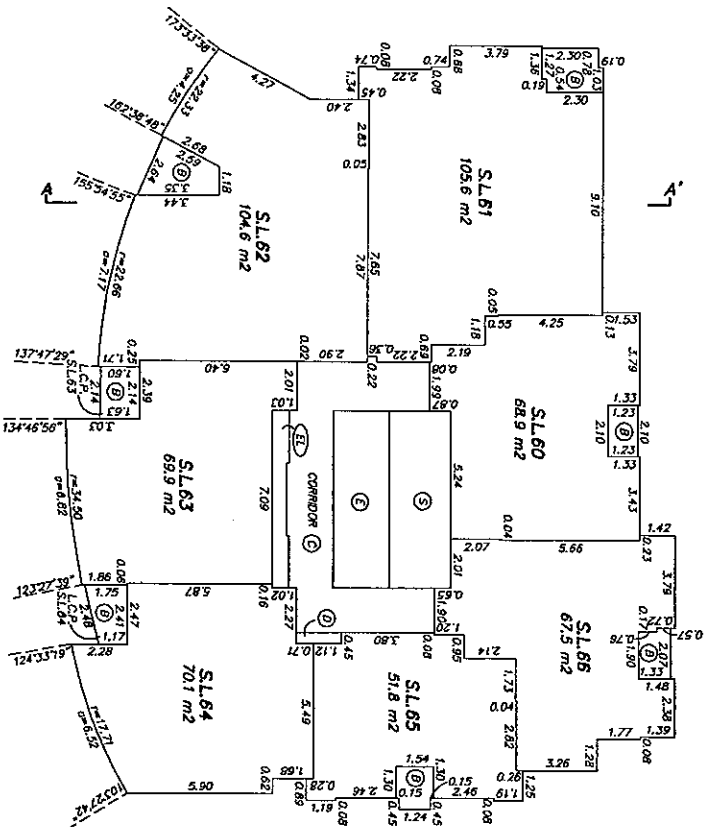
SHEET 16 OF 24 SHEETS

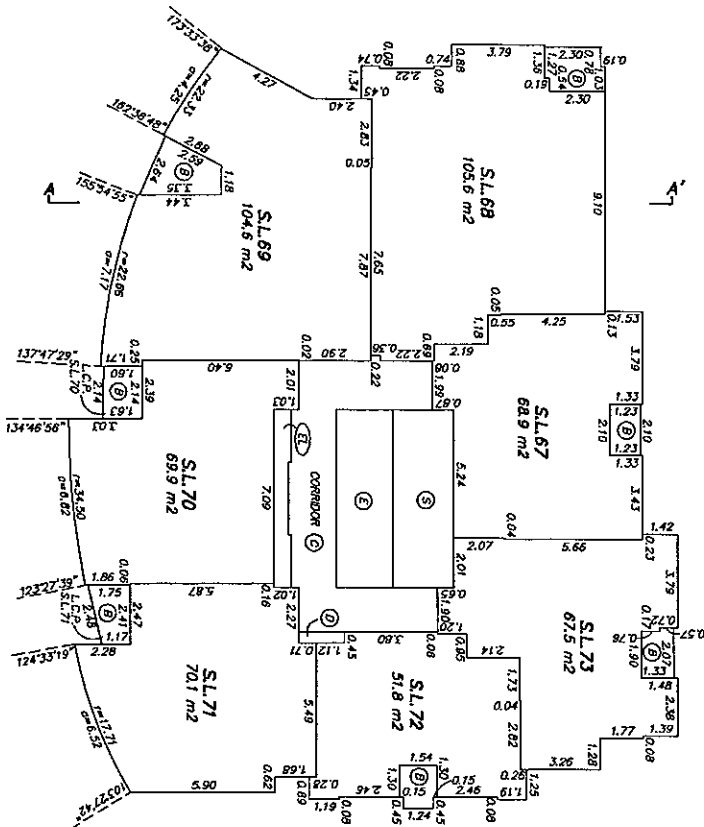


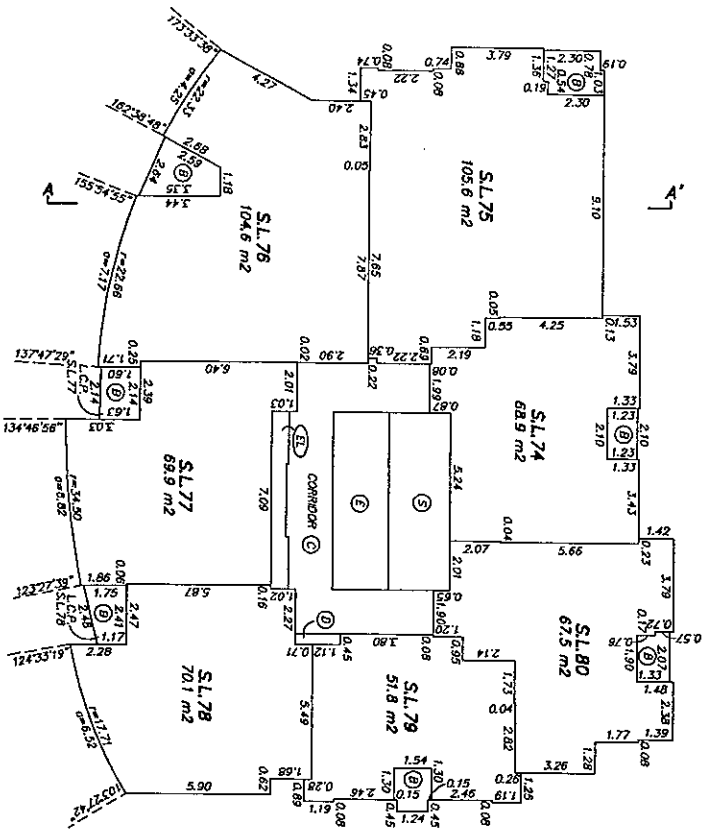
GARY C. SANDVICK B.C.L.S.
 JUNE 30, 2004
 BUTLER, SANDVICK & ASSOCIATES
 P.L.C. 2037 DMC: 2037-54



GARY C. SANDHORN, B.C.L.S.
 JUN 30, 2004
 DEPT. SANDHORN & ASSOCIATES
 2500 15th St. W. #200
 VANCOUVER, BC V6Z 2S4





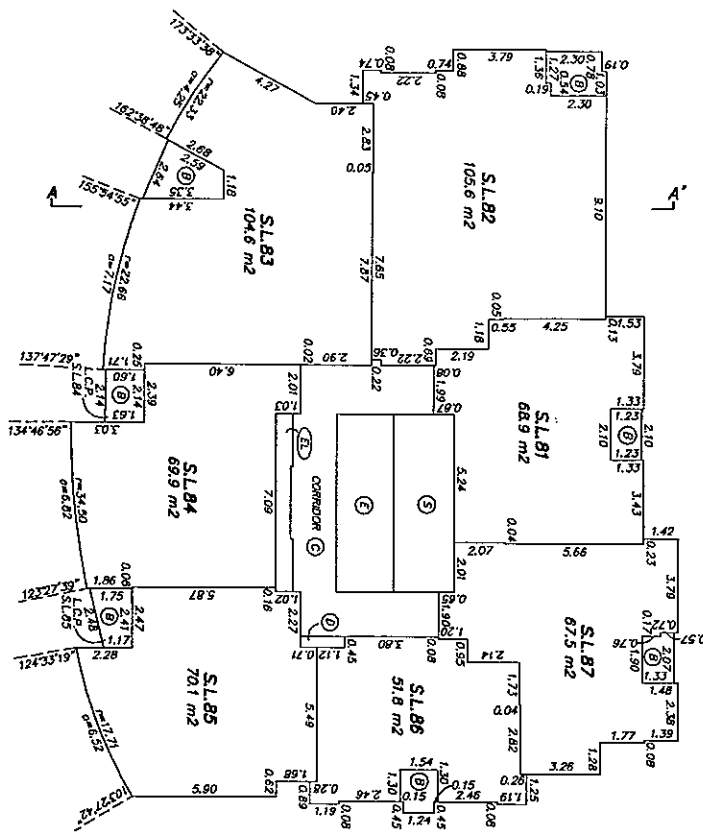


17th FLOOR

SCALE 1:150 DISTANCES ARE METRIC



STRATA PLAN BCS 890 SHEET 21 OF 43 SHEETS



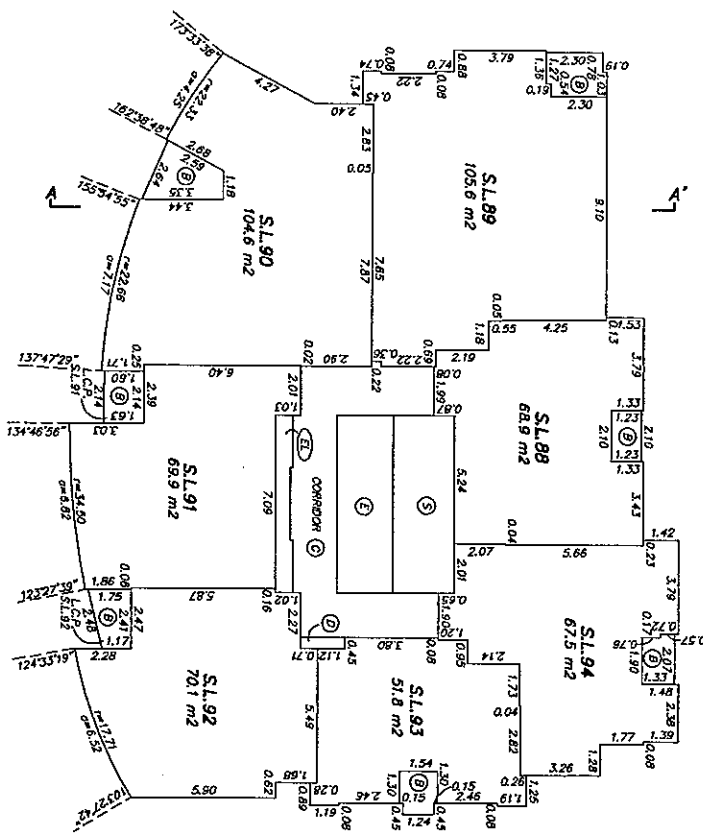
GARY C. SANDWICK, B.C.L.S.
 JUNE 30, 2004
 BUTLER, SANDWICK & ASSOCIATES
 FILE: 2637 DWG: 2637-S4

18th FLOOR

SCALE 1:150 DISTANCES ARE METRIC



STRATA PLAN BCS SHEET 22 OF 24 SHEETS 8/10



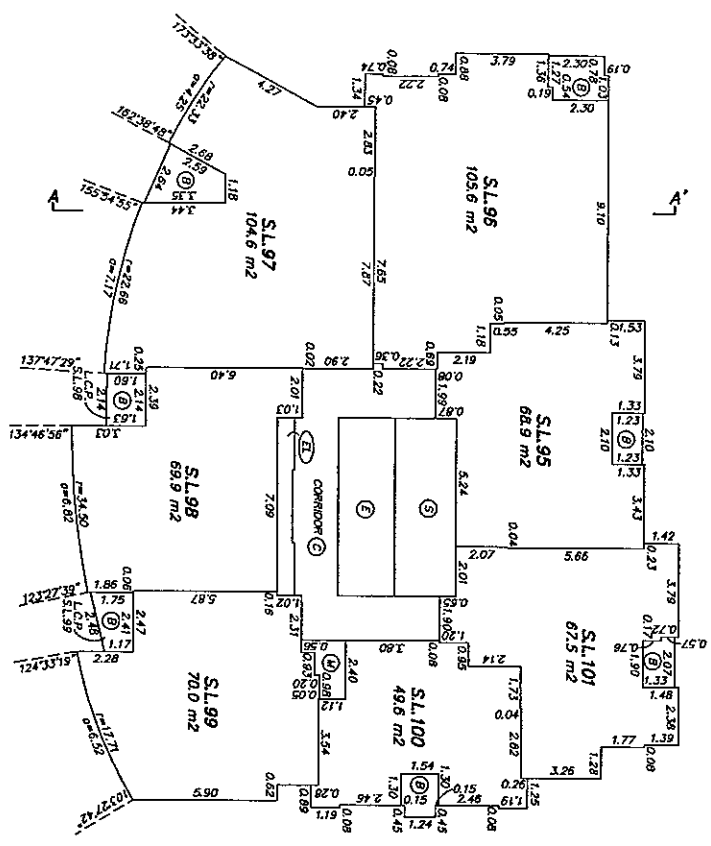
GARY C SANDWICK, B.C.L.S.
 JAN 30, 2004
 BUTLER SANDWICK & ASSOCIATES
 FILE: 2637 DMR: 2637-54

19th FLOOR

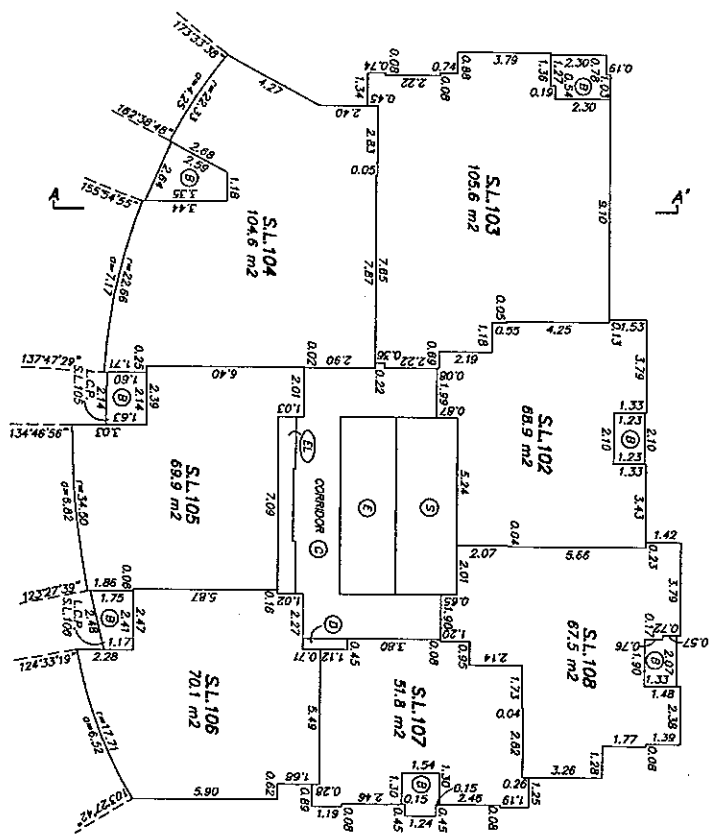
SCALE 1:150 DISTANCES ARE METRIC



STRATA PLAN BCS 890 SHEET 23 OF 43 SHEETS



GARY C. SANDWICK, BCLS
JUNE 30, 2004
BURLER, SANDWICK & ASSOCIATES
FILE 2837 DMC 2037-34



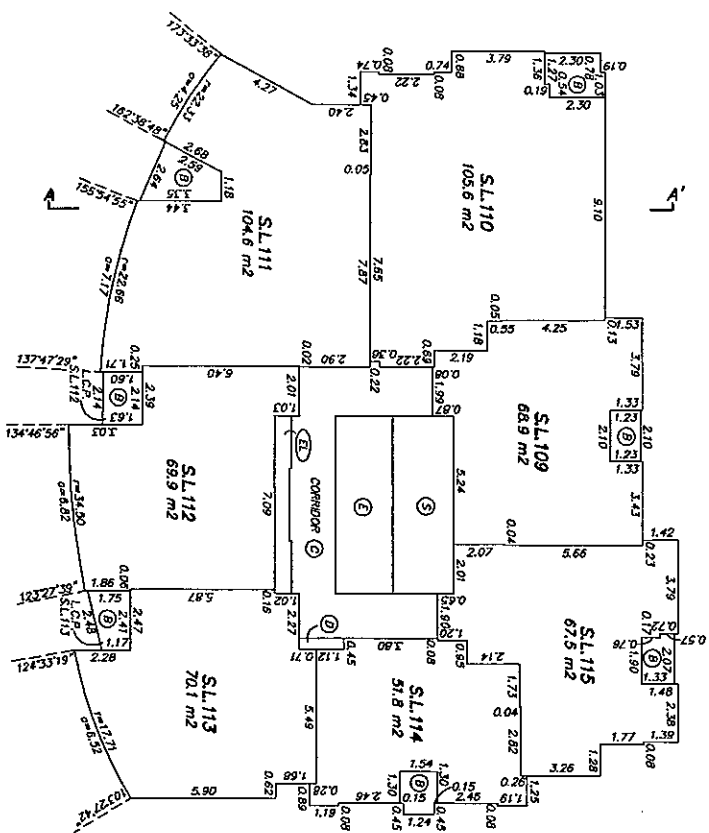
GARY C. SANDHOCK, BCLS
 JUNE 30, 2004
 BUTLER, SANDHOCK & ASSOCIATES
 FILE 2807 DMS: 2807-54

21st FLOOR

SCALE 1:150 DISTANCES ARE METRIC



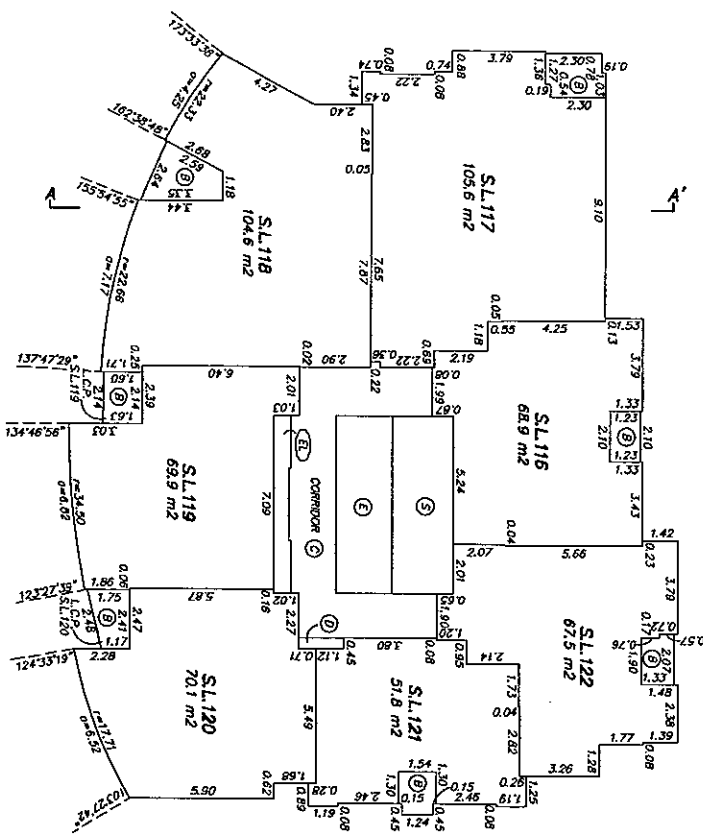
STRATA PLAN BCS 890 SHEET 25 OF 43 SHEETS



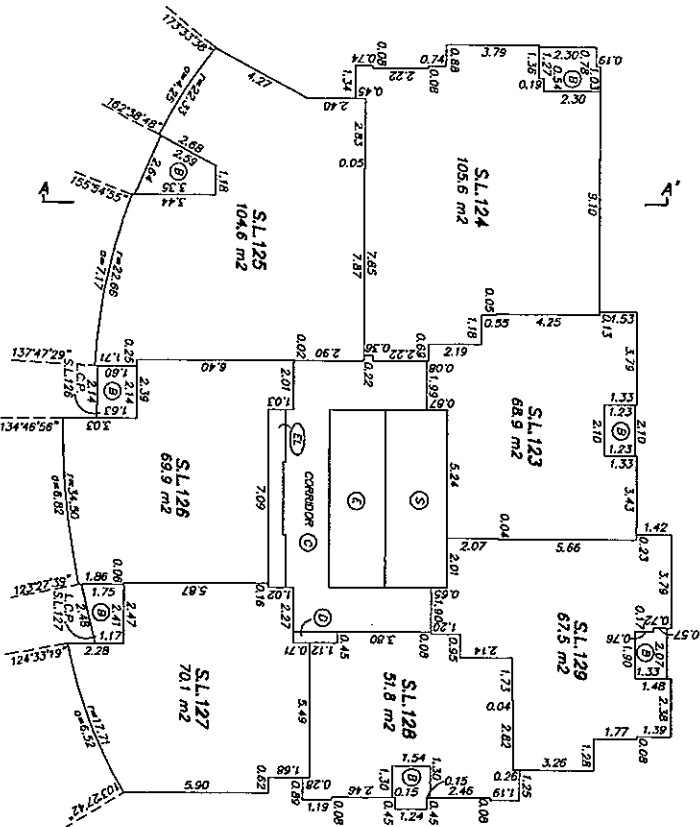
GARY C. SANDHOK, B.C.L.S.
 JUNE 30, 2004
 B.C. REGISTERED ARCHITECT & ASSOCIATES
 FLE 2837 DMC 2837-34


22nd FLOOR

SCALE 1:150 DISTANCES ARE METRIC



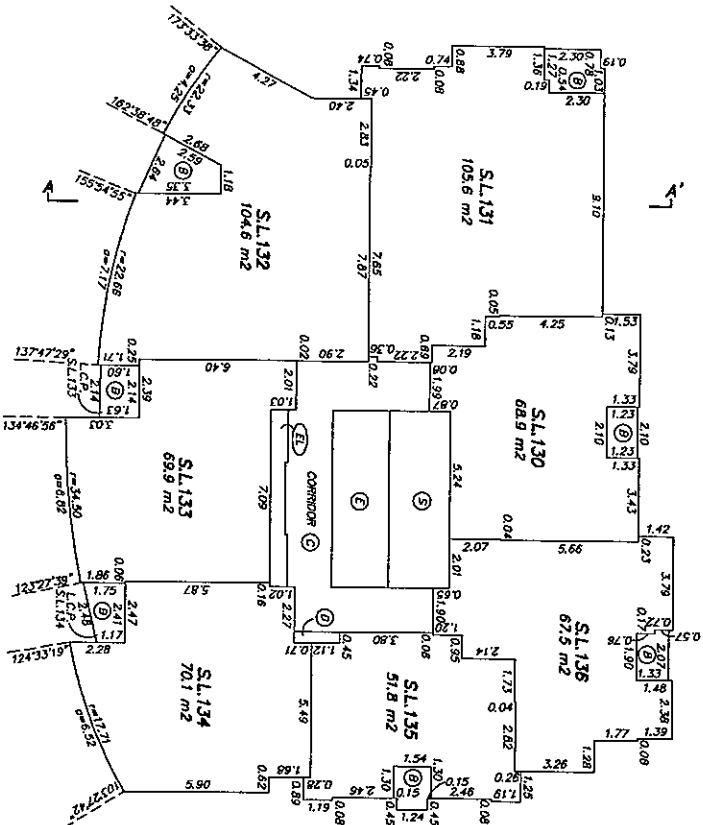
GARY C. SANDWICK B.C.L.S.
 JUNE 20, 2004
 BUTLER, SIMONICK & ASSOCIATES
 FILE: 2037 DWG: 2037-S4




 GARY G. SANDROCK, B.C.L.S.
 JUNE 30, 2004
 BUTLER, SANDROCK & ASSOCIATES
 P.L.C. 2637 DMC: 2637-54

25th FLOOR

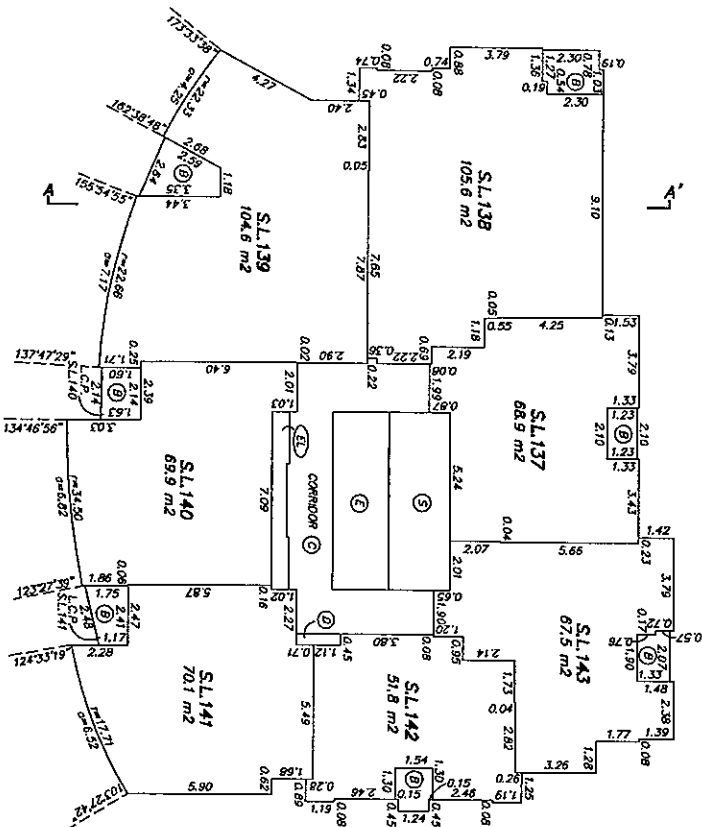
SCALE 1:150 DISTANCES ARE METRIC




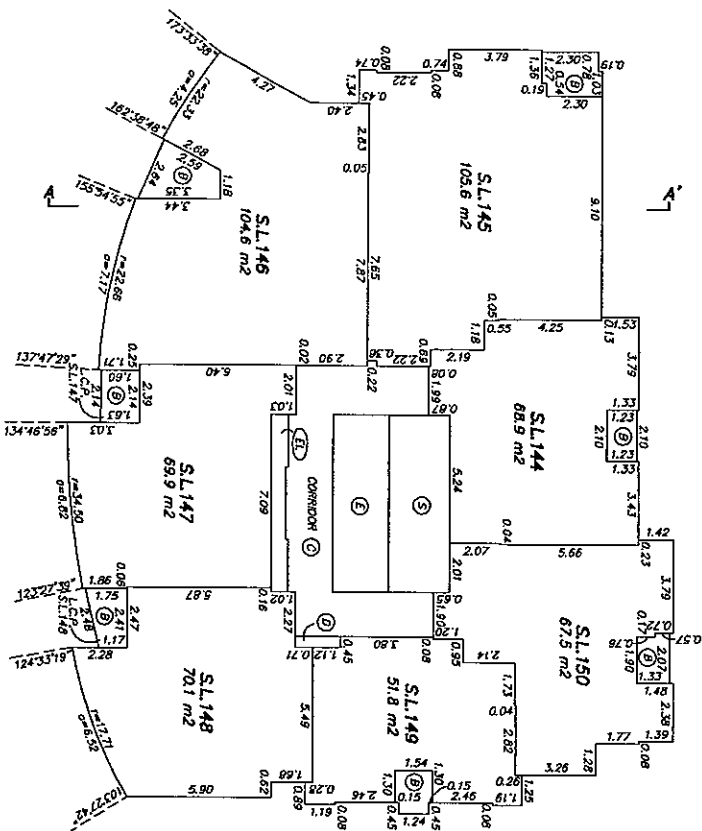
STRATA PLAN BCS

SHEET 28 OF 41 SHEETS

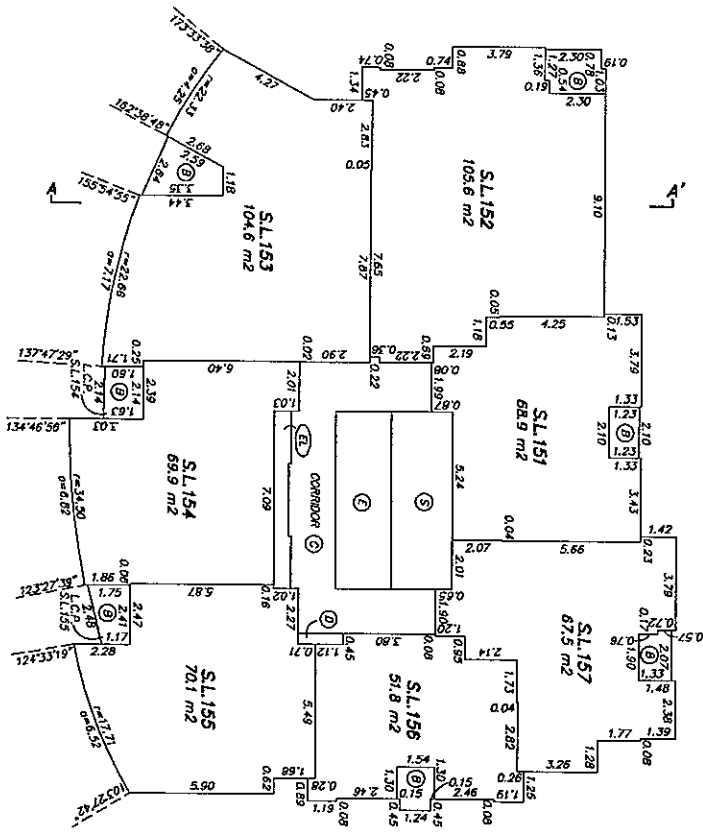
890




 GARRY C. SANDROCK B.C.L.S.
 JUNE 30, 2004
 BUTLER, SANDROCK & ASSOCIATES
 R.E. 2637 DMC: 2637-54



CART C. SANDRICK, S.C.L.S.
 JUNE 30, 2004
 FILED IN SANDRICK & ASSOCIATES
 FILE NO. 2837 D.M.C. 2837-54



GARY C. SINDVOK, B.C.L.S.
 JUN 20, 2004
 BUTLER, SINDVOK & ASSOCIATES
 FLEET 2637 DMC 2037-54

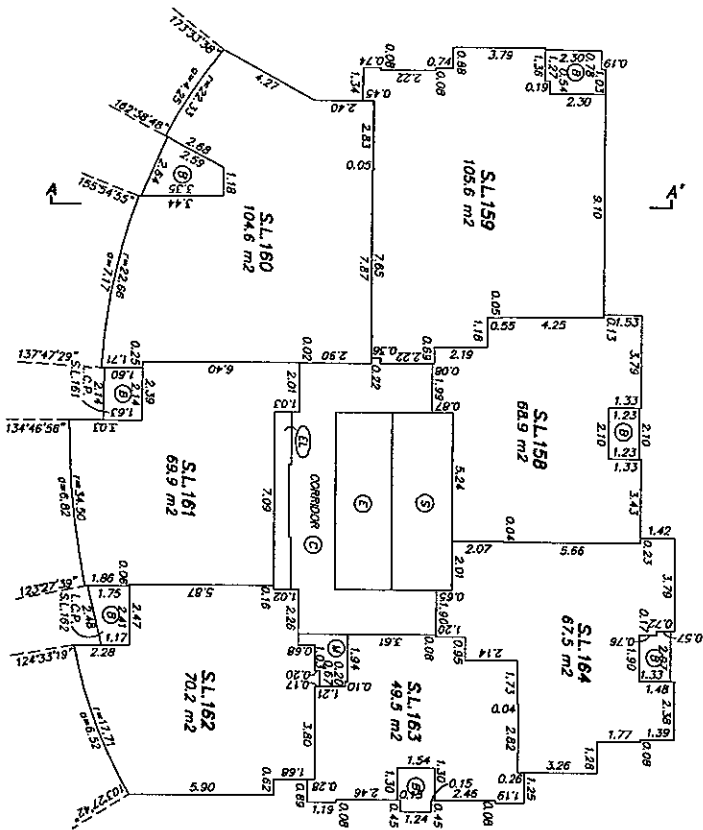
29th FLOOR

SCALE 1:150 DISTANCES ARE METRIC



STRATA PLAN BCS 890

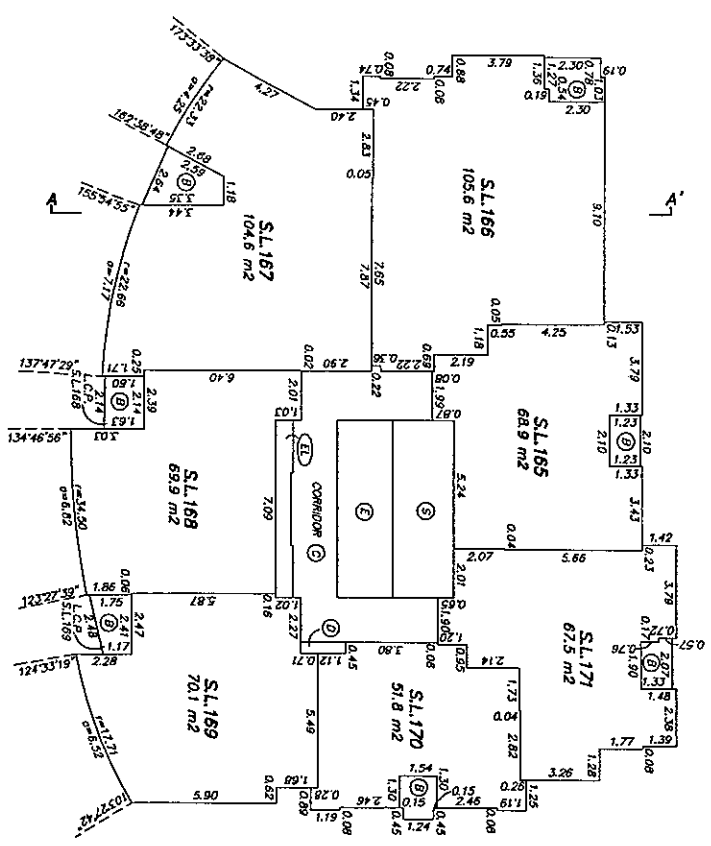
SHEET 32 OF 43 SHEETS



GARY C. SANDWICK, B.C.L.S.
 JUNE 30, 2004
 BUTLERS, SANDWICK & ASSOCIATES
 FILE 2637 DMC: 2637-54

30th FLOOR

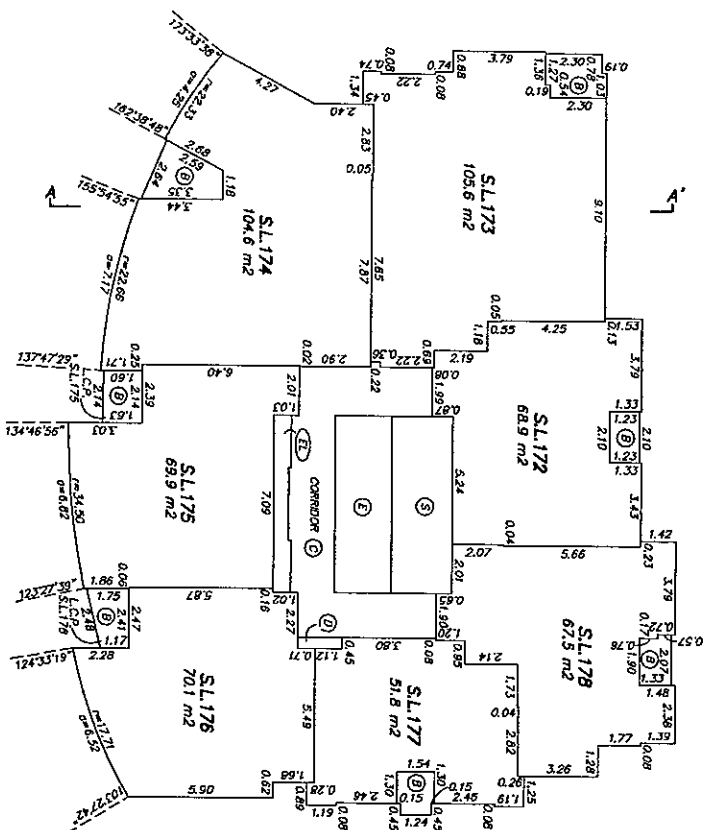
SCALE 1:150 DISTANCES ARE METRIC



GARY C. SANDWICK, B.C.L.S.
 JUNE 30, 2004
 BUTLER, SANDWICK & ASSOCIATES
 FILE: 2637 DMC: 2037-S4

31st FLOOR


SCALE 1:150 DISTANCES ARE METRIC

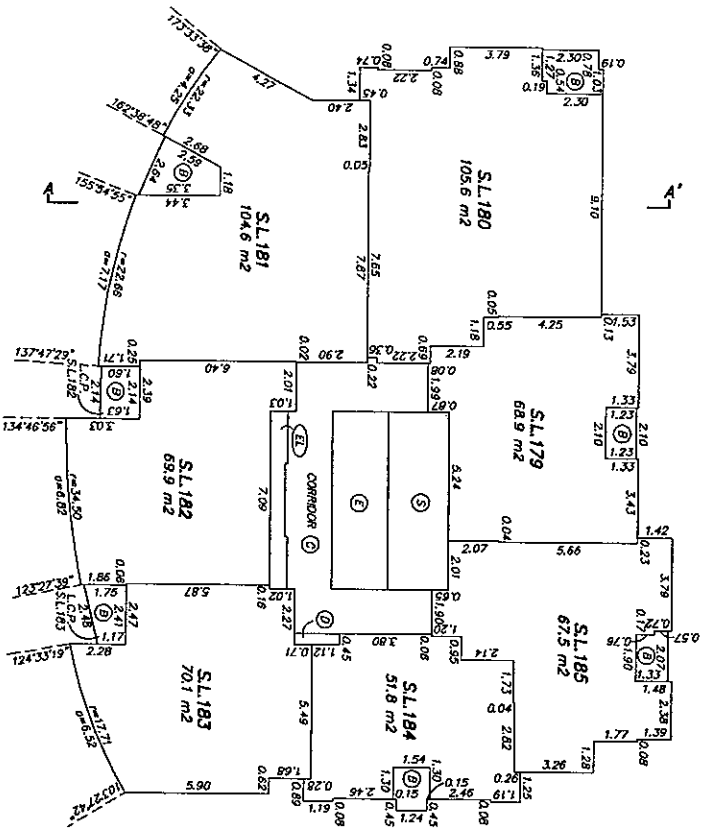


STRATA PLAN BCS

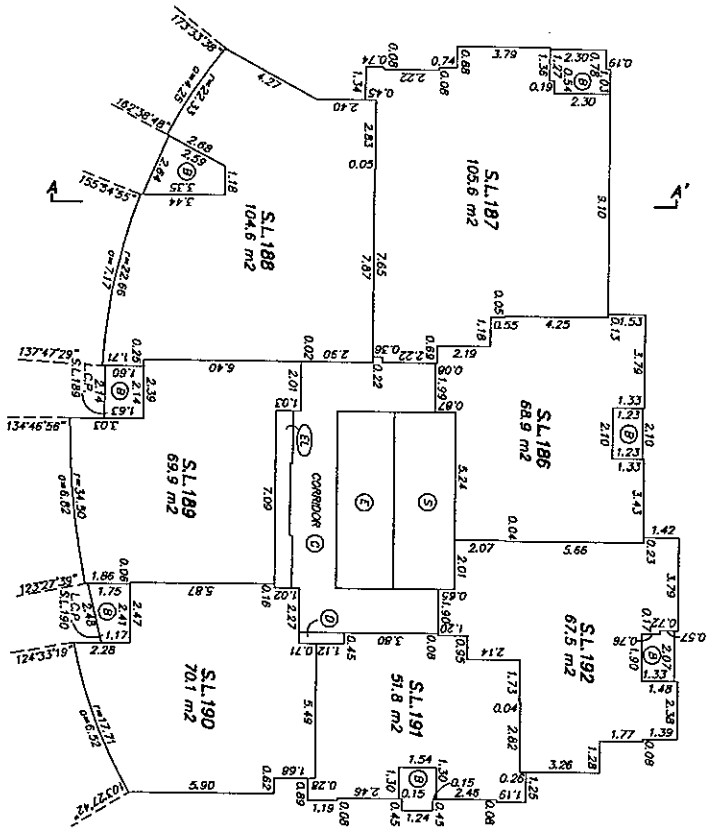
890

SHEET 14 OF 13 SHEETS


 GARY C. SANDWICK, BCLS.
 JUNE 20, 2004
 BUTLER, SANDWICK & ASSOCIATES
 1115 - 2037
 OREGON 97037-2037



GARY C. SANDWICK, B.C.L.S.
 JUNE 30, 2004
 BUTLER, SANDWICK & ASSOCIATES
 FILE: 2637 DMC: 2637-S4



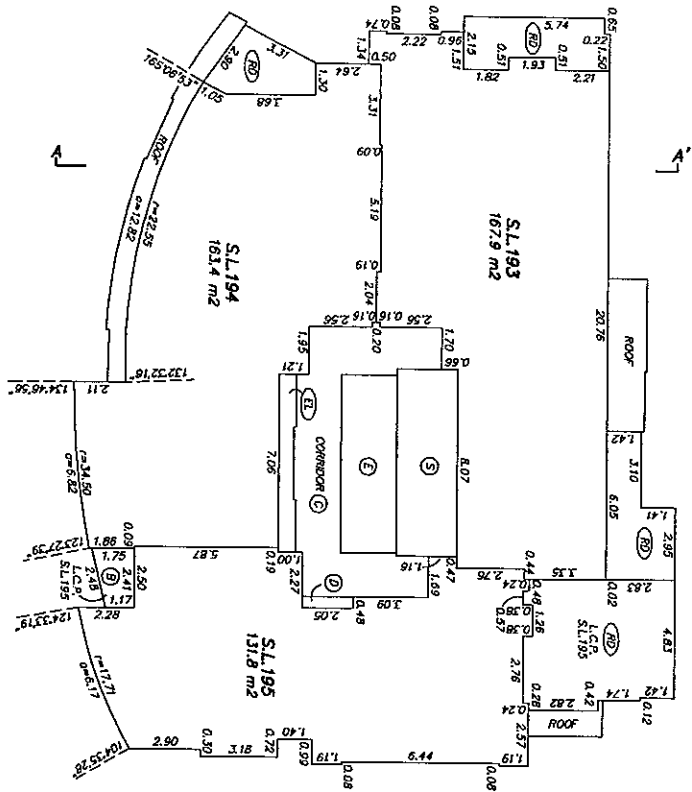
35th FLOOR

SCALE 1:150 DISTANCES ARE METRIC



STRATA PLAN BCS

SHEET 37 OF 43 SHEETS
890



GARY C. SANDRICK, B.C.L.S.
 JUNE 20, 2004
 BRITISH SANDRICK & ASSOCIATES
 FILE: 2837-58 DMK: 2837-58

36th FLOOR

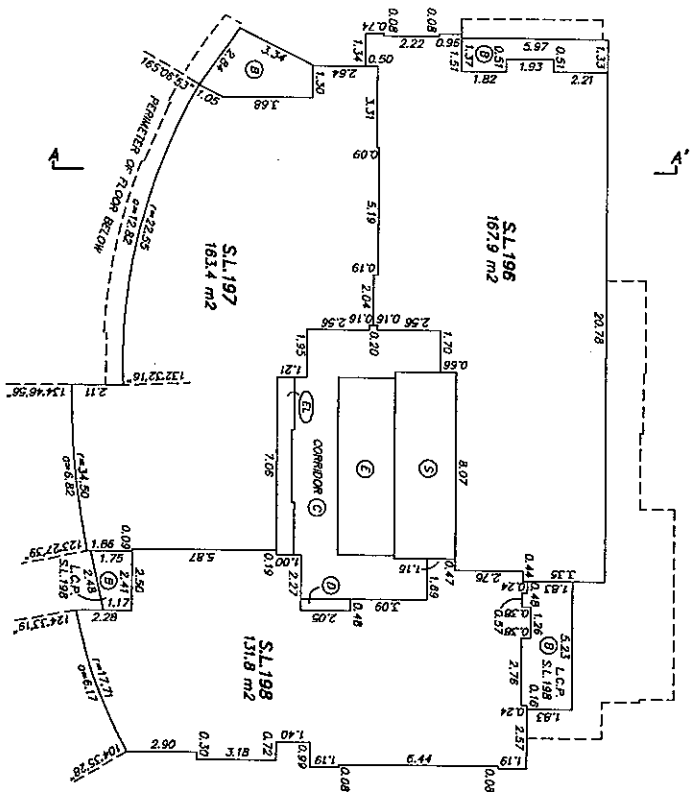
SCALE 1:150 DISTANCES ARE METRIC

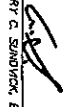


STRATA PLAN BCS

SHEET 38 OF 41 SHEETS

890



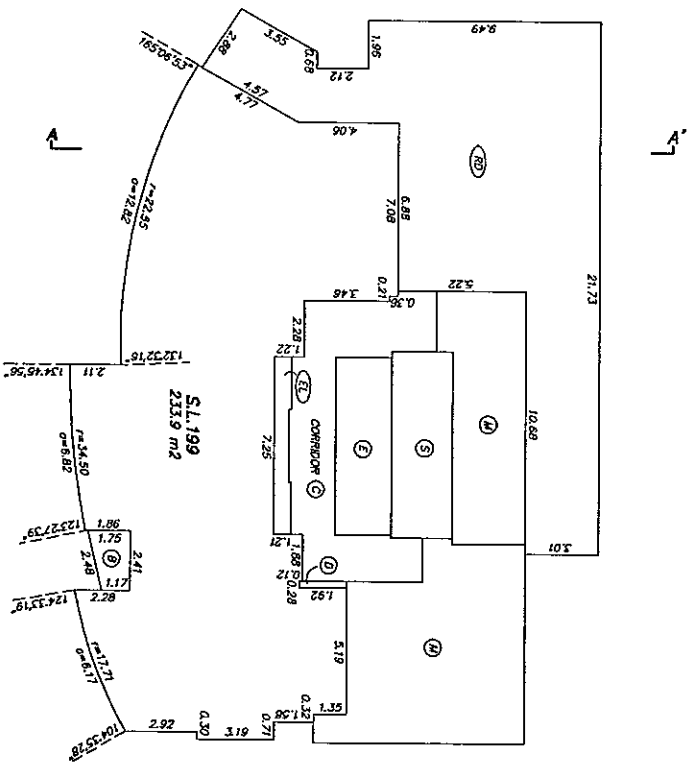

 GARY C. SIDORICK, B.C.L.S.
 JUNE 30, 2004
 BUTLER, SIDORICK & ASSOCIATES
 FILE: 2637 DMC: 2637-S4

37th FLOOR

SCALE 1:150 DISTANCES ARE METRIC



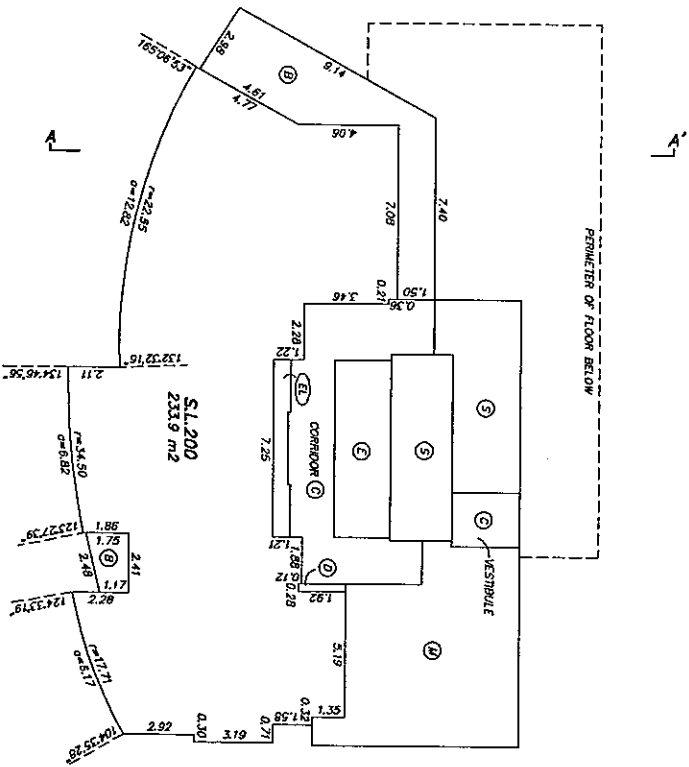
STRATA PLAN BCS



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 FILE: 2837 DMC: 2837-S4

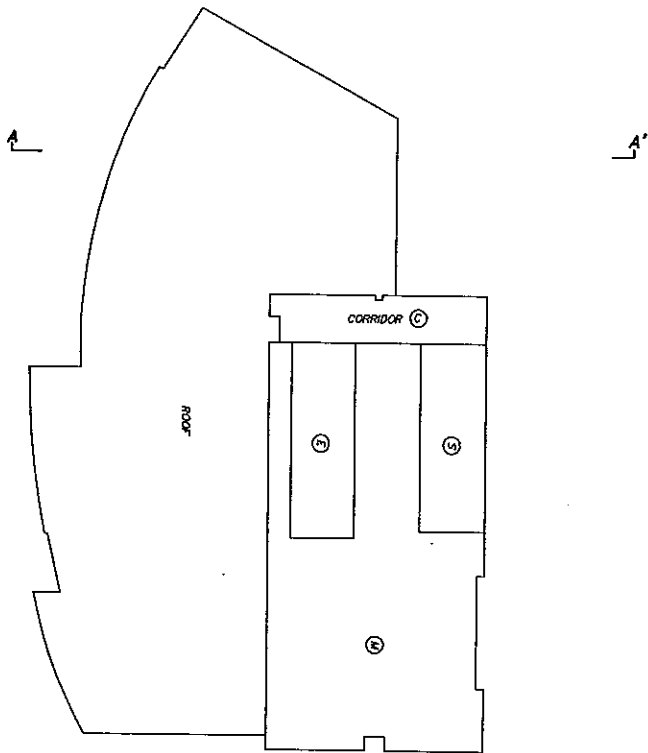
38th FLOOR

SCALE 1:150 DISTANCES ARE METRIC



MECHANICAL PENTHOUSE

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



SHEET 41 OF 43 SHEETS
STRATA PLAN BCS 890

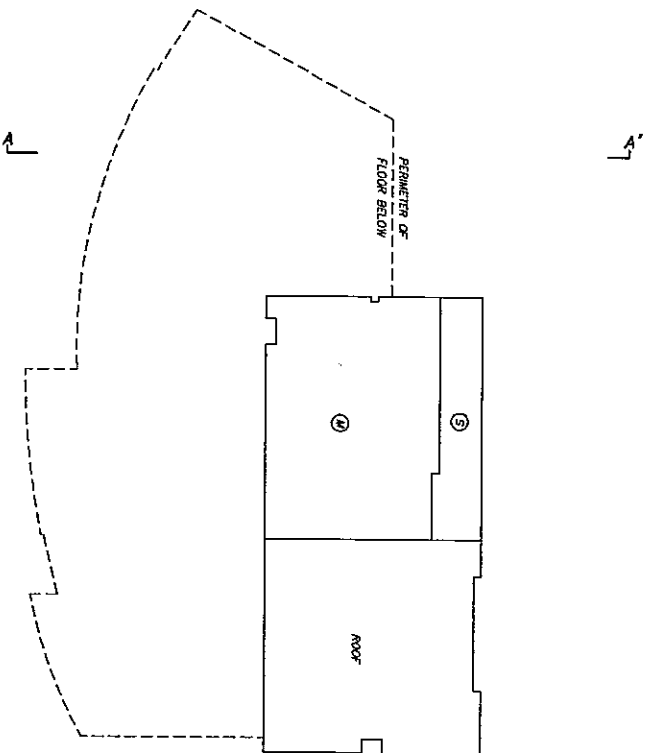
[Signature]
GARY C. SANDYONK, B.C.L.S.
JUNE 20, 2004
BUTLER SANDYONK & ASSOCIATES
FILE # 2637 DWG. # 2637-54

ELEVATOR MACHINE ROOM

SCALE 1:150 DISTANCES ARE METRIC



SHEET 42 OF 43 SHEETS
STRATA PLAN BCS 840



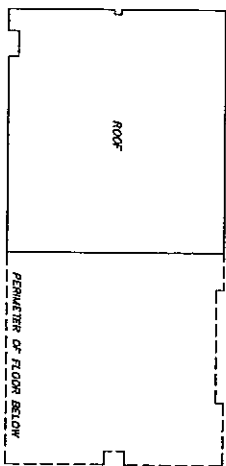
[Signature]
GARY C. SANDWICK, B.C.E.S.
JUNE 30, 2024
GARY C. SANDWICK & ASSOCIATES
P.L.L.C.
1000 W. 10TH AVENUE, SUITE 200
DENVER, CO 80202


ROOF

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



SHEET 43 OF 43 SHEETS
STRATA PLAN BCS 810




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JUNE 30, 2004
BRITISH SANDWICK & ASSOCIATES
FILE: 2037 DMC: 2037-S4