

**STRATA PLAN OF:
AIR SPACE PARCEL 1, SECTION 67,
COMOX DISTRICT, PLAN EPP81977.
ACCESS BY EASEMENT ONLY
BCGS 92F.066**

NOTE: This plan shows one or witness posts which are not set on the true corner(s)

SCALE = 1 : 400

All distances are in metres and decimals thereof unless otherwise stated
The intended plot size of this plan is 580mm in width by 432 mm in height (C-Size) when plotted at a scale of 1:400.

CIVIC ADDRESS:

NEWPORT VILLAGE COURTENAY
3070 KILPATRICK AVENUE
COURTENAY, B.C.
V9N 8P1

The building included within this strata plan has not been previously occupied.

The building shown hereon is within the external boundaries of the land that is the subject of the Strata Plan.

LEGEND

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 10 (123° West Longitude).

The UTM coordinates and estimated absolute accuracy achieved are derived from dual frequency GNSS observations to Geodetic Control Monument No. 370163.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9998512. The average combined factor has been determined based on an ellipsoidal elevation of 0.0 metres.

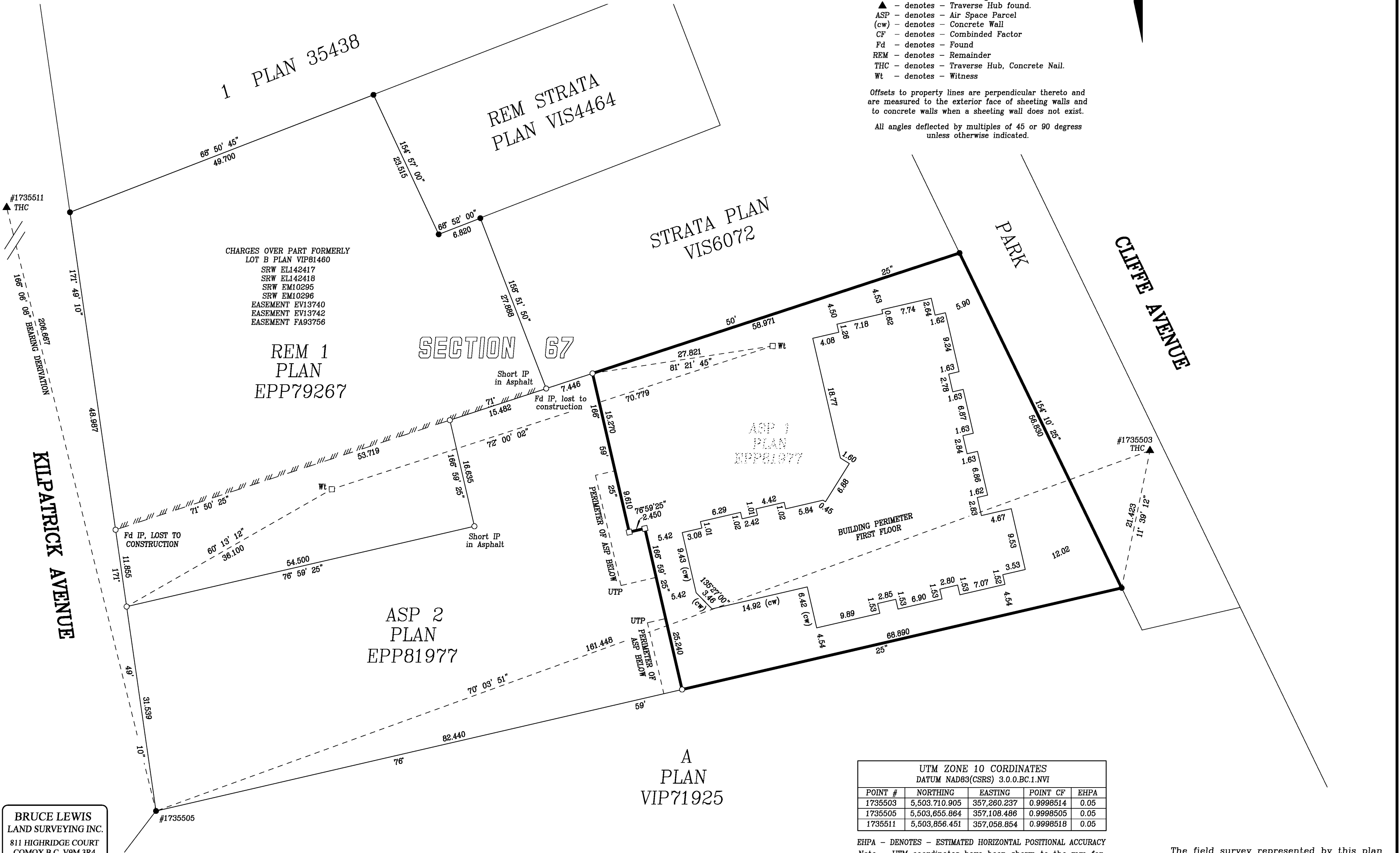
- - denotes - Standard Iron Post found.
- - denotes - Standard Iron Post set.
- - denotes - Lead Plug set.
- ▲ - denotes - Traverse Hub found.
- ASP - denotes - Air Space Parcel
- (cw) - denotes - Concrete Wall
- CF - denotes - Combined Factor
- Fd - denotes - Found
- REM - denotes - Remainder
- THC - denotes - Traverse Hub, Concrete Nail.
- Wt - denotes - Witness

Offsets to property lines are perpendicular thereto and are measured to the exterior face of sheeting walls and to concrete walls when a sheeting wall does not exist.

All angles deflected by multiples of 45 or 90 degrees unless otherwise indicated.



STRATA PLAN EPS5011



CHARGES OVER PART FORMERLY
LOT B PLAN VIP81460
SRW EL142417
SRW EL142418
SRW EM10295
SRW EM10296
EASEMENT EV13740
EASEMENT EV13742
EASEMENT FA93756

REM 1
PLAN
EPP79267

SECTION 67

STRATA PLAN
VIS6072

ASP 1
PLAN
EPP81977

ASP 2
PLAN
EPP81977

A
PLAN
VIP71925

UTM ZONE 10 COORDINATES				
DATUM NAD83(CSRS) 3.0.0.BC.1.NVI				
POINT #	NORTHING	EASTING	POINT CF	EHPA
1735503	5,503,710.905	357,260.237	0.9998514	0.05
1735505	5,503,655.864	357,108.486	0.9998505	0.05
1735511	5,503,856.451	357,058.854	0.9998518	0.05

EHPA - DENOTES - ESTIMATED HORIZONTAL POSITIONAL ACCURACY
Note - UTM coordinates have been shown to the mm for mathematical closure purposes only and does not represent the estimated horizontal positional accuracy

The field survey represented by this plan was completed on the 3rd of September, 2019
BRUCE V. LEWIS, BCLS #705

This plan lies within the Comox Valley Regional District and the City of Courtenay

BRUCE LEWIS
LAND SURVEYING INC.
811 HIGHRIDGE COURT
COMOX B.C. V9M 3R4
FILE: 1421-S01

UNDERGROUND LEVEL

SHEET 2 OF 9 SHEETS
STRATA PLAN EPS5011

NOTES:

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Section arrows on this plan point in the direction of the view.

LEGEND

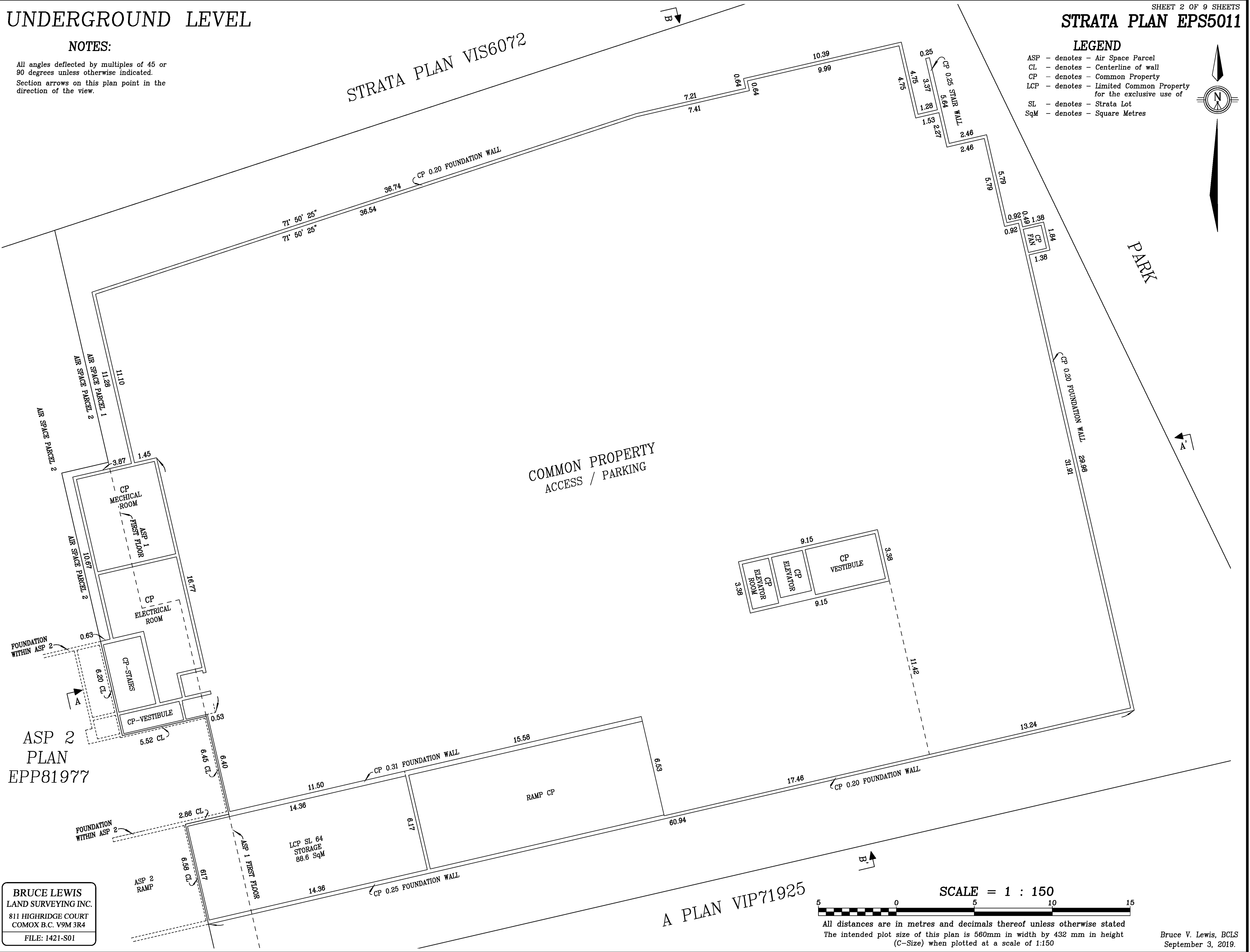
- ASP - denotes - Air Space Parcel
- CL - denotes - Centerline of wall
- CP - denotes - Common Property
- LCP - denotes - Limited Common Property for the exclusive use of
- SL - denotes - Strata Lot
- SqM - denotes - Square Metres



STRATA PLAN VIS6072

COMMON PROPERTY
ACCESS / PARKING

PARK



ASP 2
PLAN
EPP81977

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FILE: 1421-S01

A PLAN VIP71925

SCALE = 1 : 150



All distances are in metres and decimals thereof unless otherwise stated
The intended plot size of this plan is 560mm in width by 432 mm in height
(C-Size) when plotted at a scale of 1:150

Bruce V. Lewis, BCLS
September 3, 2019.

FIRST FLOOR STRATA LOTS 1 TO 12

SHEET 3 OF 9 SHEETS
STRATA PLAN EPS5011

NOTES:

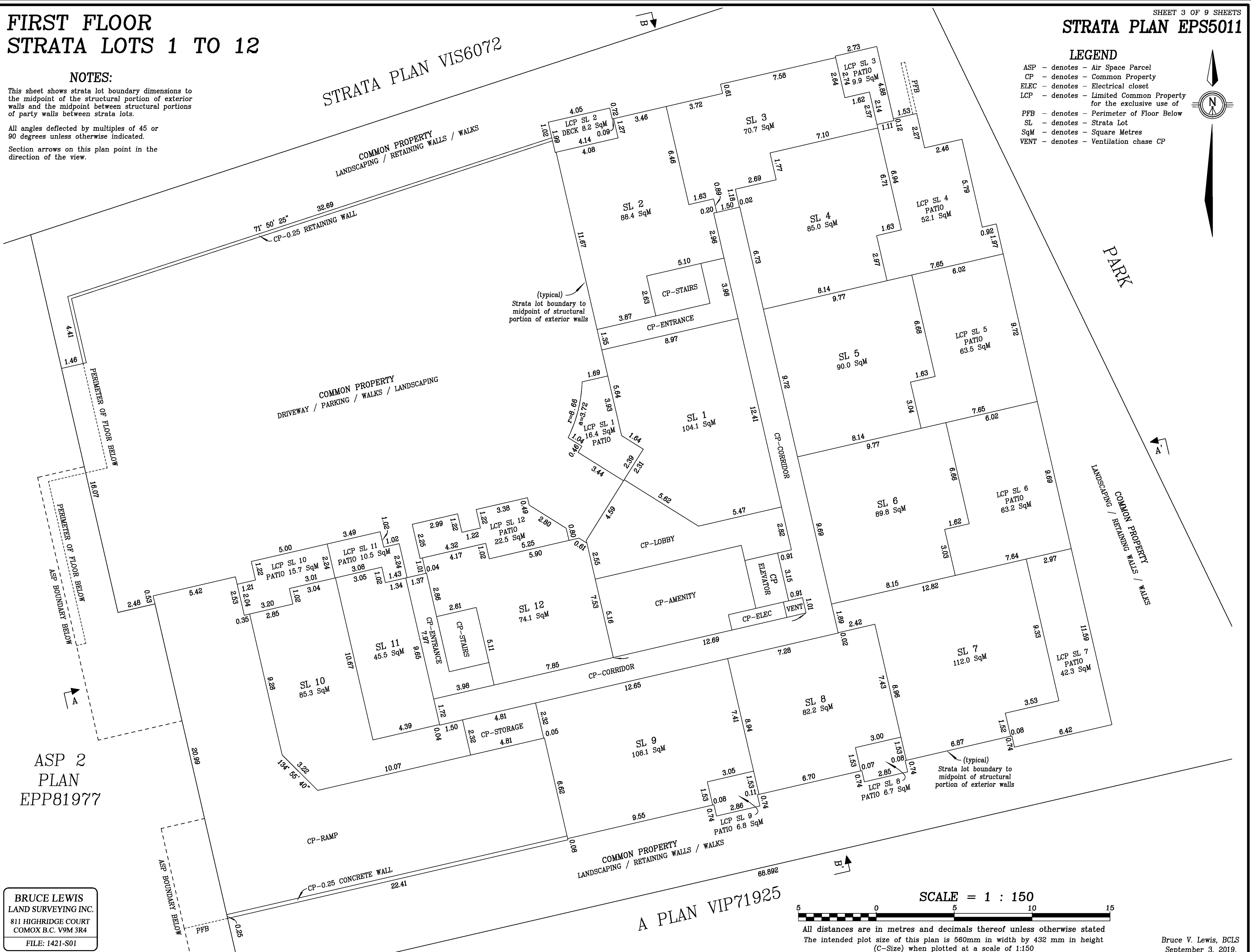
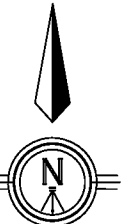
This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

All angles deflected by multiples of 45 or 90 degrees unless otherwise indicated.

Section arrows on this plan point in the direction of the view.

STRATA PLAN VIS6072

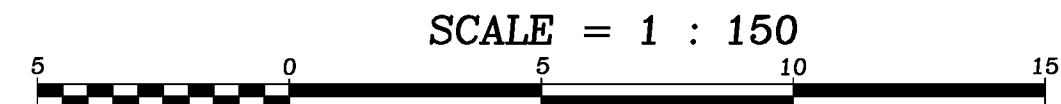
- LEGEND**
- ASP - denotes - Air Space Parcel
 - CP - denotes - Common Property
 - ELEC - denotes - Electrical closet
 - LCP - denotes - Limited Common Property for the exclusive use of
 - PFB - denotes - Perimeter of Floor Below
 - SL - denotes - Strata Lot
 - SqM - denotes - Square Metres
 - VENT - denotes - Ventilation chase CP



ASP 2
PLAN
EPP81977

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COMOX B.C. V9M 3R4
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SECOND FLOOR STRATA LOTS 13 TO 28

STRATA PLAN VIS6072

SHEET 4 OF 9 SHEETS
STRATA PLAN EPS5011

NOTES:

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.

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Section arrows on this plan point in the direction of the view.

- LEGEND**
- ASP - denotes - Air Space Parcel
 - CP - denotes - Common Property
 - ELEC - denotes - Electrical closet
 - LCP - denotes - Limited Common Property for the exclusive use of
 - SL - denotes - Strata Lot
 - SqM - denotes - Square Metres
 - VENT - denotes - Ventilation chase CP



ASP 2
PLAN
EPP81977

PARK

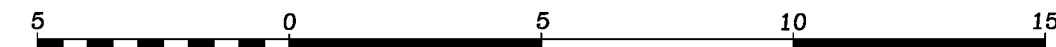
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LAND SURVEYING INC.
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COMOX B.C. V9M 3R4
FILE: 1421-S01

(typical)
Strata lot boundary to
midpoint of structural
portion of exterior walls

(typical)
Strata lot boundary to
midpoint of structural
portion of exterior walls

A PLAN VIP71925

SCALE = 1 : 150



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September 3, 2019.

THIRD FLOOR STRATA LOTS 29 TO 44

STRATA PLAN VIS6072

SHEET 5 OF 9 SHEETS
STRATA PLAN EPS5011

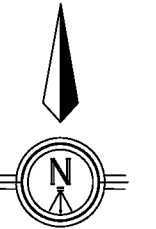
NOTES:

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.

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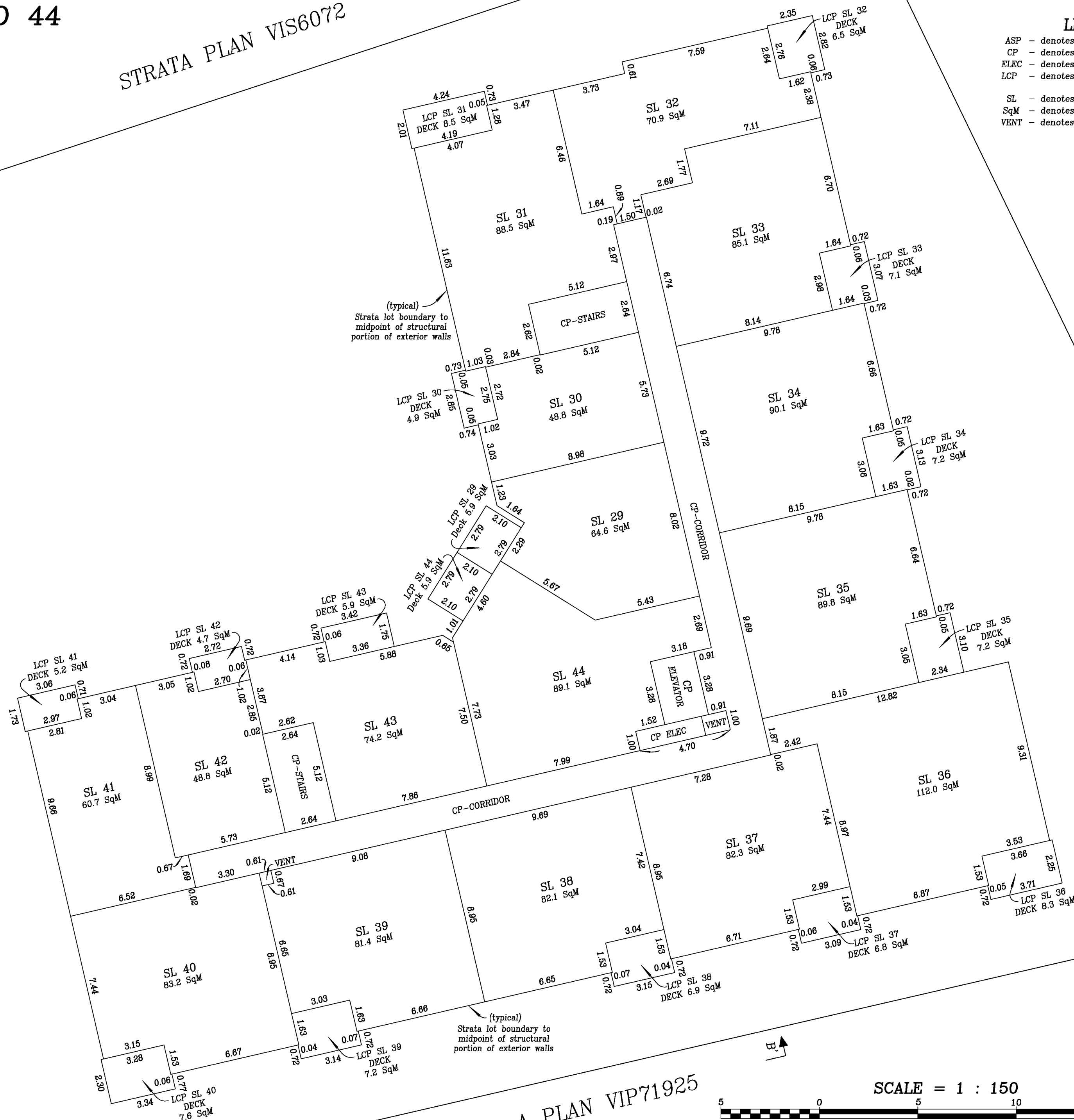
Section arrows on this plan point in the direction of the view.

- LEGEND**
- ASP - denotes - Air Space Parcel
 - CP - denotes - Common Property
 - ELEC - denotes - Electrical closet
 - LCP - denotes - Limited Common Property for the exclusive use of
 - SL - denotes - Strata Lot
 - SqM - denotes - Square Metres
 - VENT - denotes - Ventilation chase CP



PARK

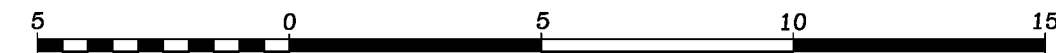
ASP 2
PLAN
EPP81977



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FOURTH FLOOR STRATA LOTS 45 TO 60

STRATA PLAN VIS6072

SHEET 6 OF 9 SHEETS
STRATA PLAN EPS5011

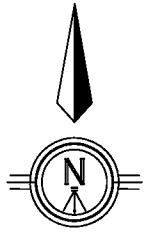
NOTES:

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All angles deflected by multiples of 45 or 90 degrees unless otherwise indicated.

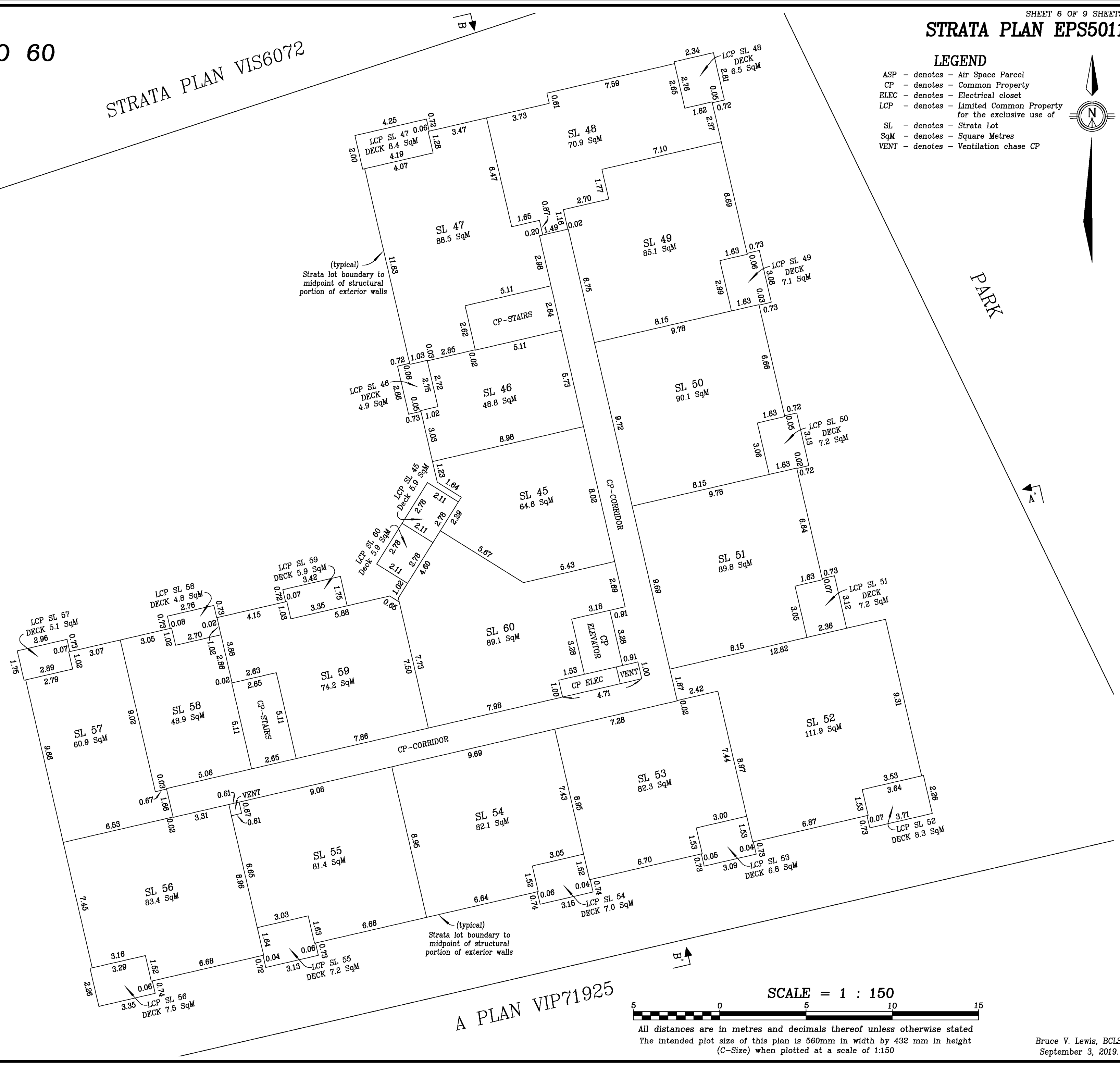
Section arrows on this plan point in the direction of the view.

- LEGEND**
- ASP - denotes - Air Space Parcel
 - CP - denotes - Common Property
 - ELEC - denotes - Electrical closet
 - LCP - denotes - Limited Common Property for the exclusive use of
 - SL - denotes - Strata Lot
 - SqM - denotes - Square Metres
 - VENT - denotes - Ventilation chase CP



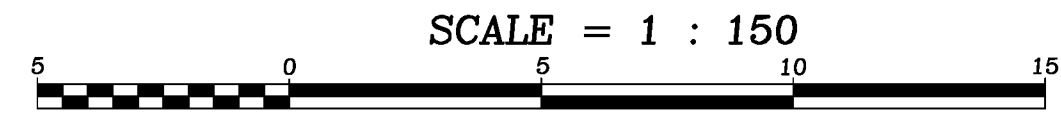
ASP 2
PLAN
EPP81977

PARK



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FILE: 1421-S01

A PLAN VIP71925



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September 3, 2019.

FIFTH FLOOR STRATA LOTS 61 TO 74

STRATA PLAN VIS6072

SHEET 7 OF 9 SHEETS
STRATA PLAN EPS5011

NOTES:

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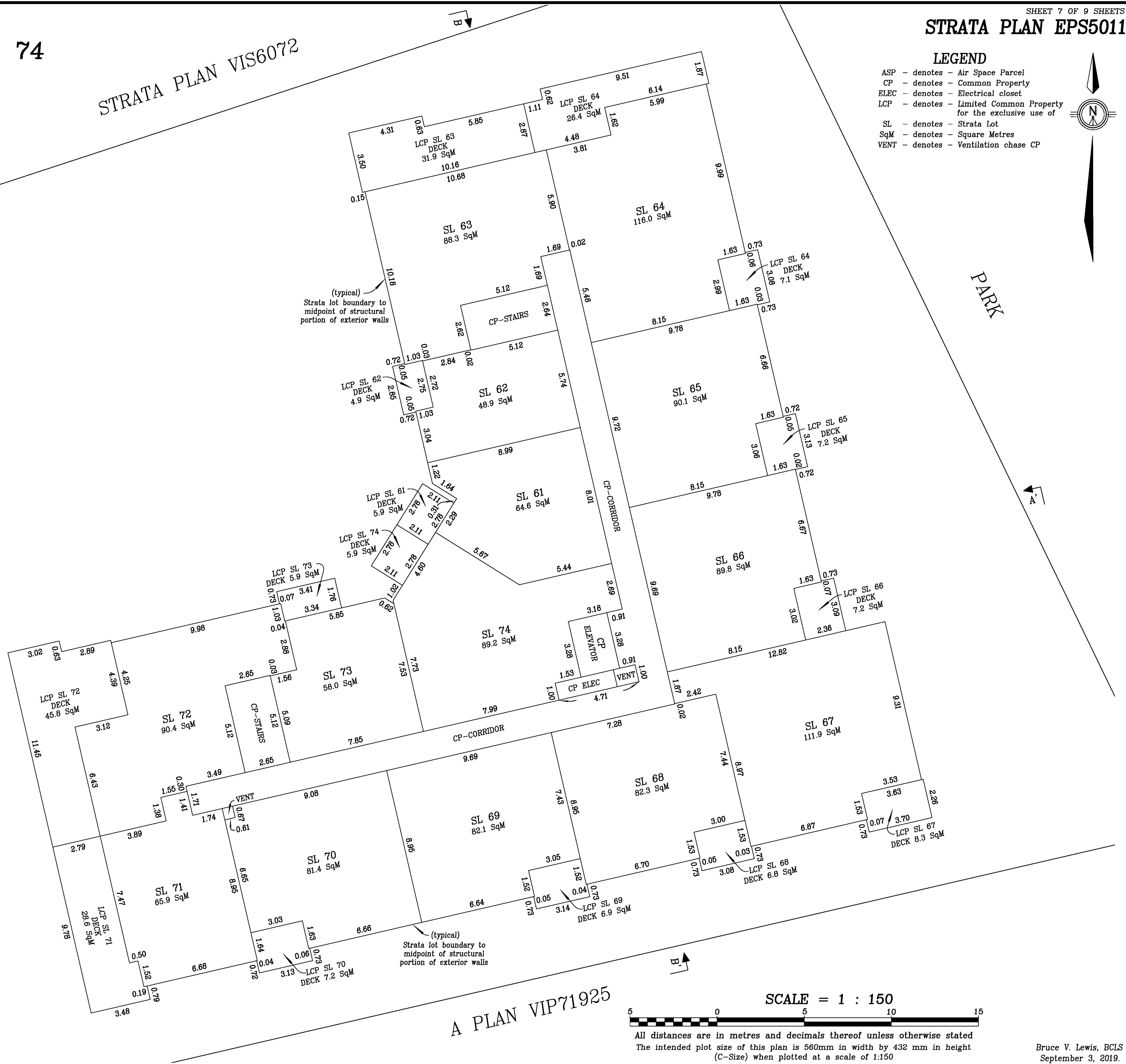
Section arrows on this plan point in the direction of the view.

- LEGEND**
- ASP - denotes - Air Space Parcel
 - CP - denotes - Common Property
 - ELEC - denotes - Electrical closet
 - LCP - denotes - Limited Common Property for the exclusive use of
 - SL - denotes - Strata Lot
 - SqM - denotes - Square Metres
 - VENT - denotes - Ventilation chase CP



ASP 2
PLAN
EPP81977

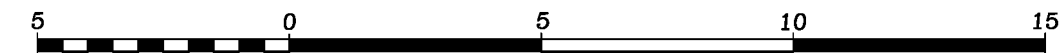
PARK



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COMOX B.C. V9M 3R4
FILE: 1421-S01

A PLAN VIP71925

SCALE = 1 : 150



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(C-Size) when plotted at a scale of 1:150

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September 3, 2019.

CROSS SECTIONS

SHEET 8 OF 9 SHEETS

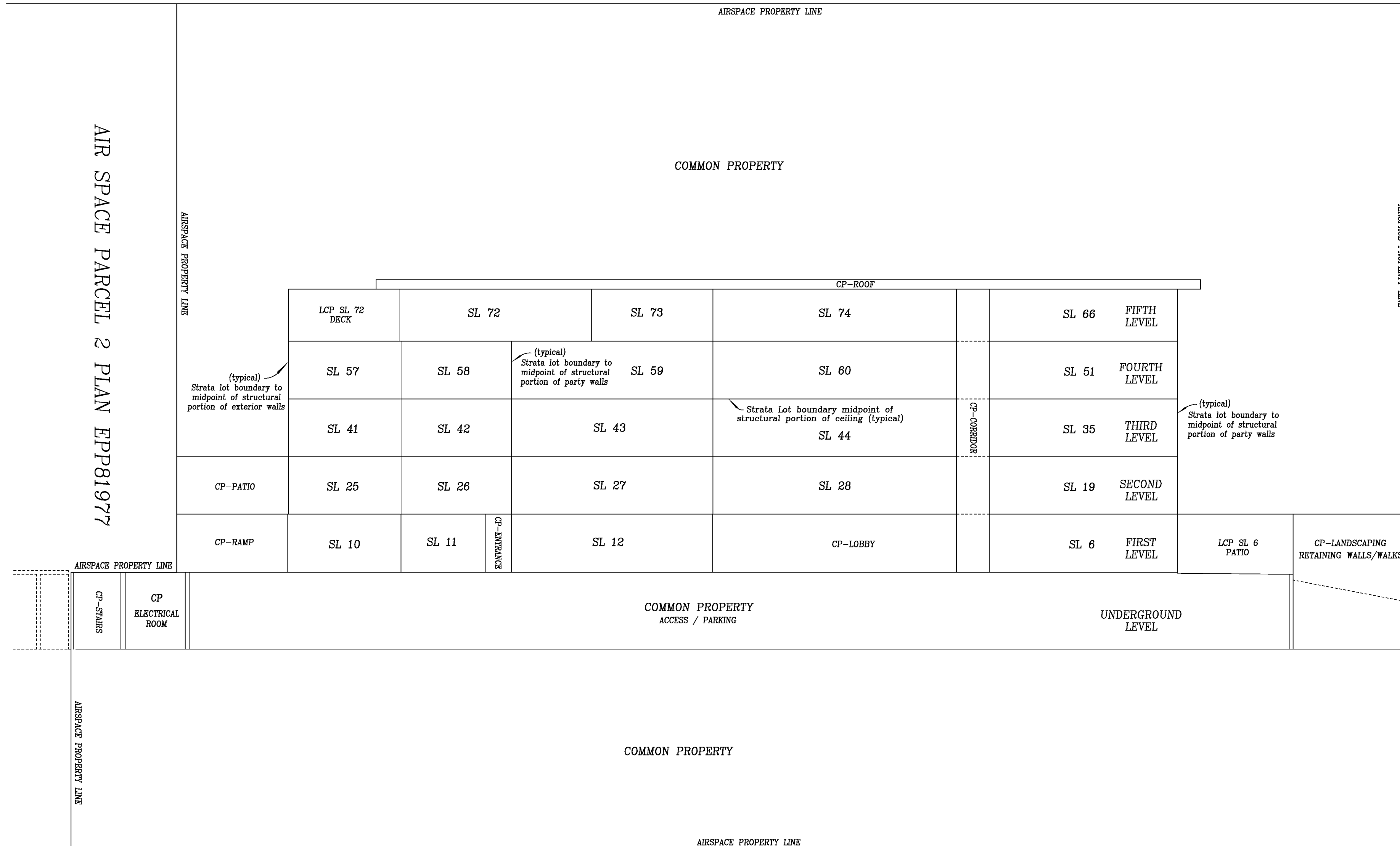
STRATA PLAN EPS5011

SECTION A-A'

LEGEND

- CP - denotes - Common Property
- LCP - denotes - Limited Common Property for the exclusive use of
- REM - denotes - Remainder
- SL - denotes - Strata Lot

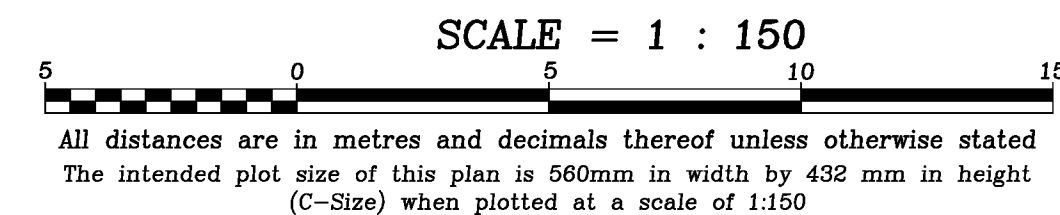
REMAINDER 1 PLAN EPP79267



REMAINDER 1 PLAN EPP79267

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 LAND SURVEYING INC.
 811 HIGHRIDGE COURT
 COMOX B.C. V9M 3R4
 FILE: 1421-S01

LIMITED COMMON PROPERTY HEIGHT DELIMITER STATEMENT:
 All LCP Patio and Deck areas are defined as to height by the centerline of the Floor/Ceiling above or its extensions, or where there is no floor/ceiling above, by a height of 3.0 metres above the ceiling below the LCP area.



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 September 3, 2019.

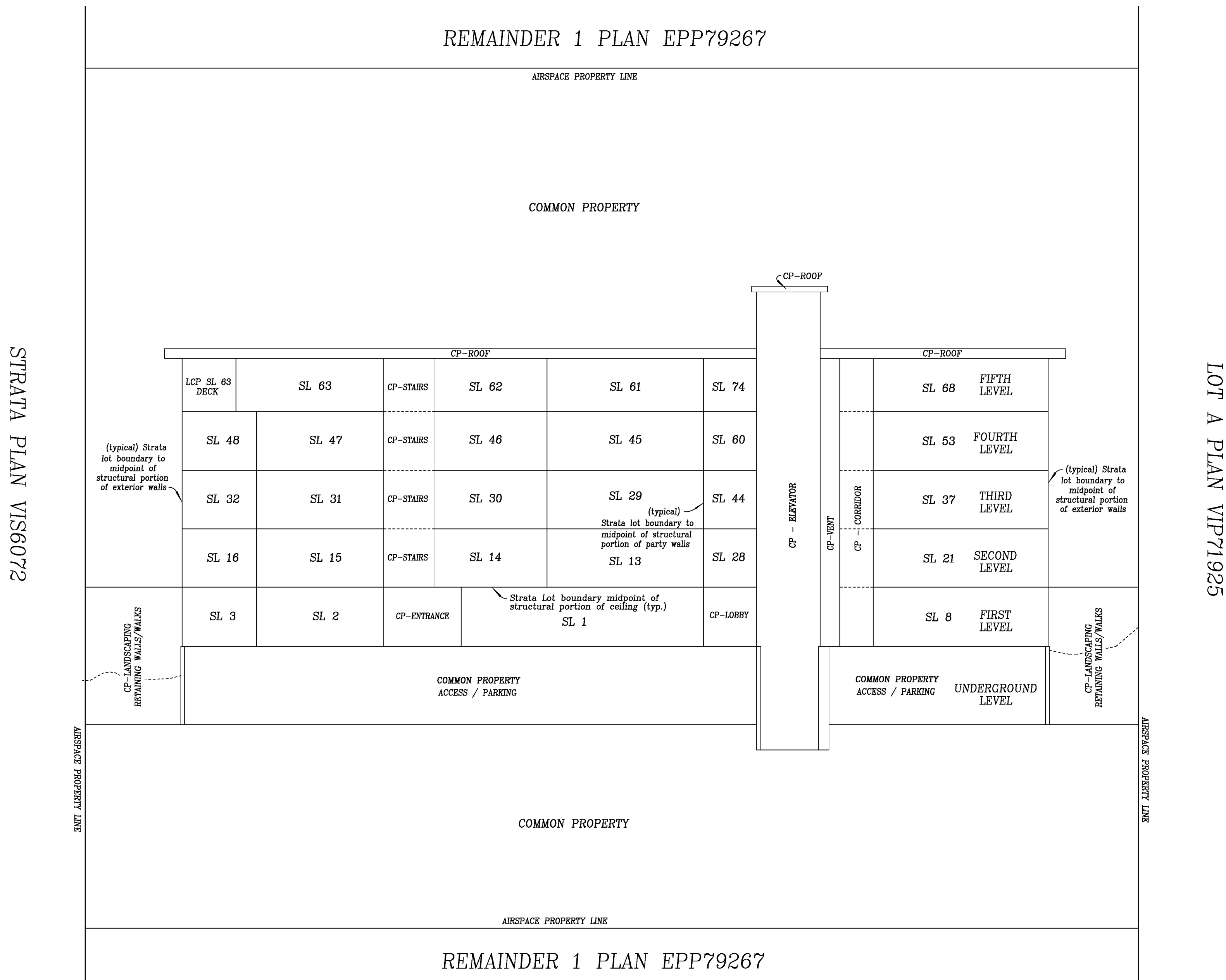
CROSS SECTIONS

STRATA PLAN EPS5011

SECTION B-B'

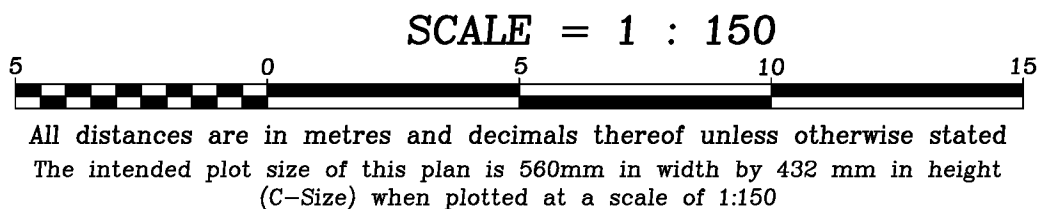
LEGEND

- CP - denotes - Common Property
- LCP - denotes - Limited Common Property for the exclusive use of
- REM - denotes - Remainder
- SL - denotes - Strata Lot



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LIMITED COMMON PROPERTY HEIGHT DELIMITER STATEMENT:
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