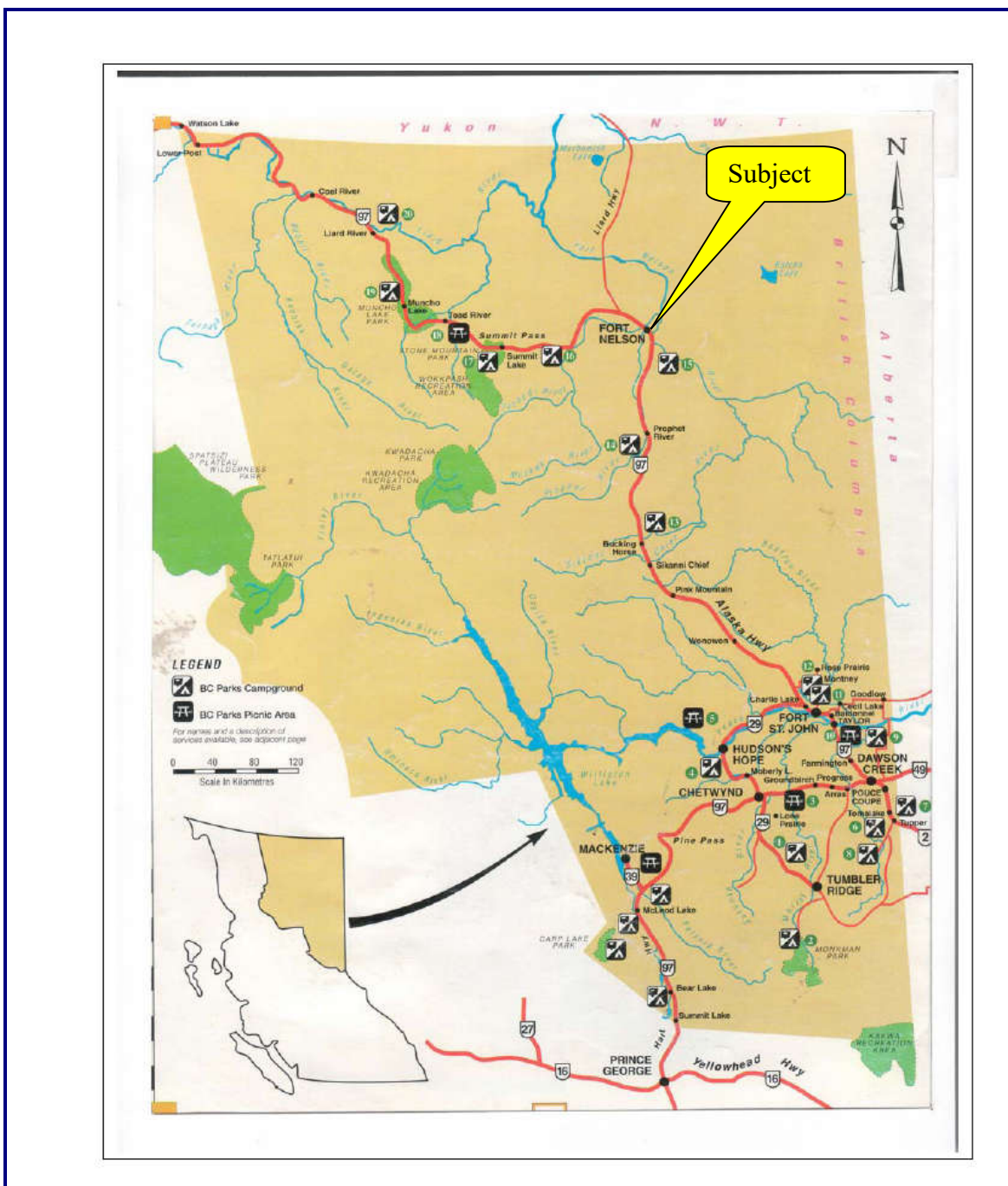
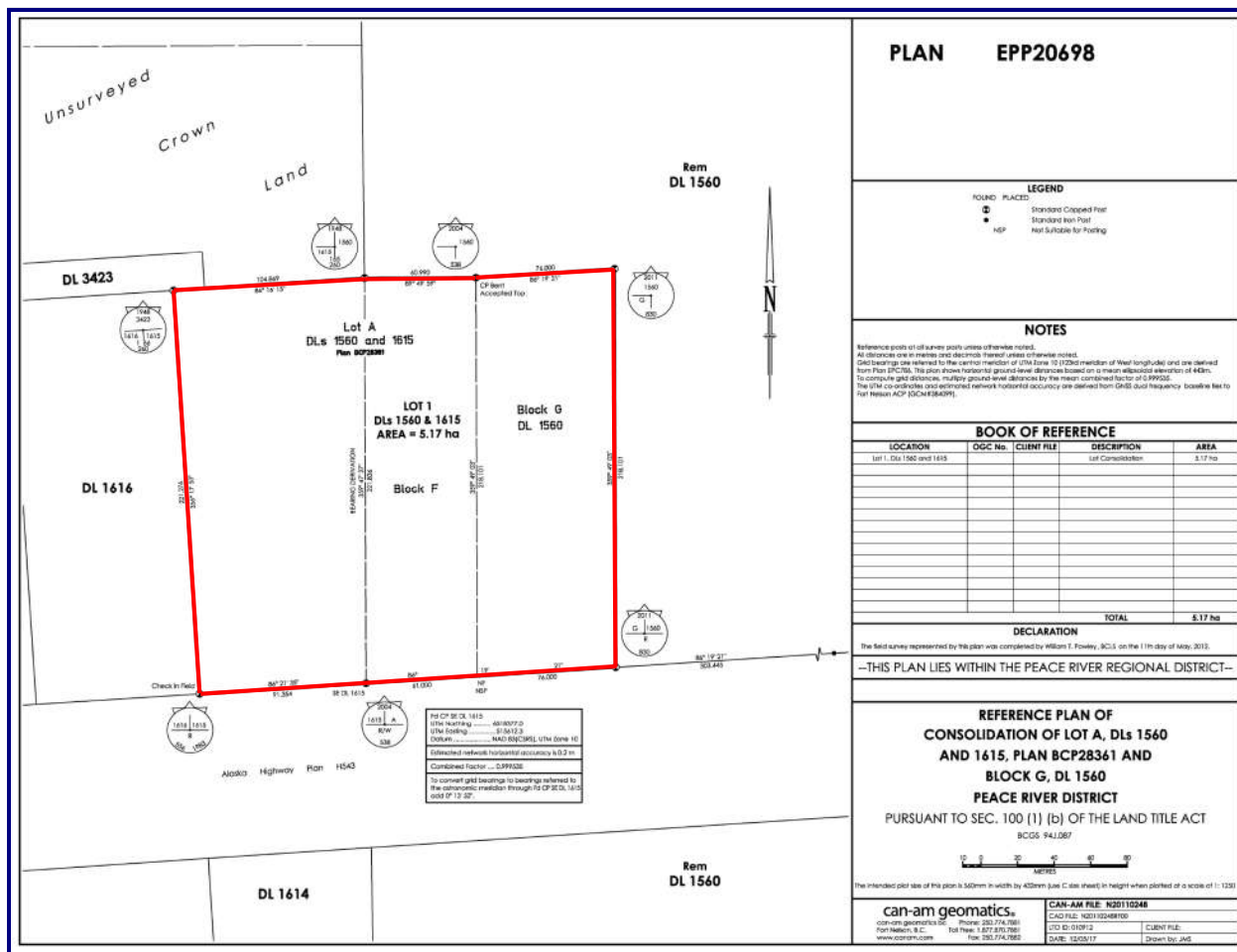


Location within British Columbia



Survey Plan EPP20698



PLAN EPP20698

LEGEND
 ROUND PLACED
 Standard Capped Feet
 Standard Noted Feet
 Not Suitable for Printing

NOTES

Reference points of all survey points unless otherwise noted.
 All distances are in metres and decimals thereof unless otherwise noted.
 Grid bearings are referred to the central meridian of UTM Zone 12 (20th meridian of West longitude) and are defined from Plan PFC756. The plan shows horizontal ground level distances based on a mean ellipsoidal altitude of 48m. To calculate grid distances, multiply ground level distances by the mean combined factor of 0.99926.
 The UTM coordinates and estimated network horizontal accuracy are defined from GNS5 grid frequency base as set for Feature ACP 25C4438409.

BOOK OF REFERENCE

LOCATION	DGC No.	CLIENT FILE	DESCRIPTION	AREA
Lot 1, Dls 1560 and 1615			Lot Consolidation	5.17 ha
TOTAL				5.17 ha

DECLARATION

The field survey represented by this plan was completed by Wilson T. Finley, BCIS on the 11th day of May, 2013.
 --THIS PLAN LIES WITHIN THE PEACE RIVER REGIONAL DISTRICT--

**REFERENCE PLAN OF
 CONSOLIDATION OF LOT A, DLs 1560
 AND 1615, PLAN BCP28361 AND
 BLOCK G, DL 1560
 PEACE RIVER DISTRICT
 PURSUANT TO SEC. 100 (1) (b) OF THE LAND TITLE ACT**
 BCIS 941,067



The intended plot size of this plan is 500mm in width by 400mm (one A size sheet) in height when plotted at a scale of 1:1250

can-am geomatics.
 can-am geomatics inc. Phone: 250.774.7865
 Fort Nelson, B.C. Toll Free: 1.877.875.7865
 www.canam.com Fax: 250.774.7865

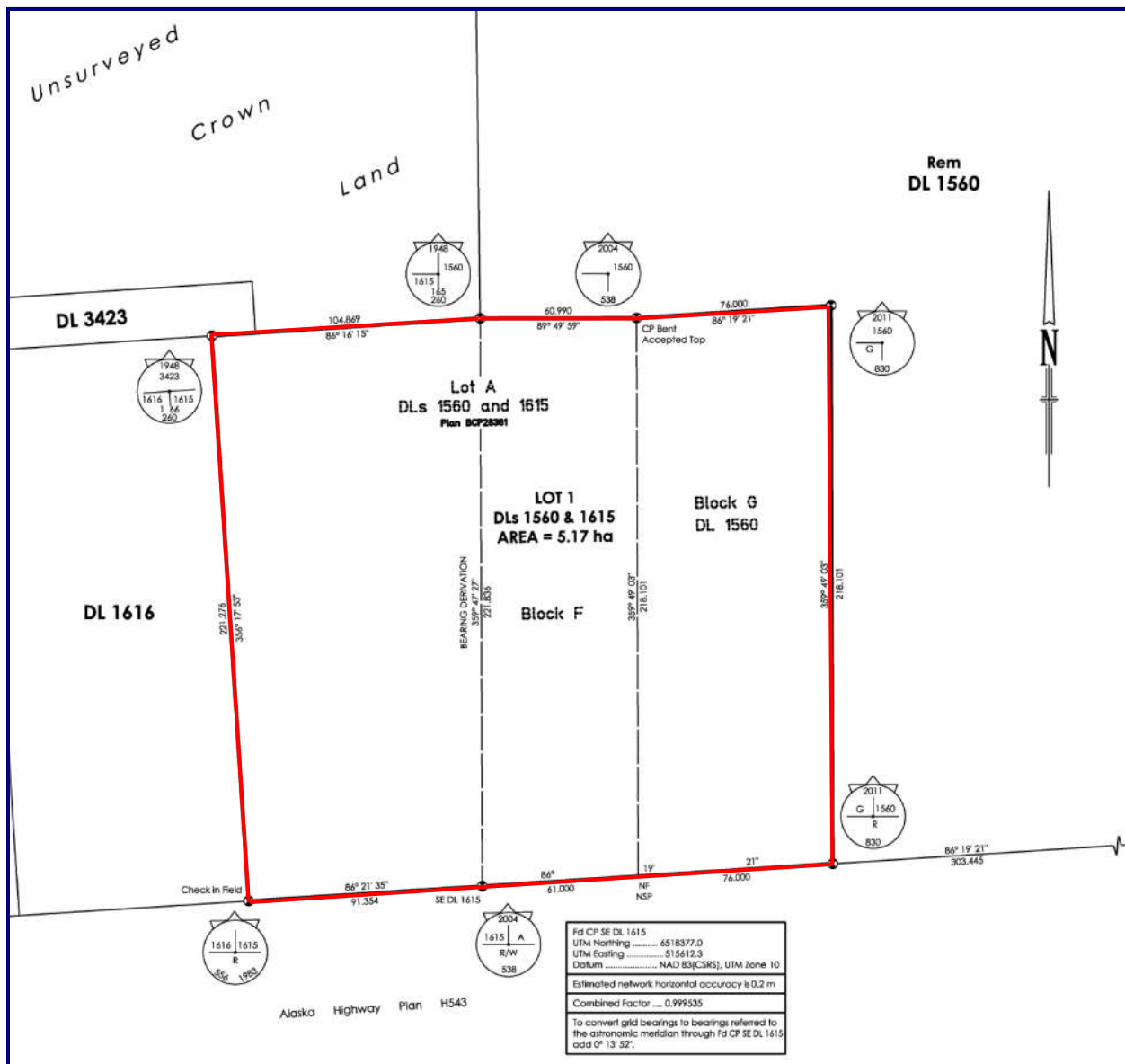
CAN-AM FILE: N20110248
 CHECKED: 10/11/2013
 LTD ID: 010712 CLIENT FILE:
 DATE: 12/05/17 DRAWN BY: JWS

For CP 25 DL 1615
 UTM Northing: 6910077.0
 UTM Easting: 713612.3
 Datum: NAD 83 (BCR) UTM Zone 12
 Ellipsoid network horizontal accuracy 3.02 m
 Combined Factor: 0.99926
 To convert grid bearings to bearings referred to the magnetic meridian through to CP 25 DL 1615
 add 97° 13' 32"

Alaska Highway Plan H343

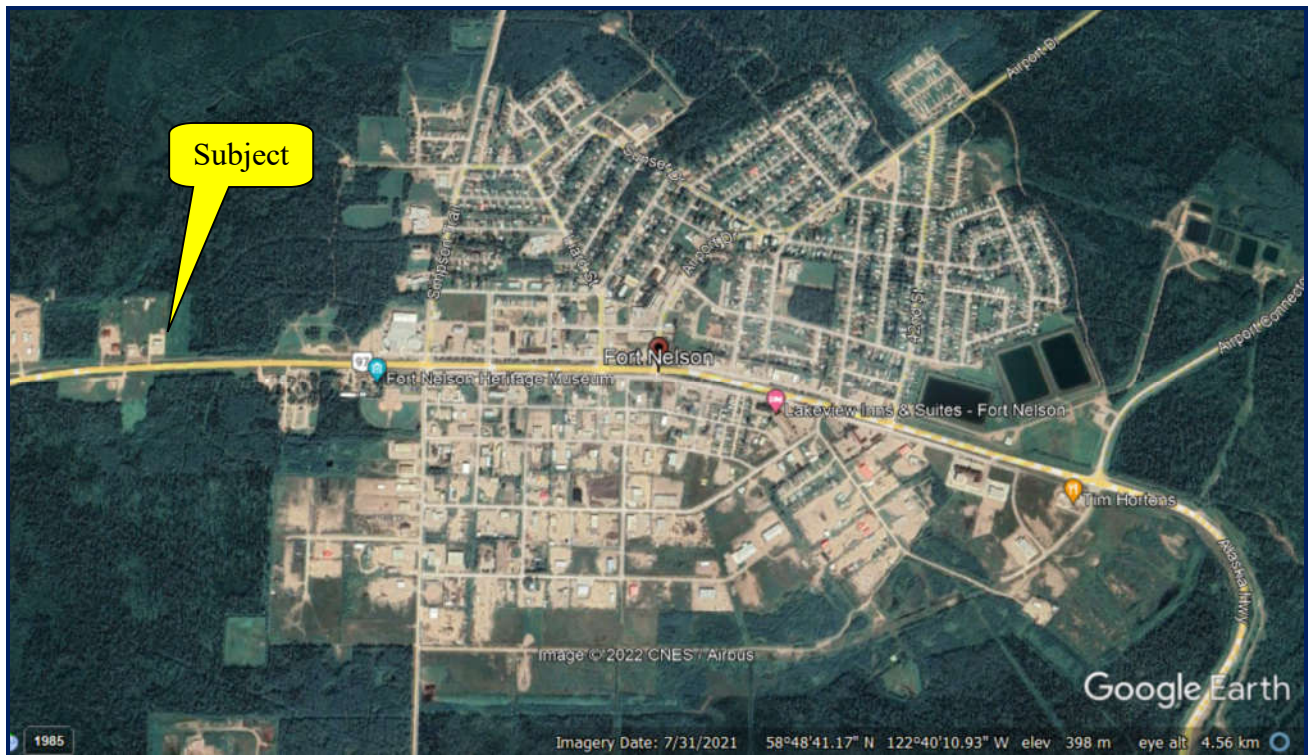
.../Cont'd

Survey Plan EPP20698 – Close Up



.../Cont'd

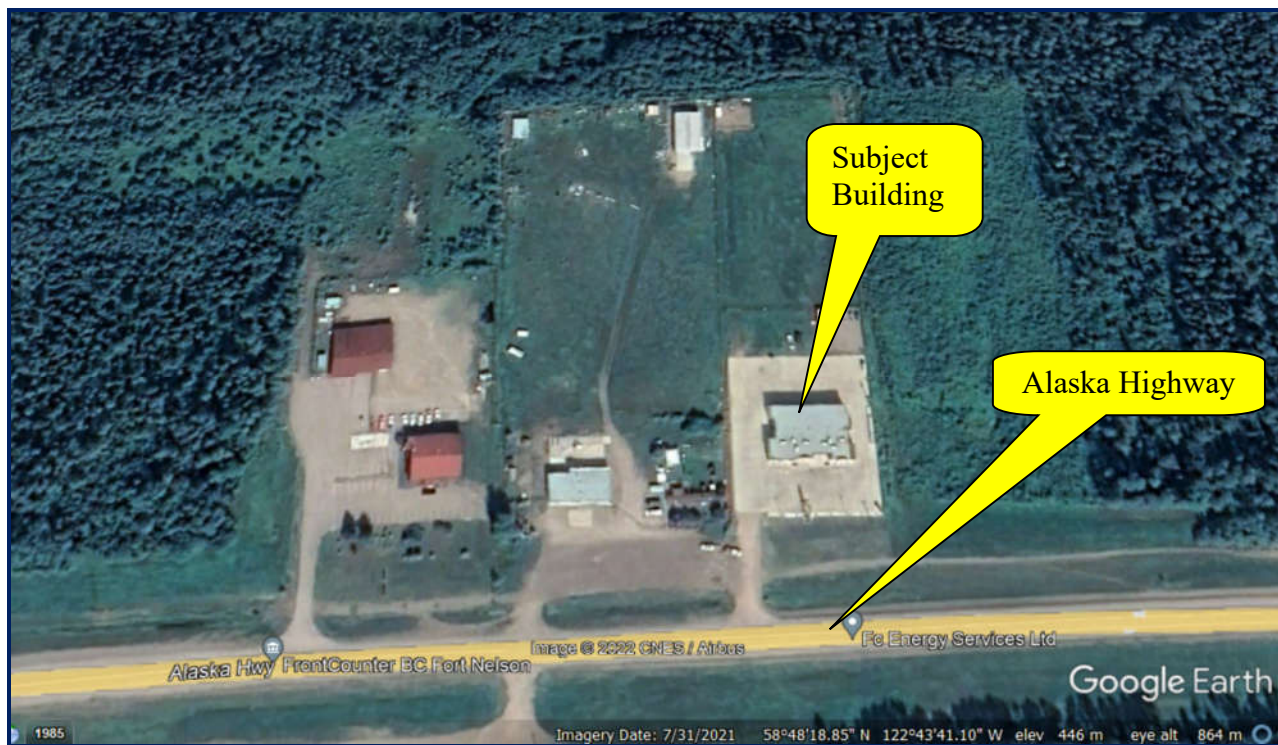
Air Photo



Air photo is via Google Earth. Date of imagery is July 31, 2021.

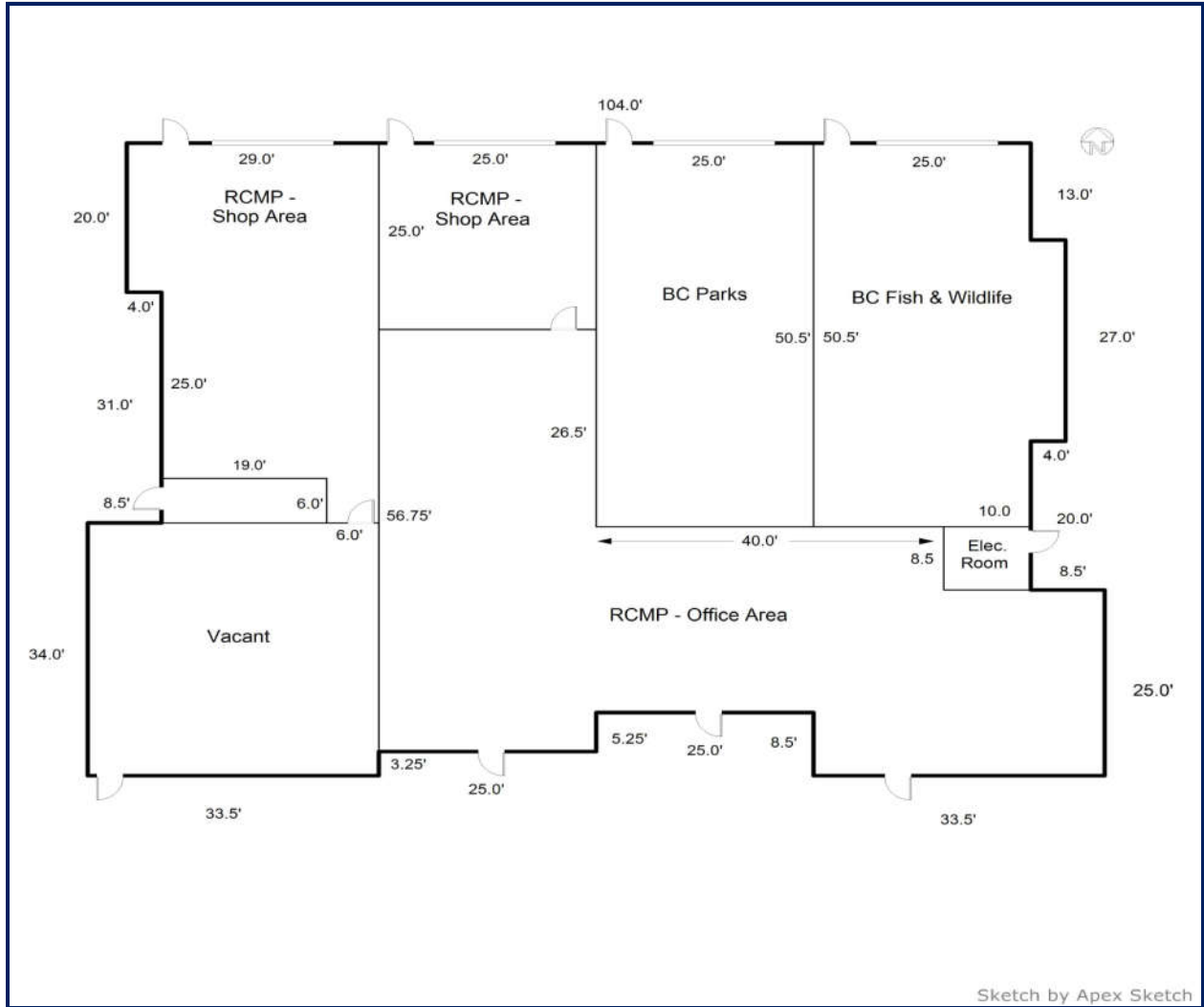
.../Cont'd

Air Photo – Close Up



Air photo is via Google Earth. Date of imagery is July 31, 2021.

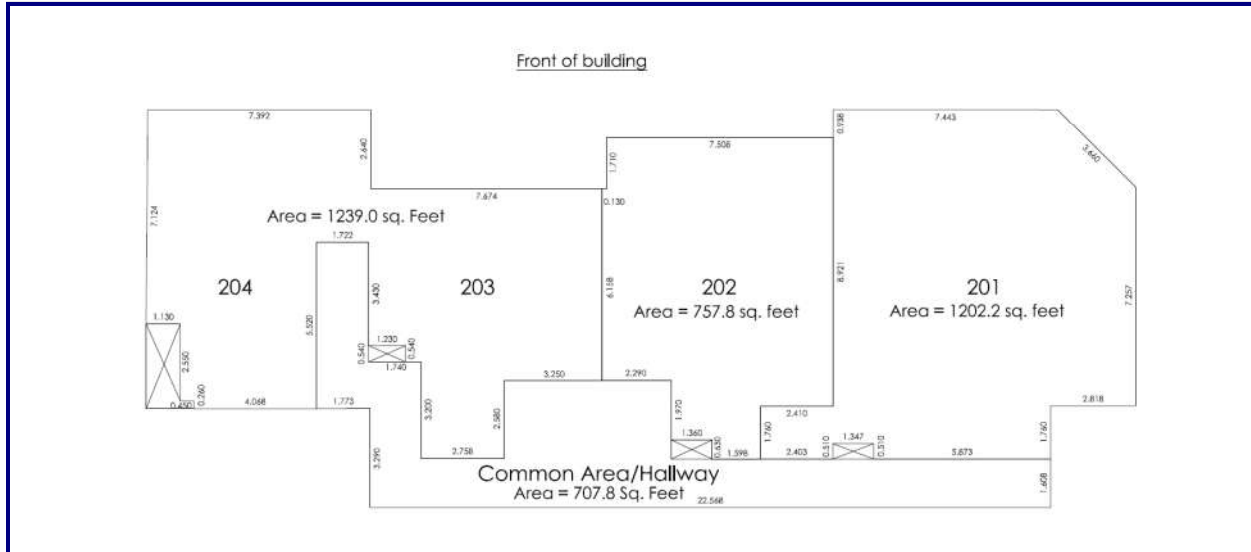
Building Floor Plan – Main Floor
Gross Floor Area Measured at 8,896 Square Feet



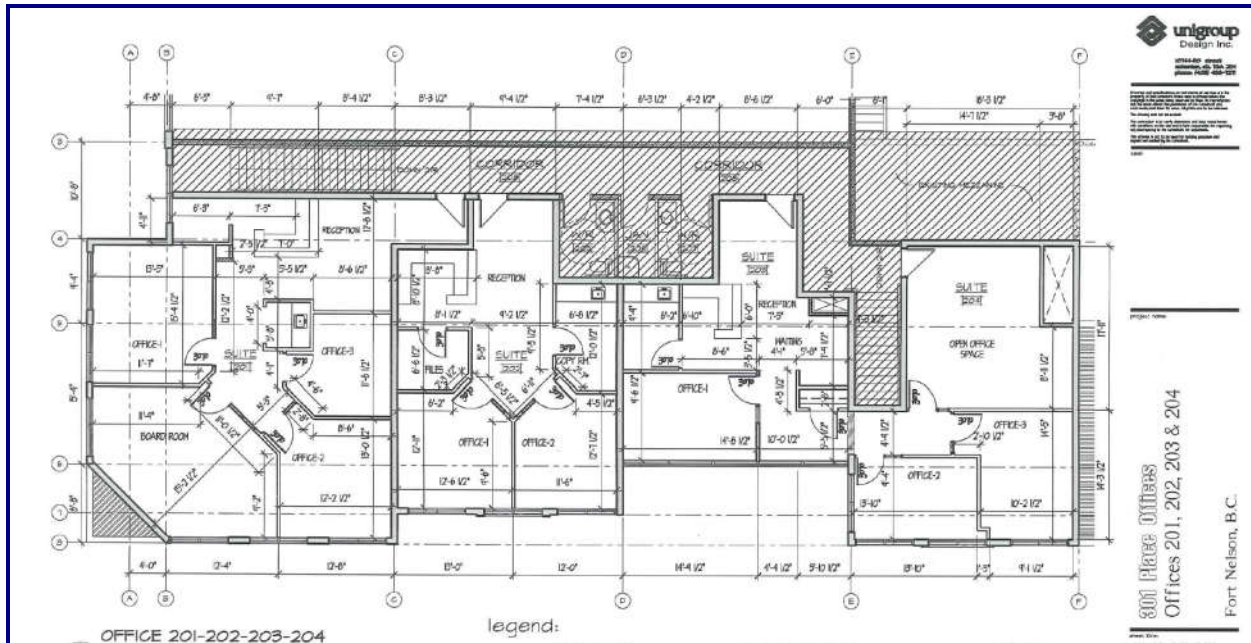
Note: The Net Leasable area of the main floor, excluding the electrical room and the stairwell to the upper floor, is 8,246 square feet.

.../Cont'd

Building Floor Plan – Upper Floor
Gross Floor Area Surveyed at 3,906 Square Feet



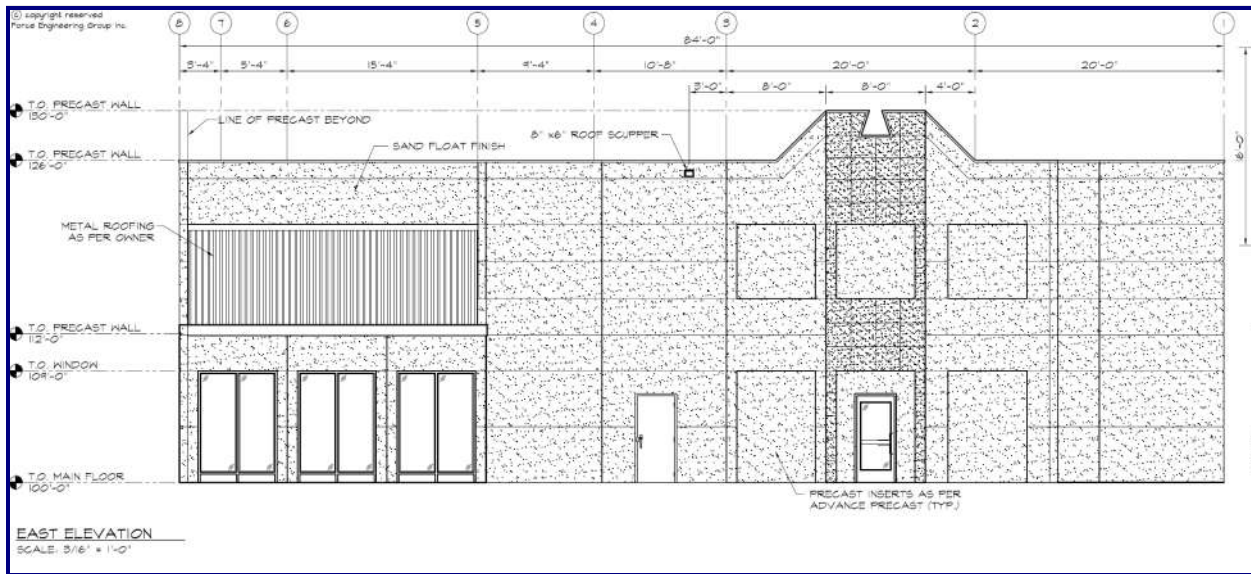
Floor Plan – Upper Floor



Note: The Net Leasable area of the upper floor, excluding the common area / hallway, is 3,199 square feet.

.../Cont'd

East Elevation



West Elevation

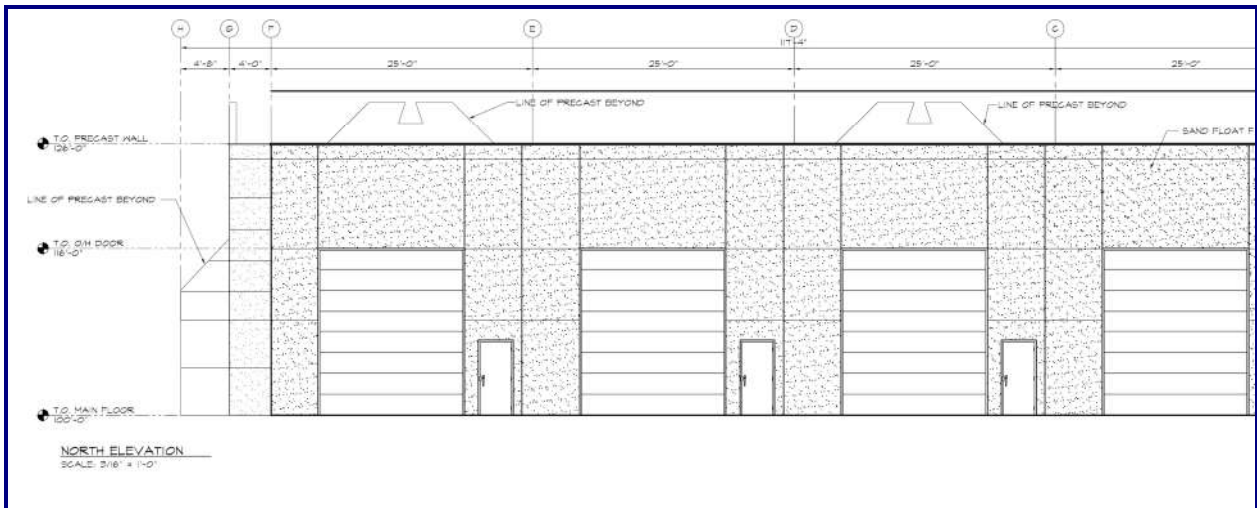


.../Cont'd

South Elevation



North Elevation

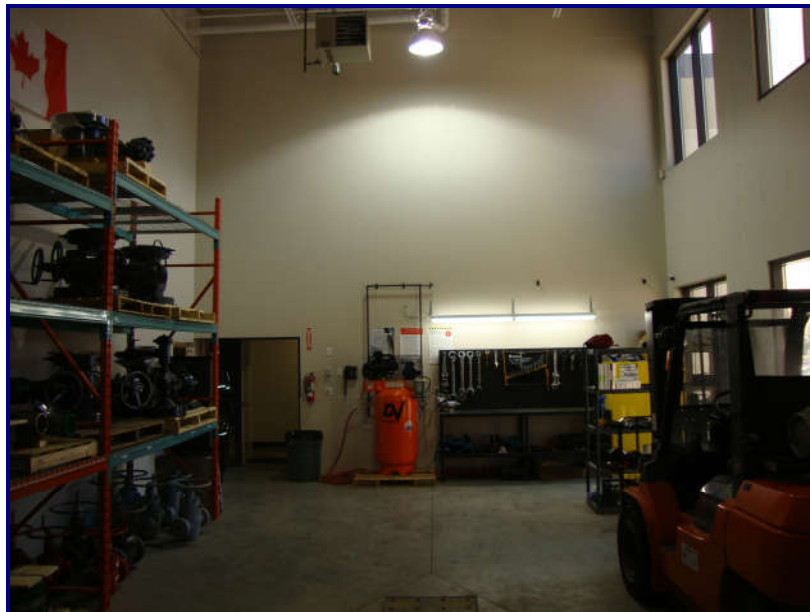


301 Place

Typical shop space – looking north



Typical shop space – looking south



Suite #103 (east side of Strata Lot 3) – Reception Area



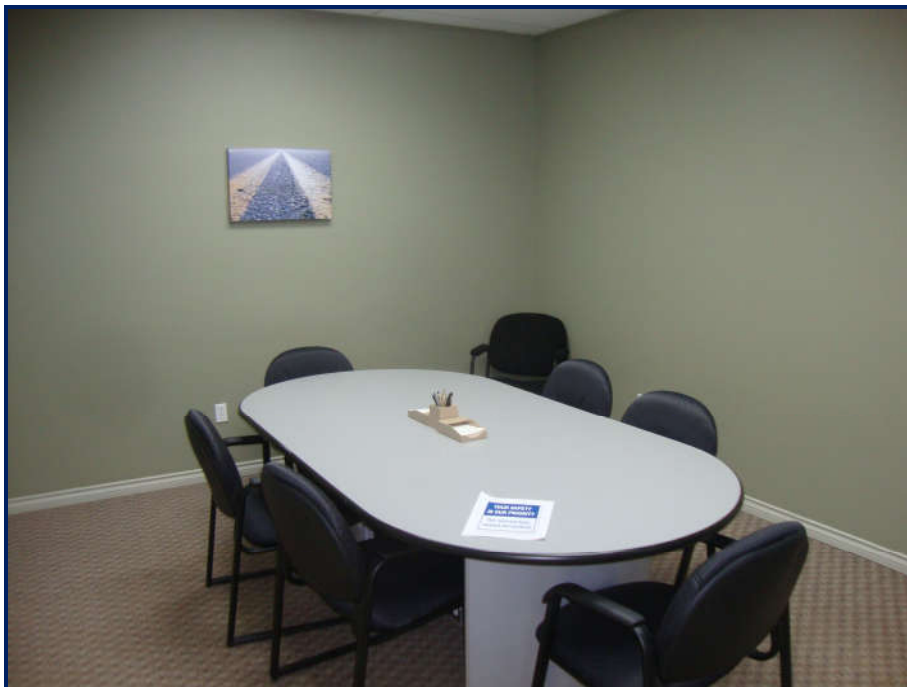
Suite #103 (east side of Strata Lot 3) – Reception Area



Suite #103 (east side of Strata Lot 3) – Office



Suite #103 (east side of Strata Lot 3) – Meeting Room



Suite #203 (Strata Lot 6) – Typical Office



Suite #203 (Strata Lot 6) – Typical Office



Suite #205 (Strata Lot 8) – Reception Area



Suite #205 (Strata Lot 8) – Typical Office



Front View of Subject Property – Looking Northwest



Front View of Subject Property – Looking Northeast



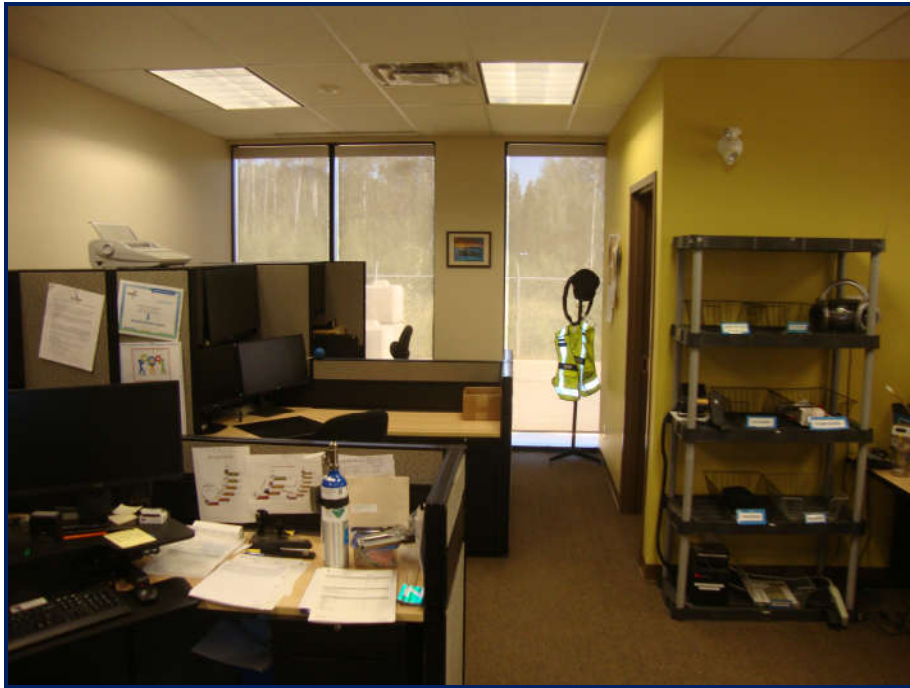
Rear View of Subject Property – Looking Southwest



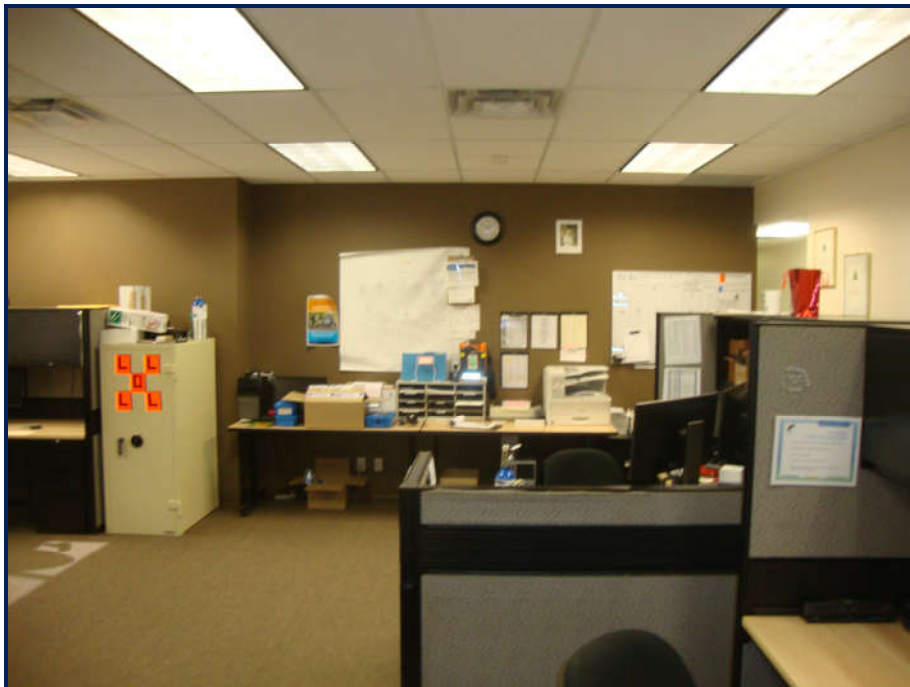
Rear View of Subject Property – Looking Southeast



Bullpen Area – Looking East



Bullpen Area – Looking West



East Side Office



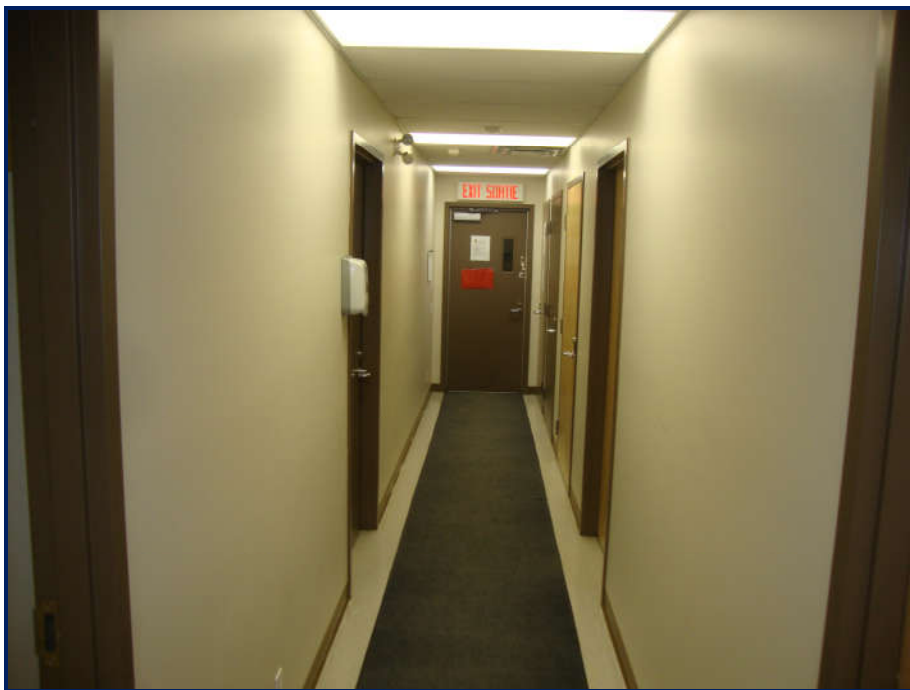
West Side Office



Staff Room



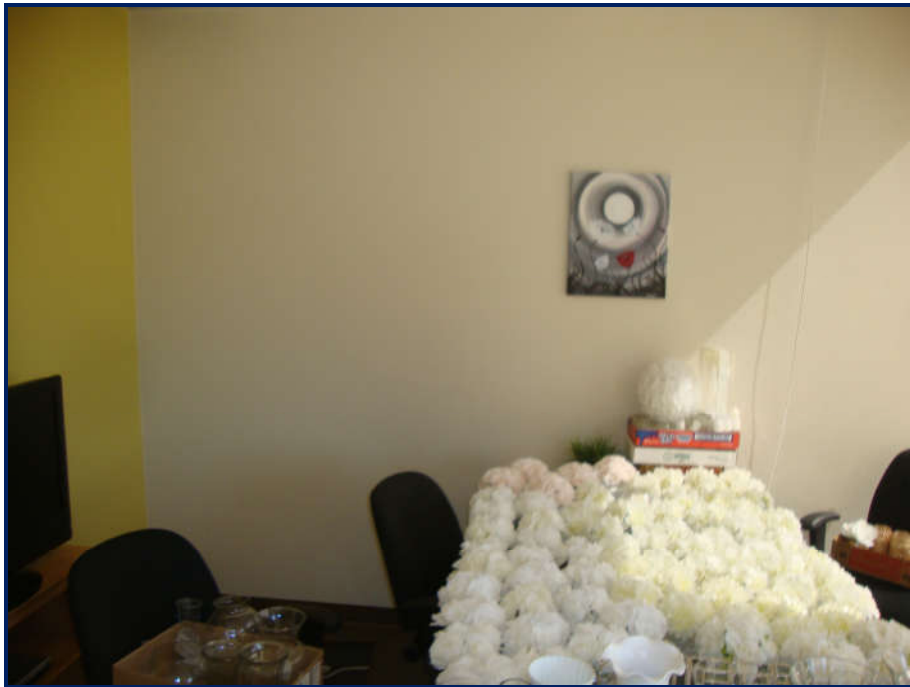
Main Hallway – Looking North towards the shop area



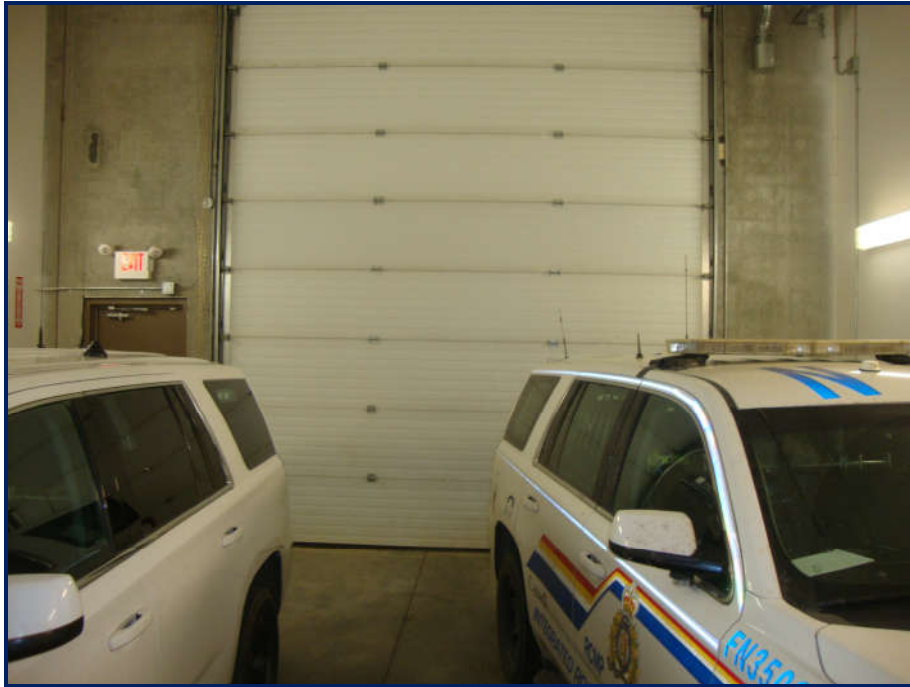
Meeting Room #1



Meeting Room #2



Shop Area – Looking North



Shop Area – Looking South



Second Shop Area – Looking North



Second Shop Area – Looking South



Shop Area – Overhead Unit Heater



“On Demand” Hot water heater



Main Electrical Room - 600 Amo (240 Volt) single phase main hydro service
(8) separate hydro meters + (2) house meters



(8) Separate natural gas meters



South Side Parking Area – Looking East



South Side Parking Area – Looking West



North Side Parking Area – Looking East



North Side Parking Area – Looking West

