

**STRATA PLAN OF LOT 2 BLOCK 14 DISTRICT
LOT 185 GROUP 1 N.W.D. PLAN BCP4100**

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

CITY OF VANCOUVER

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 0.9996027

GRID BEARINGS ARE (NAD83 CSRS) DERIVED FROM
CONTROL MONUMENTS V-2789 AND V-3148

LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD LEAD PUG FOUND
- SL DENOTES STRATA LOT
- ⊙ DENOTES COMMON PROPERTY
- m² DENOTES SQUARE METRES
- A DENOTES AREA
- ⊖ DENOTES BALCONY
- ⊕ DENOTES TERRACE

LOP33 DENOTES LIMITED COMMON PROPERTY
(TYPICAL) FOR EXCLUSIVE USE OF STRATA LOT 33
ALL BEARINGS ARE CARDINAL OR 45°
UNLESS OTHERWISE NOTED

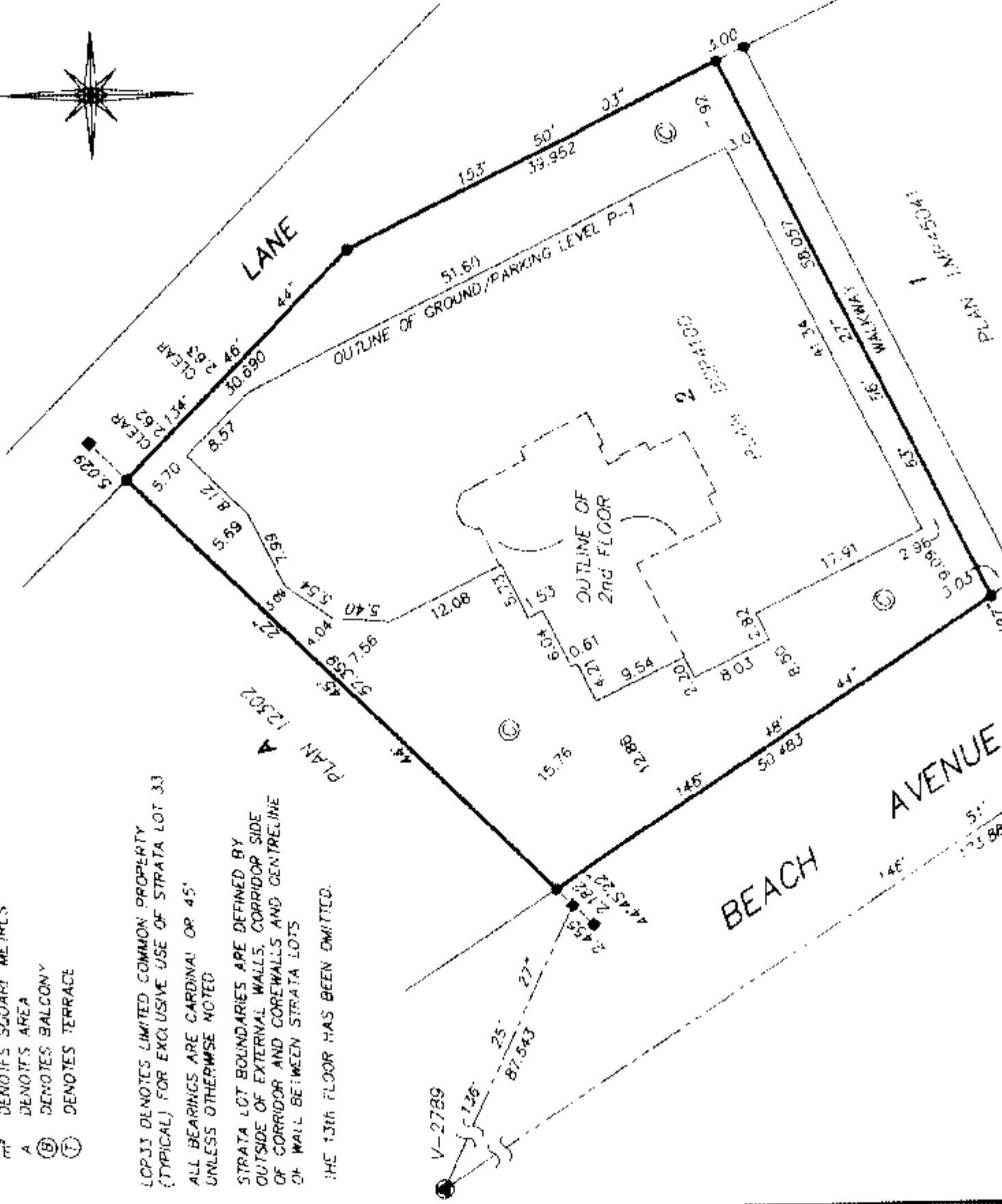
STRATA LOT BOUNDARIES ARE DEFINED BY
OUTSIDE OF EXTERNAL WALLS, CORRIDOR SIDE
OF CORRIDOR AND COREWALLS AND CENTRELINE
OF WALL BETWEEN STRATA LOTS

THE 13TH FLOOR HAS BEEN OMITTED.

SCALE 1 : 500



ALL DISTANCES ARE IN METRES



I, DIETER SOKUP, OF SURREY, A BRITISH
COLUMBIA LAND SURVEYOR, CERTIFY THAT
THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT, AS OF THE 13TH DAY OF
MAY, 2004 BEEN PREVIOUSLY OCCUPIED.
DATED THIS 13TH DAY OF MAY, 2004.

Dieter Sokup B.C.L.S.

I, DIETER SOKUP, 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 13TH DAY OF MAY, 2004.

Dieter Sokup B.C.L.S.

I, DIETER SOKUP, 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 FIELD SURVEY WAS COMPLETED ON
THE 13TH DAY OF MAY, 2004. THE PLAN WAS COMPLETED
AND CHECKED, AND CHECKLIST FILED UNDER #15240, ON THE
13TH DAY OF MAY, 2004.

Dieter Sokup B.C.L.S.

SOKUP LAND SURVEYING INC.
#201 - 8484 - 162 STREET,
SURREY, B.C. V4N 1B4
TEL: 597-6161 FAX: 597-0259
FILE: 5267-P1 (ALVAR)
DISK: CO-1

CIVIC ADDRESS OF PROPERTY
1005 - BEACH AVENUE
VANCOUVER, B.C. V-3148

THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT

STRATA PROPERTY ACT

STRATA PLAN BCS 856

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


NAME: DAVID R. PODMORE
President and
Chief Executive Officer
NAME: ELIHEL T. WAZRY
Chief Financial Officer

WITNESS:
AS TO BOTH SIGNATURES


NAME: WILLIAM S. MACDONALD
2237 W. 13th Ave.
ADDRESS OF WITNESS
Occupation of Witness: Marketing Coordinator

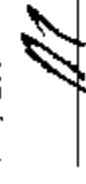
MORTGAGEE:
THE BANK OF NOVA SCOTIA
BY ITS AUTHORIZED SIGNATORIES


NAME: John Matthews
NAME: _____
NAME: _____

WITNESS:
AS TO BOTH SIGNATURES


NAME: Angela Sham
1800 - 650 W. Georgia St.
ADDRESS OF WITNESS
Occupation of Witness: Secretary

DATED THIS 13th DAY OF
MAY, 2004.

 B.C.L.S.
FILE 5267-P1 DISK: 00-1

SHEET 3 OF 20 SHEETS

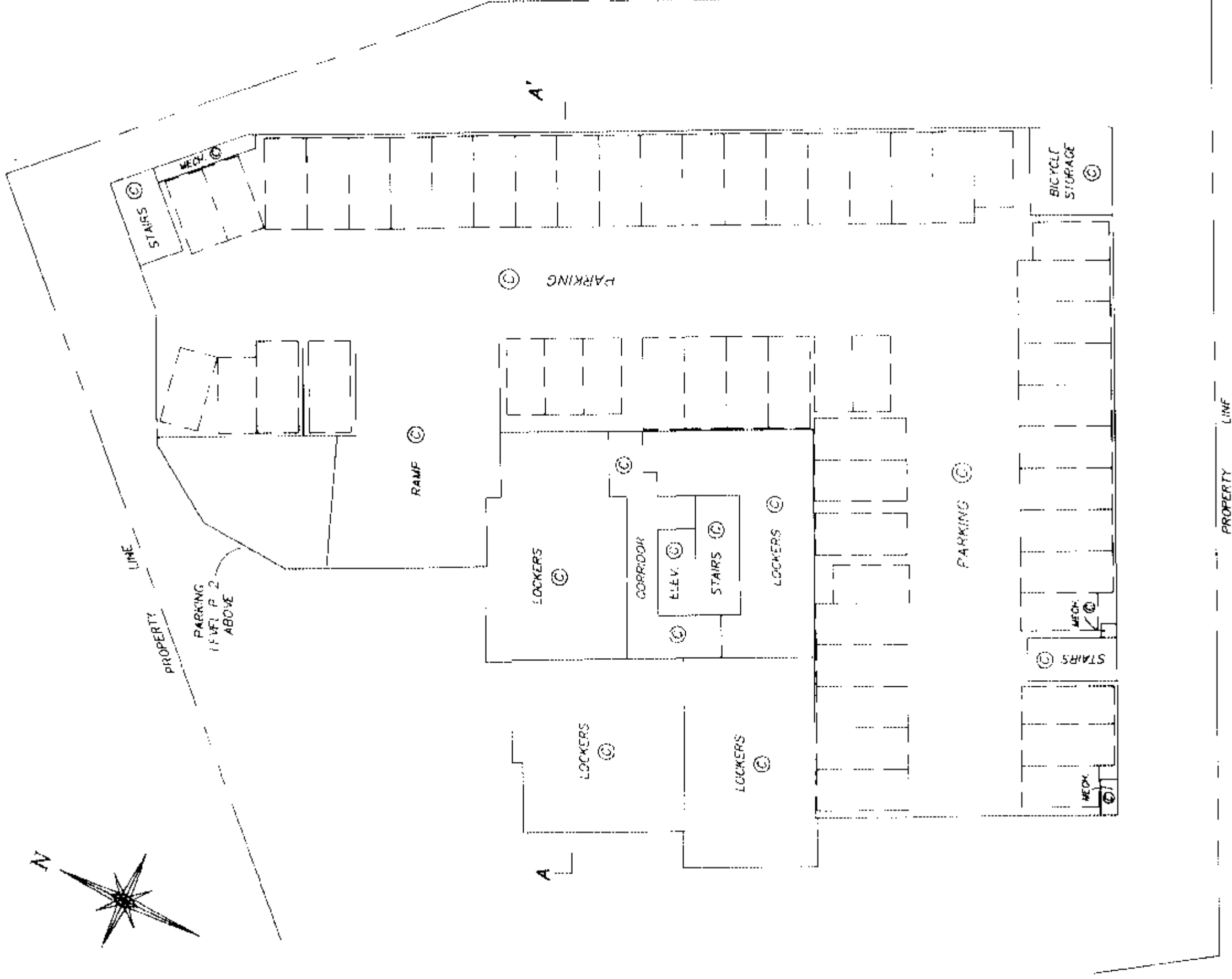
PARKING LEVEL P-3

STRATA PLAN BCS-856

SCALE 1 : 250



ALL DISTANCES ARE IN METRES



DATED THIS 13th DAY OF
MAY, 2004.

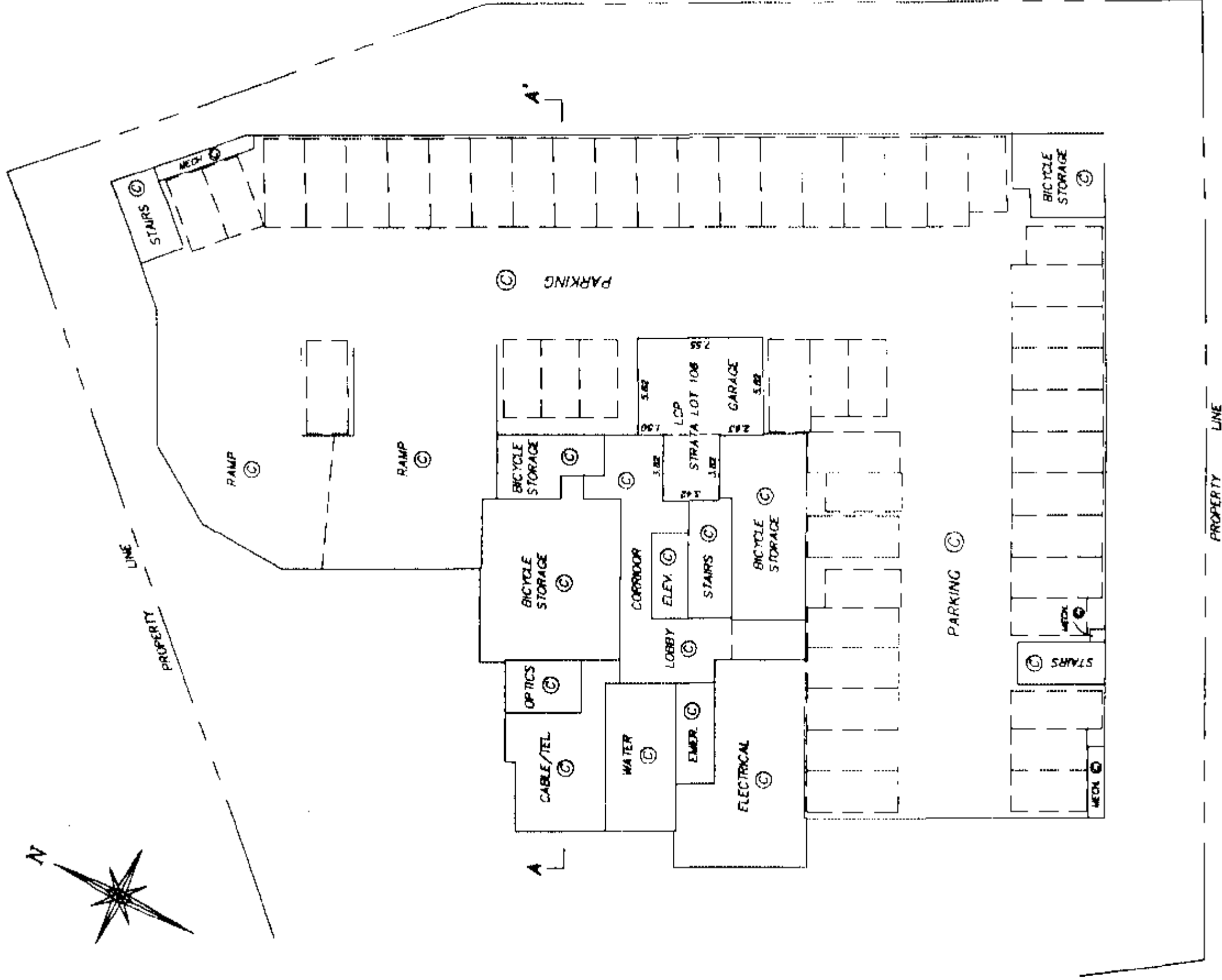
FILE 5267 P2 DISK: 00-1
B.C.L.S.

PARKING LEVEL P-2

STRATA PLAN BCS 856



ALL DISTANCES ARE IN METERS

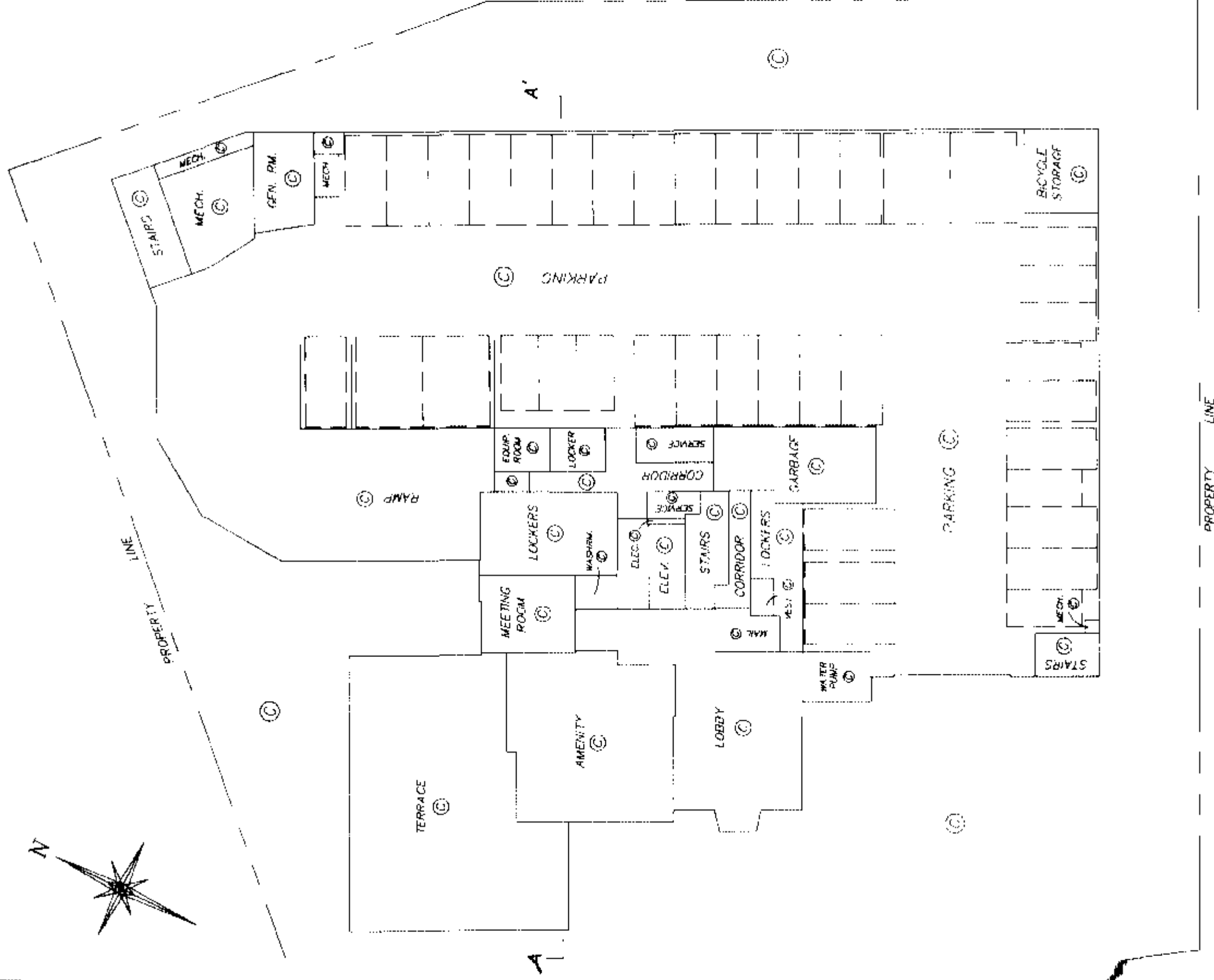
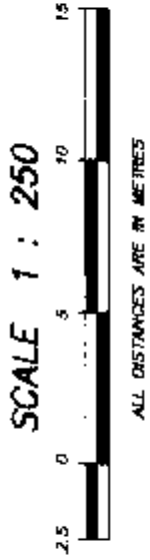


DATED THIS 13TH DAY OF
MAY, 2004.

[Signature] B.C.L.S.
FILE: 5267-P2 DISK: CD-1

SHEET 5 OF 20 SHEETS

GROUND FLOOR/PARKING LEVEL P-1

STRATA PLAN BCS 856

DATED THIS 15th DAY OF
MAY, 2004.

S. C. L. S.

FILE: 5267-P2 DISK: CD-1

FLOOR PLANS

SCALE 1 : 250

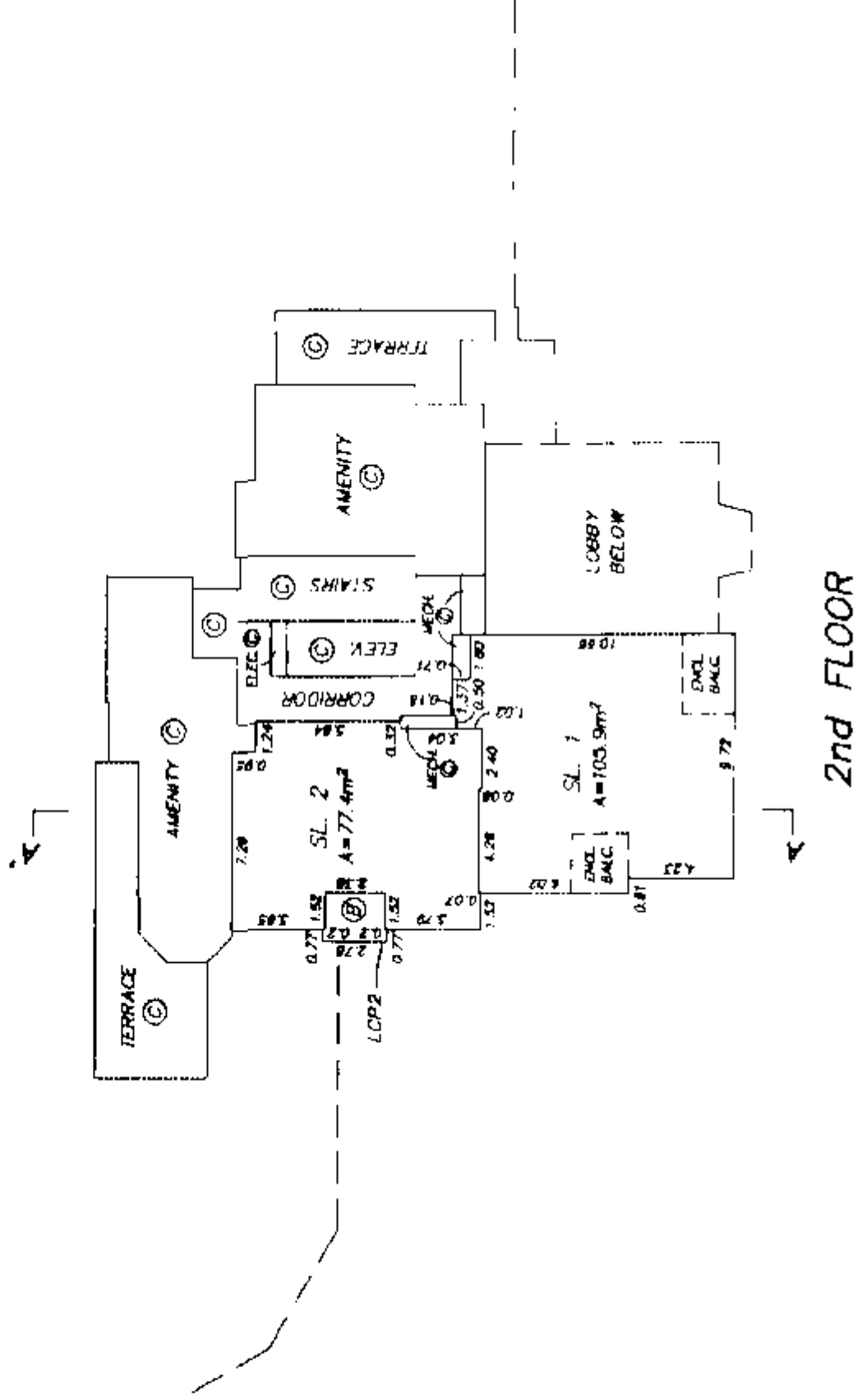


ALL DISTANCES ARE IN METRES



STRATA PLAN BCS 856

PERIMETER OF LEVEL BELOW



2nd FLOOR

DATED THIS 13th DAY OF
MAY, 2004.

FILED 5267-PZ DISK CD-1
B.C.L.S.

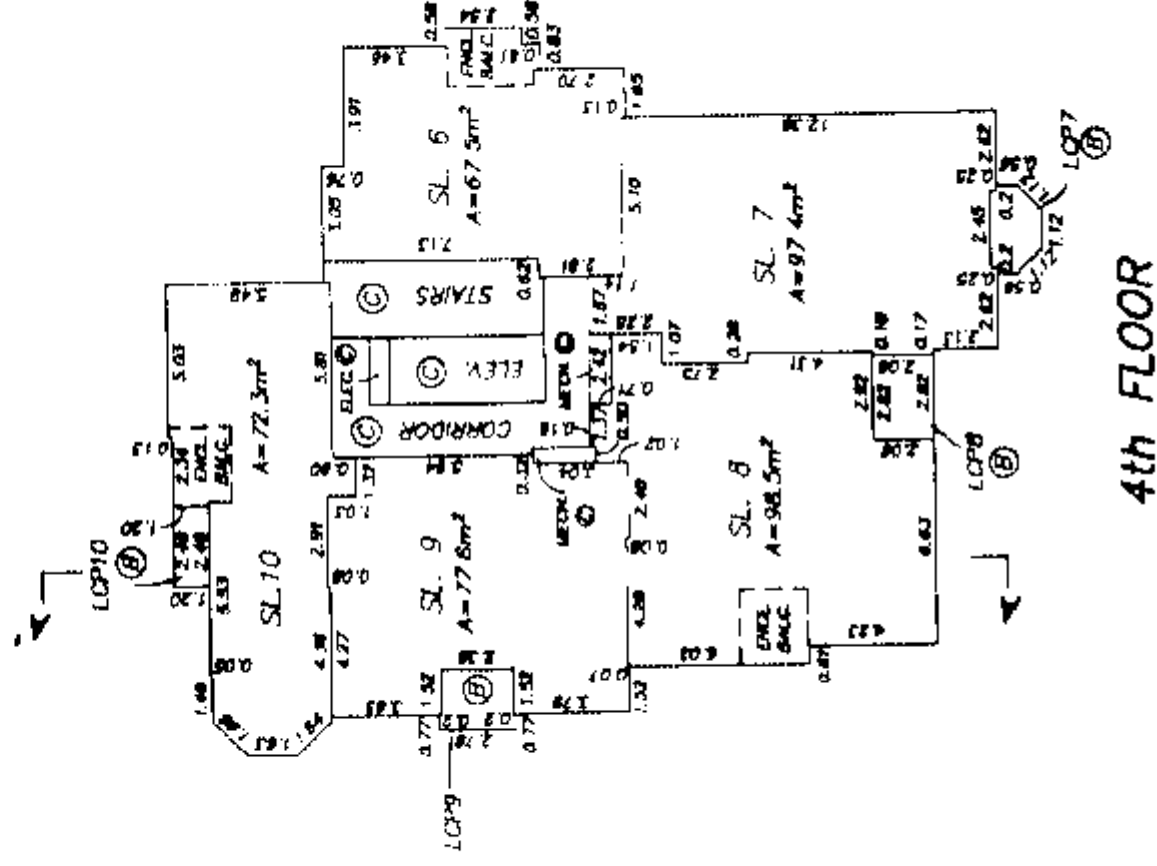
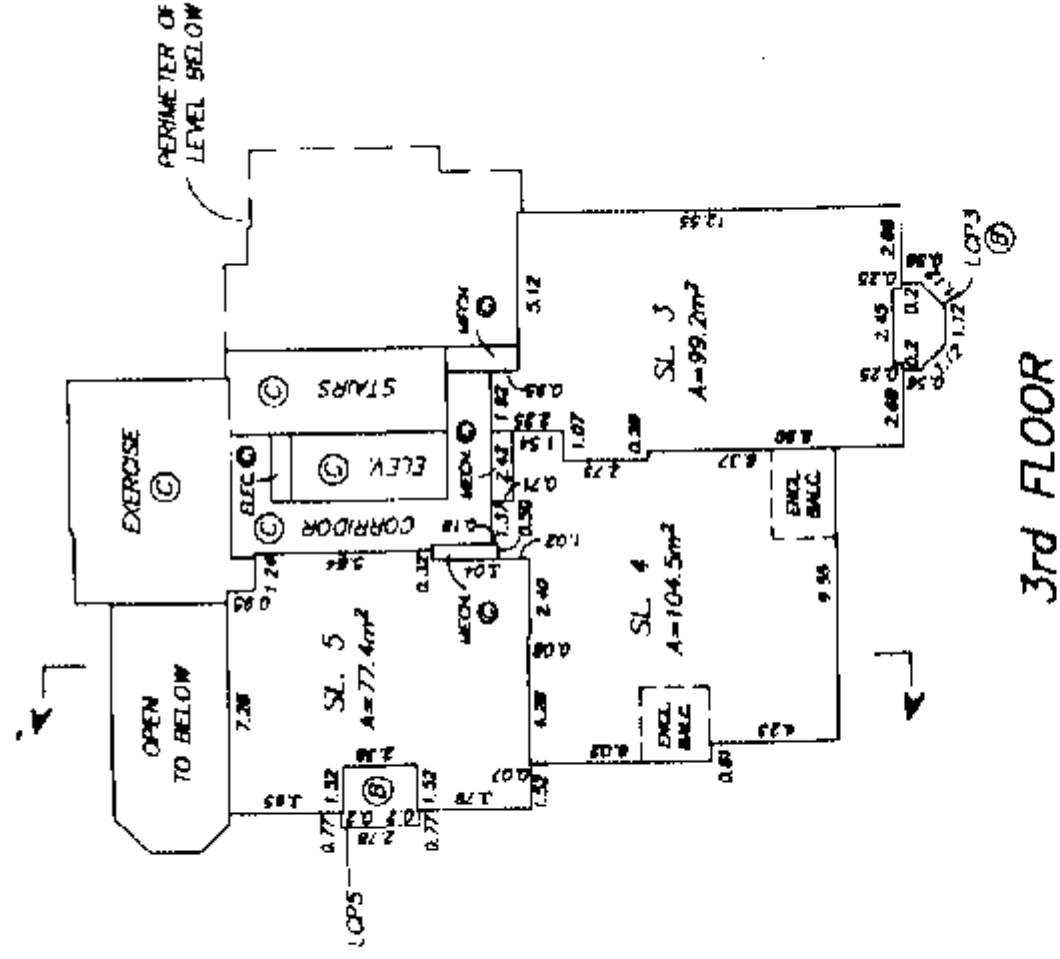
FLOOR PLANS

STRATA PLAN BCS 856

SCALE 1 : 250



ALL DISTANCES ARE IN METRES



DATED THIS 13th DAY OF
MAY, 2004.

[Signature] H.C.L.S.
FILE 5267-PZ DISK CD-1

FLOOR PLANS

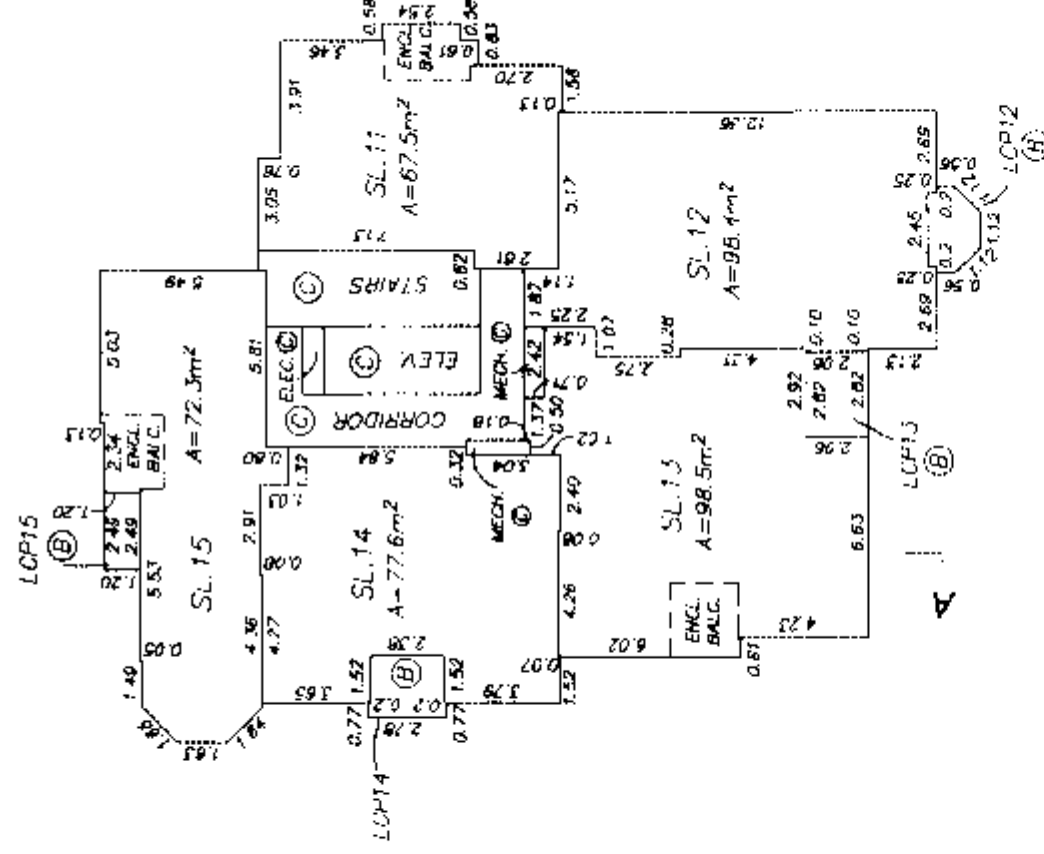
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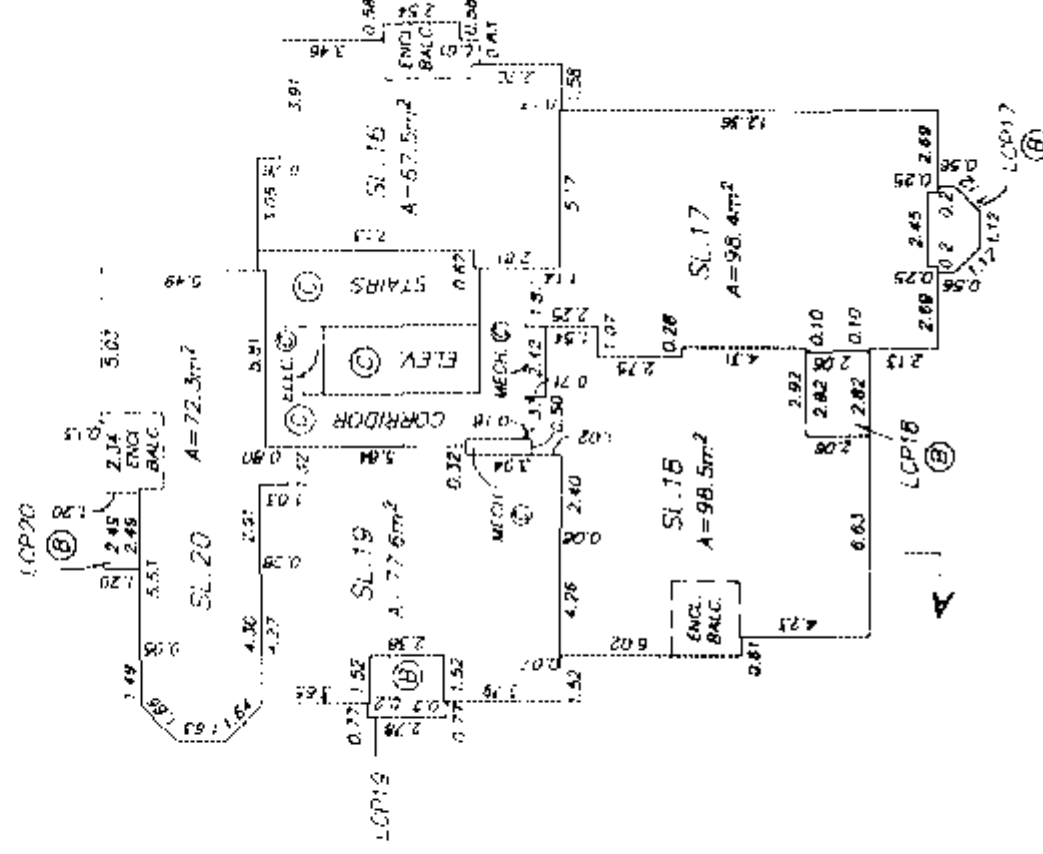
ALL DISTANCES ARE IN METRES



STRATA PLAN BCS 856



5th FLOOR



6th FLOOR

DATED THIS 13th DAY OF MAY, 2004.

[Signature] B.C.I.S.
FILE: 5267-P2 DISK: CD-1

SHEET 9 OF 20 SHEETS

FLOOR PLANS

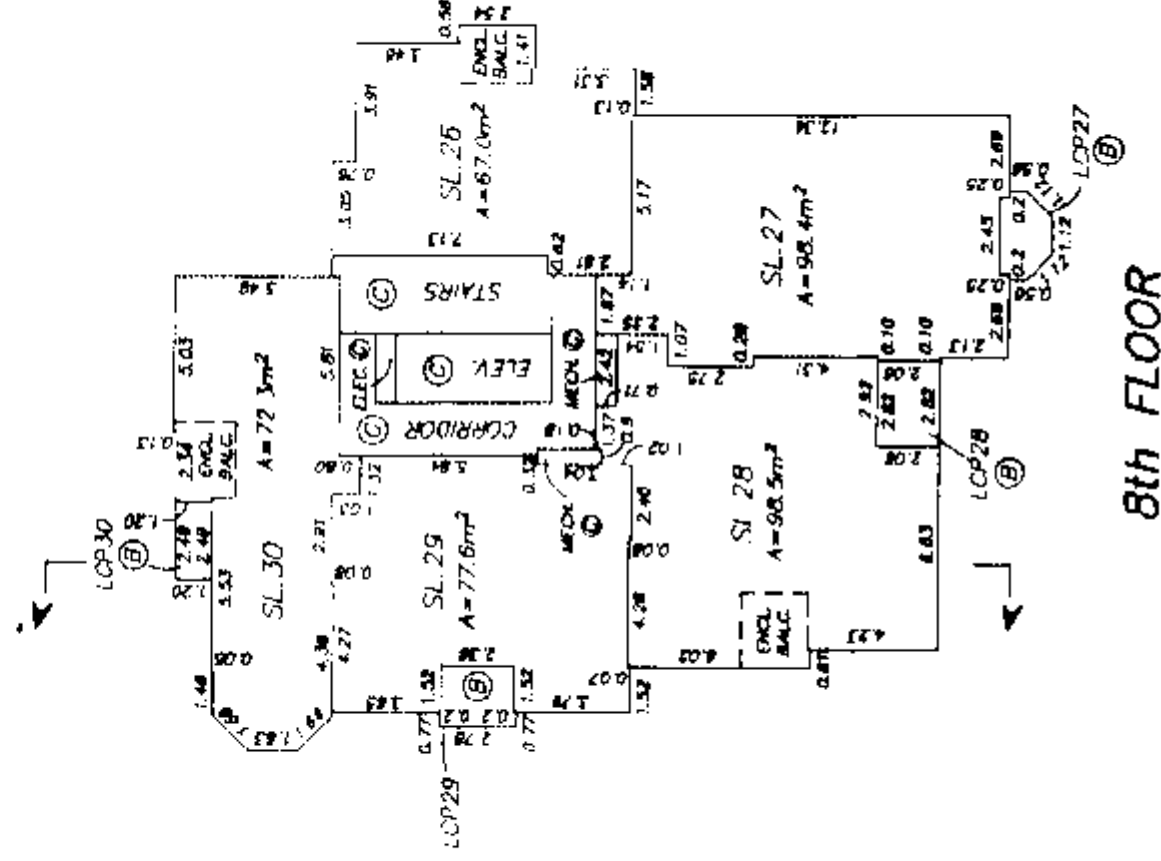
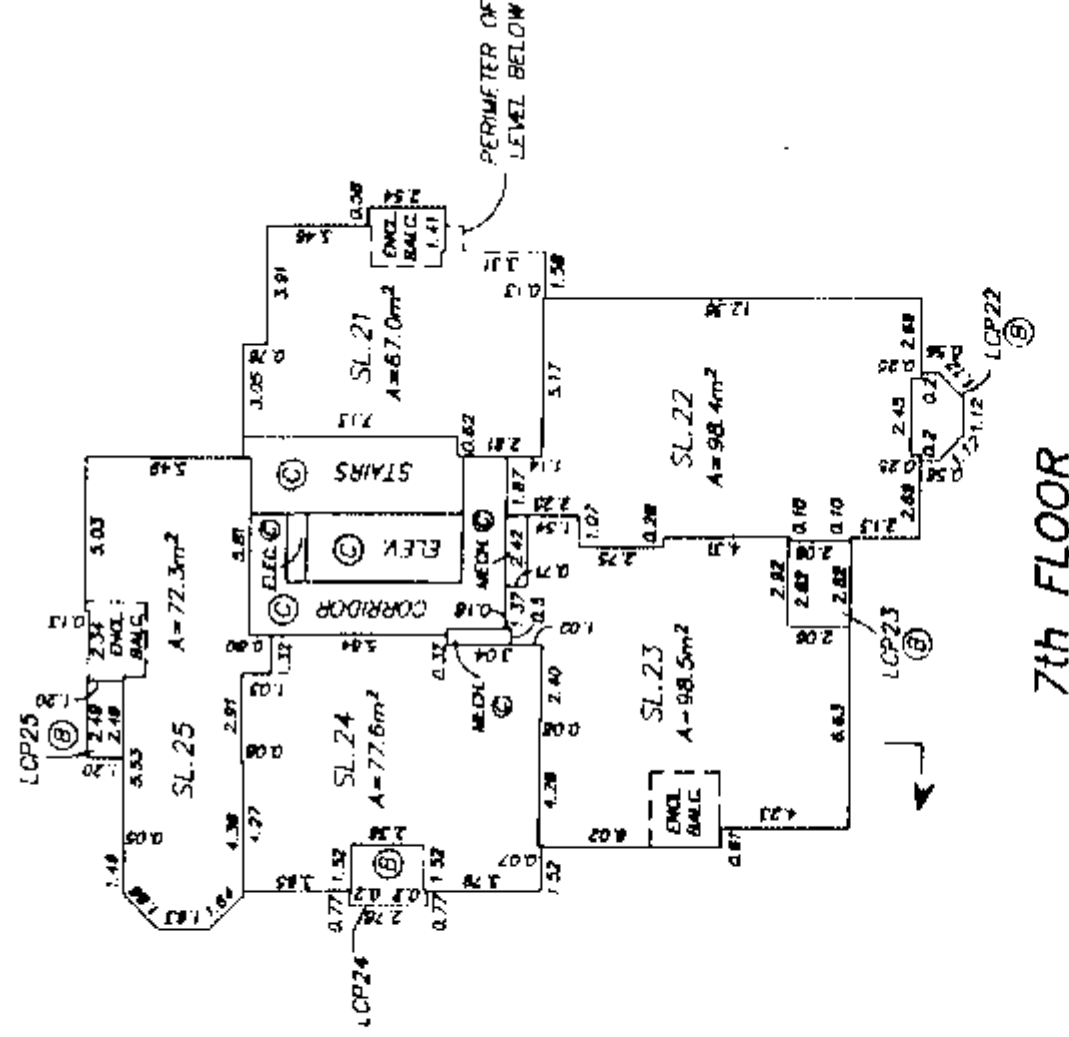
SCALE 1 : 250



ALL DISTANCES ARE IN METRES



STRATA PLAN BCS 856



DATED THIS 13th DAY OF
MAY, 2004.

FILE: 5267-P2 DISK: CD-1

FLOOR PLANS

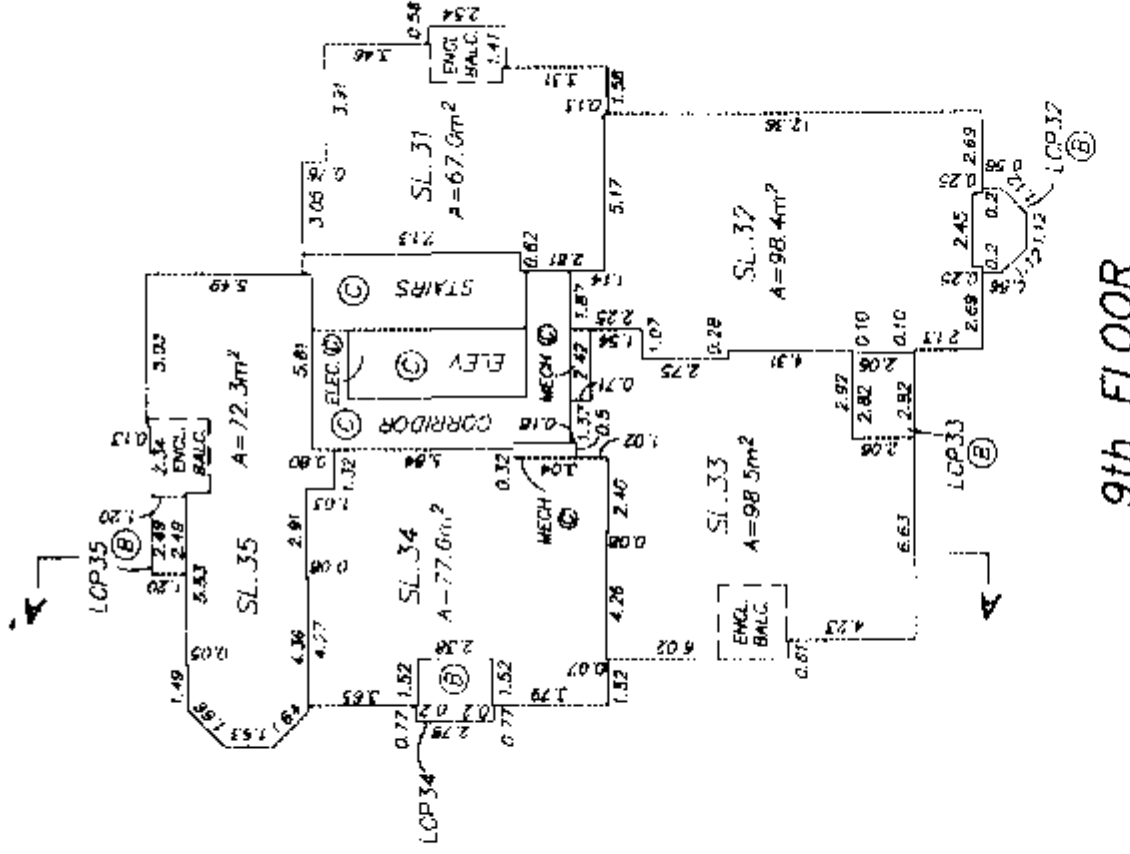
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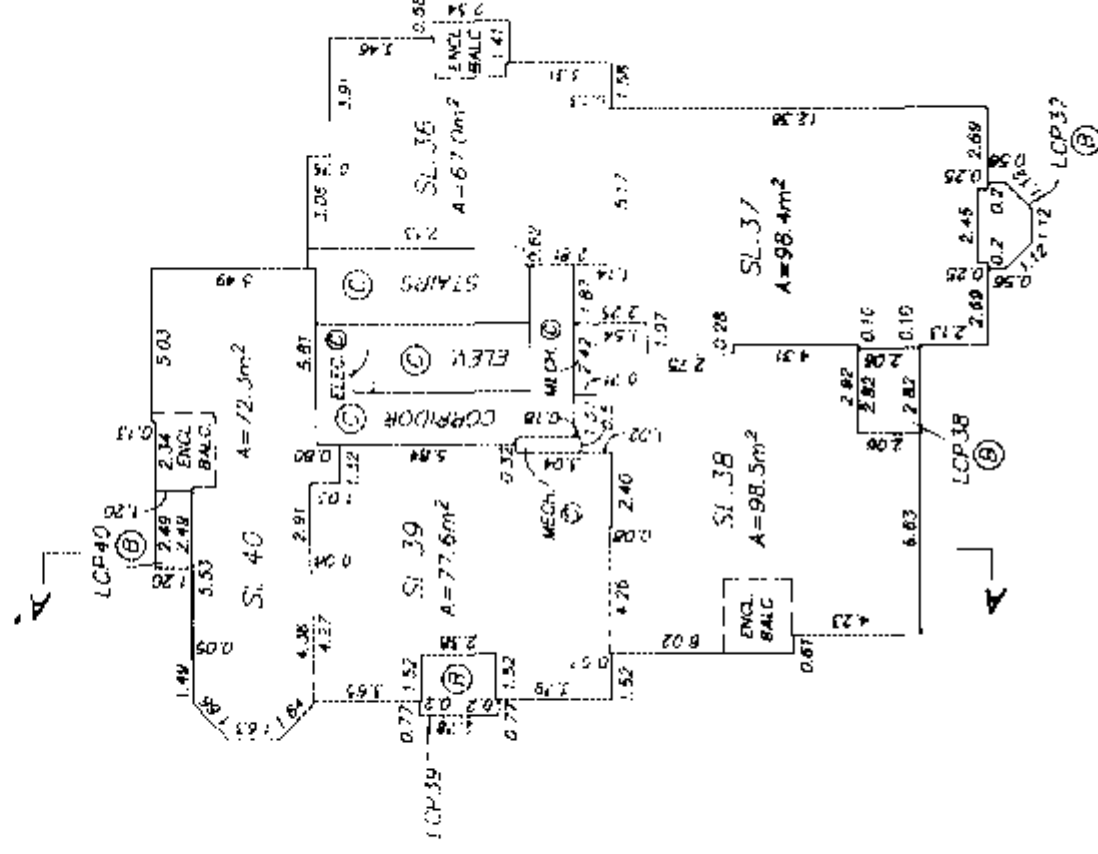
ALL DISTANCES ARE IN METRES



STRATA PLAN BCS 856



9th FLOOR



10th FLOOR

DATED THIS 13th DAY OF
MAY, 2004.

[Signature] B.C.L.S.
P.F. 5267-P2 DISK: CD-1

FLOOR PLANS

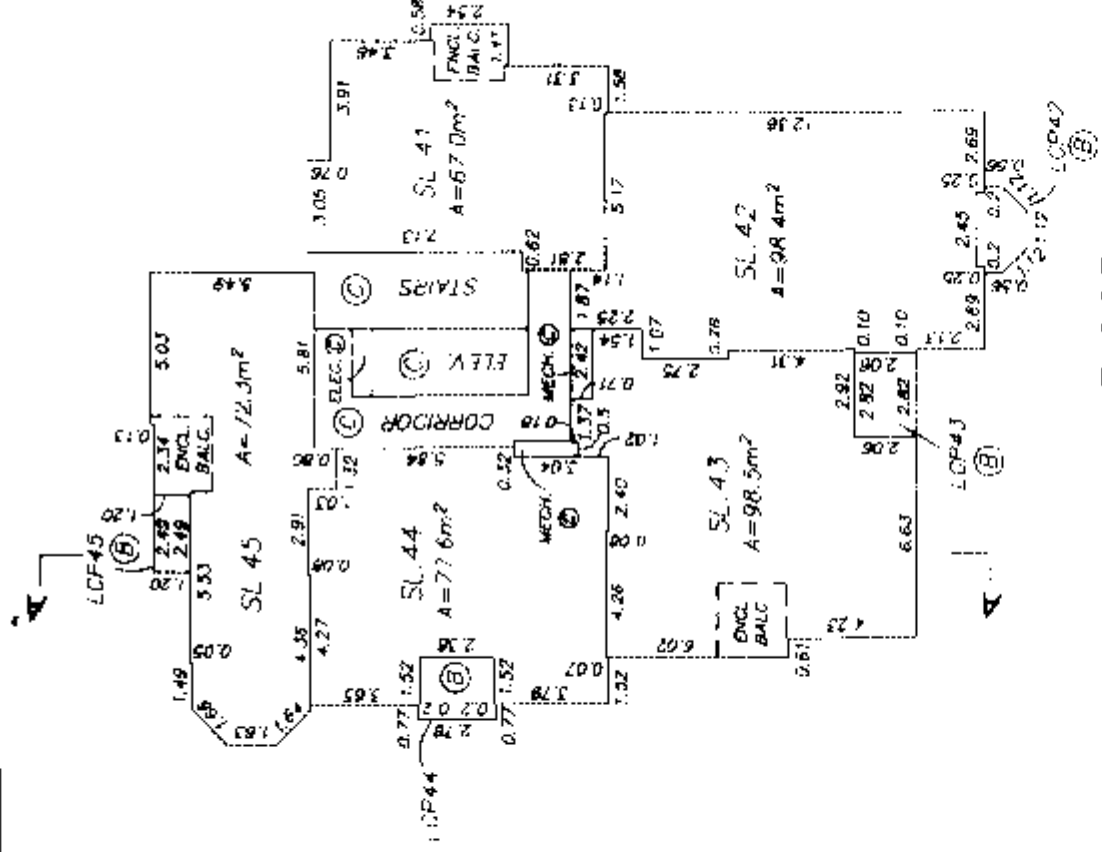
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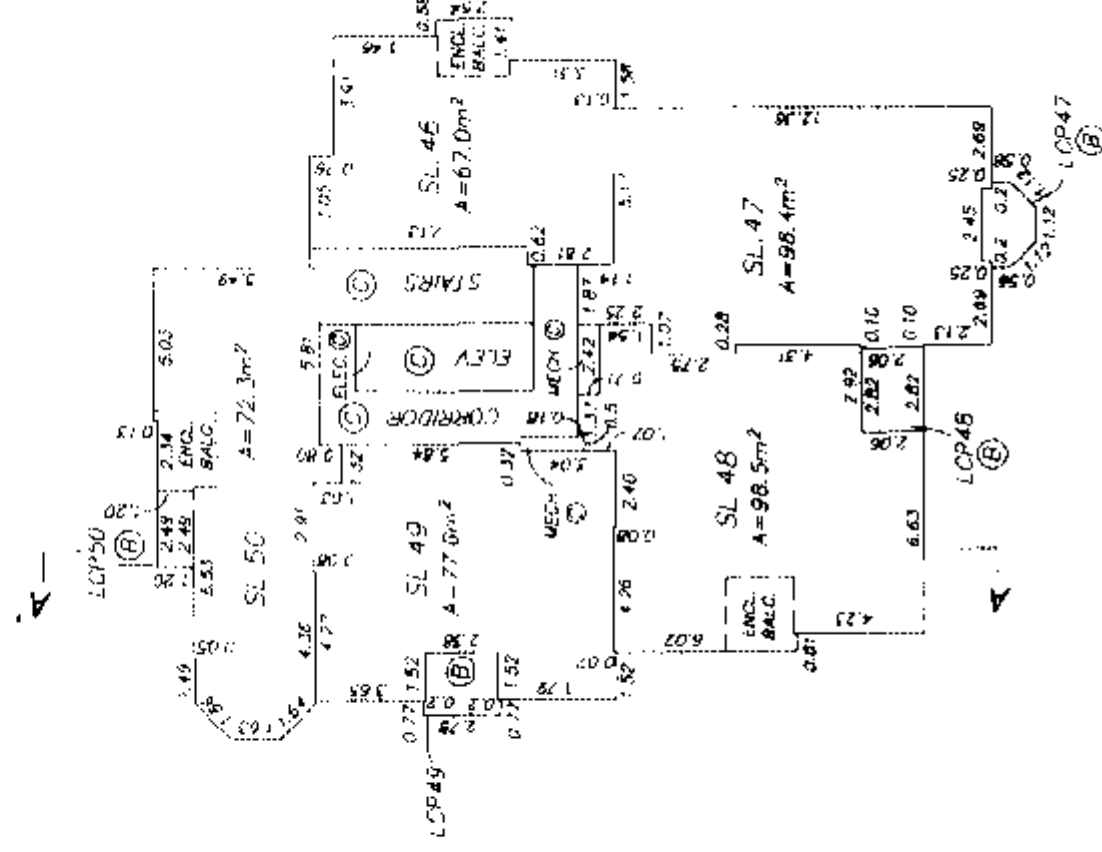
ALL DISTANCES ARE IN METRES



STRATA PLAN BCS 856



11th FLOOR



12th FLOOR

DATED THIS 13th DAY OF
MAY, 2004

5267-P2 DISK: CD-1
R.C.I.S.

FLOOR PLANS

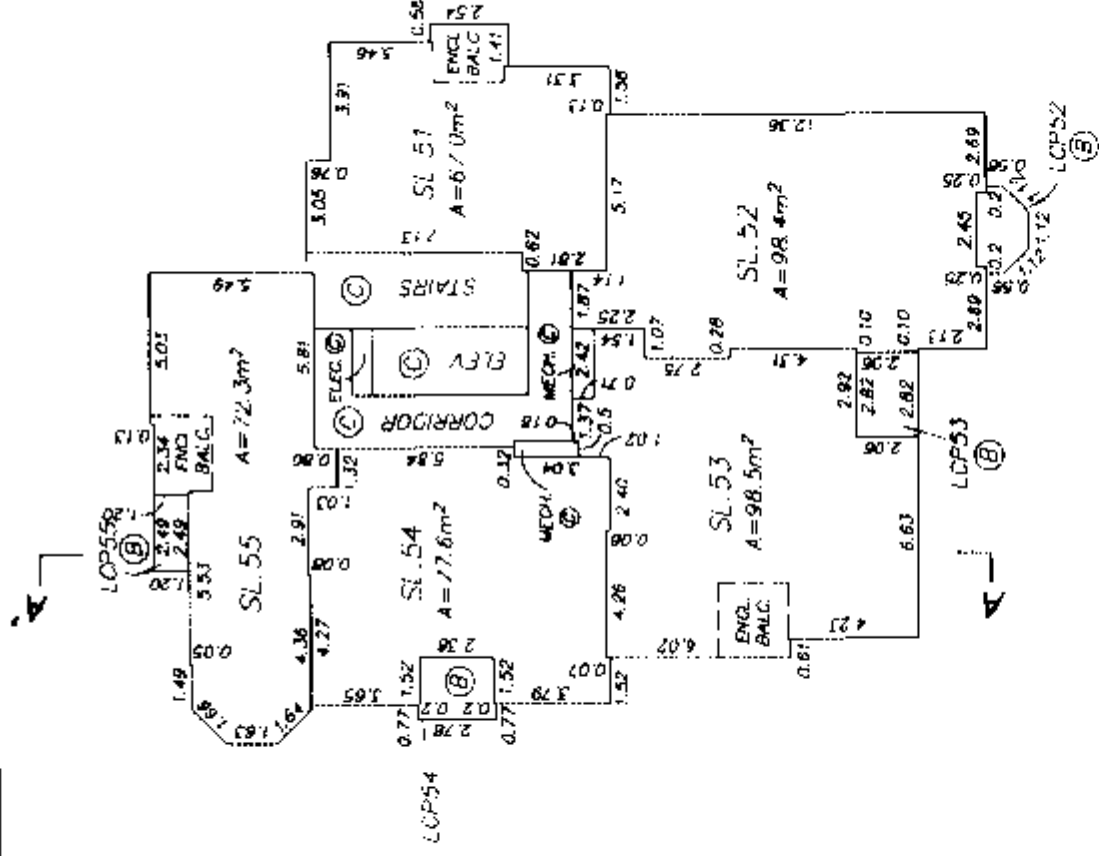
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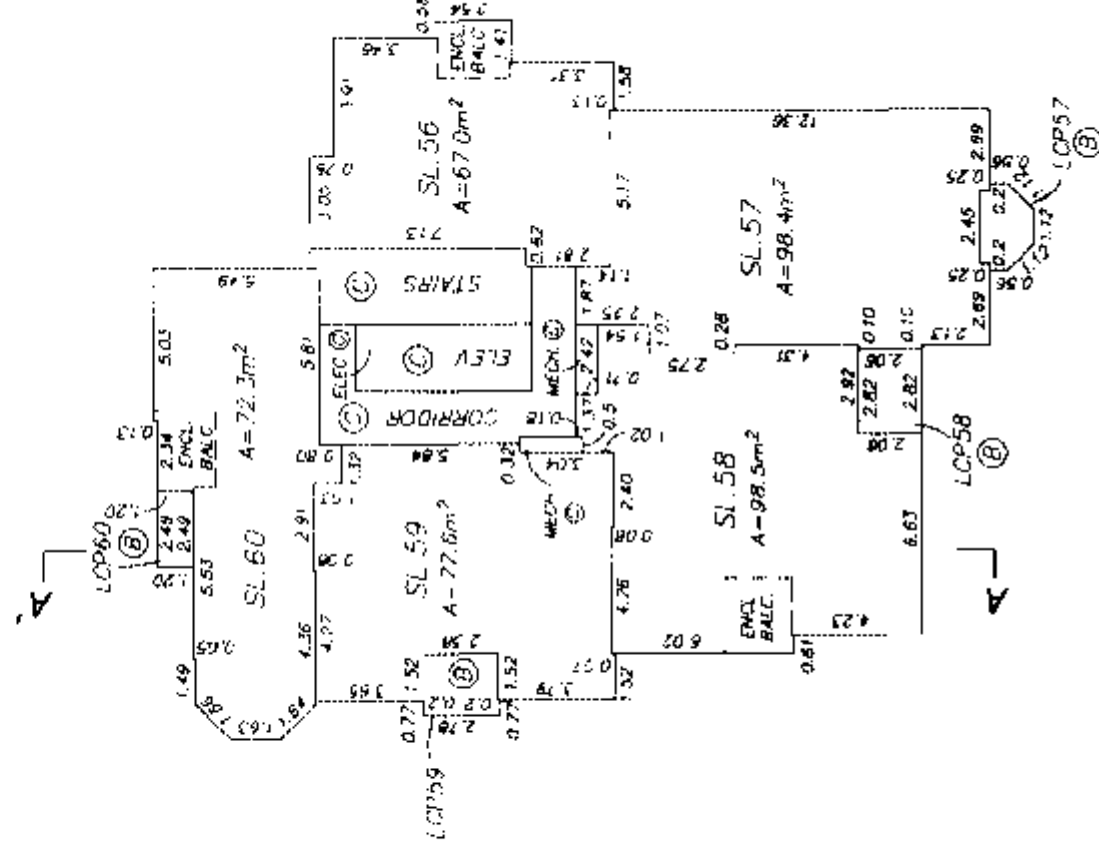
ALL DISTANCES ARE IN METRES



STRATA PLAN BCS 856



14th FLOOR



15th FLOOR

NOTE: THE 13th FLOOR HAS BEEN OMITTED.

DATED THIS 11th DAY OF
MAY, 2004.

[Signature] B.C.L.S.

FILE: 5267-P2 DISK: CD-1

SHEET 13 OF 20 SHEETS

FLOOR PLANS

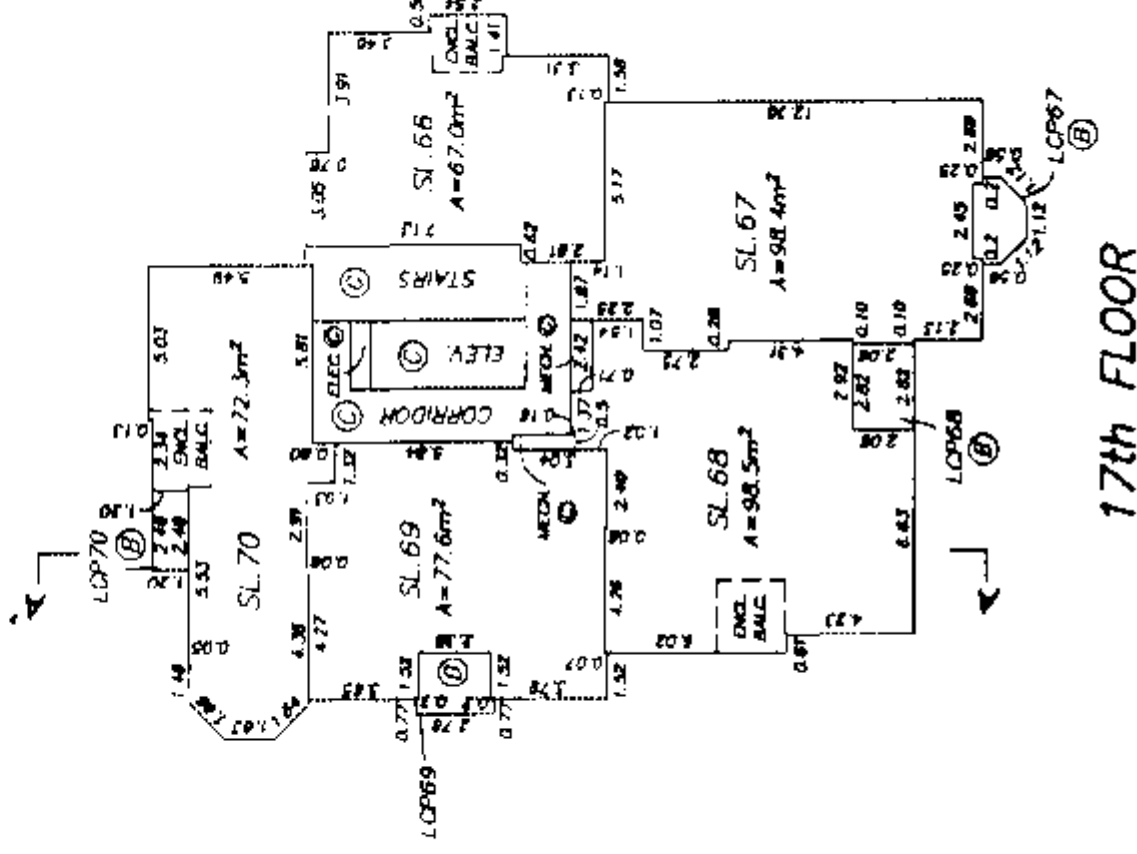
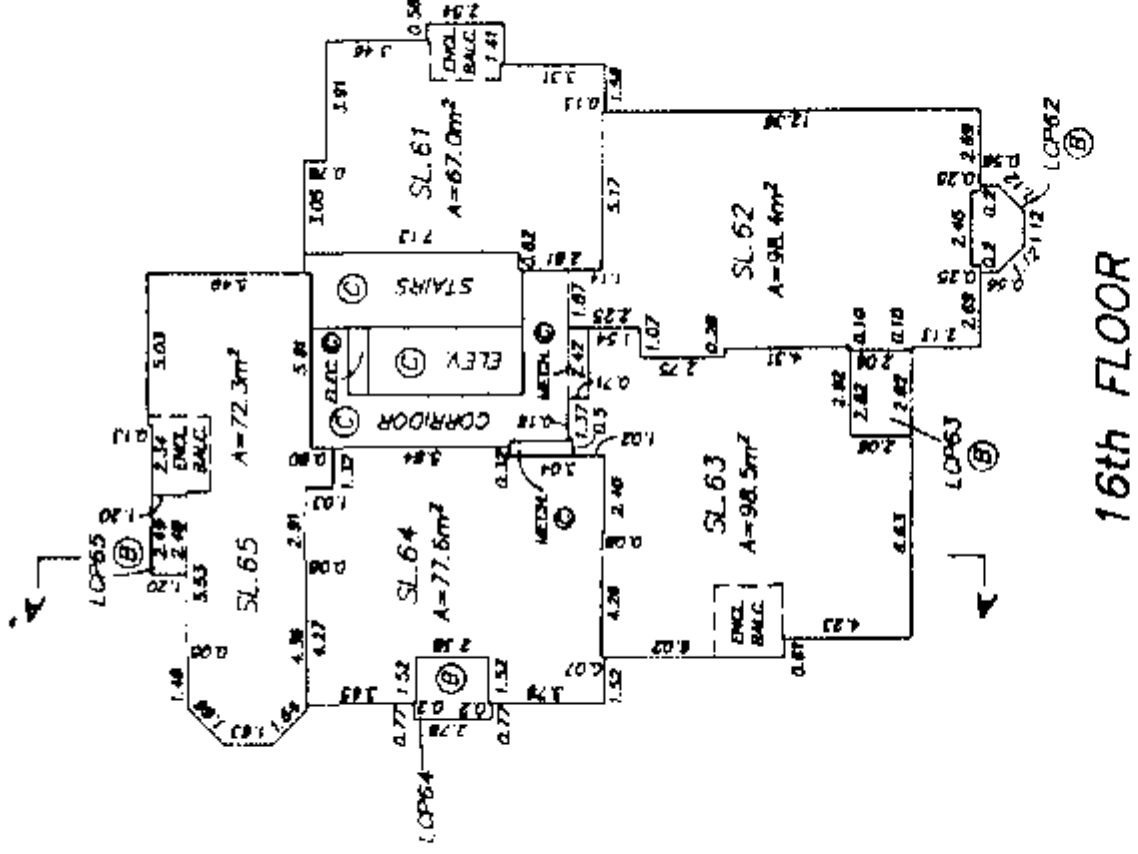
SCALE 1 : 250



ALL DISTANCES ARE IN METRES



STRATA PLAN BCS 856



DATED THIS 13th DAY OF
MAY, 2004.

[Signature]
B.C.L.S.
FILE 5267-P2 DISK: CD-1

FLOOR PLANS

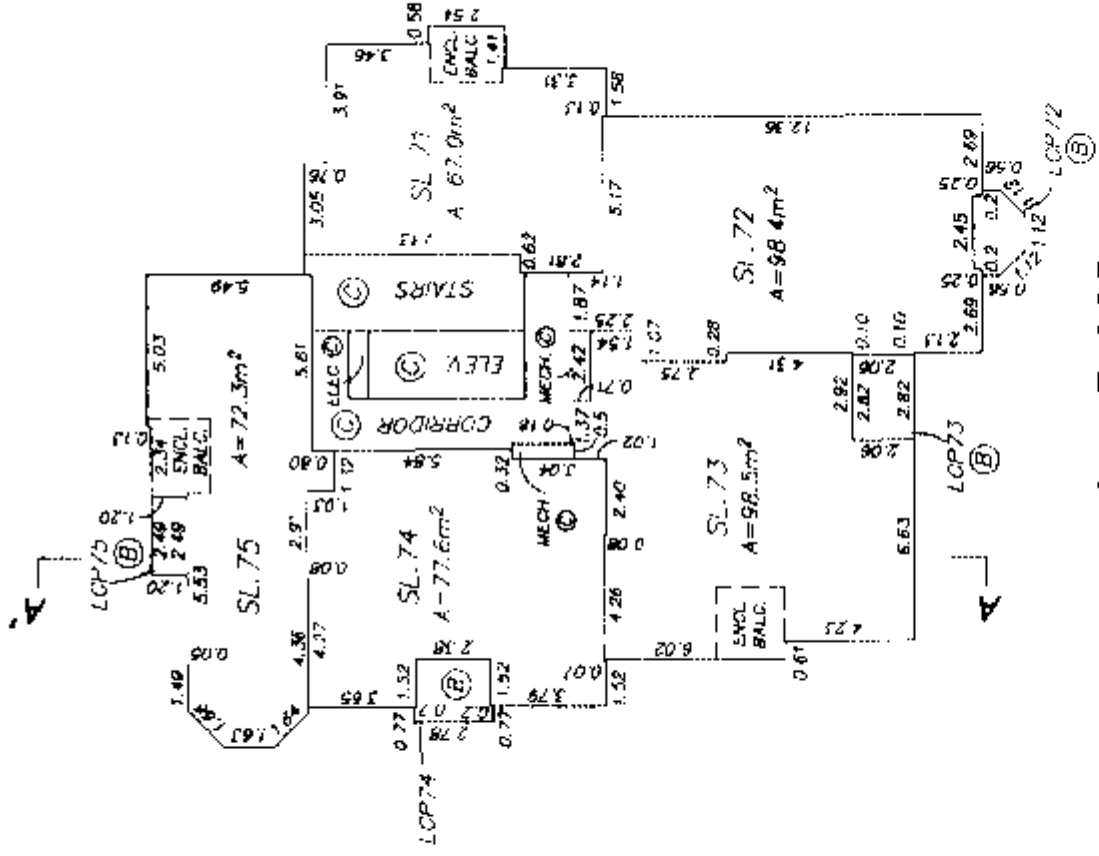
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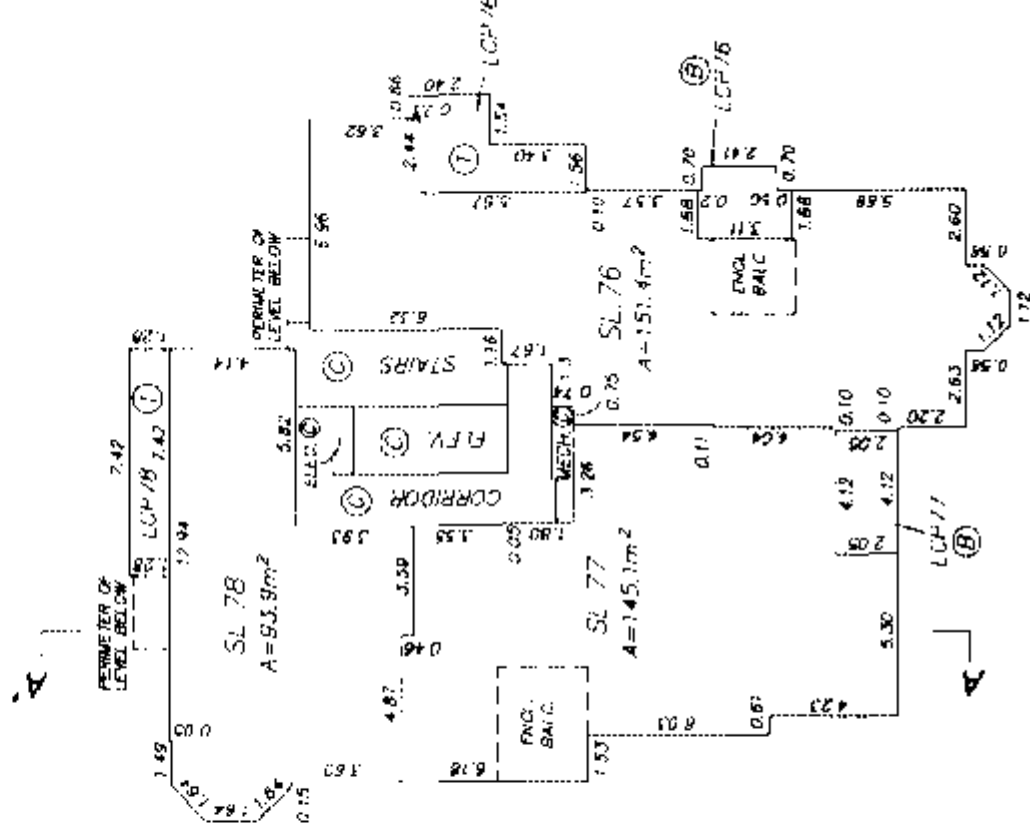
ALL DISTANCES ARE IN METRES



STRATA PLAN BCS 856



18th FLOOR



19th FLOOR

DATED THIS 13th DAY OF
MAY, 2004.

[Signature] B.C.L.S.

FILE: 5267-P2 DISK: 00-1

FLOOR PLANS

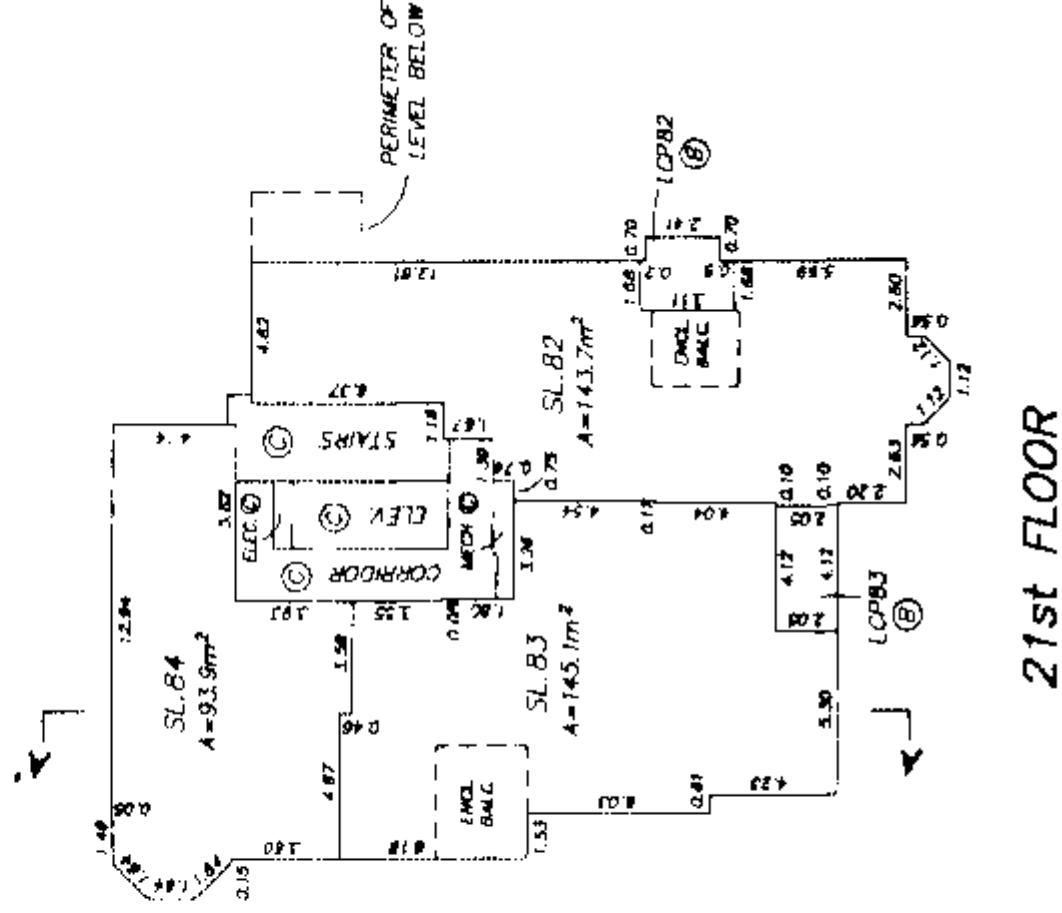
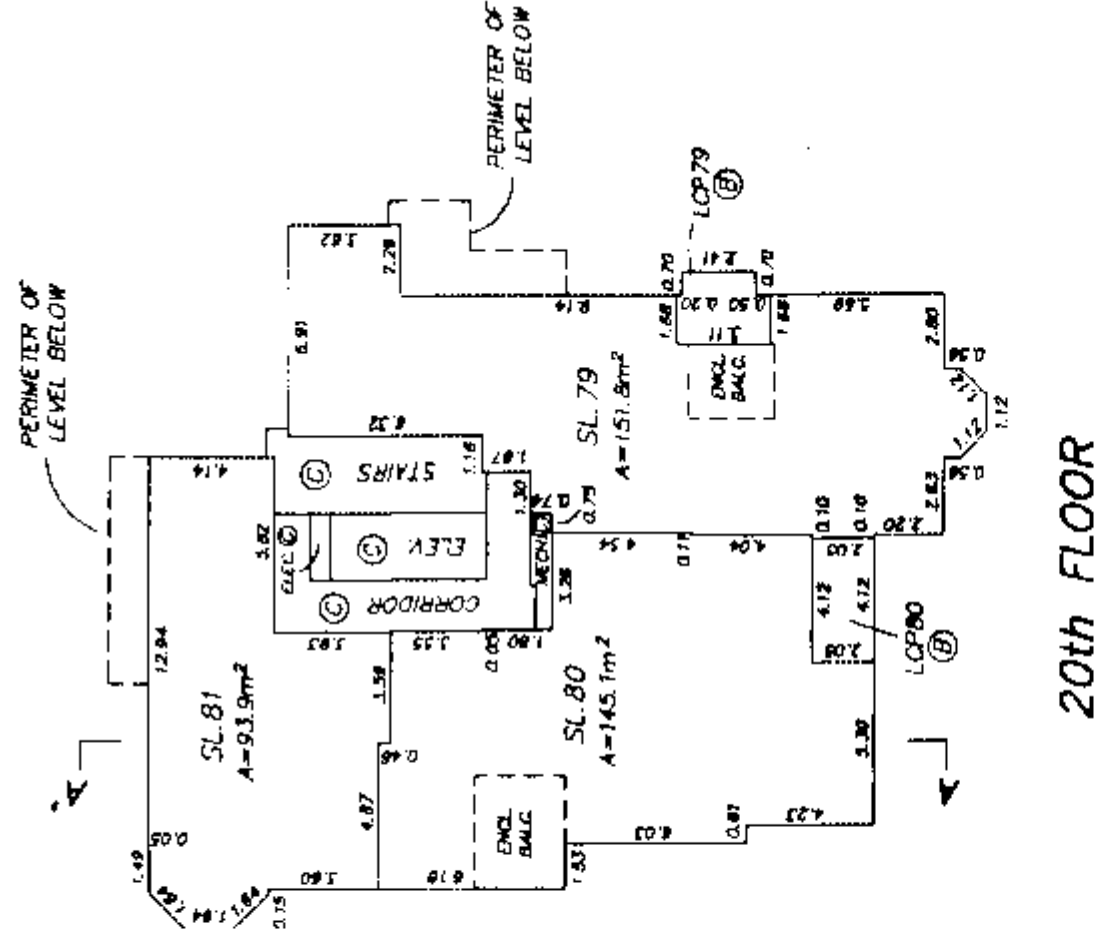
SCALE 1 : 250



ALL DISTANCES ARE IN METRES



STRATA PLAN BCS 856

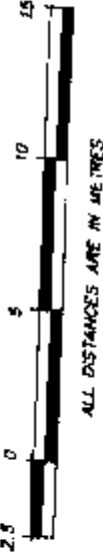


DATED THIS 13th DAY OF MAY, 2004.

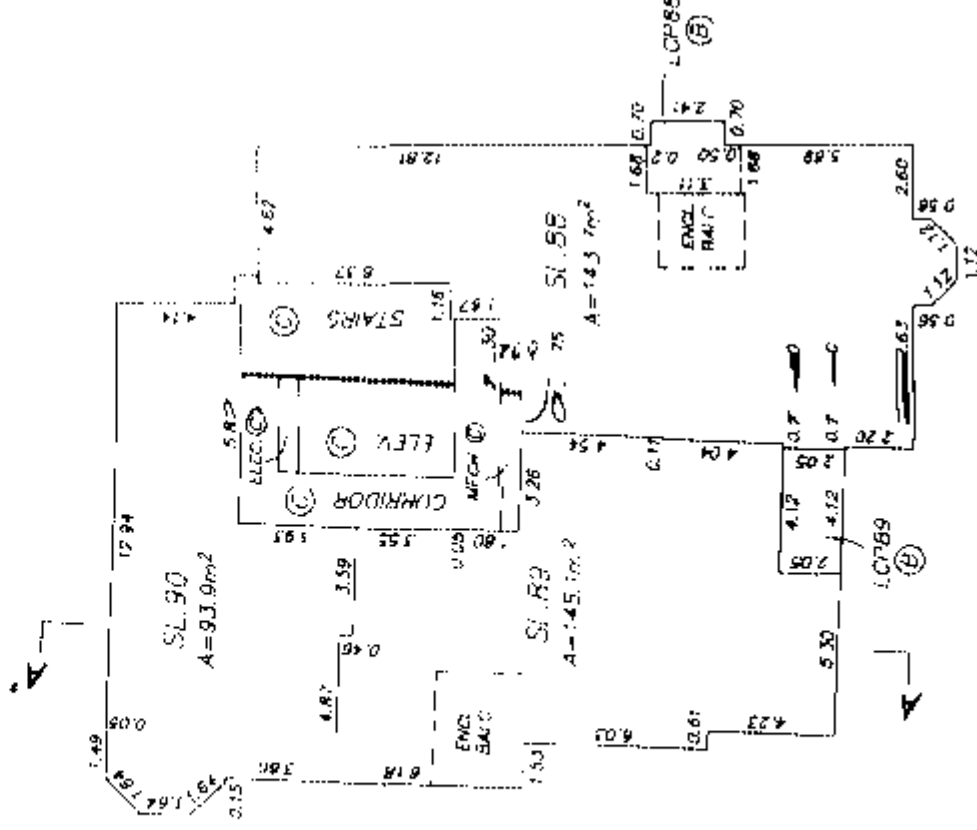
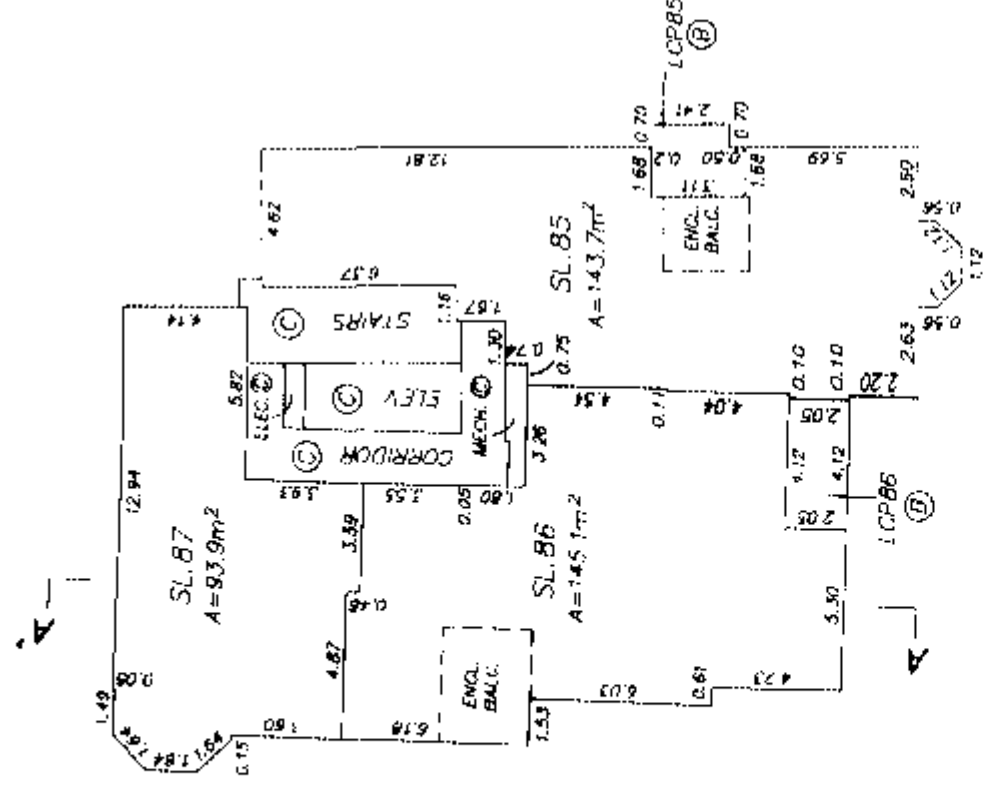
FILE: 5267-P2 DISK: CD-1

FLOOR PLANS

SCALE 1 : 250



STRATA PLAN BCS_856



DATED THIS 13th DAY OF
MAY, 2004.

[Signature] B.C.L.S.

FILE: 5267-P2 DISK: 00-1

SHEET 17 OF 20 SHEETS

FLOOR PLANS

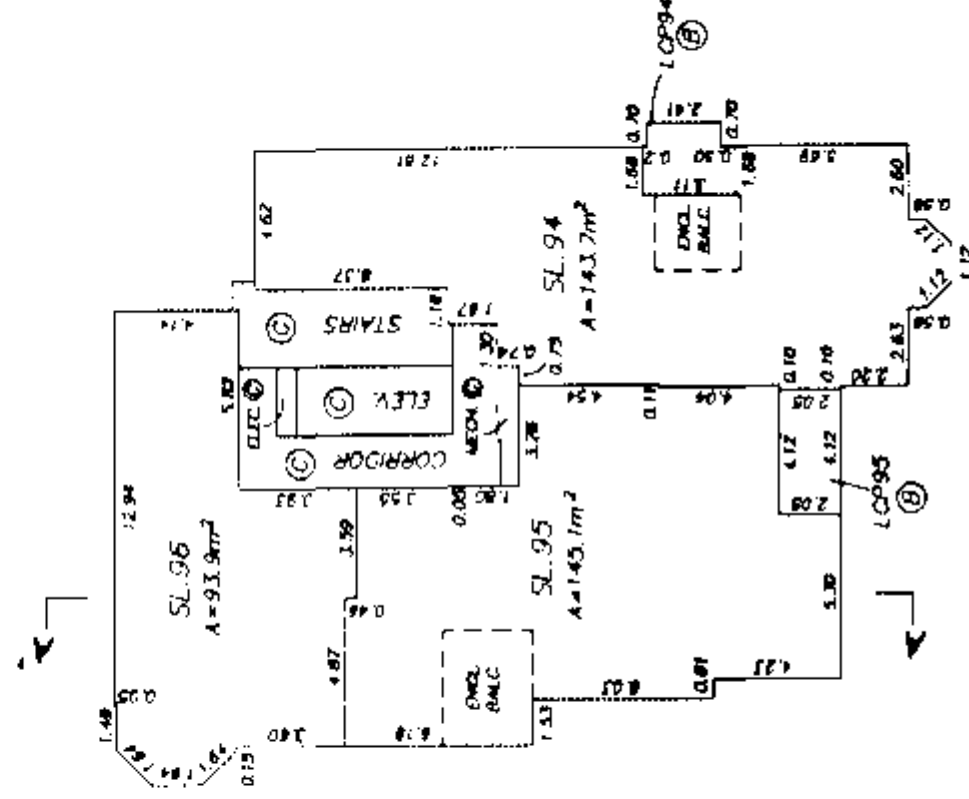
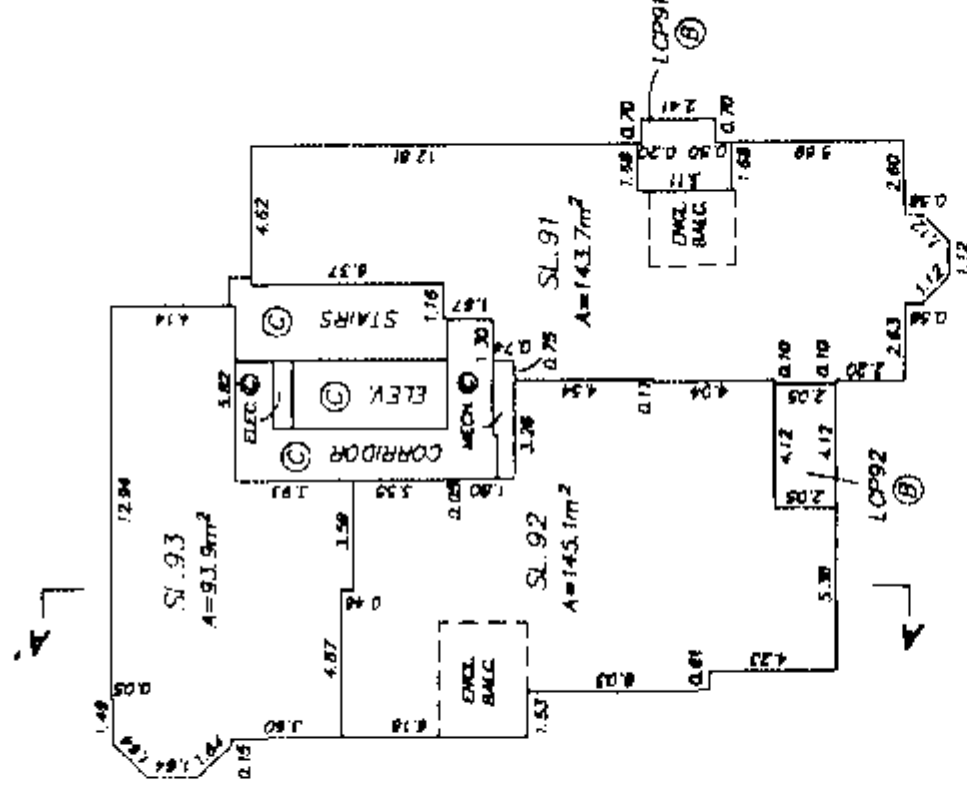
SCALE 1 : 250



ALL DISTANCES ARE IN METRES



STRATA PLAN BCS 856



DATED THIS 13th DAY OF
MAY, 2004.

FILE 5267-P2 DISK CD-1

FLOOR PLANS

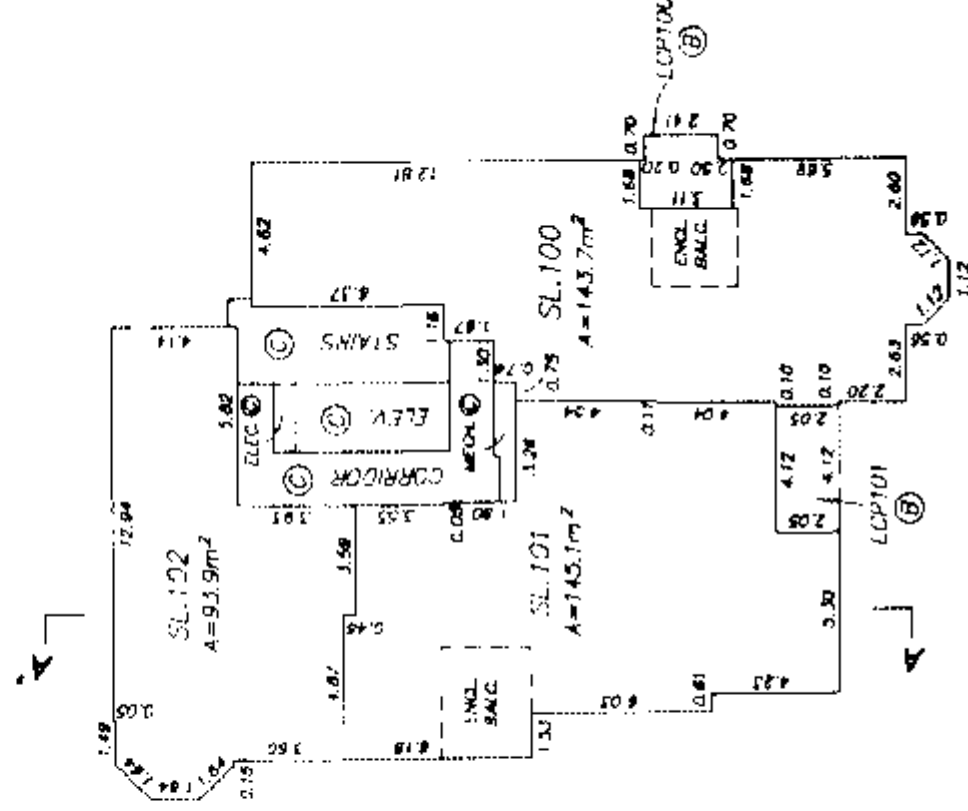
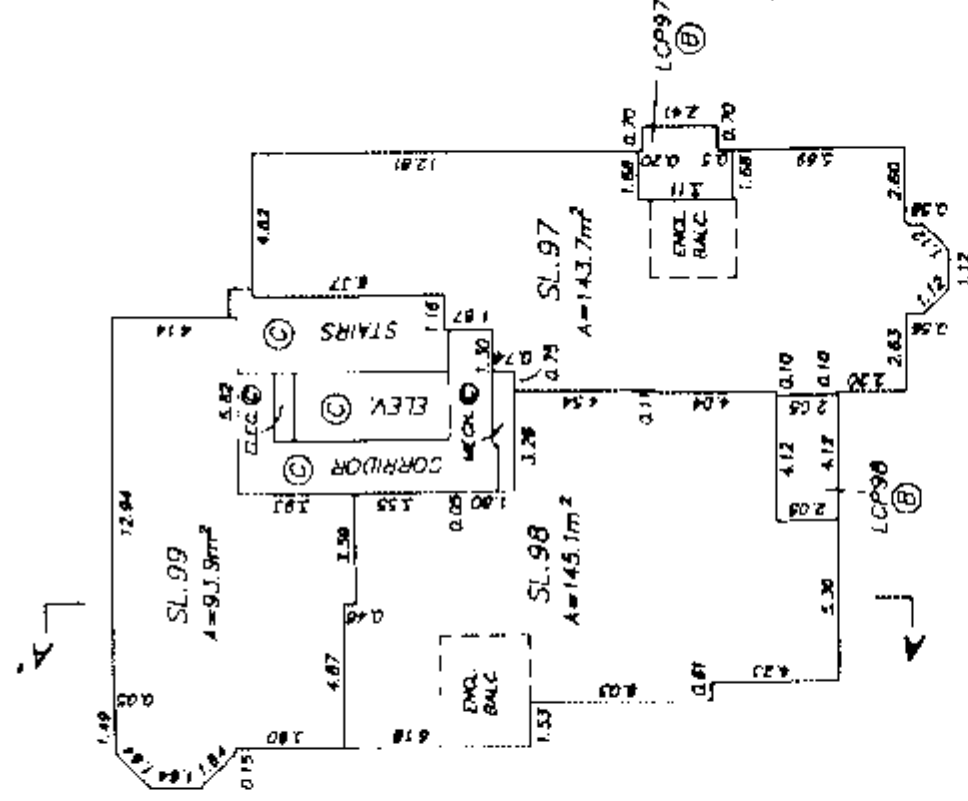
SCALE 1 : 250



ALL DISTANCES ARE IN METRES



STRATA PLAN BCS 756



DATED THIS 13th DAY OF
MAY, 2004.

[Signature] B.C.L.S.
FILE: 5267-P2 O/SK: CD-1

FLOOR PLANS

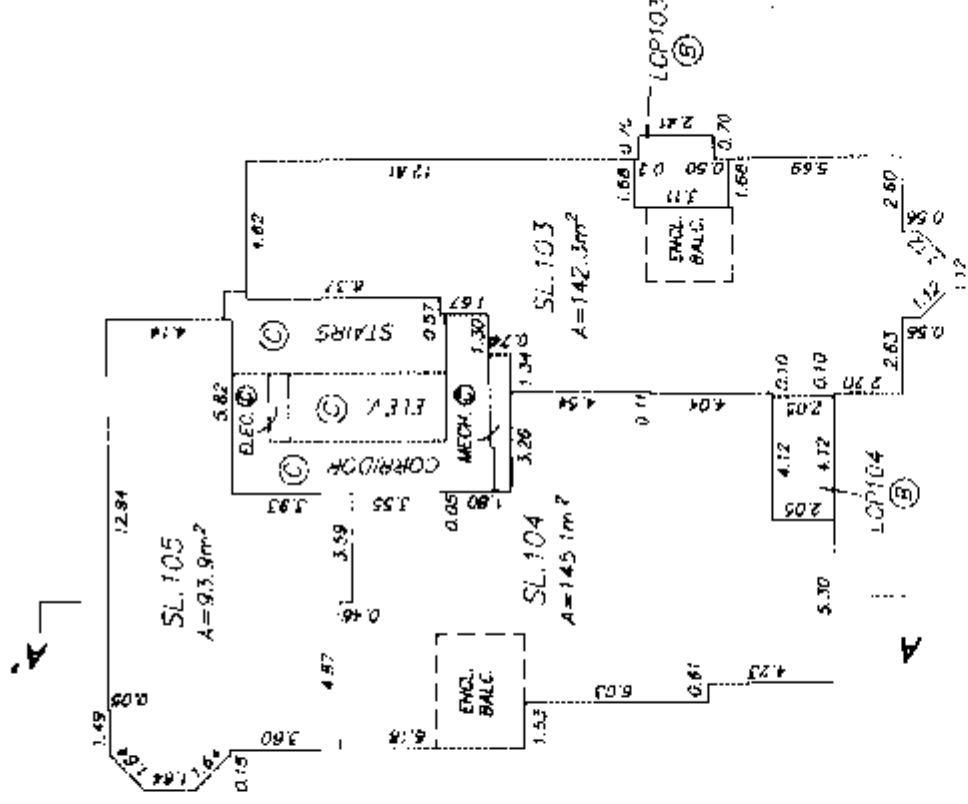
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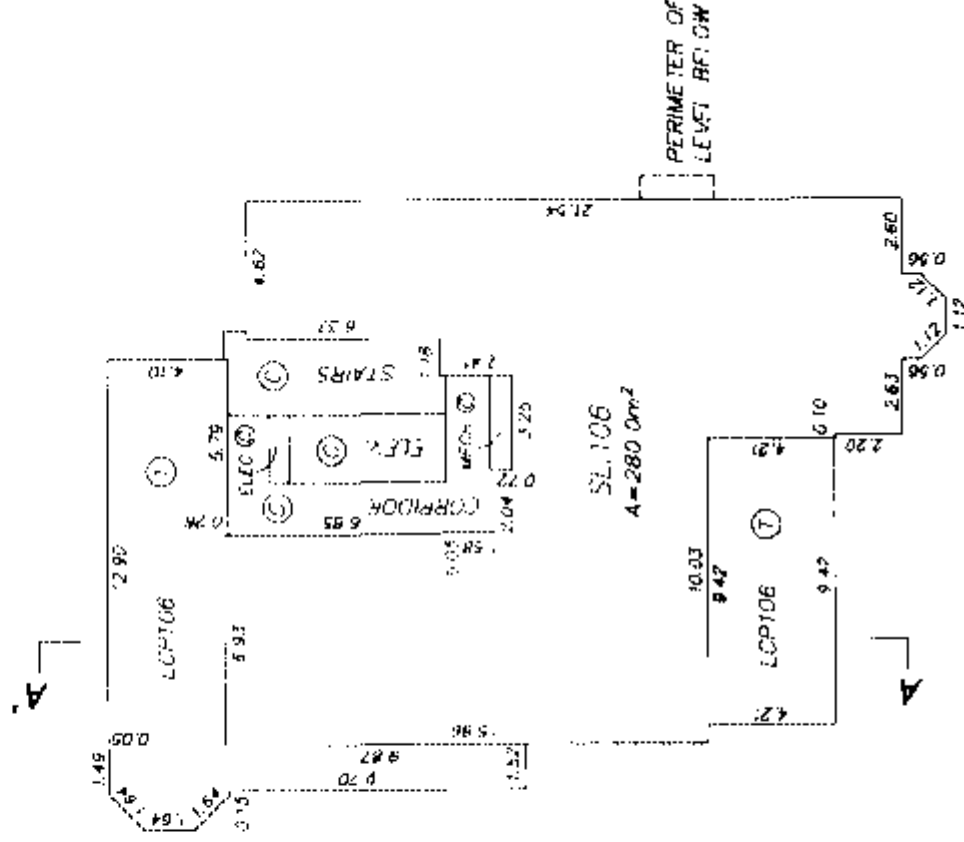
ALL DISTANCES ARE IN METRES



STRATA PLAN BCS 856



28th FLOOR



29th FLOOR

DATED THIS 13th DAY OF MAY, 2004.

FILE: 6267-P2 DISK: CD-1

SHEET 20 OF 20 SHEETS

SECTION A - A'

STRATA PLAN BCS 856

SCALE 1 : 250



ALL DISTANCES ARE IN METERS

NOTE: THE 13th FLOOR HAS BEEN OMITTED.

29th FLOOR	SL. 73	SL. 74	SL. 106	LCP106
17th FLOOR	SL. 68	SL. 69	SL. 105	LCP105
16th FLOOR	SL. 63	SL. 64	SL. 104	LCP104
15th FLOOR	SL. 58	SL. 59	SL. 103	LCP103
14th FLOOR	SL. 53	SL. 54	SL. 102	LCP102
12th FLOOR	SL. 48	SL. 49	SL. 101	LCP101
11th FLOOR	SL. 43	SL. 44	SL. 100	LCP100
10th FLOOR	SL. 38	SL. 39	SL. 99	LCP99
9th FLOOR	SL. 33	SL. 34	SL. 98	LCP98
8th FLOOR	SL. 28	SL. 29	SL. 97	LCP97
7th FLOOR	SL. 23	SL. 24	SL. 96	LCP96
6th FLOOR	SL. 18	SL. 19	SL. 95	LCP95
5th FLOOR	SL. 13	SL. 14	SL. 94	LCP94
4th FLOOR	SL. 8	SL. 9	SL. 93	LCP93
3rd FLOOR	SL. 4	SL. 5	SL. 92	LCP92
2nd FLOOR	SL. 1	SL. 2	SL. 91	LCP91
GROUND FLOOR	AMENITY	MEETING	LOCKERS	LOCKER
LEVEL P-2	CABLE/TEL	OPTICS	BICYCLE STORAGE	INTEL STORE
LEVEL P-3	LOCKERS	LOCKERS	LOCKERS	PARKING

DATED THIS 13th DAY OF MAY, 2004.

FILE: 5267-P2 DISK: CD-1