

This Strata Plan is compiled from the Developer's Disclosure Statement. The Actual Registered Strata Plan May Vary From These Plans.

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ELECTRIC AVENUE PROPERTIES LTD.

DISCLOSURE STATEMENT

Date: April 24, 2003

- A. Developer: Electric Avenue Properties Ltd.
- B. Address for Service: c/o McLachlan Brown Anderson
Barristers & Solicitors
10th Floor, 938 Howe Street
Vancouver, B.C.
V6Z 1N9
- C. Developer's Mailing Address: c/o 35th Floor, 1088 Burrard Street
Vancouver, BC
V6Z 2R9
- D. Real Estate Agent: Rennie Marketing Systems
1054 Hornby Street
Vancouver, BC
V6Z 1V6

The Developer reserves the right to appoint additional or replacement agents or subagents.

DISCLAIMER

NEITHER THE SUPERINTENDENT OF REAL ESTATE NOR ANY OTHER AUTHORITY OF THE GOVERNMENT OF BRITISH COLUMBIA HAS IN ANY WAY PASSED ON THE MERITS OF THE MATTERS DEALT WITH IN THIS DISCLOSURE STATEMENT. THIS DISCLOSURE STATEMENT HAS BEEN FILED WITH THE SUPERINTENDENT OF REAL ESTATE, BUT HE HAS NOT DETERMINED WHETHER OR NOT IT COMPLIES WITH PART 2 OF THE *REAL ESTATE ACT*.



1. DEVELOPER

The Developer is Electric Avenue Properties Ltd. The registered and records office for the Developer is 10th Floor, 938 Howe Street, Vancouver, British Columbia, V6Z 1N9. The Developer was incorporated on November 29, 2001 under incorporation No. 638155. Bruno Wall is the sole director of Electric Avenue Properties Ltd. and is a resident of British Columbia.

2. CIVIC ADDRESS

The project will consist of one building; the street address being 933 Hornby Street, Vancouver, British Columbia.

3. LEGAL DESCRIPTION

(a) Legal Description:

The current legal description of the lands on which the Development (as defined below) will be constructed is: PID No. 012-172-669, Lot A except: Part on Plan LMP45308; Block 70 District Lot 541 Group 1 New Westminster District Plan 21970 (the "Lands");

(b) Subdivision of the Lands:

The Lands will, prior to completion of the Development, be subdivided into two components. One component will become an air space parcel within which will be constructed a commercial component as further described in Section 4(i) (the "Commercial Lands"). The other component will comprise the remainder of the Lands within which will be constructed the Development (the "Residential Lands").

4. GENERAL DESCRIPTION

This Disclosure Statement relates to the development to be constructed on the Residential Lands and is not a disclosure statement in respect of the development to be constructed on the Commercial Lands. The condominium/strata development on the Residential Lands will consist of 456 Strata Lots (the "Development") (each lot is hereinafter referred to as the "Strata Lot" and collectively as the "Strata Lots") created pursuant to the *Strata Property Act*. Each Strata Lot will be owned individually together with a proportionate share in the common property including common facilities (the "Common Property") and other assets of the Strata Corporation which will be owned by the owners of the Strata Lots as tenants-in-common (subject to paragraph 4(d)).

(a) Type of Construction

The Development will be a concrete building with a 5 level concrete underground parking facility of which three levels only (P3, P4 and P5) will comprise part of the Residential Lands



SCALE 1:500

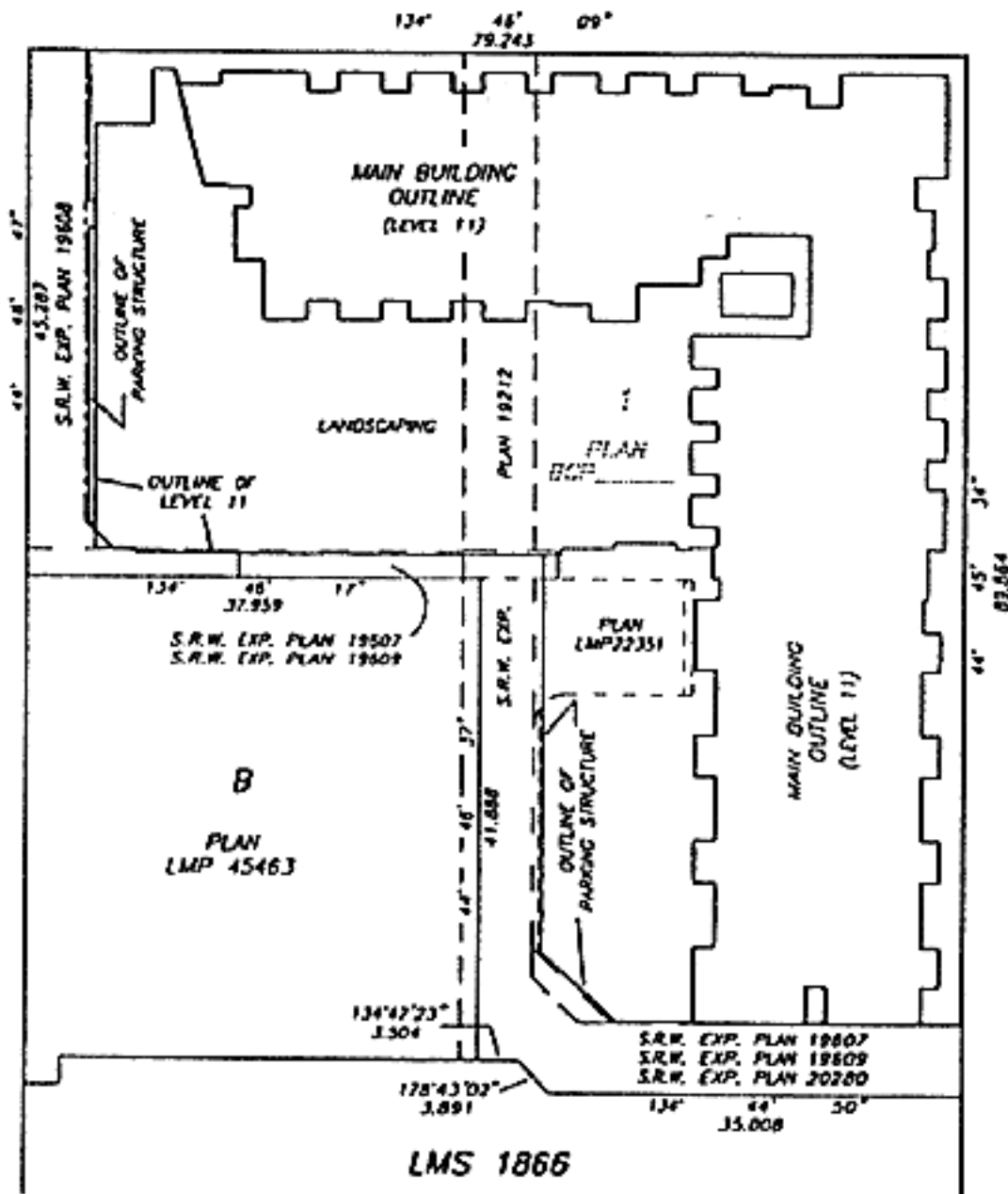


ALL DISTANCES ARE IN METRES

BURRARD STREET

SMITHE STREET

HORNBY STREET



LMS 1866

LEGEND

- SL - DENOTES STRATA LOT
- PT - DENOTES PART
- © - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL CABINET BEING COMMON PROPERTY
- ⓓ - DENOTES SPACE RTY.
- m² - DENOTES SQUARE METRES

AREAS ARE BASED ON DIGITAL INFORMATION RECEIVED FROM RWH ARCHITECTS INC. APRIL 10, 2003.



BC CONDOS.NET



SPACE RTY.



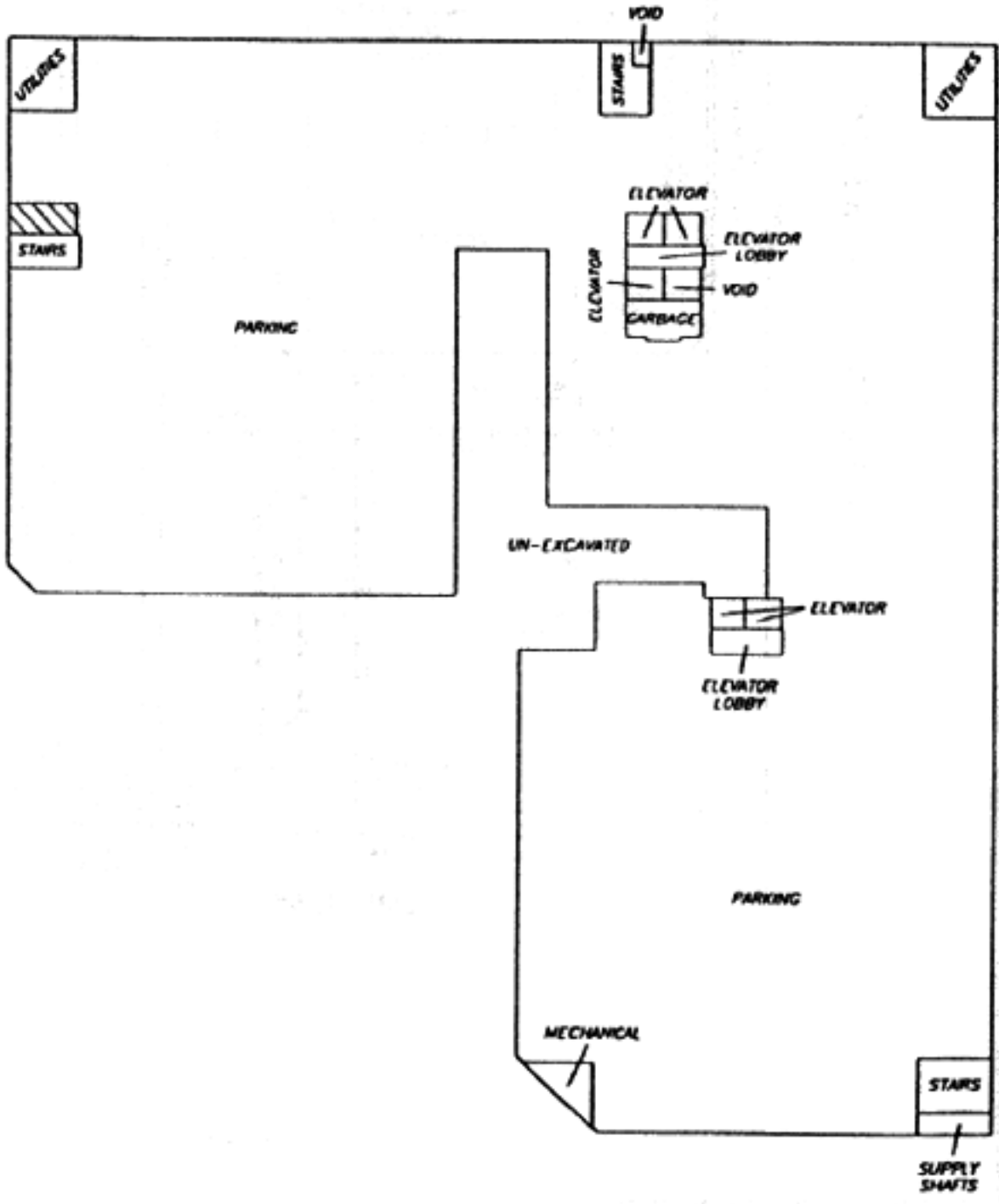
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NOTE: THIS LEVEL IS ALL COMMON PROPERTY.

SMITHE STREET

BURRARD STREET

HORNBY STREET



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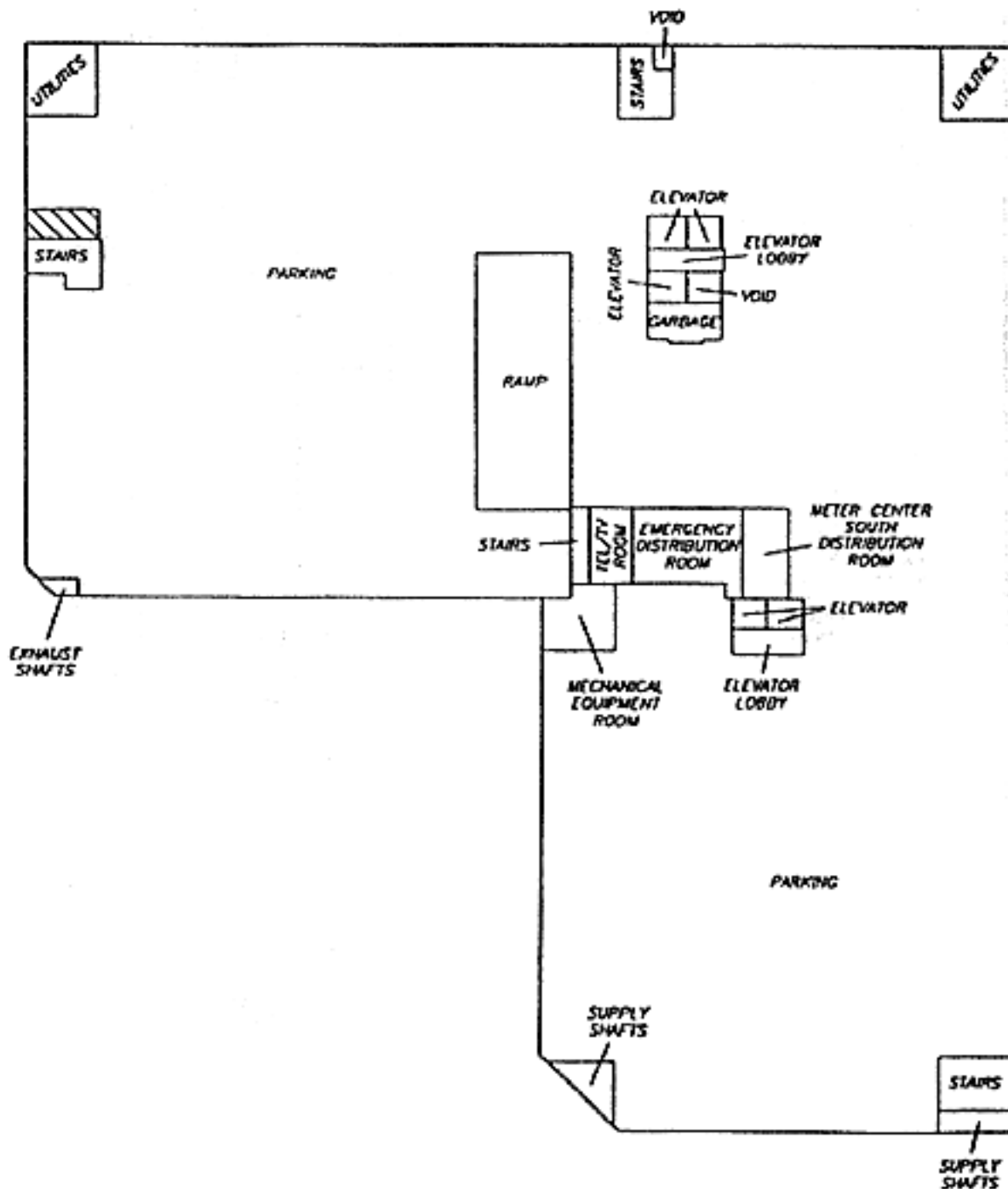
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NOTE: THIS LEVEL IS ALL COMMON PROPERTY.

SMITHE STREET

BURRARD STREET

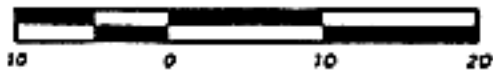
HORNBY STREET



-DENOTES COMMERCIAL AIR SPACE

BCCONDOS.NET

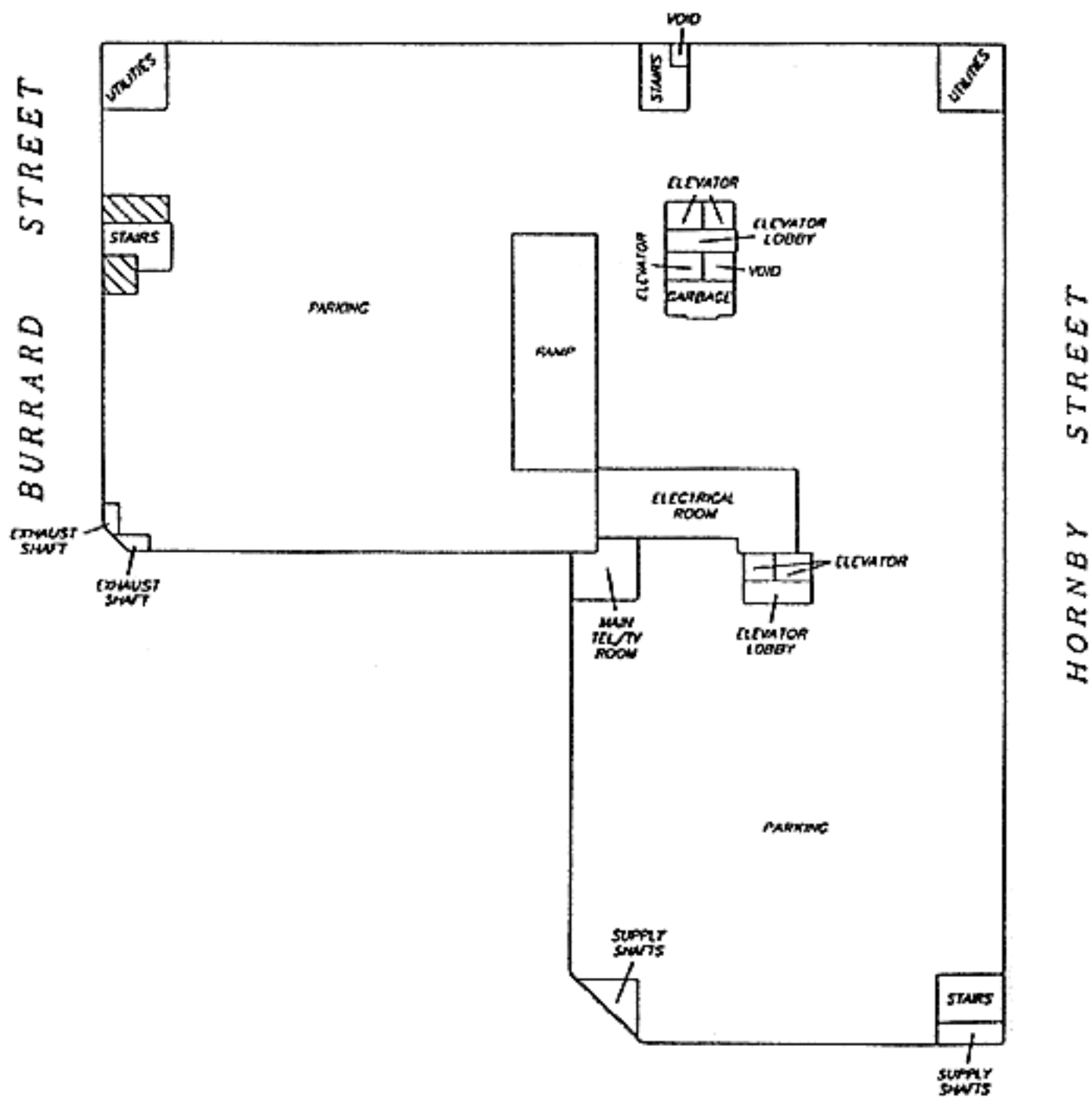




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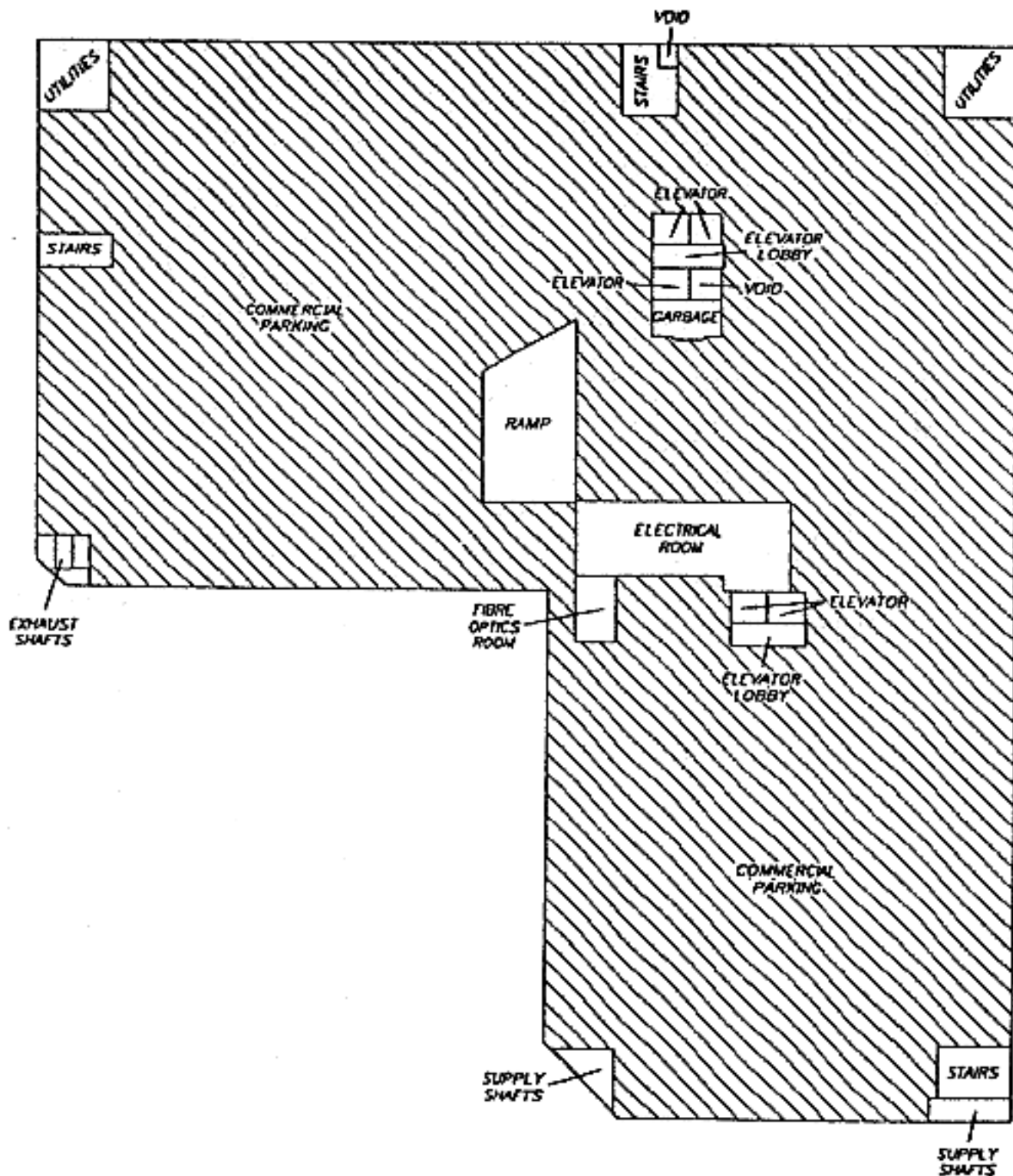
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SMITHE STREET

BURRARD STREET



HORNBY STREET

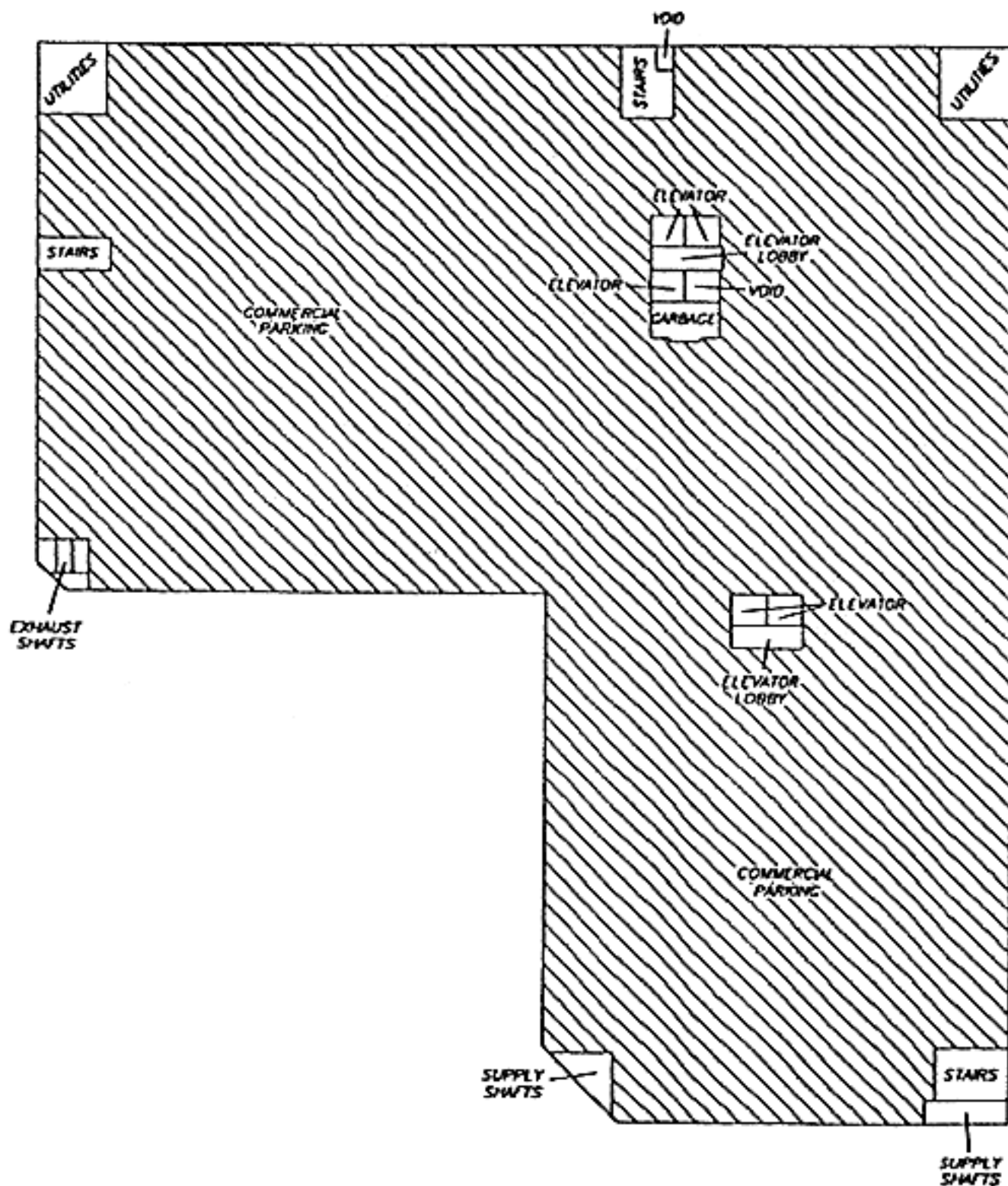


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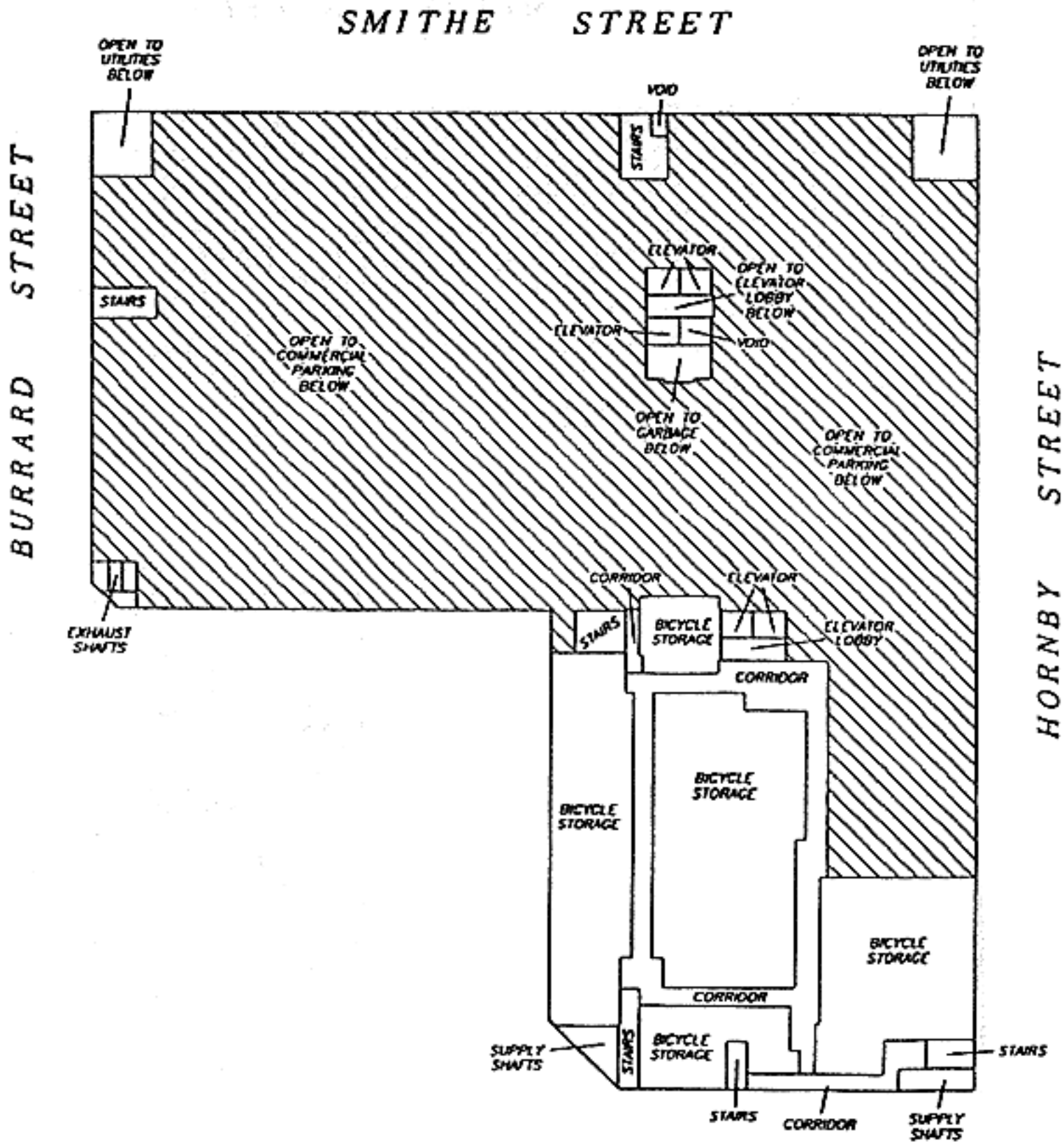
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BURRARD STREET

HORNBY STREET



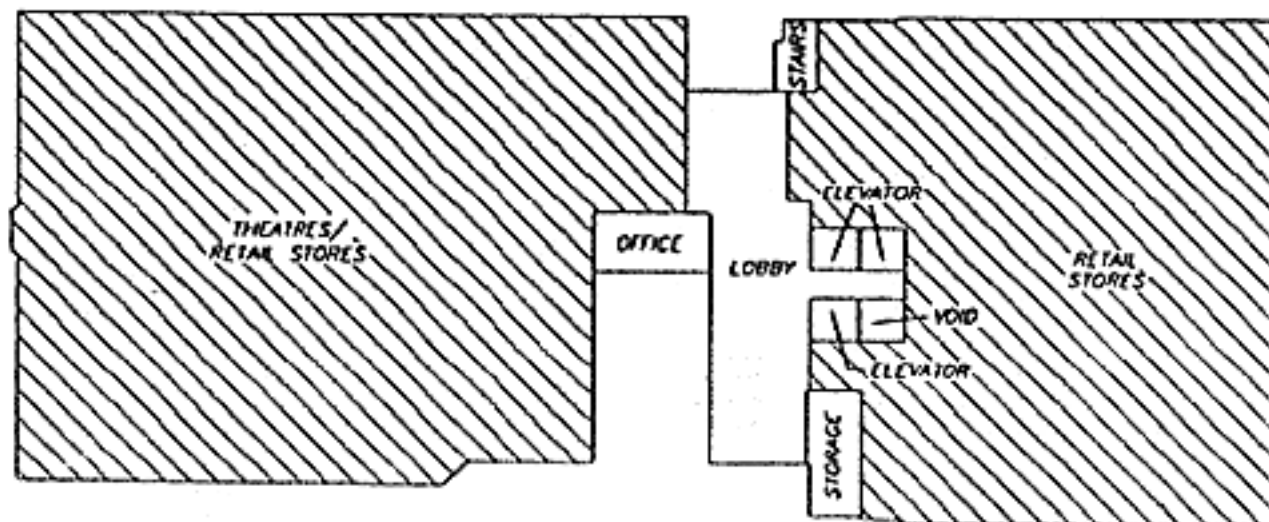
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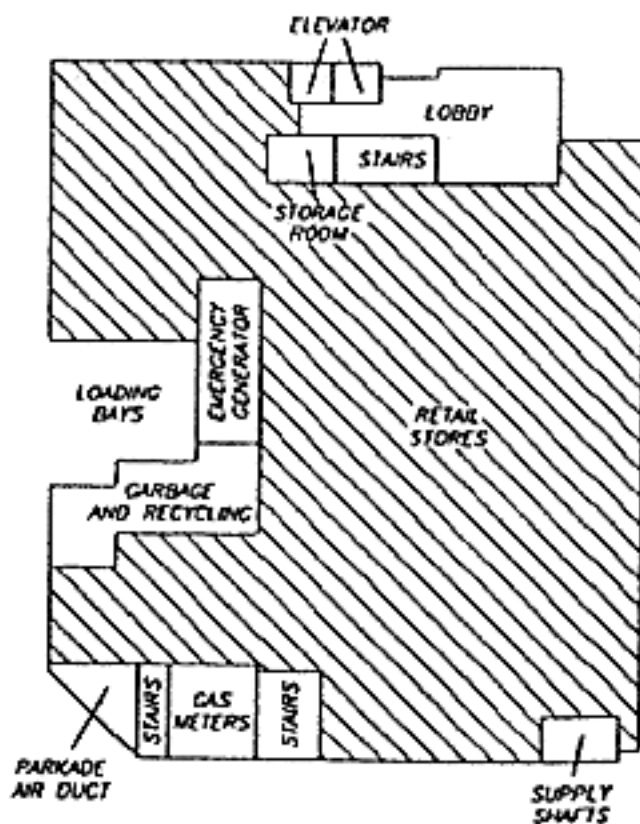
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SMITHE STREET

BURRARD STREET

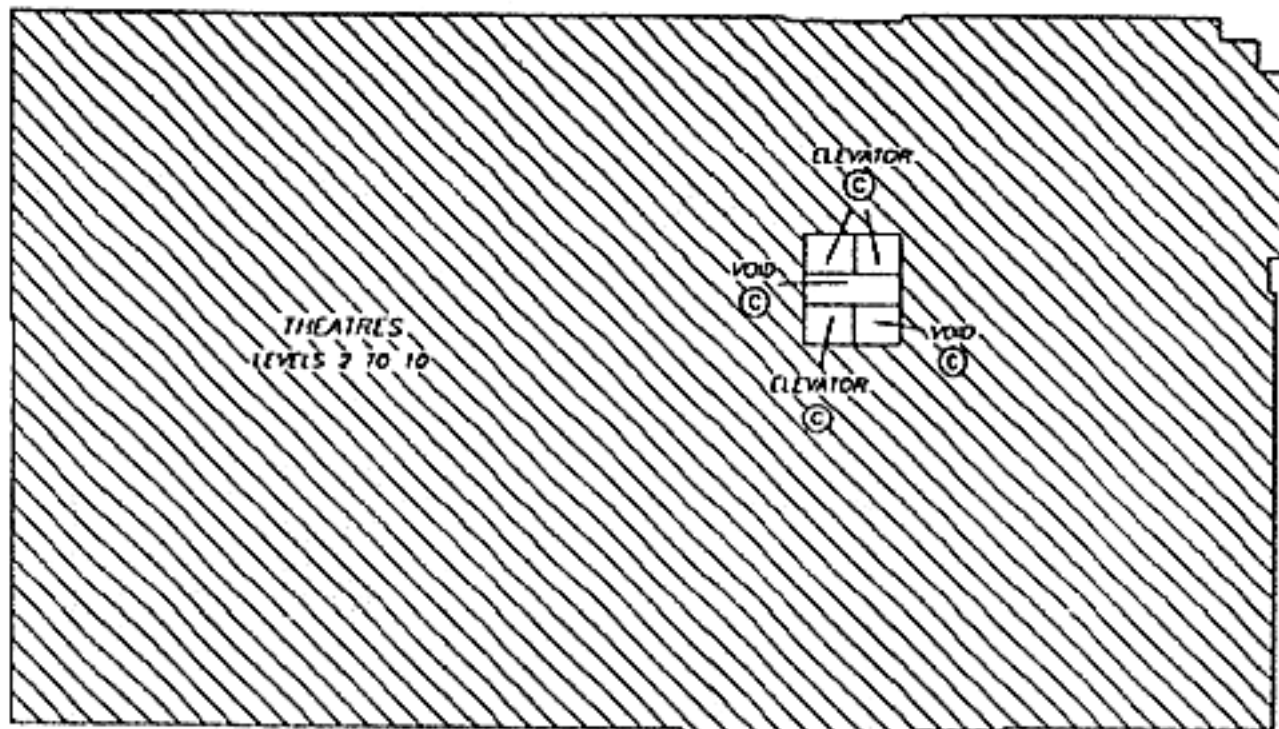


HORNBY STREET



SMITHE STREET

BURRARD STREET



HORNBY STREET

SEE SHEET 1'S 10-18
FOR LEVEL 2 TO LEVEL 10
FLOOR PLANS

ELEVATOR (C) VOID (C)

THEATRES

ELEVATOR

(C)

(C)

(E)

SL. 1
43.8 m²

(11)

ELEVATOR LOBBY (C)

(MS)

STAIRS
(C)

GYM
(C)

CHANGE
ROOMS
(C)

CORRIDOR
(C)

JANITOR
(C)

MEETING
ROOM
(C)

MEETING
ROOM
(C)

THEATRE
(C)

STORAGE
LOCKERS
(C)

CORRIDOR
(C)

SL. 2
78.4 m²

(12)

SL. 3
78.4 m²

(13)

SL. 4
78.4 m²

(14)

SL. 5

(15)

HORNBY STREET

ELEVATOR
FOOD

THEATRES

ELEVATOR

ELEVATOR LOBBY

STAIRS

OPEN TO BELOW

OPEN TO BELOW

OPEN TO BELOW

OPEN TO BELOW

OPEN TO BELOW

OPEN TO BELOW

SL. 6

43.8 m²

SL. 7

78.4 m²

SL. 8

78.4 m²

SL. 9

78.4 m²

SL. 10

CORRIDOR

ELEVATOR
VOD

THEATRES

ELEVATOR

ELEVATOR
LOBBY

STAIRS

LANDSCAPING

©

SL. 11

43.8 m²

B11

SL. 12

78.4 m²

B12

SL. 13

78.4 m²

B13

SL. 14

78.4 m²

B14

SL. 19

69.3 m²

B19

SL. 18

78.4 m²

B18

SL. 17

78.4 m²

B17

CORRIDOR

©

©

SL. 15

B15

HORNBY STREET

ELEVATOR (C) (C)

THEATRES

ELEVATOR

(C) (C)

ELEVATOR LOBBY (C)

STAIRS (C)

SL. 20
43.8 m²

SL. 28
69.3 m²

SL. 21
78.4 m²

SL. 27
78.4 m²

SL. 22
78.4 m²

SL. 26
78.4 m²

SL. 23
78.4 m²

CORRIDOR (C)

(B28)

(B27)

(B27)

(B26)

(B26)

(B25)

(B21)

(B21)

(B22)

(B22)

(B23)

(B23)

(B24)

HORNBY STREET

ELEVATOR
C C

THEATRES

ELEVATOR

ELEVATOR LOBBY
C

C

SL. 29

43.8 m²

STAIRS
C

SL. 37

69.3 m²

SL. 30

78.4 m²

B37

B36

SL. 36

78.4 m²

SL. 31

78.4 m²

B30

B30

B31

B36

B35

SL. 35

78.4 m²

SL. 32

78.4 m²

B31

B32

B33

B34

CORRIDOR
C

C

B32

B33

HORNBY STREET

ELEVATOR (C) (C)

THEATRES

ELEVATOR

(C) (C) (C)

ELEVATOR LOBBY (C)

STAIRS (C)

SL. 38

43.8 m²

SL. 46

69.3 m²

SL. 39

78.4 m²

SL. 45

78.4 m²

SL. 40

78.4 m²

SL. 44

78.4 m²

SL. 41

78.4 m²

B46

B45

B45

B44

B44

B43

B39

B39

B40

B40

B41

B41

B42

(C) CORRIDOR

HORNBY STREET

Q.L.W.C. © ©

THEATRES

ELEVATOR

ELEVATOR LOBBY

STAIRS

CORRIDOR

SL. 47
43.8 m²

SL. 48
78.4 m²

SL. 49
78.4 m²

SL. 50
78.4 m²

SL. 55
69.3 m²

SL. 54
78.4 m²

SL. 53
78.4 m²

SL. 52

SL. 51

B55

B54

B54

B53

B53

B52

B48

B48

B49

B49

B50

B50

B51

HORNBY STREET

ELEVATOR
VOID

THEATRES

ELEVATOR

(C)

(C)

(E)

ELEVATOR LOBBY (C)

(C)

STAIRS (C)

SL. 64

69.3 m²

(B64)

(B63)

SL. 63

78.4 m²

(B63)

(B62)

SL. 62

78.4 m²

(B62)

(B61)

CORRIDOR (C)

(E)

SL. 56

43.8 m²

SL. 57

78.4 m²

(B57)

(B57)

(B58)

SL. 58

78.4 m²

(B58)

(B59)

SL. 59

78.4 m²

(B59)

(B60)

HORNBY STREET

ELEVATOR
ELEVATOR

THEATRES

ELEVATOR

ELEVATOR LOBBY

(D)

(MS)

STAIRS

(C)

SL. 73

69.3 m²

(B73)

(B72)

SL. 72

78.4 m²

(B72)

(B71)

SL. 71

78.4 m²

(B71)

(B70)

(C)

CORRIDOR

(E)

SL. 65

43.8 m²

SL. 66

78.4 m²

(B66)

(B66)

(B67)

SL. 67

78.4 m²

(B67)

(B68)

SL. 68

78.4 m²

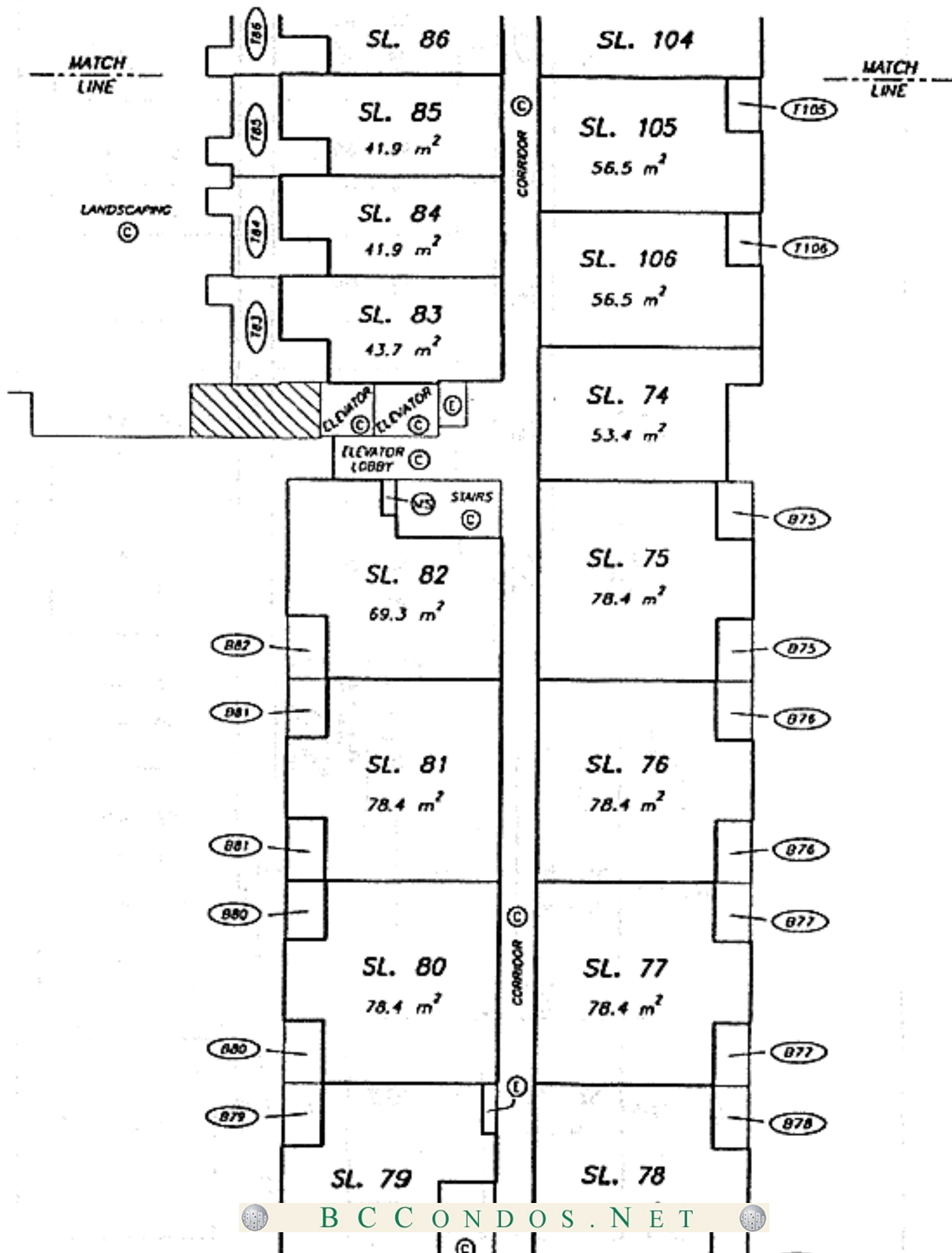
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(B69)

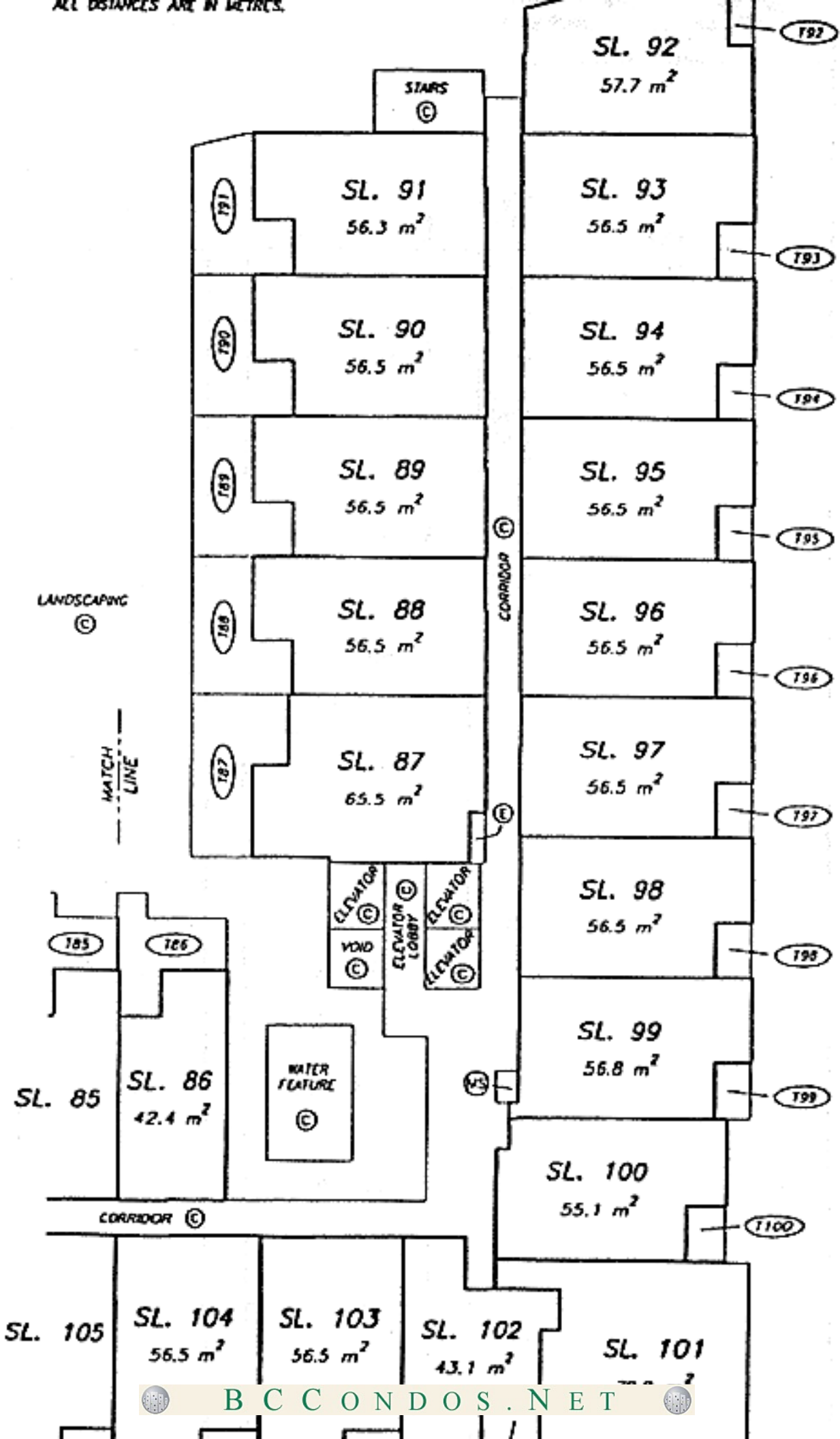
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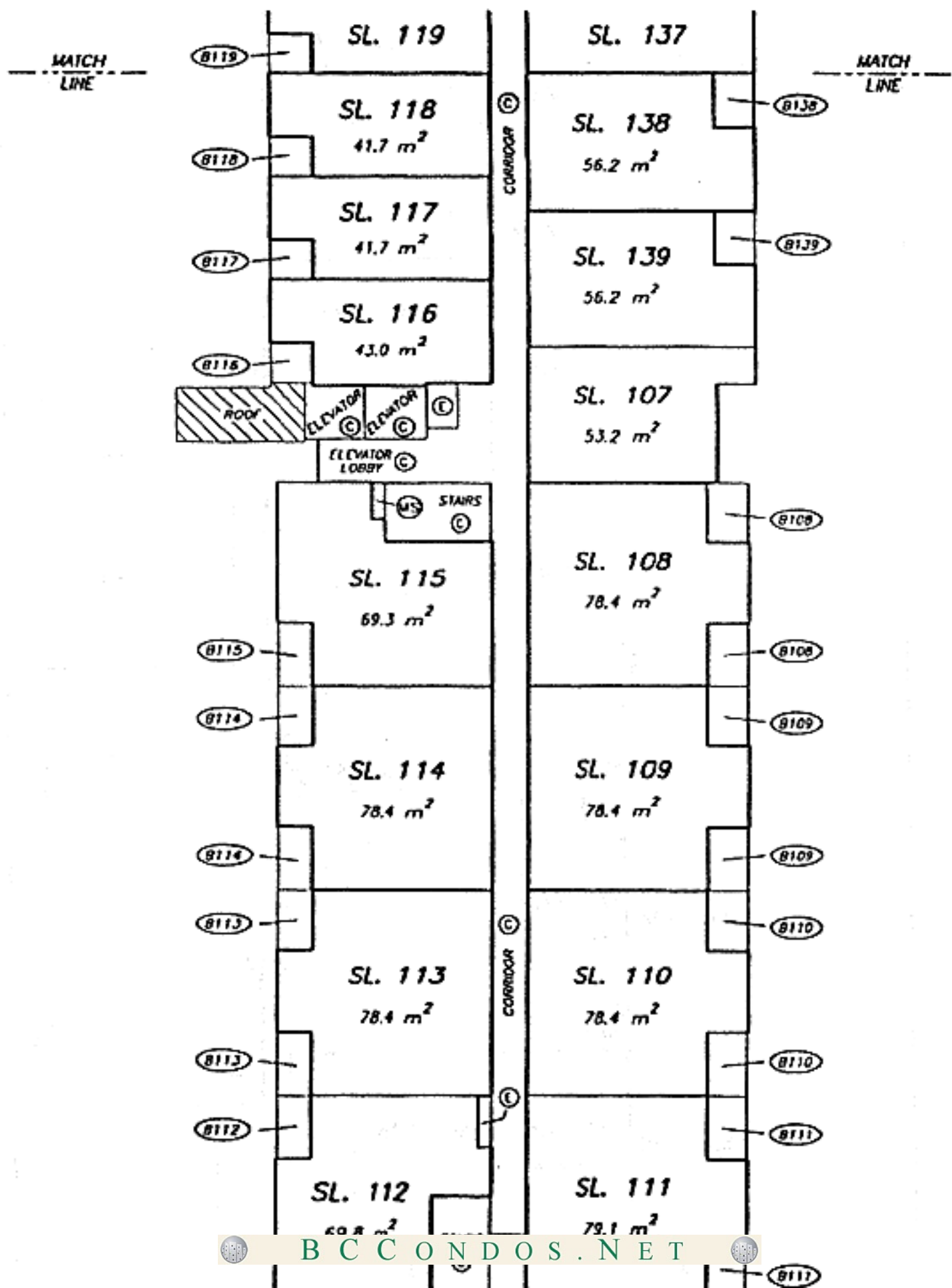
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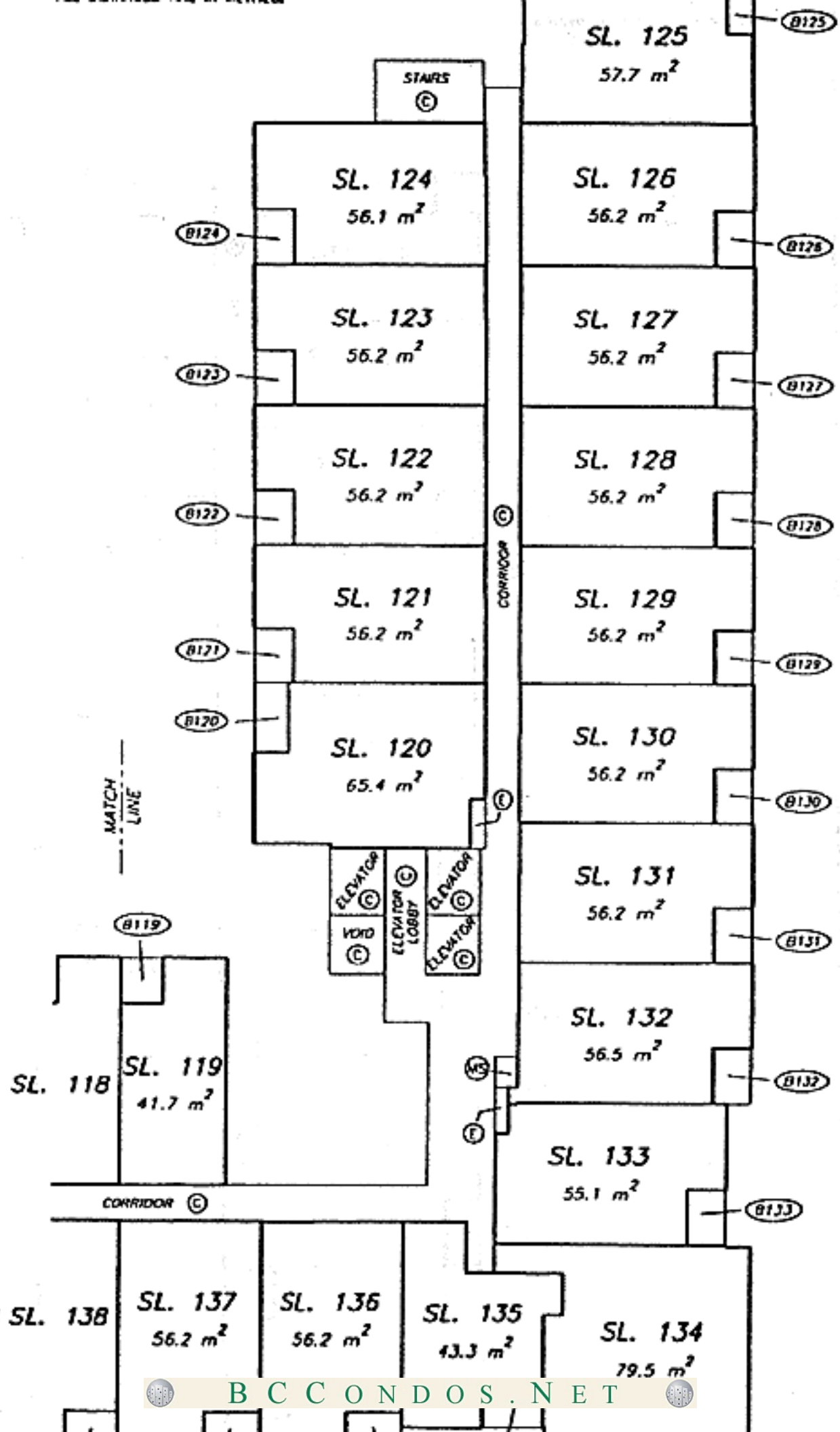
SL. 69

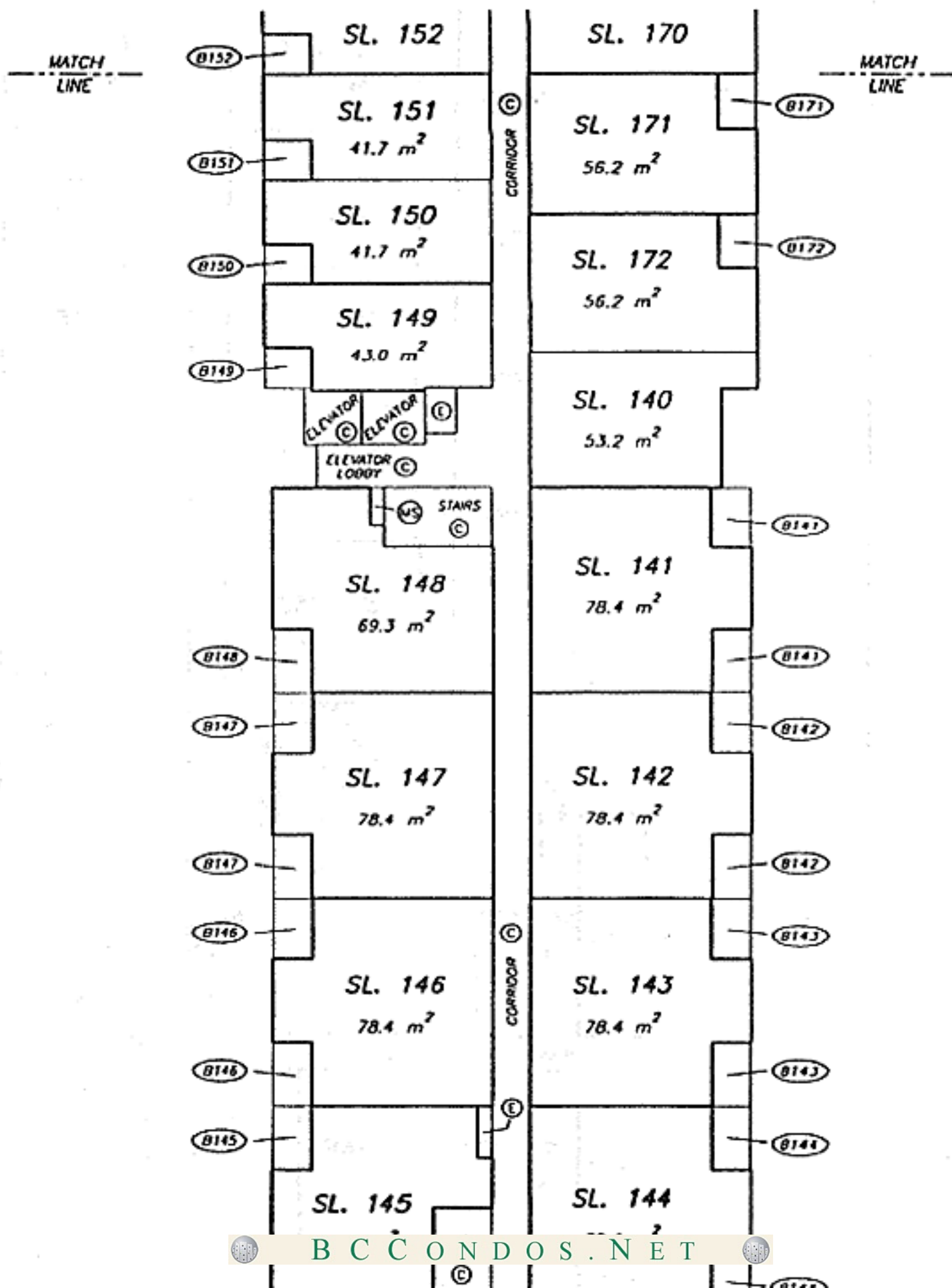


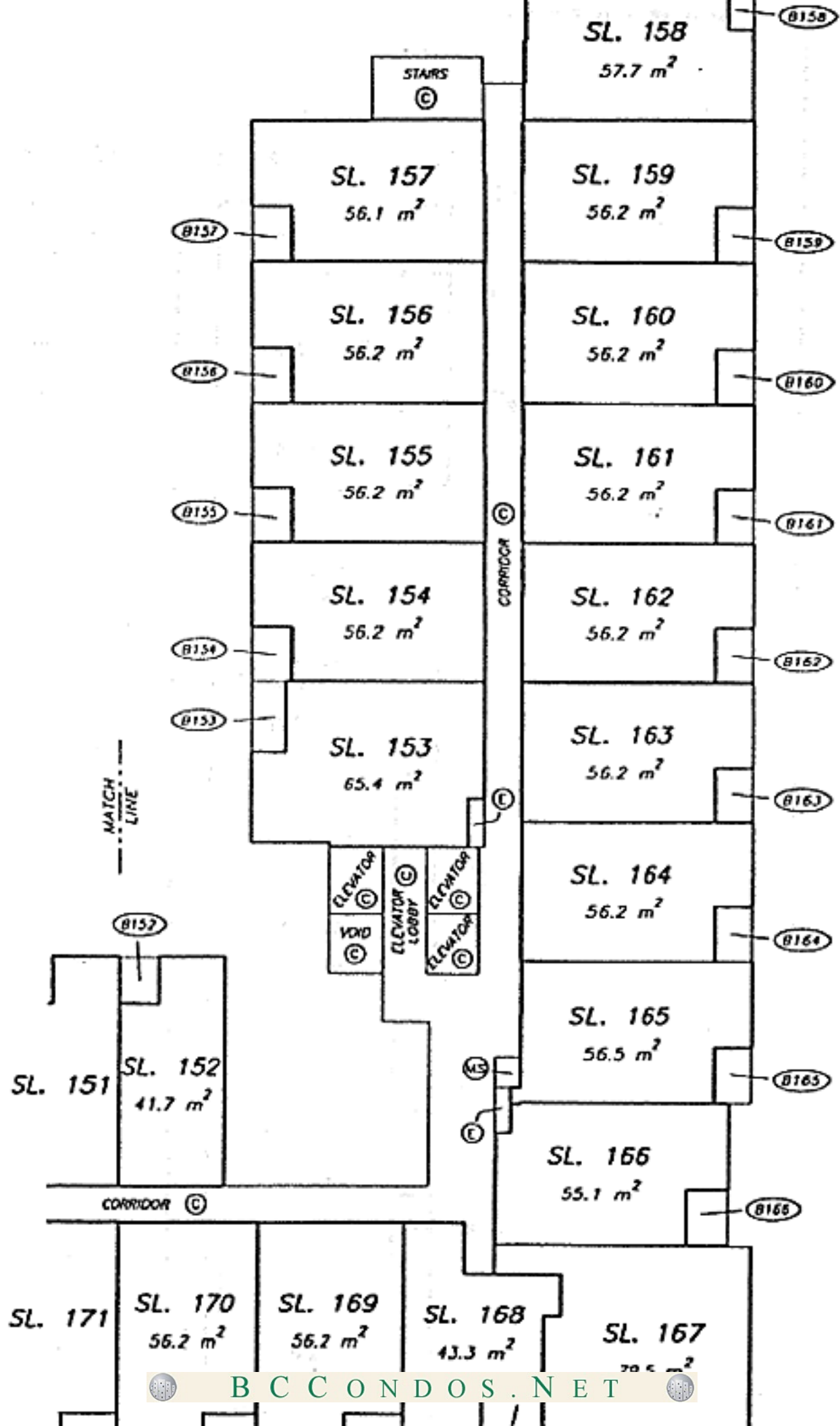
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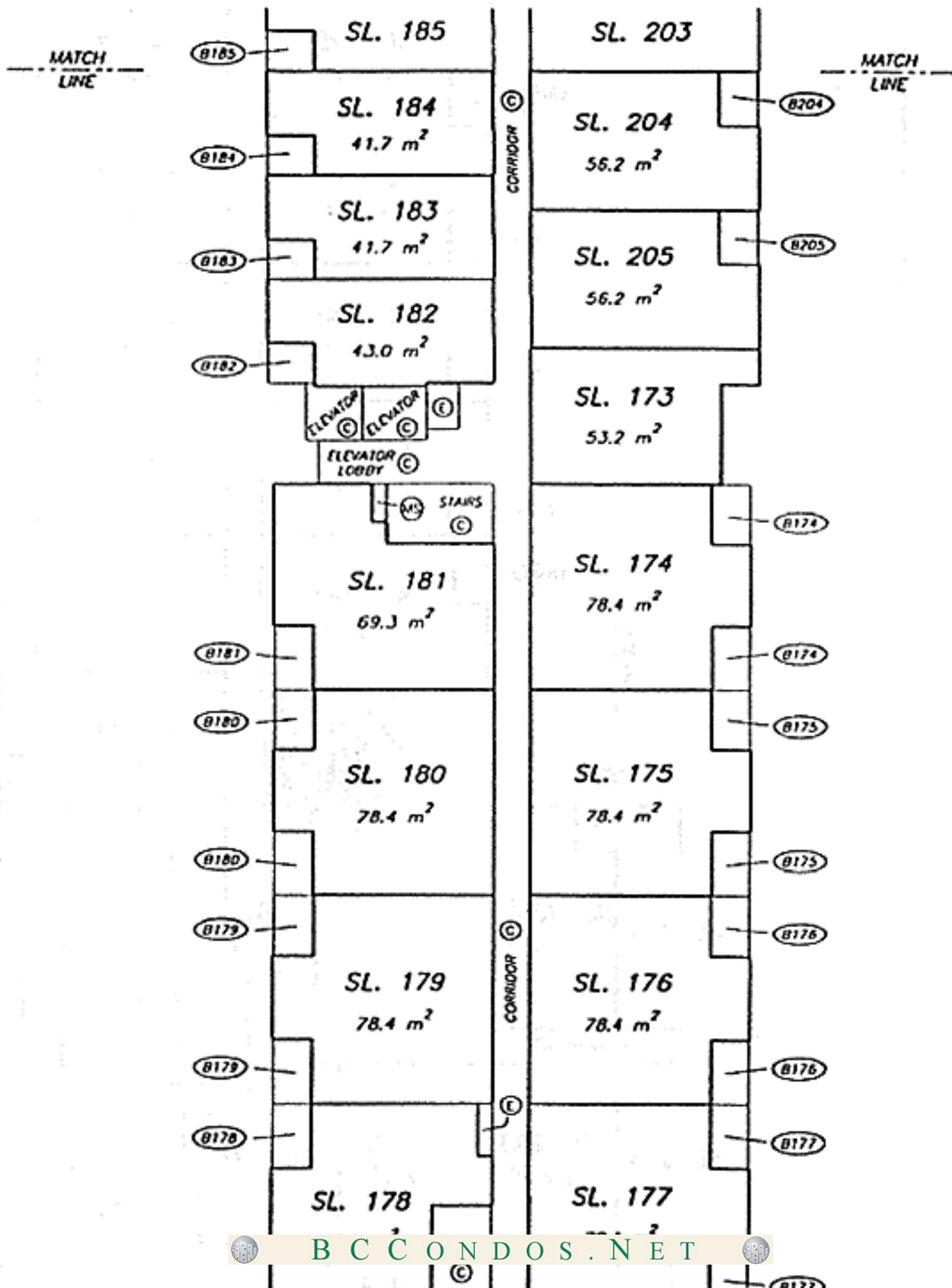


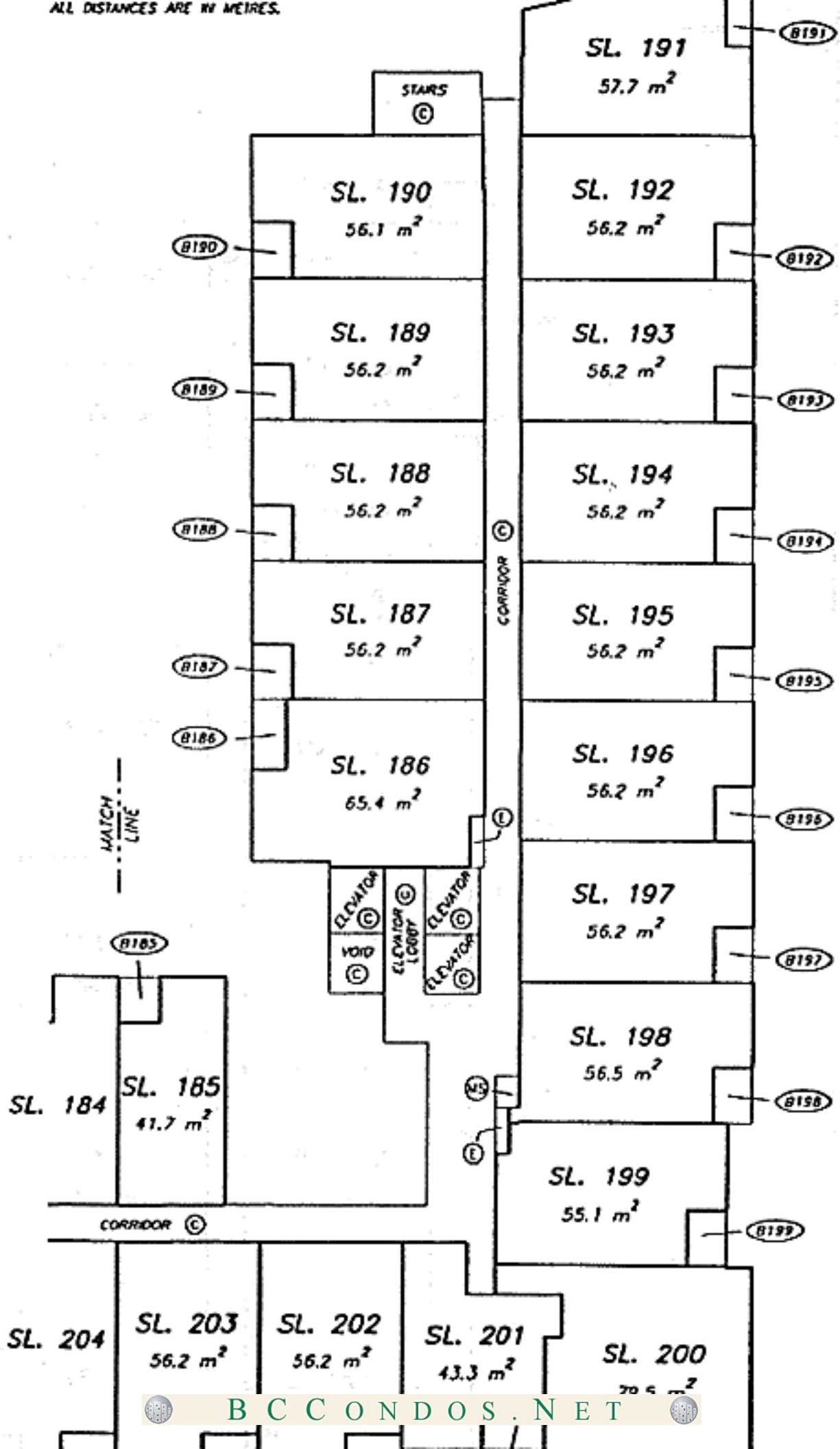


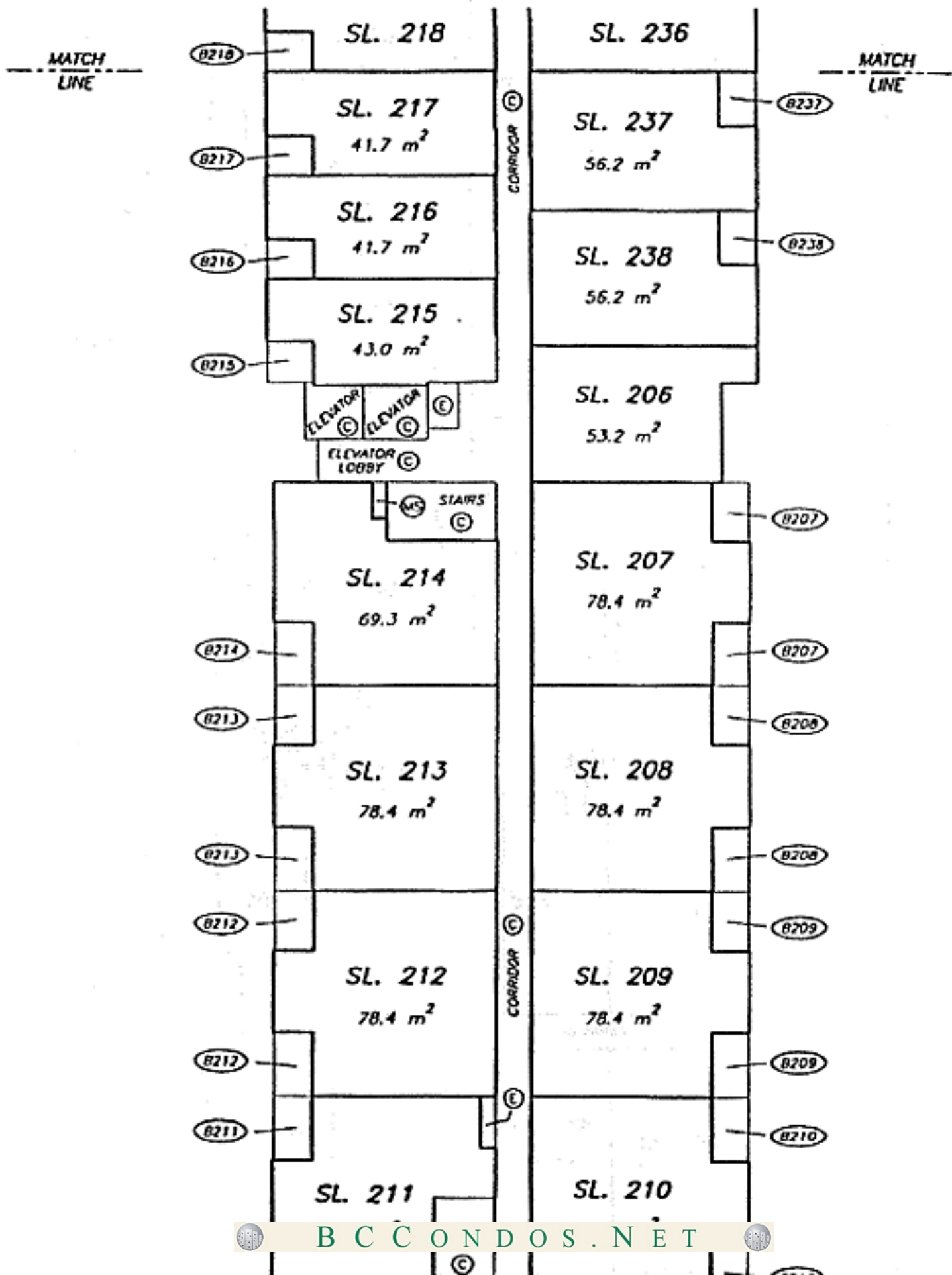




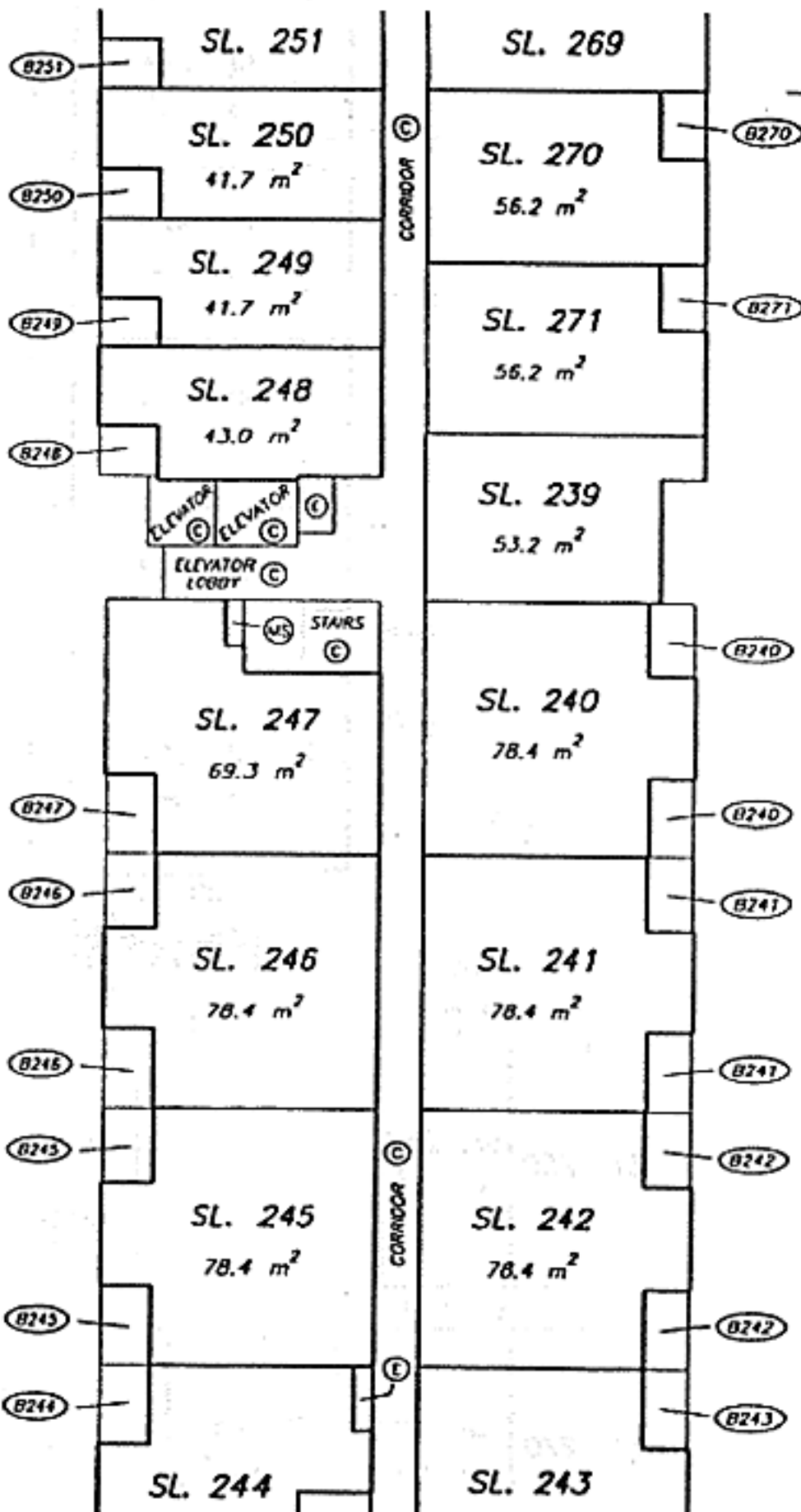




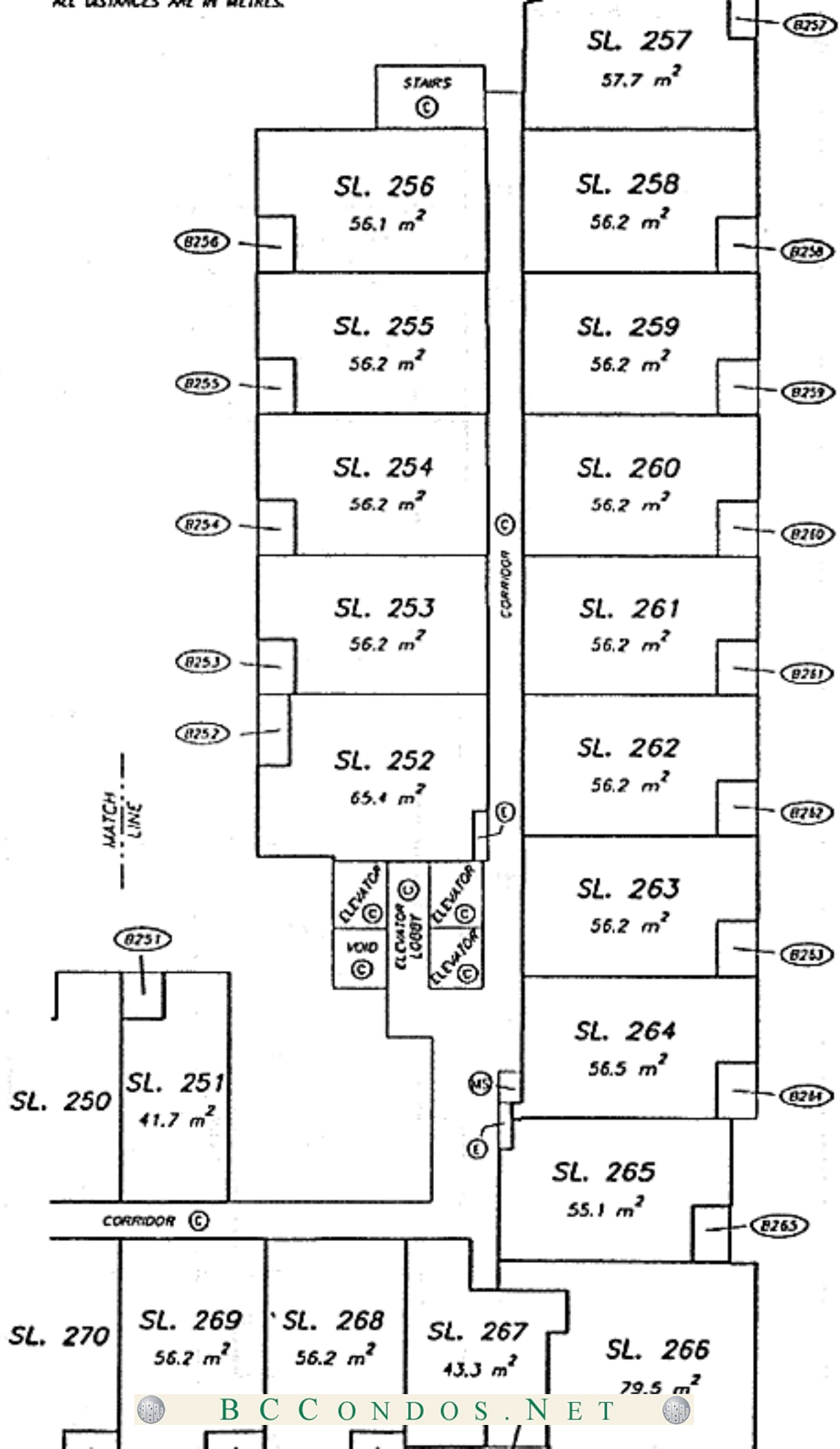


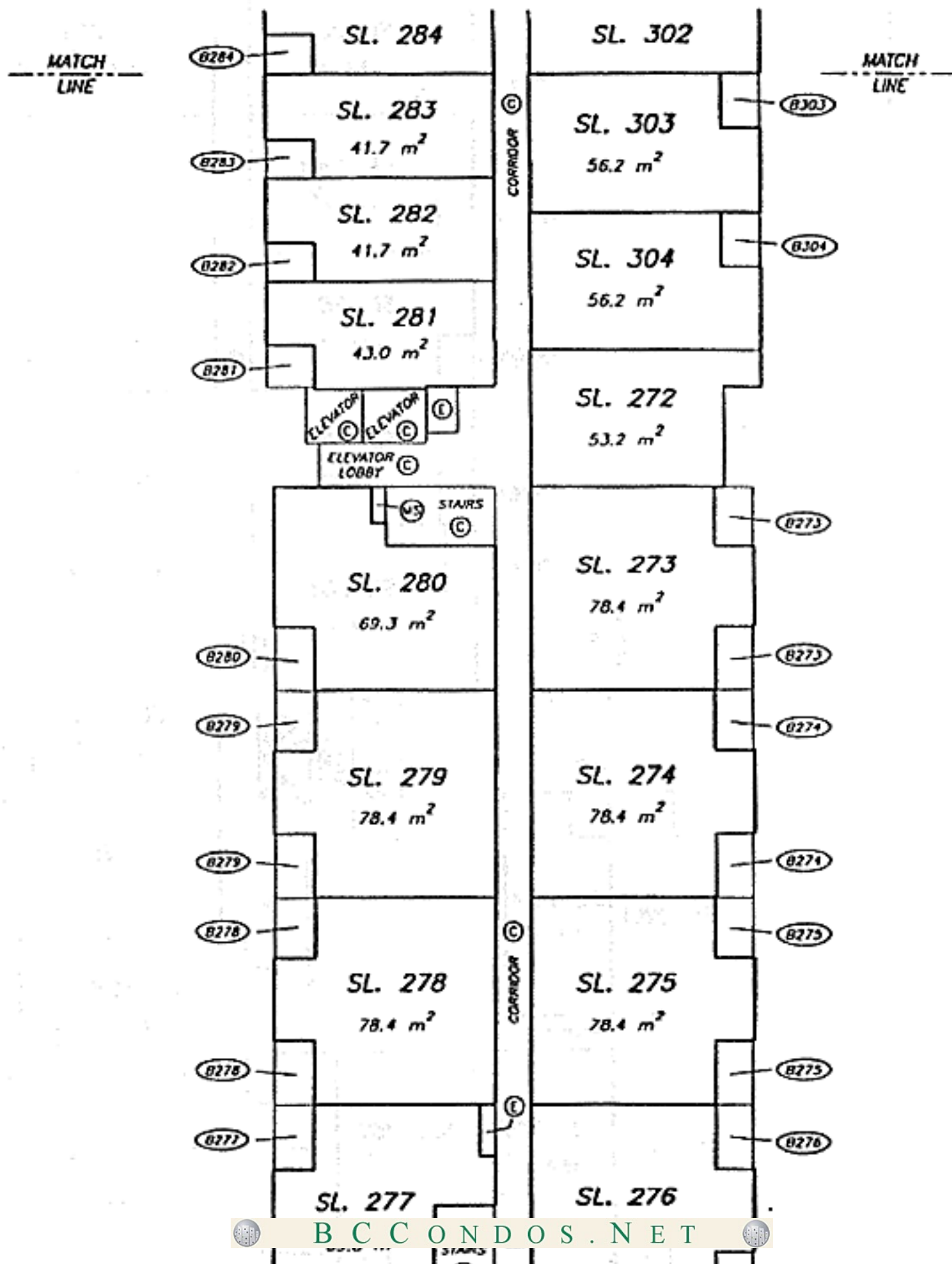


MATCH
LINE



MATCH
LINE





ALL DISTANCES ARE IN METRES.

