

This Strata Plan is compiled from the Developer's Disclosure Statement. The Actual Registered Strata Plan May Vary From These Plans.

The Webmaster, REMAX Crest Realty (Westside), Les Twarog, Sonja Pedersen are not held liable for any errors or omissions. The reader of this material to verify the accuracy of the content.

YALETOWN PARK – 3

DISCLOSURE STATEMENT

Date: April 16, 2004

- A. Developer: Yaletown Park Condominium Properties Ltd.
- B. Address for Service: c/o McLachlan Brown Anderson
Barristers & Solicitors
10th Floor, 938 Howe Street
Vancouver, British Columbia
V6Z 1N9
- C. Developer's Mailing Address: c/o 35th Floor, 1088 Burrard Street
Vancouver, British Columbia
V6Z 2R9
- D. Real Estate Agent: Rennie Marketing Systems
1054 Hornby Street
Vancouver, British Columbia
V6Z 1V6

The Developer reserves the right to appoint additional or replacement agents or subagents.

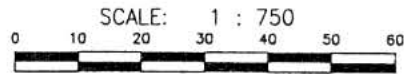
DISCLAIMER

NEITHER THE SUPERINTENDENT OF REAL ESTATE NOR ANY OTHER AUTHORITY OF THE GOVERNMENT OF BRITISH COLUMBIA HAS IN ANY WAY PASSED ON THE MERITS OF THE MATTERS DEALT WITH IN THIS DISCLOSURE STATEMENT. THIS DISCLOSURE STATEMENT HAS BEEN FILED WITH THE SUPERINTENDENT OF REAL ESTATE, BUT HE HAS NOT DETERMINED WHETHER OR NOT IT COMPLIES WITH PART 2 OF THE *REAL ESTATE ACT*.

PROPOSED STRATA OF
LOT B, BLOCK 76, D.L. 541,
GROUP 1, N.W.D., PLAN BCP

STRATA PLAN BCS

"CITY OF VANCOUVER"



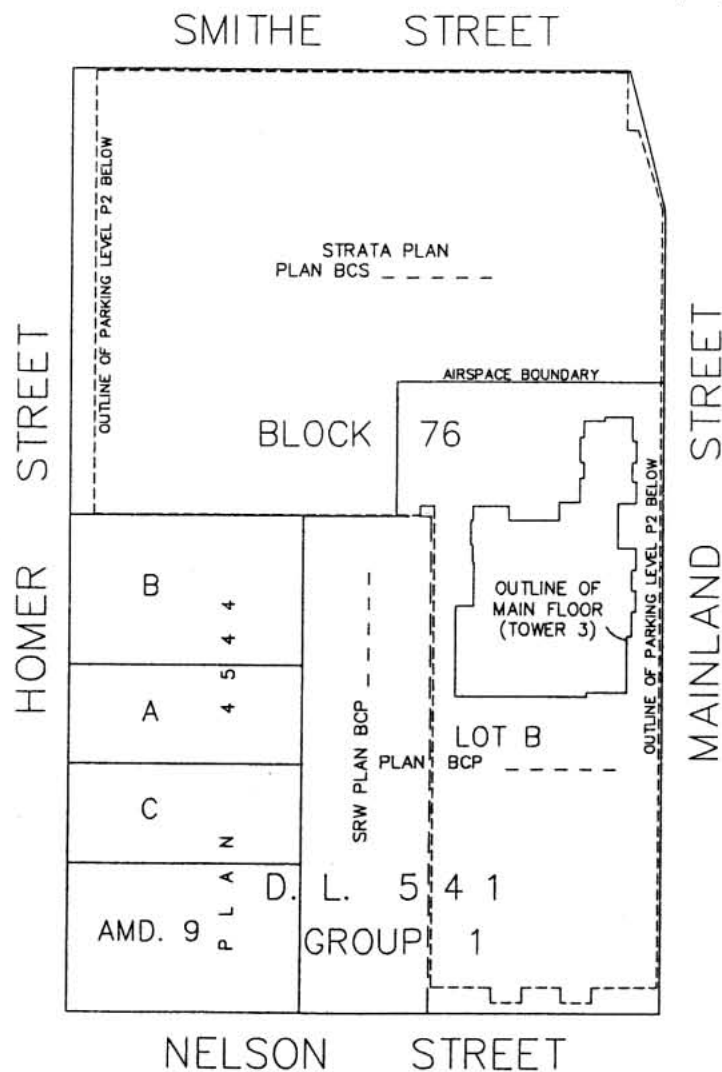
(ALL DISTANCES ARE IN METRES)

LEGEND

m² DENOTES SQUARE METRES
S.F. DENOTES SQUARE FEET
S.L. DENOTES STRATA LOT
LCP DENOTES LIMITED COMMON PROPERTY
VEST. DENOTES VESTIBULE
ELEV. DENOTES ELEVATOR
SA DENOTES STORAGE AREA
BS DENOTES BICYCLE STORAGE
© DENOTES COMMON PROPERTY

METHOD OF MEASUREMENT

- TO CENTRELINE OF ALL DEMISING WALLS BETWEEN STRATA LOTS AND CORE WALLS (IE, ELEVATOR, STAIRWELL).
- TO ONE (1) CENTIMETRE INSIDE OF THE OUTSIDE FACE OF EXTERIOR WALL AND ALL STRATA LOT WALLS ADJOINING COMMON AREAS (IE CORRIDOR WALL).

NOTE:

INFORMATION SHOWN ON THIS PLAN IS DERIVED
FROM ARCHITECTURAL DRAWINGS AND MAY CHANGE
UPON PROJECT COMPLETION.

**McElhanney**

MARCH 14, 2004
FILE 2112 06911-15R0

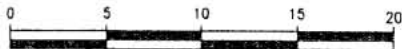
PARKING LEVEL 6

STRATA PLAN BCS _____

SMITHE STREET

PROPERTY LINE

SCALE: 1 : 250



(ALL DISTANCES ARE IN METRES)

©

LOT B

P L A N B C P - - - -

STRATA
PLAN
BCS _____

BUILDING OUTLINE

PROPERTY LINE

PARKING AREA

©

BUILDING OUTLINE

BUILDING OUTLINE

PROPERTY LINE

MAINLAND STREET

LOT B

P L A N B C P - - - -

SRW PLAN BCP _____

RIGHT-OF-WAY BOUNDARY

©

VEST. ©

STAIRS ©

ELEV. ©

ELEV. LOBBY ©

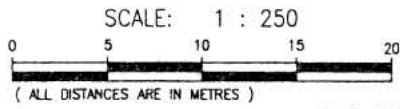
**McElhanney**

MARCH 14, 2004

FILE 2112 06911-15R0

PARKING LEVEL 5

STRATA PLAN BCS _____



FOR CONTINUATION
SEE SHEET 4

SMITHE STREET

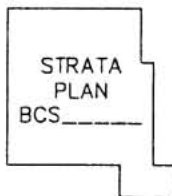
PROPERTY LINE

LOT B

P L A N B C P - - - -

©
BUILDING OUTLINE

PARKING AREA
©



B
PLAN 4544

PROPERTY LINE

FOR CONTINUATION
SEE SHEET 4

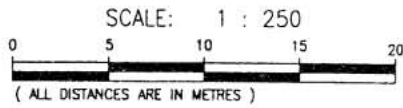
LOT B
P L A N B C P - - - -
SRW PLAN BCP _____



McElhanney
MARCH 14, 2004
FILE 2112 06911-15R0

PARKING LEVEL 5

STRATA PLAN BCS _____

SEE SHEET 3
FOR CONTINUATION

SMITHE STREET

PROPERTY LINE

LOT B
P L A N B C P - - - -STRATA
PLAN
BCS - - - -

PROPERTY LINE

MAINLAND STREET

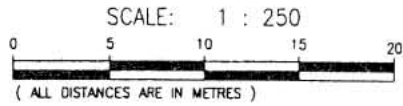
PARKING AREA
©BUILDING OUTLINE
PROPERTY LINESEE SHEET 5
FOR CONTINUATIONSEE SHEET 3
FOR CONTINUATION

SRW PLAN BCP _____

SEE SHEET 5
FOR CONTINUATIONLOT B
P L A N B C P - - - -**McElhanney**MARCH 14, 2004
FILE 2112 06911-15R0

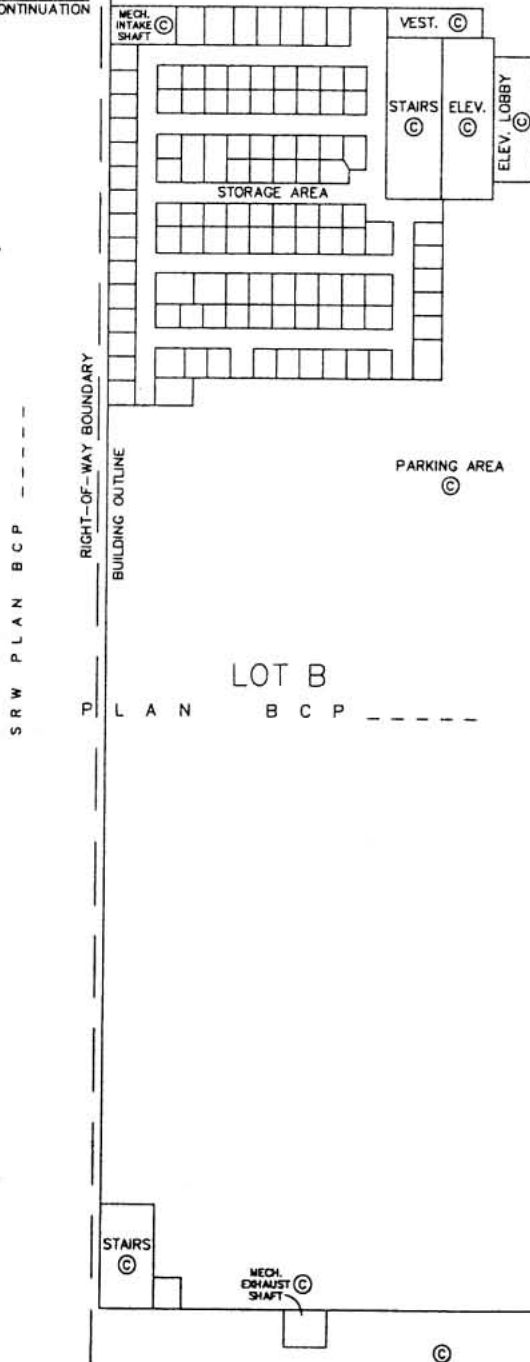
PARKING LEVEL 5

STRATA PLAN BCS _____



SEE SHEET 4
FOR CONTINUATION

SEE SHEET 4
FOR CONTINUATION



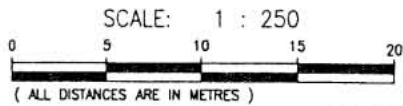
BUILDING OUTLINE
PROPERTY LINE

MAINLAND STREET

NELSON STREET

PARKING LEVEL 4

STRATA PLAN BCS _____

FOR CONTINUATION
SEE SHEET 7

SMITHE STREET

PROPERTY LINE

©
BUILDING OUTLINE

PARKING AREA

©

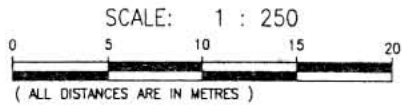
STRATA
PLAN
BCS _____

PROPERTY LINE

B
PLAN 4544FOR CONTINUATION
SEE SHEET 7LOT B
PLAN BCP _____
SRW PLAN BCP _____**McElhanney**MARCH 14, 2004
FILE 2112 06911-15R0

PARKING LEVEL 4

STRATA PLAN BCS _____

SEE SHEET 6
FOR CONTINUATION

SMITHE STREET

PROPERTY LINE

LOT B

P L A N B C P - - - - -

STRATA
PLAN
BCS _____

PROPERTY LINE

MAINLAND STREET

PARKING AREA
©BUILDING OUTLINE
PROPERTY LINESEE SHEET 8
FOR CONTINUATIONSEE SHEET 6
FOR CONTINUATION

SRW PLAN BCP _____

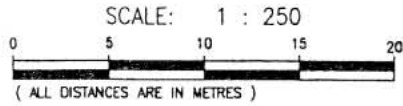
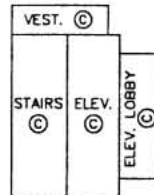
LOT B

P L A N B C P - - - - -

SEE SHEET 8
FOR CONTINUATION**McElhanney**MARCH 14, 2004
FILE 2112 06911-15R0

PARKING LEVEL 4

STRATA PLAN BCS _____

SEE SHEET 7
FOR CONTINUATIONSEE SHEET 7
FOR CONTINUATIONMECH.
INTAKE
SHAFT (C)PARKING AREA
(C)

LOT B

P L A N B C P

SRW PLAN BCP

RIGHT-OF-WAY BOUNDARY
BUILDING OUTLINEBUILDING OUTLINE
PROPERTY LINE

MAINLAND STREET

STAIRS
(C)MECH.
EXHAUST
SHAFT (C)

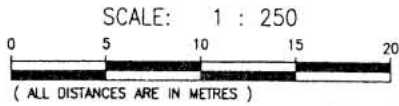
(C)

NELSON STREET

**McElhanney**MARCH 14, 2004
FILE 2112 06911-15R0

PARKING LEVEL 3

STRATA PLAN BCS _____

FOR CONTINUATION
SEE SHEET 10

SMITHE STREET

PROPERTY LINE

BUILDING OUTLINE

©

PARKING AREA

©

STRATA
PLAN
BCS _____STRATA
PLAN
BCS _____

PROPERTY LINE

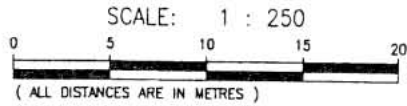
B
PLAN 4544FOR CONTINUATION
SEE SHEET 10LOT B
PLAN BCP _____

SRW PLAN BCP _____

**McElhanney**MARCH 14, 2004
FILE 2112 06911-15R0

PARKING LEVEL 3

STRATA PLAN BCS _____

SEE SHEET 9
FOR CONTINUATION

SMITHE STREET

PROPERTY LINE

STRATA
PLAN
BCS _____

©

PROPERTY LINE

MAINLAND STREET

PARKING AREA

©

BUILDING OUTLINE
PROPERTY LINEPARK & PARKADE
DEDICATIONSEE SHEET 9
FOR CONTINUATION

SRW PLAN BCP _____

SEE SHEET 11
FOR CONTINUATION

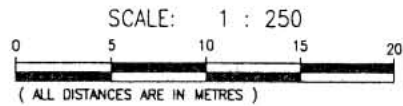
LOT B

PLAN BCP _____

SEE SHEET 11
FOR CONTINUATION**McElhanney**MARCH 14, 2004
FILE 2112 06911-15R0

PARKING LEVEL 3

STRATA PLAN BCS _____

SEE SHEET 10
FOR CONTINUATIONMECH.
INTAKE
SHAFT (C)TEL./TV
ROOM (C) EMER. DIST.
ROOM (C)

VEST. (C)

STAIRS (C)

ELEV. (C)

ELEV. LOBBY (C)

GARBAGE &
RECYCLING (C)

PARKING AREA (C)

SEE SHEET 10
FOR CONTINUATION

SRW PLAN BCP -----

RIGHT-OF-WAY BOUNDARY

BUILDING OUTLINE

LOT B

PLAN BCP -----

BUILDING OUTLINE

PROPERTY LINE

MAINLAND STREET

STAIRS (C)

MECH.
EXHAUST
SHAFT (C)MECH.
EXHAUST
SHAFT (C)

(C)

NELSON STREET

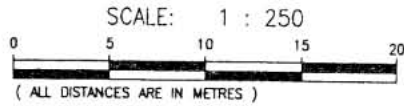


McElhanney

MARCH 14, 2004
FILE 2112 06911-15R0

PARKING LEVEL 2

STRATA PLAN BCS _____



FOR CONTINUATION
SEE SHEET 13

SMITHE STREET

PROPERTY LINE

STRATA
PLAN
BCS _____

BUILDING OUTLINE

©

PARKING AREA
©

STRATA
PLAN
BCS _____

PARK & PARKADE
DEDICATION

BUILDING OUTLINE

B
PLAN 4544

PROPERTY LINE

FOR CONTINUATION
SEE SHEET 13

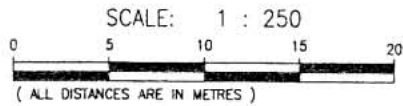
LOT B
PLAN BCP _____
SRW PLAN BCP _____



McElhanney
MARCH 14, 2004
FILE 2112 06911-15R0

PARKING LEVEL 2

STRATA PLAN BCS _____

SEE SHEET 12
FOR CONTINUATION

SMITHE STREET

PROPERTY LINE

STRATA
PLAN
BCS _____

PARKING AREA

PROPERTY LINE

MAINLAND STREET

PARKING AREA
CPARK & PARKADE
DEDICATION

PROPERTY LINE

PARKING AREA
CELECTRICAL
ROOM
CSEE SHEET 14
FOR CONTINUATIONSEE SHEET 12
FOR CONTINUATION

SRW PLAN BCP _____

SEE SHEET 14
FOR CONTINUATION

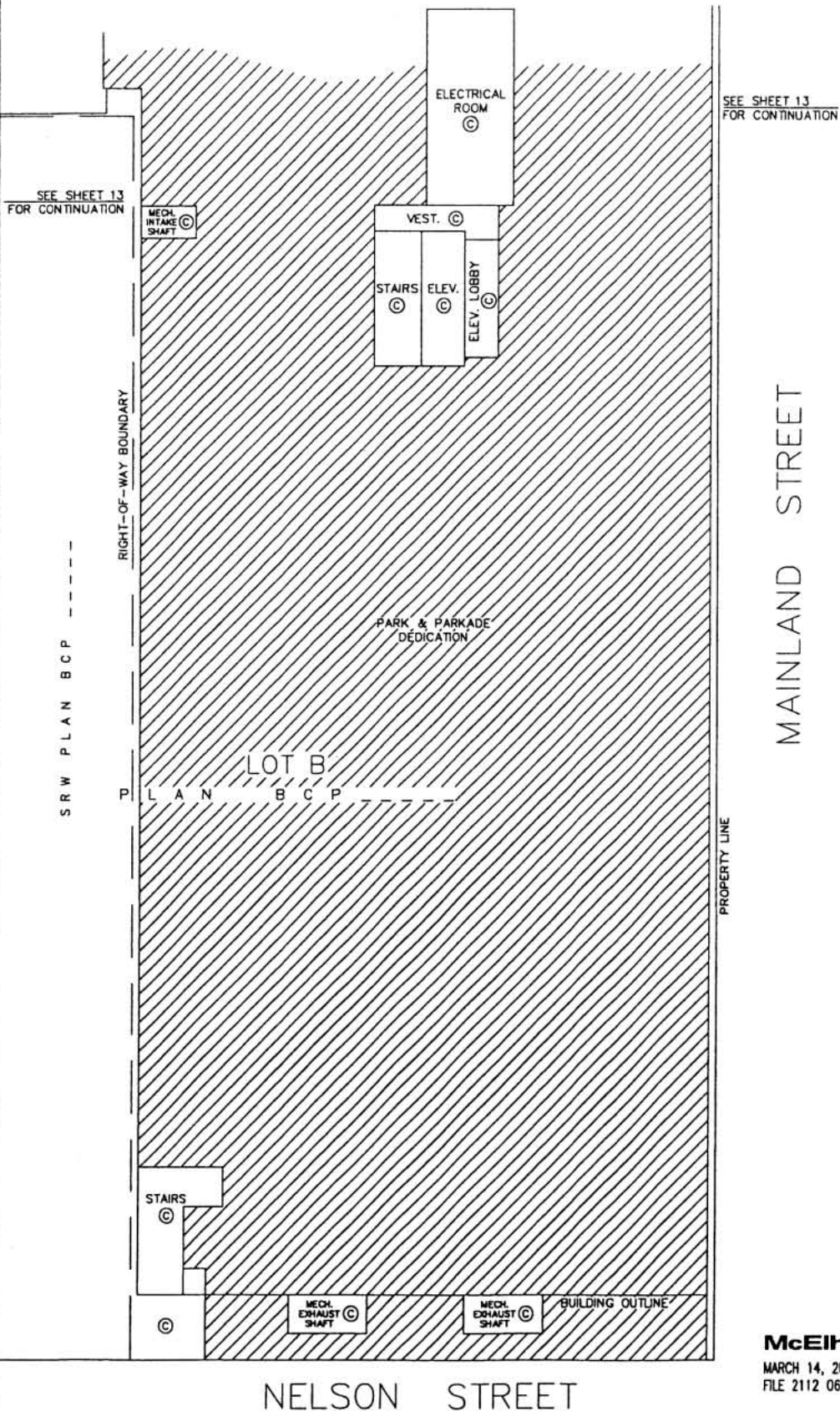
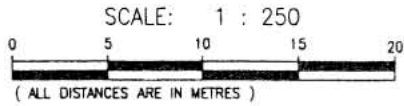
LOT B

PLAN B C P

**McElhanney**MARCH 14, 2004
FILE 2112 06911-15R0

PARKING LEVEL 2

STRATA PLAN BCS _____

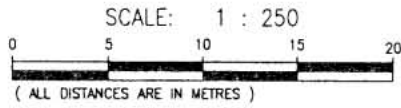


McElhanney

MARCH 14, 2004
FILE 2112 06911-15R0

PARKING LEVEL 1

STRATA PLAN BCS _____



SMITHE STREET

PROPERTY LINE

HOMER STREET

PROPERTY LINE

BUILDING OUTLINE

©

PARKING AREA

©

STRATA
PLAN
BCS _____STRATA
PLAN
BCS _____LOT B
PLAN BCP _____

PROPERTY LINE

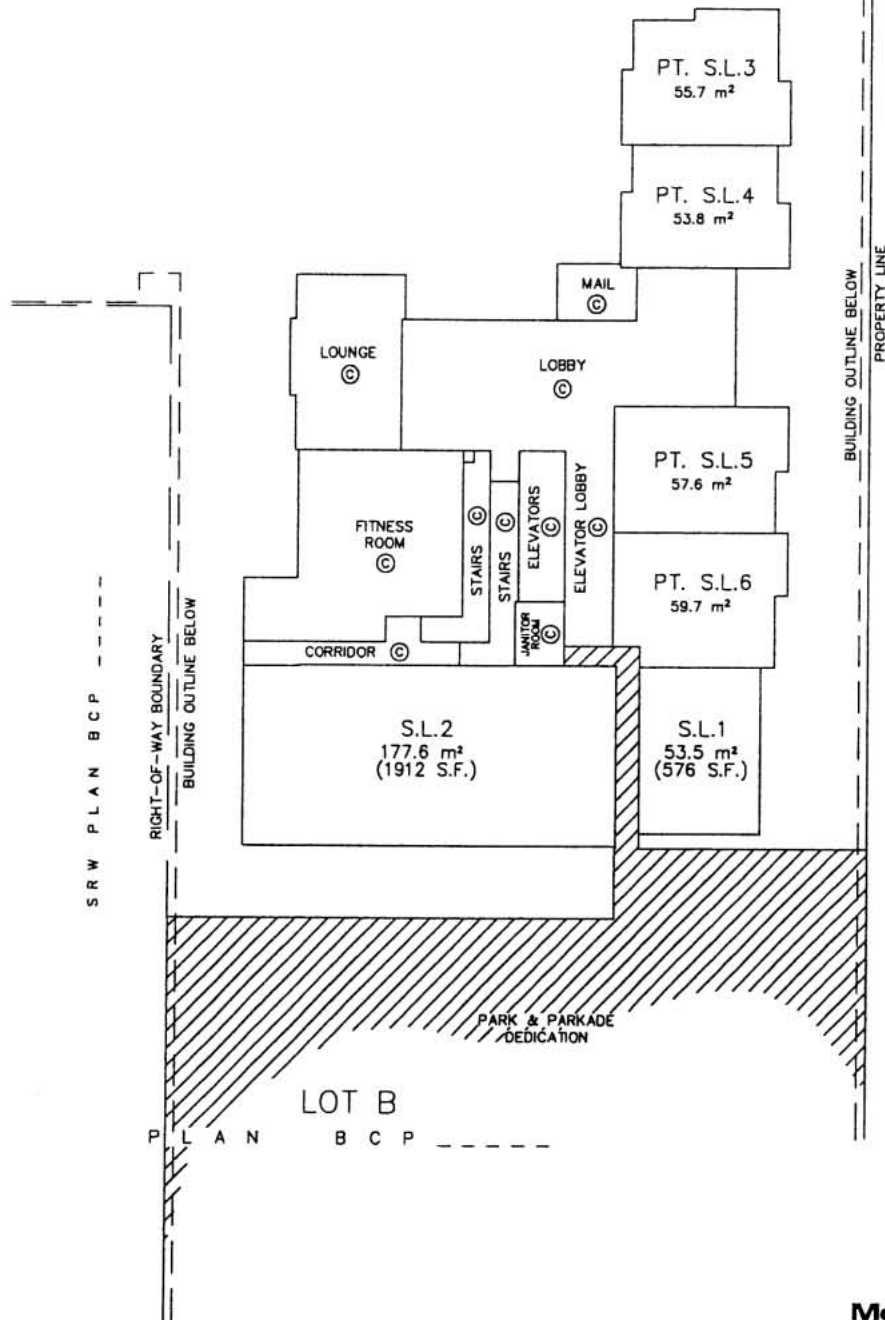
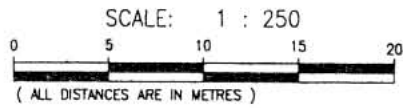
B
PLAN 4544

SRW PLAN BCP _____

**McElhanney**MARCH 14, 2004
FILE 2112 06911-15R0

TOWER 3 - LEVEL 1

STRATA PLAN BCS _____



LOT B

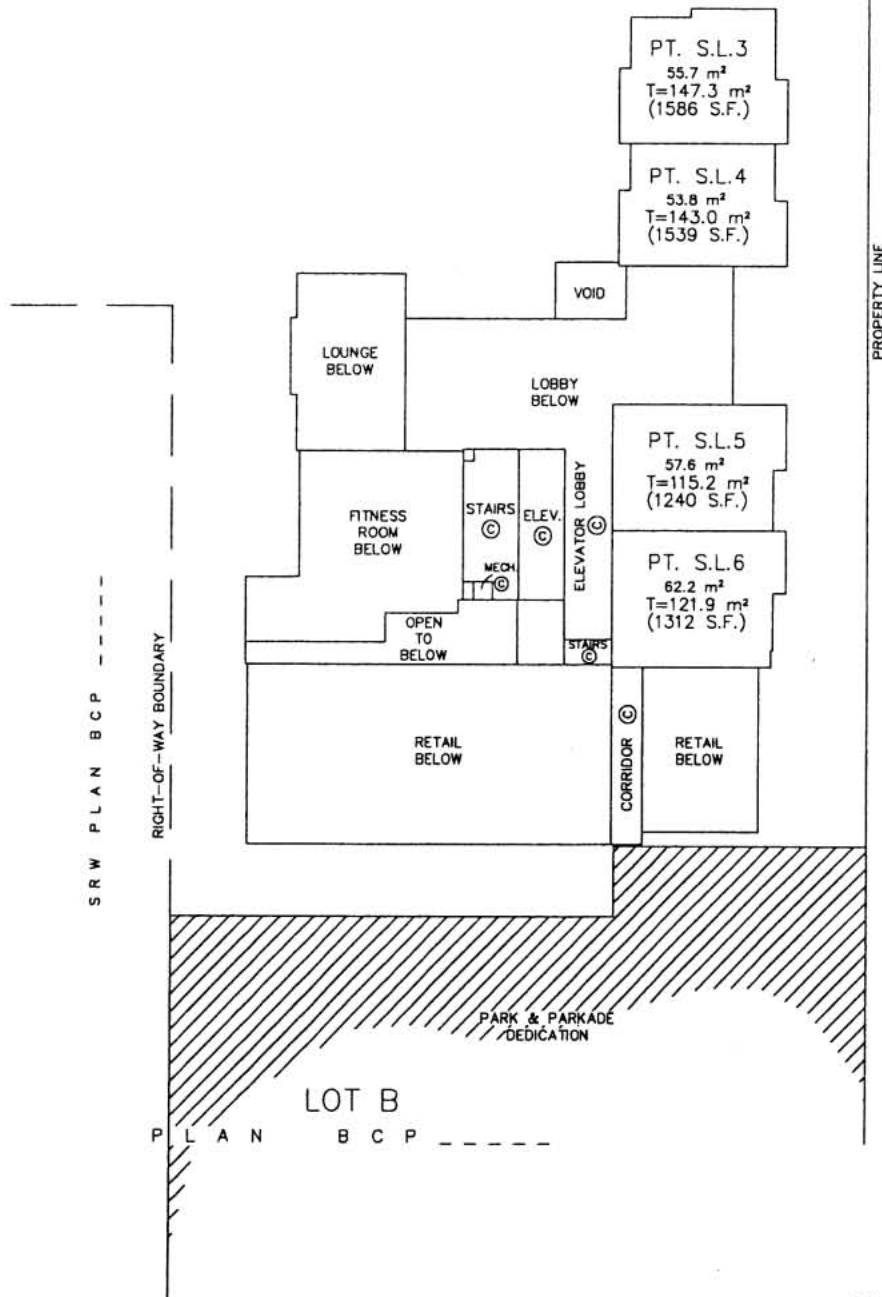
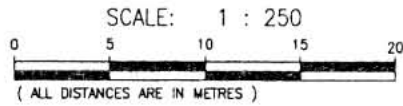
PLAN BCP

**McElhanney**

MARCH 14, 2004
FILE 2112 06911-15R0

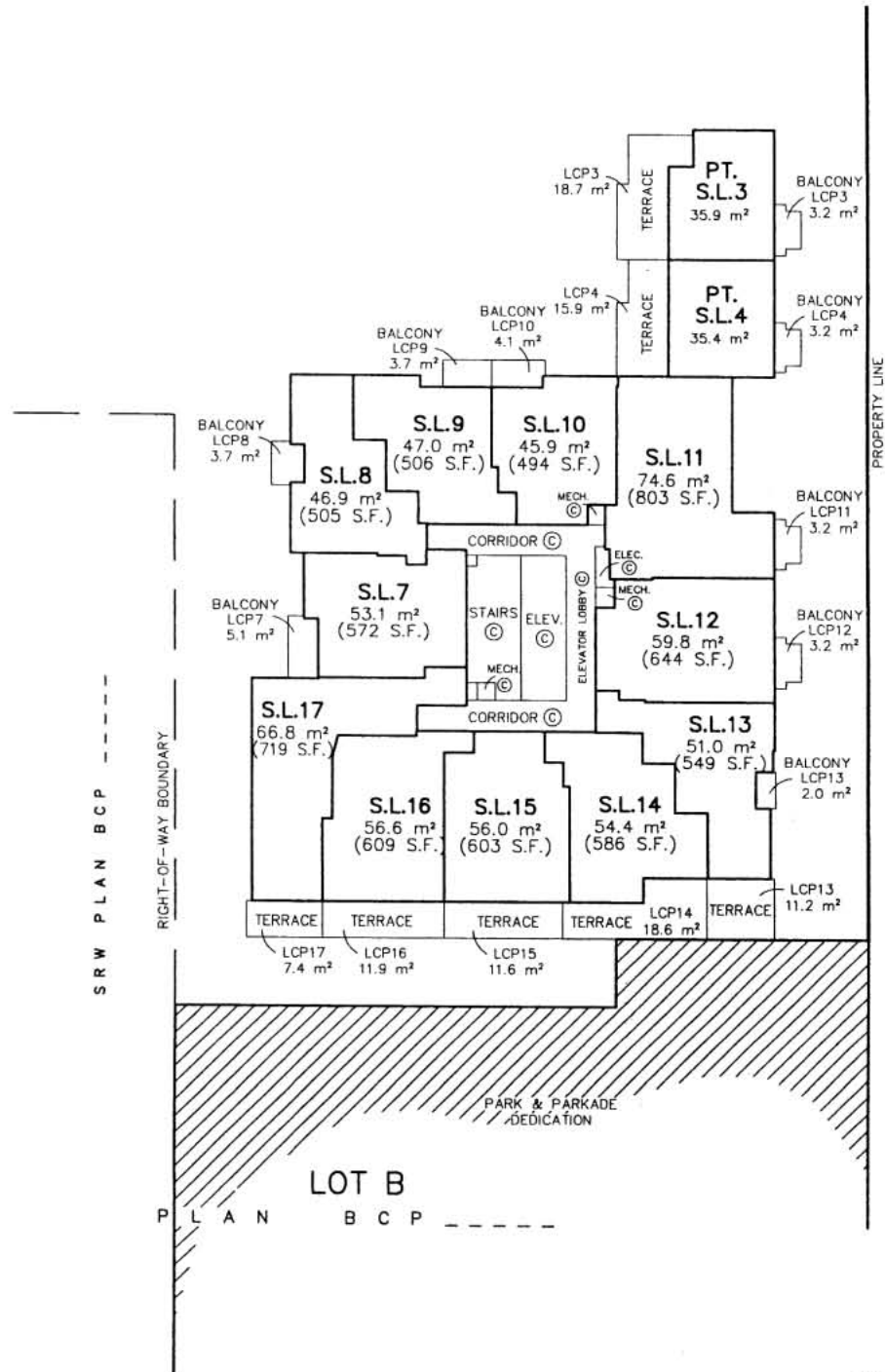
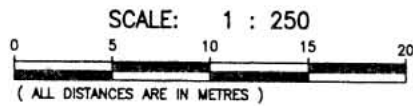
TOWER 3 - LEVEL 2

STRATA PLAN BCS _____



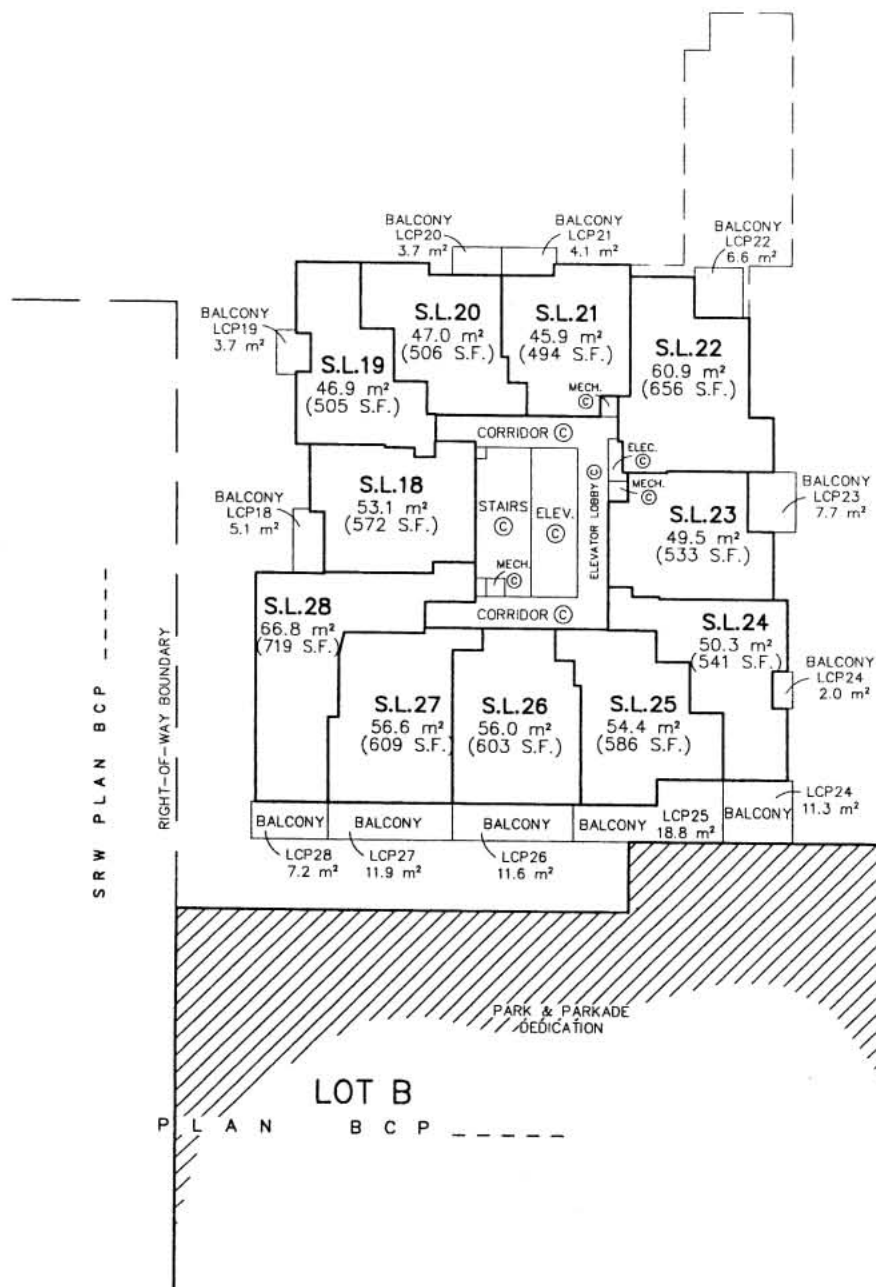
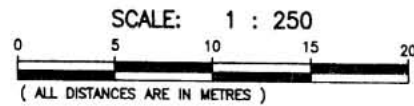
TOWER 3 - LEVEL 3

STRATA PLAN BCS



TOWER 3 - LEVEL 4

STRATA PLAN BCS



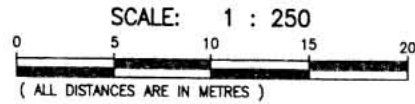
McElhanney

MARCH 14, 2004

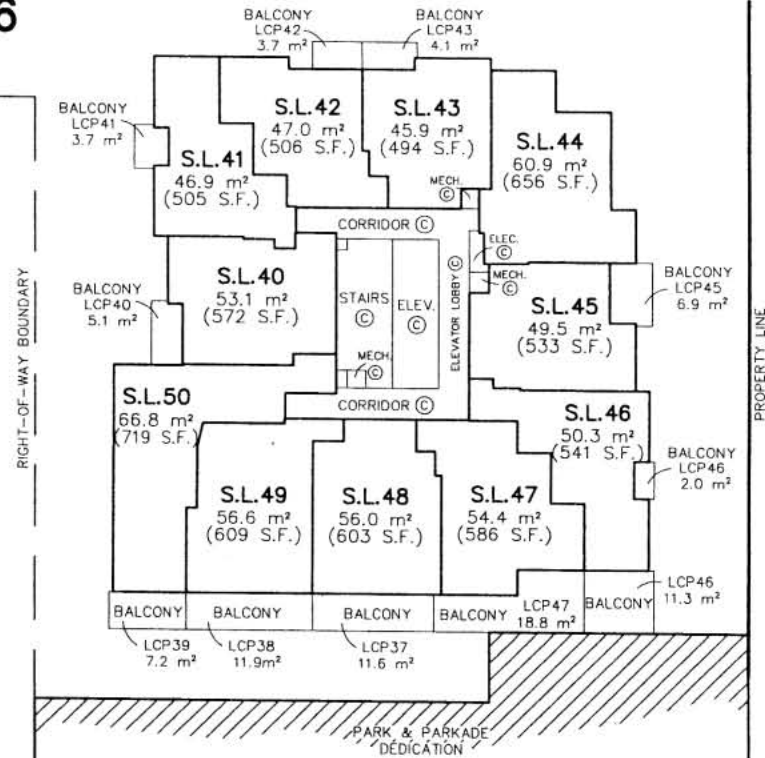
FILE 2112 06911-15R0

TOWER 3 - LEVEL 5 AND 6

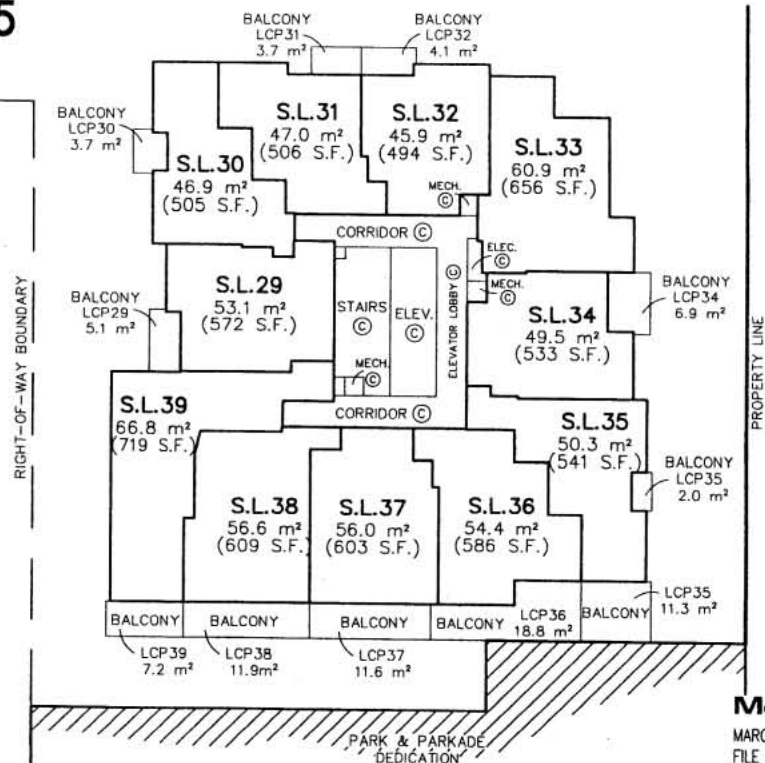
STRATA PLAN BCS



LEVEL 6



LEVEL 5



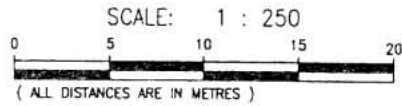
McElhanney

MARCH 14, 2004

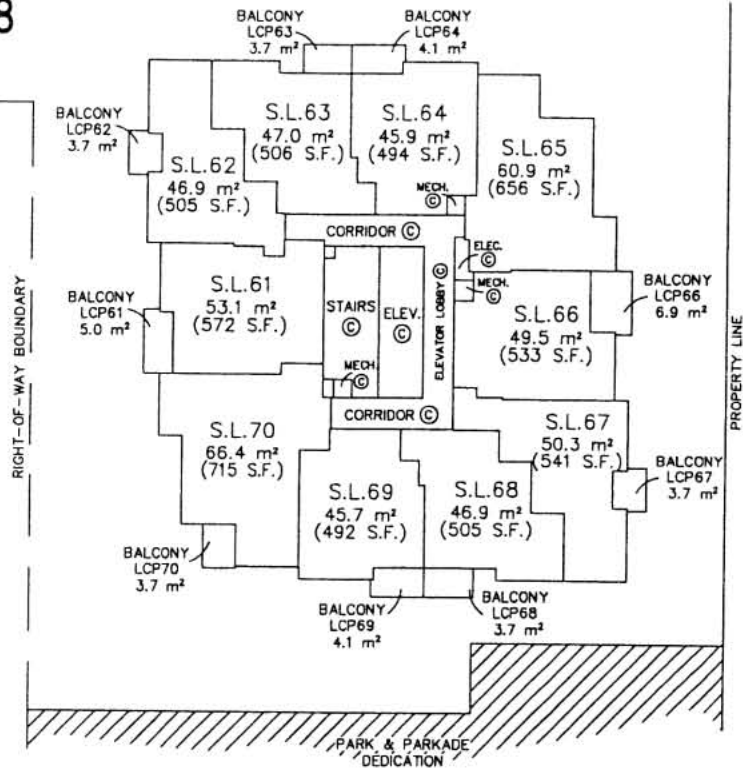
FILE 2112 06911-15R0

TOWER 3 - LEVEL 7 AND 8

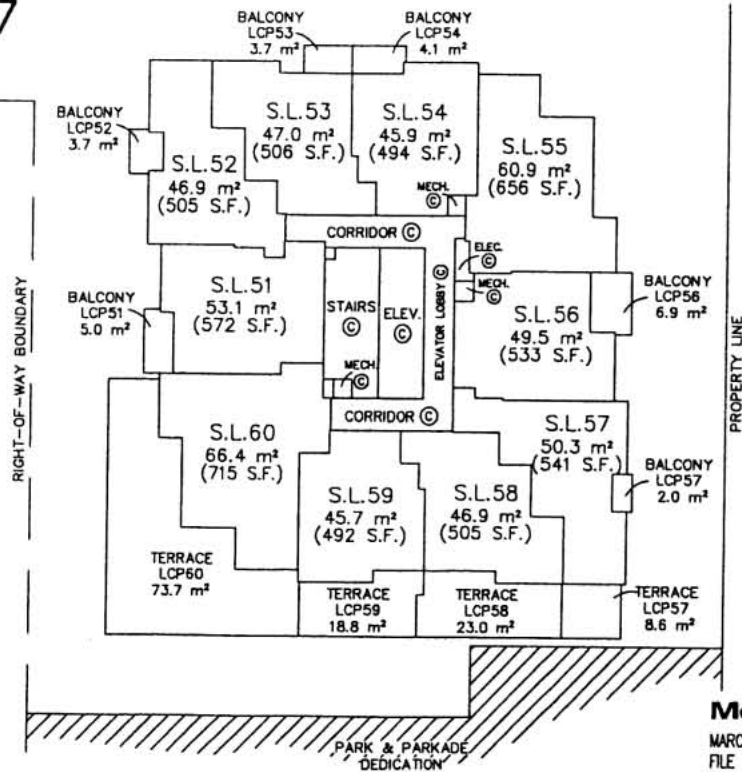
STRATA PLAN BCS



LEVEL 8



LEVEL 7

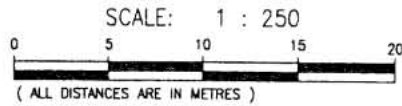


McElhanney

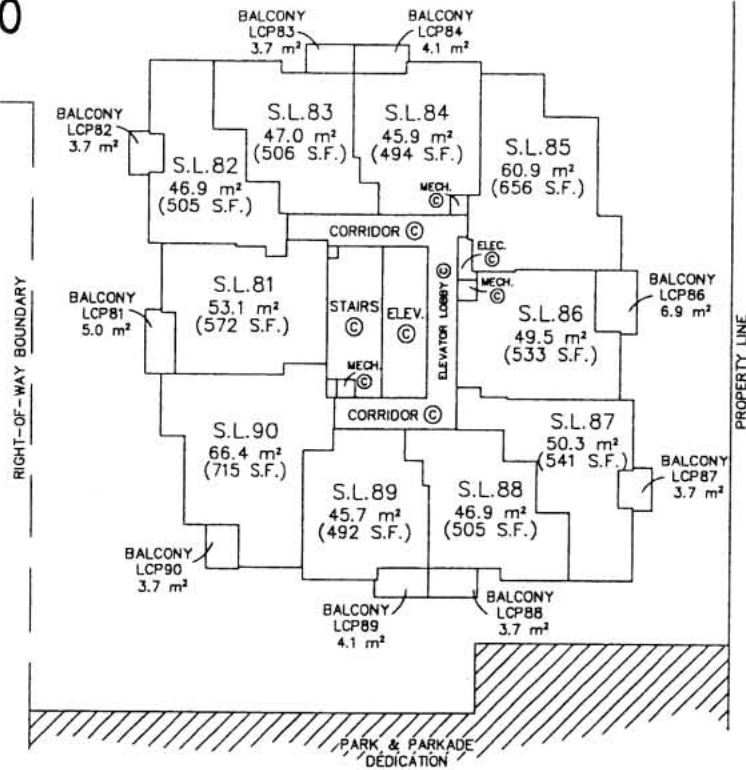
MARCH 14, 2004
FILE 2112 06911-15R0

TOWER 3 - LEVEL 9 AND 10

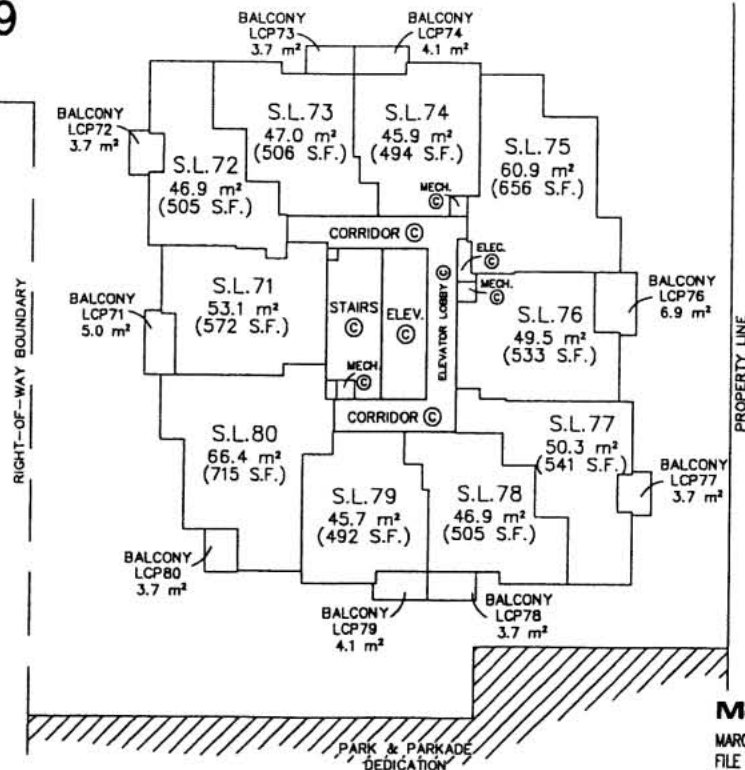
STRATA PLAN BCS



LEVEL 10



LEVEL 9



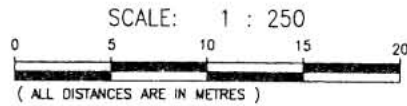
McElhanney

MARCH 14, 2004

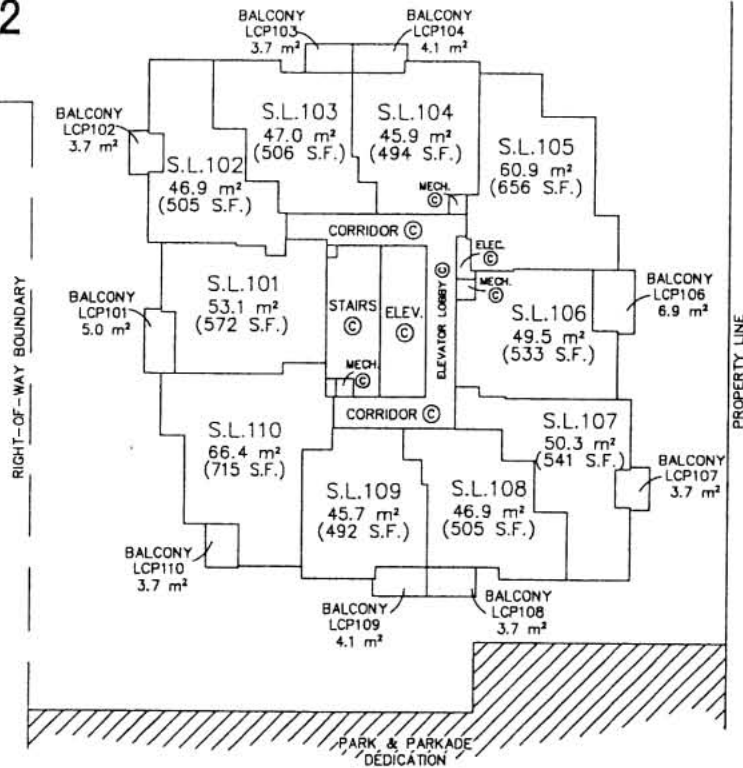
FILE 2112 06911-15R0

TOWER 3 - LEVEL 11 AND 12

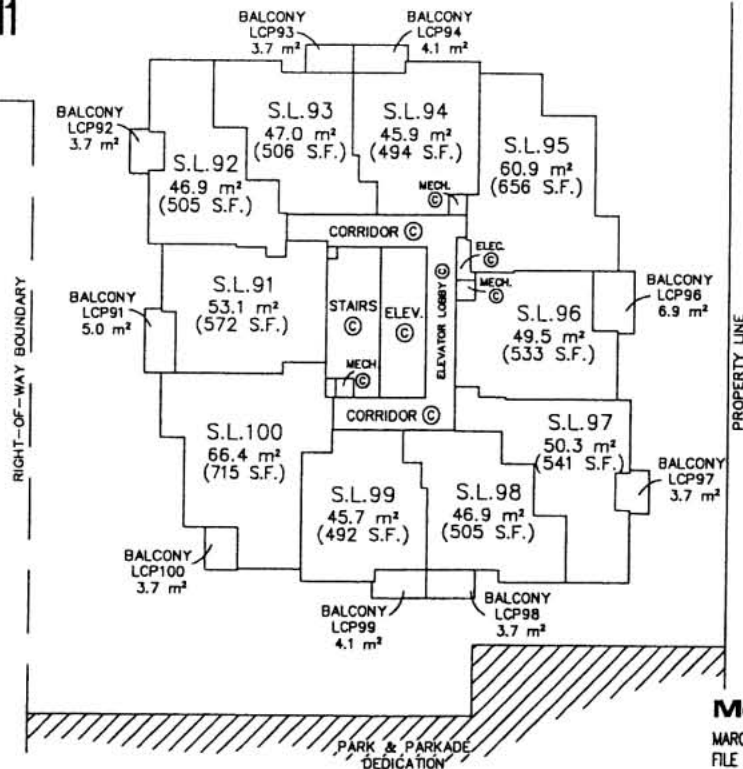
STRATA PLAN BCS



LEVEL 12



LEVEL 11

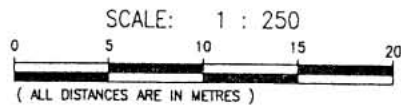


McElhanney

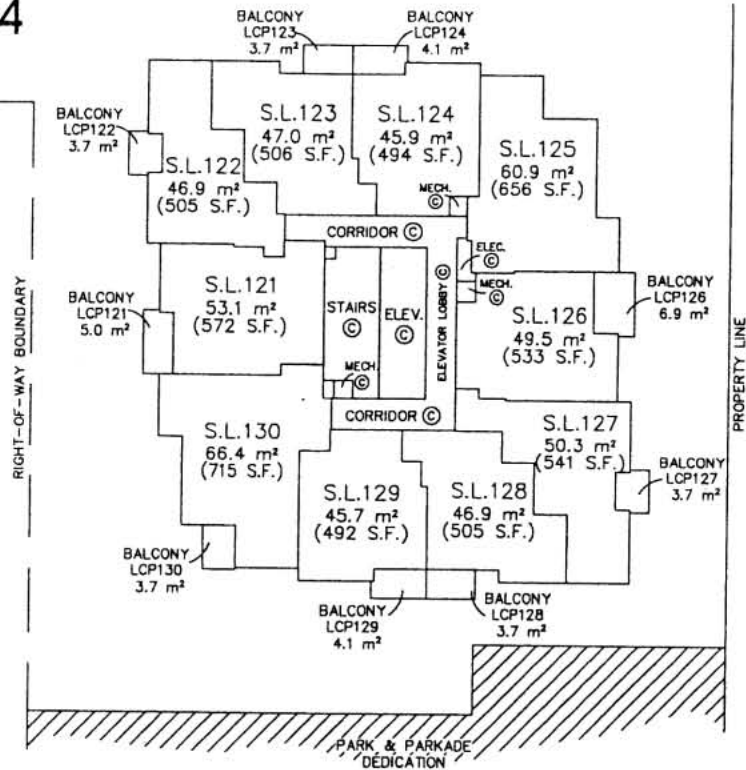
MARCH 14, 2004
FILE 2112 06911-15R0

TOWER 3 - LEVEL 13 AND 14

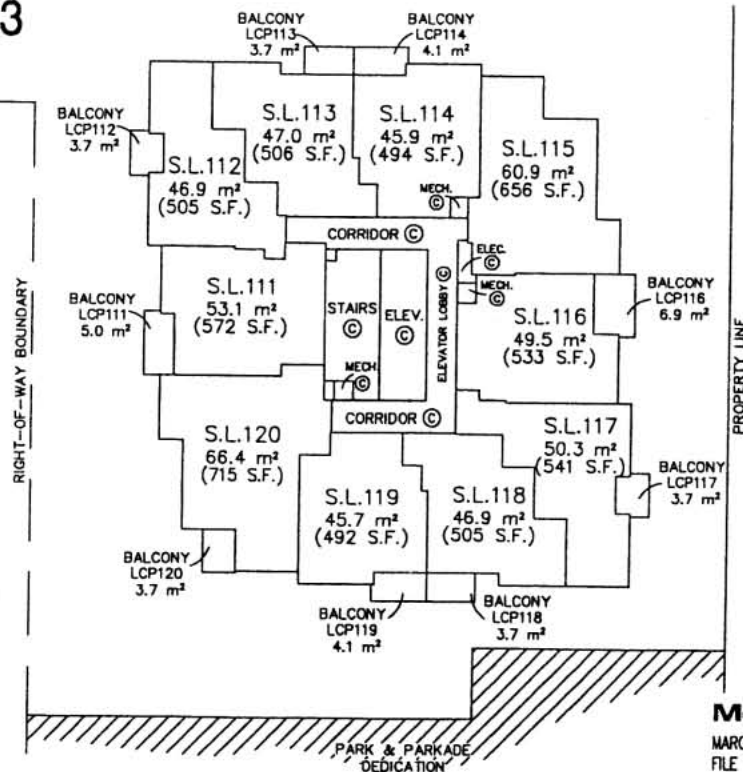
STRATA PLAN BCS



LEVEL 14



LEVEL 13

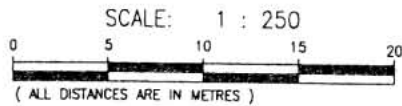


McElhanney

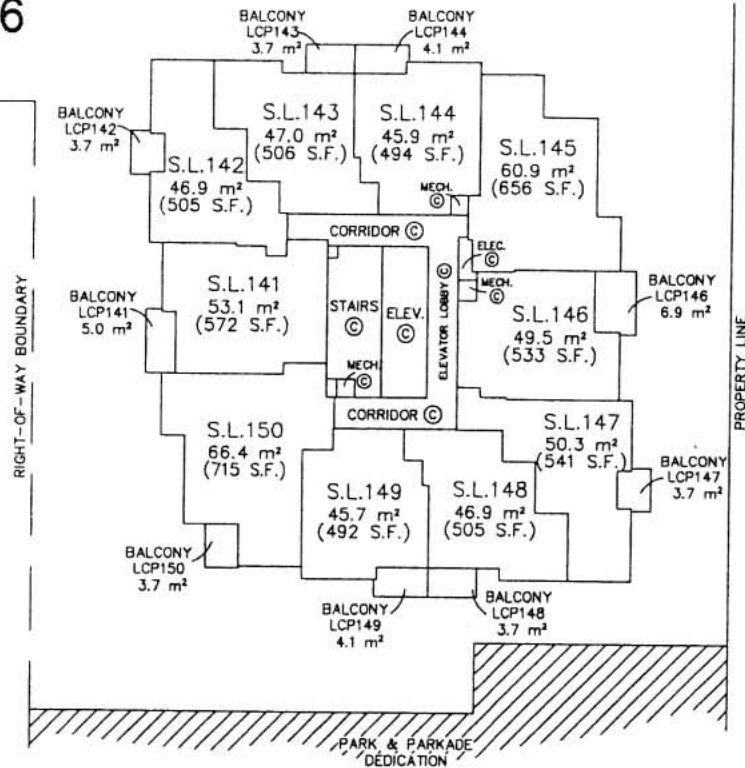
MARCH 14, 2004
FILE 2112 06911-15R0

TOWER 3 - LEVEL 15 AND 16

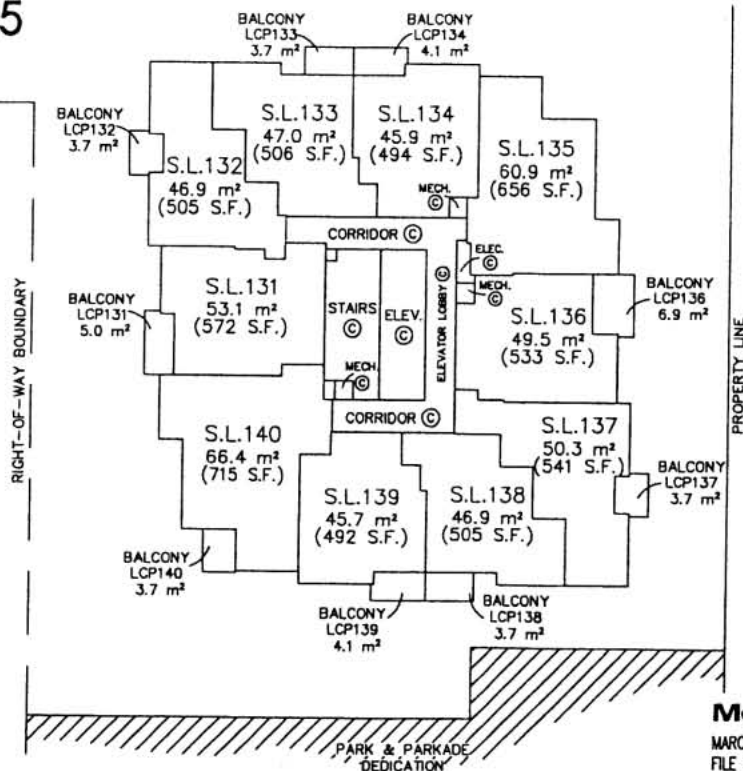
STRATA PLAN BCS



LEVEL 16



LEVEL 15

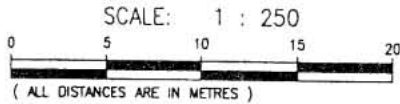


McElhanney

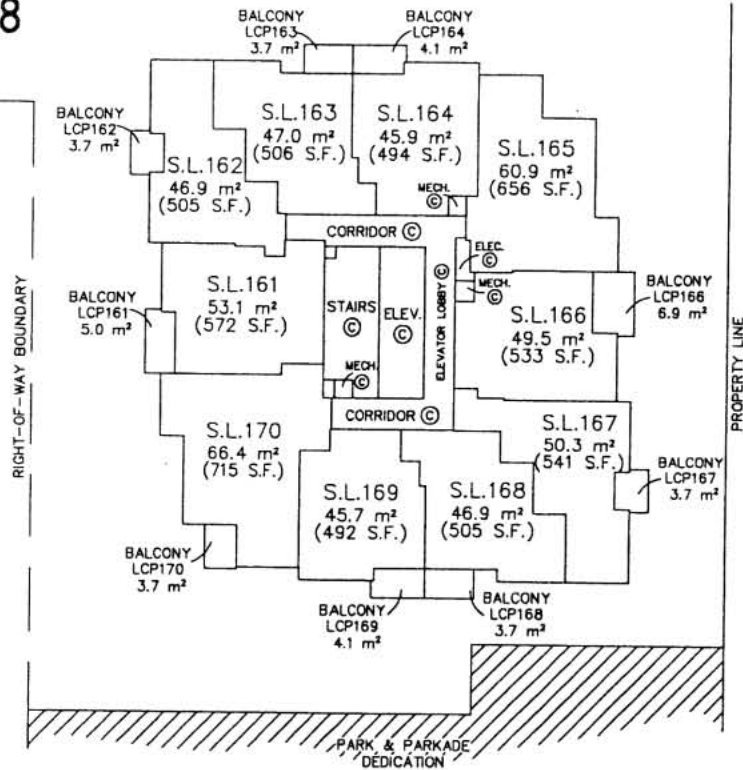
MARCH 14, 2004
FILE 2112 06911-15R0

TOWER 3 - LEVEL 17 AND 18

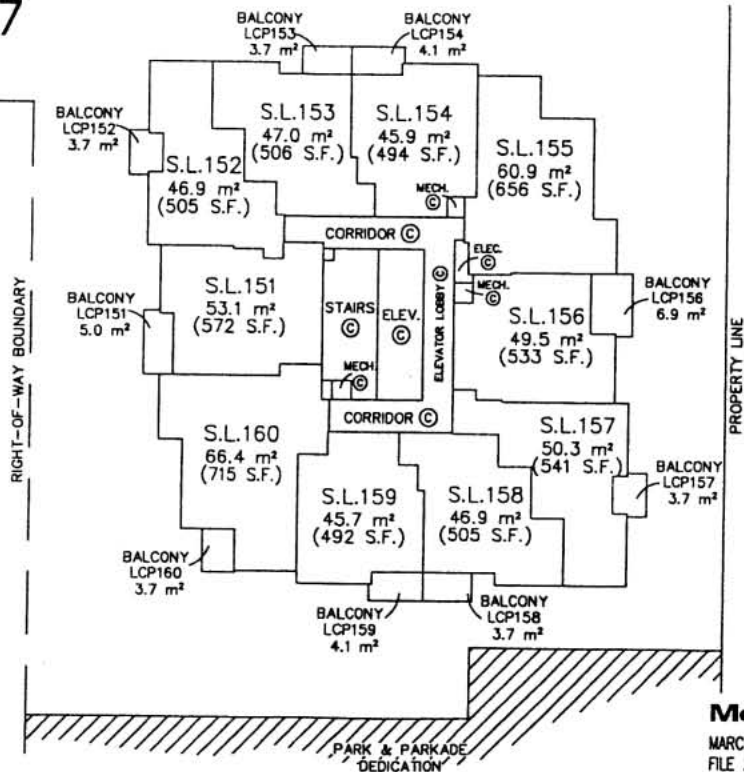
STRATA PLAN BCS



LEVEL 18



LEVEL 17

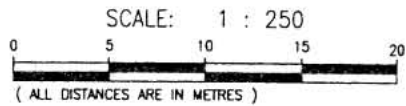


McElhanney

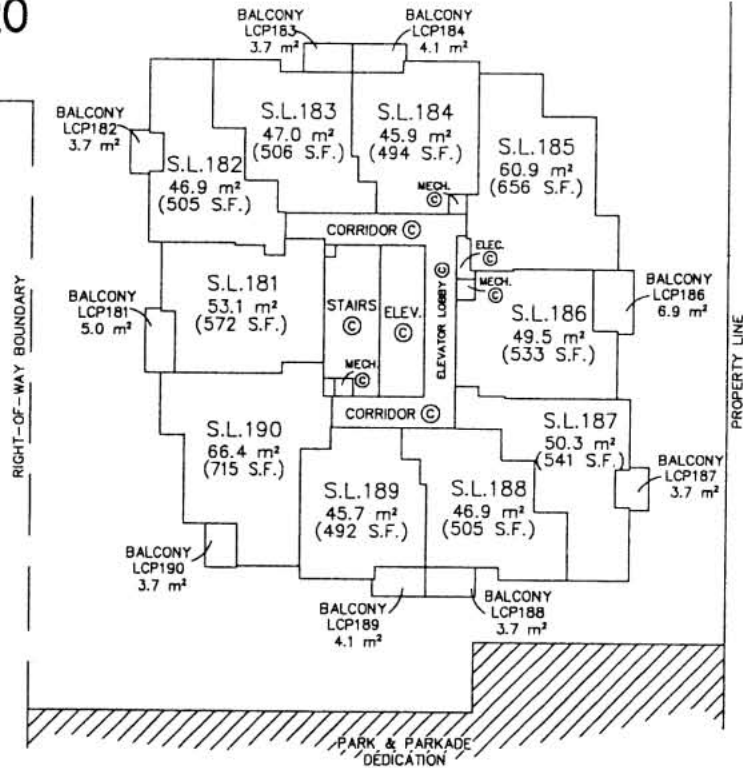
MARCH 14, 2004
FILE 2112 06911-15R0

TOWER 3 - LEVEL 19 AND 20

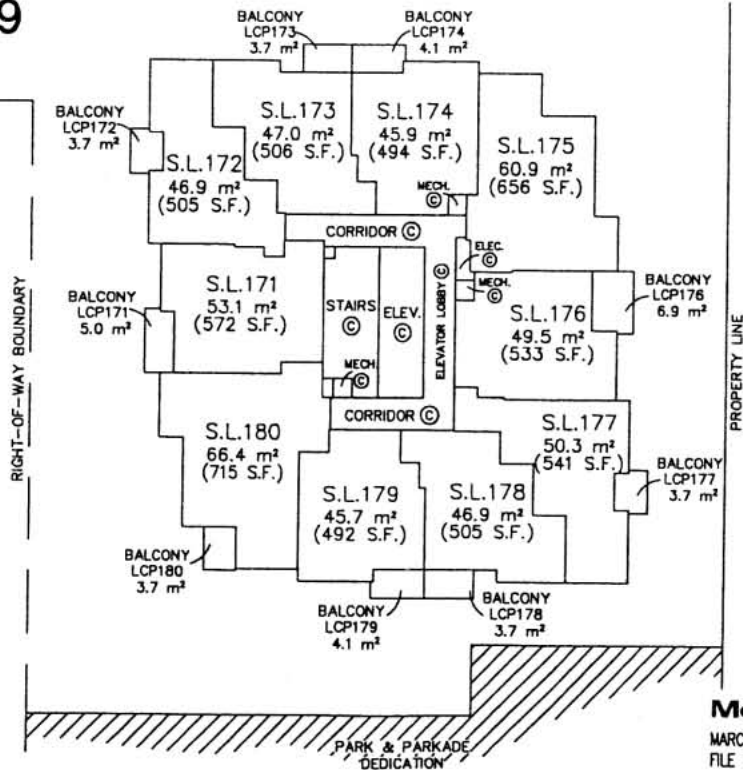
STRATA PLAN BCS



LEVEL 20



LEVEL 19

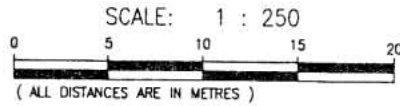


McElhanney

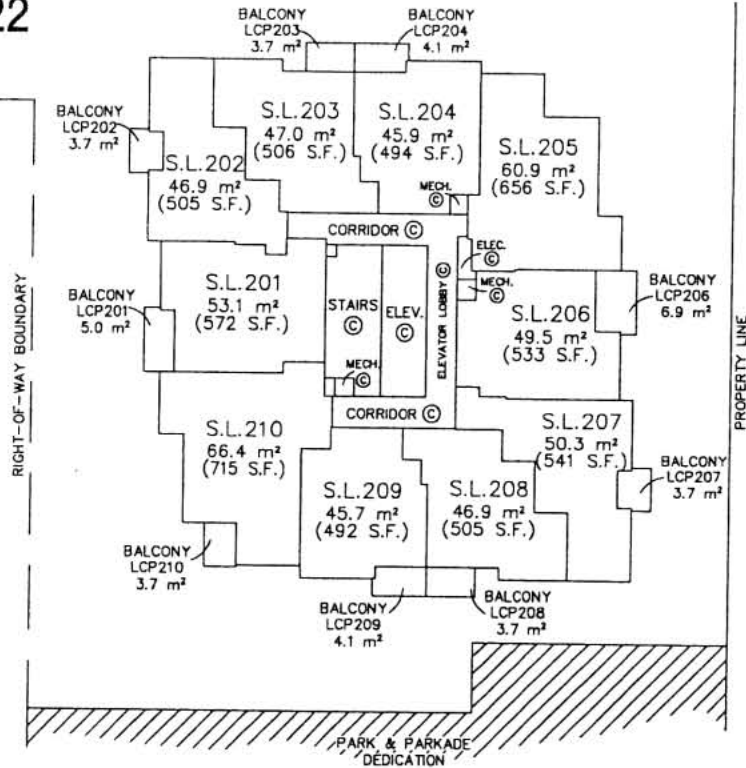
MARCH 14, 2004
FILE 2112 06911-15R0

TOWER 3 - LEVEL 21 AND 22

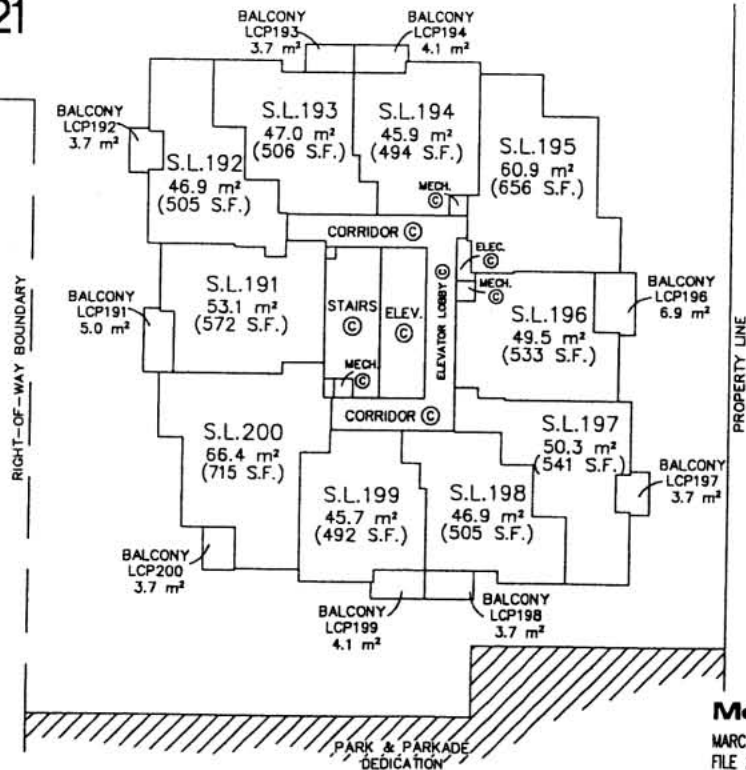
STRATA PLAN BCS



LEVEL 22

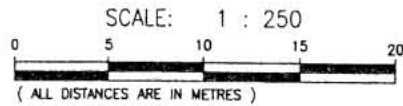


LEVEL 21

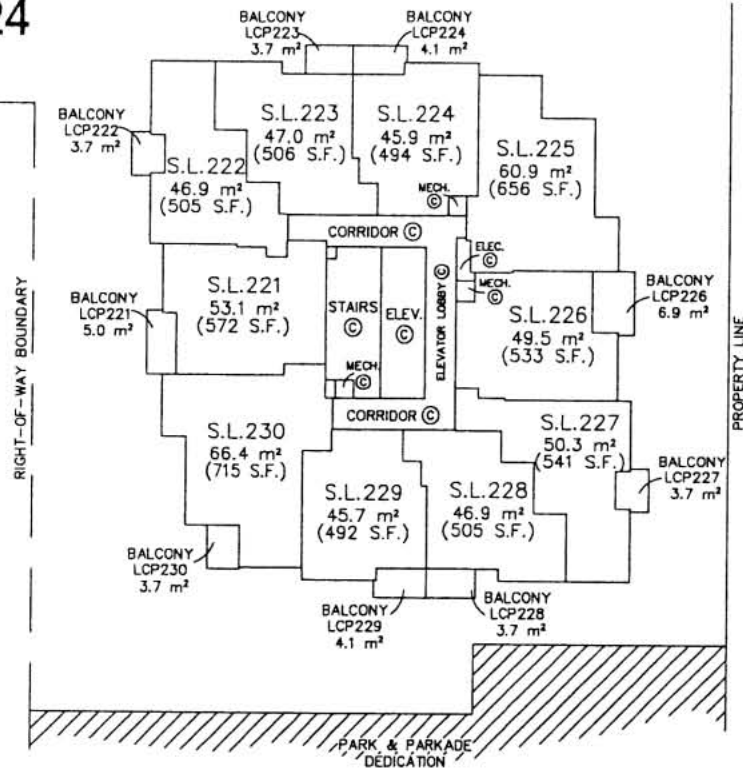


TOWER 3 - LEVEL 23 AND 24

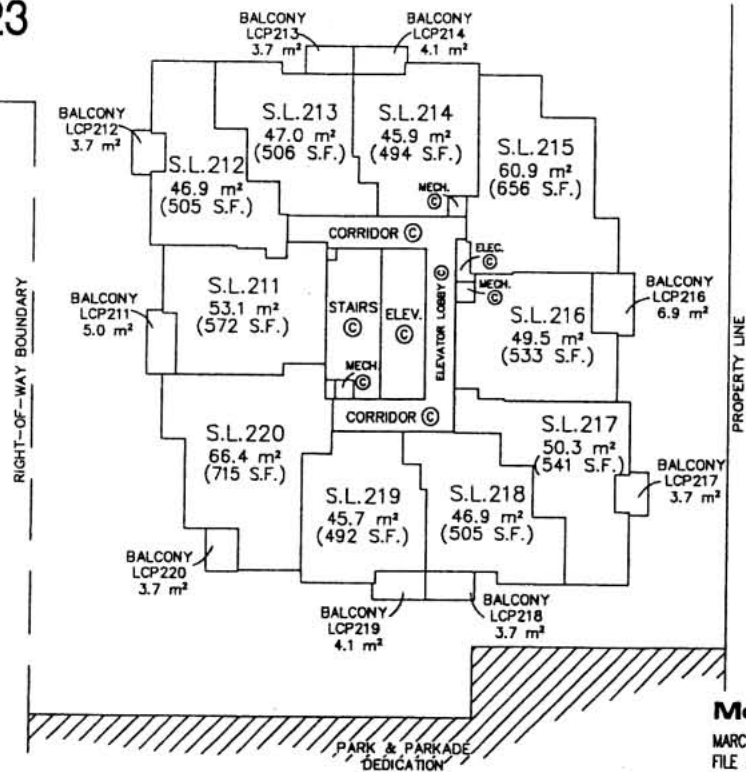
STRATA PLAN BCS _____



LEVEL 24



LEVEL 23

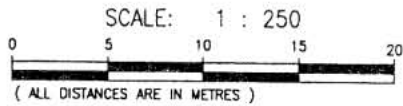


McElhanney

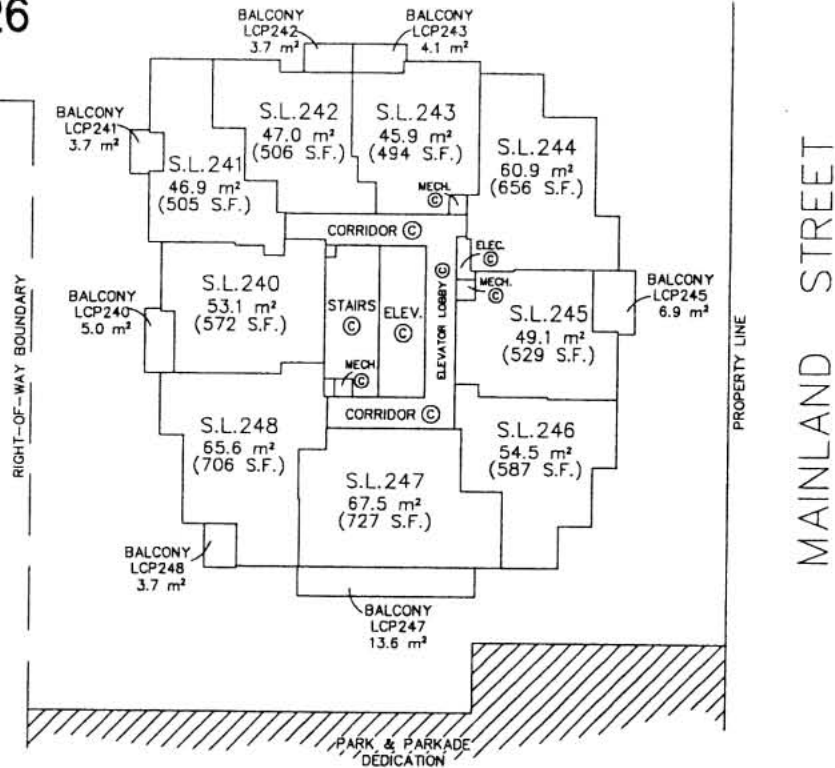
MARCH 14, 2004
FILE 2112 06911-15R0

TOWER 3 - LEVEL 25 AND 26

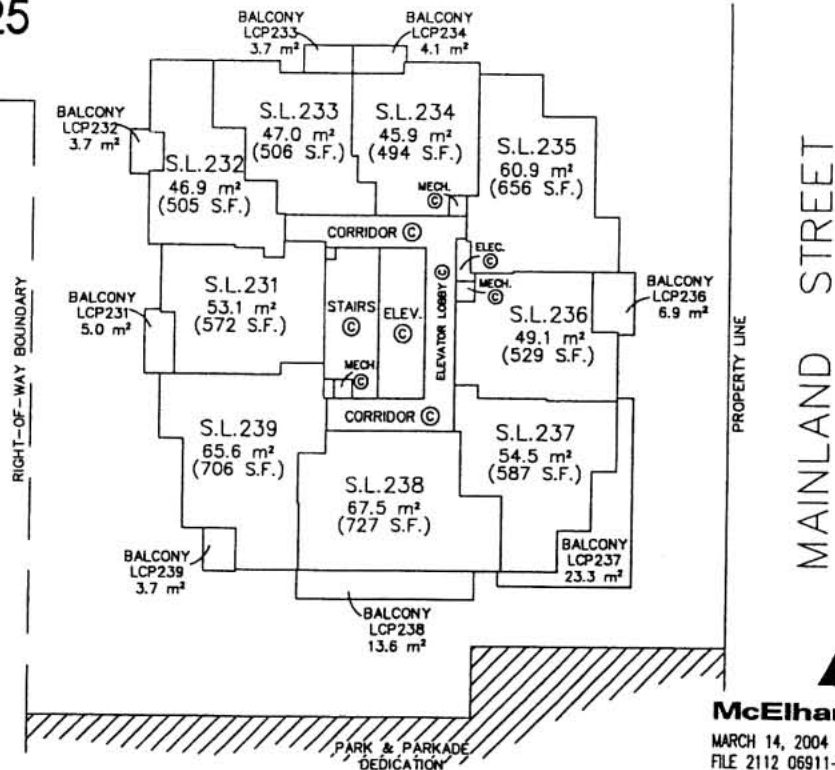
STRATA PLAN BCS _____



LEVEL 26

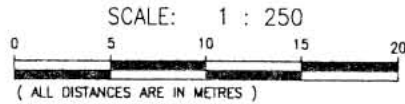


LEVEL 25

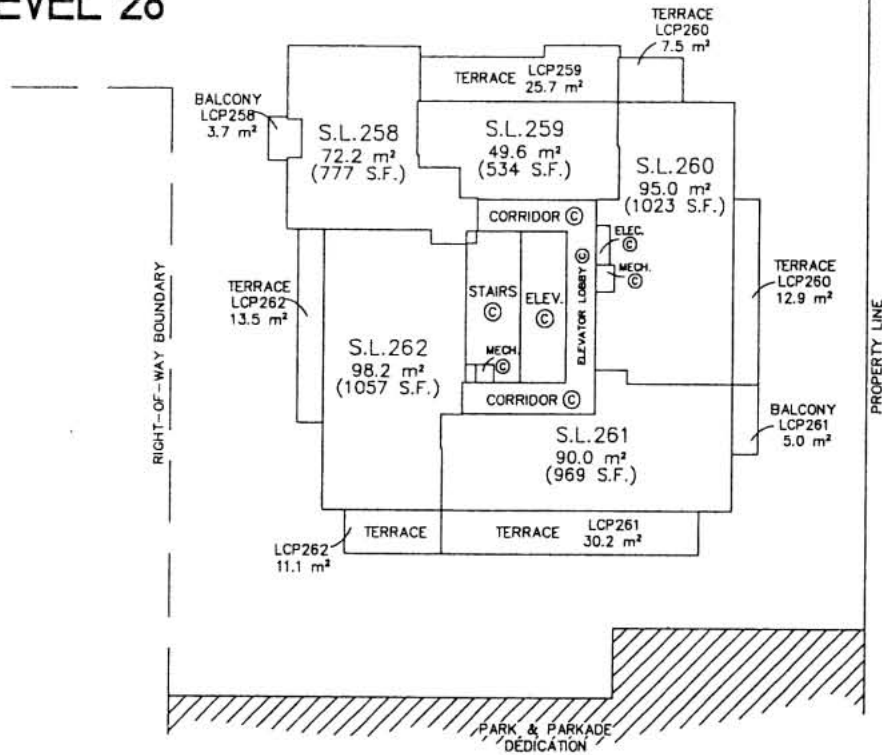


TOWER 3 - LEVEL 27 AND 28

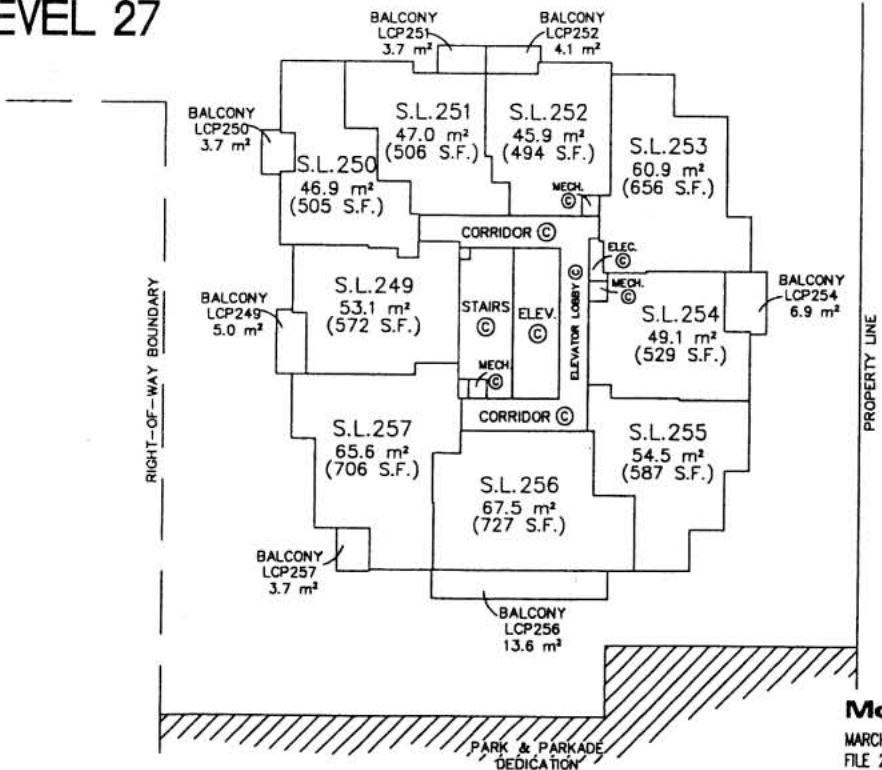
STRATA PLAN BCS



LEVEL 28



LEVEL 27

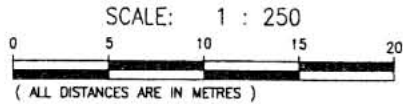


McElhanney

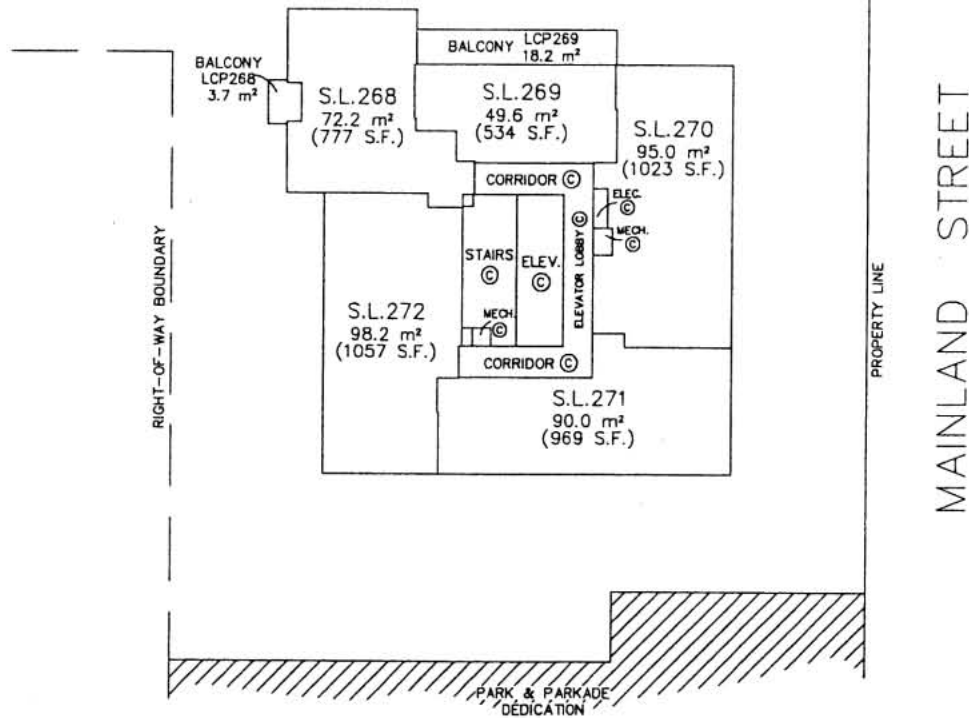
MARCH 14, 2004
FILE 2112 06911-15R0

TOWER 3 - LEVEL 29 AND 30

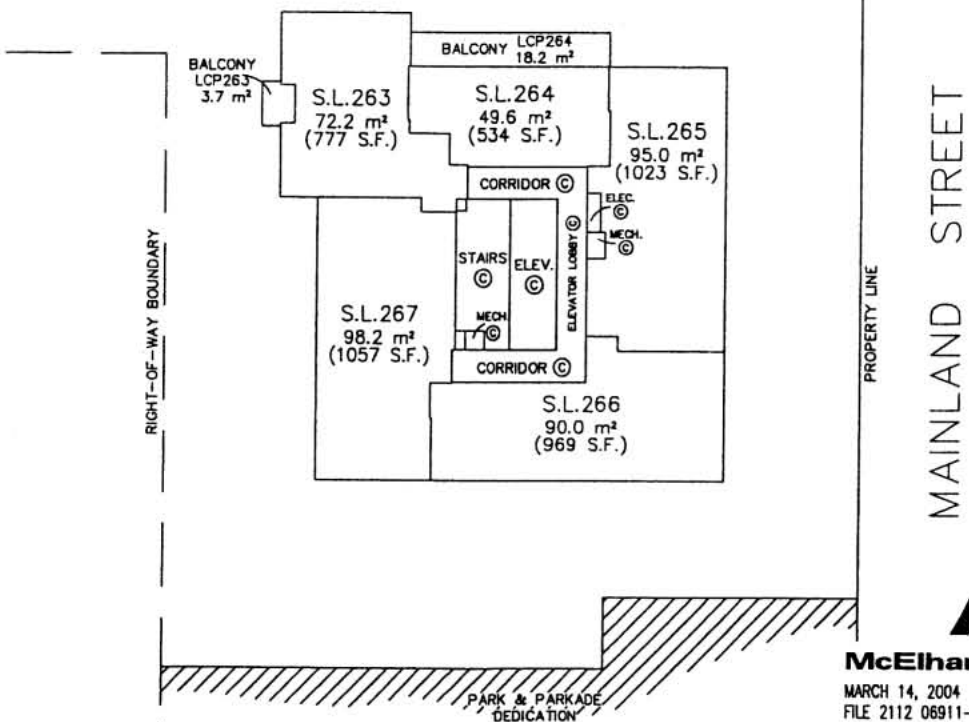
STRATA PLAN BCS _____



LEVEL 30



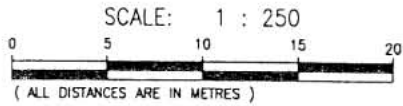
LEVEL 29



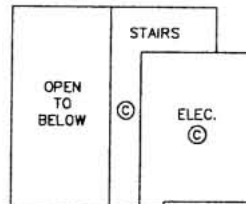
McElhanney

MARCH 14, 2004
FILE 2112 06911-15R0

TOWER 3 - ROOF LEVEL 1 AND 2 STRATA PLAN BCS _____

ROOF
LEVEL 2

RIGHT-OF-WAY BOUNDARY

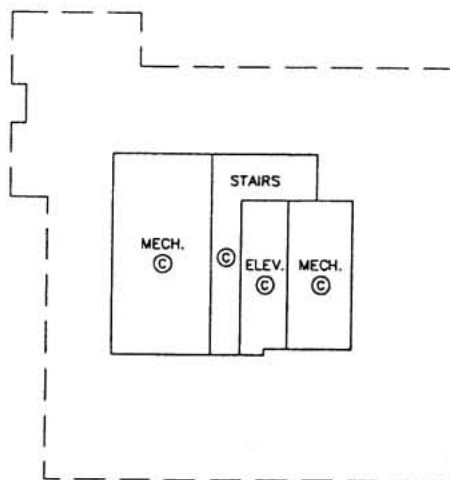


PROPERTY LINE

MAINLAND STREET

PARK & PARKADE
DÉDICATIONROOF
LEVEL 1

RIGHT-OF-WAY BOUNDARY



PROPERTY LINE

MAINLAND STREET

PARK & PARKADE
DÉDICATION**McElhanney**MARCH 14, 2004
FILE 2112 06911-15R0