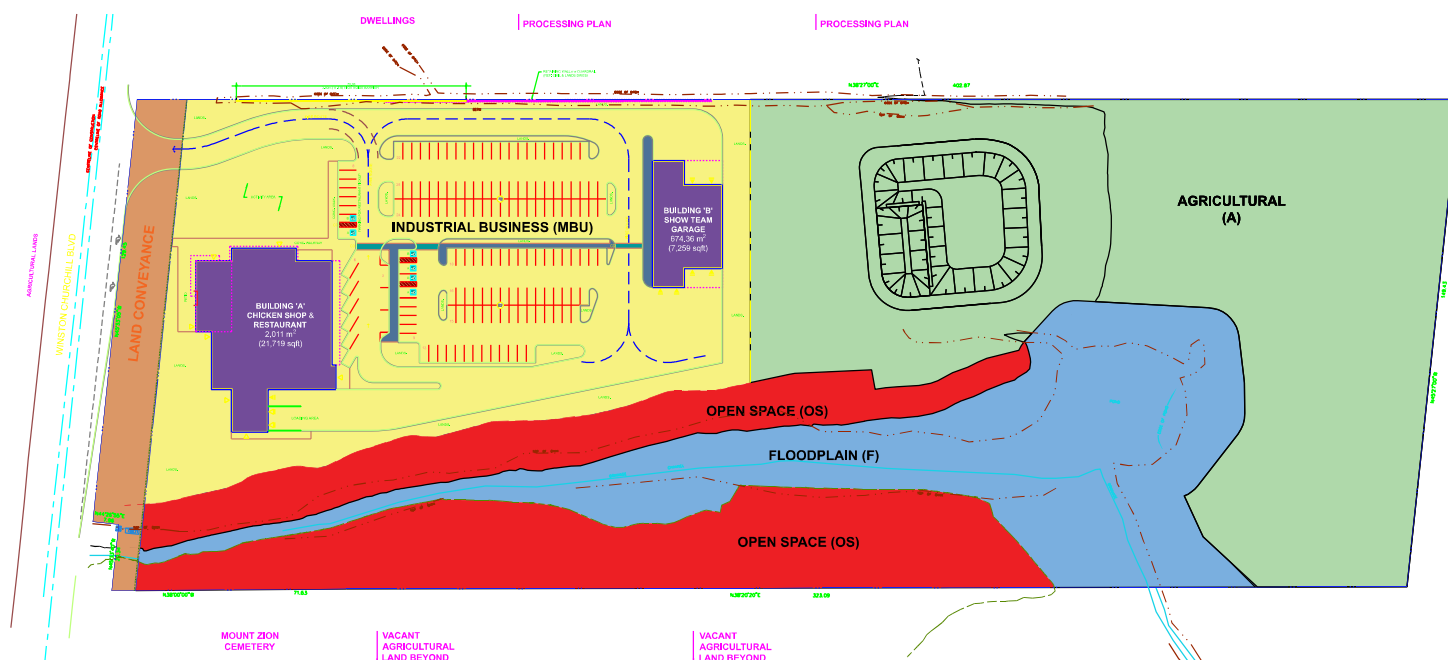




| SITE STATISTICS              |                                                 |                                                 |                |
|------------------------------|-------------------------------------------------|-------------------------------------------------|----------------|
| SITE AREA BREAKDOWN          |                                                 |                                                 |                |
| ZONES                        | LAND CONVEYANCE                                 | 0.212 HA (0.524 AC)                             |                |
|                              | INDUSTRIAL BUSINESS (MBU)                       | 1,828 HA (4,517 AC)                             |                |
|                              | OPEN SPACE (OS)                                 | 0.997 HA (2,464 AC)                             |                |
|                              | FLOODPLAIN (F)                                  | 0.924 HA (2,283 AC)                             |                |
|                              | AGRICULTURAL (A)                                | 2,025 HA (5,004 AC)                             |                |
| TOTAL SITE AREA              |                                                 | 5,986 HA (14.79 AC)                             |                |
| NET AREA                     |                                                 | 5,774 HA (14.27 AC)                             |                |
| DEVELOPMENT AREA             |                                                 |                                                 |                |
| INDUSTRIAL BUSINESS (MBU)    |                                                 | ±18,486.00 m <sup>2</sup> (4,568 AC)            |                |
| SETBACKS                     | REQUIRED                                        | PROVIDED                                        |                |
|                              | LOT FRONTAGE / WIDTH                            | 45.0 m MIN                                      | 150.6 m        |
|                              | LOT AREA                                        | 0.4 HA MIN                                      | 1,828 HA       |
|                              | FRONT YARD [WINSTON C.B.]                       | 15.0 m MIN                                      | 7.77 m         |
|                              | INTERIOR SIDE YARD [NORTH]                      | 4.0 m MIN                                       | 18.68 m        |
|                              | REAR YARD [EAST]                                | 7.0 m MIN                                       | 8.52 m         |
|                              | INTERIOR SIDE YARD [SOUTH]                      | 4.0 m MIN                                       | 11.79 m        |
| GFA                          | BUILDING 'A'                                    | 2,011.18 m <sup>2</sup>                         | or 21,713 sqft |
|                              | BUILDING 'B'                                    | 674.36 m <sup>2</sup>                           | or 7,259 sqft  |
|                              | TOTAL G.F.A.                                    | 2,685.54 m <sup>2</sup>                         | or 28,907 sqft |
| PARKING ANALYSIS             | REQUIRED                                        | PROVIDED                                        |                |
|                              | BUILDING HEIGHT                                 | 13.7 m MIN                                      | ±9.60 m        |
|                              | FSI (OFFICE SPACE)                              | 0.50 MAX                                        | 0.013          |
|                              | COVERAGE (NET AREA)                             | 30% MAX                                         | 13.26 %        |
|                              | LANDSCAPED AREA                                 | -                                               | TBD            |
|                              | PAVED AREA                                      | -                                               | TBD            |
|                              | LANDSCAPE BUFF. ADJUTING LOCAL RD               | 3.0 m MIN                                       | 1.85 m MIN     |
|                              | REQUIRED                                        | PROVIDED                                        |                |
|                              | OFFICE:                                         | 234.39 m <sup>2</sup> @ 1 / 25 m <sup>2</sup>   | 9.4 Spaces     |
|                              | WAREHOUSE:                                      | 1,511.11 m <sup>2</sup> @ 1 / 90 m <sup>2</sup> | 16.8 Spaces    |
| RETAIL:                      | 729.65 m <sup>2</sup> @ 1 / 19 m <sup>2</sup>   | 38.4 Spaces                                     |                |
| RESTAURANT:                  | 210.39 m <sup>2</sup> @ 1 / 6.25 m <sup>2</sup> | 33.7 Spaces                                     |                |
| TOTAL PARKING                |                                                 | 98.3 Spaces                                     | 158 Spaces     |
| ACCESSIBLE PARKING           |                                                 |                                                 |                |
| 141-170 of parking PROVIDED: |                                                 | 6 Spaces                                        | 6 Spaces       |
| LOADING SPACES               |                                                 | 2 Spaces                                        | 2 Spaces       |

## ENVIRONMENTAL LINES LEGEND

- PROPERTY BOUNDARY
- TOP of BANK
- - - STABLE TOP of SLOPE. 5m BUFFER LINE
- - - FLOOD LINE
- - - - - 10m BUFFER from FLOOD LINE
- - - - - OVERALL DEVELOPMENT LIMIT
- STAKED WETLAND
- TOP of BANK STAKE and DRIPLINE STAKE

