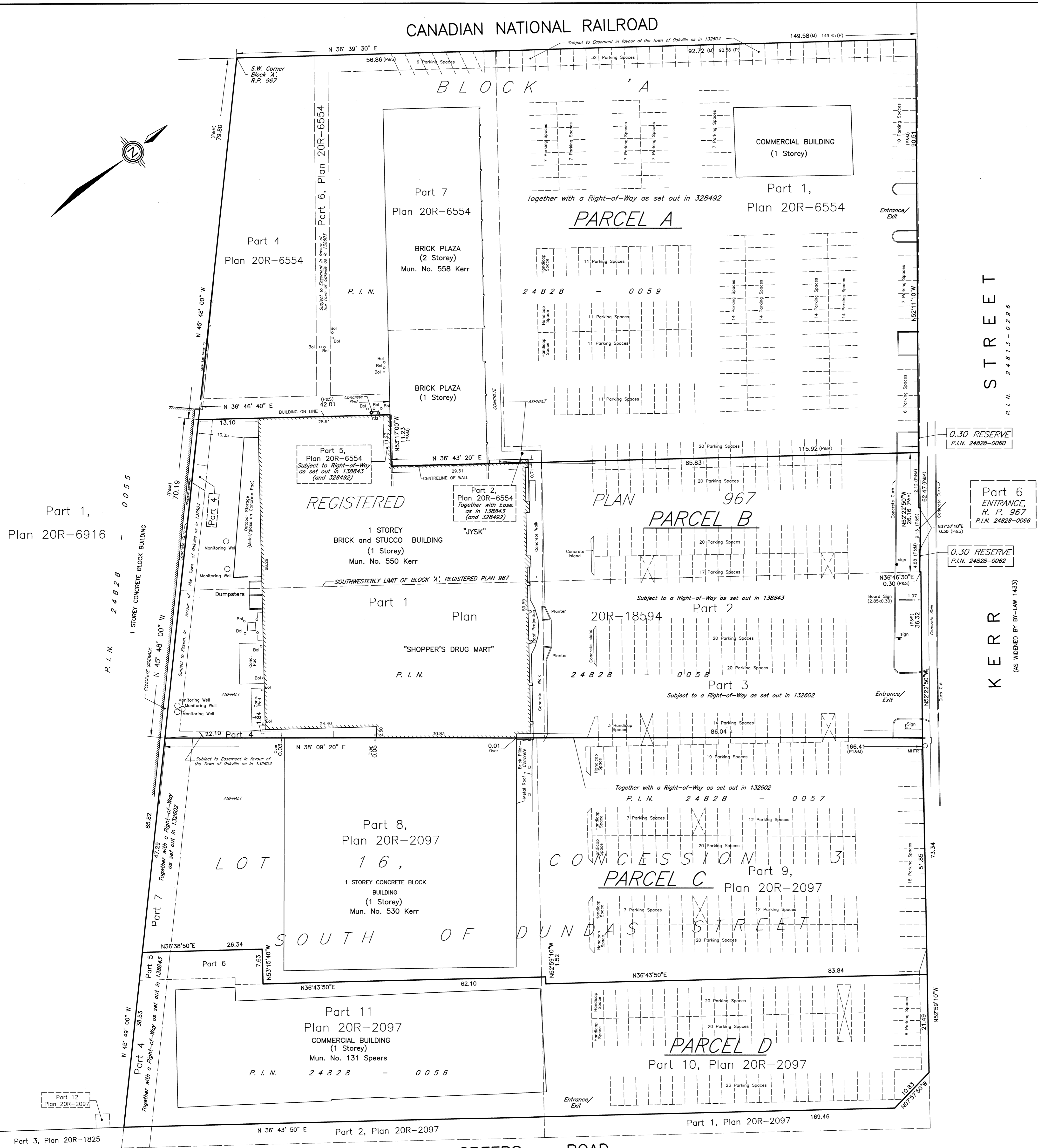
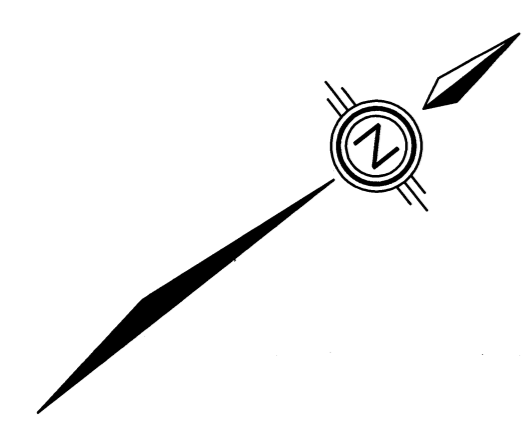


CANADIAN NATIONAL RAILROAD



**SKETCH**  
OF  
**BLOCK "A",**  
**REGISTERED PLAN 967 and**  
**PART OF LOT 16,**  
**CONCESSION 3 (SOUTH OF DUNDAS STREET)**  
FORMERLY TOWNSHIP OF TRAFALGAR COUNTY OF HALTON  
NOW IN THE  
**TOWN OF OAKVILLE,**  
**REGIONAL MUNICIPALITY OF HALTON**  
© VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.  
SCALE = 1:400

**PROPERTY INFORMATION:**

- PARCEL 'A'** - Mun. No. 588 Kerr  
AREA OF PARCEL: 13,526 m<sup>2</sup>  
TOTAL BUILDING FLOOR SPACE: 3,066 m<sup>2</sup>  
COVERAGE - 22.7%  
EXISTING PARKING SPACES:  
EXISTING PARKING SPACES - 216  
HANDICAP PARKING SPACES - 3  
TOTAL EXISTING PARKING SPACES - 219
- PARCEL 'B'** - Mun. No. 550 Kerr  
AREA OF PARCEL: 10,325 m<sup>2</sup>  
TOTAL BUILDING FLOOR SPACE: 3,758 m<sup>2</sup>  
COVERAGE - 36.4%  
EXISTING PARKING SPACES:  
EXISTING PARKING SPACES - 111  
HANDICAP PARKING SPACES - 3  
TOTAL EXISTING PARKING SPACES - 114
- PARCEL 'C'** - Mun. No. 530 Kerr  
AREA OF PARCEL: 8,824 m<sup>2</sup>  
TOTAL BUILDING FLOOR SPACE: 2,581 m<sup>2</sup>  
COVERAGE - 29.2%  
EXISTING PARKING SPACES:  
EXISTING PARKING SPACES - 115  
HANDICAP PARKING SPACES - 5  
TOTAL EXISTING PARKING SPACES - 120
- PARCEL 'D'** - Mun. No. 131 Speer  
AREA OF PARCEL: 5,411 m<sup>2</sup>  
TOTAL BUILDING FLOOR SPACE: 1,869 m<sup>2</sup>  
COVERAGE - 34.5%  
EXISTING PARKING SPACES:  
EXISTING PARKING SPACES - 71  
HANDICAP PARKING SPACES - 2  
TOTAL EXISTING PARKING SPACES - 73
- PARCELS 'A' to 'D', (Incl.)**  
AREA OF PARCEL: 38,086 m<sup>2</sup>  
TOTAL BUILDING FLOOR SPACE: 11,274 m<sup>2</sup>  
COVERAGE - 29.6.2%  
EXISTING PARKING SPACES:  
EXISTING PARKING SPACES - 513  
HANDICAP PARKING SPACES - 13  
TOTAL EXISTING PARKING SPACES - 526

**CAUTION:** THIS PLAN IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

DATE: DECEMBER 21, 2017  
ANDREW S. MANTHA  
ONTARIO LAND SURVEYOR  
for VERHAEGEN • STUBBERFIELD • HARTLEY  
BREWER • BEZAIRE INC.

WINDSOR 475 Devonshire Road, Suite 200 N6Y 2L5 Ph: (519)258-1772 Fax: (519)258-1791  
LEAMINGTON 187 Talbot Street East N8T 1L8 Ph: (519)322-2375 Fax: (519)322-2675  
VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC.  
ONTARIO LAND SURVEYORS www.vshbbsurveys.com

DRAWN BY: D.J. A.S.M. CAD Date: Thursday, December 21, 2017 4:23:11 PM  
CHECKED BY: A.S.M. CAD File: 42326807.dwg  
WORK ORDER: 4-25268-X07 FILE NO.: H-967-BLK 'A' PLAN FILE NO.: C-3487'C'

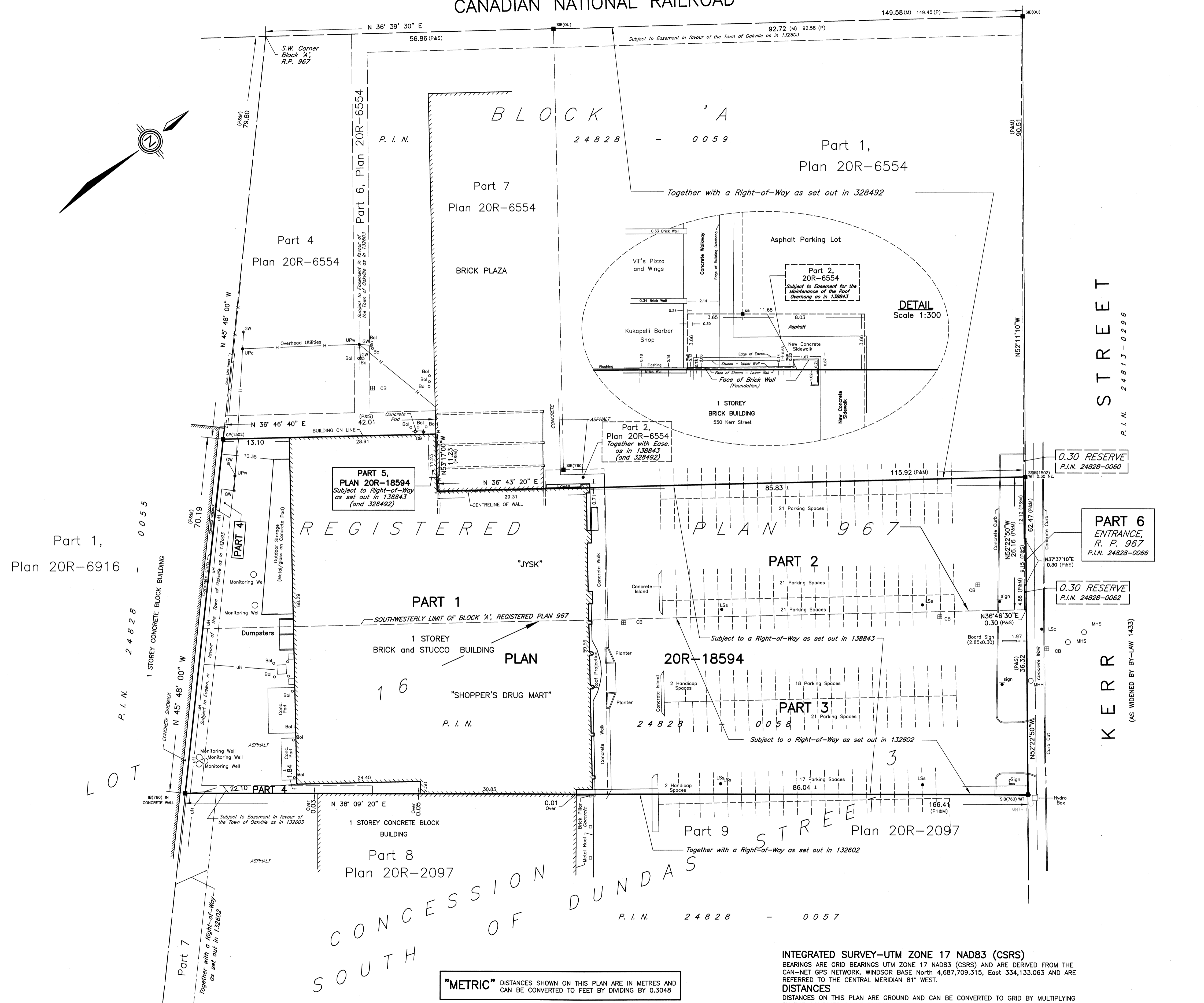
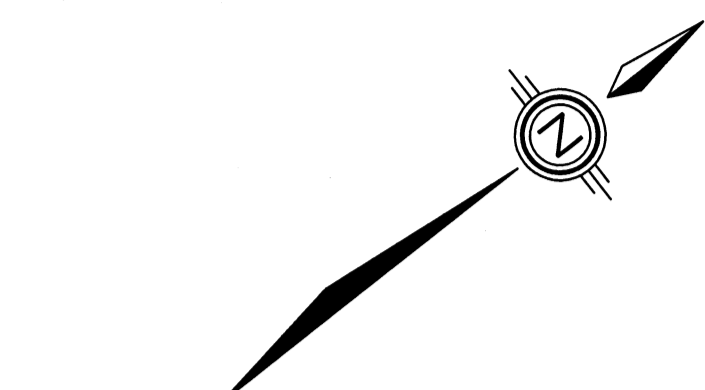
# CANADIAN NATIONAL RAILROAD



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29 (3)

**PLAN OF SURVEY OF**  
**PART OF BLOCK "A",**  
**REGISTERED PLAN 967 and**  
**PART OF LOT 16,**  
**CONCESSION 3 (SOUTH OF DUNDAS STREET)**  
**FORMERLY TOWNSHIP OF TRAFALGAR COUNTY OF HALTON**  
**NOW IN THE**  
**TOWN OF OAKVILLE,**  
**REGIONAL MUNICIPALITY OF HALTON**

© VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.  
SCALE = 1:400  
0 4.00 8.00 16.00 24.00 METRES 40.00



**LEGEND**  
SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR  
SIB# DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR  
IB DENOTES 16mm X 16mm X 0.61m IRON BAR  
IB# DENOTES 19mm diameter X 0.61m ROUND IRON BAR  
CP DENOTES CUT-CROSS  
CP DENOTES 5mm X 50mm STEEL PIN  
■ DENOTES SURVEY MONUMENT FOUND  
□ DENOTES SURVEY MONUMENT SET AND MARKED 1528  
WT. DENOTES WITNESS I DENOTES PERPENDICULAR (O) DENOTES DEED  
(S) DENOTES SET (M) DENOTES MEASURED (U) DENOTES DEED  
SIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.  
(S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN  
(P) DENOTES PLAN 20R-18594  
(1502) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.  
(760) DENOTES MCCONNELL, MAUGHAN LIMITED, O.L.S.

**LEGEND**  
○ MHH DENOTES HYDRO MANHOLE  
○ MHS DENOTES SEWER MANHOLE  
○ MHT DENOTES TELEPHONE MANHOLE  
○ MHTR DENOTES TRAFFIC MANHOLE  
○ MHW DENOTES WATER MANHOLE  
CB DENOTES CATCH BASIN  
DCB DENOTES DOUBLE CATCH BASIN  
LSc DENOTES LIGHT STANDARD CONCRETE  
LSs DENOTES LIGHT STANDARD STEEL  
LSw DENOTES LIGHT STANDARD WOOD  
UPc DENOTES UTILITY POLE CONCRETE  
UPs DENOTES UTILITY POLE STEEL  
UPw DENOTES UTILITY POLE WOOD  
GP DENOTES GUY POLE  
GW DENOTES GUY WIRE  
FH DENOTES FIRE HYDRANT  
WM DENOTES WATER METER  
WV DENOTES WATER VALVE (Service)  
WVM DENOTES WATER VALVE (Main)  
GM DENOTES GAS METER  
GV DENOTES GAS VALVE  
HM DENOTES HYDRO METER  
PEDT DENOTES TELEPHONE PEDESTAL  
PCTV DENOTES CABLE TV PEDESTAL  
TRA DENOTES TRAFFIC SIGN  
TRAg DENOTES TRAFFIC SIGNAL  
TRs DENOTES TRAFFIC SIGNAL BOX  
THT DENOTES TESTHOLE  
BOL DENOTES BOLLARD  
H DENOTES OVERHEAD HYDRO LINE  
UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "U"

THIS PLAN MUST BE READ IN CONJUNCTION WITH PART 2 AS SHOWN BELOW  
THIS REPORT WAS PREPARED FOR OAKVILLE DEVELOPMENTS (2010) INC.

**SURVEYOR'S REAL PROPERTY REPORT PART 2 OF 2 PARTS**  
Please note the following:  
1. Iron Survey Monuments mark all corners of the parcel.  
2. The parcel has an Area of 1.0325 Hectares, (2.55 Acres).  
3. The parcel is described as being Parts 1 to 6, Plan 20R-18594.  
4. The parcel is subject to an easement as set out in Inst. No. 132602 over the lands shown as Part 3, Plan 20R-18594.  
5. The parcel is together with an easement as set out in Inst. No. 132602 over the lands shown as Part 3, 4, 5 and 7, Plan 20R-2091.  
6. The lands shown as Part 4, 20R-18594 are subject to an easement in favour of the Town of Oakville as in 132603.  
7. The Parking area shown as Parts 2 and 3, 20R-18594 are subject to and together with Right-of-Ways as set out in Inst. 138843.  
8. The portion of the parcel shown as Part 5, Plan 20R-18594 is subject to rights as set out in 138843.  
9. The property is described as being together with a Right to the lands shown as Part 2, Plan 20R-6554. This area is shown in detail on the face of this plan.  
10. The network of parking spaces relative to the property lines.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THIS SURVEY WAS COMPLETED ON THE 18th DAY OF NOVEMBER, 2012

DATE NOVEMBER 29, 2012  
*Andrew S. Mantha*  
ANDREW S. MANTHA  
ONTARIO LAND SURVEYOR  
FOR VERHAEGEN • STUBBERFIELD • HARTLEY  
BREWER • BEZAIRE INC.

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ONTARIO LAND SURVEYORS www.vshbssurveys.com  
DRAWN BY: D.J. CAD Date: November 29, 2012 12:09:22 PM  
CHECKED BY: A.S.M. CAD File: 42586805.dwg  
WORK ORDER: 4-25268-X05 FILE NO.: H-967-BLK 'A' PLAN FILE NO.: C-3487'B'

**INTEGRATED SURVEY-UTM ZONE 17 NAD83 (CSRS)**  
BEARINGS ARE GRID BEARINGS UTM ZONE 17 NAD83 (CSRS) AND ARE DERIVED FROM THE CAN-NET GPS NETWORK. WINDSOR BASE North 4,687,709.315, East 334,133.063 AND ARE REFERRED TO THE CENTRAL MERIDIAN 81° WEST.  
**DISTANCES**  
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99972792

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

C O N C E S S I O N 3  
S O U T H

K E R R S T R E E T P. I. N. 2 4 8 1 3 - 0 2 9 6 (AS WIDENED BY BY-LAW 1433)

Part 1,  
Plan 20R-6916

L O T

1 STOREY CONCRETE BLOCK BUILDING

**PART 5,**  
**PLAN 20R-18594**  
**Subject to Right-of-Way**  
**as set out in 138843**  
**(and 328492)**

16  
"SHOPPER'S DRUG MART"

**PART 6**  
**ENTRANCE,**  
**R. P. 967**  
**P.I.N. 24828-0066**

**0.30 RESERVE**  
**P.I.N. 24828-0062**

**PART 1**  
**1 STOREY**  
**BRICK and STUCCO**  
**BUILDING**  
**PLAN**  
**"JYSK"**

**20R-18594**

**2 4 8 2 8**  
**0 0 5 8**

P. I. N. 2 4 8 2 8 - 0 0 5 7