

**15 LAND TITLE ACT FORM C**  
 (Section 233)  
**OFFICE OF THE REGISTRAR**  
**PROVINCE OF BRITISH COLUMBIA**  
**GENERAL INSTRUMENT - PART 1**  
 (This area for Land Title Office use)

**BM145422**

98 MAY 26 15 10  
 LAND TITLE OFFICE  
 NEW WESTMINSTER/VANCOUVER

**BM145423**

Page 1 of 17 pages

1. APPLICANT: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Lester Charkow, Parolin & Company  
 1110-925 West Georgia Street, Vancouver, B.C. V6C 3L2  
 Phone: 688-1133 File No.: 1700-001



2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND: \*  
 (PID) (LEGAL DESCRIPTION)  
 SEE SCHEDULE

11 98/05/26 15:06:40 01 NW 073525  
 CHARGE \$110.00

3. NATURE OF INTEREST: \*  
 DESCRIPTION

DOCUMENT REFERENCE  
 (page and paragraph)  
 Page 5, para. 2

PERSON ENTITLED TO INTEREST

Restrictive Covenant  
 against Strata Lots  
 1-239, inclusive and, 195-239, inclusive  
 and 246, Strata Plan LMS3165

Transferee - Registered owner of  
 Strata Lots 194, 240 and 241,  
 Strata Plan LMS3165

Restrictive Covenant  
 against Strata Lots  
 194, 240 and 241,  
 Strata Plan LMS3165

Page 5, para. 3

Transferee - Registered owner of  
 Strata Lots 1-123, inclusive  
 and 246, Strata Plan LMS3165

4. TERMS: Part 2 of this instrument consists of (select one only):

- (a) Filed Standard Charge Terms  D.F. Number: N/A
- (b) Express Charge Terms  Annexed as Part 2
- (c) Release  There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):\*

**VANCOUVER AIRPORT CENTRE LTD. (INC. NO. 359284)**

6. TRANSFEREE(S): (including postal address(es) and postal code(s))\*

**VANCOUVER AIRPORT CENTRE LTD. (INC. NO. 359284)**, 3rd Floor, 100 Park Royal,  
 West Vancouver, B.C., V7T 1A2

7. ADDITIONAL or MODIFIED TERMS: \* N/A

8. EXECUTION(S):\*\* This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

USE BLACK INK ONLY

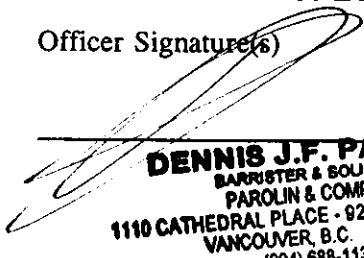
Execution Date

USE BLACK INK ONLY

Officer Signature(s)

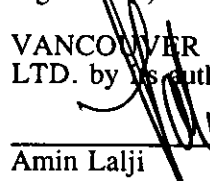
Y	M	D
98	5	6

Signature(s)



**DENNIS J.F. PAROLIN**  
 BARRISTER & SOLICITOR  
 PAROLIN & COMPANY  
 1110 CATHEDRAL PLACE - 925 W. GEORGIA ST.  
 VANCOUVER, B.C. V6C 3L2  
 (604) 688-1133

VANCOUVER AIRPORT CENTRE  
 LTD. by its authorized signatory

  
 Amin Lalji

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

\*If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

\*\* If space in any box insufficient, continue executions on additional page(s) in Form D.

**AGENTIS INFORMATION  
 SERVICES INC.**

Land Title Act  
Form E

## SCHEDULE

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:  
(PID) (LEGAL DESCRIPTION)**As to the Restrictive Covenant against Strata Lots 1 to 193, 195 to 239 and 246, Strata Plan LMS3165 (the "Hotel Strata Lots"):**

024-102-679	Strata Lot 1, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-687	Strata Lot 2, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-695	Strata Lot 3, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-709	Strata Lot 4, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-717	Strata Lot 5, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-725	Strata Lot 6, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-733	Strata Lot 7, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-741	Strata Lot 8, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-750	Strata Lot 9, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-768	Strata Lot 10, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-776	Strata Lot 11, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-784	Strata Lot 12, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-792	Strata Lot 13, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS316
024-102-806	Strata Lot 14, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-814	Strata Lot 15, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-822	Strata Lot 16, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-831	Strata Lot 17, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165

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024-102-849	Strata Lot 18, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-857	Strata Lot 19, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-865	Strata Lot 20, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-873	Strata Lot 21, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-881	Strata Lot 22, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-890	Strata Lot 23, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-903	Strata Lot 24, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-911	Strata Lot 25, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-920	Strata Lot 26, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-938	Strata Lot 27, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-946	Strata Lot 28, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-954	Strata Lot 29, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-962	Strata Lot 30, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-971	Strata Lot 31, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-989	Strata Lot 32, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-102-997	Strata Lot 33, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-004	Strata Lot 34, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-012	Strata Lot 35, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-021	Strata Lot 36, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-039	Strata Lot 37, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165

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024-103-047	Strata Lot 38, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-055	Strata Lot 39, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-063	Strata Lot 40, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-071	Strata Lot 41, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-080	Strata Lot 42, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-098	Strata Lot 43, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-101	Strata Lot 44, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-110	Strata Lot 45, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-128	Strata Lot 46, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-136	Strata Lot 47, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-144	Strata Lot 48, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-152	Strata Lot 49, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-161	Strata Lot 50, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-179	Strata Lot 51, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-187	Strata Lot 52, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-195	Strata Lot 53, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-209	Strata Lot 54, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-217	Strata Lot 55, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-225	Strata Lot 56, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-233	Strata Lot 57, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165

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024-103-241	Strata Lot 58, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-250	Strata Lot 59, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-268	Strata Lot 60, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-276	Strata Lot 61, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-284	Strata Lot 62, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-292	Strata Lot 63, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-306	Strata Lot 64, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-314	Strata Lot 65, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-322	Strata Lot 66, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-331	Strata Lot 67, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-349	Strata Lot 68, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-357	Strata Lot 69, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-365	Strata Lot 70, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-373	Strata Lot 71, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-381	Strata Lot 72, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-390	Strata Lot 73, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-403	Strata Lot 74, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-411	Strata Lot 75, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-420	Strata Lot 76, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165

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024-103-438	Strata Lot 77, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-446	Strata Lot 78, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-454	Strata Lot 79, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-462	Strata Lot 80, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-471	Strata Lot 81, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-489	Strata Lot 82, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-497	Strata Lot 83, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-501	Strata Lot 84, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-519	Strata Lot 85, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-527	Strata Lot 86, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-535	Strata Lot 87, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-543	Strata Lot 88, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-551	Strata Lot 89, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-560	Strata Lot 90, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-578	Strata Lot 91, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-586	Strata Lot 92, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-594	Strata Lot 93, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-608	Strata Lot 94, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-616	Strata Lot 95, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-624	Strata Lot 96, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165

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024-103-632	Strata Lot 97, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-641	Strata Lot 98, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-659	Strata Lot 99, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-667	Strata Lot 100, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-675	Strata Lot 101, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-683	Strata Lot 102, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-691	Strata Lot 103, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-705	Strata Lot 104, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-713	Strata Lot 105, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-721	Strata Lot 106, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-730	Strata Lot 107, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-748	Strata Lot 108, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-756	Strata Lot 109, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-764	Strata Lot 110, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-772	Strata Lot 111, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-781	Strata Lot 112, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-799	Strata Lot 113, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-802	Strata Lot 114, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-811	Strata Lot 115, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-829	Strata Lot 116, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165

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024-103-837	Strata Lot 117, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-845	Strata Lot 118, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-853	Strata Lot 119, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-861	Strata Lot 120, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-870	Strata Lot 121, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-888	Strata Lot 122, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-896	Strata Lot 123, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-900	Strata Lot 124, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-918	Strata Lot 125, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-926	Strata Lot 126, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-934	Strata Lot 127, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-942	Strata Lot 128, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-951	Strata Lot 129, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-969	Strata Lot 130, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-977	Strata Lot 131, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-985	Strata Lot 132, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-103-993	Strata Lot 133, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-001	Strata Lot 134, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-019	Strata Lot 135, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-027	Strata Lot 136, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165

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024-104-035	Strata Lot 137, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-043	Strata Lot 138, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-051	Strata Lot 139, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-060	Strata Lot 140, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-078	Strata Lot 141, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-086	Strata Lot 142, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-094	Strata Lot 143, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-108	Strata Lot 144, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-116	Strata Lot 145, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-124	Strata Lot 146, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-132	Strata Lot 147, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-141	Strata Lot 148, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-159	Strata Lot 149, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-167	Strata Lot 150, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-175	Strata Lot 151, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-183	Strata Lot 152, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-191	Strata Lot 153, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-205	Strata Lot 154, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-213	Strata Lot 155, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-221	Strata Lot 156, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165

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024-104-230	Strata Lot 157, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-248	Strata Lot 158, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-256	Strata Lot 159, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-264	Strata Lot 160, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-272	Strata Lot 161, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-281	Strata Lot 162, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-299	Strata Lot 163, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-302	Strata Lot 164, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-311	Strata Lot 165, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-329	Strata Lot 166, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-337	Strata Lot 167, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-345	Strata Lot 168, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-353	Strata Lot 169, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-361	Strata Lot 170, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-370	Strata Lot 171, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-388	Strata Lot 172, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-396	Strata Lot 173, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-400	Strata Lot 174, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-418	Strata Lot 175, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-426	Strata Lot 176, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165

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024-104-434	Strata Lot 177, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-442	Strata Lot 178, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-451	Strata Lot 179, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-469	Strata Lot 180, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-477	Strata Lot 181, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-485	Strata Lot 182, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-493	Strata Lot 183, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-507	Strata Lot 184, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-515	Strata Lot 185, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-523	Strata Lot 186, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-531	Strata Lot 187, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-540	Strata Lot 188, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-558	Strata Lot 189, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-566	Strata Lot 190, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-574	Strata Lot 191, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-582	Strata Lot 192, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-591	Strata Lot 193, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-612	Strata Lot 195, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-621	Strata Lot 196, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-639	Strata Lot 197, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165

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024-104-647	Strata Lot 198, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-655	Strata Lot 199, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-663	Strata Lot 200, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-671	Strata Lot 201, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-680	Strata Lot 202, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-698	Strata Lot 203, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-701	Strata Lot 204, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-710	Strata Lot 205, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-728	Strata Lot 206, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-736	Strata Lot 207, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-744	Strata Lot 208, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-752	Strata Lot 209, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-761	Strata Lot 210, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-779	Strata Lot 211, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-787	Strata Lot 212, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-795	Strata Lot 213, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-809	Strata Lot 214, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-817	Strata Lot 215, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-825	Strata Lot 216, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-833	Strata Lot 217, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165

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024-103-841	Strata Lot 218, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-850	Strata Lot 219, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-868	Strata Lot 220, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-876	Strata Lot 221, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-884	Strata Lot 222, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-906	Strata Lot 223, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-914	Strata Lot 224, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-931	Strata Lot 226, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-949	Strata Lot 227, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-957	Strata Lot 228, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-965	Strata Lot 229, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-973	Strata Lot 230, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-981	Strata Lot 231, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-104-990	Strata Lot 232, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-105-007	Strata Lot 233, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-105-015	Strata Lot 234, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-105-023	Strata Lot 235, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-105-031	Strata Lot 236, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-105-040	Strata Lot 237, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165
024-105-058	Strata Lot 238, Section 5, Block 4 North, Range 6 West, NWD, Strata Plan LMS3165



**TERMS OF INSTRUMENT - PART 2**  
**HOTEL USE COVENANT**

**BETWEEN:**

**Vancouver Airport Centre Ltd., 3rd Floor, 100 Park Royal, West Vancouver, British Columbia**

(the "Hotel Strata Lot Owner")

**AND:**

**Vancouver Airport Centre Ltd., 3rd Floor, 100 Park Royal, West Vancouver, British Columbia**

(the "Hotel Manager's Strata Lot Owner")

**WHEREAS:**

A. The Hotel Strata Lot Owner is the registered owner in fee simple of those strata lots located in the City of Richmond, in the Province of British Columbia and legally and more particularly described in Item 2 of Part 1 of this Form C - General Instrument (collectively the "Hotel Strata Lots");

B. The Hotel Manager's Strata Lot Owner is the registered owner in fee simple of those strata lots located in the City of Richmond, in the Province of British Columbia and legally and more particularly described in Item 2 of Part 1 of this Form C - General Instrument (collectively the "Hotel Manager's Strata Lots");

C. Pursuant to the development permit issued for the development of which the Hotel Strata Lots and Hotel Manager's Strata Lots form a part, the Hotel Strata Lots are to be used as a "hotel", as that term is defined in the City of Richmond Zoning and Development Bylaw; and

D. It is desirable, for the greater benefit and enjoyment of the Hotel Manager's Strata Lots and the Hotel Strata Lots, that certain restrictions be placed on the use of the Hotel Strata Lots and the Hotel Manager's Strata Lots so as to ensure that, at all times, the Hotel Strata Lots will be available for and operated in a collective manner as a hotel, and that the Hotel Manager's Strata Lots will be used to provide facilities considered necessary or desirable in the operation of a hotel, including an office with a public register as required by the City of Richmond's Zoning and Development Bylaw, and accordingly, the Hotel Strata Lot Owner and the Hotel Manager's Strata Lot Owner have agreed to enter into this Hotel Use Covenant.

NOW THEREFORE THIS AGREEMENT WITNESSES THAT in consideration of the premises and the sum of Ten (\$10.00) Dollars, now paid by each party hereto to the other (the receipt and sufficiency whereof are hereby acknowledged), each party hereto covenants and agrees with the other as follows:

**Definitions**

1. In this Hotel Use Covenant:
  - 1.1 the term "Hotel Asset Management Agreement" means the agreement attached hereto as Exhibit "A", as the same may be modified, amended, superseded or replaced from time to time, which Hotel Asset Management Agreement forms a part of this Hotel Use Covenant;
  - 1.2 the term "Hotel Management System" shall mean a hotel management system, agreement or arrangement to provide for the orderly, consistent and uniform management of the Hotel Use of the Hotel Strata Lots and the Hotel Support Use of the Hotel Manager's Strata Lots, which Hotel Management System may include from time to time a hotel management agreement entered into between the Manager designated as such under the Hotel Asset Management Agreement and a third party hotel manager or operator;
  - 1.3 the term "Hotel Support Use" means the use of the Hotel Manager's Strata Lots as may be necessary or desirable in the operation of the Hotel Management System pursuant to the Hotel Asset Management Agreement and use of the recreational and leisure facilities contained within the Hotel Manager's Strata Lots by the guests of the Hotel Strata Lots on such terms, and in accordance with the rules and regulations, established pursuant to the Hotel Asset Management Agreement;

- 1.4 the term "Hotel Use" shall mean the use of the Strata Lots for the purpose of carrying on the business of the commercial rental of the Hotel Strata Lots to the public for tourists', visitors' and travellers' transient accommodation pursuant to and in accordance with the Hotel Asset Management Agreement;
- 1.5 the term "Joinder in Covenant Agreement" means that agreement required to be executed and delivered pursuant to section 5 of this Agreement, a copy of which Joinder in Covenant Agreement is attached hereto as Exhibit "B";
- 1.6 the term "Registered Owner" shall mean the person registered in the register of the Land Title Office as owner in fee simple of the Strata Lot or, where there is a registered agreement for sale of the Strata Lot, the registered holder of the last registered agreement for sale;
- 1.7 the term "Strata Lot" shall mean any one of the Hotel Strata Lots or Hotel Manager's Strata Lots and the term "Strata Lots" shall mean all of them;
- 1.8 wherever the singular or masculine is used the same shall be construed as meaning the plural or the feminine or the body corporate or politic where the context or the parties hereto so require;
- 1.9 every reference to a party is deemed to include heirs, executors, administrators, successors, assigns, officers and employees of such parties wherever the context so requires or allows; and
- 1.10 the headings are inserted for reference and convenience only and must not be used to construe or interpret the provisions hereof.

#### Use of Hotel Strata Lots

2. The Hotel Strata Lot Owner covenants and agrees, with the intent that this covenant shall run with and burden the Hotel Strata Lots and with the intent that this covenant shall be for the benefit of the Hotel Manager's Strata Lots, that for so long as the Hotel Manager's Strata Lots are used for Hotel Support Use, the Hotel Strata Lot Owner will not occupy, use or permit to be occupied or used, all or any portion of the Hotel Strata Lots for any purpose whatsoever other than for Hotel Use (pursuant to the Hotel Asset Management Agreement to the extent in force from time to time), and in this regard the Hotel Strata Lot Owner shall ensure that each of the Hotel Strata Lots shall only be available and offered for rental to the transient public through a Hotel Management System operated by the owner or lessee from time to time of the Hotel Manager's Strata Lots pursuant to the Hotel Asset Management Agreement.

#### Use of Hotel Manager's Strata Lots

3. The Hotel Manager's Strata Lot Owner covenants and agrees, with the intent that this covenant shall run with and burden the Hotel Manager's Strata Lots and with the intent that this covenant shall be for the benefit of the Hotel Strata Lots, that for so long as the Hotel Strata Lots are used for Hotel Use, the Hotel Manager's Strata Lot Owner will not occupy, use or permit to be occupied or used, all or any portion of the Hotel Manager's Strata Lots for any purpose whatsoever other than for Hotel Support Use, and in this regard the Hotel Manager's Strata Lot Owner shall ensure that each of the Hotel Manager's Strata Lots shall only be available to the operator of the Hotel Management System for such use (pursuant to the Hotel Asset Management Agreement to the extent in force from time to time).

#### Priority

4. The Hotel Strata Lot Owner and the Hotel Manager's Strata Lot Owner (or their respective successors in title) shall after execution hereof by it, cause this Hotel Use Covenant to have priority over all charges and encumbrances which may have been registered against title to the Hotel Strata Lots or Hotel Manager's Strata Lots in the Land Title Office save and except those as have been approved by both the Hotel Strata Lot Owner and the Hotel Manager's Strata Lot Owner.

#### General Matters

5. The Hotel Strata Lot Owner and Hotel Manager's Strata Lot Owner (or their respective successors in title) shall each do and cause to be done all things and shall execute and cause to be executed all plans, documents and other instruments which may be necessary to give proper effect to the intention of this Hotel Use Covenant. Without limitation, the Registered Owner from time to time of any Hotel Strata Lot will, prior to and as a condition of the sale, transfer or assignment of the Strata Lot or any interest therein of which the Registered Owner is the owner, require the purchaser, transferee or assignee to duly execute and deliver to the Manager from time to time under the Hotel Asset Management Agreement the Joinder in Covenant Agreement duly completed by such purchaser, transferee or assignee and any purported sale, transfer or assignment made contrary to the provisions of this section will be deemed to be void and of no force or effect.

6. No amendment to this Hotel Use Covenant is valid unless in writing and executed by the parties. It is understood and agreed that the Hotel Asset Management Agreement may be modified, amended, superseded or replaced from time to time as may be permitted or required pursuant to the terms of the Hotel Asset Management Agreement. In the event that the Hotel Asset Management Agreement is so modified, amended, superseded or replaced, each of the Hotel Strata Lot Owner and the Hotel Manager's Strata Lot Owner (or their respective successors in title) will, if requested by the registered owner or lessee of the Hotel Manager's Strata Lots from time to time, promptly execute an amendment to this Hotel Use Covenant in registrable form setting out any amendment or modification to the Hotel Asset Management Agreement. Notwithstanding the foregoing and in any event the Manager designated as such under the Hotel Asset Management Agreement will at all times keep and maintain a true and correct copy of the Hotel Asset Management Agreement at the Hotel Manager's Strata Lots and make same available to any owner of a Hotel Strata Lot for review or copying.

7. The Grantor hereby acknowledges and agrees that damages for breach of the covenants, restrictions and provisions set out in this restrictive covenant shall be difficult to determine. The Grantor therefore covenants and agrees that the said covenants, restrictions and provisions may be enforced by temporary or permanent injunction without the necessity of a bond or other security and without proof of actual economic loss or other damage. The Grantor acknowledges and agrees that the scope of the covenants, restrictions and provisions contained in this restrictive covenant is reasonable and commensurate with the protection of the Grantee's legitimate interests.

8. All provisions of this Hotel Use Covenant are to be construed as covenants and should any section, or lesser portion of this Hotel Use Covenant, be held invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable portion shall be severed and the invalidity or unenforceability of such section or portion shall not affect the validity of the remainder which shall remain binding on the Hotel Strata Lots Owner and Hotel Manager's Strata Lot Owner and shall charge the Hotel Strata Lots and the Hotel Manager's Strata Lots and be enforceable to the fullest extent of the law.

9. Time is of the essence of this Hotel Use Covenant.

10. This Hotel Use Covenant shall charge the Hotel Strata Lots and Hotel Manager's Strata Lots and the burden of all the covenants herein shall run with the Hotel Strata Lots and Hotel Manager's Strata Lots and charge the Hotel Strata Lots and Hotel Manager's Strata Lots and every part into which the Hotel Strata Lots and Hotel Manager's Strata Lots may be divided or subdivided.

11. This Hotel Use Covenant shall enure to the benefit of and be binding upon the parties hereto. Without limiting the foregoing, this Hotel Use Covenant will bind any Registered Owner from time to time of any Strata Lot to the same extent as if that Registered Owner had executed and delivered this Hotel Use Covenant as the act and deed of such Registered Owner.

12. As evidence to their agreement to be bound by the above terms the parties each have executed and delivered this Hotel Use Covenant by executing Part 1 of the Land Title Act Form C to which this Hotel Use Covenant is attached and which forms part of this Hotel Use Covenant.

**END OF DOCUMENT**