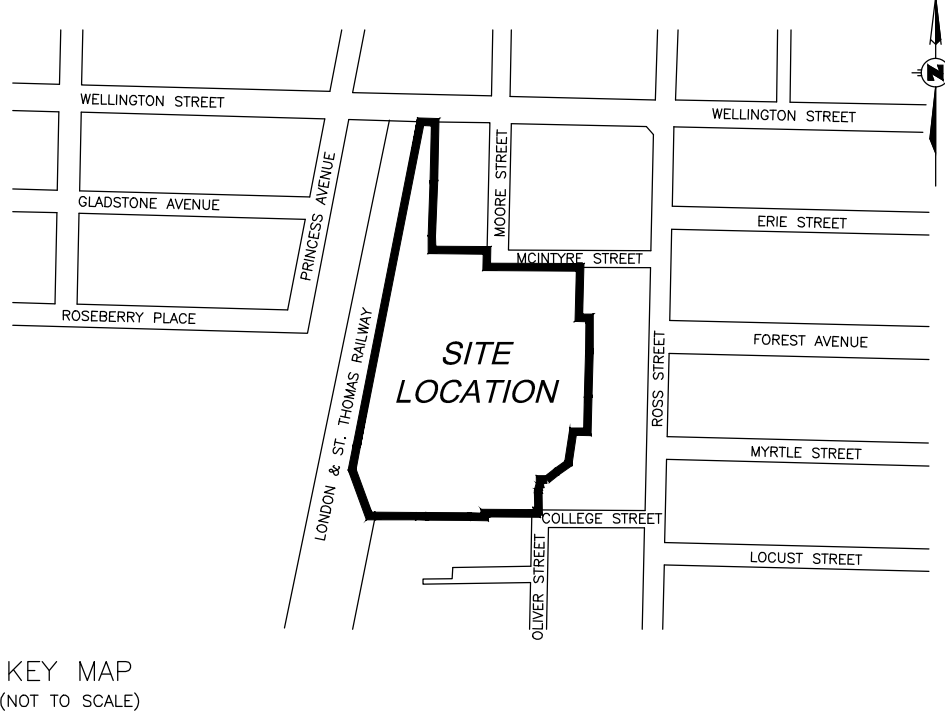


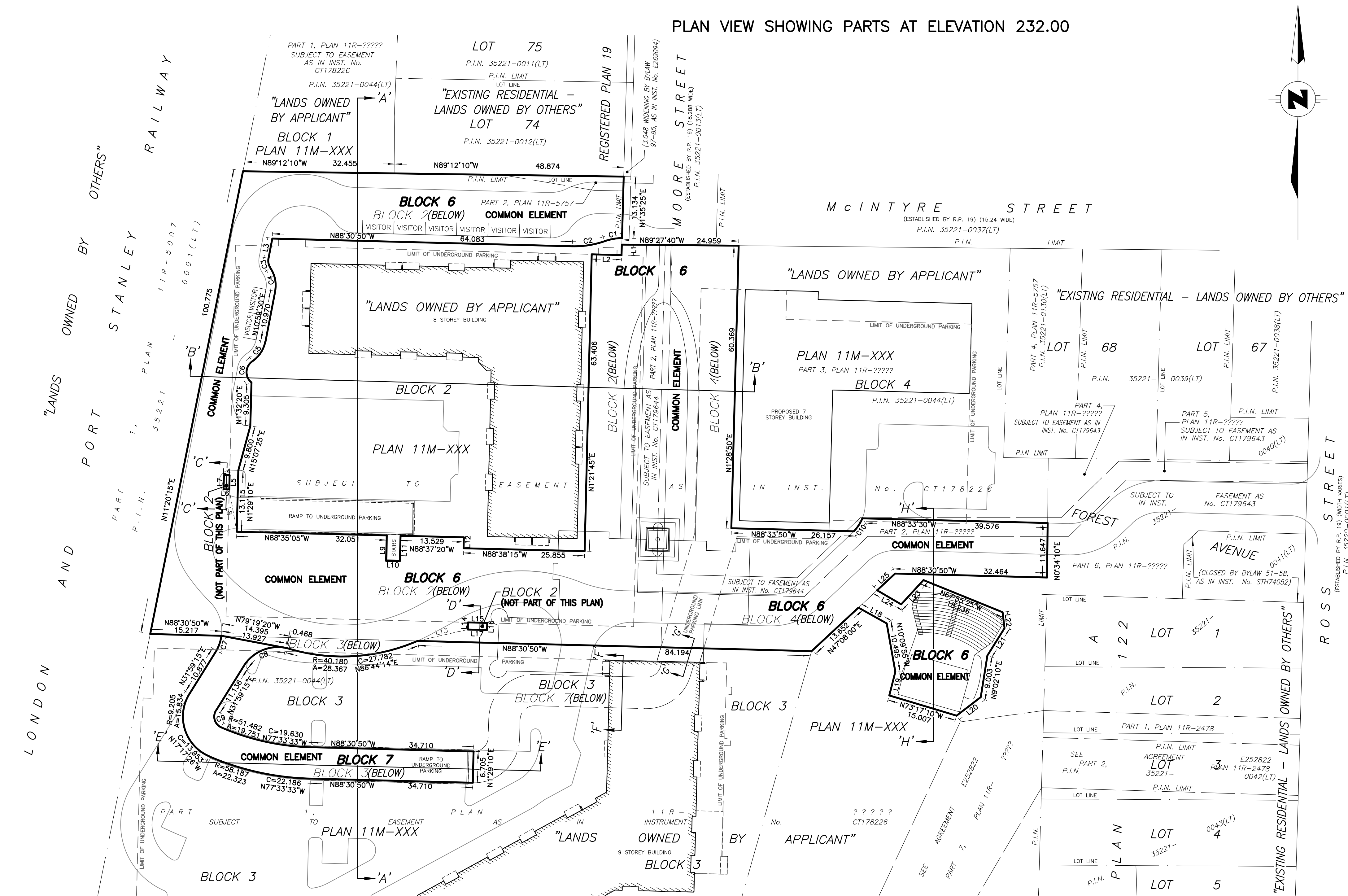
BENCHMARK:
CITY OF ST. THOMAS BENCHMARK No. 2019015
TYPE: BRASS CAP
LOCATION: AT NORTHEAST CORNER OF ALLEY EAST
OF ROSS STREET AND NORTH
OF JAMES STREET, 15.0m BELOW GRADE.
ELEVATION: 231.615m

SITE BENCHMARK:
TYPE: CUT CROSS
LOCATION: SET IN NORTHEAST CORNER OF
CONCRETE HYDRO TRANSFORMER PAD
LOCATED ON THE SOUTHWEST CORNER
OF THE INTERSECTION OF MOORE
STREET AND MONTYRE STREET, 5.7m
SOUTH OF THE CENTRELINE OF
MONTYRE STREET AND 16.3m WEST
OF THE CENTRELINE OF MOORE
STREET, AS SHOWN ON THE FACE OF
PLAN
ELEVATION: 231.896m

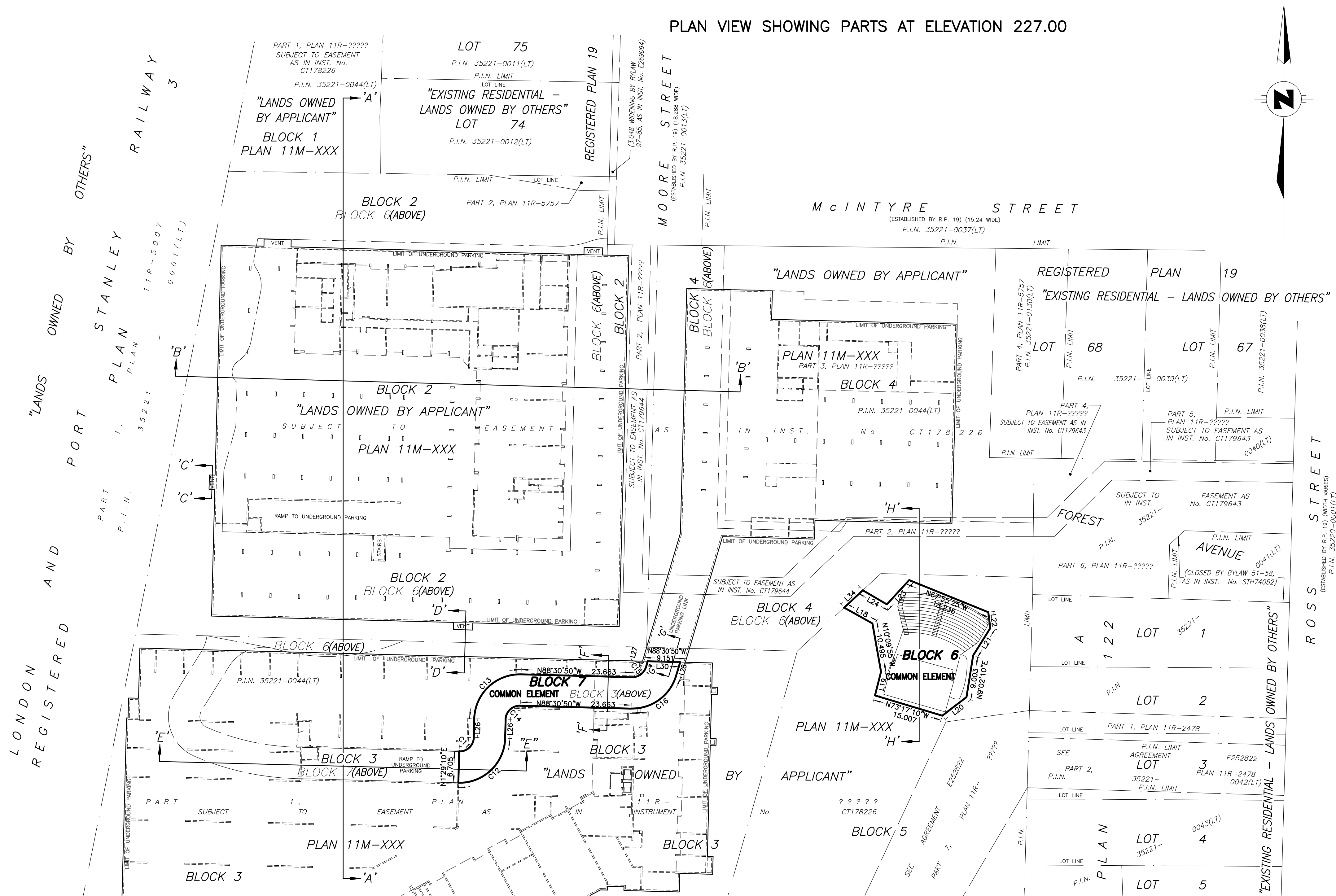
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER
DATED _____ DAY OF _____, 20____
THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE
PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998,
THIS _____ DAY OF _____, 20____.



PLAN VIEW SHOWING PARTS AT ELEVATION 232.00



PLAN VIEW SHOWING PARTS AT ELEVATION 227.00



DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM

OF ALL OF
BLOCKS 6 & 7

PLAN 11M-XXX

IN THE
CITY OF ST. THOMAS

COUNTY OF ELGIN

SCALE 1:500 (METRIC)

J. PAUL CROCKER
ONTARIO LAND SURVEYOR

**ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51(17) OF THE PLANNING ACT**

- a) AS SHOWN
b) AS SHOWN
c) AS SHOWN
d) RESIDENTIAL
e) AS SHOWN
f) AS SHOWN
- g) AS SHOWN
h) MUNICIPAL WATER AVAILABLE
i) SANDY CLAY LOAM
j) AS SHOWN
k) STORM & SANITARY SEWERS, HYDRO, GAS
l) AS SHOWN

LAND USE SCHEDULE

SITE AREA: 0.89 ha. (8878.7 sq.m.)
TOTAL NUMBER OF UNITS: 0
PARKING SPACES: 8
BUILDING COVERAGE: 0.0 sq.m. (0.0%)
DENSITY: 0.0 RESIDENTIAL UNITS / ha.

NOTES

ALL SUBJECT LAND AREAS SHOWN HEREON, WITH THE
EXCEPTION OF UNITS, COMPRISES THE COMMON ELEMENT.

OWNER'S CERTIFICATE

I HEREBY SUBMIT THIS PLAN OF PROPOSED CONDOMINIUM TO THE CORPORATION
OF THE CITY OF ST. THOMAS FOR APPROVAL.

PATRIOT PROPERTIES INC.

DATE

MICHAEL LOEWTH - PRESIDENT
I HAVE THE AUTHORITY
TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR
RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

March 3, 2026

DATE

J. PAUL CROCKER
ONTARIO LAND SURVEYOR

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

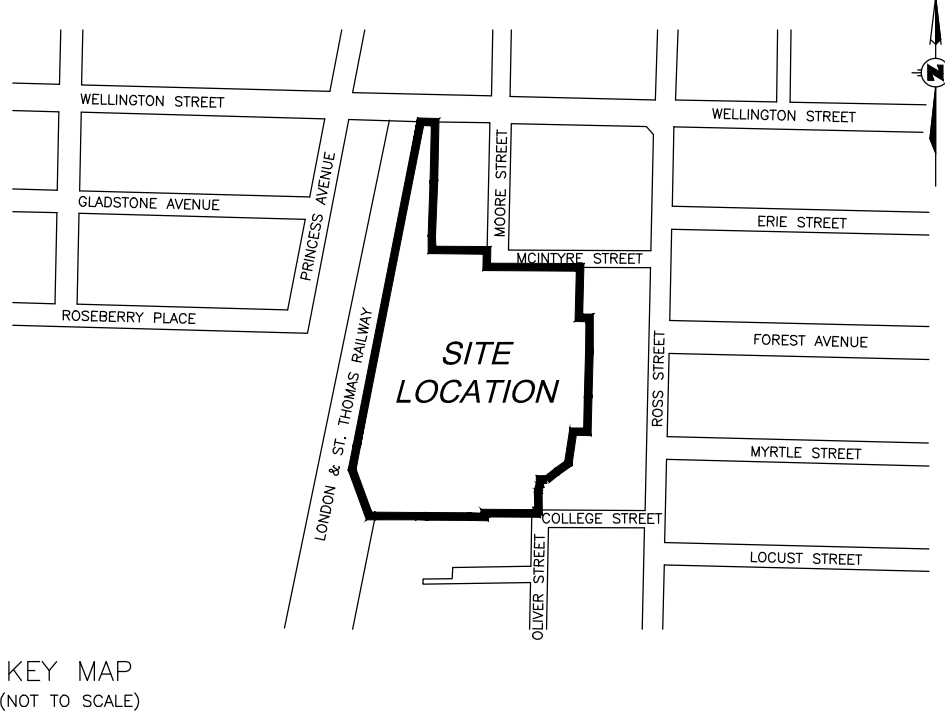
Callon & Dietz INCORPORATED
ONTARIO LAND SURVEYORS
CARLETON PLACE LONDON NORTH BAY
info@callondietz.com callondietz.com

SURVEY BY: DRAWN BY: Ian S FILE No: 21-24258 F PLAN No: E-2352

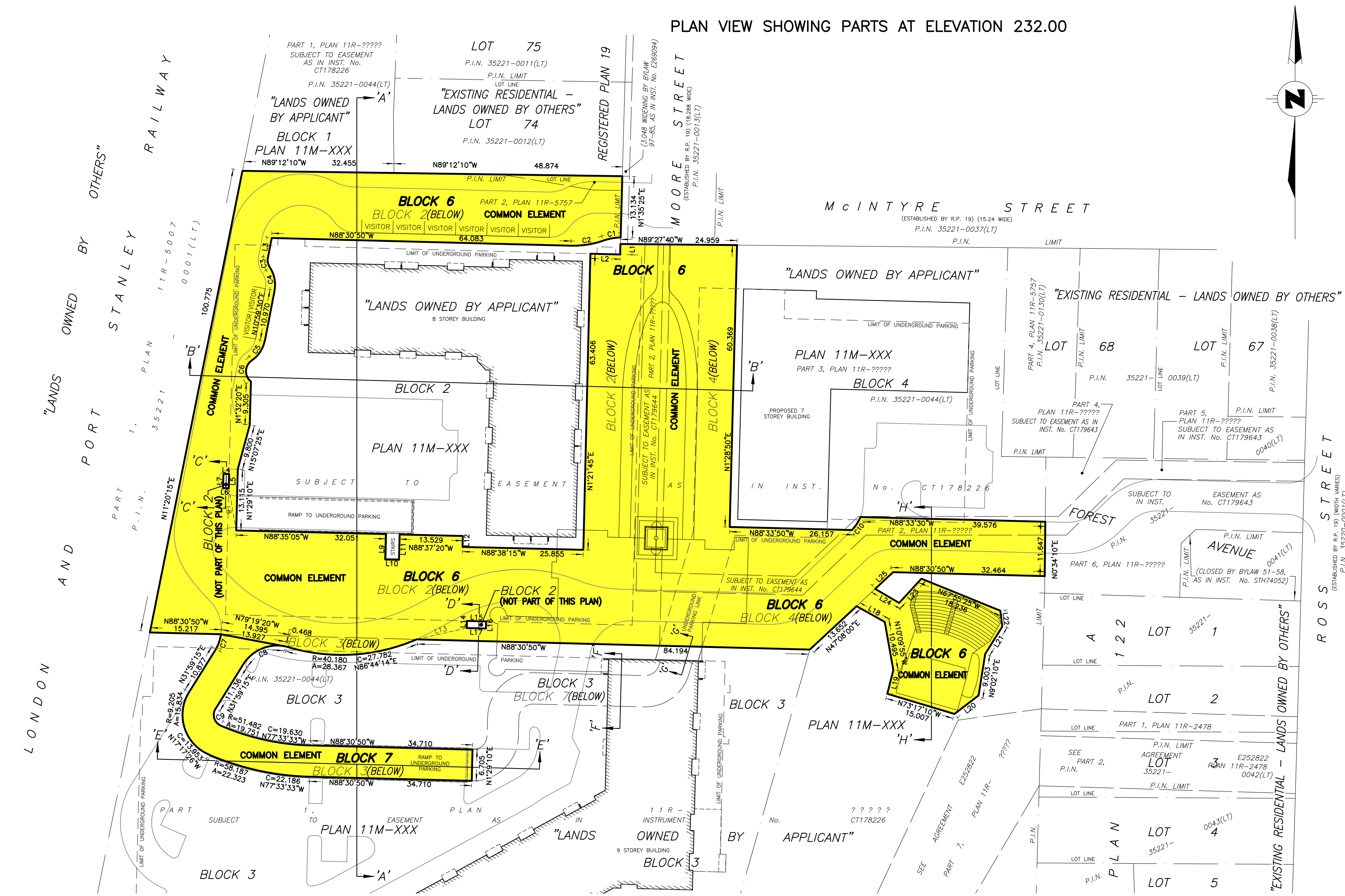
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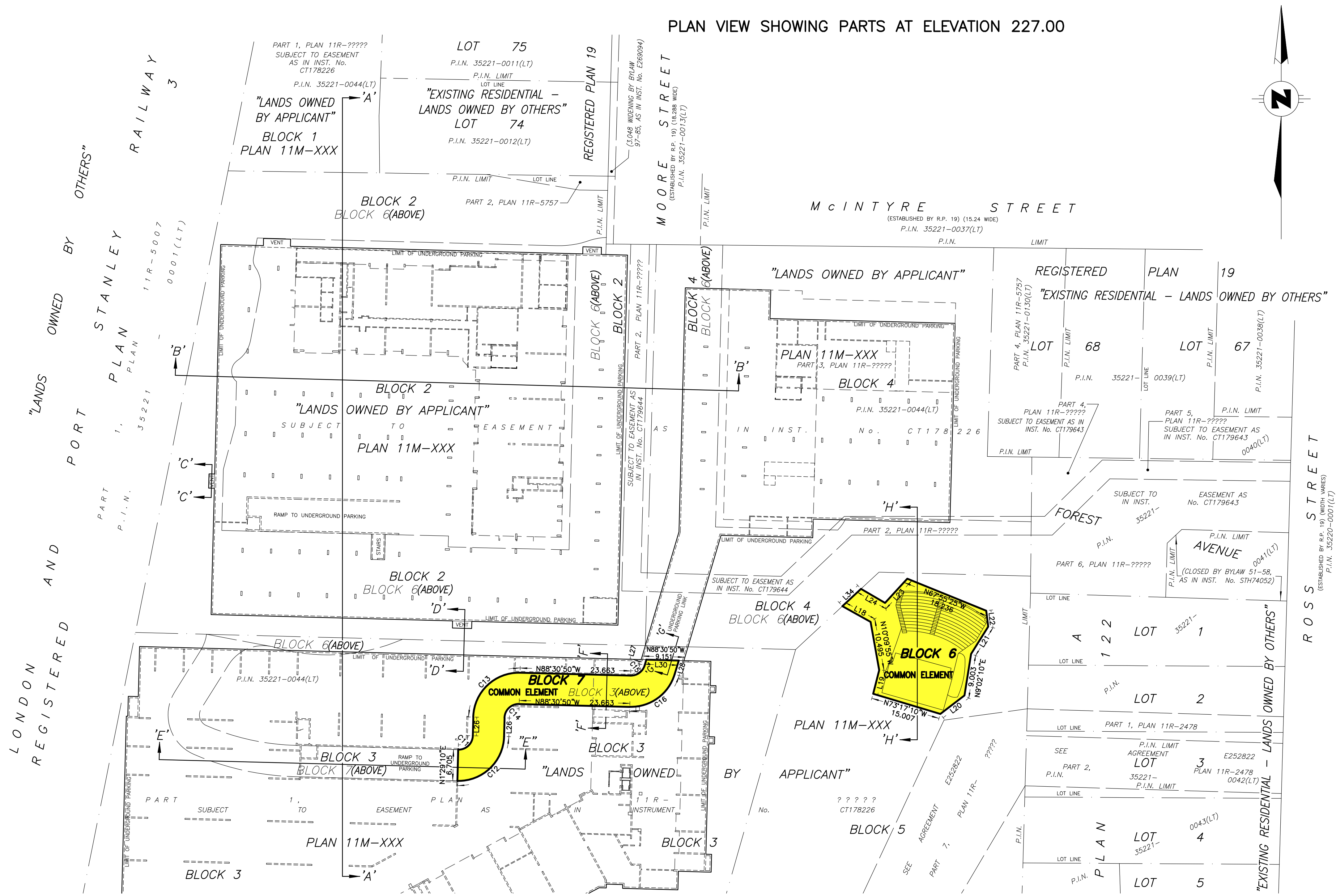
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DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM

**BLOCKS 6 & 7
PLAN 11M-XXX**

IN THE
CITY OF ST. THOMAS
COUNTY OF ELGIN

SCALE 1:500 (METRIC)

J. PAUL CROCKER
ONTARIO LAND SURVEYOR

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Callon Dietz INCORPORATED

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CARLETON PLACE LONDON NORTH BAY

1110 callondietz.com callondietz.com

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