

Strata Plan of Part of Lot A, District Lot 2611, Cariboo District, Plan EPP99871.

Strata Plan EPS6571 Phase 1

BCGS 93G.096

Integrated Survey Area No. 39 Prince George, BC, NAD83 (CSRS) 4.0.0.BC.1



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:1000.

All distances are in metres and decimals thereof.

Grid bearings are derived from Plan EPP99871 and are referred to the central meridian of UTM Zone 10 North (123° west longitude).

The UTM coordinates and estimated absolute accuracy are derived from Plan EPP99871.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995095 which has been derived from Plan EPP99871.

Legend

- Denotes Found Standard Iron Post
- ▲ Denotes Found Control Monument
- SIP Short Iron Post
- SL Denotes Strata Lot
- LCP Denotes Limited Common Property for the exclusive use of designated Strata Lot
- (C) Denotes Common Property
- HA Denotes Habitable Area
- NHA Denotes Non-Habitable Area
- EAA Estimated Absolute Accuracy
- CSF Combined Scale Factor
- PT Denotes Part of
- Mech. Denotes Mechanical Room (Common Property)

Strata Lot boundaries are defined by the centreline of the structural portion of walls between units.

All decks (LCP) 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 a strata lot within the same building unless otherwise indicated.

The buildings included in this strata plan have not been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is subject of the strata plan.

This Plan is Phase 1 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 Prince George.

CPG File No.: SD100638

The field survey represented by this plan was completed on the 7th day of November, 2019.

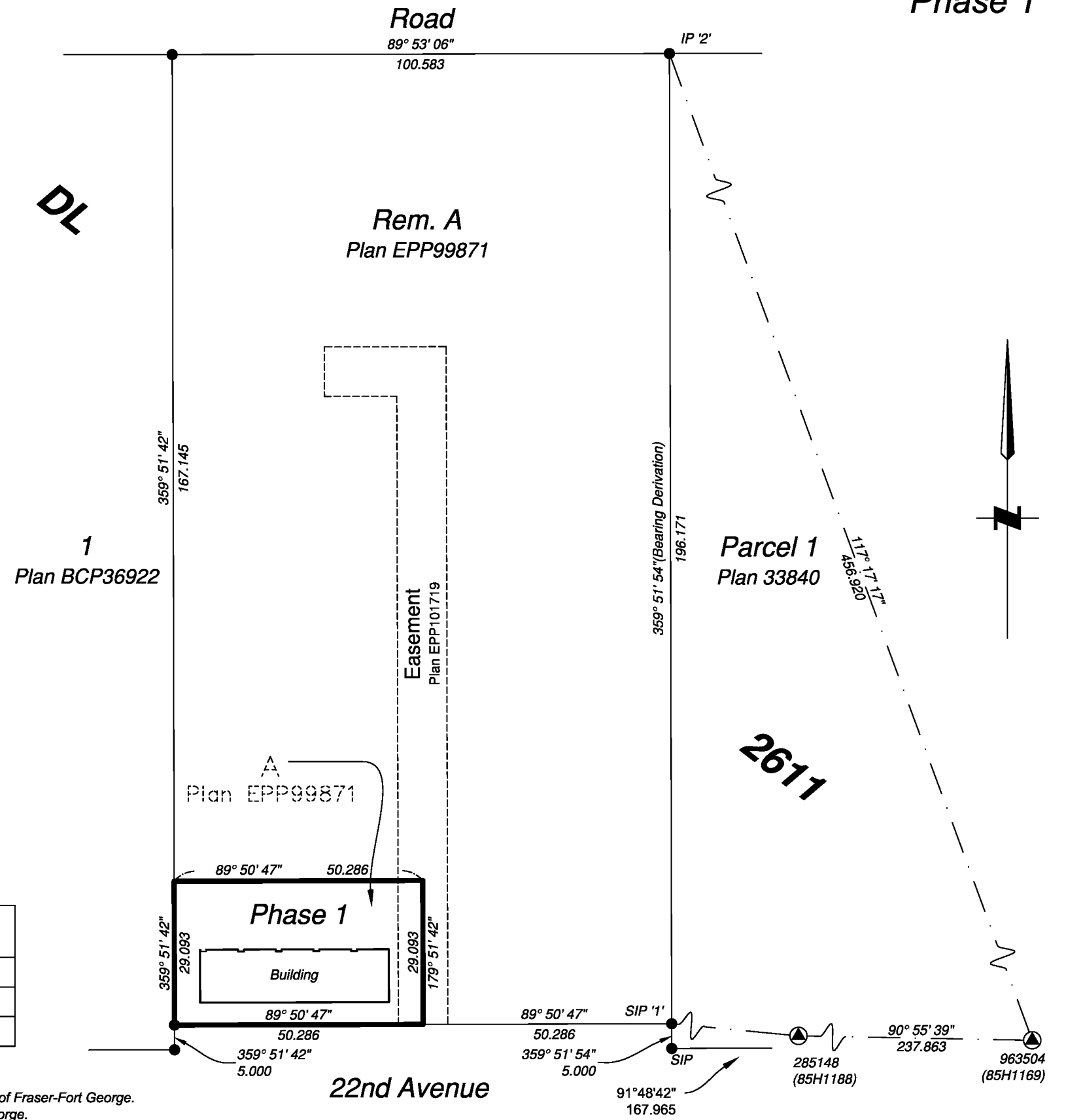
Scott A. Maguire BCLS 903

Georeferencing Positions UTM Coordinates, Zone 10, NAD 83 (CSRS), 4.0.0.BC.1				
Station	Northing	Easting	EAA	CSF
SIP '1'	5972562.12	512827.56	0.10	0.9995095
IP '2'	5972758.20	512827.10	0.10	0.9995095

Civic Address:

- SL1: 101 - 4274 22nd Avenue, Prince George, BC
- SL2: 102 - 4274 22nd Avenue, Prince George, BC
- SL3: 103 - 4274 22nd Avenue, Prince George, BC
- SL4: 104 - 4274 22nd Avenue, Prince George, BC
- SL5: 105 - 4274 22nd Avenue, Prince George, BC

This plan lies within the Regional District of Fraser-Fort George.
This plan lies within the City of Prince George.



File: 18048-STRATA-PH1-R1

Koehler Land Surveying Inc.
1698 Lyon Street
Prince George, BC V2N 1T3
Tel: (250) 614-9703

**Strata Plan EPS6571
Phase 1**

**Building: Strata Lots 1 through 5
First Floor**

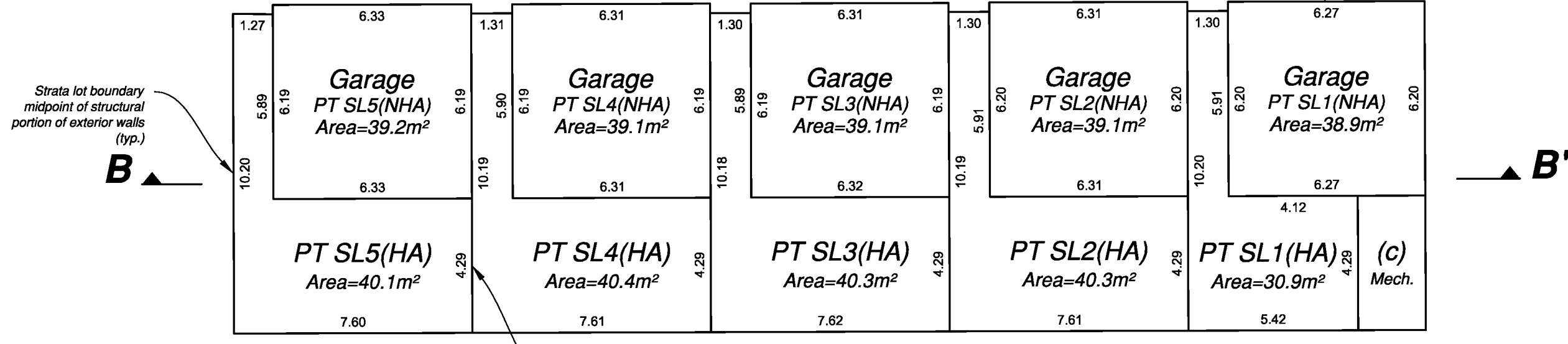
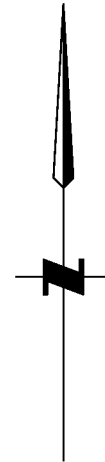


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All distances are in metres and decimals thereof.

Legend

- SL Denotes Strata Lot
- PT Denotes Part of
- (C) Denotes Common Property
- HA Denotes Habitable Area
- NHA Denotes Non-Habitable Area
- Mech. Denotes Mechanical Room (Common Property)



Note: 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.

Strata lot boundary midpoint of structural portion of party walls between strata lots (typ.)

Strata lot boundary midpoint of structural portion of exterior walls (typ.)

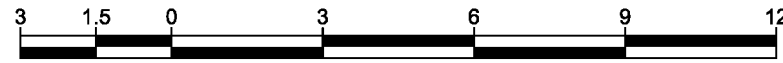
File: 18048-STRATA-PH1-R1

Koehler Land Surveying Inc.
1698 Lyon Street
Prince George, BC V2N 1T3
Tel: (250) 614-9703

Scott A. Maguire, BCLS 903
20th day of July, 2020

Building: Strata Lots 1 through 5 Second Floor

Strata Plan EPS6571 Phase 1

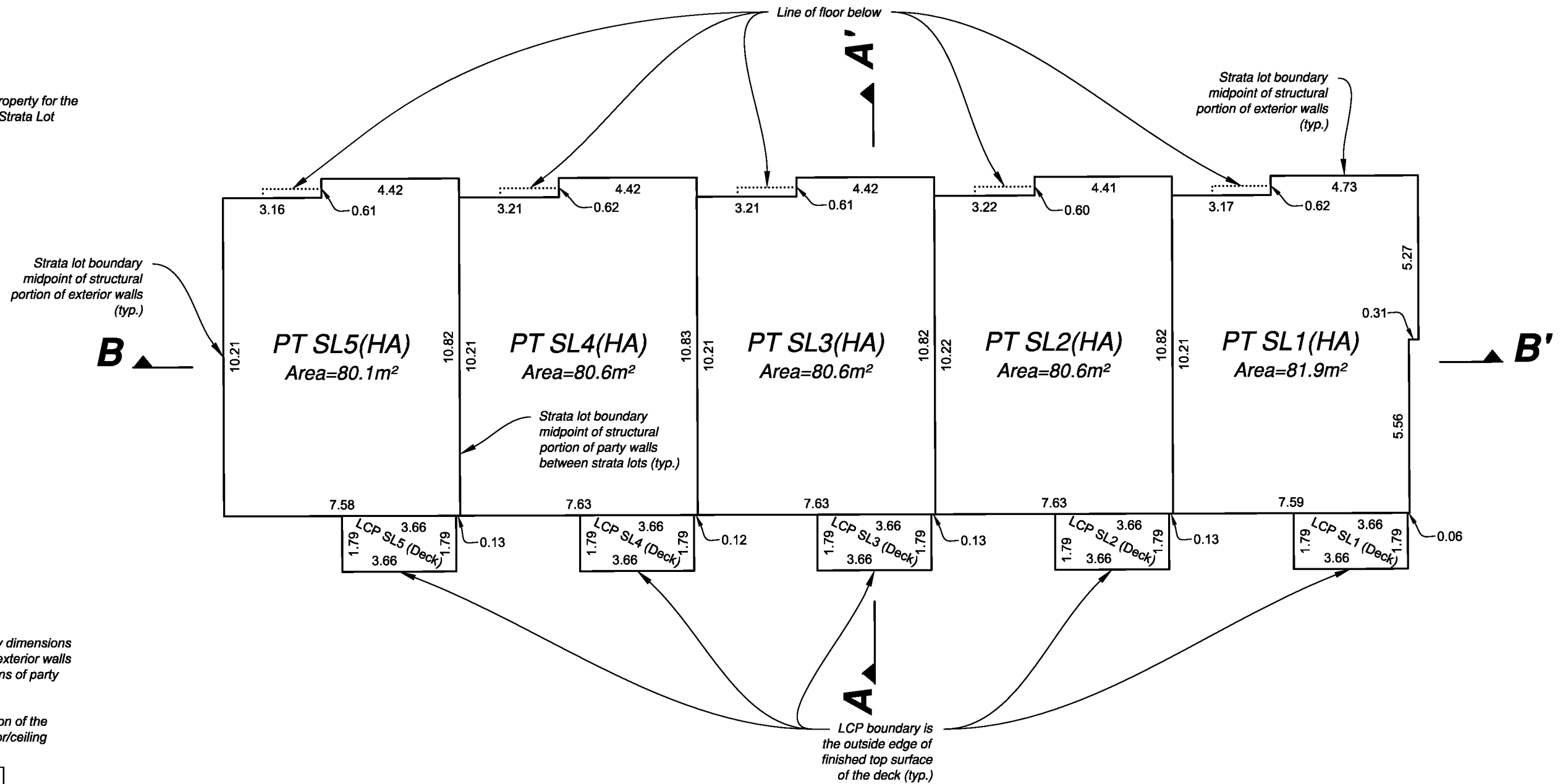
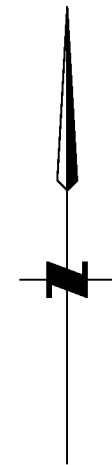


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- HA Denotes Habitable Area



Note: 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.

Upper vertical extent of LCP is the extension of the midpoint of the structural portion of the floor/ceiling above.

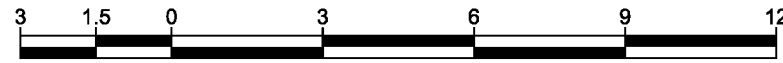
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Koehler Land Surveying Inc.
1698 Lyon Street
Prince George, BC V2N 1T3
Tel: (250) 614-9703

Scott A. Maguire, BCLS 903
20th day of July, 2020

**Building: Strata Lots 1 through 5
Third Floor**

**Strata Plan EPS6571
Phase 1**

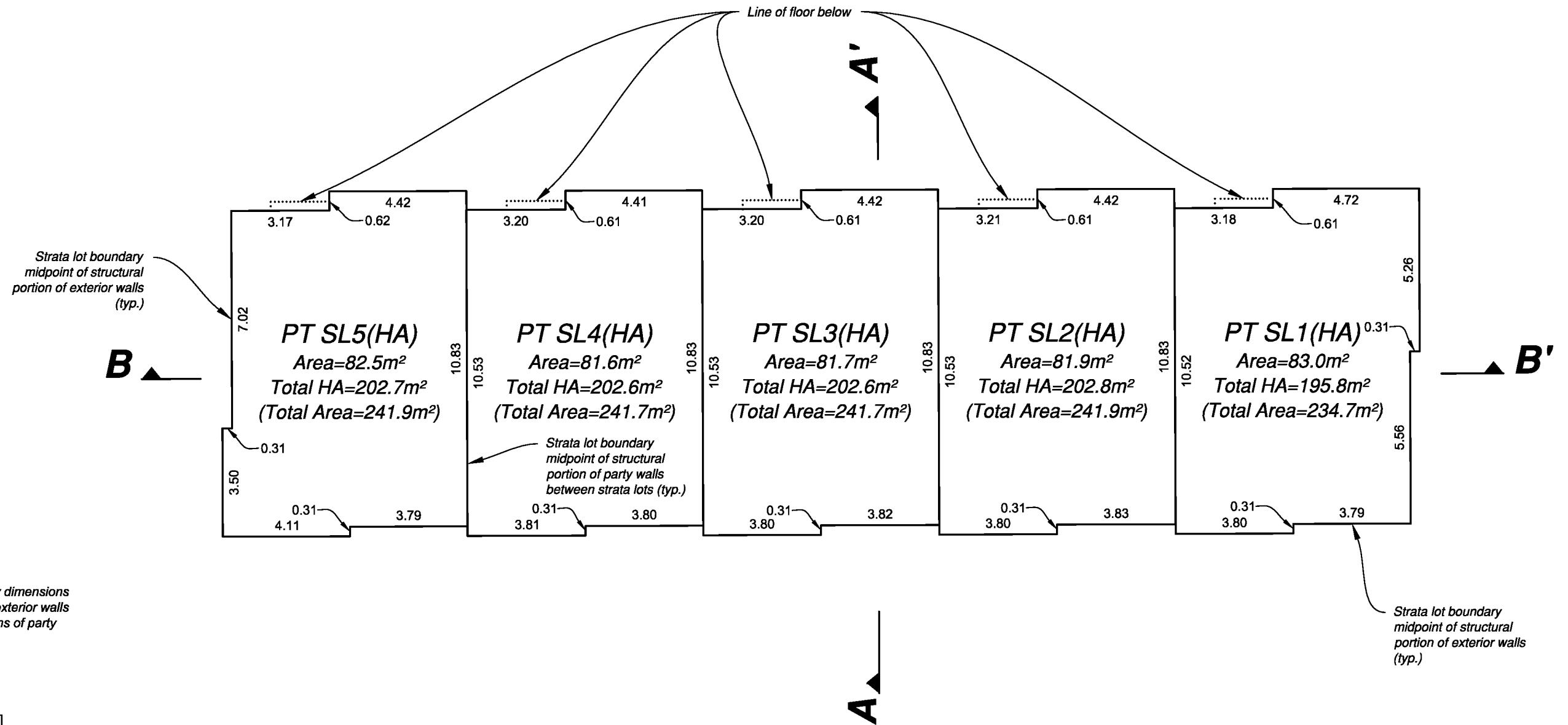
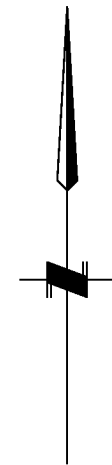


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Strata lot boundary midpoint of structural portion of exterior walls (typ.)

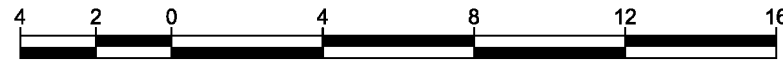
File: 18048-STRATA-PH1-R1

Koehler Land Surveying Inc.
1698 Lyon Street
Prince George, BC V2N 1T3
Tel: (250) 614-9703

Scott A. Maguire, BCLS 903
20th day of July, 2020

Building: Strata Lots 1 through 5 Cross Sections

Strata Plan EPS6571 Phase 1

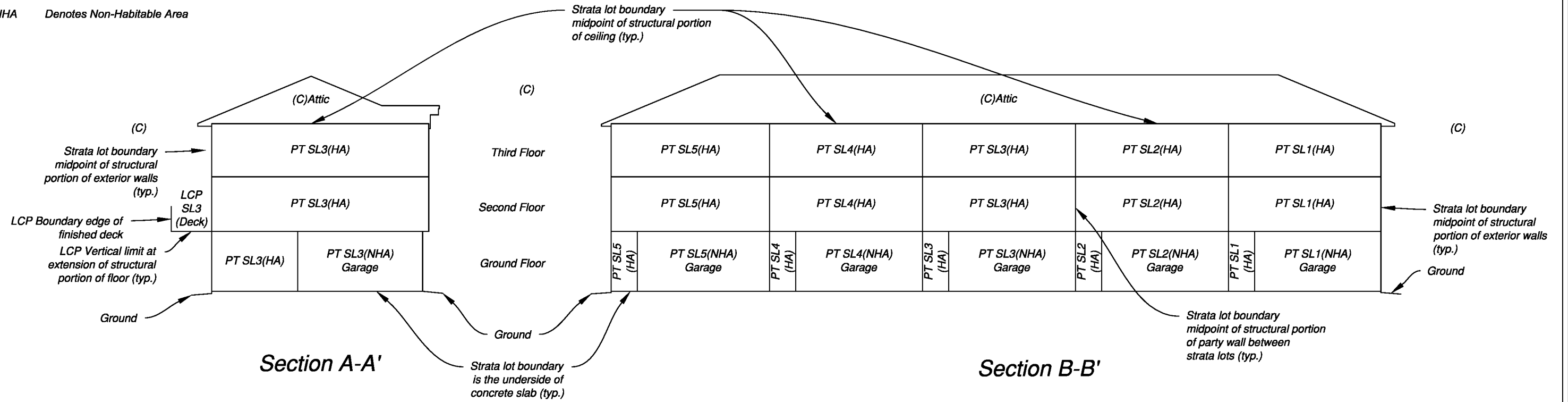


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

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- HA Denotes Habitable Area
- NHA Denotes Non-Habitable Area



Note: Roof cross-sections are based on architectural drawings.

File: 18048-STRATA-PH1-R1

Koehler Land Surveying Inc.
1698 Lyon Street
Prince George, BC V2N 1T3
Tel: (250) 614-9703

Scott A. Maguire, BCLS 903
20th day of July, 2020

**SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA**

0903

CAS9083867

PAGE 1 OF 8 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.

Digitally signed by Albert Koehler FCN4TF
DN: c=CA, cn=Albert Koehler FCN4TF,
o=BC Land Surveyor, ou=Verify ID at
www.juricert.com/LKUP.cfm?id=FCN4TF

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

Albert Koehler, BCLS
Koehler Land Surveying Inc.
1698 Lyon Street South
Prince George BC V2N 1T3

File: 18048-Ph2-Strata
albert@klsinc.ca
(250) 614-9703

Surveyor General Certification [For Surveyor General Use Only]

Fee Collected for Document: \$0.00

2. PLAN IDENTIFICATION:

Control Number: **162-509-8802**

Plan Number: **EPS6571**

This original plan number assignment was done under Commission #: **903**

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 23** (YYYY/Month/DD) The checklist was filed under ECR#: **251327**
The plan was completed and checked on: **2021 June 29** (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 **2021 June 16** (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: **2021 June 16** (YYYY/Month/DD)

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

LTO Document Reference: **CA9083867**

This is an alteration to a previous version of this plan identified by control number: **161-479-6594**

DESCRIPTION OF ALTERATION: SEE SCHEDULE

4. DESCRIPTION OF ALTERATION (continued)

Correct SL numbers on sheet 2 and included Forms S and U.

Strata Plan of Part of Lot A, District Lot 2611, Cariboo District, Plan EPP99871, Except Plan EPS6571.

Strata Plan EPS6571 Phase 2

BCGS 93G.096

Integrated Survey Area No. 39 Prince George, BC, NAD83 (CSRS) 4.0.0.BC.1



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:1000.

All distances are in metres and decimals thereof.

Grid bearings are derived from Plan EPP99871 and are referred to the central meridian of UTM Zone 10 North (123° west longitude).

The UTM coordinates and estimated absolute accuracy are derived from Plan EPP99871.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995095 which has been derived from Plan EPP99871.

Legend

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- EAA Estimated Absolute Accuracy
- CSF Combined Scale Factor
- PT Denotes Part of
- (M) Denotes Mechanical Room (Common Property)
- (E) Denotes Electrical Room (Common Property)
- (typ.) Denotes Typical

Strata Lot boundaries are defined by the centreline of the structural portion of walls between units.

All decks (LCP) 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 a strata lot within the same building unless otherwise indicated.

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This 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 Prince George.

The field survey represented by this plan was completed on the 23rd day of April, 2020.
Albert Koehler BCLS 974

This plan lies within the Regional District of Fraser-Fort George.
This plan lies within the City of Prince George.

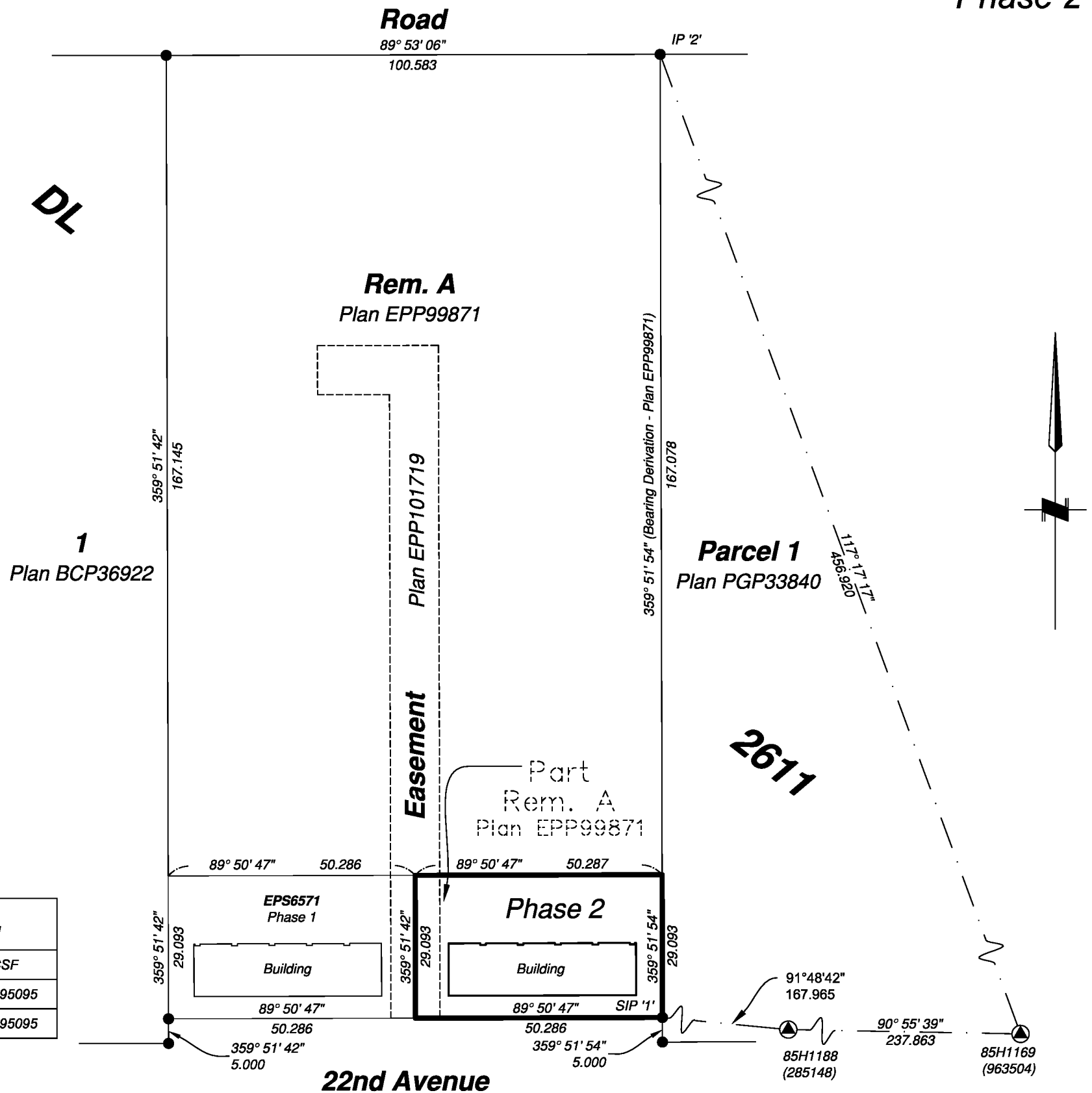
Georeferencing Positions UTM Coordinates, Zone 10, NAD 83 (CSRS), 4.0.0.BC.1				
Station	Northing	Easting	EAA	CSF
SIP '1'	5972562.12	512827.56	0.10	0.9995095
IP '2'	5972758.20	512827.10	0.10	0.9995095

Civic Address:

- SL6: 201 - 4274 22nd Avenue, Prince George, BC
- SL7: 202 - 4274 22nd Avenue, Prince George, BC
- SL8: 203 - 4274 22nd Avenue, Prince George, BC
- SL9: 204 - 4274 22nd Avenue, Prince George, BC
- SL10: 205 - 4274 22nd Avenue, Prince George, BC

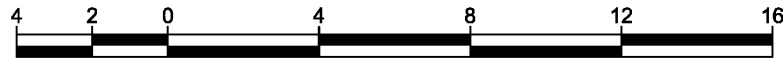
File: 18048-STRATA-PH2

Koehler Land Surveying Inc.
1698 Lyon Street
Prince George, BC V2N 1T3
Tel: (250) 614-9703



**Strata Plan EPS6571
Phase 2**

**Building: Strata Lots 6 through 10
Foundation**

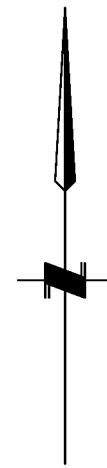


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EPS6571
(Phase 1)

Easement

Plan EPP101719

359° 51' 42"
29.093

(C)

13.89

13.88

Rem. A
Plan EPP99871

89° 50' 47" 50.287

Phase 2

Part Rem. A
Plan EPP99871

6.76

6.76

6.44 0.30 1.17 0.30 6.45 0.30 1.18 0.30 6.43 0.30 1.18 0.30 6.44 0.30 1.18 0.30 6.44 0.29 1.06

5.36

5.34

10.66

10.65

Building
(SL's 6 to 10)

4.54

4.56

4.54

4.56

38.18

89° 50' 47"
50.286

22nd Avenue

359° 51' 54"
29.093

Parcel 1
Plan PGP33840

(C)

Note: Building dimensions shown on this sheet are shown to the exterior face of concrete foundation. Offsets to property lines and phase boundaries are perpendicular thereto and are measured from the outside face of concrete.

File: 18048-STRATA-PH2

Koehler Land Surveying Inc.
1698 Lyon Street
Prince George, BC V2N 1T3
Tel: (250) 614-9703

Albert Koehler, BCLS 974
29th day of July, 2021

**Strata Plan EPS6571
Phase 2**

**Building: Strata Lots 6 through 10
First Floor**

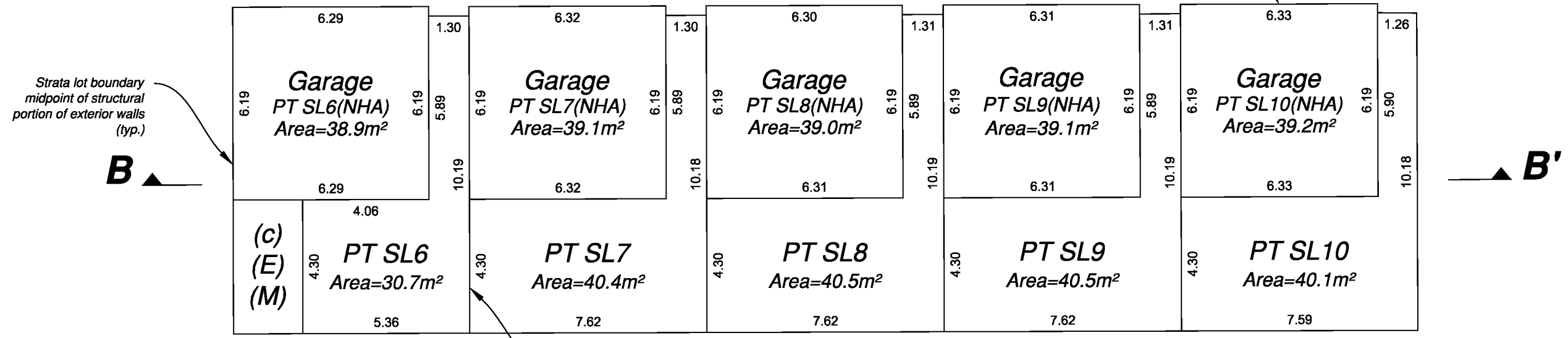
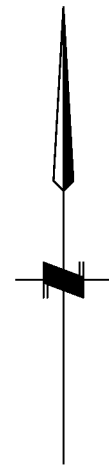


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Note: This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

Strata lot boundary midpoint of structural portion of party walls between strata lots (typ.)

File: 18048-STRATA-PH2

Koehler Land Surveying Inc.
1698 Lyon Street
Prince George, BC V2N 1T3
Tel: (250) 614-9703

Albert Koehler, BCLS 974
29th day of July, 2021

Building: Strata Lots 6 through 10 Second Floor

Strata Plan EPS6571 Phase 2

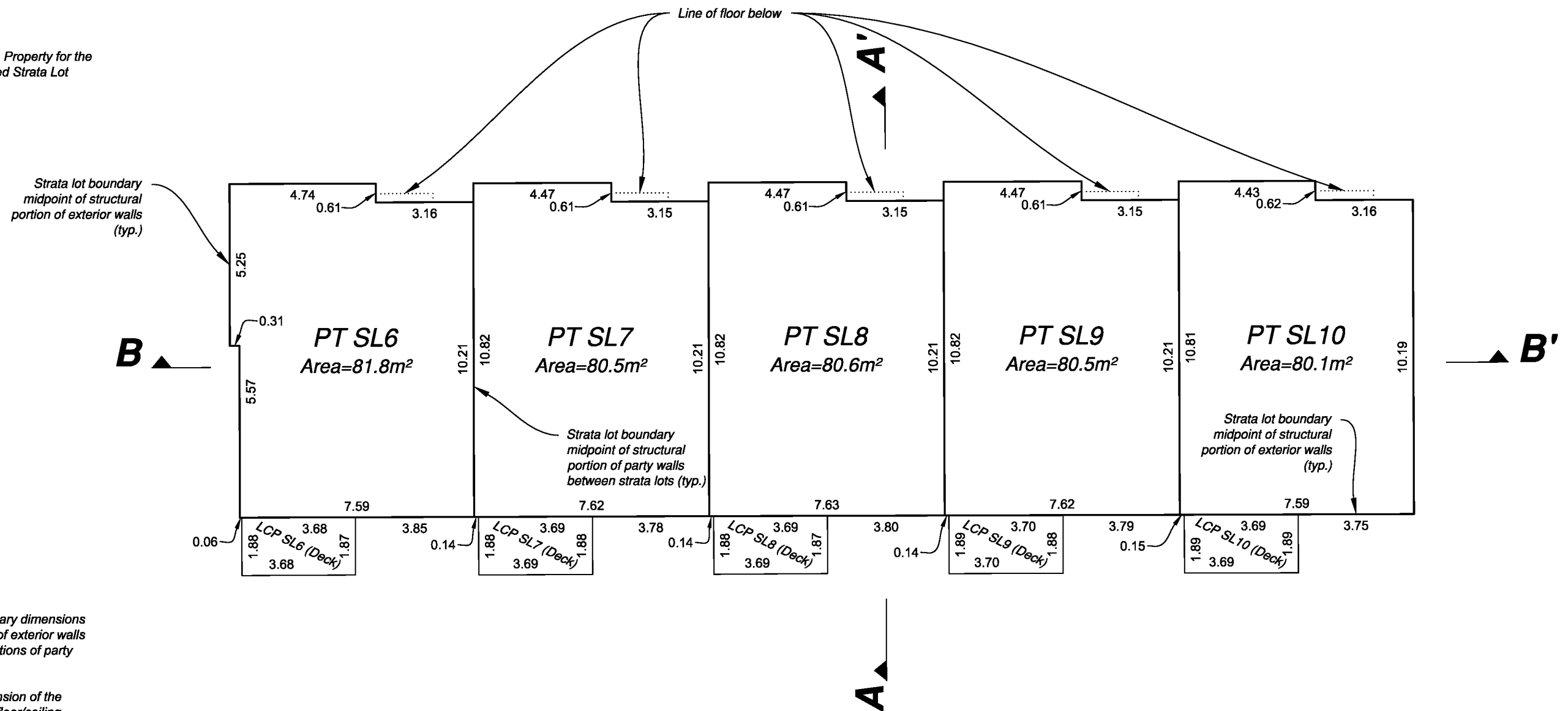
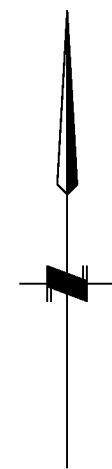


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- (typ.) Denote Typical



Note: 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.

Upper vertical extent of LCP is the extension of the midpoint of the structural portion of the floor/ceiling above.

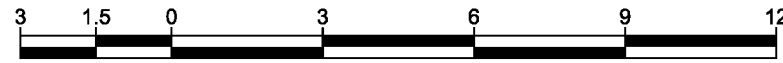
File: 18048-STRATA-PH2

Koehler Land Surveying Inc.
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Prince George, BC V2N 1T3
Tel: (250) 614-9703

Albert Koehler, BCLS 974
29th day of July, 2021

Building: Strata Lots 6 through 10 Third Floor

Strata Plan EPS6571 Phase 2

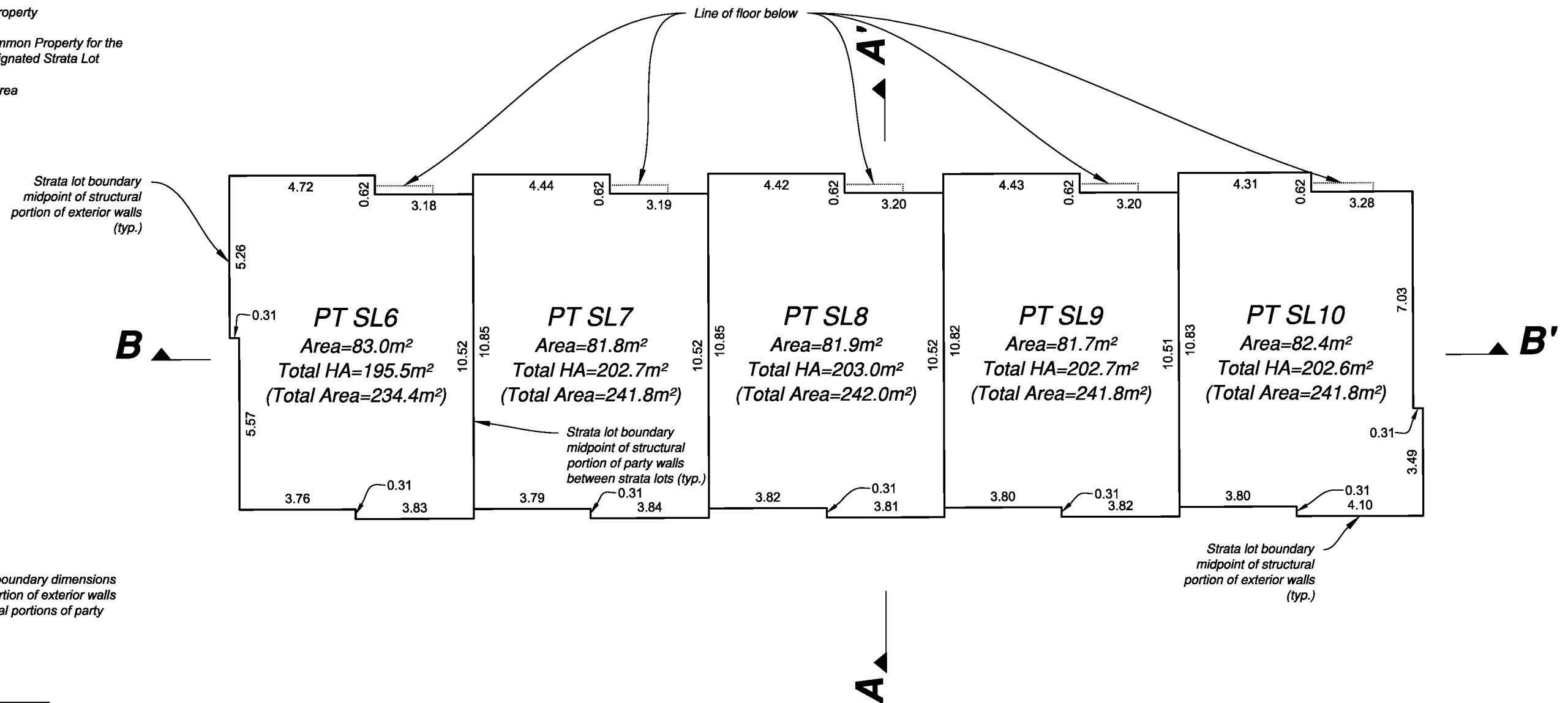
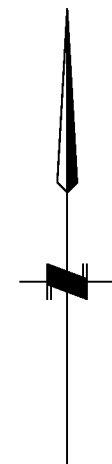


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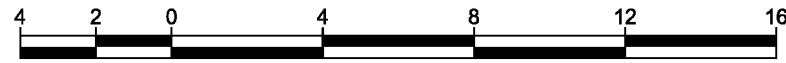
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 1698 Lyon Street
 Prince George, BC V2N 1T3
 Tel: (250) 614-9703

Albert Koehler, BCLS 974
 29th day of July, 2021

Building: Strata Lots 6 through 10 Cross Sections

Strata Plan EPS6571 Phase 2

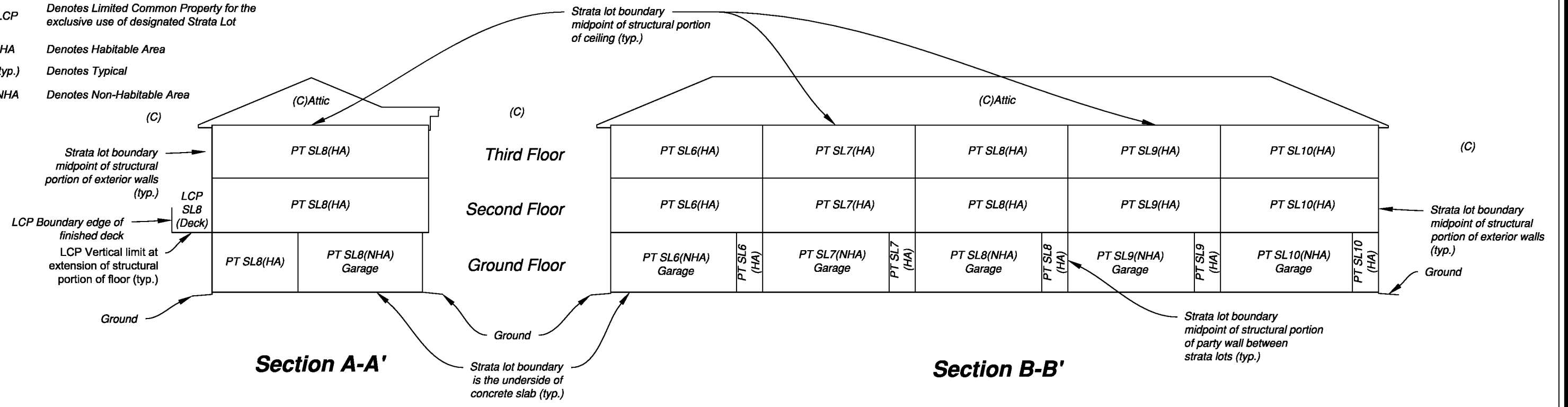


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Note: Roof cross-sections are based on architectural drawings.

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 Koehler Land Surveying Inc.
 1698 Lyon Street
 Prince George, BC V2N 1T3
 Tel: (250) 614-9703

Albert Koehler, BCLS 974
 29th day of July, 2021

**SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA**

0903

CAS9083873

PAGE 1 OF 8 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.

Digitally signed by Albert Koehler FCN4TF
DN: c=CA, cn=Albert Koehler FCN4TF,
o=BC Land Surveyor, ou=Verify ID at
www.juricert.com/LKUP.cfm?id=FCN4TF

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

Albert Koehler, BCLS
Koehler Land Surveying Inc.
1698 Lyon Street South
Prince George BC V2N 1T3

File: 18048-Ph3-Strata
albert@klsinc.ca
(250) 614-9703

Surveyor General Certification [For Surveyor General Use Only]

Fee Collected for Document: \$0.00

2. PLAN IDENTIFICATION:

Control Number: **162-508-7125**

Plan Number: **EPS6571**

This original plan number assignment was done under Commission #: **903**

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 01** (YYYY/Month/DD) The checklist was filed under ECR#: **251392**
The plan was completed and checked on: **2021 June 29** (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 01** (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 01** (YYYY/Month/DD)

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

LTO Document Reference: **CA9083873**

This is an alteration to a previous version of this plan identified by control number: **161-479-7740**

DESCRIPTION OF ALTERATION: SEE SCHEDULE

4. DESCRIPTION OF ALTERATION (continued)

Included Forms S and U.

Strata Plan of Part of Lot A, District Lot 2611, Cariboo District, Plan EPP99871 Except Plan EPS6571.

Strata Plan EPS6571 Phase 3

BCGS 93G.096

Integrated Survey Area No. 39 Prince George, BC, NAD83 (CSRS) 4.0.0.BC.1



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The field survey represented by this plan was completed on the 1st day of April, 2020.

Albert Koehler BCLS 974

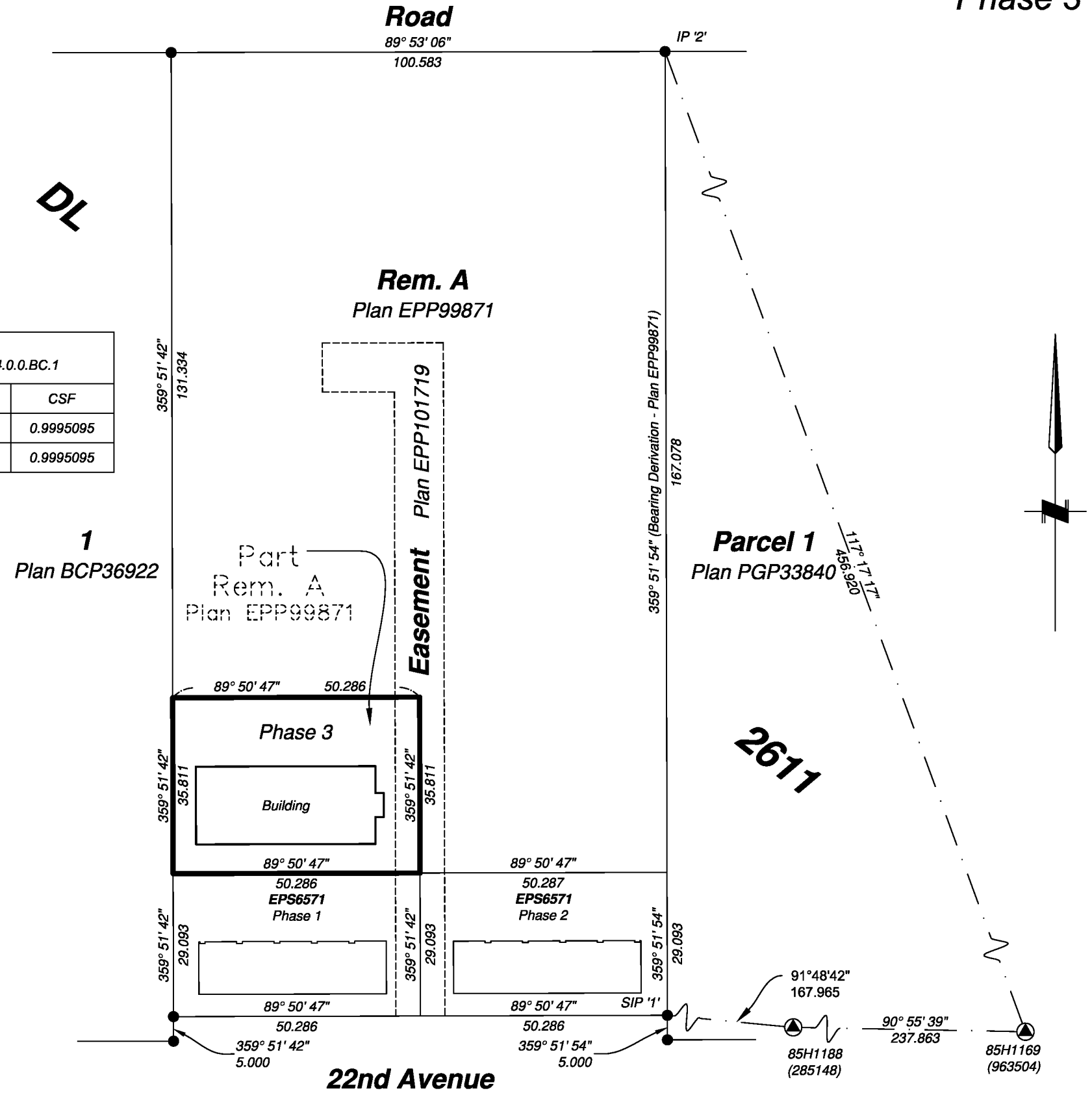
This plan lies within the Regional District of Fraser-Fort George.
This plan lies within the City of Prince George.

Civic Address:

- SL11: 309 - 4274 22nd Avenue, Prince George, BC
- SL12: 307 - 4274 22nd Avenue, Prince George, BC
- SL13: 305 - 4274 22nd Avenue, Prince George, BC
- SL14: 303 - 4274 22nd Avenue, Prince George, BC
- SL15: 301 - 4274 22nd Avenue, Prince George, BC
- SL16: 302 - 4274 22nd Avenue, Prince George, BC
- SL17: 304 - 4274 22nd Avenue, Prince George, BC
- SL18: 306 - 4274 22nd Avenue, Prince George, BC
- SL19: 308 - 4274 22nd Avenue, Prince George, BC
- SL20: 310 - 4274 22nd Avenue, Prince George, BC

File: 18048-STRATA-PH3

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1698 Lyon Street
Prince George, BC V2N 1T3
Tel: (250) 614-9703



Strata Plan EPS6571
Phase 3

Building: Strata Lots 11 through 20
First Floor

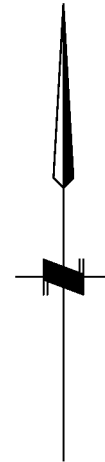


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All distances are in metres and decimals thereof.

Legend

- SL Denotes Strata Lot
- PT Denotes Part of
- LCP Denotes Limited Common Property for the exclusive use of designated Strata Lot
- (C) Denotes Common Property
- HA Denotes Habitable Area
- NHA Denotes Non-Habitable Area
- (M) Denotes Mechanical Room (Common Property)
- (E) Denotes Electrical Room (Common Property)
- (typ.) Denotes Typical



Strata lot boundary midpoint of structural portion of exterior walls (typ.)

B

1.29	5.94	1.34	5.99	1.33	6.00	1.33	5.99	1.33	5.90
PT SL20 HA=10.1m ²	7.83	7.83	7.83	7.83	7.83	7.83	7.83	7.83	7.83
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">Garage PT SL20(NHA) Area=46.5m²</div> <div style="text-align: center;">Garage PT SL19(NHA) Area=46.9m²</div> <div style="text-align: center;">Garage PT SL18(NHA) Area=47.0m²</div> <div style="text-align: center;">Garage PT SL17(NHA) Area=46.9m²</div> <div style="text-align: center;">Garage PT SL16(NHA) Area=46.2m²</div> </div>									
1.29	5.94	1.34	5.99	1.33	6.00	1.33	5.99	1.33	5.90
PT SL11 HA=10.1m ²	7.83	7.83	7.83	7.83	7.83	7.83	7.83	7.83	7.83
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">Garage PT SL11(NHA) Area=46.5m²</div> <div style="text-align: center;">Garage PT SL12(NHA) Area=46.9m²</div> <div style="text-align: center;">Garage PT SL13(NHA) Area=47.0m²</div> <div style="text-align: center;">Garage PT SL14(NHA) Area=46.9m²</div> <div style="text-align: center;">Garage PT SL15(NHA) Area=46.2m²</div> </div>									
1.29	5.94	1.34	5.99	1.33	6.00	1.33	5.99	1.33	5.90

Strata lot boundary midpoint of structural portion of exterior walls (typ.)

(C)
(E)
(M)

B'

Note: 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.

Upper vertical extent of LCP is the extension of the midpoint of the structural portion of the floor/ceiling above.

Strata lot boundary midpoint of structural portion of party walls between strata lots (typ.)

A'

A

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Albert Koehler, BCLS 974
29th day of June, 2021

Building: Strata Lots 11 through 20 Second Floor

Strata Plan EPS6571 Phase 3

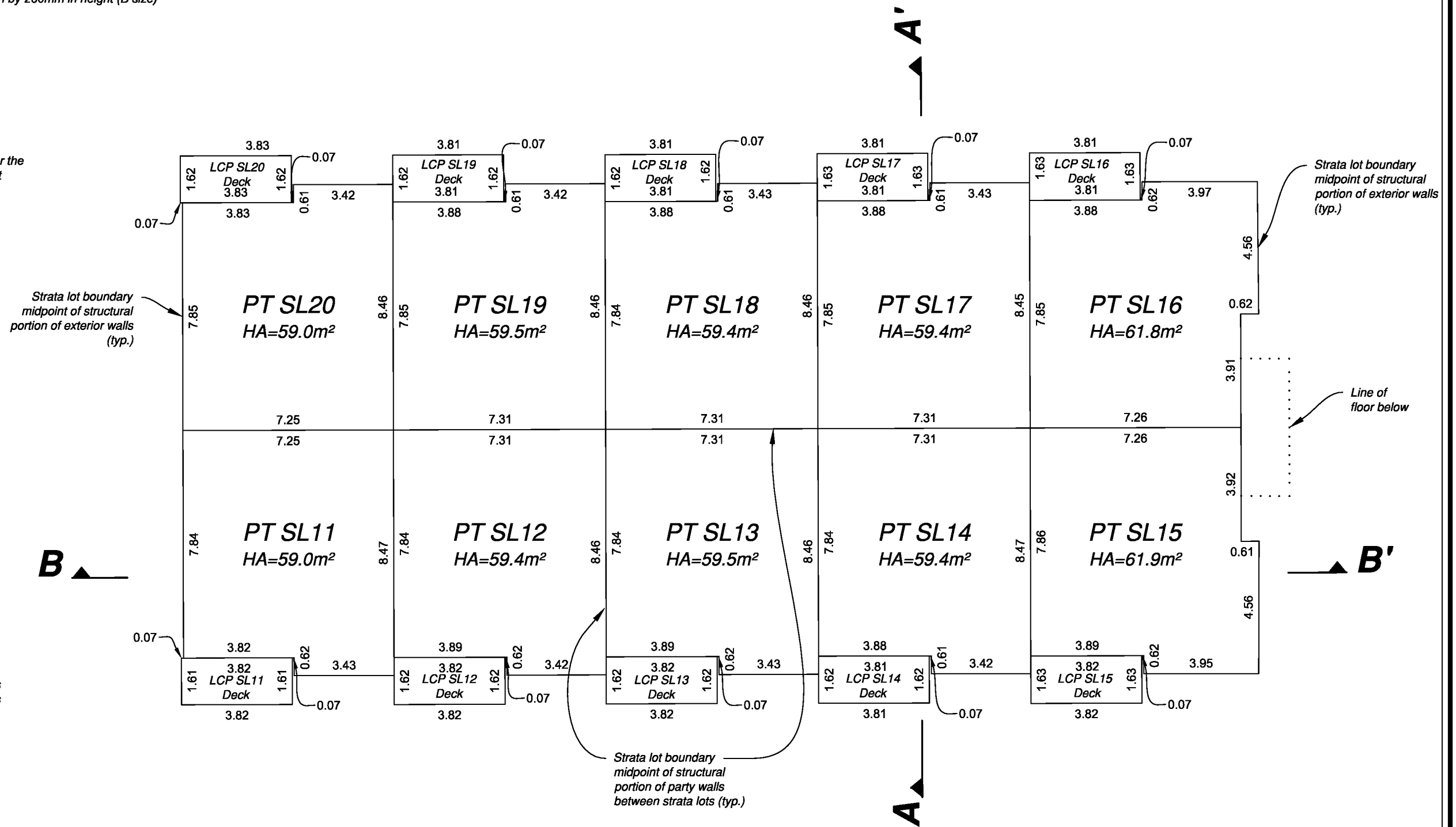


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All distances are in metres and decimals thereof.

Legend

- SL Denotes Strata Lot
- PT Denotes Part of
- LCP Denotes Limited Common Property for the exclusive use of designated Strata Lot
- HA Denotes Habitable Area
- (typ.) Denotes Typical



Note: 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.

Upper vertical extent of LCP is the extension of the midpoint of the structural portion of the floor/ceiling above.

File: 18048-STRATA-PH3

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Prince George, BC V2N 1T3
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Albert Koehler, BCLS 974
29th day of June, 2021

Building: Strata Lots 1 through 20 Third Floor

Strata Plan EPS6571 Phase 3

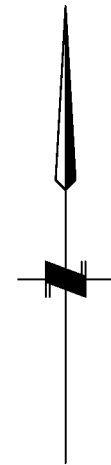


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All distances are in metres and decimals thereof.

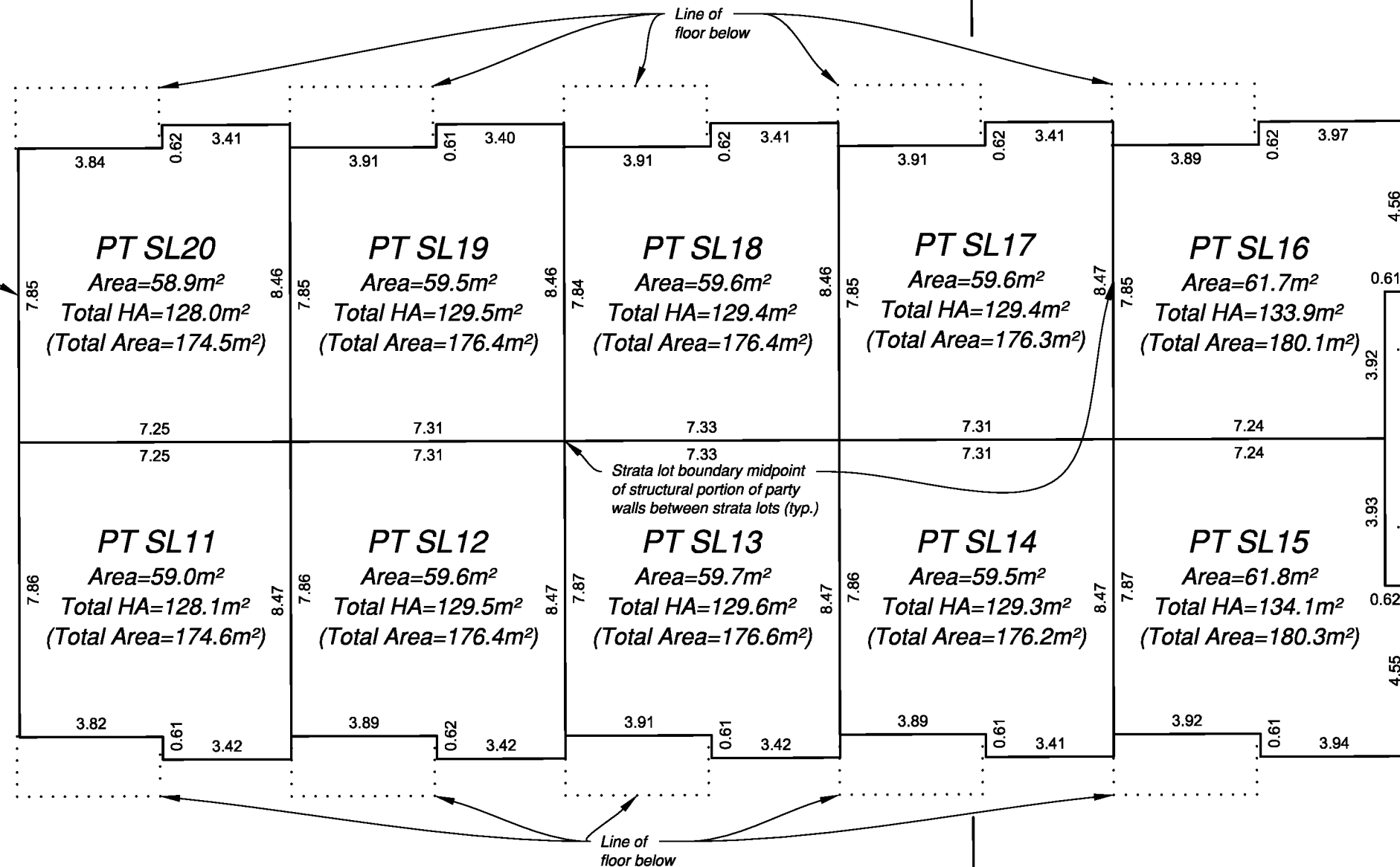
Legend

- SL Denotes Strata Lot
- PT Denotes Part of
- LCP Denotes Limited Common Property for the exclusive use of designated Strata Lot
- HA Denotes Habitable Area
- (typ.) Denotes Typical



Strata lot boundary midpoint of structural portion of exterior walls (typ.)

B



Strata lot boundary midpoint of structural portion of exterior walls (typ.)

Line of floor below

B'

Line of floor below

A

A'

Note: 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.

Upper vertical extent of LCP is the extension of the midpoint of the structural portion of the floor/ceiling above.

File: 18048-STRATA-PH3

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29th day of June, 2021

Building: Strata Lots 11 through 20 Cross Sections

Strata Plan EPS6571 Phase 3

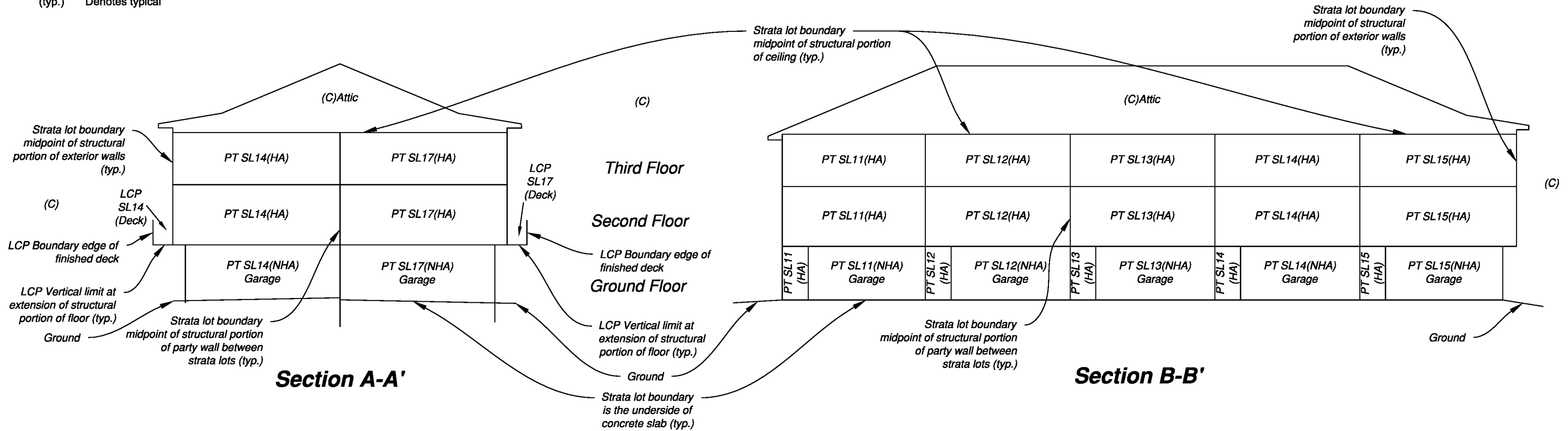


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

All distances are in metres and decimals thereof.

Legend

- SL Denotes Strata Lot
- LCP Denotes Limited Common Property for the exclusive use of designated Strata Lot
- (C) Denotes Common Property
- HA Denotes Habitable Area
- NHA Denotes Non-Habitable Area
- PT Denotes Part of
- (typ.) Denotes typical



Note: Roof cross-sections are based on architectural drawings.

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29th day of June, 2021