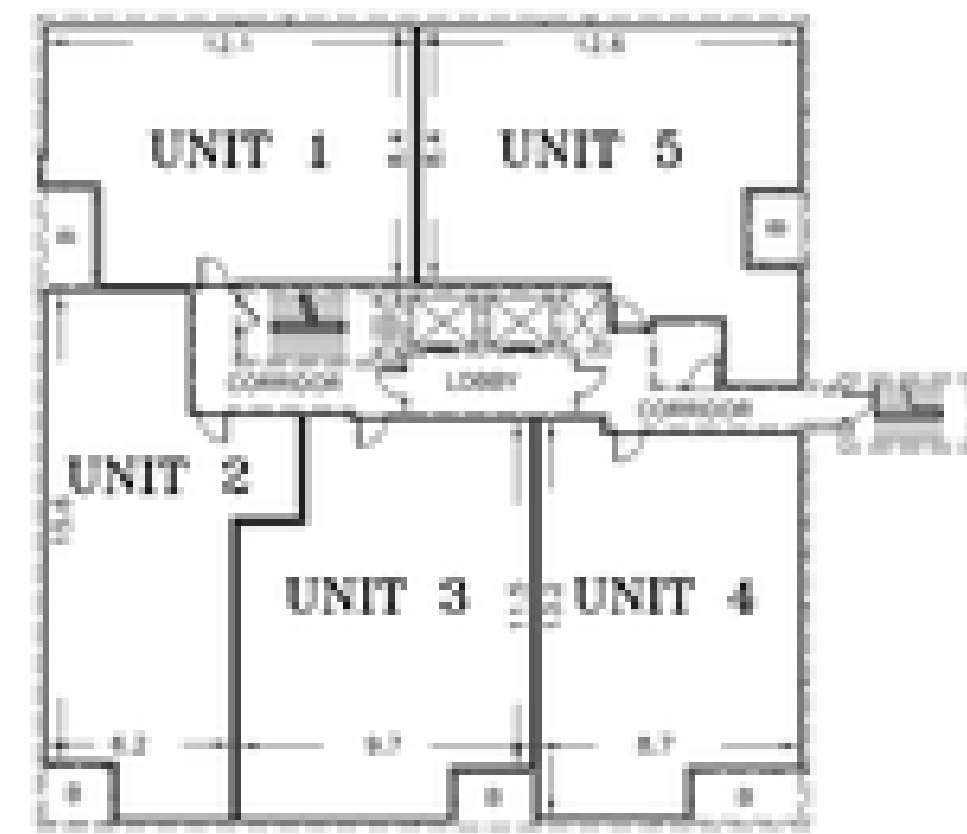
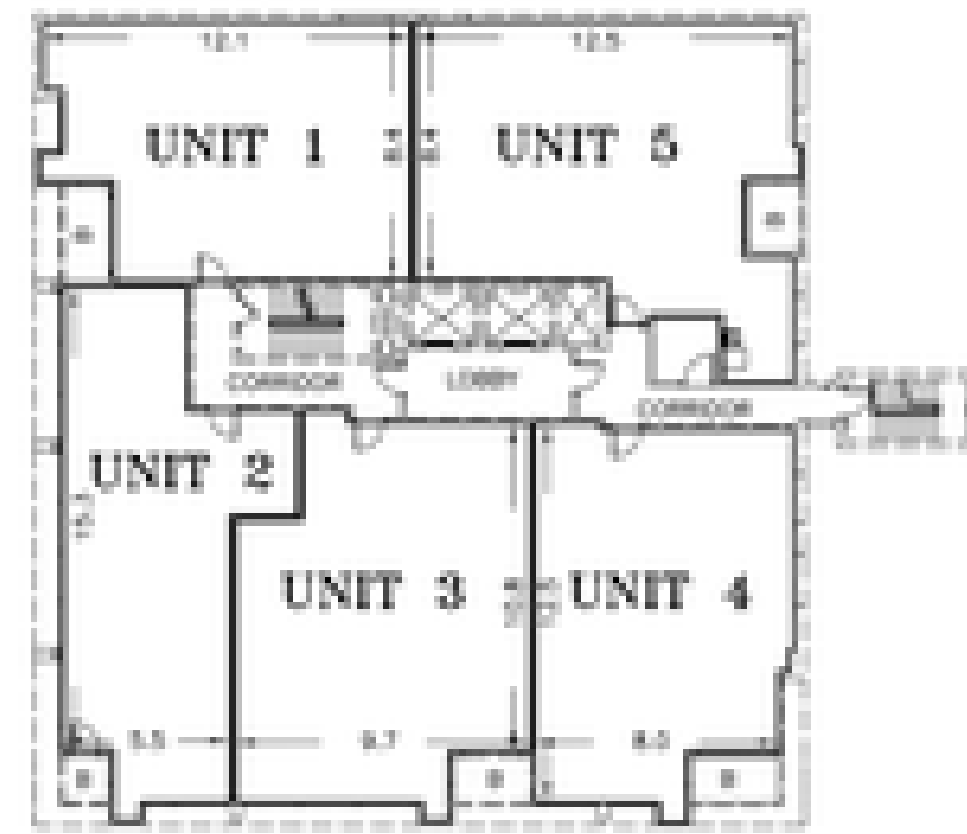


UNIT 1 - COMMERCIAL  
LEVEL 2



UNITS 1 to 5 (inclusive)  
LEVEL 3



UNITS 1 to 5 (inclusive)  
LEVEL 4

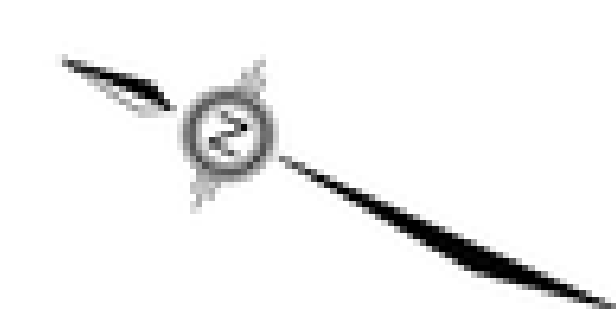
**SITE INFORMATION**

LEVEL	NUMBER OF RESIDENTIAL UNITS PER LEVEL	NUMBER OF COMMERCIAL UNITS PER LEVEL	NUMBER OF PARKING UNITS	NUMBER OF SURFACE PARKING UNITS
LEVEL 4			21	
LEVEL 3	1	1		21
LEVEL 2				
LEVEL 1	5			
LEVEL 0	5			
TOTAL	10	2	21	21

ADDITIONAL INFORMATION REQUIRED UNDER THE CONDOMINIUM ACT, 1998 AND SECTION 51 (17) OF THE PLANNING ACT, 1990.

- |   |                                     |
|---|-------------------------------------|
| A) ON DRAFT PLAN                                    | G) ON DRAFT PLAN                    |
| B) ON DRAFT PLAN                                    | H) MUNICIPAL WATER                  |
| C) ON DRAFT PLAN                                    | I) SANDY LOAM                       |
| D) RESIDENTIAL/COMMERCIAL/PARKING/CONDOMINIUM UNITS | J) ON DRAFT PLAN                    |
| E) ON DRAFT PLAN                                    | K) ALL MUNICIPAL SERVICES AVAILABLE |
| F) ON DRAFT PLAN                                    | L) ON DRAFT PLAN                    |

**SITE AREA**  
0.220 HECTARES / 0.544 ACRES  
10 RESIDENTIAL UNITS  
DENSITY  
45.5 RESIDENTIAL UNITS PER HECTARE  
18.38 RESIDENTIAL UNITS PER ACRE

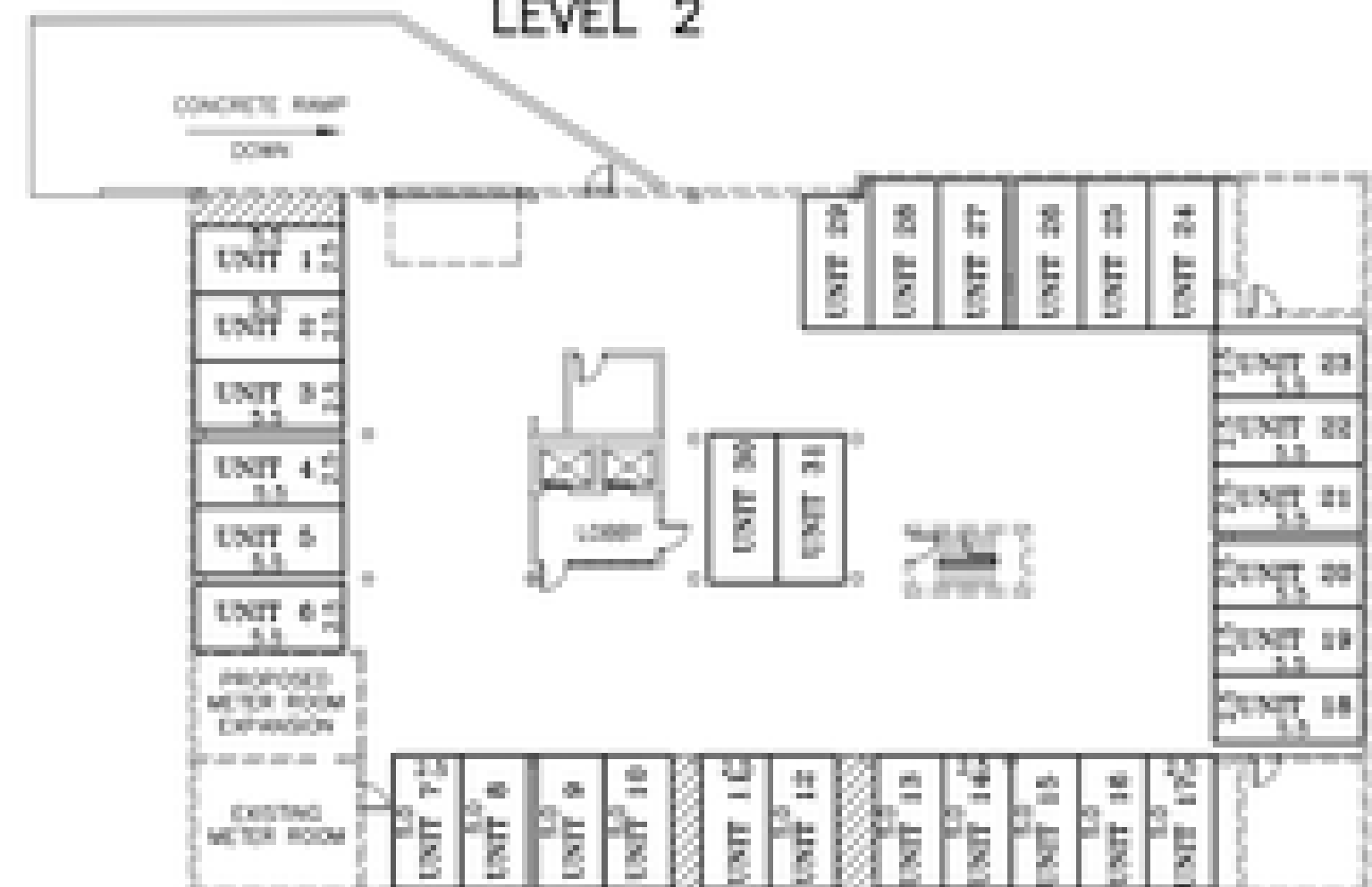


KEY MAP  
NOT TO SCALE

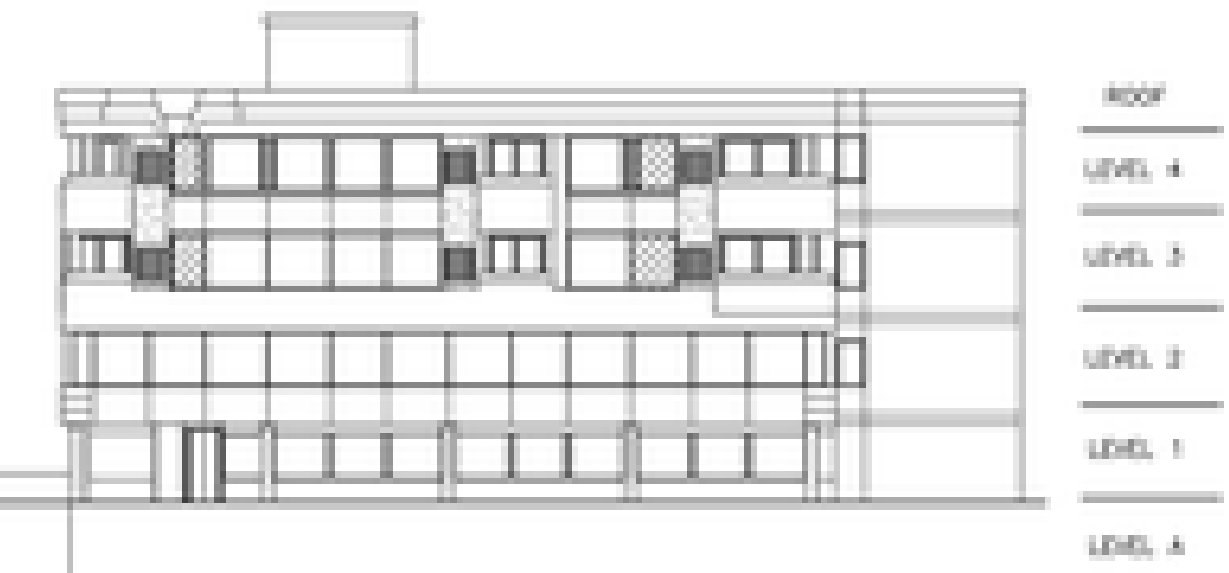
**DRAFT PLAN OF CONDOMINIUM**  
OF  
PART OF LOTS 14 to 17 (inclusive)  
IN BLOCK 9  
REGISTERED PLAN 358  
IN THE  
CITY OF WINDSOR  
COUNTY OF ESSEX, ONTARIO  
© VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED  
SCALE = 1:250

**LEGEND AND NOTES**  
BEARING AND DISTANCE DERIVED FROM GEODETIC REFERENCE POINTS 'A' AND 'B' BY THE SURVEY OPERATIONS AND ARE REFERRED TO VIA CLAUSE 17 OF THE CONDOMINIUM ACT (2001).  
DISTANCES ON THIS PLAN ARE GEODETIC AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE GEODETIC SCALE FACTOR OF 1.00002.  
ALL SET BACKS AND DIMENSIONS WERE USED ON THE DATE OF COMMENCEMENT OF THIS PLAN AND ARE REFERRED TO VIA CLAUSE 17 OF THE CONDOMINIUM ACT (2001).  
ALL SET BACKS AND DIMENSIONS WERE USED ON THE DATE OF COMMENCEMENT OF THIS PLAN AND ARE REFERRED TO VIA CLAUSE 17 OF THE CONDOMINIUM ACT (2001).

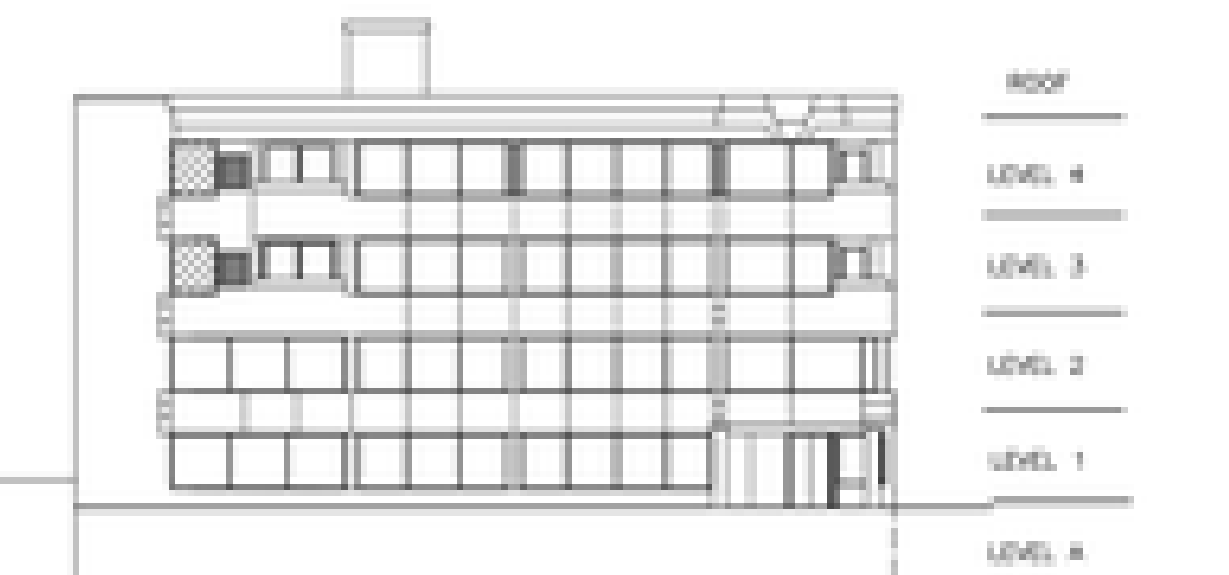
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- DENOTES STANDARD IRON BAR
- DENOTES IRON BAR
- DENOTES PLASTIC BAR
- DENOTES METAL BAR
- DENOTES SET
- DENOTES PERPENDICULAR
- DENOTES DOTTED
- DENOTES ORIGIN UNKNOWN
- DENOTES OBSERVED REFERENCE POINT
- DENOTES PLAN OF SURVEY (P1414) DATED AUGUST 12, 1985 (P-10)
- DENOTES REGISTERED PLAN 358
- DENOTES FIELD NOTE (P1744) DATED MAY 26, 1987 (A-2087)
- DENOTES FIELD NOTE (P1744) DATED DECEMBER 11, 1987 (A-2088)
- DENOTES FIELD NOTE (P1744) DATED FEBRUARY 14, 1988 (A-2089)
- DENOTES FIELD NOTE (P1744) DATED DEC. 30, 1988 (A-2078)
- DENOTES FIELD NOTE (P1744) DATED JUNE 20, 1988 (P1724)
- DENOTES J.D. BARNES LIMITED
- DENOTES VERHAEGEN LAND SURVEYORS
- DENOTES STURMFIELD & HARTLEY LIMITED, U.S.
- DENOTES VERHAEGEN AND BARNES LIMITED, U.S.
- DENOTES BOUNDARIES OF THE CONDOMINIUM
- DENOTES UNIT BOUNDARIES
- DENOTES EXTERIOR FACE OF THE STRUCTURAL WALLS
- DENOTES BALCONY
- DENOTES MOTOR PARKING SPACE
- DENOTES HANDICAP PARKING SPACE



UNITS 1 to 31 (inclusive)- PARKING  
LEVEL A



WEST ELEVATION



NORTH ELEVATION

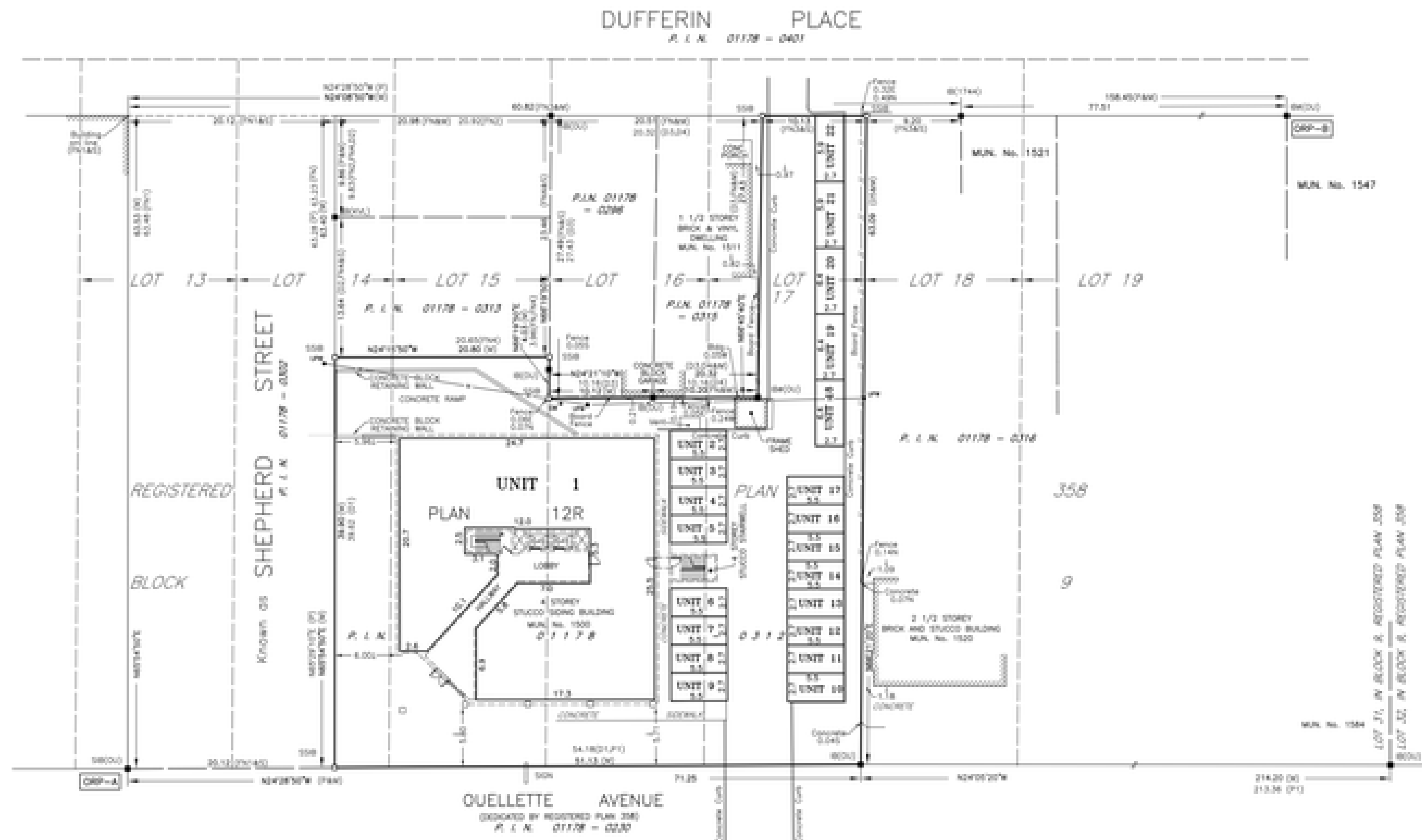
**INTEGRATION DATA**

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO VIA CLAUSE 17 OF THE CONDOMINIUM ACT (2001).  
COORDINATE VALUES ARE TO AN UNIFORM ACCURACY IN ACCORDANCE WITH SECTION 14(2) (2001) OF THE CONDOMINIUM ACT (2001).

POINT ID	NORTHING	EASTING
CRP-A	8488751.08	1332842.00
CRP-B	84887032.48	1332842.00

COORDINATES OBTAINED IN THIS PLAN, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT BE BETWEEN CRP 'A' AND CRP 'B' IS 130.74 (CLOCKWISE), SATISFACTORY FOR BEARING COMPARISON, A ROTATION OF 0°42'10" (CLOCKWISE) WAS APPLIED TO (A) TO CORRECT TO GRID BEARING.  
FOR BEARING COMPARISON, A ROTATION OF 0°38'10" (CLOCKWISE) WAS APPLIED TO (B) TO CORRECT TO GRID BEARING.



UNIT 1 - COMMERCIAL  
UNITS 2 to 15 (inclusive)- SURFACE PARKING  
LEVEL 1

**"METRIC"** DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**OWNER'S AUTHORIZATION**  
I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.  
**627444 ONTARIO LIMITED**  
DATE \_\_\_\_\_  
MICHAEL GERR  
I HAVE THE AUTHORITY TO SIGN THE CORPORATION

**SURVEYOR'S CERTIFICATE**  
THE BOUNDARIES OF THE LOTS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LOTS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.  
DATE SEPTEMBER 22, 2002  
*Poly Simons*  
POLY SIMONS  
LAND SURVEYOR

**VERHAEGEN**  
LAND SURVEYORS  
A DIVISION OF J.D. BARNES LTD.  
440 OTTAWA STREET, WINDSOR, ON, N9B 2P1  
T: (519) 254-1770 F: (519) 254-1791 www.verhaegen.com

DRAWN BY: D.J. CHECKED BY: R.A.S. REFERENCE NO.: 22-47-277-00  
CAD File: 22-47-277-00.dwg C-258-BLK 9-1 CAD Date: September 22, 2002 3:05 PM