

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

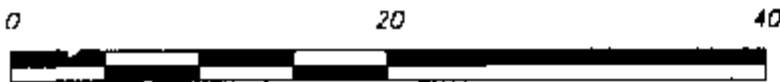
STRATA PLAN BCS 435

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

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

B. Bagen / CP
REGISTRAR

BU276486-614



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)

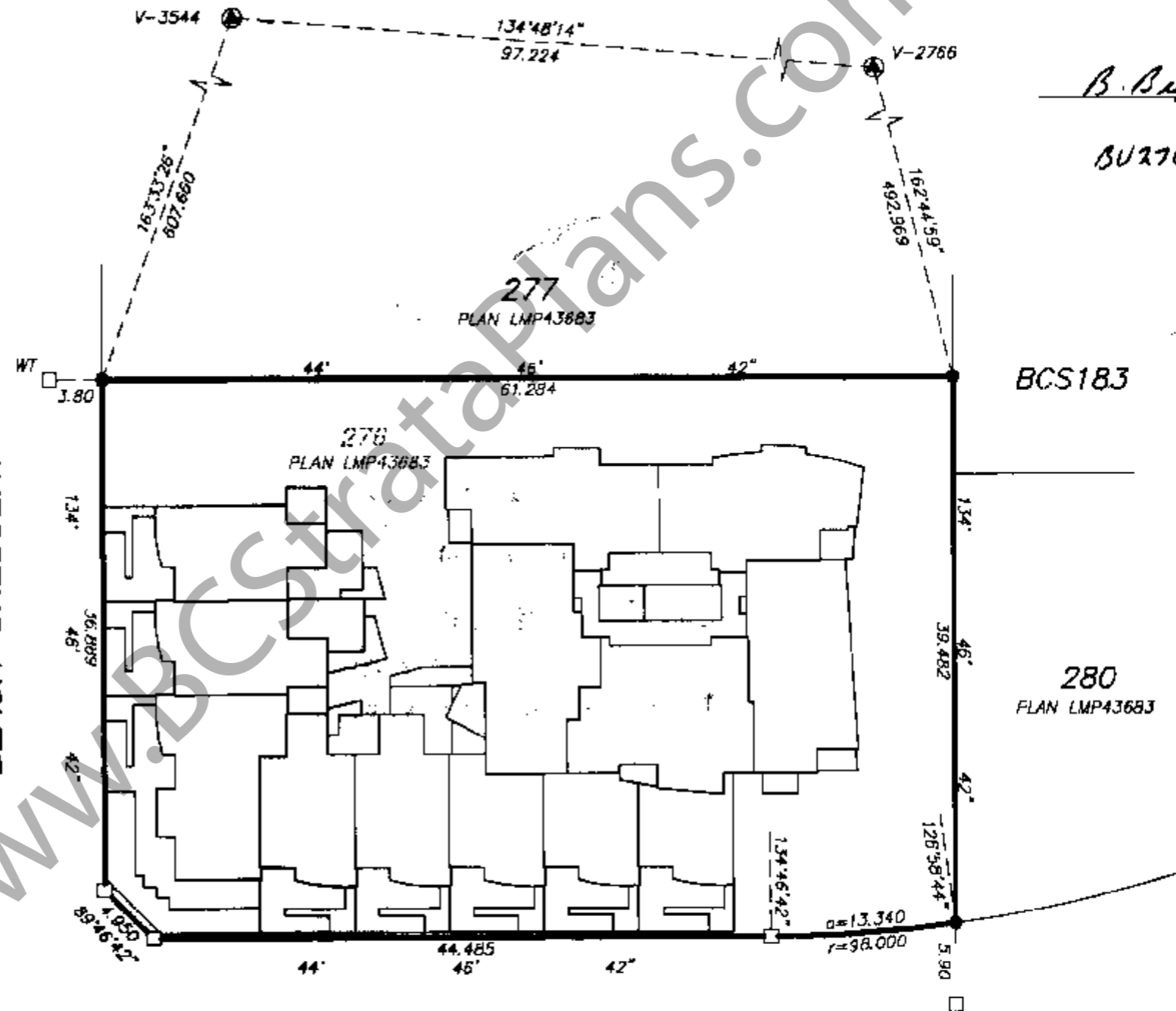
CIVIC ADDRESS:

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 88 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

HOMER STREET

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

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

- ▲ DENOTES CONTROL MONUMENT
- □ DENOTES LEAD PLUG
- ○ DENOTES IRON POST
- WT DENOTES WITNESS
- S.L. DENOTES STRATA LOT
- T DENOTES TOTAL
- PT. DENOTES PART
- L.C.P. DENOTES LIMITED COMMON PROPERTY
- (RD) DENOTES ROOF DECK THAT IS LIMITED COMMON PROPERTY FOR THE ADJOINING STRATA LOT UNLESS OTHERWISE NOTED
- (PL) DENOTES PLANTER - COMMON PROPERTY EXCEPT WHERE OTHERWISE NOTED
- (C) DENOTES COMMON PROPERTY
- (B) DENOTES BALCONY THAT IS LIMITED COMMON PROPERTY FOR THE ADJOINING STRATA LOT UNLESS OTHERWISE NOTED.
- (P) DENOTES PATIO THAT IS LIMITED COMMON PROPERTY FOR THE ADJOINING STRATA LOT UNLESS OTHERWISE NOTED.
- (D) DENOTES DUCT - COMMON PROPERTY
- (E) DENOTES ELEVATORS - COMMON PROPERTY
- (EL) DENOTES ELECTRICAL ROOM - COMMON PROPERTY
- (M) DENOTES MECHANICAL ROOM - COMMON PROPERTY
- (S) DENOTES STAIRS - COMMON PROPERTY

HOLDER OF OPTION TO LEASE
PALFILL PALMS DEVELOPMENTS CORPORATION (INC. No. 386007)

Matt Meenan
 Name Matt Meenan
 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

Name Vera Kong
 Authorized Signatory

Wong Mun Z
 WITNESS AS TO BOTH SIGNATURES

Name WONG MUN Z
 ADDRESS 6th Flr, 590 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

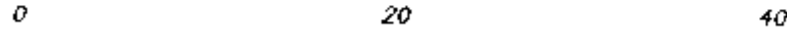
B.C.L.S.

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

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

SECTION A - A'

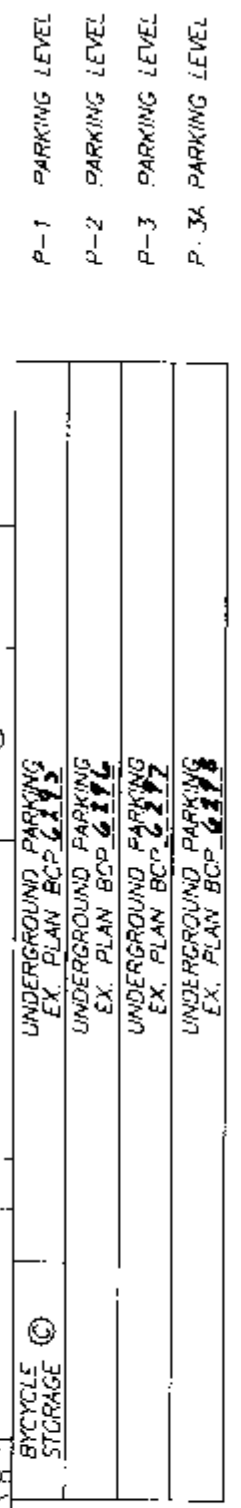
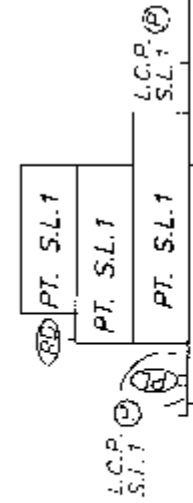
STRATA PLAN BCS 435



SCALE 1 : 400 DISTANCES ARE METRIC

②	PT. S.L.129	④	PT. S.L.128	33rd LEVEL
	S.L.127		S.L.126	32nd LEVEL
	S.L.125	⑤	S.L.121	31st LEVEL
	S.L.120	⑥	S.L.116	30th LEVEL
	S.L.115	⑥	S.L.111	29th LEVEL
	S.L.110	⑦	S.L.106	28th LEVEL
	S.L.105	⑧	S.L.101	27th LEVEL
	S.L.100	⑧	S.L.96	26th LEVEL
	S.L.95	⑧	S.L.91	25th LEVEL
	S.L.90	⑧	S.L.86	24th LEVEL
	S.L.85	⑧	S.L.81	23rd LEVEL
	S.L.80	⑧	S.L.76	22nd LEVEL
	S.L.75	⑧	S.L.71	21st LEVEL
	S.L.70	⑧	S.L.66	20th LEVEL
	S.L.65	⑧	S.L.61	19th LEVEL
	S.L.60	⑧	S.L.56	18th LEVEL
	S.L.55	⑧	S.L.51	17th LEVEL
	S.L.50	⑧	S.L.46	16th LEVEL
	S.L.45	⑧	S.L.41	15th LEVEL
	S.L.40	⑧	S.L.36	14th LEVEL
	S.L.35	⑧	S.L.31	13th LEVEL
	S.L.30	⑧	S.L.26	12th LEVEL
	S.L.25	⑧	S.L.21	11th LEVEL
	S.L.20	⑧	S.L.16	10th LEVEL
	S.L.15	⑧	S.L.11	9th LEVEL
		⑧	S.L.9	8th LEVEL
		⑤	LOUNGE	7th LEVEL
		⑤		6th LEVEL
				5th LEVEL
				4th LEVEL
				3rd LEVEL
				2nd LEVEL
				GROUND LEVEL
				P-1 PARKING LEVEL
				P-2 PARKING LEVEL
				P-3 PARKING LEVEL
				P-3A PARKING LEVEL

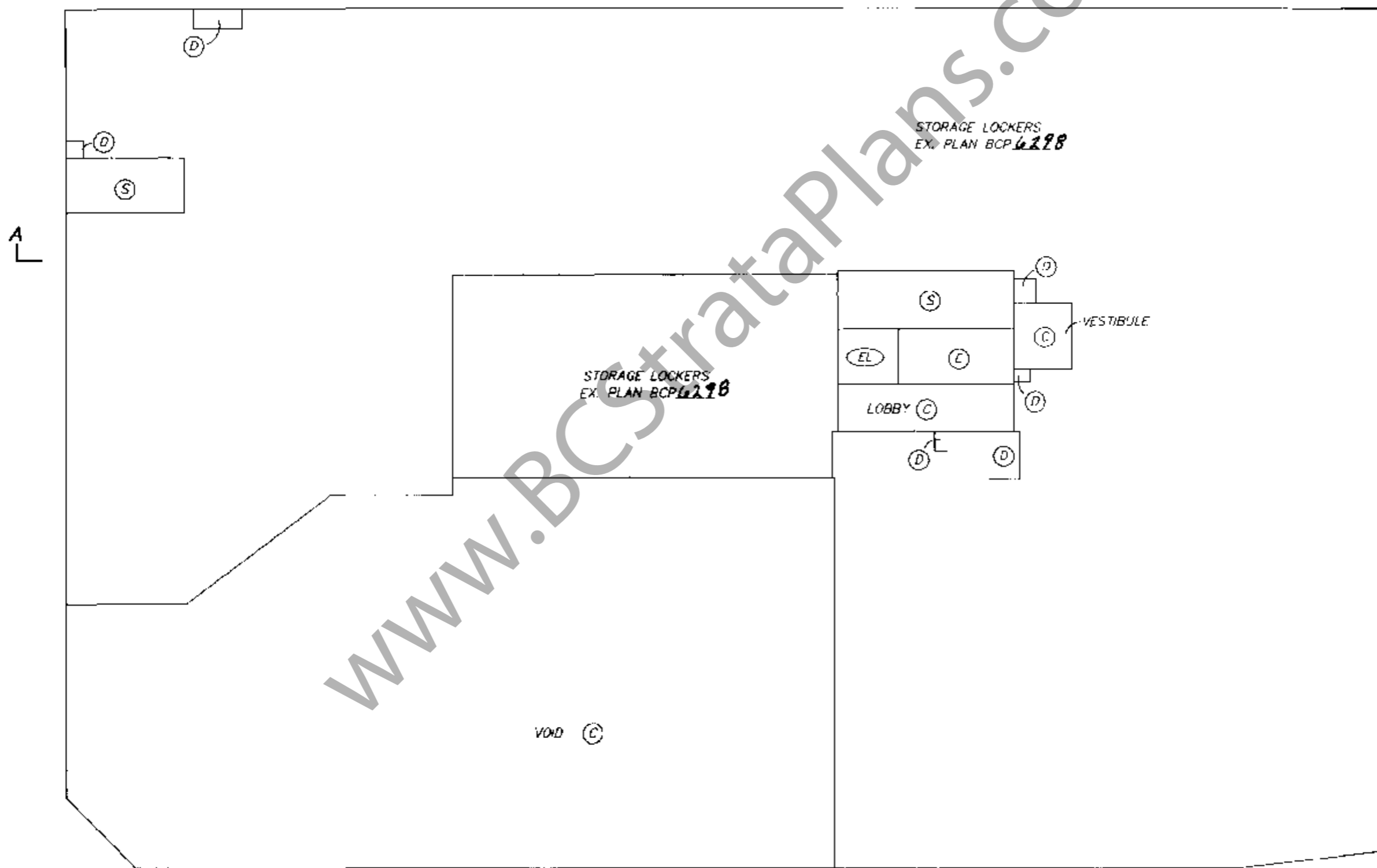
WWW.BCSSTRATAPLANS.COM



PARKING LEVEL P3A

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0 5 10 15
 SCALE 1:200 DISTANCES ARE METRIC



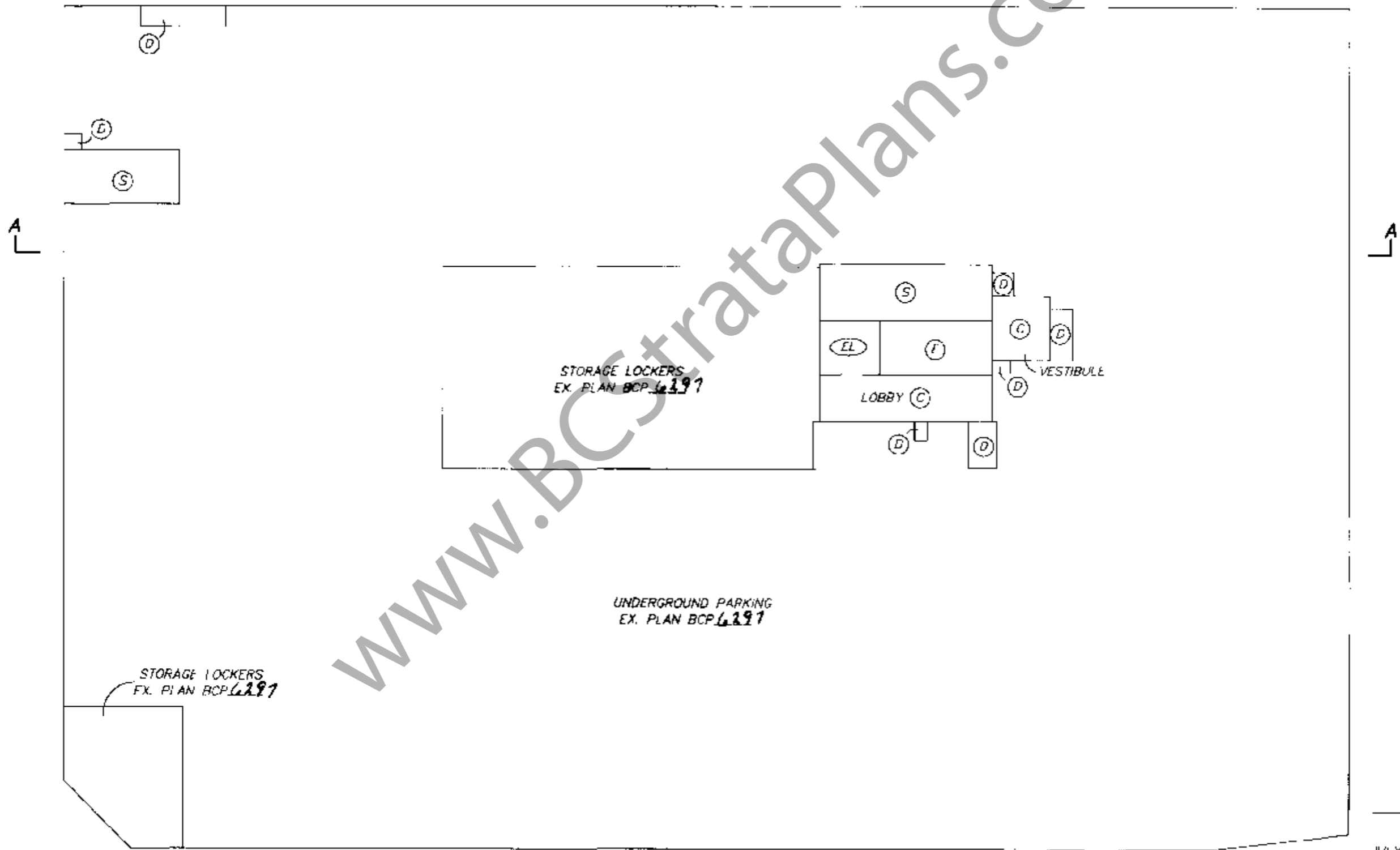
WWW.BCSstrataPlans.com

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 JULY 10, 2003
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PARKING LEVEL P3

STRATA PLAN BCS 435

0 5 10 15
 SCALE 1:200 DISTANCES ARE METRIC



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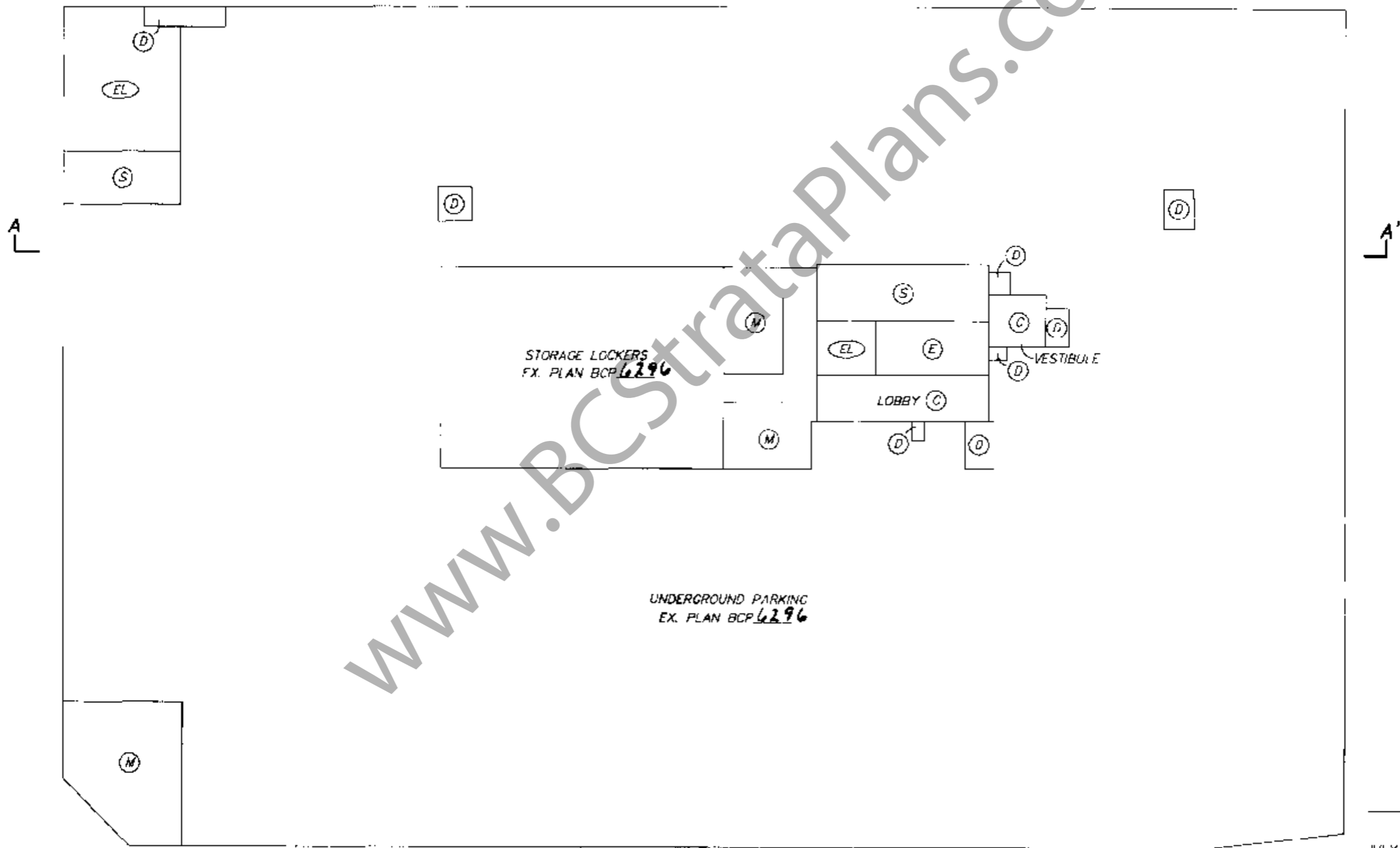
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PARKING LEVEL P2

STRATA PLAN BCS 435

0 5 10 15
 SCALE 1:200 DISTANCES ARE METRIC



UNDERGROUND PARKING
 EX. PLAN BCP 4296

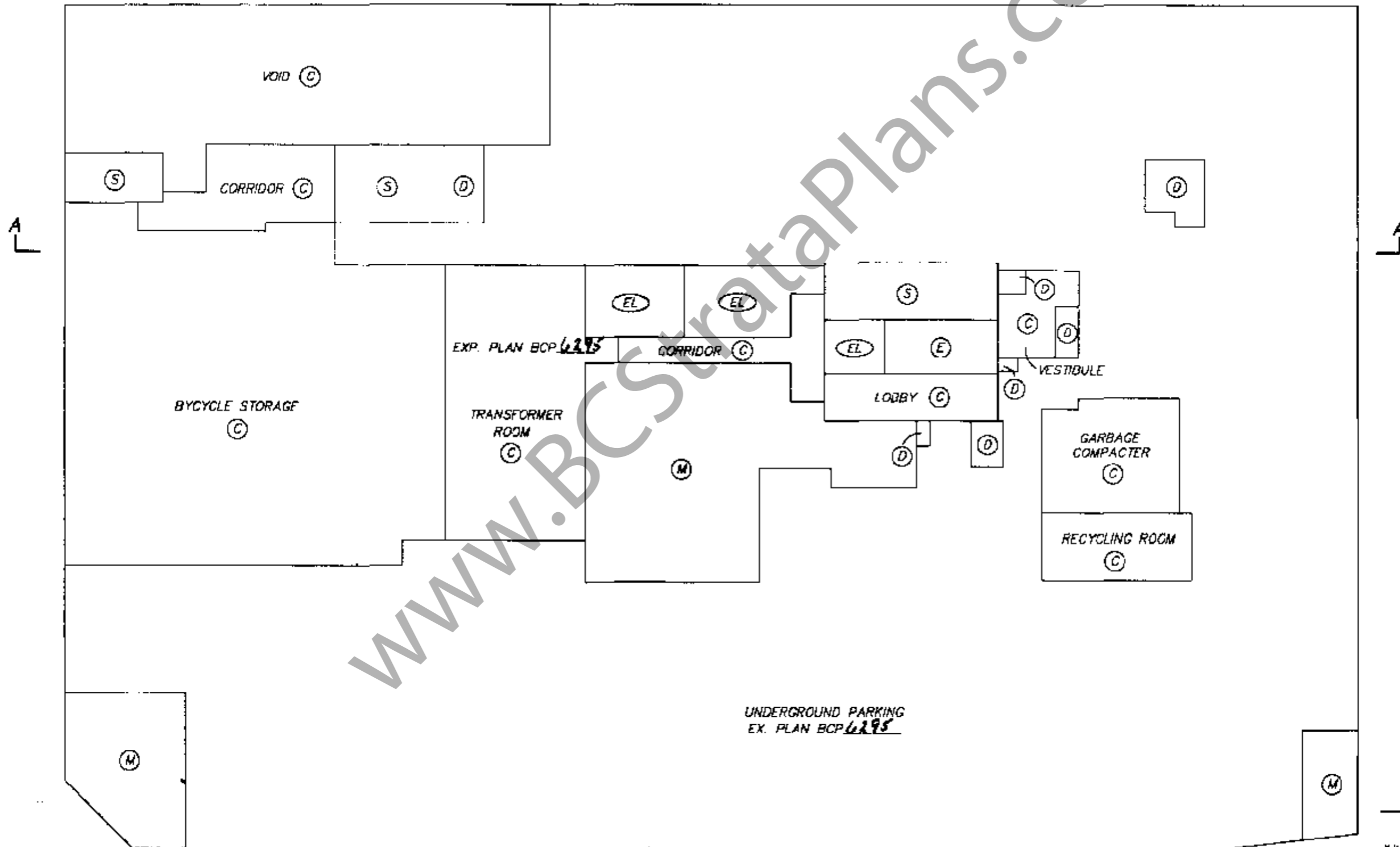
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PARKING LEVEL P1

STRATA PLAN BCS 435

0 5 10 15
SCALE 1:200 DISTANCES ARE METRIC



UNDERGROUND PARKING
EX. PLAN BCP 4295

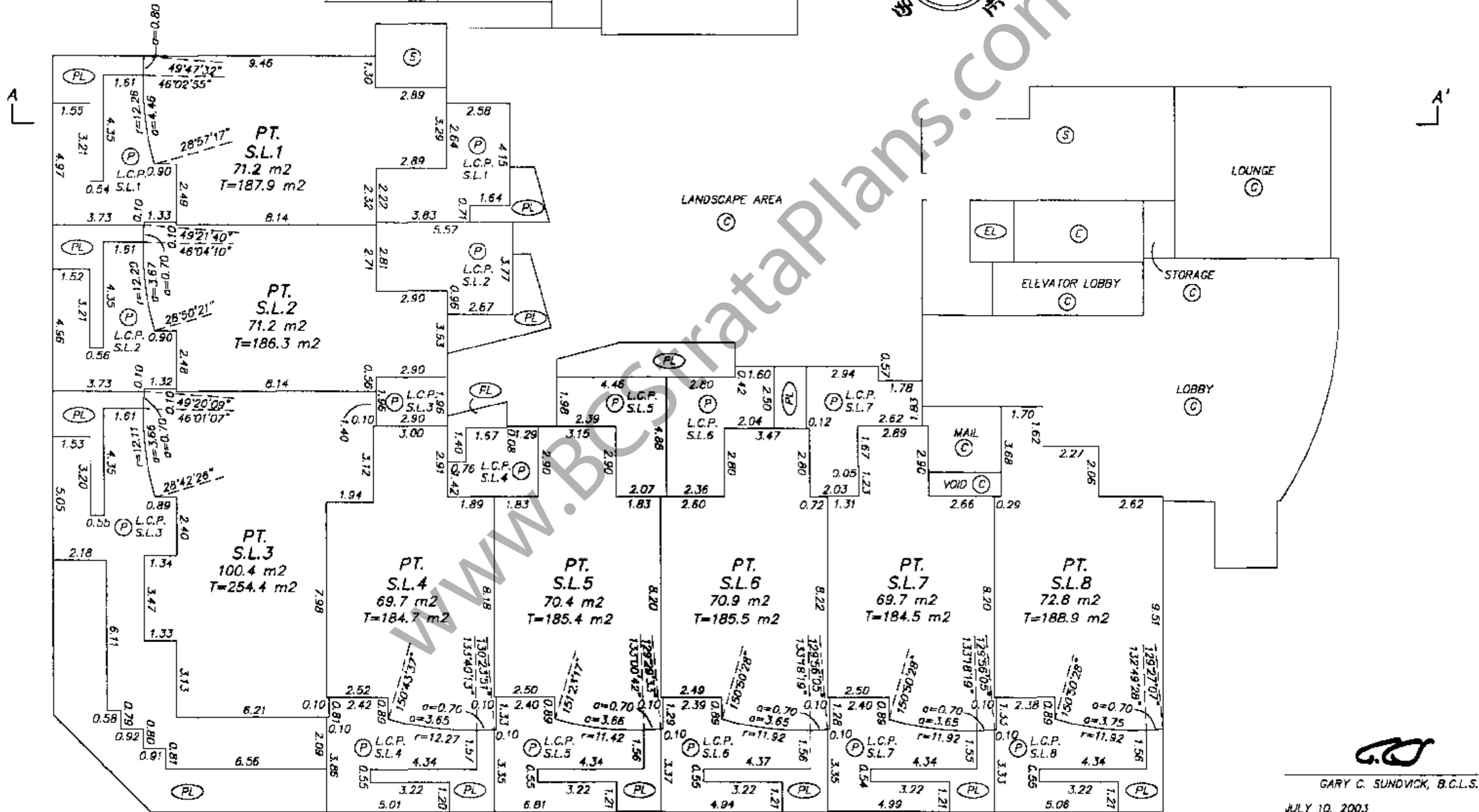
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GROUND FLOOR

STRATA PLAN BCS 435

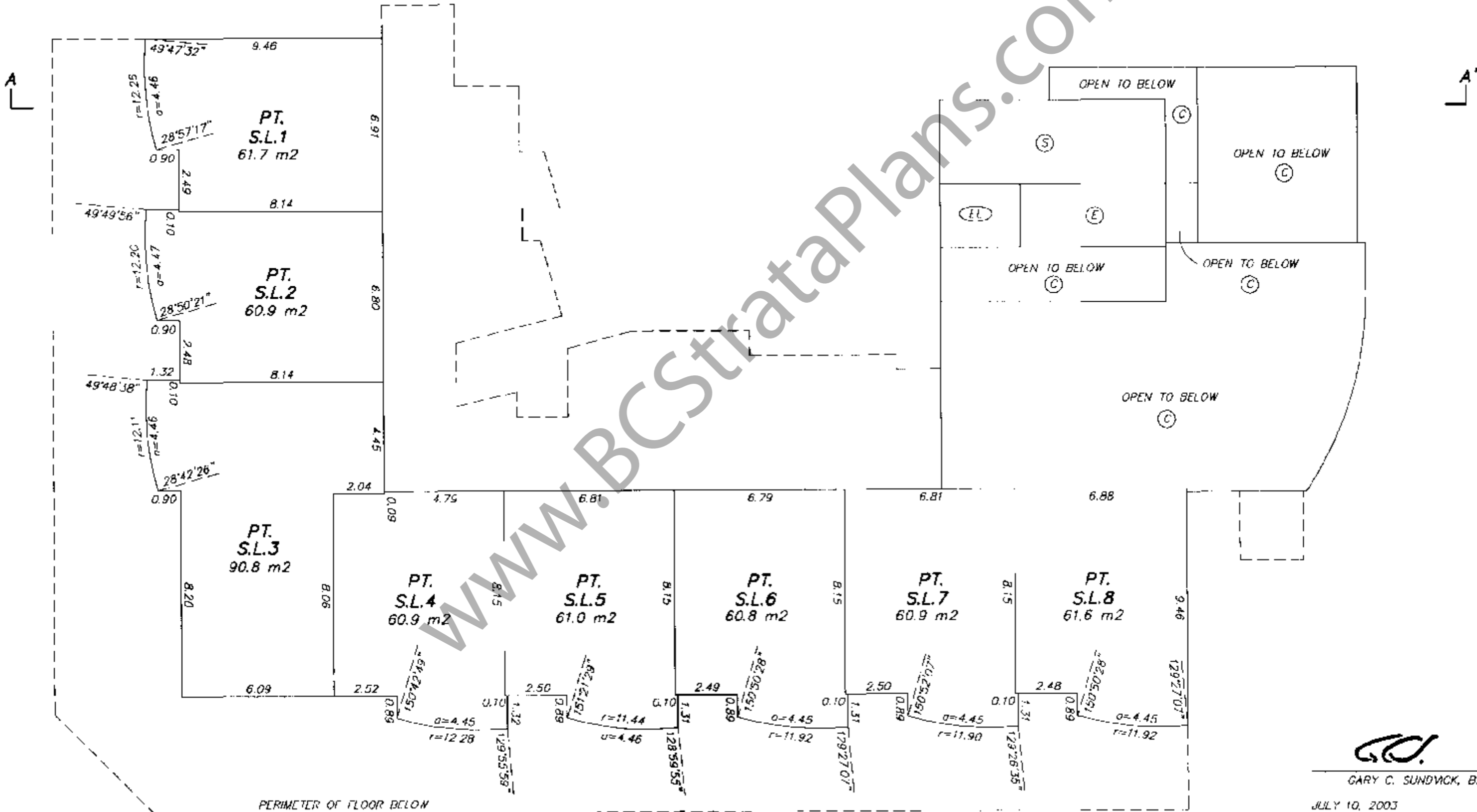
0 5 10
SCALE 1:150 DISTANCES ARE METRIC



2nd FLOOR

STRATA PLAN BCS 435

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

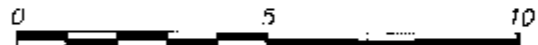


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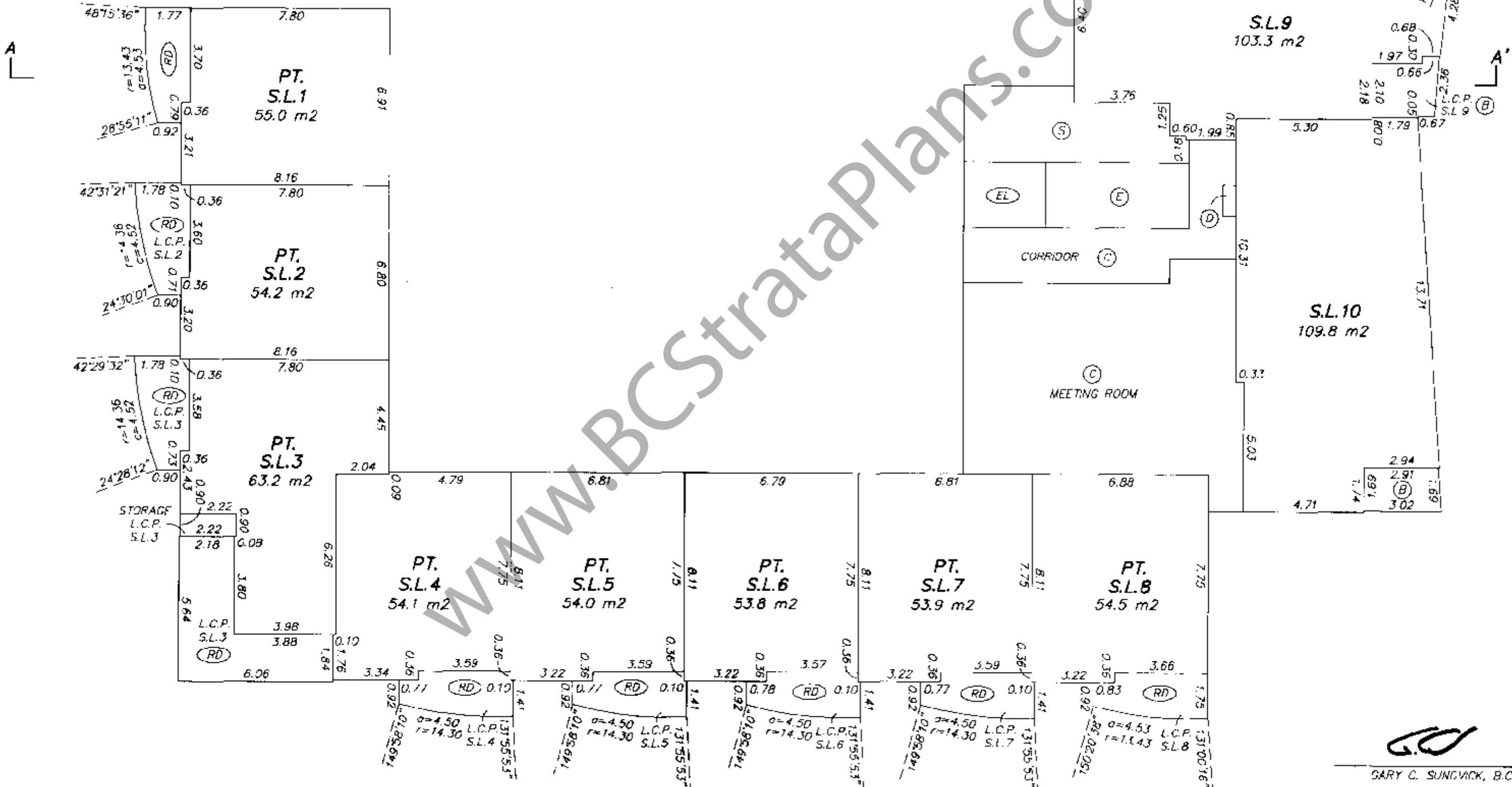
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FILE: 834 DWG.: 934-S4

3rd FLOOR

STRATA PLAN BCS 435



SCALE 1:150 DISTANCES ARE METRIC

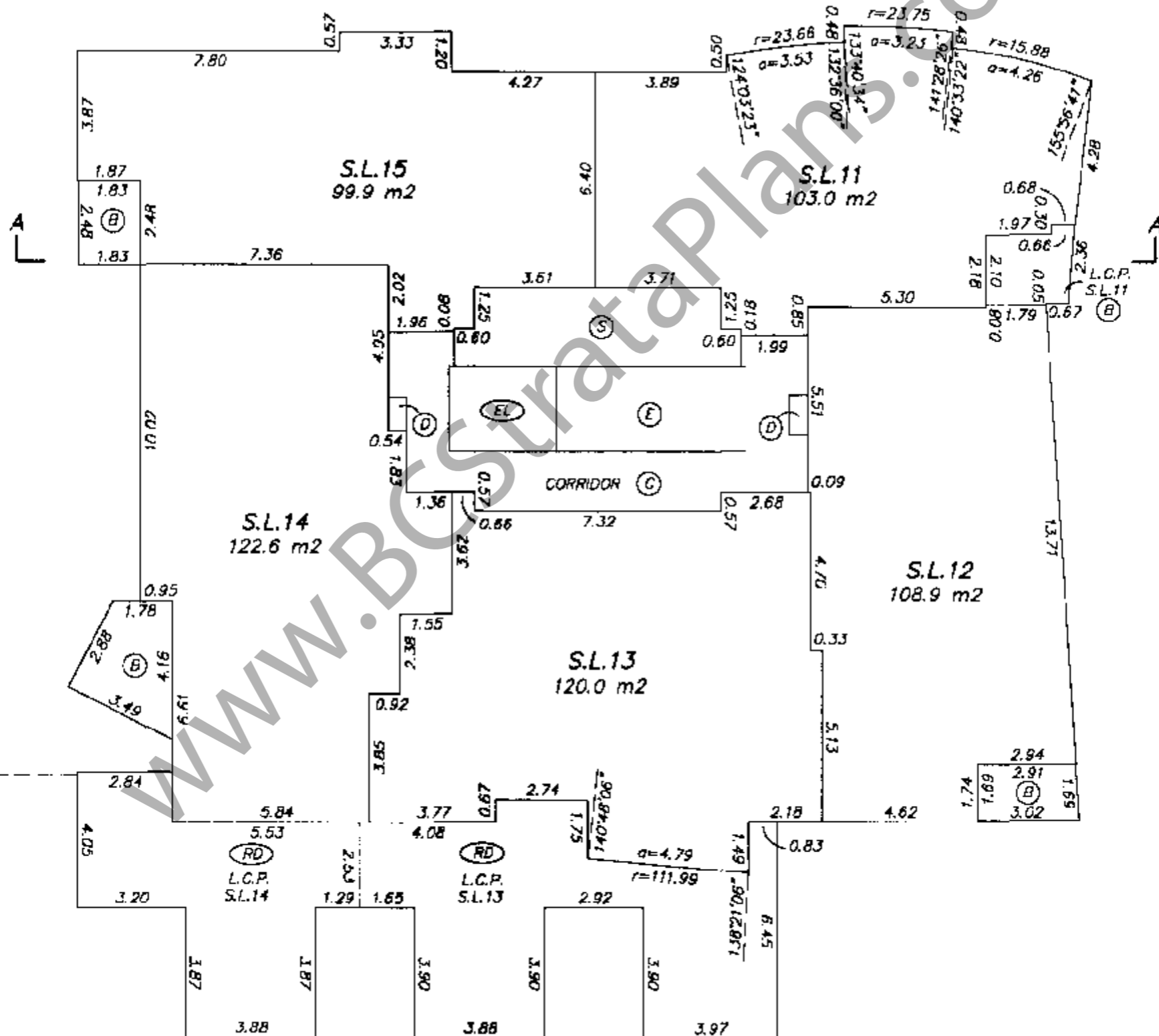
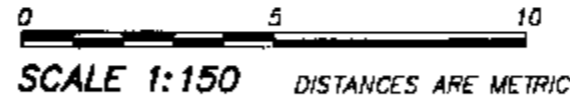


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STRATA PLAN BCS 435

5th FLOOR

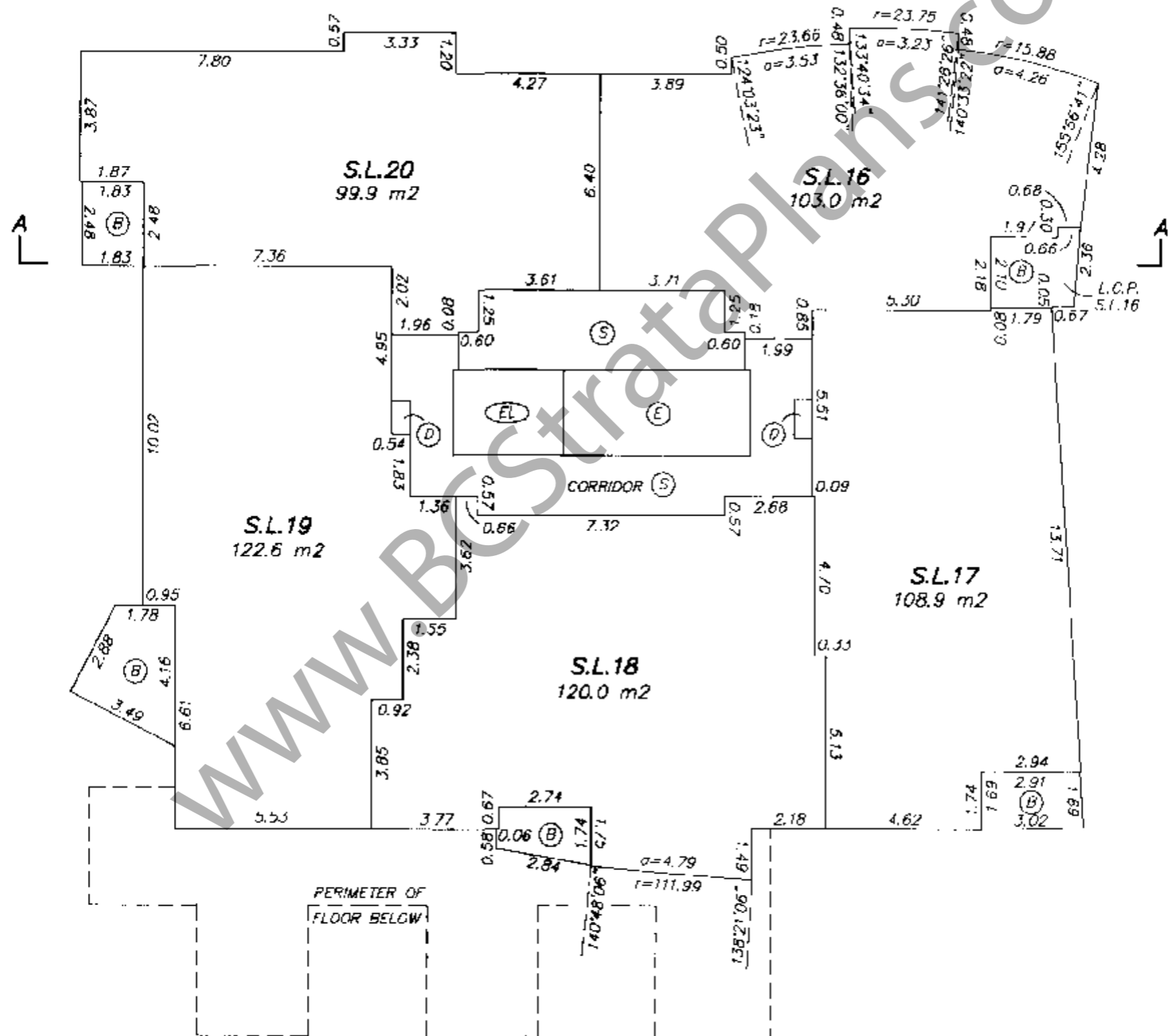
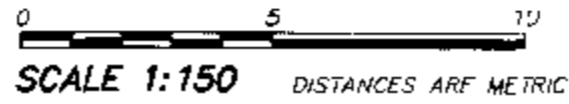


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6th FLOOR



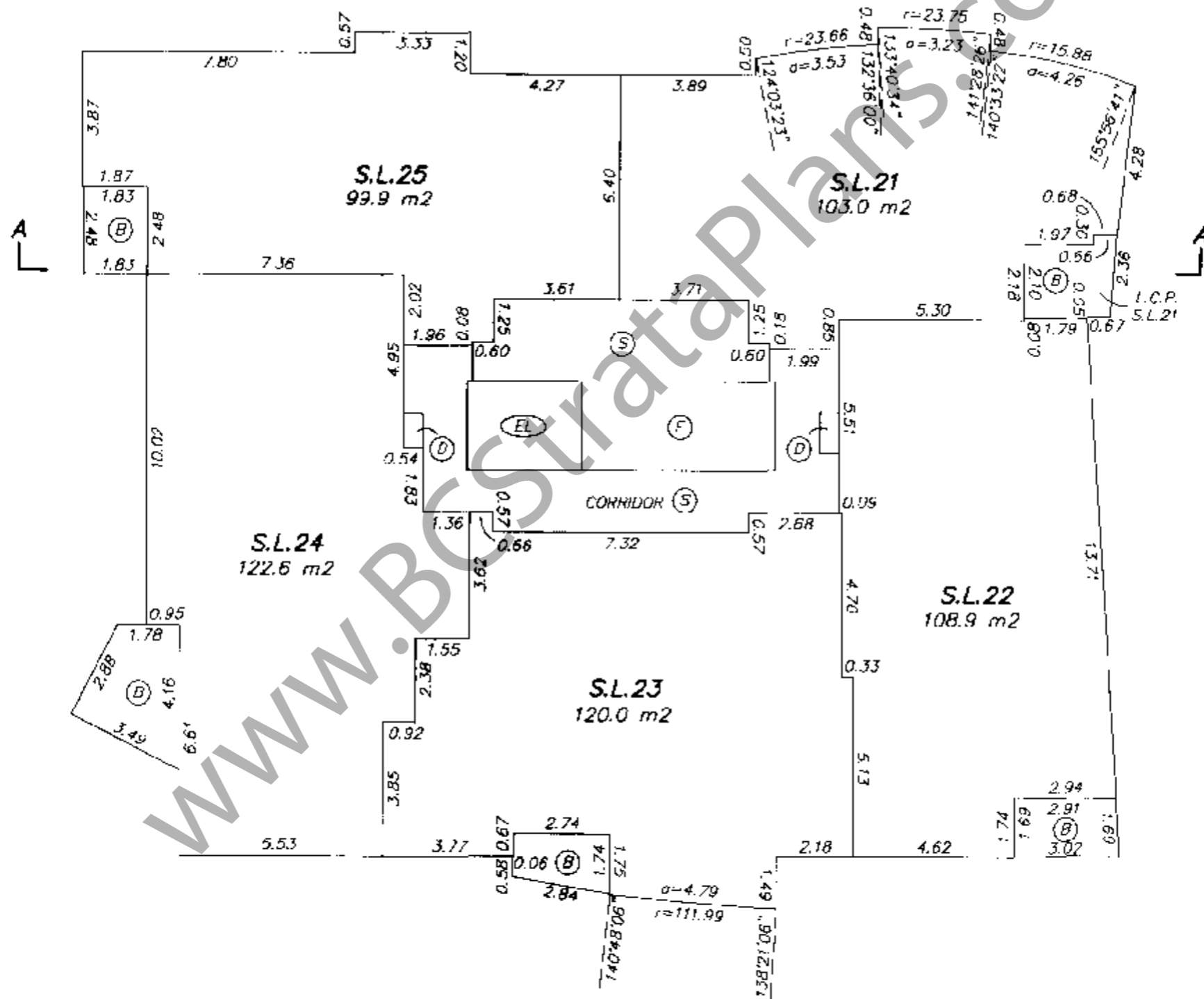
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 FILE: 934 DWG: 934-55

STRATA PLAN BCS 435

7th FLOOR

0 5 10
 SCALE 1:150 DISTANCES ARE METRIC



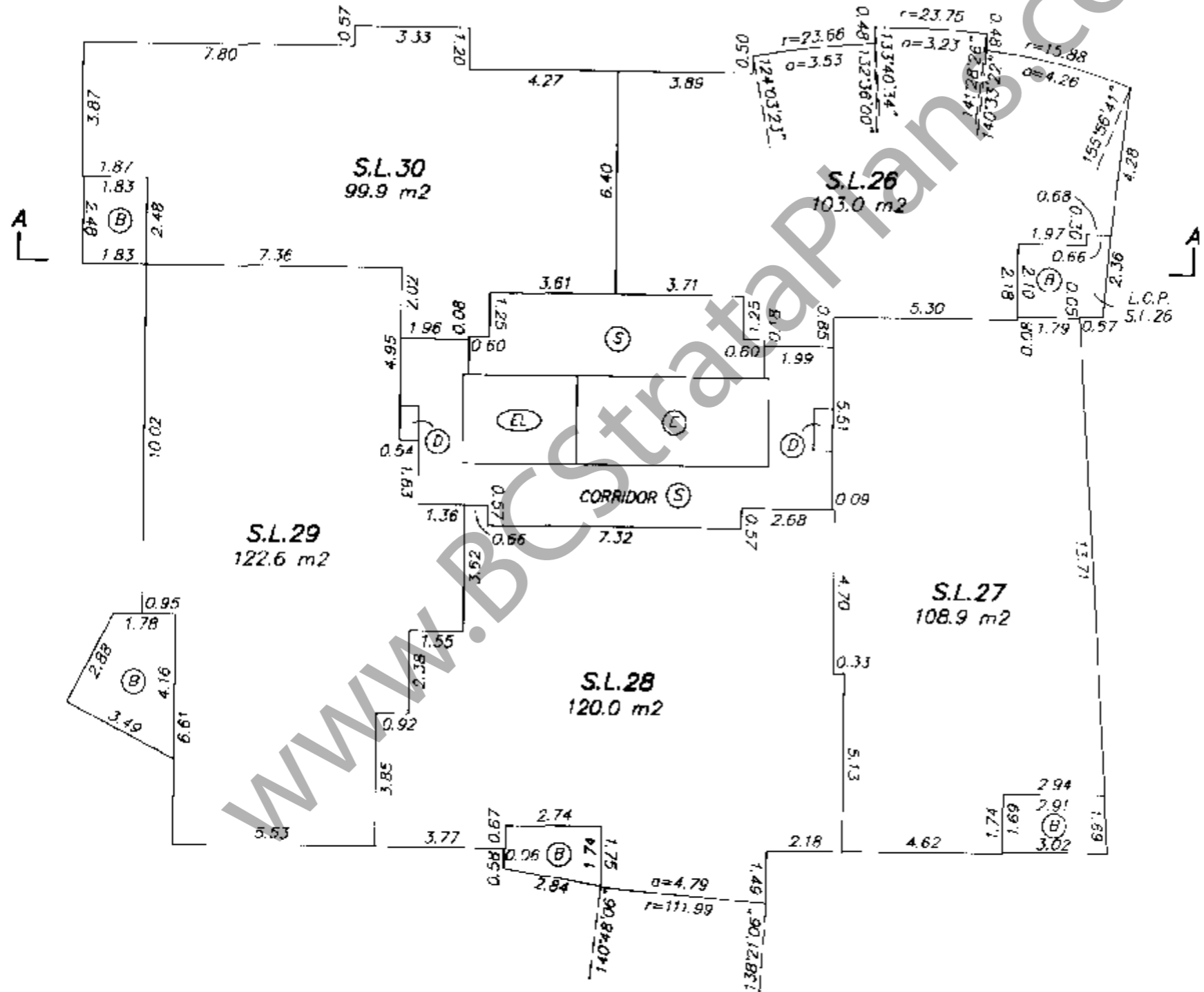
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 FILE: 934 DWG.: 934-S5

8th FLOOR

STRATA PLAN BCS 435

0 5 10
 SCALE 1:150 DISTANCES ARE METRIC

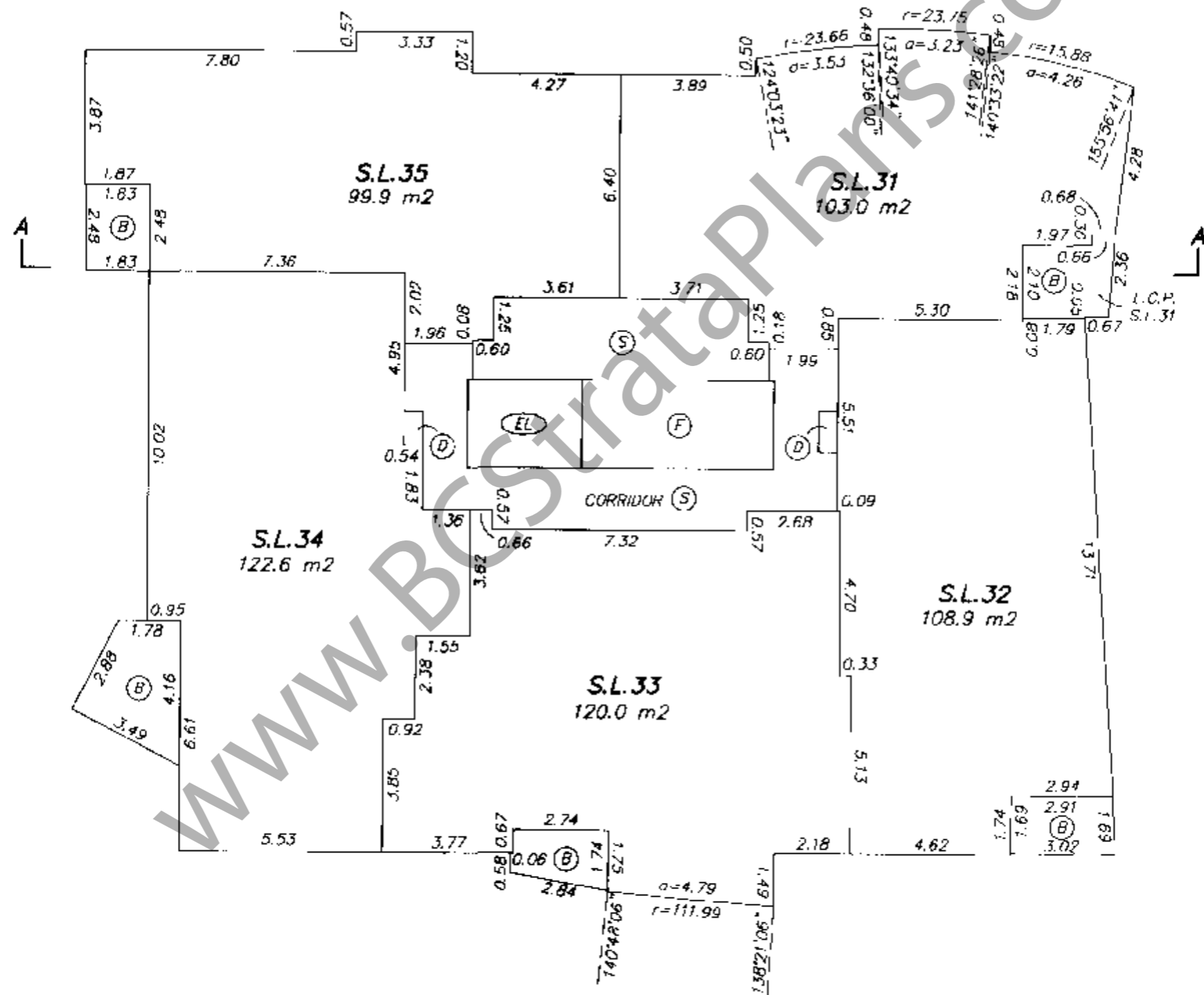
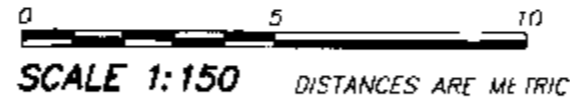


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9th FLOOR

STRATA PLAN BCS 435



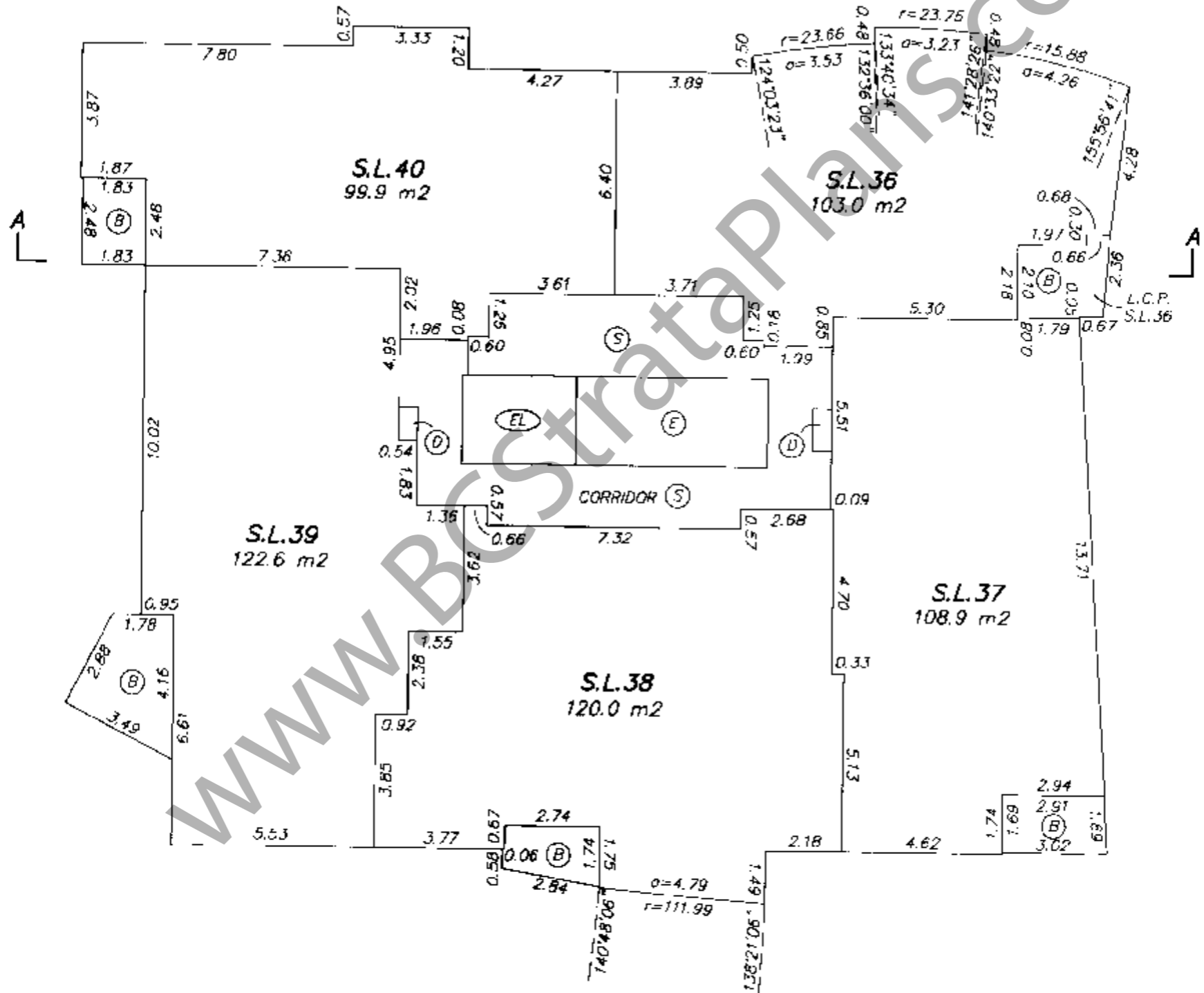
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10th FLOOR

STRATA PLAN BCS 435

0 5 10
SCALE 1:150 DISTANCES ARE METRIC

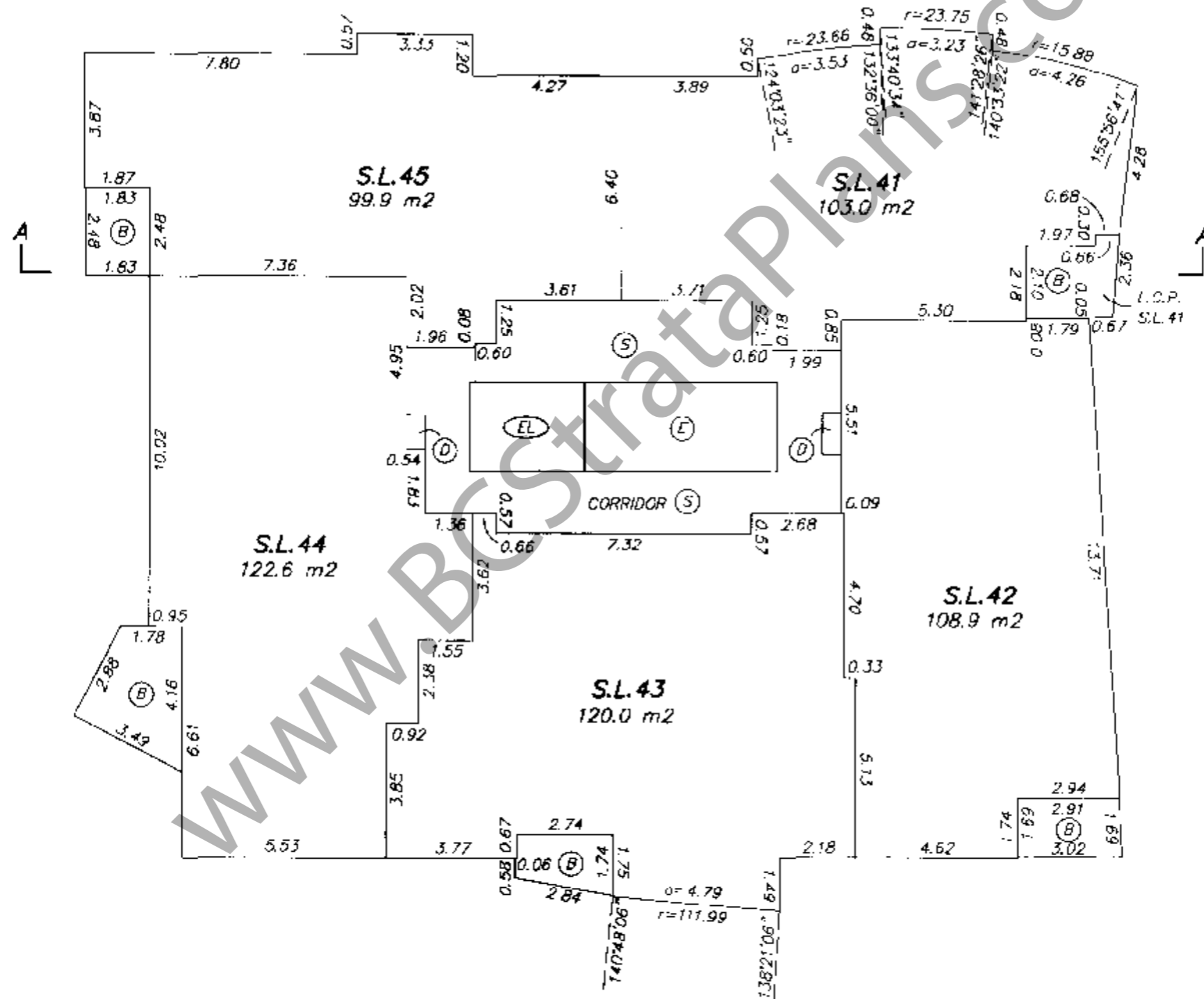
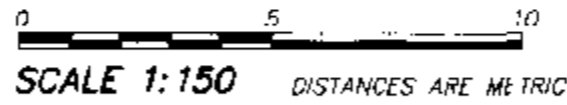


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FILE: 934 DWG: 934 95

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11th FLOOR

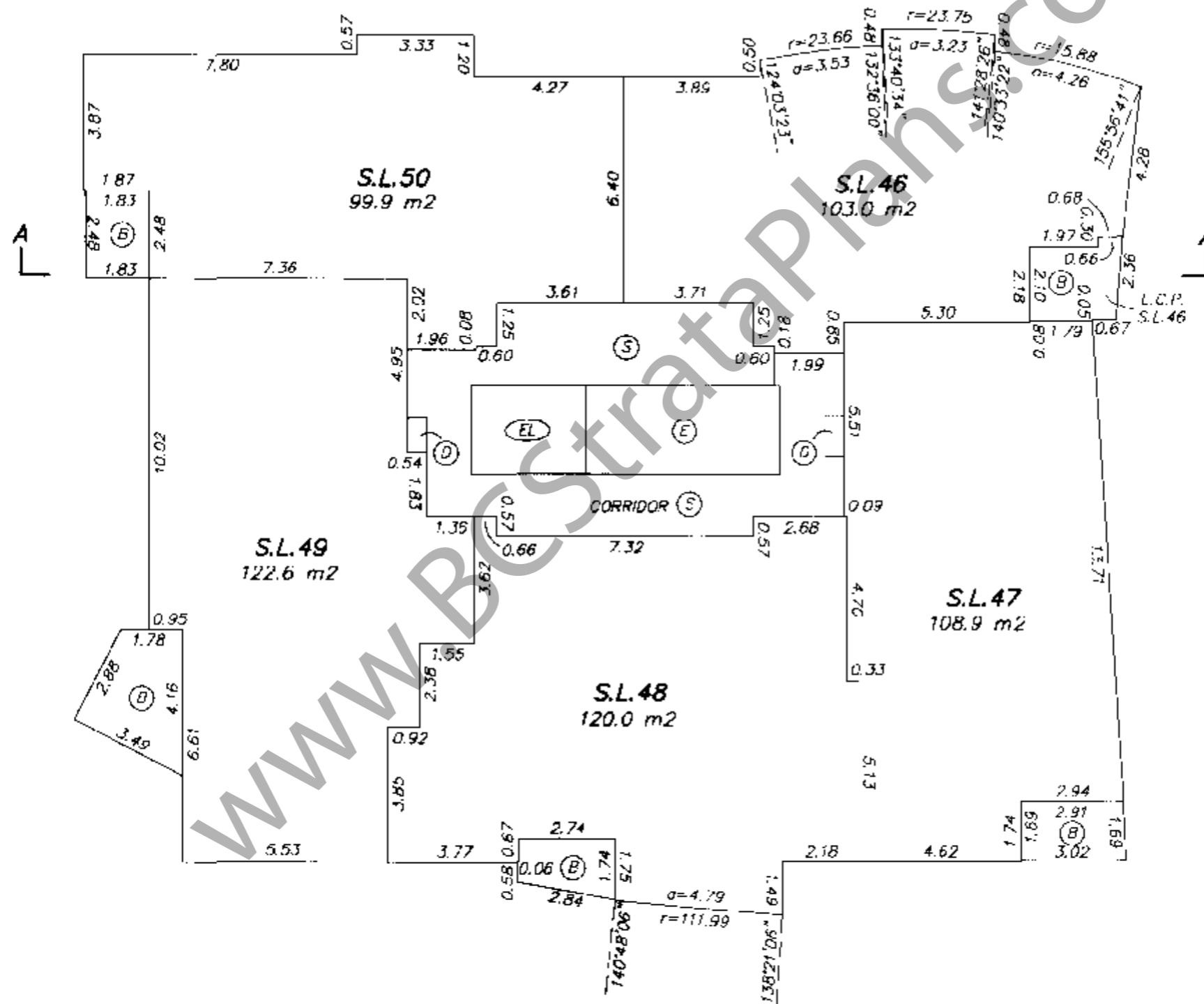
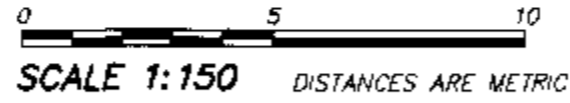


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STRATA PLAN BCS 435

12th FLOOR

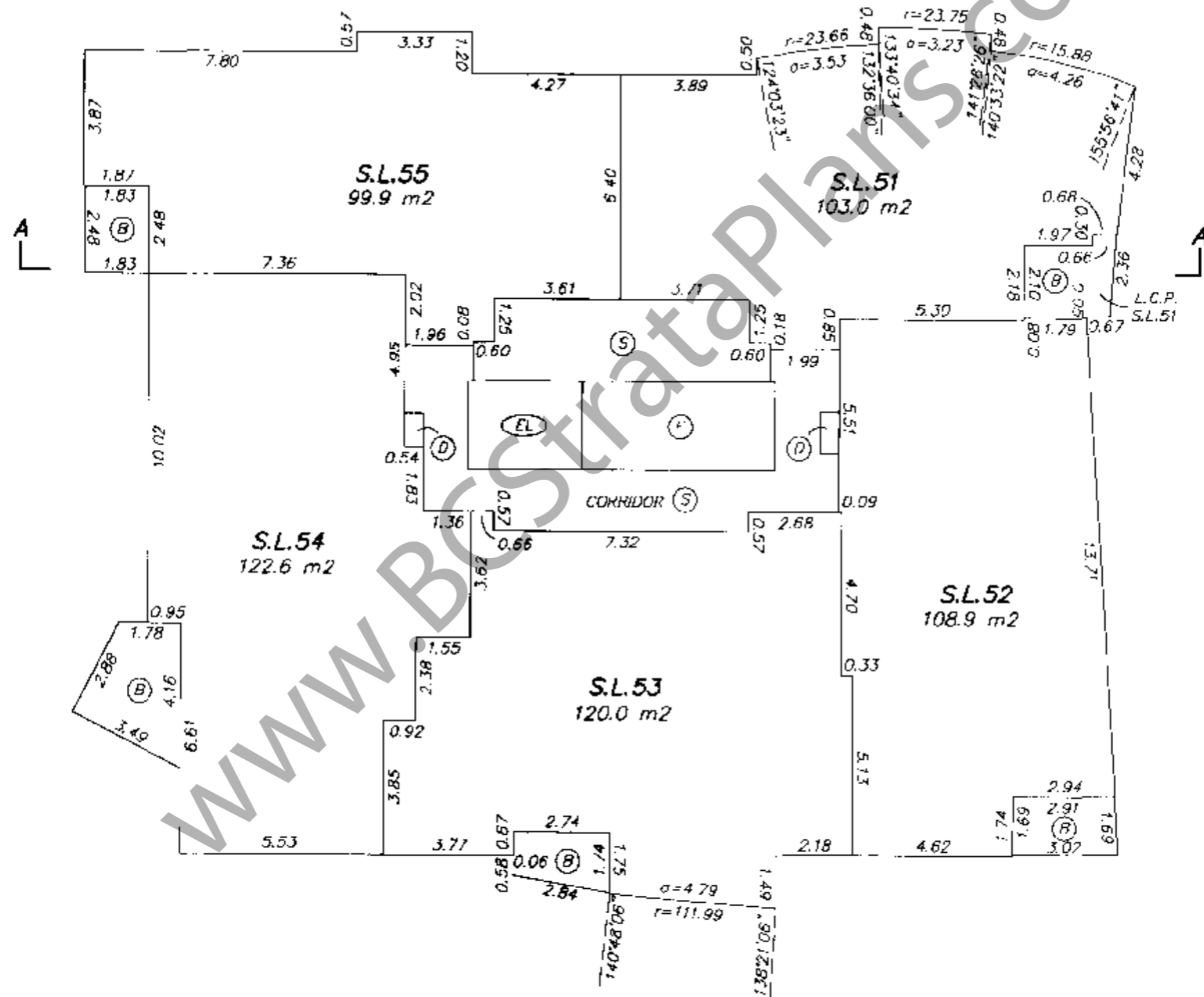
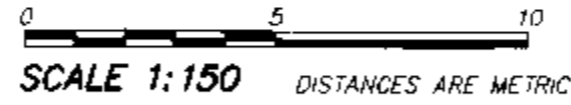


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FILE: 934 DWG: 934 SS

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15th FLOOR

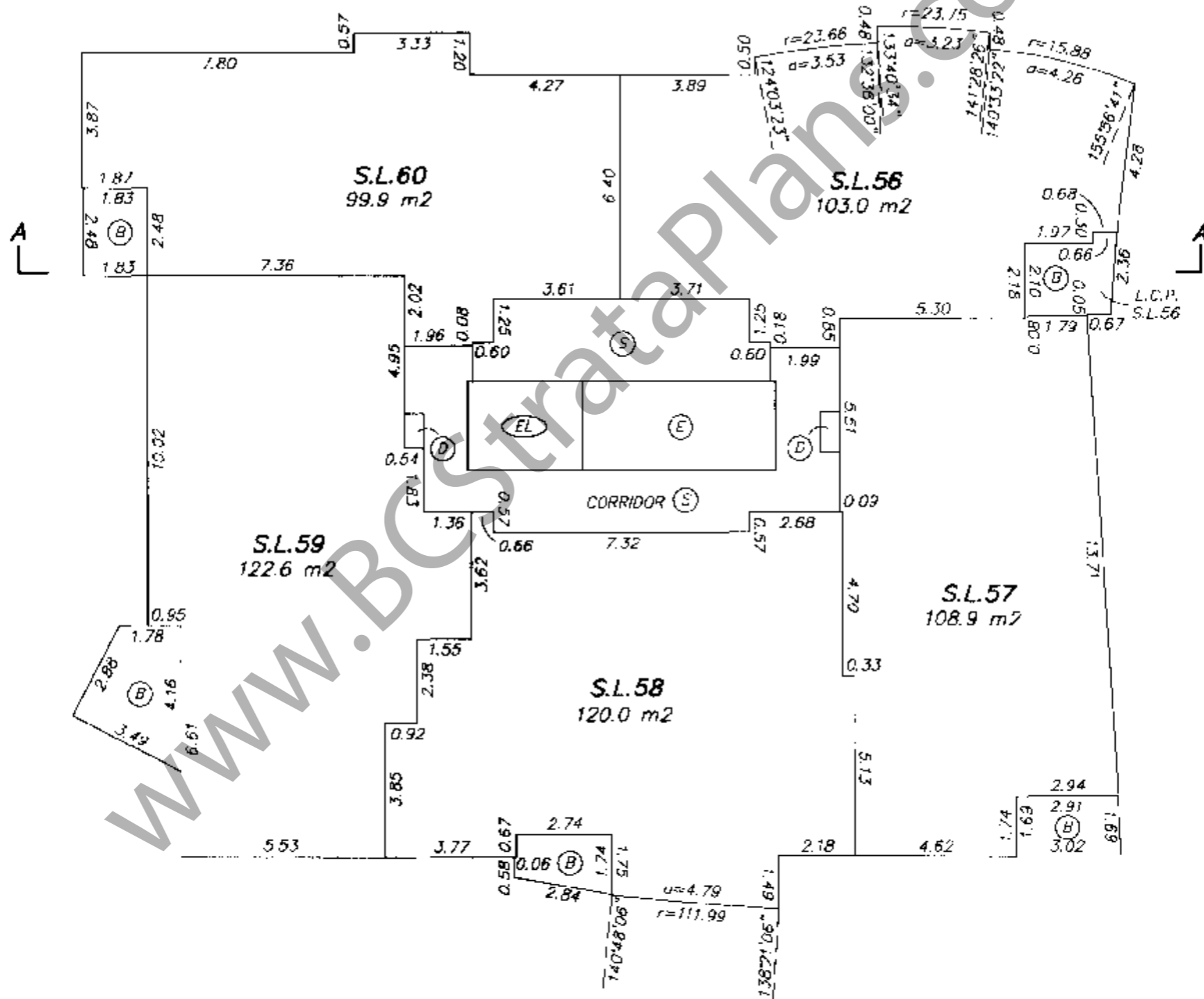
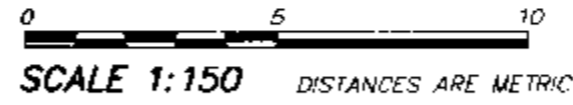


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 FILE: 934 DWG.: 934-S5

STRATA PLAN BCS 435

16th FLOOR



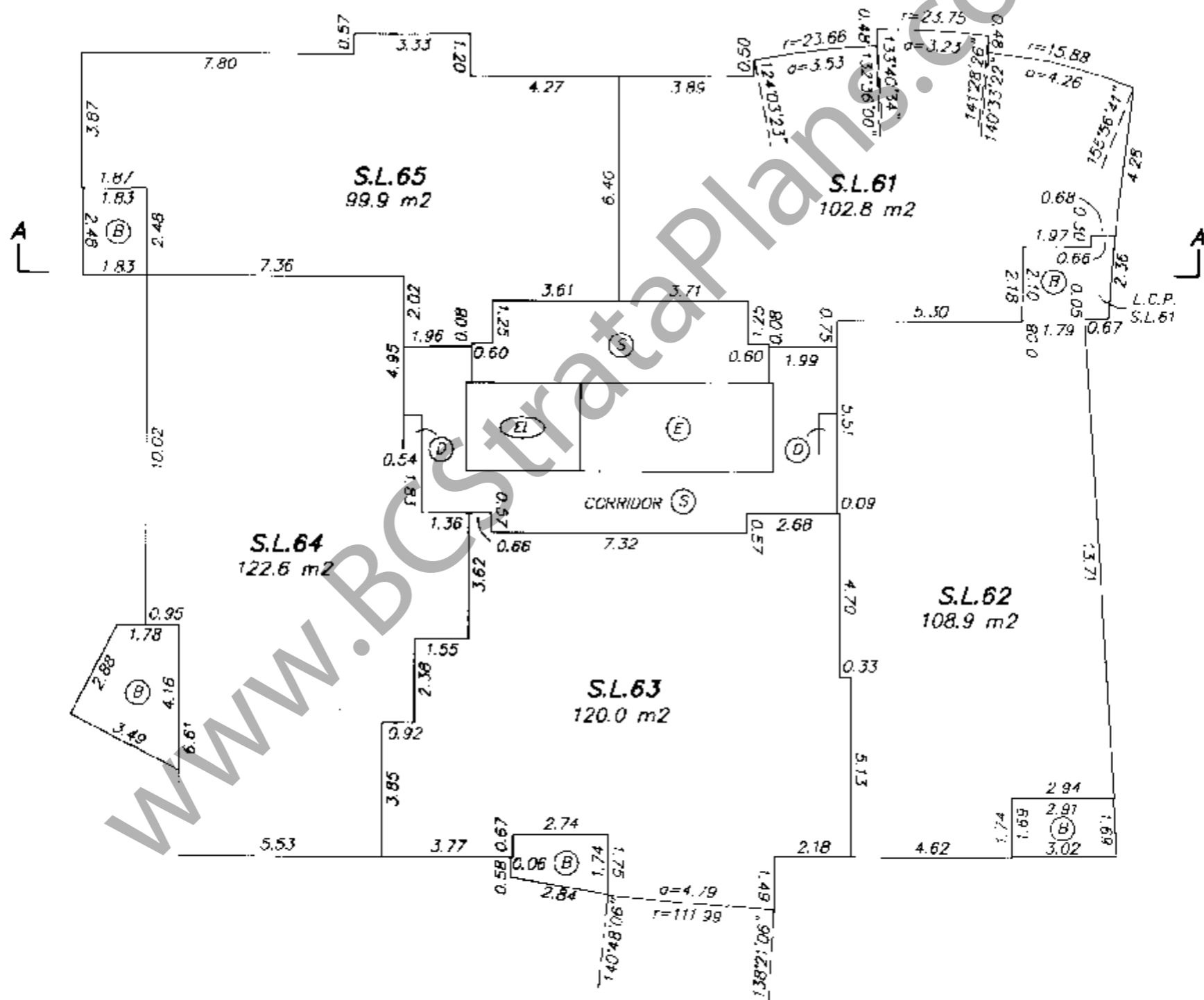
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JULY 10, 2003
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 FILE: 934 DWG.: 934.55

17th FLOOR

STRATA PLAN BCS 435

0 5 10
 SCALE 1:150 DISTANCES ARE METRIC

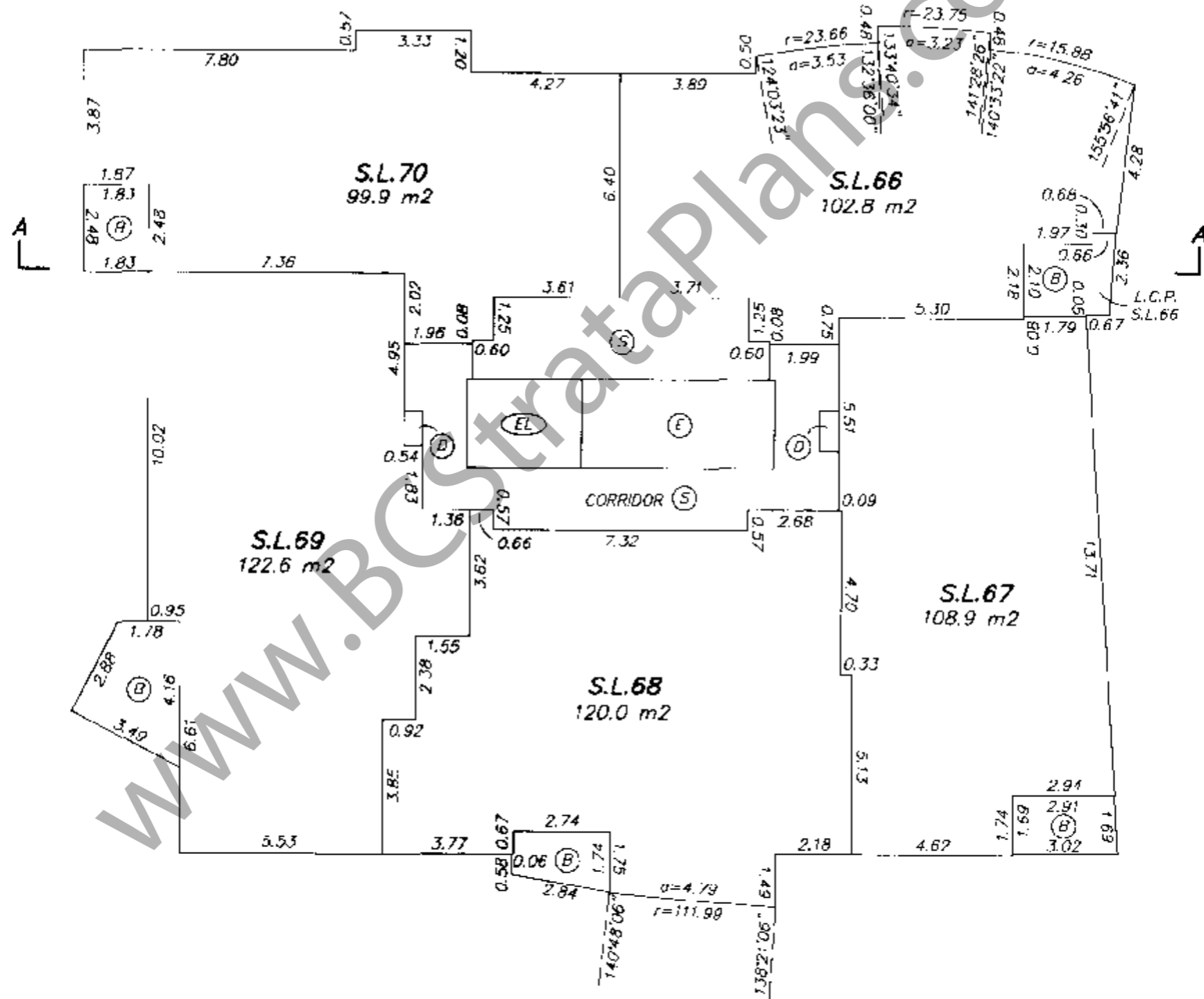
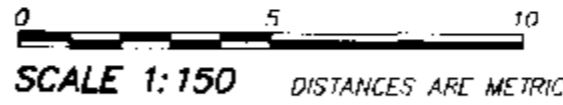


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 FILE: 934 DWG: 934-S5

STRATA PLAN BCS 435

18th FLOOR



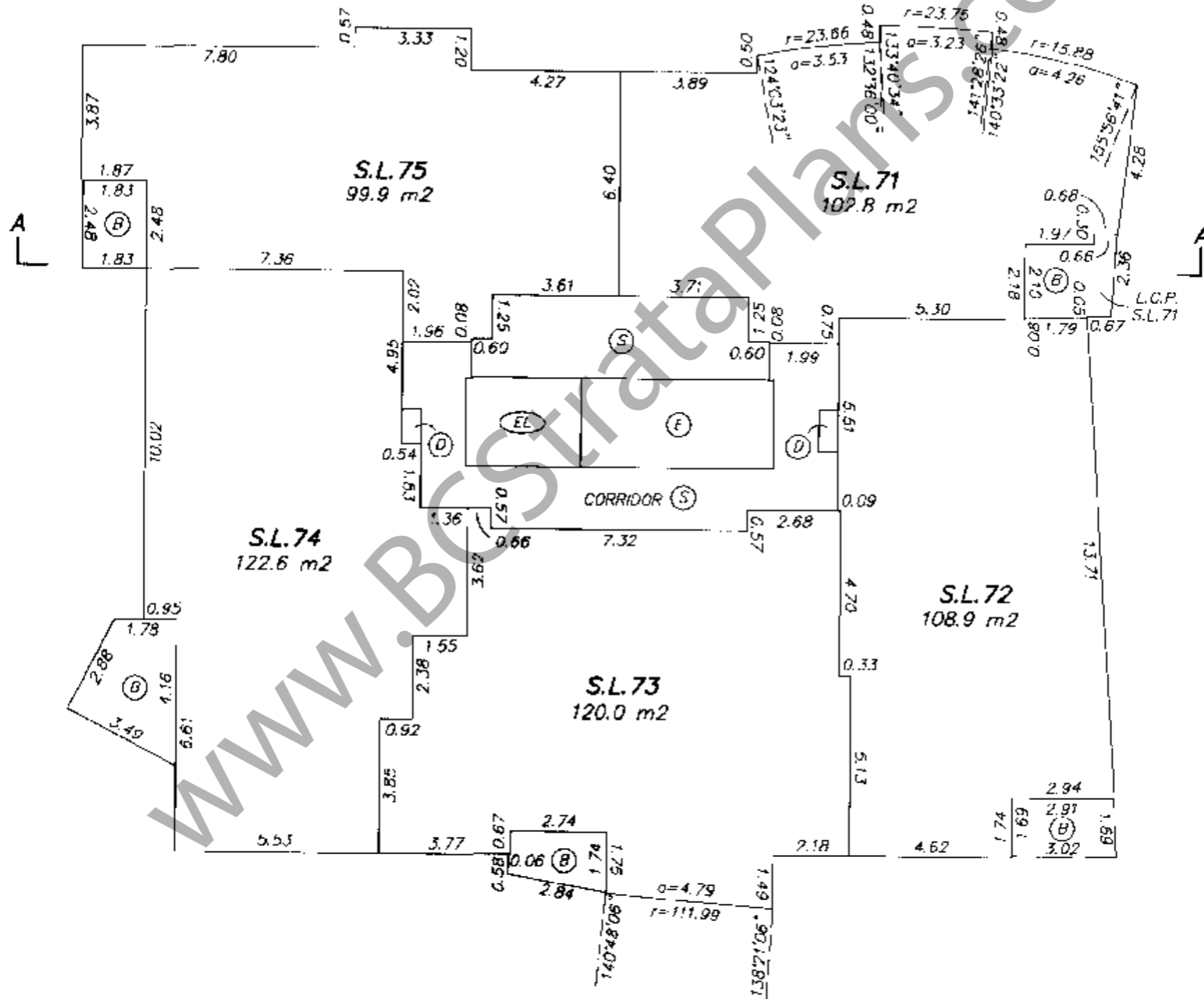
GARY C. SUNDVICK, B.C.L.S.

JULY 10, 2003
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 FILE: 934 DWG.: 934-S5

19th FLOOR

STRATA PLAN BCS 435

0 5 10
 SCALE 1:150 DISTANCES ARE METRIC

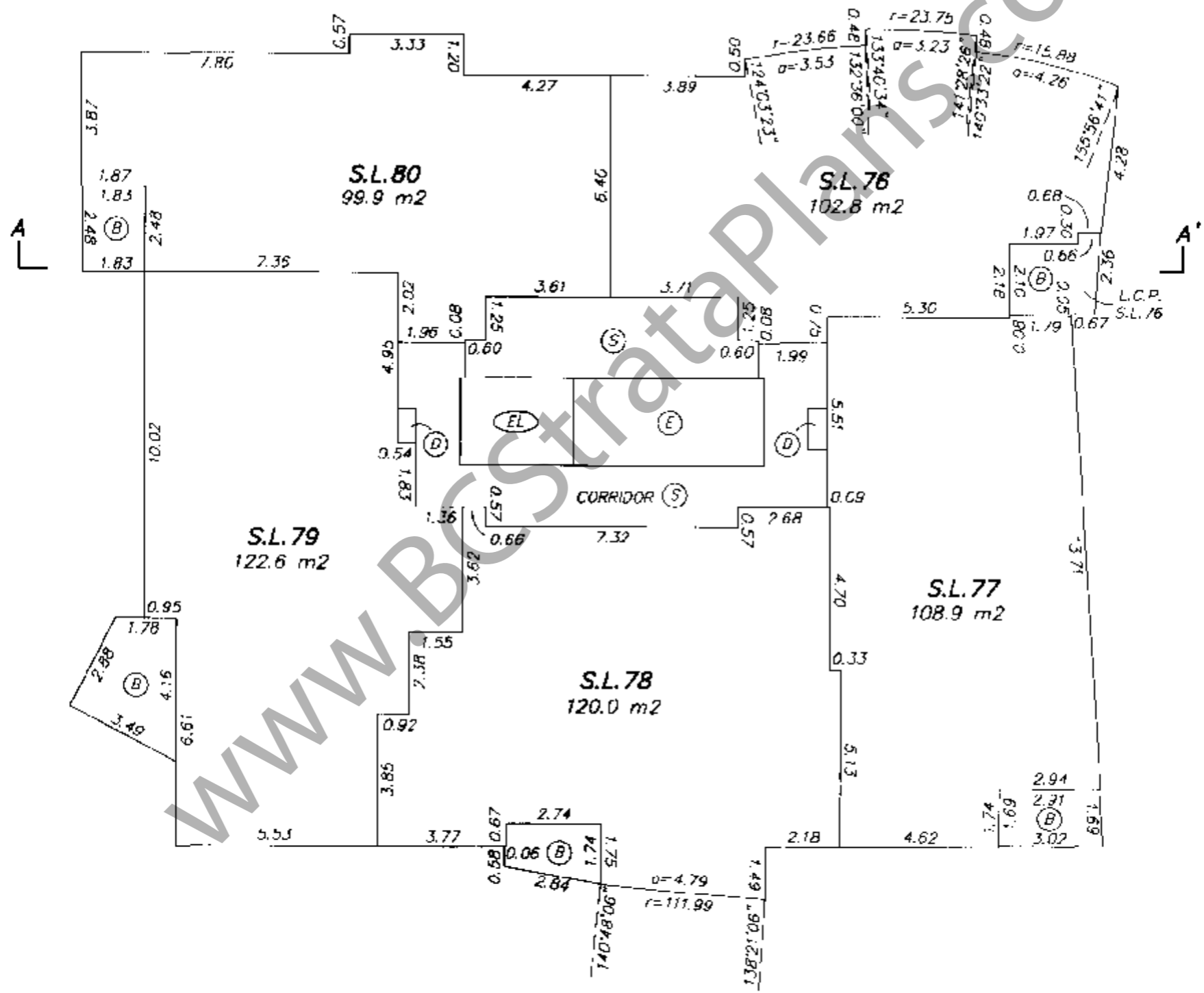
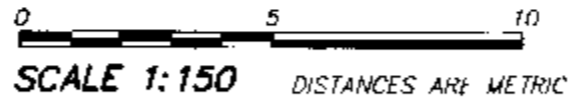


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JULY 10, 2003
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 FILE: 934 DWG.: 934-S5

STRATA PLAN BCS 435

20th FLOOR

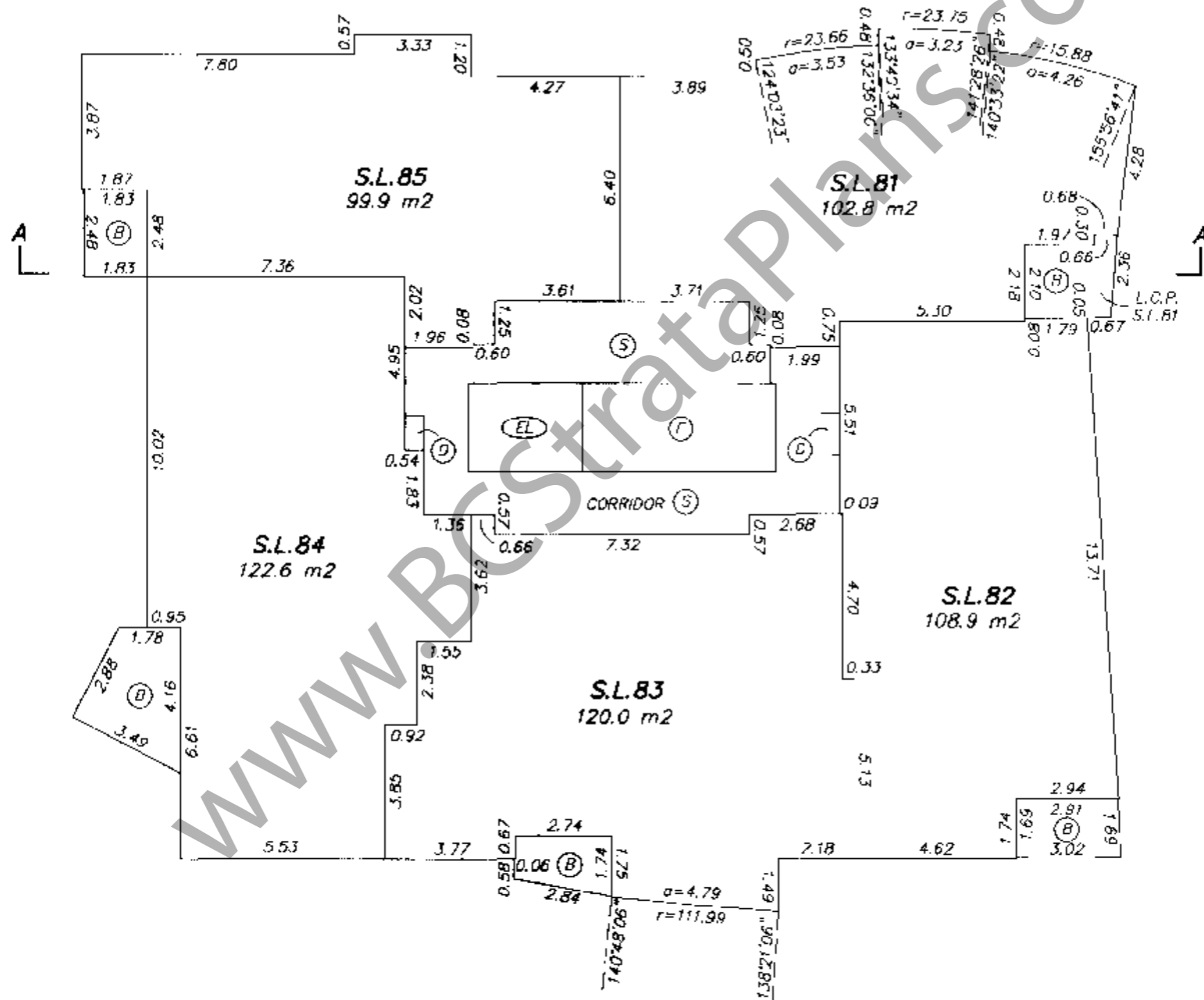
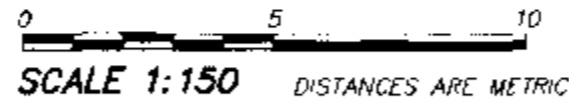



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JULY 10, 2003
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FILE: 934 DWG.: 934-55

STRATA PLAN BCS 435

21st FLOOR

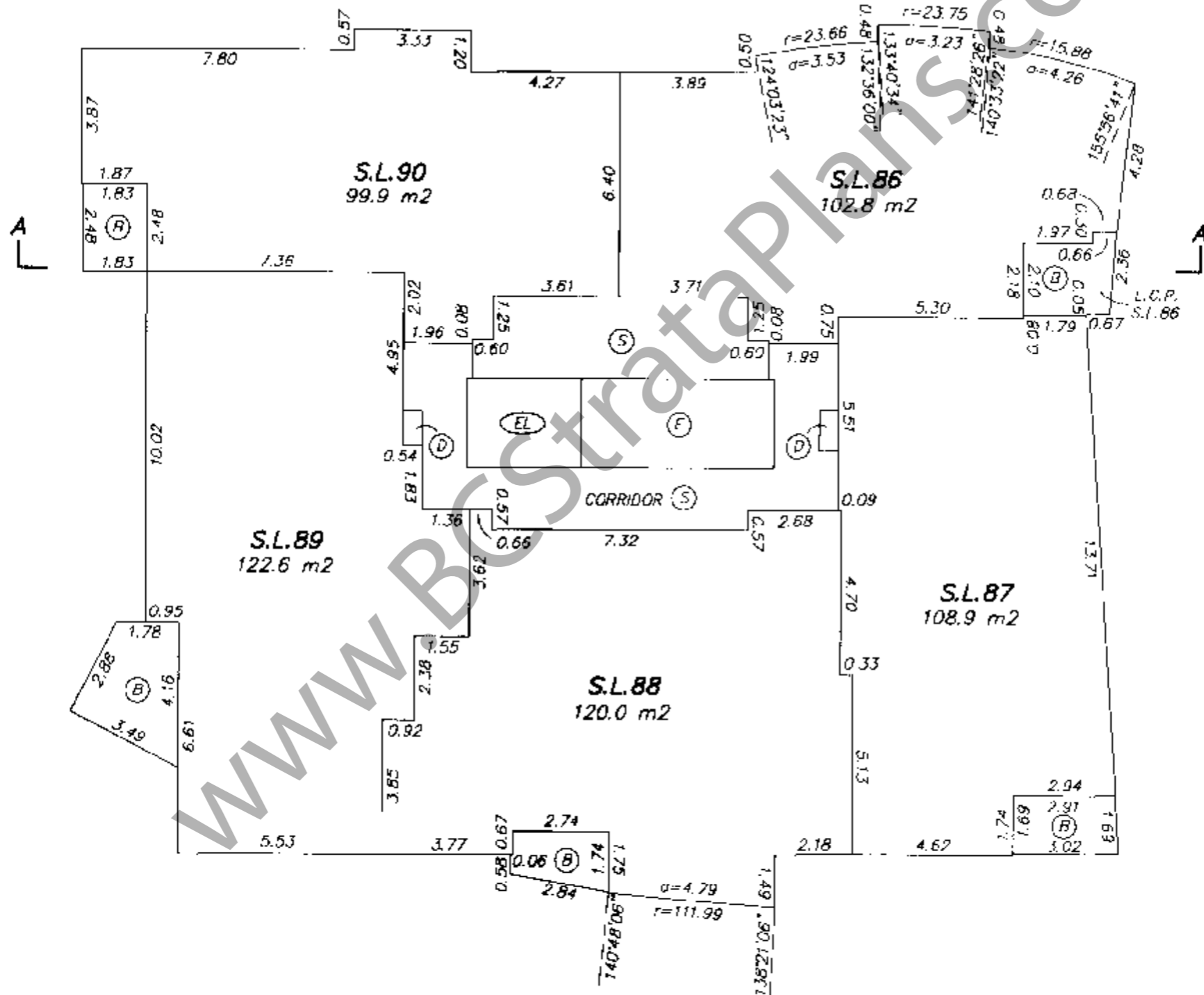
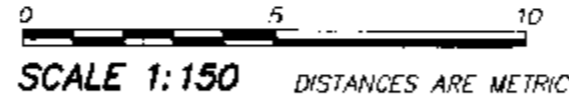


GARY C. SUNDVICK, B.C.L.S.

JULY 10, 2003
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 FILE: 934 DWG: 934-S5

22nd FLOOR

STRATA PLAN BCS 435

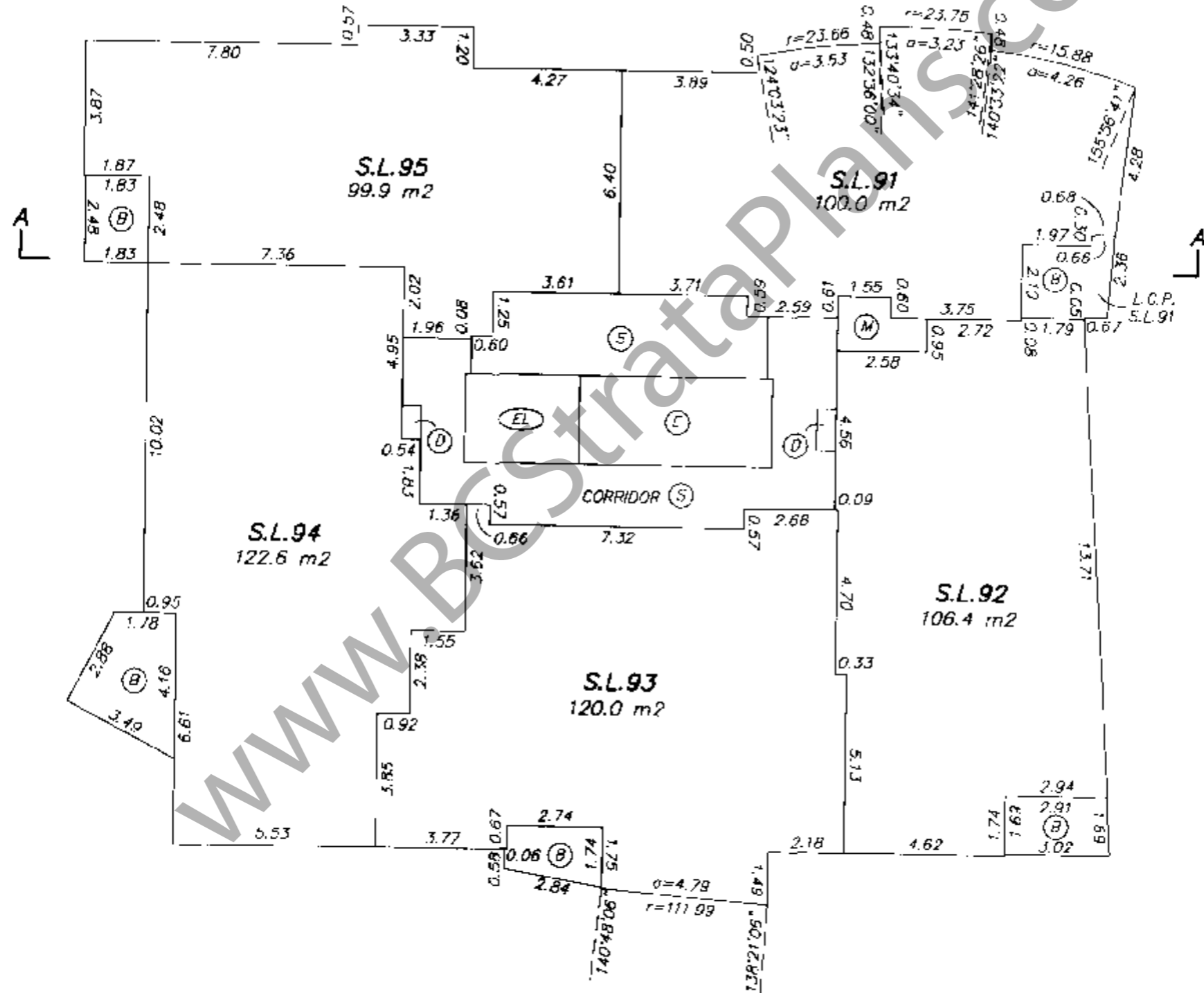
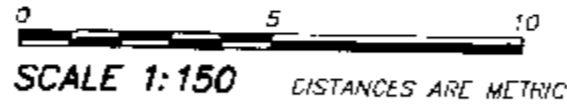


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JULY 10, 2003
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 FILE: 934 DWG.: 934-S5

23rd FLOOR

STRATA PLAN BCS 435



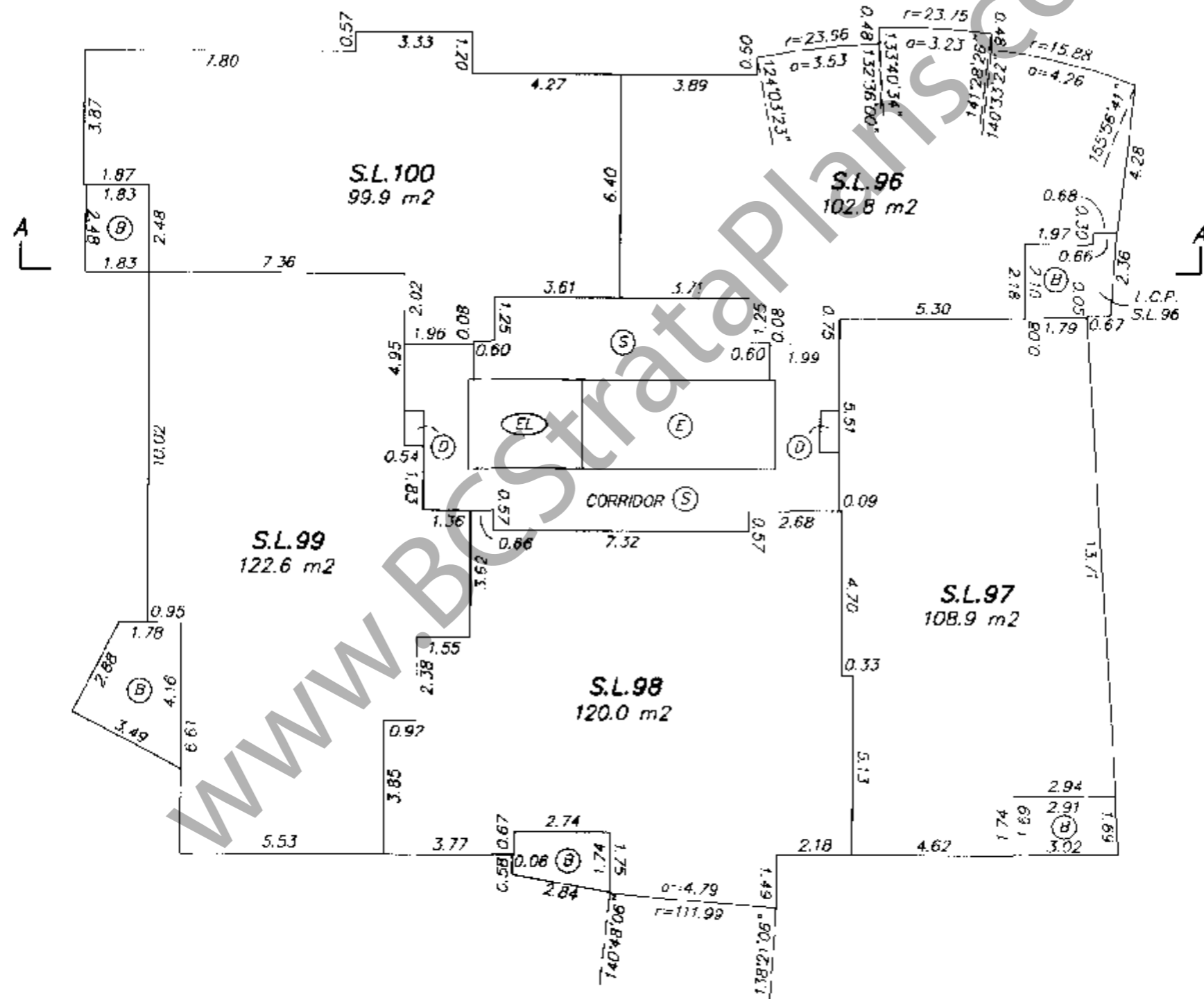
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GARY C. SUNDVICK, R.C.L.S.

JULY 10, 2003
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FILE: 934 DWG: 934-S5

STRATA PLAN BCS 435

25th FLOOR

0 5 10
 SCALE 1:150 DISTANCES ARE METRIC

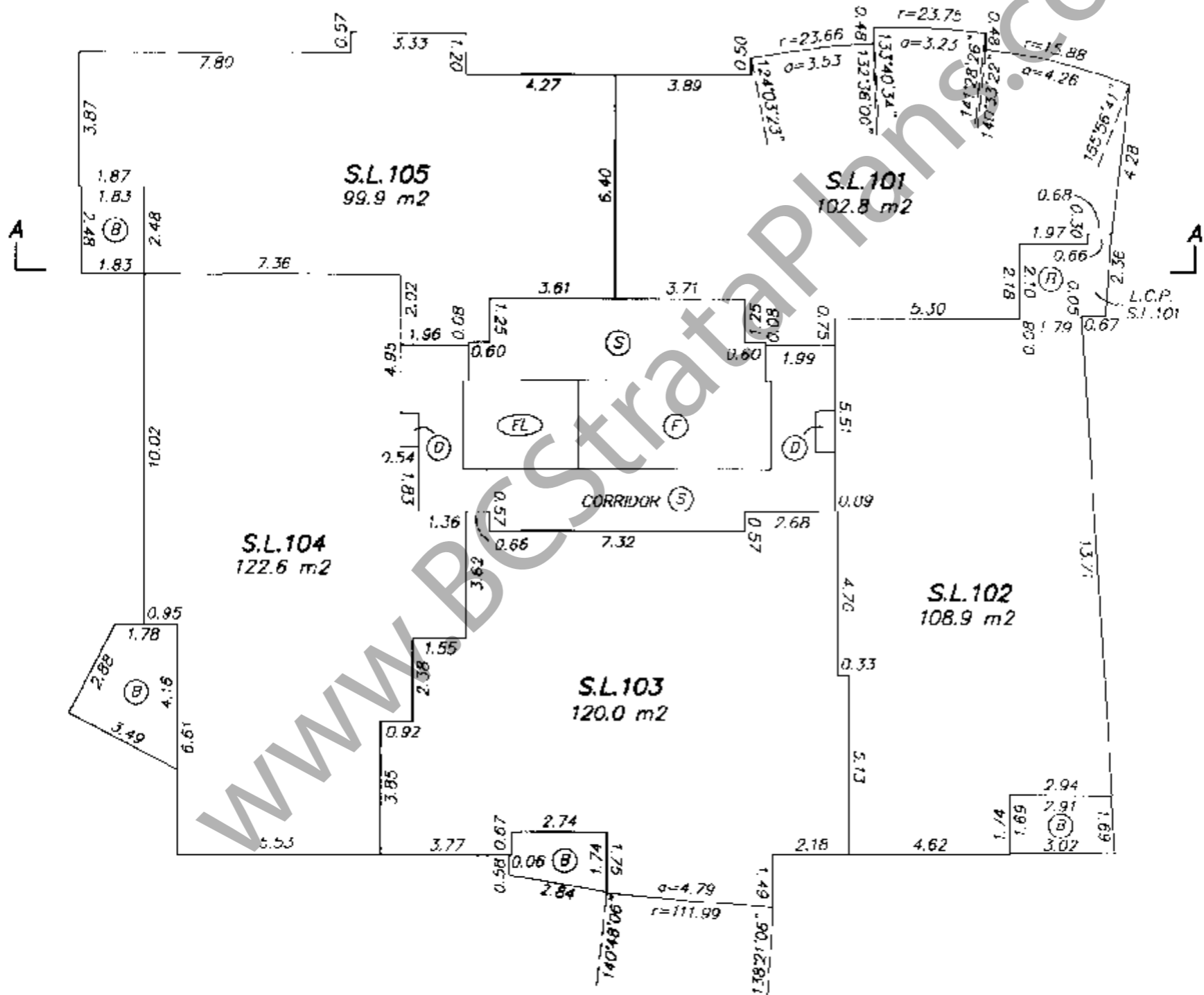
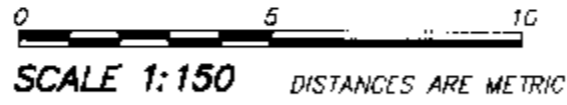


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26th FLOOR

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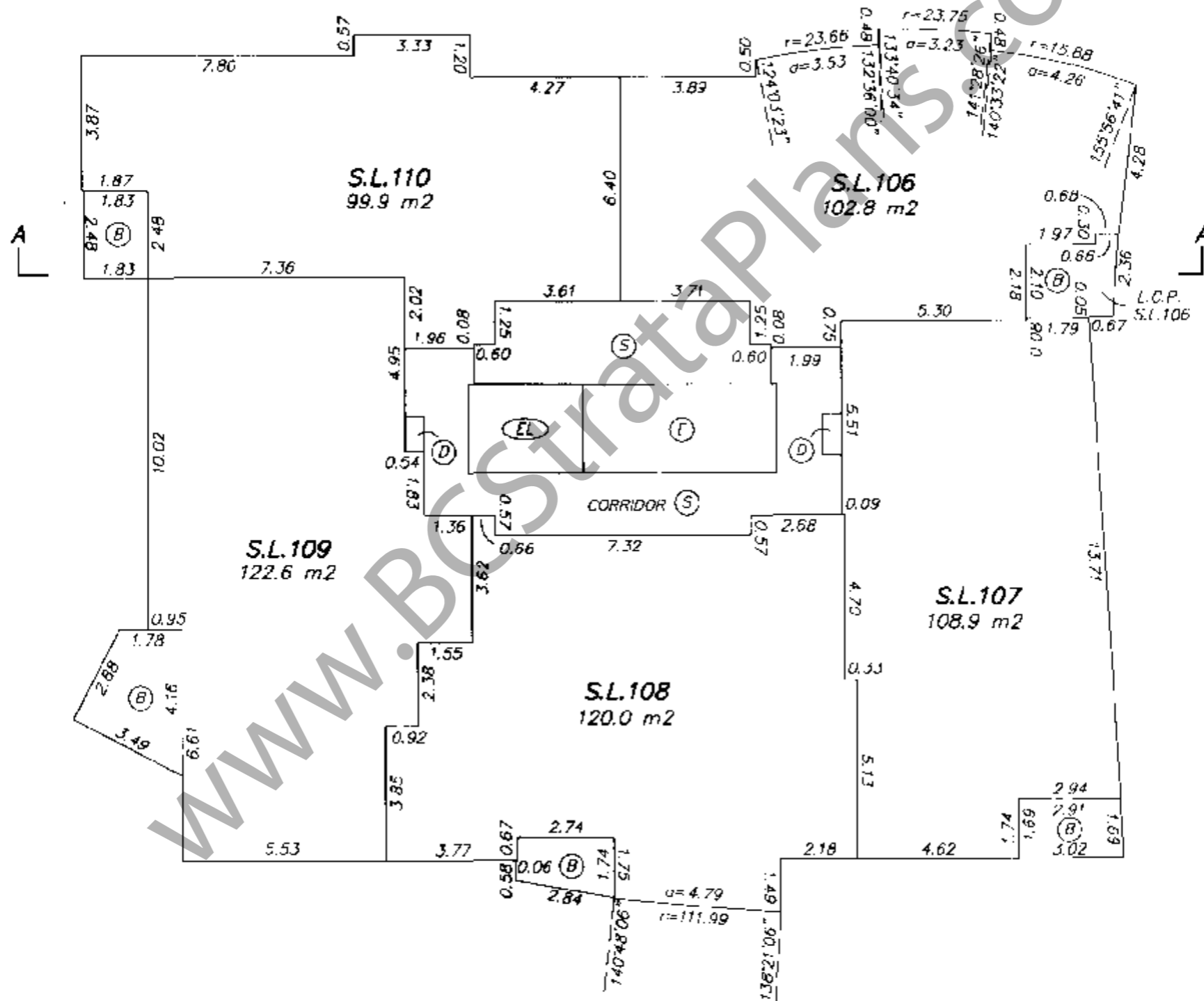
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27th FLOOR

0 5 10
 SCALE 1:150 DISTANCES ARE METRIC

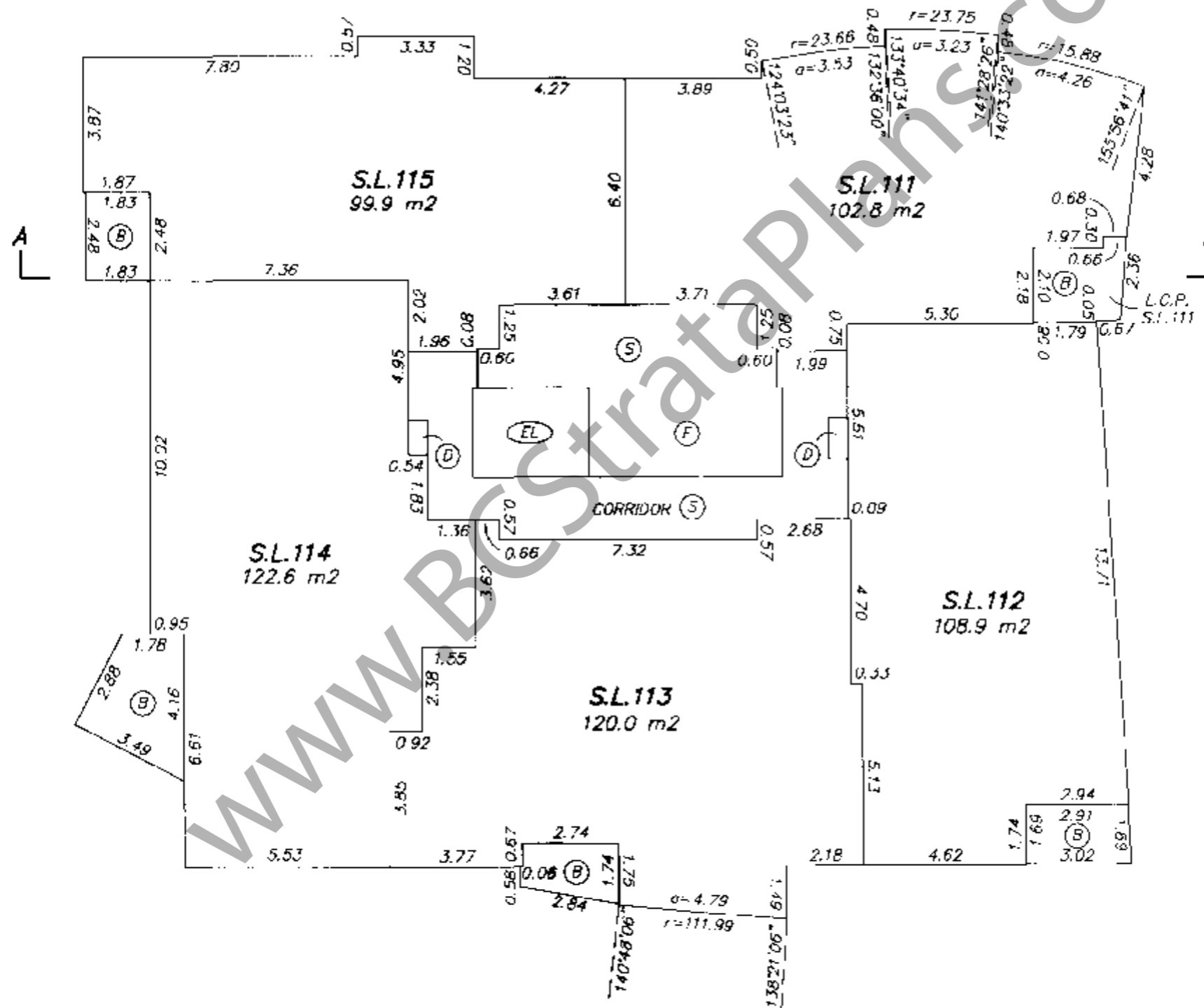
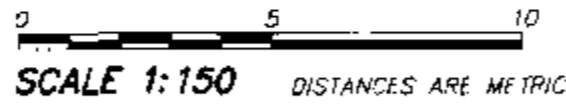


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28th FLOOR

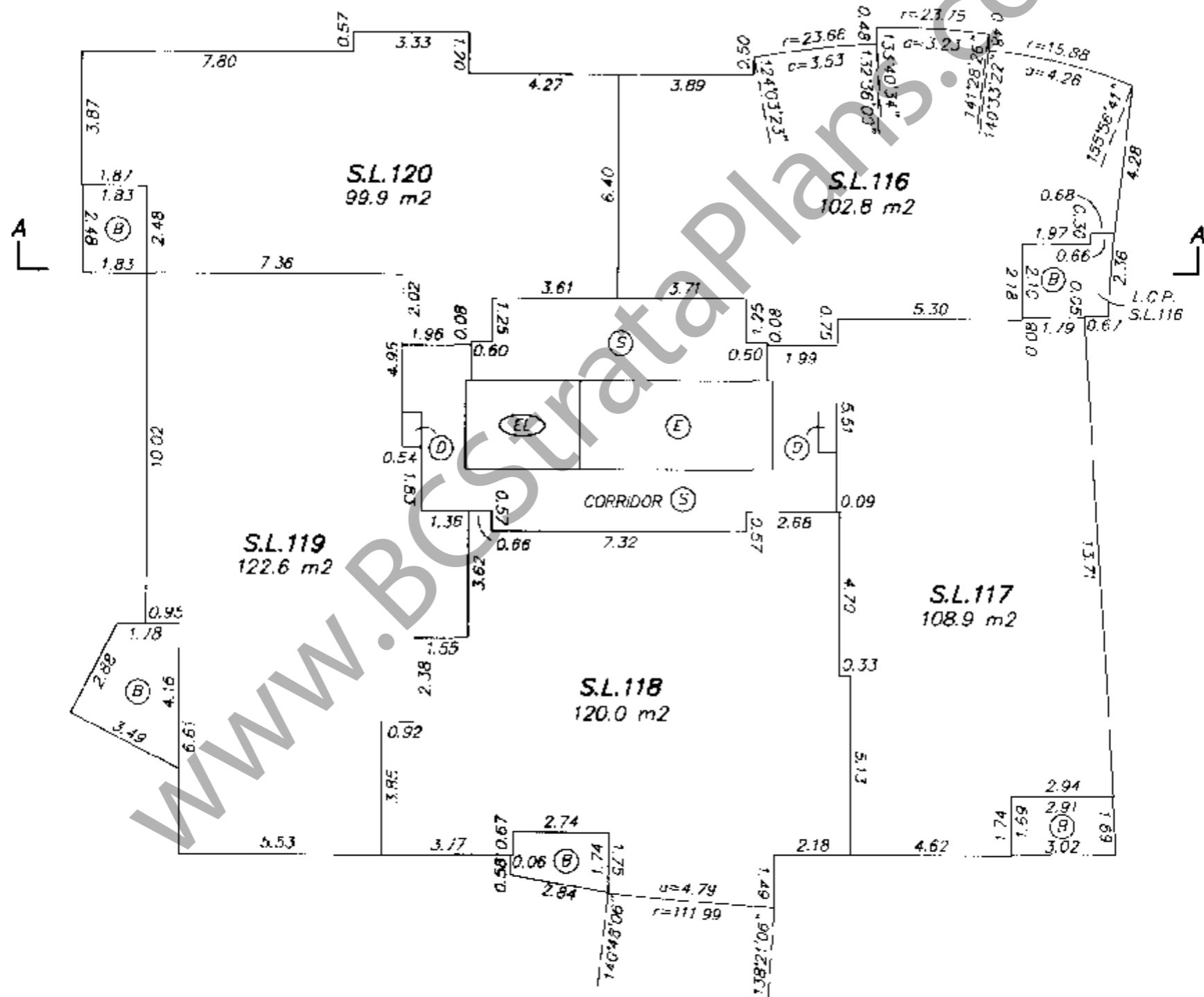
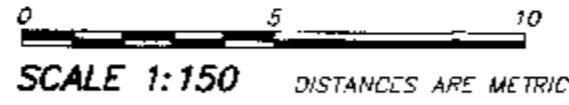



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29th FLOOR

STRATA PLAN BCS 435



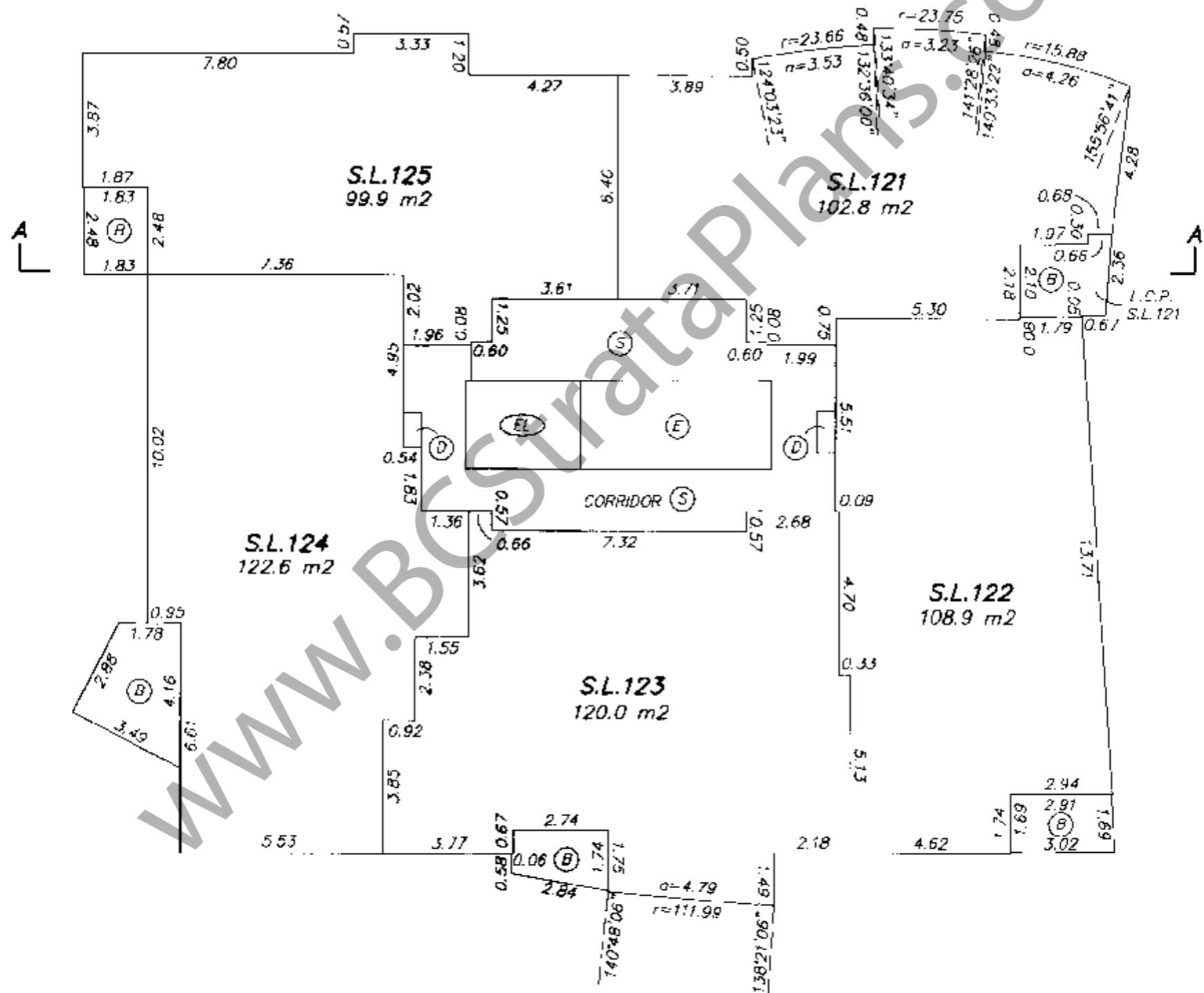

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30th FLOOR

STRATA PLAN BCS 435

0 5 10
 SCALE 1:150 DISTANCES ARE METRIC

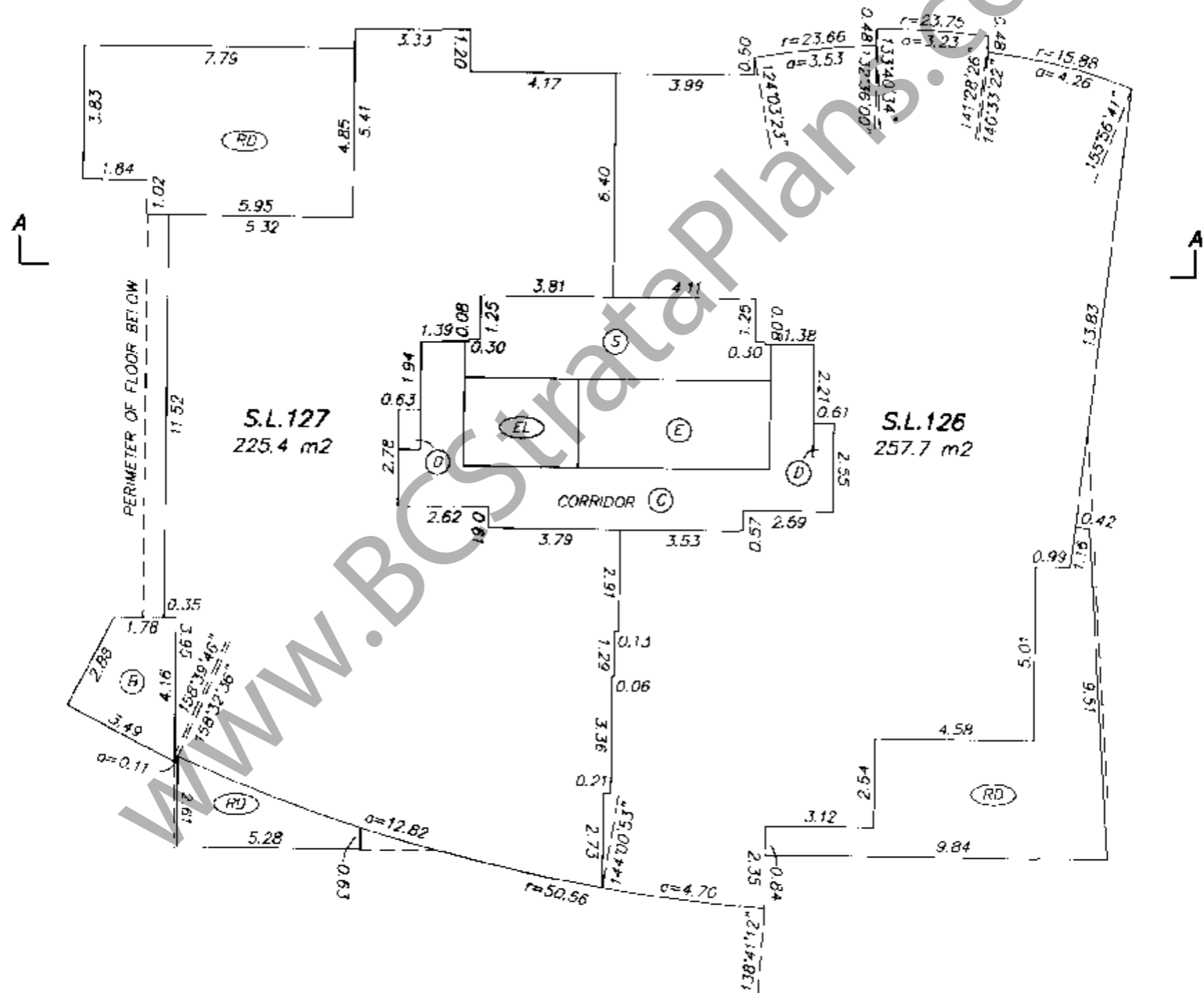
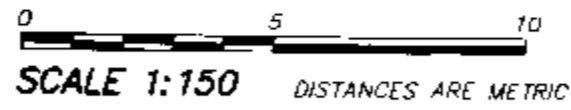


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31st FLOOR

STRATA PLAN BCS 435

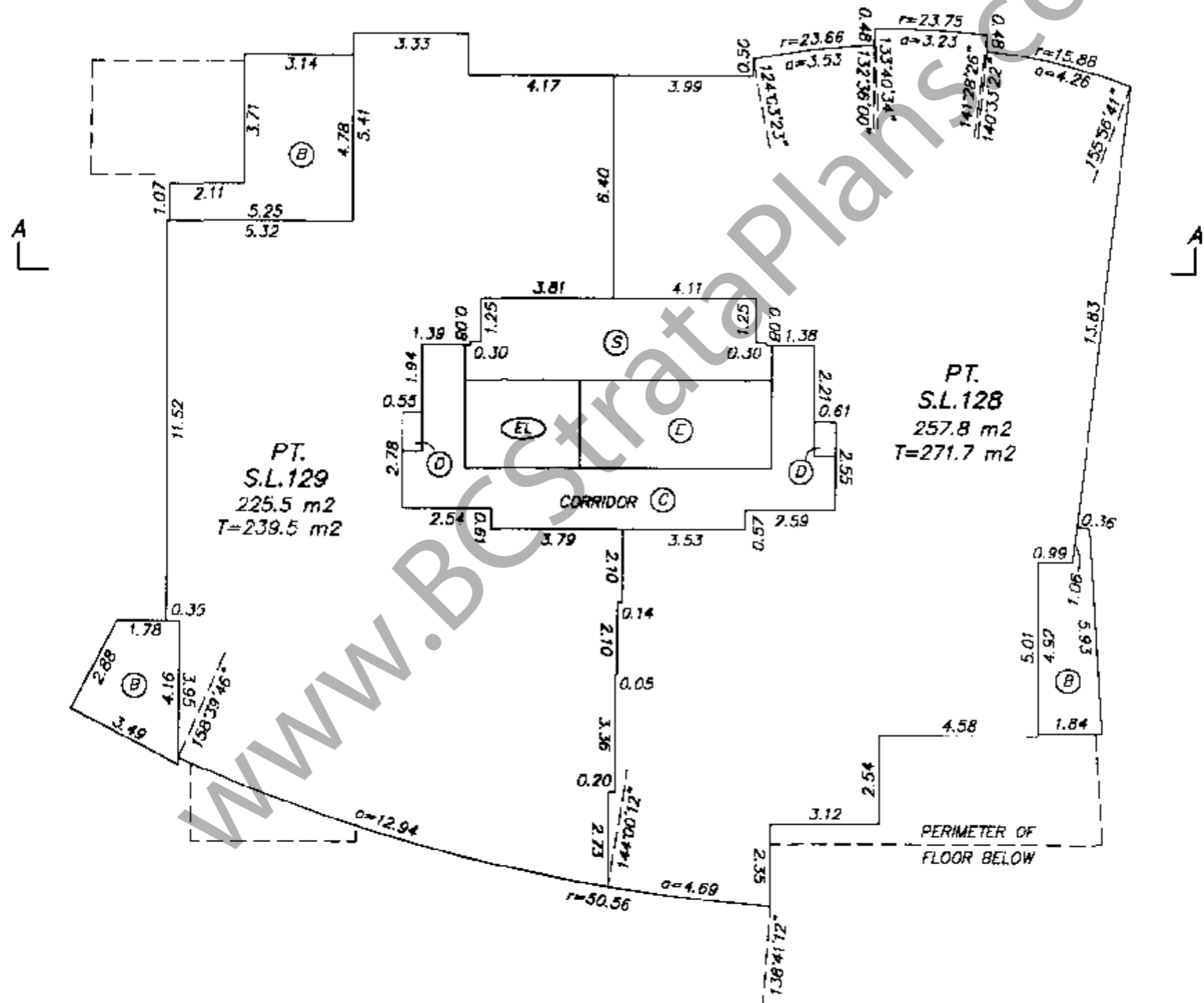
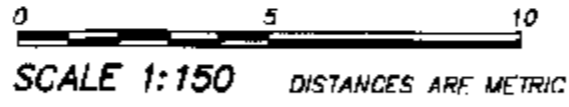


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32nd FLOOR



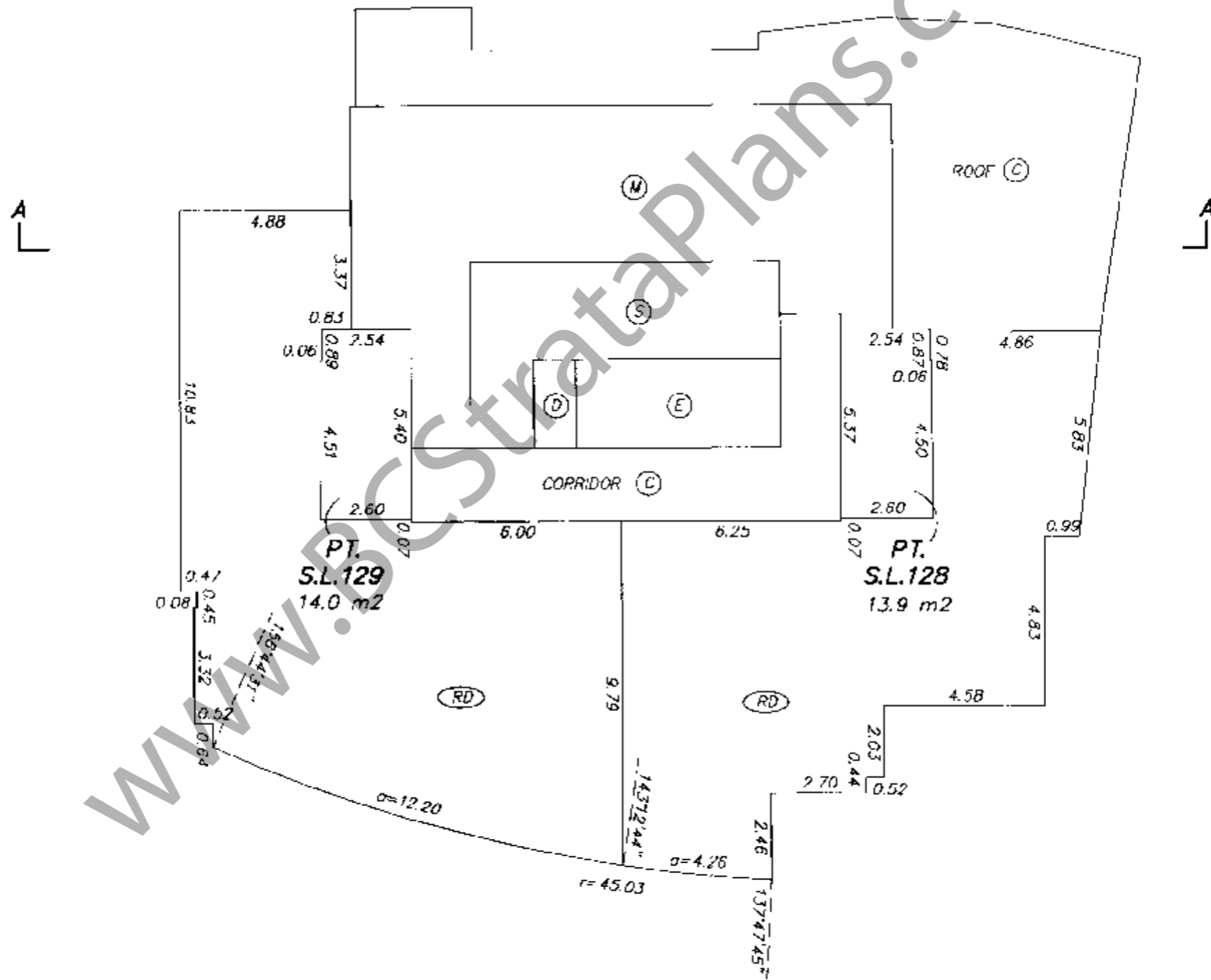
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33rd FLOOR

0 5 10
 SCALE 1:150 DISTANCES ARE METRIC



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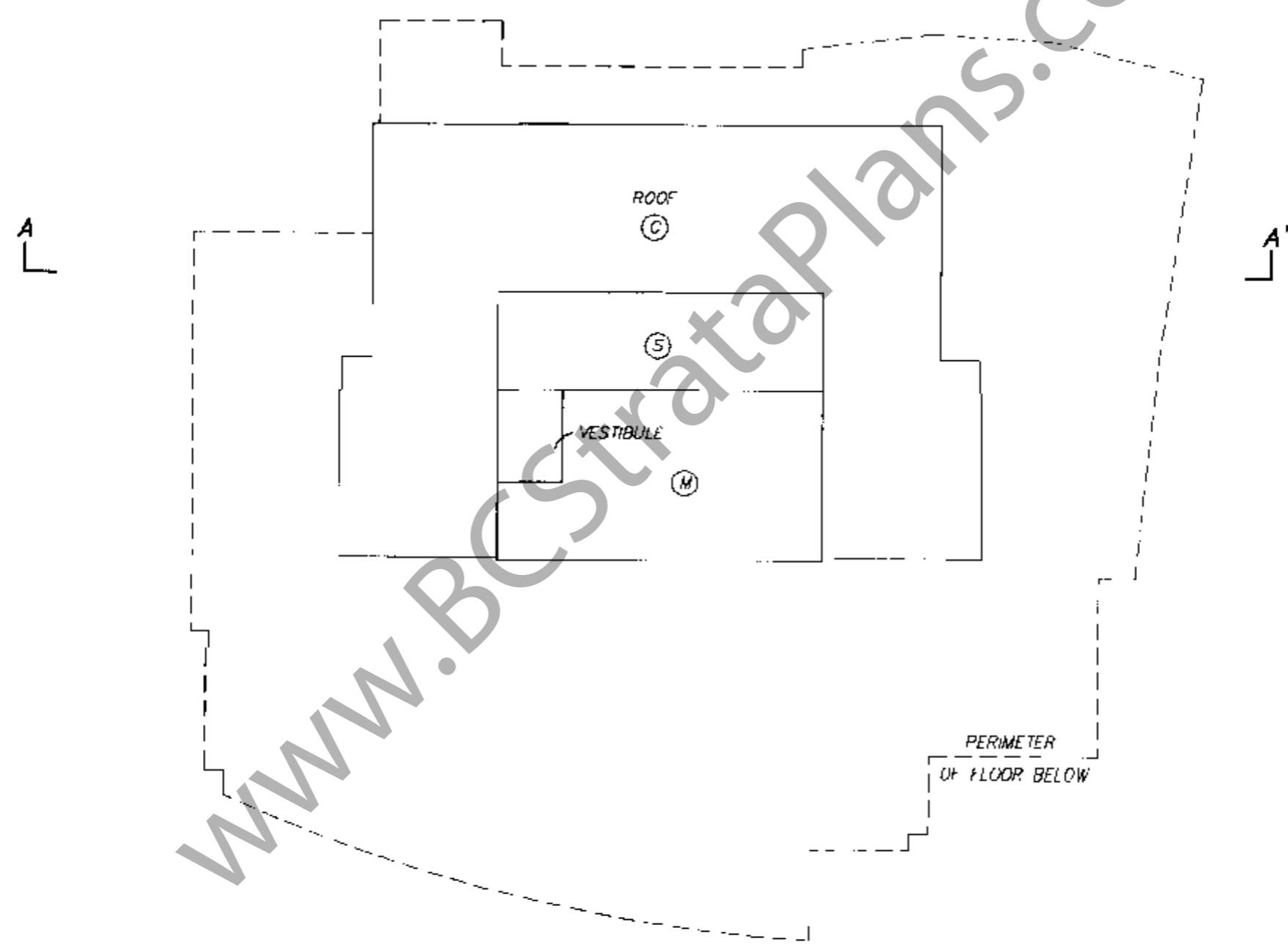
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MECHANICAL PENTHOUSE

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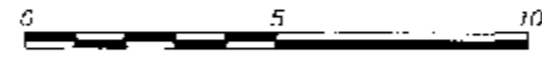


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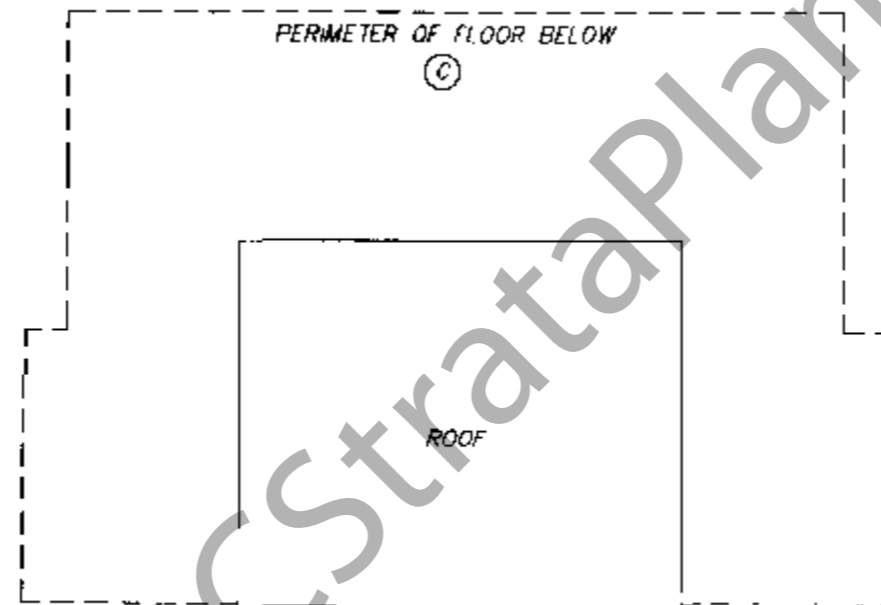
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ROOF



SCALE 1:150 DISTANCES ARE METRIC



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