



THE LIONS

ON WEST GEORGIA

SMART LIVING AT A GREAT ADDRESS



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WELL-DESIGNED FLOORPLANS, CONTEMPORARY DECOR, LUXURIOUS DETAILS AND MAGNIFICENT VIEWS ARE JUST THE BEGINNING. *THE LIONS ON WEST GEORGIA* IS THE PERFECT SOLUTION FOR TODAY'S LIFESTYLE IN A DOWNTOWN SETTING.

INNOVATION DESIGNED FOR THE DOWNTOWN LIFESTYLE & COMFORT

BUILT WITH THE 21ST CENTURY IN MIND, *THE LIONS ON WEST GEORGIA* IS AFFORDABLE LIVING WITH AN UNBEATABLE COMBINATION OF INNOVATIVE DESIGN AND HIGH-TECH CONVENIENCES IN AN EXCELLENT LOCATION.



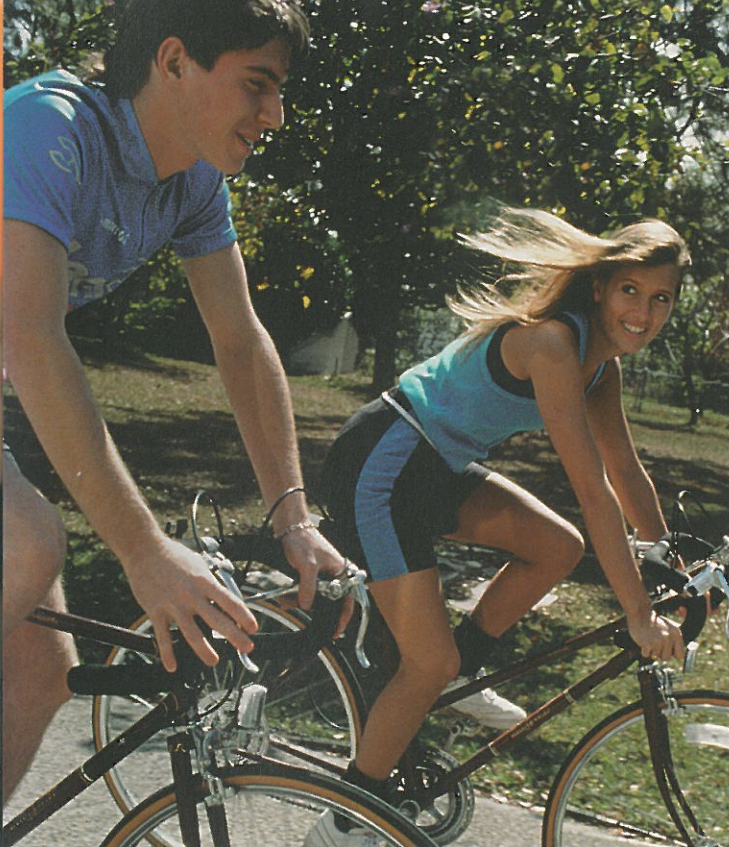
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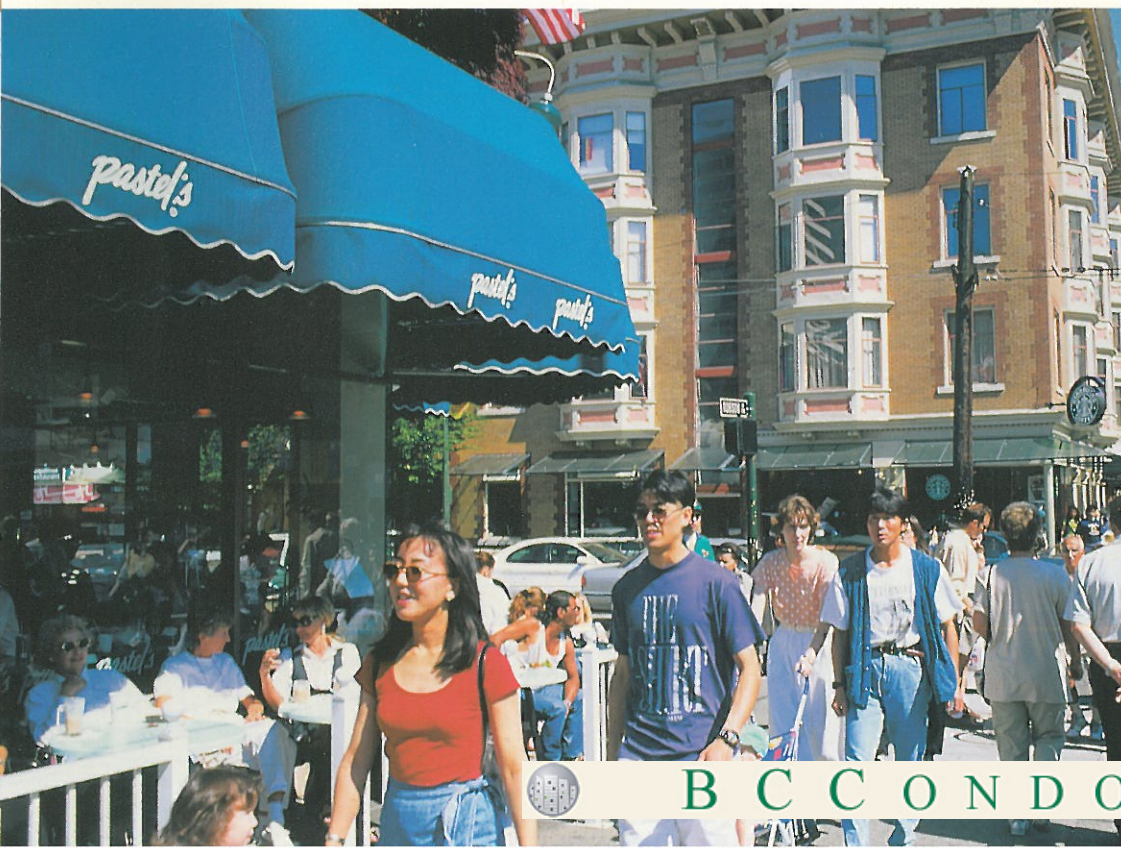


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THE BEST THE CITY HAS TO OFFER IS ONLY A FEW STEPS AWAY. JUST OUTSIDE YOUR DOORSTEP, YOU'LL FIND FASHIONABLE ROBSON STREET, COSY CAFES, EXCELLENT RESTAURANTS, EXCLUSIVE SHOPS, ART GALLERIES, AND SO MUCH MORE. A SHORT WALK OR BIKE RIDE WILL TAKE YOU TO STANLEY PARK, THEATRES, GM PLACE, FORD CENTRE FOR THE PERFORMING ARTS, VANCOUVER PUBLIC LIBRARY AND VANCOUVER'S CENTRAL BUSINESS DISTRICT. LIVE, WORK, AND ENTERTAIN AT *THE LIONS ON WEST GEORGIA* – THE PERFECT LOCATION FOR DOWNTOWN LIVING.



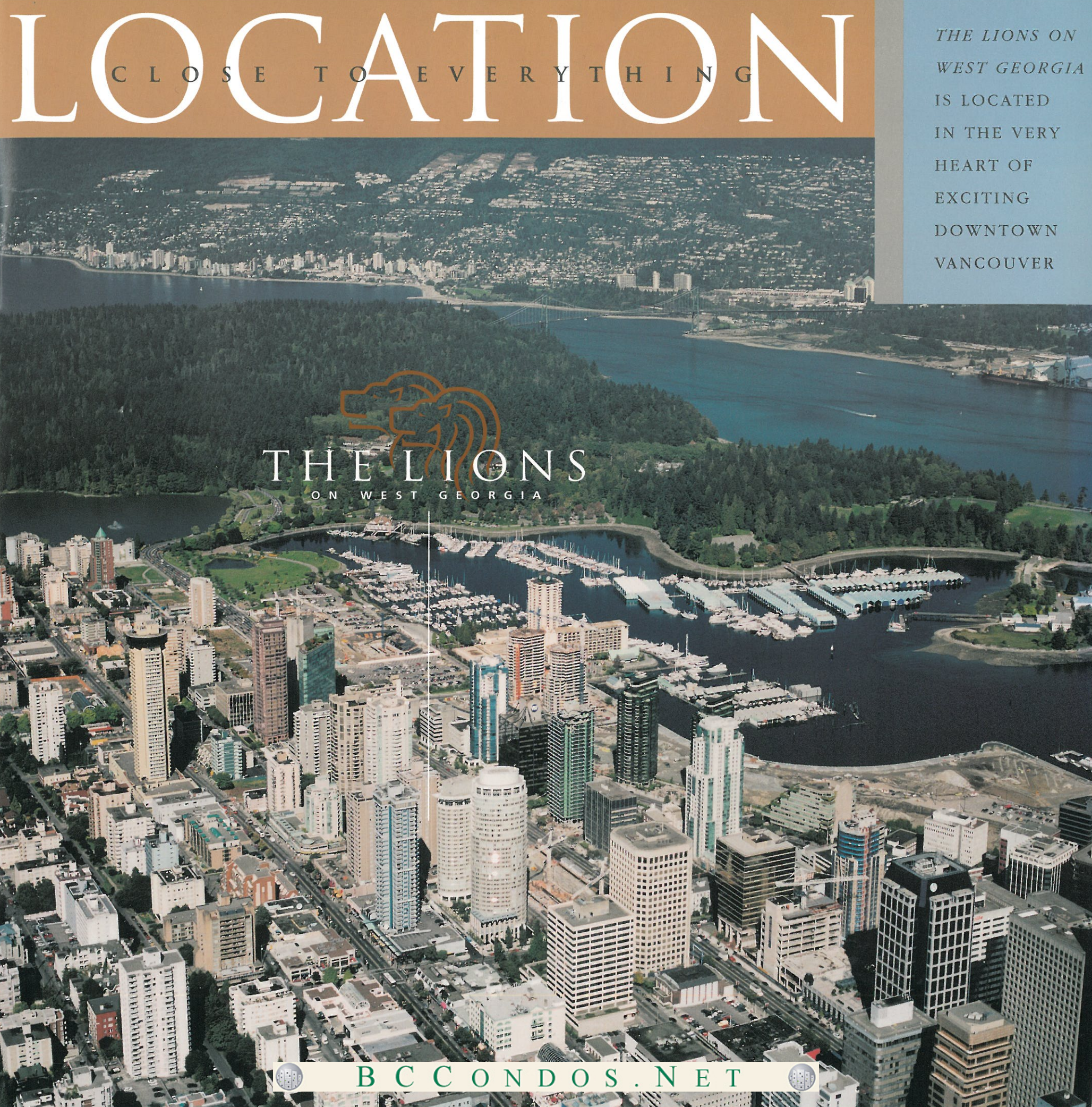
ONLY
THE CONVENIENCE OF
STEPS
DOWNTOWN LIVING
AWAY

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LOCATION

CLOSE TO EVERYTHING

THE LIONS ON
WEST GEORGIA
IS LOCATED
IN THE VERY
HEART OF
EXCITING
DOWNTOWN
VANCOUVER



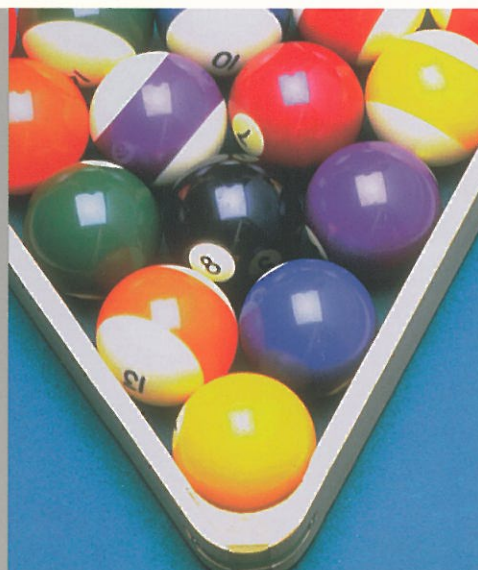
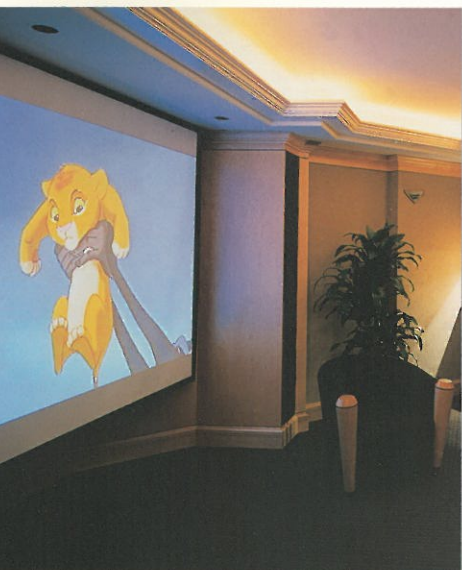
THE LIONS
ON WEST GEORGIA

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ARRIVE IN STYLE
AT *THE LIONS*.
CONTEMPORARY
ARCHITECTURE
FRAMES THE
ENTRANCE TO
YOUR HOME.



STEP THROUGH YOUR DOOR INTO A WORLD OF CONTEMPORARY STYLE AND MODERN CONVENIENCES. YOU'LL FIND A KITCHEN ELEGANTLY HIGHLIGHTED WITH GRANITE SLAB COUNTERTOPS AND CERAMIC TILED FLOORS, BEAUTIFUL MEDITERRANEAN-STYLED CARPETS AND DESIGNER VENETIAN BLINDS. EUROPEAN MARBLE VANITY TOPS ACCENT THE BATHROOMS AND A GLASS ENCLOSED SOLARIUM PROVIDES A PEACEFUL RETREAT FOR CONTEMPLATIVE MOMENTS. YOUR EVERY NEED HAS BEEN ANTICIPATED AND ADDRESSED AT *THE LIONS ON WEST GEORGIA*.



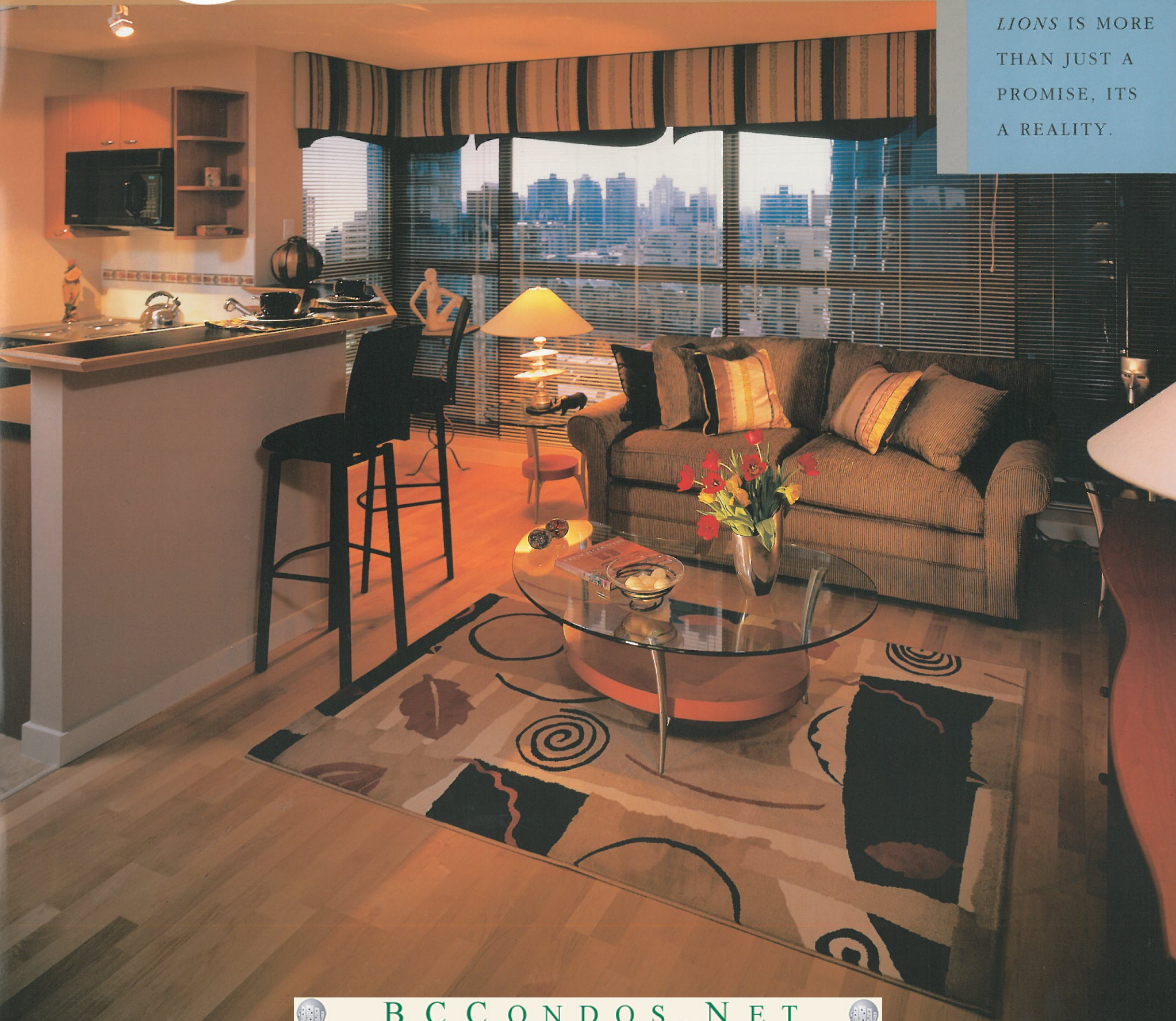
- WORLD CLASS FITNESS CENTRE WITH CHANGING ROOMS AND SAUNAS
- CUSTOM DESIGNED PRIVATE MULTIMEDIA ROOM WITH BIG-SCREEN TV MOVIE THEATRE AND DIGITAL SURROUND SOUND
- GAMES ROOM WITH BILLIARDS TABLE AND TABLE TENNIS
- SPACIOUS MULTI-PURPOSE ROOM WITH KITCHEN FACILITIES
- EXECUTIVE MEETING ROOM
- TWO FULLY FURNISHED GUEST SUITES
- 92 VISITOR PARKING STALLS
- THREE ELEVATORS IN EACH TOWER
- BICYCLE CLEANING AND MAINTENANCE FACILITY

THE FEATURES YOU WANT
AMENITIES
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QUALITY

A HOME TO TAKE PRIDE IN

AFFORDABLE
LUXURY.
DOWNTOWN
LIVING AT *THE
LIONS* IS MORE
THAN JUST A
PROMISE, ITS
A REALITY.



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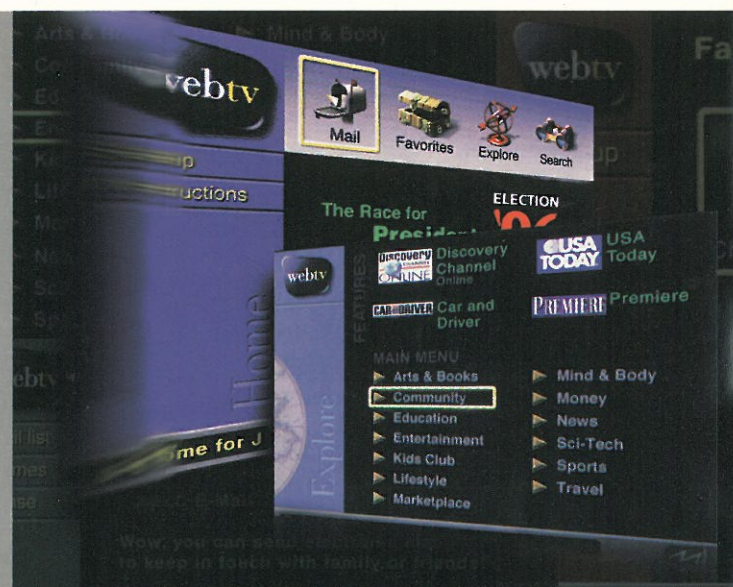
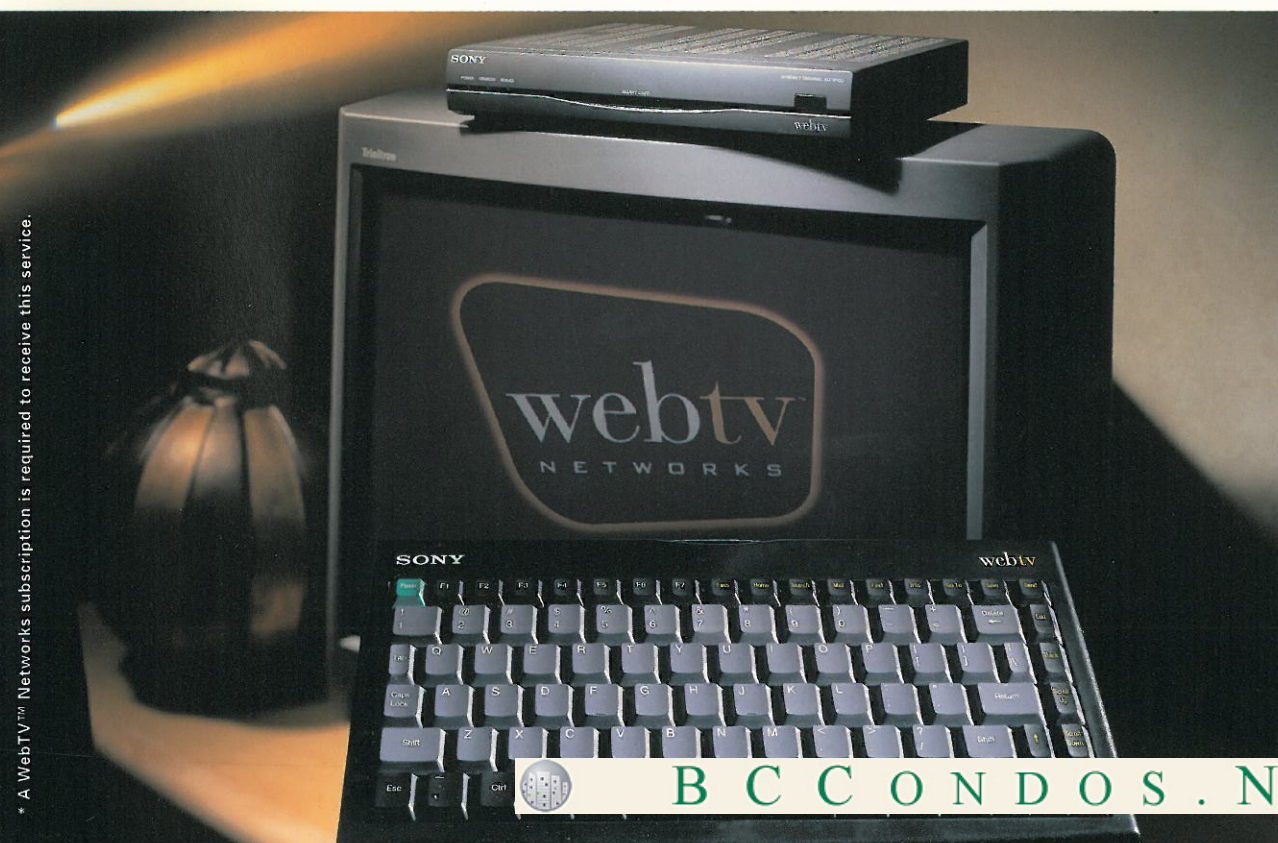


TECHNOLOGY

BUILT WITH THE FUTURE IN MIND



EVERY HOME AT *THE LIONS* INCLUDES A COMPLIMENTARY SONY WEBTV™ INTERNET TERMINAL, ELECTRONIC HAND HELD MOUSE AND WIRELESS KEYBOARD. SURF THE NET, SEND AND RECEIVE E-MAIL, OR CHECK OUT YOUR FAVOURITE WEB PAGE. NOW IT'S AS EASY AS WATCHING TV.* PLANNING TO WORK FROM HOME? *THE LIONS* FEATURES STATE-OF-THE-ART COMMUNICATIONS WIRING THROUGHOUT AND INCLUDES UNIQUE MULTIMEDIA OUTLETS FOR EASY CONNECTION TO A WIDE VARIETY OF ELECTRONIC SERVICES. WELCOME TO *THE LIONS ON WEST GEORGIA*, WHERE THE FUTURE IS NOW.



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One bedroom / 590 sq ft

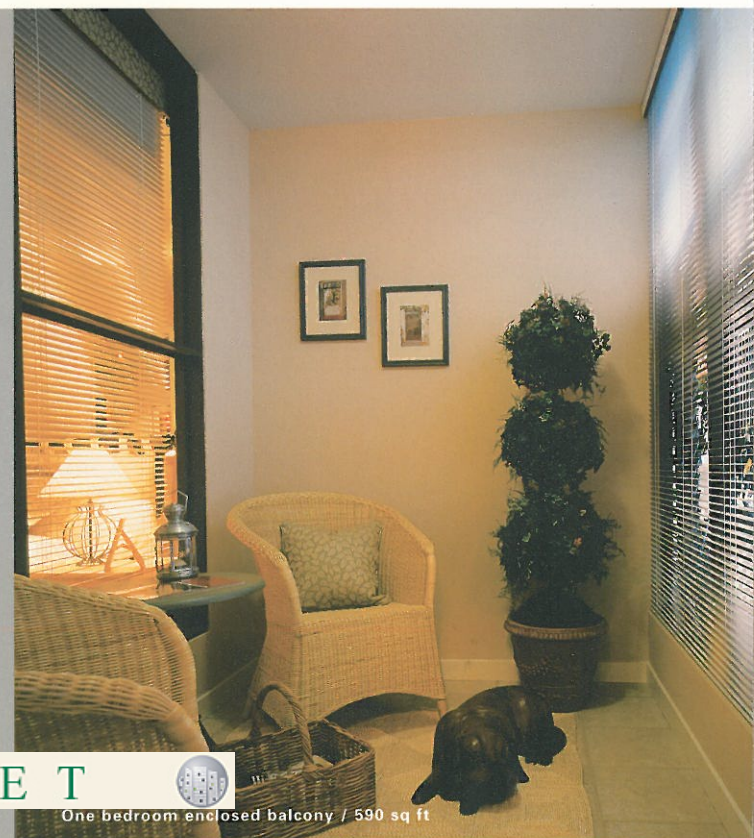
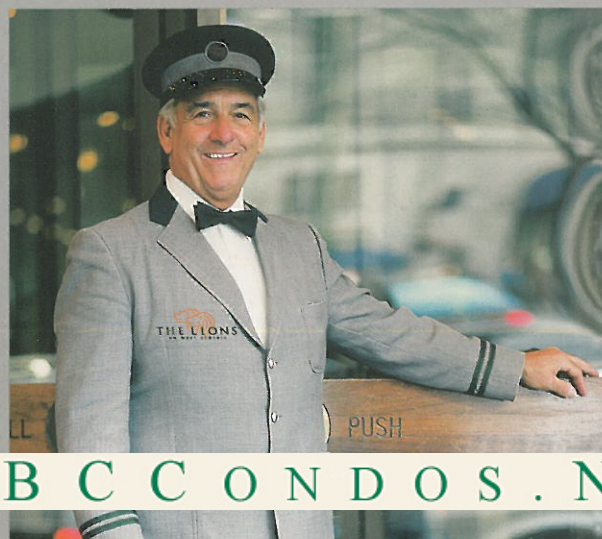
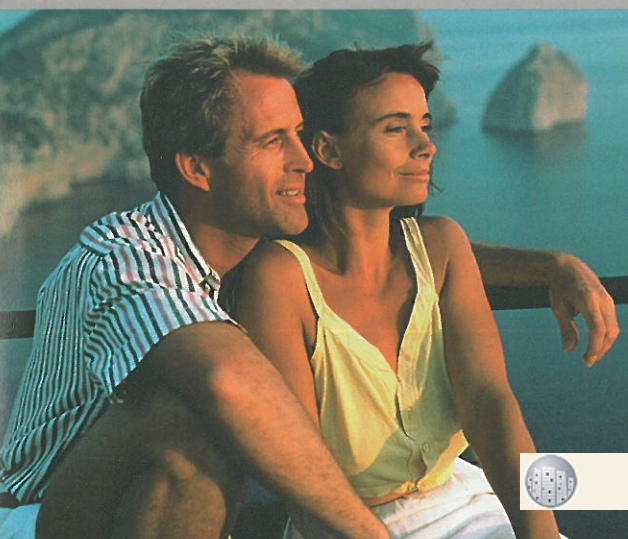


Studio / 438 sq ft

EACH RESIDENTIAL TOWER AT *THE LIONS ON WEST GEORGIA* HAS THREE ELEVATORS TO WHISK YOU HOME. FOR YOUR COMFORT AND SECURITY, A CONCIERGE IS ON DUTY EVERY EVENING. THE ENTRANCE IS SECURED BY VIDEO MONITORING AND STATE-OF-THE-ART ACCESS CONTROLS. EACH UNIT IS PRE-WIRED FOR AN ALARM SYSTEM AND COMES WITH HIGH SECURITY LOCKS INSTALLED. WHETHER YOU'RE AT HOME, AT WORK, OR OUT OF TOWN, YOU'LL ALWAYS ENJOY PEACE OF MIND IN YOUR HOME AT *THE LIONS*.

CONFIDENCE

FOR YOUR PEACE OF MIND



One bedroom enclosed balcony / 590 sq ft

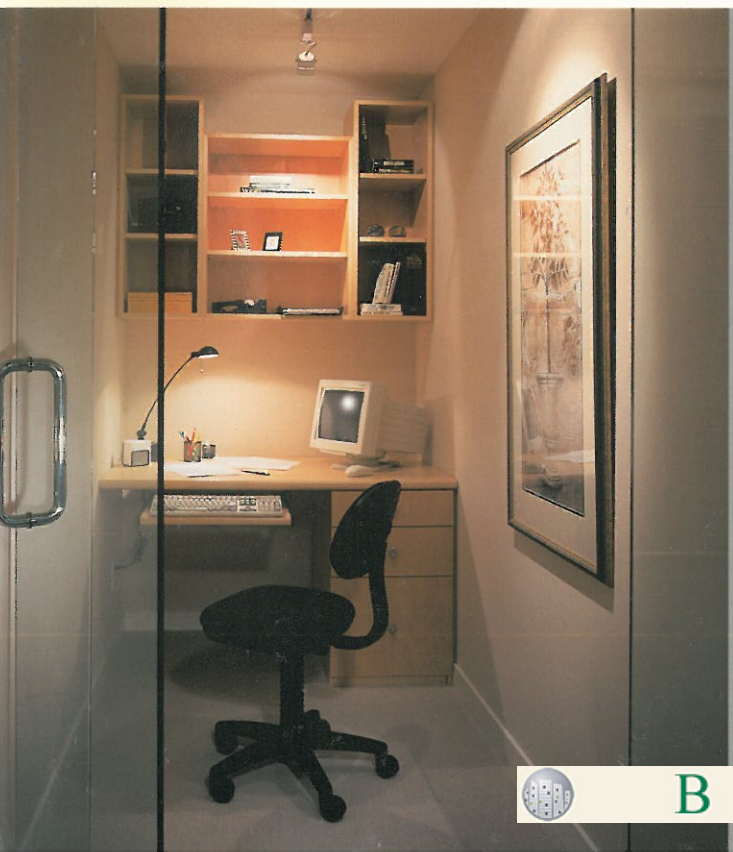


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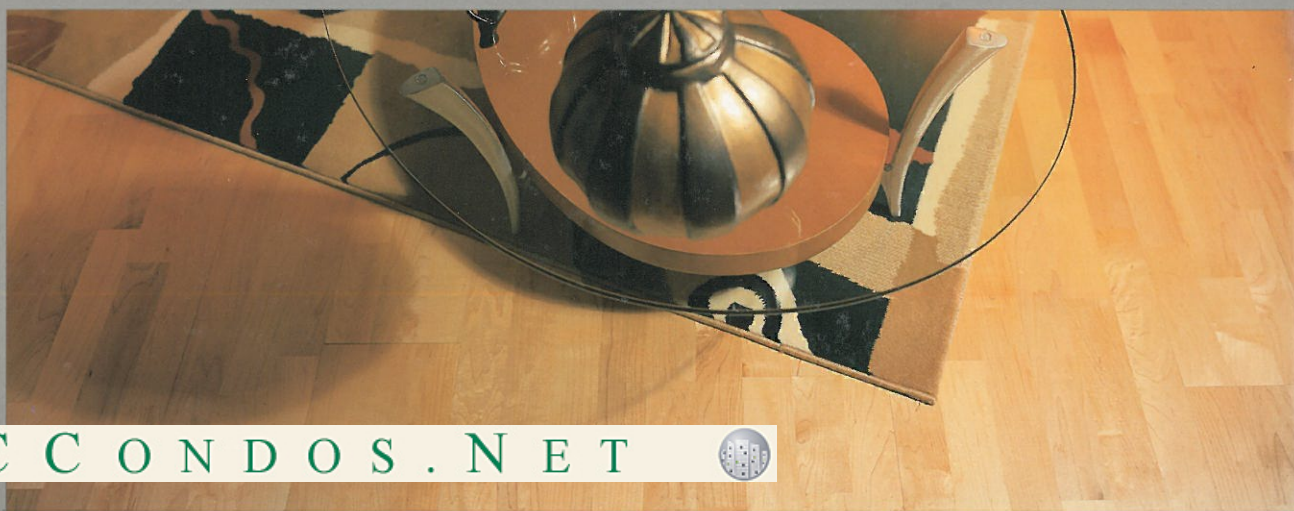


At *The Lions*, you have the freedom to customize your home to suit your personal style. Choose from many great features including classic hardwood floors, glass breakfast bartop, a multi-room speaker system, built-in office millwork, glass wall and door in storage room, built in bedroom vanity and an electric fireplace with optional glass mantle. With a CMHC-approved five year new home warranty, life couldn't be better than at *The Lions*.



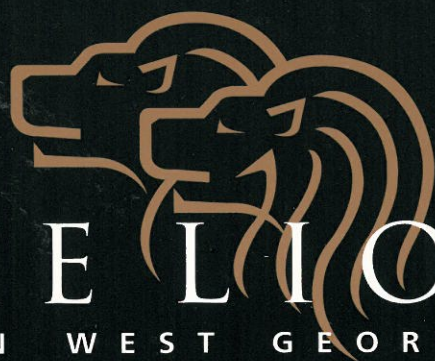
STYLE

CUSTOMIZE TO SUIT YOUR STYLE



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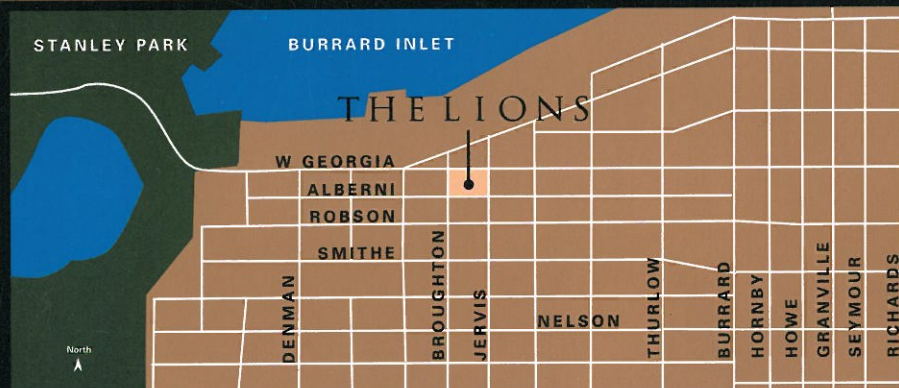
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design of this project without prior notice. Actual floorplans, illustrations and dimensions may vary slightly.

WITHIN EASY
WALKING DISTANCE

English Bay Beach
Robson Street Shopping
Stanley Park
Vancouver Library
Downtown Business Core
General Motors Place
Denman Street Cafes



1300 WEST GEORGIA ST
DOWNTOWN VANCOUVER
PHONE 688.2086
FAX 688.8931
www.lions-on-westgeorgia.com



Marketing by
PRL Pacific Realty Ltd.
Phone 688-7056



Developer
Hyland Pacific Holdings Inc.
Development Manager
Hyland Turnkey Limited



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**THE LIONS ON WEST GEORGIA
HAS THE FOLLOWING OPTIONS
AVAILABLE FOR PURCHASERS:**

- Designer series maple floating hardwood floor
- Built-in multi-room speaker system with individual area volume control
- Glass breakfast bar top
- Electric fireplace with custom surround
- Glass mantle for fireplace surround
- Built-in bedroom vanity
- Space-saving bed by Murphy Wall Beds of Canada
- Storage room/office conversion options
 - ~ Glass wall and door
 - ~ Built-in office millwork
 - ~ Carpet
 - ~ Hardwood floor
 - ~ Track lighting

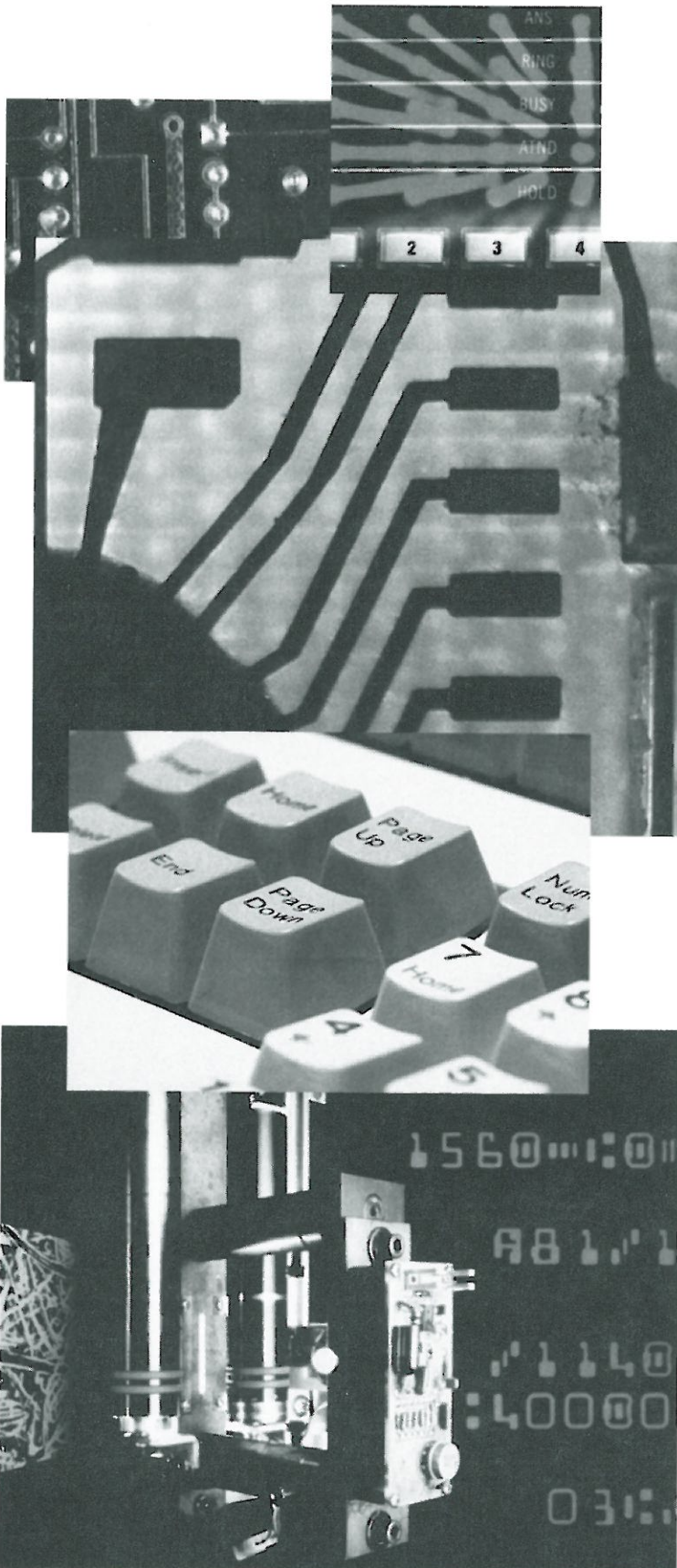


In the interest of maintaining high standards, the developer reserves the right to make changes to the design of this project without prior notice. Actual floorplans, finishes and fixtures may vary from those shown.



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ADVANCED COMMUNICATION WIRING

The communications wiring at *The Lions on West Georgia* has been carefully designed to support all of your communications needs. The system architecture supports all of the following services:

- Multiple Voice, Fax Data lines available at each unit
- All connections delivered via unique "Multi-Media" wall outlets
- All system components meet high speed Category 5 communications wiring standard
- Connect at the speed of your choice. All Multi-Media outlets support your choice of Standard 28.8, enhanced ISDN, or the new ultra fast ADSL modem connections
- All suites pre-wired for easy connection to alarm system

HIGH TECH BUILDING ACCESS SYSTEM

Take comfort in the knowledge that unique, state-of-the-art access control and video monitoring systems protect your new home. In addition, optional in-suite security systems provide enhanced protection. Enjoy increased security and peace of mind whether you are at home, at work, or away for an extended period of time.

System highlights include:

- Sentex large screen LCD entry panels
- Closed circuit video surveillance of front entrances and parkade with vandal proof cameras
- Hirsch electronic scrambling keypads at all entrances mean no security cards to lose
- High security locks on all condominium entrance doors

FUTURE READY CABLE TV SYSTEM

The Lions has worked closely with Roger's Cable Systems to design and install the latest digital technology for our cable TV distribution system. Rogers will install a Fiber Optic Link to the building, ensuring support for today's current technology, as well as future services such as Digital Cable TV when it becomes available.

This advanced distribution system will support access to all of the following and more.

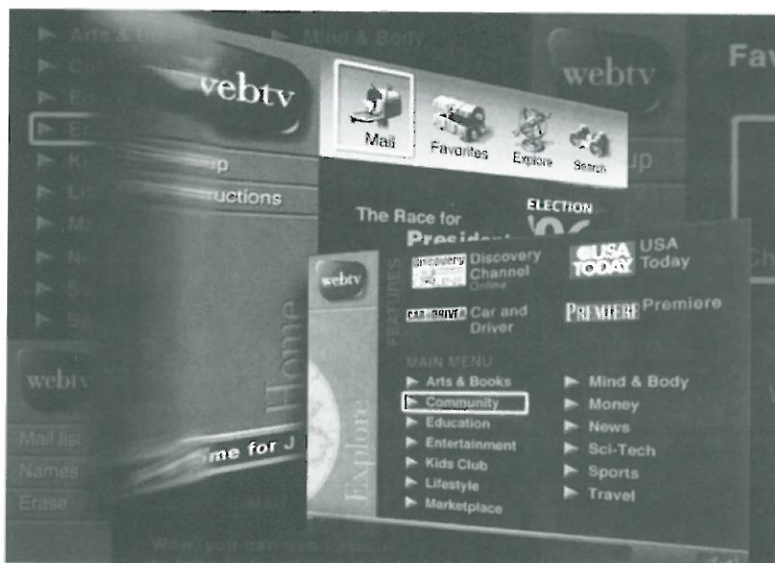
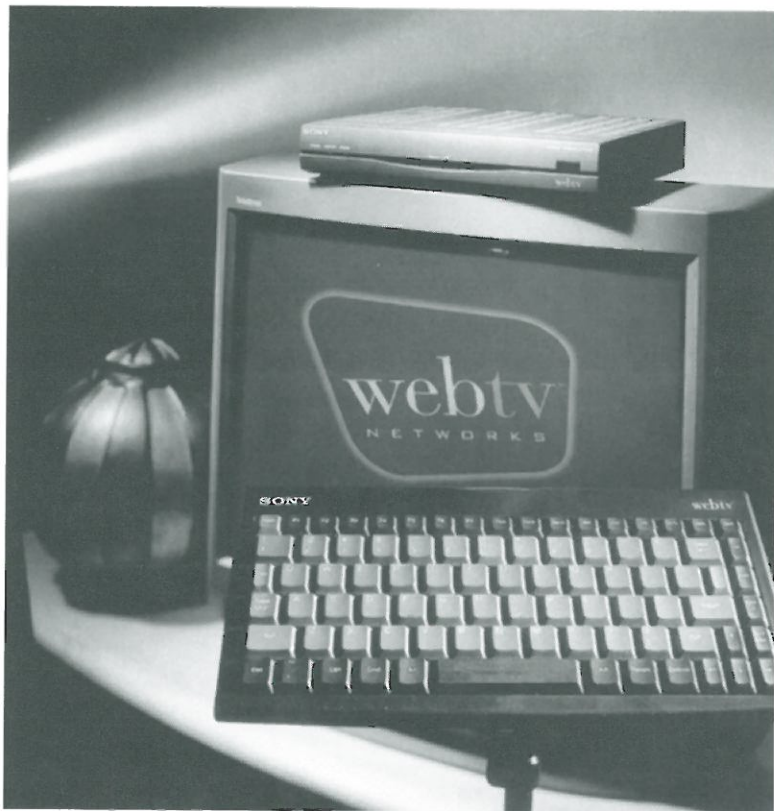
- Roger's Wave 500 Kbps cable modem connection to the Internet
- Movies-on-Demand starting as often as every 15 minutes
- Pay-per-view sporting events and concerts
- Digital Cable Television

In the interest of maintaining high standards, the developer reserves the right to modify the specifications and design of this project without prior notice. Actual floorplans, illustrations and dimensions may vary slightly.



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THE LIONS SONY WEBTV™

Surfing Sony Style! *The Lions on West Georgia* is the first development in Canada to include a complimentary Sony WebTV™ Internet Terminal with every condominium purchase.

The Lions Sony WebTV™ package comes with a set top box, a state-of-the-art wireless keyboard and a simple remote control that allows users to instantly switch back and forth between traditional television viewing, Internet browsing or E-mail functions. In fact, you can be up and browsing the Net within 15 minutes of opening the box. Simply connect the WebTV™ terminal to your TV and a phone line. All that's left to do is turn on the system. Press the power button on the remote control and the Sony WebTV™ Internet terminal automatically configures itself and connects to the Internet. That's all there is to it. (A WebTV™ Networks subscription is required to receive the WebTV™ service.)

Sony WebTV™ makes Internet navigation easy. It's custom browser presents web content in a form that's perfect for your television, and the intuitive user interface assumes no prior knowledge of the Internet or other online services. E-mail on Sony WebTV™ could not be easier. You can send and receive E-mail to addresses all over the world, even if the recipient isn't a WebTV™ user. A glance at the Sony WebTV™ Internet terminal will tell you if you have any E-mail in your box. If you have mail, your set top box will alert you via a red "message" LED. And just like WebTV™ surfing, all E-mail functions can be accessed from the systems remote control, or via the included wireless keyboard. In addition, on line help services and a wide variety of powerful Web Guides make your entry to cyberspace easier and more enjoyable.

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