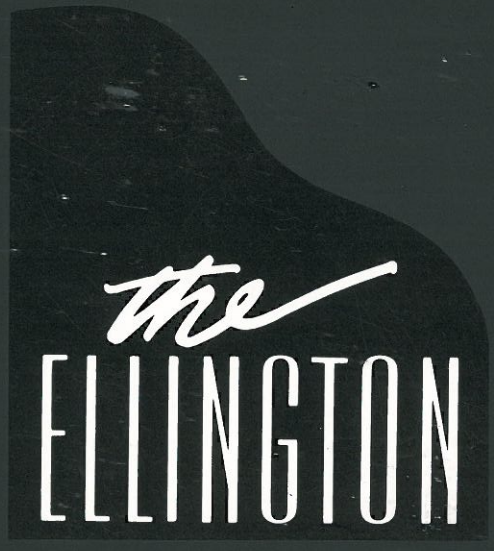


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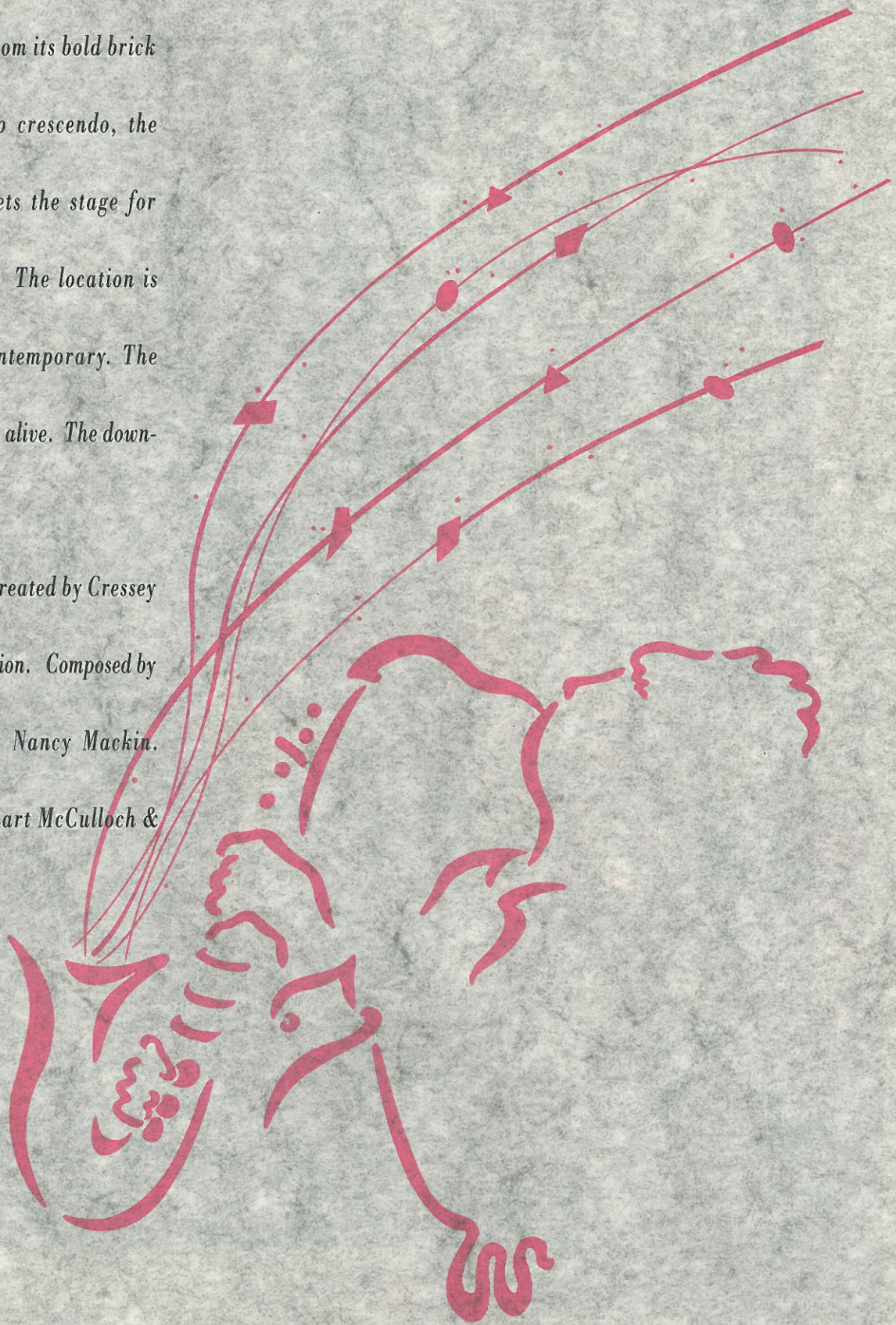


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THE ELLINGTON

Distinctive. Eloquent. Reaching twenty-one stories from its bold brick podium to a rooftop crescendo, the Ellington proudly sets the stage for dynamic city living. The location is superb. The style contemporary. The character elegant and alive. The downtown lifestyle enviable.

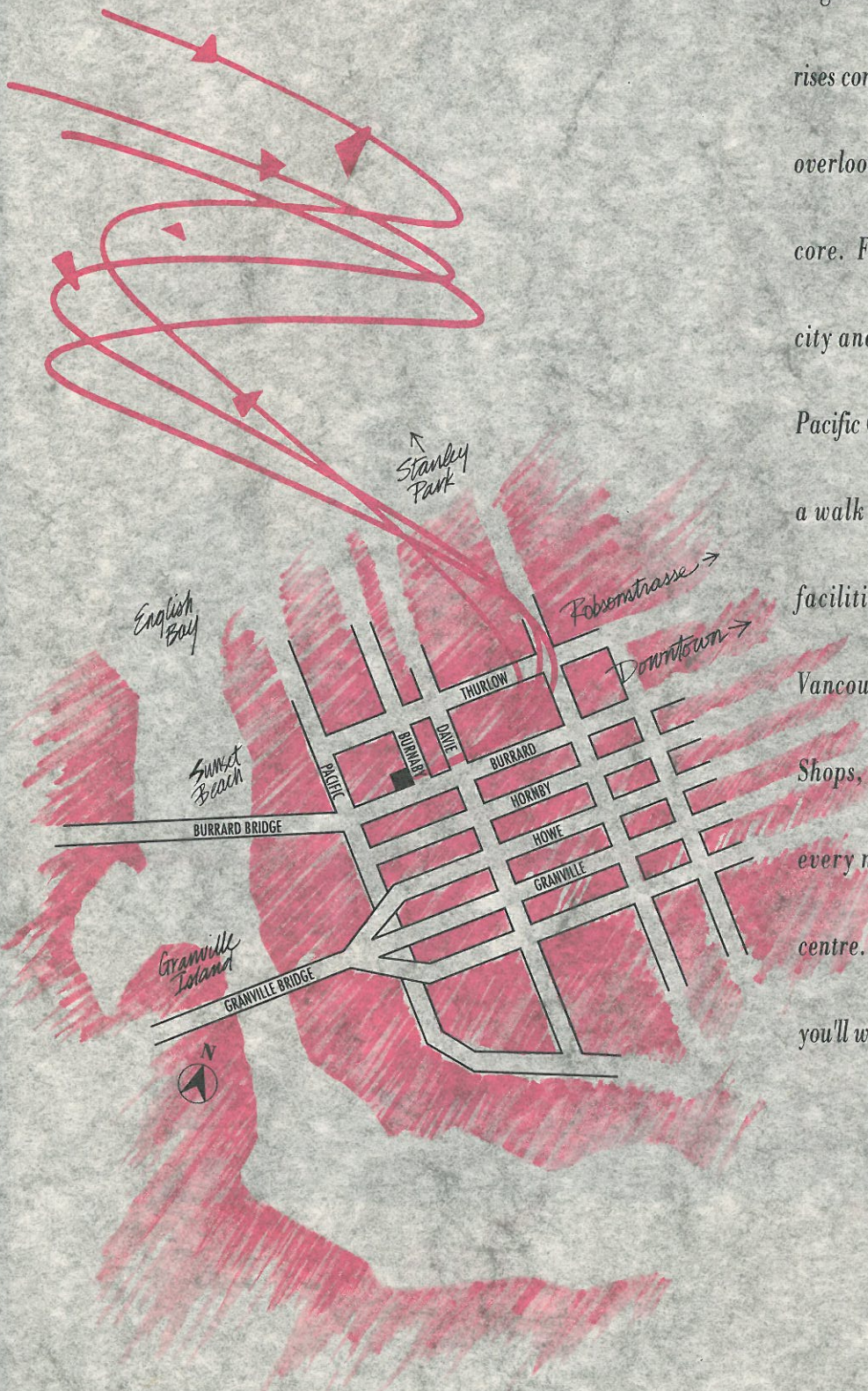
The Ellington. Created by Cressey Development Corporation. Composed by Vancouver architect Nancy Mackin. Interior decor by Chart McCulloch & Associates.



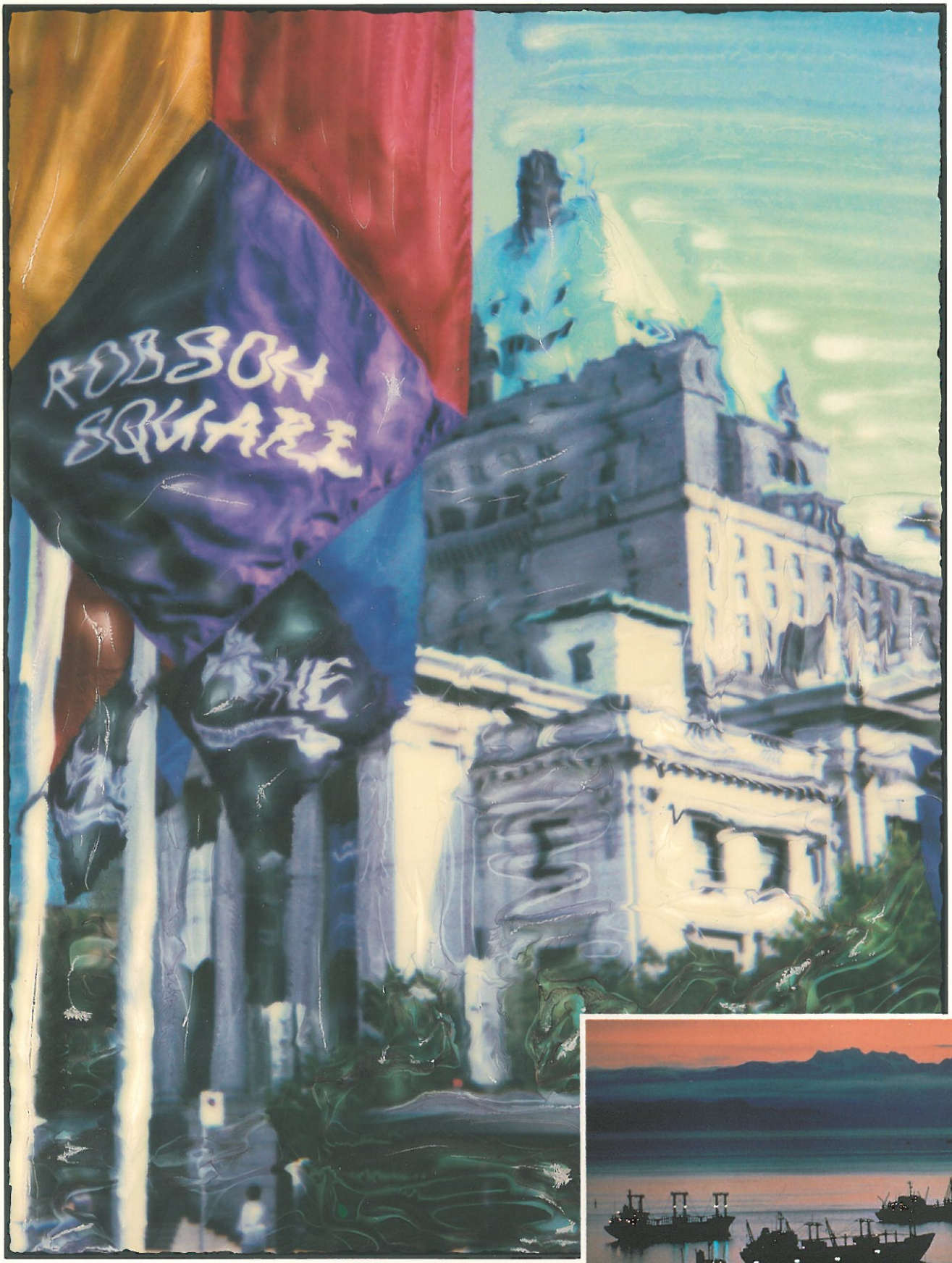
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THE ELLINGTON

The Ellington stands at the heart of one of Vancouver's most sought after downtown neighbourhoods. Poised on the plateau that rises confidently between ocean and city, you overlook the lively tempo of the downtown core. False Creek Inlet to the south. The city and the mountains to the north. The Pacific Ocean to the west. Everything is just a walk away. The outdoor recreational facilities of Stanley Park. A choice of Vancouver's finest hotels and restaurants. Shops, boutiques, and stores to fulfill your every need. The commerce and business centre. If you need to live at the city pulse, you'll want to live at the Ellington.



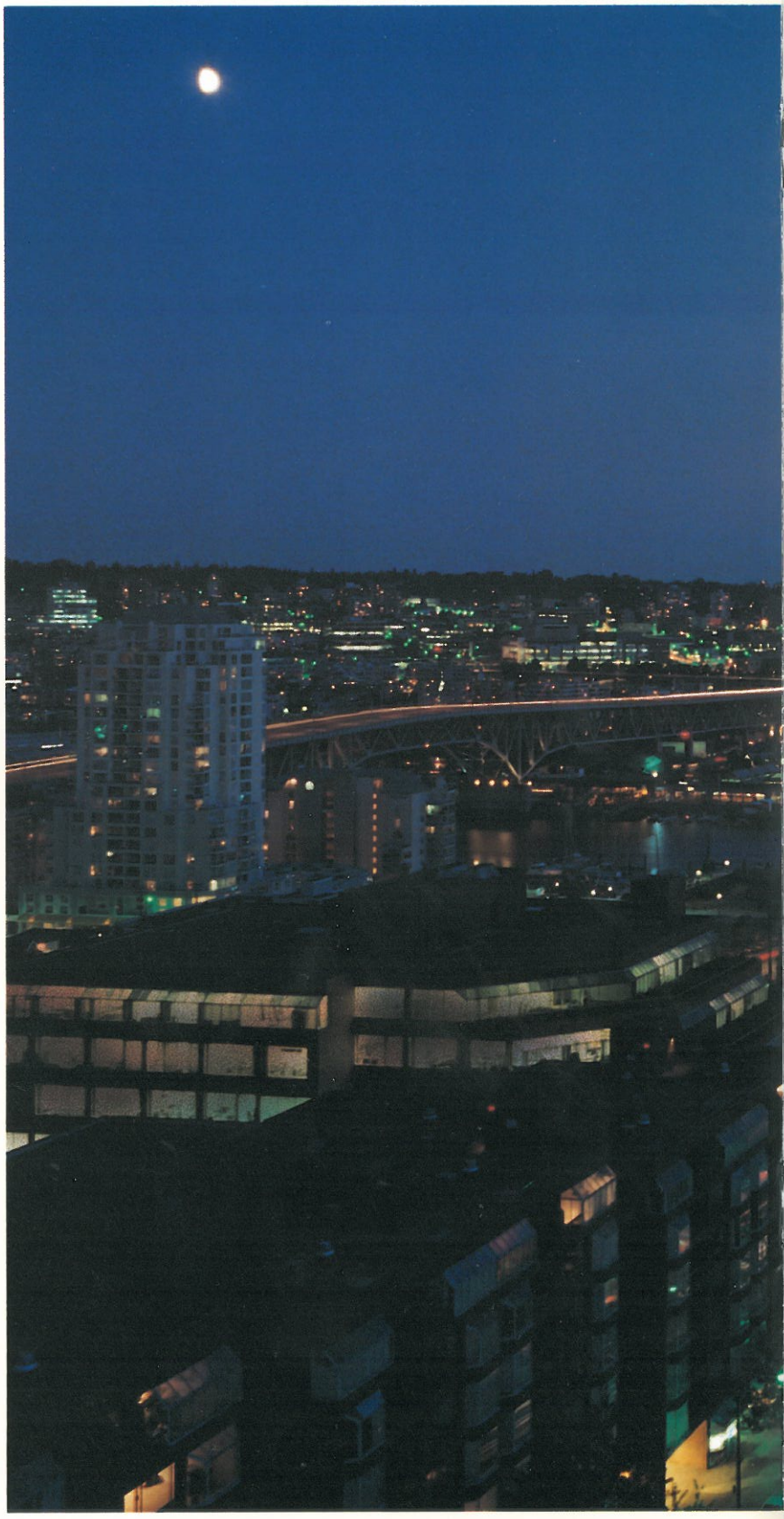
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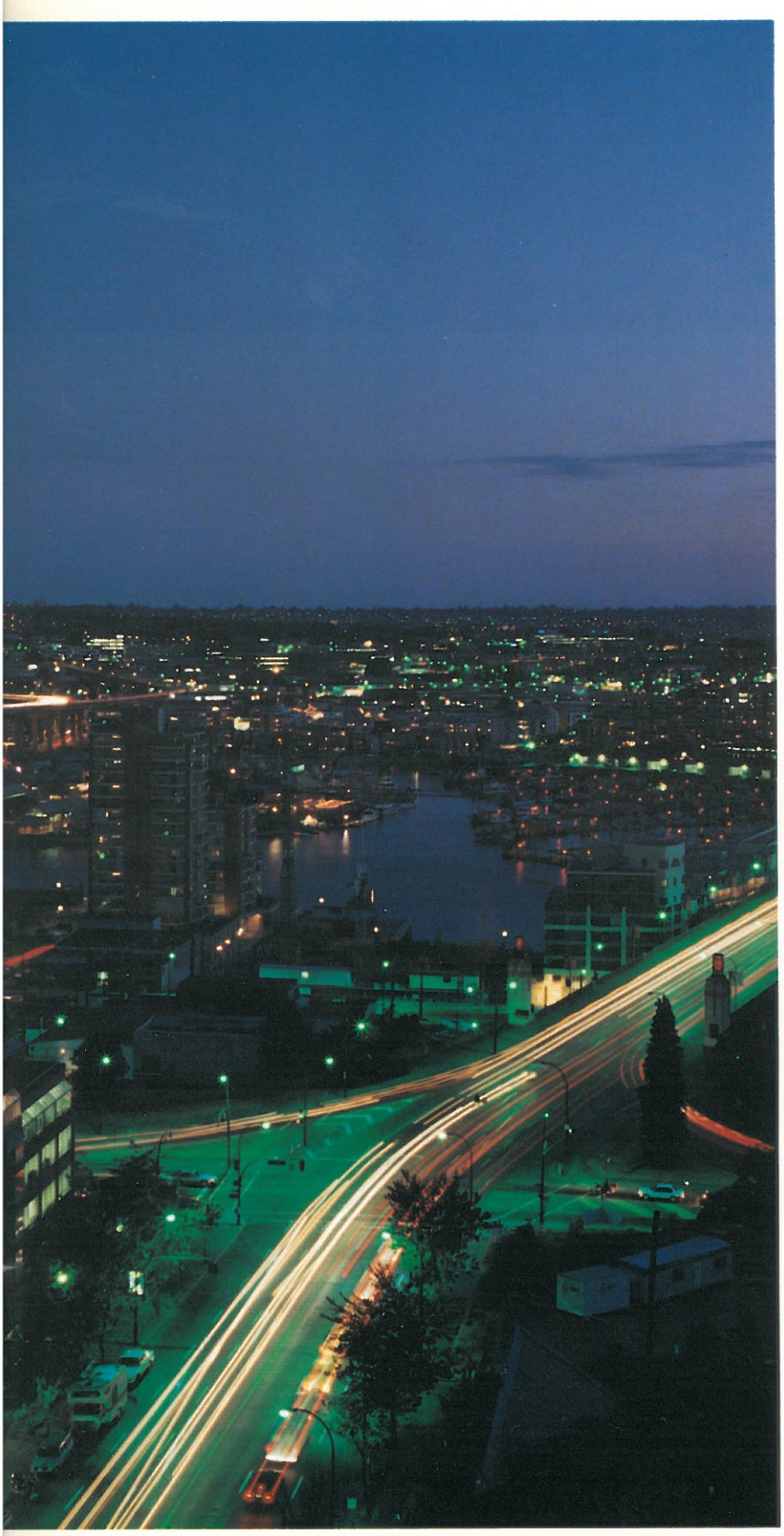


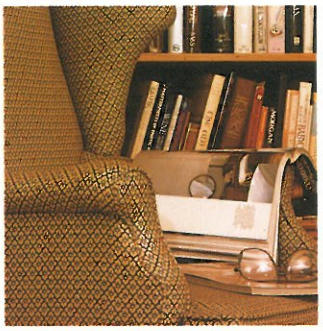


The Ellington gives new meaning to the West Coast Blues, where ocean meets sky in an unparalleled cyan spectacle. Leave your car in the secured underground parking. You won't need it. You're already there! All the city has to offer is at your doorstep. The cacophony of sound and colour of Granville Market with restaurants and bistros overlooking marinas with their reflections dancing in the seaside waters. The symphony of excitement of Robsonstrasse that seemingly never sleeps. Downtown shopping inside and out. And when the lights

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I N G T O N







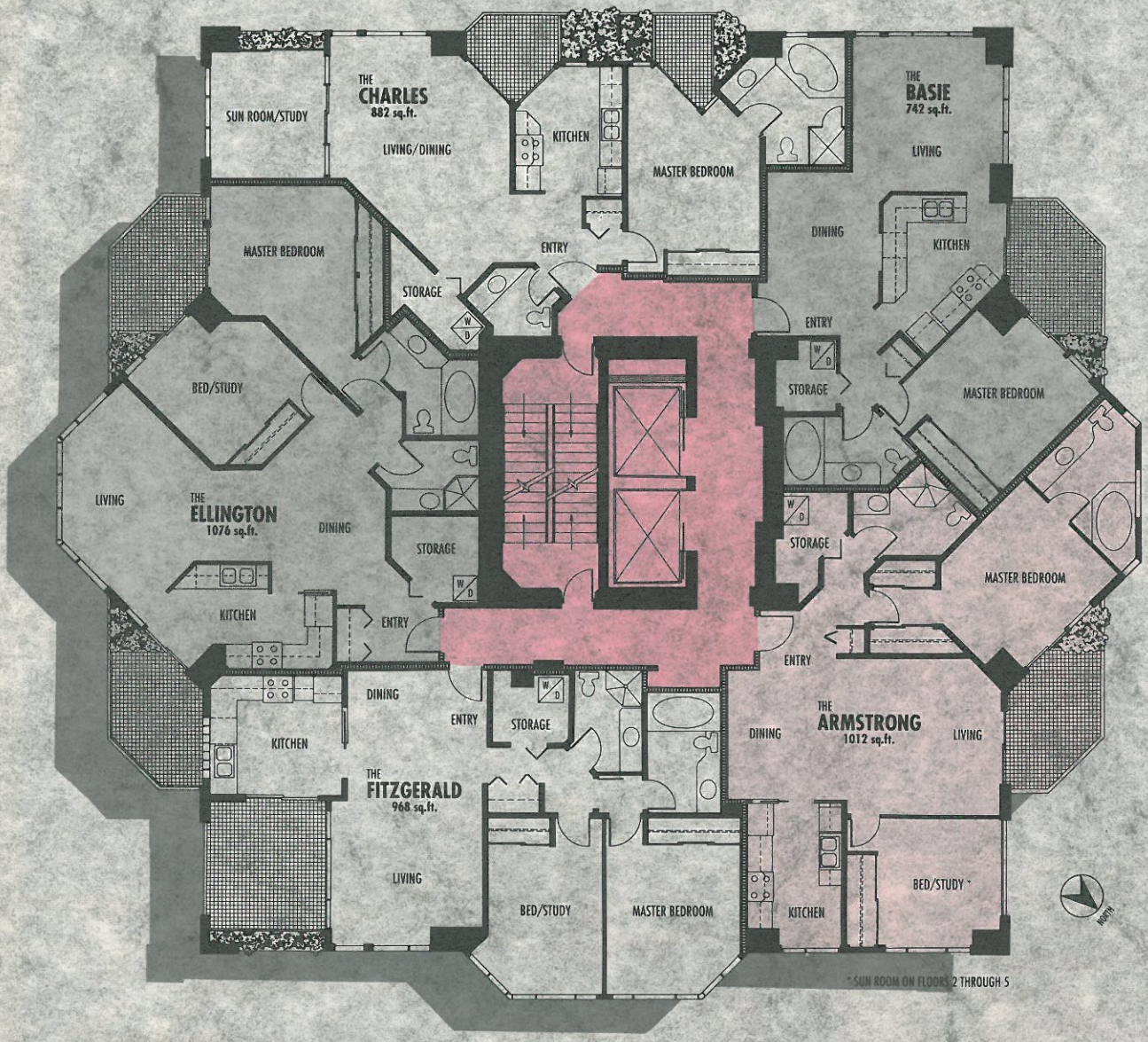
go on, you go out. The beat quickens and it's time to step into the rhythm of the city night. The sun rises. The sea wall, beaches and forests of Stanley Park beckon you back to what Vancouver is all about. Then there's the Ellington Club. Your own private retreat with a piano bar, fire-side lounge, billiard room, games tables, video screening room, a guest lounge, and courtesy business centre. Complete fitness facilities, spa and outdoor pool keep you tuned for the Ellington pace. Rhythm and Blues, Ellington style.

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TYPICAL FLOOR 2 THROUGH 17



From the moment you enter, you'll sense the Ellington style. A unique choreography of form and function. A harmony of carefully balanced tones and crisp clean finishes. Only five suites per floor, each uniquely composed and arranged.

The Developer reserves the right to make modifications and changes to building design, specifications, features and floor plans. Suite sizes are approximate, actual floor plans and square footages may vary.

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FEATURES

BUILDING FEATURES

- Elegant entry with pedestrian porte cochere.
- Modern safety and fire detection systems.
- Dual highspeed "computerized" elevators.
- Easy access, secured underground parking with two stalls available for most suites.
- Quiet, elegant and solid, concrete construction.
- Security fencing surrounding a lush, architecturally designed garden, lawn and amenity area.
- Clean, efficient natural gas hot water heating.

THE ELLINGTON CLUB

- Health club with indoor spa and equipped exercise room.
- Outdoor pool and adjacent sundeck areas.
- West garden courtyard with reflecting pools and generous landscaping.
- Courtesy business centre — board room.
- Cozy fireside lounge.
- Billiards/games room.
- Video screening room — mini theatre.
- Self-contained guest lounge.

SPECIFICATIONS

- Audio-video security entry system from front lobby.
- Only 5 suites per floor — with superior soundproofing.
- Solid, oak suite entry doors with sturdy brass hardware.
- Pre-wiring for custom security alarm system.
- Generous floor to ceiling windows — double glazed.
- Clean, efficient natural gas hot water heating.
- 36 oz."Peerless Couleurs" carpeting with "Scotchgard", in a selection of designer colours.
- Contemporary "heritage" wood "carved" doors with brass hardware.
- All closets with space saving shelving designs — all bedrooms with mirrored by-pass doors.
- Decorator venetian blinds on all windows.
- Utility/storage room with G.E. multi-cycle washer and dryer.

FINISHINGS

- Designer white high gloss European style cabinetry throughout.
- Kitchen and bathrooms finished in contemporary Italian ceramic tile flooring.
- Master bathrooms with oversized soaker tubs, most with view windows.
- Main bathroom with separate stand up shower with clear glass door.
- Full width counter to ceiling mirror and "Hollywood" lighting in all bathrooms — polished chrome fittings.
- G.E. Appliances:
  - — 15 cubic foot frost free refrigerator.
  - — 30" deluxe range with black glass door.
  - — Multi-cycle "sound insulated" dishwasher.
  - — Built-in "Spacesaver" microwave oven.
  - — Double sink with single lever faucet, vegetable sprayer and high power waste disposal.
  - — Full size multi-cycle washer with overhead 220 volt clothes dryer.

the ELLINGTON

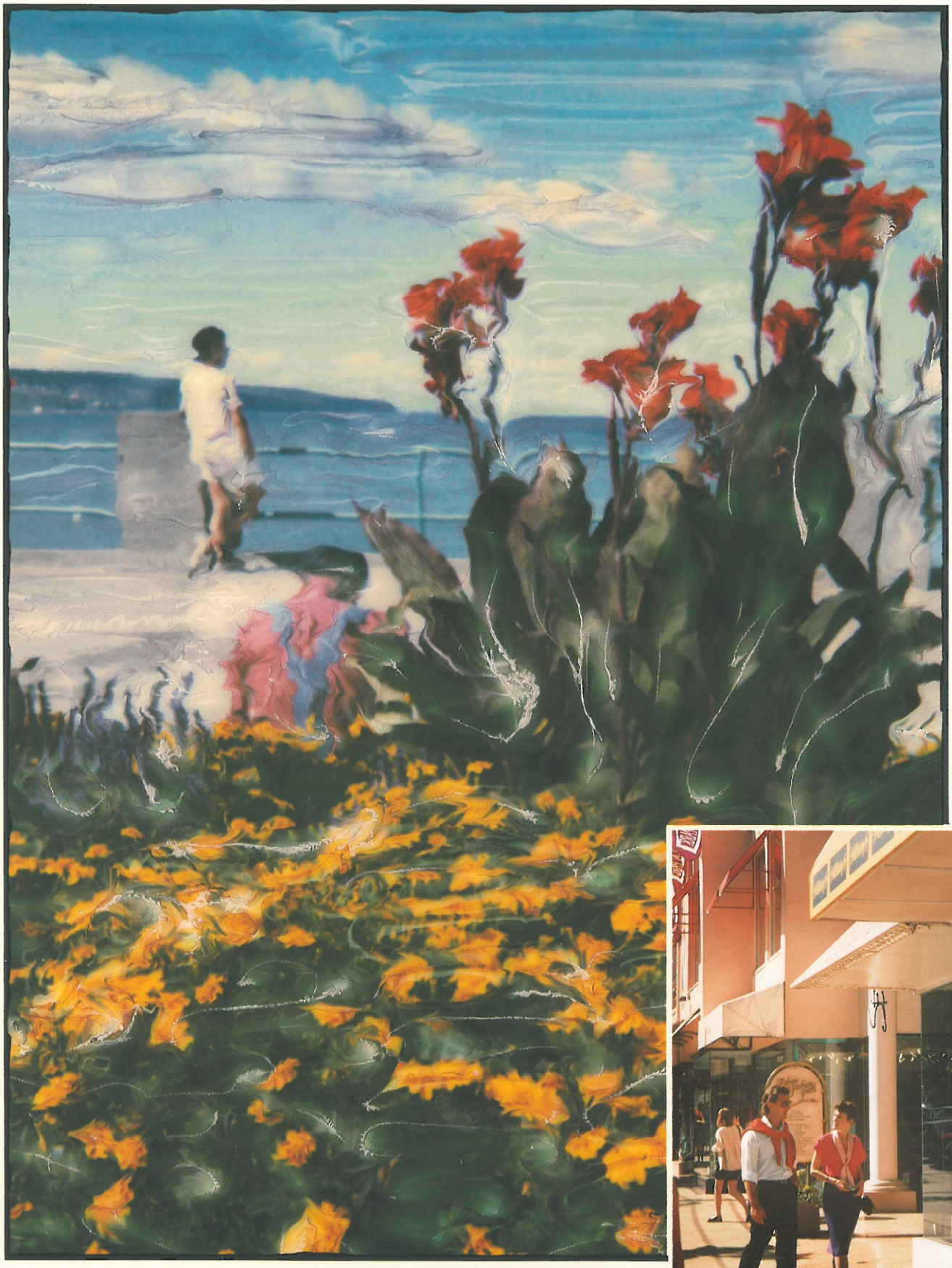
1010 Burnaby Street, Vancouver, British Columbia, Canada

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Telephone: (604) 683-9228

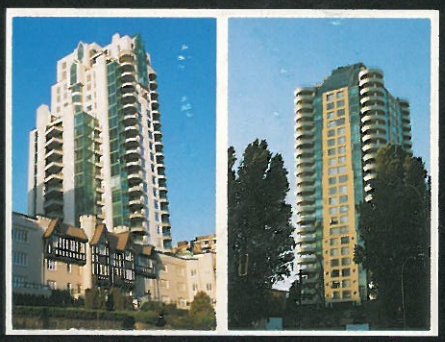
The Developer reserves the right to make modifications and changes to building design, specifications and features, should they be necessary to maintain the high standards of this project.

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C R E S S E Y D E V E L O P M E N T S



TUDOR MANOR *THE CRYSTALLIS*

Cressey Development Corporation is a diversified real estate organization engaged in the development, ownership, acquisition, and selling of residential properties. Incorporated in 1969, Cressey has been pursuing projects in the Vancouver area since 1975. In the past fifteen years, the Cressey organization has developed over a third of a billion dollars of residential real estate properties in the Greater Vancouver area and manages approximately 3,500 residential units in 65 projects.

CRESSEY
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