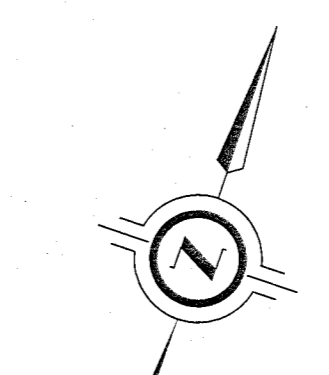


PLAN OF SURVEY OF PART OF LOTS 1 AND 2 REGISTERED PLAN 65M-2695 CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK

J.D. BARNES LIMITED METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



LEVEL 1 UNITS 1 TO 12 INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF YORK REGION (No.65) AT 14:15 O'CLOCK ON THE 15 DAY OF OCTOBER, 2023.

APPROVED FOR THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF YORK REGION (No.65)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYORS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM. 2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF FEBRUARY, 2023. 3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

APRIL 10, 2025 DATE

THIS PLAN RELATES TO A05 PLAN SUBMISSION FORM NUMBER V-100567

DECLARATION REGISTERED AS No.

THIS PLAN COMPREHENDS ALL OF PIN 03046-0319(LT)

Table with columns: PART, PLAN, DESCRIBED IN, NOTES. Row 1: PART 1, PLAN 65R-42544, YR2660566 AND YR3720133, TOGETHER WITH APPURTENANT INTERESTS.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010).

INTEGRATION DATA

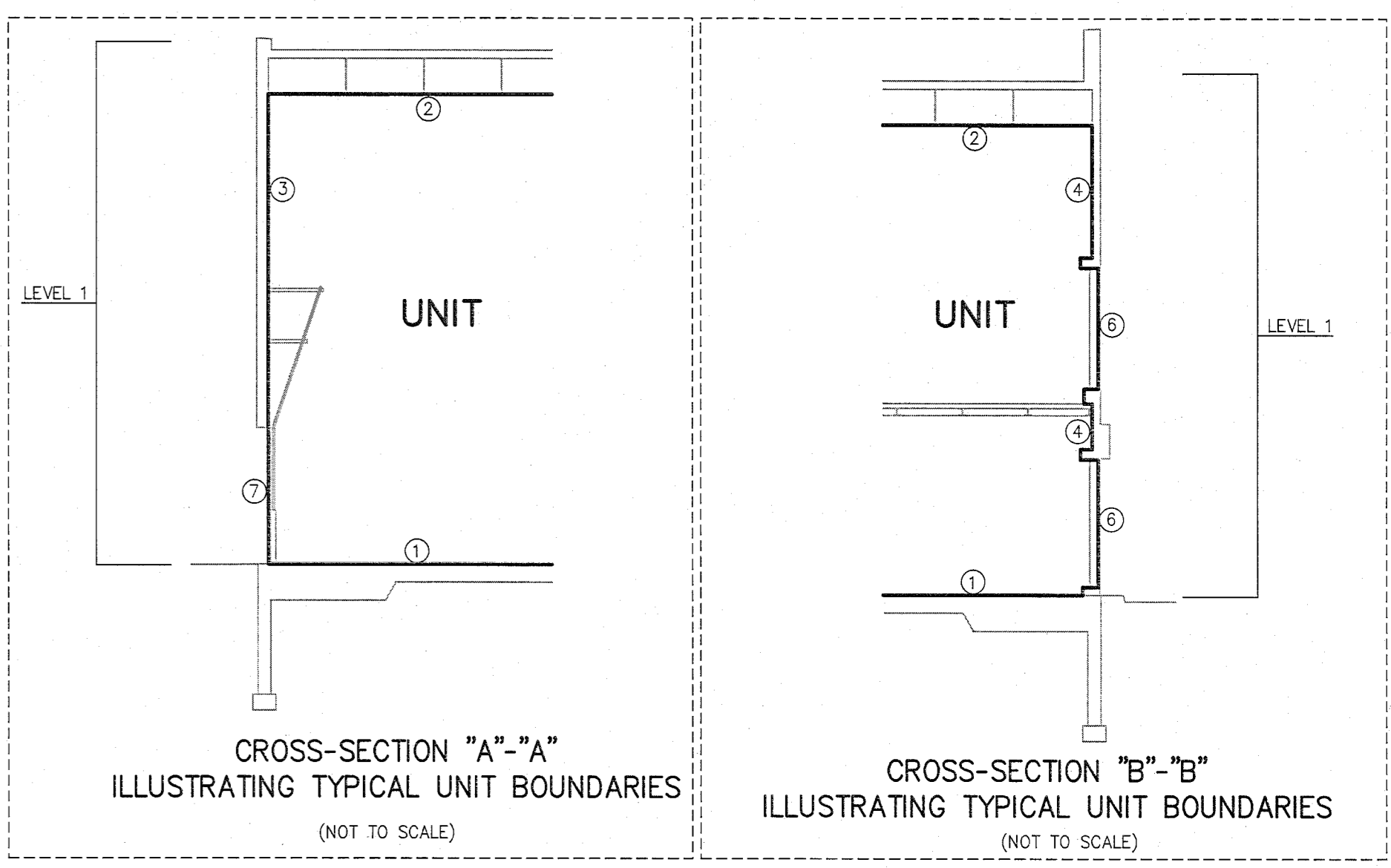
Table with columns: POINT ID, EASTING, NORTHING. Row 1: ORP (A), 631 828.85, 4 827 982.10.

LEGEND

- SB DENOTES SURVEY MONUMENT FOUND
SB DENOTES STANDARD IRON BAR
SSB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
PB DENOTES PLASTIC BAR
OB DENOTES ORIGIN MONUMENT
MTC DENOTES MINISTRY OF TRANSPORTATION AND COMMUNICATION
MMS DENOTES MARSHALL, MACKAY AND MORSEMAN LIMITED, OLS
B30 DENOTES B. K. PRETZOLD LIMITED, OLS
A/H/R DENOTES A. K. HENWOOD INC., OLS
J/B DENOTES J.B. BARNES LIMITED, OLS
MF DENOTES METAL FENCE
CLF DENOTES CHAIN LINK FENCE
W/R DENOTES WASHROOM

LEGEND FOR COMMERCIAL UNIT BOUNDARIES

- 1 DENOTES UPPER SURFACE OF UNFINISHED CONCRETE FLOOR SLAB AND PRODUCTION
2 DENOTES LOWER MOST FACE OF THE STEEL ROOF DECK
3 DENOTES UNIT SIDE SURFACES OF PRE-CAST AND/OR CONCRETE FLOOR WALLS SEPARATING THE UNIT FROM THE COMMON ELEMENTS
4 DENOTES BACKSIDE SURFACE OF DRINKAL SHEATHING WHERE INSTALLED
5 DENOTES VERTICAL PLANE THROUGH CENTRE-LINE OF STEEL COLUMN AND PRODUCTION THEREOF
6 DENOTES EXTERIOR SURFACES OF PERIMETER FLOORS AND DOOR FRAMES, WINDOW AND WINDOW FRAMES, AND SKYLIGHTS AND SKYLIGHT FRAMES
7 DENOTES EXTERIOR SURFACE OF LOADING BAY DOOR IN A CLOSED POSITION



CROSS-SECTION "A-A" ILLUSTRATING TYPICAL UNIT BOUNDARIES (NOT TO SCALE)

CROSS-SECTION "B-B" ILLUSTRATING TYPICAL UNIT BOUNDARIES (NOT TO SCALE)

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN Laid OUT FOR THE UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

BEEDIE ON (ALLSTATE PARKWAY) HOLDINGS LTD. DATED THE 23 DAY OF May, 2025

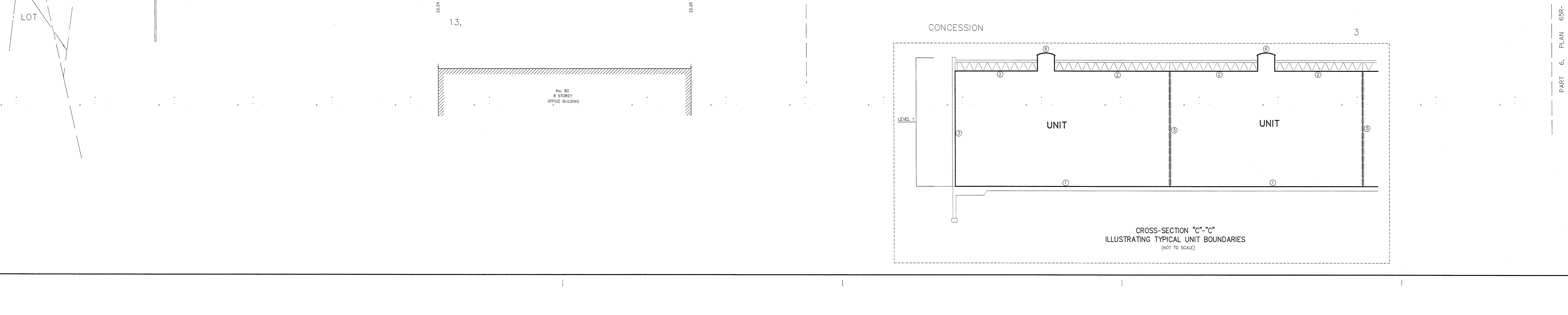
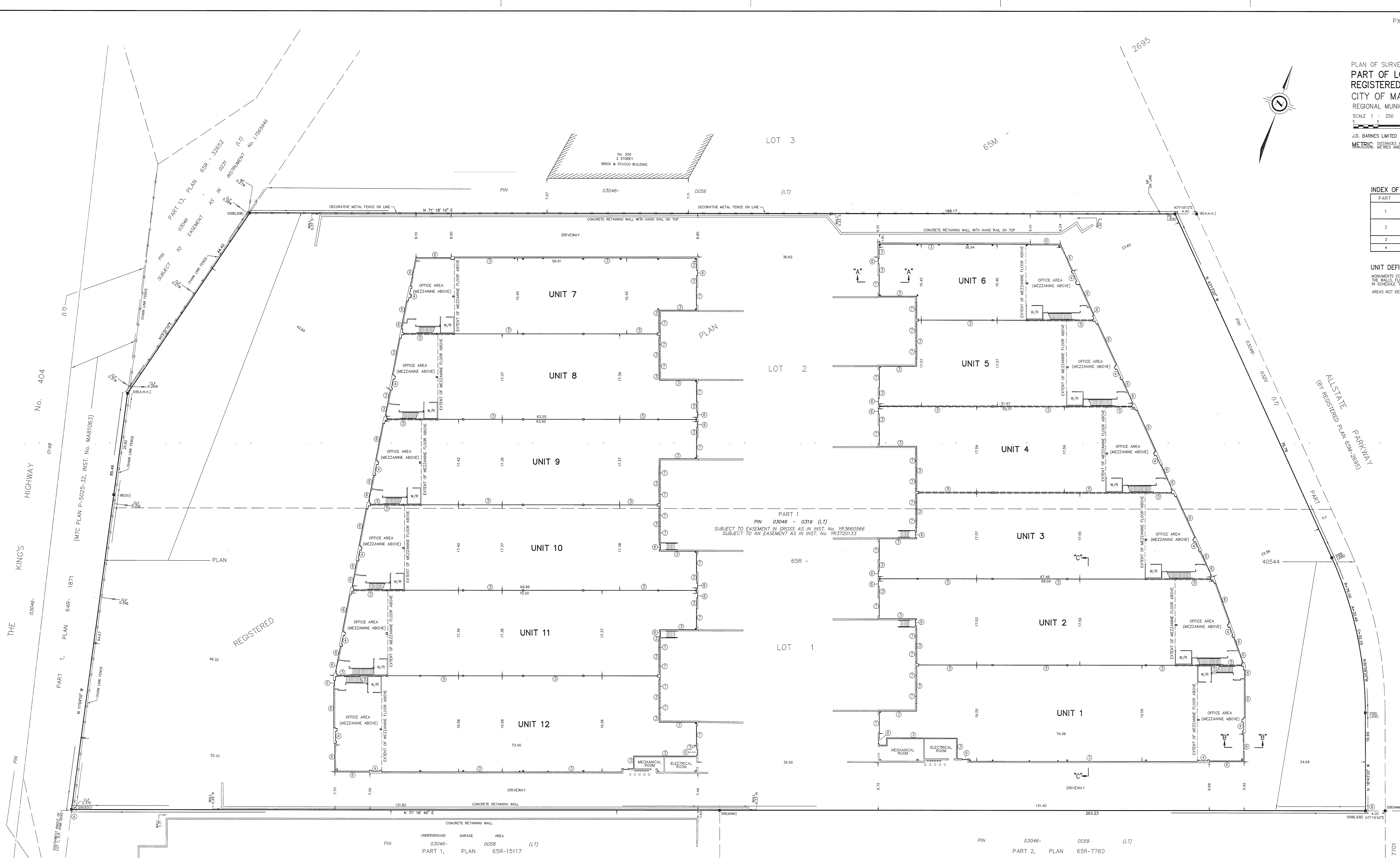
APPROVED SIGNING OFFICER FOR BEEDIE ON (ALLSTATE PARKWAY) HOLDINGS LTD.

PLANNING APPROVAL

PARTS 1 AND 2 APPROVED AND PARTS 3 AND 4 DEEMED UNDER SECTION 9 OF THE CONDOMINIUM ACT, S.O. 1998, C19, AS AMENDED, ON THE 9th DAY OF OCTOBER, 2023.

STEPHEN LEE, M.C.P., R.P.P. SENIOR DEVELOPMENT MANAGER, PLANNING & URBAN DESIGN

J.D. BARNES LIMITED LAND INFORMATION SPECIALISTS



CROSS-SECTION "C-C" ILLUSTRATING TYPICAL UNIT BOUNDARIES (NOT TO SCALE)

PLAN OF SURVEY OF THE EXTENT AND LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS ON LEVEL 1

SCALE 1 : 250

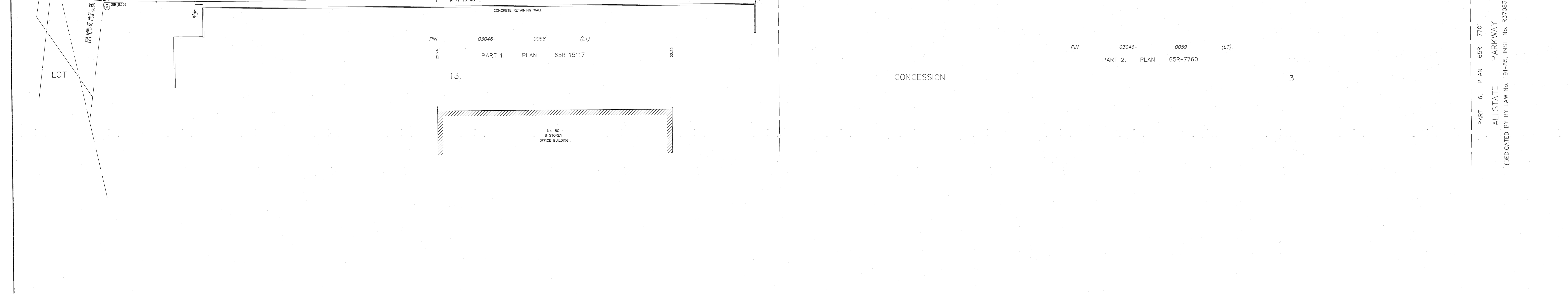
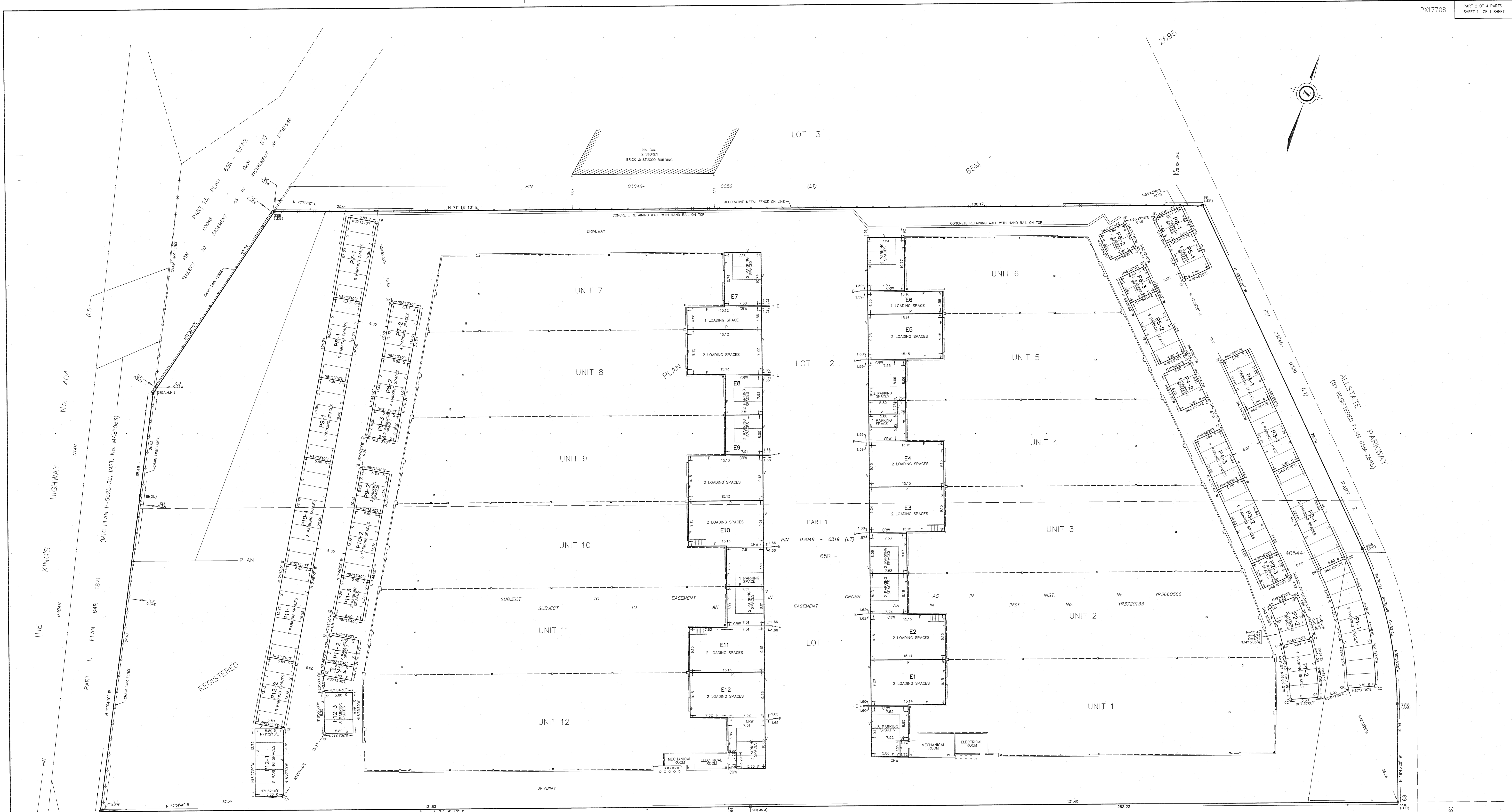
J.D. BARNES LIMITED METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES REVISIONS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS 4 AND BLBY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999774.

INTEGRATION DATA table with columns for OBSERVED REFERENCE POINTS (ORP), UTM ZONE 17, NAD83 (CSRS) (2010.0), COORDINATES TO UTM ACCURACY PER SECTION 14 (2) OF REG 216/10, POINT ID, EASTING, NORTHING, ORP (1), ORP (2), ORP (3).

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN. ALL CONCRETE RETAINING WALLS (CRW) BETWEEN LOT PORTIONS ARE 0.25 METRE. ALL EXCLUSIVE USE PORTIONS HAVE NO UPPER OR LOWER LIMIT.

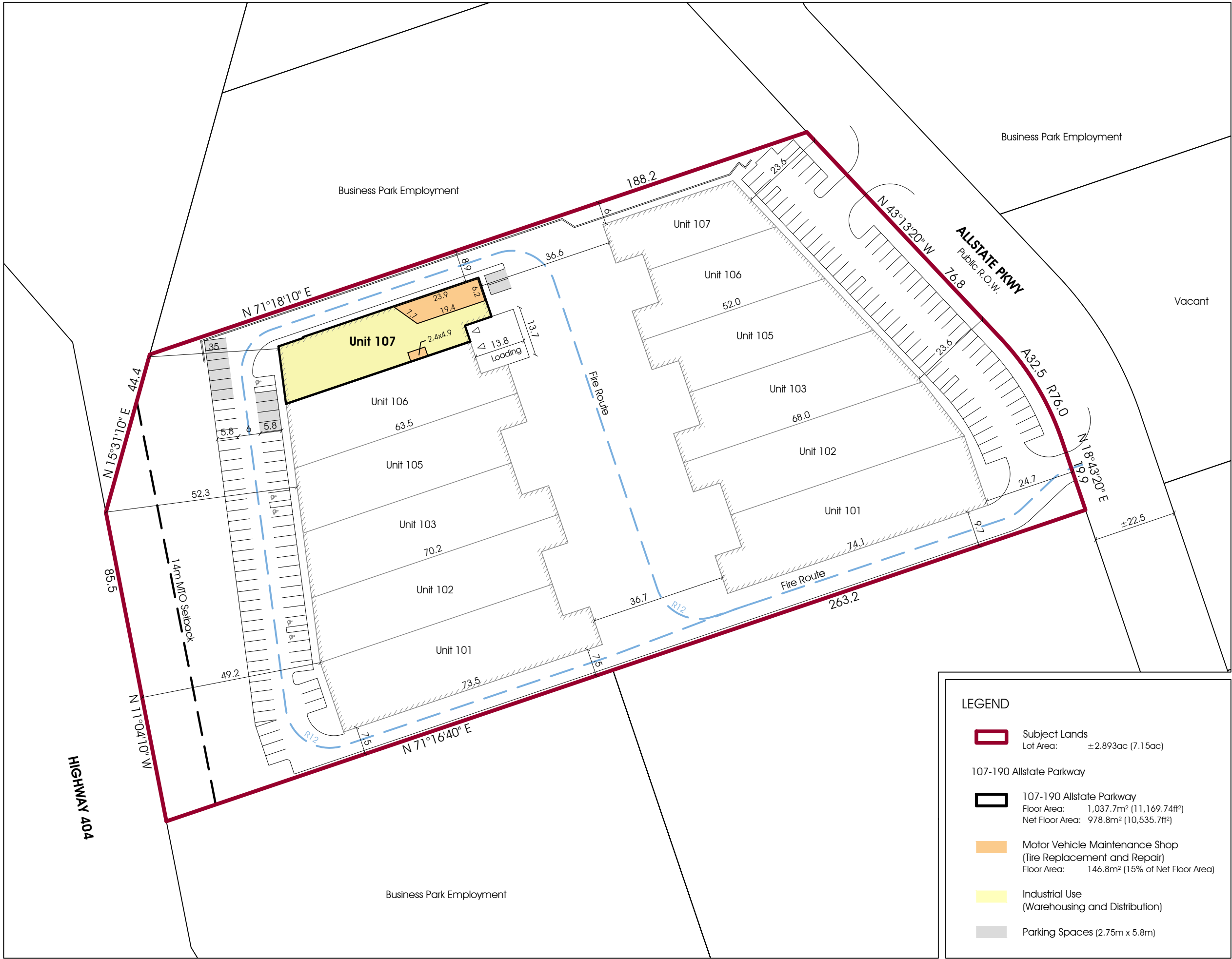
- LEGEND DENOTES SURVEY MONUMENT FOUND, DENOTES SURVEY MONUMENT SET, DENOTES STANDING IRON BAR, DENOTES SHORT STANDING IRON BAR, DENOTES IRON BAR, DENOTES SHORT STANDING CONCRETE CURB, DENOTES CONCRETE PIN AND WASHER, DENOTES PLASTIC BAR, DENOTES ORION UNIMOUNT, DENOTES MINISTRY OF TRANSPORTATION AND COMMUNICATION, DENOTES MARSHALL, MADON AND MONAGHAN LIMITED, OLS, DENOTES E. W. PETTOLD LIMITED, OLS, DENOTES A. H. HENWOOD INC., OLS, DENOTES J.B. BARNES LIMITED, OLS, DENOTES METAL FENCE, DENOTES CHAIN LINK FENCE, DENOTES CONCRETE RETAINING WALL, DENOTES END FACE OF CONCRETE RETAINING WALL, DENOTES EXTERIOR FACE OF WALL AND PRODUCTION, DENOTES VERTICAL PLANE DEFINED BY DISTANCES FROM PHYSICAL SURFACES, DENOTES PRODUCTION OF UNIT BOUNDARY BETWEEN ADJACENT UNITS, DENOTES VERTICAL PLANE ESTABLISHED BY BEARINGS AND DISTANCES, DENOTES FLOOR SURVEY MONUMENTS, DENOTES EXCLUSIVE USE PARKING AREA, DENOTES EXCLUSIVE USE LOADING AREA.



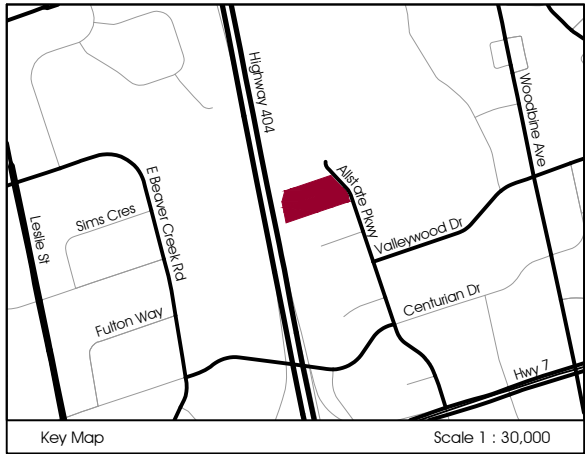
SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THIS PLAN OF SURVEY ACCURATELY SHOWS THE EXTENT AND LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.

APRIL 10, 2025 DATE [Signature] YRCP 1593 Ontario Land Surveyor

J.D. BARNES SURVEYING LAND INFORMATION SPECIALISTS 14 REDWATER DRIVE, SUITE 100, MARKHAM, ON L3R 0E1 T: (905) 477-5000 F: (905) 477-4882 www.jdbarnes.com



MINOR VARIANCE SKETCH 'A'
107-190 Allstate Parkway
 Part of Lot 13, Concession 3
 Town of Markham, York Region



LEGEND

- Subject Lands
Lot Area: ±2.893ac (7.15ac)
- 107-190 Allstate Parkway
Floor Area: 1,037.7m² (11,169.74ff²)
Net Floor Area: 978.8m² (10,535.7ff²)
- Motor Vehicle Maintenance Shop
(Tire Replacement and Repair)
Floor Area: 146.8m² (15% of Net Floor Area)
- Industrial Use
(Warehousing and Distribution)
- Parking Spaces (2.75m x 5.8m)

PARKING SPACES

Use	Requirement	Provided
Motor Vehicle Maintenance Use	4 (2 + 1/100m ²)	12
Industrial Use	7 (1 + 1/200m ²)	



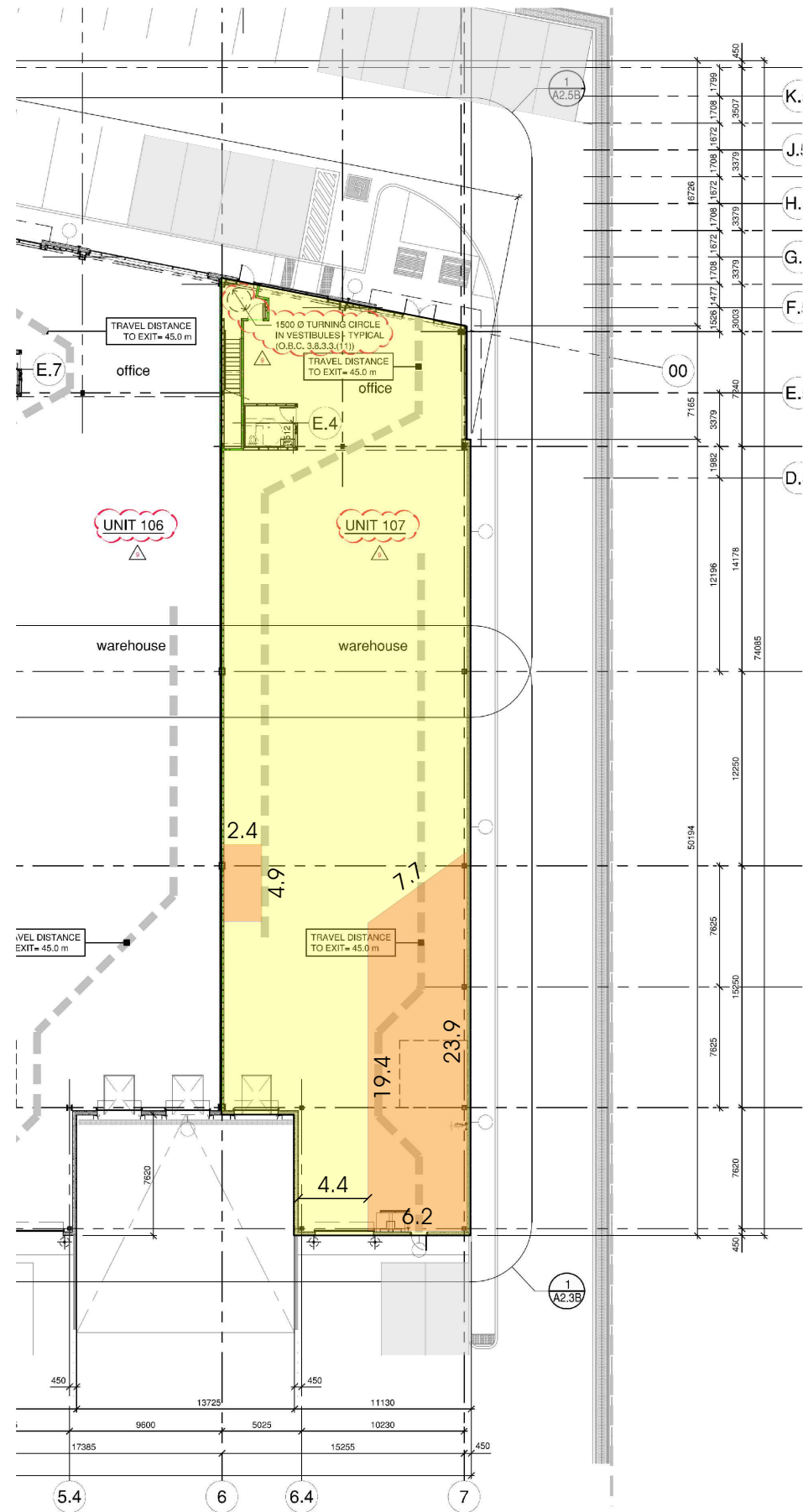
Note: This drawing is for discussion purposes only.
 Source: Survey, J.D. Barnes Limited, May 23, 2025
 Building B Overall Ground Floor Plan, Pearce McCluskey Architects, May 2023

File No: 26-06 Drawn By: AM Date: Feb. 18, 2026

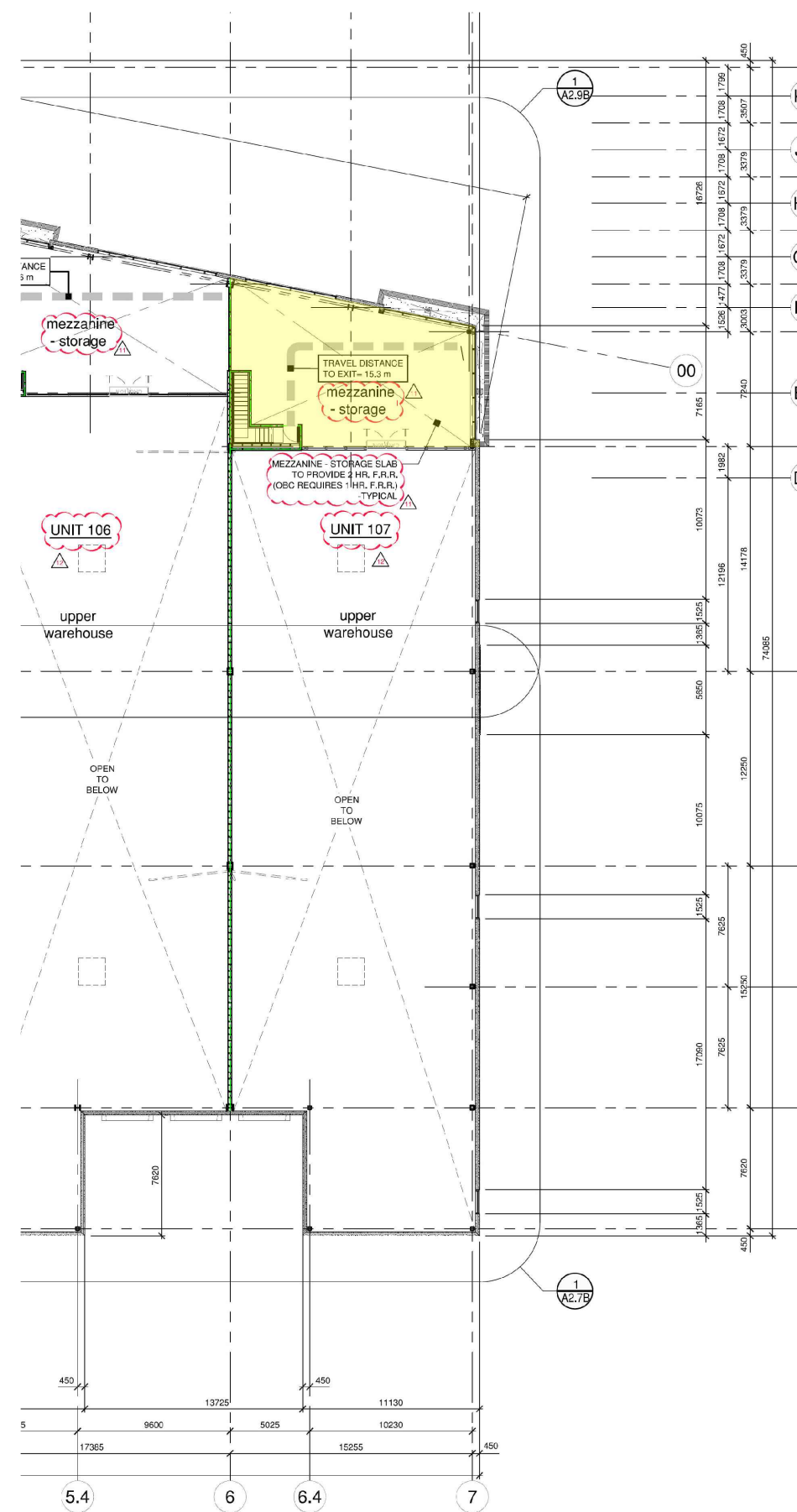
95 MURAL STREET, SUITE 402
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Ground Floor



Mezzanine



MINOR VARIANCE SKETCH 'B'

107-190 Allstate Parkway
Part of Lot 13, Concession 3
Town of Markham, York Region



LEGEND

- Motor Vehicle Maintenance Shop (Tire Replacement and Repair)
Floor Area: 146.8m² (15% of Net Floor Area)
- Industrial Use (Warehousing and Distribution)
- Parking Spaces (2.75m x 5.8m)



Note: This drawing is for discussion purposes only.

Source: Building B Overall Ground Floor Plan, Pearce McCluskey Architects, May 2023

File No: 26-06 Drawn By: AM Date: Feb. 18, 2026

