

**SURVEY PLAN CERTIFICATION  
PROVINCE OF BRITISH COLUMBIA**

PAGE 1 OF 7 PAGES

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

**Rory O Connell**  
**9CNP42**

c=CA, cn=Rory O Connell  
9CNP42, o=BC Land  
Surveyor, ou=Verify ID at  
www.juricert.com/  
LKUP.cfm?id=9CNP42

1. BC LAND SURVEYOR: (Name, address, phone number)

Rory O'Connell, BCLS

AllTerra Land Surveying Ltd.

1315 St Paul Street

Kelowna

BC V1Y 2E2

rory@allterrasurvey.ca

250.762.0122

File#418105-ST2

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **158-687-6720**

Plan Number: **EPS5143**

This original plan number assignment was done under Commission #: **812**

3. CERTIFICATION:

Form 9     Explanatory Plan     Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2020 April 07 (YYYY/Month/DD)    The checklist was filed under ECR#: 234425  
The plan was completed and checked on: 2020 April 14 (YYYY/Month/DD)

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2020 April 07 (YYYY/Month/DD)  None  Strata Form S

None  Strata Form U1  Strata Form U1/U2

I am a British Columbia land surveyor and certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan

Certification Date: 2020 April 14 (YYYY/Month/DD)

Arterial Highway

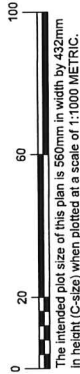
Remainder Parcel (Airspace)

4. ALTERATION:

SHEET 1 OF 6 SHEETS  
STRATA PLAN EPS5143  
PHASE 2

STRATA PLAN OF PART OF LOT E, SECTIONS 29 AND 32, TOWNSHIP  
26, ODYD, PLAN EPP75038 EXCEPT PHASE 1 STRATA PLAN EPS5143.

CITY OF KELOWNA  
BCGS 82E.093  
SCALE 1:1000 METRIC



LEGEND

- Denotes Control Monument Found
- Denotes Standard Iron Post Found
- Denotes Standard Lead Plug Found
- EASE Denotes Easement
- CP Denotes Common Property
- Wt Denotes Witness
- Pt Denotes Part

This plan shows one or more witness posts which are not set on the true corner(s).

Distances shown are horizontal, ground-level distances, in metres and decimals thereof.

Integrated Survey Area No. 4, City of Kelowna, NAD83(CSRS) 4.0.0.BC.1.

Grid bearings are derived from GNSS ties to geodetic control monuments 73H1781 and 76H2873 and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOOT published coordinates and standard deviations for geodetic control monuments 73H1781 and 76H2873.

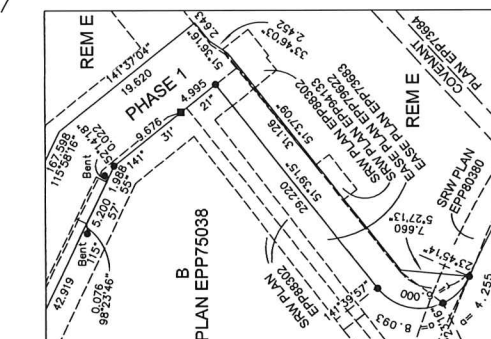
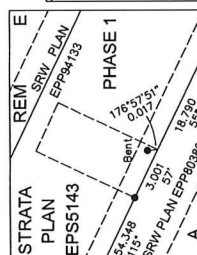
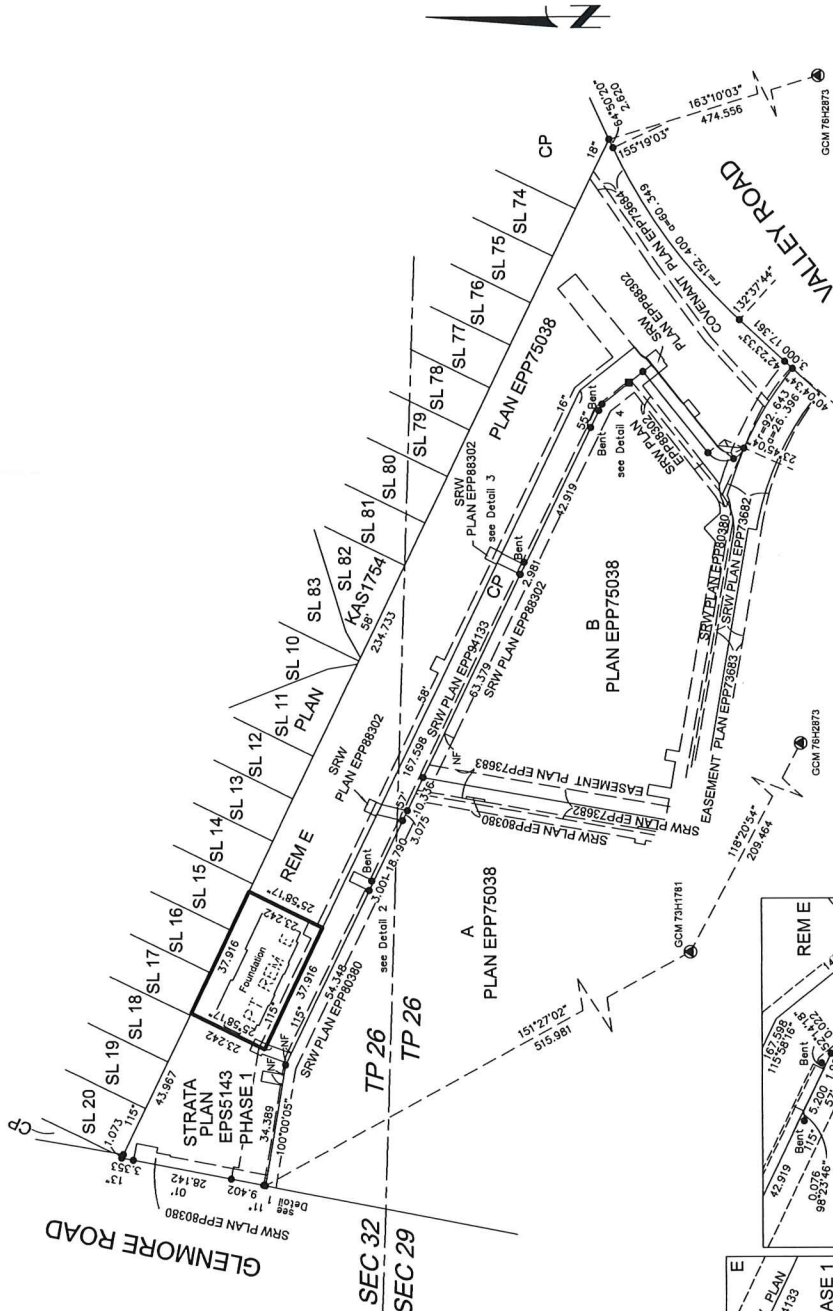
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999228 which has been derived from geodetic control monument 73H1781.

All LCP areas are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.

Vertical boundaries of strata lots are defined by centre of floor and ceiling.

Dimensions of the strata lots are measured to the centre of all walls.

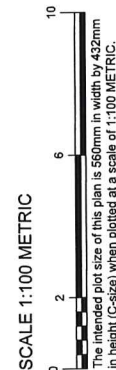
Civic Address:  
720 Valley Road  
Kelowna, BC V1V 2E6



NAD83(CSRS) 4.0.0.BC.1 UTM ZONE 11 COORDINATES			
Point	Northing	Easting	Scale Factor
GCM 73H1781	5530371.519	324107.716	0.9999228
GCM 76H2873	5530272.087	324232.046	0.9999206

This plan lies within the Regional District of Central Okanagan.  
The Plan is Phase 2 of a 9 phase strata plan under section 224 of the Strata Property Act, lying within the jurisdiction of the Approving Officer for the City of Kelowna.  
The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.  
The buildings included in this strata plan have not been previously occupied.  
The field survey represented by this plan was completed on the 7th day of April, 2020.  
Rory C. O'Connell, BCLS #676

**FOUNDATIONS**  
**SHEET 2 OF 6 SHEETS**  
**STRATA PLAN EPS5143**  
**PHASE 2**



**STRATA PLAN**  
**EPS5143**  
**PHASE 1**

- SL Denotes Strata Lot
- CP Denotes Common Property
- LCP Denotes Limited Common Property
- PT Denotes Part

All LCP areas are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.

Vertical boundaries of strata lots are defined by centre of floor and ceiling.

Dimensions of the strata lots are measured to the centre of all walls.

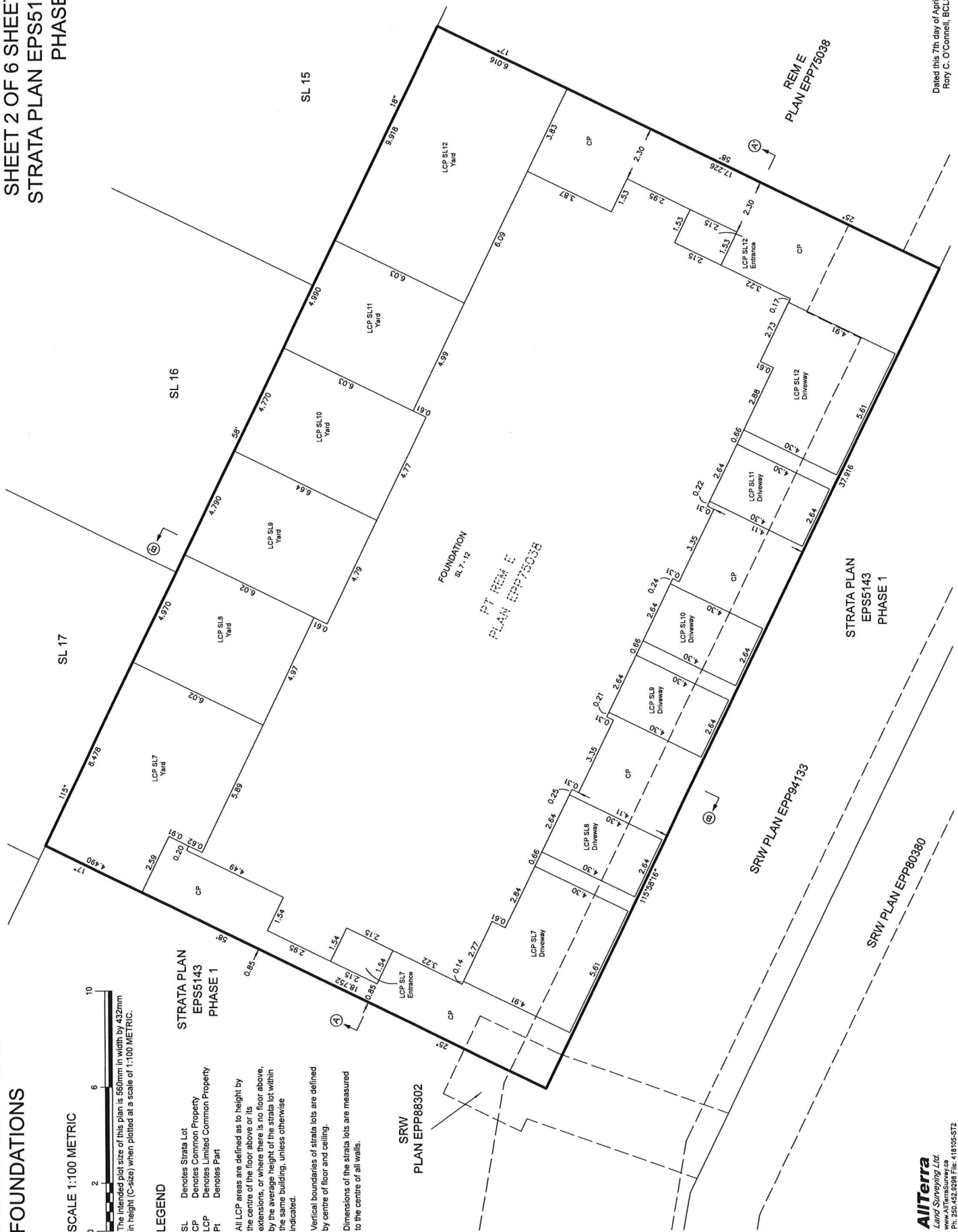
**SRW**  
**PLAN EPP86302**

**FOUNDATION**  
**SL 7, 12**  
**PT REM E**  
**PLAN EPP75038**

**SRW**  
**PLAN EPP94133**

**STRATA PLAN**  
**EPS5143**  
**PHASE 1**

**REM E**  
**PLAN EPP75038**



# SHEET 3 OF 6 SHEETS STRATA PLAN EPS5143 PHASE 2



## MAIN FLOOR

SCALE 1:100 METRIC



The intended plot size of this plan is 560mm in width by 432mm in height (C-size) when plotted at a scale of 1:100 METRIC.

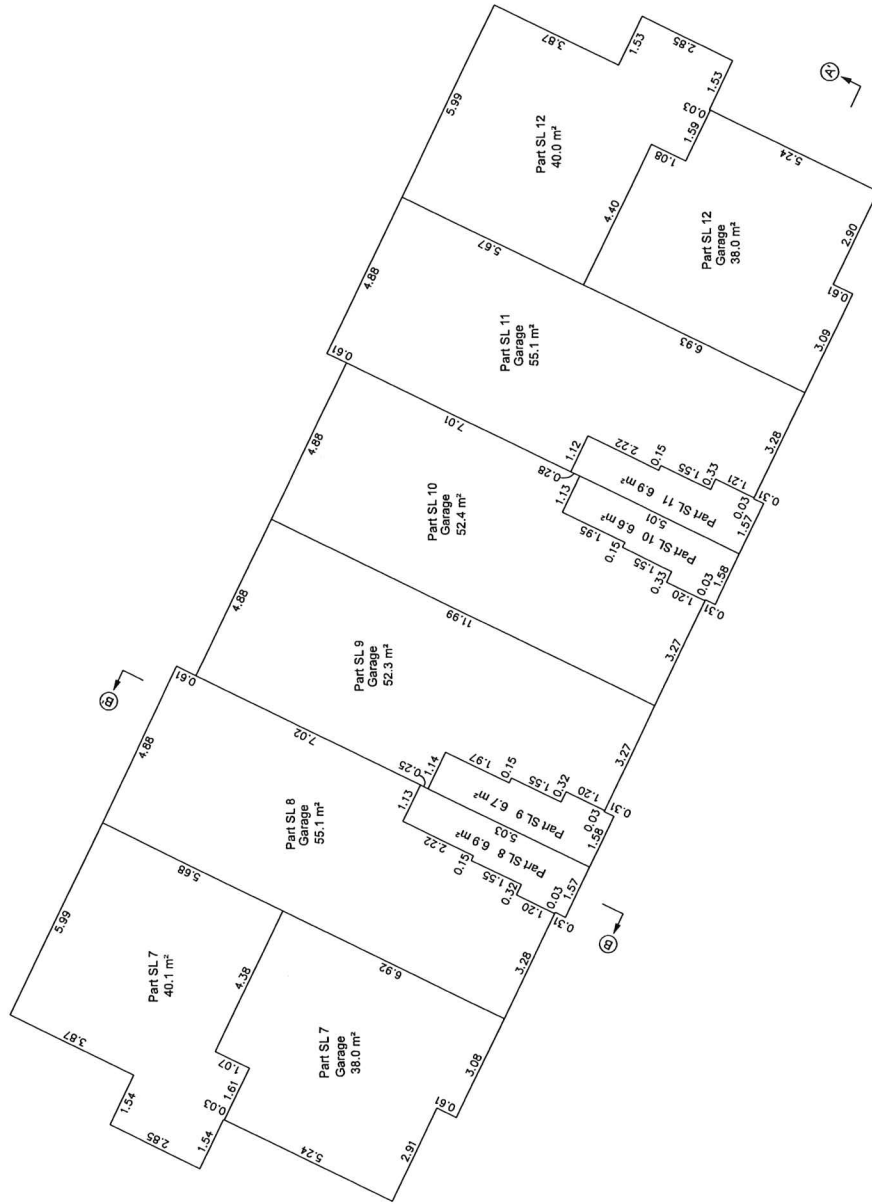
### LEGEND

- SL Denotes Strata Lot
- LCP Denotes Limited Common Property

All LCP areas are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.

Vertical boundaries of strata lots are defined by centre of floor and ceiling.

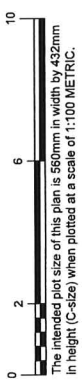
Dimensions of the strata lots are measured to the centre of all walls.



# SHEET 4 OF 6 SHEETS STRATA PLAN EPS5143 PHASE 2

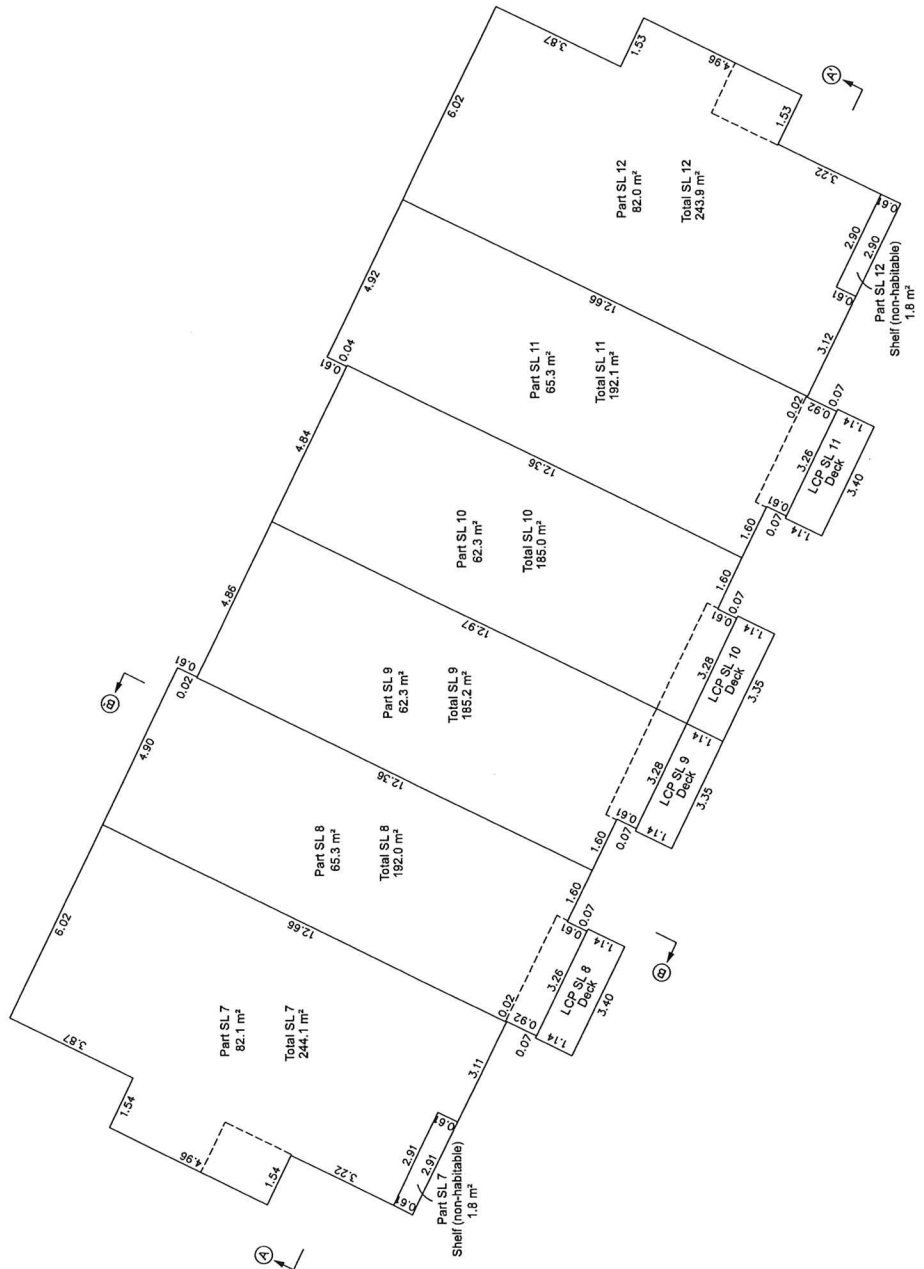
## SECOND FLOOR

SCALE 1:100 METRIC



### LEGEND

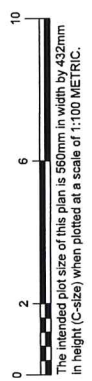
- SL Denotes Strata Lot
  - LCP Denotes Limited Common Property
  - Denotes extent of floor below
- All LCP areas are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.
- Vertical boundaries of strata lots are defined by centre of floor and ceiling.
- Dimensions of the strata lots are measured to the centre of all walls.



# SHEET 5 OF 6 SHEETS STRATA PLAN EPS5143 PHASE 2

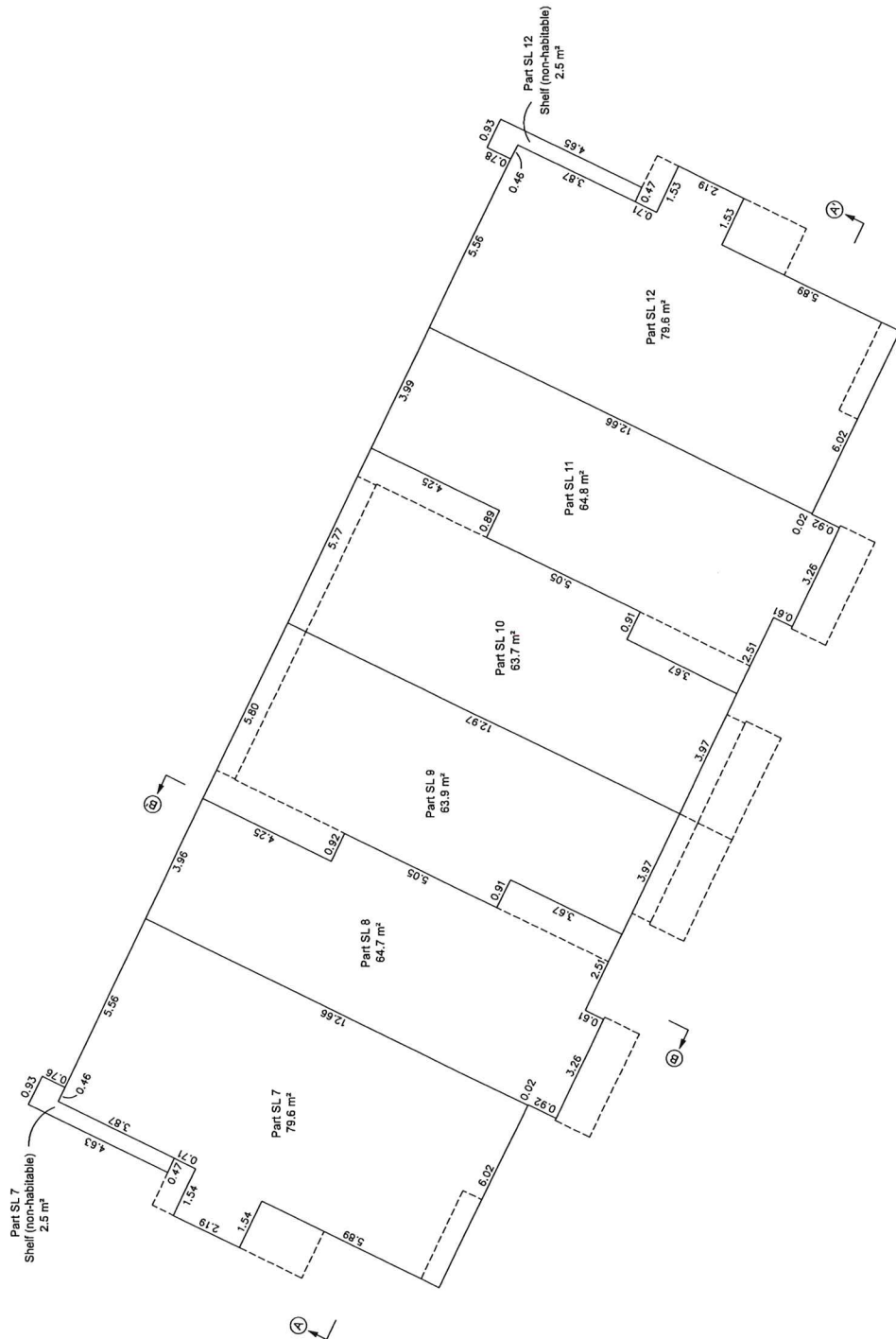
## THIRD FLOOR

SCALE 1:100 METRIC



### LEGEND

- SL Denotes Strata Lot
  - LCP Denotes Limited Common Property
  - Denotes extent of floor below
- All LCP areas are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.
- Vertical boundaries of strata lots are defined by centre of floor and ceiling.
- Dimensions of the strata lots are measured to the centre of all walls.



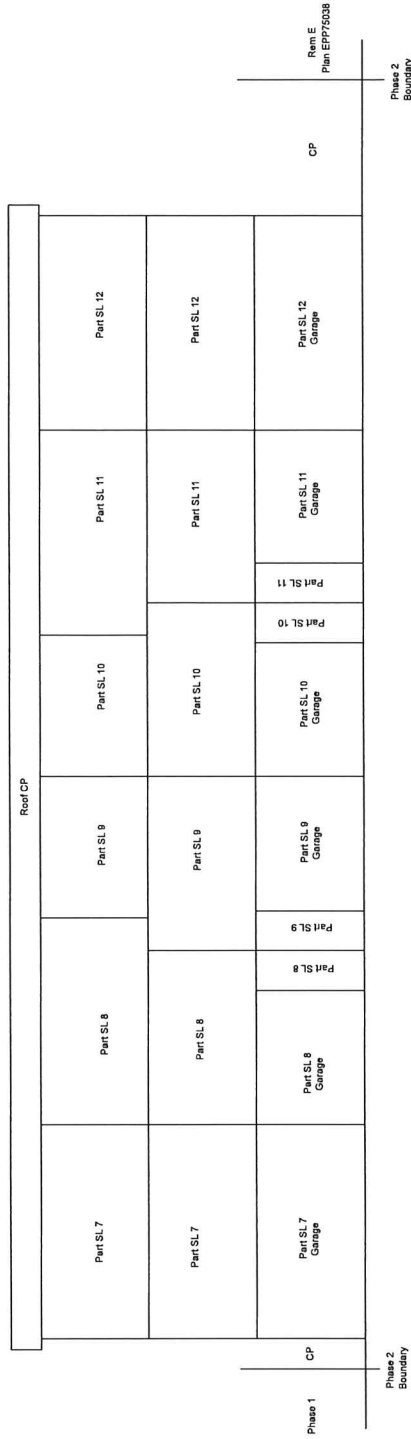
# CROSS-SECTIONS

NOT TO SCALE

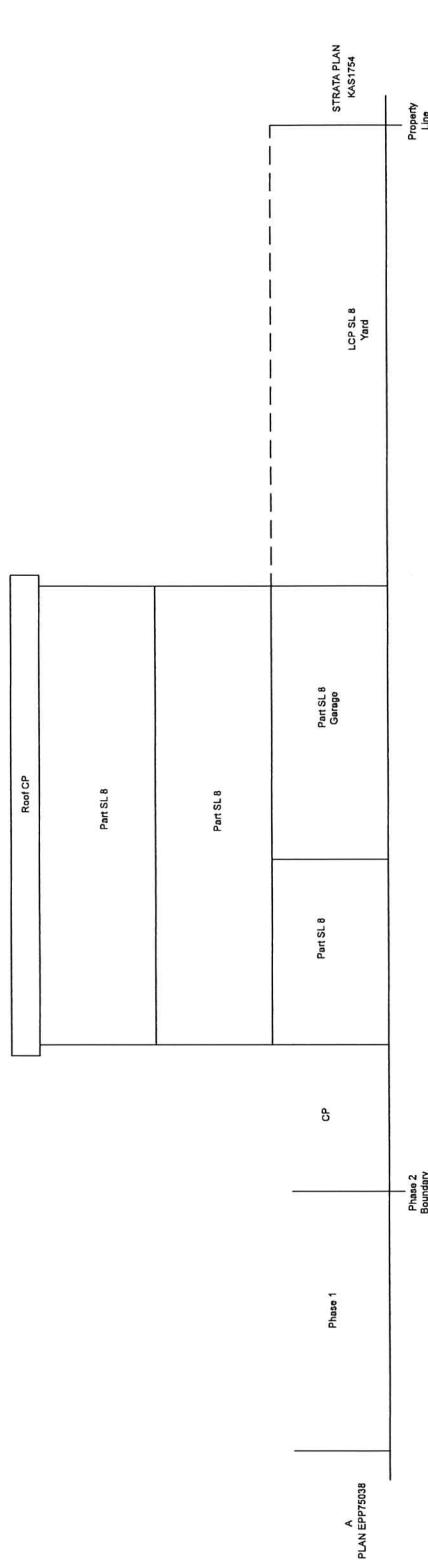
# SHEET 6 OF 6 SHEETS STRATA PLAN EPS5143 PHASE 2

## LEGEND

- SL Denotes Strata Lot
  - LCP Denotes Limited Common Property
  - Roof Denotes entire roof system
- All LCP areas are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.
- Vertical boundaries of strata lots are defined by centre of floor and ceiling.
- Dimensions of the strata lots are measured to the centre of all walls.



SECTION A-A'



SECTION B-B'