

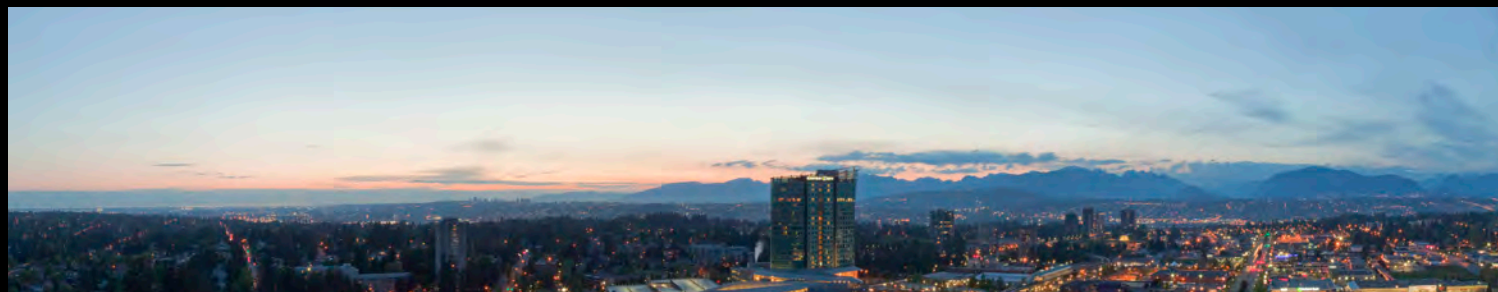
PARK AVENUE



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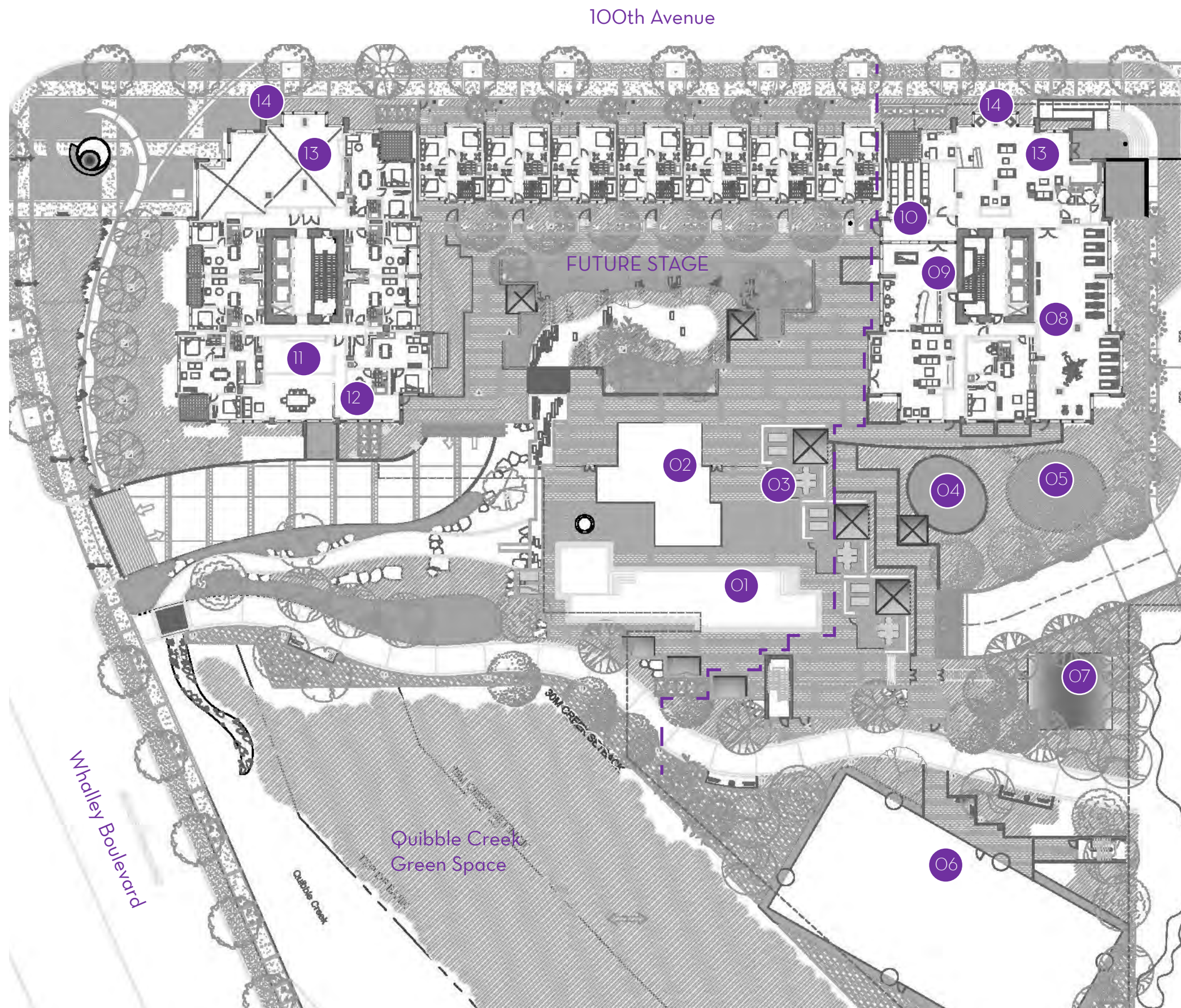
The developer reserves the right to make modifications and changes to features and finishes, brands, materials, building design, specifications, features, ceiling heights, flooring patterns and floor plans without notification. Suite sizes are computed 0.015m offset from the outside face of exterior walls, 0.015m offset from the outside face of walls adjacent to common areas and to the centreline of walls common to other suites. Measurements for exterior balconies and terraces are computed from the outside face of exterior walls to the slab edges of the outside face of parapets. All illustrations reflect the artist's interpretation of the project and do not take into account the neighbourhood buildings, physical structures, streets and landscape. These materials will be governed entirely by the terms of the applicable disclosure statement and purchaser contract in each case. This is not an offering for sale. Any such offering can only be made with the applicable disclosure statement. Concord Park Avenue Limited Partnership, E&OE

PARK AVENUE AMENITIES



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PARK AVENUE AMENITIES



- 01 large lap pool with children's corner*
- 02 pool house with*:
entertainment kitchen lounge
hot tub
steam room
sauna
- 03 private large cabanas with entertainment space
and hedge barriers*
- 04 children's playground
- 05 putting green
- 06 tennis court
- 07 yoga pavilion
- 08 fitness studio with state-of-the-art equipment
- 09 grand entertainment lounge with wet bar
- 10 theatre
- 11 meeting room*
- 12 golf simulator (lower level, not shown)*
- 13 grand lobby with concierge service & expansive
lounge
- 14 fully landscaped sky gardens (not shown)

* to be included in future stage

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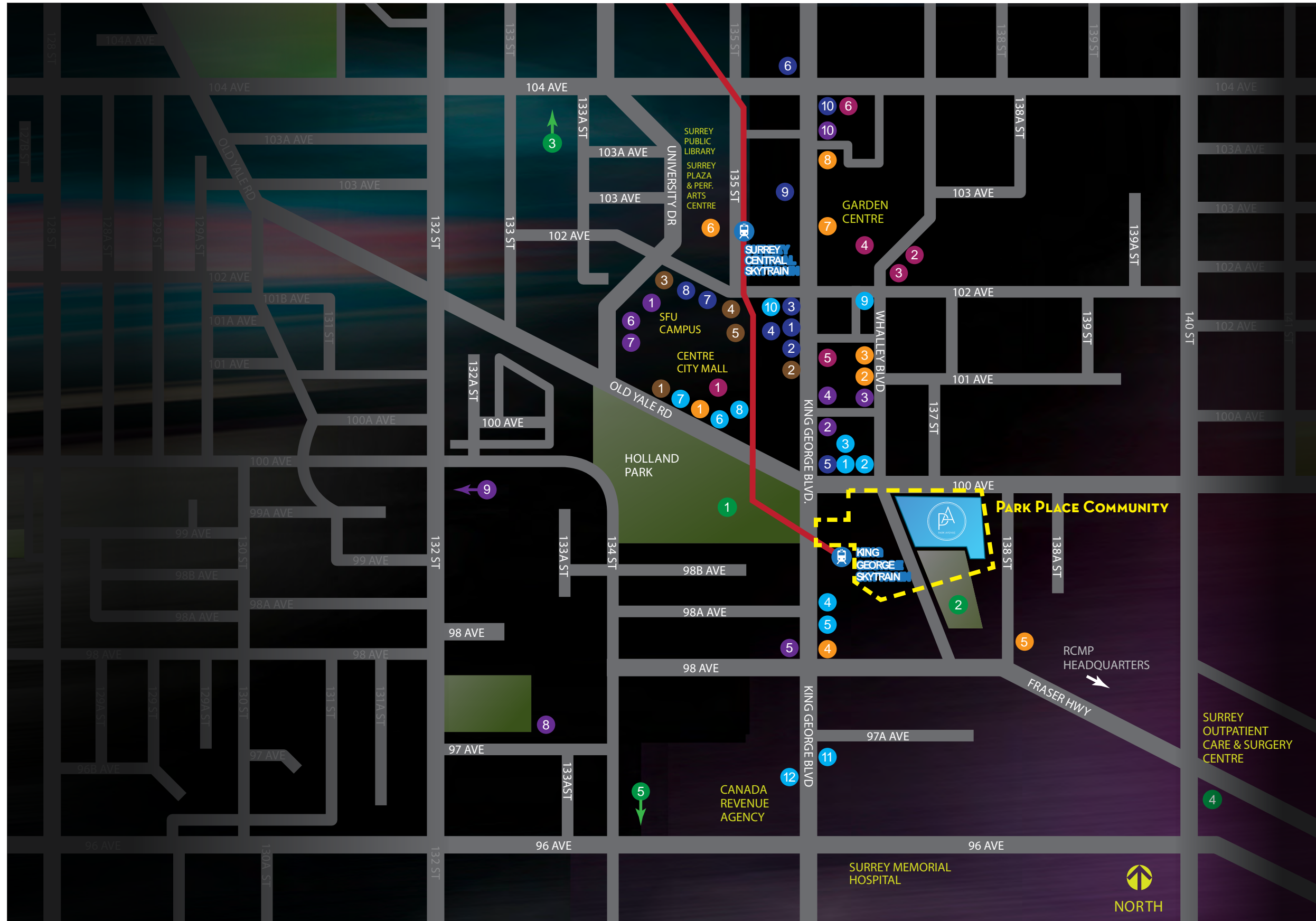


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PARK AVENUE NEIGHBOURHOOD

Flip over to explore the neighbourhood



- RESTAURANTS**
 - 1 Izumo Sushi Japanese Restaurant
 - 2 Taste of Punjab
 - 3 Vlassis Souvlaki & Greek Taverna
 - 4 Jake's Seafood Grill & Steakhouse
 - 5 Amber Jacks Tap House
 - 6 Central City Food Court
 - 7 Ricky's All Day Grill
 - 8 Boston Pizza
 - 9 Nahm Thai Bistro
 - 10 White Spot Restaurant
 - 11 Swiss Chalet Rotisserie & Grill
 - 12 Knight & Day Restaurant
- PARKS**
 - 1 Holland Park
 - 2 Quibble Creek
 - 3 Whalley Athletic Park
 - 4 Green Timbers Urban Forest
 - 5 Bear Creek Park
- BANKING & FINANCES**
 - 1 BMO
 - 2 CIBC
 - 3 Scotiabank
 - 4 Royal Bank
 - 5 HSBC
 - 6 TD Bank
 - 7 Community Savings Credit Union
 - 8 Coast Capital Savings
 - 9 Vancity Credit Union
 - 10 BDC Business Development Bank of Canada
- COFFEE**
 - 1 Starbucks
 - 2 Tim Hortons
 - 3 Blenz Coffee
 - 4 Galina's Cafe
 - 5 AM Espresso Caffes
- GROCERIES**
 - 1 T&T Supermarket
 - 2 Express Convenience Store
 - 3 Habib Market
 - 4 Hi-Way Market
 - 5 Thai-Lao Foods
 - 6 Surrey Urban Farmers Market
 - 7 Price Smart Foods
 - 8 Safeway
- SHOPPING**
 - 1 Central City Mall with over 130 stores including:
 - a Bed Bath & Beyond
 - b Best Buy
 - c Future Shop
 - d Shoppers Drug Mart
 - e T&T Supermarket
 - f The Brick
 - g Winners (too far)
 - h Zellers
 - i Passport Canada
 - 2 Toys R Us
 - 3 Dollarama
 - 4 Canadian Tire
 - 5 Staples
 - 6 London Drugs
- SCHOOLS**
 - 1 Simon Fraser University
 - 2 Douglas College
 - 3 BC College of Optics
 - 4 MT Community College
 - 5 Hilltop Academy
 - 6 Stenberg College
 - 7 Vancouver Career College of Business, Healthcare, Hospitality
 - 8 A H P Matthew Elementary
 - 9 Queen Elizabeth Elementary
 - 10 Canadian Tourism College

PARK AVENUE EXPLORING

Flip over to view the neighbourhood



SFU: Top Comprehensive University in Canada

SFU will be planning its Phase 3 expansion in 2013



Surrey City Centre : The Future Lives Here

"Surrey has repeatedly been named the best place to invest in BC and was recently recognized as the best place to find a job in the Lower Mainland"

- Dianne Watts, Surrey Mayor



SURREY

Ranked No. 1 Place to Invest in BC

Civic Plaza will house essentials of the city. The iconic Public Library completed in 2011, City Hall, Civic Plaza, and Performing Arts Centre to be completed in 2013.

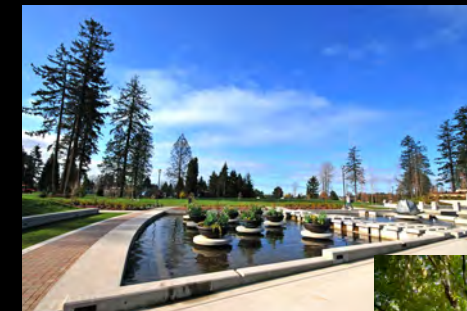


\$2.2 Billion Investment in Transportation & Infrastructure.

Adding to the largest port in North America and the Skytrain Line, will be the brand new 10 lane Port Mann Bridge, major highway improvements, and purposed Light Rail System.



Shops, restaurants and services are within a pleasant five minute walk. Central City Mall boasts 130 stores including T&T Supermarket, Future Shop and the new Club 16 Fitness.



Holland Park & 6,000 Acres of Parkland & Green Space.

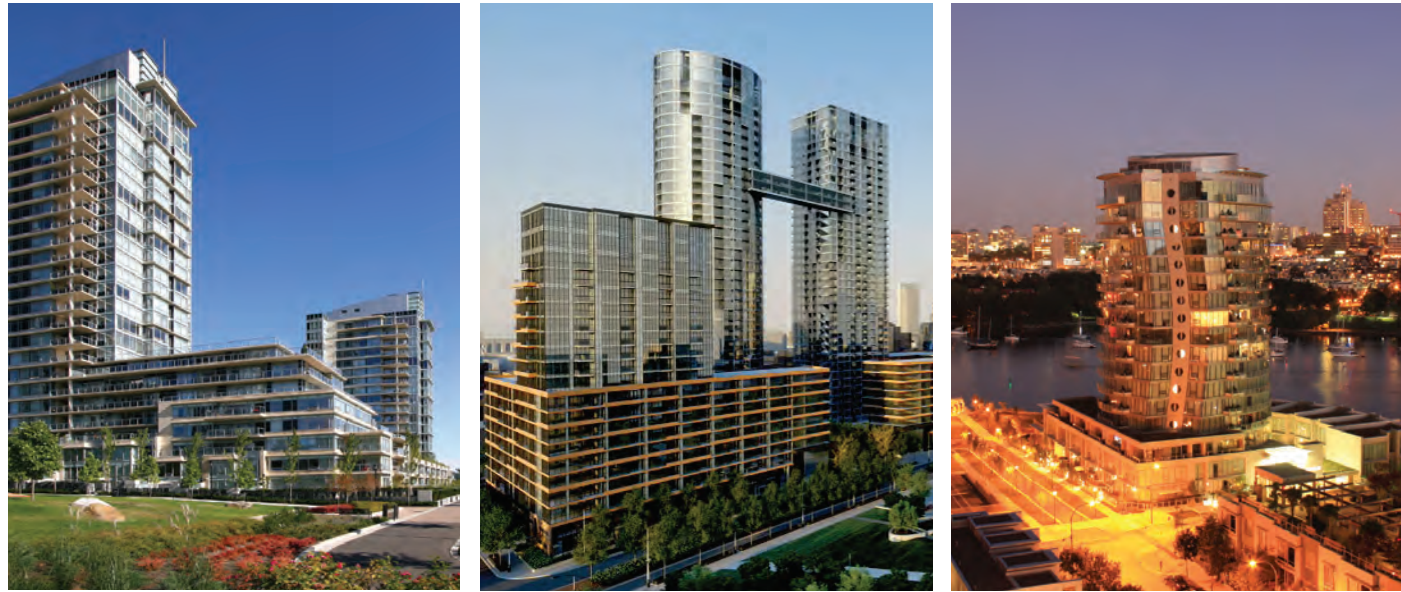
Holland Park, the best urban green space in Surrey, is Park Avenue's celebrated neighbour and part of Surrey's well-planned parkland and green belt system.



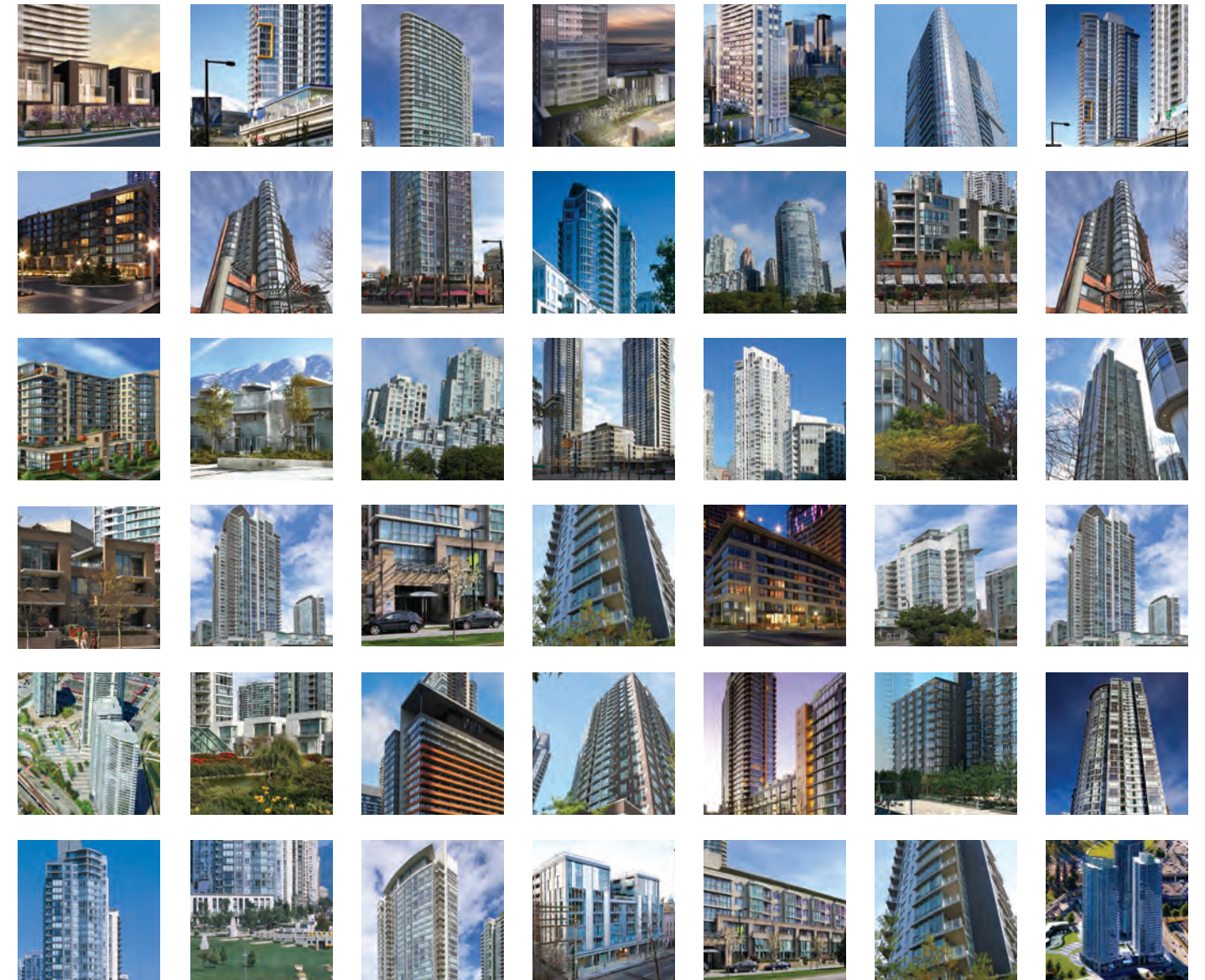
Over 10,000 New Residents Annually and Over 6,000 New Jobs

Surrey's population will triple in the next 20 years and will surpass Vancouver.





Concord Pacific
HOMES FOR TENS OF THOUSANDS
ACROSS CANADA



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CANADA'S LARGEST COMMUNITY BUILDER

FOR MORE THAN TWO DECADES, CONCORD PACIFIC HAS BEEN THE GOLD STANDARD FOR MASTER-PLANNED COMMUNITIES. IN ADDITION TO BUILDING MORE THAN 20,000 CONCRETE HOMES, CONCORD PACIFIC IS RENOWNED FOR AFTER-SALES SERVICE.



SURREY CITY CENTRE



RICHMOND



CALGARY



TORONTO

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IIA Financial Services

"Integrated Investment Approach"

. Insurance . Mortgage . Real Estate . Investment

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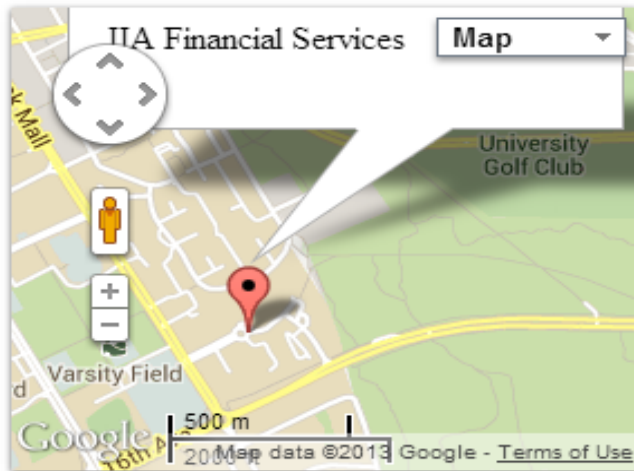
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IIA Financial Services

231- 5735 Hampton Place,
Vancouver, BC, V6T 2G8

info@iiafinancial.com
Tel 778-863-7076
Fax 604-221-4887



IIA Financial Services

Yatendra Sharma

Caring Advisor

If I can help in any way, please don't hesitate to set a time to meet or leave your details and I'll get back to you.

* Email

* First Name

* Last Name

* Message

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