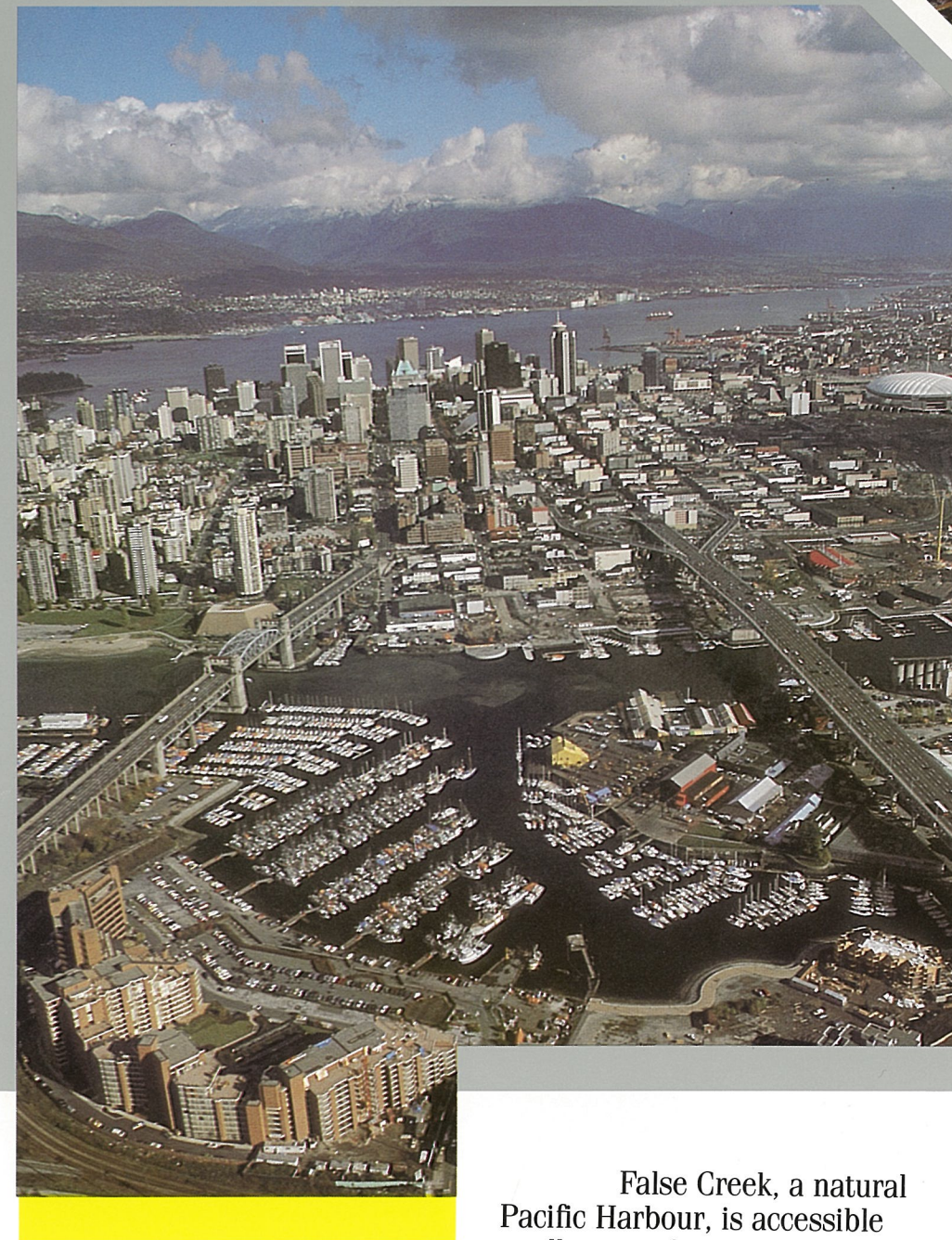


One Of Vancouver's Unique Waterside Properties



Harbour Cove is ideally situated in an exclusive waterfront setting overlooking Granville Island, downtown Vancouver and the North Shore mountains. Its prominent location and architectural design have created a landmark identification. Harbour Cove is an elegant condominium complex of incomparable luxury... a place to live... or an investment opportunity.

Harbour Cove... A Superior Location, Today And In The Future

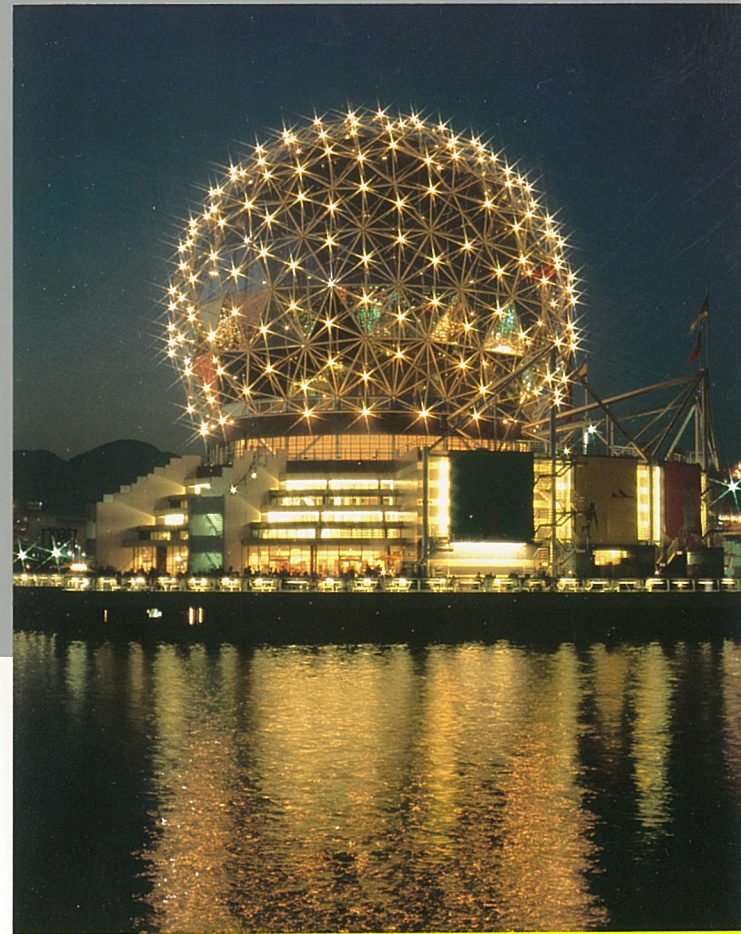


Situated on the south shore of False Creek is Harbour Cove — a freehold, luxury condominium development of elegant apartment homes in a terraced, concrete and brick building set around a landscaped plaza. The complex was built in three phases and completed in early 1986. By completion of construction, 80% of the apartment homes had already been sold!

Harbour Cove with its landscaped gardens and pathways is just minutes away along the seaway walk to Granville Island — Vancouver's most exciting meeting place, with its farm and fish markets, bakeries, candy shops, art schools and theatres, bistros, pubs and restaurants.

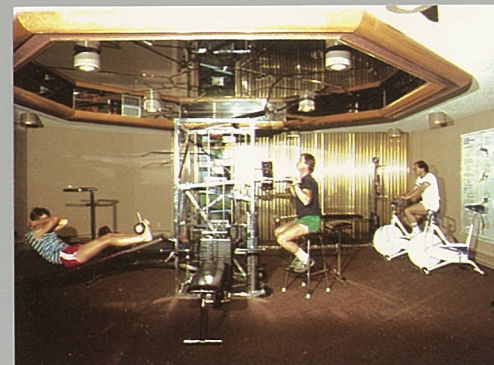
False Creek, a natural Pacific Harbour, is accessible to all types of private water craft and provides a unique setting for residents of Harbour Cove. Downtown Vancouver is just minutes away via the Granville Street Bridge. And of course this proximity to downtown entails convenient access to everything the City has to offer.

Vancouver — Canada's Showcase City



The City is enjoying dynamic growth spurred by Expo 86, construction of a rapid transit system (ALRT), Canada Place, and B.C. Place Stadium.

A Landmark Property With Unique Design Appeal



Harbour Cove has been designed so that the majority of the suites have floor to ceiling views of the False Creek Marina, Granville Island, B.C. Place, Expo '86, Downtown Vancouver and the Northshore Mountains beyond.

The exterior of the building has been finished in durable brick complimenting the terraced design of the

complex. There is an extensive multi-levelled, grassed courtyard and flowered gardens for sunbathing and relaxing.

Each apartment home features extensive use of oak, brass fixtures, ceramic tiles, marble and fine quality carpeting. Most suites feature a huge enclosed sunroom, with other suites having either a large outdoor deck or an open balcony. Walk-in closets, and

seven luxury appliances including built-in countertop stove, microwave and compactor are standard throughout.

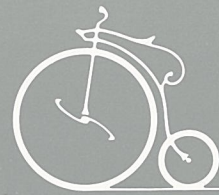
Harbour Cove residents have exclusive access to an outstanding private recreation facility. The design was selected after an architectural competition and was chosen for its clublike atmosphere. Facilities include racquetball and squash courts,

swimming pool, whirlpool and sauna, exercise and meeting rooms. The size and scope of amenities provided ensure that a high level of access is always available to residents.

Energy efficiency, sound proofing and security play an important role in the design features of Harbour Cove. All suites have double glazed, commercial quality windows and are sound proofed

to the very highest levels. Secured parking, prewiring for entry alarms, heat and smoke detectors together with 24-hour on-site management provide constant protection and surveillance.

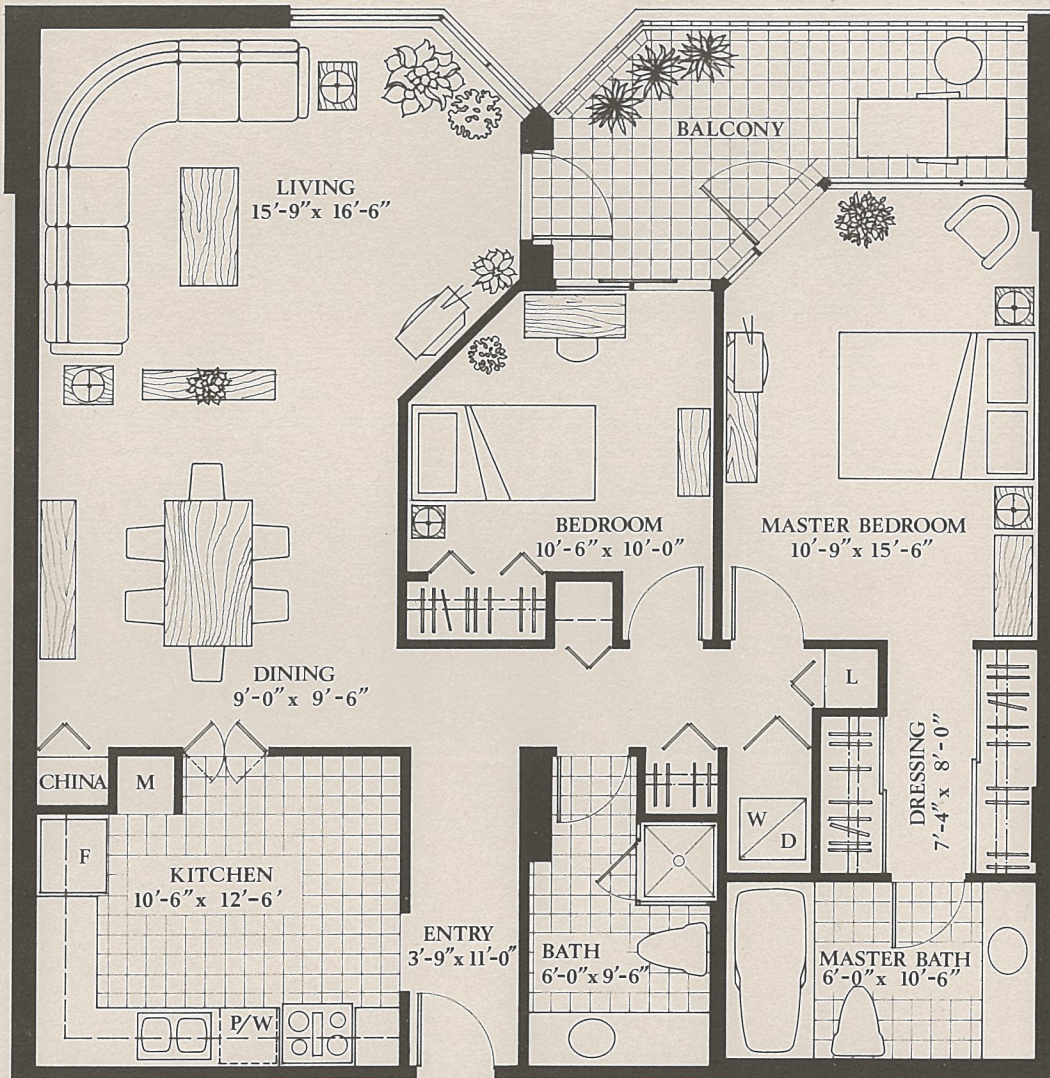
These outstanding features of location, design and quality will enhance the value of each owner's investment.



*Pennyfarthing
Development Corp.*



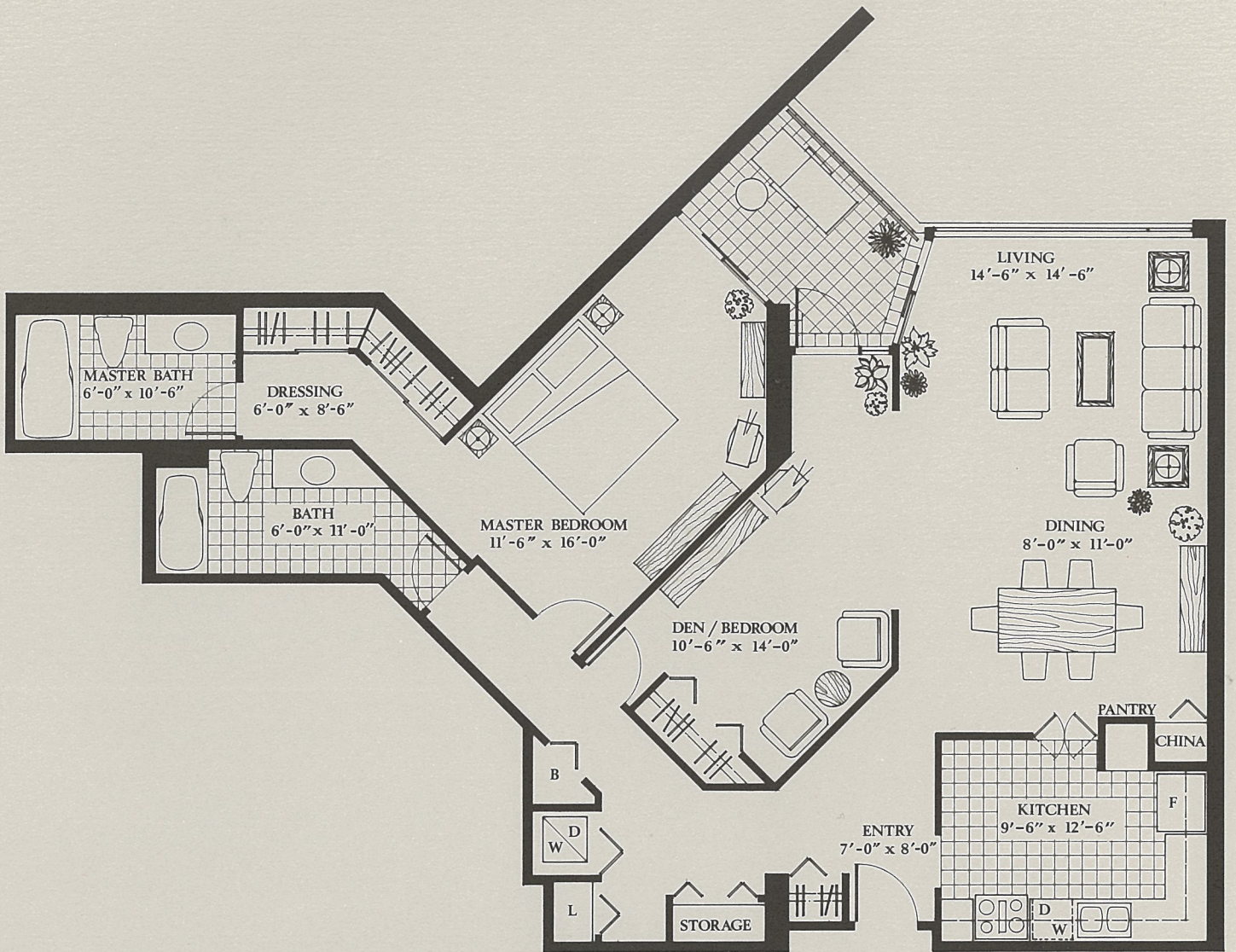
Pennyfarthing Development Corp. is a major Vancouver-based real estate development company specializing in condominium projects. Since 1980, the company has developed approximately 1,250 residential suites with an overall value in excess of \$160 million.



Harbour Cove

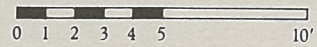
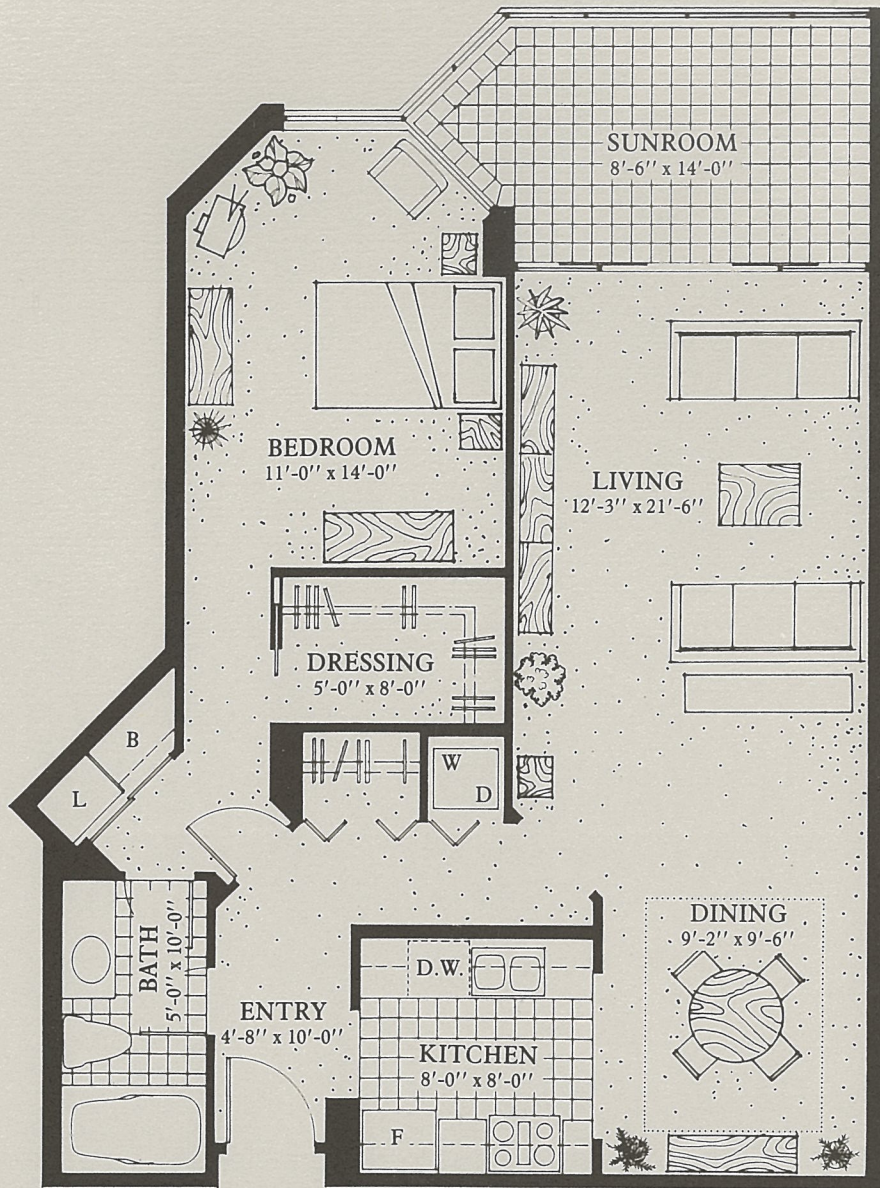
SUITE 2B

2 BEDROOM
1125 SQUARE FEET



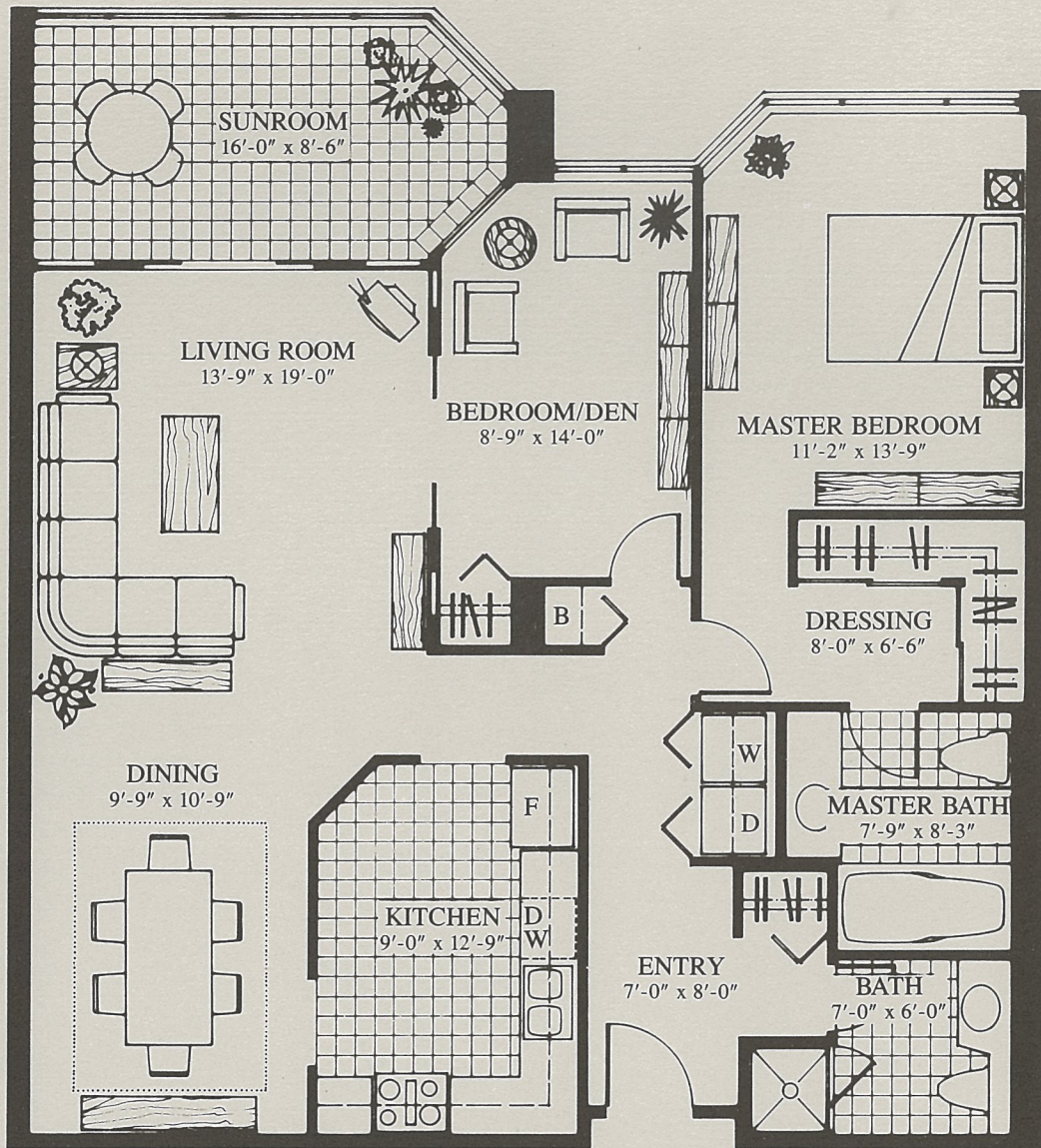
SUITE 2D

2 BEDROOM
1318 SQUARE FEET



SUITE E

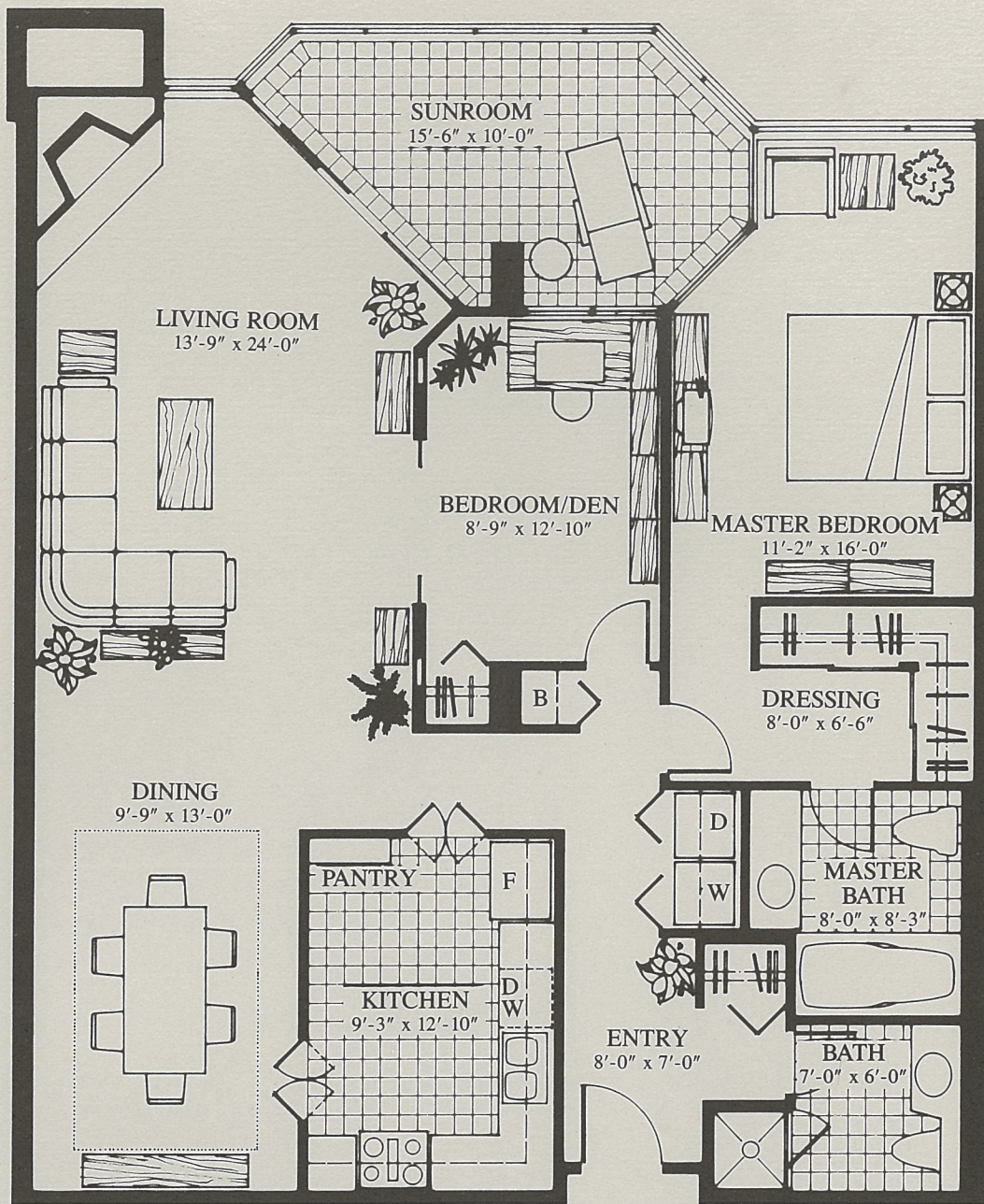
1 BEDROOM PLUS SUNROOM
991 SQUARE FEET



Harbour Cove

SUITE K

2 BEDROOM PLUS SUNROOM
1287 SQUARE FEET



Harbour Cove

SUITE L

2 BEDROOM PLUS SUNROOM
1430 SQUARE FEET