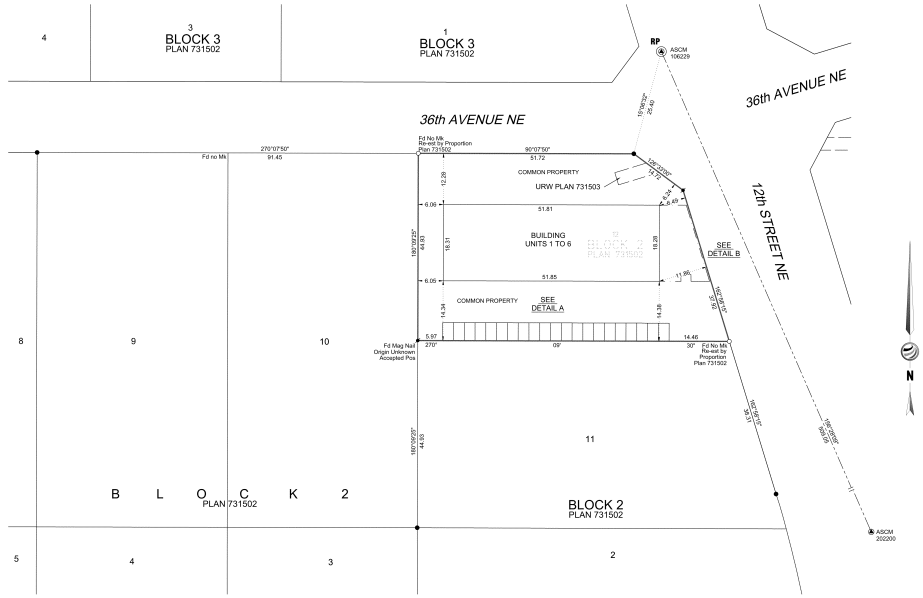
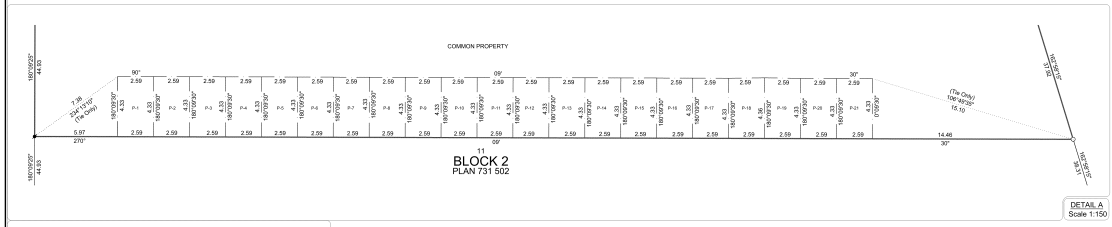
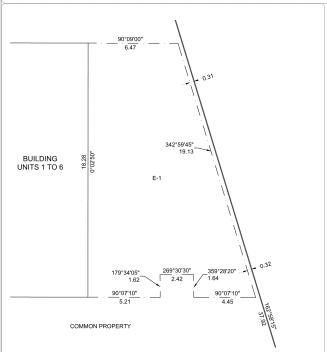
Alberta This plan may not be commercially re-distributed, transferred or manipulated in any form without the specific written consent of Alberta Land Titles

NOTE:
FOR ANY ENDORSEMENT, REGISTRATION MEMORANDUM, NOTIFICATION OR OTHER ENTRY THAT IS TO BE MADE ON THE PLAN, PLEASE SEE THE CONDOMINIUM ADDITIONAL SHEET (CS) WHICH HAS BEEN ADDED TO THIS PLAN PURSUANT TO THE CONDOMINIUM PROPERTY REGULATION.




DETAIL A
Scale 1:150




DETAIL B
Scale 1:150

| EXCLUSIVE USE AREA | |
|---|---|
| UNIT # | AREA (sq m) |
| P-1 | 11.21 |
| P-2 | 11.21 |
| P-3 | 11.21 |
| P-4 | 11.21 |
| P-5 | 11.21 |
| P-6 | 11.21 |
| P-7 | 11.21 |
| P-8 | 11.21 |
| P-9 | 11.21 |
| P-10 | 11.21 |
| P-11 | 11.21 |
| P-12 | 11.21 |
| P-13 | 11.21 |
| P-14 | 11.21 |
| P-15 | 11.21 |
| P-16 | 11.21 |
| P-17 | 11.21 |
| P-18 | 11.21 |
| P-19 | 11.21 |
| P-20 | 11.21 |
| P-21 | 11.21 |
| E-1 | 165.52 |
| TOTAL | 400.93 |

| SCHEDULE OF AREAS AND UNIT FACTORS | | |
|---|---|---|
| UNIT # | UNIT FACTOR | AREA (sq m) |
| 1 | 1431 | 130.4 |
| 2 | 1486 | 135.5 |
| 3 | 1488 | 135.7 |
| 4 | 1488 | 135.7 |
| 5 | 1484 | 135.3 |
| 6 | 2623 | 239.2 |
| TOTAL | 10000 | 911.8 |

NOTE: Unit Factors 1 to 6 inclusive were assigned unit factors proportional to their floor areas.

**CONDOMINIUM CORPORATION ADDRESS:**
#6, 1247 36th Avenue NE
Calgary, Alberta
T2E 6N6

**POST TENSIONED CABLES:**
This plan is accompanied by a certificate regarding post tensioned cables signed by
CHRIS LARSEN, ALS
Stating there are no post tensioned cables located anywhere on or within the building or the property on which the building is located.

LAND TITLES OFFICE

SHEET 1 OF 2

PLAN NO. 2511284

ENTERED AND REGISTERED
ON July 17, 2025
INSTRUMENT NO: 251 185 019

A. Gelling
A.D. REGISTRAR

**THE CITY OF CALGARY**

# PLAN OF SURVEY
SHOWING
# CONDOMINIUM
AFFECTING
LOT 12 BLOCK 2 PLAN 731502
WITHIN THE
SE 1/4 SEC 35 TWP 24 RGE 1 W5M
ALBERTA

SCALE 1:300

## LEGEND

Statutory iron survey post found shown thus ●
Statutory iron survey post placed shown thus ○ and are stamped P235
Wood post found shown thus ■
Metal plug found shown thus ◆
Metal plug placed shown thus ◇
Drill hole found shown thus ✖
Drill hole placed shown thus □
Temporary point shown thus ×
Iron bar found shown thus ▲
Alberta Survey Control Marker (ASCM) shown thus ⏚
Geo-reference point shown thus ◯ RP

5661027.05 N ] The Geo-Reference point (RP) is ASCM 106229
-2131.87 E ] 3TM-NAD 83 (Original) Reference Meridian 114°W

Distances are shown in metres and decimals thereof.
Bearings are 3TM Grid NAD 83 and are derived from ties to ASCM 106229 and ASCM 202200. Combined scale factor of 0.999734 was used.
Area required = 0.301 ha and is outlined thus
All monuments shown on this plan are in good condition unless noted otherwise.

Condominium unit boundaries shown thus: ———
Condominium units boundaries of Units 1 to 6 inclusive adjacent to common property are defined by Section 9(1) of the Condominium Property Act and are shown thus: ═══
Condominium unit boundaries of Units 1 to 6 inclusive between units extend to the centreline of the walls and are shown thus: ═══
Condominium unit boundaries of Units 1 to 6 inclusive where floors and ceilings exist are defined by section 9(1) of the Condominium Property Act and are shown thus: ———
Condominium Unit boundaries of any unit where walls do not exist is the vertical plane as defined by the distances shown illustrated on this plan and are shown thus: ———
All areas not designated as part of Units 1 to 6 inclusive are part of the Common Property.
Exclusive Use Areas are delineated thus: ———
Parking Stalls and Exclusive use areas designated P-1, and E-1 Respectively are exclusive possession areas that may be leased to the owner of a Unit Pursuant to Section 50 of the Condominium Property Act.
Unit dimensions and areas extend to unit boundaries and are derived from asbuilt measurements.
Unit numbers are shown thus . . . . UNIT 1
Dimensions shown on the site plan are taken to the exterior surface of the concrete foundation walls.
Distances from the building to the property lines are perpendicular to the property lines unless otherwise shown.
Condominium plan is comprised of:
6 Commercial Units and 30 Exclusive Use Areas

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| A. | Arc | No | Number |
| ag | Above Ground | NT | Non-Tangential |
| ALS | Alberta Land Surveyor | (NTS) | Not to Scale |
| ARW | Access Right of Way | ORW | Overland Drainage R/W |
| ASCM | Alberta Survey Control Marker | P | Brass Cap |
| C | Short Curve | Pit | 4 Pits |
| C of T | Certificate of Title | Pl | Placed |
| calc | calculated | Pos | Position |
| CB | Chord Bearing | P/L | Pipeline |
| ck m | check measured | PUL | Public Utility Lot |
| CP | Common Property | R | Radius |
| cs | counter sunk | Re-est | Re-established |
| E | East | Ref | Reference |
| ER | Environmental Reserve | Res | Restored |
| Est | Established | RGE | Range |
| Fd | Found | RW | Right of Way |
| GNSS | Global Navigation Satellite System | (R) | Radial |
| ha | Hectare | S | South |
| I | Statutory Iron Post | SEC | Section |
| L | Short Line | sq m | Square Metres |
| M | Mound or Meridian | TCO | Top Cut Off |
| Mk | Mark | TWP | Township |
| Mkd | Marked | URW | Utility R/W |
| Mp | Marker Post | W | West |
| MR | Municipal Reserve | UTM | Universal Transverse Mercator |
| N | North | 3TM | 3° Transverse Mercator |
| NAD | North American Datum | Δ | Central Angle of Curve |

## SURVEYOR

CHRIS LARSEN, A.L.S.
Surveyed between the dates of July 10th, 2024 and August 9th, 2024.
in accordance with the provisions of the Surveys Act.

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT TO PRACTICE
P235
GLOBAL RAYMAC SURVEYS INC.

## APPROVING AUTHORITY

Name: The City of Calgary
File No: CA 2024-0139

## REGISTERED OWNERS

VG Group Holding Inc.

Date: 15 July 2025
Job No. 24CX0051
File No. 24CX0051_C.DWG

**GLOBAL RAYMAC SURVEYS INC**
Suite 110, 4129 - 8th Street SE, Calgary, Alberta T2G 3A5
Ph: 403.283.5455 www.globalraymac.ca

Surveyed by: PO | Drawn by: VBK | Checked by: PA/CL