

LAND & BUILDING EXPERTS

Professional Engineers Ontario

Certificate of Authorization # 100205934

6-570 Alden Road, Markham ON L3R 8N5 647 340 8649

Attn: Planning Services

The Corporation of the City of St. Thomas
545 Talbot Street, PO Box 520,
St. Thomas, ON, N5P 3V7

Plan of Condominium Application
Proposed Condominium Plan for the Mixed-use Commercial Building
– 131 South Edgeware Road

Land & Building Experts Ltd. was retained by Realdent Inc. to make the Plan of Condominium application to the City of St. Thomas for 131 South Edgeware Road. The project is to propose Condominium Plan for the 2-storey Mixed-use Commercial Building. Plans and studies are prepared accordingly to the checklist.

During the current revision, additional units (Unit signs & Pylon Sign) were added to the plan. Please find the schedule of land use for the additional units below:

Level 1

Unit (Pylon Sign) Units 25 to 36 were added in addition to the existing commercial units. Pylon signs unit is not assigned to specific commercial units.

Exclusive use - For level 2, Units 1 to 4 (Lobby & Elevator) - L&E

Level 2

Exclusive use - For level 2, Units 1 to 4 (Lobby & Elevator) -L&E

Exclusive use - For level 1, Unit 1 (Unit Signage) – US1 & US2

For level 1, Unit 2 (Unit Signage) – US3

For level 1, Unit 3 (Unit Signage) – US4

For level 1, Unit 4 (Unit Signage) – US5

For level 1, Unit 5 (Unit Signage) – US6

For level 1, Unit 6 (Unit Signage) – US7

For level 1, Unit 7 (Unit Signage) – US8

The City of St. Thomas's approval and support is requested of this application. Please do not hesitate to contact the undersigned for any further information, questions, or concerns in regard to this proposal.

Yours Truly,

Land & Building Experts

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Project Principal

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Oct 15, 2025