

Picasso
Galleria | CONCORD GARDENS



"Every child is an artist.
The problem is how to
remain an artist once
he grows up. "

Pablo Picasso

CULTIVATE YOUR FUTURE

RICHMOND'S NEWEST
MASTER-PLANNED
TRANSIT COMMUNITY

Picasso
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SCHOOLS

- 1 Kwantlen Polytechnic University
- 2 BCIT Aerospace Campus
- 3 R.C. Talmey Elementary School
- 4 Tomsett Elementary School
- 5 Richmond Secondary School
- 6 MacNeill Secondary School

SHOPPING

- 7 McArthurGlen Designer Outlet
- 8 Continental Shopping Centre
- 9 Union Square Shopping Centre
- 10 Foody World
- 11 Costco
- 12 Canadian Tire
- 13 Walmart Supercentre

RESTAURANTS

- 14 Happy Tree House BBQ
- 15 Claypot Hotpot & BBQ
- 16 Manzo Japanese Restaurant
- 17 Snowy Village Dessert Café
- 18 Silver Tower Cafe Restaurant
- 19 SURA Korean BBQ
- 20 Chef Tony Seafood
- 21 Earls Kitchen & Bar
- 22 The Dolar Shop
- 23 Starbucks
- 24 The Boathouse
- 25 Italian Tomato
- 26 Moxie's Grill Bar

RECREATION

- 27 River Rock Casino Resort
- 28 Ace Badminton
- 29 Olympic Oval
- 30 Steve Nash Sports Club

NEW DEVELOPMENT

- 31 Bridgeport Business Park
- 32 Future Commercial Development Site
- 33 International Trade Centre



FROM BRIDGEPORT STATION
 15 min to Downtown Vancouver
 7 min to YVR Airport
 6 min to Richmond Centre

FUTURE CANADA LINE STATION



ABERDEEN

LANSDOWNE

RICHMOND BRIGHOUSE

RICHMOND CENTRE

CENTRAL AT GARDEN CITY

YVR AIRPORT

SEA ISLAND CENTRE

TEMPLETON

BRIDGEPORT

ABERDEEN CENTRE

LANSDOWNE CENTRE

RICHMOND BRIGHOUSE

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RICHMOND CENTRE

CENTRAL AT GARDEN CITY



A HOME INSPIRED BY ART, EXCELLED BY TECHNOLOGY.

Artistic design and smart living embody the Galleria master-planned community, consisting of five towers divided into the Da Vinci Collection and the Picasso Collection.

Positioned next to a future Canada Line station with on-site retail and dedicated office spaces for forward-thinking professionals, Galleria is part of a lively surrounding that ensures ease of everyday convenience.

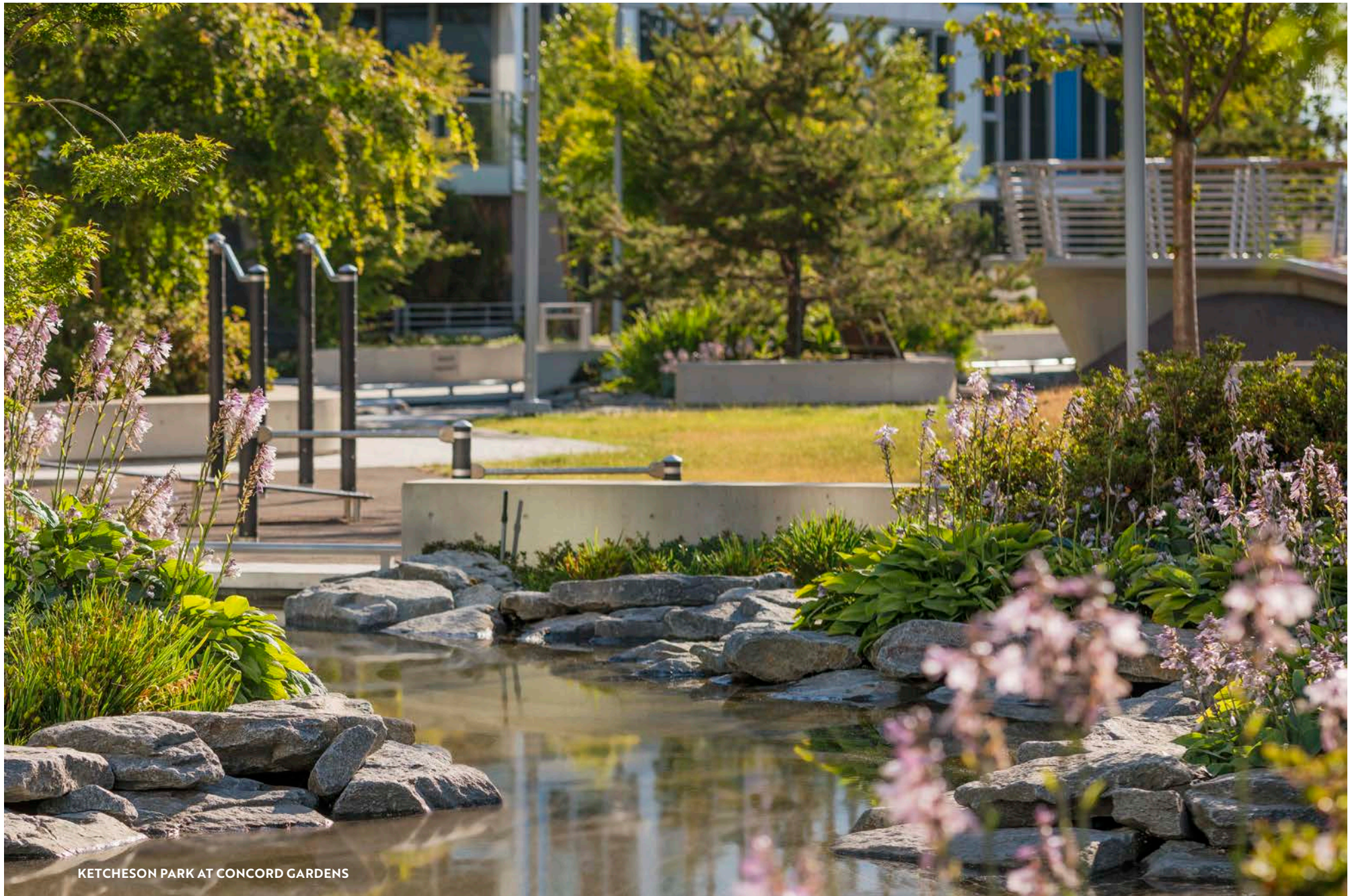
A luscious 2-acre community park offers optimal enjoyment of tranquil nature and quality time with loved ones. Resort-inspired amenities, world-class finishes and smart technology are infused into each home, encouraging colourful and intelligent living for all.

UNPARALLELED CONNECTEDNESS

Perfectly situated at the epicentre between Richmond and Vancouver, Galleria neighbours a future Canada Line station. This new community is simply a few minutes' ride from Vancouver, away from the heavy traffic in the city centre of Richmond, while Vancouver's downtown, Vancouver International Airport (YVR), the University of British Columbia, Burnaby Metrotown and the U.S. border are all within a 7 to 20 minutes' drive away. Beyond rapid transit and commuter-friendly routes, Galleria will be a major transit community offering the best access to the hot spots in Metro Vancouver.



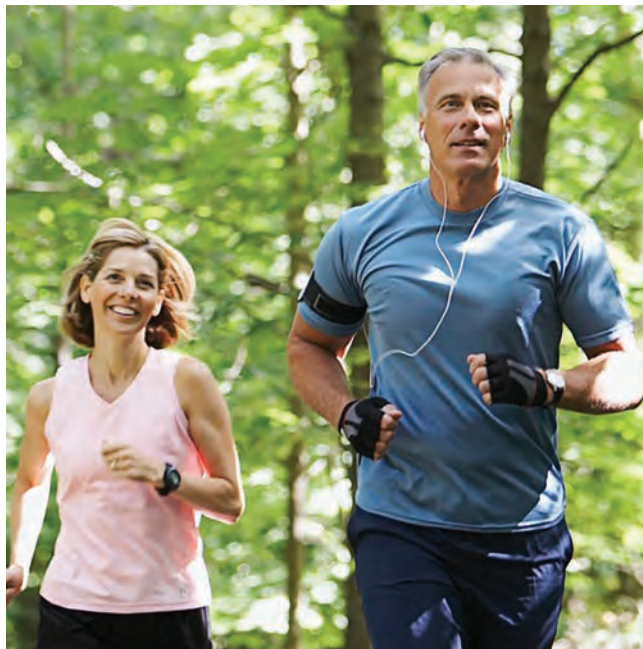
Artist's concept sketch of the future Canada Line station next to Galleria



KETCHESON PARK AT CONCORD GARDENS

TRANQUIL OASIS

While the hustle and bustle of the city, including a retail plaza along No. 3 Road, creates effortless metropolitan living, evading the busyness of it all is just as simple. Step out and recharge through the tranquility of a two-acre community park. Complete with seating, the park's luscious greenery allows for relaxation or peaceful strolls as your pets safely run around. A kid's playground gives the children an opportunity to play, make friends and enjoy the outdoors.



A MASTERPIECE OF THE URBAN WELLNESS EXPERIENCE

With a selection of services and vendors merely steps away from your home, this 34,000 sq. ft. on-site commercial space, including retail and office spaces designed uniquely for forward thinking professionals, makes running errands stress free, giving you peace of mind while saving time to focus on what you value most in life.





FOSTERING THE WORLD'S NEXT PICASSO

Step into a world of airy spaces, with an abundance of natural light and tools to rouse the imagination, Galleria's 12,800 sq. ft. arts facilities are intended especially for kids and youths. Introducing young minds to the benefits of art, this beautifully and thoughtfully designed area presents endless opportunities to be creative.



AN AMENITY COLLECTION TO EVOKE EQUILIBRIUM



Whether you're going for a swim at the indoor swimming pool, or a fun gathering with your family to sing some all-time favorites in the Karaoke & Music room, Galleria offers superb living for all ages.

The Da Vinci Collection amenities:

1. Social lounge
2. Sports lounge
3. Work & study lounge
4. Mahjong & card room
5. Karaoke & music room

The Picasso Collection amenities:

6. Indoor swimming pool
7. Kid's pool & hot tub
8. Steam room & sauna
9. Heated stone lounge
10. Fitness centre
11. Ping pong & yoga studio
12. Putting green
13. Sunbathing terrace



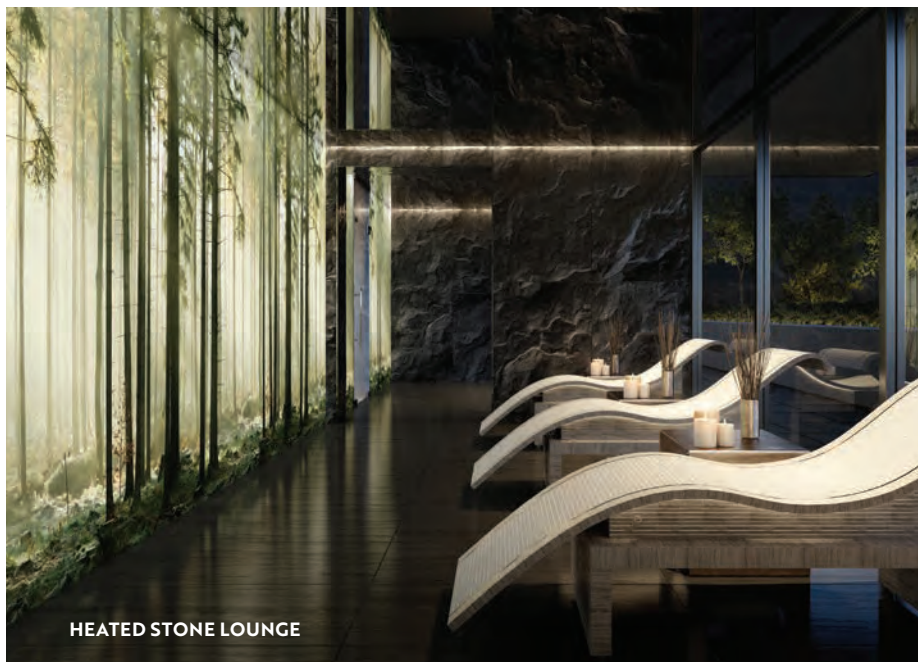




FITNESS CENTRE

IN CHARGE OF YOUR WELLNESS

At Galleria, the fitness centre provides state-of-the-art equipment and ample space for stretching and relaxation. After an intense workout, rejuvenate in the steam and sauna room or relax in the tranquil heated stone lounge.



HEATED STONE LOUNGE



YOGA ROOM

ENDLESS ENTERTAINMENT

For your entertainment needs, impress your friends with your singing at the Karaoke & Music room or play an exciting game at the mahjong and card room, Galleria provides a vast selection of entertainment activities for all ages.





PICASSO COLLECTION LOBBY



THE PICTURE OF CLASS

Sleek design, timeless quality and genuine functionality come together for a harmonious blend at Galleria. Offering elegant and efficient floor plans, combined with expansive windows to bring the outside in, each residence boasts wide plank laminate flooring throughout and large format Calacatta tile finishes. Catch up on work in your versatile flex space, entertain friends at your outdoor living space or stay indoors for a cozy evening with the comfort of central heating and air conditioning.

ART OF CULINARY FLAIR

Whether you are a novice cook or spend hours dreaming up worldly cuisine, your Galleria kitchen will awaken your culinary side. Its cabinetry with soft-close hardware and under-cabinet lighting, quartz stone countertops, track or pot lighting and an integrated stainless steel Bosch appliance package that includes a gas cook-top not only comes together beautifully but proves functionalities as well. Your kitchen turns into a welcoming environment for guests as you impress them with your latest creations.





YOUR PRIVATE GETAWAY

Slip on your favourite terry cloth robe after an exciting outdoor adventure or complement a fun night out with friends by fully immersing yourself in the rejuvenating experience of your personal pampering space. With your luxurious master bathroom's soft lighting and large Calacatta tile flooring which attractively surrounds the tub and/or shower, there is nothing quite like indulging in the escape to your own sacred space at home.



HOME IS FOR EVERYDAY INDULGENCES

Every aspect of a Concord home demonstrates thoughtful design from the beautiful and smart organizing solutions to the detailed craftsmanship. In your kitchen, you'll discover spaces for all your cookware and utensils, making it seamless to meet your daily culinary needs. Your bedroom features a walk-in closet and all major closets in your home come with organizers for easy sorting. Even your bathroom's storage maximizes space with built-in drawer organizers to conveniently separate toiletries.



FEATURES + FINISHES

INTERIOR AND EXTERIOR FEATURES:

- Choice of two interior colour schemes
 - Sunrise Chiffon
 - Evening Silk
- Open balconies or terraces for most suites
- Wide plank laminate flooring throughout the main living area, bedrooms, closets and flex space
- Porcelain Calacatta tile flooring in the laundry closet
- Staircases feature white oak handrails stained to match the flooring for the selected schemes
- Interior suite and closet doors are trimmed with wood-grain laminate finish
- Wood-grain laminate finish closet organizers for major closets
- Dark roller-shade window coverings in living room and bedroom for enhanced privacy
- Television and telephone jacks in every principal room
- Stackable or side by side Blomberg front load washer and dryer
- Heating and cooling in every principal room
- 8'8" ceiling heights in living room and bedrooms for most suites, subject to all required bulkheads and drop ceilings

MAIN BATHROOM & ENSUITE (TUB OR TUB/SHOWER COMBO):

- Custom medicine cabinet with mirror, shelves, built-in lighting and extendable wall mount mirror (where applicable)
- Wood-grain laminate vanity cabinet with soft-close hardware featuring Blum® hinges and tracks for superb quality and durability
- Drawer with built-in organizers (where applicable)
- Engineered quartz stone countertop
- Kohler® under-mount sink with polished chrome Grohe® faucet
- Kohler® Dual-flush toilet with soft-close seat
- Large format porcelain Calacatta tile flooring and tub/shower surround
- Recessed niche in bathroom (where applicable)
- Polished chrome Grohe® faucet, tub spout and shower head

2ND BATH (WALK-IN SHOWER):

- Same finishes as ensuite or 1st bath
- Polished chrome Grohe® hand-held sliding shower
- Walk-in full-length shower stall fully enclosed with frameless glass door (where applicable)
- Kohler® Dual-flush toilet with soft-close seat

KITCHEN:

- Custom wood-grain laminate kitchen cabinetry with open under-cabinet lighting
- Cabinets feature soft-close hardware by Blum® hinges and tracks for superb quality and durability, a magic corner (where applicable) and a sliding basket under the kitchen sink
- Drawer organizer for cutlery
- Engineered quartz stone countertop
- Large format porcelain Calacatta tile backsplash
- Recessed pot lighting or flush mount lighting (depending on kitchen configuration)
- Large single-bowl stainless steel under-mount sink
- Polished chrome Grohe® faucet with lever handle and pull down sprayer
- Integrated stainless steel Bosch appliance package* including:
 - Bottom-mount counter-depth fridge with integrated panel
 - Chimney fan
 - Dishwasher with integrated panel
 - Gas cook-top
 - Wall oven
 - Panasonic Microwave installed with trim kit

* 1 BR suites receive 24" appliance package

* 2 BR and up suites receive 30" appliance package (24" dishwasher)

* Some exceptions may apply to individual layouts

UPGRADE OPTION:

- Intelligent Kohler® Veil to replace Kohler® Dual-flush toilet for Ensuite only
- Miele kitchen appliances to replace Bosch kitchen appliances (not applicable to microwave)

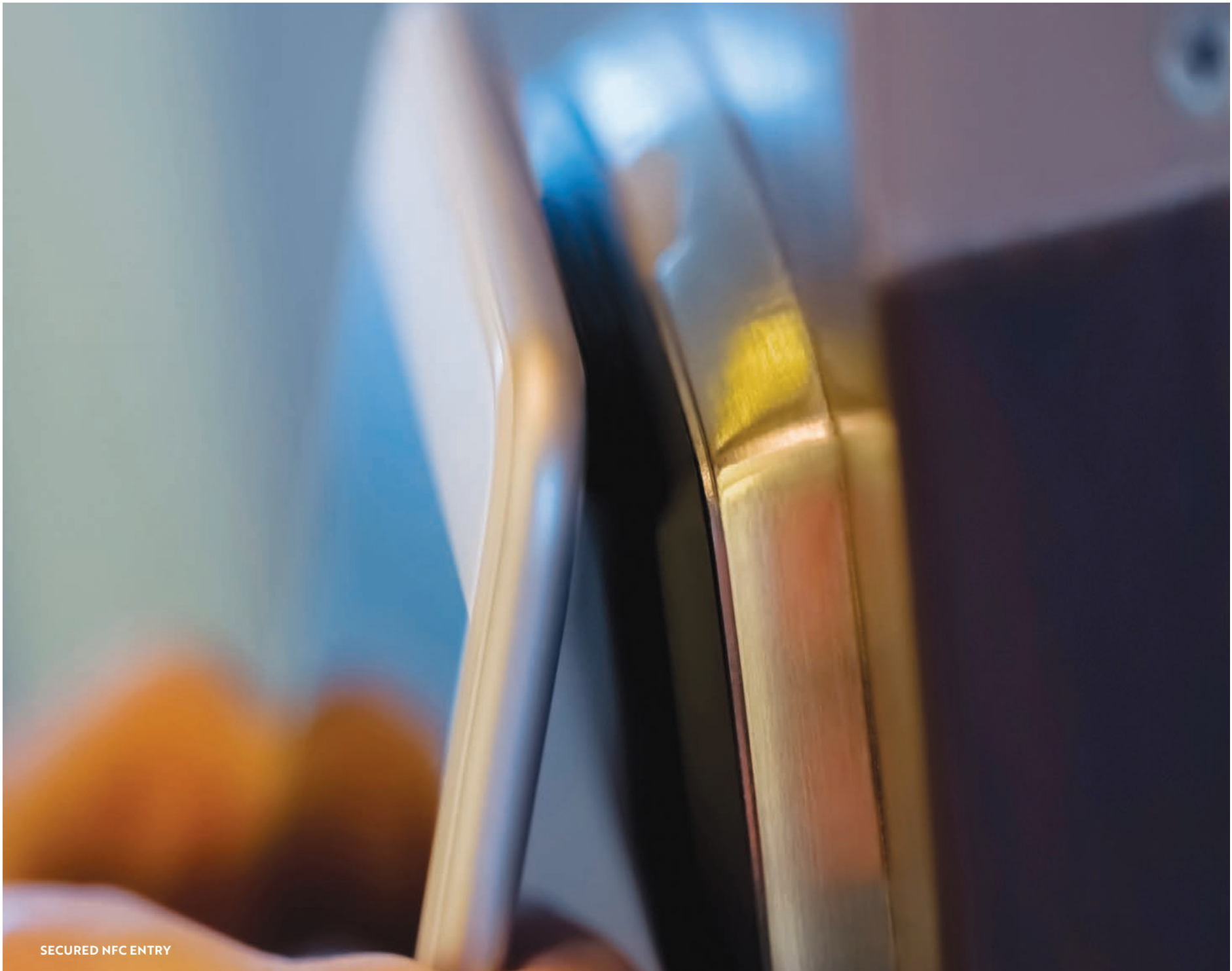
MAXIMIZE YOUR STORAGE SPACE

Declutter your home from seasonal sporting equipment, travel gear and tools with Galleria's integrated storage.

From your bicycle, to luggage, to snowboards, to oversized toys and accessories, utilizing these smart storage units allows for extra space outside of home to organize your non-essential items more conveniently and efficiently. Plus outfitted into each storage space is an electrical outlet allowing charging of electric bikes.

For those who would like additional privacy, a private garage option is also offered at Galleria. Living at Galleria ultimately means you will not have to compromise on your living space.





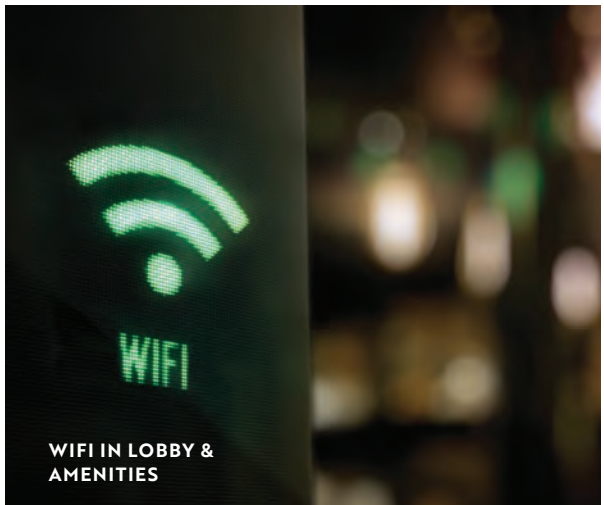
SECURED NFC ENTRY

LIVE EASY WITH SMART TECHNOLOGY

Galleria brings the technology of tomorrow into today for an unparalleled amount of connectivity that simplifies life. Have your online grocery order delivered to the concierge and keep it in the refrigerated parcel storage until you come home; effortlessly use wireless NFC technology to enter the building and the energy efficient smart thermostat in every home.



SMART THERMOSTAT



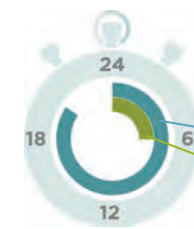
WIFI IN LOBBY &
AMENITIES



A GREEN FUTURE TODAY

Galleria's parkade is 100 percent EV friendly -- a feature Concord Pacific pioneered over 10 years ago when it became the first developer to provide quick-charge EV car parking stalls to a Canadian multi-family residential tower. This future-proof amenity and technology goes beyond meeting your needs as it also supports Concord's commitment to green initiatives. Galleria also offers select opportunities for you to own your personal private garage - an exclusive enjoyment of additional secure personal and storage space.

ELECTRIC VEHICLE CHARGING OUTLETS FOR EVERY RESIDENTIAL PARKING STALL AT GALLERIA



208v - 40 AMPs

CHARGE FASTER

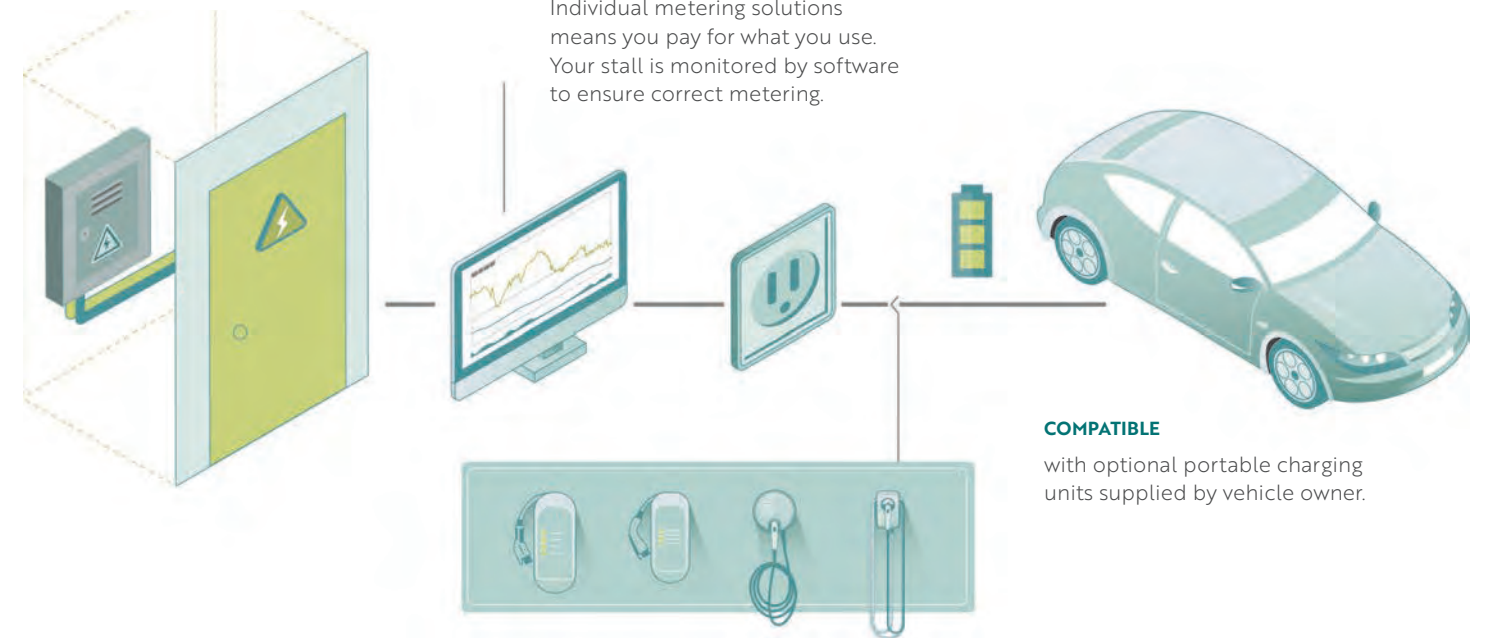
Level 1 | 20h

Level 2 | 6h

Depending on the battery technology used in the vehicle, Level 2 charging generally takes 4 to 6 hours to completely charge a fully depleted battery. Today Level 2 charging is the most widely used medium for electric vehicle charging.

INDIVIDUAL QUADLOGIC METERING

Individual metering solutions means you pay for what you use. Your stall is monitored by software to ensure correct metering.



COMPATIBLE

with optional portable charging units supplied by vehicle owner.

This is a schematic diagram for illustrating a general concept for EV charging and consumption measurements. Actual detailed installation and set up may be substantially different. The Developer reserves the right to modify the arrangement without prior notice to purchasers and potential customers. Such revised arrangement may be resulted from changes in technology, building code, requirements from approving authorities, advice from Developer's consultants and any other reasons which the Developer deems appropriate.



COMPLETE CONFIDENCE

Our services go way beyond handing over the key.

The Concord Community Advantage Galleria offers the homeowner confidence and industry leading conveniences you expect from the maker of Canada's largest communities. As well, the award winning Concord Pacific team makes available a wide range of exceptional services from its family of companies.

Prompton Real Estate Services The knowledgeable and established Prompton Real Estate Services team has years of experience and success in providing our local and international clients professional rental management and resale services.

Novus Communications Integrated into Concord communities is Novus Communications. Hardwired fibre direct to Concord buildings, Novus provides the nation's fastest internet, crystal-clear HDTV and the option of a value-packed home phone. All this, with the personal support you expect from a local company.

Confidence and Convenience To make you feel safe and at ease, secure parking and secured floor access gives you added confidence as you go about your day. Double high-speed elevators and protection by National Home Warranty offer convenience and peace of mind for you and your family's most important purchase. Yet that's not all. This dynamic neighbourhood boasts concierge services to help you obtain any assistance you may require – day or night.



QUALITY + LEGACY

A master-planned community offers the best quality and value.

For over 25 years, Concord Pacific has developed the largest urban communities in Vancouver, Toronto and North York. With this wealth of knowledge and experience in building master-planned communities, Concord Pacific is creating another world-class community in the dynamic City of Richmond.

Homes in a well-planned community often out-perform those at in-fill or single sites in terms of livability, ease of reselling and long-term appreciation. Home owners in other Concord communities have long appreciated and enjoyed subtle but significant value.

In the process of creating a master-planned community, Concord is directly and intimately involved in each step of the development process, from land selection, community planning and development, through to construction and customer service. Concord ensures a well-coordinated and balanced development at every stage and in turn provides a solid investment you can count on and enjoy for generations to come.



VANCOUVER



EXPO-WORLD'S FAIR, VANCOUVER



CONCORD PACIFIC PLACE, VANCOUVER



CONCORD CITYPLACE, TORONTO, CANADA



CONCORD PACIFIC PLACE, VANCOUVER, CANADA

“Simplicity is the
ultimate sophistication”

Leonardo da Vinci

Actual suite, amenity and building interiors, exteriors and views may be noticeably different than what is depicted in photographs and renderings. The developer reserves the right to make modifications and changes to features and finishes, brands, materials, building design, specifications, amenities, features, ceiling heights, flooring patterns and floor plans, development layout and number of suites without notification. All illustrations and development layouts reflect the artist's interpretation of the project and are subject to change without notice. These matters 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 Galleria Limited Partnership. E&OE

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CONCORD
PACIFIC