

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.

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

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION: Control Number:
Plan Number:
This original plan number assignment was done under Commission #: LTO Document Reference:

3. CERTIFICATION: Form 9 Explanatory Plan Form 9A

The field survey was completed on: (YYYY/Month/DD) The checklist was filed under ECR#:
The plan was completed and checked on: (YYYY/Month/DD)
I am a British Columbia land surveyor and certify that
this plan was completed and checked on: (YYYY/Month/DD)
that the checklist was filed under ECR#:
and that the plan is correct in accordance with Land Title Office records.

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of (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: (YYYY/Month/DD)

I am a British Columbia land surveyor and certify:

1. That the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan subject to clause 2 of this endorsement
2. That certain parts of the buildings are not within the external boundaries but appropriate and necessary easements of other interests are registered as set out in section 244 (1)(f) of the Strata Property Act.

Registered Charge Number(s):

Certification Date: (YYYY/Month/DD)

Arterial Highway I am a British Columbia land surveyor and certify that I am authorized by the Minister of Transportation and Infrastructure under section 44.1 of the Transportation Act to show certain lands identified on this plan dedicated as Arterial Highway.

Remainder Parcel (Airspace) I am a British Columbia Land Surveyor and certify that no portion of the parcels or dedications created on this plan overlap vertically, that is, lie above or below any portion of the Air Space parcels on Air Space Plan

4. ALTERATION: LTO Document Reference:

This is an alteration to a previous version of this plan identified by control number:

DESCRIPTION OF ALTERATION: SEE SCHEDULE

**STRATA PLAN OF PART OF LOT A SECTION 23 TOWNSHIP 28
SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP80574
EXCEPT STRATA PLAN EPS9957 (PHASE 1)**

STRATA PLAN EPS9957

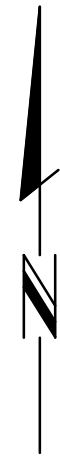
"PHASE 2"

CITY OF KELOWNA
BCGS 82E.073
CIVIC ADDRESS: 5300 MAIN STREET



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:250



DATUM: NAD83 (CSRS) 4.0.0, BC.1, UTM ZONE 11.			
STATION	NORTHING	EASTING	ABSOLUTE ACCURACY
02H2371	5518869.828	319341.896	0.02
75H2828	5519023.956	320078.183	0.06

NOTE: FOR MAPPING PURPOSES ONLY.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 02H2371 AND 75H2828.

LEGEND

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NUMBER 4, CITY OF KELOWNA, NAD83 (CSRS) 4.0.0, BC.1

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 02H2371 AND 75H2828 AND ARE REFERRED TO CENTRAL MERIDIAN OF UTM ZONE 11.

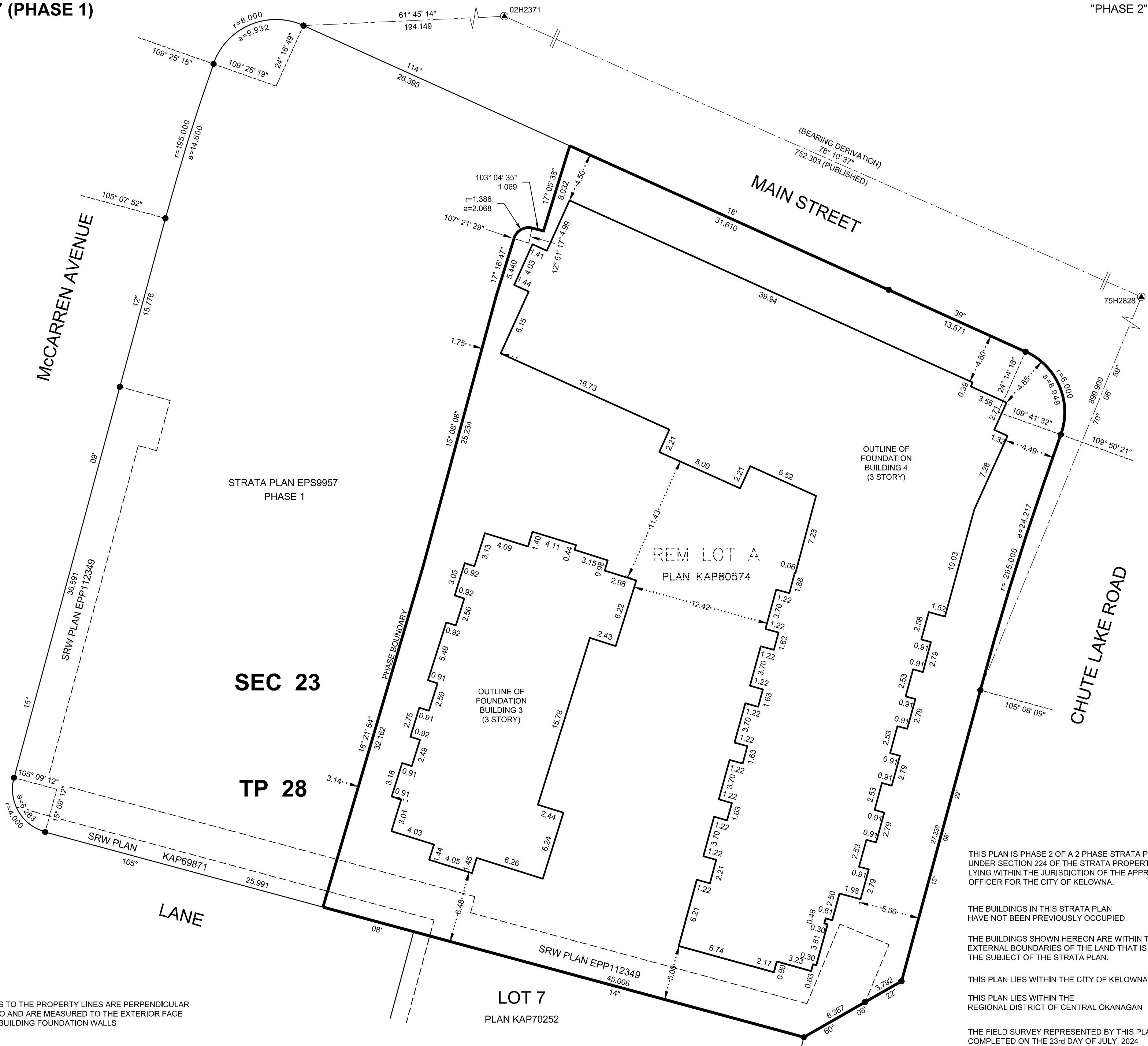
THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99992466. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON ELLIPSOIDAL ELEVATION OF 490 METRES.

- ▲ - DENOTES GEODETIC CONTROL MONUMENT
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES LEAD PLUG PLACED
- PT - DENOTES PART
- SL - DENOTES STRATA LOT
- A - DENOTES AREA
- LCP - DENOTES LIMITED COMMON PROPERTY
- NH - DENOTES NON HABITABLE AREA
- HAB - DENOTES HABITABLE
- PFB - DENOTES PERIMETER OF FLOOR BELOW
- ⊙ - DENOTES COMMON PROPERTY
- (D20) - DENOTES DECK LCP FOR SL 20 (TYPICAL)
- (B20) - DENOTES BALCONY LCP FOR SL 20 (TYPICAL)
- (S20) - DENOTES STAIRS LCP FOR SL 20 (TYPICAL)
- (Y20) - DENOTES YARD LCP FOR SL 20 (TYPICAL)
- (P20) - DENOTES PARKING STALL LCP FOR SL 20 (TYPICAL)
- (DW20) - DENOTES DRIVEWAY LCP FOR SL 20 (TYPICAL)
- (MIX 25-33) - DENOTES LCP FOR MIXED USE STRATA LOTS BEING SL 25 TO SL 33 (TYPICAL)
- (RES 25-28) - DENOTES LCP FOR RESIDENTIAL STRATA LOTS BEING SL 25 TO SL 28 (TYPICAL)
- (CML 29-33) - DENOTES LCP FOR COMMERCIAL STRATA LOTS BEING SL 29 TO SL 33 (TYPICAL)

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OFFSETS TO THE PROPERTY LINES ARE PERPENDICULAR THERETO AND ARE MEASURED TO THE EXTERIOR FACE OF THE BUILDING FOUNDATION WALLS

FB695 P110-119; FB 701 P16-20; FB 702 P8-11,60; FB704 P8-12; FB707 P6-10; FB714 P75-76,103-109; FB727 P40-41, 62-65, 92-95 (PB); FB729 P52-53 (RN)



THIS PLAN IS PHASE 2 OF A 2 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 IN THIS STRATA PLAN HAVE NOT BEEN PREVIOUSLY OCCUPIED.

THE BUILDINGS SHOWN HEREON ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

THIS PLAN LIES WITHIN THE CITY OF KELOWNA.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF CENTRAL OKANAGAN

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 23rd DAY OF JULY, 2024
JAVIER SIU, BCLS 934

BUILDING 3 LEVEL 1 FLOOR

STRATA PLAN EPS9957 "PHASE 2"

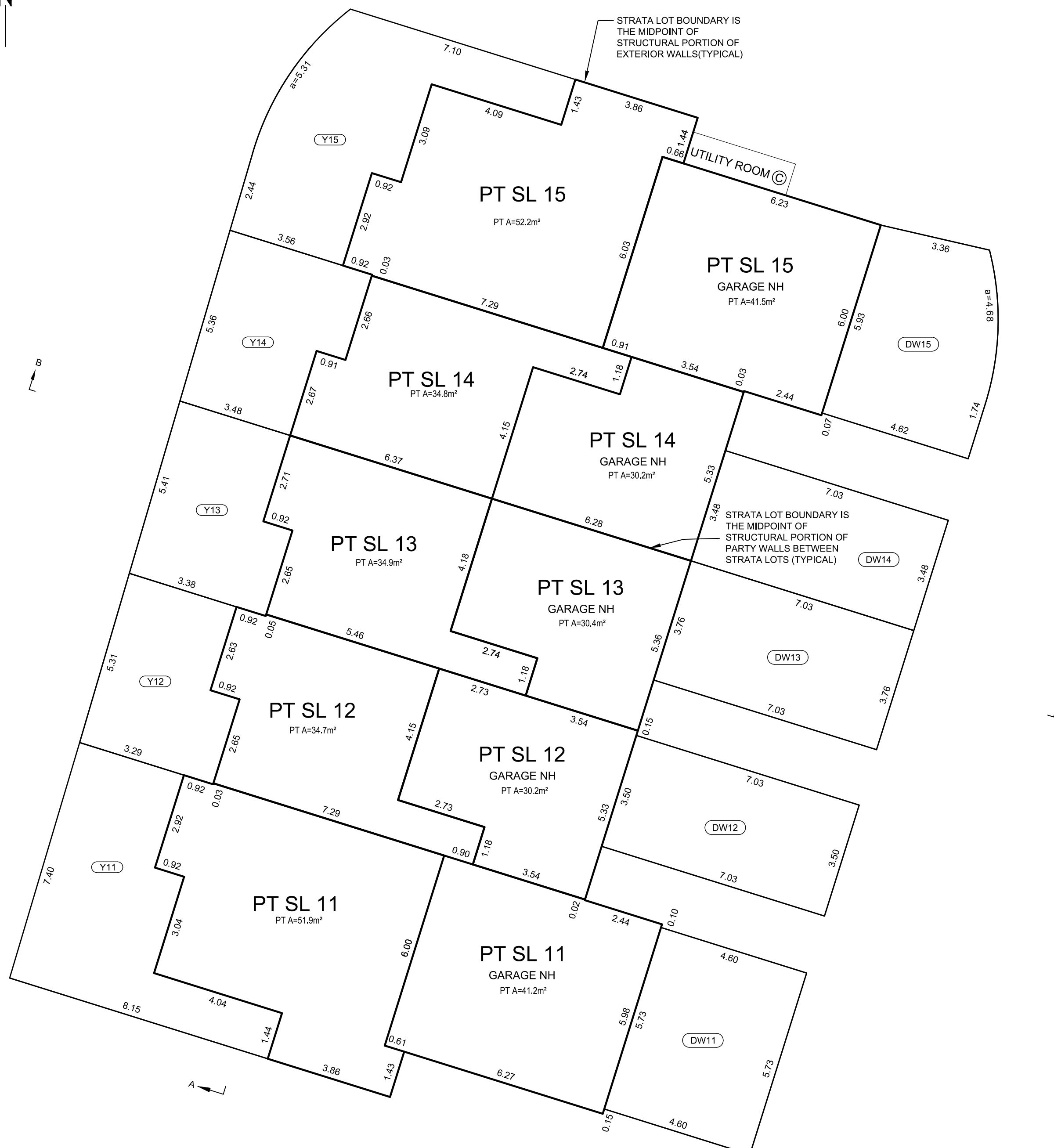
SCALE 1:100



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

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

ALL ANGLES ARE 45° OR 90° AND MULTIPLES THEREOF, UNLESS OTHERWISE NOTED.



SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW

THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE MIDPOINT OF THE STRUCTURAL PORTION OF EXTERIOR WALLS AND THE MIDPOINT BETWEEN STRUCTURAL PORTIONS OF PARTY WALLS BETWEEN STRATA LOTS

YARD AND DRIVEWAY AREAS OF LIMITED COMMON PROPERTY DO NOT HAVE A DESIGNATED UPPER VERTICAL EXTENT UNLESS OTHERWISE NOTED.

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JAVIER SIU, BCLS
23rd DAY OF JULY, 2024.

BUILDING 3 LEVEL 2 FLOOR

STRATA PLAN EPS9957

"PHASE 2"

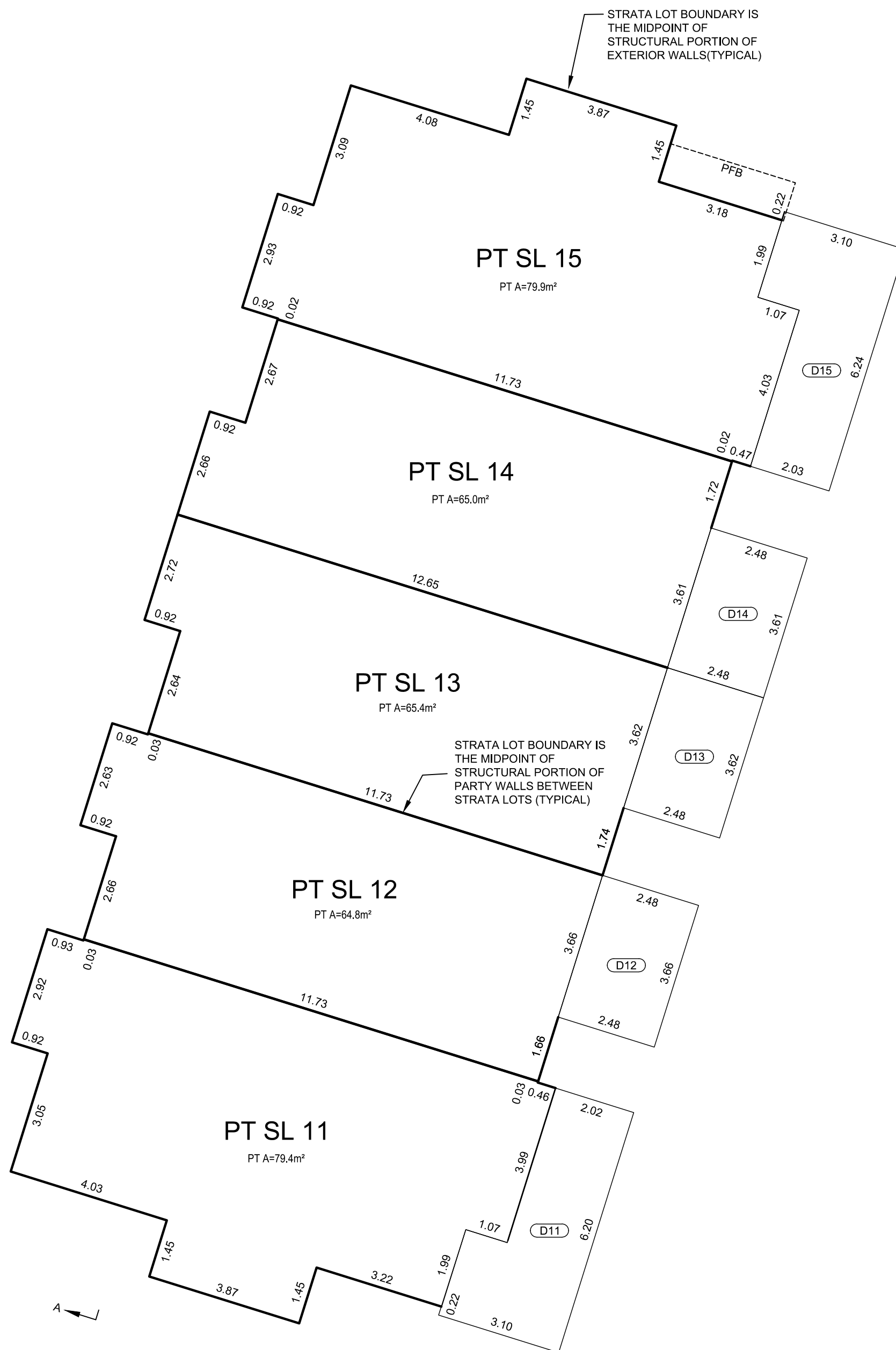
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AREAS OF LIMITED COMMON PROPERTY (DECKS) IS TO THE CENTER OF THE FLOOR BELOW AND ABOVE OR ITS EXTENSIONS

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JAVIER SIU, BCLS
23rd DAY OF JULY, 2024.

BUILDING 3
LEVEL 3 FLOOR

SCALE 1:100



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

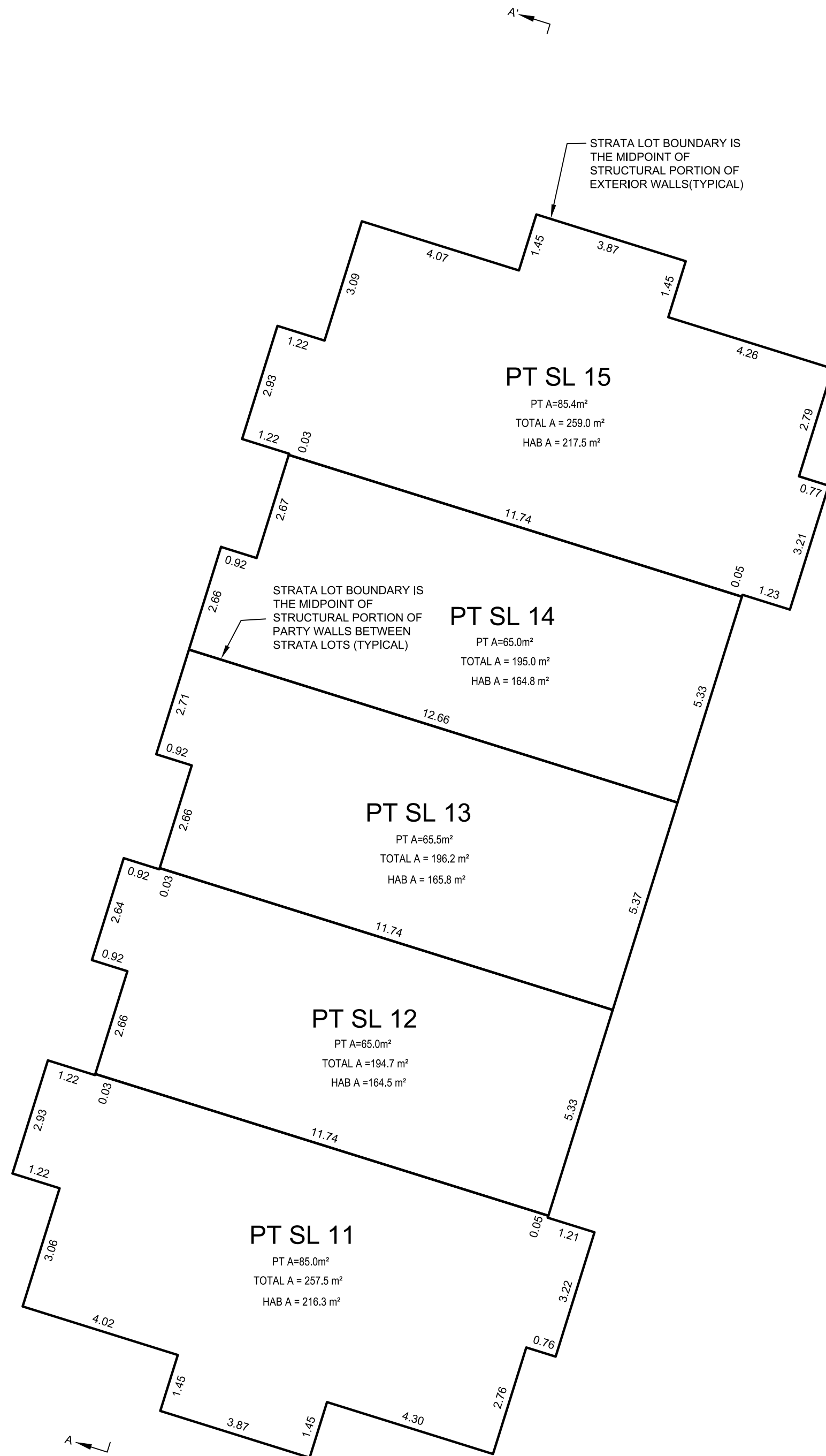
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STRATA LOT BOUNDARY IS THE MIDPOINT OF STRUCTURAL PORTION OF EXTERIOR WALLS(TYPICAL)

STRATA LOT BOUNDARY IS THE MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS BETWEEN STRATA LOTS (TYPICAL)

**PART BUILDING 4, "3PLEX"
LEVEL 1 FLOOR**

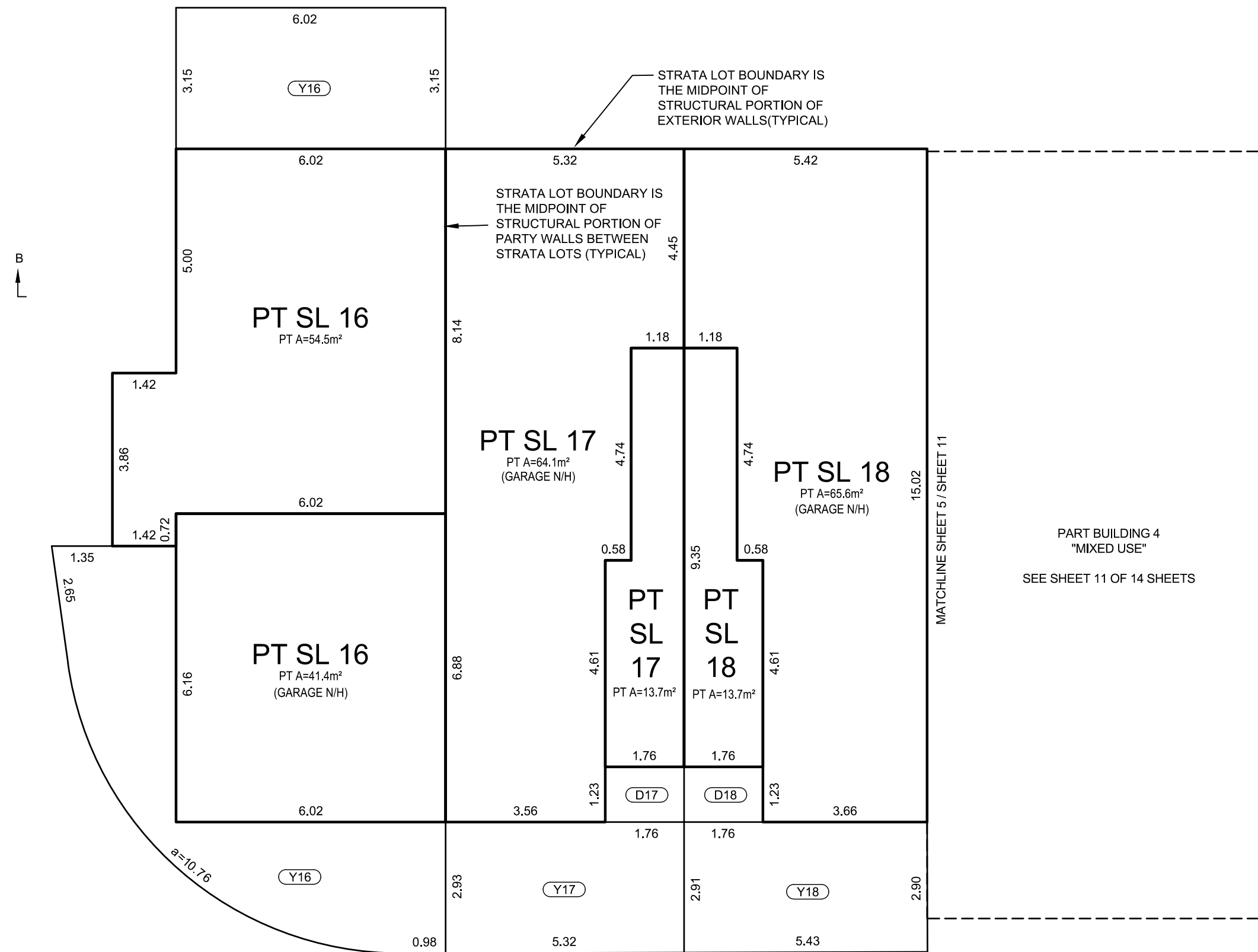
SCALE 1:100



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PART BUILDING 4
"MIXED USE"
SEE SHEET 11 OF 14 SHEETS

SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW

THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE MIDPOINT OF THE STRUCTURAL PORTION OF EXTERIOR WALLS AND THE MIDPOINT BETWEEN STRUCTURAL PORTIONS OF PARTY WALLS BETWEEN STRATA LOTS

YARD AREAS OF LIMITED COMMON PROPERTY DO NOT HAVE A DESIGNATED UPPER VERTICAL EXTENT UNLESS OTHERWISE NOTED.

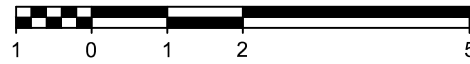
AREAS OF LIMITED COMMON PROPERTY(DECKS) IS TO THE CENTER OF THE FLOOR BELOW AND ABOVE OR ITS EXTENSIONS

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JAVIER SIU, BCLS
23rd DAY OF JULY, 2024.

**PART BUILDING 4, "3PLEX"
LEVEL 2 FLOOR**

SCALE 1:100

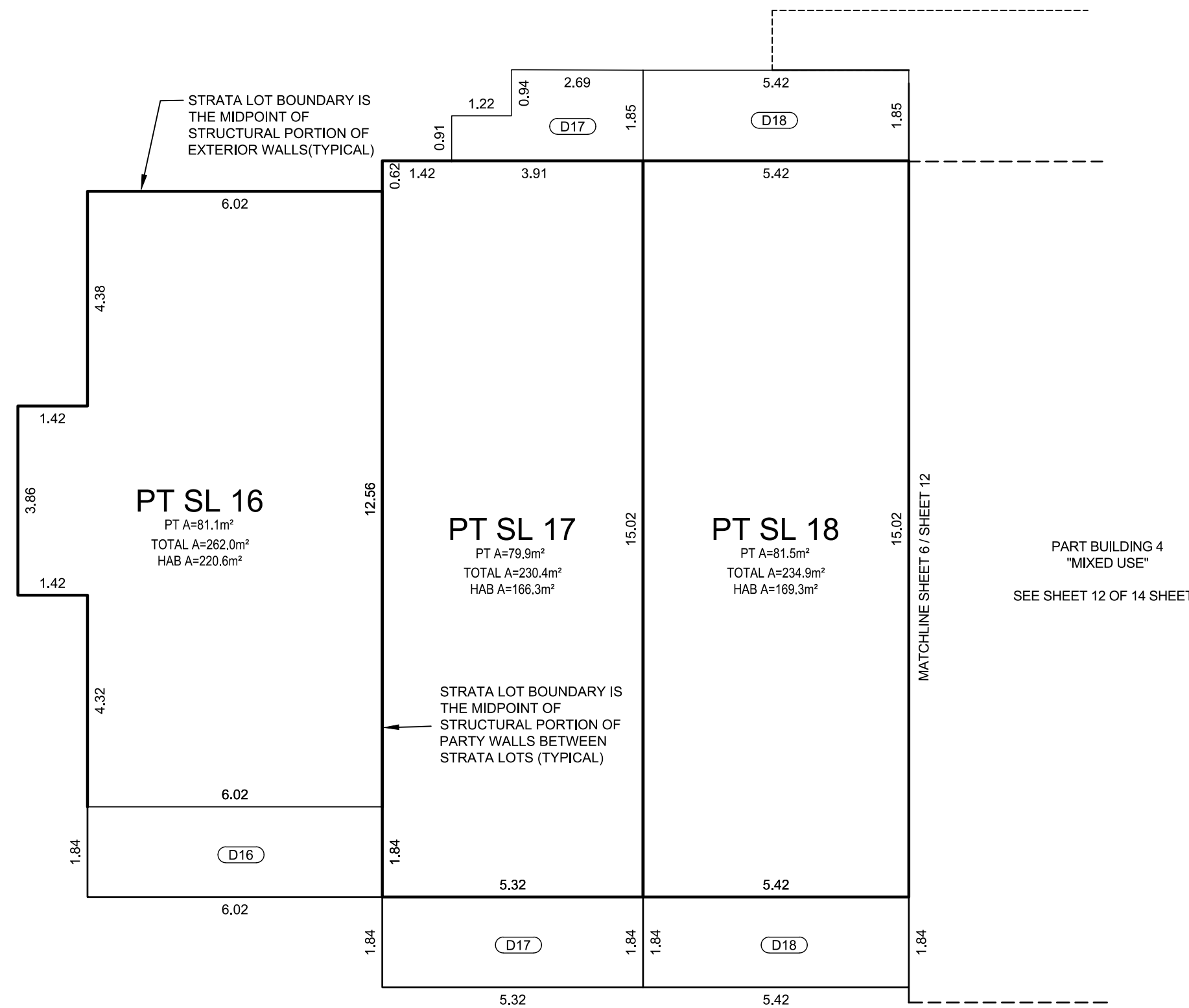


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B
↑



SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW

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23rd DAY OF JULY, 2024.

**PART BUILDING 4, "3PLEX"
LEVEL 3 FLOOR**

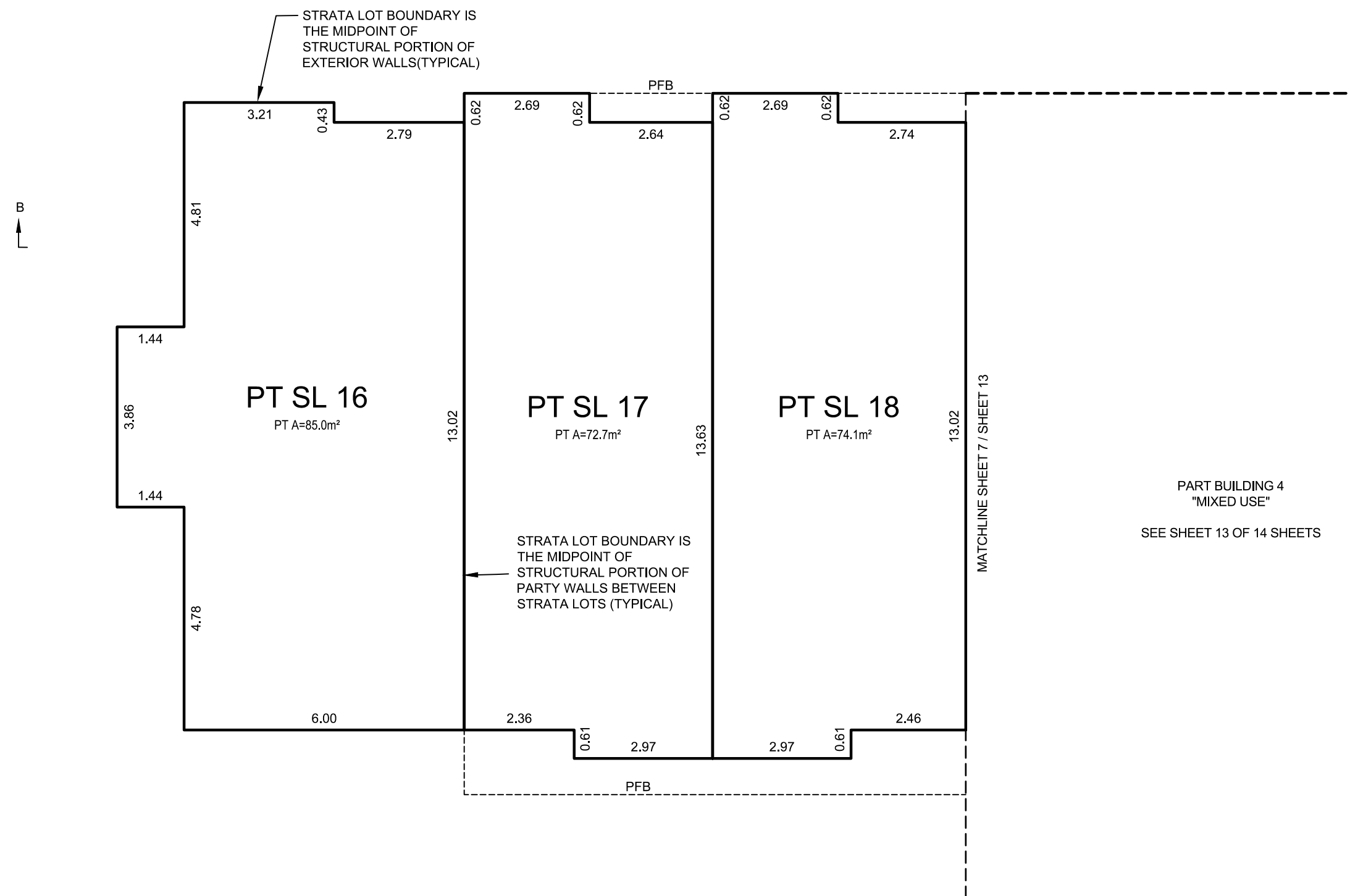
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SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW

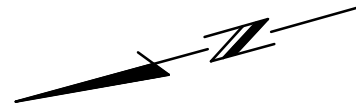
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23rd DAY OF JULY, 2024.

**PART BUILDING 4, "6PLEX"
LEVEL 1 FLOOR**

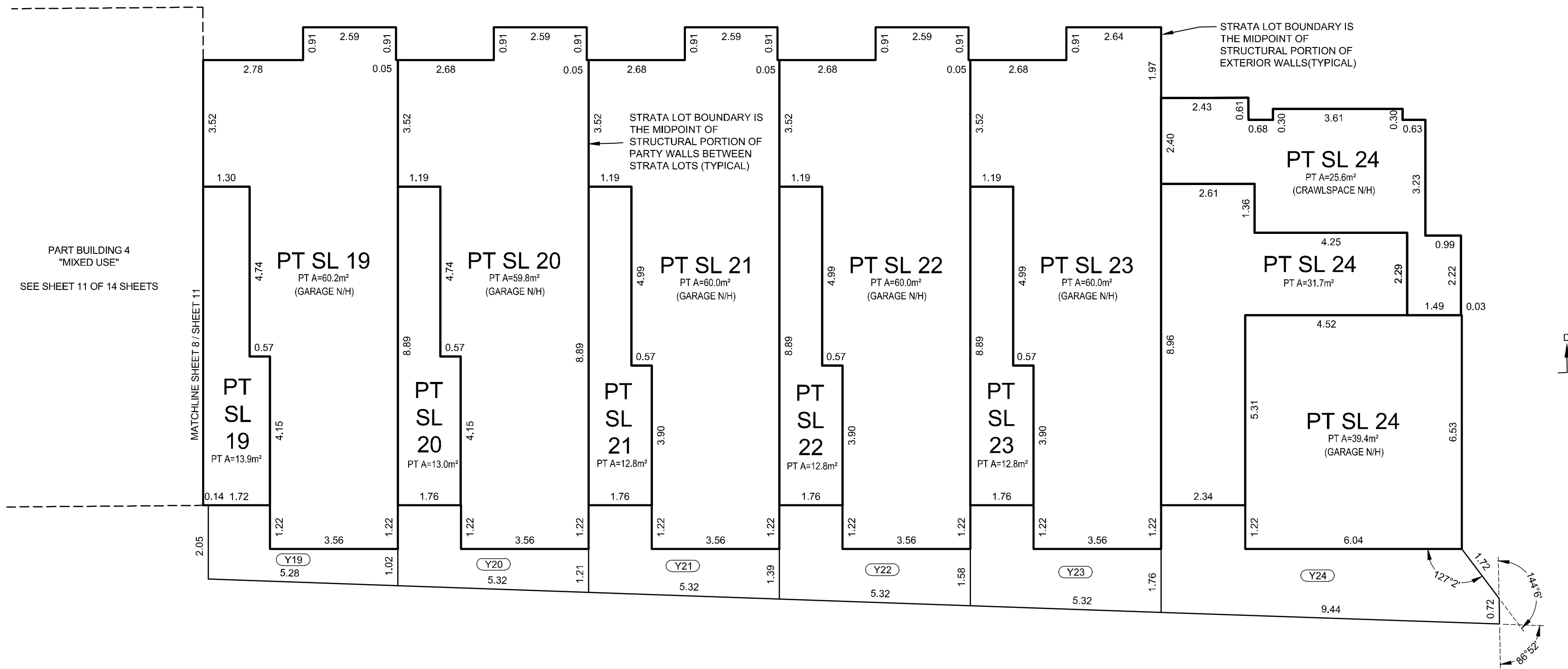
SCALE 1:100



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PART BUILDING 4
"MIXED USE"
SEE SHEET 11 OF 14 SHEETS

MATCHLINE SHEET 8 / SHEET 11

SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW

THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE MIDPOINT OF THE STRUCTURAL PORTION OF EXTERIOR WALLS AND THE MIDPOINT BETWEEN STRUCTURAL PORTIONS OF PARTY WALLS BETWEEN STRATA LOTS

YARD AREAS OF LIMITED COMMON PROPERTY DO NOT HAVE A DESIGNATED UPPER VERTICAL EXTENT UNLESS OTHERWISE NOTED.

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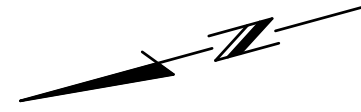
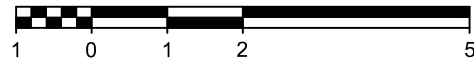
JAVIER SIU, BCLS
23rd DAY OF JULY, 2024.

PART BUILDING 4, "6PLEX" LEVEL 3 FLOOR

STRATA PLAN EPS9957

"PHASE 2"

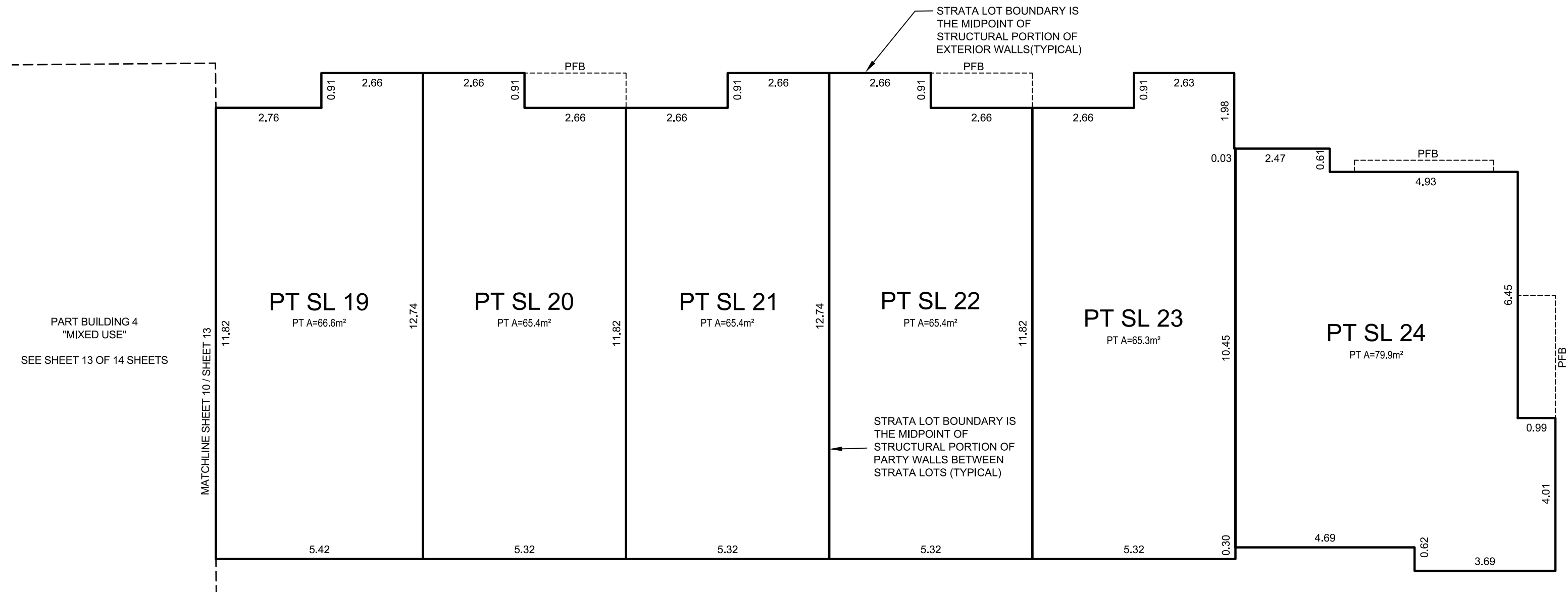
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SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW

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JAVIER SIU, BCLS
23rd DAY OF JULY, 2024.

PART BUILDING 4, "MIXED USE" LEVEL 1 FLOOR

STRATA PLAN EPS9957

"PHASE 2"

SCALE 1:100



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PART BUILDING 4
"3PLEX"
SEE SHEET 5 OF 14 SHEETS

MATCHLINE SHEET 8 / SHEET 11

PART BUILDING 4
"6PLEX"
SEE SHEET 8 OF 14 SHEETS

SECTION ARROWS ON THIS PLAN
POINT IN THE DIRECTION OF VIEW

AREAS OF LIMITED COMMON PROPERTY (PARKING STALLS,
GARBAGE ROOM, ELEVATOR, STAIRS, STORAGE, LOBBY) IS
TO THE CENTER OF THE FLOOR BELOW AND ABOVE OR ITS
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23rd DAY OF JULY, 2024.

**PART BUILDING 4, "MIXED USE"
LEVEL 2 FLOOR**

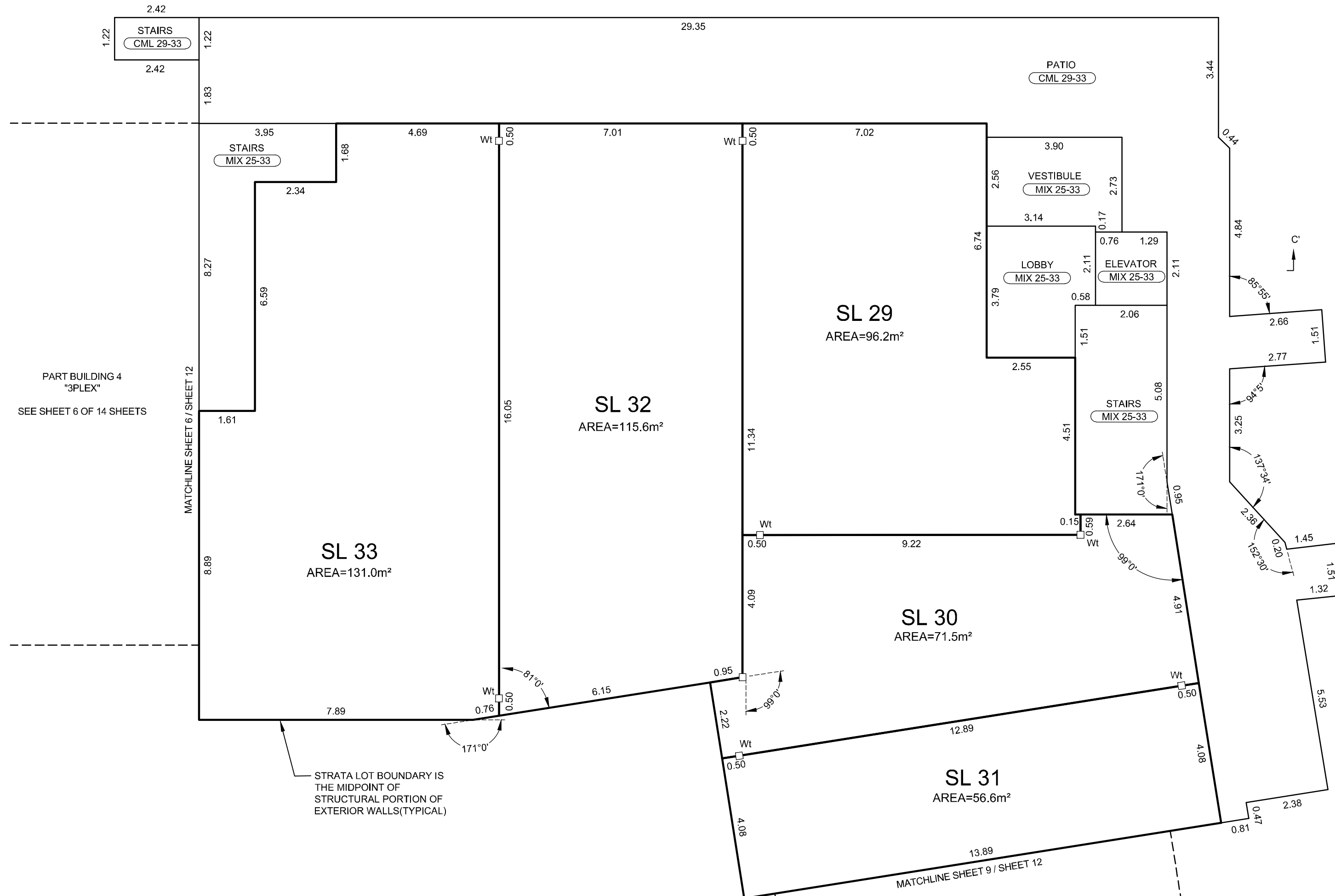
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PART BUILDING 4
"3PLEX"
SEE SHEET 6 OF 14 SHEETS

PART BUILDING 4
"6PLEX"
SEE SHEET 9 OF 14 SHEETS

STRATA LOT BOUNDARY IS
THE MIDPOINT OF
STRUCTURAL PORTION OF
EXTERIOR WALLS(TYPICAL)

SECTION ARROWS ON THIS PLAN
POINT IN THE DIRECTION OF VIEW

THIS SHEET SHOWS STRATA LOT BOUNDARY
DIMENSIONS TO THE MIDPOINT OF THE
STRUCTURAL PORTION OF EXTERIOR WALLS

AREAS OF LIMITED COMMON PROPERTY(VESTIBULE,
ELEVATOR, STAIRS, LOBBY, PATIO) IS TO THE CENTER OF
THE FLOOR BELOW AND ABOVE OR ITS EXTENSIONS

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23rd DAY OF JULY, 2024.

PART BUILDING 4, "MIXED USE" LEVEL 3 FLOOR

STRATA PLAN EPS9957

"PHASE 2"

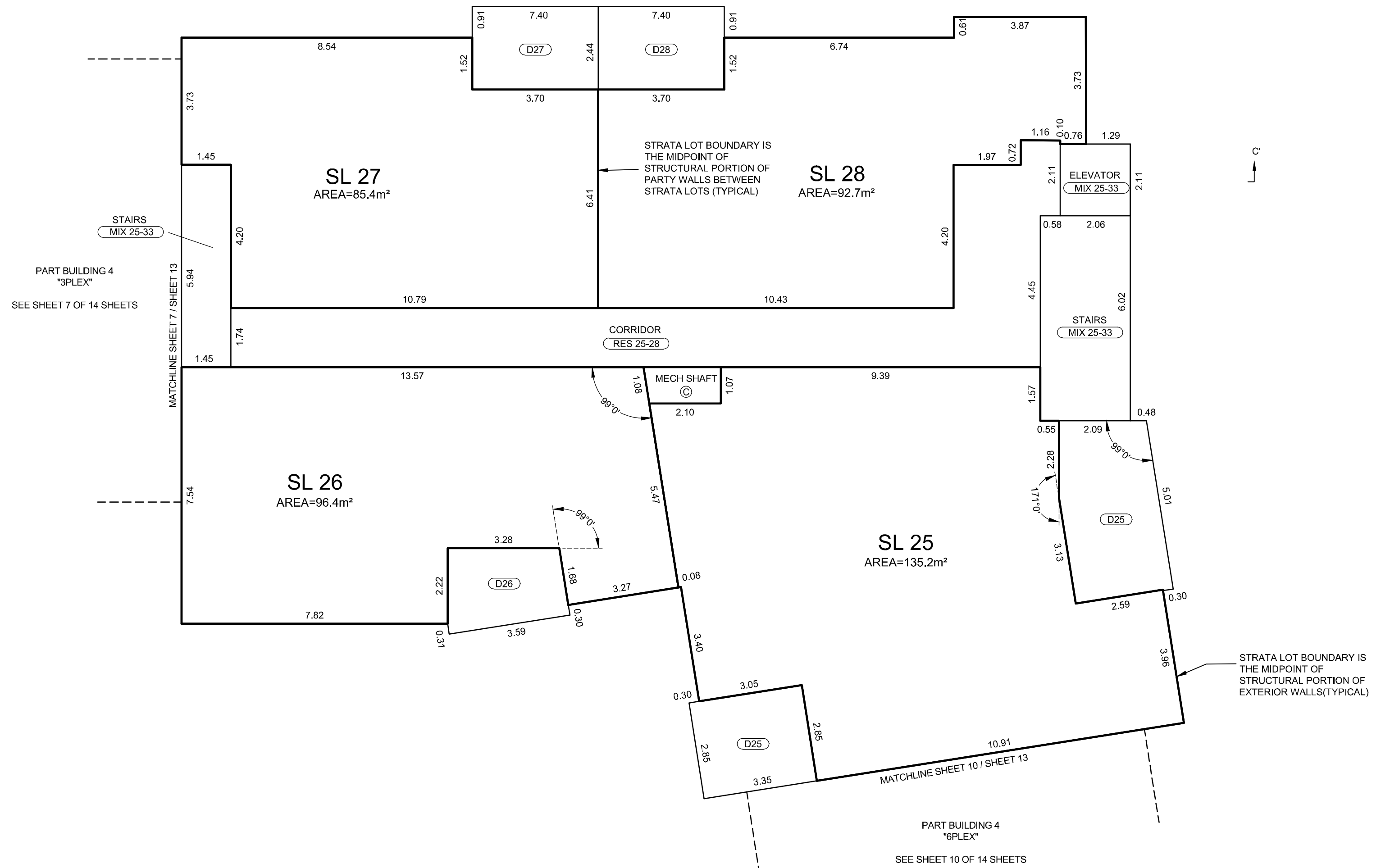
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SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW

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AREAS OF LIMITED COMMON PROPERTY (DECKS, STAIRS, ELEVATOR) IS TO THE CENTER OF THE FLOOR BELOW AND ABOVE OR ITS EXTENSIONS

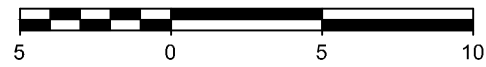
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PART BUILDING 4
"6PLEX"
SEE SHEET 10 OF 14 SHEETS

STRATA LOT BOUNDARY IS THE MIDPOINT OF STRUCTURAL PORTION OF EXTERIOR WALLS(TYPICAL)

JAVIER SIU, BCLS
23rd DAY OF JULY, 2024.

CROSS SECTIONS

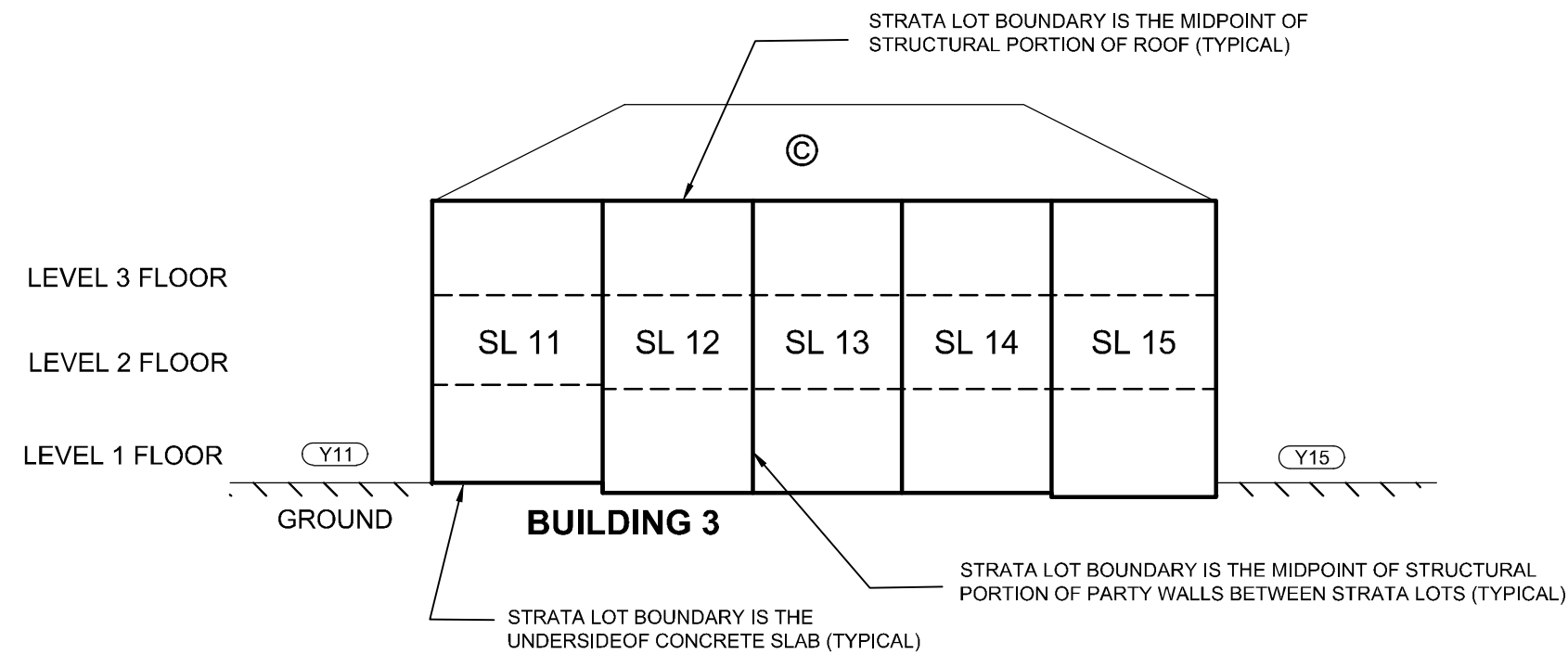


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

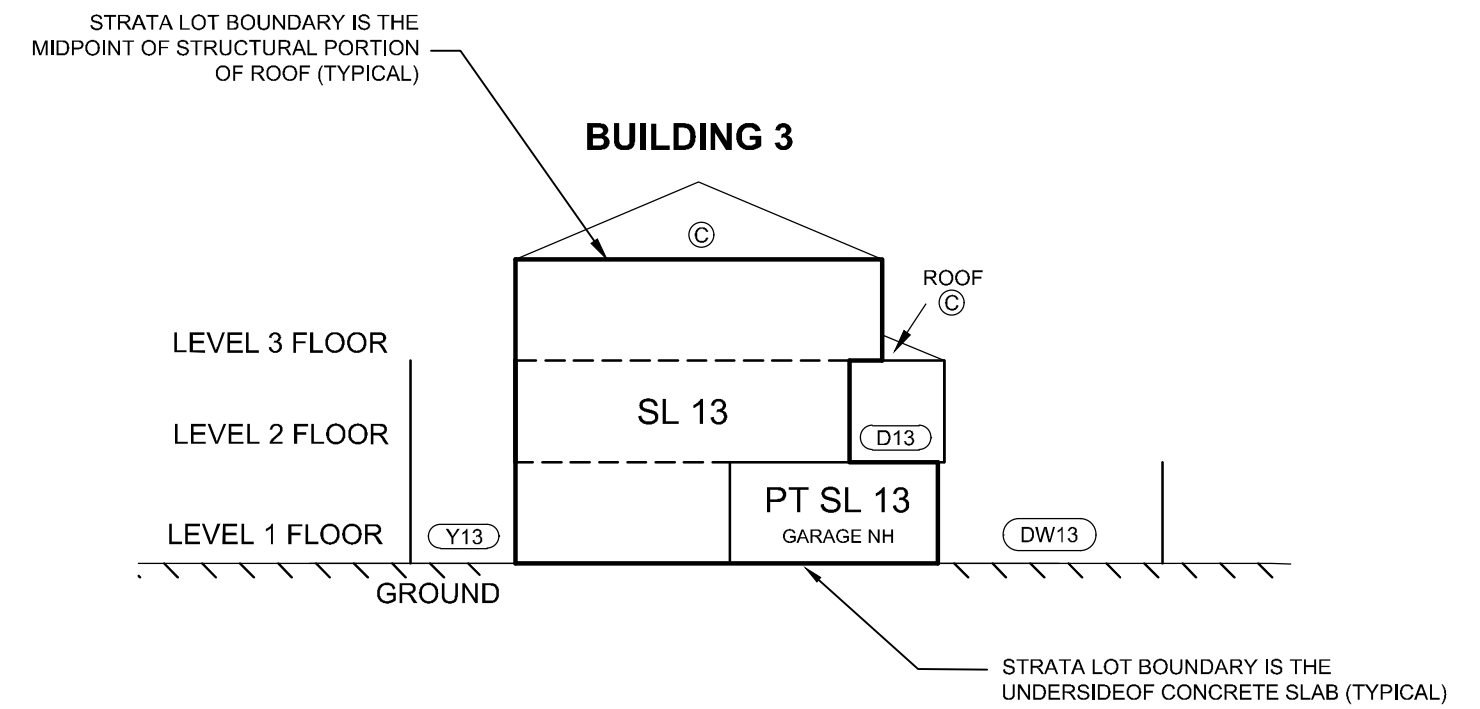
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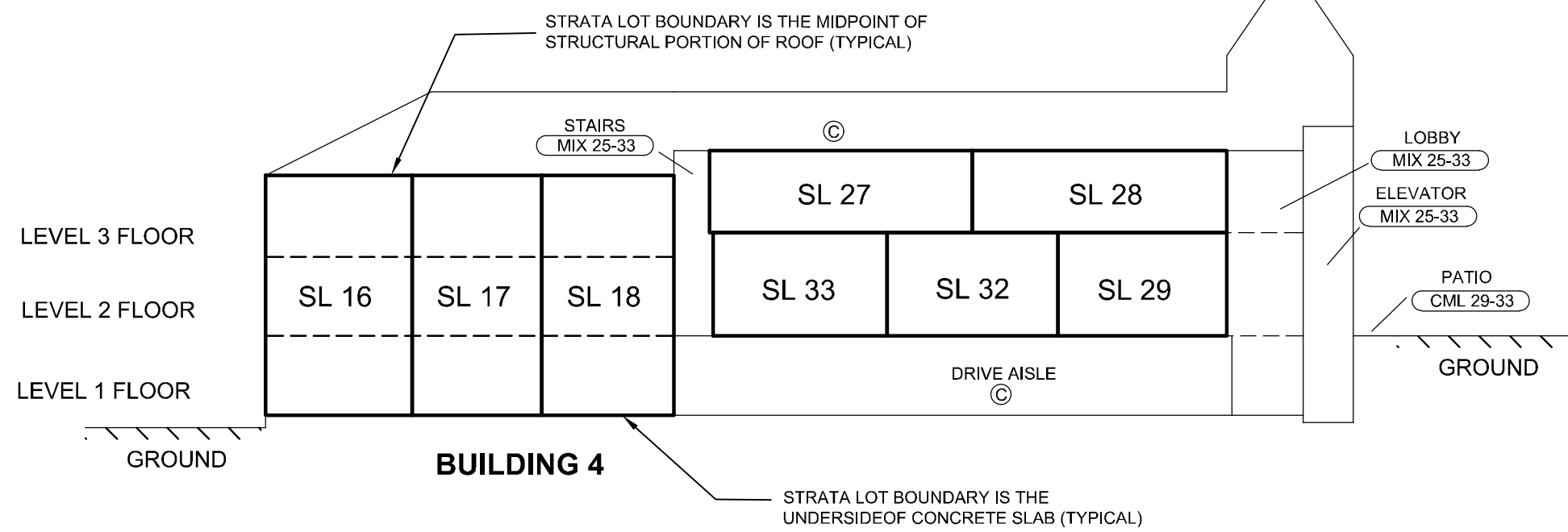
CROSS SECTION A - A'



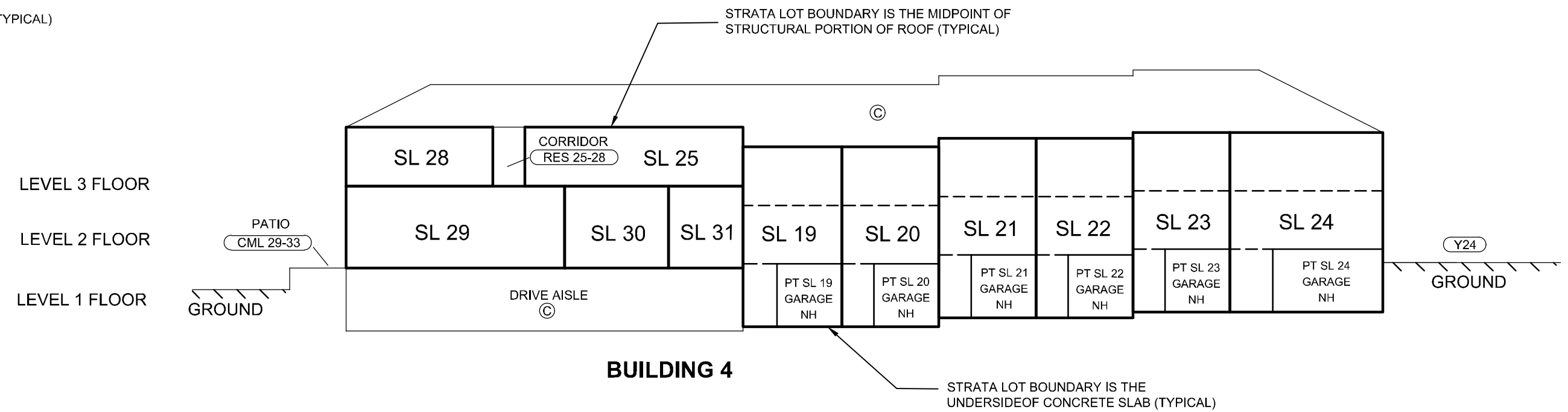
CROSS SECTION B - B'



CROSS SECTION C - C'



CROSS SECTION D - D'



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AREAS OF LIMITED COMMON PROPERTY (DECKS, YARD, DRIVEWAY) DO NOT HAVE A DESIGNATED UPPER VERTICAL EXTENT UNLESS OTHERWISE NOTED.

AREAS OF LIMITED COMMON PROPERTY (STAIRS, LOBBY, VESTIBULE, ELEVATOR, CORRIDOR, PATIO) IS TO THE CENTER OF THE FLOOR BELOW AND ABOVE OR ITS EXTENSIONS

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