

AUG 1 2007

DEEMED RELIANCE

Section 22 of the *Real Estate Development Marketing Act* (British Columbia) provides that every purchaser who is entitled to receive this Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Disclosure Statement, if any, and any omission to state a material fact. The Developer, its directors and any person who has signed or authorized the filing of this Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the *Real Estate Development Marketing Act* (British Columbia).

DECLARATION

The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act* (British Columbia), as of July 25, 2007.

DEVELOPER

CONCERT REAL ESTATE CORPORATION

Per:   
David R. Podmore, President

THE DIRECTORS OF THE DEVELOPER

\_\_\_\_\_  
Sherryl Anderson

\_\_\_\_\_  
Robert Gardner

  
David R. Podmore

\_\_\_\_\_  
Robert Beynon

\_\_\_\_\_  
Leif Hansen

\_\_\_\_\_  
Jack Poole

  
David Schaub

\_\_\_\_\_  
John Davies

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Rodney D. Hiebert

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George Doubt

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Robert Matters

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Brooke Sundin

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Kent Elliott

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Don L. McGill

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Anthony A. Tennessy

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Gerry J. Forcier

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Charles R. Peck

\_\_\_\_\_  
Bryan Wall

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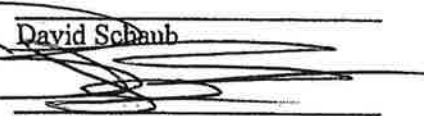
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<u>John Davies</u>	<u>Rodney D. Hiebert</u>	<u></u> David Schaub
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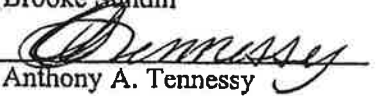
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JUL 31 2007

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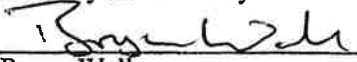
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\_\_\_\_\_  
Charles R. Peck

  
Bryan Wall

EXHIBITS TO THIS DISCLOSURE STATEMENT

- A Draft Strata Plan
- B Schedule of Unit Entitlement
- C Bylaws of Strata Corporation
- D Parking Facility Lease
- E Interim Budget of Estimated Operating Expenses and Estimated Monthly Assessments
- F Proposed Form of Management Agreement
- G Rental Disclosure Statement
- H Form of St. Paul Guarantee Warranty Certificate
- I Draft Airspace Subdivision Plan
- J Form of Offer to Purchase and Agreement of Sale

**EXHIBIT A  
DRAFT STRATA PLAN**

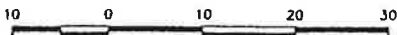
PROPOSED STRATA PLAN OF AIR SPACE  
PARCEL 1 BLOCK 7 DISTRICT LOT 185 GROUP 1  
N.W.D AIR SPACE PLAN BCP \_\_\_\_\_

SHEET 1 OF 30 SHEETS

STRATA PLAN BCS \_\_\_\_\_

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

SCALE 1:500

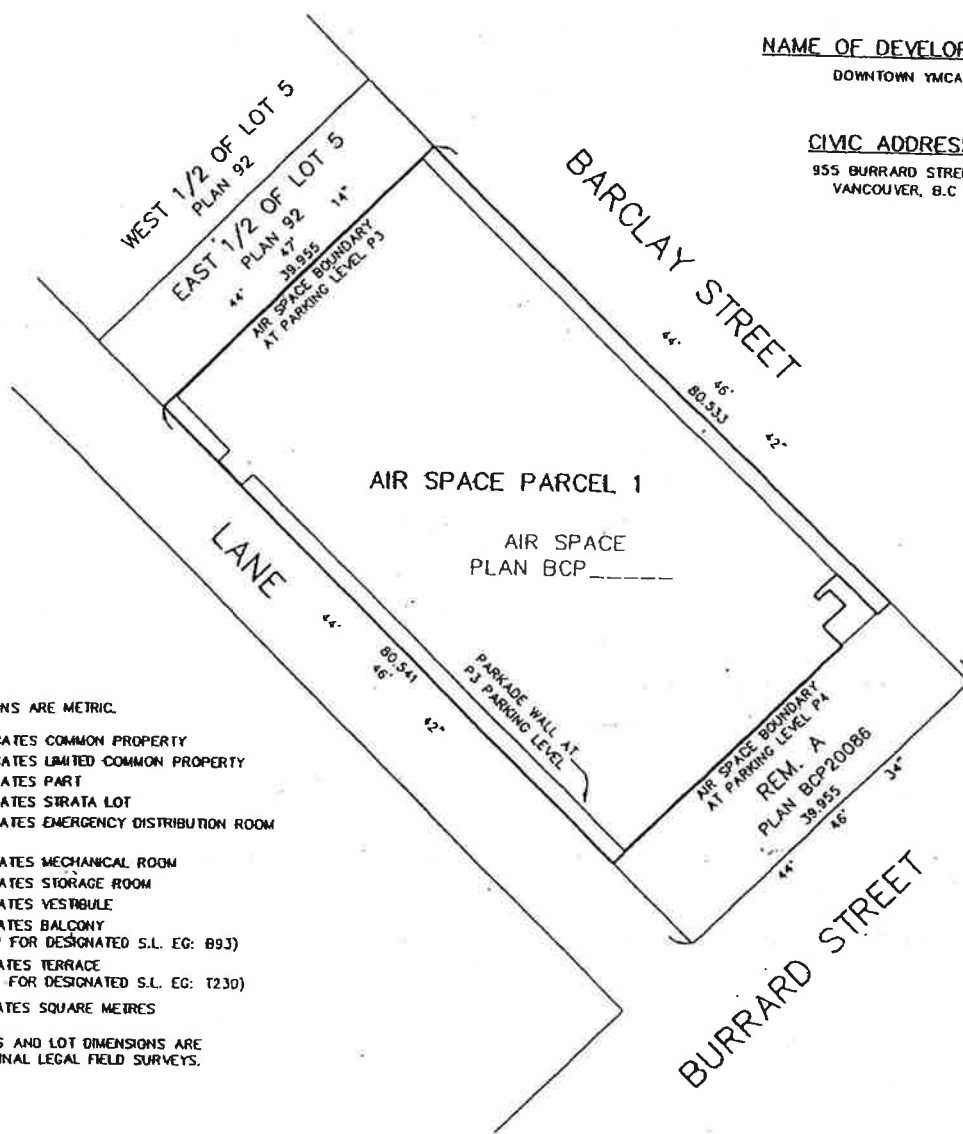


NAME OF DEVELOPMENT:

DOWNTOWN YMCA

CIVIC ADDRESS:

955 BURRARD STREET  
VANCOUVER, B.C.



**LEGEND:**

ALL DIMENSIONS ARE METRIC.

- C.P. INDICATES COMMON PROPERTY
- L.C.P. INDICATES LIMITED COMMON PROPERTY
- PT. INDICATES PART
- S.L. INDICATES STRATA LOT
- EMER. INDICATES EMERGENCY DISTRIBUTION ROOM
- DIST. INDICATES DISTRICT
- MECH. INDICATES MECHANICAL ROOM
- STOR. INDICATES STORAGE ROOM
- VEST. INDICATES VESTIBULE
- B INDICATES BALCONY  
(L.C.P. FOR DESIGNATED S.L. EG: B93)
- T INDICATES TERRACE  
(L.C.P. FOR DESIGNATED S.L. EG: T230)
- m<sup>2</sup> INDICATES SQUARE METRES

GRID BEARINGS AND LOT DIMENSIONS ARE SUBJECT TO FINAL LEGAL FIELD SURVEYS.

**NOTE:**

STRATA LOT BOUNDARIES SHOWN ON THIS PLAN ARE TAKEN TO: THE OUTSIDE FACE OF WALLS, INCLUDING CONCRETE CURB WALLS, ADJACENT TO COMMON PROPERTY; 0.15 METRES BEYOND THE INSIDE FINISHED WALL ADJACENT TO BUILDING CORE WALLS AND; CENTRELINE OF WALLS BETWEEN ADJACENT STRATA LOTS.

ENCLOSED BALCONIES ARE PART OF THE STRATA LOT AND THE UNIT ENTIREMENT.

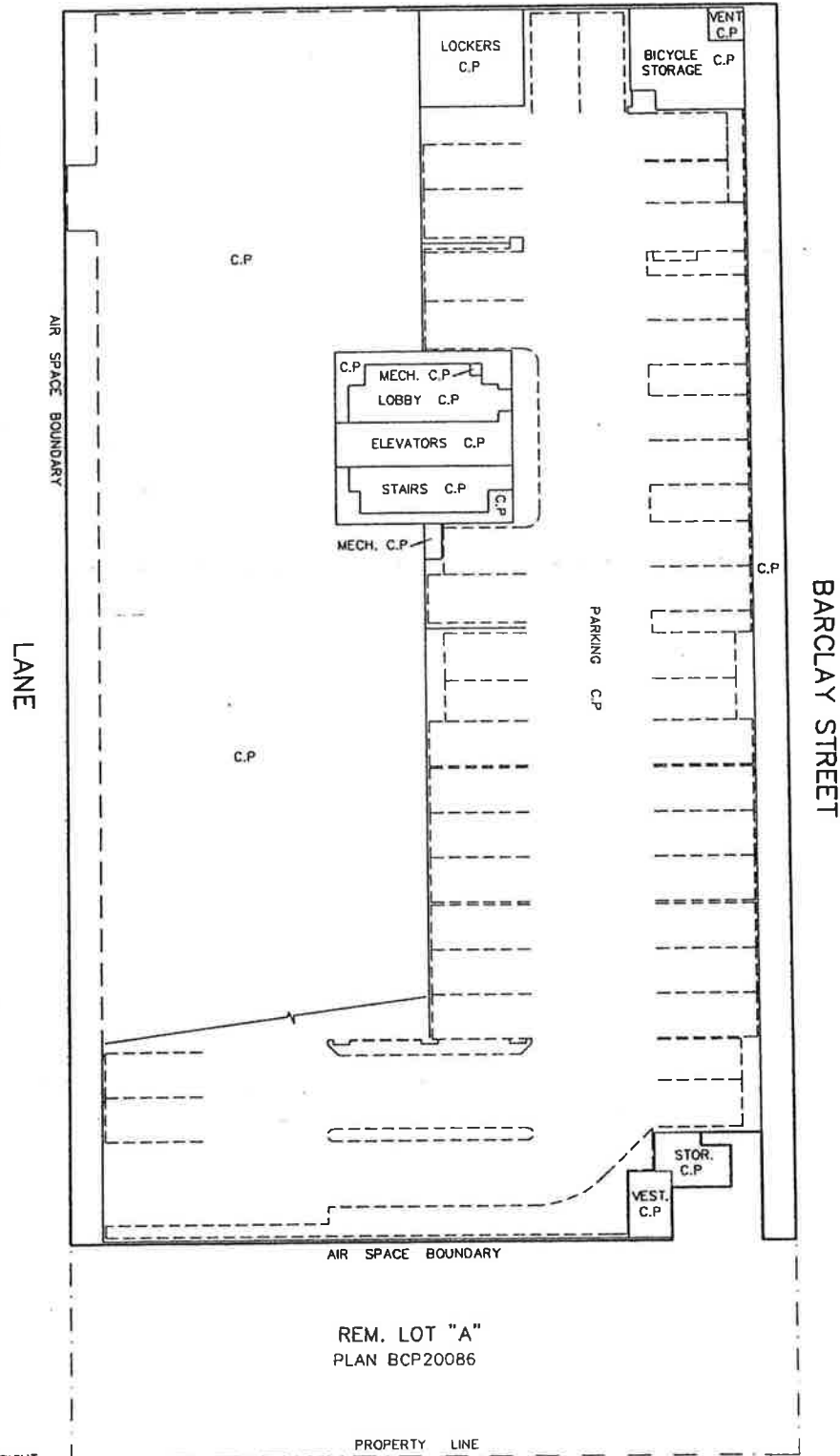
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FAX: 604-270-4137  
CADFILE: 15258-003-P3

# P7 PARKING LEVEL

SHEET 2 OF 30 SHEETS

SCALE 1:250

STRATA PLAN BCS \_\_\_\_\_



REM. LOT "A"  
PLAN BCP20086

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BURRARD STREET

V-07-15258-003-PRE STRATA

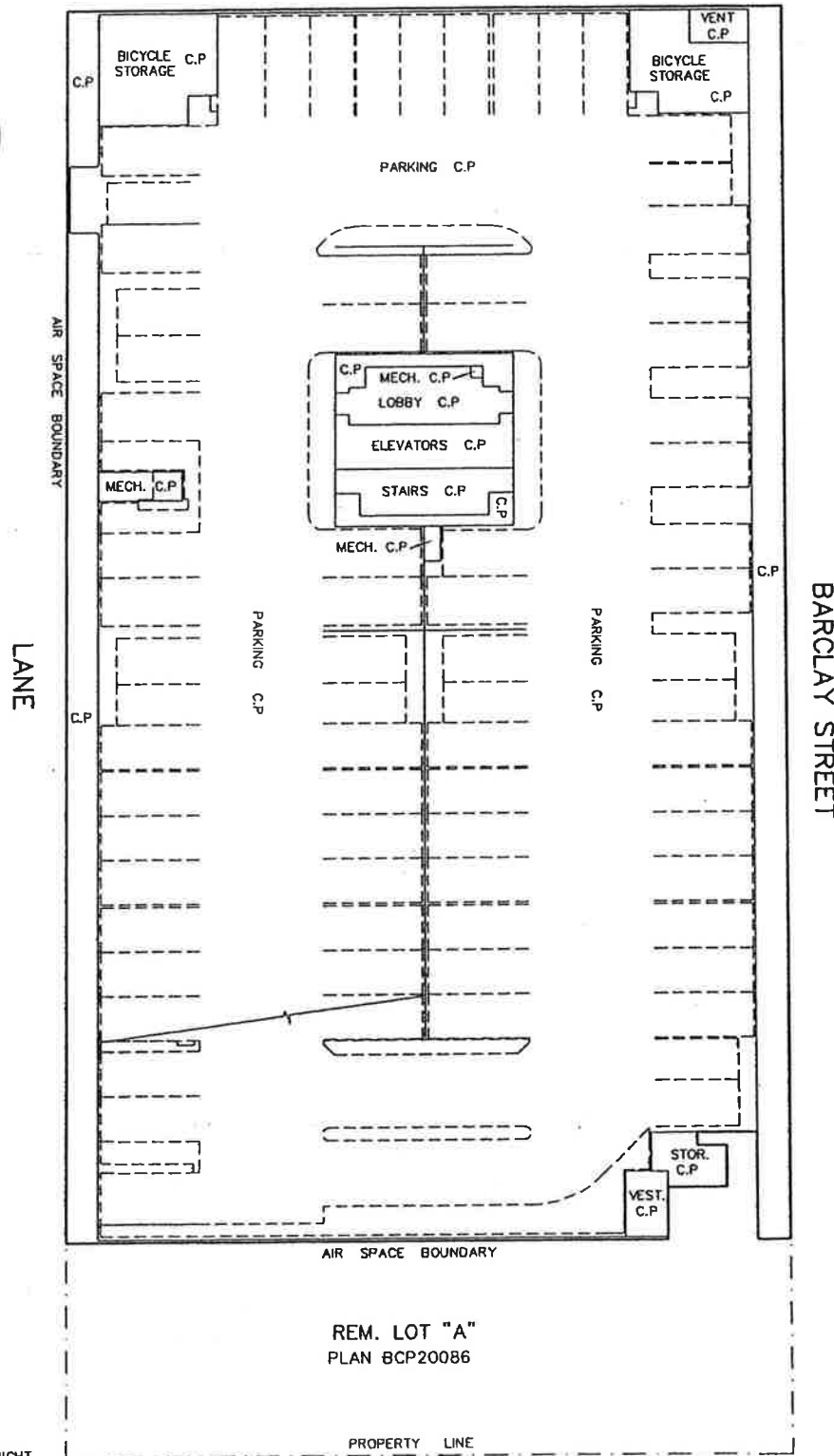
JULY 23, 2007

# P6 PARKING LEVEL

SHEET 3 OF 30 SHEETS

SCALE 1:250

STRATA PLAN BCS \_\_\_\_\_



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**BURRARD STREET**

V-07-15258-003-PRE STRATA

JULY 23, 2007.

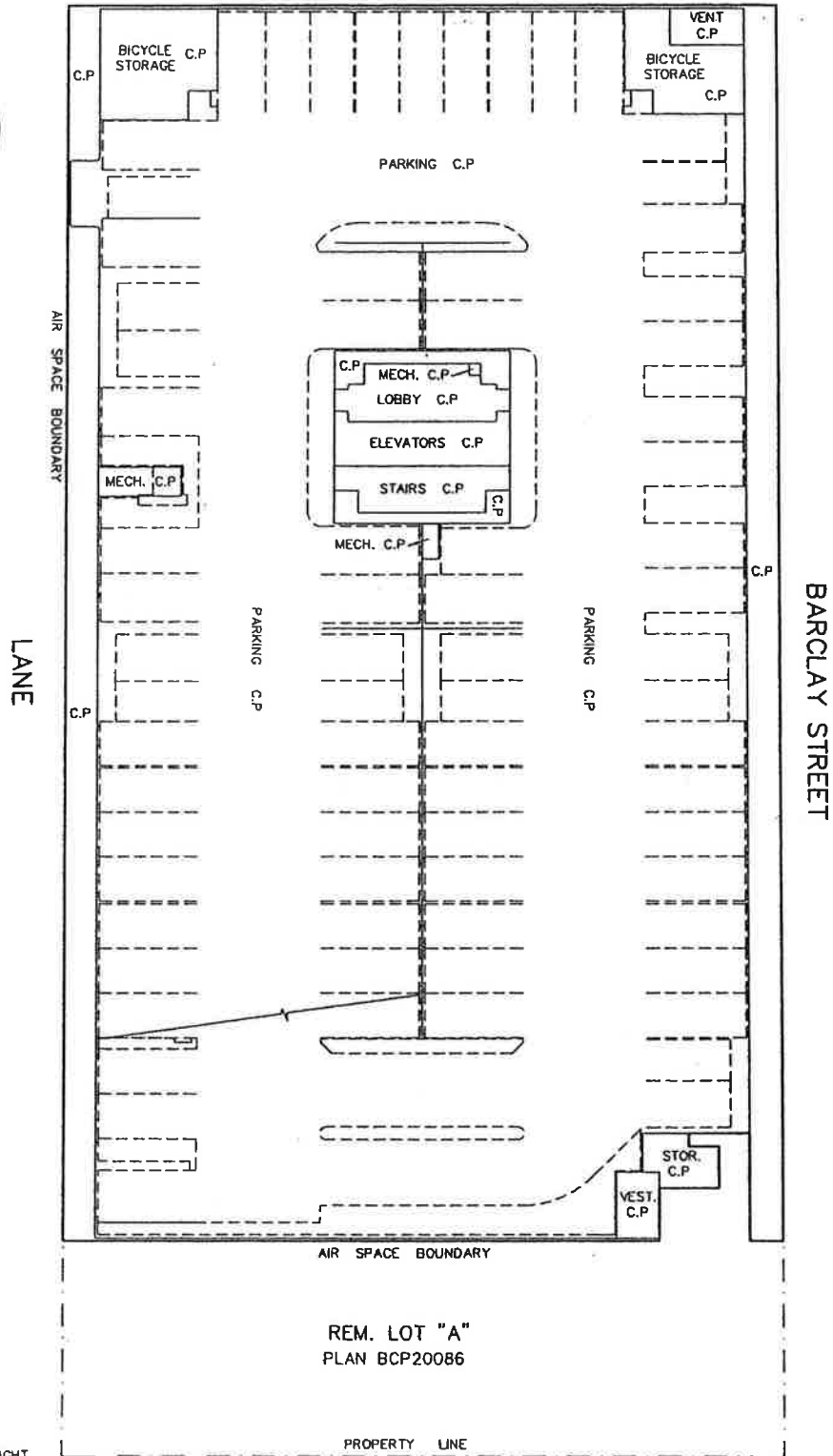


P5 PARKING LEVEL

SHEET 4 OF 30 SHEETS

SCALE 1:250

STRATA PLAN BCS \_\_\_\_\_



REM. LOT "A"  
PLAN BCP20086

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BURRARD STREET

V-07-15258-003-PRE STRATA

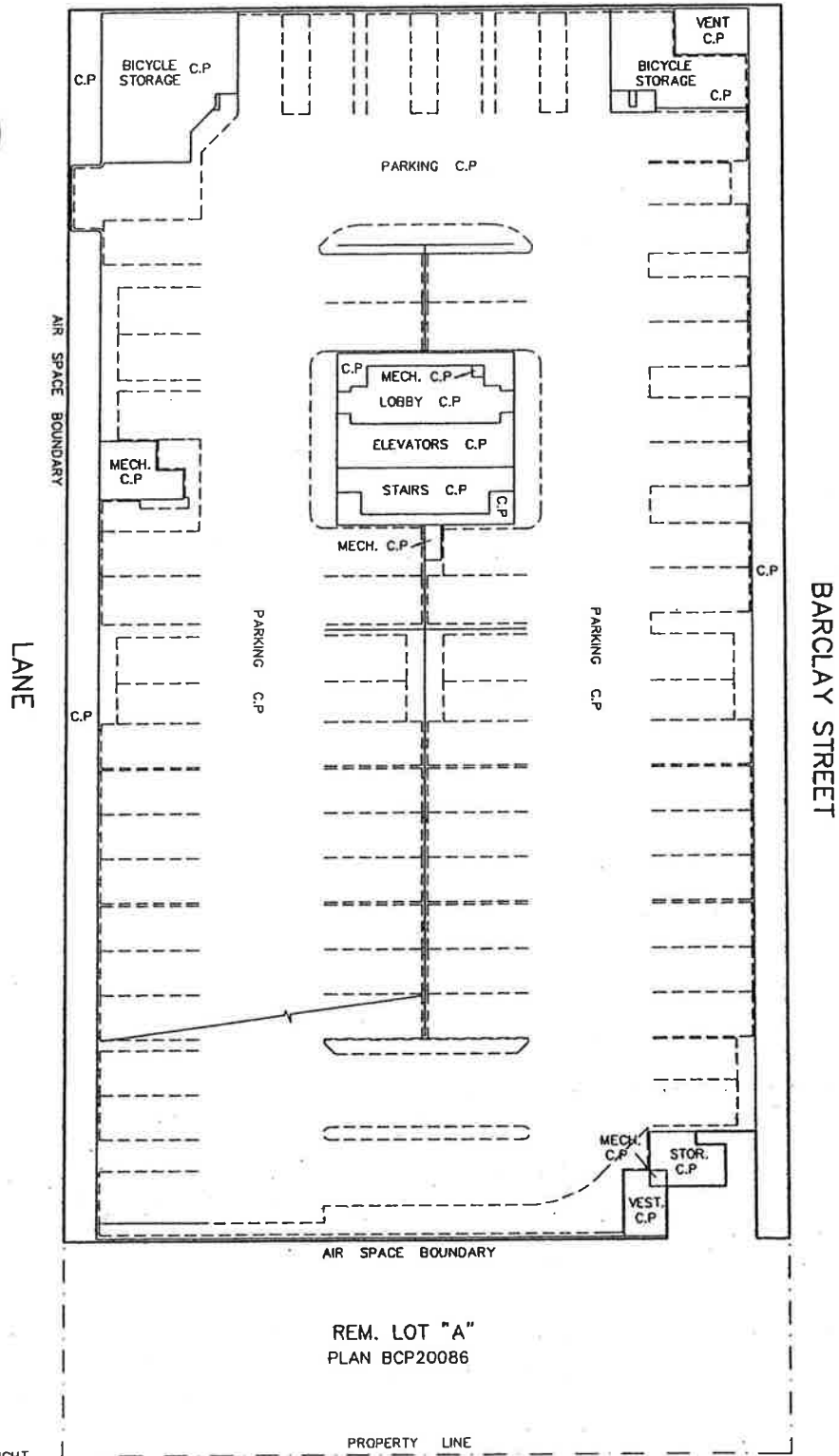
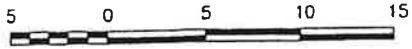
JULY 23, 2007.

# P4 PARKING LEVEL

SHEET 5 OF 30 SHEETS

SCALE 1:250

STRATA PLAN BCS \_\_\_\_\_



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BURRARD STREET

V-07-15258-003-PRE STRATA

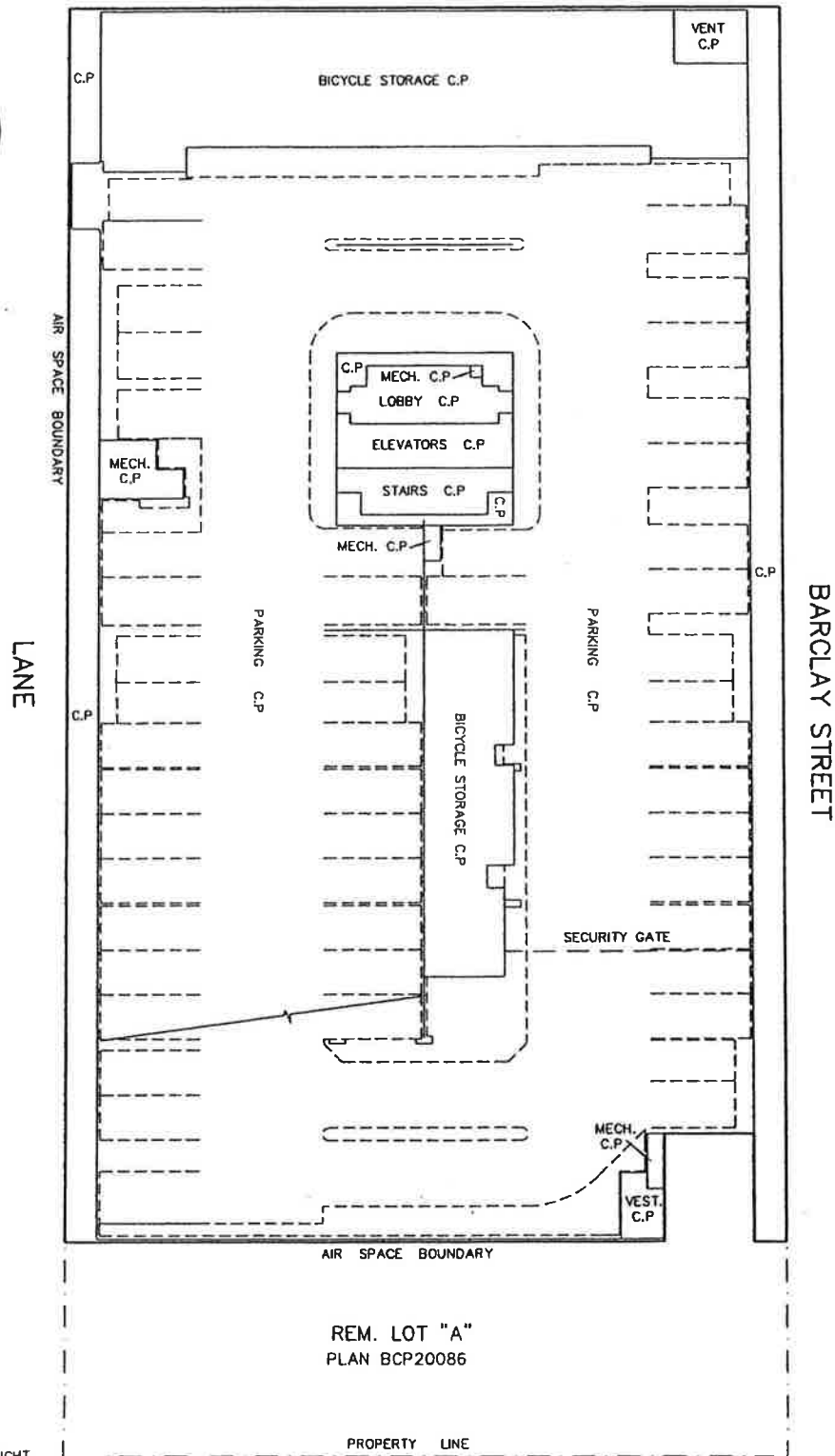
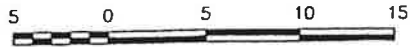
JULY 23, 2007.

# P3 PARKING LEVEL

SHEET 6 OF 30 SHEETS

SCALE 1:250

STRATA PLAN BCS \_\_\_\_\_



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**BURRARD STREET**

V-07-15258-003-PRE STRATA

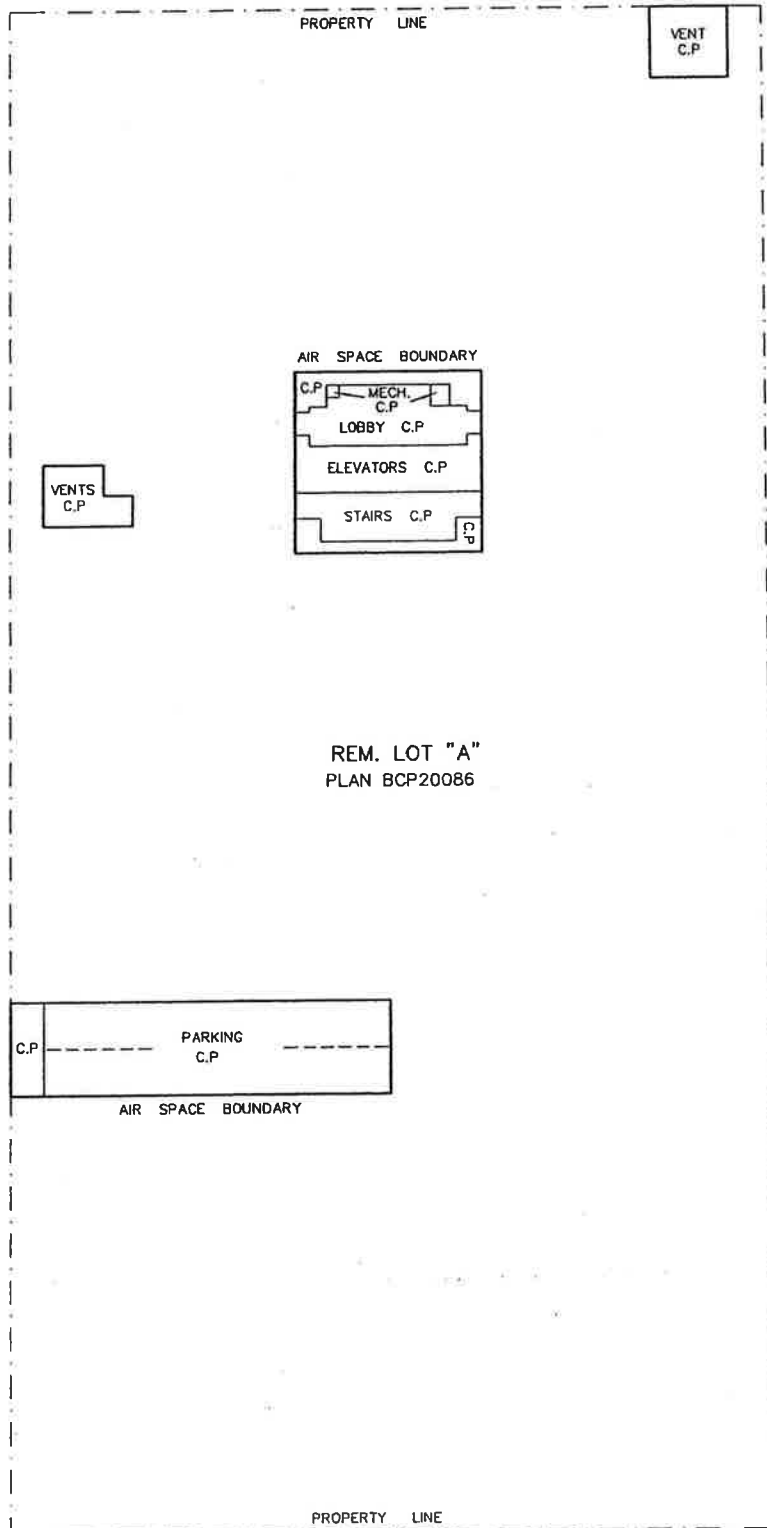
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# P2 PARKING LEVEL

SHEET 7 OF 30 SHEETS

SCALE 1:250

STRATA PLAN BCS \_\_\_\_\_



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CADFILE: 15258-003-P3

**BURRARD STREET**

V-07-15258-003-PRE STRATA

JULY 23, 2007.

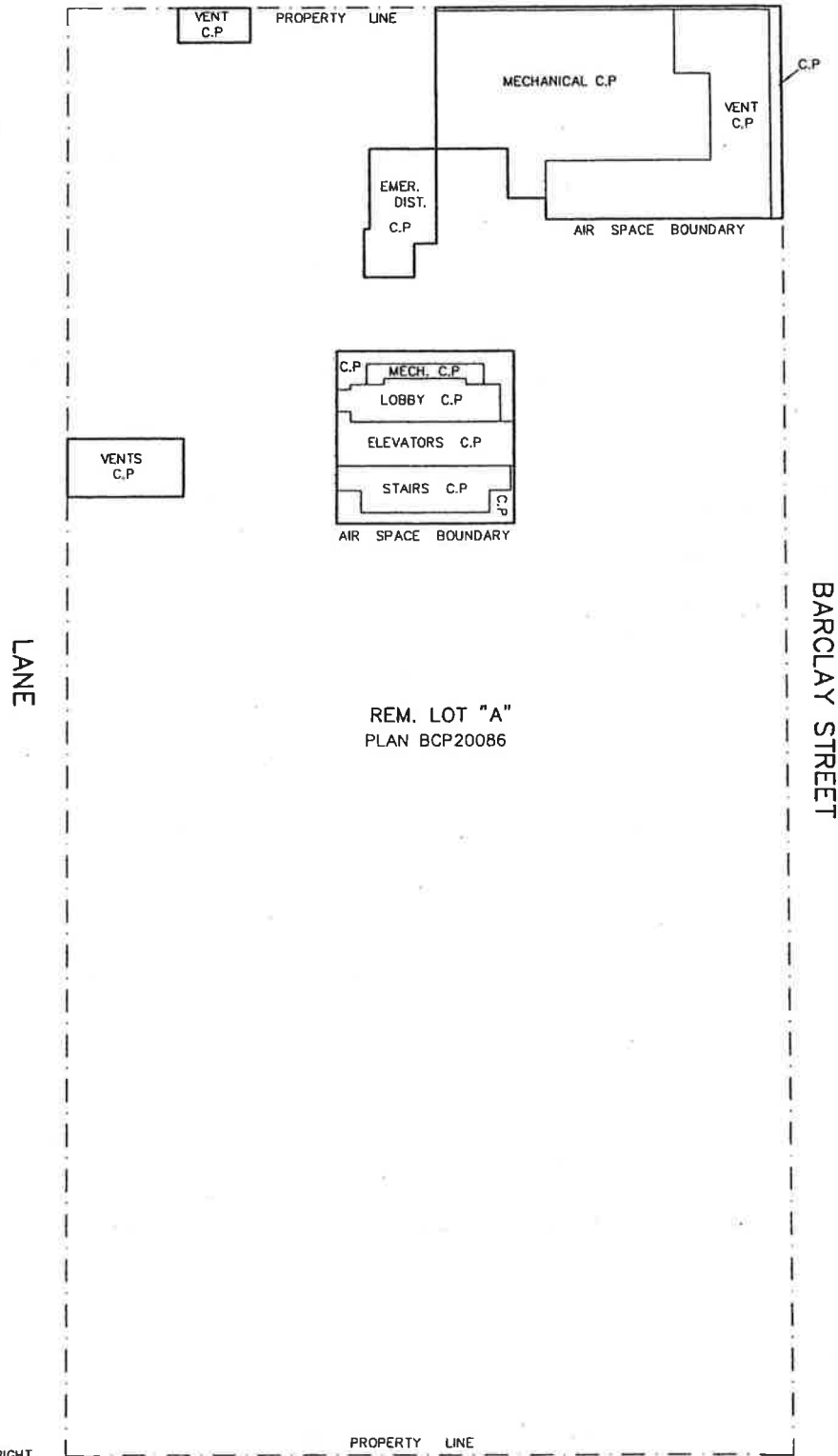
# P1 PARKING LEVEL

SHEET 8 OF 30 SHEETS

SCALE 1:250



STRATA PLAN BCS \_\_\_\_\_



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BURRARD STREET

V-07-15258-003-PRE STRATA

JULY 23, 2007.

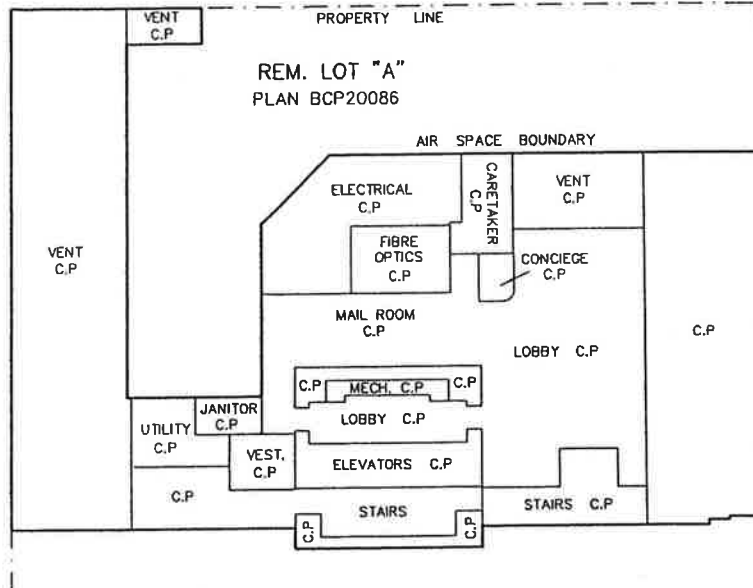
# FLOOR PLANS

SHEET 9 OF 30 SHEETS

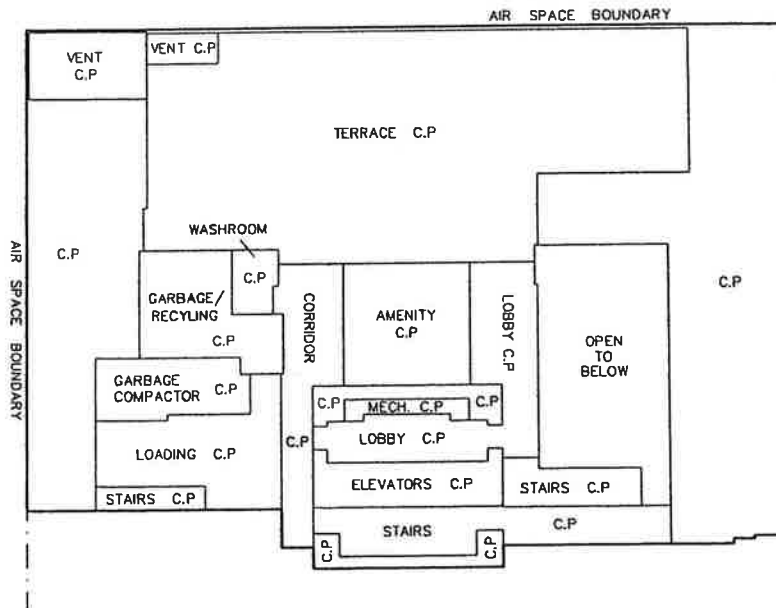
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STRATA PLAN BCS \_\_\_\_\_



MAIN FLOOR



LEVEL 2

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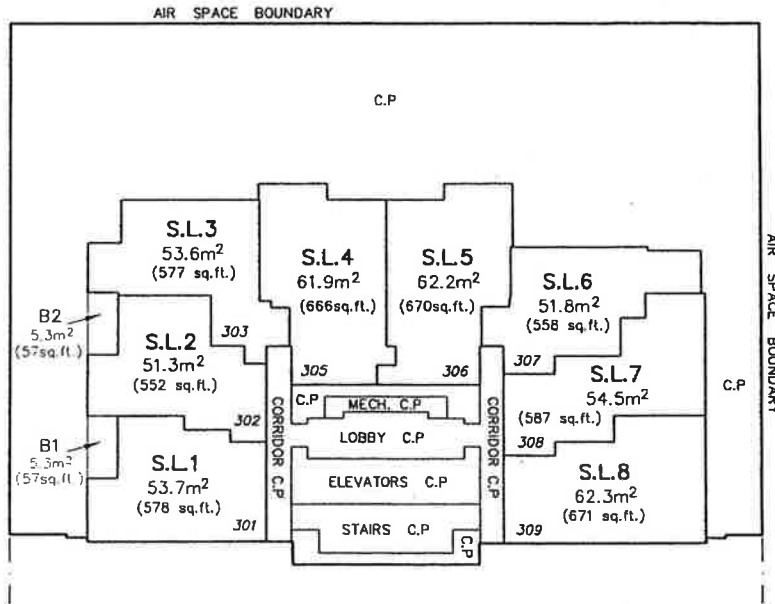
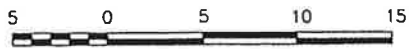
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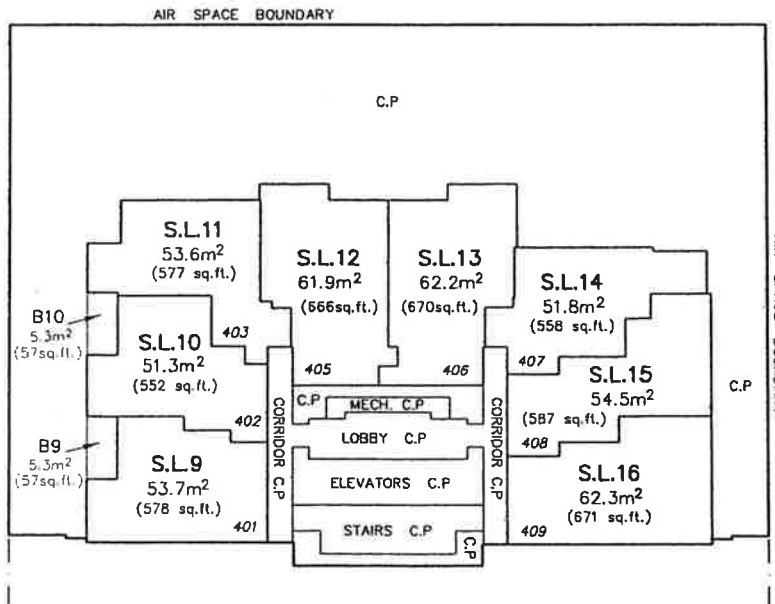
# FLOOR PLANS

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LEVEL 3



LEVEL 4

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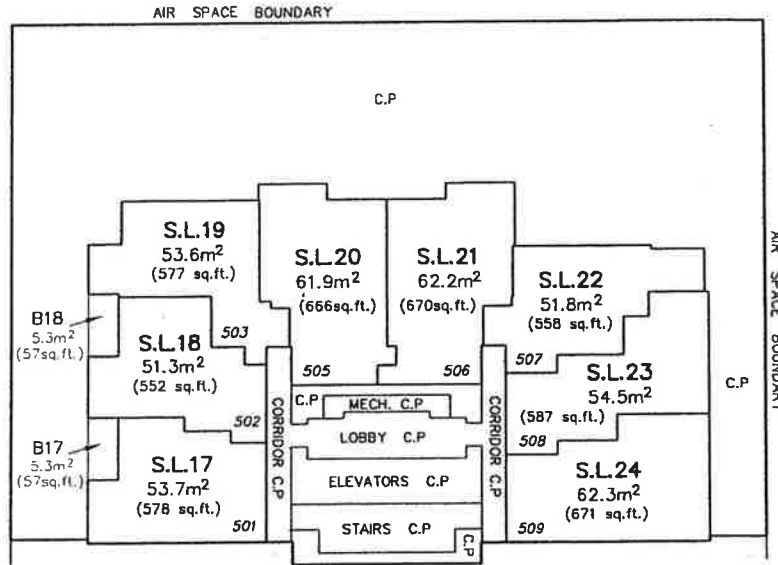
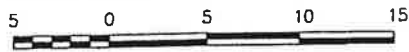
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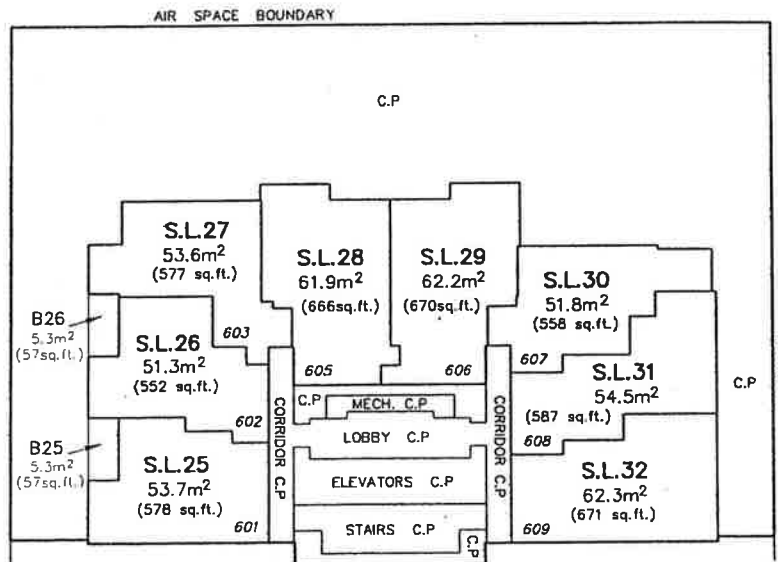
SHEET 11 OF 30 SHEETS

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LEVEL 5



LEVEL 6

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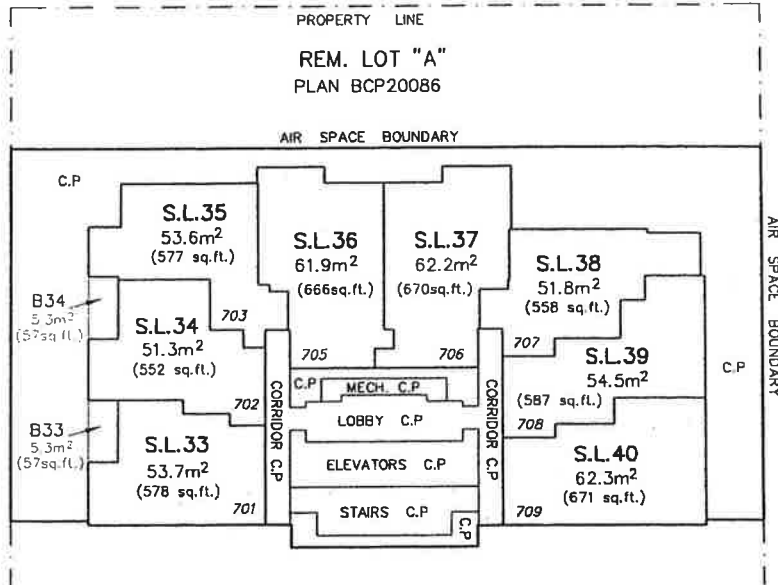


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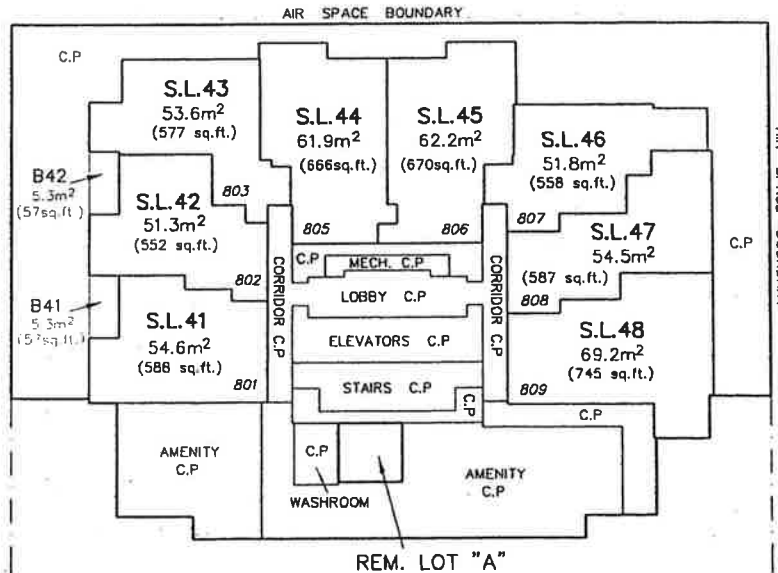
SHEET 12 OF 30 SHEETS

SCALE 1:250

STRATA PLAN BCS\_\_\_\_\_



**LEVEL 7**



REM. LOT "A"  
PLAN BCP20086

**LEVEL 8**

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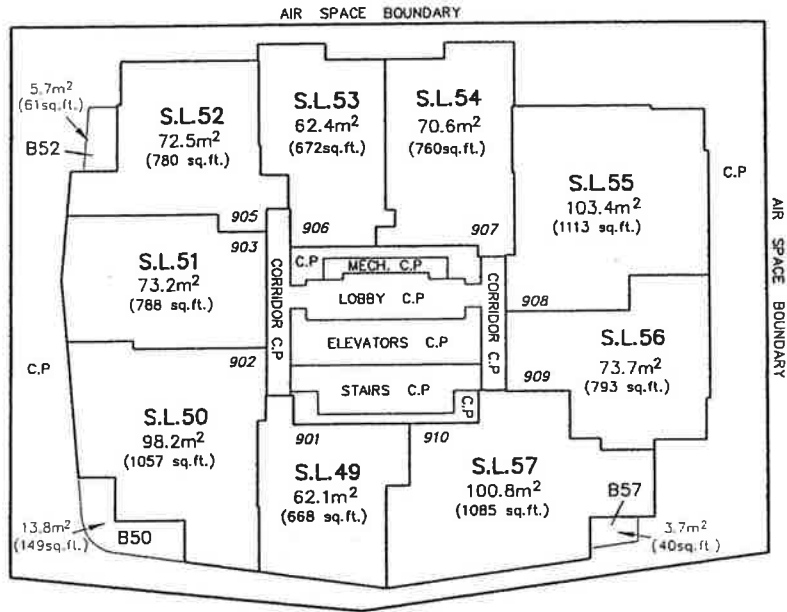
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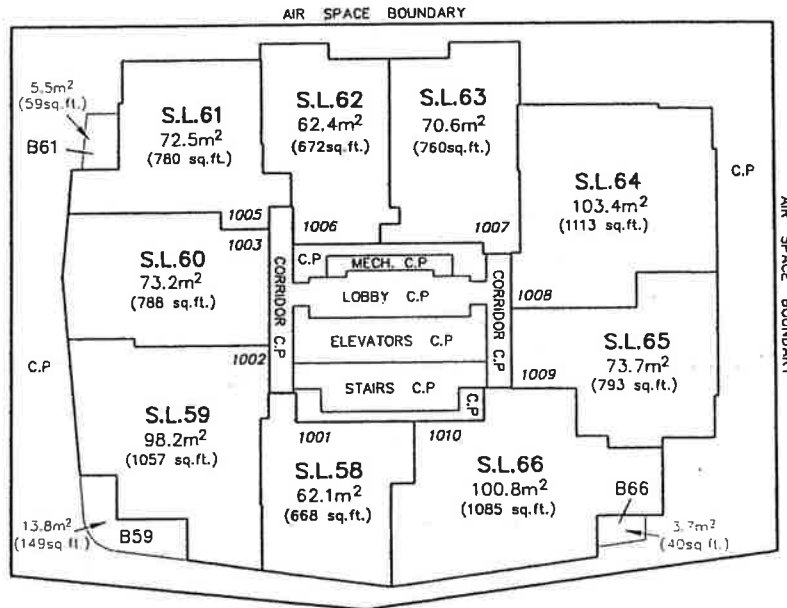
SHEET 13 OF 30 SHEETS

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**LEVEL 9**



**LEVEL 10**

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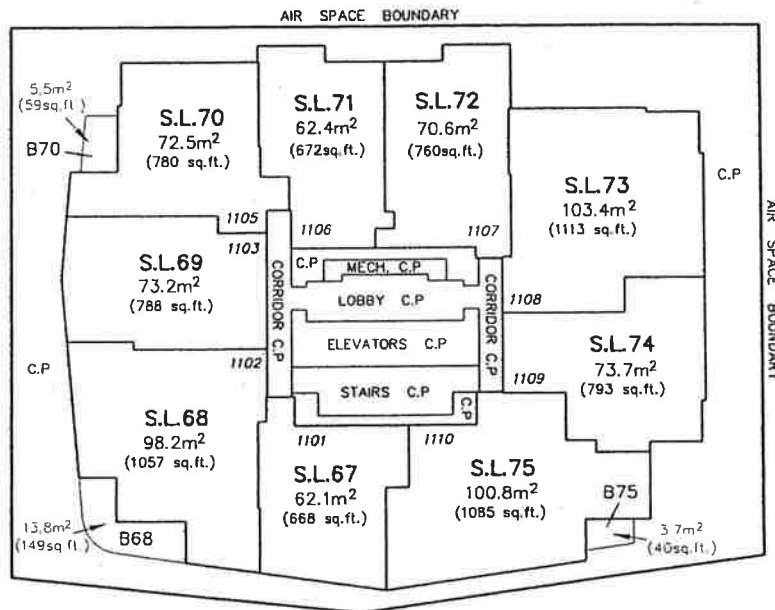
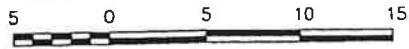
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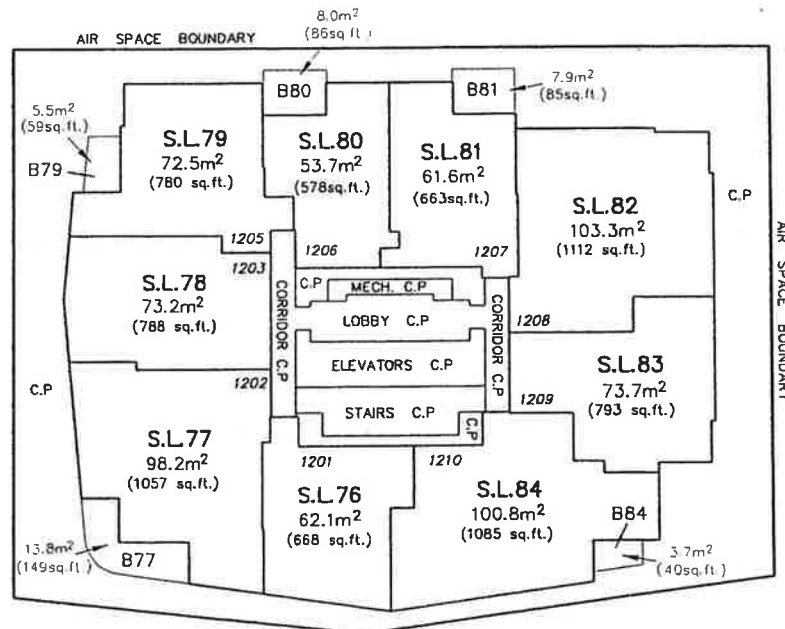
# FLOOR PLANS

SCALE 1: 250

STRATA PLAN BCS\_\_\_\_\_



**LEVEL 11**



**LEVEL 12**

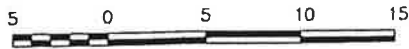
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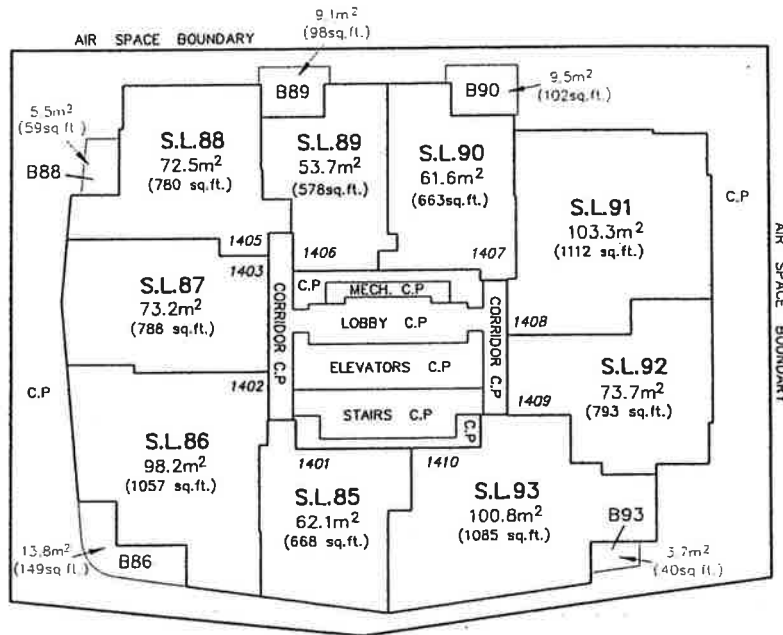
SHEET 15 OF 30 SHEETS

SCALE 1:250

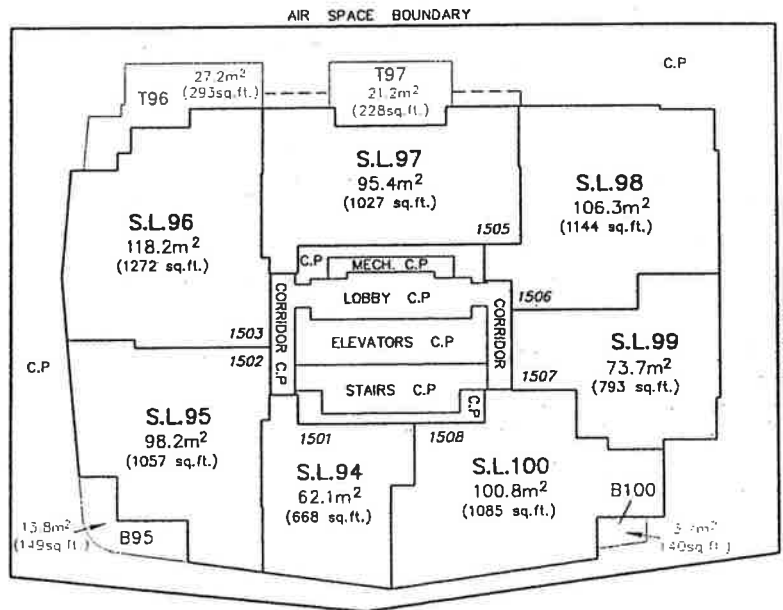


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NOTE: LEVEL 13 HAS BEEN OMITTED.



**LEVEL 14**



**LEVEL 15**

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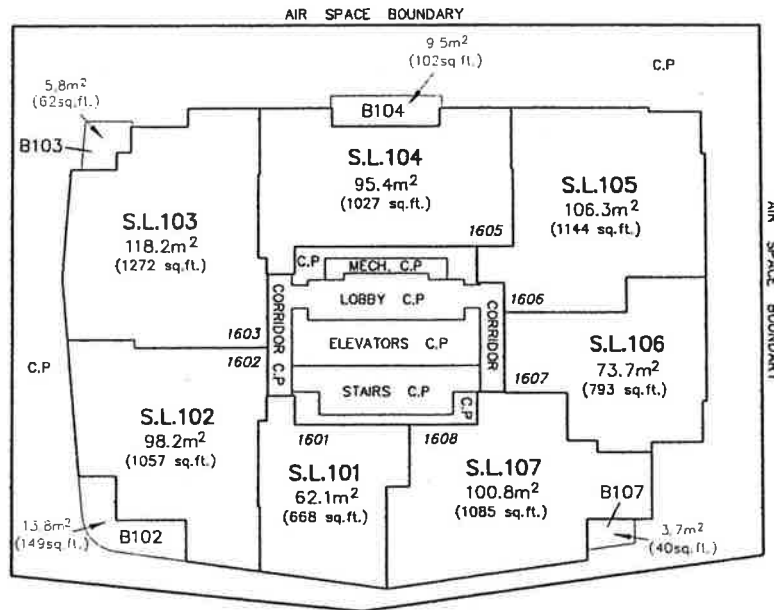
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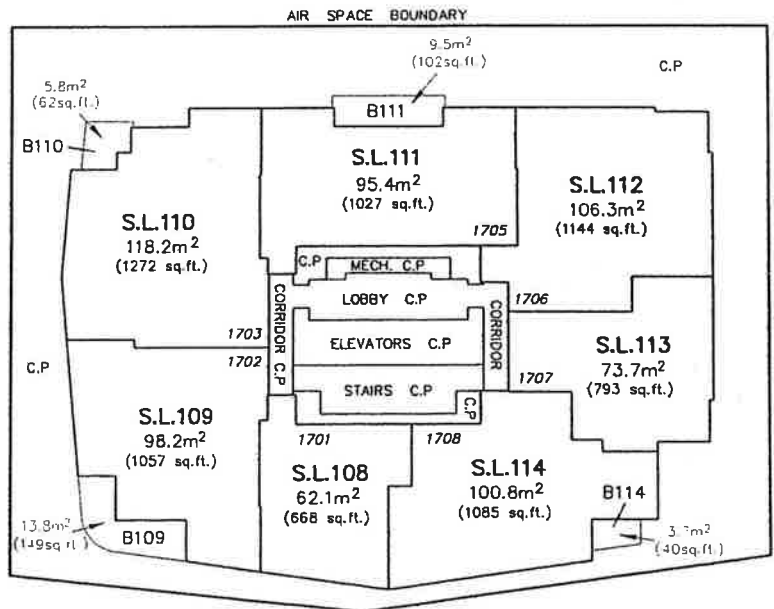
SHEET 16 OF 30 SHEETS

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**LEVEL 16**



**LEVEL 17**

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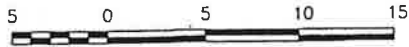
V-07-15258-003-PRE STRATA

JULY 23, 2007.

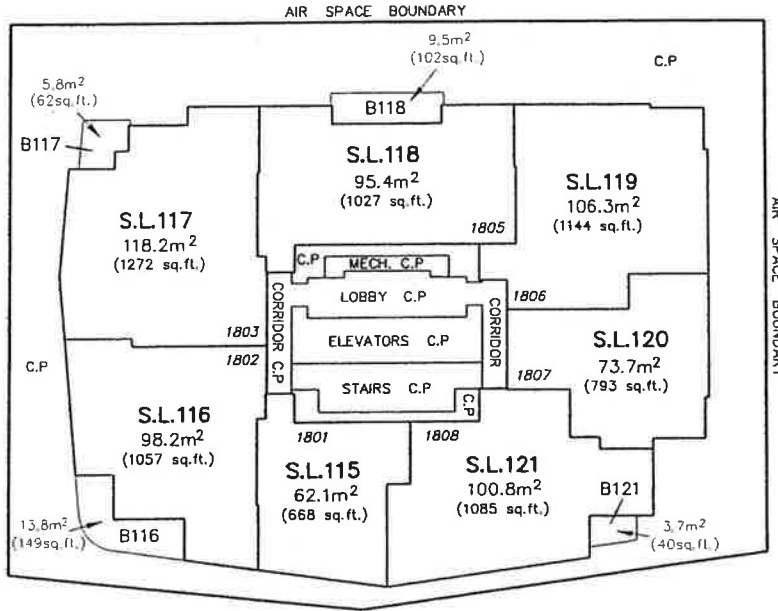
# FLOOR PLANS

SHEET 17 OF 30 SHEETS

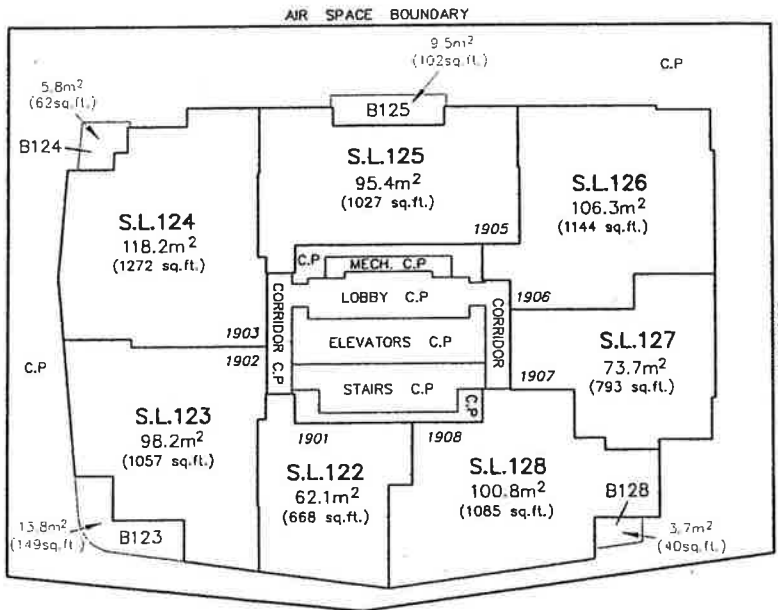
SCALE 1:250



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**LEVEL 18**



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V-07-15258-003-PRE STRATA

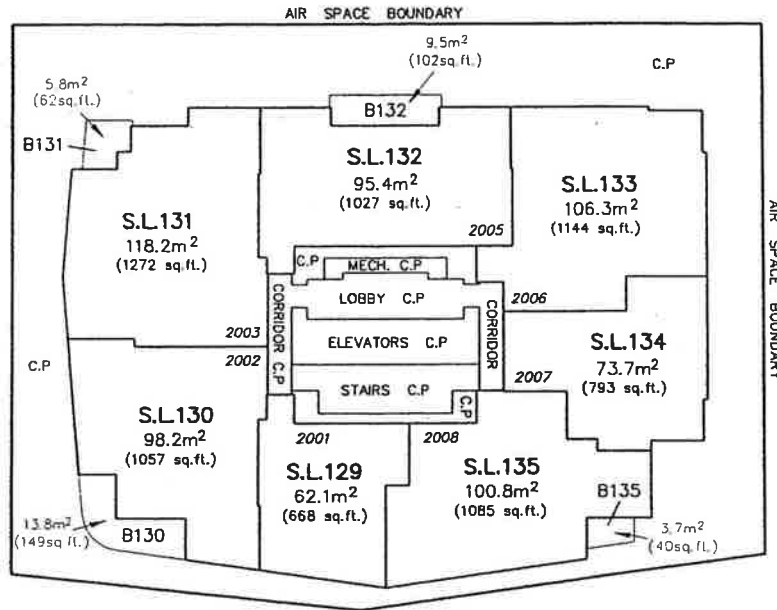
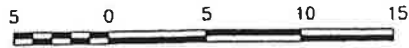
JULY 23, 2007.

# FLOOR PLANS

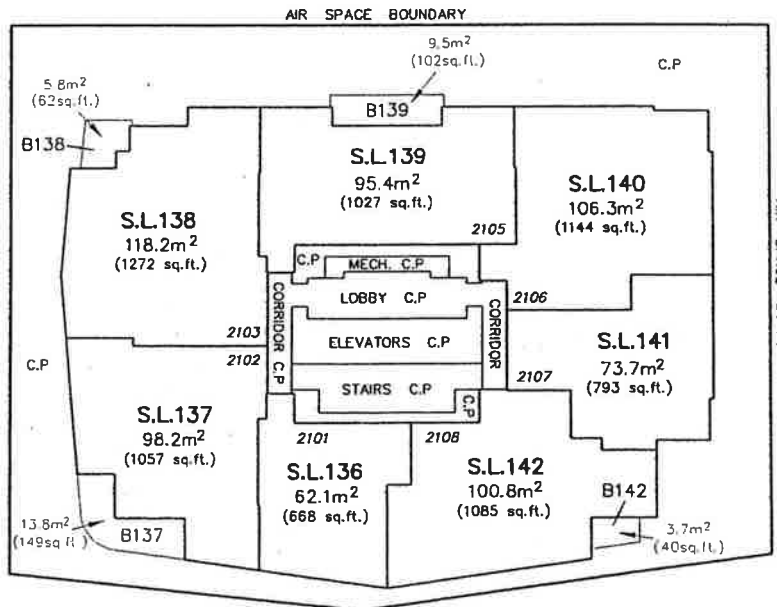
SHEET 18 OF 30 SHEETS

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**LEVEL 20**



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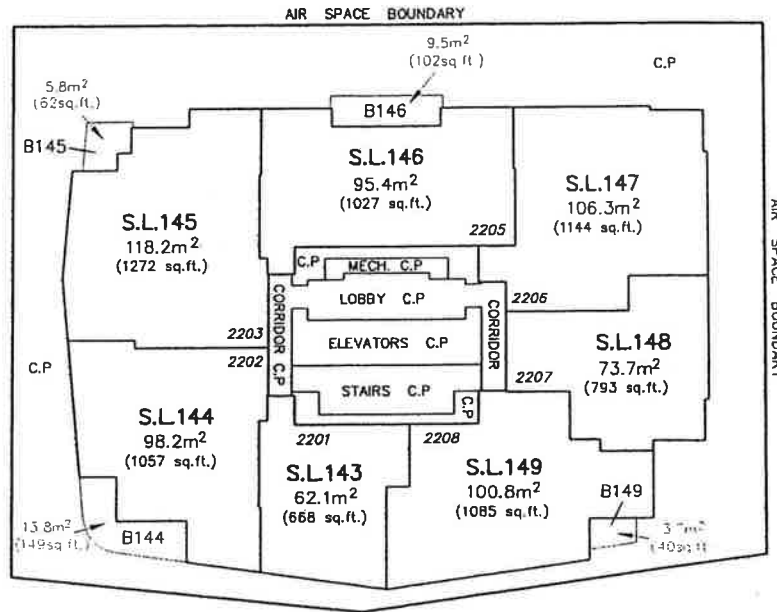
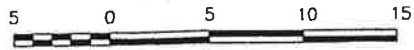
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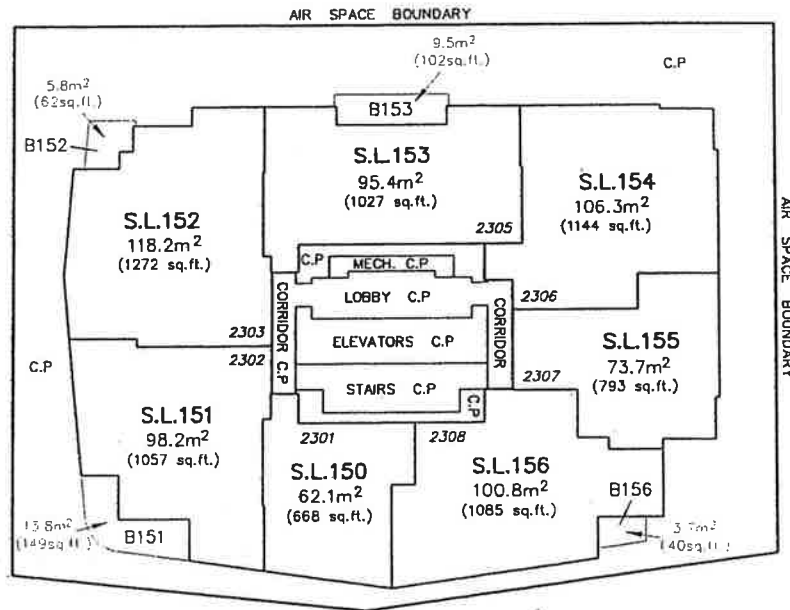
SHEET 19 OF 30 SHEETS

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V-07-15258-003-PRE STRATA

JULY 23, 2007.

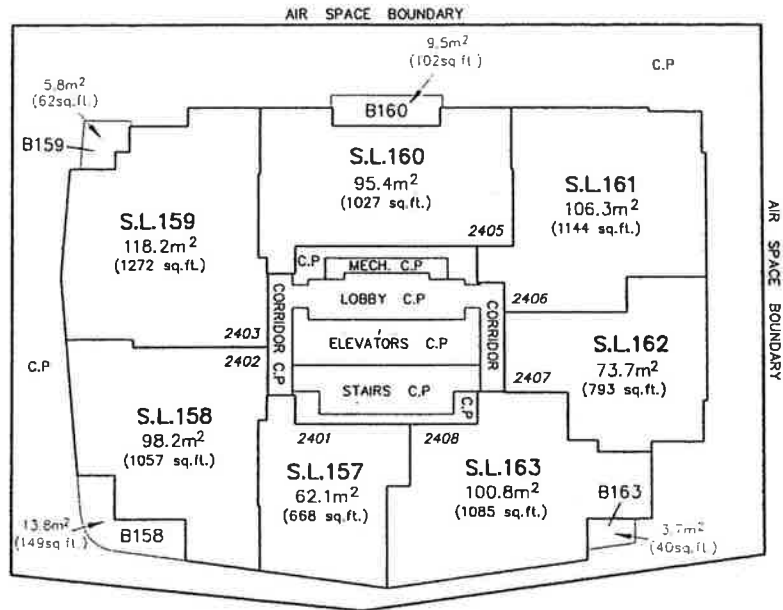


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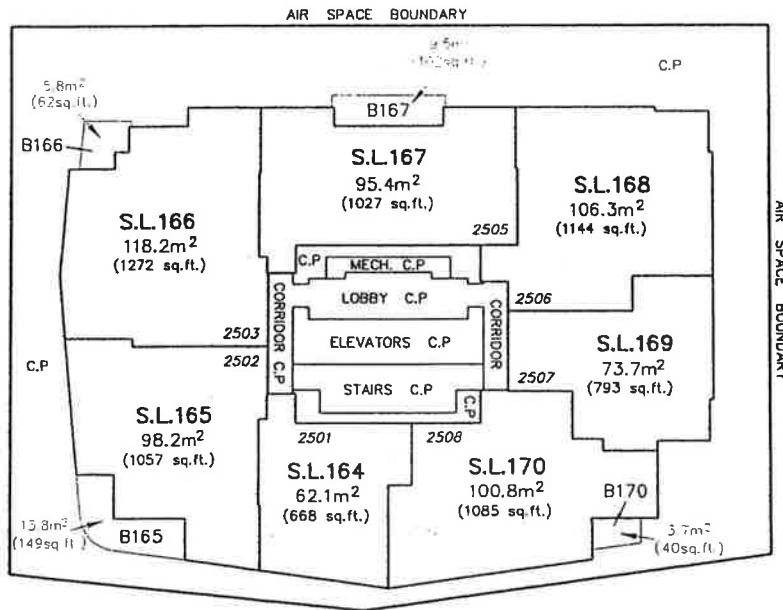
SHEET 20 OF 30 SHEETS

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**LEVEL 24**



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JULY 23, 2007.

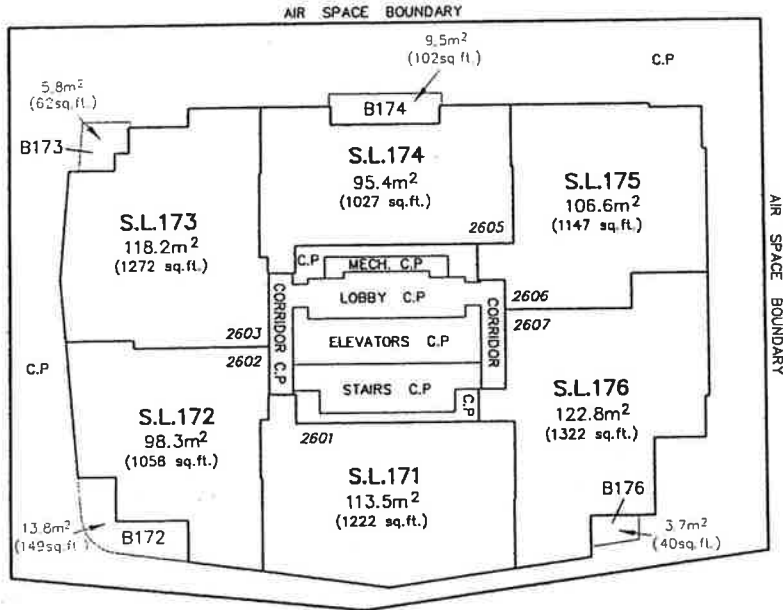
# FLOOR PLANS

SHEET 21 OF 30 SHEETS

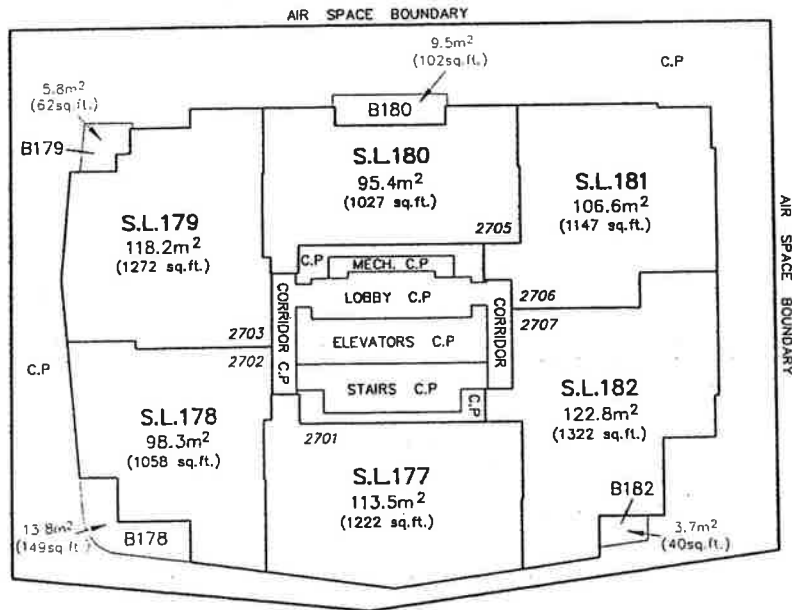
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LEVEL 26



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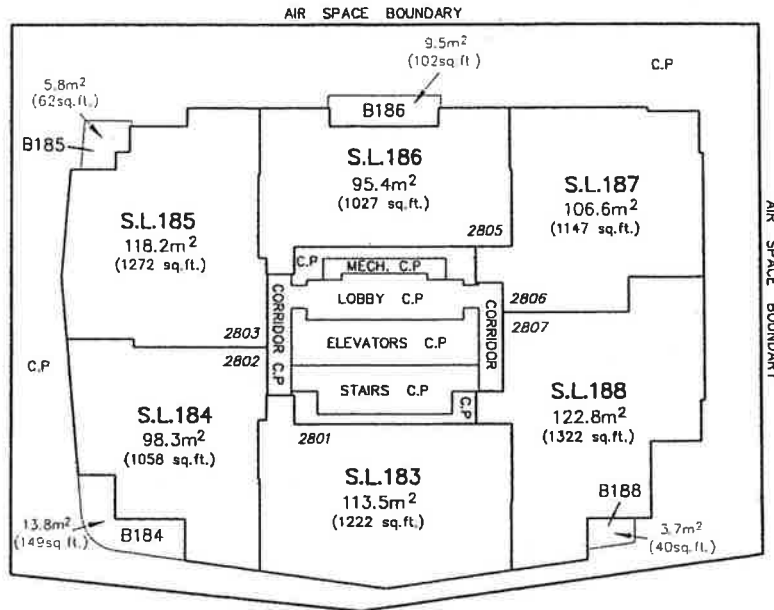
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JULY 23, 2007.

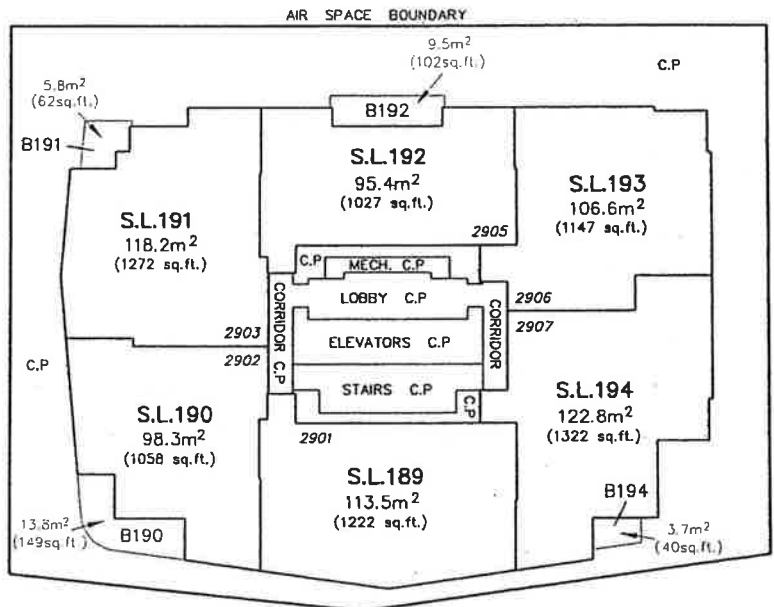
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V-07-15258-003-PRE STRATA

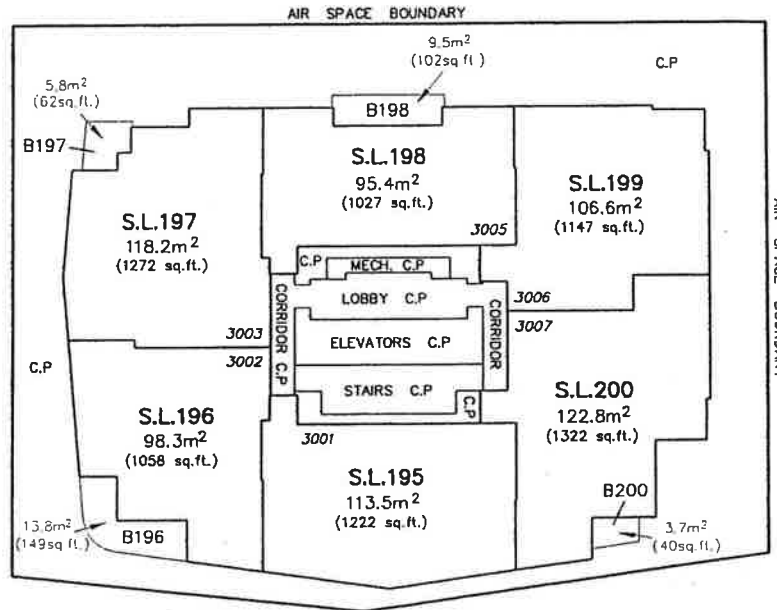
JULY 23, 2007.

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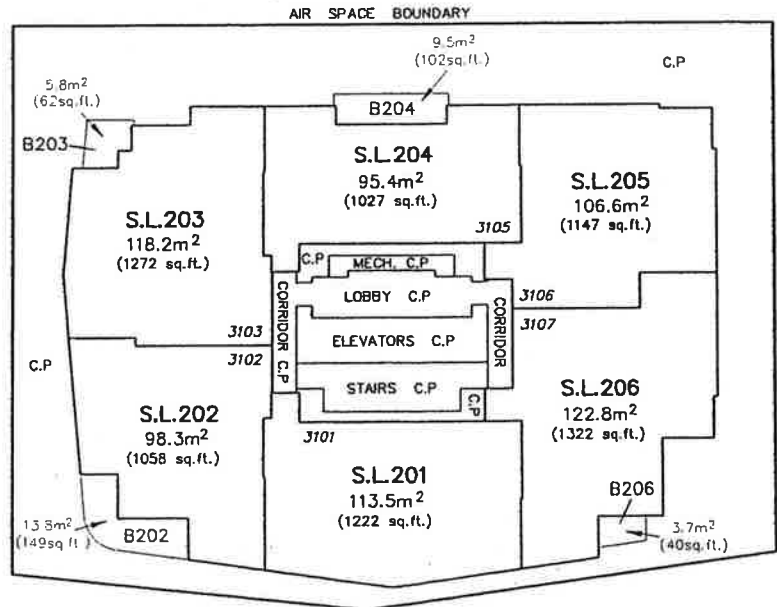
SHEET 23 OF 30 SHEETS

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**LEVEL 30**



**LEVEL 31**

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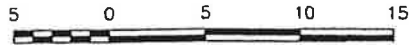
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V-07-15258-003-PRE STRATA

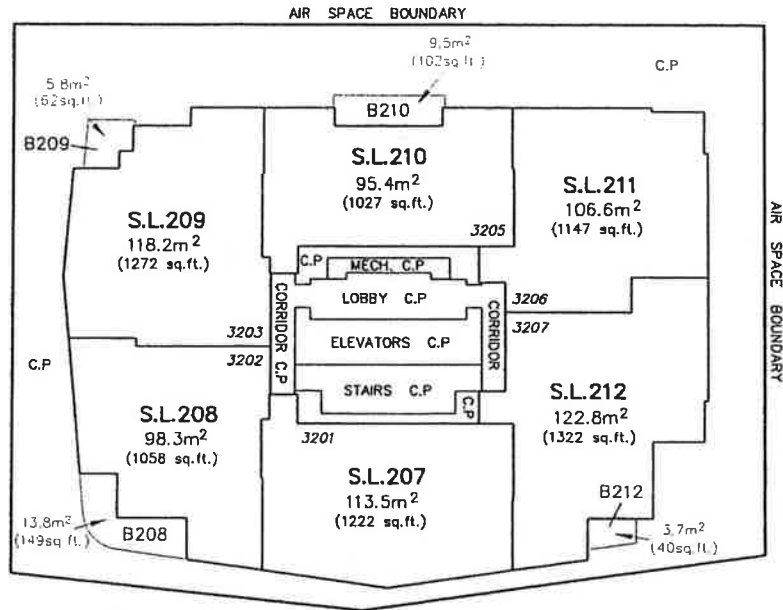
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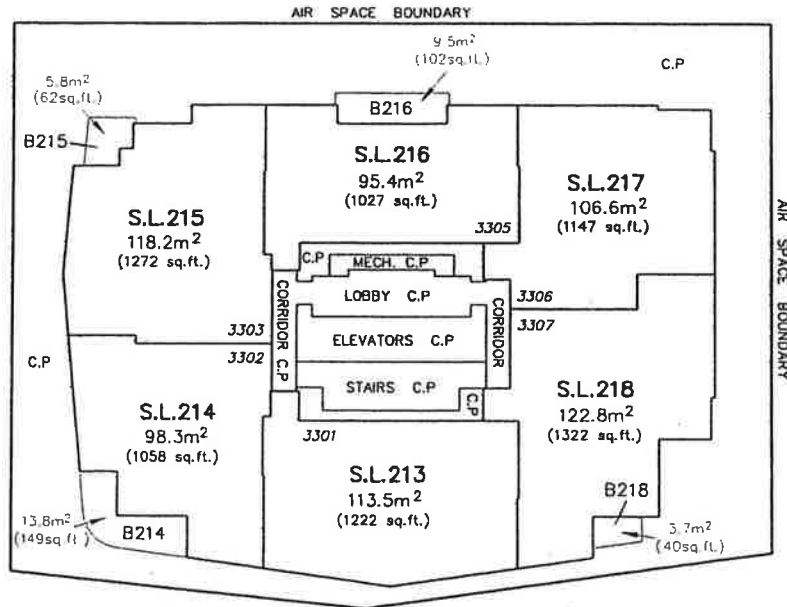
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**LEVEL 32**



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V-07-15258-003-PRE STRATA

JULY 23, 2007.

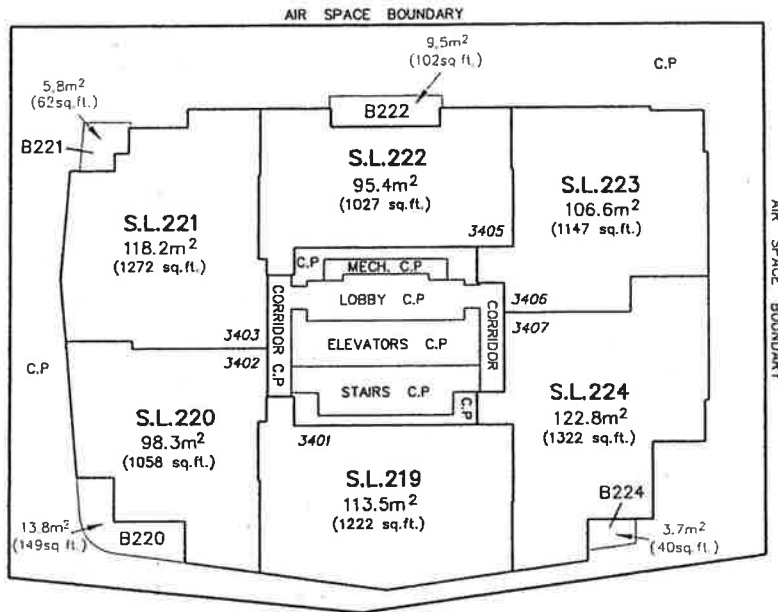
# FLOOR PLANS

SHEET 25 OF 30 SHEETS

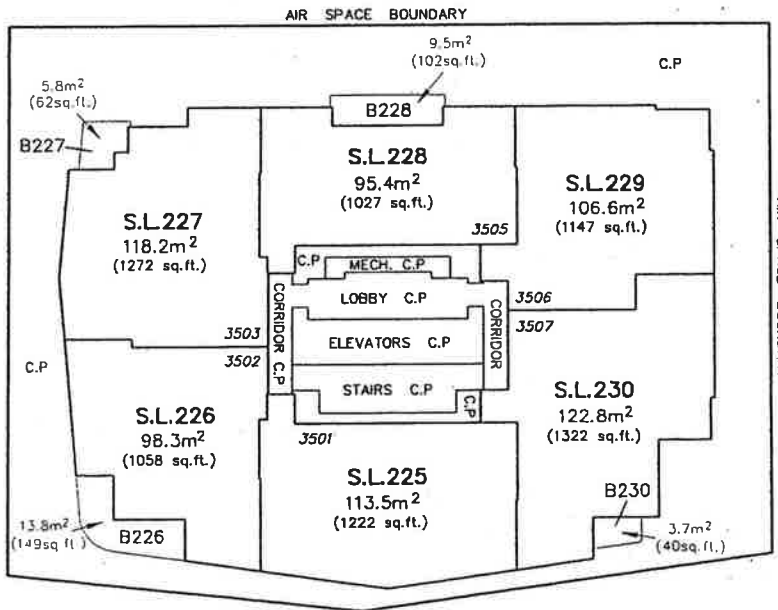
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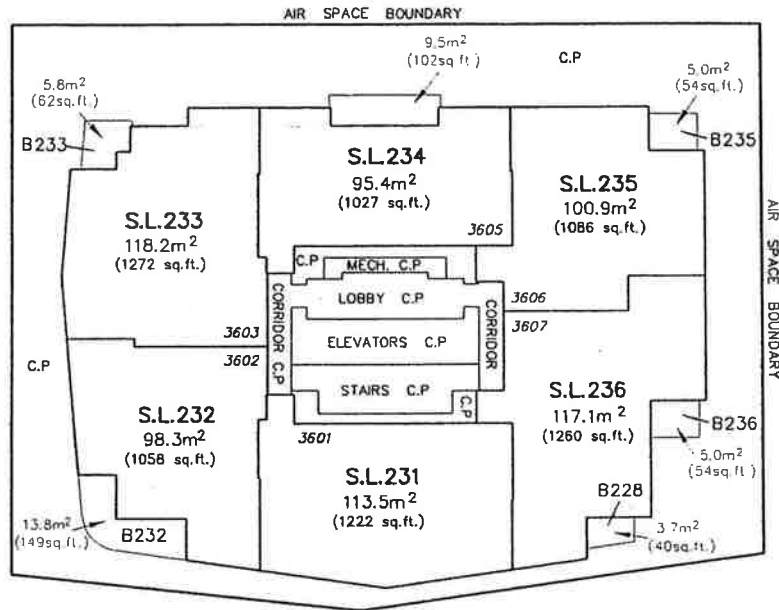
V-07-15258-003-PRE STRATA

JULY 23, 2007.

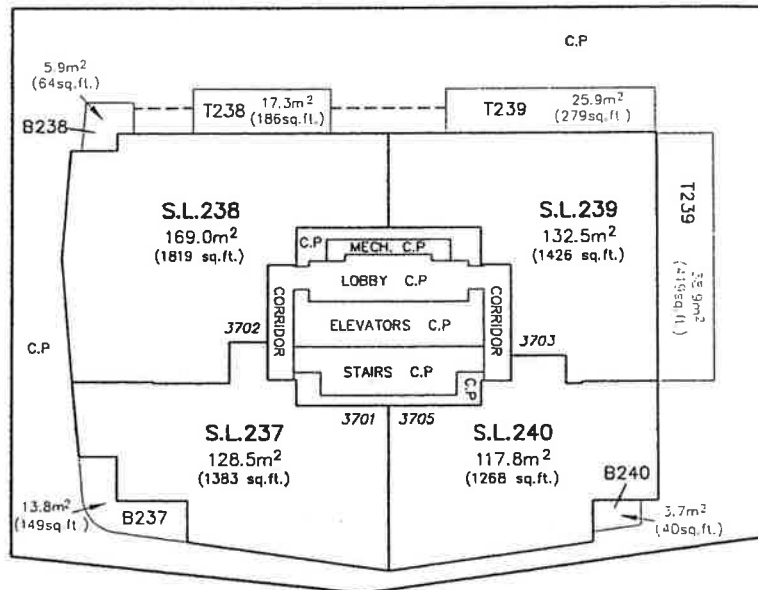
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**LEVEL 36**



**LEVEL 37**

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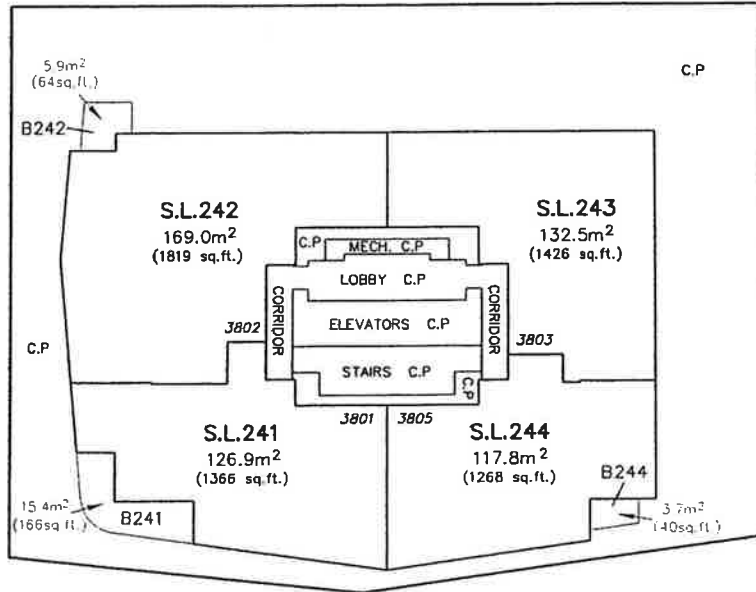
V-07-15258-003-PRE STRATA

# FLOOR PLANS

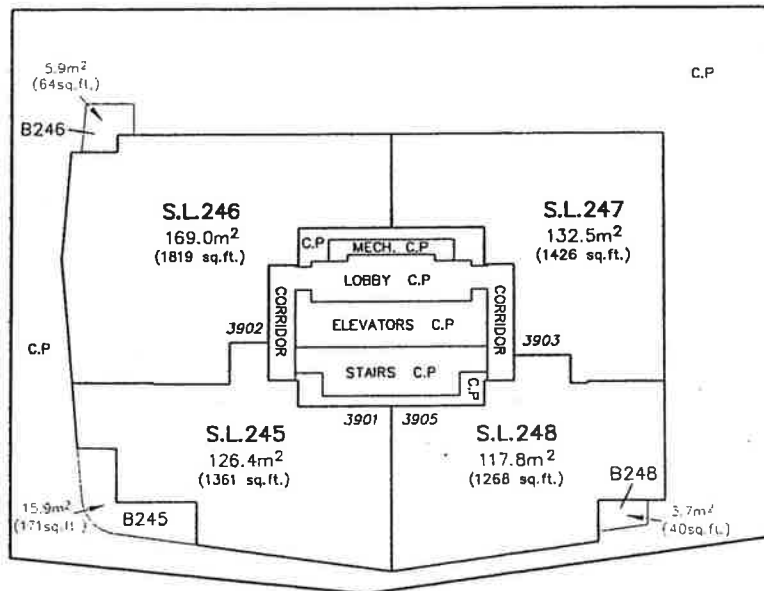
SHEET 27 OF 30 SHEETS

SCALE 1:250

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**LEVEL 38**



**LEVEL 39**

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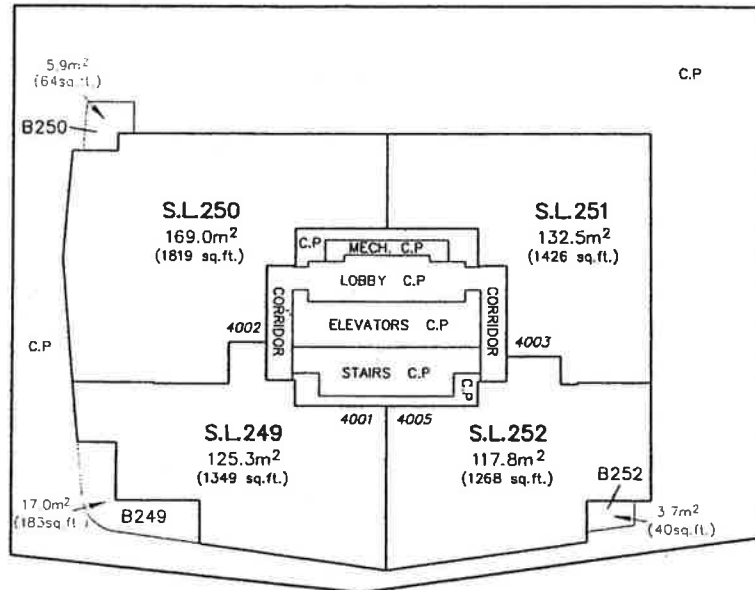
JULY 23, 2007.



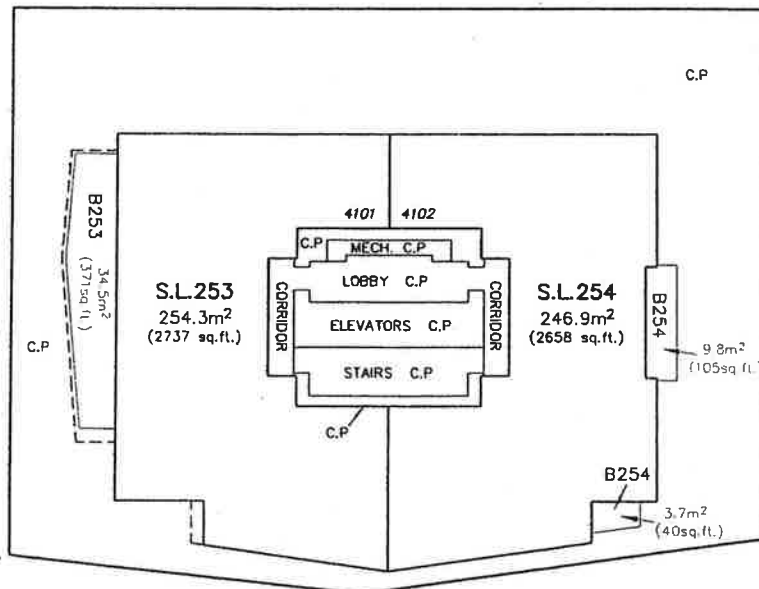
# FLOOR PLANS

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LEVEL 40



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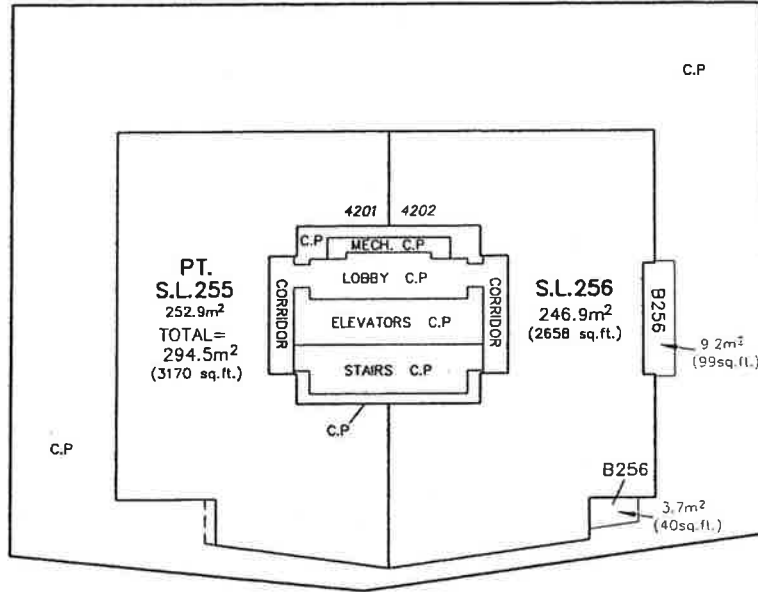
V-07-15258-003-PRE STRATA

# FLOOR PLANS

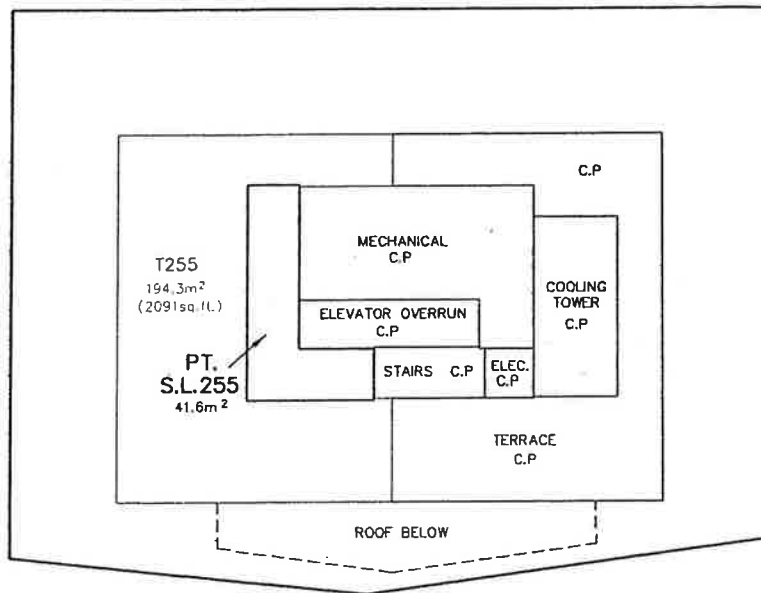
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LEVEL 42



MECHANICAL ROOM

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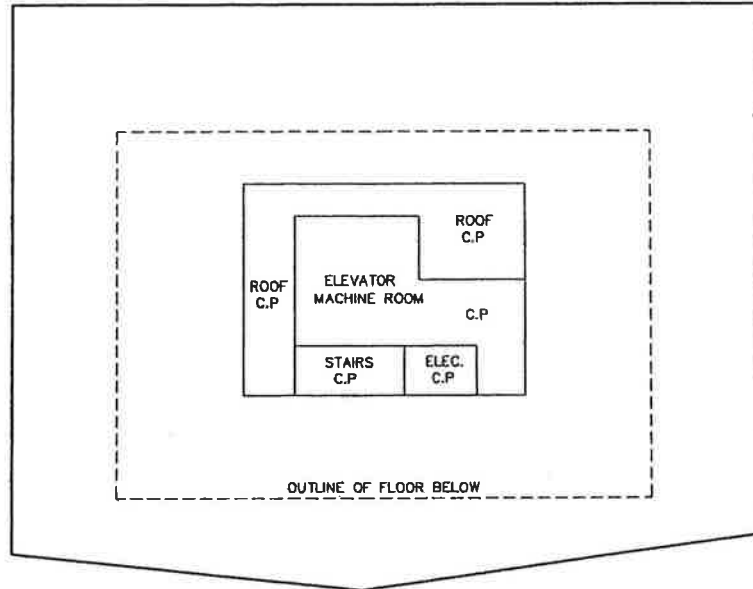
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# FLOOR PLANS

SHEET 30 OF 30 SHEETS

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## ELEVATOR MACHINE ROOM

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V-07-15258-003-PRE STRATA

JULY 23, 2007.

**EXHIBIT B  
SCHEDULE OF UNIT ENTITLEMENT**

**PROPOSED  
Form V for Disclosure Purposes**

Downtown YMCA  
Air Space Parcel 1 Block 7 District Lot 185 Group 1  
New Westminster District Air Space Plan BCP \_\_\_\_\_

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement
1	10	53.7	54	0.23%
2	10	51.3	51	0.21%
3	10	53.6	54	0.23%
4	10	61.9	62	0.26%
5	10	62.2	62	0.26%
6	10	51.8	52	0.22%
7	10	54.5	55	0.23%
8	10	62.3	62	0.26%
9	10	53.7	54	0.23%
10	10	51.3	51	0.21%
11	10	53.6	54	0.23%
12	10	61.9	62	0.26%
13	10	62.2	62	0.26%
14	10	51.8	52	0.22%
15	10	54.5	55	0.23%
16	10	62.3	62	0.26%
17	11	53.7	54	0.23%
18	11	51.3	51	0.21%
19	11	53.6	54	0.23%
20	11	61.9	62	0.26%
21	11	62.2	62	0.26%
22	11	51.8	52	0.22%
23	11	54.5	55	0.23%
24	11	62.3	62	0.26%
25	11	53.7	54	0.23%
26	11	51.3	51	0.21%
27	11	53.6	54	0.23%
28	11	61.9	62	0.26%
29	11	62.2	62	0.26%
30	11	51.8	52	0.22%
31	11	54.5	55	0.23%
32	11	62.3	62	0.26%
33	12	53.7	54	0.23%
34	12	51.3	51	0.21%
35	12	53.6	54	0.23%
36	12	61.9	62	0.26%
37	12	62.2	62	0.26%
38	12	51.8	52	0.22%
39	12	54.5	55	0.23%
40	12	62.3	62	0.26%
41	12	54.6	55	0.23%
42	12	51.3	51	0.21%
43	12	53.6	54	0.23%
44	12	61.9	62	0.26%

**PROPOSED  
Form V for Disclosure Purposes**

Downtown YMCA  
Air Space Parcel 1 Block 7 District Lot 185 Group 1  
New Westminster District Air Space Plan BCP \_\_\_\_\_

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement
45	12	62.2	62	0.26%
46	12	51.8	52	0.22%
47	12	54.5	55	0.23%
48	12	69.2	69	0.29%
49	13	62.1	62	0.26%
50	13	98.2	98	0.41%
51	13	73.2	73	0.31%
52	13	72.5	73	0.31%
53	13	62.4	62	0.26%
54	13	70.6	71	0.30%
55	13	103.4	103	0.43%
56	13	73.7	74	0.31%
57	13	100.8	101	0.42%
58	13	62.1	62	0.26%
59	13	98.2	98	0.41%
60	13	73.2	73	0.31%
61	13	72.5	73	0.31%
62	13	62.4	62	0.26%
63	13	70.6	71	0.30%
64	13	103.4	103	0.43%
65	13	73.7	74	0.31%
66	13	100.8	101	0.42%
67	14	62.1	62	0.26%
68	14	98.2	98	0.41%
69	14	73.2	73	0.31%
70	14	72.5	73	0.31%
71	14	62.4	62	0.26%
72	14	70.6	71	0.30%
73	14	103.4	103	0.43%
74	14	73.7	74	0.31%
75	14	100.8	101	0.42%
76	14	62.1	62	0.26%
77	14	98.2	98	0.41%
78	14	73.2	73	0.31%
79	14	72.5	73	0.31%
80	14	53.7	54	0.23%
81	14	61.6	62	0.26%
82	14	103.3	103	0.43%
83	14	73.7	74	0.31%
84	14	100.8	101	0.42%
85	15	62.1	62	0.26%
86	15	98.2	98	0.41%
87	15	73.2	73	0.31%
88	15	72.5	73	0.31%

**PROPOSED**  
**Form V for Disclosure Purposes**

Downtown YMCA  
Air Space Parcel 1 Block 7 District Lot 185 Group 1  
New Westminster District Air Space Plan BCP \_\_\_\_\_

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement
89	15	53.7	54	0.23%
90	15	61.6	62	0.26%
91	15	103.3	103	0.43%
92	15	73.7	74	0.31%
93	15	100.8	101	0.42%
94	15	62.1	62	0.26%
95	15	98.2	98	0.41%
96	15	118.2	118	0.49%
97	15	95.4	95	0.40%
98	15	106.3	106	0.44%
99	15	73.7	74	0.31%
100	15	100.8	101	0.42%
101	16	62.1	62	0.26%
102	16	98.2	98	0.41%
103	16	118.2	118	0.49%
104	16	95.4	95	0.40%
105	16	106.3	106	0.44%
106	16	73.7	74	0.31%
107	16	100.8	101	0.42%
108	16	62.1	62	0.26%
109	16	98.2	98	0.41%
110	16	118.2	118	0.49%
111	16	95.4	95	0.40%
112	16	106.3	106	0.44%
113	16	73.7	74	0.31%
114	16	100.8	101	0.42%
115	17	62.1	62	0.26%
116	17	98.2	98	0.41%
117	17	118.2	118	0.49%
118	17	95.4	95	0.40%
119	17	106.3	106	0.44%
120	17	73.7	74	0.31%
121	17	100.8	101	0.42%
122	17	62.1	62	0.26%
123	17	98.2	98	0.41%
124	17	118.2	118	0.49%
125	17	95.4	95	0.40%
126	17	106.3	106	0.44%
127	17	73.7	74	0.31%
128	17	100.8	101	0.42%
129	18	62.1	62	0.26%
130	18	98.2	98	0.41%
131	18	118.2	118	0.49%
132	18	95.4	95	0.40%

**PROPOSED**  
Form V for Disclosure Purposes

Downtown YMCA  
Air Space Parcel 1 Block 7 District Lot 185 Group 1  
New Westminster District Air Space Plan BCP

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement
133	18	106.3	106	
134	18	73.7	74	0.44%
135	18	100.8	101	0.31%
136	18	62.1	62	0.42%
137	18	98.2	98	0.26%
138	18	118.2	118	0.41%
139	18	95.4	95	0.49%
140	18	106.3	106	0.40%
141	18	73.7	74	0.44%
142	18	100.8	101	0.31%
143	19	62.1	62	0.42%
144	19	98.2	98	0.26%
145	19	118.2	118	0.41%
146	19	95.4	95	0.49%
147	19	106.3	106	0.40%
148	19	73.7	74	0.44%
149	19	100.8	101	0.31%
150	19	62.1	62	0.42%
151	19	98.2	98	0.26%
152	19	118.2	118	0.41%
153	19	95.4	95	0.49%
154	19	106.3	106	0.40%
155	19	73.7	74	0.44%
156	19	100.8	101	0.31%
157	20	62.1	62	0.42%
158	20	98.2	98	0.26%
159	20	118.2	118	0.41%
160	20	95.4	95	0.49%
161	20	106.3	106	0.40%
162	20	73.7	74	0.44%
163	20	100.8	101	0.31%
164	20	62.1	62	0.42%
165	20	98.2	98	0.26%
166	20	118.2	118	0.41%
167	20	95.4	95	0.49%
168	20	106.3	106	0.40%
169	20	73.7	74	0.44%
170	20	100.8	101	0.31%
171	21	113.5	114	0.42%
172	21	98.3	98	0.48%
173	21	118.2	118	0.41%
174	21	95.4	95	0.49%
175	21	106.6	107	0.40%
176	21	122.8	123	0.45%
				0.51%