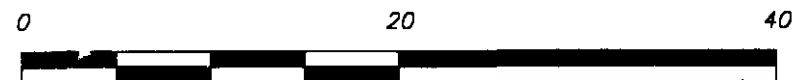


STRATA PLAN OF LOT 276 FALSE CREEK GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP43683

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



SCALE 1 : 400 DISTANCES ARE METRIC

INTEGRATED SURVEY AREA NO. 31 (VANCOUVER)

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED FACTOR 0.999596 NAD83 (CSRS)

CIVIC ADDRESS:

1483 HOMER STREET
1485 - 1495 HOMER STREET
403 - 423 BEACH CRESCENT
VANCOUVER, B.C.

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 8th DAY
OF JULY, 2003. THE PLAN WAS COMPLETED AND CHECKED,
AND THE CHECKLIST FILED UNDER # 3232, ON THE 10th
DAY OF JULY, 2003.


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.

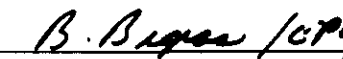
THE 4th, 13th, 14th AND 24th FLOORS HAVE BEEN ELIMINATED
FROM CONSECUTIVE FLOOR NUMBERING

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

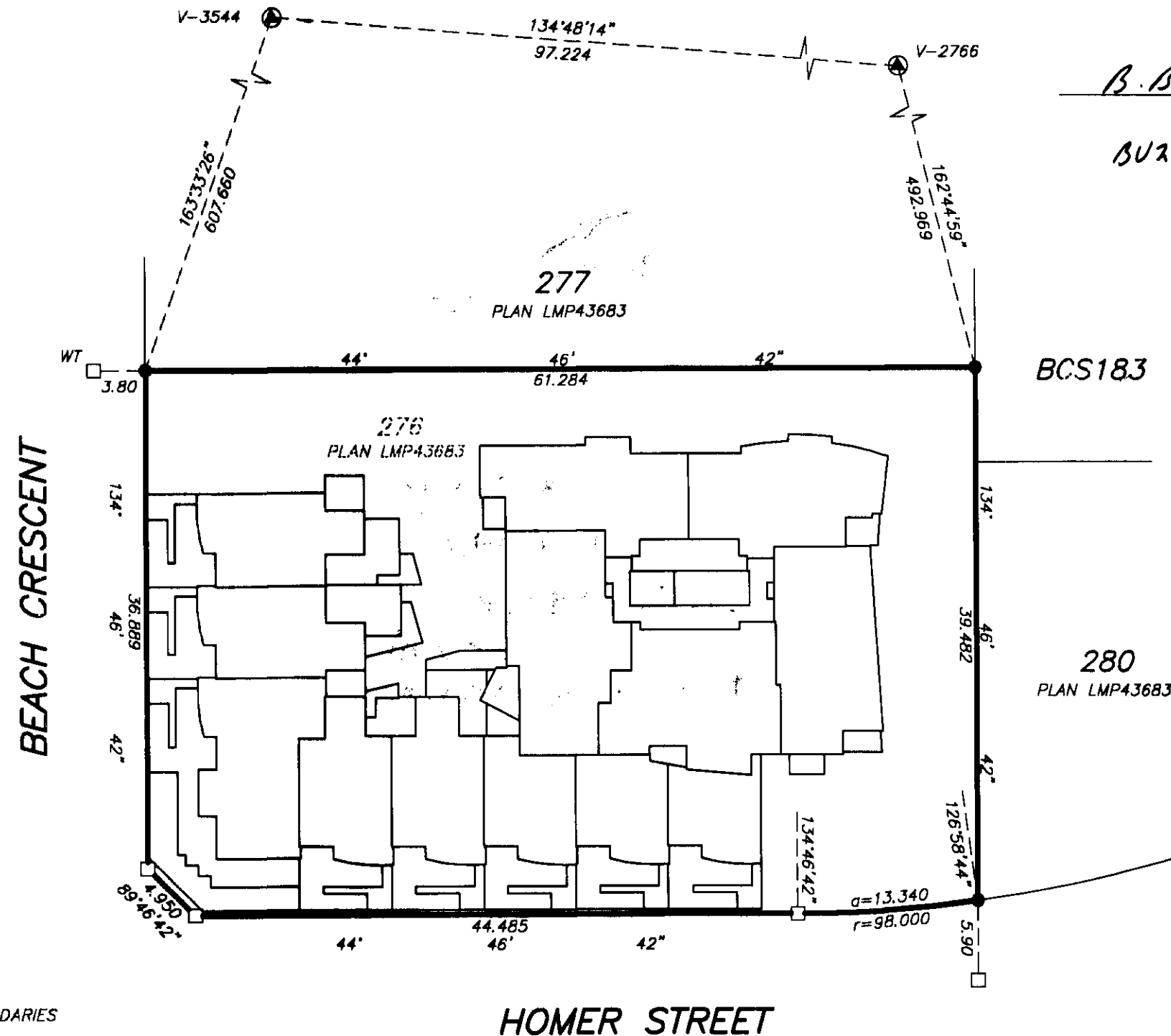
SHEET 1 OF 39 SHEETS

STRATA PLAN BCS 435

DEPOSITED AND REGISTERED IN THE
LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
JULY 21, 2003


REGISTRAR

BU276486-614



BUTLER, SUNDVICK & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
102 - 10277 154th STREET
SURREY, B.C. V3R 4J7
TEL: 589-2400 FAX: 589-7447
FILE : 934
DWG : 934-S1

STRATA PLAN BCS 435

LEGEND:

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
CONTROL MONUMENTS V-3544 & V-2766

SET FOUND

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DENOTES CONTROL MONUMENT

DENOTES LEAD PLUG

DENOTES IRON POST

DENOTES WITNESS

DENOTES STRATA LOT

DENOTES TOTAL

DENOTES PART

DENOTES LIMITED COMMON PROPERTY

DENOTES ROOF DECK THAT IS LIMITED COMMON PROPERTY
FOR THE ADJOINING STRATA LOT UNLESS OTHERWISE NOTED

DENOTES PLANTER - COMMON PROPERTY EXCEPT WHERE
OTHERWISE NOTED

DENOTES COMMON PROPERTY

DENOTES BALCONY THAT IS LIMITED COMMON PROPERTY
FOR THE ADJOINING STRATA LOT UNLESS OTHERWISE NOTED.

DENOTES PATIO THAT IS LIMITED COMMON PROPERTY
FOR THE ADJOINING STRATA LOT UNLESS OTHERWISE NOTED.

DENOTES DUCT - COMMON PROPERTY

DENOTES ELEVATORS - COMMON PROPERTY

DENOTES ELECTRICAL ROOM - COMMON PROPERTY

DENOTES MECHANICAL ROOM - COMMON PROPERTY

DENOTES STAIRS - COMMON PROPERTY

HOLDER OF OPTION TO LEASE

PACIFIC PLAS DEVELOPMENTS
CORPORATION (INC. NO. 386007)

Matt Meehan
Name Matt Meehan
Authorized Signatory

Name _____
Authorized Signatory

Mei Ling Hsu
WITNESS AS TO BOTH SIGNATURES

Name Mei-Ling Hsu

ADDRESS 8470 Franklin St.

Vancouver BC

Chartered Accountant

OWNER

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

Peter Wong
Name Peter Wong
Authorized Signatory

Name _____
Authorized Signatory

Mei-Ling Hsu
WITNESS AS TO BOTH SIGNATURES

Name Mei-Ling Hsu

ADDRESS 8470 Franklin St.

Vancouver BC

Chartered Accountant
OCCUPATION

MORTGAGEE

BANK OF MONTREAL

Richard Markus
Name Richard Markus
Authorized Signatory

Vera Kong
Name Vera Kong
Authorized Signatory

Wanda Munz
WITNESS AS TO BOTH SIGNATURES

Name Wanda Munz

ADDRESS 6th Flr, 595 Burrard St

Vancouver BC V7X 1L5

Client Service Officer
OCCUPATION

I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN
HAS NOT, AS OF JULY 10, 2003 BEEN PREVIOUSLY OCCUPIED.

G. Sundvick
B.C.L.S.

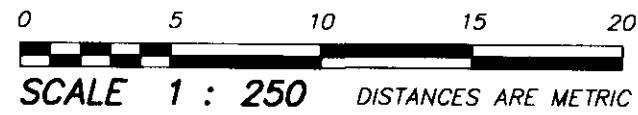
I, GARY SUNDVICK, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN IS
WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE
SUBJECT OF THE STRATA PLAN.
DATE: JULY 10, 2003

G. Sundvick
B.C.L.S.

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

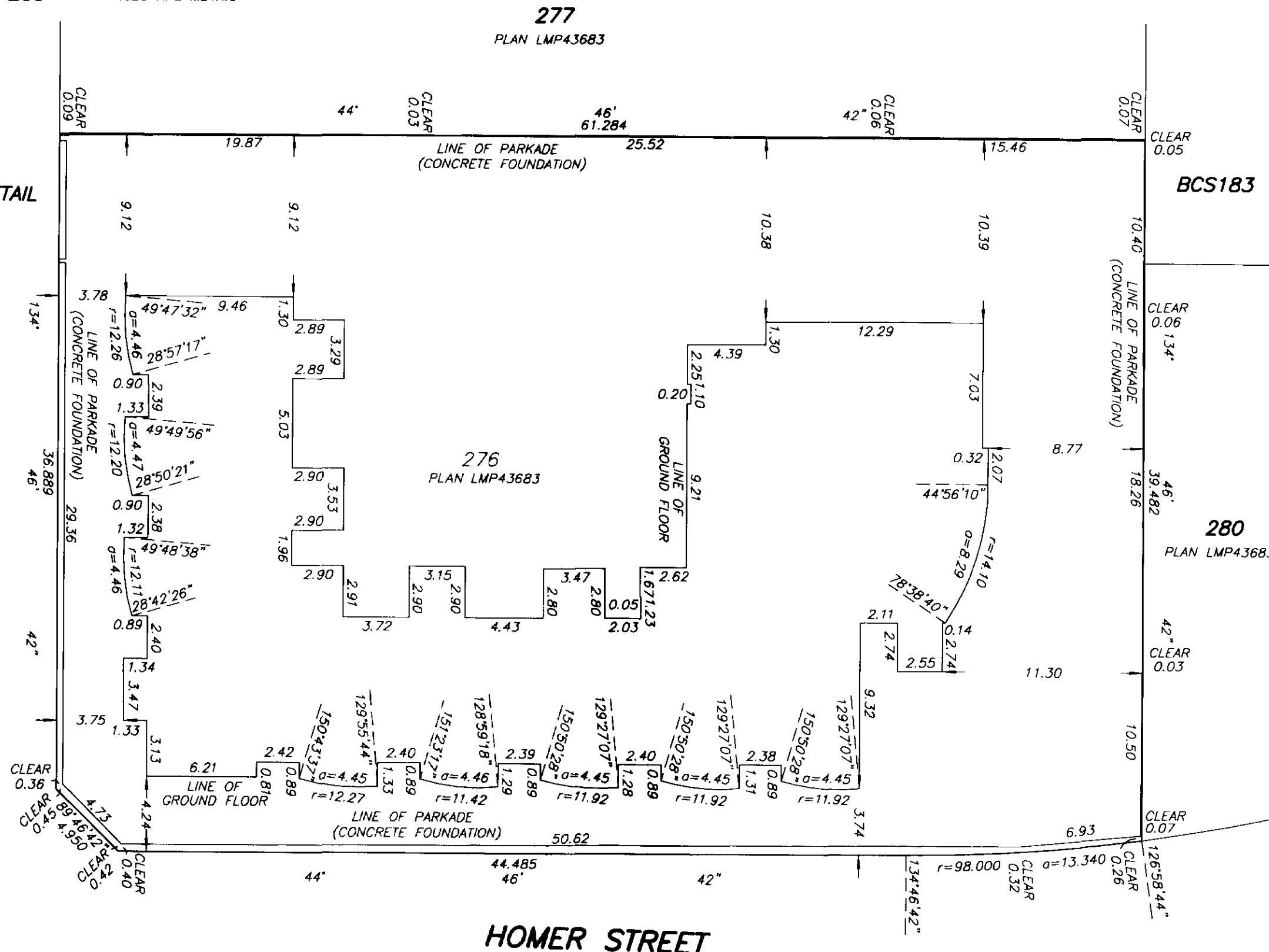
JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S1

SHEET 3 OF 39 SHEETS

BUILDING LOCATION AND DIMENSIONS**STRATA PLAN BCS 435**

SEE DETAIL

BEACH CRESCENT



STRATA PLAN BCS 435

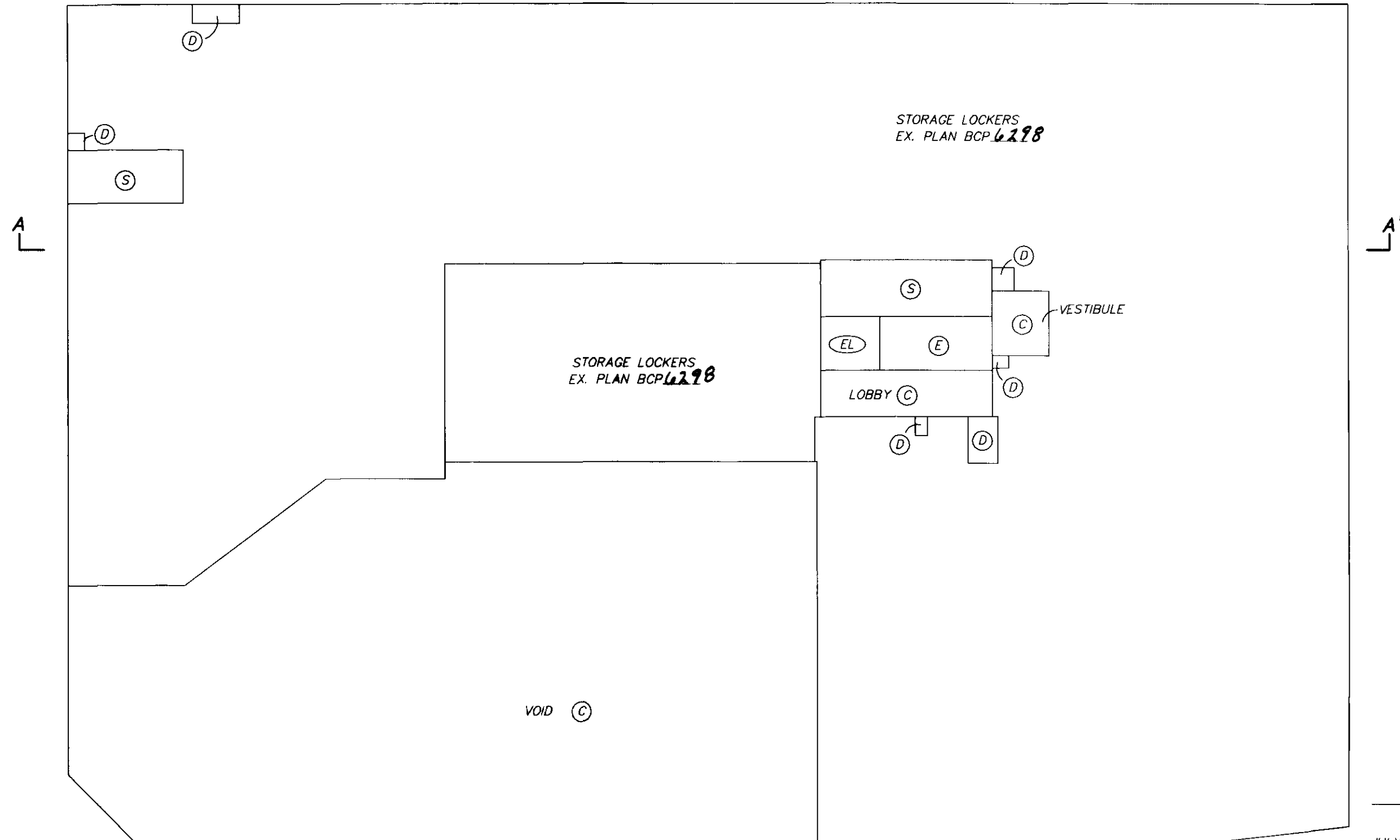
SCALE 1 : 400 DISTANCES ARE METRIC



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

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S2

STRATA PLAN BCS 435



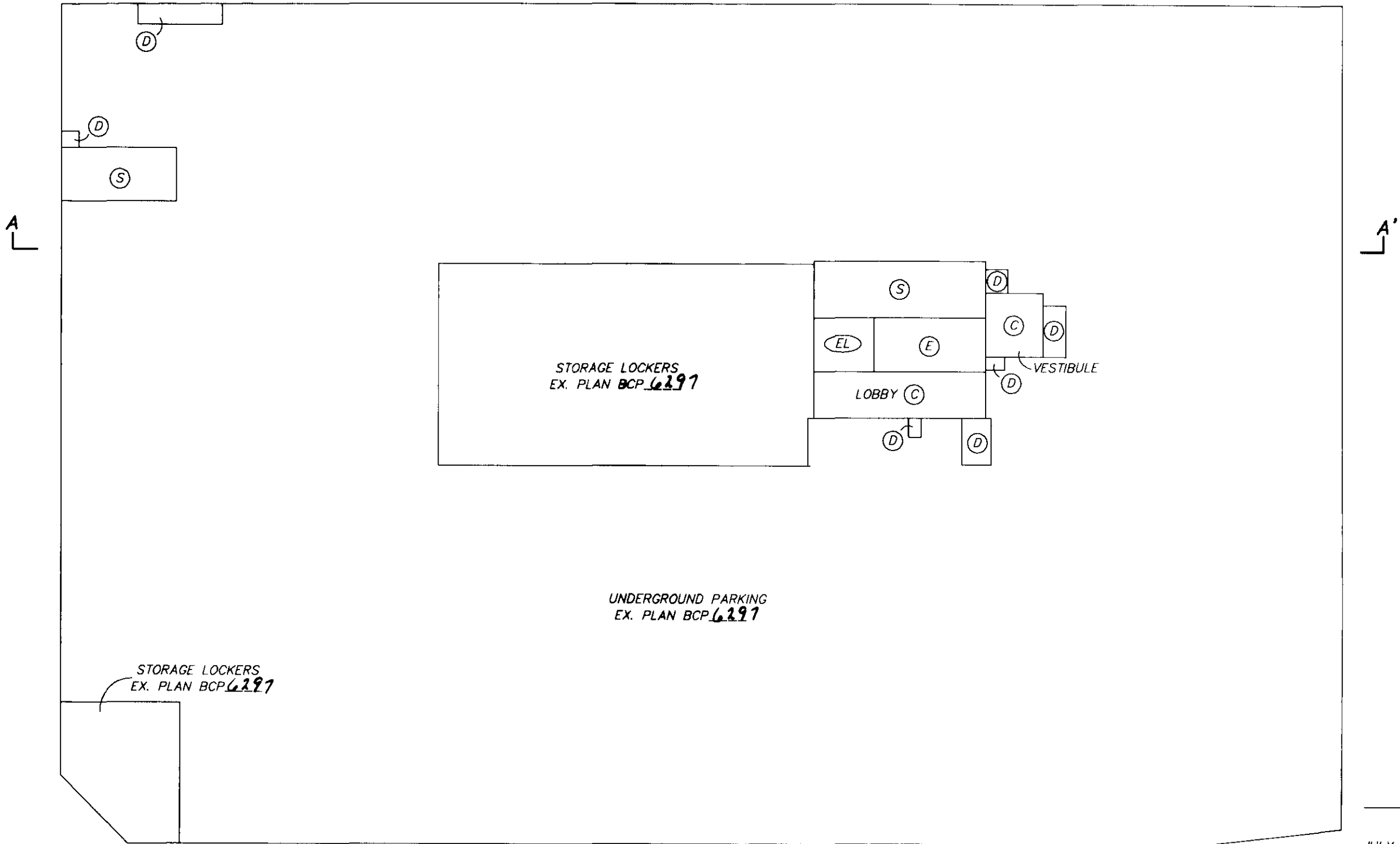
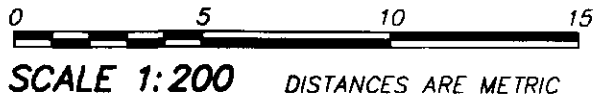
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JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S3

SHEET 6 OF 39 SHEETS

PARKING LEVEL P3

STRATA PLAN BCS 435



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

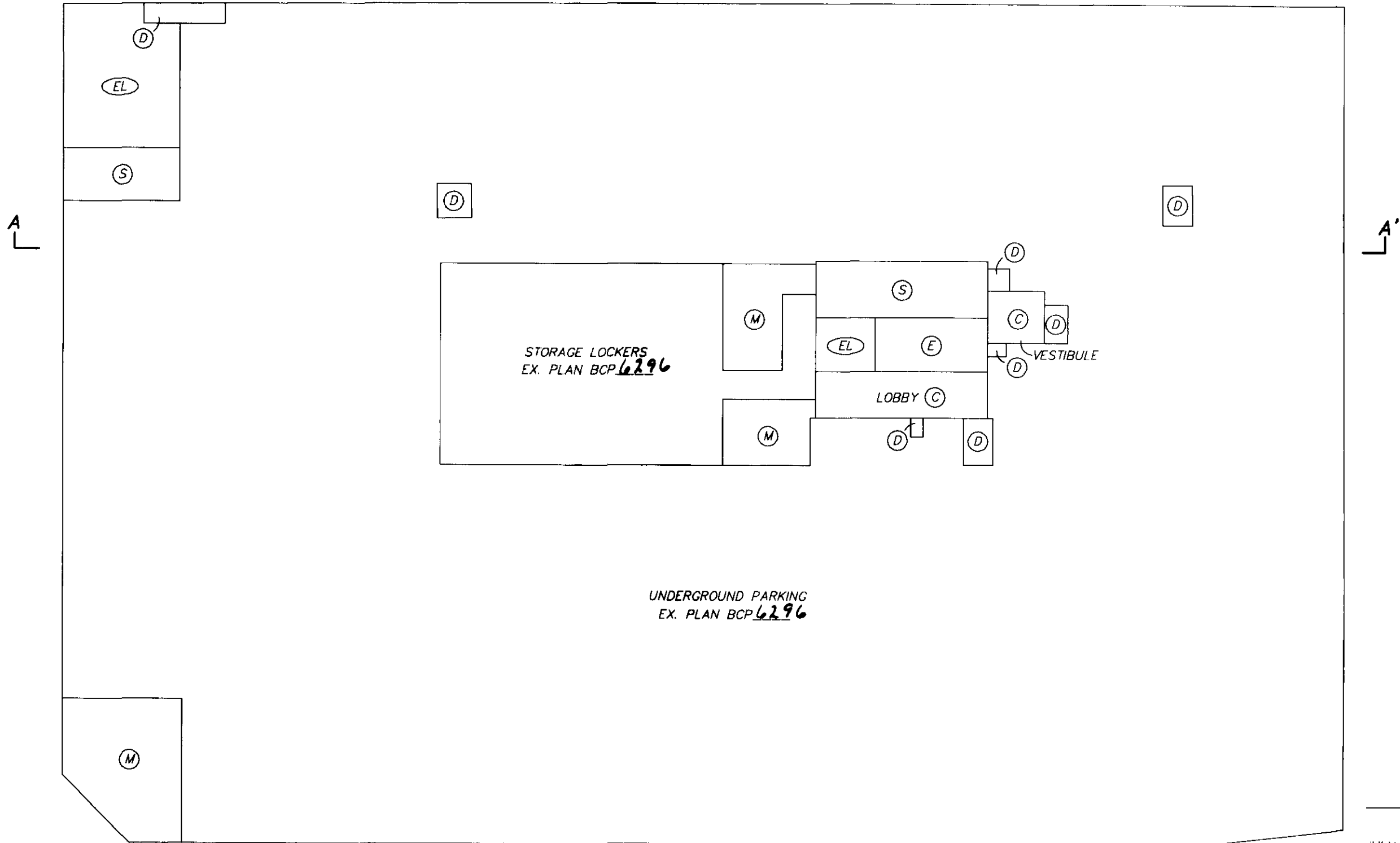
JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S3

SHEET 7 OF 39 SHEETS

PARKING LEVEL P2

STRATA PLAN BCS 435

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



UNDERGROUND PARKING
EX. PLAN BCP 6296

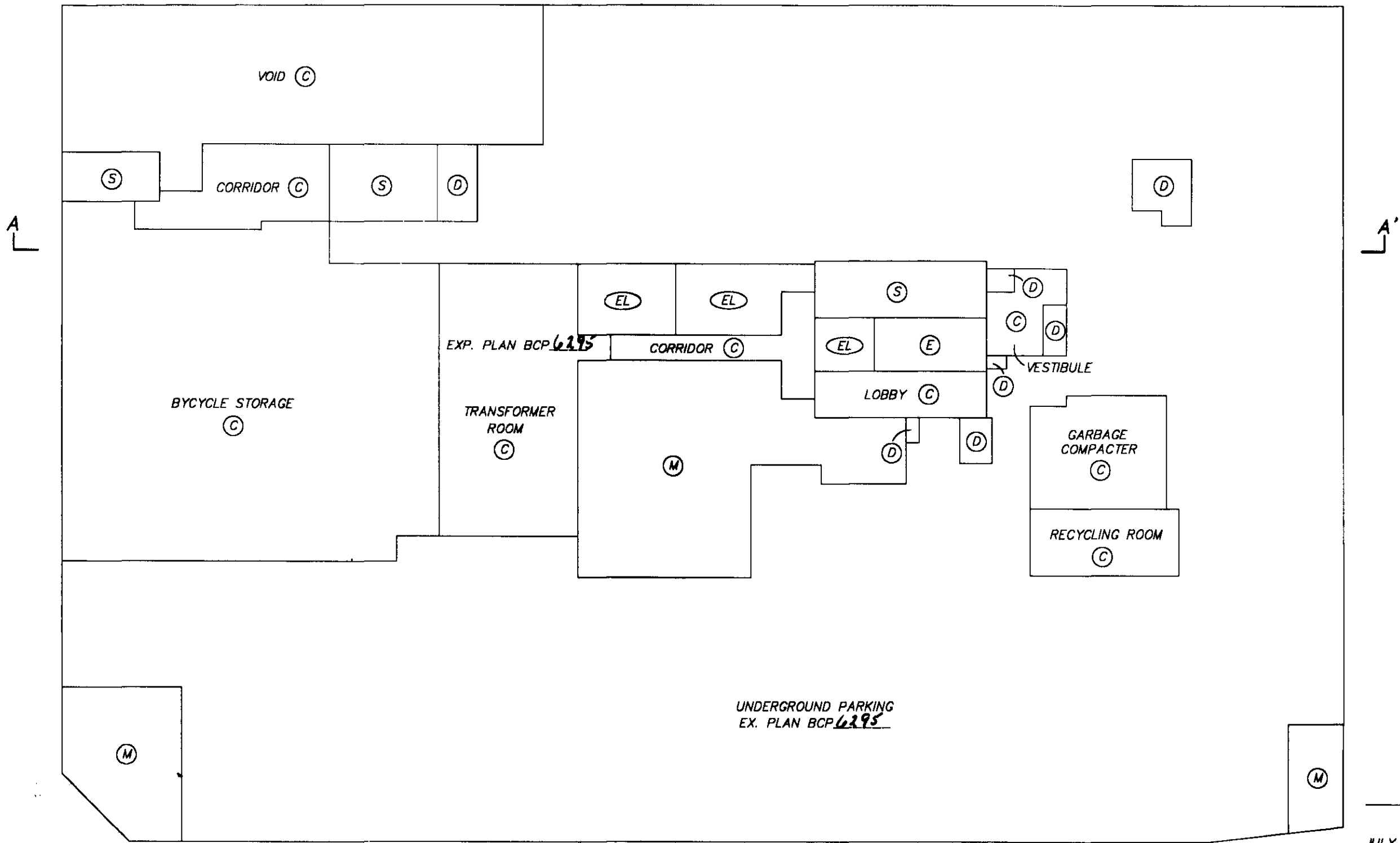
GARY C. SUNDVICK, B.C.L.S.

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S3

SHEET 8 OF 39 SHEETS

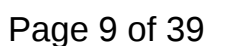
PARKING LEVEL P1

STRATA PLAN BCS 435

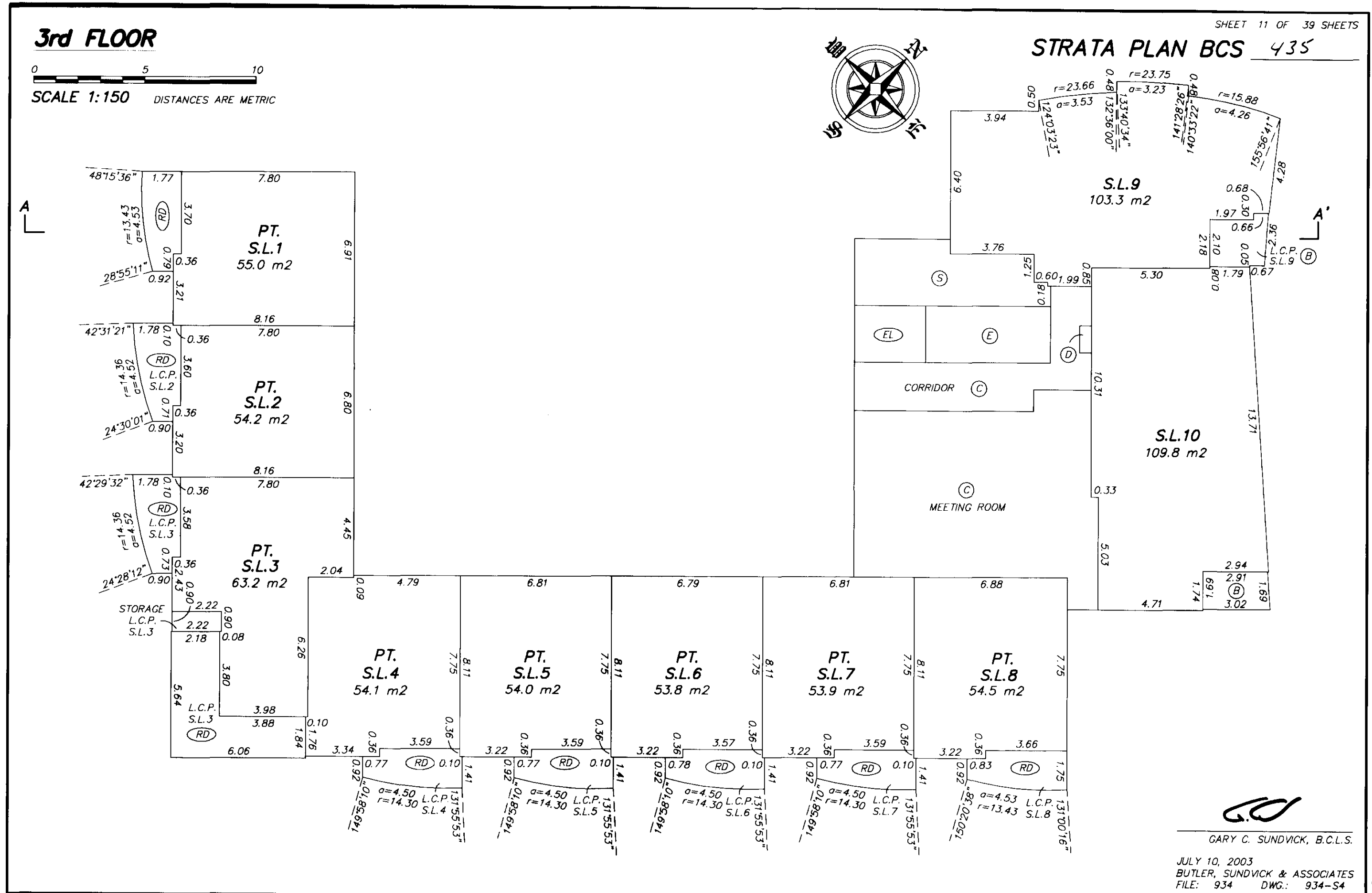


GARY C. SUNDVICK, B.C.L.S.

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S3



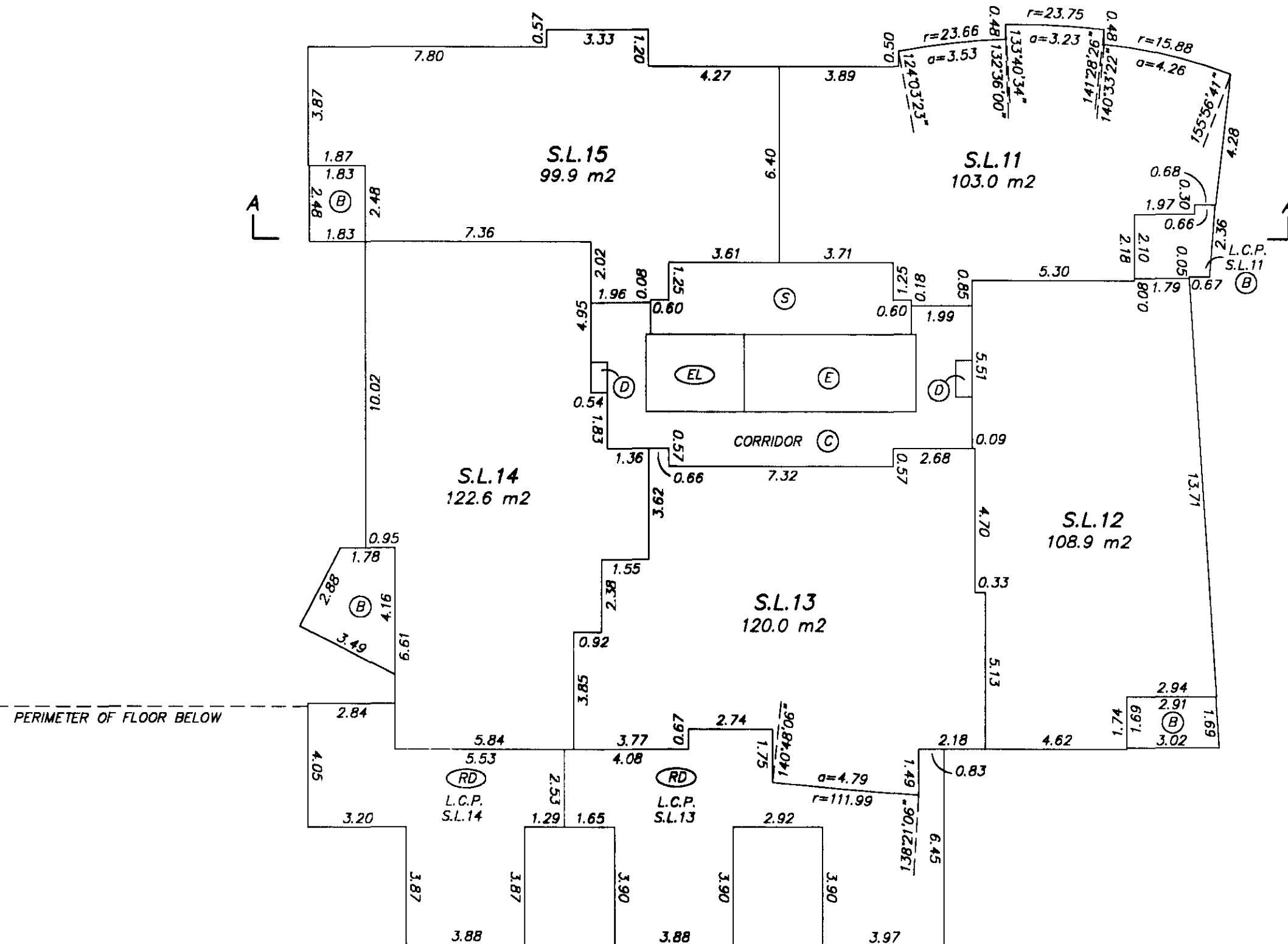
JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S4



SHEET 12 OF 39 SHEETS

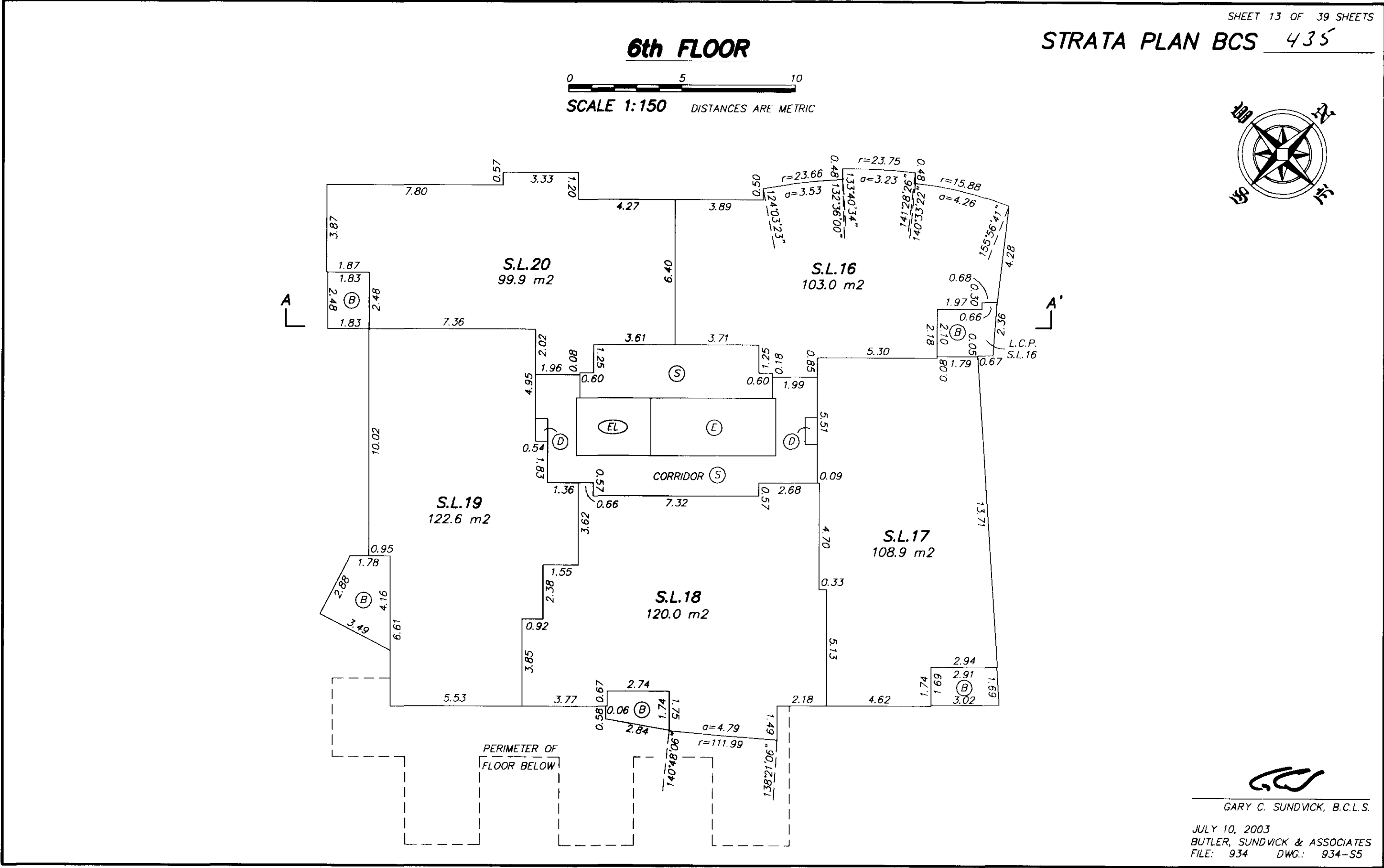
STRATA PLAN BCS 435

5th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

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

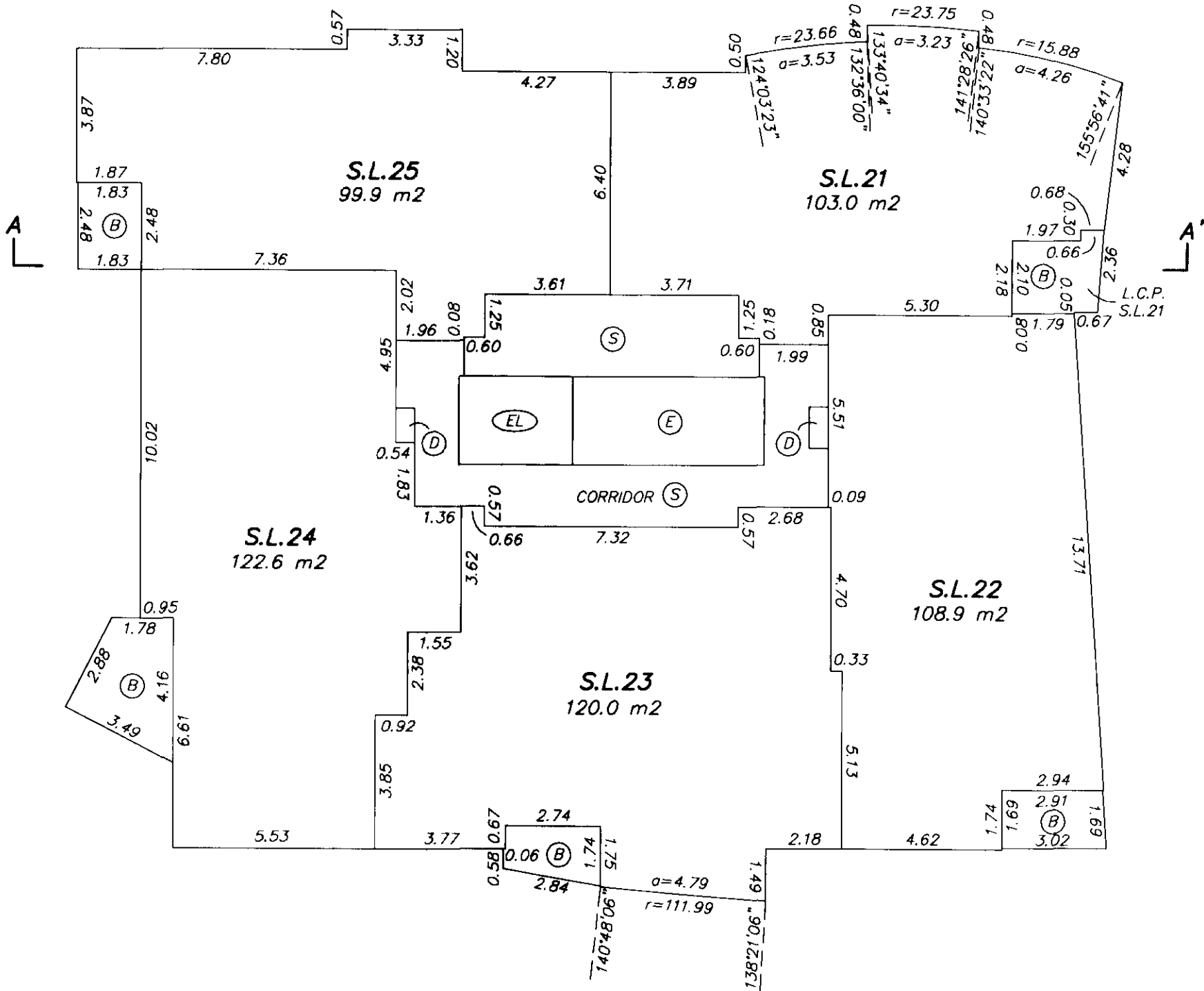
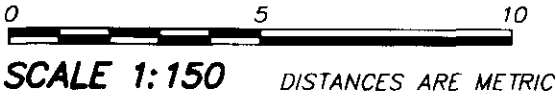
JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5



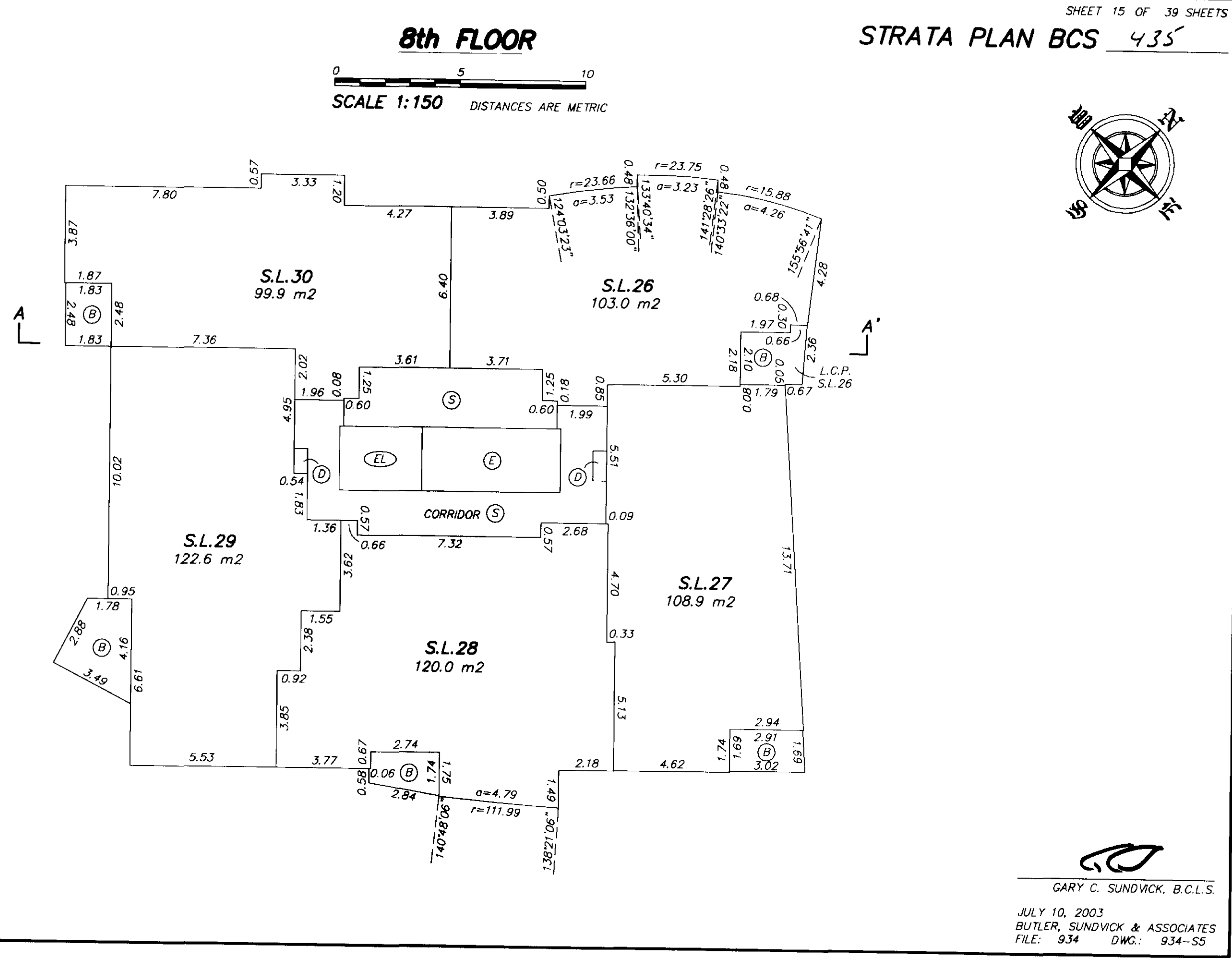
SHEET 14 OF 39 SHEETS

STRATA PLAN BCS 435

7th FLOOR



GARY C. SUNDVICK, B.C.L.S.
JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5



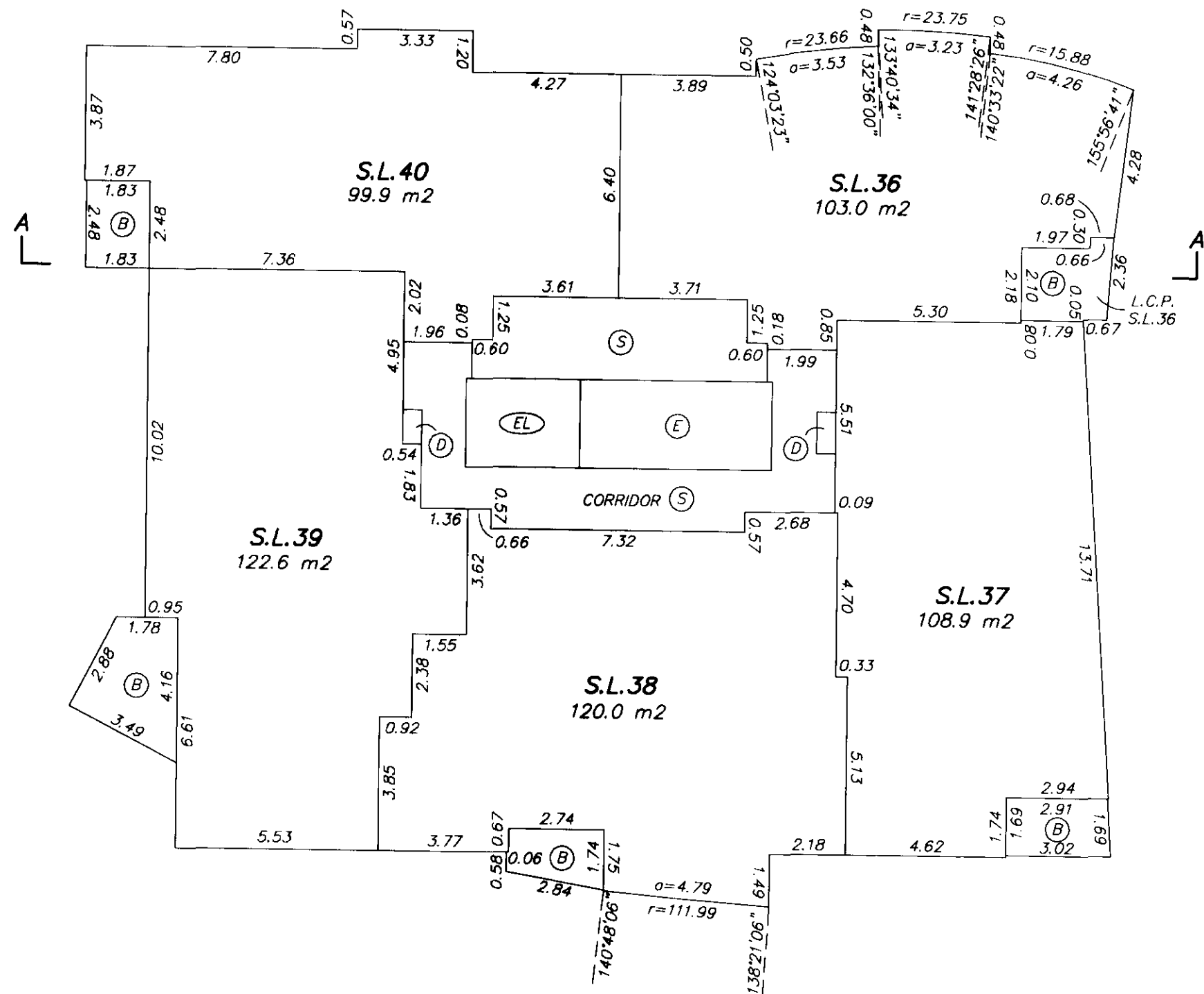
STRATA PLAN BCS 435



JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
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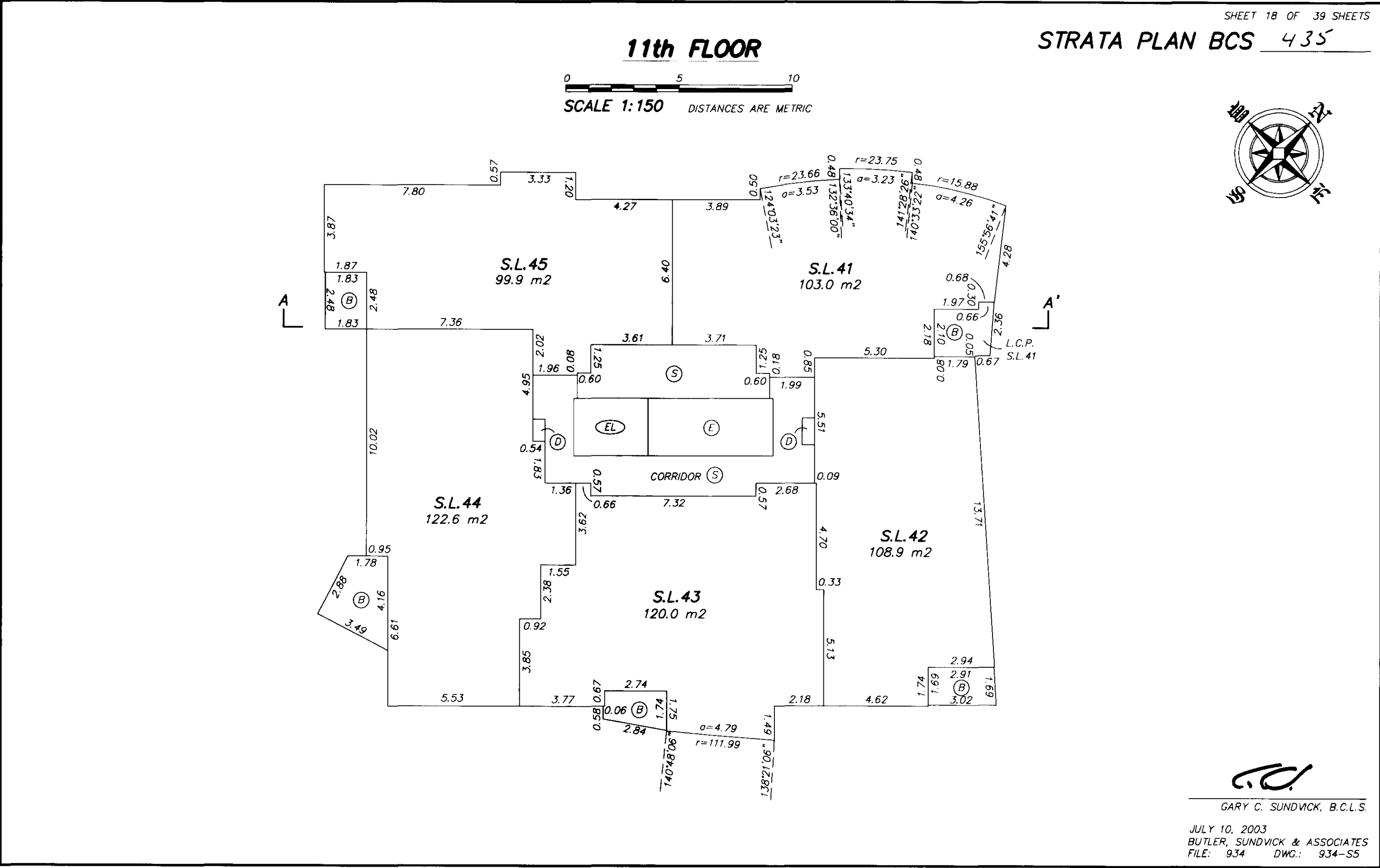
STRATA PLAN BCS 435

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



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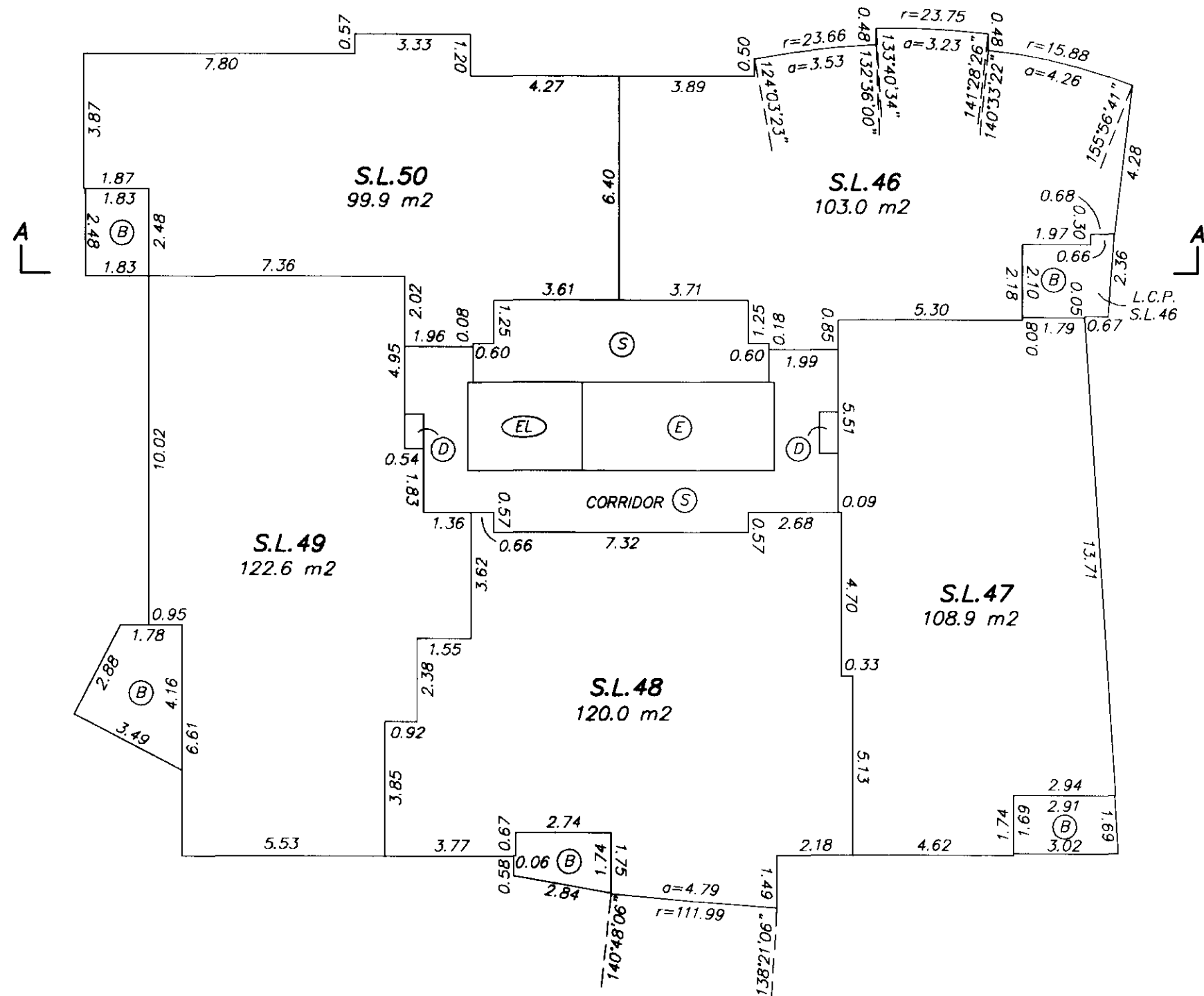
JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5



SHEET 19 OF 39 SHEETS

12th FLOOR**STRATA PLAN BCS 435**

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

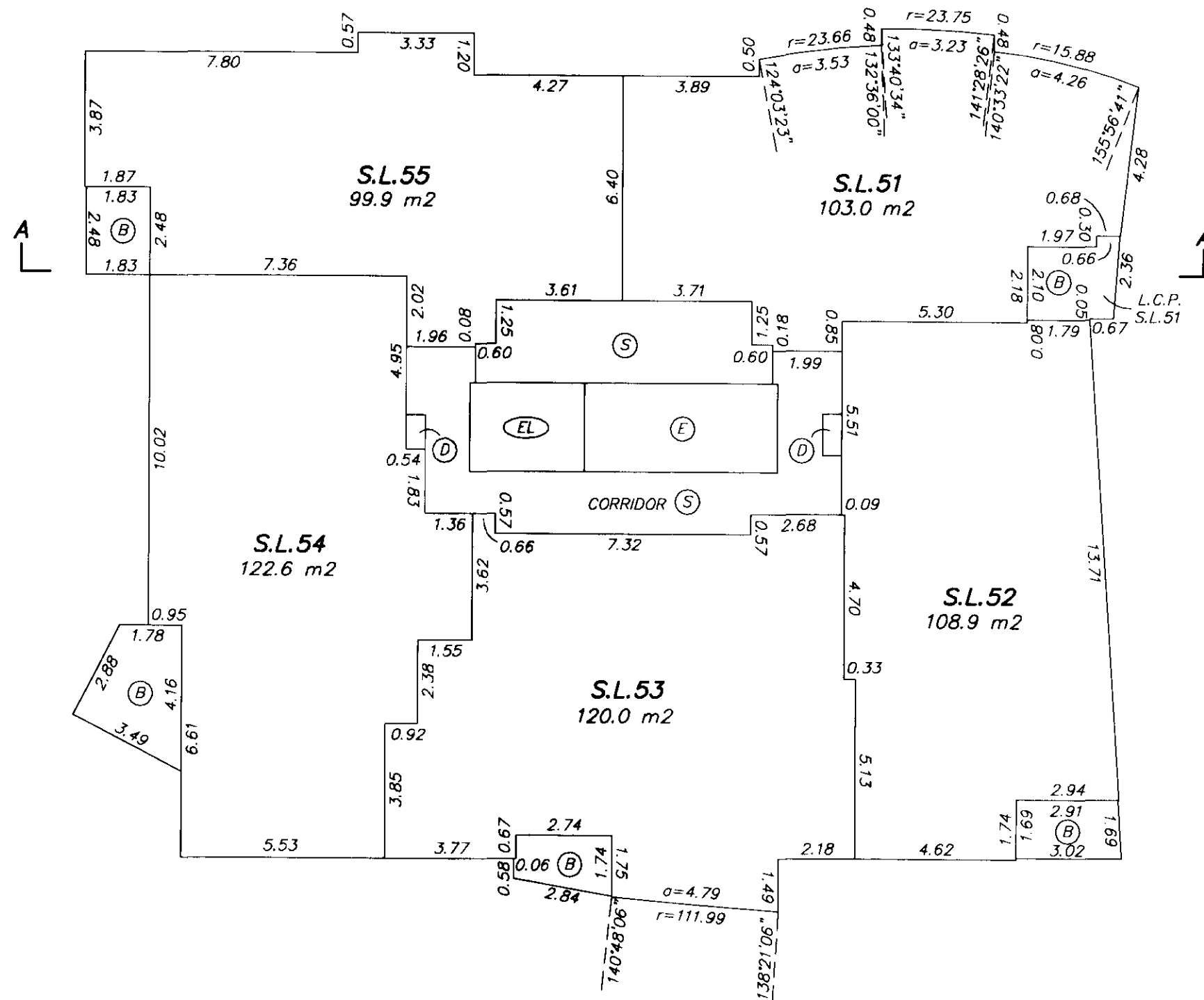


GARY C. SUNDVICK, B.C.L.S.

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5

STRATA PLAN BCS 435

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



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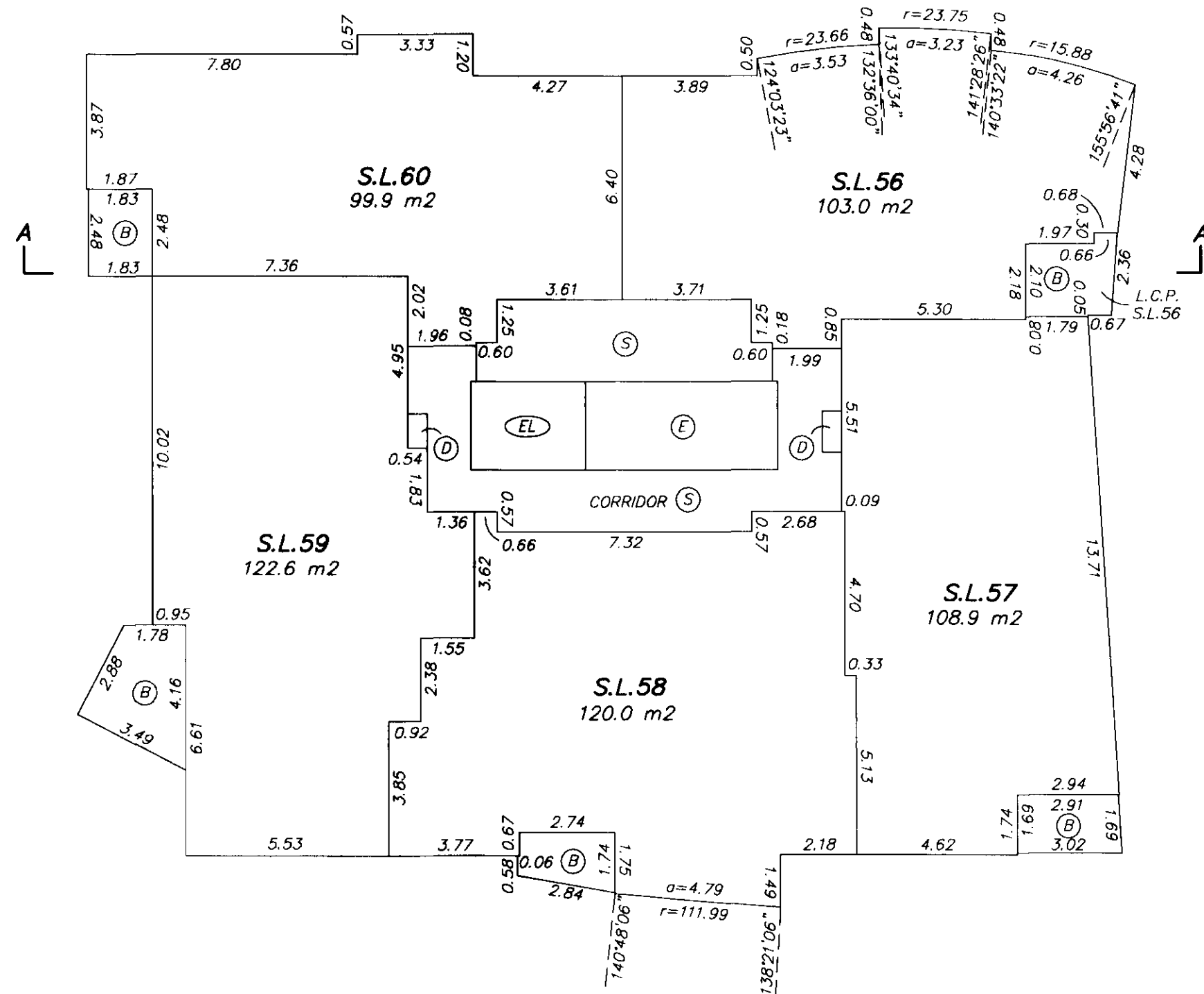
JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5

SHEET 21 OF 39 SHEETS

STRATA PLAN BCS 435

16th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



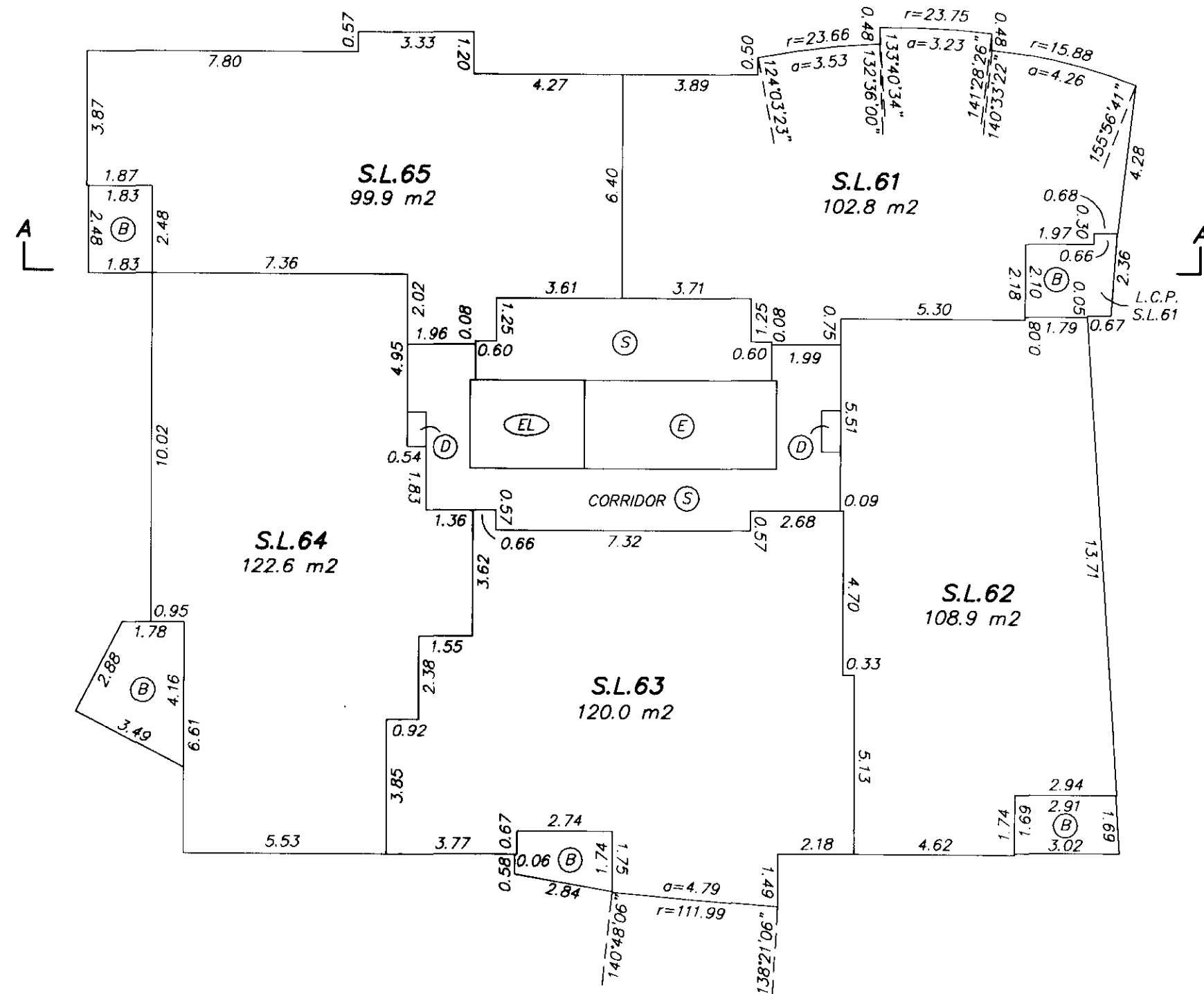
GARY C. SUNDVICK, B.C.L.S.

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5

SHEET 22 OF 39 SHEETS

17th FLOOR**STRATA PLAN BCS 435**

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



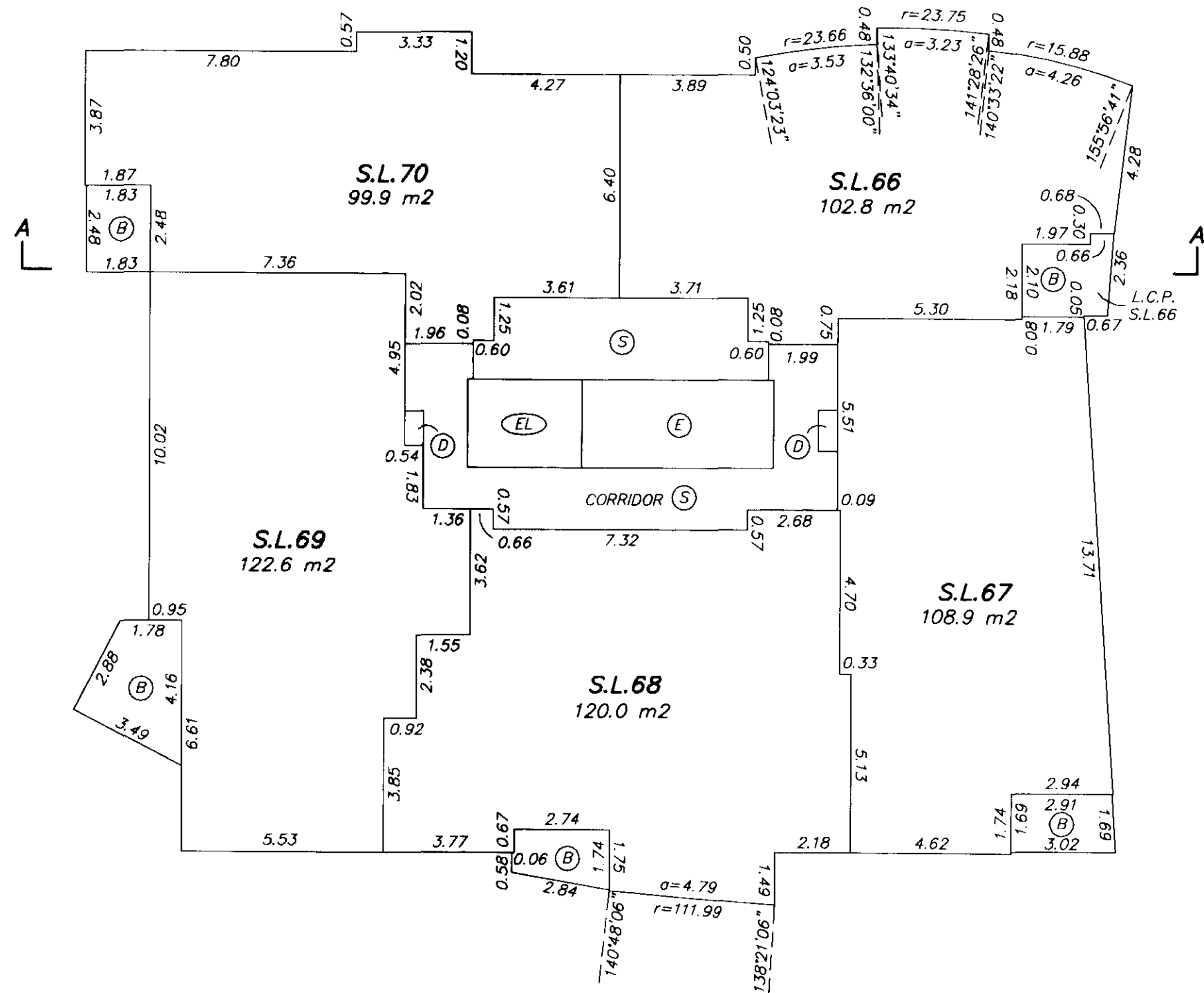
GARY C. SUNDVICK, B.C.L.S.

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5

SHEET 23 OF 39 SHEETS

18th FLOOR**STRATA PLAN BCS 435**

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



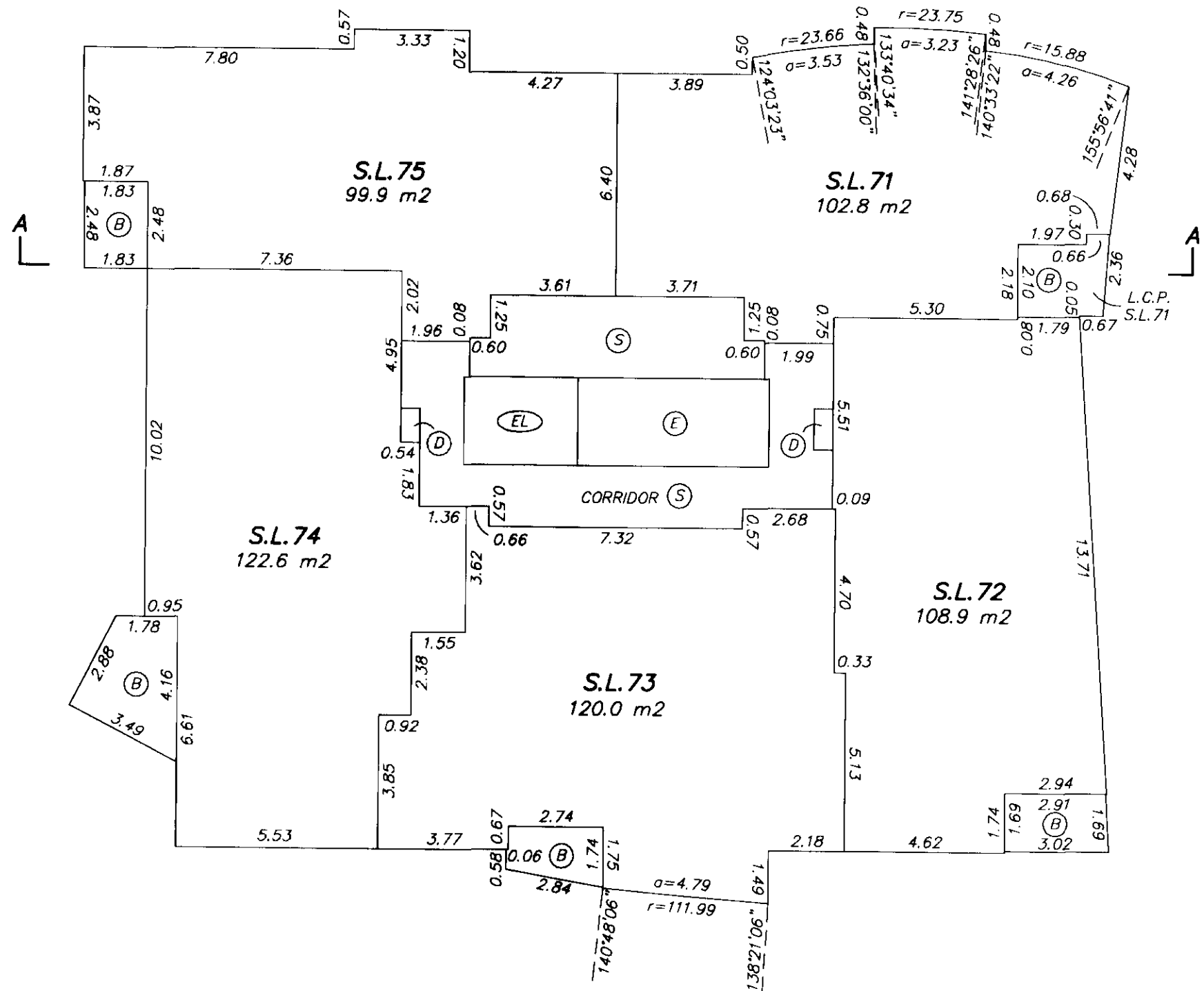
GARY C. SUNDVICK, B.C.L.S.

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5

SHEET 24 OF 39 SHEETS

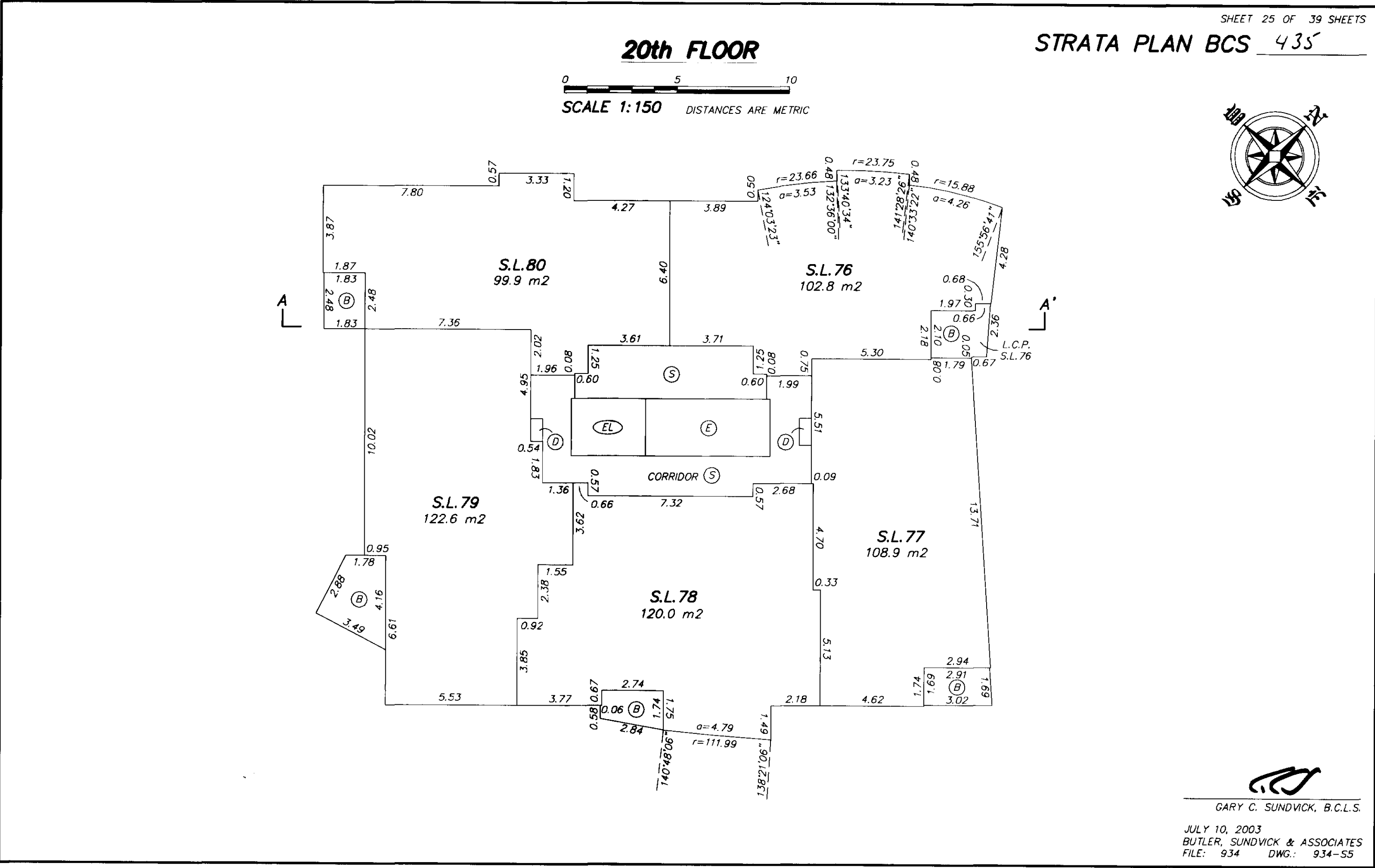
19th FLOOR**STRATA PLAN BCS 435**

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



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

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5

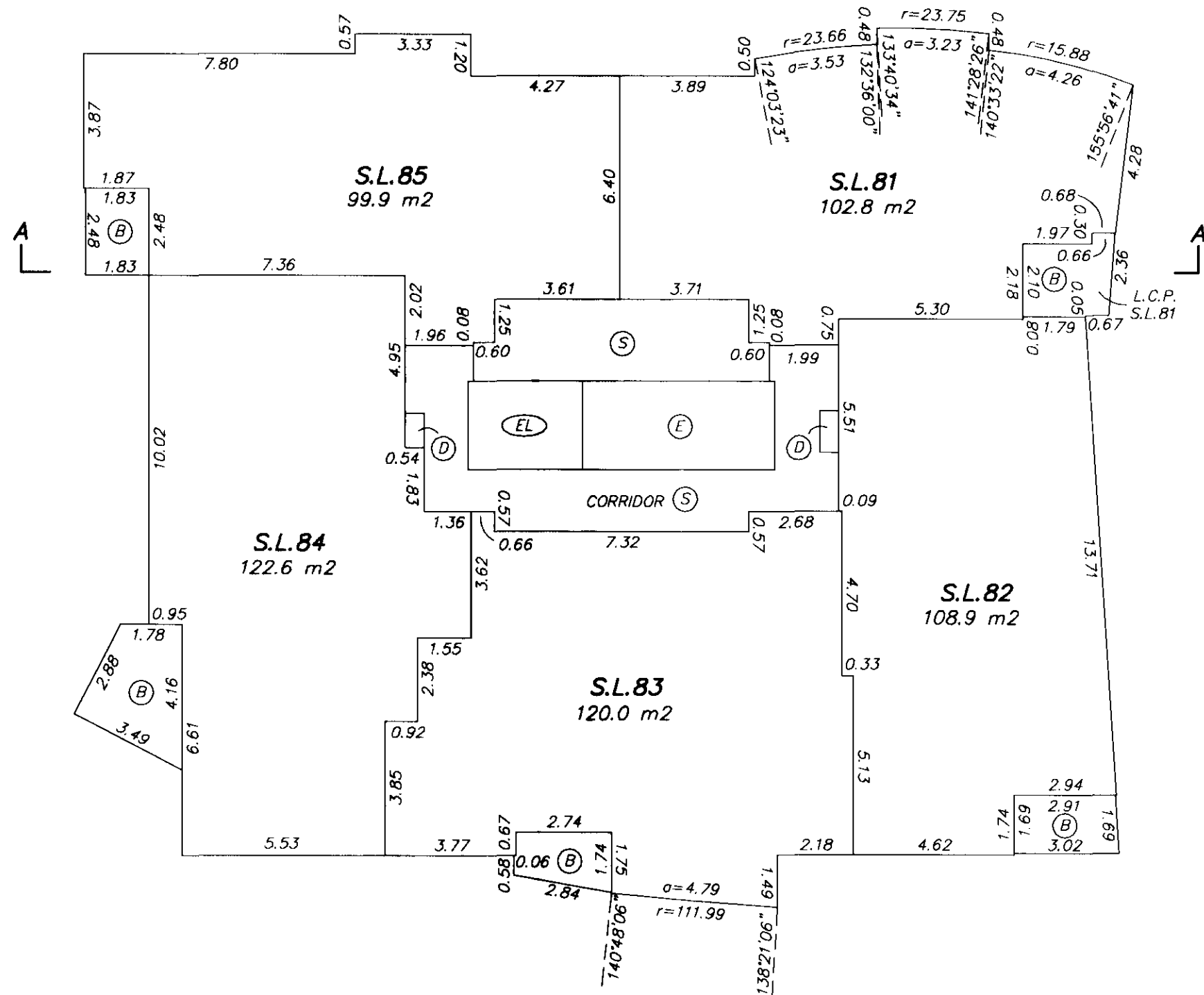


SHEET 26 OF 39 SHEETS

STRATA PLAN BCS 435

21st FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



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

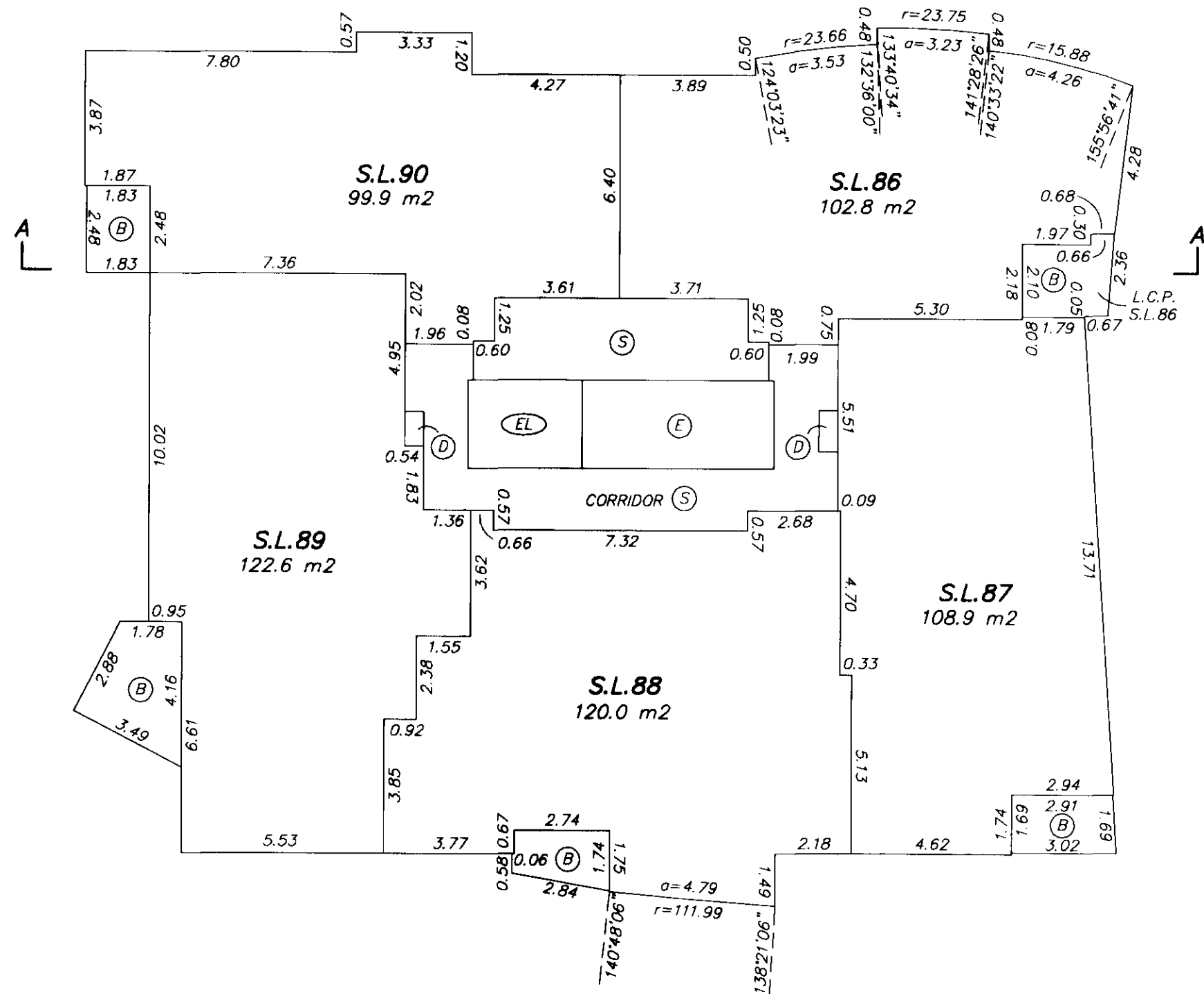
JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5

SHEET 27 OF 39 SHEETS

STRATA PLAN BCS 435

22nd FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



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

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG: 934-S5

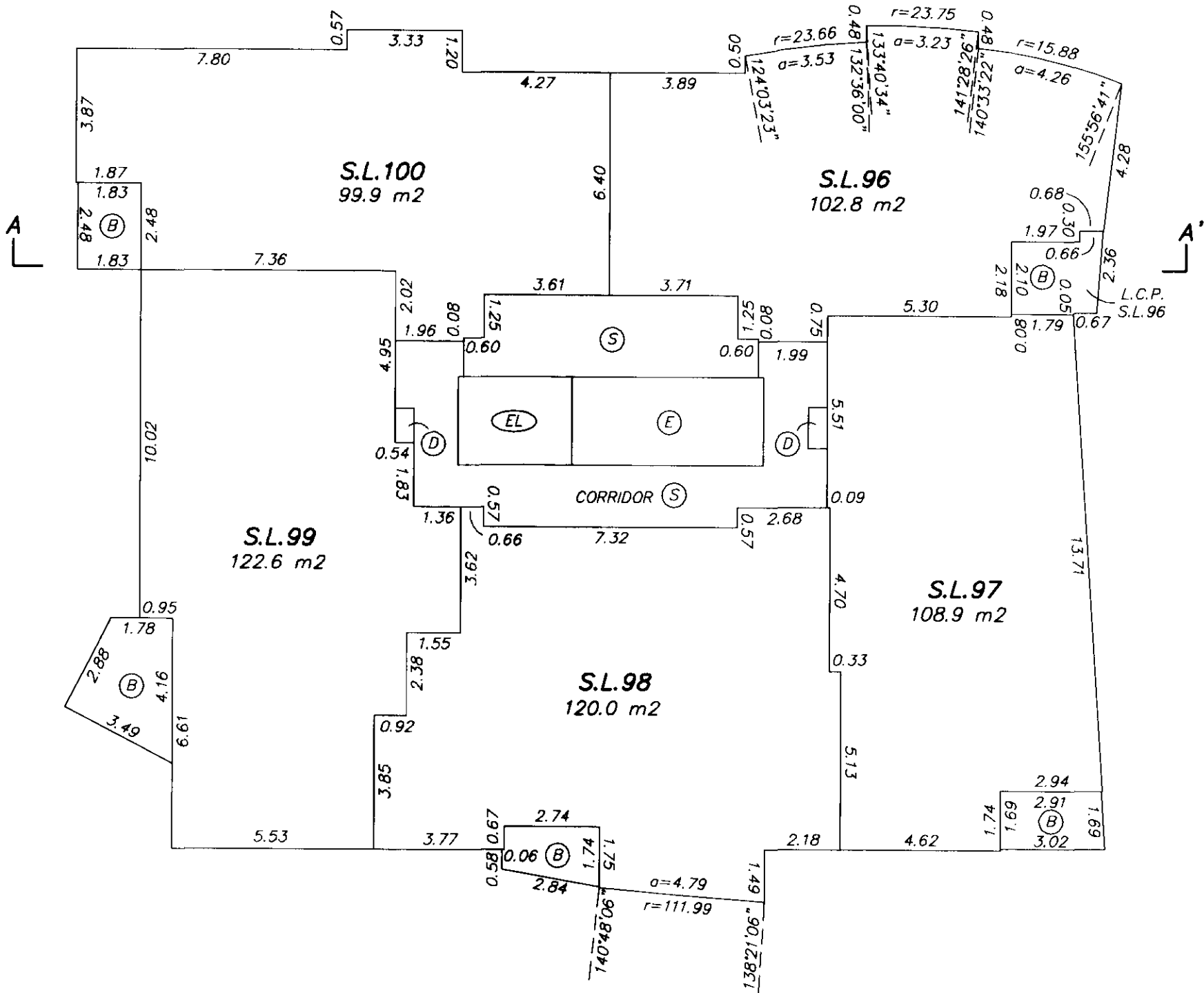
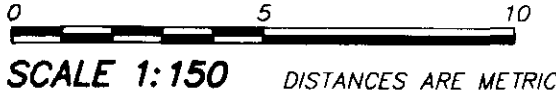
STRATA PLAN BCS 435



JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5

STRATA PLAN BCS 435

25th FLOOR

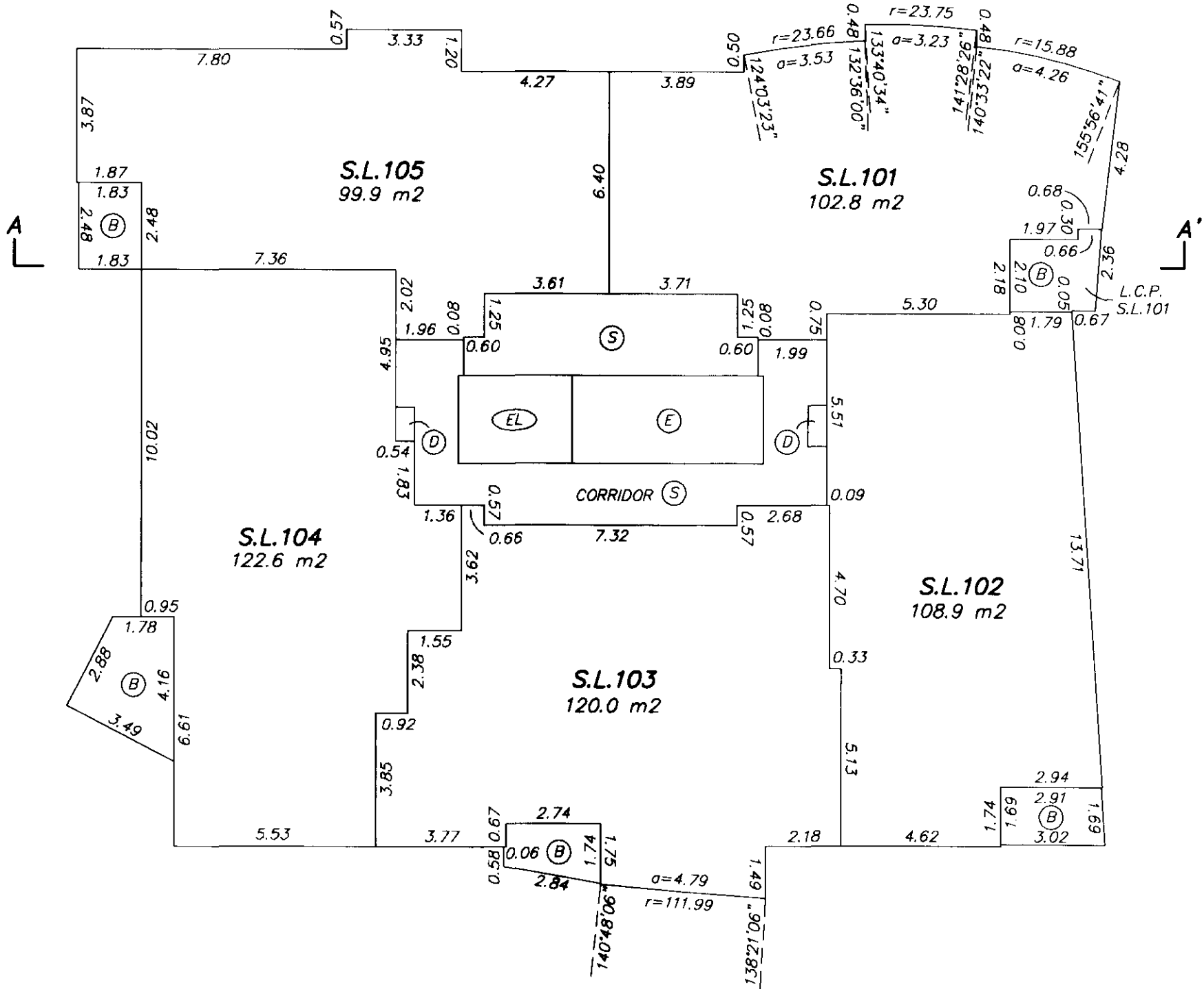
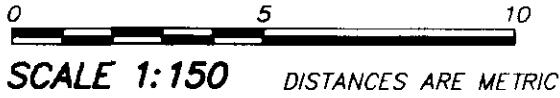


GARY C. SUNDVICK, B.C.L.S.

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5

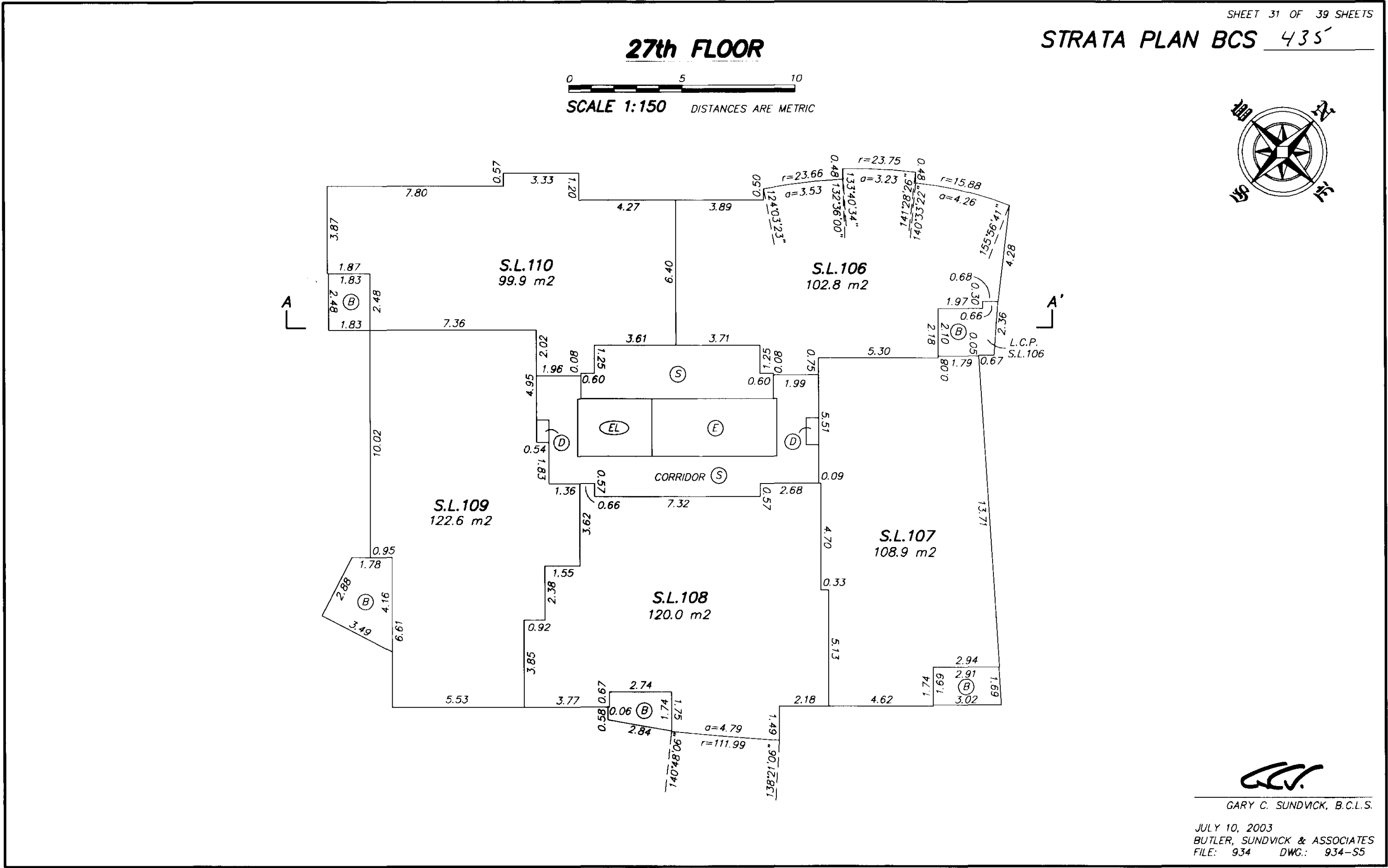
26th FLOOR

STRATA PLAN BCS 435



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

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5

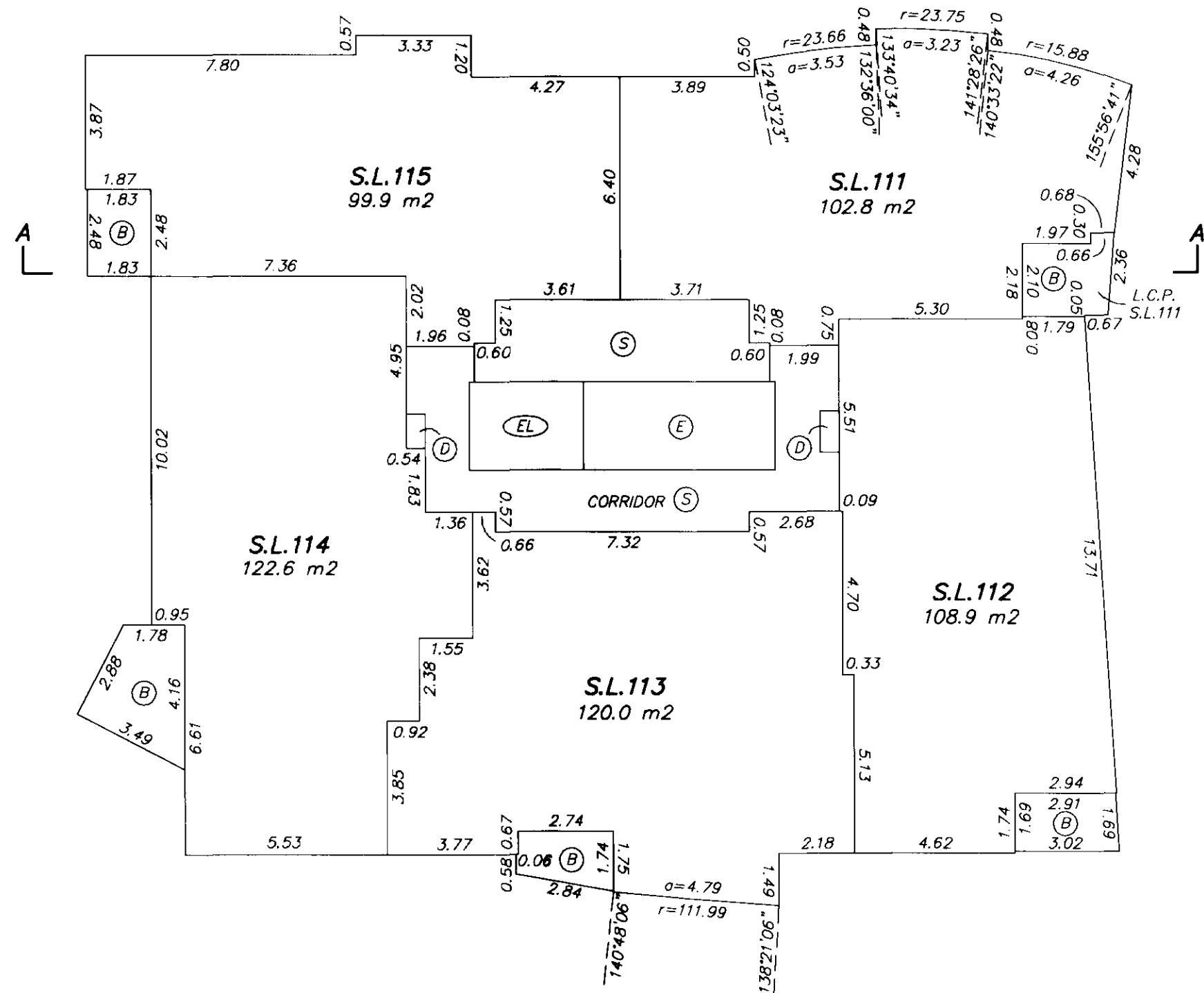


SHEET 32 OF 39 SHEETS

STRATA PLAN BCS 435

28th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

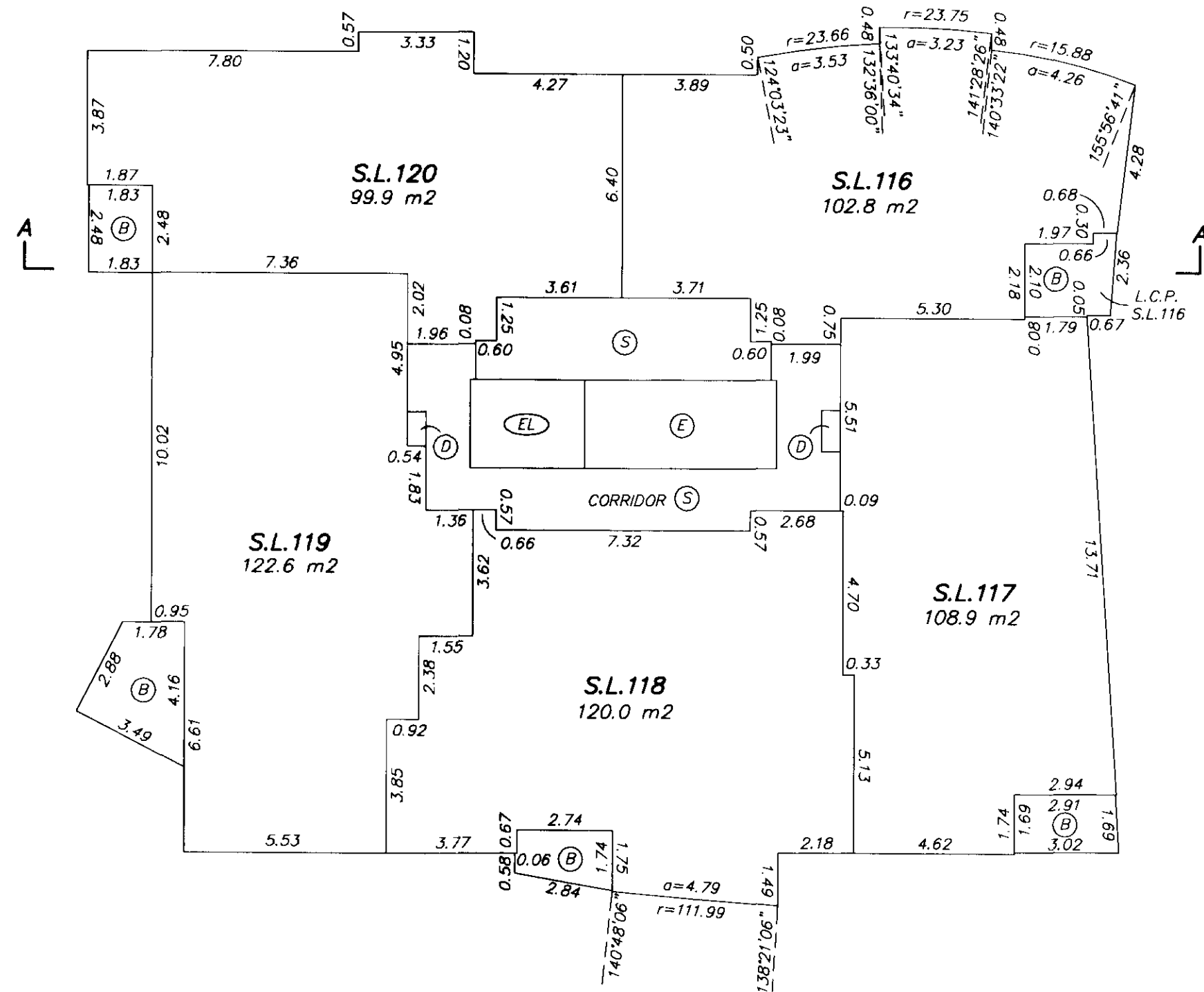


GARY C. SUNDVICK, B.C.L.S.

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5

STRATA PLAN BCS 435

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



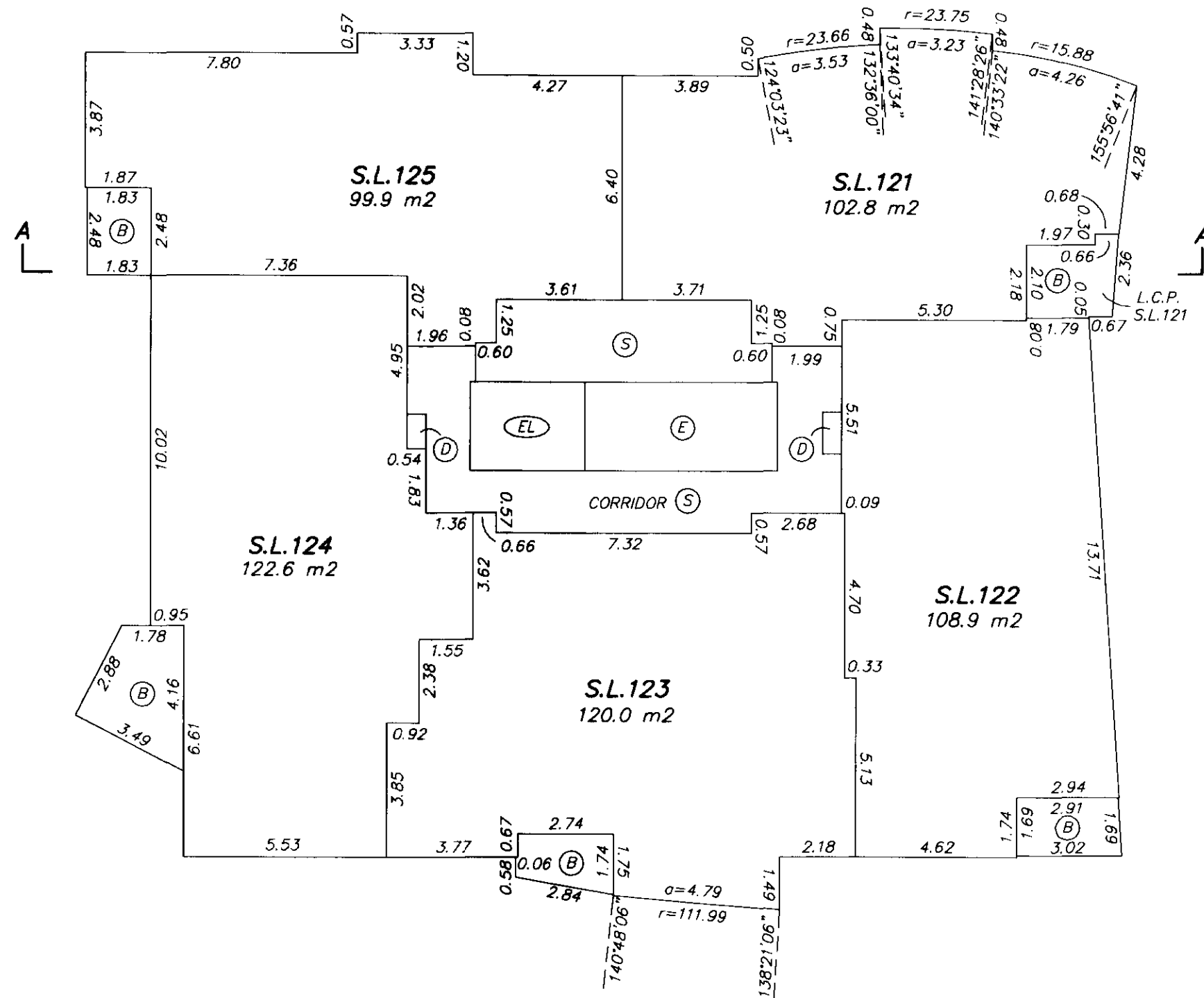
JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5

SHEET 34 OF 39 SHEETS

STRATA PLAN BCS 435

30th FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



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

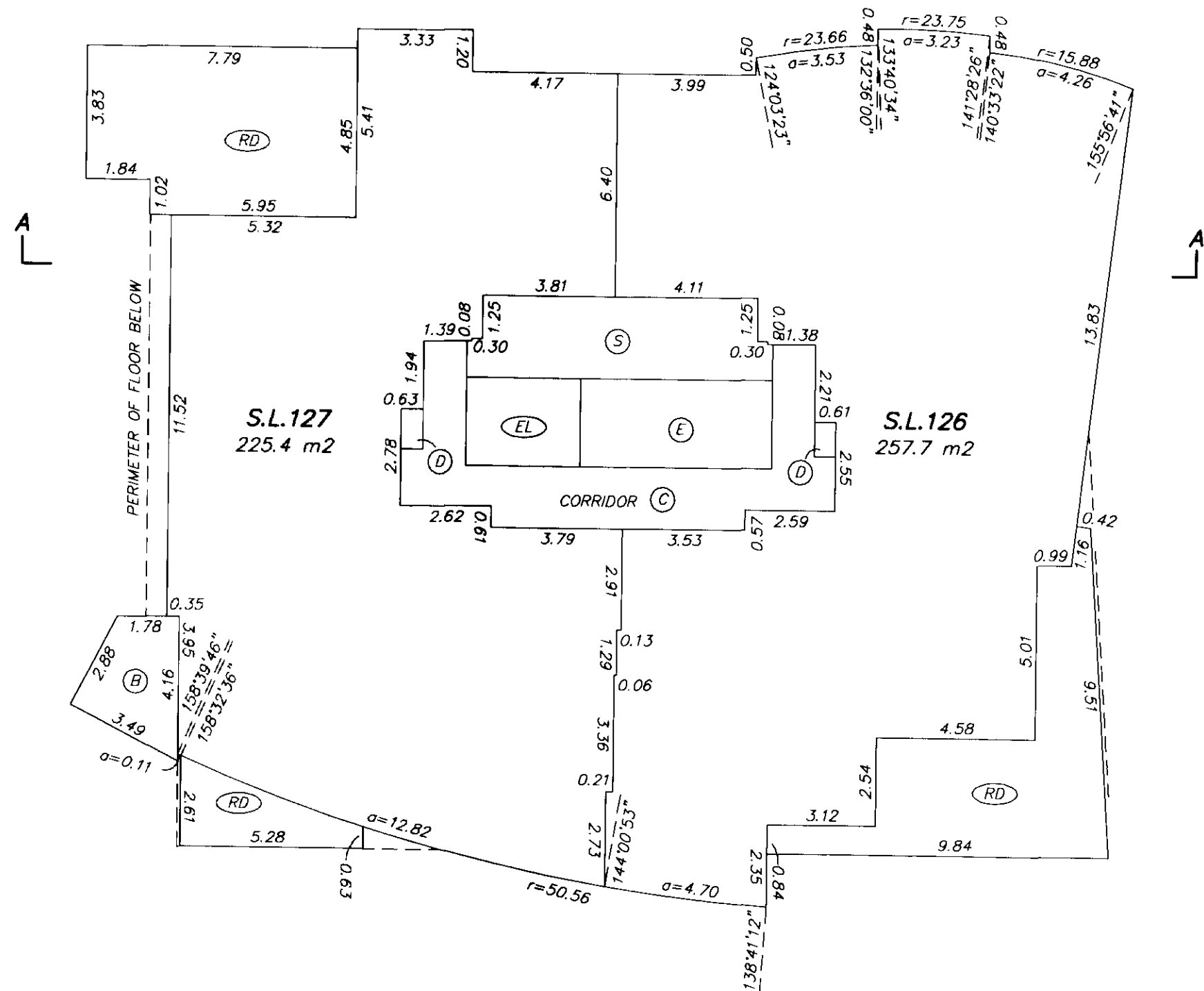
JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5

SHEET 35 OF 39 SHEETS

STRATA PLAN BCS 435

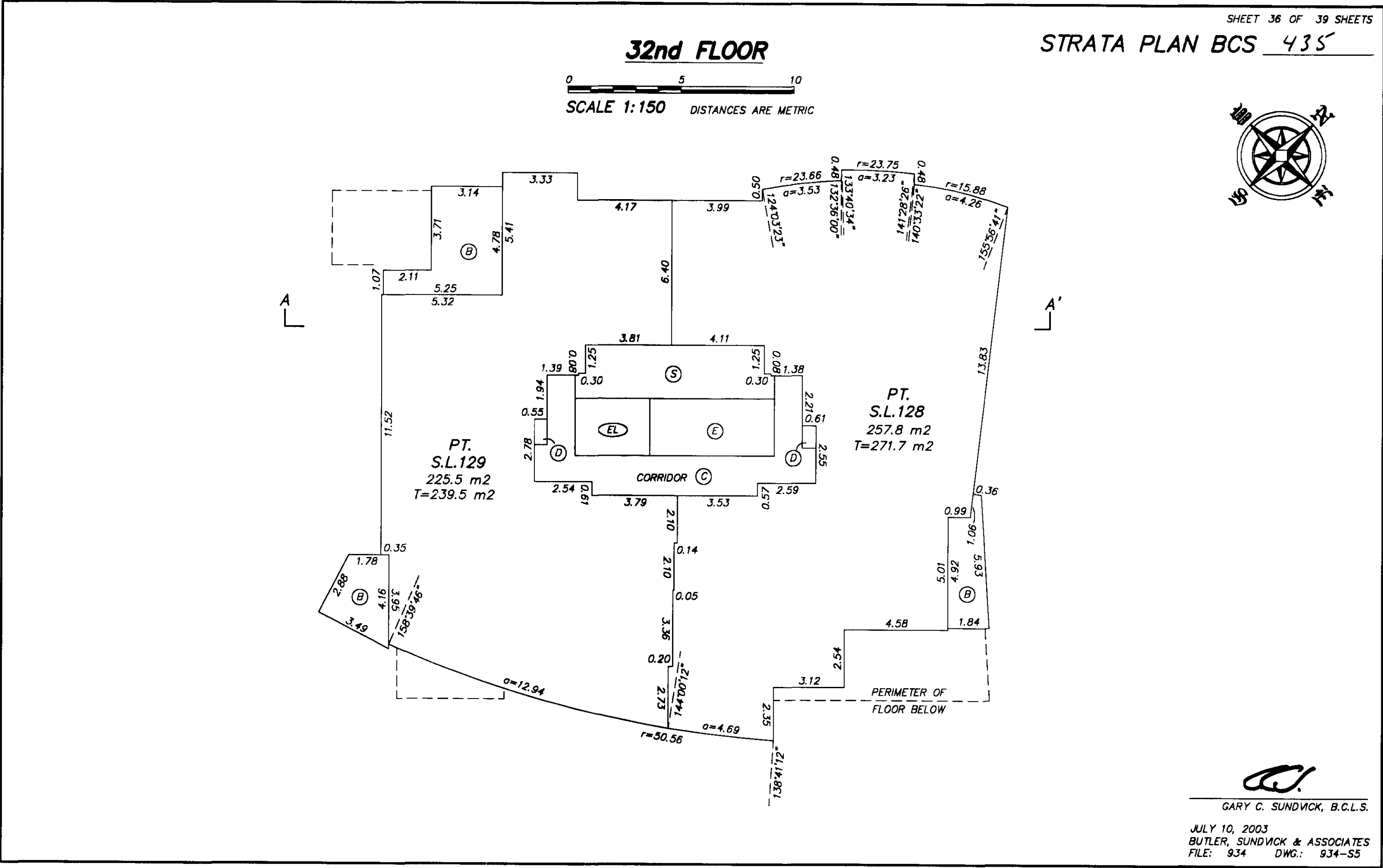
31st FLOOR

0 5 10
SCALE 1:150 DISTANCES ARE METRIC



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

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5



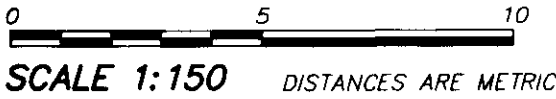


GARY C. SUNDVICK, B.C.L.S.

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
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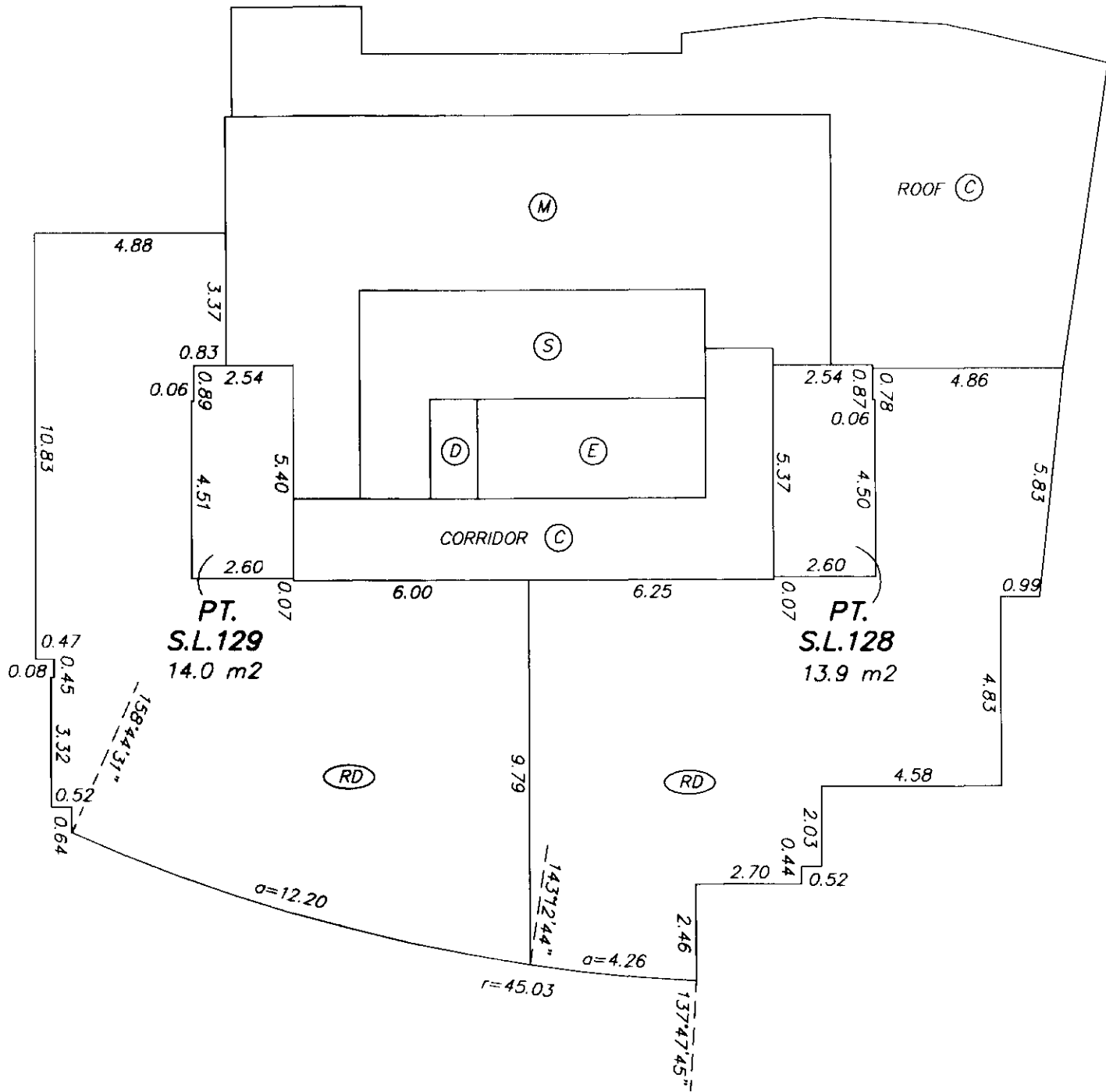
STRATA PLAN BCS 435

33rd FLOOR



A

A'



G.C.

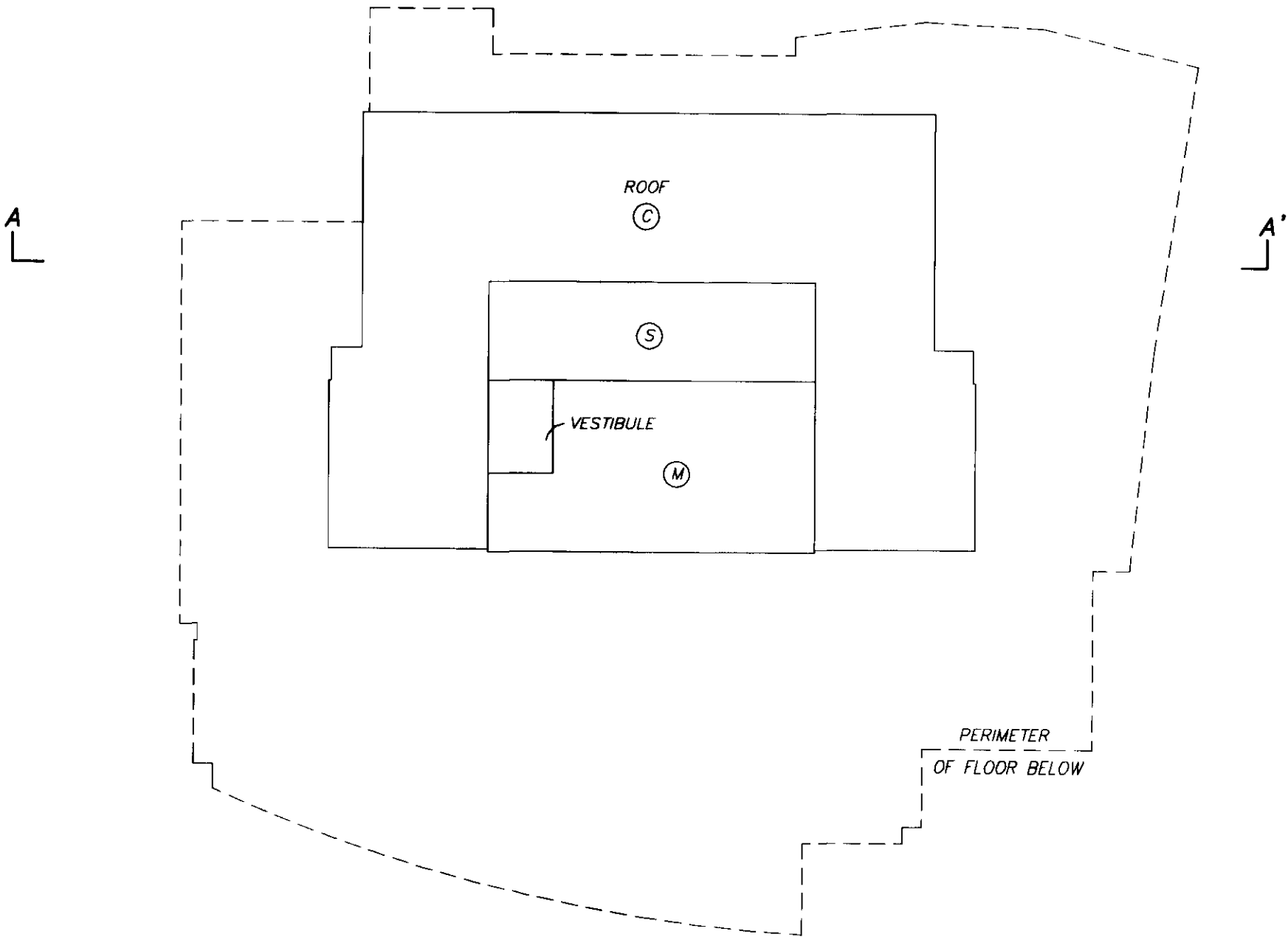
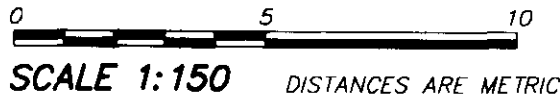
GARY C. SUNDVICK, B.C.L.S.

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5

SHEET 38 OF 39 SHEETS

MECHANICAL PENTHOUSE

STRATA PLAN BCS 435



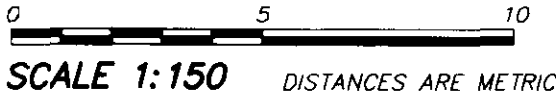
GARY C. SUNDVICK, B.C.L.S.

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5

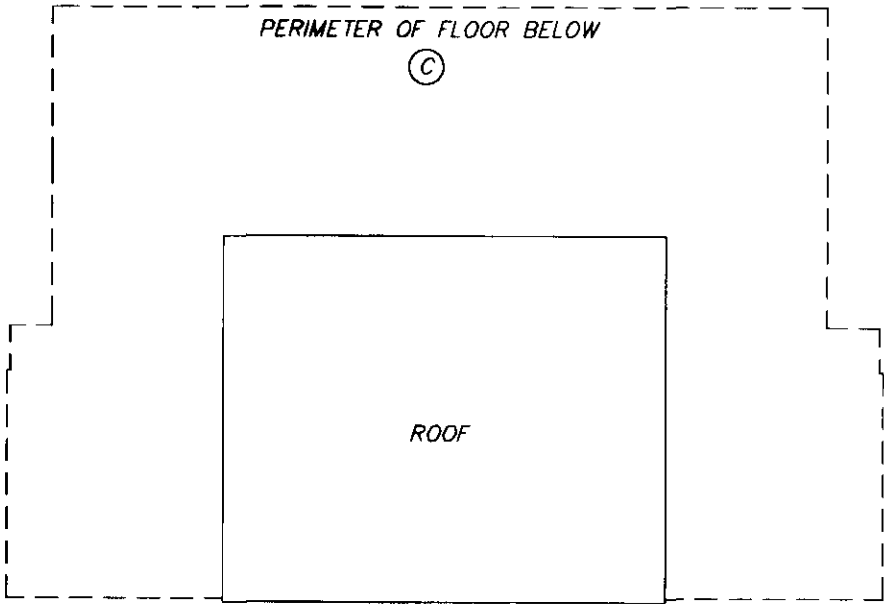
SHEET 39 OF 39 SHEETS

STRATA PLAN BCS 435

ROOF



A



A'

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

JULY 10, 2003
BUTLER, SUNDVICK & ASSOCIATES
FILE: 934 DWG.: 934-S5