

PHASED STRATA PLAN OF LOT A, DISTRICT LOT 115, CLAYOQUOT DISTRICT, PLAN VIP71435.

BCGS 92F.011

PHASE ONE

Sheet 1 of 12 sheets
STRATA PLAN EPS1485

0 5 10 20 30 40 50
The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:500.

LEGEND

Astronomic bearings are derived from Plan VIP71435.

- denotes Standard Iron Post found.
- denotes Standard Iron Post placed.
- SL denotes Strata Lot.
- CP denotes Common Property.
- LCP denotes Limited Common Property.
- Pt denotes Part.

All distances shown are horizontal ground-level in metres.



Except as otherwise noted, all dimensions to foundations are measured perpendicular to the property boundaries.

Except as otherwise noted, all building corners deflect by multiples of 90° from the given reference bearing.

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.

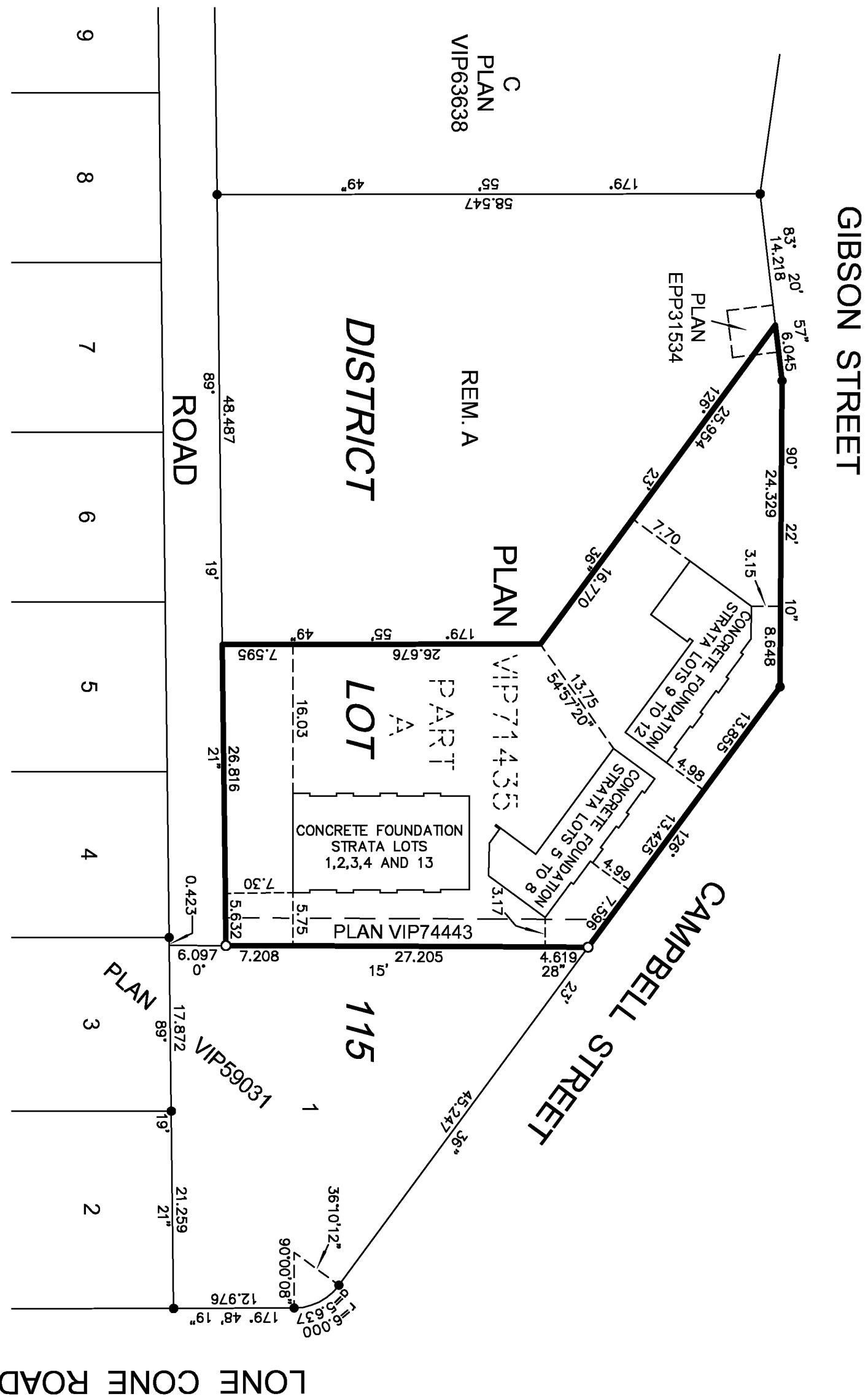
The height of the strata unit is defined by the centreline of the floor above, or in the case of the top floor, the height is defined by the centreline of the roof.

The height of Strata Lot 1 is defined by the centreline of the floor above and by the centreline of the stairs accessing Strata Lot 13.

Patios, balconies, covered parking and storage areas are defined as to height by the centreline of the floor above or, where there is no floor above, by the average height of the strata lot within.

Civic Address: 605 Gibson Street, Tofino, B.C.

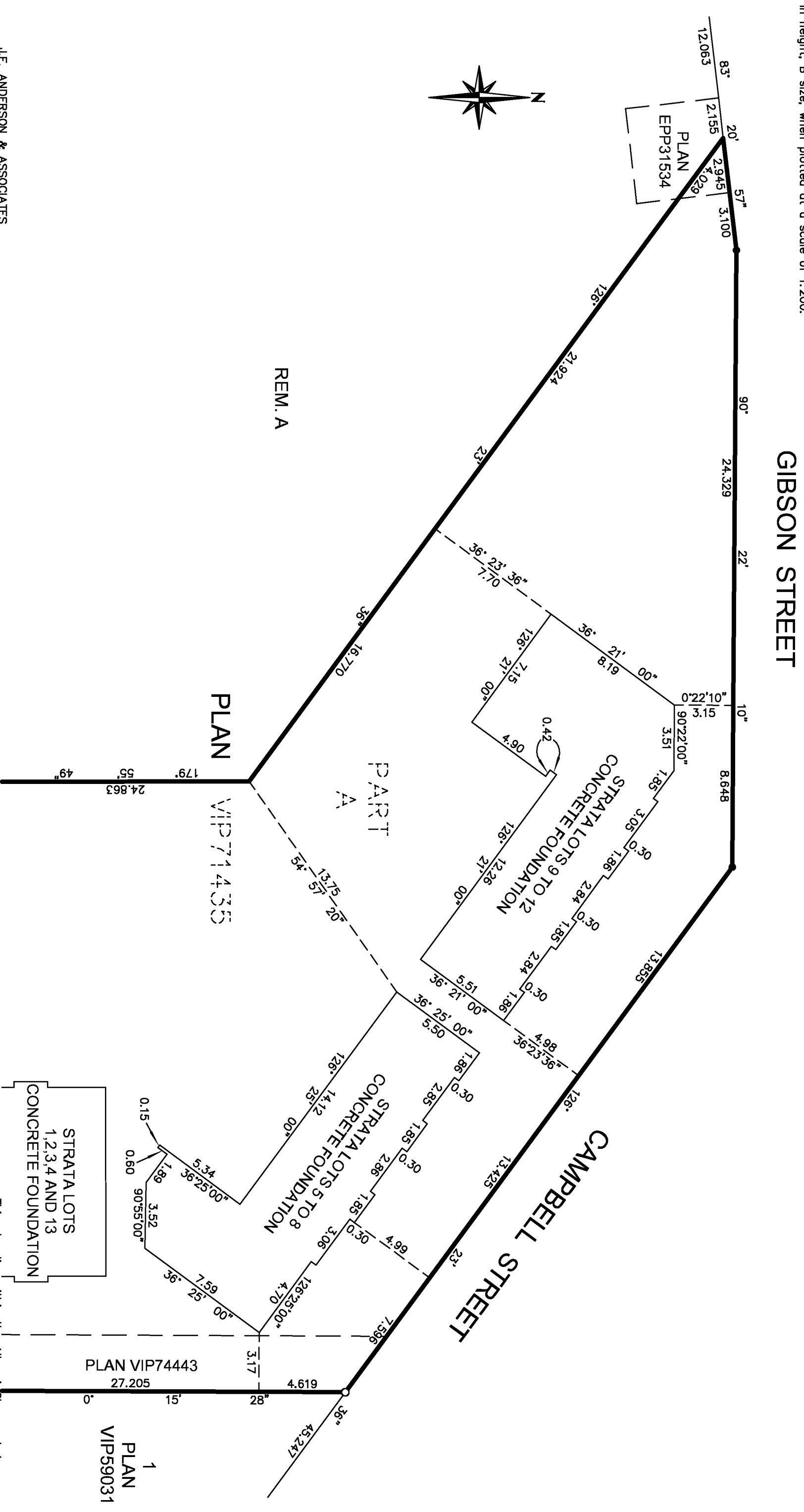
J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 85783



STRATA LOTS 5 TO 12 INCLUSIVE, FOUNDATION LOCATION DETAILS.

PHASE ONE
Sheet 3 of 12 sheets
STRATA PLAN EPS1485

0 2 4 8 12 16 20
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.



STRATA LOTS
1,2,3,4 AND 13
CONCRETE FOUNDATION

PLAN VIP74443
27.205
15
28
3.17
4.619
36°
45.247
1
PLAN
VIP59031

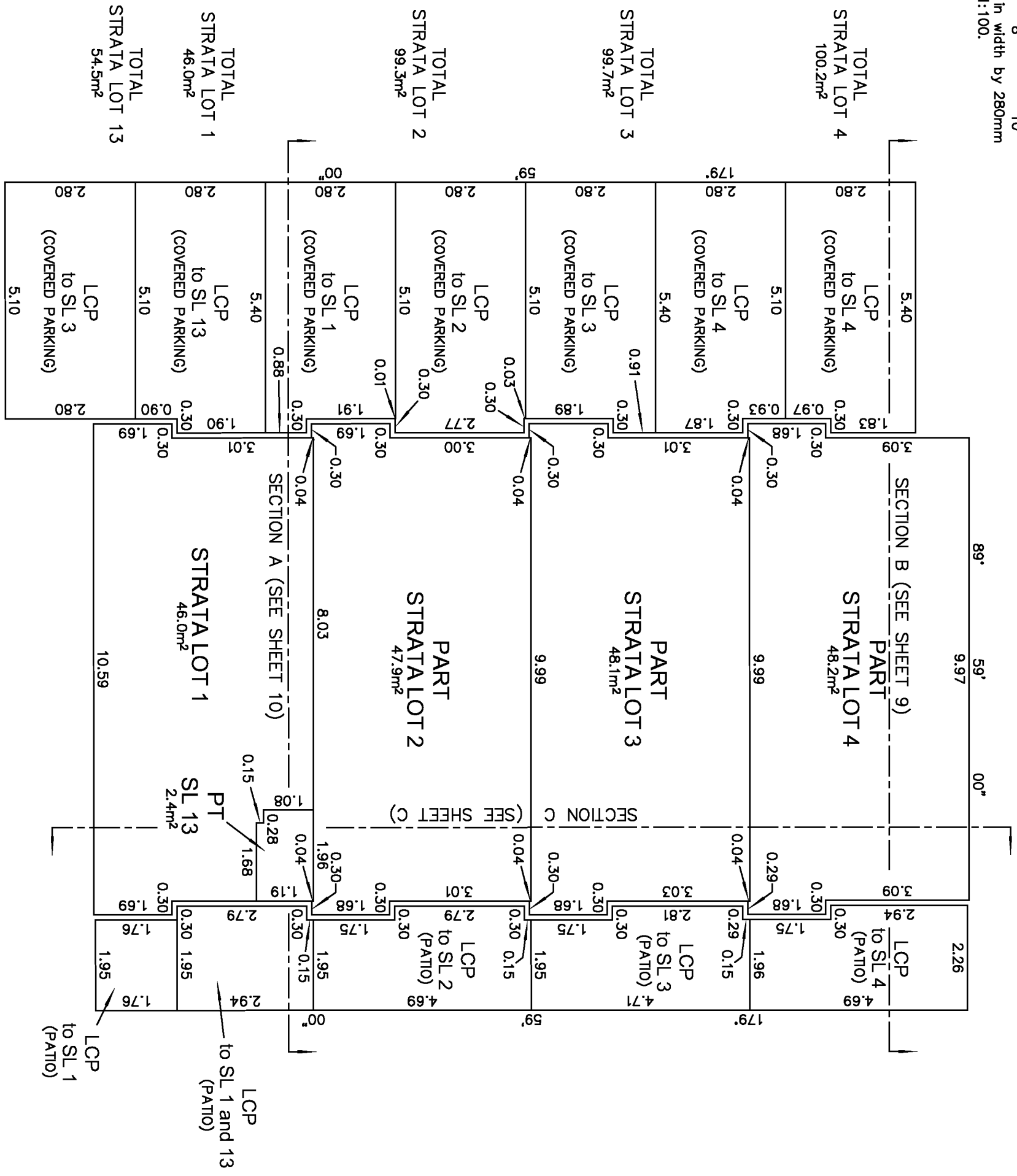
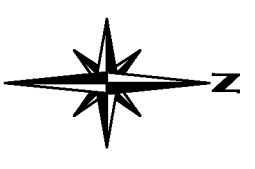
J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 85783

This plan lies within the Alberni/Clydequilt Assessment Area and the District of Tofino
D.G. Wallace, B.C.L.S., May 28, 2013.

STRATA LOT 1 AND PART OF STRATA LOTS 2,3,4 AND 13, GROUND FLOOR.

PHASE ONE
 Sheet 4 of 12 sheets
STRATA PLAN EPS1485

0 1 2 4 6 8 10
 The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:100.



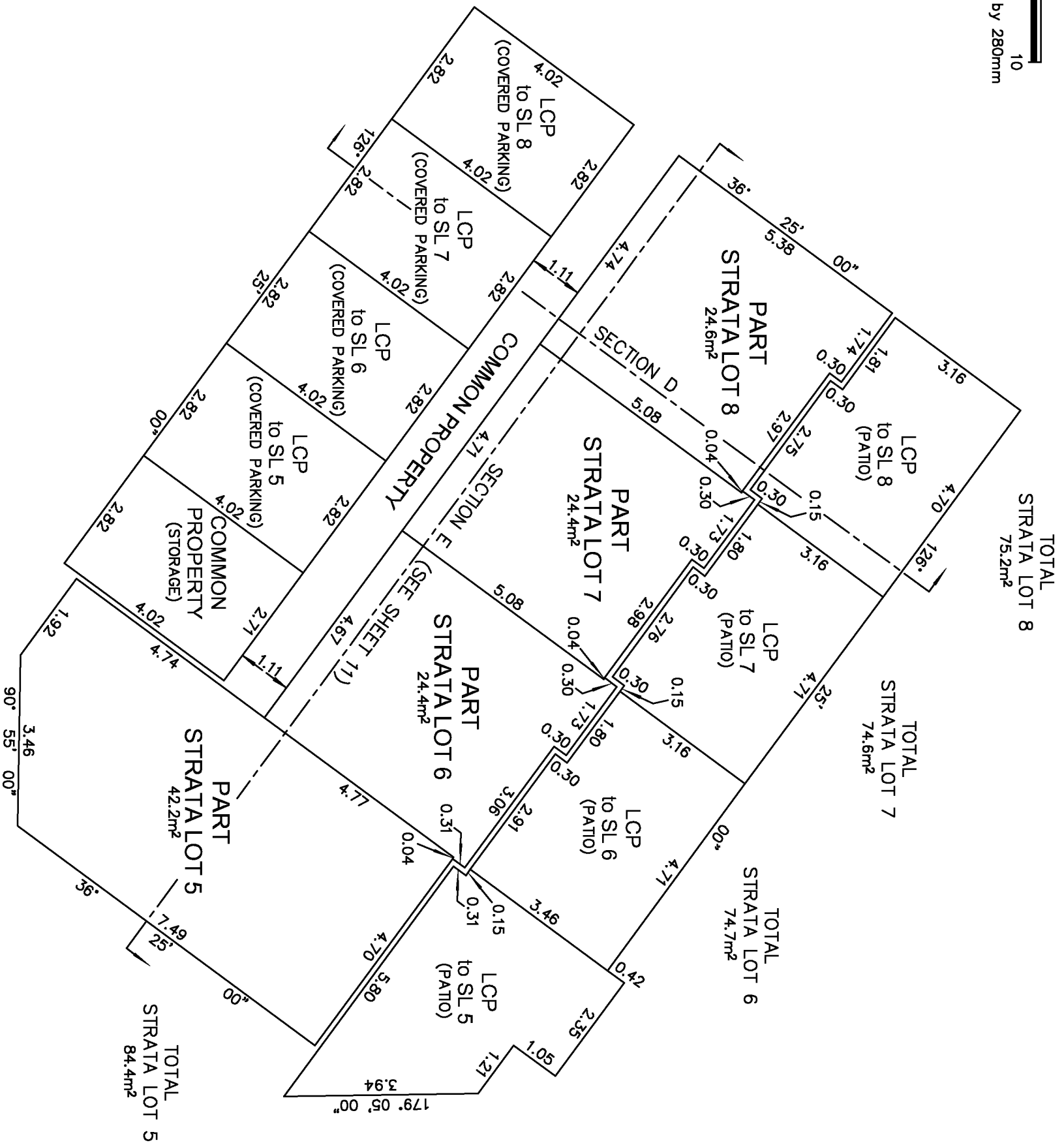
J.E. ANDERSON & ASSOCIATES
 B.C. Land Surveyors – Consulting Engineers
 Victoria – Nanaimo – Parksville, B.C.
 File: 85783

This plan lies within the Alberni/Clydequoy Assessment Area and the District of Tofino
 D.G. Wallace, B.C.L.S., May 28, 2013.

PART OF STRATA LOTS 5 TO 8 INCLUSIVE, GROUND FLOOR.

PHASE ONE
Sheet 5 of 12 sheets
STRATA PLAN EPS1485

0 1 2 4 6 8 10
The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:100.



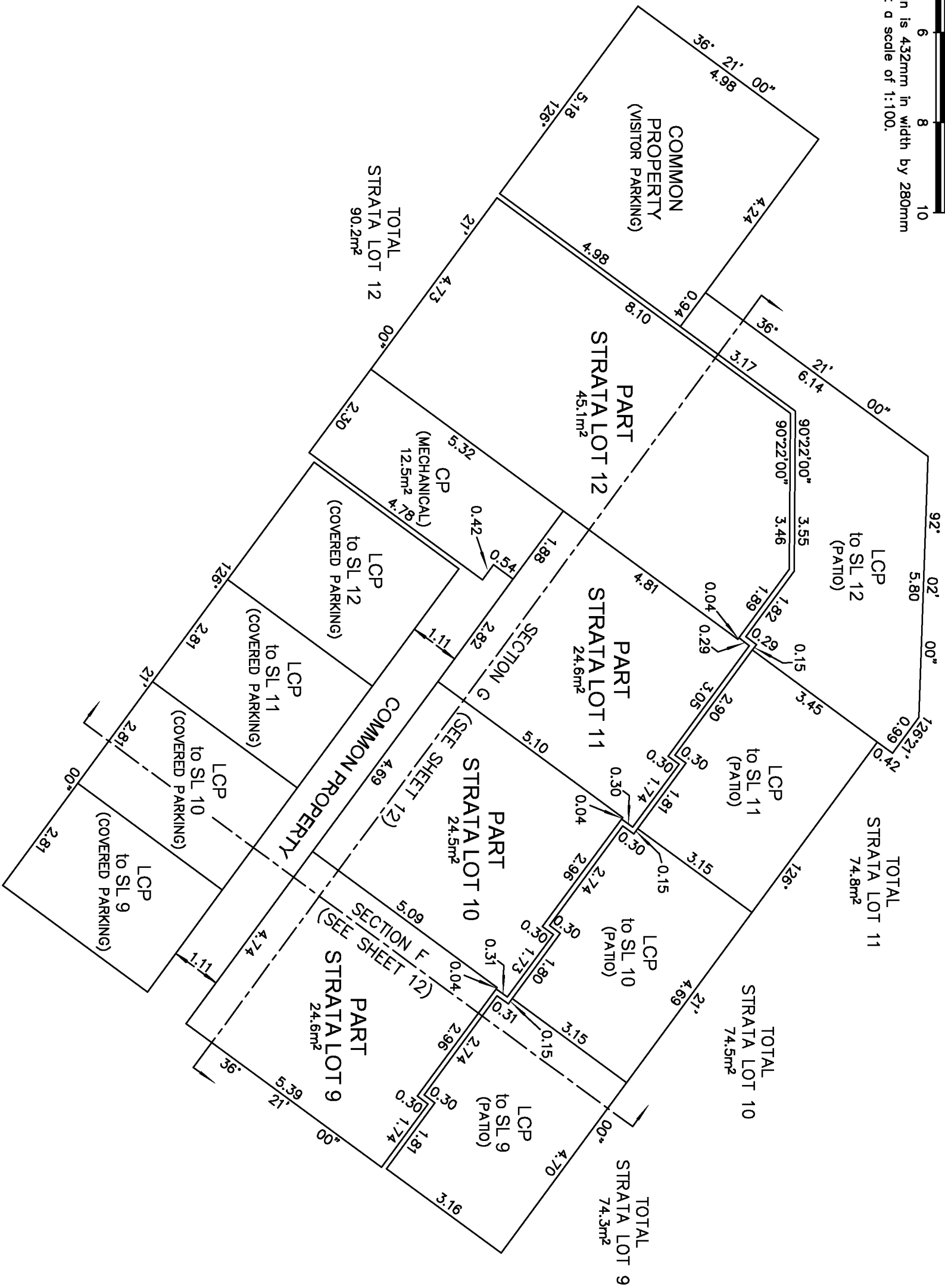
J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 85783

This plan lies within the Alberni/Clydequod Assessment Area and the District of Tofino
D.G. Wallace, B.C.L.S., May 28, 2013.

PART OF STRATA LOTS 9 TO 12 INCLUSIVE, GROUND FLOOR.

PHASE ONE
Sheet 6 of 12 sheets
STRATA PLAN EPS1485

0 1 2 4 6 8 10
The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:100.



J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 85783

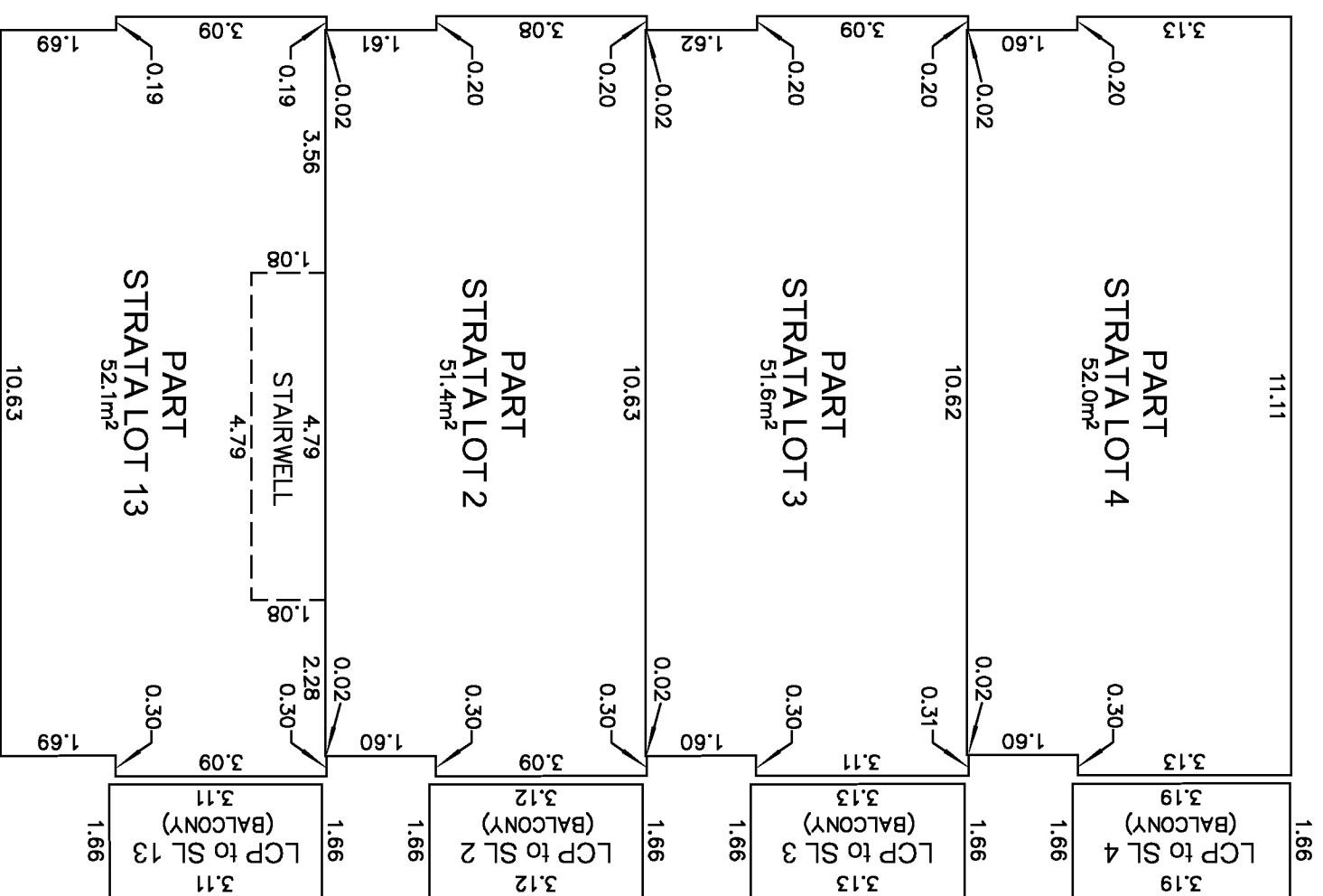
This plan lies within the Alberni/Clydequod Assessment Area and the District of Tofino
D.G. Wallace, B.C.L.S., May 28, 2013.

PART OF STRATA LOTS 2,3,4 AND 13, UPPER FLOOR.

PHASE ONE

Sheet 7 of 12 sheets
STRATA PLAN EPS1485

0 1 2 4 6 8 10
The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:100.

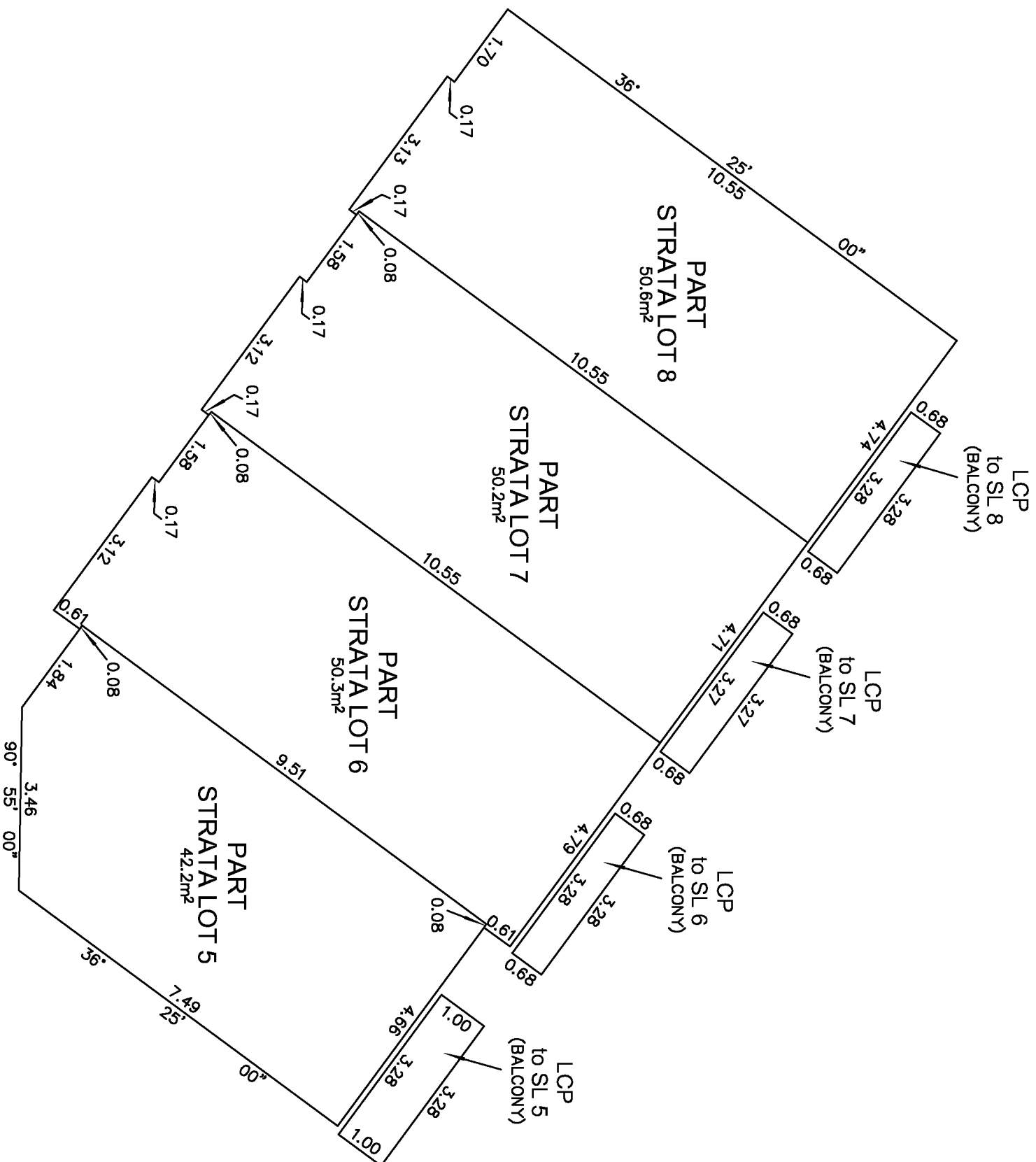


J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 85783

This plan lies within the Alberni/Clydequoy Assessment Area and the District of Tofino
D.G. Wallace, B.C.L.S., May 28, 2013.

**STRATA LOTS 5 TO 8 INCLUSIVE,
UPPER FLOOR.**

0 1 2 4 6 8 10
The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:100.



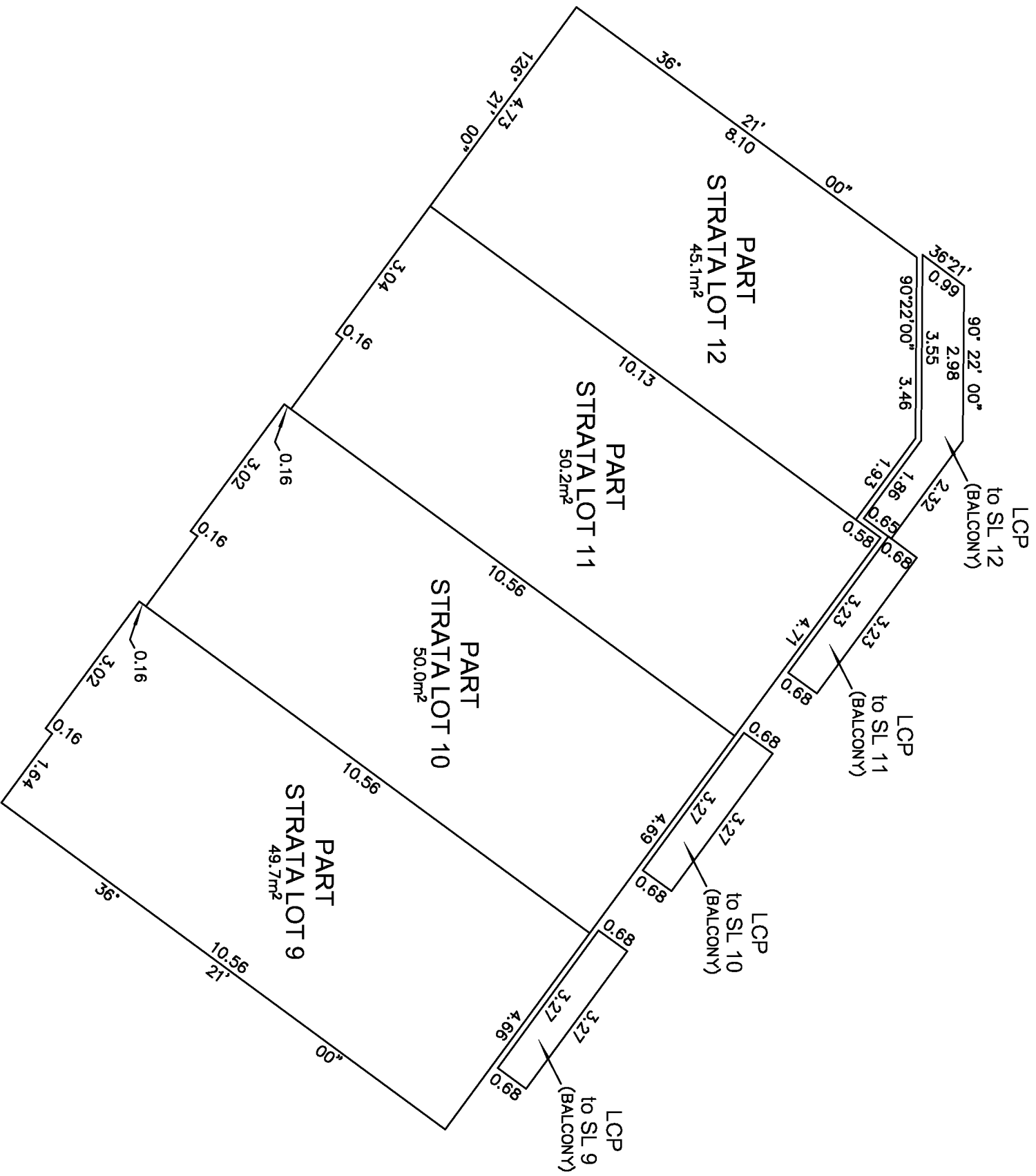
J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 85783

This plan lies within the Alberni/Clydequoy Assessment Area and the District of Tofino
D.G. Wallace, B.C.L.S., May 28, 2013.

PART OF STRATA LOTS 9 TO 12 INCLUSIVE, UPPER FLOOR.

PHASE ONE
Sheet 9 of 12 sheets
STRATA PLAN EPS1485

0 1 2 4 6 8 10
The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:100.

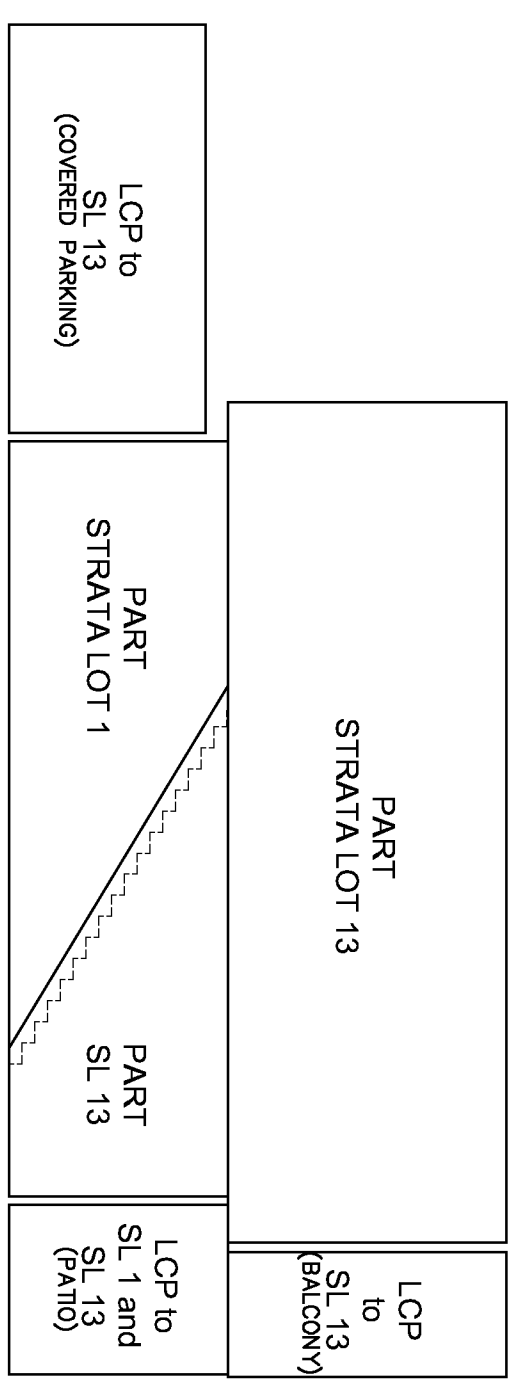


J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 85783

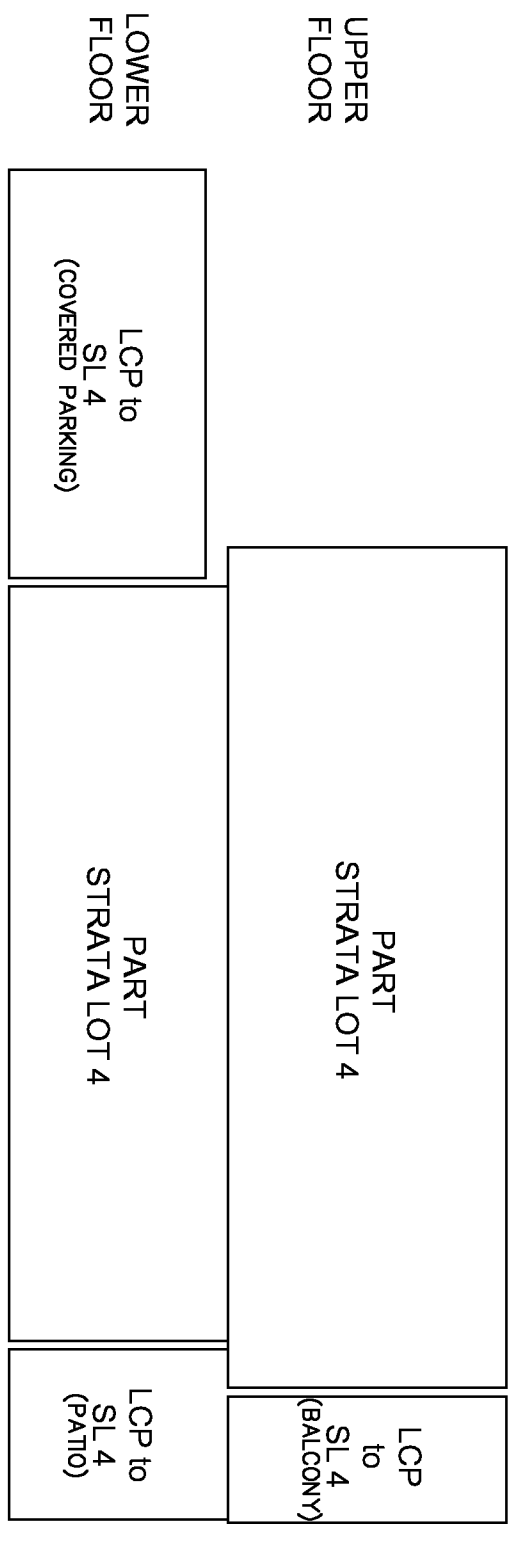
This plan lies within the Alberni/Clydequod Assessment
Area and the District of Tofino
D.G. Wallace, B.C.L.S., May 28, 2013.

**STRATA LOTS 1,2,3,4 AND 13,
SECTIONS.**

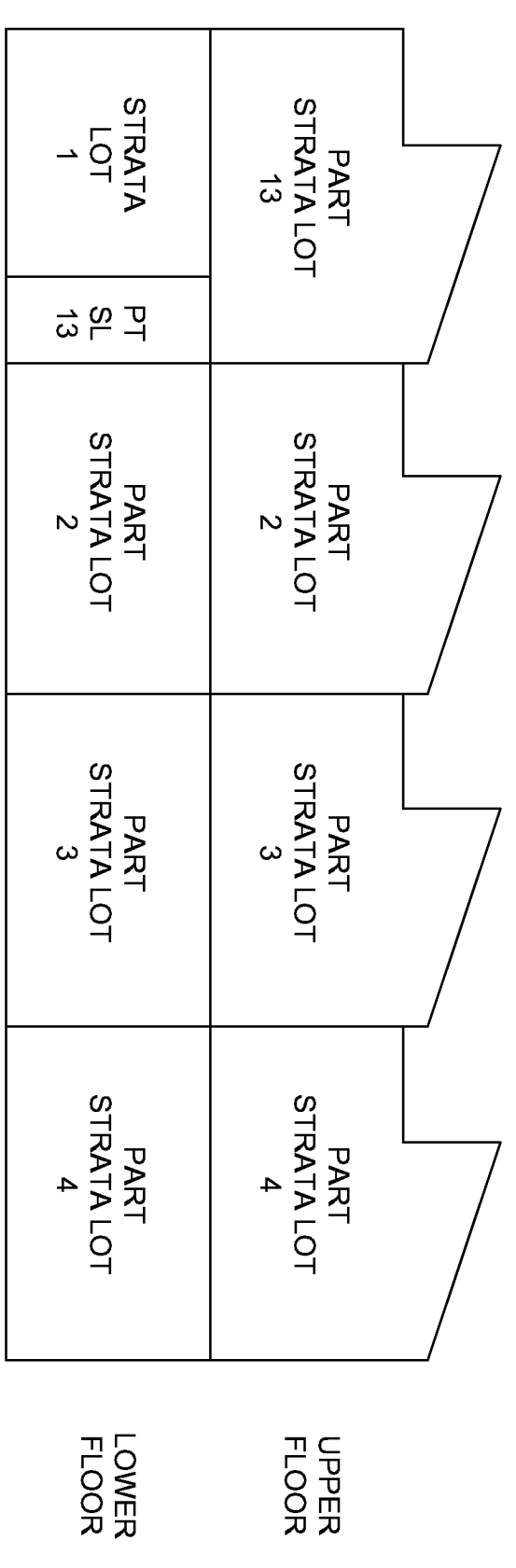
SECTION A
LOOKING NORTH



SECTION B
LOOKING NORTH



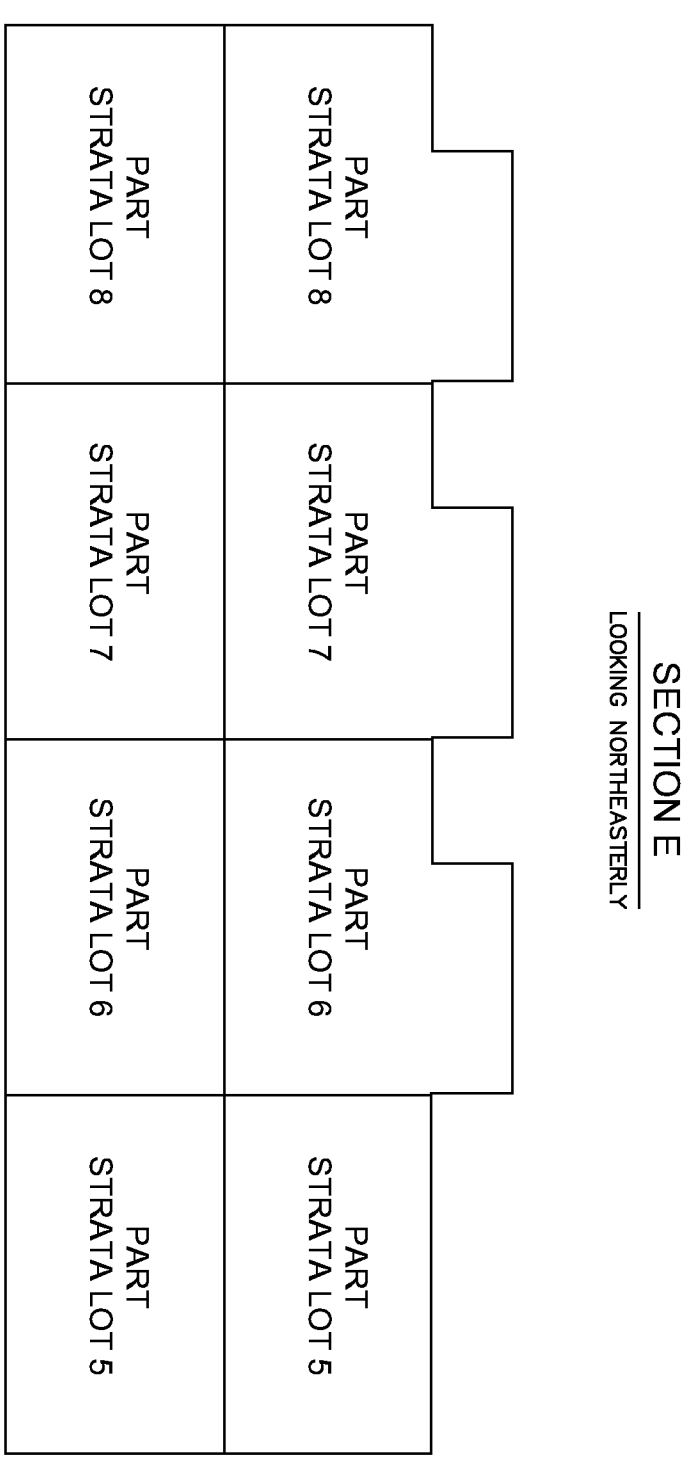
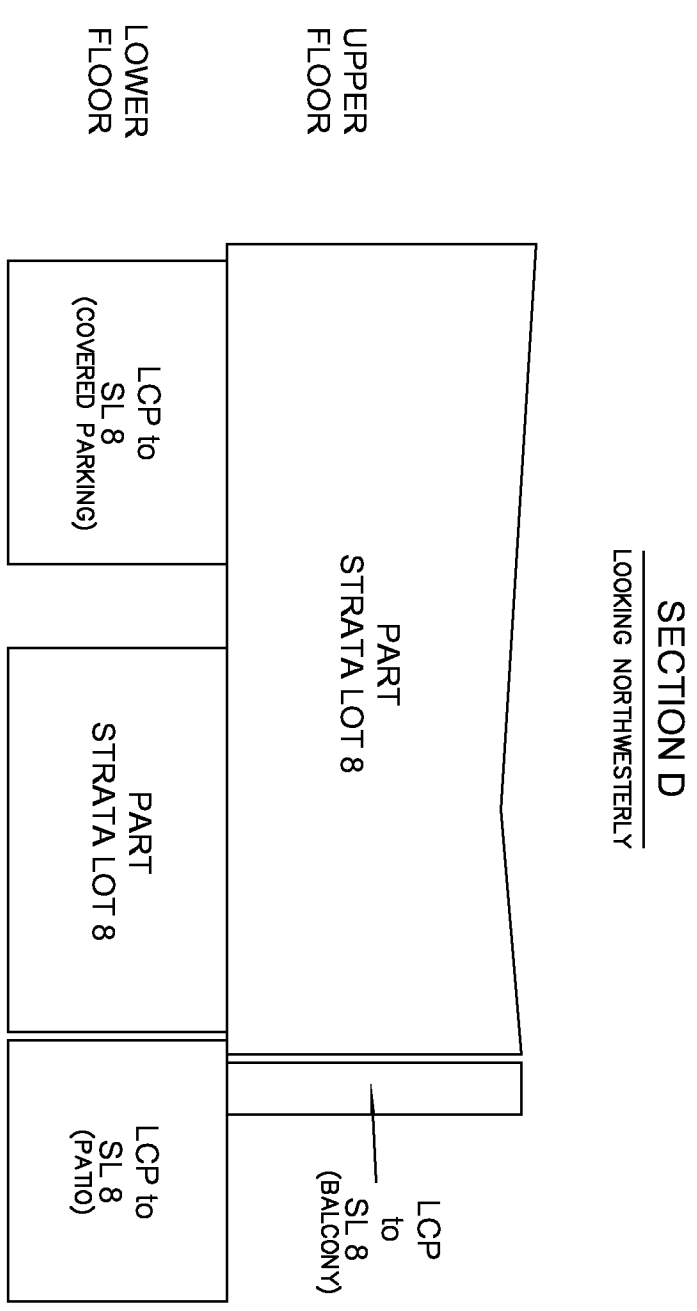
SECTION C
LOOKING EAST



J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 85783

This plan lies within the Alberni/Clydequoy Assessment
Area and the District of Tofino
D.G. Wallace, B.C.L.S., May 28, 2013.

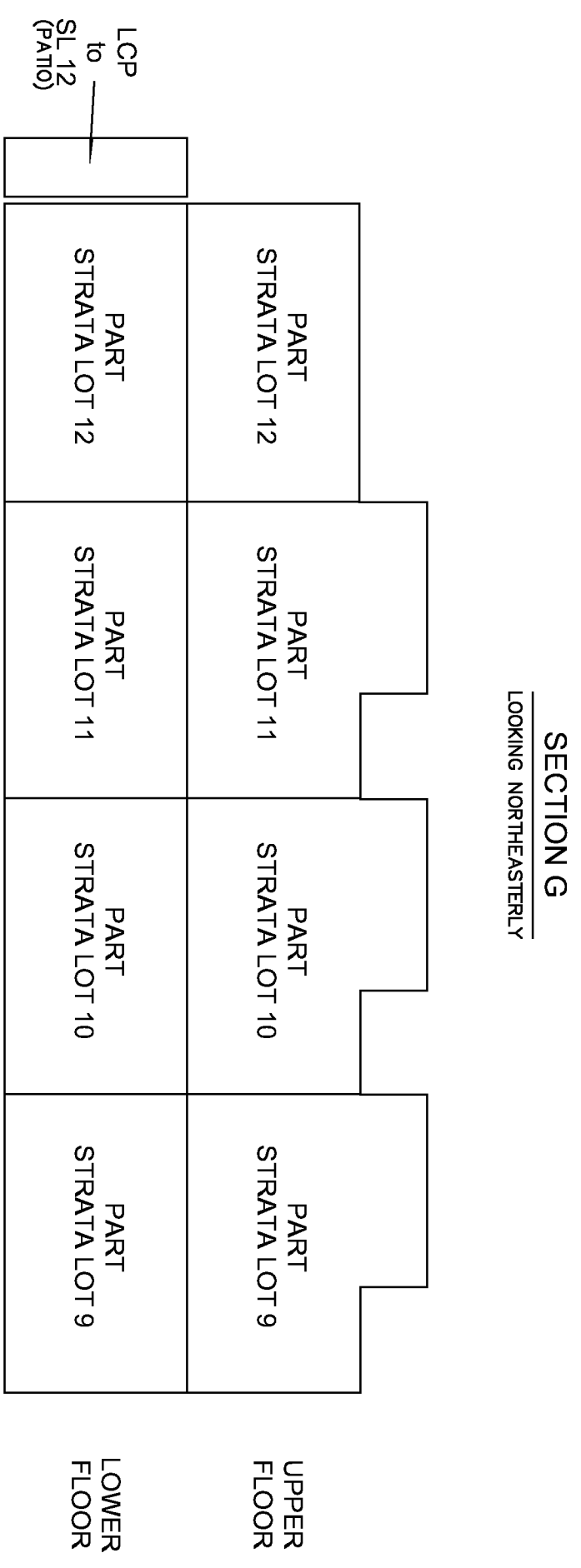
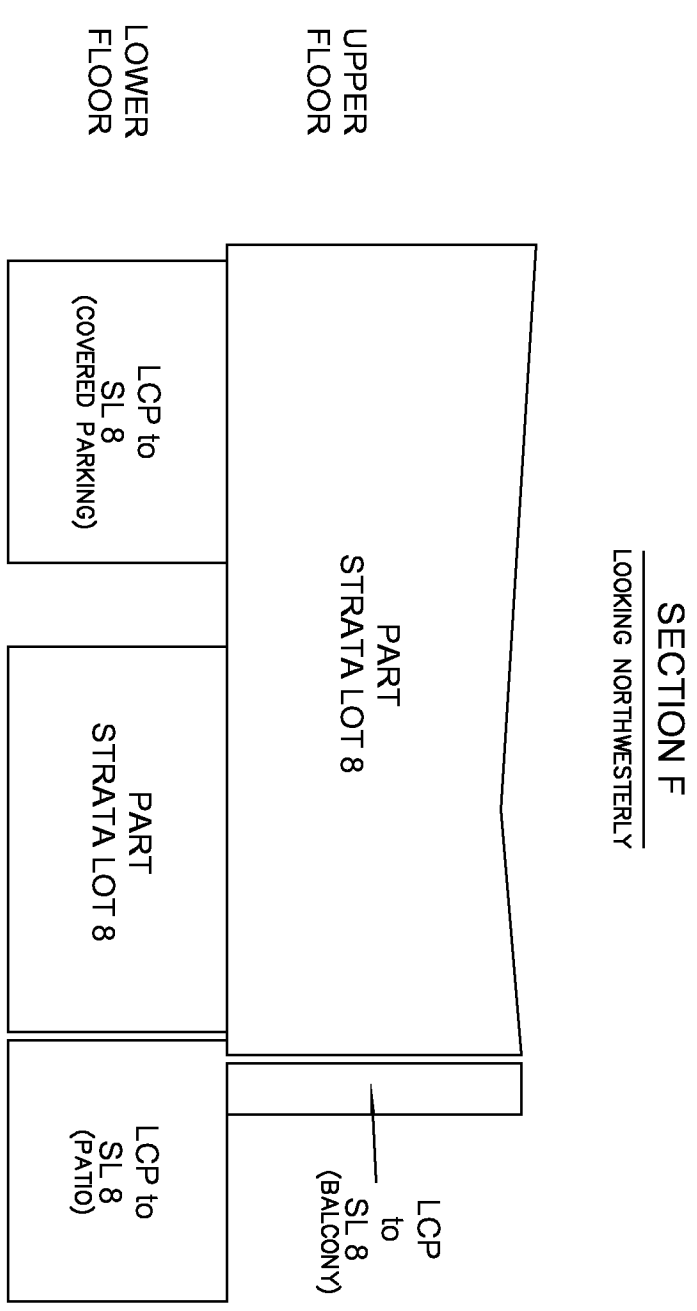
**STRATA LOTS 5 TO 8 INCLUSIVE,
SECTIONS.**



J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 85783

This plan lies within the Alberni/Clydequoy Assessment
Area and the District of Tofino
D.G. Wallace, B.C.L.S., May 28, 2013.

**STRATA LOTS 9 TO 12 INCLUSIVE,
SECTIONS.**



J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 85783

This plan lies within the Alberni/Clydequoy Assessment Area and the District of Tofino
D.G. Wallace, B.C.L.S., May 28, 2013.

**PHASED STRATA PLAN OF LOT A, DISTRICT LOT 115,
CLAYOQUOT DISTRICT, PLAN VIP71435, EXCEPT
PART IN STRATA PLAN EPS1485 (PHASE 1)**

BCGS 92F.011

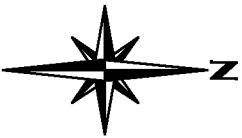
0 5 10 20 30 40 50
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:500.

LEGEND

Astronomic bearings are derived from Plan VIP71435.

- denotes Standard Iron Post found.
- denotes Standard Iron Post placed.
- LCP denotes Limited Common Property.

All distances are in metres.

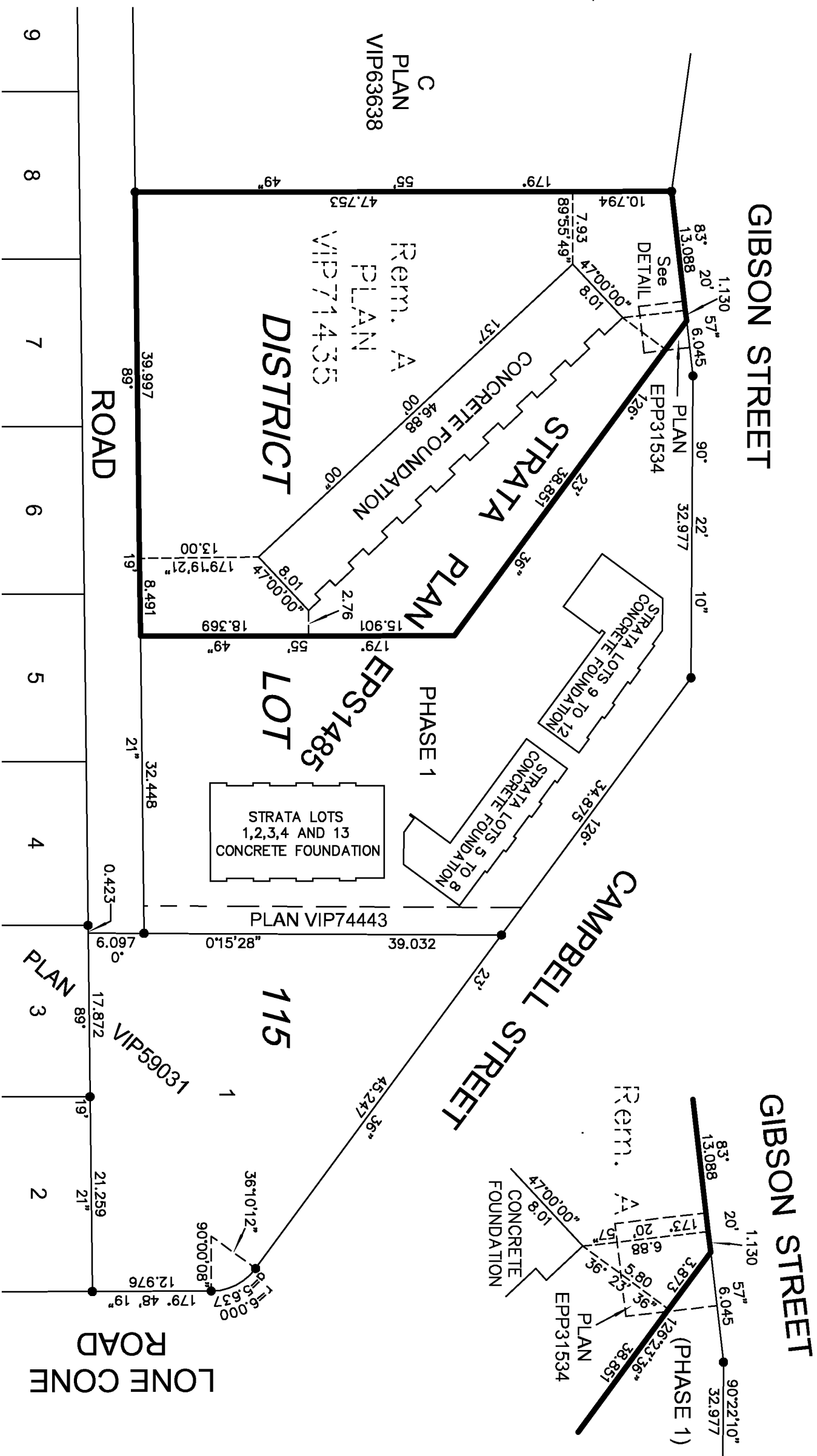


PHASE TWO

Sheet 1 of 9 sheets

STRATA PLAN EPS1485

DETAIL
Not to scale



All dimensions to foundations are measured perpendicular to the property boundaries.
Except as otherwise noted, all building corners deflect by multiples of 90° from the given reference bearing.
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 height of the strata unit is defined by the centreline of the floor above, or in the case of the top floor, the height is defined by the centreline of the roof.
Patios, balconies, covered parking and storage areas are defined as to height by the centreline of the floor above or, where there is no floor above, by the average height of the strata lot within.
Civic Address: 605 Gibson Street, Tofino, B.C.

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 88353/85783

This plan is phase 2 of a 2 phase strata plan under Section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the District of Tofino.

This plan lies within the Alberni-Clayoquot Regional District
This plan lies within the District of Tofino
The field survey represented by this plan was completed on the 14th day of September, 2016.
D.G. Wallace, BCLS 590

STRATA LOTS 14 TO 22, FOUNDATION LOCATION DETAILS.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:300.



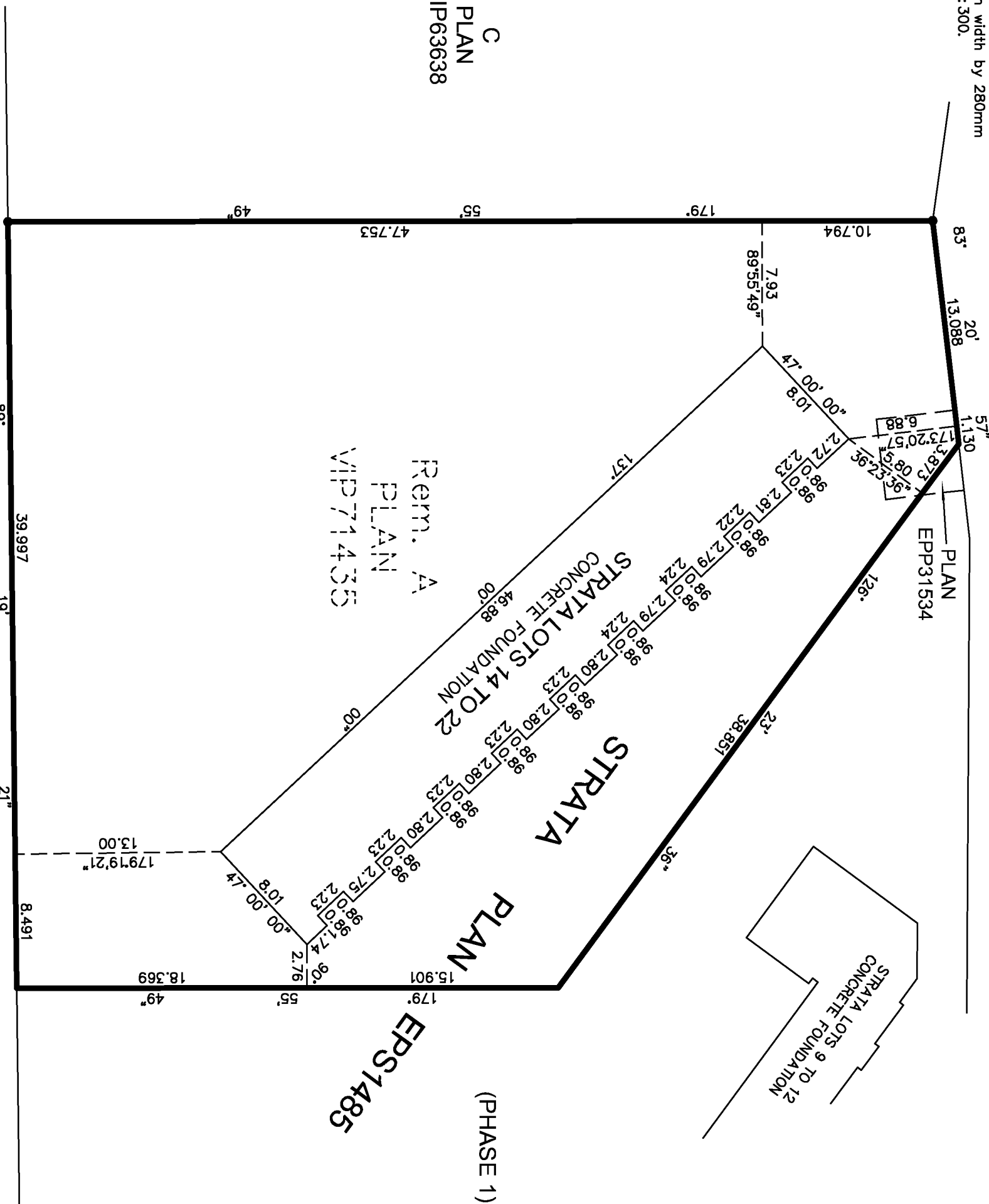
GIBSON STREET

ROAD

PHASE TWO

Sheet 2 of 9 sheets

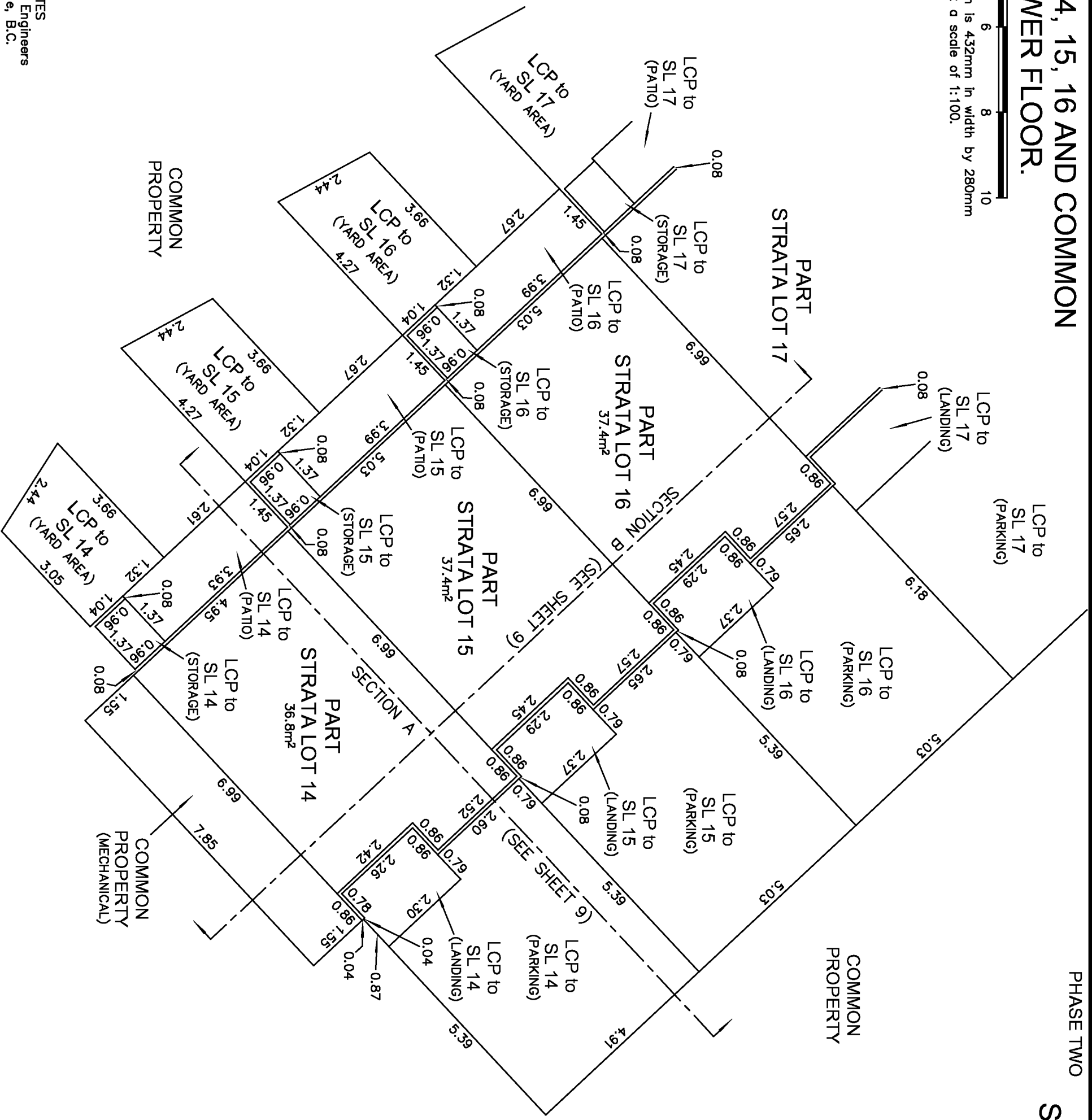
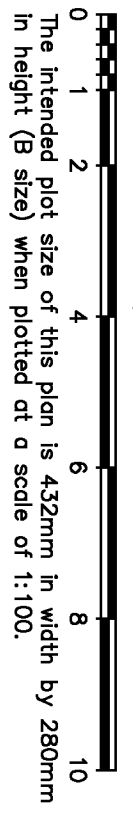
STRATA PLAN EPS1485



STRATA LOTS 14, 15, 16 AND COMMON PROPERTY, LOWER FLOOR.

PHASE TWO

Sheet 3 of 9 sheets
STRATA PLAN EPS1485

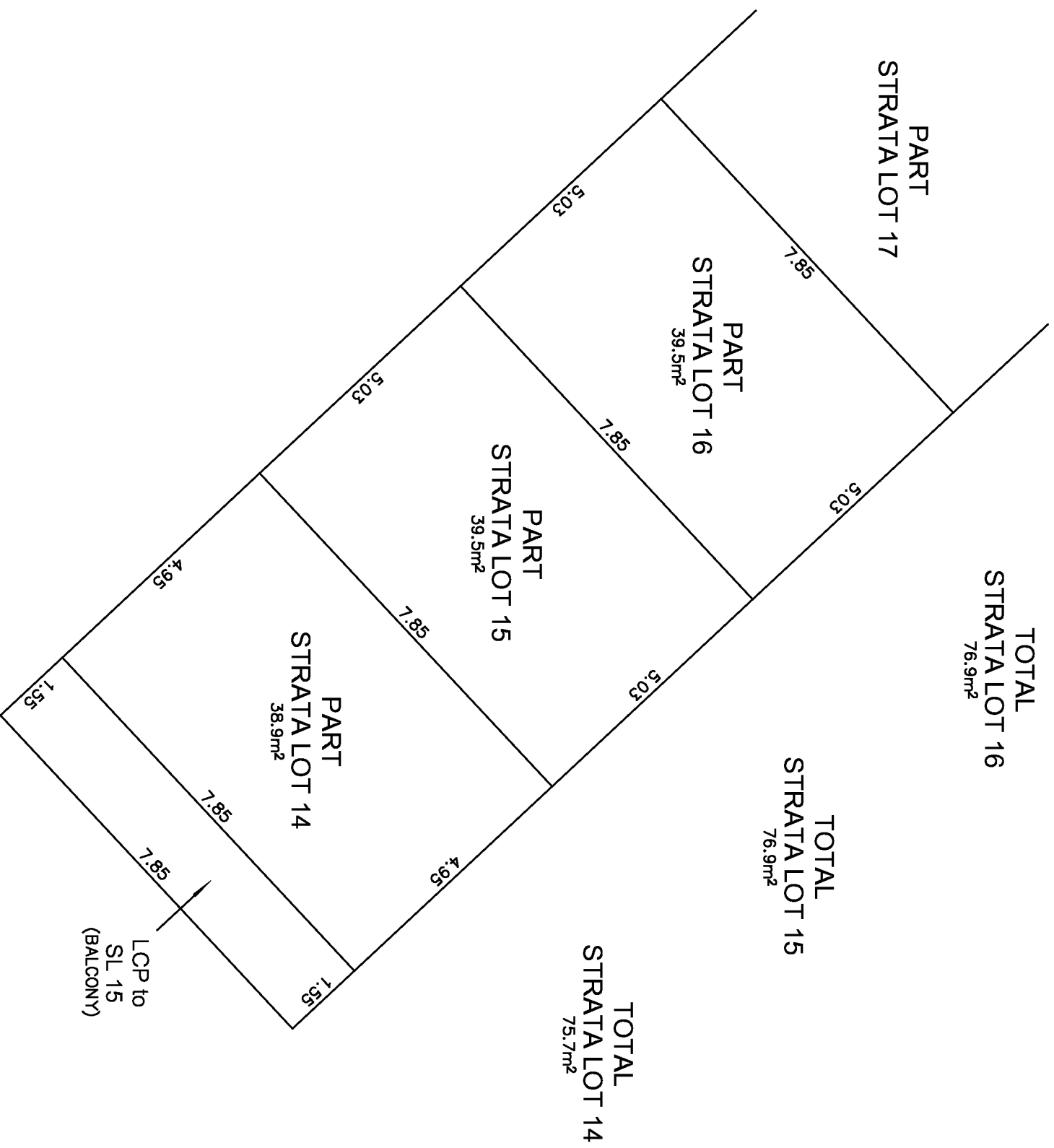


J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 88353

D.G. Wallace, BCL.S, September 14, 2016.

STRATA LOTS 14, 15 AND 16, UPPER FLOOR.

0 1 2 4 6 8 10
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:100.

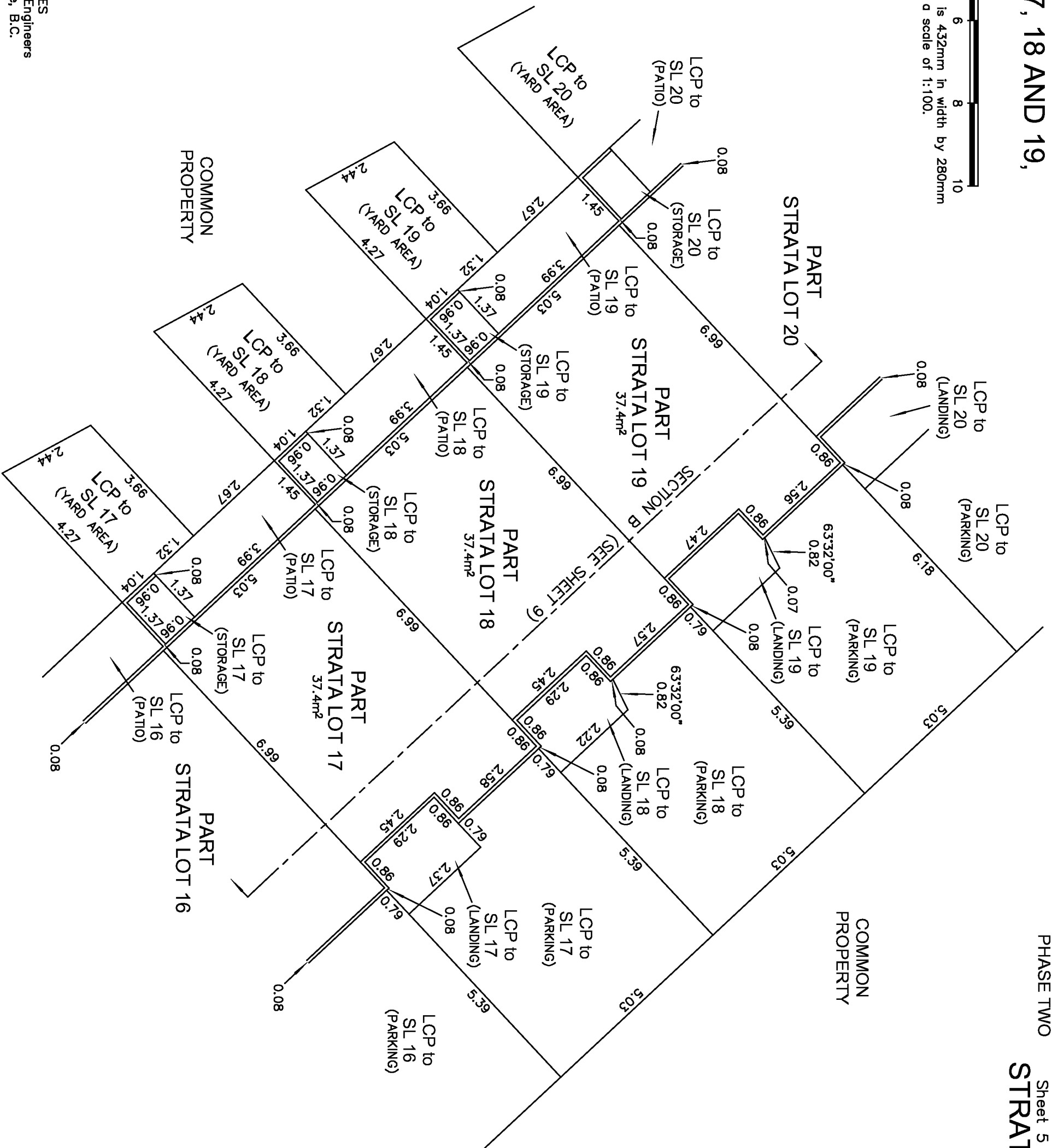


J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 88353

D.G. Wallace, BCL.S, September 14, 2016.

STRATA LOTS 17, 18 AND 19, LOWER FLOOR.

0 1 2 4 6 8 10
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:100.



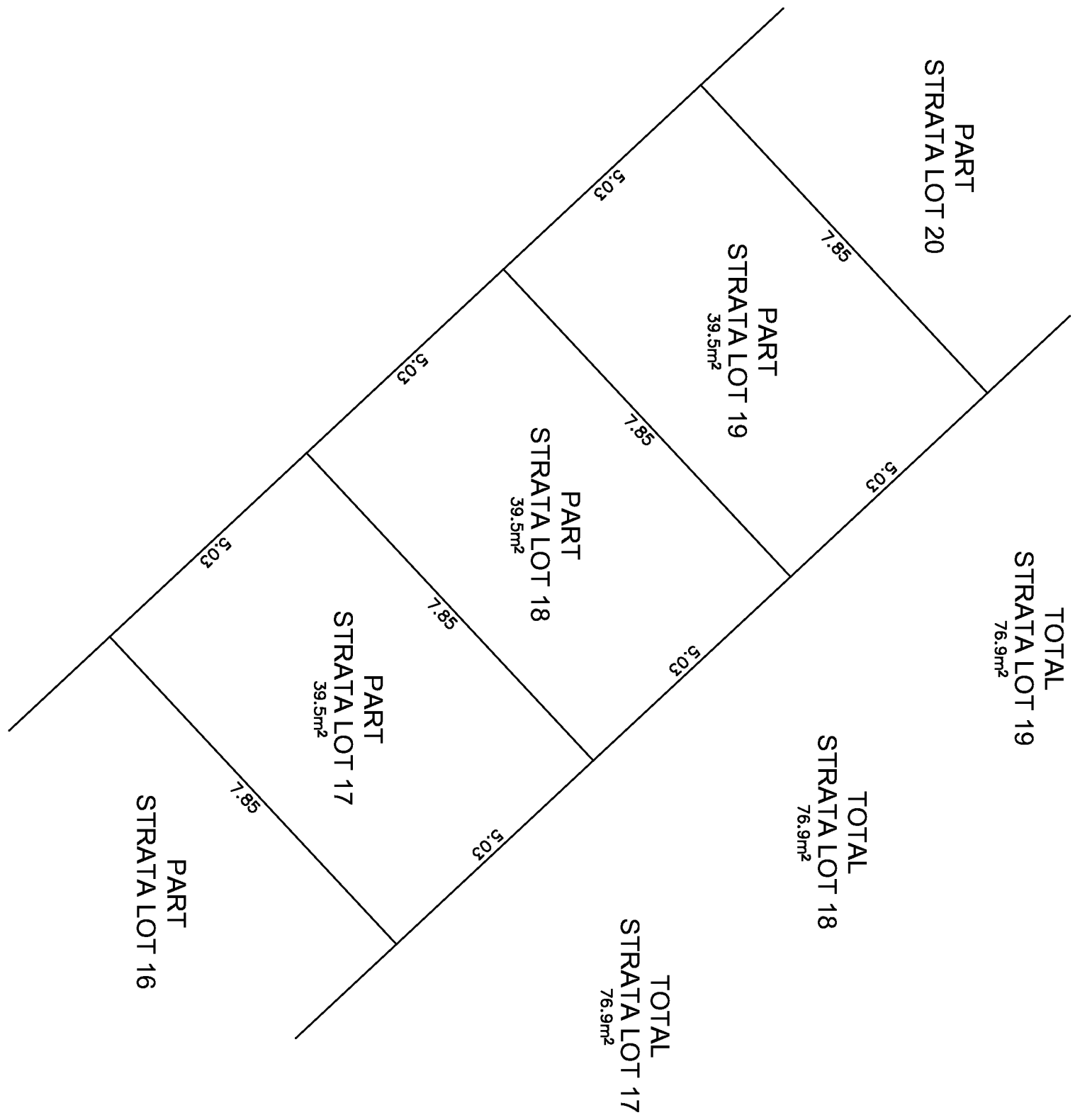
J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 88353

**STRATA LOTS 17, 18 AND 19,
UPPER FLOOR.**

PHASE TWO

Sheet 6 of 9 sheets
STRATA PLAN EPS1485

0 1 2 4 6 8 10
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:100.



J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 88353

D.G. Wallace, BCLS, September 14, 2016.

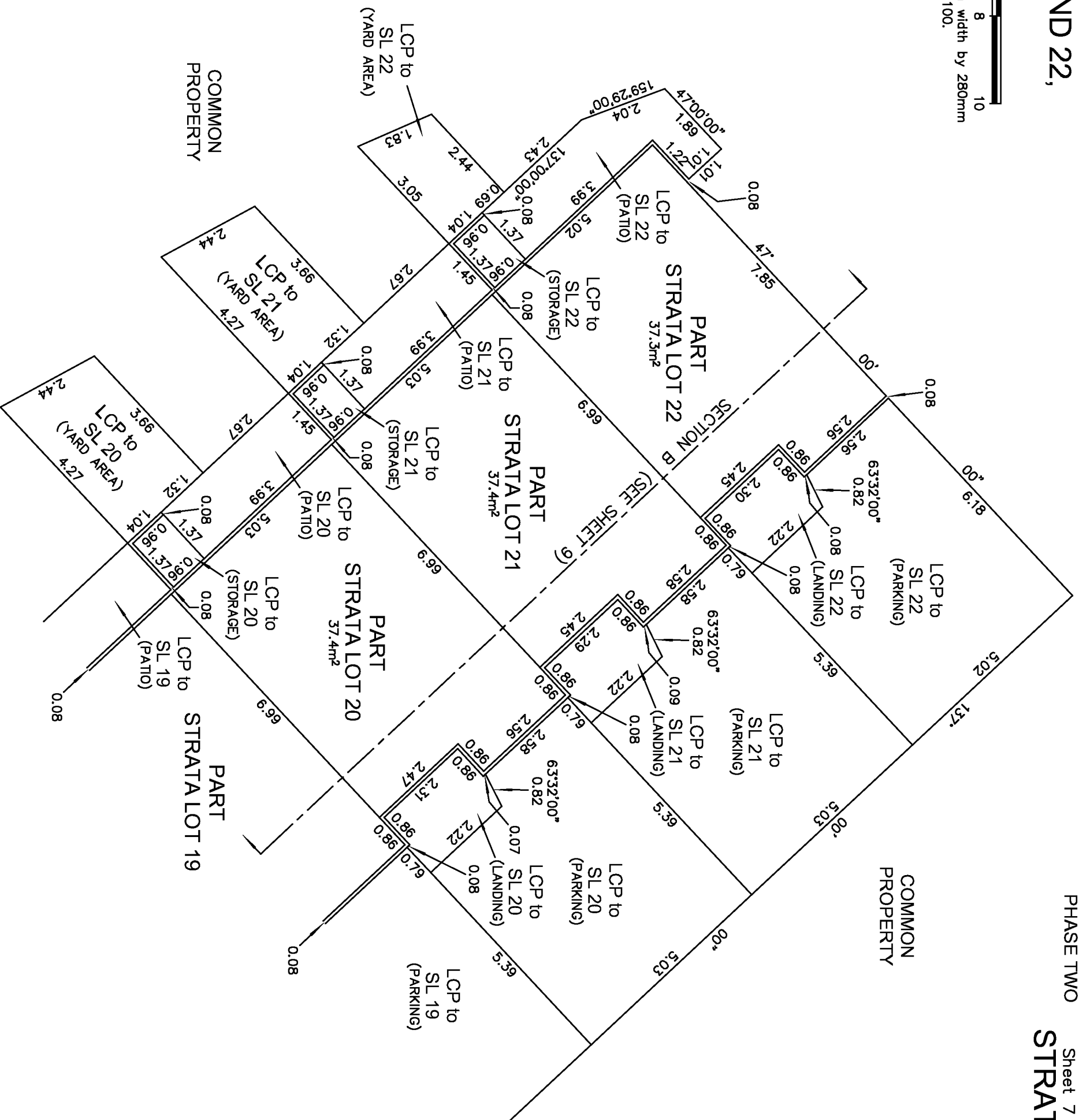
STRATA LOTS 20, 21 AND 22, LOWER FLOOR.

0 1 2 4 6 8 10
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:100.

PHASE TWO

Sheet 7 of 9 sheets

STRATA PLAN EPS1485



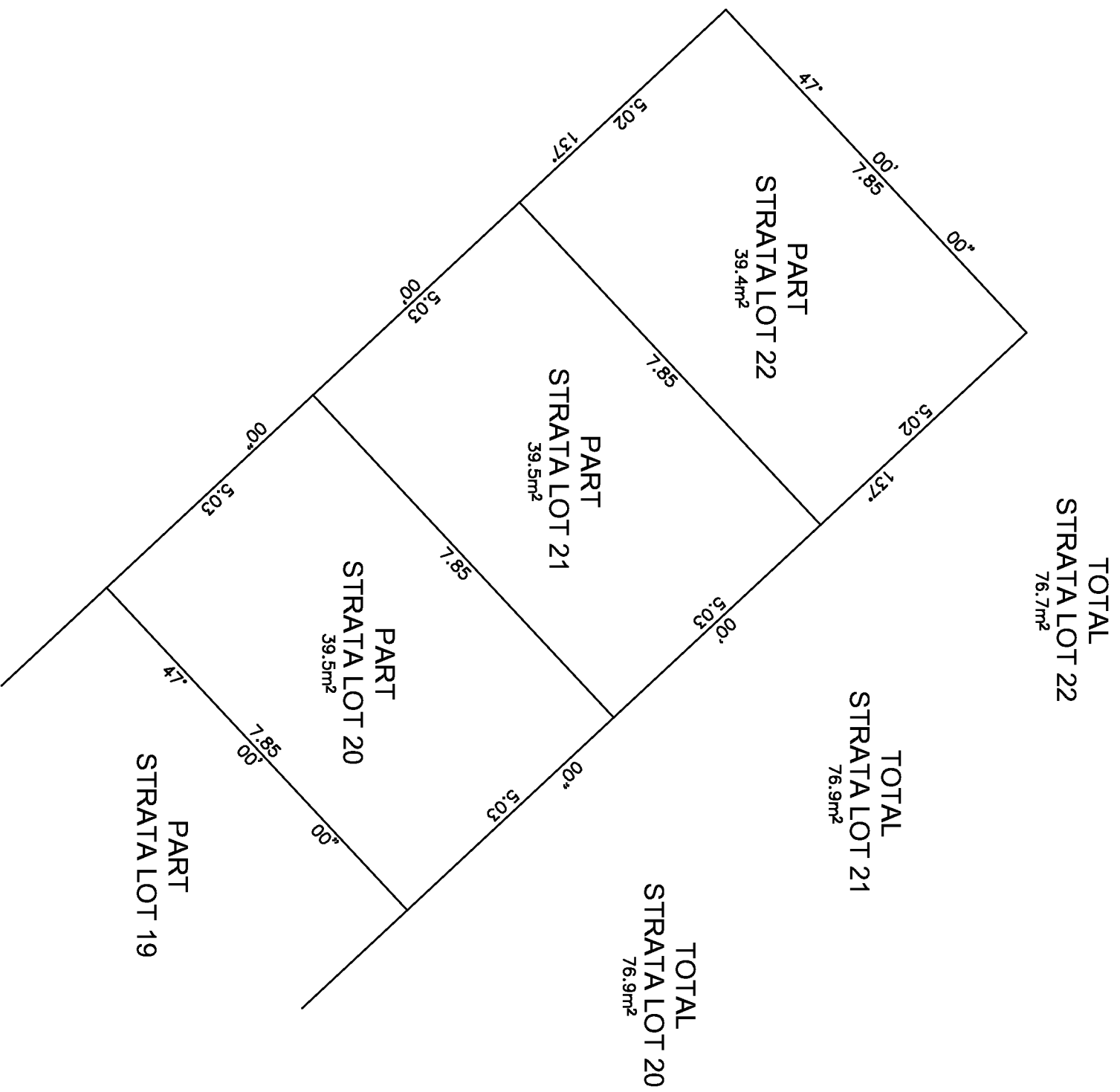
J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 88353

D.G. Wallace, BCLS, September 14, 2016.

STRATA LOTS 20, 21 AND 22, UPPER FLOOR.

PHASE TWO
Sheet 8 of 9 sheets
STRATA PLAN EPS1485

0 1 2 4 6 8 10
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:100.



J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria – Nanaimo – Parksville, B.C.
File: 88353

D.G. Wallace, BCLS, September 14, 2016.

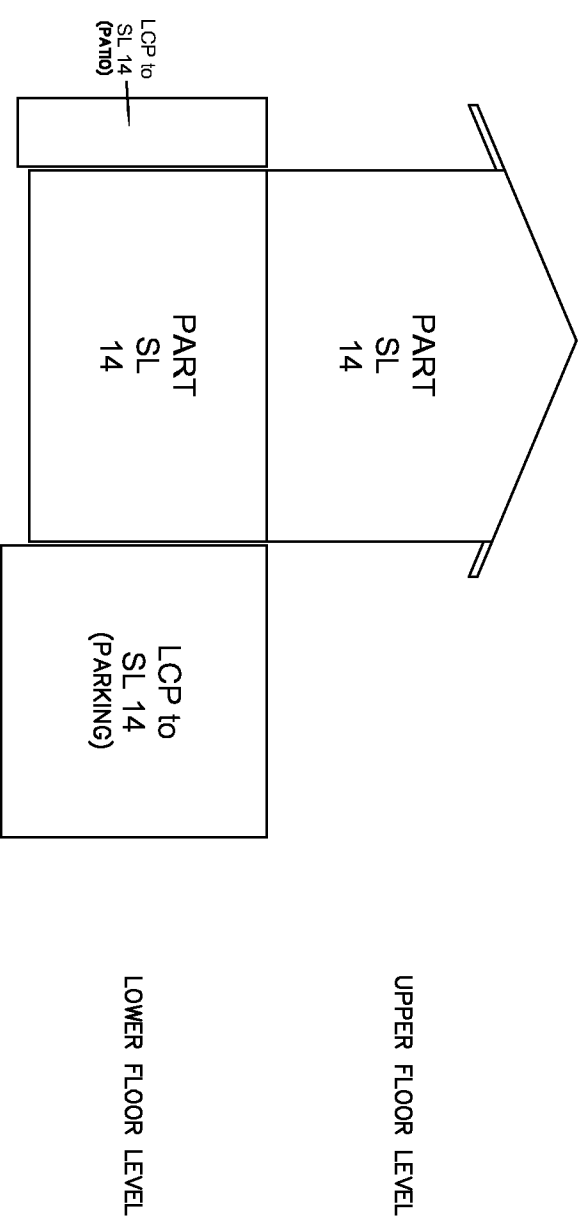
**STRATA LOTS 14 TO 22,
SECTIONS**

PHASE TWO

Sheet 9 of 9 sheets

STRATA PLAN EPS1485

**SECTION A
STRATA LOT A
LOOKING NORTHWESTERLY**



**SECTION B
STRATA LOTS 14 to 22
LOOKING SOUTHWESTERLY**

	PART SL 14	PART SL 15	PART SL 16	PART SL 17	PART SL 18	PART SL 19	PART SL 20	PART SL 21	PART SL 22	UPPER FLOOR LEVEL
LCP to SL 14 (BALCONY)										
COMMON PROPERTY (MECHANICAL)	PART SL 14	PART SL 15	PART SL 16	PART SL 17	PART SL 18	PART SL 19	PART SL 20	PART SL 21	PART SL 22	LOWER FLOOR LEVEL