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.

DEPUTY REGISTRAR

GD 122254

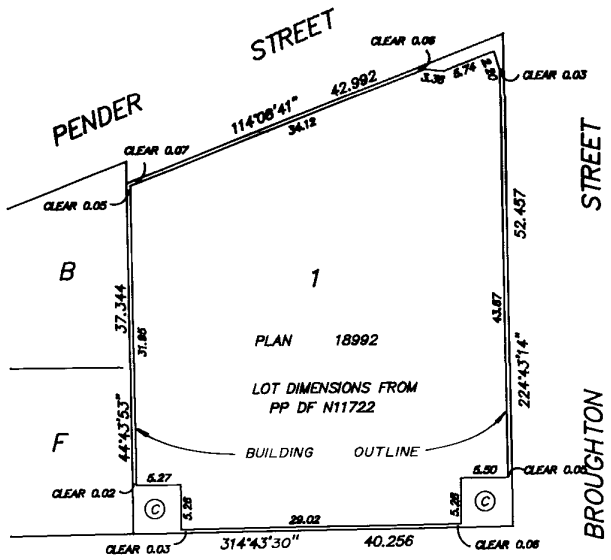
SCALE 1 : 500

10 5 0 10 20 30

ALL DISTANCES ARE IN METRES

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

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

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-CE

LEGEND

L.C.P. DENOTES LIMITED COMMON PROPERTY
(C) DENOTES COMMON PROPERTY
S.L. DENOTES STRATA LOT
m2 DENOTES SQUARE METRES
(B) 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 3G2

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

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

CONDOMINIUM ACT

STRATA PLAN VAS 2801

LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 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	595
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
1990

B.C.L.S.

FILE: 1571-22

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

CONDOMINIUM ACT

STRATA PLAN VAS 2801

LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT	FORM 2 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	590
79	20	1238	350
80	20	1209	350
81	20	1958	590
82	21	1259	355
83	21	1214	360
84	21	1929	600
85	21	3665	1400
86	22	2551	1600
AGGREGATE		123506	31630

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

AUTHORIZED SIGNATORY
TOMIZO YAMAMOTO

AUTHORIZED SIGNATORY
PHILLIP C. MARSHALL

WITNESS 1700 - 1075 W. Georgia Vancouver B.C.

ADDRESS OF WITNESS V6E 3G2

OCCUPATION Solicitor

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

AUTHORIZED SIGNATORY
MARGHERITA OBERTI

AUTHORIZED SIGNATORY
PHILLIP C. MARSHALL

WITNESS 1700 - 1075 W. Georgia Vancouver B.C.

ADDRESS OF WITNESS V6E 3G2

OCCUPATION solicitor

MORTGAGEE
WESTERN BUILDERS CAPITAL LIMITED
INCORPORATION No. 106876

AUTHORIZED SIGNATORY
PETER EMMINGS

AUTHORIZED SIGNATORY

WITNESS M. SHEARER

ADDRESS OF WITNESS 1230 - 505 Burrard St Van.

OCCUPATION Secretary

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 12 DAY OF November ,1990

A COMMISSIONER FOR TAKING AFFIDAVITS
WITHIN THE PROVINCE OF BRITISH COLUMBIA

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

SUPERINTENDENT OF REAL ESTATE

DATED THIS 19 DAY OF OCT 1990

B.C.L.S.

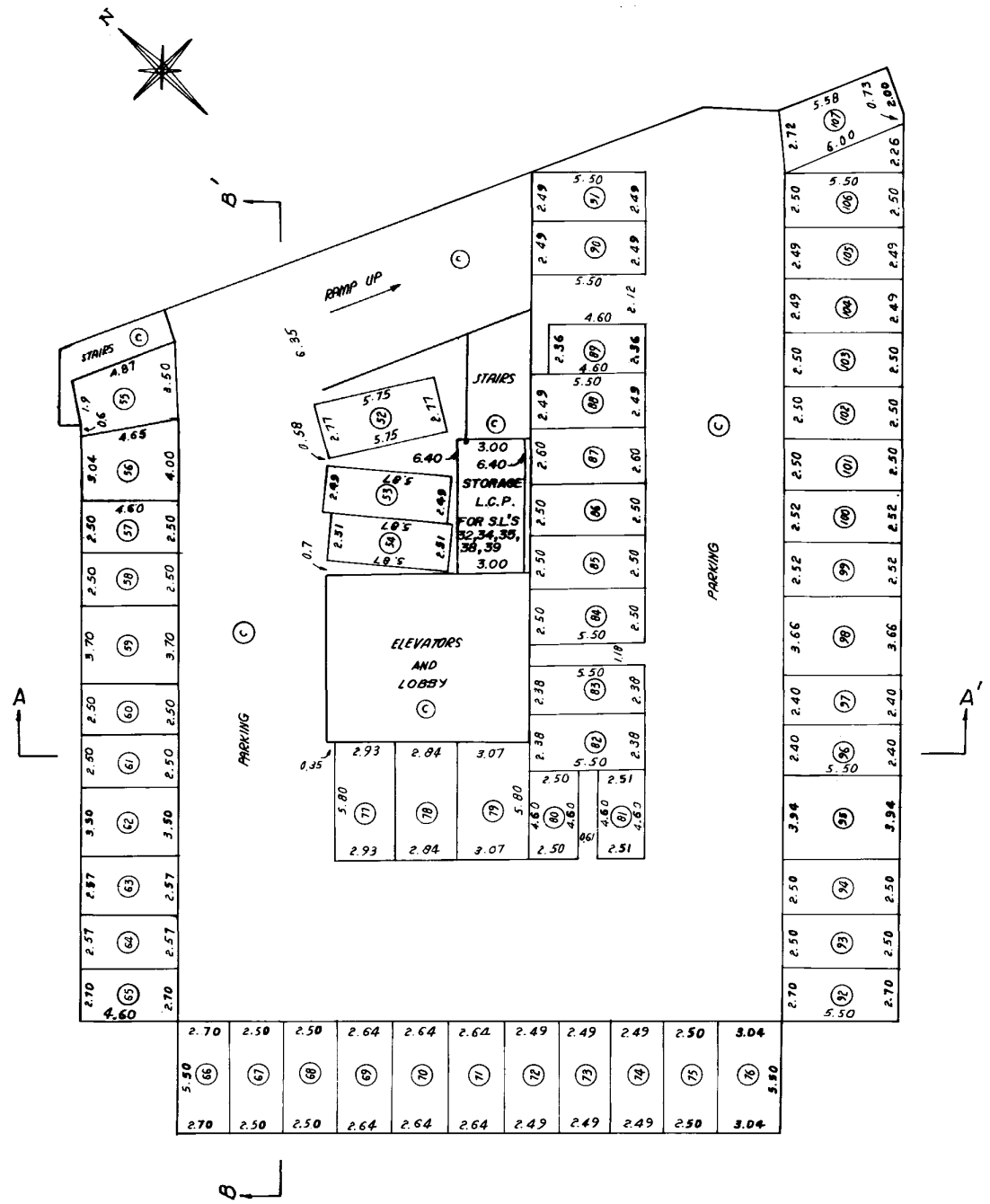
FILE: 1571-23

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

LOWER PARKING LEVEL

STRATA PLAN VAS 2801

SCALE : 1 : 200



(66) DENOTES PARKING STALL NUMBER, TYPICAL.

DATED THIS 24 DAY OF OCT, 1990.

B.C.L.S.

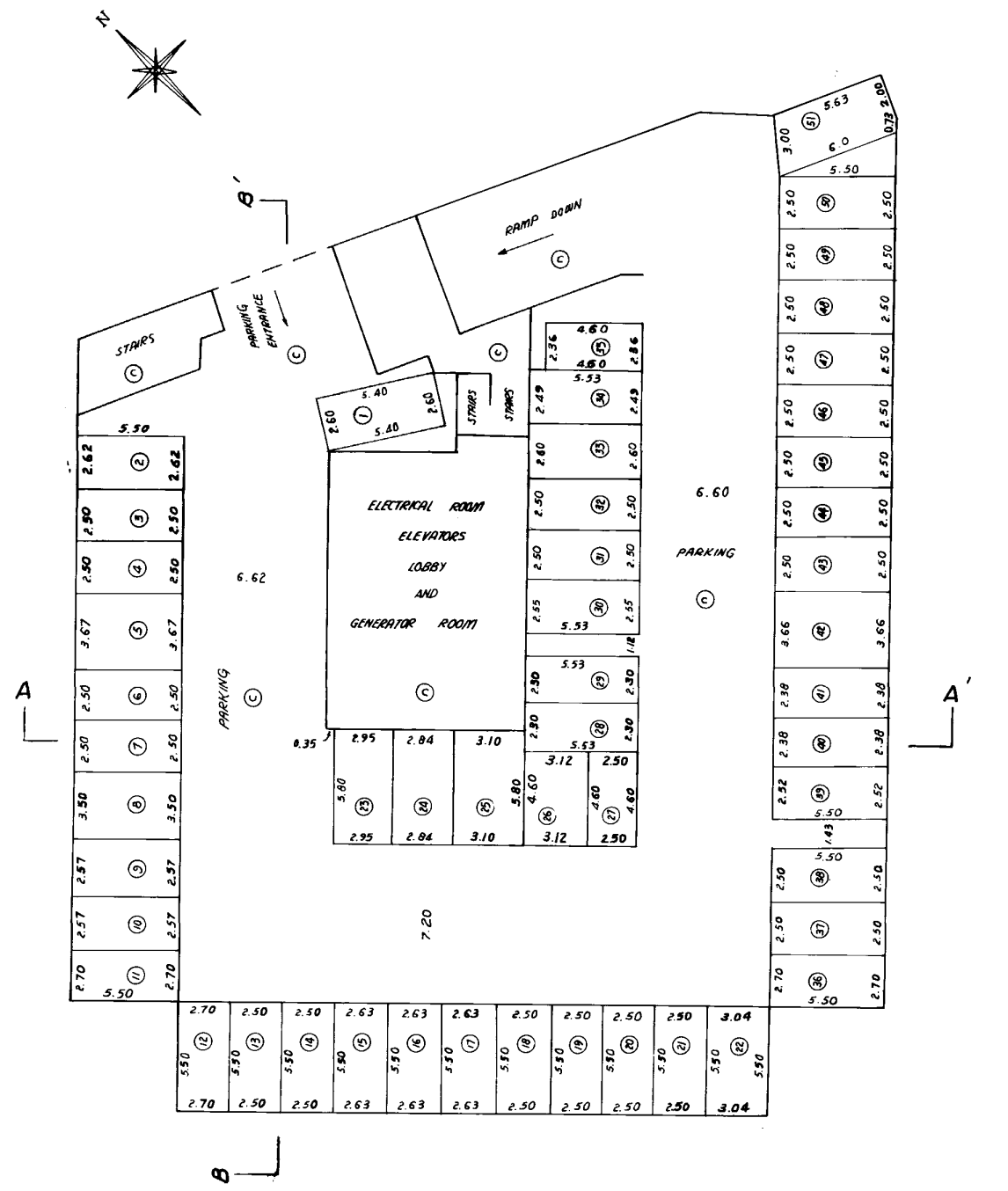
FILE 1571

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

UPPER PARKING LEVEL.

STRATA PLAN VAS 2801

SCALE : 1 : 200



(12) DENOTES PARKING STALL NUMBER, TYPICAL.

DATED THIS 24 DAY OF

OCT , 1990.

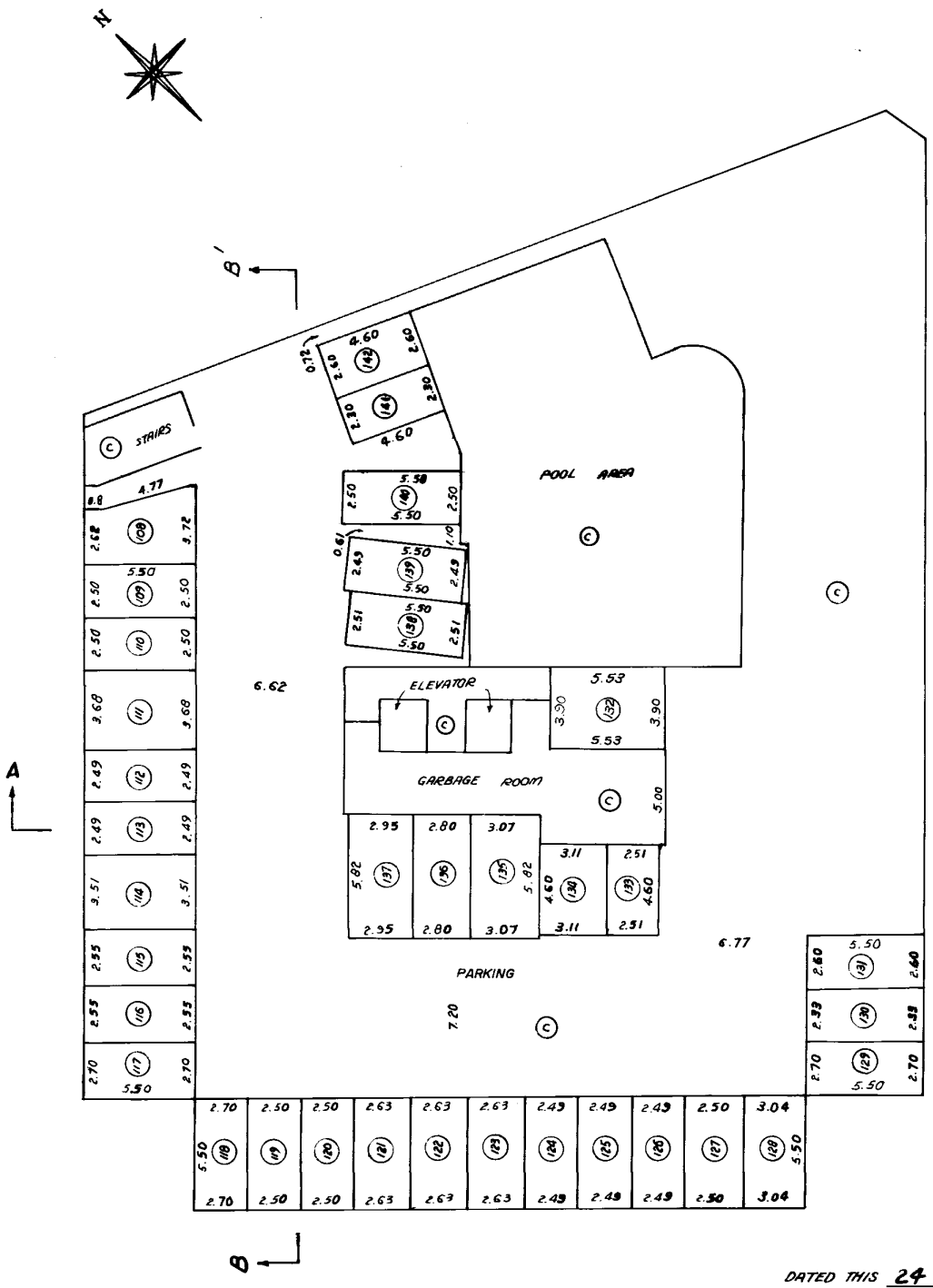
B.C.L.S.

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

BROUGHTON STREET LEVEL

SCALE : 1 : 200

STRATA PLAN VAS 2801



(117) DENOTES PARKING STALL NUMBER, TYPICAL.

DATED THIS 24 DAY OF OCT., 1990.

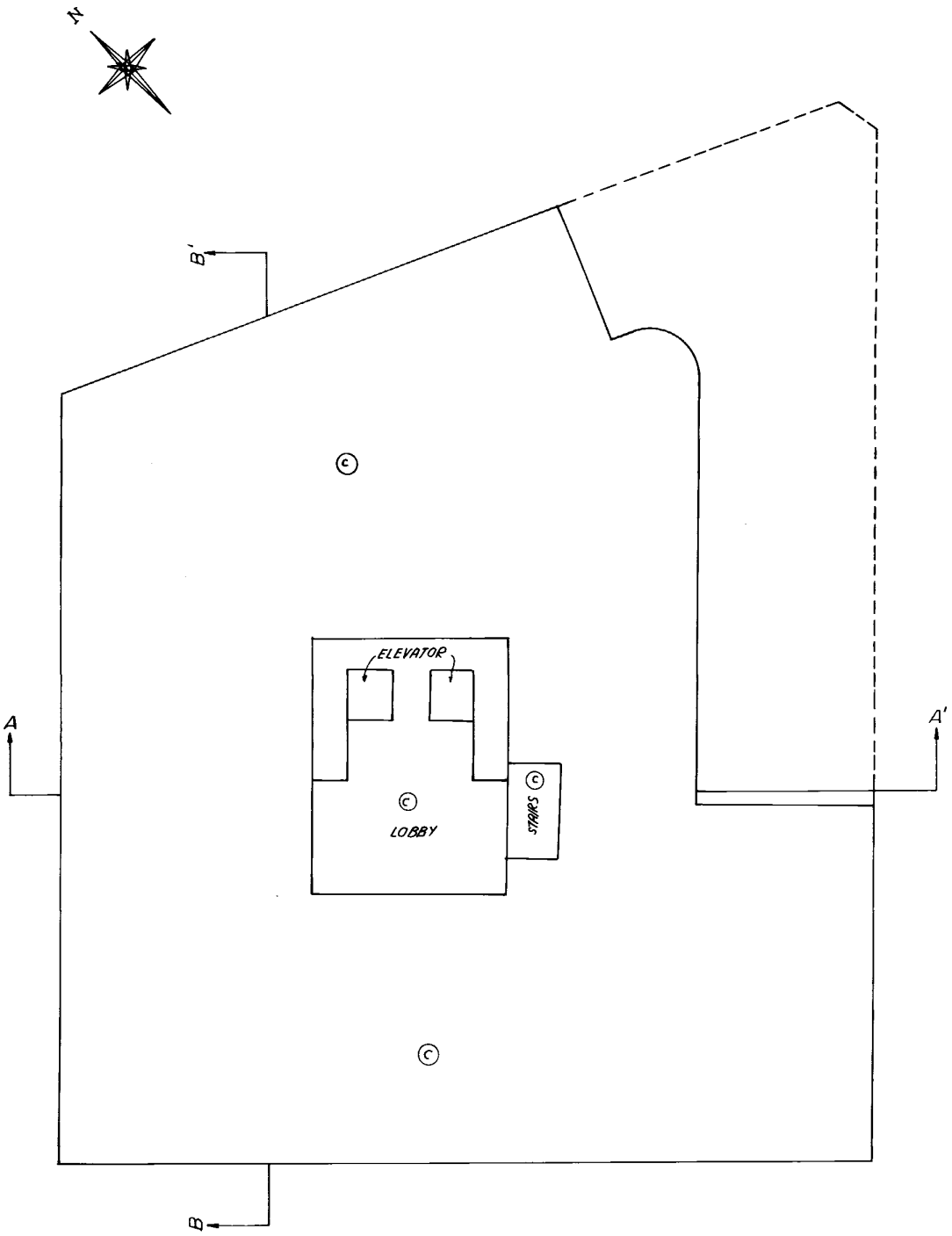
B.C.L.S.

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

GEORGIA STREET LEVEL

SCALE : 1 : 200

STRATA PLAN VAS 2801



DATED THIS 18 DAY OF OCT., 1990.

B.C.L.S.

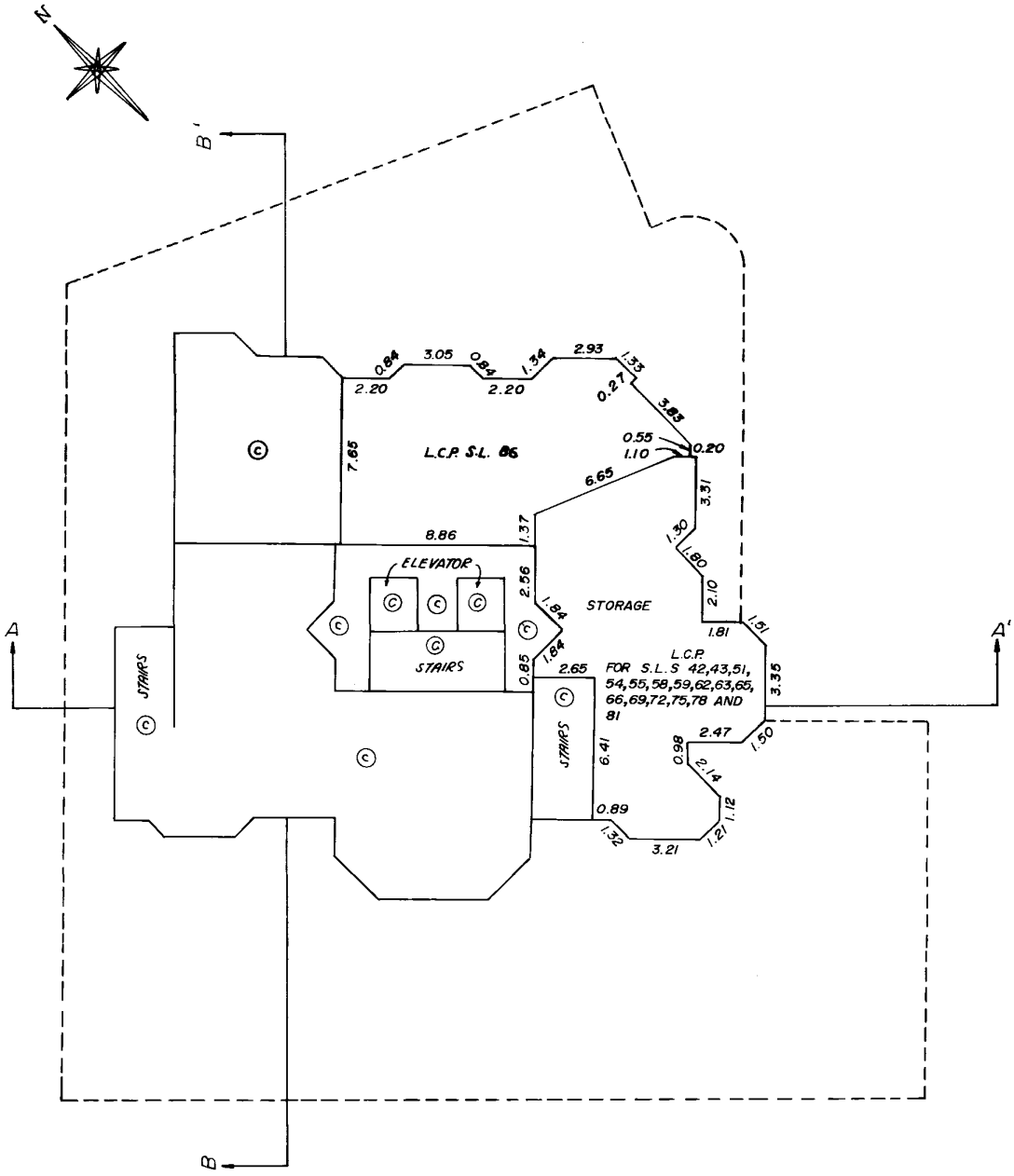
FILE 1571

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

TRANSFER BEAM LEVEL

SCALE : 1 : 200

STRATA PLAN VAS 2801



DATED THIS 18 DAY OF

OCT. 1990.

B.C.L.S.

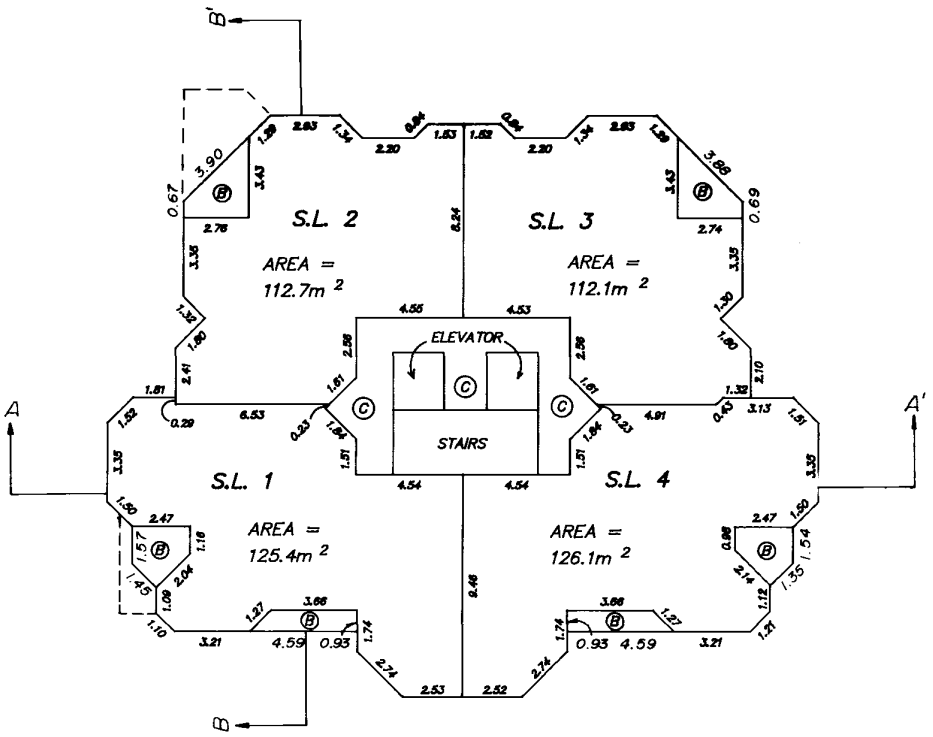
FILE 1571

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

STRATA PLAN VAS 2801

FIRST FLOOR

SCALE 1:200



DATED THIS 18 DAY OF Oct. 1990.

B.C.L.S.

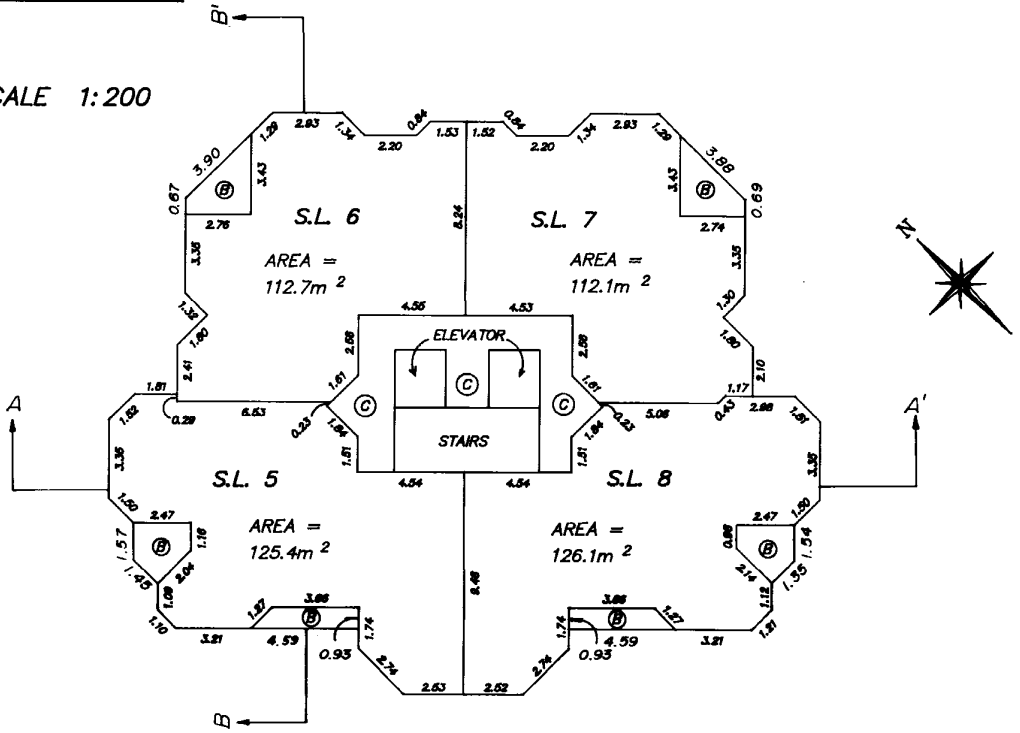
SOUKUP ASSOCIATES
B.C.LAND SURVEYORS
3 – 10318 E. WHALLEY RING ROAD
SURREY, B.C. V3T 4H4
TEL 581 4245 FAX 588 5977
FILE 1571–1

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

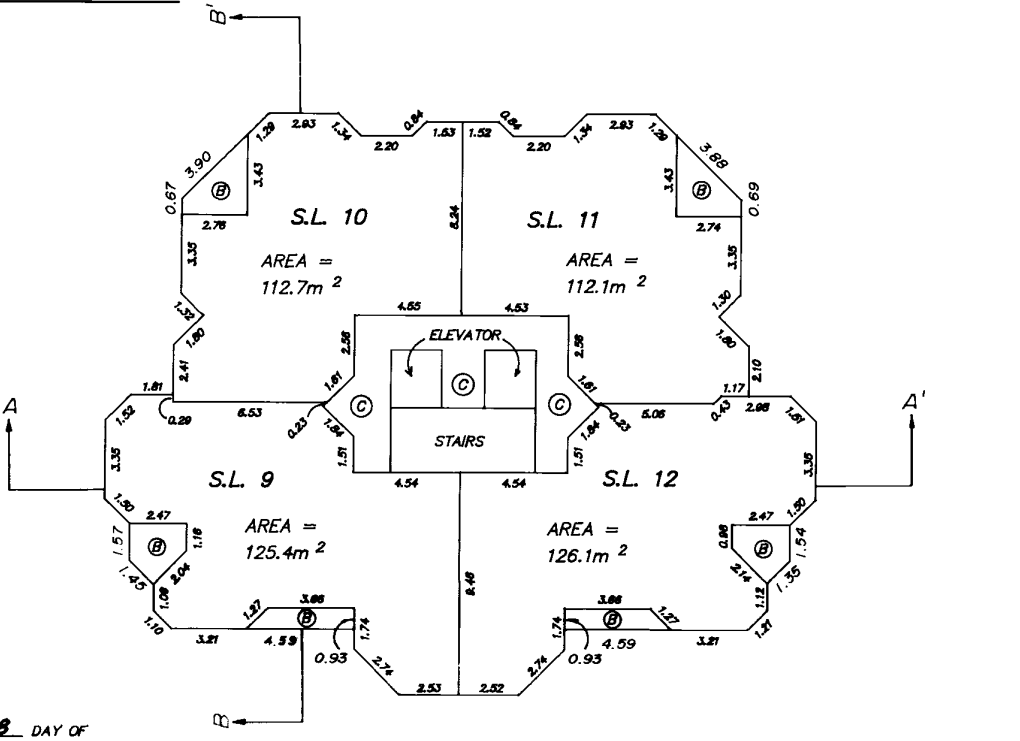
STRATA PLAN VAS 2801

SECOND FLOOR

SCALE 1:200



THIRD FLOOR



DATED THIS 18 DAY OF Oct 1990.

B.C.L.S.

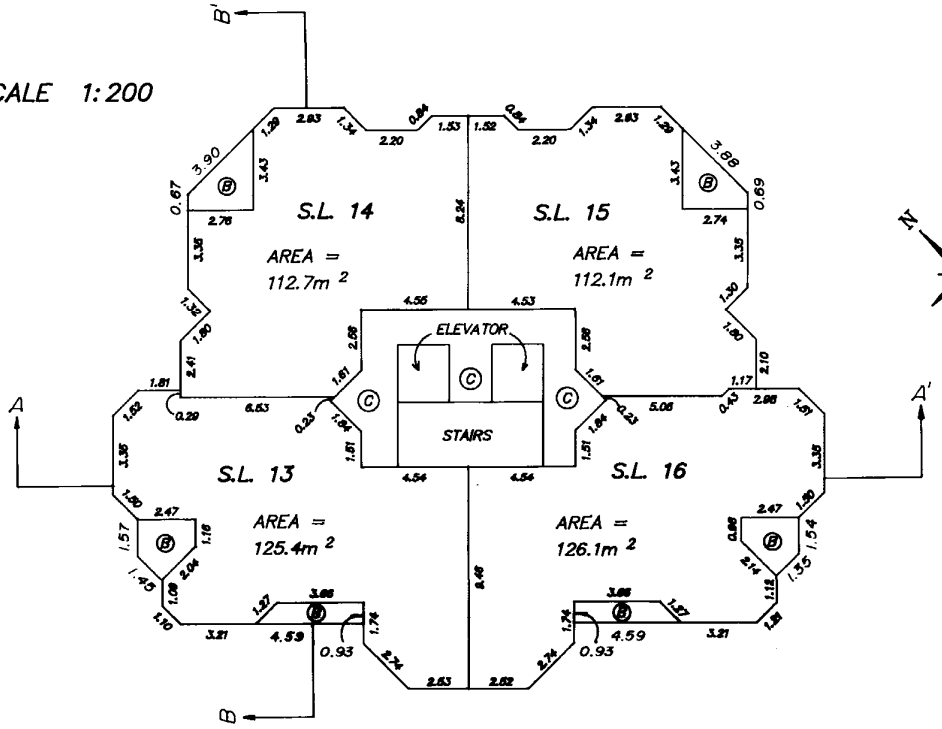
SOUKUP ASSOCIATES
B.C.LAND SURVEYORS
3 – 10318 E. WHALLEY RING ROAD
SURREY, B.C. V3T 4H4
TEL 581 4245 FAX 588 5977
FILE 1571-2

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

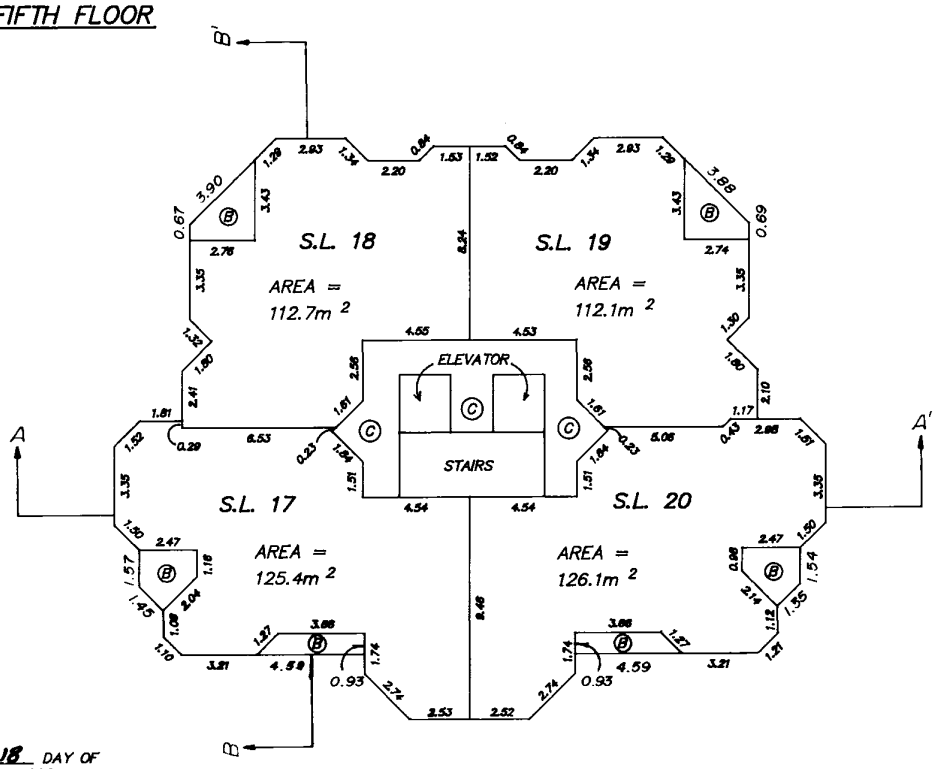
STRATA PLAN VAS 2801

FOURTH FLOOR

SCALE 1:200



FIFTH FLOOR



DATED THIS 18 DAY OF Oct 1990.

B.C.L.S.

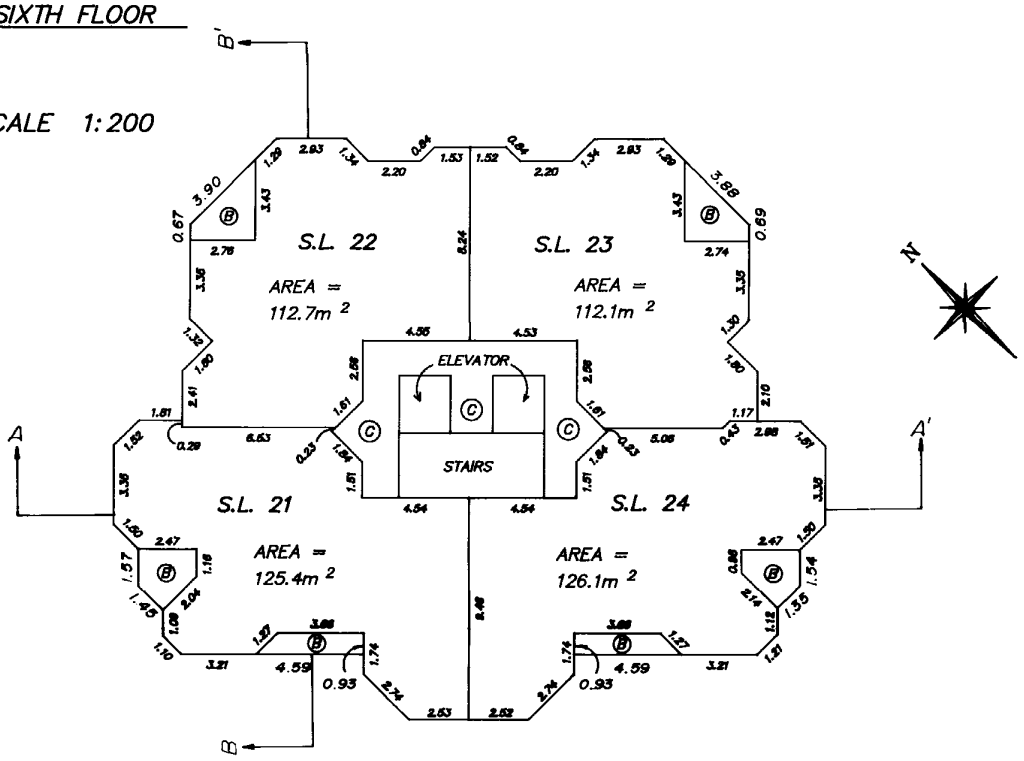
SOUKUP ASSOCIATES
B.C.LAND SURVEYORS
3 – 10318 E. WHALLEY RING ROAD
SURREY, B.C. V3T 4H4
TEL 581 4245 FAX 588 5977
FILE 1571-3

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

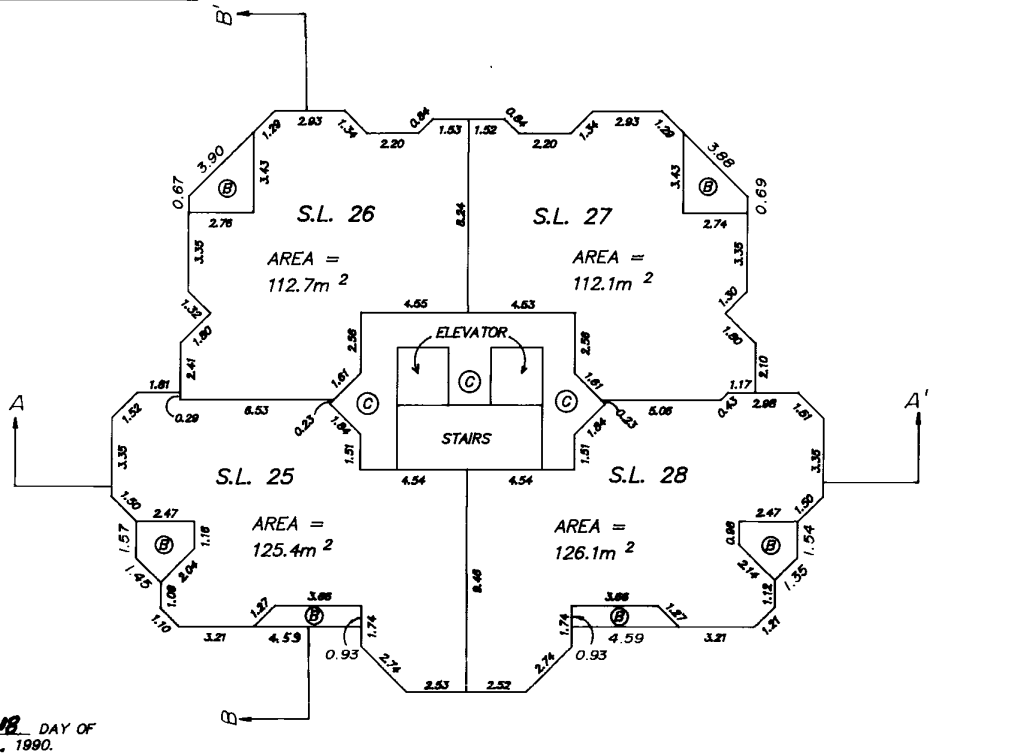
STRATA PLAN VAS 2801

SIXTH FLOOR

SCALE 1:200



SEVENTH FLOOR



DATED THIS 18 DAY OF OCT 1990.

B.C.L.S.

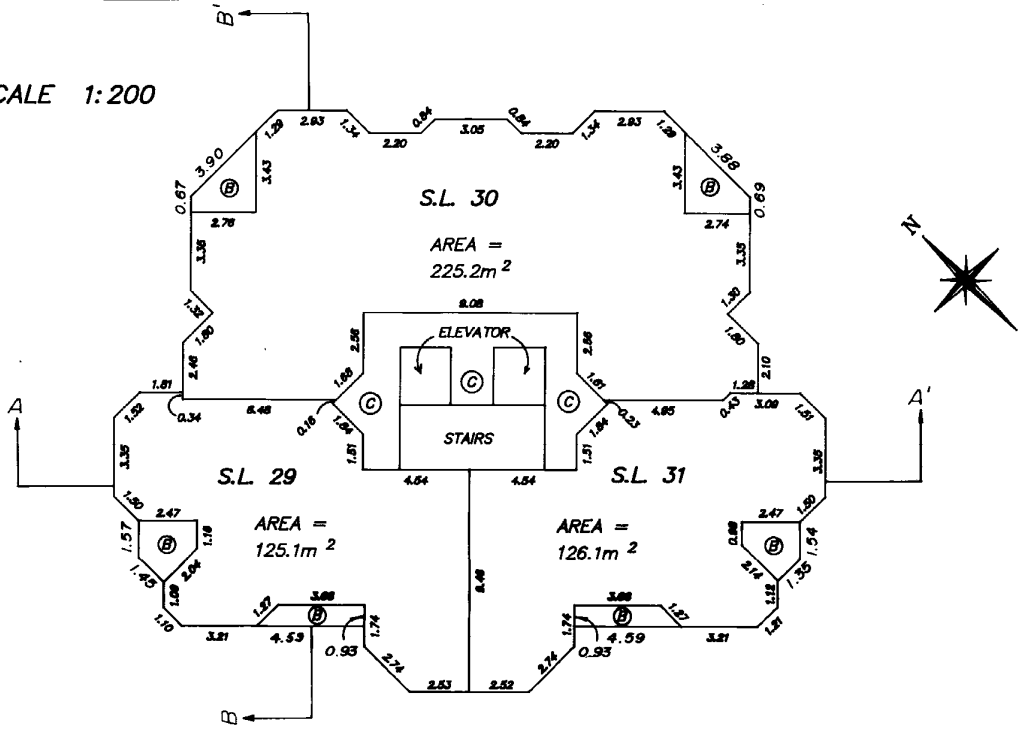
SOUKUP ASSOCIATES
B.C. LAND SURVEYORS
3 – 10318 E. WHALLEY RING ROAD
SURREY, B.C. V3T 4H4
TEL. 581 4245 FAX 588 5977
FILE 1571–4

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

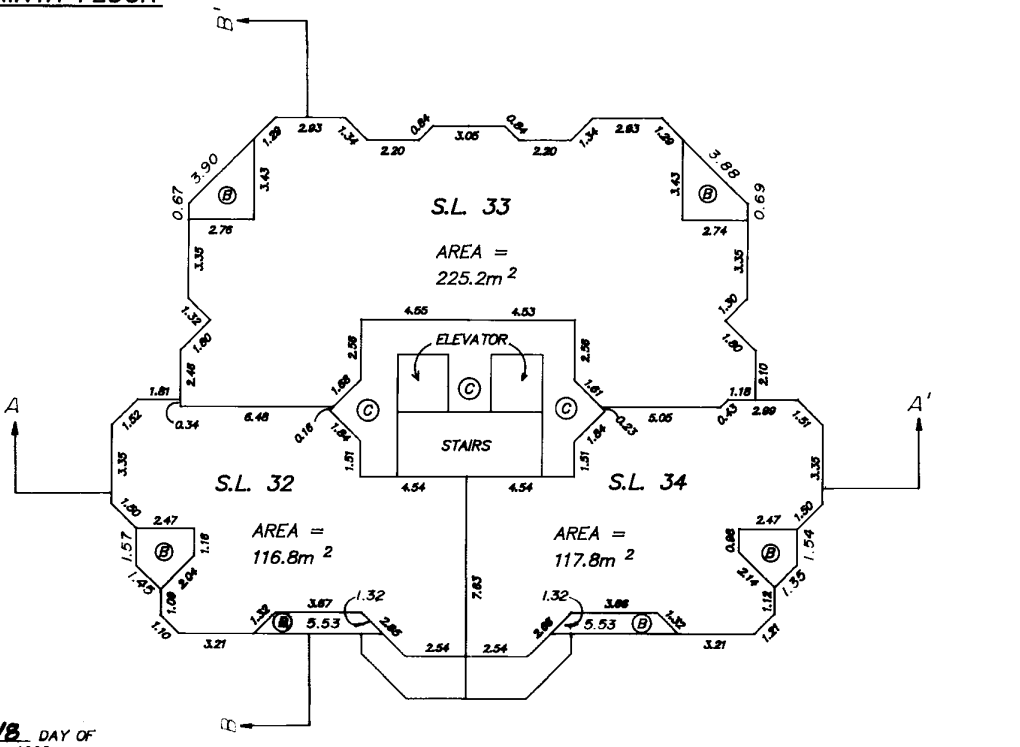
STRATA PLAN VAS 2801

EIGHTH FLOOR

SCALE 1:200



NINTH FLOOR



DATED THIS 18 DAY OF Oct 1990.

B.C.L.S.

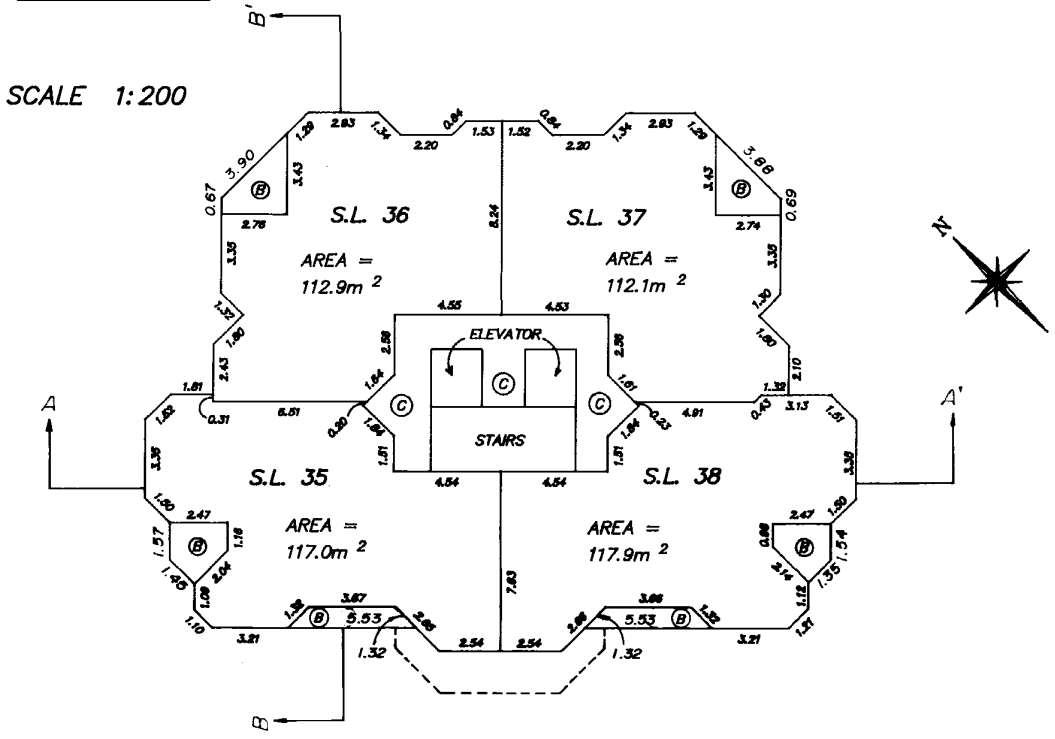
SOUKUP ASSOCIATES
B.C.LAND SURVEYORS
3 - 10318 E. WHALLEY RING ROAD
SURREY, B.C. V3T 4H4
TEL 581 4245 FAX 588 5977
FILE 1571-5

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

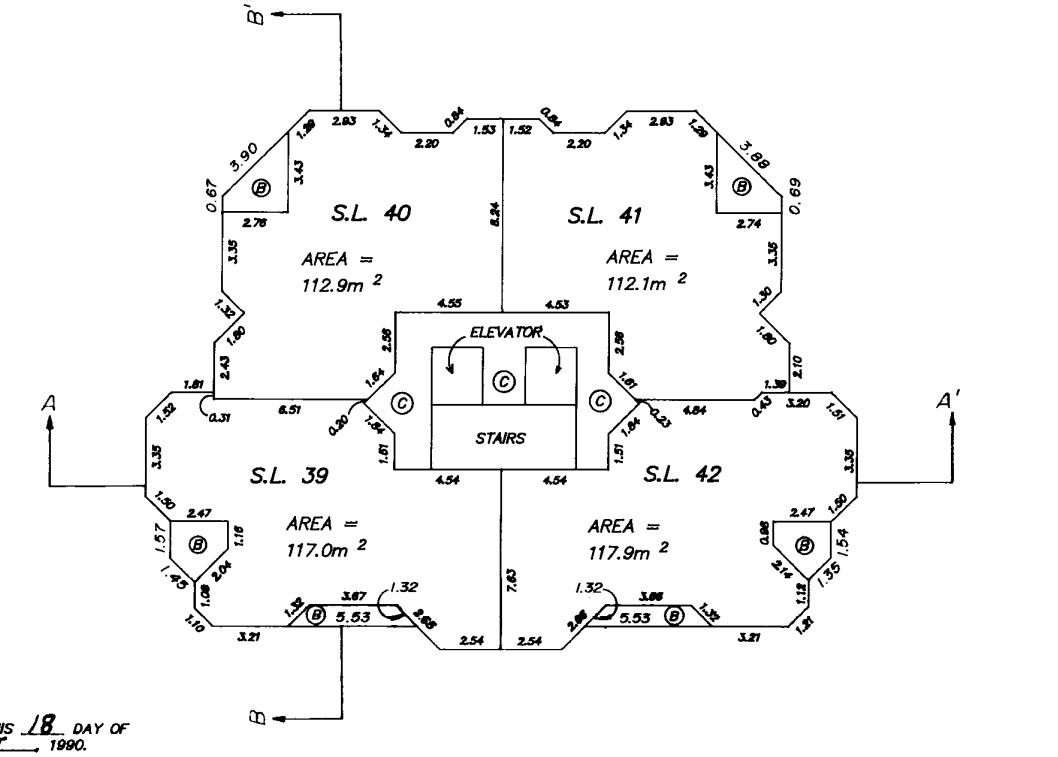
STRATA PLAN VAS 2801

TENTH FLOOR

SCALE 1:200



ELEVENTH FLOOR



DATED THIS 18 DAY OF OCT 1990.

B.C.L.S.

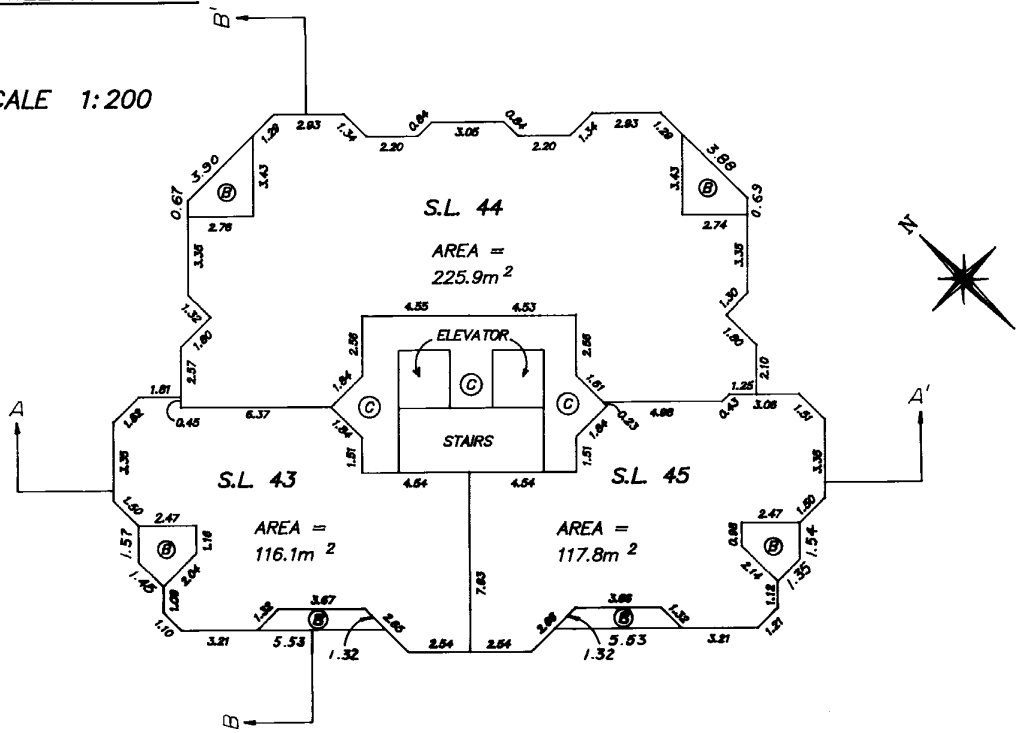
SOUKUP ASSOCIATES
B.C.LAND SURVEYORS
3 – 10318 E. WHALLEY RING ROAD
SURREY, B.C. V3T 4H4
TEL 581 4245 FAX 588 5977
FILE 1571–6

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

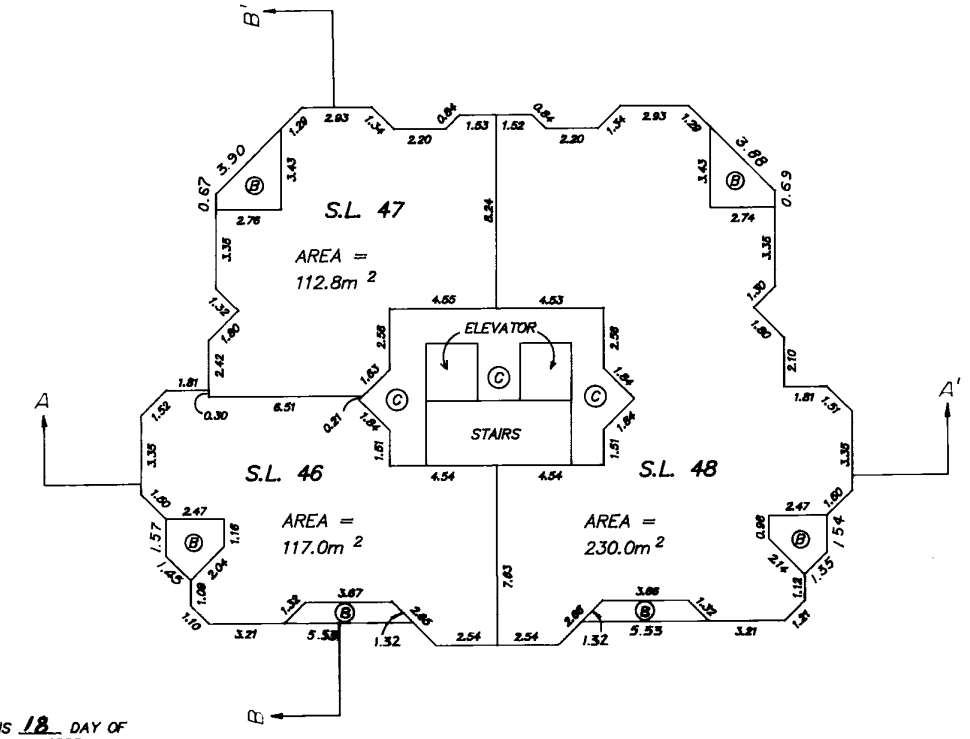
STRATA PLAN VAS 2801

TWELFTH FLOOR

SCALE 1:200



THIRTEENTH FLOOR



DATED THIS 18 DAY OF OCT 1990.

B.C.L.S.

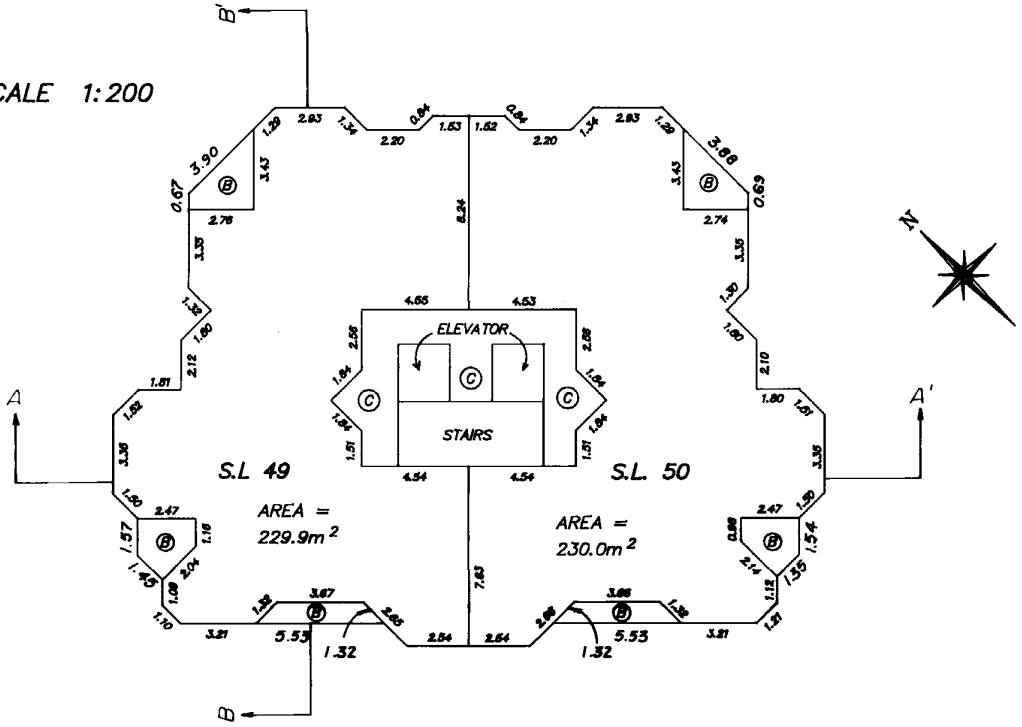
SOUKUP ASSOCIATES
B.C.LAND SURVEYORS
3 – 10318 E. WHALLEY RING ROAD
SURREY, B.C. V3T 4H4
TEL 581 4245 FAX 588 5977
FILE 1571–7

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

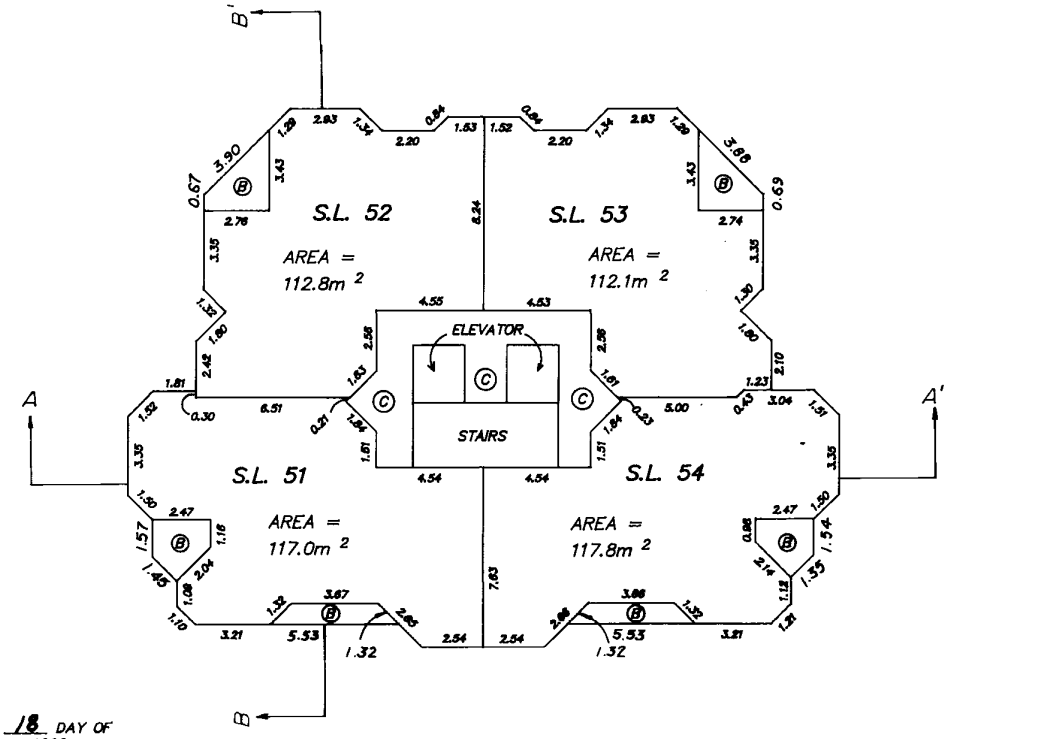
STRATA PLAN VAS 2801

FOURTEENTH FLOOR

SCALE 1:200



FIFTEENTH FLOOR



DATED THIS 18 DAY OF Oct 1990.

B.C.L.S.

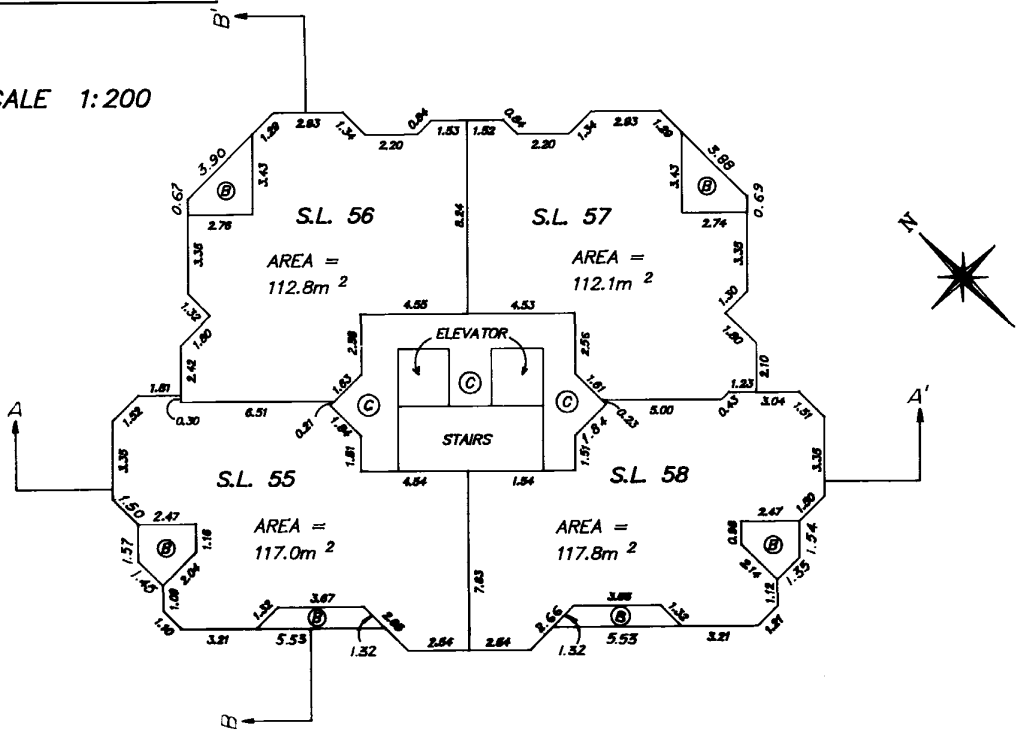
SOUKUP ASSOCIATES
B.C.LAND SURVEYORS
3 – 10318 E. WHALLEY RING ROAD
SURREY, B.C. V3T 4H4
TEL 581 4245 FAX 588 5977
FILE 1571–8

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

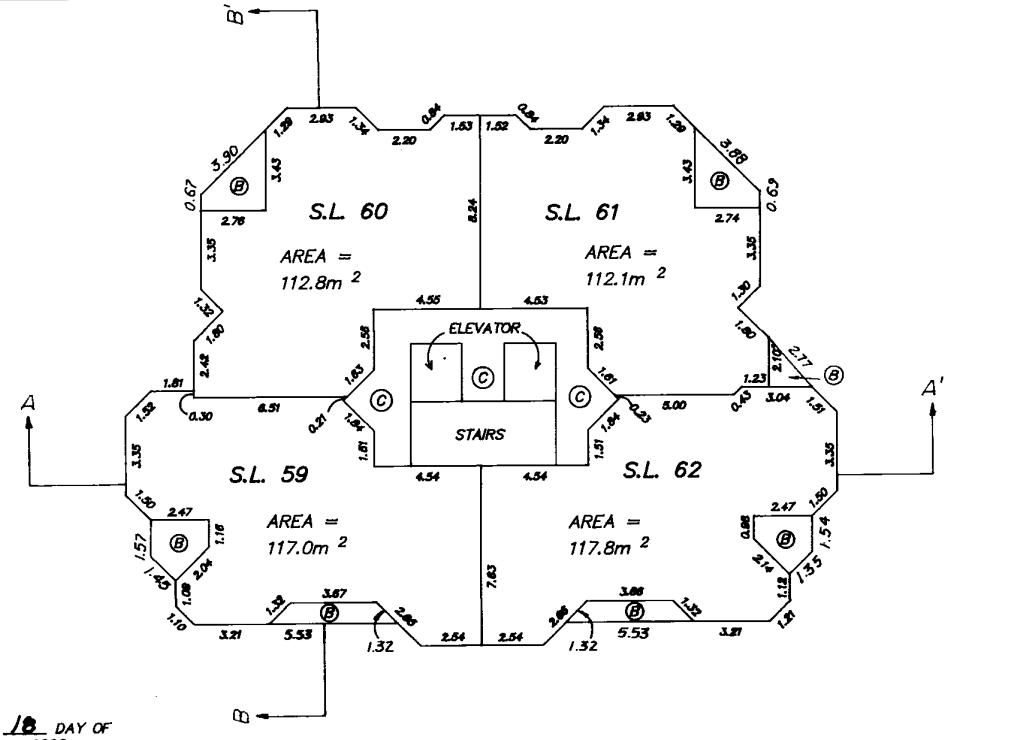
STRATA PLAN VAS 2801

SIXTEENTH FLOOR

SCALE 1:200



SEVENTEENTH FLOOR



DATED THIS 18 DAY OF OCT 1990.

B.C.L.S.

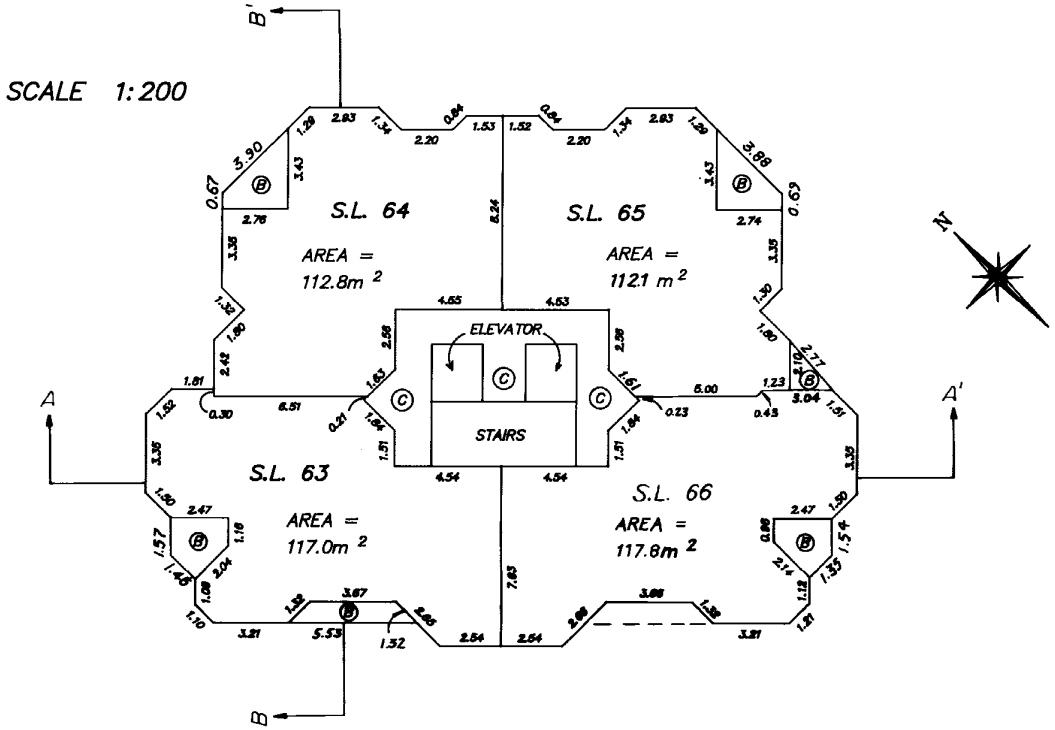
SOUKUP ASSOCIATES
B.C.LAND SURVEYORS
3 – 10318 E. WHALLEY RING ROAD
SURREY, B.C. V3T 4H4
TEL 581 4245 FAX 588 5977
FILE 1571–9

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

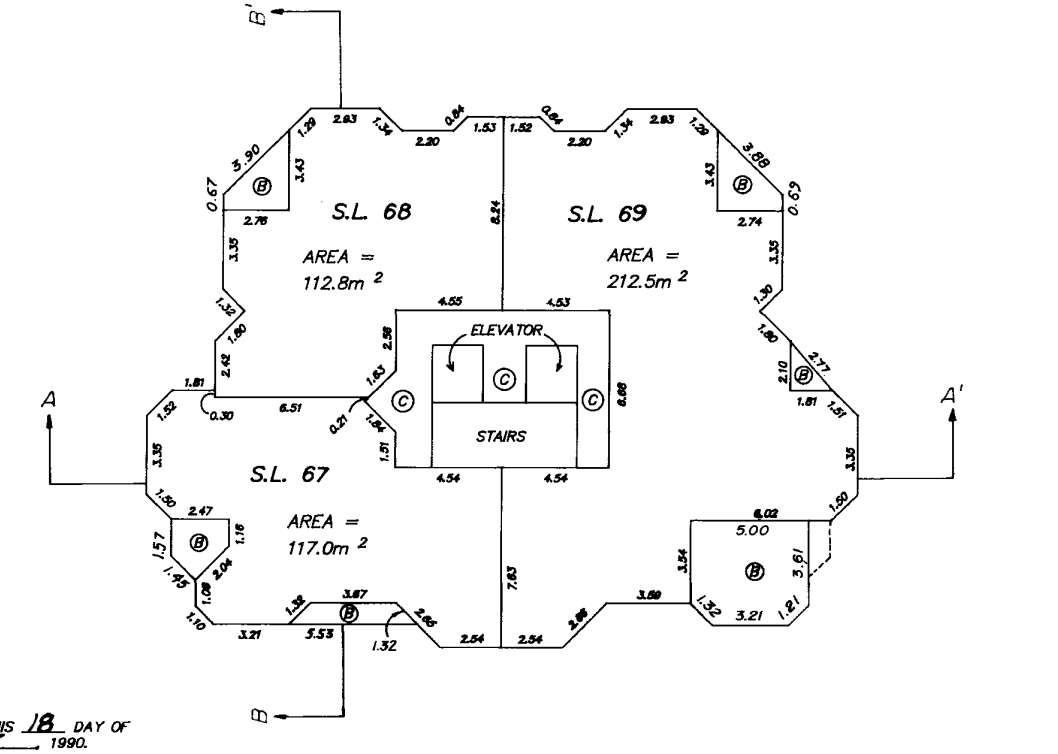
STRATA PLAN VAS 2801

EIGHTEENTH FLOOR

SCALE 1:200



NINETEENTH FLOOR



DATED THIS 18 DAY OF OCT 1990.

B.C.L.S.

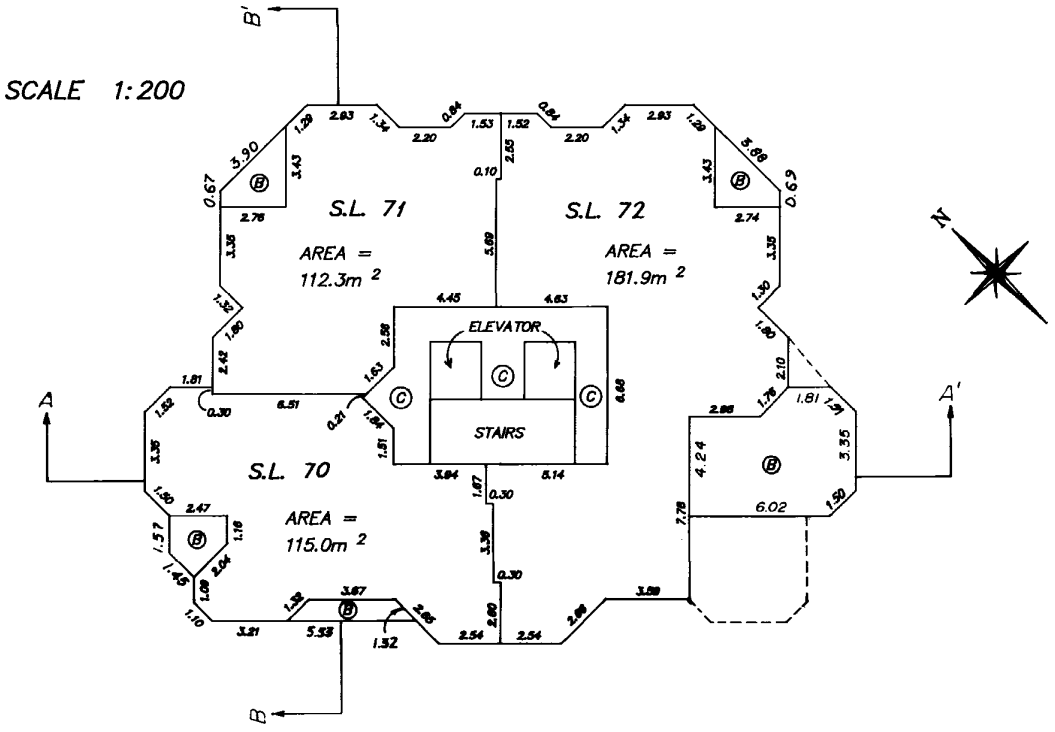
SOUKUP ASSOCIATES
B.C.LAND SURVEYORS
3 – 10318 E. WHALLEY RING ROAD
SURREY, B.C. V3T 4H4
TEL 581 4245 FAX 588 5977
FILE 1571–10

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

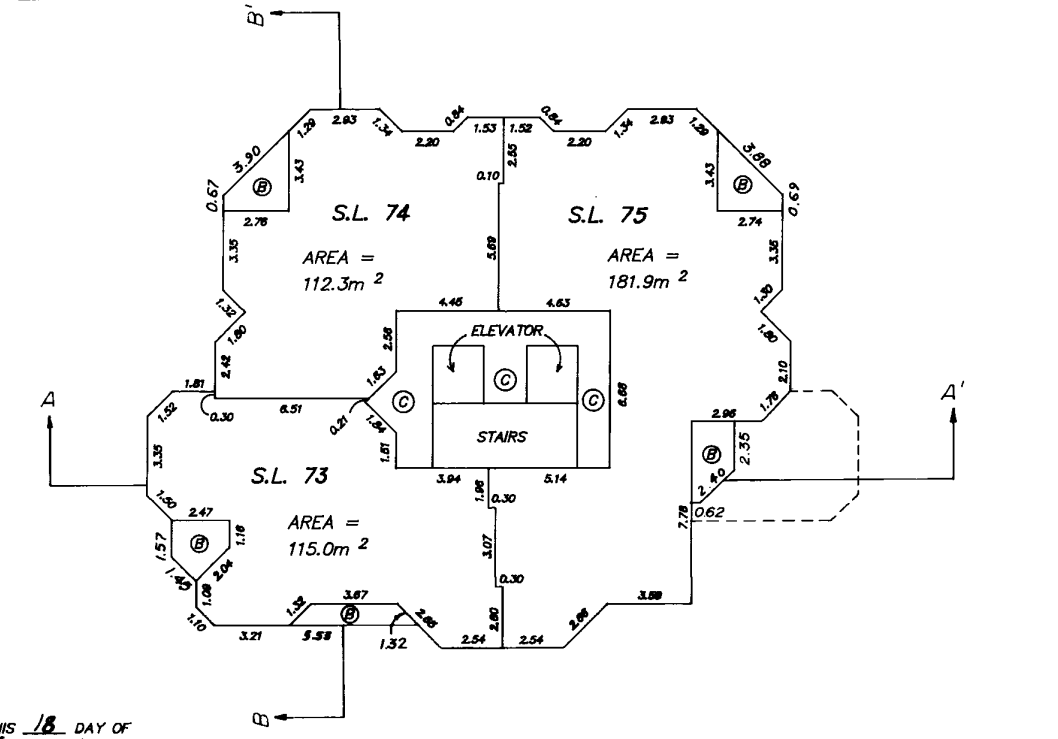
STRATA PLAN VAS 2801

TWENTIETH FLOOR

SCALE 1:200



TWENTY-FIRST FLOOR



DATED THIS 18 DAY OF OCT 1990.

B.C.L.S.

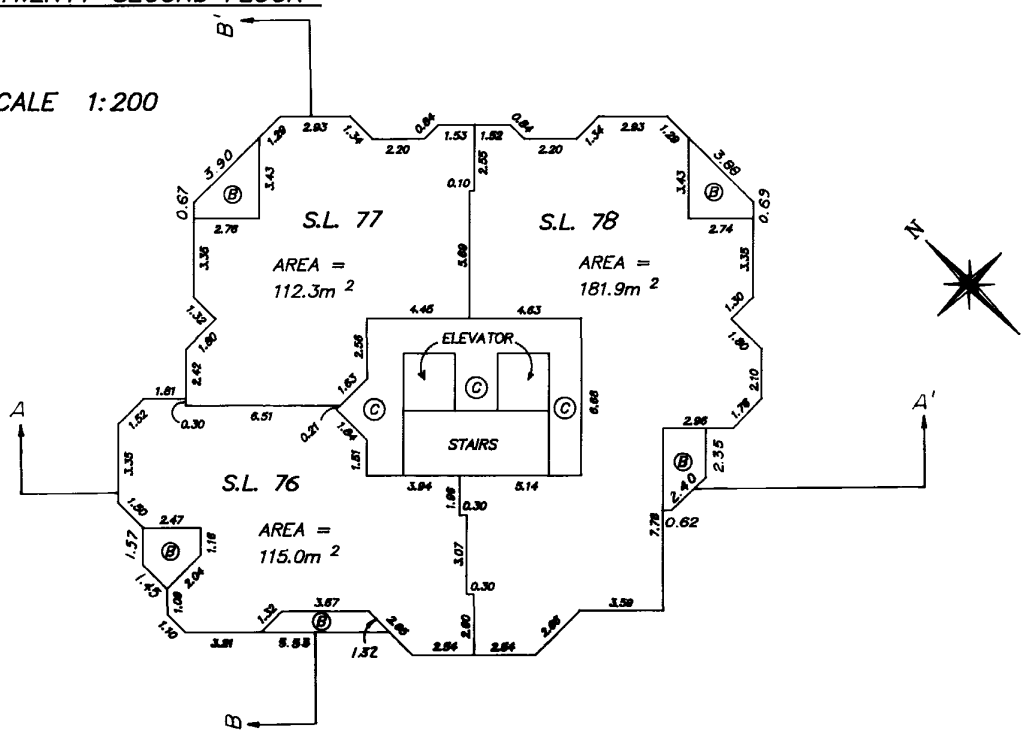
SOUKUP ASSOCIATES
B.C. LAND SURVEYORS
3 – 10318 E. WHALLEY RING ROAD
SURREY, B.C. V3T 4H4
TEL 581 4245 FAX 588 5977
FILE 1571-11

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

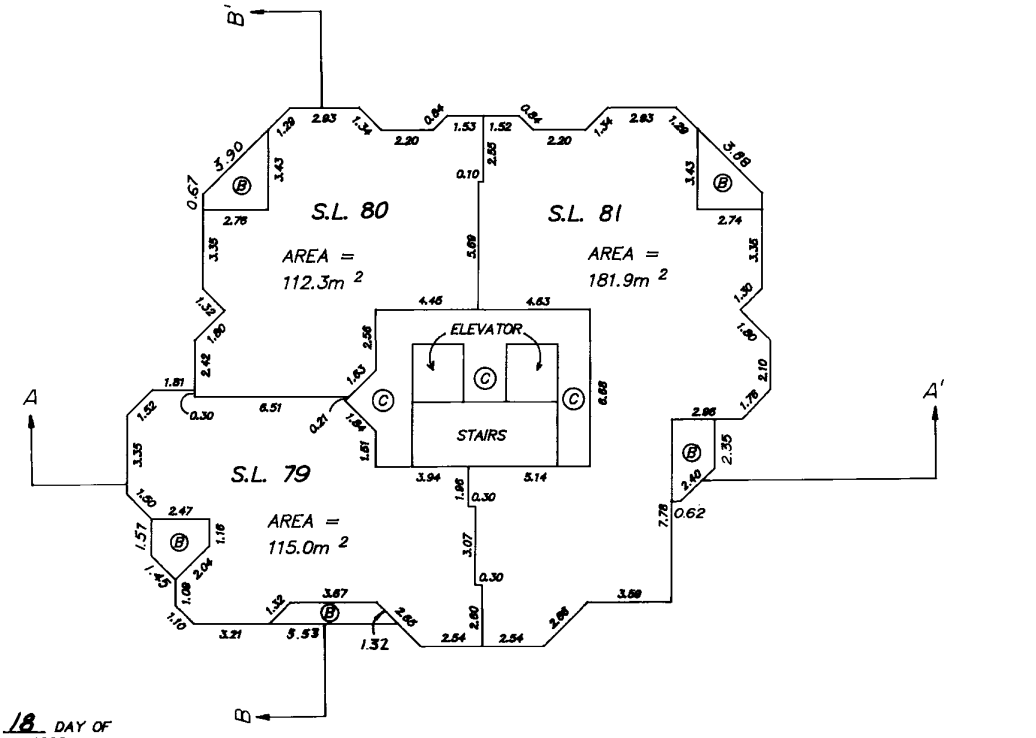
STRATA PLAN VAS 2801

TWENTY-SECOND FLOOR

SCALE 1:200



TWENTY-THIRD FLOOR



DATED THIS 18 DAY OF OCT 1990.

B.C.L.S.

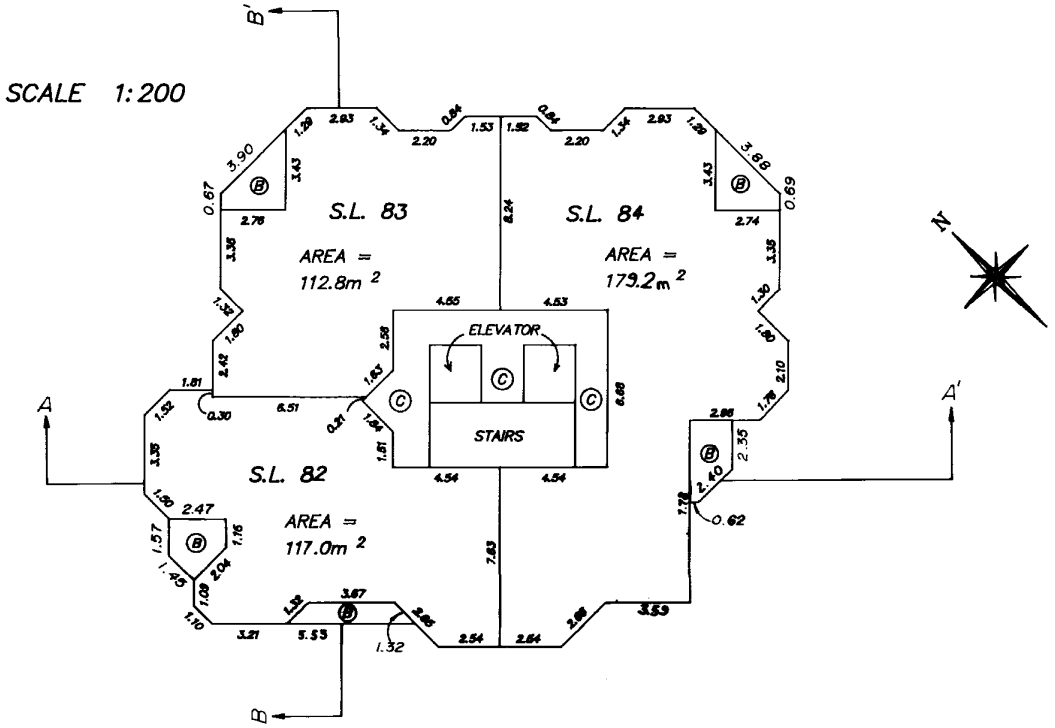
SOUKUP ASSOCIATES
B.C.LAND SURVEYORS
3 – 10318 E. WHALLEY RING ROAD
SURREY, B.C. V3T 4H4
TEL 581 4245 FAX 588 5977
FILE 1571-12

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

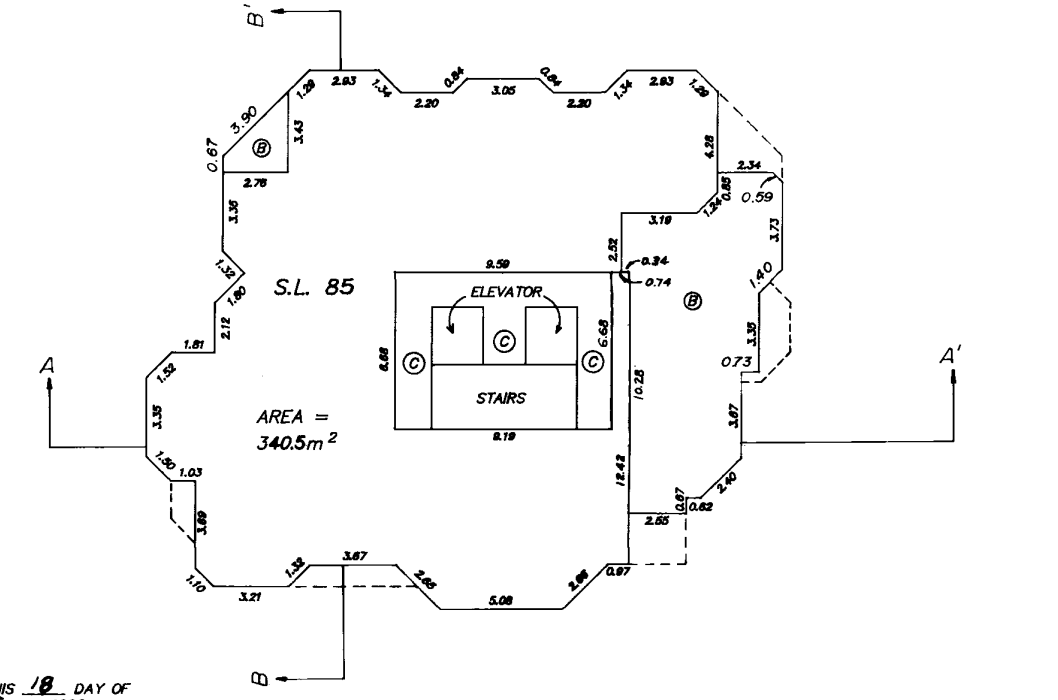
STRATA PLAN VAS 2801

TWENTY-FOURTH FLOOR

SCALE 1:200



TWENTY-FIFTH FLOOR



DATED THIS 18 DAY OF OCT 1990.

B.C.L.S.

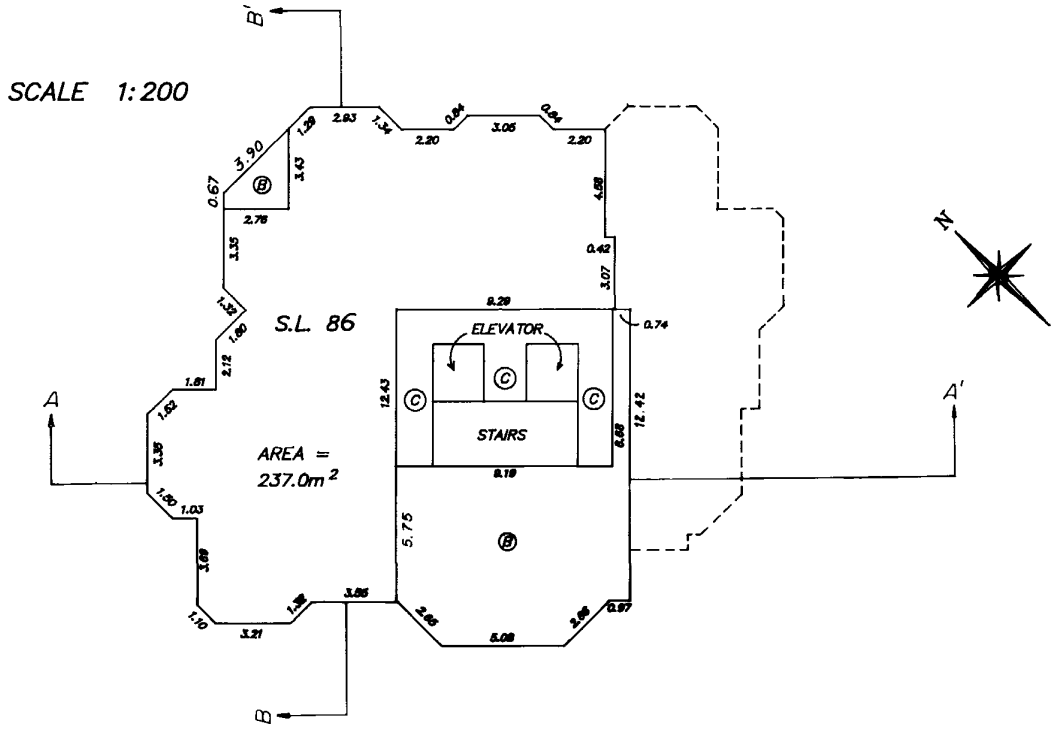
SOUKUP ASSOCIATES
B.C.LAND SURVEYORS
3 – 10318 E. WHALLEY RING ROAD
SURREY, B.C. V3T 4H4
TEL 581 4245 FAX 588 5977
FILE 1571-13

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

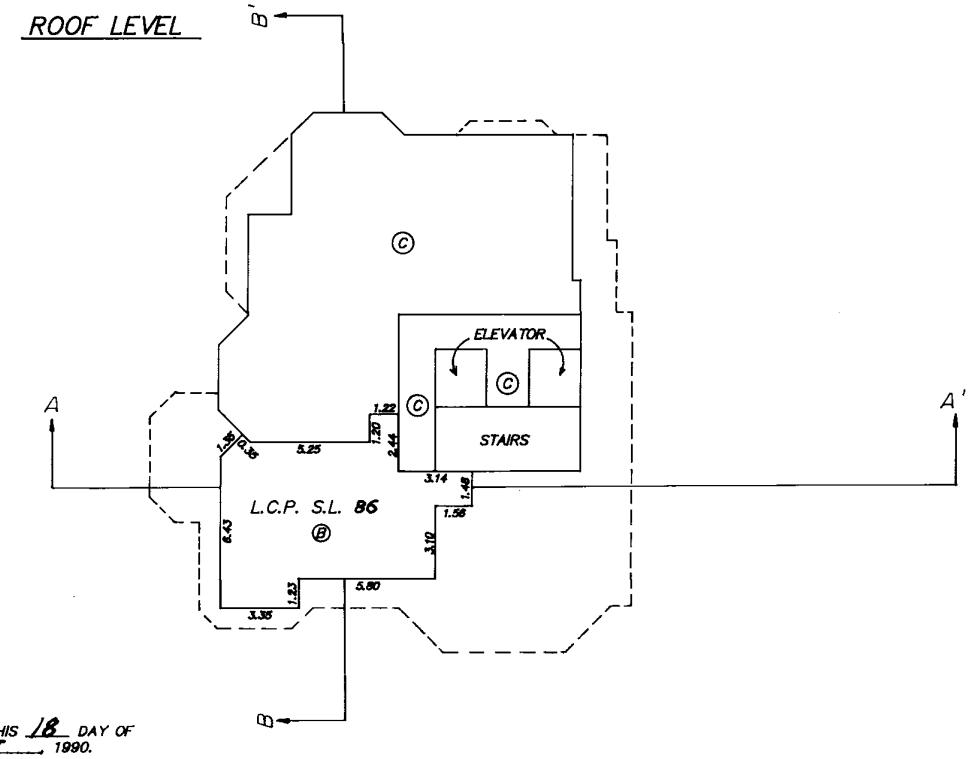
STRATA PLAN VAS 2801

TWENTY-SIXTH FLOOR

SCALE 1:200



ROOF LEVEL



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 1571-14

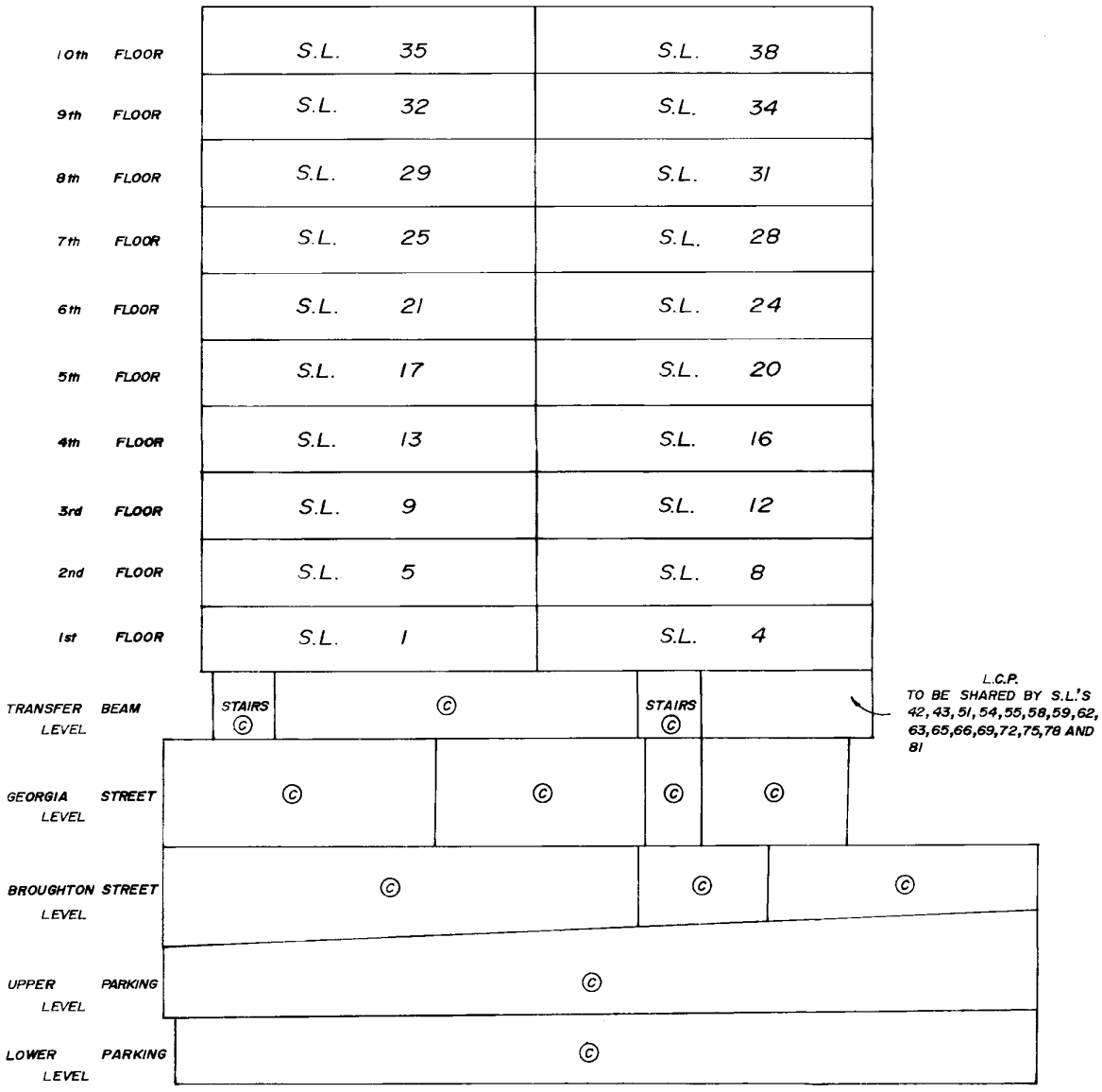
Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

SECTION PLANS

SCALE : 1 : 200

STRATA PLAN VAS 2801

FOR CONTINUATION
SEE SHEET 24



SECTION A-A'

DATED THIS 18 DAY OF
OCT 1990.

B.C.L.S.

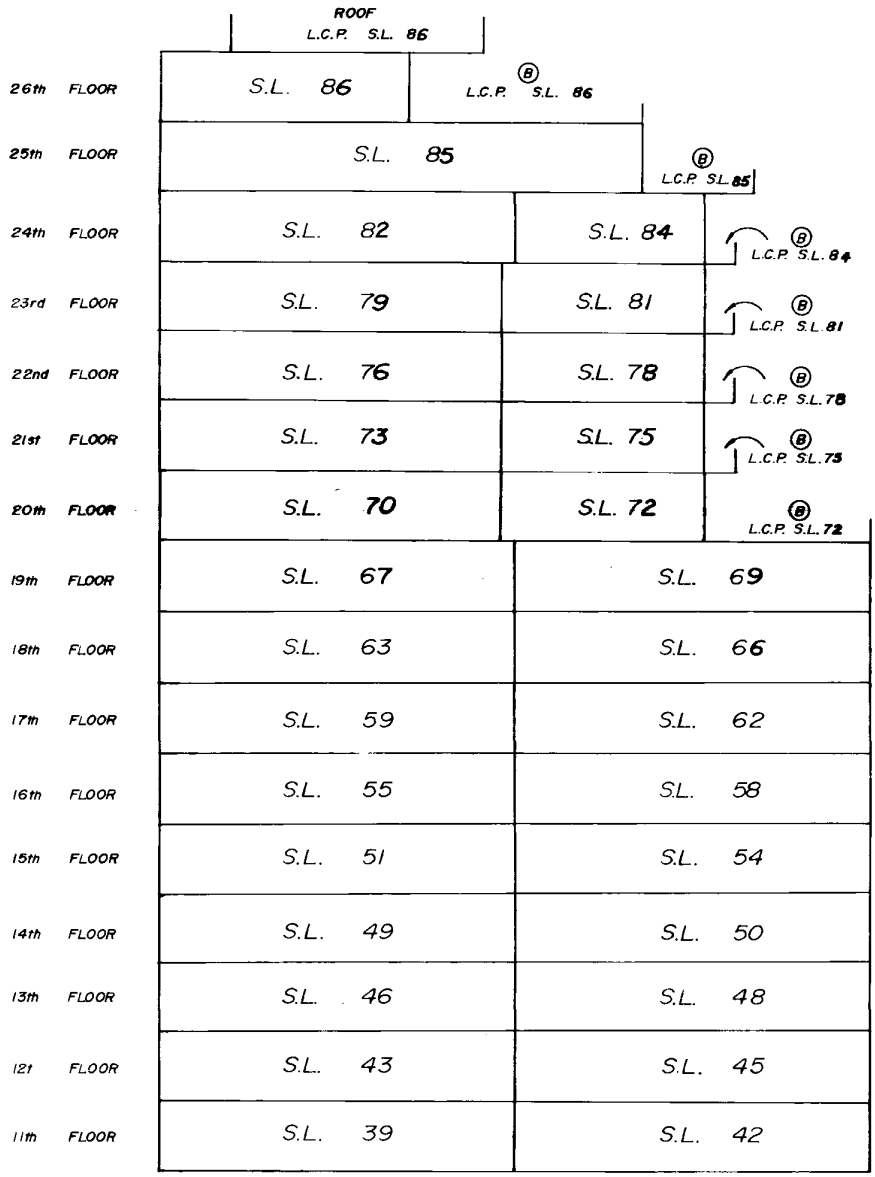
FILE: 1571

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

SECTION PLANS

SCALE : 1 : 200

STRATA PLAN VAS 2801



FOR CONTINUATION SEE SHEET 23

SECTION A-A'

DATED THIS 18 DAY OF
Oct. 1990.

B.C.L.S.

FILE : 1571

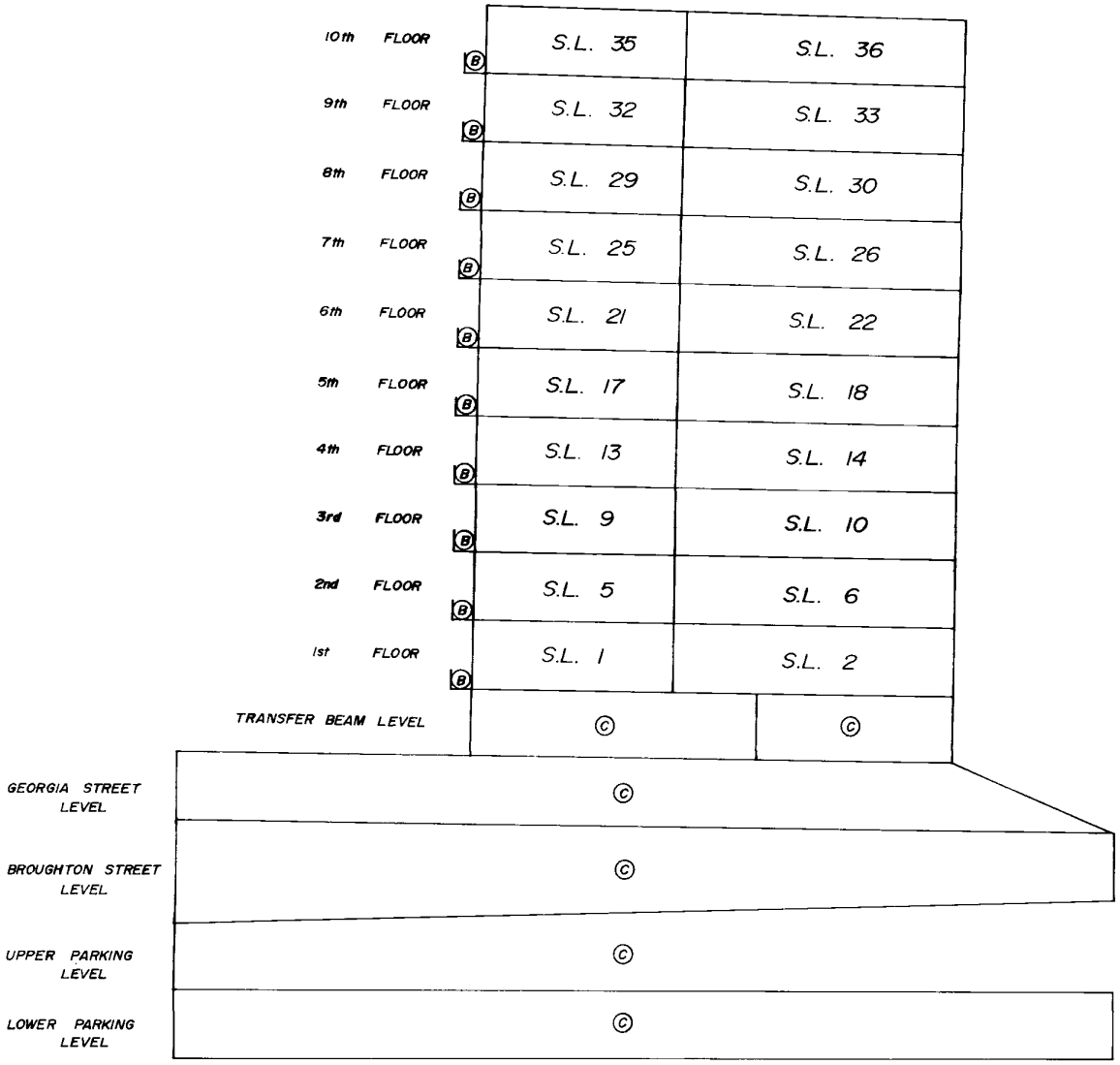
Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

SECTION PLANS

SCALE : 1 : 200

STRATA PLAN VAS 2801

FOR CONTINUATION SEE SHEET 26



SECTION B - B'

DATED THIS 18 DAY OF OCT. 1990.

B.C.L.S

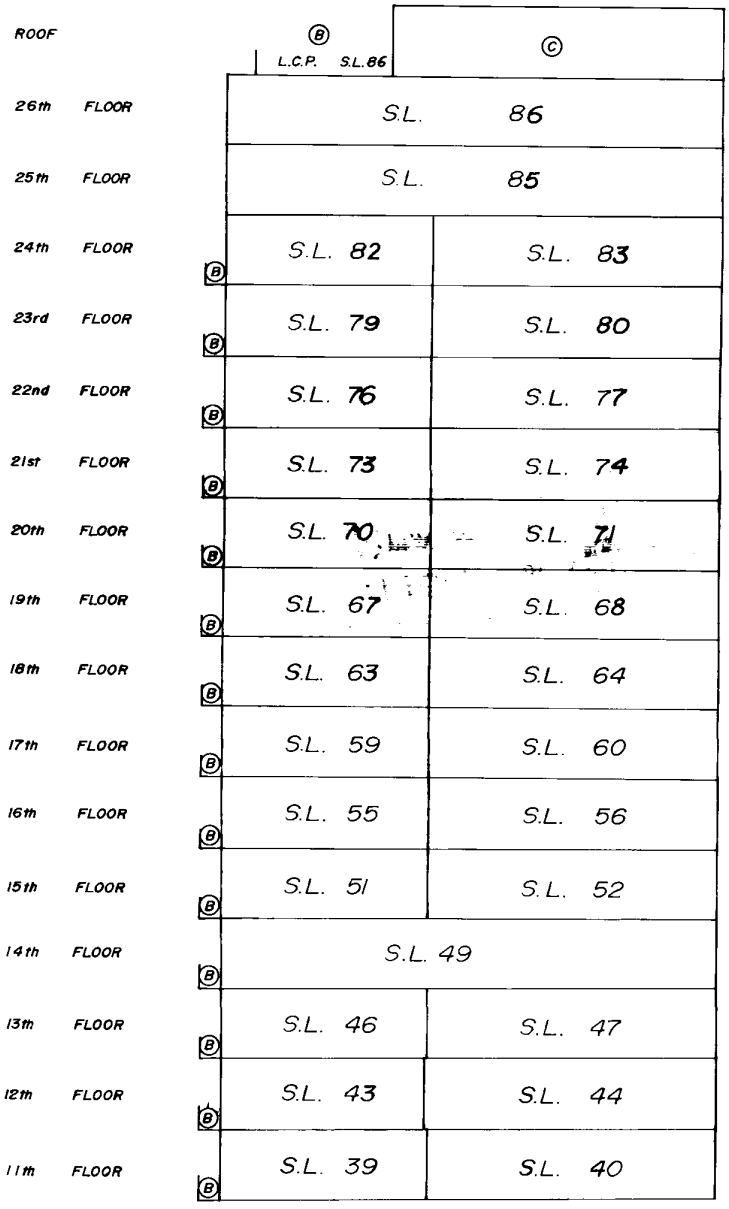
FILE: 1571

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

SECTION PLANS

SCALE : 1 : 200

STRATA PLAN VAS 2801



FOR CONTINUATION SEE SHEET 25

SECTION B-B'

DATED THIS 18 DAY OF OCT. 1990.

B.C.L.S.

FILE: 1571

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

STRATA PLAN VAS 2801

RECORD OF BY-LAWS AND ORDERS, ETC.

FILING		DOCUMENT	
NUMBER	DATE	DATE	NATURE AND PARTICULARS
BE330331	29·11·91		NOTIFICATION OF CHANGE OF BYLAWS/
DF BF495590	15·12·92	7·1·93	Notification of Change of Bylaws/B
DF BF495591	15·12·92	7·1·93	Notification of Change of Bylaws/B
BG430086	30/11/93	10/1/94	Change of Bylaws
BH253236	04.07.94	@ 4.14	CHANGE OF BYLAWS
BH442013	13.12.94		Change of Bylaws

DATED THIS 18 DAY OF OCT. 1990

B.C.L.S.

FILE: 1571-15

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45

Common Property Sheet Closed 31/10/95
Search ALLTOS2 or BC OnLine for Current Information. BC Reg. 76195
LINDA J. O'SHEA, Registrar
Vancouver/NewWestminster Land Title Districts

STRATA PLAN VAS 2801

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
322850M	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 322850M
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

B.C.L.S.

FILE: 1571-16

Status: Filed
Plan #: VAS2801 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-26 RQST: 2017-12-21 13.39.45