

**STRATA PLAN OF PARCEL A BLOCK 104,  
DISTRICT LOT 541, GROUP 1, N.W.D.  
PLAN LMP49570**

B.C.G.S. 92G.025

INTEGRATED SURVEY AREA No. 31 CITY OF VANCOUVER

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES,  
PRIOR TO COMPUTATION OF U.T.M. COORDINATES MULTIPLY  
BY COMBINED FACTOR OF 0.9996018

GRID BEARINGS ARE (NAD83 CSRS) DERIVED FROM  
CONTROL MONUMENTS V-2153 AND V-2162

BCS 147  
DEPOSITED AND REGISTERED IN THE LAND TITLE  
OFFICE AT NEW WESTMINSTER, B.C.  
THIS 12 DAY OF NOV, 2002.  
B. Baper  
DEPUTY REGISTRAR  
BT 415 012 / 222

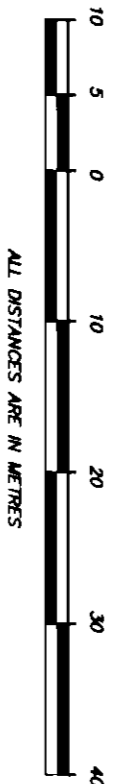
**LEGEND**

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD LEAD PLUG FOUND
- W. DENOTES WITNESS
- SL. DENOTES STRATA LOT
- PT. DENOTES STRATA PART
- ⊙ DENOTES COMMON PROPERTY
- m<sup>2</sup> DENOTES SQUARE METRES
- A DENOTES AREA
- T DENOTES TOTAL
- ⓑ DENOTES BALCONY
- ⓓ DENOTES PATIO
- Ⓣ DENOTES TERRACE
- Ⓢ DENOTES DECK

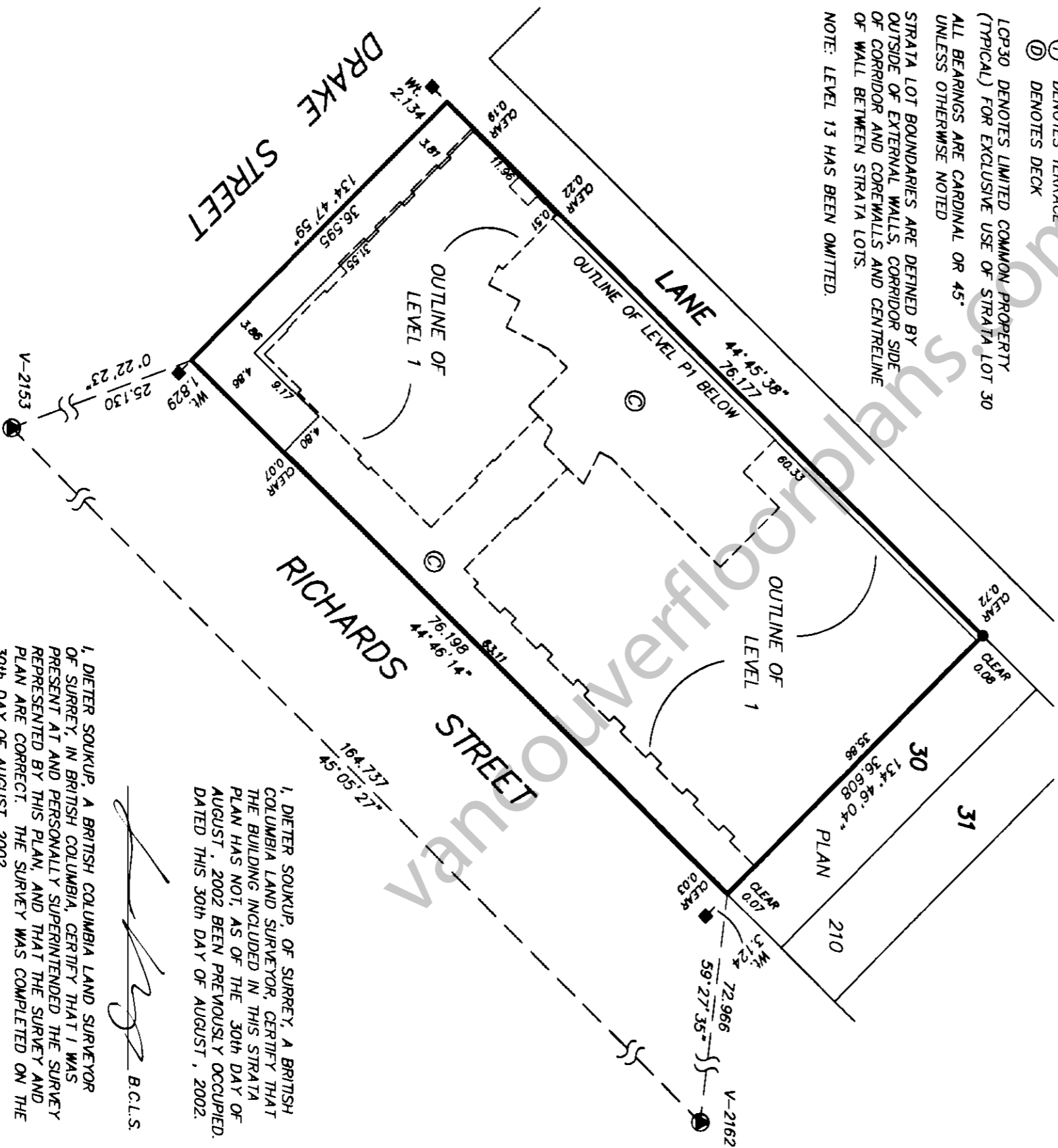
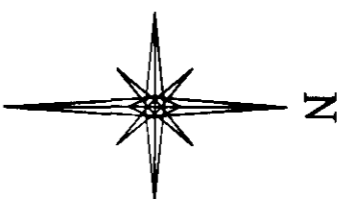
LCP30 DENOTES LIMITED COMMON PROPERTY  
(TYPICAL) FOR EXCLUSIVE USE OF STRATA LOT 30  
ALL BEARINGS ARE CARDINAL OR 45°  
UNLESS OTHERWISE NOTED

STRATA LOT BOUNDARIES ARE DEFINED BY  
OUTSIDE OF EXTERNAL WALLS, CORRIDOR SIDE  
OF CORRIDOR AND COREWALLS AND CENTRELINE  
OF WALL BETWEEN STRATA LOTS.

NOTE: LEVEL 13 HAS BEEN OMITTED.



SCALE 1 : 500



I, DIETER SOUKUP, A BRITISH COLUMBIA LAND SURVEYOR  
OF SURREY, 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 SURVEY WAS COMPLETED ON THE  
30th DAY OF AUGUST, 2002

I, DIETER SOUKUP, OF SURREY, A BRITISH  
COLUMBIA LAND SURVEYOR, CERTIFY THAT  
THE BUILDING INCLUDED IN THIS STRATA  
PLAN HAS NOT, AS OF THE 30th DAY OF  
AUGUST, 2002 BEEN PREVIOUSLY OCCUPIED,  
DATED THIS 30th DAY OF AUGUST, 2002.

I, DIETER SOUKUP, OF SURREY, 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  
DATED THIS 30th DAY OF AUGUST, 2002.

*[Signature]*  
B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT


CIMC ADDRESS OF PROPERTY  
1295 - RICHARDS STREET  
VANCOUVER, B.C.


*[Signature]*  
B.C.L.S.  
SOUKUP LAND SURVEYING INC.  
#201 - 8484 - 162 STREET,  
SURREY, B.C., V4N 1B4  
TEL: 597-6161 FAX: 597-0259  
FILE: 5163-F1 DISK: 195

STRATA PROPERTY ACT

BCS 141

OWNER:  
CONCERT REAL ESTATE CORPORATION  
(INC. NO. C424436)  
BY ITS AUTHORIZED SIGNATORIES

  
DAVID FODJOTTE  
NAME: PRESIDENT + CEO

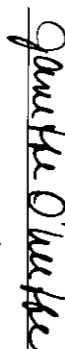
  
LIONEL T. WITZANY  
NAME: CFO

MORTGAGEE:  
THE BANK OF NOVA SCOTIA  
BY ITS AUTHORIZED SIGNATORIES

  
JOHN MATHIAS  
NAME: DIRECTOR


NAME: \_\_\_\_\_  
\_\_\_\_\_

WITNESS:  
AS TO BOTH SIGNATURES

  
JANELLE O'KEEFE  
NAME:

9th FLOOR - 1190 HODGKIN ST. VAN. BC  
ADDRESS OF WITNESS  
DEVELOPER/AGENT UNKNOWN  
OCCUPATION OF WITNESS

WITNESS:  
AS TO BOTH SIGNATURES

  
ANGELA SHUEN  
NAME:  
1800 - 650 W. GEORGIA ST. VAN. BC  
ADDRESS OF WITNESS

SECRETARY  
OCCUPATION OF WITNESS

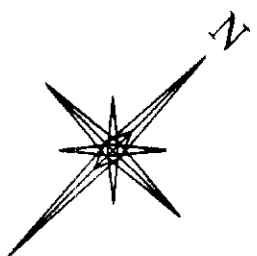
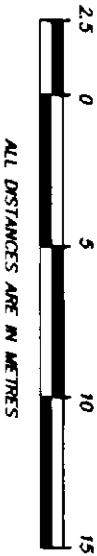
DATED THIS 20th DAY OF  
AUGUST, 2002.

 B.C.L.S.

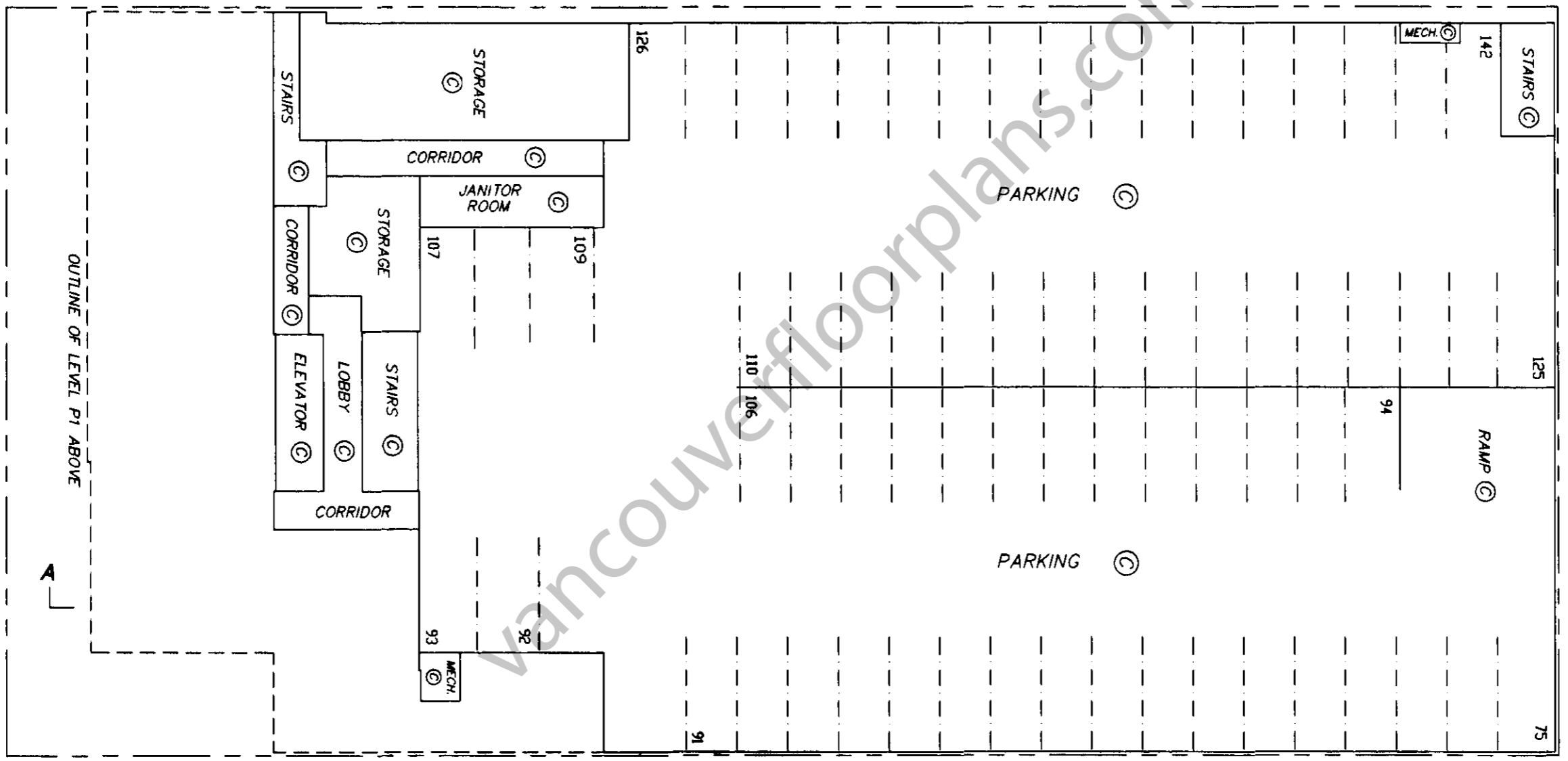
FILE: 5163-F1

PARKING LEVEL P2

SCALE 1 : 250



BCS 147

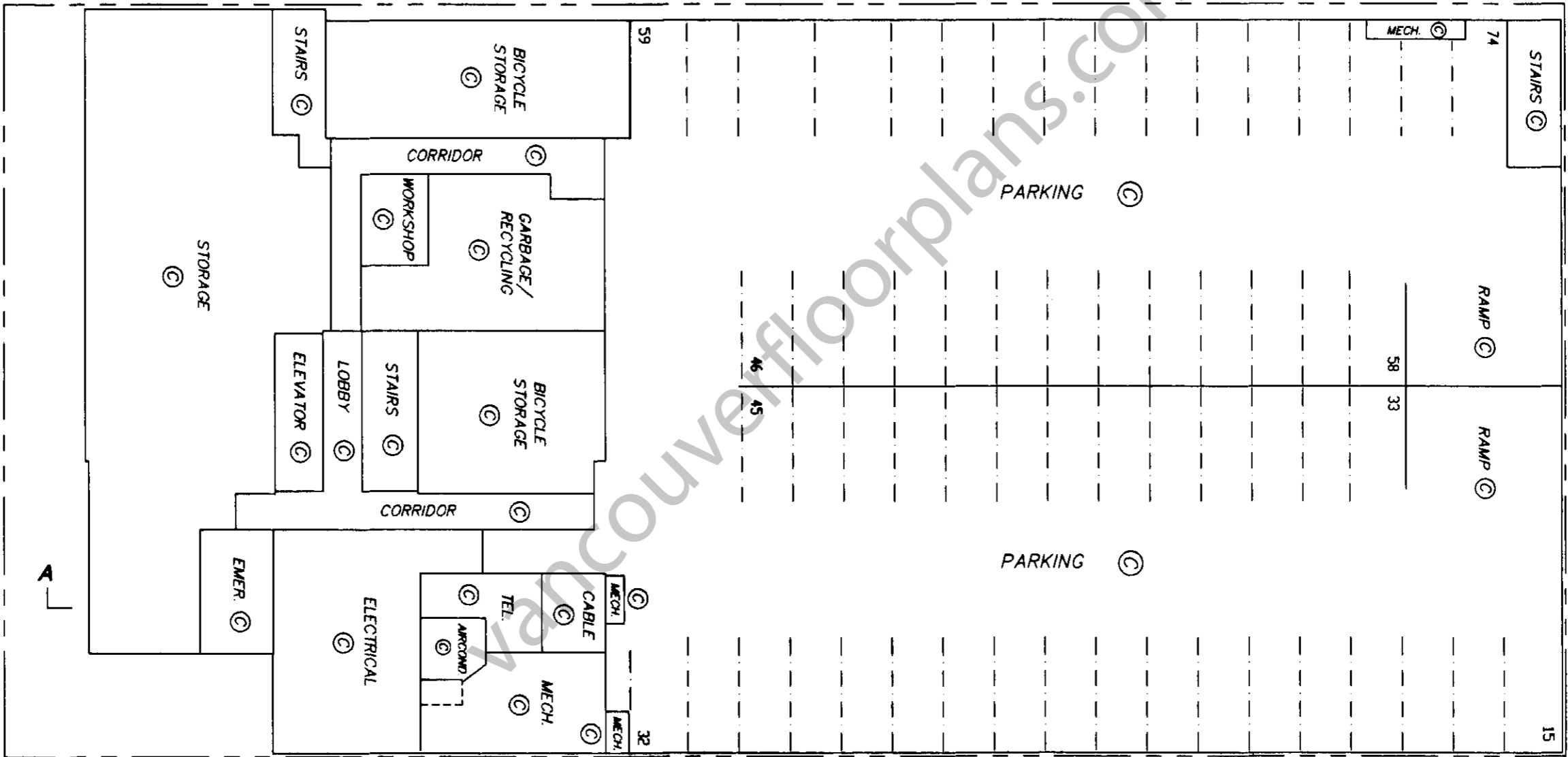
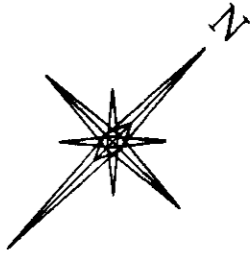


DATED THIS 20th DAY OF  
AUGUST, 2002.

FILE: 5163-F3  
B.C.L.S.

PARKING LEVEL P1

SCALE 1 : 250

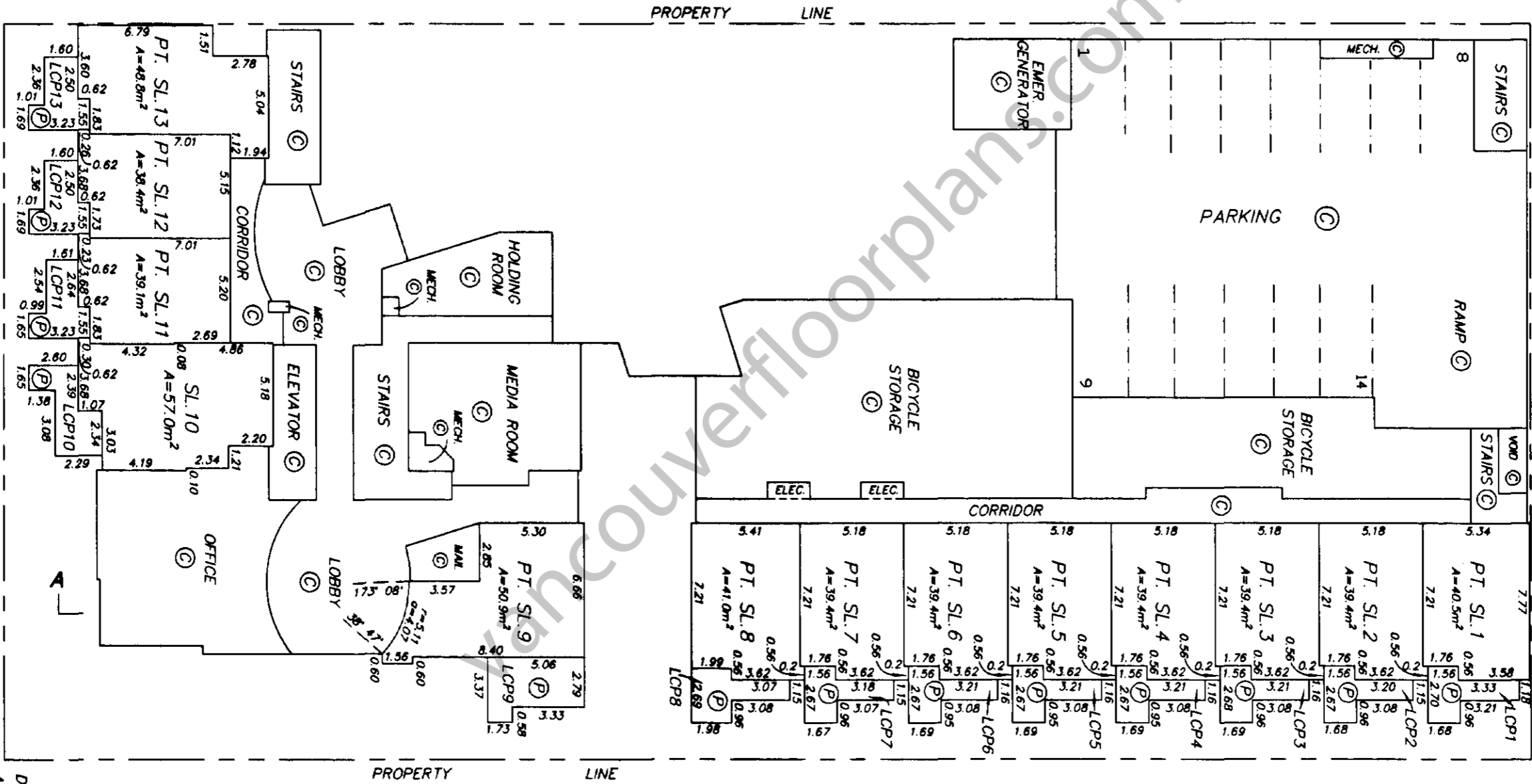
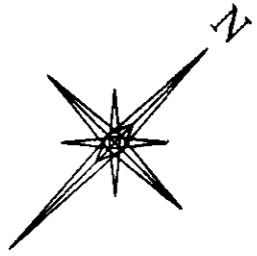
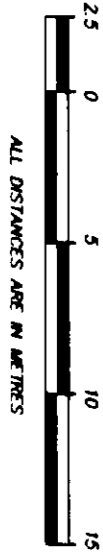


DATED THIS 20th DAY OF AUGUST, 2003

FILE: 5163-F3 B.C.L.S.

LEVEL 1 FLOOR PLAN

SCALE 1 : 250

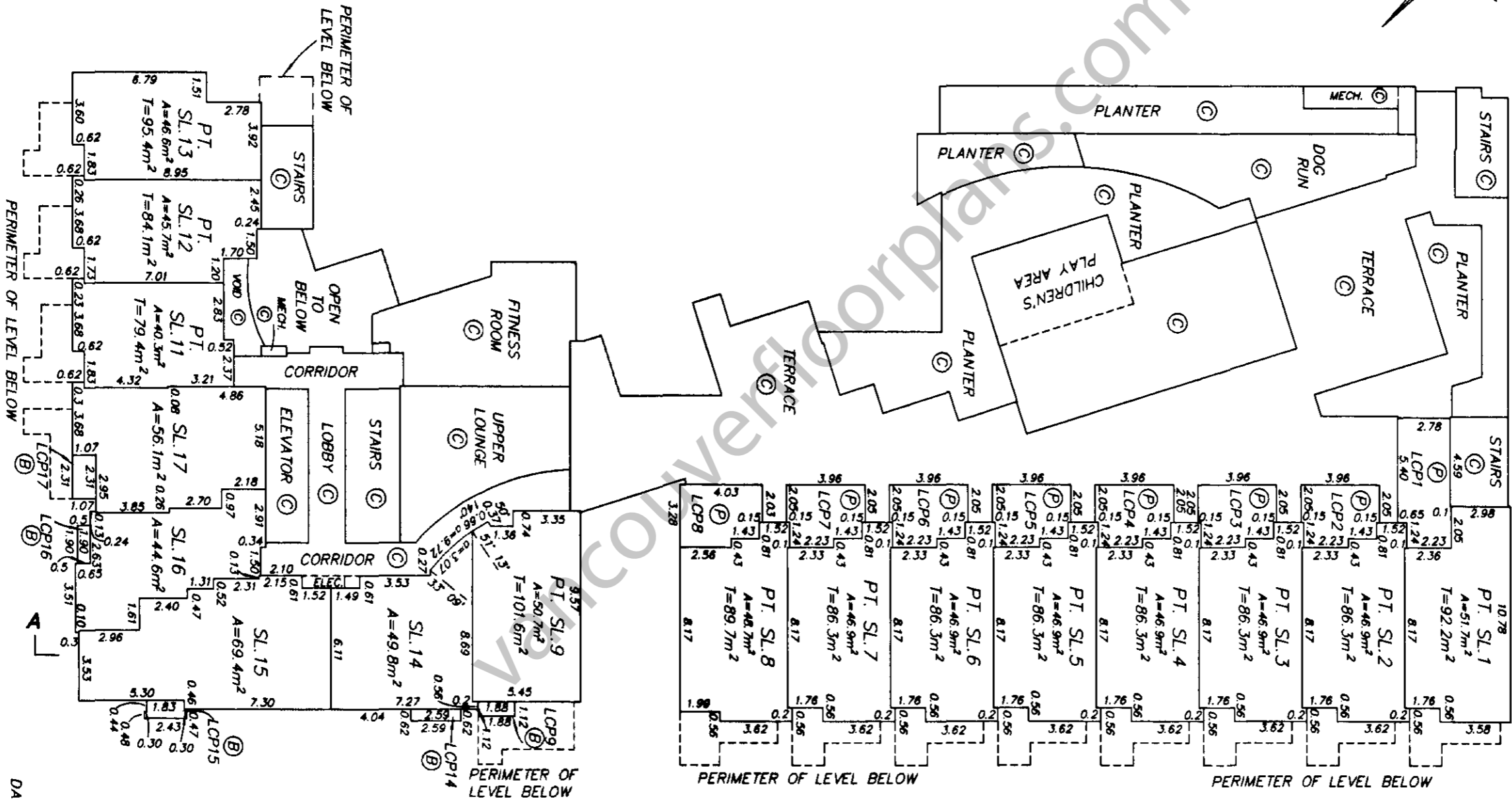
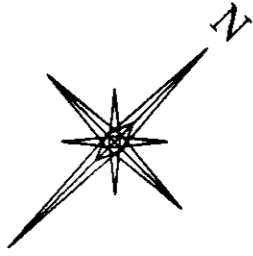


DATED THIS 20th DAY OF  
AUGUST, 2002.

B.C.L.S.  
FILE: 5163-F3

LEVEL 2 FLOOR PLAN

SCALE 1 : 250

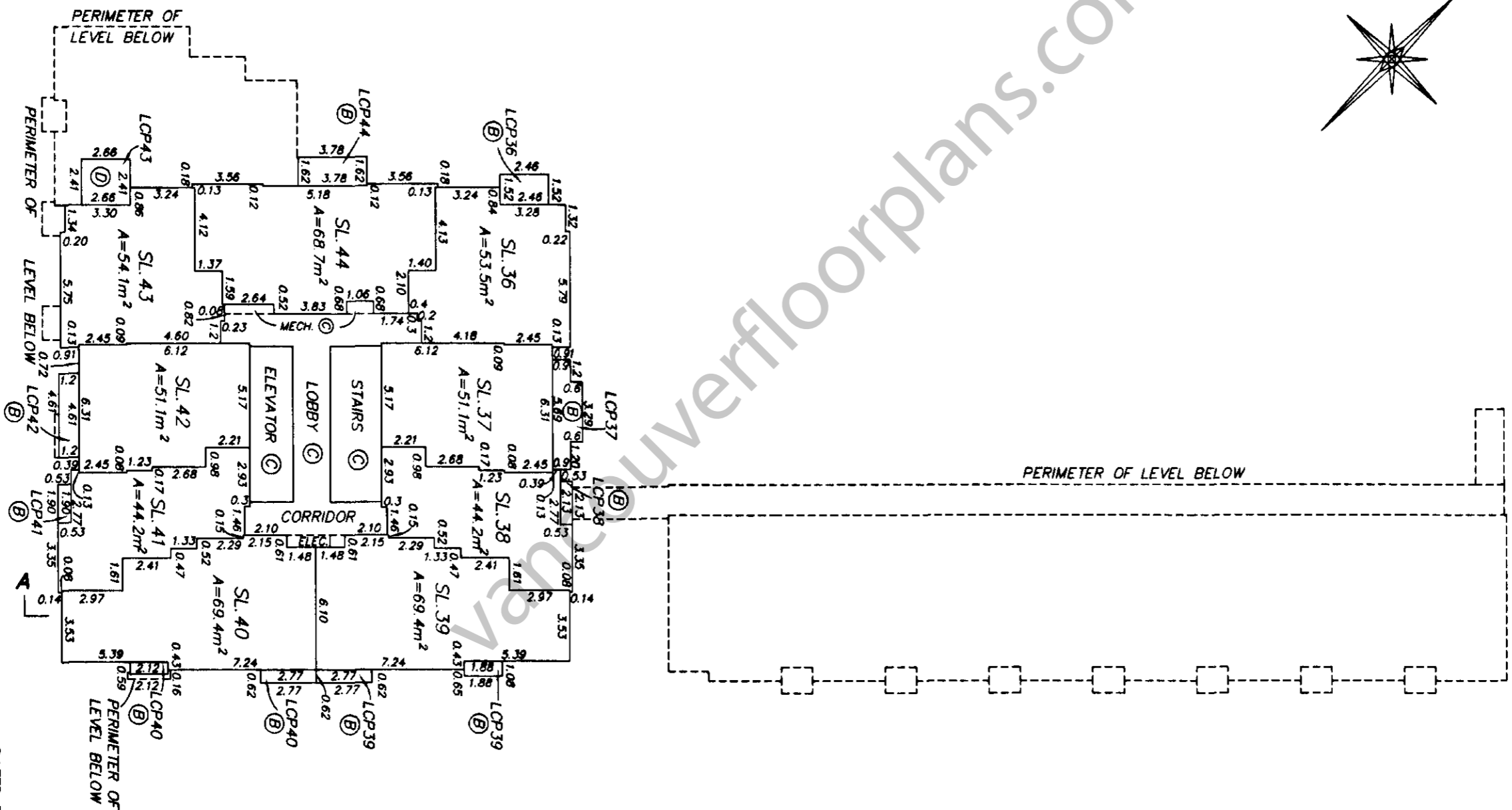
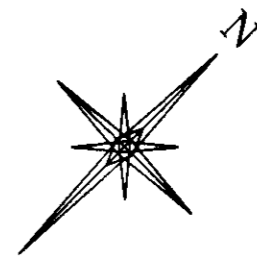
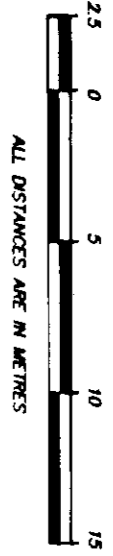


DATED THIS 20th DAY OF  
AUGUST, 2002  
FILE: 5163-F3  
B.C.L.S.



LEVEL 4 FLOOR PLAN

SCALE 1 : 250



BCS 147

DATED THIS 20th DAY OF  
AUGUST, 2002.  
B.C.L.S.  
FILE: 5163-F3

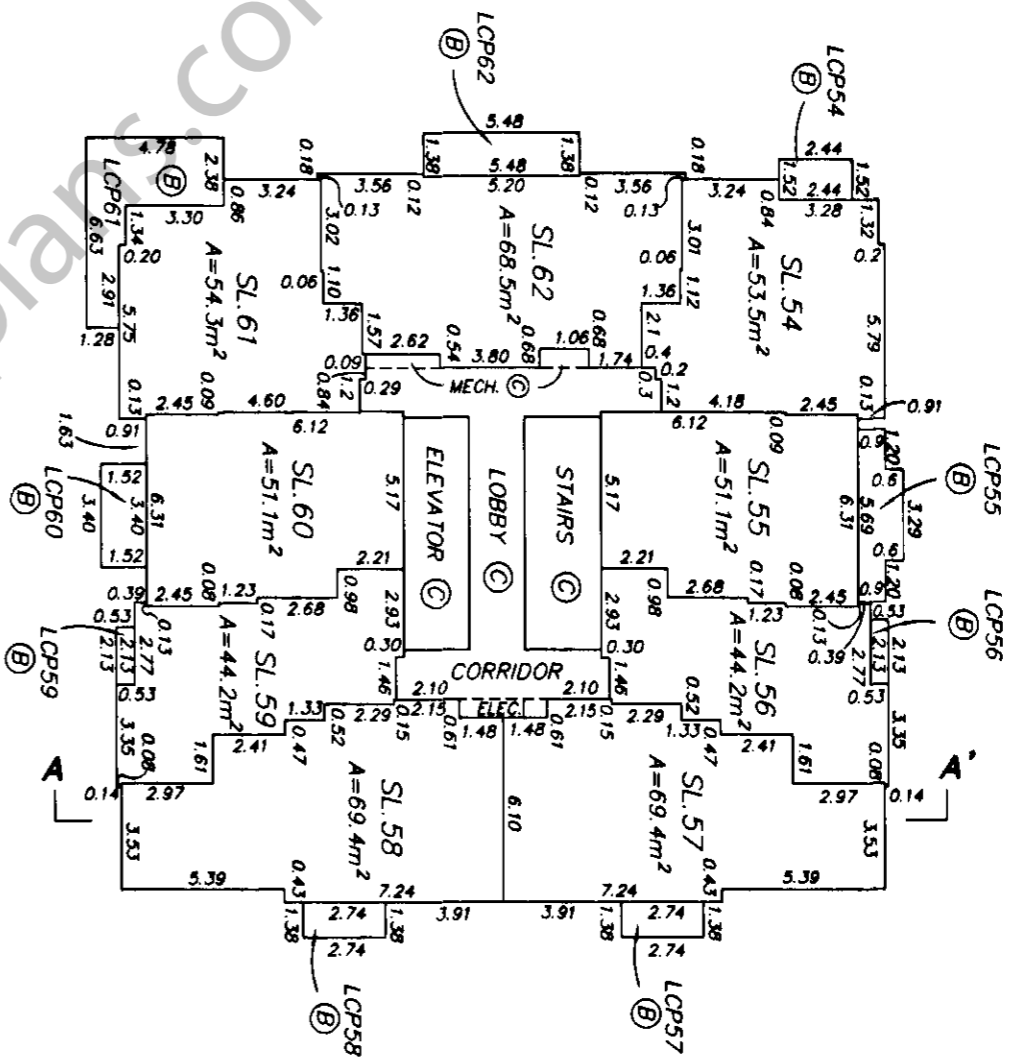


FLOOR PLANS

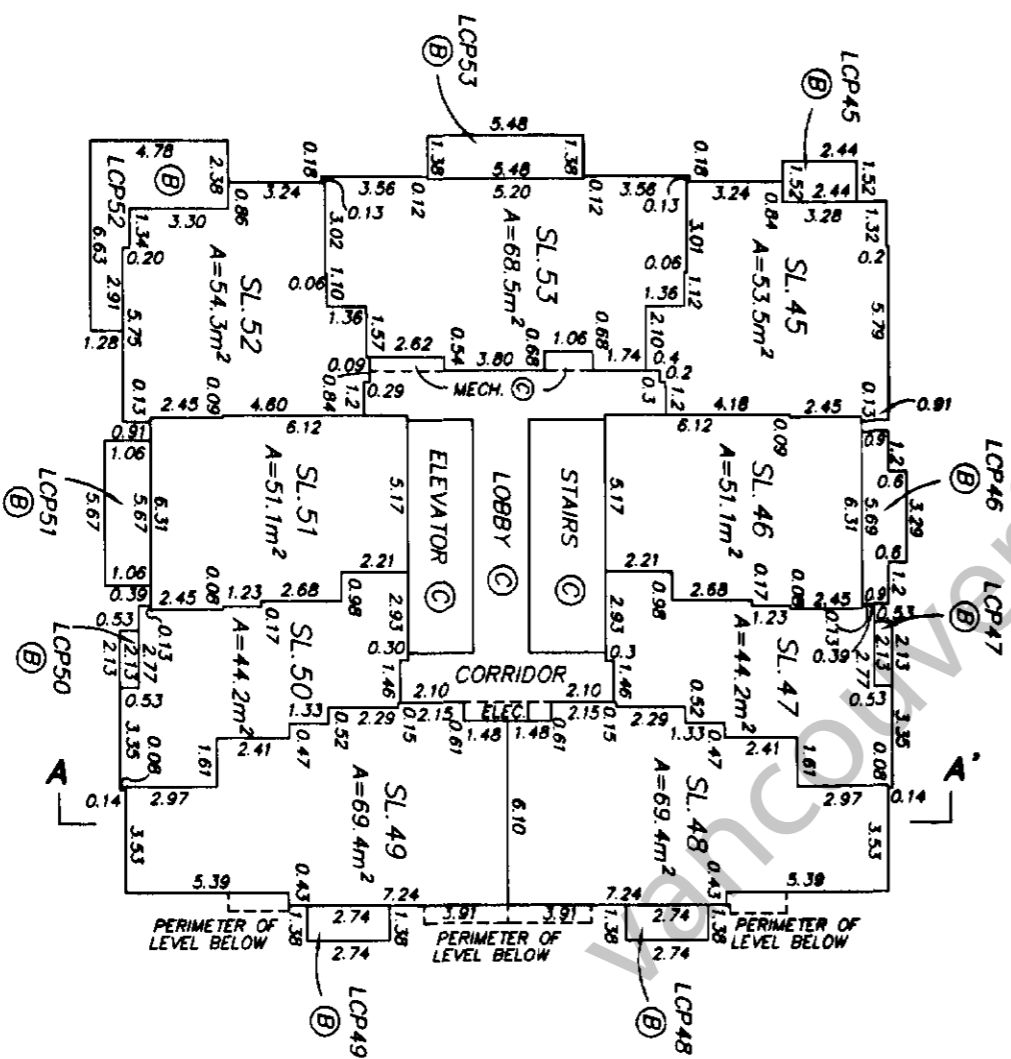
SCALE 1 : 250



ALL DISTANCES ARE IN METRES



LEVEL 6



LEVEL 5

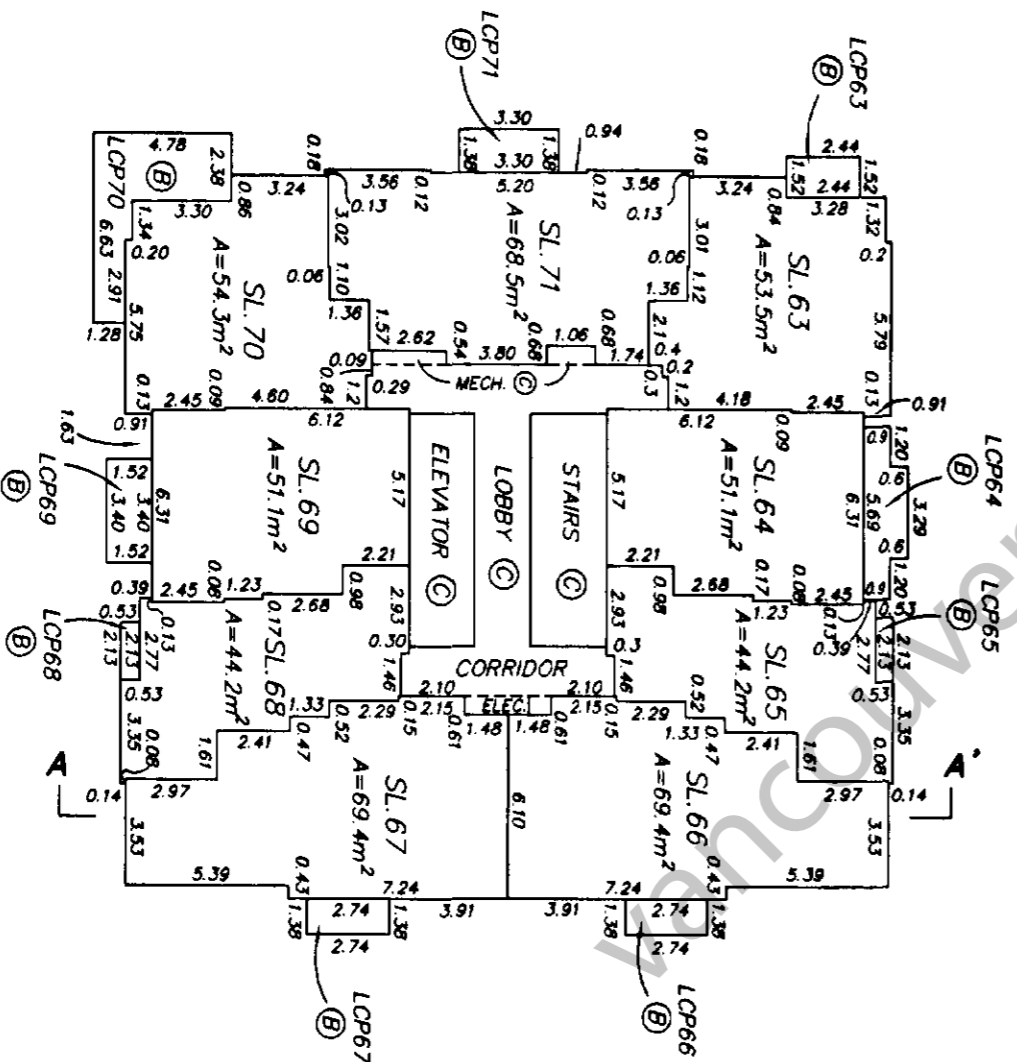
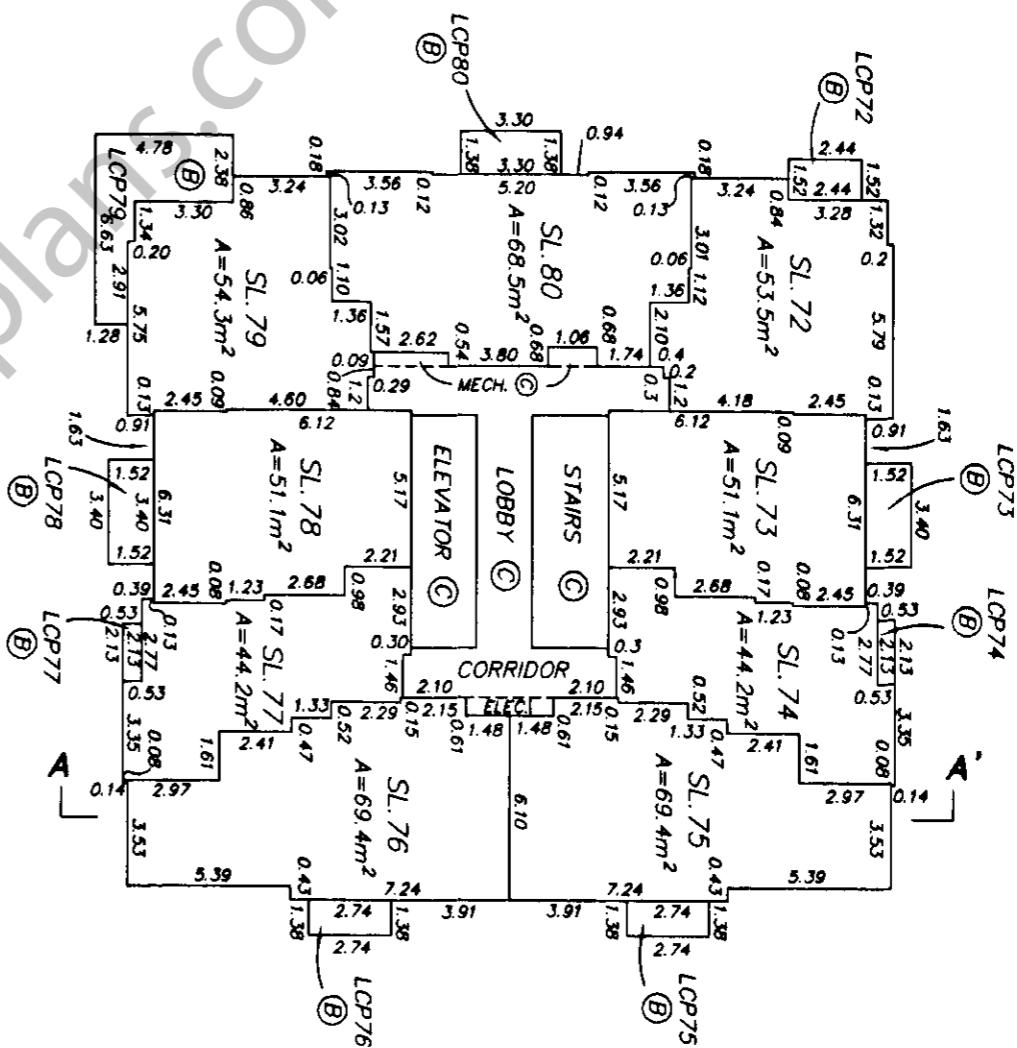
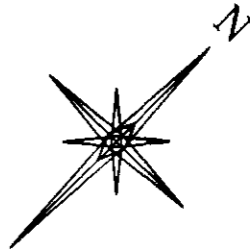
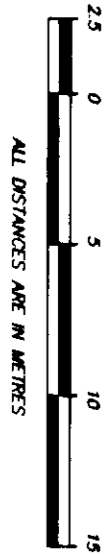
BCS 447

DATED THIS 20th DAY OF AUGUST, 2002

FILE: 5163-F3 B.C.L.S.

FLOOR PLANS

SCALE 1 : 250

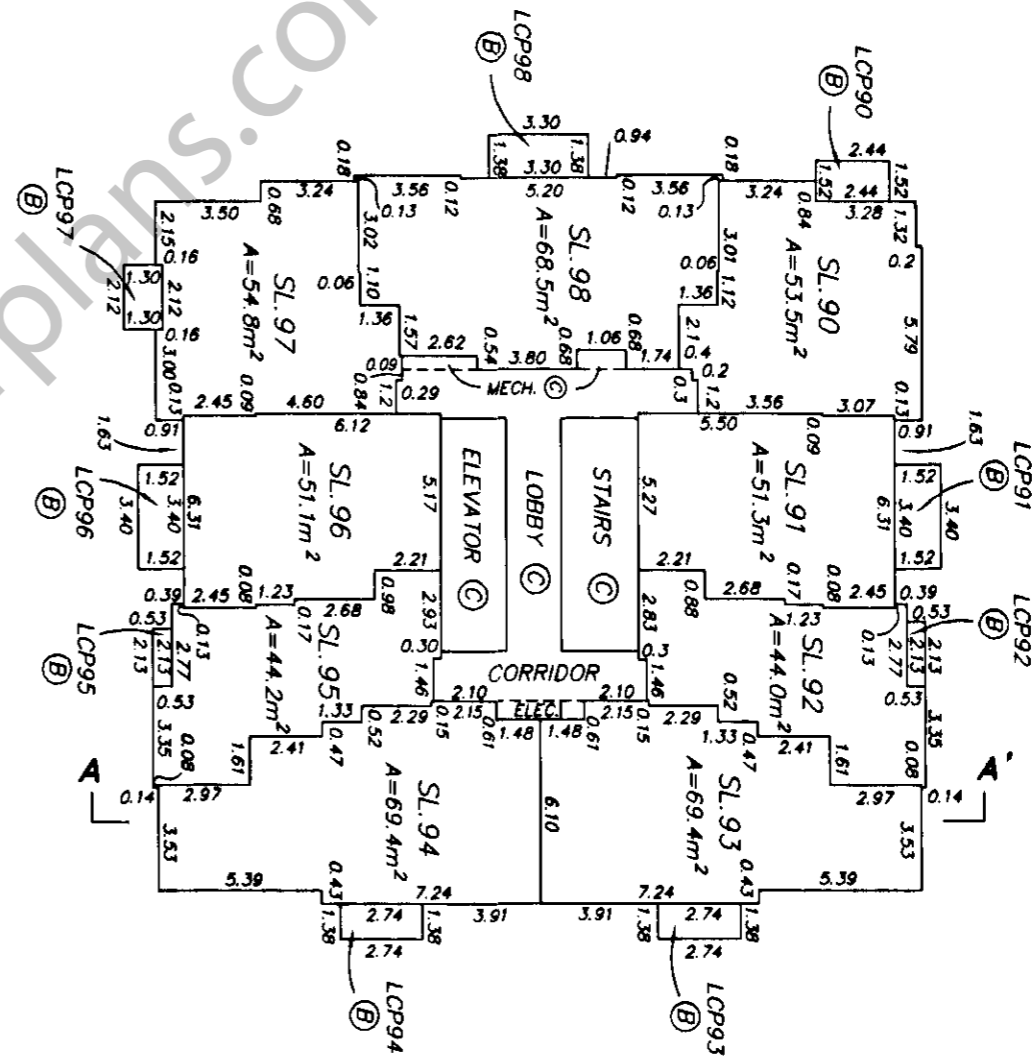
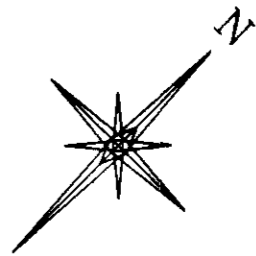
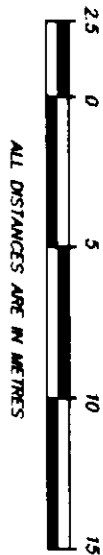


DATED THIS 20th DAY OF AUGUST, 2002

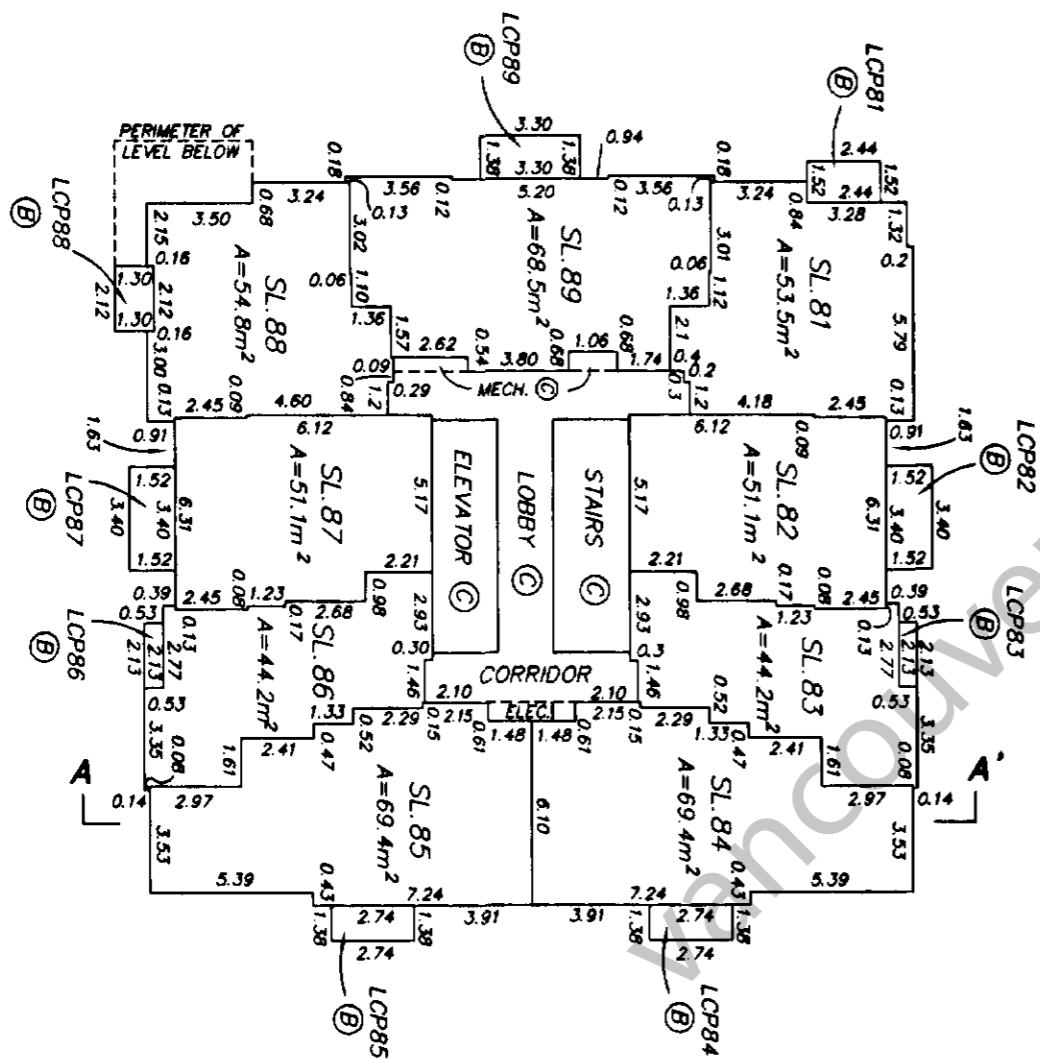
FILE: 5163-F3 B.C.L.S.

FLOOR PLANS

SCALE 1 : 250



LEVEL 10



LEVEL 9

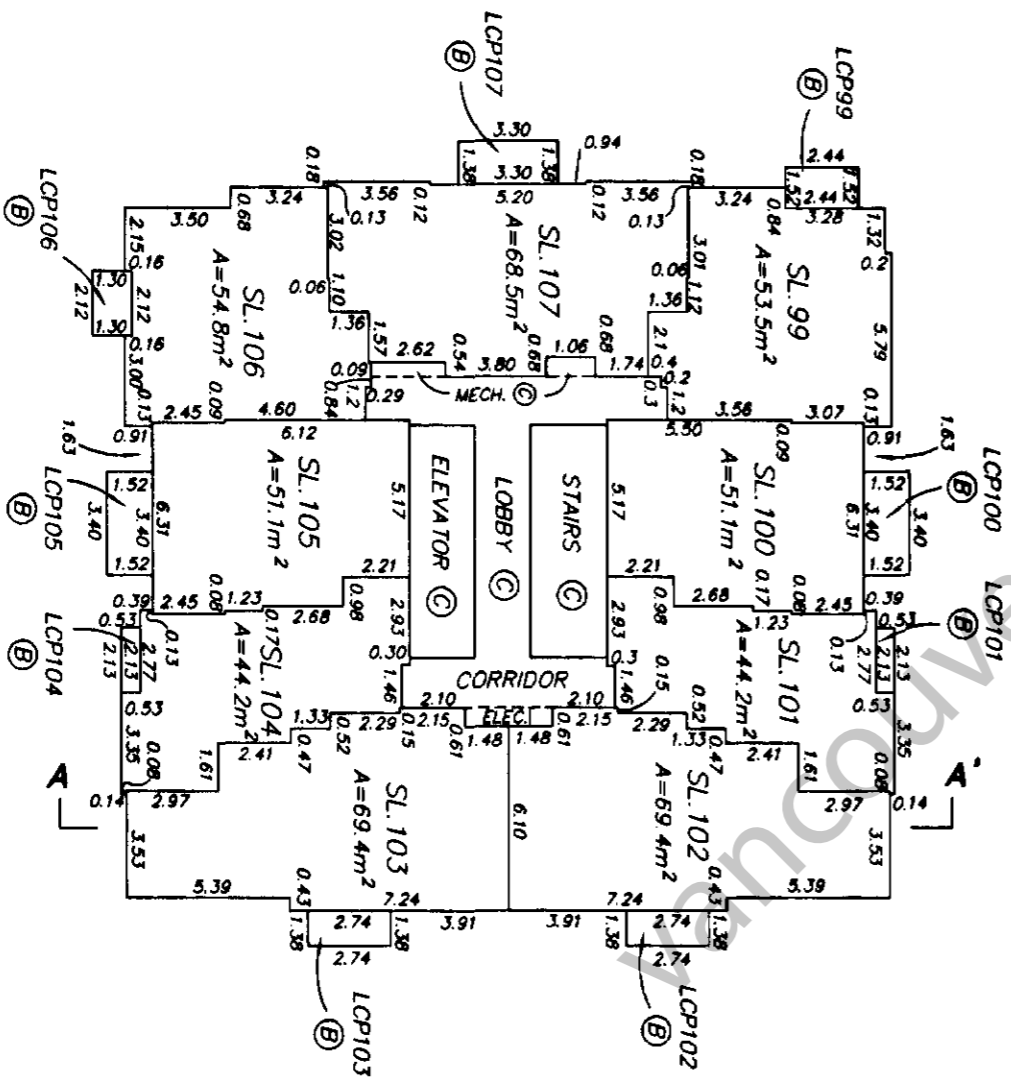
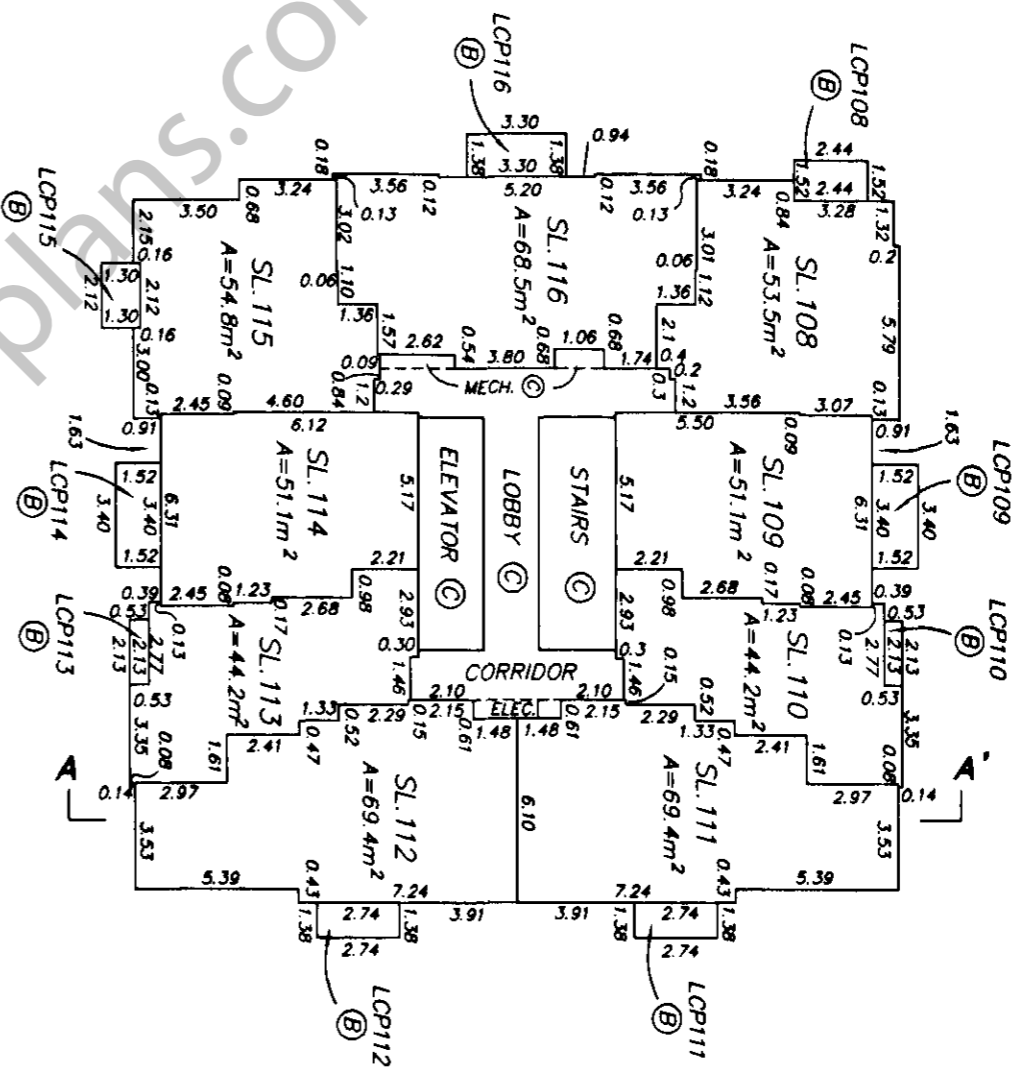
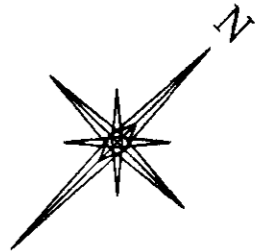
DATED THIS 20th DAY OF  
AUGUST, 2002.

*[Signature]*  
B.C.L.S.

D.E. 5163-F3

FLOOR PLANS

SCALE 1 : 250

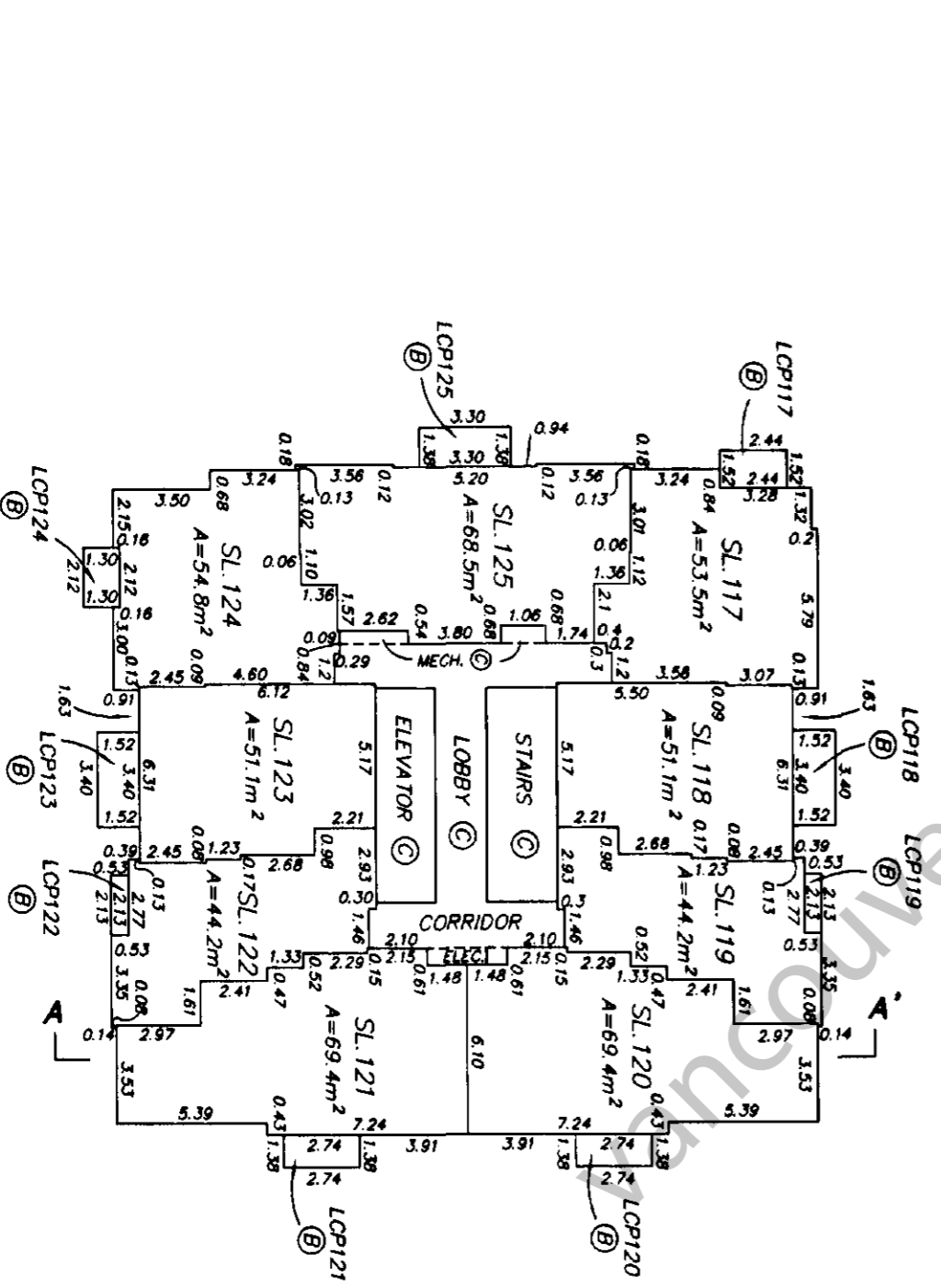
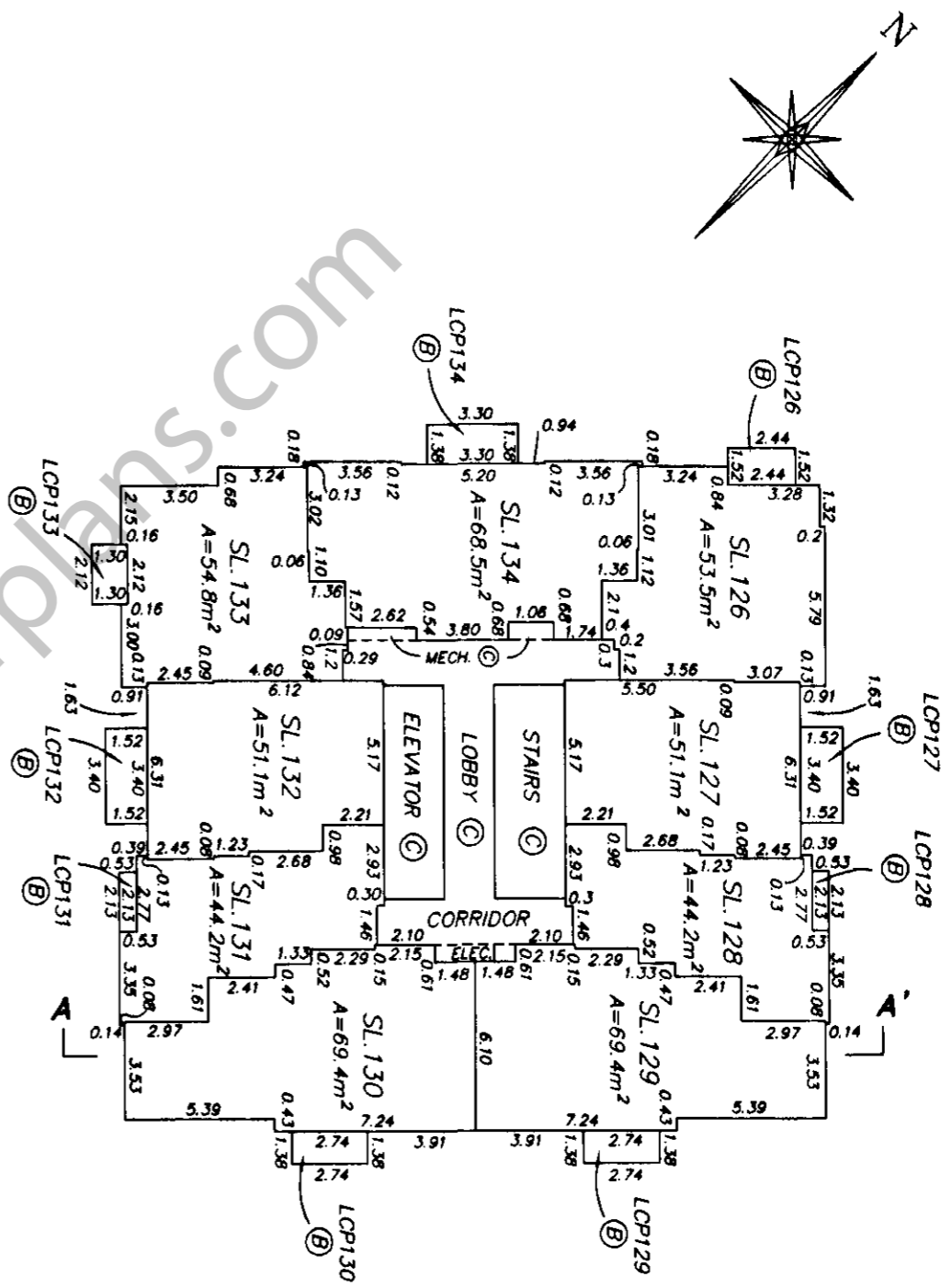


DATED THIS 20th DAY OF AUGUST, 2002.

FILE 5163-F3 B.C.L.S.

# FLOOR PLANS

SCALE 1 : 250

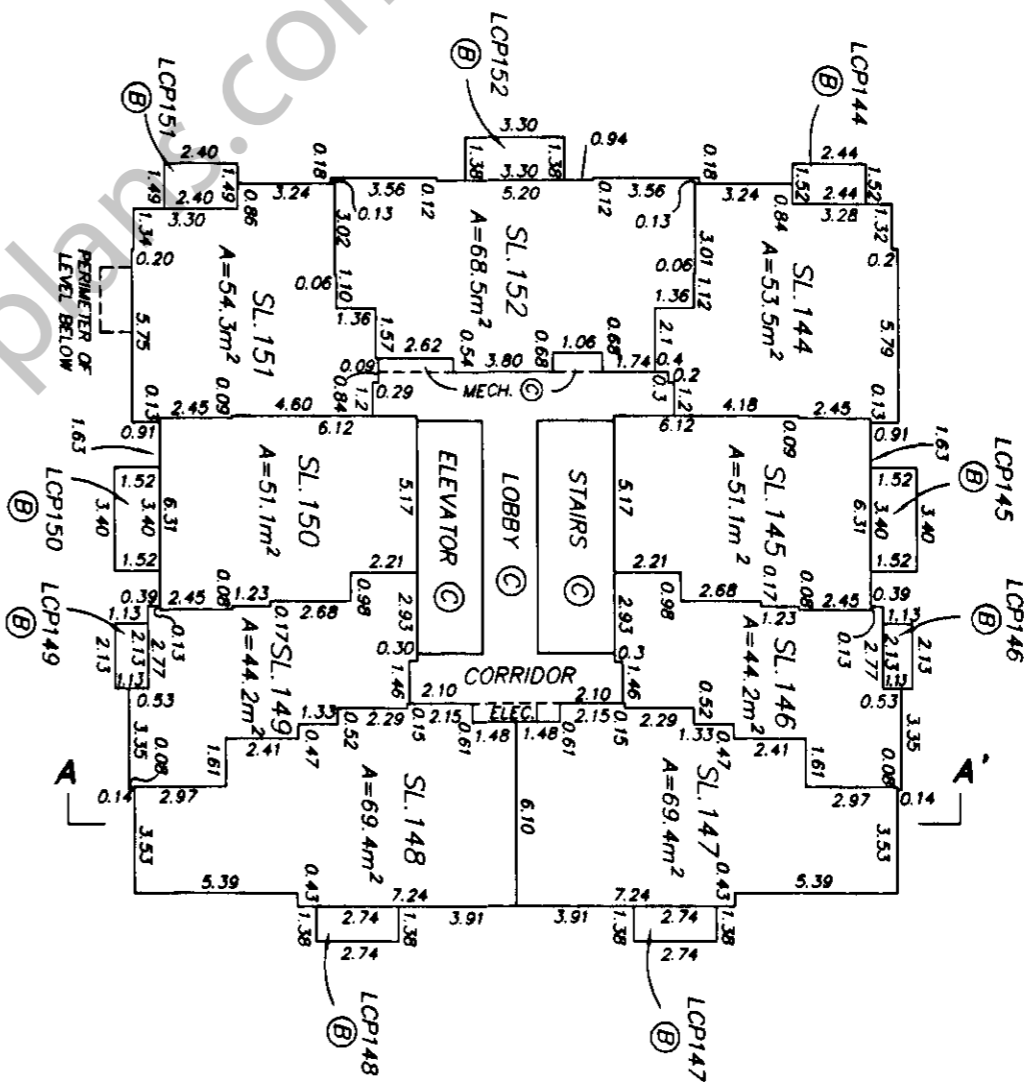
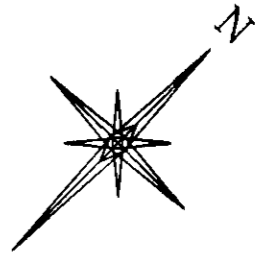


NOTE: LEVEL 13 HAS BEEN OMITTED.

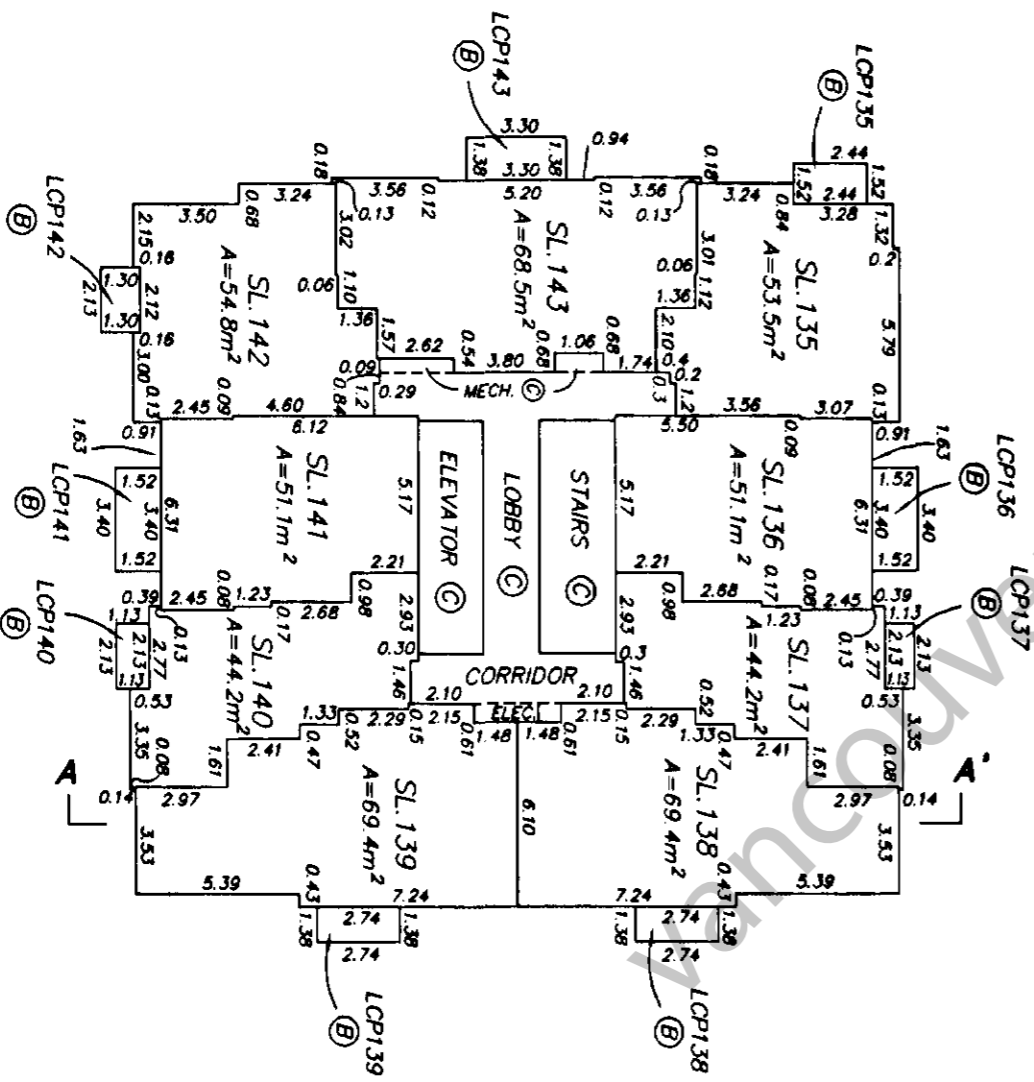
DATED THIS 20th DAY OF  
AUGUST, 2002.  
B.C.L.S.

FLOOR PLANS

SCALE 1 : 250



LEVEL 17



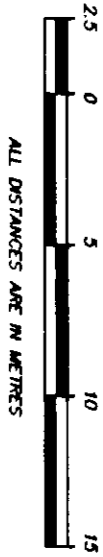
LEVEL 16

DATED THIS 20th DAY OF AUGUST, 2002.

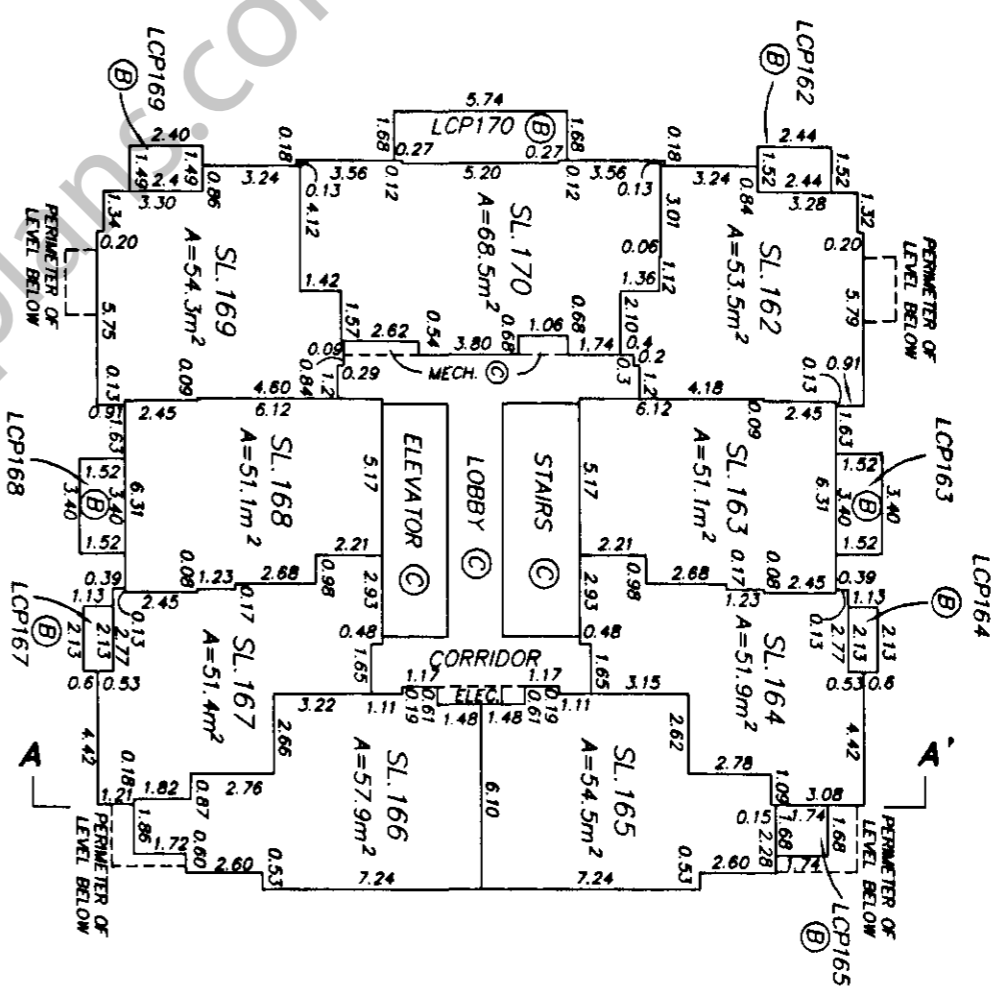
FILE: 5163-F3 B.C.L.S.

FLOOR PLANS

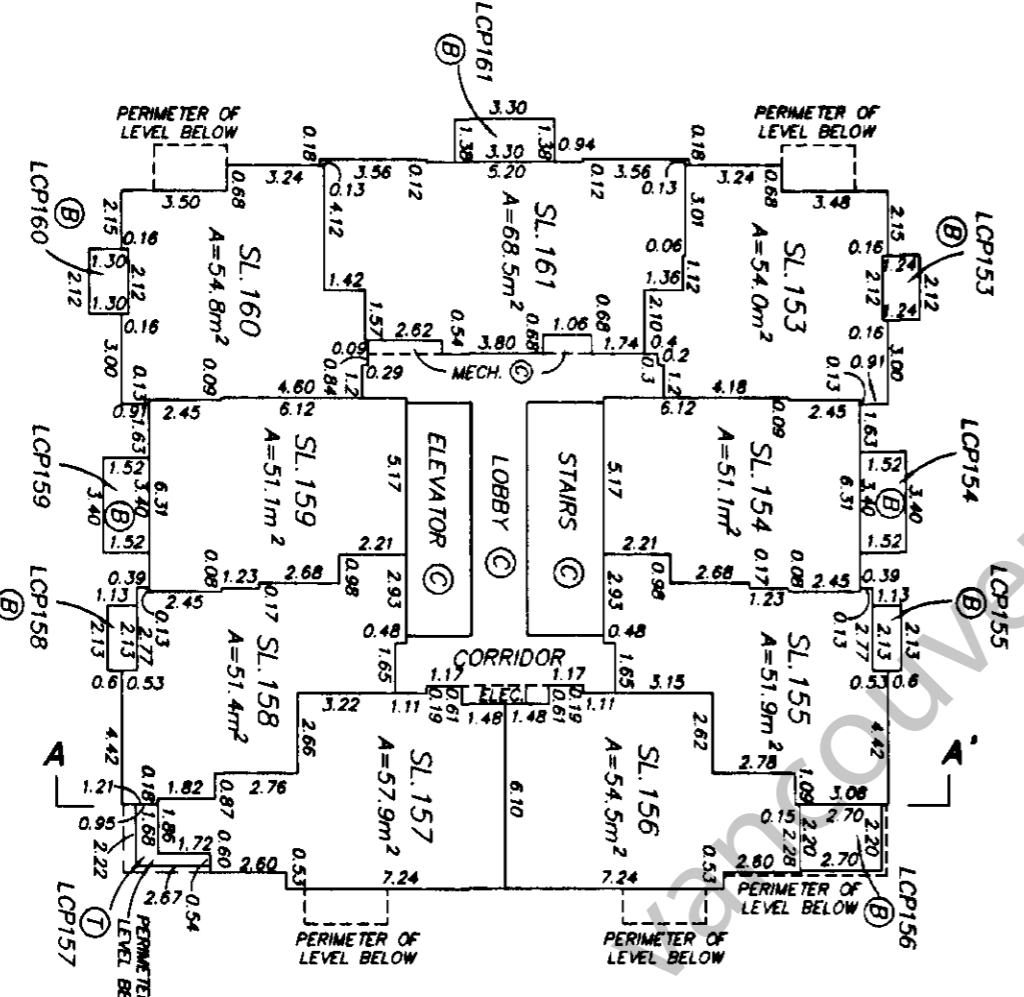
SCALE 1 : 250



ALL DISTANCES ARE IN METRES



LEVEL 19



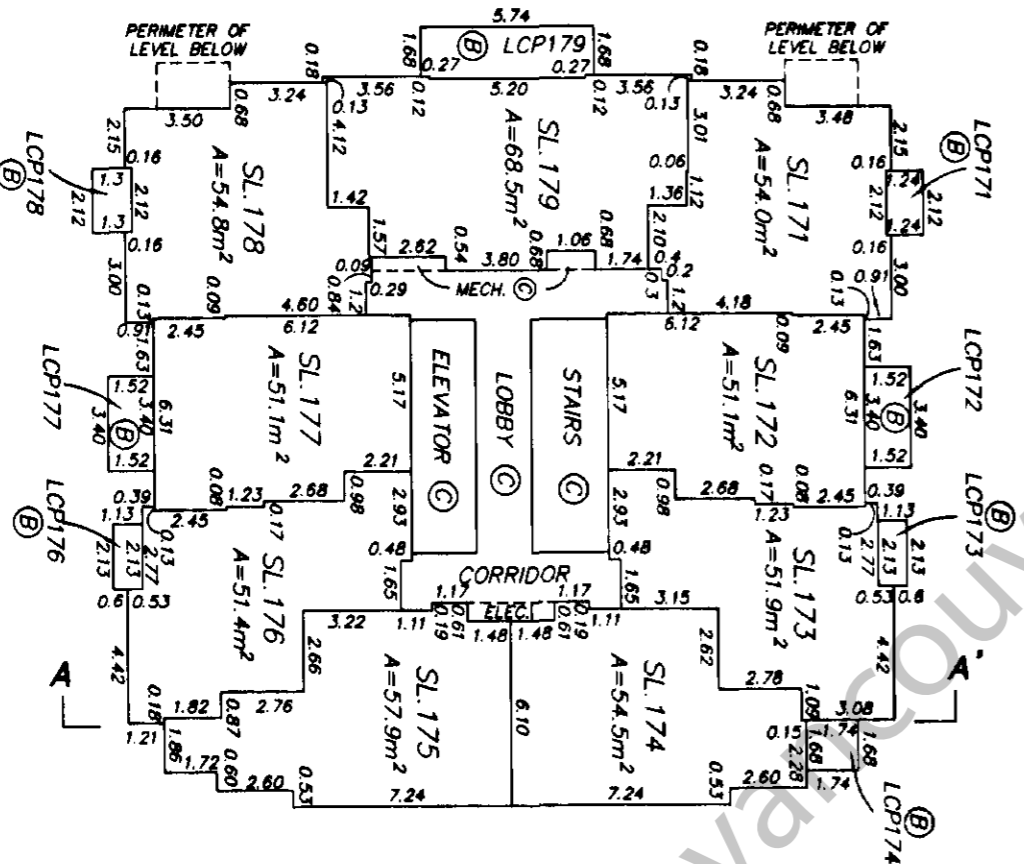
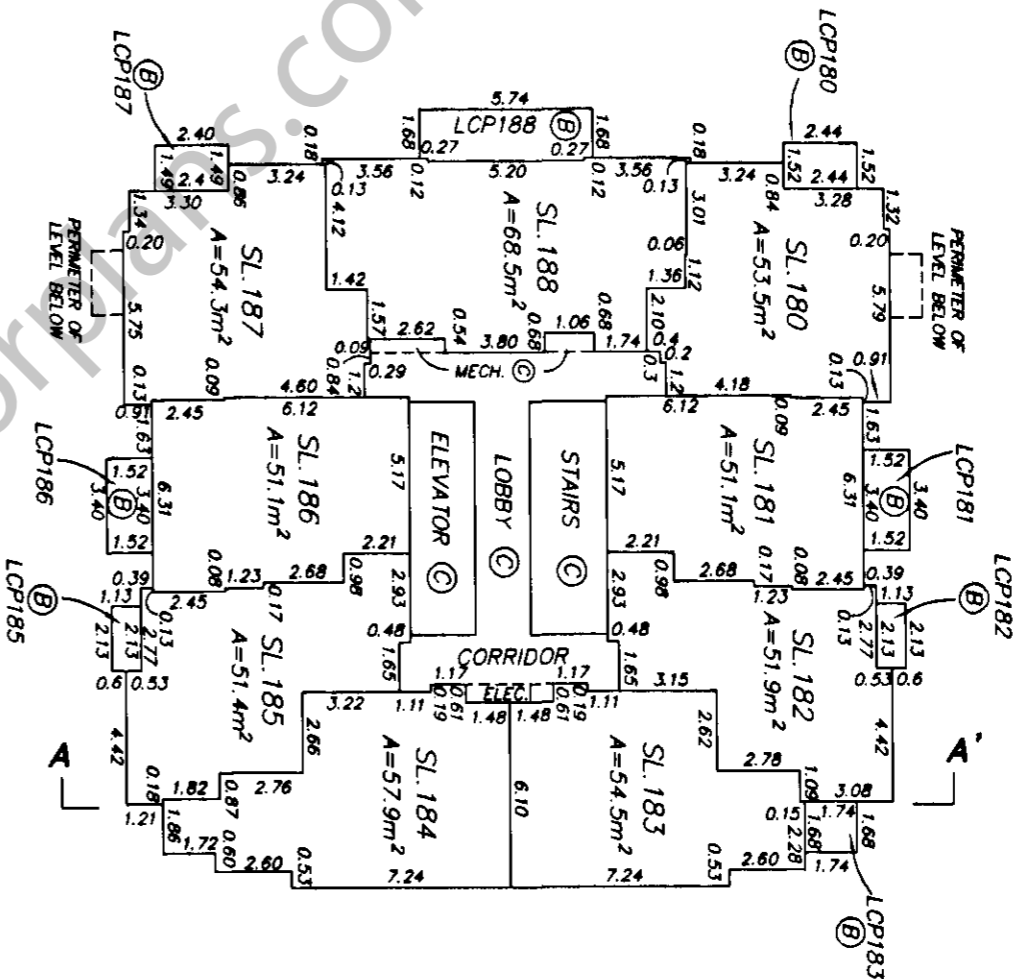
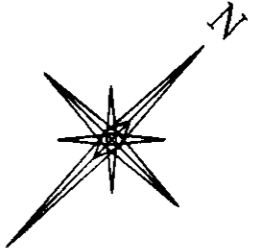
LEVEL 18

DATED THIS 20th DAY OF AUGUST, 2002. FILE: 5163-F3 B.C.L.S.

FLOOR PLANS

SCALE 1 : 250

ALL DISTANCES ARE IN METRES



BCS/47

DATED THIS 20th DAY OF AUGUST, 2002.

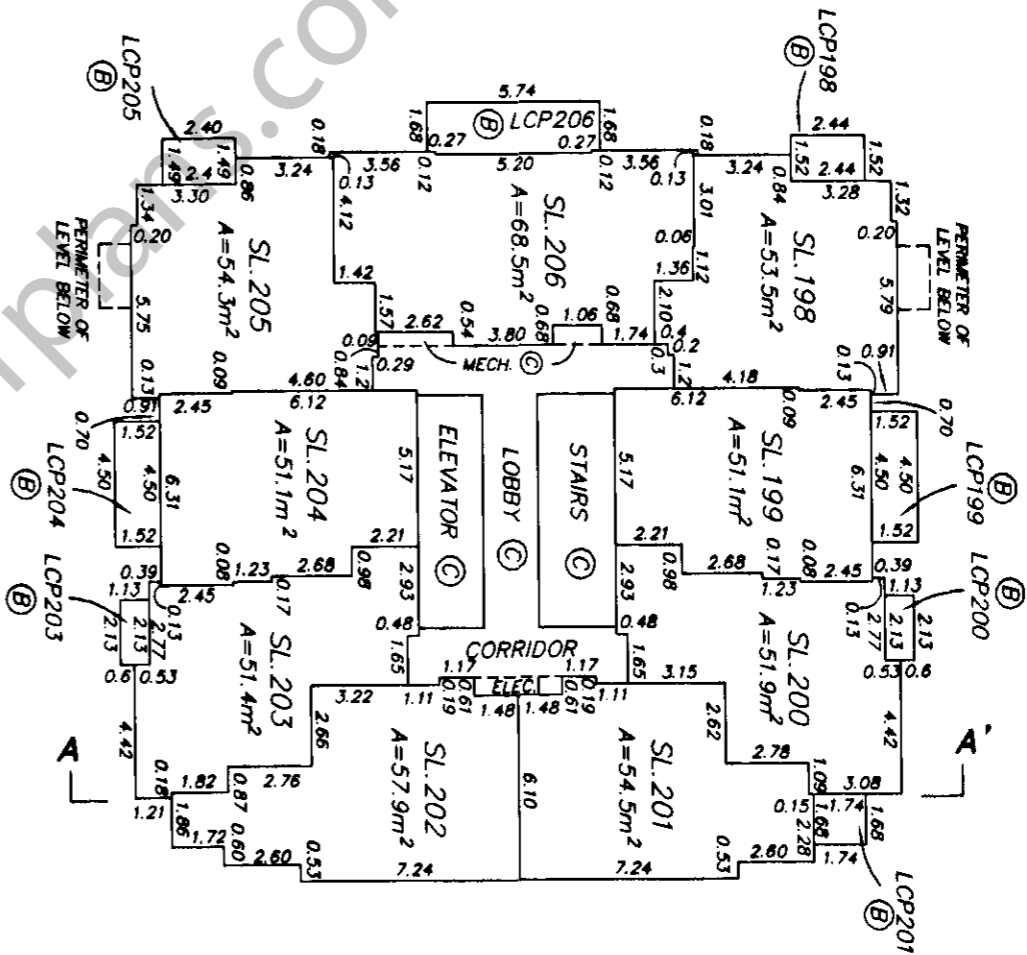
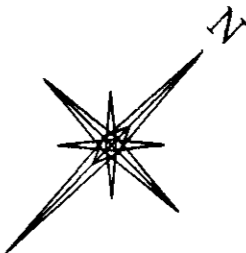
FILE: 5163-F3

B.C.L.S.

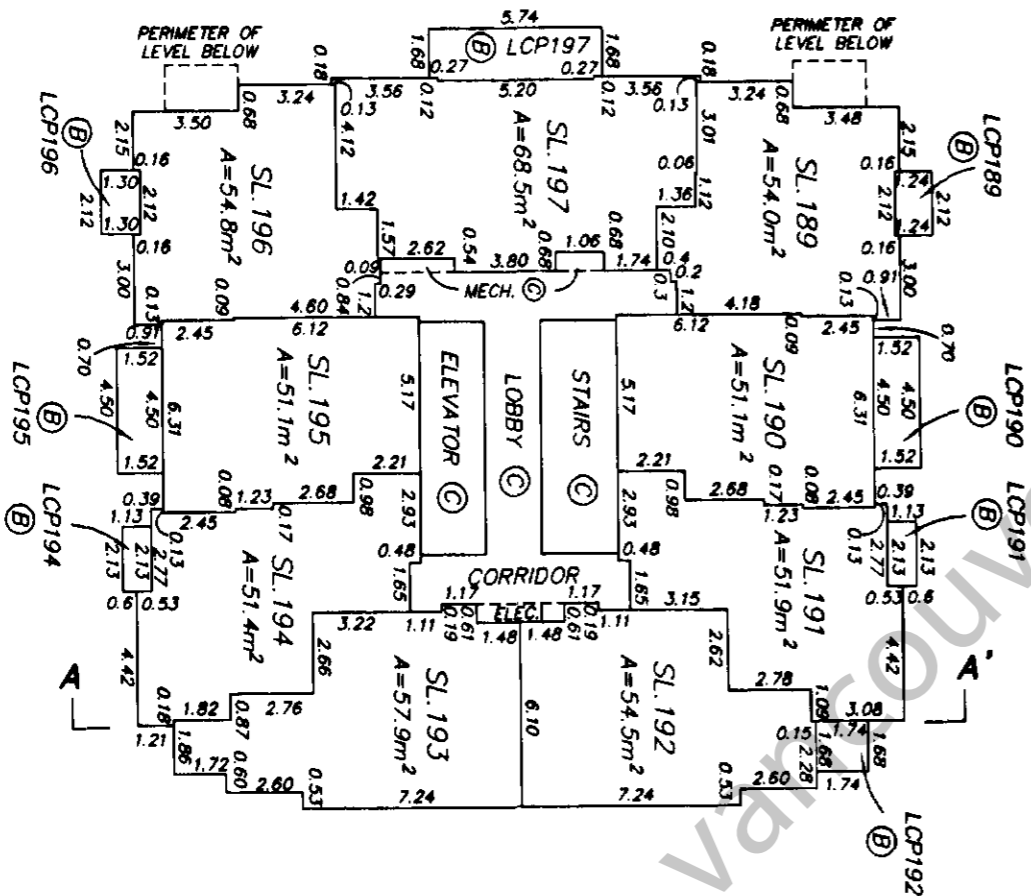


FLOOR PLANS

SCALE 1 : 250



LEVEL 23

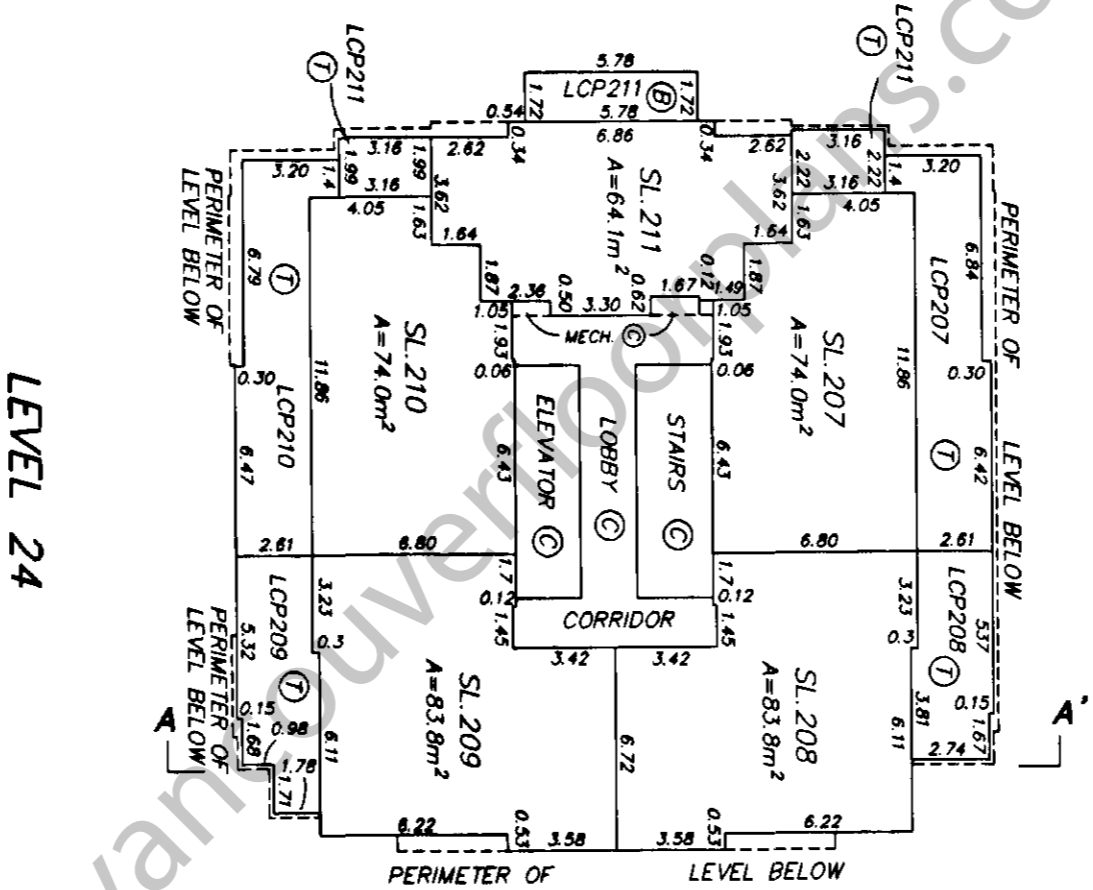
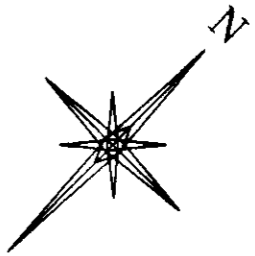


LEVEL 22

FLOOR PLANS

BCS\_1471

SCALE 1 : 250



LEVEL 24

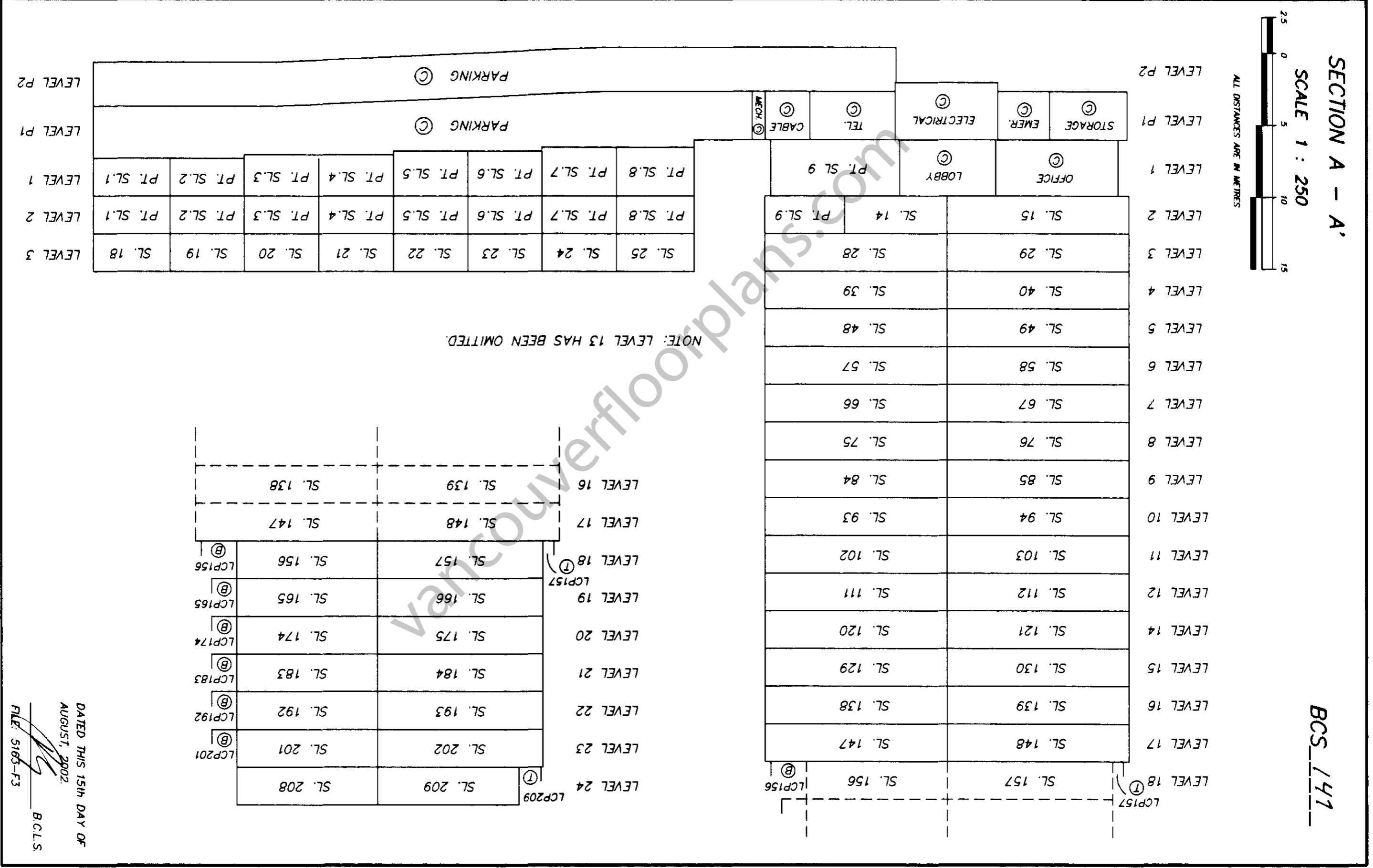
DATED THIS 20th DAY OF AUGUST, 2002.

FILE: 5165-F3

B.C.L.S.

SECTION A - A'

SCALE 1 : 250



DATED THIS 15th DAY OF AUGUST, 2002

FILE: 5163-F3 B.C.L.S.