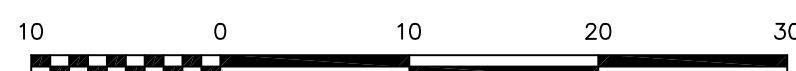


SKETCH PLAN TO ACCOMPANY LEASE OF A BUILDING ON LOT A SECTIONS 9, 10, AND 16 BLOCK 4 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT PLAN EPP128723

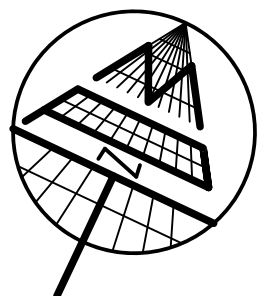
PARCEL IDENTIFIER (PID): 032-304-986

CIVIC ADDRESS:
#6811 GRAYBAR ROAD,
RICHMOND, BC

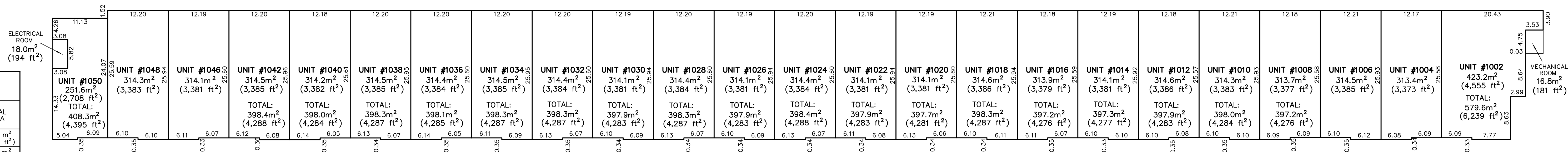
SCALE 1:400



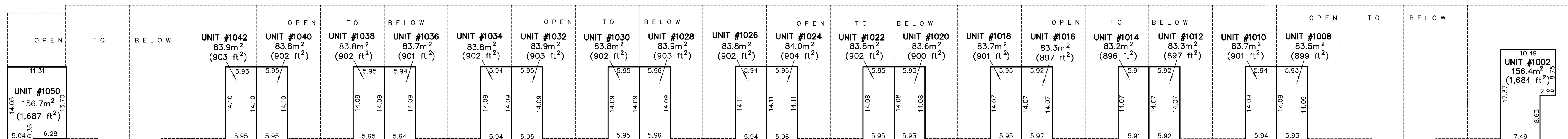
ALL HORIZONTAL GROUND-LEVEL DISTANCES ARE IN METRES



BOOK OF REFERENCE			
UNIT NUMBER	GROUND LEVEL	MEZZANINE LEVEL	TOTAL AREA
1002	423.2 m ² (4,555 ft ²)	156.4 m ² (1,684 ft ²)	579.6 m ² (6,239 ft ²)
1004	313.4 m ² (3,373 ft ²)	—	313.4 m ² (3,373 ft ²)
1006	314.5 m ² (3,385 ft ²)	—	314.5 m ² (3,385 ft ²)
1008	313.7 m ² (3,377 ft ²)	83.5 m ² (899 ft ²)	397.2 m ² (4,276 ft ²)
1010	314.3 m ² (3,383 ft ²)	83.7 m ² (901 ft ²)	398.0 m ² (4,284 ft ²)
1012	314.6 m ² (3,386 ft ²)	83.3 m ² (897 ft ²)	397.9 m ² (4,283 ft ²)
1014	314.1 m ² (3,381 ft ²)	83.2 m ² (896 ft ²)	397.3 m ² (4,277 ft ²)
1016	313.9 m ² (3,379 ft ²)	83.3 m ² (897 ft ²)	397.2 m ² (4,276 ft ²)
1018	314.6 m ² (3,386 ft ²)	83.7 m ² (901 ft ²)	398.3 m ² (4,287 ft ²)
1020	314.1 m ² (3,381 ft ²)	83.6 m ² (900 ft ²)	397.7 m ² (4,281 ft ²)
1022	314.1 m ² (3,381 ft ²)	83.8 m ² (902 ft ²)	397.9 m ² (4,283 ft ²)
1024	314.4 m ² (3,384 ft ²)	84.0 m ² (904 ft ²)	398.4 m ² (4,288 ft ²)
1026	314.1 m ² (3,381 ft ²)	83.8 m ² (902 ft ²)	397.9 m ² (4,283 ft ²)
1028	314.4 m ² (3,384 ft ²)	83.9 m ² (903 ft ²)	398.3 m ² (4,287 ft ²)
1030	314.1 m ² (3,381 ft ²)	83.8 m ² (902 ft ²)	397.9 m ² (4,283 ft ²)
1032	314.4 m ² (3,384 ft ²)	83.9 m ² (903 ft ²)	398.3 m ² (4,287 ft ²)
1034	314.5 m ² (3,385 ft ²)	83.8 m ² (902 ft ²)	398.3 m ² (4,287 ft ²)
1036	314.4 m ² (3,384 ft ²)	83.7 m ² (901 ft ²)	398.1 m ² (4,285 ft ²)
1038	314.5 m ² (3,385 ft ²)	83.8 m ² (902 ft ²)	398.3 m ² (4,285 ft ²)
1040	314.2 m ² (3,382 ft ²)	83.8 m ² (902 ft ²)	398.0 m ² (4,284 ft ²)
1042	314.5 m ² (3,385 ft ²)	83.9 m ² (903 ft ²)	398.4 m ² (4,288 ft ²)
1046	314.1 m ² (3,381 ft ²)	—	314.1 m ² (3,381 ft ²)
1048	314.3 m ² (3,383 ft ²)	—	314.3 m ² (3,383 ft ²)
1050	251.6 m ² (2,708 ft ²)	156.7 m ² (1,687 ft ²)	408.3 m ² (4,395 ft ²)
TOTAL LEASABLE AREA	7558.0 m ² (81,676 ft ²)	1,819.6 m ² (19,586 ft ²)	9,407.6 m ² (101,262 ft ²)
MECHANICAL ROOM	16.8 m ² (181 ft ²)	—	—
ELECTRICAL ROOM	18.0 m ² (194 ft ²)	—	—
TOTAL GROUND FLOOR AREA	7622.8 m ² (82,051 ft ²)	—	—
TOTAL AREA: 9,442.4 m ² 101,637 ft ²			



GROUND FLOOR



MEZZANINE

NOTE:

LEASE DIMENSIONS ARE MEASURED TO OUTSIDE FACE OF EXTERIOR WALLS AND MEZZANINE WALLS, TO THE COMMON AREA SIDE OF COMMON AREAS, AND TO THE CENTRELINE OF DEMISING WALLS.

DATE OF SURVEY: OCTOBER 29, 2025