

CONDOMINIUM PLAN 151 0476 (PHASE 1)

90°00'03" 219.064

COMMON PROPERTY

SEE 'DETAIL' (SHEET 2 OF 2)

ONE STOREY OFFICE/WAREHOUSE BUILDING UNITS 13 TO 24

UNIT 'A' PLAN 151 0476 SEE 'DETAIL' (SHEET 2 OF 2)

COMMON PROPERTY

COMMON PROPERTY

ROAD PLAN 111 2081

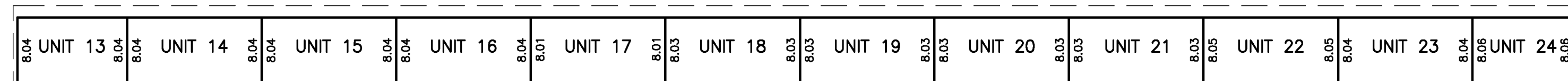
ROAD ON PLAN 091 1295

LOT 6 BLOCK 11 PLAN 091 1295

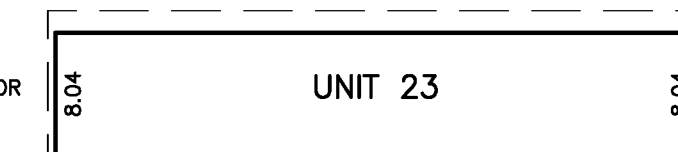
LOT 4 BLOCK 11 PLAN 091 1295

Fd. l. Bent on March 4, 2013 0.10 BGL. Used l. hole No mk. on September 3, 2014. Left no mk. (Fence corner post)

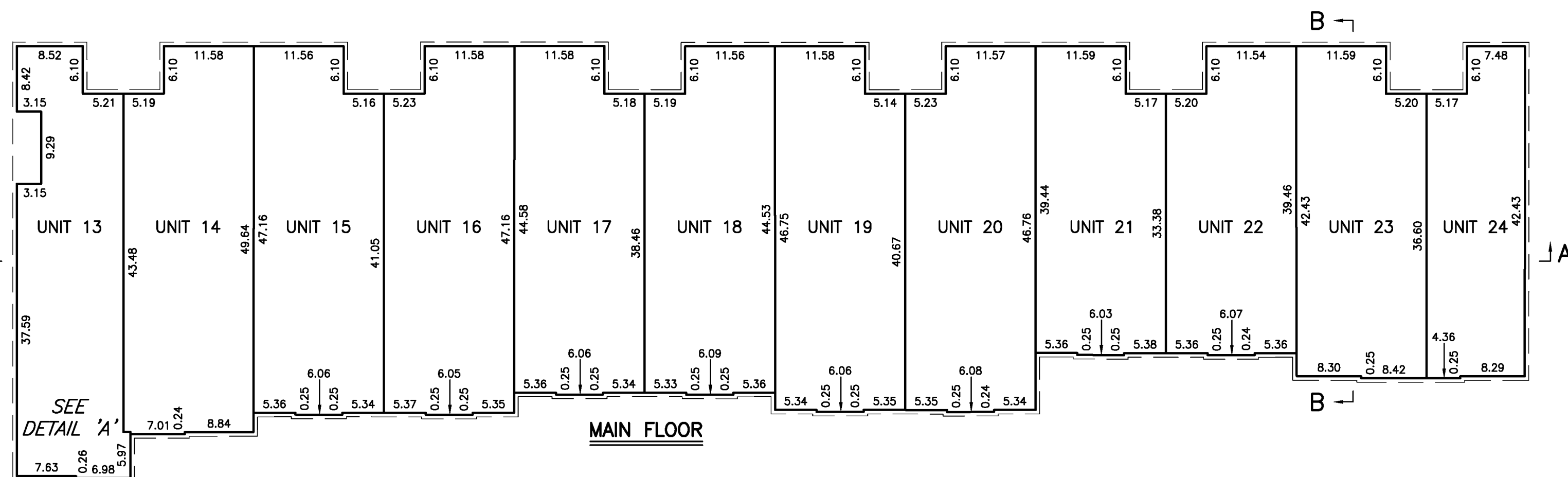
GLENMORE TRAIL S.E. (ORIGINAL ROAD ALLOWANCE)



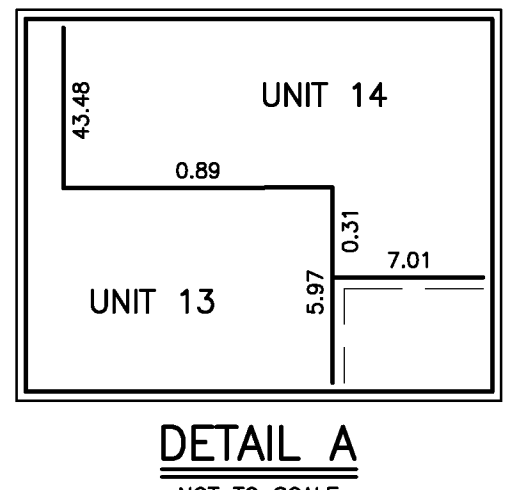
SECTION A-A



SECTION B-B



MAIN FLOOR



DETAIL A NOT TO SCALE

SURVEYOR

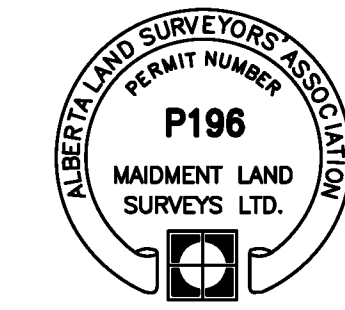
CHRISTOPHER K. ASHTON, ALS 2017 SURVEYED BETWEEN THE DATES OF MARCH 4, 2013 AND DECEMBER 22, 2016 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

REGISTERED OWNER

BEECAL HOLDINGS (GP) LTD.

MUNICIPAL AUTHORITY

CITY OF CALGARY FILE NO: CA2017-0002



REGISTRAR

ALBERTA LAND TITLES OFFICE

PLAN NO. 151 0476

PHASE 2 REGISTERED

ON March 7, 2017

INSTRUMENT NO 171 054 390

Keith Stang A.D. REGISTRAR

PHASE 2 SHEET 1 OF 2

THIS PLAN IS ACCOMPANIED BY A CERTIFICATE REGARDING POST TENSIONED CABLES SIGNED BY KALPESH PATEL, PROFESSIONAL ENGINEER STATING THERE ARE POST TENSIONED CABLES LOCATED ON OR WITHIN THE BUILDING OR THE PROPERTY ON WHICH THE BUILDING IS LOCATED.

CITY OF CALGARY
 CONDOMINIUM PLAN
 SHOWING PHASED DEVELOPMENT OF
 UNIT 'A', PLAN 151 0476 AND
 4464 UNDIVIDED ONE TEN THOUSANDTH
 SHARES IN COMMON PROPERTY
 WITHIN THE
 S.E.1/4 SEC.26, TWP.23, RGE.29, W.4M.
 SCALE: 1:500
 CHRISTOPHER K. ASHTON, ALS 2017

LEGEND

- AREA AFFECTED BY THIS PLAN OUTLINED THUS AND CONTAINS 1.924 ha. AND 12 UNITS.
- STATUTORY IRON POSTS SHOWN THUS: FOUND
- FOUND STATUTORY IRON POST, USED AS REFERENCE POINT SHOWN THUS: RP
- DISTANCES ARE IN METRES.
- BEARINGS ARE DERIVED FROM REGISTERED PLAN 151 0476.
- THE PROJECTION IS 3° TRANSVERSE MERCATOR, THE DATUM IS NAD83 (ORIGINAL), THE REFERENCE MERIDIAN IS 114° WEST LONGITUDE, AND THE COMBINED SCALE FACTOR IS 0.999740.
- GRID COORDINATES ARE DERIVED FROM PLAN 151 0476 WITH THE FOLLOWING COORDINATES FOR THE REFERENCE POINT: NORTHING = 5649382.697, EASTING = 4138.390.
- BUILDING LOCATION MEASUREMENTS SHOWN ON THIS PLAN ARE TO THE EXTERIOR FOUNDATION WALLS.
- UNIT BOUNDARIES FOR FLOORS AND CEILINGS ARE AS STIPULATED IN SECTION 9(1) OF THE CONDOMINIUM PROPERTY ACT.
- UNIT BOUNDARIES THAT ARE GOVERNED BY THE DIMENSIONS SHOWN ARE SHOWN THUS:
- UNIT BOUNDARIES THAT ADJOIN EXTERIOR FOUNDATION WALLS ARE 0.01 INSIDE THE EXTERIOR FOUNDATION WALL AND SHOWN THUS:
- ALL DOORS AND WINDOWS OF A UNIT THAT ARE LOCATED ON EXTERIOR WALLS ARE PART OF THE UNIT.
- UNIT BOUNDARIES HAVE BEEN EXAGGERATED FOR PLOTTING PURPOSES.
- EXCLUSIVE USE AREAS ARE COMMON PROPERTY AND DELINEATED THUS:
- AREAS DESIGNATED E13-1, E14-1, ETC. ARE EXCLUSIVE USE AREAS THAT MAY BE LEASED TO THE OWNER OF A UNIT PURSUANT TO SECTION 50 OF THE CONDOMINIUM PROPERTY ACT.

ALS	ALBERTA LAND SURVEYOR	Fd.	FOUND
SEC.	SECTION	I.	STATUTORY IRON POST
TWP.	TOWNSHIP	Mk.	MARK
RGE.	RANGE	NAD83	NORTH AMERICAN DATUM OF 1983
M.	MERIDIAN	UR/W	UTILITY RIGHT OF WAY
N.	NORTH	RP	REFERENCE POINT
S.	SOUTH	BGL.	BELOW GRADE LEVEL
E.	EAST	ha.	HECTARE
W.	WEST	sq.m.	SQUARE METRES

SCHEDULE OF EXCLUSIVE USE AREA

EXCLUSIVE USE AREA	APPROX. AREA(sq.m.)	EXCLUSIVE USE AREA	APPROX. AREA(sq.m.)
E13-1	98.3	E18-4	14.0
E13-2	28.1	E18-5	237.4
E13-3	28.1	E19-1	98.3
E13-4	214.5	E19-2	42.1
E14-1	98.3	E19-3	271.5
E14-2	56.2	E20-1	42.1
E14-3	14.0	E20-2	70.2
E14-4	255.0	E20-3	28.1
E15-1	14.0	E20-4	271.7
E15-2	42.1	E21-1	42.1
E15-3	98.3	E21-2	70.2
E15-4	14.0	E21-3	28.1
E15-5	254.0	E21-4	238.3
E16-1	98.3	E22-1	28.1
E16-2	28.1	E22-2	28.1
E16-3	28.1	E22-3	56.2
E16-4	14.0	E22-4	14.0
E16-5	255.5	E22-5	271.2
E17-1	70.2	E23-1	112.3
E17-2	70.2	E23-2	28.1
E17-3	14.0	E23-3	238.4
E17-4	254.7	E24-1	98.3
E18-1	70.2	E24-2	14.0
E18-2	42.1	E24-3	200.3
E18-3	28.1	TOTAL	4731.5

SCHEDULE OF UNIT FACTORS AND AREA

UNIT NUMBER	UNIT FACTOR	APPROX. AREA(sq.m.)
13	374	704.4
14	425	800.7
15	403	759.9
16	404	760.3
17	380	716.3
18	380	716.5
19	399	753.1
20	400	753.5
21	335	631.6
22	335	631.6
23	361	679.7
24	268	506.3
TOTAL	4464	8413.9

THE BASIS FOR DETERMINING UNIT FACTORS WAS AS FOLLOWS:
 -UNIT FACTORS WERE ASSIGNED PROPORTIONATE TO UNIT AREA.