

**STRATA PLAN OF
LOT 273 FALSE CREEK GROUP 1
NEW WESTMINSTER DISTRICT
PLAN LMP43683
CITY OF VANCOUVER
B.C.G.S. 926.025**

0 20 40
SCALE 1 : 400 DISTANCES ARE METRIC

INTEGRATED SURVEY AREA NO. 31 (VANCOUVER)

THIS PLAN SHOWS GROUND LEVEL, MEASURED DISTANCES,
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES
MULTIPLY BY COMBINED FACTOR 0.999558 (NAD83) (CSRS)

CIVIC ADDRESS:

1438 RICHARDS STREET
483-489 BEACH CRESCENT
VANCOUVER, B.C.

LEGEND:

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
CONTROL MONUMENTS V-3544 & V-2768

- SET FOUND
- DENOTES CONTROL MONUMENT
 - DENOTES LEAD PLUS
 - DENOTES IRON POST
 - 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
 - (E) DENOTES ELECTRICAL - COMMON PROPERTY

I, GARY SUNDWICK, 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 18th DAY
OF JANUARY, 2004. THE PLAN WAS COMPLETED AND CHECKED,
AND THE CHECKLIST FILED UNDER # 10758, ON THE 18th
DAY OF JANUARY, 2004.

GARY SUNDWICK 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
LIMITED COMMON PROPERTY FOR ADJOINING STRATA LOT UNLESS OTHERWISE NOTED

I, GARY SUNDWICK, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN
HAVE NOT, AS OF JANUARY 18th, 2004 BEEN PREVIOUSLY OCCUPIED.

GARY SUNDWICK B.C.L.S.

I, GARY SUNDWICK, 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: JANUARY 18th, 2004

GARY SUNDWICK B.C.L.S.

STRATA PLAN BCS 679

DEPOSITED AND REGISTERED IN THE
LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
TAN 10, 2004

B. Began 10P
REGISTRAR
BW 41912 - BW 42118



OWNER

CONCORD PACIFIC GROUP INC.
(INC. No. A-56028)

Name: *MAUD NIEGAIN*
Authorized Signatory
Name: *MAT MEEHAN*
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name: *RICHARD JACKSON*

ADDRESS: *1700-666 Burrard St.*
Vancouver, B.C.
OCCUPATION: *Lawyer*

MORTGAGEE

HSBC BANK CANADA

Name: *Chen, Irene*
Authorized Signatory
Name: *JOSEPH YEUNG*
Authorized Signatory

WITNESS AS TO BOTH SIGNATURES
Name: *SANDY HATEL*

ADDRESS: *885 West Georgia St.*
Vancouver, B.C.
OCCUPATION: *Commercial Credit Officer*

BUTLER, SUNDWICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4, 1908B 94th AVENUE
SURREY, B.C. V4N 3S4
T. 604-513-9611 F. 604-513-2202
FILE #: 928
DNC #: 928-S1

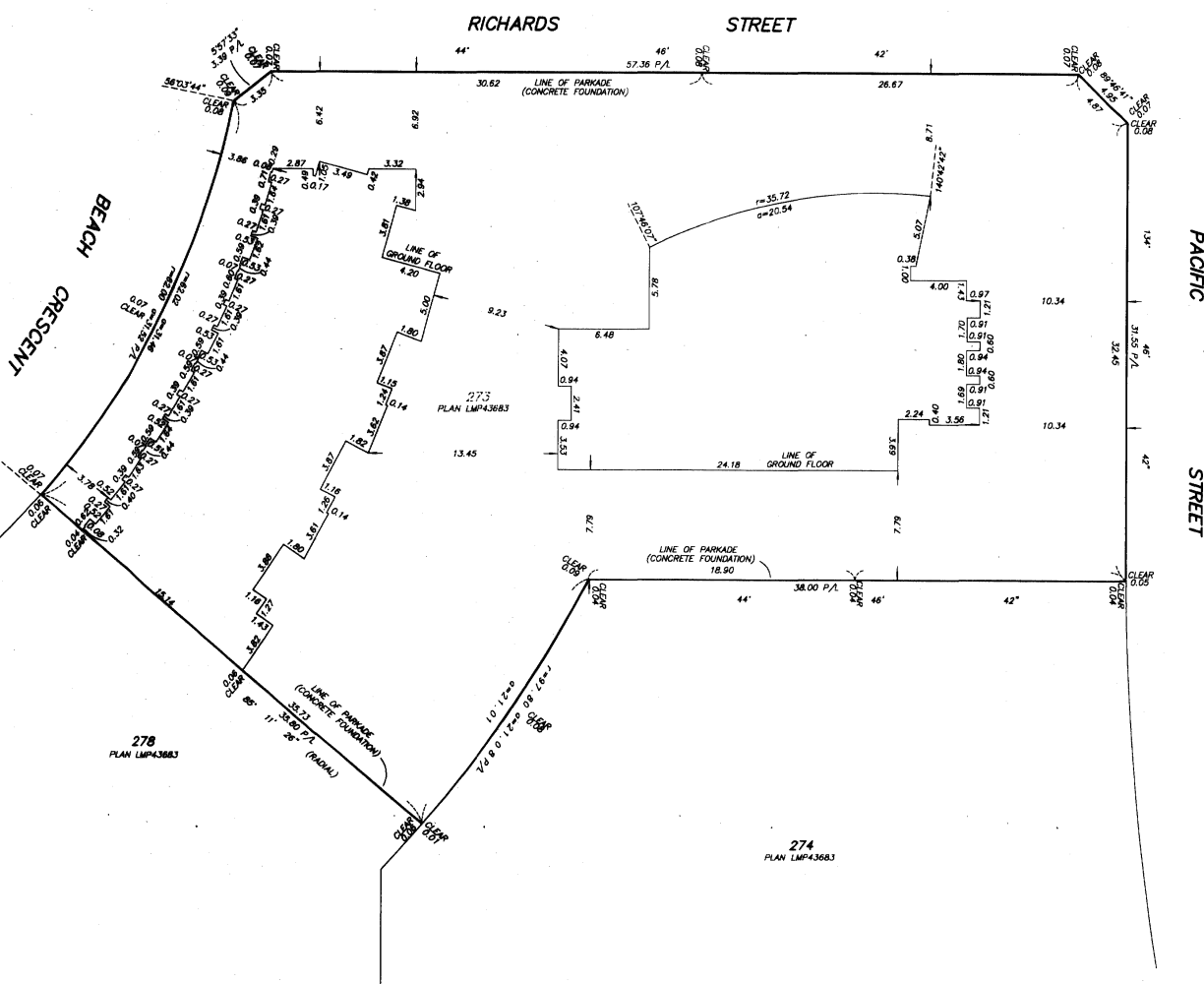
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

BUILDING LOCATION

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



SHEET 2 OF 43 SHEETS
STRATA PLAN BCS 679



GARY C. SANDWICK, B.C.L.S.
JANUARY 19, 2004
BUTLER, SANDWICK & ASSOCIATES
FILE: 928 DWG: 928-54

	ROOF	
38th FLOOR	S.L.207	
37th FLOOR	S.L.206	
36th FLOOR	S.L.203	S.L.204
35th FLOOR	S.L.200	S.L.201
33rd FLOOR	S.L.194	S.L.195
32nd FLOOR	S.L.187	S.L.188
31st FLOOR	S.L.180	S.L.181
30th FLOOR	S.L.173	S.L.174
29th FLOOR	S.L.166	S.L.167
28th FLOOR	S.L.159	S.L.160
27th FLOOR	S.L.152	S.L.153
26th FLOOR	S.L.145	S.L.146
25th FLOOR	S.L.138	S.L.139
23rd FLOOR	S.L.131	S.L.132
22nd FLOOR	S.L.124	S.L.125
21st FLOOR	S.L.117	S.L.118
20th FLOOR	S.L.110	S.L.111
19th FLOOR	S.L.103	S.L.104
18th FLOOR	S.L.96	S.L.97
17th FLOOR	S.L.89	S.L.90
16th FLOOR	S.L.82	S.L.83
15th FLOOR	S.L.75	S.L.76
12th FLOOR	S.L.68	S.L.69
11th FLOOR	S.L.61	S.L.62
10th FLOOR	S.L.54	S.L.55
9th FLOOR	S.L.47	S.L.48
8th FLOOR	S.L.40	S.L.41
7th FLOOR	S.L.33	S.L.34
6th FLOOR	S.L.26	S.L.27
5th FLOOR	S.L.19	S.L.20
3rd FLOOR	S.L.12	S.L.13
2nd FLOOR	S.L.6	
EX. PLAN BOP	GROUND FLOOR	LOBBY
	UNDERGROUND PARKING	UNDERGROUND PARKING
PARKING LEVEL 1	UNDERGROUND PARKING EX. PLAN BOP	UNDERGROUND PARKING EX. PLAN BOP
PARKING LEVEL 2	UNDERGROUND PARKING EX. PLAN BOP	UNDERGROUND PARKING EX. PLAN BOP
PARKING LEVEL 3	UNDERGROUND PARKING EX. PLAN BOP	UNDERGROUND PARKING EX. PLAN BOP
PARKING LEVEL 4	UNDERGROUND PARKING EX. PLAN BOP	UNDERGROUND PARKING EX. PLAN BOP

DAVE E. SHAWK, AIA, LEED
 ARCHITECT
 BATES, SHAWK & ASSOCIATES
 P.C.
 1000 15th St. N.
 Minneapolis, MN 55403
 TEL: 612-338-0000 FAX: 612-338-0001

JANUARY 19, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 928 DWG: 928-S3

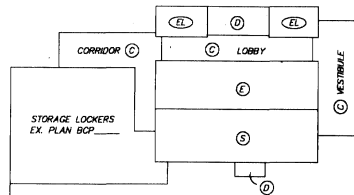
PARKING LEVEL P3

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

SHEET 5 OF 43 SHEETS
STRATA PLAN BCS 429



UNDERGROUND PARKING
EX. PLAN BCP




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JANUARY 19, 2004
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FILE: 928 DWG: 928-S3

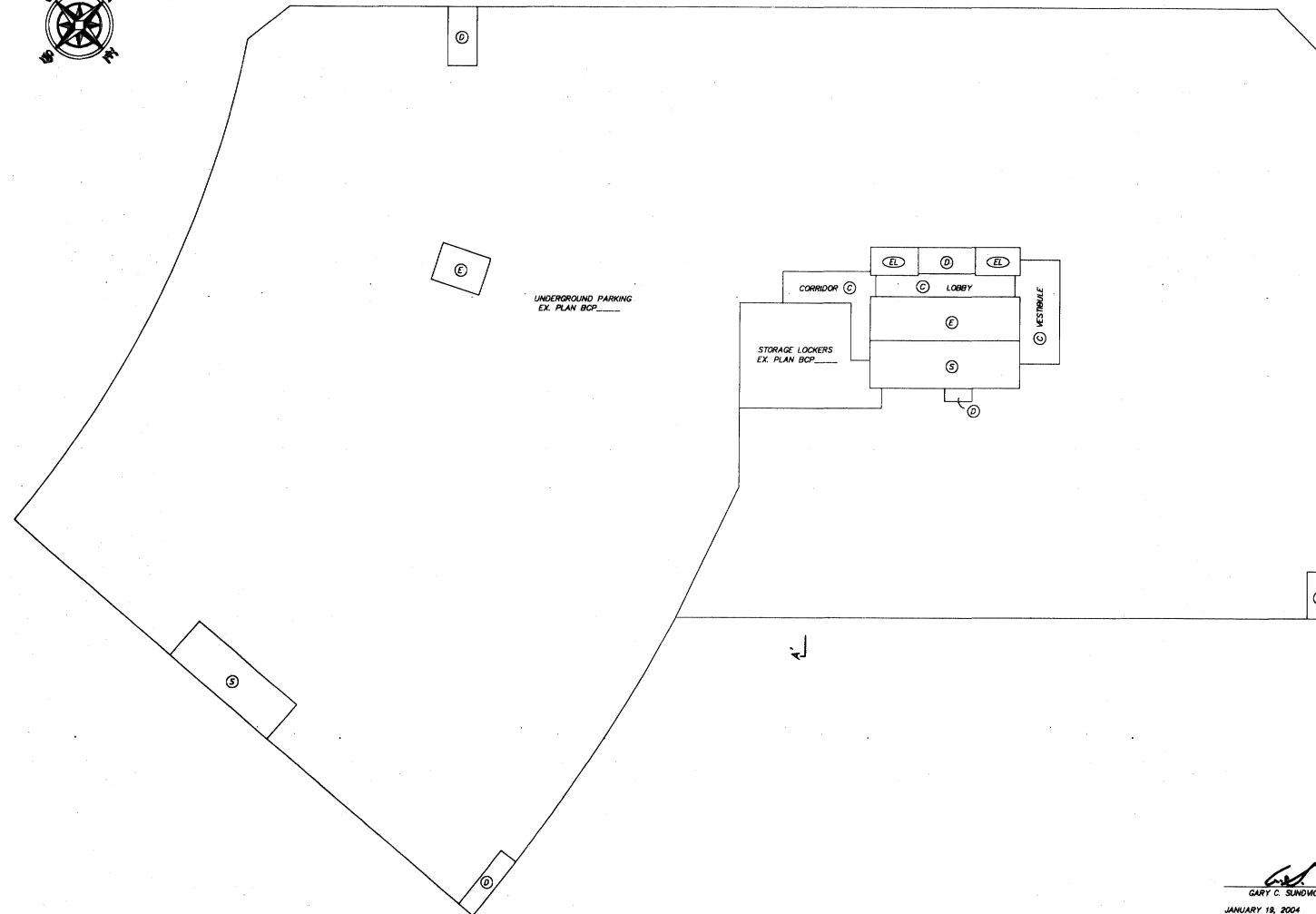
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SCALE 1:150 DISTANCES ARE METRIC



SHEET 6 OF 43 SHEETS

STRATA PLAN BCS 679



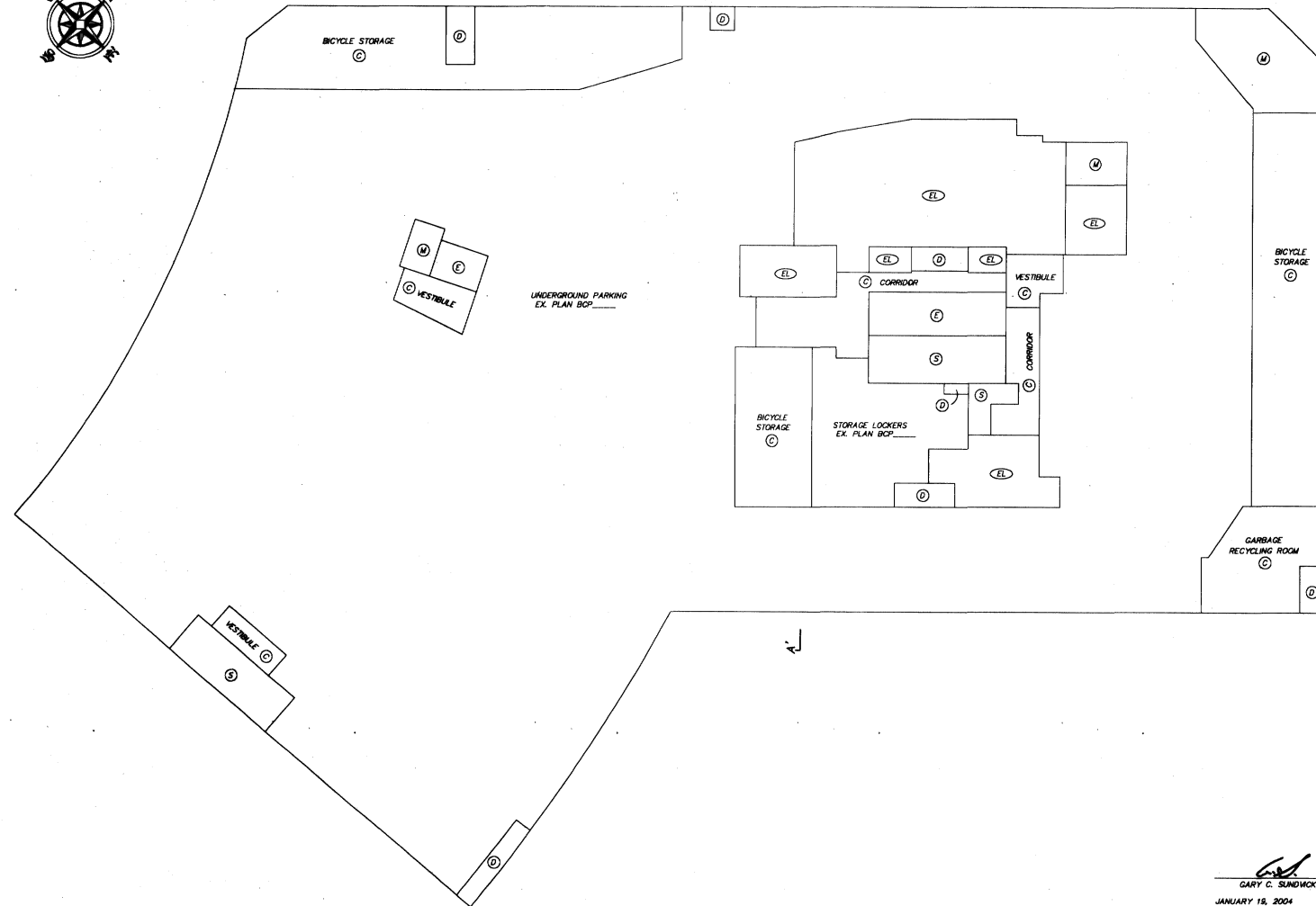

GARY C. SUNDWICK, B.C.L.S.
JANUARY 18, 2004
BUTLER, SUNDWICK & ASSOCIATES
P.L.C. 808 DWG. 828-53

PARKING LEVEL P1

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



SHEET 7 OF 43 SHEETS
STRATA PLAN BCS 679

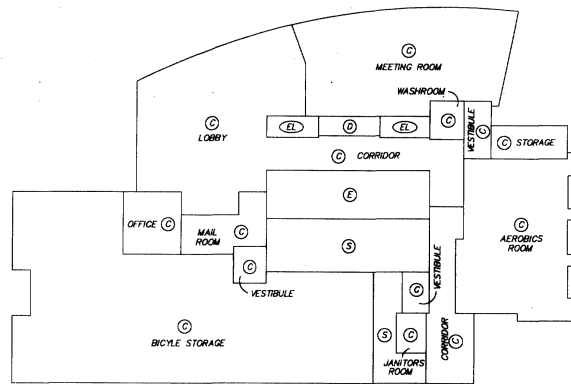
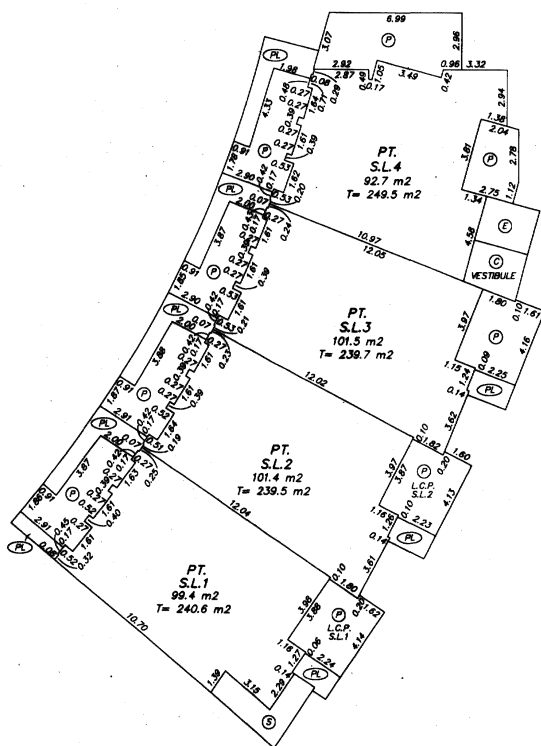



GARY C. SUNDVICK, B.C.L.S.
JANUARY 15, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 828 DWG: 828-S3

GROUND FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679

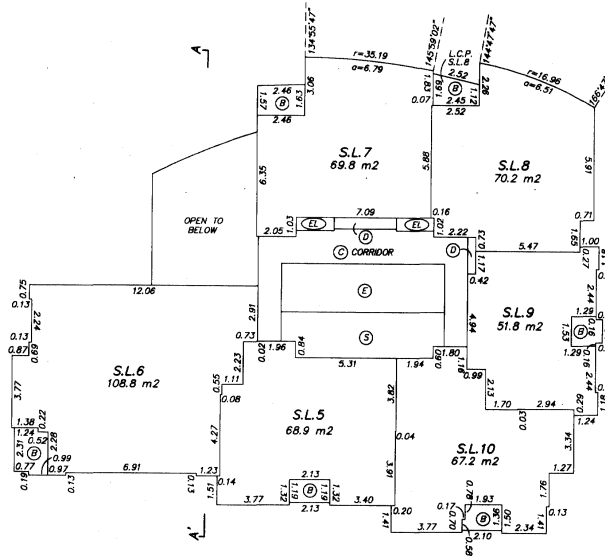
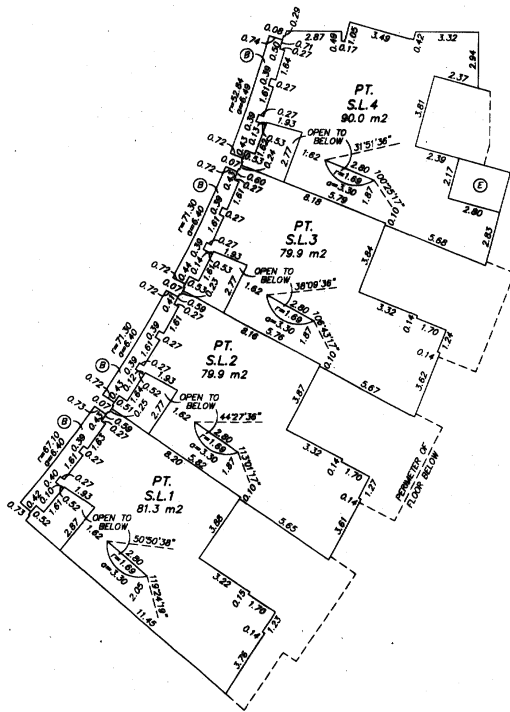


GARY C. SUNDWICK, B.C.L.S.
JANUARY 18, 2004
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FILE: 928 DMC: 928-54

2nd FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

SHEET 9 OF 43 SHEETS
STRATA PLAN BCS 679

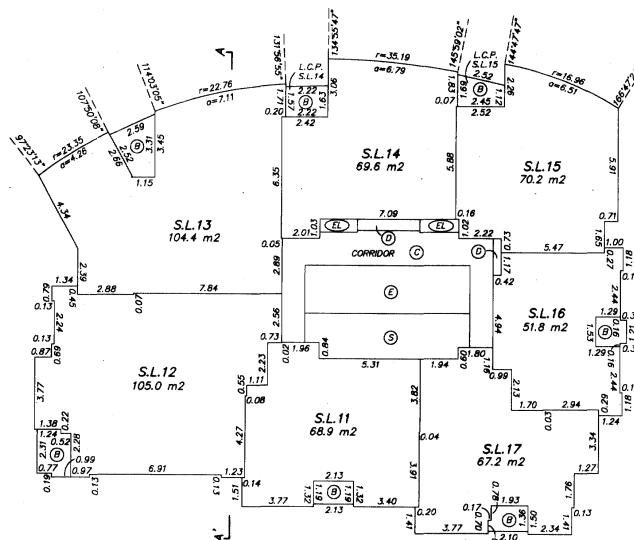
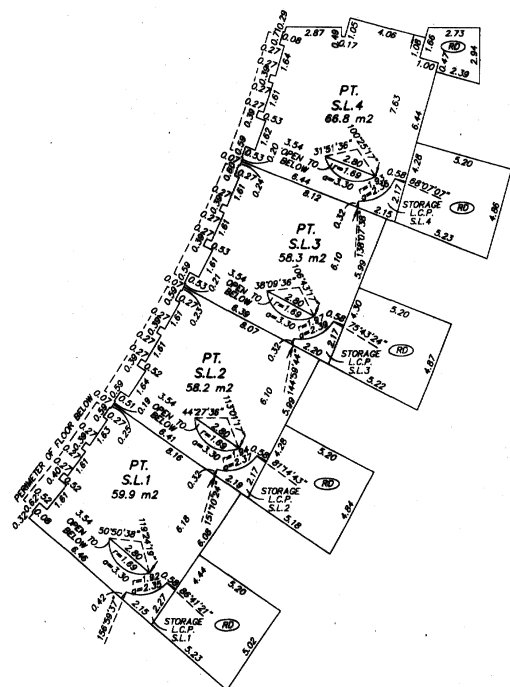


G.A.
GARY C. SANDMICK, B.C.L.S.
JANUARY 18, 2004
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FILE: 928 DWG.: 928-54

3rd FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679



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JANUARY 18, 2004
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FILE: 928 DWG: 928-S4

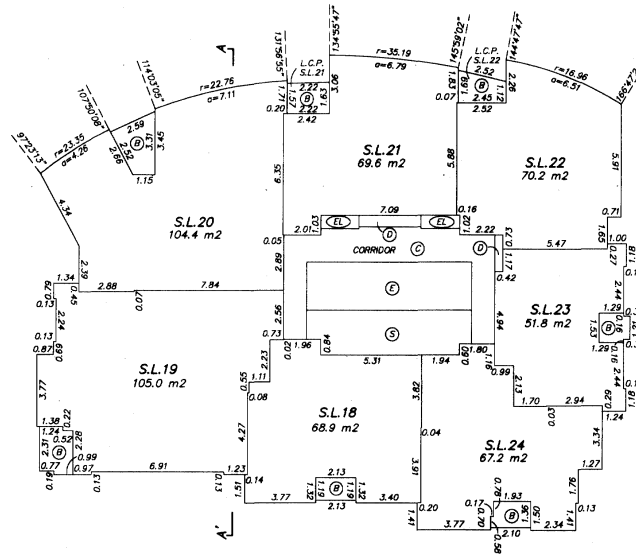
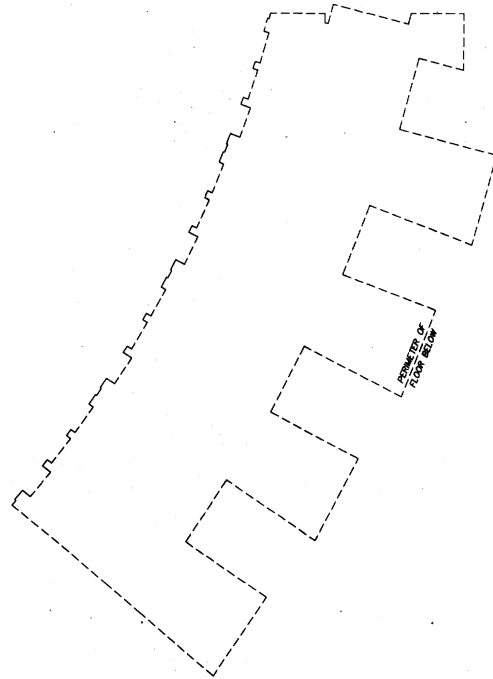
5th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679



SHEET 11 OF 43 SHEETS

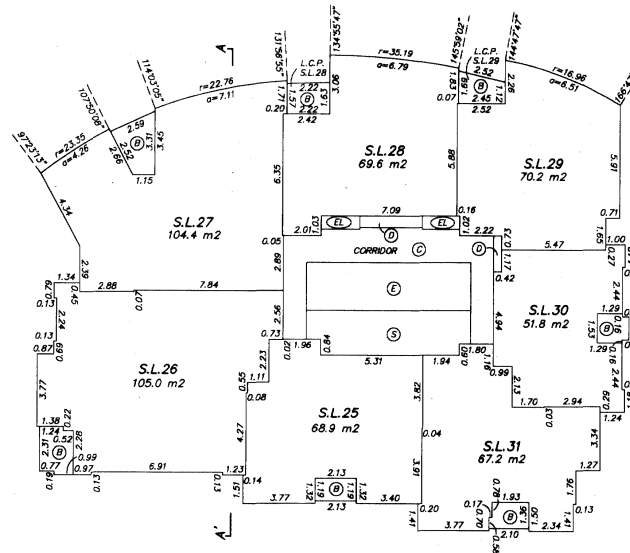


GARY C. SUNDVICK, B.C.L.S.
JANUARY 18, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 928 DWG: 928-54

6th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

SHEET 12 OF 43 SHEETS
STRATA PLAN BCS 679

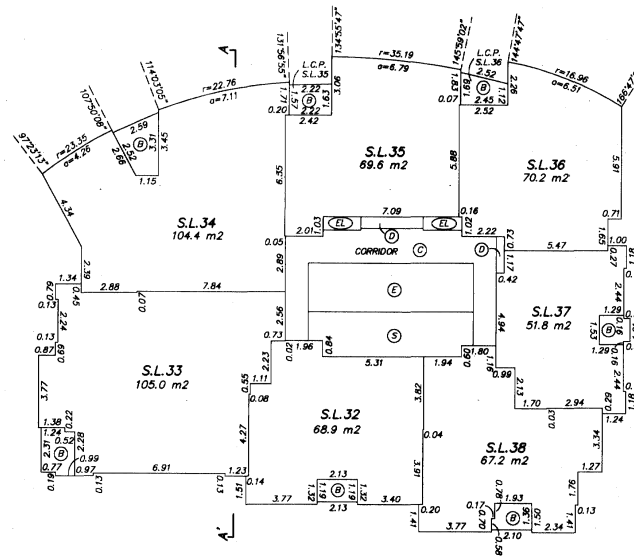


Gary C. Sundwick
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JANUARY 18, 2004
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FILE: 928 DWG: 928-54

7th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

SHEET 13 OF 43 SHEETS
STRATA PLAN BCS 679



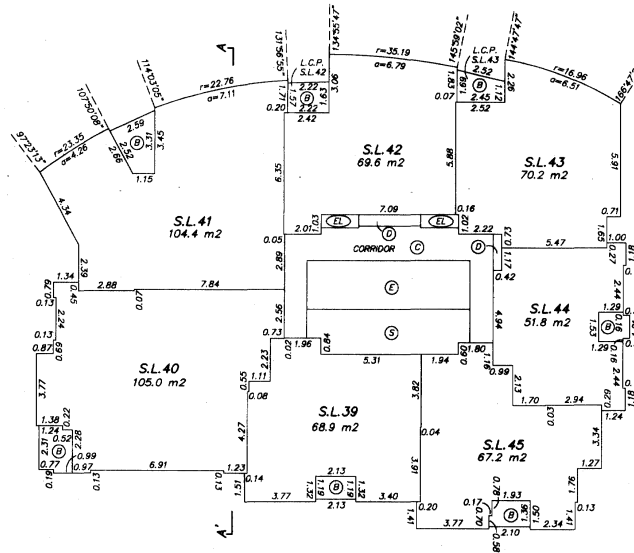
GARY C. SANDWICK
GARY C. SANDWICK, B.C.L.S.
JANUARY 16, 2004
BUTLER, SANDWICK & ASSOCIATES
FILE: 928 DWG: 928-54

8th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679

SHEET 14 OF 43 SHEETS

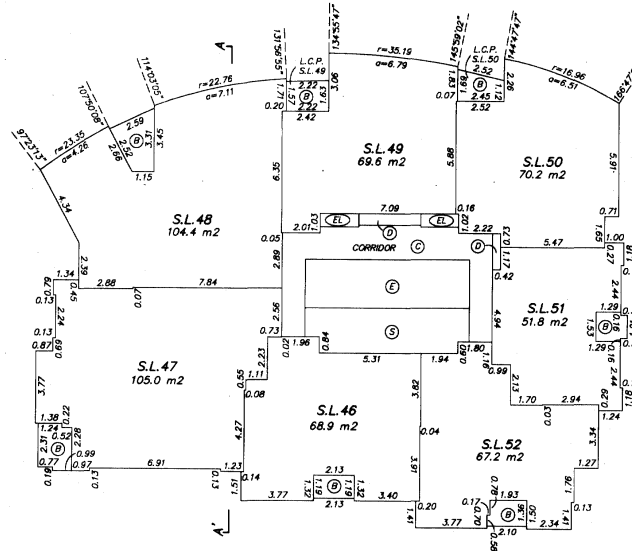


Gary C. Sundvick
 GARY C. SUNDVICK, B.C.L.S.
 JANUARY 18, 2004
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 FILE: 528 DWG: 008-54

9th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679



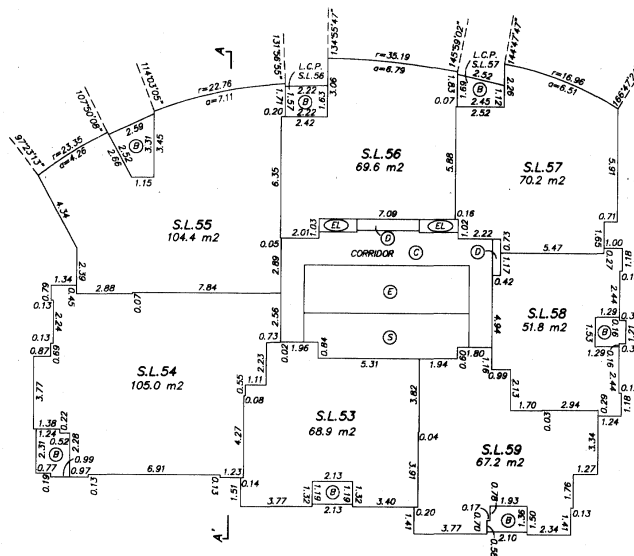
GARY C. SUNDWICK, B.C.L.S.
JANUARY 18, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 828 DWG.: 828-54

10th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679

SHEET 16 OF 43 SHEETS



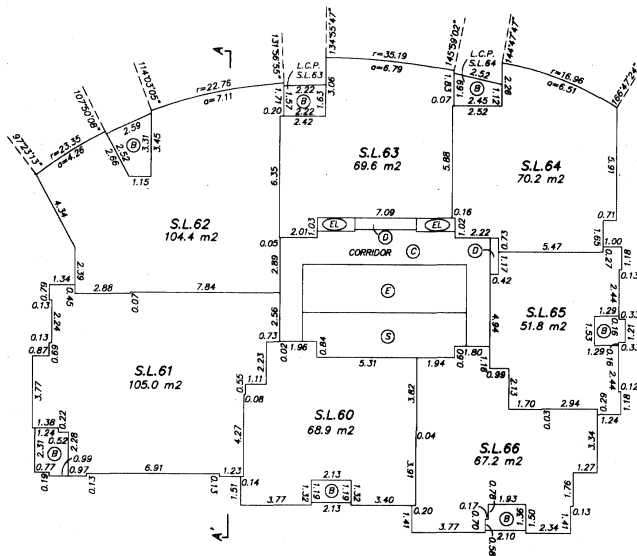
[Signature]

GARY C. SANDWICK, B.C.L.S.
JANUARY 19, 2004
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FILE: 928 DWG: 928-54

11th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

SHEET 17 OF 43 SHEETS
STRATA PLAN BCS 679

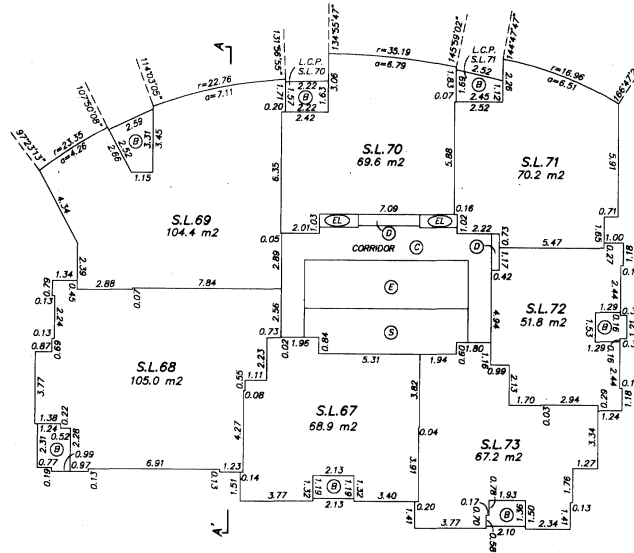


Gary C. Sundvick
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JANUARY 18, 2004
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FILE: 828 DWG.: 828-54

12th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

SHEET 18 OF 43 SHEETS
STRATA PLAN BCS 679



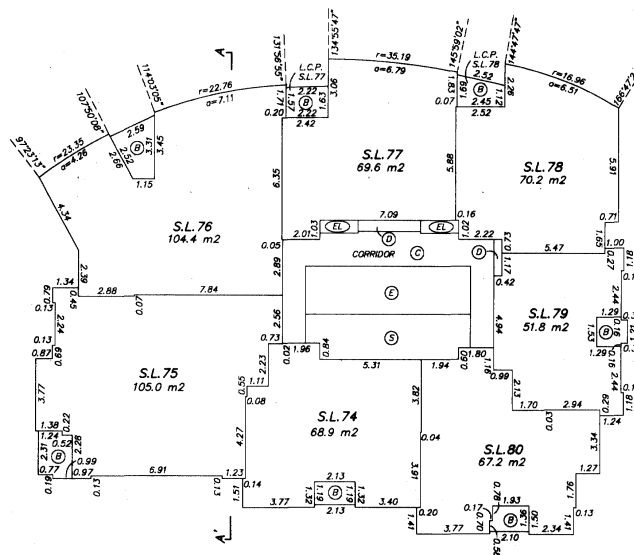
Gary C. Sundvick
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JANUARY 18, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 828 DWG: 828-54

15th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679

SHEET 19 OF 43 SHEETS



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

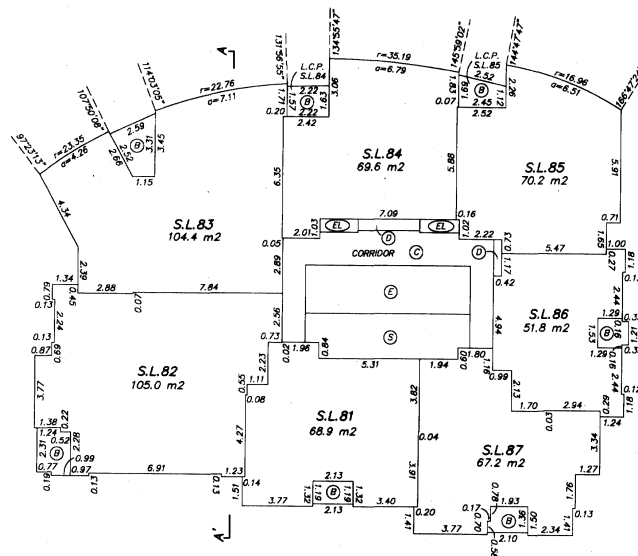
JANUARY 19, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 928 DWG: 928-54

16th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679

SHEET 20 OF 43 SHEETS



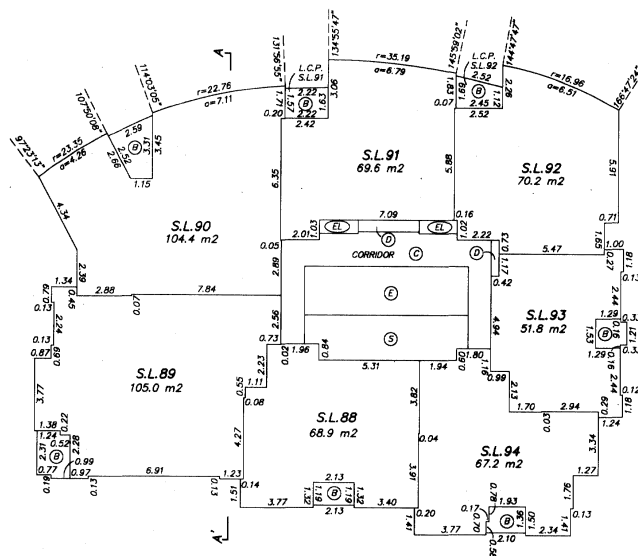
GARY C. SANDWICK, B.C.L.S.
JANUARY 18, 2004
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FILE: 828 DWG.: 828-54

17th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679

SHEET 21 OF 43 SHEETS



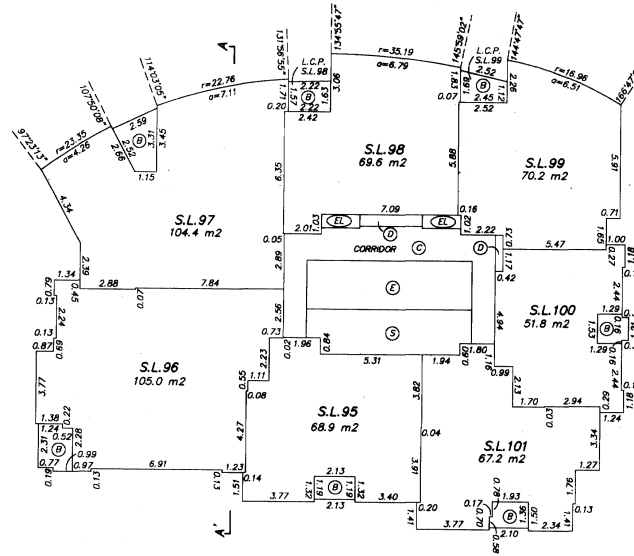
GARY C. SANDWICK, B.C.L.S.
JANUARY 19, 2004
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FILE: 928 DWG: 928-54

18th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679

SHEET 22 OF 43 SHEETS

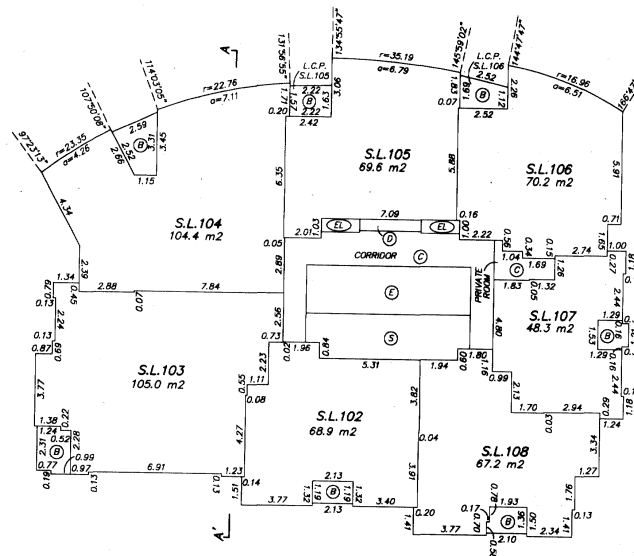


GARY C. SUNDWICK, B.C.L.S.
JANUARY 19, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 828 DMC: 828-54

19th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

SHEET 23 OF 43 SHEETS
STRATA PLAN BCS 679



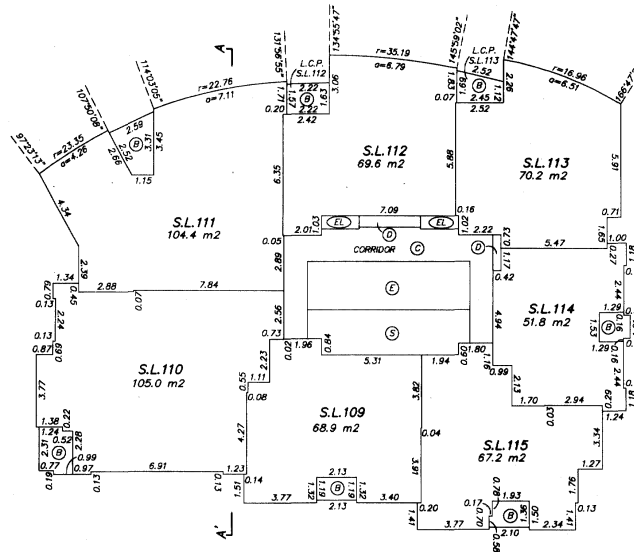
GARY C. SANDWICK, B.C.L.S.
JANUARY 18, 2004
BUTLER, SANDWICK & ASSOCIATES
FILE: 928 DWG.: 928-S4

20th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679

SHEET 24 OF 43 SHEETS



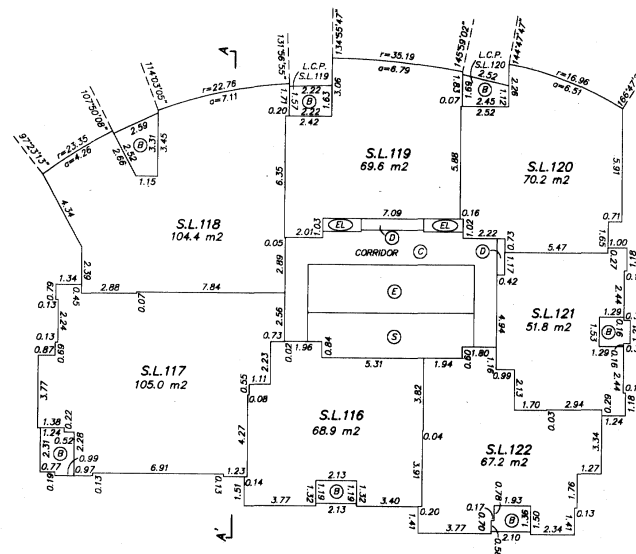
GARY C. SUNDWICK, B.C.L.S.
JANUARY 19, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 528 DWG: 528-54

21st FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679

SHEET 25 OF 43 SHEETS



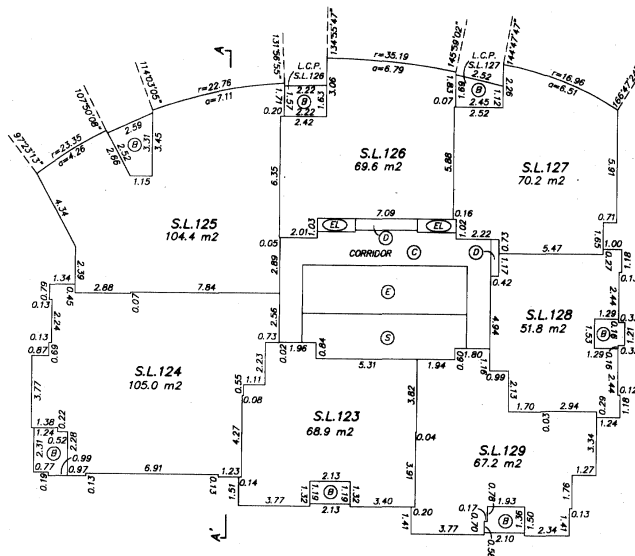
C.S.
GARY C. SUNDWICK, B.C.L.S.
JANUARY 19, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 928 DWG: 928-54

22nd FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679

SHEET 26 OF 43 SHEETS



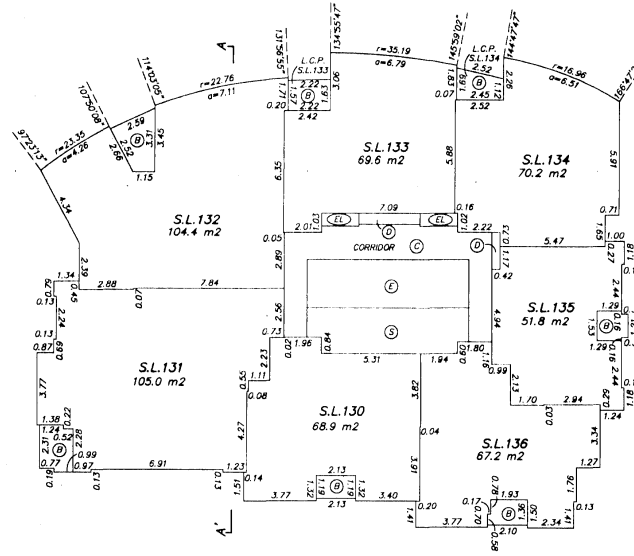
GARY C. SUNDWICK, B.C.L.S.
JANUARY 19, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 628 DWG: 628-54

23rd FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679

SHEET 27 OF 43 SHEETS



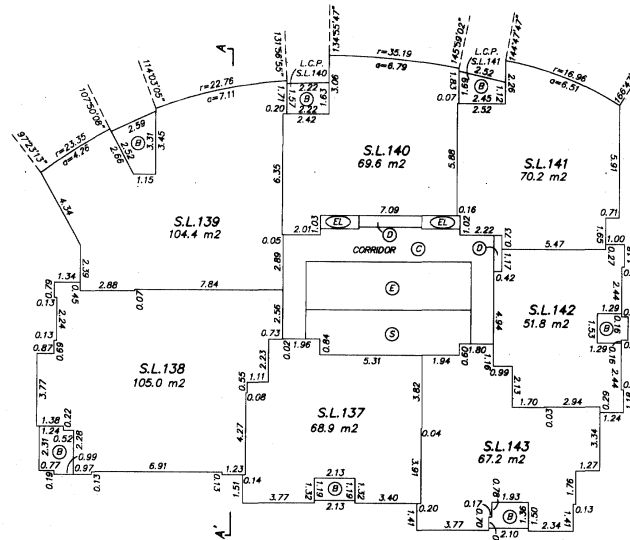
G.C.S.
GARY C. SUNDWICK, B.C.L.S.

JANUARY 19, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 928 DWG.: 928-54

25th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

SHEET 28 OF 43 SHEETS
STRATA PLAN BCS 679



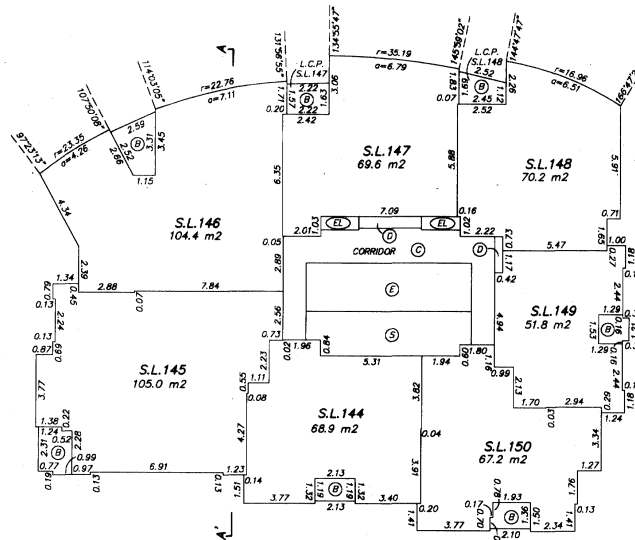
GARY C. SUNDWICK
GARY C. SUNDWICK, B.C.I.S.
JANUARY 19, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 928 DWG.: 928-54

26th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679

SHEET 29 OF 43 SHEETS

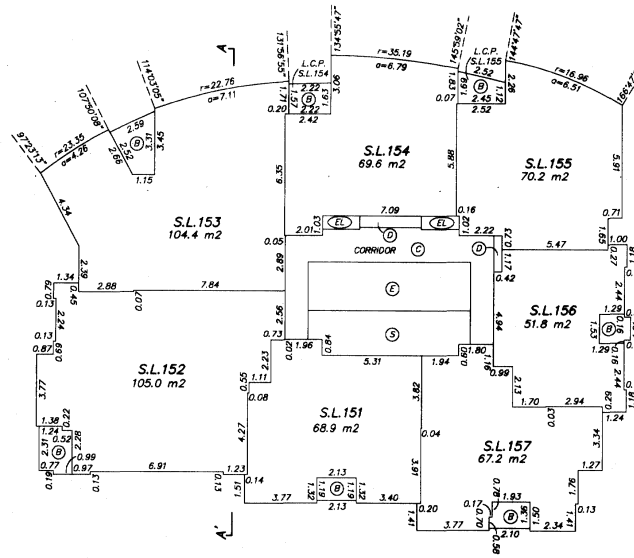


Gary C. Sundvick
GARY C. SUNDVICK, B.C.L.S.
JANUARY 19, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 928 DWG: 928-54

27th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

SHEET 30 OF 43 SHEETS
STRATA PLAN BCS 679



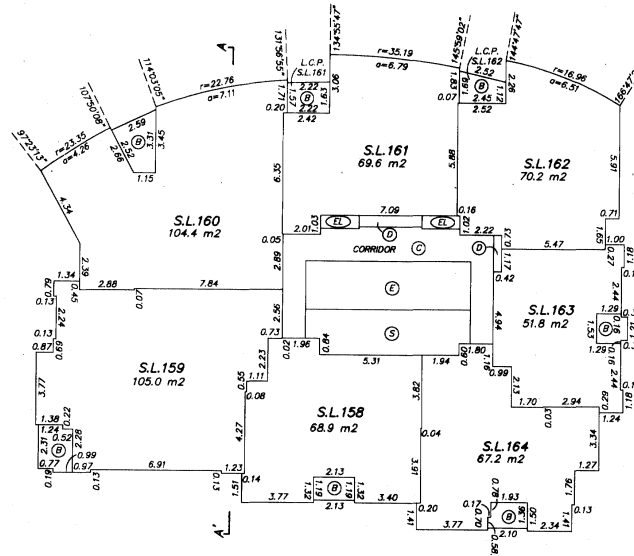
Gary C. Sundvick
GARY C. SUNDVICK, B.C.L.S.
JANUARY 18, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 828 DWG: 828-54

28th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

SHEET 31 OF 43 SHEETS

STRATA PLAN BCS 679

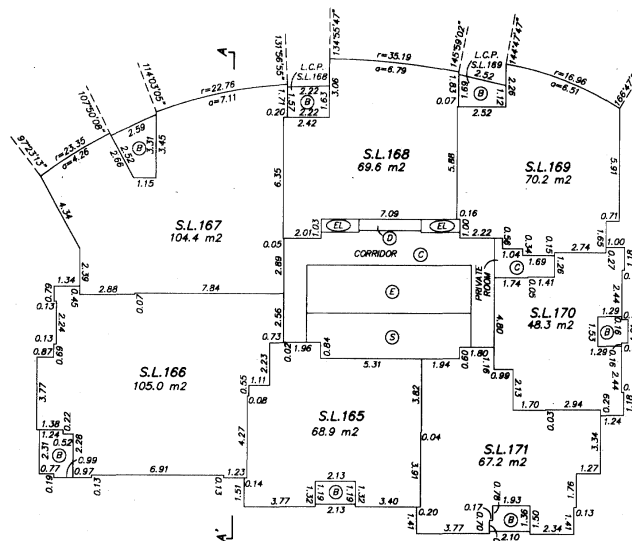



GARY C. SUNDVICK, B.C.L.S.
JANUARY 19, 2004
BUTLER, SUNDVICK & ASSOCIATES
FILE: 928 DWG: 928-54

29th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

SHEET 32 OF 43 SHEETS
STRATA PLAN BCS 679



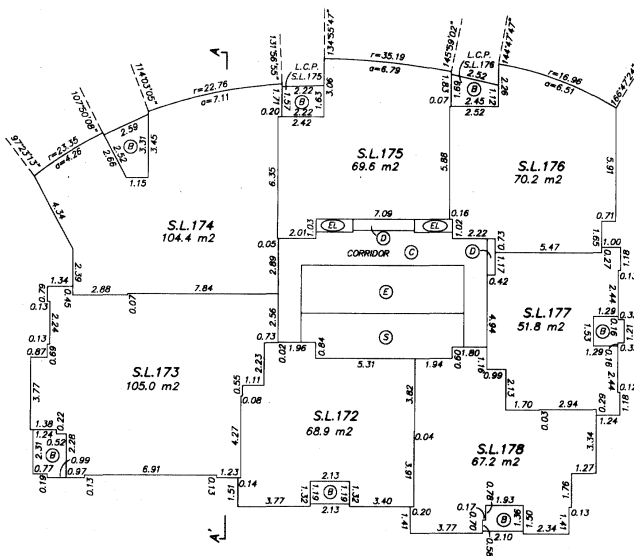
Gary C. Sundwick
GARY C. SUNDWICK, B.C.L.S.
JANUARY 18, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 908 DWG.: 908-54

30th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679

SHEET 33 OF 43 SHEETS

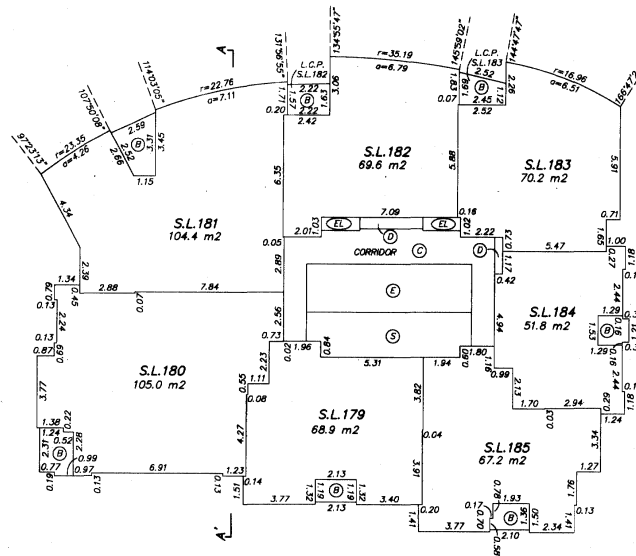


GARY C. SUNDWICK, B.C.L.S.
JANUARY 19, 2004
BUTLER, SUNDWICK & ASSOCIATES
FILE: 928 DWG.: 928-S4

31st FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

SHEET 34 OF 43 SHEETS
STRATA PLAN BCS 679

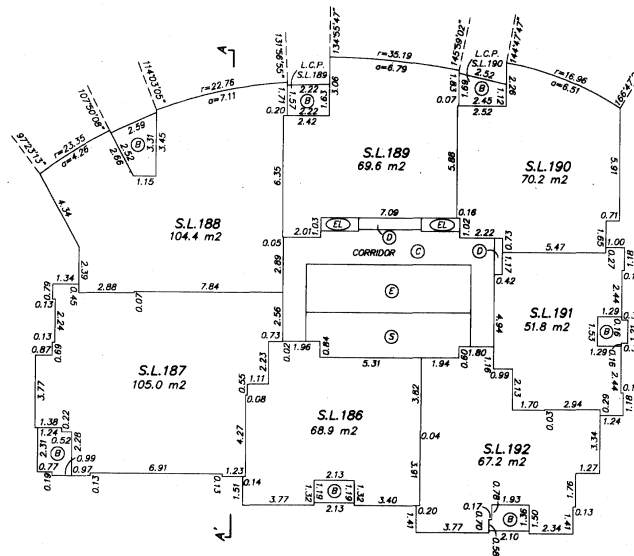


Gary C. Sundvick
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JANUARY 18, 2004
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FILE: 928 DWG: 928-54

32nd FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679



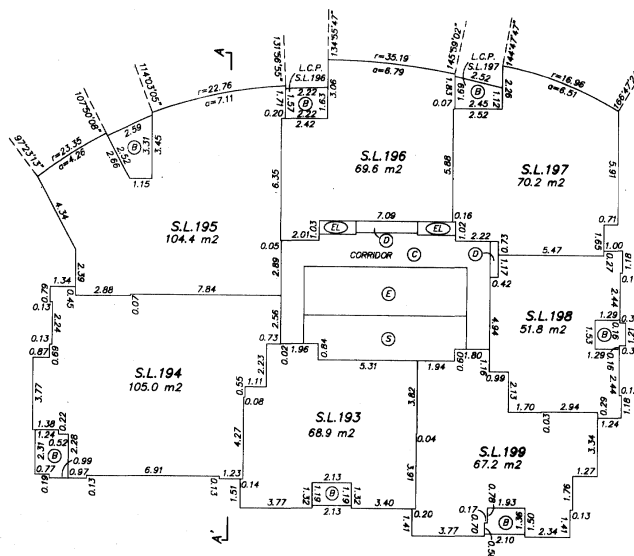
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FILE: 928 DWG: 928-S4

33rd FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679

SHEET 36 OF 43 SHEETS



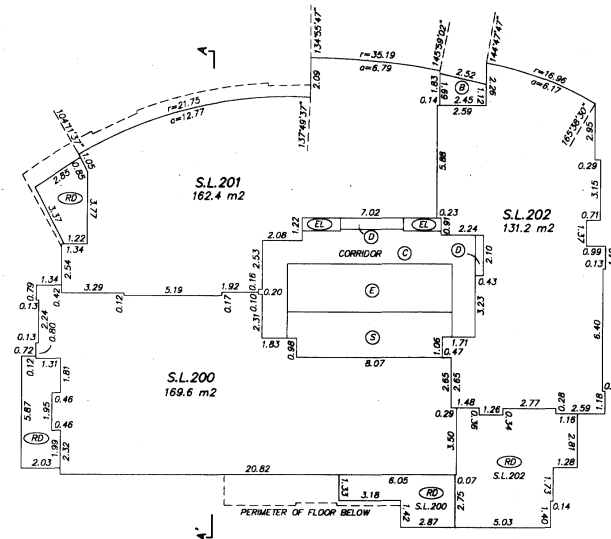
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JANUARY 15, 2004
BUTLER, SUNDVOK & ASSOCIATES
FILE: 828 DWG: 828-54

35th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

SHEET 37 OF 43 SHEETS

STRATA PLAN BCS 679

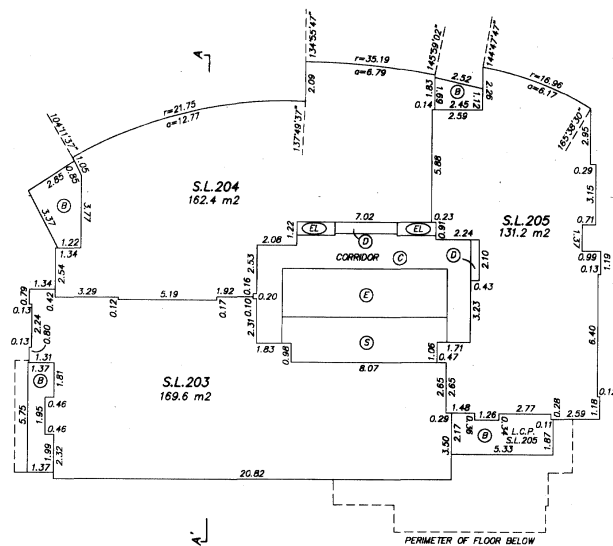



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FILE: 928 DWG: 928-54

36th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679



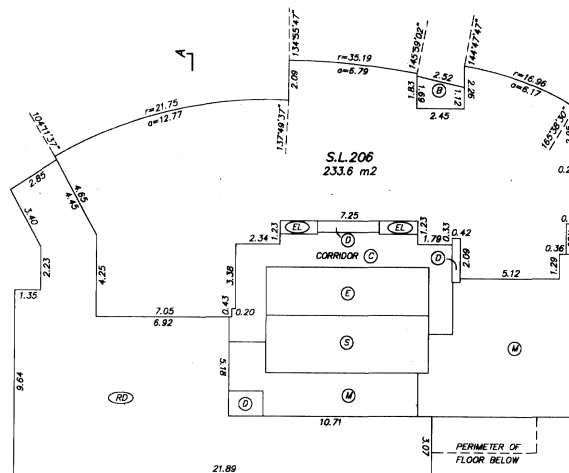
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JANUARY 19, 2004
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FILE: 928 DWG.: 928-54

37th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679

SHEET 39 OF 43 SHEETS



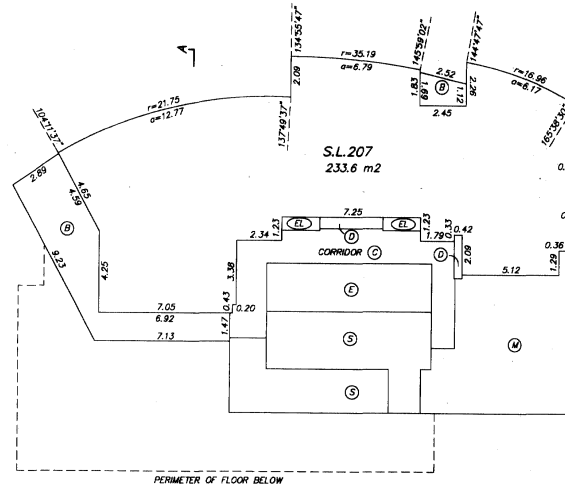
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FILE: 928 DWG: 928-54

38th FLOOR

SCALE 1:150 DISTANCES ARE METRIC

STRATA PLAN BCS 679

SHEET 40 OF 43 SHEETS

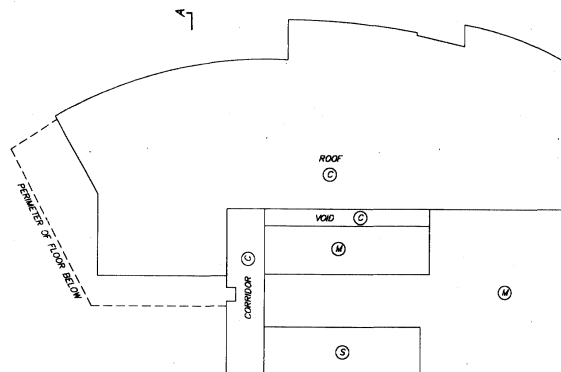


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JANUARY 18, 2004
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FILE: 020 DMC: 020-54

MECHANICAL PENTHOUSE

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

SHEET 41 OF 43 SHEETS
STRATA PLAN BCS 679

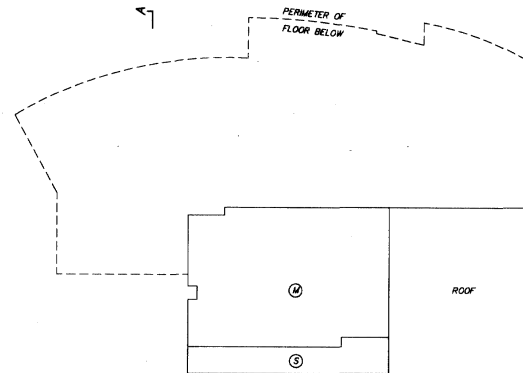


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FILE: 928 DWG: 928-54

ELEVATOR MACHINE ROOM

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

SHEET 42 OF 43 SHEETS
STRATA PLAN BCS 679

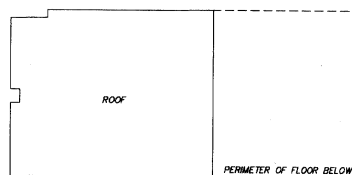



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FILE: 928 DWG: 928-54

ROOF

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

SHEET 43 OF 43 SHEETS
STRATA PLAN BCS 679




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FILE: 928 DWG: 928-54