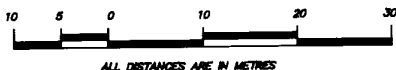


**STRATA PLAN OF LOT 1 BLOCK 42  
DISTRICT LOT 185 PLAN 18992**

**STRATA PLAN VAS 2801**

DEPOSITED AND REGISTERED IN THE LAND TITLE  
OFFICE AT VANCOUVER, B.C.  
THIS 22 DAY OF NOVEMBER, 1990.

SCALE 1 : 500

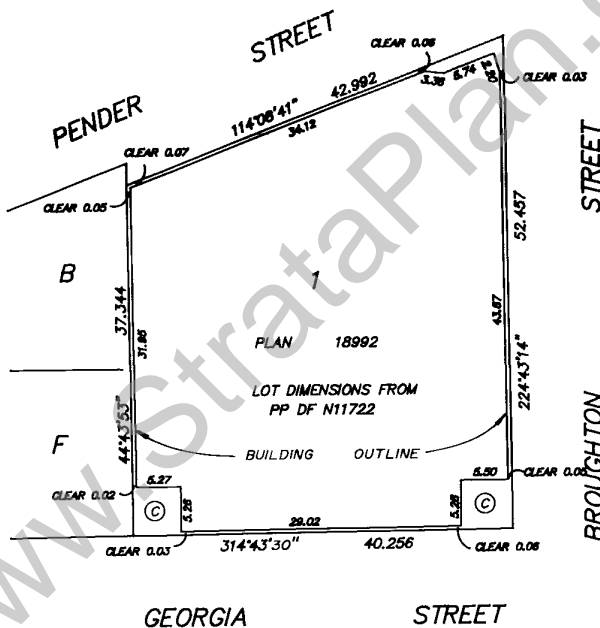


*[Signature]*  
DEPUTY REGISTRAR

GD 122254

**CITY OF VANCOUVER**

THIS PLAN LIES WITHIN  
THE GREATER VANCOUVER  
REGIONAL DISTRICT



I, BRAD PENDERGRAFT OF COQUITLAM, A BRITISH  
COLUMBIA LAND SURVEYOR, HEREBY CERTIFY  
THAT THE BUILDING ERECTED ON THE  
PARCEL DESCRIBED ABOVE IS WHOLLY  
WITHIN THE EXTERNAL BOUNDARIES OF THAT  
PARCEL.  
DATED THIS 18 DAY OF OCT., 1990

*[Signature]* B.C.L.S.

I, BRAD PENDERGRAFT, OF COQUITLAM, A BRITISH  
COLUMBIA LAND SURVEYOR, HEREBY CERTIFY  
THAT THE BUILDING SHOWN IN THIS STRATA  
PLAN HAS NOT AS OF THE 18 DAY OF  
OCT., 1990 BEEN PREVIOUSLY  
OCCUPIED.  
DATED THIS 18 DAY OF OCT., 1990

*[Signature]* B.C.L.S.

**LEGEND**

- L.C.P. DENOTES LIMITED COMMON PROPERTY
- ⓐ DENOTES COMMON PROPERTY
- S.L. DENOTES STRATA LOT
- m<sup>2</sup> DENOTES SQUARE METRES
- ⓑ DENOTES BALCONY, L.C.P.
- ⓓ APPURTENANT TO ADJACENT STRATA LOT

**FOR STRATA CORP  
MAIL ADDRESS  
SEE STRATA PLAN  
GENERAL INDEX**

THE ADDRESS FOR SERVICE OF DOCUMENTS  
ON THE STRATA CORPORATION IS:  
THE OWNERS, STRATA PLAN VAS 2801  
1700-1075 W. GEORGIA STREET,  
VANCOUVER, B.C.  
V6E 3E2

CIVIC ADDRESS: 1445 W. GEORGIA STREET,  
VANCOUVER, BRITISH COLUMBIA.

SOUKUP ASSOCIATES  
B.C. LAND SURVEYORS  
# 3 - 10318 E. WHALLEY RING ROAD  
SURREY, B.C. V3T 4H4  
TEL 581 4245 FAX 588 5977  
FILE 1571-CE

CONDOMINIUM ACT

STRATA PLAN VAS 2801

LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
1	9	1350	255
2	9	1213	260
3	9	1207	260
4	9	1357	245
5	10	1350	260
6	10	1213	260
7	10	1207	260
8	10	1357	260
9	10	1350	270
10	10	1213	270
11	10	1207	270
12	10	1357	270
13	11	1350	280
14	11	1213	270
15	11	1207	270
16	11	1357	280
17	11	1350	280
18	11	1213	270
19	11	1207	270
20	11	1357	275
21	12	1350	280
22	12	1213	270
23	12	1207	285
24	12	1357	275
25	12	1350	265
26	12	1213	270
27	12	1207	285
28	12	1357	275
29	13	1347	280
30	13	2424	570
31	13	1357	285
32	13	1257	280
33	13	2424	570
34	13	1268	290
35	14	1259	280
36	14	1215	285
37	14	1207	285
38	14	1269	300
39	14	1259	285
40	14	1215	300
41	14	1207	300
42	14	1269	310
43	15	1250	295
44	15	2432	610
45	15	1268	300
46	15	1259	295
47	15	1214	300
48	15	2476	585
49	16	2475	625
50	16	2476	625
51	16	1259	310
52	16	1214	315
53	16	1207	315
54	16	1268	310
55	17	1259	310
56	17	1214	315
57	17	1207	315
58	17	1268	340
59	17	1259	325
60	17	1214	330
61	17	1207	330

DATED THIS 18 DAY OF  
 OCT 1990  
 B.C.L.S.  
 FILE 1571-22

CONDOMINIUM ACT

STRATA PLAN VAS 2801

LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION
62	17	1268	340
63	18	1259	325
64	18	1214	330
65	18	1207	330
66	18	1268	340
67	18	1259	325
68	18	1214	330
69	18	2287	580
70	19	1238	340
71	19	1209	345
72	19	1958	580
73	19	1238	340
74	19	1209	345
75	19	1958	580
76	20	1238	340
77	20	1209	345
78	20	1958	580
79	20	1238	350
80	20	1209	350
81	20	1958	580
82	21	1259	355
83	21	1214	360
84	21	1929	600
85	21	3665	1400
86	22	2551	1800
AGGREGATE		123506	31630

OWNER  
 NIKKEN CANADA HOLDING LTD.  
 INCORPORATION No. 334589  
 AS TO AN UNDIVIDED 40/100 INTEREST

OWNER  
 ECCOM DEVELOPMENTS LTD.  
 INCORPORATION No. 142175  
 AS TO AN UNDIVIDED 60/100 INTEREST

MORTGAGEE  
 WESTERN BUILDERS CAPITAL LIMITED  
 INCORPORATION No. 106876

*[Signature]*  
 AUTHORIZED SIGNATORY  
 TOMIZO YAMAMOTO

*[Signature]*  
 AUTHORIZED SIGNATORY  
 MARGHERITA OBERI

*[Signature]*  
 AUTHORIZED SIGNATORY  
 PETER EMMINGS

AUTHORIZED SIGNATORY  
*[Signature]*  
 PHILIP C. MARSHALL  
 WITNESS 1700 - 1075 W. Georgia  
 Vancouver, B.C.  
 ADDRESS OF WITNESS V6C 3G2  
 OCCUPATION Solicitor

AUTHORIZED SIGNATORY  
*[Signature]*  
 PHILIP C. MARSHALL  
 WITNESS 1700 - 1075 W. Georgia  
 Vancouver B.C.  
 ADDRESS OF WITNESS V6C 3G2  
 OCCUPATION Solicitor

AUTHORIZED SIGNATORY  
*[Signature]*  
 WITNESS M. SHEARER  
 1930-505 Burrard St  
 ADDRESS OF WITNESS Van.  
 Secretary  
 OCCUPATION

STATUTORY DECLARATION

I / WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT  
 [1] I / WE THE UNDERSIGNED AM / ARE THE OWNER - DEVELOPER OR ( IN THE ALTERNATE )  
 THE DULY AUTHORIZED AGENT OF THE OWNER - DEVELOPER,  
 [2] THE STRATA PLAN IS ENTIRELY FOR RESIDENTIAL USE.  
 I / WE MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND  
 KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT VANCOUVER  
 IN THE PROVINCE OF BRITISH COLUMBIA  
 THIS 13 DAY OF November, 1990

*[Signature]*  
 A COMMISSIONER FOR TAKING AFFIDAVITS  
 WITHIN THE PROVINCE OF BRITISH COLUMBIA

ACCEPTED AS TO FORMS 1 AND 2.  
 THIS 21 DAY OF NOVEMBER 1990

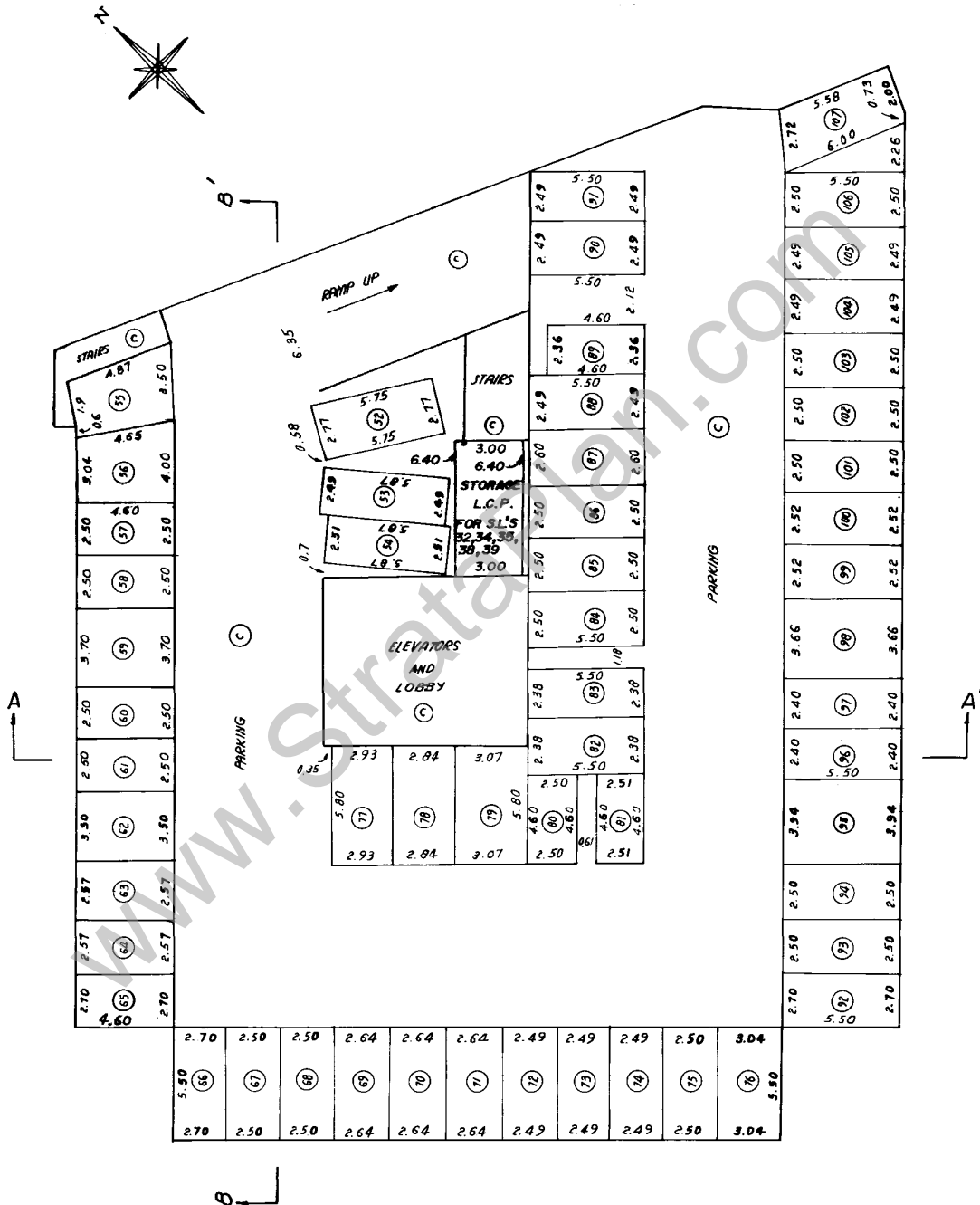
*[Signature]*  
 SUPERINTENDENT OF REAL ESTATE

DATED THIS 19 DAY OF  
 OCT 1990  
*[Signature]*  
 B.C.L.S.  
 S.E. 1571-23

### LOWER PARKING LEVEL

### STRATA PLAN VAS 2801

SCALE : 1 : 200



Ⓢ DENOTES PARKING STALL NUMBER , TYPICAL.

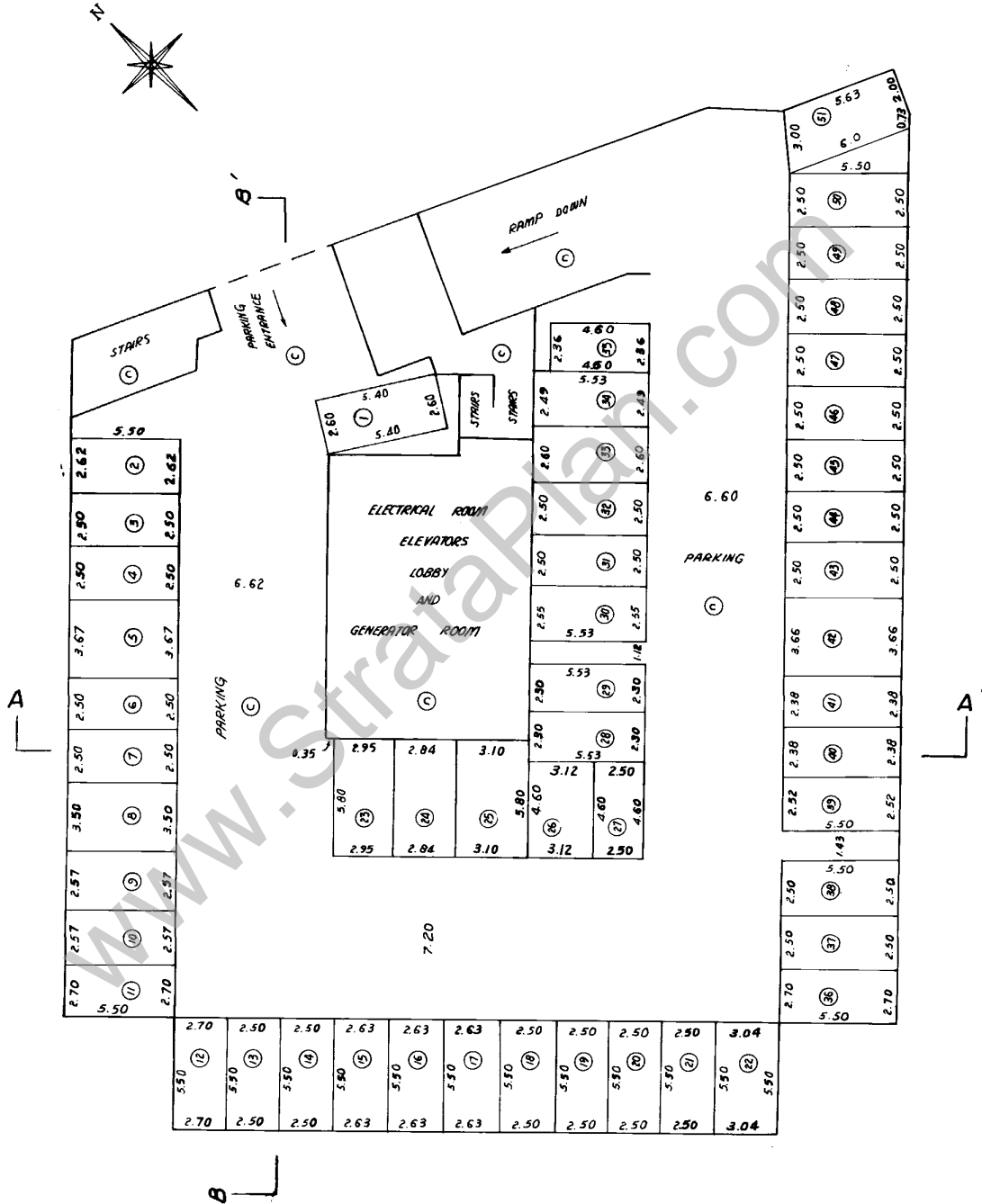
DATED THIS 24 DAY OF  
OCT, 1990.

B.C.L.S.

**UPPER PARKING LEVEL.**

**STRATA PLAN VAS 2801**

SCALE : 1 : 200



⑫ DENOTES PARKING STALL NUMBER, TYPICAL.

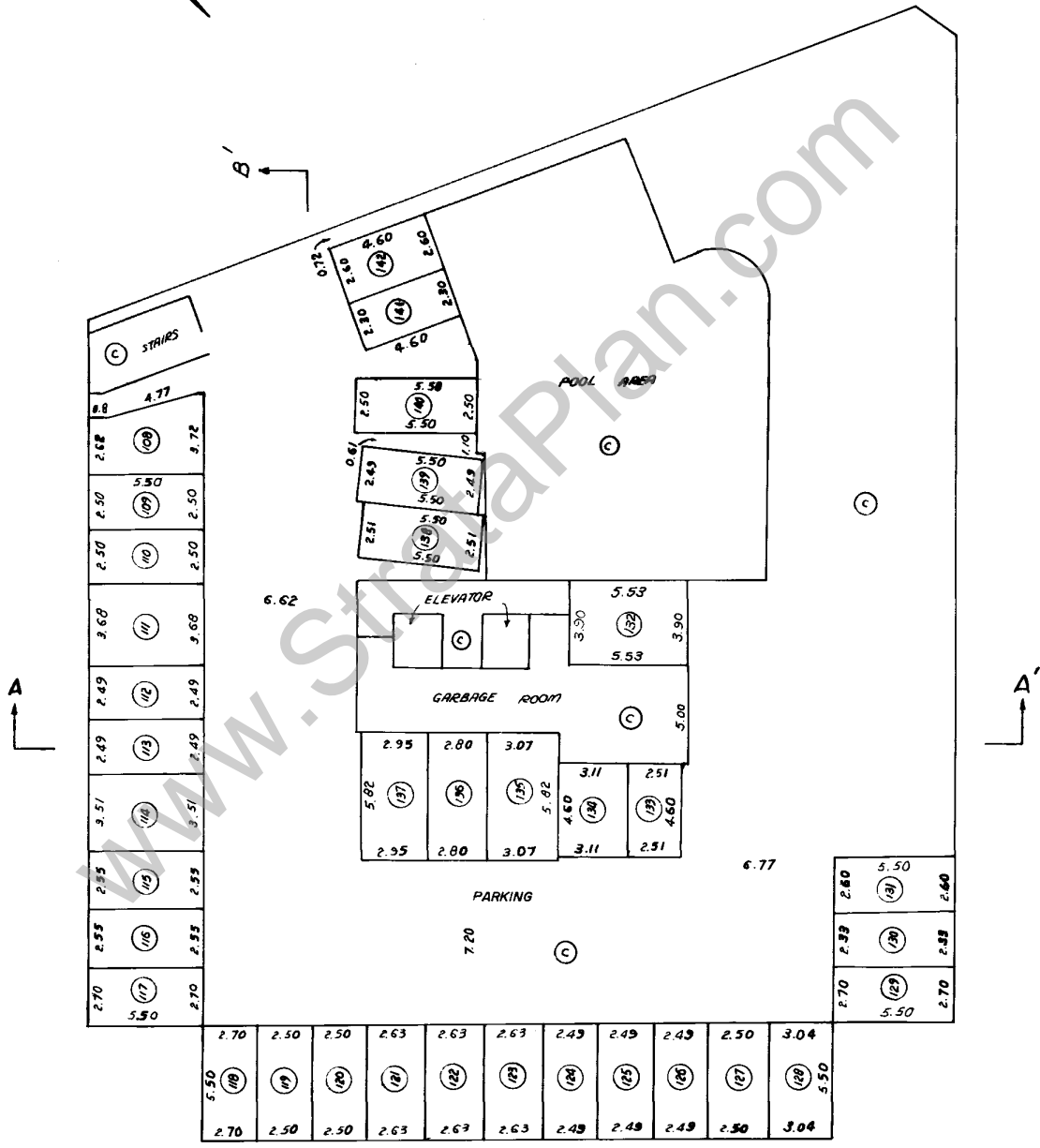
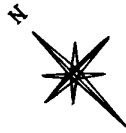
DATED THIS 24 DAY OF OCT, 1990.

*[Signature]*  
B.C.L.S.

# BROUGHTON STREET LEVEL

# STRATA PLAN VAS 2801

SCALE : 1 : 200



(117) DENOTES PARKING STALL NUMBER, TYPICAL.

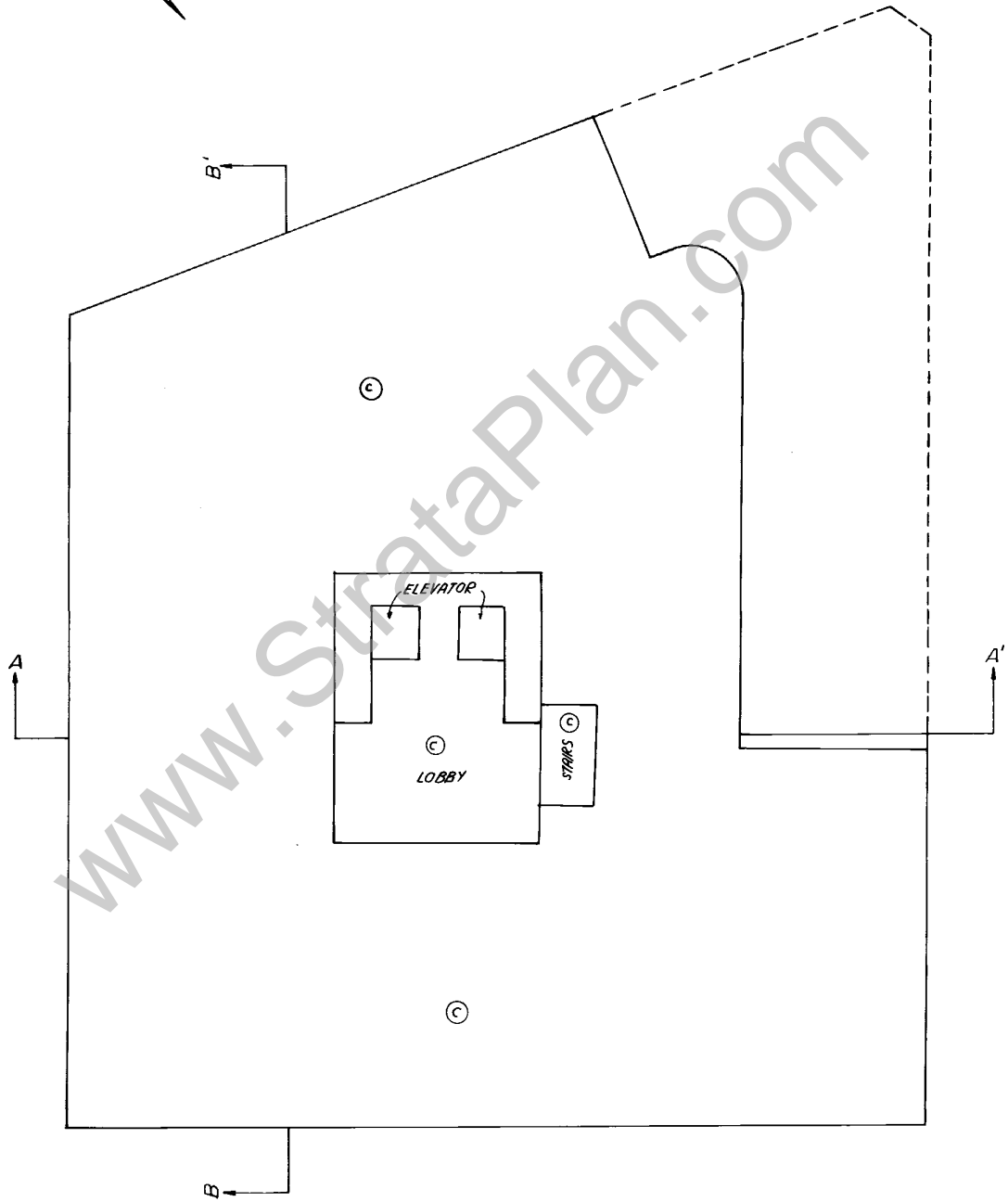
DATED THIS 24 DAY OF OCT., 1990.

*[Signature]*  
B.C.L.S.

# GEORGIA STREET LEVEL

# STRATA PLAN VAS 2801

SCALE : 1 : 200



DATED THIS 18 DAY OF OCT, 1990.

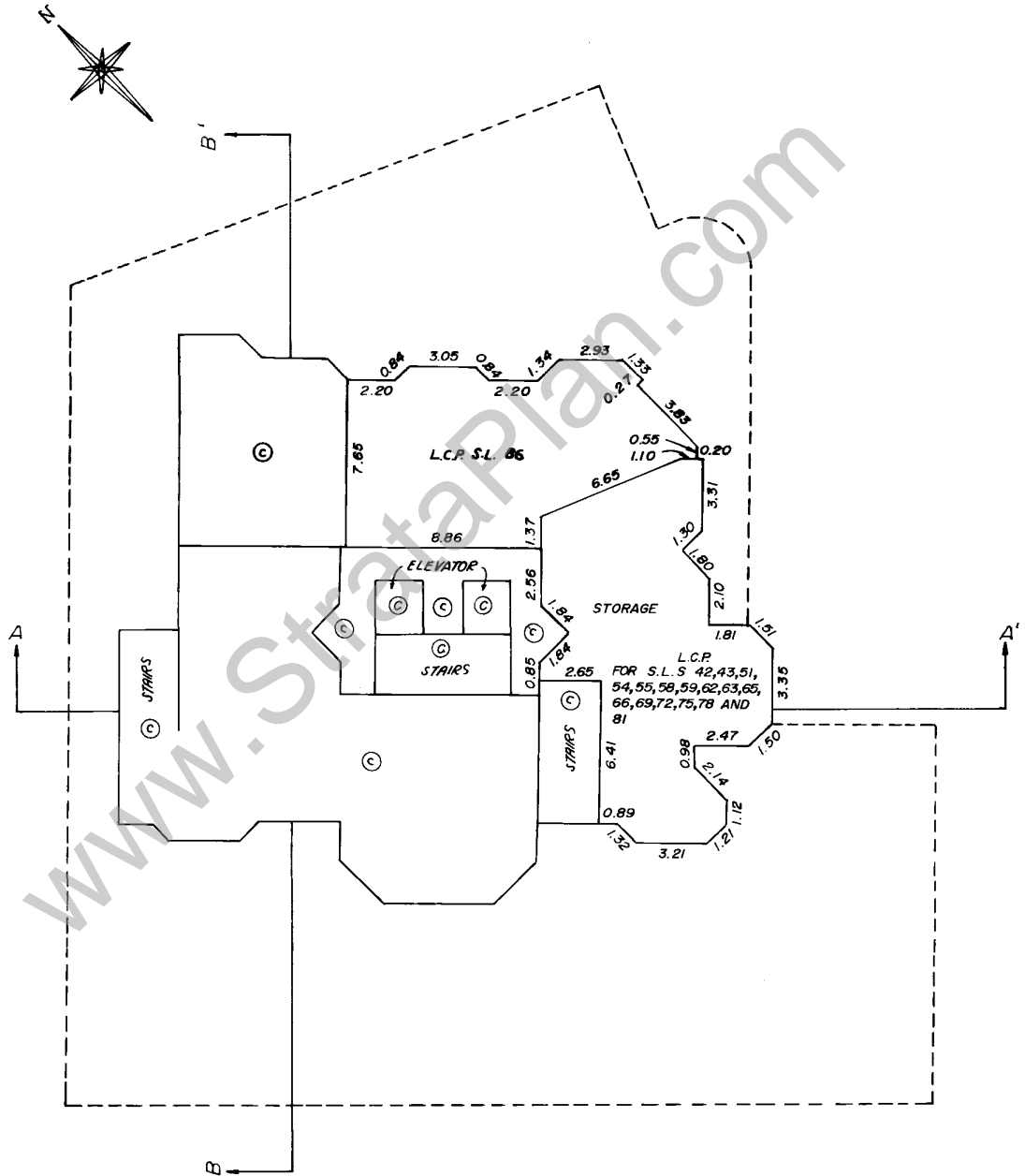
BB  
B.C.L.S.

FILE 1571

# TRANSFER BEAM LEVEL

## STRATA PLAN VAS 2801

SCALE : 1 : 200



L.C.P.  
FOR S.L.S 42,43,51,  
54,55,58,59,62,63,65,  
66,69,72,75,78 AND  
81

DATED THIS 18 DAY OF  
OCT. 1990.

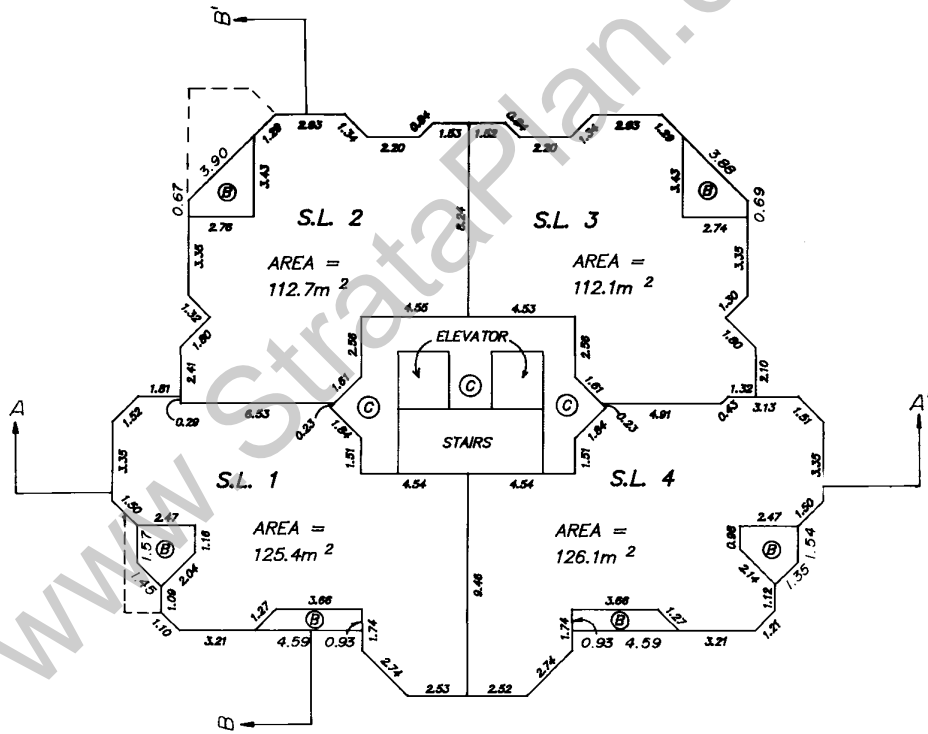
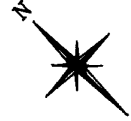
*[Signature]*  
B.C.L.S.



STRATA PLAN VAS 2801

FIRST FLOOR

SCALE 1:200



DATED THIS 18 DAY OF Oct. 1990.

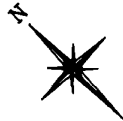
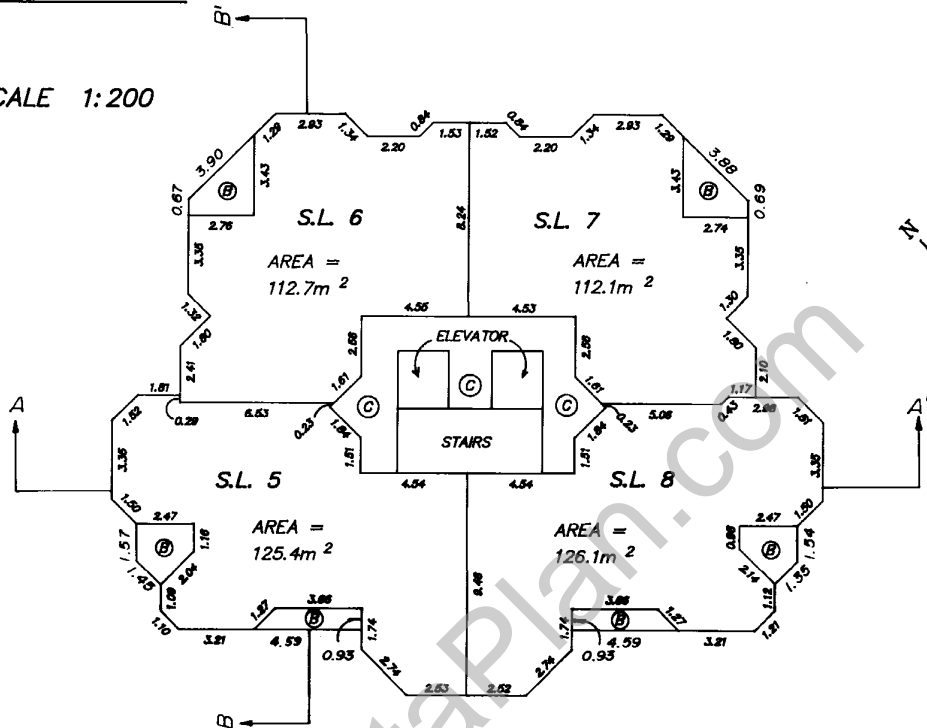
*[Signature]* B.C.L.S.

SOUKUP ASSOCIATES  
B.C. LAND SURVEYORS  
# 3 - 10318 E. WHALLEY RING ROAD  
SURREY, B.C. V3T 4H4  
TEL 581 4245 FAX 588 5977  
FILE 1571-1

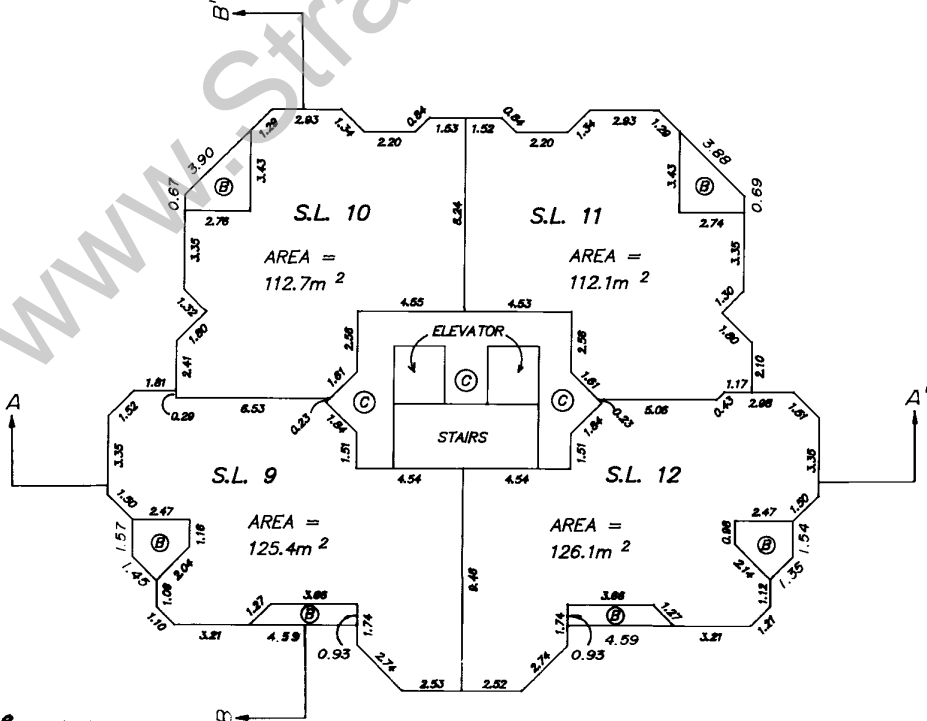
STRATA PLAN VAS 2801

SECOND FLOOR

SCALE 1:200



THIRD FLOOR



DATED THIS 18 DAY OF Oct 1990.

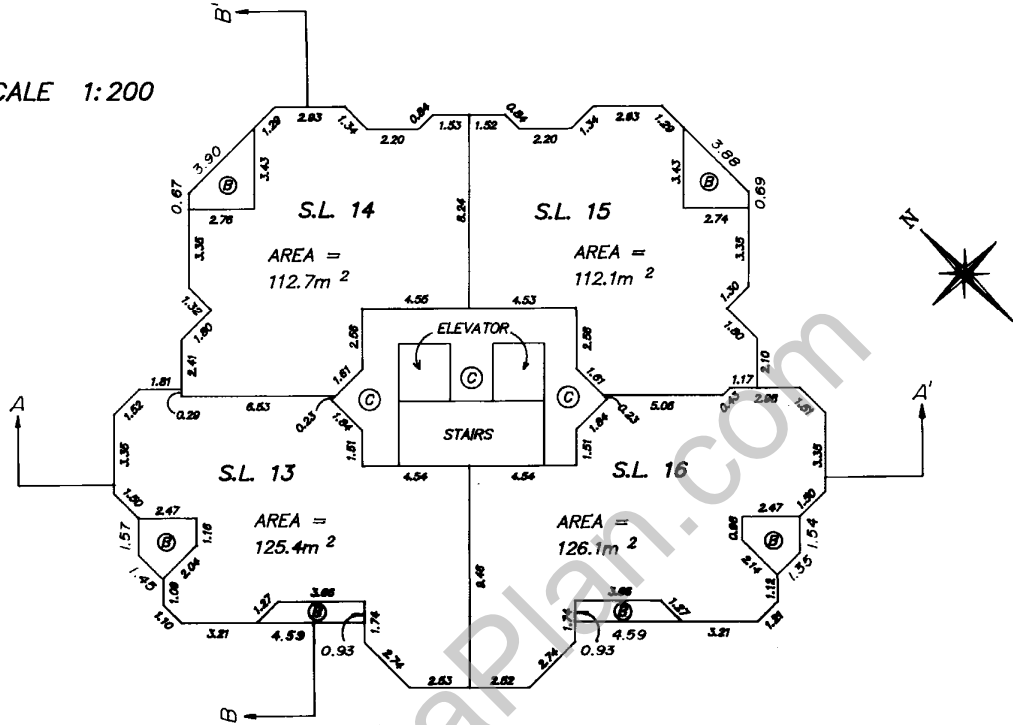
*[Signature]* B.C.L.S.

SOUKUP ASSOCIATES  
 B.C. LAND SURVEYORS  
 # 3 - 10318 E. WHALLEY RING ROAD  
 SURREY, B.C. V3T 4H4  
 TEL 581 4245 FAX 588 5977  
 FILE 1571-2

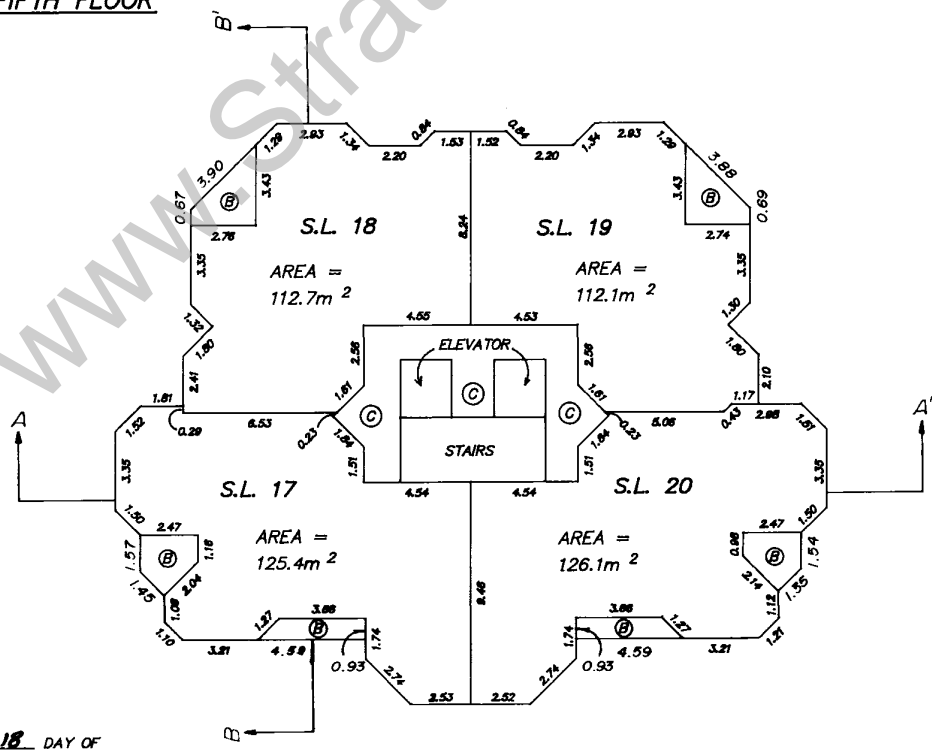
# STRATA PLAN VAS 2801

## FOURTH FLOOR

SCALE 1:200



## FIFTH FLOOR



DATED THIS 18 DAY OF Oct 1990.

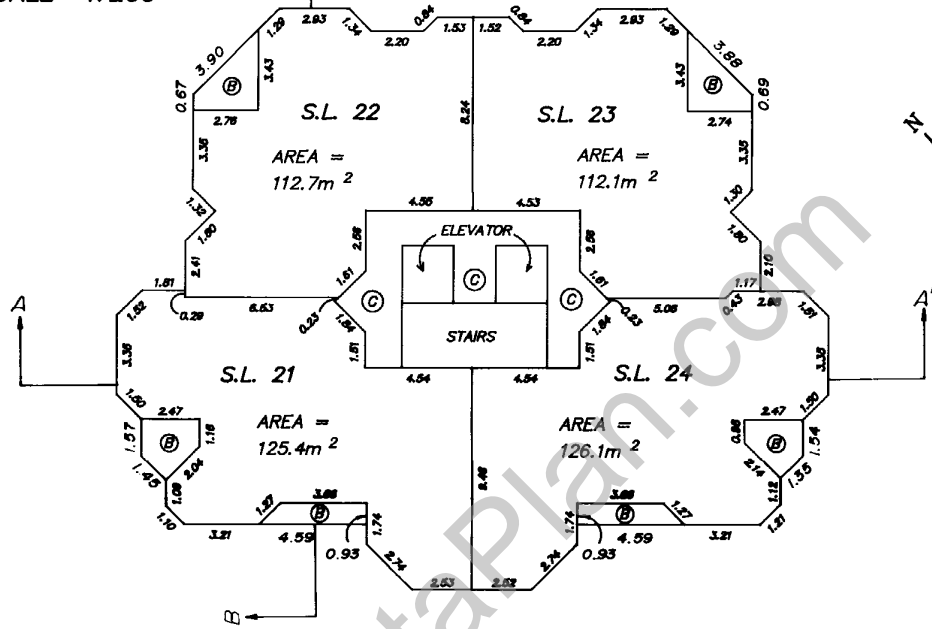
*B.G.* B.G.L.F.

SOUKUP ASSOCIATES  
 B.C. LAND SURVEYORS  
 # 3 - 10318 E. WHALLEY RING ROAD  
 SURREY, B.C. V3T 4H4  
 TEL 581 4245 FAX 588 5977  
 FILE 1571-3

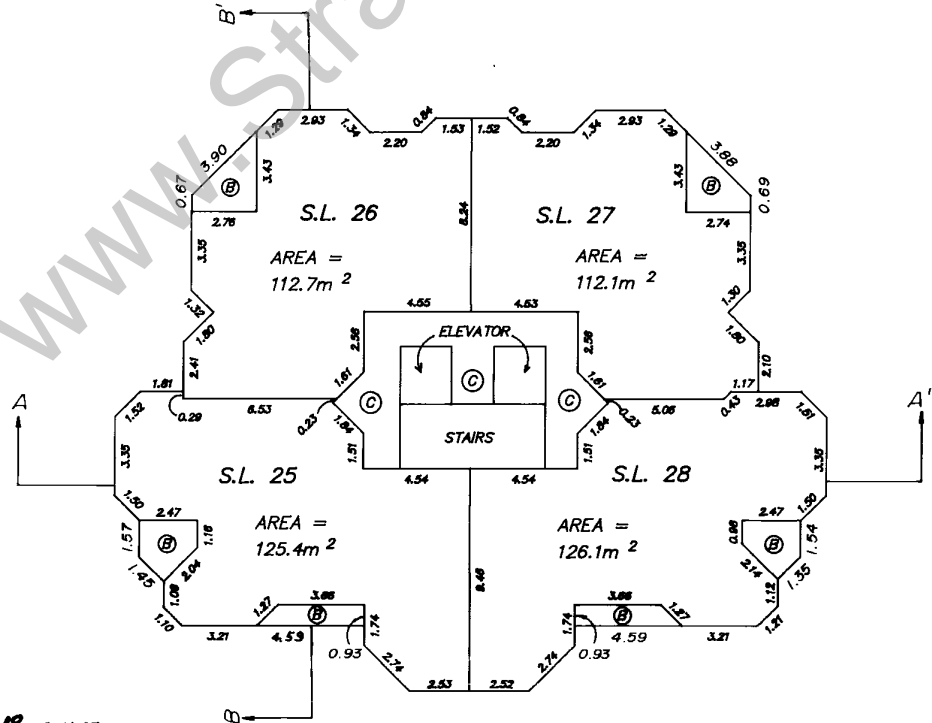
STRATA PLAN VAS 2801

SIXTH FLOOR

SCALE 1:200



SEVENTH FLOOR



DATED THIS 18 DAY OF OCT 1990.

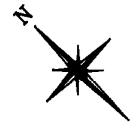
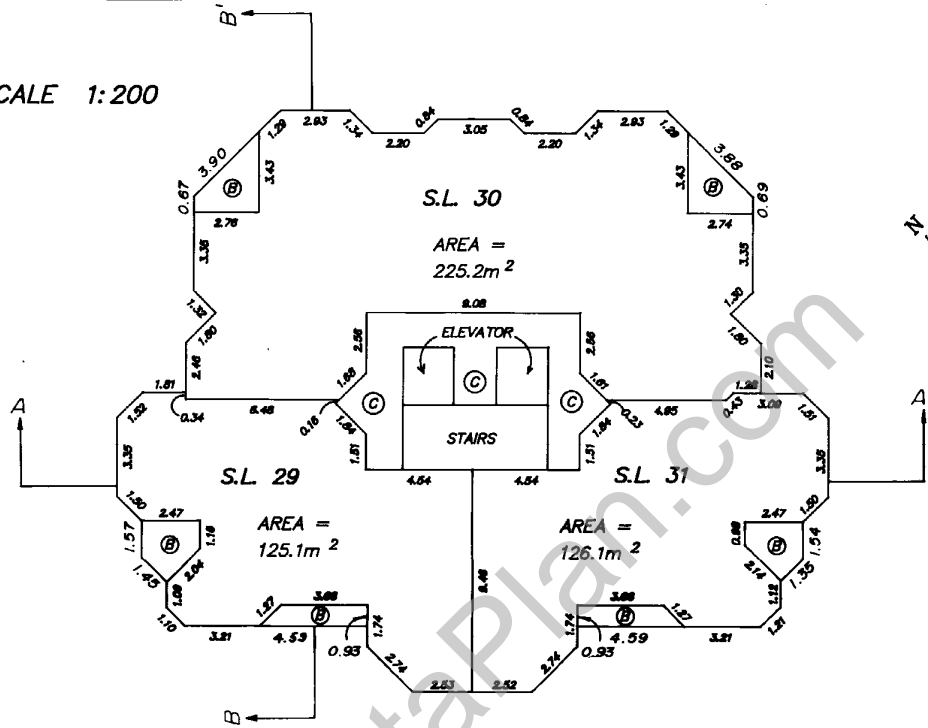
*[Signature]* B.C.L.S.

SOUKUP ASSOCIATES  
B.C. LAND SURVEYORS  
# 3 - 10318 E. WHALLEY RING ROAD  
SURREY, B.C. V3T 4H4  
TEL 581 4245 FAX 588 5977  
FILE 1571-4

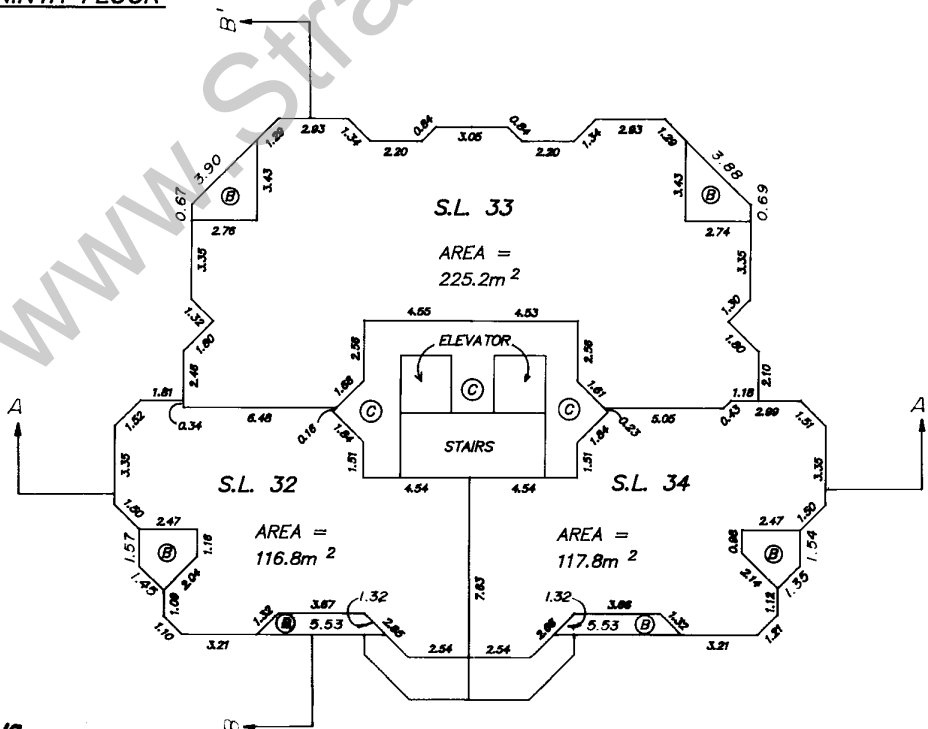
# STRATA PLAN VAS 2801

## EIGHTH FLOOR

SCALE 1:200



## NINTH FLOOR



DATED THIS 18 DAY OF OCT 1990.

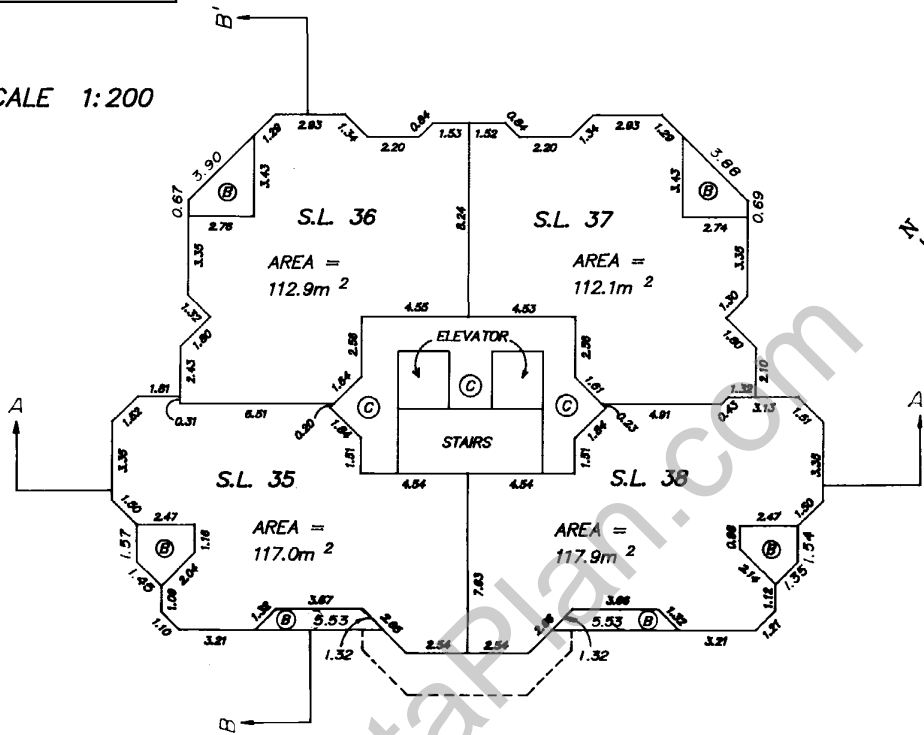
  
B.C.L.S.

SOUKUP ASSOCIATES  
B.C.LAND SURVEYORS  
# 3 - 10318 E. WHALLEY RING ROAD  
SURREY, B.C. V3T 4H4  
TEL 581 4245 FAX 588 5977  
FILE 1571-5

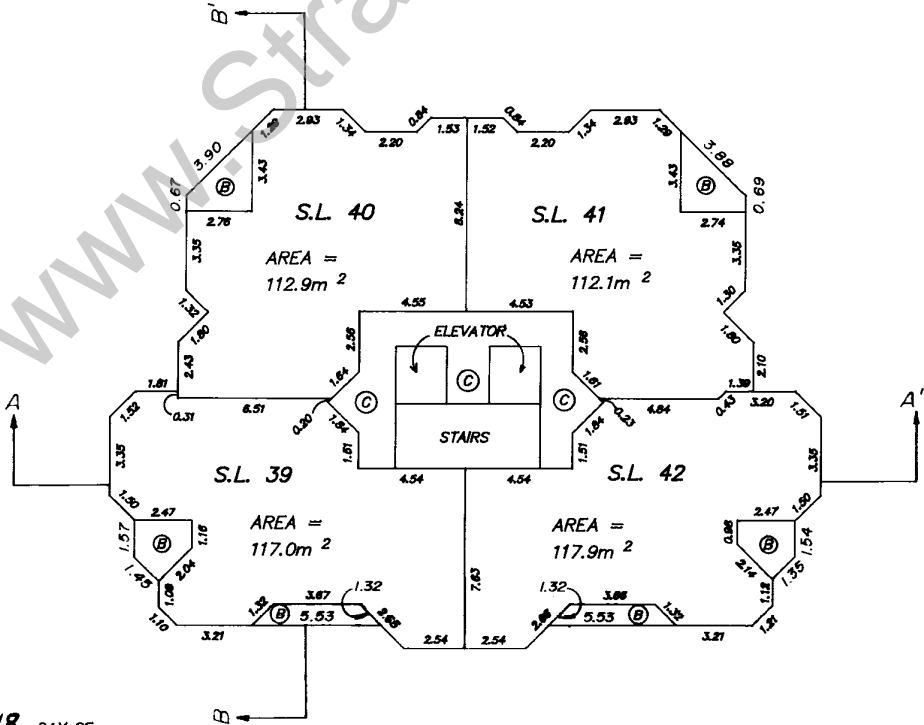
STRATA PLAN VAS 2801

TENTH FLOOR

SCALE 1:200



ELEVENTH FLOOR



DATED THIS 18 DAY OF OCT 1990.

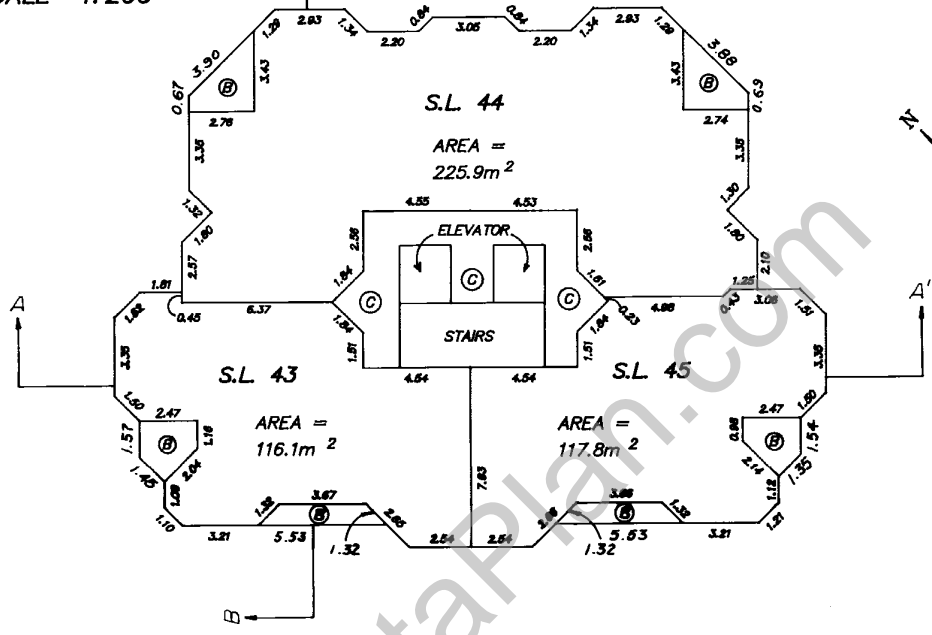
*[Signature]* B.C.L.S.

SOUKUP ASSOCIATES  
B.C. LAND SURVEYORS  
# 3 - 10318 E. WHALLEY RING ROAD  
SURREY, B.C. V3T 4H4  
TEL 581 4245 FAX 588 5977  
FILE 1571-6

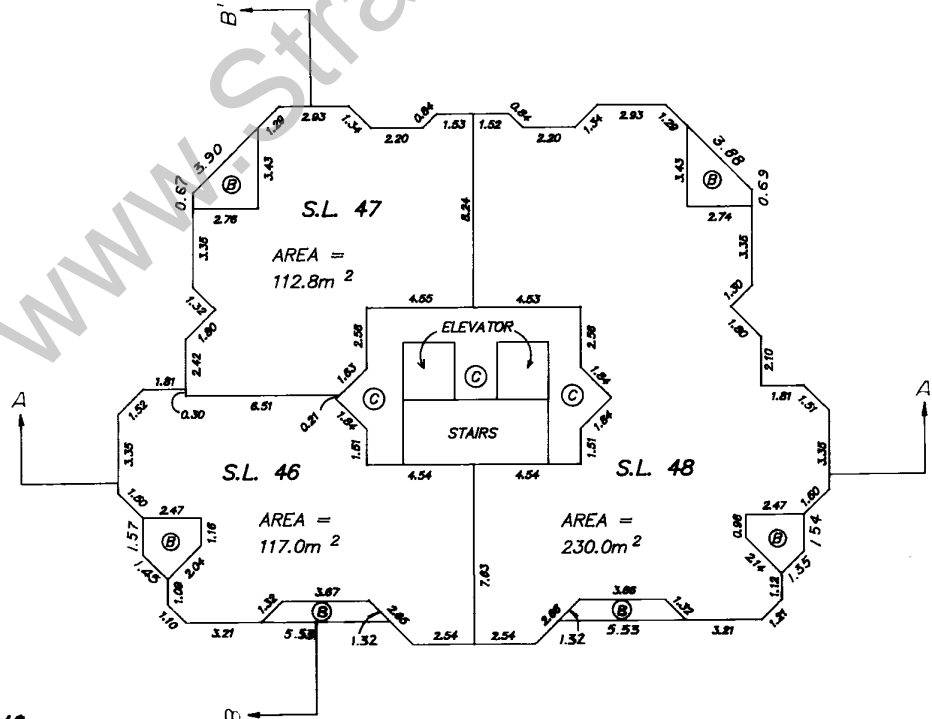
STRATA PLAN VAS 2801

TWELFTH FLOOR

SCALE 1:200



THIRTEENTH FLOOR



DATED THIS 18 DAY OF OCT 1990.

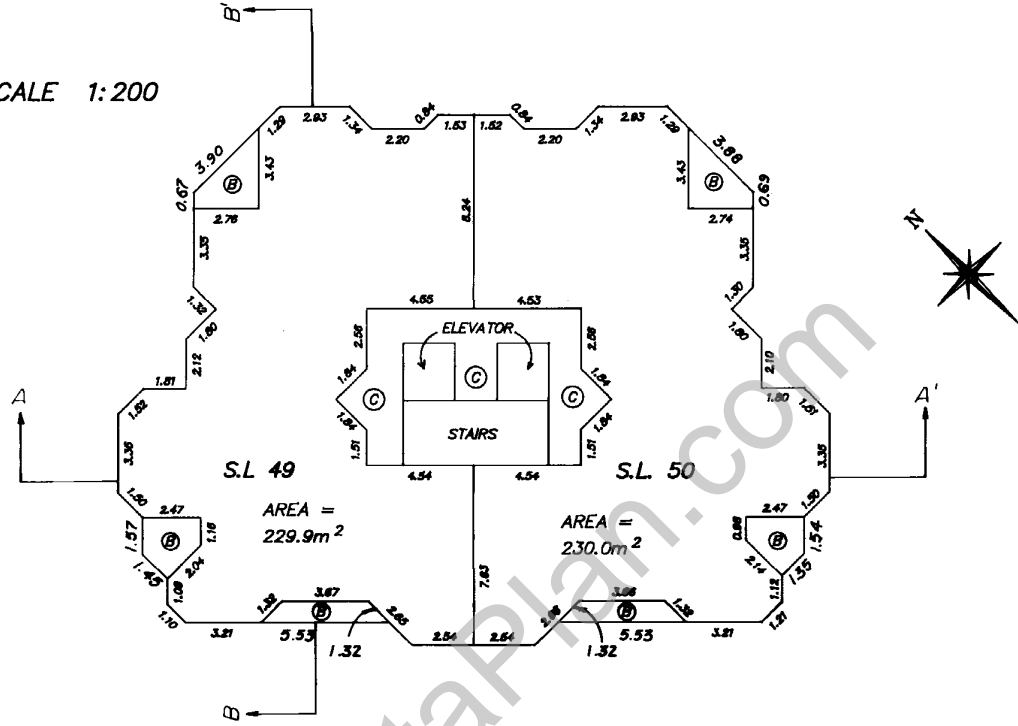
*[Signature]*  
 B.G.L.S.

SOUKUP ASSOCIATES  
 B.C. LAND SURVEYORS  
 # 3 - 10318 E. WHALLEY RING ROAD  
 SURREY, B.C. V3T 4H4  
 TEL 581 4245 FAX 588 5977  
 FILE 1571-7

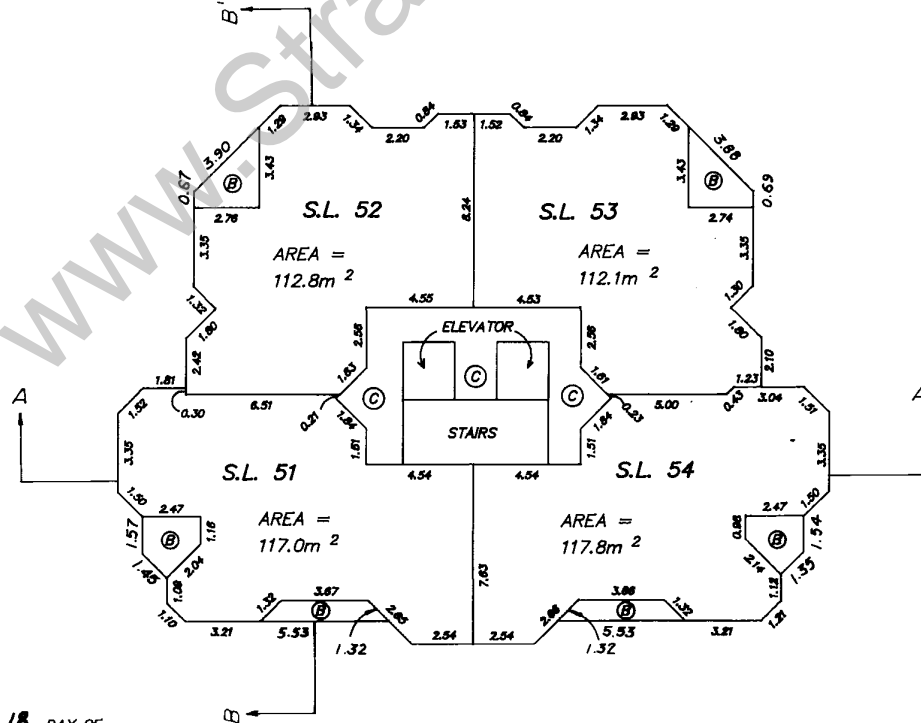
# STRATA PLAN VAS 2801

## FOURTEENTH FLOOR

SCALE 1:200



## FIFTEENTH FLOOR



DATED THIS 18 DAY OF Oct 1990.

B.G. B.C.L.S.

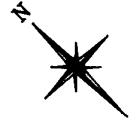
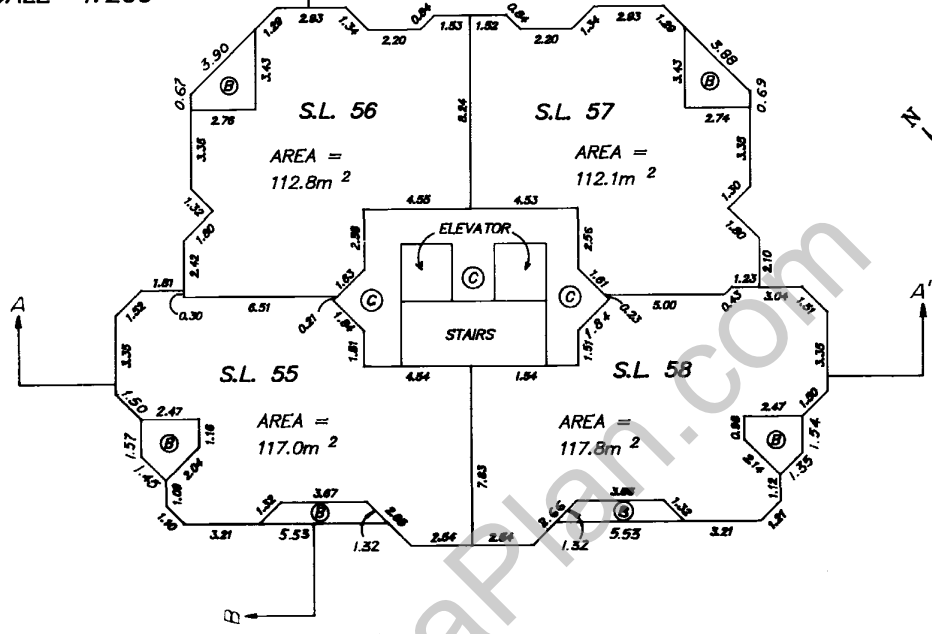
SOUKUP ASSOCIATES  
 B.C. LAND SURVEYORS  
 # 3 - 10318 E. WHALLEY RING ROAD  
 SURREY, B.C. V3T 4H4  
 TEL 581 4245 FAX 588 5977  
 FILE 1571-8



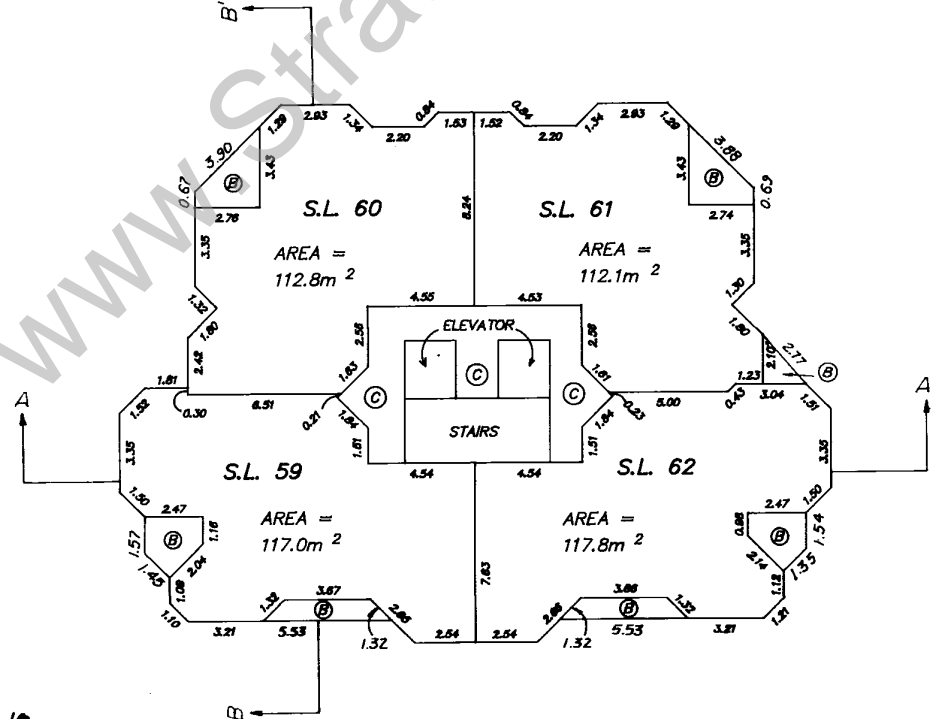
# STRATA PLAN WAS 2801

## SIXTEENTH FLOOR

SCALE 1:200



## SEVENTEENTH FLOOR



DATED THIS 18 DAY OF OCT 1990.

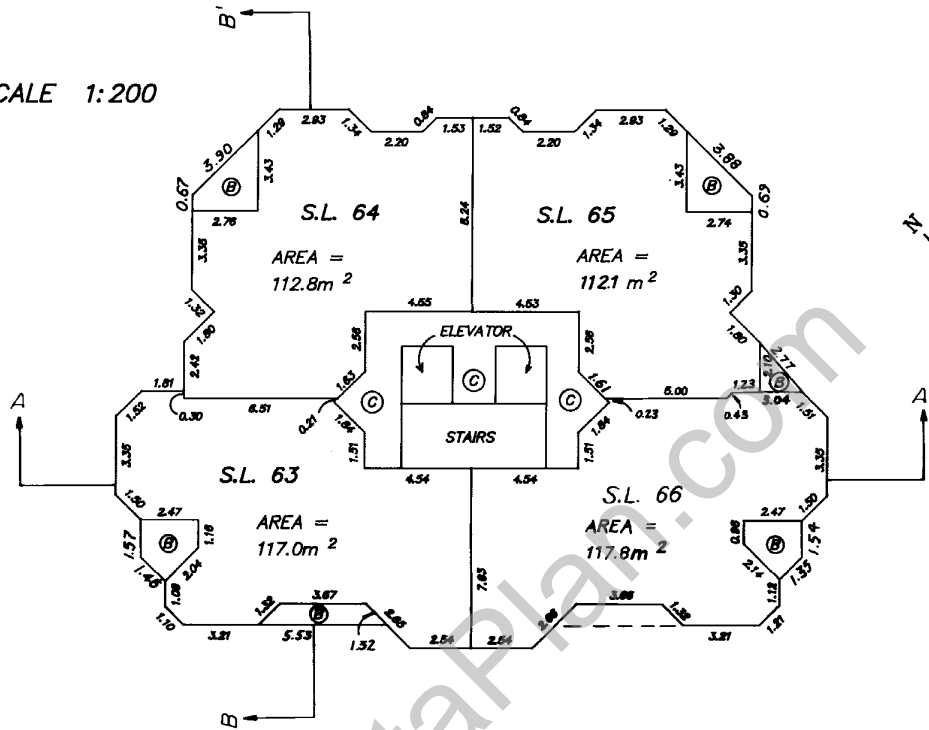
*B.G.*  
 B.C.L.S.

SOUKUP ASSOCIATES  
 B.C. LAND SURVEYORS  
 # 3 - 10318 E. WHALLEY RING ROAD  
 SURREY, B.C. V3T 4H4  
 TEL 581 4245 FAX 588 5977  
 FILE 1571-9

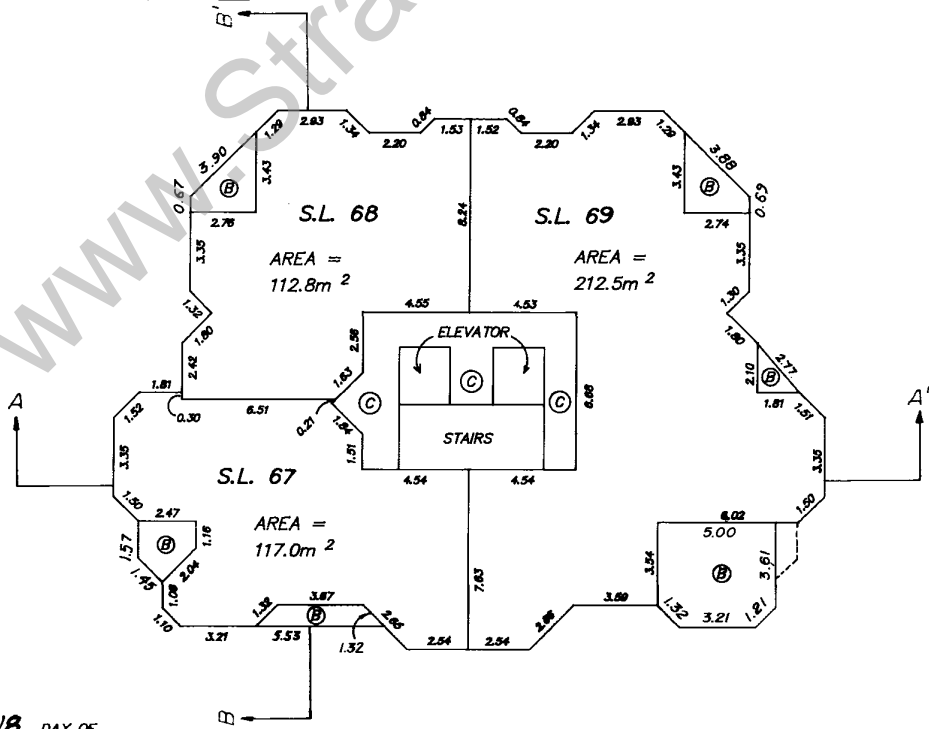
STRATA PLAN *VAS 2801*

EIGHTEENTH FLOOR

SCALE 1:200



NINETEENTH FLOOR



DATED THIS 18 DAY OF OCT 1990.

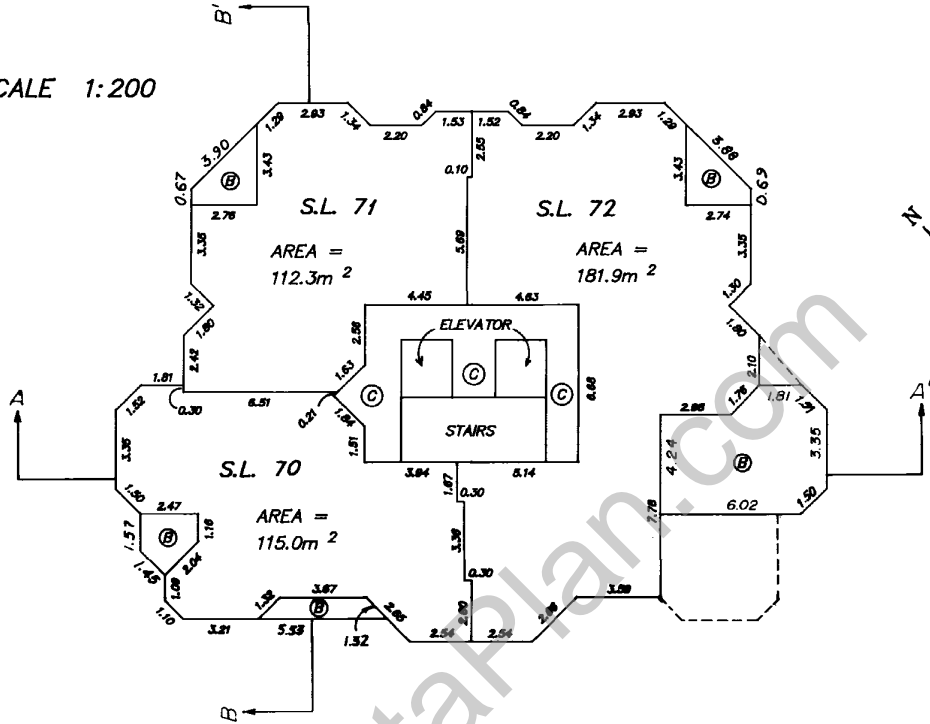
*B.D.* B.C.L.S.

SOUKUP ASSOCIATES  
B.C. LAND SURVEYORS  
# 3 - 10318 E. WHALLEY RING ROAD  
SURREY, B.C. V3T 4H4  
TEL 581 4245 FAX 588 5977  
FILE 1571-10

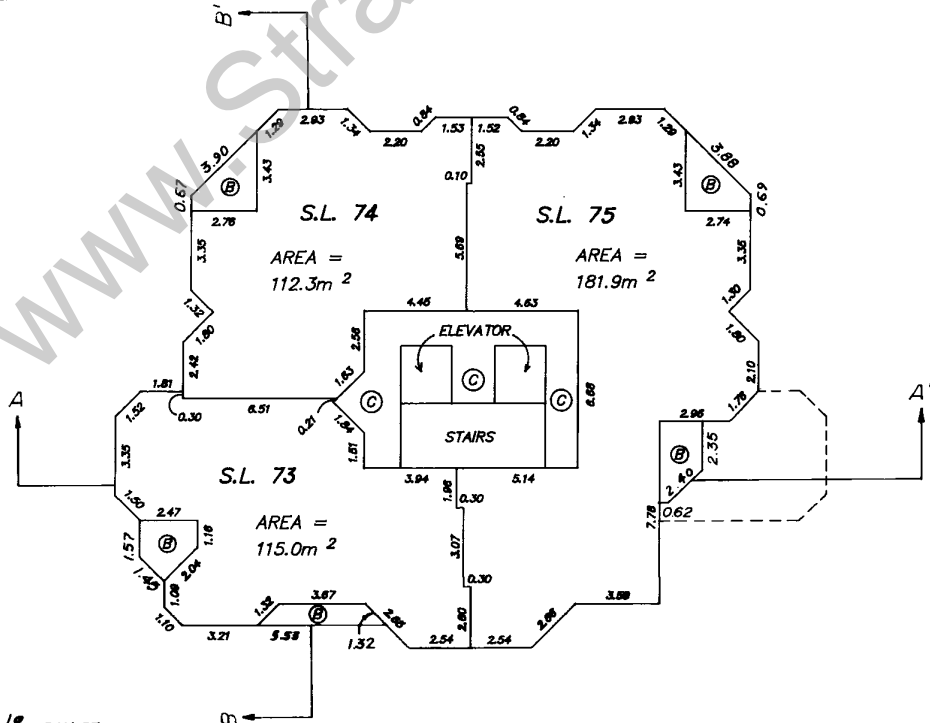
STRATA PLAN VAS 2801

TWENTIETH FLOOR

SCALE 1:200



TWENTY-FIRST FLOOR



DATED THIS 18 DAY OF OCT 1990.

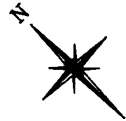
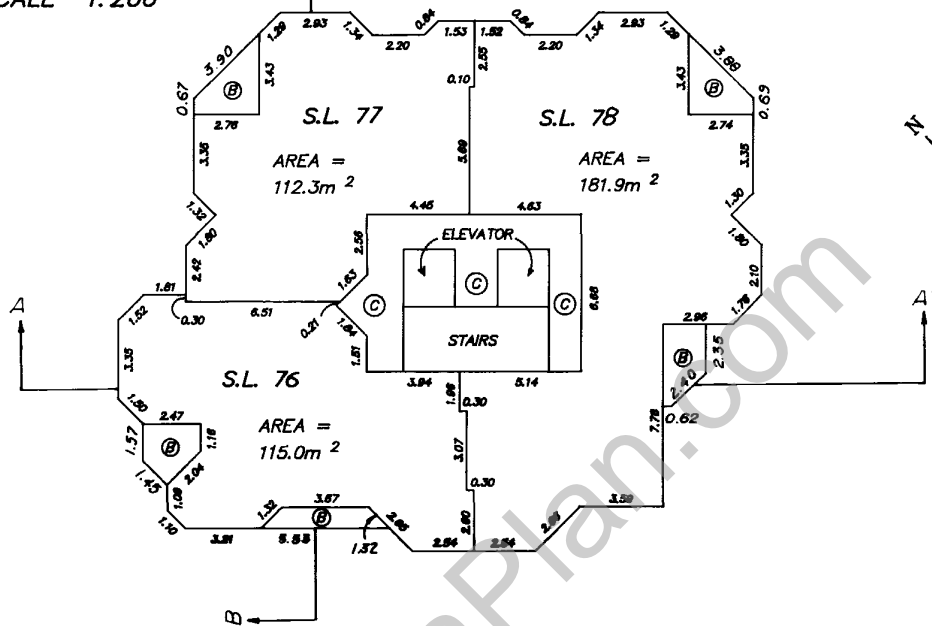
*[Signature]* B.C.L.S.

SOUKUP ASSOCIATES  
B.C. LAND SURVEYORS  
# 3 - 10318 E. WHALLEY RING ROAD  
SURREY, B.C. V3T 4H4  
TEL 581 4245 FAX 588 5977  
FILE 1571-11

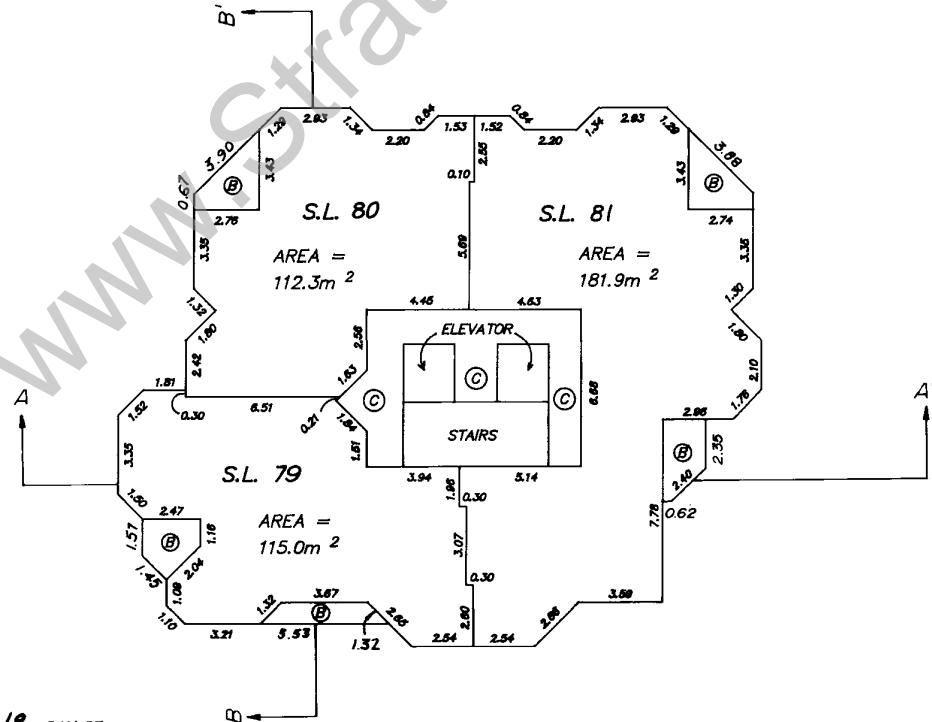
STRATA PLAN VAS 2801

TWENTY-SECOND FLOOR

SCALE 1:200



TWENTY-THIRD FLOOR



DATED THIS 18 DAY OF OCT 1990.

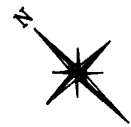
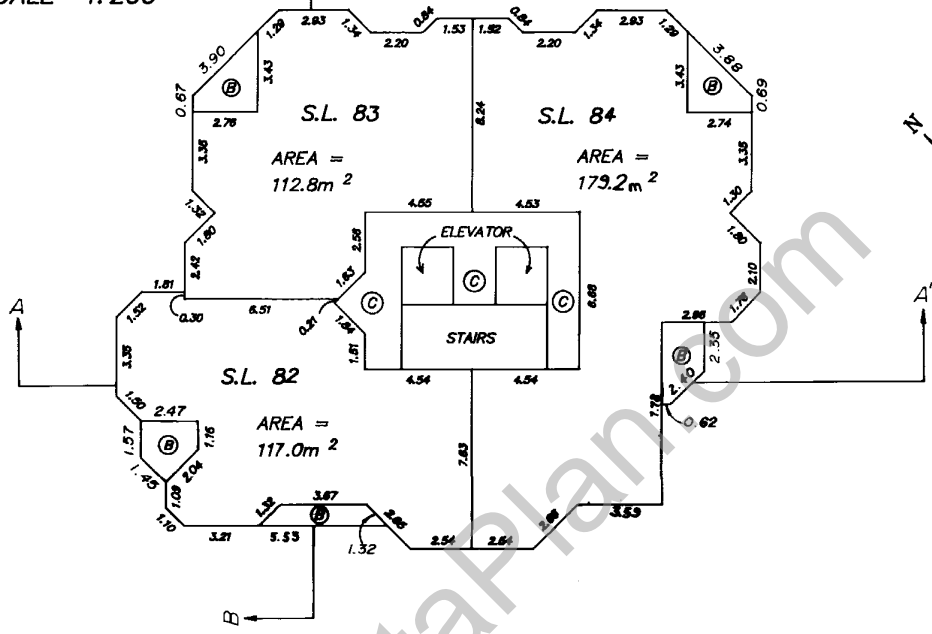
*BB* B.C.L.S.

SOUKUP ASSOCIATES  
B.C.LAND SURVEYORS  
# 3 - 10318 E. WHALLEY RING ROAD  
SURREY, B.C. V3T 4H4  
TEL 581 4245 FAX 588 5977  
FILE 1571-12

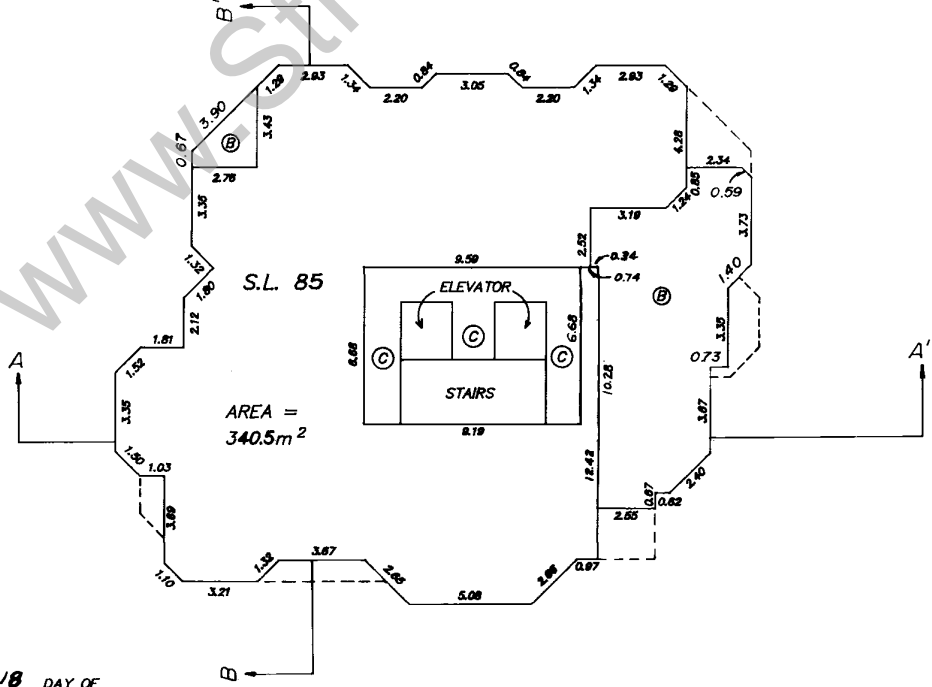
STRATA PLAN VAS 2801

TWENTY-FOURTH FLOOR

SCALE 1:200



TWENTY-FIFTH FLOOR



DATED THIS 18 DAY OF OCT 1990.

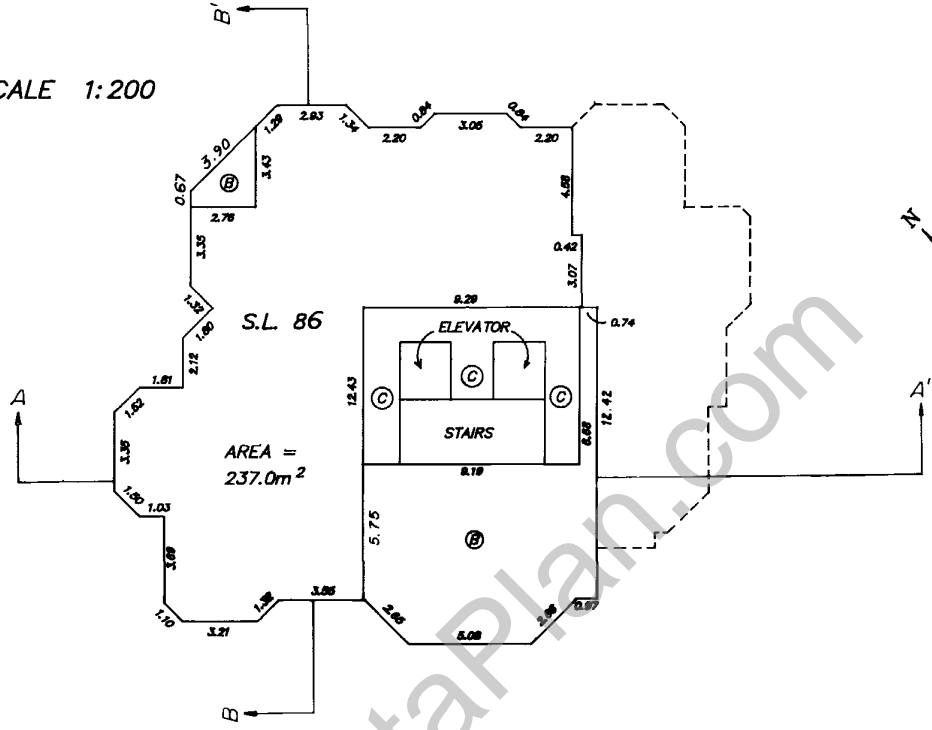
*[Signature]* B.C.L.S.

SOUKUP ASSOCIATES  
 B.C.LAND SURVEYORS  
 # 3 - 10318 E. WHALLEY RING ROAD  
 SURREY, B.C. V3T 4H4  
 TEL 581 4245 FAX 588 5977  
 FILE 1571-13

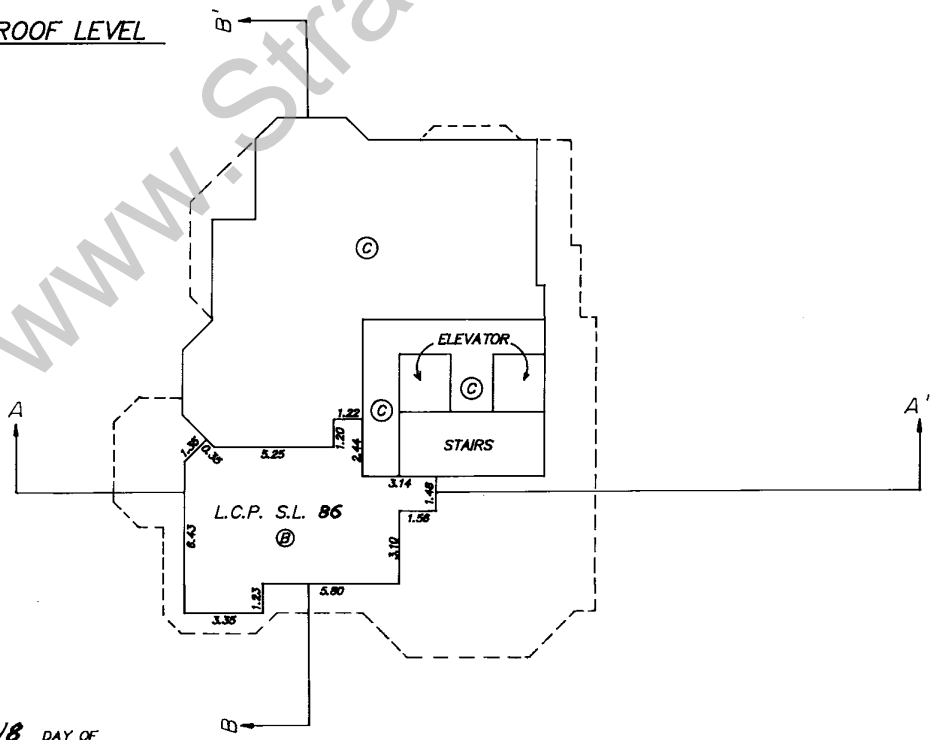
STRATA PLAN WAS 2801

TWENTY-SIXTH FLOOR

SCALE 1:200



ROOF LEVEL



DATED THIS 18 DAY OF OCT 1990.

*[Signature]* B.C.L.S.

SOUKUP ASSOCIATES  
B.C.LAND SURVEYORS  
# 3 - 10318 E. WHALLEY RING ROAD  
SURREY, B.C. V3T 4H4  
TEL 581 4245 FAX 588 5977  
FILE 1571-14

**SECTION PLANS**

**STRATA PLAN VAS 2801**

SCALE : 1 : 200

FOR CONTINUATION  
SEE SHEET 24

10th FLOOR	S.L. 35	S.L. 38
9th FLOOR	S.L. 32	S.L. 34
8th FLOOR	S.L. 29	S.L. 31
7th FLOOR	S.L. 25	S.L. 28
6th FLOOR	S.L. 21	S.L. 24
5th FLOOR	S.L. 17	S.L. 20
4th FLOOR	S.L. 13	S.L. 16
3rd FLOOR	S.L. 9	S.L. 12
2nd FLOOR	S.L. 5	S.L. 8
1st FLOOR	S.L. 1	S.L. 4
TRANSFER BEAM LEVEL	STAIRS ©	STAIRS ©
GEORGIA STREET LEVEL	©	©
BROUGHTON STREET LEVEL	©	©
UPPER PARKING LEVEL	©	
LOWER PARKING LEVEL	©	

L.C.P.  
TO BE SHARED BY S.L.'S  
42, 43, 51, 54, 55, 58, 59, 62,  
63, 65, 66, 69, 72, 75, 78 AND  
81

SECTION A-A'

DATED THIS 18 DAY OF  
oct 1990.  
*BB*  
B.C.L.S.

FILE: 1571

**SECTION PLANS**

**STRATA PLAN VAS 2801**

SCALE : 1 : 200

	ROOF L.C.P. S.L. 86		
26th FLOOR	S.L. 86	L.C.P. S.L. 86	⊙
25th FLOOR	S.L. 85		⊙ L.C.P. S.L. 85
24th FLOOR	S.L. 82	S.L. 84	⊙ L.C.P. S.L. 84
23rd FLOOR	S.L. 79	S.L. 81	⊙ L.C.P. S.L. 81
22nd FLOOR	S.L. 76	S.L. 78	⊙ L.C.P. S.L. 78
21st FLOOR	S.L. 73	S.L. 75	⊙ L.C.P. S.L. 75
20th FLOOR	S.L. 70	S.L. 72	⊙ L.C.P. S.L. 72
19th FLOOR	S.L. 67	S.L. 69	
18th FLOOR	S.L. 63	S.L. 66	
17th FLOOR	S.L. 59	S.L. 62	
16th FLOOR	S.L. 55	S.L. 58	
15th FLOOR	S.L. 51	S.L. 54	
14th FLOOR	S.L. 49	S.L. 50	
13th FLOOR	S.L. 46	S.L. 48	
12th FLOOR	S.L. 43	S.L. 45	
11th FLOOR	S.L. 39	S.L. 42	

FOR CONTINUATION SEE SHEET 23

SECTION A-A'

DATED THIS 18 DAY OF  
Oct. 1990.

*BB*  
B.C.L.S.

FILE : 1571

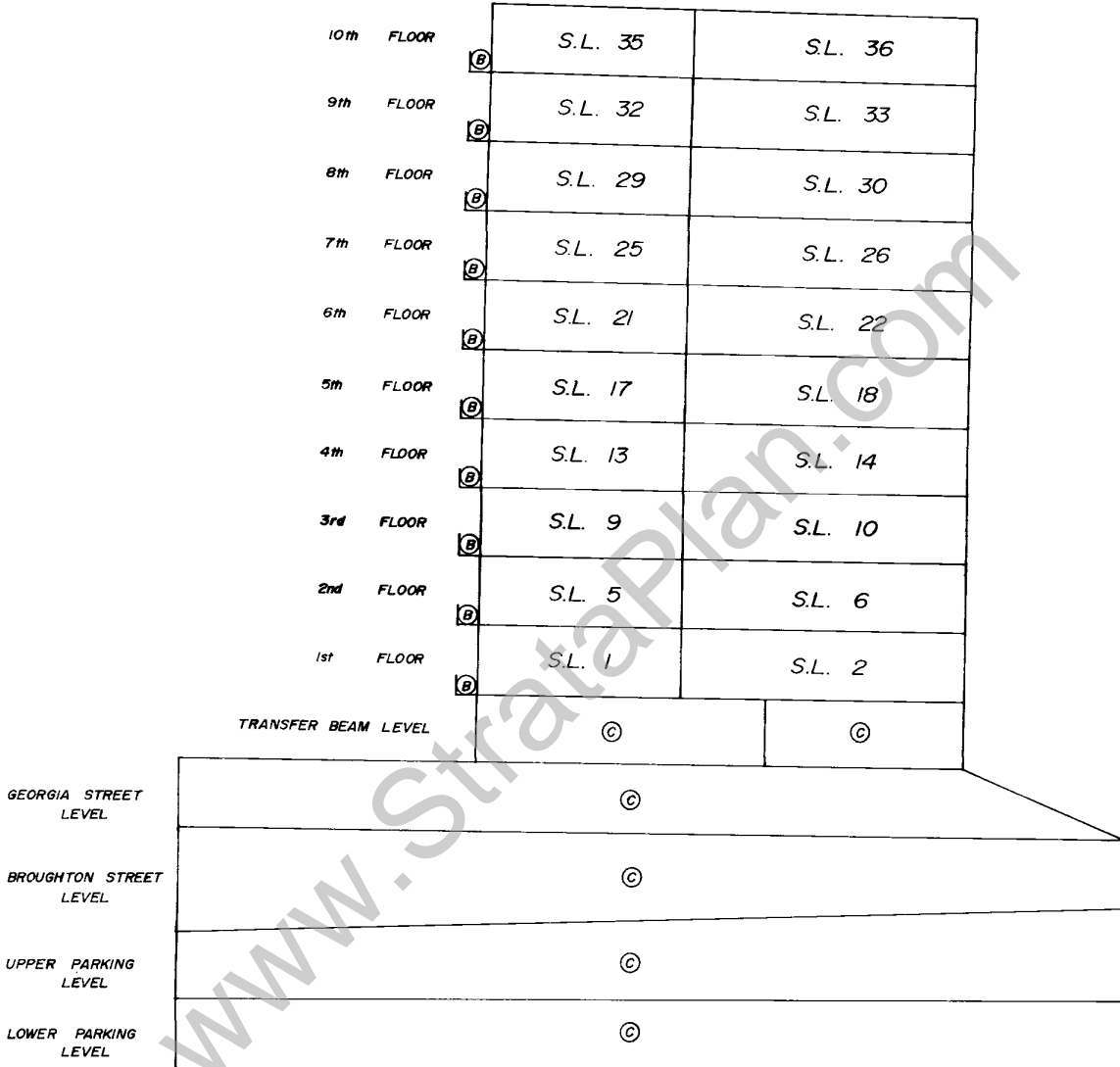


**SECTION PLANS**

**STRATA PLAN VA6 2801**

SCALE : 1 : 200

FOR CONTINUATION SEE SHEET 26



SECTION B - B'

DATED THIS 18 DAY OF OCT. 1990.

*BB*  
B.C.L.S

FILE: 1571

**SECTION PLANS**

**STRATA PLAN VAS 2801**

SCALE : 1 : 200

ROOF	ⓑ	L.C.P. S.L. 86	
26th FLOOR		S.L. 86	
25th FLOOR		S.L. 85	
24th FLOOR	ⓑ	S.L. 82	S.L. 83
23rd FLOOR	ⓑ	S.L. 79	S.L. 80
22nd FLOOR	ⓑ	S.L. 76	S.L. 77
21st FLOOR	ⓑ	S.L. 73	S.L. 74
20th FLOOR	ⓑ	S.L. 70	S.L. 71
19th FLOOR	ⓑ	S.L. 67	S.L. 68
18th FLOOR	ⓑ	S.L. 63	S.L. 64
17th FLOOR	ⓑ	S.L. 59	S.L. 60
16th FLOOR	ⓑ	S.L. 55	S.L. 56
15th FLOOR	ⓑ	S.L. 51	S.L. 52
14th FLOOR	ⓑ	S.L. 49	
13th FLOOR	ⓑ	S.L. 46	S.L. 47
12th FLOOR	ⓑ	S.L. 43	S.L. 44
11th FLOOR	ⓑ	S.L. 39	S.L. 40

FOR CONTINUATION SEE SHEET 25

SECTION B-B'

DATED THIS 18 DAY OF OCT. 1990.

*BB*  
B.C.L.S.

FILE: 1571



Search AERTOS2 or BC OnLine for Current Information. BC Reg. 7695

*W.O.*

STRATA PLAN VAS 2801

LINDA J. O'SHEA, Registrar  
Vancouver/New Westminster Land Title Districts

DEALINGS AFFECTING THE COMMON PROPERTY

REGISTRATION		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
242774 M	3/1/57		E. I. A. - CITY OF VANCOUVER, ALL EXCEPT PART DERIVED FROM FORMER LOTS C, AND D, PLAN 731 AND LOT 16, PLAN 92, EXTENDED BY J 75986
322850 M	1/1/61		E. I. A. - CITY OF VANCOUVER, ALL, EXCEPT PART DERIVED FROM FORMER LOTS C, D, G AND H, PLAN 731 AND LOTS A, B AND C, PLAN 1052, EXTENDED BY J 77033
J 75986	13/10/81		E. I. A. - CITY OF VANCOUVER, PART DERIVED FROM FORMER LOTS C AND D, PLAN 731 AND LOT 16, PLAN 92, EXTENSION OF 242774 M.
J 77033	13/10/81		E. I. A. - CITY OF VANCOUVER, PART DERIVED FROM FORMER LOTS C, D, G, AND H, PLAN 731 AND LOTS A, B AND C, PLAN 1052 EXTENSION OF 322850 M
GD130487	17/12/90		Special Resolution Granting Exclusive Use Pursuant to Section 53 Condominium Act
GD130486	17/12/90		Special Resolution Pursuant to Section 20, Condominium Act

DATED THIS 18 DAY OF OCT 1990  
*[Signature]* B.C.L.S.  
FILE 1571-16