

**SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA**

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*, RSCB 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

Louis Ngan
PWWWVVP

Digitally signed by Louis Ngan
PWWWVVP
DN: c=CA, cn=Louis Ngan PWWWVVP,
o=BC Land Surveyor, ou=Verify ID at
www.juricert.com/LKUP.cfm?
id=PWWWVVP
Date: 2020.05.12 16:09:05 -07'00'

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

Louis Ngan, BCLS

LNLS - Metro Vancouver Land Surveyors

1528 Kingsway

Vancouver

BC V5N2R9

File: 16870_13TR

Tel: 604-327-1535

Email: louis@LNLS.ca

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **158-932-4945**

Plan Number: **EPS6797**

This original plan number assignment was done under Commission #: **743**

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 May 11 (YYYY/Month/DD) The checklist was filed under ECR#:
The plan was completed and checked on: 2020 May 12 (YYYY/Month/DD) 235210

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 May 11 (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 May 11 (YYYY/Month/DD)

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

**STRATA PLAN OF LOT A
BLOCK 14, DL 394, GROUP 1
NWD, PLAN EPP102140**

STRATA PLAN EPS6797

BCGS 92G.025

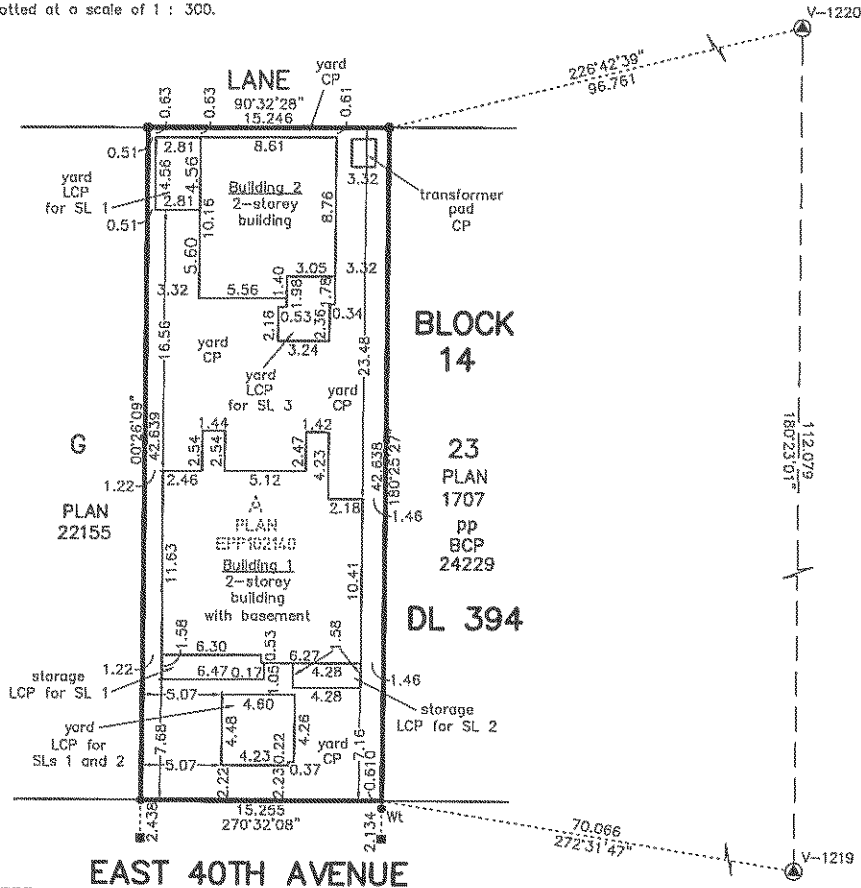
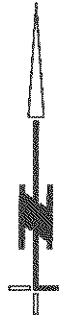
CITY OF VANCOUVER

SCALE 1 : 300



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 : 300.



EAST 40TH AVENUE

CIVIC ADDRESS

2443/45/49 EAST 40TH AVENUE
VANCOUVER, B.C.

LEGEND:

- ⊙ denotes geodetic control monument found
- denotes standard iron post found
- denotes lead plug found
- SL denotes strata lot
- PT SL denotes part of strata lot
- CP denotes common property
- LCP denotes limited common property
- m2 denotes square metres
- NH denotes non-habitable areas, excluded from unit entitlement

This plan lies within Integrated Survey Area No. 31, Vancouver, NAD83(CSRS)4.0.0.BC.1.MVRD.

Grid bearings are derived from conventional ties to geodetic control monuments V-1219 and V-1220 and are referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments V-1219 and V-1220.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9995878. The average combined factor has been determined based on geodetic control monument V-1219.

This plan shows one or more witness posts which are not set on the true corner(s). Unless noted otherwise, witness posts are on the production of the property lines.

All angles deflect by multiples of 45° or 90° unless noted otherwise.

Offset dimensions to property lines are measured from exterior face of building foundations and are perpendicular to property lines.

All yards and storages are defined as to height by the centre of the floor above or its extensions.

UTM Zone 10 Coordinates		
Datum: NAD83(CSRS)4.0.0.BC.1.GVRD		
Point identifier	V-1219	V-1220
UTM Northing	5453463.52	5453575.55
UTM Easting	495951.07	495951.82
Estimated horizontal positional accuracy	0.01m	0.01m
For mapping purposes only and should not be used to determine property boundaries.		

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 the subject of the strata plan.

The field survey represented by this plan was completed on the 11th day of May, 2020.
LOUIS NGAN, BCLS #743

*This plan lies within the
Metro Vancouver Regional District*

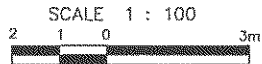
L N L S METRO VANCOUVER
LAND SURVEYORS

1528 KINGSWAY, VANCOUVER, BC, V5N 2R9
T 604.327.1535 WEB WWW.LNLS.CA

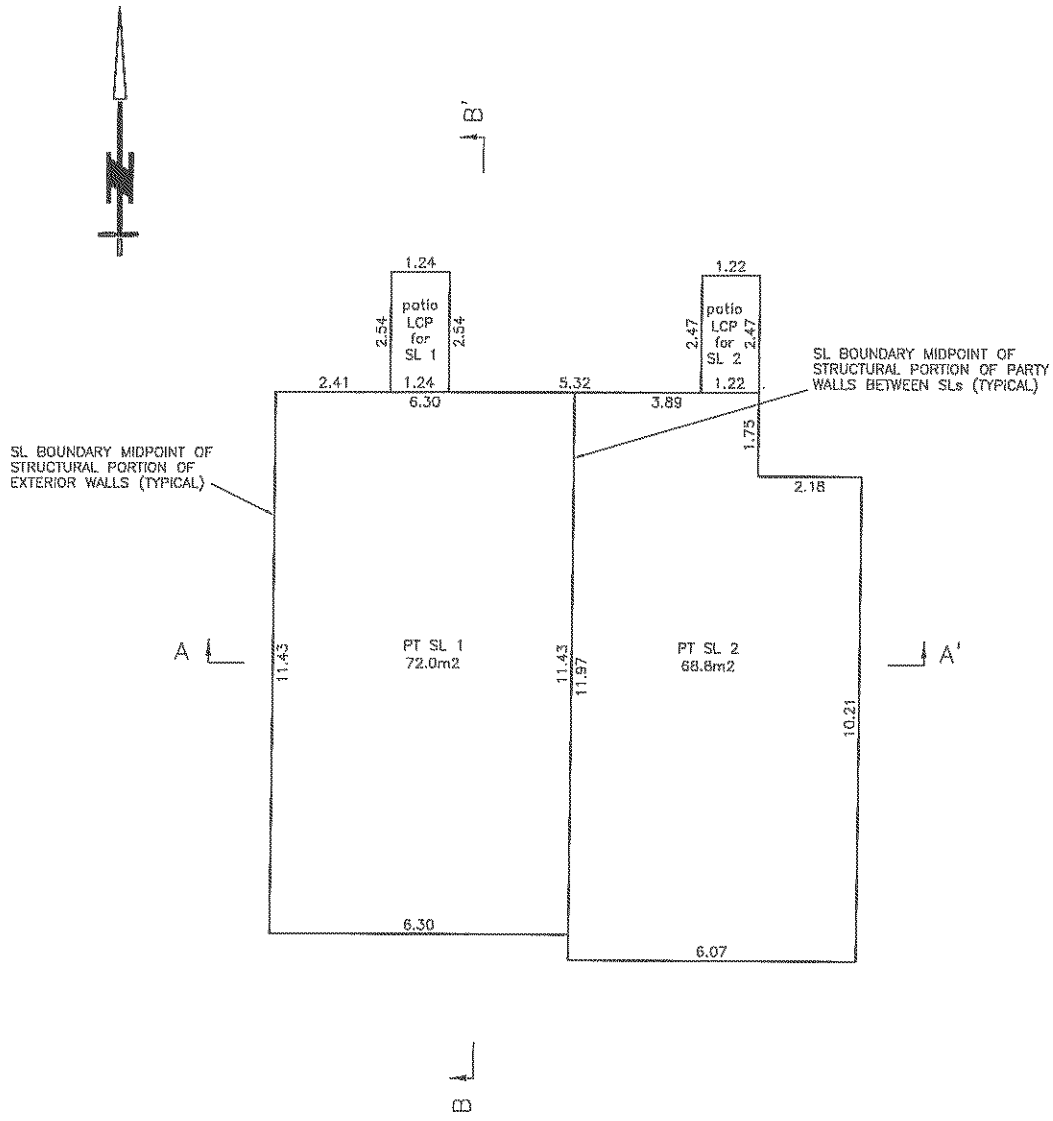
File: 16870_13TR

BUILDING 1 – BASEMENT

STRATA PLAN EPS6797



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 : 100.



All patios are defined as to height by the centre of the floor above or its extensions.

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

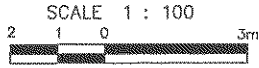
This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

LNLS INC.
 1528 KINGSWAY
 VANCOUVER, B.C., V5N 2R9
 TEL: (604) 327-1535

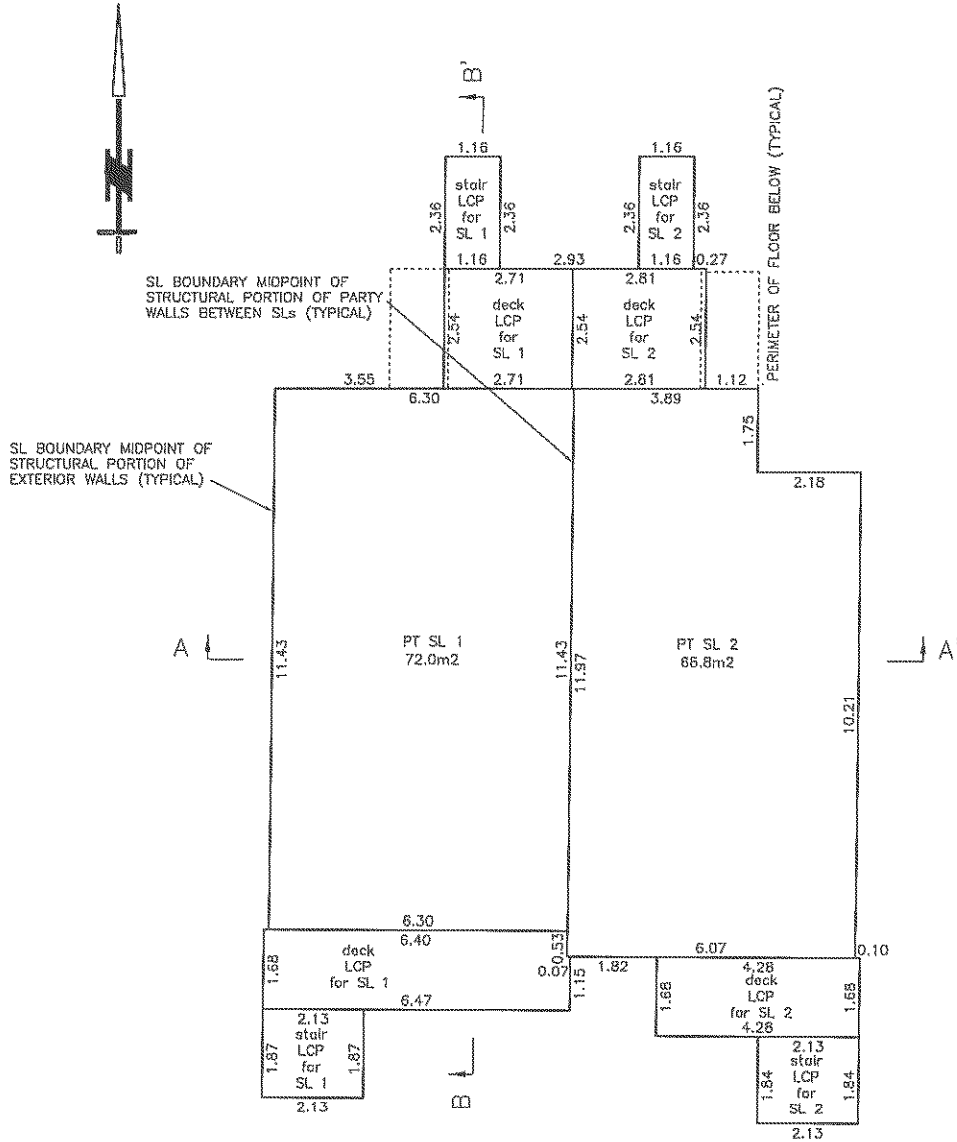
LOUIS NGAN, BCLS
 May 11, 2020
 FILE: 16870_13TR

BUILDING 1 – FIRST FLOOR

STRATA PLAN EPS6797



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 : 100.



All stairs and decks are defined as to height by the centre of the floor above or its extensions.

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

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.

LNLS INC.
 1528 KINGSWAY
 VANCOUVER, B.C., V5N 2R9
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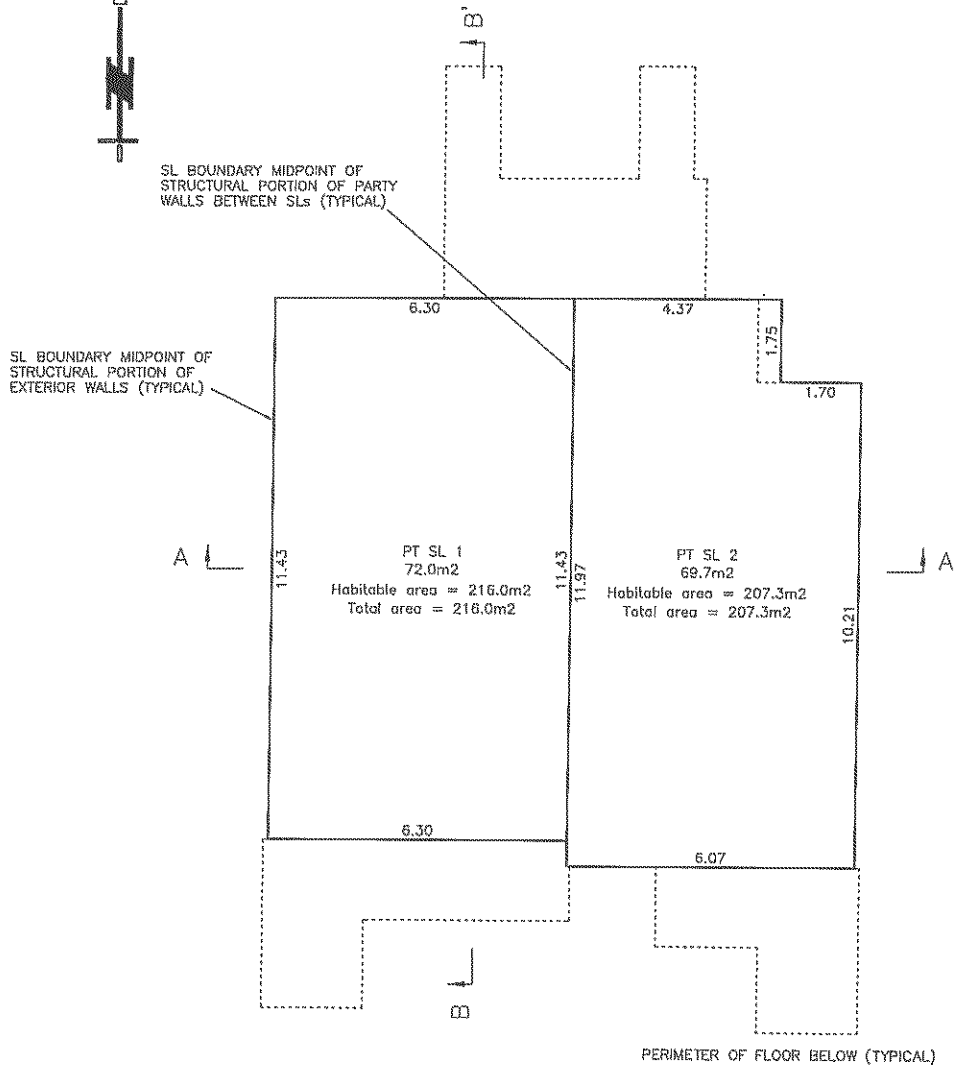
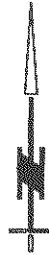
LOUIS NGAN, BCLS
 May 11, 2020
 FILE: 16870_13TR

BUILDING 1 — SECOND FLOOR

STRATA PLAN EPS6797



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 : 100.



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

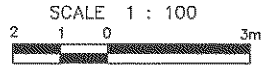
This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

L.N.L. INC.
 1528 KINGSWAY
 VANCOUVER, B.C., V5N 2R9
 TEL: (604) 327-1535

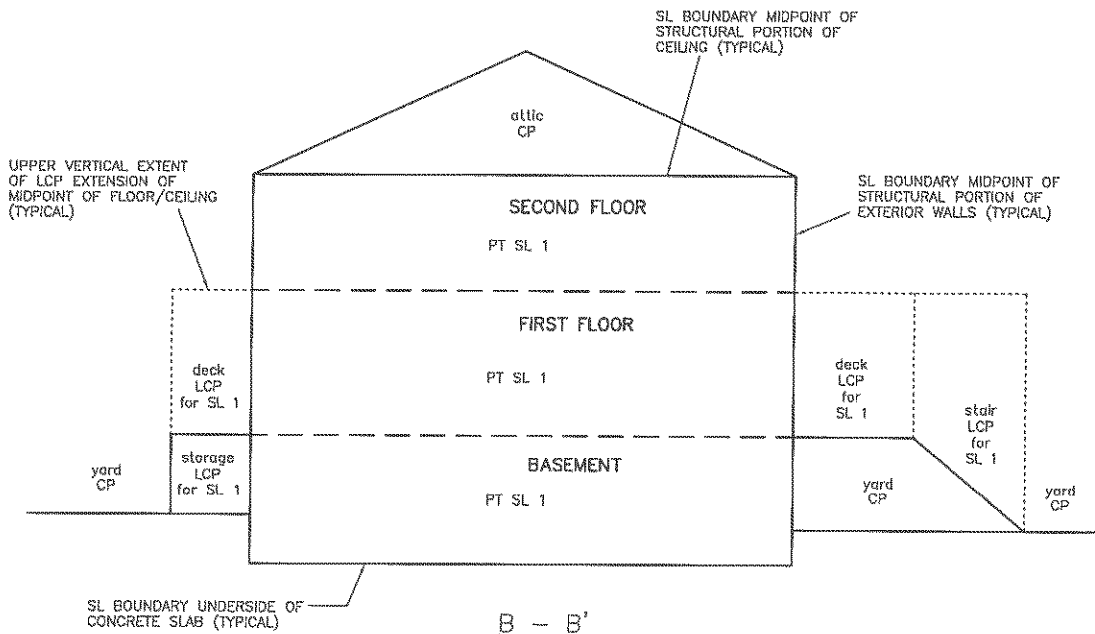
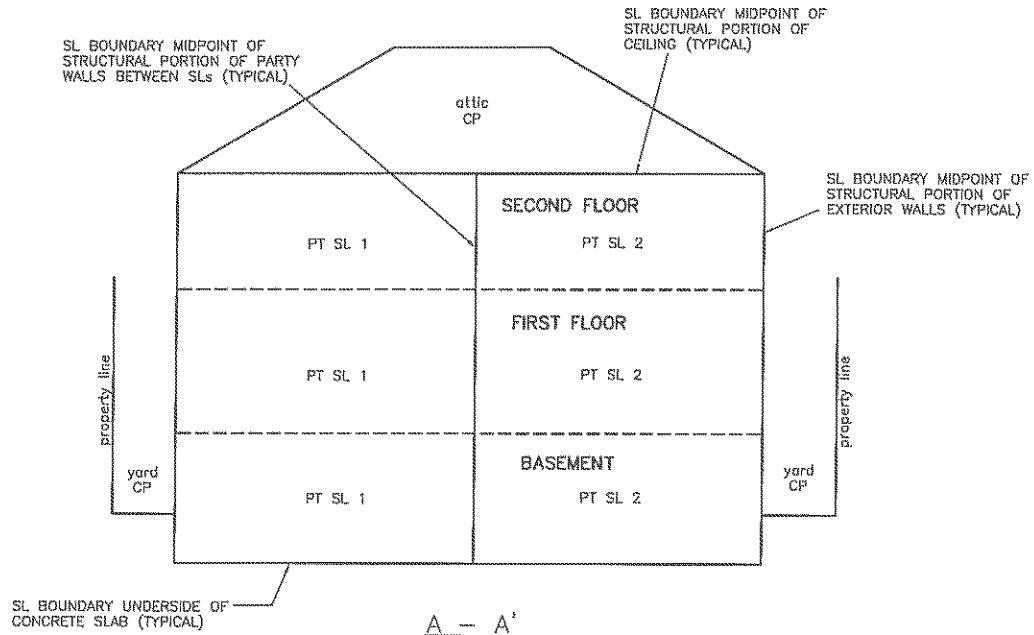
LOUIS NGAN, BCLS
 May 11, 2020
 FILE: 16870_131R

BUILDING 1 – CROSS SECTIONS

STRATA PLAN EPS6797



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 : 100.



All stair, decks and storage are defined as to height by the centre of the floor above or its extensions.

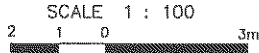
This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

LNLS INC.
 152B KINGSWAY
 VANCOUVER, B.C., V5N 2R9
 TEL: (604) 327-1535

LOUIS NGAN, BCLS
 May 11, 2020
 FILE: 16870_13TR

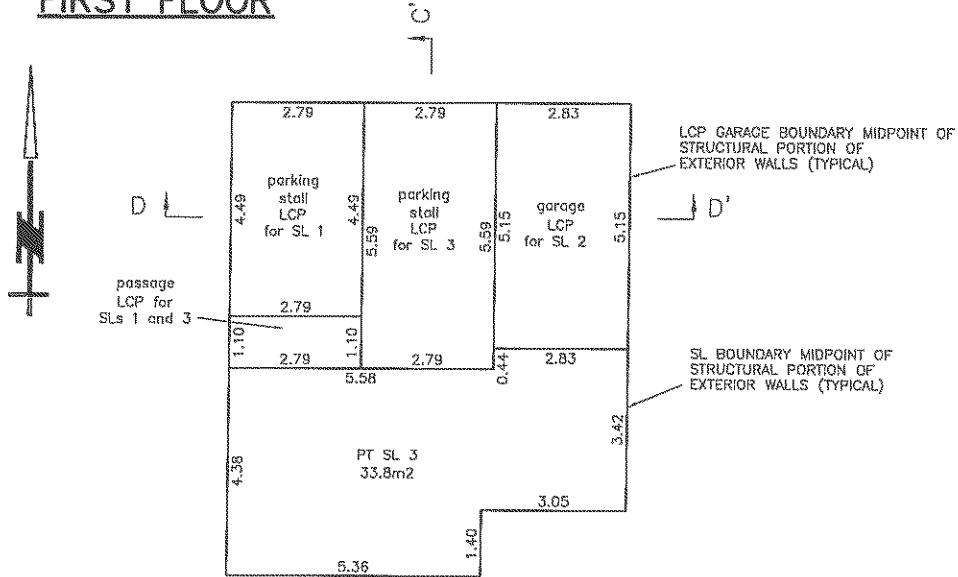
BUILDING 2

STRATA PLAN EPS6797

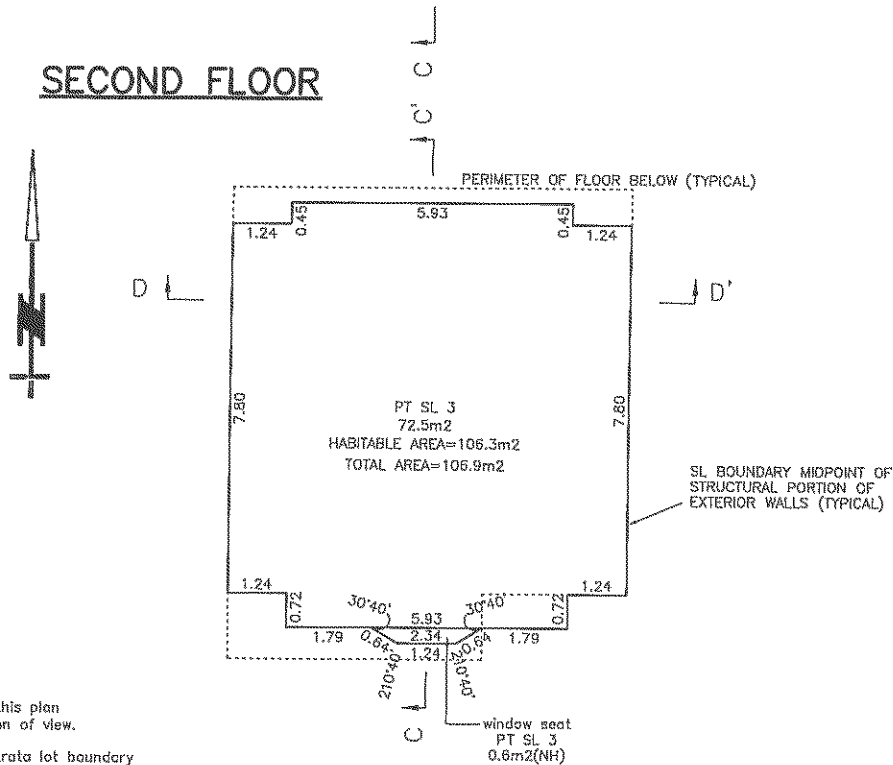


All distances are in metres.
 The intended plot size of this plan is
 280mm in width by 432mm in height (B size)
 when plotted at a scale of 1 : 100.

FIRST FLOOR



SECOND FLOOR



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

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.

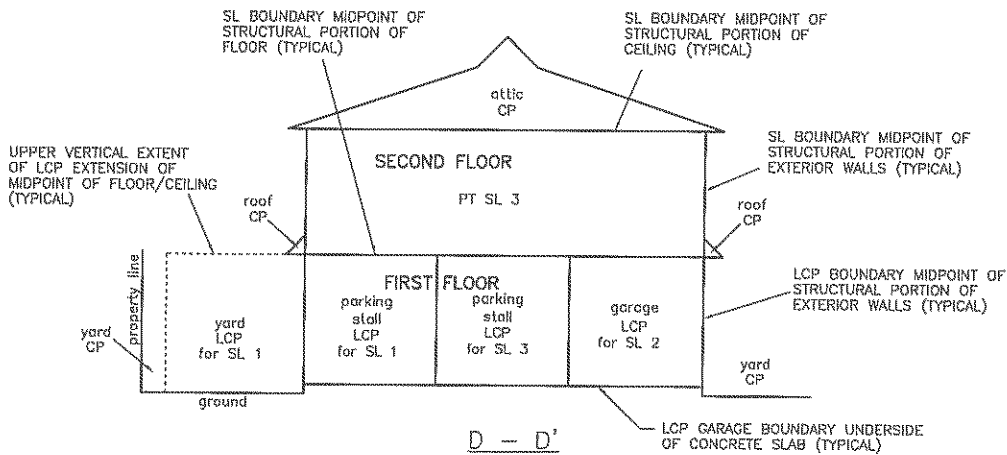
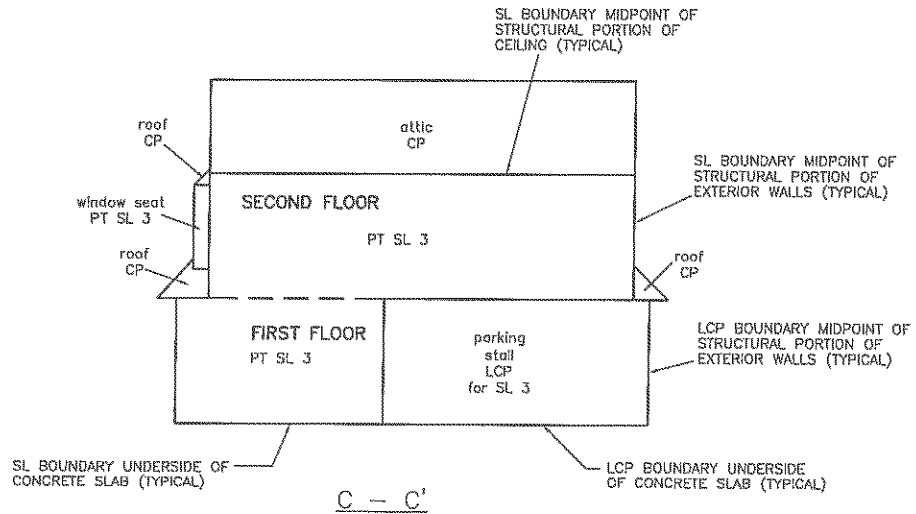
BUILDING 2 – CROSS SECTIONS

STRATA PLAN EPS6797

SCALE 1 : 100



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 : 100.



The LCP yard is defined as to height by the centre of the floor above or its extensions.

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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LOUIS NGAN, BCLS
 May 11, 2020
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