

**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
4F3IP2

c=CA, cn=Rory O'Connell
4F3IP2, o=BC Land
Surveyor, ou=Verify ID at
www.juricert.com/
LKUP.cfm?id=4F3IP2

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-ST3

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **160-702-7404**

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 November 30 (YYYY/Month/DD) The checklist was filed under ECR#:

The plan was completed and checked on: 2020 December 02 (YYYY/Month/DD) **244598**

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 November 30 (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 November 30 (YYYY/Month/DD)

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

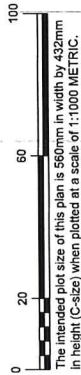
**SHEET 1 OF 6 SHEETS
STRATA PLAN EPS5143
PHASE 3**

**STRATA PLAN OF PART OF LOT E, SECTIONS 29 AND 32, TOWNSHIP 26,
ODYD, PLAN EPP75038 EXCEPT PHASES 1 AND 2 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 corners(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 GNS5 ties to geodetic control monuments 73H1781 and 76H2873 and are referred to the central meridian of UTM Zone 11.

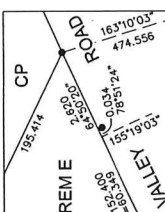
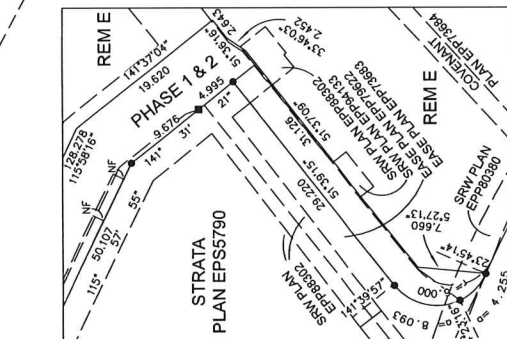
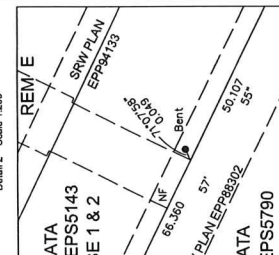
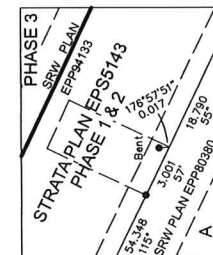
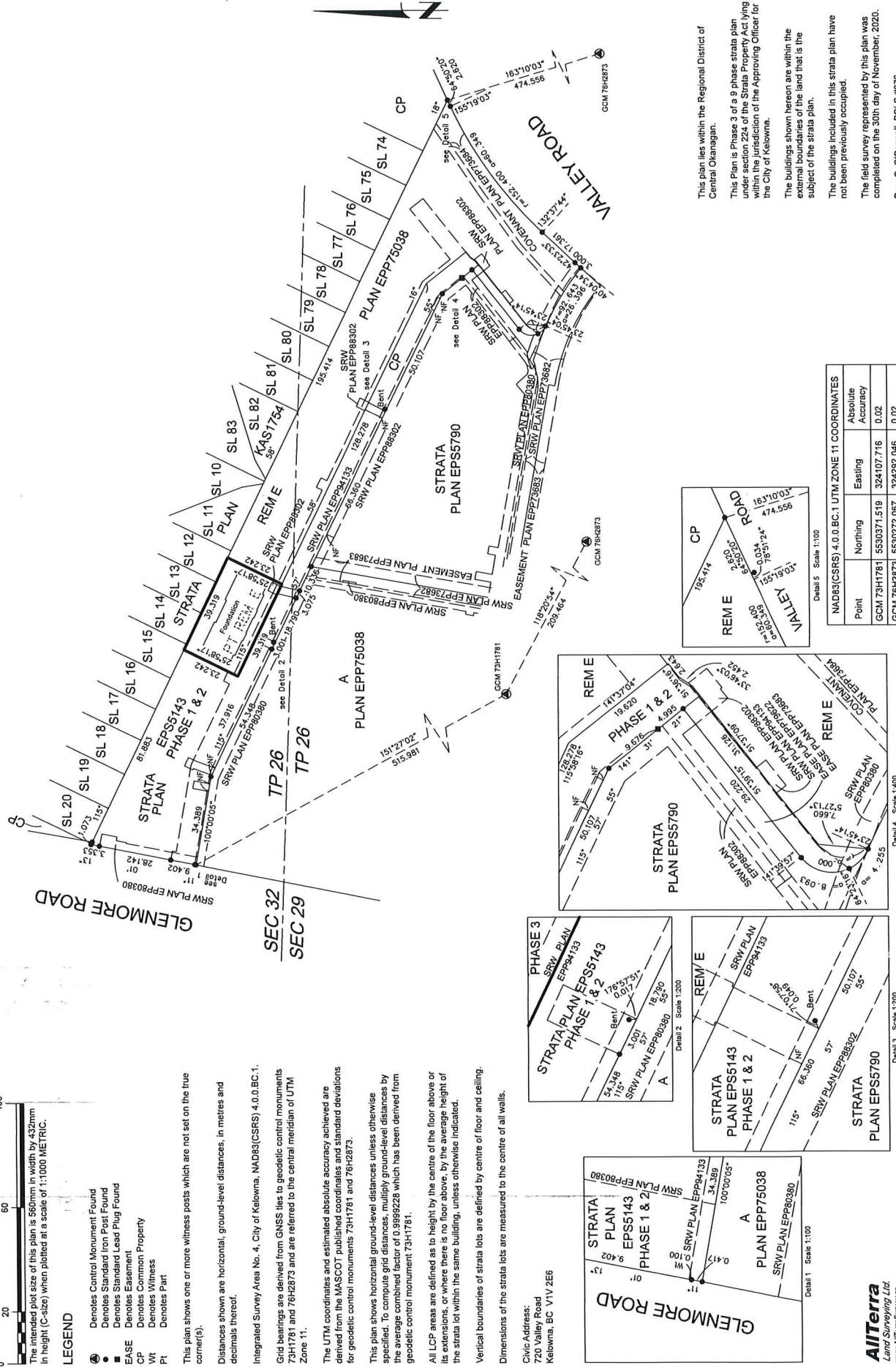
The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCO published coordinates and standard deviations for geodetic control monuments 73H1781 and 76H2873.

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



Detail 5 Scale 1:100

NAD83(CSRS) 4.0.0.BC.1 UTM ZONE 11 COORDINATES	
Point	Absolute Accuracy
GCM 73H1781	5530371.519 324107.716 0.02
GCM 76H2873	5530272.067 324292.046 0.02

This plan lies within the Regional District of Central Okanagan.

This Plan is Phase 3 of a 9 phase strata plan under the authority 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 30th day of November, 2020.

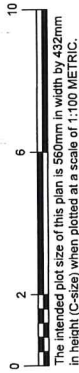
Rory C. O'Connell, BCLS #876

Aiiterra
Land Surveying Ltd.
411-411 Street
Kelowna, BC V1Y 9V7
PH: 550-452-0238 F: 418-105-573

SHEET 2 OF 6 SHEETS
STRATA PLAN EPS5143
PHASE 3

FOUNDATION

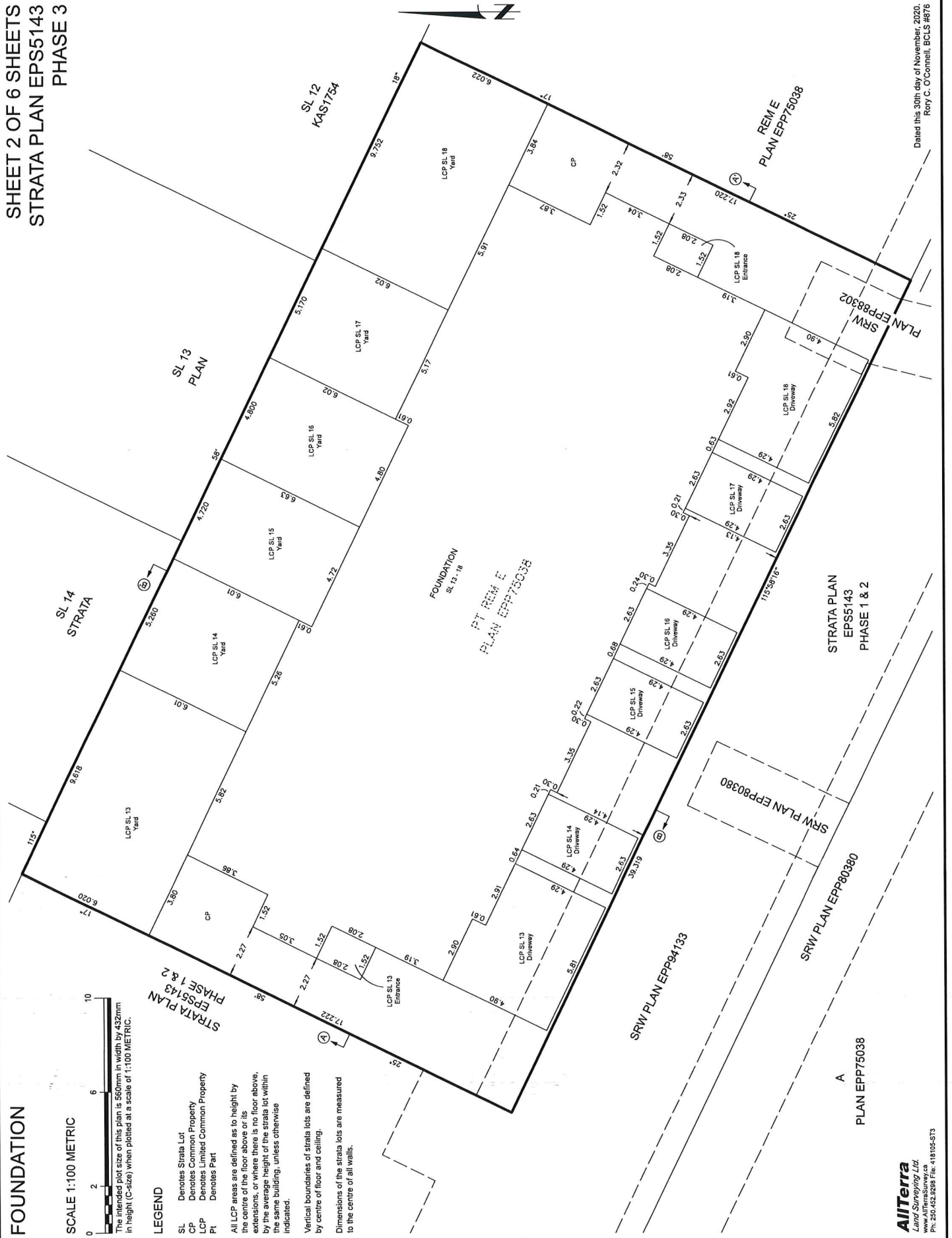
SCALE 1:100 METRIC



LEGEND

- 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.

STRATA PLAN
 EPS5143
 PHASE 1 & 2



Dated this 30th day of November, 2020.
 Rory C. O'Connell, BCLS #476

SHEET 3 OF 6 SHEETS STRATA PLAN EPS5143 PHASE 3

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.

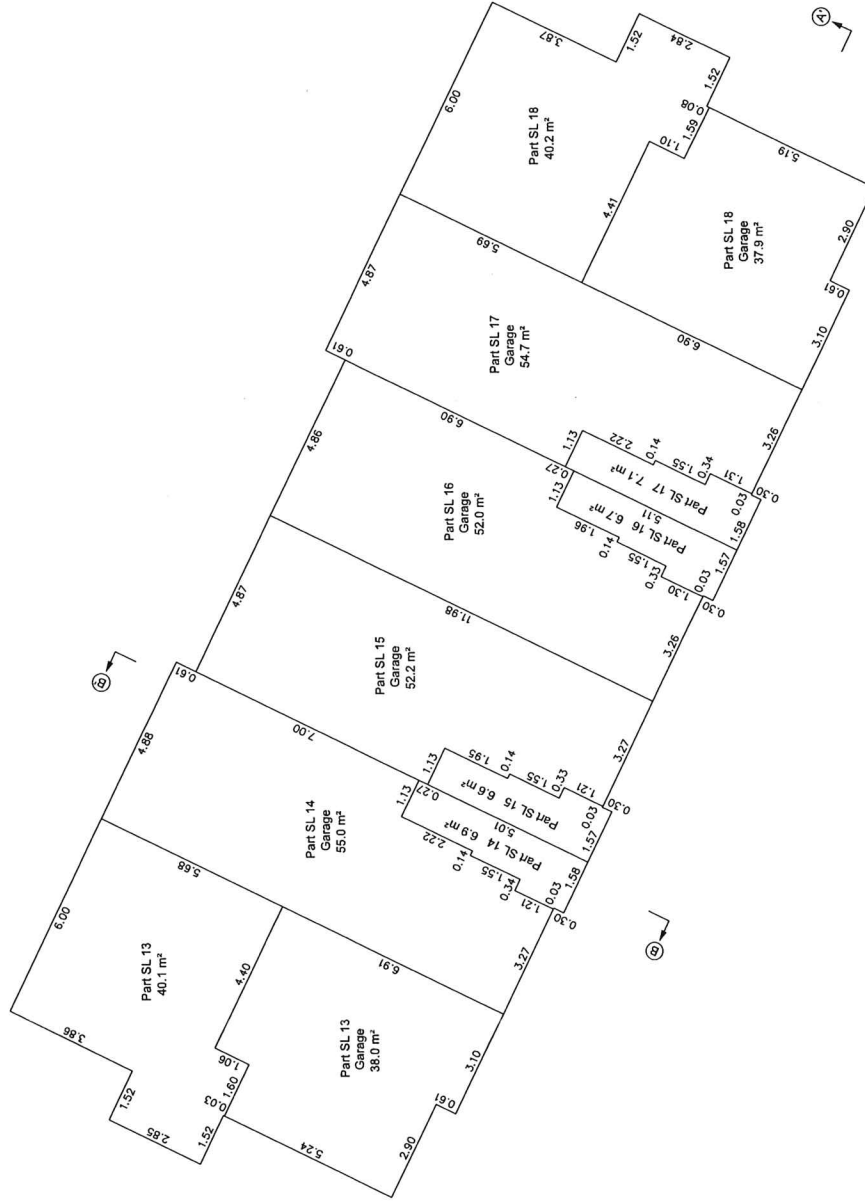
LEGEND

- 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.

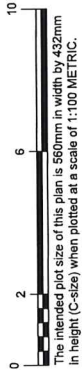
Dimensions of the strata lots are measured to the centre of all walls.



SHEET 4 OF 6 SHEETS STRATA PLAN EPS5143 PHASE 3

SECOND FLOOR

SCALE 1:100 METRIC



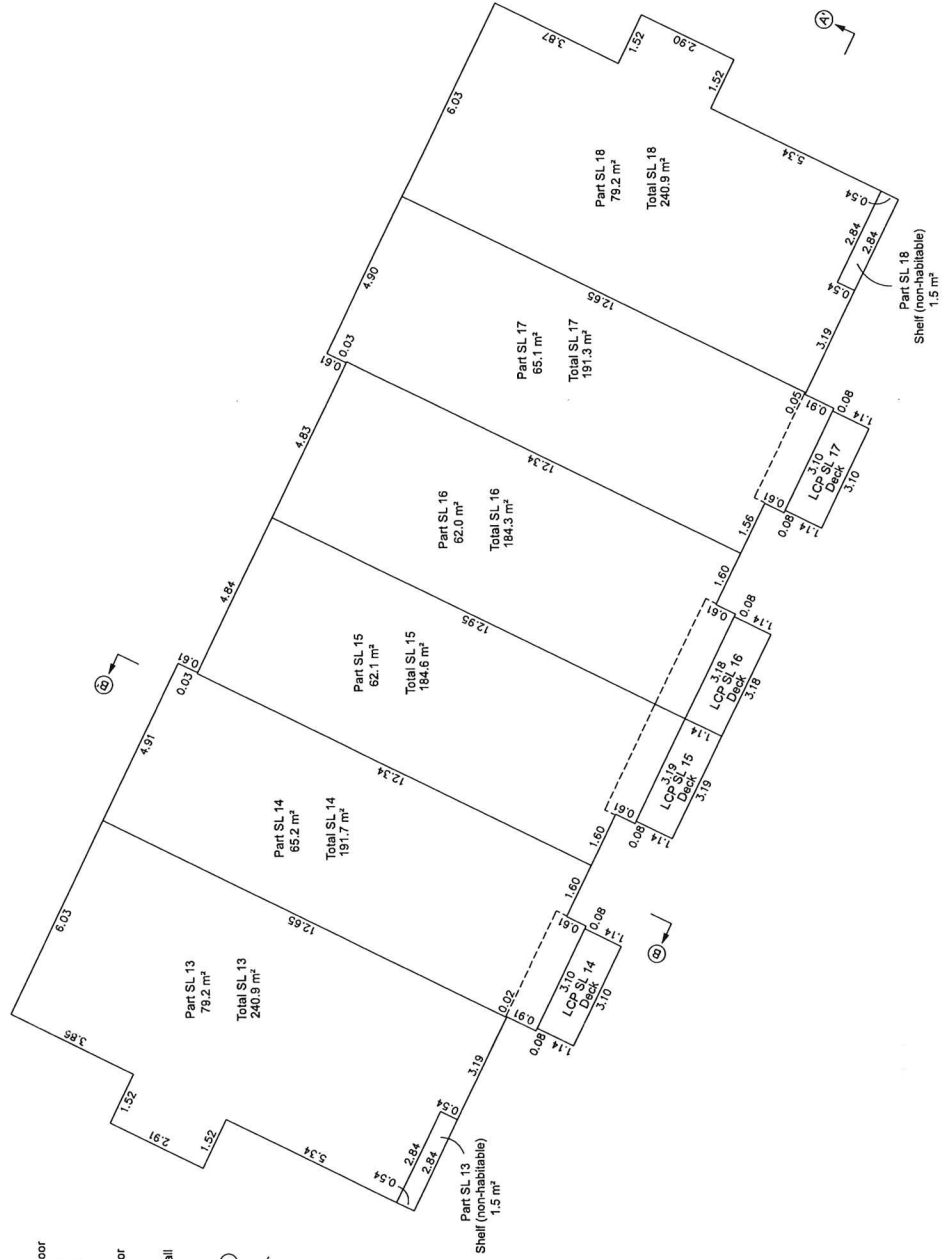
LEGEND

- 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.

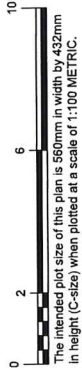
Vertical boundaries of strata lots are defined by centre of floor and ceiling.

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



**SHEET 5 OF 6 SHEETS
STRATA PLAN EPS5143
PHASE 3**

THIRD FLOOR
SCALE 1:100 METRIC



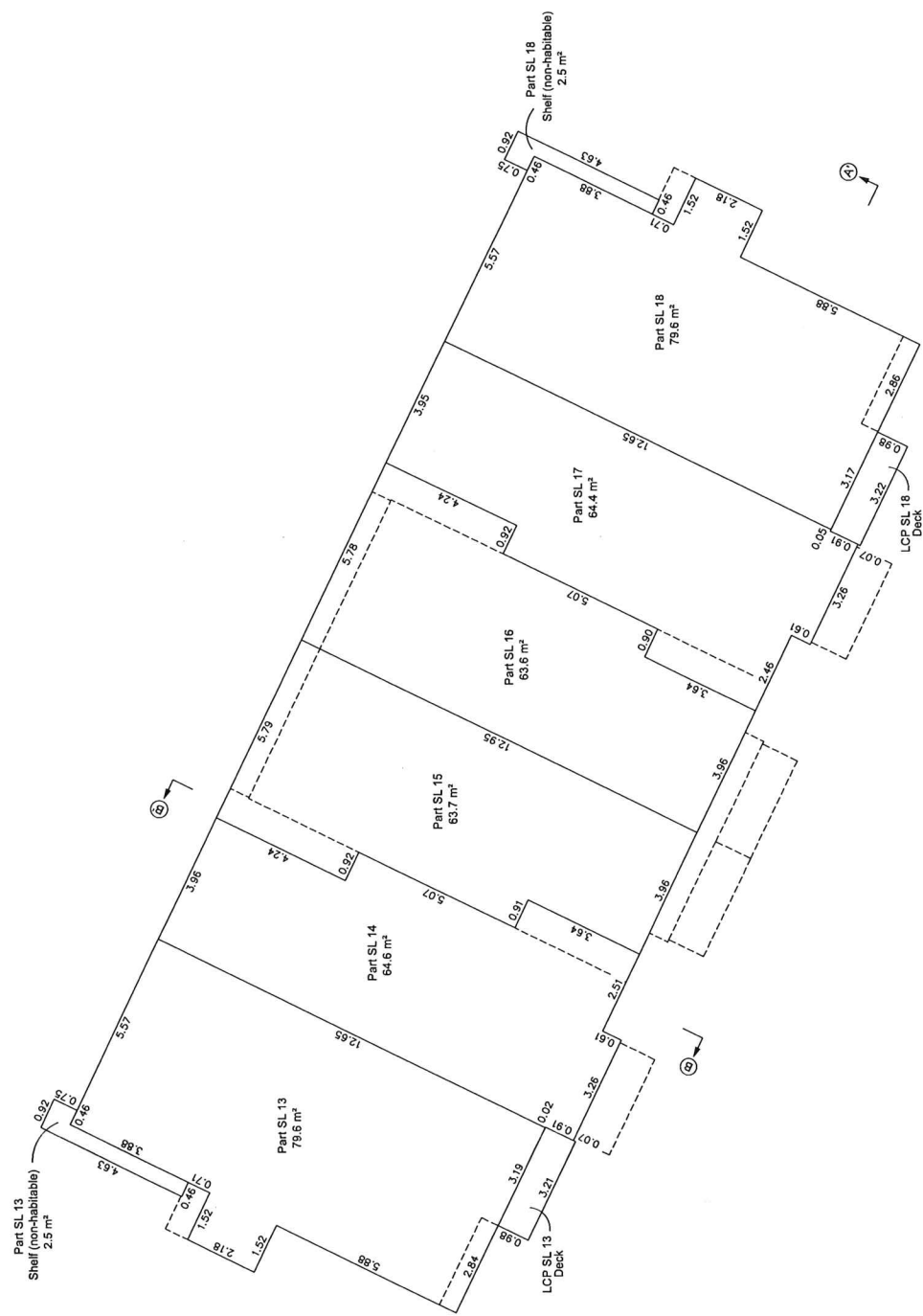
LEGEND

- 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.



SHEET 6 OF 6 SHEETS STRATA PLAN EPS5143 PHASE 3

CROSS-SECTIONS
NOT TO SCALE

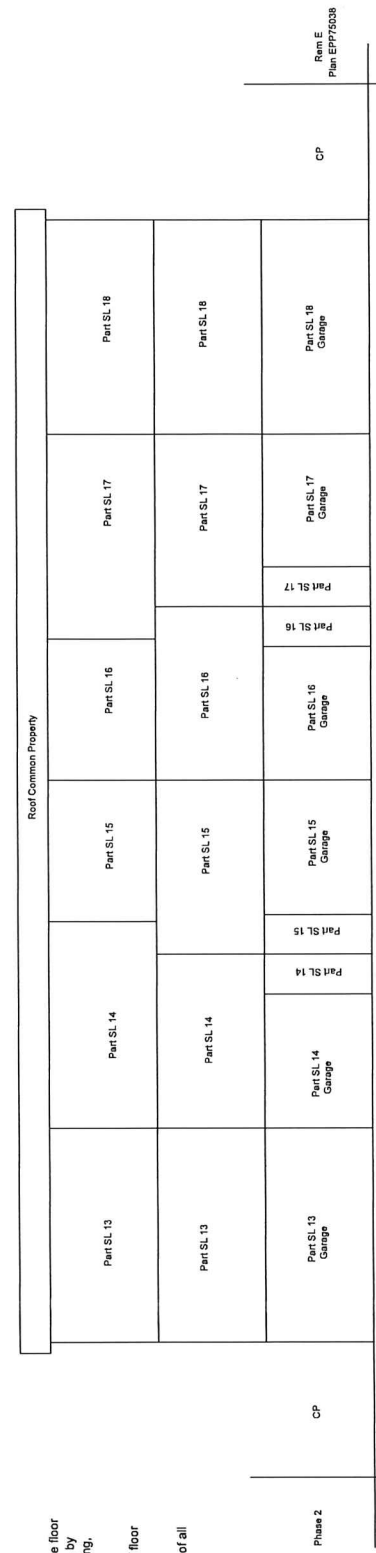
LEGEND

- SL Denotes Strata Lot
- LCP Denotes Limited Common Property
- Roof Denotes entire roof system

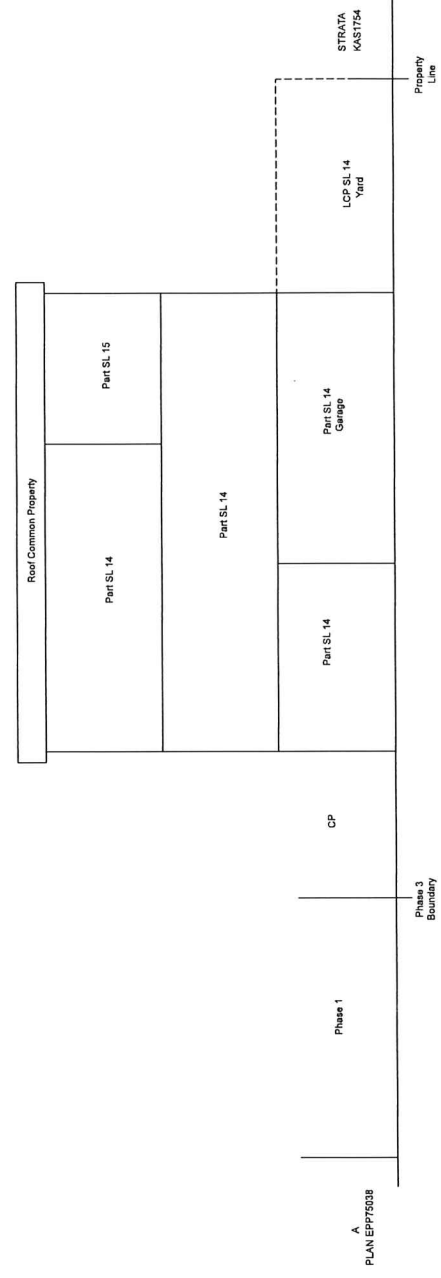
All LCP areas are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.

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'