

NEW WESTMINSTER LAND TITLE OFFICE

May-09-2013 13:41:03.002

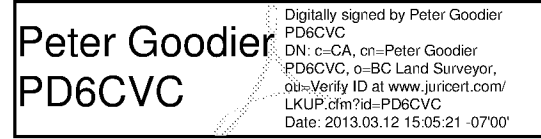
EPS1154

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

0829

PAGE 1 OF 8 PAGES

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you
(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and
(b) certify the matters set out in section 168.73 (4) of the Land Title Act,
Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.



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

PETER GOODIER
308 HOOVER STREET

email: petergoodier1@gmail.com

NELSON BC V1L4W6

Surveyor General Certification

2. PLAN IDENTIFICATION:

Control Number: 136-312-5921

Plan Number: EPS1154

LTO Document Reference: CA3118498

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: 2013 February 19 (YYYY/Month/DD) The checklist was filed under ECR#: 145955
The plan was completed and checked on: 2013 February 19 (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 2013 February 19 (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

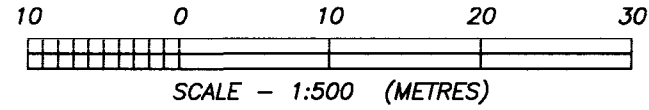
Certification Date: 2013 February 19 (YYYY/Month/DD)

Arterial Highway

4. ALTERATION:

STRATA PLAN OF LOT 1, BLOCK 9, DISTRICT LOTS 303 & 304, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP12476.

STRATA PLAN EPS1154
SHEET 1 OF 7



THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm BY 432 mm (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500

BCGS 92G.042

Legend

- ⊙ denotes a geodetic control monument found.
- denotes a non-standard round iron post found.
- denotes a standard iron post found.
- denotes a standard iron post set.
- WT denotes a witness post.
- CP denotes common property.
- LCP denotes limited common property.

CIVIC ADDRESS: 5682 WHARF AVENUE, SECHELT BC
BUILDING OFFSETS ARE MEASURED TO THE EXTERIOR FACE OF THE CONCRETE WALL, UNLESS OTHERWISE NOTED.

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS.

INTEGRATED SURVEY AREA NO. 79, DISTRICT OF SECHELT, NAD83 (CSRS).
GRID BEARINGS ARE DERIVED FROM GNSS OBSERVATIONS.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.

TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE COMBINED SCALE FACTOR OF 0.9996387 WHICH HAS BEEN DERIVED FROM GCM 08H2562.

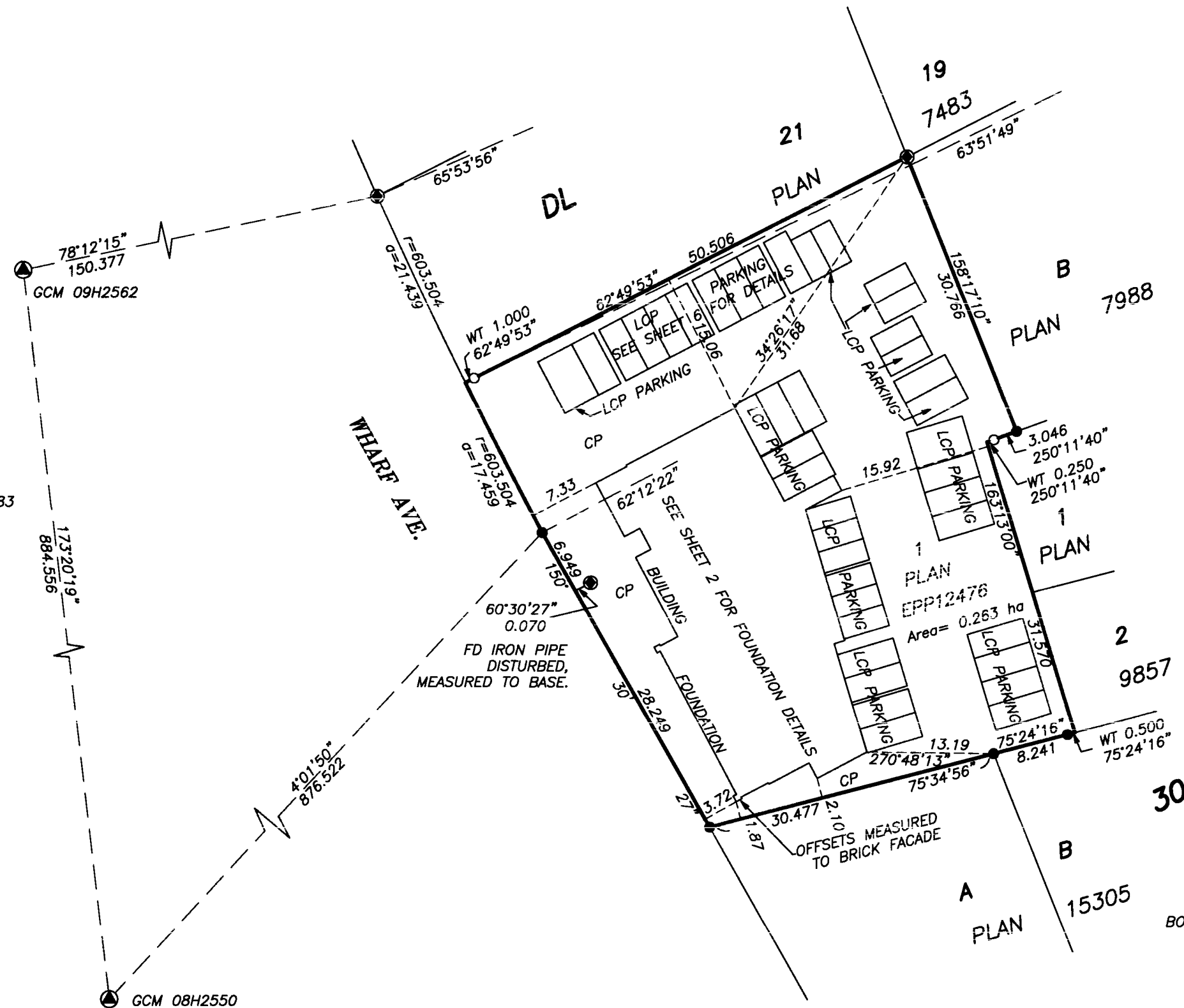
THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT BEEN PREVIOUSLY OCCUPIED.

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

THIS PLAN LIES WITHIN THE SUNSHINE COAST REGIONAL DISTRICT AND THE DISTRICT OF SECHELT AND THE NORTH SHORE SQUAMISH VALLEY ASSESSMENT AREA

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 19TH DAY OF FEBRUARY, 2013.

PETER N. GOODIER, BCLS



ALL BALCONIES, DECKS AND PATIOS ARE DEFINED AS TO HEIGHT BY THE CENTER OF THE FLOOR ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR ABOVE BY THE AVERAGE HEIGHT OF A STRATA BUILDING LOT WITHIN THE SAME BUILDING UNLESS INDICATED

JOHN C. THEED
BC LAND SURVEYOR
BOX 2070 (5689 DOLPHIN ST)
SECHELT, BC VON 3A0
T. 604-885-3237

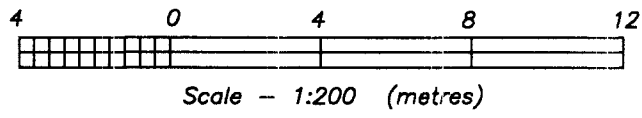
117-11/1007

STRATA PLAN OF LOT 1, D.L. 304, PLAN EPP12476

STRATA PLAN EPS1154

FOUNDATION DETAILS

SHEET 2 OF 7

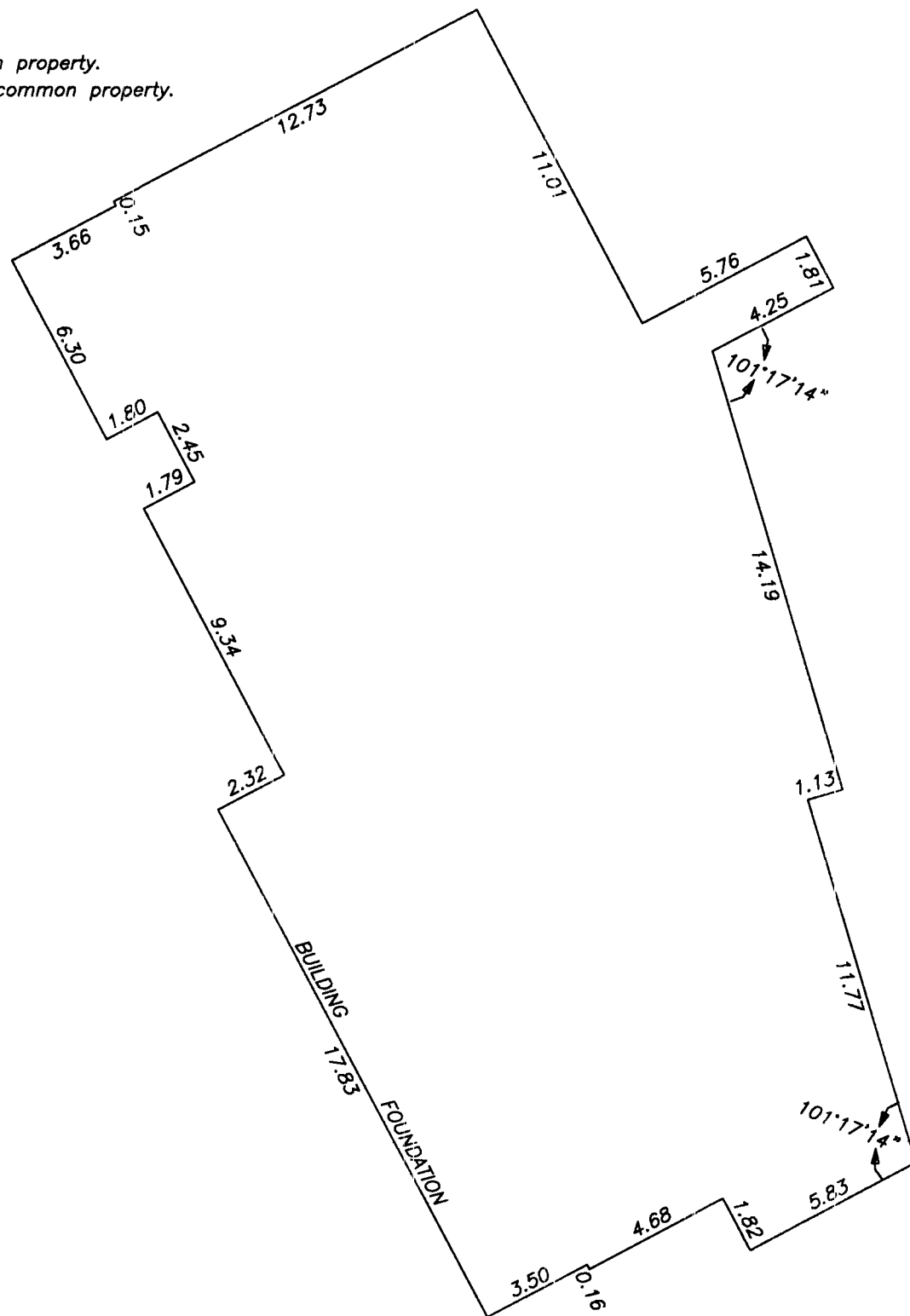


THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm BY 432 mm (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

MEASUREMENTS ON THIS PAGE ARE SHOWN TO THE OUTSIDE OF THE FOUNDATION WALLS, UNLESS OTHERWISE SPECIFIED.

Legend

CP denotes common property.
LCP denotes limited common property.



ALL BALCONIES, DECKS AND PATIOS ARE DEFINED AS TO HEIGHT BY THE CENTER OF THE FLOOR ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR ABOVE BY THE AVERAGE HEIGHT OF A STRATA LOT WITHIN THE SAME BUILDING UNLESS INDICATED

PETER N. GOODIER, BCLS
FEBRUARY 19, 2013

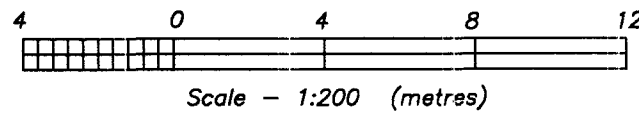
JOHN C. THEED
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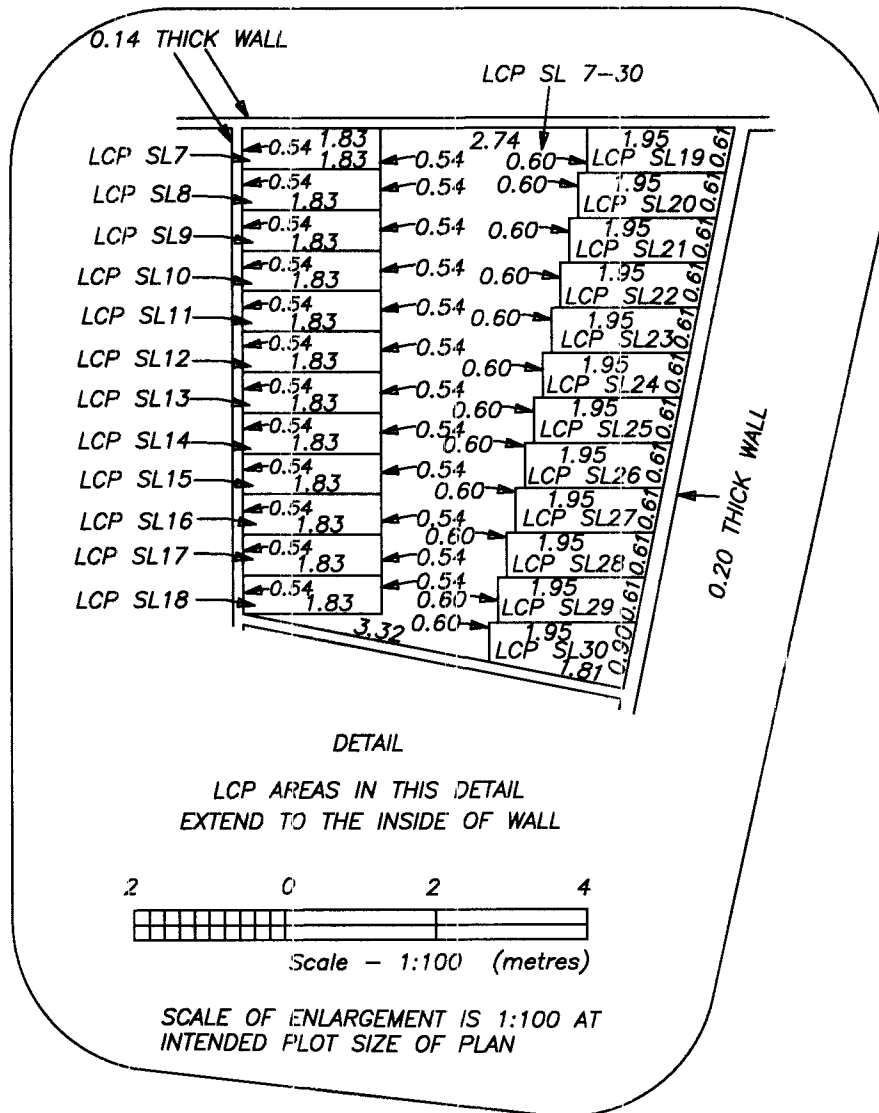
FIRST LEVEL- COMMERCIAL STRATA LOTS 1-6,
LIMITED COMMON PROPERTY & COMMON PROPERTY

STRATA PLAN EPS1154

SHEET 3 OF 7

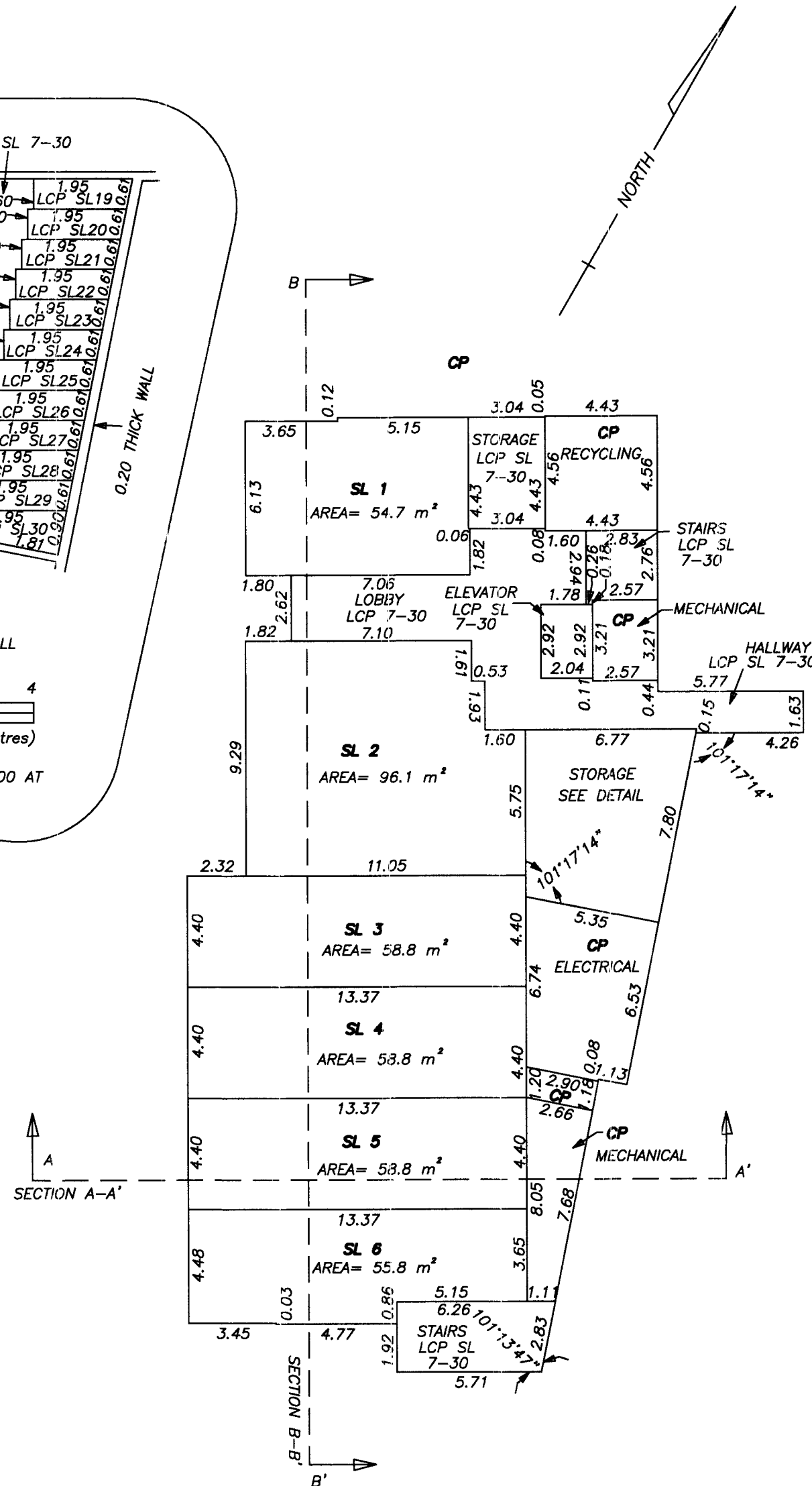


THE INTENDED PLOT SIZE OF THIS PLAN
IS 280 mm BY 432 mm (B SIZE) WHEN
PLOTTED AT A SCALE OF 1:200



Legend

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ALL BALCONIES, DECKS AND PATIOS ARE DEFINED AS
TO HEIGHT BY THE CENTER OF THE FLOOR ABOVE
OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR
ABOVE BY THE AVERAGE HEIGHT OF A STRATA LOT
WITHIN THE SAME BUILDING UNLESS INDICATED

PETER N. GOODIER, BCLS
FEBRUARY 19, 2013

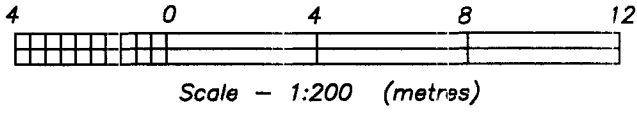
JOHN C. THEED
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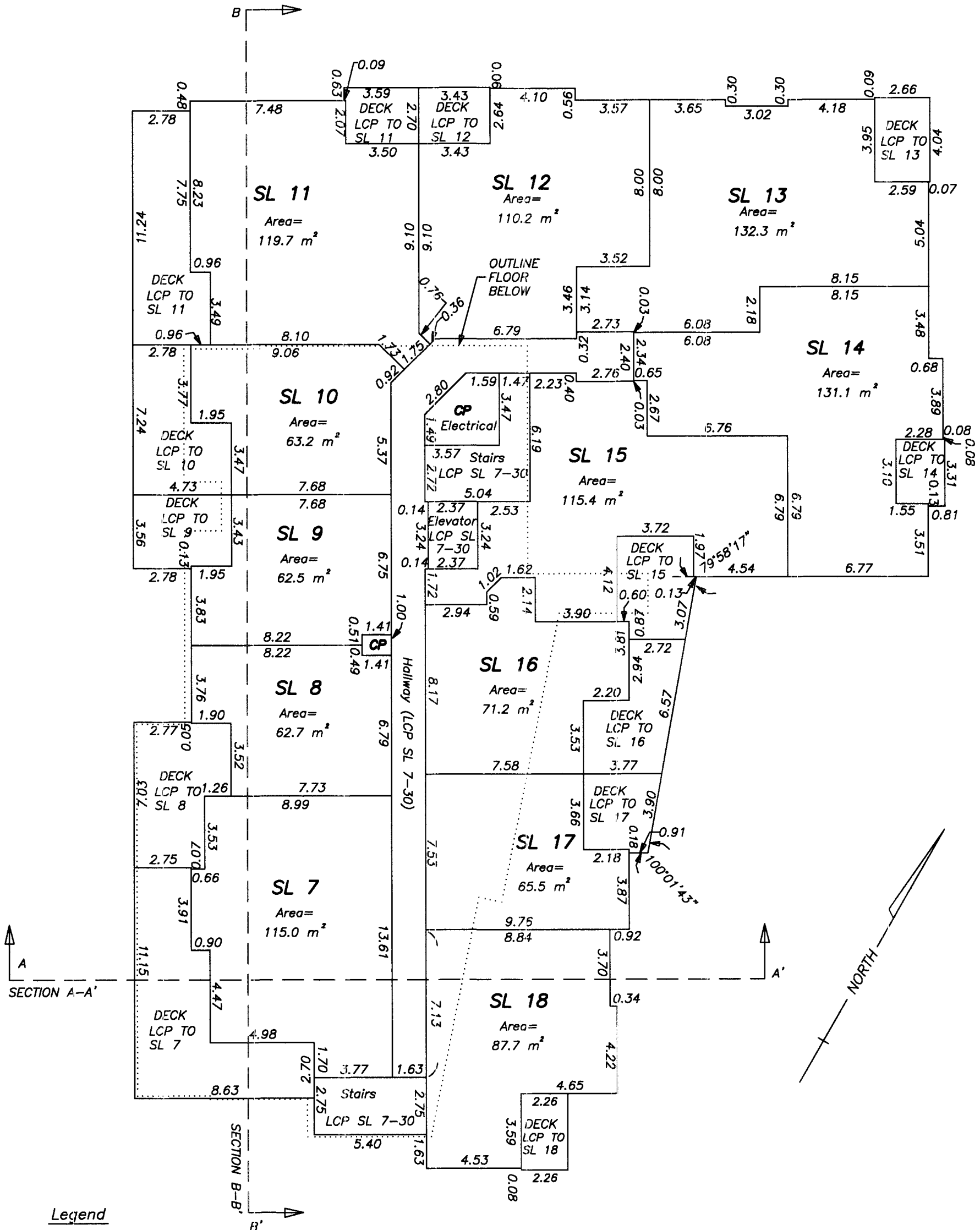
**SECOND LEVEL- RESIDENTIAL STRATA LOTS 7-18,
LIMITED COMMON PROPERTY & COMMON PROPERTY**

STRATA PLAN EPS1154

SHEET 4 OF 7



THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm BY 432 mm (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200



Legend

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ALL BALCONIES, DECKS AND PATIOS ARE DEFINED AS TO HEIGHT BY THE CENTER OF THE FLOOR ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR ABOVE BY THE AVERAGE HEIGHT OF A STRATA LOT WITHIN THE SAME BUILDING UNLESS INDICATED

PETER N. GOODIER, BCLS
FEBRUARY 19, 2013

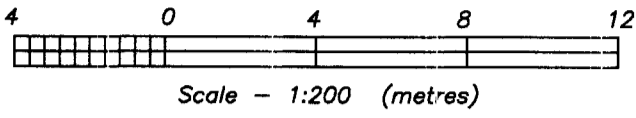
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T. 604-885-3237

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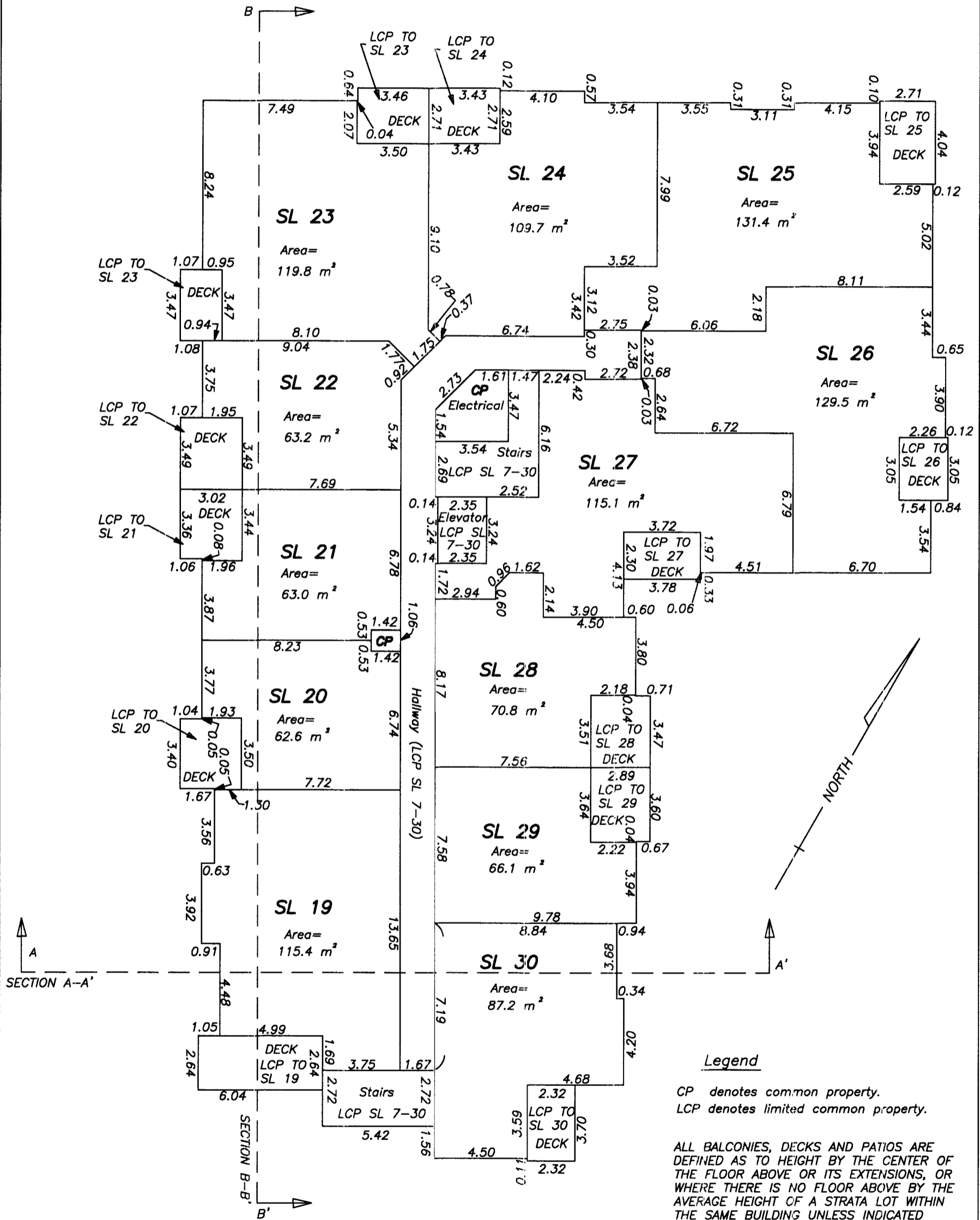
THIRD LEVEL- RESIDENTIAL STRATA LOTS 19-30,
LIMITED COMMON PROPERTY & COMMON PROPERTY

STRATA PLAN EPS1154

SHEET 5 OF 7



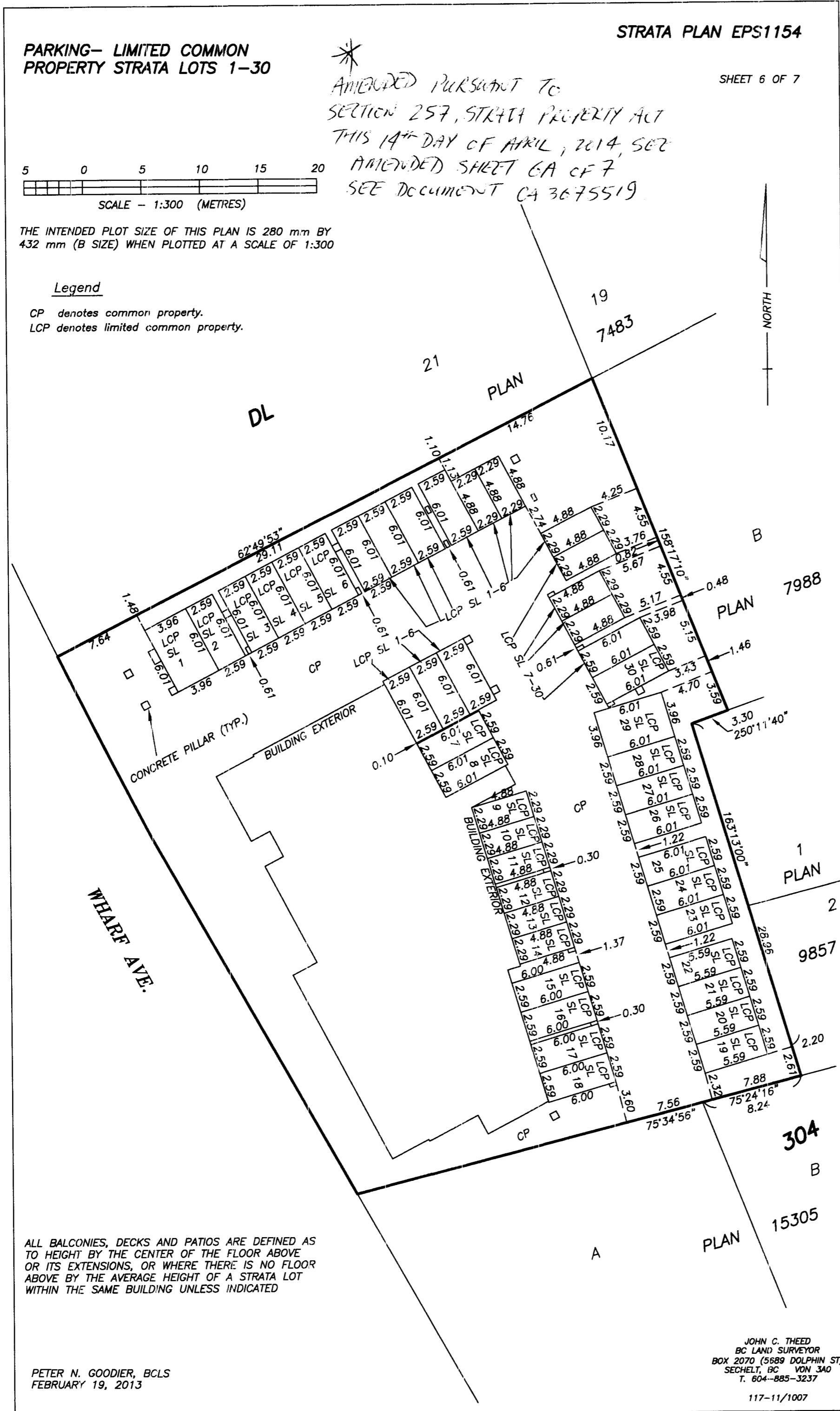
THE INTENDED PLOT SIZE OF THIS PLAN
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PLOTTED AT A SCALE OF 1:200



PETER N. GOODIER, BCLS
FEBRUARY 19, 2013

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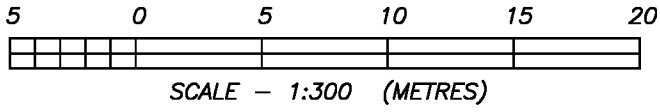
EXPLANATORY PLAN TO DESIGNATE LIMITED COMMON PROPERTY (PARKING) FOR STRATA LOTS 9 & 23, BLOCK 9, DISTRICT LOTS 303 AND 304, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPS1154, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOTS AS SHOWN ON FORM V.

STRATA PLAN EPS1154

AMENDED SHEET 6A OF 7

PURSUANT TO SECTION 257 OF THE STRATA PROPERTY ACT.

BCGS 92G.042

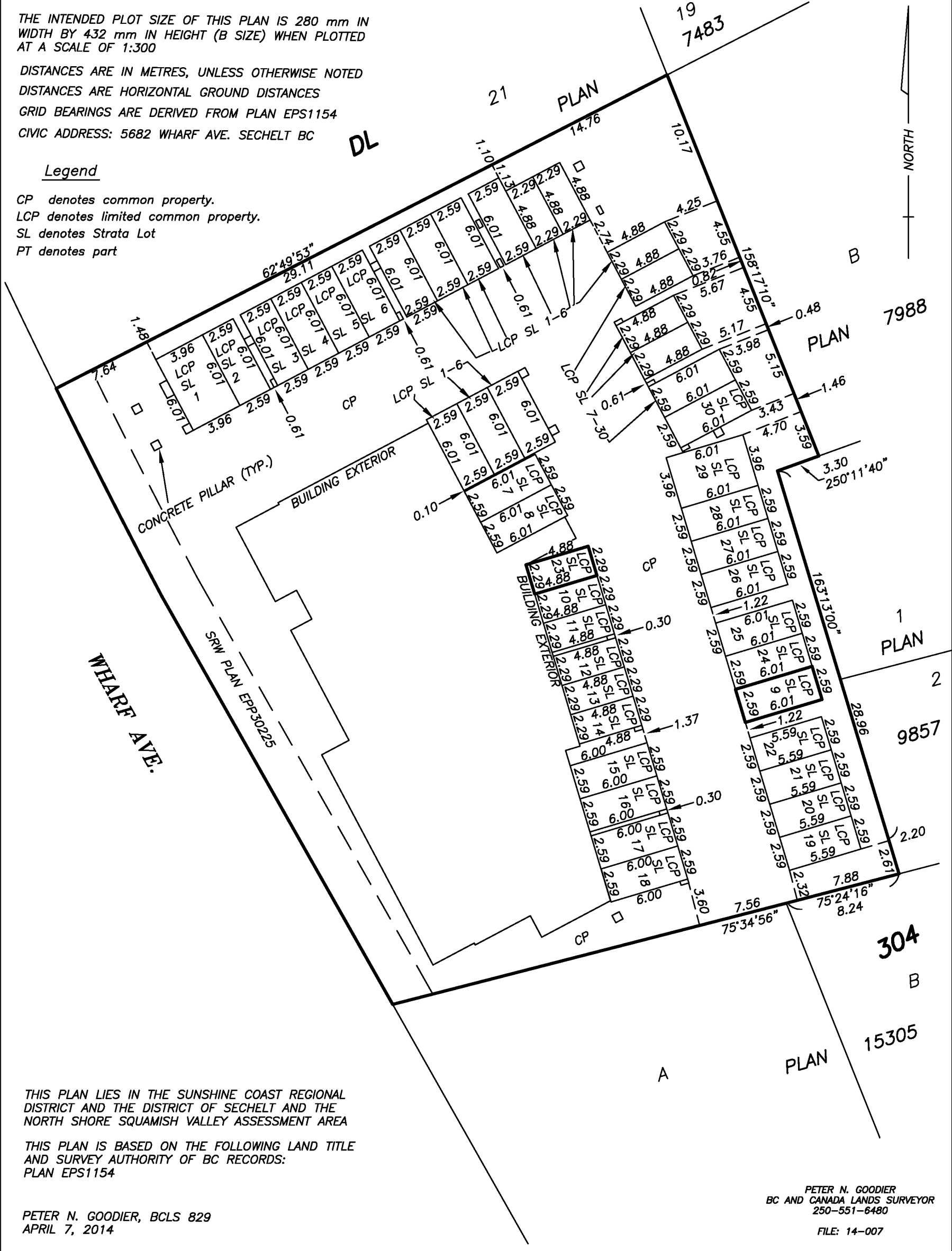


THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300

DISTANCES ARE IN METRES, UNLESS OTHERWISE NOTED
 DISTANCES ARE HORIZONTAL GROUND DISTANCES
 GRID BEARINGS ARE DERIVED FROM PLAN EPS1154
 CIVIC ADDRESS: 5682 WHARF AVE. SECHELT BC

Legend

CP denotes common property.
 LCP denotes limited common property.
 SL denotes Strata Lot
 PT denotes part



THIS PLAN LIES IN THE SUNSHINE COAST REGIONAL DISTRICT AND THE DISTRICT OF SECHELT AND THE NORTH SHORE SQUAMISH VALLEY ASSESSMENT AREA

THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE AND SURVEY AUTHORITY OF BC RECORDS:
 PLAN EPS1154

PETER N. GOODIER, BCLS 829
 APRIL 7, 2014

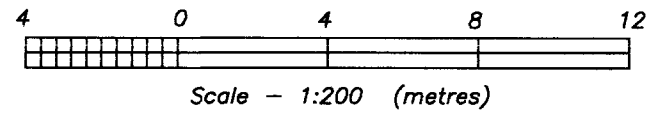
PETER N. GOODIER
 BC AND CANADA LANDS SURVEYOR
 250-551-6480

FILE: 14-007

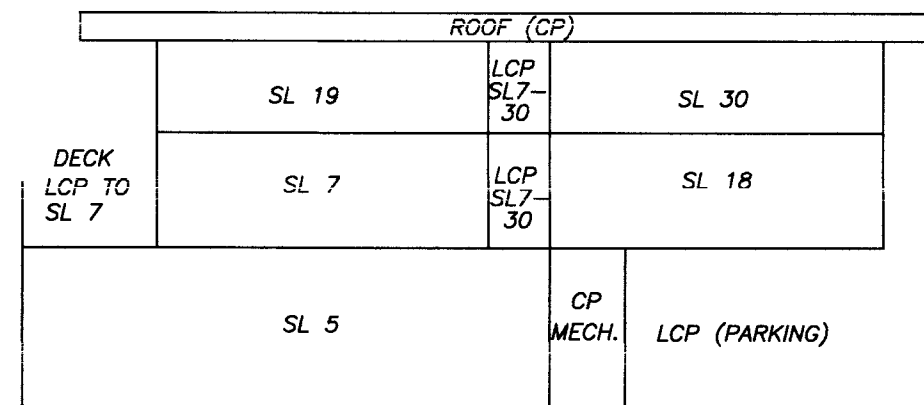
SECTIONS

STRATA PLAN EPS1154

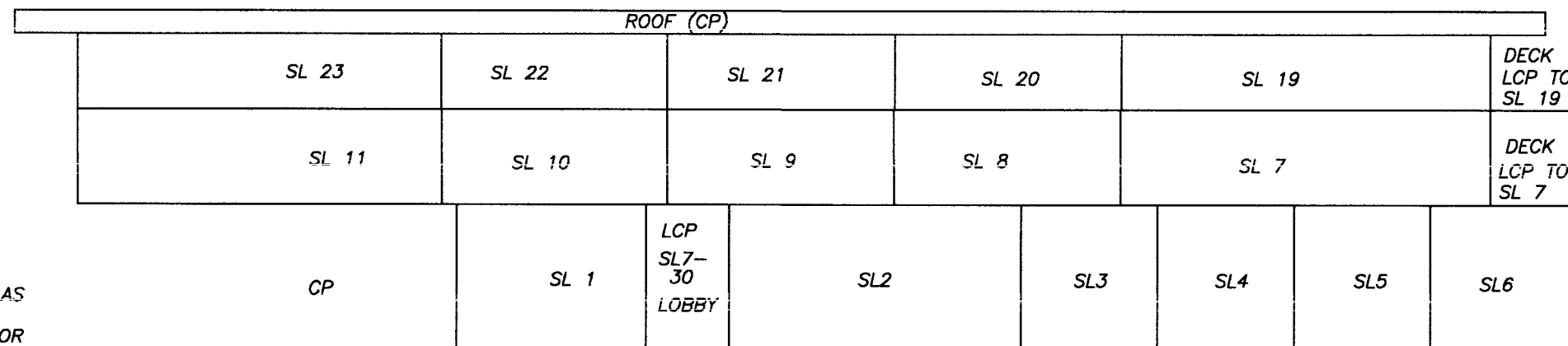
SHEET 7 OF 7



THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm BY 432 mm (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200



SECTION A-A'



SECTION B-B'

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PETER N. GOODIER, BCLS
FEBRUARY 19, 2013

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