



 **smart** GASTOWN LIVING





smart buy

Year after year Vancouver real estate has proven to be a solid investment. And the experts all agree, the best time to buy is now. Because the past is past and the future is yet to come. Your best bet for appreciation is an area in transition. Your best bet for lifestyle is a neighbourhood close to downtown and rich with character and style. And it's all happening now with the rebirth of Gastown. It's the start of a new era. And the creation of a new building we call **smart**.



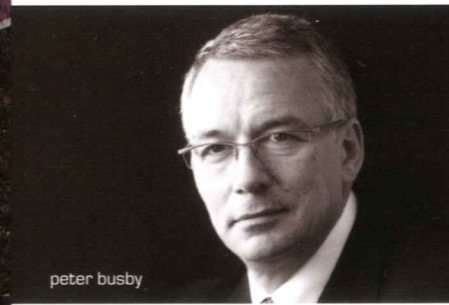


smart style

smart is for people who make their own way in the world. People who mix and match designer fashions with Deluxe Junk discoveries. It's for leaders rather than followers. People who value history but embrace the future. It's an opportunity to live in a way that's responsible and sustainable. It's not packaged, labeled and preordained. It's a contemporary canvas awaiting your creativity. Letting you live the way you want to live.



smart design



peter busby

smart is designed by Busby Perkins + Will. The Vancouver firm's philosophy is built on the principle of "ideas and buildings that honour the broader goals of society." Sustainable design is not just part of their philosophy, it is their philosophy. With **smart**, originality, lightness, technical refinement and dedication to sustainable design are merged with the existing context and character of Gastown in a building engineered to keep monthly maintenance fees down. And that really is **smart**.



icon

silver sea

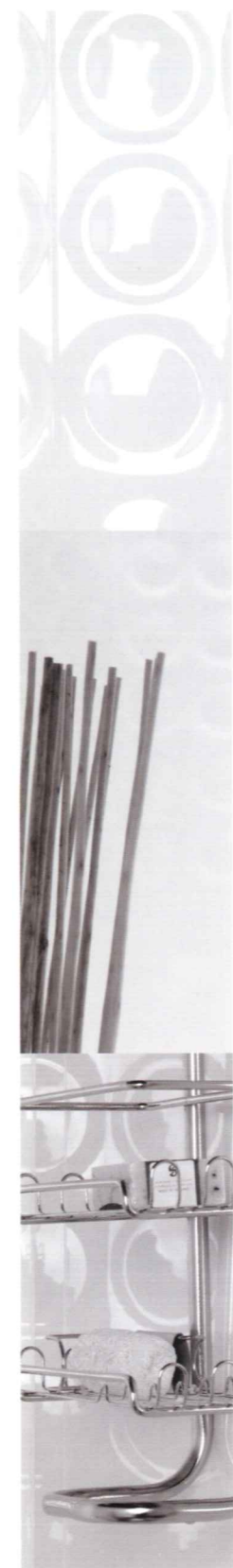


shared courtyard

smart amenities

smart is being smart about its on-site amenities. No high-maintenance facilities that rarely get used. Instead there will be a meeting room, a gym and yoga/Pilates studio to help you stay in shape, an art room/workshop where you can shape things and be creative. And let's not forget a lushly landscaped central courtyard. Placed on the second-floor, well above street level, it's a private retreat that provides quiet views of sound-softening plantings.





smart features

smart is a collection of one- and two-bedroom flats with efficient European-style linear kitchens, bamboo-pattern laminate flooring and tranquil baths. To provide a sense of space and openness, frosted glass doors grace most bedrooms, while juliet balconies allow a free flow of air.





baths

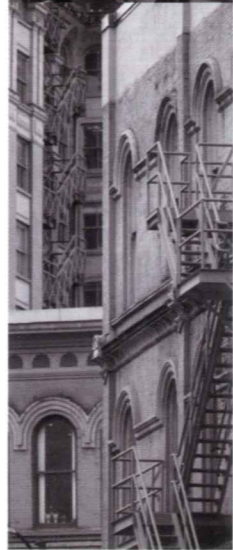
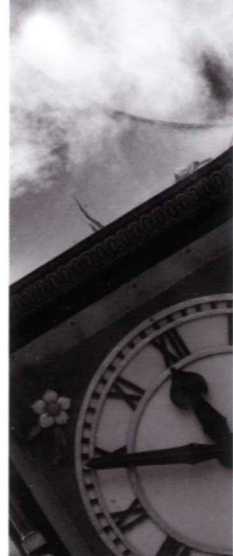
smart bathrooms are an oasis of calm accented by a rattan-patterned vanity, a vessel sink, backlit mirrors, a deep soaker tub, clean contemporary fixtures and tastefully muted large-format floor tiles.

kitchen

The kitchen is the heart of every home, and **smart** is no exception. Our euro-style kitchens feature clean lines and include a built-in oven with ceramic cook-top and tilt-out range hood. Sleek white cabinets are offset with designer hardware, warm-toned laminate flooring and stacked tile backsplash.

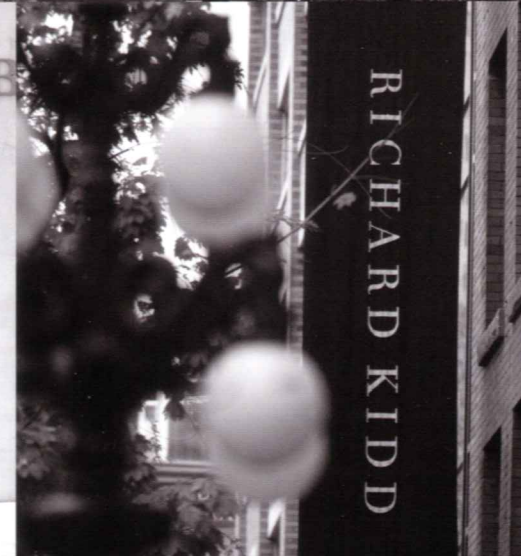
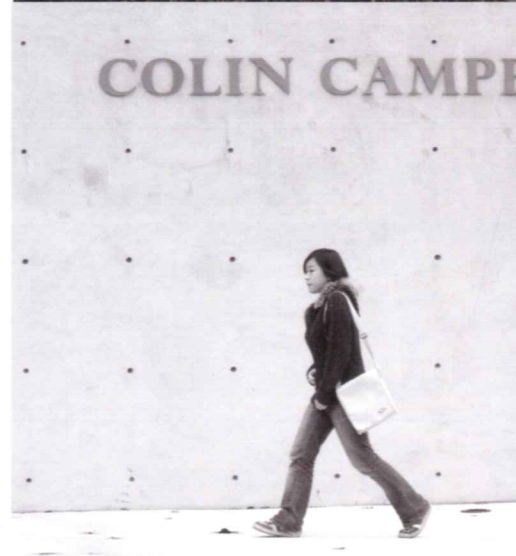
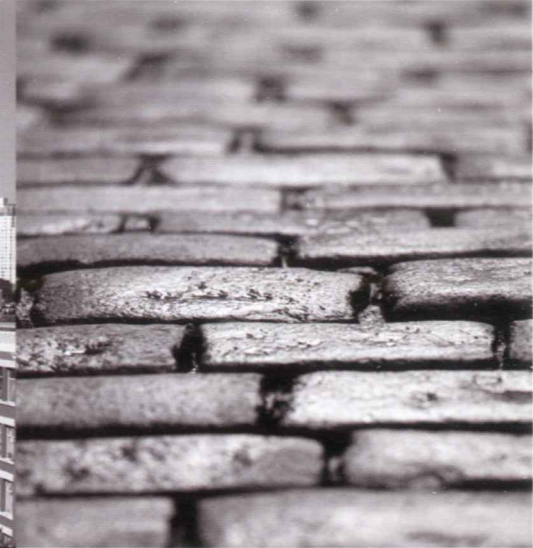
Kitchen shown with optional upgrades.





smart location

smart is a convenient Gastown location close to Downtown and dozens of restaurants, clubs, shops, services and employers. Walk around and you'll see high-fashion retailers like Richard Kidd offering exclusive collections usually available only in New York or Europe. Take your taste buds to Salt Tasting Lounge to sample single-malts and select cheeses. Find the furniture you long for at Inform. Listen to live music at Ironworks. Make the Alibi Room your hangout. Live next to Bryan Adams recording studio, leading-edge architects and high-end interior designers. And feel smart about the fact that all of this is within walking distance of your **smart** home.





SHOP

- 1 Alife
- 2 Richard Kidd
- 3 Ancestre
- 4 Marion Scott Gallery
- 5 Industrial Artifacts
- 6 Small Medium Large
- 7 Deluxe Junk
- 8 Hitz Boutique
- 9 Dutil
- 10 Inform
- 11 Loft Hair
- 12 Hunt & Gather
- 13 Sunrise Market
- 14 Modern Kid
- 15 Obakki

PLAY

- 1 Portside Park
- 2 Andy Livingston Park
- 3 Greenway Connector 2008

BIZ

- 1 Rostich Hemphill & Associates, Architects
- 2 Bryan Adams' Studio
- 3 Chinese Cultural Centre
- 4 Colin Campbell + Song Interior Design
- 5 Fire Hall Arts Centre
- 6 Art Speak

EAT & DRINK

- 1 Sonar
- 2 Salt
- 3 Chill Winston
- 4 Irish Heather
- 5 Incendio
- 6 Alibi Room
- 7 Brioche
- 8 Salty Tongue Deli



smart choice

**Life is full of choices.
Here are yours.**

For a smart investment, choose an area in transition. For a great neighbourhood, choose Gastown. For forward-thinking architecture and interior design, choose Busby Perkins + Will. For an ideal lifestyle combining all of the above, choose **smart.**





smartgastown.com

604-899-8800

The developer reserves the right to make modifications and changes to building design, specifications, features, ceiling heights and floor plans without notification. Street names may also be subject to change. Suite sizes are computed to the outside face of exterior walls, the outside face of walls adjacent to common areas and to the centre-line of walls common to other suites. Measurements for exterior balconies and terraces are computed from the outside face of exterior walls to slab edges or the outside face of parapets. Room sets illustrated are

the designer's and artist's suggestions of finishing and decorating style. All illustrations reflect the artist's interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. These matters will be governed entirely by the terms of the applicable purchase contract in each case. This is not an offering for sale. Any such offering may only be made with a disclosure statement. Smart Development Limited Partnership.

smart GASTOWN LIVING



CONCORD
PACIFIC

PRICE RANGES

No. of Rooms	Floor Plan Type	Size Range		Price Range	
1 + workspace *	b, e, f, i, l	566	~ 645	mid \$200,000's	~ low \$300,000's
1 + den *	c, g, h	735	~ 768	mid \$200,000's	~ high \$300,000's
2 + den *	a, d	992	~ 996	mid \$400,000's	~ high \$400,000's
2-level Penthouses ** (2 + workspace/den)	j, k	1,037	~ 1,043	high \$500,000's	~ low \$600,000's

* Prices do not include upgrade option and parking stall.

** Prices for 2-level penthouses include upgrade option and parking stall.

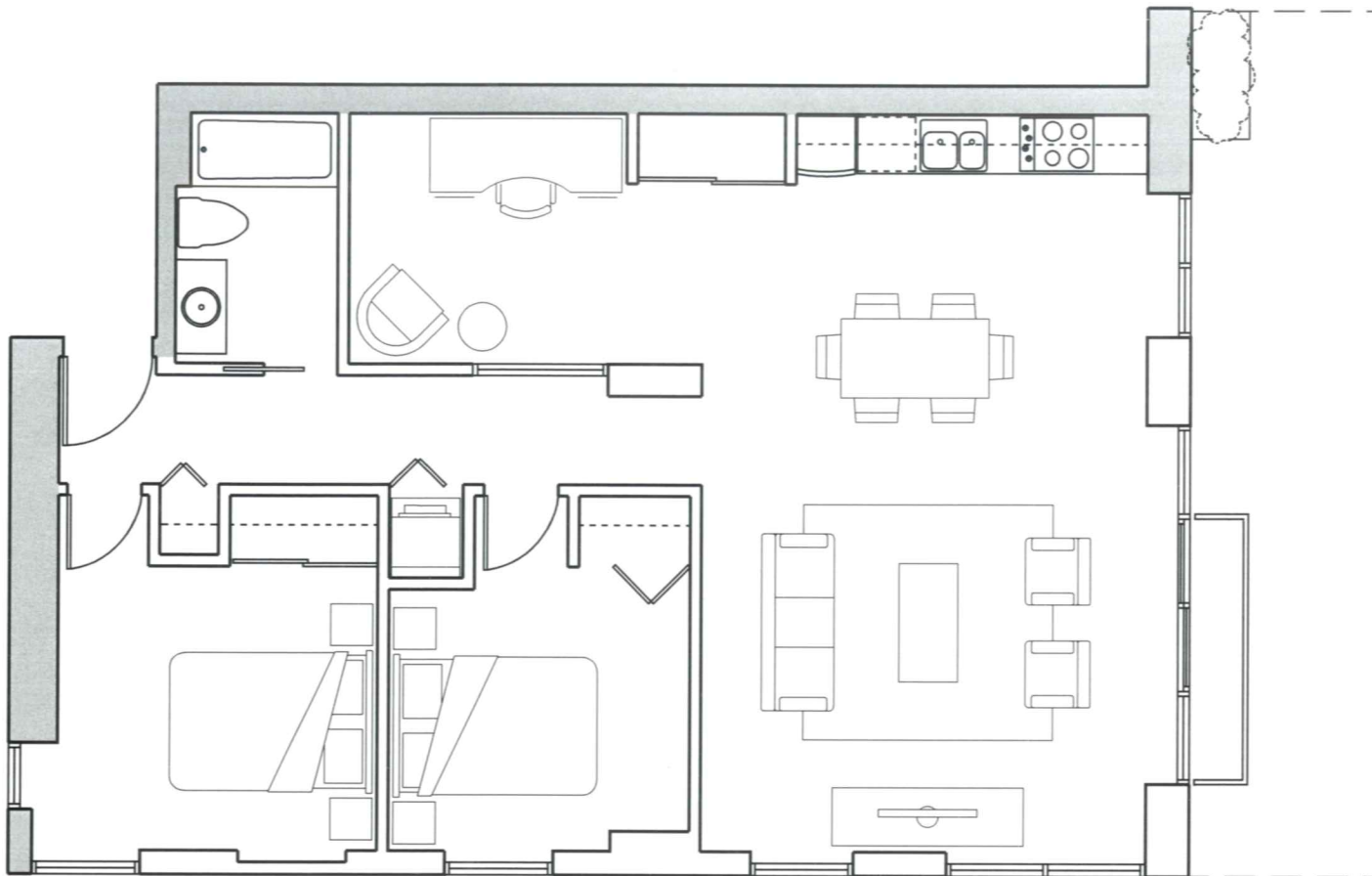
Deposit Payments: **5 % payable after acceptance of offer**
 5 % by July 16, 2007
 5 % by November 16, 2007
 5 % by March 16, 2008

Completion Date: **Estimated to be Spring 2009.**

Prices do not include GST.
Prices are subject to change without prior notice.

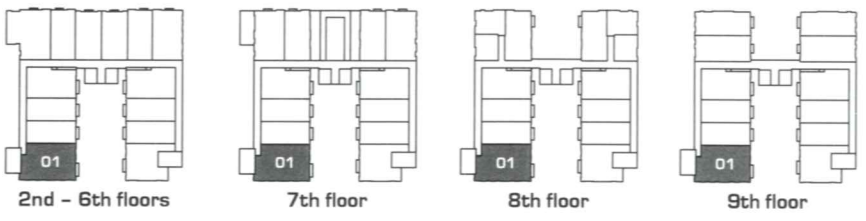


E. & O.E.



terrace for unit 201

N powell street



a

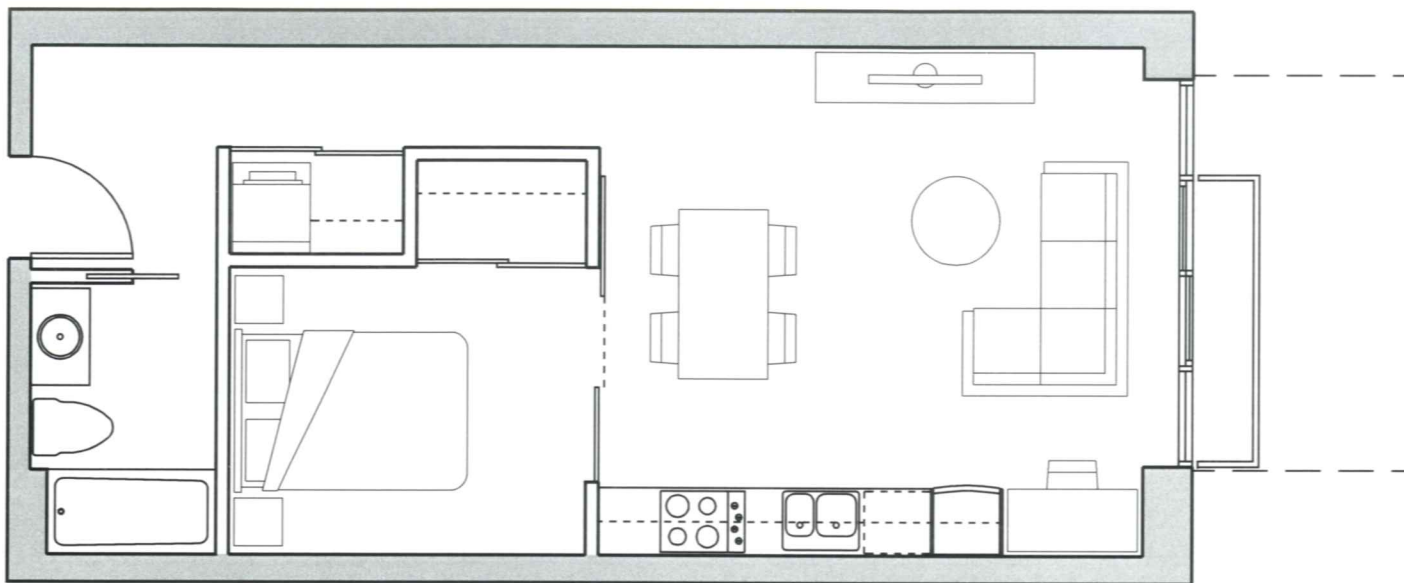
2 + den

3rd - 9th floors
 enclosed area 992 sq.ft.
 balcony area 19 sq.ft.
 total area 1011 sq.ft.

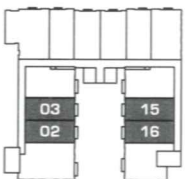
2nd floor
 enclosed area 992 sq.ft.
 terrace area 188 sq.ft.
 total area 1180 sq.ft.

smart GASTOWN LIVING

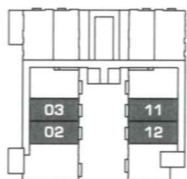
The developer reserves the right to make modifications and changes to building design, specifications, features, ceiling heights and floor plans without notification. Street names may also be subject to change. Suite sizes are computed to the outside face of exterior walls, the outside face of walls adjacent to common areas and to the centerline of walls common to other suites. Measurements for exterior balconies and terraces are computed from the outside face of exterior walls to slab edges or the outside face of parapets. Room sets illustrated are the designer's and artist's suggestions of finishing and decorating style. All illustrations reflect the artist's interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. These matters will be governed entirely by the terms of the applicable purchase contract in each case. Smart Development Limited Partnership.



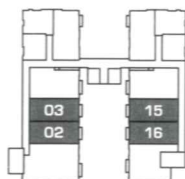
terrace for units 202, 203, 215 & 216



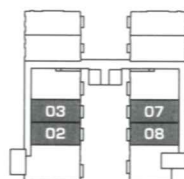
2nd - 6th floors



7th floor



8th floor



9th floor

b

1 + workspace

3rd - 9th floors

enclosed area 566 sq.ft.

balcony area 17 sq.ft.

total area 583 sq.ft.

2nd floor

enclosed area 566 sq.ft.

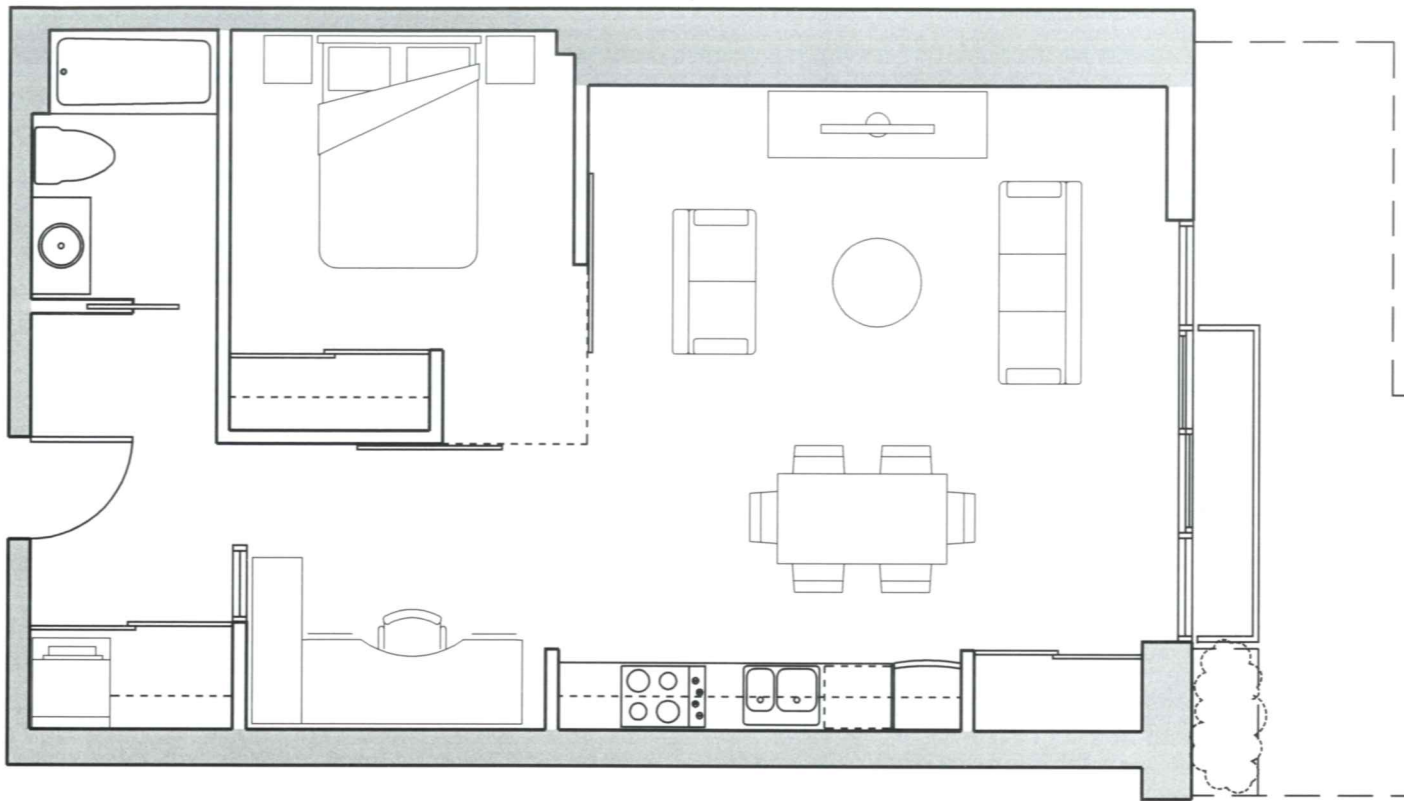
terrace area 77 sq.ft.

total area 643 sq.ft.

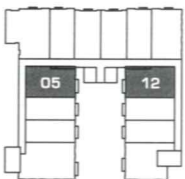
actual suite plan may have minor variations from or shown as mirror image of the typical plan illustrated.

smart GASTOWN LIVING

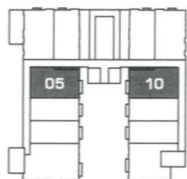
The developer reserves the right to make modifications and changes to building design, specifications, features, ceiling heights and floor plans without notification. Street names may also be subject to change. Suite sizes are computed to the outside face of exterior walls, the outside face of walls adjacent to common areas and to the centerline of walls common to other suites. Measurements for exterior balconies and terraces are computed from the outside face of exterior walls to slab edges or the outside face of parapets. Room sets illustrated are the designer's and artist's suggestions of finishing and decorating style. All illustrations reflect the artist's interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. These matters will be governed entirely by the terms of the applicable purchase contract in each case. Smart Development Limited Partnership.



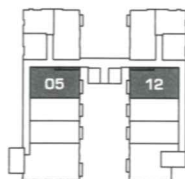
terrace for units 205 & 212



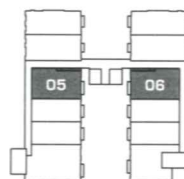
2nd - 6th floors



7th floor



8th floor



9th floor

C

1 + den

3rd - 9th floors

enclosed area 738 sq.ft.

balcony area 19 sq.ft.

total area 757 sq.ft.

2nd floor

enclosed area 738 sq.ft.

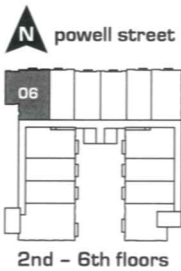
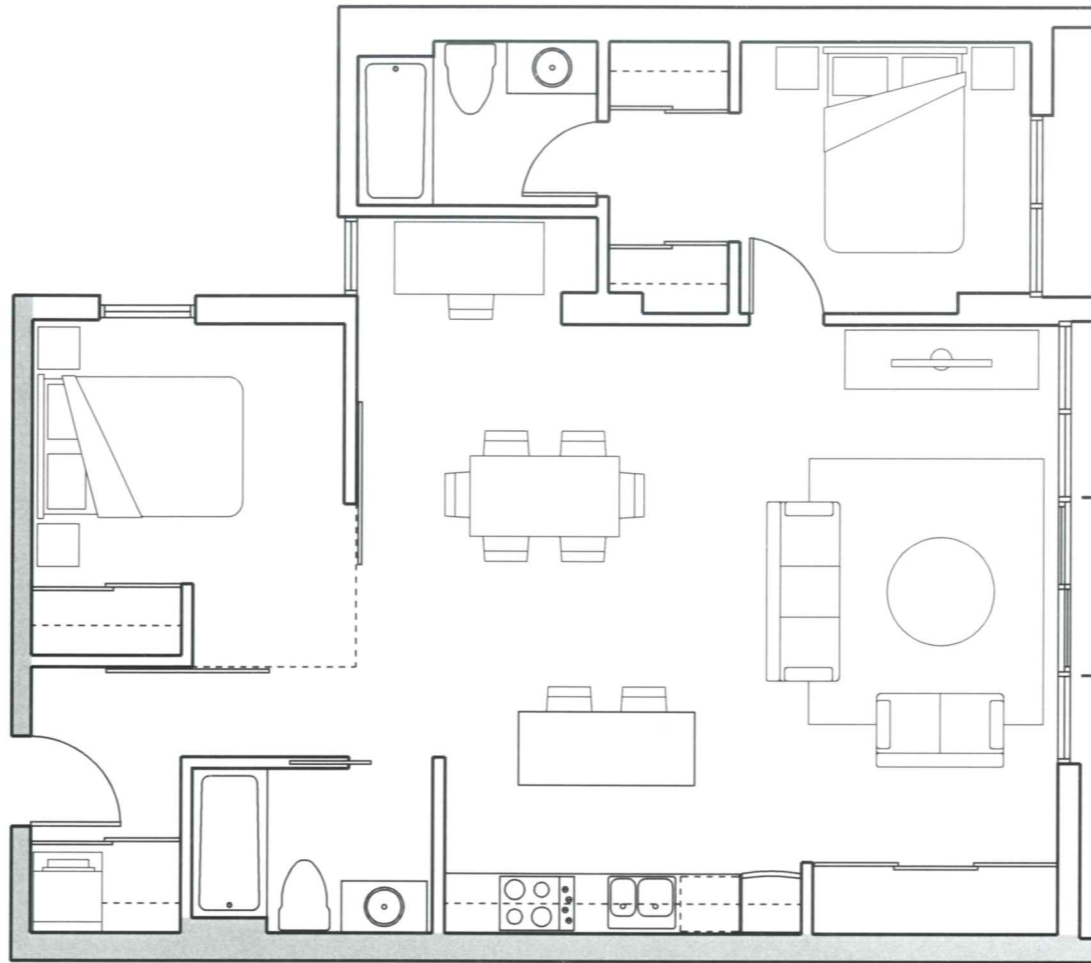
terrace area 122 sq.ft.

total area 860 sq.ft.

actual suite plan may have minor variations from or shown as mirror image of the typical plan illustrated.

smart GASTOWN LIVING

The developer reserves the right to make modifications and changes to building design, specifications, features, ceiling heights and floor plans without notification. Street names may also be subject to change. Suite sizes are computed to the outside face of exterior walls, the outside face of walls adjacent to common areas and to the centerline of walls common to other suites. Measurements for exterior balconies and terraces are computed from the outside face of exterior walls to slab edges or the outside face of parapets. Room sets illustrated are the designer's and artist's suggestions of finishing and decorating style. All illustrations reflect the artist's interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. These matters will be governed entirely by the terms of the applicable purchase contract in each case. Smart Development Limited Partnership.



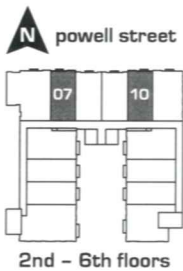
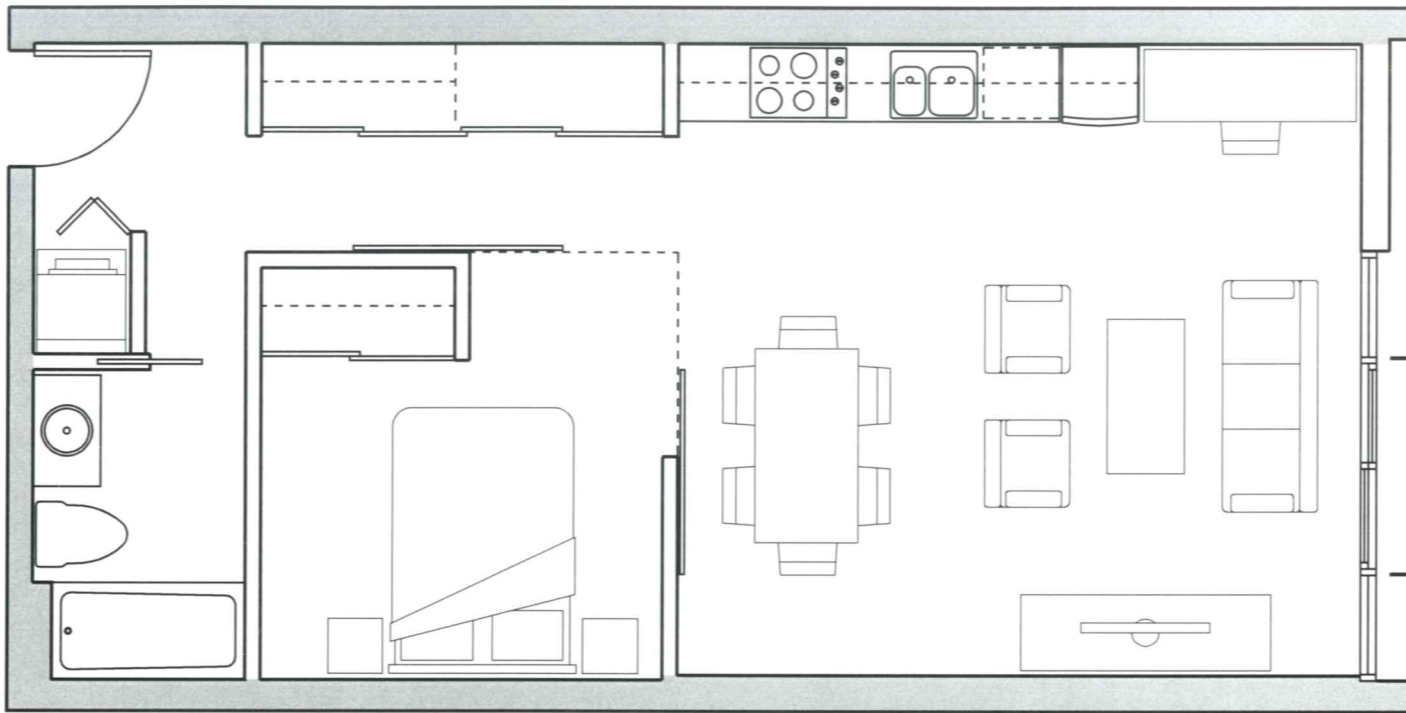
d

2 + den

2nd - 6th floors
 enclosed area 996 sq.ft.
 balcony area 7 sq.ft.
 total area 1003 sq.ft.

smart GASTOWN LIVING

The developer reserves the right to make modifications and changes to building design, specifications, features, ceiling heights and floor plans without notification. Street names may also be subject to change. Suite sizes are computed to the outside face of exterior walls, the outside face of walls adjacent to common areas and to the centerline of walls common to other suites. Measurements for exterior balconies and terraces are computed from the outside face of exterior walls to slab edges or the outside face of parapets. Room sets illustrated are the designer's and artist's suggestions of finishing and decorating style. All illustrations reflect the artist's interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. These matters will be governed entirely by the terms of the applicable purchase contract in each case. Smart Development Limited Partnership.



e

1 + workspace

2nd - 6th floors

enclosed area 622 sq.ft.

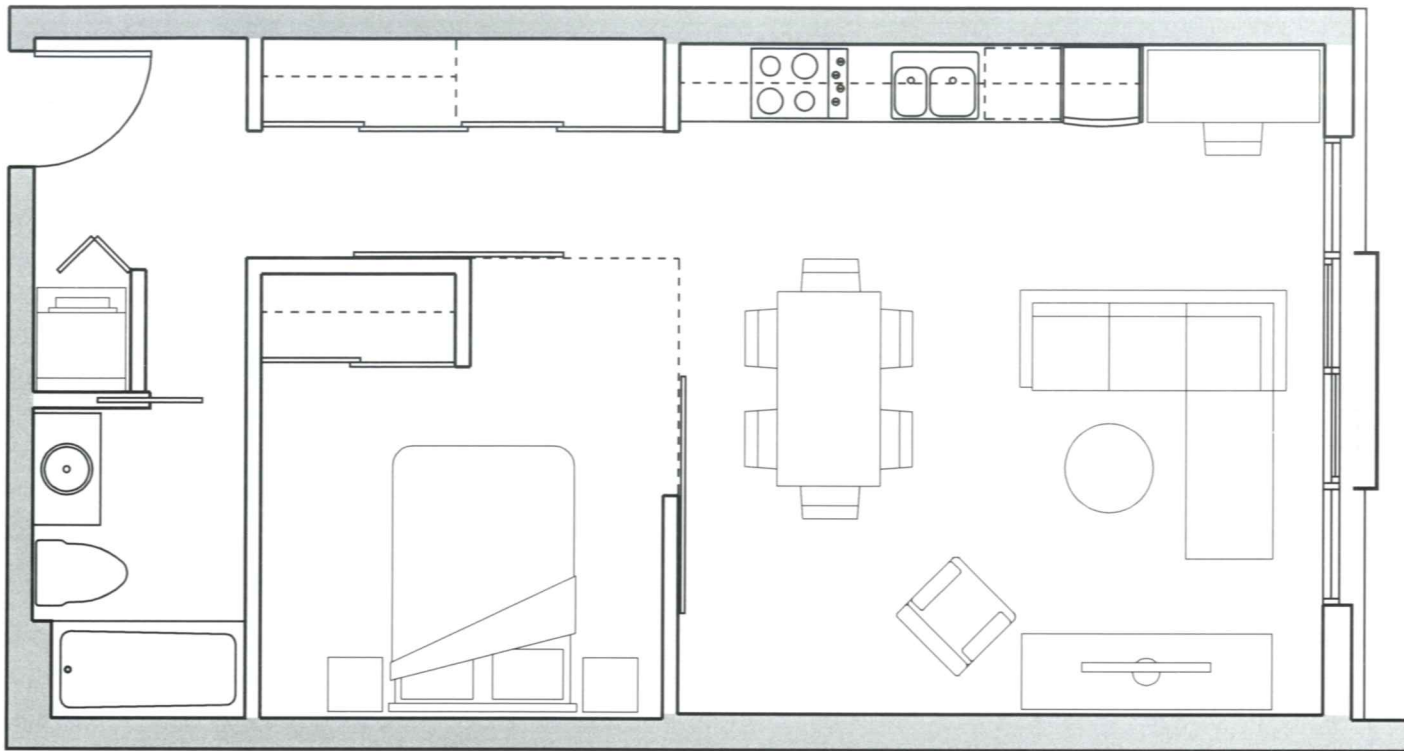
balcony area 7 sq.ft.

total area 629 sq.ft.

actual suite plan may have minor variations from or shown as mirror image of the typical plan illustrated.

smart GASTOWN LIVING

The developer reserves the right to make modifications and changes to building design, specifications, features, ceiling heights and floor plans without notification. Street names may also be subject to change. Suite sizes are computed to the outside face of exterior walls, the outside face of walls adjacent to common areas and to the centerline of walls common to other suites. Measurements for exterior balconies and terraces are computed from the outside face of exterior walls to slab edges or the outside face of parapets. Room sets illustrated are the designer's and artist's suggestions of finishing and decorating style. All illustrations reflect the artist's interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. These matters will be governed entirely by the terms of the applicable purchase contract in each case. Smart Development Limited Partnership.

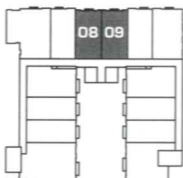


f

1 + workspace

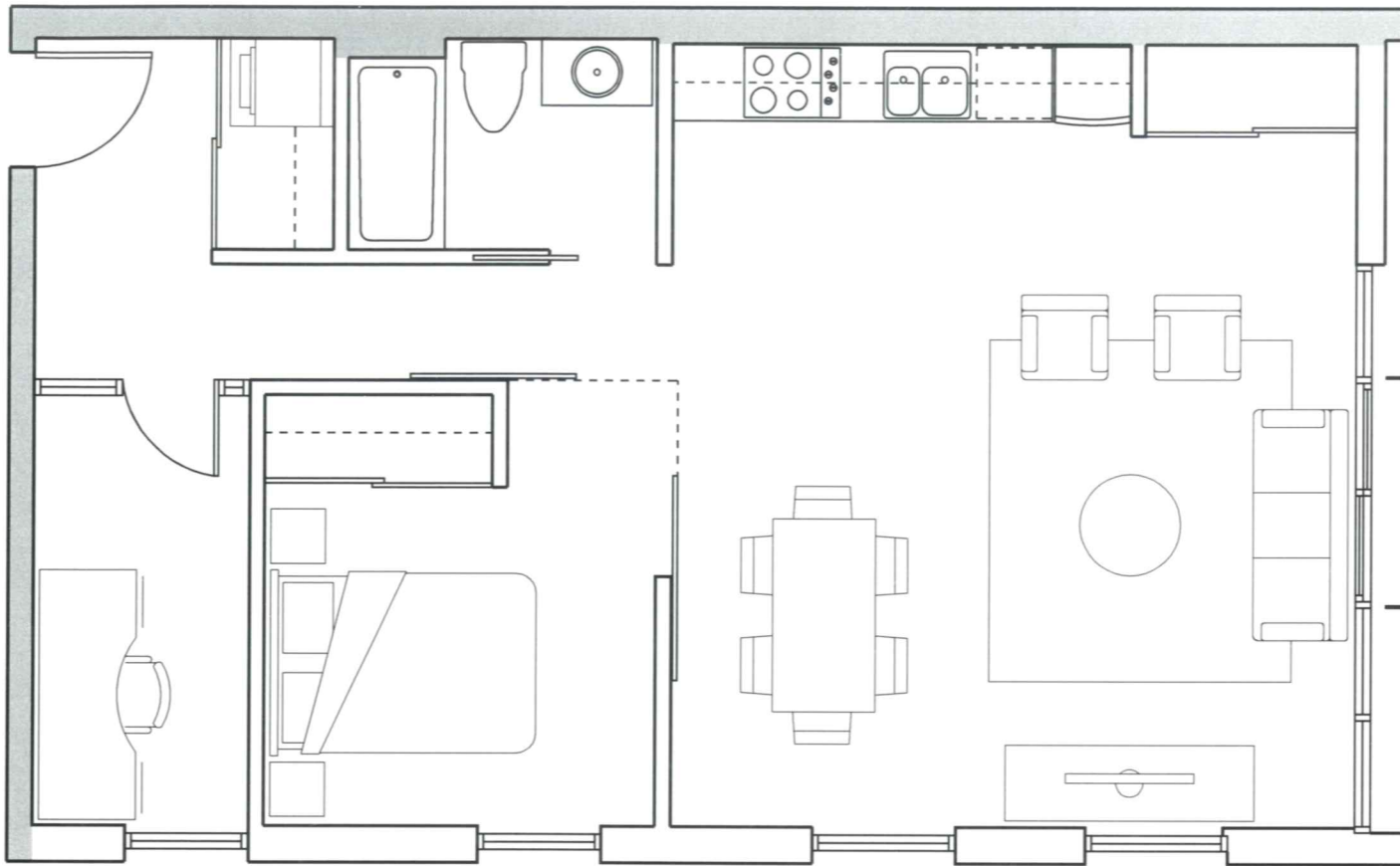
2nd - 6th floors
 enclosed area 636 sq.ft.
 balcony area 7 sq.ft.
 total area 643 sq.ft.

actual suite plan may have minor variations from or shown as mirror image of the typical plan illustrated.



2nd - 6th floors

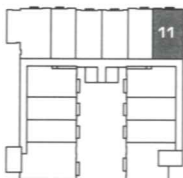
The developer reserves the right to make modifications and changes to building design, specifications, features, ceiling heights and floor plans without notification. Street names may also be subject to change. Suite sizes are computed to the outside face of exterior walls, the outside face of walls adjacent to common areas and to the centerline of walls common to other suites. Measurements for exterior balconies and terraces are computed from the outside face of exterior walls to slab edges or the outside face of parapets. Room sets illustrated are the designer's and artist's suggestions of finishing and decorating style. All illustrations reflect the artist's interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. These matters will be governed entirely by the terms of the applicable purchase contract in each case. Smart Development Limited Partnership.



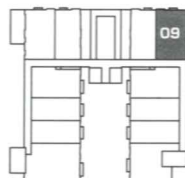
g

1 + den

2nd - 7th floors
 enclosed area 768 sq.ft.
 balcony area 7 sq.ft.
 total area 775 sq.ft.



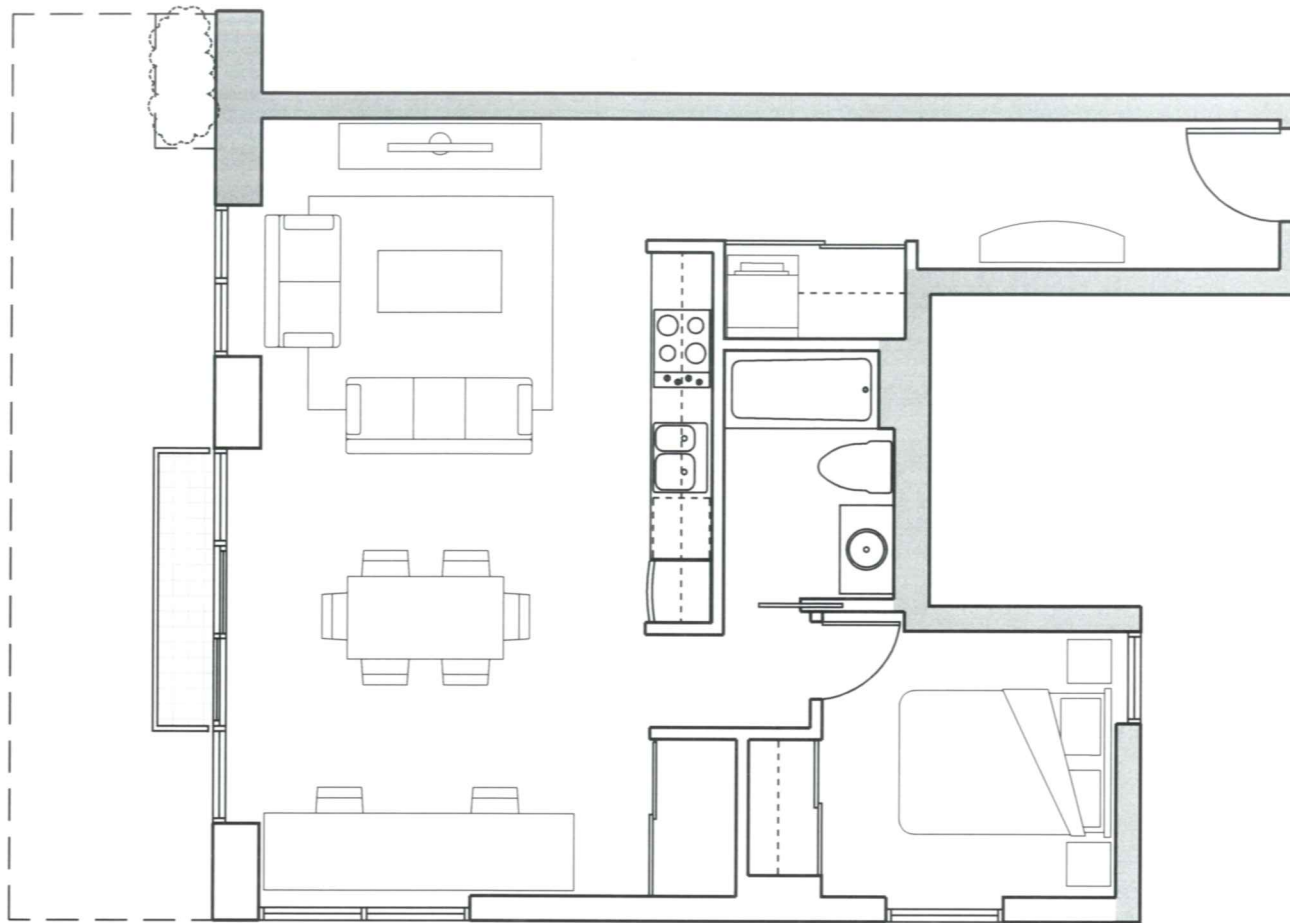
2nd - 6th floors



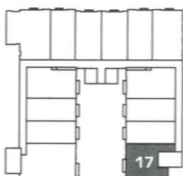
7th floor

The developer reserves the right to make modifications and changes to building design, specifications, features, ceiling heights and floor plans without notification. Street names may also be subject to change. Suite sizes are computed to the outside face of exterior walls, the outside face of walls adjacent to common areas and to the centerline of walls common to other suites. Measurements for exterior balconies and terraces are computed from the outside face of exterior walls to slab edges or the outside face of parapets. Room sets illustrated are the designer's and artist's suggestions of finishing and decorating style. All illustrations reflect the artist's interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. These matters will be governed entirely by the terms of the applicable purchase contract in each case. Smart Development Limited Partnership.

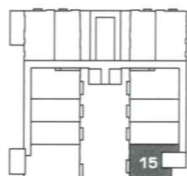
smart GASTOWN LIVING



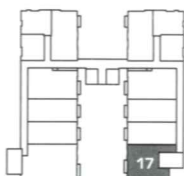
terrace for unit 217



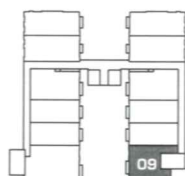
2nd - 6th floors



7th floor



8th floor



9th floor

h

1 + den

3rd - 9th floors

enclosed area 735 sq.ft.

balcony area 18 sq.ft.

total area 753 sq.ft.

2nd floor

enclosed area 735 sq.ft.

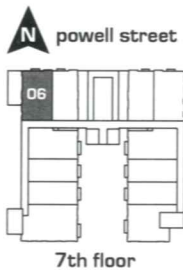
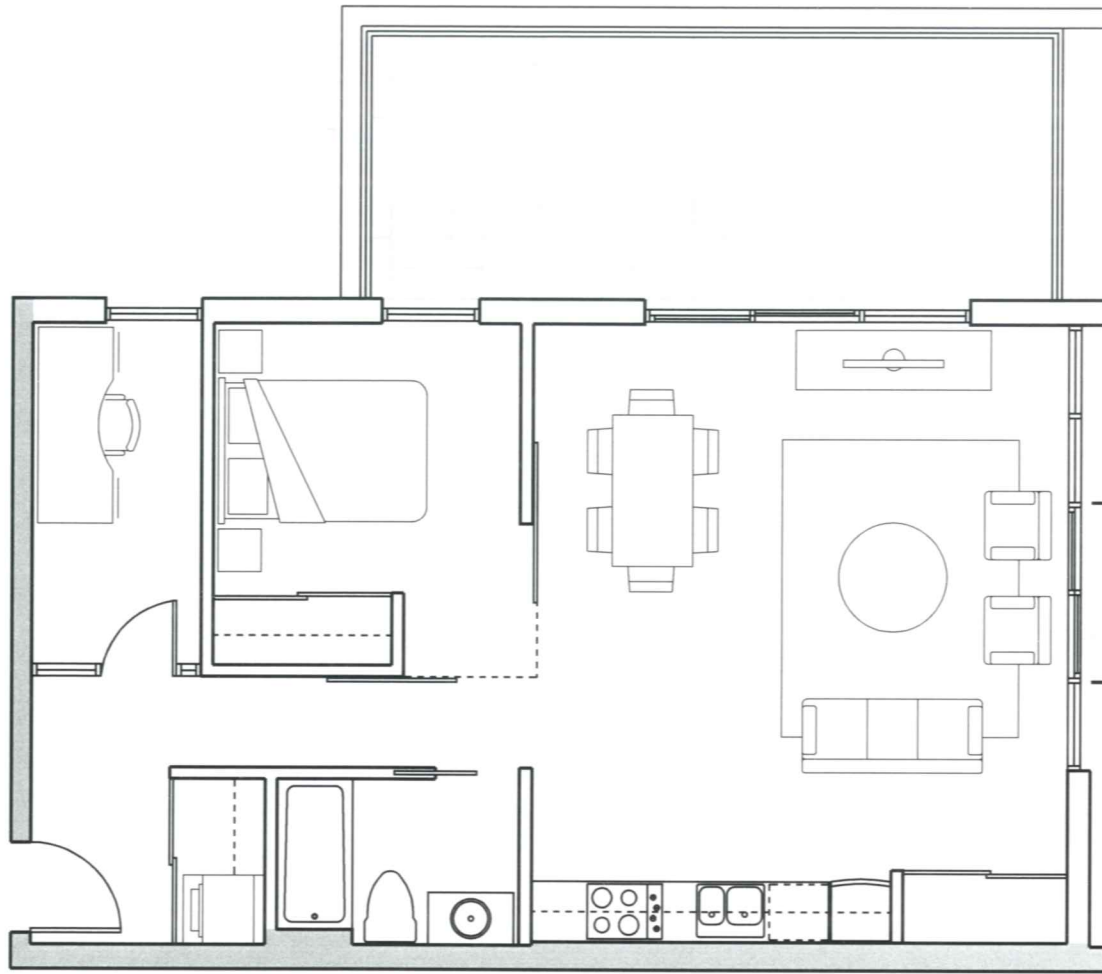
terrace area 188 sq.ft.

total area 923 sq.ft.

smart GASTOWN LIVING

The developer reserves the right to make modifications and changes to building design, specifications, features, ceiling heights and floor plans without notification. Street names may also be subject to change. Suite sizes are computed to the outside face of exterior walls, the outside face of walls adjacent to common areas and to the centerline of walls common to other suites. Measurements for exterior balconies and terraces are computed from the outside face of exterior walls to slab edges or the outside face of parapets. Room sets illustrated are the designer's and artist's suggestions of finishing and decorating style. All illustrations reflect the artist's interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. These matters will be governed entirely by the terms of the applicable purchase contract in each case. Smart Development Limited Partnership.





g2

1 + den

7th floor

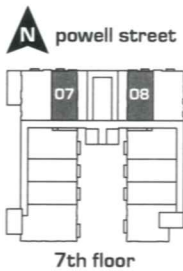
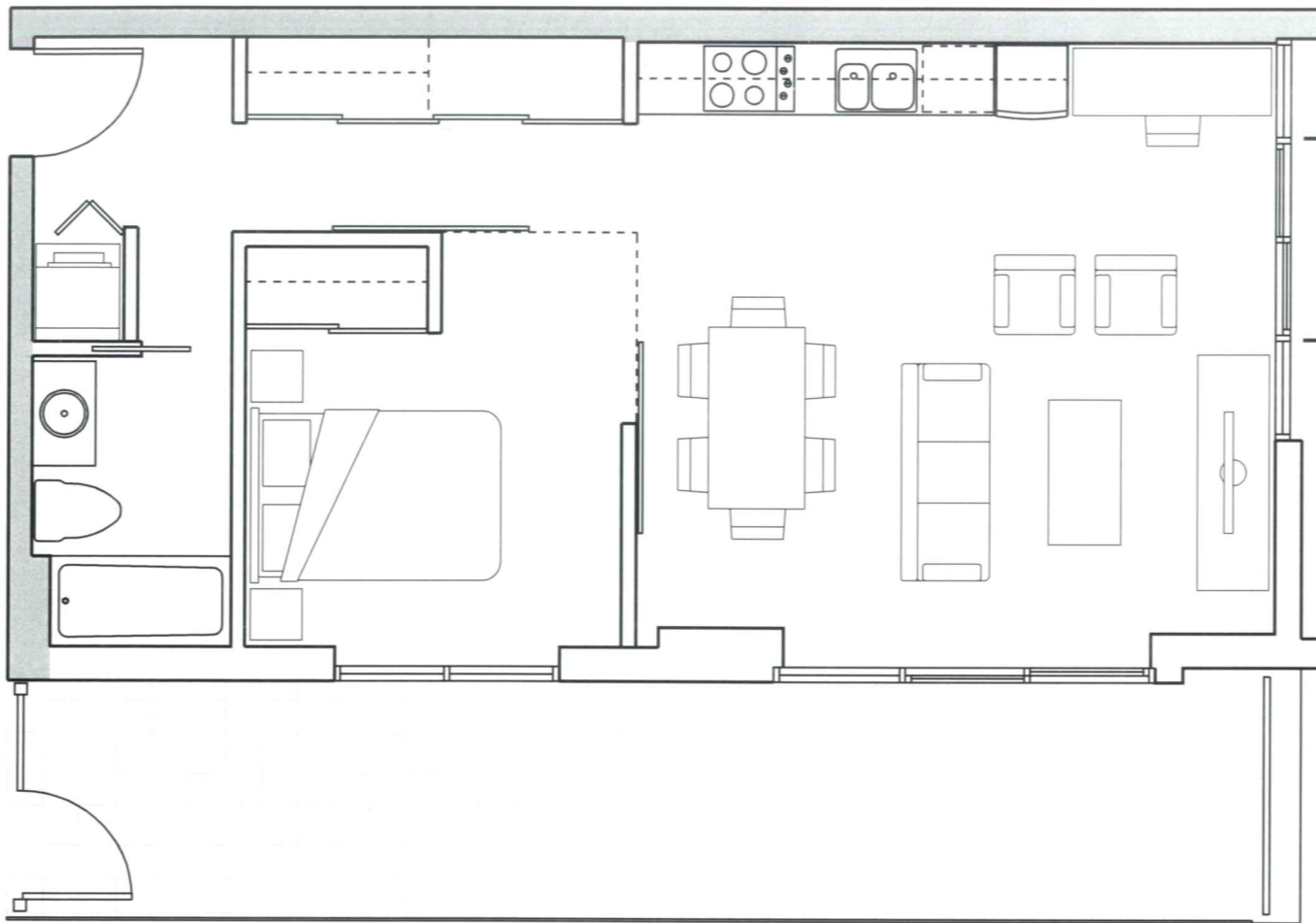
enclosed area 768 sq.ft.

terrace &
balcony area 245 sq.ft.

total area 1013 sq.ft.

smart GASTOWN LIVING

The developer reserves the right to make modifications and changes to building design, specifications, features, ceiling heights and floor plans without notification. Street names may also be subject to change. Suite sizes are computed to the outside face of exterior walls, the outside face of walls adjacent to common areas and to the centerline of walls common to other suites. Measurements for exterior balconies and terraces are computed from the outside face of exterior walls to slab edges or the outside face of parapets. Room sets illustrated are the designer's and artist's suggestions of finishing and decorating style. All illustrations reflect the artist's interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. These matters will be governed entirely by the terms of the applicable purchase contract in each case. Smart Development Limited Partnership.



i

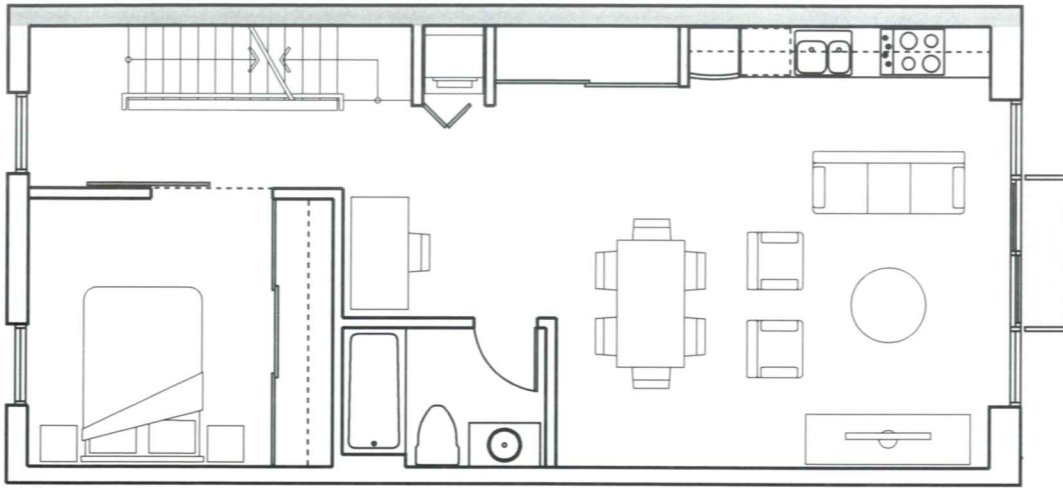
1 + workspace

7th floor
 enclosed area 645 sq.ft.
 terrace &
 balcony area 243 sq.ft.
 total area 888 sq.ft.

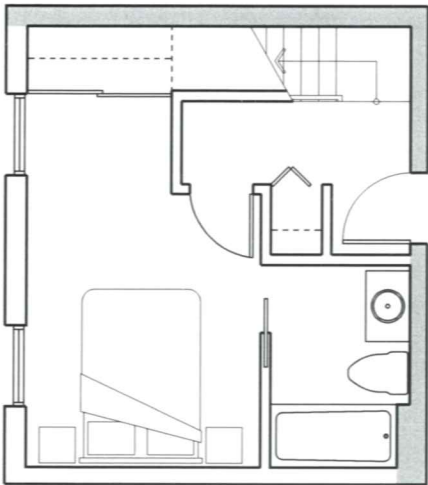
actual suite plan may have minor
 variations from or shown as mirror
 image of the typical plan illustrated.

smart GASTOWN LIVING

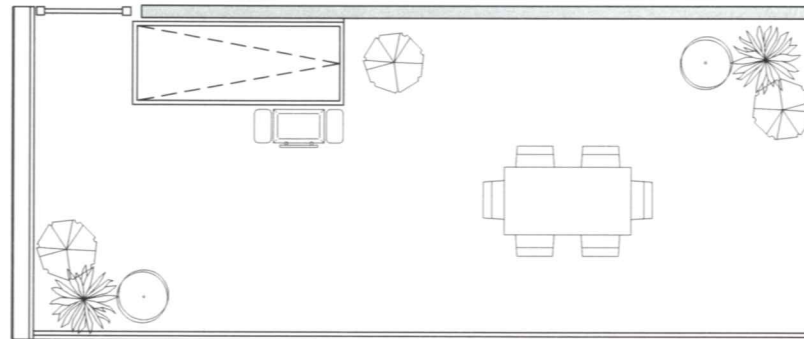
The developer reserves the right to make modifications and changes to building design, specifications, features, ceiling heights and floor plans without notification. Street names may also be subject to change. Suite sizes are computed to the outside face of exterior walls, the outside face of walls adjacent to common areas and to the centerline of walls common to other suites. Measurements for exterior balconies and terraces are computed from the outside face of exterior walls to slab edges or the outside face of parapets. Room sets illustrated are the designer's and artist's suggestions of finishing and decorating style. All illustrations reflect the artist's interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. These matters will be governed entirely by the terms of the applicable purchase contract in each case. Smart Development Limited Partnership.



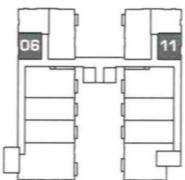
main level



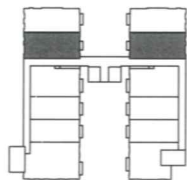
lower level



roof deck



8th floor



9th floor

j

2 + den

8th floor

enclosed area 1037 sq.ft.

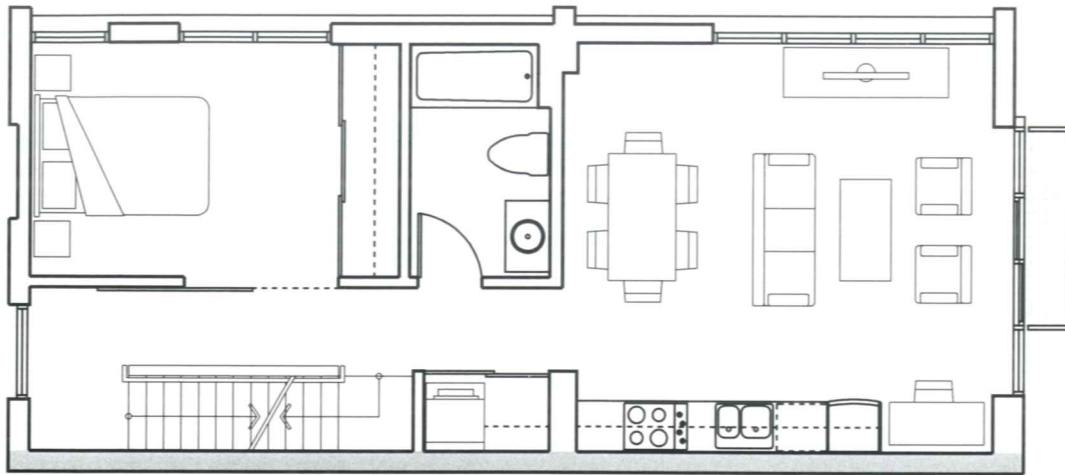
roof deck & balcony area 310 sq.ft.

total area 1347 sq.ft.

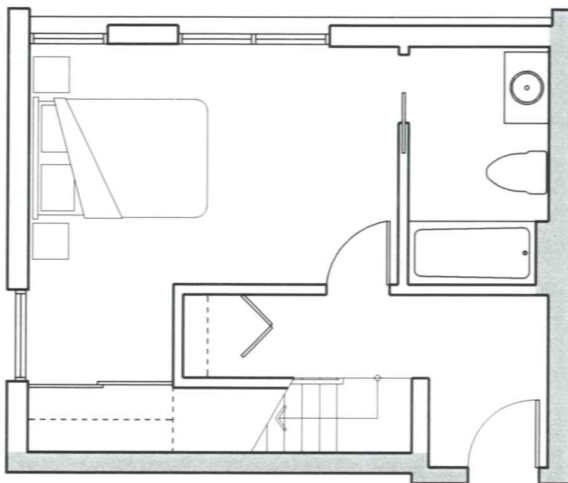
actual suite plan may have minor variations from or shown as mirror image of the typical plan illustrated.

smart GASTOWN LIVING

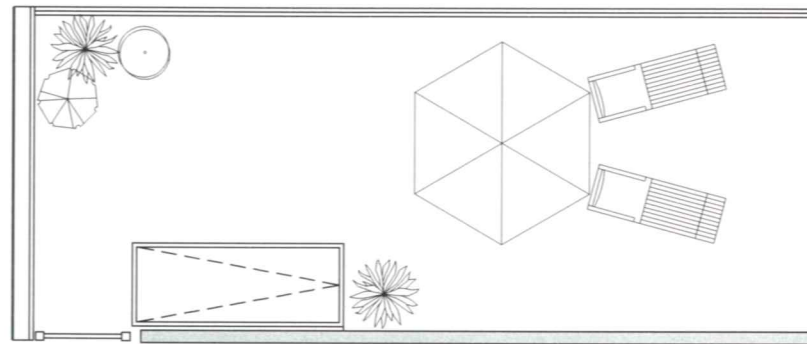
The developer reserves the right to make modifications and changes to building design, specifications, features, ceiling heights and floor plans without notification. Street names may also be subject to change. Suite sizes are computed to the outside face of exterior walls, the outside face of walls adjacent to common areas and to the centerline of walls common to other suites. Measurements for exterior balconies and terraces are computed from the outside face of exterior walls to slab edges or the outside face of parapets. Room sets illustrated are the designer's and artist's suggestions of finishing and decorating style. All illustrations reflect the artist's interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. These matters will be governed entirely by the terms of the applicable purchase contract in each case. Smart Development Limited Partnership.



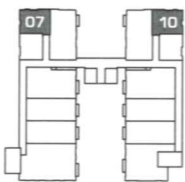
main level



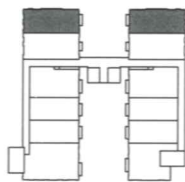
lower level



roof deck



8th floor



9th floor

k

2 + workspace

8th floor

enclosed area 1043 sq.ft.

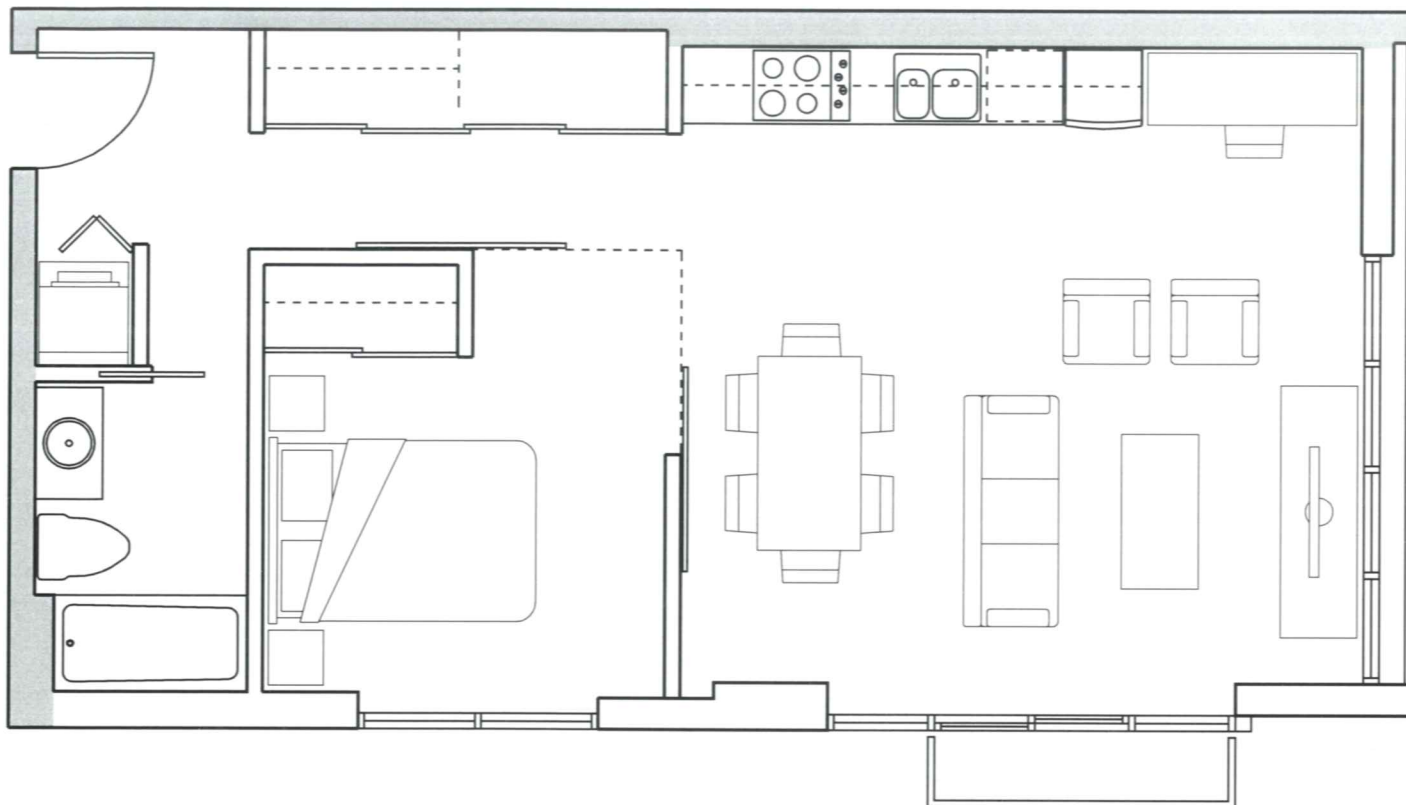
roof deck & balcony area 282 sq.ft.

total area 1325 sq.ft.

actual suite plan may have minor variations from or shown as mirror image of the typical plan illustrated.

smart GASTOWN LIVING

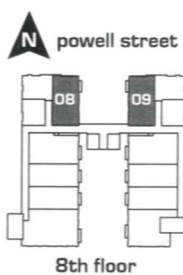
The developer reserves the right to make modifications and changes to building design, specifications, features, ceiling heights and floor plans without notification. Street names may also be subject to change. Suite sizes are computed to the outside face of exterior walls, the outside face of walls adjacent to common areas and to the centerline of walls common to other suites. Measurements for exterior balconies and terraces are computed from the outside face of exterior walls to slab edges or the outside face of parapets. Room sets illustrated are the designer's and artist's suggestions of finishing and decorating style. All illustrations reflect the artist's interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. These matters will be governed entirely by the terms of the applicable purchase contract in each case. Smart Development Limited Partnership.



1 + workspace

8th floor
 enclosed area 645 sq.ft.
 balcony area 17 sq.ft.
 total area 662 sq.ft.

actual suite plan may have minor variations from or shown as mirror image of the typical plan illustrated.



smart GASTOWN LIVING

The developer reserves the right to make modifications and changes to building design, specifications, features, ceiling heights and floor plans without notification. Street names may also be subject to change. Suite sizes are computed to the outside face of exterior walls, the outside face of walls adjacent to common areas and to the centerline of walls common to other suites. Measurements for exterior balconies and terraces are computed from the outside face of exterior walls to slab edges or the outside face of parapets. Room sets illustrated are the designer's and artist's suggestions of finishing and decorating style. All illustrations reflect the artist's interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. These matters will be governed entirely by the terms of the applicable purchase contract in each case. Smart Development Limited Partnership.

PREFERRED CUSTOMER AGREEMENT

APPOINTMENT TIME _____, JANUARY 20, 2007

BETWEEN: **Smart Development Limited Partnership (the Developer)**

AND: _____ **(Preferred Customer)**

Name _____

Street _____

City _____ **Country** _____ **Postal Code** _____

Phone (home) _____ **Phone (work)** _____

Phone (cell) _____ **Fax** _____

E-mail _____

Photocopy of Driver's License is attached

REALTOR INFORMATION

Realtor Name _____ **Agency** _____

Phone Number _____

In-House Sales Person _____

Preferred Customer Appointments. The Developer agrees that this preferred customer appointment for Smart will be held for all preferred customers prior to the public opening for the marketing of Smart. These appointments will be conducted in whatever manner by the Developer in their sole and absolute discretion including but not limited to details regarding timing, duration, appointment system and selection priority. Appointments will be held after the Disclosure Statement in respect of Smart is filed with the Superintendent of Real Estate.

Restrictions. The Preferred Customer may not assign, transfer their appointment time without Developer's prior written consent, which consent may be arbitrarily withheld.

Not an Offer for Sale. This Agreement is not an offer for sale or right of first refusal to purchase a unit in Smart. Nothing in this Agreement or any marketing materials shall be construed as an offering for sale. This Agreement is limited to the rights specifically provided herein and does not constitute an agreement, right or obligation to purchase, or sell, a letter of intent or any similar instrument. An offering for sale can only be made after a Disclosure Statement is filed with the Superintendent of Real Estate.

Further Information. The Preferred Customer consents to receive from the Developer, its subsidiaries and/or affiliates information regarding future projects, services and products. This consent survives this Agreement unless the Preferred Customer serves a written notification informing the Developer the contrary.

Date

Preferred Customer

Smart Development Limited Partnership
Per: _____
Authorized Signatory