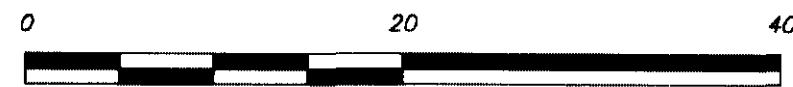


STRATA PLAN OF LOT 278 FALSE CREEK GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP43683

CITY OF VANCOUVER
B.C.G.S. 92G.025



SCALE 1 : 400 DISTANCES ARE METRIC

INTEGRATED SURVEY AREA No. 31 (VANCOUVER) NAD83 (CSRS)

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR, 0.999596

CIVIC ADDRESS:

1455-1475 STATHMORE MEWS, V6Z 3H1
451 & 465 - 481 BEACH CRESCENT, V6Z 3B9
455 BEACH CRESCENT, V6Z 3E5
VANCOUVER, B.C.

LEGEND:

GRID BEARINGS ARE DERIVED FROM PLAN LMP43683

SET	FOUND	
	⊙	DENOTES CONTROL MONUMENT
	□	DENOTES LEAD PLUG
	●	DENOTES IRON POST
S.L.		DENOTES STRATA LOT
PT.		DENOTES PART
L.C.P.		DENOTES LIMITED COMMON PROPERTY
T		DENOTES TOTAL
(E)		DENOTES ELEVATORS - COMMON PROPERTY
(S)		DENOTES STAIRS - COMMON PROPERTY
(D)		DENOTES DUCT - COMMON PROPERTY
(M)		DENOTES MECHANICAL - COMMON PROPERTY
(B)		DENOTES BALCONY
(P)		DENOTES PATIO
(C)		DENOTES COMMON PROPERTY
(RD)		DENOTES ROOF DECK
(PL)		DENOTES PLANTER - COMMON PROPERTY
(EL)		DENOTES ELECTRICAL - COMMON PROPERTY

I, GARY SUNDVICK, 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 16th DAY OF DECEMBER, 2004. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # 25609, ON THE 20th DAY OF DECEMBER, 2004.

G. Sundvick B.C.L.S.

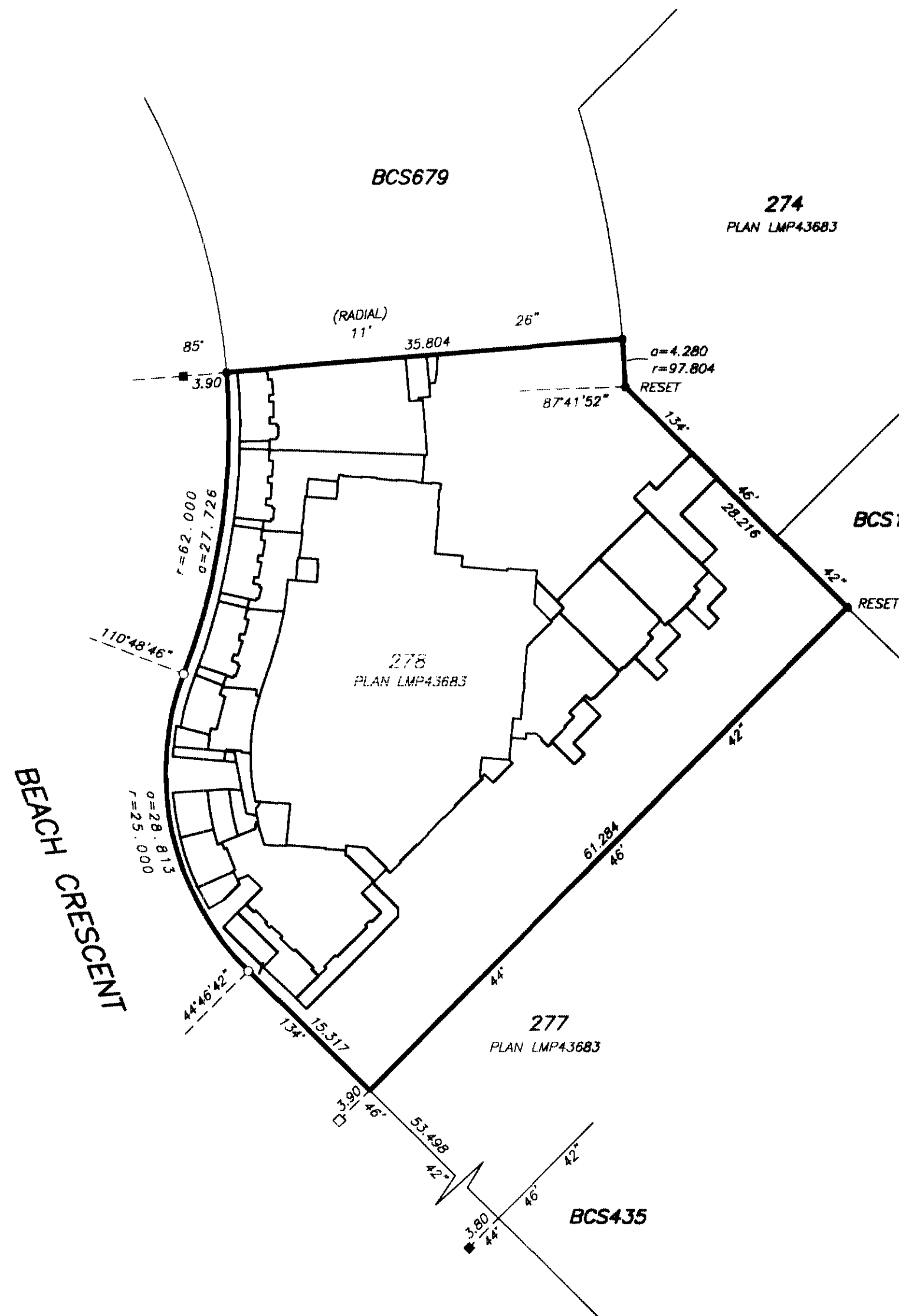
NOTES:

NOTICE UNDER SECTION 68 OF THE STRATA PROPERTY ACT. STRATA LOT BOUNDARIES ARE DEFINED AS THE EXTERIOR FACE OF EXTERIOR WALLS, THE EXTERIOR FACE OF INTERIOR WALLS ADJOINING COMMON AREAS AND THE CENTRE LINE OF DEMISING WALLS BETWEEN STRATA LOTS.

THIS PLAN CONTAINS LIMITED COMMON PROPERTY UNDER SECTION 73 (a)(i) OF THE STRATA PROPERTY ACT.

THE 4th, 13th, 14th, 24th AND 34th FLOORS HAVE BEEN ELIMINATED FROM CONSECUTIVE FLOOR NUMBERING

ALL PATIOS ((P)), BALCONIES ((B)) AND ROOF DECKS ((RD)) ARE LIMITED COMMON PROPERTY FOR ADJOINING STRATA LOT UNLESS OTHERWISE NOTED



I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT, AS OF DECEMBER 20, 2004 BEEN PREVIOUSLY OCCUPIED.

G. Sundvick B.C.L.S.

I, GARY SUNDVICK, 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 THE STRATA PLAN.
DATE: DECEMBER 20, 2004

G. Sundvick B.C.L.S.

STRATA PLAN BCS 1099

DEPOSITED AND REGISTERED IN THE
LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
DEC 24, 2004

Jan MacDonell REGISTRAR

BW581103-275



CITY OF VANCOUVER, as owner of Covenants B9266348, Bk370881, Bk370886, Bk370887, Bk370888, Bk370889, Bk370891, Bk370892 and Bk370894

Graham Johnson
Name GRAHAM JOHNSON
Authorized Signatory

Name _____
Authorized Signatory

Jeremy Shotton
WITNESS AS TO BOTH SIGNATURES
Name Jeremy Shotton

ADDRESS 453 W 12TH AVE
VANCOUVER B.C.
LAWYER
OCCUPATION

PACIFIC PLACE DEVELOPMENTS CORPORATION

Matthew Meehan
Name MATTHEW MEEHAN
Authorized Signatory

Name _____
Authorized Signatory

Richard Jackson
WITNESS AS TO BOTH SIGNATURES
Name RICHARD JACKSON

ADDRESS 1700-666 Burrard St.,
VANCOUVER B.C., V6C 2X8
LAWYER
OCCUPATION

OWNER

CONCORD PACIFIC GROUP INC.
(INC. No. A-58028)

David Negrin
Name DAVID NEGRIN
Authorized Signatory

Name _____
Authorized Signatory

Richard Jackson
WITNESS AS TO BOTH SIGNATURES
Name RICHARD JACKSON

ADDRESS 1700-666 Burrard St.,
VANCOUVER B.C., V6C 2X8
LAWYER
OCCUPATION

MORTGAGEE

ROYAL BANK OF CANADA

Beverley Elchuk
Name BEVERLEY ELCHUK
Authorized Signatory

Jennie Lee
Name JENNIE LEE
Authorized Signatory

Susan Tanatamis
WITNESS AS TO BOTH SIGNATURES
Name SUSAN TANATAMIS

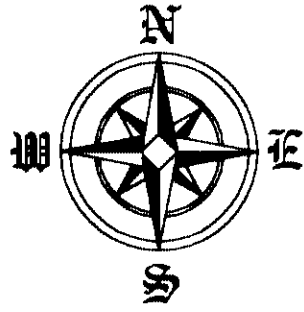
ADDRESS 3070 CARDINAL COURT
COQUITLAM, B.C., V3E 3C4
ADMINISTRATIVE ASSISTANT
OCCUPATION

BUTLER, SUNDVICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4, 19089 84th AVENUE
SURREY, B.C. V4N 3S4
T. 604-513-9811 F. 604-513-2202
FILE : 967
DWG : 967-51

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

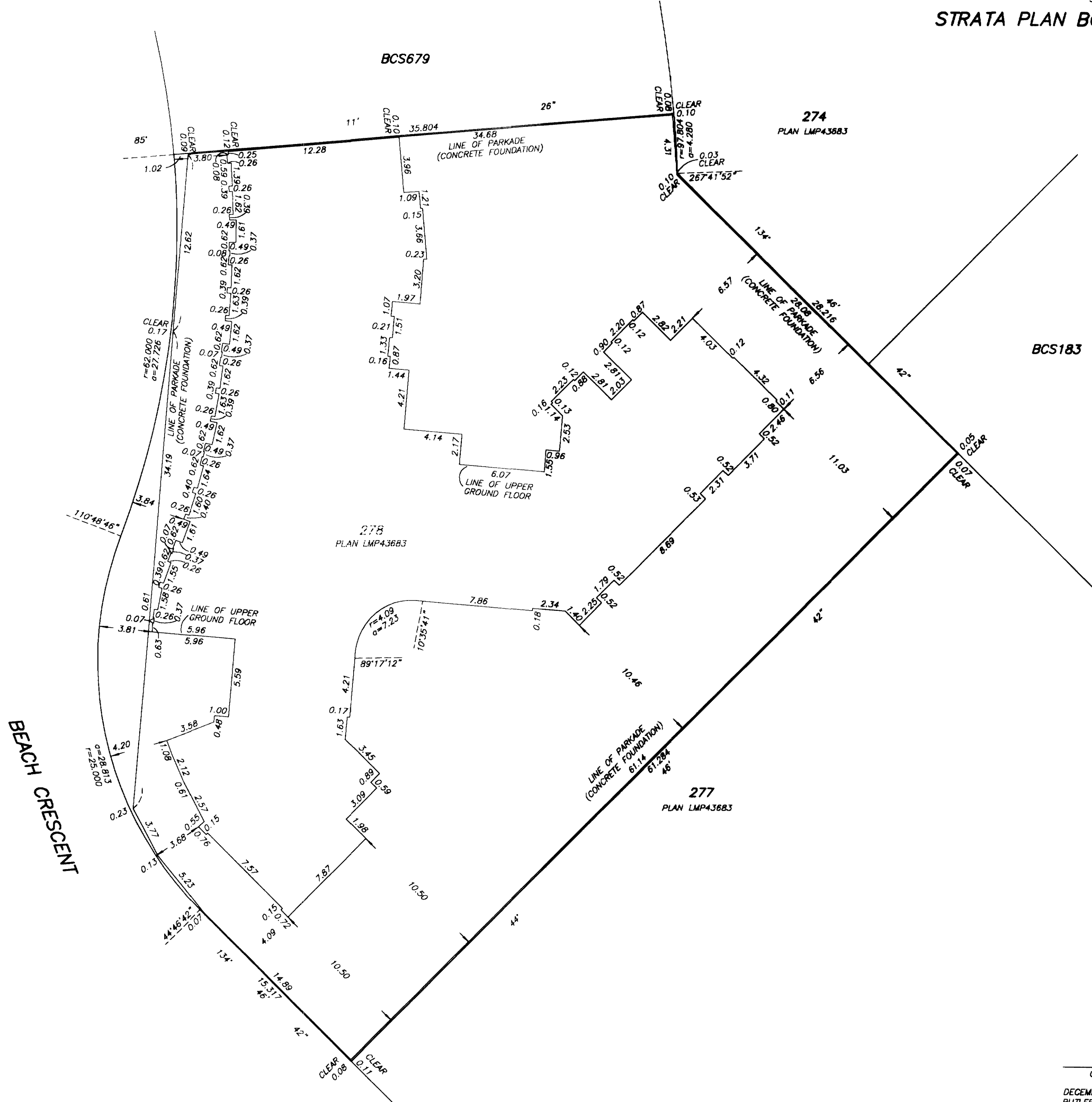
BUILDING LOCATION

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC

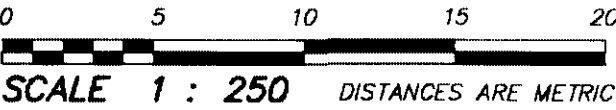


SHEET 2 OF 41 SHEETS

STRATA PLAN BCS 1099



SECTION A-A'



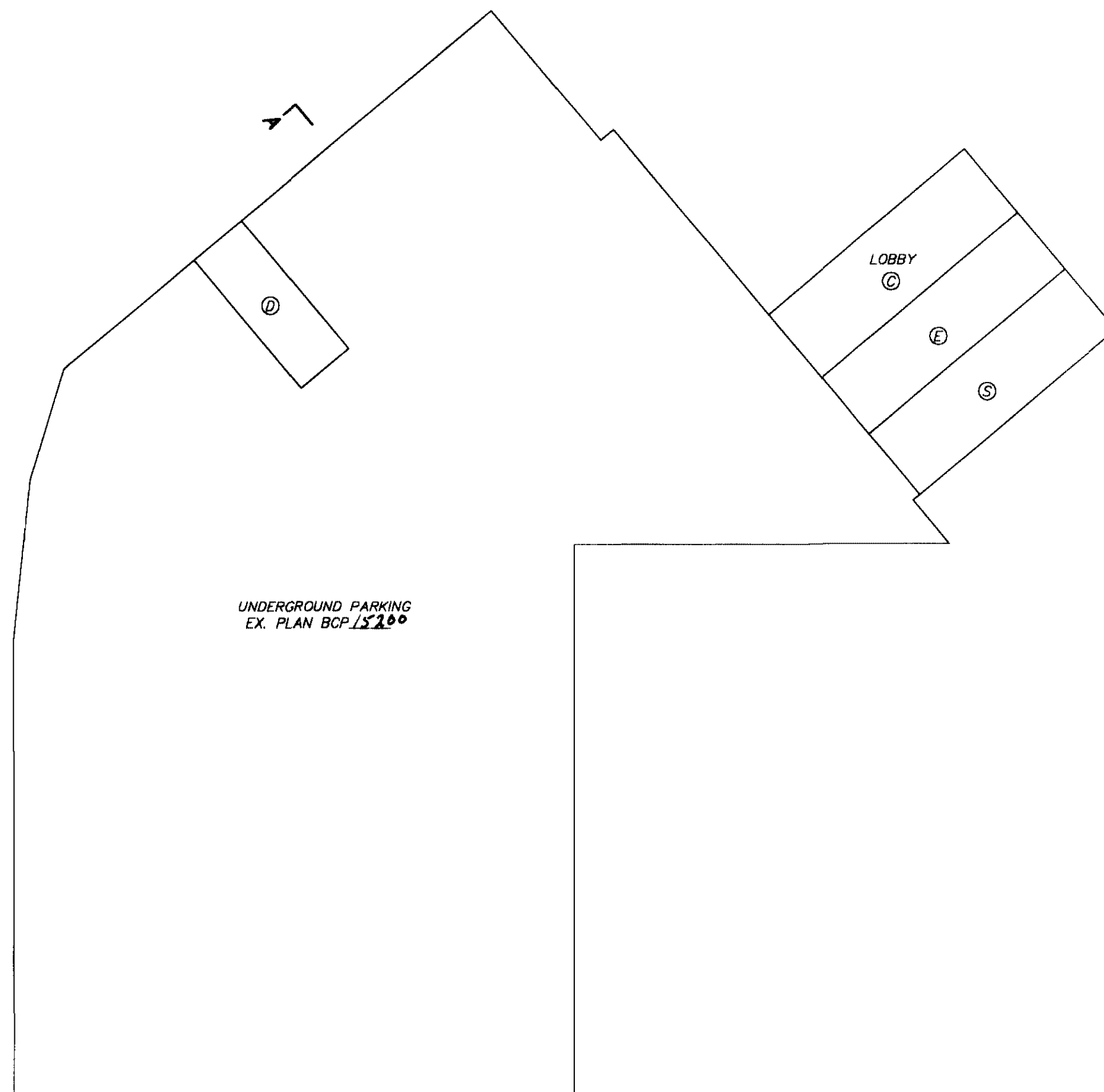
36th FLOOR	S.L.172	
35th FLOOR	S.L.170	S.L.169
33rd FLOOR	S.L.167	S.L.166
32nd FLOOR	S.L.162	S.L.161
31st FLOOR	S.L.156	S.L.155
30th FLOOR	S.L.150	S.L.149
29th FLOOR	S.L.144	S.L.143
28th FLOOR	S.L.138	S.L.137
27th FLOOR	S.L.132	S.L.131
26th FLOOR	S.L.126	S.L.125
25th FLOOR	S.L.120	S.L.119
23rd FLOOR	S.L.114	S.L.113
22nd FLOOR	S.L.108	S.L.107
21st FLOOR	S.L.102	S.L.101
20th FLOOR	S.L.96	S.L.95
19th FLOOR	S.L.90	S.L.89
18th FLOOR	S.L.84	S.L.83
17th FLOOR	S.L.78	S.L.77
16th FLOOR	S.L.72	S.L.71
15th FLOOR	S.L.66	S.L.65
12th FLOOR	S.L.60	S.L.59
11th FLOOR	S.L.54	S.L.53
10th FLOOR	S.L.48	S.L.47
9th FLOOR	S.L.42	S.L.41
8th FLOOR	S.L.36	S.L.35
7th FLOOR	S.L.30	S.L.29
6th FLOOR	S.L.24	S.L.23
5th FLOOR	S.L.18	S.L.17
3rd FLOOR	S.L.12	S.L.11
2nd FLOOR	LOBBY	
UPPER GROUND FLOOR	LOBBY	
LOWER GROUND FLOOR	LOBBY	
PARKING LEVEL P1	UNDERGROUND PARKING EX. PLAN BCP/5196	UNDERGROUND PARKING EX. PLAN BCP/5197
PARKING LEVEL P2	UNDERGROUND PARKING EX. PLAN BCP/5197	UNDERGROUND PARKING EX. PLAN BCP/5198
PARKING LEVEL P3	UNDERGROUND PARKING EX. PLAN BCP/5199	UNDERGROUND PARKING EX. PLAN BCP/5199
PARKING LEVEL P3A	UNDERGROUND PARKING EX. PLAN BCP/5199	

PARKING LEVEL P3A

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



SHEET 4 OF 41 SHEETS
STRATA PLAN BCS 1099



GARY C. SUNDVICK, B.C.L.S.
DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 987 DWG: 967-S3

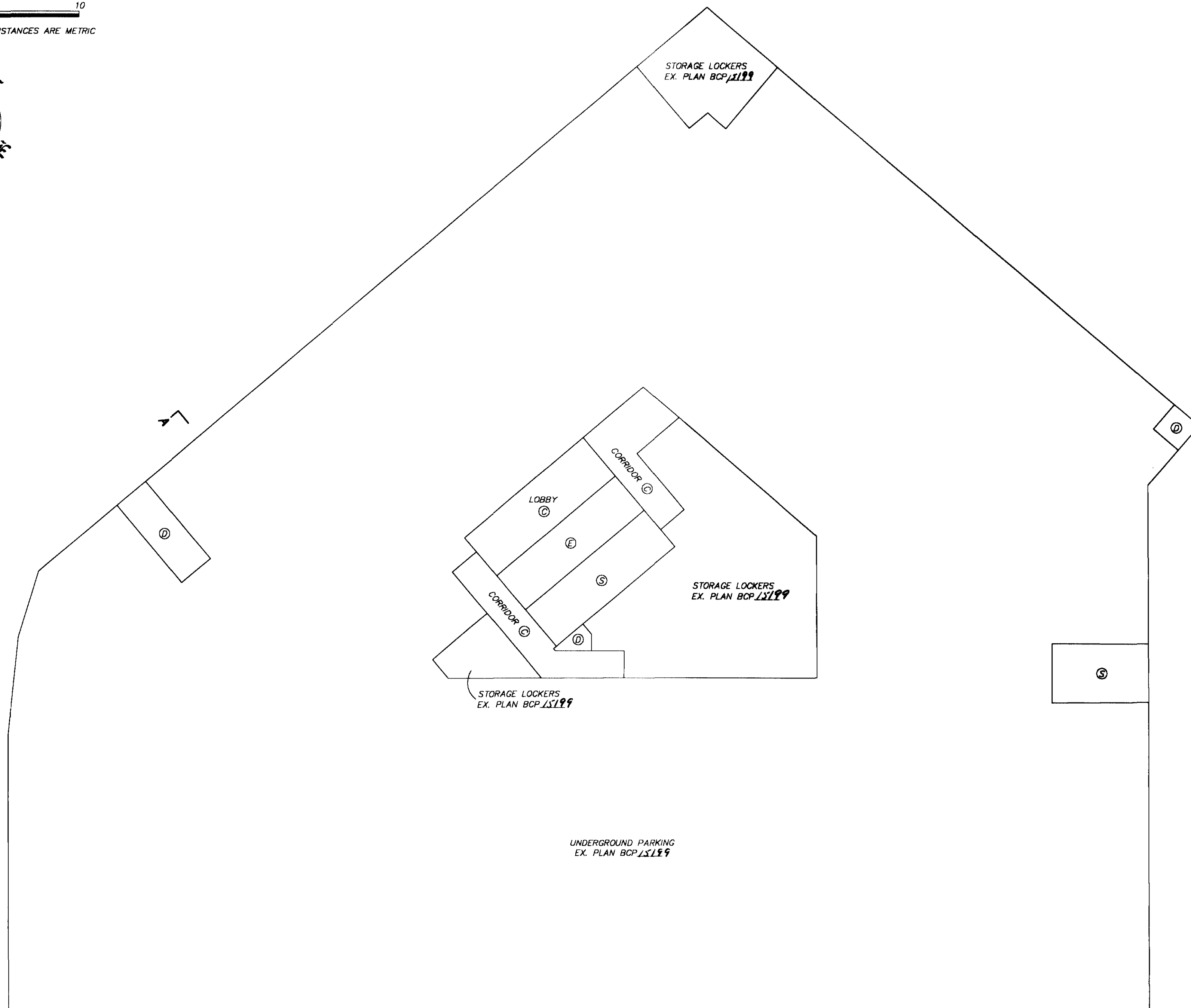
PARKING LEVEL P3

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



SHEET 5 OF 41 SHEETS

STRATA PLAN BCS 1099



GARY C. SUNDVICK, B.C.L.S.

DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 967 DWG: 967-S3

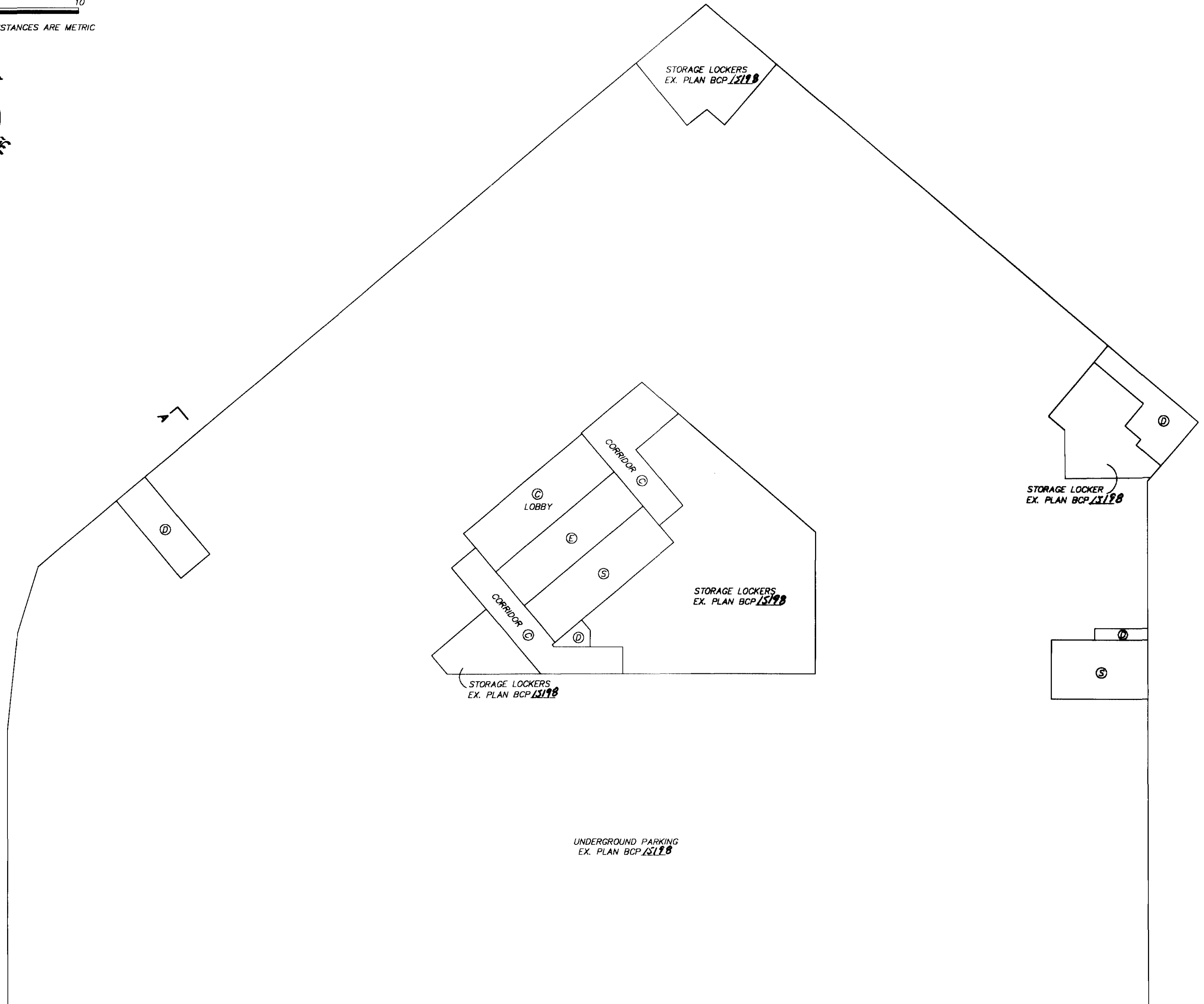
PARKING LEVEL P2

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



SHEET 6 OF 41 SHEETS

STRATA PLAN BCS 1099




GARY C. SUNDWICK, B.C.L.S.
DECEMBER 20, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 967 DWG: 967-S3

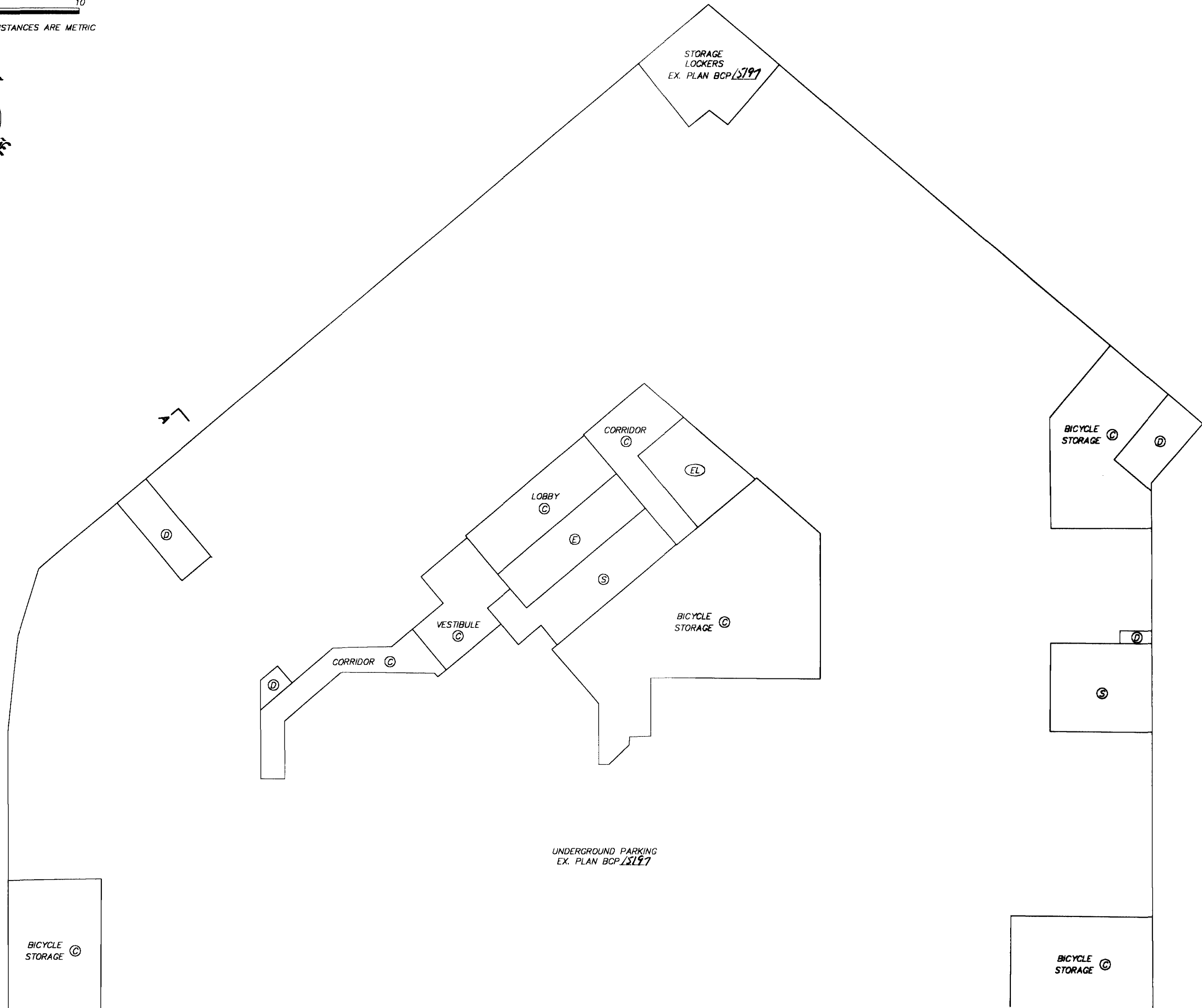
PARKING LEVEL P1

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



SHEET 7 OF 41 SHEETS

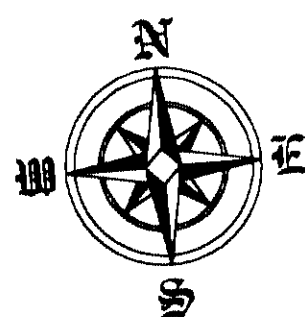
STRATA PLAN BCS 1099



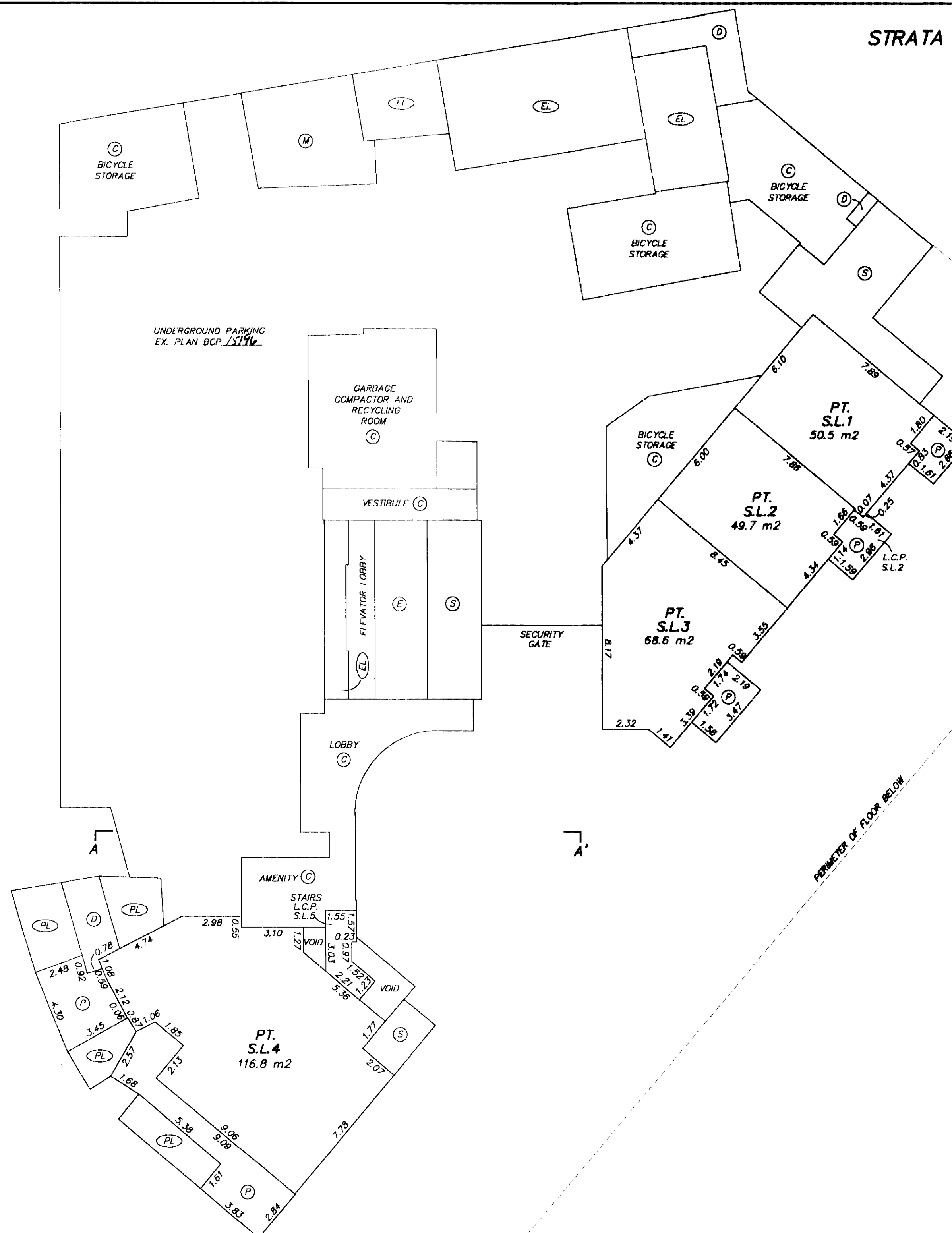
GARY C. SUNDWICK, B.C.L.S.
DECEMBER 20, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 967 DWG: 967-SJ

LOWER GROUND FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



STRATA PLAN BCS 1099



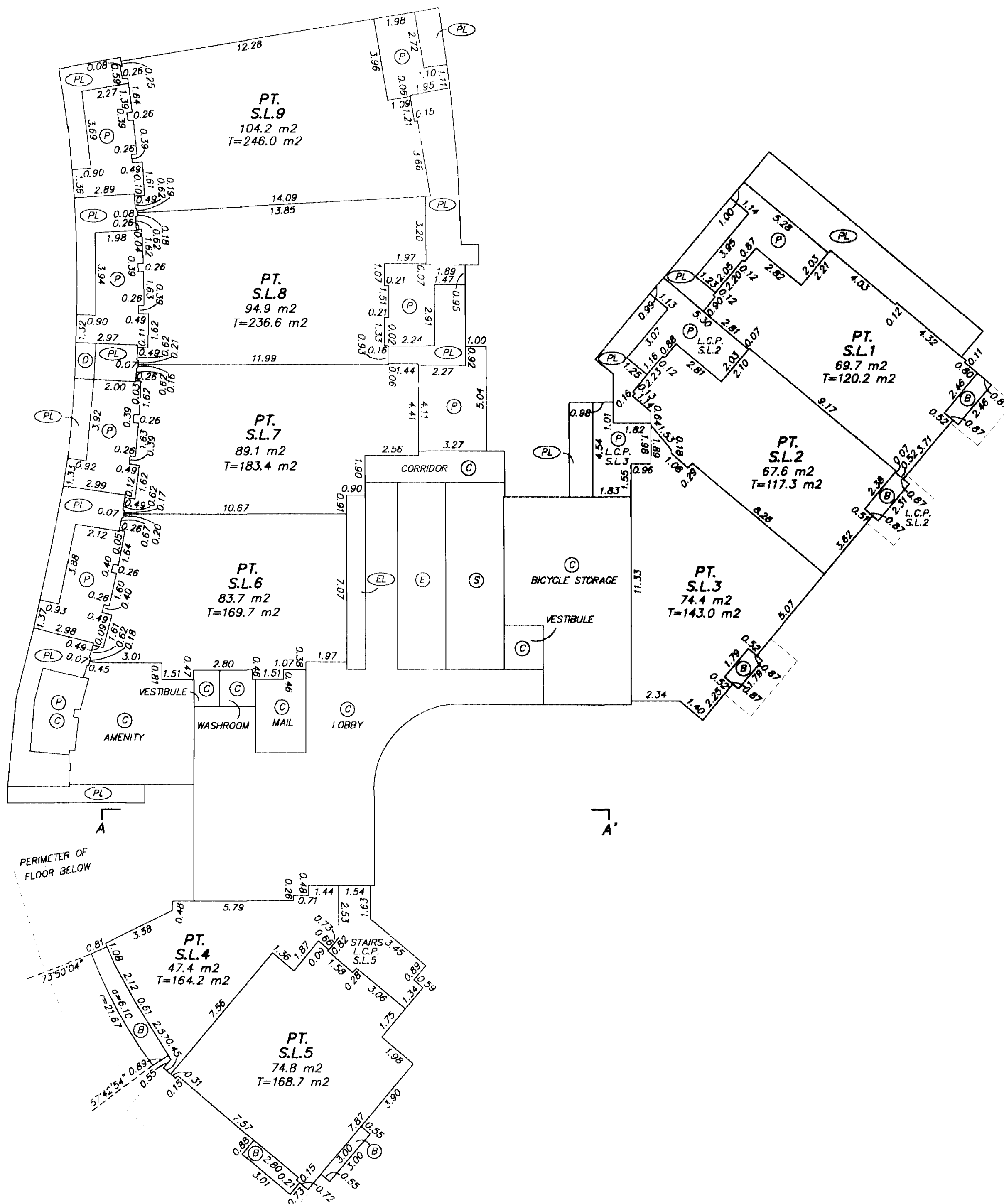
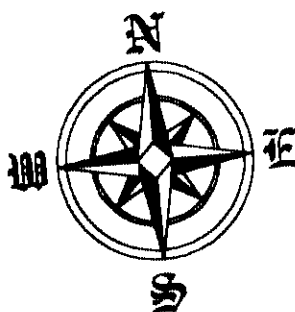
GARY C. SUNDVICK, B.C.L.S.

DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 967 DWG.: 967-S4

UPPER GROUND FLOOR

STRATA PLAN BCS 1099

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

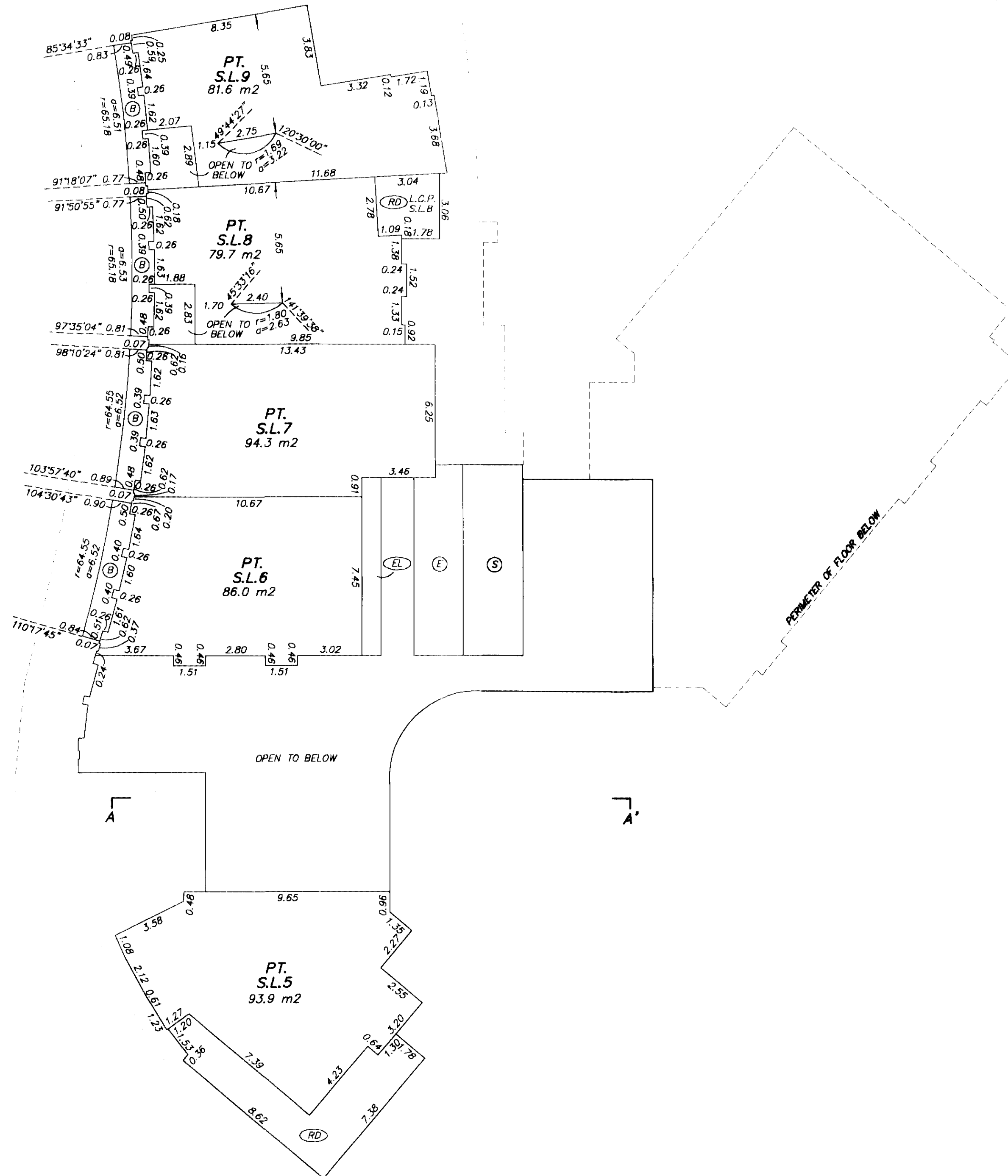
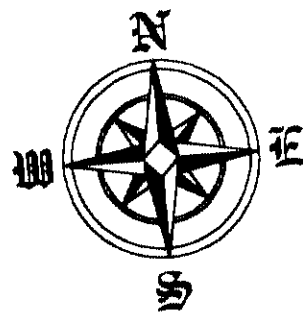


GARY C. SUNDWICK, B.C.L.S.

DECEMBER 20, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 967 DWG.: 967-S4

2nd FLOOR

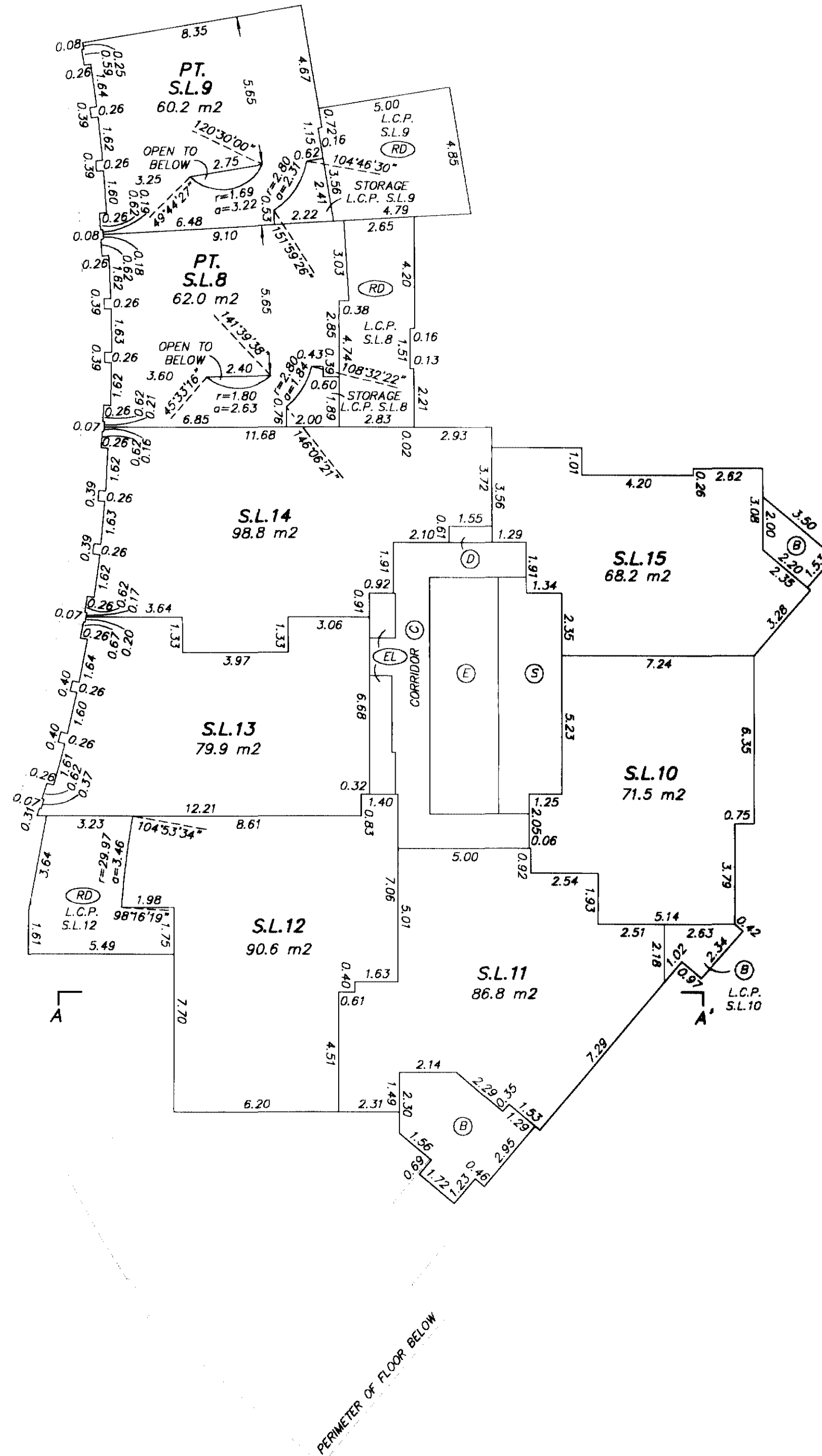
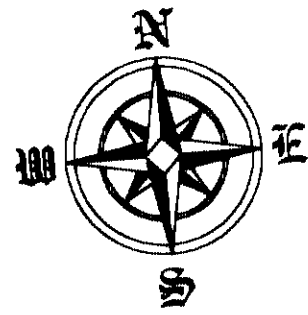
0 5 10
SCALE 1:150 DISTANCES ARE METRIC



3rd FLOOR

STRATA PLAN BCS 1099

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

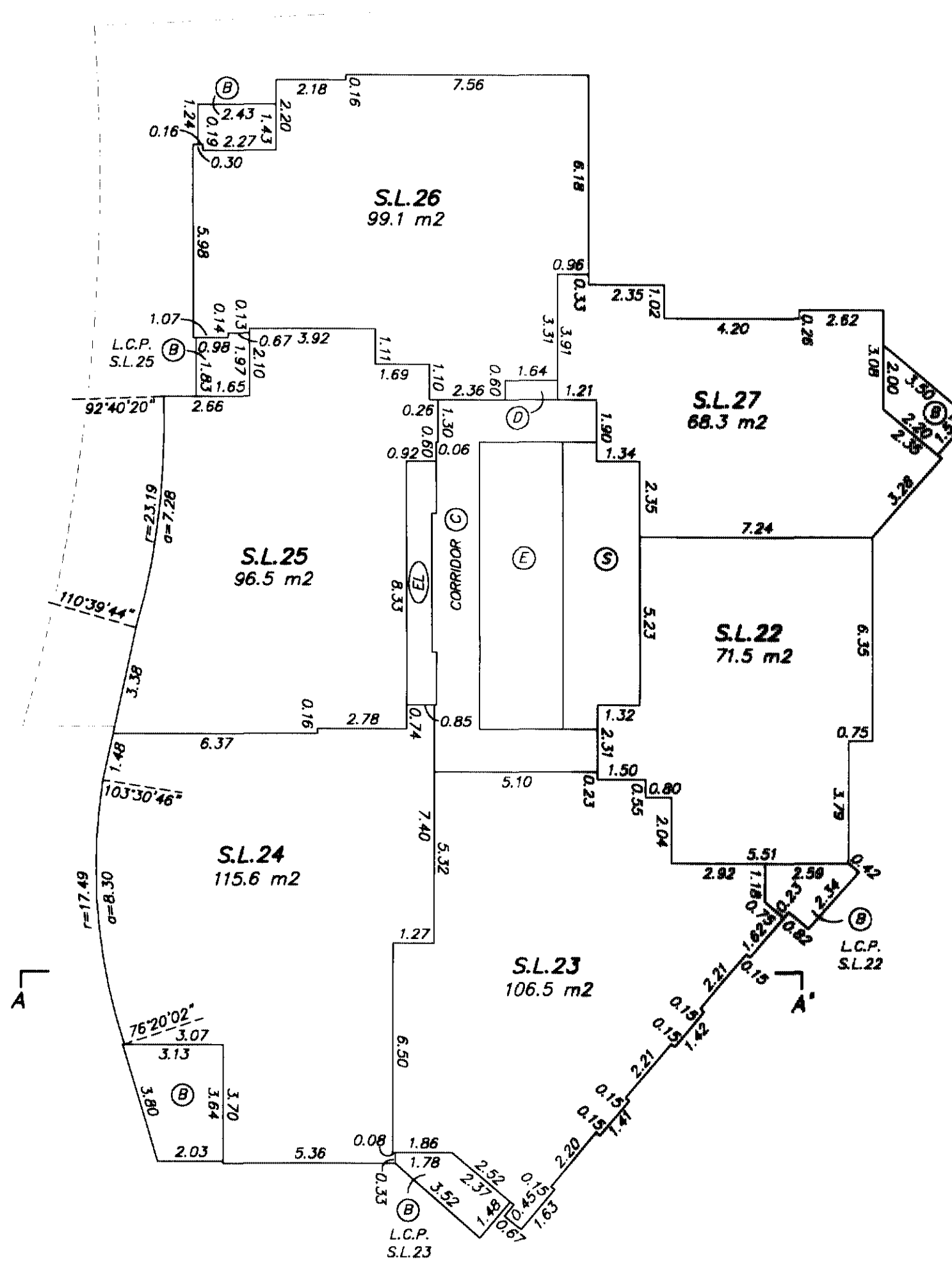
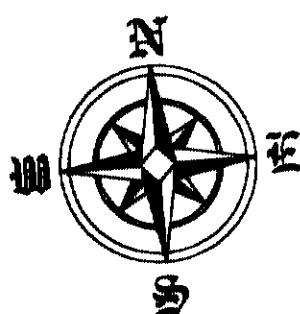


Gary C. Sundwick
GARY C. SUNDWICK, B.C.L.S.

DECEMBER 20, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 967 DWG.: 967-S4

6th FLOOR**STRATA PLAN BCS 1099**

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

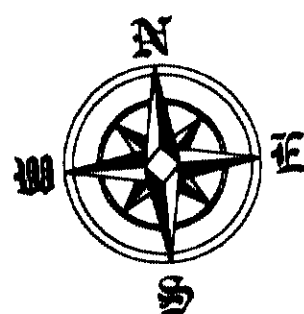


GARY C. SUNDWICK, B.C.L.S.

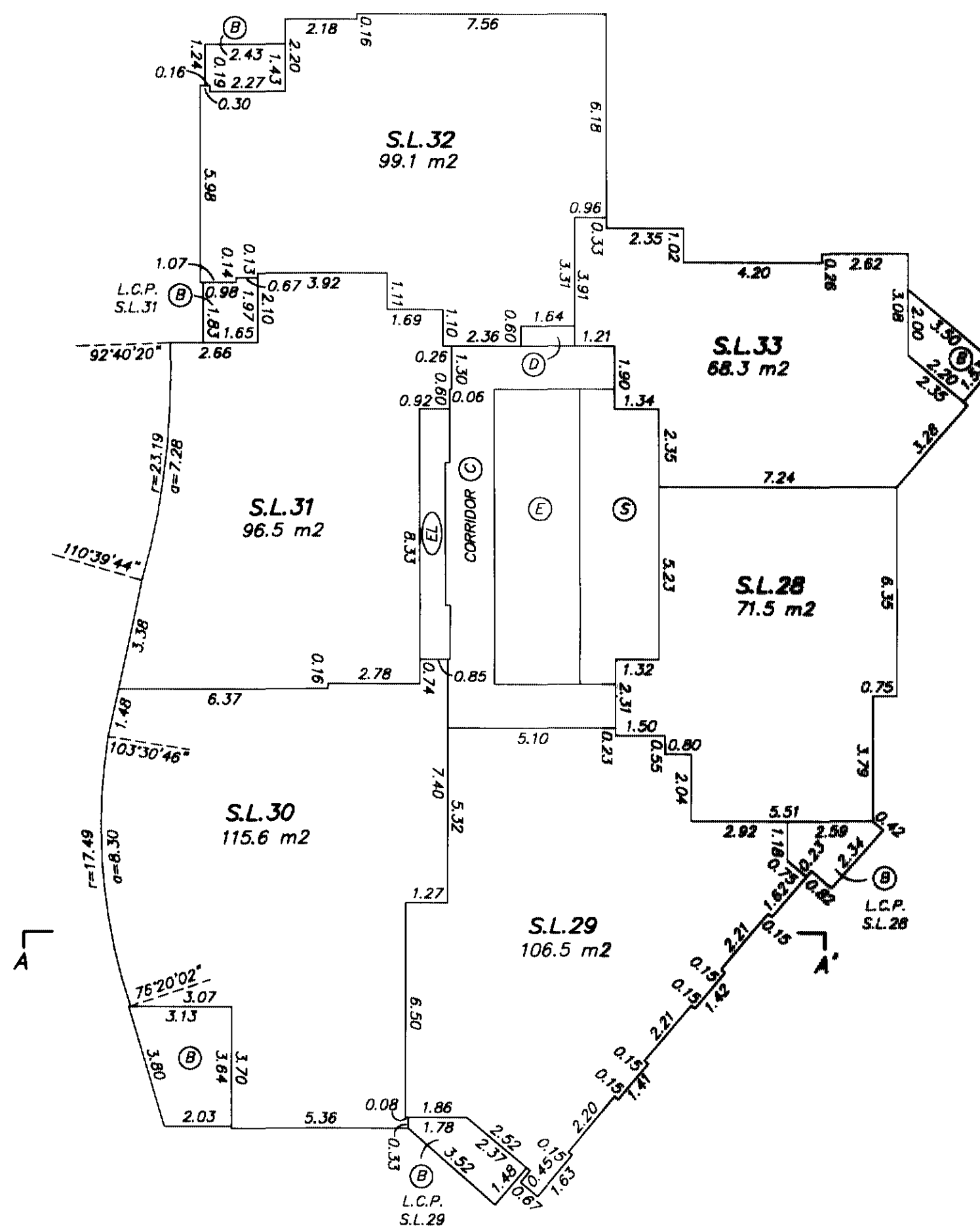
DECEMBER 20, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 987 DWG.: 987-S4

7th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



STRATA PLAN BCS 1099

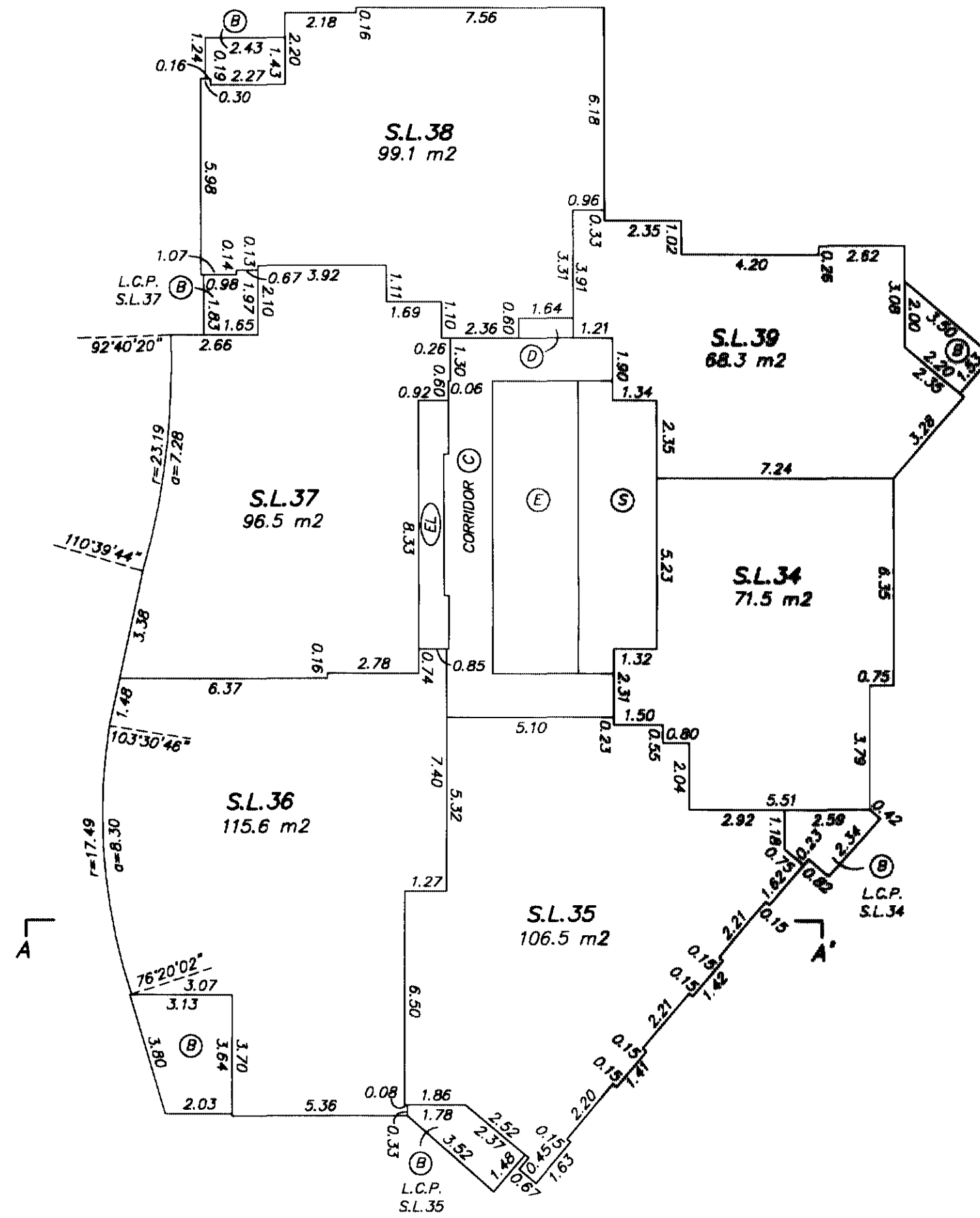
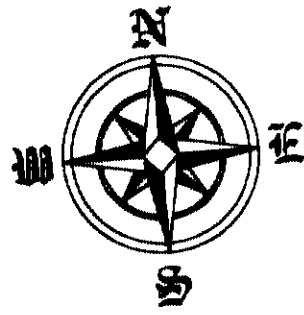


GARY C. SUNDWICK, B.C.L.S.

DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 987 DMR: 987-S4

8th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

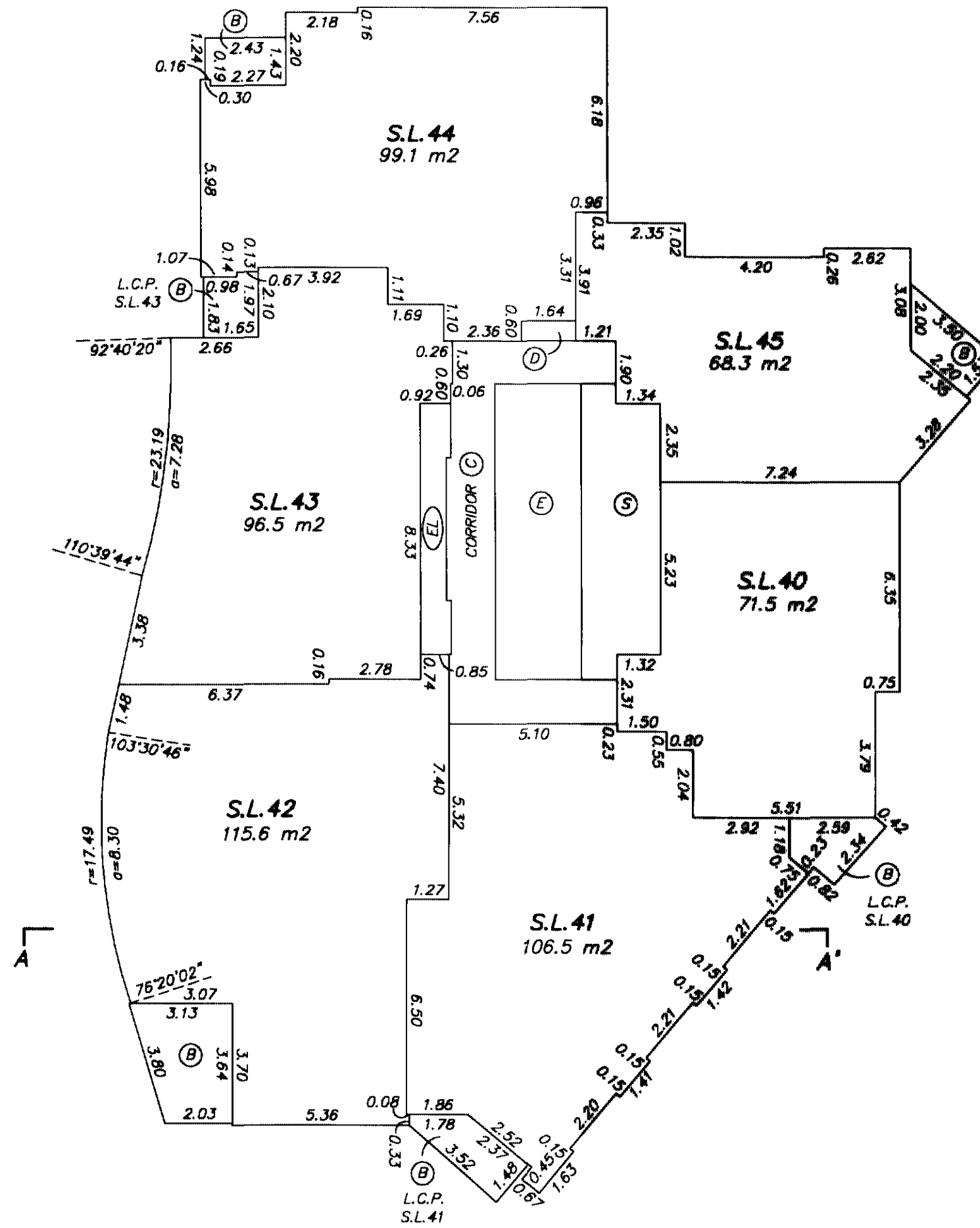
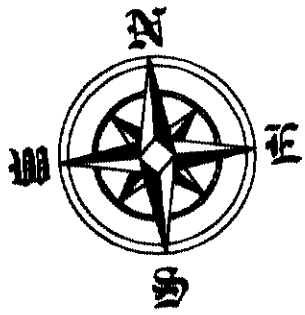


GARY C. SUNDVICK, B.C.L.S.

DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 987 DWG: 987-34

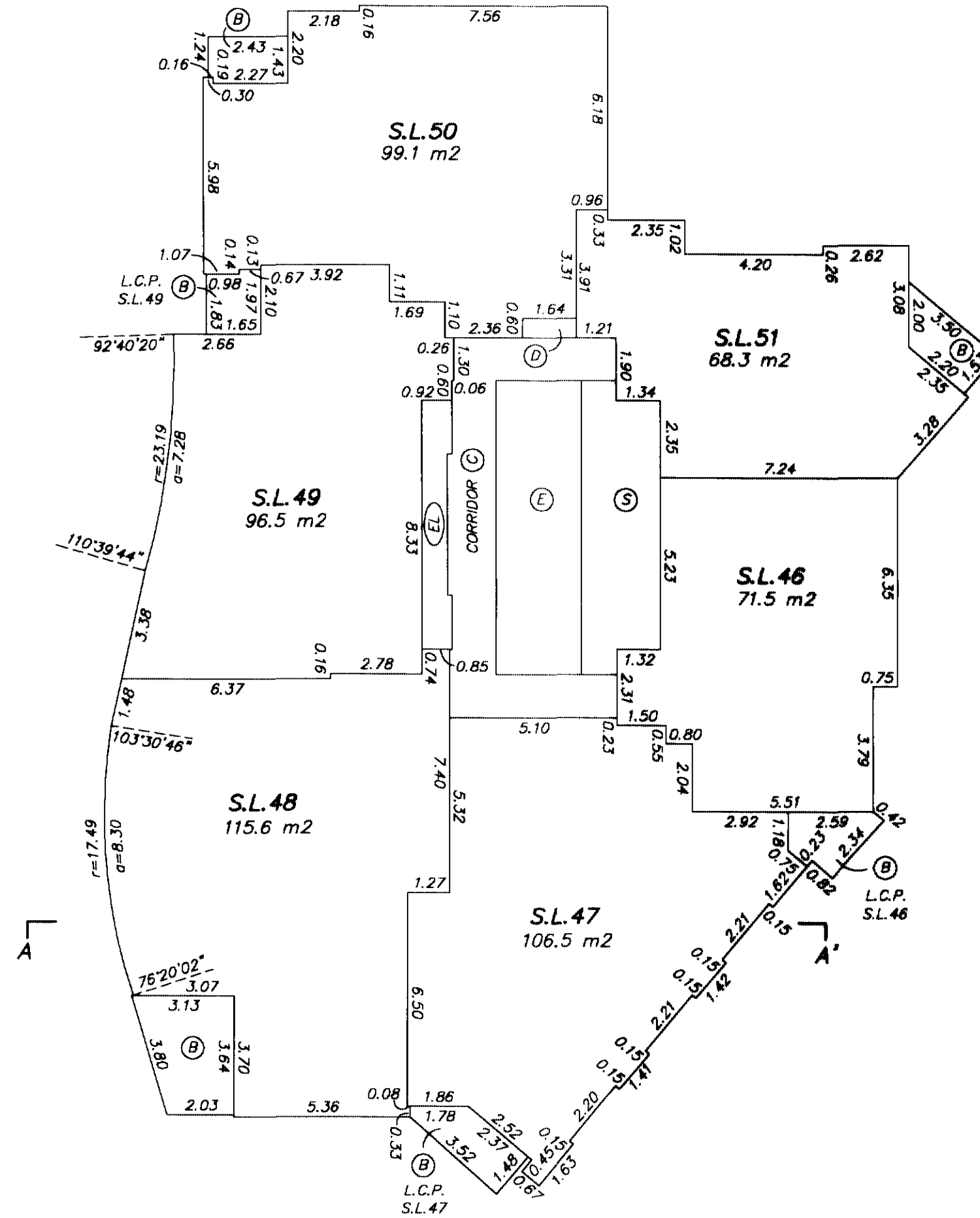
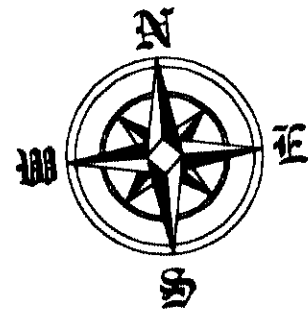
9th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



10th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

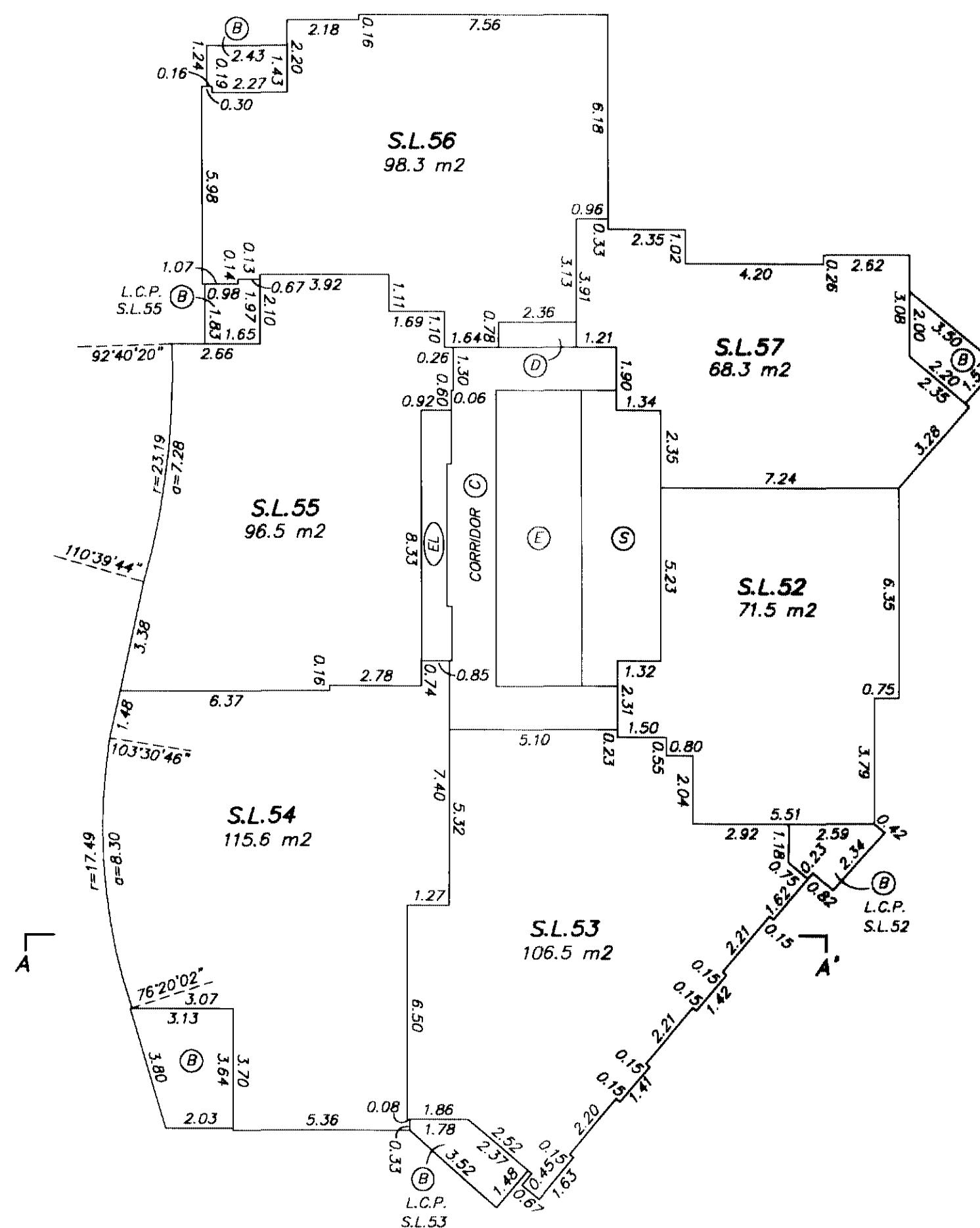
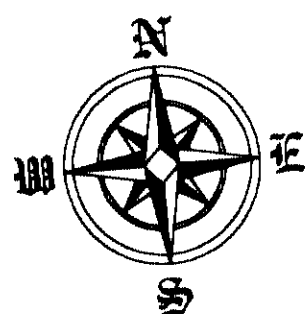


GARY C. SUNDVICK, B.C.L.S.

DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 967 DWG: 967-S4

11th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

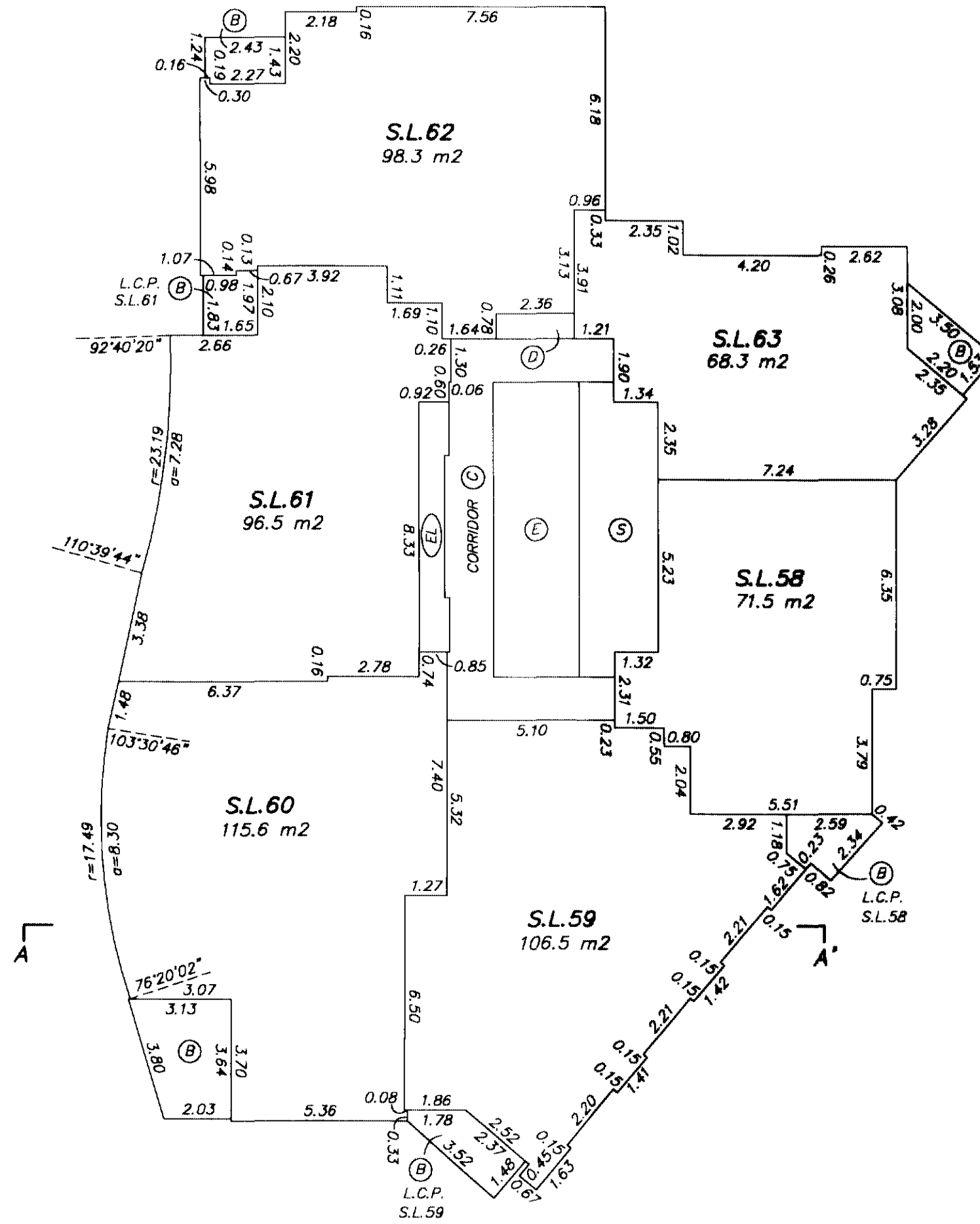
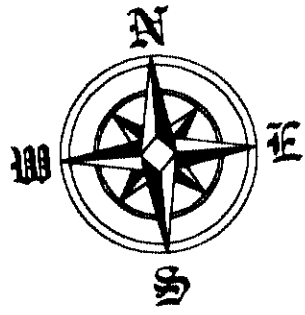



GARY C. SUNDVICK, B.C.L.S.

DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 967 DWG.: 967-S4

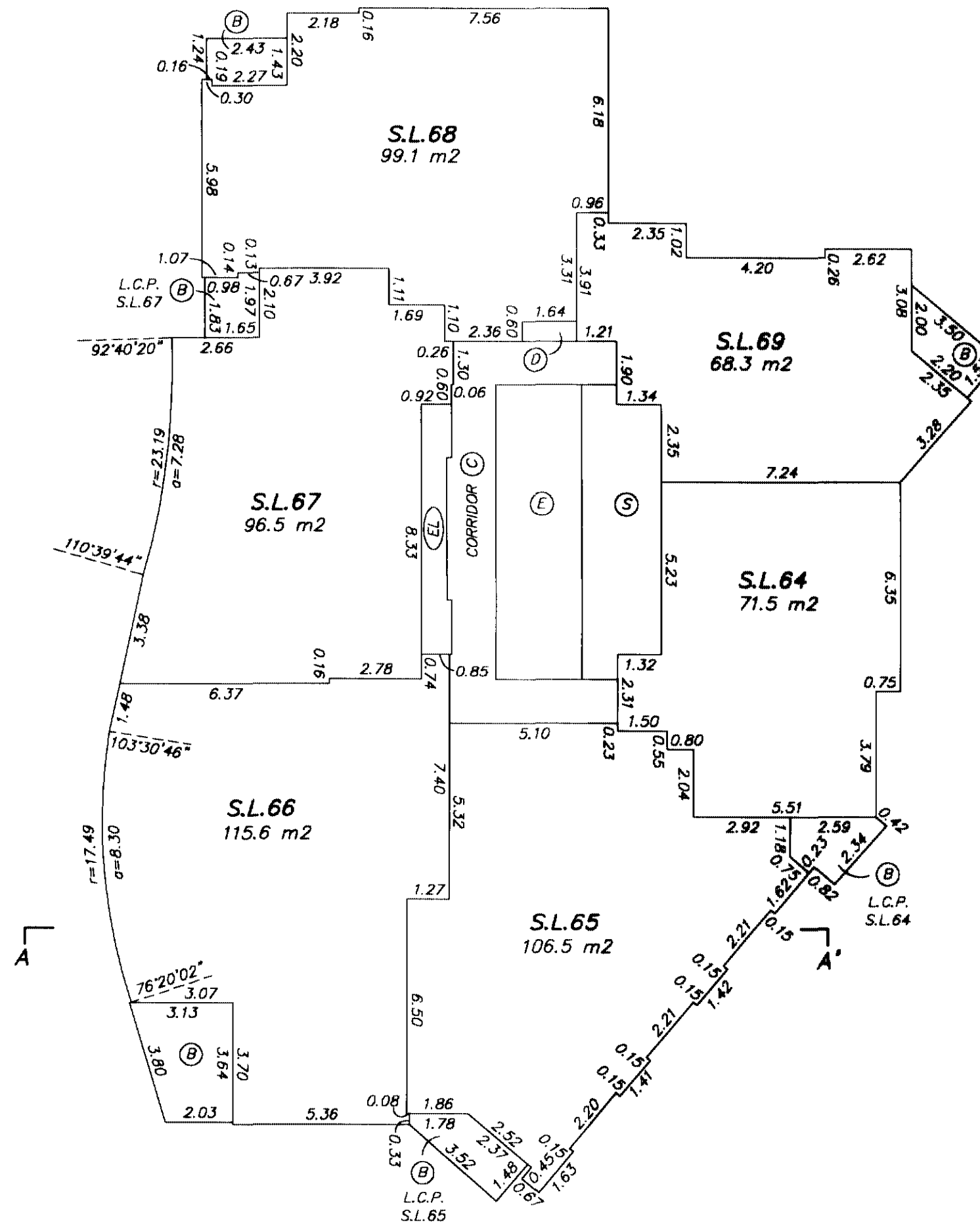
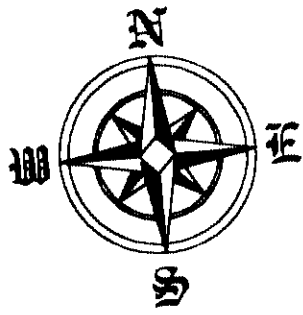
12th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



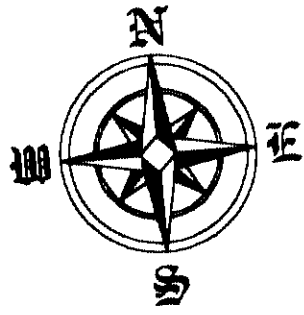
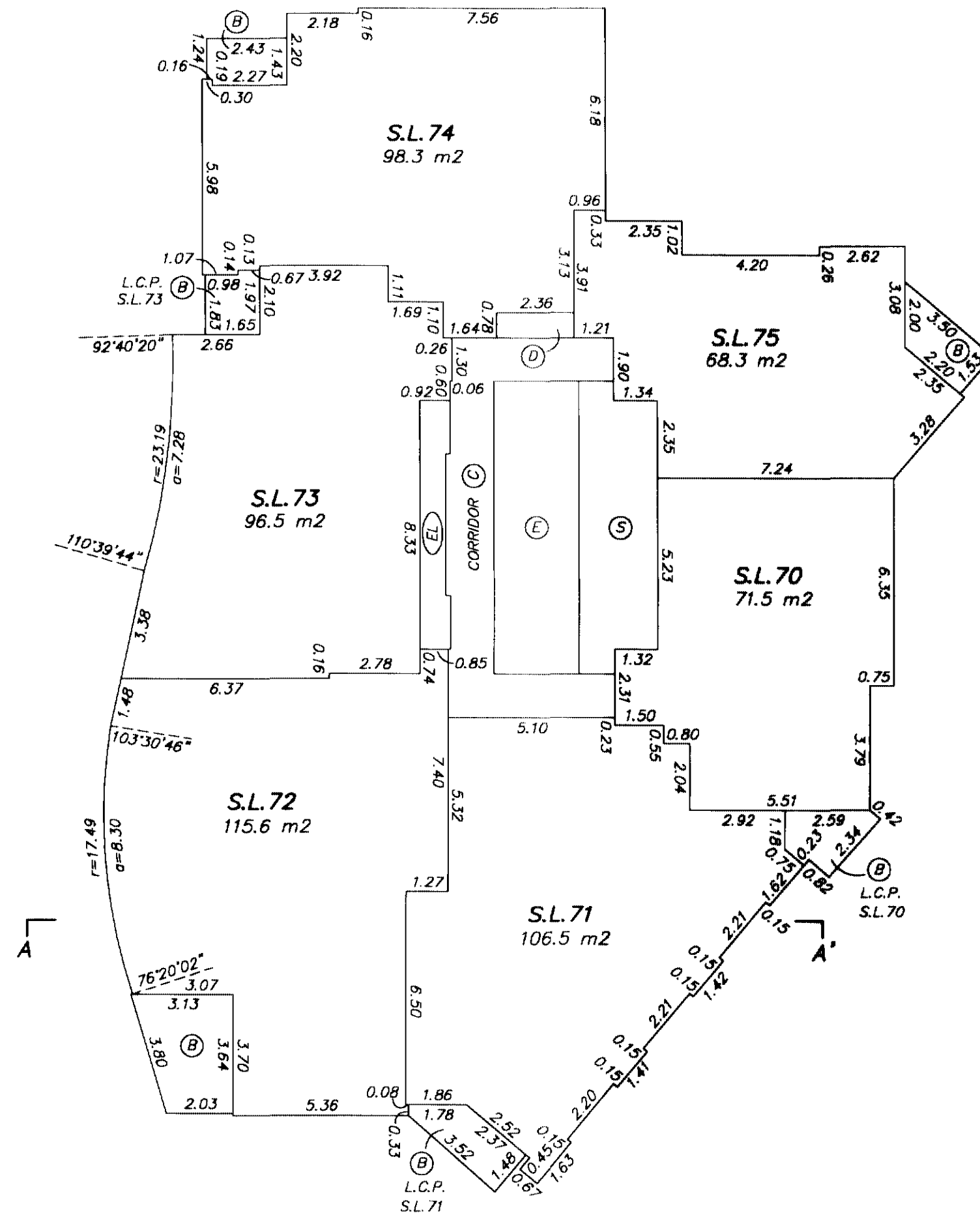
15th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



16th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 1099

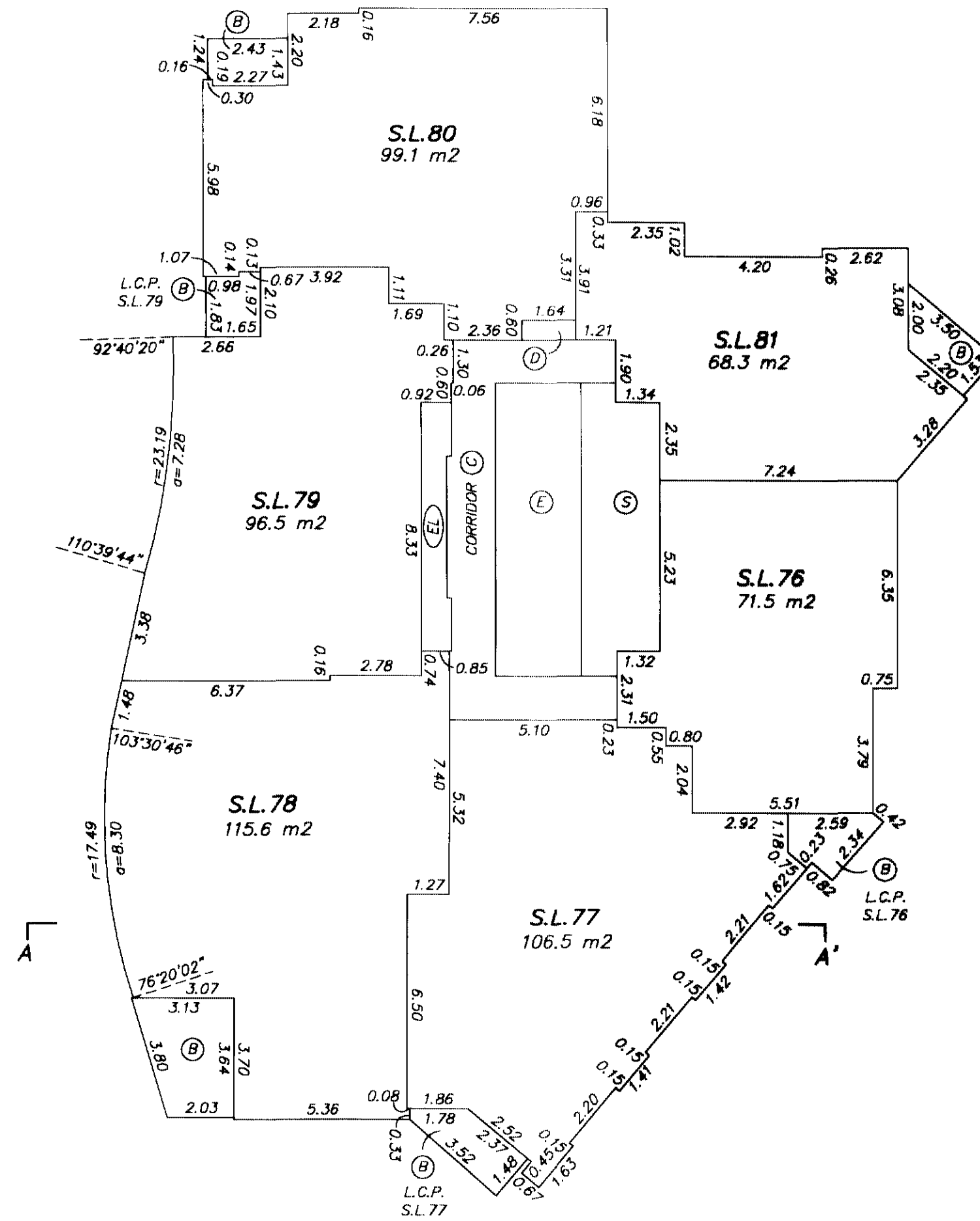
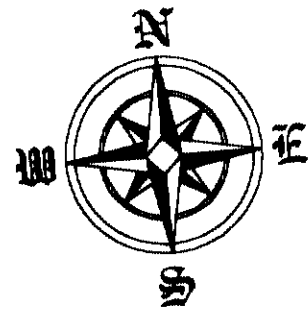
GARY C. SUNDVICK, B.C.L.S.

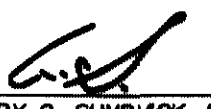
DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 967 DWG.: 967-S4

17th FLOOR

STRATA PLAN BCS 1099

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

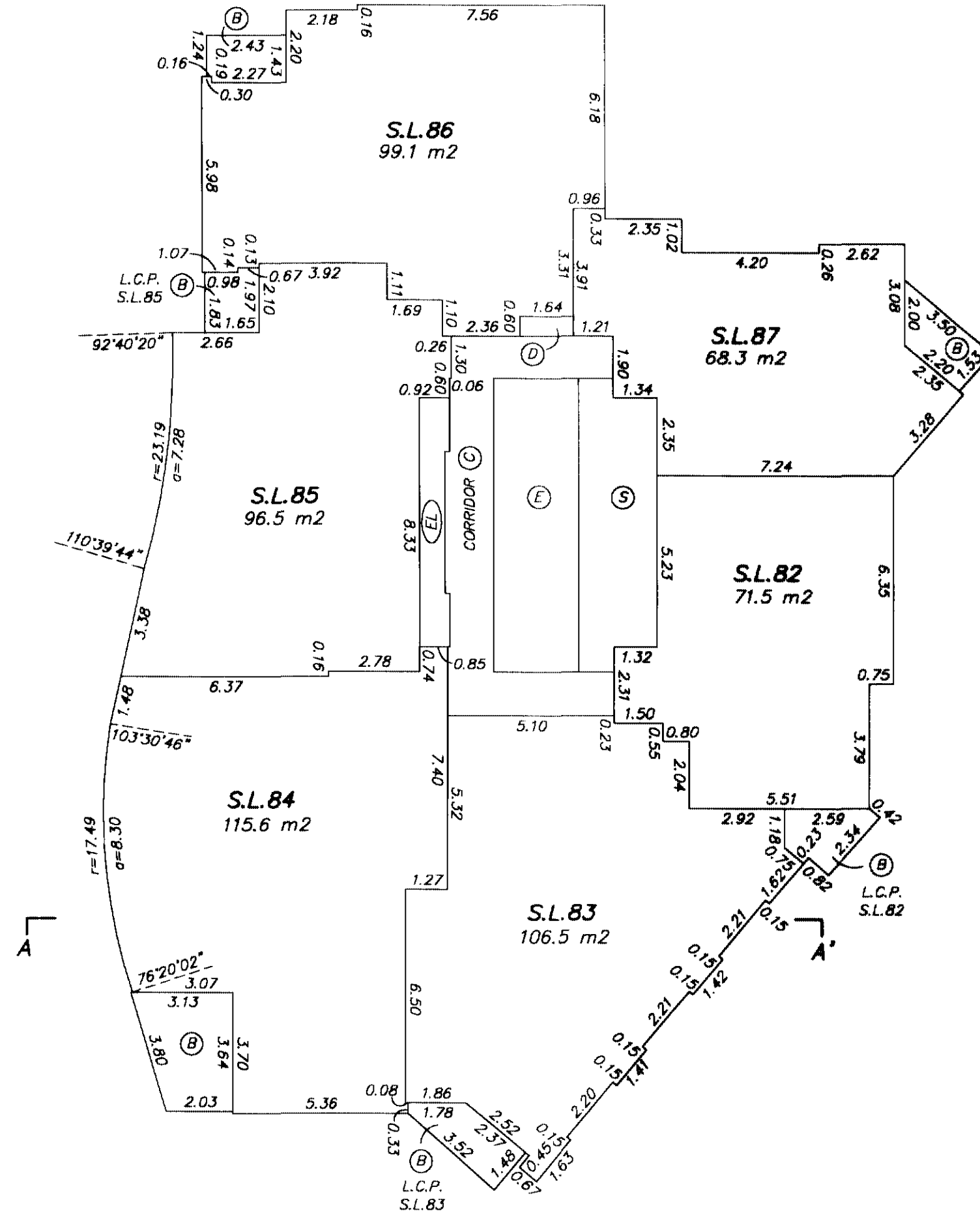
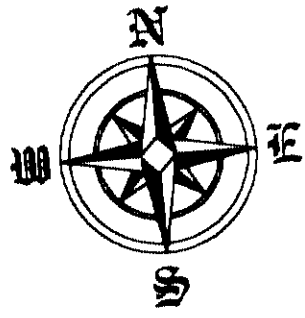


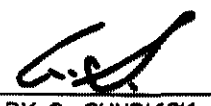

GARY C. SUNDWICK, B.C.L.S.
DECEMBER 20, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 967 DWG.: 967-S4

18th FLOOR

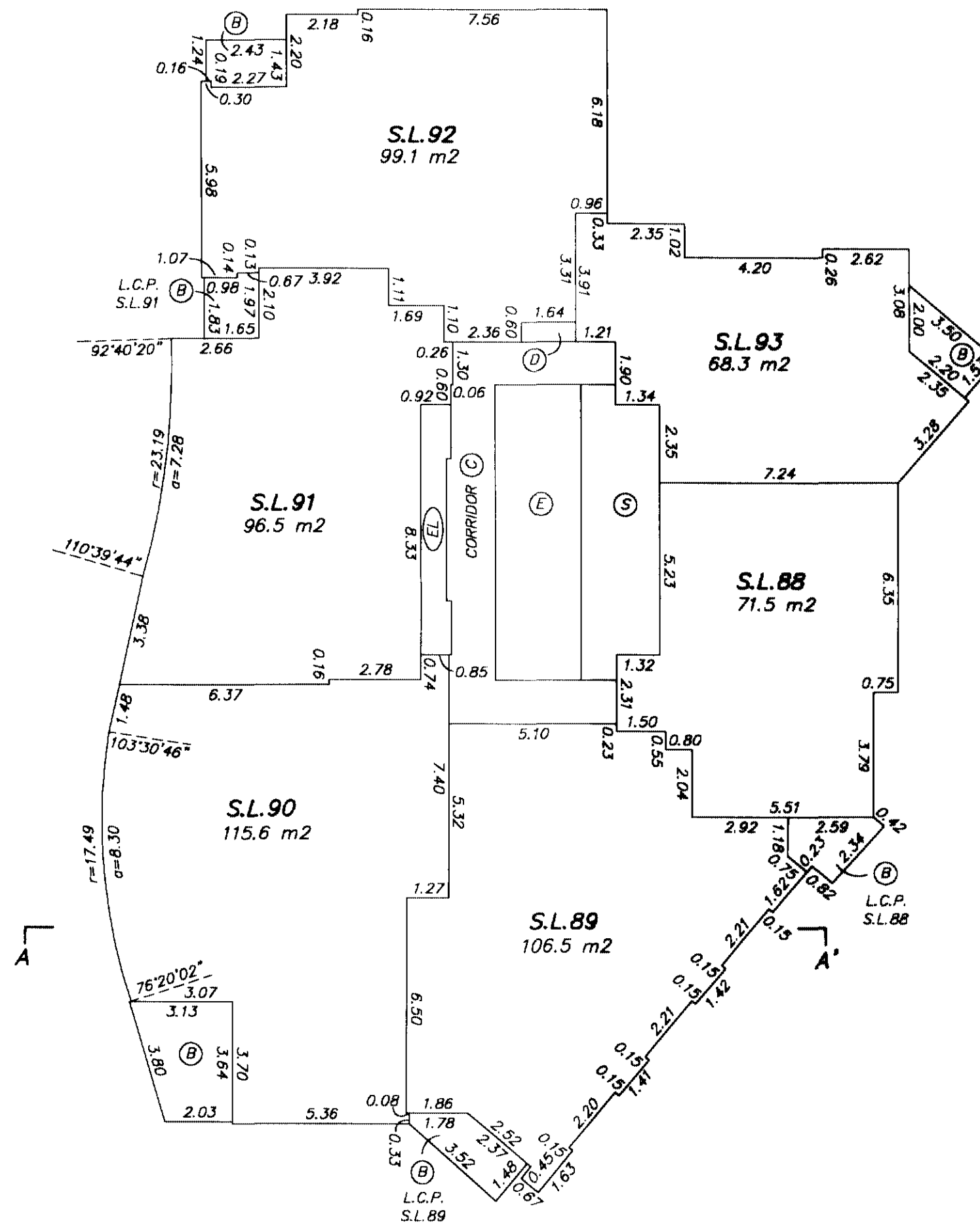
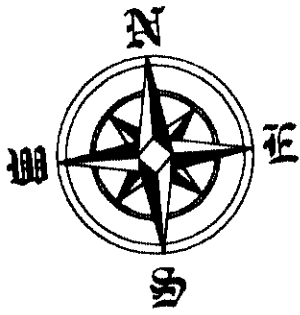
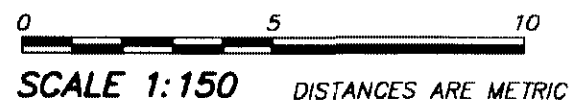
STRATA PLAN BCS 1099

0 5 10
SCALE 1:150 DISTANCES ARE METRIC




GARY C. SUNDVICK, B.C.L.S.
DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 967 DWG: 967-S4

19th FLOOR

STRATA PLAN BCS 1099

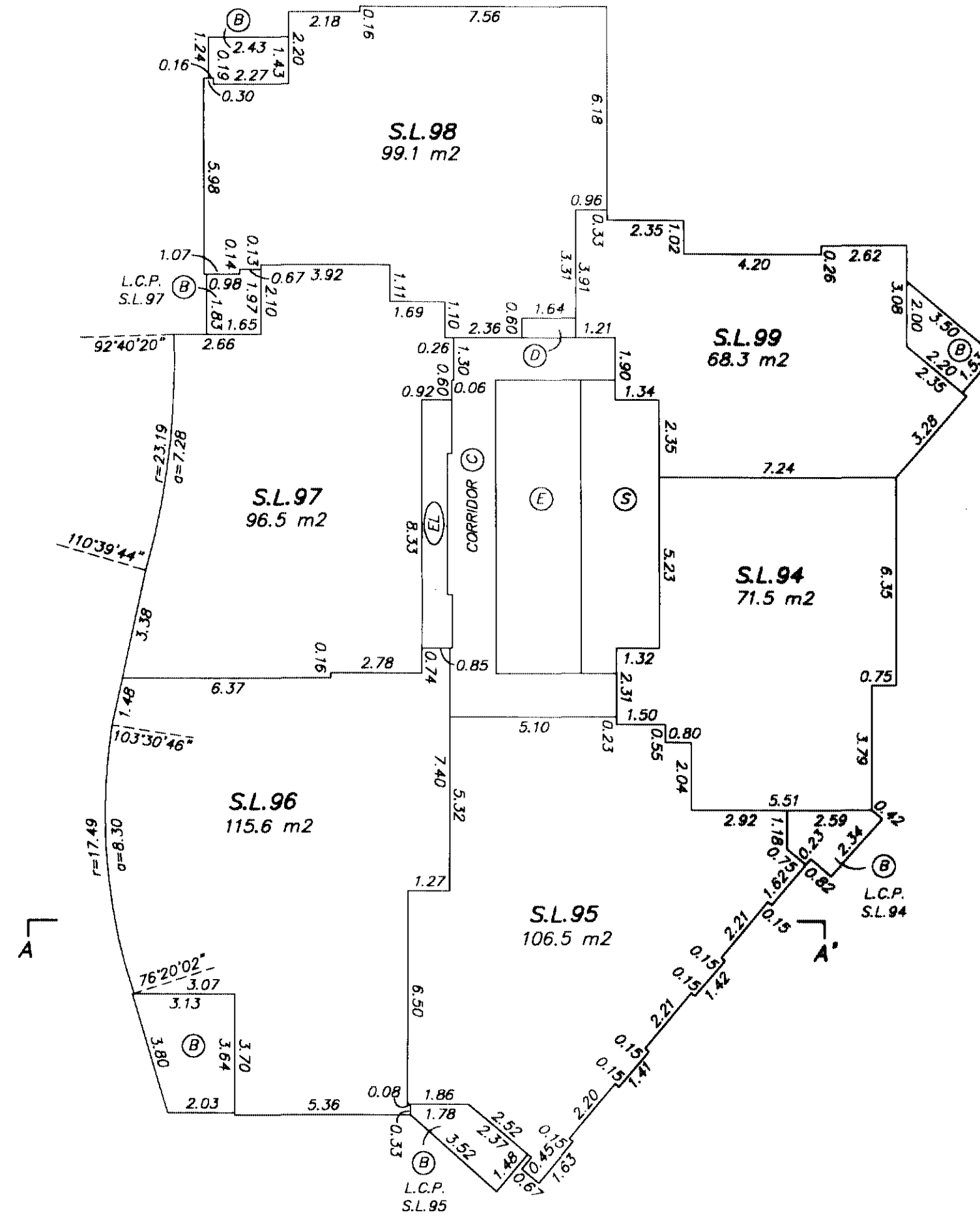
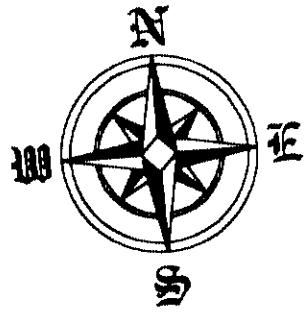
GARY C. SUNDWICK, B.C.L.S.

DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 967 DWG.: 967-S4

20th FLOOR

STRATA PLAN BCS 1099

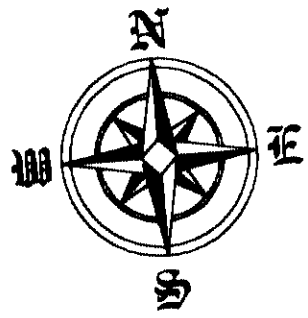
0 5 10
SCALE 1:150 DISTANCES ARE METRIC



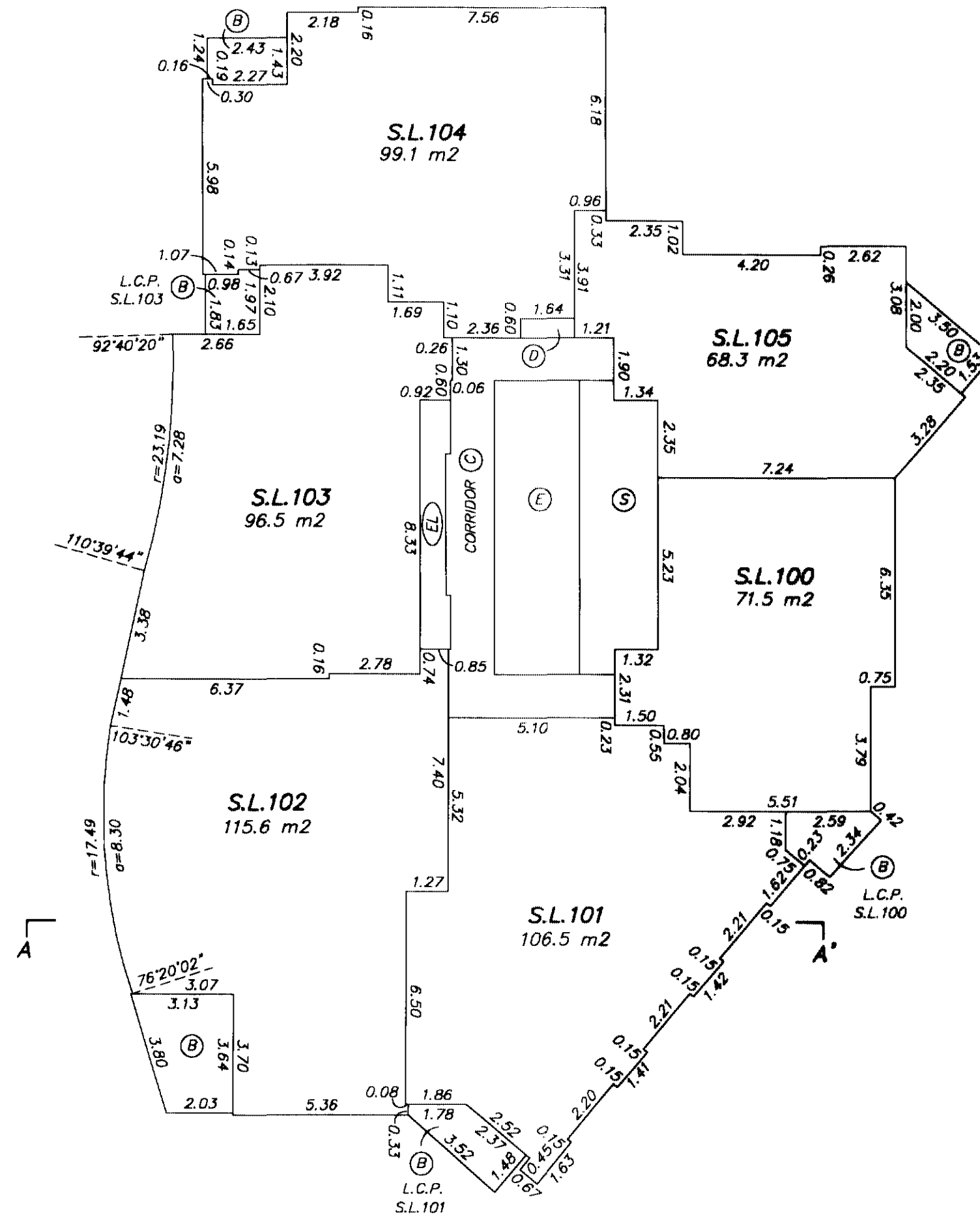

GARY C. SUNDVICK, B.C.L.S.
DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 967 DWG.: 967-S4

21st FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



SHEET 26 OF 41 SHEETS
STRATA PLAN BCS 1099

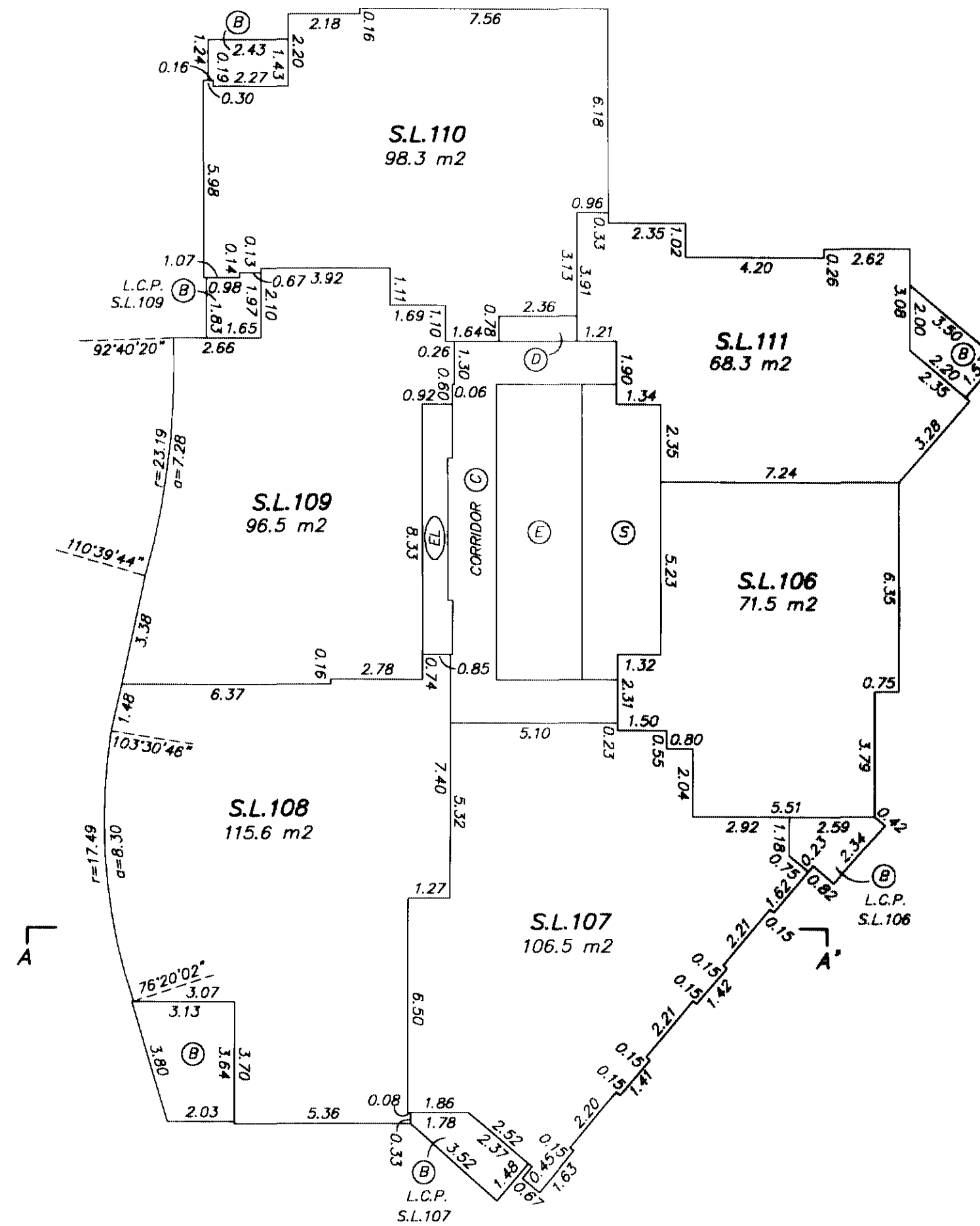
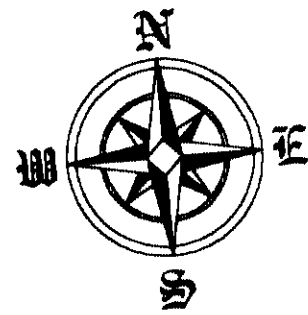


GARY C. SUNDVICK, B.C.L.S.

DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 967 DWG: 967-S4

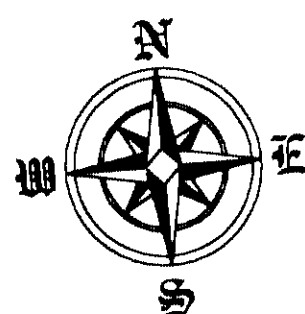
22nd FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

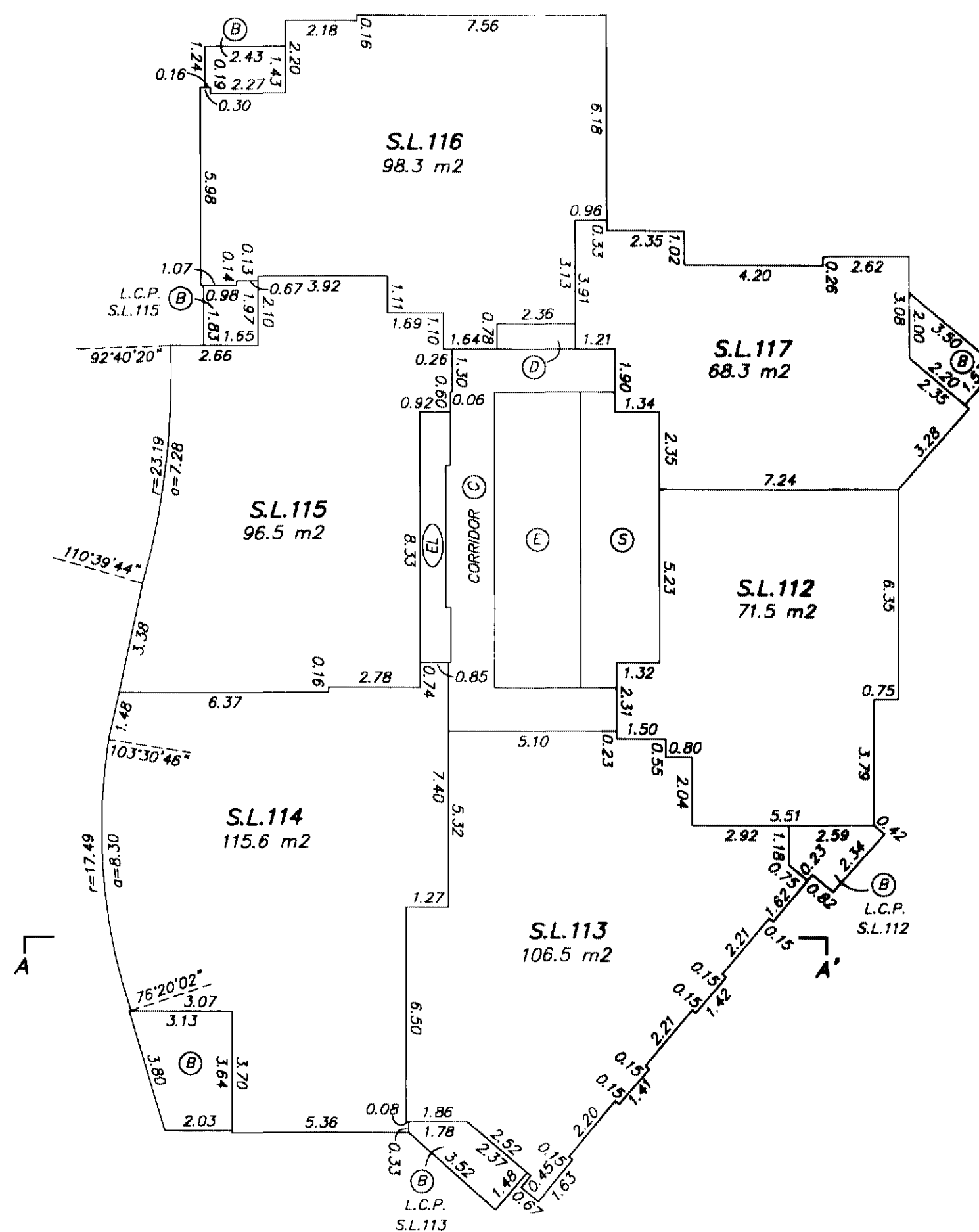


23rd FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



STRATA PLAN BCS 1099

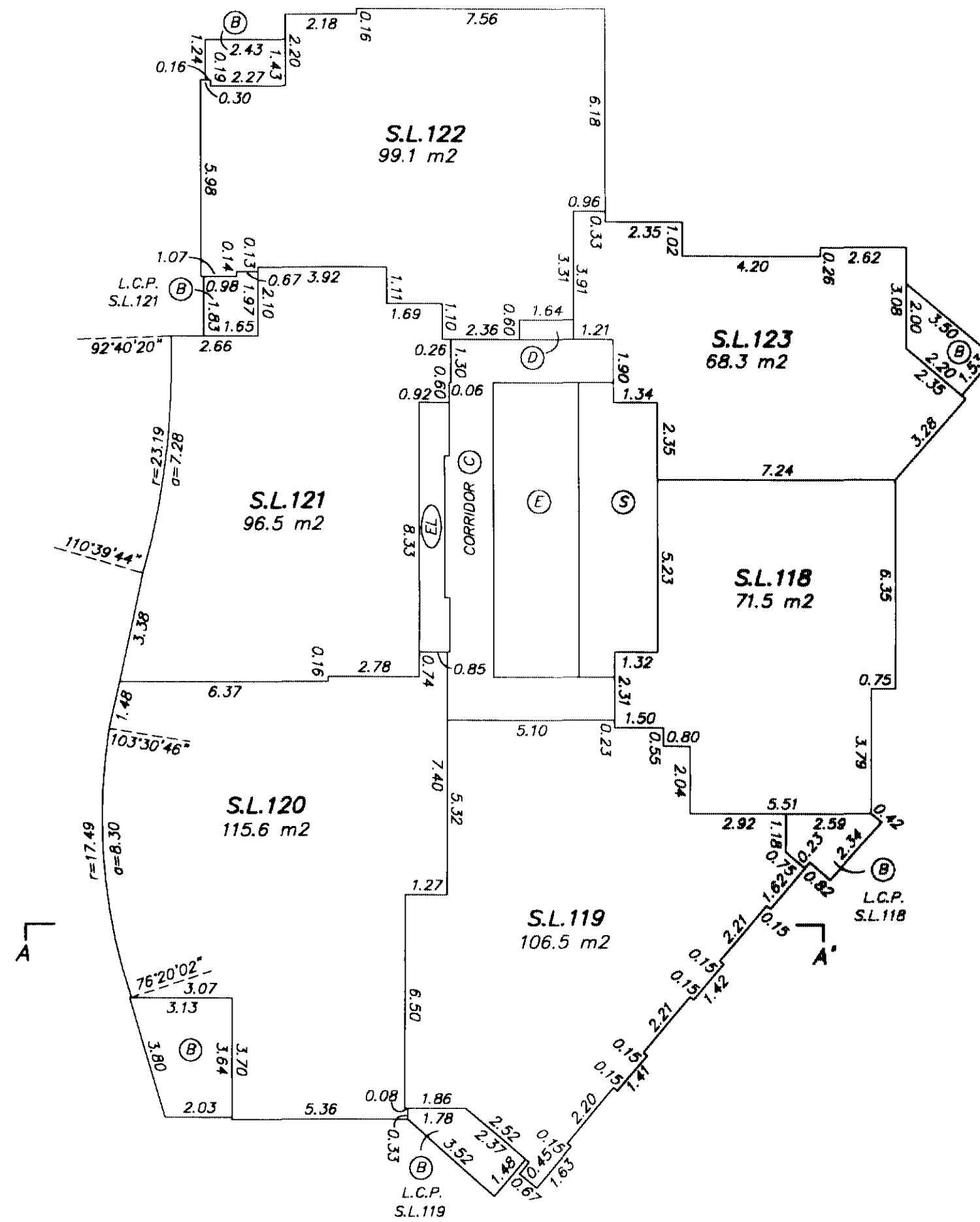
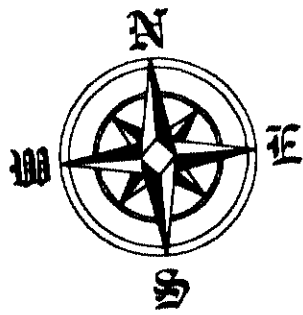


GARY C. SUNDVICK, B.C.L.S.

DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 967 DWG.: 967-S4

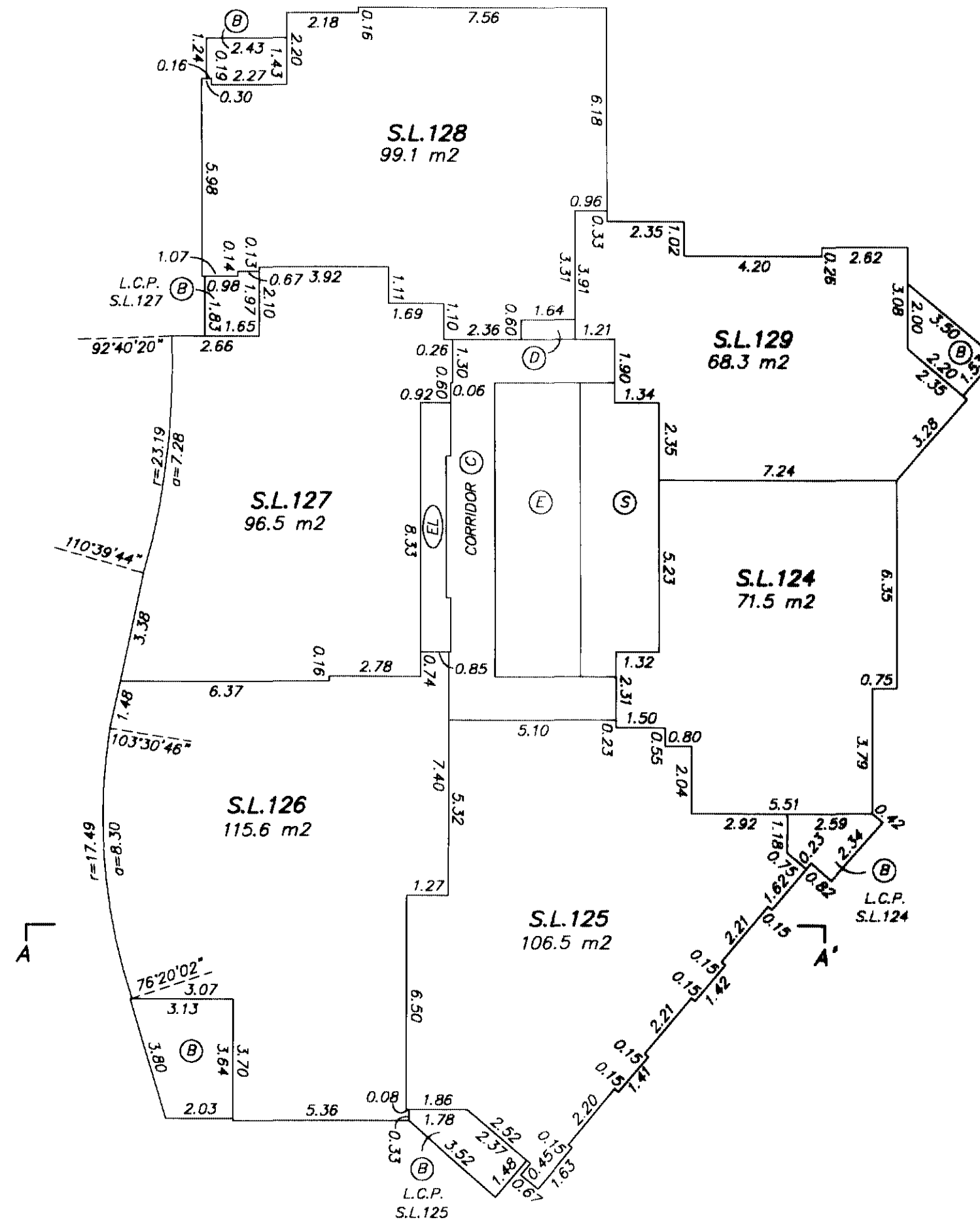
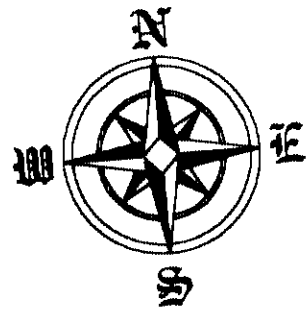
25th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



26th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

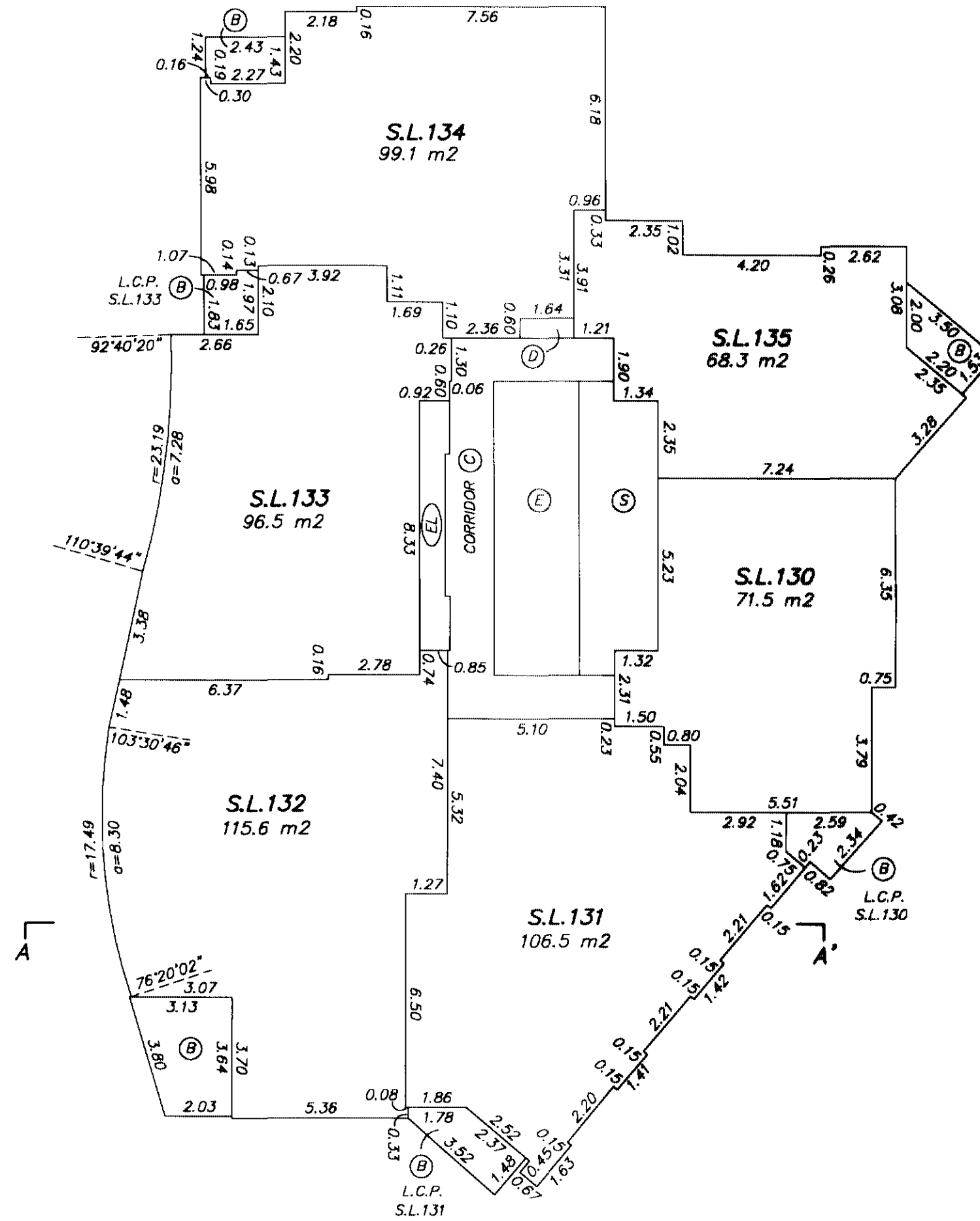
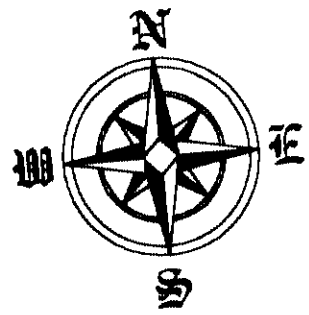


G. C. Sundwick
GARY C. SUNDWICK, B.C.L.S.

DECEMBER 20, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 967 DWG: 967-S4

27th FLOOR

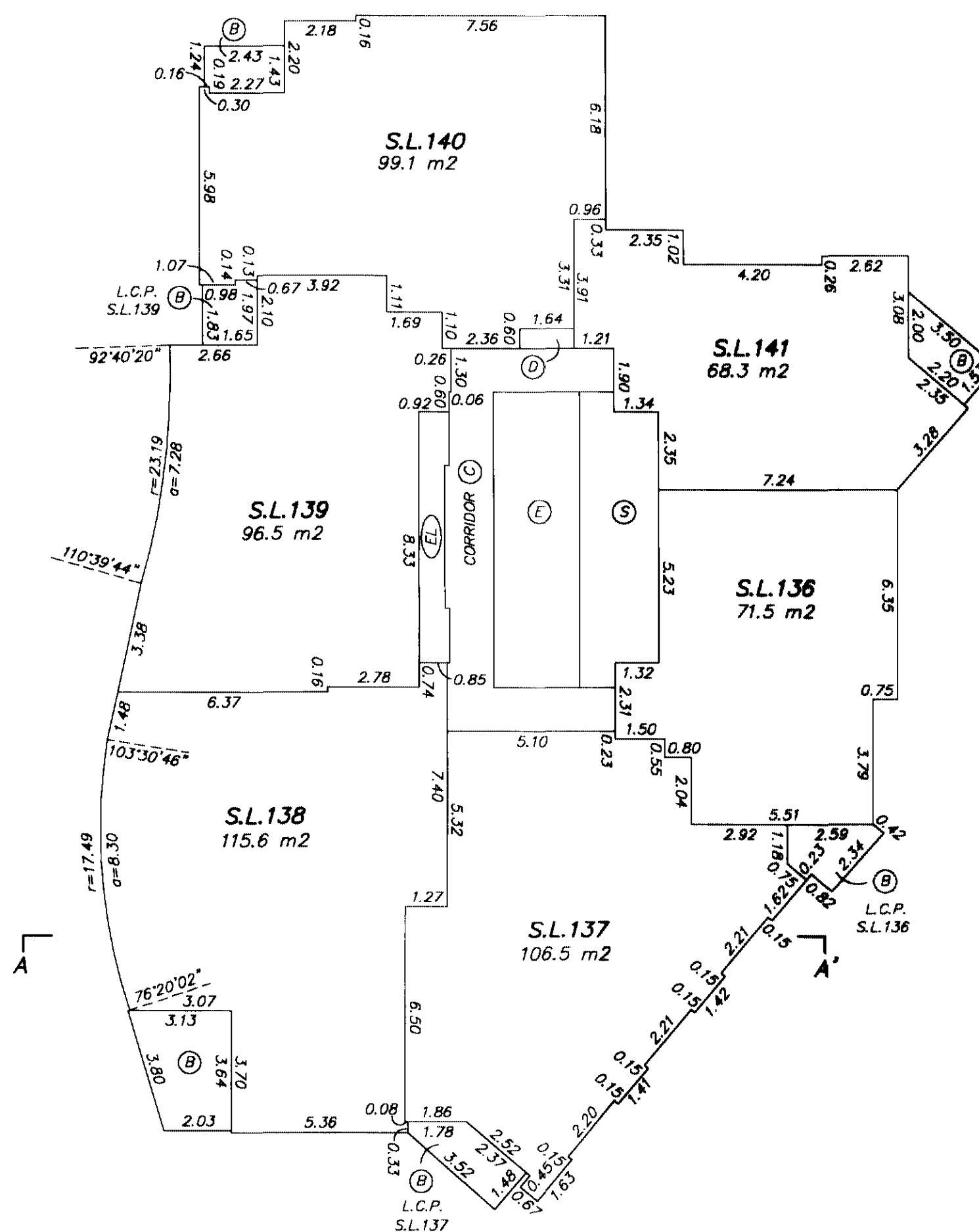
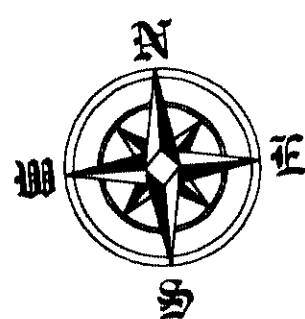
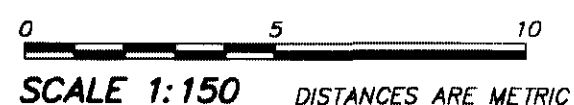
0 5 10
SCALE 1:150 DISTANCES ARE METRIC



G.C.S.
GARY C. SUNDVICK, B.C.L.S.

DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 967 DWG: 967-S4

28th FLOOR

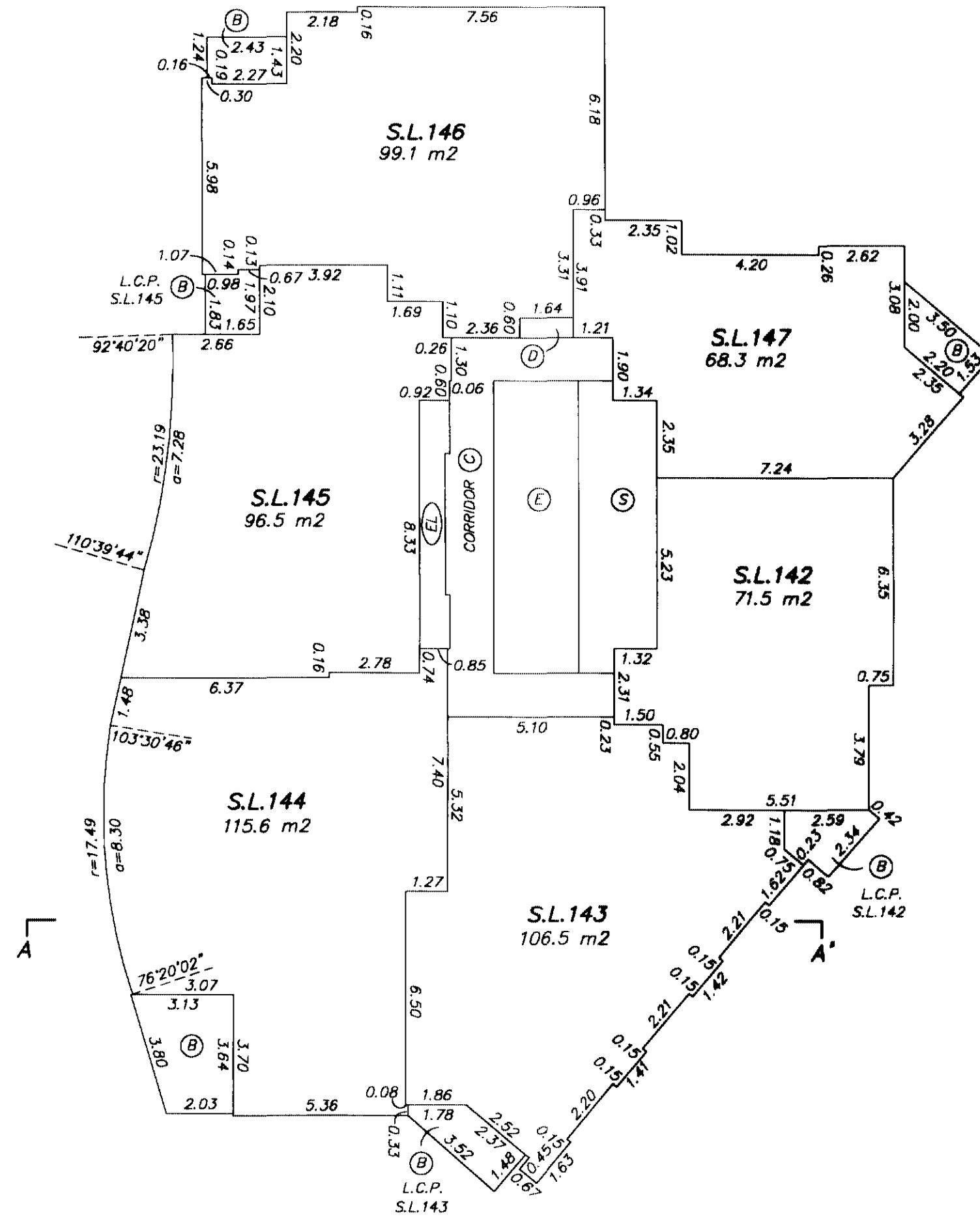
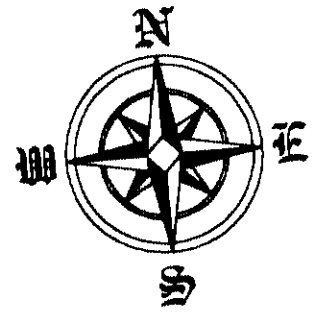
STRATA PLAN BCS 1099

GARY C. SUNDVICK, B.C.L.S.

DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 967 DWG: 967-S4

29th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

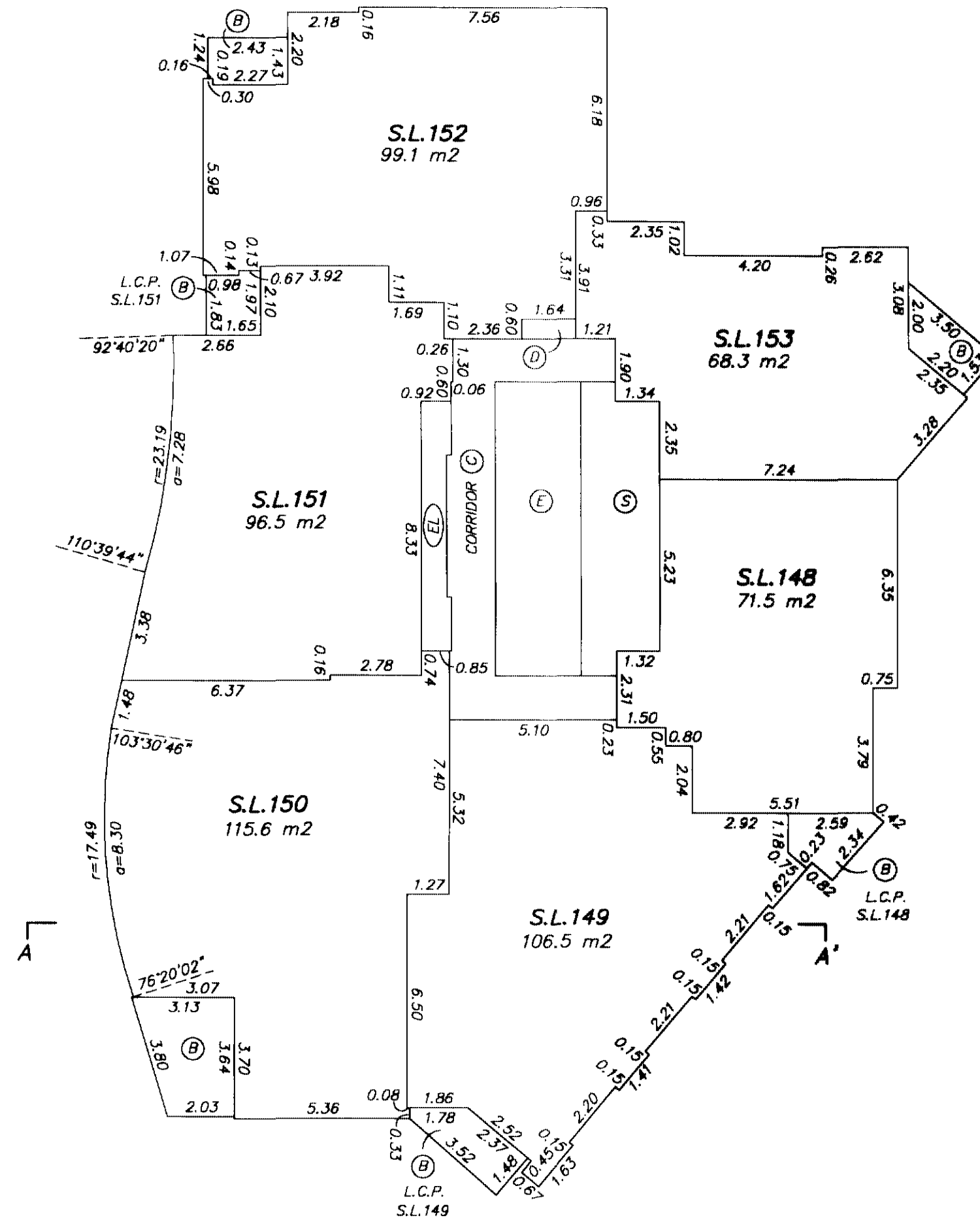
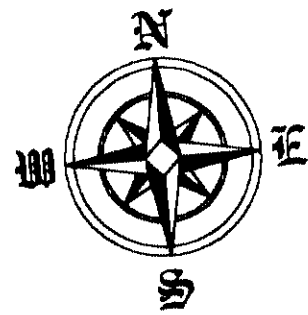


GARY C. SUNDVICK, B.C.L.S.

DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 967 DWG: 967-S4

30th FLOOR

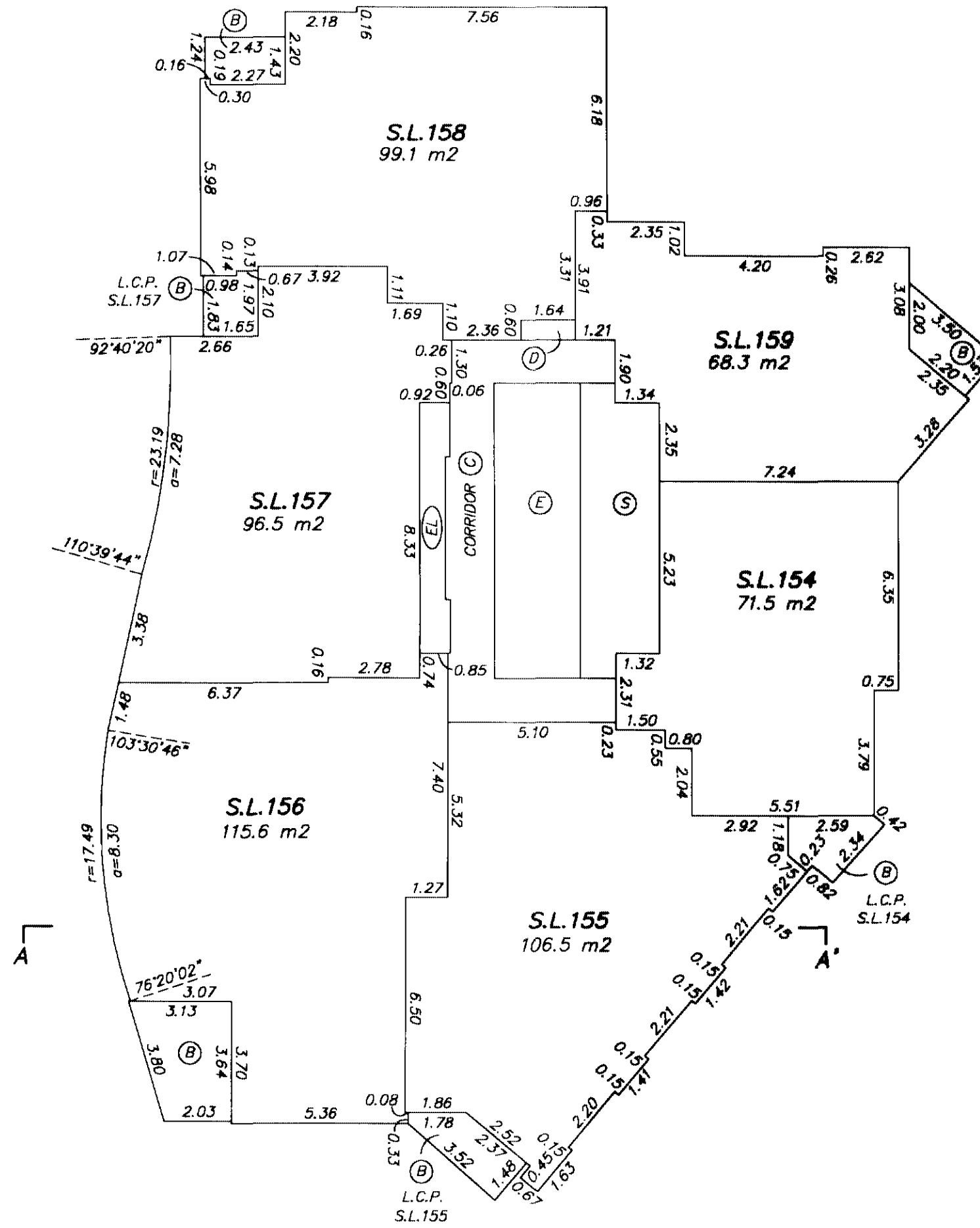
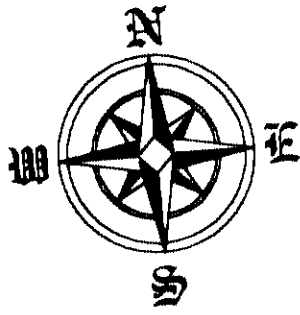
0 5 10
SCALE 1:150 DISTANCES ARE METRIC



31st FLOOR

SHEET 33 OF 41 SHEETS
STRATA PLAN BCS 1099

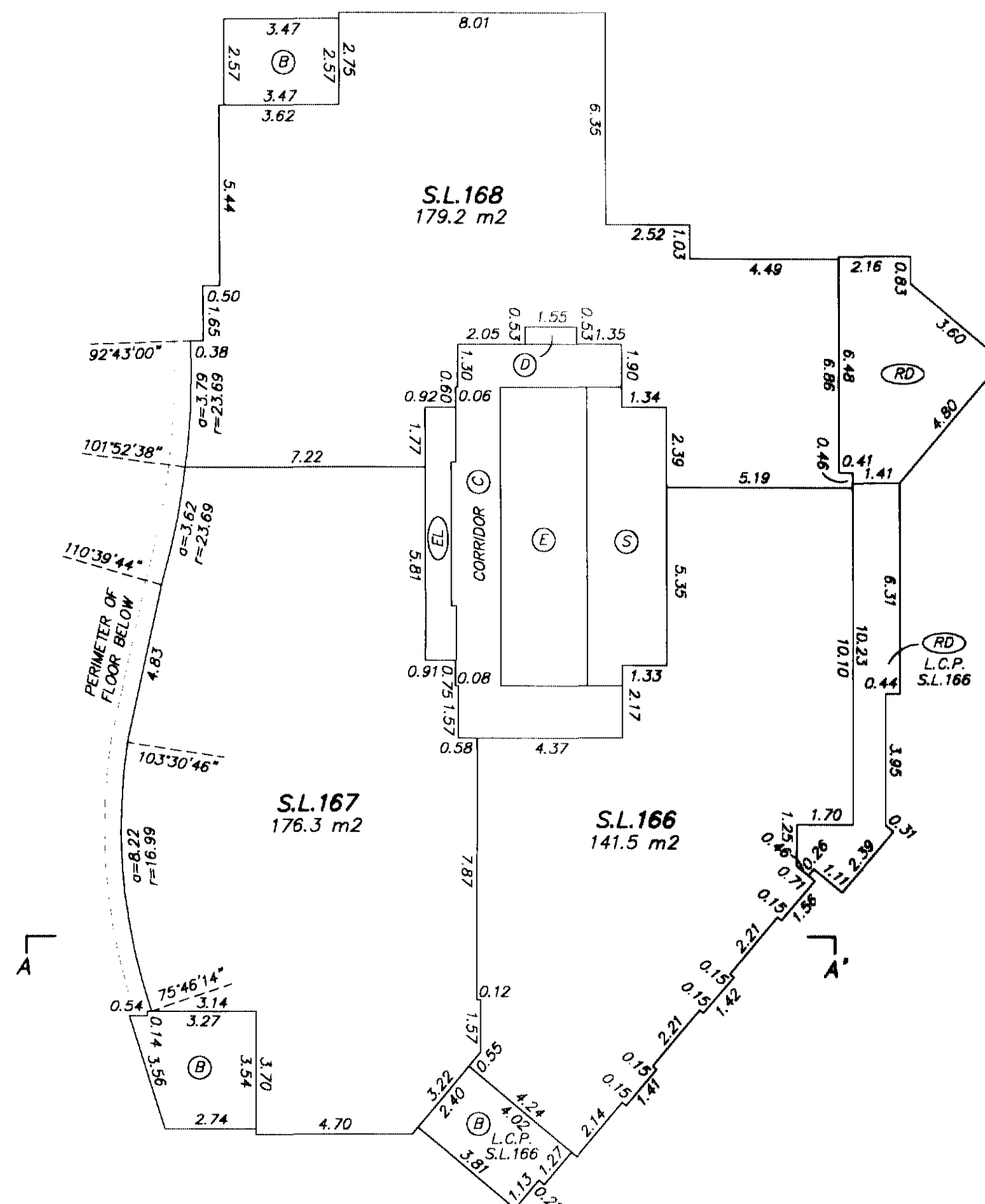
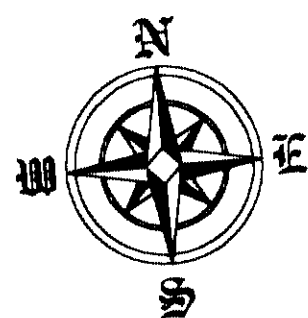
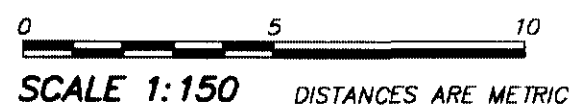
0 5 10
SCALE 1:150 DISTANCES ARE METRIC



GARY C. SUNDWICK, B.C.L.S.
DECEMBER 20, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 967 DWG.: 967-S4

33rd FLOOR

STRATA PLAN BCS 1099

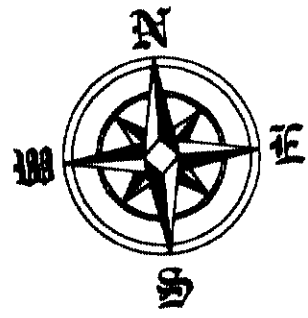


GARY C. SUNDVICK, B.C.L.S.

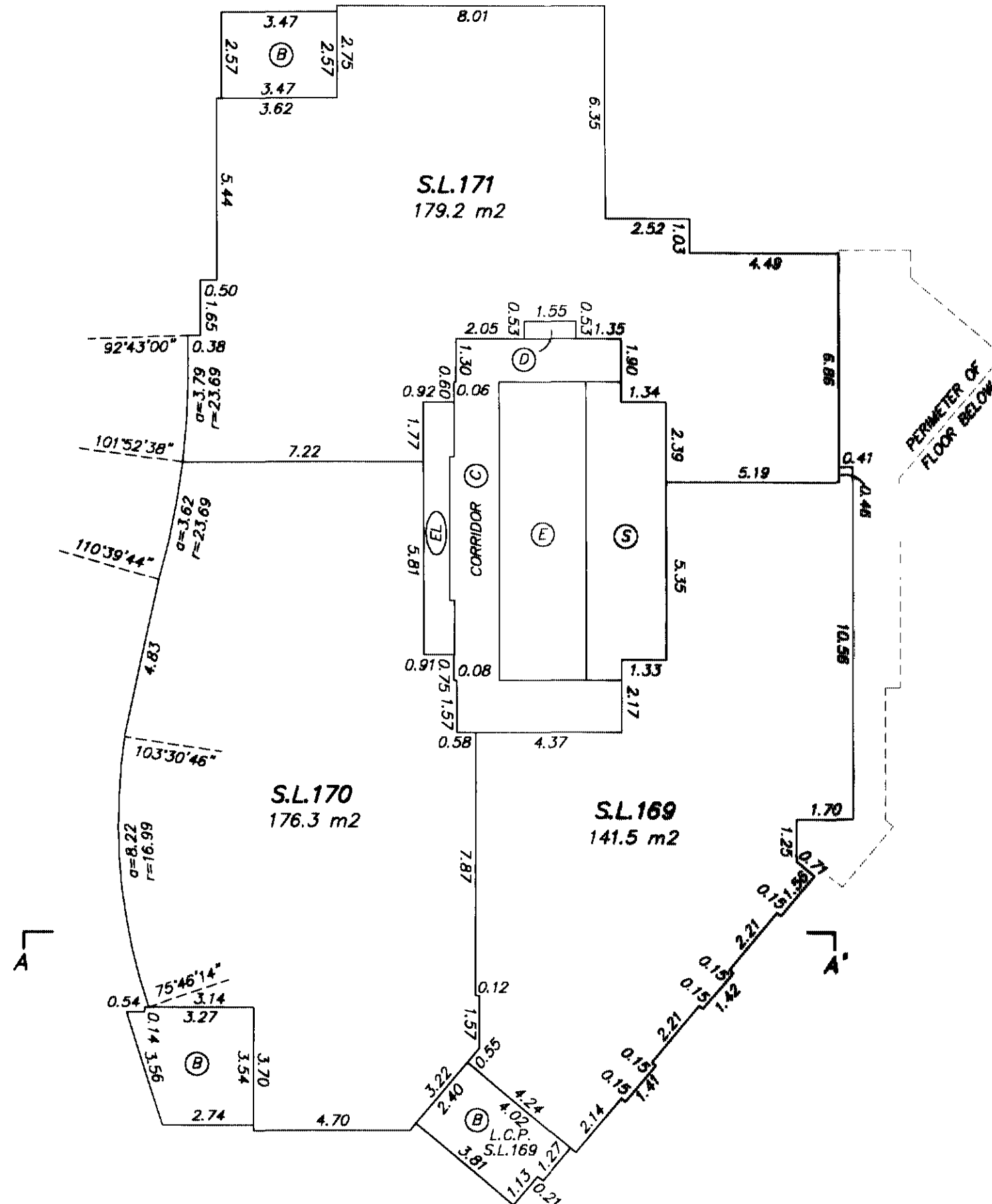
DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 967 DWG.: 967-S4

35th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



SHEET 38 OF 41 SHEETS
STRATA PLAN BCS 1099

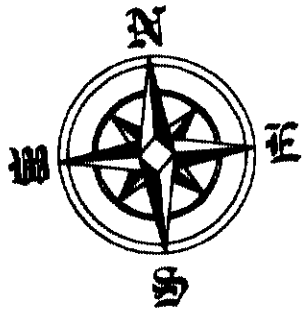


GARY C. SUNDWICK, B.C.L.S.

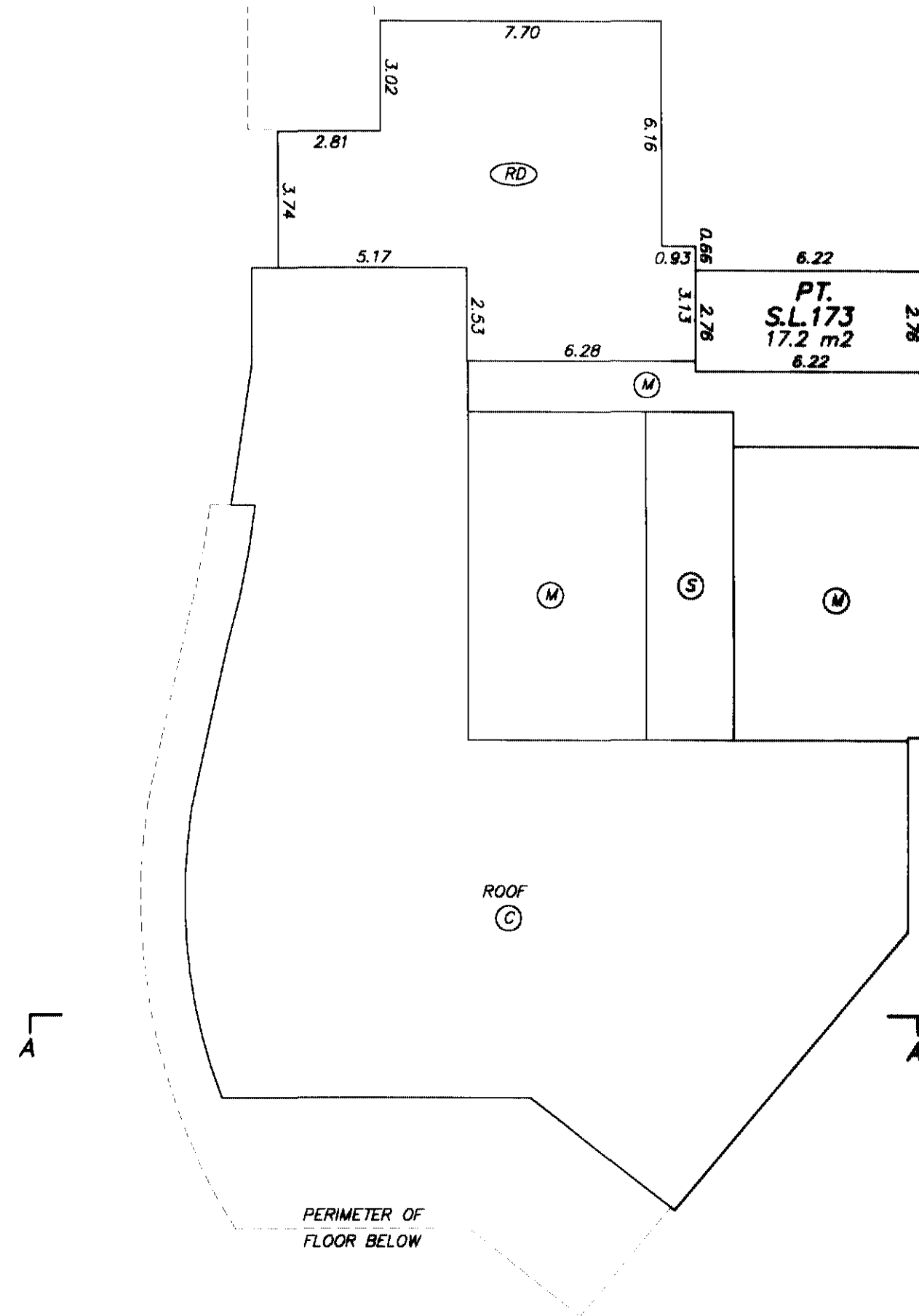
DECEMBER 20, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 967 DWG.: 967-54

MECHANICAL PENTHOUSE

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



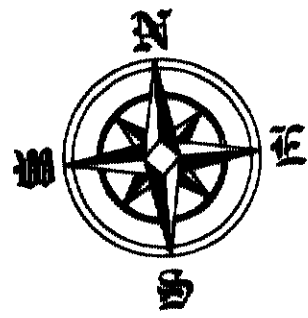
SHEET 40 OF 41 SHEETS
STRATA PLAN BCS 1099




GARY C. SUNDVICK, B.C.L.S.
DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 987 DWG: 987-S4

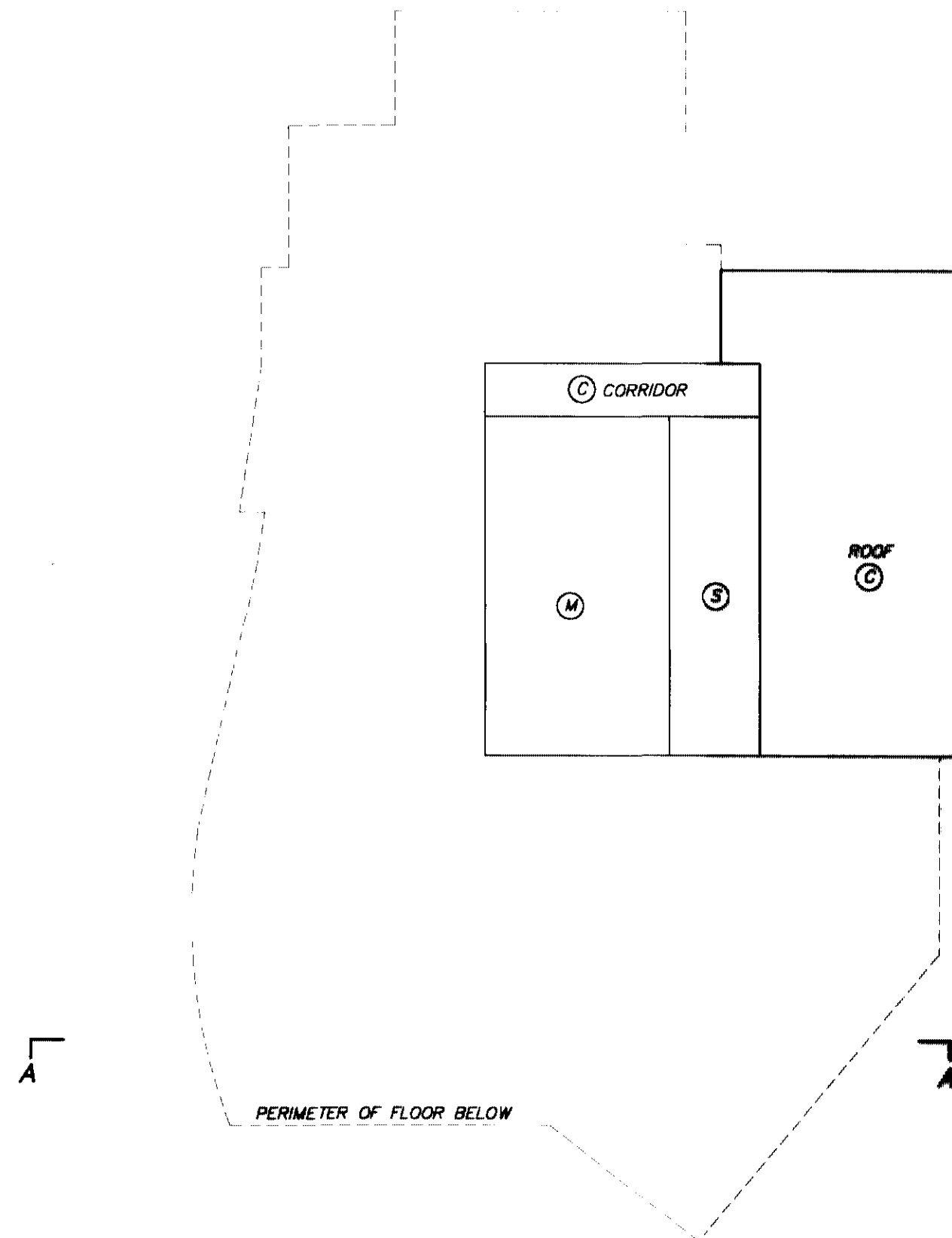
ROOF

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



SHEET 41 OF 41 SHEETS

STRATA PLAN BCS 1099




GARY C. SUNDVICK, B.C.L.S.
DECEMBER 20, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 987 DWG: 987-94