



This is the 3rd affidavit  
of Wen-Shih Yang in this case  
and was made on April 1, 2022

No. S1813807  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA  
IN BANKRUPTCY AND INSOLVENCY**

IN THE MATTER OF THE PART XIII OF THE  
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, C. B-6,  
AS AMENDED

AND

IN THE MATTER OF MASAHIKO NISHIYAMA  
BANKRUPT UNDER THE LAWS OF JAPAN

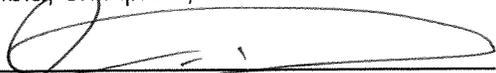
**AFFIDAVIT**

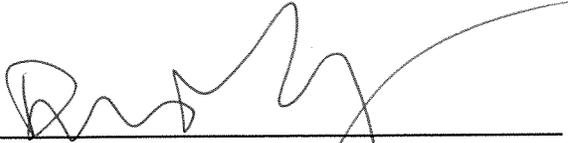
I, Wen-Shih Yang, Legal Administrative Assistant of 2800 Park Place, 666 Burrard Street, Vancouver, British Columbia, SWEAR THAT:

1. I am a legal administrative assistant employed by DLA Piper (Canada) LLP, solicitors for the Receiver and Trustee in this action, and therefore have personal knowledge of the matters herein after deposed, except where stated to be based on information and believe, and where so stated I do verily believe the same to be true.
2. Unless otherwise indicated, in this Affidavit I have used the same definitions as used in the Notice of Application of the Trustee and the Receiver, to be filed with this Affidavit.
3. Attached hereto and marked as **Exhibit "A"** is a true copy of the Notice of Application filed February 12, 2020.
4. Attached hereto and marked as **Exhibit "B"** is a true copy of the Requisition attaching the Receiver's First Report, filed on February 12, 2020.
5. Attached hereto and marked as **Exhibit "C"** is a true copy of the Affidavit of Personal Service, serving the City of Vancouver.
6. Attached hereto and marked as **Exhibit "D"** is a true copy of the Order of Justice Voith, pronounced on February 24, 2020.

7. Attached hereto and marked as **Exhibit "E"** is a true copy of the Oral Reasons for Judgment of Mr. Justice Voith made on March 27, 2020.

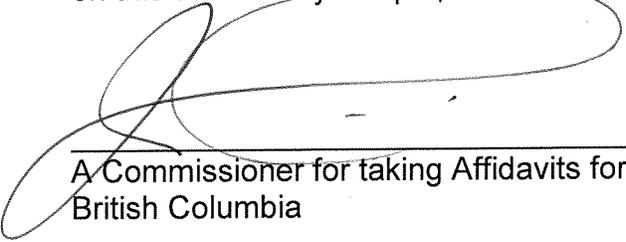
SWORN BEFORE ME at Vancouver, British Columbia, on April 1, 2022.

  
A Commissioner for taking Affidavits for British Columbia.

  
WEN-SHIH YANG

**JEFFREY BRADSHAW**  
*Barrister & Solicitor*  
**DLA Piper (Canada) LLP**  
666 Burrard Street, Suite 2800  
Vancouver, BC V6C 2Z7  
604.643.2941

This is **Exhibit "A"** referred to in the Affidavit of Wen-Shih Yang sworn before me at Vancouver, British Columbia on this the 1st day of April, 2022.



\_\_\_\_\_  
A Commissioner for taking Affidavits for  
British Columbia



Form 32 (Rule 8-1(4))

No. S-1813807  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA  
IN BANKRUPTCY AND INSOLVENCY**

**IN THE MATTER OF THE PART XIII OF THE  
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, C. B-6,  
AS AMENDED**

AND

**IN THE MATTER OF MASAHIKO NISHIYAMA,  
BANKRUPT UNDER THE LAWS OF JAPAN**

**NOTICE OF APPLICATION**

**Name of applicant:** Alvarez & Marsal Canada Inc. ("A&M" or the "Receiver"), in its capacity as the Court-appointed receiver over all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama ("Nishiyama" or the "Debtor") in Canada (the "Receiver") and Hiroshi Morimoto, Trustee over the bankruptcy estate of Masahiko Nishiyama (the "Trustee")

**To: All Parties of Record**

TAKE NOTICE that an application will be made by the Receiver to the presiding Judge at the courthouse at 800 Smithe Street, Vancouver, BC V6Z 2E1 on February 24, 2020, at 10:00 a.m. for the order(s) set out in Part 1 below, and in substantially the same form as set out in Schedule "A" attached hereto.

**Part 1: ORDER(S) SOUGHT**

*Service*

1. An Order that service of notice of this Application and supporting materials is hereby declared to be good and sufficient, and no other person is required to have been served with notice of this Application, and time for service of this Application is abridged to that actually given.

*Approval of Activities to Date*

2. An Order that the actions, conduct and activities of the Receiver set out in the First Report of the Receiver dated February 12, 2020, (the "Receiver's First Report") are approved and confirmed.

*Approval of the Sale of the Condo, Mercedes and Residual Personal Property*

3. An Order:

(a) approving the sale of:

- (i) 4102 – 1028 Barclay Street, Vancouver, BC, more particularly known and described as:

Parcel Identifier: 028-447-263  
Strata Lot 254, District Lot 185  
Group 1, New Westminster District,  
Plan BCS4016

(the "**Condo**"); and

- (ii) certain contents of the Condo, at set out Section 7 of the Contract of Purchase and Sale, a copy of which is attached to the Receiver's First Report as Appendix "F" (the "**Included Personal Property**")

to Yongling Duan (the "**Condo Purchaser**"), for a purchase price of \$4,330,000 (the "**Purchase Price**"); and

- (b) vesting all of the Debtor's and Sun Moon Management Ltd.'s ("**Sun Moon**") right, title and interest in the Condo and the Included Personal Property to the Condo Purchaser, free and clear from any and all security interests, hypothecs, mortgages, trusts or deemed trusts, liens, executions, levies, charges or other financial or monetary claims;
- (c) that the proceeds of the Condo shall stand in place of the Condo and, after the usual adjustments between seller and buyer, the proceeds shall be paid to the Receiver, in trust, and shall be paid out in accordance with the following priorities without further Order:
- (i) first, any arrears of taxes, fees and levies, utilities and services, interest and penalties thereon;
- (ii) second, the real estate commission due on this sale of 7% of the first \$100,000.00 and 2 ½% on the remainder of the gross selling price, plus GST thereon, or such lesser amount as maybe agreed to between the Receiver and the listing realtor;
- (iii) third, to the Receiver for all disbursements related to the possession, preservation, maintenance, upkeep and sale of the Condo; and
- (iv) the balance then remaining of the proceeds of the sale of the Condo, and Included Personal Property to be paid to the Trustee to the credit of the Japanese bankruptcy proceedings and to be held by the Trustee pending further order, authorization, or approval of the Japanese Court or agreement of the Trustee and Kinoshita;

- (d) authorizing and directing the Receiver to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the conveyance to the Condo Purchaser.
- (e) authorizing and directing the Receiver to sell or dispose of the remaining contents of the Condo that are not Included Personal Property (the "**Residual Personal Property**") in its possession; and
- (f) authorizing and directing the Receiver to sell the Mercedes S550 vehicle, VIN WDDNG8GB0AA343089, registered to Hatsumi Nakajima, (the "**Mercedes**") , to Maynards Industries Canada Ltd. ("**Maynards**") on the terms as set out in the Draft Bill of Sale (Absolute) attached to the First Receiver's Report as Appendix "G".

## **Part 2: FACTUAL BASIS**

### **Background**

1. On December 21, 2018, the Supreme Court of British Columbia (the "**Court**"), granted an order (the "**Recognition Order**") pursuant to sections 269 and 270 of the *Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3*, as amended (the "**BIA**") recognizing in British Columbia the following:
  - (a) the bankruptcy proceedings of Nishiyama commenced in the Kyoto District Court in Japan on February 10, 2016, (the "**Foreign Proceedings**") as the foreign main proceedings; and
  - (b) Hiroshi Morimoto, the trustee over the bankruptcy estate of Nishiyama in Japan (the "**Trustee**"), as the foreign representative in respect of the Foreign Proceedings.
2. Pursuant to an Order pronounced on February 14, 2019, (the "**Receivership Order**") by the Honorable Mr. Justice Voith of the Court, and upon application of the Trustee, Alvarez & Marsal Canada Inc. was appointed as the Receiver of the assets, undertakings and property legally or beneficially owned by Nishiyama in Canada, including all proceeds (the "**Property**") pursuant to subsection 272(1) of the BIA. These proceedings are hereinafter referred to more generally as the "**Receivership Proceedings**".
3. An Order pronounced on July 19, 2019, provides for, among other things:
  - (a) the assets and property of Sun Moon represent Property of the Debtor, including the Condo; and
  - (b) the Mercedes is Property of the Debtor.
4. Nishiyama is a bankrupt citizen of Japan who carried on business both in his own name and through a number of corporations. On June 22, 2016, the Courts in Japan found Nishiyama guilty of certain acts pursuant to the *Penal Code* in Japan, such as purposely concealing assets and conspiring with others to move assets out of Japan and into

foreign jurisdictions, and in doing so, Nishiyama obstructed compulsory execution against these assets in Japan.

5. The Receivership Order authorizes the Receiver to solicit offers in respect of the Debtor's property, to sell any parts thereof with approval of this Honourable Court, and to apply for any vesting orders or other orders necessary to convey the Property or any part or parts thereof.

#### **Outline of Receiver's Activities to Date**

6. Beginning on February 14, 2019, the Receiver:
  - (a) secured and took possession of the contents of a safety deposit box (the "SDB") bearing number 8876 located at the Royal Bank of Canada ("RBC") branch 00010 in Vancouver, British Columbia;
  - (b) held various discussions and meetings with RBC and its legal counsel regarding the SDB;
  - (c) received and collected all monies recovered from the SDB;
  - (d) opened trust accounts;
  - (e) secured the premises of the Condo, all of its contents, and the Mercedes, over which it was appointed, undertook various conservatory and protective measures including various correspondence and meetings with the property manager, strata and the strata's legal counsel;
  - (f) arranged for the locks to be changed for the Condo;
  - (g) opened new utility accounts for the Condo;
  - (h) obtained secured off-site storage unit for contents of the Condo in preparation for the sales process;
  - (i) obtained insurance coverage for the Condo and its contents stored on- and off-site;
  - (j) took inventory of the Property, as well as retained, reviewed, indexed and digitized books and records, and other information recovered from the SDB, Condo and Mercedes, took photos and videos of the Property, and created a data room for information to be shared with the Trustee, Trustee's legal counsel, and/or the unsecured creditor and its legal counsel;
  - (k) issued notices to third parties who may hold property, documents, records or other information relating to the Property or affairs of the Debtor including financial institutions, service providers and other parties;
  - (l) conducted a claims process for personal property located at the Condo and Mercedes and held various discussions with a claimant's legal counsel;

- (m) facilitated the retrieval of personal possessions claimed by an associate of the Debtor, Hatsumi Kinoshita;
- (n) contacted various potential interested parties for the Mercedes and arranged site visits;
- (o) reviewed invoices; made necessary payments including strata fee arrears and maintained a ledger of cash receipts and disbursements;
- (p) set up the Receiver's Website and Service List at [www.alvarezandmarsal.com/nishiyama](http://www.alvarezandmarsal.com/nishiyama) and updated it with pertinent information relating to the Receivership Proceedings;
- (q) reviewed and considered property tax matters including speculation and vacancy taxes under provincial and municipal regulations;
- (r) held discussions and attended meetings with the Trustee and its agents to assist with various matters; and
- (s) attended to various statutory notices pursuant to the BIA, including mailing a Notice and Statement of Receiver and posting a copy on the Receiver's Website.

#### *Real Property*

7. Pursuant to a Court order granted on July 19, 2019, the Debtor owns the assets and property held in the name of Sun Moon, including the Condo located at #4102 – 1028 Barclay Street, Vancouver, British Columbia.
8. The Receiver had the real property appraised and obtained a market valuation report completed by Niemi Laporte & Dowle Appraisals Ltd. (the "**Condo Appraisal**") dated July 29, 2019, which suggested a market value of \$4,750,000. A copy of the Condo Appraisal is attached to the Receiver's First Report as Appendix "B".
9. The 2020 property tax assessment valued the Condo at \$4,524,000 as at July 1, 2019, (the "**Property Tax Assessment**"), a copy of which is attached to the Receiver's First Report as Appendix "C".

#### *Condo Sales Process Undertaken*

10. The Receiver requested proposals from five listing brokerages and/or agents and upon review and with consultation with the Trustee, retained Oakwyn Realty Downtown Ltd. (the "**Listing Agent**") to market the Condo through the Multiple Listing Service ("**MLS**") and the Listing Agent's own website, which included property features, photos and video of the unit. A copy of the Listing Agent's proposal is attached to the Receiver's First Report as Appendix "A".
11. On the advice of the Listing Agent, and based on the Condo Appraisal and the Property Tax Assessment, the Condo was listed for sale at a starting price of \$4,999,000 on October 7, 2019.

12. The Listing Agent, on behalf of the Receiver, undertook the following marketing activities which is further detailed in their sales report dated January 17, 2020, and attached to the Receiver's First Report as Appendix "D":
- (a) arranged for the unit to be professionally staged, cleaned and photographed;
  - (b) through MLS, the listing was automatically emailed out to 489 parties and made publicly available online resulting in over 1,300 views, of which there were almost 900 unique views by prospective purchasers;
  - (c) sent an email of the sales listing to a database of contacts, which comprised of approximately 4,000 parties;
  - (d) advertised the sales listing on various social media platforms;
  - (e) hosted an exclusive open house to introduce the Condo to top luxury realtors in Vancouver which resulted in 50 realtors, along with some of their clients, attending and viewing the property; and
  - (f) coordinated multiple site visits with 10 private showings to date, including three second viewings.

*Proposed Sale of the Condo and the Included Personal Property*

13. After being on the market for 73 days, on December 19, 2019, the Receiver received an offer from the Condo Purchaser, who is originally from China and currently residing in Maple Ridge, British Columbia, with an initial purchase price of \$4,200,000. After some negotiation, consultation with the Trustee, and multiple counteroffers, the Receiver accepted the offer at a purchase price of \$4,330,000 on December 31, 2019. A copy of the Accepted Offer is attached to the Receiver's First Report as Appendix "E".
14. The material terms of the Accepted Offer are as follows:
- (a) the purchase price is \$4,330,000;
  - (b) the Condo Purchaser offers to purchase all of the Receiver's interest in the Condo free and clear of any encumbrances with certain exceptions including subsisting conditions, provisos, restrictions, exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities;
  - (c) the transaction includes all contents of the Condo including furnishings, appliances, fixtures and décor;
  - (d) the completion date for the sale will be March 9, 2020, subject to approval by this Honourable Court;
  - (e) a deposit of \$250,000 (5.8% of the purchase price) has been remitted to the Listing Agent to be held in trust pending completion of the transaction; and

- (f) the sale is "as is, where is" with no representations and warranties provided by the Receiver.
15. The Receiver's review of the Accepted Offer included consideration of the following:
- (a) the results of the marketing efforts undertaken by an established and market leading real estate listing broker;
  - (b) third party valuations and other indications of value such as the Condo Appraisal and Property Tax Assessment which suggested market values in July 2019, of \$4,750,000 and \$4,500,000, respectively;
  - (c) the continued gradual decline in current market conditions in the Vancouver residential real estate market;
  - (d) the construction of several new high-rise residential buildings in the surrounding neighbourhoods resulting in increased noise and traffic and obstructed views from the Condo;
  - (e) the potential for the Receiver to incur additional holding costs in respect of the Condo if the transaction was not concluded in a timely manner including preservation costs and professional fees; and
  - (f) the proposed timing to complete the sale transaction.
16. Based on the considerations above, the Receiver is of the view that the Condo was marketed comprehensively and in a manner which was fair and reasonable, that the market had been adequately canvassed for potential purchasers and that the transaction contemplated by the Accepted Offer is in the best interest of the estate.
17. The Receiver recommends that the Court approve the Accepted Offer such that Condo Purchaser can purchase the Condo in accordance with its terms.
18. It is the Receiver's understanding that the Trustee also recommends approval of the Accepted Offer.

*Personal Property*

19. The Debtor's personal property includes the Included Personal Property and the Residual Personal Property. The Included Personal Property is included in the Accepted Offer, and the Residual Personal Property is stored off-site.
20. The Receiver obtained an appraisal of the Residual Personal Property that suggests the Residual Personal Property has a nominal value. The storage cost of the Residual Personal Property is approximately \$200 per month.
21. The Receiver is seeking authorization and direction to sell or dispose of the Residual Personal Property.

*Mercedes*

22. Pursuant to an Order pronounced on July 19, 2019, the Debtor's Property includes the Mercedes.
23. The Receiver obtained the Black Book value of the Mercedes which indicated a fair market value of \$23,000 and an appraisal prepared by Maynards Appraisals Ltd. dated August 15, 2019 (the "**Maynards Appraisal**") which suggested a forced liquidation value of \$15,000. The Receiver requested offers from select auto dealers and received offers ranging from \$12,000 to \$16,000. The Receiver has received an offer from Maynards to purchase the Mercedes for a price of \$16,000 on the terms set out in the Draft Bill of Sale (Absolute).
24. The Mercedes is currently stored at a parking space assigned to the Condo. When the Condo is sold, the Receiver will have to move the vehicle to other secure storage and will incur the associated costs of vehicle storage.
25. The registered owner of the vehicle has disclaimed their interest in the Mercedes, legal or otherwise, and at the date of the Receiver's First Report, there are no liens or encumbrances registered on title. The Personal Property Registry Search dated January 23, 2020 is attached to the Receiver's First Report as Appendix "F".
26. The Receiver recommends that the Court approve the sale of the Mercedes to Maynards on the terms set out in the Bill of Sale (Absolute).

*Receiver's Interim Statement of Cash Receipts and Disbursements*

27. The Receiver's interim statement of cash receipts and disbursements for the period of February 14, 2019, to January 15, 2020, is summarized in the Receiver's First Report. The Receiver held a closing cash balance at approximately \$76,748 and includes approximately USD \$16,800 translated into CAD at the foreign exchange rate of 1.305.

**Part 3: LEGAL BASIS**

1. The Receivership Order and all other Orders made in these proceedings;
2. *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3;
3. *Law and Equity Act*, R.S.B.C. 1996, c. 250;
4. *Romspen Mortgage Corp. v. Lantzville Foothills Estates Inc.*, 2013 BCSC 2222;
5. *Bancorp Income Mortgage Fund Ltd. v. Central Manor Holdings Ltd.*, 2011 BCSC 126;
6. *Supreme Court Civil Rules*; and
7. The inherent jurisdiction of this Court.

**Part 4: MATERIAL TO BE RELIED ON**

1. The Receiver's First Report dated February 12, 2020.

2. Such further and other materials as counsel may advise and this Honourable Court may permit

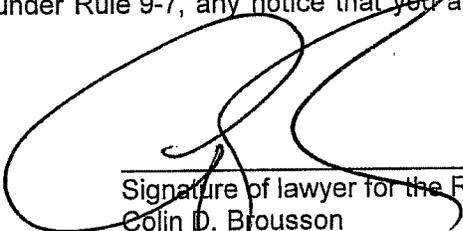
The Receiver estimates that this application will take 2 Hours.

- This matter is within the jurisdiction of a master.
- This matter is not within the jurisdiction of a master.

TO THE PERSONS RECEIVING THIS NOTICE OF APPLICATION: If you wish to respond to this notice of application, you must, within 5 business days after service of this notice of application or, if this application is brought under Rule 9-7, within 8 business days after service of this notice of application,

- (a) file an application response in Form 33,
- (b) file the original of every affidavit, and of every other document, that
  - (i) you intend to refer to at the hearing of this application, and
  - (ii) has not already been filed in the proceeding, and
- (c) serve on the applicant 2 copies of the following, and on every other party one copy of the following:
  - (i) a copy of the filed application response;
  - (ii) a copy of each of the filed affidavits and other documents that you intend to refer to at the hearing of this application and that has not already been served on that person;
  - (iii) if this application is brought under Rule 9-7, any notice that you are required to give under Rule 9-7(9).

Date: February 12, 2020

  
\_\_\_\_\_  
Signature of lawyer for the Receiver  
Colin D. Brousson  
Gowling WLG (Canada) LLP

To be completed by the court only:

Order made

in the terms requested in paragraphs \_\_\_\_\_ of Part 1 of this notice of application

with the following variations and additional terms:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_ Signature of  Judge  Master

**APPENDIX**

**THIS APPLICATION INVOLVES THE FOLLOWING:**

- discovery: comply with demand for documents
- discovery: production of additional documents
- other matters concerning document discovery
- extend oral discovery
- other matter concerning oral discovery
- amend pleadings
- add/change parties
- summary judgment
- summary trial
- service
- mediation
- adjournments
- proceedings at trial
- case plan orders: amend
- case plan orders: other
- experts

SCHEDULE "A"

No. S-1813807  
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA  
IN BANKRUPTCY AND INSOLVENCY

IN THE MATTER OF THE PART XIII OF THE  
*BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, C. B-6,  
AS AMENDED

AND

IN THE MATTER OF MASAHIKO NISHIYAMA,  
BANKRUPT UNDER THE LAWS OF JAPAN

ORDER MADE AFTER APPLICATION

BEFORE THE HONOURABLE	)	MONDAY, THE 24 <sup>TH</sup> DAY
	)	
MR. JUSTICE VOITH	)	OF FEBRUARY, 2020

ON THE APPLICATION of Alvarez & Marsal Canada Inc., in its capacity as the Court-appointed Receiver over all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada (the "**Receiver**"), and Hiroshi Morimoto, Trustee over the bankruptcy estate of Masahiko Nishiyama (the "**Trustee**"), coming on for hearing before me this day, at 800 Smithe Street, Vancouver, British Columbia; AND ON HEARING Colin D. Brousson, counsel for the Receiver and Trustee, Todd Brayer, counsel for Hatsumi Kinoshita ("**Kinoshita**"); Cody Reedman, counsel for Masahiko Nishiyama and Robert Richardson, counsel for The Resolution and Collection Corporation ("**RCC**"); AND UPON READING the Pleadings filed to date;

THIS COURT ORDERS that:

1. service of notice of this Application and supporting materials is hereby declared to be good and sufficient, and no other person is required to have been served with notice of this Application, and time for service of this Application is abridged to that actually given;

2. the actions, conduct and activities of the Receiver set out in the Receiver's First Report are approved and confirmed.
3. the execution and completion of the Contract of Purchase and Sale, dated December 19, 2019, between Alvarez & Marsal Canada Inc. and Yongling Duan (the "**Purchaser**"), attached as Appendix "A" hereto (the "**Condo Agreement**"), concerning the sale of:
  - (a) certain personal property, including household furnishings, decorations, and appliances, and other as set out in the Condo Agreement, (the "**Included Personal Property**"); and
  - (b) the lands and premises legally described as:

Parcel Identifier: 028-447-263  
Strata Lot 254, District Lot 185  
Group 1, New Westminster District,  
Plan BCS4016

(the "**Condo**")

to the Purchaser is hereby approved;

4. upon
  - (a) completion of the Condo Agreement,
  - (b) presentation of a certified copy of this Order for registration in the New Westminster Land Title Office, and
  - (c) delivery by the Receiver to the Purchaser of a bill of sale for the Included Personal Property,

all of the right, title and interest of Nishiyama, Sun Moon Management Ltd. in and to the Included Personal Property and the Condo shall vest absolutely in Purchaser in fee simple, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "**Claims**") including,

without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Order of this Court; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* of British Columbia or any other personal property registry system; and (iii) those Claims listed on Appendix "B" hereto (all of which are collectively referred to as the "**Encumbrances**", which term shall not include the permitted encumbrances, easements and restrictive covenants listed on Appendix "C" hereto), and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Included Personal Property and the Condo are hereby expunged and discharged as against the Included Personal Property and the Condo;

5. upon presentation for registration in the New Westminster Land Title Office of a certified copy of this Order, together with a letter from Gowling WLG (Canada) LLP the solicitors for the Trustee, authorizing registration of this Order, the British Columbia Registrar of Land Titles is hereby directed to:
  - (a) enter the Purchaser as the owner of the Condo, together with all buildings and other structures, facilities and improvements located thereon and fixtures, systems, interests, licenses, rights, covenants, restrictive covenants, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed or appurtenant thereto, in fee simple in respect of the Condo; and
  - (b) having considered the interest of third parties, to discharge, release, delete and expunge from title to the Condo all of the registered Encumbrances except for those listed in Appendix "C";
  
6. the proceeds of the Condo shall stand in place and stead of the Condo and, after the usual adjustments between seller and buyer, the proceeds shall be paid to the Receiver, in trust, and shall be paid out in accordance with the following priorities without further Order:
  - (a) first, any arrears of taxes, fees and levies, utilities and services, interest and penalties thereon;

- (b) second, the real estate commission due on this sale of 7% of the first \$100,000.00 and 2 ½% on the remainder of the gross selling price, plus GST thereon, or such lesser amount as maybe agreed to between the Receiver and the listing realtor;
  - (c) third, to the Receiver for all disbursements related to the possession, preservation, maintenance, upkeep and sale of the Condo;
  - (d) fourth, the balance then remaining of the proceeds of the sale of the Condo and Included Personal Property to be paid to the Trustee to the credit of the Japanese bankruptcy proceedings and to be held by the Trustee pending further order of the Japanese Court or agreement of the Trustee and Kinoshita.
7. an Order authorizing and directing the Receiver to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the conveyance to the Condo Purchaser.
  8. vacant possession of the Included Personal Property and the Condo shall be delivered by the Receiver to the Purchaser at 11:00 a.m. on the Possession Date (as defined in the Condo Agreement), subject to the permitted encumbrances as set out in the Condo Agreement and listed on Appendix "C";
  9. the Receiver, with the consent of the Purchaser, shall be at liberty to extend the Closing Date to such later date as those parties may agree without the necessity of a further Order of this Court;
  10. the execution and completion of the Bill of Sale (Absolute), attached as Appendix "D" hereto, relating to the sale of the Mercedes S550 vehicle, VIN WDDNG8GB0AA343089, to Maynards Industry Canada Ltd. is hereby approved; and
  11. the Receiver shall be at liberty to liquidate or dispose of the remaining personal property from the Condo that is not Included Personal Property (the "**Residual Personal Property**").
  12. THIS COURT HEREBY REQUESTS the aid and recognition of any court, tribunal, regulatory or administrative body, wherever located, to give effect to this Order and to

assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order; and

13. the Receiver or any other party have liberty to apply for such further or other directions or relief as may be necessary or desirable to give effect to this Order.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

\_\_\_\_\_  
Counsel for Alvarez & Marsal Canada Inc,  
Receiver, and Hiroshi Morimoto, Trustee  
Colin D. Brousson

BY THE COURT

REGISTRAR

\_\_\_\_\_  
Counsel for Hatsumi Kinoshita  
Todd Brayer

\_\_\_\_\_  
Counsel for Masahiko Nishiyama  
Cody Reedman

\_\_\_\_\_  
Counsel for The Resolution and Collection  
Corporation  
Robert Richardson

**CONTRACT OF PURCHASE AND SALE  
INFORMATION ABOUT THIS CONTRACT**

**THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE CONTRACT AND SHOULD NOT AFFECT THE PROPER INTERPRETATION OF ANY OF ITS TERMS.**

- CONTRACT:** This document, when signed by both parties, is a legally binding contract. **READ IT CAREFULLY.** The parties should ensure that everything that is agreed to is in writing.
- DEPOSIT(S):** Section 28 of the *Real Estate Services Act* requires that money held by a brokerage in respect of a real estate transaction for which there is an agreement between the parties for the acquisition and disposition of the real estate be held by the brokerage as a stakeholder. The money is held for the real estate transaction and not on behalf of one of the parties. If a party does not remove a subject clause, the brokerage requires the written agreement of both parties in order to release the deposit. If both parties do not sign the agreement to release the deposit, then the parties will have to apply to court for a determination of the deposit issue.
- COMPLETION:** (Section 4) Unless the parties are prepared to actually meet at the Land Title Office and exchange title documents for the Purchase Price, it is, in every case, advisable for the completion of the sale to take place in the following sequence:
  - The Buyer pays the Purchase Price or down payment in trust to the Buyer's Lawyer or Notary (who should advise the Buyer of the exact amount required) several days before the Completion Date and the Buyer signs the documents.
  - The Buyer's Lawyer or Notary prepares the documents and forwards them for signature to the Seller's Lawyer or Notary who returns the documents to the Buyer's Lawyer or Notary.
  - The Buyer's Lawyer or Notary then attends to the deposit of the signed title documents (and any mortgages) in the appropriate Land Title Office.
  - The Buyer's Lawyer or Notary releases the sale proceeds at the Buyer's Lawyer's or Notary's office.

Since the Seller is entitled to the Seller's proceeds on the Completion Date, and since the sequence described above takes a day or more, it is strongly recommended that the Buyer deposits the money and the signed documents AT LEAST TWO DAYS before the Completion Date, or at the request of the Conveyancer, and that the Seller delivers the signed transfer documents no later than the morning of the day before the Completion Date.

While it is possible to have a Saturday Completion Date using the Land Title Office's Electronic Filing System, parties are strongly encouraged NOT to schedule a Saturday Completion Date as it will restrict their access to fewer lawyers or notaries who operate on Saturdays; lenders will generally not fund new mortgages on Saturdays; lenders with existing mortgages may not accept payouts on Saturdays; and other offices necessary as part of the closing process may not be open.

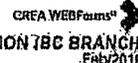
- POSSESSION:** (Section 5) the Buyer should make arrangements through the real estate licensee for obtaining possession. The Seller will not generally let the Buyer move in before the Seller has actually received the sale proceeds. Where residential tenants are involved, Buyers and Sellers should consult the *Residential Tenancy Act*.
- TITLE:** (Section 9) It is up to the Buyer to satisfy the Buyer on matters of zoning or building or use restrictions, toxic or environmental hazards, encroachments on or by the Property and any encumbrances which are staying on title before becoming legally bound. It is up to the Seller to specify in the Contract if there are any encumbrances, other than those listed in Section 9, which are staying on title before becoming legally bound. If you as the Buyer are taking out a mortgage, make sure that title, zoning and building restrictions are all acceptable to your mortgage company. In certain circumstances, the mortgage company could refuse to advance funds. If you as the seller are allowing the Buyer to assume your mortgage, you may still be responsible for payment of the mortgage, unless arrangements are made with your mortgage company.
- CUSTOMARY COSTS:** (Section 15) In particular circumstances there may be additional costs, but the following costs are applicable in most circumstances:

Costs to be Borne by the Seller	Costs to be Borne by the Buyer
Lawyer or Notary Fees and Expenses:	Lawyer or Notary Fees and Expenses:
- attending to execution documents.	- appraisals (if applicable)
Costs of clearing title, including:-	- Land Title Registration fees.
- investigating title,	Fire Insurance Premium.
- discharge fees charged by	Sales Tax (if applicable).
encumbrance holders,	Property Transfer Tax.
- prepayment penalties.	Goods and Services Tax (if applicable).
Real Estate Commission (plus GST).	
Goods and Services Tax (if applicable).	

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In addition to the above costs there may be financial adjustments between the Seller and the Buyer pursuant to Section 6 and additional taxes payable by one or more of the parties in respect of the Property of the transaction contemplated hereby (eg. empty home tax and speculation tax).

- CLOSING MATTERS:** The closing documents referred to in Sections 11, 11A and 11B of this Contract will, in most cases, be prepared by the Buyer's Lawyer or Notary and provided to the Seller's Lawyer or Notary for review and approval. Once settled, the lawyers/notaries will arrange for execution by the parties and delivery on or prior to the Completion Date. The matters addressed in the closing documents referred to in Sections 11A and 11B will assist the lawyers/notaries as they finalize and attend to various closing matters arising in connection with the purchase and sale contemplated by this Contract.
- RISK:** (Section 18) The Buyer should arrange for insurance to be effective as of 12:01 am the Completion Date.
- FORM OF CONTRACT:** This Contract of Purchase and Sale is designed primarily for the purchase and sale of freehold residences. If your transaction involves: a house or other building under construction, a lease, a business, an assignment, other special circumstances (including the acquisition of land situated on a First Nations reserve).  
Additional provisions, not contained in this form, may be needed, and professional advice should be obtained. A Property Disclosure Statement completed by the Seller may be available.
- REALTOR® Code, Article 11:** A REALTOR® shall not buy or sell, or attempt to buy or sell an interest in property either directly or indirectly for himself or herself, any member of his or her immediate family, or any entity in which the REALTOR® has a financial interest, without making the REALTOR®'s position known to the buyer or seller in writing. **Real Estate Council Rules 5-9:** If a licensee acquires, directly or indirectly, or disposes of real estate, or if the licensee assists an associate in acquiring, directly or indirectly, or disposing of real estate, the licensee must make a disclosure in writing to the opposite party before entering into any agreement for the acquisition or disposition of the real estate.
- RESIDENCY:** When completing their residency and citizenship status, the Buyer and the Seller should confirm their residency and citizenship status and the tax implications thereof with their Lawyer/Accountant.
- AGENCY DISCLOSURE:** (Section 21) all Designated Agents/Licensees with whom the Seller or the Buyer has an agency relationship, should be listed. If additional space is required, list the additional Designated Agents/Licensees on an addendum to the Contract of Purchase and Sale.





THE CANADIAN  
BAR ASSOCIATION  
British Columbia Branch

### CONTRACT OF PURCHASE AND SALE

BROKERAGE: Oakwyn Realty Ltd. DATE: 12/19/2019  
ADDRESS: 3195 Oak Street Vancouver PC: V6H2L2 PHONE: (604) 620-6788  
PREPARED BY: Jason Shang MLS® NO: R2411678

SELLER: <u>Alvarez &amp; Marsal Canada, Inc.</u>	BUYER: <u>YONGLING DUAN</u>
SELLER: _____	BUYER: _____
ADDRESS: <u>4102 1028 BARCLAY</u>	ADDRESS: <u>C/O Agency</u>
<u>Vancouver</u> <u>BC</u>	
PC: <u>V6H 0B1</u>	PC: <u>V6H2L2</u>
PHONE: _____	PHONE: _____
	OCCUPATION: _____

#### PROPERTY:

4102 1028 BARCLAY STREET  
UNIT NO. ADDRESS OF PROPERTY V6H 0B1  
Vancouver CITY/TOWN/MUNICIPALITY POSTAL CODE  
028-447-263 PID OTHER PID(S)

**STRATA LOT 254, PLAN BCS4016, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

#### LEGAL DESCRIPTION

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions: 4,330,000.00

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- PURCHASE PRICE:** The purchase price of the Property will be Three Million Three Hundred Thirty Thousand DOLLARS \$ 4,330,000.00 (Purchase Price)  
*Four Million Three Hundred Thirty Thousand*
- DEPOSIT:** A deposit of \$ 250,000.00 which will form part of the Purchase Price, will be paid within 24 hours of acceptance unless agreed as follows: within 24 hours upon subject removal in the form of a bank draft

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All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to Oakwyn Realty Ltd in Trust and held in trust in accordance with the provisions of the Real Estate Services Act. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that: (a) the Conveyancer is a Lawyer or Notary; (b) such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the Real Estate Services Act pending the completion of the transaction and not on behalf of any of the principals to the transaction; and (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

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1028 BARCLAY STREET 4102 Vancouver BC V6X 0B1 PAGE 2 of 8 PAGES  
PROPERTY ADDRESS

3. TERMS AND CONDITIONS: The purchase and sale of the Property includes the following terms and is subject to the following conditions:

~~Subject to a new first mortgage being made available to the Buyer on or before SUBJECT REMOVAL DATE, in the amount of \$ HOW MUCH THE CLIENT IS MORTGAGING, at an interest rate not to exceed % per annum.~~

**INSPECTION**  
Subject to the Buyer, on or before Jan 9, 2020 at the Buyer's expense, obtaining and approving an inspection report against any defects whose cumulative cost of repairs exceeds \$ 500.00 and which reasonably may adversely affect the Property's use or value. The Seller will allow access to the Property for this purpose on reasonable notice.

**INSURANCE**  
This offer is subject to the Buyer obtaining approval for fire/property insurance, on terms and at rates, satisfactory to the Buyer, on or before Jan 9, 2020.

**DOCUMENTS**  
Subject to the Buyer, on or before Jan 9, 2020 receiving and being satisfied with the following documents with respect to information that reasonably may adversely affect the use or value of the Strata Lot, including any bylaw, item for repair or maintenance, special levy, judgment or other liability, whether actual or potential:  
1. a Form "B" Information Certificate, issued within the last 30 days, attaching the Strata Corporation rules, current budget, the developer's Rental Disclosure Statement, and Depreciation Report if any;  
2. a copy of the registered Strata Plan, any amendments to the Strata Plan, and any resolutions dealing with changes to common property;  
3. the current bylaws, rules, financial statements of the Strata Corporation, and any section to which the Strata Lot belongs;  
4. the minutes of any meeting held between the period from NOV 2017 to NOV 2019 by the Strata Council, and by the members in annual, extraordinary or special general meetings, and by the members or the executive of any section to which the Strata Lot belongs;  
5. all copies of any engineers', depreciation reports or other consultants' reports concerning the Strata Corporation;  
6. a copy of the title search and with any charge or other feature, whether registered or not, that reasonably may affect the Property's use or value; and  
7. a copy of the Property Disclosure Statement (PDS), issued within the last 30 days, dated which is incorporated into and forms part of this Contract.

Immediately upon acceptance of this offer or counter-offer the Seller will authorize the Seller's Designated Agent/Licensee, to request, at the Seller's expense, complete copies of the documents listed above from the Strata Corporation or other sources and to immediately, upon receipt, or within 3 days of the acceptance of this offer or counter-offer, deliver the documents to the Buyer's Designated Agent/Licensee. In the event the Seller provides the documentation listed above after the date specified, but before the subject removal date, then the original date for subject removal will be extended to 3 business days after receipt of the documents.

The above conditions are for the sole benefit of the Buyer. All subjects written above will be satisfied or waived on or before the dates indicated above and failing which this Contract will be terminated, the parties will have no further obligations toward each other, and the Deposit, if any, will be immediately returned to the Buyer.

~~The Buyer acknowledges and accepts that on the Completion Date, the Buyer will receive copies containing, in addition to any encumbrance referred to in Clause 9 (TITLE) of this contract:  
1. any non-financial charge, and  
2. any financial charge payable by a utility on its right-of-way restrictive covenant, easement or other interest  
set out in the copy of the title search results that is attached to and forms part of this contract.~~

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the Real Estate Services Act.

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PROPERTY ADDRESS

3. **TERMS AND CONDITIONS:** The purchase and sale of the Property includes the following terms and is subject to the following conditions:

**SPECIAL LEVIES**  
In the amount lesser of the actual amount levied or \$50,000.00 of <sup>05</sup> UD AT  
If a special levy is approved before the Completion Date, the Seller will credit the Buyer with 200% of the special levy that the Buyer is obligated to pay under the Strata Property Act, regardless of whether the special levy is due or payable by lump sum or installments over time. The Seller hereby directs the Buyer to hold back such credit from the sale proceeds and to remit it to the Strata Corporation. If a special assessment has been proposed by way of Notice of Special General Meeting or by way of Notice of Annual General Meeting, but not passed by the Strata Corporation before the Completion Date, the Buyer may hold back the amount of the proposed assessment and either pay the amount to the Strata Corporation or, if the proposed special assessment is defeated, pay the amount to the Seller. *as limited above* AT UD

**AMENDMENT OF BYLAWS OR RULES**  
If prior to the Completion Date the Seller becomes aware of any notice of a resolution to amend the bylaws or rules of the Strata Corporation, or the bylaws or rules of a section to which the Strata Lot belongs, or any amendment to such bylaws or rules, that the Seller has not previously disclosed to the Buyer, the Seller will promptly deliver a copy of the relevant resolution or notice of resolution to the Buyer. <sup>05</sup> UD

~~**ALTERATIONS AND MODIFICATIONS**~~  
The Seller represents and warrants that during the time the Seller has owned the Property, there have been no unauthorized alterations or modifications to the Property and to the best of the Seller's knowledge and belief, there have never previously been any ~~unauthorized alterations or modifications to the Property.~~ <sup>05</sup> UD AT

**PROPERTY TRANSFER TAX**  
The Buyer acknowledges that at the time of this agreement Property Transfer Tax is applicable on the Purchase Price of the Property at a rate of 1% on the first \$200,000 and 2% on the portion of the fair market value greater than \$200,000 and up to and including \$2,000,000 and 3% on the portion of the fair market value greater than \$2,000,000, and if the property is residential, a further 2% on the portion of the fair market value greater than \$3,000,000 as required by the Property Transfer Tax Act. <sup>05</sup> UD

~~**GST**~~  
In the event GST is payable on the purchase of the Property, the GST is included in the Purchase Price. The Seller agrees to remit GST to the CRA. The Seller will indemnify and ~~hold the Buyer harmless for the payment of GST.~~ <sup>05</sup> UD AT

**OTHER TAXES**  
The Buyer is aware that the Provincial and Federal Government may implement or change tax regulations from time to time. At the time of this agreement, the Buyer is made aware of the BC Speculation and Vacancy Tax and of the City of Vancouver Empty Home Tax. The Buyer has been advised to seek independent accounting advice on the application of these taxes.

~~**ILLEGAL SUBSTANCES**~~  
The Seller represents and warrants that, during the time the Seller has owned the Strata lot, neither the strata lot nor any limited common property associated with the strata lot has been used for the illegal growth of any substances, or for the growth or manufacture of any illegal substances. This warranty shall survive and not merge on the completion of this transaction. Further, the Seller represents that, to the best of the Seller's knowledge and belief, neither the strata lot nor any limited common property associated with the strata lot has ever been used for the illegal growth of any substances, or growth or manufacture of illegal substances. <sup>05</sup> UD AT

**MEASUREMENTS**  
The Buyer is aware that the square footage as advertised is approximate and not guaranteed and the Buyer is satisfied with size of the Property as viewed.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the Real Estate Services Act.

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PROPERTY ADDRESS

3. TERMS AND CONDITIONS: The purchase and sale of the Property includes the following terms and is subject to the following conditions:

PARKING

The Purchase Price includes the exclusive use of parking stall # 50, 51, 52 (the "Parking Stall"). The Seller represents and warrants the Parking Stall is designated under the following arrangement (select one):

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as limited common property of the Strata Lot;  
 as common property of the Strata Corporation ~~under a long term lease which expires on~~

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as common property of the Strata Corporation under a short term exclusive use agreement or special privilege;  
 as a separate Strata Lot; or  
 as part of the Strata Lot.

~~CLEAN CONDITION~~

~~The Seller will remove all personal possessions that are not included in the sale of the Property and leave the Property in a clean condition free of garbage or debris. The Seller will professionally clean the Property including the insides of all cabinets and appliances and will steam clean carpets (if any) in the Property. The Seller covenants and agrees that all appliances will be in good working order on the Completion Date.~~

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KEYS

On the Possession Date the Seller will provide the Buyer with at least two sets of keys and/or fobs, for the unit including, but not limited to, the strata lot, the building, parking areas, ~~storage areas, storage lockers, mailboxes,~~ building amenities and if the building features a garage door, all remote controls for the garage door.

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STRATA FEES

The Seller ~~represents and warrants~~ *confirms* the monthly strata fees are ~~currently~~ *currently* \$1072.80 *and subject to change*

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RESTRICTIONS

~~The Seller represents and warrants the following restrictions apply:  
Pets Allowed w/Rest., Rentals Allwd w/Restrctns~~

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ACCESS

The Seller shall allow the Buyer to access the property on 2 occasions after subject removal (if any) and prior to the Completion Date. The Buyer shall provide to the Seller or Seller's representative at least 24 hours notice to access the Property. The Buyer agrees to indemnify and save harmless the Seller from any claims, actions, damages or costs that result from the Seller's access of the Property under this clause.

LEGAL & OTHER PROFESSIONAL ADVICE

The Buyer and Seller acknowledge that the Brokerage and Designated Agents do not provide legal or other expert advice in matters beyond the common standard of care in the Real Estate Industry. The parties have been advised to seek independent legal advice prior to executing this Contract of Purchase and Sale.

~~CONFIDENTIALITY OF TERMS~~

~~The Buyer and Seller agree that the terms and conditions of any offer or counter-offer with respect to the Property shall not be disclosed to any other potential Buyer of the property without the prior written consent of the Buyer.~~

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Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the Real Estate Services Act.

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PROPERTY ADDRESS

4. **COMPLETION:** The sale will be completed on March 9th, yr. 2020  
(Completion Date) at the appropriate Land Title Office.

5. **POSSESSION:** The Buyer will have vacant possession of the Property at 11 a.m. on  
March 10, yr. 2020 (Possession Date) OR, subject to the following existing tenancies, if any:

6. **ADJUSTMENTS:** The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of March 10th, yr. 2020 (Adjustment Date).

7. **INCLUDED ITEMS:** The Purchase Price includes any buildings, improvements, fixtures, appurtenances and attachments thereto, and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection. INCLUDING:  
**Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Refrigerator, Sprinkler - Fire, Wine Cooler, all light fixtures. All indoor and outdoor furnitures, home decoration (pots, paintings, mirrors, clocks, etc.), rugs, lamps, TVs.**  
All items in the property.

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**BUT EXCLUDING:**  
~~Textile, books, computer.~~ DS  
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8. **VIEWED:** The Property and all Included Items will be in substantially the same condition at the Possession Date as when viewed by the Buyer on December 18th yr. 2019

9. **TITLE:** Free and clear of all encumbrances except subsisting conditions, provisos, restrictions exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Section 5, if any, and except as otherwise set out herein.

10. **TENDER:** Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, cash or Lawyer's/Notary's or real estate brokerage's trust cheque.

11. **DOCUMENTS:** All documents required to give effect to this Contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4 pm on the Completion Date.

11A. **SELLER'S PARTICULARS AND RESIDENCY:** The Seller shall deliver to the Buyer on or before the Completion Date a statutory declaration of the Seller containing: (1) particulars regarding the Seller that are required to be included in the Buyer's Property Transfer Tax Return to be filed in connection with the completion of the transaction contemplated by this Contract (and the Seller hereby consents to the Buyer inserting such particulars on such return); (2) declarations regarding the Speculation and Vacancy Tax for residential properties located in jurisdictions where such tax is imposed and the Vancouver Vacancy By-Law for residential properties located in the City of Vancouver; and (3) if the Seller is not a non-resident of Canada as described in the non-residency provisions of the *Income Tax Act*, confirmation that the Seller is not then, and on the Completion Date will not be, a non-resident of Canada. If on the Completion Date the Seller is a non-resident of Canada as described in the residency provisions of the *Income Tax Act*, the Buyer shall be entitled to hold back from the Purchase Price the amount provided for under section 116 of the *Income Tax Act*.

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PROPERTY ADDRESS

- 11B. **GST CERTIFICATE:** If the transaction contemplated by this Contract is exempt from the payment of Goods and Services Tax ("GST"), the Seller shall execute and deliver to the Buyer on or before the Completion Date, an appropriate GST exemption certificate to relieve the parties of their obligations to pay, collect and remit GST in respect of the transaction. If the transaction contemplated by this Contract is not exempt from the payment of GST, the Seller and the Buyer shall execute and deliver to the other party on or before the Completion Date an appropriate GST certificate in respect of the transaction.
- 12. **TIME:** Time will be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreements to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may, at the Seller's option, terminate this Contract, and, in such event, the amount paid by the Buyer will be non-refundable and absolutely forfeited to the Seller, subject to the provisions of Section 28 of the *Real Estate Services Act*, on account of damages, without prejudice to the Seller's other remedies.
- 13. **BUYER FINANCING:** If the Buyer is relying upon a new mortgage to finance the Purchase Price, the Buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office, but only if, before such lodging, the Buyer has: (a) made available for tender to the Seller that portion of the Purchase Price not secured by the new mortgage, and (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and (c) made available to the Seller, a Lawyer's or Notary's undertaking to pay the Purchase Price upon the lodging of the transfer and new mortgage documents and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").
- 14. **CLEARING TITLE:** If the Seller has existing financial charges to be cleared from title, the Seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Seller agrees that payment of the Purchase Price shall be made by the Buyer's Lawyer or Notary to the Seller's Lawyer or Notary, on the CBA Standard Undertakings to pay out and discharge the financial charges, and remit the balance, if any, to the Seller.
- 15. **COSTS:** The Buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.
- 16. **RISK:** All buildings on the Property and all other items included in the purchase and sale will be, and remain, at the risk of the Seller until 12:01 am on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.
- 17. **PLURAL:** In this Contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns; singular includes plural and masculine includes feminine.
- 18. **REPRESENTATIONS AND WARRANTIES:** There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract and the representations contained in the Property Disclosure Statement if incorporated into and forming part of this Contract, all of which will survive the completion of the sale.
- 19. **PERSONAL INFORMATION:** The Buyer and the Seller hereby consent to the collection, use and disclosure by the Brokerages and by the managing broker(s), associate broker(s) and representative(s) of those Brokerages (collectively the "Licensee(s)") described in Section 21, the real estate boards of which those Brokerages and Licensees are members and, if the Property is listed on a Multiple Listing Service®, the real estate board that operates the Multiple Listing Service®, of personal information about the Buyer and the Seller:
  - A. for all purposes consistent with the transaction contemplated herein;
  - B. if the Property is listed on a Multiple Listing Service®, for the purpose of the compilation, retention and publication by the real estate board that operates the Multiple Listing Service® and other real estate boards of any statistics including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of that real estate board and other real estate boards;

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PROPERTY ADDRESS

- C. for enforcing codes of professional conduct and ethics for members of real estate boards; and
- D. for the purposes (and to the recipients) described in the brochure published by the British Columbia Real Estate Association entitled *Privacy Notice and Consent*.

The personal information provided by the Buyer and Seller may be stored on databases outside Canada, in which case it would be subject to the laws of the jurisdiction in which it is located.

**20. ASSIGNMENT OF REMUNERATION:** The Buyer and the Seller agree that the Seller's authorization and instruction set out in section 25(c) below is a confirmation of the equitable assignment by the Seller in the Listing Contract and is notice of the equitable assignment to anyone acting on behalf of the Buyer or Seller.

**20A. RESTRICTION ON ASSIGNMENT OF CONTRACT:** The Buyer and the Seller agree that this Contract: (a) must not be assigned without the written consent of the Seller; and (b) the Seller is entitled to any profit resulting from an assignment of the Contract by the Buyer or any subsequent assignee.

**21. AGENCY DISCLOSURE:** The Seller and the Buyer acknowledge and confirm as follows (initial appropriate box(es) and complete details as applicable):

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INITIALS	

A. The Seller acknowledges having received, read and understood Real Estate Council of British Columbia (RECBC) form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Seller has an agency relationship with  
Ken Leong, PREC\* (Designated Agent(s)/Licensee(s))  
 who is/are licensed in relation to Oakwyn Realty Downtown Ltd. (Brokerage).

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INITIALS	

B. The Buyer acknowledges having received, read and understood RECBC form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Buyer has an agency relationship with  
Jason Shang (Designated Agent(s)/Licensee(s))  
 who is/are licensed in relation to OAKWYN REALTY LTD (Brokerage).

INITIALS	

C. The Seller and the Buyer each acknowledge having received, read and understood RECBC form entitled "*Disclosure of Risks Associated with Dual Agency*" and hereby confirm that they each consent to a dual agency relationship with \_\_\_\_\_ (Designated Agent(s)/Licensee(s))  
 who is/are licensed in relation to \_\_\_\_\_ (Brokerage),  
 having signed a dual agency agreement with such Designated Agent(s)/Licensee(s) dated \_\_\_\_\_.

INITIALS	

D. If only (A) has been completed, the Buyer acknowledges having received, read and understood RECBC form "*Disclosure of Risks to Unrepresented Parties*" from the Seller's agent listed in (A) and hereby confirms that the Buyer has no agency relationship.

INITIALS	

E. If only (B) has been completed, the Seller acknowledges having received, read and understood RECBC form "*Disclosure of Risks to Unrepresented Parties*" from the Buyer's agent listed in (B) and hereby confirms that the Seller has no agency relationship.

DS				AT
UD				
INITIALS				

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1028 BARCLAY STREET 4102 Vancouver BC V6R 0B1 PAGE 8 of 8 PAGES  
PROPERTY ADDRESS

22. ACCEPTANCE IRREVOCABLE (Buyer and Seller): The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that the Seller's acceptance is irrevocable, including without limitation, during the period prior to the date specified for the Buyer to either:  
A. fulfill or waive the terms and conditions herein contained; and/or  
B. exercise any option(s) herein contained.

23. THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN. UD AT

24. OFFER: This offer, or counter-offer, will be open for acceptance until 8 o'clock p. m. on Jan 02, yr 2020 ~~December 31 2019~~ yr. ~~2019~~ (unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance), and upon acceptance of the offer, or counter-offer, by accepting in writing and notifying the other party of such acceptance, there will be a binding Contract of Purchase and Sale on the terms and conditions set forth.

AT  
AT  
X \_\_\_\_\_ designated by Yongling Duan \_\_\_\_\_  
WITNESS BUYER PRINT NAME  
X \_\_\_\_\_  
WITNESS BUYER PRINT NAME

If the Buyer is an individual, the Buyer declares that they are a Canadian citizen or a permanent resident as defined in the Immigration and Refugee Protection Act:

Yes UD INITIALS No    INITIALS

25. ACCEPTANCE: The Seller (a) hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above, (b) agrees to pay a commission as per the Listing Contract, and (c) authorizes and instructs the Buyer and anyone acting on behalf of the Buyer or Seller to pay the commission out of the proceeds of sale and forward copies of the Seller's Statement of Adjustments to the Cooperating/Listing Brokerage, as requested forthwith after completion.

Seller's acceptance is dated \_\_\_\_\_, yr. \_\_\_\_\_

The Seller declares their residency:

RESIDENT OF CANADA AT INITIALS NON-RESIDENT OF CANADA    INITIALS as defined under the Income Tax Act.

X Alvarez \_\_\_\_\_ Alvarez & Marsal Canada Inc. \_\_\_\_\_  
WITNESS SELLER PRINT NAME  
X \_\_\_\_\_  
WITNESS SELLER PRINT NAME

\*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and the quality of services they provide (MLS®).

**SCHEDULE "A" TO CONTRACT OF PURCHASE AND SALE  
FOR THE PROPERTY DESCRIBED IN THE ATTACHED CONTRACT OF  
PURCHASE AND SALE (THE "PROPERTY")**

The following terms and conditions replace, modify, and where applicable override, the terms of the attached contract of purchase and sale, and any modifications, additions or addenda thereto (collectively, the "**Contract**"). Where any conflict arises between the terms of this Schedule "A" and the Contract, the terms of this Schedule "A" will apply.

The following terms and conditions shall not merge, but shall survive, the completion of any sale of the Property to the Buyer.

The references in Schedule "A" to specific clauses in the Contract are references to the clause numbers in the contract of purchase and sale used by the Real Estate Board of Greater Vancouver (the "**Real Estate Board Contract**"). If the Contract attached hereto has different clause numbers than the Real Estate Board Contract the terms of Schedule "A" will apply with the necessary changes and with equal effect to the equivalent clauses of the Contract, notwithstanding the different clause numbers.

All references to the "Seller" in the Contract and in this Schedule "A" will be read as references to Alvarez & Marsal Canada Inc., in its capacity as the Court appointed receiver over all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada, and not in its personal capacity (the "**Receiver**").

1. Clause 22 of the Contract is deleted, and replaced by the following:

The acceptance of this offer by the Seller is pursuant to a Court Order made in a receivership proceeding in the Supreme Court of British Columbia (the "**Court**") in Action No. S-1813807 (Vancouver Registry) (the "**Proceedings**") and not as seller or owner of the Property. The acceptance of this offer by the Seller is subject to the approval of the Supreme Court of British Columbia (the "**Court**") and will become effective from the time an Order is made by the Court approving this offer. The Buyer acknowledges and agrees that the date of the application for that Order will be at the sole discretion of the Seller. The Buyer also acknowledges and agrees that the Seller's obligations in connection with this offer, until it is approved by the Court, are limited to putting this offer before the Court. Thereafter, the Seller is subject to the jurisdiction and discretion of the Court to entertain other offers and to any further Orders the Court may make regarding the Property. Given the Seller's position and the Seller's relationship to other parties in the Receivership, the Seller may be compelled to advocate that the Court consider other offers in order to obtain the highest price for the Property. Seller gives no undertaking to advocate the acceptance of this offer. In that regard, the Buyer must make its own arrangements to support this offer in Court.

The Buyer acknowledges and agrees that the Seller can disclose the amount of this offer, once accepted, to any person.

If the Court vacates, sets aside or varies an Order approving this offer for any reason whatsoever (except any willful misconduct of the Seller), then the Seller shall not be liable to the Buyer or any other person in any way whatsoever, in connection therewith.

2. Clause 9 of the Contract is deleted, and replaced by the following:

" Free and clear of all encumbrances of the parties with notice of the Proceedings, in accordance with an Order of the Court (the "**Vesting Order**") except: subsisting conditions, provisos, restrictions, exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, and except as otherwise set out herein."

- 2 -

3. This offer (and any contract formed by its acceptance) may be terminated by the Seller at any time prior to the completion date in the Contract if any Order of the Court or other court of competent jurisdiction renders the completion impossible or inadvisable, and in that event the Seller will have no further obligations or liability to the Buyer.
4. If the Vesting Order is made, and if the Seller does not terminate this offer or any contract formed by its acceptance, then the Buyer must complete the sale on the completion date in the Contract (or such other date as might be in the Vesting Order), time being of the essence, regardless of any appeal or application for leave to appeal, vary or set aside the Vesting Order, by any person.
5. The Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings") are of no application whatsoever, to the Contract or a sale of the Property by the Seller.
6. Clause 10 of the Contract is deleted, and replaced by the following:

"Tender or payment of monies by the Buyer to the Seller, and all deposits paid by the Buyer, will be by certified cheque, bank draft, or lawyer's or notary's trust cheque, only."
7. The Buyer acknowledges and agrees the Property includes real property only, and no personal, intangible or other property, unless otherwise addressed by further addendum.
8. Clauses 7 and 8 of the Contract are deleted, and replaced by the following:

"The Buyer acknowledges and agrees that the Seller is selling the Property and the Buyer is buying the Property on a strictly "as is, where is" basis as of the time of actual possession. Without limiting the generality of the foregoing, the Buyer acknowledges and agrees that the Seller has not made and will not make any warranty or representation whatsoever with respect to the Property, and no such warranty or representation is expressed or can be implied including, without limitation, any warranty or representation as to environmental condition, size, dimensions, fitness, design or condition for any particular purposes, quality, or the existence of any defect, whether latent or patent. The Buyer acknowledges and agrees that it has conducted any inspections with respect to the condition of the Property, including in relation to environmental issues, that the Buyer deems appropriate, and has satisfied itself with regard to such matters.

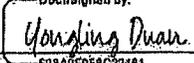
If the Seller has provided the Buyer with any reports or information regarding the Property (the "Information"), the Buyer acknowledges and agrees that the Seller has not made and will not make any warranty or representation whatsoever regarding the Information, including the accuracy or completeness of the Information, and any use that the Buyer or others may make of the Information is strictly at the Buyer's own risk".
10. Clause 12 of the Contract is deleted, and replaced by the following:

"Time will be of the essence hereof, and unless the balance of the cash payment is paid on or before the Completion Date, the Seller may at the Seller's option, either terminate or reaffirm the Contract, and the deposit will be non-refundable and absolutely forfeited to the Seller, without prejudice to the Seller's other rights and remedies. These terms and conditions are for the sole benefit of the Seller".
11. No property condition disclosure statement concerning the Property forms part of the Contract, whether or not such a statement is attached to the Contract.
12. Clause 18 of the Contract is deleted and replaced by the following:

"There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract."

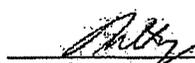
13. The Seller will not be responsible for removing any personal property left on or about the Property, by any occupant of the Property or otherwise.
14. Clause 5 of the Contract is modified, by adding the following:
  - a) Possession will be by operation of and pursuant to the terms of the Order.
  - b) No adjustments, including but not limited to adjustments for rents or security deposits, will be made to the purchase price on account of any tenancies.
  - c) If any occupant of the Property does not vacate the Property by the possession date, then the Seller will apply for a Writ of Possession and instruct a Court Bailiff to deliver possession to the Buyer. This is the Seller's only obligation as regards possession. The Seller will not be liable to the Buyer or any other person in any way whatsoever (apart from the Seller's obligation to apply for a Writ of Possession and instruct a Court Bailiff), if possession cannot be delivered to the Buyer on the possession date. The Buyer acknowledges that considerable time is often required, to obtain Writs of Possession. The Seller will not be responsible for removing any personal property left on or about the Property, by any occupant of the Property or otherwise.
15. The Vesting Order will describe the Buyer exactly as the Buyer appears at the upper right on the first page of the Contract, so the Buyer as described at the upper right on the first page of the Contract will appear as the owner of the Property after completion of a sale of the Property. Seller will not be bound by any term in the Contract describing the Buyer otherwise, or allowing the Buyer to complete the sale with a different name.
16. The Buyer is responsible, immediately on completion of the sale of the Property to the Buyer, for paying any and all taxes arising from or in connection with the sale (including Property Transfer Tax and GST). The Seller can, at its option, require the Buyer to pay it any such GST immediately on completion of the sale (and in that event the Seller will then remit such tax to Canada Revenue Agency).
17. The Buyer authorizes the Seller and its agents and insurers to disclose to third parties any personal and/or other information arising from or in any way connected with the Property, or the sale of the Property to the Buyer.

BUYER(S)

DocuSigned by:  
  
633A2F058C22181

Date: Dec 19, 2019

SELLER

  
Alvarez & Marsal Canada Inc.,  
in its capacity as the Court appointed  
receiver over all of the assets,  
undertakings and property owned  
or beneficially owned by Masahiko  
Nishiyama in Canada, and not in its  
personal capacity

Date: Dec. 23, 2019

**APPENDIX "B"**

**CLAIMS TO BE DISCHARGED FROM TITLE TO THE CONDO**

<b>Party</b>	<b>Nature of Charge</b>	<b>Registration No.</b>
	Injunction	CA7073370
	Injunction	CA7640699
	Crown Lien	WX2141048

**APPENDIX "C"**

**PERMITTED ENCUMBRANCES, EASEMENTS, AND RESTRICTIVE COVENANTS**

1. The reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.
2. The following:

<b>Party</b>	<b>Nature of Charge</b>	<b>Registration No.</b>
City of Vancouver	Easement and Indemnity Agreement	BB655983
	Equitable Charge	BB655985
	Covenant	BB762515
	Covenant	BB762542
Shaw Cablesystems Limited	Statutory Right of Way	BB89948
Appurtenant to Parcel A Plan BCP20086 Except: Air Space Plan BCP40279	Easement	BB762491
	Easement	BB762492
	Easement	BB762493
	Easement	BB762494
	Easement	BB762496
	Easement	BB762497
	Easement	BB762498
	Easement	BB762499
	Easement	BB762500
Telus Communications Inc.	Statutory Right of Way	BB1077958

APPENDIX "D"

BILL OF SALE (ABSOLUTE)

THIS BILL OF SALE made effective the \_\_\_\_ day of \_\_\_\_\_, 2020.

BETWEEN:

ALVAREZ & MARSAL CANADA INC., in its capacity as the Court-appointed Receiver over all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada, and having an office located at 1680 – 400 Burrard Street, Vancouver, British Columbia, V6C 3A6

(the "Vendor")

AND:

MAYNARDS INDUSTRIES CANADA LTD., a company duly incorporated under the laws of the Province of British Columbia and having its registered and records offices located at \_\_\_\_\_.

(the "Purchaser")

WHEREAS:

- A. The Vendor is authorized by court orders made February 14, 2019, and July 19, 2019, in proceedings in the Supreme Court of British Columbia action number S-1813807 (Vancouver Registry) to market and sell any and all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada; and
- B. The Vendor has agreed with the Purchaser for the absolute sale to the Purchaser of the Assets described in the attached Schedule "A" (the "Purchased Assets").

NOW IN CONSIDERATION of the sum of \$16,000.00 (the "Purchase Price") and other good and valuable consideration now paid by the Vendor to the Purchaser, the receipt and sufficiency of which is acknowledged, the parties covenant and agree as follows:

1. Transfer. The Vendor does hereby sell, assign, transfer and set over to the Purchaser the Purchased Assets and the appurtenances thereto free and clear of all liens, charges and encumbrances of every nature and kind whatsoever, all of which are in possession of the Vendor, and all right, title, interest, property claim and demand of the Vendor therein, to and for the Purchaser's sole and only use forever.
2. As is, with no warranty. Purchaser agrees to accept the Purchased Assets on a strictly "as is where is" basis as they exist on the date of this Bill of Sale. The Purchaser agrees that the Vendor has not made and is not making any representations and/or warranties express or implied to the Purchaser as to description, value, fitness for any purpose (including intended purpose), merchantability, quantity, quality, state, condition, location, or any other matter concerning the Purchased Assets, or any part of them, or the completeness, accuracy or currency of any

material or documentation provided by or on behalf of the Vendor in relation to the Purchased Assets. The Purchaser agrees that no representation or warranty of any kind can be implied at law or in equity, by statute or otherwise, with respect to the Purchased Assets. The Purchaser acknowledges that it has inspected the Purchased Assets and has relied entirely on its own inspections and investigations. The description of the Purchased Assets contained in all schedules to this bill of sale is for the purpose of identification only and no representation or warranty is being given by the Seller concerning the accuracy of those descriptions. The Seller will not be liable, nor will the Purchaser have a remedy for recovery of any damages, including but not limited to economic loss of any kind, arising out of any claim that the Purchased Assets infringe the rights of any other person.

3. Responsibility for taxes. The Vendor and the Purchaser agree that the Purchaser will be liable for and will pay all taxes, including all retail sales and commodity taxes, properly payable by the Purchaser in connection with the sale and transfer of the Purchased Assets, unless a certificate of exemption is provided to the Vendor prior to, or upon, the Purchaser taking possession of the Purchased Assets.

4. Entire Agreement. This Bill of Sale constitutes the entire agreement between the Vendor and Purchaser pertaining to the purchase and sale of the Purchased Assets and supersedes all prior agreements, undertakings, negotiations and discussions, whether written or oral, of the Vendor and the Purchaser, and there are no warranties, representations, covenants, obligations or agreements between the Vendor and the Purchaser except as set forth in this Bill of Sale.

5. Enurement. It is expressly agreed between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges, conditions and liabilities contained in this Bill of Sale shall be read and held as made by and with, and granted to and imposed upon the respective parties hereto, and their respective successors and assigns, the same as if the words successors and assigns had been inscribed in all proper and necessary places.

**THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK**

6. Counterparts. This Bill of Sale may be signed by the parties in as many counterparts as may be necessary, each of which so signed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument and, notwithstanding the date of execution, shall be deemed to bear the effective date as set out below.

IN WITNESS WHEREOF the parties hereto have executed this Bill of Sale as of the date first written above.

**ALVAREZ & MARSAL CANADA INC.**  
in its capacity as court-appointed Receiver of  
Masahiko Nishiyama and not in its personal capacity

Per: \_\_\_\_\_  
Anthony Tillman  
Senior Vice President

**MAYNARDS INDUSTRIES LTD.**

Per: \_\_\_\_\_  
Authorized Signatory

**Schedule A**

**Assets**

1. Mercedes S550 vehicle, VIN WDDNG8GB0AA343089

DRAFT

No. S1813807  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA  
IN BANKRUPTCY AND INSOLVENCY**

**IN THE MATTER OF THE PART XIII OF THE  
*BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985,  
C. B-6, AS AMENDED**

**AND**

**IN THE MATTER OF MASAHIKO NISHIYAMA,  
BANKRUPT UNDER THE LAWS OF JAPAN**

---

**ORDER**

---

GOWLING WLG (Canada) LLP  
Barristers & Solicitors  
Suite 2300, 550 Burrard Street  
Vancouver, BC V6C 2B5

Tel. No. 604.683.6498  
Fax No. 604.683.3558

File No. V49403

JDB/azk

No. S-1813807  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA  
IN BANKRUPTCY AND INSOLVENCY**

IN THE MATTER OF THE PART XIII OF THE  
*BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, C. B-6,  
AS AMENDED

AND

IN THE MATTER OF MASAHIKO NISHIYAMA,  
BANKRUPT UNDER THE LAWS OF JAPAN

---

**NOTICE OF APPLICATION**

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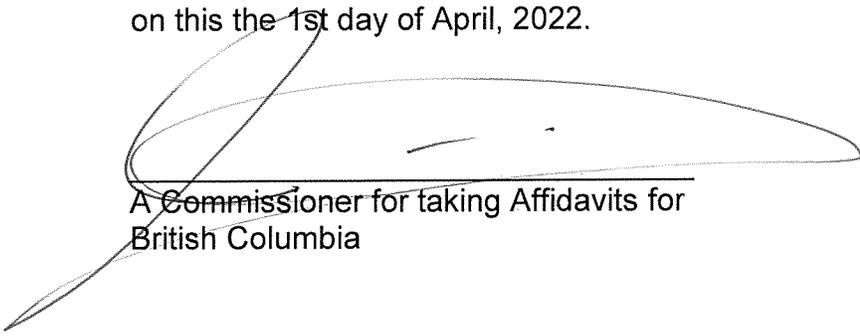
GOWLING WLG (Canada) LLP  
Barristers & Solicitors  
Suite 2300, 550 Burrard Street  
Vancouver, BC V6C 2B5

Tel. No. 604.683.6498  
Fax No. 604.683.3558

File No. V49403

JB/msh

This is **Exhibit "B"** referred to in the Affidavit of  
Wen-Shih Yang sworn before me at  
Vancouver, British Columbia  
on this the 1<sup>st</sup> day of April, 2022.



A Commissioner for taking Affidavits for  
British Columbia



No. S-1813807  
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA  
IN BANKRUPTCY AND INSOLVENCY

IN THE MATTER OF THE PART XIII OF THE  
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, C. B-6,  
AS AMENDED

AND

IN THE MATTER OF MASAHIKO NISHIYAMA,  
BANKRUPT UNDER THE LAWS OF JAPAN

REQUISITION – GENERAL

**Filed by:** Alvarez & Marsal Canada Inc., in its capacity as the Court-appointed Receiver over all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada (the “Receiver”)

**Required:** To file the attached First Report of the Receiver dated February 12, 2020.

Date: February 12, 2020

Michelle Hay, Assistant  
Counsel for the Receiver  
to: Colin D. Brousson

THIS REQUISITION was prepared by Colin D. Brousson, of the firm of Gowling WLG (Canada) LLP, Barristers & Solicitors, whose place of business and address for delivery is 2300 - 550 Burrard Street, Vancouver, BC V6C 2B5, Tel: 604-683-6498; Fax: 604-683-3558.

**No. S1813807  
Vancouver Registry**

**IN THE SUPREME COURT OF BRITISH COLUMBIA  
IN BANKRUPTCY AND INSOLVENCY**

**IN THE MATTER OF THE PART XIII OF THE  
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, C. B-6,  
AS AMENDED**

**AND**

**IN THE MATTER OF MASAHIKO NISHIYAMA,  
BANKRUPT UNDER THE LAWS OF JAPAN**

**FIRST REPORT OF THE RECEIVER**

**ALVAREZ & MARSAL CANADA INC.**

**FEBRUARY 12, 2020**



ALVAREZ & MARSAL

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8.0	RECEIVER'S ACTIVITIES.....	- 7 -
9.0	RECEIVER'S INTERIM STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS....	- 8 -
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**Appendix A** – Marketing and Sales Proposal By Oakwyn Realty Downtown Ltd. submitted August 9, 2019

**Appendix B** – Niemi Laporte & Dowle Appraisals Ltd. dated July 29, 2019

**Appendix C** – 2020 Property Tax Assessment

**Appendix D** – Sales Report by Oakwyn Realty Downtown Ltd. submitted January 17, 2020

**Appendix E** – Contract of Purchase and Sale of the Condo dated December 31, 2019

**Appendix F** – Personal Property Registry Search dated January 23, 2020

**Appendix G** – Draft Bill of Sale of the Mercedes

## 1.0 INTRODUCTION

1.1 On December 21, 2018, the Supreme Court of British Columbia (the “**Court**”), granted an order (the “**Recognition Order**”) pursuant to sections 269 and 270 of the *Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3*, as amended (the “**BIA**”) recognizing in British Columbia the following:

- a) the bankruptcy proceedings of Masahiko Nishiyama (“**Nishiyama**” or the “**Debtor**”) commenced in the Kyoto District Court in Japan on February 10, 2016 (the “**Foreign Proceedings**”) as the foreign main proceedings; and
- b) Hiroshi Morimoto, the trustee over the bankruptcy estate of Nishiyama in Japan (the “**Trustee**”), as the foreign representative in respect of the Foreign Proceedings.

1.2 On February 14, 2019 (the “**Receivership Date**”), upon application of the Trustee, Alvarez & Marsal Canada Inc. was appointed as Receiver (“**A&M**” or the “**Receiver**”) pursuant to an order (the “**Receivership Order**”) granted by the Court in respect of all the assets, undertakings and property legally or beneficially owned by the Debtor in Canada, including all proceeds (the “**Property**”) pursuant to subsection 272(1) of the BIA. These proceedings are hereinafter referred to more generally as the “**Receivership Proceedings**”.

1.3 On July 19, 2019, the Court granted an order, which provides for, among other things:

- a) the assets and property of Sun Moon Management Ltd. (“**Sun Moon**”) represent Property of the Debtor, including a condominium unit located at #4102 – 1028 Barclay Street, Vancouver, British Columbia (the “**Condo**”); and
- b) a Mercedes S550 vehicle, VIN WDDNG8GB0AA343089, registered to Hatsumi Nakajima (the “**Mercedes**”) is Property of the Debtor.

1.4 The Receivership Order authorizes the Receiver to, among other things:

- a) take possession and exercise control over the Property; and
- b) market and solicit offers in respect of the Property and sell any parts thereof including applying for any vesting order or other orders necessary to convey the Property to a purchaser or purchasers, free and clear of any liens or encumbrances.

1.5 Concurrent with this Receiver’s first report (the “**First Report**”), the Receiver intends to file applications seeking the following orders:

- a) approving the sale of the Condo and its contents (the “**Condo SAVO**”) pursuant to an offer submitted by Yongling Duan (the “**Condo Purchaser**”) and accepted by the

Receiver on December 31, 2019 (the “**Accepted Condo Offer**”), subject to the approval of this Honourable Court, and vesting of all of the Debtor’s and Sun Moon’s right, title and interest in the Condo and its contents to the Condo Purchaser, free and clear from any and all security interests, hypothecs, mortgages, trusts or deemed trusts, liens, executions, levies, charges or other financial or monetary claims; and

- b) approving the sale of the Mercedes pursuant to an offer submitted by Maynards Industries Canada Ltd. (“**Maynards**”) and accepted by the Receiver on January 31, 2020 (the “**Accepted Mercedes Offer**”).

1.6 Further information regarding the Receivership Proceedings including copies of the court materials are posted on the Receiver’s website at [www.alvarezandmarsal.com/nishiyama](http://www.alvarezandmarsal.com/nishiyama) (the “**Receiver’s Website**”).

1.7 All references to dollars in this First Report are in Canadian currency, unless otherwise indicated.

## **2.0 PURPOSE OF REPORT**

2.1 The purpose of the First Report is to provide this Honourable Court with information with respect to the following:

- a) background information with respect to the Debtor;
- b) the sales process undertaken to market and solicit offers for the Condo;
- c) information regarding the Accepted Condo Offer;
- d) information regarding the Accepted Mercedes Offer;
- e) information regarding residual assets;
- f) a summary of the activities of the Receiver since commencement of the Receivership Proceedings;
- g) the interim statement of receipts and disbursements for the period February 14, 2019 to January 15, 2020;
- h) the Receiver’s application for the Mercedes SAVO; and
- i) the Receiver’s application for the Condo SAVO.

## **3.0 TERMS OF REFERENCE**

3.1 In preparing this report, A&M has necessarily relied upon unaudited financial and other information provided by the Trustee, the Trustee’s agents and other third parties. Although this information has been subject to review, A&M has not conducted an audit or otherwise attempted to verify the information’s accuracy or completeness. Accordingly, A&M expresses no opinion

and does not provide any other form of assurance on the accuracy and/or completeness of any information contained in this report, or otherwise used to prepare this report.

#### **4.0 BACKGROUND**

- 4.1 Nishiyama is a bankrupt and citizen of Japan who carried on business both in his own name and through a number of corporations.
- 4.2 Over a number of years, the Resolution and Collection Corporation, formerly the Housing Loan Administration Corporation, (“RCC”) in Japan made loans to Nishiyama and a number of related parties and companies. Nishiyama and the related entities failed to repay those loans to RCC.
- 4.3 RCC commenced legal action against Nishiyama and was granted judgment by the Kyoto District Court on February 9, 2012 in the amount of ¥40.7 billion plus interest and costs.
- 4.4 RCC subsequently commenced legal action against Nishiyama for concealing and hiding assets in corporations and with family members and RCC was granted judgment by the Kyoto District Court on October 29, 2013 in the amount of ¥4.0 billion plus interest.
- 4.5 On February 10, 2016, RCC filed a petition for bankruptcy against Nishiyama based on his inability or failure to repay debts and the Kyoto District Court issued a Bankruptcy Commencement Order on March 15, 2016 (the “**Japan Bankruptcy Proceedings**”).
- 4.6 On June 17, 2016, the Courts in Japan found Nishiyama guilty of certain acts pursuant to the *Penal Code* in Japan, such as purposely concealing assets and conspiring with others to move assets out of Japan and into foreign jurisdictions, and in doing so, Nishiyama obstructed compulsory execution against these assets in Japan. As a result, Nishiyama served three years in prison in Japan and was granted parole on July 26, 2018. Nishiyama has not complied with the *Bankruptcy Act* in Japan and failed to cooperate with the Trustee in his bankruptcy proceedings.
- 4.7 Under the Japan Bankruptcy Proceedings, the Trustee obtained foreign recognition from courts of Canada, Singapore, and Hong Kong to assist in preserving, recovering and administrating assets of the bankruptcy estate located in these jurisdictions.
- 4.8 As at the Receivership Date, the Debtor had approximately \$411.1 million of unsecured debt owing to RCC.

#### **5.0 SALES PROCESS OF CONDO**

- 5.1 Pursuant to section 3 of the Receivership Order, the Receiver is empowered and authorized to, among other things:

- (g) to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver considers appropriate;*
- (h) to sell, convey, transfer, lease or assign the Property or any part or parts thereof and in each such case notice under Section 59(10) of the Personal Property Security Act, R.S.B.C. 1996, c. 359 shall not be required;*
- (i) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers, free and clear of any liens or encumbrances;*

#### **Marketing and Solicitation of Offers for the Condo**

- 5.2 The Receiver requested proposals from five listing brokerages and/or agents and upon review and with consultation with the Trustee, retained Oakwyn Realty Downtown Ltd. (the “**Listing Agent**”) to market the Condo through the Multiple Listing Service (“**MLS**”) and the Listing Agent’s own website, which included property features, photos and video of the unit. A copy of the Listing Agent’s proposal is attached as Appendix “**A**”.
- 5.3 Prior to and in preparation of the sales listing of the Condo, the Receiver obtained an appraisal of the Condo completed by Niemi Laporte & Dowle Appraisals Ltd. (the “**Condo Appraisal**”) dated July 29, 2019, which suggested a market value of \$4.75 million. A copy of the Condo Appraisal is attached as Appendix “**B**”. The 2020 property tax assessment valued the Condo at \$4.5 million as at July 1, 2019 (the “**Property Tax Assessment**”), a copy of which is attached as Appendix “**C**”.
- 5.4 On October 7, 2019, the Condo was listed for sale at \$4,999,000 after consultation with the Listing Agent, who estimated that a listing price of \$4,999,000 could result in an ultimate sale price of between \$4.5 million and \$4.7 million which would be considered reasonable based on recent sales of similar units in the area.
- 5.5 The Listing Agent, on behalf of the Receiver, undertook the following marketing activities which is further detailed in their sales report dated January 17, 2020 and attached as Appendix “**D**”:
- a) arranged for the unit to be professionally staged, cleaned and photographed;
  - b) through MLS, the listing was automatically emailed out to 489 parties and made publicly available online resulting in over 1,300 views, of which there were almost 900 unique views by prospective purchasers;

- c) sent an email of the sales listing to a database of contacts, which comprised approximately 4,000 parties;
- d) advertised the sales listing on various social media platforms;
- e) hosted an exclusive open house to introduce the Condo to top luxury realtors in Vancouver which resulted in 50 realtors, along with some of their clients, attending and viewing the property; and
- f) coordinated multiple site visits with 10 private showings to date, including three second viewings.

5.6 After being on the market for 73 days, on December 19, 2019, the Receiver received an offer from the Condo Purchaser, who is originally from China and currently residing in Maple Ridge, BC. The initial purchase price was \$4.2 million and after some negotiation, consultation with the Trustee, and multiple counteroffers, the Receiver accepted the offer at a purchase price of \$4.33 million on December 31, 2019. A copy of the Accepted Condo Offer is attached as Appendix “E”.

#### **Receiver’s Review and Consideration**

5.7 The key terms of the Accepted Condo Offer are summarized as follows:

- a) the Condo Purchaser offers to purchase all of the Receiver’s interest in the Condo free and clear of any encumbrances with certain exceptions including subsisting conditions, provisos, restrictions, exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities;
- b) the transaction includes all contents of the Condo including furnishings, appliances, fixtures and décor;
- c) the completion date for the sale will be March 9, 2020, subject to approval by this Honourable Court;
- d) a deposit of \$250,000 (5.8% of the purchase price) has been remitted to the Listing Agent to be held in trust pending completion of the transaction; and
- e) the sale is “as is, where is” with no representations and warranties provided by the Receiver.

5.8 The Receiver’s review of the Accepted Condo Offer included consideration of the following:

- a) the results of the marketing efforts undertaken by an established and market leading real estate listing broker;
- b) third party valuations and other indications of value such as the Condo Appraisal and Property Tax Assessment which suggested market values in July 2019 of \$4.75 million and \$4.5 million, respectively;
- c) the continued gradual decline in current market conditions in the Vancouver residential real estate market;
- d) the construction of several new high-rise residential buildings in the surrounding neighbourhoods resulting in increased noise and traffic and obstructed views from the Condo;
- e) the potential for the Receiver to incur additional holding costs in respect of the Condo if the transaction was not concluded in a timely manner including preservation costs, and professional fees; and
- f) the proposed timing to complete the sale transaction.

5.9 The Receiver is of the view that the Condo was marketed comprehensively and in a manner which was fair and reasonable, that the market had been adequately canvassed for potential purchasers and that the transaction contemplated by the Accepted Condo Offer is in the best interest of the estate.

## **6.0 SALE PROCESS OF MERCEDES**

- 6.1 The registered owner of the vehicle has disclaimed their interest in the Mercedes, legal or otherwise, and at the date of this First Report, the Mercedes is not subject to any liens or encumbrances registered on title. The Personal Property Registry Search dated January 23, 2020 is attached as Appendix “F”.
- 6.2 The Receiver obtained the Black Book value of the Mercedes which indicated a fair market value of \$23,000 and an appraisal prepared by Maynards Appraisals Ltd. dated August 15, 2019 (the “**Maynards Appraisal**”) which suggested a forced liquidation value of \$15,000.
- 6.3 The Receiver requested offers from select auto dealers and Maynards and received offers ranging from \$12,000 to \$16,000.
- 6.4 On January 31, 2020, the Receiver accepted an offer from Maynards to purchase the Mercedes for \$16,000, plus applicable taxes on an as-is, where-is basis. A draft copy of the bill of sale is attached as Appendix “G”.
- 6.5 The Receiver’s review of the Accepted Mercedes Offer included consideration of the following:

- a) the results of the marketing efforts undertaken by the Receiver;
- b) third party valuations and other indications of value such as the Black Book value and Maynards Appraisal;
- c) the age and condition of the vehicle, as well as the need for approximately \$4,000 of new tires and bodywork for the vehicle to be in good working condition; and
- d) the potential for the Receiver to incur additional holding costs in respect of the Mercedes if the transaction was not concluded in a timely manner including preservation costs, and professional fees.

## **7.0 RESIDUAL ASSETS**

The Receiver intends to liquidate or dispose of the remaining assets in its possession which include a small quantity of furnishings stored off-site with nominal value.

## **8.0 RECEIVER'S ACTIVITIES**

8.1 In addition to the activities described in sections 5 and 6 of this report, the Receiver's activities since the Receivership Date include the following:

- a) securing and taking possession of the contents of safety deposit box (the "SDB") bearing number 8876 located at the Royal Bank of Canada ("RBC") branch 00010 in Vancouver, British Columbia including holding various related discussions and meetings with RBC and its legal counsel;
- b) receiving and collecting all monies recovered from the SDB;
- c) opening trust accounts in compliance with Financial Transactions and Reports Analysis Centre of Canada;
- d) securing and taking possession of the Condo, its contents and the Mercedes including various correspondence and meetings with the property manager, strata and the strata's legal counsel;
- e) arranging for locks to be changed for the Condo;
- f) opening new utility accounts for the Condo;
- g) obtaining secured off-site storage unit for contents of the Condo in preparation for the sales process;
- h) obtaining insurance coverage for the Condo and its contents stored on- and off-site;
- i) taking inventory of the Property, as well as retaining, reviewing, indexing and digitizing books and records, and other information recovered from the SDB, Condo and Mercedes,

- taking photos and videos of the Property, and creating a data room for information to be shared with the Trustee, Trustee's legal counsel, and/or RCC and its legal counsel;
- j) issuing notices to third parties who may hold property, documents, records or other information relating to the Property or affairs of the Debtor including financial institutions, service providers and other parties;
  - k) conducting a claims process for personal property located at the Condo and Mercedes and holding various discussions with a claimant's legal counsel;
  - l) facilitating the retrieval of personal possessions claimed by an associate of the Debtor, Hatsumi Kinoshita;
  - m) contacting various potential interested parties for the Mercedes and arranging site visits;
  - n) reviewing invoices, making necessary payments including strata fee arrears and maintaining a ledger of cash receipts and disbursements;
  - o) setting up the Receiver's Website and updating it with pertinent information relating to the Receivership Proceedings;
  - p) reviewing and considering property tax matters including speculation and vacancy taxes under provincial and municipal regulations;
  - q) holding discussions and attending meetings with the Trustee and its agents to assist with various matters; and
  - r) attending to various statutory notices pursuant to the BIA, including mailing a Notice and Statement of Receiver and posting a copy on the Receiver's Website.

## **9.0 RECEIVER'S INTERIM STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS**

9.1 The Receiver's interim statement of cash receipts and disbursements for the period February 14, 2019, to January 15, 2020, is summarized below:

**Masahiko Nishiyama - in Receivership  
Receiver's Interim Statement of Cash Receipts and Disbursements  
For the period February 14, 2019 to January 15, 2020**

<b>Receipts</b>	
Cash collected from safety deposit box	\$ 116,260
Cash collected from Koffman Kalef LLP	14,131
Interest	<u>1,056</u>
<b>Total receipts</b>	<b>131,448</b>
<b>Disbursements</b>	
Strata fees	41,066
Utilities and services	9,206
Other disbursements	<u>4,428</u>
<b>Total disbursements</b>	<b>54,700</b>
<b>Net cash flow</b>	<b><u>76,748</u></b>
<b>Closing cash balance*</b>	<b><u>\$ 76,748</u></b>

*\* Closing cash balance includes approximately USD \$16,800 translated into CAD at the FX rate of 1.305*

- 9.2 To date, total receipts collected are \$131,400 and consist primarily of cash collected from the SDB of \$116,300 and Koffman Kalef LLP, the legal counsel for Sun Moon, of \$14,100, as well as interest earned of \$1,100.
- 9.3 Total disbursements of \$54,700 consist primarily of the following:
- a) strata fees of \$41,100 for arrears and ongoing monthly fees;
  - b) utilities and services of \$9,200 relating to securing the Condo and costs incurred to prepare the Condo for the sales process including cleaning and marketing of the unit; and
  - c) other disbursements of \$4,400 including fees for appraisals, insurance and off-site storage.

**10.0 RECEIVER'S CONCLUSION AND RECOMMENDATIONS**

- 10.1 Based on the forgoing, the Receiver respectfully recommends that this Honourable Court grant the Condo SAVO and Mercedes SAVO referenced herein.

\*\*\*\*\*

All of which is respectfully submitted to this Honourable Court this 12<sup>th</sup> day of February 2020.

**Alvarez & Marsal Canada Inc.,**  
in its capacity as court-appointed Receiver of  
Masahiko Nishiyama and not in its personal capacity



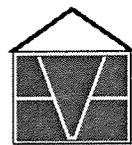
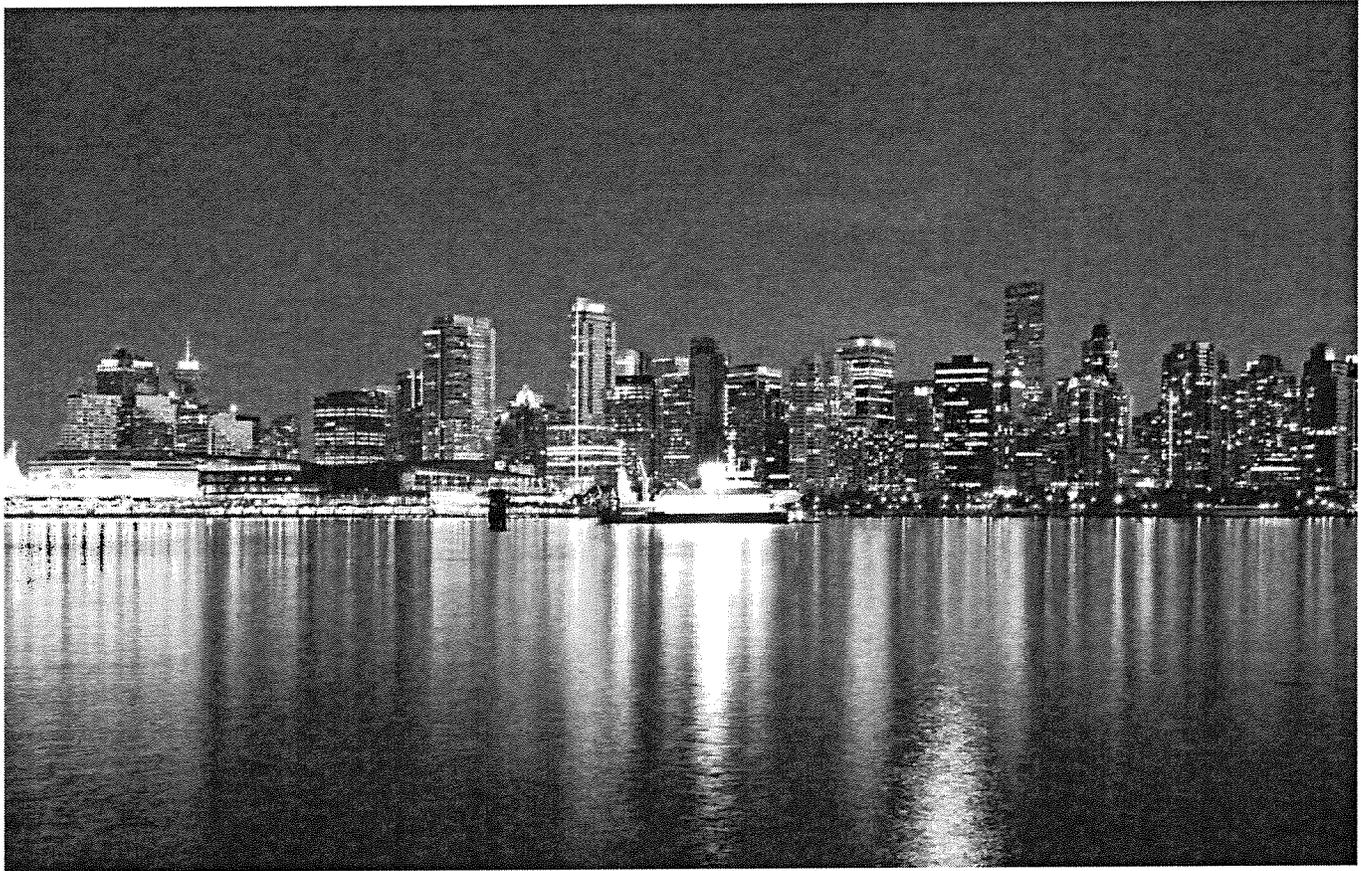
Per: Anthony Tillman  
Senior Vice President

## **APPENDIX A**

# MARKETING AND SALES PROPOSAL

## PATINA SUB-PENTHOUSE

### #4201-1028 Barclay Street



EXCLUSIVE VANCOUVER

Real Estate Group

604.662.8611 | [info@exclusivevancouver.com](mailto:info@exclusivevancouver.com) | [www.exclusivevancouver.com](http://www.exclusivevancouver.com)

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## OUR UNDERSTANDING

1. Alvarez & Marsal Canada Inc. was appointed as receiver (the "Receiver") of the undertakings and property of Masahiko Nishiyama on February 14, 2019 (please see attached Order).
2. Pursuant to the Order dated July 19, 2019, the Receiver is able to take control and sell assets held by Sun Moon Management Ltd.
3. Sun Moon Management Ltd. owns the unit at 4201-1028 Barclay Street (the "Condo").
4. The Condo is now under the control of the Receiver.

## THE PROPERTY - PATINA

Patina is a development by Concert Properties located at 1028 Barclay Street just west of Burrard. Patina is a luxury 42-storey high rise with 256 condominium homes offering unobstructed and panoramic views of the city, water and mountains. Concert also developed the adjoining 95,000-square-foot state-of-the-art downtown YMCA.

Amenities include:

- Concierge
- Live-in caretaker
- Fully equipped Gym and amenity room on the 8<sup>th</sup> floor
- Board room located on 2<sup>nd</sup> floor
- 11 visitor parking spaces on P2

## SUB-PENTHOUSE 4201

The East, South and West facing sub-penthouse has unimpeded views of Downtown, English Bay, Stanley Park and the North Shore mountains. One of two balconies located off the den and faces South East. The other smaller balcony is located off the master suite and faces South.

The floor plan which is 2,657 square feet comprises three bedrooms, den, master solarium, storage room and 3.5 bathrooms. The large Snaidero kitchen features Subzero and Miele appliances including a wine fridge and cappuccino maker.

The property features over-height ceilings of up to 10 feet, air-conditioning, power blinds and smart home lighting and heating controls. Interior finishes and furniture are contemporary and of a high quality.

There are 3 parking spaces and a storage locker located in the underground parkade.

# SWOT SUMMARY

## STRENGTHS:

Prime location on one of the highest elevations in the Downtown core.

Expansive views.

Functional and efficient floor plan.

Generous rooms sizes.

Luxury finishes and premium appliances.

## WEAKNESSES:

Perception that there is a lack of privacy in a large-scale development of 256 homes, and affiliation with the YMCA and rental housing.

Future view blockage and construction disturbance by tall towers of approximately 50 storeys to be developed on Thurlow Street which is one block West of Burrard Street.

Price point of the subject property is not in line with that of the average and range of prices for neighbouring homes which includes many 1 bedroom homes.

## OPPORTUNITIES:

The recent rezoning of The Burrard and Thurlow Street corridors will bring developments by major developers who will be using the designs of International "Starchitects". These noteworthy developments will support the positioning of Downtown Vancouver as being a luxury destination. Not only have The Burrard and Thurlow Street corridors been rezoned to allow for tall towers of approximately 50 storeys, but so have the nearby Alberni Street and Davie Street corridors. Alberni Street will feature new developments by Kengo Kuma, Ole Scheeren, Robert A.M. Stern. Davie Street already has new 19 storey developments that have been recently completed and are in development. All this new development will bring long term value to the corridors that surround the West End of which Patina is adjacent to.

## THREATS:

There are 40 similarly priced, sized and located properties which if reduced in price would create more price competition for the subject property.

# TARGET MARKET

Downsizers from affluent neighbourhoods such as Shaughnessy, West Point Grey and West Vancouver. International buyers looking to re-locate or for a secondary home.

# MEET THE TEAM



You don't get a reputation for being industry leaders overnight. With a combined five decades of expertise, principals Ken Leong and Mary Porohowski are known as much for building long-term relationships with their clients as for their real estate market expertise. Noteworthy developers, mortgage brokers, real estate professionals and other real estate salespeople hire Ken and Mary to sell their personal real estate. This speaks volumes for the quality and level of service that Ken and Mary deliver. Also, their affiliation with numerous boutique development, lends any new home or development that they market, a unique advantage of being perceived as of a similar quality and or/ uniqueness.

These native Vancouverites are consistently named the top 1% percent of Realtors in Greater Vancouver, they have an impeccable award-winning sales record and reputation for exceptional service.

It was fifteen years ago that Vancouver Realtors Ken and Mary merged their respective talents to build a team that combines proven marketing techniques with strong client advocacy. That tradition of being on top of market trends, forecasts, and changes, continues today. We are a dynamic team with enthusiasm, personalities, reputation and mantra to always do the right thing continues to build upon our vast network of qualified buyers. It's a winning formula that has benefited many buyers, sellers and real estate developers – who routinely return to work with one of Vancouver's top-producing real estate teams.

Today, that partnership has evolved into the Exclusive Vancouver Real Estate Group, with a mission to expand their team of experts to help valued clients achieve their real estate goals. They look forward to the opportunity to grow their group of agents and deliver clients a valuable real estate experience.

## A FEW WORDS FROM OUR CLIENTS

Ken and Mary were the sales team for a pre-sale building in Chinatown called Framework by Porte Developments. I was impressed with their excitement of the project and vast knowledge of all the little details from architecture, design layouts, views, area, etc. Their excitement, got me excited. I didn't even really intend on purchasing a condo, but through all of our conversations (and there were many!) to my long list of questions, they were able to identify a home that met all my needs and got me to a place that I was comfortable and confident to pull the trigger. They are best in class. I also now have them on speed dial to answer all my real estate questions. They graciously continue to answer my calls.

- Ameet Johal, Marketing Director, Aragon Properties

Mary made our home buying experience an absolute joy. She spent a year and a half with us looking for a home in a very difficult, record breaking market. Each day was a roller coaster ride of emotion as we tried to find "the one" and through it all, Mary was patient, knowledgeable and above all had our best interests in mind. In the end, we found the perfect home - a brand new house in a quaint neighbourhood in East Vancouver. When we knew this house was it, Mary moved with incredible force and made it happen for us. We outpaced other offers and it was all because we had the best agent on our side. We consider Mary a close friend for life and won't hesitate to list our home and buy another with her as our realtor.

- Beth and Suzanne

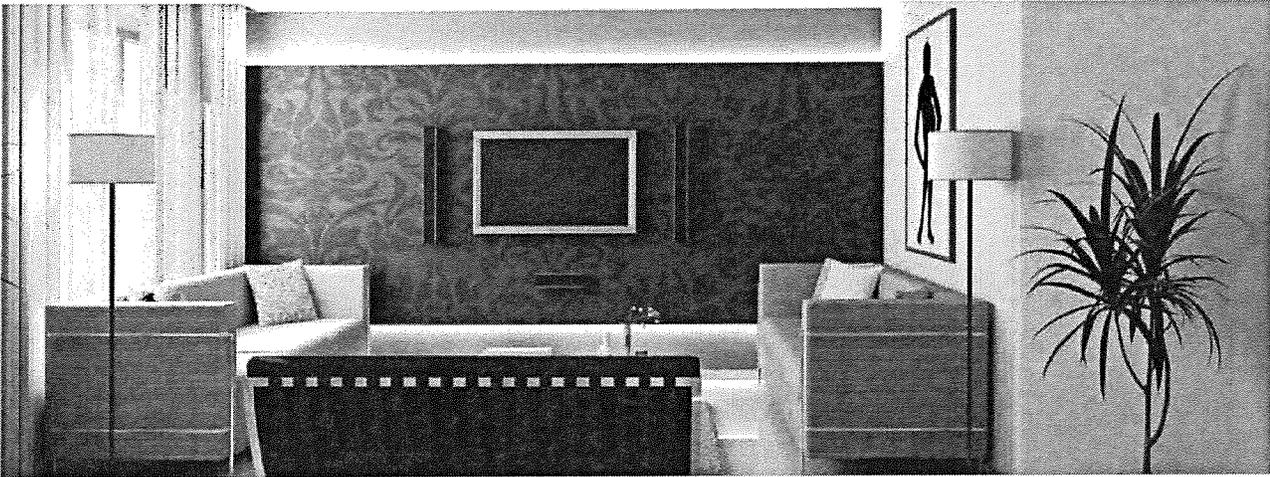
Ken, thank you for all of your help selling my condo. I netted exactly what I wanted and am super happy! I can't recommend you enough and tell everyone how you and your assistant take care of me as a client. What a world of difference compared to most realtors. I've had realtors do much less for a lot more. Thanks again for your continued advise as I develop my real estate portfolio and investment acumen.

- Tyler Mosher

Liana Fung and her team were instrumental to the quick sale of my condo. Efficient and quality listing services combined with timely communications and updates, and effective closing processes are examples of the professional services provided by Liana and et al. I highly recommend Liana and her top notch team in representing your real estate needs.

- L. Ong-Gross

# CHOOSING THE RIGHT REALTOR®



Not all REALTORS® are the same. In today's market, you need to make sure that you have a team that has a track record of delivering both successful results and happy clients. Here are some questions to help you find the right REALTOR® for your selling needs.

1. How many homes have you sold?

As a team we have sold over 1400 homes

2. Do you have references that I can contact?

Yes, we can provide a list of past clients

3. How will you market my home for my best advantage?

To be discussed in the listing presentation

4. How do you plan to advertise my home?

MLS, Social Media, In-house database and network of Realtors

5. Do you follow up on all showings with feedback to me?

Absolutely, we provide weekly feedback and follow up

6. How will other Real Estate professionals be advised of my home?

Through the MLS system and our marketing program

# OUR DIFFERENCE



We aim to excel the expectations of our clients. We are dedicated to achieving the highest possible sale price for the families we serve. Most importantly, we create an inspiring and stress-free real estate experience.

## WHAT WE DO

- We are committed to giving first-rate service.
- We strive to create a stress-free real estate experience.
- We maintain long-term relationships with all of our clients.
- We work with the best in the business to achieve top results.
- We LOVE real estate!

## OUR CORE VALUES

- Integrity
- Honesty
- Transparency
- Efficient
- Quality
- Persistent
- Caring

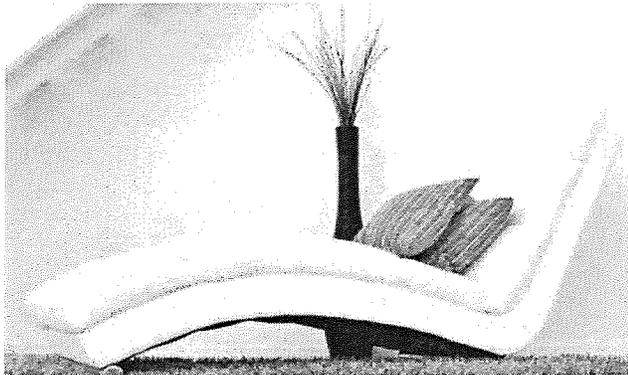
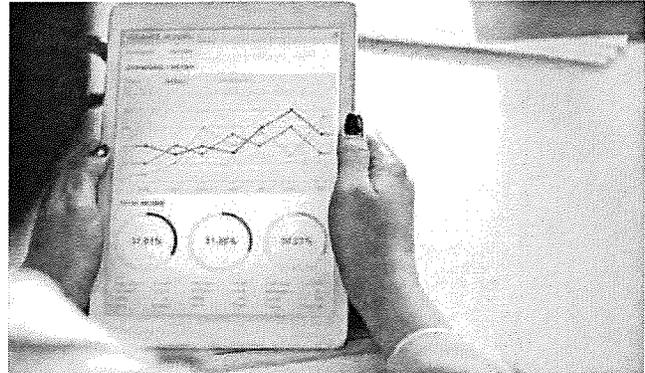
## WHAT WE KNOW

Ken Leong and Mary Porohowski are industry leaders in the Vancouver real estate market, with a lengthy list of accolades to prove it. This includes multiple Medallion President's Club awards and membership in the RE/MAX International Hall of Fame. They also have a strong interest in architecture and possess a keen sense of design, giving clients an advantage when it comes to maximizing their property value. With an influential online presence across multiple advertising platforms, the Exclusive Vancouver Real Estate Group is one of Vancouver's pre-eminent real estate teams.

# ELEVATED MARKETING

## MARKET ANALYSIS AND VALUATION

A Competitive Market Analysis (CMA) of competing and recently sold properties is presented to all prospective clients. Based on the CMA, a tailored pricing strategy is developed, and the real estate needs of the client will be discussed to best suit their real estate requirements. The home selling process will be explained, and any questions answered.

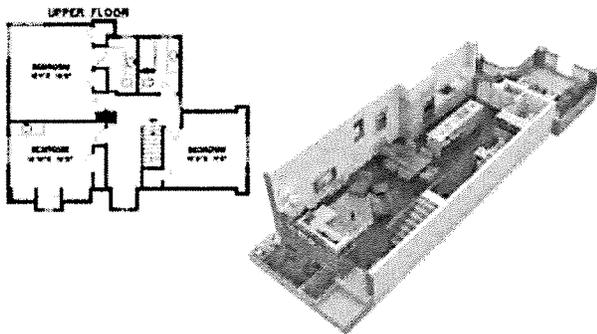


## STAGING

Staging services will be provided using in-house inventory of designer furniture, art, and accessories. Third party services are available on an as-required basis. Real estate is an emotional purchase for many, making how a home is presented key to forming a good first impression. Staging has been proven to contribute to achieving a higher value, and a quicker sale than a home that is not well-presented. Our professional stager Yone Hortensius charges \$30/hour plus any expenses incurred.

## PROFESSIONAL PHOTOGRAPHY AND VIDEO TOUR

The INTERNET is where most home buying research begins. Professionally produced photography and videos help showcase listings in the best possible light, and attract the maximum amount of interest. These photographs are also used to create impactful print marketing. As they say, "a picture is worth a thousand words."



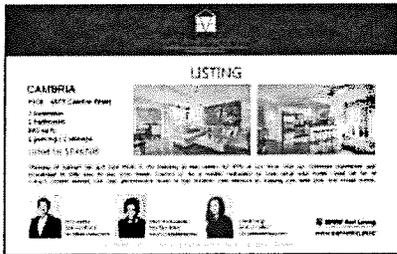
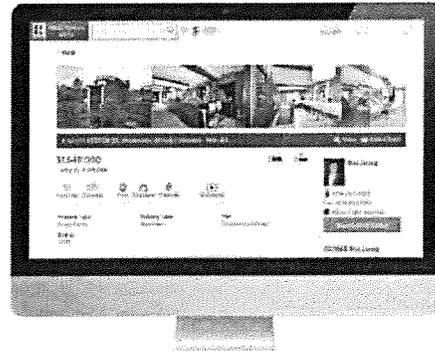
## FLOOR PLAN

A professionally computer-generated floor plan of all new listings will assist buyers with understanding the layout and size of a property, as well as suggest ideas for furniture placement. In conjunction with the professional video and photo tour, a buyer will be able to envision the property more effectively from a well-generated floor plan than just photos alone.

# ELEVATED MARKETING

## MULTIPLE SERVICE LISTING (MLS)

All participating real estate brokers use the private Multiple Listing Service (MLS) database as their primary tool to share information about listed properties. By uploading a listing to the MLS database, the details regarding the property will be accessible via standard Realtor search tools. In addition to the broker database, a publicly-accessible version of the listing will be published on Realtor.ca, and the Exclusive Vancouver website.



## MARKETING COLLATERAL

Exclusive Vancouver's individually customized marketing program consists of collateral materials that may include professionally designed brochures, feature sheets, flyers, direct mailer and email campaigns to increase and enhance the market exposure and interest in the property.

## SITE SIGNAGE

Strong site signage, if allowed, can be a powerful tool in the marketing of a property. It can aide in building awareness in the community of the home for sale. Our professionally designed signage allows potential buyers to contact us immediately for more information on the subject property.



## WEBSITE PROMOTION

The internet is where most home buying research begins. A strong online presence plays a key role in a successful marketing campaign. Not only will the property be showcased on our website Exclusivevancouver.com but also Realtor.ca as well as a number of other agent websites through our reciprocity agreement.



# ELEVATED MARKETING

## SOCIAL MEDIA AND SEARCH ENGINE OPTIMIZATION (SEO)

Exclusive Vancouver has a very strong social media presence. This is utilized by posting listings, open houses, and listing status changes to Twitter, Instagram, and Facebook daily. Google Ad-words campaigns are often utilized, to drive buyers browsing the Internet for real estate in Vancouver to the Exclusive Vancouver website and current listings.

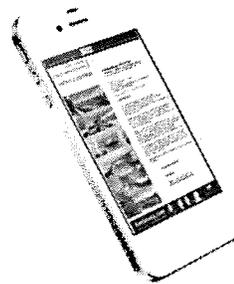


## INTERNATIONAL MARKETING

The Exclusive Vancouver team hosts many of its current listings on Juwai.com. It is China's preeminent advertising platform for foreign properties. It receives over 2.6 million monthly Chinese consumer visitors – from 403 cities in China and 165 countries around the world. Juwai hosts listings behind China's firewall, as websites not hosted in Asia can either be blocked or experience very slow page loading. This allows fast and easy access to foreign buyers within Asia.

## ELECTRONIC MAILOUTS

The Internet is where most home buying research begins. Targeted email campaigns will be sent to our database of over 4,000 realtors in Greater Vancouver in order to maximize the exposure of the property.



## ACTIVITY & MARKET UPDATES

All clients will be informed about current Market trends, including information on price changes, sales of competing properties, and any other relevant news. Clients will also be sent weekly activity reports summarizing all telephone calls, emails, showings, and open houses, as well as analytics outlining their listings performance online (websites, social media, SEO, etc.). These activity and market updates will allow the team, and client, to be responsive to market changes.

## SHOWINGS, OPEN HOUSES AND PERSONAL SELLING

All marketing efforts are lost if effective personal selling is not incorporated into the marketing program. This is where experience really matters. Having performed tens of thousands of buyer presentations, clients can be assured that private showing appointments, agent open houses, and public open houses will be conducted by a licensed member of the Exclusive Vancouver Real Estate team.

# IMPORTANCE OF A GOOD LIST PRICE

Pricing your home is both an art and a science. Achieving the optimal price is the result both of objective research into comparable properties and a gut feeling about your property and the current market.

## Setting the Price

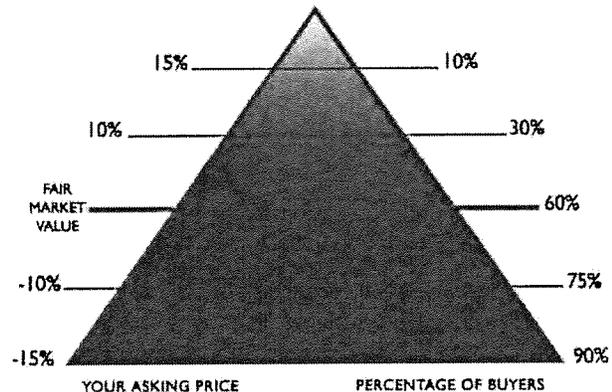
The right price should:

- Attract more buyers
- Allow you to maximize your earnings
- Help sell your property quickly

Price is the number one factor that most home buyers use to determine which homes they want to view. And it's important to remember that, although the price is set by you, the value of the home is determined by the buyer. Try to avoid allowing your enthusiasm to impact your better judgment overpricing is a common mistake that can cost you in the end.

## The Importance of the Right Price

- Fast sale and less inconvenience
- Exposure to more buyers
- REALTOR® response rate increases
- More advertising/sign calls
- Attracts higher offers
- More money FOR YOU!



## Dangers of Overpricing

- Attract the wrong buyers.
- Most of the activity on your home will occur in the first few weeks. Pricing a home properly and then creating immediate urgency in the minds of agents and buyers is critical.
- Buyers who have seen most available homes in their price range are waiting for the "right house" to come on the market. That's why if a house is priced right, it will sell quickly.
- Even if your home is nicer than other homes in the same area, your house won't be picked for viewing if you set the price too high.
- Buyers and agents become aware of the long exposure period and often are hesitant to make an offer because they fear something is wrong with the property.
- Fewer potentially qualified buyers will respond.
- You might help sell similar homes that are priced low.

*\* A REALTOR® has NO control over the market, only the marketing plan. Never select a REALTOR® based on price.*

# HOW MUCH IS YOUR HOME WORTH?

The selling price is the key component for all buyers and their REALTOR® because it's probably an essential element in a buyer's home search. It is critical that your home is priced at market value, as opposed to being priced based on emotional attachment or wishful thinking. Remember, a buyer doesn't care about your memories, or how much you spent on the home. They are interested in buying a home at today's market value and creating their own memories. Here are strategic steps we take in pricing the value of a home.

## Comparable Listings and Sales

- Provide you with a Comparative Market Analysis (CMA), a comparison of the prices of recently sold homes that are similar in terms of location, style, and amenities. A CMA is performed by comparing previously sold homes in the area, and currently active homes to know your competition.
- Examine similar homes that are currently being listed or have been listed within the past six months in the same neighbourhood.
- Compare square footage of a home and lot within 10% of the subject property.

## Sold Homes

- Compare the home's original list price to sale price as we determine the list to sale price ratio.
- Consider lot size variances, configurations and amenities/upgrades.
- Determine if expired and terminated listings were re-listed when speculating a homes cumulative days on the market.

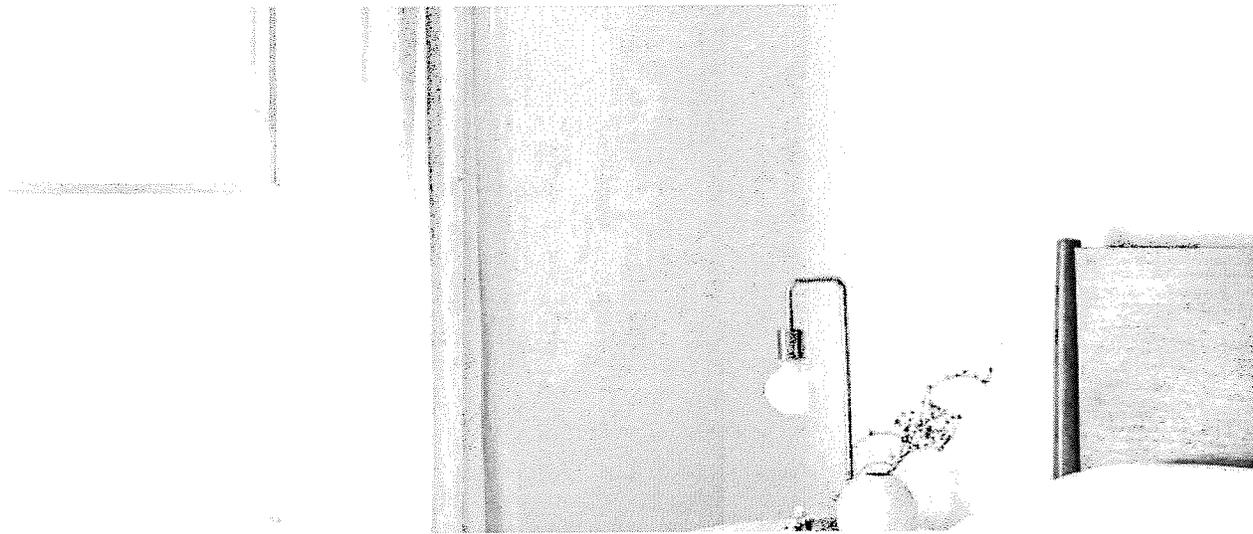
## Expired Listings

- Examine expired listings to find patterns that uncover why a home did not sell and compare common factors.
- Determine the brokerage to uncover faulty selling practices/techniques.

## Active Listings

- Compare listing price of similar listings.
- Visit open houses in order to make notes of your likes and dislikes so we have a better vision of the reception that you want to create for prospective buyers.
- When visiting other comparable homes, ask yourself why a buyer would prefer your home over another listing. Price accordingly.

# PREPARING YOUR HOME TO SELL



## First Impressions are **LASTING IMPRESSIONS.**

The way your home looks from the outside will often determine how a buyer will see the inside of your home. For the best results:

- Make sure your front entrance is inviting and clean.
- Paint or replace any outside feature showing signs of wear.
- Maximize curb appeal. Keep the lawn mowed, hedges trimmed, plants watered and remove any dead shrubs/flowers.
- Clean out car port or driveway to show it's full size.
- Move all garbage cans, discarded wood scraps, extra building materials etc. away from the visible exterior areas of the home.
- De clutter. Clear unnecessary objects and furniture throughout the home. As owners, it's common to have too much furniture in a room. This is great for our comfort, but when it comes to selling, we need to thin out as much as possible to make rooms appear larger. It also makes it easier for the buyer to see their items in the home.
- Clear kitchen counter tops of unnecessary items. Remove all messages/pictures from the front of the refrigerator.
- If need be, make minor repairs. Replace cracked tiles. Fix squeaky doors and cupboards. Repair leaky faucets. Paint areas that need a touch up.
- Consider a professional home stager especially if your home is empty or lacks a cohesive design. Statistics tell us that a well staged home show well and sell fast, for more money.
- Get your home photo shoot ready. Great photos get buyers excited!
- Clean. Clean some more. Keep cleaning until it is **SOLD!**

Remember to try to look at your place "through the buyer's eyes" as though you've never seen it or been there before. Any time or money spent to make sure your home is showroom ready, will bring you more money in return, and hopefully a faster sale.

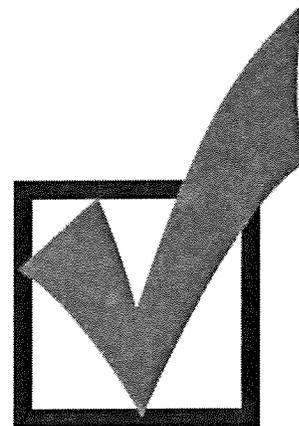
# SELLERS CHECKLIST

Below are a few important things Exclusive Vancouver would like you to gather as we prepare to list your home.

- A copy of your survey
- Copy of your front door key
- Recent annual property tax assessment
- Average cost of utilities (electric, hydro, water)
- Your home's age
- List of items you would like to exclude from the sale
- Photos of seasonal features (i.e. gardens in bloom)
- List of easements or right-of-ways
- Receipts and warranties of recent home improvements
- "5-10 Best Home Features" - Completed
- Any other relevant information (list of any upgrades, copy of floor plan, builder and model name, etc.)

For Condominium Owners:

- Maintenance fees and a list of maintenance/fee inclusions
- Parking and locker numbers
- Building pass key
- Status certificate (if available)
- List of bylaws and restriction



# THE 5 -10 BEST FEATURES OF MY HOME

We want potential buyers to know what makes your home unique.  
Please let us know what you LOVE most about your home and your neighbourhood.

#	Description of what you LOVE most about your home and/neighbourhood
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

# FINANCIAL SUMMARY

## Calculation of Net Proceeds

Estimated Selling Price: \$ \_\_\_\_\_

---

Less:

Mortgage Balance: \$ \_\_\_\_\_

Mortgage Penalty:  
(if any) \$ \_\_\_\_\_

Interest per Diem:  
(interest from last mortgage  
payment to date of closing) \$ \_\_\_\_\_

Property Tax/Utility Adjust: \$ \_\_\_\_\_

Real Estate Commission \$ \_\_\_\_\_

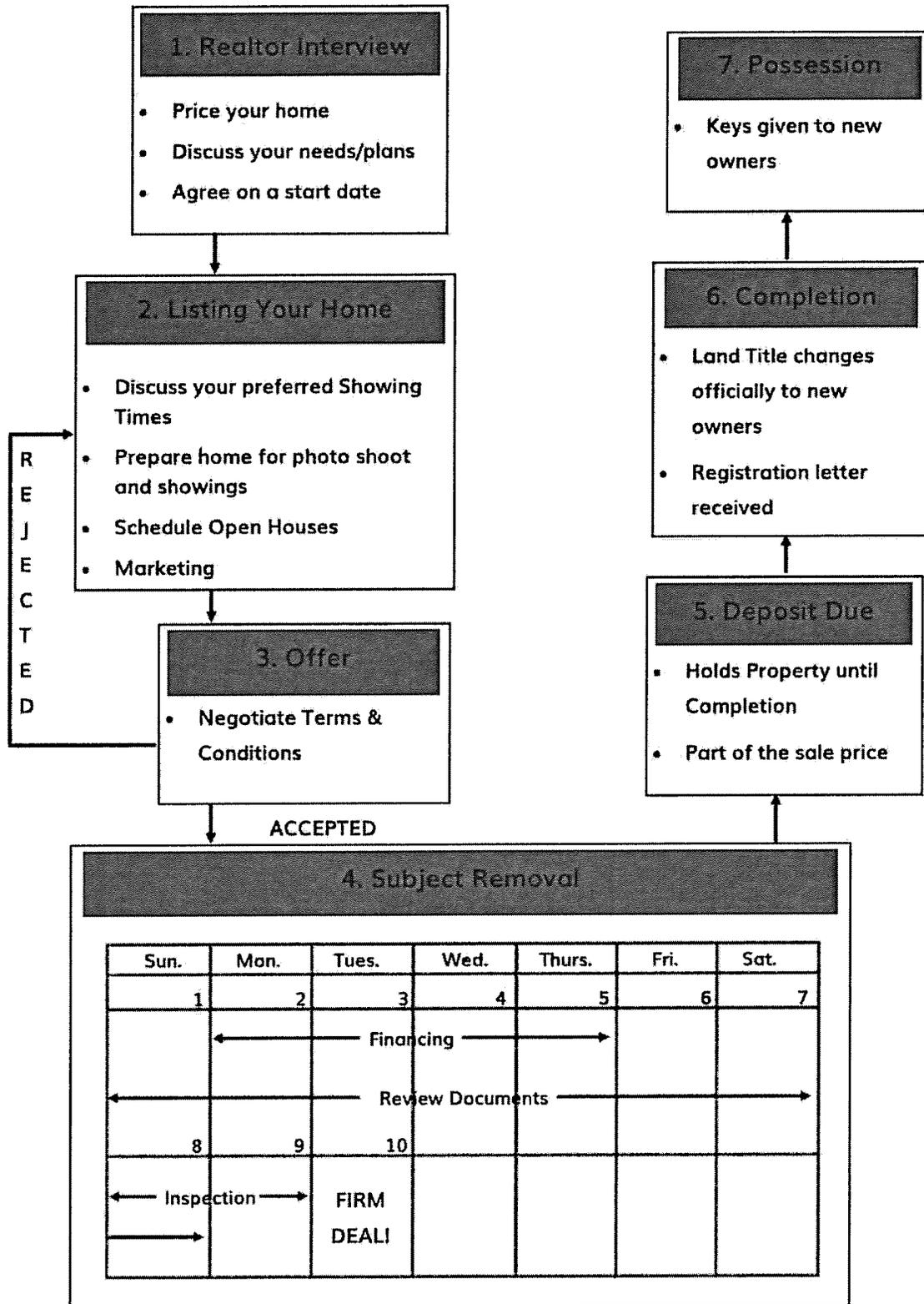
Moving Costs: \$ \_\_\_\_\_

Other: \$ \_\_\_\_\_

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**Estimated Net Proceeds of Sale: \$ \_\_\_\_\_**

# TIMELINE FOR SELLING YOUR HOME



# PAST SALES

## Arbutus

2544 West 16th Avenue  
2556 West 16th Avenue  
2580 West 16th Avenue  
2375 West 18th Avenue  
2635 West 22nd Avenue  
2793 West 23rd Avenue

## Cambie

352 West 20th Avenue  
869 West 20th Avenue  
306 988 West 21st Avenue  
327 West 22nd Avenue  
423 West 22nd Avenue  
306 980 West 22nd Avenue  
777 West 26th Avenue  
5423-5425 Cambie Street  
203 3278 Heather Street  
2 4250 Heather Street  
4 4250 Heather Street  
3212 Yukon Street

## Champlain Heights

7868 Marchwood Place  
308 3400 SE Marine Drive  
117 3163 Riverwalk Avenue  
3 3582 Whitney Place

## Coal Harbour

1804 1710 Bayshore Drive  
803 1717 Bayshore Drive  
605 1790 Bayshore Drive  
3304 1077 West Cordova Street  
1157 West Cordova Street  
2200 1169 West Cordova Street  
2903 1239 West Georgia Street  
802 1128 West Hastings Street  
1304 1205 West Hastings Street  
2804 1205 West Hastings Street  
1213 West Hastings Street  
404 1228 West Hastings Street  
3802 1111 West Pender Street  
508 1477 West Pender Street  
502 1499 West Pender Street

## Collingwood

4916 Chatham Street  
300 3683 Wellington Avenue

## Cambie

352 West 20th Avenue  
869 West 20th Avenue  
306 988 West 21st Avenue  
327 West 22nd Avenue  
423 West 22nd Avenue  
306 980 West 22nd Avenue  
777 West 26th Avenue  
5423-5425 Cambie Street  
203 3278 Heather Street  
2 4250 Heather Street  
4 4250 Heather Street  
3212 Yukon Street

## Downtown

515 555 Abbott Street  
201 55 Alexander Street  
204 55 Alexander Street  
301 55 Alexander Street  
303 55 Alexander Street  
305 55 Alexander Street  
405 55 Alexander Street  
503 55 Alexander Street  
506 55 Alexander Street  
703 55 Alexander Street  
802 55 Alexander Street  
139 Alexander Street  
602 518 Beatty Street  
605 518 Beatty Street  
201 531 Beatty Street  
202 531 Beatty Street  
203 531 Beatty Street  
204 531 Beatty Street  
205 531 Beatty Street  
301 531 Beatty Street (3)  
302 531 Beatty Street (2)  
303 531 Beatty Street  
304 531 Beatty Street  
305 531 Beatty Street (2)  
306 531 Beatty Street (2)  
307 531 Beatty Street (2)

# PAST SALES

## Downtown

401 531 Beatty Street  
402 531 Beatty Street  
403 531 Beatty Street  
404 531 Beatty Street (3)  
405 531 Beatty Street  
406 531 Beatty Street  
407 531 Beatty Street (2)  
501 531 Beatty Street  
502 531 Beatty Street (2)  
503 531 Beatty Street (2)  
504 531 Beatty Street  
505 531 Beatty Street  
506 531 Beatty Street  
507 531 Beatty Street (2)  
601 531 Beatty Street (2)  
602 531 Beatty Street  
603 531 Beatty Street  
604 531 Beatty Street  
605 531 Beatty Street  
606 531 Beatty Street  
607 531 Beatty Street (2)  
701 531 Beatty Street  
702 531 Beatty Street  
703 531 Beatty Street  
704 531 Beatty Street  
705 531 Beatty Street  
101 540 Beatty Street  
103 540 Beatty Street  
104 540 Beatty Street  
201 540 Beatty Street  
206 540 Beatty Street  
207 540 Beatty Street  
209 540 Beatty Street  
211 540 Beatty Street  
301 540 Beatty Street  
306 540 Beatty Street  
307 540 Beatty Street  
310 540 Beatty Street  
311 540 Beatty Street  
401 540 Beatty Street  
406 540 Beatty Street  
407 540 Beatty Street  
410 540 Beatty Street  
411 540 Beatty Street  
502 540 Beatty Street  
504 540 Beatty Street  
505 540 Beatty Street  
601 540 Beatty Street  
603 540 Beatty Street  
701 540 Beatty Street  
702 540 Beatty Street  
703 540 Beatty Street  
704 540 Beatty Street  
307 546 Beatty Street  
406 546 Beatty Street  
407 546 Beatty Street  
504 546 Beatty Street  
505 546 Beatty Street  
521 1330 Burrard Street  
802 821 Cambie Street  
626 Citadel Parade  
1502 668 Citadel Parade  
3101 668 Citadel Parade  
2607 1351 Continental Street  
TH2 1 East Cordova Street  
TH3 1 East Cordova Street  
306 22 East Cordova Street  
202 55 East Cordova Street  
302 557 East Cordova Street  
303 557 East Cordova Street  
506 128 West Cordova Street (2)  
606 610 Granville Street  
1603 610 Granville Street (2)  
2015 610 Granville Street  
2201 610 Granville Street (2)  
PH3205 610 Granville Street  
1110 788 Hamilton Street  
404 819 Hamilton Street  
1309 819 Hamilton Street  
605 867 Hamilton Street  
402 53 West Hastings Street  
603 53 West Hastings Street  
605 53 West Hastings Street  
1403 838 West Hastings Street  
2005 838 West Hastings Street  
2201 838 West Hastings Street  
2301 838 West Hastings Street  
2602 838 West Hastings Street  
2904 838 West Hastings Street (2)  
903 811 Helmcken Street  
1501 889 Homer Street

# PAST SALES

## Downtown

1226 933 Hornby Street  
1426 933 Hornby Street  
1627 933 Hornby Street  
607 1068 Hornby Street (2)  
1002 1252 Hornby Street  
203 1330 Hornby Street  
510 1010 Howe Street  
707 1010 Howe Street  
503 1205 Howe Street  
709 58 Keefer Place  
607 63 Keefer Place  
TH236 188 Keefer Place  
30 133 Keefer Street  
1013 989 Nelson Street  
1401 989 Nelson Street  
805 501 Pacific Street  
208 33 West Pender Street  
404 33 West Pender Street  
504 33 West Pender Street  
505 33 West Pender Street  
704 33 West Pender Street  
802 33 West Pender Street  
804 33 West Pender Street  
806 33 West Pender Street  
902 33 West Pender Street  
903 33 West Pender Street  
2605 131 Regiment Square  
3001 131 Regiment Square  
2408 788 Richards Street (2)  
2701 788 Richards Street  
907 989 Richards Street  
1002 989 Richards Street  
TH6 989 Richards Street  
TH7 989 Richards Street  
TH8 989 Richards Street  
TH9 989 Richards Street  
508 1001 Richards Street  
708 1001 Richards Street  
1104 1001 Richards Street  
2205 1001 Richards Street  
TH2 1001 Richards Street (2)  
504 1225 Richards Street  
803 1225 Richards Street  
1603 1225 Richards Street  
2404 1225 Richards Street  
301 1295 Richards Street  
313 1295 Richards Street  
502 1295 Richards Street  
608 1295 Richards Street  
907 1295 Richards Street  
1102 1295 Richards Street  
1104 1295 Richards Street  
1203 1295 Richards Street  
1204 1295 Richards Street  
1406 1295 Richards Street  
1506 1295 Richards Street  
1608 1295 Richards Street  
1609 1295 Richards Street  
2008 1295 Richards Street (2)  
2206 1295 Richards Street  
3003 233 Robson Street  
302 933 Seymour Street  
310 933 Seymour Street  
603 1082 Seymour Street  
303 1155 Seymour Street  
1008 1155 Seymour Street  
1606 1155 Seymour Street  
2401 1155 Seymour Street  
2702 1155 Seymour Street  
301 1177 Seymour Street  
503 1177 Seymour Street  
607 1177 Seymour Street  
703 1177 Seymour Street  
708 1177 Seymour Street  
903 1177 Seymour Street  
1003 1177 Seymour Street  
1007 1177 Seymour Street  
1107 1177 Seymour Street  
1407 1177 Seymour Street  
2004 1177 Seymour Street  
301 1199 Seymour Street  
505 1199 Seymour Street  
605 1199 Seymour Street  
705 1199 Seymour Street  
907 1199 Seymour Street  
1006 1199 Seymour Street  
2103 1199 Seymour Street  
2203 1199 Seymour Street  
2602 1199 Seymour Street  
2702 1199 Seymour Street  
2803 1199 Seymour Street

# PAST SALES

## Downtown

2901 1199 Seymour Street  
3107 1199 Seymour Street  
1707 1238 Seymour Street  
2005 1238 Seymour Street  
1603 1255 Seymour Street  
611 550 Taylor Street  
2305 550 Taylor Street  
306 12 Water Street  
410 12 Water Street  
507 12 Water Street  
508 12 Water Street  
202 36 Water Street  
211 36 Water Street  
303 36 Water Street  
310 36 Water Street  
312 36 Water Street  
201 141 Water Street  
201 310 Water Street  
202 310 Water Street  
204 310 Water Street  
205 310 Water Street  
301 310 Water Street  
302 310 Water Street (2)  
303 310 Water Street  
304 310 Water Street  
305 310 Water Street  
401 310 Water Street  
403 310 Water Street  
501 310 Water Street  
502 310 Water Street  
503 310 Water Street  
201 345 Water Street  
202 345 Water Street  
203 345 Water Street  
206 345 Water Street  
208 345 Water Street  
307 345 Water Street  
401 345 Water Street  
402 345 Water Street  
406 345 Water Street  
407 345 Water Street  
408 345 Water Street

## Dunbar

3970 West 23rd Avenue  
3241 West 24th Avenue

403 3595 West 26th Avenue  
3621 West 30th Avenue (2)  
3888 West 30th Avenue  
3407 West 36th Avenue  
3601 West 39th Avenue  
3611 West 39th Avenue  
3619 West 39th Avenue  
3629 West 39th Avenue  
3633 West 39th Avenue  
5451 Dunbar Street  
5491 Dunbar Street

## Fairview

202 668 West 6th Avenue  
822 West 6th Avenue  
826 West 6th Avenue  
832 West 6th Avenue  
834 West 6th Avenue  
836 West 6th Avenue  
840 West 6th Avenue  
842 West 6th Avenue  
844 West 6th Avenue  
846 West 6th Avenue  
854 West 6th Avenue  
856 West 6th Avenue  
862 West 6th Avenue  
866 West 6th Avenue  
201 1190 West 6th Avenue  
202 1190 West 6th Avenue  
203 1190 West 6th Avenue  
204 1190 West 6th Avenue  
205 1190 West 6th Avenue  
16 1250 West 6th Avenue (2)  
204 1318 West 6th Avenue  
201 1565 West 6th Avenue  
204 638 West 7th Avenue  
206 638 West 7th Avenue  
212 638 West 7th Avenue  
215 638 West 7th Avenue  
220 638 West 7th Avenue  
301 638 West 7th Avenue  
322 638 West 7th Avenue  
323 638 West 7th Avenue

# PAST SALES

## Fairview

1018 West 7th Avenue  
1080 West 7th Avenue  
1185 West 7th Avenue  
1187 West 7th Avenue  
4 1214 West 7th Avenue  
1270 West 7th Avenue  
1351 West 7th Avenue (2)  
1502 1483 West 7th Avenue  
1632 West 7th Avenue  
TH4 1640 West 7th Avenue  
1644 West 7th Avenue  
TH5 1644 West 7th Avenue  
202 1650 West 7th Avenue (2)  
204 1650 West 7th Avenue  
205 1650 West 7th Avenue  
303 1650 West 7th Avenue  
306 1650 West 7th Avenue  
402 1650 West 7th Avenue  
405 1650 West 7th Avenue  
406 1650 West 7th Avenue  
503 1650 West 7th Avenue  
504 1650 West 7th Avenue  
505 1650 West 7th Avenue  
506 1650 West 7th Avenue  
603 1650 West 7th Avenue  
802 1650 West 7th Avenue  
902 1650 West 7th Avenue  
1001 1650 West 7th Avenue  
1005 1650 West 7th Avenue  
1101 1650 West 7th Avenue  
1102 1650 West 7th Avenue  
TH1 1650 West 7th Avenue  
TH2 1650 West 7th Avenue  
203 933 West 8th Avenue  
8 1081 West 8th Avenue  
103 1195 West 8th Avenue  
PH4 1195 West 8th Avenue  
315 1236 West 8th Avenue  
204 1530 West 8th Avenue (2)  
205 1530 West 8th Avenue (2)  
702 1530 West 8th Avenue  
1578 West 8th Avenue  
106 1633 West 8th Avenue  
107 1675 West 8th Avenue  
302 1675 West 8th Avenue  
702 1675 West 8th Avenue  
703 1675 West 8th Avenue  
411 750 West 12th Avenue  
310 2226 West 12th Avenue  
103 655 West 13th Avenue  
205 518 West 14th Avenue  
207 518 West 14th Avenue  
861 West 14th Avenue  
830 West 15th Avenue  
836 West 15th Avenue  
838 West 15th Avenue  
850 West 15th Avenue  
852 West 15th Avenue  
876 West 15th Avenue  
878 West 15th Avenue  
880 West 15th Avenue  
882 West 15th Avenue  
886 West 15th Avenue (2)  
888 West 15th Avenue  
890 West 15th Avenue  
892 West 15th Avenue  
898 West 15th Avenue  
301 1405 West 15th Avenue (2)  
2238 Alder Street  
2248 Alder Street  
2254 Alder Street  
705 2988 Alder Street  
303 1030 West Broadway  
303 3133 Cambie Street  
302 2851 Heather Street (2)  
311 2851 Heather Street  
2391 Oak Street  
202 3089 Oak Street  
2302 Spruce Street  
2306 Spruce Street  
2308 Spruce Street  
2312 Spruce Street  
2316 Spruce Street  
2328 Spruce Street  
203 2483 Spruce Street  
202 2550 Spruce Street  
203 2550 Spruce Street  
204 2550 Spruce Street  
304 2550 Spruce Street  
305 2550 Spruce Street  
404 2550 Spruce Street

# PAST SALES

## Fairview

902 2550 Spruce Street  
1001 2550 Spruce Street  
1002 2550 Spruce Street  
1003 2550 Spruce Street

## False Creek

351 168 West 1st Avenue  
352 168 West 1st Avenue  
1208 168 West 1st Avenue (2)  
317 288 168 West 1st Avenue  
7 1738-1752 West 2nd Avenue  
8 1738-1752 West 2nd Avenue  
201 1750 West 2nd Avenue  
202 1750 West 2nd Avenue  
301 1750 West 2nd Avenue  
302 1750 West 2nd Avenue  
303 1750 West 2nd Avenue  
305 1750 West 2nd Avenue  
508 1425 West 6th Avenue  
1427 West 6th Avenue  
201 1565 West 6th Avenue  
501 151 Athletes Way  
229 1783 Manitoba Street  
528 1783 Manitoba Street  
616 1783 Manitoba Street  
623 1783 Manitoba Street  
805 1783 Manitoba Street  
1703 1783 Manitoba Street  
1010 518 Moberly Road  
605 1450 Pennyfarthing Drive  
312 1490 Pennyfarthing Drive  
1037 Scantlings  
212 1859 Spyglass Place  
403 1859 Spyglass Place (2)  
314 1869 Spyglass Place  
408 1869 Spyglass Place

## Fraser

736 East 37th Avenue  
444 East 46th Avenue  
565 East 47th Avenue  
4524 Harriet Street

## Fraserview

8303 Beatrice Street  
8313 Beatrice Street  
8461 Duff Street  
2505 East Kent Avenue North  
2507 East Kent Avenue North  
2515 East Kent Avenue North  
2517 East Kent Avenue North  
304 1820 East Kent Avenue South(2)  
3120 Pierview Crescent  
105 2250 SE Marine Drive  
8470 Quayside Court

## Grandview

1737 East 2nd Avenue  
1733 East 6th Avenue  
1766 East 13th Avenue  
1778 East 15th Avenue  
1950 Adanac Street (2)  
1952 Charles Street  
1967 Kitchener Street  
2167 East Pender Street  
944 Semlin Drive  
405 1718 Venables Street

## Hastings

308 2222 Cambridge Street  
204 557 East Cordova Street  
205 557 East Cordova Street  
207 557 East Cordova Street  
208 557 East Cordova Street  
302 557 East Cordova Street  
305 557 East Cordova Street  
306 557 East Cordova Street  
310 557 East Cordova Street  
312 557 East Cordova Street  
101 1615 Frances Street  
2747 Trinity Street  
2746 Yale Street

# PAST SALES

## Kerrisdale

2258 West 39th Avenue  
101 2260 West 39th Avenue  
301 2260 West 39th Avenue  
401 2260 West 39th Avenue  
501 2260 West 39th Avenue  
601 2260 West 39th Avenue  
701 2260 West 39th Avenue  
801 2260 West 39th Avenue (2)  
2262 West 39th Avenue  
2838 West 39th Avenue  
209 5723 Balsam Street  
406 5790 East Boulevard

## Killarney

211 6991 Victoria Drive  
PH10 6991 Victoria Drive  
PH11 6991 Victoria Drive  
203 6993 Victoria Drive

## Kitsilano

1879 West 2nd Avenue  
1881 West 2nd Avenue  
1883 West 2nd Avenue  
1885 West 2nd Avenue  
1887 West 2nd Avenue  
1891 West 2nd Avenue  
102 1820 West 3rd Avenue  
303 2216 West 3rd Avenue  
201 3235 West 4th Avenue  
101 2121 West 5th Avenue  
102 2121 West 5th Avenue  
103 2121 West 5th Avenue  
203 2121 West 5th Avenue  
302 2121 West 5th Avenue  
402 2121 West 5th Avenue  
301 2252 West 5th Avenue  
402 2252 West 5th Avenue (2)  
3526 West 5th Avenue  
106 1870 West 6th Avenue  
206 1190 West 6th Avenue  
104 2033 West 7th Avenue  
207 2020 West 8th Avenue  
2124 West 8th Avenue (2)  
2126 West 8th Avenue

2128 West 8th Avenue  
2130 West 8th Avenue  
2132 West 8th Avenue  
2134 West 8th Avenue (2)  
2136 West 8th Avenue (2)  
2140 West 8th Avenue  
2144 West 8th Avenue (2)  
2146 West 8th Avenue  
2150 West 8th Avenue  
2152 West 8th Avenue  
2154 West 8th Avenue  
2160 West 8th Avenue  
2376 West 8th Avenue  
2528 West 8th Avenue  
2588 West 8th Avenue  
3311 West 8th Avenue (2)  
3452 West 8th Avenue  
105 2137 West 10th Avenue  
307 2137 West 10th Avenue  
310 2137 West 10th Avenue  
311 2137 West 10th Avenue (2)  
502 2137 West 10th Avenue  
601 2137 West 10th Avenue  
213 2181 West 10th Avenue  
308 2181 West 10th Avenue  
302 2028 West 11th Avenue  
306 2028 West 11th Avenue  
408 2028 West 11th Avenue  
PH2 2088 West 11th Avenue  
101 2020 West 12th Avenue  
105 2020 West 12th Avenue  
106 2020 West 12th Avenue  
201 2020 West 12th Avenue  
204 2020 West 12th Avenue  
206 2020 West 12th Avenue  
207 2020 West 12th Avenue  
209 2020 West 12th Avenue  
305 2020 West 12th Avenue  
307 2020 West 12th Avenue  
308 2020 West 12th Avenue  
401 2020 West 12th Avenue  
404 2020 West 12th Avenue  
407 2020 West 12th Avenue  
306 2181 West 12th Avenue

# PAST SALES

## Kitsilano

207 2226 West 12th Avenue  
1806 West 14th Avenue  
1817 West 14th Avenue  
1925 West 15th Avenue  
2145 West 16th Avenue  
302 2630 Arbutus Street  
402 2630 Arbutus Street  
PH1 3028 Arbutus Street  
708 2228 West Broadway  
408 2665 West Broadway  
1955 Collingwood Street  
1957 Collingwood Street  
1959 Collingwood Street  
201 1961 Collingwood Street  
203 1961 Collingwood Street  
204 1961 Collingwood Street  
205 1961 Collingwood Street  
207 1961 Collingwood Street  
211 1961 Collingwood Street  
214 1961 Collingwood Street  
215 1961 Collingwood Street  
219 1961 Collingwood Street  
201 2528 Collingwood Street  
202 2528 Collingwood Street  
203 2528 Collingwood Street  
207 2528 Collingwood Street  
208 2528 Collingwood Street  
209 2528 Collingwood Street  
301 2528 Collingwood Street  
308 2528 Collingwood Street  
309 2528 Collingwood Street  
402 2528 Collingwood Street  
PH1 2528 Collingwood Street  
PH8 2528 Collingwood Street  
109 2040 Cornwall Avenue  
306 2469 Cornwall Avenue  
1 2485 Cornwall Avenue  
212 2768 Cranberry Drive  
1732 Cypress Street (2)  
2703 Kitsilano Diversion (2)  
1 1803 Macdonald Street  
3 1803 Macdonald Street  
5 1803 Macdonald Street  
7 1803 Macdonald Street

8 1803 Macdonald Street  
9 1803 Macdonald Street  
204 2288 Marstrand Avenue  
207 2288 Marstrand Avenue  
401 2288 Marstrand Avenue  
107 2263 Redbud Lane  
307 2263 Redbud Lane  
1636 Stephens Street (2)  
207 1977 Stephens Street  
405 2015 Trafalgar Street (2)  
2170 Trafalgar Street  
2834 Vine Street  
1363 Walnut Street (2)  
305 1424 Walnut Street  
2625 Waterloo Street  
508 1888 York Avenue  
10 1966 York Avenue  
101 2036 York Avenue  
102 2036 York Avenue  
103 2036 York Avenue  
104 2036 York Avenue  
105 2036 York Avenue  
201 2036 York Avenue  
202 2036 York Avenue  
203 2036 York Avenue  
204 2036 York Avenue  
205 2036 York Avenue  
301 2036 York Avenue  
302 2036 York Avenue  
303 2036 York Avenue  
304 2036 York Avenue  
305 2036 York Avenue  
401 2036 York Avenue  
402 2036 York Avenue  
403 2036 York Avenue  
404 2036 York Avenue  
405 2036 York Avenue  
2688 York Avenue

## Knight

1478 East 37th Avenue  
308 4078 Knight Street

# PAST SALES

## Mackenzie Heights

2707 West 33rd Avenue  
4742 Elm Street

## Main

278 East 33rd Avenue (2)  
215 East 36th Avenue  
43 East 45th Avenue  
101 5085 Main Street  
106 5085 Main Street  
108 5085 Main Street  
110 5085 Main Street  
307 5085 Main Street  
309 5085 Main Street  
501 5085 Main Street  
502 5085 Main Street  
505 5085 Main Street  
510 5085 Main Street  
602 5085 Main Street  
605 5085 Main Street  
407 189 Ontario Place  
3451 Quebec Street (2)  
5030 Quebec Street  
102 5080 Quebec Street  
106 5080 Quebec Street  
107 5080 Quebec Street  
201 5080 Quebec Street  
301 5080 Quebec Street  
503 5080 Quebec Street  
606 5080 Quebec Street  
35 East Woodstock Avenue

## Marpole

56 West 61st Avenue  
220 West 62nd Avenue  
266 West 62nd Avenue  
270 West 62nd Avenue  
272 West 62nd Avenue  
282 West 62nd Avenue  
291 West 63rd Avenue  
292 West 63rd Avenue  
298 West 63rd Avenue

881 West 64th Avenue  
889 West 64th Avenue (2)  
1433 West 67th Avenue  
739 West 69th Avenue  
1169 West 73rd Avenue (2)  
8283 Cartier Street  
8289 Cartier Street  
8419 Cartier Street  
8423 Cartier Street  
7861 Columbia Street  
8418 Fremlin Street  
102 8707 Hudson Street  
1203 8031 Nunavut Lane

## Mount Pleasant

316 384 East 1st Avenue  
301 256 East 2nd Avenue  
309 256 East 2nd Avenue  
414 256 East 2nd Avenue  
417 256 East 2nd Avenue  
424 256 East 2nd Avenue  
507 228 East 4th Avenue  
219 237 East 4th Avenue  
303 350 East 5th Avenue (2)  
157 250 East 6th Avenue  
424 665 East 6th Avenue  
407 128 West 6th Avenue  
250 East 7th Avenue  
212 930 East 7th Avenue  
216 133 East 8th Avenue  
601 133 East 8th Avenue  
605 133 East 8th Avenue  
306 570 East 8th Avenue  
703 428 West 8th Avenue  
108 East 10th Avenue  
118 East 10th Avenue  
128 East 10th Avenue  
101 205 East 10th Avenue  
102 205 East 10th Avenue  
103 205 East 10th Avenue  
105 205 East 10th Avenue  
106 205 East 10th Avenue

# PAST SALES

## Mount Pleasant

201 205 East 10th Avenue  
204 205 East 10th Avenue  
205 205 East 10th Avenue  
206 205 East 10th Avenue  
207 205 East 10th Avenue  
208 205 East 10th Avenue  
210 205 East 10th Avenue  
211 205 East 10th Avenue  
212 205 East 10th Avenue  
302 205 East 10th Avenue  
303 205 East 10th Avenue  
304 205 East 10th Avenue  
306 205 East 10th Avenue  
307 205 East 10th Avenue  
310 205 East 10th Avenue  
312 205 East 10th Avenue  
402 205 East 10th Avenue  
403 205 East 10th Avenue  
410 205 East 10th Avenue  
308 345 East 10th Avenue  
362 West 10th Avenue  
292 East 11th Avenue  
303 328 East 11th Avenue  
811 328 East 11th Avenue  
909 328 East 11th Avenue  
233 West 11th Avenue  
565 East 13th Avenue  
50 West 13th Avenue  
333 West 15th Avenue  
335 West 15th Avenue  
337 West 15th Avenue  
339 West 15th Avenue (2)  
315 West 16th Avenue  
401 West 16th Avenue  
405 West 16th Avenue  
407 West 16th Avenue  
425 West 16th Avenue  
429 West 16th Avenue  
435 West 16th Avenue  
439 West 16th Avenue  
425 Heatley Avenue  
708 Heatley Avenue  
728 Heatley Avenue  
302 630 East Broadway Street  
305 557 East Cordova Street  
738 Heatley Avenue  
750 Heatley Avenue  
702 718 Main Street  
803 718 Main Street  
804 718 Main Street  
805 718 Main Street  
806 718 Main Street  
903 718 Main Street  
904 718 Main Street  
1303 120 Milross Avenue  
505 189 National Avenue (3)  
104 2515 Ontario Street  
102 3010 Ontario Street  
201 231 East Pender Street  
204 231 East Pender Street  
205 231 East Pender Street  
206 231 East Pender Street  
207 231 East Pender Street  
209 231 East Pender Street  
301 231 East Pender Street  
302 231 East Pender Street  
304 231 East Pender Street  
305 231 East Pender Street  
306 231 East Pender Street  
308 231 East Pender Street  
404 231 East Pender Street  
405 231 East Pender Street  
408 231 East Pender Street  
505 231 East Pender Street  
509 231 East Pender Street  
602 231 East Pender Street  
604 231 East Pender Street  
605 231 East Pender Street  
606 231 East Pender Street  
702 231 East Pender Street  
704 231 East Pender Street  
705 231 East Pender Street  
707 231 East Pender Street  
801 231 East Pender Street  
802 231 East Pender Street  
806 231 East Pender Street  
807 231 East Pender Street  
808 231 East Pender Street  
795 East Pender Street  
2715 Prince Edward Street

# PAST SALES

## Mount Pleasant

407 1088 Quebec Street  
503 1128 Quebec Street  
1708 1775 Quebec Street  
1801 1775 Quebec Street  
2606 Quebec Street  
2608 Quebec Street  
2612 Quebec Street  
2618 Quebec Street  
2630 Quebec Street  
2632 Quebec Street (2)  
2638 Quebec Street  
2642 Quebec Street  
602 919 Station Street  
607 919 Station Street  
702 919 Station Street  
208 110 Switchmen Street  
3175 Yukon Street

## Oakridge

767 West 42nd Avenue (2)  
6362-6364 Cambie Street  
506 6677 Cambie Street

## Point Grey

3768 West 1st Avenue (2)  
402 4463 West 10th Avenue  
207 4479 West 10th Avenue  
4383 West 11th Avenue  
4307 West 12th Avenue  
4354 West 15th Avenue  
2896 Tolmie Street

## Quilchena

4432 Brakenridge Street (2)

## Renfrew Heights

2955 East 29th Avenue

## Renfrew

2651 East 6th Avenue  
306 2556 East Hastings Street  
1978 Nanaimo Street  
203 405 Skeena Street

## Shaughnessy

2098 West 18th Avenue  
1215 West 27th Avenue  
204 4900 Cartier Street  
1487 Minto Crescent

## South Granville

1496 West 58th Avenue  
1659 West 64th Avenue  
5795 Angus Drive  
7268 Cartier Street  
6468 Cypress Street  
7338 Granville Street  
7486 Granville Street  
5938 Hudson Street

## South Vancouver

462 East 49th Avenue  
76 East 54th Avenue  
146 East 54th Avenue  
1126 East 59th Avenue (2)  
172 East 61st Avenue  
6975 Culloden Street

## Southlands

3424 West 41st Avenue  
3570 West 49th Avenue  
5880 Crown Street (2)  
5890 Crown Street

## SW Marine

2115 West 51st Avenue  
212 1503 West 65th Avenue

# PAST SALES

## SW Marine

304 1503 West 65th Avenue  
314 1503 West 65th Avenue (2)  
PH4 1503 West 65th Avenue  
6528 Arbutus Street  
7138 Maple Street

## University

1 2780 Acadia Road  
3 2780 Acadia Road  
5 2780 Acadia Road  
7 2780 Acadia Road  
8 2780 Acadia Road  
9 2780 Acadia Road  
10 2780 Acadia Road  
11 2780 Acadia Road  
13 2780 Acadia Road  
101 2780 Acadia Road  
103 2780 Acadia Road  
117 2780 Acadia Road  
201 2780 Acadia Road  
204 2780 Acadia Road  
207 2780 Acadia Road  
211 2780 Acadia Road  
219 2780 Acadia Road  
220 2780 Acadia Road  
106 6279 Eagles Drive  
6284 Eagles Drive  
6 6336 Hawthorn Lane  
202 6333 Larkin Drive

## Victoria

3919 Alice Street  
210 3456 Commercial Street  
4355 Nanaimo Street  
3429 Porter Street  
3431 Porter Street  
3441 Porter Street  
3443 Porter Street  
3445 Porter Street  
3447 Porter Street  
3712 Welwyn Street  
3860 Welwyn Street

## West Cambie

303 9399 Tomicki Avenue

## West End

1701 1111 Alberni Street (2)  
2008 1111 Alberni Street (2)  
3402 1111 Alberni Street  
303 1367 Alberni Street  
1001 1723 Alberni Street  
702 1888 Alberni Street  
103 1135 Barclay Street  
701 1225 Barclay Street  
802 1265 Barclay Street  
1002 1265 Barclay Street  
601 1005 Beach Avenue (2) 605  
1005 Beach Avenue  
503 738 Broughton Street 701  
738 Broughton Street (2) 1101  
738 Broughton Street 1606 909  
Burrard Street  
2507 1850 Comox Street 2205  
1200 West Georgia Street 303  
1420 West Georgia Street 402  
1420 West Georgia Street 1404  
1111 Haro Street  
407 1230 Haro Street  
1920 Haro Street  
1928 Haro Street  
1930 Haro Street  
1932 Haro Street  
1934 Haro Street  
1936 Haro Street  
1938 Haro Street  
902 1009 Harwood Street  
1004 1020 Harwood Street  
401 1146 Harwood Street  
401 1330 Jervis Street  
1201 1171 Jervis Street  
703 1835 Morton Avenue (2)  
302 1725 Pendrell Street  
505 1050 Smithe Street  
907 1050 Smithe Street  
1506 1050 Smithe Street  
1805 1050 Smithe Street

# PAST SALES

## Yaletown

906 198 Aquarius Mews  
709 990 Beach Avenue  
501 1012 Beach Avenue  
503 455 Beach Crescent  
707 455 Beach Crescent  
805 455 Beach Crescent  
1706 455 Beach Crescent  
2102 455 Beach Crescent  
3003 455 Beach Crescent  
471 Beach Crescent  
503 Beach Crescent  
507 583 Beach Crescent  
902 583 Beach Crescent  
905 583 Beach Crescent  
1002 583 Beach Crescent  
1107 583 Beach Crescent  
907 638 Beach Crescent  
301 928 Beatty Street  
1708 928 Beatty Street  
963 Beatty Street  
967 Beatty Street  
404 989 Beatty Street (2)  
901 989 Beatty Street  
1001 989 Beatty Street  
1201 989 Beatty Street  
1205 989 Beatty Street  
1707 989 Beatty Street  
1708 989 Beatty Street  
2602 950 Cambie Street  
1209 1008 Cambie Street  
706 918 Cooperage Way  
2307 918 Cooperage Way  
702 212 Davie Street  
1703 212 Davie Street  
2202 212 Davie Street  
8A 199 Drake Street  
15B 199 Drake Street  
15C 199 Drake Street  
608 289 Drake Street  
1106 388 Drake Street  
3201 388 Drake Street  
973 Expo Boulevard (2)  
3202 1009 Expo Boulevard  
501 1072 Hamilton Street  
503 1072 Hamilton Street  
203 1178 Hamilton Street  
409 1178 Hamilton Street  
300 1226 Hamilton Street  
PH1 1226 Hamilton Street  
205 1275 Hamilton Street  
208 1275 Hamilton Street  
211 1275 Hamilton Street  
213 1275 Hamilton Street  
305 1275 Hamilton Street  
308 1275 Hamilton Street  
310 1275 Hamilton Street  
311 1275 Hamilton Street (2)  
312 1275 Hamilton Street  
314 1275 Hamilton Street  
402 1275 Hamilton Street  
407 1275 Hamilton Street  
409 1275 Hamilton Street  
412 1275 Hamilton Street  
414 1275 Hamilton Street (2)  
501 1275 Hamilton Street  
503 1275 Hamilton Street (2)  
505 1275 Hamilton Street  
507 1275 Hamilton Street (3)  
509 1275 Hamilton Street  
510 1275 Hamilton Street (2)  
603 1275 Hamilton Street (2)  
604 1275 Hamilton Street  
605 1275 Hamilton Street  
606 1275 Hamilton Street  
1702 488 Helmcken Street  
106 1515 Homer Mews  
TH106 1515 Homer Mews  
1008 928 Homer Street  
1103 928 Homer Street  
1208 928 Homer Street  
303 939 Homer Street  
1207 939 Homer Street  
2810 939 Homer Street  
302 1001 Homer Street  
406 1001 Homer Street  
506 1001 Homer Street  
1007 1001 Homer Street  
301 1055 Homer Street  
304 1055 Homer Street  
306 1055 Homer Street

# PAST SALES

## Yaletown

401 1055 Homer Street  
405 1055 Homer Street  
406 1055 Homer Street  
502 1055 Homer Street (2)  
504 1055 Homer Street  
505 1055 Homer Street  
506 1055 Homer Street (3)  
601 1055 Homer Street (2)  
602 1055 Homer Street (2)  
603 1055 Homer Street  
702 1055 Homer Street  
703 1055 Homer Street  
704 1055 Homer Street  
706 1055 Homer Street  
802 1055 Homer Street  
803 1055 Homer Street  
806 1055 Homer Street (2)  
902 1055 Homer Street (2)  
904 1055 Homer Street  
905 1055 Homer Street  
1001 1055 Homer Street  
1004 1055 Homer Street  
1005 1055 Homer Street (2)  
1101 1055 Homer Street (2)  
1202 1055 Homer Street  
1301 1055 Homer Street  
1302 1055 Homer Street (4)  
1304 1055 Homer Street (2)  
1306 1055 Homer Street  
1401 1055 Homer Street  
1402 1055 Homer Street (2)  
1404 1055 Homer Street  
1405 1055 Homer Street  
1406 1055 Homer Street (2)  
1501 1055 Homer Street  
1505 1055 Homer Street  
1506 1055 Homer Street  
1606 1055 Homer Street  
1702 1055 Homer Street (3)  
1703 1055 Homer Street  
1704 1055 Homer Street  
1802 1055 Homer Street (2)  
1804 1055 Homer Street  
1806 1055 Homer Street  
1901 1055 Homer Street  
2102 1055 Homer Street  
2103 1055 Homer Street  
2202 1055 Homer Street (2)  
2402 1055 Homer Street (2)  
2501 1055 Homer Street  
1701 1155 Homer Street  
301 1180 Homer Street  
303 1180 Homer Street  
601 1180 Homer Street  
701 1180 Homer Street  
104 1241 Homer Street  
101 1318 Homer Street  
1102 1483 Homer Street  
2506 1500 Hornby Street  
404 1600 Hornby Street  
1800 1625 Hornby Street  
301 1455 Howe Street  
401 1455 Howe Street  
404 1455 Howe Street  
705 1455 Howe Street (2)  
804 1455 Howe Street  
1003 1455 Howe Street  
1405 1455 Howe Street  
1702 1455 Howe Street  
1801 1455 Howe Street  
1802 1455 Howe Street  
2001 1455 Howe Street  
1463 Howe Street  
1409 1500 Howe Street  
707 633 Kinghorne Mews  
309 977 Mainland Street  
701 1067 Marinaside Crescent  
1005 1199 Marinaside Crescent  
305 1201 Marinaside Crescent  
605 1201 Marinaside Crescent  
803 1201 Marinaside Crescent  
603 1288 Marinaside Crescent  
609 1288 Marinaside Crescent  
501 1328 Marinaside Crescent  
801 1383 Marinaside Crescent  
1107 550 Pacific Boulevard  
1502 1177 Pacific Boulevard  
406 501 Pacific Street  
907 550 Pacific Street  
307 928 Richards Street

# PAST SALES

## Yaletown

1805 928 Richards Street  
207 1088 Richards Street  
414 1088 Richards Street  
101 1168 Richards Street  
104 1168 Richards Street  
401 1168 Richards Street  
501 1168 Richards Street  
602 1168 Richards Street  
TH3 1186 Richards Street  
1601 1188 Richards Street  
1208 1438 Richards Street  
2607 1438 Richards Street  
1482 Seymour Mews

# MARKET SUMMARY

Please see attached Market Summary document.

## PRICING RATIONALE

### Price Per Square Foot Analysis:

#### SUMMARY STATISTICS:

DOWNTOWN LOCATION  
WATERFRONT LOCATION  
DIRECTLY COMPARABLE PROPERTIES

	LISTINGS				SALES			
	Direct	Low	High	Average	Direct	Low	High	Average
		\$1,363.02	\$2,608.06	\$1,755.30	\$1,463.41	\$2,103.32	\$1,747.76	
		\$1,786.07	\$3,380.76	\$2,304.05	\$1,300.88	\$3,242.39	\$1,704.07	
	\$2,175.62				\$2,103.32			
	\$2,055.46				\$1,666.67			
	\$1,871.32							
	\$1,862.88							

Average Days on Market (DOM) for Downtown Sales \*

103

Average Days on Market (DOM) for Waterfront Sales \*

72

\* DOM statistics understate actual DOM as some agents cancel and re-list the same property whenever a price change occurs. Total DOM does not include previous DOM figures.

Sales are 94.16% of Assessed Value

4201-1028 Barclay Street is assessed at \$5,136,000

Estimated Sale Price based on sales versus assessed value is \$4,836,057

Estimated Sale Price based on direct comparable sale of 1277 Melville is (\$2,103.32 x 2,657 SF)

\$5,588,521

Less: Outdoor space difference (1,400 SF x \$500/Buildable SF)

\$700,000

Less: Penthouse premium

\$200,000

### Appraised Value versus Sale Price:

4201-1028 Barclay Street is assessed at \$5,136,000. Based on recent sales \* properties have sold for 94.16% of their assessed value. Using this percentage, the subject property would sell at \$4,836,057.

### Market Comparable Properties:

Penthouse 2901 at 1277 Melville Street (The Flatiron Building) sold for \$5,700,000 on April 19, 2019. This property is 2,710 square feet and sold at \$2,103.32 per square foot. This property is comparable in that it is located in a Downtown location, in a 12 year old building and offering similar interior finishes and amenity. The key differences between the subject property and this comparable property is that it has 1,400 square feet of outdoor space on two levels (main living level and roof deck) and a double-height living room. Adjustments to the sale price for this property are summarized as follows:

2901-1277 Melville Street sale price	\$5,700,000 or \$2,103.32 per sq.ft.
4201-1028 Barclay Street size 2,657 square feet x \$2,103.32	\$5,588,521
Less: Adjustment for outdoor space (1,400 x \$500/square foot*)	\$700,000
Less: Adjustment for penthouse premium	\$200,000 to 400,000
Net adjustment sale price estimate	\$4,688,521 to \$4,488,521

\* \$500 per buildable square foot is market pricing for a Downtown location

**COMPARABLE  
MARKET ANALYSIS**

**ACTIVE PROPERTIES  
IN YOUR AREA**



Presented by:  
**Ken Leong PREC\***  
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 Phone: 604-328-9333  
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[Info@exclusivevancouver.com](mailto:Info@exclusivevancouver.com)



**Active**  
**R2386791**  
 Board: V  
 Apartment/Condo

**PH4 1777 BAYSHORE DRIVE**  
 Vancouver West  
 Coal Harbour  
 V6G 3H2

Residential Attached  
**\$7,388,900 (LP)**  
 (SP)



Sold Date: Frontage (feet): Original Price: **\$7,388,900**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1999**  
 Depth / Size (ft.): Bedrooms: **4** Age: **20**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD-1**  
 Flood Plain: Full Baths: **3** Gross Taxes: **\$16,927.32**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: **Northwest** Maint. Fee: **\$1,770.06** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **024-622-222**  
 Mgmt. Co's Name: **AWM- Alliance Real Estate G.** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-685-3227**  
 View: **Yes: City, Ocean, Stanley Park, Mt.**  
 Complex / Subdiv: **Bayshore Gardens**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer Type: Community**

Style of Home: <b>Penthouse</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Side</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Concrete, Glass, Mixed</b>			Dist. to School Bus: <b>NEARBY</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year: <b>2015</b>	Dist. to Public Transit: <b>NEARBY</b>	Total Units in Strata: <b>100</b>
Rain Screen: <b>Full</b>	R.I. Plumbing:	Units in Development: <b>40</b>	
Renovations: <b>Completely</b>	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Gas - Natural</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air</b>		Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>		Floor Finish: <b>Hardwood, Tile</b>	
Type of Roof: <b>Tar &amp; Gravel</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 38 OF THE PUBLIC HARBOUR OF Burrard Inlet and District Lot 185 Group 1 New Westminster District Strata Plan LMS4025 Together with Interest in the Common Property in Protection to the Unit Entitlement of the Strata Club House, Elevator, Exercise Centre, Sauna/Steam Room, Swirpool/Hot Tub, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	14'0 x 7'9			x			x
Main	Living Room	21'9 x 14'9			x			x
Main	Dining Room	13'6 x 11'0			x			x
Main	Kitchen	19'9 x 11'4			x			x
Main	Eating Area	10'0 x 9'2			x			x
Main	Bedroom	13'4 x 11'4			x			x
Main	Master Bedroom	16'0 x 14'0			x			x
Main	Walk-In Closet	10'4 x 7'0			x			x
Main	Bedroom	15'0 x 12'0			x			x
Main	Bedroom	17'3 x 10'2			x			x

Finished Floor (Main): <b>3,042</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Main</b>	<b>7</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>3,042 sq. ft.</b>	# or % of Rentals Allowed:			4	<b>Main</b>	<b>4</b>	<b>No</b>	Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>3,042 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Virani Real Estate Advisors** **Virani Real Estate Advisors**

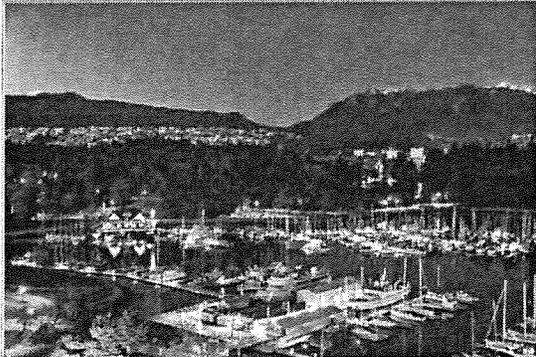
**Exquisite world-class panoramic views of city, mountains, Stanley Park and Lost Lagoon are captivating in this lavish Coal Harbor Penthouse. Extensive renovations by Interior designer that include distressed hardwood flooring, Siematic kitchen cabinets with Miele appliances, all new bathrooms, lighting and numerous built-ins add to the opulent design in elegance and comfort. This 4 bedroom, 4 bath residence is located in prestigious Bayshore Gardens and is over 3000 SqFt with an abundance of outdoor living space perfect to wine & dine your guests. 24hr concierge, exercise center and health spa facilities for your convenience and just steps away from Marina, Vancouver's Luxury Shopping and some of our city's finest dining venues. This is one of the finest Penthouse homes currently offered**



Presented by:  
**Ken Leong PREC\***  
 Oakwyn Realty Downtown Ltd.  
 Phone: 604-328-9333  
<http://www.exclusivevancouver.com>  
[info@exclusivevancouver.com](mailto:info@exclusivevancouver.com)



**Active** **1502 1790 BAYSHORE DRIVE** Residential Attached  
**R2345156** Vancouver West **\$5,380,000 (LP)**  
 Board: V Coal Harbour **(SP) M**  
 Apartment/Condo V6G 3G5



Sold Date: Frontage (feet): Original Price: **\$5,380,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1997**  
 Depth / Size (ft.): Bedrooms: **3** Age: **22**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD-1**  
 Flood Plain: **No** Full Baths: **3** Gross Taxes: **\$10,512.31**  
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2018**  
 Exposure: **Northeast** Maint. Fee: **\$1,616.98** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **Yes** P.I.D.: **023-917-164**  
 Mgmt. Co's Name: **FIRST SERVICE** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-683-8900**  
 View: **Yes: STANLEY PK, MARINA, N.SHRE MTN**  
 Complex / Subdiv: **BAYSHORE GARDENS**  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type:

Style of Home: **Corner Unit** Total Parking: **4** Covered Parking: **4** Parking Access: **Front**  
 Construction: **Concrete** Parking: **Garage Underbuilding** Locker: **Y**  
 Exterior: **Concrete, Mixed** Reno. Year: Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**  
 Foundation: **Concrete Perimeter** R.I. Plumbing: Units In Development: **153** Total Units in Strata: **153**  
 Rain Screen: Renovations: **Completely** Title to Land: **Freehold Strata**  
 Water Supply: **City/Municipal** Metered Water: Property Disc.: **Yes**  
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces: Fixtures Leased: **No**  
 Fuel/Heating: **Forced Air, Heat Pump, Hot Water** # of Fireplaces: **2** Fixtures Rmvd: **Yes: DINING RM CHANDELIER, LIVING RM AND MASTER BRM**  
 Outdoor Area: **Balcony(s) Patio(s) Dck(s)** Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Gardening, Hot Water, Management, Recreation Facility, Water**  
 Legal: **STRATA LOT 60, PLAN LMS2965, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**  
 Amenities: **Bike Room, Elevator, Exercise Centre, Recreation Center, Sauna/Steam Room, Storage**  
 Site Influences: **Adult Oriented, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, Clothes Washer/Dryer, CithWsh/Dryr/Frdg/Stve/DW, Dishwasher, Oven - Bullt In, Range Top, Smoke Alarm, Windows**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	28'0 x 9'6	Main	Den	7'9 x 11'6			x
Main	Living Room	12'4 x 10'6			x			x
Main	Den	13'7 x 11'0			x			x
Main	Dining Room	13'7 x 14'4			x			x
Main	Kitchen	14'8 x 10'0			x			x
Main	Eating Area	12'5 x 10'1			x			x
Main	Master Bedroom	21'6 x 11'3			x			x
Main	Walk-In Closet	5'4 x 13'4			x			x
Main	Bedroom	11'11 x 14'9			x			x
Main	Bedroom	14'7 x 11'7			x			x

Finished Floor (Main):	<b>2,891</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>6</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,891 sq. ft.</b>	# or % of Rentals Allowed:	<b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		4	<b>Main</b>	<b>2</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>			5				Grg Dr Ht:
Grand Total:	<b>2,891 sq. ft.</b>				6				
					7				
					8				

Listing Broker(s): **Royal LePage Westside**

**This address of distinction is set right at the water's edge, next to world renowned Stanley Park showcasing expansive views from N/E to NW of the ocean, marina mtn, and Coal Harbour. Luxury and elegance abound in this stunning designer upgraded residence which spans the entire front of the bldg. No expense has been spared with the highest quality craftsmanship and finishing thru out. Some of the many exemplary finishings include a Downsview entertainment style kitchen with Miele appliances, beautifully appointed bthrms with walls clad in stone, rain showers, fittings by Duravit and Hans Grohe. The spaciou master features a fireplace, deck, exacting wardrobe & 6 pc ensuite retreat. Cocierge, 4 pking spaces, 2 locker, and health club.**



Presented by:  
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<b>Active</b> <b>R2359670</b> Board: V Apartment/Condo	<b>203 426 BEACH CRESCENT</b> Vancouver West Yaletown V6Z 3E9	Residential Attached <b>\$6,888,000 (LP)</b> (SP)
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Sold Date: Meas. Type: Depth / Size (ft.): Lot Area (sq.ft.): <b>0.00</b> Flood Plain: Council Apprv?: Exposure: <b>Southwest</b> If new, GST/HST inc?: Mgmt. Co's Name: <b>Stratawest</b> Mgmt. Co's Phone: <b>604-904-9595</b> View: Complex / Subdiv: <b>KING'S LANDING</b> Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type:</b>	Frontage (feet): Frontage (metres): Bedrooms: <b>3</b> Bathrooms: <b>4</b> Full Baths: <b>3</b> Half Baths: <b>1</b> Maint. Fee: <b>\$1,860.00</b>	Original Price: <b>\$6,888,000</b> Approx. Year Built: <b>2005</b> Age: <b>14</b> Zoning: <b>CD-1</b> Gross Taxes: <b>\$24,802.71</b> For Tax Year: <b>2019</b> Tax Inc. Utilities?: P.I.D.: <b>026-496-259</b> Tour:
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Style of Home: <b>Corner Unit, Upper Unit</b> Construction: <b>Concrete</b> Exterior: <b>Concrete, Glass, Mixed</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: Renovations: Water Supply: <b>City/Municipal</b> Fireplace Fuel: <b>Gas - Natural</b> Fuel/Heating: <b>Heat Pump, Natural Gas, Radiant</b> Outdoor Area: <b>Balcony(s) Patio(s) Dck(s)</b> Type of Roof: <b>Other</b>	Reno. Year: R.I. Plumbing: Metered Water: R.I. Fireplaces: # of Fireplaces: <b>2</b>	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: <b>Side</b> Parking: <b>Garage Underbuilding, Garage, Double, Visitor Parking</b> Locker: <b>N</b> Dist. to Public Transit: <b>CLOSE</b> Units in Development: <b>158</b> Title to Land: <b>Freehold Strata</b> Property Disc.: <b>Yes</b> Fixtures Leased: <b>:</b> Fixtures Rmvd: <b>:</b> Floor Finish: <b>Hardwood, Mixed, Tile</b>
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Malnt Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Other, Recreation Facility**  
 Legal: **STRATA LOT 64, PLAN BCS1589, DISTRICT LOT FC, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**  
 Amenities: **Bike Room, Exercise Centre, Guest Suite, Pool; Indoor, Recreation Center, Sauna/Steam Room**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Intercom, Microwave, Security System,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24' x 13'	Main	Foyer	8' x 8'			x
Main	Dining Room	15' x 14'						x
Main	Kitchen	16' x 9'						x
Main	Pantry	5' x 5'						x
Main	Family Room	22' x 15'						x
Main	Master Bedroom	16' x 13'						x
Main	Walk-In Closet	10' x 7'						x
Main	Bedroom	13' x 11'						x
Main	Bedroom	12' x 11'						x
Main	Laundry	5' x 3'						x

Finished Floor (Main): <b>2,788</b> Finished Floor (Above): <b>0</b> Finished Floor (Below): <b>0</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>2,788 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>2,788 sq. ft.</b>	# of Rooms: <b>11</b> # of Kitchens: <b>1</b> # of Levels: <b>1</b> Crawl/Bsmt. Height: Restricted Age: # of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b> # or % of Rentals Allowed: Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b> Basement: <b>None</b>	Bath: <b>1</b> Floor: <b>Main</b> # of Pieces: <b>2</b> Ensuite?: <b>No</b> <b>2 Main 5 Yes</b> <b>3 Main 3 Yes</b> <b>4 Main 4 Yes</b> <b>5</b> <b>6</b> <b>7</b> <b>8</b>	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
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Listing Broker(s): **RE/MAX Masters Realty**

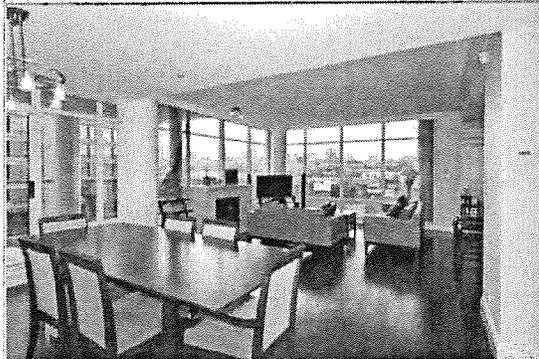
**WATERFRONT KING'S LANDING VILLA 3 bedroom, 4 bath residence located on the prime Southwest corner! This 2nd floor one level home offers sweeping direct water views overlooking the Seawall, False Creek & the Park. Expansive open plan boasts a large living space with fireplace, separate formal dining room, gourmet kitchen, generous family room with eating area, powder bath & elegant foyer. Grand Master features a fireplace, walk-in dressing room plus double closets, luxurious spa & magical water views! Exceptional features include 2 outdoor terraces, up to 9 FT ceilings, air conditioning & Brazilian cherry wood floors. Value the enclosed 2 CAR GARAGE with storage. The ultimate in waterfront living, 24/7 concierge, private club with 80 FT pool & guest suites.**



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**Active** **501 428 BEACH CRESCENT** Residential Attached  
**R2352134** Vancouver West **\$3,590,000 (LP)**  
 Board: V Yaletown (SP)



Sold Date: Frontage (feet): Original Price: **\$4,200,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2005**  
 Depth / Size (ft.): Bedrooms: **3** Age: **14**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **3** Gross Taxes: **\$7,461.54**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$1,341.67** Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: P.I.D.: **026-496-437**  
 Mgmt. Co's Name: **Stratawest** Tour:  
 Mgmt. Co's Phone: **604-904-9595**  
 View: **Yes: Courtyard, Some Water**  
 Complex / Subdiv: **Kings Landing**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sewer Type:**

Style of Home: **Corner Unit** Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
 Construction: **Concrete** Parking: **Garage; Underground**  
 Exterior: **Concrete, Mixed** Locker:  
 Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **2 Blocks**  
 Rain Screen: R.I. Plumbing: Units in Development: **158** Total Units in Strata: **158**  
 Renovations: Metered Water: Title to Land: **Freehold Strata**  
 Water Supply: **City/Municipal** Property Disc.: **Yes**  
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces: Fixtures Leased: **No**  
 Fuel/Heating: **Electric, Forced Air** # of Fireplaces: **1** Fixtures Rmvd: **No**  
 Outdoor Area: **Balcony(s) Patio(s) Dck(s)** Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**  
 Type of Roof: **Other**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 82, PLAN BCS1589, DISTRICT LOT FC, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**  
 Amenities: **Air Cond./Central, Exercise Centre, Guest Suite, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**  
 Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 16'3			x			x
Main	Kitchen	9'5 x 12'7			x			x
Main	Dining Room	17'5 x 10'			x			x
Main	Master Bedroom	12'5 x 15'			x			x
Main	Bedroom	11' x 10'5			x			x
Main	Bedroom	11' x 11'5			x			x
Main	Office	12'5 x 9'			x			x
Main	Walk-In Closet	15' x 6'7			x			x
					x			x
					x			x

Finished Floor (Main):	<b>2,010</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,010 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>2,010 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Angell Hasman & Assoc.Rity.Ltd**

**Prestigious Waterfront residence at Kings Landing. This luxury home offers 3 bedrooms, 3 baths and an office. Over 2000 sq. ft. of dramatic living. The office space offers a serene atmosphere and is ideal for the professional to work from home. The home features 9 foot ceilings, crown mouldings, A/C, steam shower, floor to ceiling windows.Kings landing has arguably the best amenities including 80 ft. lap pool, sauna, Jacuzzi, steam rooms and guest suites, rooftop patio, and 24 hour concierge. Just steps to seawall, restaurants, parks and aqua bus.**



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**Active**  
**R2391150**  
 Board: V  
 Apartment/Condo

**402 401-499 BROUGHTON STREET**  
 Vancouver West  
 Coal Harbour  
 V6G 3K1

Residential Attached  
**\$7,680,000 (LP)**  
 (SP) **M**



Sold Date: Frontage (feet): Original Price: **\$7,680,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2003**  
 Depth / Size (ft.): Bedrooms: **4** Age: **16**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD1**  
 Flood Plain: Full Baths: **4** Gross Taxes: **\$16,078.50**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**  
 Exposure: Maint. Fee: **\$2,031.04** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **025-756-206**  
 Mgmt. Co's Name: **Strata west Property Mgmt** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-904-9595**  
 View: **Yes: coal harbor stanley park**  
 Complex / Subdiv: **Coal Harbor**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**  
 Sewer Type: **Community**

Style of Home: <b>Corner Unit, Upper Unit</b>	Total Parking: <b>4</b>	Covered Parking: <b>4</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground, Visitor Parking</b>		Locker: <b>Y</b>
Exterior: <b>Glass, Mixed</b>	Reno. Year:	Dist. to Public Transit: <b>near</b>	Dist. to School Bus: <b>near</b>
Foundation: <b>Concrete Perimeter</b>	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Rain Screen:	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Renovations:	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>2</b>	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Electric</b>		Fixtures Rmvd: <b>No</b>	
Fuel/Heating: <b>Electric</b>		Floor Finish: <b>Hardwood, Tile</b>	
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**  
 Legal: **STRATA LOT 155, PLAN BCS535, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF THE PHBI, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom, Oven -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	41' x 15'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Dining Room	20' x 7'			x			x
Main	Master Bedroom	25' x 25'			x			x
Main	Master Bedroom	15'3 x 12'			x			x
Main	Bedroom	13' x 11'			x			x
Main	Kitchen	13'6 x 10'			x			x
Main	Family Room	12' x 9'			x			x
Main	Bedroom	12' x 10'			x			x
		x			x			x

Finished Floor (Main): <b>2,911</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>2</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>2,911 sq. ft.</b>	# or % of Rentals Allowed:			4	<b>Main</b>	<b>3</b>	<b>No</b>	Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total: <b>2,911 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Amex Broadway West Realty**

**Unit 401 & 402 - Denia W/ Approx 1700 SF Deck. Total area incl deck is 4610 SF. A unique opportunity to own a rare Exclusive Super Prime waterfront residence with breathtaking panoramic views of Coal Harbour, Stanley Park and the North Shore mountains, located just steps from the seawall. Spacious design with bedrooms, kitchens, family room, baths, and topnotch appliances. Amenities include 24/7 concierge services, swimming pool with hot tub, sauna, gym, and more. The perfect place to call home... make it yours today!**



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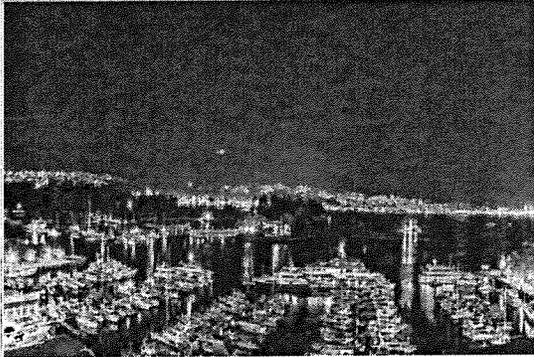


OAKWYN REALTY  
 1 800 467 3333

**Active**  
**R2357250**  
 Board: V  
 Apartment/Condo

**1201 499 BROUGHTON STREET**  
 Vancouver West  
 Coal Harbour  
 V6G 3K1

Residential Attached  
**\$8,660,000 (LP)**  
 (SP)



Sold Date: Frontage (feet): Original Price: **\$8,660,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2003**  
 Depth / Size (ft.): Bedrooms: **4** Age: **16**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **5** Zoning: **CD-1**  
 Flood Plain: Full Baths: **4** Gross Taxes: **\$16,639.37**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$2,407.17** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **025-756-656**  
 Mgmt. Co's Name: **Stratawest Property Management** Tour:  
 Mgmt. Co's Phone: **604-904-9595**  
 View: **Yes: Coal Harbor Stanley Park**  
 Complex / Subdiv: **Coal Harbor**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: <b>Corner Unit, Upper Unit</b>	Total Parking: <b>4</b>	Covered Parking: <b>4</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground, Visitor Parking</b>		Locker: <b>Y</b>
Exterior: <b>Glass, Mixed</b>	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Rain Screen:	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Renovations:	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>2</b>	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Gas - Natural</b>		Fixtures Rmvd: <b>No</b>	
Fuel/Heating: <b>Electric</b>		Floor Finish: <b>Hardwood, Tile</b>	
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**  
 Legal: **STRATA LOT 200, PLAN BCS535, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, OF THE PHBI, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Garage Door Opener, Intercom, Oven - Built In, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	22'5 x 5'8	Main	Bedroom	10'7 x 16'6			x
Main	Living Room	23'8 x 19'5	Main	Bedroom	10'11 x 11'6			x
Main	Dining Room	19'8 x 13'1						x
Main	Kitchen	18' x 10'9						x
Main	Family Room	18' x 17'						x
Main	Games Room	17'9 x 7'3						x
Main	Master Bedroom	19'4 x 12'2						x
Main	Walk-In Closet	10' x 4'6						x
Main	Bedroom	20'4 x 11'9						x
Main	Walk-In Closet	9'8 x 5'3						x

Finished Floor (Main): <b>3,456</b>	# of Rooms: <b>12</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>3,456 sq. ft.</b>	# or % of Rentals Allowed:			4	<b>Main</b>	<b>4</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5	<b>Main</b>	<b>2</b>	<b>No</b>	Grg Dr Ht:
Grand Total: <b>3,456 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty**

**Exclusive Prime waterfront residence with breathtaking panoramic views of Coal Harbour, Stanley Park, and the North Shore Mountains located right from the seawall. This entertainer's dream, beautifully finished all your family need. Must see.**



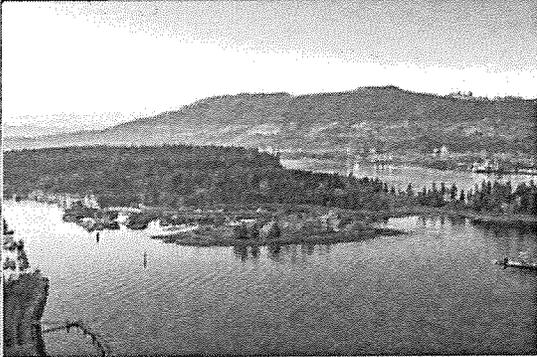
Presented by:  
**Ken Leong PREC\***  
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[Info@exclusivevancouver.com](mailto:Info@exclusivevancouver.com)



**Active**  
**R2348999**  
 Board: V  
 Apartment/Condo

**4406 1011 W CORDOVA STREET**  
 Vancouver West  
 Coal Harbour  
 V6C 0B2

Residential Attached  
**\$6,398,000 (LP)**  
 (SP)



Sold Date: Frontage (feet): Original Price: **\$6,398,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2010**  
 Depth / Size (ft.): Bedrooms: **2** Age: **9**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$24,012.34**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2019**  
 Exposure: Maint. Fee: **\$1,692.04** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **028-131-762**  
 Mgmt. Co's Name: **AWM Alliance Real Estate** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-685-3227**  
 View: **Yes: Coal Harbour Water Views**  
 Complex / Subdiv: **Fairmont Pacific Rim Residences**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **Sanitation**

Style of Home: <b>Upper Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground, Visitor Parking</b>		
Exterior: <b>Concrete, Glass</b>	Reno. Year:	Locker: <b>Y</b>	Dist. to School Bus: <b>NEAR</b>
Foundation: <b>Concrete Perimeter</b>	R.I. Plumbing:	Dist. to Public Transit: <b>NEAR</b>	
Rain Screen:	Metered Water:	Units In Development: <b>175</b>	Total Units in Strata: <b>175</b>
Renovations:	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>1</b>	Property Disc.: <b>No</b>	
Fireplace Fuel: <b>Electric</b>		Fixtures Leased: <b>:</b>	
Fuel/Heating: <b>Heat Pump</b>		Fixtures Rmvd: <b>:</b>	
Outdoor Area: <b>Balcny(s) Patfo(s) Dck(s)</b>		Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 162, PLAN BCS3699, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Air Cond./Central, Elevator, Exercise Centre, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**  
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Security System,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 21'2			x			x
Main	Dining Room	10'8 x 20'8			x			x
Main	Family Room	12'4 x 21'4			x			x
Main	Master Bedroom	12'9 x 14'11			x			x
Main	Bedroom	11'1 x 11'3			x			x
Main	Den	8'7 x 9'8			x			x
Main	Kitchen	16' x 6'7			x			x
Main	Foyer	7'5 x 5'2			x			x
Main	Laundry	10'6 x 6'1			x			x
		x			x			x

Finished Floor (Main): <b>2,321</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,321 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>2,321 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

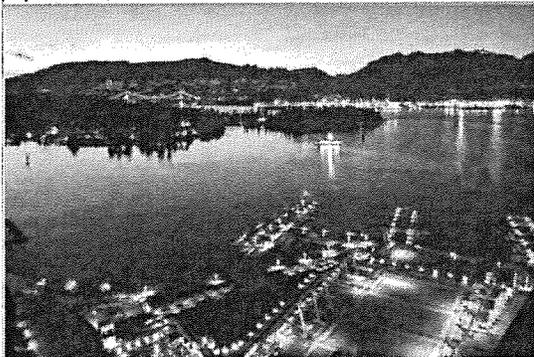
**The Fairmont Pacific Rim Residences is a collection of ultra-modern luxury residences & arguably the best address in Canada. Looking out draws you in - to the incredible landscape of the Coal Harbour waterfront. Looking in, you are equally drawn to the distinctive surroundings and elegant design. This is a beautiful, spacious N/S/W suite with lovely terrace to enjoy the view all day long. The luxury oozes from hardwood flooring, designer kitchen details incl. Boffi, Miele & Sub Zero appliances, granite and marble accents, high ceilings, fireplace, air con, electric blinds. #FairmontPacificRim, a modern oasis. The perfect place to call home...make yours today!**



Presented by:  
**Ken Leong PREC\***  
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[info@exclusivevancouver.com](mailto:info@exclusivevancouver.com)



**Active** **2101 1077 W CORDOVA STREET** Residential Attached  
**R2375373** Vancouver West **\$4,488,000 (LP)**  
 Board: V Coal Harbour **(SP)**  
 Apartment/Condo V6C 2C6



Sold Date: Frontage (feet): Original Price: **\$4,488,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2005**  
 Depth / Size (ft.): Bedrooms: **2** Age: **14**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$11,145.66**  
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2018**  
 Exposure: **Northeast** Maint. Fee: **\$1,181.08** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **026-251-655**  
 Mgmt. Co's Name: **AWM ALLIANCE** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-685-3227**  
 View: **Yes: WATERFRONT / NORTH SHORE**  
 Complex / Subdiv: **SHAW TOWER**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **End Unit, Upper Unit** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Concrete** Parking: **Garage; Underground, Visitor Parking**  
 Exterior: **Glass, Mixed** Locker: **Y**  
 Foundation: **Concrete Slab** Reno. Year: **2014** Dist. to Public Transit: **NEARBY** Dist. to School Bus: **NEARBY**  
 Rain Screen: R.I. Plumbing: Units in Development: Total Units in Strata: **131**  
 Renovations: **Partly** Title to Land: **Freehold Strata**  
 Water Supply: **City/Municipal** Metered Water: Property Disc.: **No**  
 Fireplace Fuel: **Electric** R.I. Fireplaces: Fixtures Leased: **No**  
 Fuel/Heating: **Electric, Forced Air** # of Fireplaces: **1** Fixtures Rmvd: **Yes: TV on wall in Den. Bookshelves by Fireplace**  
 Outdoor Area: **Balcony(s)** Floor Finish: **Hardwood, Mixed, Tile**  
 Type of Roof: **Tar & Gravel**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Sewer, Water**  
 Legal: **PLAN BCS1233, LT9, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PHBI, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Bike Room, Exercise Centre, Sauna/Steam Room, Storage, Concerge**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'10 x 21'8			x			x
Main	Dining Room	21'8 x 7'11			x			x
Main	Den	12'3 x 10'3			x			x
Main	Kitchen	21'4 x 12'			x			x
Main	Master Bedroom	17'1 x 12'1			x			x
Main	Bedroom	15'8 x 12'5			x			x
Main	Office	7'11 x 5'1			x			x
Main	Walk-In Closet	8'8 x 8'1			x			x
Main	Foyer	10'2 x 8'6			x			x
		x			x			x

Finished Floor (Main):	<b>2,002</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,002 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions</b>			5				Grg Dr Ht:
Grand Total:	<b>2,002 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Macdonald Realty**

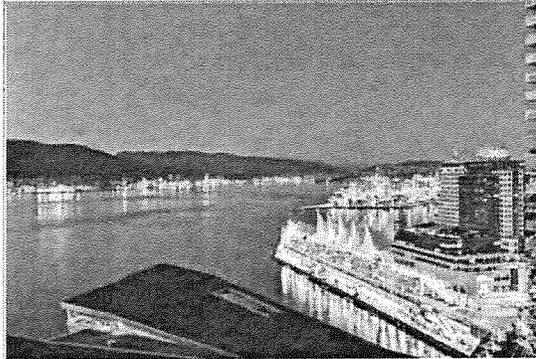
**A distinguished WATERFRONT Home in the luxurious Shaw Tower. This elegant 2 Bedroom, 2.5 Bath plus Den and Office, NE corner suite offers unobstructed views of Coal Harbour, mountains and city from all windows. An open layout featuring an entertainment-size Living Room/ Dining Room, fabulous gourmet chef's Kitchen w/Sub-Zero, Faber, Fisher & Paykel appliances. Relax in the spacious Master Bedroom w/ spa like Ensuite, heated towel bar, limestone floor and tub surround, and there is a beautifully appointed walk-in closet. Fantastic amenities with 24 hour concierge, theatre, boardroom & state of the art Gym. Located mere steps to the best of everything Coal Harbour has to offer - parks, shops, restaurants & transit. Includes 2 parking and 1 storage locker. Renovated in 2014.**



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**Ken Leong PREC\***  
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**Active** **2301 1077 W CORDOVA STREET** Residential Attached  
**R2367522** Vancouver West **\$5,488,000 (LP)**  
 Board: V Coal Harbour **(SP) M**  
 Apartment/Condo V6C 2C6



Sold Date: Frontage (feet): Original Price: **\$5,488,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2005**  
 Depth / Size (ft.): Bedrooms: **2** Age: **14**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$11,240.46**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$1,181.08** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **026-251-779**  
 Mgmt. Co's Name: **AWM Alliance** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-685-3227**  
 View: **Yes: OCEAN, CITY AND MOUNTAIN**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sewer Type:**

Style of Home: **1 Storey, End Unit** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Concrete** Parking: **Garage; Double, Garage; Underground, Visitor Parking**  
 Exterior: **Concrete, Glass, Metal** Locker: **Y**  
 Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
 Rain Screen: R.I. Plumbing: Units in Development: Total Units in Strata:  
 Renovations: Metered Water: Property Disc.: **Yes**  
 Water Supply: **City/Municipal** R.I. Fireplaces: Fixtures Leased: :  
 Fireplace Fuel: **Electric** # of Fireplaces: **1** Fixtures Rmvd: :  
 Fuel/Heating: **Forced Air, Heat Pump** Floor Finish:  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 21, PLAN BCS1233, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PHBI, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Air Cond./Central, Bike Room, Day Care Centre, Exercise Centre, In Suite Laundry, Sauna/Steam Room**  
 Site Influences: **Central Location, Gated Complex, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'0 x 8'7			x			x
Main	Storage	7'11 x 5'2			x			x
Main	Bedroom	11'1 x 15'5			x			x
Main	Master Bedroom	15'4 x 12'2			x			x
Main	Walk-In Closet	9'1 x 8'1			x			x
Main	Kitchen	22'4 x 11'8			x			x
Main	Den	12'3 x 8'9			x			x
Main	Dining Room	21'11 x 7'1			x			x
Main	Living Room	20'8 x 21'9			x			x
		x			x			x

Finished Floor (Main):	<b>2,002</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,002 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>2,002 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **RE/MAX Masters Realty** **RE/MAX Masters Realty**

**Absolutely Spectacular! Situated on the 23rd floor and offering over 2000 SQFT of spacious living space. This stunning 2 Bedroom + den is the true meaning of waterfront living with Panoramic views of Lions Gate Bridge and the beautiful North Shore. Featuring numerous upgrades including motorized sun blinds, customized BI Home Theatre, Multi-Room Distributed Music System, cherry wood hardwood floors throughout, stainless steel appliances and large granite centre island, the list goes on.. Close to the seawall, high end shopping and many trendy and top restaurants. IT'S A MUST SEE!**



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**Active**  
**R2331507**  
 Board: V  
 Apartment/Condo

**903 1139 W CORDOVA STREET**  
 Vancouver West  
 Coal Harbour  
 V6C 0A1

Residential Attached  
**\$5,680,000 (LP)**  
 (SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$6,680,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2008</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>11</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>CD-1</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$9,116.94</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$1,439.07</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST Inc?:	Mgmt. Co's Name: <b>STRATACO MANAGMENT</b>	P.I.D.: <b>027-591-191</b>
Mgmt. Co's Name:	Mgmt. Co's Phone: <b>604-294-4141</b>	Tour:
Mgmt. Co's Phone:	View: <b>Yes: WATER, MOUNTAINS, CITY</b>	
View:	Complex / Subdiv: <b>HARBOUR GREEN TWO</b>	
Complex / Subdiv:	Services Connected: <b>Community, Electricity, Water</b>	
Services Connected:	Sewer Type:	

Style of Home: <b>2 Storey, Corner Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Concrete, Glass, Stone</b>			Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Reno. Year: <b>2010</b>	Dist. to Public Transit:	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units In Development:	
Renovations: <b>Partly</b>	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Gas - Natural</b>	# of Fireplaces: <b>2</b>	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air</b>		Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish:	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Electricity, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **PL BCS3025 LT 28 DL PHBI LD 36 STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Air Cond./Central, Club House, Exercise Centre, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	15'3 x 14'3			x			x
Main	Kitchen	18'8 x 8'4			x			x
Main	Family Room	14'4 x 11'1			x			x
Above	Living Room	14'4 x 14'1			x			x
Above	Master Bedroom	24'2 x 19'6			x			x
Above	Bedroom	13'8 x 11'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>2,490</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>2,490 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>2,490 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Coldwell Banker Westburn Rlty.** **Coldwell Banker Westburn Rlty.**

**HARBOUR GREEN TWO!** Rarely available waterfront residence in one of Vancouver's most prestigious buildings. Enjoy world-class water, mountains and city views from this stunning 2 level corner unit. Functional layouts boasts nearly 2500sf of living space, top of the line appliances, expansive floor to ceiling windows, 4 balconies and soaring 20ft ceilings. Comes with private garage parking and storage. Building offers the finest amenities which include swimming pool, sauna & steam room, fitness facility, games & virtual golf rooms as well as 24/7 concierge service for your security. Schedule a private showing to view this exclusive property!



Presented by:  
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**Active**  
**R2372498**  
 Board: V  
 Townhouse

**101 1169 W CORDOVA STREET**  
 Vancouver West  
 Coal Harbour  
 V6C 3T1

Residential Attached  
**\$5,759,000 (LP)**  
 (SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$5,759,000**  
 Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2006**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **13**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$11,024.88**  
 Council Apprv?: \_\_\_\_\_ Half Baths: **1** For Tax Year: **2018**  
 Exposure: **Northwest** Maint. Fee: **\$1,942.62** Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **026-622-866**  
 Mgmt. Co's Name: **TRIBE MANAGEMENT INC** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-343-2601**  
 View: **Yes: Waterfront**  
 Complex / Subdiv: **One Harbour Green**  
 Services Connected: **Electricity, Natural Gas**  
 Sewer Type: **Community**

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Concrete</b>			Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: <b>57</b>
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Gas - Natural</b>	# of Fireplaces: <b>2</b>	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air, Heat Pump</b>		Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		Floor Finish: <b>Hardwood, Other</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 49, PLAN BCS1777, DISTRICT LOT PUBLIC HARBOUR, NEW WESTMINSTER LAND DISTRICT, OF BURRARD INLET; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS**  
 Amenities: **Air Cond./Central, Exercise Centre, In Suite Laundry, Pool; Indoor, Concierge**

Site Influences:  
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 15'6	Above	Laundry	6'7 x 5'6			x
Main	Kitchen	13' x 12'11	Below	Storage	' x '			x
Main	Dining Room	15'6 x 9'8			x			x
Main	Eating Area	12'11 x 8'1			x			x
Main	Family Room	18'9 x 12'11			x			x
Main	Foyer	7'5 x 6'1			x			x
Above	Master Bedroom	15'11 x 15'			x			x
Above	Bedroom	12'7 x 11'9			x			x
Above	Den	13'4 x 12'4			x			x
Above	Walk-In Closet	10'3 x 7'8			x			x

Finished Floor (Main): <b>1,334</b>	# of Rooms: <b>12</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,255</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>46</b>	Restricted Age:			2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,635 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>2,635 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Evergreen West Realty**

**Super LUXURIOUS, 2600 sqft, 2 bedrooms, 3 bathrooms, 2 level Townhome in One Harbour Green, VANCOUVER'S PREMIER WATERFRONT ADDRESS. THE FINEST NORTHWEST FACING unit on Coal Harbour Golden Mile, with Ocean, Mountain & Marina Views. Greeting you upon entry is the grand spiral staircase & soaring 20' ceilings that leads you to an elegant spacious LR & DR w/ hardwood floors, your ultimate gourmet kitchen by Snaidero of Italy, FR w/ custom bit-ins leading to your large terrace for your entertainment pleasure. 2 gas fireplaces, floor to ceiling windows with an abundance of natural light, spa inspired bathrooms, all 2 spacious bdrm and large DEN upstairs incl lovely view deck off MBdrm to enjoy the waterfront view. Lower level has its own PRIVATE GARAGE & STORAGE. Short stroll to Stanley Park.**



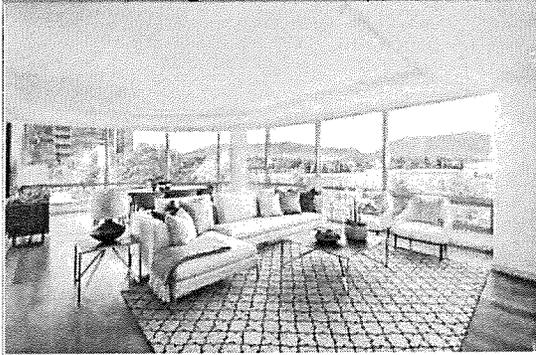
Presented by:  
**Ken Leong PREC\***  
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 Phone: 604-328-9333  
 http://www.exclusivevancouver.com  
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**Active**  
**R2368239**  
 Board: V  
 Apartment/Condo

**401 1169 W CORDOVA STREET**  
 Vancouver West  
 Coal Harbour  
 V6C 3T1

Residential Attached  
**\$5,998,000 (LP)**  
 (SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$5,998,000**  
 Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2006**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **13**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$11,544.87**  
 Council Apprv?: \_\_\_\_\_ Half Baths: **1** For Tax Year: **2018**  
 Exposure: **Northwest** Maint. Fee: **\$1,582.88** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **026-622-408**  
 Mgmt. Co's Name: **TRIBE MANAGEMENT** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-343-2601**  
 View: **Yes: WATER, STANLEY PARK, MOUNTAINS**  
 Complex / Subdiv: **ONE HARBOUR GREEN**  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: **Community**

Style of Home: <b>1 Storey, Corner Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Side</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Double, Garage; Underground, Visitor Parking</b>	Locker:	
Exterior: <b>Concrete</b>	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: <b>Concrete Perimeter</b>	Units in Development: <b>57</b>	Total Units in Strata: <b>57</b>	
Rain Screen:	Title to Land: <b>Freehold Strata</b>		
Renovations:	Property Disc.: <b>Yes</b>		
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>Electric</b>	Fixtures Rmvd: <b>No</b>		
Fuel/Heating: <b>Forced Air, Heat Pump</b>	Floor Finish: <b>Hardwood</b>		
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 3, PLAN BCS1777, NEW WESTMINSTER LAND DISTRICT, OF THE PUBLIC HARBOUR OF BURRARD INLET TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR**  
 Amenities: **Air Cond./Central, Pool; Indoor, Recreation Center, Sauna/Steam Room, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Pantry**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 13'10	Main	Foyer	6'10 x 14'2			x
Main	Dining Room	18'6 x 17'0						x
Main	Kitchen	16'3 x 8'6						x
Main	Eating Area	6'9 x 13'5						x
Main	Family Room	14'9 x 18'3						x
Main	Master Bedroom	16'5 x 14'9						x
Main	Walk-In Closet	8'3 x 6'4						x
Main	Bedroom	17'3 x 14'7						x
Main	Pantry	8'3 x 4'6						x
Main	Laundry	5'6 x 4'8						x

Finished Floor (Main): <b>2,170</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,170 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total: <b>2,170 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Royal LePage Westside**

**Your Ultimate /Waterfront Living in prestigious Coal Harbour.. This North West corner residence is in One Harbour Green, your premier development in Coal Harbour. A private open plan with stunning views of Burrard Inlet, Stanley Park, and the North Shore. Quality finishing thru-out including Snaldero kitchen cabinets, Miele & Sub-zero appliances, and a spa-like master ensuite. This luxury waterfront boutique building (only 57 units) has first class facilities including swimming pool, steam room, sauna, massage room, state of the art gym, billiards room, & virtual golf. A very special property with extra large sundeck for your entertainment pleasure. Seldom available.**



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**Active** **1181 W CORDOVA STREET** Residential Attached  
**R2358292** Vancouver West **\$5,288,000 (LP)**  
 Board: V Coal Harbour **(SP)**  
 Townhouse V6C 0A1



Sold Date: Frontage (feet): Original Price: **\$5,288,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2006**  
 Depth / Size (ft.): Bedrooms: **2** Age: **13**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RES**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$7,886.91**  
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$1,774.74** Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: P.I.D.: **026-622-858**  
 Mgmt. Co's Name: **TRIBE MANAGEMENT INC.** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-343-2601**  
 View: **Yes: HARBOUR GREEN PARK & MOUNTAIN**  
 Complex / Subdiv: **ONE HARBOUR GREEN**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **Community**

Style of Home: <b>2 Storey w/Bsmt., Corner Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Double, Garage; Underground, Visitor Parking</b>	Locker: <b>Y</b>	Dist. to School Bus:
Exterior: <b>Concrete, Glass, Stone</b>	Dist. to Public Transit: <b>4 BLOCKS</b>	Total Units in Strata: <b>57</b>	
Foundation: <b>Concrete Perimeter</b>	Units in Development: <b>57</b>		
Rain Screen:	Title to Land: <b>Freehold Strata</b>		
Renovations: <b>Partly</b>	Property Disc.: <b>Yes</b>		
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>Gas - Natural</b>	Fixtures Rmvd: <b>No</b>		
Fuel/Heating: <b>Electric, Heat Pump, Radiant</b>	Floor Finish: <b>Hardwood, Tile</b>		
Outdoor Area: <b>Balcony(s), Patio(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**  
 Legal: **SP BCS1777 LT 48 LD 36 NEW WESTMINSTER OF TE PUBLIC HARBOUR OF BURRARD INLET**

Amenities: **Air Cond./Central, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Treed, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	15'2 x 5'2			x			x
Main	Foyer	10'8 x 4'6			x			x
Main	Living Room	19'8 x 4'6			x			x
Main	Dining Room	11'2 x 14'4			x			x
Main	Kitchen	14'5 x 12'11			x			x
Main	Eating Area	13'5 x 8'6			x			x
Above	Master Bedroom	15'3 x 16'6			x			x
Above	Walk-In Closet	6'5 x 5'			x			x
Above	Bedroom	13' x 12'4			x			x
Above	Laundry	6'9 x 5'			x			x

Finished Floor (Main): <b>1,219</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,088</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>78</b>	Restricted Age:			2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>2,385 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>2,385 sq. ft.</b>	Basement: <b>Unfinished</b>			6				
				7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty**

"One Harbour Green", the favorite and one of the most premium waterfront buildings in Coal Harbour. This 2385 s.f. deluxe town home next to "Harbour Green Park" has views of Coal Harbour and mountains from the living room, patio & master bedroom. Main floor boasts a grand and open plan for all entertainment and outdoor areas. Upstairs has 2 beautiful bdrm with own bathrm & a laundry room. With street entrance and an attached underground 2 car garage, this deluxe town home is like a large house but with added security of 24/7 concierge services, K9 patrol and first class recreational amenities. Other features include a famous Italian Schneidero kitchen and new wood flooring throughout. Steps to world class waterfront & DTown business/shopping centers, hotels, tourist attractions & transits.



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**Active**  
**R2360206**  
 Board: V  
 Townhouse

**TH9 1233 W CORDOVA STREET**  
 Vancouver West  
 Coal Harbour  
 V6C 3R1

Residential Attached  
**\$3,298,000 (LP)**  
 (SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$3,298,000**  
 Meas. Type: \_\_\_\_\_ Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2003**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **3** Age: **16**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: \_\_\_\_\_ Full Baths: **2** Gross Taxes: **\$6,464.37**  
 Council Apprv?: \_\_\_\_\_ Half Baths: **1** For Tax Year: **2018**  
 Exposure: \_\_\_\_\_ Maint. Fee: **\$1,163.28** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **025-633-449**  
 Mgmt. Co's Name: **FIRST SERVICES RES** Tour: \_\_\_\_\_  
 Mgmt. Co's Phone: **604-683-8900**  
 View: **Yes: PARK, PARTIAL WATER & MTNS**  
 Complex / Subdiv: **CARINA, COAL HARBOUR**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **Community**

Style of Home: <b>3 Storey w/Bsmt.</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Concrete, Glass</b>			Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Reno. Year: <b>2017</b>	Dist. to Public Transit:	Total Units in Strata: <b>93</b>
Rain Screen:	R.I. Plumbing:	Units in Development: <b>93</b>	
Renovations: <b>Partly</b>	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces: <b>1</b>	Property Disc.: <b>Yes</b>	
Fireplace Fuel:	# of Fireplaces: <b>0</b>	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air</b>		Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>		Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Gardening, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 9, PLAN BCS334, DISTRICT LOT PUBLIC HARBOUR, NEW WESTMINSTER LAND DISTRICT, UNDIV 186/16806 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**  
 Amenities: **Bike Room, Exercise Centre, Concierge**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 11'5	Above	Bedroom	15'8 x 9'7			x
Main	Dining Room	10'5 x 8'10	Above	Patio	12'2 x 5'1			x
Main	Kitchen	12'6 x 10'11	Bsmt	Other	8'2 x 6'2			x
Main	Foyer	7'9 x 5'	Bsmt	Storage	10'7 x 6'4			x
Main	Patio	19'8 x 7'3	Bsmt	Storage	10'2 x 4'4			x
Above	Master Bedroom	14'4 x 13'8	Below	Storage	7'11 x 5'11			x
Above	Nook	6' x 5'	Below	Storage	5'0 x 4'11			x
Above	Walk-In Closet	7'9 x 4'						x
Above	Laundry	6'9 x 5'10						x
Above	Bedroom	15'11 x 10'2						x

Finished Floor (Main):	<b>696</b>	# of Rooms: <b>17</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,313</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>370</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,379 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz: <b>20 X 19.8</b>
Unfinished Floor:	<b>227</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>2,606 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Royal LePage Sussex**

**Carina, Coal Harbour. Award winning architecture by James Hancock in this prestigious waterfront address. Large, bright, open space ... the perfect home for a family w kids, pet-lovers & gardeners. This extraordinary 3 BR "house-like" T/H presents a unique opportunity to downsize without compromising space and privacy. Offering 2,379 s.f. of luxurious living on 3 levels, in addition to a double car private garage at the basement level w a private elevator to the upper levels. Tons of storage. Strategically setback, park-side of HGreen Park. Steps to seawall, park and marina. Resort style amenities include 24 hr concierge, fitness facility, media rm, pool, hot tub, steam room, lounge. A world class location... world class waterfront living. EXCEPTIONAL VALUE FOR WATERFRONT LIVING.**



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**Active**  
**R2377259**  
 Board: V  
 Townhouse

**TH21 1281 W CORDOVA STREET**  
 Vancouver West  
 Coal Harbour  
 V6C 3R5

Residential Attached  
**\$4,488,000 (LP)**  
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$4,588,000**  
 Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **2004**  
 Depth / Size (ft.): **0** Bedrooms: **3** Age: **15**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$9,591.66**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$1,398.99** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **026-130-599**  
 Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Tour:  
 Mgmt. Co's Phone: **604-683-8900**  
 View: **Yes: WATER & MOUNTAIN**  
 Complex / Subdiv: **Callisto**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: <b>3 Storey</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>	Locker: <b>Y</b>	
Exterior: <b>Concrete, Glass</b>	Reno. Year:	Dist. to Public Transit: <b>1 BLK</b>	Dist. to School Bus: <b>4 BLKS</b>
Foundation: <b>Concrete Perimeter</b>	R.I. Plumbing:	Units In Development: <b>126</b>	Total Units In Strata: <b>126</b>
Rain Screen:	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Renovations:	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>:</b>	
Fireplace Fuel: <b>Gas - Natural</b>		Fixtures Rmvd: <b>:</b>	
Fuel/Heating: <b>Forced Air, Heat Pump, Radiant</b>		Floor Finish: <b>Wall/Wall/Mixed</b>	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Geothermal**  
 Legal: **STRATA LOT 13, PLAN BCS1073, DISTRICT LOT PHBI, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**  
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'11 x 11'1			x			x
Main	Eating Area	16'10 x 8'10			x			x
Main	Foyer	6'6 x 2'9			x			x
Main	Living Room	17'0 x 12'6			x			x
Above	Master Bedroom	12'1 x 11'7			x			x
Above	Walk-In Closet	7'0 x 5'4			x			x
Above	Study	8'3 x 8'2			x			x
Above	Bedroom	12'10 x 9'7			x			x
Above	Bedroom	13'8 x 11'7			x			x
Above	Den	8'4 x 8'1			x			x

Finished Floor (Main): <b>877</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>730</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>730</b>	Restricted Age:			2	<b>Above</b>	<b>5</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>136</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,473 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>2,473 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Royal LePage West R.E.S.**

**This LUXURY townhouse is located in one of Vancouver's most sought after waterfront residences the Callisto. Situated on Harbour Green Park along the Vancouver seawall this exquisite 3 bed / 3 bath residence offers 2,473 sf of luxury on 3 levels, featuring its own private elevator & 2-car garage. Enjoy the open concept floorplan, high ceilings, built-in media centre, modern kitchen w/top grade appliances, two tone cabinetry, 2 offices & oversized windows overlooking Harbour Green Park, Coal Harbour & the North Shore's mountains. Over 300 sf of outdoor patio surrounded by lush gardens w/direct access to Seawall. 24-hour Concierge, indoor pool, spa, exercise room, media room and much more! Walking distance to all of Vancouver's vibrant amenities, this fabulous residence is simply stunning!**



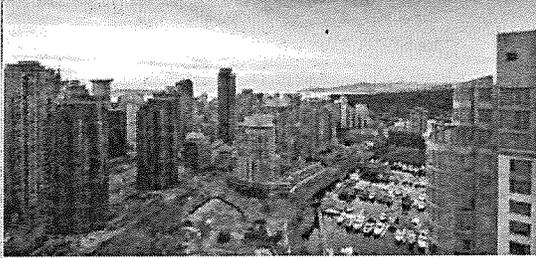
Presented by:  
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**Active**  
**R2390148**  
 Board: V  
 Apartment/Condo

**3101 1281 W CORDOVA STREET**  
 Vancouver West  
 Coal Harbour  
 V6C 3R5

Residential Attached  
**\$7,500,000 (LP)**  
 (SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$7,500,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2004</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>15</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>CD1</b>
Flood Plain:	Full Baths: <b>3</b>	Gross Taxes: <b>\$15,105.76</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$1,311.32</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:	Mgmt. Co's Name:	P.I.D.: <b>026-131-625</b>
Mgmt. Co's Phone:	View: <b>Yes: OCEAN, MOUNTAIN, CITY</b>	Tour:
	Complex / Subdiv: <b>CALLISTO</b>	
	Services Connected: <b>Community</b>	
	Sewer Type: <b>City/Municipal</b>	

Style of Home: <b>Corner Unit, Bachelor/Studio</b>	Total Parking: <b>3</b>	Covered Parking: <b>3</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Triple</b>		Locker:
Exterior: <b>Mixed, Other, Stone</b>			Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: <b>126</b>
Rain Screen:	R.I. Plumbing:	Units in Development: <b>126</b>	
Renovations:	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces:	Property Disc.: <b>No</b>	
Fireplace Fuel: <b>Gas - Natural</b>	# of Fireplaces: <b>2</b>	Fixtures Leased: <b>:</b>	
Fuel/Heating: <b>Forced Air, Heat Pump</b>		Fixtures Rmvd: <b>No :</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish:	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer**  
 Legal: **STRATA LOT 116, PLAN BCS1073, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**  
 Amenities: **Air Cond./Central, Bike Room, Exercise Centre, Pool; Indoor, Sauna/Steam Room**

Site Influences:  
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Oven - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 11'			x			x
Main	Dining Room	12' x 10'5"			x			x
Main	Living Room	16'5" x 14'10"			x			x
Main	Family Room	25'5" x 13'8"			x			x
Main	Bedroom	10'10" x 10'9"			x			x
Main	Master Bedroom	25'5" x 13'8"			x			x
Main	Bedroom	10'10" x 10'5"			x			x
Main	Foyer	7' x 6'			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>2,568</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,568 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>2,568 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

**Coal Harbour northwest corner suite in the iconic "Callisto" building. Sweeping unobstructed views of the North Shore Mountains, Burrard Inlet, Lions Gate Bridge, Stanley Park and marina. Gourmet kitchen with top of the line appliances and wine cooler. Large living and dining areas and entertainment sized outdoor patio. 3 large bedrooms and 3 full elegantly appointed bathrooms. Master bedroom has a fireplace, views of English Bay, walk-in closets and second private patio. 24 hour concierge, pool, gym, theater and A/C throughout. A World Class Residence. Showings by appointment only; see Realtor Remarks for contact information.**



Presented by:  
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**Active R2328093** **PHB 199 DRAKE STREET** Residential Attached  
 Board: V Vancouver West **\$4,299,000 (LP)**  
 Apartment/Condo Yaletown **(SP)**  
 V6Z 2T9



Sold Date: Frontage (feet): Original Price: **\$4,495,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1996**  
 Depth / Size (ft.): Bedrooms: **4** Age: **23**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD-1**  
 Flood Plain: Full Baths: **3** Gross Taxes: **\$8,274.43**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$1,152.42** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **023-246-952**  
 Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Tour:  
 Mgmt. Co's Phone: **604-683-8900**  
 View: **Yes: UNOBSTRUCTED WATER/PARK/CITY**  
 Complex / Subdiv: **CONCORDIA I**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer**  
 Sewer Type: **Community**

Style of Home: **Penthouse** Total Parking: **3** Covered Parking: **3** Parking Access: **Lane**  
 Construction: **Concrete** Parking: **Garage; Underground** Locker: **Y**  
 Exterior: **Brick, Glass, Stucco** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Foundation: **Concrete Perimeter** Units in Development: **96** Total Units In Strata: **96**  
 Rain Screen: Reno. Year: Title to Land: **Freehold Strata**  
 Renovations: R.I. Plumbing: Property Disc.: **Yes**  
 Water Supply: **City/Municipal** Metered Water: Fixtures Leased: **No**  
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces: Fixtures Rmvd: **:**  
 Fuel/Heating: **Baseboard, Hot Water** # of Fireplaces: **1** Floor Finish: **Hardwood, Tile**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility**  
 Legal: **PL LMS 2179 LT 87 DL FC LD 36**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Disposal - Waste, Drapes/Window Coverings, Microwave, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 13'6			x			x
Main	Dining Room	15'4 x 8'8			x			x
Main	Kitchen	17'0 x 10'6			x			x
Main	Master Bedroom	14'2 x 12'4			x			x
Main	Bedroom	14'0 x 11'0			x			x
Main	Bedroom	13'0 x 10'0			x			x
Main	Bedroom	12'0 x 9'6			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>2,208</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Main</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,208 sq. ft.</b>	# or % of Rentals Allowed:			4	<b>Main</b>	<b>2</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>2,208 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Coldwell Banker Prestige Realty**

**Welcome to this exquisite and stunning trophy penthouse featuring the best views in Yaletown! Panoramic and unobstructed 270 degree views of the widest part of False Creek looking over David Lam Park as well as sensational city and mountain vistas! This spectacular 4 bed/3.5 bath residence features 3 balconies and a truly special and dramatic living room with 18 foot floor to ceiling wrap around windows and a gas fireplace. Enormous and bright Tuscan inspired kitchen with an abundance of storage and a large formal dining area. The largest suite in the building and conveniently including 3 parking. One of the most sought after locations in Vancouver one block from the Canada Line and only steps to the seawall, Urban Fare and Yaletown shopping and dining.**



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**Active** **501 499 DRAKE STREET** Residential Attached  
**R2382669** Vancouver West **\$3,980,000 (LP)**  
 Board: V Yaletown **(SP)**  
 Apartment/Condo V6B 1B1



Sold Date: Frontage (feet): Original Price: **\$3,980,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2004**  
 Depth / Size (ft.): Bedrooms: **2** Age: **15**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **DD**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$8,942.51**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$1,725.45** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **025-899-058**  
 Mgmt. Co's Name: **Quay Pacific Property Mgmt** Tour:  
 Mgmt. Co's Phone: **604-685-8830**  
 View: **Yes: city**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water Sewer Type:**

Style of Home: <b>Corner Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker:
Exterior: <b>Stone</b>	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	R.I. Plumbing:	Units in Development:	Total Units in Strata: <b>71</b>
Rain Screen:	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Renovations:	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>2</b>	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Gas - Natural</b>		Fixtures Rmvd: <b>Yes: Dinning room chandelier</b>	
Fuel/Heating: <b>Mixed</b>		Floor Finish:	
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Gardening, Hot Water, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 15, PLAN BCS747, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 270/3277 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**  
 Amenities: **Air Cond./Central, Bike Room, Elevator, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 16'	Above	Laundry	10' x 6'6"			x
Main	Dining Room	20'8 x 12'						x
Main	Kitchen	20'8 x 12'						x
Main	Foyer	16' x 14'						x
Main	Family Room	12' x 16'						x
Main	Storage	4' x 6'						x
Above	Master Bedroom	20' x 13'						x
Above	Bedroom	13' x 11'6"						x
Above	Den	9' x 9'						x
Above	Walk-In Closet	9' x 8'						x

Finished Floor (Main):	<b>1,773</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,362</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Above</b>	<b>6</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,135 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>3,135 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Royal Pacific Realty Corp.**

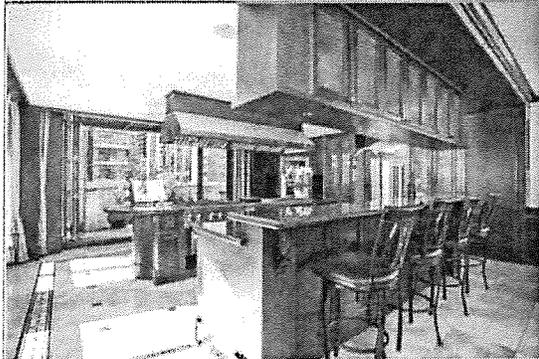
**A luxury corner unit Condo at the Grace in the heart of Vancouver Yaletown area. 3135 sqft living space features 2 bedrooms plus a den and 3 bathrooms. Walls of glass overlooking the sparkling southern skyline, gorgeous formal living and dining rooms, including traditional set F/Ps, crown molding, gleaming cherry wood H/W, gourmet island kitchen w/ rich cherry cabinetry & marine granite counter tops, top of the line appliances, a sensational staircase w/ wrought iron railings leading to a 2nd level mezzanine overlooking the gorgeous foyer. Upstairs has a master & ensuite w/ large jacuzzi tub and steam shower, a den & guest bedrm. Must see!**



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**Active** **PH601 499 DRAKE STREET** Residential Attached  
**R2342739** Vancouver West **\$5,900,000 (LP)**  
 Board: V Yaletown **(SP)**  
 Apartment/Condo V6B 1B1



Sold Date: Frontage (feet): Original Price: **\$5,900,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2004**  
 Depth / Size (ft.): Bedrooms: **3** Age: **15**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **DD**  
 Flood Plain: Full Baths: **3** Gross Taxes: **\$18,225.63**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$2,506.14** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **025-899-074**  
 Mgmt. Co's Name: **Quay Pacific Property Mgmt** Tour:  
 Mgmt. Co's Phone: **604-685-8830**  
 View: **Yes: Cityscape & Landscaping**  
 Complex / Subdiv: **THE GRACE RESIDENCES**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sewer Type:**

Style of Home: **Penthouse** Total Parking: **3** Covered Parking: **3** Parking Access:  
 Construction: **Concrete** Parking: **Garage Underbuilding, Garage, Underground**  
 Exterior: **Concrete** Locker: **Y**  
 Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit:  
 Rain Screen: R.I. Plumbing: Units in Development:  
 Renovations: Total Units in Strata: **71**  
 Water Supply: **City/Municipal** Metered Water:  
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:  
 Fuel/Heating: **Forced Air, Radiant** # of Fireplaces: **4** Property Disc.: **Yes**  
 Outdoor Area: **Patio(s), Rooftop Deck, Sundeck(s)** Fixtures Leased: :  
 Type of Roof: **Other** Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Recreation Facility**  
 Legal: **STRATA LOT 17, PLAN BCS747, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**  
 Amenities: **Air Cond./Central, Bike Room, Elevator, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Microwave, Oven -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	18'1 x 15'5			x			x
Main	Master Bedroom	20'11 x 14'3			x			x
Main	Walk-In Closet	11'1 x 8'4			x			x
Main	Bedroom	11'6 x 11'5			x			x
Main	Bedroom	13'8 x 13'1			x			x
Main	Storage	11'7 x 6'7			x			x
Above	Kitchen	20'0 x 17'10			x			x
Above	Dining Room	23'4 x 11'5			x			x
Above	Living Room	22'10 x 18'2			x			x
Above	Office	13'11 x 11'11			x			x

Finished Floor (Main):	<b>1,824</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>3,125</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>6</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,949 sq. ft.</b>	# or % of Rentals Allowed:	<b>Bylaws: Pets Allowed w/Rest., Rentals Allowed</b>		4	<b>Above</b>	<b>2</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>			5				Grg Dr Ht:
Grand Total:	<b>4,949 sq. ft.</b>				6				
					7				
					8				

Listing Broker(s): **Engel & Volkers Vancouver**

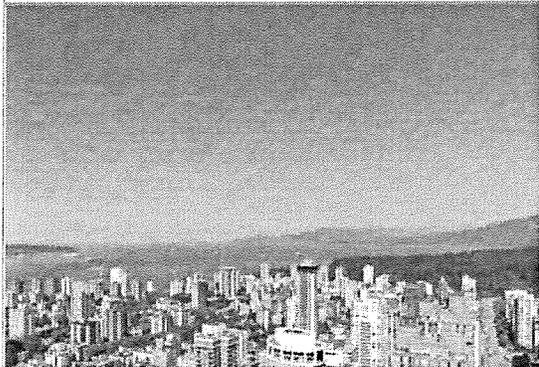
**Penthouse @ The Grace. One of Vancouver's most alluring residences providing an expansive 4,949 sf. w/ 3 bedrooms, 4 baths + den. Artisan craftsmanship & 7 superb private outdoor areas including a roof deck. A stunning spiral staircase leads to grand rooms w/ soaring ceilings, limestone & hardwood flooring & extensive millwork. Featuring a chef's kitchen equipped Thermador & Sub Zero appliances, walk-in pantries and more. Numerous mechanical updates and appliances have been recently incorporated. Enjoy your own private spa w/ Infinity lap pool & whirlpool. Highly secure w/ biometric access & direct in-suite elevator access as well as a private 3 vehicle garage. Value at less than \$1,200/ft for a PH at this iconic address.**



Presented by:  
**Ken Leong PREC\***  
 Oakwyn Realty Downtown Ltd.  
 Phone: 604-328-9333  
<http://www.exclusivevancouver.com>  
[info@exclusivevancouver.com](mailto:info@exclusivevancouver.com)



**Active** **4902 1128 W GEORGIA STREET** Residential Attached  
**R2356867** Vancouver West **\$5,780,000 (LP)**  
 Board: V Downtown VW (SP) **M**  
 Apartment/Condo V6E 0A8



Sold Date: Frontage (feet): Original Price: **\$5,980,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2008**  
 Depth / Size (ft.): Bedrooms: **2** Age: **11**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$25,011.55**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2019**  
 Exposure: Maint. Fee: **\$2,067.02** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **027-732-681**  
 Mgmt. Co's Name: **Tribe Management** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-343-2601**  
 View: **Yes: English Bay, Ocean & Mountains**  
 Complex / Subdiv: **Shangri-La Estates**  
 Services Connected: **Community, Electricity, Natural Gas, Water**  
 Sewer Type:

Style of Home: <b>Upper Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Rear</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Concrete, Glass, Mixed</b>	Reno. Year:	Dist. to Public Transit: <b>near</b>	Dist. to School Bus: <b>near</b>
Foundation: <b>Concrete Perimeter</b>	R.I. Plumbing:	Units In Development: <b>66</b>	Total Units in Strata: <b>66</b>
Rain Screen:	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Renovations:	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>:</b>	
Fireplace Fuel: <b>Electric</b>		Fixtures Rmvd: <b>:</b>	
Fuel/Heating: <b>Geothermal, Radiant</b>		Floor Finish: <b>Hardwood, Mixed, Wall/Wall/Mixed</b>	
Outdoor Area: <b>Balcny(s) Patlo(s) Dck(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 20, PLAN BCS3206, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Air Cond./Central, Bike Room, Exercise Centre, In Suite Laundry, Pool; Outdoor, Concierge**  
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Dishwasher, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'9 x 9'6			x			x
Main	Living Room	17'7 x 14'			x			x
Main	Kitchen	18'9 x 13'10			x			x
Main	Dining Room	16'5 x 14'			x			x
Main	Master Bedroom	12'11 x 18'			x			x
Main	Walk-In Closet	11' x 9'3			x			x
Main	Bedroom	12' x 12'10			x			x
Main	Laundry	6'5 x 6'3			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>2,681</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>6</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,681 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>2,681 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

**Shangri-La Private Estates is the epitome of prestige & luxury over 61 storeys. This stunning corner home with unsurpassed quality is atop the city on the 49th floor. Sprawling to almost 2700 sf, this 2 bed + 2.5 bath estate features a spacious & open floor plan to maximize the breathtaking & unobstructed views of English Bay, Stanley Park & the North Shore Mountains which can be enjoyed from every room and your terrace. Large living areas with oversized bedrooms, walk-in closets & stunning ensuites. Made for entertaining with an open styled kitchen by Boffi, SubZero, and Miele. Enjoy the convenience of 5-star hotel amenities including Chi The Spa, and Jean Georges Market the Restaurant.**



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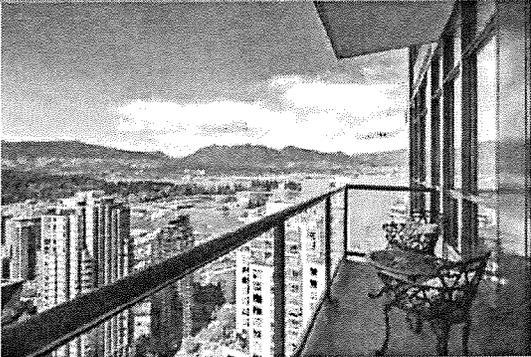


OAKWYN REALTY  
 100 West 4th St

**Sold**  
**R2367323**  
 Board: V  
 Apartment/Condo

**3501 1239 W GEORGIA STREET**  
 Vancouver West  
 Coal Harbour  
 V6E 4R8

Residential Attached  
**\$3,798,000 (LP)**  
**\$3,400,000 (SP) M**



Sold Date: **7/23/2019** Frontage (feet):  
 Meas. Type: **Feet** Frontage (metres):  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00** Bedrooms: **4**  
 Flood Plain: Bathrooms: **4**  
 Council Apprv?: Full Baths: **4**  
 Exposure: Half Baths: **0**  
 If new, GST/HST inc?: Maint. Fee: **\$1,525.92**  
 Mgmt. Co's Name: **BAYWEST**  
 Mgmt. Co's Phone: **604-257-0325**  
 View: **Yes: 180 BAY TO HARBOUR**  
 Complex / Subdiv: **VENUS**  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type:

Original Price: **\$3,798,000**  
 Approx. Year Built: **2000**  
 Age: **19**  
 Zoning: **RM-5**  
 Gross Taxes: **\$7,477.45**  
 For Tax Year: **2018**  
 Tax Inc. Utilities?:  
 P.I.D.: **024-576-999**  
 Tour: **Virtual Tour URL**

Style of Home: **Penthouse**  
 Construction: **Concrete**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **Full**  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Electric, Natural Gas**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **3** Covered Parking: **3** Parking Access: **Lane**  
 Parking: **Garage; Double, Visitor Parking**  
 Locker: **Y**  
 Dist. to Public Transit: **CLOSE** Dist. to School Bus:  
 Units in Development:  
 Title to Land: **Freehold Strata** Total Units in Strata:  
 Property Disc.: **Yes**  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Hardwood, Mixed, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Gas, Management, Recreation Facility**  
 Legal: **STRATA LOT 289, PLAN LMS3963, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**  
 Amenities: **Guest Suite, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby**  
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	27'1 x 20'6	Main	Den	7'11 x 6'10			x
Main	Kitchen	11' x 10'9	Main	Patio	17'3 x 3'10			x
Main	Dining Room	11'2 x 9'11	Main	Patio	22' x 2'7			x
Main	Family Room	19'6 x 9'6	Main	Patio	16'7 x 3'11			x
Main	Master Bedroom	17'4 x 16'8	Main	Foyer	6'7 x 5'10			x
Main	Walk-In Closet	7'10 x 6'11	Main	Storage	6'1 x 5'2			x
Main	Bedroom	16'8 x 12'10			x			x
Main	Walk-In Closet	10'11 x 4'10			x			x
Main	Bedroom	12'10 x 9'4			x			x
Main	Bedroom	9'7 x 9'5			x			x

Finished Floor (Main):	<b>2,703</b>	# of Rooms: <b>16</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>7</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>6</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,703 sq. ft.</b>	# or % of Rentals Allowed:			4	<b>Main</b>	<b>3</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Grand Total:	<b>2,703 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Century 21 In Town Realty**

**BREATHTAKING 360 degree VIEWS of English Bay, Burrard Inlet & the North Shore Mountains from this extremely rare, over 2700 sq ft FOUR-bedroom SUB-PENTHOUSE in Coal Harbour. The best sunsets in the city! Enjoy one half of the entire floor in this updated home that defines LUXURY LIVING w/ expansive floor-to-ceiling windows, 10' ceilings & beautiful engineered hardwood. Large principal rooms w/ formal dining & family room. Open chef's kitchen w/ commercial appliances, perfectly designed for foodies. 2 master bedrooms w/ spa-like ensuites & deep Jacuzzi tubs. 5 balconies, perfect for entertaining. Hotel-like amenities w/ 24 hr concierge, 80 ft pool, sauna, hot tub, guest suites, party room, ballroom & fitness centre. 3 parking & 3 storage. Showings by appt only. A truly exclusive home!**



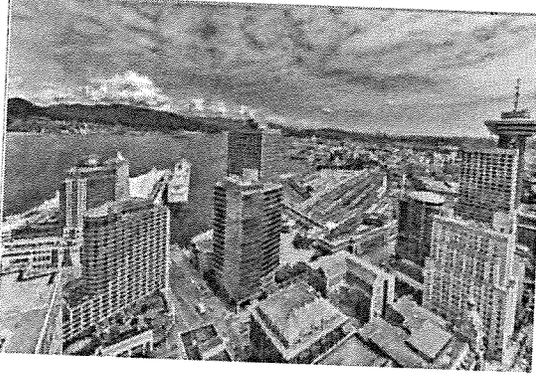
Presented by:  
**Ken Leong PREC\***  
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 info@exclusivevancouver.com



**Active**  
**R2365485**  
 Board: V  
 Apartment/Condo

**3601 838 W HASTINGS STREET**  
 Vancouver West  
 Downtown VW  
 V6C 0A6

Residential Attached  
**\$5,888,900 (LP)**  
 (SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size (ft.): **0.00**  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain:  
 Council Apprv?:  
 Exposure: **North, Northwest**  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **MACDONALD COMMERCIAL**  
 Mgmt. Co's Phone: **604-736-5611**  
 View: **Yes: MOUNTAINS, CITY, WATER**  
 Complex / Subdiv: **JAMESON HOUSE**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type:

Frontage (feet): **0.00**  
 Frontage (metres): **0.00**  
 Bedrooms: **3**  
 Bathrooms: **3**  
 Full Baths: **2**  
 Half Baths: **1**  
 Maint. Fee: **\$1,740.06**

Original Price: **\$5,888,900**  
 Approx. Year Built: **2011**  
 Age: **8**  
 Zoning: **CD-1**  
 Gross Taxes: **\$13,973.07**  
 For Tax Year: **2018**  
 Tax Inc. Utilities?:  
 P.I.D.: **028-437-969**  
 Tour:

Style of Home: **Penthouse**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel:  
 Fuel/Heating: **Geothermal**  
 Outdoor Area: **Rooftop Deck**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Underground**  
 Locker: **N**  
 Dist. to Public Transit: **NEAR**  
 Units In Development: **138**  
 Title to Land: **Freehold Strata**  
 Dist. to School Bus: **NEAR**  
 Total Units In Strata: **138**

Property Disc.: **Yes**  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Tile**

Maint Fee Inc: **Gardening, Gas, Hot Water, Management**  
 Legal: **STRATA LOT 134 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4006**

Amenities: **Air Cond./Central, Bike Room, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Steve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	15'3 x 9'5	Main	Walk-In Closet	10'2 x 7'9			
Below	Walk-In Closet	5'2 x 5'1						x
Below	Kitchen	19'8 x 9'2						x
Below	Dining Room	23'1 x 11'4						x
Below	Living Room	22'5 x 20'2						x
Below	Pantry	9'7 x 4'2						x
Main	Den	11'3 x 9'1						x
Main	Bedroom	11'5 x 9'8						x
Main	Bedroom	12'2 x 10'9						x
Main	Master Bedroom	15'11 x 13'9						x

Finished Floor (Main):	<b>1,404</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>57</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,404</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,865 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>2,865 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Virani Real Estate Advisors**

**THE ULTIMATE PENTHOUSE AT JAMESON HOUSE.** State of the art technology and sound engineering have given rise to this architectural icon in downtown Vancouver. This Jameson House penthouse built by BOSA is 2 levels plus a rooftop terrace that is over 1,000 Sq. Ft. and features a wet bar, barbecue and hot tub. With 3 bedrooms, 3 bathrooms and over 2,850 Sq. Ft. this home is the top of the line in terms of luxury. The gourmet kitchen boasts a Dada kitchen with Gaggenau appliances, and a cantilevered electronic countertop. The additional upgrades include pre-wiring for touch pads, entertainment closet, a den, a third bedroom, a reconfigured master bedroom, and an additional entry closet. Amenities include 24 hour concierge and a one of a kind elevator parking system.



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**Active** **3604 838 W HASTINGS STREET** Residential Attached  
**R2349277** Vancouver West **\$5,380,000 (LP)**  
 Board: V Downtown VW **(SP) M**  
 Apartment/Condo V6C 0A6



Sold Date: Frontage (feet): Original Price: **\$5,380,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2011**  
 Depth / Size (ft.): Bedrooms: **3** Age: **8**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **APT**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$12,092.10**  
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2018**  
 Exposure: **Northwest** Maint. Fee: **\$1,800.00** Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: P.I.D.: **028-437-993**  
 Mgmt. Co's Name: **MACDONALD** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-736-5611**  
 View: **Yes: WATER, NS MOUNTAINS & CITY**  
 Complex / Subdiv: **JAMESON HOUSE**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sanitation**

Style of Home: **2 Storey** Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
 Construction: **Concrete** Parking: **Garage; Underground** Locker: **Y**  
 Exterior: **Concrete, Glass, Mixed** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Reno. Year: Units In Development: Total Units In Strata:  
 Rain Screen: R.I. Plumbing: Title to Land: **Freehold Strata**  
 Renovations: Metered Water: Property Disc.: **Yes**  
 Water Supply: **City/Municipal** R.I. Fireplaces: Fixtures Leased: **No**  
 Fireplace Fuel: **Electric** # of Fireplaces: **1** Fixtures Rmvd: **No**  
 Fuel/Heating: **Radiant** Floor Finish: **Mixed**  
 Outdoor Area: **Rooftop Deck**  
 Type of Roof: **Other**

Maint Fee Inc: **Caretaker, Garbage Pickup, Hot Water, Management, Sewer, Snow removal, Water**  
 Legal: **STRATA LOT 137, PLAN BCS4006, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **None**  
 Site Influences: **Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Range Top, Refrigerator,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	18'4 x 10'2			x			x
Main	Living Room	21'9 x 20'4			x			x
Main	Dining Room	13'1 x 16'11			x			x
Main	Kitchen	18'6 x 15'2			x			x
Main	Storage	6'5 x 12'10			x			x
Above	Master Bedroom	22'10 x 12'9			x			x
Above	Walk-In Closet	8'10 x 11'6			x			x
Above	Bedroom	9'2 x 13'10			x			x
Above	Bedroom	13'6 x 14'3			x			x
Above	Patio	19'8 x 56'9			x			x

Finished Floor (Main):	<b>1,457</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,431</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,888 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>2,888 sq. ft.</b>	Basement: <b>Unfinished</b>			6				
					7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty**

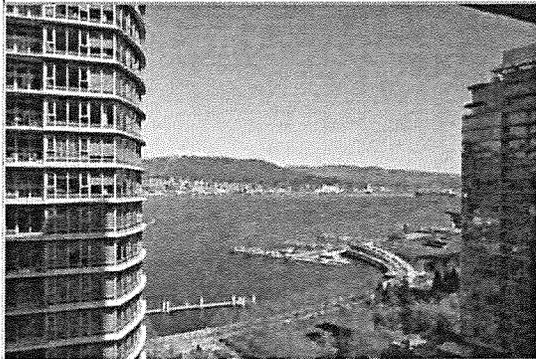
**Magnificent Penthouse in Jameson House, the award winning building designed by world famous architect Norman Foster. This two level, three bedroom and three bathroom luxurious home is completed with a large roof top terrace with built-in BBQ and wet bar. Spectacular view of English Bay, Coal Harbour, City and Mountains can be seen on three levels. This luxurious home boasts high end finishing including stone flooring throughout, chef's kitchen with top of the line stainless steel appliances and stainless steel counter top. Huge island with lots of drawers and a glass counter top that can be raised or lower as a dining table. Enjoy the main level open plan, high ceiling, large view windows, remote control blinds and central A/C.**



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[info@exclusivevancouver.com](mailto:info@exclusivevancouver.com)



**Active** **1802 1205 W HASTINGS STREET** Residential Attached  
**R2377581** Vancouver West **\$4,450,000 (LP)**  
 Board: V Coal Harbour (SP)



Sold Date: Frontage (feet): Original Price: **\$4,450,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2007**  
 Depth / Size (ft.): Bedrooms: **3** Age: **12**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **3** Gross Taxes: **\$9,591.66**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**  
 Exposure: **Northwest** Maint. Fee: **\$1,453.53** Tax Inc. Utilities?:  
 If new, GST/HST Inc?: P.I.D.: **027-238-687**  
 Mgmt. Co's Name: **Tribe Management** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-343-2601**  
 View: **Yes: WATER, MOUNTAIN, MARINA & PARK**  
 Complex / Subdiv: **CIELO**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **Cornet Unit, Upper Unit** Total Parking: **4** Covered Parking: **4** Parking Access: **Front**  
 Construction: **Concrete** Parking: **Garage Underbuilding, Visitor Parking**  
 Exterior: **Concrete, Glass, Mixed** Locker: **Y**  
 Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **CLOSE**  
 Rain Screen: **Full** R.I. Plumbing: Units in Development: **140** Total Units in Strata: **140**  
 Renovations: Metered Water: Title to Land: **Freehold Strata**  
 Water Supply: **City/Municipal** R.I. Fireplaces: Property Disc.: **Yes**  
 Fireplace Fuel: **Electric** # of Fireplaces: **1** Fixtures Leased: **No**  
 Fuel/Heating: **Geothermal, Heat Pump** Fixtures Rmvd: **Yes: The front hall wood sliding door is excluded**  
 Outdoor Area: **Balcony(s)** Floor Finish: **Hardwood, Tile**  
 Type of Roof: **Other**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 79 DISTRICT LOT 185 GROUP 1 AND OF THE PUBLIC HARBOUR OF BURRARD INLET NEW WESTMINSTER DISTRICT STRATA PLAN BCS2555**

Amenities: **Air Cond./Central, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Pantry, Range Top, Refrigerator, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	26'4 x 11'10	Main	Foyer	9'4 x 7'5			x
Main	Dining Room	11'0 x 10'7			x			x
Main	Kitchen	22'0 x 9'3			x			x
Main	Pantry	12'8 x 5'2			x			x
Main	Master Bedroom	21'8 x 10'3			x			x
Main	Walk-In Closet	17'1 x 6'10			x			x
Main	Bedroom	13'9 x 10'2			x			x
Main	Bedroom	14'4 x 12'1			x			x
Main	Laundry	8'9 x 4'10			x			x
Main	Storage	5'0 x 3'6			x			x

Finished Floor (Main):	<b>2,378</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Main</b>	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,378 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>2,378 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **WESTSIDE Tom Gradecak Realty**

**CIELO COAL HARBOUR, one of a kind custom residence. Water, mountain and Stanley Park views from every window. Over 2,300 sqft completely redesigned featuring two very large bedrooms and a large den that could be a third bedroom and 3 full baths. The master bedroom has an envious walk-in closet, sitting area and ensuite. No expenses spared in creating this open space with custom built-ins, hidden pantry and so much storage space. Electric blinds and a large laundry room. The kitchen is a chefs dream with so much working space and Miele/SubZero appliances. Truly feels like a house in the sky. 4 parking spaces and 2 large storage lockers. One of the best buildings in Coal Harbour, concierge, AC, Sky Spa amenities and Urban Fare. A must see!**



Presented by:  
**Ken Leong PREC\***  
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[info@exclusivevancouver.com](mailto:info@exclusivevancouver.com)



**Active** **PH 1245 HOMER STREET** Residential Attached  
**R2391619** Vancouver West **\$4,995,000 (LP)**  
 Board: V Yaletown **(SP) M**  
 Apartment/Condo V6B 2Y9



Sold Date: Frontage (feet): Original Price: **\$4,995,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2000**  
 Depth / Size (ft.): Bedrooms: **3** Age: **19**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **3** Gross Taxes: **\$11,065.21**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$812.96** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **024-551-899**  
 Mgmt. Co's Name: **Associa British Columbia Inc.** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-591-6060**  
 View: :  
 Complex / Subdiv: **THE ILIAD**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **Penthouse** Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**  
 Construction: **Concrete** Parking: **Garage Underbuilding**  
 Exterior: **Concrete, Glass** Locker:  
 Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit: **STEPS** Dist. to School Bus: **1 BLOCK**  
 Rain Screen: **Full** R.I. Plumbing: Units in Development: **11** Total Units in Strata: **11**  
 Renovations: Metered Water:  
 Water Supply: **City/Municipal** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural** # of Fireplaces: **3** Property Disc.: **Yes**  
 Fuel/Heating: **Forced Air, Natural Gas** Fixtures Leased: :  
 Outdoor Area: **Rooftop Deck** Fixtures Rmvd: :  
 Type of Roof: **Other** Floor Finish: **Concrete, Hardwood, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management**  
 Legal: **STRATA LOT 11 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3940**

Amenities: **Air Cond./Central, Elevator, In Suite Laundry, Pool; Outdoor**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	27'11 x 20'0			x			x
Main	Dining Room	20'3 x 13'4			x			x
Main	Kitchen	18'3 x 9'9			x			x
Main	Eating Area	20'3 x 10'2			x			x
Main	Master Bedroom	21'5 x 14'1			x			x
Main	Bedroom	10'0 x 9'6			x			x
Main	Walk-In Closet	8'6 x 4'4			x			x
Main	Bedroom	14'2 x 13'6			x			x
					x			x
					x			x

Finished Floor (Main):	<b>2,745</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>89</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Main</b>	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,834 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>2,834 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **WESTSIDE Tom Gradecak Realty**

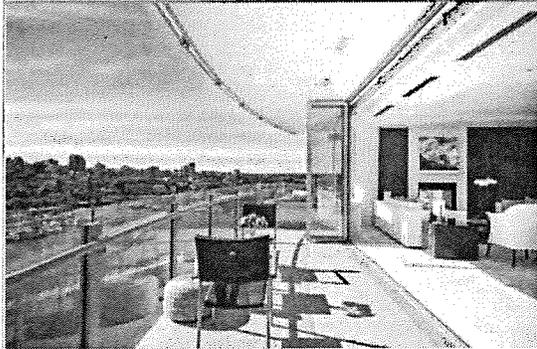
**The Penthouse at THE ILIAD 1st time ever on the market. This one of a kind boutique New York style building is iconic in Yaletown with the "Gargoyles standing guard". Step off the elevator directly into this contemporary timeless design. Expansive space, oversized windows, exposed concrete and so many Architectural details lend itself to one of the most unique loft spaces. YOUR PRIVATE 2825 sqft ROOFTOP PATIO features your own PRIVATE LAP POOL and many options for all your outdoor entertaining, The industrial kitchen is a chefs dream featuring European stainless appliances and gorgeous high end maple cabinetry. The master bedroom and second bedroom, both ensuite and incredibly large with built in closets. Third bedroom can double as an office. A/C, 2 pkg spaces and insuite storage.**



Presented by:  
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**Active** **1203 1560 HOMER MEWS** Residential Attached  
**R2392044** Vancouver West **\$6,000,000 (LP)**  
 Board: V Yaletown  
 Apartment/Condo V6Z 0A5 (SP)



Sold Date: Frontage (feet): Original Price: **\$6,000,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2010**  
 Depth / Size (ft.): Bedrooms: **2** Age: **9**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$28,983.67**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2019**  
 Exposure: **South** Maint. Fee: **\$2,055.08** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **028-133-382**  
 Mgmt. Co's Name: **Rancho** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-684-4508**  
 View: **Yes: 270 degree water and city**  
 Complex / Subdiv: **THE ERICKSON**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type:

Style of Home: **1 Storey, Upper Unit** Total Parking: **3** Covered Parking: **3** Parking Access: **Side**  
 Construction: **Concrete, Concrete Frame** Parking: **Garage; Triple, Garage; Underground, Visitor Parking**  
 Exterior: **Concrete, Glass** Locker: **N**  
 Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit: **1** Dist. to School Bus: **1**  
 Rain Screen: **Full** R.I. Plumbing: Units in Development: **60** Total Units in Strata: **60**  
 Renovations: **Partly** Title to Land: **Freehold Strata**  
 Water Supply: **City/Municipal** Metered Water: Property Disc.: **Yes**  
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces: **0** Fixtures Leased: **:**  
 Fuel/Heating: **Forced Air, Heat Pump, Radiant** # of Fireplaces: **2** Fixtures Rmvd: **Yes: ALL SELLERS BELONGINGS**  
 Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s)** Floor Finish: **Hardwood, Mixed, Tile**  
 Type of Roof: **Tar & Gravel**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 44 FALSE CREEK GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3702 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIDENTIFIED OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Air Cond./Central, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 21'3	Main	Storage	5'3 x 4'2			x
Main	Dining Room	8'10 x 20'8	Main	Patio	34'3 x 7'2			x
Main	Kitchen	9'7 x 16'1			x			x
Main	Family Room	11'5 x 9'2			x			x
Main	Master Bedroom	22'0 x 11'3			x			x
Main	Walk-In Closet	9'9 x 13'0			x			x
Main	Bedroom	17'1 x 11'3			x			x
Main	Walk-In Closet	8'9 x 6'10			x			x
Main	Foyer	3'7 x 12'3			x			x
Main	Laundry	7'3 x 3'6			x			x

Finished Floor (Main):	<b>2,214</b>	# of Rooms: <b>12</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Main</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,214 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed, Pets Allowed w/Rest.,</b>			5				Grg Dr Ht:
Grand Total:	<b>2,214 sq. ft.</b>	<b>Rentals Allw w/Restrctns</b>			6				
		Basement: <b>None</b>			7				
					8				

Listing Broker(s): **RE/MAX Select Properties**

**Rare opportunity to purchase a highly-prized '03' suite in the Erickson. The floor-to-ceiling windows & spacious panoramic balcony w/frameless eclipse doors allow unobstructed 270 degree SE views of Vancouver & False Creek. The fully-equipped chef's kitchen offers top of the line appliances, wine fridge & custom-crafted cabinetry. Very functional & superb layout w/an abundance of natural light. The expansive living space feat a cozy media room, spacious living & dining - both of which open up to the balcony. Both bedrooms offer complete privacy w/spa ensuite & walk-in closets. Secure direct in-suite elevator access, private 3-car garage w/ storage, world-class 24-hour concierge, spa-style amenities, indoor pool & direct seawall access add to the prestigious waterfront address.**



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OAKWYN REALTY  
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Active  
**R2369170**  
 Board: V  
 Apartment/Condo

**PH3 1102 HORNBY STREET**

Vancouver West  
 Downtown VW  
 V6Z 1V8

Residential Attached  
**\$3,398,000 (LP)**  
 (SP)



Sold Date: Frontage (feet): Original Price: **\$3,398,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2014**  
 Depth / Size (ft.): Bedrooms: **3** Age: **5**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **DD**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$8,730.23**  
 Council Apprv? Half Baths: **1** For Tax Year: **2018**  
 Exposure: **East, South** Maint. Fee: **\$1,065.04** Tax Inc. Utilities?:  
 If new, GST/HST inc? P.I.D.: **029-280-508**  
 Mgmt. Co's Name: **QUAY PACIFIC (VANCOUVER)** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-685-8830**  
 View: :  
 Complex / Subdlv: **Artemisia**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type:

Style of Home: <b>Penthouse</b>	Total Parking: <b>3</b>	Covered Parking: <b>3</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>		Locker: <b>Y</b>
Exterior: <b>Concrete, Glass, Stone</b>	Dist. to Public Transit: <b>CLOSE</b>	Dist. to School Bus: <b>CLOSE</b>	
Foundation: <b>Concrete Perimeter</b>	Units in Development: <b>21</b>	Total Units in Strata: <b>21</b>	
Rain Screen:	Title to Land: <b>Freehold Strata</b>		
Renovations:	Property Disc.: <b>Yes</b>		
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No</b>		
Fireplace Fuel:	Fixtures Rmvd: <b>No</b>		
Fuel/Heating: <b>Forced Air, Geothermal</b>	Floor Finish: <b>Tile</b>		
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>			
Type of Roof: <b>Torch-On</b>			
Reno. Year:			
R.I. Plumbing:			
Metered Water:			
R.I. Fireplaces:			
# of Fireplaces: <b>0</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management**  
 Legal: **PL EPS1858 LT 20 DL 541 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**  
 Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Security System, Smoke Alarm, Sprinkler - Fire, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'5 x 4'3	Above	Den	8'10 x 8'9			x
Main	Living Room	21'3 x 14'7			x			x
Main	Dining Room	18'2 x 11'9			x			x
Main	Kitchen	24'10 x 19'6			x			x
Main	Office	8'2 x 8'			x			x
Main	Wine Room	7'3 x 5'4			x			x
Above	Master Bedroom	14'7 x 13'9			x			x
Above	Walk-In Closet	10' x 5'2			x			x
Above	Bedroom	14'7 x 11'7			x			x
Above	Bedroom	10'8 x 8'11			x			x

Finished Floor (Main): <b>1,332</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,161</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Above</b>	<b>5</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,493 sq. ft.</b>	# or % of Rentals Allowed: <b>100</b>			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total: <b>2,493 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **RE/MAX Real Estate Services** **Royal LePage Sussex**

**PENTHOUSE 3 at "ARTEMESIA"** This is an enchanting three bedroom and den + office with soaring 30' high glass jewel case windows. There are only 21 homes in this boutique residence designed by James Schouw & built by Boffo Developments. It's one of Vancouver's most sought after & distinctive developments defined by rich custom cabinetry and expansive granite counters. The gourmet kitchen features a premium line of Gaggenau appliances. Distinctive spa-like bathrooms with specialty vanishing TV mirror. Generous outdoor living. Very high acoustic ratings, geothermal heating/cooling, biometric security. Custom wine storage room & THREE parking stalls. In the Heart of Downtown with an easy walk to restaurants, shopping, the business district & Yaletown. By appointment only please. YOU'LL LOVE IT



Presented by:  
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OAKWYN REALTY  
 REALTOR

**Active R2386082** **3605 667 HOWE STREET** Residential Attached  
 Board: V Vancouver West **\$4,980,000 (LP)**  
 Apartment/Condo Downtown VW **(SP)**  
 V6C 0B5



Sold Date: Frontage (feet): Original Price: **\$4,980,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2013**  
 Depth / Size (ft.): Bedrooms: **2** Age: **6**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$9,813.00**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$1,343.00** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **028-958-161**  
 Mgmt. Co's Name: Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone:  
 View: **Yes: Panoramic Water & City Skyline**  
 Complex / Subdiv: **Residences at Hotel Georgia**  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type:

Style of Home: **1 Storey, Corner Unit** Total Parking: **2** Covered Parking: **2** Parking Access:  
 Construction: **Concrete** Parking: **Garage; Underground**  
 Exterior: **Concrete, Glass** Locker:  
 Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit:  
 Rain Screen: R.I. Plumbing: Units in Development: **156** Dist. to School Bus:  
 Renovations: Metered Water: Title to Land: **Freehold Strata** Total Units in Strata:  
 Water Supply: **City/Municipal** Property Disc.: **Yes**  
 Fireplace Fuel: **Electric** R.I. Fireplaces: Fixtures Leased: :  
 Fuel/Heating: **Heat Pump, Radiant** # of Fireplaces: **1** Fixtures Rmvd: :  
 Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s), Sundeck(s)** Floor Finish:  
 Type of Roof: **Other**

Maint Fee Inc: **Caretaker, Management, Other, Recreation Facility**  
 Legal: **STRATA LOT 115, PLAN EPS849, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**  
 Amenities: **Air Cond./Central, Exerdse Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Pantry**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 19'10	Main	Flex Room	9'9 x 14'11			x
Main	Dining Room	17'0 x 12'2	Main	Foyer	8'8 x 7'3			x
Main	Kitchen	10'5 x 11'4			x			x
Main	Office	10'8 x 12'11			x			x
Main	Master Bedroom	18'0 x 12'2			x			x
Main	Walk-In Closet	7'8 x 12'0			x			x
Main	Bedroom	15'2 x 12'2			x			x
Main	Walk-In Closet	6'2 x 5'9			x			x
Main	Laundry	6'2 x 9'1			x			x
Main	Pantry	4'8 x 8'6			x			x

Finished Floor (Main):	<b>2,289</b>	# of Rooms: <b>12</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,289 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>2,289 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Oakwyn Realty Ltd.** **Oakwyn Realty Ltd.**

**Private Residences at Hotel Georgia – Perched high above the city sits this crown jewel S/E corner residence with the most spectacular vistas from False Creek to the Burrard Inlet. Sprawled out over 2,200 sqft residents enjoy floor-to-ceiling windows that bathe the entire living area in natural light and capture sweeping views and sunsets. Elegant quartz counters in a chef's kitchen with Miele appliances, white oak flooring, A/C, integrated Sonos entertainment system & custom lighting. Relax on your expansive balcony overlooking the city skyline or wake up to breathtaking views of the Burrard Inlet from your master bedroom with spa-like marble wrapped ensuite. Take advantage of privileged hotel services incl. 24 hrs concierge, indoor pool, gym & 2 parking. Luxurious living made possible!**

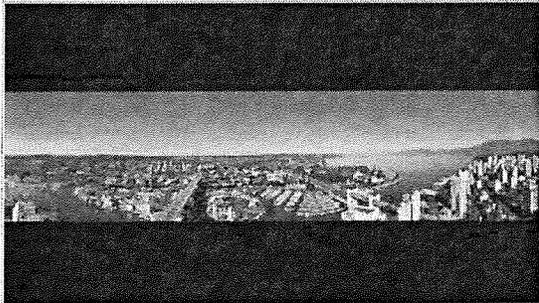


Presented by:  
**Ken Leong PREC\***  
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[Info@exclusivevancouver.com](mailto:Info@exclusivevancouver.com)



OAKWYN REALTY  
 2006-07-2019

**Active** **4801 1480 HOWE STREET** Residential Attached  
**R2329522** Vancouver West **\$6,899,000 (LP)**  
 Board: V Yaletown **(SP)**  
 Apartment/Condo V6Z 1C4



Sold Date: Frontage (feet): Original Price: **\$7,999,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2019**  
 Depth / Size (ft.): Bedrooms: **3** Age: **0**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **5** Zoning: **CD-1**  
 Flood Plain: Full Baths: **4** Gross Taxes: **\$0.00**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2016**  
 Exposure: Maint. Fee: **\$1,547.57** Tax Inc. Utilities?: **No**  
 If new, GST/HST Inc?: **No** P.I.D.: **800-112-215**  
 Mgmt. Co's Name: **N/A** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone:  
 View: **Yes: Panoramic Water & Mountain**  
 Complex / Subdiv: **Vancouver House**  
 Services Connected: **Community, Electricity**  
 Sewer Type:

Style of Home: **Loft/Warehouse Conv.** Total Parking: **2** Covered Parking: **2** Parking Access:  
 Construction: **Other** Parking: **Garage; Underground** Locker: **Y**  
 Exterior: **Glass** Dist. to Public Transit:  
 Foundation: **Other** Reno. Year: Units in Development:  
 Rain Screen: R.I. Plumbing: Title to Land: **Freehold NonStrata** Total Units in Strata:  
 Renovations: Metered Water:  
 Water Supply: **City/Municipal** R.I. Fireplaces:  
 Fireplace Fuel: # of Fireplaces: **0** Property Disc.: **No**  
 Fuel/Heating: **Forced Air** Fixtures Leased: **No** :  
 Outdoor Area: **Balcony(s) Patio(s) Dck(s)** Fixtures Rmvd: **No** :  
 Type of Roof: **Other** Floor Finish: **Other**

Maint Fee Inc: **Cable/Satellite, Gas, Heat, Hot Water, Management**  
 Legal: **STRATA LOT 323 LOT A BLOCK 122 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP40230 PID #029-349-362**

Amenities: **Air Cond./Central, Exercise Centre, Pool; Outdoor, Recreation Center**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Water Dispenser**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'0 x 10'0			x			x
Main	Dining Room	10'0 x 10'0			x			x
Main	Master Bedroom	10'0 x 10'0			x			x
Main	Bedroom	10'0 x 10'0			x			x
Main	Bedroom	10'0 x 10'0			x			x
Main	Kitchen	10'0 x 10'0			x			x
Main	Family Room	10'0 x 10'0			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>2,728</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,728 sq. ft.</b>	# or % of Rentals Allowed:			4	<b>Main</b>	<b>2</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>No Restrictions</b>			5	<b>Main</b>	<b>3</b>	<b>Yes</b>	Grg Dr Ht:
Grand Total:	<b>2,728 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Oakwyn Realty Downtown Ltd.**

The RARELY available Vancouver House 01 Estate has the ambience of an opulent home with an ensemble of three bedrooms and a family room all with direct access to outdoor living space, plus five bathrooms including a five-piece master ensuite with freestanding bathtub. Running across the entire façade is 140 linear feet of floor-to-ceiling glazing opening onto over 800 square feet of outdoor living space. Stunning views are seen from three vistas; scenery of Granville Island, further to the west all of Point Grey and English Bay out to the Pacific Ocean, and eastwards to False Creek and Mount Baker. The interior features a grand salon with room for piano and sliding doors onto the terraces to maximize the indoor-outdoor aesth



Presented by:  
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OAKWYN REALTY  
 REALTOR

**Active** **107 323 JERVIS STREET** Residential Attached  
**R2331312** Vancouver West **\$7,200,000 (LP)**  
 Board: V Coal Harbour (SP)



Sold Date: Frontage (feet): Original Price: **\$7,200,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2002**  
 Depth / Size (ft.): Bedrooms: **4** Age: **17**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$14,547.11**  
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2018**  
 Exposure: **Northwest** Maint. Fee: **\$1,962.69** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **025-396-463**  
 Mgmt. Co's Name: **FIRST SERVICES RESIDENTIAL** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-683-8900**  
 View: **Yes: AMAZING NE AND W, WATER, MTN**  
 Complex / Subdiv: **ESCALA**  
 Services Connected: **Natural Gas, Water**  
 Sewer Type:

Style of Home: **3 Storey, Corner Unit** Total Parking: Covered Parking: Parking Access: **Side**  
 Construction: **Concrete, Frame - Metal** Parking: **Add. Parking Avail., Garage; Double**  
 Exterior: **Concrete, Glass, Stone** Locker: **Y**  
 Foundation: **Concrete Block** Reno. Year: Dist. to Public Transit: Dist. to School Bus:  
 Rain Screen: R.I. Plumbing: Units in Development: **95** Total Units in Strata:  
 Renovations: Metered Water: Property Disc.: **Yes**  
 Water Supply: **City/Municipal** R.I. Fireplaces: Fixtures Leased: **:**  
 Fireplace Fuel: **Gas - Natural** # of Fireplaces: **1** Fixtures Rmvd: **:**  
 Fuel/Heating: **Electric, Forced Air** Floor Finish: **Hardwood, Mixed**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Tar & Gravel**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management**  
 Legal: **PL LMS4650 LT 110 LD 36**  
 Amenities: **Air Cond./Central, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**  
 Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Security -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'11 x 8'10	Above	Bedroom	12'8 x 11'			x
Main	Living Room	21'10 x 15'	Above	Laundry	10'2 x 6'4			x
Main	Dining Room	17'4 x 11'7	Above	Walk-In Closet	9'7 x 6'7			x
Main	Family Room	20'4 x 15'6			x			x
Main	Kitchen	12'6 x 8'10			x			x
Main	Nook	7'8 x 4'6			x			x
Main	Storage	6'5 x 6'			x			x
Above	Master Bedroom	17'5 x 13'4			x			x
Above	Bedroom	15'9 x 15'			x			x
Above	Bedroom	13'11 x 13'10			x			x

Finished Floor (Main):	<b>3,331</b>	# of Rooms: <b>13</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,331 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>3,331 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Magnum Projects Ltd.**

**Escala-This magnificent 3331 sf villa is the epitome of gracious living at Coal Harbor's most coveted waterfront. The pristine 4 bed home comes with 12 ft ceilings and fi-ceiling windows showcasing Van's most prized vistas of mtns, sea, sky. A centerpc F/P anchors the grand living and dining rms. French doors lead to 775 sf of al fresco entertainment space. The kitchen/fam's conducive to private moments. Private areas comprise of 3 spectacular view bdrms plus an expansive master ensuite with spa-like bathrm, wic and a private NE facing balcony. Direct access from 2 car private end garage ensures security/privacy. House-sized luxury and the ease of lock-up-and-go condo living is a most rare find in Coal Harbor's waterfront.**



Presented by:

# Ken Leong PREC\*

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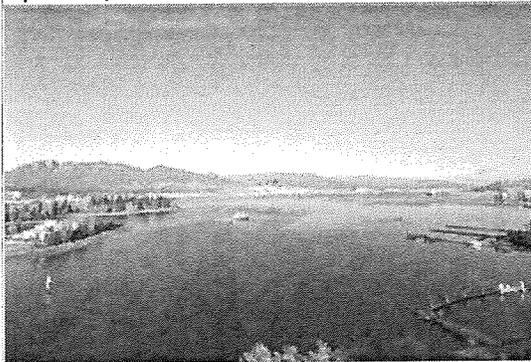
OAKWYN REALTY  
est. 2012

**Active**  
**R2376084**  
Board: V  
Apartment/Condo

## 2102 323 JERVIS STREET

Vancouver West  
Coal Harbour  
V6C 3P8

Residential Attached  
**\$9,980,000 (LP)**  
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$9,980,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2002</b>
Depth / Size (ft.):	Bathrooms: <b>3</b>	Age: <b>17</b>
Lot Area (sq.ft.): <b>0.00</b>	Bedrooms: <b>4</b>	Zoning: <b>CD-1</b>
Flood Plain:	Full Baths: <b>4</b>	Gross Taxes: <b>\$15,897.24</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure: <b>East, North</b>	Maint. Fee: <b>\$1,633.80</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:	Mgmt. Co's Name: <b>FIRST SERVICE RESIDENTIAL</b>	P.I.D.: <b>025-396-099</b>
Mgmt. Co's Name:	Mgmt. Co's Phone: <b>604-683-8900</b>	Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:	View: <b>Yes: Water, Mountain and City views</b>	
View:	Complex / Subdiv: <b>Escala</b>	
Complex / Subdiv:	Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Services Connected:	Sewer Type:	

Style of Home: <b>1 Storey, Corner Unit, Upper Unit</b>	Total Parking: <b>4</b>	Covered Parking: <b>4</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Concrete, Glass, Stone</b>	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	R.I. Plumbing:	Units in Development: <b>95</b>	Total Units in Strata:
Rain Screen:	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Renovations:	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Gas - Natural</b>		Fixtures Rmvd: <b>No</b>	
Fuel/Heating: <b>Forced Air</b>		Floor Finish: <b>Hardwood, Tile</b>	
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 73, PLAN LMS4650, DISTRICT LOT PUBLIC HARBOUR, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,**  
 Amenities: **Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Conclerge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	26' x 18'			x			x
Main	Bedroom	14' x 12'			x			x
Main	Bedroom	14' x 12'			x			x
Main	Kitchen	12' x 14'			x			x
Main	Living Room	20' x 18'			x			x
Main	Dining Room	14' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>2,952</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Main</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,952 sq. ft.</b>	# or % of Rentals Allowed: <b>12</b>			4	<b>Main</b>	<b>3</b>	<b>No</b>	Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>2,952 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **RE/MAX Masters Realty** **RE/MAX Masters Realty**

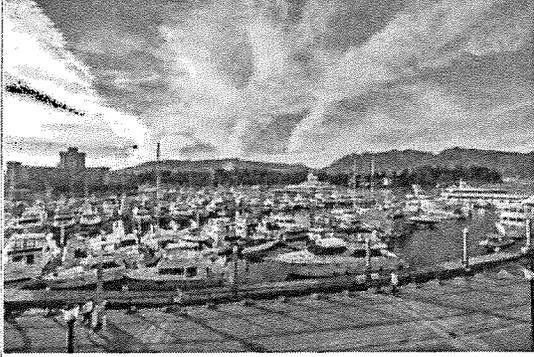
**THE VERY BEST** is what you can expect in this very rare offering. The Escala is one of the most sought after water-front properties in Coal Harbour. This half-floor residence offers more than 2800sf of living space, directly overlooking the Harbour, with breath-taking Stanley Park, Lions Gate Bridge, and North Shore Mountain Views - Each window is the perfect picture! Fantastic floorplan with 3 large bedrooms, and 4 bathrooms. 9.5' ceiling height, brand-new Audio/Visual equipment, and in great condition. The Escala offers the perfect Coal Harbour lifestyle, 24 hour concierge service with 4 parking spaces - Private 2 Car Garage, plus 2 additional parking spaces, large storage, pool, spa, exercise room and everything downtown Vancouver has to offer. Contact us for a private tour.



Presented by:  
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**Active** **TH26 348 JERVIS MEWS** Residential Attached  
**R2381255** Vancouver West **\$3,088,000 (LP)**  
 Board: V Coal Harbour **(SP)**  
 Townhouse V6C 3S6



Sold Date: Frontage (feet): Original Price: **\$3,088,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2004**  
 Depth / Size (ft.): Bedrooms: **3** Age: **15**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$5,955.91**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: **West** Maint. Fee: **\$1,130.26** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **026-130-548**  
 Mgmt. Co's Name: **FIRST SERVICES** Tour:  
 Mgmt. Co's Phone: **604-689-4829**  
 View: **Yes: PARK**  
 Complex / Subdiv: **CALLISTO OF COAL HARBOUR**  
 Services Connected: **Community, Electricity, Natural Gas, Water**  
 Sewer Type:

Style of Home: **3 Storey, Upper Unit**  
 Construction: **Concrete Frame**  
 Exterior: **Concrete, Glass, Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcony(s), Patio(s)**  
 Type of Roof: **Tar & Gravel**  
 Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**  
 Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Garage Underbuilding, Garage; Double** Locker: **Y**  
 Dist. to Public Transit: Dist. to School Bus:  
 Units in Development: **126** Total Units in Strata: **126**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish:

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management**  
 Legal: **STRATA LOT 8, PLAN BCS1073, NEW WESTMINSTER LAND DISTRICT, OF THE PUBLIC HARBOUR OF BURRARD INLET; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR**  
 Amenities: **Assisted Living, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry**

Site Influences:  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 12'8			x			x
Main	Kitchen	9'7 x 8'11			x			x
Main	Dining Room	13'1 x 10'9			x			x
Above	Master Bedroom	14'11 x 11'			x			x
Above	Laundry	7'1 x 4'9			x			x
Above	Bedroom	13'9 x 10'4			x			x
Above	Bedroom	9'9 x 9'6			x			x
Above	Den	10'6 x 7'6			x			x
					x			x
					x			x

Finished Floor (Main):	<b>755</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>689</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>616</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>96</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,156 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>379</b>	Bylaws: <b>Pets Allowed w/Rest.</b>			5				Grg Dr Ht:
Grand Total:	<b>2,535 sq. ft.</b>	Basement: <b>Part</b>			6				
					7				
					8				

Listing Broker(s): **Multiple Realty Ltd.**

**Waterfront! Callisto of Coal Harbour spectacular luxury building designed by award winning James Hancock. Three level Townhouse with luxury and private living in the water front. Harbour Green Park, Stanley Park, Canada Place just steps away. Private street-level patio entrance, 2 balconies, 2 car garage, storage locker, plus a private elevator from the garage up to the master bedroom floor. World Class Residence with tons of amenities include 24 hours concierge, indoor swimming pool, hot tub, steam room, fitness facility, media room, meeting rooms and more!**



Presented by:  
**Ken Leong PREC\***  
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[info@exclusivevancouver.com](mailto:info@exclusivevancouver.com)



**Active** **1001 628 KINGHORNE MEWS** Residential Attached  
**R2369981** Vancouver West **\$6,380,000 (LP)**  
 Board: V Yaletown **(SP)**  
 Apartment/Condo V6Z 3H6



Sold Date: Frontage (feet): Original Price: **\$6,380,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2006**  
 Depth / Size (ft.): Bedrooms: **3** Age: **13**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD-1**  
 Flood Plain: **No** Full Baths: **3** Gross Taxes: **\$10,908.89**  
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2018**  
 Exposure: **Southeast** Maint. Fee: **\$1,194.85** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **026-901-048**  
 Mgmt. Co's Name: **Rancho** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-684-4508**  
 View: **Yes: FALSE CREEK WATERFRONT & PARK**  
 Complex / Subdiv: **SILVER SEA**  
 Services Connected: **Community, Electricity, Sanitary Sewer, Water**  
 Sewer Type: **Community**

Style of Home: **1 Storey, Penthouse** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Concrete** Parking: **Garage; Underground, Visitor Parking** Locker: **Y**  
 Exterior: **Concrete, Glass, Metal** Dist. to Public Transit: **1BLK** Dist. to School Bus: **NEARBY**  
 Foundation: **Concrete Perimeter** Reno. Year: **2012** Units in Development: **31** Total Units in Strata: **31**  
 Rain Screen: **Partial** R.I. Plumbing: **No** Title to Land: **Freehold Strata**  
 Renovations: **Partly** Metered Water: Property Disc.: **Yes**  
 Water Supply: **City/Municipal** R.I. Fireplaces: **1** Fixtures Leased: **No**  
 Fireplace Fuel: **Gas - Natural** # of Fireplaces: **1** Fixtures Rmvd: **No**  
 Fuel/Heating: **Heat Pump, Natural Gas, Radiant** Floor Finish: **Hardwood, Mixed, Tile**  
 Outdoor Area: **Balcony(s) Patio(s) Dck(s)**  
 Type of Roof: **Tar & Gravel**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 30, PLAN BCS2128, DISTRICT LOT FC, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**  
 Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 15'	Main	Foyer	9' x 7'6"			x
Main	Dining Room	21' x 14'	Main	Foyer	10'6" x 5'			x
Main	Kitchen	13' x 10'						x
Main	Den	12' x 14'						x
Main	Bedroom	15' x 11'						x
Main	Bedroom	12' x 12'						x
Main	Master Bedroom	15' x 13'						x
Main	Walk-In Closet	9' x 9'						x
Main	Storage	11' x 4'						x
Main	Laundry	6' x 3'						x

Finished Floor (Main):	<b>2,266</b>	# of Rooms: <b>12</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Main</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,266 sq. ft.</b>	# or % of Rentals Allowed:			4	<b>Main</b>	<b>2</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>2,266 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Pacific Evergreen Realty Ltd.**

**Rare opportunity ! A Yaletown WATERFRONT PENTHOUSE with a million dollar panorama view. Seawall promenade at your door step. SILVER SEA - Private, exclusive building on the water. Penthouse unit with wrap-around sun terrace. Spectacular SE waterfront view of the False Creek and George Wainborn Park. 9' ceilings, superior finishes include solid wood millwork, built-in media, walnut hardwood floors and limestone tile. Open gourmet kitchen features Sub Zero fridge and Miele appliances with gas cook top. Private elevator access to the suite, with 2nd guest elevator. 2 secure parking stalls, secure bike room and adjacent private storage room,**



Presented by:  
**Ken Leong PREC\***  
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[info@exclusivevancouver.com](mailto:info@exclusivevancouver.com)



**Active** **3905 1033 MARINASIDE CRESCENT** Residential Attached  
**R2366439** Yaletown West **\$3,699,000 (LP)**  
 Board: V Yaletown **(SP)**  
 Apartment/Condo V6Z 3A3



Sold Date: Frontage (feet): Original Price: **\$3,999,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2002**  
 Depth / Size (ft.): Bedrooms: **3** Age: **17**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: **No** Full Baths: **3** Gross Taxes: **\$9,260.92**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**  
 Exposure: **Southwest** Maint. Fee: **\$968.04** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **025-204-866**  
 Mgmt. Co's Name: **First Service Residential** Tour:  
 Mgmt. Co's Phone: **604-683-8900**  
 View: **Yes: False Creek, Marina, Mountains**  
 Complex / Subdiv: **QUAYWEST**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **Community**

Style of Home: **Penthouse, Upper Unit** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Concrete** Parking: **Garage Underbuilding, Visitor Parking** Locker: **Y**  
 Exterior: **Concrete, Glass** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Reno. Year: Units in Development: **406** Total Units in Strata: **406**  
 Rain Screen: R.I. Plumbing: Title to Land: **Freehold Strata**  
 Renovations: Metered Water: Property Disc.: **Yes**  
 Water Supply: **City/Municipal** R.I. Fireplaces: Fixtures Leased: **No**  
 Fireplace Fuel: **Gas - Natural** # of Fireplaces: **1** Fixtures Rmvd: **Yes: Breakfast Room light Fixture**  
 Fuel/Heating: **Baseboard, Electric** Floor Finish: **Tile, Wall/Wall/Mixed**  
 Outdoor Area: **Balcony(s), Balcn(y) Patio(s) Dck(s), Rooftop Deck**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 223, PLAN LMS4555, DISTRICT LOT FC, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Bike Room, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Concerge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/WWindow Coverings, Fireplace Insert, Garage Door Opener,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'11 x 10'10	Main	Laundry	8'9 x 5'7			x
Main	Kitchen	12'0 x 8'1			x			x
Main	Pantry	8'3 x 4'10			x			x
Main	Dining Room	18'0 x 9'8			x			x
Main	Den	8'6 x 8'3			x			x
Main	Living Room	21'2 x 14'1			x			x
Main	Walk-In Closet	11'5 x 9'4			x			x
Main	Master Bedroom	20'9 x 13'10			x			x
Main	Bedroom	12'0 x 9'0			x			x
Main	Bedroom	11'5 x 11'0			x			x

Finished Floor (Main):	<b>2,004</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,004 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>2,004 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Century 21 In Town Realty**

The ultimate in lifestyle and luxury. This PENTHOUSE in the highly coveted Quaywest soars 39 stories above Yaletown & the marina. 3 bedroom, 3 bath, 2 balconies and a jaw dropping 1177 sq. ft. PRIVATE ROOFTOP TERRACE!, ready for entertaining on a massive scale while taking in picturesque sunsets over English Bay, False Creek & all of the vibrant DT skyline. With 2004 square feet you feel the scale of this home the moment you enter the grand foyer. Immaculately kept living space, over height ceilings in the living room, air conditioning, and water views from every room. A fantastic run strata with world class amenities incl indoor pool, gym, sauna, hot tub, theatre, 24h concierge. This is truly one of the most prized properties on highly desired Marinaside that you won't want to miss.



Presented by:  
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**Active** **116 1228 MARINASIDE CRESCENT** Residential Attached  
**R2369660** Vancouver West **\$3,588,000 (LP)**  
 Board: V Yaletown (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$3,588,000**  
 Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1997**  
 Depth / Size (ft.): **0** Bedrooms: **2** Age: **22**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$6,786.89**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$1,088.00** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **023-755-415**  
 Mgmt. Co's Name: **RANCHO** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-684-4508**  
 View: **Yes: WATERFRONT: FALSE CREEK/MARINA**  
 Complex / Subdiv: **CRESTMARK II**  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: **Community**

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Double</b>		Locker: <b>Y</b>
Exterior: <b>Concrete, Mixed</b>	Reno. Year: <b>2010</b>	Dist. to Public Transit:	Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Rain Screen:	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Renovations: <b>Completely</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Gas - Natural</b>		Fixtures Rmvd: <b>No</b>	
Fuel/Heating: <b>Baseboard, Hot Water</b>		Floor Finish: <b>Mixed, Tile</b>	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Water**  
 Legal: **PL LMS2781 LT 97 DL FC LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**  
 Amenities: **Exercise Centre, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'5 x 10'5			x			x
Main	Dining Room	9'10 x 9'9			x			x
Main	Family Room	11'2 x 10'10			x			x
Main	Kitchen	19'7 x 9'8			x			x
Above	Master Bedroom	19'11 x 15'			x			x
Above	Bedroom	10'5 x 8'			x			x
Above	Flex Room	8'7 x 6'7			x			x
Above	Laundry	10' x 5'			x			x
Bsmt	Flex Room	8'11 x 8'10			x			x
		x			x			x

Finished Floor (Main): <b>851</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>864</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>287</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,002 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>2,002 sq. ft.</b>	Basement: <b>Partly Finished</b>			6				
				7				
				8				

Listing Broker(s): **Sutton Centre Realty**

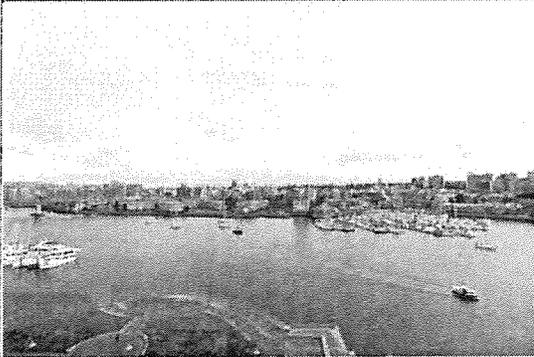
**Totally renovated waterfront property with gorgeous views of False Creek and the Marina. Spacious, bright and excellent floor plan. Huge master bedroom leading to a well designed en-suite. High quality finishings throughout the home. Features: Sunken living room with 12ft ceilings, built-in storage, direct access to a private 2 car garage and nice size patio located just off the seawall. Well maintained building. An absolute pleasure to show this rarely available townhome.**



Presented by:  
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**Active** **1103 1328 MARINASIDE CRESCENT** Residential Attached  
**R2337141** Vancouver West **\$5,750,000 (LP)**  
 Board: V Yaletown **(SP)**  
 Apartment/Condo V6Z 3B3



Sold Date: Frontage (feet): Original Price: **\$6,100,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2003**  
 Depth / Size (ft.): Bedrooms: **3** Age: **16**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD-1**  
 Flood Plain: Full Baths: **3** Gross Taxes: **\$13,837.06**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$1,216.73** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **025-632-744**  
 Mgmt. Co's Name: **RANCHO MANAGEMENT** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-684-4508**  
 View: **Yes: UNOBSTRUCTED WATER VIEW**  
 Complex / Subdiv: **THE CONCORD**  
 Services Connected: **Electricity, Water**  
 Sewer Type:

Style of Home: **Corner Unit, Upper Unit** Total Parking: **2** Covered Parking: **2** Parking Access:  
 Construction: **Concrete** Parking: **Garage; Double, Garage; Underground**  
 Exterior: **Mixed** Locker: **Y**  
 Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit:  
 Rain Screen: R.I. Plumbing: Units In Development:  
 Renovations: Title to Land: **Freehold Strata** Total Units in Strata:  
 Water Supply: **City/Municipal** Metered Water:  
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:  
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas** # of Fireplaces: **1** Property Disc.: **Yes**  
 Outdoor Area: **Balcony(s)** Fixtures Leased: **No** :  
 Type of Roof: **Other** Fixtures Rmvd: **No** :  
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**  
 Legal: **PL BCS327 LT 35 LD 36. DISTRICT LOT FALSE CREEK, UNDIV 226/16907 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**  
 Amenities: **Air Cond./Central, Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirpool/Hot Tub**

Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25' x 18'			x			x
Main	Kitchen	14' x 12'			x			x
Main	Nook	10' x 12'			x			x
Main	Dining Room	14' x 12'			x			x
Main	Master Bedroom	17' x 16'			x			x
Main	Bedroom	12' x 12'			x			x
Main	Bedroom	11' x 11'			x			x
Main	Storage	9'4 x 4'6			x			x
					x			x
					x			x

Finished Floor (Main):	<b>2,437</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>6</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,437 sq. ft.</b>	# or % of Rentals Allowed:			4	<b>Main</b>	<b>2</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>2,437 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Prompton Real Estate Serv.Inc.**

**Strategically located at the forefront of a peninsula in the centre of False Creek, "The Concord" is a dramatic, most recognized waterfront luxurious landmark building situated at the Southern edge of seawall. This dream home comes with 3 ensuite with views that sweep Yaletown's marina from Science World to Granville Island. From spectacular finishings, A/C, oversized kitchen and living room, you'll find your expectations have been considered and met. Great building amenities including indoor pool, gym, rec room, lounge and more. 24 hours professional concierge and 2 car private garage and a locker room. An unique, true, waterfront living, steps to seawall. Tenanted.**



Presented by:  
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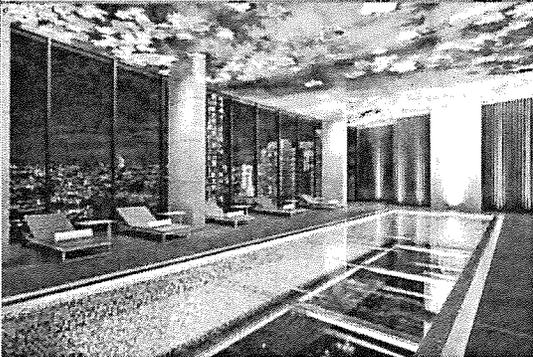


OAKWYN REALTY  
 REALTOR

**Active**  
**R2380214**  
 Board: V  
 Apartment/Condo

**2818 87 NELSON STREET**  
 Vancouver West  
 Yaletown  
 V6Z 0E8

Residential Attached  
**\$5,789,900 (LP)**  
 (SP)



Sold Date: Frontage (feet): Original Price: **\$5,789,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2019**  
 Depth / Size (ft.): Bedrooms: **3** Age: **0**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD-1**  
 Flood Plain: Full Baths: **3** Gross Taxes: **\$0.00**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$1,016.35** Tax Inc. Utilities?:  
 If new, GST/HST inc?: **No** P.I.D.: **800-130-808**  
 Mgmt. Co's Name: Tour:  
 Mgmt. Co's Phone:  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **Penthouse**  
 Construction: **Concrete**  
 Exterior: **Glass, Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Tar & Gravel**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Garage Underbuilding, Garage; Double**  
 Locker:  
 Dist. to Public Transit:  
 Units in Development: **560** Dist. to School Bus:  
 Title to Land: **Freehold Strata** Total Units In Strata:  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish:

Maint Fee Inc: **Gas, Hot Water, Management**  
 Legal: **STRATA LOT 539, LOT 352, FALSE CREEK PLAN EPP44417**

Amenities: **Air Cond./Central, Club House, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Concierge**

Site Influences:  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	12'6 x 13'0			x			x
Above	Living Room	14'3 x 19'2			x			x
Main	Bedroom	9'11 x 13'0			x			x
Main	Bedroom	12'1 x 9'1			x			x
Main	Living Room	28'6 x 20'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>2,220</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>0</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,220 sq. ft.</b>	# or % of Rentals Allowed:			4	<b>Main</b>	<b>2</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>2,220 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Prompton Real Estate Serv.Inc.**

**The exclusive Arc Penthouse is finally here! This two level luxury penthouse has double-height ceilings and floor-to-ceiling windows. It has expansive views of the city and false creek water. You will have the exclusive access to the five-star sky club amenities which span 3 levels including the glass-bottom indoor swimming pool. The penthouse suite has opulent interior finishes with genuine functionality and a private double car garage with storage area.**



Presented by:  
**Ken Leong PREC\***  
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OAKWYN REALTY  
 REALTOR

**Active**  
**R2362633**  
 Board: V  
 Apartment/Condo

**PH2015 68 SMITHE STREET**

Vancouver West  
 Downtown VW  
 V6Z 2W1

Residential Attached  
**\$3,888,000 (LP)**  
 (SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain:  
 Council Apprv?:  
 Exposure:  
 If new, GST/HST inc?:  
 Mgmt. Co's Name:  
 Mgmt. Co's Phone:  
 View: **: False creek and city skyline**  
 Complex / Subdiv: **ONE PACIFIC**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sewer Type:**

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **3**  
 Bathrooms: **4**  
 Full Baths: **3**  
 Half Baths: **1**  
 Maint. Fee: **\$1,092.33**

Original Price: **\$3,888,000**  
 Approx. Year Built: **2016**  
 Age: **3**  
 Zoning: **RES**  
 Gross Taxes: **\$7,886.09**  
 For Tax Year: **2018**  
 Tax Inc. Utilities?:  
 P.I.D.: **029-876-141**  
 Tour: **Virtual Tour URL**

Style of Home: <b>Penthouse</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Side</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Glass, Mixed</b>	Dist. to Public Transit: <b>CLOSE</b>	Dist. to School Bus:	
Foundation: <b>Concrete Perimeter</b>	Units in Development: <b>335</b>	Total Units in Strata: <b>434</b>	
Rain Screen:	Title to Land: <b>Freehold Strata</b>		
Renovations: <b>Partly</b>	Property Disc.: <b>Yes</b>		
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>:</b>		
Fireplace Fuel: <b>Electric</b>	Fixtures Rmvd: <b>:</b>		
Fuel/Heating: <b>Forced Air</b>	Floor Finish: <b>Hardwood</b>		
Outdoor Area: <b>Balcn(y)s Patio(s) Dck(s), Rooftop Deck</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer**  
 Legal: **STRATA LOT 333 FALSE CREEK STRATA PLAN EPS3602 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Air Cond./Central, Exercise Centre, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	11'8" x 20'1"	Above	Storage	6'2" x 7'3"			x
Main	Kitchen	9'3" x 12'4"	Above	Patio	20'3" x 30'6"			x
Main	Office	5'2" x 7'10"						x
Main	Foyer	5'9" x 4'8"						x
Main	Master Bedroom	8'8" x 11'6"						x
Main	Bedroom	9'0" x 9'11"						x
Main	Bedroom	10'5" x 10'9"						x
Above	Living Room	14'4" x 22'0"						x
Above	Dining Room	8'7" x 8'5"						x
Above	Kitchen	8'2" x 9'0"						x

Finished Floor (Main): <b>1,487</b>	# of Rooms: <b>12</b>	# of Kitchens: <b>2</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>753</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>2,240 sq. ft.</b>	# or % of Rentals Allowed:			4	<b>Above</b>	<b>2</b>	<b>No</b>	Garage Sz:
Unfinished Floor: <b>941</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>3,181 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **RE/MAX Masters Realty** **RE/MAX Masters Realty**

'The Penthouse' at the coveted 'ONE PACIFIC', winner of best building in 2016, by 'Concord Pacific'. At over 2200sf spanning over 2 floors, w/3 full bedrooms, 4 bathrooms, office, 4 outdoor spaces (1000+sf), including a massive Rooftop Deck, this is not an apartment but a house in the sky! While nearly brand new, almost the entire home has been renovated, featuring a living wall and a completely redone kitchen. The upstairs area is an entertainer's dream, with a 2nd full kitchen, living & dining room, and a huge rooftop deck. One Pacific offers 24 hour concierge service, and the renowned 'Riviera Deck' w/ an out-door glass-bottom pool, palm trees, cabanas, Jacuzzi, and water features. Located across the \$700m Parq Casino. 2 Parking stalls & 2 storage lockers. Call for your private viewing.



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**Active** **503 277 THURLOW STREET** Residential Attached  
**R2389678** Vancouver West **\$4,598,000 (LP)**  
 Board: V Coal Harbour  
 Apartment/Condo V6C 0C1 (SP)



Sold Date: Frontage (feet): Original Price: **\$4,598,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2012**  
 Depth / Size (ft.): Bedrooms: **2** Age: **7**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$8,863.52**  
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$1,152.12** Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: P.I.D.: **028-786-491**  
 Mgmt. Co's Name: **AWM Alliance** Tour:  
 Mgmt. Co's Phone:  
 View: **Yes: Ocean, Mountain, City**  
 Complex / Subdiv: **Three Harbour Green**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**  
 Sewer Type: **Community**

Style of Home: **Corner Unit** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Concrete Frame** Parking: **Garage; Underground**  
 Exterior: **Concrete, Glass, Stone** Locker: **Y**  
 Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit:  
 Rain Screen: R.I. Plumbing: Units in Development: **81** Dist. to School Bus:  
 Renovations: Title to Land: **Freehold Strata** Total Units in Strata: **81**  
 Water Supply: **City/Municipal** Metered Water:  
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:  
 Fuel/Heating: **Forced Air** # of Fireplaces: **1** Property Disc.: **Yes**  
 Outdoor Area: **Sundeck(s)** Fixtures Leased: **No**  
 Type of Roof: **Other** Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Water**  
 Legal: **STRATA LOT 14, PLAN EPS677, NEW WESTMINSTER LAND DISTRICT, PUBLIC HARBOUR BURRARD INLET, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Air Cond./Central, Club House, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Oven - Built In,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	12'11 x 14'4			x			x
Main	Living Room	11'5 x 15'3			x			x
Main	Kitchen	13'11 x 10'			x			x
Main	Master Bedroom	12' x 14'9			x			x
Main	Bedroom	12'8 x 11'7			x			x
Main	Walk-In Closet	10'11 x 3'10			x			x
Main	Foyer	12'6 x 5'4			x			x
Main	Patio	24'10 x 22'10			x			x
					x			x
					x			x

Finished Floor (Main):	<b>1,708</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,708 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>596</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>2,304 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Macdonald Realty**

**This stunning south/east/north facing property is located in Vancouver's premier residence: Three Harbour Green. Coal Harbom's finest development, designed by IBJ architects and built by Aspec Developments, this home comes with the ultimate in custom interior finishings. Ferrari designer Pinafarina designed Italian Snalidro Kitchen; L'O di Giotto bathrooms, Italian Move walk-in closet, automated lighting. Private double car garage including a 170 sf storage locker. Amenities include 24 hour Concierge, indoor swimming pool, hot tub, sauna, steam, squash court, theatre room, billiard room and golf practice room. The best feature: a private, exclusive 600 square foot outdoor sundeck with fireplace! Schedule your own private showing today!**

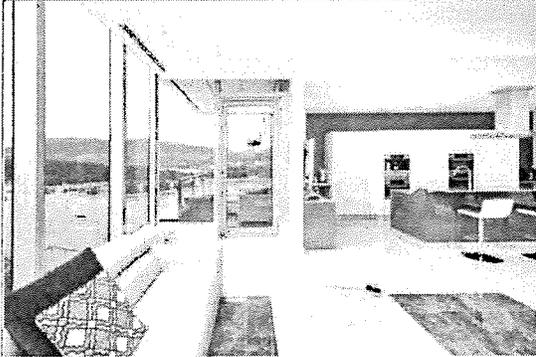


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OAKWYN REALTY  
 REALTOR

**Active** **1803 277 THURLOW STREET** Residential Attached  
**R2376937** Vancouver West **\$5,299,000 (LP)**  
 Board: V Coal Harbour (SP)



**Sold Date:** Frontage (feet): Original Price: **\$5,299,000**  
**Meas. Type: Feet** Frontage (metres): Approx. Year Built: **2012**  
**Depth / Size (ft.):** Bedrooms: **2** Age: **7**  
**Lot Area (sq.ft.): 0.00** Bathrooms: **3** Zoning: **CD-1**  
**Flood Plain:** Full Baths: **2** Gross Taxes: **\$9,459.19**  
**Council Apprv?:** Half Baths: **1** For Tax Year: **2018**  
**Exposure:** Maint. Fee: **\$802.00** Tax Inc. Utilities?:  
**If new, GST/HST inc?:** P.I.D.: **028-786-866**  
**Mgmt. Co's Name: AWM Alliance** Tour: **Virtual Tour URL**  
**Mgmt. Co's Phone: 604-685-3227**  
**View: Yes: Ocean, Mountains, Lions Gate**  
**Complex / Subdiv: Three Harbour Green**  
**Services Connected: Electricity, Natural Gas, Water**  
**Sewer Type:**

Style of Home: **Corner Unit** Total Parking: **2** Covered Parking: **2** Parking Access:  
 Construction: **Concrete** Parking: **Garage Underbuilding, Garage; Double**  
 Exterior: **Mixed** Locker: **Y**  
 Foundation: **Concrete Perimeter** Reno. Year: **2016** Dist. to Public Transit:  
 Rain Screen: R.I. Plumbing: Units in Development:  
 Renovations: Metered Water: Title to Land: **Freehold Strata**  
 Water Supply: **City/Municipal** R.I. Fireplaces: Property Disc.: **Yes**  
 Fireplace Fuel: **Gas - Natural** # of Fireplaces: **1** Fixtures Leased: **:**  
 Fuel/Heating: **Forced Air** Floor Finish: Fixtures Rmvd: **:**  
 Outdoor Area: **Balcony(s)** Dist. to School Bus:  
 Type of Roof: **Other** Total Units in Strata:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 51, PLAN EPS677, NEW WESTMINSTER LAND DISTRICT, PUBLIC HARBOUR BARRARD INLET, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, Air Cond./Central, Exercise Centre, Guest Suite, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**  
 Amenities:

Site Influences: **Central Location, Marina Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'2 x 15'11			x			x
Main	Kitchen	21'11 x 10'6			x			x
Main	Dining Room	16'2 x 9'4			x			x
Main	Master Bedroom	17'8 x 14'9			x			x
Main	Bedroom	17'4 x 11'10			x			x
Main	Foyer	8'10 x 5'7			x			x
Main	Pantry	8'5 x 5'2			x			x
Main	Walk-In Closet	10'4 x 7'8			x			x
					x			x
					x			x

Finished Floor (Main):	<b>1,886</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,886 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>270</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>2,156 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Macdonald Realty**

**The coveted 03 plan in the most prestigious Three Harbour Green! Only 3 units on the floor. Indoor+Outdoor 2,156 sf occupying the entire south side of the floor from W to E showcasing the northwest ocean/mountains/Lions Gate view from the living rm & balcony, & northeast ocean view from master bdrm which is the same view from those in waterfront units. 10' ceiling. 2 balconies totaling 270 sf: one facing northwest w/ ocean views; one facing south w/ fireplace & city views. Luxurious upgrades: h/w floors, marble floor in the living rm, built-in feature wall in the master, built-in desk in the second bdrm. Pininfarina designed kitchen by Snaldero of Italy, L'O di Glotto bath, hotel-style amenities. BONUS: private, enclosed 2-car garage+huge storage room w/ potential to turn into 3-car space.**

# COMPARABLE MARKET ANALYSIS

## SOLD PROPERTIES IN YOUR AREA



Presented by:  
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**Sold** **1903 560 CARDERO STREET** Residential Attached  
**R2380972** Vancouver West **\$3,928,000 (LP)**  
 Board: V Coal Harbour **\$3,550,000 (SP)**  
 Apartment/Condo V6G 3E9



Sold Date: **6/24/2019** Frontage (feet): Original Price: **\$3,928,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1998**  
 Depth / Size (ft.): Bedrooms: **3** Age: **21**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **3** Gross Taxes: **\$10,230.93**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$1,393.20** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **023-986-034**  
 Mgmt. Co's Name: **First Service Residential** Tour:  
 Mgmt. Co's Phone:  
 View: **Yes: Coal Harbour, Water, Mountains**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: **Community**

Style of Home: <b>End Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Concrete</b>			Locker: <b>Y</b>
Foundation: <b>Other</b>	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: <b>103</b>	Total Units in Strata:
Renovations:	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>Community</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Gas - Natural</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Baseboard</b>		Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish:	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Garbage Pickup, Gas, Snow removal, Water**  
 Legal: **STRATA LOT 93, PLAN LMS3033, DISTRICT LOT PUBLIC HARBOUR, NEW WESTMINSTER LAND DISTRICT, UNDIV 2111/130993 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF**  
 Amenities: **Garden, Pool; Indoor, Swirpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 16'6"	Main	Pantry	6'1 x 4'5"			x
Main	Dining Room	18' x 16'6"			x			x
Main	Kitchen	14' x 9'			x			x
Main	Bedroom	21'6" x 20'6"			x			x
Main	Bedroom	13'9 x 9'7"			x			x
Main	Bedroom	12'3 x 11'1"			x			x
Main	Storage	11'11 x 6'9"			x			x
Main	Foyer	9'7 x 7'8"			x			x
Main	Patio	14'3 x 9'7"			x			x
Main	Patio	14'3 x 9'7"			x			x

Finished Floor (Main): <b>2,137</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,137 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total: <b>2,137 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **MLA Realty**

**Stunning Sub-Penthouse with panoramic VIEWS, fantastic location, and unbeatable atmosphere. The Avila has it all. Featuring breathtaking views of Coal Harbour, Stanley Park, and all of the North Shore Mountains, this is also a walkers paradise located only steps from the seawall. With 2 spacious balconies totalling 176 SF on either side of this incredible unit, you can enjoy the sunrise on the East balcony and finish the day on the West facing balcony to take in the picturesque sunsets. 3 bed and 3 full baths, 2 parking stalls, this unit has everything you need. Enjoy the 24 concierge and spa-like amenities including gym, sauna, steam room, hot tub, and one of the largest indoor pools in Coal Harbour. Contact now for a private showing.**



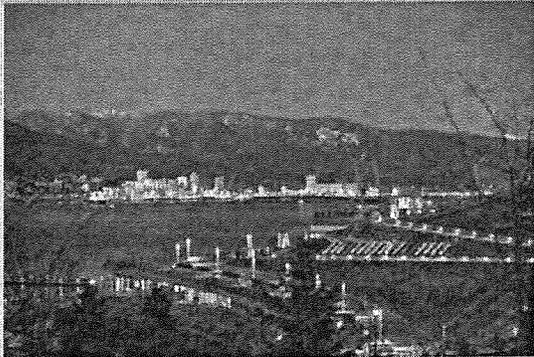
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**Sold**  
**R2342250**  
 Board: V  
 Apartment/Condo

**301 1169 W CORDOVA STREET**  
 Vancouver West  
 Coal Harbour  
 V6C 3T1

Residential Attached  
**\$8,890,000 (LP)**  
**\$8,200,000 (SP)**



Sold Date: **4/20/2019** Frontage (feet):  
 Meas. Type: Frontage (metres):  
 Depth / Size (ft.): Bedrooms: **2** Age: **13**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD1**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$18,529.23**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$1,878.67** Tax Inc. Utilities?: **No**  
 If new, GST/HST Inc?: P.I.D.: **026-622-386**  
 Mgmt. Co's Name: **TRIBE MANAGEMENT INC.** Tour:  
 Mgmt. Co's Phone: **604-343-2601**  
 View: **Yes: Unbroken Marina, Stanley Park**  
 Complex / Subdiv: **ONE HARBOUR GREEN**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type:**

Style of Home: **Corner Unit** Total Parking: **3** Covered Parking: **3** Parking Access: **Side**  
 Construction: **Concrete Block, Concrete Frame** Parking: **Garage Underbuilding, Garage, Triple, Garage, Underground**  
 Exterior: **Concrete, Stone** Locker: **Y**  
 Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit:  
 Rain Screen: R.I. Plumbing: Units In Development:  
 Renovations: Metered Water: Title to Land: **Freehold Strata**  
 Water Supply: **City/Municipal** R.I. Fireplaces: Property Disc.: **Yes**  
 Fireplace Fuel: **Electric, Gas - Natural** # of Fireplaces: **4** Fixtures Leased: **:**  
 Fuel/Heating: **Forced Air, Heat Pump** Floor Finish: **Mixed, Tile** Fixtures Rmvd: **:**  
 Outdoor Area: **Patio(s) & Deck(s)** Total Units in Strata: **57**  
 Type of Roof: **Other**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Water**  
 Legal: **STRATA LOT 1, PLAN BCS1777, NEW WESTMINSTER LAND DISTRICT, OF THE PUBLIC HARBOUR OF Burrard Inlet TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR**  
 Amenities: **Club House, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Jetted Bathtub, Microwave, Oven - Built In,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 17'5"			x			x
Main	Dining Room	17'5" x 15'			x			x
Main	Family Room	22' x 12'			x			x
Main	Kitchen	22' x 18'			x			x
Main	Master Bedroom	17' x 14'			x			x
Main	Bedroom	12' x 11'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>2,529</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>6</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,529 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allw d w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>2,529 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Regent Park Realty Inc.**

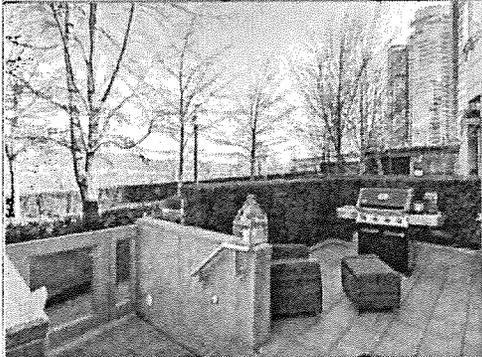
**\*Vancouver premier Coal Harbour WATERFRONT luxury villa\*\* Captivating view of the water, North Shore Mountains & beautiful city skyline. Unique offering of 6,200SF interior and exterior living space. Features outdoor fireplace, expansive lounging entertainment area and pond. Gourmet kitchen with top of the line Miele appliances & Subzero Fridge and dedicated wine cellar. Open & spacious living/dining room and family room. 5 Star amenities: indoor pool, hot tub, steam, sauna, gym, virtual golf room, billiards room and exercise centre. Private 3 car garage with secured storage room. Located just steps from Seawall, beach, high-end shopping and fine dining.**



Presented by:  
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**Sold** **TH13 1233 W CORDOVA STREET** Residential Attached  
**R2345493** Vancouver West **\$4,299,085 (LP)**  
 Board: V Coal Harbour **\$4,125,000 (SP)**  
 Townhouse V6C 3R1



Sold Date: **3/10/2019** Frontage (feet): Original Price: **\$4,299,085**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2003**  
 Depth / Size (ft.): Bedrooms: **3** Age: **16**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$9,865.65**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$1,407.20** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **025-633-406**  
 Mgmt. Co's Name: **FIRST SERVICES RESIDENTIAL** Tour:  
 Mgmt. Co's Phone: **604-683-8900**  
 View: **Yes: OCEAN, NORTH SHORE MNTS, PARK**  
 Complex / Subdiv: **CARINA - COAL HARBOUR WATERFRONT**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **Sanitation**

Style of Home: **3 Level Split** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Concrete** Parking: **Garage; Double** Locker: **Y**  
 Exterior: **Aluminum, Concrete, Glass** Dist. to Public Transit: **1 BLCOK** Dist. to School Bus: **NEARBY**  
 Foundation: **Concrete Perimeter** Reno. Year: Units In Development: **93** Total Units in Strata: **93**  
 Rain Screen: R.I. Plumbing: Title to Land: **Freehold Strata**  
 Renovations: Metered Water: Property Disc.: **Yes**  
 Water Supply: **City/Municipal** R.I. Fireplaces: Fixtures Leased: **:**  
 Fireplace Fuel: **Gas - Natural** # of Fireplaces: **1** Fixtures Rmvd: **Yes: DISCUSS WITH LISTING AGENT.**  
 Fuel/Heating: **Forced Air, Heat Pump** Floor Finish: **Hardwood, Wall/Wall/Mixed**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Other**

Maint Fee Inc: **Caretaker, Electricity, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal, Water**  
 Legal: **STRATA LOT 5, PLAN BCS334, DISTRICT LOT PUBLIC HARBOUR, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**  
 Amenities: **Air Cond./Central, Elevator, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage**  
 Site Influences: **Central Location, Gated Complex, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Range Top**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 12'8	Above	Office	8'4 x 8'1			x
Main	Dining Room	11'8 x 10'8	Above	Patio	11'1 x 10'2			x
Main	Kitchen	11'8 x 11'0	Above	Bedroom	11'7 x 11'3			x
Main	Eating Area	12'6 x 10'4	Below	Bedroom	13'1 x 11'7			x
Main	Foyer	6'7 x 6'4	Above	Den	8'4 x 8'1			x
Main	Patio	10'5 x 8'6	Above	Patio	10'10 x 5'1			x
Main	Patio	13'9 x 6'0	Above	Patio	11'2 x 4'6			x
Above	Master Bedroom	14'8 x 11'9	Below	Foyer	15'4 x 4'11			x
Above	Walk-In Closet	7'2 x 5'7	Below	Storage	5'9 x 3'1			x
Above	Laundry	8'1 x 7'10			x			x

Finished Floor (Main): <b>934</b>	# of Rooms: <b>19</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,481</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>213</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>2,628 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>2,628 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Royal LePage Sussex**

**A World Class WATERFRONT TOWNHOME** located in one of Vancouver's most exclusive residences 'CARINA'. Nestled directly on HARBOUR GREEN PARK along the COAL HARBOUR SEAWALL this exqusite 3 bdrm residence offers 2630 sqft of luxury living on 3 levels, 2 separate offices, 3 balconies and a wonderful outdoor patio surrounded by lush gardens with direct access to Seawall & Park. Residence provides its own private elevator access leading to all levels and to underground enclosed 2-car garage beneath. Designed for a sophisticated lifestyle w/entertainment size living & dining areas, high ceilings, A/C, Gas FP, contemporary kitchen w/top appliances & picture windows overlooking Harbour Green Park, Coal Harbour water & North Shore mnts. Fabulous amenities. A rare offering & simply stunning!



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**Sold** Residential Attached  
**R2356421** **\$3,348,000 (LP)**  
 Board: V **\$3,125,000 (SP)**  
 Townhouse **TH23 1281 W CORDOVA STREET**



Sold Date: **4/14/2019** Frontage (feet): **182.00** Original Price: **\$3,348,000**  
 Meas. Type: **Feet** Frontage (metres): **55.47** Approx. Year Built: **2005**  
 Depth / Size (ft.): Bedrooms: **3** Age: **14**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$6,007.74**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: **West** Maint. Fee: **\$1,118.96** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **026-130-572**  
 Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Tour:  
 Mgmt. Co's Phone: **604-683-8900**  
 View: **Yes: HRBR GREEN PARK AND COAL HRBR**  
 Complex / Subdiv: **CALLISTO**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer**  
 Sewer Type:

Style of Home: <b>3 Storey</b> Construction: <b>Concrete</b> Exterior: <b>Glass, Metal</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: Renovations: Water Supply: <b>City/Municipal</b> Fireplace Fuel: <b>Gas - Natural</b> Fuel/Heating: <b>Forced Air</b> Outdoor Area: <b>Balcony(s) Patio(s) Deck(s)</b> Type of Roof: <b>Other</b>	Reno. Year: R.I. Plumbing: Metered Water: R.I. Fireplaces: # of Fireplaces: <b>1</b>	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: Parking: <b>Garage Underbuilding, Garage; Double, Visitor Parking</b> Locker: <b>Y</b> Dist. to Public Transit: Units in Development: Title to Land: <b>Freehold Strata</b> Property Disc.: <b>No</b> Fixtures Leased: <b>:</b> Fixtures Rmvd: <b>:</b> Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b>	Dist. to School Bus: Total Units in Strata:
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Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 11, PLAN BCS1073, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**  
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**  
 Site Influences: **Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 12'8	Below	Storage	8'5 x 4'7			x
Main	Dining Room	10'4 x 10'7	Main	Patio	18'1 x 16'9			x
Main	Kitchen	9'7 x 9'3			x			x
Main	Foyer	5'6 x 4'9			x			x
Above	Master Bedroom	13'1 x 12'1			x			x
Above	Bedroom	10'8 x 9'9			x			x
Above	Bedroom	11'6 x 8'10			x			x
Above	Walk-In Closet	7'9 x 7'1			x			x
Above	Laundry	8'2 x 5'7			x			x
Above	Solarium	10'8 x 6'6			x			x

Finished Floor (Main): <b>685</b> Finished Floor (Above): <b>1,285</b> Finished Floor (Below): <b>186</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>2,156 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>2,156 sq. ft.</b>	# of Rooms: <b>12</b> # of Kitchens: <b>1</b> # of Levels: <b>4</b> Crawl/Bsmt. Height: Restricted Age: # of Pets: Cats: <b>Yes</b> Dogs: <b>Yes</b> # or % of Rentals Allowed: Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b> Basement: <b>Part</b>	Bath 1 2 3 4 5 6 7 8	Floor # of Pieces Ensuite? <b>Main 2 No</b> <b>Above 5 Yes</b> <b>Above 3 No</b>	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
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Listing Broker(s): **Century 21 In Town Realty**

**Award winning architecture by James Hannock in this prestigious waterfront 3 Br & den executive townhome at Callisto, Coal Harbour. Luxurious spaces, thoughtfully designed. Open kitchen, SS appliances, HW floors on main, cozy carpet up. Air-conditioning! Private, quiet access off Jervis Mews (not a thru road), private elevator, large, private 2 car garage. Resort style amenities include 24 hr concierge, fitness facility, media room/theatre, meeting room, pool, hot tub, steam room, lounge. A world class location... world class waterfront living. Up to 3 Pets & rentals (min 6 mths) allowed. Room measurements & TTL sq ft professionally measured, see floorplan - to be verified by the Buyer if important. By appointment only.**



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**Sold** **R2309597** **306 1560 HOMER MEWS** Residential Attached  
 Board: V Vancouver West **\$3,880,000 (LP)**  
 Apartment/Condo Yaletown **\$3,520,000 (SP)**



Sold Date: **2/7/2019** Frontage (feet): Original Price: **\$3,880,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2010**  
 Depth / Size (ft.): Bedrooms: **2** Age: **9**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$9,729.89**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$2,025.05** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **028-133-145**  
 Mgmt. Co's Name: **Rancho** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-684-4508**  
 View: **Yes: City, False Creek, Water**  
 Complex / Subdiv: **The Erickson**  
 Services Connected: **Community, Electricity, Natural Gas, Water**  
 Sewer Type:

Style of Home: **Corner Unit** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Concrete** Parking: **Garage Underbuilding, Garage, Underground, Visitor Parking**  
 Exterior: **Concrete, Glass, Mixed** Locker:  
 Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit:  
 Rain Screen: R.I. Plumbing: Units In Development:  
 Renovations: Title to Land: **Freehold Strata** Total Units in Strata: **80**  
 Water Supply: **City/Municipal** Metered Water: Property Disc.: **Yes**  
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces: Fixtures Leased: **:**  
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas** # of Fireplaces: **1** Fixtures Rmvd: **:**  
 Outdoor Area: **Balcony(s)** Floor Finish:  
 Type of Roof: **Other**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **PL BCS3702 LT 20 DL FC LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**  
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room**  
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Oven - Built In, Security System, Smoke Alarm, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'9 x 13'5			x			x
Main	Dining Room	20'9 x 13'5			x			x
Main	Kitchen	8'11 x 16'11			x			x
Main	Master Bedroom	20'9 x 14'2			x			x
Main	Bedroom	13'7 x 14'1			x			x
Main	Den	11'9 x 9'6			x			x
Main	Foyer	8'7 x 5'11			x			x
Main	Laundry	9'3 x 4'10			x			x
Main	Storage	5'10 x 4'3			x			x
Main	Flex Room	9'3 x 3'10			x			x

Finished Floor (Main):	<b>2,244</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,244 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>2,244 sq. ft.</b>	Basement: <b>Separate Entry</b>			6				
					7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty**

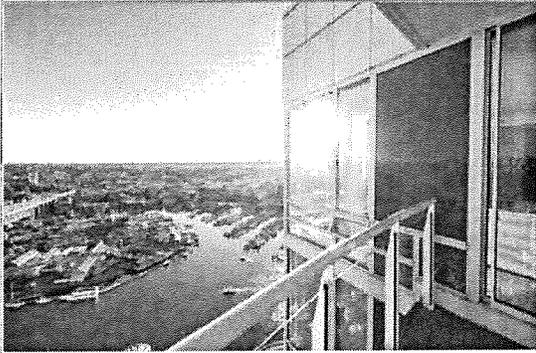
**ERICKSON, a masterpiece by Arthur Erickson! Vancouver's most sought after Luxurious Waterfront address! This stunning two bedroom suite has over 2,200 square feet of Affluent Living! Direct elevator access to your suite! Floor to ceiling windows, Gourmet kitchen with top of the line appliance namely Sub zero fridge, Miele convection wall oven. Spacious panoramic balcony with eclipsed doors that open to jaw dropping views of the city! Bedroom situated on opposite ends offer complete privacy. Spa inspired Ensuites: Integrated LCD TV In vanity mirror, steam bath and much more! 24 hour concierge service, fully equipped fitness center, 60 ft swimming pool, Jacuzzi, theatre, yoga room. Private 2 car garage with ample storage.**



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<b>Sold</b> <b>R2339143</b> Board: V Apartment/Condo	<b>PH3302 1500 HORNBY STREET</b> Vancouver West Yaletown V6Z 2R1	Residential Attached <b>\$3,999,000 (LP)</b> <b>\$3,800,000 (SP)</b>
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Sold Date: <b>4/8/2019</b>	Frontage (feet):	Original Price: <b>\$3,999,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1993</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>26</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>4</b>	Zoning: <b>CD-1</b>
Flood Plain:	Full Baths: <b>3</b>	Gross Taxes: <b>\$10,596.23</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$1,507.03</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>018-062-407</b>
Mgmt. Co's Name: <b>First Service Residential</b>		Tour:
Mgmt. Co's Phone: <b>604-683-8900</b>		
View:	<b>Yes: English Bay, City &amp; Mountain</b>	
Complex / Subdiv: <b>888 Beach - Beach Tower</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type:</b>		

Style of Home: <b>Penthouse, Upper Unit</b> Construction: <b>Concrete</b> Exterior: <b>Glass, Metal</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: Renovations: Water Supply: <b>City/Municipal</b> Fireplace Fuel: <b>Gas - Natural</b> Fuel/Heating: <b>Baseboard, Electric, Natural Gas</b> Outdoor Area: <b>Balcony(s)</b> Type of Roof: <b>Other</b>	Reno. Year: R.I. Plumbing: Metered Water: R.I. Fireplaces: # of Fireplaces: <b>2</b>	Total Parking: <b>4</b> Covered Parking: <b>4</b> Parking Access: <b>Side</b> Parking: <b>Garage Underbuilding, Garage, Underground, Visitor Parking</b> Locker: <b>Y</b> Dist. to Public Transit: Units in Development: Title to Land: <b>Freehold Strata</b> Property Disc.: <b>Yes</b> Fixtures Leased: <b>:</b> Fixtures Rmvd: <b>:</b> Floor Finish: <b>Wall/Wall/Mixed</b>
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Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Other, Recreation Facility**  
 Legal: **PL LMS712 LT 258 LD 36. DISTRICT LOT FALSE CREEK, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**  
 Amenities: **Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage**  
 Site Influences: **Central Location, Marina Nearby, Private Setting, Shopping Nearby, Waterfront Property**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Oven - Built In, Range Top**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'4 x 13'5	Main	Patio	9'5 x 5'6			x
Main	Kitchen	13' x 9'6			x			x
Main	Dining Room	13' x 13'6			x			x
Main	Living Room	22'1 x 20'6			x			x
Main	Family Room	11'5 x 16'			x			x
Main	Eating Area	7'5 x 4'5			x			x
Main	Master Bedroom	16'3 x 13'6			x			x
Main	Bedroom	13'8 x 12'3			x			x
Main	Bedroom	11'3 x 14'8			x			x
Main	Patio	32'4 x 5'2			x			x

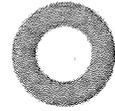
Finished Floor (Main):	<b>2,606</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b>			3	<b>Main</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,606 sq. ft.</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>			4	<b>Main</b>	<b>2</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	# or % of Rentals Allowed:			5				Grg Dr Ht:
Grand Total:	<b>2,606 sq. ft.</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			6				
		Basement: <b>None</b>			7				
					8				

Listing Broker(s): **Rennie & Associates Realty Ltd.**

**Beach Tower at 888 Beach- This stunning Penthouse property provides an ideal waterfront setting with sweeping views of the water, mountains and cityscape beyond. Over 2,600 SF of luxury indoor living with 3 bedrooms, 4 baths plus family room. Spacious rooms throughout, all offering panoramic vistas with plenty of natural light from floor-to-ceiling windows & over height 9' ft ceilings. A perfect layout, ideal for family living & entertainment. 2 outdoor view decks/patios. Arguably the most sought-after Penthouse in the complex. Attentive concierge, indoor pool, well equipped gym, 4-Car Parking, Storage & direct seawall access add to the sophistication of this address.**



Presented by:  
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OAKWYN REALTY  
 REALTOR

**Sold** **PH2901 1277 MELVILLE STREET** Residential Attached  
**R2358285** Vancouver West **\$5,998,000 (LP)**  
 Board: V Coal Harbour **\$5,700,000 (SP)**  
 Apartment/Condo V6E 0A4



Sold Date: **4/19/2019** Frontage (feet): Original Price: **\$5,998,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2007**  
 Depth / Size (ft.): Bedrooms: **2** Age: **12**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **DD**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$13,787.70**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$1,504.00** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **027-707-792**  
 Mgmt. Co's Name: **Pacific Quorum Properties Inc** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-685-3828**  
 View: **Yes: Coal Harbour, NS Mountains**  
 Complex / Subdiv: **The Flatiron**  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: **Community**

Style of Home: **2 Storey, Penthouse** Total Parking: **3** Covered Parking: **3** Parking Access:  
 Construction: **Concrete** Parking: **Garage Underbuilding, Open** Locker: **Y**  
 Exterior: **Concrete, Glass** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Reno. Year: **2017** Units in Development: **52** Total Units in Strata:  
 Rain Screen: R.I. Plumbing: Title to Land: **Freehold Strata**  
 Renovations: **Completely** Metered Water: Property Disc.: **Yes**  
 Water Supply: **City/Municipal** R.I. Fireplaces: Fixtures Leased: **:**  
 Fireplace Fuel: **Gas - Natural** # of Fireplaces: **3** Fixtures Rmvd: **:**  
 Fuel/Heating: **Geothermal** Floor Finish: **Hardwood**  
 Outdoor Area: **Balcony(s) Dck(s), Rooftop Deck**  
 Type of Roof: **Torch-On**

Maint Fee Inc: **Gas, Heat, Hot Water, Management, Snow removal, Geothermal**  
 Legal: **STRATA LOT 52, PLAN BCS3178, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**  
 Amenities: **Bike Room, Exercise Centre**  
 Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	26'8 x 15'8			x			x
Main	Dining Room	15'9 x 12'			x			x
Main	Family Room	16'7 x 13'6			x			x
Main	Kitchen	10'2 x 9'6			x			x
Main	Bedroom	11'8 x 11'			x			x
Main	Master Bedroom	16' x 18'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>1,895</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>815</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Above</b>	<b>7</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,710 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>2,710 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Sotheby's Int'l Realty Canada** Sotheby's Int'l Realty Canada

**Exquisite PENTHOUSE exclusively crowning the top 2 floors of The Flatiron Bldg. Dramatic 18' ceilings with wall to wall glass over looking Coal Harbour, North Shore Mtns and Stanley Park! Over 1,400 Sq ft of private decks in Brazilian Epl planks-huge private spa! Dramatic cantilevered staircase of concrete & fumed white oak leads to master retreat with Swiss Laufen fixtures & Naxos marble flooring. Open concept main floor with exposed concrete walls and European white oak flooring thru-out. Custom kitch with Downsview cabinetry in African Olive Wood with limestone counters boast Gaggenau & Sub-Zero. Familyrm and 2nd bedrm with full spa ensuite on main fir. 3 fireplaces, Bespoke fittings & feature walls of African Olive Wood. Exceptional attention to detail in this world class Skyhome. A 10!**



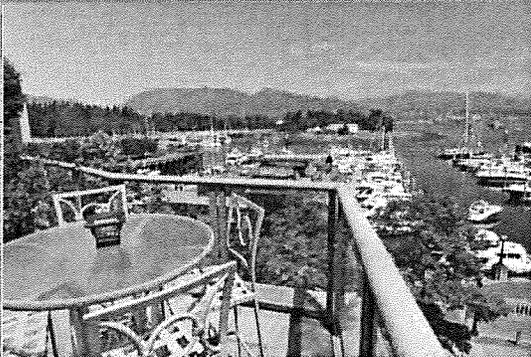
Presented by:  
**Ken Leong PREC\***  
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**Sold**  
**R2335823**  
 Board: V  
 Apartment/Condo

**503 535 NICOLA STREET**  
 Vancouver West  
 Coal Harbour  
 V6G 3G2

Residential Attached  
**\$5,300,000 (LP)**  
**\$5,050,000 (SP)**



Sold Date: **2/23/2019** Frontage (feet):  
 Meas. Type: **Feet** Frontage (metres):  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00** Bedrooms: **3**  
 Flood Plain: Bathrooms: **4**  
 Council Apprv?: Full Baths: **3**  
 Exposure: Half Baths: **1**  
 If new, GST/HST inc?: Maint. Fee: **\$2,249.68**  
 Mgmt. Co's Name: **First Service Residential**  
 Mgmt. Co's Phone: **604-683-8900**  
 View: **Yes: Coal Harbour, Mountain, Park**  
 Complex / Subdiv: **Bauhinia**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type:**

Original Price: **\$5,300,000**  
 Approx. Year Built: **1998**  
 Age: **21**  
 Zoning: **CD-1**  
 Gross Taxes: **\$14,019.71**  
 For Tax Year: **2018**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **024-010-090**  
 Tour:

Style of Home: <b>Corner Unit</b>	Total Parking: <b>4</b>	Covered Parking: <b>4</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Glass, Metal</b>	Reno. Year: <b>2016</b>	Dist. to Public Transit:	Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	R.I. Plumbing:	Units in Development: <b>101</b>	Total Units in Strata: <b>101</b>
Rain Screen:	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Renovations: <b>Partly</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>:</b>	
Fireplace Fuel: <b>Gas - Natural</b>		Fixtures Rmvd: <b>:</b>	
Fuel/Heating: <b>Baseboard, Electric, Natural Gas</b>		Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b>	
Outdoor Area: <b>Balcony(s), Patio(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer**  
 Legal: **PL LMS3057 LT 29,30,31,32 DL PHBI LD 36**

Amenities: **Exercise Centre, Garden, In Suite Laundry, Playground, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property**  
 Features: **CltHwsh/Dryr/Frdg/Steve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Refrigerator,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'0 x 23'0	Main	Pantry	10'0 x 6'0			x
Main	Kitchen	28'0 x 15'0	Main	Patio	39'0 x 36'0			x
Main	Dining Room	21'0 x 12'0			x			x
Main	Office	21'0 x 12'0			x			x
Main	Master Bedroom	21'0 x 15'0			x			x
Main	Walk-In Closet	11'0 x 11'0			x			x
Main	Bedroom	23'0 x 16'0			x			x
Main	Bedroom	13'0 x 12'0			x			x
Main	Storage	9'0 x 8'0			x			x
Main	Laundry	10'0 x 6'0			x			x

Finished Floor (Main):	<b>3,882</b>	# of Rooms: <b>12</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Main</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,882 sq. ft.</b>	# or % of Rentals Allowed:			4	<b>Main</b>	<b>2</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>3,882 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Century 21 In Town Realty**

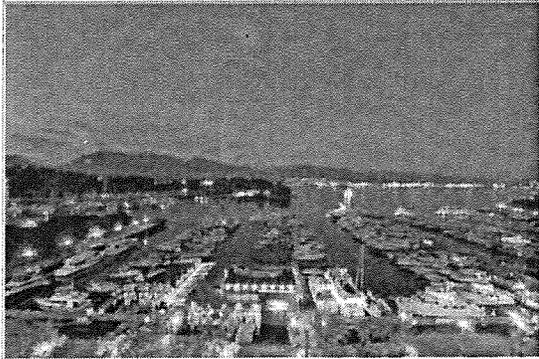
**Amazing waterfront patio home. 3882 sq ft indoor+1500 sq ft private, landscaped garden-patio - irrigation, lighting & gas firepit - over 5000 sq ft of indoor-outdoor living on the Coal Harbour waterfront. Coal Harbour, mountain, park views. Expansive open-plan living area. Reno'd 2016: Kitchen, bathrooms, LED lighting, flooring & paint. Gorgeous kitchen features marble, SS Miele appliances & double wine fridges, separate large dining rm, full walk-in pantry with 2 more fridges, large office (or 4/5th bedroom), laundry rm, insuite storage & workshop. 2 large master suites w/WIC, plus an additional bedroom. Now 3 bedrooms + office - can be 4 or 5 bedrooms. 4 pkg, 4 storage lockers. Pets/rentals allowed. Aircon can be added. By appt only. Room measurements are aprox - to be verified by buyer**



Presented by:  
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**Sold** **R2311092** **1003 535 NICOLA STREET** Residential Attached  
 Board: V Vancouver West **\$5,850,000 (LP)**  
 Apartment/Condo Coal Harbour **\$5,000,000 (SP)**  
 V6G 3G2



Sold Date: **2/6/2019** Frontage (feet): Original Price: **\$5,850,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1997**  
 Depth / Size (ft.): Bedrooms: **3** Age: **22**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$11,726.70**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$1,771.58** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **024-010-413**  
 Mgmt. Co's Name: **First Service Residential** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone:  
 View: **Yes: Waterfront Ocean Mountains Park**  
 Complex / Subdiv: **Bauhinia**  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type:

Style of Home: **Corner Unit** Total Parking: **4** Covered Parking: **4** Parking Access:  
 Construction: **Concrete** Parking: **Garage; Underground**  
 Exterior: **Other** Locker: **Y**  
 Foundation: **Concrete Perimeter** Reno. Year: **2017** Dist. to Public Transit:  
 Rain Screen: R.I. Plumbing: Units in Development:  
 Renovations: **Completely** Title to Land: **Freehold Strata** Total Units in Strata:  
 Water Supply: **City/Municipal** Metered Water:  
 Fireplace Fuel: **Electric, Gas - Natural** R.I. Fireplaces:  
 Fuel/Heating: **Baseboard** # of Fireplaces: **2** Property Disc.: **Yes**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Fixtures Leased: **:**  
 Type of Roof: **Other** Floor Finish: **:**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **PL LMS3057 LT 61 DL PHBI LD 36. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE, STRATA LOT 62, PLAN LMS3057, DISTRICT LOT**  
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Swirpool/Hot Tub**  
 Site Influences: **Marina Nearby, Private Setting, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Pantry**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	29'5 x 18'8	Main	Pantry	7' x 6'7			x
Main	Dining Room	21'5 x 12'	Main	Pantry	8'1 x 6'11			x
Main	Kitchen	17'9 x 13'	Main	Foyer	7'4 x 6'10			x
Main	Family Room	17'9 x 12'7	Main	Storage	5' x 3'1			x
Main	Master Bedroom	25'5 x 18'9	Main	Storage	5'9 x 3'1			x
Main	Walk-In Closet	7'3 x 6'11			x			x
Main	Bedroom	25'8 x 9'11			x			x
Main	Bedroom	12'5 x 12'5			x			x
Main	Walk-In Closet	9'6 x 3'11			x			x
Main	Laundry	6'8 x 3'11			x			x

Finished Floor (Main):	<b>3,161</b>	# of Rooms: <b>15</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,161 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>3,161 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Macdonald Realty**

**3,161 sf, occupying the entire front half of the floor. Stunning, direct, unobstructed views of ocean, mountains, Stanley Park, private marina. The views changes dramatically in colour throughout the day, making you feel like you live in a beautiful live painting. 24/7 concierge; luxury amenities: Indoor swimming pool, hot tub, gym, squash rm, theatre, etc**



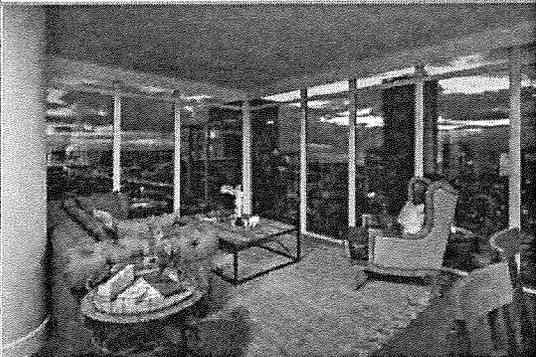
Presented by:  
**Ken Leong PREC\***  
 Oakwyn Realty Downtown Ltd.  
 Phone: 604-328-9333  
<http://www.exclusivevancouver.com>  
[info@exclusivevancouver.com](mailto:info@exclusivevancouver.com)



**Sold**  
**R2359453**  
 Board: V  
 Apartment/Condo

**3101 499 PACIFIC STREET**  
 Vancouver West  
 Yaletown  
 V6B 0N4

Residential Attached  
**\$3,998,000 (LP)**  
**\$3,750,000 (SP)**



Sold Date: **6/16/2019** Frontage (feet):  
 Meas. Type: Frontage (metres):  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00** Bedrooms: **3**  
 Flood Plain: Bathrooms: **3**  
 Council Apprv?: Full Baths: **3**  
 Exposure: **Southwest** Half Baths: **0**  
 If new, GST/HST inc?: Maint. Fee: **\$1,241.78**  
 Mgmt. Co's Name: **Rancho**  
 Mgmt. Co's Phone: **604-684-4508**  
 View: **Yes: Ocean, Mountains, Cityscape**  
 Complex / Subdiv: **The Charleson**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water Sewer** Type:

Original Price: **\$3,998,000**  
 Approx. Year Built: **2018**  
 Age: **1**  
 Zoning: **CD-1**  
 Gross Taxes: **\$14,731.33**  
 For Tax Year: **2019**  
 Tax Inc. Utilities?:  
 P.I.D.: **030-472-911**  
 Tour: **Virtual Tour URL**

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Stone**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air, Radiant**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **0**

Total Parking: **3** Covered Parking: **3** Parking Access:  
 Parking: **Garage; Triple**  
 Locker: **Y**  
 Dist. to Public Transit:  
 Units in Development: **83**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 65, BLOCK 115, PLAN EPS4774, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Exercise Centre, Guest Suite, In Suite Laundry, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'9 x 5'10			x			x
Main	Family Room	14'11 x 15'1			x			x
Main	Living Room	14'0 x 12'7			x			x
Main	Dining Room	14'2 x 9'2			x			x
Main	Kitchen	12'0 x 8'8			x			x
Main	Master Bedroom	25'6 x 17'2			x			x
Main	Walk-In Closet	12'1 x 10'1			x			x
Main	Bedroom	12'4 x 14'1			x			x
Main	Bedroom	11'9 x 11'11			x			x
Main	Laundry	10'0 x 5'2			x			x

Finished Floor (Main):	<b>2,250</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,250 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>2,250 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Engel & Volkers Vancouver**



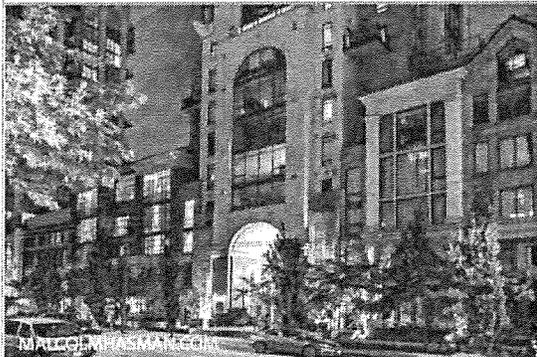
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**Sold**  
**R2297316**  
 Board: V  
 Townhouse

**1258 RICHARDS STREET**  
 Vancouver West  
 Yaletown  
 V6B 1S2

Residential Attached  
**\$4,580,000 (LP)**  
**\$4,020,000 (SP)**



Sold Date: **1/6/2019** Frontage (feet): Original Price: **\$4,580,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2008**  
 Depth / Size (ft.): Bedrooms: **2** Age: **11**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **APART**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$6,656.34**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2017**  
 Exposure: Maint. Fee: **\$1,413.86** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **027-511-341**  
 Mgmt. Co's Name: **Quay Pacific** Tour:  
 Mgmt. Co's Phone: **604-685-8830**  
 View: :  
 Complex / Subdiv: **The Grace**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type:**

Style of Home: <b>2 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Rear</b>
Construction: <b>Concrete</b>	Parking: <b>Grge/Double Tandem</b>		Locker:
Exterior: <b>Brick, Concrete, Mixed</b>	Dist. to Public Transit: <b>near</b>		Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Units In Development:	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Title to Land: <b>Freehold Strata</b>	
Renovations:	Metered Water:	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces:	Fixtures Leased: <b>:</b>	
Fireplace Fuel: <b>Gas - Natural</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>:</b>	
Fuel/Heating: <b>Forced Air, Geothermal, Heat Pump</b>		Floor Finish:	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>			
Type of Roof: <b>Tar &amp; Gravel</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **PL BCS747 LT 21 DL 541 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**  
 Amenities: **Air Cond./Central, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**  
 Site Influences: **Central Location, Shopping Nearby**  
 Features: **CithWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	20'0 x 10'2	Above	Bedroom	13'6 x 10'6			x
Main	Pantry	6'5 x 3'2			x			x
Main	Eating Area	14'0 x 6'0			x			x
Main	Dining Room	19'10 x 14'0			x			x
Main	Family Room	15'5 x 15'4			x			x
Main	Living Room	17'6 x 15'5			x			x
Main	Study	16'1 x 6'5			x			x
Above	Master Bedroom	15'3 x 13'2			x			x
Above	Walk-In Closet	11'7 x 10'5			x			x
Above	Walk-In Closet	11'7 x 6'10			x			x

Finished Floor (Main): <b>1,597</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,150</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Above</b>	<b>7</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>2,747 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>2,747 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Angell Hasman (Malcolm Hasman)**

**This Magnificent luxury residence at the GRACE defines the ultimate sophisticated lifestyle in the heart of Vancouver's most sought after YALETOWN neighborhood. This stunning, completely renovated, luxury two-level 2 bedroom, 2.5 bathroom ground-level townhouse provides a wonderful indoor outdoor lifestyle with large walk-out private garden terrace with outdoor summer lounge and gas fire. This one of a kind 'Dream Home' features an incredible new International Kitchen with all European appliances, all designer bathrooms and a sensational Master Suite plus an additional Guest Suite. Additional features include CRESTON automation with state of the art bio-metric technology, power curtains & shades, integrated lighting, music & security.**

## FEES

7% of the first \$100,000 and 2.5% of the balance of the sale price plus GST. 46.5% of this total fee is paid to the cooperating broker that introduces the eventual buyer to the property. Fees are to be paid upon Completion via conveyancing lawyers.



## **APPENDIX B**

APPRAISAL OF



"FORM APPRAISAL" REPORT OF THE SUBJECT PROPERTY

LOCATED AT:

#4102 - 1028 Barclay Street  
Vancouver, BC V6E 0B1

FOR:

Alvarez & Marsal Canada Inc.  
#1680 - 400 Burrard Street  
Vancouver, BC, V6C 3A6

BORROWER:

N/A

AS OF:

July 29, 2019

BY:

Lisa Dingwall

# RESIDENTIAL APPRAISAL REPORT

**NIEMI LAPORTE & DOWLE APPRAISALS LTD.**

FILE NO.:

**182365**

REFERENCE:

<b>CLIENT</b>	<b>CLIENT:</b> <b>Alvarez &amp; Marsal Canada Inc.</b>	<b>AIC MEMBER:</b> <b>Lisa Dingwall</b>	
	<b>ATTENTION:</b> Vicki J. Chan	<b>COMPANY:</b> <b>Niemi LaPorte &amp; Dowle Appraisals Ltd.</b>	
	<b>ADDRESS:</b> #1680 - 400 Burrard Street Vancouver, BC, V6C 3A6	<b>ADDRESS:</b> #312 - 8678 Greenall Avenue Burnaby, B.C., V5J 3M6	
	<b>E-MAIL:</b> vchan@advarezandmarsal.com	<b>E-MAIL:</b> ldingwall@nldappraisals.com	
<b>PHONE:</b> 604 - 639 - 0847	<b>FAX:</b>	<b>PHONE:</b> 604 - 438 - 1628	<b>FAX:</b> 604 - 438 - 2886

<b>PROPERTY ADDRESS:</b> #4102 - 1028 Barclay Street	<b>CITY:</b> Vancouver	<b>PROVINCE:</b> BC	<b>POSTAL CODE:</b> V6E 0B1
<b>LEGAL DESCRIPTION:</b> Strata Lot 254, District Lot 185, Land District 36, Group 1, Plan# BCS 4016 PID# 028-447-263 Roll# 027605119840254			
<b>Source:</b> BC Assessment/MLS			

<b>MUNICIPALITY AND DISTRICT:</b> City of Vancouver	<b>ASSESSMENT:</b> Land \$ 4,245,000 Imps \$ 891,000 Total \$ 5,136,000	<b>Assessment Date:</b> July 1, 2018	<b>Taxes \$</b> 19,698.12 <b>Year</b> 2019
<b>EXISTING USE:</b> Single Family Strata Unit in Multi-Family Residential Building		<b>OCCUPIED BY:</b> Vacant	

<b>NAME:</b> Hiroshi Morimoto	<b>Name Type:</b>
<b>PURPOSE:</b> <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/> To estimate market rent <input checked="" type="checkbox"/> "as is" court sale at the effective date of appraisal, subject to the attached assumptions & limiting conditions.	
<b>INTENDED USE:</b> <input type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> Asset Valuation only as court sale, not for financing purposes - See Attached Addendum.	
<b>INTENDED USERS (by name):</b> Client as stated above. Use is authorized only to the client and as stated in the attached Letter of Reliance, if applicable.	
<b>REQUESTED BY:</b> <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other Use of this report by anyone other than the Client and Intended User is not permitted by the appraiser(s), and liability in this respect is denied.	
<b>VALUE:</b> <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective	
<input type="checkbox"/> Update of original report completed on _____ with an effective date of _____ File No. _____	
<b>PROPERTY RIGHTS APPRAISED:</b> <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input checked="" type="checkbox"/> Condominium/Strata <input checked="" type="checkbox"/> In BC, strata developments are considered freehold/fee simple, or leasehold.	
<b>MAINTENANCE FEE (if applicable):</b> \$ 1,072.80 per month	
<b>CONDO/STRATA COMPLEX NAME (if applicable):</b> "Patina"	
<b>IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments)	
<b>APPROACHES USED:</b> <input checked="" type="checkbox"/> DIRECT COMPARISON APPROACH <input type="checkbox"/> COST APPROACH <input type="checkbox"/> INCOME APPROACH	
<b>EXTRAORDINARY ASSUMPTIONS &amp; LIMITING CONDITIONS</b> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum)	
<b>HYPOTHETICAL CONDITIONS</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum. A hypothetical condition requires an extraordinary assumption)	
<b>JURISDICTIONAL EXCEPTION</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)	

<b>NATURE OF DISTRICT:</b> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural					
<b>TYPE OF DISTRICT:</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational		<b>AGE RANGE OF PROPERTIES (years):</b>	<b>From</b>	<b>To</b>	
<b>TREND OF DISTRICT:</b> <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating		<b>PRICE RANGE OF PROPERTIES:</b>	\$ 150,000	\$ 11,000,000	
<b>BUILT-UP:</b> <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rural		<b>Note: Price range above represents the subject property type.</b>			
<b>CONFORMITY Age:</b> <input type="checkbox"/> Newer <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Older		<b>MARKET OVERVIEW:</b> Supply: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low			
<b>Condition:</b> <input type="checkbox"/> Superior <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior		Demand: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low			
<b>Size:</b> <input checked="" type="checkbox"/> Larger <input type="checkbox"/> Similar <input type="checkbox"/> Smaller		<b>PRICE TRENDS:</b> <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining			

**COMMENTS:**  Detrimental Conditions Observed

Value trends, market appeal, proximity to employment and amenities, anticipated public/private improvements, apparent detrimental conditions (railroad tracks, unkempt properties, major traffic arteries, hydro facilities, commercial/industrial sites, landfill sites)

The subject is located in the " West End " area of Vancouver's West side. This is an urban neighbourhood in the City of Vancouver and is located within reasonable proximity to urban amenities such as public transportation, shopping, public schools, hospital services, and police and fire protection services. The subject property is located on a street which experiences a typically light to moderate traffic flow throughout the day, and is close to arterial route access.

<b>SITE DIMENSIONS:</b> Strata Interest - Irregular Site Area	<b>UTILITIES:</b> <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic
<b>LOT SIZE:</b> Strata Area Unit of Measurement square feet	<input type="checkbox"/> Open Ditch <input type="checkbox"/> Holding Tank
<b>Source:</b> BC Assessment and/or Municipal website, MLS system	<b>WATER SUPPLY:</b> <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private Well
<b>TOPOGRAPHY:</b> Generally level and situated at road grade	<b>FEATURES:</b> <input type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Lane <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Curbs
<b>CONFIGURATION:</b> Strata lot, see strata plan for parent parcel shape & dimensions	<b>ELECTRICAL:</b> <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground
<b>ZONING:</b> CD - 1 ( 444 ) Comprehensive Development District	<b>DRIVEWAY:</b> <input type="checkbox"/> Private <input checked="" type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input checked="" type="checkbox"/> Double
<b>OTHER LAND USE CONTROLS (see comments):</b> OCP: N/A	<input type="checkbox"/> Underground <input checked="" type="checkbox"/> Laneway
<b>USE CONFORMS:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments)	<b>Surface:</b> Concrete
<b>ASSEMBLAGE:</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments)	<b>PARKING:</b> <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Driveway <input type="checkbox"/> Street 3 - U/G Stalls
<b>TITLE SEARCHED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (see comments and limiting conditions) See comments below.	<b>LANDSCAPING:</b> <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<b>COMMENTS:</b> <input type="checkbox"/> Detrimental Conditions Observed	<b>CURB APPEAL:</b> <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor

**COMMENTS:**  Detrimental Conditions Observed

Include features such as zoning, official community plans, local area plans, flood plains, EPA, greenbelt, reserves, heritage, easements, title restrictions such as judgments or liens, assemblage, known documentation of environmental contamination, tanks, etc.

The subject property appears to conform to the zoning bylaw in terms of use, unless otherwise indicated. A title search has not been completed in conjunction with this appraisal (unless otherwise indicated). Therefore, this appraisal invokes an extraordinary limitation under the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP). There were no observed environmental hazards on the subject property or neighboring properties, however an in-depth analysis in this regard has not been undertaken and is not within the scope of this appraisal (as per Assumptions and Limiting Conditions, Part 7 & 8). There is no known environmental contamination of the subject site, however we have not inspected or tested the soil or subsoil and we are unable to report any such part of the subject property is free from defect or in such condition as to render the subject property less valuable.

RESIDENTIAL APPRAISAL REPORT

NIEMI LAPORTE & DOWLE APPRAISALS LTD.

FILE NO.:

182365

REFERENCE:

YEAR BUILT (estimated): <b>2011</b>	PROPERTY TYPE: <b>Strata Condo</b>	ROOFING: <b>Tar and gravel</b>
YEAR OF ADDITIONS: <b>N/A</b>	DESIGN/STYLE: <b>Apartment</b>	Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
EFFECTIVE AGE: <b>8</b> years	CONSTRUCTION: <b>Concrete</b>	Roof viewed from street only. Assumed average or better condition.
REM. ECONOMIC LIFE: <b>57</b> years	WINDOWS: <b>Double glazed, Aluminum sash</b>	
COMMENTS:	BASEMENT: <b>No Basement - strata unit</b>	EXTERIOR FINISH: <b>Concrete</b>
<b>CONSTRUCTION COMPLETE: 100%</b>	ESTIMATED BASEMENT AREA: <b>N/A</b> <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M.	Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
<b>ADDITIONS COMPLETE: N/A</b>	ESTIMATED BASEMENT FINISH: <b>N/A</b> %	No known deficiencies with the roof or building envelope, therefore we invoke an extraordinary assumption that the roof and envelope are free from defects.
FOUNDATION WALLS: <b>Concrete foundation</b>		
BEDROOMS(1) LARGE: <b>1</b> 2-piece <b>XXX</b> Good Drywall <input checked="" type="checkbox"/> Walls <input checked="" type="checkbox"/> Ceilings <input checked="" type="checkbox"/>	CLOSET: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor/None	INSULATION: <input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Walls <input type="checkbox"/> Basement <input type="checkbox"/> Craw Space
Average: <b>1</b> 3-piece Average Plaster <input type="checkbox"/>	Info Source: <b>Owner, and/or assumed as per building code.</b>	PLUMBING LINES: <b>Pex/Copper/ABS - Assumed</b> Info Source: <b>As per bldg code.</b>
Small: <b>2</b> 4-piece Fair Paneling <input type="checkbox"/>	FLOOR PLAN: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	BUILT-IN/EXTRA: <input checked="" type="checkbox"/> Stove <input checked="" type="checkbox"/> Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Garburator
		<input type="checkbox"/> Vacuum <input type="checkbox"/> Security System <input type="checkbox"/> Fireplace <input type="checkbox"/> Skylight <input type="checkbox"/> Solarium
FLOORING: <b>Engineered Hardwood/Tile/Carpet</b>		<input type="checkbox"/> HR Ventilator <input checked="" type="checkbox"/> Central Air <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input type="checkbox"/> Jetted Tub
ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers Assumed adequate service & compliant with bldg code.		<input type="checkbox"/> Garage Opener <input type="checkbox"/> Swimming Pool <input checked="" type="checkbox"/> Microwave
ESTIMATED RATED CAPACITY OF MAIN PANEL: <b>100</b> amps	HEATING SYSTEM: <b>Forced Air</b> Fuel type: <b>Gas</b>	<b>Please see Attached Narrative Addendum for further details</b>
WATER HEATER: Type: <b>Common Heat Exchanger</b>	OVERALL INT. COND: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	

ROOM ALLOCATION													ROOM TOTAL	AREA		
LEVEL:	ENTRANCE	LIVING	DINING	KITCHEN	FAMILY	BEDROOMS	DEN	FULL BATH	PART BATH	LAUNDRY	Storage	Sitting				
MAIN	1	1	1	1		3	1	3	1	Closet	1	1			9	2,658
SECOND																
THIRD																
ABOVE GRADE TOTALS						ROOMS: 9	BEDROOMS: 3	BATHROOMS: 3F 1H							9	2,658

BASEMENT FINISH: **The subject property is a strata titled condominium unit constructed over a concrete foundation and secured parkade with no basement area. Building mechanical and utility areas are located at parkade level(s).**

GARAGES/CARPORT/PARKING FACILITIES: **The subject has three underground parking stalls located in the common area parkade.**

SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc): **Balcony off the master bedroom and a balcony off the den.**

COMMENTS:  Detrimental Conditions Observed

Building, appearance, quality, condition, services, extras, personal property, etc.

**The subject dwelling appears to have been constructed using a standard quality of materials and workmanship, and conforms to the surrounding neighbourhood.**

Please see the attached Narrative Addendum for further details regarding the Regional Description, Neighbourhood Description, Site Description, Description of Improvements - Exterior & Interior, and Conclusions.

**The intended user is cautioned that the appraiser(s) have not inspected or checked the drainage and drain tiles, or the heating, septic, sewer, air conditioning, electrical, plumbing, and other systems as may be applicable and are therefore unable to report any such features on such systems are free from defect. For the purpose of this report the appraiser(s) have assumed such features and systems are in good working order. The appraiser(s) have not inspected or tested the soil or subsoil, or the foundation, or woodwork, or framework of any structure and the parts of any structure and the appraiser(s) are therefore unable to report any such part of the property is free from rot, beetles or other defects or is in such condition as to render the property less valuable. For the purpose of this report the appraiser(s) have assumed there are no inadequacies, insufficiencies, or faults in the property and assume no responsibility for such conditions or for any inspection or testing which might be required to discover such conditions.**

Unless otherwise noted in this report, the subject strata development is assumed to be in good overall condition, with no building deficiencies, and no current or pending special assessments required. If building deficiencies do exist, or if special assessments are outstanding or required, we reserve the right to adjust our opinion of value accordingly, and any legal liability in this regard is expressly denied. If the building condition is of concern to the intended user, the services of a professional building inspector/engineer are recommended, as well as a review of the strata minutes of the subject strata corporation. See the additional Addendum Pages for additional assumptions and limiting conditions.

# RESIDENTIAL APPRAISAL REPORT

**NIEMI LAPORTE & DOWLE APPRAISALS LTD.**

FILE NO.:

**182365**

REFERENCE:

LAND VALUE AS IF VACANT:  N/A  **N/A- Strata Site** SOURCE OF DATA: **N/A** Comment: **N/A**

HIGHEST AND BEST USE

EXISTING USE: **Single Family Strata Unit in Multi-Family Residential as described herein.**

HIGHEST AND BEST USE OF THE LAND AS IF VACANT:  Residential  Other

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED:  Existing Residential Use  Other

ANALYSES AND COMMENTS: **See Attached Addendum for further details, including Highest & Best Use Analysis and Comments (as per CUSPAP 2018) including defining, analyzing and resolving.**

DIRECT COMPARISON APPROACH

SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Description	\$ Adjustment	Description	\$ Adjustment	Description	\$ Adjustment
<b>#4102 - 1028 Barclay Street Vancouver, BC</b>	<b>#3101 - 499 Pacific Street Vancouver, BC</b>		<b>#PH2901 - 1277 Melville St. Vancouver, BC</b>		<b>#1003 - 535 Nicola Street Vancouver, BC</b>	
DATA SOURCE	MLS - R2359453		MLS - R2358285		MLS - R2311092	
DATE OF SALE	16-Jun-2019	Superior	19-Apr-2019	Superior	06-Feb-2019	Superior
SALE PRICE	\$ 3,750,000		\$ 5,700,000		\$ 5,000,000	
DAYS ON MARKET	62		8		131	
LIST PRICE	\$3,998,000		\$5,998,000		\$5,850,000	
Approx KMs to Subject	1		.6		1	
LOCATION	West End	Yaletown/Inferior Inferior	Coal Harbour/Super. Superior		Coal Harbour/Super. Superior	
SITE DIMENSIONS/LOT SIZE	Stratified	Stratified	Stratified		Stratified	
BUILDING TYPE	Strata Condo	Strata Condo	Strata Condo		Strata Condo	
DESIGN/STYLE	3 Bedroom Apt.	3 Bedroom Apt.	2 Bedroom Apt.		3 Bedroom Apt.	
AGE/CONDITION	8 years Good	1 year Good Superior	12 years Updated Inferior		22 years Updated Inferior	
LIVABLE FLOOR AREA	2,658 square feet	2,250 square feet Inferior	2,710 square feet Superior		3,161 square feet Superior	
ROOM COUNT	Total Rooms 9 Bdrms 3	Total Rooms 8 Bdrms 3	Total Rooms 6 Bdrms 2 Inferior		Total Rooms 7 Bdrms 3	
BATHROOMS	3F 1H	3F Inferior	2F 1H Inferior		2F 1H Inferior	
BASEMENT	None	None	None		None	
PARKING FACILITIES	3 - U/G Stalls	3 - U/G Stalls	3 - U/G Stalls		4 - U/G Stalls Superior	
Quality/Appeal		Inferior Inferior	Superior Superior		Inferior Inferior	
Fl. Lv./View	41st (Sub-PH)	31st/Inferior Inferior	29th (PH)/Comparable View Inferior/Similar		10th/Inferior Inferior	
Corner Unit	End Unit/Half Floor	Corner/Inferior Inferior	Only unit on floor/Sup. Superior		Corner/Inferior Inferior	
Outdoor Areas	Balconies	Balconies/Similar	V. Lg. Balconies/Sup. Superior		Balconies/Similar	
Complex	Patina	The Charleson	The Flatiron		Bauhinia	
BCAA	\$5,136,000	\$4,379,000	\$6,215,000		\$5,252,000	
ADJUSTMENTS (Gross%, Net%, Dollar)	0.0% 0.0% \$ 0	0.0% 0.0% \$ 0	0.0% 0.0% \$ 0		0.0% 0.0% \$ 0	
ADJUSTED VALUES		\$ Inferior Overall	\$ Superior Overall		\$ Superior Overall	

**ANALYSES AND COMMENTS:**

Include qualitative or quantitative explanation for sale conditions, expenditures, market conditions and property adjustments including location, physical/economic characteristics, use, non-realty, rationale for most appropriate comparables.

All sales analyzed are the most comparable known to have occurred and are taken from the MLS system (unless otherwise noted) and are assumed to be arm's length in nature. The charted adjusted value range by Direct Comparison was determined. Please note: The amount of days on market that have been referenced are for the current listing(s) only, for potential total days on market please refer to listing(s) history. Due to the lack of recent large square footage/higher end apartment comparable sales in the Downtown Vancouver neighbourhood, sales 2-4 although somewhat dated are still considered to give a good indication of value, with a downwards time adjustment to reflect current market conditions.

The Direct Comparison Approach is based upon the principle of substitution which states a prudent investor would pay no more for a property than the cost of acquiring an alternative property with the same utility. The Direct Comparison Approach involves the investigation and analysis of recent, similar sales and listings of properties coupled with a process of comparison with the subject. Adjustments are made to account for relevant differences between each comparable sale and the subject. Such an adjustment process derives from each comparable an expected price that it would have sold for had it possessed the relevant characteristics that the subject possesses. From these adjusted sales prices, a defensible estimate of value for the subject may be made. "The Direct Comparison Approach looks at the differences in the legal, physical, locational and economic characteristics of comparable sales and listings and more closely on differences in the property rights, the sales dates, the listing dates, the motivation of parties involved and the financing. The Direct Comparison Approach is directly related to the prices of comparable, competitive properties, which then determine its market value." (Basics of Real Estate Appraising, Fourth Edition 1995, Page 232).

See additional comparables 4 to 6 page for additional Direct Comparison Approach analysis and description.

Based upon the analysis of the comparable sales, with consideration given to reflect various marketable differences between the comparable properties and the subject, a value range for the subject from \$ 4,550,000 to \$4,950,000 was estimated. Therefore, the estimated value range for the subject property, based upon the findings of the Direct Comparison Approach at the effective date of appraisal, and subject to the assumptions and limiting conditions as detailed in this report, is estimated to be supported by the range of:

\*\*\*PLEASE SEE ADDITIONAL DIRECT COMPARISON APPROACH\*\*\* (\$4,550,000 to \$4,950,000) with a mid-point of \$4,750,000

ESTIMATED VALUE BY THE DIRECT COMPARISON APPROACH (rounded): \$ **4,750,000** **Four Million Seven Hundred and Fifty Thousand Dollars (Mid-Point)**

RESIDENTIAL APPRAISAL REPORT

NIEMI LAPORTE & DOWLE APPRAISALS LTD.

FILE NO.:

182365

REFERENCE:

SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
	Description	\$ Adjustment	Description	\$ Adjustment	Description	\$ Adjustment
<b>#4102 - 1028 Barclay Street Vancouver, BC</b>	<b>#3805 - 667 Howe Street Vancouver, BC</b>		<b>#5202 - 1128 West Georgia St Vancouver, BC</b>			
DATA SOURCE	MLS - R2307625		MLS - R2233567			
DATE OF SALE	Day-Month-Year 16-Oct-2018	Superior	22-Aug-2018	Superior		
SALE PRICE	\$ 4,838,000		\$ 5,846,000			
DAYS ON MARKET	29		215			
LIST PRICE	\$5,280,000		\$6,280,000			
Approx KMs to Subject	.5		.4			
LOCATION	West End	Downtown	West End/Superior	Superior		
SITE DIMENSIONS/SLOT SIZE	Stratified	Stratified	Stratified			
BUILDING TYPE	Strata Condo	Strata Condo	Strata Condo			
DESIGN/STYLE	3 Bedroom Apt.	2 Bedroom Apt.	2 Bedroom Apt.			
AGE/CONDITION	8 years Good	5 years Good	10 years Good	Inferior		
LIVABLE FLOOR AREA	2,658 square feet	2,289 square feet	2,680 square feet	Superior		
ROOM COUNT	Total Rooms: 9, Bdrms: 3	Total Rooms: 7, Bdrms: 2	Total Rooms: 6, Bdrms: 2	Inferior	Inferior	
BATHROOMS	3F 1H	2F 1H	2F 1H	Inferior	Inferior	
BASEMENT	None	None	None			
PARKING FACILITIES	3 - U/G Stalls	2 - U/G Stalls	2 - U/G Stalls	Inferior	Inferior	
Quality/Appeal		Similar	Superior	Superior	Superior	
Fl. Lv./View	41st (Sub-PH)	38th/Inferior	52nd/Comparable view	Superior/Similar		
Corner Unit	End Unit/Half Floor	Corner/Inferior	Corner/Inferior	Inferior		
Outdoor Areas	Balconies	Balcony/Inferior	Balcony/Inferior	Inferior		
Complex	Patina	Residences at Hotel Georgia	Shangri-La	Superior		
BCAA	\$5,136,000	\$4,632,000	\$5,969,000			
ADJUSTMENTS (Gross%, Net%, Dollar)	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0	0	0
ADJUSTED VALUES	\$	Similar Overall	\$	Superior Overall	\$	0

DIRECT COMPARISON APPROACH

ANALYSES AND COMMENTS:

Include qualitative or quantitative explanation for sale conditions, expenditures, market conditions and property adjustments including location, physical/economic characteristics, use, non-realty, rationale for most appropriate comparables.

**Direct Comparison Approach Continued:**

In a Quantitative Analysis, adjustments are made to account for relevant differences between each comparable sale and the subject. Such an adjustment process derives from each comparable an expected price it would have sold for had it possessed the relevant characteristics that the subject possesses. From these adjusted sales prices, a defensible estimate of value for the subject may be made. In applying this approach various units of comparison can be selected depending upon the nature of the property. Dollar value adjustments have been made in the comparable grid to reflect marketable differences between the subject property and each comparable property. Upwards comparable adjustments reflect the subject property being superior to the comparable in a particular attribute, whereas a downwards comparable adjustment reflects the subject property being inferior to the comparable property in a particular attribute.

In a Qualitative Analysis, a relative comparison of each comparable to the subject is made, including a ranking analysis for the comparables. The value indication of these comparable properties is then concluded as a value estimate or a range of value.

In the subject instance, a Quantitative Analysis has been undertaken, with a market value range for the subject determined and a market value estimate by Direct Comparison Approach concluded.

The "Date of Sale" described for each comparable in the Direct Comparison Approach is typically the "Contract Date" as provided in the MLS listing, and not the "Completion Date" or "Transfer Date" of the sale. The AIC - CUSPAP Standards recommend that where possible, consistency be used in the selection of "Date of Sale", and that the preferred date be the date the price was agreed upon, which is typically "Contract Date". Please refer to the AIC CUSPAP Standards at <http://www.aiccanada.ca/wp-content/uploads/CUSPAP-2018-ENGLISH.pdf>

Verification of Third Party Information: In the preparation of this report, including the Direct Comparison Approach, information from sources which may include MLS listings, BC Assessment information, Municipal websites and databases, Developer websites and data sources, Property Managers, home owners, and/or Realtor provided data, among others, must be relied upon. The types of third party data provided may include information pertaining to the age, floor area, condition, quality of finish, date of sale, sale price, GST, special assessments, and other pertinent information regarding the comparable properties and/or the subject property. In addition, unless otherwise stated herein, we did not verify client-supplied information, which we believed to be correct. If any sources of third party provided information are subsequently found to be incorrect, this could have an impact on the estimate of value. The intended user is therefore cautioned that we reserve the right to adjust our opinion of value accordingly if incorrect data is found to have been provided, and liability in this regard is expressly denied. This forms an extraordinary assumption and limiting condition under CUSPAP. Please refer to the AIC CUSPAP Standards at <http://www.aiccanada.ca/wp-content/uploads/CUSPAP-2018-ENGLISH.pdf>

## RESIDENTIAL APPRAISAL REPORT

**NIEMI LAPORTE & DOWLE APPRAISALS LTD.**

FILE NO.:

**182365**

REFERENCE:

<b>SALES HISTORY</b>	SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ANALYSES OF SALE TRANSFER HISTORY: (minimum of three years) The subject property has not been listed on the MLS system of the Real Estate Board of Greater Vancouver (other than as described below) over the past three (3) years prior to the effective date of appraisal.
	SUBJECT LISTED WITHIN 1 YEAR OF EFFECTIVE DATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                      SUBJECT CURRENTLY LISTED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ANALYSES OF AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) The subject property has not been listed on the MLS system of the Real Estate Board of Greater Vancouver over the past one (1) year prior to the effective date of appraisal.
<b>EXPOSURE TIME</b>	ANALYSES OF REASONABLE EXPOSURE TIME: Exposure Time may be defined as the estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at the estimated value on the effective date of the appraisal. For the subject property, the exposure time has been estimated at 6 month to 12 months, provided that the subject is listed on the Multiple Listing Service at a price which is reasonable in relation to the value estimate herein. See <a href="http://www.aicanada.ca/wp-content/uploads/CUSPAP-2018-ENGLISH.pdf">http://www.aicanada.ca/wp-content/uploads/CUSPAP-2018-ENGLISH.pdf</a> , Section 2.17 for details. In contrast, Marketing Time is defined as the estimated length of time the property interest would have to be offered on the market before actual consummation of a sale at the estimated value after the effective date of the appraisal. Exposure Time and Marketing Time may not be equal, depending on factors such as changing market conditions. See CUSPAP 2018 Practice Notes for details.
	RECONCILIATION AND FINAL ESTIMATE OF VALUE: Reconciliation is the application of the process of evaluating alternative conclusions from each of the approaches utilized in the appraisal, and selecting from these indicators to arrive at a final estimate of value. The relative significance, applicability and defensibility of the indication of value derived from each approach is weighed and reliance is placed on those approaches which best approximate the behaviour of the buyers and sellers currently in the market for properties of the subject's type. In the subject instance, the Direct Comparison Approach has been relied upon to arrive at the final estimate of value. The Cost Approach and Income Approach are not considered applicable to this analysis due to the subject being a stratified residential property. This is an Extraordinary Limiting Condition under CUSPAP. No Income Approach has been completed for the subject property, as analysis of this type is outside the scope of the residential form report, which is the format specifically requested by the client. If an Income Approach is considered to be applicable to the subject property type and is a requirement of the intended user, a Full Narrative Format appraisal rather than a Form Report would be required, and could be conducted for an appropriate fee. Further, inclusion of an Income Approach for applicable property types could result in a different value conclusion derived through that approach. Therefore if the Income Approach is considered a relevant valuation procedure/approach to value for the subject property type, this forms an extraordinary assumption and limiting condition under CUSPAP.
<b>RECONCILIATION AND FINAL VALUE</b>	UPON REVIEWING AND RECONCILING THE DATA, ANALYSES AND CONCLUSIONS OF EACH VALUATION APPROACH, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT <b>July 29, 2019</b> (Effective Date of the Appraisal) IS ESTIMATED AT \$ <b>4,750,000</b> COMPLETED ON <b>August 16, 2019</b> (Date of Report)
	AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT.
<b>DEFINITIONS</b>	DEFINITION OF MARKET VALUE: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate, Third Canadian Edition, 2010) Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
	DEFINITION OF MARKET RENT (if applicable): The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. (International Valuation Standards 2017)
	DEFINITION OF HIGHEST AND BEST USE: The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, maximally productive and that results in the highest value. (CUSPAP 2018)
<b>SCOPE</b>	The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistent with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analyses to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analyses, describe relevant procedures and reasoning details supporting the analyses, and provide the reason for the exclusion of any usual valuation procedures. The appraisal issue that is the focus of this engagement has been discussed and defined with the client, the work required to solve the issue planned, and the necessary market data acquired, analyzed and reconciled into an estimate of market value in a manner typically expected in a 'form' report. The specific tasks and items necessary to complete this assignment include a summary of the following:
	1. assembly and analyses of relevant information pertaining to the property being appraised, including listing and acquisition particulars if acquired within three years prior to the effective date of the appraisal; 2. a site visit and observation of the subject property and the surrounding area; 3. assembly and analyses of pertinent economic and market data; 4. an analyses of land use controls pertaining to the subject property; 5. an analyses of Highest and Best Use, or most probable use; 6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value; 7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and 8. reconciliation of the collected data into an estimate of market value or market value range as of the effective date of the appraisal. All data considered appropriate for inclusion in the appraisal is, to the best of our knowledge, factual. Due to the type of property being appraised and the nature of the appraisal issue, the findings have been conveyed in this 'form' format. Other: See attached addendum.

# RESIDENTIAL APPRAISAL REPORT

**NIEMI LAPORTE & DOWLE APPRAISALS LTD.**

FILE NO.:

**182365**

**REFERENCE:**

The certification that appears in this appraisal report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

- This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
- Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
- The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
- Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
- No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
- This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
- Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
- The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical and biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.
- The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
- The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
- The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
- The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
- The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
- This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
- If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
- This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.
- Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

**ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY**

Please see additional Assumptions & Limiting Conditions, as per AIC FULL 01/18 CUSPAP form content requirements, as attached in the Addendum. Ver. 01.01.18

- I certify that, to the best of my knowledge and belief that:
  - The statements of fact contained in this report are true and correct;
  - The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;
  - I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict of interest with respect to the parties involved with this assignment;
  - I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
  - My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event;
  - My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);
  - I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);
  - No one has provided professional assistance to the member(s) signing this report;
    - The following individual provided the following professional assistance:

As of the date of this report the undersigned has fulfilled the requirements of the Appraisal Institute of Canada (AIC)'s Continuing Professional Development Program;

The undersigned is a member/are all members in good standing of the Appraisal Institute of Canada. Where applicable this report is co-signed in compliance with CUSPAP. Where a report bears two signatures, both the signing appraiser and co-signing appraiser assume full responsibility for this report.

**PROPERTY IDENTIFICATION**

ADDRESS: **#4102 - 1028 Barclay Street** CITY: **Vancouver** PROVINCE: **BC** POSTAL CODE: **V6E 0B1**

LEGAL DESCRIPTION: **Strata Lot 254, District Lot 185, Land District 36, Group 1, Plan# BCS 4016 PID# 028-447-263 Roll# 027605119840254**

BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED,

AS AT **July 29, 2019** (Effective date of the appraisal) IS ESTIMATED AT \$ **4,750,000**  As Is  As If Complete

AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO CERTAIN ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT

**APPRAISER**

SIGNATURE:   
 NAME: **Lisa Dingwall**  
 AIC DESIGNATION/STATUS:  Candidate Member  CRA.P.App  AACIP.App Membership # **903615**  
 DATE OF REPORT/DATE SIGNED: **August 16, 2019**  
 PERSONALLY INSPECTED THE SUBJECT PROPERTY:  YES  NO  
 DATE OF INSPECTION: **July 29, 2019**  
 LICENSE INFO: (where applicable) **Current AIC Membership & Insurance**

**CO-SIGNING AIC APPRAISER (if applicable)**

SIGNATURE:   
 NAME: **Michael LaPorte**  
 AIC DESIGNATION/STATUS:  CRA.P.App  AACIP.App Membership # **300782**  
 DATE OF REPORT/DATE SIGNED: **August 16, 2019**  
 PERSONALLY INSPECTED THE SUBJECT PROPERTY:  YES  NO  
 DATE OF INSPECTION: **N/A**  
 LICENSE INFO: (where applicable) **Current AIC Membership & Insurance**

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

SOURCE OF DIGITAL SIGNATURE SECURITY: Digital signature(s) is/are provided by AIC/CRAL, this software form provider. Only a digitally signed electronic copy of this report may be relied upon.

ATTACHMENTS AND ADDENDA:  ADDITIONAL SALES  EXTRAORDINARY ASSUMPTIONS/LIMITING CONDITIONS  NARRATIVE  PHOTOGRAPHS  BUILDING SKETCH  PROGRESS INSPECTION  
 MAPS  COST APPROACH  INCOME APPROACH  MARKET RENT  SCOPE OF WORK  LIMITED USES/LIMITED DETRIMENTAL CONDITIONS  PRIVACY POLICY

**EXTRAORDINARY ITEMS ADDENDUM**

**NIEMI LAPORTE & DOWLE APPRAISALS LTD.**

FILE NO.:

**182365**

REFERENCE:

<b>CLIENT</b>	<b>CLIENT:</b> <b>Alvarez &amp; Marsal Canada Inc.</b>	<b>AIC MEMBER:</b> <b>Lisa Dingwall</b>	 <b>Appraisal Institute of Canada</b>
	<b>ATTENTION:</b> <b>Vicki J. Chan</b>	<b>COMPANY:</b> <b>Niemi LaPorte &amp; Dowle Appraisals Ltd.</b>	
	<b>ADDRESS:</b> <b>#1680 - 400 Burrard Street</b>	<b>ADDRESS:</b> <b>#312 - 8678 Greenall Avenue</b>	
	<b>Vancouver, BC, V6C 3A6</b>	<b>Burnaby, B.C., V5J 3M6</b>	
	<b>E-MAIL:</b> <b>vchan@advarezandmarsal.com</b>	<b>E-MAIL:</b> <b>ldingwall@nldappraisals.com</b>	
	<b>PHONE:</b> <b>604 - 639 - 0847</b> <b>FAX:</b>	<b>PHONE:</b> <b>604 - 438 - 1628</b> <b>FAX:</b> <b>604 - 438 - 2886</b>	

**EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS**  
 An extraordinary assumption is a hypothesis, either supposed or unconfirmed, which, if not true, could alter the appraiser's opinions and conclusions (e.g. an absence of contamination where such contamination is possible, the presence of a municipal sanitary sewer where unknown or uncertain). An extraordinary limiting condition is a necessary modification or exclusion of a Standard Rule which must be explained and justified by the appraiser (e.g. exclusion of one or more valuation approaches). The appraiser must conclude before accepting the assignment which involves invoking an Extraordinary Limiting Condition that the scope of the work applied will result in opinions and conclusions which are credible. Both must accompany statements of each opinion/conclusion so affected.

It is assumed the subject improvements have been constructed, occupied and used in full compliance with, and without contravention of, all federal, provincial and municipal laws and regulations, including, but not limited to, all zoning bylaws, building codes and regulations, environmental laws and regulations, health regulations and fire regulations, except only where otherwise stated. It was further assumed, for any use of the subject property upon which this report is based, any and all required licences, permits, certificates, and authorizations have been or can be obtained and renewed, except only where otherwise stated. It is assumed the use of the land and improvements is confined within the boundaries or property lines of the subject property described and that there is no encroachment or trespass unless noted in the report. A title search has not been completed in conjunction with this appraisal (unless otherwise indicated). There are assumed to be no rights-of-way, easements, covenants or other documents registered over the subject property which would have a detrimental effect on value, unless otherwise indicated within this report. It is incumbent upon the intended user to confirm the legal description in this appraisal report matches the legal description on title and on any mortgage registration documents, and that the property has not been subsequently subdivided nor rezoned. Therefore, this appraisal invokes an extraordinary limitation under the Canadian Uniform Standards of Professional Appraisal Practice. The intended user is therefore cautioned that we reserve the right to adjust our opinion of value accordingly if incorrect assumptions have been made in these regards, and liability in these regards are expressly denied. It is further assumed that the property does not suffer from the presence of UFFI (Urea-Formaldehyde Foam Insulation), and if UFFI were at one time present, that it has been removed.

There were no observed environmental hazards on the subject property or neighboring properties, however an in-depth analysis in this regard has not been undertaken and is not within the scope of this appraisal (as per Assumptions and Limiting Conditions, Part 7). There is no known environmental contamination of the subject site, however we have not inspected or tested the soil or subsoil and we are unable to report any such part of the subject property is free from defect or in such condition as to render the subject property less valuable. If the intended user relying on this report requires information about environmental issues then that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the property appraised. Further, we have not carried out any investigation into the past or present uses of either the subject property or of any adjacent properties to establish whether there is any potential for contamination from any uses on any sites adjacent to the subject and therefore assume that none exists. See the additional Addendum Pages for additional assumptions and limiting conditions.

**HYPOTHETICAL CONDITIONS**  
 Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analyses or for purposes of comparison. Common hypothetical conditions include proposed improvements, completed repairs, rezoning, or municipal services. For every Hypothetical Condition, an Extraordinary Assumption is required. Following is a description of each hypothetical condition applied to this report, the rationale for its use and its effect on the result of the assignment.

Required as per CUSPAP 2018 2.27 where applicable.

**JURISDICTIONAL EXCEPTION**  
 The Jurisdictional Exception permits the appraiser to disregard a part or parts of the Standards determined to be contrary to law or public policy in a given jurisdiction and only that part shall be void and of no force or effect in that jurisdiction. The following comments identify the part or parts disregarded, if any, and the legal authority justifying these actions.  
 There is no jurisdictional exception invoked in the preparation of this appraisal report. However, the Personal Information Protection Act (PIPA) of British Columbia sets out requirements for how organizations may collect, use, disclose and secure personal information. The preparation of this report and/or retention of records is subject to the requirements of PIPA, and restricts the use of this report to only the intended use and intended user outlined on page 1. Written authorization in advance must be requested for any proposed use in aggregated data model development, which must be done in conformity with PIPA and the Privacy Policy.  
 For further information on the Act, contact the office of the Information & Privacy Commissioner for British Columbia, or access through the website: <http://www.oipc.bc.ca/>



## ADDENDUM

Borrower: N/A	File No.: 182365	
Property Address: #4102 - 1028 Barclay Street	Case No.:	
City: Vancouver	Province: BC	Postal Code: V6E 0B1
Lender: Alvarez & Marsal Canada Inc.		

### Intended Use of the Appraisal

For asset valuation purposes only - not for financing purposes. The intended user is recommended to read the report in full. Use of the report indicates acceptance of all assumptions, limiting conditions, methodology, use of applicable approaches to value, and liability limitations contained within the report.

### Highest and Best Use Comments & Analysis:

#### Theory and Principle of Highest and Best Use

The Current Standards of the Appraisal Institute of Canada define Highest and Best Use as:

"That reasonably probable and legal use of vacant land or an improved property which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

The highest and best use of a property is an economic concept that measures the interaction of five criteria: legal permissibility, physical possibility, probability, financial feasibility, and maximum profitability. It is to be recognized in cases where a site has existing improvement on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue unless and until land value in its highest and best use exceeds the total value of the property in its existing use. Implied within these definitions is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners. It is customary the highest and best use of the land be determined separately from the highest and best use of the improvements.

Based upon the current zoning/land use controls and property description noted on page 1, along with land use in the subject neighbourhood, the current residential use is considered to offer utility to the subject site above that of vacant land value. Therefore, the Highest and Best Use of the subject property, at the effective date of appraisal, is considered to be "as is" unless otherwise noted.

### ADDITIONAL APPRAISAL CONTENT

#### Terms of Reference

The Appraiser has been retained by the addressed client to prepare an Appraisal Report on the subject property.

#### Property Rights Appraised

The Property Rights appraised in this report are the Fee Simple Title ownership, unless otherwise noted. The Fee Simple Title rights are defined as:

"The greatest interest an individual can own in land, or complete ownership in law, subject only to the governmental powers of taxation, expropriation, Escheat and police powers."

#### SCOPE OF APPRAISAL:

According to the 2018 AIC CUSPAP regulations, the Member must "define the scope of work necessary to complete the assignment" (CUSPAP 2018 6.2.4) Under Part 7.5, "Scope of Work" includes, but is not limited to, the following:

- inspection (inspection of the subject property is mandatory, subject to any Extraordinary Limiting Condition);
- research into physical, legal, social, political, economic or other factors that could affect the property;
- data research and verification, inspection of comparable data;
- analysis applied;
- any limitations to the assignment arising from the terms of the assignment, per the client's instructions. An extraordinary assumption or extraordinary limiting condition may be required to accommodate a client's instructions.

Data sources include the public records of the applicable Land Titles Office, listing and sale information from the applicable Real Estate Board and/or Real Estate Board Multiple Listing Service, the appraisers' office files, and discussions with Realtors active in the subject's market area. Unless otherwise stated in this report, the comparable properties used in the Direct Comparison Approach have not been inspected (physically or from the street) by the appraiser. A physical inspection of comparable properties does not fall within the scope of a residential "form" report. Exterior comparable photographs,

**ADDENDUM**

<b>Borrower:</b> N/A	<b>File No.:</b> 182365	
<b>Property Address:</b> #4102 - 1028 Barclay Street	<b>Case No.:</b>	
<b>City:</b> Vancouver	<b>Province:</b> BC	<b>Postal Code:</b> V6E 0B1
<b>Lender:</b> Alvarez & Marsal Canada Inc.		

If any, included within this report have been taken either from the MLS database, online street view databases, from the historic appraisal photo database compiled at the appraiser's office, and/or from a street photograph taken during the preparation of the appraisal report.

**Statement of Competency**

The Competence Provision of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) states:

"Prior to accepting an assignment or entering into an agreement to perform any assignment, an appraiser must properly identify the problem to be addressed and have the knowledge and experience to complete the assignment competently; or alternatively, disclose the lack of knowledge and/or experience to the client before accepting the assignment; and take all steps necessary or appropriate to complete the assignment competently; and if the Member lacks experience and/or knowledge to undertake an assignment, the Member must describe in the report, the steps taken to complete the assignment competently."

The appraiser has completed a variety of similar assignments in recent years. The appraiser and staff have sufficient knowledge and expertise to complete this assignment competently.

**Definition of Market Value**

The "Canadian Uniform Standards of Professional Appraisal Practice" (The Standards), defines Market Value as:

"The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress." (The Appraisal of Real Estate, 2nd Canadian Edition, Vancouver: University of British Columbia Real Estate Division, 2002, p.2.3)

Implicit in this definition are the consummation of a sale as the specified date and passing of title from seller to buyer under conditions whereby;

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto;
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**Motivational Consideration**

When conditions motivating the Vendor or Purchaser are atypical, the price yielded in the sale transaction may differ from that involving a more normal transaction. Such circumstances may include a Vendor under pressure to sell quickly or an adjoining owner acquiring a property to enhance the development potential of the existing holding. This adjustment is typically required when the property is involved with these circumstances.

The subject property is currently involved in court proceedings. Under these circumstances, the typical definition of market value is not applicable. As

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stated, the five tests of Market value are summarized as follows:

1. Buyer and seller are typically motivated; In the subject's case, this test is not met as the seller is not typically motivated to dispose of the asset.
2. Both parties are well informed or well advised, and acting in what they consider their best interests; In the subject's case, this test is not met as the seller is not acting in their best interest.
3. A reasonable time is allowed for exposure in the open market; In the subject's case, the test of reasonable exposures not met, as the property may be listed for a term not in line with the market dictated exposure time.
4. Payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; This test is typically met in the subject situation.
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. This test is occasionally met, as the courts endeavor to establish a market value which is similar to that unencumbered by this action.

**Definition of Exposure Time**

The "Canadian Uniform Standards of Professional Appraisal Practice" (The Standards), requires the appraiser to estimate the exposure time required to market the subject property to achieve the appraised value. The Standards hold the following definition: In an appraisal, the term means the estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. It is always presumed to have preceded the effective date of the appraisal. It may be expressed as a range, and should appear in that section of the report that presents the discussion and analysis of market conditions, and with the final value conclusion. Exposure time is different for various types of real estate and under various market conditions. Rather than appear as an isolated estimate of time, it must refer to the property appraised, at the value estimated. The overall concept of reasonable exposure time encompasses not only adequate, sufficient and reasonable time, but also adequate, sufficient and reasonable marketing effort. The distinction between exposure time (i.e. past) and marketing time (i.e. future) must be made clear if both are referred to in the report. (Canadian Uniform Standards of Professional Appraisal Practice)

Based on the analysis and conclusions of value within this report, the subject would require an exposure time as described in the Analysis of Reasonable Exposure Time section of this report. This estimate is based on the assumption the property would have been listed at a price conducive to achieving the sale and via typical marketing media for the property type. The reasonable marketing time is an estimate of the amount of time it might take to sell the property interest in real estate at the estimated market value level during the period immediately after the effective date of the appraisal. The reasonable marketing time is a function of price, time, use and anticipated market conditions and not an isolated estimate of time alone.

**Foreclosure Limitation on Exposure Time**

Reasonable exposure time is based on a series of conditions in most market value definitions. Exposure time is always assumed to precede the effective date of the appraisal, and is typically defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. The reasonable exposure time is a function of price, time and use and not an isolation of time itself. When an appraisal is commissioned for foreclosure purposes, the presumption that exposure time occurs before the effective date of the appraisal may conflict with the function of the appraisal. In this instance, it is more practical to address the Marketing Time Estimate.

The reasonable marketing time is an estimate of the amount of time it might take to sell the property interest in real estate at the estimated market value level during the period immediately after the effective date of the appraisal. The reasonable marketing time is a function of price, time, use and anticipated market conditions and not an isolated estimate of time alone.

**ADDENDUM**

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Under the scope of this appraisal, the property has not been requested to be valued under the requirement of a limited marketing period. The market analysis will indicate if this is a shorter than typically expected marketing period under current conditions. If so, the estimate of market value must be adjusted to compensate for this limiting factor.

**CANADIAN UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE - CUSPAP (The Standards)**

This report is classified as a Form Report under The Standards. The research and analysis is contained in the appraiser's files and may be recalled to conduct a complete narrative appraisal at a later date. A title search has not been completed in conjunction with this appraisal. Therefore, this appraisal invokes an extraordinary assumption under the Canadian Uniform Standards of Professional Appraisal Practice. There were no observed environmental hazards on the subject property or neighbouring properties unless otherwise indicated, however an in-depth analysis in this regard has not been undertaken and is not within the scope of this appraisal. The Scope of the Appraisal encompasses the necessary research and analysis in order to determine an estimate of market value for the subject property in accordance with the Canadian Standards of Professional Appraisal Practice (CUSPAP) as adopted January 1st 2001 and amended to-date.

This appraisal assignment is being performed for the purpose of estimating the market value of the following: For existing completed improvements, the "as is" fee simple (or where applicable, leasehold/co-operative) interest in the subject property as described in this report; and for improvements under construction, the "upon 100% completion" value of the proposed improvements under the Hypothetical Conditions and subject to completion as per plans, quality of finish and materials, and specifications provided. The methods of valuation considered most applicable for the majority of residential properties are the Direct Comparison Approach and the Cost Approach. The Cost Approach is considered unreliable in valuing fractional interests such as most stratified properties.

The scope of this summary report is intended to comply with the reporting requirements set forth under CUSPAP. This report presents only summary discussion of the data, reasoning and analysis that were used in the appraisal process to develop the appraiser's opinion of value. This report was prepared for the exclusive use of the addressed client, and additional intended user, if named. The data contained herein reflects the appraiser's best judgement in light of the information available at the time of preparation. Any use to which a third party make of this report, or any reliance or decision to be made based on it, are the responsibility of such third parties. The appraiser's accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. The information contained in this report is specific to the needs of the intended user and for the stated intended use. The appraiser is not responsible for unauthorized use of this report. The Income Approach has not been undertaken as residential properties are not typically exchanged on the basis of their income earning potential.

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### GST/HST NEW HOUSING REBATE

Excerpt below from Government of Canada website at:

<https://www.canada.ca/en/revenue-agency/services/tax/businesses/topics/gst-hst-businesses/gst-hst-home-construction/gst-hst-new-housing-rebate.html>)

The GST/HST new housing rebate allows an individual to recover some of the goods and services tax (GST) or the federal part of the harmonized sales tax (HST) paid for a new or substantially renovated house that is for use as the individual's, or their relation's, primary place of residence, when all of the other conditions are met. Additionally, other provincial new housing rebates may be available for the provincial part of the HST whether the GST/HST new housing rebate for the federal part of the HST is available or not.

In certain circumstances, a transitional new housing rebate may be available in addition to any GST/HST new housing rebate and provincial new housing rebate for which you may be eligible, even if the house is not your primary place of residence.

The new housing rebate is not available to a corporation or a partnership.

Eligibility information:

The rebate is available for any of the following:

- building a home or contracting someone to build one
- buying a newly constructed or substantially renovated home from a builder
- buying a newly constructed house from a builder, where you lease the land from the builder under the same agreement to buy the house
- substantially renovating a home or building a major addition to one
- rebuilding a home destroyed by fire
- buying a share of the capital stock in a newly constructed cooperative housing project

### BC NEW HOUSING REBATE

A BC new housing rebate may be available for some of the provincial part of the HST paid by an individual who purchases newly constructed or substantially renovated housing for use as the primary place of residence of the individual or a relation of the individual, where the HST became payable before April 2013. The BC new housing rebate may also be available to an individual who constructs or substantially renovates their own home, or hires someone else to do so for them, for such use.

As of April 1, 2013, the HST at the rate of 12% (5% federal part and 7% provincial part) no longer applies in British Columbia. The HST at the rate of 12% has been replaced by the GST at the rate of 5% and a provincial sales tax. An individual is entitled to claim both a BC new housing rebate and a GST new housing rebate where all of the conditions for claiming each rebate are met. The BC new housing rebate is available for the same types of housing for which a GST new housing rebate is available. Qualifying housing includes owner-built housing, co-operative housing, mobile homes, floating homes, and housing on leased land. To apply for this rebate, use Form RC7190-BC, GST190 British Columbia Rebate Schedule.

For the valuation of real estate in BC where GST/HST is applicable, our market value estimate will include the applicable GST/HST, unless the client specifically requests the value be shown excluding GST/HST, in which case we will typically show both the GST/HST included and GST/HST excluded value. See CUSPAP 2018 Part 17.34.2i.

### PRIVACY POLICY:

Niemi LaPorte & Dowle Appraisals Ltd. and Niemi LaPorte & Dowle - Whistler Appraisal Group Ltd. and their subsidiaries take privacy very seriously. We collect personal information to better serve our customers, for security reasons, and to provide customers and potential customers with information about our services. We would like to have a lifelong relationship of good service with our customers, and for that reason we may retain personal information provided for as long as necessary to provide our services and respect our obligations to governmental agencies and other third parties. The information will remain confidential to Niemi LaPorte & Dowle Appraisals Ltd. and Niemi LaPorte & Dowle - Whistler Appraisal Group Ltd. and their

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subsidiaries, to businesses working for us, and to any organization that acquires part or all of our business, provided that they agree to comply with our privacy policy. By accepting this report, you are agreeing to maintain the confidentiality and privacy of any personal information contained herein and to comply in all material respects with the contents of our Privacy Policy. As stated above, written authorization in advance must be requested for any proposed use in aggregated data model development, which must be done in conformity with PIPA and the Privacy Policy. If you wish to see a copy of our Privacy Policy, or have privacy questions or concerns, please contact the Privacy Officer by e-mail at: [info@nldappraisals.com](mailto:info@nldappraisals.com).

#### CLIENT DEFINITION:

As required by the Appraisal Institute of Canada (AIC) – CUSPAP guidelines, our “CLIENT” is the person(s) who have ordered the appraisal report, regardless of who provides payment. As such, our client will solely dictate who may receive a copy of the report, a verbal confirmation of value, or a letter of transmittal providing authorization to use the report. The definition of “Client and Intended Users” may be found on the AIC website for CUSPAP 2018 under section 2.13 and 2.39. For further information on the appraiser/client relationship and confidentiality/privacy requirements, contact the AIC at <http://www.aicanada.ca/> or by telephone at 613-234-6533.

#### ADDITIONAL LIMITATIONS

The liability (including all costs, total legal fees of all parties, damages, disbursements and taxes) of Niemi LaPorte & Dowle Appraisals Ltd. and/or Niemi LaPorte & Dowle - Whistler Appraisal Group Ltd. or their subsidiaries, for a claim related to professional services provided pursuant to this service in either contract negligent misrepresentation or tort, including the owners, directors, officers, employees and/or subcontractors of the firm is limited to the lesser of: three times the appraisal fee paid, or to the extent that such liability is fully covered by the Appraisal Institute of Canada's errors and omissions insurance in effect from time to time, which is available to indemnify the company and its appraisers at the time the claim is made, (so long as the appraiser(s) is/are named in the action), and not more than two years after the appraisal services are rendered. The appraiser(s) are not liable for consequential damages.

We expressly deny any legal liability where an intended user relies upon an appraisal report in any capacity, where the appraisal report is more than 90 days old (based on the date of appraisal report completion) at the time of reliance. Further, no liability is accepted for the portion of any loss which is represented by the decrease in the subject property's market value, between the effective date of appraisal and the date of loss, as measured by the change in the applicable Real Estate Board HPI (MLS Home Price Index) for the subject property area and property type (market segment).

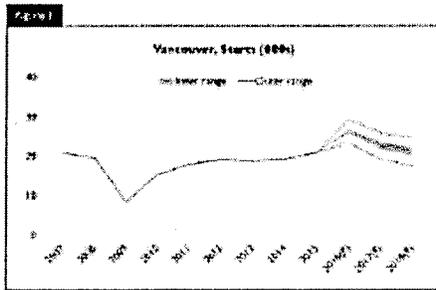
The intended user should be aware that when preparing an appraisal for financing purposes (financing is not the purpose of this appraisal report), appraisers do not investigate if the prospective loan and applicant satisfy prudent underwriting criteria. Consequently, we assume no responsibility for loans made where the borrower lacks the ability or motivation to repay the loan, or where the intended user has not followed prudent lending practices. This authorization is conditional on the intended user completing a thorough due diligence investigation that reasonably concludes that the borrower has the intention and capacity to repay the loan. Further, no liability is accepted where the intended user withheld or omitted pertinent information with respect to the requirements for the preparation of this appraisal report, or where the client or client's staff (eg. owner, lender or where applicable a mortgage broker and/or brokerage staff) misconduct is found to have occurred in the mortgage application/approval process. This report has been undertaken at the client's request on a fee basis, and may only be relied upon by the intended user stated herein if: the appraisal fee has been paid in full by the time the report has been relied upon. It is incumbent upon the intended user to confirm full payment has been made prior to relying on the report. If full payment of the report is not made, authorization for use of the report is deemed to be revoked, and any liability is expressly denied. For intended user's for which credit is extended (up to 30 days), no liability with respect to this appraisal report is accepted where: delinquent balance(s) with respect to any appraisal report(s) conducted by Niemi LaPorte & Dowle Appraisals Ltd. and/or Niemi LaPorte & Dowle - Whistler Appraisal Group Ltd. or their subsidiaries, for the intended user remained outstanding at the time this appraisal report was relied upon, and/or the subject appraisal remained unpaid beyond a 30 day maximum credit period. No one else may rely on this report without the written consent of the appraiser(s), which we will not provide retroactively. The appraisal report is protected by copyright law. ©

As the appraisal report has been completed using widely available and relied upon appraisal form software, the appraiser(s) make no warranty as to the complete accuracy of the software, and therefore reserve the right to make amendments or corrections to the report where a software error has occurred. No liability is accepted for errors and/or omissions attributable to software, regardless of version.

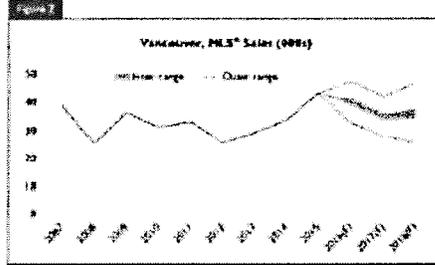
MARKET OVERVIEW CHARTS (data source: CMHC-SCHL)

Borrower:	N/A	File No.:	182365
Property Address:	#4102 - 1028 Barclay Street	Case No.:	
City:	Vancouver	Prov.:	BC
Lender:		P.C.:	V6E 0B1
		Alvarez & Marsal Canada Inc.	

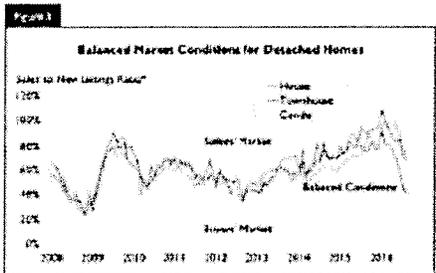
HOUSING MARKET OUTLOOK - VANCOUVER & ABBOTSFORD CMA



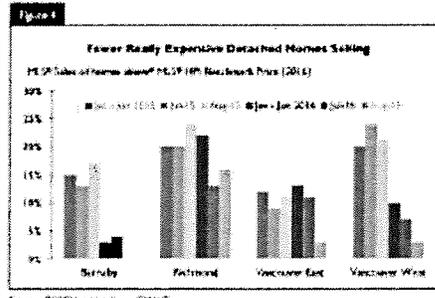
Source: CMHC (F) Forecast



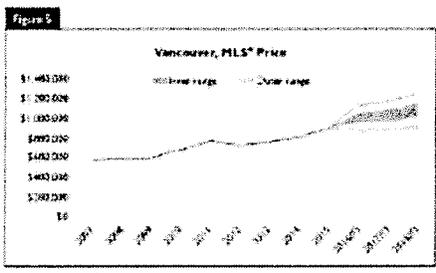
Source: CMHC (F) Forecast



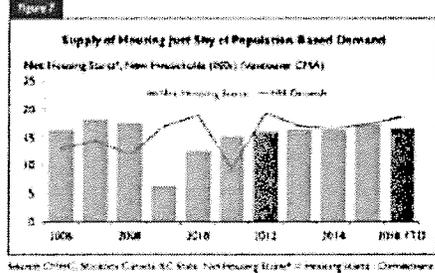
Source: RBCV CMHC Calculations, Market Report 2018



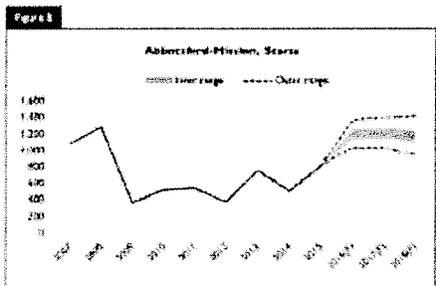
Source: RBCV Calculations, CMHC



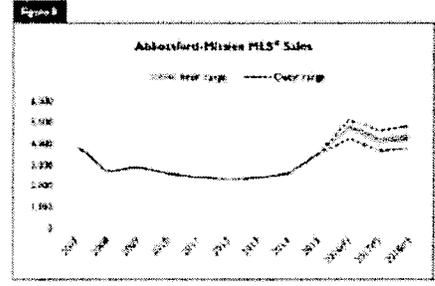
Source: CMHC (F) Forecast



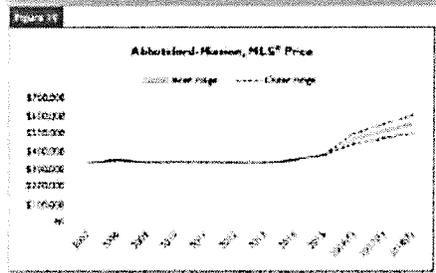
Source: CMHC, Statistics Canada, BC Stats, Non-Housing Starts, Housing Starts, Demography



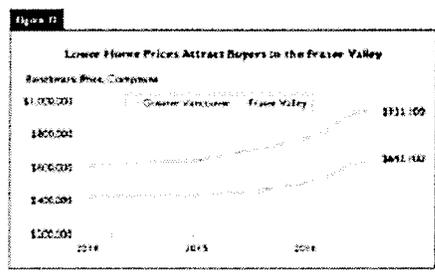
Source: CMHC (F) Forecast



Source: CMHC (F) Forecast



Source: CREA (F) Forecast



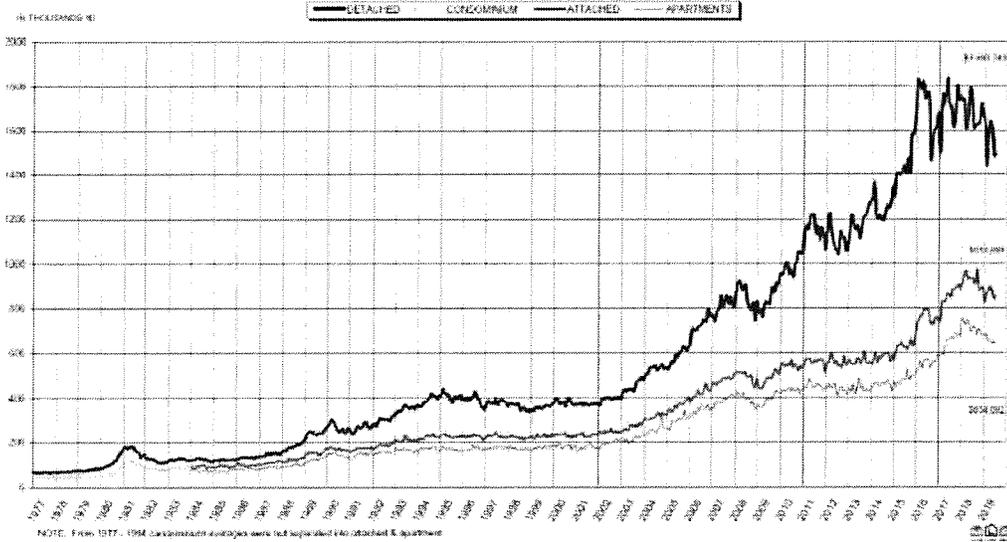
Source: Greater Real Estate Association, End Point, August 2018

HISTORICAL AVERAGE PRICE GRAPH

Borrower:	N/A	File No.:	182365
Property Address:	#4102 - 1028 Barclay Street	Case No.:	
City:	Vancouver	Prov.:	BC
		P.C.:	V6E 0B1
Lender:	Alvarez & Marsal Canada Inc.		



Residential Average Sale Prices - January 1977 to July 2019



## NARRATIVE ADDENDUM

Additional commentary on the subject property including Regional, Neighbourhood, Site & Improvements Description, Rental Value (if requested), and Conclusions

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### REGIONAL DESCRIPTION:

The City of Vancouver is located in the geographic center of Metro Vancouver, which is located in the southwestern region of British Columbia. Vancouver is bordered to the north by Burrard Inlet, to the west by the Strait of Georgia, to the south by the Fraser River, and to the east by the City of Burnaby. Vancouver was incorporated in 1886, and as of the 2006 census, had a population of 578,041 (Metro Vancouver population 2,116,581), ranking the region as the third most populous in Canada. The city proper has a geographic area of 114.67 square kilometres, with the Metro Vancouver region having an area of 5,335 square kilometres.

The 2006 Census also showed approximately 41.7% of the Metro Vancouver population were of visible minority origin. As Metro Vancouver represents about 50% of the Province's population, the result is that British Columbia is Canada's most ethnically diverse province. Some of the most statistically significant minority groups in the City of Vancouver include Chinese, South Asians, Filipinos, Koreans, Japanese, South-east Asians, West Asians, and Latin Americans. Vancouver's status as a Pacific Rim Gateway@ has contributed to the significant immigrant population from Asia in particular.

Further to the 2006 census, Vancouver is the third most populous city in North America in terms of density, with an estimated 5,335 people per square kilometre (outpaced by only New York City and San Francisco). This density is most concentrated in the neighbourhoods of the downtown peninsula, which includes the West End, Coal Harbour, Yaletown, Downtown, and False Creek North. The downtown peninsula is also home to Stanley Park, Rogers Arena, and BC Place. Vancouver ranks fifth in North America for the most high-rise buildings and is ranked highly from year to year as one of the world's most livable cities (just google world's best cities). However, as a result of high desirability of location and high demand, Vancouver also often ranks as one of the world's least affordable cities. Internationally, Vancouver has had enormous and complementary exposure due to the Vancouver 2010 Winter Olympic and Paralympic Games.

### NEIGHBOURHOOD DESCRIPTION:

The subject property is located in the City of Vancouver. It is close to shopping, recreation facilities, arterial routes, and all other urban amenities. The general location is considered to be average overall.

Properties immediately surrounding the subject are comprised mainly of multi-family, retail and commercial developments. Homes in the area have been constructed using an average/good quality of workmanship and materials overall. The neighbourhood is considered desirable overall.

### SITE DESCRIPTION:

The subject property is located on a strata titled site which is generally level, situated at road grade, and is fully landscaped. Additional common area site improvements include underground parking. Overall site appeal is considered to be average.

### DESCRIPTION OF IMPROVEMENTS - EXTERIOR & INTERIOR:

The subject property is a strata titled apartment unit located in the "Patina" concrete constructed, high-rise apartment complex. It has a concrete exterior finish and a tar & gravel roof. The common areas include lobby, elevators, hallways, fitness centre, concierge service, bike room, club house and storage lockers. Maintenance fees for the subject unit include management, common maintenance and hot water.

The subject unit is a three bedroom and den, 42nd floor (sub-penthouse), end unit (only two units per floor for 42st & 42nd levels). The main floor area is comprised of: a tile floored entry with a built-in cabinet; engineered hardwood floored living/dining room with floor to ceiling windows; engineered hardwood floored kitchen with granite countertops, standard quality cabinets, large single stainless steel sink with a garbage disposal, built-in dishwasher, microwave, espresso machine, oven & stove, Sub-Zero fridge, granite backsplash, eating bar and standard quality fixtures; carpeted master bedroom with built-in cabinets, door to a balcony, glass slider to a tile floored sitting room and a tile floored five piece ensuite with a separate multi-headed rain shower, soaker tub and two sinks; carpeted bedroom with a tile floored five piece ensuite with a separate shower, soaker tub and two sinks; carpeted bedroom with a tile floored three piece (shower) ensuite; engineered hardwood floored den with a door to a balcony; tile floored two piece powder room; tile floored storage room; and a laundry closet.

Overall condition is considered to be good with regular maintenance apparent. It has three secured underground parking stalls. Features include air conditioning, floor to ceiling windows with a 180 degree West/North/East views and only two units on its floor level.

### CONCLUSIONS:

The subject property is located in an average Vancouver West location and conforms to the surrounding neighbourhood. After review of Home Price Index and the sale(s)/listing information provided by Real Estate Board, market activity and sale prices in the Vancouver West residential strata real estate market, have declined over the past several months. Saleability of the subject property is considered to be average under current market conditions.

SUBJECT PROPERTY PHOTO ADDENDUM

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FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date: July 29, 2019



REAR VIEW OF  
SUBJECT PROPERTY



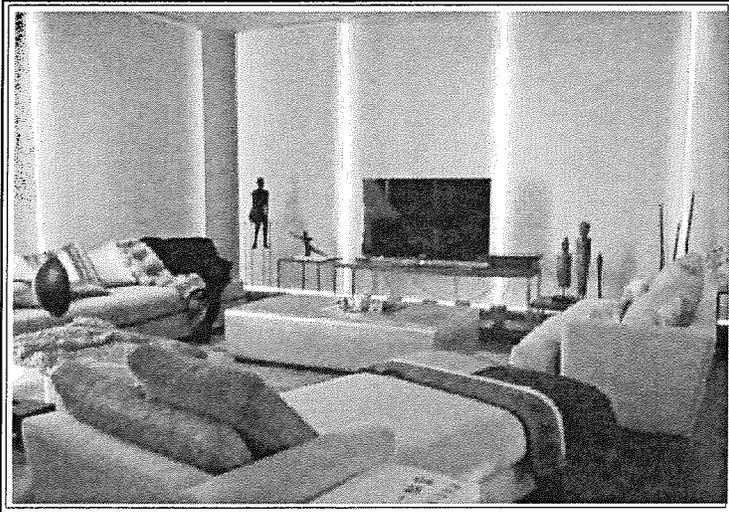
STREET SCENE

ADDITIONAL SUBJECT PHOTOS ADDENDUM

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Property Address:	#4102 - 1028 Barclay Street	Case No.:			
City:	Vancouver	Prov.:	BC	P.C.:	V6E 0B1
Lender:	Alvarez & Marsal Canada Inc.				

LIVING ROOM

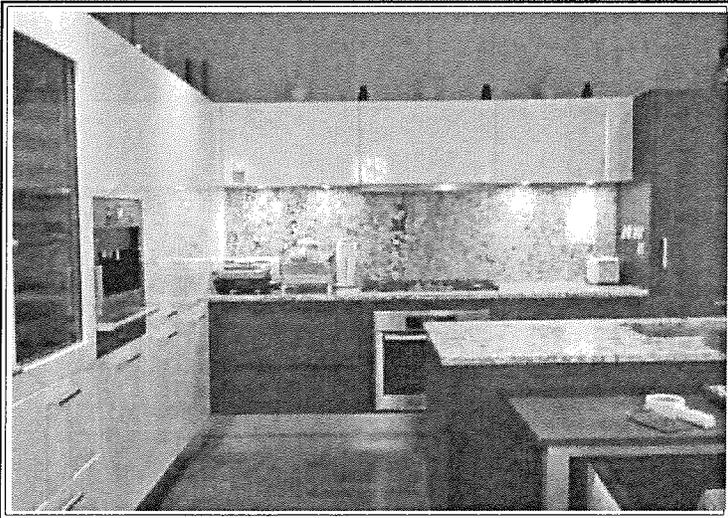
The homeowner(s)/occupant(s)/ representative(s) present during the inspection (where applicable) gave verbal consent to the appraiser to take photographs of the property. Liability in this regard is strictly denied.



DINING ROOM

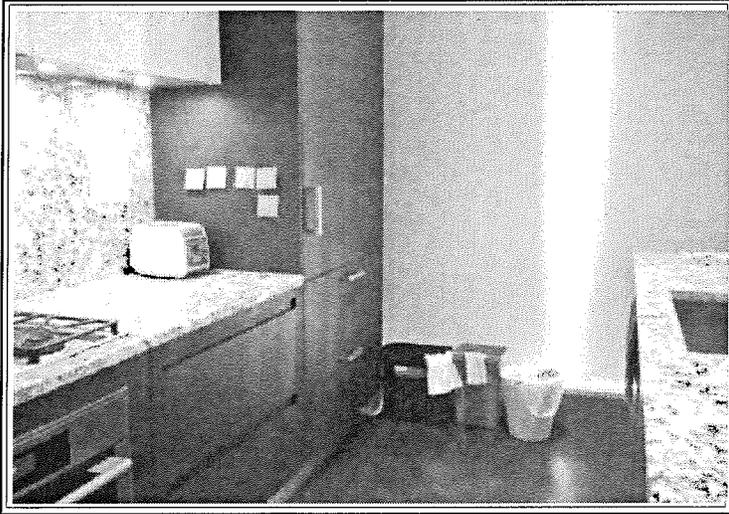


KITCHEN

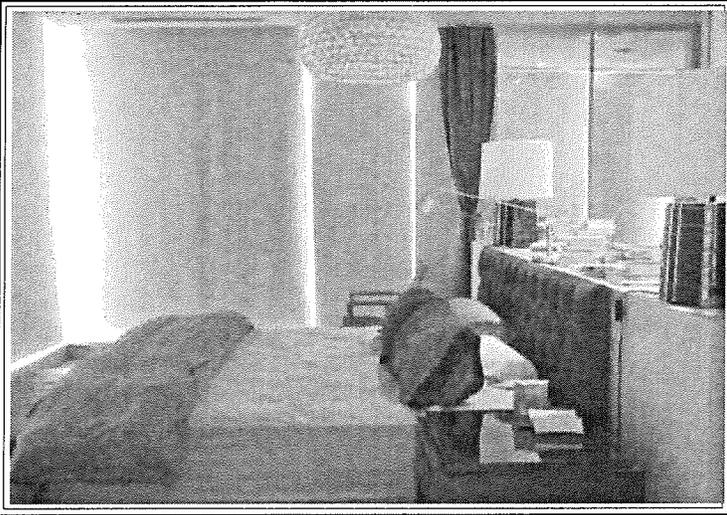


ADDITIONAL SUBJECT PHOTOS ADDENDUM

Borrower:	N/A	File No.:	182365		
Property Address:	#4102 - 1028 Barclay Street	Case No.:			
City:	Vancouver	Prov.:	BC	P.C.:	V6E 0B1
Lender:	Alvarez & Marsal Canada Inc.				



KITCHEN



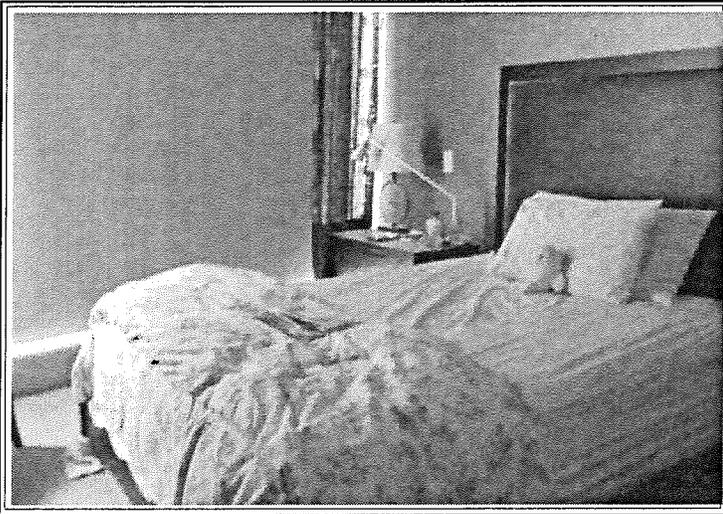
MASTER BEDROOM



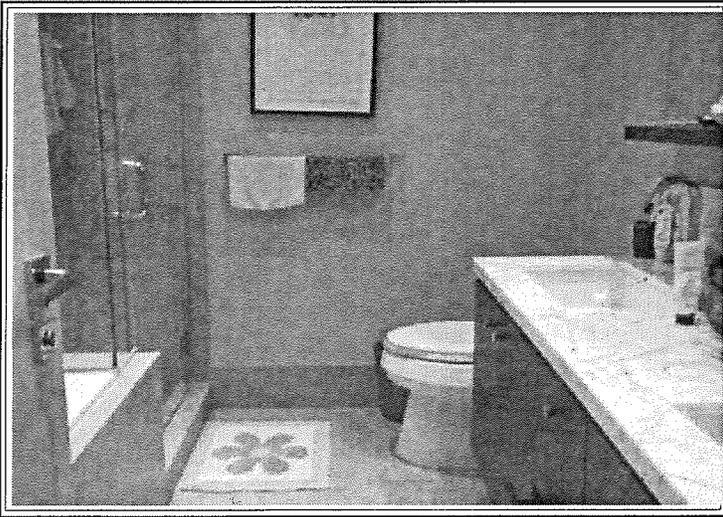
ENSUITE

ADDITIONAL SUBJECT PHOTOS ADDENDUM

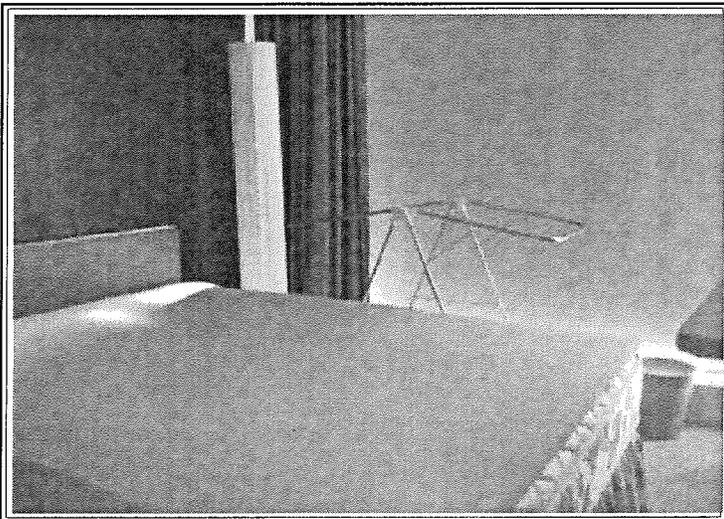
Borrower:	N/A	File No.:	182365		
Property Address:	#4102 - 1028 Barclay Street	Case No.:			
City:	Vancouver	Prov.:	BC	P.C.:	V6E 0B1
Lender:	Alvarez & Marsal Canada Inc.				



BEDROOM



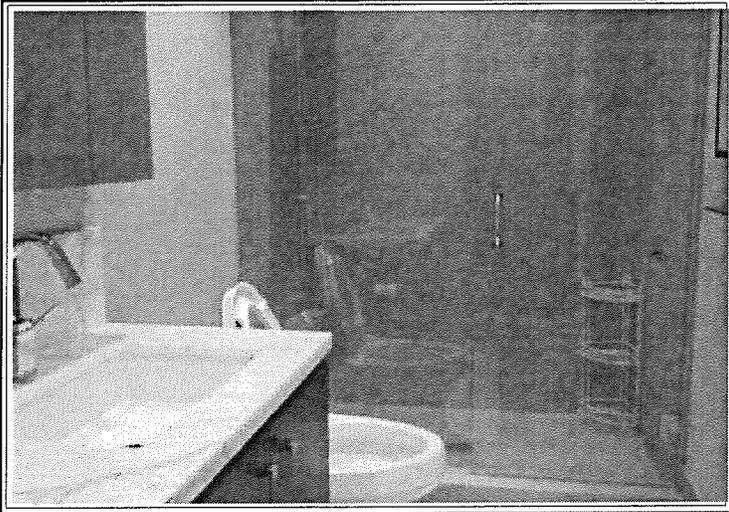
ENSUITE



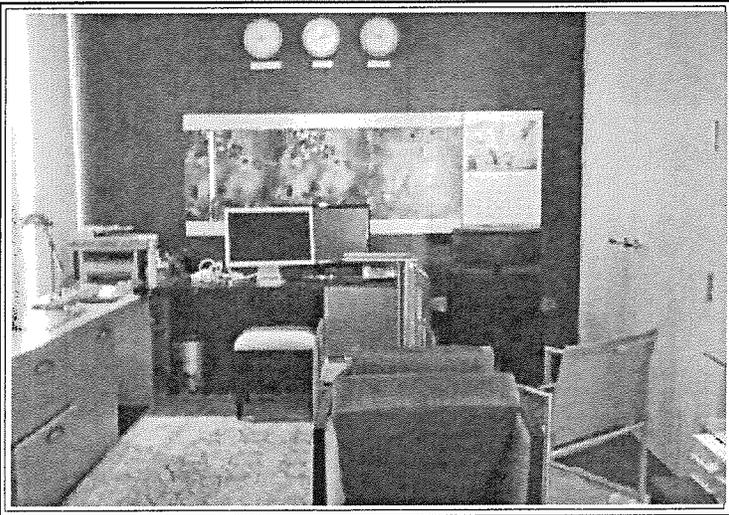
BEDROOM

ADDITIONAL SUBJECT PHOTOS ADDENDUM

Borrower:	N/A	File No.:	182365		
Property Address:	#4102 - 1028 Barclay Street	Case No.:			
City:	Vancouver	Prov.:	BC	P.C.:	V6E 0B1
Lender:	Alvarez & Marsal Canada Inc.				



ENSUITE



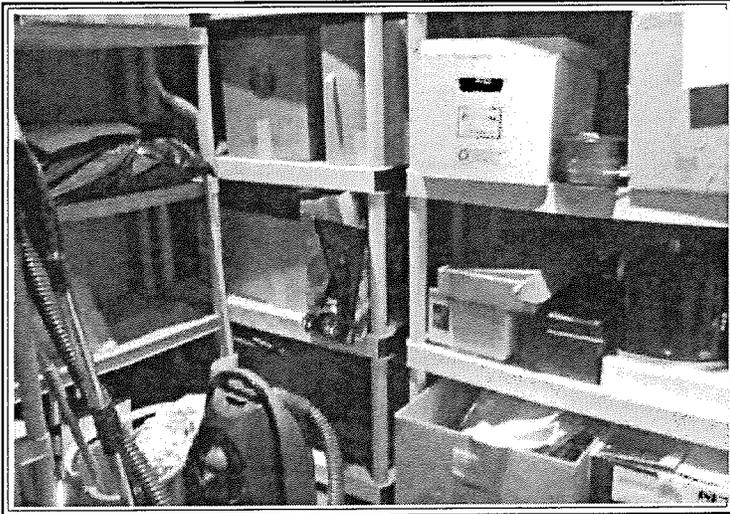
DEN



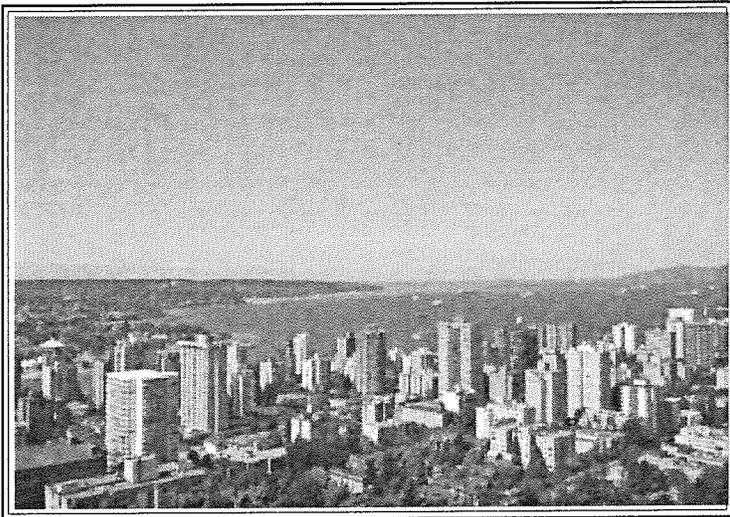
POWDER ROOM

ADDITIONAL SUBJECT PHOTOS ADDENDUM

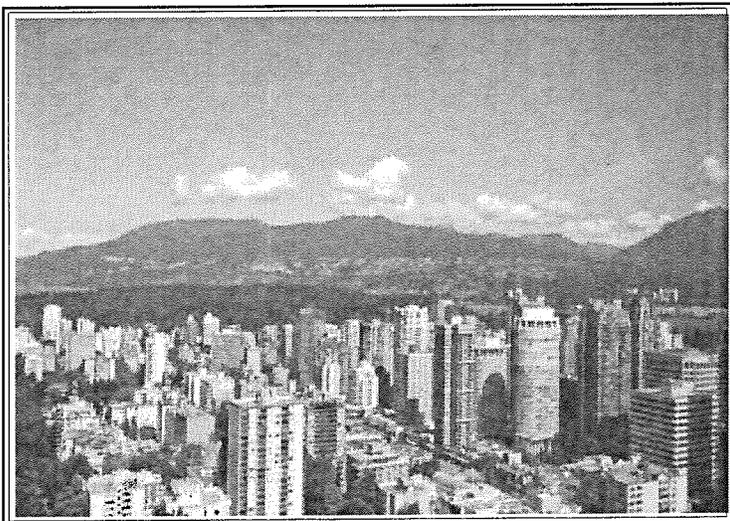
Borrower:	N/A	File No.:	182365		
Property Address:	#4102 - 1028 Barclay Street	Case No.:			
City:	Vancouver	Prov.:	BC	P.C.:	V6E 0B1
Lender:	Alvarez & Marsal Canada Inc.				



STORAGE ROOM



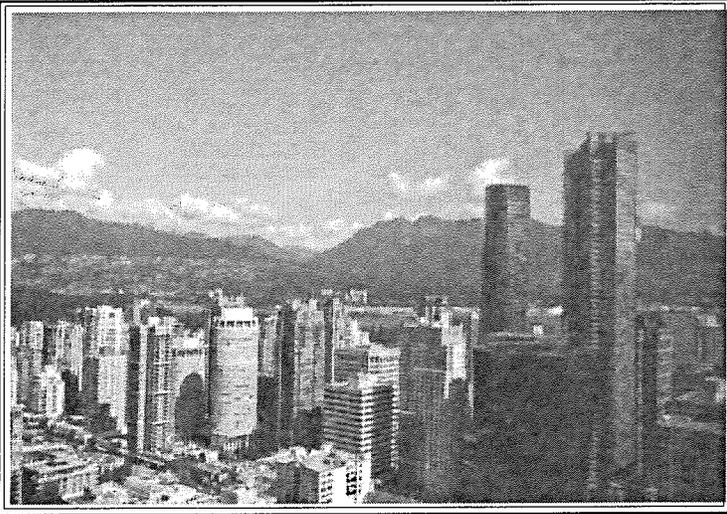
VIEW



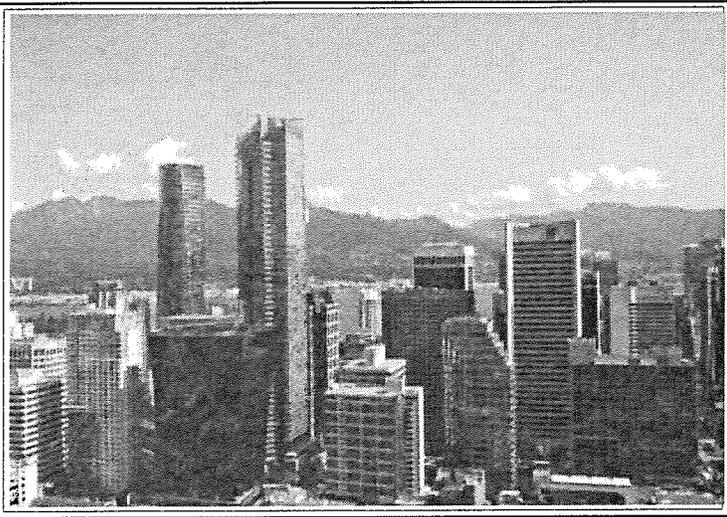
VIEW

ADDITIONAL SUBJECT PHOTOS ADDENDUM

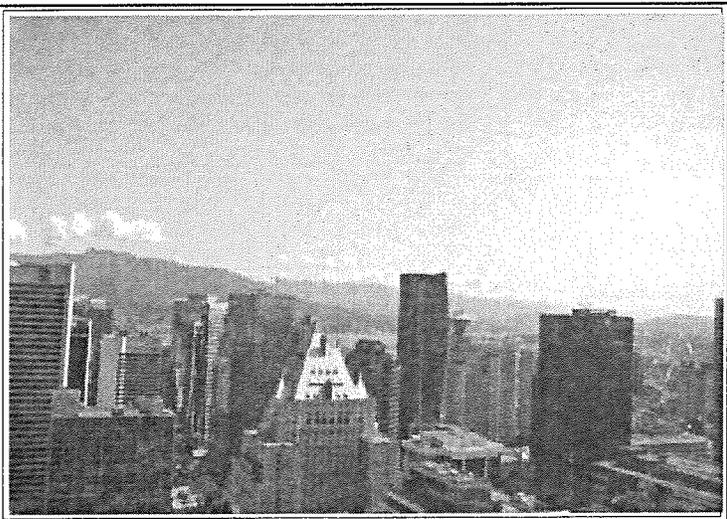
Borrower:	N/A	File No.:	182365		
Property Address:	#4102 - 1028 Barclay Street	Case No.:			
City:	Vancouver	Prov.:	BC	P.C.:	V6E 0B1
Lender:	Alvarez & Marsal Canada Inc.				



VIEW



VIEW



VIEW

ADDITIONAL SUBJECT PHOTOS ADDENDUM

Borrower:	N/A	File No.:	182365		
Property Address:	#4102 - 1028 Barclay Street	Case No.:			
City:	Vancouver	Prov.:	BC	P.C.:	V6E 0B1
Lender:	Alvarez & Marsal Canada Inc.				



VIEW FROM DEN BALCONY



VIEW FROM DEN BALCONY

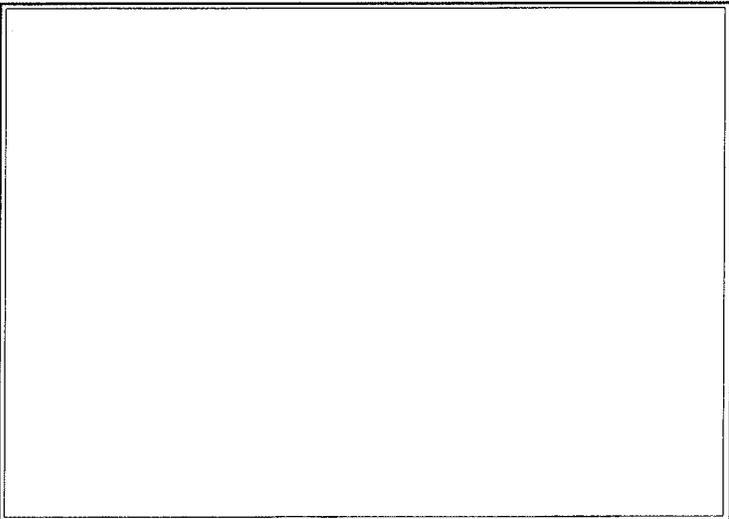
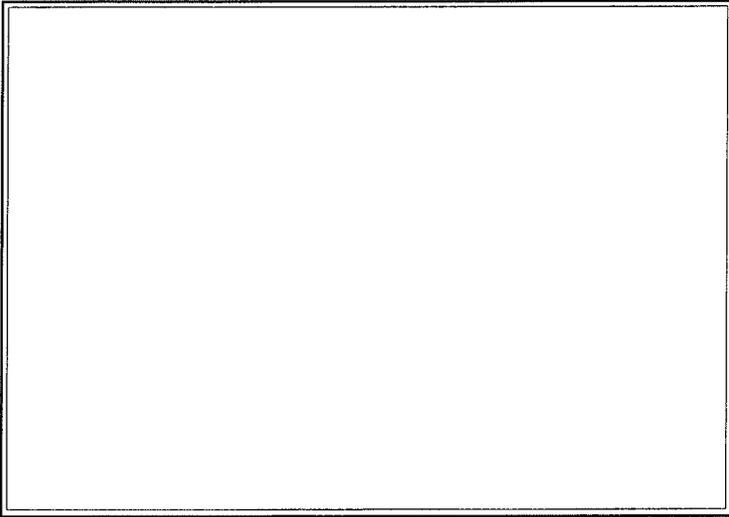


VIEW FROM DEN BALCONY

ADDITIONAL SUBJECT PHOTOS ADDENDUM

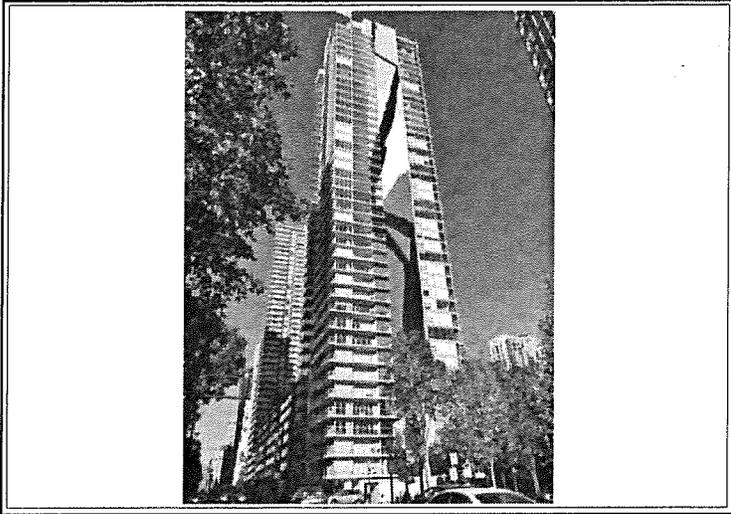
Borrower:	N/A	File No.:	182365		
Property Address:	#4102 - 1028 Barclay Street	Case No.:			
City:	Vancouver	Prov.:	BC	P.C.:	V6E 0B1
Lender:	Alvarez & Marsal Canada Inc.				

VIEW FROM DEN BALCONY



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:	N/A	File No.:	182365		
Property Address:	#4102 - 1028 Barclay Street	Case No.:			
City:	Vancouver	Prov.:	BC	P.C.:	V6E 0B1
Lender:	Alvarez & Marsal Canada Inc.				



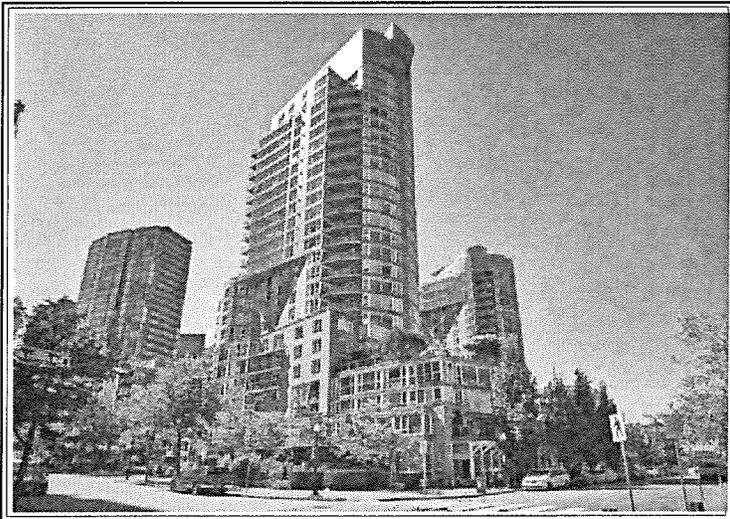
COMPARABLE SALE #1

**#3101 - 499 Pacific Street**  
**Vancouver, BC**  
Sale Date: **16-Jun-2019**  
Sale Price: \$ **3,750,000**



COMPARABLE SALE #2

**#PH2901 - 1277 Melville St.**  
**Vancouver, BC**  
Sale Date: **19-Apr-2019**  
Sale Price: \$ **5,700,000**



COMPARABLE SALE #3

**#1003 - 535 Nicola Street**  
**Vancouver, BC**  
Sale Date: **06-Feb-2019**  
Sale Price: \$ **5,000,000**

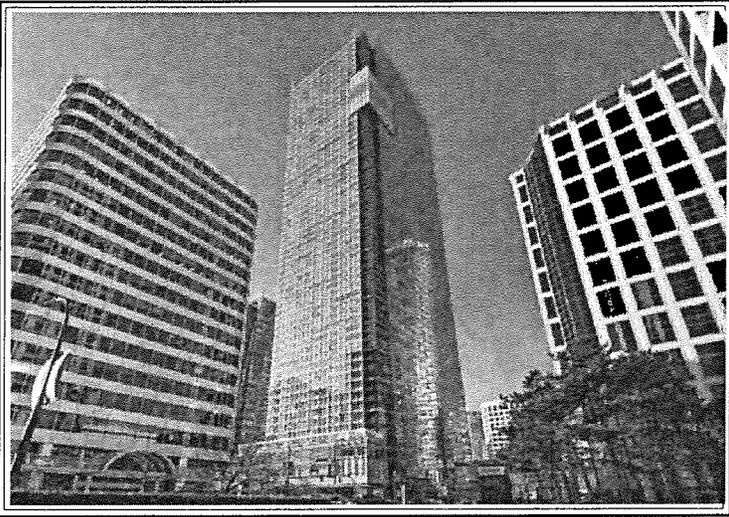
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:	N/A	File No.:	182365		
Property Address:	#4102 - 1028 Barclay Street	Case No.:			
City:	Vancouver	Prov.:	BC	P.C.:	V6E 0B1
Lender:	Alvarez & Marsal Canada Inc.				



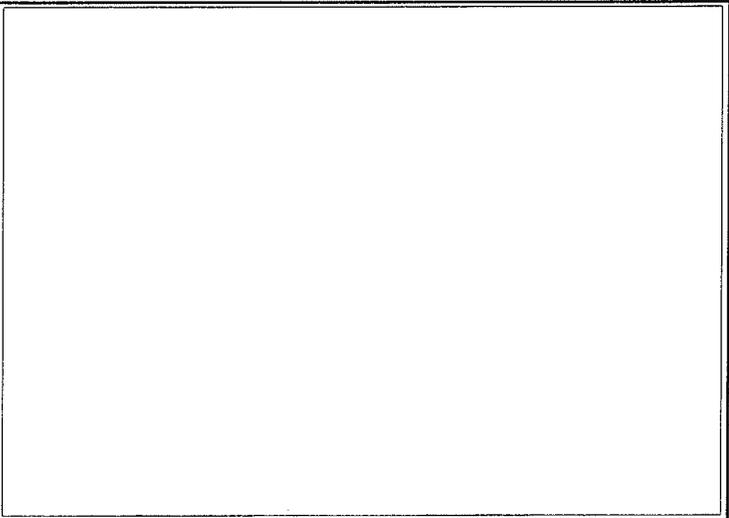
COMPARABLE SALE #4

#3805 - 667 Howe Street  
Vancouver, BC  
Sale Date: 16-Oct-2018  
Sale Price: \$ 4,838,000



COMPARABLE SALE #5

#5202 - 1128 West Georgia St  
Vancouver, BC  
Sale Date: 22-Aug-2018  
Sale Price: \$ 5,846,000



COMPARABLE SALE #6

Sale Date:  
Sale Price: \$

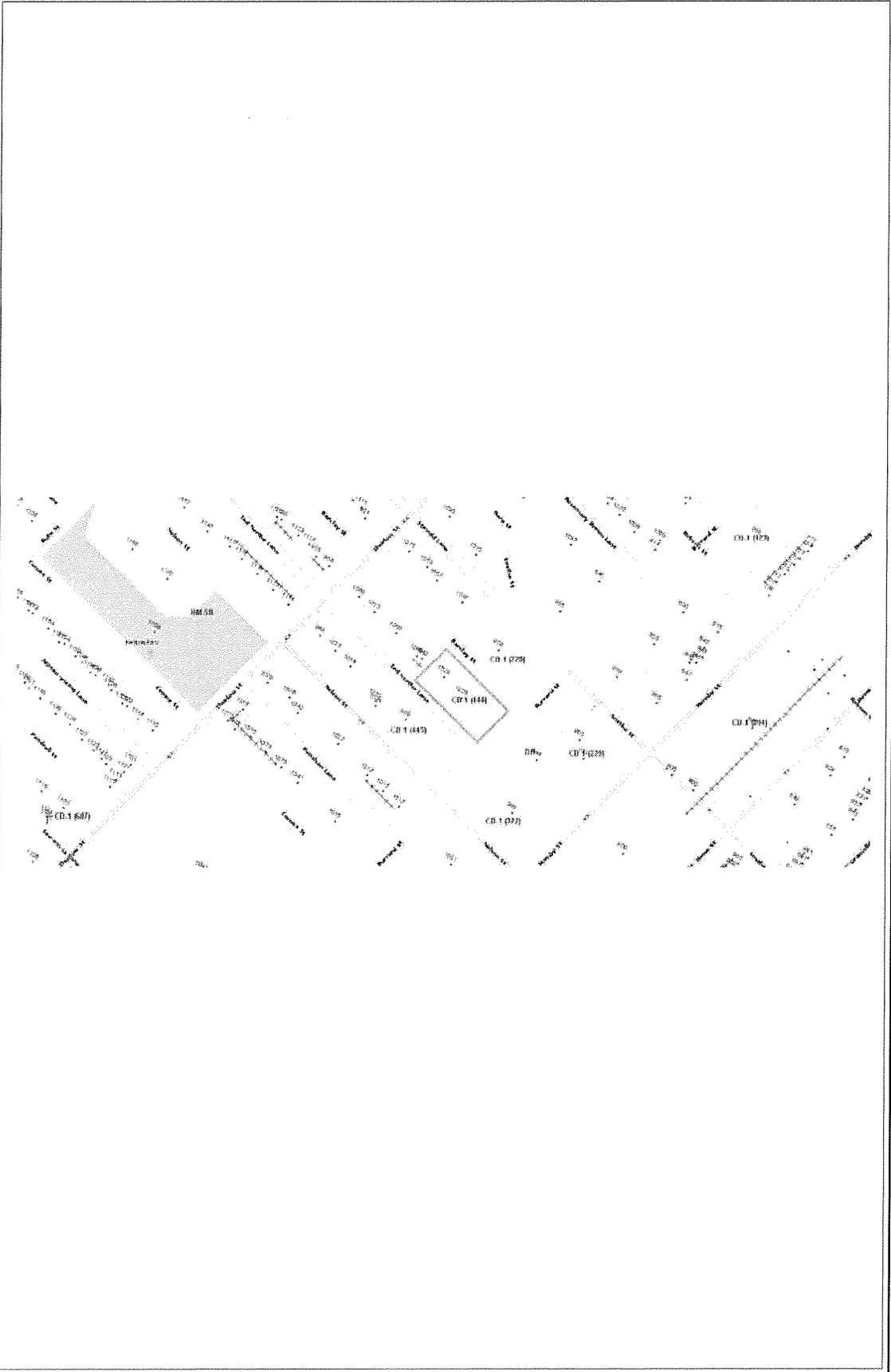
LOCATION MAP

Borrower:	N/A	File No.:	182365		
Property Address:	#4102 - 1028 Barclay Street	Case No.:			
City:	Vancouver	Prov.:	BC	P.C.:	V6E 0B1
Lender:	Alvarez & Marsal Canada Inc.				



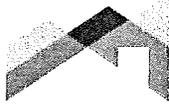
ZONING MAP

Borrower:	N/A	File No.:	182365
Property Address:	#4102 - 1028 Barclay Street	Case No.:	
City:	Vancouver	Prov.:	BC
Lender:		P.C.:	V6E 0B1
			Alvarez & Marsal Canada Inc.





## APPENDIX C



# BC ASSESSMENT

## IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: **09-Vancouver**  
Jurisdiction: **200-City of Vancouver**  
Roll: **027-605-119-84-0254**

School District: **39-Vancouver**  
Neighbourhood: **027**

CONFIDENTIAL PIN: 0006909496



## 2020 PROPERTY ASSESSMENT NOTICE

### Property Location & Description

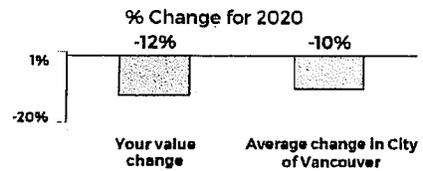
**4102 1028 BARCLAY ST**  
STRATA LOT 254, PLAN BCS4016, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  
PID: 028-447-263

This is **not** a tax notice. Tax notices are issued by local governments and taxing authorities.

This notice contains important information about your property. Please review and keep for your records. No action is required unless you disagree with your assessment.

2020 Assessment - represents your property value as of July 1, 2019

### YOUR PROPERTY VALUE CHANGE



Assessed Value	Value	Class
Land	3,633,000	
Buildings	891,000	
<b>2020 Assessed Value</b>	<b>\$4,524,000</b>	<b>Residential</b>
<b>2020 Taxable Value</b>	<b>\$4,524,000</b>	

Visit [bcassessment.ca/propertytax](http://bcassessment.ca/propertytax) and refer to the back page to learn how your value change and average change relate to your property taxes.

### YOUR PROPERTY VALUE HISTORY

2020	-12%	\$4,524,000
2019	+11%	\$5,136,000
2018	+11%	\$4,608,000
2017	+31%	\$4,164,000

### Important messages about your 2020 Assessment

- Your property is considered a 'dwelling property' under the School Act and has a taxable value over \$3,000,000; thus, additional school tax may be payable. Visit [gov.bc.ca/schooltax](http://gov.bc.ca/schooltax) for more information.
- Your property value has changed due to sales activity in your area. Visit [bcassessment.ca](http://bcassessment.ca) to review sales in your area.
- City of Vancouver 2020 tax due dates are February 4th and July 3rd. Learn more at [vancouver.ca/property-tax](http://vancouver.ca/property-tax)

The Assessment Office for this property is:

Vancouver Assessment Office  
200-2925 Virtual Way  
Vancouver BC V5M 4X5  
09-39-200-027-605-119-84-0254

The Owner/Lessee of this property is:

635843

S-13  
SUN MOON MANAGEMENT LTD  
1900-885 GEORGIA ST W  
VANCOUVER BC V6C 3H4

### IMPORTANT DATES

- July 1, 2019**  
Assessed value is the property's market value as of this date.
- October 31, 2019**  
Assessed value reflects property's physical condition and permitted use as of this date.
- DEADLINE FOR FILING A NOTICE OF COMPLAINT (APPEAL) IS JANUARY 31, 2020**  
Important information about the complaint process can be found on the back page.

### CONTACT US

For more information about your Assessment Notice go to [bcassessment.ca](http://bcassessment.ca)

From our website you can search for your property, compare your assessment and update your mailing address.

Call us at **1-866-valueBC** (1-866-825-8322) or 604-739-8588.

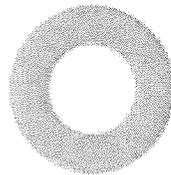
**APPENDIX D**

# PATINA SALES REPORT

#4102-1028 BARCLAY STREET



Ken Leong PREC\* & Mary Porohowski  
Oakwyn Realty Downtown Ltd.



OAKWYN REALTY  
DOWNTOWN LTD.

# MARKETING EFFORTS

## PROPERTY PREPARATION

In order to prepare the property for listing, we enlisted the professional help of Judie Dahl of Dahl and Associates as well as our in-house home stager, Yone Hortensius to arrange for the removal of all personal items and stage the property. Our home stager was able to use the existing furniture and purchased a few additional accessories including fresh flowers. Home staging has been proven to contribute to achieving a higher value and a quicker sale than a home that is not well-presented. When the property was ready, we had our professional cleaning crew Cleaning4U come in and do a thorough clean of the property. The suite with the furnishings was brought back to it's original show home condition.

Please see below for BEFORE photos of the property.

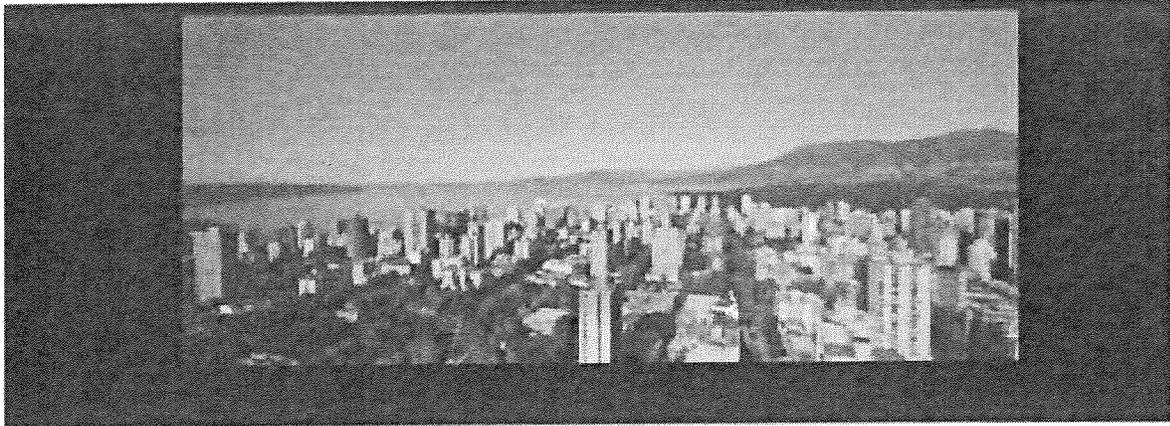


**LISTING PREPARATION**

We hired a professional photographer and videographer to showcase the property and had the property professional measured.

**PROFESSIONAL PHOTOS & VIDEO:**





4102 - 1028 Barclay Street

More from SnowChimp Creative  
 ▶ Autoplay next video

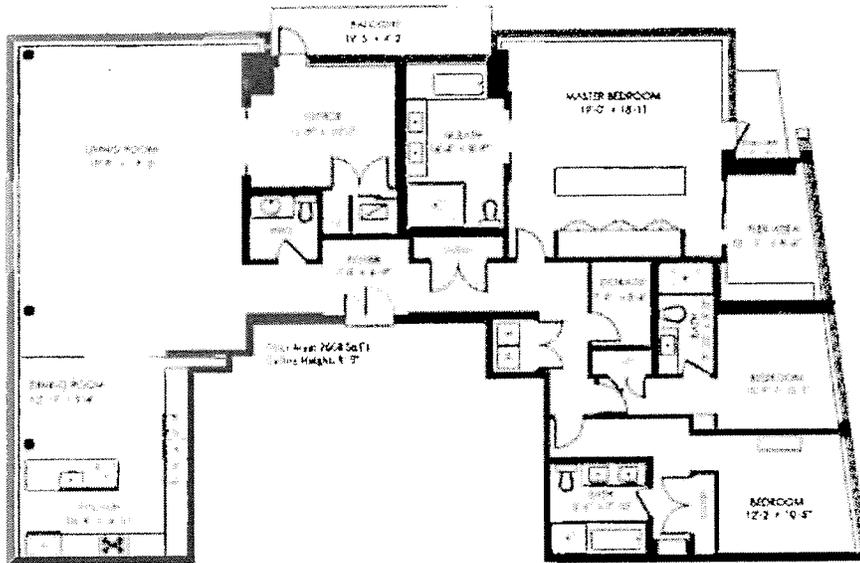
## PROFESSIONAL FLOORPLAN:



4102-1028 Barclay St.  
 Vancouver, BC

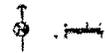
Floor Area 2668 SQ.FT.

Balcony 115 SQ.FT.



DALWIT

Floor plan not to scale for area calculations. Dimensions may vary. AND 2780 - licensed used to calculate square footage. Raw to verify.



**S** SNOWCHIMP  
 CREATIVE

# MARKETING EXECUTION

## MLS LISTING:

Since the property was listed 101 days ago, the MLS Listing was automatically emailed out to 489 potential buyers and was viewed from email 369 times. (Please see below for 90 day activity report)



<b>ML #</b>	R2411678	<b>List Price</b>	\$4,999,000
<b>Address</b>	4102 1028 BARCLAY STREET	<b>Status</b>	Active
<b>City</b>	Vancouver	<b>Class</b>	Residential Attached
<b>Province</b>	BC	<b>Type</b>	Apartment/Condo
<b>Postal Code</b>	V6E 0B1	<b>Area</b>	Vancouver West

### Listing Statistics

Matched Saved Searches	308	Total Hits	1335
Matched Contacts	336	Agent Hits	936
Property Details Viewed	1335	Unique Agent Hits	605
Views from Email	379	Client Hits	399
Favorite/Possible/Cart	6	Unique Client Hits	265
Emailed from System	520		

**4102 1028 BARCLAY STREET** **\$4,999,000 (LP)**

**R2411678** **(SP)**

**Property:** Attached Apartment/Condo

**Lot Area:** 1877 **Lot Area:** 1877/2018 **Expire Date:** 8/31/2028

**Price:** \$4,999,000 **Original Price:** \$4,999,000 **Total Area:**

**Price Type:** **Frontage (feet):** **Appl. Year (BLN):** 2011

**Orientation:** **Frontage (feet):** **Age:** 8

**St. No. Postage:** 0.00 **Sections:** 1 **Lease:** CO I

**Flood Risk:** **Subsides:** 4 **Crack Level:** \$18,888.13

**Signature:** **Full Suite:** 3 **For Sale:** 2819

**Home District:** **Home District:** 1 **For Sale (Years):**

**P.I.D.:** 028-447-163 **Council Report:** **Home Fee:** \$1,872.00

**View:** This City, Water, Mountain **Fee:** Virtual Tour LMS

**Phone, City Name:** Colesway PH **Phone:** 604-679-8808

**Constr. / Juris:** PATINA

**Service Condo:** Electricity, Natural Gas, Hotwater System, Water

**Street Type:**

---

**Year of Interest:** 2011 **Year of Construction:** 2011 **Year of Renovation:** 2011

**Lot Area:** 1877 **Lot Area:** 1877/2018 **Expire Date:** 8/31/2028

**Price:** \$4,999,000 **Original Price:** \$4,999,000 **Total Area:**

**Price Type:** **Frontage (feet):** **Appl. Year (BLN):** 2011

**Orientation:** **Frontage (feet):** **Age:** 8

**St. No. Postage:** 0.00 **Sections:** 1 **Lease:** CO I

**Flood Risk:** **Subsides:** 4 **Crack Level:** \$18,888.13

**Signature:** **Full Suite:** 3 **For Sale:** 2819

**Home District:** **Home District:** 1 **For Sale (Years):**

**P.I.D.:** 028-447-163 **Council Report:** **Home Fee:** \$1,872.00

**View:** This City, Water, Mountain **Fee:** Virtual Tour LMS

**Phone, City Name:** Colesway PH **Phone:** 604-679-8808

**Constr. / Juris:** PATINA

**Service Condo:** Electricity, Natural Gas, Hotwater System, Water

**Street Type:**

---

**Year of Interest:** 2011 **Year of Construction:** 2011 **Year of Renovation:** 2011

**Lot Area:** 1877 **Lot Area:** 1877/2018 **Expire Date:** 8/31/2028

**Price:** \$4,999,000 **Original Price:** \$4,999,000 **Total Area:**

**Price Type:** **Frontage (feet):** **Appl. Year (BLN):** 2011

**Orientation:** **Frontage (feet):** **Age:** 8

**St. No. Postage:** 0.00 **Sections:** 1 **Lease:** CO I

**Flood Risk:** **Subsides:** 4 **Crack Level:** \$18,888.13

**Signature:** **Full Suite:** 3 **For Sale:** 2819

**Home District:** **Home District:** 1 **For Sale (Years):**

**P.I.D.:** 028-447-163 **Council Report:** **Home Fee:** \$1,872.00

**View:** This City, Water, Mountain **Fee:** Virtual Tour LMS

**Phone, City Name:** Colesway PH **Phone:** 604-679-8808

**Constr. / Juris:** PATINA

**Service Condo:** Electricity, Natural Gas, Hotwater System, Water

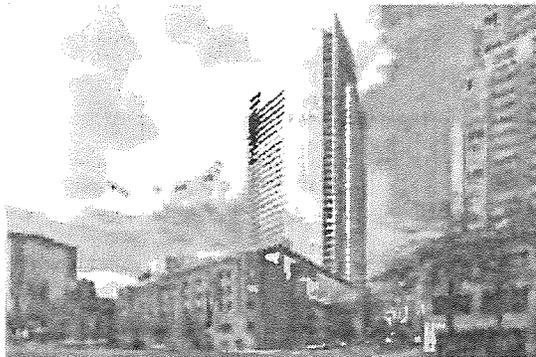
**Street Type:**

Active  
**R2411678**  
 Board: V, Attached  
 Apartment/Condo

**4102 1028 BARCLAY STREET**

Vancouver West  
 West End VW  
 V6E 0B1

\$4,999,000 (LP)  
 (SP)



DOM: **102** List Date: **10/7/2019** Expiry Date: **3/31/2020**  
 Prev. Price: **\$0** Original Price: **\$4,999,000** Sold Date:  
 Meas. Type: Frontage (feet): Approx. Year Built: **2011**  
 Depth/Size: Frontage (metres): Age: **8**  
 Sq. Footage: **0.00** Bedrooms: **3** Zoning: **CD-1**  
 Flood Plain: Bathrooms: **4** Gross Taxes: **\$19,698.12**  
 Exposure: Full Baths: **3** For Tax Year: **2019**  
 If new, GST/HST inc?: Half Baths: **1** Tax Inc. Utilities?:  
 P.I.D.: **028-447-263** Council Apprv?: Maint. Fee: **\$1,072.80**  
 View: **Yes: City, Water, Mountains** Tour: **Virtual Tour URL**  
 Mgmt. Co's Name: **Gateway PM** Mgmt. Co #: **604-635-5000**  
 Complex / Subdiv: **PATINA**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type:

Style of Home: **1 Storey** Total Parking: **3** Covered Parking: **3** Parking Access: **Front**  
 Construction: **Concrete** Parking: **Garage; Underground** Locker: **No**  
 Exterior: **Concrete, Glass** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Foundation: **Concrete Perimeter** R.I. Plumbing: Units in Development: **256** Total Units in Strata: **256**  
 Rain Screen: Reno. Year: R.I. Fireplaces: Tide to Land: **Freehold Strata**  
 Renovations: Water Supply: **City/Municipal** # of Fireplaces: **0** Seller's Interest: **Court Ordered Sale**  
 Fireplace Fuel: **Forced Air** Metered Water: Property Disc.: **No : Seller never lived at property**  
 Fuel/Heating: Outdoor Area: **Balcony(s)** Fixtures Leased: **No :**  
 Type of Roof: **Other** Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 254, PLAN BCS4016, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**  
 Amenities: **Air Cond./Central, Bike Room, Club House, Exercise Centre, In Suite Laundry, Concierge**

Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Refrigerator, Sprinkler - Fire, Wine Cooler**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'8 x 6'9	Main	Bedroom	12'2 x 10'5			x
Main	Kitchen	16'4 x 14'11			x			x
Main	Eating Area	12'11 x 9'4			x			x
Main	Dining Room	7'8 x 19'3			x			x
Main	Living Room	16'9 x 19'3			x			x
Main	Office	12'9 x 10'7			x			x
Main	Master Bedroom	19'0 x 18'11			x			x
Main	Flex Room	10'11 x 8'6			x			x
Main	Storage	7'3 x 5'4			x			x
Main	Bedroom	10'9 x 10'1			x			x

Finished Floor (Main): **2,668** # of Rooms: **11** # of Kitchens: **1** # of Levels: **1** Bath Floor # of Pieces Ensuite? Outbuildings  
 Finished Floor (Above): **0** Crawl/Bsmt. Height: **1** Main **2** No Barn:  
 Finished Floor (Below): **0** Restricted Age: **2** Main **5** Yes Workshop/Shed:  
 Finished Floor (Basement): **0** # of Pets: Cats: Yes Dogs: Yes **3** Main **3** Yes Pool:  
 Finished Floor (Total): **2,668 sq. ft.** # or % of Rentals Allowed: **4** Main **5** Yes Garage Sz:  
 Unfinished Floor: **0** Bylaws: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns** **5** Grg Door Ht:  
 Grand Total: **2,668 sq. ft.** Basement: **None** **6**  
**7**  
**8**

List Broker 1: **Oakwyn Realty Downtown Ltd. - OFC: 604-662-8611** List Broker 2: **Oakwyn Realty Downtown Ltd. - OFC: 604-662-8611**  
 List Desig Agt 1: **Ken Leong PREC\* - Phone: 604-328-9333** info@exclusivevancouver.com Appointments: **Phone Other**  
 List Desig Agt 2: **Mary Porohowski - Phone: 604-908-7653** 3: Call: **Ashley Macintosh**  
 Sell Broker 1: Phone: **604-315-9933**  
 Sell Sales Rep 1: 2: 3:  
 Owner: **Alvarez & Marsal Canada Inc.**  
 Commission: **3.255% ON THE 1ST \$100,000; 1.1625% ON THE BALANCE.**  
 Occupancy: **Vacant**

Realtor Remarks: **Measurements are approximate and to be verified by Buyer if important. Professionally measured at 2,668sf + 115sf of outdoor space. Strata Plan shows 2,657sf. This listing is with a team and team disclosure must accompany all offers, please use attached addendum in Docs tab. NO TOUCHBASE PLEASE!**

**PATINA, SUB PENTHOUSE w/unimpeded views to English Bay, N. Shore mountains & cityscapes that will mesmerize you. 2668 sf of Classic Elegance infused w/Contemporary Style. Not enough words to describe this MAGNIFICENT property w/Grand living and Dining areas. Large den or a fabulous addition off the living room w/access to the balcony. Snaidero kitchen w/breakfast bar features Subzero & Miele appliances, wine fridge & cappuccino maker. Impressive master w/a cozy den & exquisite ensuite wrapped in marble & exotic wood w/ floating vanity. 3.5 baths. Engineered floors & carpet in the bedrooms. 10' ceilings, A/C, power blinds and smart home light. 3 parking & storage. Amenities include 24 hr. Concierge, lounge, gym & roof garden. Centrally located to the very best d/t shopping and restaurants.**

## Detailed Tax Report

Property Information			
Prop Address	1028 BARCLAY ST UNIT# 4102	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	WEST END
Area	VANCOUVER WEST	SubAreaCode	VVWWE
PropertyID	028-447-263	BoardCode	V
PostalCode	V6E 0B1		

Property Tax Information			
TaxRoll Number	027605119840254	Gross Taxes	\$19,698.12
Tax Year	2019	Tax Amount Updated	07/22/2019
<b>More PIDS</b>			
028-447-263			
<b>More PIDS2</b>			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
BCS4016	254		185	36				
<b>Legal FullDescription</b>								
STRATA LOT 254, PLAN BCS4016, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V								

Land & Building Information			
Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	2011		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	CD-1 (444) COMPREHENSIVE DEVEL
WaterConn			
BCADate Update	04/09/2019		

Supplementary Property Info			
BedRooms	3	Foundation	
Full Bath	2	Half Bath2	1
Half Bath3	1	Stories	
Pool Flg		Carpport	0
Garage S	0	Garage M	0

Actual Totals		
Land	Improvement	Actual Total
\$4,245,000.00	\$891,000.00	\$5,136,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$4,245,000.00	\$891,000.00	\$0.00	\$0.00	\$5,136,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$4,245,000.00	\$891,000.00	\$0.00	\$0.00	\$5,136,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
3/29/2012	\$3,400,000.00	CA2459133	IMPRV SINGLE PROPERTY CASH TRANSACTION
1/12/2011	\$0.00	BB1735747	REJECT NOT SUITED SALE ANALYSIS

## EMAIL MARKETING:

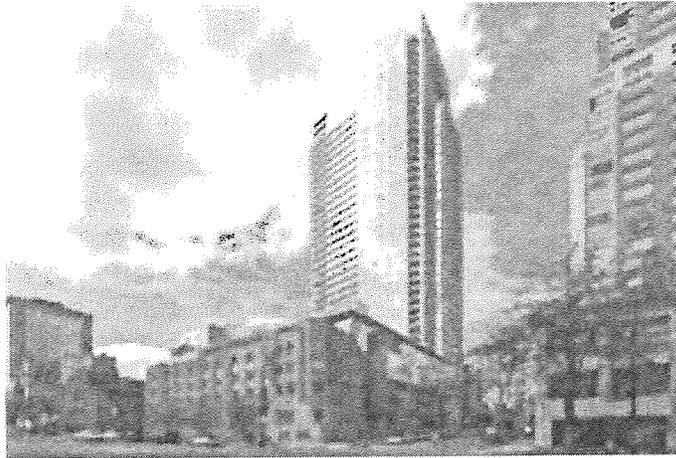
We sent an email blast to our entire Exclusive Vancouver database which totals approximately 4,000 announcing the new listing.



REAL ESTATE GROUP

### PATINA

#4102-1028 Barclay Street



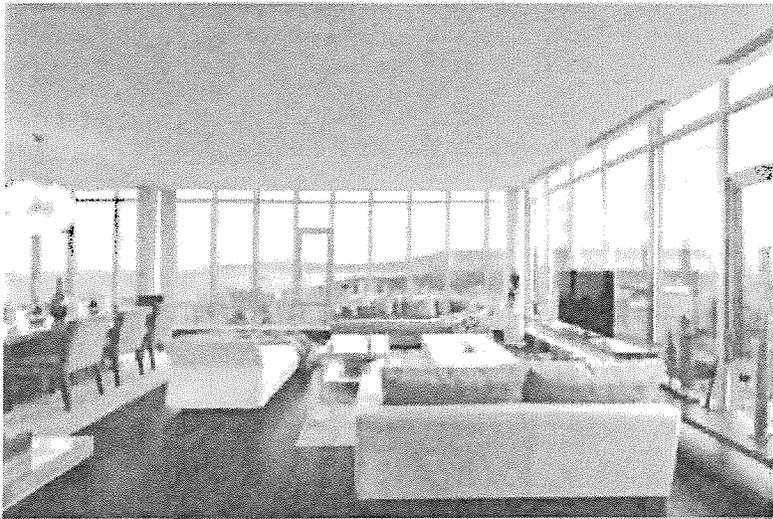
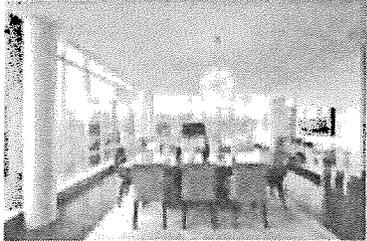
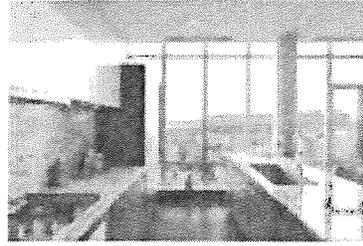
*Offered at \$4,999,000*

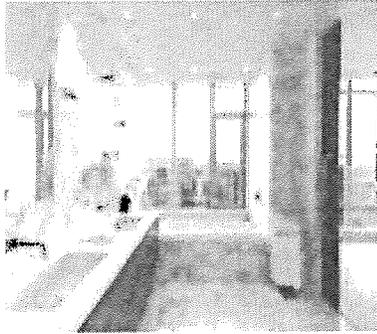
3 BEDROOM | 3.5 BATHROOM | 2,668 SQ.FT.

R2411678

PATINA, SUB PENTHOUSE with unimpeded views to English Bay, North Shore mountains and cityscapes that will mesmerize you. This home has 2,668 sf of classic elegance infused with contemporary style. Not enough words to describe this MAGNIFICENT property with grand living and dining areas. Large den, office or a fabulous addition off the living room with access to one of two balconies. Snidero kitchen with breakfast bar features Subzero and Miele appliances including a wine fridge and cappuccino maker. Impressive master with a cozy den and exquisite ensuite wrapped in marble and exotic wood with floating vanity. Engineered hardwood floors and carpet in the bedrooms, 10' ceilings, air-conditioning, power blinds and smart home lighting. 3 side-by-side parking included. Amenities include 24 hour concierge services, lounge, gym & roof garden. Centrally located to the very best downtown shopping and restaurants.

[CLICK HERE FOR MORE INFORMATION](#)





[CLICK HERE TO DOWNLOAD FLOORPLAN](#)

**FOR FURTHER INQUIRIES, PLEASE CONTACT:**

**Ken Leong PREC\***   **Mary Porohowski**  
604 328 9333   604 908 7653  
[info@exclusivevancouver.com](mailto:info@exclusivevancouver.com)



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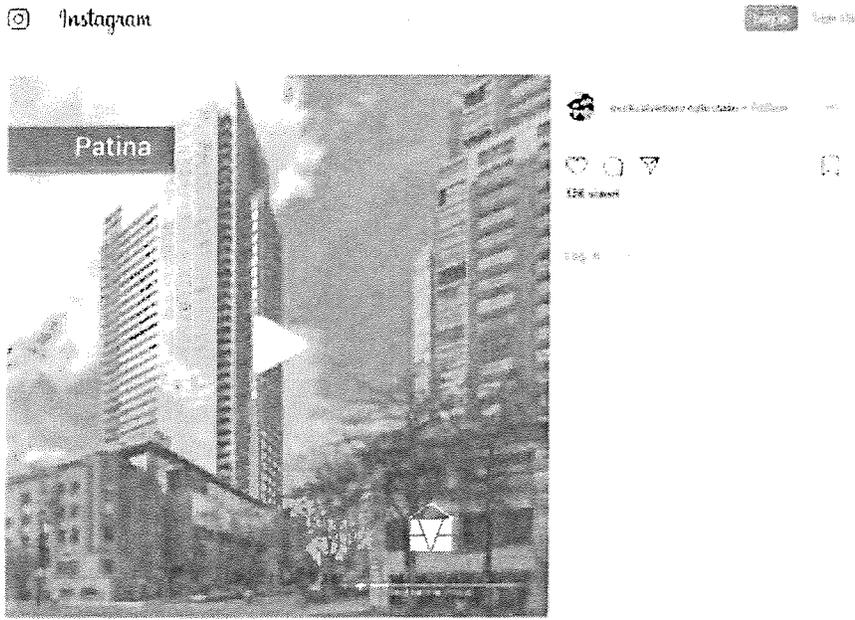
Want to change how you receive these emails?  
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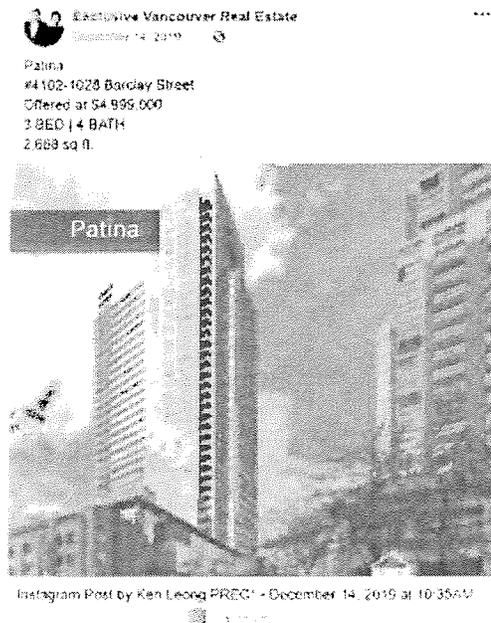
## SOCIAL MEDIA MARKETING:

We advertised the listing on both Instagram in both stories and a post as well as on our Facebook business page.

### INSTAGRAM POST (DECEMBER 14, 2019)



### FACEBOOK POST (DECEMBER 14, 2019)



**PRINT MARKETING:**

Please see full size 4-page feature sheet on the next page.

**FRONT/BACK**

**EXCLUSIVE VAN COULVER**  
Real Estate Group

4100-1248 Barclay St  
Vancouver, BC

45 SUITE 1001  
1,300 SQ FT

Call: 604-271-1111

www.van-cou.com

4100-1248 Barclay St  
Vancouver, BC

45 SUITE 1001  
1,300 SQ FT

Call: 604-271-1111

www.van-cou.com

**INSIDE**



**EXCLUSIVE VAN COULVER**

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Vancouver, BC

45 SUITE 1001  
1,300 SQ FT

Call: 604-271-1111

www.van-cou.com

## LISTING LAUNCH

### WINE & CHEESE OPEN HOUSE

On October 9, 2019 we hosted an exclusive **High Altitude Wine & Cheese Agent's Open House**. We introduced the property to the top luxury realtors in Vancouver. We had over 50 Realtors view the property, some of which brought their clients along to view. We had a professional sommelier, Crystal Hamilton, serving specialty high altitude wines which were accompanied by cheese and fruit platters provided by Culinary Capers. The feedback was ultra positive, and realtors were posting photos of the event on their own social media platforms. Many of them contacted their potential clients and emailed the listing to them.

PLEASE JOIN US AT

# THE PATINA

SUB-PENTHOUSE  
#4102-1028 BARCLAY STREET

## HIGH ALTITUDE WINE & CHEESE

ENJOY THE BEAUTIFUL VANCOUVER SKYLINE  
FROM THE HIGHEST ELEVATION ON THE  
DOWNTOWN PENINSULA AT  
THE PATINA SUB-PENTHOUSE

BRING YOUR CLIENTS FOR  
AN EXCLUSIVE EVENING OF  
HIGH ALTITUDE WINES OF THE WORLD  
AND LOCAL CHARCUTERIE.

WEDNESDAY

OCTOBER 9TH

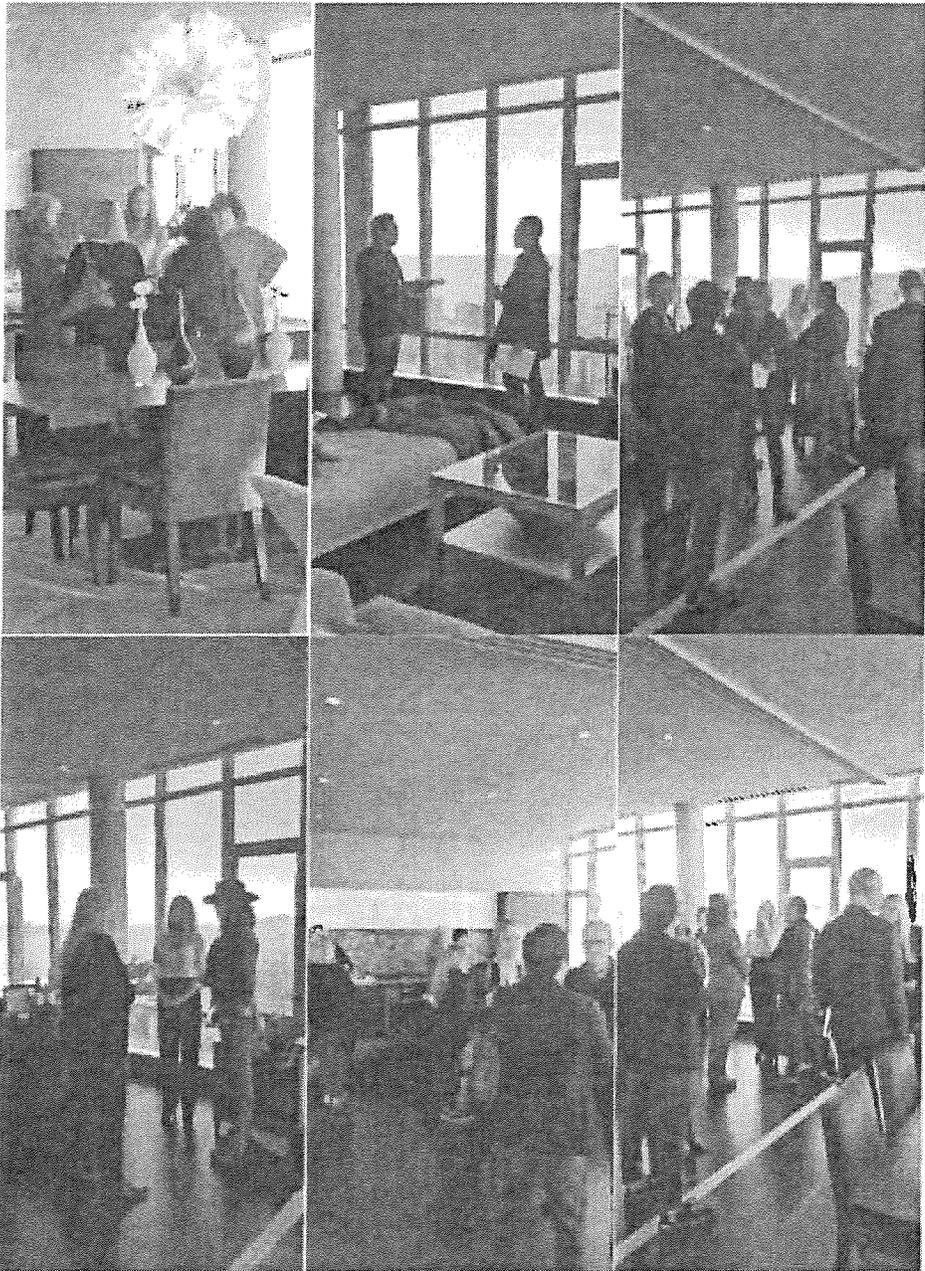
FROM 4:30-6:30pm



CRYSTAL HAMILTON, CERTIFIED SOMMELIER WILL  
PROVIDE EXPERTISE ON EACH OF THE WINES GIVING  
GUESTS A PERSONALIZED TASTING EXPERIENCE  
THROUGH BACKGROUND STORIES & KNOWLEDGE ON  
THE REGION AND VARIETALS.

ENTER TO WIN A BOTTLE OF HIGH ALTITUDE WINE SELECTED BY CRYSTAL

WINE & CHEESE EVENT PHOTOS



## PRIVATE SHOWINGS

Since the listing went live on MLS (October 7, 2019) we have had a total of 10 private showings of which 3 groups came for a second showing.

## ONGOING ACTIVITY REPORTS:

We provided ongoing activity summaries and competition reports to Alvarez on October 23<sup>rd</sup> and November 25<sup>th</sup>.

<b>#4102-1028 Barclay Street – Showing Activity Report</b>		
<b>Date</b>	<b>Source</b>	<b>Notes/Follow-up</b>
December 23, 2019	Showing	A Realtor brought his clients, a family from Maple Ridge who would like to purchase a condo in the city. They were very impressed with the floorplan and loved the views. They did not seem to be concerned with the Butterfly coming up as there are views from every window in the home. This group wrote the offer on the property and came back for a second showing on December 23 <sup>rd</sup> .
December 18, 2019	Showing	A Realtor brought his clients, a family from Maple Ridge who would like to purchase a condo in the city. They were very impressed with the floorplan and loved the views. They did not seem to be concerned with the Butterfly coming up as there are views from every window in the home. This group wrote the offer on the property and came back for a second showing on December 23 <sup>rd</sup> .
November 15, 2019	Showing Request	A Realtor contacted Mary to request a showing of the penthouse but the client was from out of town and had to delay their trip so will reschedule.
November 6, 2019	Showing	A Realtor brought his client, a woman in the late-30's to early 40's. She was very impressed with the home - especially the views, she loved how the living areas are separate from the bedrooms as they enjoy entertaining. She seemed to be very interested however her partner is currently travelling in LA and NY for business and will return in approximately a week and a half. She took all feature sheets for the home and asked for a copy of the video to share with her partner. The video link was shared with the Realtor who advised they will schedule another viewing when the partner is back in town.
November 6, 2019	Showing	A Realtor brought her clients, two Asian women in their 50's to view Patina. They toured through the home quite quickly and only spoke Chinese. The realtor asked where the Butterfly will be located as they do not want their view to be blocked. We showed them the location and said that the home was priced for this obstruction. They did not seem to be very interested.

October 30, 2019	Showing	A Realtor brought her client, an Asian family, to view Patina as they were touring penthouses in the Downtown area. They were very impressed with the view but did not like that the Butterfly building will block the view. They only want unobstructed views.
October 26, 2019	Showing	A team of Realtors brought their clients back for a 2nd viewing of Patina. They are downsizing from West Vancouver and the husband thinks the suite is perfect for them. The wife was quite impressed with the view but did not make any other comments. They were out on a second tour of the area and saw the listing at Kings Landing again.
October 22, 2019	Showing	A Realtor brought his clients, a Chinese couple in their early 60's with their two daughters. They absolutely love the views and their first impression was a lot of "ooh's and aah's". After touring the entire suite, they spent most of their time in the kitchen trying to figure out how much of a view they would be losing with the new Butterfly building. The father did not seem to be too pleased with a building coming up right by the living area.
October 22, 2019	Showing	A team of Realtors brought their clients, an older Asian man with a young Asian woman. They both really loved the layout of the home and were wow'd by the stunning views. They were out touring a number of buildings today including King's Landing and Residences at Hotel Georgia. They did mention their concerns about the view being blocked by the new Butterfly building.
October 15, 2019	Showing	A Realtor brought the couple from China back for a 2nd viewing of the sub-penthouse as they wanted to see the views again. They were quite concerned as to how the new Butterfly building would obstruct the current outlook. Elaine advised after the showing that they took a walk around the neighbourhood and noticed a few Development Permits and realized several more buildings will be coming up in the area which will also take away from the current Patina view. Mary followed up with the Realtor once more but has not yet heard back.
October 9, 2019	Showing	A Realtor brought her clients, a couple from China, in to view the sub-penthouse prior to our evening event. The agent later returned to the wine & cheese event with her clients and asked for all of the strata documents.

Please see Active and Sold Competition Reports on the next page.

**Patina #4102-1028 Barclay Street - Market Summary (Actives) - January 16, 2019**

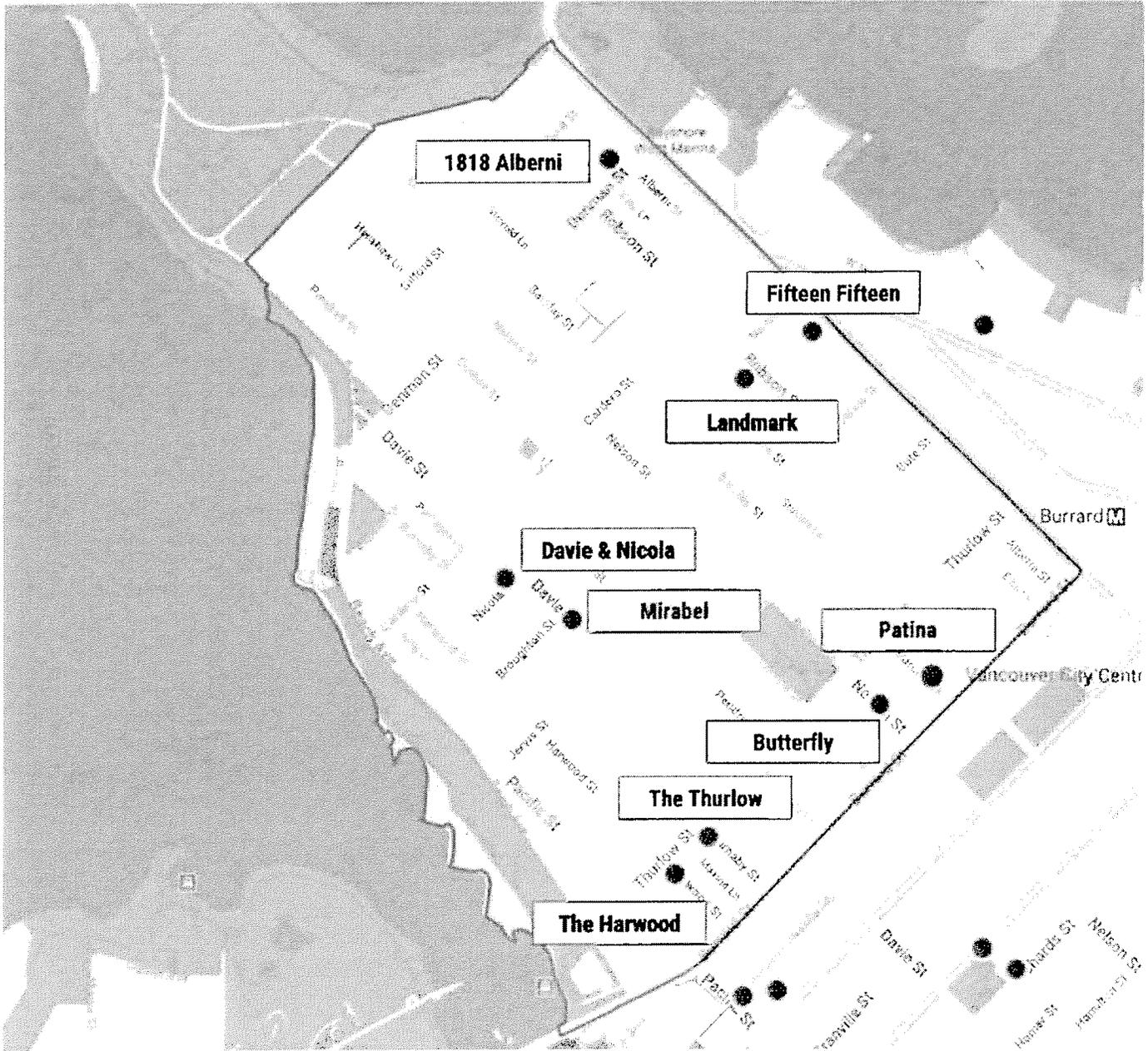
ML #	Status	Sub-Area/Community	Address	Building	List Price	\$/SF	BR	BA	Area	ML Fee	Year	Age	Parking	Locker	List Date	DOM	CDOM
R2406500	A	Coal Harbour	1181 W CORDOVA STREET	One Harbour Green	\$4,980,000	\$2,089.05	2	3	2,385	\$1,774.74	2,006	14	2	Yes	9/13/2019	126	279
R2398970	A	Coal Harbour	107 323 JERVIS STREET	ESCALA	\$6,550,000	\$1,966.38	4	3	3,311	\$2,010.88	2,002	17	3	Yes	8/13/2019	157	373
R2420980	A	Coal Harbour	5606 1151 W GEORGIA STREET		\$4,199,000	\$2,083.07	2	3	1,565	\$1,224.52	2,016	3	2	Yes	11/19/2019	59	240
R2416390	A	Coal Harbour	1392 1550 COAL HARBOUR		\$4,580,000	\$2,376.75	4	3	1,927	\$1,246.01	1,998	21	2	Yes	10/29/2019	60	60
R2426615	A	Coal Harbour	2981 1077 W CORDOVA STREET	SHAW TOWER	\$4,880,000	\$2,337.68	2	3	2,092	\$1,204.69	2,005	15	2	Yes	1/6/2020	11	148
R2428636	A	Coal Harbour	2301 1077 W CORDOVA STREET	Shaw Tower	\$4,844,000	\$2,422.08	2	3	2,002	\$1,181.08	2,005	15	2	Yes	1/6/2020	11	74
R2411117	A	Coal Harbour	903 1139 W CORDOVA STREET	HARBOUR GREEN TWO	\$4,860,000	\$1,951.81	2	3	2,490	\$1,439.07	2,008	11	2	Yes	10/3/2019	106	374
R2345156	A	Coal Harbour	1502 1790 BAYSHORE DRIVE	BAYSHORE GARDENS	\$4,980,000	\$1,722.59	3	4	2,891	\$1,616.99	1,997	22	4	Yes	2/12/2019	322	322
R2428061	A	Coal Harbour	503 1139 W CORDOVA STREET	TWO HARBOUR GREEN	\$4,995,000	\$2,006.02	2	3	2,490	\$1,439.07	2,006	12	2	Yes	1/13/2020	4	4
R2428934	A	Coal Harbour	5303 1151 W GEORGIA STREET		\$5,270,000	\$3,348.03	2	3	1,575	\$1,150.00	2,016	4	2	Yes	1/6/2020	11	11
R2368239	A	Coal Harbour	401 1189 W CORDOVA STREET	ONE HARBOUR GREEN	\$5,298,000	\$2,441.47	2	3	2,170	\$1,582.88	2,006	13	2	Yes	5/9/2019	253	253
R2366890	A	Coal Harbour	5803 1151 W GEORGIA STREET	TRUMP TOWER	\$5,880,000	\$3,752.39	3	3	1,567	\$1,150.49	2,017	2	2	Yes	5/6/2019	256	256
R2404031	A	Coal Harbour	2981 1228 W HASTINGS STREET	Palladio	\$5,888,000	\$2,382.64	3	4	2,471	\$1,359.41	2,002	18	2	No	9/10/2019	129	129
R2419346	A	Coal Harbour	2808 1011 W CORDOVA STREET		\$6,180,000	\$2,563.79	2	3	2,320	\$1,734.35	2,011	8	3	Yes	11/6/2019	72	72
R2348999	A	Coal Harbour	4456 1011 W CORDOVA STREET	Fairmont Pacific Rim Residences	\$6,399,000	\$2,766.57	2	3	2,321	\$1,692.04	2,010	10	2	Yes	3/14/2019	309	309
R2418154	A	Coal Harbour	3601 1011 W CORDOVA STREET	Fairmont Pacific Rim Estates	\$6,580,000	\$2,941.44	2	3	2,237	\$1,670.11	2,010	10	2	No	10/29/2019	81	81
R2364416	A	Coal Harbour	1102 1139 W CORDOVA STREET		\$6,999,000	\$2,910.19	2	3	2,405	\$1,395.46	2,008	11	2	Yes	8/5/2019	165	165
R2413994	A	Coal Harbour	3101 1291 W CORDOVA STREET	CALLISTO	\$7,500,000	\$2,921.70	3	3	2,567	\$1,453.73	2,004	15	3	Yes	10/15/2019	94	299
R2405211	A	Downtown VW	4601 1372 SEYMOUR STREET	THE MARK	\$6,499,000	\$2,104.60	3	4	3,088	\$1,236.89	2,014	5	5	Yes	9/17/2019	123	123
R2423990	A	Downtown VW	1401 1238 SEYMOUR STREET	THE SPACE	\$5,958,000	\$898.25	7	7	6,565	\$2,400.00	1,998	23	5	Yes	12/9/2019	39	39
R2417257	A	Downtown VW	PH3603 898 W HASTINGS STREET	Jameson House	\$5,350,000	\$2,259.29	3	3	2,368	\$1,406.51	2,011	8	2	Yes	10/7/2019	102	102
R2425788	A	Downtown VW	3604 838 W HASTINGS STREET	JAMESON HOUSE	\$5,380,000	\$1,882.88	3	3	2,898	\$1,845.50	2,011	8	2	Yes	12/30/2019	18	263
R2424395	A	Downtown VW	7802 885 CAMBIE STREET	THE SMITHS	\$5,488,000	\$2,424.43	4	5	2,264	\$977.70	2,020	2	2	Yes	12/10/2019	38	38
R2423474	A	Downtown VW	PH1 777 RICHARDS STREET	Telus Garden	\$5,459,000	\$1,950.69	3	4	2,819	\$1,671.00	2,016	4	2	No	11/18/2019	60	60
R2416199	A	Downtown VW	3904 667 HOWE STREET	RESIDENCES AT HOTEL GEORGIA	\$4,399,000	\$1,998.52	2	3	2,203	\$1,613.28	2,013	6	2	No	10/28/2019	81	81
R2429173	A	Downtown VW	4902 1128 W GEORGIA STREET	Shangri-La Estates	\$5,780,000	\$2,155.91	2	3	2,681	\$2,067.02	2,008	12	2	Yes	1/15/2020	2	64
R2399579	A	West End VW	1704E 1385 DAVE STREET	MIRABEL BY MARCON	\$5,950,000	\$2,744.32	3	4	2,132	\$809.73	2,021	2	2	Yes	7/15/2019	186	186
R2348508	A	West End VW	5904 1128 W GEORGIA STREET	SHANGRI-LA ESTATES	\$5,780,000	\$2,421.45	2	3	2,387	\$1,769.47	2,009	10	2	Yes	3/12/2019	311	311
R2411678	A	West End VW	4102 1028 BARCLAY STREET	PATINA	\$4,999,000	\$1,873.69	3	4	2,668	\$1,072.80	2,011	8	3	No	10/7/2019	102	102
R2398500	A	West End VW	1804W 1180 BROUGHTON STREET	MIRABEL BY MARCON	\$7,950,000	\$2,852.58	3	4	2,659	\$1,010.12	2,021	2	2	Yes	7/15/2019	186	186
R2428511	A	Yaletown	110 1328 MARINASIDE CRESCENT	The Concord	\$7,499,000	\$2,623.51	3	4	2,858	\$1,415.93	2,003	17	2	Yes	11/3/2020	4	4
R2399670	A	Yaletown	203 426 BEACH CRESCENT	KING'S LANDING	\$6,658,000	\$2,388.09	3	4	2,788	\$1,860.00	2,005	15	2	No	4/16/2019	276	276
R2399690	A	Yaletown	1801 1560 HOMER MEWS	THE ERICKSON	\$6,668,000	\$3,226.24	3	3	2,073	\$1,993.52	2,010	10	3	No	8/26/2019	144	144
R2329522	A	Yaletown	4801 1480 HOWE STREET	Vancouver House	\$6,899,000	\$2,528.96	3	5	2,728	\$1,547.67	2,019	2	2	Yes	1/4/2019	370	733
R2414411	A	Yaletown	501 428 BEACH CRESCENT	Kings Landing	\$4,200,000	\$2,089.55	3	3	2,010	\$1,341.67	2,005	14	2	Yes	10/18/2019	91	297
R2337141	A	Yaletown	1103 1328 MARINASIDE CRESCENT	THE CONCORD	\$5,750,000	\$2,269.46	3	4	2,437	\$1,216.73	2,003	16	2	Yes	1/30/2019	352	352
Coal Harbour Averages:					\$5,592,585	\$2,472.39	2	3	2,262	\$ 1,462.64	2,007	12	2			125	193
Downtown Averages:					\$5,535,488	\$1,780.90	3	4	3,108	\$ 1,652.18	2,011	8	3			58	99
West End Averages:					\$6,120,206	\$2,486.37	3	4	2,482	\$ 1,165.53	2,016	5	2			196	196
Yaletown Averages:					\$6,292,167	\$2,530.75	3	4	2,482	\$ 1,557.57	2,008	12	2			208	301
Total Averages (CH, DT, WE, YT):					\$6,753,436	\$2,293.17	3	3	2,489	\$ 1,487.67	2,009	10	2			132	180

Patina #4102-1028 Barclay Street - Market Summary (Sales) - January 16, 2019

ML #	Status	S/A	Address	Building	Assessed Value	Price	Sale Price	\$/SF	SPIAV	SPLP	BR	BA	Area	ML Fee	Year	Age	Parking	Locker	List Date	DOM	CDOM
R2349538	S	Downtown	2503 889 PACIFIC STREET	THE PACIFIC GROSVENOR	\$ -	\$3,825,000	\$3,825,000	\$ 2,490	-	1.06	3	3	1,676	\$ 774.46	2,021		2	N	3/11/2019	192	192
R2407846	S	Downtown	2601 638 W HASTINGS STREET	JAMESON HOUSE	\$ 5,237,000	\$5,488,000	\$5,175,000	\$ 1,806	0.87	0.84	3	3	2,855	\$ 1,842.73	2,011	8	2	N	8/24/2018	26	202
R2375373	S	Coal Harbour	2101 1077 W CORDOVA STREET	SHAW TOWER	\$ 4,912,000	\$4,488,000	\$4,160,000	\$ 2,048	0.83	0.91	2	3	2,002	\$ 1,181.08	2,005	14	2	Y	5/31/2019	115	115
R2376837	S	Coal Harbour	1803 277 THURLOW STREET	THREE HARBOUR GREEN	\$ 4,914,000	\$5,299,000	\$4,400,000	\$ 2,333	0.80	0.83	2	3	1,886	\$ 955.38	2,012	7	2	Y	8/3/2019	179	179
R2358285	S	Coal Harbour	PH2801 1277 MELVILLE STREET	THE FLATIRON	\$ 8,218,000	\$5,996,000	\$5,700,000	\$ 2,103	0.82	0.85	2	3	2,710	\$ 1,504.00	2,007	12	3	Y	4/11/2019	8	8
R2305749	S	West End	5401 1128 W GEORGIA STREET	SHANOR-JA	\$ 5,608,000	\$3,760,000	\$5,050,000	\$ 2,005	0.82	0.88	2	3	2,519	\$ 1,942.50	2,008	10	2	Y	8/11/2018	366	398
R2408966	S	West End	PH2501 1023 HARWOOD STREET	CRYSTALLIS	\$ 7,270,000	\$6,880,000	\$6,300,000	\$ 1,383	0.87	0.90	3	4	4,823	\$ 2,416.83	1,988	31	6	Y	8/28/2018	1	239
R2400957	S	Yaletown	801 1515 HOMER MEWS	KING'S LANDING	\$ 5,419,000	\$4,997,000	\$4,780,000	\$ 2,178	0.88	0.85	3	4	2,183	\$ 1,456.87	2,005	14	2	Y	9/1/2019	53	53
R2381819	S	Yaletown	PH 1245 HOMER STREET	THE ILIAD	\$ 4,737,000	\$4,850,000	\$4,000,000	\$ 1,411	0.84	0.86	3	3	2,834	\$ 812.96	2,000	19	2	N			
R2339143	S	Yaletown	PH3362 1600 HORNBY STREET	888 BEACH - BEACH TOWER	\$ 4,304,000	\$3,999,000	\$3,800,000	\$ 1,458	0.88	0.88	3	4	2,808	\$ 1,507.03	1,993	26	4	Y	2/5/2019	62	62
<b>Averages:</b>					<b>\$ 4,820,800</b>	<b>\$ 5,157,400</b>	<b>\$ 4,720,000</b>	<b>\$ 1,829</b>	<b>0.86</b>	<b>0.82</b>	<b>3</b>	<b>3</b>	<b>2,580</b>	<b>\$ 1,439.36</b>	<b>2,005</b>	<b>14</b>	<b>3</b>			<b>118</b>	<b>161</b>

## MARKET FEEDBACK AND INTEREST

All groups who came to view the property loved the floorplan and finishings of the home. The primary setback is the upcoming Butterfly building by Westbank which will impede the views of English Bay from the kitchen and dining area.



## OFFER SUMMARY

December 19, 2019: An offer was received for \$4,200,000.

December 23, 2019: Alvarez sent a counter back for \$4,700,000.

December 24, 2019: The Buyer countered back for \$4,300,000 including furniture.

December 27, 2019: Alvarez sent a counter for \$4,480,000.

December 31, 2019: The final counter from the Buyer was accepted for \$4,330,000.

January 5, 2020: The Buyers conducted their property inspection at 10:00 am.

January 9, 2020: All Buyer subjects were removed and deposit was received in trust.

## **SUMMARY COMMENTS**

After many showings, most of the potential buyers were concerned with the upcoming future developments. The Butterfly building by Westbank is currently under construction and several towers have already been approved by the City and are to be built on the West side of the Patina building blocking the English Bay views. The other comments were that the amenities such as the gym was not large enough and that the building being located off of Burrard was difficult to get in and out of with traffic. Otherwise, most of the potential buyers really liked the floorplan and the building in general.

## **APPENDIX E**





THE CANADIAN  
BAR ASSOCIATION  
British Columbia Branch

### CONTRACT OF PURCHASE AND SALE

BROKERAGE: Oakwyn Realty Ltd. DATE: 12/19/2019  
ADDRESS: 3195 Oak Street Vancouver PC: V6H2L2 PHONE: (604) 620-6788  
PREPARED BY: Jason Shang MLS® NO: R2411678

SELLER: <u>Alvarez &amp; Marsal Canada Inc.</u>	BUYER: <u>YONGLING DUAN</u>
SELLER: _____	BUYER: _____
ADDRESS: <u>4102 1028 BARCLAY</u>	ADDRESS: <u>C/O Agency</u>
<u>Vancouver</u> <u>BC</u>	_____
PC: <u>V6E 0B1</u>	PC: <u>V6H2L2</u>
PHONE: _____	PHONE: _____
	OCCUPATION: _____

#### PROPERTY:

4102 1028 BARCLAY STREET  
UNIT NO. \_\_\_\_\_ ADDRESS OF PROPERTY \_\_\_\_\_  
Vancouver V6E 0B1  
CITY/TOWN/MUNICIPALITY \_\_\_\_\_ POSTAL CODE \_\_\_\_\_  
028-447-263  
PID \_\_\_\_\_ OTHER PID(S) \_\_\_\_\_

**STRATA LOT 254, PLAN BCS4016, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

#### LEGAL DESCRIPTION

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions: 4,330,000.00

1. **PURCHASE PRICE:** The purchase price of the Property will be Three Million Three Hundred Thousand ~~Four Million Three Hundred Thirty Thousand~~ 4,330,000.00  
Four Million Three Hundred Thirty Thousand ~~Four Million Three Hundred Thirty Thousand~~ DOLLARS \$ 4,330,000.00 (Purchase Price)

2. **DEPOSIT:** A deposit of \$ 250,000.00 which will form part of the Purchase Price, will be paid within 24 hours of acceptance unless agreed as follows:  
within 24 hours upon subject removal in the form of a bank draft

All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to Oakwyn Realty Ltd in Trust and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that: (a) the Conveyancer is a Lawyer or Notary; (b) such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

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1028 BARCLAY STREET 4102 Vancouver BC V6E 0B1 PAGE 2 of 8 PAGES  
PROPERTY ADDRESS

3. TERMS AND CONDITIONS: The purchase and sale of the Property includes the following terms and is subject to the following conditions:

~~FNANAGING~~  
Subject to a new first mortgage being made available to the Buyer on or before SUBJECT REMOVAL DATE, in the amount of \$ HOW MUCH THE CLIENT IS MORTGAGING at an interest rate not to exceed            % per annum.

**INSPECTION**  
Subject to the Buyer, on or before Jan 9, 2020 at the Buyer's expense, obtaining and approving an inspection report against any defects whose cumulative cost of repairs exceeds \$ 500.00 and which reasonably may adversely affect the Property's use or value. The Seller will allow access to the Property for this purpose on reasonable notice.

**INSURANCE**  
This offer is subject to the Buyer obtaining approval for fire/property insurance, on terms and at rates, satisfactory to the Buyer, on or before Jan 9, 2020.

**DOCUMENTS**  
Subject to the Buyer, on or before Jan 9, 2020 receiving and being satisfied with the following documents with respect to information that reasonably may adversely affect the use or value of the Strata Lot, including any bylaw, item for repair or maintenance, special levy, judgment or other liability, whether actual or potential:  
1. a Form "B" Information Certificate, issued within the last 30 days, attaching the Strata Corporation rules, current budget, the developer's Rental Disclosure Statement, and Depreciation Report if any;  
2. a copy of the registered Strata Plan, any amendments to the Strata Plan, and any resolutions dealing with changes to common property;  
3. the current bylaws, rules, financial statements of the Strata Corporation, and any section to which the Strata Lot belongs;  
4. the minutes of any meeting held between the period from NOV 2017 to NOV 2019 by the Strata Council, and by the members in annual, extraordinary or special general meetings, and by the members or the executive of any section to which the Strata Lot belongs;  
5. all copies of any engineers', depreciation reports or other consultants' reports concerning the Strata Corporation;  
6. a copy of the title search and with any charge or other feature, whether registered or not, that reasonably may affect the Property's use or value; and  
7. a copy of the Property Disclosure Statement (PDS), issued within the last 30 days, dated            which is incorporated into and forms part of this Contract.

Immediately upon acceptance of this offer or counter-offer the Seller will authorize the Seller's Designated Agent/Licensee, to request, at the Seller's expense, complete copies of the documents listed above from the Strata Corporation or other sources and to immediately, upon receipt, or within 3 days of the acceptance of this offer or counter-offer, deliver the documents to the Buyer's Designated Agent/Licensee. In the event the Seller provides the documentation listed above after the date specified, but before the subject removal date, then the original date for subject removal will be extended to 3 business days after receipt of the documents.

The above conditions are for the sole benefit of the Buyer. All subjects written above will be satisfied or waived on or before the dates indicated above and failing which this Contract will be terminated, the parties will have no further obligations toward each other, and the Deposit, if any, will be immediately returned to the Buyer.

~~The Buyer acknowledges and accepts that on the Completion Date, the Buyer will receive Title containing, in addition to any encumbrance referred to in Clause 9 (TITLE) of this contract:  
1. any non-financial charge, and  
2. any financial charge payable by a utility on its right-of-way restrictive covenant, easement or other interest  
set out in the copy of the title search results that is attached to and forms part of this contract.~~

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.

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PROPERTY ADDRESS

3. TERMS AND CONDITIONS: The purchase and sale of the Property includes the following terms and is subject to the following conditions:

**SPECIAL LEVIES** in the amount lesser of the actual amount levied or \$50,000.00 of <sup>DS</sup> UD AT  
If a special levy is approved before the Completion Date, the Seller will credit the Buyer with ~~100%~~ the special levy that the Buyer is obligated to pay under the Strata Property Act, regardless of whether the special levy is due or payable by lump sum or installments over time. The Seller hereby directs the Buyer to hold back such credit from the sale proceeds and to remit it to the Strata Corporation. If a special assessment has been proposed by way of Notice of Special General Meeting or by way of Notice of Annual General Meeting, but not passed by the Strata Corporation before the Completion Date, the Buyer may hold back the amount of the proposed assessment and either pay the amount to the Strata Corporation or, if the proposed special assessment is defeated, pay the amount to the Seller.

as limited above AT UD

**AMENDMENT OF BYLAWS OR RULES**

If prior to the Completion Date the Seller becomes aware of any notice of a resolution to amend the bylaws or rules of the Strata Corporation, or the bylaws or rules of a section to which the Strata Lot belongs, or any amendment to such bylaws or rules, that the Seller has not previously disclosed to the Buyer, the Seller will promptly deliver a copy of the relevant resolution or notice of resolution to the Buyer.

~~ALTERATIONS AND MODIFICATIONS~~

~~The Seller represents and warrants that during the time the Seller has owned the Property, there have been no unauthorized alterations or modifications to the Property and to the best of the Seller's knowledge and belief, there have never previously been any unauthorized alterations or modifications to the Property.~~

**PROPERTY TRANSFER TAX**

The Buyer acknowledges that at the time of this agreement Property Transfer Tax is applicable on the Purchase Price of the Property at a rate of 1% on the first \$200,000 and 2% on the portion of the fair market value greater than \$200,000 and up to and including \$2,000,000 and 3% on the portion of the fair market value greater than \$2,000,000, and if the property is residential, a further 2% on the portion of the fair market value greater than \$3,000,000 as required by the Property Transfer Tax Act.

~~GST~~

~~In the event GST is payable on the purchase of the Property, the GST is included in the Purchase Price. The Seller agrees to remit GST to the CRA. The Seller will indemnify and ~~hold the Buyer for the payment of GST.~~~~

**OTHER TAXES**

The Buyer is aware that the Provincial and Federal Government may implement or change tax regulations from time to time. At the time of this agreement, the Buyer is made aware of the BC Speculation and Vacancy Tax and of the City of Vancouver Empty Home Tax. The Buyer has been advised to seek independent accounting advice on the application of these taxes.

~~ILLEGAL SUBSTANCES~~

~~The Seller represents and warrants that, during the time the Seller has owned the strata lot, neither the strata lot nor any limited common property associated with the strata lot has been used for the illegal growth of any substances or for the growth or manufacture of any illegal substances. This warranty shall survive and not merge on the completion of this transaction. Further, the Seller represents that, to the best of the Seller's knowledge and belief, neither the strata lot nor any limited common property associated with the strata lot has ever been used for the illegal growth of any substances, or growth or manufacture of illegal substances.~~

**MEASUREMENTS**

The Buyer is aware that the square footage as advertised is approximate and not guaranteed and the Buyer is satisfied with size of the Property as viewed.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the Real Estate Services Act.

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PROPERTY ADDRESS

3. TERMS AND CONDITIONS: The purchase and sale of the Property includes the following terms and is subject to the following conditions:

PARKING

The Purchase Price includes the exclusive use of parking stall # 50,51,52 (the "Parking Stall"). The Seller represents and warrants the Parking Stall is designated under the following arrangement (select one):

- as limited common property of the Strata Lot;
- as common property of the Strata Corporation ~~under a long term lease which expires on~~
- as common property of the Strata Corporation under a short term exclusive use agreement or special privilege;
- as a separate Strata Lot; or
- as part of the Strata Lot.

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~~CLEAN CONDITION~~

~~The Seller will remove all personal possessions that are not included in the sale of the Property and leave the Property in a clean condition free of garbage or debris. The Seller will professionally clean the Property including the insides of all cabinets and appliances and will steam clean carpets (if any) in the Property. The Seller covenants and agrees that all appliances will be in good working order on the Completion Date.~~

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KEYS

On the Possession Date the Seller will provide the Buyer with at least two sets of keys and/or fobs, for the unit including, but not limited to, the strata lot, the building, parking areas, ~~storage areas, storage locker, mailbox,~~ building amenities and if the building features a garage door, all remote controls for the garage door.

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STRATA FEES

The Seller ~~represents and warrants~~ the monthly strata fees are currently \$1072.80

*confirms* *currently*  
*and subject to change*

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RESTRICTIONS

The Seller ~~represents and warrants~~ the following restrictions apply:

~~Pets Allowed w/Rest., Rentals Allwd w/Restrctns~~

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ACCESS

The Seller shall allow the Buyer to access the property on 2 occasions after subject removal (if any) and prior to the Completion Date. The Buyer shall provide to the Seller or Seller's representative at least 24 hours notice to access the Property. The Buyer agrees to indemnify and save harmless the Seller from any claims, actions, damages or costs that result from the Seller's access of the Property under this clause.

LEGAL & OTHER PROFESSIONAL ADVICE

The Buyer and Seller acknowledge that the Brokerage and Designated Agents do not provide legal or other expert advice in matters beyond the common standard of care in the Real Estate Industry. The parties have been advised to seek independent legal advice prior to executing this Contract of Purchase and Sale.

~~CONFIDENTIALITY OF TERMS~~

~~The Buyer and Seller agree that the terms and conditions of any offer or counter-offer with respect to the Property shall not be disclosed to any other potential Buyer of the property without the prior written consent of the Buyer.~~

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Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the Real Estate Services Act.

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- 4. **COMPLETION:** The sale will be completed on March 9th yr. 2020  
(Completion Date) at the appropriate Land Title Office.
- 5. **POSSESSION:** The Buyer will have vacant possession of the Property at 11 a. m. on March 10 yr. 2020 (Possession Date) OR, subject to the following existing tenancies, if any:  
\_\_\_\_\_
- 6. **ADJUSTMENTS:** The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of March 10th yr. 2020 (Adjustment Date).
- 7. **INCLUDED ITEMS:** The Purchase Price includes any buildings, improvements, fixtures, appurtenances and attachments thereto, and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection. INCLUDING:  
Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Refrigerator, Sprinkler - Fire, Wine Cooler, all light fixtures.  
All indoor and outdoor furnitures, home decoration (pots, paintings, mirrors, clocks, etc.), rugs, lamps, TVs.  
All items in the property.
- BUT EXCLUDING:** Textiles, books, computer.
- 8. **VIEWED:** The Property and all Included Items will be in substantially the same condition at the Possession Date as when viewed by the Buyer on December 18th yr. 2019
- 9. **TITLE:** Free and clear of all encumbrances except subsisting conditions, provisos, restrictions exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Section 5. If any, and except as otherwise set out herein.
- 10. **TENDER:** Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, cash or Lawyer's/Notary's or real estate brokerage's trust cheque.
- 11. **DOCUMENTS:** All documents required to give effect to this Contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4 pm on the Completion Date.
- 11A. **SELLER'S PARTICULARS AND RESIDENCY:** The Seller shall deliver to the Buyer on or before the Completion Date a statutory declaration of the Seller containing: (1) particulars regarding the Seller that are required to be Included In the Buyer's Property Transfer Tax Return to be filed in connection with the completion of the transaction contemplated by this Contract (and the Seller hereby consents to the Buyer inserting such particulars on such return); (2) declarations regarding the Speculation and Vacancy Tax for residential properties located in jurisdictions where such tax is imposed and the Vancouver Vacancy By-Law for residential properties located in the City of Vancouver; and (3) if the Seller is not a non-resident of Canada as described in the non-residency provisions of the *Income Tax Act*, confirmation that the Seller is not then, and on the Completion Date will not be, a non-resident of Canada. If on the Completion Date the Seller is a non-resident of Canada as described in the residency provisions of the *Income Tax Act*, the Buyer shall be entitled to hold back from the Purchase Price the amount provided for under section 116 of the *Income Tax Act*.

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**11B. GST CERTIFICATE:** If the transaction contemplated by this Contract is exempt from the payment of Goods and Services Tax ("GST"), the Seller shall execute and deliver to the Buyer on or before the Completion Date, an appropriate GST exemption certificate to relieve the parties of their obligations to pay, collect and remit GST in respect of the transaction. If the transaction contemplated by this Contract is not exempt from the payment of GST, the Seller and the Buyer shall execute and deliver to the other party on or before the Completion Date an appropriate GST certificate in respect of the transaction.

**12. TIME:** Time will be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreements to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may, at the Seller's option, terminate this Contract, and, in such event, the amount paid by the Buyer will be non-refundable and absolutely forfeited to the Seller, subject to the provisions of Section 28 of the *Real Estate Services Act*, on account of damages, without prejudice to the Seller's other remedies.

**13. BUYER FINANCING:** If the Buyer is relying upon a new mortgage to finance the Purchase Price, the Buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office, but only if, before such lodging, the Buyer has: (a) made available for tender to the Seller that portion of the Purchase Price not secured by the new mortgage, and (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and (c) made available to the Seller, a Lawyer's or Notary's undertaking to pay the Purchase Price upon the lodging of the transfer and new mortgage documents and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").

**14. CLEARING TITLE:** If the Seller has existing financial charges to be cleared from title, the Seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Seller agrees that payment of the Purchase Price shall be made by the Buyer's Lawyer or Notary to the Seller's Lawyer or Notary, on the CBA Standard Undertakings to pay out and discharge the financial charges, and remit the balance, if any, to the Seller.

**15. COSTS:** The Buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.

**16. RISK:** All buildings on the Property and all other items included in the purchase and sale will be, and remain, at the risk of the Seller until 12:01 am on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.

**17. PLURAL:** In this Contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns; singular includes plural and masculine includes feminine.

**18. REPRESENTATIONS AND WARRANTIES:** There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract and the representations contained in the Property Disclosure Statement if incorporated into and forming part of this Contract, all of which will survive the completion of the sale.

**19. PERSONAL INFORMATION:** The Buyer and the Seller hereby consent to the collection, use and disclosure by the Brokerages and by the managing broker(s), associate broker(s) and representative(s) of those Brokerages (collectively the "Licensee(s)") described in Section 21, the real estate boards of which those Brokerages and Licensees are members and, if the Property is listed on a Multiple Listing Service®, the real estate board that operates the Multiple Listing Service®, of personal information about the Buyer and the Seller:

A. for all purposes consistent with the transaction contemplated herein:

B. if the Property is listed on a Multiple Listing Service®, for the purpose of the compilation, retention and publication by the real estate board that operates the Multiple Listing Service® and other real estate boards of any statistics including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of that real estate board and other real estate boards;

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PROPERTY ADDRESS

- C. for enforcing codes of professional conduct and ethics for members of real estate boards; and
- D. for the purposes (and to the recipients) described in the brochure published by the British Columbia Real Estate Association entitled *Privacy Notice and Consent*.

The personal information provided by the Buyer and Seller may be stored on databases outside Canada, in which case it would be subject to the laws of the jurisdiction in which it is located.

**20. ASSIGNMENT OF REMUNERATION:** The Buyer and the Seller agree that the Seller's authorization and instruction set out in section 25(c) below is a confirmation of the equitable assignment by the Seller in the Listing Contract and is notice of the equitable assignment to anyone acting on behalf of the Buyer or Seller.

**20A. RESTRICTION ON ASSIGNMENT OF CONTRACT:** The Buyer and the Seller agree that this Contract: (a) must not be assigned without the written consent of the Seller; and (b) the Seller is entitled to any profit resulting from an assignment of the Contract by the Buyer or any subsequent assignee.

**21. AGENCY DISCLOSURE:** The Seller and the Buyer acknowledge and confirm as follows (initial appropriate box(es) and complete details as applicable):

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INITIALS	

A. The Seller acknowledges having received, read and understood Real Estate Council of British Columbia (RECBC) form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Seller has an agency relationship with  
Ken Leong PREC\* (Designated Agent(s)/Licensee(s))  
 who is/are licensed in relation to Oakwyn Realty Downtown Ltd. (Brokerage).

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INITIALS	

B. The Buyer acknowledges having received, read and understood RECBC form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Buyer has an agency relationship with  
Jason Shang (Designated Agent(s)/Licensee(s))  
 who is/are licensed in relation to OAKWYN REALTY LTD (Brokerage).

INITIALS	

C. The Seller and the Buyer each acknowledge having received, read and understood RECBC form entitled "*Disclosure of Risks Associated with Dual Agency*" and hereby confirm that they each consent to a dual agency relationship with  
 \_\_\_\_\_ (Designated Agent(s)/Licensee(s))  
 who is/are licensed in relation to \_\_\_\_\_ (Brokerage),  
 having signed a dual agency agreement with such Designated Agent(s)/Licensee(s) dated \_\_\_\_\_.

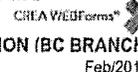
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D. If only (A) has been completed, the Buyer acknowledges having received, read and understood RECBC form "*Disclosure of Risks to Unrepresented Parties*" from the Seller's agent listed in (A) and hereby confirms that the Buyer has no agency relationship.

INITIALS	

E. If only (B) has been completed, the Seller acknowledges having received, read and understood RECBC form "*Disclosure of Risks to Unrepresented Parties*" from the Buyer's agent listed in (B) and hereby confirms that the Seller has no agency relationship.

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22. ACCEPTANCE IRREVOCABLE (Buyer and Seller): The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that the Seller's acceptance is irrevocable, including without limitation, during the period prior to the date specified for the Buyer to either:  
A. fulfill or waive the terms and conditions herein contained; and/or  
B. exercise any option(s) herein contained.

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23. THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN. DS 40 AT

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24. OFFER: This offer, or counter-offer, will be open for acceptance until 8 o'clock p. m. on Jan 02, yr 2020  
~~December 31, 2019~~ yr. ~~2019~~ (unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance), and upon acceptance of the offer, or counter-offer, by accepting in writing and notifying the other party of such acceptance, there will be a binding Contract of Purchase and Sale on the terms and conditions set forth.

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Witnessed by: Yongling Duan (Seal) YONGLING DUAN PRINT NAME  
X WITNESS BUYER PRINT NAME

If the Buyer is an individual, the Buyer declares that they are a Canadian citizen or a permanent resident as defined in the Immigration and Refugee Protection Act.

Yes [AT] INITIALS No [ ] INITIALS

25. ACCEPTANCE: The Seller (a) hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above, (b) agrees to pay a commission as per the Listing Contract, and (c) authorizes and instructs the Buyer and anyone acting on behalf of the Buyer or Seller to pay the commission out of the proceeds of sale and forward copies of the Seller's Statement of Adjustments to the Cooperating/Listing Brokerage, as requested forthwith after completion.

Seller's acceptance is dated \_\_\_\_\_, yr. \_\_\_\_\_

The Seller declares their residency:

RESIDENT OF CANADA [AT] INITIALS NON-RESIDENT OF CANADA [ ] INITIALS as defined under the Income Tax Act.

X [Signature] WITNESS [Signature] SELLER Alvarez & Marsal Canada Inc. PRINT NAME

X WITNESS SELLER PRINT NAME

\*PREG represents Personal Real Estate Corporation  
Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) under the quality of services they provide (MLS®).

**SCHEDULE "A" TO CONTRACT OF PURCHASE AND SALE  
FOR THE PROPERTY DESCRIBED IN THE ATTACHED CONTRACT OF  
PURCHASE AND SALE (THE "PROPERTY")**

The following terms and conditions replace, modify, and where applicable override, the terms of the attached contract of purchase and sale, and any modifications, additions or addenda thereto (collectively, the "**Contract**"). Where any conflict arises between the terms of this Schedule "A" and the Contract, the terms of this Schedule "A" will apply.

The following terms and conditions shall not merge, but shall survive, the completion of any sale of the Property to the Buyer.

The references in Schedule "A" to specific clauses in the Contract are references to the clause numbers in the contract of purchase and sale used by the Real Estate Board of Greater Vancouver (the "**Real Estate Board Contract**"). If the Contract attached hereto has different clause numbers than the Real Estate Board Contract the terms of Schedule "A" will apply with the necessary changes and with equal effect to the equivalent clauses of the Contract, notwithstanding the different clause numbers.

All references to the "Seller" in the Contract and in this Schedule "A" will be read as references to Alvarez & Marsal Canada Inc., in its capacity as the Court appointed receiver over all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada, and not in its personal capacity (the "**Receiver**").

1. Clause 22 of the Contract is deleted, and replaced by the following:

The acceptance of this offer by the Seller is pursuant to a Court Order made in a receivership proceeding in the Supreme Court of British Columbia (the "**Court**") in Action No. S-1813807 (Vancouver Registry) (the "**Proceedings**") and not as seller or owner of the Property. The acceptance of this offer by the Seller is subject to the approval of the Supreme Court of British Columbia (the "**Court**") and will become effective from the time an Order is made by the Court approving this offer. The Buyer acknowledges and agrees that the date of the application for that Order will be at the sole discretion of the Seller. The Buyer also acknowledges and agrees that the Seller's obligations in connection with this offer, until it is approved by the Court, are limited to putting this offer before the Court. Thereafter, the Seller is subject to the jurisdiction and discretion of the Court to entertain other offers and to any further Orders the Court may make regarding the Property. Given the Seller's position and the Seller's relationship to other parties in the Receivership, the Seller may be compelled to advocate that the Court consider other offers in order to obtain the highest price for the Property. Seller gives no undertaking to advocate the acceptance of this offer. In that regard, the Buyer must make its own arrangements to support this offer in Court.

The Buyer acknowledges and agrees that the Seller can disclose the amount of this offer, once accepted, to any person.

If the Court vacates, sets aside or varies an Order approving this offer for any reason whatsoever (except any willful misconduct of the Seller), then the Seller shall not be liable to the Buyer or any other person in any way whatsoever, in connection therewith.

2. Clause 9 of the Contract is deleted, and replaced by the following:

" Free and clear of all encumbrances of the parties with notice of the Proceedings, in accordance with an Order of the Court (the "**Vesting Order**") except: subsisting conditions, provisos, restrictions, exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, and except as otherwise set out herein."

- 2 -

3. This offer (and any contract formed by its acceptance) may be terminated by the Seller at any time prior to the completion date in the Contract if any Order of the Court or other court of competent jurisdiction renders the completion impossible or inadvisable, and in that event the Seller will have no further obligations or liability to the Buyer.
4. If the Vesting Order is made, and if the Seller does not terminate this offer or any contract formed by its acceptance, then the Buyer must complete the sale on the completion date in the Contract (or such other date as might be in the Vesting Order), time being of the essence, regardless of any appeal or application for leave to appeal, vary or set aside the Vesting Order, by any person.
5. The Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "**CBA Standard Undertakings**") are of no application whatsoever, to the Contract or a sale of the Property by the Seller.
6. Clause 10 of the Contract is deleted, and replaced by the following:

"Tender or payment of monies by the Buyer to the Seller, and all deposits paid by the Buyer, will be by certified cheque, bank draft, or lawyer's or notary's trust cheque, only."
7. The Buyer acknowledges and agrees the Property includes real property only, and no personal, intangible or other property, unless otherwise addressed by further addendum.
8. Clauses 7 and 8 of the Contract are deleted, and replaced by the following:

"The Buyer acknowledges and agrees that the Seller is selling the Property and the Buyer is buying the Property on a strictly "as is, where is" basis as of the time of actual possession. Without limiting the generality of the foregoing, the Buyer acknowledges and agrees that the Seller has not made and will not make any warranty or representation whatsoever with respect to the Property, and no such warranty or representation is expressed or can be implied including, without limitation, any warranty or representation as to environmental condition, size, dimensions, fitness, design or condition for any particular purposes, quality, or the existence of any defect, whether latent or patent. The Buyer acknowledges and agrees that it has conducted any inspections with respect to the condition of the Property, including in relation to environmental issues, that the Buyer deems appropriate, and has satisfied itself with regard to such matters.

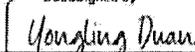
If the Seller has provided the Buyer with any reports or information regarding the Property (the "**Information**"), the Buyer acknowledges and agrees that the Seller has not made and will not make any warranty or representation whatsoever regarding the Information, including the accuracy or completeness of the Information, and any use that the Buyer or others may make of the Information is strictly at the Buyer's own risk".
10. Clause 12 of the Contract is deleted, and replaced by the following:

"Time will be of the essence hereof, and unless the balance of the cash payment is paid on or before the Completion Date, the Seller may at the Seller's option, either terminate or reaffirm the Contract, and the deposit will be non-refundable and absolutely forfeited to the Seller, without prejudice to the Seller's other rights and remedies. These terms and conditions are for the sole benefit of the Seller".
11. No property condition disclosure statement concerning the Property forms part of the Contract, whether or not such a statement is attached to the Contract.
12. Clause 18 of the Contract is deleted and replaced by the following:

"There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract."

- 13. The Seller will not be responsible for removing any personal property left on or about the Property, by any occupant of the Property or otherwise.
- 14. Clause 5 of the Contract is modified, by adding the following:
  - a) Possession will be by operation of and pursuant to the terms of the Order.
  - b) No adjustments, including but not limited to adjustments for rents or security deposits, will be made to the purchase price on account of any tenancies.
  - c) If any occupant of the Property does not vacate the Property by the possession date, then the Seller will apply for a Writ of Possession and instruct a Court Bailiff to deliver possession to the Buyer. This is the Seller's only obligation as regards possession. The Seller will not be liable to the Buyer or any other person in any way whatsoever (apart from the Seller's obligation to apply for a Writ of Possession and instruct a Court Bailiff), if possession cannot be delivered to the Buyer on the possession date. The Buyer acknowledges that considerable time is often required, to obtain Writs of Possession. The Seller will not be responsible for removing any personal property left on or about the Property, by any occupant of the Property or otherwise.
- 15. The Vesting Order will describe the Buyer exactly as the Buyer appears at the upper right on the first page of the Contract, so the Buyer as described at the upper right on the first page of the Contract will appear as the owner of the Property after completion of a sale of the Property. Seller will not be bound by any term in the Contract describing the Buyer otherwise, or allowing the Buyer to complete the sale with a different name.
- 16. The Buyer is responsible, immediately on completion of the sale of the Property to the Buyer, for paying any and all taxes arising from or in connection with the sale (including Property Transfer Tax and GST). The Seller can, at its option, require the Buyer to pay it any such GST immediately on completion of the sale (and in that event the Seller will then remit such tax to Canada Revenue Agency).
- 17. The Buyer authorizes the Seller and its agents and insurers to disclose to third parties any personal and/or other information arising from or in any way connected with the Property, or the sale of the Property to the Buyer.

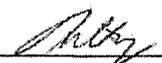
BUYER(S)

DocuSigned by  
  
 533A2F958C22481

Dec 19, 2019

Date: \_\_\_\_\_

SELLER

  
 Alvarez & Marsal Canada Inc.,  
 in its capacity as the Court appointed  
 receiver over all of the assets,  
 undertakings and property owned  
 or beneficially owned by Masahiko  
 Nishiyama in Canada, and not in its  
 personal capacity

Date: Dec. 23, 2019

**APPENDIX F**



**APPENDIX G**

**BILL OF SALE (ABSOLUTE)**

THIS BILL OF SALE made effective the \_\_\_\_ day of \_\_\_\_\_, 2020.

BETWEEN:

**ALVAREZ & MARSAL CANADA INC.**, in its capacity as the Court-appointed Receiver over all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada, and having an office located at 1680 – 400 Burrard Street, Vancouver, British Columbia, V6C 3A6

(the “Vendor”)

AND:

**MAYNARDS INDUSTRIES CANADA LTD.**, a company duly incorporated under the laws of the Province of British Columbia and having its registered and records offices located at \_\_\_\_\_.

(the “Purchaser”)

WHEREAS:

A. The Vendor is authorized by court orders made February 14, 2019, and July 19, 2019, in proceedings in the Supreme Court of British Columbia action number S-1813807 (Vancouver Registry) to market and sell any and all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada; and

B. The Vendor has agreed with the Purchaser for the absolute sale to the Purchaser of the Assets described in the attached Schedule “A” (the “**Purchased Assets**”).

NOW IN CONSIDERATION of the sum of \$16,000.00 (the “**Purchase Price**”) and other good and valuable consideration now paid by the Vendor to the Purchaser, the receipt and sufficiency of which is acknowledged, the parties covenant and agree as follows:

1. Transfer. The Vendor does hereby sell, assign, transfer and set over to the Purchaser the Purchased Assets and the appurtenances thereto free and clear of all liens, charges and encumbrances of every nature and kind whatsoever, all of which are in possession of the Vendor, and all right, title, interest, property claim and demand of the Vendor therein, to and for the Purchaser’s sole and only use forever.

2. As is, with no warranty. Purchaser agrees to accept the Purchased Assets on a strictly “as is where is” basis as they exist on the date of this Bill of Sale. The Purchaser agrees that the Vendor has not made and is not making any representations and/or warranties express or implied to the Purchaser as to description, value, fitness for any purpose (including intended purpose), merchantability, quantity, quality, state, condition, location, or any other matter concerning the Purchased Assets, or any part of them, or the completeness, accuracy or currency of any

material or documentation provided by or on behalf of the Vendor in relation to the Purchased Assets. The Purchaser agrees that no representation or warranty of any kind can be implied at law or in equity, by statute or otherwise, with respect to the Purchased Assets. The Purchaser acknowledges that it has inspected the Purchased Assets and has relied entirely on its own inspections and investigations. The description of the Purchased Assets contained in all schedules to this bill of sale is for the purpose of identification only and no representation or warranty is being given by the Seller concerning the accuracy of those descriptions. The Seller will not be liable, nor will the Purchaser have a remedy for recovery of any damages, including but not limited to economic loss of any kind, arising out of any claim that the Purchased Assets infringe the rights of any other person.

3. Responsibility for taxes. The Vendor and the Purchaser agree that the Purchaser will be liable for and will pay all taxes, including all retail sales and commodity taxes, properly payable by the Purchaser in connection with the sale and transfer of the Purchased Assets, unless a certificate of exemption is provided to the Vendor prior to, or upon, the Purchaser taking possession of the Purchased Assets.

4. Entire Agreement. This Bill of Sale constitutes the entire agreement between the Vendor and Purchaser pertaining to the purchase and sale of the Purchased Assets and supersedes all prior agreements, undertakings, negotiations and discussions, whether written or oral, of the Vendor and the Purchaser, and there are no warranties, representations, covenants, obligations or agreements between the Vendor and the Purchaser except as set forth in this Bill of Sale.

5. Enurement. It is expressly agreed between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges, conditions and liabilities contained in this Bill of Sale shall be read and held as made by and with, and granted to and imposed upon the respective parties hereto, and their respective successors and assigns, the same as if the words successors and assigns had been inscribed in all proper and necessary places.

**THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK**

6. Counterparts. This Bill of Sale may be signed by the parties in as many counterparts as may be necessary, each of which so signed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument and, notwithstanding the date of execution, shall be deemed to bear the effective date as set out below.

IN WITNESS WHEREOF the parties hereto have executed this Bill of Sale as of the date first written above.

**ALVAREZ & MARSAL CANADA INC.**  
in its capacity as court-appointed Receiver of  
Masahiko Nishiyama and not in its personal capacity

Per: \_\_\_\_\_  
Anthony Tillman  
Senior Vice President

**MAYNARDS INDUSTRIES LTD.**

Per: \_\_\_\_\_  
Authorized Signatory

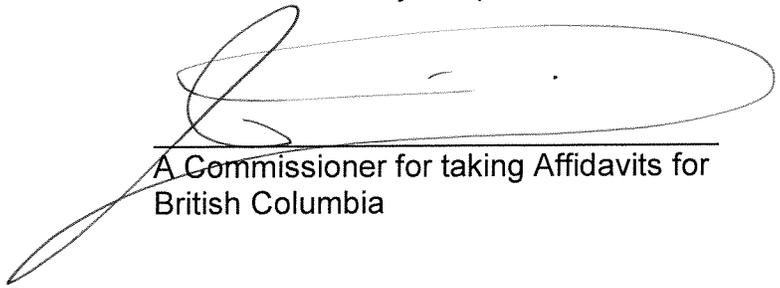
**Schedule A**

**Assets**

1. Mercedes S550 vehicle, VIN WDDNG8GB0AA343089

DRAFT

This is **Exhibit "C"** referred to in the Affidavit of Wen-Shih Yang sworn before me at Vancouver, British Columbia on this the 1st day of April, 2022.



A Commission for taking Affidavits for  
British Columbia

Court File No: S-1813807  
Court Registry: Vancouver

IN THE SUPREME COURT OF BRITISH COLUMBIA  
IN BANKRUPTCY AND INSOLVENCY

IN THE MATTER OF THE PART XIII OF THE  
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, C. B-6,  
AS AMENDED

AND

IN THE MATTER OF MASAHIKO NISHIYAMA,  
BANKRUPT UNDER THE LAWS OF JAPAN

AFFIDAVIT OF PERSONAL SERVICE

I, PHILLIP CAREY, Process Server of #200-890 West Pender Street, Vancouver, British Columbia, MAKE OATH AND SAY AS FOLLOWS:

1. On the 14<sup>th</sup> day of February, 2020, at the hour of 2:21 o'clock in the afternoon, I served CITY OF VANCOUVER with

*[Check the correct box(es) and provide the required information]*

the following documents that have been filed in this proceeding:

- Notice of Application bearing court stamp dated February 12, 2020.

the following documents that have not been filed in this proceeding

- Letter dated February 14, 2020, a copy of which is attached to this affidavit and marked as Exhibit "A".
- Requisition General along with a First Report of the Receiver, a copy of the Requisition is attached to this affidavit and marked as Exhibit "B".

2. I served each document referred to in section 1 of this affidavit by handing to and leaving with the City Clerk at 453 W, 12<sup>th</sup> Avenue, Vancouver, British Columbia.

SWORN before me at the City of Vancouver,  
in the Province of British Columbia, this 18, day  
of February, 2020.



A Commissioner for taking Affidavits in and for  
The Province of British Columbia.

**DANA OLSON**  
A Commissioner for Taking  
Affidavits for British Columbia  
700, 890 west Pender Street,  
Vancouver, BC, V6C 1J9  
Expiry Date: May 31, 2021

)  
)  
)  
)   
) PHILLIP CAREY  
)

February 14, 2020

Colin D. Brousson\*  
\*Law Corporation  
Direct 604-891-2286  
colin.brousson@gowlingwlg.com  
File no V49403

**DELIVERED BY PROCESS SERVER**

City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

**Attention: City Clerk**

Dear Sirs/Mesdames:

**Re: In the Matter of the Bankruptcy of Masahiko Nishiyama, Bankrupt under the Laws of Japan; SCBC No. S1813807 (the "Japanese Estate")**

---

We are counsel for Alvarez & Marsal Canada Inc., in its capacity as the Court-appointed Receiver over all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada, and Hiroshi Morimoto, Trustee over the bankruptcy estate of Masahiko Nishiyama.

We enclose for service a copy of our filed Notice of Application set for February 24, 2020 before Mr. Justice Voith commencing at 10:00 am, together with the filed Receiver's First Report dated February 12, 2020. As you will note from the application materials there is a Vancouver condominium, located at #4102 – 1028 Barclay Street, Vancouver (the "Condo"), being sold under Court Order and the net proceeds will be sent to the Japanese Estate. It is our position that no vacancy tax is payable in the sale of the Condo.

Yours truly,

**GOWLING WLG (CANADA) LLP**

Colin D. Brousson\*

/msh  
Encl.

This is Exhibit A  
referred to in the Affidavit of  
PHILLIP CAZEN  
sworn before me this 18

day of FEBRUARY 2020

[Signature]  
A Commissioner for taking  
Affidavits within  
British Columbia

No. S-1813807  
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA  
IN BANKRUPTCY AND INSOLVENCY

IN THE MATTER OF THE PART XIII OF THE  
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, C. B-6,  
AS AMENDED

AND

IN THE MATTER OF MASAHIKO NISHIYAMA,  
BANKRUPT UNDER THE LAWS OF JAPAN

This is Exhibit <sup>B</sup>  
referred to in the Affidavit of  
PHILLIP CADEE  
sworn before me this 18

day of February 12 2020

[Signature]  
A Commissioner for taking  
Affidavits within  
British Columbia

REQUISITION – GENERAL

Filed by: Alvarez & Marsal Canada Inc., in its capacity as the Court-appointed Receiver over all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada (the "Receiver")

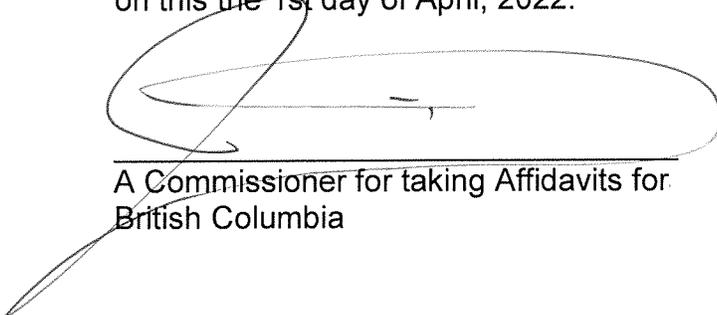
Required: To file the attached First Report of the Receiver dated February 12, 2020.

Date: February 12, 2020

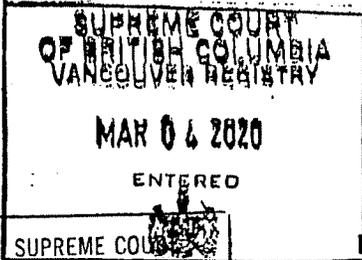
[Signature] assistant  
Counsel for the Receiver  
to: Colin D. Brousson

THIS REQUISITION was prepared by Colin D. Brousson, of the firm of Gowling WLG (Canada) LLP, Barristers & Solicitors, whose place of business and address for delivery is 2300 - 550 Burrard Street, Vancouver, BC V6C 2B5, Tel: 604-683-6498; Fax: 604-683-3558.

This is **Exhibit "D"** referred to in the Affidavit of Wen-Shih Yang sworn before me at Vancouver, British Columbia on this the 1st day of April, 2022.



A Commissioner for taking Affidavits for  
British Columbia



No. S-1813807  
Vancouver Registry



**IN THE SUPREME COURT OF BRITISH COLUMBIA  
IN BANKRUPTCY AND INSOLVENCY**

**IN THE MATTER OF THE PART XIII OF THE  
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, C. B-6,  
AS AMENDED**

**AND**

**IN THE MATTER OF MASAHIKO NISHIYAMA,  
BANKRUPT UNDER THE LAWS OF JAPAN**

**ORDER MADE AFTER APPLICATION**

BEFORE THE HONOURABLE )  
MR. JUSTICE VOITH )  
MONDAY, THE 24<sup>TH</sup> DAY  
OF FEBRUARY, 2020

ON THE APPLICATION of Alvarez & Marsal Canada Inc., in its capacity as the Court-appointed Receiver over all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada (the "Receiver"), and Hiroshi Morimoto, Trustee over the bankruptcy estate of Masahiko Nishiyama (the "Trustee"), coming on for hearing before me this day, at 800 Smithe Street, Vancouver, British Columbia; AND ON HEARING Colin D. Brousson and Alexandra McCawley, Articled Student, counsel for the Receiver and Trustee, Todd Brayer, counsel for Hatsumi Kinoshita ("Kinoshita"), Cody Reedman, counsel for Masahiko Nishiyama, Robert Richardson and Gordon Plottel, counsel for The Resolution and Collection Corporation ("RCC"); AND UPON READING the Pleadings filed to date;

THIS COURT ORDERS that:

1. service of notice of this Application and supporting materials is hereby declared to be good and sufficient, and no other person is required to have been served with notice of this Application;

2. the actions, conduct and activities of the Receiver set out in the Receiver's First Report are approved and confirmed.
3. the execution and completion of the Contract of Purchase and Sale, dated December 19, 2019, between Alvarez & Marsal Canada Inc. and Yongling Duan (the "Purchaser"), attached as Appendix "A" hereto (the "Condo Agreement"), concerning the sale of:
  - (a) certain personal property, including household furnishings, decorations, and appliances, and other as set out in the Condo Agreement, (the "Included Personal Property"); and
  - (b) the lands and premises legally described as:

Parcel Identifier: 028-447-263  
Strata Lot 254, District Lot 185  
Group 1, New Westminster District,  
Plan BCS4016

(the "Condo")

to the Purchaser is hereby approved;

4. upon
  - (a) completion of the Condo Agreement,
  - (b) presentation of a certified copy of this Order for registration in the New Westminster Land Title Office, and
  - (c) delivery by the Receiver to the Purchaser of a bill of sale for the Included Personal Property,

all of the right, title and interest of Nishiyama, Sun Moon Management Ltd. in and to the Included Personal Property and the Condo shall vest absolutely in Purchaser in fee simple, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "Claims") including,

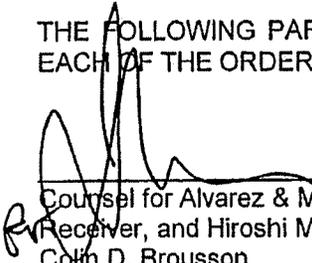
without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Order of this Court; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* of British Columbia or any other personal property registry system; and (iii) those Claims listed on Appendix "B" hereto (all of which are collectively referred to as the "**Encumbrances**", which term shall not include the permitted encumbrances, easements and restrictive covenants listed on Appendix "C" hereto), and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Included Personal Property and the Condo are hereby expunged and discharged as against the Included Personal Property and the Condo;

5. upon presentation for registration in the New Westminster Land Title Office of a certified copy of this Order, together with a letter from Gowling WLG (Canada) LLP the solicitors for the Trustee, authorizing registration of this Order, the British Columbia Registrar of Land Titles is hereby directed to:
  - (a) enter the Purchaser as the owner of the Condo, together with all buildings and other structures, facilities and improvements located thereon and fixtures, systems, interests, licenses, rights, covenants, restrictive covenants, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed or appurtenant thereto, in fee simple in respect of the Condo; and
  - (b) having considered the interest of third parties, to discharge, release, delete and expunge from title to the Condo all of the registered Encumbrances except for those listed in Appendix "C";
6. the proceeds of the Condo shall stand in place and stead of the Condo and, after the usual adjustments between seller and buyer, the proceeds shall be paid to the Receiver, in trust, and shall be paid out in accordance with the following priorities without further Order:
  - (a) first, any arrears of taxes, fees and levies, utilities and services, interest and penalties thereon;

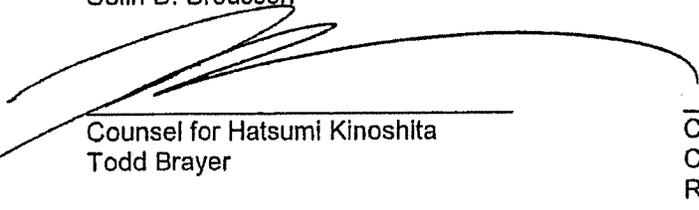
- (b) second, the real estate commission due on this sale of 7% of the first \$100,000.00 and 2 ½% on the remainder of the gross selling price, plus GST thereon, or such lesser amount as maybe agreed to between the Receiver and the listing realtor;
  - (c) third, to the Receiver for all disbursements related to the possession, preservation, maintenance, upkeep and sale of the Condo;
  - (d) fourth, to the Receiver, in trust, in the amount of \$119,469.84 in respect of claims of the Province of British Columbia (the "Province"), under the *Speculation and Vacancy Tax* S.B.C 2018, Chapter 46, Section 114, until written agreement between the Province and the Receiver or by further order of this Court; and
  - (e) fifth, the balance then remaining of the proceeds of the sale of the Condo, and Included Personal Property (the "Net Proceeds") shall be held by the Receiver until March 12, 2020, pending Oral Reasons from this Honourable Court on whether the Net Proceeds will be distributed to the Trustee to the credit of the Japanese bankruptcy proceedings and to be held by the Trustee pending further order, authorization, or approval of the Japanese Court or agreement of the Trustee and Hatsumi Kinoshita, OR if the Net Proceeds will continue to be held by the Receiver pending further Court Order or agreement between the Receiver and Kinoshita in the proceedings herein.
7. an Order authorizing and directing the Receiver to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the conveyance to the Condo Purchaser.
  8. vacant possession of the Included Personal Property and the Condo shall be delivered by the Receiver to the Purchaser at 11:00 a.m. on the Possession Date (as defined in the Condo Agreement), subject to the permitted encumbrances as set out in the Condo Agreement and listed on Appendix "C";
  9. the Receiver, with the consent of the Purchaser, shall be at liberty to extend the Closing Date to such later date as those parties may agree without the necessity of a further Order of this Court;

10. the execution and completion of the Bill of Sale (Absolute), attached as Appendix "D" hereto, relating to the sale of the Mercedes S550 vehicle, VIN WDDNG8GB0AA343089, to Maynards Industry Canada Ltd. is hereby approved; and
11. the Receiver shall be at liberty to liquidate or dispose of the remaining personal property from the Condo that is not Included Personal Property (the "Residual Personal Property").
12. THIS COURT HEREBY REQUESTS the aid and recognition of any court, tribunal, regulatory or administrative body, wherever located, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order; and
13. the Receiver or any other party have liberty to apply for such further or other directions or relief as may be necessary or desirable to give effect to this Order.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

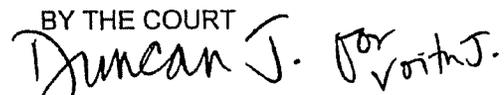
  
\_\_\_\_\_  
Counsel for Alvarez & Marsal Canada Inc.  
Receiver, and Hiroshi Morimoto, Trustee  
Colin D. Brousson

\_\_\_\_\_  
Counsel for Masahiko Nishiyama  
Cody Reedman

  
\_\_\_\_\_  
Counsel for Hatsumi Kinoshita  
Todd Brayer

\_\_\_\_\_  
Counsel for The Resolution and Collection  
Corporation  
Robert Richardson

\_\_\_\_\_  
Counsel for The Resolution and Collection  
Corporation  
Gordon Plottel

BY THE COURT  
  
\_\_\_\_\_  
REGISTRAR

10. the execution and completion of the Bill of Sale (Absolute), attached as Appendix "D" hereto, relating to the sale of the Mercedes S550 vehicle, VIN WDDNG8GB0AA343089, to Maynards Industry Canada Ltd. is hereby approved; and
11. the Receiver shall be at liberty to liquidate or dispose of the remaining personal property from the Condo that is not Included Personal Property (the "Residual Personal Property").
12. THIS COURT HEREBY REQUESTS the aid and recognition of any court, tribunal, regulatory or administrative body, wherever located, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order; and
13. the Receiver or any other party have liberty to apply for such further or other directions or relief as may be necessary or desirable to give effect to this Order.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

\_\_\_\_\_  
Counsel for Alvarez & Marsal Canada Inc.  
Receiver, and Hiroshi Morimoto, Trustee  
Colin D. Brousson

  
\_\_\_\_\_  
Counsel for Masahiko Nishiyama  
Cody Reedman

\_\_\_\_\_  
Counsel for Hatsumi Kinoshita  
Todd Brayer

\_\_\_\_\_  
Counsel for The Resolution and Collection  
Corporation  
Robert Richardson

\_\_\_\_\_  
Counsel for The Resolution and Collection  
Corporation  
Gordon Plottel

~~BY THE COURT~~

~~REGISTRAR~~

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ENDORSEMENTS ATTACHED

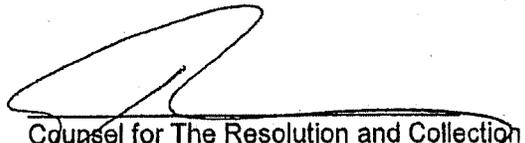
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- 13. the Receiver or any other party have liberty to apply for such further or other directions or relief as may be necessary or desirable to give effect to this Order.

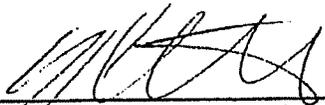
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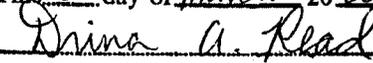
  
 \_\_\_\_\_  
 Counsel for The Resolution and Collection  
 Corporation  
 Gordon Plottel

Certified a true copy according to  
 the records of the Supreme Court  
 at Vancouver, B.C.

BY THE COURT

This 5<sup>th</sup> day of March 2020

REGISTRAR

  
 \_\_\_\_\_

V49403|VAN\_LAW|3308768|6

Authorized Signing Officer

**DRINA READ**

TELKEL  


# APPENDIX "A"

DocuSign Envelope ID: 61519AAF-E91C-4C49-A943-8380A7930272

DocuSign Envelope ID: 1027EFB2-8054-4AEC-9C90-F2B6F69B77EB

## CONTRACT OF PURCHASE AND SALE INFORMATION ABOUT THIS CONTRACT

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE CONTRACT AND SHOULD NOT AFFECT THE PROPER INTERPRETATION OF ANY OF ITS TERMS.

- CONTRACT:** This document, when signed by both parties, is a legally binding contract. READ IT CAREFULLY. The parties should ensure that everything that is agreed to is in writing.
- DEPOSIT(S):** Section 28 of the *Real Estate Services Act* requires that money held by a brokerage in respect of a real estate transaction for which there is an agreement between the parties for the acquisition and disposition of the real estate be held by the brokerage as a stakeholder. The money is held for the real estate transaction and not on behalf of one of the parties. If a party does not remove a subject clause, the brokerage requires the written agreement of both parties in order to release the deposit. If both parties do not sign the agreement to release the deposit, then the parties will have to apply to court for a determination of the deposit issue.
- COMPLETION:** (Section 4) Unless the parties are prepared to actually meet at the Land Title Office and exchange title documents for the Purchase Price, it is, in every case, advisable for the completion of the sale to take place in the following sequence:
  - The Buyer pays the Purchase Price or down payment in trust to the Buyer's Lawyer or Notary (who should advise the Buyer of the exact amount required) several days before the Completion Date and the Buyer signs the documents.
  - The Buyer's Lawyer or Notary prepares the documents and forwards them for signature to the Seller's Lawyer or Notary who returns the documents to the Buyer's Lawyer or Notary.
  - The Buyer's Lawyer or Notary then attends to the deposit of the signed title documents (and any mortgages) in the appropriate Land Title Office.
  - The Buyer's Lawyer or Notary releases the sale proceeds at the Buyer's Lawyer's or Notary's office.

Since the Seller is entitled to the Seller's proceeds on the Completion Date, and since the sequence described above takes a day or more, it is strongly recommended that the Buyer deposits the money and the signed documents AT LEAST TWO DAYS before the Completion Date, or at the request of the Conveyancer, and that the Seller delivers the signed transfer documents no later than the morning of the day before the Completion Date.

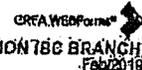
While it is possible to have a Saturday Completion Date using the Land Title Office's Electronic Filing System, parties are strongly encouraged NOT to schedule a Saturday Completion Date as it will restrict their access to fewer lawyers or notaries who operate on Saturdays; lenders will generally not fund new mortgages on Saturdays; lenders with existing mortgages may not accept payouts on Saturdays; and other offices necessary as part of the closing process may not be open.

- POSSESSION:** (Section 5) the Buyer should make arrangements through the real estate licensees for obtaining possession. The Seller will not generally let the Buyer move in before the Seller has actually received the sale proceeds. Where residential tenants are involved, Buyers and Sellers should consult the *Residential Tenancy Act*.
- TITLE:** (Section 9) It is up to the Buyer to satisfy the Buyer on matters of zoning or building or use restrictions, toxic or environmental hazards, encroachments on or by the Property and any encumbrances which are staying on title before becoming legally bound. It is up to the Seller to specify in the Contract if there are any encumbrances, other than those listed in Section 9, which are staying on title before becoming legally bound. If you as the Buyer are taking out a mortgage, make sure that title, zoning and building restrictions are all acceptable to your mortgage company. In certain circumstances, the mortgage company could refuse to advance funds. If you as the seller are allowing the Buyer to assume your mortgage, you may still be responsible for payment of the mortgage, unless arrangements are made with your mortgage company.
- CUSTOMARY COSTS:** (Section 15) In particular circumstances there may be additional costs, but the following costs are applicable in most circumstances:

Costs to be Borne by the Seller	Costs to be Borne by the Buyer
Lawyer or Notary Fees and Expenses:	Lawyer or Notary Fees and Expenses:
- attending to execution documents;	- appraisals (if applicable)
Costs of clearing title, including:- Investigating title,	- Land Title Registration fees.
- discharge fees charged by encumbrance holders,	- Fire Insurance Premium.
- prepayment penalties.	Sales Tax (if applicable).
Real Estate Commission (plus GST).	Property Transfer Tax.
Goods and Services Tax (if applicable).	Goods and Services Tax (if applicable).

In addition to the above costs there may be financial adjustments between the Seller and the Buyer pursuant to Section 6 and additional taxes payable by one or more of the parties in respect of the Property or the transaction contemplated hereby (eg. empty home tax and speculation tax).

- CLOSING MATTERS:** The closing documents referred to in Sections 11, 11A and 11B of this Contract will, in most cases, be prepared by the Buyer's Lawyer or Notary and provided to the Seller's Lawyer or Notary for review and approval. Once settled, the lawyers/notaries will arrange for execution by the parties and delivery on or prior to the Completion Date. The matters addressed in the closing documents referred to in Sections 11A and 11B will assist the lawyers/notaries as they finalize and attend to various closing matters arising in connection with the purchase and sale contemplated by this Contract.
- RISK:** (Section 16) The Buyer should arrange for insurance to be effective as of 12:01 am the Completion Date.
- FORM OF CONTRACT:** This Contract of Purchase and Sale is designed primarily for the purchase and sale of (residential) residences. If your transaction involves: a house or other building under construction, a lease, a business, an assignment, other special circumstances (including the acquisition of land situated on a First Nations reserve). Additional provisions, not contained in this form, may be needed, and professional advice should be obtained. A Property Disclosure Statement completed by the Seller may be available.
- REALTOR® Code, Article 11:** A REALTOR® shall not buy or sell, or attempt to buy or sell, an interest in property, either directly or indirectly, for himself or herself, any member of his or her immediate family, or any entity in which the REALTOR® has a financial interest, without making the REALTOR®'s position known to the buyer or seller in writing. Real Estate Council Rules 6-9: If a licensee acquires, directly or indirectly, or disposes of real estate, or if the licensee assists an associate in acquiring, directly or indirectly, or disposing of real estate, the licensee must make a disclosure in writing to the opposite party before entering into any agreement for the acquisition or disposition of the real estate.
- RESIDENCY:** When completing their residency and citizenship status, the Buyer and the Seller should confirm their residency and citizenship status and the tax implications thereof with their Lawyer/Accountant.
- AGENCY DISCLOSURE:** (Section 21) all Designated Agents/Licensees with whom the Seller or the Buyer has an agency relationship should be listed. If additional space is required, list the additional Designated Agents/Licensees on an addendum to the Contract of Purchase and Sale.





THE CANADIAN  
 BAR ASSOCIATION  
 British Columbia Branch

**CONTRACT OF PURCHASE AND SALE**

BROKERAGE: Oakwyn Realty Ltd. DATE: 12/19/2019  
 ADDRESS: 3193 Oak Street Vancouver PC: V6H2L2 PHONE: (604) 620-6788  
 PREPARED BY: Jason Shang MLS® NO: R2411678

SELLER: <u>Alvaras &amp; Marsal Canada, Inc.</u>	BUYER: <u>YONGLING DUAN</u>
SELLER: _____	BUYER: _____
ADDRESS: <u>4102 1028 BARCLAY</u>	ADDRESS: <u>c/o Agency</u>
<u>Vancouver</u> <u>BC</u>	
PC: <u>V6Z 0B1</u>	PC: <u>V6H2L2</u>
PHONE: _____	PHONE: _____
	OCCUPATION: _____

**PROPERTY:**

4102 1028 BARCLAY STREET  
 UNIT NO. ADDRESS OF PROPERTY  
Vancouver V6Z 0B1  
 CITY/TOWN/MUNICIPALITY POSTAL CODE  
028-447-263  
 PID OTHER PID(S)

**STRATA LOT 254, PLAN BCS4016, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

LEGAL DESCRIPTION <sup>DS</sup>  
 The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions: 4,330,000.00

- <sup>DS</sup> **PURCHASE PRICE:** The purchase price of the Property will be Three, million, three hundred thirty thousand 4,330,000.00 <sup>AT</sup>  
 Four Million Three Hundred Thirty Thousand 4,330,000.00 <sup>AT</sup> DOLLARS \$ 4,330,000.00 <sup>DS</sup> (Purchase Price)  
~~Four Million Three Hundred Thirty Thousand~~ ~~4,330,000.00~~ ~~4,330,000.00~~ <sup>AT</sup>
- DEPOSIT:** A deposit of \$ 250,000.00 which will form part of the Purchase Price, will be paid within 24 hours of acceptance unless agreed as follows:  
 within 24 hours upon subject removal in the form of a bank draft

All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to Oakwyn Realty Ltd in Trust and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that: (a) the Conveyancer is a Lawyer or Notary; (b) such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

<sup>DS</sup>  
UD AT  
 INITIALS <sup>DS</sup>



PROPERTY ADDRESS

3. TERMS AND CONDITIONS: The purchase and sale of the Property includes the following terms and is subject to the following conditions:

**SPECIAL LEVIES** In the amount lesser of the actual amount levied or \$50,000.00 of <sup>UD</sup> <sup>AT</sup>

If a special levy is approved before the Completion Date, the Seller will credit the Buyer with 100% of the special levy that the Buyer is obligated to pay under the Strata Property Act, regardless of whether the special levy is due or payable by lump sum or installments over time. The Seller hereby directs the Buyer to hold back such credit from the sale proceeds and to remit it to the Strata Corporation. If a special assessment has been proposed by way of Notice of Special General Meeting or by way of Notice of Annual General Meeting, but not passed by the Strata Corporation before the Completion Date, the Buyer may hold back the amount of the proposed assessment and either pay the amount to the Strata Corporation or, if the proposed special assessment is defeated, pay the amount to the Seller. <sup>as limited above</sup> <sup>AT</sup> <sup>UD</sup>

**AMENDMENT OF BYLAWS OR RULES**

If prior to the Completion Date the Seller becomes aware of any notice of a resolution to amend the bylaws or rules of the Strata Corporation, or the bylaws or rules of a section to which the Strata Lot belongs, or any amendment to such bylaws or rules, that the Seller has not previously disclosed to the Buyer, the Seller will promptly deliver a copy of the relevant resolution or notice of resolution to the Buyer. <sup>UD</sup>

~~PROPERTY REPRESENTATIONS AND WARRANTIES~~

~~The Seller represents and warrants that during the time the Seller has owned the Property, there have been no unauthorized alterations or modifications to the Property and to the best of the Seller's knowledge and belief, there have never previously been any alterations or modifications to the Property.~~ <sup>AT</sup>

**PROPERTY TRANSFER TAX**

The Buyer acknowledges that at the time of this agreement Property Transfer Tax is applicable on the Purchase Price of the Property at a rate of 1% on the first \$200,000 and 2% on the portion of the fair market value greater than \$200,000 and up to and including \$2,000,000 and 3% on the portion of the fair market value greater than \$2,000,000, and if the property is residential, a further 2% on the portion of the fair market value greater than \$3,000,000 as required by the Property Transfer Tax Act. <sup>UD</sup>

~~GST~~

~~In the event GST is payable on the purchase of the Property, the GST is included in the Purchase Price. The Seller agrees to remit GST to the CRA. The Seller will indemnify and hold the Buyer harmless for the payment of GST.~~ <sup>AT</sup>

**OTHER TAXES**

The Buyer is aware that the Provincial and Federal Government may implement or change tax regulations from time to time. At the time of this agreement, the Buyer is made aware of the BC Speculation and Vacancy Tax and of the City of Vancouver Empty Home Tax. The Buyer has been advised to seek independent accounting advice on the application of these taxes.

~~ILLEGAL SUBSTANCES~~

~~The Seller represents and warrants that, during the time the Seller has owned the strata lot, neither the strata lot nor any limited common property associated with the strata lot has been used for the illegal growth of any substances, or for the growth or manufacture of any illegal substances. This warranty shall survive and not merge on the completion of this transaction. Further, the Seller represents that, to the best of the Seller's knowledge and belief, neither the strata lot nor any limited common property associated with the strata lot has ever been used for the illegal growth of any substances, or growth or manufacture of illegal substances.~~ <sup>UD</sup> <sup>AT</sup>

**MEASUREMENTS**

The Buyer is aware that the square footage as advertised is approximate and not guaranteed and the Buyer is satisfied with size of the Property as viewed.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefitting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the Real Estate Services Act.

<sup>UD</sup> <sup>AT</sup>  
INITIALS

1028 BARCLAY STREET 4102 Vancouver BC V6R 0B1 PAGE 4 of 8 PAGES  
PROPERTY ADDRESS

3. TERMS AND CONDITIONS: The purchase and sale of the Property includes the following terms and is subject to the following conditions:

PARKING

The Purchase Price includes the exclusive use of parking stall # 50,51,52 (the "Parking Stall"). The Seller represents and warrants the Parking Stall is designated under the following arrangement (select one):

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as limited common property of the Strata Lot;

AT

as common property of the Strata Corporation under a long term lease which expires on \_\_\_\_\_

as common property of the Strata Corporation under a short term exclusive use agreement or special privilege;

as a separate Strata Lot; or

as part of the Strata Lot.

~~GENERAL CONDITIONS~~

~~The Seller will remove all personal possessions that are not included in the sale of the Property and leave the Property in a clean condition free of garbage or debris. The Seller will professionally clean the Property including the insides of all cabinets and appliances and will steam clean carpets (if any) in the Property. The Seller covenants and agrees that all appliances will be in good working order on the Completion Date.~~

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KEYS

On the Possession Date the Seller will provide the Buyer with at least two sets of keys and/or fobs, for the unit including, but not limited to, the strata lot, the building, parking areas, ~~storage areas, storage lockers, mailbox,~~ building amenities and if the building features a garage door, all remote controls for the garage door.

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STRATA FEES

The Seller ~~represents and warrants~~ the monthly strata fees are 191072.80 *correctly*

*and subject to change*

AT

RESTRICTIONS

~~The Seller represents and warrants the following restrictions apply:~~

~~Pets Allowed w/Rest., Rentals Allowed w/Restrictions~~

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ACCESS

The Seller shall allow the Buyer to access the property on 2 occasions after subject removal (if any) and prior to the Completion Date. The Buyer shall provide to the Seller or Seller's representative at least 24 hours notice to access the Property. The Buyer agrees to indemnify and save harmless the Seller from any claims, actions, damages or costs that result from the Seller's access of the Property under this clause.

LEGAL & OTHER PROFESSIONAL ADVICE

The Buyer and Seller acknowledge that the Brokerage and Designated Agents do not provide legal or other expert advice in matters beyond the common standard of care in the Real Estate Industry. The parties have been advised to seek independent legal advice prior to executing this Contract of Purchase and Sale.

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~~CONFIDENTIALITY OF TERMS~~

~~The Buyer and Seller agree that the terms and conditions of any offer or counter-offer with respect to the Property shall not be disclosed to any other potential Buyer of the property without the prior written consent of the Buyer.~~

AT

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the Real Estate Services Act.

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INITIALS

1020 BARCLAY STREET 4102 Vancouver BC V6R 0B1 PAGE 5 of 8 PAGES  
PROPERTY ADDRESS

4. COMPLETION: The sale will be completed on March 9th, yr. 2020  
(Completion Date) at the appropriate Land Title Office.

5. POSSESSION: The Buyer will have vacant possession of the Property at 11 a. m. on  
March 10, yr. 2020 (Possession Date) OR, subject to the following existing tenancies, if any:

6. ADJUSTMENTS: The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of March 10th, yr. 2020 (Adjustment Date).

7. INCLUDED ITEMS: The Purchase Price includes any buildings, improvements, fixtures, appurtenances and attachments thereto, and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection. INCLUDING:  
Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Refrigerator, Sprinkler - Fire, Wine Cooler, all light fixtures.  
All indoor and outdoor furnitures, home decoration (pots, paintings, mirrors, clocks, etc.), rugs, lamps, TVs,  
All items in the property.

OS  
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BUT EXCLUDING:  
Furniture, books, computer. OS  
UD AT

8. VIEWED: The Property and all included items will be in substantially the same condition at the Possession Date as when viewed by the Buyer on December 18th yr. 2019

9. TITLE: Free and clear of all encumbrances except subsisting conditions, provisions, restrictions exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Section 6, if any, and except as otherwise set out herein.

10. TENDER: Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, cash or Lawyer's/Notary's or real estate broker's trust cheque.

11. DOCUMENTS: All documents required to give effect to this Contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4 pm on the Completion Date.

11A. SELLER'S PARTICULARS AND RESIDENCY: The Seller shall deliver to the Buyer on or before the Completion Date a statutory declaration of the Seller containing: (1) particulars regarding the Seller that are required to be included in the Buyer's Property Transfer Tax Return to be filed in connection with the completion of the transaction contemplated by this Contract (and the Seller hereby consents to the Buyer inserting such particulars on such return); (2) declarations regarding the Speculation and Vacancy Tax for residential properties located in jurisdictions where such tax is imposed and the Vancouver Vacancy By-Law for residential properties located in the City of Vancouver; and (3) if the Seller is not a non-resident of Canada as described in the non-residency provisions of the Income Tax Act, confirmation that the Seller is not then, and on the Completion Date will not be, a non-resident of Canada. If on the Completion Date the Seller is a non-resident of Canada as described in the residency provisions of the Income Tax Act, the Buyer shall be entitled to hold back from the Purchase Price the amount provided for under section 116 of the Income Tax Act.

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INITIALS

- 11B. **GST CERTIFICATE:** If the transaction contemplated by this Contract is exempt from the payment of Goods and Services Tax ("GST"), the Seller shall execute and deliver to the Buyer on or before the Completion Date, an appropriate GST exemption certificate to relieve the parties of their obligations to pay, collect and remit GST in respect of the transaction. If the transaction contemplated by this Contract is not exempt from the payment of GST, the Seller and the Buyer shall execute and deliver to the other party on or before the Completion Date an appropriate GST certificate in respect of the transaction.
- 12. **TIME:** Time will be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreements to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may, at the Seller's option, terminate this Contract, and, in such event, the amount paid by the Buyer will be non-refundable and absolutely forfeited to the Seller, subject to the provisions of Section 28 of the *Real Estate Services Act*, on account of damages, without prejudice to the Seller's other remedies.
- 13. **BUYER FINANCING:** If the Buyer is relying upon a new mortgage to finance the Purchase Price, the Buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office, but only if, before such lodging, the Buyer has: (a) made available for tender to the Seller that portion of the Purchase Price not secured by the new mortgage, and (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and (c) made available to the Seller, a Lawyer's or Notary's undertaking to pay the Purchase Price upon the lodging of the transfer and new mortgage documents and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").
- 14. **CLEARING TITLE:** If the Seller has existing financial charges to be cleared from title, the Seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Seller agrees that payment of the Purchase Price shall be made by the Buyer's Lawyer or Notary to the Seller's Lawyer or Notary, on the CBA Standard Undertakings to pay out and discharge the financial charges, and remit the balance, if any, to the Seller.
- 15. **COSTS:** The Buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.
- 16. **RISK:** All buildings on the Property and all other items included in the purchase and sale will be, and remain, at the risk of the Seller until 12:01 am on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.
- 17. **PLURAL:** In this Contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns; singular includes plural and masculine includes feminine.
- 18. **REPRESENTATIONS AND WARRANTIES:** There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract and the representations contained in the Property Disclosure Statement if incorporated into and forming part of this Contract, all of which will survive the completion of the sale.
- 19. **PERSONAL INFORMATION:** The Buyer and the Seller hereby consent to the collection, use and disclosure by the Brokerages and by the managing broker(s), associate broker(s) and representative(s) of those Brokerages (collectively the "Licensee(s)") described in Section 21, the real estate boards of which those Brokerages and Licensees are members and, if the Property is listed on a Multiple Listing Service®, the real estate board that operates the Multiple Listing Service®, of personal information about the Buyer and the Seller:
  - A. for all purposes consistent with the transaction contemplated herein;
  - B. if the Property is listed on a Multiple Listing Service®, for the purpose of the compilation, retention and publication by the real estate board that operates the Multiple Listing Service® and other real estate boards of any statistics including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of that real estate board and other real estate boards;

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INITIALS

1028 BARCLAY STREET 4102 Vancouver BC V6Z 0B1 PAGE 7 of 8 PAGES  
PROPERTY ADDRESS

- C. for enforcing codes of professional conduct and ethics for members of real estate boards; and
- D. for the purposes (and to the recipients) described in the brochure published by the British Columbia Real Estate Association entitled *Privacy Notice and Consent*.

The personal information provided by the Buyer and Seller may be stored on databases outside Canada, in which case it would be subject to the laws of the jurisdiction in which it is located.

20. **ASSIGNMENT OF REMUNERATION:** The Buyer and the Seller agree that the Seller's authorization and instruction set out in section 25(c) below is a confirmation of the equitable assignment by the Seller in the Listing Contract and is notice of the equitable assignment to anyone acting on behalf of the Buyer or Seller.

20A. **RESTRICTION ON ASSIGNMENT OF CONTRACT:** The Buyer and the Seller agree that this Contract: (a) must not be assigned without the written consent of the Seller; and (b) the Seller is entitled to any profit resulting from an assignment of the Contract by the Buyer or any subsequent assignee.

21. **AGENCY DISCLOSURE:** The Seller and the Buyer acknowledge and confirm as follows (initial appropriate box(es) and complete details as applicable):

AT	
INITIALS	

A. The Seller acknowledges having received, read and understood Real Estate Council of British Columbia (RECBC) form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Seller has an agency relationship with

Ken Leong, PREC\* (Designated Agent(s)/Licensee(s))

who is/are licensed in relation to Oakwyn Realty Downtown Ltd. (Brokerage).

UD	
INITIALS	

B. The Buyer acknowledges having received, read and understood RECBC form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Buyer has an agency relationship with

Jason Shang (Designated Agent(s)/Licensee(s))

who is/are licensed in relation to OAKWYN REALTY LTD (Brokerage).

INITIALS	

C. The Seller and the Buyer each acknowledge having received, read and understood RECBC form entitled "*Disclosure of Risks Associated with Dual Agency*" and hereby confirm that they each consent to a dual agency relationship with

(Designated Agent(s)/Licensee(s))

who is/are licensed in relation to (Brokerage),

having signed a dual agency agreement with such Designated Agent(s)/Licensee(s) dated \_\_\_\_\_.

INITIALS	

D. If only (A) has been completed, the Buyer acknowledges having received, read and understood RECBC form "*Disclosure of Risks to Unrepresented Parties*" from the Seller's agent listed in (A) and hereby confirms that the Buyer has no agency relationship.

INITIALS	

E. If only (B) has been completed, the Seller acknowledges having received, read and understood RECBC form "*Disclosure of Risks to Unrepresented Parties*" from the Buyer's agent listed in (B) and hereby confirms that the Seller has no agency relationship.

UD			AT
INITIALS			

CREA/BCRE Form #



**SCHEDULE "A" TO CONTRACT OF PURCHASE AND SALE  
FOR THE PROPERTY DESCRIBED IN THE ATTACHED CONTRACT OF  
PURCHASE AND SALE (THE "PROPERTY")**

The following terms and conditions replace, modify, and where applicable override, the terms of the attached contract of purchase and sale, and any modifications, additions or addenda thereto (collectively, the "Contract"). Where any conflict arises between the terms of this Schedule "A" and the Contract, the terms of this Schedule "A" will apply.

The following terms and conditions shall not merge, but shall survive, the completion of any sale of the Property to the Buyer.

The references in Schedule "A" to specific clauses in the Contract are references to the clause numbers in the contract of purchase and sale used by the Real Estate Board of Greater Vancouver (the "Real Estate Board Contract"). If the Contract attached hereto has different clause numbers than the Real Estate Board Contract the terms of Schedule "A" will apply with the necessary changes and with equal effect to the equivalent clauses of the Contract, notwithstanding the different clause numbers.

All references to the "Seller" in the Contract and in this Schedule "A" will be read as references to Alvarez & Marsal Canada Inc., in its capacity as the Court appointed receiver over all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada, and not in its personal capacity (the "Receiver").

1. Clause 22 of the Contract is deleted, and replaced by the following:

The acceptance of this offer by the Seller is pursuant to a Court Order made in a receivership proceeding in the Supreme Court of British Columbia (the "Court") in Action No. S-1813807 (Vancouver Registry) (the "Proceedings") and not as seller or owner of the Property. The acceptance of this offer by the Seller is subject to the approval of the Supreme Court of British Columbia (the "Court") and will become effective from the time an Order is made by the Court approving this offer. The Buyer acknowledges and agrees that the date of the application for that Order will be at the sole discretion of the Seller. The Buyer also acknowledges and agrees that the Seller's obligations in connection with this offer, until it is approved by the Court, are limited to putting this offer before the Court. Thereafter, the Seller is subject to the jurisdiction and discretion of the Court to entertain other offers and to any further Orders the Court may make regarding the Property. Given the Seller's position and the Seller's relationship to other parties in the Receivership, the Seller may be compelled to advocate that the Court consider other offers in order to obtain the highest price for the Property. Seller gives no undertaking to advocate the acceptance of this offer. In that regard, the Buyer must make its own arrangements to support this offer in Court.

The Buyer acknowledges and agrees that the Seller can disclose the amount of this offer, once accepted, to any person.

If the Court vacates, sets aside or varies an Order approving this offer for any reason whatsoever (except any willful misconduct of the Seller), then the Seller shall not be liable to the Buyer or any other person in any way whatsoever, in connection therewith.

2. Clause 9 of the Contract is deleted, and replaced by the following:

"Free and clear of all encumbrances of the parties with notice of the Proceedings, in accordance with an Order of the Court (the "Vesting Order") except: subsisting conditions, provisos, restrictions, exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, and except as otherwise set out herein."

- 2 -

3. This offer (and any contract formed by its acceptance) may be terminated by the Seller at any time prior to the completion date in the Contract if any Order of the Court or other court of competent jurisdiction renders the completion impossible or inadvisable, and in that event the Seller will have no further obligations or liability to the Buyer.
4. If the Vesting Order is made, and if the Seller does not terminate this offer or any contract formed by its acceptance, then the Buyer must complete the sale on the completion date in the Contract (or such other date as might be in the Vesting Order), time being of the essence, regardless of any appeal or application for leave to appeal, vary or set aside the Vesting Order, by any person.
5. The Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings") are of no application whatsoever, to the Contract or a sale of the Property by the Seller.
6. Clause 10 of the Contract is deleted, and replaced by the following:  

"Tender or payment of monies by the Buyer to the Seller, and all deposits paid by the Buyer, will be by certified cheque, bank draft, or lawyer's or notary's trust cheque, only."
7. The Buyer acknowledges and agrees the Property includes real property only, and no personal, intangible or other property, unless otherwise addressed by further addendum.
8. Clauses 7 and 8 of the Contract are deleted, and replaced by the following:  

"The Buyer acknowledges and agrees that the Seller is selling the Property and the Buyer is buying the Property on a strictly "as is, where is" basis as of the time of actual possession. Without limiting the generality of the foregoing, the Buyer acknowledges and agrees that the Seller has not made and will not make any warranty or representation whatsoever with respect to the Property, and no such warranty or representation is expressed or can be implied including, without limitation, any warranty or representation as to environmental condition, size, dimensions, fitness, design or condition for any particular purposes, quality, or the existence of any defect, whether latent or patent. The Buyer acknowledges and agrees that it has conducted any inspections with respect to the condition of the Property, including in relation to environmental issues, that the Buyer deems appropriate, and has satisfied itself with regard to such matters.

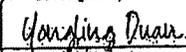
If the Seller has provided the Buyer with any reports or information regarding the Property (the "Information"), the Buyer acknowledges and agrees that the Seller has not made and will not make any warranty or representation whatsoever regarding the Information, including the accuracy or completeness of the Information, and any use that the Buyer or others may make of the Information is strictly at the Buyer's own risk".
10. Clause 12 of the Contract is deleted, and replaced by the following:  

"Time will be of the essence hereof, and unless the balance of the cash payment is paid on or before the Completion Date, the Seller may at the Seller's option, either terminate or reaffirm the Contract, and the deposit will be non-refundable and absolutely forfeited to the Seller, without prejudice to the Seller's other rights and remedies. These terms and conditions are for the sole benefit of the Seller".
11. No property condition disclosure statement concerning the Property forms part of the Contract, whether or not such a statement is attached to the Contract.
12. Clause 18 of the Contract is deleted and replaced by the following:  

"There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract."

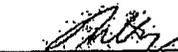
- 13. The Seller will not be responsible for removing any personal property left on or about the Property, by any occupant of the Property or otherwise.
- 14. Clause 5 of the Contract is modified, by adding the following:
  - a) Possession will be by operation of and pursuant to the terms of the Order.
  - b) No adjustments, including but not limited to adjustments for rents or security deposits, will be made to the purchase price on account of any tenancies.
  - c) If any occupant of the Property does not vacate the Property by the possession date, then the Seller will apply for a Writ of Possession and instruct a Court Bailiff to deliver possession to the Buyer. This is the Seller's only obligation as regards possession. The Seller will not be liable to the Buyer or any other person in any way whatsoever (apart from the Seller's obligation to apply for a Writ of Possession and instruct a Court Bailiff), if possession cannot be delivered to the Buyer on the possession date. The Buyer acknowledges that considerable time is often required, to obtain Writs of Possession. The Seller will not be responsible for removing any personal property left on or about the Property, by any occupant of the Property or otherwise.
- 15. The Vesting Order will describe the Buyer exactly as the Buyer appears at the upper right on the first page of the Contract, so the Buyer as described at the upper right on the first page of the Contract will appear as the owner of the Property after completion of a sale of the Property. Seller will not be bound by any term in the Contract describing the Buyer otherwise, or allowing the Buyer to complete the sale with a different name.
- 16. The Buyer is responsible, immediately on completion of the sale of the Property to the Buyer, for paying any and all taxes arising from or in connection with the sale (including Property Transfer Tax and GST). The Seller can, at its option, require the Buyer to pay it any such GST immediately on completion of the sale (and in that event the Seller will then remit such tax to Canada Revenue Agency).
- 17. The Buyer authorizes the Seller and its agents and insurers to disclose to third parties any personal and/or other information arising from or in any way connected with the Property, or the sale of the Property to the Buyer.

BUYER(S)

DocuSigned by:  
  
 803A27956C22481

Dec 19, 2019  
 Date: \_\_\_\_\_

SELLER

  
 Alvarez & Marsal Canada Inc.,  
 in its capacity as the Court appointed  
 receiver over all of the assets,  
 undertakings and property owned  
 or beneficially owned by Masahiko  
 Nishiyama in Canada, and not in its  
 personal capacity

Dec. 23, 2019  
 Date: \_\_\_\_\_

APPENDIX "B"

CLAIMS TO BE DISCHARGED FROM TITLE TO THE CONDO

Party	Nature of Charge	Registration No.
	Injunction	CA7073370
	Injunction	CA7640699
	Crown Lien	WX2141048
	Crown Lien	WX2142122

## APPENDIX "C"

### PERMITTED ENCUMBRANCES, EASEMENTS, AND RESTRICTIVE COVENANTS

1. The reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.
2. The following:

Party	Nature of Charge	Registration No.
City of Vancouver	Easement and Indemnity Agreement	BB655983
	Equitable Charge	BB655985
	Covenant	BB762515
	Covenant	BB762542
Shaw Cablesystems Limited	Statutory Right of Way	BB89948
Appurtenant to Parcel A Plan BCP20086 Except: Air Space Plan BCP40279	Easement	BB762491
	Easement	BB762492
	Easement	BB762493
	Easement	BB762494
	Easement	BB762496
	Easement	BB762497
	Easement	BB762498
	Easement	BB762499
	Easement	BB762500
Telus Communications Inc.	Statutory Right of Way	BB1077958

# APPENDIX "D"

## BILL OF SALE (ABSOLUTE)

THIS BILL OF SALE made effective the \_\_\_\_ day of \_\_\_\_\_, 2020.

BETWEEN:

ALVAREZ & MARSAL CANADA INC., in its capacity as the Court-appointed Receiver over all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada, and having an office located at 1680 – 400 Burrard Street, Vancouver, British Columbia, V6C 3A6

(the "Vendor")

AND:

MAYNARDS INDUSTRIES CANADA LTD., a company duly incorporated under the laws of the Province of British Columbia and having its registered and records offices located at \_\_\_\_\_

(the "Purchaser")

WHEREAS:

- A. The Vendor is authorized by court orders made February 14, 2019, and July 19, 2019, in proceedings in the Supreme Court of British Columbia action number S-1813807 (Vancouver Registry) to market and sell any and all of the assets, undertakings and property owned or beneficially owned by Masahiko Nishiyama in Canada; and
- B. The Vendor has agreed with the Purchaser for the absolute sale to the Purchaser of the Assets described in the attached Schedule "A" (the "Purchased Assets").

NOW IN CONSIDERATION of the sum of \$16,000.00 (the "Purchase Price") and other good and valuable consideration now paid by the Vendor to the Purchaser, the receipt and sufficiency of which is acknowledged, the parties covenant and agree as follows:

- Transfer: The Vendor does hereby sell, assign, transfer and set over to the Purchaser the Purchased Assets and the appurtenances thereto free and clear of all liens, charges and encumbrances of every nature and kind whatsoever, all of which are in possession of the Vendor, and all right, title, interest, property claim and demand of the Vendor therein, to and for the Purchaser's sole and only use forever.
- As is, with no warranty: Purchaser agrees to accept the Purchased Assets on a strictly "as is where is" basis as they exist on the date of this Bill of Sale. The Purchaser agrees that the Vendor has not made and is not making any representations and/or warranties express or implied to the Purchaser as to description, value, fitness for any purpose (including intended purpose), merchantability, quantity, quality, state, condition, location, or any other matter concerning the Purchased Assets, or any part of them, or the completeness, accuracy or currency of any

material or documentation provided by or on behalf of the Vendor in relation to the Purchased Assets. The Purchaser agrees that no representation or warranty of any kind can be implied at law or in equity, by statute or otherwise, with respect to the Purchased Assets. The Purchaser acknowledges that it has inspected the Purchased Assets and has relied entirely on its own inspections and investigations. The description of the Purchased Assets contained in all schedules to this bill of sale is for the purpose of identification only and no representation or warranty is being given by the Seller concerning the accuracy of those descriptions. The Seller will not be liable, nor will the Purchaser have a remedy for recovery of any damages, including but not limited to economic loss of any kind, arising out of any claim that the Purchased Assets infringe the rights of any other person.

3. Responsibility for taxes. The Vendor and the Purchaser agree that the Purchaser will be liable for and will pay all taxes, including all retail sales and commodity taxes, properly payable by the Purchaser in connection with the sale and transfer of the Purchased Assets, unless a certificate of exemption is provided to the Vendor prior to, or upon, the Purchaser taking possession of the Purchased Assets.

4. Entire Agreement. This Bill of Sale constitutes the entire agreement between the Vendor and Purchaser pertaining to the purchase and sale of the Purchased Assets and supersedes all prior agreements, undertakings, negotiations and discussions, whether written or oral, of the Vendor and the Purchaser, and there are no warranties, representations, covenants, obligations or agreements between the Vendor and the Purchaser except as set forth in this Bill of Sale.

5. Enurement. It is expressly agreed between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges, conditions and liabilities contained in this Bill of Sale shall be read and held as made by and with, and granted to and imposed upon the respective parties hereto, and their respective successors and assigns, the same as if the words successors and assigns had been inscribed in all proper and necessary places.

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6. Counterparts. This Bill of Sale may be signed by the parties in as many counterparts as may be necessary, each of which so signed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument and, notwithstanding the date of execution, shall be deemed to bear the effective date as set out below.

IN WITNESS WHEREOF the parties hereto have executed this Bill of Sale as of the date first written above.

**ALVAREZ & MARSAL CANADA INC.**  
in its capacity as court-appointed Receiver of  
Masahiko Nishiyama and not in its personal capacity

Per: \_\_\_\_\_  
Anthony Tillman  
Senior Vice President

**MAYNARDS INDUSTRIES LTD.**

Per: \_\_\_\_\_  
Authorized Signatory

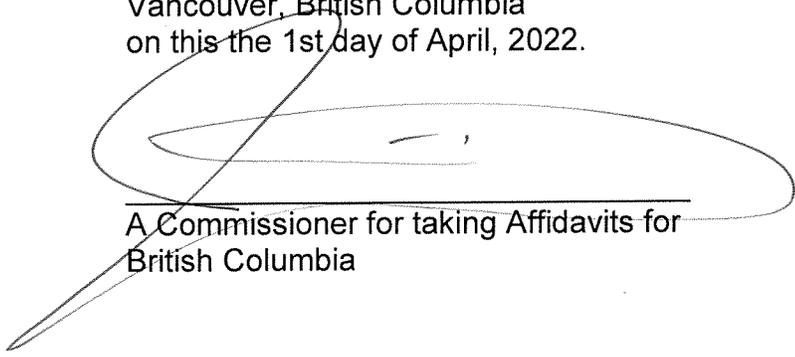
**Schedule A**

**Assets**

1. Mercedes S550 vehicle, VIN WDDNG8GB0AA343089

**DRAFT**

This is **Exhibit "E"** referred to in the Affidavit of Wen-Shih Yang sworn before me at Vancouver, British Columbia on this the 1st day of April, 2022.



A Commissioner for taking Affidavits for  
British Columbia

# IN THE SUPREME COURT OF BRITISH COLUMBIA

Citation: *Nishiyama (Re)*,  
2020 BCSC 551

Date: 20200327  
Docket: S1813807  
Registry: Vancouver

**In the Matter of the Part XIII of the  
*Bankruptcy and Insolvency Act*, R.S.C. 1985, C. B-6,  
As Amended**

**And**

**In the Matter of Masahiko Nishiyama,  
Bankrupt Under the Laws of Japan**

Before: The Honourable Mr. Justice Voith

## **Oral Reasons for Judgment**

Counsel for the Bankrupt, Masahiko  
Nishiyama:

C.G. Reedman

Counsel for the Attendee, Hatsumi  
Kinoshita:

T.S. Brayer

Counsel for the Trustee, Hiroshi Miromoto,  
and Receiver, Alvarez & Marsal Canada  
Inc.:

C.D. Brousson  
J.D. Bradshaw

Counsel for the Resolution and Collection  
Corporation:

R. Richardson  
G.G. Plottel

Place and Date of Hearing:

Vancouver, B.C.  
February 24 and March 10, 2020

Place and Date of Judgment:

Vancouver, B.C.  
March 27, 2020

[1] **THE COURT:** The applicant, Alvarez & Marsal Canada Inc. (the “Receiver”), is the court-appointed receiver over all of the assets, undertakings, and property that is owned or beneficially owned by Masahiko Nishiyama in Canada. The Receiver seeks multiple forms of relief on this application, including the approval of a sale of a luxury condominium located at 4102-1028 Barclay Street, Vancouver, British Columbia (the “Barclay Condominium”). The respondents on the application are Mr. Nishiyama and Ms. Hatsumi Kinoshita (the “Respondents”). Ms. Kinoshita is apparently the common law wife of Mr. Nishiyama.

[2] The Respondents argue that Ms. Kinoshita owns the beneficial interest in the Barclay Condominium as a result of an undated agreement, that they assert was signed in January 2015 and that was described as the “Family Law Agreement” in the application materials.

[3] The Respondents do not oppose many of the forms of relief being sought by the Receiver, including the intended sale of the Barclay Condominium. They do, however, oppose the Receiver transferring the balance of the proceeds of sale of the Barclay Condominium to Hiroshi Miromoto, who is the Trustee in Japan over the bankruptcy estate of Mr. Nishiyama (the “Trustee”). The question of whether the proceeds from the sale of the Barclay Condominium should be transferred to the Trustee was initially the only issue that arose. Thereafter, counsel for Ms. Kinoshita applied for an adjournment to obtain further evidence.

## **BACKGROUND AND HISTORY**

[4] The background and history of this matter is important because it identifies the various parties and the roles they play and because it provides context to the submissions that were made on this application. I have described the general history of this matter in various earlier judgments. Most recently, I did so in an application brought by the Receiver in which the Receiver sought the disclosure of documents and the right to examine the Respondents. Those reasons for judgment are indexed at 2020 BCSC 224 (the “Disclosure and Examination Reasons”).

[5] The history that follows mirrors the description that I provided in the Disclosure and Examination Reasons:

[3] Two separate chronologies provide context and backdrop for this application. The first chronology is longer and broader in scope and it involves an entity known as The Resolution and Collection Corporation ("RCC"). RCC was established in Japan in July 1996. It was formerly known as the Housing Loan Administration Corporation. RCC is a wholly owned subsidiary of the Deposit Insurance Corporation of Japan.

[4] Commencing in the early 2000s, RCC obtained various judgments against Mr. Nishiyama and other associated individuals and companies. Those judgments, which total approximately \$475 million CAD, remained unpaid. A subsequent investigation indicated that Mr. Nishiyama had dissipated his assets on a massive global scale through numerous persons and corporations.

[5] Criminal proceedings were commenced against Mr. Nishiyama in Japan in November 2015. That prosecution was based on various charges that alleged Mr. Nishiyama had dissipated and concealed assets to prevent execution on two earlier civil judgments.

[6] On June 26, 2016, Mr. Nishiyama was found guilty on the charges he faced. Specifically, it was determined that he had purposefully concealed assets and that he had conspired with others to move assets out of Japan and into other jurisdictions, including Canada. He was sentenced to three years in prison. On July 26, 2018, he was granted parole.

[7] The matter first made its way to British Columbia in March 2016 when RCC applied for, and I granted, a *Mareva* injunction on an interim basis preventing Mr. Nishiyama from dealing with or further dissipating any assets he might have in British Columbia. That order was made in an action between RCC and Mr. Nishiyama that bears Action Number S162298 in the Vancouver Registry (the "RCC Action"). The *Mareva* injunction was then confirmed in a separate *ex parte* hearing in April 2016.

[8] It is relevant that in RCC's application for a *Mareva* injunction, it argued, and I accepted, that Mr. Nishiyama owned or controlled two entities known as Rainbow One Investments Ltd. and Sun Moon Management, respectively. The orders I made on that application extended to these two entities.

[9] It is also relevant that RCC pursued parallel proceedings in each of Hong Kong and Singapore, where, as of March 2016, various accounts and assets of Mr. Nishiyama, worth approximately \$90 million US, were affected by the orders that were made in those jurisdictions. Since March 2016, I have overseen most, but not all, of the proceedings in both the RCC Action and in this proceeding bearing Action Number S1813807 in the Vancouver Registry (the "Bankruptcy Action").

[10] On September 29, 2016, RCC applied in British Columbia to enforce various judgments of the Japanese courts in the amounts of \$477,071,714.63 CAD plus interest and costs. I granted various orders that were sought on that application (the "Recognition Order"). Thereafter, RCC undertook

extensive efforts to locate various assets that Mr. Nishiyama owned or held either directly or indirectly in British Columbia.

[11] The second chronology that I have referred to is more focussed in nature. By order of the Kyoto District Court in Japan on March 15, 2016, the Trustee was appointed the trustee over the bankruptcy estate of Mr. Nishiyama. By order of Madam Justice Maisonville, of this Court, made on December 21, 2018, the Trustee was recognized by this Court as the foreign representative in these proceedings.

[12] By virtue of an order I made on February 14, 2019 in the Bankruptcy Action (the "Receivership Order"), Alvarez & Marsal Canada Inc. was appointed Receiver over all of the assets, undertakings, and properties of Mr. Nishiyama under s. 272(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3 [BIA]. Portions of the Receivership Order provided:

4. Each of (i) the Debtor; (ii) all of the Debtor's current and former agents, accountants, legal counsel, and other persons acting on its instructions or behalf; and (iii) all other individuals, firms, corporations, government bodies or agencies, or other entities having notice of this Order, (collectively "Persons" and each "Person") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property of the Receiver, and should deliver all such Property (excluding Property subject to liens the validity of which has been dependent on maintaining possession) to the Receiver upon the Receiver's request.

5. All Persons, other than government authorities, shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, corporate and accounting records, and any other papers, records or information of any kind related to the Property or affairs of the Debtor, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (collectively, the "Records") in that Person's possession or control. The Records shall include all of the contents of the SDB [which for present purposes is not important]. Upon request, government authorities shall advise the Receiver of the existence of any Records in that Person's possession or control.

[13] On application for directions by the Receiver, I granted a further order on July 19, 2019, that, *inter alia*, declared all of the assets of Sun Moon Management Ltd., including a condominium on Barclay Street in Vancouver (the "Barclay Condominium") and a vehicle were the property of Mr. Nishiyama, and therefore subject to the Receivership Order (the "Property Declaration Order").

[14] The Property Declaration Order set out terms for a property claims process for personal property located at the Barclay Condominium. On August 13, 2019, Ms. Kinoshita filed a proof of claim with the Receiver relating to personal property located in the Barclay Condominium.

[15] On September 9, 2019, the Receiver issued and delivered a notice of revision or disallowance that both accepted and rejected parts of Ms. Kinoshita's claim.

[16] The Receiver was then contacted by counsel for Mr. Nishiyama and Ms. Kinoshita and advised that Ms. Kinoshita was asserting a claim over the Barclay Condominium and that she would be bringing an application to court to, *inter alia*, assert that the Barclay Condominium was the property of Ms. Kinoshita under the terms of a family law agreement between Mr. Nishiyama and Ms. Kinoshita (the "Family Law Agreement"). In support of her application, Ms. Kinoshita swore an affidavit on October 3, 2019, and she disclosed a redacted copy of the Family Law Agreement.

[17] Counsel for Mr. Nishiyama also gave notice that Mr. Nishiyama would be applying to set aside both the civil judgments that were originally made in Japan as well as the subsequent appointment of the Trustee. It is noteworthy that as early as March 2019, Mr. Nishiyama indicated an intention to advance these and other claims in Japan. I was advised by British Columbia counsel for Mr. Nishiyama, at this application, that no such appeals, claims, or challenges, had yet been filed by Mr. Nishiyama in Japan.

[18] Still further, counsel for Mr. Nishiyama indicated an intention to set aside the various orders that had been made in this Court in both the RCC Action and in the Bankruptcy Action. I understand those applications have been set down for the end of February 2020.

[19] Two further facts are relevant. First, as noted earlier in these reasons, Ms. Kinoshita is apparently the common-law wife of Mr. Nishiyama. Though this matter has an extended history, Ms. Kinoshita's existence and her involvement in some of the events I have described was apparently unknown to RCC, the Trustee or the Receiver until she filed her proof of claim with the Receiver. Second, the legal positions and status of Ms. Kinoshita and Mr. Nishiyama are, for various reasons, at times different, and each was separately represented in the application before me.

## **THE VARIOUS FORMS OF RELIEF BEING SOUGHT ON THIS APPLICATION**

[6] The Notice of Application filed by the Receiver seeks multiple forms of relief.

This includes:

- a) Approval of the actions, conduct and activities of the Receiver that are set out in the first report of the Receiver dated February 12, 2020.
- b) Approval of the sale of the Barclay Condominium together with certain contents of that condominium for the purchase price of \$4,330,000 (the "Purchase Price"). The contents of the Barclay Condominium that are included in the Purchase Price are described in the materials before me as the "Included Personal Property".

- c) A vesting order.
- d) A description of how the proceeds from the Purchase Price are to be distributed. This deals with taxes, fees, utilities and services, interest and penalties. It also deals with real estate commissions and amounts that have been disbursed by the Receiver on account of the preservation, maintenance and upkeep of the Barclay Condominium. Still further, it authorizes the Receiver to take such additional steps as may be required to give effect to the conveyance of the Barclay Condominium. Finally, it authorizes the Receiver to sell or dispose of the contents of the Barclay Condominium that were not included in the Purchase Price, as well as the sale of a Mercedes S550, on the terms and conditions described in the application materials.

[7] None of this, as I have said, is in dispute. I have reviewed the materials in the Application Record, including the materials that pertain to the efforts undertaken by the Receiver, and listing agent on behalf of the Receiver, to sell the Barclay Condominium. I am satisfied, based on these materials, that the Purchase Price is appropriate and represents the market value of the Barclay Condominium.

[8] I also observe the question of whether various taxes are owed to the Canada Revenue Agency, to provincial taxation authorities, and/or to municipal taxation authorities is presently being addressed by the Receiver. The Receiver proposes to hold back sufficient funds to ensure that these various taxes are properly addressed and then to remit the balance of the Purchase Price to the Trustee.

[9] The relief that is opposed by the Respondents is found at para. 3(c)(iv) of the Notice of Application, and it states:

The balance then remaining of the proceeds of sale of the Condo and Included Personal Property to be paid to the Trustee to the credit of the Japanese bankruptcy proceedings and to be held by the Trustee pending further order, authorization or approval of the Japanese Court or agreement of the Trustee and Kinoshita.

**THE HISTORY OF THIS APPLICATION AND THE POSITION OF THE RESPONDENTS**

[10] The background to this particular application is also relevant in several ways. That history underlies the primary submissions made by the Respondents, and in particular by Ms. Kinoshita. Ms. Kinoshita argued, when the parties first appeared on February 24, 2020, that moving the funds that were obtained from the sale of the Barclay Condominium back to the Trustee in Japan would effectively remove adjudication of her claims from the courts of this province. It was submitted that this would be inappropriate, at least in part, because Ms. Kinoshita first filed an application to set aside various orders of this Court on November 5, 2019, and that her application had thereafter been delayed on several occasions. Accordingly, the present application was said to be “unfair” in various respects.

[11] Apart from arguing that the courts of British Columbia had jurisdiction over her claim, she filed no material to indicate that she could not advance any claims or interest in the Barclay Condominium before the Trustee in Japan. Nevertheless, at the application on February 24, 2020 and because I had not yet reviewed the various authorities that were presented by the Receiver at the application, I raised the question of whether Ms. Kinoshita had any means of asserting her purported interest in the Barclay Condominium under the Family Law Agreement within the bankruptcy proceedings in Japan. I did not yet know whether that information was relevant on a principled basis to the issue before me, but I, nevertheless, considered that it might be pertinent to the “fairness” argument being advanced on behalf of Ms. Kinoshita. I asked counsel for the Receiver to provide me with that information, in affidavit form, within the next few days, and I told counsel that I would provide them with oral reasons on March 10, 2020. I had also told counsel for Ms. Kinoshita that he could file responsive materials if he considered that that was necessary or appropriate.

[12] On February 26, 2020, I received an affidavit from the Receiver. In it, Mr. Ikuta, a lawyer and agent for the Trustee, deposed:

[4] I have been advised by the Trustee and verily believe it to be true that:

(a) As a third party to the Japanese bankruptcy, it would be open to Kinoshita to bring a legal action for unjust enrichment or an applicable tort essentially taking the position that the condo proceeds did not belong to the bankruptcy estate and instead belong to Kinoshita (the "Kinoshita Claim").

(b) As long as the Kinoshita Claim remained outstanding and no Japanese order, authorization or approval was made by the Japanese court for distribution of the net proceeds prior to the Kinoshita Claim being commenced or dismissing or addressing the Kinoshita Claim after it was commenced, the net proceeds would:

- (i) continue to be held by the Trustee;
- (ii) the Japanese bankruptcy file would remain open;
- (iii) no final dividend would be made to the creditors of the bankruptcy estate.

[5] I make this affidavit to assist this Honourable Court with the answer to the question it raised concerning potential legal avenues which might be available to Kinoshita to pursue in Japan, but it should remain clear that the Trustee does not agree that there is any validity whatsoever to Kinoshita's Claim to the net condo proceeds either in Canada or in Japan.

[13] On Friday, March 6, 2020, I received a letter from counsel for Mr. Nishiyama indicating that Mr. Nishiyama had recently filed a petition to "set aside" the judgment(s) in Japan that the Resolution and Collection Corporation ("RCC") had obtained against him years earlier. On that same day, I received a letter from counsel for Ms. Kinoshita in which counsel wrote:

Further, Ms. Kinoshita requires additional time to provide a response to the opinion letter provided by the Trustee. She has been unable to do so in the time remaining. She has received advice that there could be significant, potentially insurmountable barriers to litigating her claim as to beneficial ownership of the property. It seems that in Japan a security deposit that is a significant percentage of the amount at issue could be ordered payable by a party before they can have their day in court. An order that Ms. Kinoshita pay millions of dollars into court before she can proceed with her claim would have the effect of preventing her from being able to proceed with her claim.

Ms. Kinoshita will be requesting six weeks to obtain a written opinion from a Japanese lawyer and translated it into English. It seems that the minimum time a translator can translate Japanese legal documents is in two weeks, which is why we will be asking for six instead of four.

[14] Counsel's correspondence did not include or make reference to a formal application for an adjournment. Nevertheless, I contacted the Registry asking that when the parties appeared on March 10, 2020, the day we had scheduled for me to deliver my oral Reasons for Judgment, they be prepared to address the issue of an adjournment.

[15] On March 10, 2020, counsel for Ms. Kinoshita confirmed that he now sought a six-week adjournment to obtain a legal opinion. That adjournment was opposed by the Receiver. Counsel for Ms. Kinoshita again provided me with no authority which indicated that any impediment or difficulty on the part of Ms. Kinoshita, with advancing her interest in the Barclay Condominium before the Trustee in Japan, was relevant to the application that had been brought by the Receiver.

[16] Counsel for Ms. Kinoshita did argue on the basis of *Marciano (Séquestre de)*, 2011 QCCS 7086 ("*Marciano SC*"), that because Mr. Nishiyama was now challenging one or more of RCC's earlier judgments, which grounded a part of the Japanese bankruptcy proceedings, it was not appropriate for this Court to recognize the foreign insolvency. Because counsel for the Receiver participated in the application by phone and because he had not earlier seen the *Marciano SC* decision, I asked him to provide me with his comments, in writing, in the next day or two. On that same day, counsel for the Receiver provided me, through the Registry, with his written submissions. In those submissions, I was advised that *Marciano SC* had been reversed by the Quebec Court of Appeal in *Marciano (Séquestre de)*, 2012 QCCA 1881 ("*Marciano CA*").

[17] I was also directed to an article authored by G. Levine and entitled "The Interplay between Comity, Public Policy and Paramountcy in Recognition of Foreign Judgments and Insolvency Matters," (2014) *Ann Rev Insol* 27, in which the author addresses the *Marciano* cases and the central facts and issues in those decisions. The article also reveals how different the underlying facts in the *Marciano* cases are from the circumstances in the present case. Mr. Levine wrote:

Mr. Marciano had been condemned by a California jury to pay tens of millions of dollars to several parties as damages for defamation. Although he

appealed the civil judgments, Marciano did not post the significant bond necessary to stay execution and, as a result, the judgments being executory. These judgments led to an involuntarily bankruptcy petition being granted in California, which Marciano also appealed. Because a significant portion of Marciano's assets were located in Quebec, Marciano's bankruptcy trustee applied for recognition under s. 267 and following of the *BIA*.

Judge Schragger, then of the Quebec Superior Court, analyzed the relationship between the foreign recognition proceedings of the *Civil Code of Quebec* ("CCQ") and those set forth in the *BIA*. Pursuant to Articles 3155(2) of the CCQ, a Quebec Court is precluded from recognizing a foreign judgment that is not final. However, s. 281 of the *BIA* provides that a foreign representative is "not prevented" from seeking recognition of a foreign proceeding that is under appeal and the "court ... may grant leave" notwithstanding the appeal. Judge Schragger made the following comments in [*R. v. Marciano*, 2011 QCCS 7086]:

[90] ... section 281 *BIA* is permissive by way of exception to the Common Law (and Civil Law) rule. This is not an appropriate case to recognize a foreign insolvency which is subject to an appeal. It might make some sense to recognize a foreign main proceeding that was under appeal where the foreign insolvency proceeding in question relates to a business reorganization. If a Canadian subsidiary or a Canadian place of business were involved and intimately linked to the US business, the recognition of a US stay order pending appeal might be appropriate. It might well be necessary to maintain the status quo of the Canadian enterprise in such example.

[91] The Bankruptcy Judgment in this case is in the nature of the compulsory execution of the Civil Judgments. The Canadian recognition is in furtherance of that goal, i.e. the confiscation and liquidation of property to ultimately satisfy the Civil Judgments. Such a foreign bankruptcy judgment should not be recognized or enforced before it is final. This applies even more strongly where the Civil Judgments which give rise to the debt upon which the Bankruptcy Judgment is based are not themselves final.

The Quebec Court of Appeal took a different approach, emphasizing paramountcy and comity. Judge Dalphond writing for the Court noted that one of the principal purposes of the adoption of the Model Law in the foreign recognition sections of the *BIA* is to promote "cooperation between authorities" and further held:

Under s. 269, a foreign representative such as Gottlieb was entitled to petition the Superior Court of Quebec, a Canadian province where Marciano owns directly or indirectly substantial assets, for a recognition of the US bankruptcy judgment even if not final since s. 281 of the *BIA* provides that foreign proceedings does not have to be final.

The fact that under *Quebec Rules of Civil Procedure* a foreign civil judgment cannot be enforceable if it is not final is not relevant since 281 of the *BIA* prevails over the *Quebec Rules* when there is a conflict.

[18] A review of the *Marciano* SC decision reveals that Schragger J. had been concerned with the fact that both the bankruptcy orders and the civil judgments were under appeal and subject to a stay of proceedings in the United States, making them executory in the foreign main jurisdiction. However, this concern was not shared by the Quebec Court of Appeal in *Marciano* CA, which said:

[101] To sum up, Schragger J. erred regarding the application of s. 189 *BIA* in the context of a cross-border bankruptcy. Moreover, his decision to rescind and quash was based on the erroneous conclusion that a foreign bankruptcy judgment, which is not final and itself based on civil judgments that are not final, is not enforceable under the *BIA*. ...

[19] Apart from the fact that *Marciano* SC has been overturned, the following matters are also relevant:

- a) the application sought by the Trustee in this instance does not seek foreign recognition of the Japanese bankruptcy as that recognition order was made by this Court in December 2018; and
- b) all orders are in fact final in the foreign main proceeding in Japan.

[20] Thus, the proceeding that Mr. Nishiyama has commenced in Japan apparently seeks to set aside three separate judgments that RCC obtained a number of years ago. In this jurisdiction, a proceeding to set aside a trial judgment is fundamentally different, in multiple respects, from an appeal of that judgment. Mr. Nishiyama's intended proceeding against RCC does not, at this time, affect the status of the foreign main proceeding in Japan in any way.

#### **ANALYSIS OF THE APPLICATION BEFORE ME**

[21] At the outset, it is relevant that counsel for Mr. Nishiyama recognized that his client had limited standing on this application. If the Family Law Agreement is valid, and notwithstanding various apparent difficulties with that agreement I have assumed it is, the beneficial interest in the Barclay Condominium and in other assets that Mr. Nishiyama owned through Sun Moon Management and Rainbow One Investments would now rest with Ms. Kinoshita.

[22] It is also relevant and important that virtually every connection to this matter is found in Japan. RCC is a Japanese company and its various judgments were obtained in Japan. The Trustee is in Japan. Mr. Nishiyama's criminal proceedings took place in Japan. The documents that are relevant to these various legal proceedings are in Japan and will all be in Japanese. The Family Law Agreement was prepared in Japan and is in Japanese. Both Mr. Nishiyama and Ms. Kinoshita live in Japan and both speak Japanese. Indeed, as I noted in the Disclosure and Examination Reasons, Mr. Nishiyama is not permitted to leave Japan, under court order.

[23] In addition, the relevant authorities do not support Ms. Kinoshita. The decision in the matter of *MtGox Co. Ltd. (Re)*, 2014 ONSC 5811 [*"MtGox"*], is of assistance. In *MtGox*, the Japanese trustee in bankruptcy of MtGox Co. Ltd. applied for:

- 1) an initial recognition order under Part XIII of the *Bankruptcy and Insolvency Act*, R.S.C., 1985, c. B-3 ("*BIA*");
- 2) for a declaration that the trustee was a foreign representative pursuant to s. 268(1) of the *BIA* and was thereby entitled to bring the application under s. 269 of the *BIA*; and
- 3) an order under s. 271(1) of the *BIA* staying and enjoining any claims, rights or proceedings against MtGox and its property in Ontario.

[24] MtGox was a Japanese company that had always been located in Japan. It had operated an online exchange for the purchase and sale of bitcoins. MtGox suspended trading after discovering a theft or disappearance of bitcoins that it held. The Japanese courts had entered a bankruptcy order and appointed the applicant as bankruptcy trustee. At paras. 13 to 18, Justice Newbould explained the provisions of the *BIA* that pertain to the recognition of foreign bankruptcy proceedings. At paras. 19 to 23, he addressed what constituted a "foreign main proceeding". He then applied these considerations to *MtGox*, at para. 22, and based on those considerations, he concluded, at para. 23, that the Japanese proceedings were a

foreign main proceeding. He also granted the stay being sought, that being at paras. 25 to 28.

[25] Thus, the Court's decision in *MtGox* mirrors, in some respects, the status of the bankruptcy proceedings in this Court. Justice Newbould also addressed the competing theories that underlies multinational bankruptcies and then said:

[11] There is increasingly a move towards what has been called modified universalism. The notion of modified universalism is court recognition of main proceedings in one jurisdiction and non-main proceedings in other jurisdictions, representing some compromise of state sovereignty under domestic proceedings to advance international comity and cooperation. It has been advanced by the United Nations Commission on International Trade Law (UNCITRAL) Model Law on Cross Border Insolvency, which Canada largely adopted by 2009 amendments to the CCAA and the BIA. Before this amendment, Canada had gone far down the road in acting on comity principles in international insolvency. See *Babcock & Wilcox Canada Ltd, Re* (2000), 18 C.B.R. (4th) 157 and *Lear Canada, Re* (2009), 55 C.B.R. (5th) 57.

[12] In the BIA, the Model Law was introduced by the enactment of Part XIII. Section 267 sets out the policy objectives of Part XIII as follows:

The purpose of this Part is to provide mechanisms for dealing with cases of cross-border insolvencies and to promote

- (a) cooperation between the courts and other competent authorities in Canada with those of foreign jurisdictions in cases of cross-border insolvencies;
- (b) greater legal certainty for trade and investment;
- (c) the fair and efficient administration of cross-border insolvencies that protects the interests of creditors and other interested persons, and those of debtors;
- (d) the protection and the maximization of the value of debtors' property; and
- (e) the rescue of financially troubled businesses to protect investment and preserve employment.

[26] The foregoing considerations and principles are directly relevant. The Japanese bankruptcy proceeding in this case is a foreign main proceeding and virtually all of the factors which underlie and relate to that bankruptcy are found in Japan. It is important, in the interest of comity, that Canadian courts cooperate with competent authorities and with courts in foreign jurisdictions in cross-border

insolvencies. This is likely to enhance the fair, consistent and efficient administration of such insolvencies.

[27] The practical manifestation of these salutary objectives is already apparent in this case. Thus, it is relevant that considerable funds and/or assets, that were formerly owned by Mr. Nishiyama, and that RCC uncovered through the proceedings it commenced in Hong Kong and in Singapore, have already been remitted by RCC to the Trustee in Japan.

[28] In similar fashion, it is relevant that the funds and securities Mr. Nishiyama formerly held through Sun Moon Management and Rainbow One Investments at the Royal Bank of Canada and/or RBC Dominion Securities, and that were uncovered by RCC through its investigations in British Columbia, have also been remitted to the Trustee in Japan.

[29] Indeed, this is particularly relevant because those assets are, under the Family Law Agreement, also purportedly beneficially owned by Ms. Kinoshita. Thus, one significant component of the assets that Ms. Kinoshita asserts an interest in are already held by the Trustee in Japan. If Ms. Kinoshita were to advance her interest in those assets in Japan, it would be both inefficient and inconsistent with the cross-border insolvency regime that exists under the *BIA* and the United Nations Commission on International Trade Law (UNCITRAL) Model Law on Cross Border Insolvency, that both Canada and Japan have adopted, to have similar parallel proceedings in British Columbia.

[30] Accordingly, I do not consider that there is any basis to grant Ms. Kinoshita the further adjournment she seeks. She has not explained on a principled basis how the legal opinion she hopes to obtain would prevent the Receiver from obtaining the relief he seeks on this application. Conversely, I am satisfied, both as a matter of principle and on the basis of the pragmatic considerations that I have described, that the Receiver is entitled to remit the balance of the proceeds from the sale of the Barclay Condominium to the Trustee in Japan. To be precise, I make the order that is described in para. 3(c)(iv) of the Receiver's Notice of Application.

[31] Does anything arise from that, counsel?

[DISCUSSION BETWEEN COUNSEL AND THE COURT]

[32] THE COURT: I will include a term, then, that the funds not be remitted to the Trustee in Japan until 4 p.m. on Monday, March 30.

“Voith J.”

No. S1813807  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA  
IN BANKRUPTCY AND INSOLVENCY**

IN THE MATTER OF THE PART XIII OF THE  
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, C.  
B-6,  
AS AMENDED

AND

IN THE MATTER OF THE MASAHIKO NISHIYAMA  
BANKRUPT UNDER THE LAWS OF JAPAN

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**AFFIDAVIT**

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