

TITLE SEARCH PRINT

File Reference: BIGRob.ca

2026-04-21, 16:37:56

Requestor: Lynn McKibbon

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 189 LAND TITLE ACT
Land Title District Land Title Office	KAMLOOPS KAMLOOPS
Title Number From Title Number	JA1471 LB563284
Application Received	2023-01-05
Application Entered	2023-01-09
Registered Owner in Fee Simple Registered Owner/Mailing Address:	SHUSWAP VALLEY ESTATES LTD., INC.NO. BC0809492 21 ANITA CRESCENT ST. ALBERT, AB T8N 2W3
Taxation Authority	Vernon Assessment Area
Description of Land Parcel Identifier: Legal Description:	029-036-551 LOT A SECTION 15 TOWNSHIP 23 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN EPP27027 EXCEPT PHASES 1 TO 3 STRATA PLAN EPS1206
Legal Notations	PHASED STRATA PLAN DECLARATION (FORM P) FILED CA3018132 2013-03-04 AMENDED FORM P FILED, SEE CA3714281 HERETO IS ANNEXED EASEMENT CA3018167 OVER THAT PART OF THE COMMON PROPERTY OF STRATA PLAN EPS1206 INCLUDED IN PHASE 1 ONLY HERETO IS ANNEXED EASEMENT CA6884259 OVER THAT PART OF THE COMMON PROPERTY OF STRATA PLAN EPS1206 INCLUDED IN PHASE 1 AND 2 THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT SEE PLAN M11420

TITLE SEARCH PRINT

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2026-04-21, 16:37:56

Requestor: Lynn McKibbin

HERETO IS ANNEXED EASEMENT S32351 OVER LEGAL SUBDIVISION 8, SEC 15,
TWP 23, RGE 10, W6M, KDYD EXCEPT PLAN 29720

HERETO IS ANNEXED EASEMENT W58295 OVER SE 1/4, SEC 15, TWP 23, RGE 10,
W6M KDYD EXCEPT NE 1/4 OF SAID SE 1/4 AND PLANS B3177, 34288 AND 34863
AS DESCRIBED IN W58295

FOR A RIGHT TO ACQUIRE AN EASEMENT APPURTENANT HERETO OVER PART LOT 1,
PLAN 34288 DESCRIBED IN X4043

HERETO IS ANNEXED EASEMENT LB145399 OVER THE SE 1/4, SEC. 15, TP. 23,
RG. 10 KDYD EXCEPT THE NE 1/4 OF SAID SE 1/4 AND PLANS B3177, 34288
AND 34863
MODIFIED BY LB451878

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE LB487594

Charges, Liens and Interests

Nature:	COVENANT
Registration Number:	LB481820
Registration Date and Time:	2011-09-02 14:07
Registered Owner:	COLUMBIA SHUSWAP REGIONAL DISTRICT
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA2796865
Registration Date and Time:	2012-09-28 15:10
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA2796866
Registration Date and Time:	2012-09-28 15:10
Registered Owner:	TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA3018127
Registration Date and Time:	2013-03-04 15:07
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA COLUMBIA SHUSWAP REGIONAL DISTRICT
Remarks:	INTER ALIA

TITLE SEARCH PRINT

File Reference: BIGRob.ca

2026-04-21, 16:37:56

Requestor: Lynn McKibbon

Nature: STATUTORY BUILDING SCHEME
Registration Number: CA5299688
Registration Date and Time: 2016-06-29 10:13
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA6884257
Registration Date and Time: 2018-06-22 16:10
Registered Owner: COLUMBIA SHUSWAP REGIONAL DISTRICT
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications

Parcel Identifier: 029-036-551
Application Number/Type: CB2739611 TO CB2739614 FEE SIMPLE
Application Number/Type: CB2739615 STRATA PLAN FILING
Application Number/Type: CB2739616 STATUTORY RIGHT OF WAY
Application Number/Type: CBS2739611 PHASED STRATA PLAN DEVELOPMENT

COMMON PROPERTY SEARCH PRINT

File Reference:

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS

Common Property Strata Plan	EPS1206
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Transfers	NONE
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Legal Notations

PHASED STRATA PLAN DECLARATION (FORM P) FILED CA3018132
2013-03-04
AMENDED FORM P FILED, SEE CA3714281

HERETO IS ANNEXED EASEMENT CB447727 OVER STRATA LOT 6 STRATA PLAN
EPS1206

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT SEE PLAN M11420

HERETO IS ANNEXED EASEMENT S32351 OVER LEGAL SUBDIVISION 8, SEC 15,
TWP 23, RGE 10, W6M, KDYD EXCEPT PLAN 29720

HERETO IS ANNEXED EASEMENT W58295 OVER SE 1/4, SEC 15, TWP 23, RGE 10,
W6M KDYD EXCEPT NE 1/4 OF SAID SE 1/4 AND PLANS B3177, 34288 AND 34863
AS DESCRIBED IN W58295

FOR A RIGHT TO ACQUIRE AN EASEMENT APPURTENANT HERETO OVER PART LOT 1,
PLAN 34288 DESCRIBED IN X4043

HERETO IS ANNEXED EASEMENT LB145399 OVER THE SE 1/4, SEC. 15, TP. 23,
RG. 10 KDYD EXCEPT THE NE 1/4 OF SAID SE 1/4 AND PLANS B3177, 34288
AND 34863
MODIFIED BY LB451878

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE LB487594

Charges, Liens and Interests

Nature:	COVENANT
Registration Number:	LB481820
Registration Date and Time:	2011-09-02 14:07
Registered Owner:	COLUMBIA SHUSWAP REGIONAL DISTRICT
Remarks:	INTER ALIA

COMMON PROPERTY SEARCH PRINT

File Reference:

Nature: PRIORITY AGREEMENT
Registration Number: LB481821
Registration Date and Time: 2011-09-02 14:07
Remarks: GRANTING LB481820 PRIORITY OVER LB145398 (MODIFIED BY CA1027615) A MORTGAGE REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA2796865
Registration Date and Time: 2012-09-28 15:10
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA2796866
Registration Date and Time: 2012-09-28 15:10
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. A55547
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA2796867
Registration Date and Time: 2012-09-28 15:10
Remarks: GRANTING CA2796865 PRIORITY OVER LB145398, CA1027615, CA2591458 MORTGAGE AND MODIFICATIONS OF MORTGAGE REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: PRIORITY AGREEMENT
Registration Number: CA2796868
Registration Date and Time: 2012-09-28 15:10
Remarks: GRANTING CA2796866 PRIORITY OVER LB145398, CA1027615, CA2591458 MORTGAGE AND MODIFICATIONS OF MORTGAGE REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: COVENANT
Registration Number: CA3018127
Registration Date and Time: 2013-03-04 15:07
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
COLUMBIA SHUSWAP REGIONAL DISTRICT
Remarks: INTER ALIA

COMMON PROPERTY SEARCH PRINT

File Reference:

Nature:	PRIORITY AGREEMENT
Registration Number:	CA3018128
Registration Date and Time:	2013-03-04 15:07
Remarks:	GRANTING CA3018127 PRIORITY OVER CA1027615, LB145398 AND CA2591458 MORTGAGE AND MODIFICATIONS OF MORTGAGE REGISTERED ON THE TITLE OF THE STRATA LOTS
Nature:	EASEMENT
Registration Number:	CA3018167
Registration Date and Time:	2013-03-04 15:16
Remarks:	AS TO THAT PART OF THE COMMON PROPERTY INCLUDED IN PHASE 1 ONLY APPURTENANT TO LOT A PLAN EPP27027 EXCEPT STRATA PLAN EPS1206(PH.1) DOMINANT TENEMENT CANCELLED BY CA6884253 AS TO PART INCLUDED IN PHASE 2 DOMINANT TENEMENT CANCELLED AS TO PART INCLUDED IN PHASE 3 STRATA PLAN EPS1206 BY CB393184
Nature:	STATUTORY BUILDING SCHEME
Registration Number:	CA5299688
Registration Date and Time:	2016-06-29 10:13
Remarks:	INTER ALIA AS TO PHASE 2
Nature:	COVENANT
Registration Number:	CA6884257
Registration Date and Time:	2018-06-22 16:10
Registered Owner:	COLUMBIA SHUSWAP REGIONAL DISTRICT
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	CA6884259
Registration Date and Time:	2018-06-22 16:10
Remarks:	AS TO THAT PART OF THE COMMON PROPERTY INCLUDED IN PHASE 1 AND 2 ONLY APPURTENANT TO LOT A PLAN EPP27027 EXCEPT STRATA PLAN EPS1206 (PH. 1 - 2) DOMINANT TENEMENT CANCELLED AS TO PART INCLUDED IN PHASE 3 STRATA PLAN EPS1206 BY CB393185
Miscellaneous Notes:	NONE



BC Company Summary

For
SHUSWAP VALLEY ESTATES LTD.

Date and Time of Search: April 21, 2026 04:41 PM Pacific Time

Currency Date: March 02, 2026

ACTIVE

Incorporation Number: BC0809492

Name of Company: SHUSWAP VALLEY ESTATES LTD.

Business Number: 831531157 BC0001

Recognition Date and Time: Incorporated on November 27, 2007 11:20 AM Pacific Time

In Liquidation: No

Last Annual Report Filed: November 27, 2025

Receiver: No

COMPANY NAME INFORMATION

Previous Company Name

SHUSWAP VALLEY RESORT LTD.

Date of Company Name Change

September 24, 2009

REGISTERED OFFICE INFORMATION

Mailing Address:

C/O PUSHOR MITCHELL LLP
301 - 1665 ELLIS STREET
KELOWNA BC V1Y 2B3
CANADA

Delivery Address:

C/O PUSHOR MITCHELL LLP
301 - 1665 ELLIS STREET
KELOWNA BC V1Y 2B3
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:

C/O PUSHOR MITCHELL LLP
301 - 1665 ELLIS STREET
KELOWNA BC V1Y 2B3
CANADA

Delivery Address:

C/O PUSHOR MITCHELL LLP
301 - 1665 ELLIS STREET
KELOWNA BC V1Y 2B3
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

Romaniuk, Kelly

Mailing Address:

21 ANITA CRESCENT
ST. ALBERT AB T8N 2W3
CANADA

Delivery Address:

21 ANITA CRESCENT
ST. ALBERT AB T8N 2W3
CANADA

NO OFFICER INFORMATION FILED AS AT November 27, 2025.



BC Registry
Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

Annual Report BC COMPANY

FORM 6
BUSINESS CORPORATIONS ACT
Section 51

Filed Date and Time: **February 27, 2026 04:08 PM Pacific Time**

ANNUAL REPORT DETAILS

NAME OF COMPANY

SHUSWAP VALLEY ESTATES LTD.
C/O PUSHOR MITCHELL LLP
301 - 1665 ELLIS STREET
KELOWNA BC V1Y 2B3
CANADA

INCORPORATION NUMBER
BC0809492

DATE OF RECOGNITION
November 27, 2007

DATE OF ANNUAL REPORT
(ANNIVERSARY DATE OF RECOGNITION IN BC)
November 27, 2025

NO OFFICER INFORMATION FILED .

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **LAND ONLY**

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

THIS FORM IS INTENDED TO BE USED FOR VACANT LAND.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the Buyer and the Seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

"The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract."

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the Seller by establishing that certain information concerning the Land has been provided to the Buyer. It is important that the Seller not answer "do not know" or "does not apply" if, in fact, the Seller knows the answer. **Disclosure is the preferred approach to support transparency and reduce the risk of post-closing disputes. Sellers are advised that partial, incomplete, or non-responses on this form may still give rise to legal liability.** If you are unsure about what to disclose or whether you have to make a disclosure, have a conversation with your REALTOR®. If you intend not to make any disclosures about the Land, do not complete this form. Instead, speak with your REALTOR® about using the Property No-Disclosure Statement Form. If the additional information is provided, it must provide all relevant information known to the Seller.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The Buyer must still make their own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the Seller's knowledge of the Land may be incomplete. Additional information can be requested from the Seller or from an independent source such as the municipality or regional district. The Buyer can hire an independent, licensed inspector or other professional to examine the Land and / or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified in the Property Disclosure Statement or an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The Seller is legally responsible for the accuracy of the information which appears in the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The Buyer will rely on this information when the Buyer contracts to purchase the Land. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the Seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the Buyer to agree to buy the Land.
2. The Buyer must still make their own inquiries concerning the Land in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the Seller if the Seller cannot be found or is insolvent.
3. Anyone who is assisting the Seller to complete a Property Disclosure Statement should take care to see that the Seller understands each question and that the Seller's answer is complete. It is recommended that the Seller complete the Property Disclosure Statement in their own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 3 PAGES

Date of disclosure: April 22 2026



The following is a statement made by the Seller concerning the Land located at:

ADDRESS: Proposed Lot 10 Lions Ridge

Celista, BC

VOE 1M6 (the "Land")

THE SELLER IS RESPONSIBLE for the accuracy of the answers in this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements, or unregistered rights-of-way?		X		
B. Are you aware of any existing tenancies, written or oral?		X		
C. Are you aware of any past or present underground oil storage tank(s) on the Land?		X		
D. Is there a survey certificate available?	✓			
E. Are you aware of any current or pending local improvement levies / charges?		X		
F. Have you received any other notice or claim affecting the Land from any person or public body?		X		
G. Is the Land managed forest lands?		X		
H. Is the Land in the Agricultural Land Reserve?		X		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		X		
J. Are you aware of any fill materials anywhere on the Land?		X		
K. Are you aware of any waste sites, past or present, excluding manure storage, anywhere on the Land?		X		
L. Are you aware of any uncapped or unclosed water wells on the Land?		X		
M. Are you aware of any water licences affecting the Land?		X		
N. Has the Land been logged in the last five years?		X		
(i) If Yes, was a timber mark / licence in place?				
(ii) If Yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops, etc.?		X		

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BUYER'S INITIALS

KR		
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: Proposed Lot 10 Lions Ridge Celista, BC V0E 1M6

2. SERVICES	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Land uses: ☒ A water provider supplies my water (e.g., local government, private utility). ☐ I have a private groundwater system (e.g., well). ☐ Water is diverted from a surface water source (e.g., creek or lake). ☒ Not connected. Other _____				
B. If you indicated in 2.A. that the Land has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Land already?				X
(ii) Have you applied for a water licence and are awaiting a response?				X
C. Are you aware of any problems with the water system?				X
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, or water treatment installation / maintenance records)?				X
E. Are records available regarding the quantity of water available (such as pumping test or flow tests)?				X
F. Indicate the sanitary sewer system the Land is connected to: ☐ Municipal ☒ Community ☐ Septic ☐ Lagoon ☒ Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?				X
H. Are there any current service contracts (e.g., septic removal or maintenance)?				X
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				X

3. BUILDING (not applicable)

4. GENERAL

A. Are you aware if the Land has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		X		
B. Are you aware of any latent defect in respect of the Land? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Land that renders the Land:</i> <i>(a) dangerous or potentially dangerous to occupants; or</i> <i>(b) unfit for habitation.</i>		X		

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BUYER'S INITIALS

KR		
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SELLER'S INITIALS

April 22 2026

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: Proposed Lot 10 Lions Ridge

Celista, BC

VOE 1M6

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Land (including the Land being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		X		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Land (including the Land being designated as an archaeological site or as having archaeological value under applicable law)?		X		

5. ADDITIONAL COMMENTS AND / OR EXPLANATIONS (Use additional pages if necessary)

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Land, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Authenticsign

 SELLER(S) Kelly Romaniuk

SELLER(S)

SELLER(S)

The Buyer acknowledges that the Buyer has received, read, and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr _____.

The Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

The Buyer is urged to carefully inspect the Land and, if desired, to have the Land Inspected by a licensed Inspection service of the Buyer's choice.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages nor their Managing Brokers, Associate Brokers, or Representatives warrant or guarantee the information provided about the Land.

*PREC represents Personal Real Estate Corporation

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BC1008 REV. JUL 2025

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INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

STRATA TITLE PROPERTIES – BARE LAND STRATA

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the Buyer and the Seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

"The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract."

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the Seller by establishing that certain information concerning the Property has been provided to the Buyer. It is important that the Seller not answer "do not know" or "does not apply" if, in fact, the Seller knows the answer. **Disclosure is the preferred approach to support transparency and reduce the risk of post-closing disputes. Sellers are advised that partial, incomplete, or non-responses on this form may still give rise to legal liability.** If you are unsure about what to disclose or whether you have to make a disclosure, have a conversation with your REALTOR®. If you intend not to make any disclosures about the Property, do not complete this form. Instead, speak with your REALTOR® about using the Property No-Disclosure Statement Form. If the additional information is provided, it must provide all relevant information known to the Seller.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The Buyer must still make their own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the Seller's knowledge of the Strata Lot and the Development may be incomplete. Additional information can be requested from the Seller or from an independent source such as the municipality or regional district. The Buyer can hire an independent, licensed inspector or other professional to examine the Strata Lot and the Development and / or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified in the Property Disclosure Statement or an inspection report.

FIVE IMPORTANT CONSIDERATIONS

1. The Seller is legally responsible for the accuracy of the information which appears in the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The Buyer will rely on this information when the Buyer contracts to purchase the Property. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the Seller will still be responsible for the accuracy of the information in the Property Disclosure Statement if it caused the Buyer to agree to buy the Strata Lot.
2. The Buyer must still make their own inquiries concerning the Strata Lot in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the Seller if the Seller cannot be found or is insolvent.
3. Anyone who is assisting the Seller to complete a Property Disclosure Statement should take care to see that the Seller understands each question and that the Seller's answer is complete. It is recommended that the Seller complete the Property Disclosure Statement in their own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.
5. "Strata Lot" is defined as the bare land strata lot (and all buildings thereon), including limited Common Property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Development" is defined as the land upon which the Strata Lot, all other strata lots, and Common Property are situated.

PROPERTY DISCLOSURE STATEMENT

STRATA TITLE PROPERTIES –

BARE LAND STRATA

PAGE 1 of 10 PAGES



Date of disclosure: April 22 2026

The following is a statement made by the Seller concerning the Property or Strata Lot located at:

ADDRESS / STRATA LOT #: Lot 10 Lions Ridge Cellista, BC VOE 1M6 (the "Strata Lot")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS: _____ Principal Residence _____ Residence(s) _____ Barn(s) _____ Shed(s) ☒ Other Building(s) Please describe <u>LOT ONLY</u>				
THE SELLER IS RESPONSIBLE for the accuracy of the answers in this Property Disclosure Statement, and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer. "Strata Lot" is defined as the bare land strata lot (and all buildings thereon), including limited Common Property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Development" is defined as the land upon which the Strata Lot, all other strata lots, and Common Property are situated.		THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.		
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any past or present underground oil storage tank(s) in or on the Strata Lot?		X		
B. Are you aware of any existing tenancies of the Strata Lot, written or oral?		X		
C. Are you aware of any current or pending local improvement levies / charges?		X		
D. Are you aware of any pending litigation or claim affecting the Development or the Strata Lot from any person or public body?		X		
E. Are you aware of any encroachments, unregistered easements, or unregistered rights-of-way affecting the Strata Lot or the Common Property?		X		
F. Is there a survey certificate available for the Strata Lot?	✓			
G. Have you received any other notice or claim affecting the Strata Lot from any person or public body?		X		

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BUYER'S INITIALS

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SELLER'S INITIALS

April 22 2026

PAGE 2 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: Lot 10 Lions Ridge Celista, BC V0E 1M6

2. SERVICES respecting the Strata Lot	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Strata Lot uses: ☒ A water provider supplies my water (e.g., local government, private utility). ☐ I have a private groundwater system (e.g. well, cisterns and other diversions), ☐ I have a shared groundwater system (e.g. well, cisterns and other diversions). ☐ Water is diverted from a surface water source (e.g., creek or lake). ☐ Strata Owned / Operated. ☒ Not connected. Other _____				
B. If you indicated in 2.A. that the Strata Lot has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Strata Lot already?				X
(ii) Have you applied for a water licence and are awaiting a response?				X
C. Are you aware of any problems with the water system serving the Strata Lot?				X
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation / maintenance records) for the Strata Lot?				X
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests) for the Strata Lot?				X
F. Indicate the sanitary sewer system the Strata Lot is connected to: ☐ Municipal ☒ Strata Owned / Operated ☐ Septic ☐ Lagoon ☐ Pump and Haul ☒ Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system serving the Strata Lot?				X
H. Are there any current service contracts for Strata Lot services (e.g., septic removal or maintenance)?				X
I. If the system serving the Strata Lot is septic or lagoon and installed after May 31, 2005, are maintenance records available?				X

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BUYER'S INITIALS

KR		
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #:

Lot 10 Lions Ridge

Celista, BC

VOE 1M6

3. SERVICES respecting the Common Property	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Strata Lot uses: ☒ A water provider supplies my water (e.g., local government, private utility), ☐ I have a private groundwater system (e.g., well, cisterns and other diversions). ☐ I have a shared groundwater system (e.g., well, cisterns and other diversions). ☐ Water is diverted from a surface water source (e.g., creek or lake). ☐ Strata Owned / Operated. ☒ Not Connected. Other _____				
B. If you indicated in 3.A. that the Common Property has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Does the Strata Corporation have a licence already?				X
(ii) Has the Strata Corporation applied for a water licence and is awaiting a response?				X
C. Are you aware of any problems with the water system serving the Common Property?				X
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, or water treatment installation / maintenance records) for the Common Property?				X
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests) for the Common Property?				X
F. Please indicate the water system(s) the Common Property is connected to: ☐ Municipal ☐ Strata System ☐ Septic ☐ Lagoon ☒ Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system serving the Common Property?				X
H. Are there any current service contracts for Common Property services (e.g., septic removal or maintenance)?				X
I. If the system serving the Common Property is septic or lagoon and installed after May 31, 2005, are maintenance records available?				X

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BUYER'S INITIALS

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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: Lot 10 Lions Ridge Celista, BC V0E 1M6

4. BUILDING respecting the Strata Lot	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls of any building on the Strata Lot insulated?				
B. To the best of your knowledge, are the ceilings of all buildings on the Strata Lot insulated?				
C. To the best of your knowledge, have the buildings on the Strata Lot ever contained any asbestos products?				
D. Has a final building inspection for the buildings on the Strata Lot been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation in the Strata Lot been approved: (i) ☐ by local authorities? (ii) ☐ by a WETT-certified inspector?				
F. (i) Have the buildings on this Strata Lot been previously occupied?				
(ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?				
G. Does the Strata Lot have any equipment leases or service contracts (e.g. security systems, water purification, etc.)?				
H. Are you aware of any additions or alterations made to the Strata Lot in the last 60 days?				
I. Are you aware of any additions or alterations made to the Strata Lot without a required permit and final inspection (e.g., building, electrical, gas, etc.)?				
J. Are you aware of any structural problems with any of the buildings on the Strata Lot?				
K. Are you aware of any problems with the heating and / or central air conditioning system for the Strata Lot?				
L. Are you aware of any moisture and / or water problems in the walls, basement, or crawl space of any buildings on the Strata Lot?				
M. Are you aware of any damage to the Strata Lot due to wind, fire, or water?				
N. Are you aware of any infestation or unrepaired damage to any building on the Strata Lot by insects, rodents, or bats?				
O. Are you aware of any roof leakage or unrepaired roof damage to any building on the Strata Lot? (Age of roof if known: _____ years)				
P. Are you aware of any problems with the electrical or gas system of the Strata Lot?				
Q. Are you aware of any problems with the plumbing system of the Strata Lot?				

BUYER'S INITIALS

KR

SELLER'S INITIALS

April 22 2026

PAGE 5 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: Lot 10 Lions Ridge Celista, BC V0E 1M6

4. BUILDING Respecting the Strata Lot (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
R. Are you aware of any problems with the swimming pool and / or hot tub on the Strata Lot?				
S. Does the Strata Lot contain unauthorized accommodation?				
T. Are you aware of any additions, alterations, or upgrades made to the Strata Lot that were not installed by the original developer?				
U. Are there any agreements under which the owner of the Strata Lot assumes responsibility for the installation and / or maintenance of alterations to the Strata Lot?				
V. Was this Strata Lot constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last ten years? If Yes, attach the required Owner Builder Disclosure Notice.				
W. Is this Strata Lot or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
X. Is there a current "EnerGuide for Houses" rating number available for this Strata Lot? (i) If so, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____				

5. BUILDING respecting the Common Property

A. To the best of your knowledge, are the exterior walls of all buildings on the Common Property insulated?				
B. To the best of your knowledge, are the ceilings of all buildings on the Common Property insulated?				
C. To the best of your knowledge, have the buildings on the Common Property ever contained any asbestos products?				
D. Has a final building inspection for the buildings on the Common Property been approved, or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) ☐ by local authorities? (ii) ☐ by a WETT-certified inspector?				
F. Does the Common Property have any equipment leases or service contracts (e.g. security systems, water purification, etc.)?				
G. Are you aware of any additions or alterations made to the Common Property in the last 60 days?				
H. Are you aware of any additions or alterations made to the Common Property without a required permit and final inspection (e.g., building, electrical, gas, etc.)?				

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BUYER'S INITIALS

KR		
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SELLER'S INITIALS

April 22 2026

PAGE 6 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #:

Lot 10 Lions Ridge

Celista, BC

V0E 1M6

5. BUILDING Respecting the Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
I. Are you aware of any structural problems with any of the buildings in the Common Property?				
J. Are you aware of any problems with the heating and / or central air conditioning system for the Common Property?				
K. Are you aware of any moisture and / or water problems in the walls, basement or crawl space of any buildings on the Common Property?				
L. Are you aware of any damage to the Common Property due to wind, fire, or water?				
M. Are you aware of any infestation or unrepaired damage to the Common Property by insects, rodents, or bats?				
N. Are you aware of any roof leakage or unrepaired roof damage to any building on the Common Property? (Age of roof if known: _____ years)				
O. Are you aware of any problems with the electrical or gas system of the Common Property?				
P. Are you aware of any problems with the plumbing system of the Common Property?				
Q. Are you aware of any problems with the swimming pool and / or hot tub on the Common Property?				
R. Does the Common Property contain unauthorized accommodation?				
S. Are you aware of any additions, alterations, or upgrades made to the Common Property that were not installed by the original developer?				
T. Is the Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
U. Are there any agreements under which the owner of the Strata Lot assumes responsibility for the installation and / or maintenance of alterations to the Common Property?				
V. Is there a current "EnerGuide for Houses" rating number available for the Common Property? (i) If so, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____				

6. STRATA CORPORATION GOVERNANCE MATTERS

A. Are you aware of any pet restrictions?		X		
B. Are you aware of any rental restrictions?		X		
C. Are you aware of any age restrictions?		X		

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BUYER'S INITIALS

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SELLER'S INITIALS

April 22 2026

PAGE 7 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: Lot 10 Lions Ridge Celista, BC V0E 1M6

6. STRATA CORPORATION GOVERNANCE MATTERS (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are you aware of any other restrictions? If so, provide details on page 9, Section 8. ADDITIONAL COMMENTS AND / OR EXPLANATIONS		X		
E. Are you aware of any special levy(ies) voted on or proposed? How much? _____		X		
F. Have you paid any special levy(ies) in the past five years? How much? _____		X		
G. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Strata Lot?		X		
H. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Strata Lot?		X		
I. Nature of Interest / Ownership: ☐ Freehold ☐ Time Share ☐ Leasehold ☐ Undivided ☒ Bare Land ☐ Cooperative				
J. Management Company <u>SHUSNAP VALLEY ESTATES</u> Name of Manager <u>KELLY ROMANIUK</u> Telephone <u>780-718-2675</u> Address _____				
K. If self-managed: Strata Council President's Name _____ Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____				
L. Are the following documents available?	YES	NO	CAN BE OBTAINED FROM:	
Bylaws	X			
Rules / Regulations	X			
Year-to-date Financial Statements	X			
Current Year's Operating Budget	X			
All Minutes of Last 24 Months, Including Council, Special, and Annual General Meeting Minutes	X			
Engineer's Report and/or Building Envelope Assessment		X		
Strata Plan	X			
Depreciation Report		X		
Reserve Fund Study		X		
Summary of Insurance Coverages (including premium)	X			

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BUYER'S INITIALS

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SELLER'S INITIALS

April 22 2026

PAGE 8 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #:

Lot 10 Lions Ridge

Celista, BC

VOE 1M6

6. STRATA CORPORATION GOVERNANCE MATTERS (continued)

M. What is the monthly strata fee? \$ 65.00

Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	X				Recreation?		X		
Heat?		X			Cable?		X		
Hot Water?		X			Gardening?		X		
Gas Fireplace?		X			Caretaker?		X		
Garbage?		X			Water?		X		
Sewer?		X			Other?				

N. (i) Number of Strata Lot parking stalls included n/a and specific numbers

- (ii) Are these: ☐ (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented?
☐ (d) Long Term Lease? ☐ (e) Other?

O. (i) Storage Locker? ☐ Yes ☐ No Number(s) n/a

- (ii) Are these: ☐ (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented?
☐ (d) Long Term Lease? ☐ (e) Other?

7. GENERAL

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Strata Lot, or any other Strata Lot, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		X		
B. Are you aware of any latent defect in respect of the Development? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development:</i> <i>(a) dangerous or potentially dangerous to occupants; or</i> <i>(b) unfit for habitation.</i>		X		
C. Are you aware of any existing or proposed heritage restrictions affecting the Development (including the Development being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		X		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Development (including the Development being designated as an archaeological site or as having archaeological value under applicable law)?		X		

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BUYER'S INITIALS

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SELLER'S INITIALS

April 22 2026

PAGE 9 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: Lot 10 Lions Ridge Celista, BC V0E 1M6

7. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. To the best of your knowledge, has the Strata Lot been tested for radon? (i) If Yes, was the most recent test: ☐ short term or ☐ long term (more than 90 days) Level: _____ ☐ bq/m3 ☐ pCi/L on _____ date of test (DD/MM/YYYY)		X		
F. Is there a radon mitigation system in the Strata Lot? (i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system in the Strata Lot?		X		
G. To the best of your knowledge, has the Common Property been tested for radon? (i) If Yes, was the most recent test: ☐ short term or ☐ long term (more than 90 days) Level: _____ ☐ bq/m3 ☐ pCi/L on _____ date of test (DD/MM/YYYY)		X		
H. Is there a radon mitigation system in the Common Property? (i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system in the Common Property?		X		

8. ADDITIONAL COMMENTS AND / OR EXPLANATIONS (Use additional pages if necessary)

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

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BUYER'S INITIALS

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SELLER'S INITIALS

April 22 2026

PAGE 10 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #:

Lot 10 Lions Ridge

Celista, BC

V0E 1M6

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Authentic

Kelly Romaniuk

SELLER(S) Kelly Romaniuk

SELLER(S)

SELLER(S)

The Buyer acknowledges that the Buyer has received, read, and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr _____.

The Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

The Buyer is urged to carefully inspect the Strata Lot and the Common Property and, if desired, to have the same inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate. The Buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the Buyer is concerned about the size.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages nor their Managing Brokers, Associate Brokers, or Representatives warrant or guarantee the information provided about the Strata Lot or the Development.

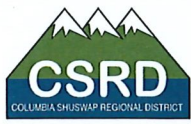
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BC1010 JUL 2025

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Columbia Shuswap Regional District

555 Harbourfront Dr. NE, Salmon Arm, BC V1E 4P1
Phone: 250.832.8194 | Toll Free: 1.888.248.2773
Web: www.csr.bc.ca | E-mail: info@csr.bc.ca

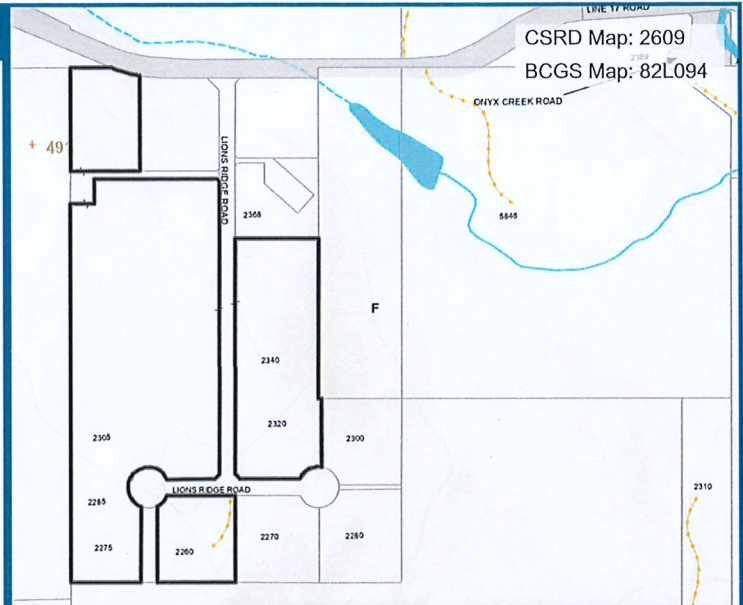
Property Report

Name / PID: 029-036-551
Roll / Folio: 78909082095
IDParcel: fmbp0299

Property Details

Address: 2305 Lions Ridge Road
Name / PID: 029-036-551
Roll / Folio: 78909082095
Electoral Area: F
Local Area: Celista
Ownership: Private
Parcel Type: Standard
GIS Lot Size: 11.75 HA | 29.03 Acres *
Percent in ALR: 2
Legal Description: LA SEC 15 TP 23 R 10 W OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT PL
EPP27027 EXC STRATA PL EPS1206 (PHASE 1, 2
& 3)

* Lot size is approximate. Refer to the legal plan to obtain the official size. Contact the CSRD if there is a discrepancy between the CSRD lot size data and another agency.



Planning and Development

Building: Bylaw 660-03: Building Regulation and Inspection
Zoning: Bylaw N/A: No Lakes Zoning
Bylaw N/A: No Zoning
OCP: Bylaw 830: RSC - Rural and Resource

Related Planning Files and Permits:

Application Type - Status	File Number	Date
Building - Residential - Withdrawn	3880 18 34	2018/05/01

Property potentially in one or more of the following CSRD permit application areas:

Hazardous Lands (Steep Slope)
Riparian Areas Regulation (RAR)

BC Assessment - Property Details

Roll Number: 78909082095
Assess. Area: 20 - North Okanagan
Jurisdiction: 789 - Salmon Arm Rural
Neighbourhood: 789300 - North Shuswap Upland
School District: 83 - North Okanagan-Shuswap
Hospital District: 05 - Thompson
Actual Use: 061 - 2 Acres Or More (Vacant)
Manual Class: -

Minor Taxing:

Building Inspection ESA#5
Celista/Scotch Cr Comm Pk SA26
COLUMBIA-SHUSWAP EA F
E.A.'F' Refuse Disposal DA#3
EA F Sub-Regional Fire SRVA#65
Fireworks Area F SRVA#58
N Shuswap 1st Response SRVA#42
N Shuswap Comm Parks SRVA#44
N Shuswap Liq Waste SRVA#60
N Shuswap Sub-Reg Road Rescue SRVA#82
North Shuswap Health Financial SRVA#78
Okanagan Reg Library LSA#28

Current Assessment:

Land:	\$578,700
Improvements:	\$00
Gross Value:	\$578,700
Exemptions:	\$2,850
Net Value:	\$575,850

Assessment History:

Gross 2026:	\$578,700
Gross 2025:	\$578,700
Gross 2024:	\$578,700
Gross 2023:	\$856,000

Sales History:

* This information is generated automatically from various sources. Contact the CSRD to verify requirements for this property.

* This information is provided by the BC Assessment Authority. Please contact BCAA if you have any questions.

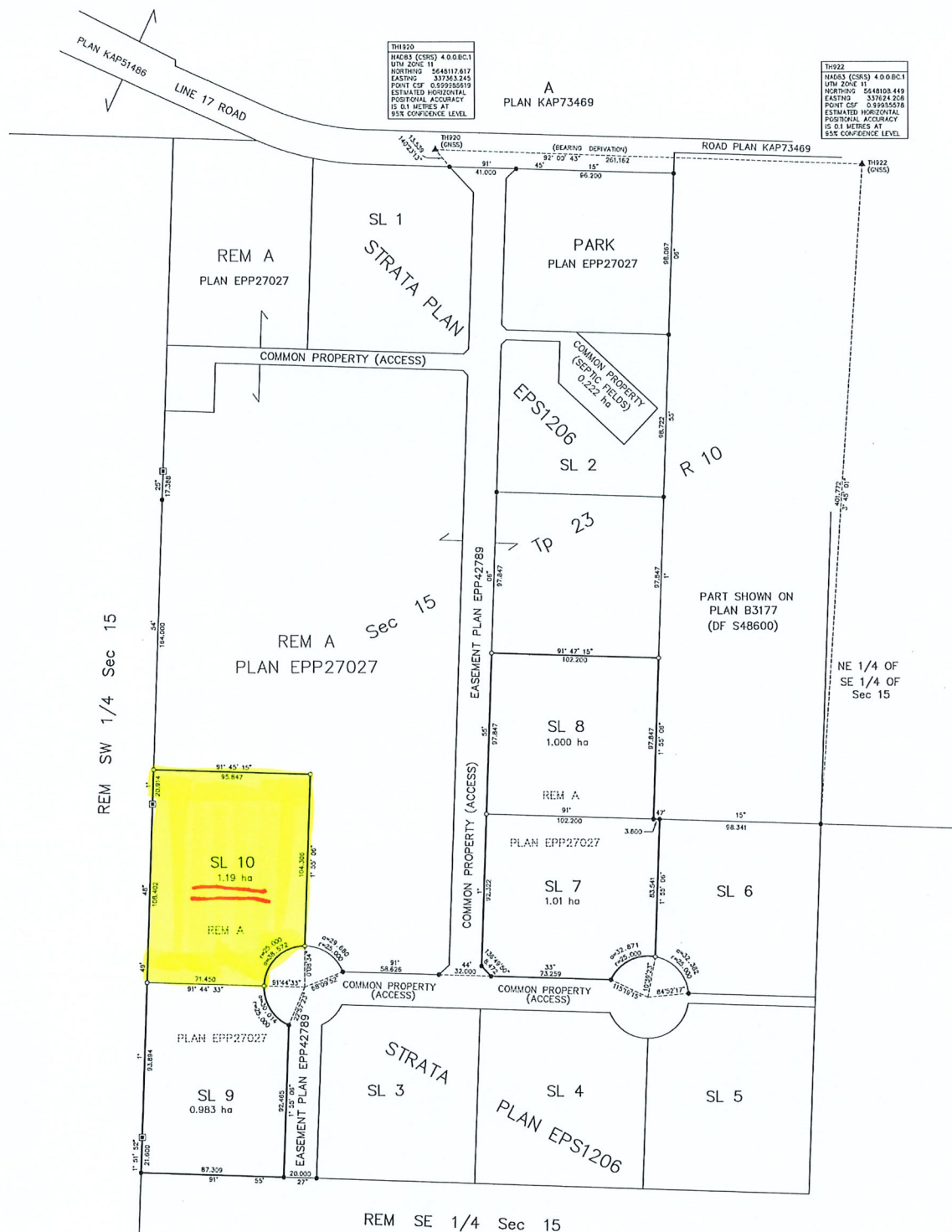
Tuesday, April 21, 2026

This information is provided for general information and convenience only. Data is compiled from various sources including BC Assessment and the LTSA. The CSRD makes no warranties, expressed or implied, as to the accuracy or completeness of the information; it is not a legal document. The CSRD is not responsible for any errors or omissions that may appear on this report.

PHASED BARE LAND STRATA PLAN OF
A PORTION OF
LOT A, Sec 15, Tp 23, Rge 10
W6M, KDYD, PLAN EPP27027
EXCEPT STRATA PLAN EPS1206(PHASE 1, 2 AND 3)

SHEET 1 OF 1
STRATA PLAN EPS1206
PHASES 4 & 5

BCGS 82 L 094
QUC ACCESS
LINE 17 ROAD, CELUSTA, BC



TH920
NAD83 (CGRS) 4.0.0.BC.1
UTM ZONE 11
NORTHING 564817.617
EASTING 337263.345
POINT CIP 0.59935519
ESTIMATED HORIZONTAL
POSITIONAL ACCURACY
IS 0.1 METRES AT
95% CONFIDENCE LEVEL

TH922
NAD83 (CGRS) 4.0.0.BC.1
UTM ZONE 11
NORTHING 5648103.449
EASTING 337624.206
POINT CIP 0.59935519
ESTIMATED HORIZONTAL
POSITIONAL ACCURACY
IS 0.1 METRES AT
95% CONFIDENCE LEVEL



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH
BY 864mm IN HEIGHT (SHEET SIZE D) WHEN PLOTTED AT
A SCALE OF 1:1250

ACCESS TO REMAINDER OF LOT A IS BY AN
ACCESS AGREEMENT ACROSS COMMON PROPERTY

THIS BARE LAND STRATA PLAN LIES WITHIN THE
JURISDICTION OF THE APPROVING OFFICER FOR THE
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
WITH FILE NO. 20009-02817

THE COMMON FACILITY (SEPTIC FIELDS) IN THIS PHASE IS
SUBJECT TO THE CONDITIONS SET OUT IN THE FORM "P"
FILED FOR THIS STRATA PLAN

THIS PLAN IS PHASE #4 & #5 OF AN #8 PHASE STRATA PLAN
UNDER SECTION 224 OF THE STRATA PROPERTY ACT
LYING WITHIN THE JURISDICTION OF THE APPROVING OFFICER
FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED
TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL
DISTANCES BY THE AVERAGE CORRECTION FACTOR OF 0.999855935

THE AVERAGE CORRECTION FACTOR HAS BEEN DETERMINED
BASED ON AN ELLIPSOIDAL ELEVATION OF 439 METRES
GRID BEARINGS ARE DERIVED FROM DUAL FREQUENCY
DIFFERENTIAL CARRIER PHASE GNSS OBSERVATIONS AND ARE REFERRED
TO THE CENTRAL MERIDIAN OF ZONE 11 (LONGITUDE 117° WEST)

TO OBTAIN LOCAL ASTROGNOMIC BEARINGS REFERRED TO THE MERIDIAN
THROUGH TH920 SUBTRACT 1° 47' 53" FROM GRID BEARINGS
THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY
ARE DERIVED FROM GNSS DUAL FREQUENCY BASELINE TIES TO ACP'S
AT INVERMERE AND SUMNERLAND

LEGEND:

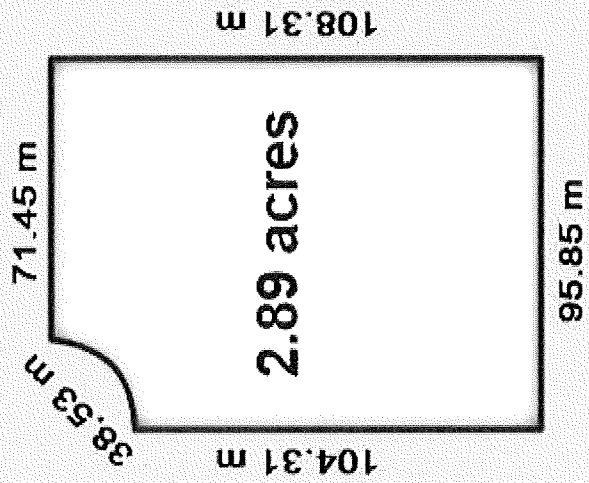
FOUND PLACED DESCRIPTION
● ○ STANDARD IRON POST
■ □ OLD PATENT DOMINION IRON POST
▲ TRANSFER HUB
THE FIELD SURVEY REPRESENTED BY THIS PLAN HAS COMPLETED
ON THE 22ND DAY OF SEPTEMBER, 2023
CHRISTOPHER JOHN de KROM, BOLS (#7999)

CAD FILE: T06692-PHASE 4-5.DWG (OCT 4/23)

THIS PLAN LIES WITHIN THE
COLUMBIA - SHUSWAP REGIONAL DISTRICT

UNDERHILL & UNDERHILL
PROFESSIONAL LAND SURVEYORS
204-163 SENECA STREET
KAMLOOPS, B.C. V2C 2C7

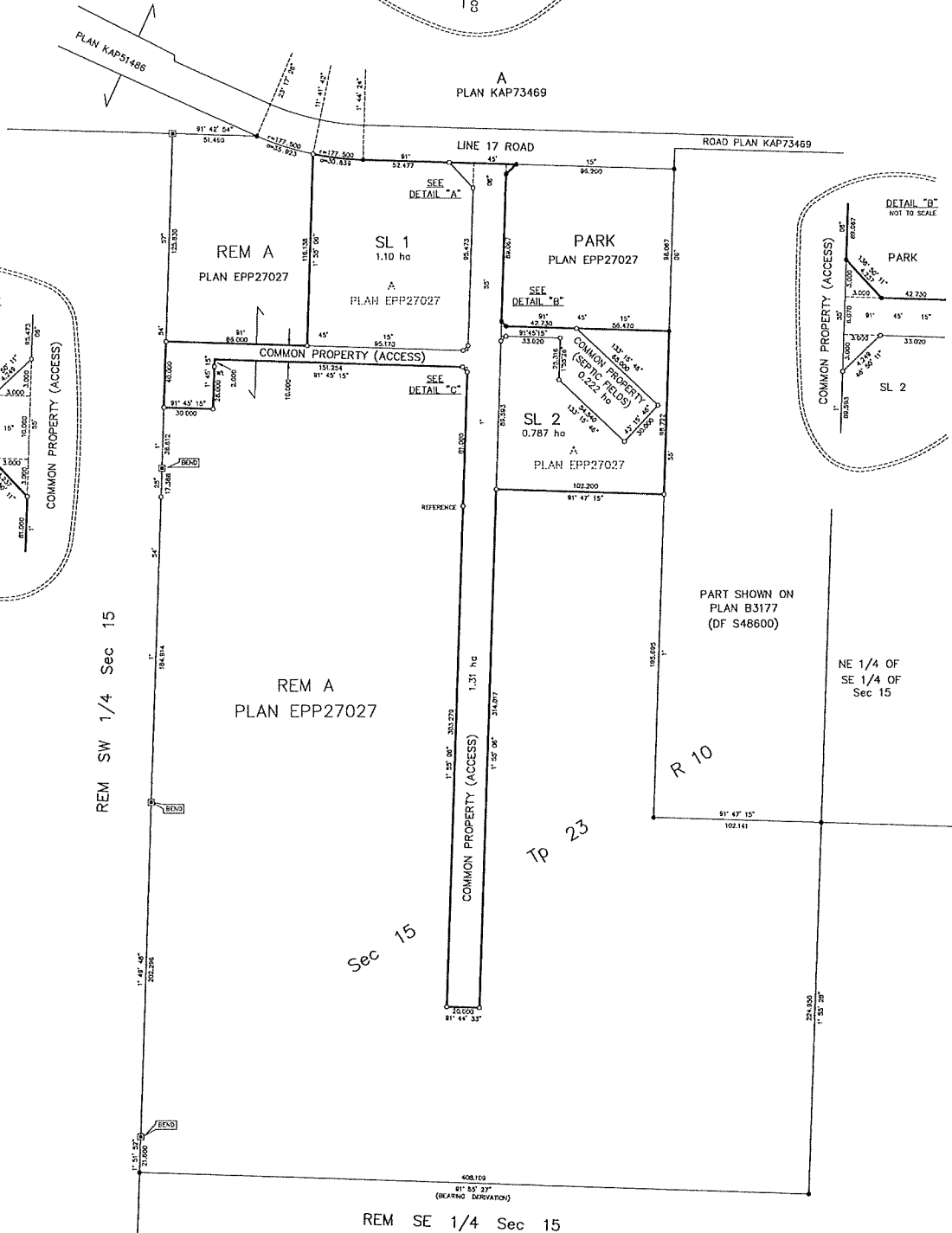
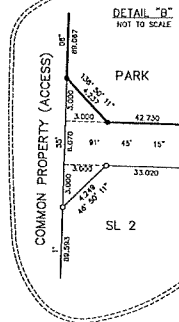
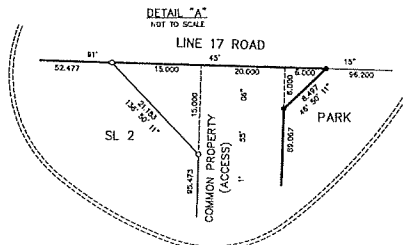
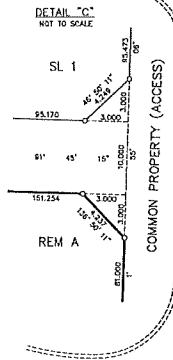
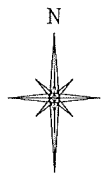
ACREAGE 10



PHASED BARE LAND STRATA PLAN OF
A PORTION OF
LOT A, Sec 15, Tp 23, R 10
W6M, KDYD, PLAN EPP27027
(PHASE 1)

BCGS B2 L 094
DCC 406333
LINE 17 ROAD, CELISTA, BC

SHEET 1 OF 1
STRATA PLAN EPS1206
PHASE 1



THE INTENDED PLOT SIZE OF THIS PLAN IS 500mm IN WIDTH
BY 864mm IN HEIGHT (SHEET SIZE D) WHEN PLOTTED AT
A SCALE OF 1:1250

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES EXPRESSED
IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED

BEARINGS ARE GRID AND DERIVED FROM
PLAN EPP27027

LEGEND:

FOUND PLACED DESCRIPTION
● STANDARD IRON POST
○ OLD PATTERN DOWNSIDE IRON POST

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED BY
IVAN & ROYAN, B.C.S., ON THE 17TH DAY OF DECEMBER, 2012

ACCESS TO REMAINDER OF LOT A IS BY AN
ACCESS AGREEMENT ACROSS COMMON PROPERTY

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
WHICH ARE NOT SET ON THE TRUE CORNER(S)

THIS BARE LAND STRATA PLAN LIES WITHIN THE
JURISDICTION OF THE PROVINCIAL OFFICE FOR THE
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
NOTE FILE NO. 2009-20097

THE COMMON FACILITY (SEPTIC FIELDS) IN THIS PHASE IS
SUBJECT TO THE EXISTING SET OUT IN THE FORM "F"
FILED FOR THIS STRATA PLAN

THIS PLAN IS PHASE (1) OF AN (2) PHASE STRATA PLAN
UNDER SECTION 224 OF THE STRATA PROPERTY ACT
LYING WITHIN THE JURISDICTION OF THE PROVINCIAL OFFICE
FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE

CAD FILE: D1137-PH01.DWG (DEC 20/12)

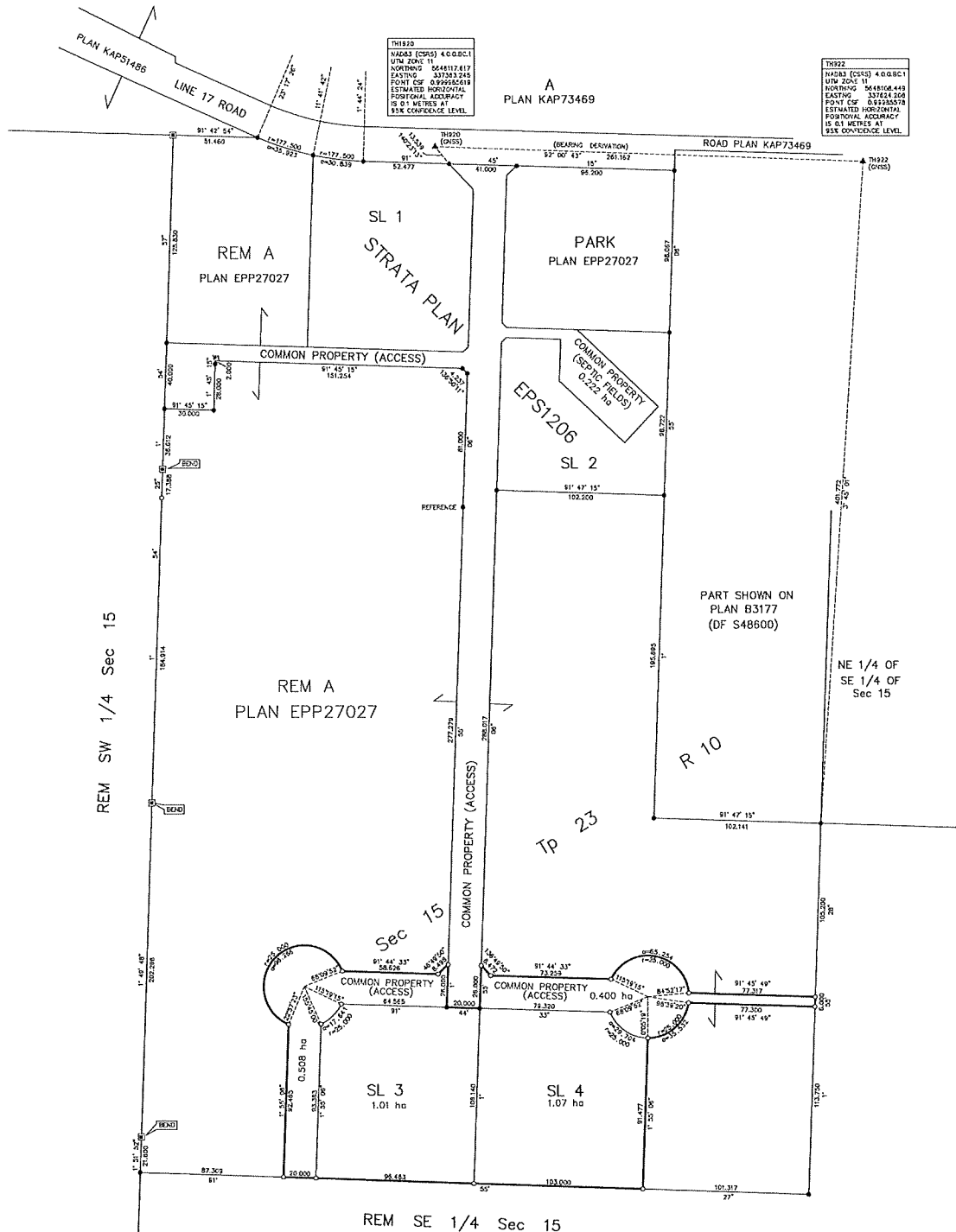
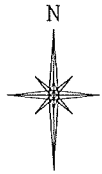
UNDERHILL & UNDERHILL
PROFESSIONAL LAND SURVEYORS
204-153 SEYMOUR STREET
KAMLOOPS, B.C. V2C 2C7
TEL: (250) 375-6835

THIS PLAN LIES WITHIN THE
COLUMBIA - BRADSHAW REGIONAL DISTRICT
AND THE VERNON ASSESSMENT AREA

PHASED BARE LAND STRATA PLAN OF
A PORTION OF
LOT A, Sec 15, Tp 23, R 10
W6M, KDYD, PLAN EPP27027
EXCEPT STRATA PLAN EPS1206(PHASE 1)

SHEET 1 OF 1
STRATA PLAN EPS1206
PHASE 2

BCGS 82 L 094
CIVIC ADDRESS
LINE 17 ROAD, CELUSTIA, BC



TH920
NAD83 (CSRS) 400.000.1
UTM ZONE 11
NORTHING 5648117.417
EASTING 567333.245
POINT CIP 099950219
ESTIMATED HORIZONTAL
POSITIONAL ACCURACY
IS 0.1 METRES AT
95% CONFIDENCE LEVEL

TH922
NAD83 (CSRS) 400.000.1
UTM ZONE 11
NORTHING 5648166.449
EASTING 537614.205
POINT CIP 099950578
ESTIMATED HORIZONTAL
POSITIONAL ACCURACY
IS 0.1 METRES AT
95% CONFIDENCE LEVEL

ACCESS TO REMAINDER OF LOT A IS BY AN
ACCESS AGREEMENT ACROSS COMMON PROPERTY

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

THIS BARE LAND STRATA PLAN LIES WITHIN THE
JURISDICTION OF THE APPROVING OFFICER FOR THE
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
WITH FILE NO. 20099-02017

THE COMMON FACILITY (SEPTIC FIELDS) IN THIS PHASE IS
SUBJECT TO THE CONDITIONS SET OUT IN THE FORM "F"
FILED FOR THIS STRATA PLAN

THIS PLAN IS PHASE 2 OF AN 8-PHASE STRATA PLAN
UNDER SECTION 234 OF THE STRATA PROPERTY ACT
LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER
FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED
TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL
DISTANCES BY THE AVERAGE CORRECTION FACTOR OF 0.999855555

THE AVERAGE CORRECTION FACTOR HAS BEEN DETERMINED
BASED ON AN ELLIPSOIDAL ELEVATION OF 433 METRES

GRID BEARINGS ARE DERIVED FROM DUAL FREQUENCY
OPTICAL/INERTIAL CARRIER PHASE OBSERVATIONS AND ARE REFERRED
TO THE CENTRAL MERIDIAN OF ZONE 11 (LONGITUDE 117° WEST)

TO OBTAIN LOCAL ASTRONOMIC BEARINGS REFERRED TO THE MERIDIAN
THROUGH THIS SUBTRACT 1° 47' 53" FROM GRID BEARINGS

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL
ACCURACY ARE DERIVED FROM GNSS DUAL FREQUENCY BASELINE TIES TO ADP'S
AT INVERMERE AND SUMNERLAND

THE INTEGRATED PLOT SIZE OF THIS PLAN IS 560-m IN WIDTH
BY 864-m IN HEIGHT (SHEET SIZE D) WHEN PLOTTED AT
A SCALE OF 1:11250

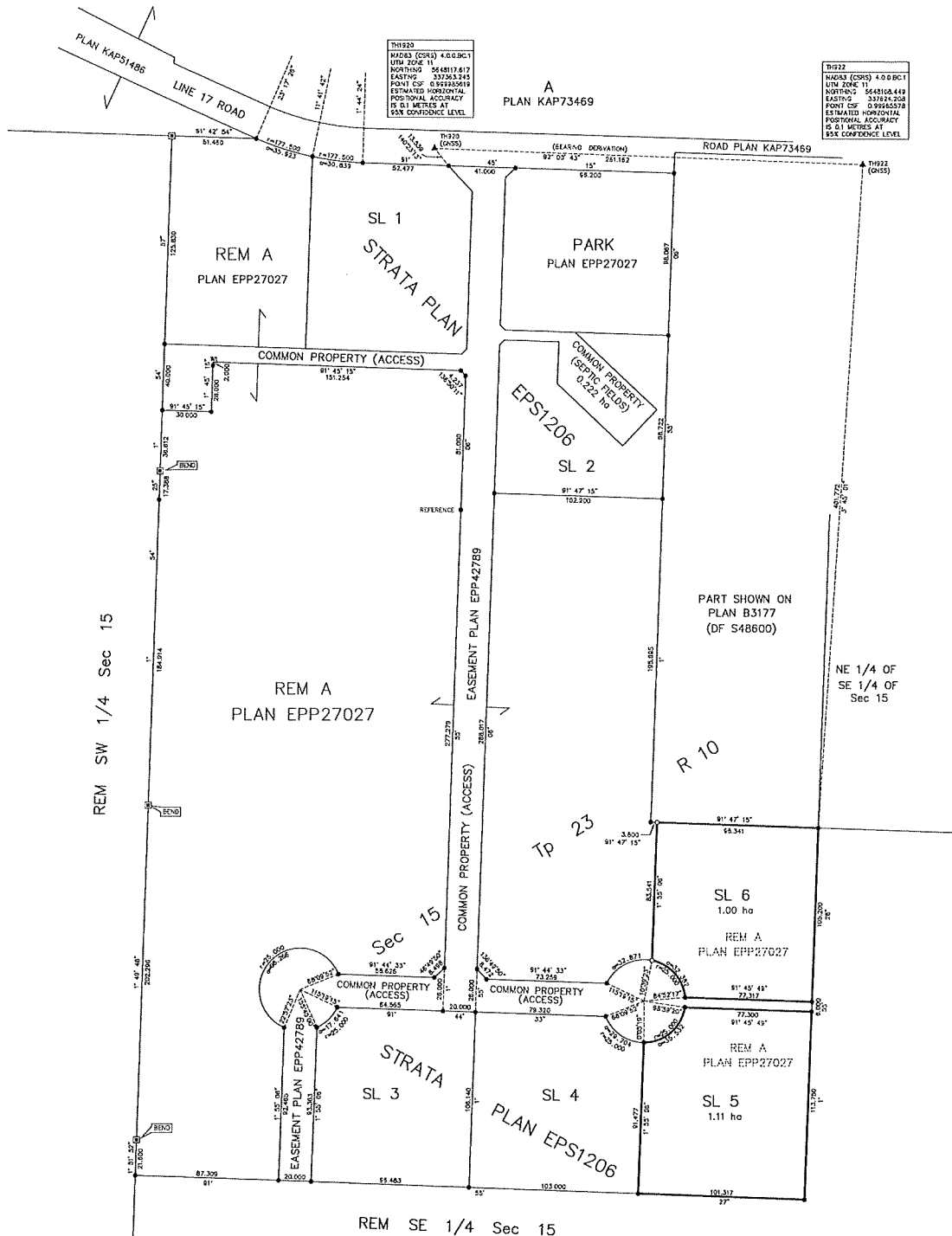
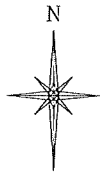
LEGEND:
FOUND PLACED DESCRIPTION
● ○ STANDARD IRON POST
● ○ OLD PATTERN COMMON IRON POST
▲ TRAVELER HAG
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE 15TH DAY OF AUGUST, 2017
CHRISTOPHER JOHN DE HAN, B.S.S. (PFS)

CAD FILE: T03720-R1-PHASE2.DWG (PER 3/18)
UNDERHILL & UNDERHILL
PROFESSIONAL LAND SURVEYORS
204-153 BETHUNE STREET
KAMLOOPS, B.C. V2C 2G7
TEL: (250) 372-6835

PHASED BARE LAND STRATA PLAN OF
A PORTION OF
LOT A, Sec 15, Tp 23, R 10
W6M, KDYD, PLAN EPP27027
EXCEPT STRATA PLAN EPS1206(PHASE 1 AND 2)

SHEET 1 OF 1
STRATA PLAN EPS1206
PHASE 3

BCGS 82 L 094
LINE 17 ROAD, CELUSTA, BC



ACCESS TO REMAINDER OF LOT A IS BY AN
ACCESS AGREEMENT ACROSS COMMON PROPERTY

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

THIS BARE LAND STRATA PLAN LIES WITHIN THE
JURISDICTION OF THE APPROVING OFFICER FOR THE
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
WITH FILE NO. 20208-10287

THE COMMON FACILITY (SEPTIC FIELDS) IN THIS PHASE IS
SUBJECT TO THE CONDITIONS SET OUT IN THE FORM "A"
FILED FOR THIS STRATA PLAN

THIS PLAN IS PHASE 3 OF AN AN PHASE STRATA PLAN
UNDER SECTION 224 OF THE STRATA PROPERTY ACT
LYING WITHIN THE JURISDICTION OF THE APPROVING OFFICER
FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
IN METRES AND DEGREES UNLESS OTHERWISE SPECIFIED
TO COMPUTE PLOT DISTANCES, MULTIPLY GROUND-LEVEL
DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.993555465
THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED
BASED ON AN ELLIPSOIDAL ELEVATION OF 439 METRES
GRID BEARINGS ARE DERIVED FROM DUAL FREQUENCY
DIFFERENTIAL GLOBAL POSITIONING SYSTEM OBSERVATIONS AND ARE REFERRED
TO THE CENTRAL MERIDIAN OF ZONE 11 (LONGITUDE 117° 55' 11' W)

TO OBTAIN LOCAL ASTRONOMIC BEARINGS REFERRED TO THE MERIDIAN
THROUGH THESE SUBTRACT 1° 47' 57" FROM GRID BEARINGS
THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL
ACCURACY ARE DERIVED FROM GNSS DUAL FREQUENCY BASELINE TIES TO ACP'S
AT INVERMUE AND SUMMITLAND

LEGEND:
FOUND PLACED DESCRIPTION
○ ○ STANDARD IRON POST
● ● OLD PATTERN BOUNDARY IRON POST
▲ ▲ TRAVERSE MARK
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE 31ST DAY OF AUGUST, 2022
CHRISTOPHER JOHN DE WAAL BOLS (P199)

20m 0 20 40m

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH
BY 851mm IN HEIGHT (SHEET SIZE D) WHEN PLOTTED AT
A SCALE OF 1:1500

CAD FILE: 10447-PHASE3.DWG (EPP 20/22)

UNDERHILL & UNDERHILL
PROFESSIONAL LAND SURVEYORS
204-153 SENECA STREET
VANCOUVER, B.C. V6C 2K7
TEL: (604) 372-6835

THIS PLAN LIES WITHIN THE
COLUMBIA - SQUAMISH REGIONAL DISTRICT
AND THE VERON ASSESSMENT AREA

SKETCH PLAN TO
ACCOMPANY FORM "P"
OF THE STRATA PROPERTY ACT
SHOWING PHASE BOUNDARIES
IN LOT A, Sec 15, Tp 23, R 10
W6M, KOYD, PLAN EPP27027

