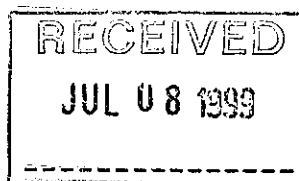


AQUARIUS

PARKING STALL/LOCKER ASSIGNMENT



BETWEEN: CONCORD PACIFIC GROUP INC., an extraprovincial company with an office at 900 - 1095 West Pender Street, Vancouver, British Columbia, V6E 2M6

ENTR
EC

(the "Assignor")

AND: **ROBERT PALLAI**
1804 - 1265 Burnaby Street
Vancouver, B.C.

(the "Assignee")

RE: Parking Stall no. 86 (the "Stall") and Locker No. L92 (the "Locker") shown on the Parking/Locker Plan for the AQUARIUS.

WHEREAS the Assignor is the lessee of the Stall and Locker and the Assignee is the registered owner or purchaser of strata lot 444 (the "Strata Lot") (suite no. 1009) in the AQUARIUS, The Owners, Strata Plan LMS3903 (the "Strata Corporation") or the Tenant (as defined below).

In consideration of the covenants and agreements set forth in this Assignment, the parties agree with each other as follows:

1. Assignment. Effective as of the date of the purchase of the Strata Lot by the Assignee, the Assignor hereby assigns to the Assignee its partial interest in the lease (the "Lease") dated May 20, 1999 made between Pacific Place Holdings Ltd., as landlord, and Concord Pacific Group Inc. (the "Tenant"), as tenant, pertaining to the exclusive right to lease the Stall and/or Locker for the balance of the Term (as defined in the Lease). Subject to Section 4.2 of the Lease, this Assignment will not be effective until the Assignee has given a copy of this Assignment to the Strata Corporation with a copy to the Tenant.


2. Assignment Contingent Upon Strata Lot Ownership. Unless the Assignee is the Strata Corporation or the Tenant, the Assignee, its successors, permitted assigns, heirs, executors or administrators will only be entitled to the rights with respect to the Stall and/or Locker for as long as the Assignee owns the Strata Lot.

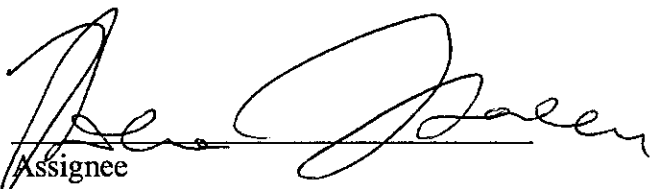
JUL 12 1999
REGISTERED

3. Compliance. The Assignee agrees to use the Stall and/or Locker in accordance with the bylaws, rules and regulations of the Strata Corporation, but only to the extent such bylaws, rules and regulations do not materially interfere with the Assignee's rights under this Assignment.
4. Sale or Disposition. The Assignee may only assign its rights under this Assignment in accordance with the Lease.
5. Acknowledgement. The Assignee acknowledges having received a copy of the Lease and agrees to be fully bound by its terms.
6. Enurement. This Assignment will enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

The parties have executed this Assignment effective as of the 5th day of July, 1999.

CONCORD PACIFIC GROUP INC.

Per: 
Authorized Signatory
Assignor

 Assignee _____ Assignee