

**STRATA PLAN OF LOT 1,
OF THE PUBLIC HARBOUR
OF BURRARD INLET, N.W.D.,
PLAN LMP 12354**

B.C.G.S. 92G.025
"THE AVILA"
560 CARDERO STREET
VANCOUVER, B.C.

SCALE 1:750



ALL DISTANCES ARE IN METRES.



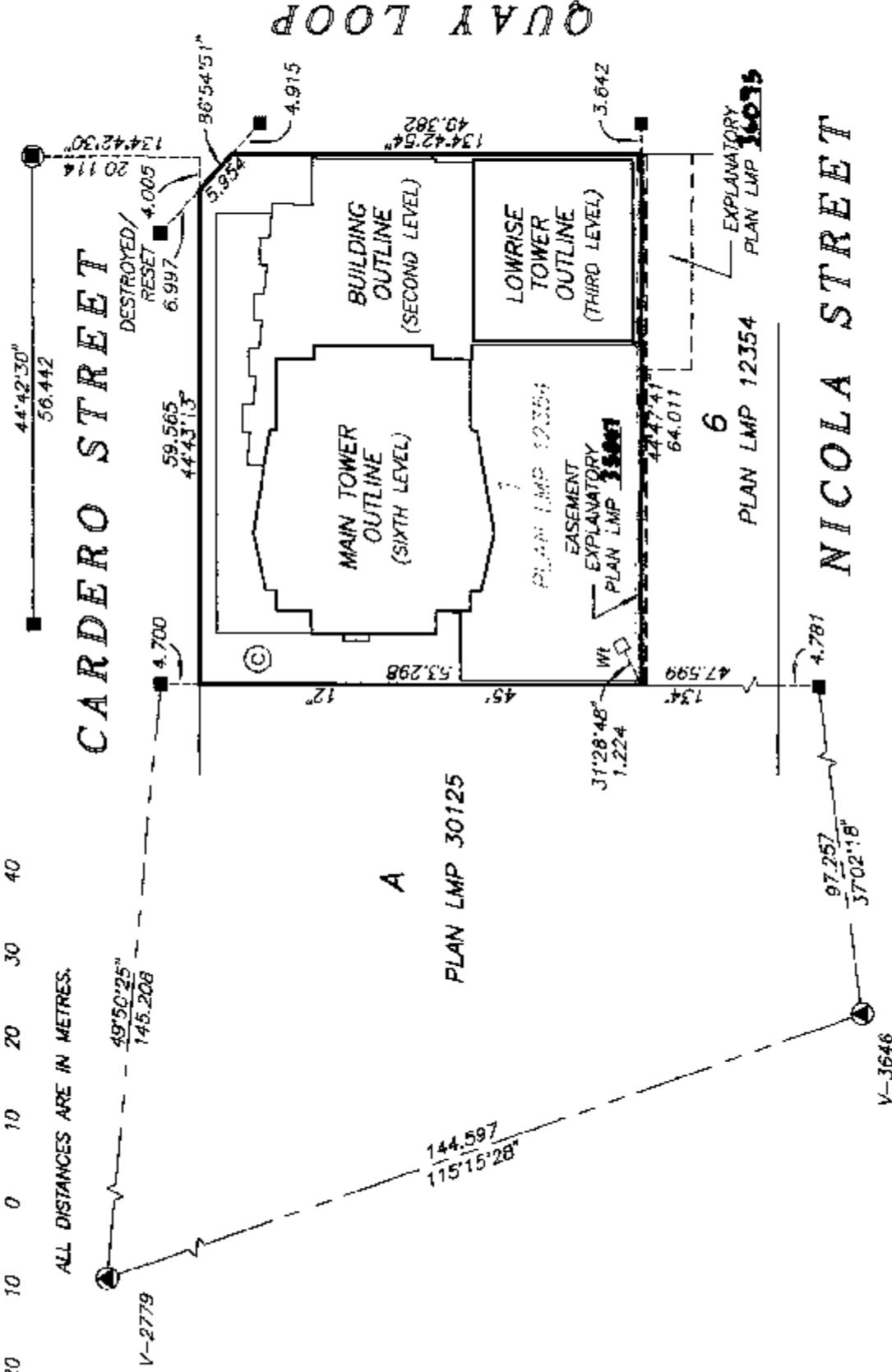
STRATA PLAN LMS 3033

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.

THIS 3 DAY OF DECEMBER, 1997.

REGISTRAR

Ref - 30409630



LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS V-2779 AND V-3646

- ⊙ - DENOTES OLD CONTROL MONUMENT FOUND
- ⊙ - DENOTES OLD ROCK POST FOUND
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES OLD LEAD PLUG FOUND
- - DENOTES LEAD PLUG PLACED
- SL - DENOTES STRATA LOT
- PT - DENOTES PART
- LOP - DENOTES LIMITED COMMON PROPERTY
- ⊙ - DENOTES COMMON PROPERTY
- ⊙ - DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 1-99.
- ⊙ - DENOTES VENT BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 1-99.
- ⊙ - DENOTES ELECTRICAL CLOSET BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 1-99.
- ⊙ - DENOTES GARBAGE CHUTE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 1-99.
- ⊙ - DENOTES MECHANICAL SHAFT BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 1-99.
- ⊙ - DENOTES TV/TELEPHONE CLOSET BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL'S 1-99.
- ⊙ - DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 9.
- ⊙ - DENOTES LOCKER BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 12
- ⊙ - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 1.
- ⊙ - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 4.
- ⊙ - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 8.
- ⊙ - DENOTES BOUNDARY DEFINED BY LEAD PLUGS PLACED (NO WALLS).

**INTEGRATED SURVEY AREA No. 31
(VANCOUVER) NAD-83**

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED SCALE FACTOR 0.99996026

THIS STRATA PLAN CONTAINS LIMITED COMMON
PROPERTY ACCORDING TO SEC. 53 (2) OF
THE CONDOMINIUM ACT.

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS :

THE OWNERS, STRATA PLAN LMS 3033
1600-925 WEST GEORGIA STREET
VANCOUVER, B.C.
V6C 3L2

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY IN BRITISH COLUMBIA, HEREBY CERTIFY THAT
THE BUILDING ERECTED ON THE PARCEL DESCRIBED ABOVE
IS WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL
DATED AT SURREY, B.C.

THIS 7th DAY OF NOVEMBER, 1997.

Mike E. Shaw
B.C.L.S.

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C.
PHONE : 582-0717

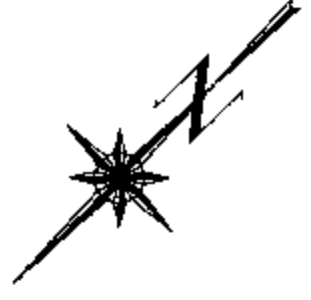
DRAWING # 30157-12
FILE # 3157-1FS
DATE : NOVEMBER 7, 1997

THIS PLAN LIES WITHIN
THE GREATER VANCOUVER
REGIONAL DISTRICT

FIRST SHEET, SHEET 2 OF 40 SHEETS

**BUILDING LOCATION
AND DIMENSIONS**

STRATA PLAN LMS 3033

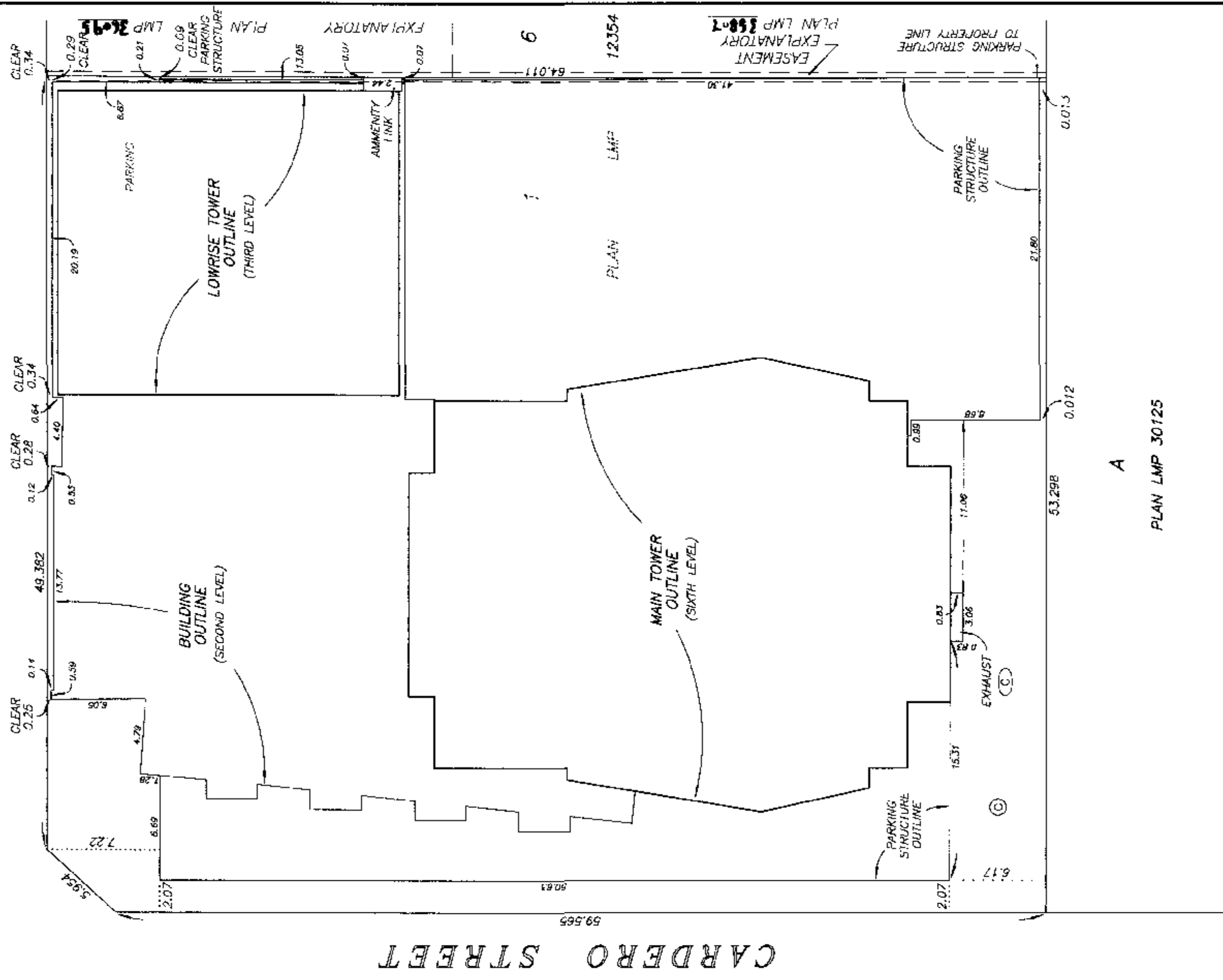


SCALE 1:250



ALL DISTANCES ARE IN METRES.

QUAY LOOP



A
PLAN LMP 30125

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
1	9,13,16,18	1953	1221	1
2	6,9,13,16,18	1437	836	1
3	6,9,13,16,18	1824	1081	1
4	6,18	1641	1221	1
5	6,18	1939	1518	1
6	6,19	1976	1606	1
7	6,19	1891	1571	1
8	7,19	1056	577	1
9	7,19	682	376	1
10	9,19	684	376	1
11	9,19	969	534	1
12	9,19	1363	892	1
13	6,20,21	2131	1746	1
14	6,20,21	2132	1737	1
15	7,20	971	579	1
16	7,20	680	385	1
17	9,20	682	385	1
18	9,20	969	579	1
19	9,20	1088	656	1
20	9,20	793	469	1
21	7,20	793	437	1
22	7,20	1104	656	1
23	7,21	970	586	1
24	7,21	681	394	1
25	9,21	681	394	1
26	9,21	970	586	1
27	9,21	1055	670	1
28	9,21	1171	962	1
29	7,21	1171	962	1
30	7,21	1072	670	1
31	7,22	970	600	1
32	7,22	881	411	1
33	9,22	681	411	1
34	9,22	970	600	1
35	9,22	1055	679	1
36	9,22	1172	953	1
37	7,22	1172	953	1
38	7,22	1072	679	1
39	7,23	970	609	1
40	7,23	681	437	1
41	9,23	681	437	1
42	9,23	970	609	1
43	9,23	1051	687	1
44	9,23	1172	962	1
45	7,23	1172	962	1
46	7,23	1072	698	1
47	7,24	1174	892	1
48	9,24	1179	892	1
49	9,24	1536	1291	1
50	7,24	1524	1291	1

STRATA PLAN LMS 3033

CONDOMINIUM ACT

LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
51	8,25	1174	873	1
52	10,25	1179	873	1
53	10,25	1533	1282	1
54	8,25	1521	1282	1
55	8,26	1174	882	1
56	10,26	1180	882	1
57	10,26	1533	1291	1
58	8,26	1521	1291	1
59	8,27	1174	890	1
60	10,27	1174	890	1
61	10,27	1516	1300	1
62	8,27	1521	1300	1
63	8,28	1174	899	1
64	10,28	1180	899	1
65	10,28	1533	1308	1
66	8,28	1521	1308	1
67	8,29	1174	908	1
68	10,29	1180	908	1
69	10,29	1533	1317	1
70	8,29	1521	1317	1
71	8,30	1174	915	1
72	10,30	1180	915	1
73	10,30	1532	1324	1
74	8,30	1521	1324	1
75	8,31	1174	925	1
76	10,31	1180	925	1
77	10,31	1533	1335	1
78	8,31	1521	1335	1
79	8,32	1174	936	1
80	10,32	1180	936	1
81	10,32	1533	1343	1
82	8,32	1521	1343	1
83	8,33	1174	945	1
84	10,33	1180	945	1
85	10,33	1532	1352	1
86	8,33	1521	1352	1
87	8,34	1174	962	1
88	10,34	1180	962	1
89	10,34	1532	1361	1
90	8,34	1521	1361	1
91	8,35	1386	1116	1
92	10,35	1394	1116	1
93	8,10,35	2111	2043	1
94	8,36	1386	1098	1
95	10,36	1384	1098	1
96	8,10,36	2111	2131	1
97	8,37	1451	1116	1
98	10,37	1467	1116	1
99	8,10,37	2189	2305	1
100	6,9,16	1908	999	1.5
101	6,7,16	637	444	0.7
102	6,17	969	550	0.8
103	6,17	873	457	0.7
AGGREGATE		130,993	100,000	102.7

ACCEPTED AS TO FORMS 1, 2 AND 3

THIS 26th DAY OF NOVEMBER, 1997

Greg B.
SUPERINTENDENT OF REAL ESTATE

STRATA PLAN LMS 3033

STATUTORY DECLARATION

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT:

1) I, THE UNDERSIGNED AM THE DULY AUTHORIZED AGENT OF THE OWNER / DEVELOPER.

2) THE STRATA PLAN IS FOR RESIDENTIAL AND COMMERCIAL USE.

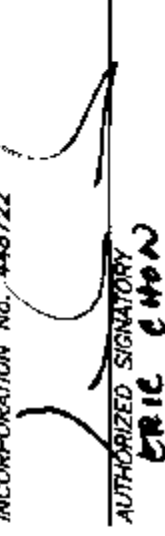
I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.


ERIC CHANDECLARED BEFORE ME AT VANCOUVER

IN THE PROVINCE OF BRITISH COLUMBIA

THIS 20 DAY OF NOVEMBER, 1997

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN THE PROVINCE OF BRITISH COLUMBIA


CLARA Y. TSANG
BARRISTER & SOLICITOR
600-925 W. GEORGIA ST.
VANCOUVER BC V6C 3L2I, MIKE E. SHAW, BRITISH COLUMBIA LAND SURVEYOR,
HEREBY CERTIFY THAT THE BUILDING, SHOWN
IN THIS STRATA PLAN HAS NOT,
AS OF THE 7th DAY OF NOVEMBER, 1997
BEEN PREVIOUSLY OCCUPIED.DATED AT SURREY, B.C. THIS 20 DAY OF NOVEMBER, 1997.
Mike E. Shaw B.C.L.S.OWNER:HILLSBORO DEVELOPMENTS LTD.
INCORPORATION No. 448722
AUTHORIZED SIGNATORY
ERIC CHANAUTHORIZED SIGNATORY
WITNESS AS TO BOTH SIGNATURES

CLARA Y. TSANG

BARRISTER & SOLICITOR

1000-925 WEST GEORGIA STREET

VANCOUVER B.C.

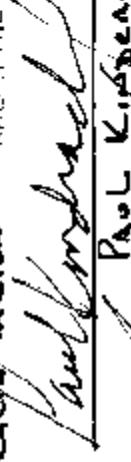
ADDRESS OF WITNESS

V6C 3L2

MORTGAGEE:HONGKONG BANK OF CANADA B-111's
Authorized Signatories
RALPH HILTON

RALPH HILTON

PAUL KINDRACHU


PAUL KINDRACHU

WITNESS AS TO BOTH SIGNATURES

Jonathan Lee

200 WEST GEORGIA STREET

VANCOUVER B.C.

OCCUPATION OF WITNESS

V6C 3G1

885 W. GEORGIA ST. VANCOUVER BC

ADDRESS OF WITNESS BANKER V6C 3G1

THE CITY OF VANCOUVER, REGISTERED OWNER
OF COVENANT No.'s BG 374321, BG 374323
AND BJ 132833, STATUTORY RIGHT OF WAY
No.'s BG 374329 AND BJ 132834 AND
EASEMENT AND INDEMNITY AGREEMENT No. BJ 150843
HEREBY CONSENT TO THE DEPOSIT OF THIS PLANAUTHORIZED SIGNATORY
WITNESS AS TO BOTH SIGNATURES

BARBARA SAGE

LAWYER

OCCUPATION OF WITNESS

453 W 12th AVE VANCOUVER

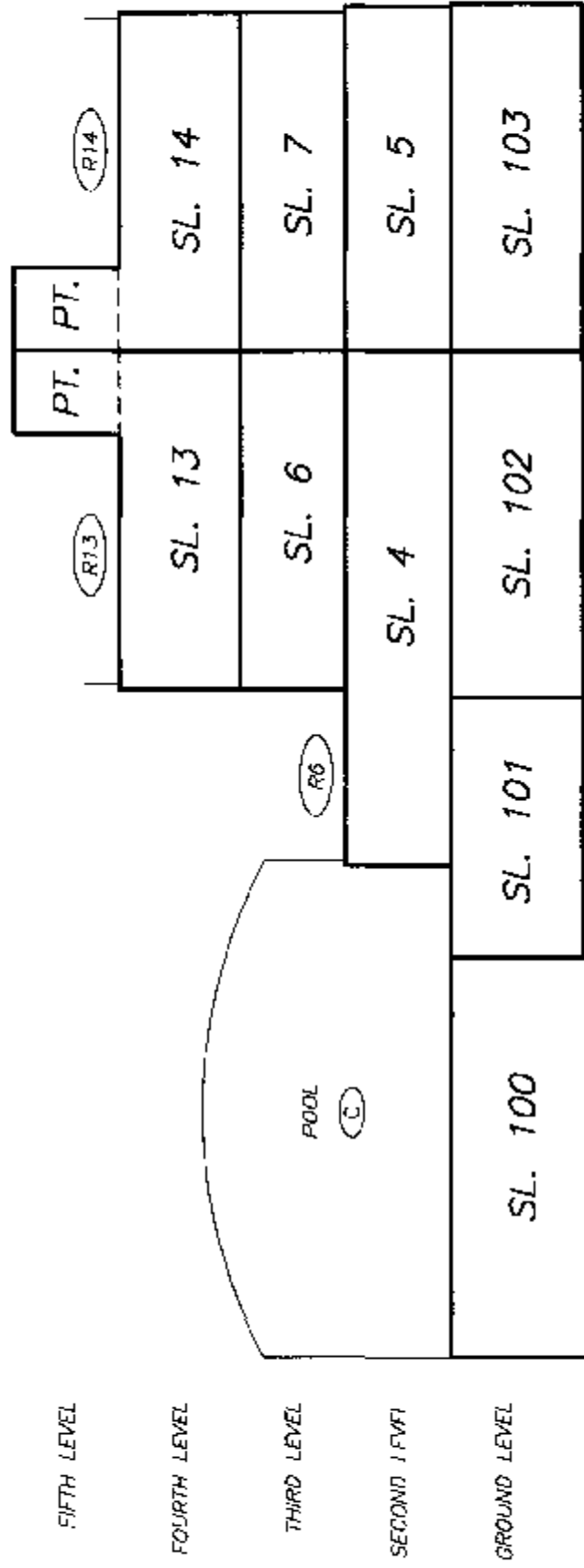
ADDRESS OF WITNESS

V5Y 1V4

DATE : NOVEMBER 7, 1997

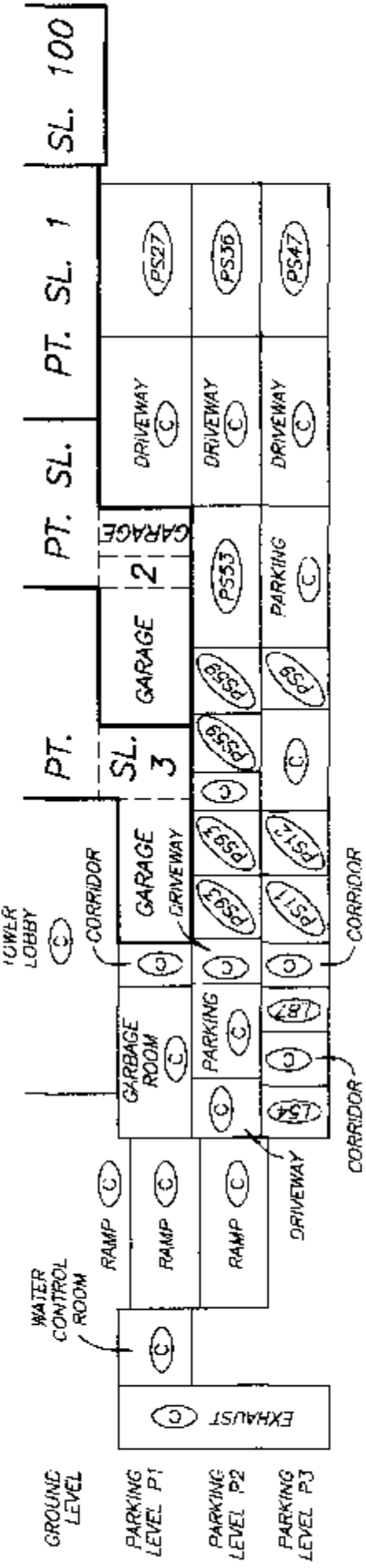
SECTIONS

STRATA PLAN LMS 3033



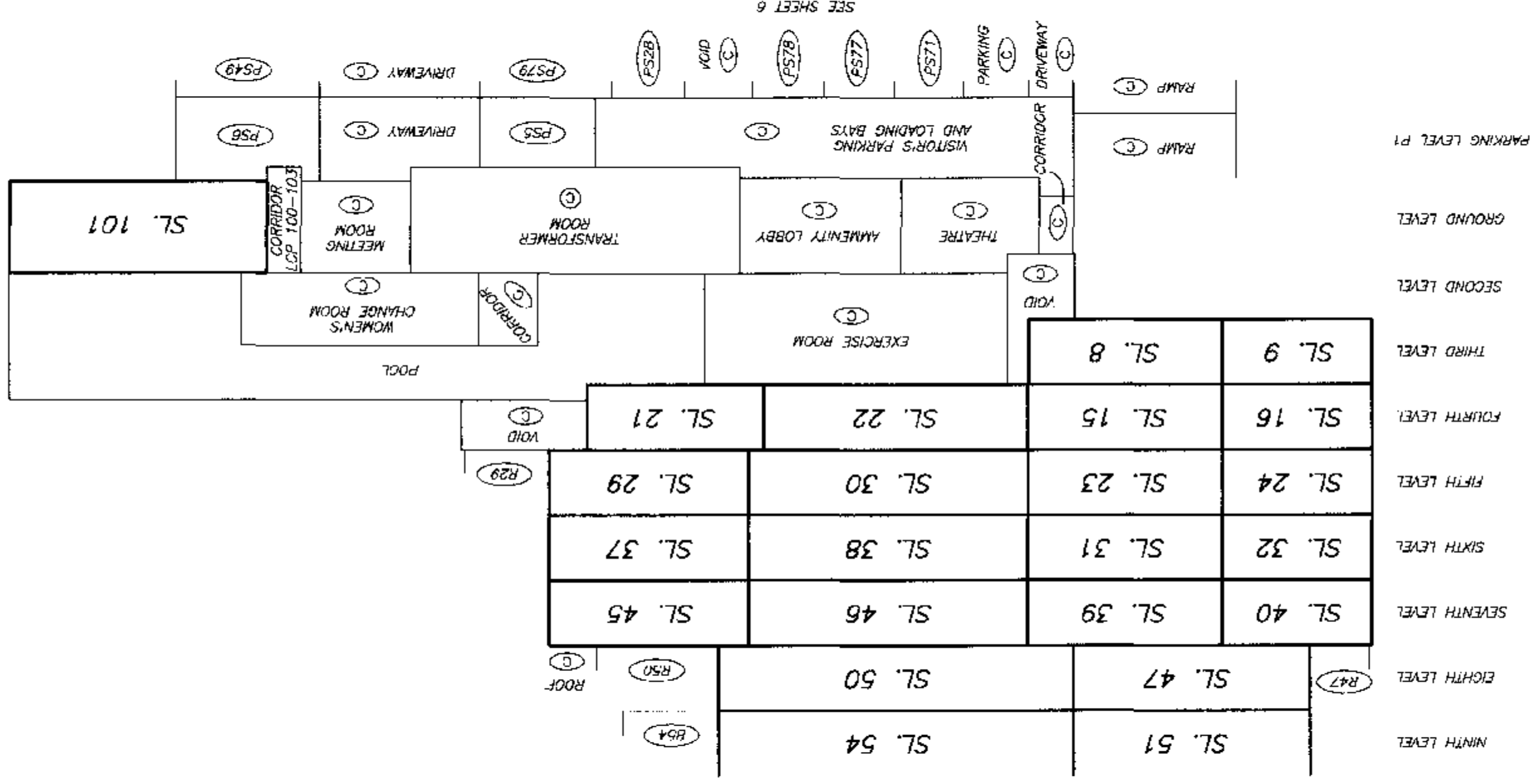
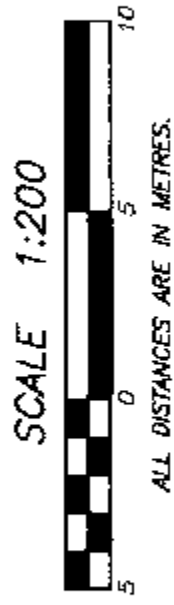
SECTION C-C'

SEE SHEET 9



SECTION A-A'

STRATA PLAN LMS 3033



SECTION A-A'

STRATA PLAN LMS 3033

SCALE 1:200



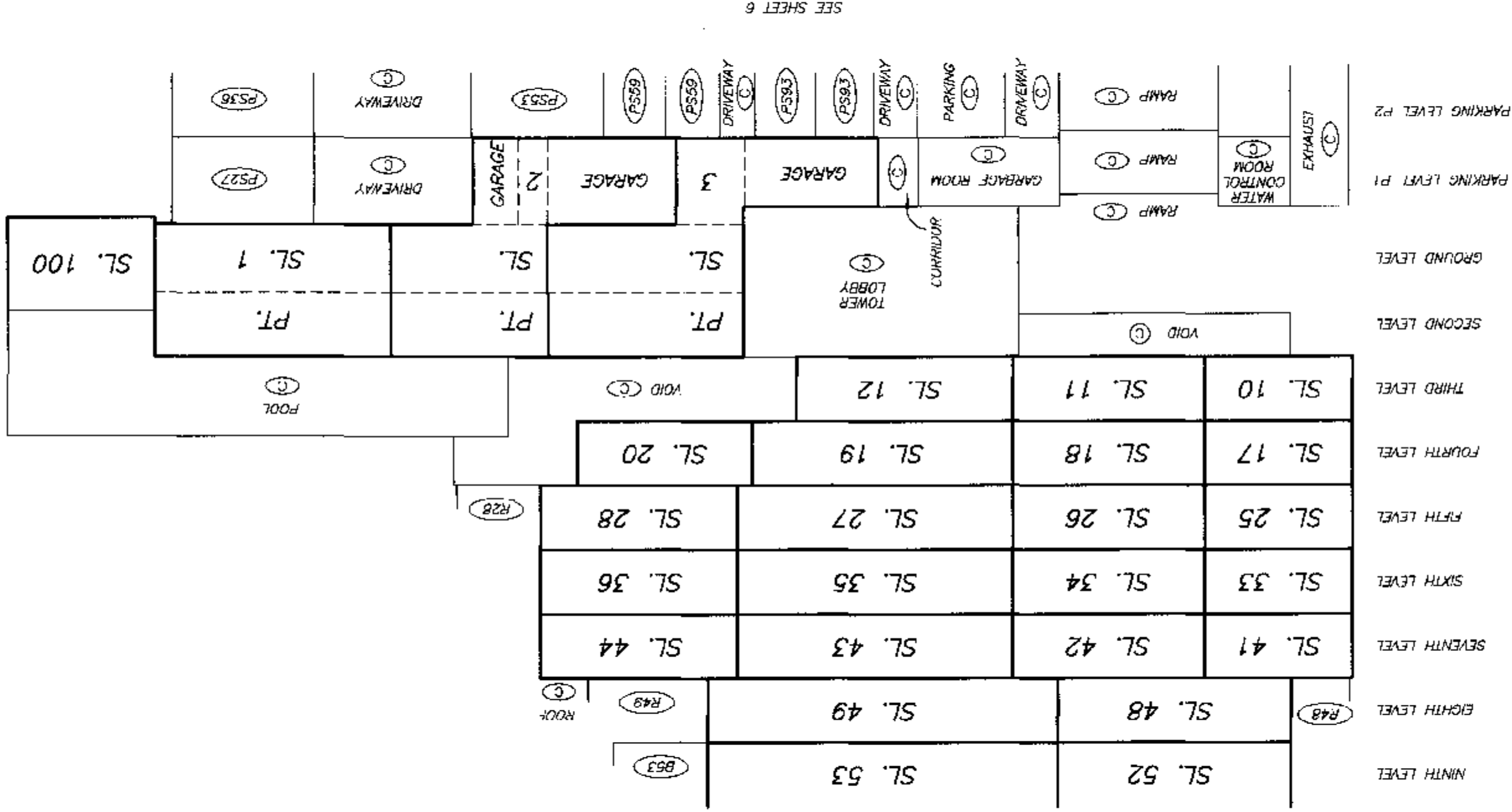
ALL DISTANCES ARE IN METRES.

MECHANICAL LEVEL	ROOF (C)	MECHANICAL ROOM (E)	
TWENTY FIRST LEVEL	SL. 97	SL. 99	(B99)
TWENTIETH LEVEL	SL. 94	SL. 96	(B96)
NINETEENTH LEVEL	SL. 91	SL. 93	(B93)
EIGHTEENTH LEVEL	SL. 87	SL. 90	(B90)
SEVENTEENTH LEVEL	SL. 83	SL. 86	(B86)
SIXTEENTH LEVEL	SL. 79	SL. 82	(B82)
FIFTEENTH LEVEL	SL. 75	SL. 78	(B78)
FOURTEENTH LEVEL	SL. 71	SL. 74	(B74)
THIRTEENTH LEVEL	SL. 67	SL. 70	(B70)
TWELFTH LEVEL	SL. 63	SL. 66	(B66)
ELEVENTH LEVEL	SL. 59	SL. 62	(B62)
TENTH LEVEL	SL. 55	SL. 58	(B58)
NINTH LEVEL	SL. 51	SL. 54	(B54)
EIGHTH LEVEL	SL. 47	SL. 50	

SEE SHEET 7

SECTION B-B'

STRATA PLAN LMS 3033



SECTION B-B'

STRATA PLAN LMS 3033

SCALE 1:200



ALL DISTANCES ARE IN METRES.

	MECHANICAL LEVEL	ROOF (C)	MECHANICAL ROOM (C)	
TWENTY FIRST LEVEL		SL. 98	SL. 99	(B99)
TWENTIETH LEVEL		SL. 95	SL. 96	(B95)
NINETEENTH LEVEL		SL. 92	SL. 93	(B93)
	(F92)			
EIGHTEENTH LEVEL		SL. 88	SL. 89	(B89)
SEVENTEENTH LEVEL		SL. 84	SL. 85	(B85)
SIXTEENTH LEVEL		SL. 80	SL. 81	(B81)
FIFTEENTH LEVEL		SL. 76	SL. 77	(B77)
FOURTEENTH LEVEL		SL. 72	SL. 73	(B73)
THIRTEENTH LEVEL		SL. 68	SL. 69	(B69)
TWELFTH LEVEL		SL. 64	SL. 65	(B65)
ELEVENTH LEVEL		SL. 60	SL. 61	(B61)
TENTH LEVEL		SL. 56	SL. 57	(B57)
NINTH LEVEL		SL. 52	SL. 53	(B53)
EIGHTH LEVEL		SL. 48	SL. 49	

SEE SHEET 9

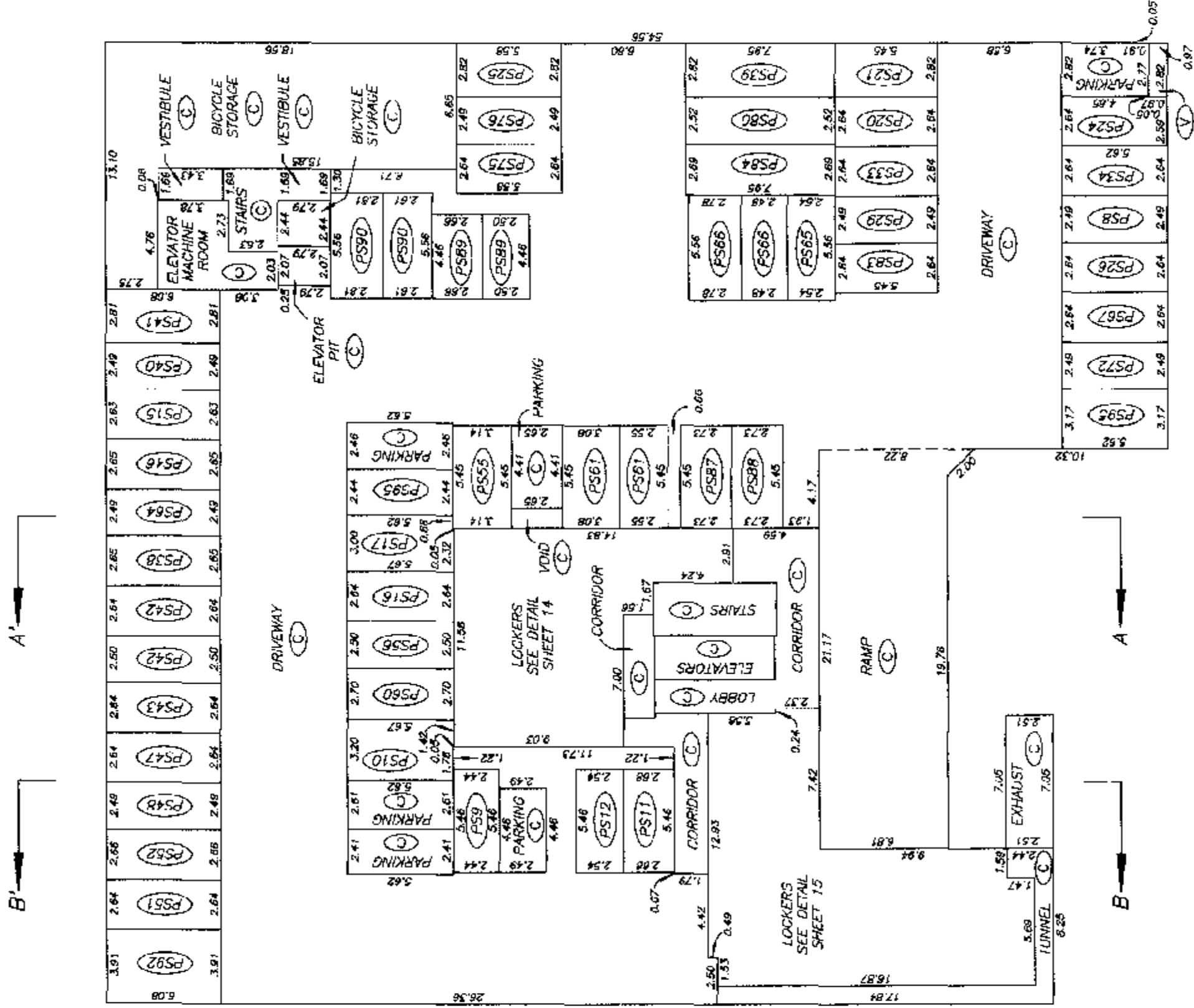
PARKING LEVEL P3

STRATA PLAN LMS 3033

SCALE 1:250



ALL DISTANCES ARE IN METRES.



PARKING LEVEL P2

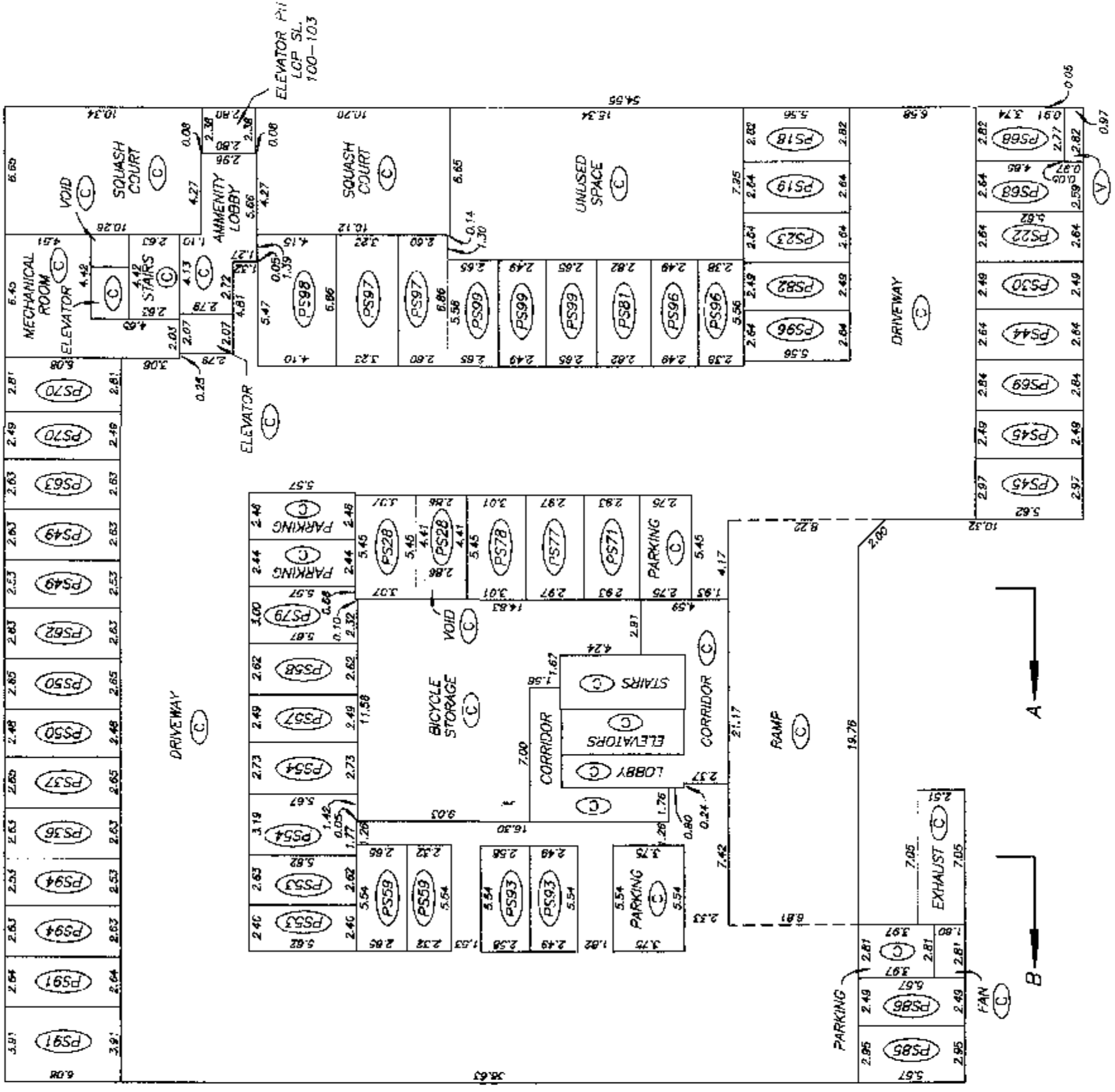
STRATA PLAN LMS 3033

SCALE 1:250



ALL DISTANCES ARE IN METRES.

AMENDED PURSUANT TO SEC 257
STRATA PROPERTY ACT.
THIS 7TH DAY JUNE 2007
SEC AMENDED SHEET 12A
(BB 511482)



DATE : NOVEMBER 7, 1997

DRAWING # 30157-12
FILE # 3157-1P2

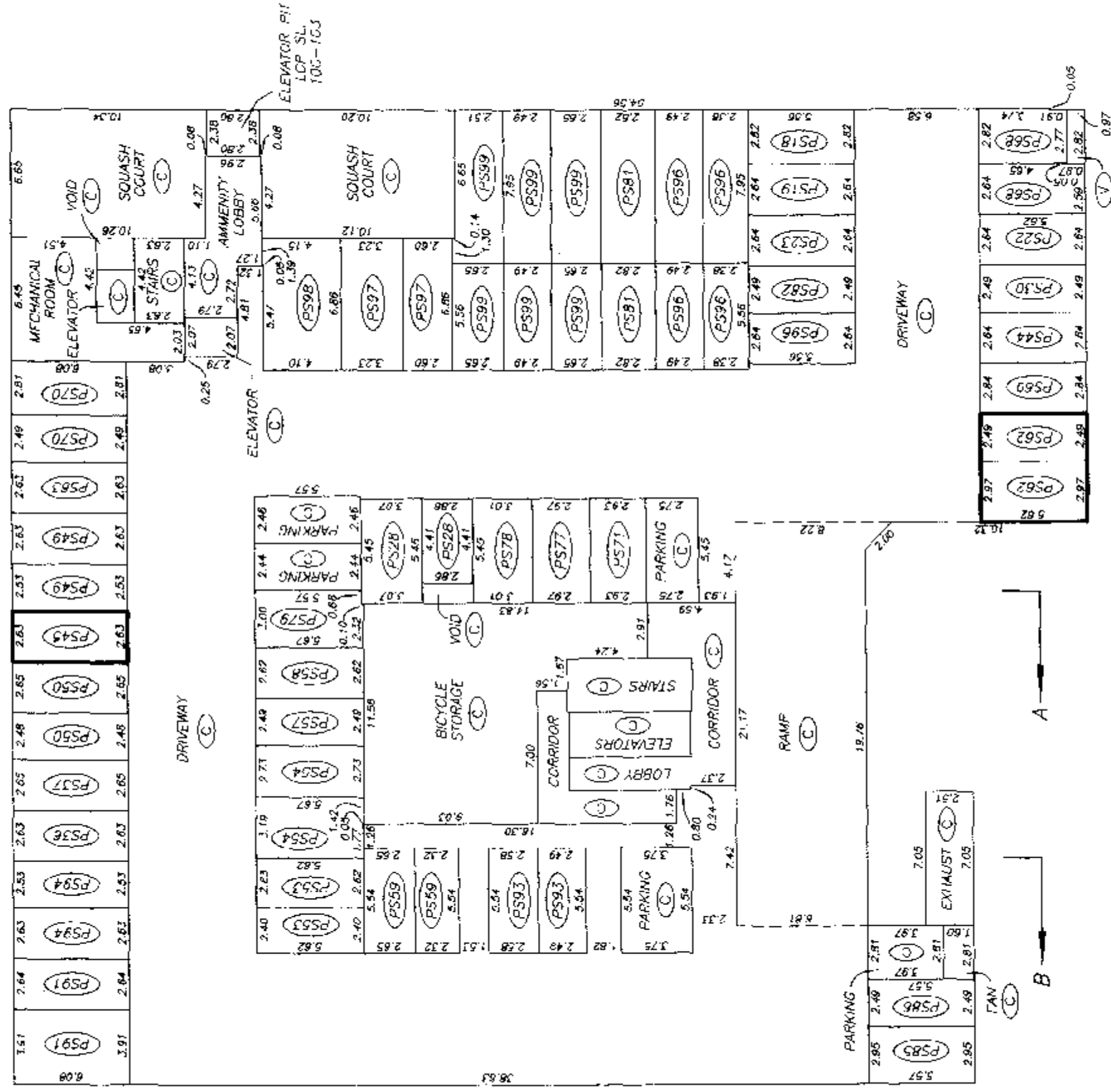
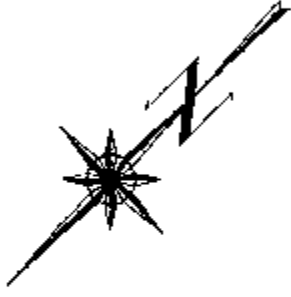
971107

EXPLANATORY PLAN TO AMEND
STRATA PLAN LMS3033 TO REMOVE
LIMITED COMMON PROPERTY FOR
STRATA LOTS 45 AND 62 AND TO
DESIGNATE LIMITED COMMON PROPERTY
FOR STRATA LOTS 45 AND 62.

BC 511482.

ALL DISTANCES ARE IN METRES.

A' B'



THIS 30th DAY OF MAY, 2007.

Mike E. Shaw B.C.L.S.
MIKE E. SHAW

DATE : MAY 30, 2007

DRAWING # 30157-12
FILE # 30157-1P2_R1

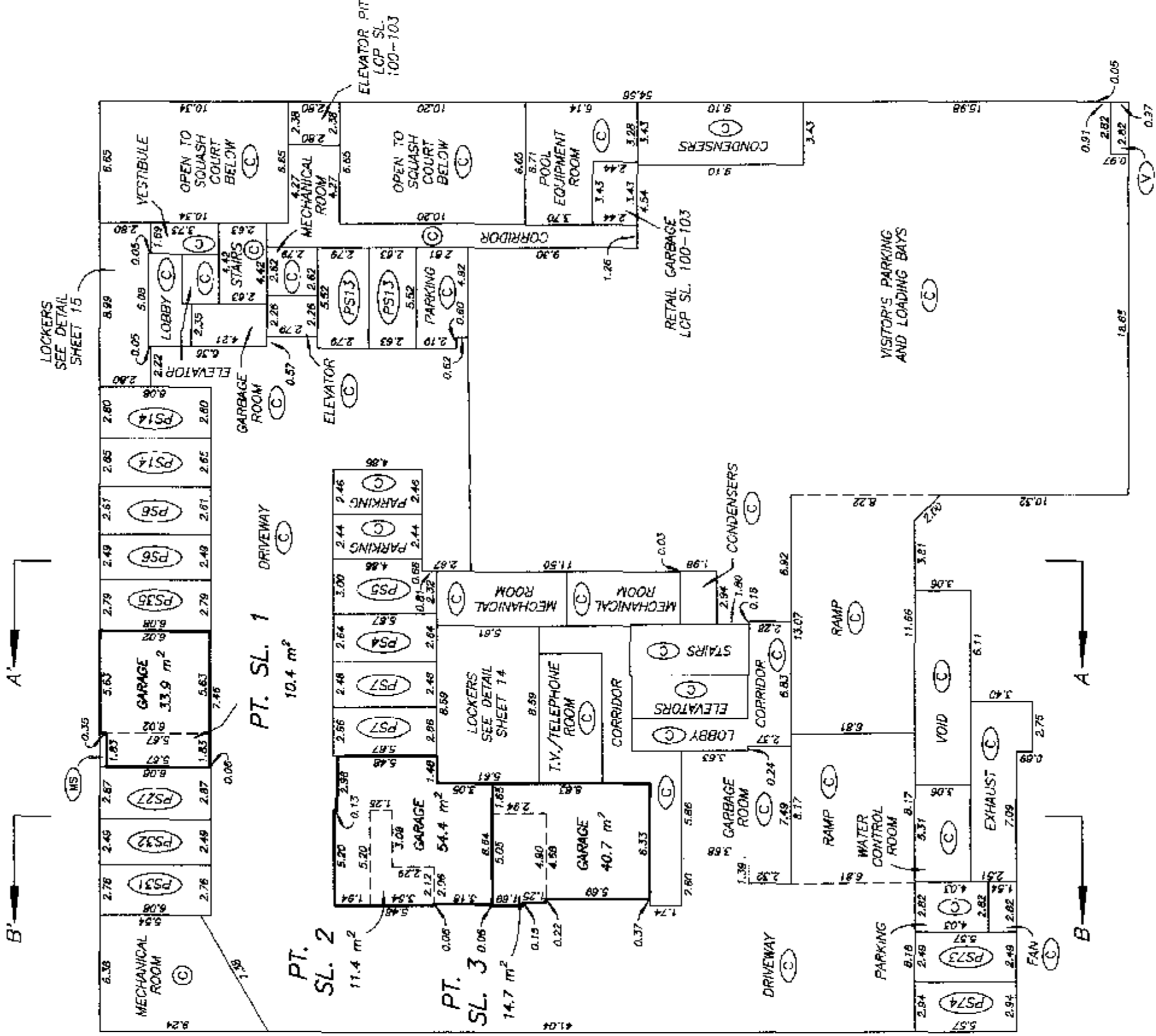
PARKING LEVEL P1

STRATA PLAN LMS 3033

SCALE 1:250



ALL DISTANCES ARE IN METRES.



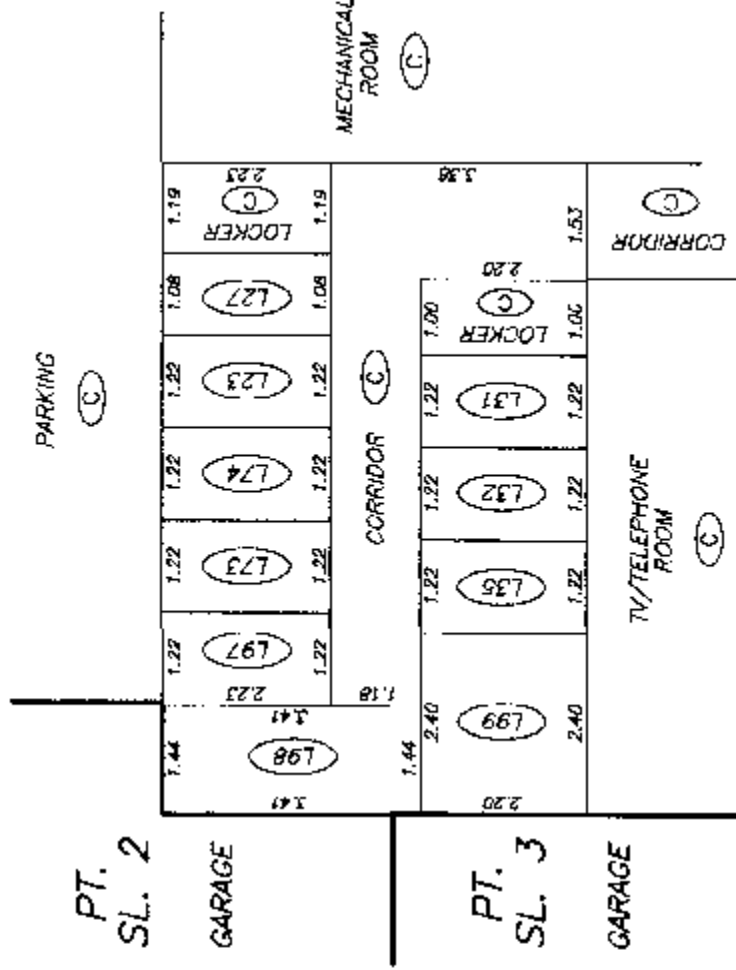
LOCKER DETAILS

STRATA PLAN LMS 3033

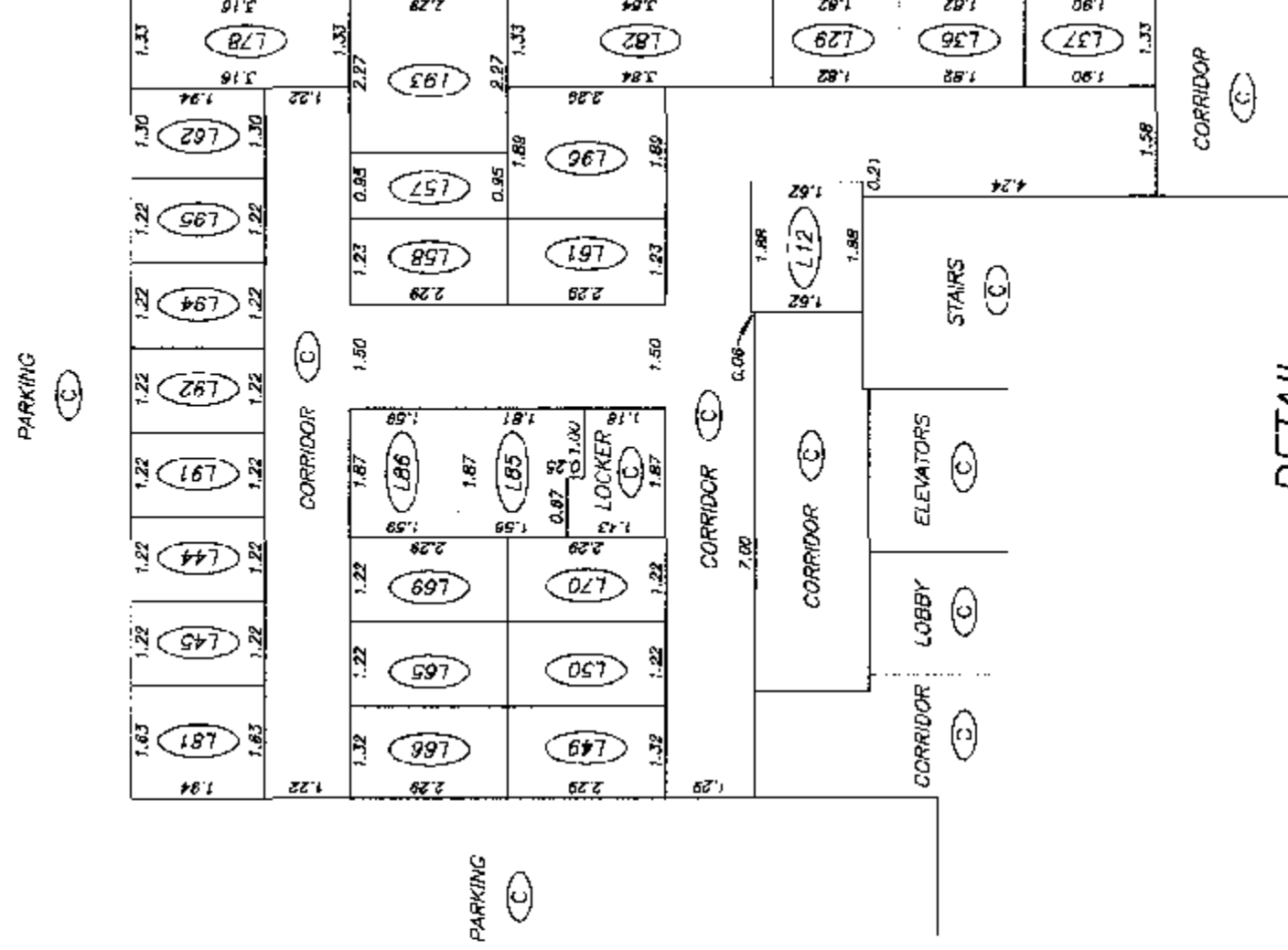
SCALE 1:100



ALL DISTANCES ARE IN METRES.



DETAIL PARKING LEVEL P1



DETAIL PARKING LEVEL P3

DATE : NOVEMBER 7, 1997

DRAWING # 30157-12
FILE # 3157-11A

M.E.L.

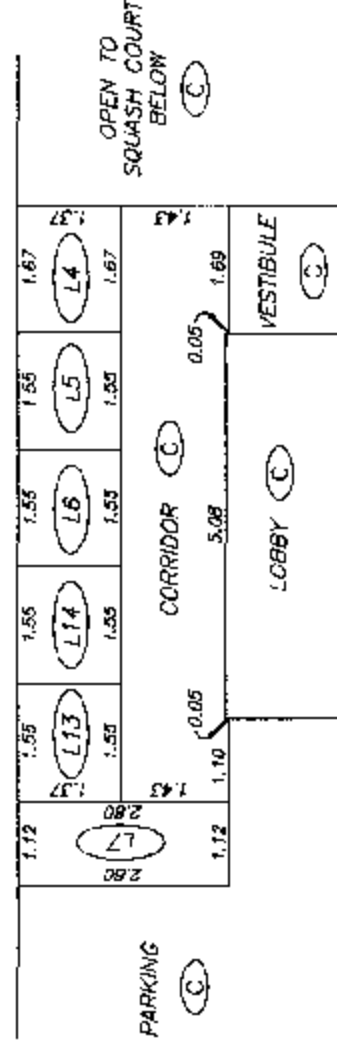
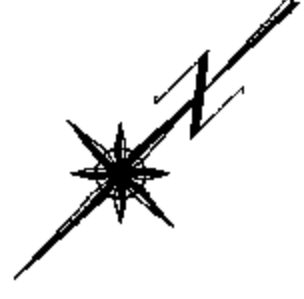
LOCKER DETAILS

STRATA PLAN LMS 3033

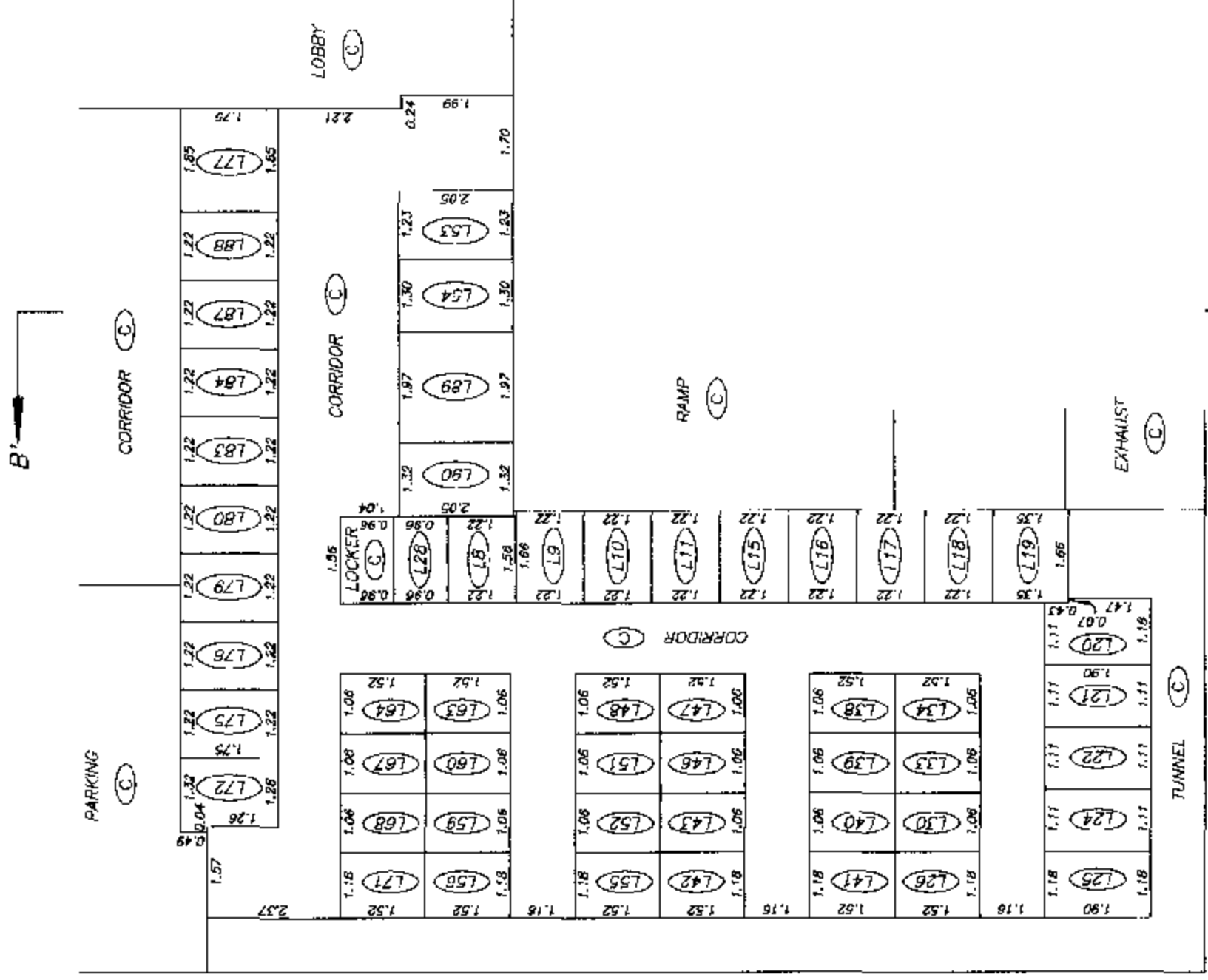
SCALE 1:100



ALL DISTANCES ARE IN METRES.



DETAIL
PARKING LEVEL P1



DETAIL
PARKING LEVEL P3

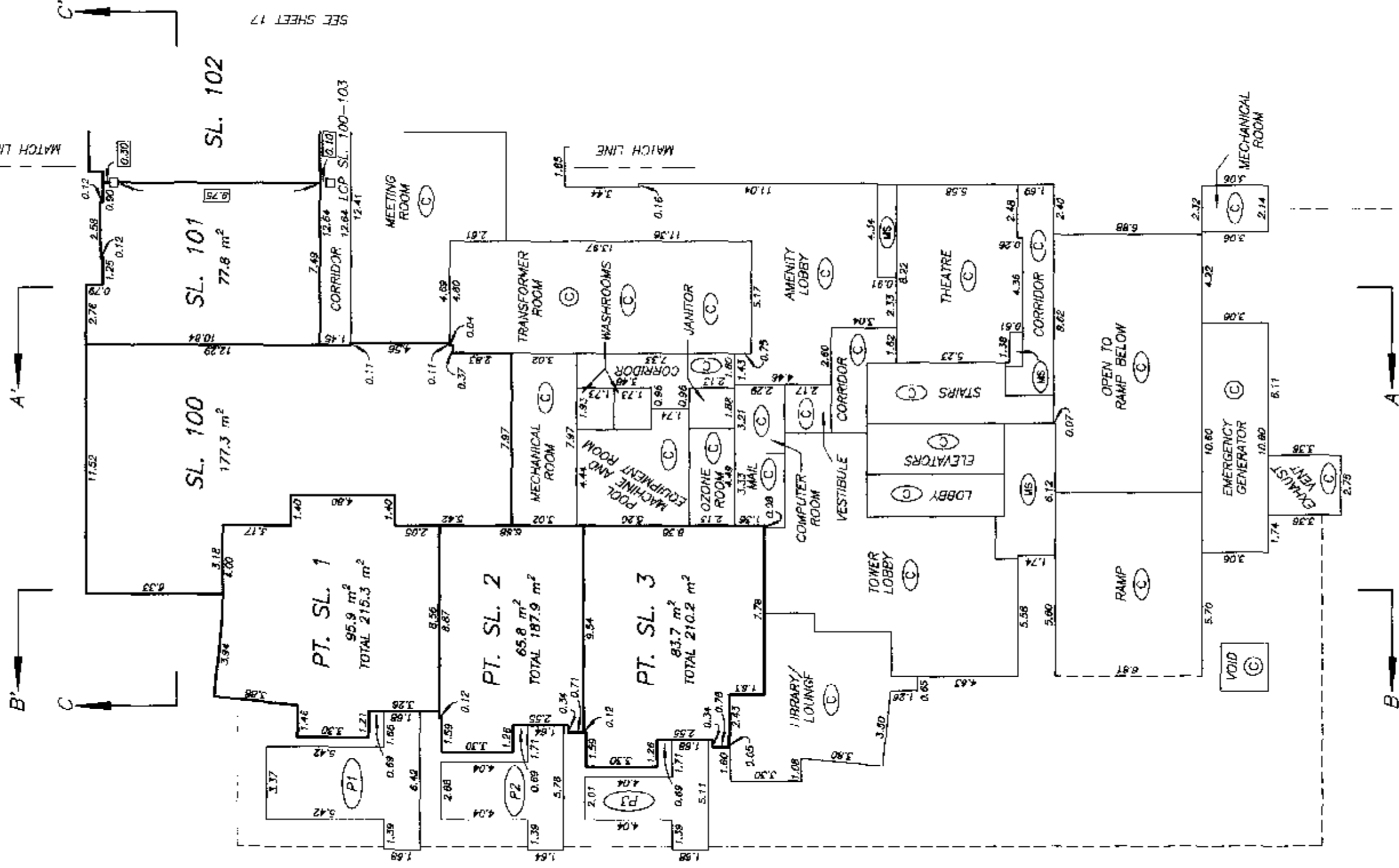
**GROUND LEVEL
FLOOR PLAN
WEST HALF**

STRATA PLAN LMS 3033

SCALE 1:200



ALL DISTANCES ARE IN METRES.



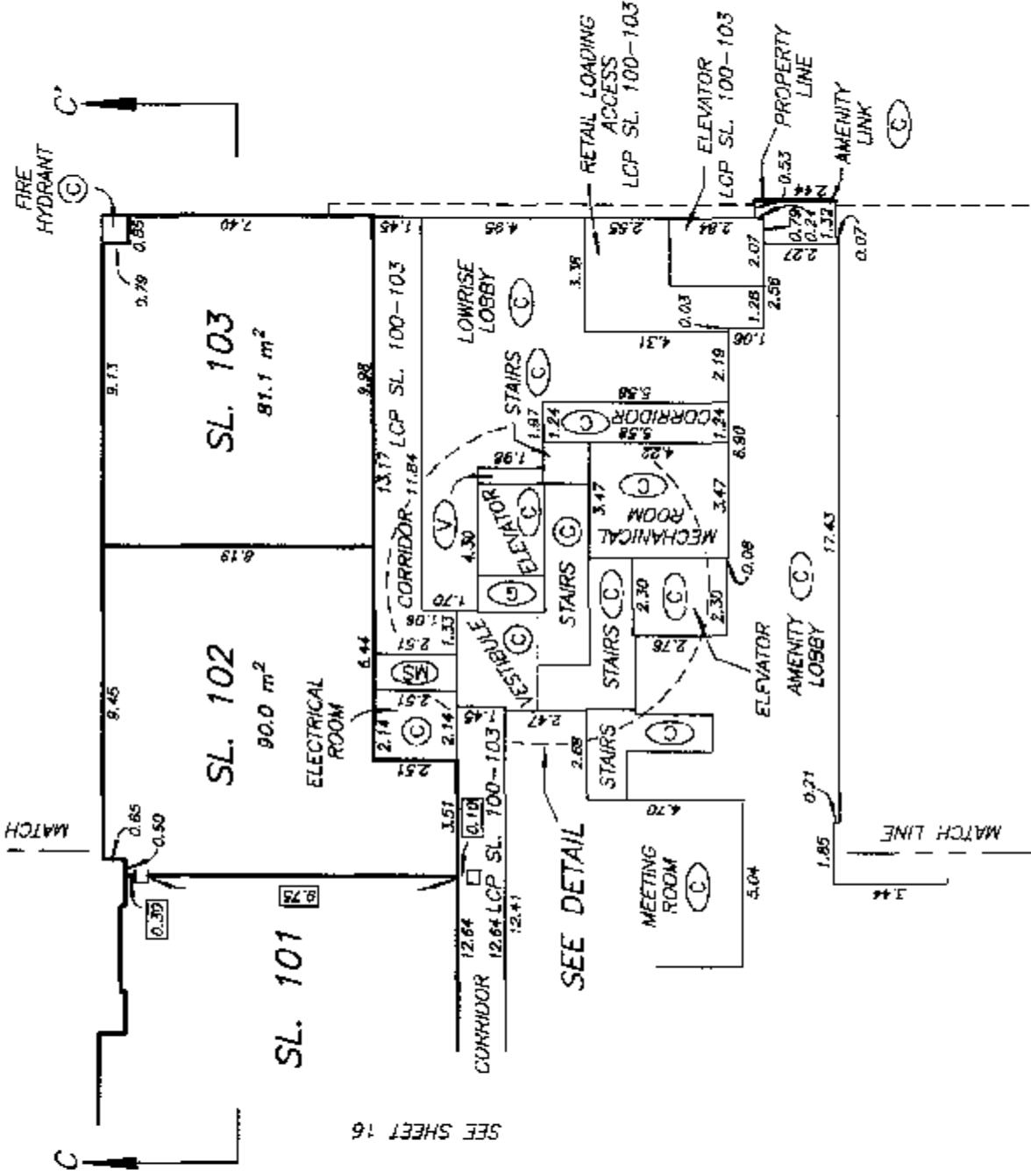
**GROUND LEVEL
FLOOR PLAN
EAST HALF**

STRATA PLAN LMS 3033

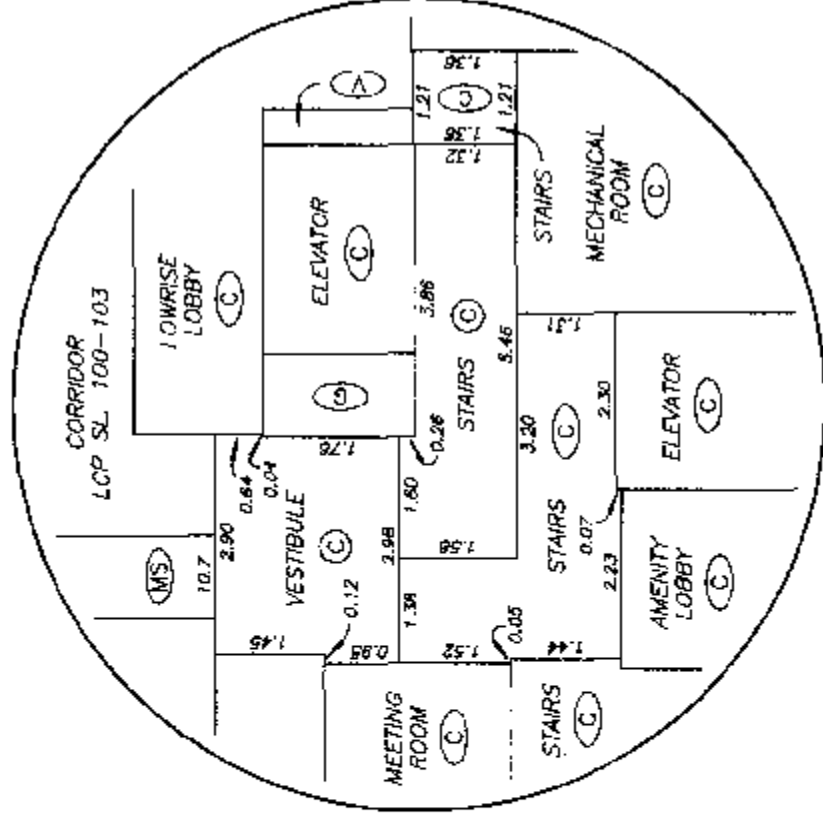
SCALE 1:200



ALL DISTANCES ARE IN METRES.



**DETAIL
NOT TO SCALE**

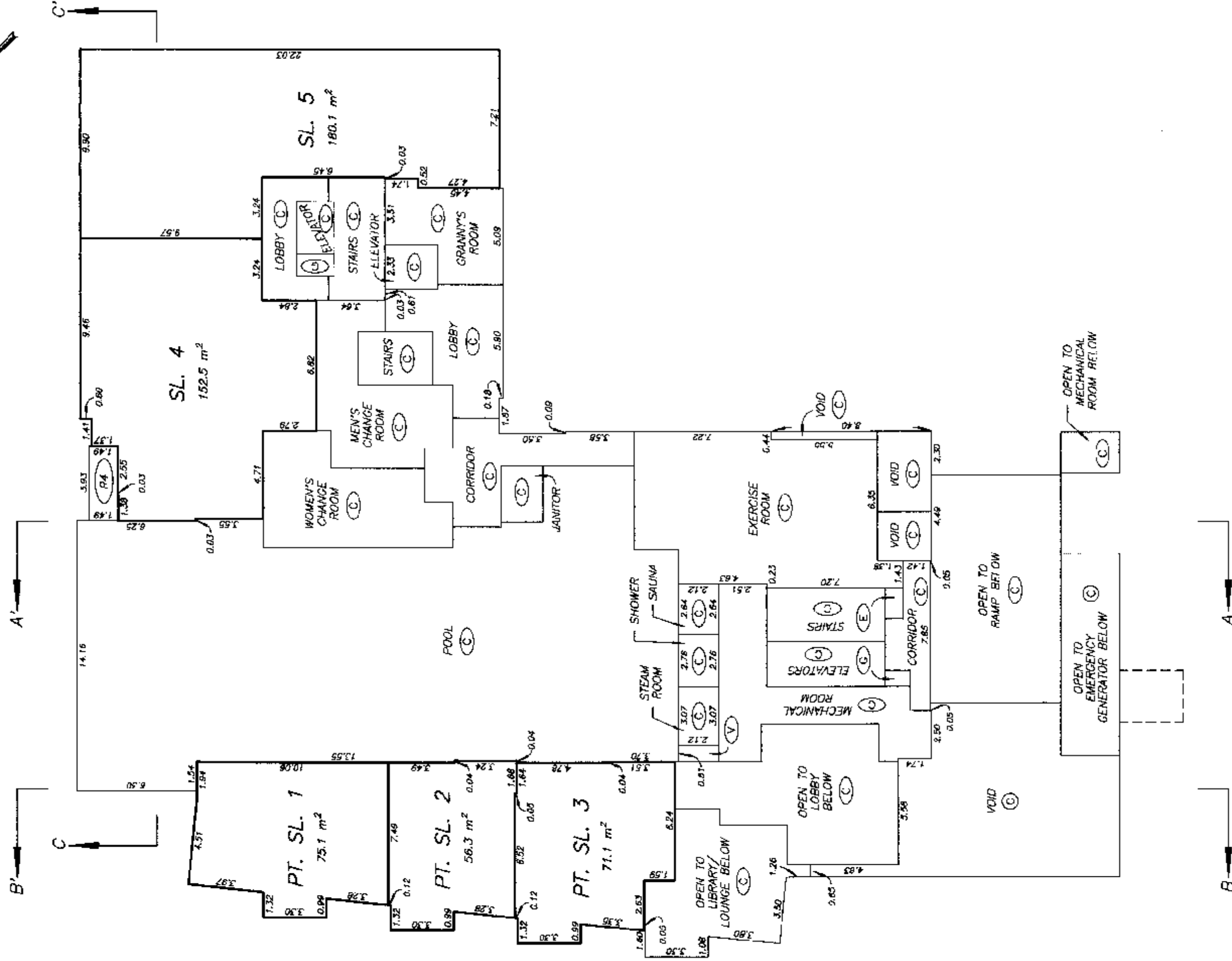
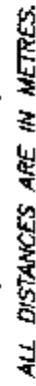


DATE : NOVEMBER 7, 1997

DRAWING # 30157-12
FILE # 3157-1E1

M.E.D.

STRATA PLAN LMS 3033



DATE : NOVEMBER 7, 1997

MEB

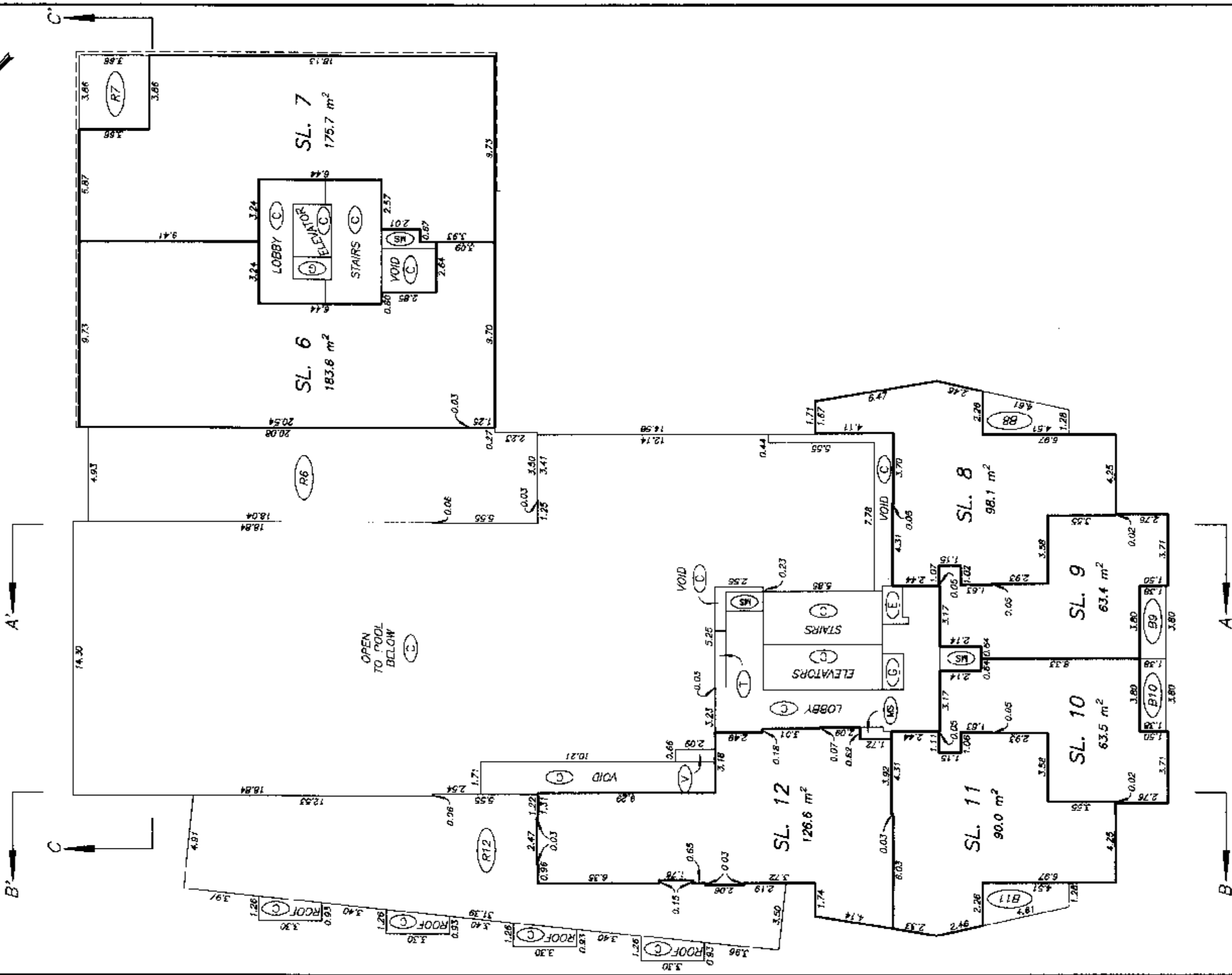
THIRD LEVEL FLOOR PLAN

STRATA PLAN LMS 3033

SCALE 1:200



ALL DISTANCES ARE IN METRES.



DATE : NOVEMBER 7, 1997

DRAWING # 30157-12
FILE # 3157-103

27/11/97

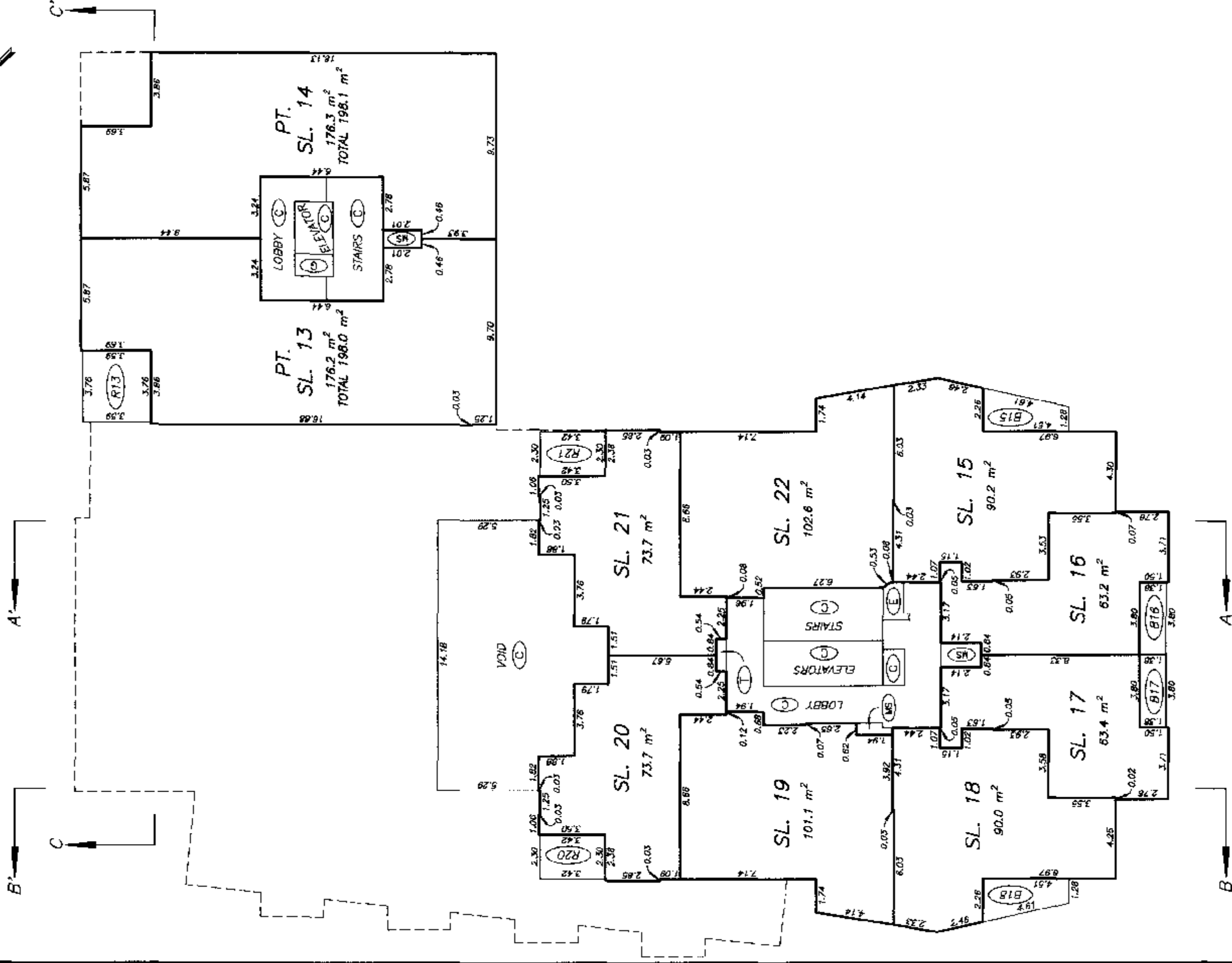
FOURTH LEVEL FLOOR PLAN

STRATA PLAN LMS 3033

SCALE 1:200

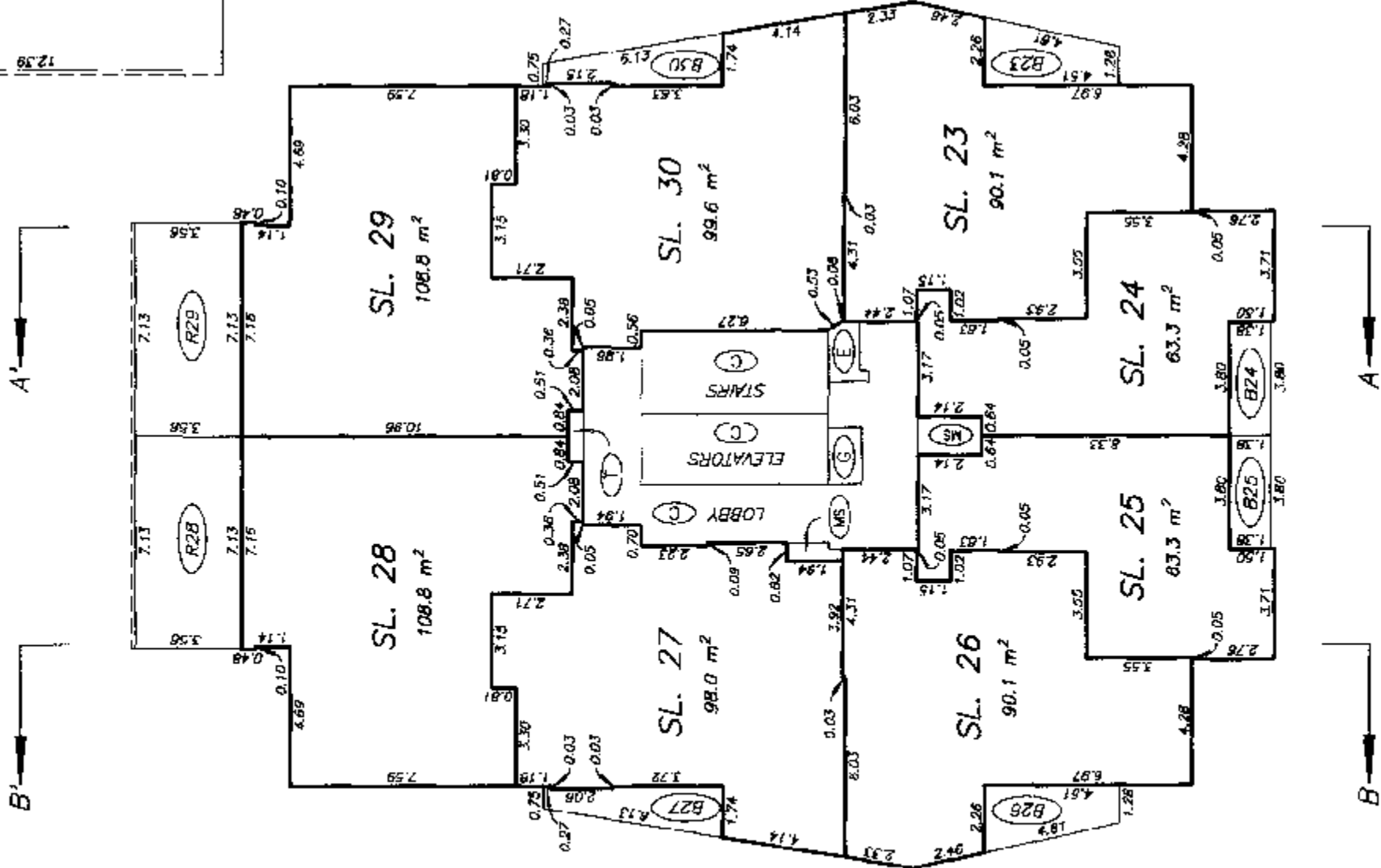
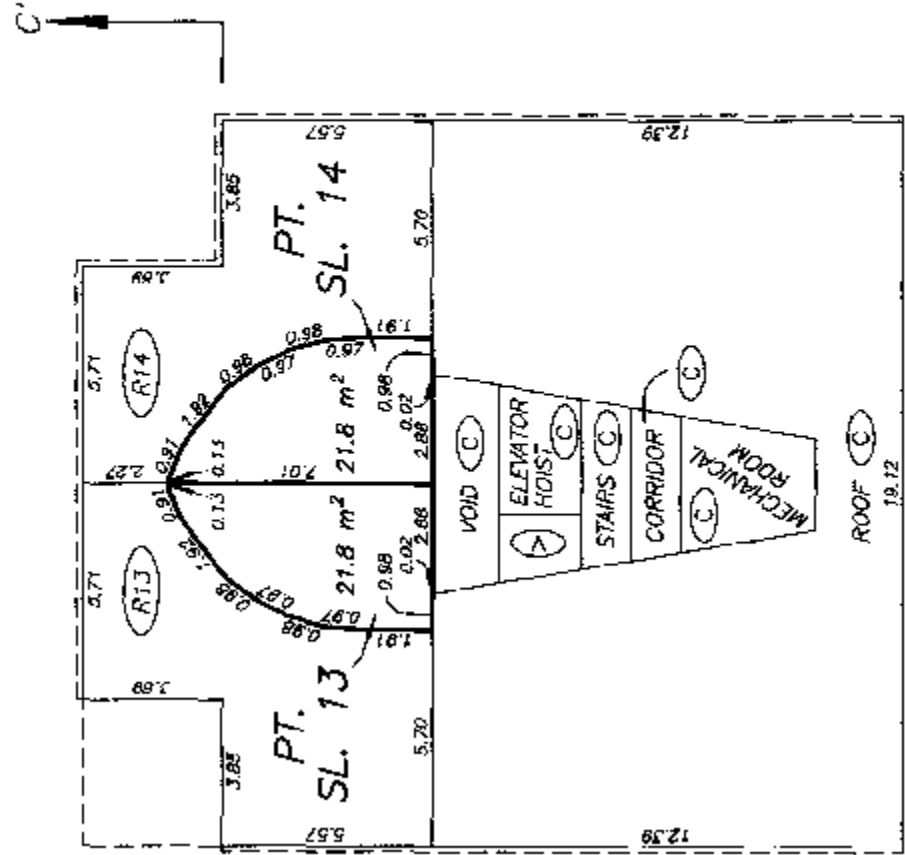
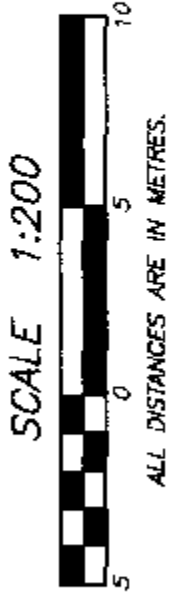


ALL DISTANCES ARE IN METRES.



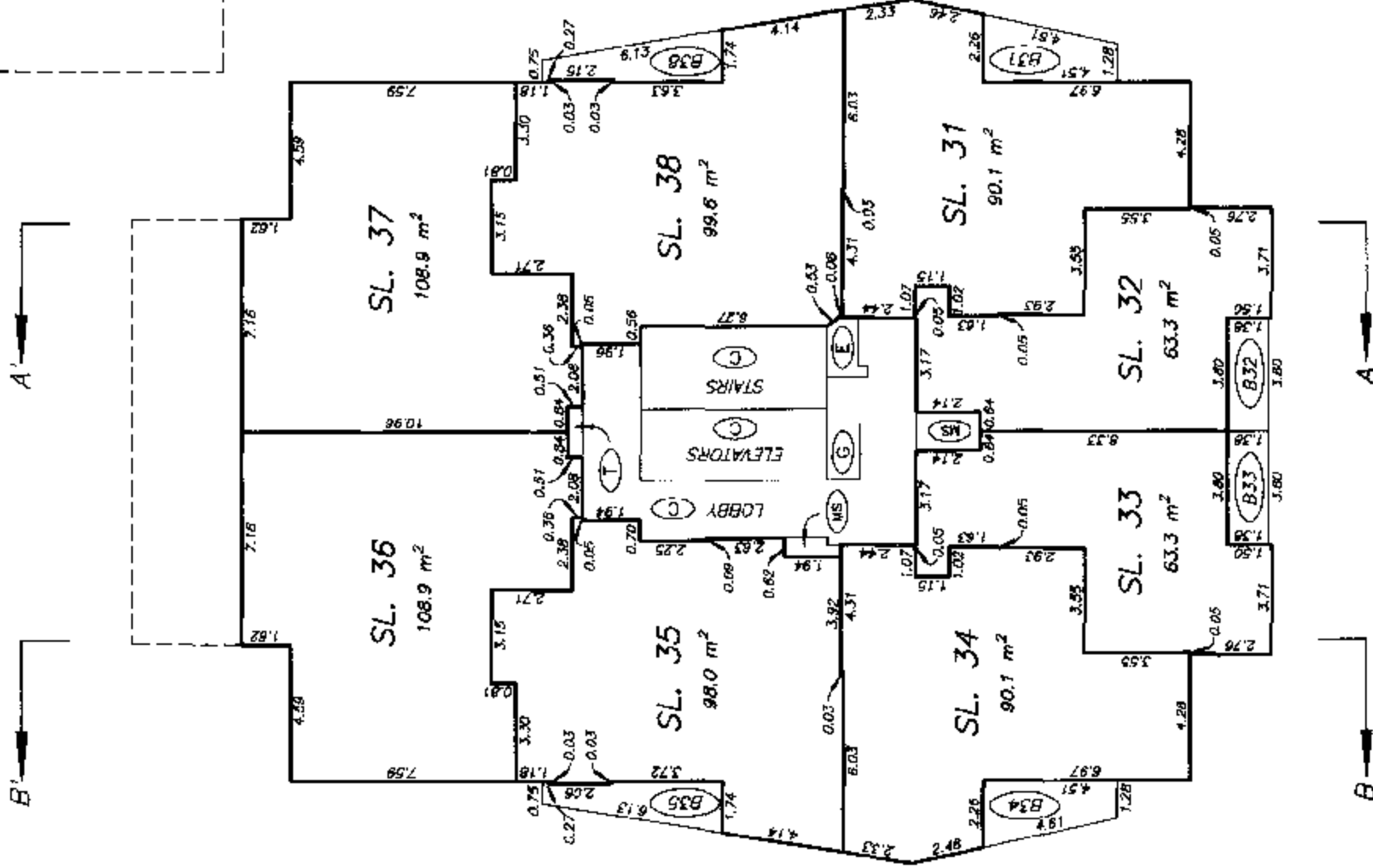
**FIFTH LEVEL
FLOOR PLAN**

STRATA PLAN LMS 3033



SIXTH LEVEL FLOOR PLAN

STRATA PLAN LMS 3033



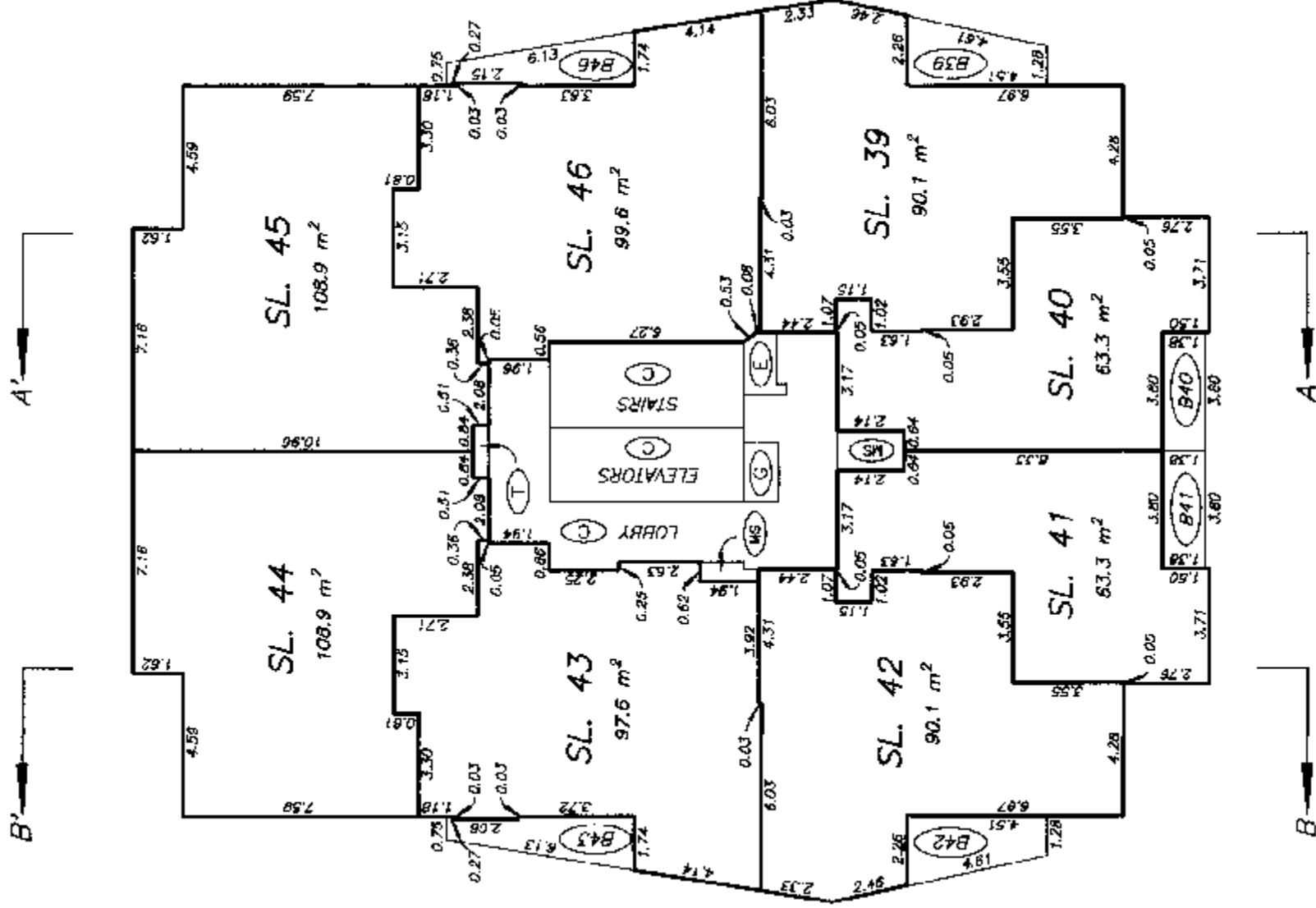
**SEVENTH LEVEL
FLOOR PLAN**

STRATA PLAN LMS 3033

SCALE 1:200



ALL DISTANCES ARE IN METRES.



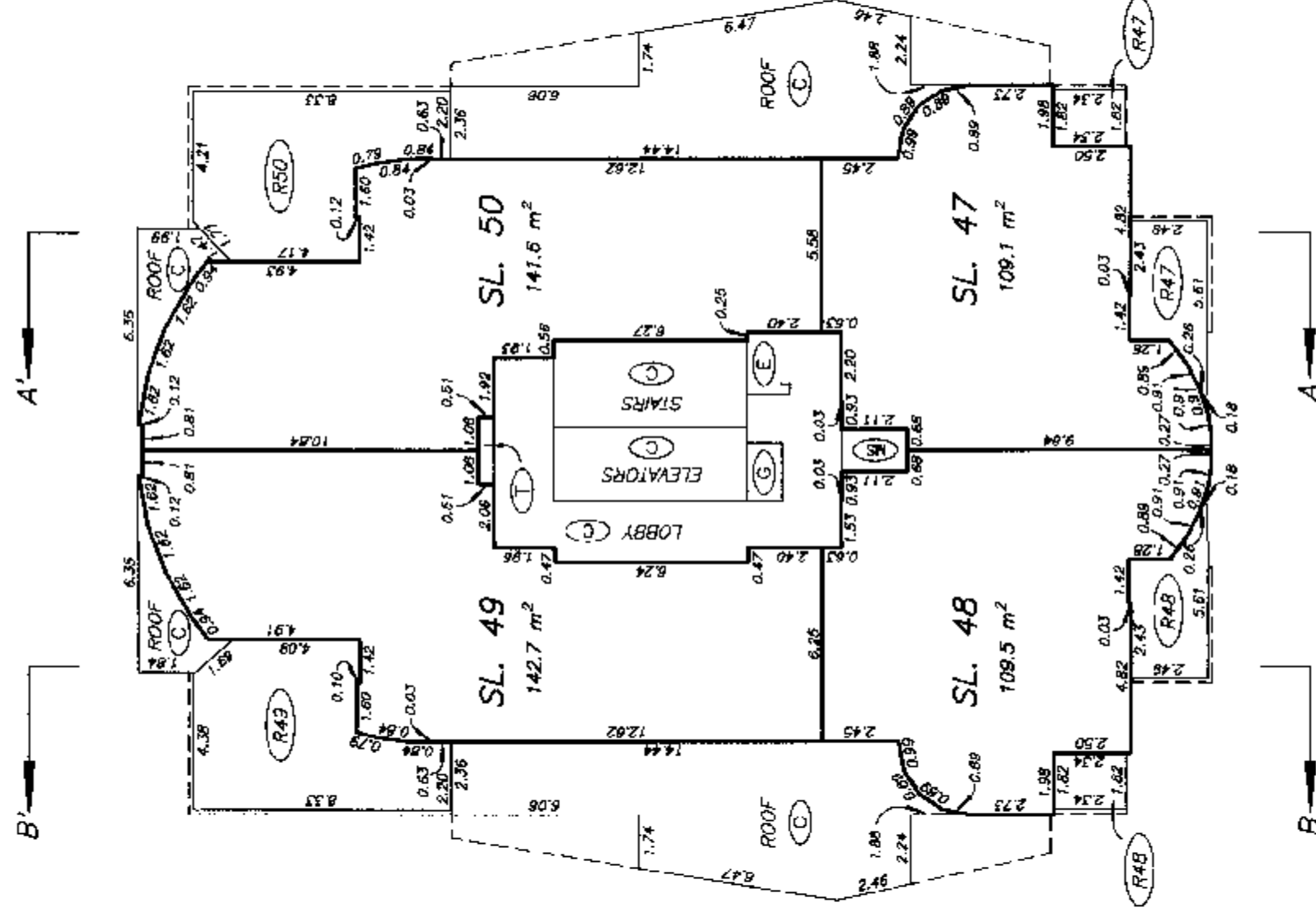
**EIGHTH LEVEL
FLOOR PLAN**

STRATA PLAN LMS 3033

SCALE 1:200



ALL DISTANCES ARE IN METRES.



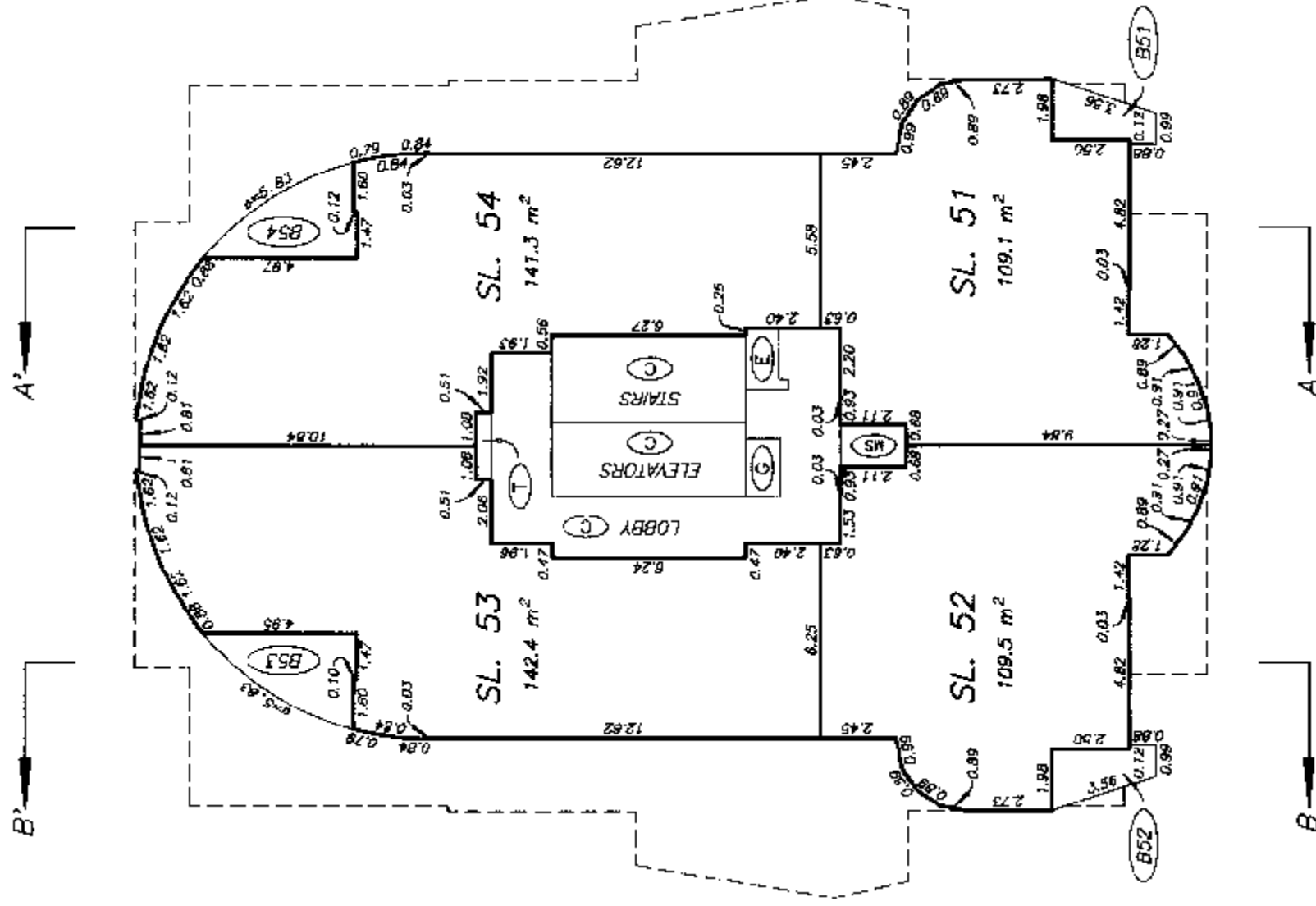
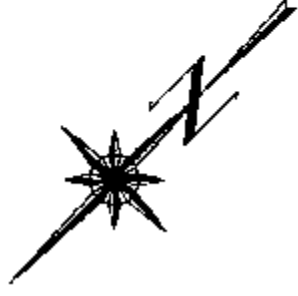
**NINTH LEVEL
FLOOR PLAN**

STRATA PLAN LMS 3033

SCALE 1:200



ALL DISTANCES ARE IN METRES.



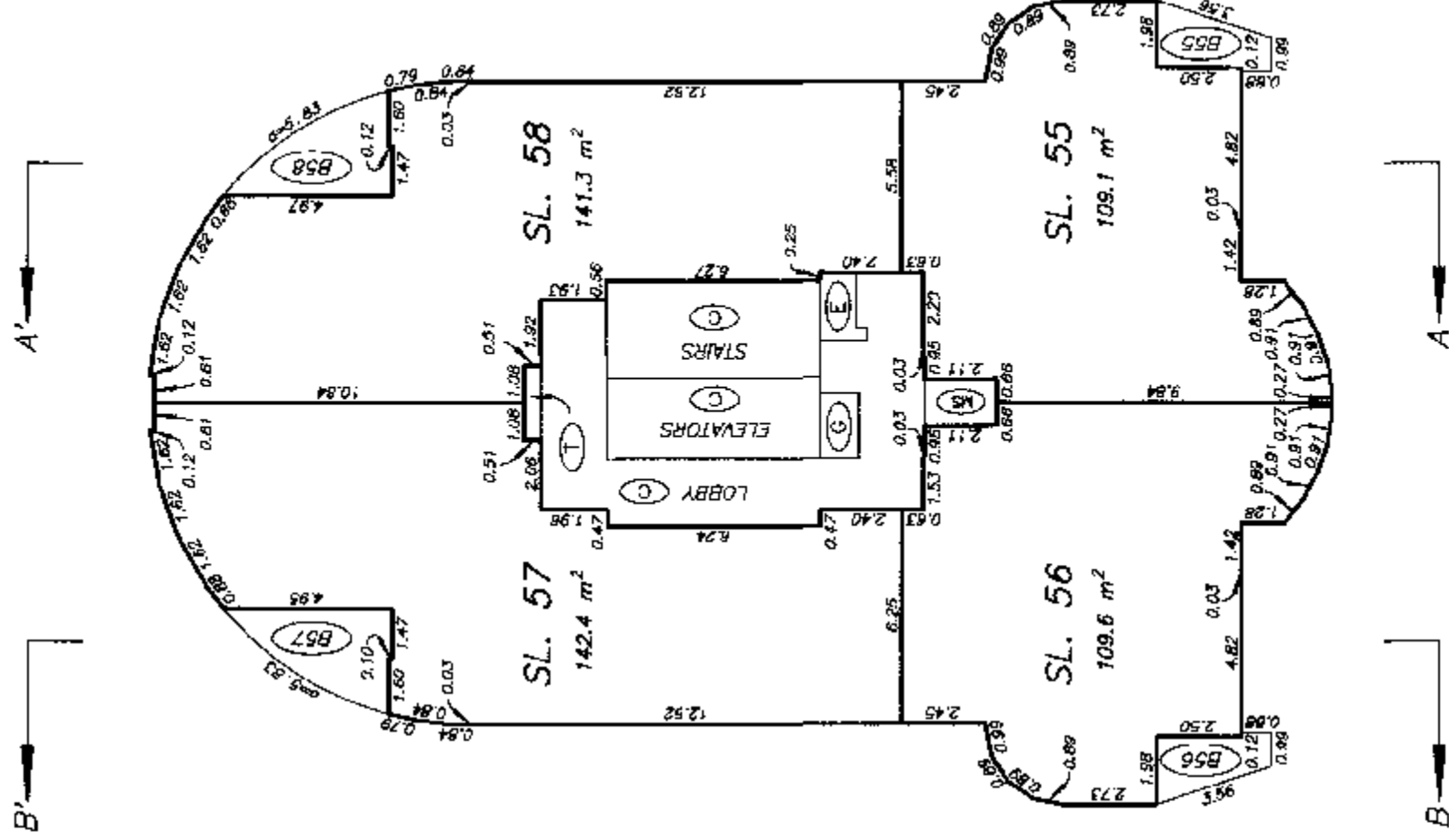
TENTH LEVEL
FLOOR PLAN

STRATA PLAN LMS 3033

SCALE 1:200



ALL DISTANCES ARE IN METRES.



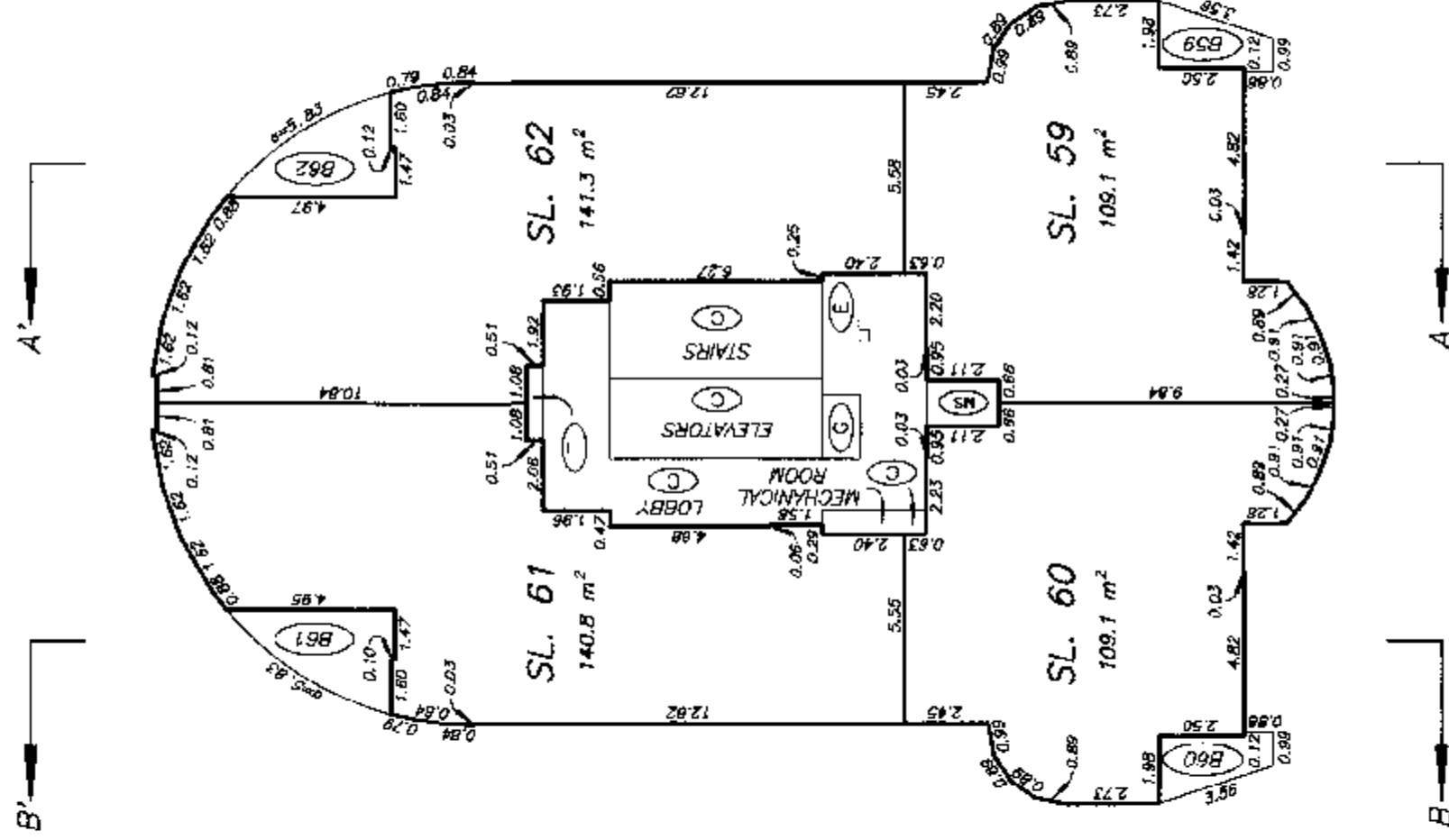
ELEVENTH LEVEL
FLOOR PLAN

STRATA PLAN LMS 3033

SCALE 1:200



ALL DISTANCES ARE IN METRES.



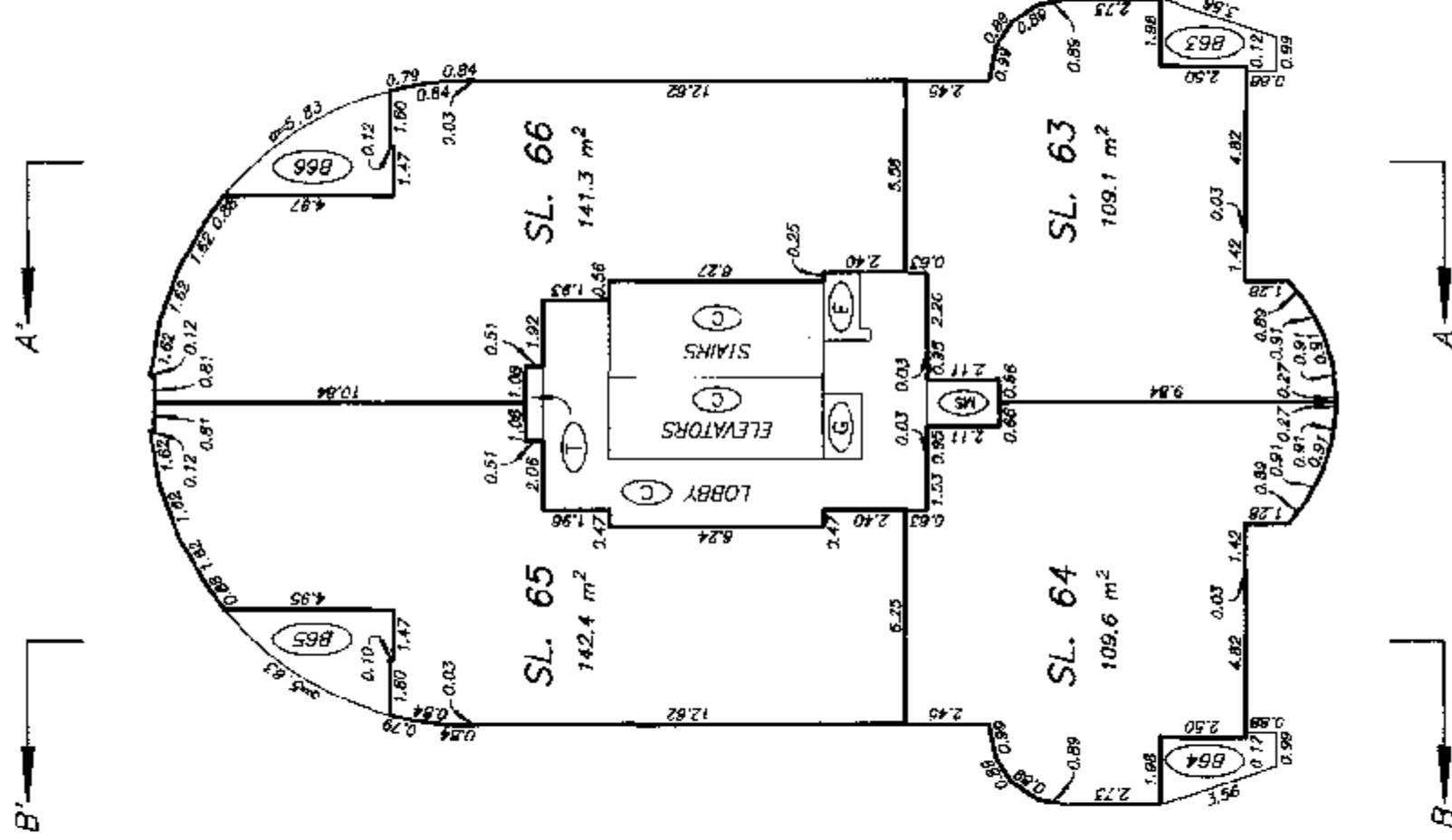
**TWELFTH LEVEL
FLOOR PLAN**

STRATA PLAN LMS 3033

SCALE 1:200



ALL DISTANCES ARE IN METRES.



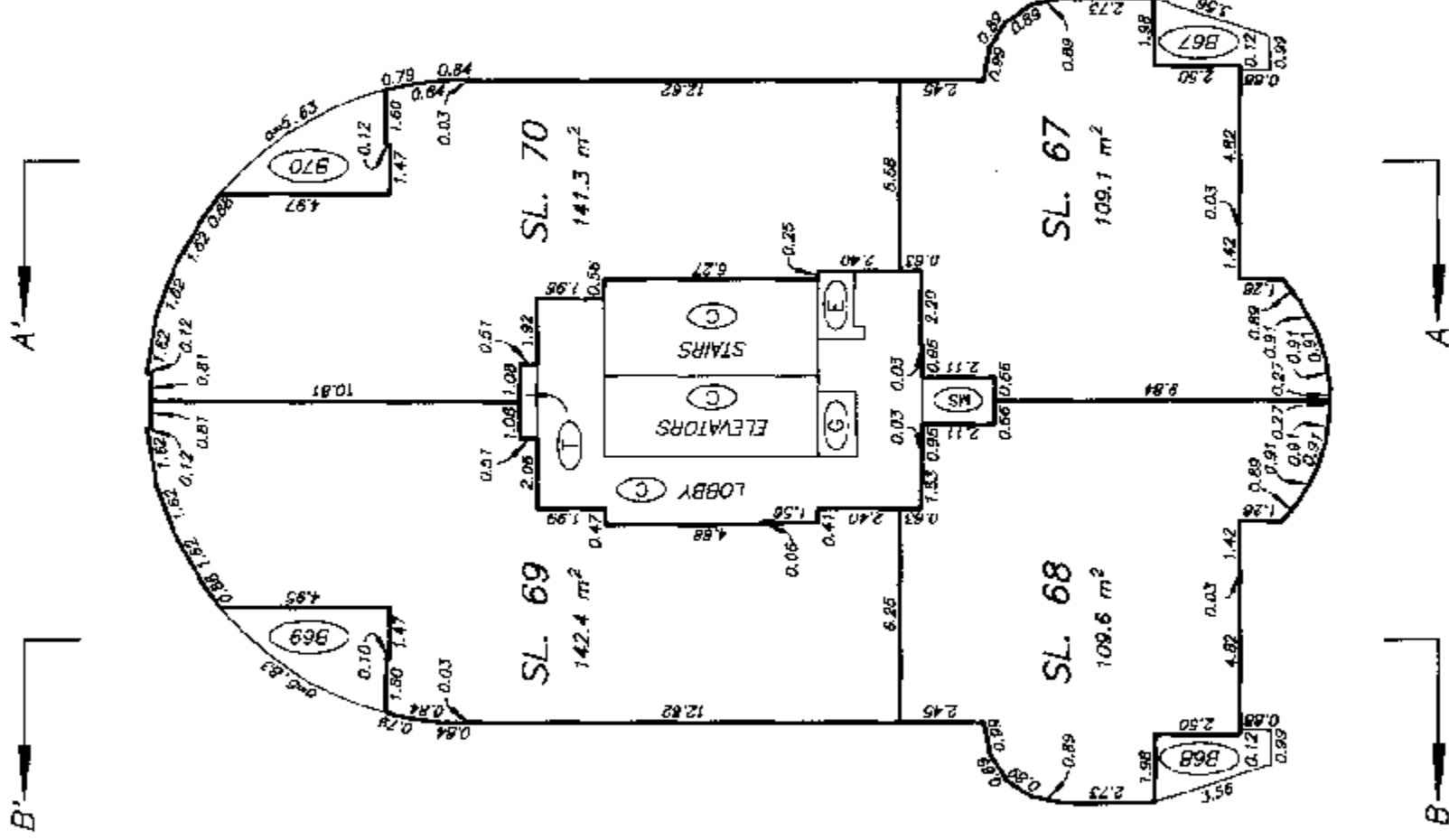
THIRTEENTH LEVEL FLOOR PLAN

STRATA PLAN LMS 3033

SCALE 1:200



ALL DISTANCES ARE IN METRES.



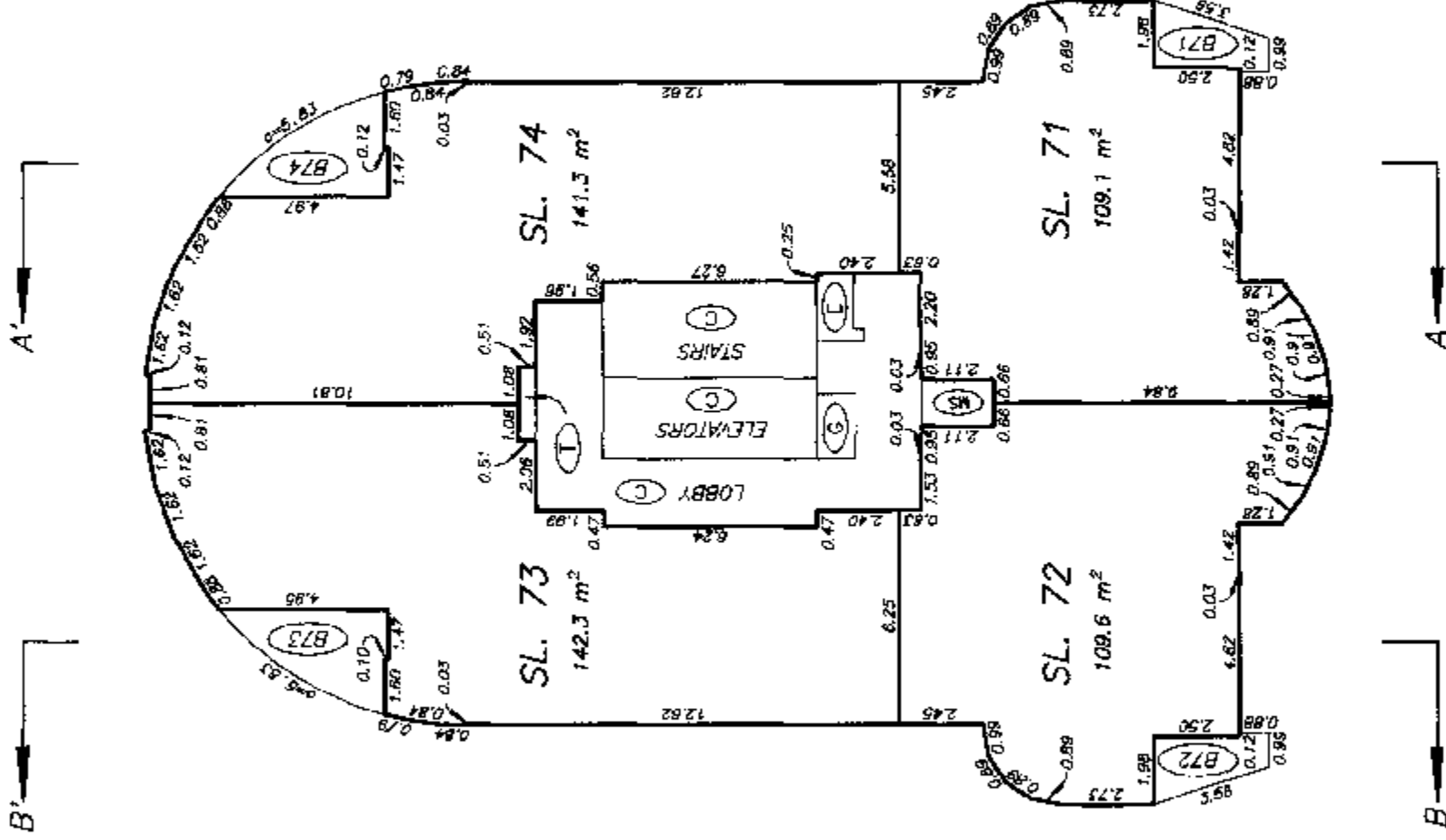
FOURTEENTH LEVEL FLOOR PLAN

STRATA PLAN LMS 3033

SCALE 1:200



ALL DISTANCES ARE IN METRES.



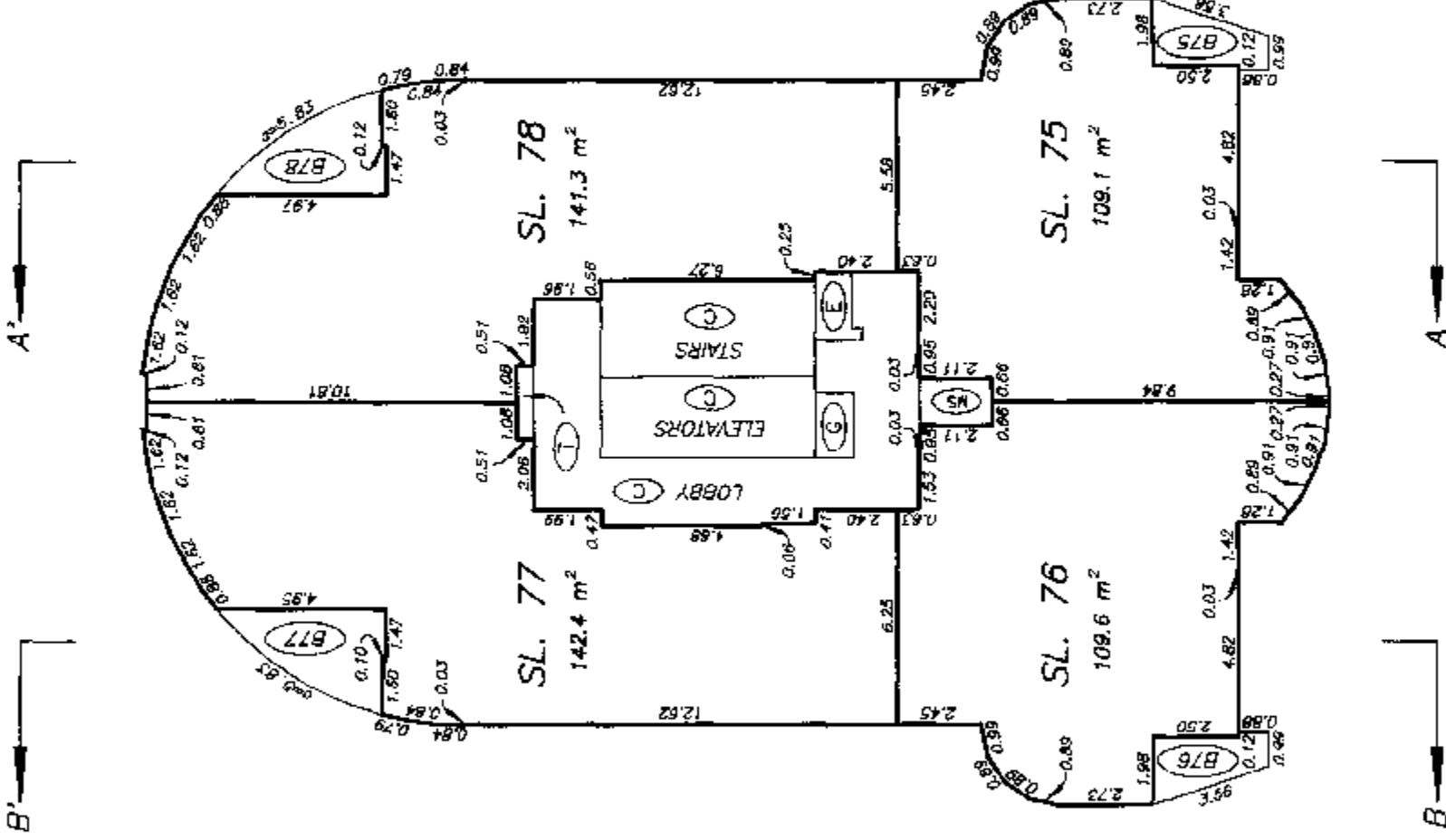
FIFTEENTH LEVEL FLOOR PLAN

STRATA PLAN LMS 3033

SCALE 1:200



ALL DISTANCES ARE IN METRES.



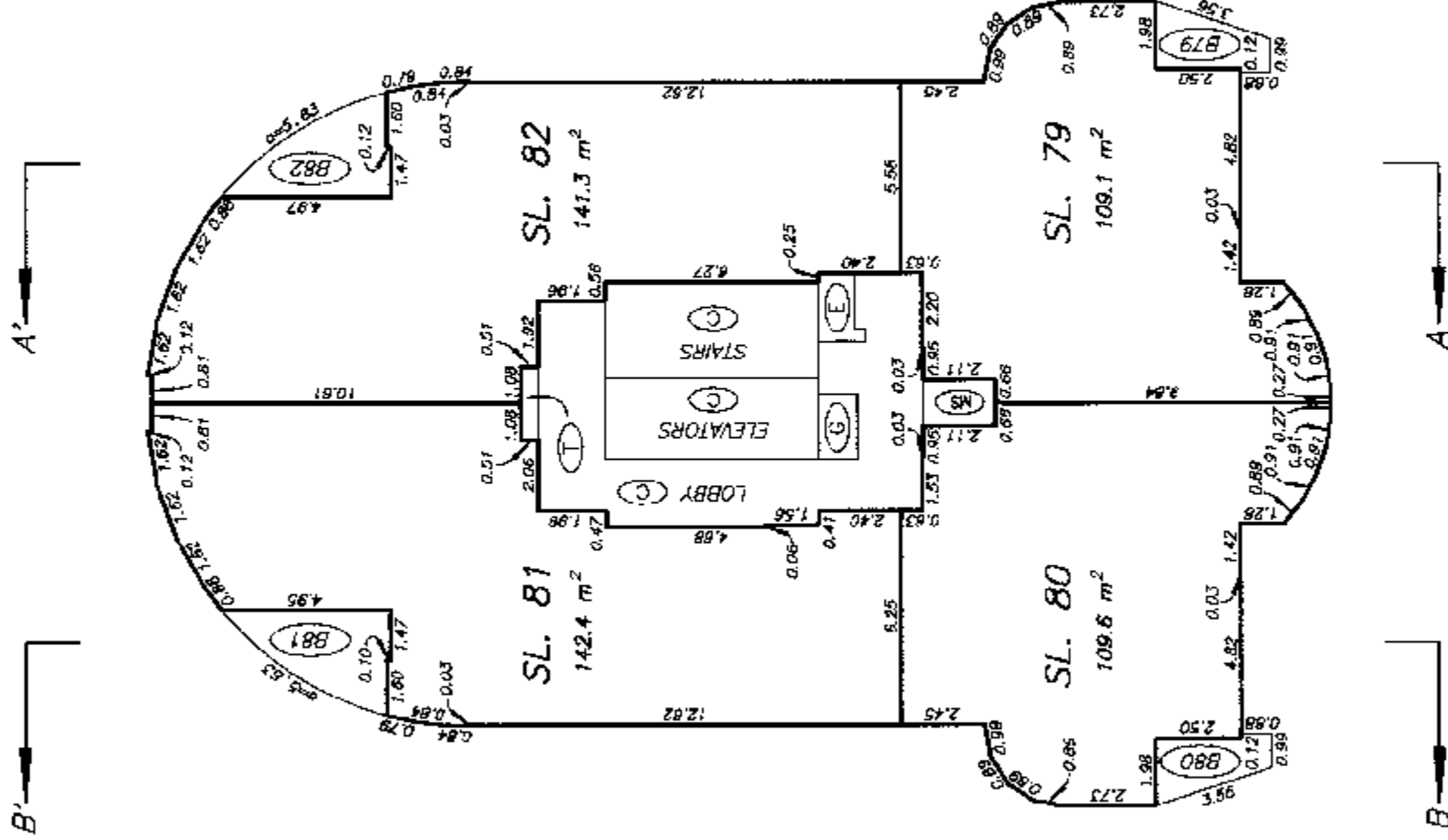
SIXTEENTH LEVEL
FLOOR PLAN

STRATA PLAN LMS 3033

SCALE 1:200



ALL DISTANCES ARE IN METRES.



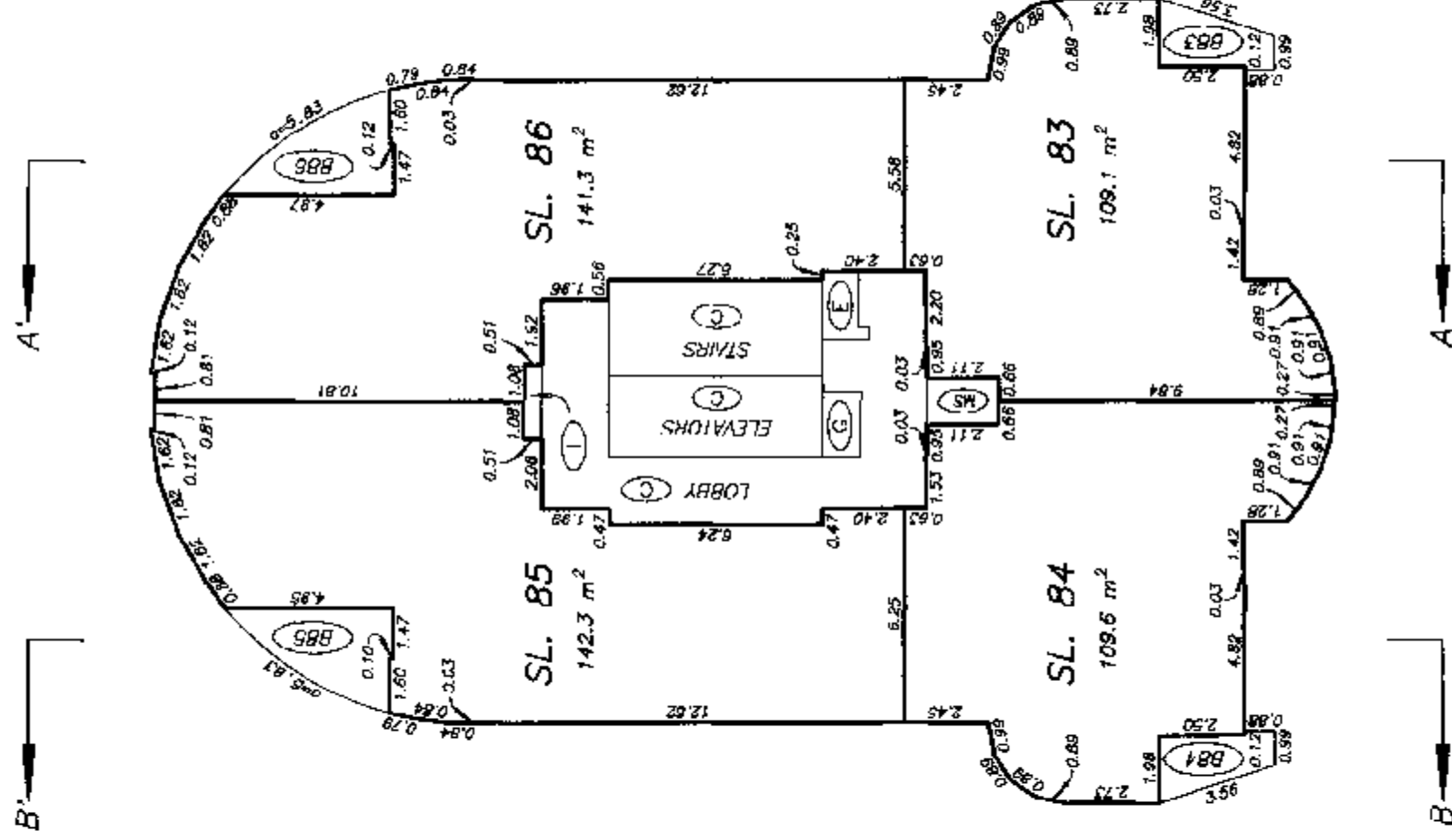
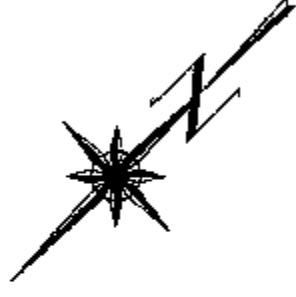
SEVENTEENTH LEVEL FLOOR PLAN

STRATA PLAN LMS 3033

SCALE 1:200



ALL DISTANCES ARE IN METRES.



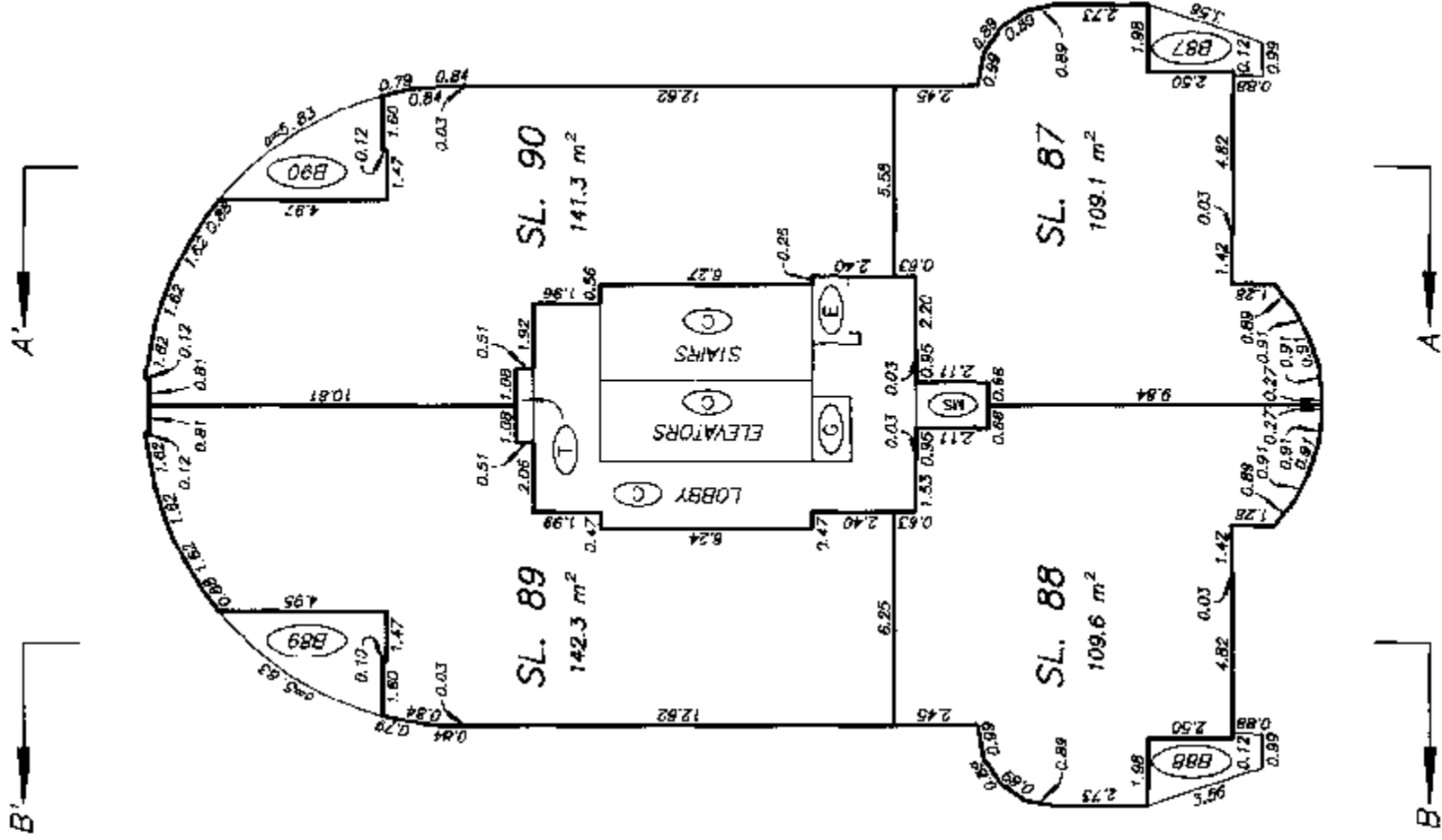
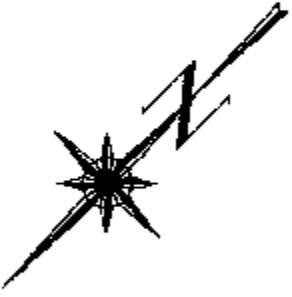
EIGHTEENTH LEVEL
FLOOR PLAN

STRATA PLAN LMS **3033**

SCALE 1:200



ALL DISTANCES ARE IN METRES.



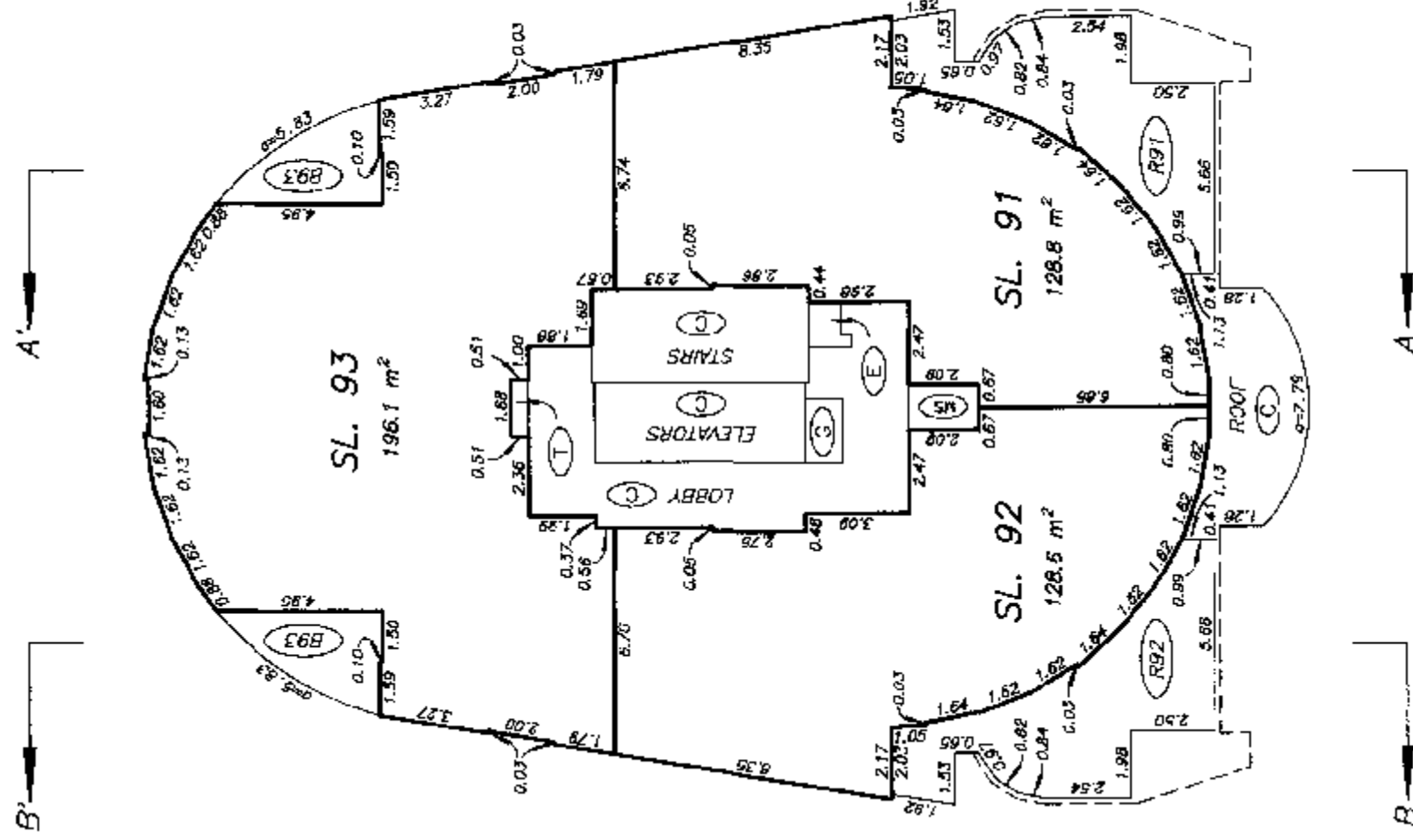
**NINETEENTH LEVEL
FLOOR PLAN**

STRATA PLAN LMS 3033

SCALE 1:200



ALL DISTANCES ARE IN METRES.



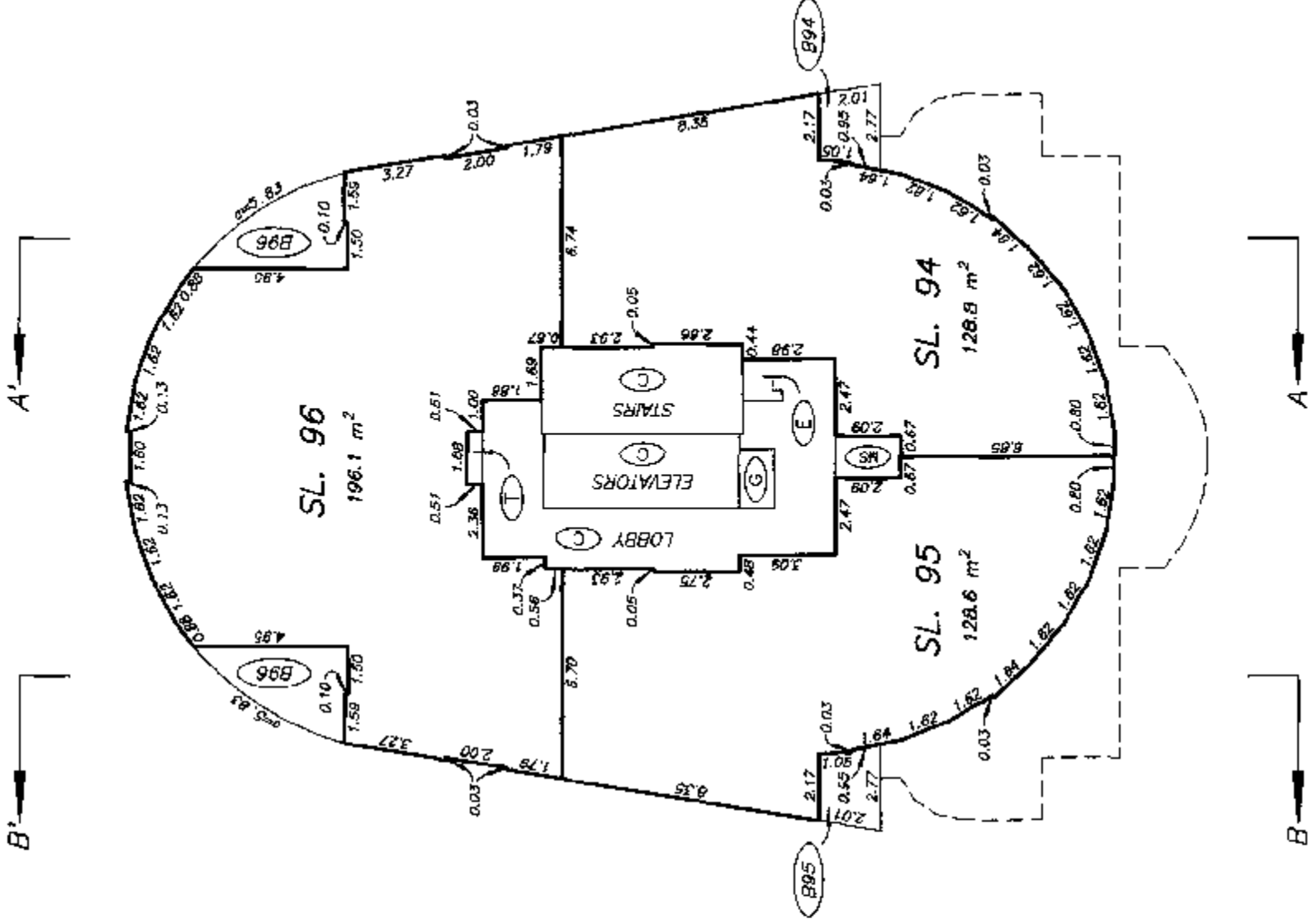
**TWENTIETH LEVEL
FLOOR PLAN**

STRATA PLAN LMS 3033

SCALE 1:200



ALL DISTANCES ARE IN METRES.



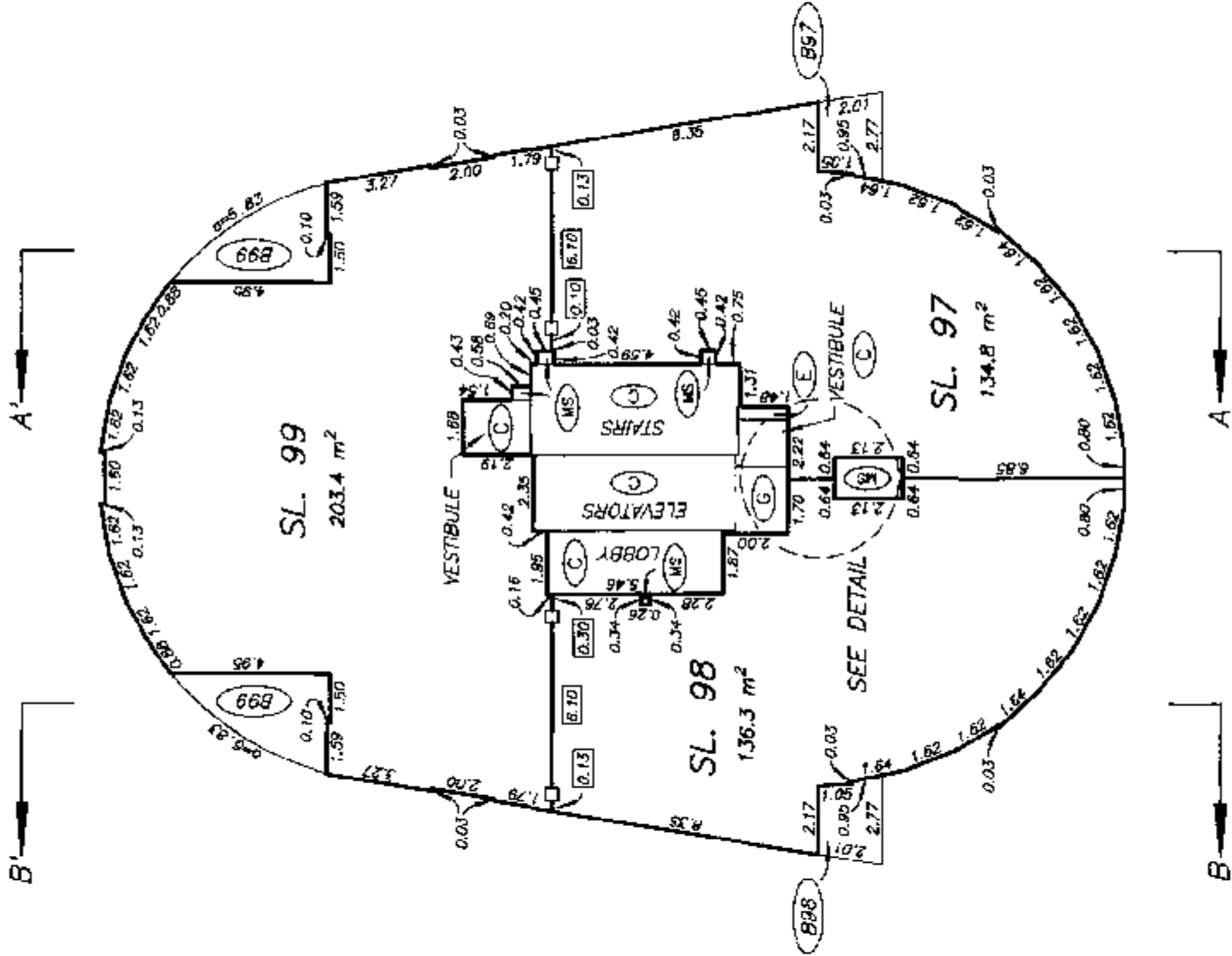
**TWENTY FIRST LEVEL
FLOOR PLAN**

STRATA PLAN LMS 3033

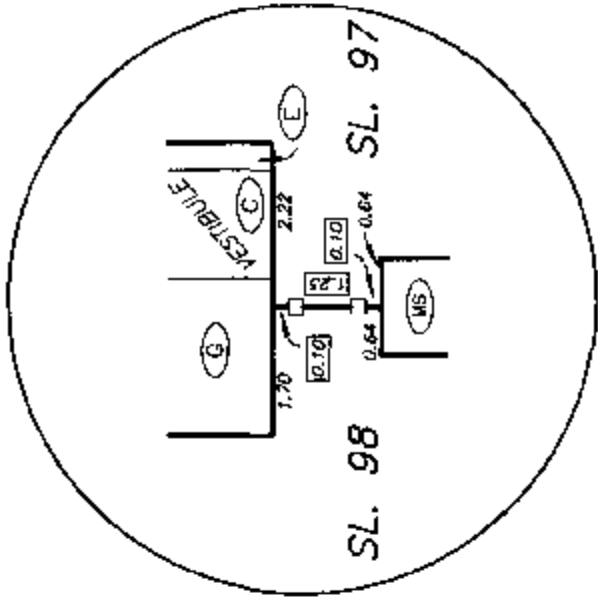
SCALE 1:200



ALL DISTANCES ARE IN METRES.

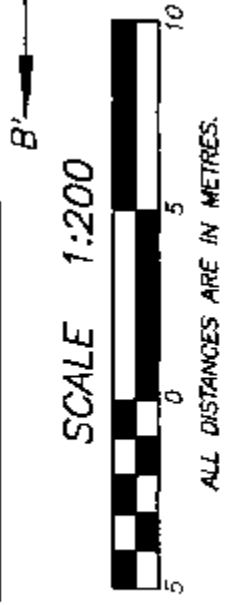


DETAIL
NOT TO SCALE

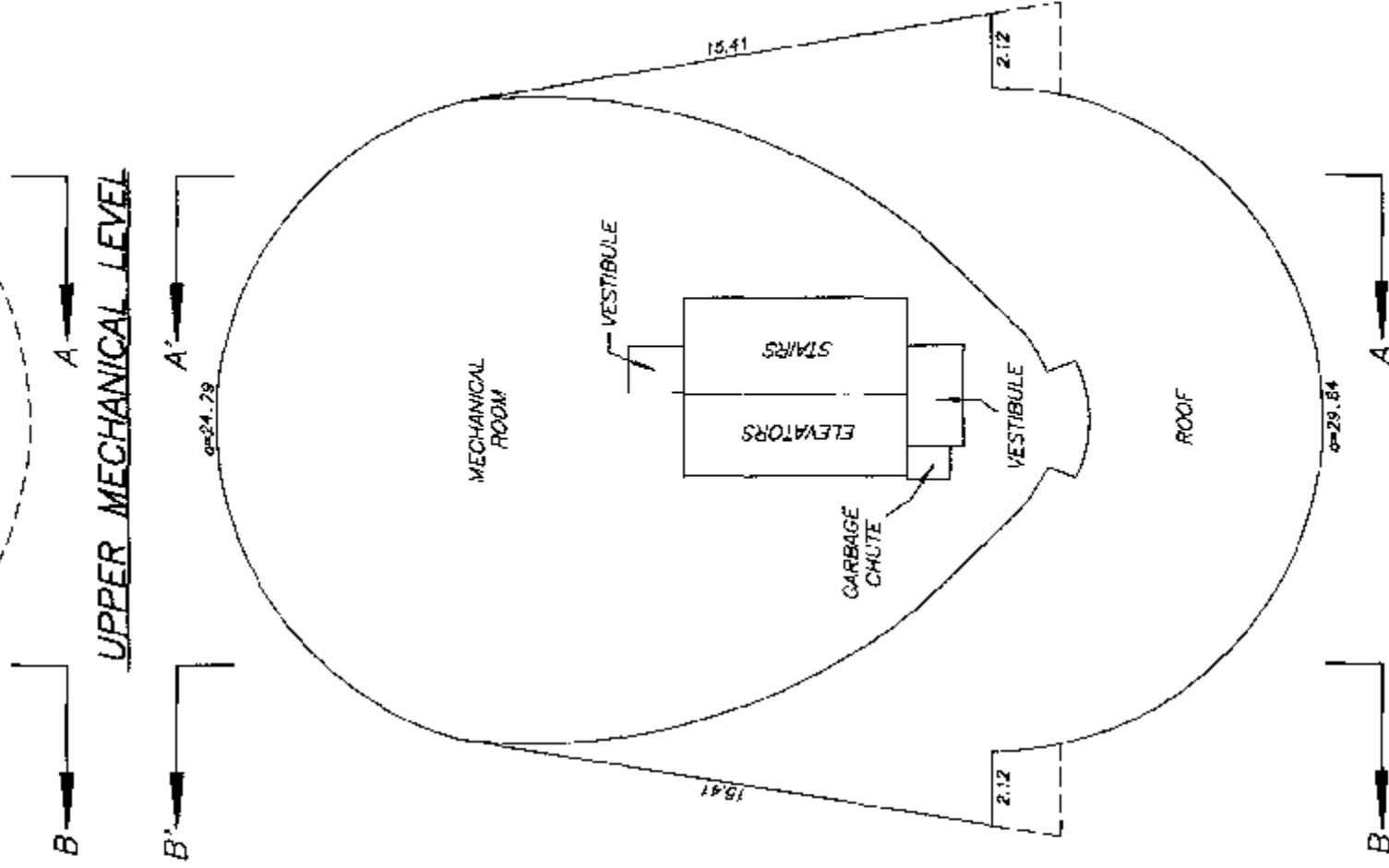
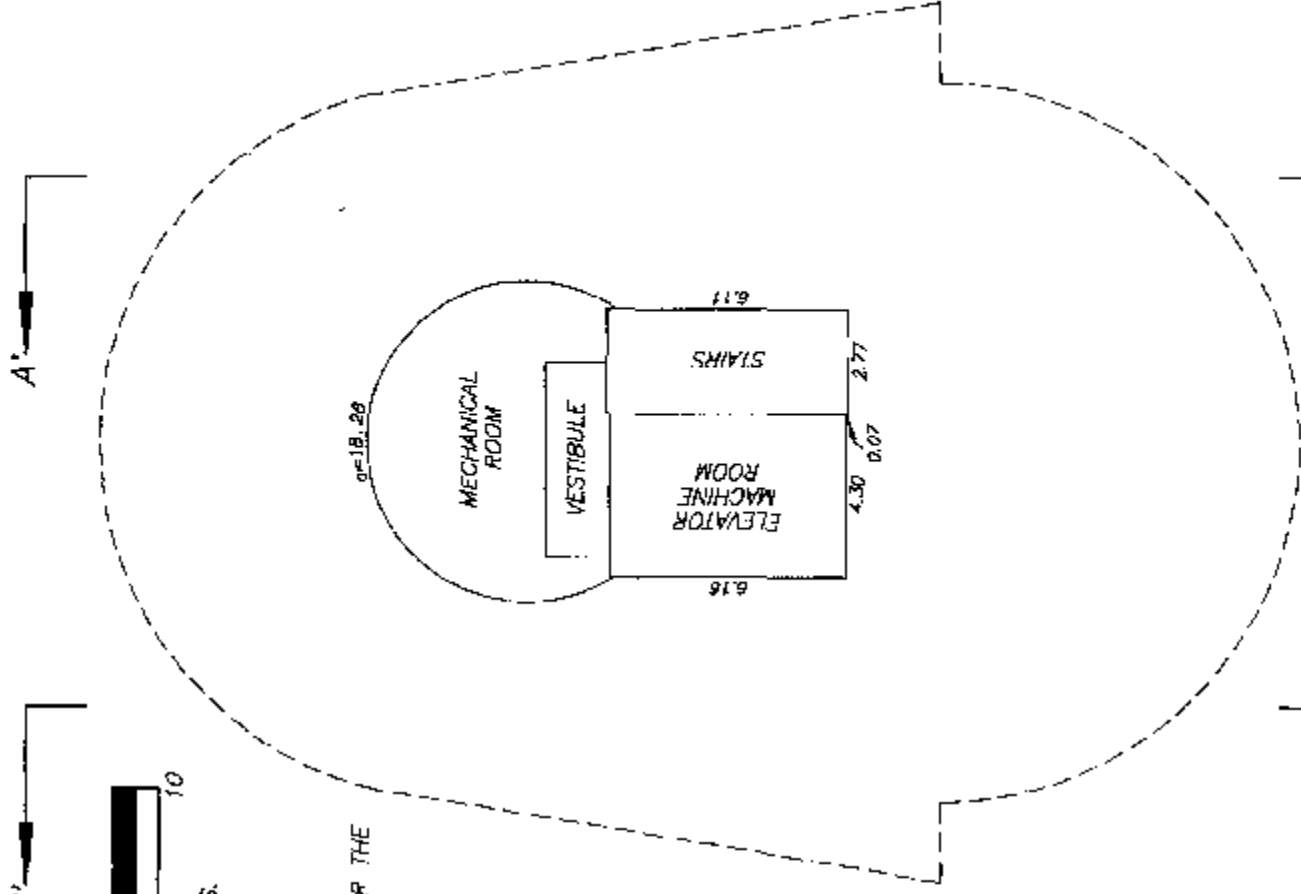


MECHANICAL LEVELS FLOOR PLANS

STRATA PLAN LMS 3033



NOTE: THESE LEVELS ARE ALL LCP FOR THE
EXCLUSIVE USE OF SL's 1-99.



STRATA PLAN LMS 3033

DRAWING # 30157-12
FILE # 3157-L51

DATE : NOVEMBER 7, 1997

M. E. S.

STRATA PLAN LMS 3033

DRAWING # 30157-12
FILE # 3157-152

M. J. L.