SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

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.

Nicole Bird
C12MN5

c=CA, cn=Nicole Bird C12MN5, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=C12MN5

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

Nicole Bird, Browne Johnson Land Surveyors
PO Box 362

Salmon Arm BC V1E 4N5

Phone: 250-832-9701
Email: nicole@brownejohnson.com

☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Plan Number: EPS12931

Control Number: 178-339-4051

This original plan number assignment was done under Commission #:

3. CERTIFICATION:

◉ Form 9 ○ Explanatory Plan ○ Form 9A

I am a British Columbia Land Surveyor, and I certify that:
(a) I personally superintended the survey represented by this plan;
(b) the survey and plan are correct and comply with the Survey and Plan Rules and all applicable statutes.

The field survey was completed on: 2026 June 17 (YYYY/Month/DD)

The plan was completed and checked on: 2026 July 06 (YYYY/Month/DD)

The checklist was filed under ECR#: 302917

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2026 June 17 (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: 2026 June 17 (YYYY/Month/DD)

Arterial Highway ☐

Remainder Parcel (Airspace) ☐

4. ALTERATION: ☐

Strata Plan of Lot 2, Sec 13, Tp 20, Rge 10, W6M, KDYD, Plan EPP142374

Strata Plan EPS12931

BCGS 82L.064

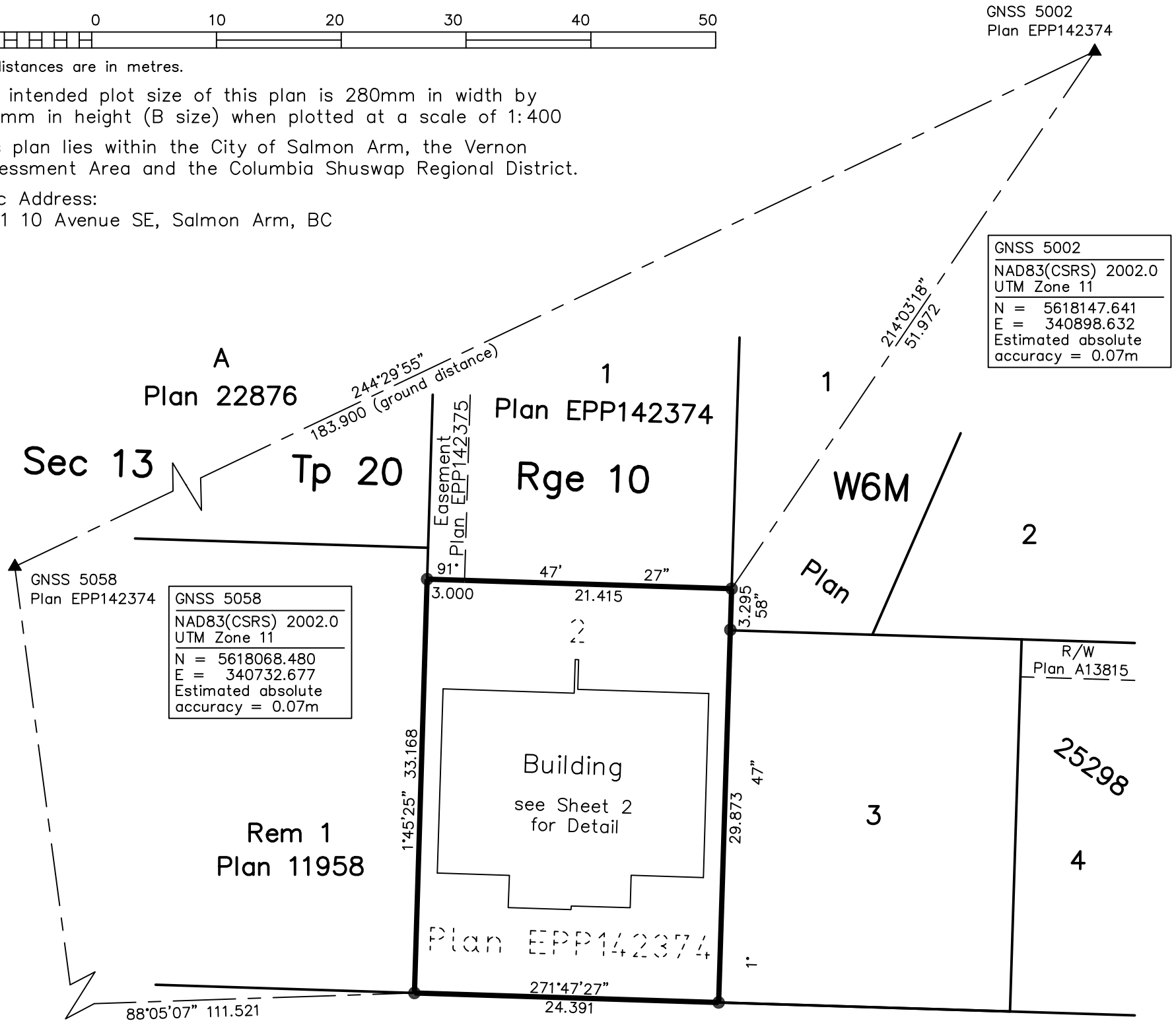
10 0 10 20 30 40 50

All distances are in metres.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:400

This plan lies within the City of Salmon Arm, the Vernon Assessment Area and the Columbia Shuswap Regional District.

Civic Address:
2761 10 Avenue SE, Salmon Arm, BC



LEGEND

●	*Standard Iron Post Found (OIP)*
▲	*Traverse Hub Found*
SL	*Denotes Strata Lot*
'Common'	*Denotes Common Property as defined in the Strata Property Act*
LCP	*Denotes Limited Common Property for the use of the strata lots indicated only*

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 11.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9998299. The average combined factor has been determined based on an ellipsoidal elevation of 518.7 metres.

The UTM coordinates and estimated absolute accuracy achieved are derived from differential dual frequency GNSS observations post processed using the Natural Resources Canada Precise Point Positioning Service.

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

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

The field survey represented by this plan was completed on the 17th day of June, 2026.
Nicole L. Bird, BCLS (928)

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
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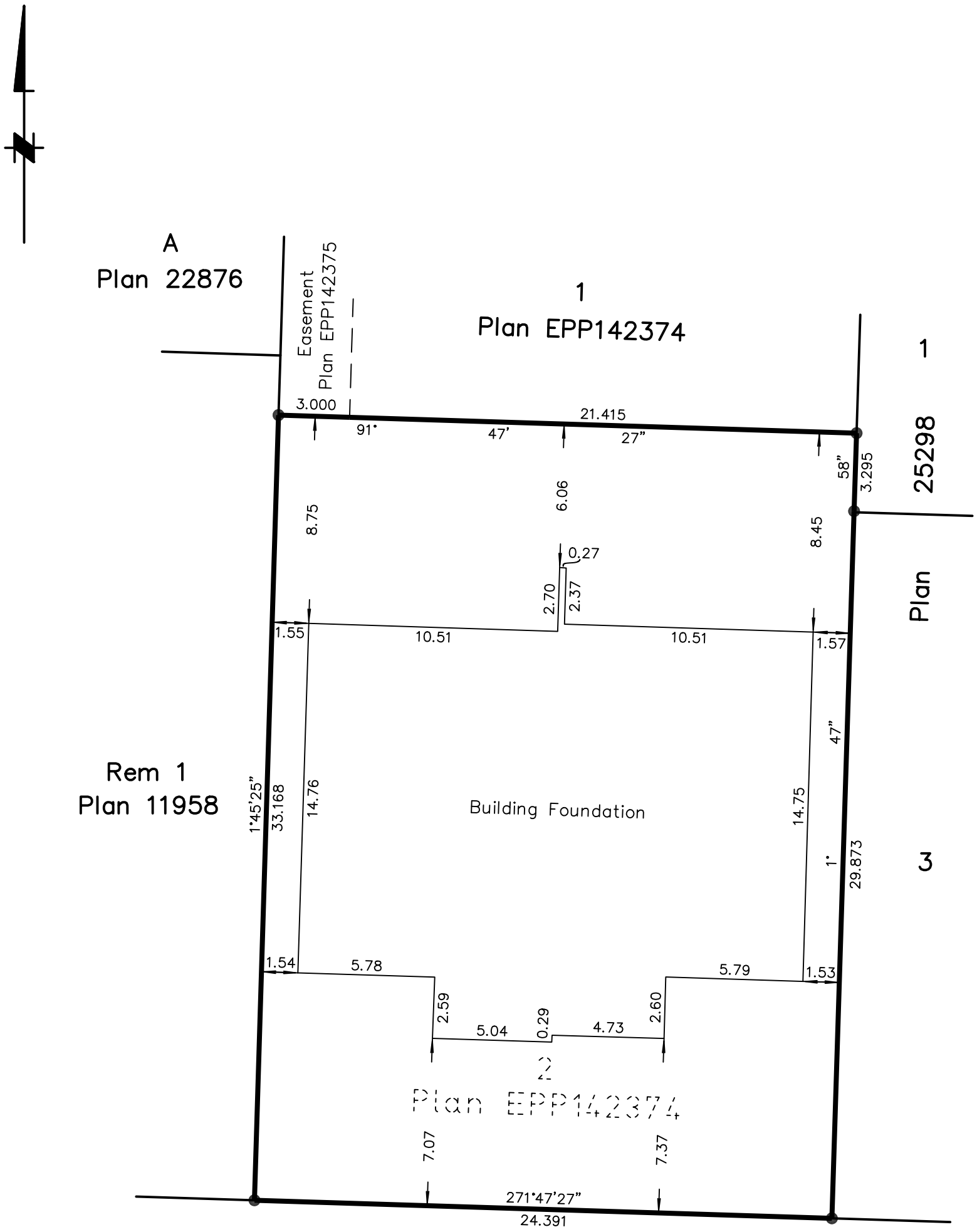
Strata Plan EPS12931

Building Details

5 0 5 10 15 20

All distances are in metres.

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



LEGEND

● *Standard Iron Post Found (OIP)*

Note:
Offsets to property lines are perpendicular thereto and are measured to the exterior of the insulated foundation.

June 17, 2026 Nicole L. Bird, BCLS

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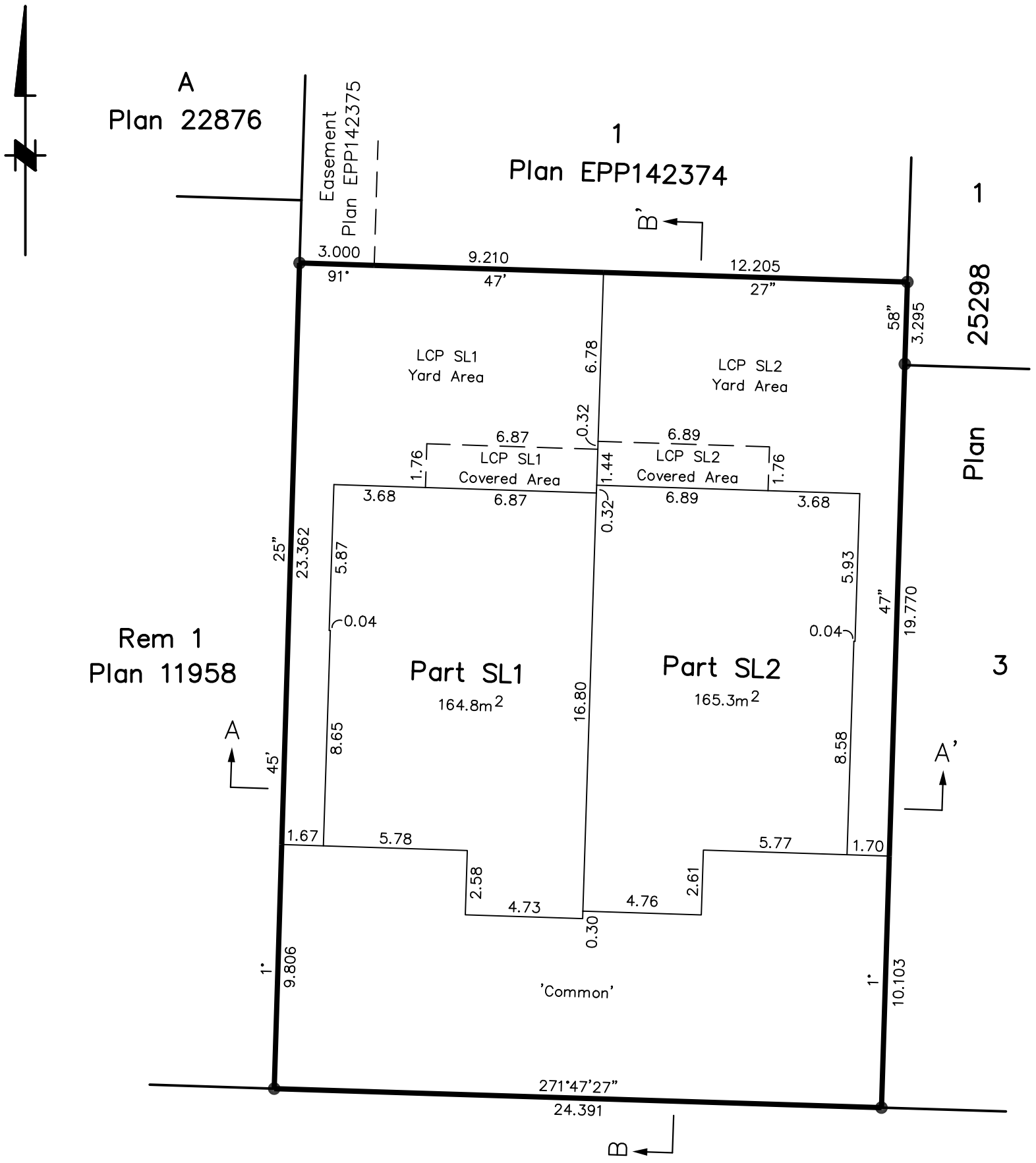
First Floor

Strata Plan EPS12931

5 0 5 10 15 20

All distances are in metres.

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



Notes:

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.

Areas of LCP decks and covered areas are defined as to height by the centerline of the floor/ceiling above or its extensions.

Areas of LCP parking and yard areas do not have designated upper vertical extent.

Cross Section arrows on this sheet point in the direction of view.

All angles deflect by multiples of 90° unless otherwise indicated.

LEGEND

●	*Standard Iron Post Found (OIP)*
SL	*Denotes Strata Lot*
'Common'	*Denotes Common Property as defined in the Strata Property Act*
LCP	*Denotes Limited Common Property for the use of the strata lots indicated only*

June 17, 2026 Nicole L. Bird, BCLS

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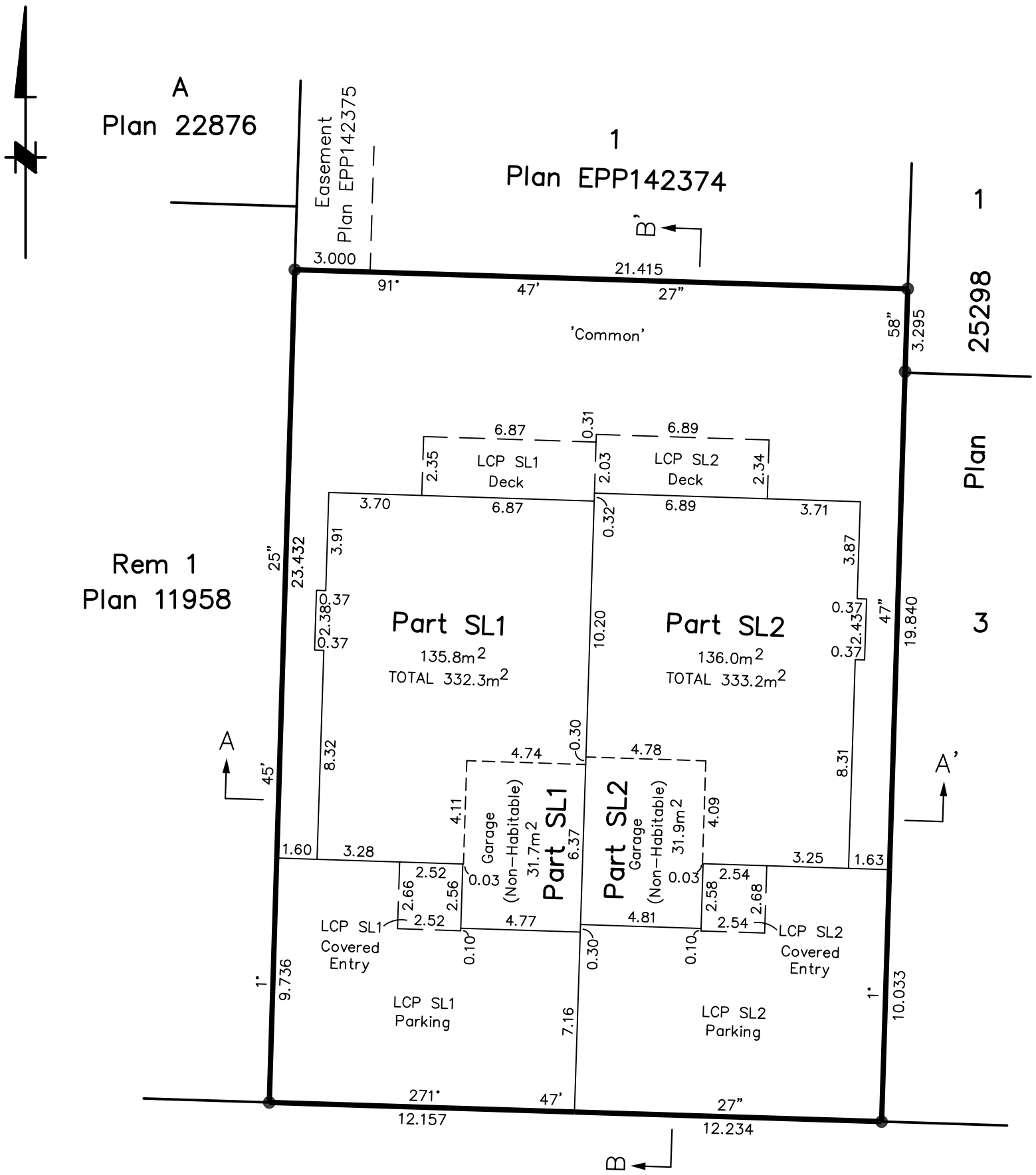
Second Floor

Strata Plan EPS12931

5 0 5 10 15 20

All distances are in metres.

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Notes:

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.

Areas of LCP decks and covered areas are defined as to height by the centerline of the floor/ceiling above or its extensions.

Areas of LCP parking and yard areas do not have designated upper vertical extent.

Cross Section arrows on this sheet point in the direction of view.

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June 17, 2026 Nicole L. Bird, BCLS

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File: 8-26 8-26.raw

Cross Sections

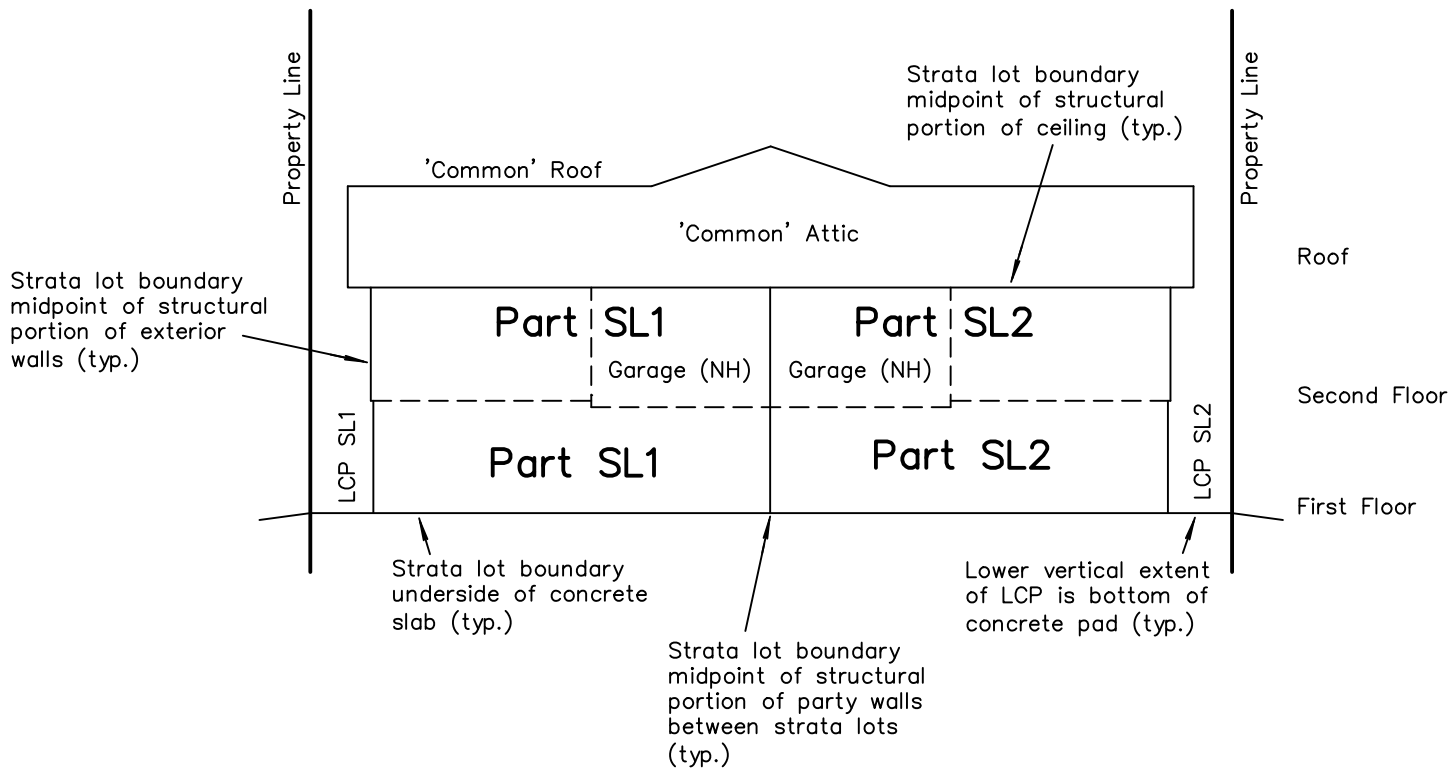
Strata Plan EPS12931

5 0 5 10 15 20

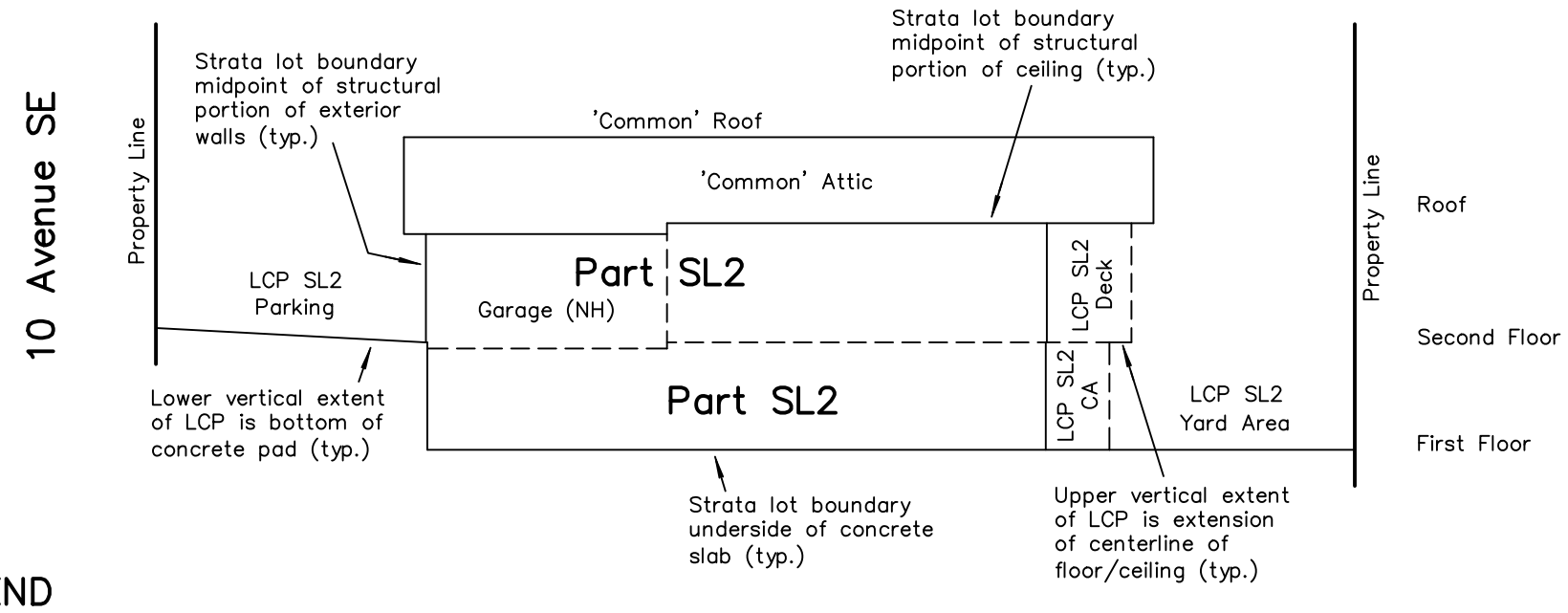
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CROSS SECTION A–A'



CROSS SECTION B–B'



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SL	*Denotes Strata Lot*
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LCP	*Denotes Limited Common Property for the use of the strata lots indicated only*
NH	*Denotes Non–Habitable*
CA	*Denotes Covered Area*

Notes:

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.

Areas of LCP decks and covered areas are defined as to height by the centerline of the floor/ceiling above or its extensions.

Areas of LCP parking and yard areas do not have designated upper vertical extent.

June 17, 2026 Nicole L. Bird, BCLS

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