

**STRATA PLAN OF LOT A
OF LOT C, BLOCK 1008
DISTRICT LOT 526,
NEW WESTMINSTER DISTRICT,
PLAN 10293
CITY OF VANCOUVER**

STRATA PLAN LMS 3998

Deposited and registered in the Land
Title Office at New Westminster, BC
this **22** day of **SEPTEMBER** 1999.

S. Small
DEPUTY Registrar

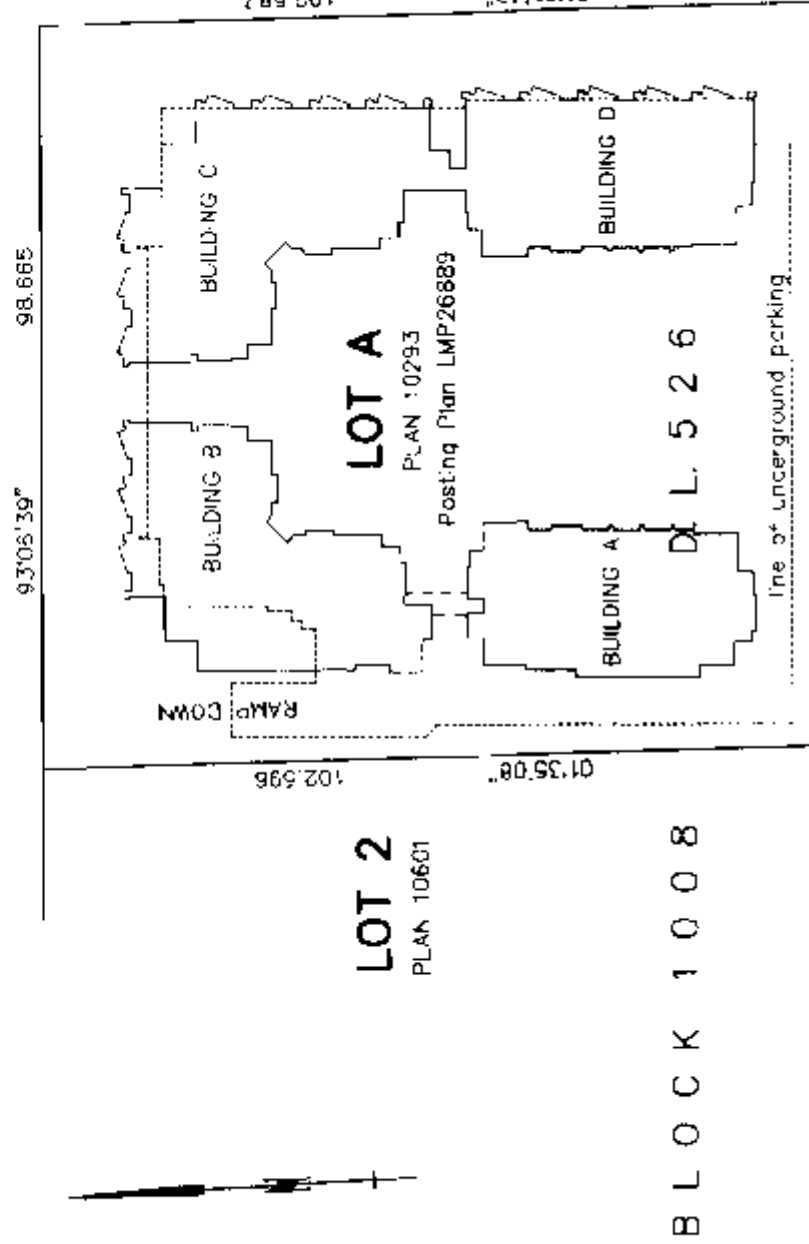
BCGS 926.025

SCALE 1:1000



KEY PLAN

W. 45th A V E N U E



A S H S T R E E T

LOT 2

BLOCK C

PLAN 9992

All distances are in metres unless otherwise noted.
All angles are 45° or 90° unless otherwise noted.

Strata lot boundaries are defined by:

- 1) Centreline of party walls
 - 2) Exterior surface of building less 0.01 metre
 - 3) Outside face of concrete elevator core
 - 4) Outside face of stud wall adjoining common property
- This plan lies within the Greater Vancouver Regional District.

LEGEND:

Bearings are Grid bearings and are derived from observations between control monuments V-2357 and V-1301, Integrated Survey Area number 31, CITY OF VANCOUVER 140-83 (CSRE)

This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by a combined factor of 0.9995900.

- denotes control monument
- denotes lead pipe found
- denotes standard iron post found
- denotes common property
- SL denotes strata lot
- ④ denotes limited common property for strata lot 4 (typical)
- B denotes balcony
- P denotes patio
- A denotes area
- F denotes elevator
- m² denotes square metres
- ST denotes storage
- S denotes stairs
- C denotes corridor
- EC denotes electrical closet

- T denotes terrace
- PA denotes parking area
- PB denotes parking bay
- VEST denotes vestibule
- EMR denotes elevator machine room
- MR denotes mechanical room
- G denotes arc garage room
- UC denotes utility closet
- HC denotes handicapped parking bay
- SC denotes small car parking bay
- P⁺ denotes part
- IA denotes total area
- V denotes void
- TR denotes telephone equipment room
- PT denotes part
- D denotes duct
- SP denotes stand pipe

**FOR STRATA CORP
MAIL ADDRESS
SEE STRATA PLAN
GENERAL INDEX**

CIVIC ADDRESS:

618/638 WEST 45th AVENUE
VANCOUVER, B.C.

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:

THE OWNERS OF STRATA PLAN LMS

C/O DELTA LAND DEVELOPMENT LTD.
WORLD TRADE CENTRE
SUITE 180-999 CANADA PLACE
VANCOUVER, B.C. V6C 3E7

NAME OF DEVELOPER:

THE CONSERVATORY

I, Richard S. Fu, of Vancouver, a British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of that parcel. Dated at Vancouver, B.C. this 19th day of August, 1999.

Richard S. Fu
B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
P40NLC-687-6866 FAX 685-8071

LOCATION PLAN

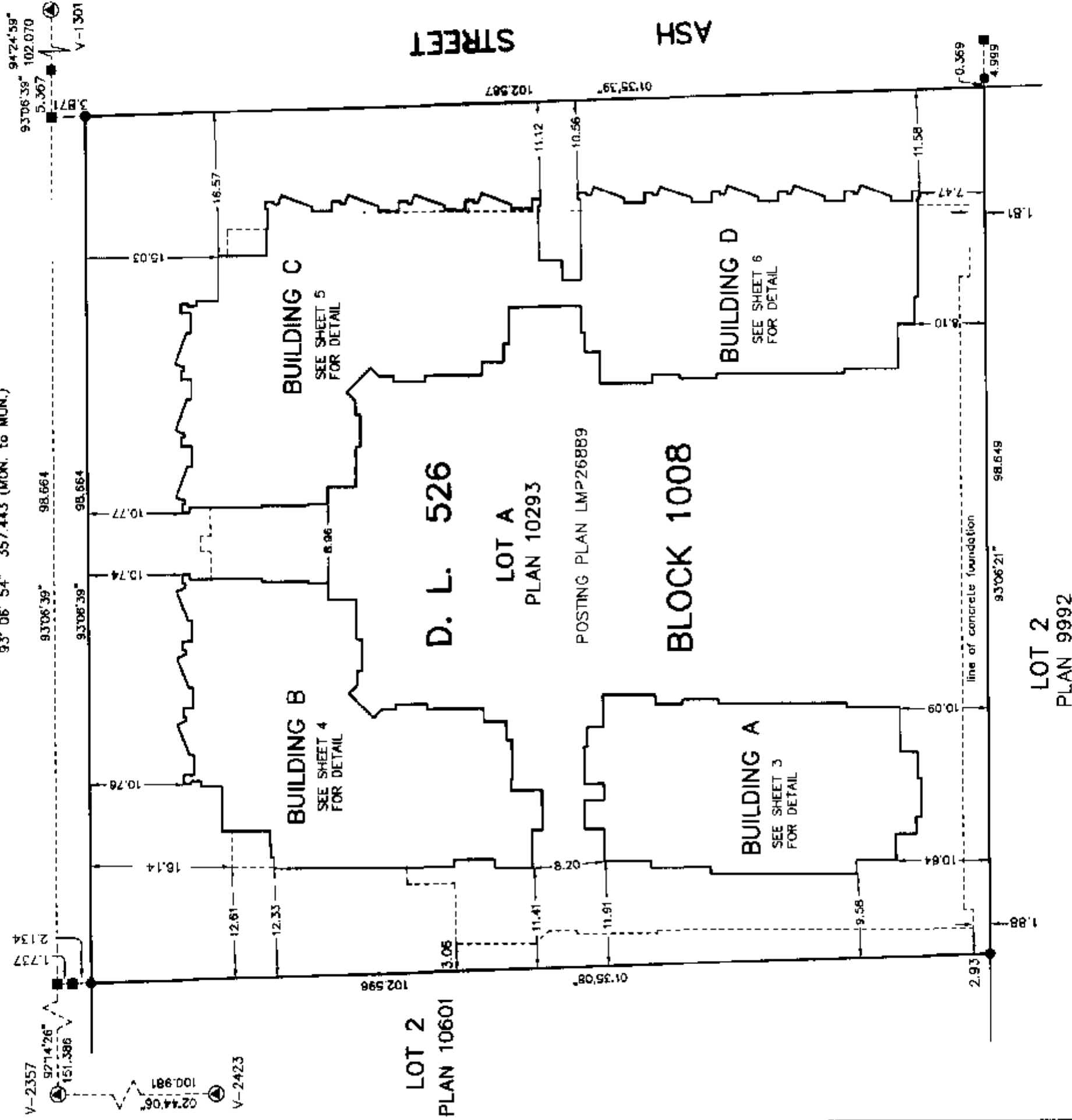
STRATA PLAN LMS 3998

SCALE 1 : 500



45TH AVENUE

93° 06' 54" 357.443 (MON. to MON.)

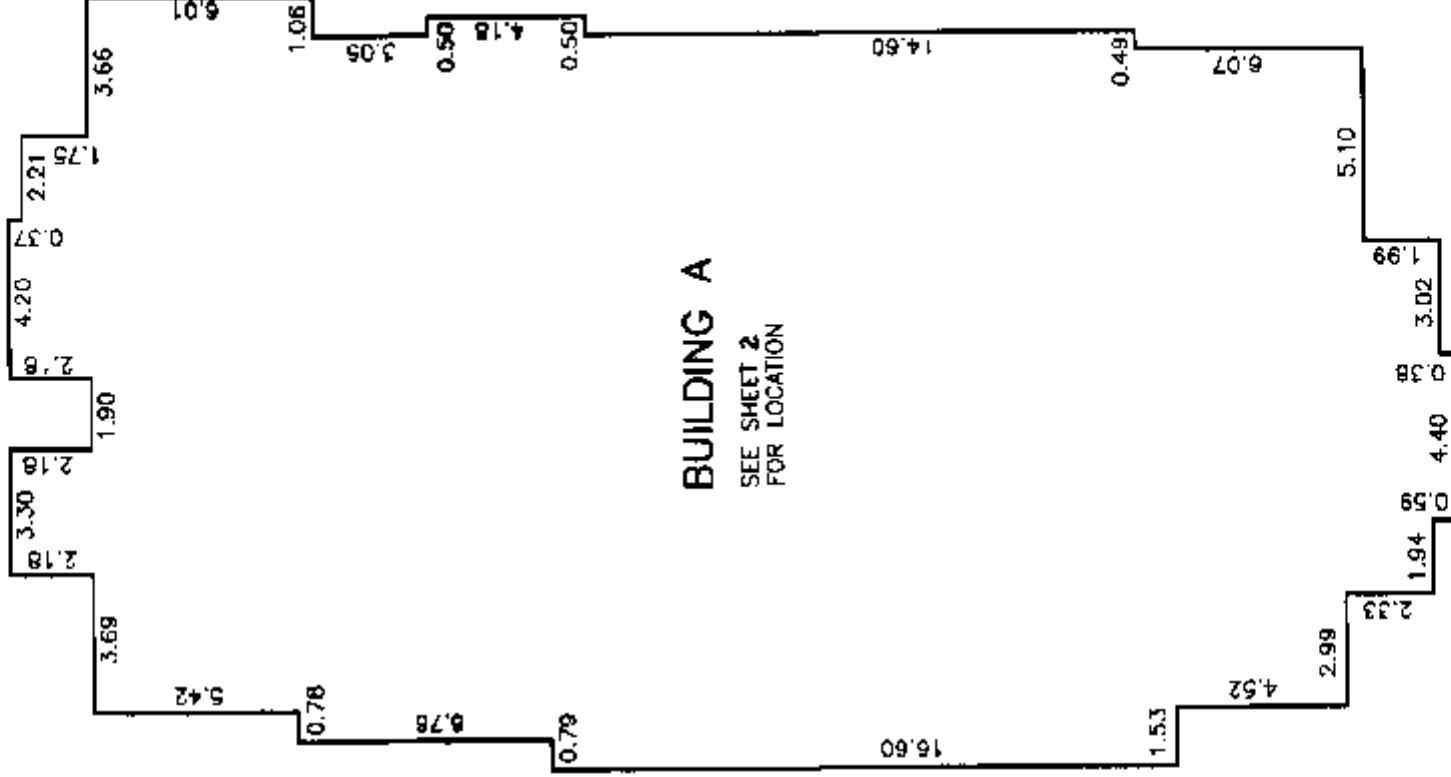
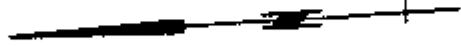


MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St. Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

DATE Aug 19, 1999 Ridley B.C.L.S.

LOCATION PLAN

STRATA PLAN LMS 3998



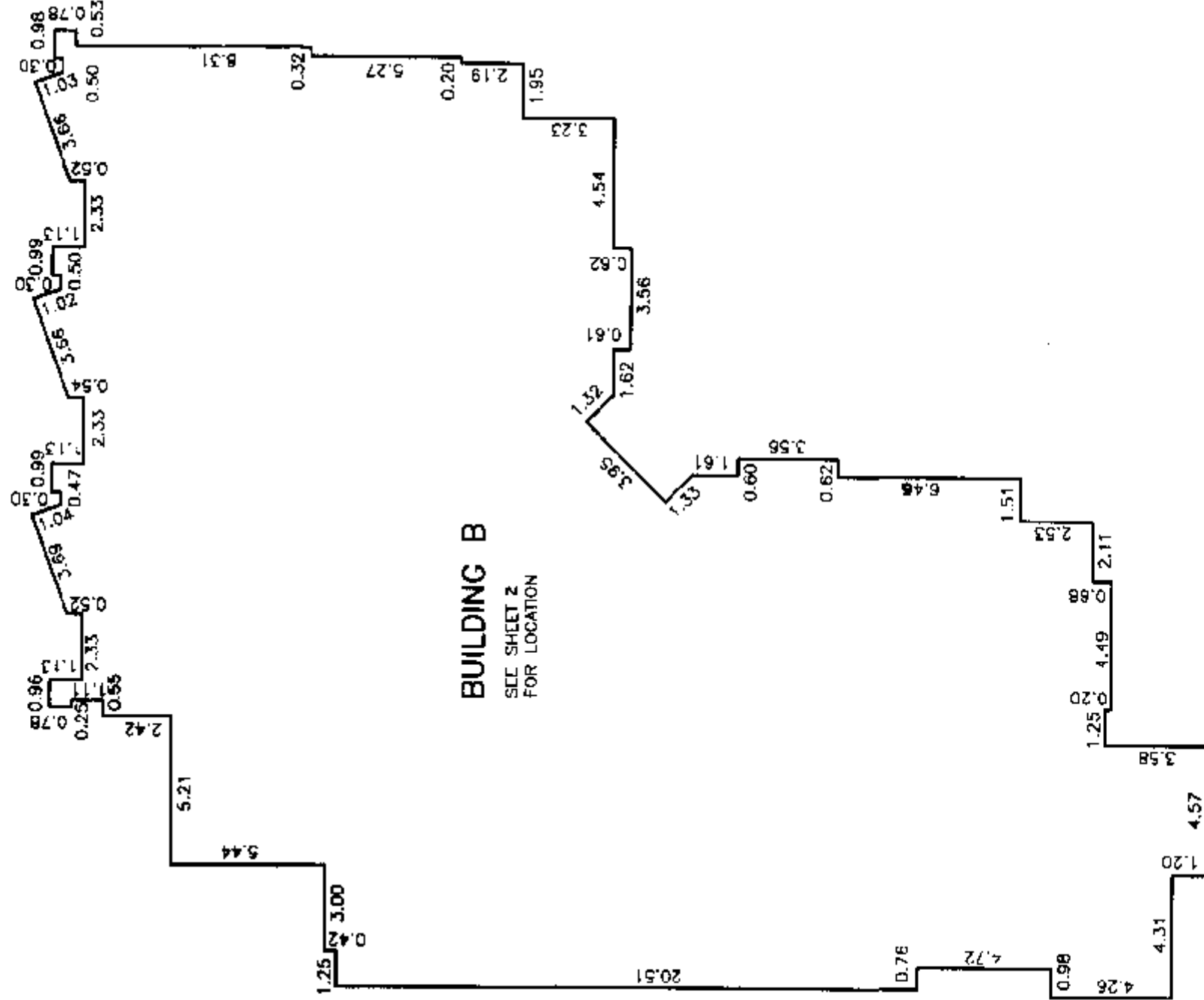
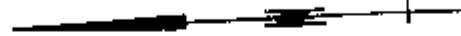
MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

DATE Aug 19, 1999 Edwards B.C.L.S.

LOCATION PLAN

STRATA PLAN LMS 3998

SCALE 1 : 200



BUILDING B

SEE SHEET 2
FOR LOCATION

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St. Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

DATE Aug 19, 1999 Richard B.C.L.S.

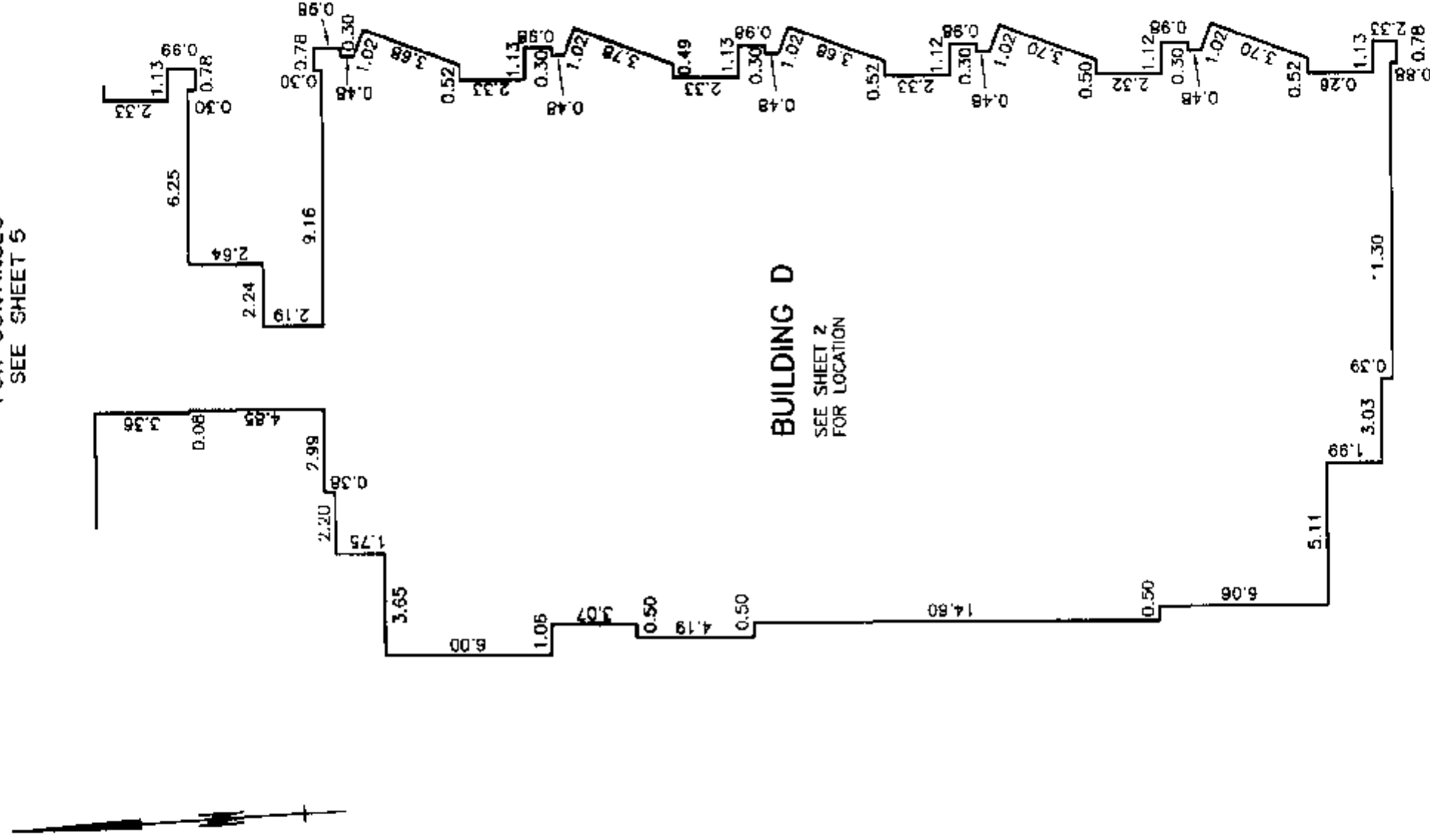
LOCATION PLAN

STRATA PLAN LMS 3998

SCALE 1 : 200



FOR CONTINUES
SEE SHEET 5



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055 Seymour St, Vancouver, B.C.
PHONE: 687-6866 FAX: 685-8071

DATE Aug 19, 1999 Richard B.C.L.S.

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
1	19	1331	976	1
2	19	1409	1085	1
3	19	1394	1116	1
4	19	1368	1010	1
5	20	1380	1038	1
6	20	1492	1155	1
7	20	1437	1184	1
8	20	1446	1115	1
9	20	1454	1115	1
10	20	1493	1224	1
11	20	1437	1231	1
12	20	1446	1165	1
13	21	1454	1149	1
14	21	1431	1207	1
15	21	1386	1212	1
16	21	1446	1215	1
17	21	1617	1598	1
18	21	1791	1925	1
19	22	1405	998	1
20	22	1536	996	1
21	22	692	452	1
22	23	1204	743	1
23	23, 24	1321	817	1
24	23, 24	1355	831	1
25	23, 24	1648	1019	1
26	23	1337	1009	1
27	23	1531	1097	1
28	23	1142	697	1
29	24	1204	770	1

STRATA PLAN LMS 3998

CONDOMINIUM ACT

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		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
30	24	1337	1019	1
31	24	1533	1156	1
32	24	1201	808	1
33	25	1191	854	1
34	25	1104	862	1
35	25	1046	878	1
36	25	1344	1073	1
37	25	1486	1155	1
38	25	1201	871	1
39	26	1258	974	1
40	26	1343	1009	1
41	26	1409	1534	1
42	26	1398	1469	1
43	27	1527	1113	1
44	27	1413	1019	1
45	28	1522	1123	1
46	28	1346	1010	1
47	28, 29	1546	982	1
48	28, 29	1353	828	1
49	28, 29	1330	835	1
50	28, 29	1538	982	1
51	28, 29	1372	876	1
52	28, 29	1403	885	1
53	28, 29	1668	1049	1
54	29	1531	1196	1
55	29	1408	1078	1
56	30	1480	1169	1
57	30	1355	1073	1
58	30	1074	896	1
59	30	1103	883	1

STRATA PLAN LMS 3998

CONDOMINIUM ACT

Lot No.	Sheet No.	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
60	30	1167	908	1
61	30	1245	1002	1
62	31	1480	1186	1
63	31	1355	1089	1
64	31	1074	889	1
65	31	1103	880	1
66	31	1167	929	1
67	31	1245	998	1
68	32	1400	1508	1
69	32	1453	1553	1
70	32	1364	1028	1
71	32	1243	1009	1
72	33	1383	1142	1
73	33	1401	1102	1
74	34	1440	1202	1
75	34	1496	1172	1
76	34, 35	1643	1026	1
77	34, 35	1429	896	1
78	34, 35	1217	779	1
79	34, 35	1363	866	1
80	34, 35	1748	1163	1
81	35	1446	1249	1
82	35	1498	1243	1
83	35	1387	1214	1
84	35	1437	1240	1
85	35	1458	1189	1
86	35	1435	1170	1
87	36	1387	1252	1
88	36	1437	1268	1
89	36	1458	1215	1

MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055-Seymour St. Vancouver, B.C.

Aug 19, 1999, *Richard J.* B.C.L.S.

STRATA PLAN LMS 3998

CONDOMINIUM ACT

FORM 1		FORM 2		FORM 3
Lot No.	Sheet No.	SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST	NUMBER OF VOTES
90	36	1435	1170	1
91	36	1779	1972	1
92	36	1631	1683	1
AGGREGATE:		127,611	100,000	92

I/We the undersigned do solemnly declare that

1) I/We the undersigned am/are the owner-developer, or (in the alternative) the duly authorized agent of the owner-developer.

2) The strata plan is for residential use only. I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

OWNFR:

DELTA LAND DEVELOPMENT LTD.
(INCORPORATION NO. 482946)

NAME BRUCE LANGEREIS
Authorized Signatory

Authorized Signatory BRUCE LANGEREIS

Declared before me this 26 day of August, 1999.

A commissioner for taking affidavits for British Columbia

Accepted as to forms 1, 2 and 3.

Dated this 21 day of September 1999.

Superintendent of Real Estate

City of Vancouver, registered owner of Covenant BL266909 hereby consent to the deposit of this plan.

NAME _____
Authorized Signatory

NEW DEVELOPMENT CERTIFICATE

I, Richard S. Fu, of Vancouver, a British Columbia Land Surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 18th day of August, 1999, been previously occupied.

Dated at Vancouver, British Columbia,
this 19th day of August, 1999.

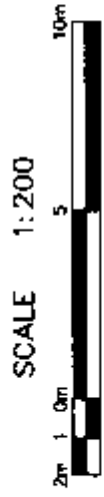
B.C.L.S.

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE Aug 19, 1999 Richard Fu B.C.L.S.

STRATA PLAN LMS 3998

CROSS SECTIONS



SECTION A - A

	PB	PA	PB SC	SC	C	EO	PA	MR		PA
LEVEL 5	PT SL 18	PT SL 17	EO	PT SL 17	PT SL 17	EO	PT SL 17	PT	PT SL 17	PT
LEVEL 4	PT SL 16	PT SL 13	EO	PT SL 13	PT SL 13	EO	PT SL 13	PT	PT SL 13	PT
LEVEL 3	PT SL 12	PT SL 9	EO	PT SL 9	PT SL 9	EO	PT SL 9	PT	PT SL 9	PT
LEVEL 2	PT SL 8	PT SL 5	EO	PT SL 5	PT SL 5	EO	PT SL 5	PT	PT SL 5	PT
LEVEL 1	PT SL 4	PT SL 1	EO	PT SL 1	PT SL 1	EO	PT SL 1	PT	PT SL 1	PT
PARKING LEVEL										PA

SECTION B - B

	PA	PB SC	PB SC	PA
LEVEL 5	PT SL 14	PT SL 13	C	PT SL 17
LEVEL 4	PT SL 10	PT SL 9	C	
LEVEL 3	PT SL 6	PT SL 5	C	
LEVEL 2	PT SL 2	PT SL 1	C	
LEVEL 1				
PARKING LEVEL				

CROSS SECTIONS

STRATA PLAN LMS 3998

SCALE 1:200



LEVEL 5	SL 40	S	PT SL 40	PT SL 41	ROOF
LEVEL 4	PT SL 34	S		PT SL 35	
LEVEL 3	PT SL 23	S	PT SL 24	PT SL 25	
LEVEL 2	LOUNGE	S	PT SL 23	PT SL 24	PT SL 25
LEVEL 1	RECREATION FACILITIES AND CHANGE ROOMS	S	BICYCLE STORAGE	BICYCLE STORAGE	BICYCLE STORAGE
PARKING LEVEL	MR	PA	ER	PB SC	PB

SECTION C - C

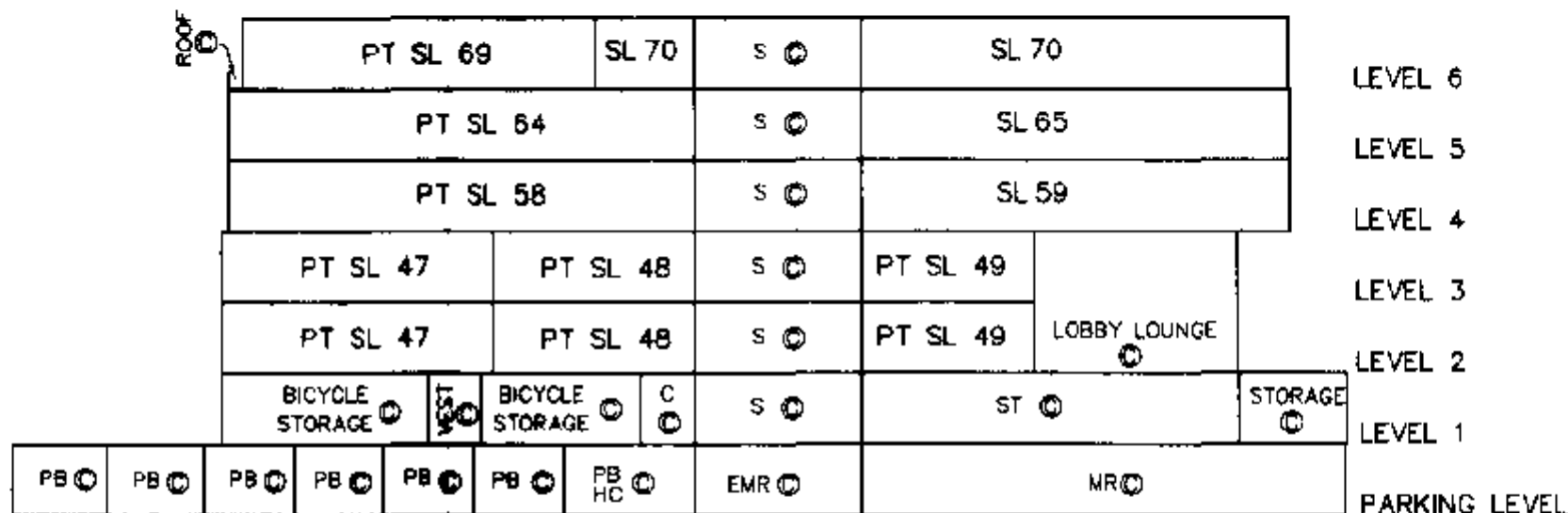
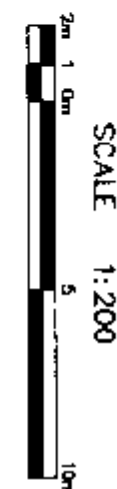
LEVEL 5	PT SL 42	S	SL 39	SL 40
LEVEL 4	PT SL 38	S	SL 33	SL 34
LEVEL 3	PT SL 32	S	SL 29	LOUNGE
LEVEL 2	SL 28	S	SL 22	
LEVEL 1	SL 21	MEETING ROOM	RECREATION FACILITIES AND CHANGE ROOMS	
PARKING LEVEL	PA	PB	C	TR

SECTION D - D

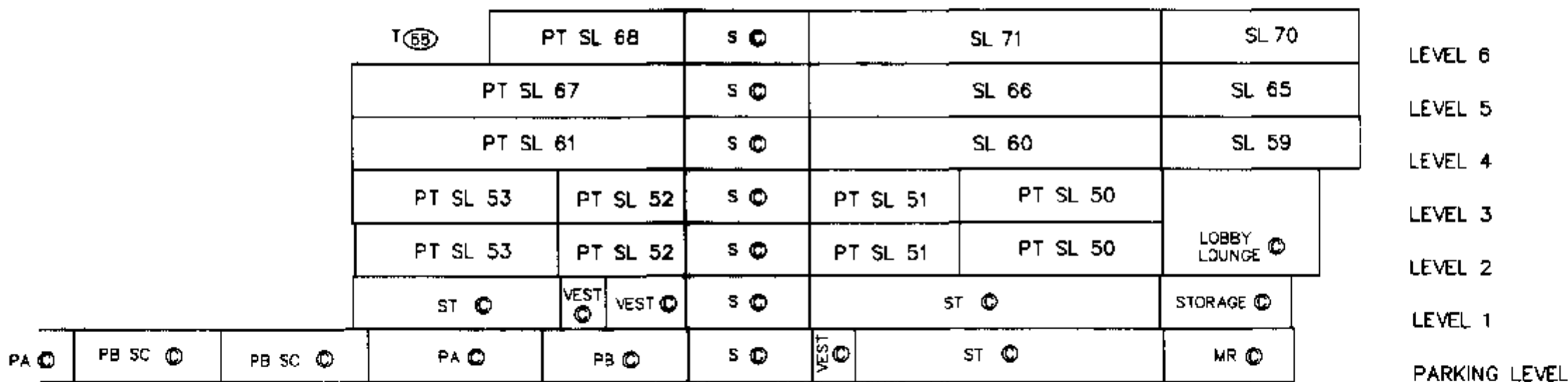
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MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

CROSS SECTIONS



SECTION E - E



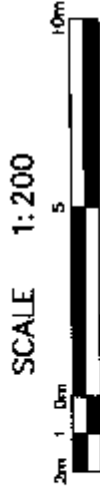
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STRATA PLAN LMS 3998

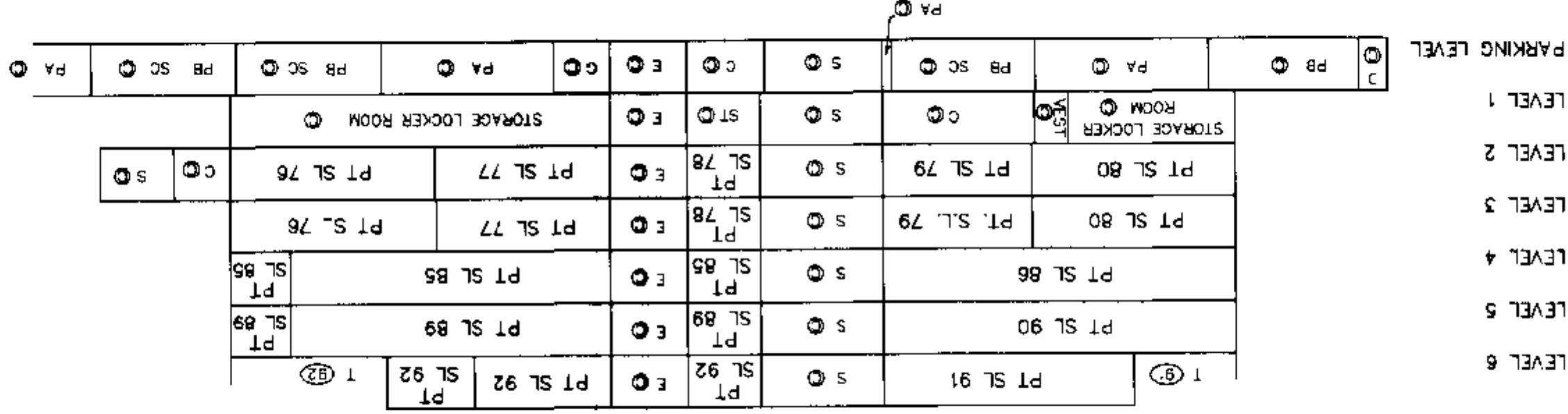
DATE Aug 19, 1999 Richard Jr. B.C.L.S.

STRATA PLAN LMS 3998

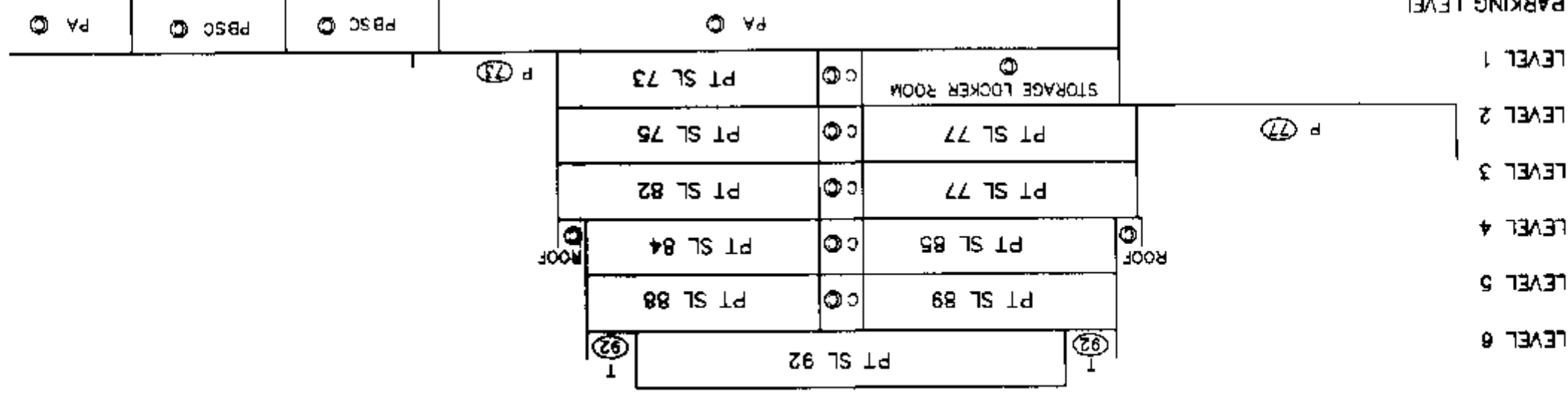
CROSS SECTIONS



SECTION 6 - 6



SECTION H - H



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE Aug 19, 1999 R. Dickson B.C.L.S.

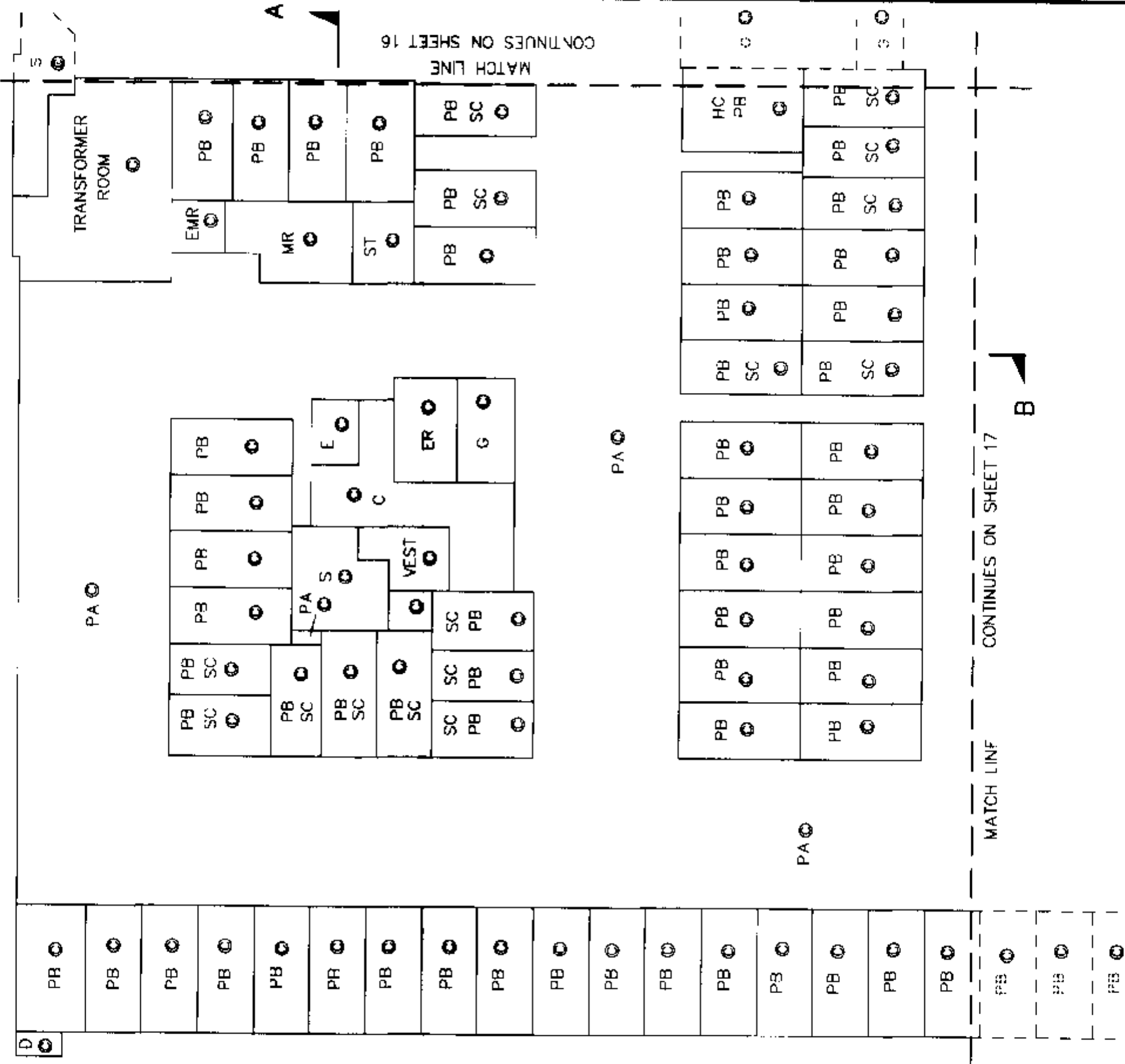
PARKING LEVEL

STRATA PLAN LMS 3998

SCALE 1:200



SOUTHWEST



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

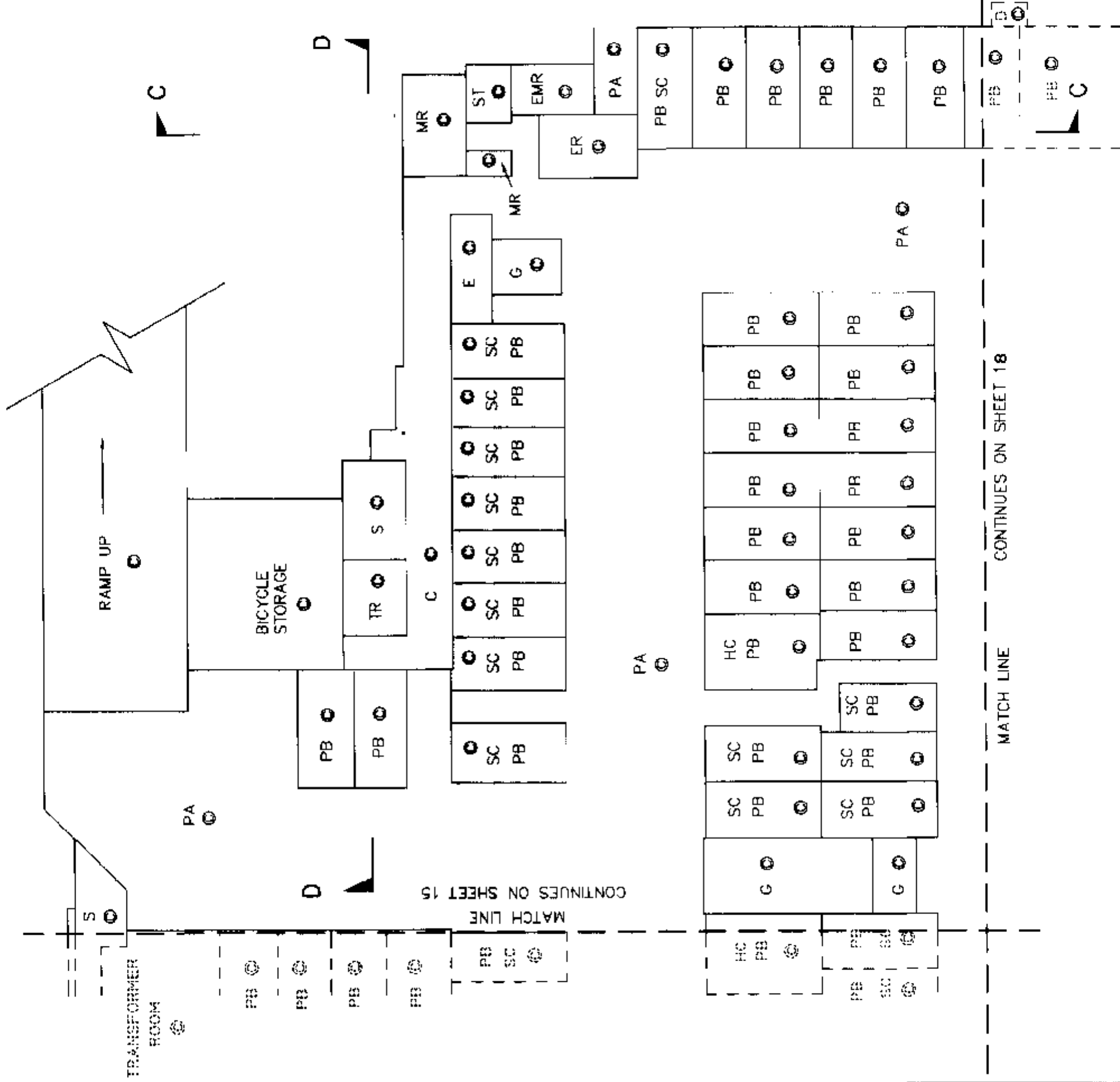
DATE Aug 19, 1999 Richard B.C.L.S.

PARKING LEVEL

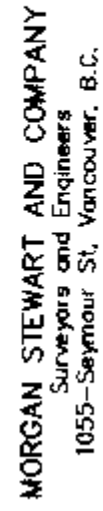
STRATA PLAN LMS 3998



NORTHWEST



STRATA PLAN LMS 3998



DATE Aug 19, 1999 Richard J. B.C.L.S.

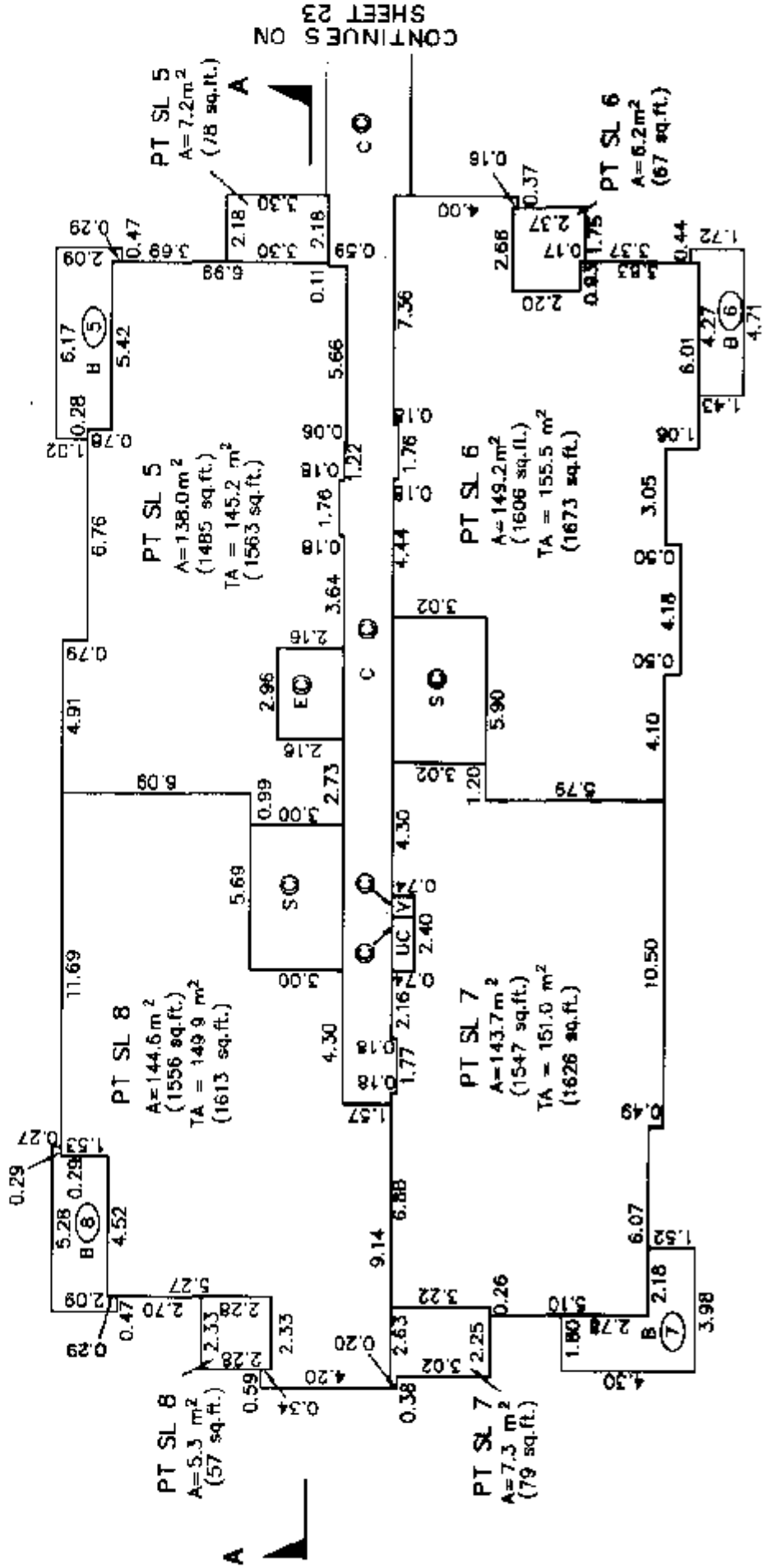
BUILDING 'A'

STRATA PLAN LMS 3998

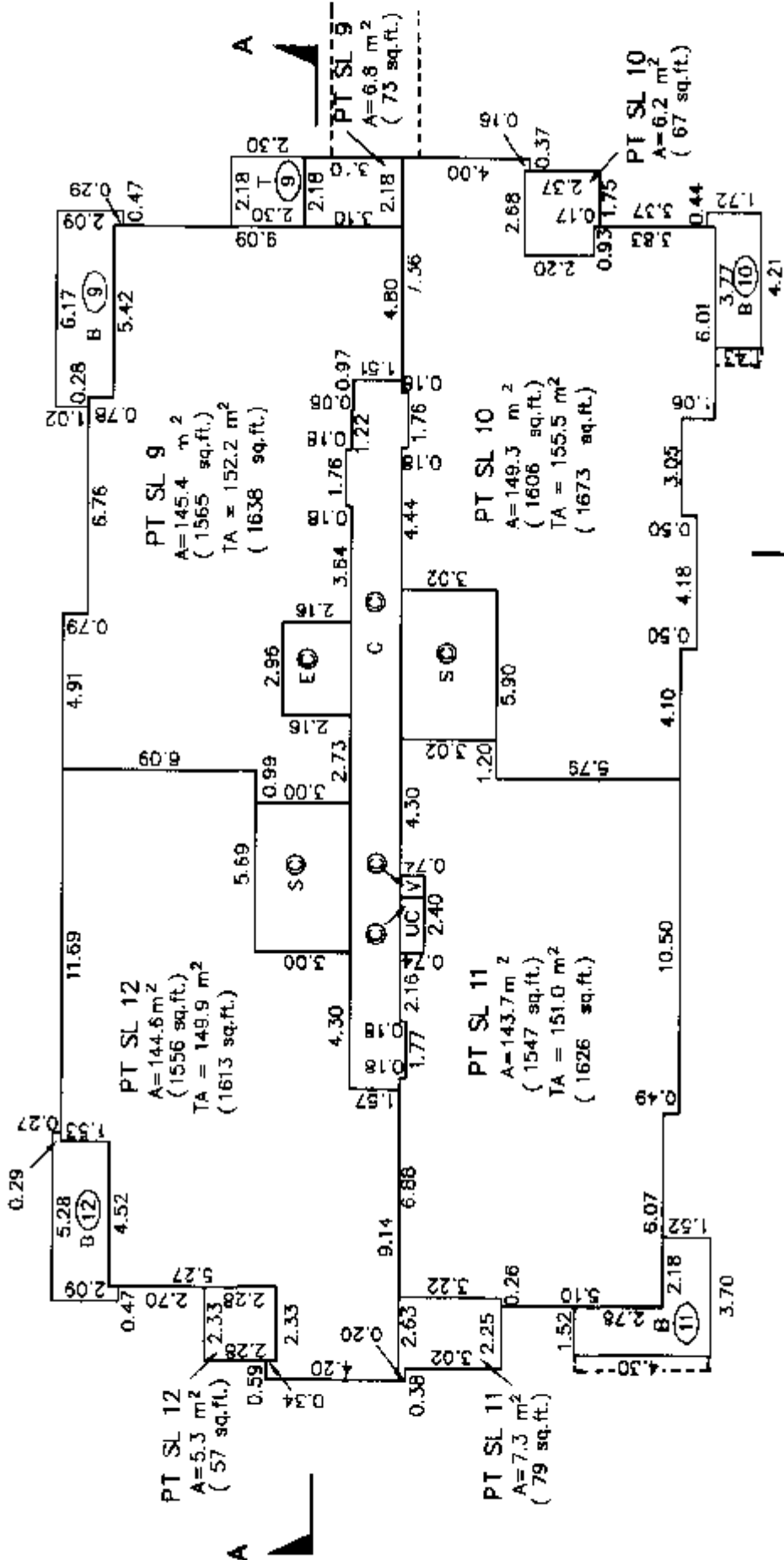
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LEVEL 2



LEVEL 3



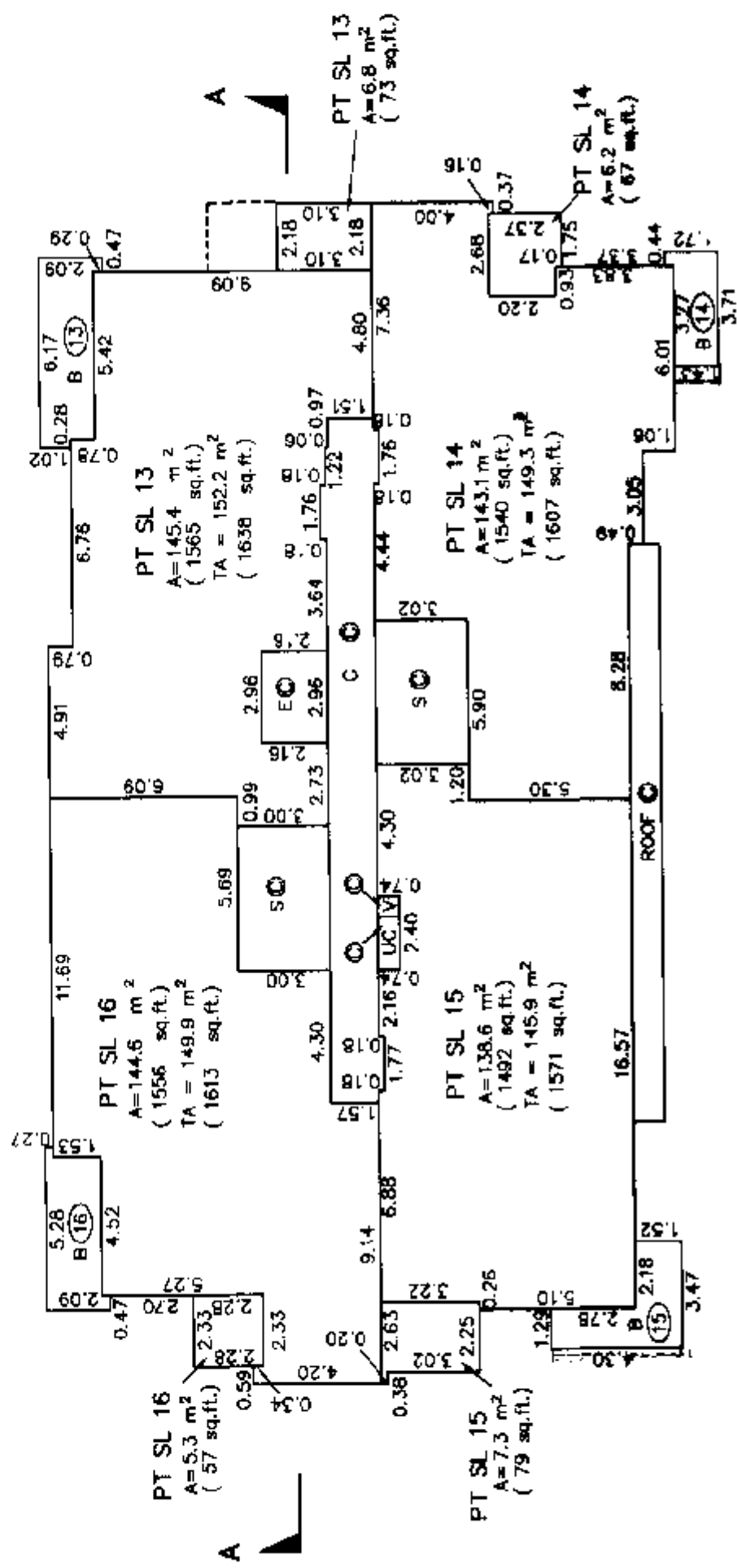
BUILDING 'A'

STRATA PLAN LMS 3998

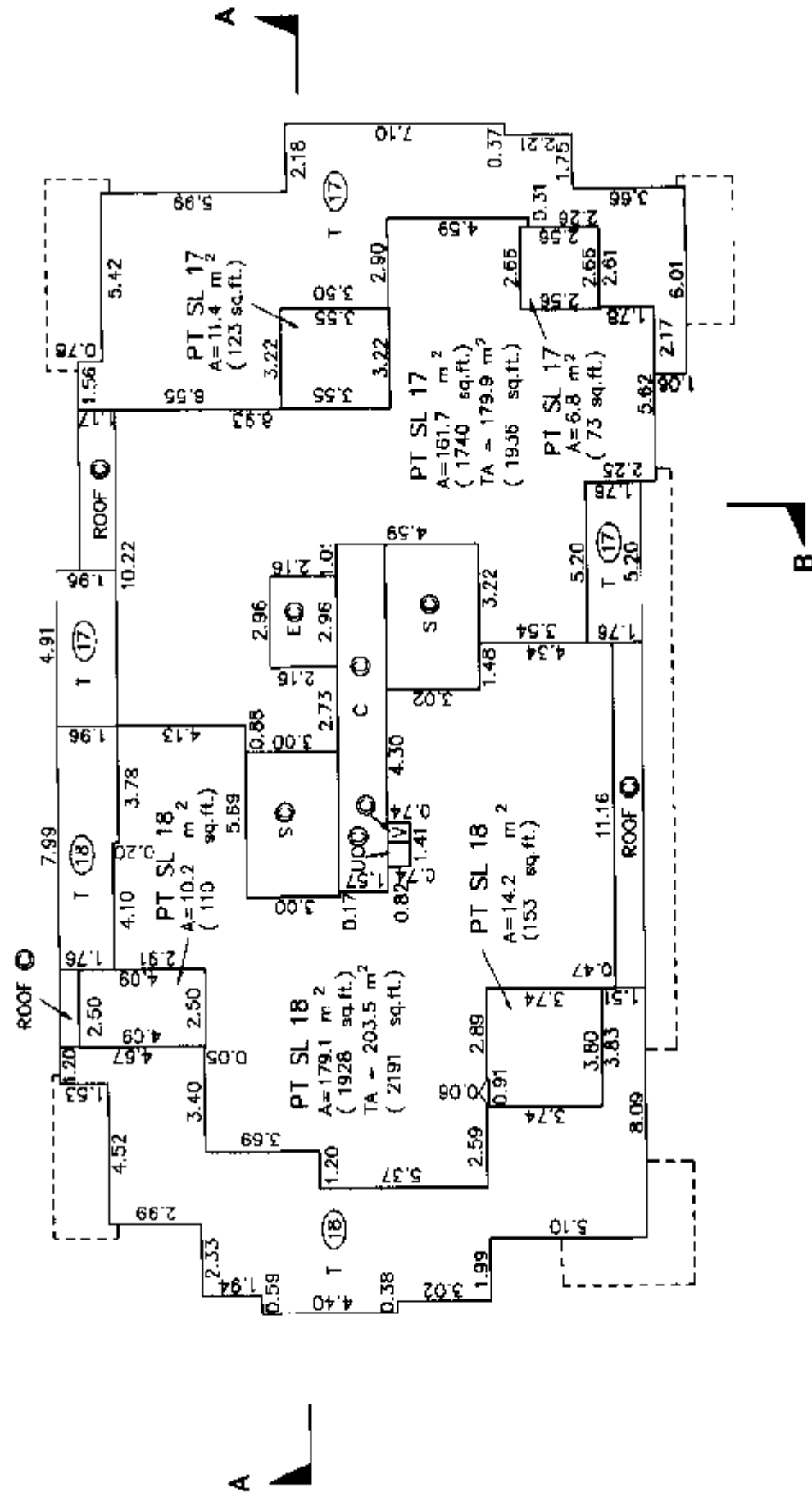
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LEVEL 4



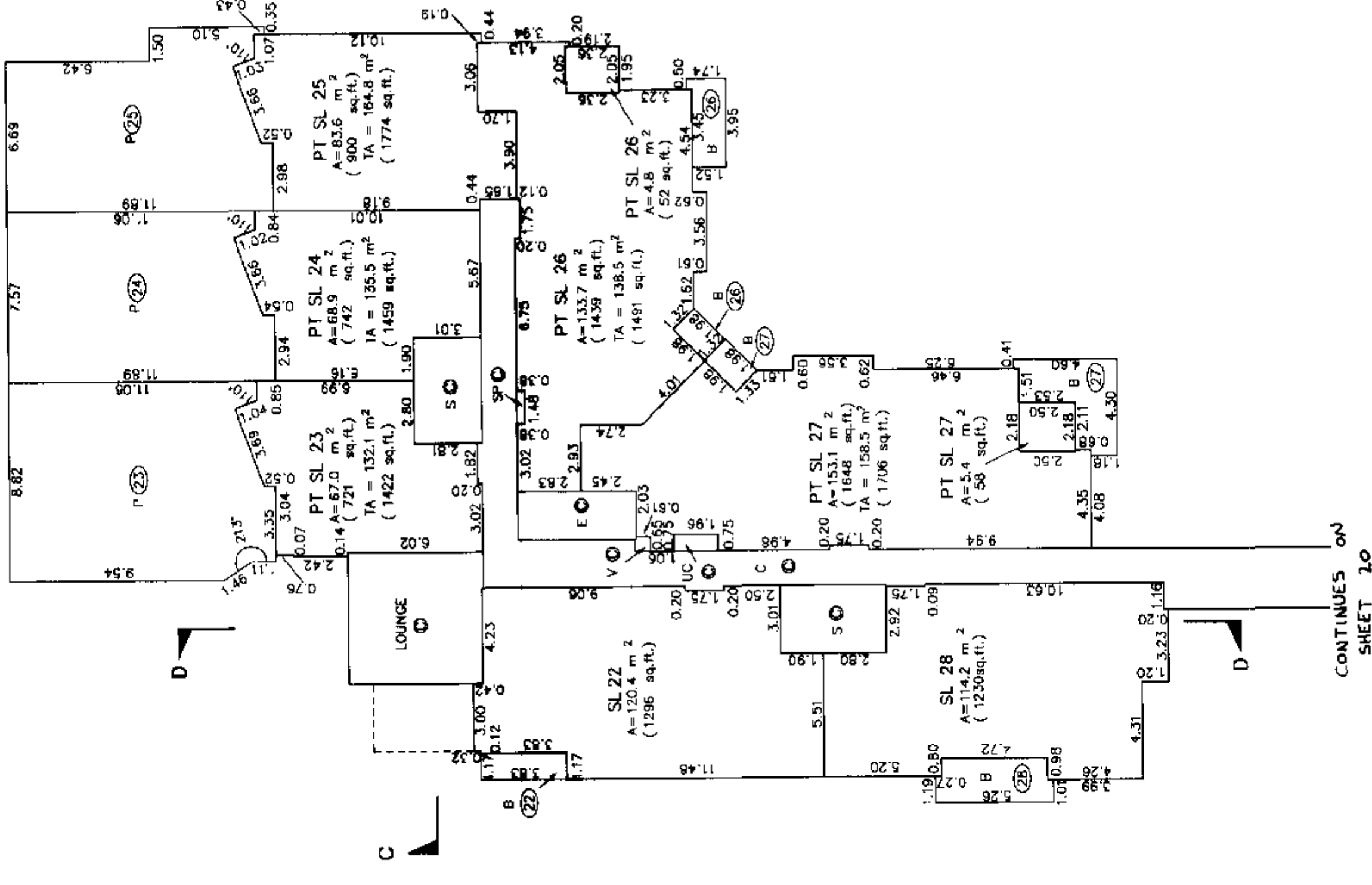
LEVEL 5



BUILDING 'B'

STRATA PLAN LMS 3998

SCALE 1:200

**LEVEL 2**

MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE Aug 17, 1999 Ridha B.C.L.S.

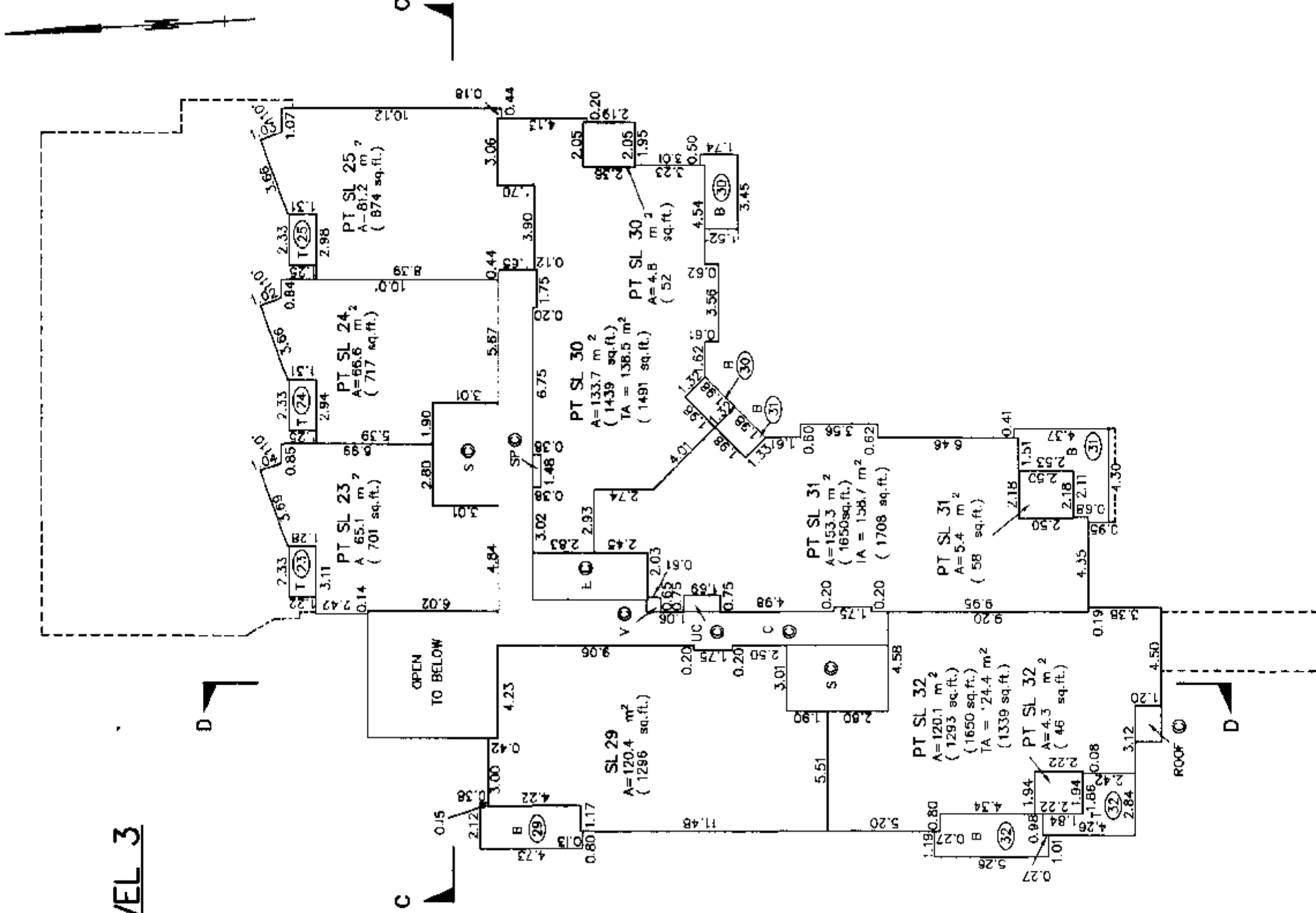
BUILDING 'B'

STRATA PLAN LMS **3998**

SCALE 1:200



LEVEL 3



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

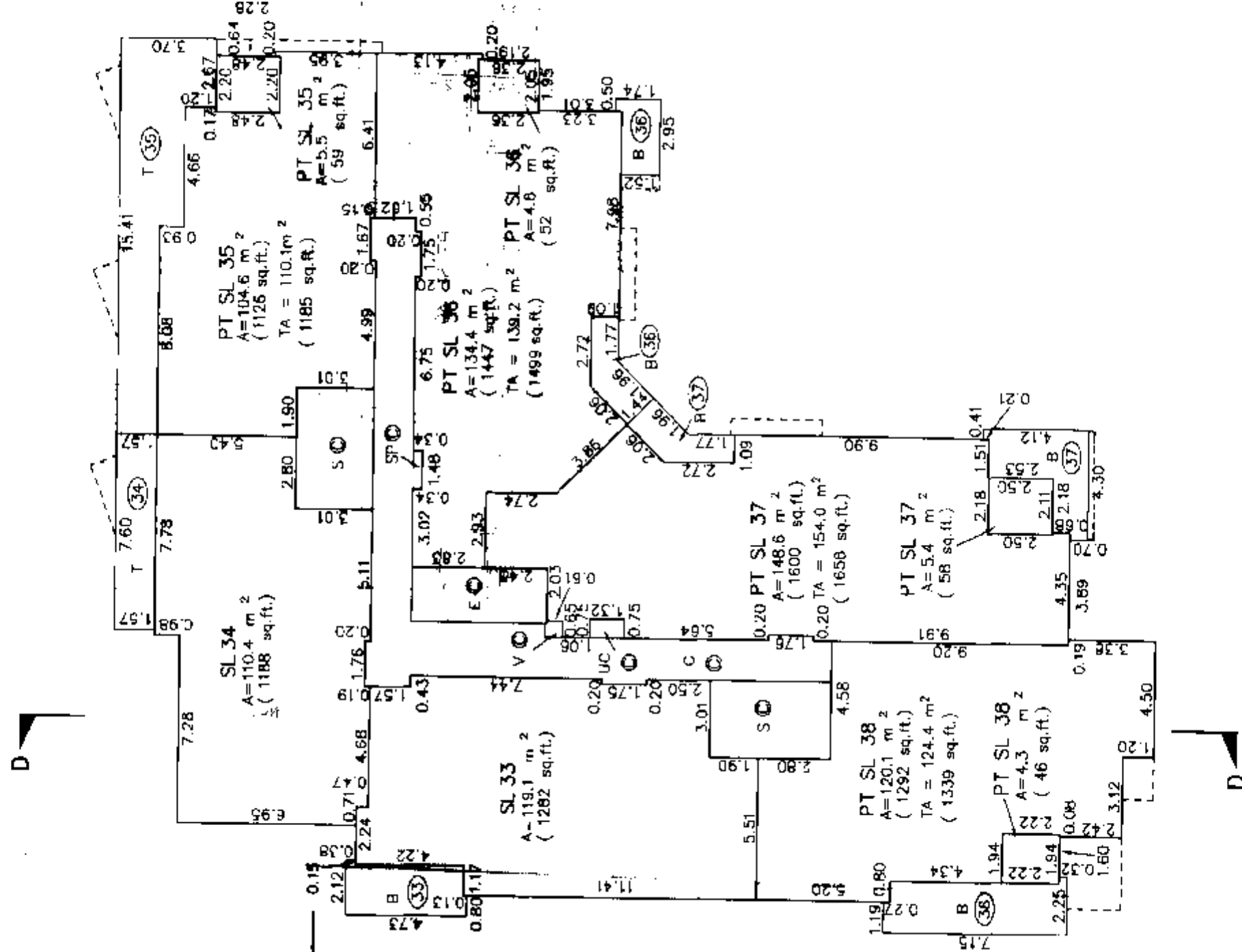
DATE Aug 19, 1999 Stewart B.C.L.S.

DING 'B'

STRATA PLAN LMS 3998

SCALE 1:200

L 4

RT AND COMPANY
and Engineers
St. Vancouver, B.C.DATE Aug 19, 1999 Richard B.C.L.S.

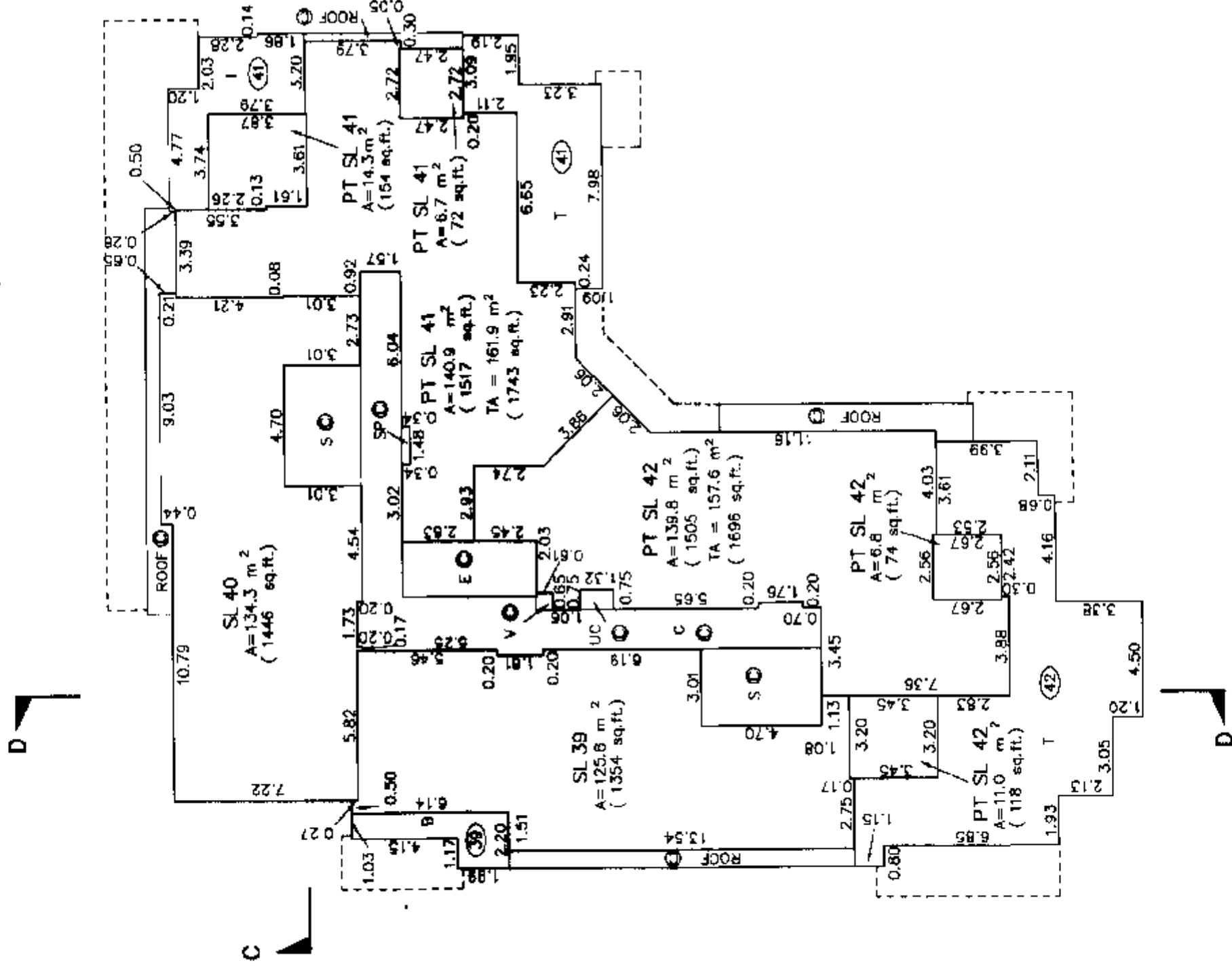
STRATA PLAN LMS 3998

BUILDING 'B'

SCALE 1:200



LEVEL 5



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE Aug 19, 1999 BY Richard J. Morgan B.C.L.S.

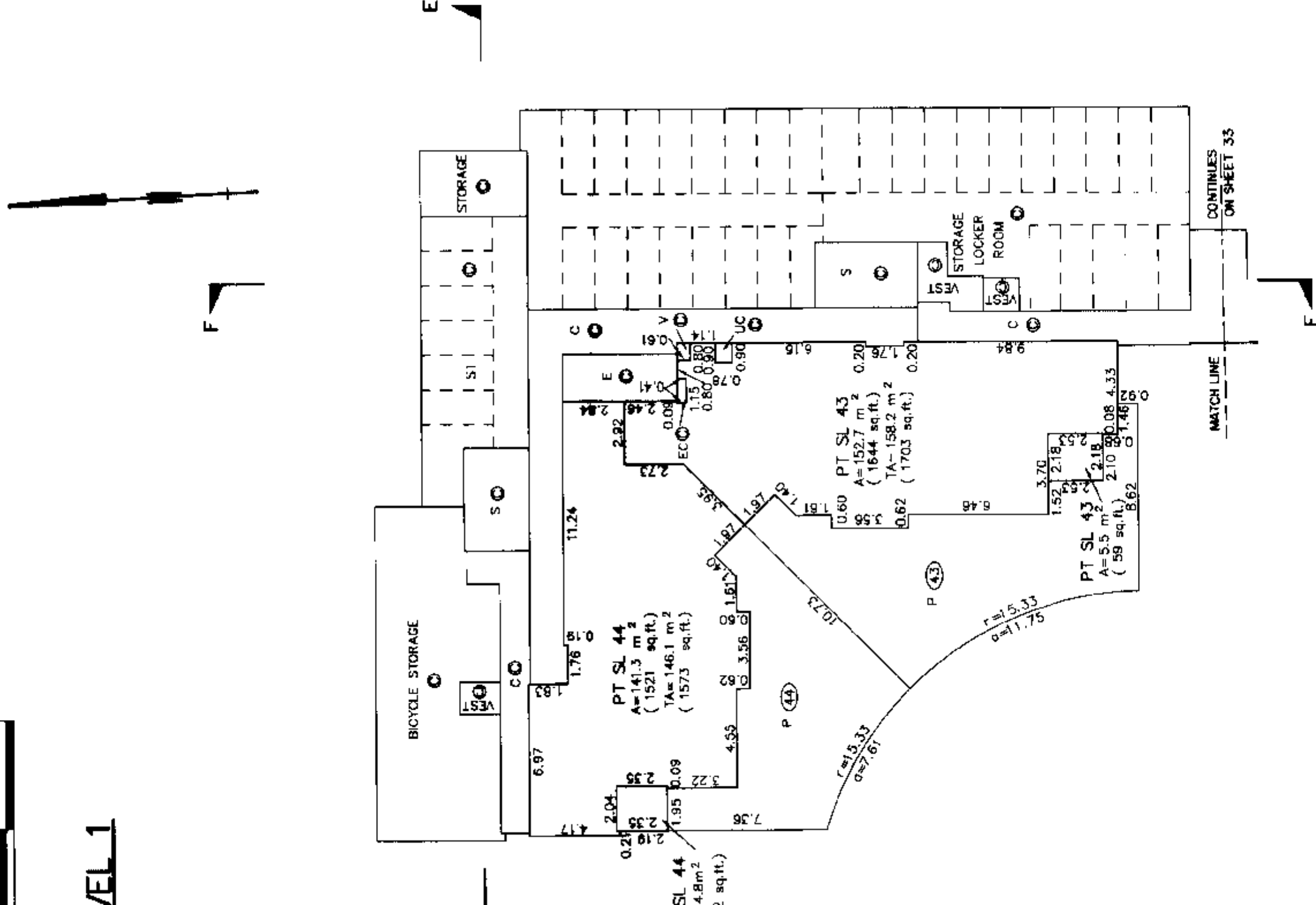
STRATA PLAN LMS 3998

BUILDING 'C'

SCALE 1:200



/EL 1



ART AND COMPANY
s and Engineers
St, Vancouver, B.C.

DATE Aug 19, 1999 Richards B.C.L.S.

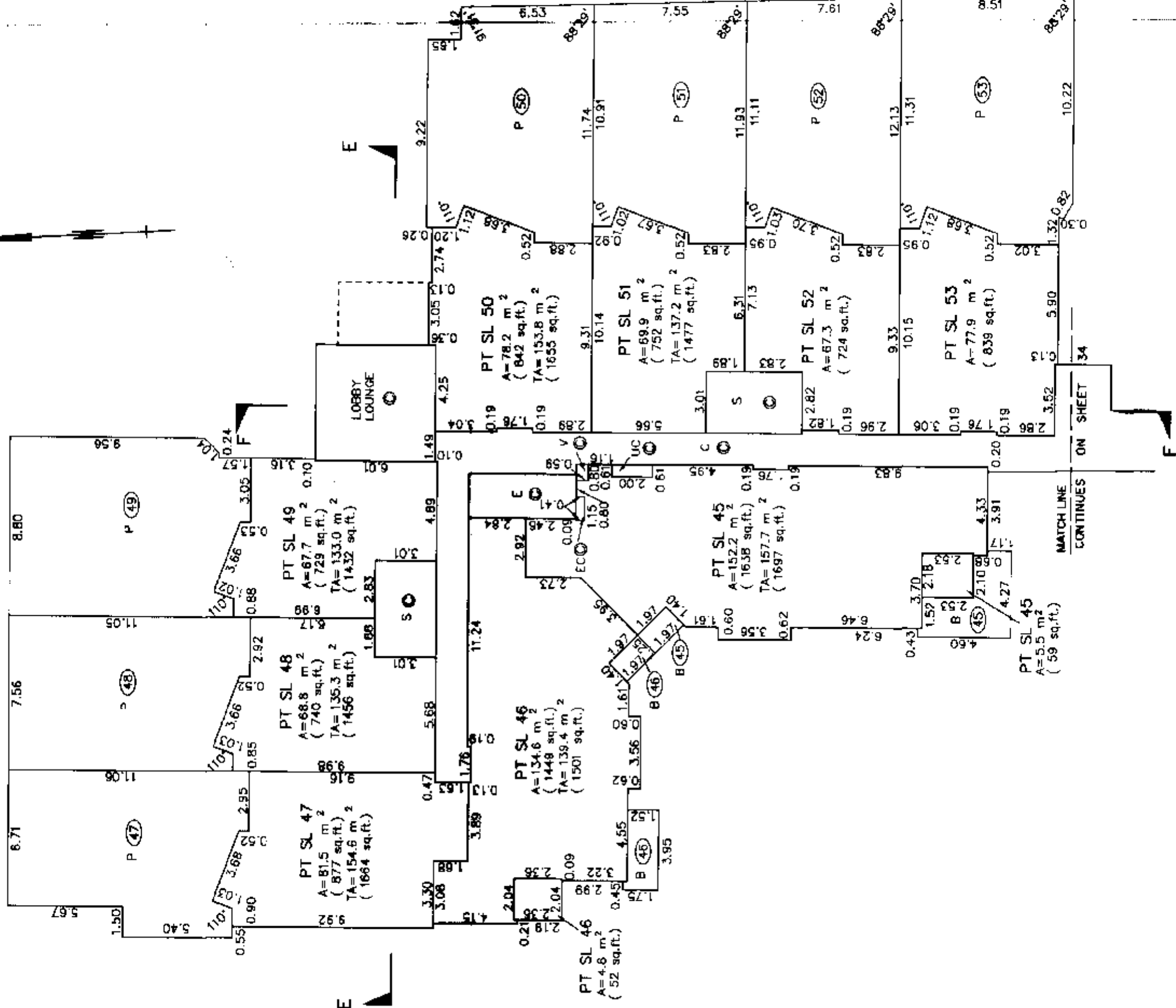
BUILDING 'C'

STRATA PLAN LMS 3998

SCALE 1:200



LEVEL 2



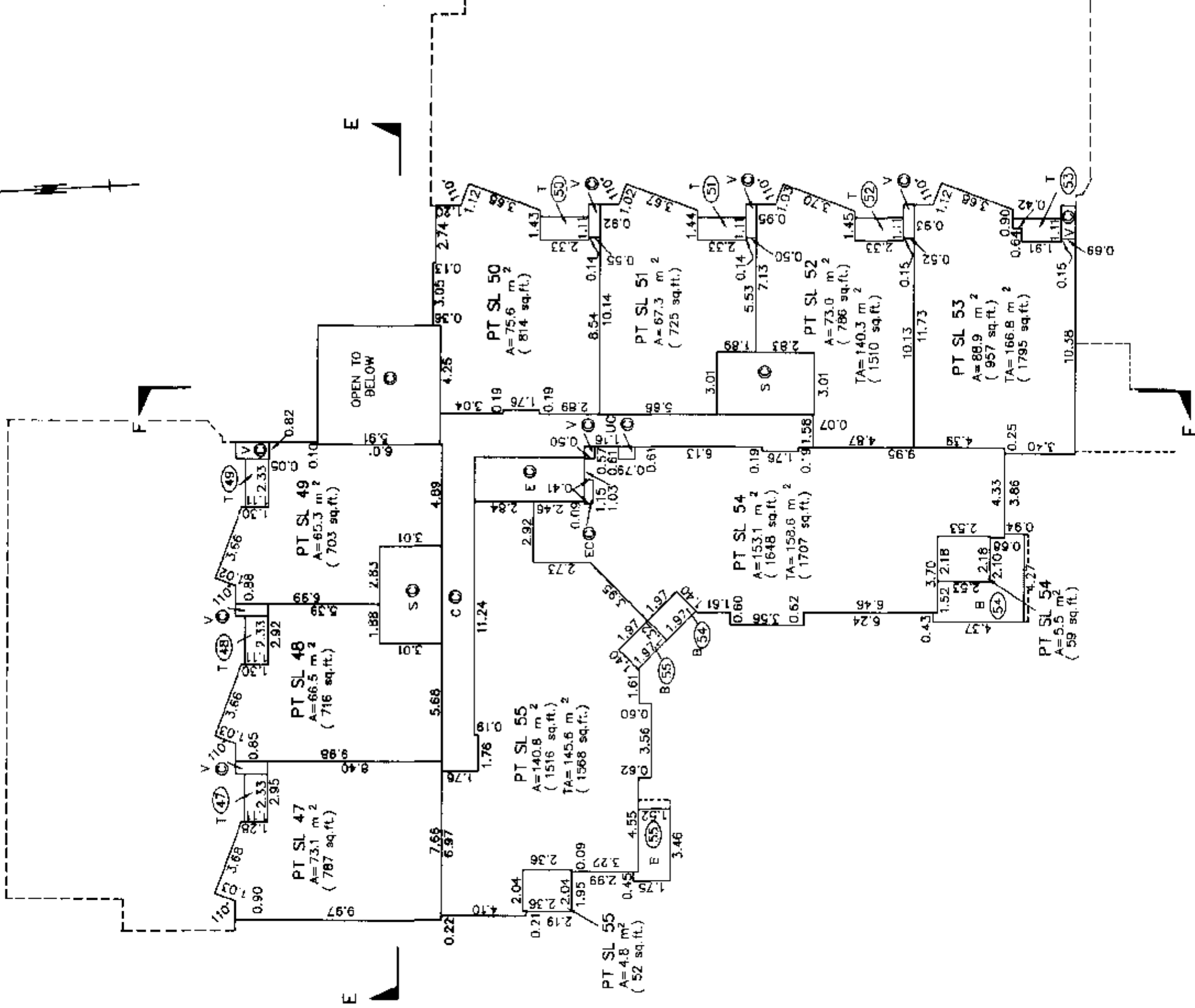
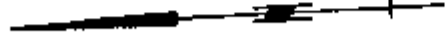
BUILDING 'C'

STRATA PLAN LMS 3998

SCALE 1:200



LEVEL 3



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE Aug 19, 1999 Richard B.C.L.S.

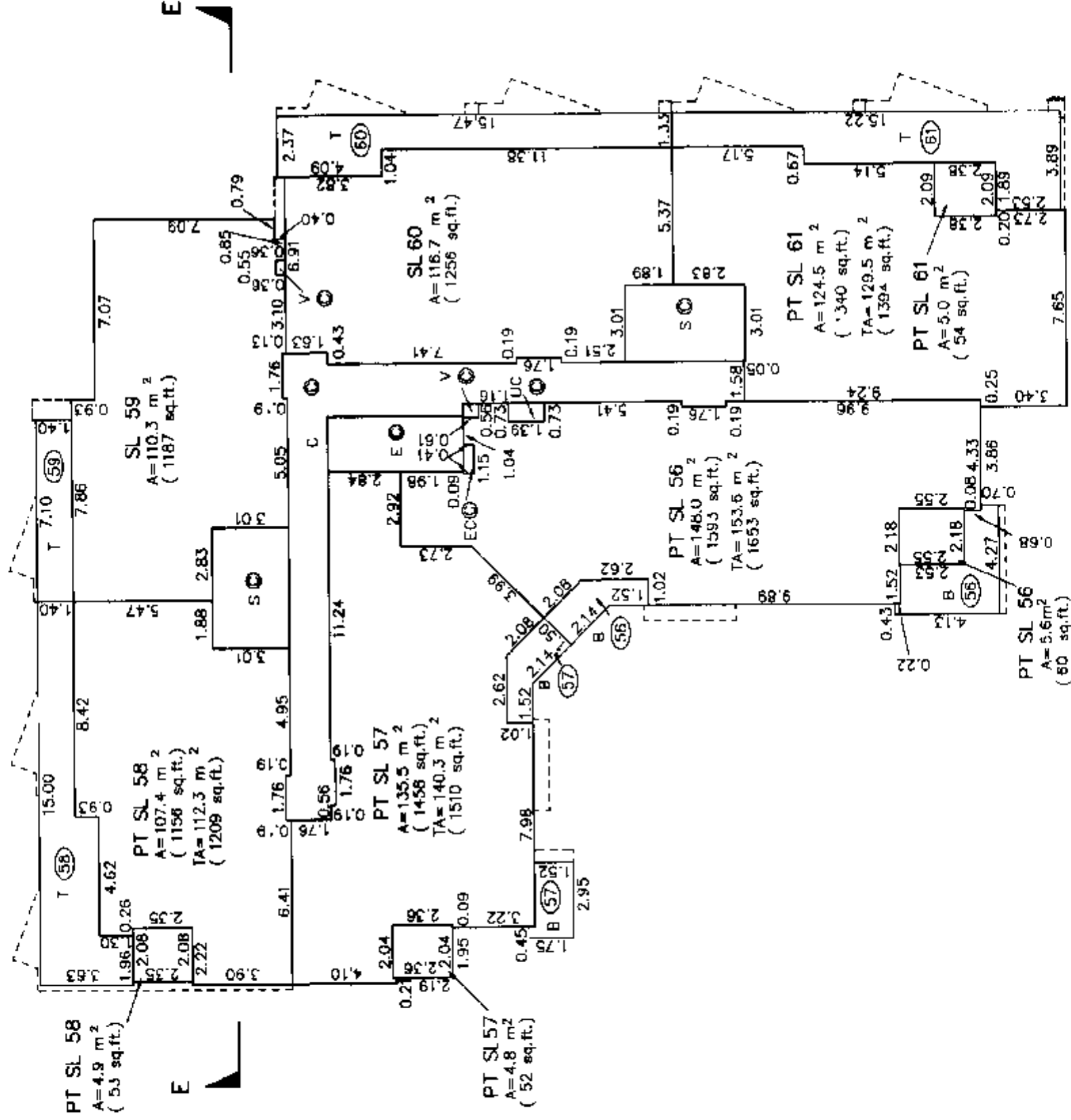
STRATA PLAN LMS 3998

BUILDING 'C'

SCALE 1:200



LEVEL 4

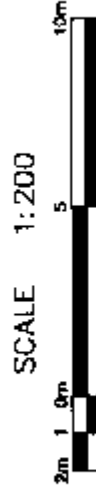
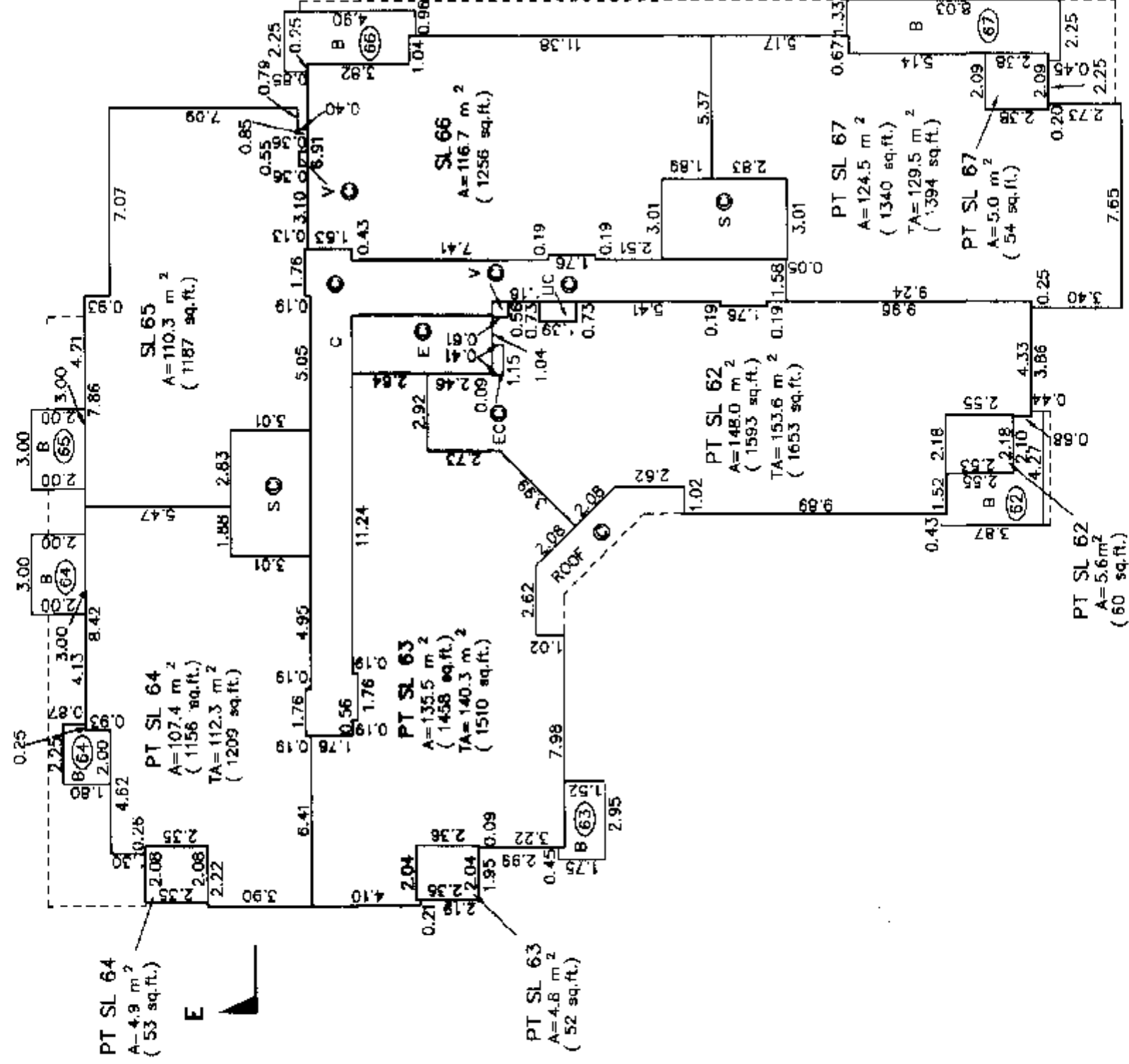


MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St. Vancouver, B.C.

DATE Aug 19, 1999. Richardson B.C.L.S.

BUILDING 'C'

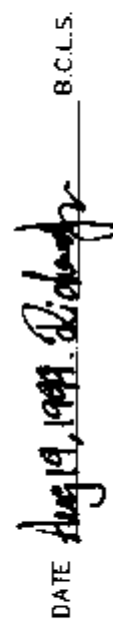
STRATA PLAN LMS 3998

**LEVEL 5**

MORGAN STEWART AND COMPANY
 Surveyors and Engineers
 1055-Seymour St. Vancouver, B.C.

DATE Aug 19, 1999 Robson B.C.L.S.

STRATA PLAN LMS 3998



CAD: 6194ST1/AUGUST 9, 1999.

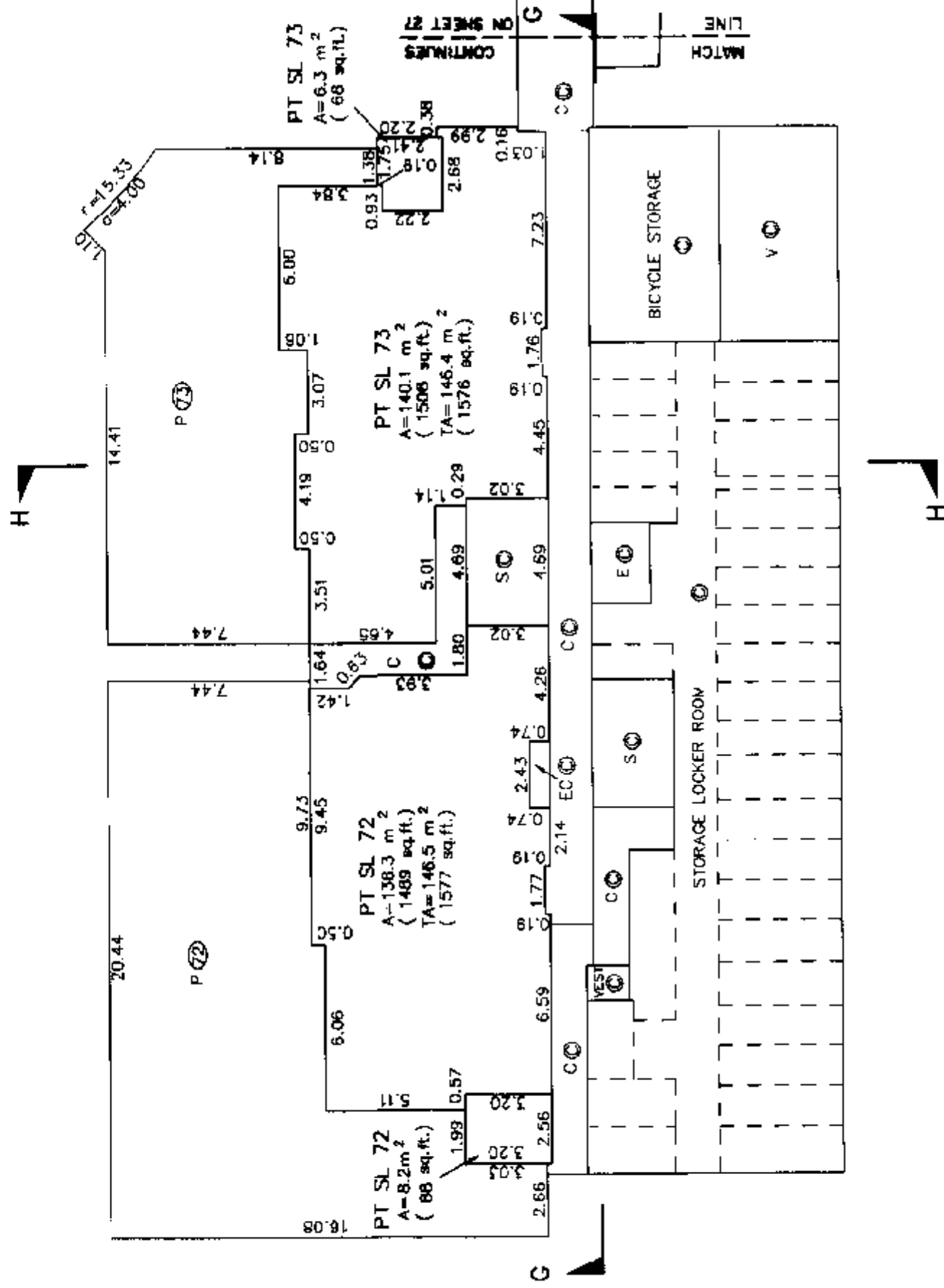
FILE 6194-ST1

BUILDING 'D'

STRATA PLAN LMS 3998



LEVEL 1



MORGAN STEWART AND COMPANY
Surveyors and Engineers
1055-Seymour St, Vancouver, B.C.

DATE Aug 19, 1999 P. B. B. B. B.C.L.S.

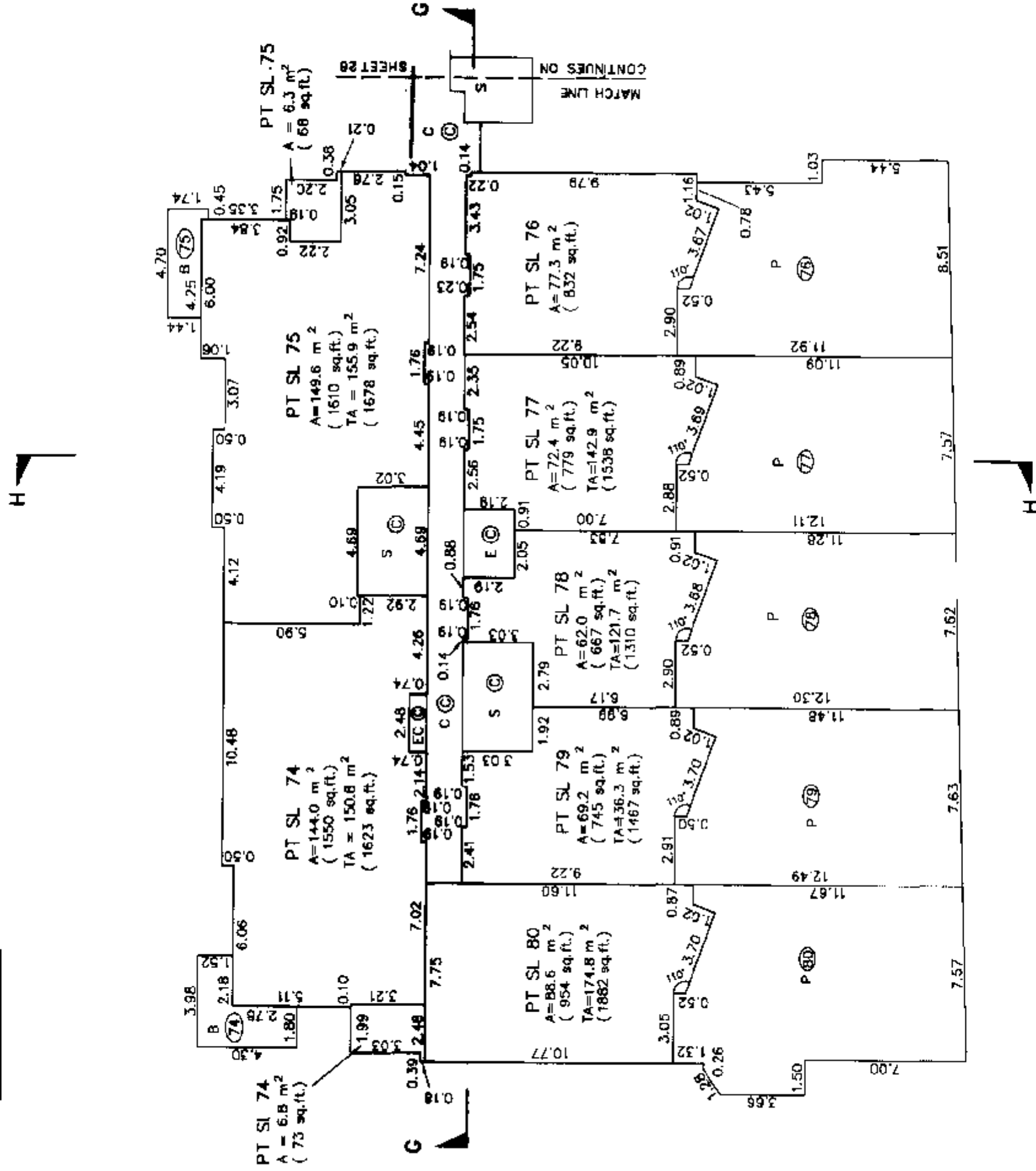
BUILDING 'D'

STRATA PLAN LMS 3998

SCALE 1:200



LEVEL 2

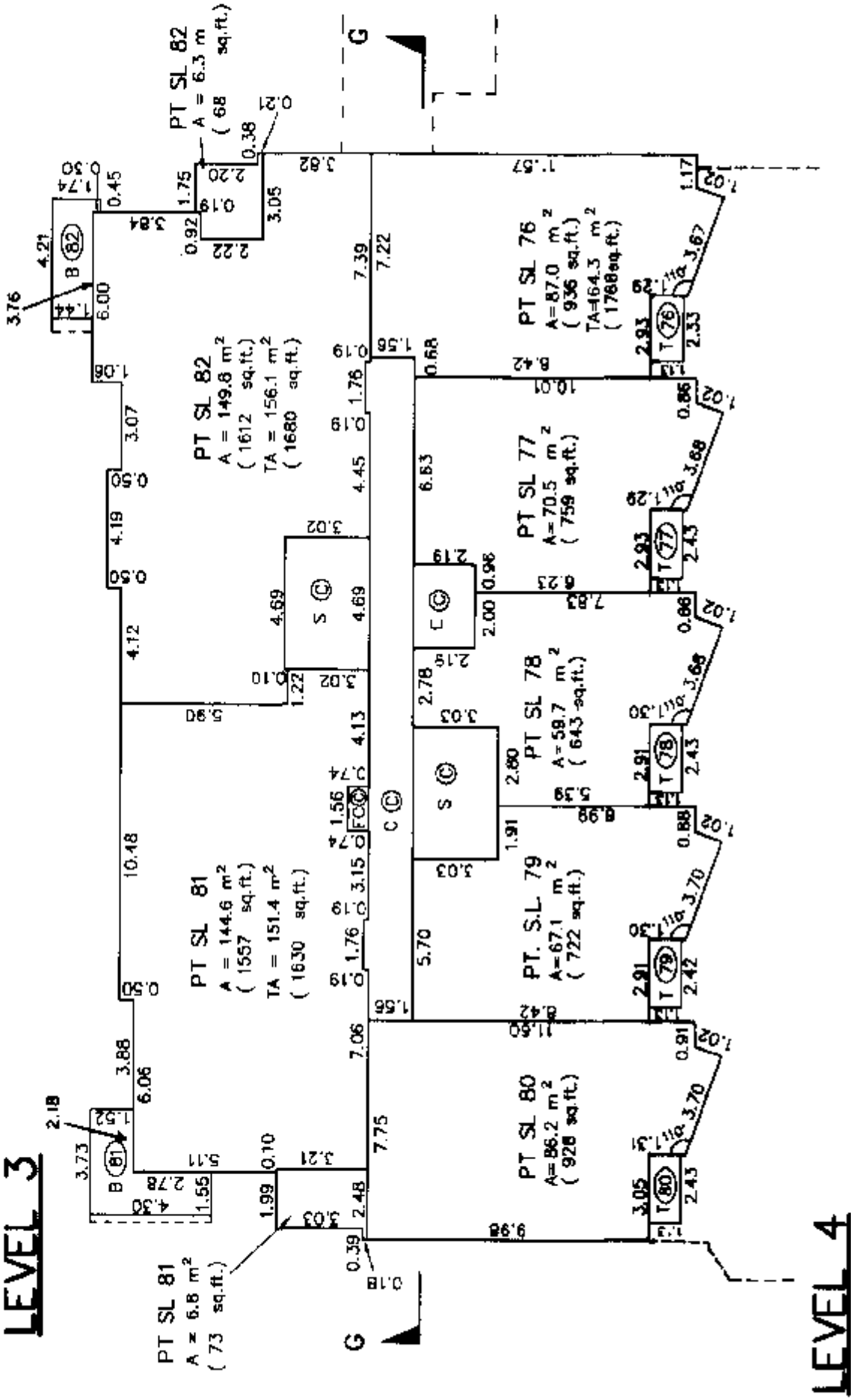


BUILDING 'D'

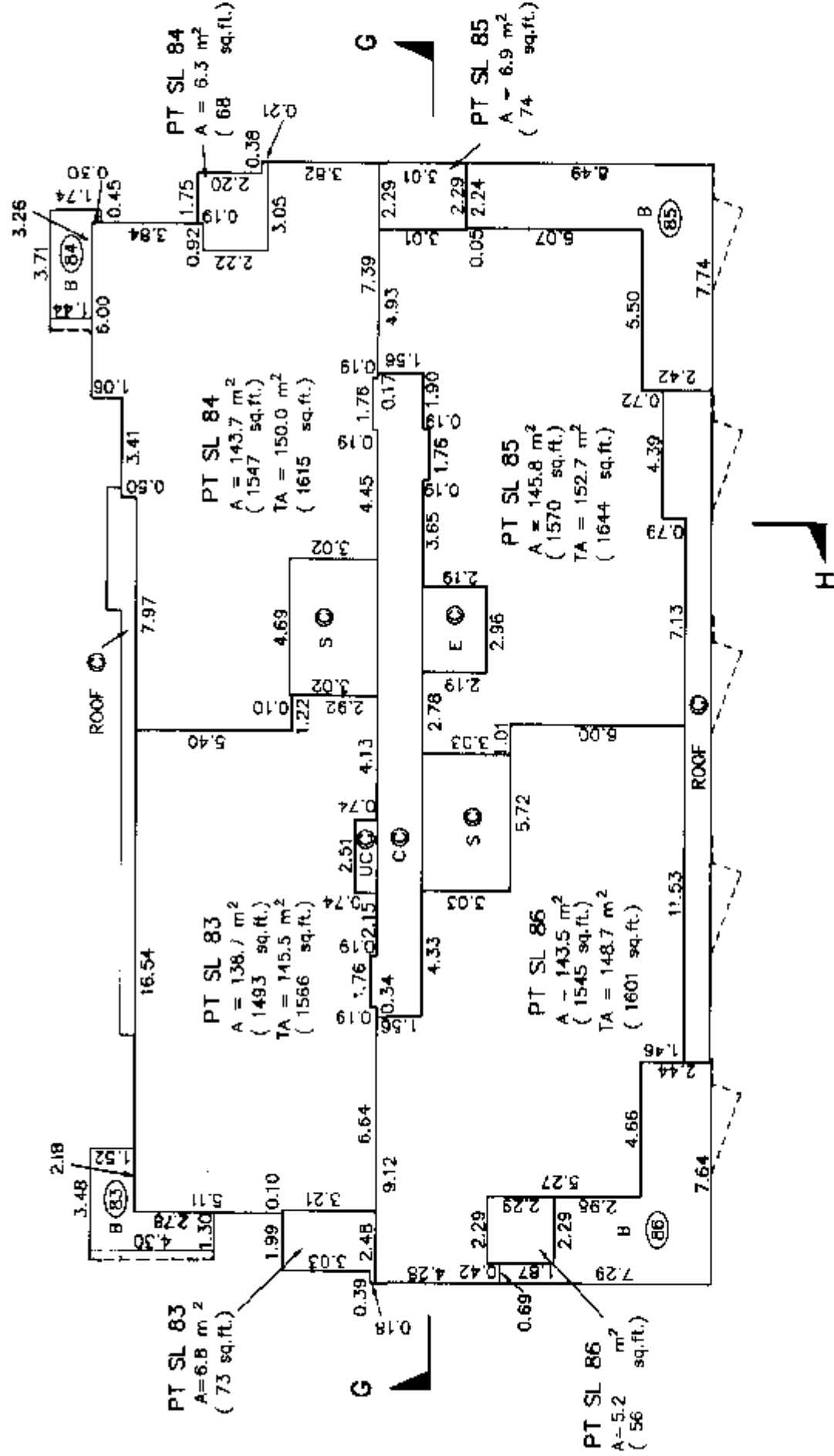
STRATA PLAN LMS 3998



LEVEL 3



LEVEL 4



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1055-Seymour St, Vancouver, B.C.

DATE Aug 19, 1999 Richard B.C.L.S.

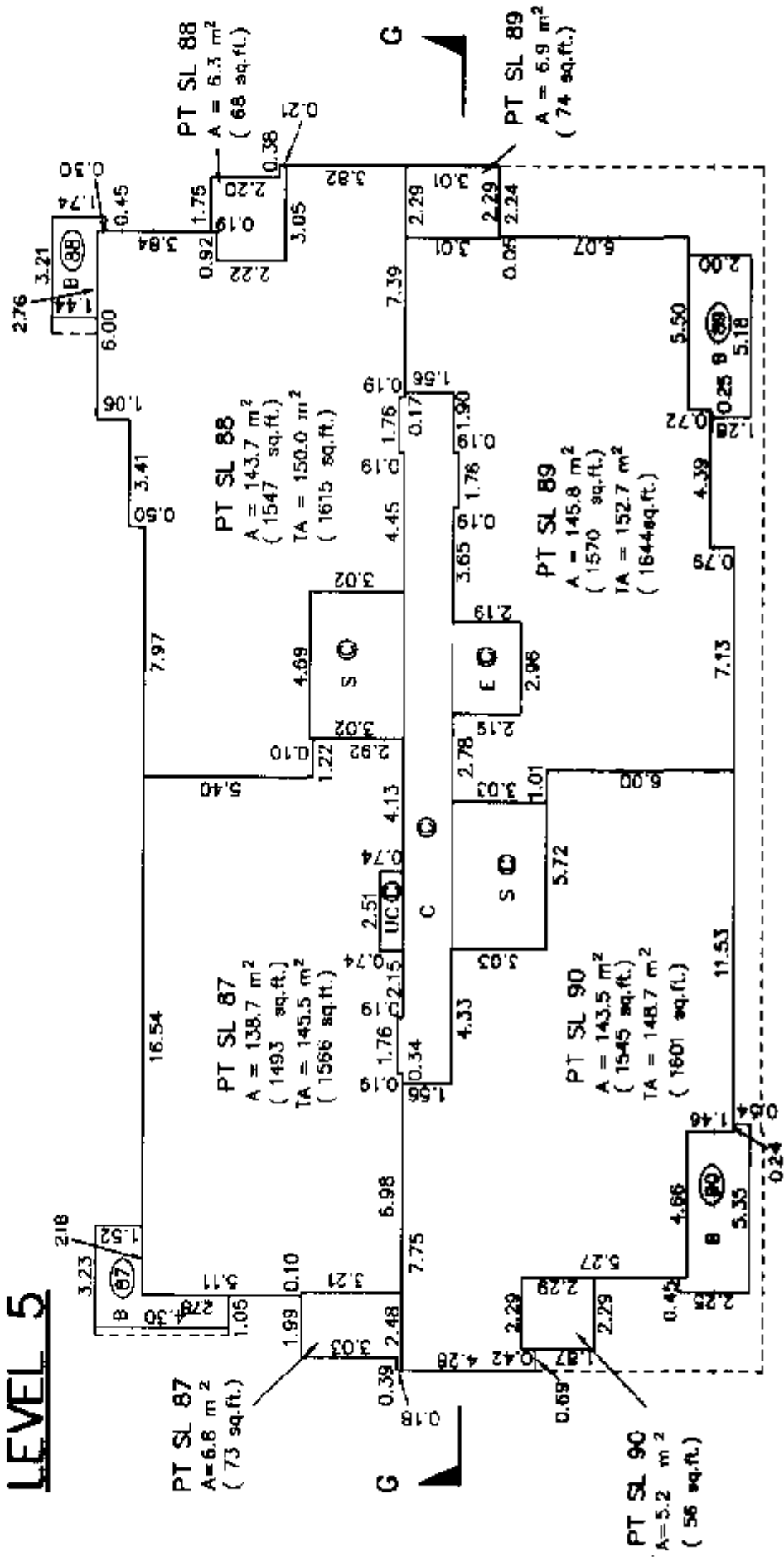
BUILDING 'D'

STRATA PLAN LMS 3998

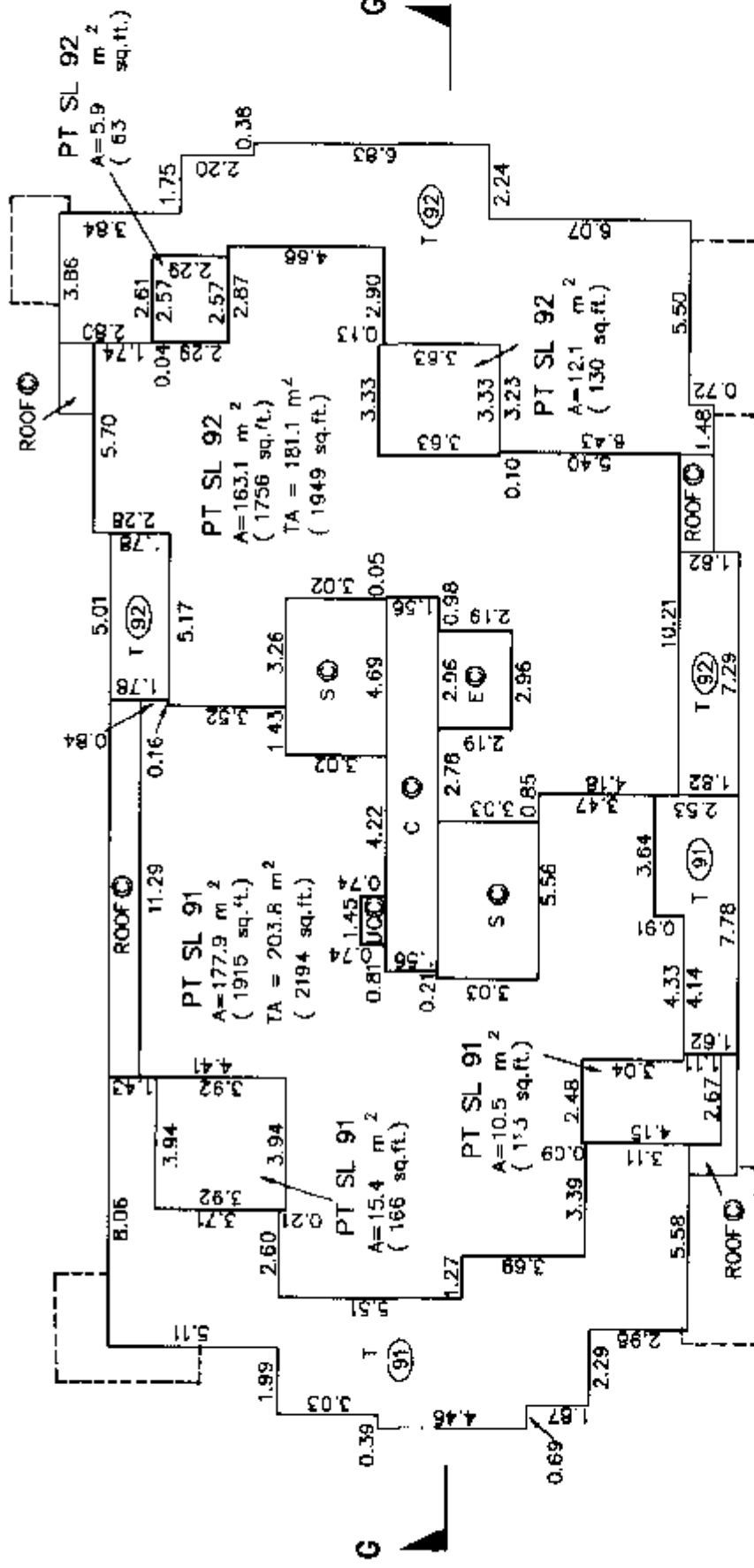
SCALE 1:200



LEVEL 5



LEVEL 6



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DATE Aug 19, 1999 Richard J. B.C.L.S.