FORM_SPC_V14

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

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#418188-ST2

☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION: Control Number: **160-772-2652**

Plan Number: EPS5459

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 December 08 (YYYY/Month/DD) The checklist was filed under ECR#: 244935

The plan was completed and checked on: 2020 December 11 (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 December 08 (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 December 11 (YYYY/Month/DD)

Arterial Highway ☐

Remainder Parcel (Airspace) ☐

4. ALTERATION: ☐

STRATA PLAN OF PART OF LOT A, SEC 3, TP 23, ODYD, PLAN EPP87466 EXCEPT PHASE 1 STRATA PLAN EPS5459.

CITY OF KELOWNA
BCGS 82E.093
SCALE 1:500 METRIC

0 10 30 50

The intended plot size of this plan is 550mm in width by 864mm in height (D-size) when plotted at a scale of 1:500 METRIC.

LEGEND

⊕	Denotes Control Monument Found
•	Denotes Standard Iron Post Found
■	Denotes Lead Plug Found
○	Denotes Standard Iron Post Set
DIP-IP	Denotes previously Fd IP on October 2, 2019 during survey for Plan EPP96801, since destroyed, and reset from same control used during the survey of Plan EPP96801
Wt	Denotes Witness

This plan shows one or more witness posts that 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 observations between geodetic control monuments 95H2130 and 95H2135 and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 95H2139 and 95H2135.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999043 which has been derived from geodetic control monument 95H2130.

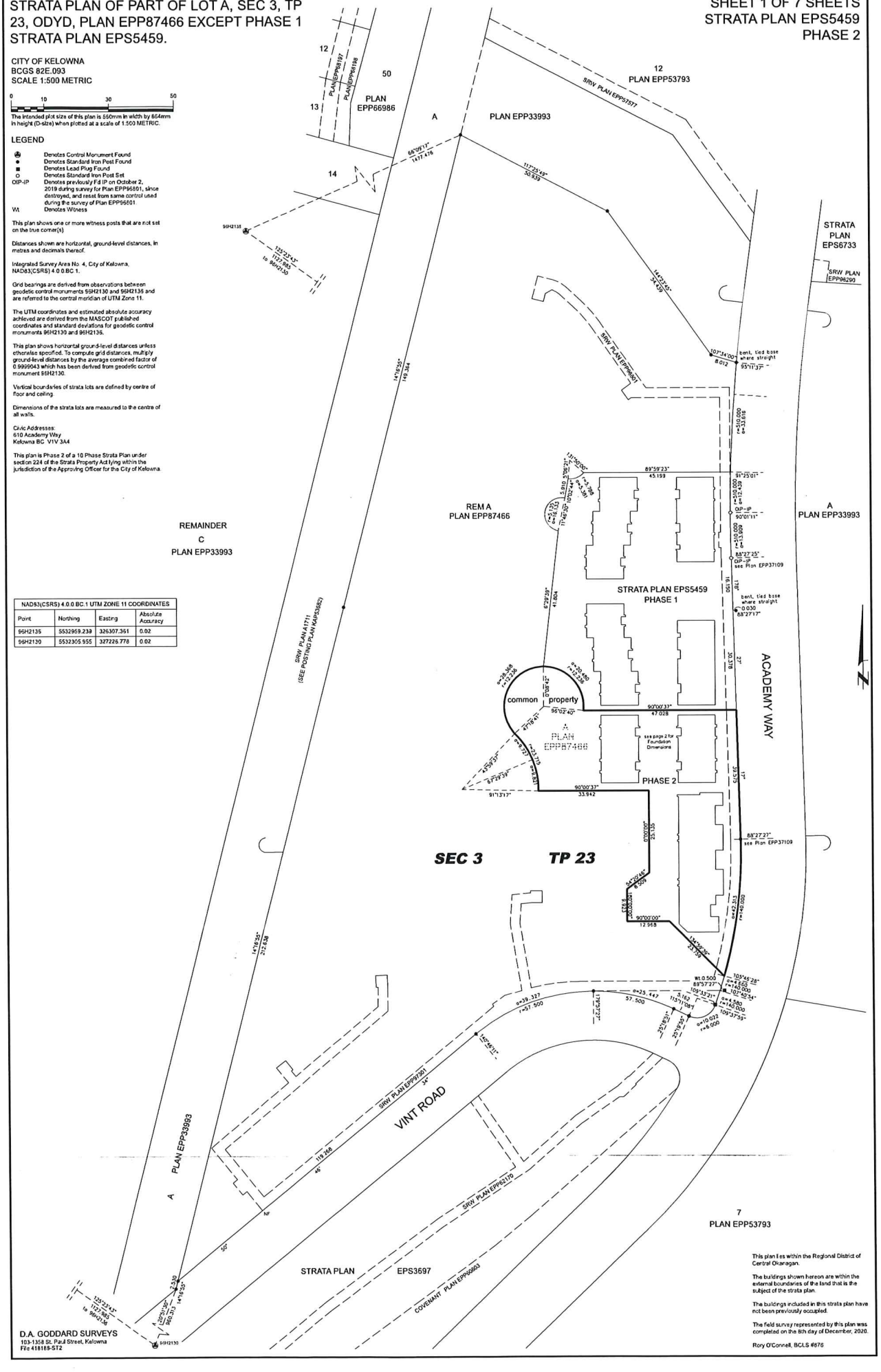
Vertical boundaries of strata lots are defined by centre of floor and ceiling.

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

Civic Addresses:
610 Academy Way
Kelowna BC V1V 3A4

This plan is Phase 2 of a 10 Phase Strata Plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Kelowna.

NAD83(CSRS) 4.0.0 BC.1 UTM ZONE 11 COORDINATES			
Point	Northing	Easting	Absolute Accuracy
95H2135	5532959.239	326307.351	0.02
95H2130	5532305.955	327226.778	0.02



This plan lies within the Regional District of Central Okanagan.

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 8th day of December, 2020.

Rory O'Connell, BCLS #976

D.A. GODDARD SURVEYS
103-1358 St. Paul Street, Kelowna
File 418188-ST2

FOUNDATIONS

SCALE 1:150 METRIC

0 3 9 15

The intended plot size of this plan is 560mm in width by 864mm in height (D-size) when plotted at a scale of 1:150 METRIC.

LEGEND

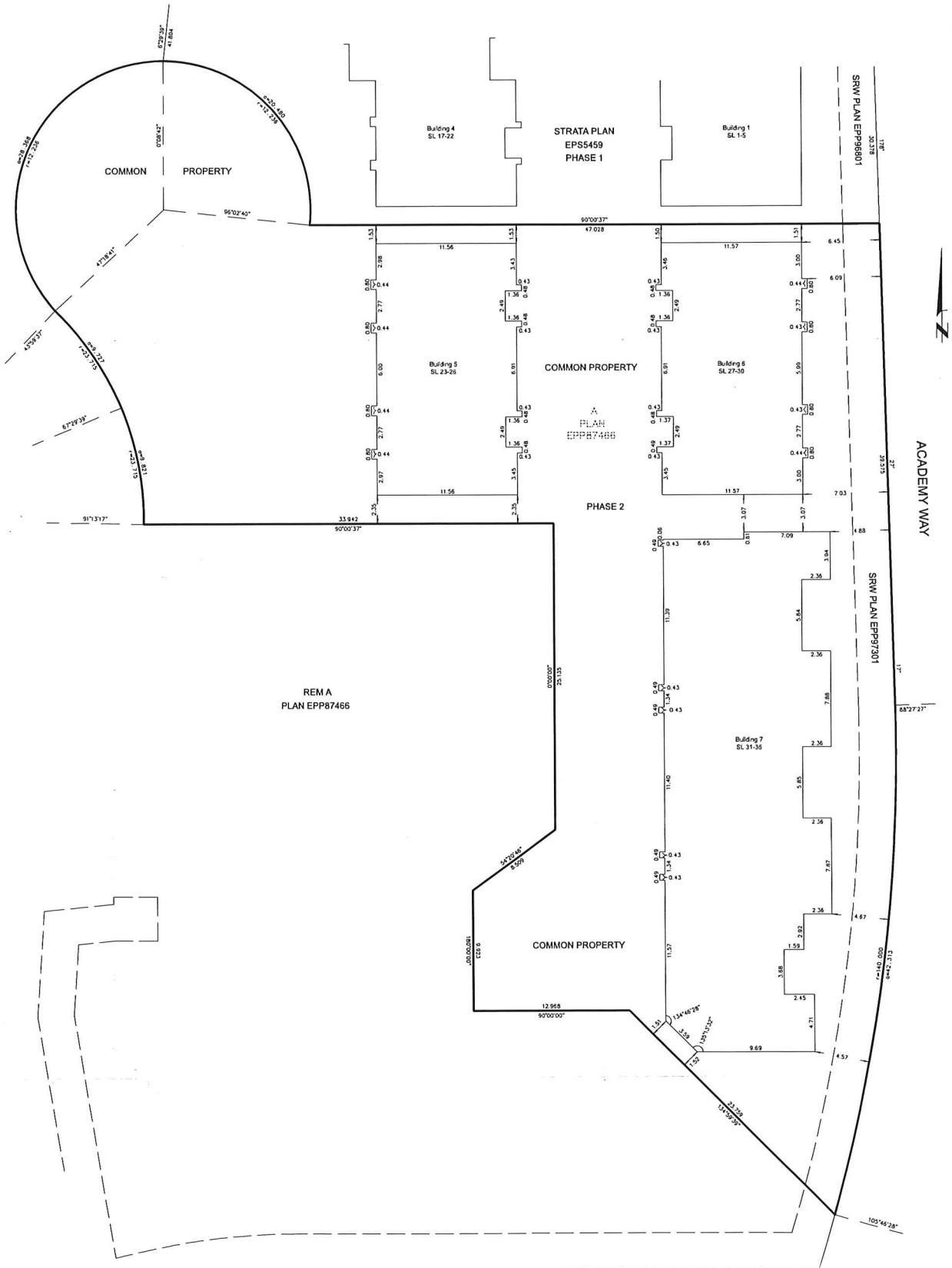
SL Denotes Strata Lot

Building offsets are perpendicular to property lines/phase boundaries and measured to the exterior face of concrete foundations.

Dimensions of the strata lots are measured to the centre of all walls. Part strata lot decks abutting common property are measured to the edge of the constructed deck.

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

SHEET 2 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 2



DA Goddard Surveys
103-1359 St. Paul Street, Kelowna BC
File: 418188-ST2

Dated this 8th day of December, 2020
Rory O'Connell, BCLS #876

BASEMENT FLOOR

SCALE 1:100 METRIC

0 2 6 10

The intended plot size of this plan is 560mm in width by 864mm in height (D-size) when plotted at a scale of 1:100 METRIC.

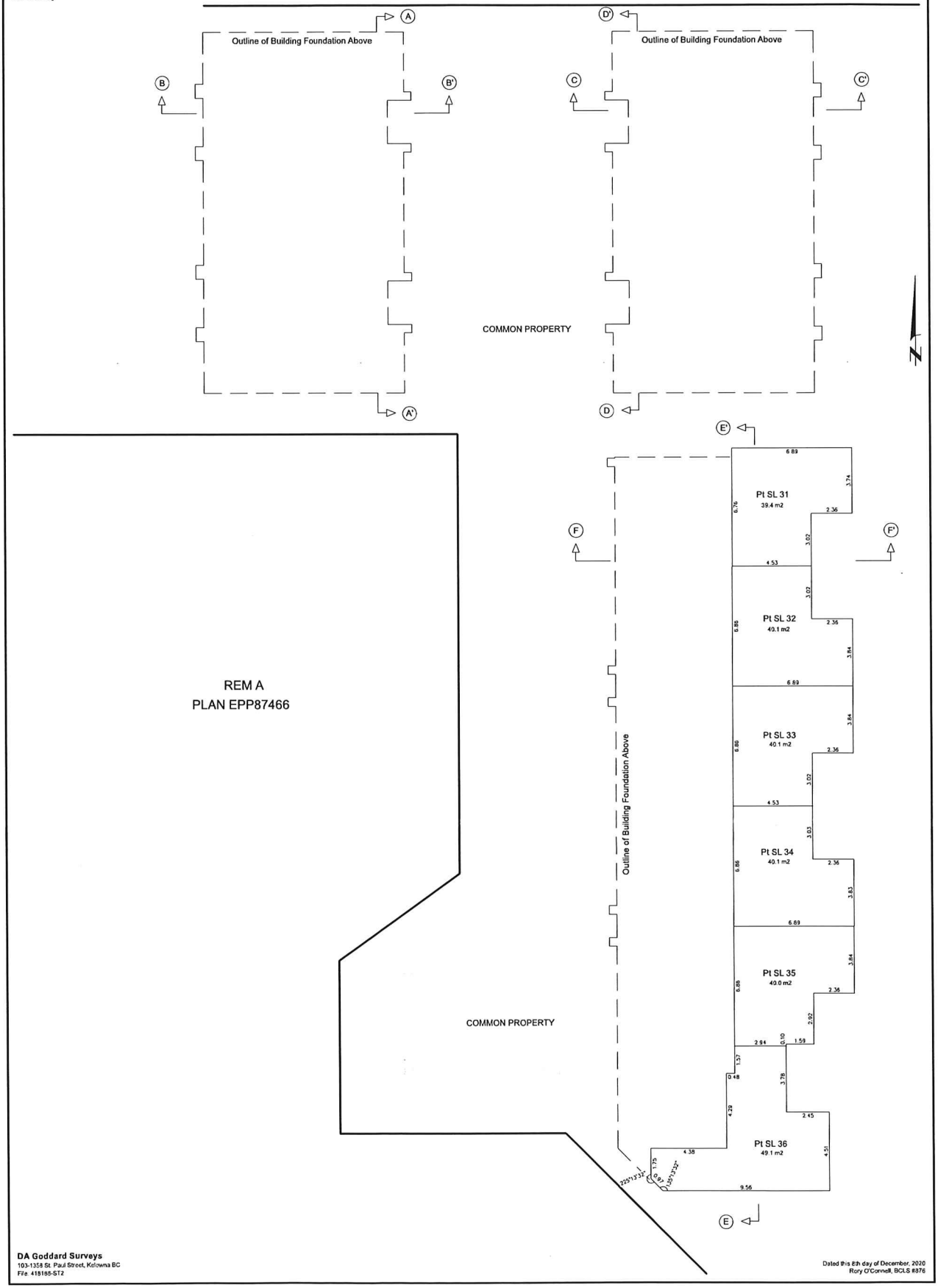
LEGEND

SL Denotes Strata Lot
Pt Denotes Part

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

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

STRATA PLAN
EPS5459
PHASE 1



DA Goddard Surveys
103-1358 St. Paul Street, Kelowna BC
File: 418168-ST2

Dated this 8th day of December, 2020
Rory O'Connell, BCLS #876

MAIN FLOOR

SCALE 1:100 METRIC

0 2 6 10

The intended plot size of this plan is 560mm in width by 864mm in height (D-size) when plotted at a scale of 1:100 METRIC.

LEGEND

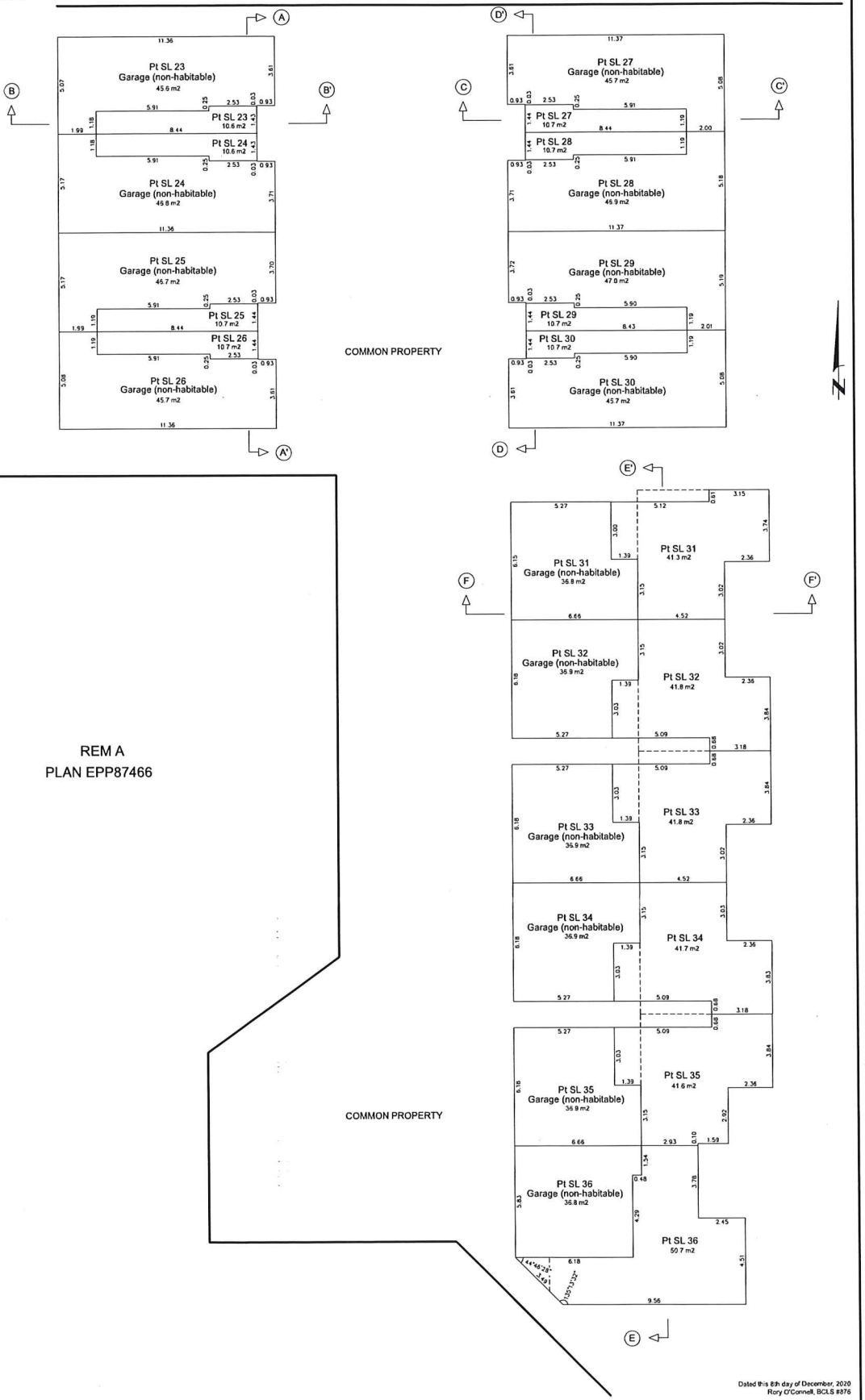
SL Denotes Strata Lot
Pt Denotes Part
– – – Denotes floor below

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

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

SHEET 4 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 2

STRATA PLAN
EPS5459
PHASE 1



DA Goddard Surveys
103-1358 St. Paul Street, Kelowna BC
File: 418188-ST2

Dated this 8th day of December, 2020
Rory O'Connell, BCLS #876

SECOND FLOOR

SCALE 1:100 METRIC

0 2 6 10

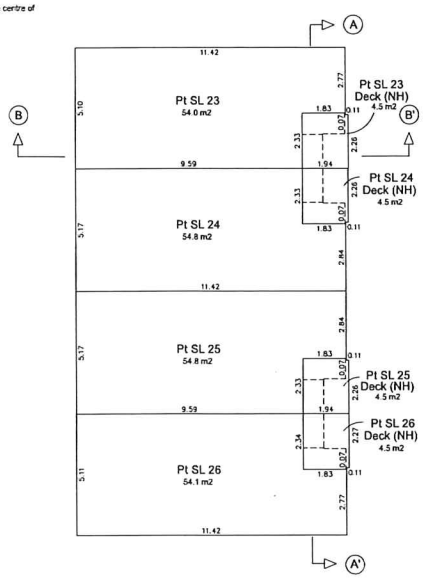
The intended plot size of this plan is 560mm in width by 864mm in height (D-size) when plotted at a scale of 1:100 METRIC.

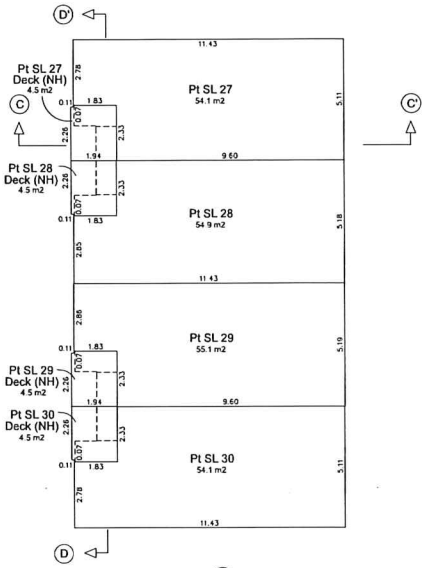
LEGEND

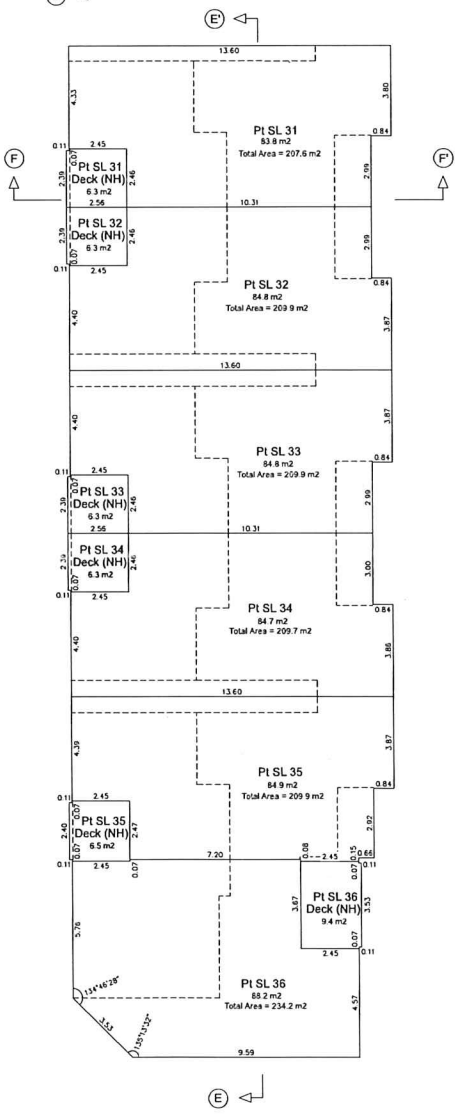
SL Denotes Strata Lot
Pt Denotes Part
--- Denotes floor below
NH Denotes Non-Habitable

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

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







DA Goddard Surveys
103-1358 St. Paul Street, Kelowna BC
File: 418188-ST2

Dated this 8th day of December, 2020
Rory O'Connell, BCLS #976

THIRD FLOOR

SCALE 1:100 METRIC

0 2 6 10

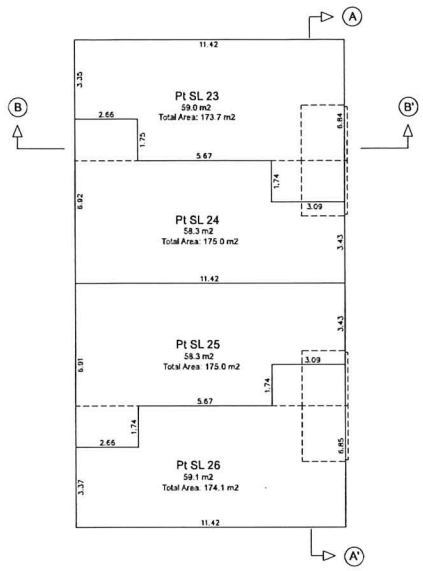
The intended plot size of this plan is 560mm in width by 864mm in height (D-size) when plotted at a scale of 1:100 METRIC.

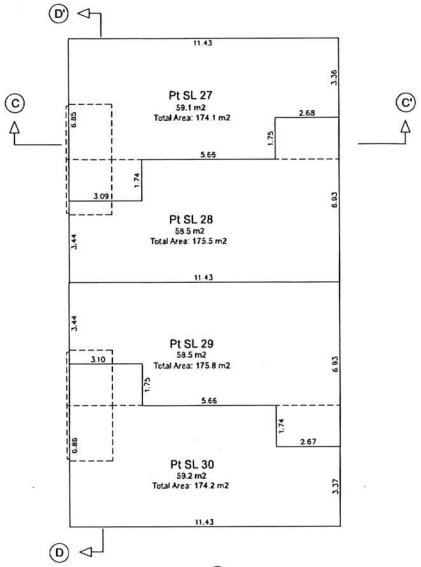
LEGEND

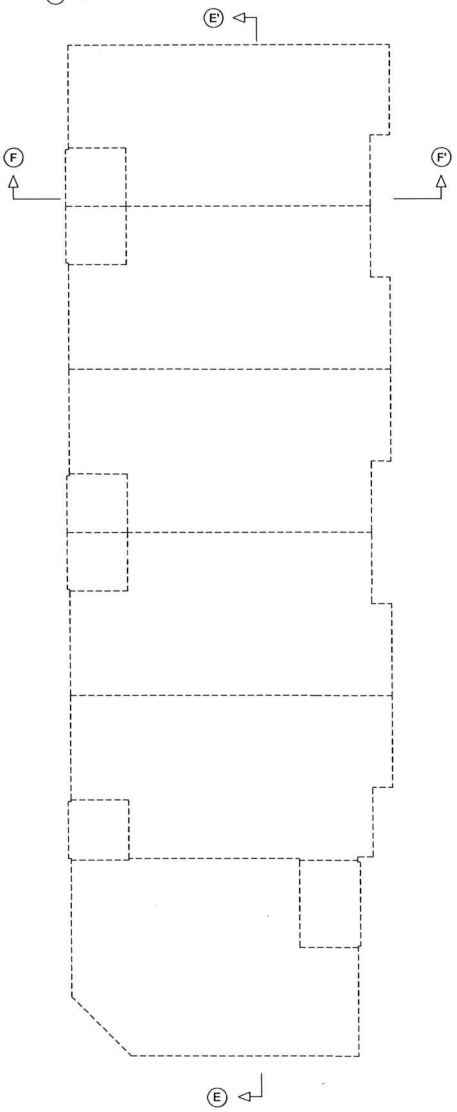
SL Denotes Strata Lot
Pt Denotes Part
- - - Denotes floor below

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

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







DA Goddard Surveys
103-1358 St. Paul Street, Kelowna BC
File: 418188-ST2

Dated this 8th day of December, 2020
Rory O'Connell, BCLS #876

SECTIONS

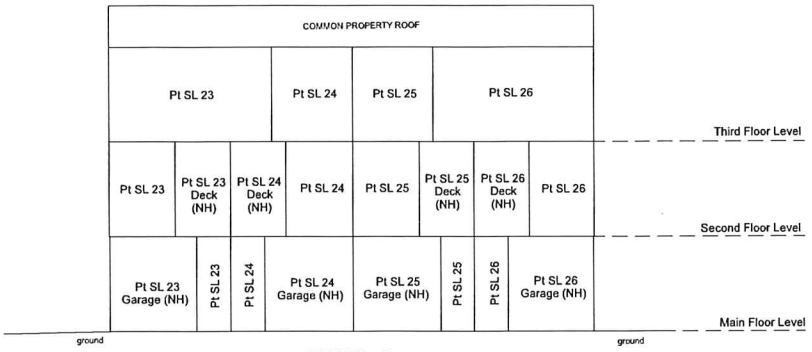
NOT TO SCALE

LEGEND

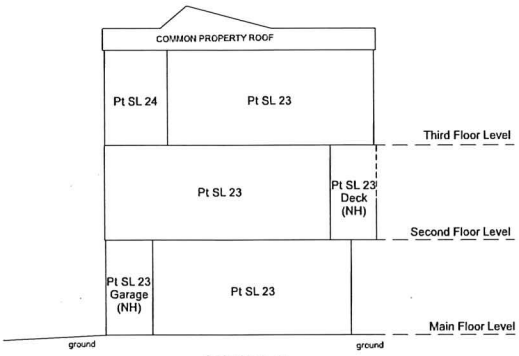
SL Denotes Strata Lot
Pt Denotes Part
NH Denotes Non-Habitable
Roof Denotes all components of Roof system

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

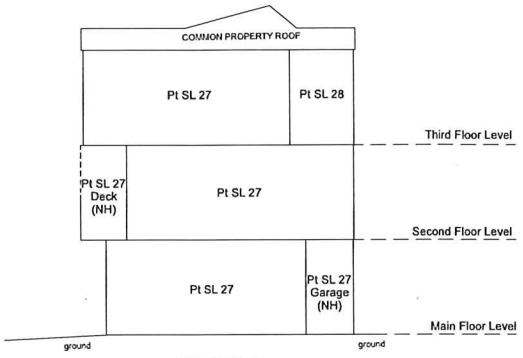
Vertical boundaries of strata lots are defined by the centre of floor and ceiling



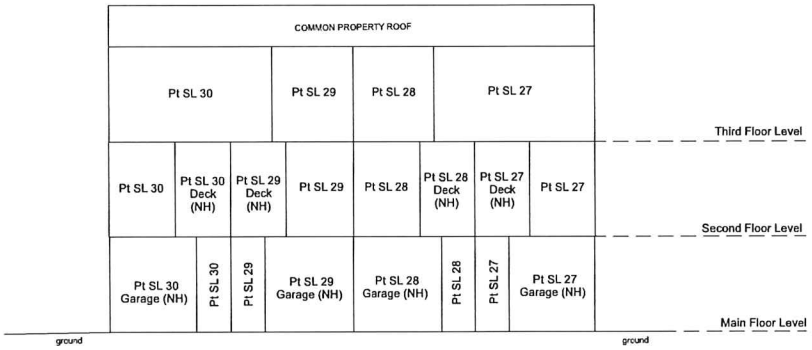
SECTION A - A'



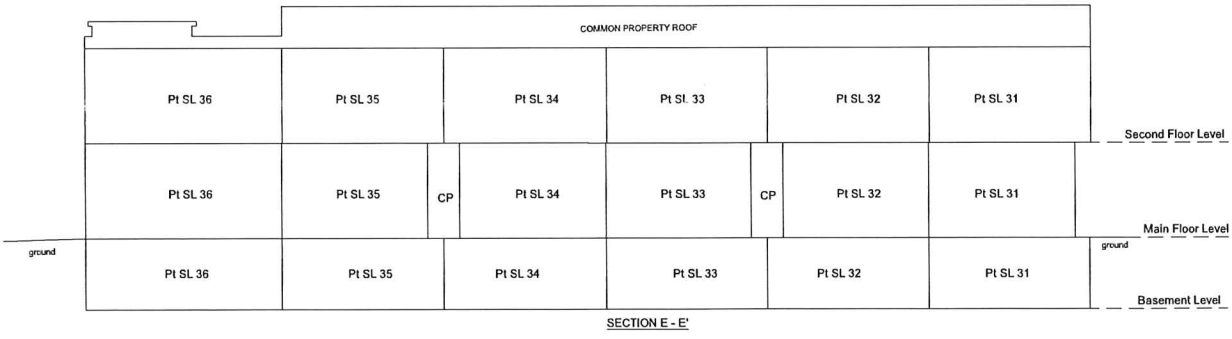
SECTION B - B'



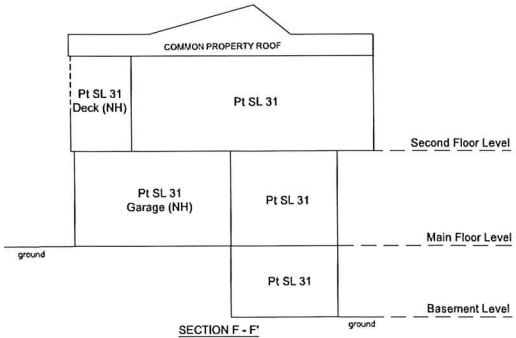
SECTION C - C'



SECTION D - D'



SECTION E - E'



SECTION F - F'

DA Goddard Surveys
103-1358 St. Paul Street, Kelowna BC
File: 418188-ST2

Dated this 8th day of December, 2020
Rory O'Connell, BCLS #876