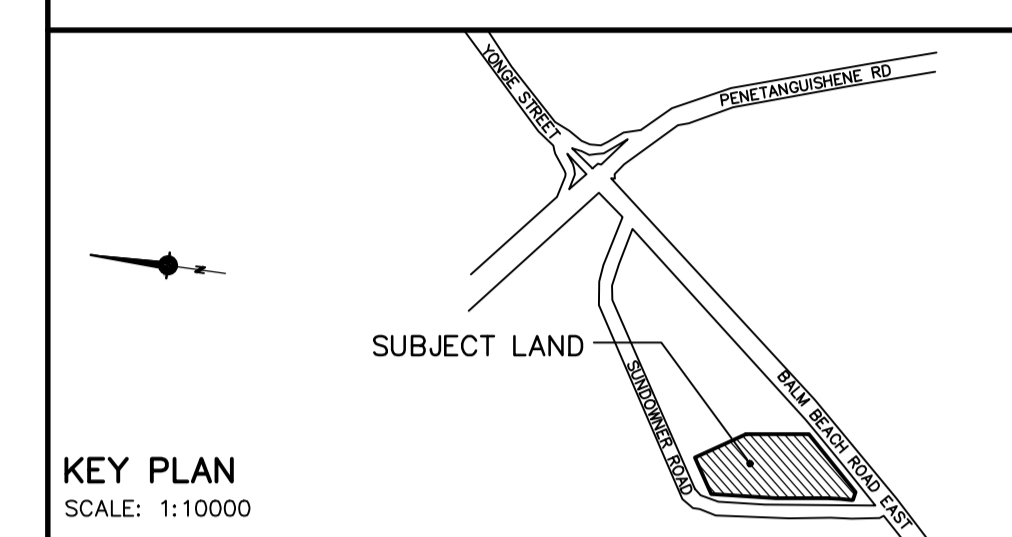


DRAFT PLAN OF CONDOMINIUM OF PART OF LOT 105 CONCESSION 1 WEST OF PENETANGUISHENE ROAD TOWN OF MIDLAND (TOWNSHIP OF TINY, COUNTY OF SIMCOE)

SCALE 1:300 KRCMAR SURVEYORS LTD. 2023

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT (A) AS SHOWN ON DRAFT PLAN (B) AS SHOWN ON DRAFT PLAN (C) AS SHOWN ON DRAFT PLAN (D) RESIDENTIAL COMMERCIAL (E) AS SHOWN ON DRAFT PLAN (F) AS SHOWN ON DRAFT PLAN (G) AS SHOWN ON DRAFT PLAN (H) PIPED WATER (I) CLAY LOAM (J) AS SHOWN ON DRAFT PLAN (K) FULLY SERVICED (L) AS SHOWN ON DRAFT PLAN

BEARING BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 8100° WEST LONGITUDE. (NAD 83 (CSRS)(2010)).

SITE DATA SITE AREA FROM CALCULATED BOUNDARY: 30919.0m² MUNICIPAL ADDRESS: No. 710 BALM BEACH ROAD EAST, MIDLAND BUILDING A (OFFICE)=28 BUILDING B (OFFICE/MEDICAL)=18 BUILDING C (CRU AND RESIDENTIAL)=10 (CRU) AND 32 (RESIDENTIAL) BUILDING D (CRU, RESIDENTIAL)=11 (CRU) AND 36 (RESIDENTIAL) BUILDING E (CHILD CARE)=2 (DAYCARE) AND 2 (OUTDOOR PLAY AREA) # OF RESIDENTIAL PARKING UNITS=77 # OF SHARED VISITOR AND NON-RESIDENTIAL USES PARKING=318 (Including 8 Accessible Parking Spaces)

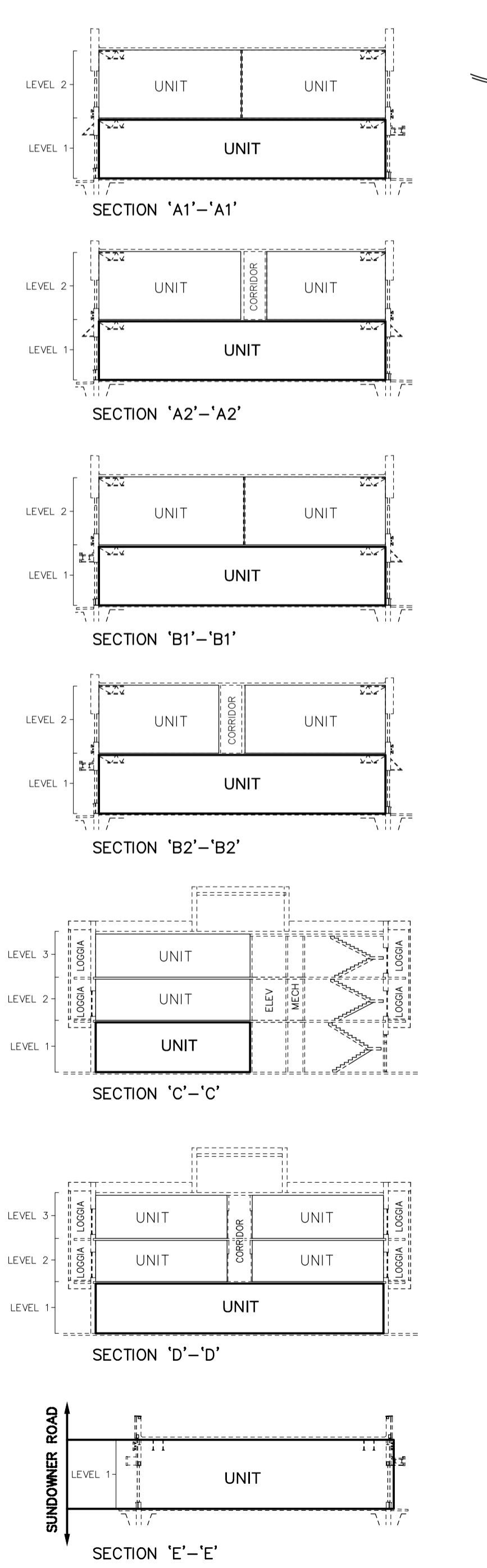
- NOTES AND LEGEND DENOTES CONDOMINIUM BOUNDARIES DENOTES BOUNDARIES OF UNITS AND OF THE COMMON ELEMENTS DENOTES FACE OF STRUCTURE DENOTES STAIRS UP DENOTES BICYCLE RACK DENOTES CANOPY DENOTES COMMERCIAL RETAIL UNIT DENOTES CHAIN LINK FENCE DENOTES ELEVATOR DENOTES ELEV. MACHINE ROOM DENOTES UNDERGROUND DEEP WELL GARBAGE UNITS DENOTES GAS METERS DENOTES MECHANICAL/ELECTRICAL ROOM DENOTES TYPICAL DENOTES FIRE DEPARTMENT CONNECTION DENOTES UNDER STAIRS DENOTES WASHROOM DENOTES SEE SECTION 'X'-'X' DENOTES EXCLUSIVE USE PORTION OF THE COMMON ELEMENTS (Quick Drop Area) DENOTES EXCLUSIVE USE PORTION OF THE COMMON ELEMENTS (Loading)

LOT 105, CONCESSION 1, WEST OF PENETANGUISHENE ROAD

INTEGRATION DATA 6° UTM ZONE 17 COORDINATES NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 8100° WEST LONGITUDE) THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

MONUMENT ID. NORTHING EASTING (A) CP 4 953 616.688 586 055.458 (B) CP 4 953 927.035 586 029.536

REPRESENTATIVE SECTION TO ILLUSTRATE RELATIONSHIP OF LEVELS (NOT TO SCALE)



ROAD ALLOWANCE BETWEEN TOWNSHIPS OF TINY AND TAY WESTLY LIMIT OF ORIGINAL ROAD ALLOWANCE

ROAD AS SUNDOWNER ROAD (IRREGULAR WIDTH) ALSO KNOWN AS BIRMINGHAM ROAD AND 105 WEST OF PENETANGUISHENE ROAD (PIN 58404-0002(LT))

PLAN VIEW ILLUSTRATING BUILDING A-UNITS 1 TO 10 INCLUSIVE (Office), BUILDING B-UNITS 11 TO 16 INCLUSIVE (Office/Medical), BUILDING C-UNITS 17 TO 26 INCLUSIVE (Commercial Retail), BUILDING D-UNITS 27 TO 37 INCLUSIVE (Commercial Retail), BUILDING E-UNITS 38, 39 (Daycare), UNITS 40, 41 (Outdoor Play Area), UNITS 42 TO 118 INCLUSIVE (Residential Parking Spaces), 318 SHARED PARKING SPACES (Including 8 Accessible Parking), LEVEL 1

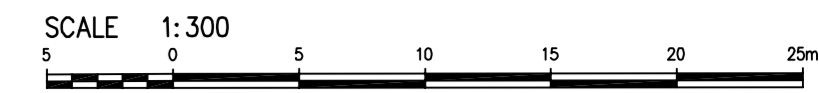
LOT 105, CONCESSION 1, WEST OF PENETANGUISHENE ROAD

OWNER'S CERTIFICATE I HEREBY AUTHORIZE KRCMAR SURVEYORS LTD. TO PREPARE AND SUBMIT THIS CONDOMINIUM DRAFT PLAN FOR APPROVAL. DECLARANT: COLAND DEVELOPMENTS CORPORATION

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN.

MUNICIPAL ADDRESS: No. 710 BALM BEACH ROAD EAST, MIDLAND. FIELD, RL, DRAWN, LL, CHECKED, R.B./W.G., JOB NO. 19-069. DWG NAME: 19-069002; PLOT INFO: 06-31 01-Nov-2023; WORK ORDER NO.: 32158. 1137 Centre Street, Thornhill, ON L4J 3M6. 905.738.0053 F 905.738.9221 www.krcmar.ca

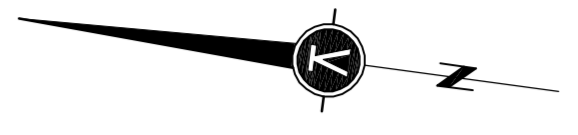




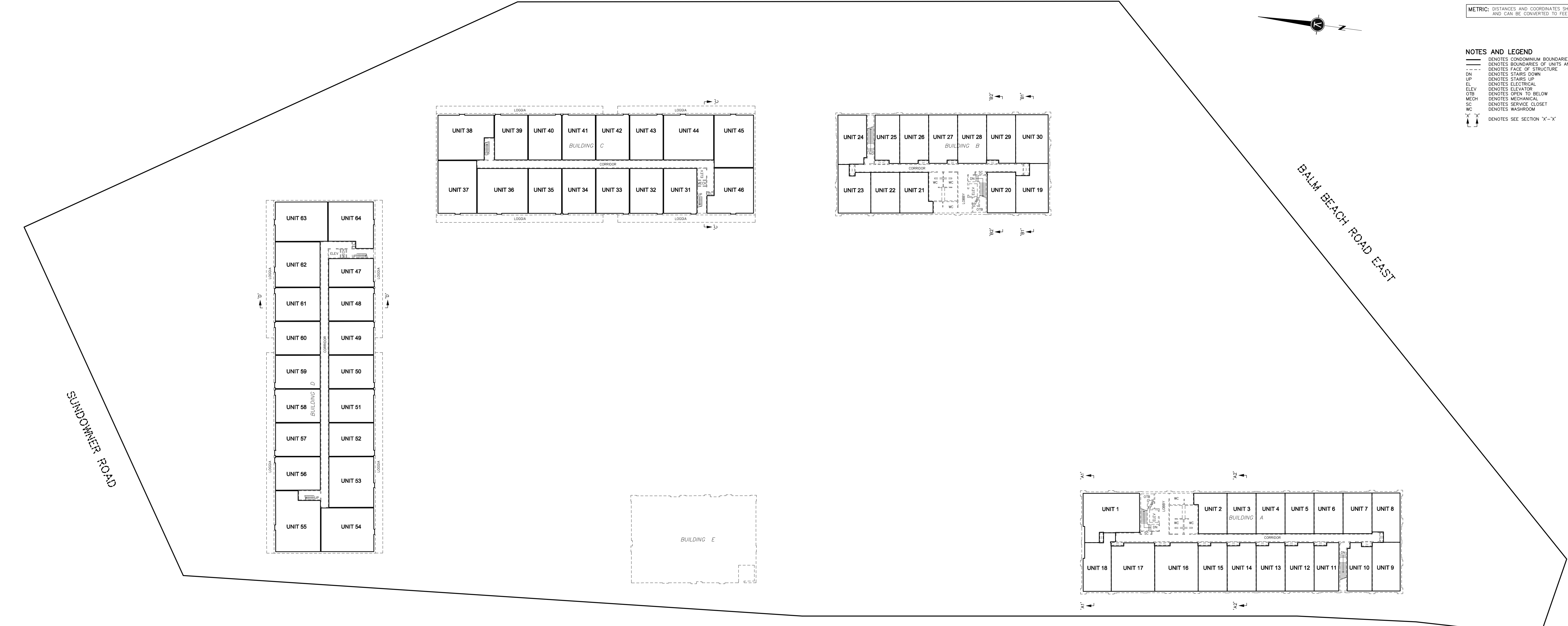
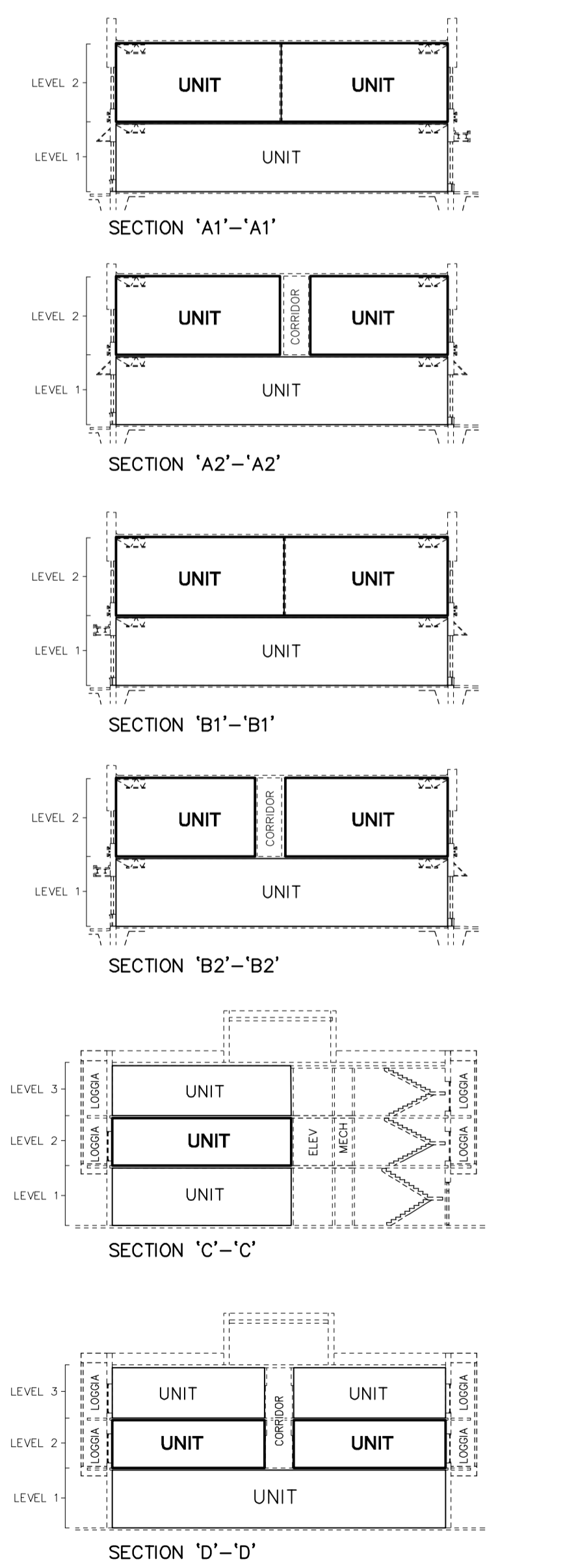
KRCMAR SURVEYORS LTD. 2023

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- NOTES AND LEGEND**
- DENOTES CONDOMINIUM BOUNDARIES
 - - - DENOTES BOUNDARIES OF UNITS AND OF THE COMMON ELEMENTS
 - - - DENOTES FACE OF STRUCTURE
 - DN DENOTES STAIRS DOWN
 - UP DENOTES STAIRS UP
 - EL DENOTES ELECTRICAL
 - ELEV DENOTES ELEVATOR
 - OTB DENOTES OPEN TO BELOW
 - MECH DENOTES MECHANICAL
 - SC DENOTES SERVICE CLOSET
 - WC DENOTES WASHROOM
 - X'-X' DENOTES SEE SECTION 'X'-X'



REPRESENTATIVE SECTION TO ILLUSTRATE RELATIONSHIP OF LEVELS (NOT TO SCALE)



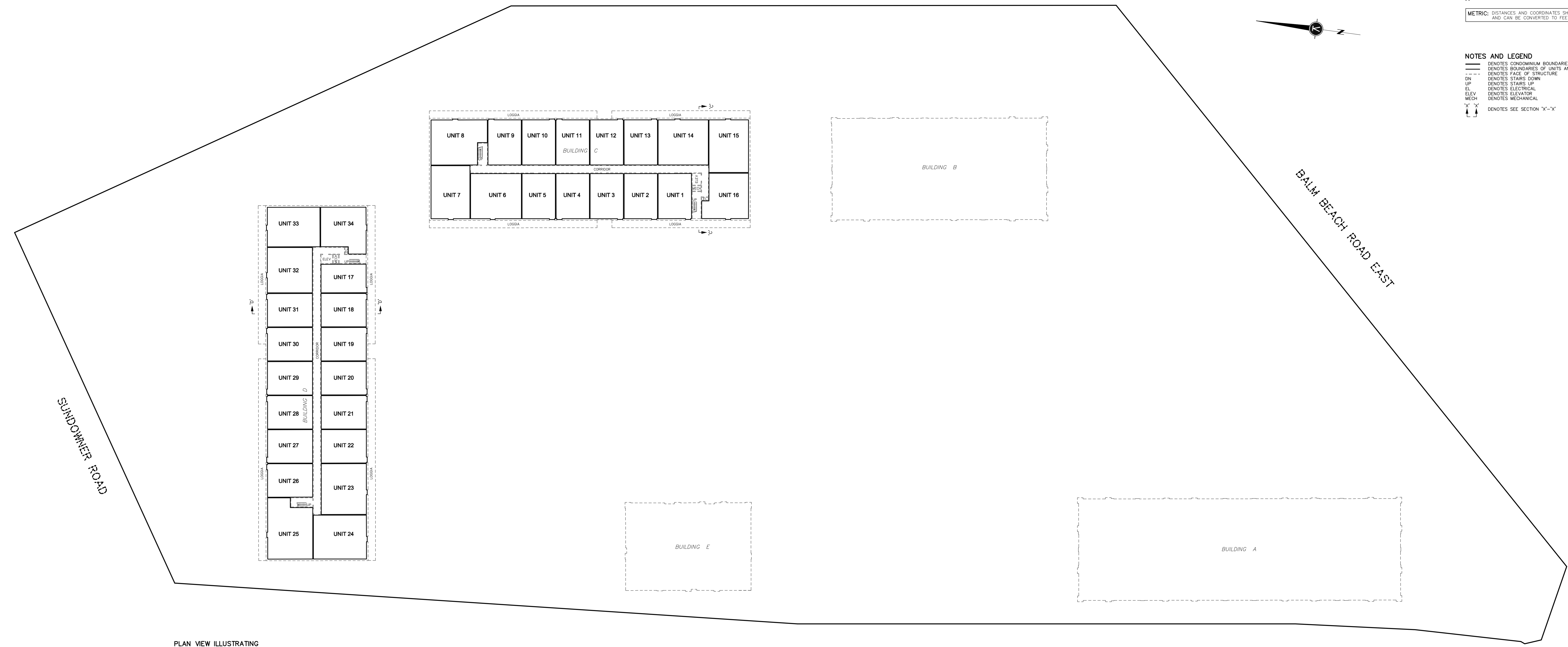
PLAN VIEW ILLUSTRATING
 BUILDING A—UNITS 1 TO 18 INCLUSIVE (Office),
 BUILDING B—UNITS 19 TO 30 INCLUSIVE (Office/Medical),
 BUILDING C—UNITS 31 TO 46 INCLUSIVE (Residential),
 BUILDING D—UNITS 47 TO 64 INCLUSIVE (Residential),
 LEVEL 2

MUNICIPAL ADDRESS: No. 710 BALM BEACH ROAD EAST, MIDLAND.					
FIELD:	RL:	DRAWN:	LL:	CHECKED:	R.B./W.G. JOB NO: 19-069
DWG NAME:	19-069D02	PLOT INFO:	14-51 31/Oct/2023	WORK ORDER NO:	32158
1137 Centre Street Thornhill ON L4J 3M6 905.738.0033 F 905.738.9221 www.krcmar.ca					
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca					

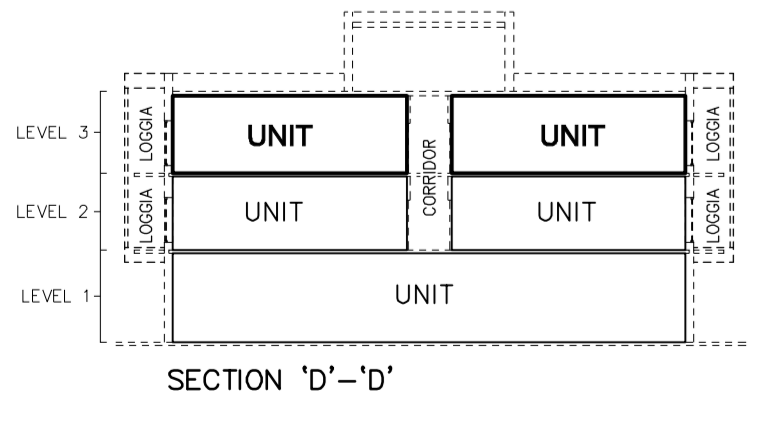
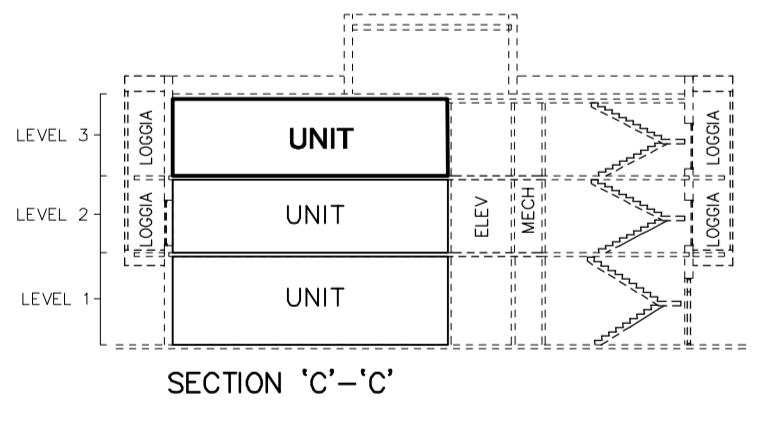




- NOTES AND LEGEND**
- DENOTES CONDOMINIUM BOUNDARIES
 - - - DENOTES BOUNDARIES OF UNITS AND OF THE COMMON ELEMENTS
 - - - DENOTES FACE OF STRUCTURE
 - DN DENOTES STAIRS DOWN
 - UP DENOTES STAIRS UP
 - EL DENOTES ELECTRICAL
 - ELEV DENOTES ELEVATOR
 - MECH DENOTES MECHANICAL
 - X-X DENOTES SEE SECTION "X-X"



REPRESENTATIVE SECTION TO ILLUSTRATE RELATIONSHIP OF LEVELS (NOT TO SCALE)



PLAN VIEW ILLUSTRATING BUILDING C-UNITS 1 TO 16 INCLUSIVE (Residential), BUILDING D-UNITS 17 TO 34 INCLUSIVE (Residential), LEVEL 3