



Spagnuolo & Company Real Estate Lawyers



Explanation of Strata Plan Registration Number EPS4098

This charge is a Strata Plan created from the subdivision of those lands described on the first page. Think of a strata plan as a sketch of the building and lands.

A Strata Plan shows the location of buildings and common property, floor plans including parking levels, and building cross sections. Older Strata Plans will include additional information, including schedules of unit entitlement (i.e. each unit's overall share of the strata), records of bylaws & orders, and dealings affecting the common property.

Since 1991, Spagnuolo and Company has maintained a relentless focus on customer service. Now, with 18 locations, we are trusted by more clients for assistance with their purchase, sale or refinance of real estate than any other firm in British Columbia. If you decide to go ahead with your transaction, please give us a call.

Spagnuolo & Company
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310-HOME (4663)

realestate@spagslaw.ca

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**STRATA PLAN OF LOT A, SECTION 10, STRATA PLAN EPS4098
TOWNSHIP 1, NEW WESTMINSTER DISTRICT,
PLAN EPP103543 EXCEPT: PART
SUBDIVIDED BY AIR SPACE PLAN EPP101478**

"CITY OF WHITE ROCK"
B.C.G.S. 92G.006

SCALE 1:1000



ALL DISTANCES ARE IN METRES.

THE INTENDED PLOT SIZE OF THIS PLAN IS 279mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

"WHITE ROCK TOWN CENTRE"

TOWER 3 AND 4

TOWER 3 - 1441 JOHNSTON ROAD
TOWER 4 - 15165 THRIFT AVENUE
WHITE ROCK, B.C.



THIS PLAN LIES WITHIN
INTEGRATED SURVEY AREA
No. 42 (CITY OF WHITE ROCK)
NAD 83 (CSRS) 4.0.0.BC.1.MVRD

SEE SHEET #2 FOR BOUNDARY DIMENSIONS

SEE SHEETS #3 TO #9 FOR BUILDING LOCATION AND DIMENSIONS

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 88H3866 AND 88H3881

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995892. THE COMBINED FACTOR HAS BEEN DETERMINED BASED ON GEODETIC CONTROL MONUMENT 88H3866

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 88H3866 AND 88H3881 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

ELEVATIONS SHOWN ARE IN METRES AND DERIVED FROM THE CITY OF WHITE ROCK GEODETIC CONTROL MONUMENT 88H3866, ELEVATION=105.459 METRES CVD28 GEODETIC DATUM

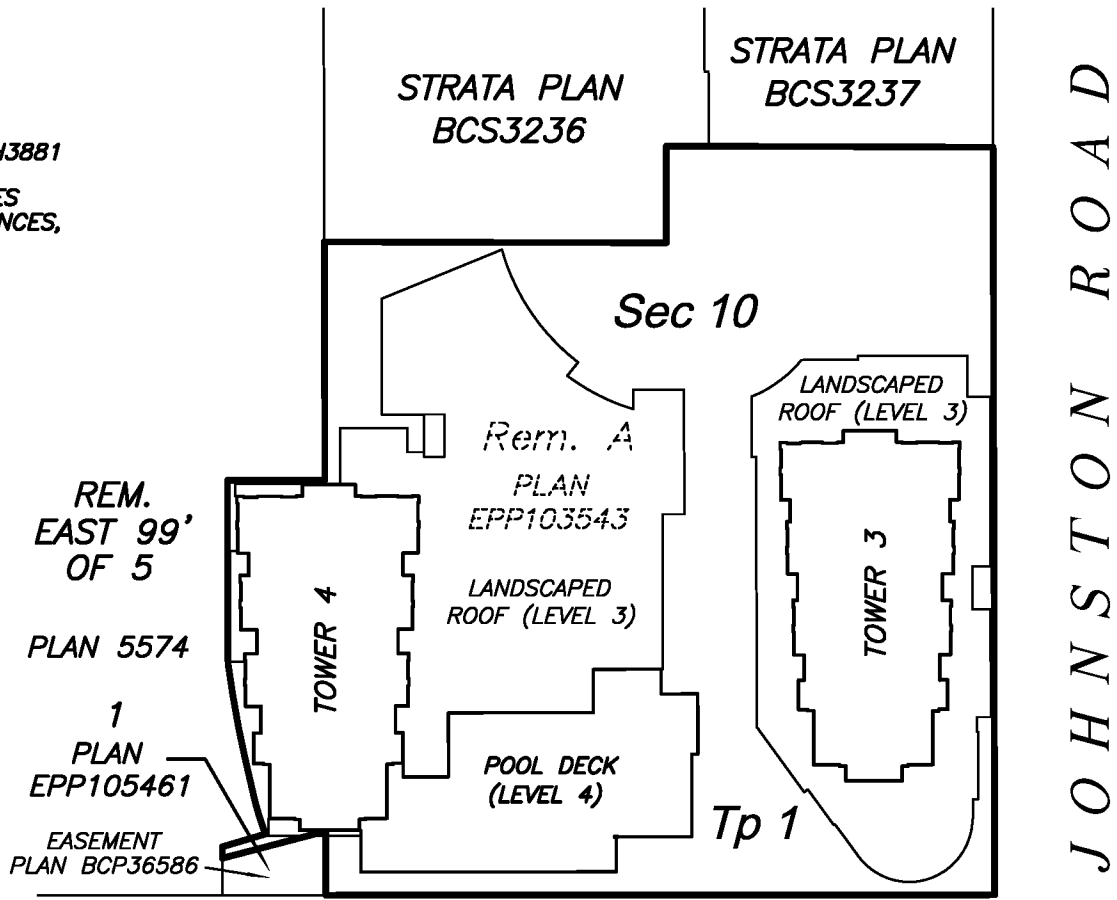
- ⊙ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES LEAD PLUG FOUND
- No. or #- DENOTES NUMBER
- SL. - DENOTES STRATA LOT
- PT. - DENOTES PART
- PCL. - DENOTES PARCEL
- N.P.S. - DENOTES NOT PART OF STRATA PLAN
- Ⓢ - DENOTES COMMON PROPERTY
- ⓔ - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- Ⓥ - DENOTES VENT BEING COMMON PROPERTY
- ⓂⓈ - DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- ⓕ - DENOTES FIRE CLOSET BEING COMMON PROPERTY
- Ⓡⓓ1 - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 1 TYPICAL
- Ⓡ11 - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 11 TYPICAL
- Ⓟ108 - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL. 108 TYPICAL

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S) AND ARE SET ALONG THE PRODUCTION OF THE PROPERTY BOUNDARY UNLESS OTHERWISE NOTED.

BENNETT LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYORS
#203-15310 103A AVENUE,
SURREY, B.C. V3R 7A2
PHONE : 604-582-0717

DRAWING # 31008-19
FILE # 31008-19_FS
DATE : OCTOBER 10, 2020

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT



THRIFT AVENUE

CERTAIN PARTS OF THE BUILDINGS SHOWN HEREON ARE NOT WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN AND APPROPRIATE AND NECESSARY EASEMENTS OR OTHER INTERESTS ARE REQUIRED TO PROVIDE FOR THESE ENCROACHMENTS.

THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT BEEN PREVIOUSLY OCCUPIED.

NOTE:

STRATA LOT BOUNDARIES ARE DEFINED AS:

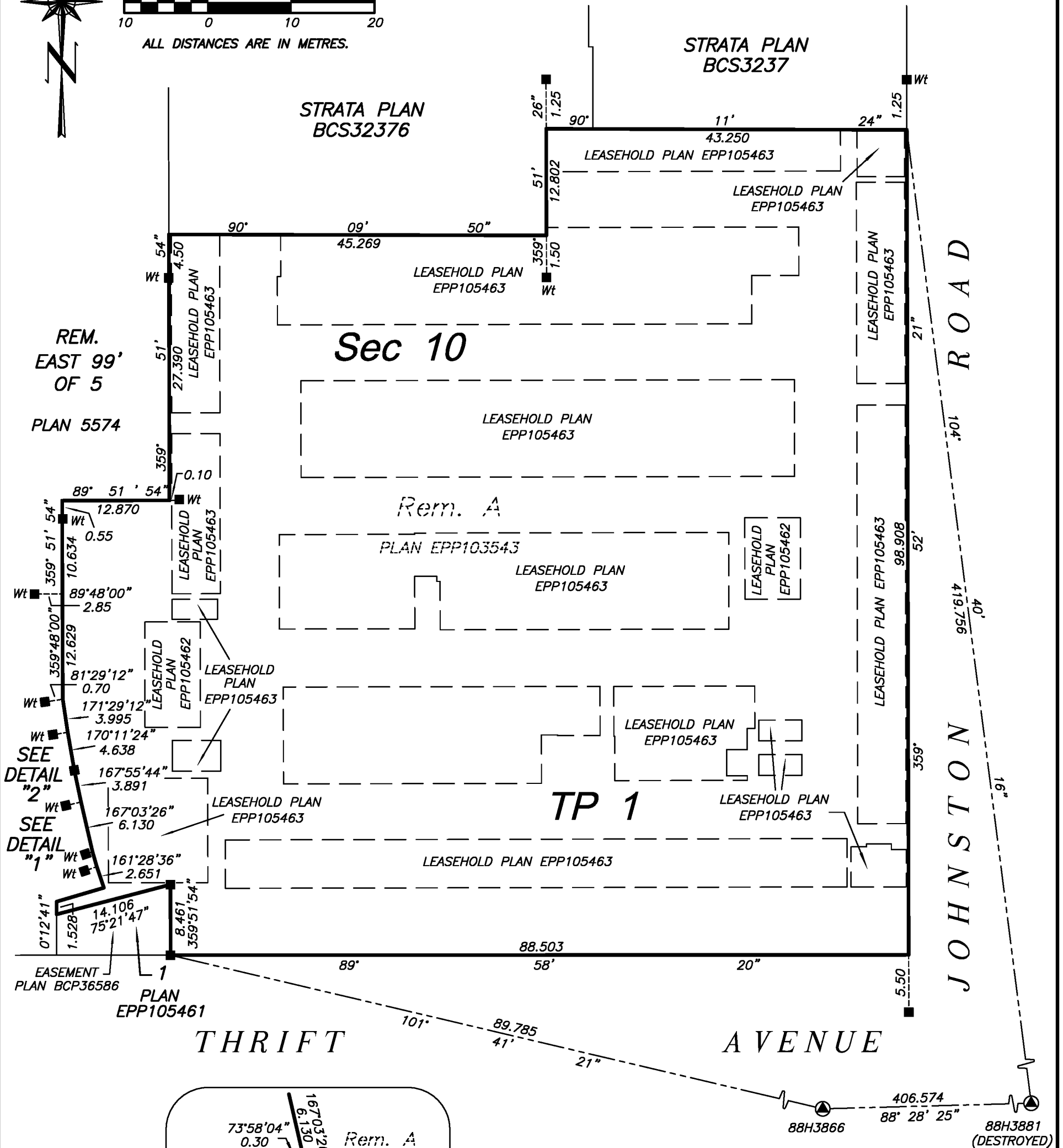
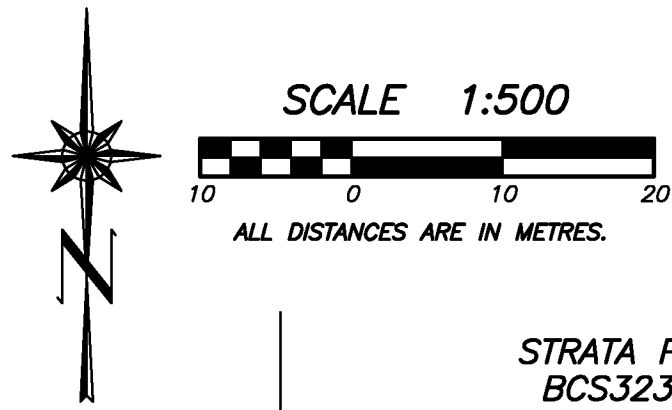
- 0.0125 METRES (ONE HALF INCH) IN FROM THE EXTERIOR FACE OF EXTERIOR BUILDING WALLS
- CENTERLINE OF STRUCTURAL WALLS WHERE THE STRATA LOT ADJOINS CENTRAL CENTRAL STAIRS, LOBBY, ELEVATORS OR STRATA LOTS
- CENTERLINE OF CORRIDOR WALLS
- CENTERLINE OF FLOORS AND CEILINGS

NOTE:

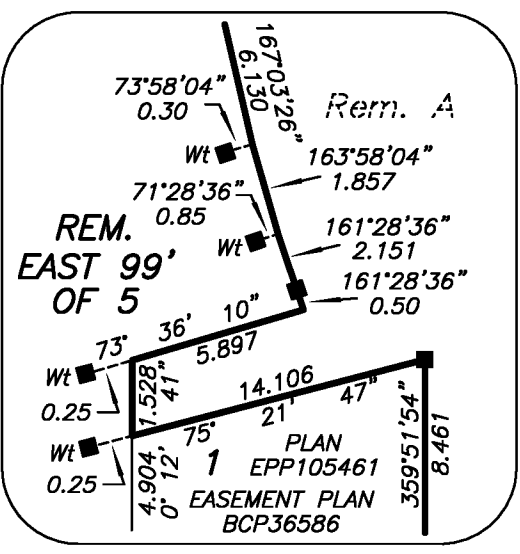
LCP AREAS ARE DEFINED AS TO THE VERTICAL LIMITS BY THE CENTER OF THE FLOORS (AS DEFINED BY SECTION 68, S.P.A.) OR ITS EXTENSIONS OR WHERE THERE IS NO FLOOR ABOVE BY THE AVERAGE HEIGHT OF A STRATA LOT ON THE SAME LEVEL. IN THE CASE OF GROUND LEVEL LCP PATIOS OR YARDS, THE VERTICAL LIMITS ARE DEFINED BY THE GROUND SURFACE OF THE LCP AREA AND THE HEIGHT IS TO THE CENTER OF THE FLOOR OR LCP ABOVE. WHERE THERE IS NO FLOOR OR LCP ABOVE BY THE AVERAGE HEIGHT OF A STRATA LOT ON THE SAME LEVEL. UNLESS OTHERWISE SHOWN.

BOUNDARY DIMENSIONS

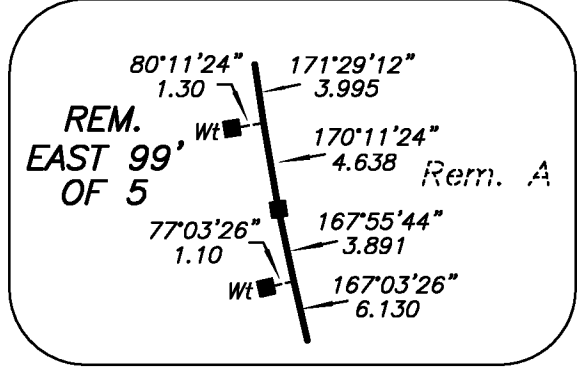
STRATA PLAN EPS4098



DETAIL "1"
NOT TO SCALE



DETAIL "2"
NOT TO SCALE



THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 8th DAY OF OCTOBER, 2020. ROBERT ADRIAENSEN, B.C.L.S. #972

DATUM: NAD83 (CSRS) 4.0.0.BC.1.MVRD, UTM ZONE 10.			
CONTROL MONUMENT	NORTHING	EASTING	ESTIMATED HORIZONTAL POSITIONAL ACCURACY
88H3866	5430532.470	514521.852	±0.02
88H3881	5430543.295	514928.115	±0.02

NOTE: FOR MAPPING PURPOSES ONLY.

DRAWING # 31008-19
FILE # 31008-19_POST

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

BOUNDARY DIMENSIONS AND BUILDING LOCATION

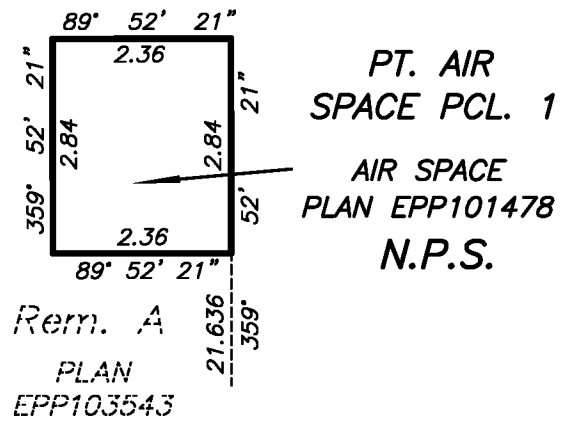
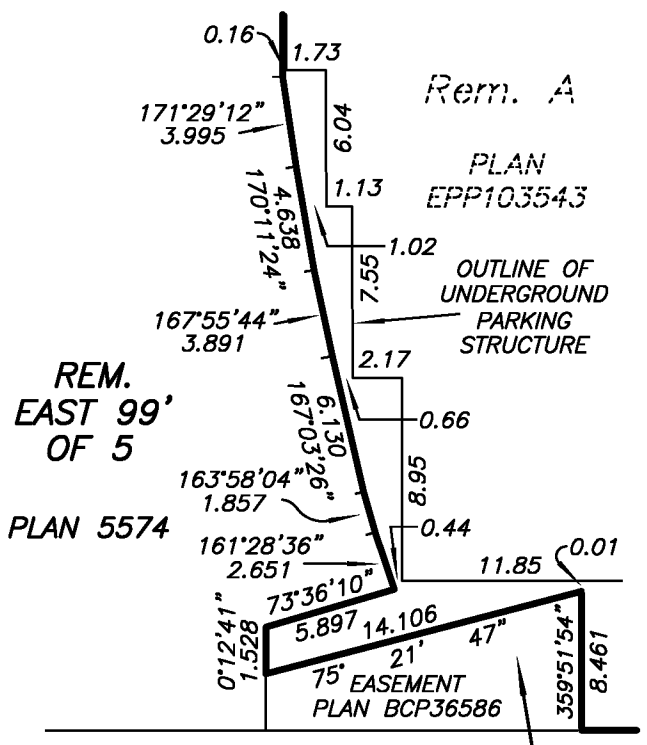
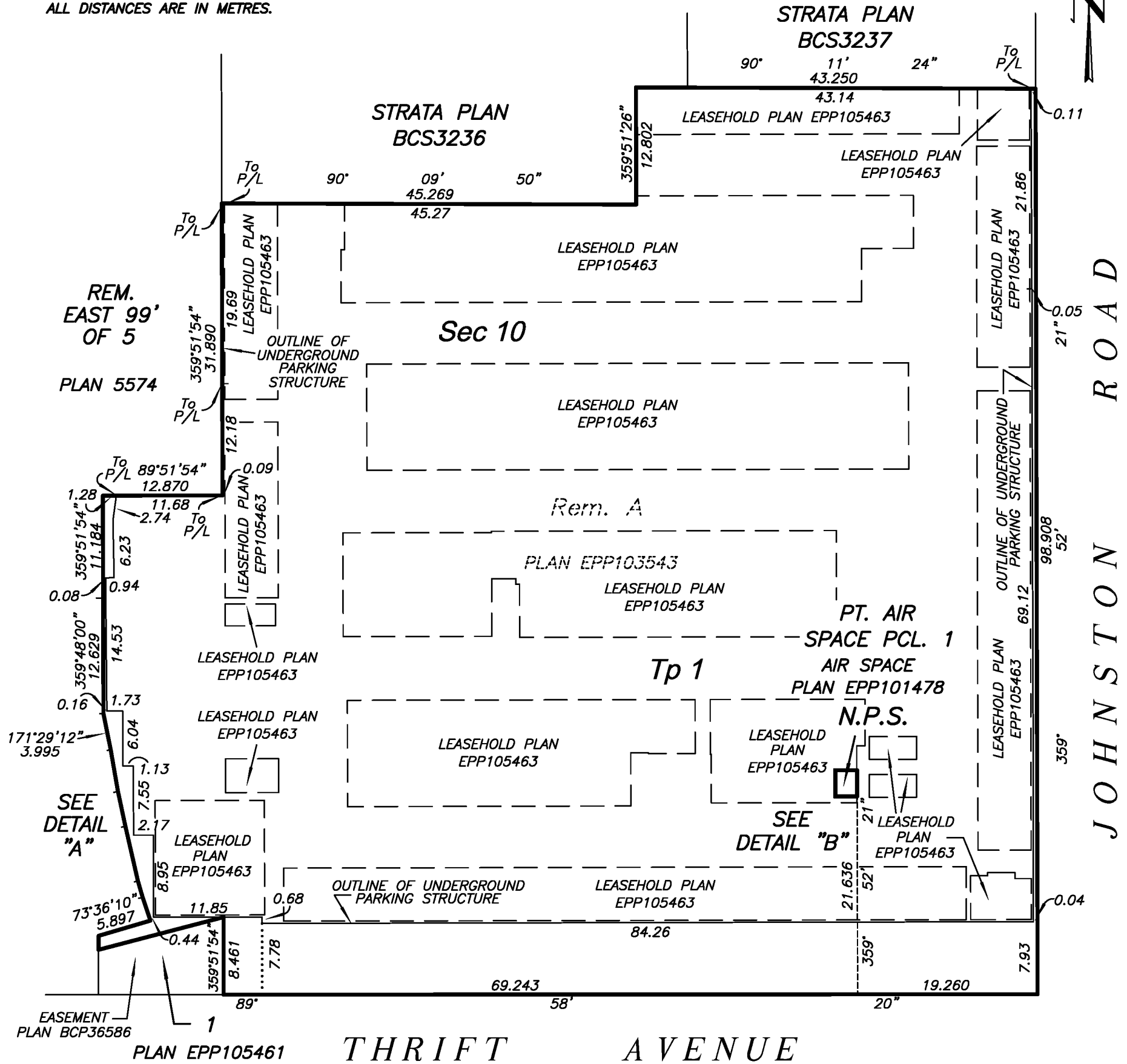
STRATA PLAN EPS4098

ELEVATION TO 101.10

SCALE 1:500



ALL DISTANCES ARE IN METRES.



DETAIL "B" NOT TO SCALE

DETAIL "A" NOT TO SCALE

DRAWING # 31008-19
FILE # 31008-19_CE_P3

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

BOUNDARY DIMENSIONS AND BUILDING LOCATION DETAIL SHEET

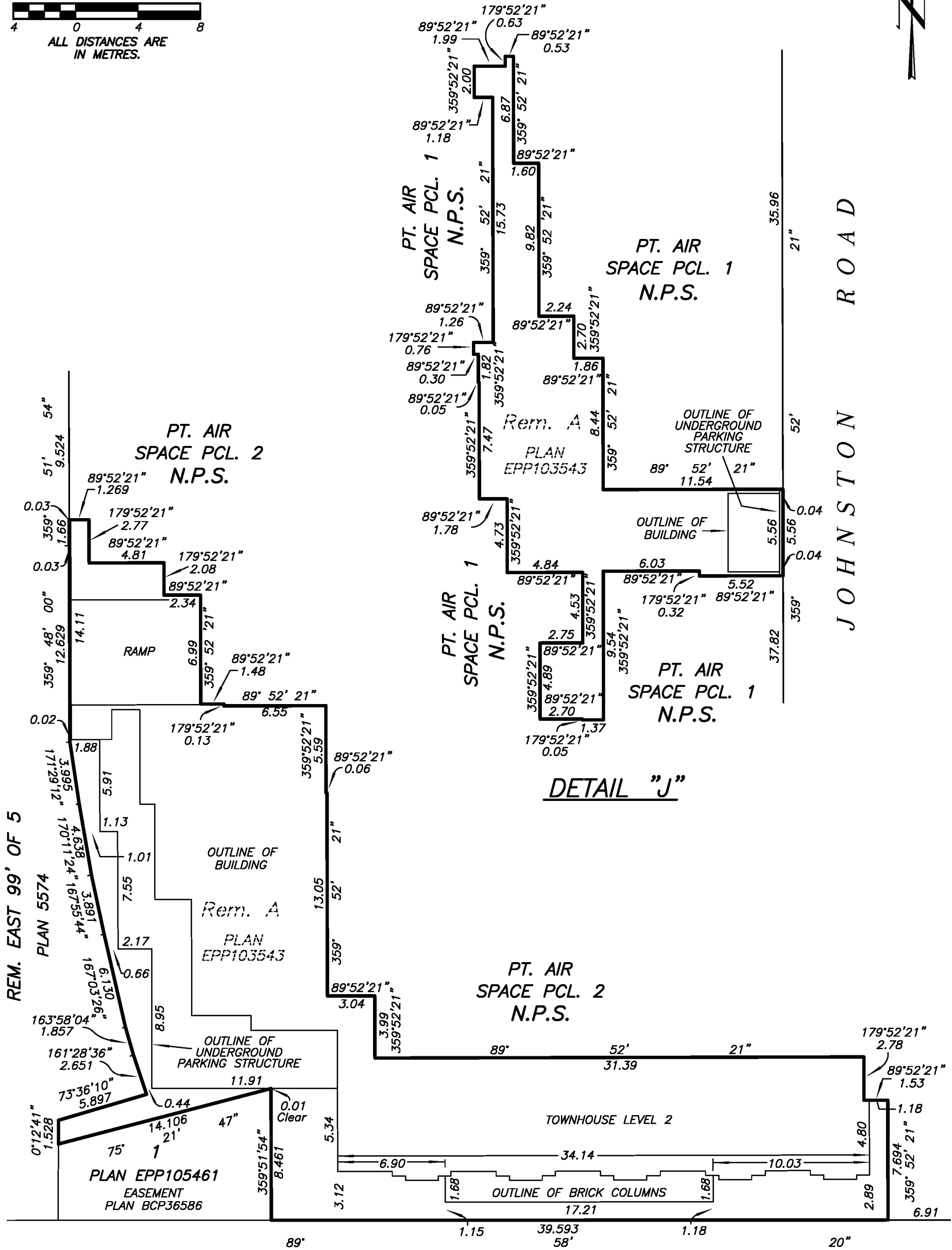
STRATA PLAN EPS4098

ELEVATION FROM 106.44 TO 114.58

SCALE 1:250



ALL DISTANCES ARE IN METRES.



DETAIL "J"

DETAIL "L"

DRAWING # 31008-19
FILE # 31008-19_CE_L1

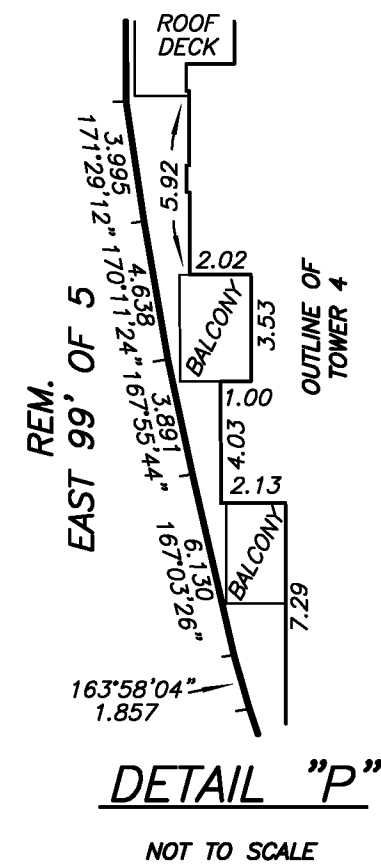
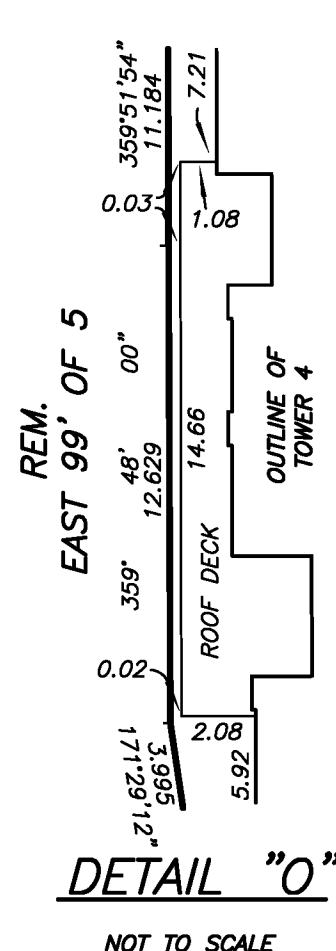
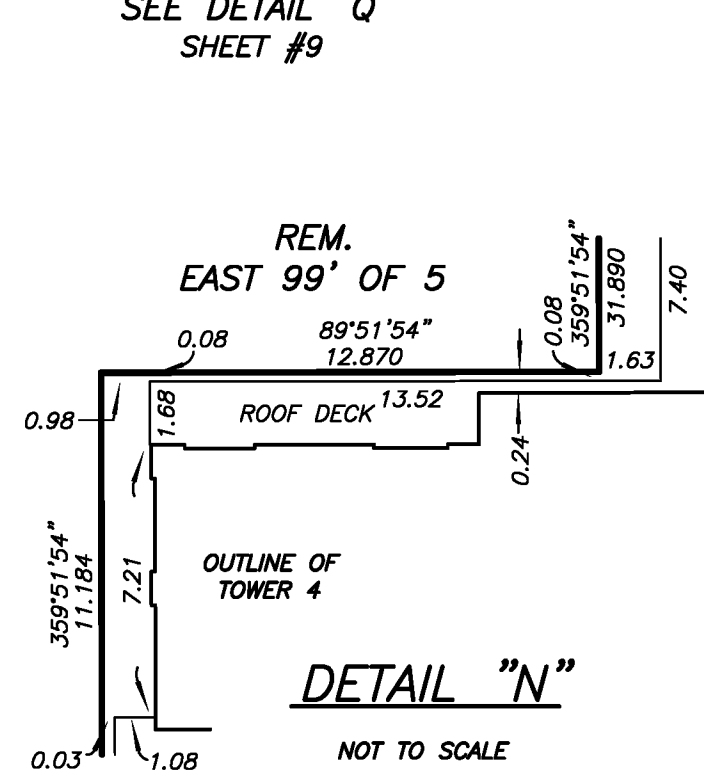
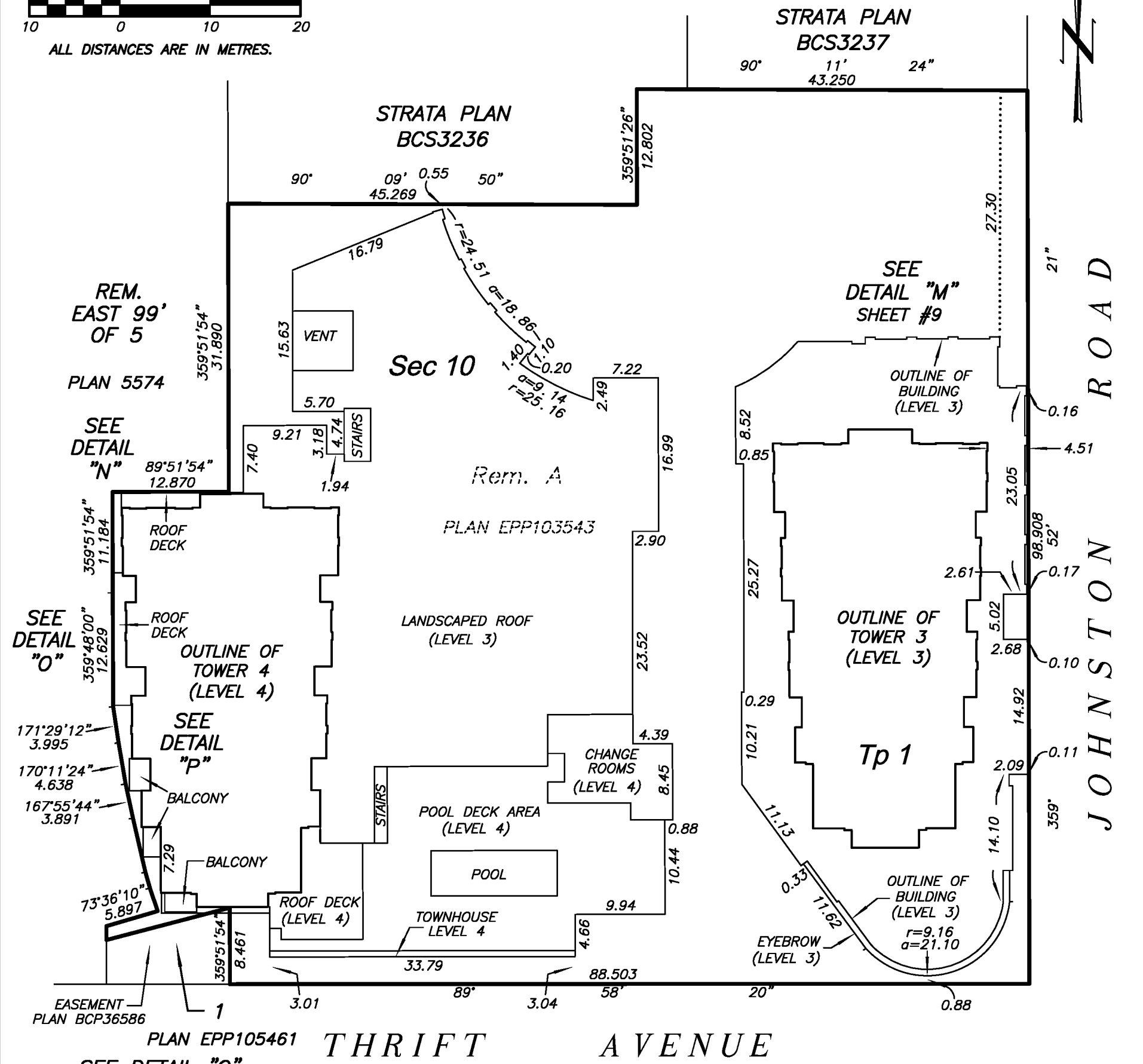
ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

BOUNDARY DIMENSIONS AND BUILDING LOCATION

ELEVATION FROM 114.58 UP

STRATA PLAN EPS4098

SCALE 1:500



DRAWING # 31008-19
FILE # 31008-19_CE_L3

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

BOUNDARY DIMENSIONS AND BUILDING LOCATION DETAIL SHEET

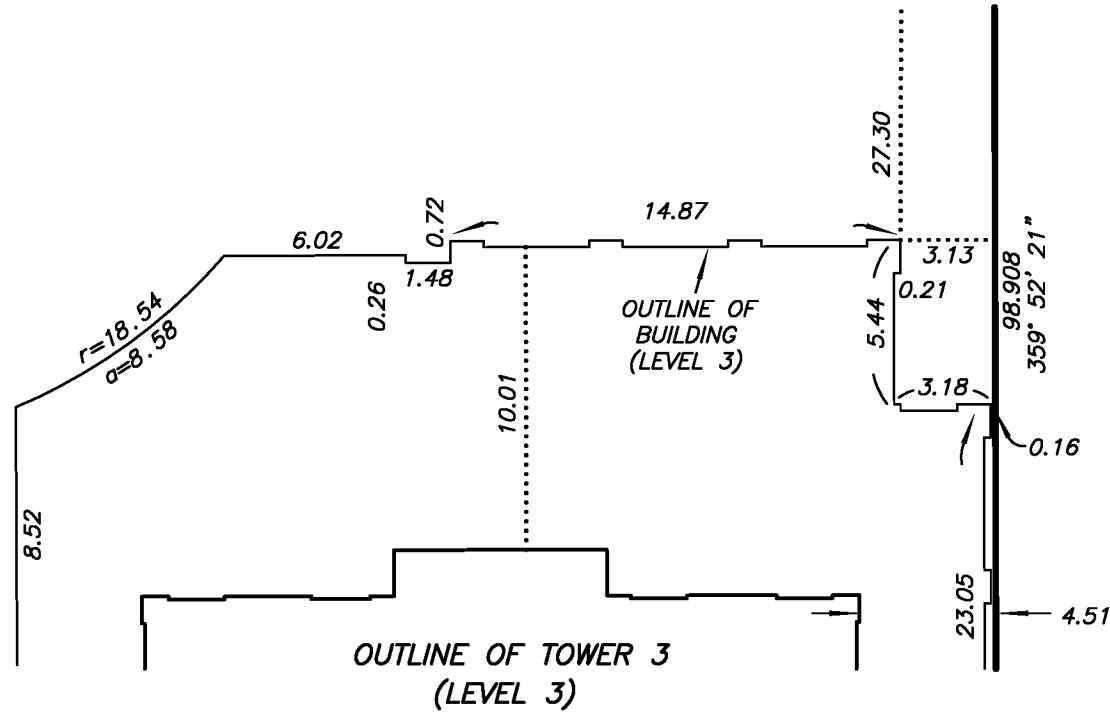
STRATA PLAN EPS4098

ELEVATION FROM 114.58 UP

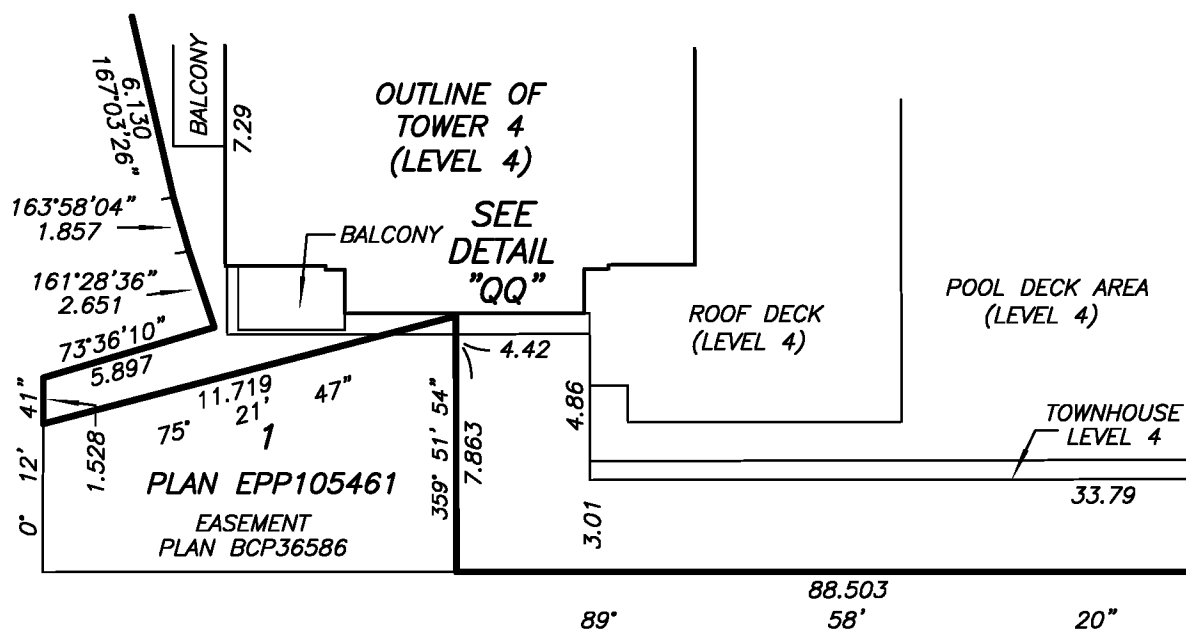
SCALE 1:250



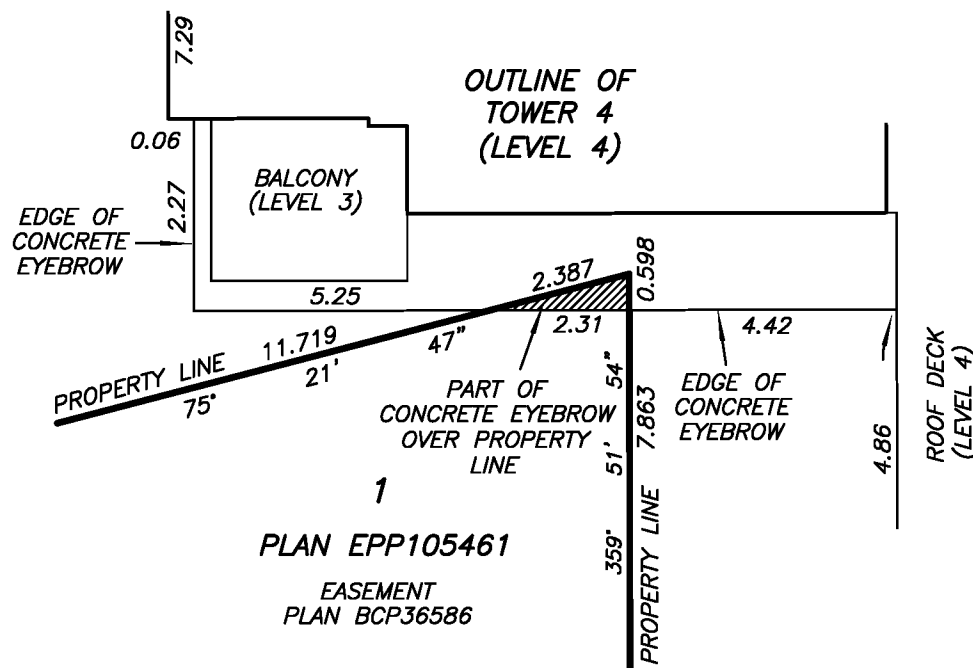
ALL DISTANCES ARE IN METRES.



DETAIL "M"



DETAIL "Q"



DETAIL "QQ"

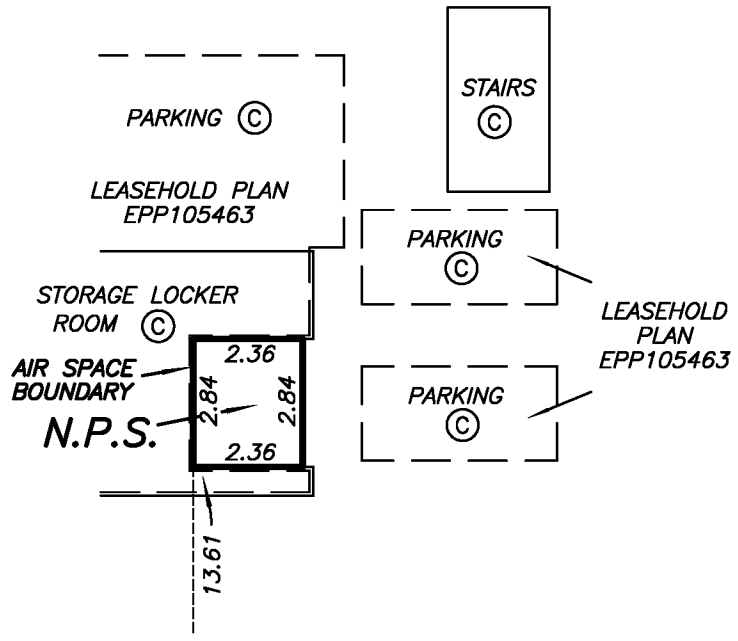
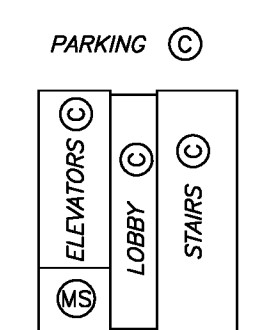
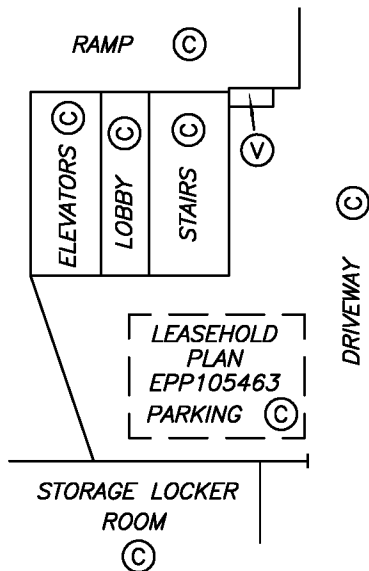
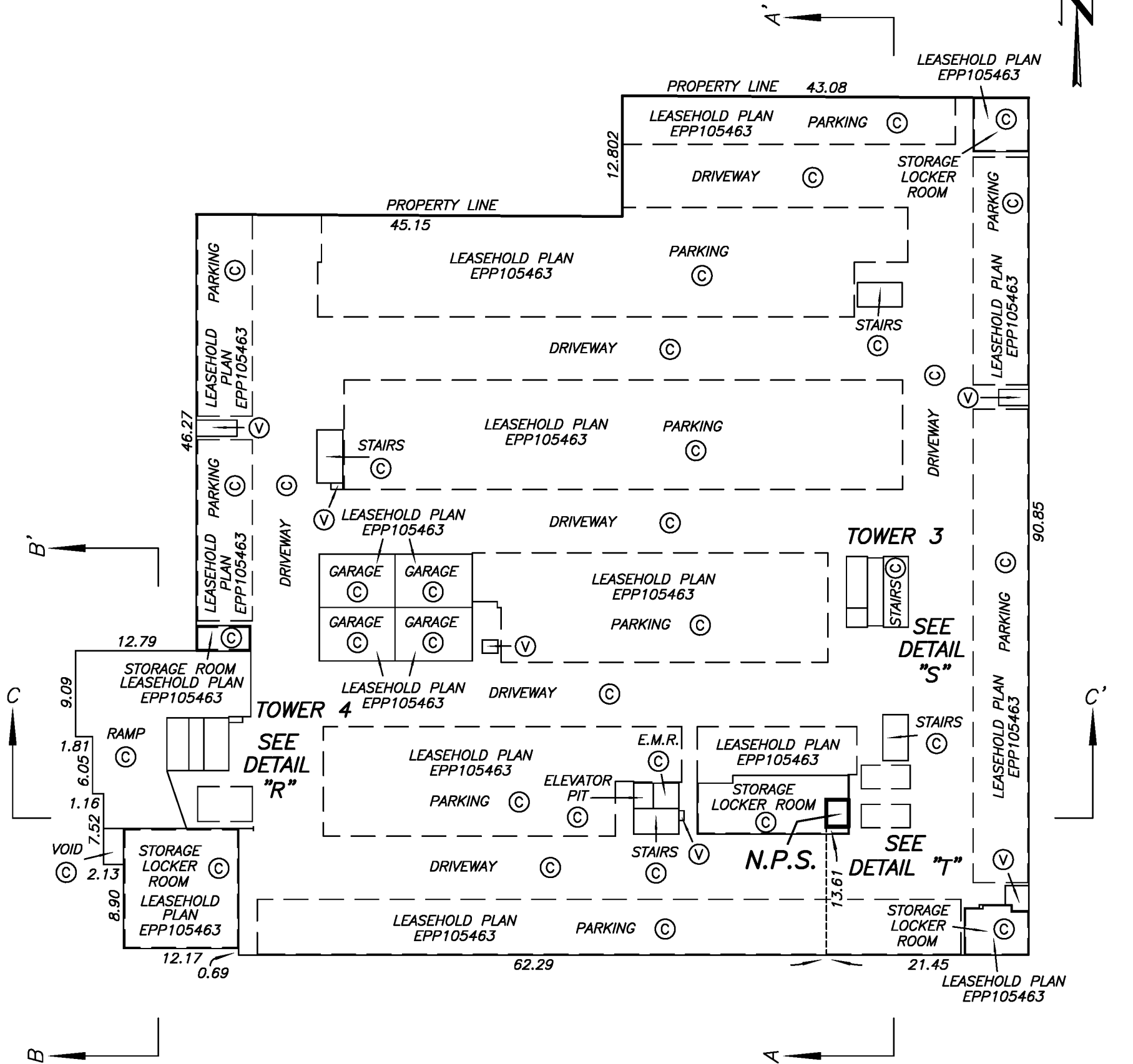
PARKING LEVEL P3 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:500



ALL DISTANCES ARE IN METRES.



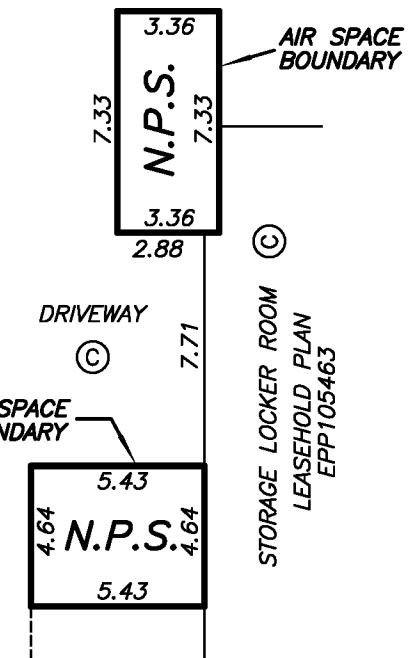
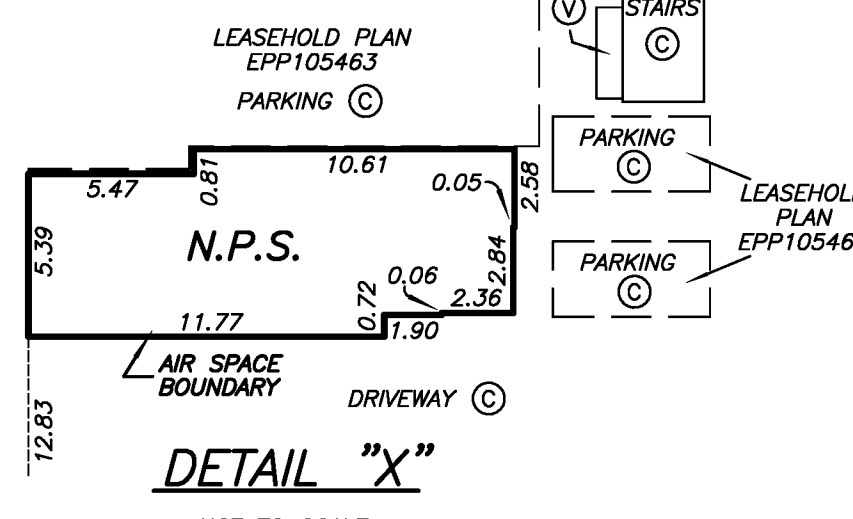
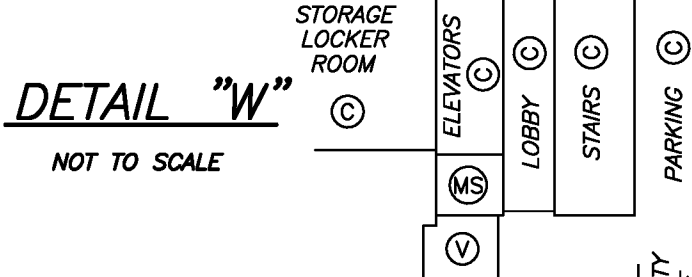
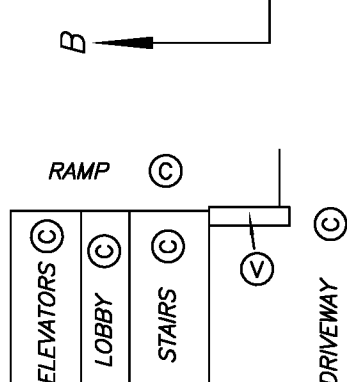
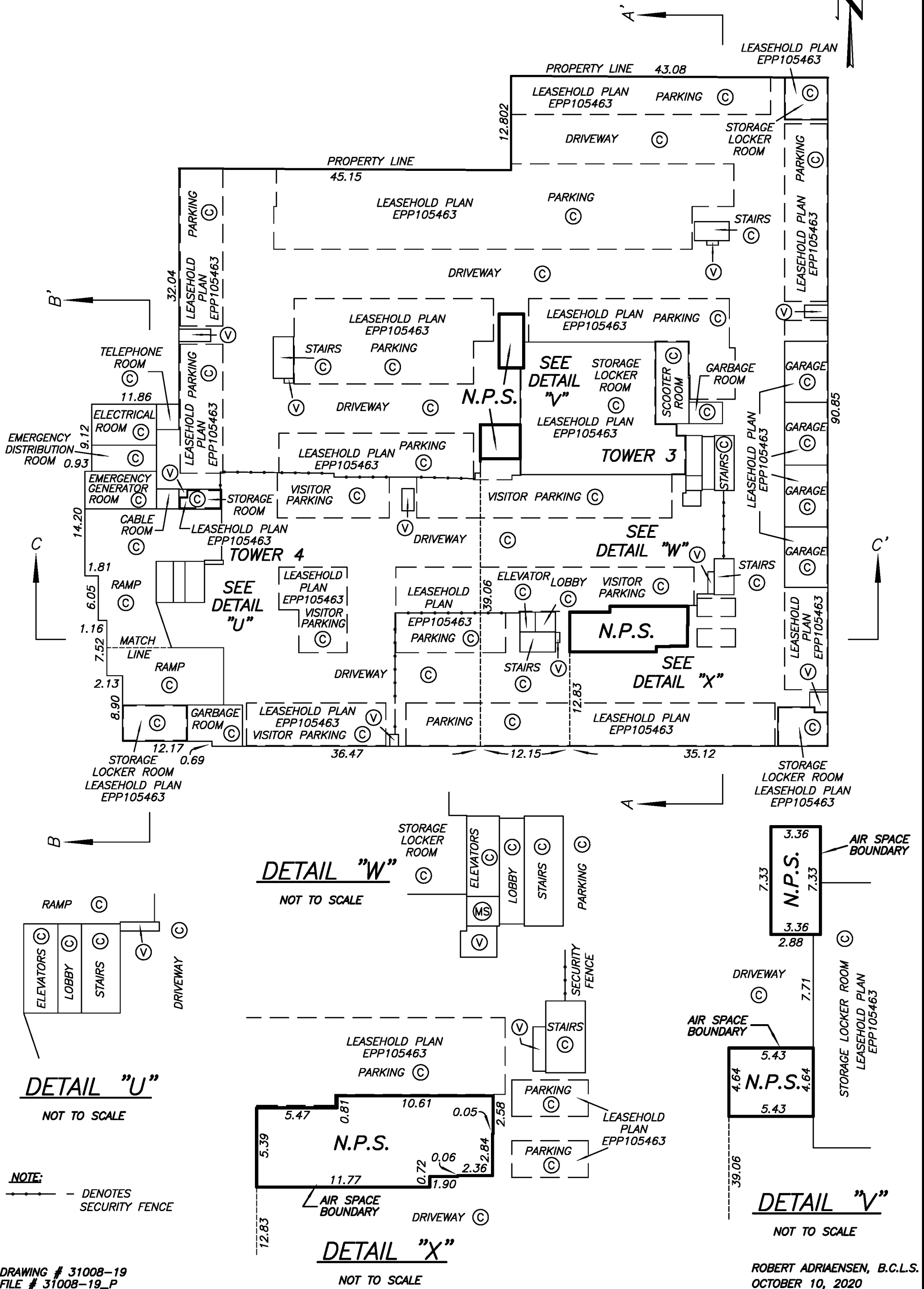
PARKING LEVEL P2 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:500



ALL DISTANCES ARE IN METRES.



NOTE:
--- DENOTES SECURITY FENCE

DRAWING # 31008-19
FILE # 31008-19_P

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

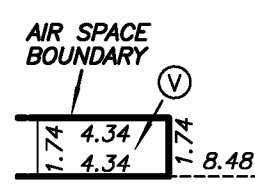
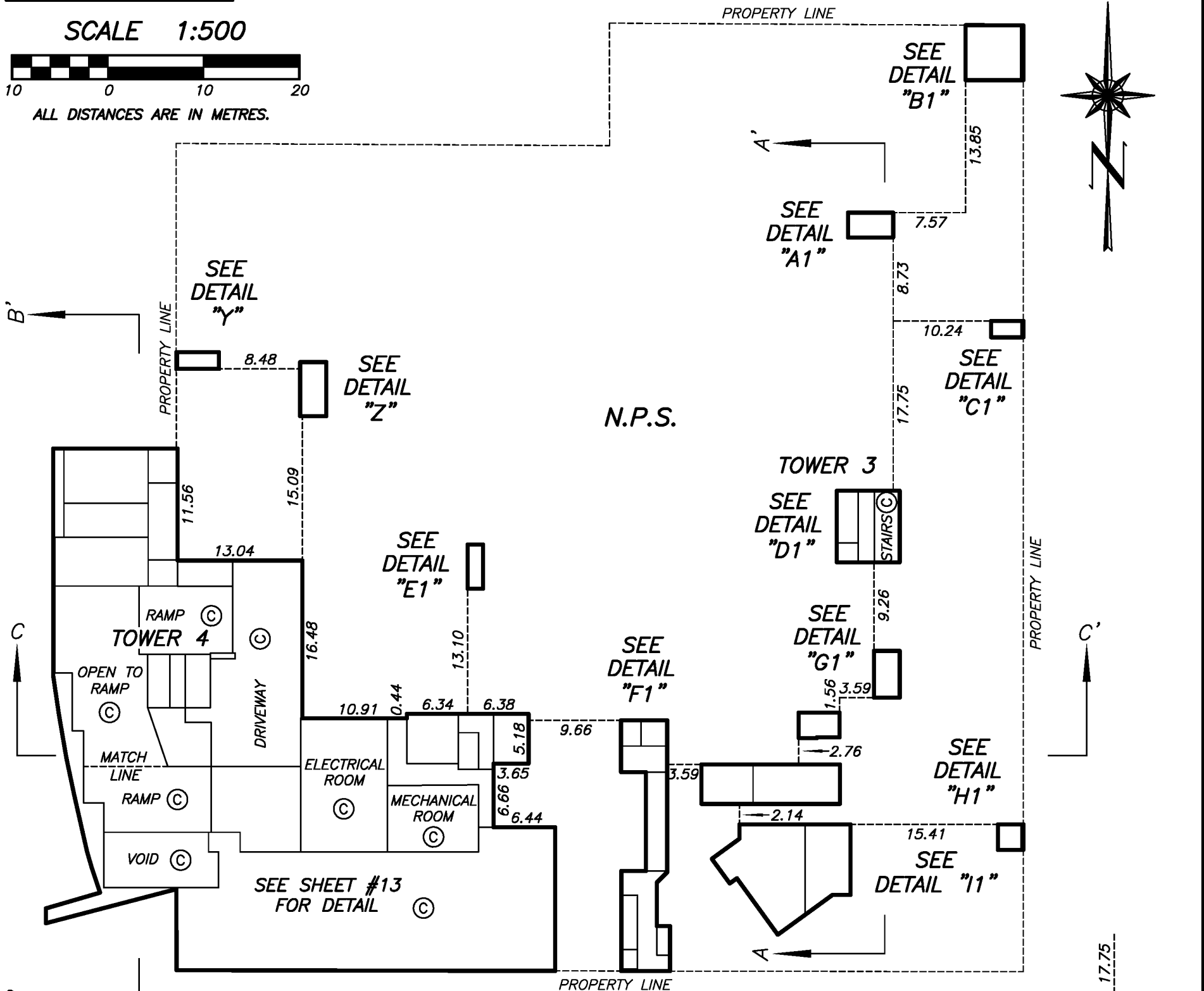
PARKING LEVEL P1 FLOOR PLAN

STRATA PLAN EPS4098

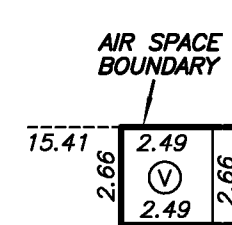
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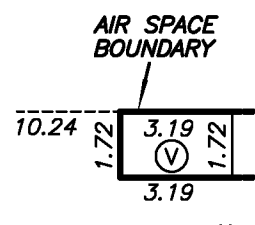
ALL DISTANCES ARE IN METRES.



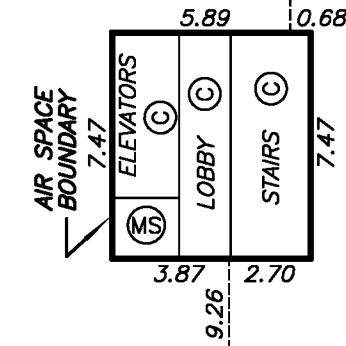
DETAIL "Y"
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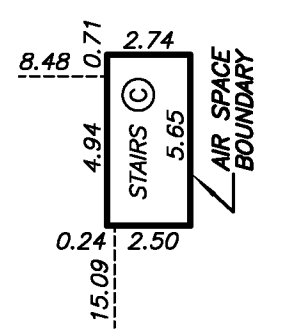
DETAIL "H1"
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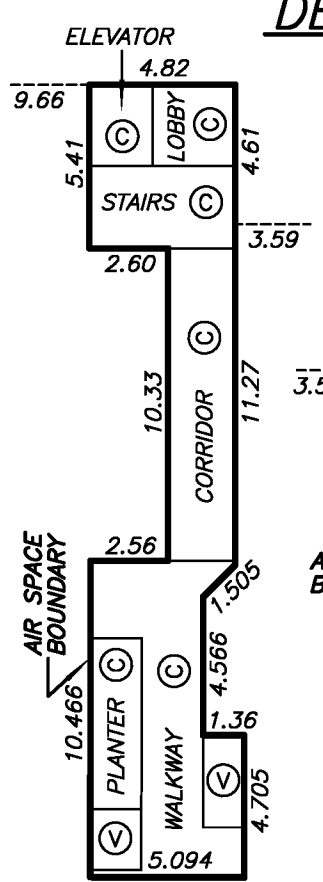
DETAIL "C1"
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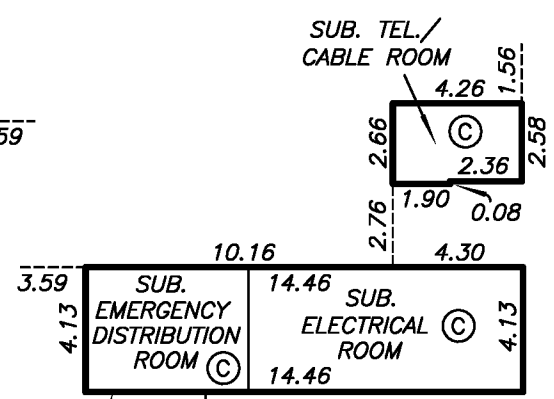
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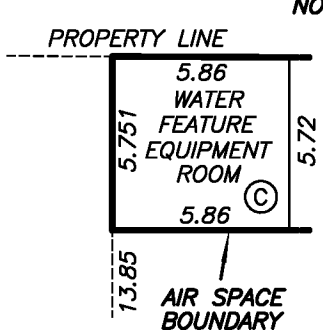
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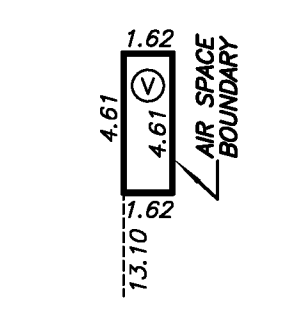
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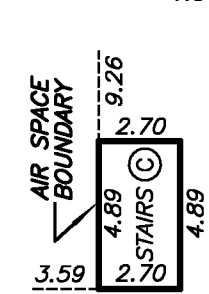
DETAIL "11"
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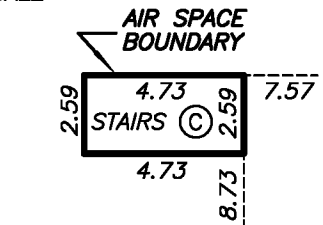
DETAIL "B1"
NOT TO SCALE



DETAIL "E1"
NOT TO SCALE



DETAIL "G1"
NOT TO SCALE



DETAIL "A1"
NOT TO SCALE

DRAWING # 31008-19
FILE # 31008-19_P

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

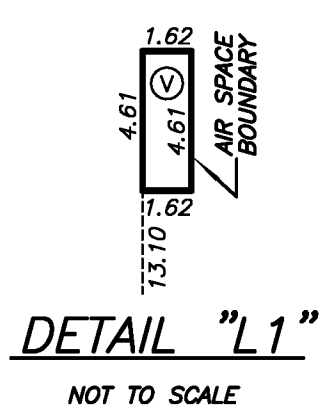
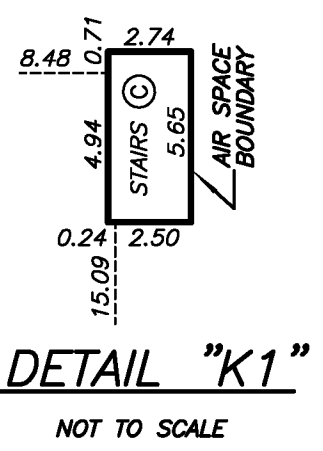
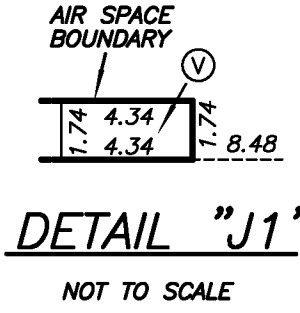
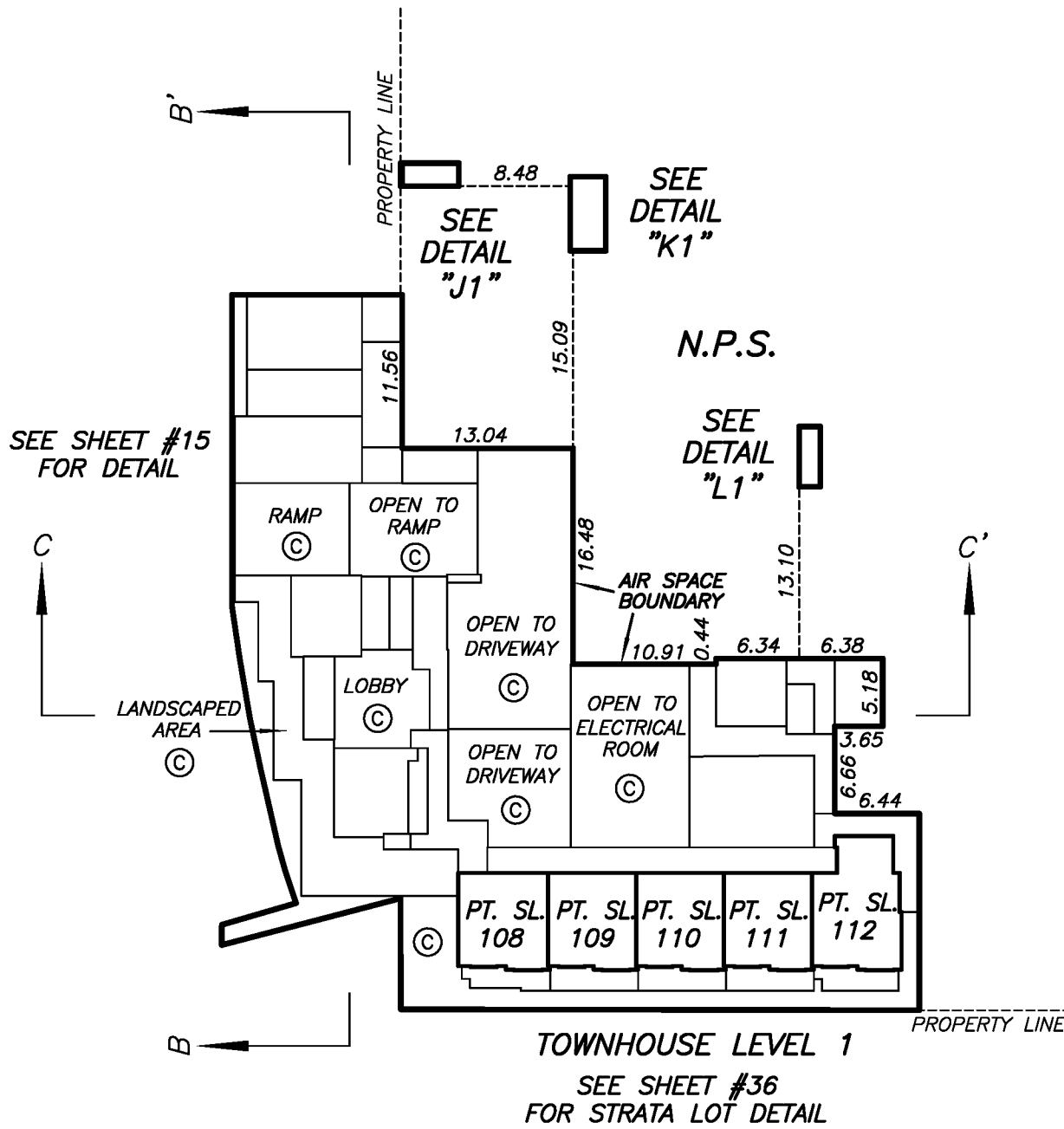
TOWNHOUSE LEVEL 1 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:500



ALL DISTANCES ARE IN METRES.



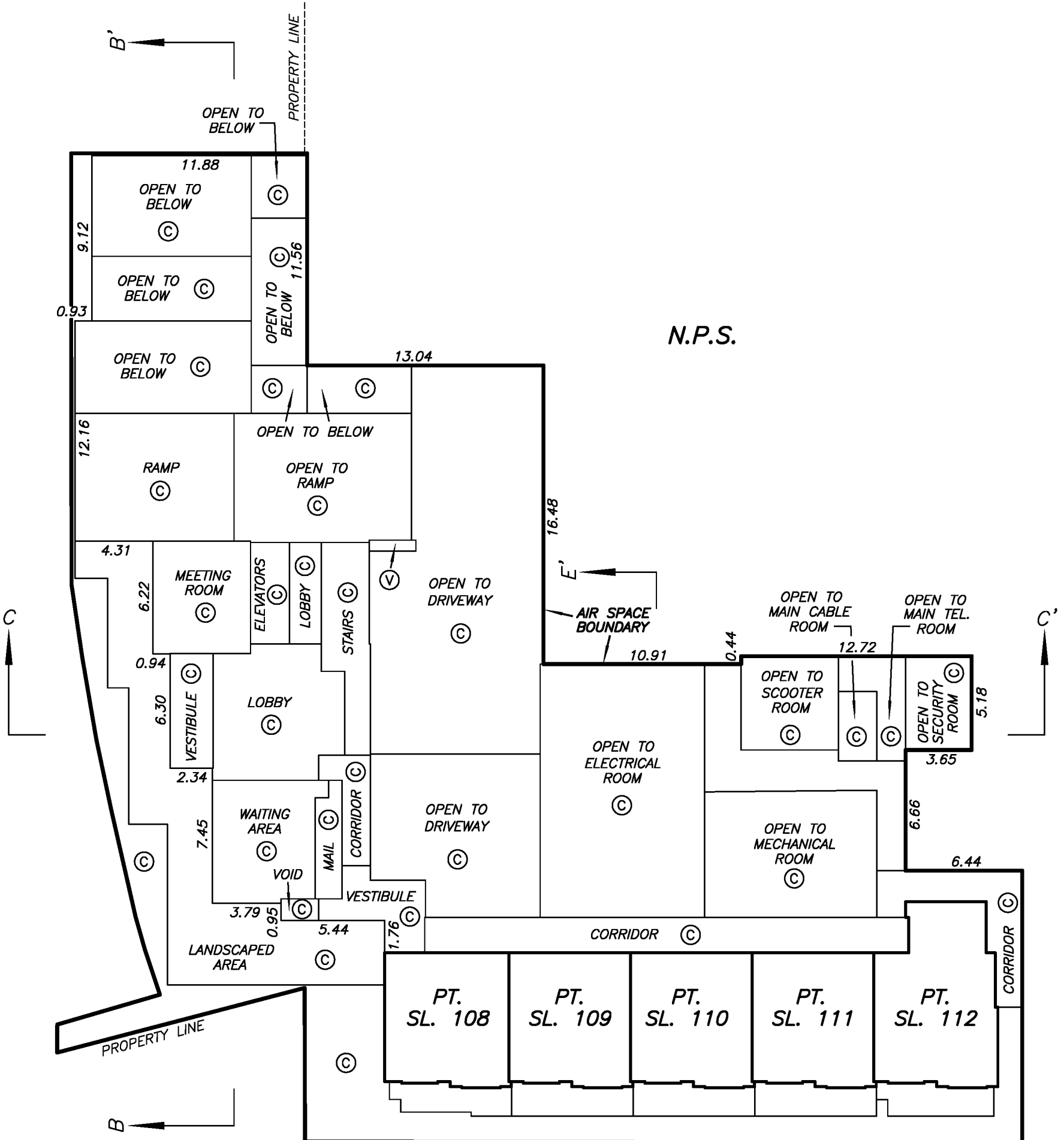
TOWNHOUSE LEVEL 1 DETAIL SHEET

STRATA PLAN EPS4098

SCALE 1:250



ALL DISTANCES ARE
IN METRES.



N.P.S.

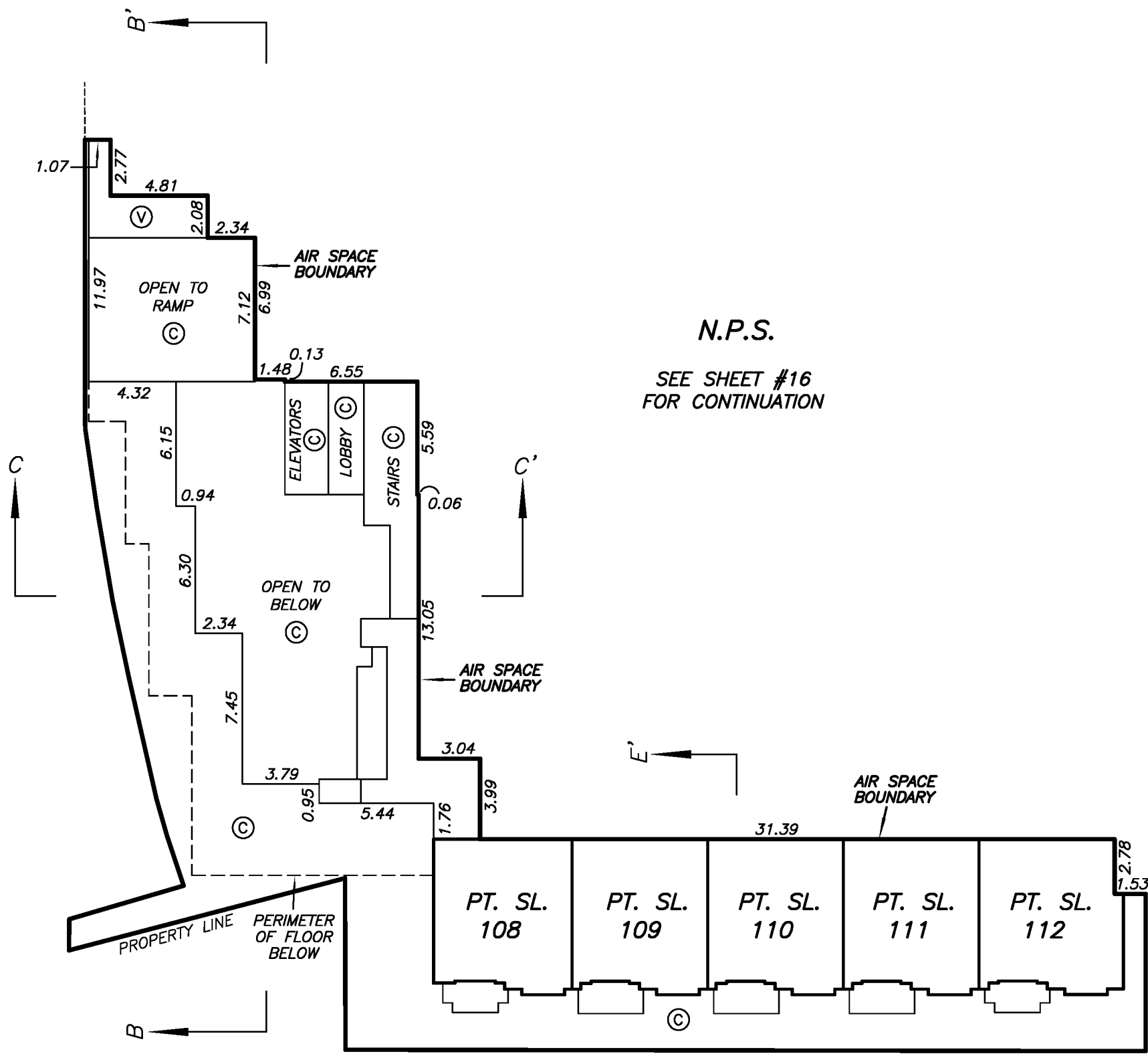
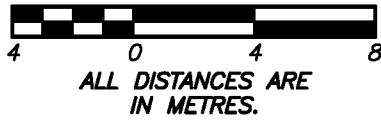
TOWNHOUSE LEVEL 1

SEE SHEET #36
FOR STRATA LOT DETAIL

TOWER 4 PLAZA LEVEL 1 DETAIL SHEET

STRATA PLAN EPS4098

SCALE 1:250



N.P.S.
SEE SHEET #16
FOR CONTINUATION

TOWNHOUSE LEVEL 2
SEE SHEET #36
FOR CONTINUATION

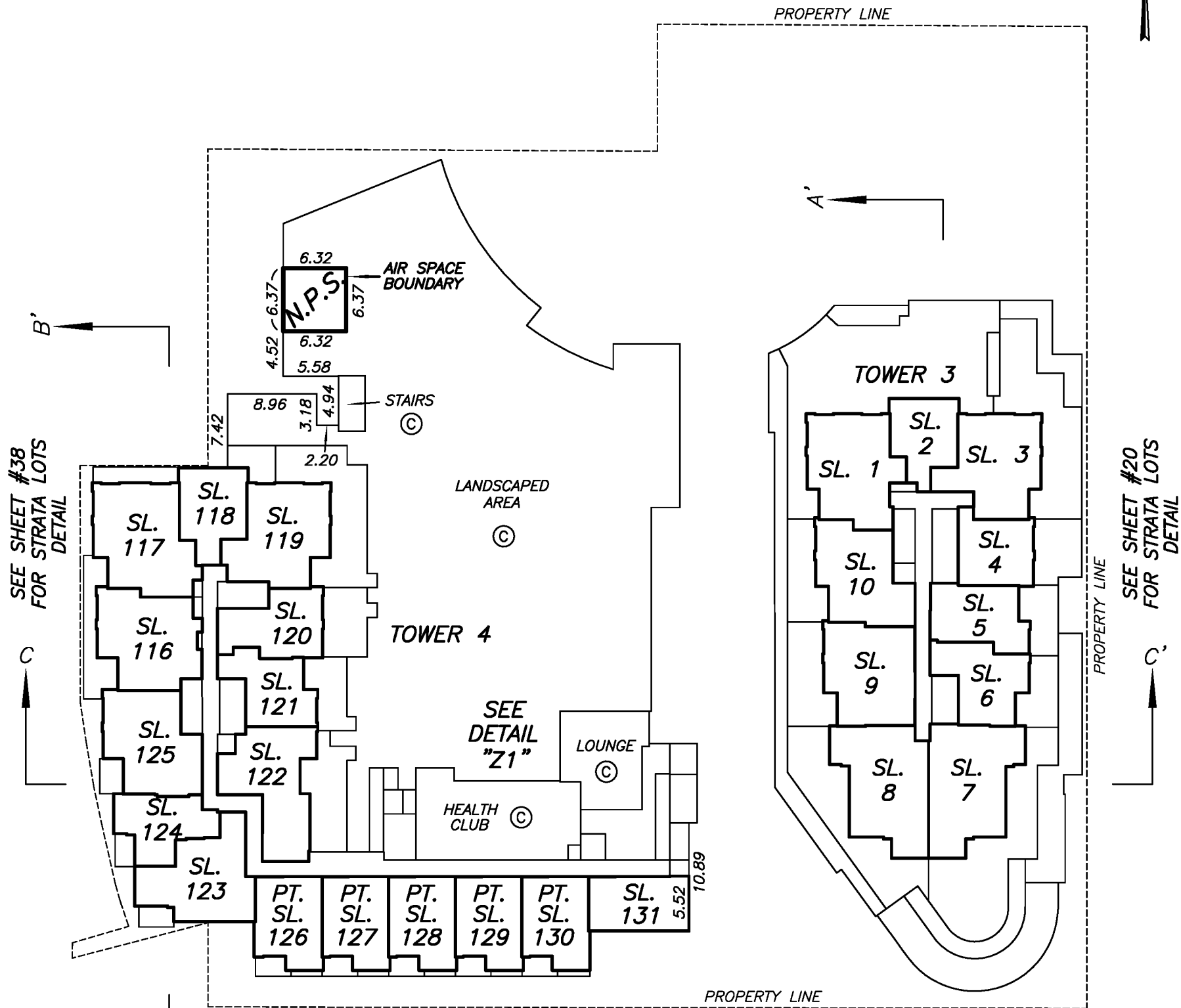
LEVEL 3 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:500

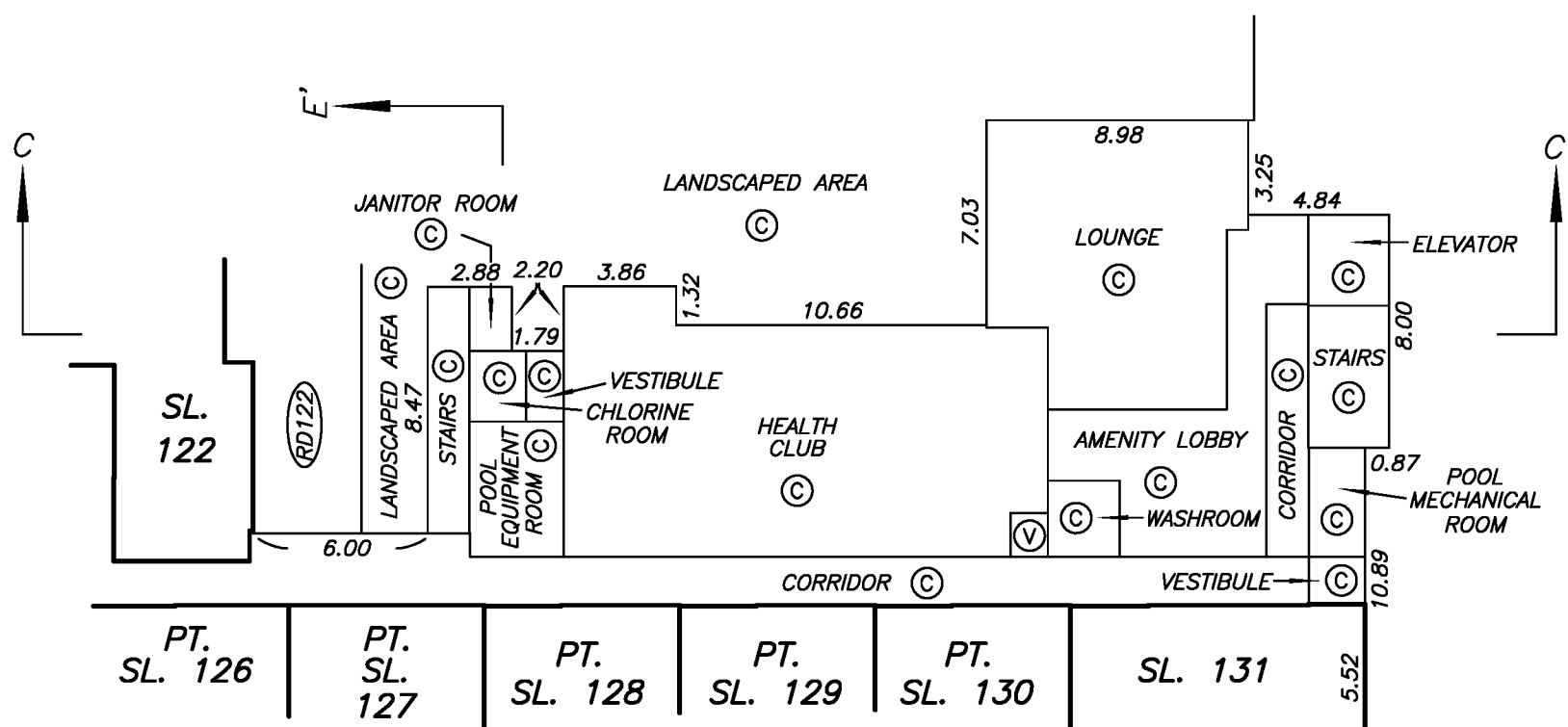


ALL DISTANCES ARE IN METRES.



TOWNHOUSE LEVEL 4

SEE SHEET #39 FOR STRATA LOTS DETAIL



DETAIL "Z1" TOWNHOUSE LEVEL 4

NOT TO SCALE

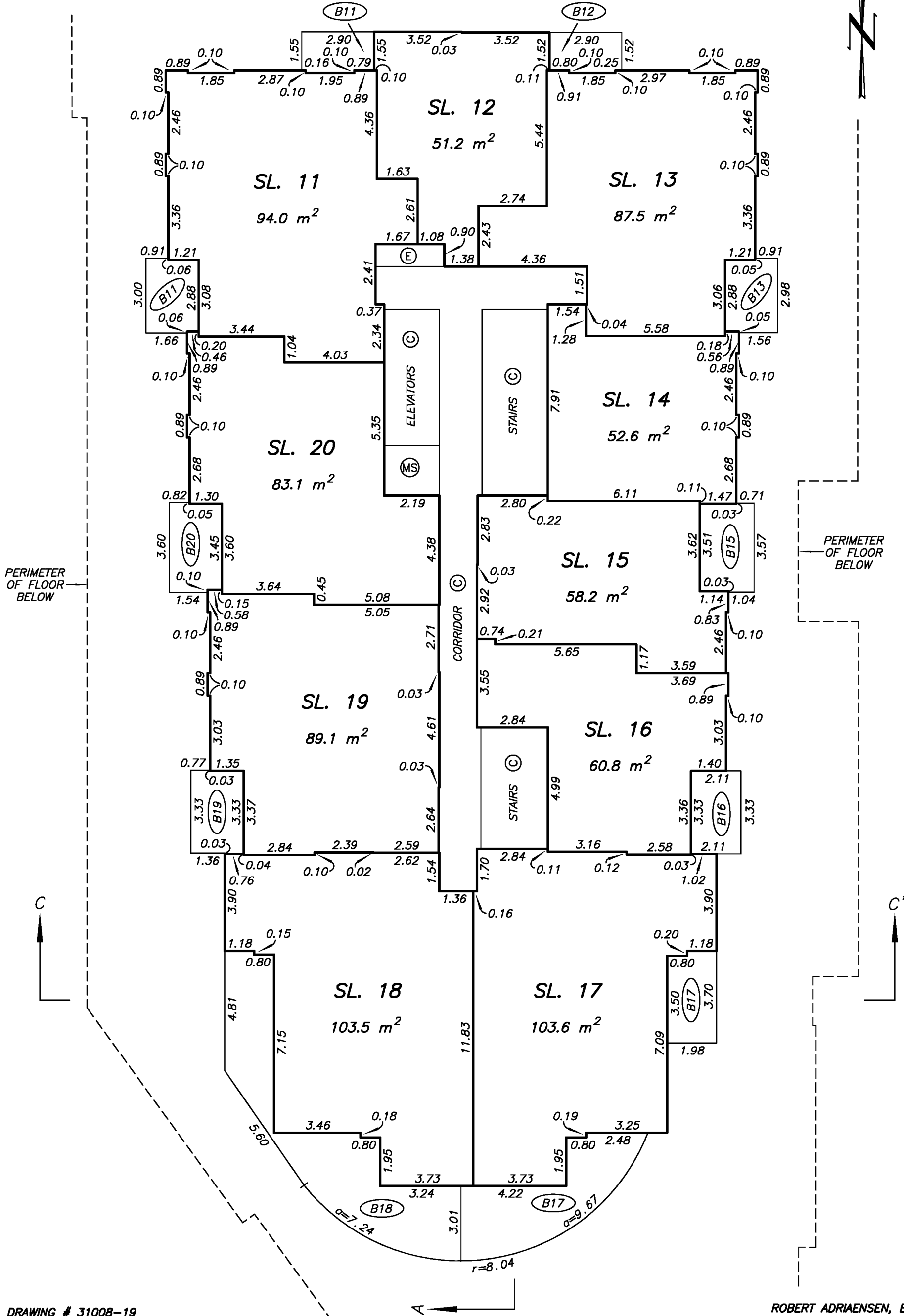
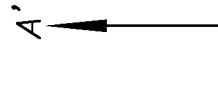
DRAWING # 31008-19
FILE # 31008-19_P

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

TOWER 3 LEVEL 4 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



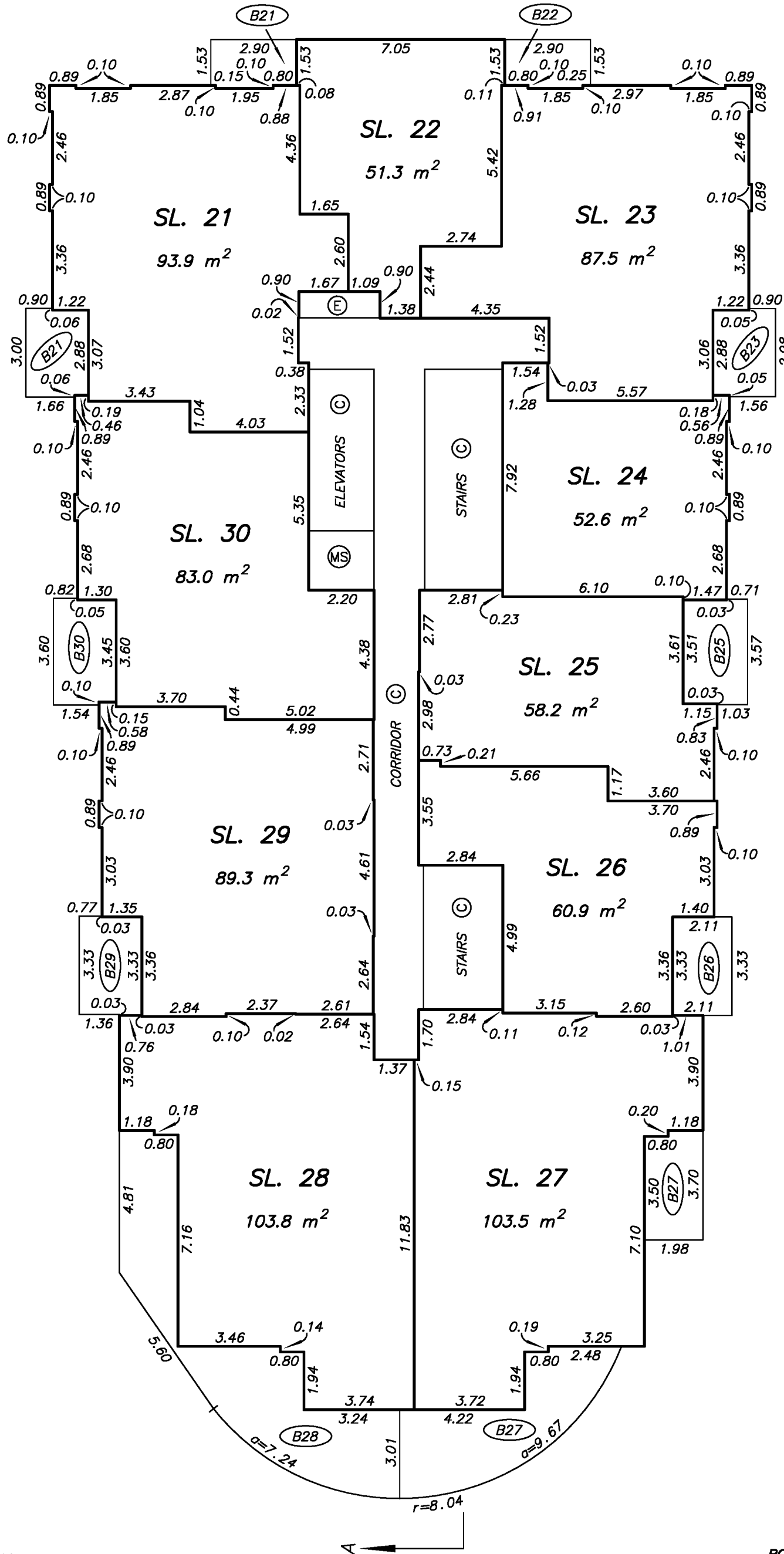
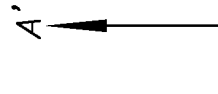
DRAWING # 31008-19
FILE # 31008-19_FP

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

TOWER 3 LEVEL 5 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



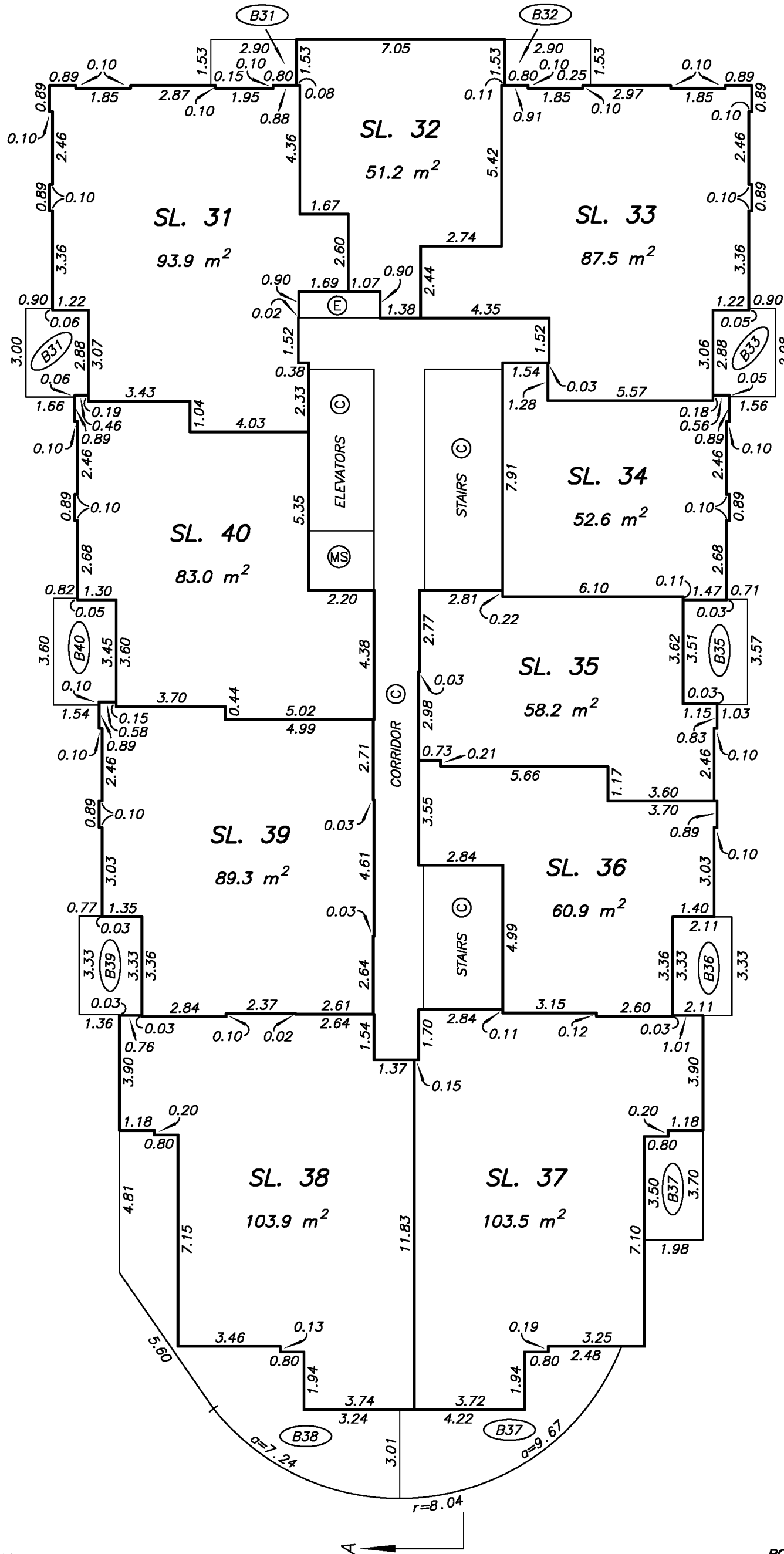
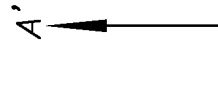
DRAWING # 31008-19
FILE # 31008-19_FP

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

TOWER 3 LEVEL 6 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



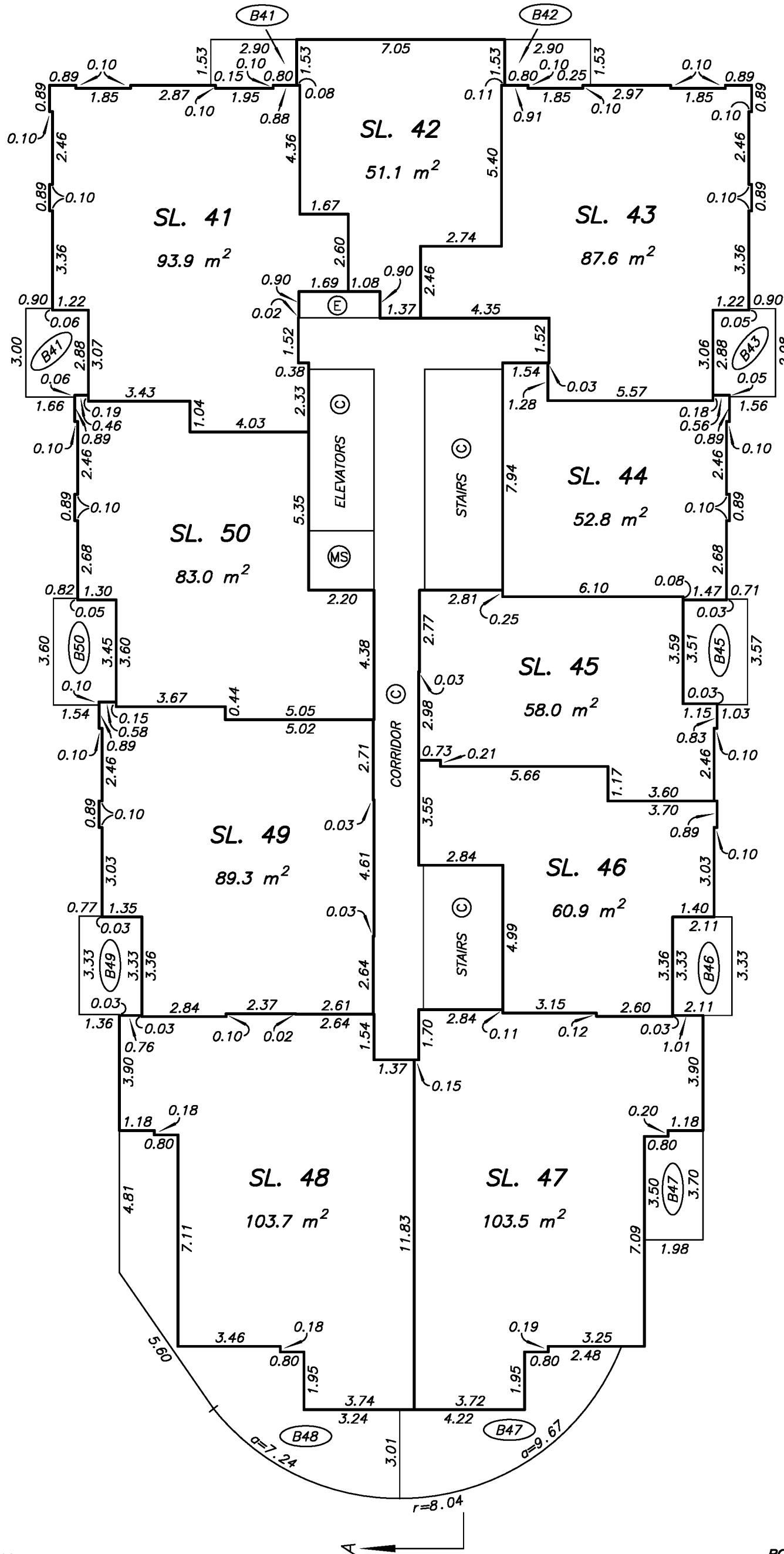
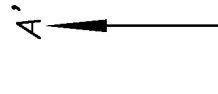
DRAWING # 31008-19
FILE # 31008-19_FP

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

TOWER 3 LEVEL 7 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



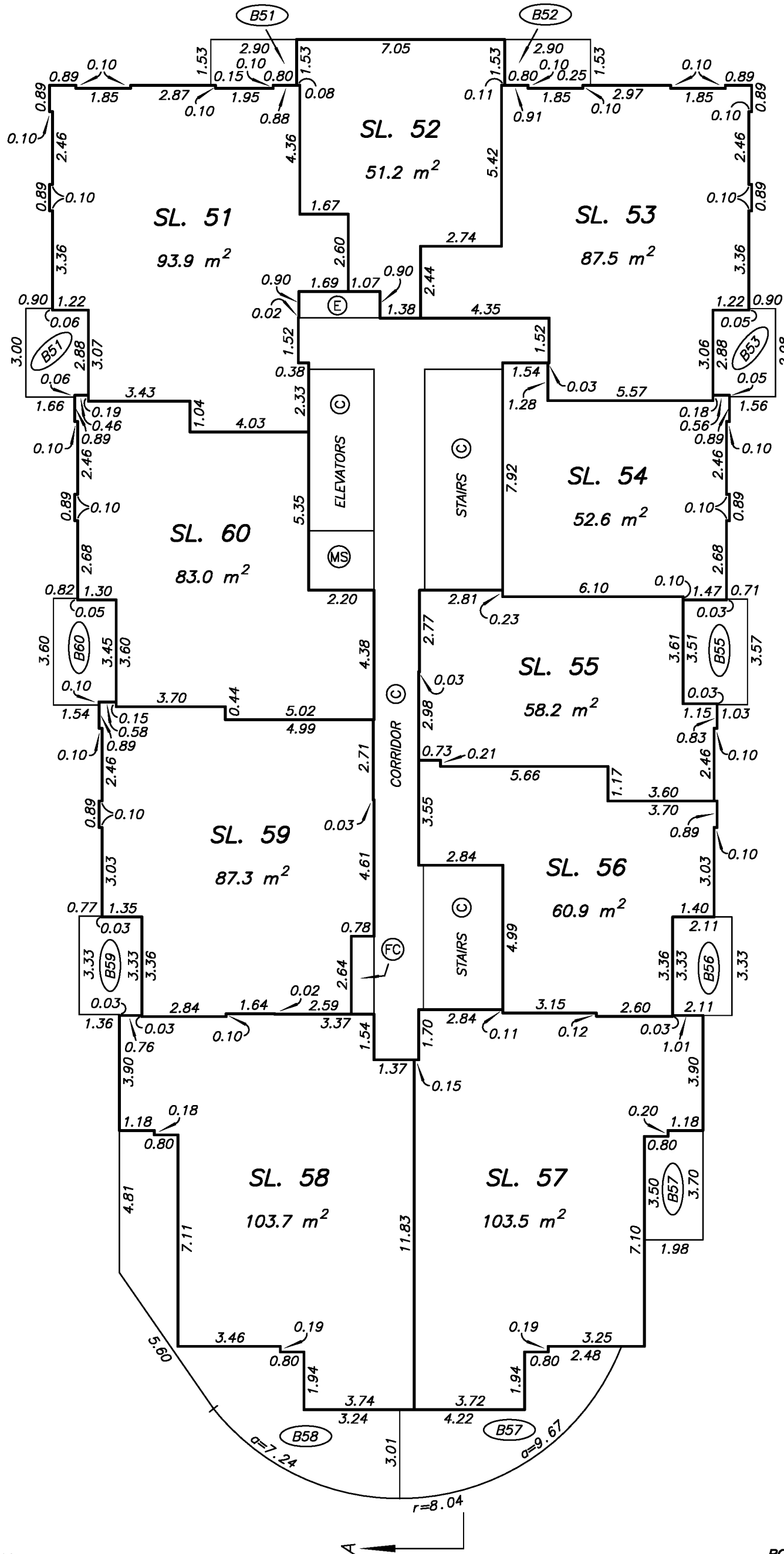
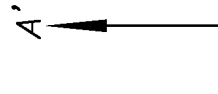
DRAWING # 31008-19
FILE # 31008-19_FP

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

TOWER 3 LEVEL 8 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



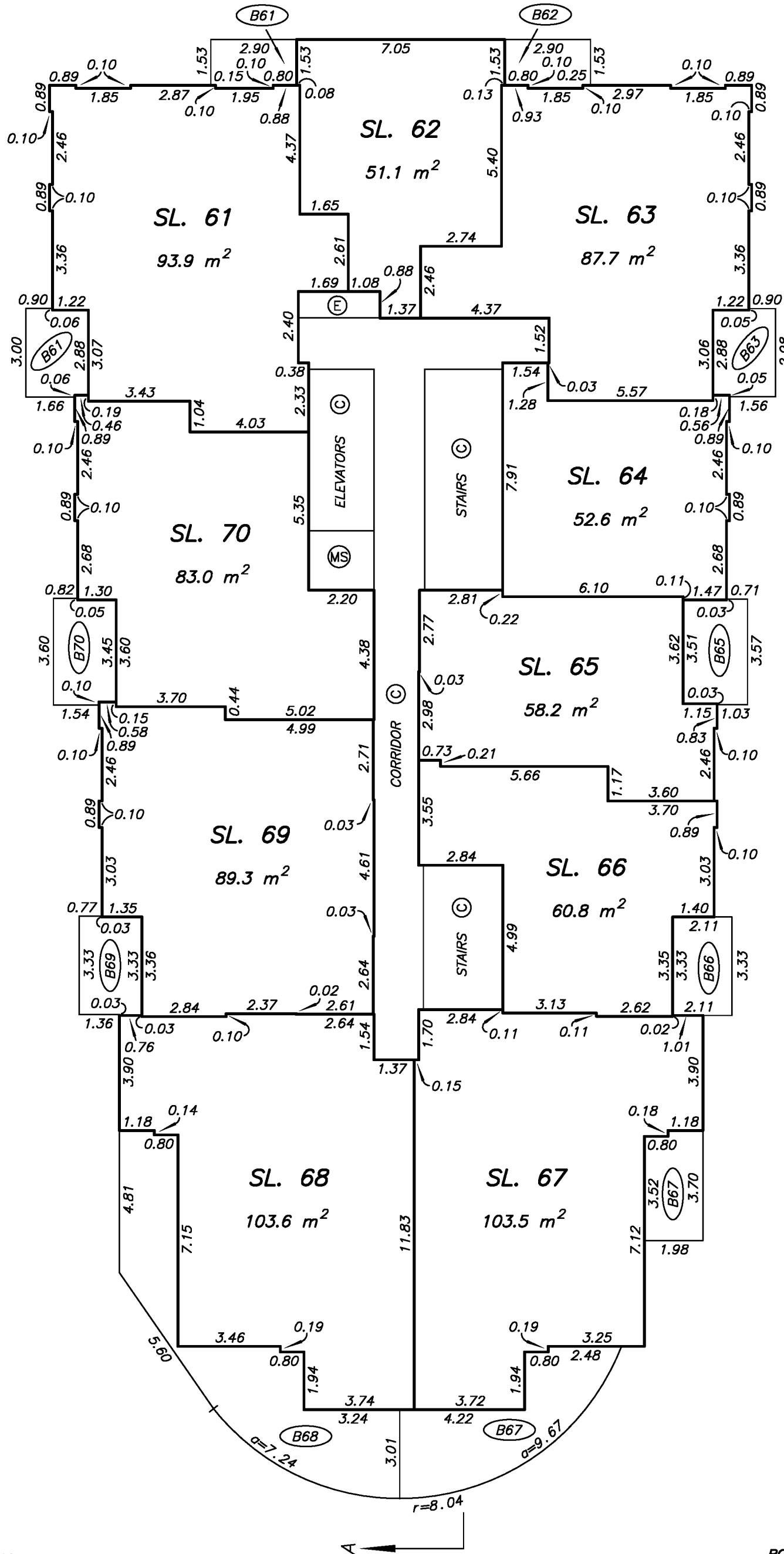
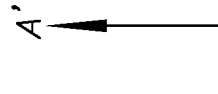
DRAWING # 31008-19
FILE # 31008-19_FP

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

TOWER 3 LEVEL 9 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



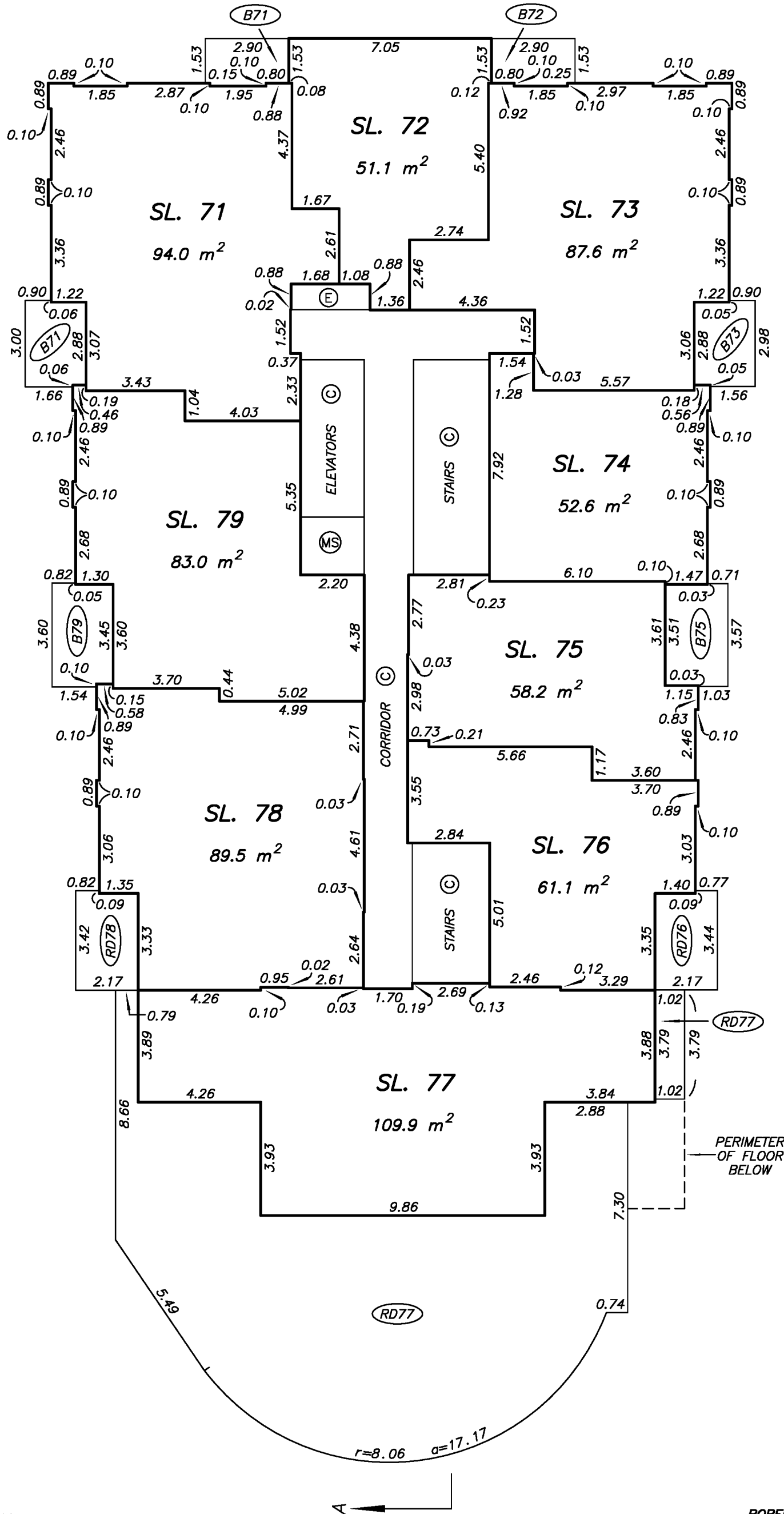
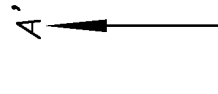
DRAWING # 31008-19
FILE # 31008-19_FP

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

TOWER 3 LEVEL 10 FLOOR PLAN

STRATA PLAN EPS4098

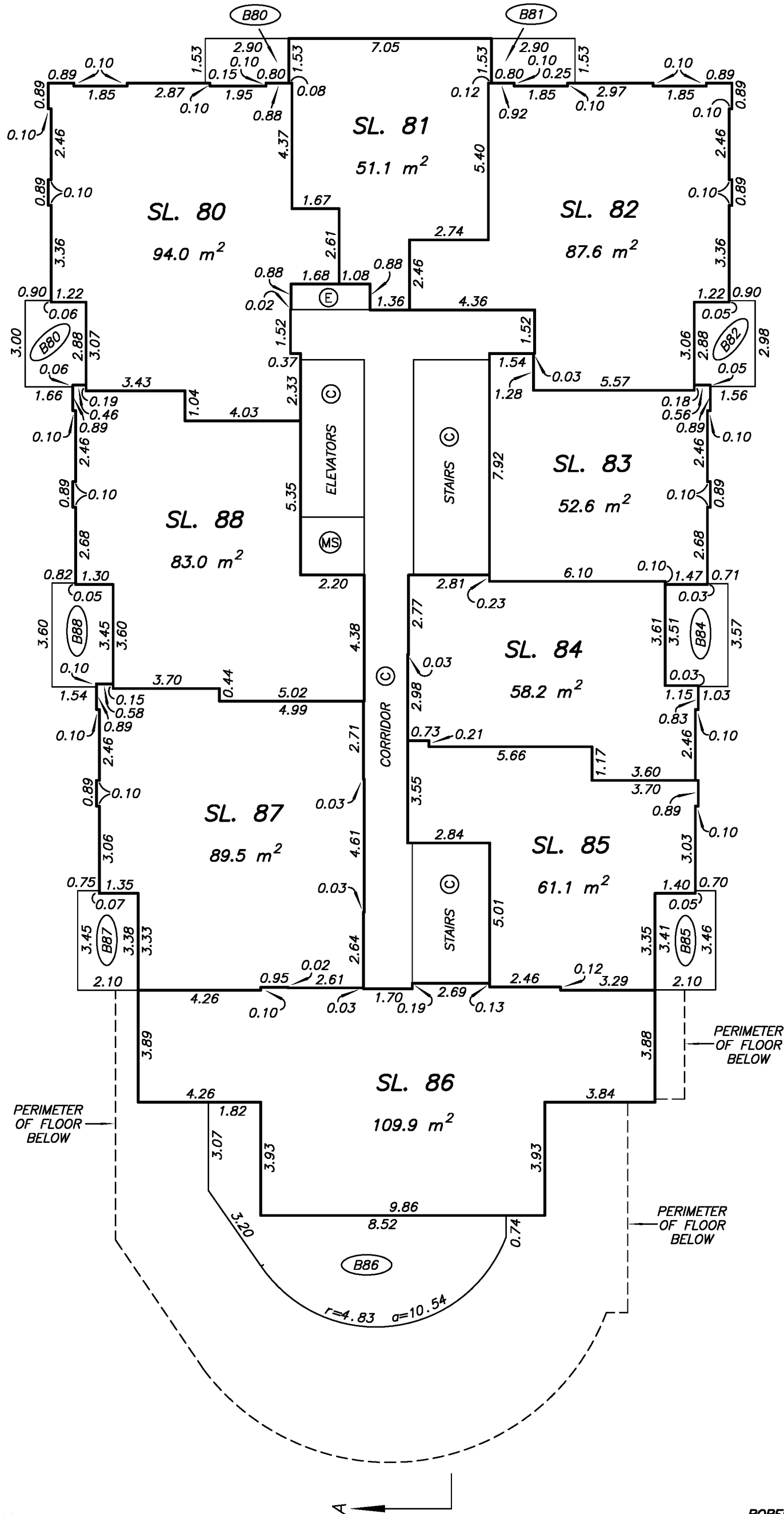
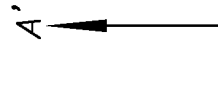
SCALE 1:150



TOWER 3 LEVEL 11 FLOOR PLAN

STRATA PLAN EPS4098

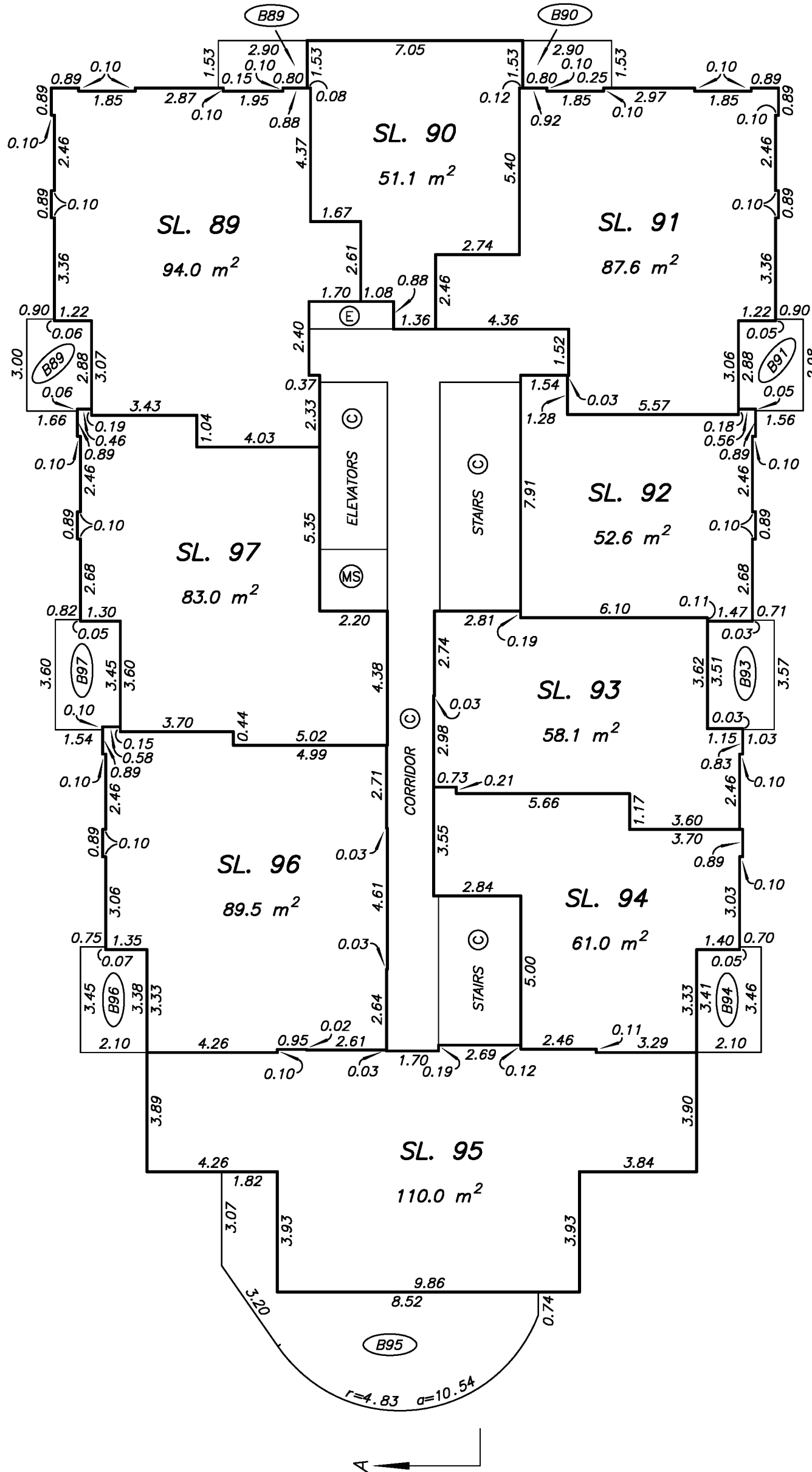
SCALE 1:150



TOWER 3 LEVEL 12 FLOOR PLAN

STRATA PLAN EPS4098

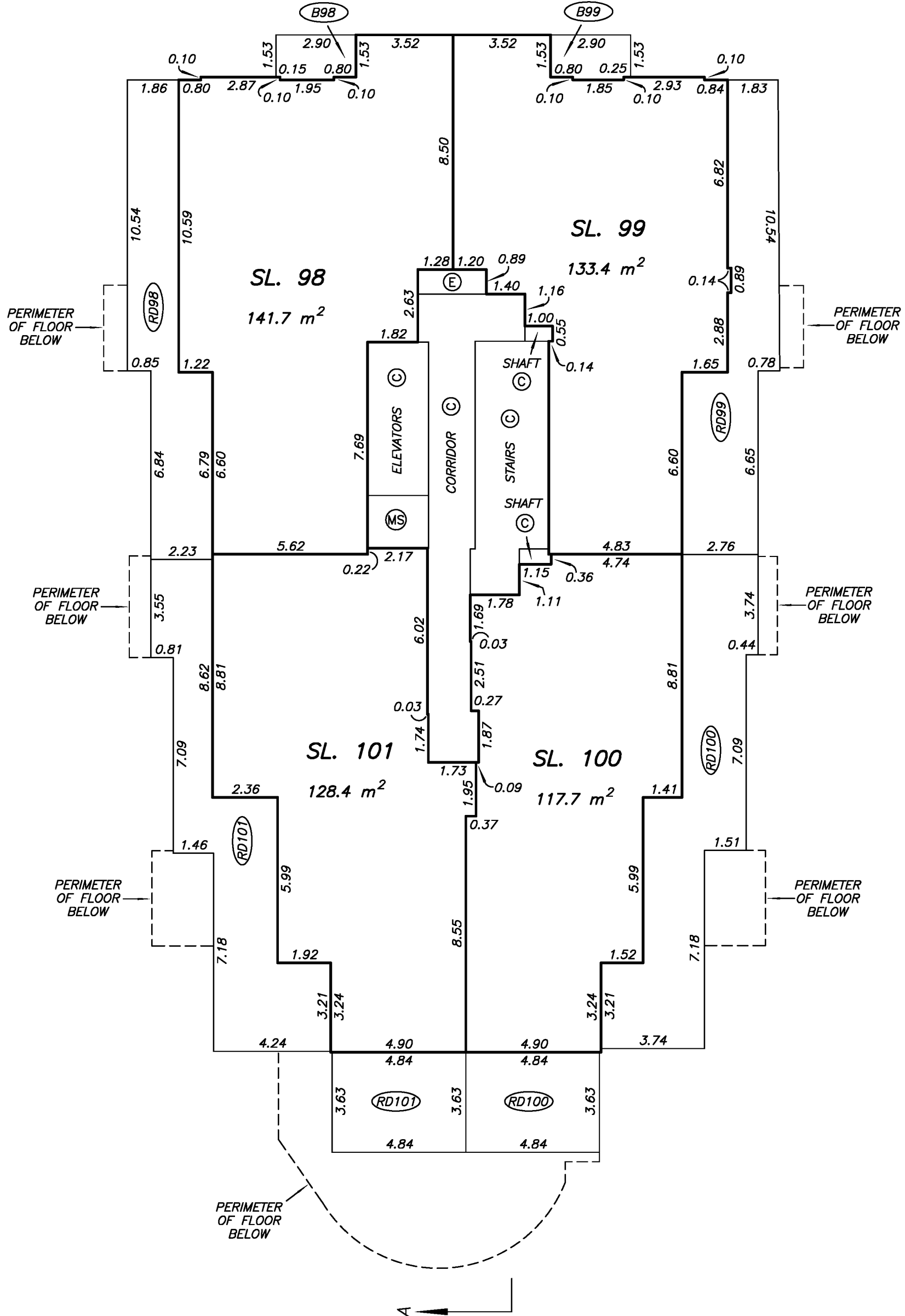
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TOWER 3 LEVEL 13 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



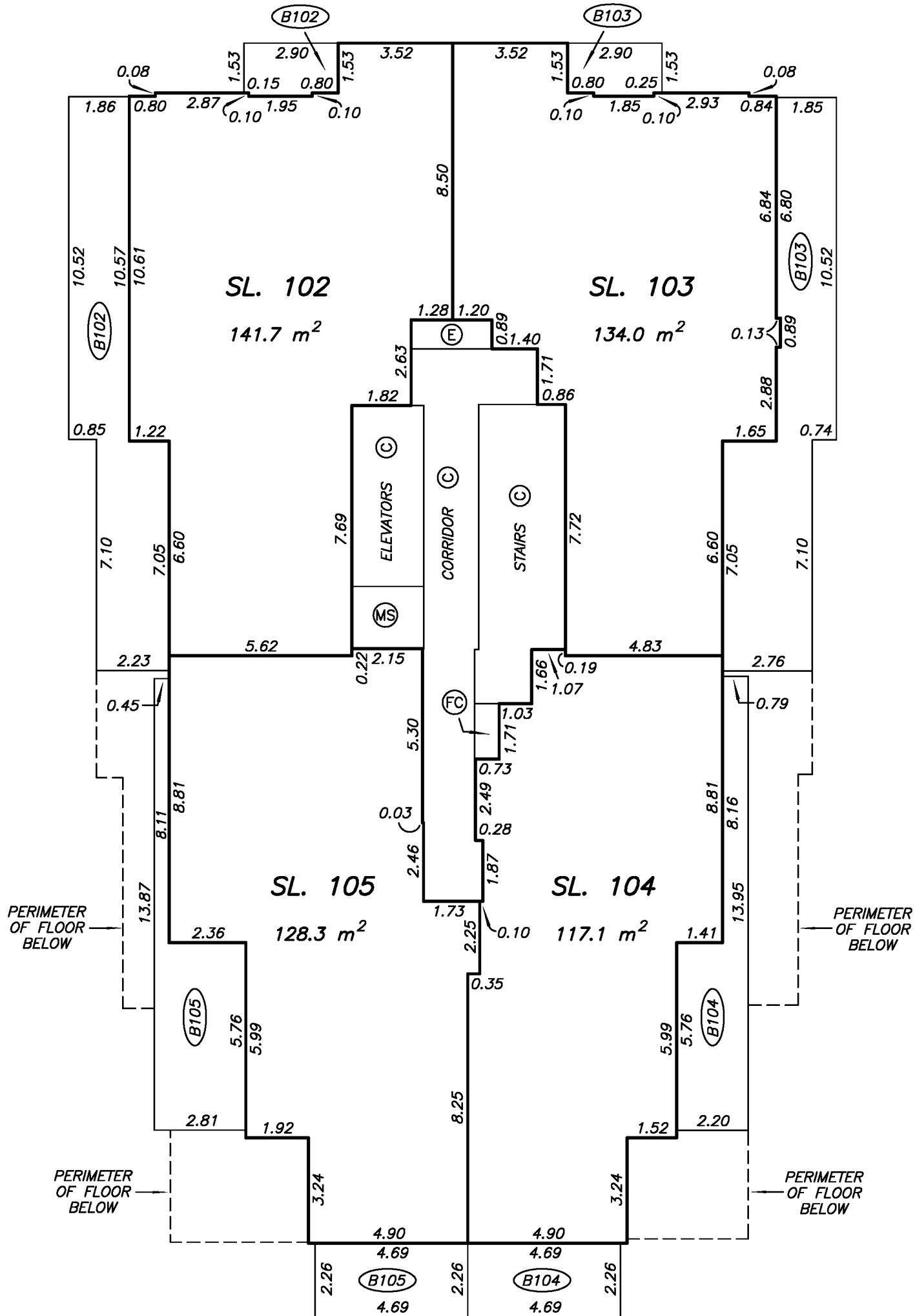
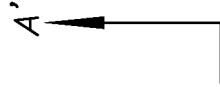
DRAWING # 31008-19
FILE # 31008-19_FP

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

TOWER 3 LEVEL 14 FLOOR PLAN

STRATA PLAN EPS4098

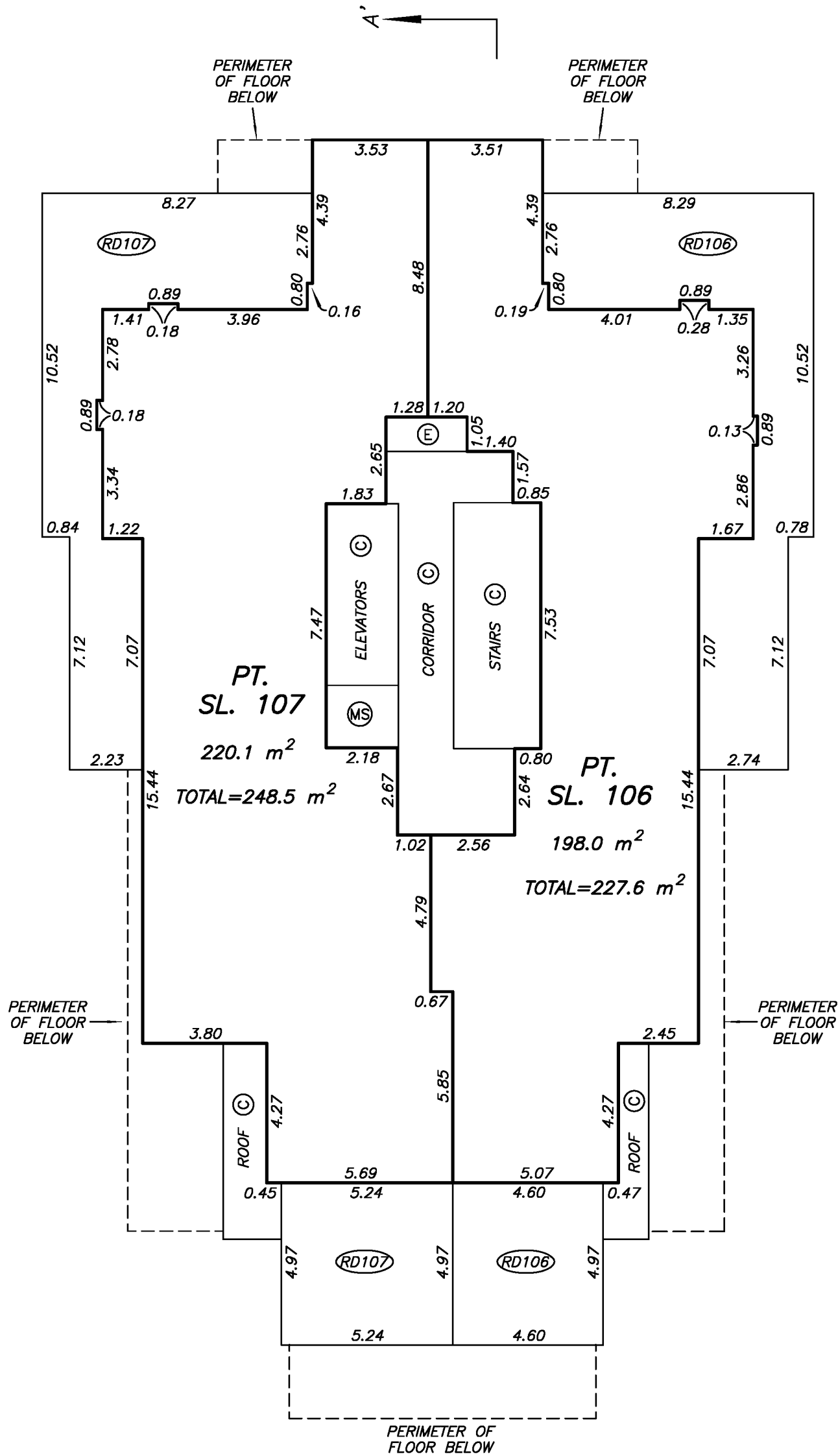
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TOWER 3 LEVEL 15 FLOOR PLAN

STRATA PLAN EPS4098

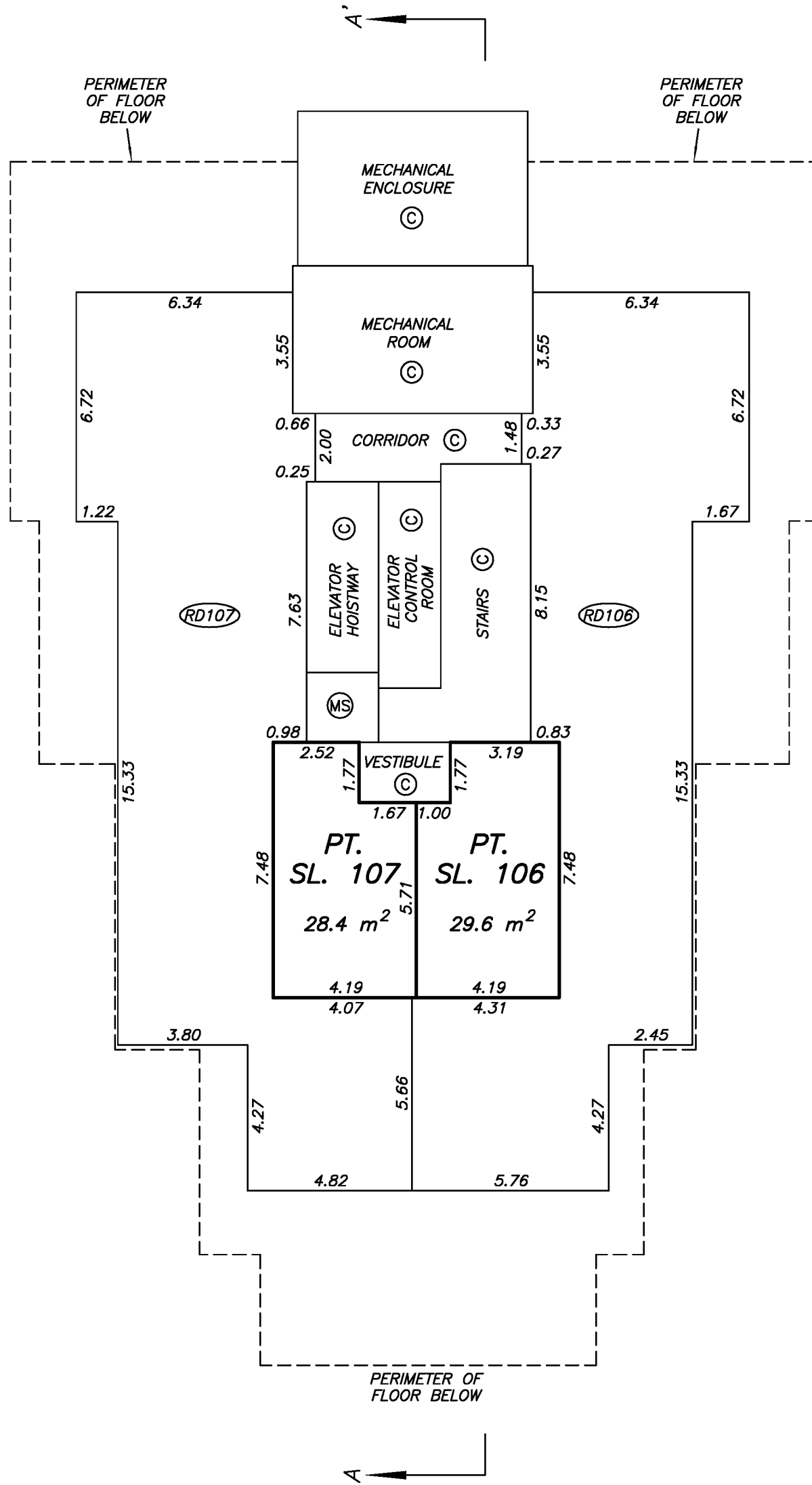
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TOWER 3 LEVEL 16 FLOOR PLAN

STRATA PLAN EPS4098

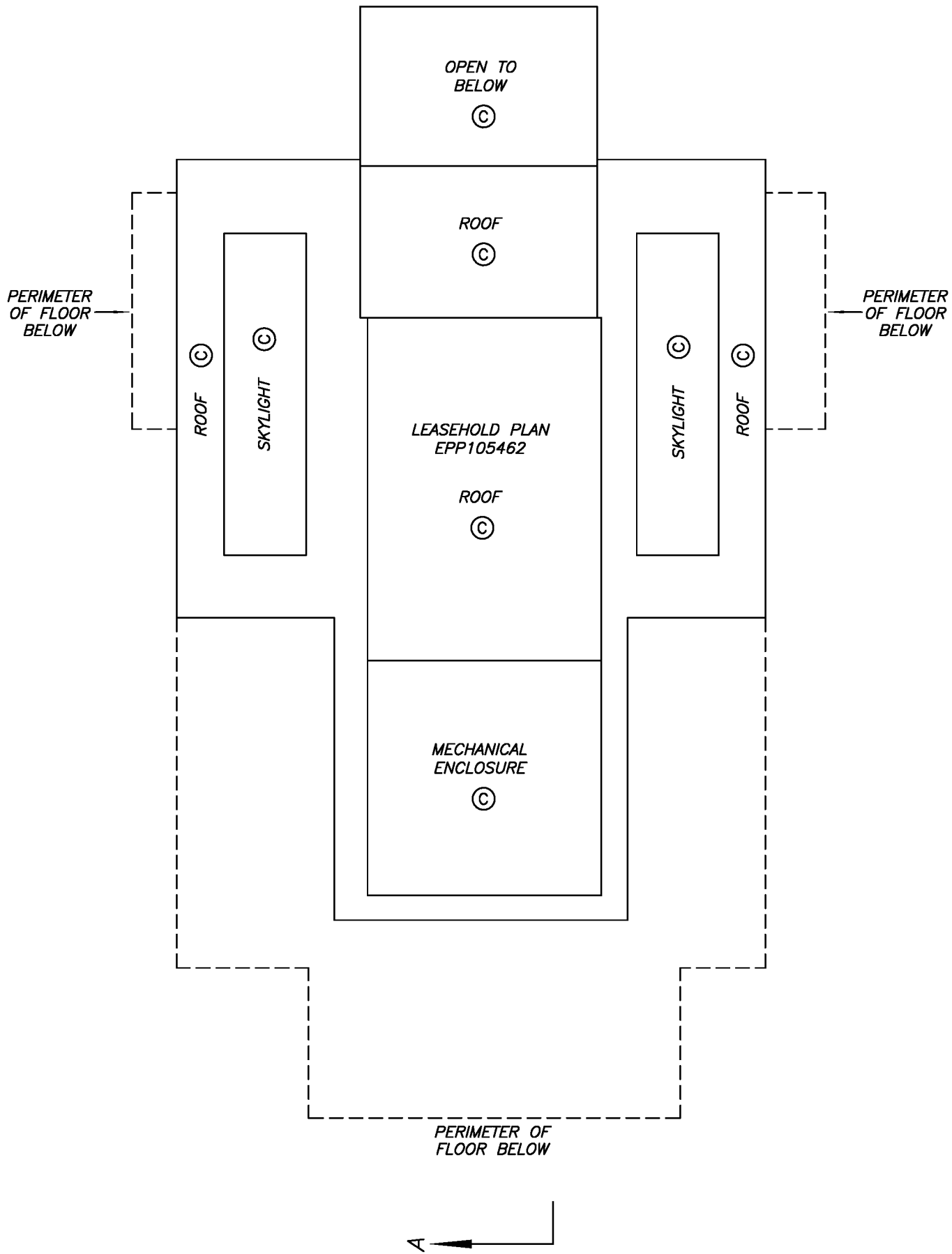
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TOWER 3 ROOF FLOOR PLAN

STRATA PLAN EPS4098

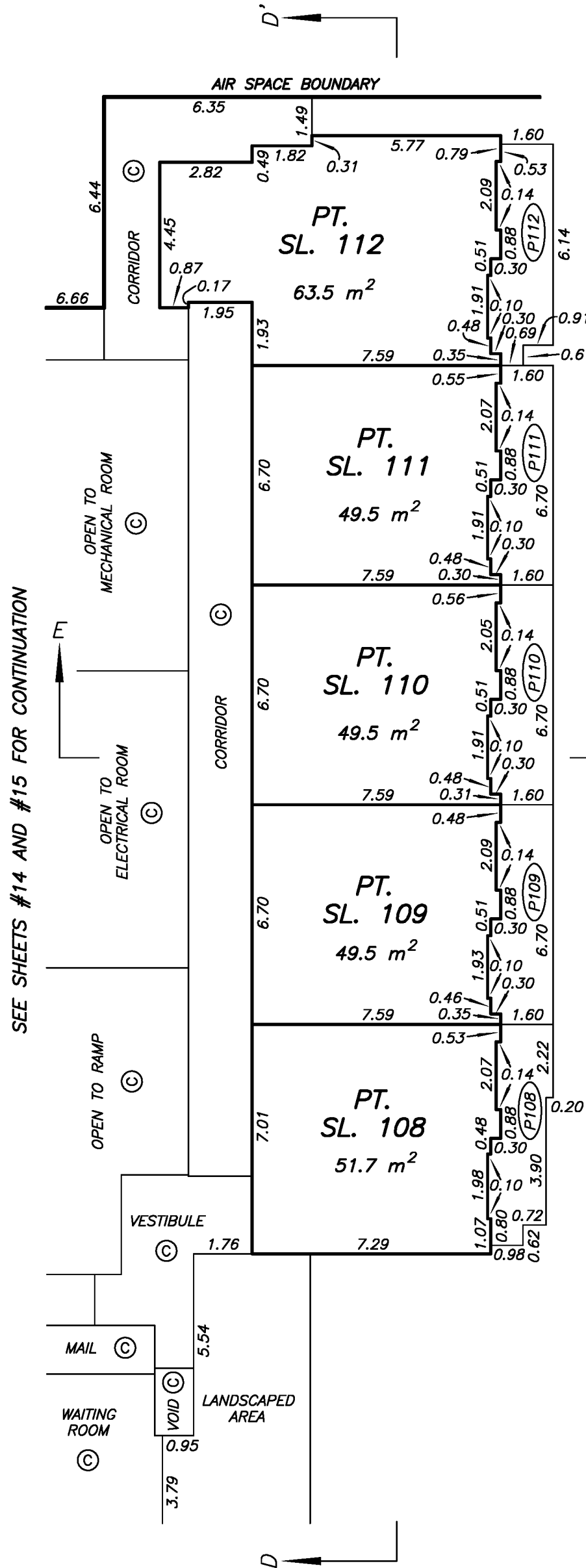
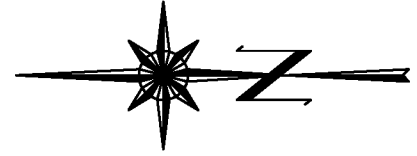
SCALE 1:150



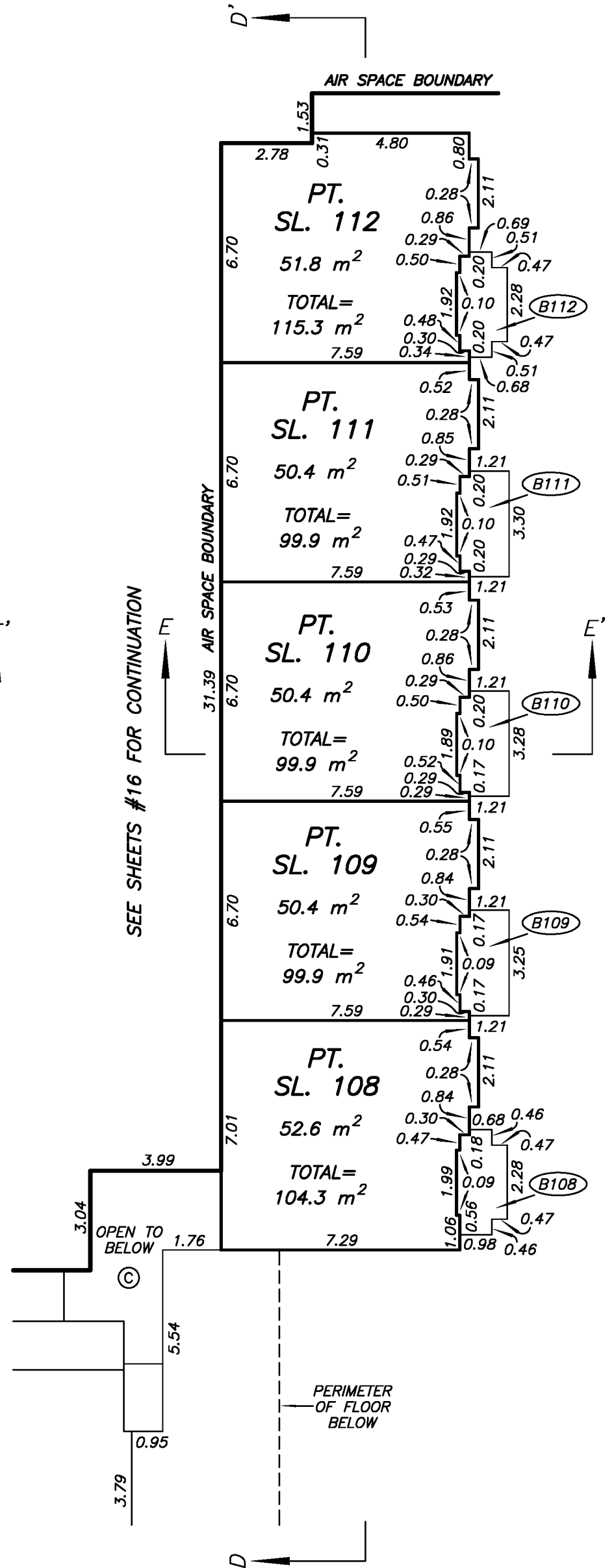
TOWER 4 TOWNHOUSES DETAIL SHEET

STRATA PLAN EPS4098

SCALE 1:150



TOWNHOUSE LEVEL 1

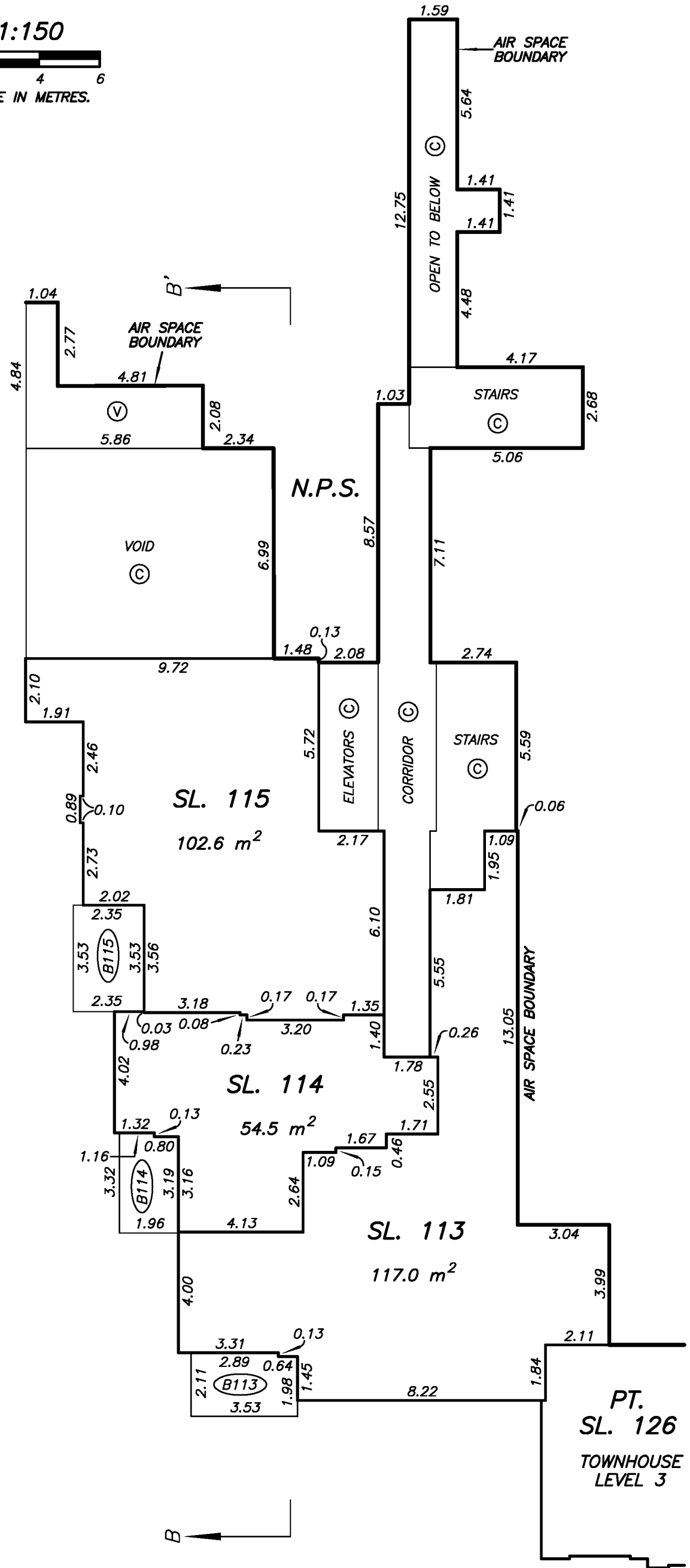


TOWNHOUSE LEVEL 2

TOWER 4 LEVEL 2 MEZZANINE DETAIL SHEET

STRATA PLAN EPS4098

SCALE 1:150

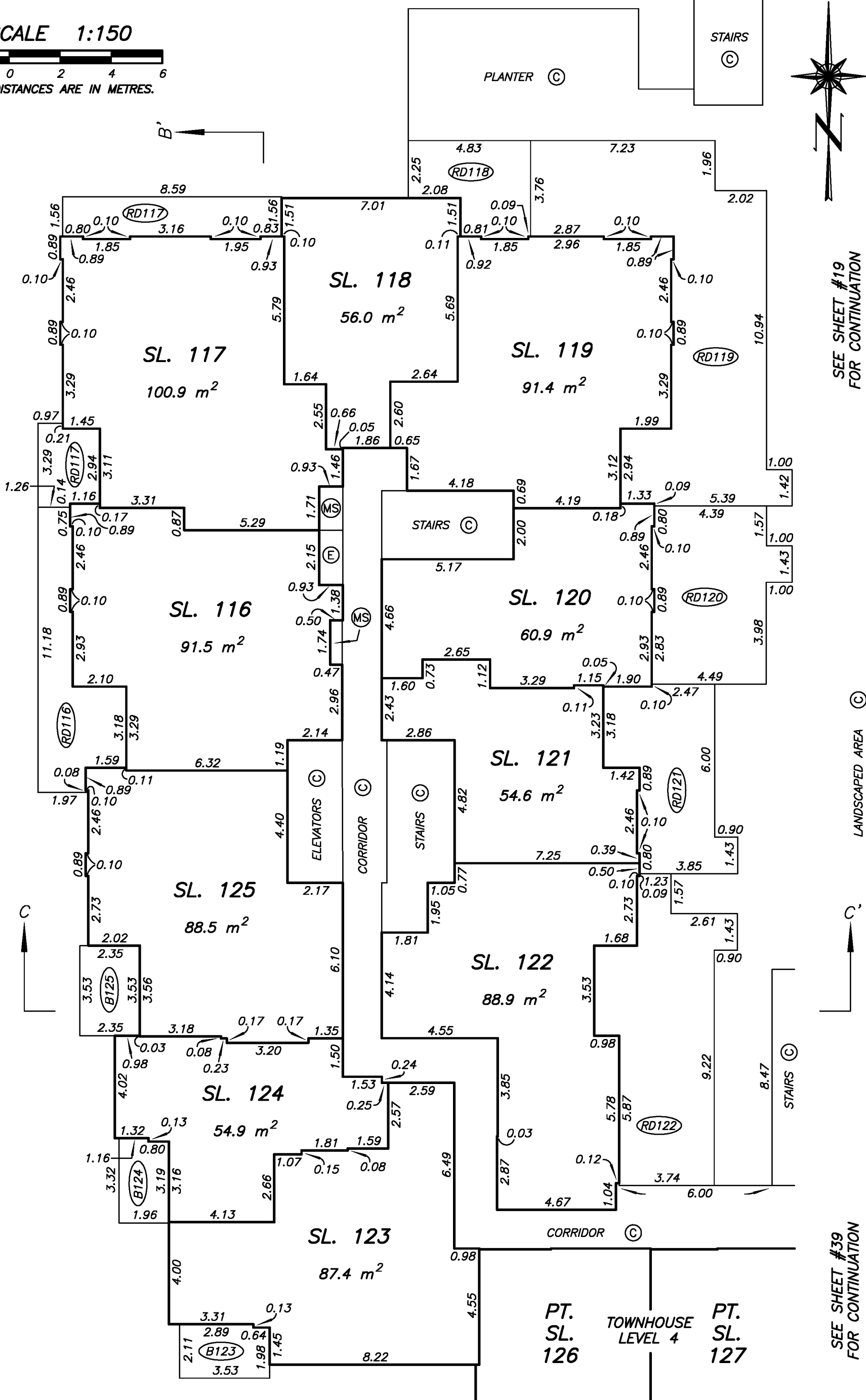


SEE SHEET #39
FOR CONTINUATION

TOWER 4 LEVEL 3 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



SEE SHEET #19
FOR CONTINUATION

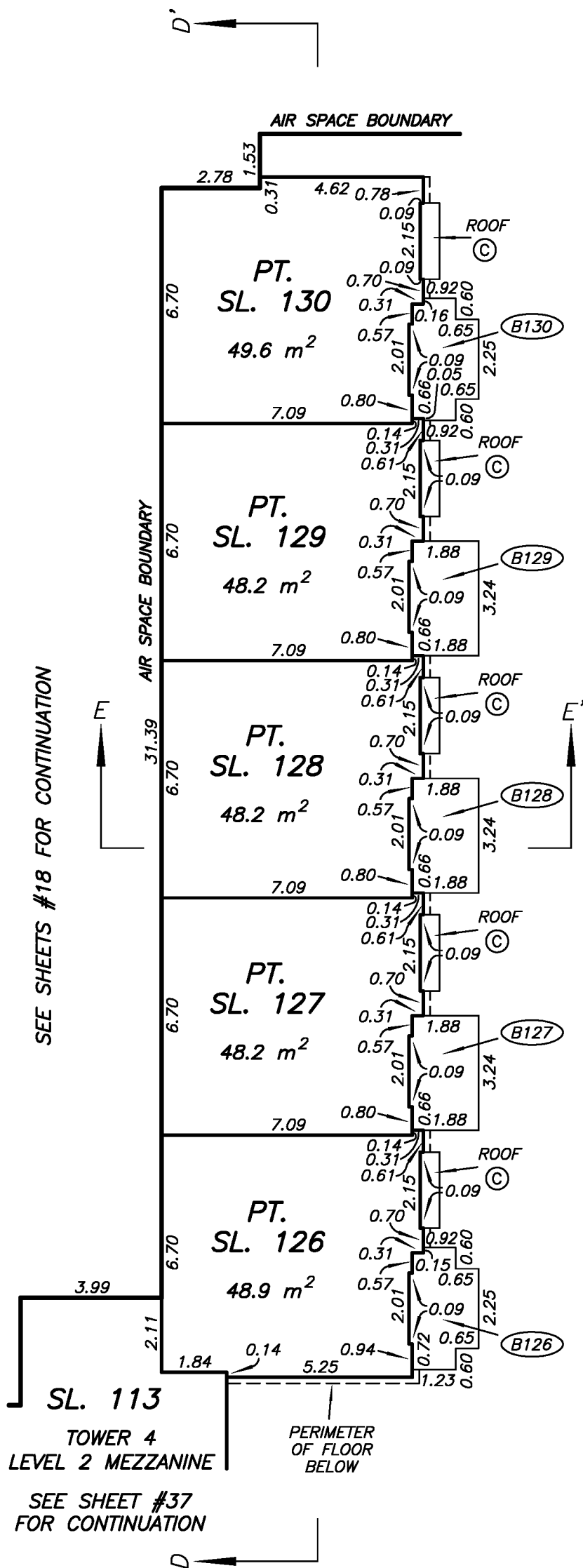
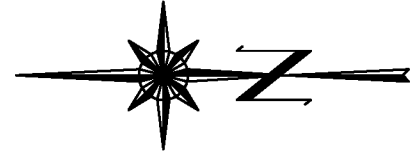
LANDSCAPED AREA C

SEE SHEET #39
FOR CONTINUATION

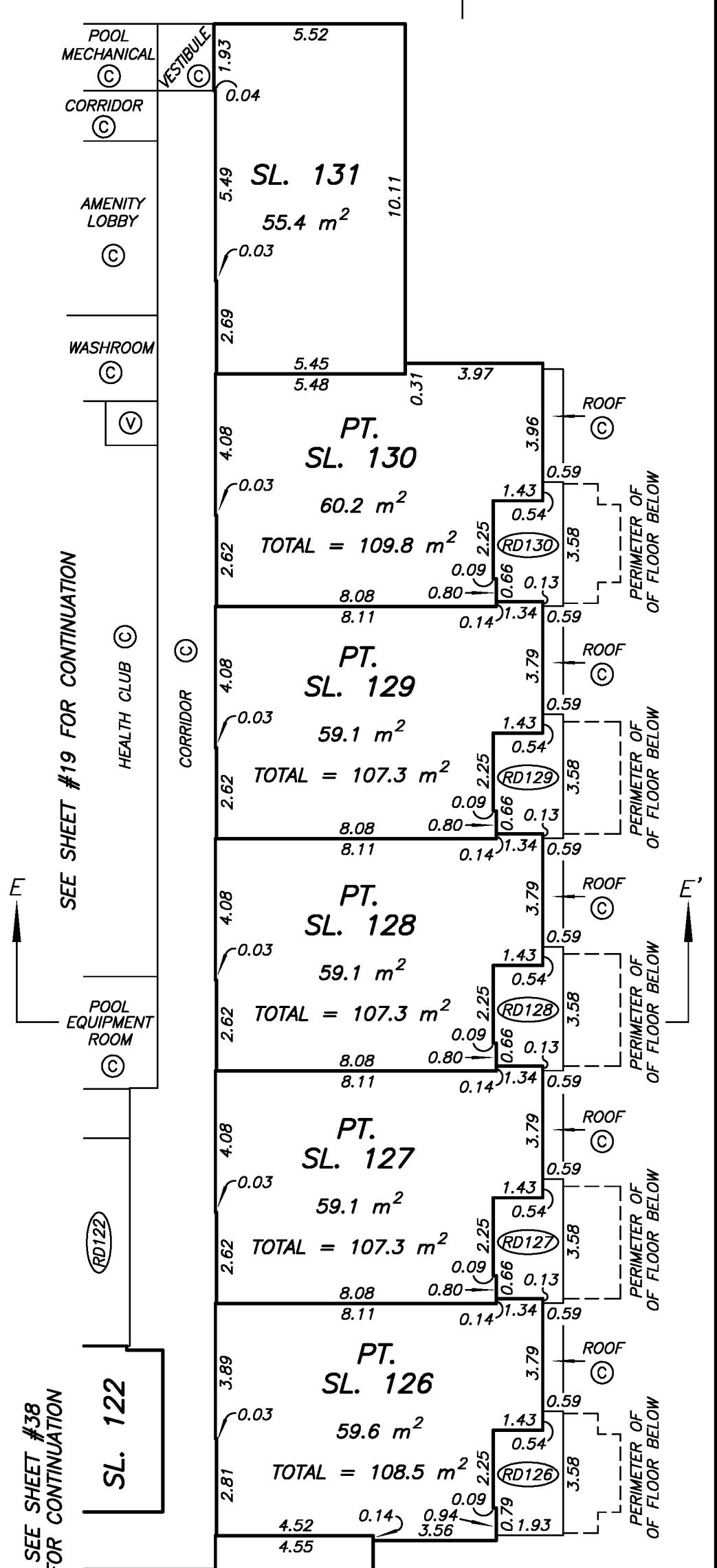
TOWER 4 TOWNHOUSES DETAIL SHEET

STRATA PLAN EPS4098

SCALE 1:150



TOWNHOUSE LEVEL 3
(TOWER 4
LEVEL 2 MEZZANINE)



SL. 123
TOWER 4 LEVEL 3

TOWNHOUSE LEVEL 4
(TOWER 4 LEVEL 3)

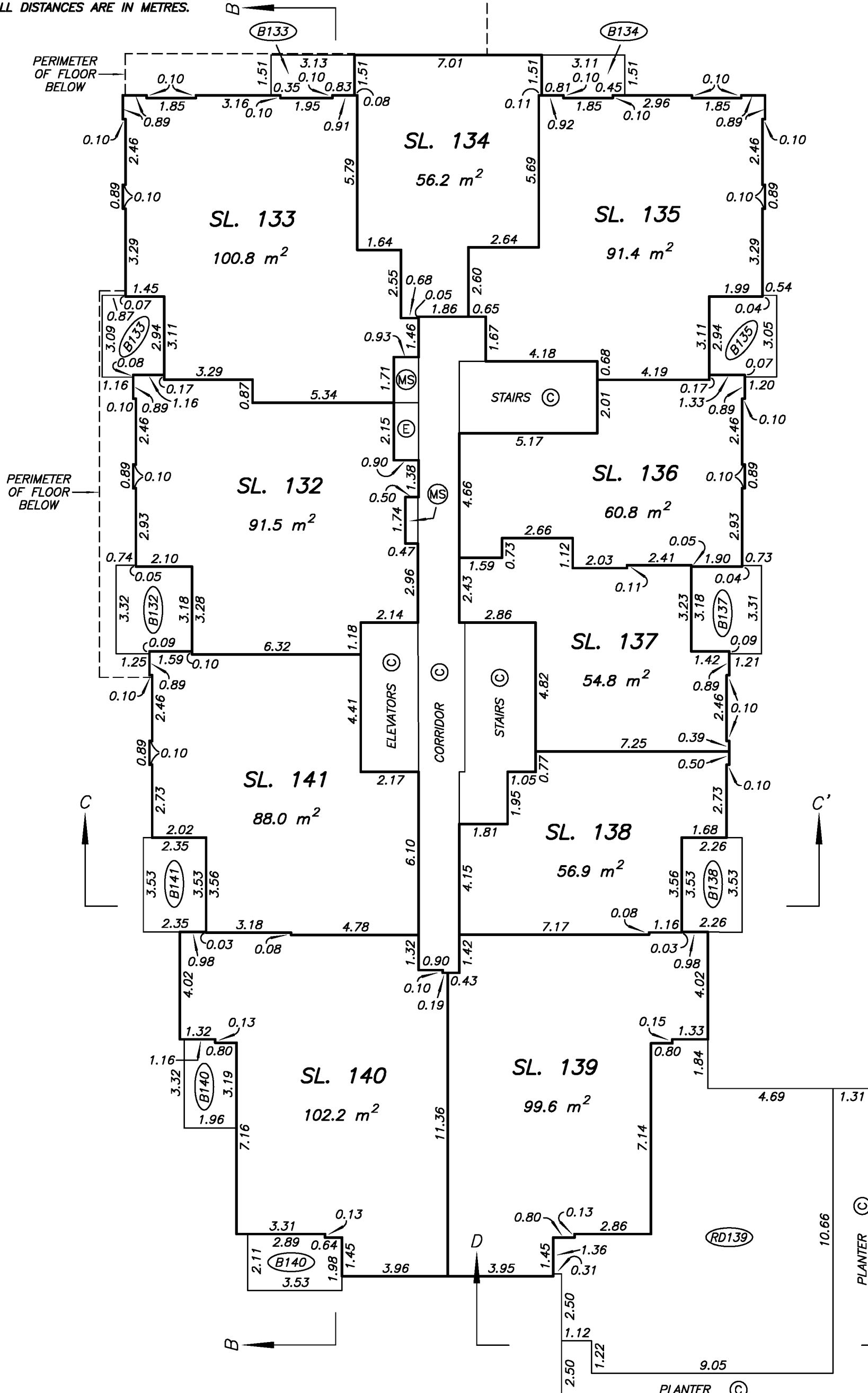
TOWER 4 WEST PORTION LEVEL 4 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



PERIMETER OF FLOOR BELOW



DRAWING # 31008-19
FILE # 31008-19_FP

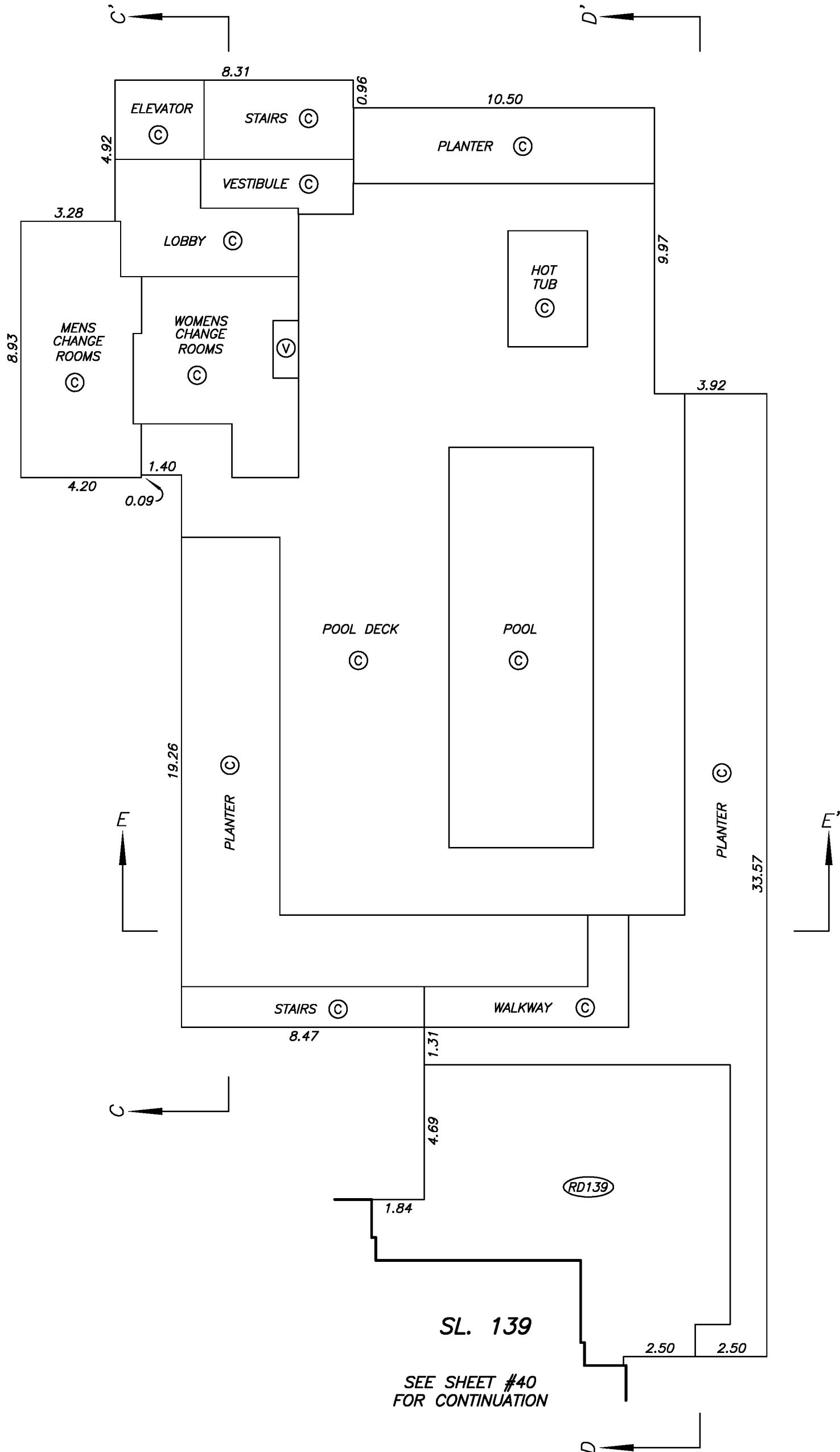
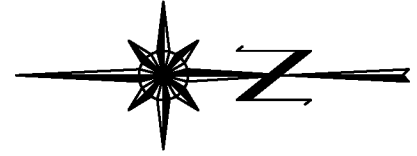
ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

SEE SHEET #41
FOR CONTINUATION

TOWER 4 EAST PORTION LEVEL 4 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150

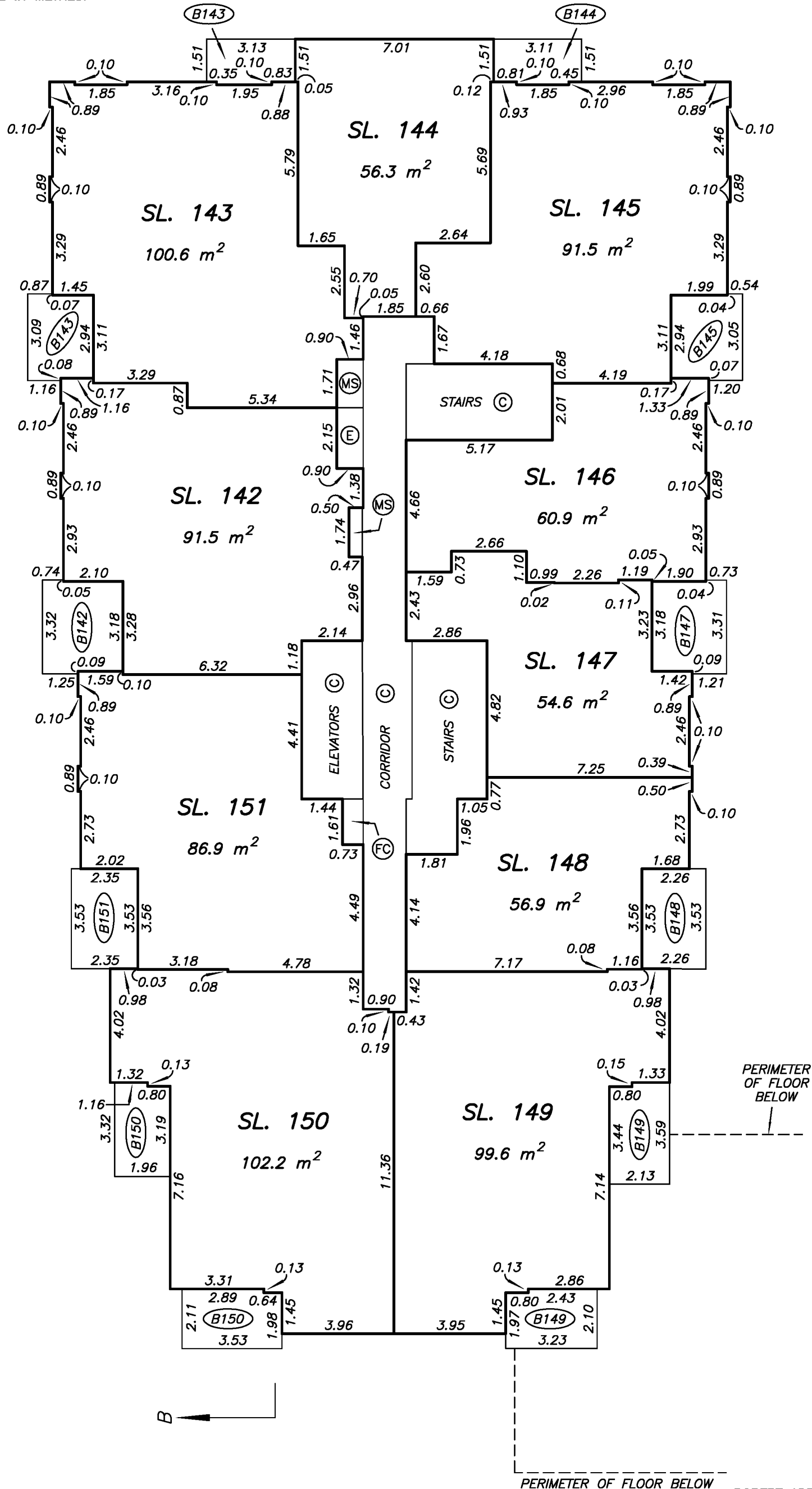
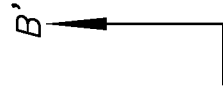


SEE SHEET #40
FOR CONTINUATION

TOWER 4 LEVEL 5 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



DRAWING # 31008-19
FILE # 31008-19_FP

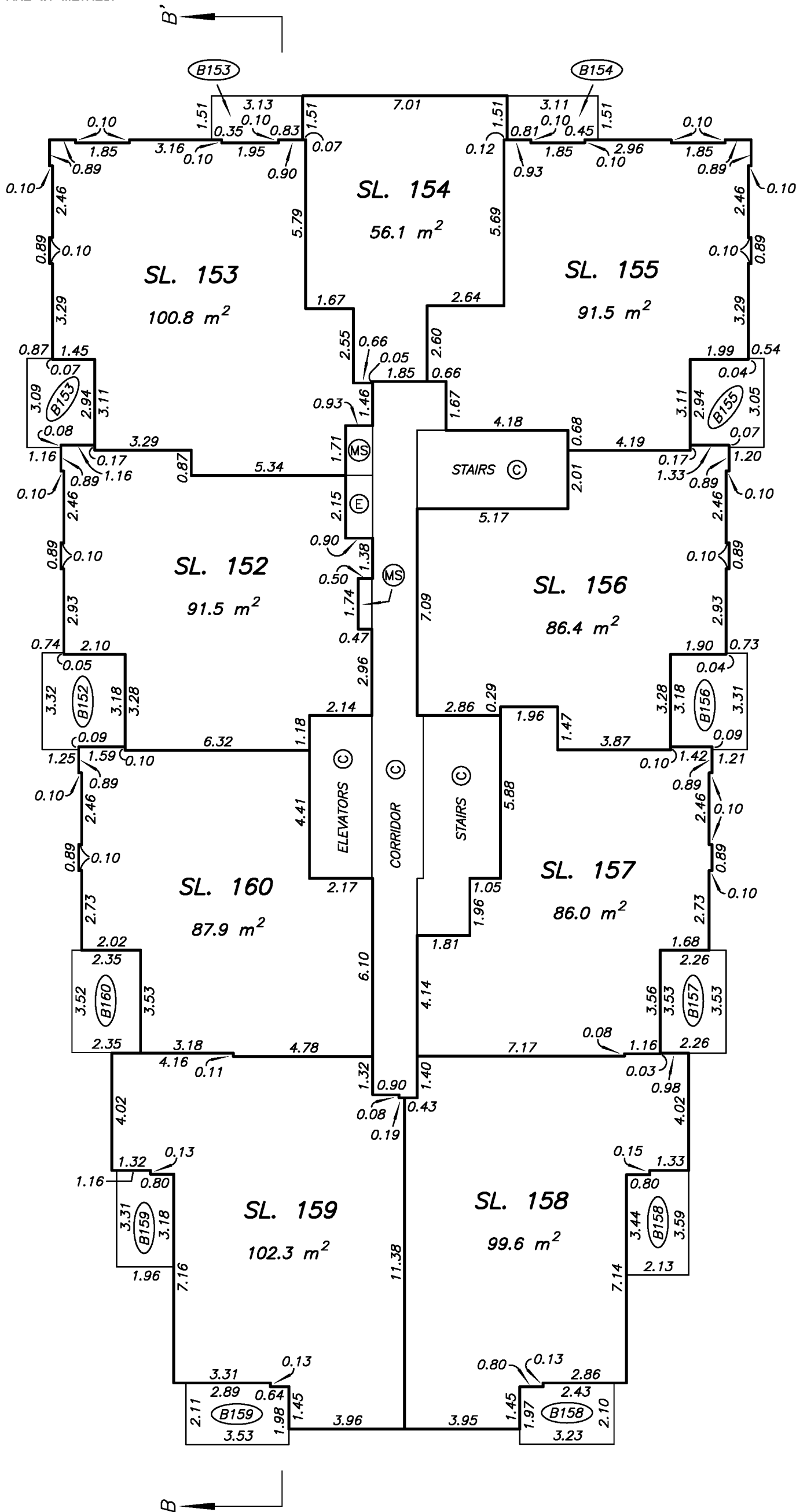
PERIMETER OF FLOOR BELOW

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

TOWER 4 LEVEL 6 FLOOR PLAN

STRATA PLAN EPS4098

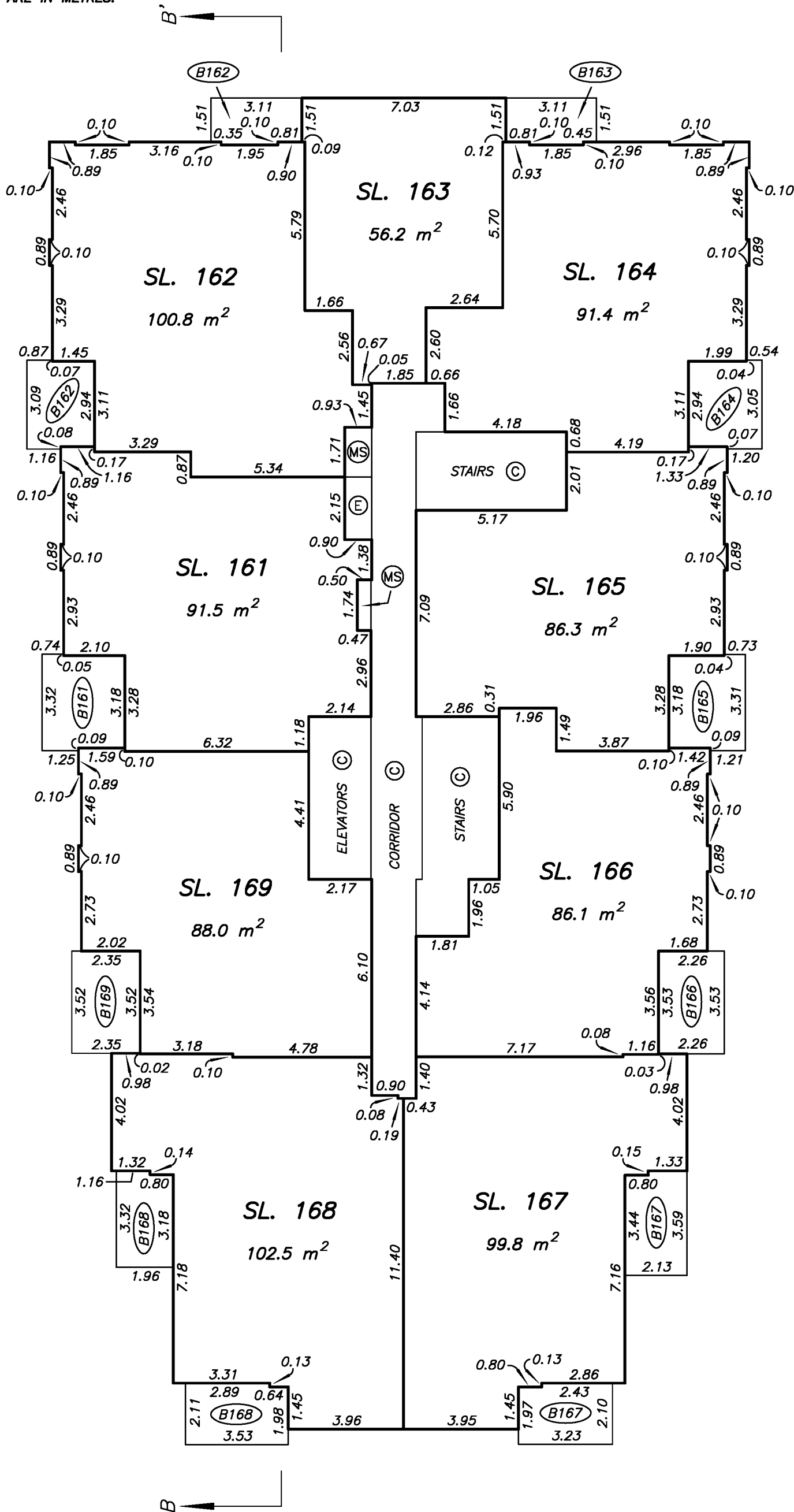
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TOWER 4 LEVEL 7 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



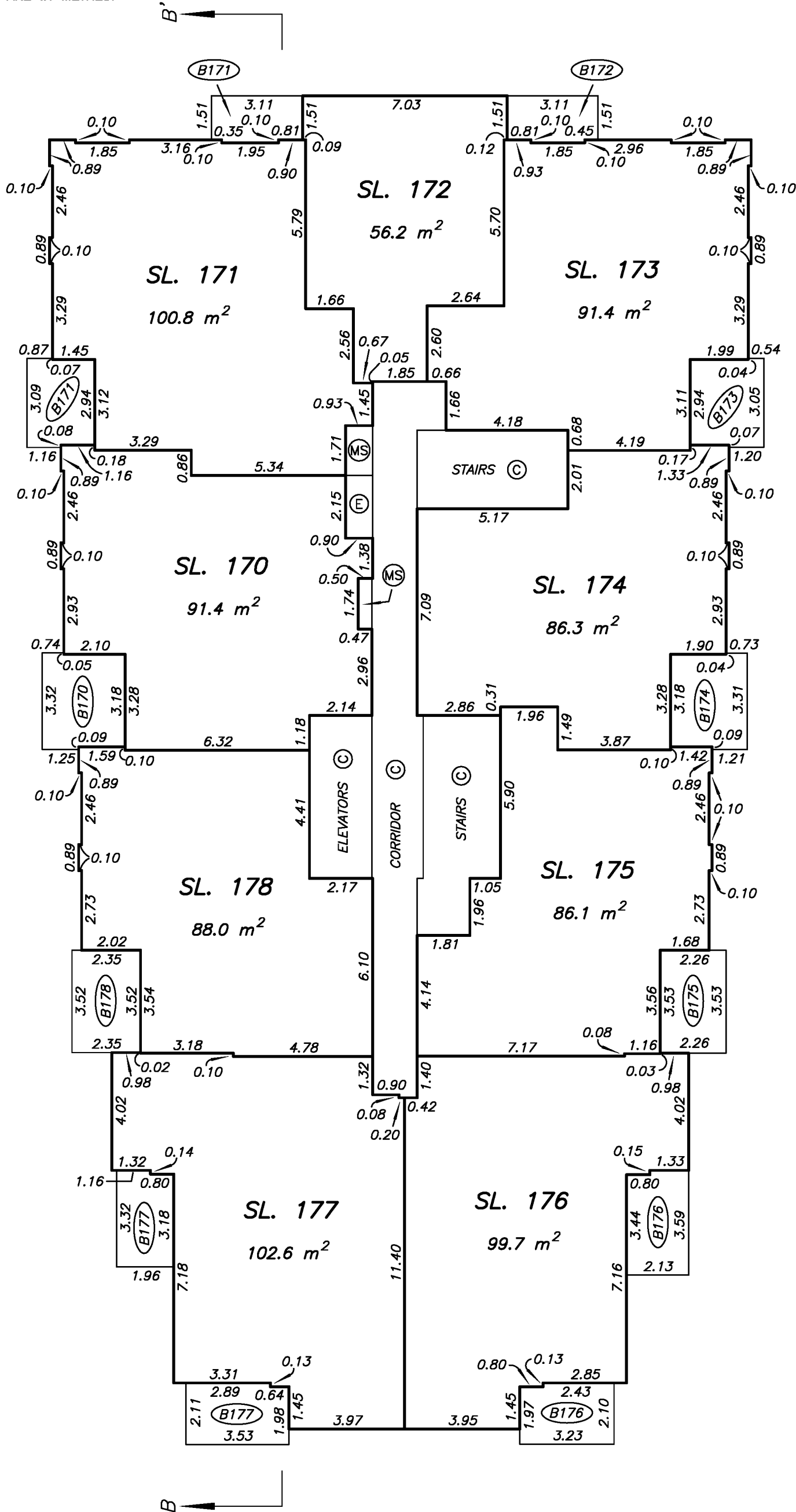
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FILE # 31008-19_FP

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

TOWER 4 LEVEL 8 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



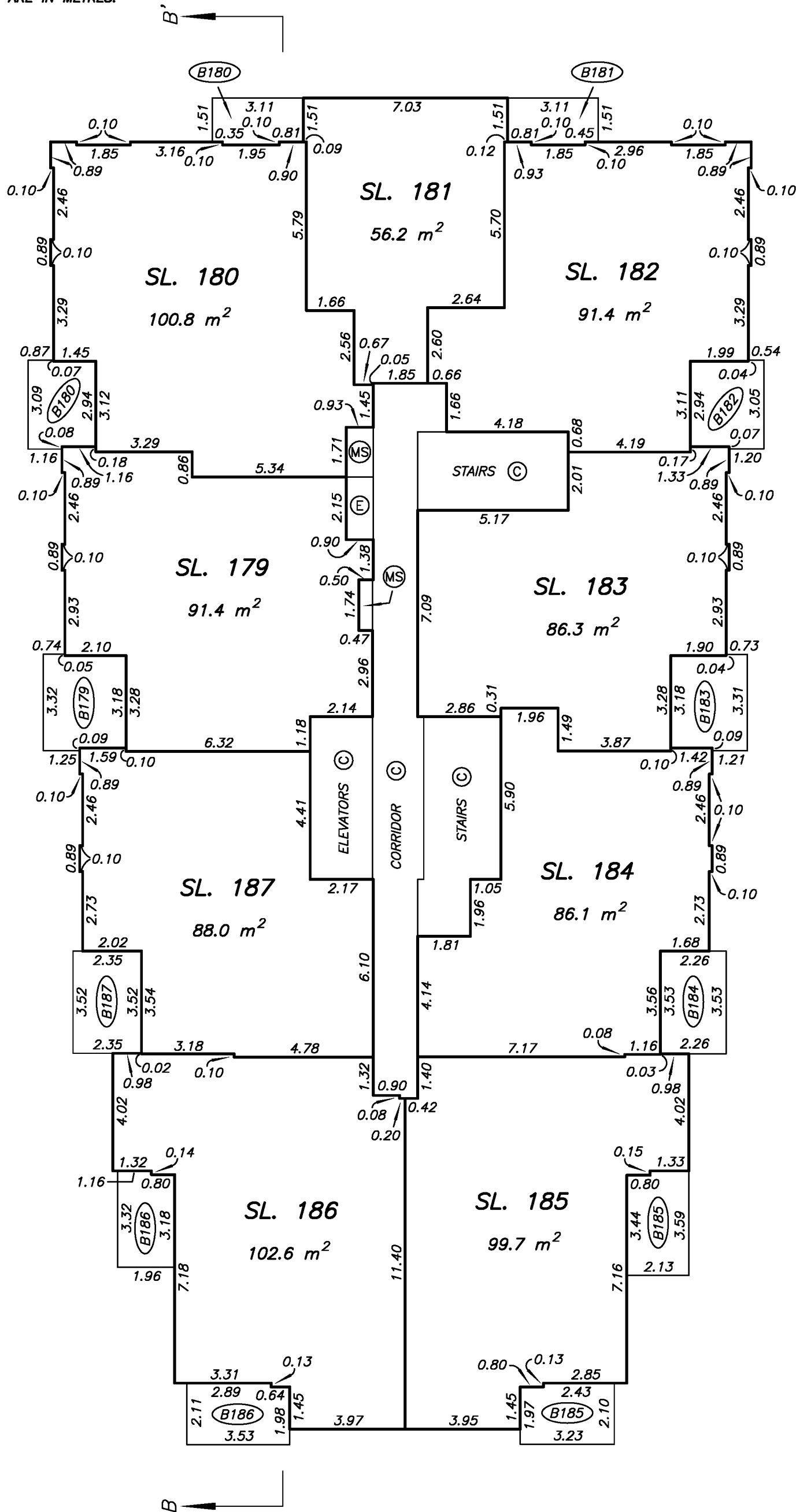
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ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

TOWER 4 LEVEL 9 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



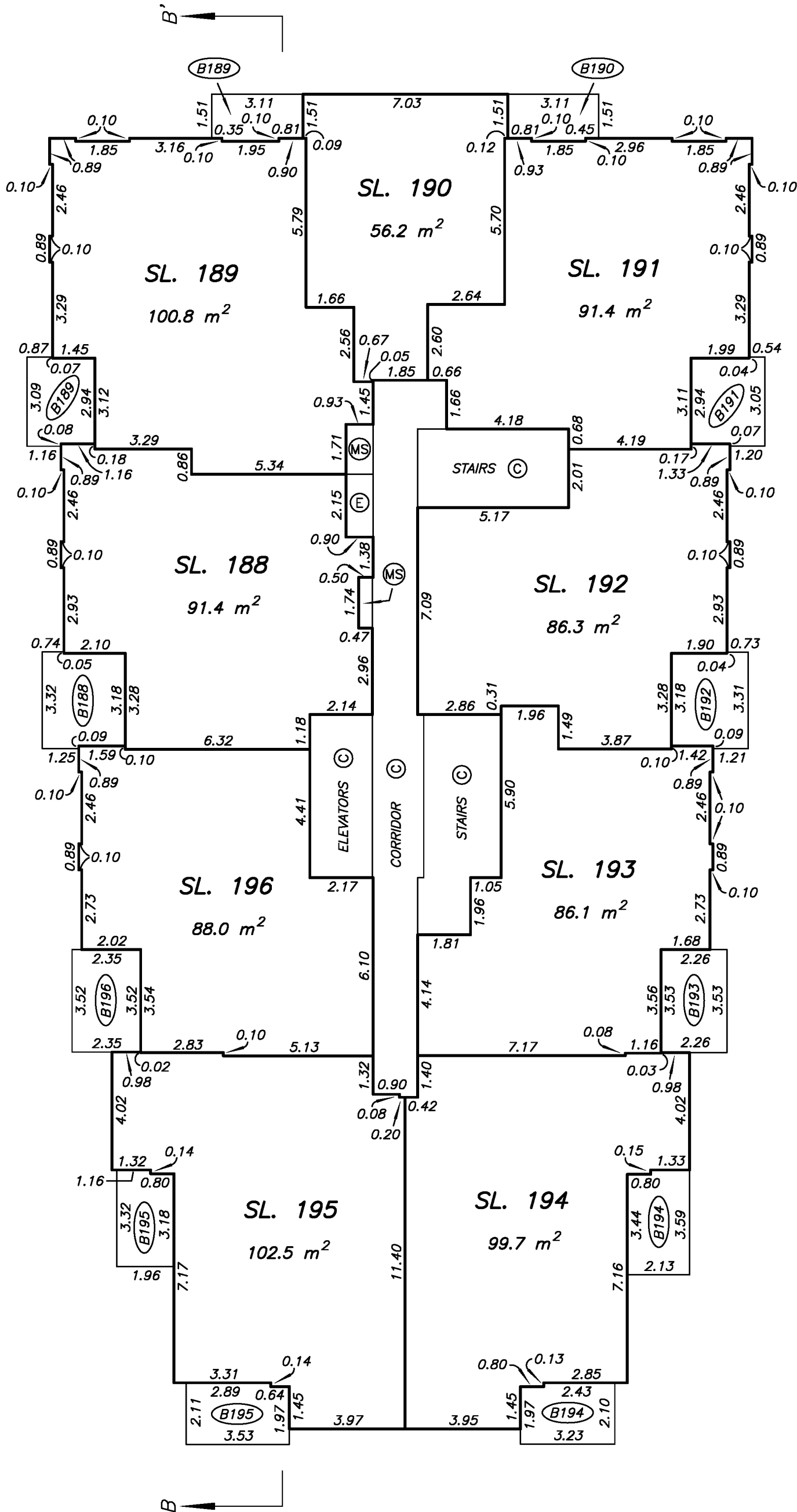
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ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

TOWER 4 LEVEL 10 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



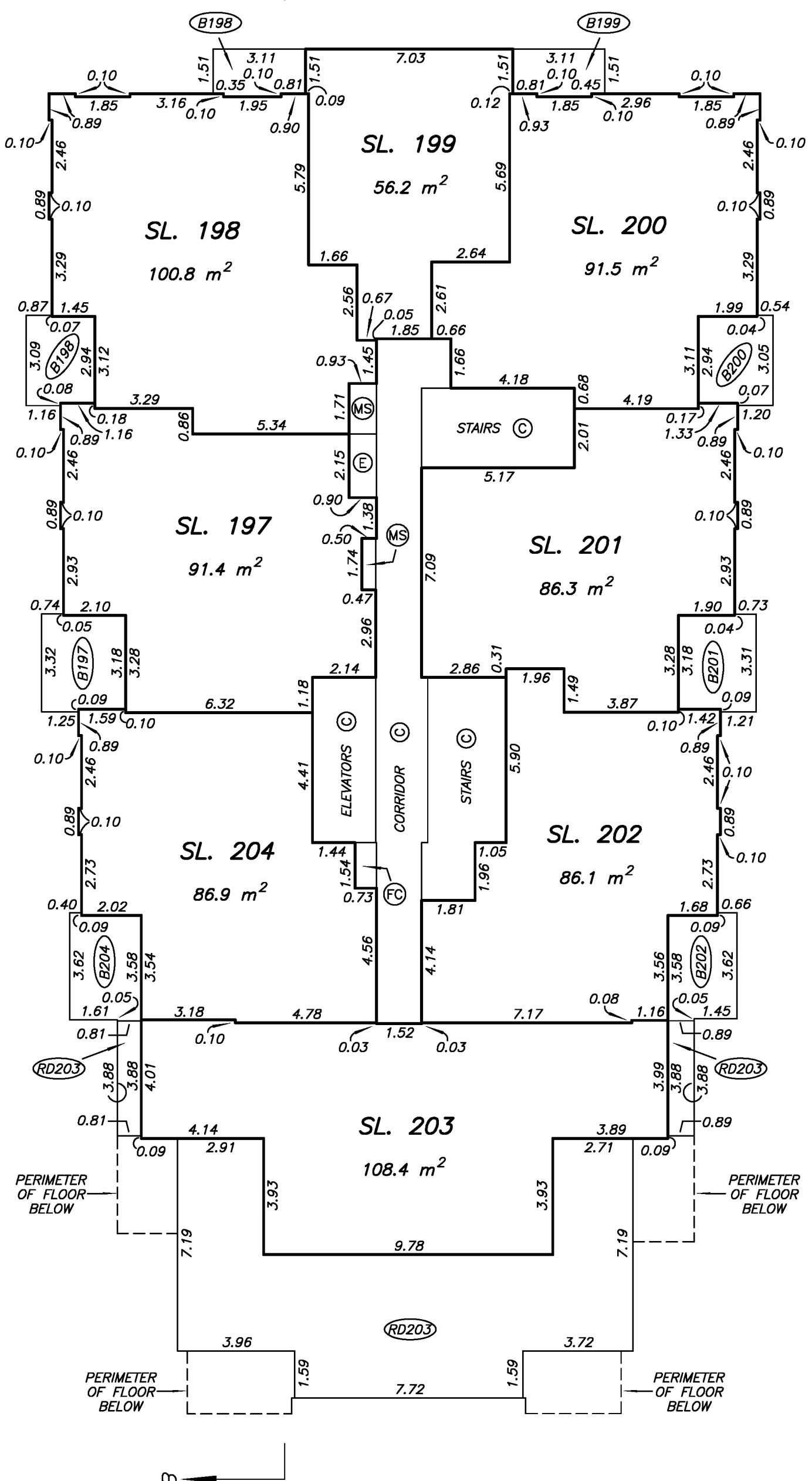
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ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

TOWER 4 LEVEL 11 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



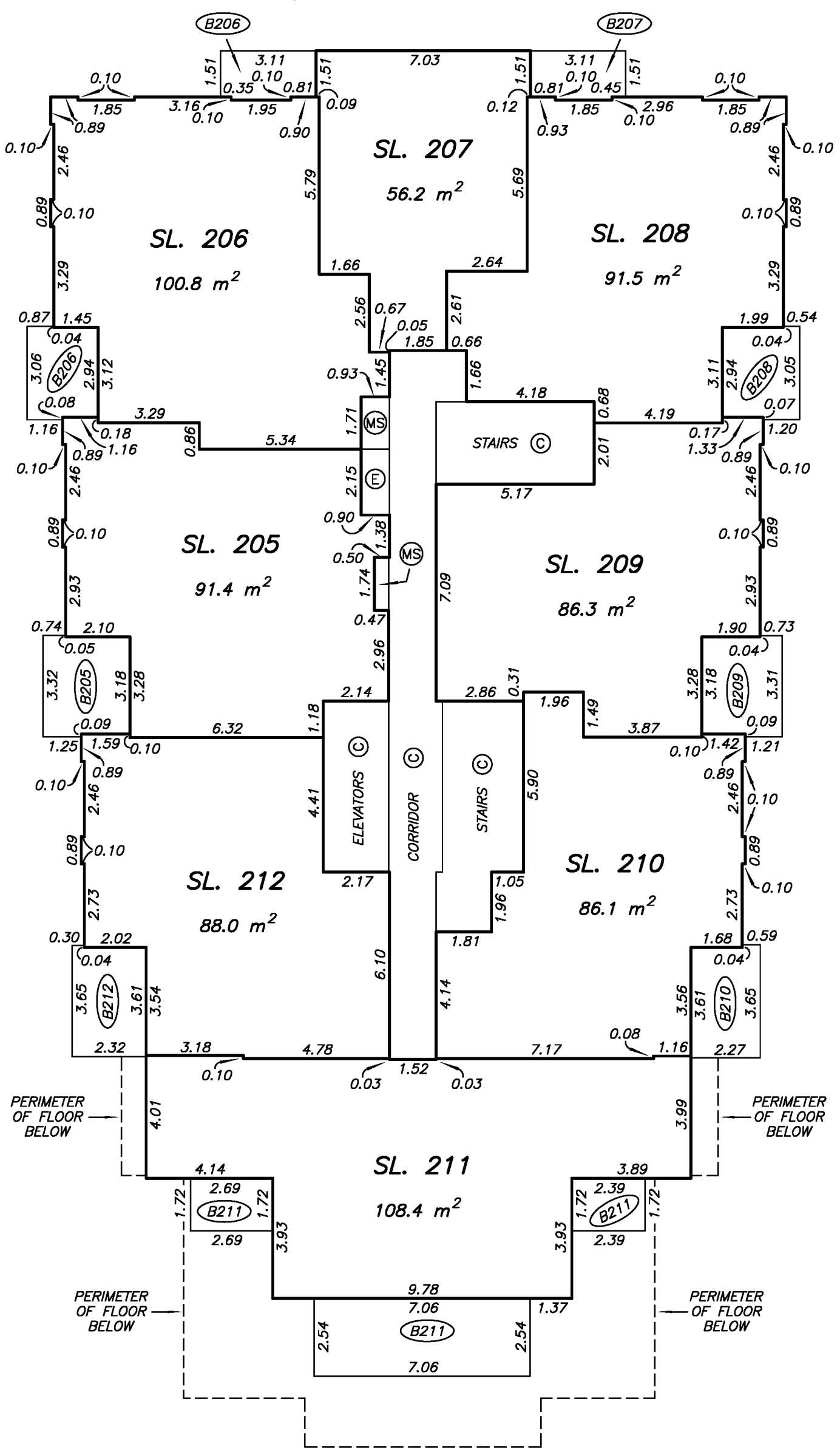
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ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

TOWER 4 LEVEL 12 FLOOR PLAN

STRATA PLAN EPS4098

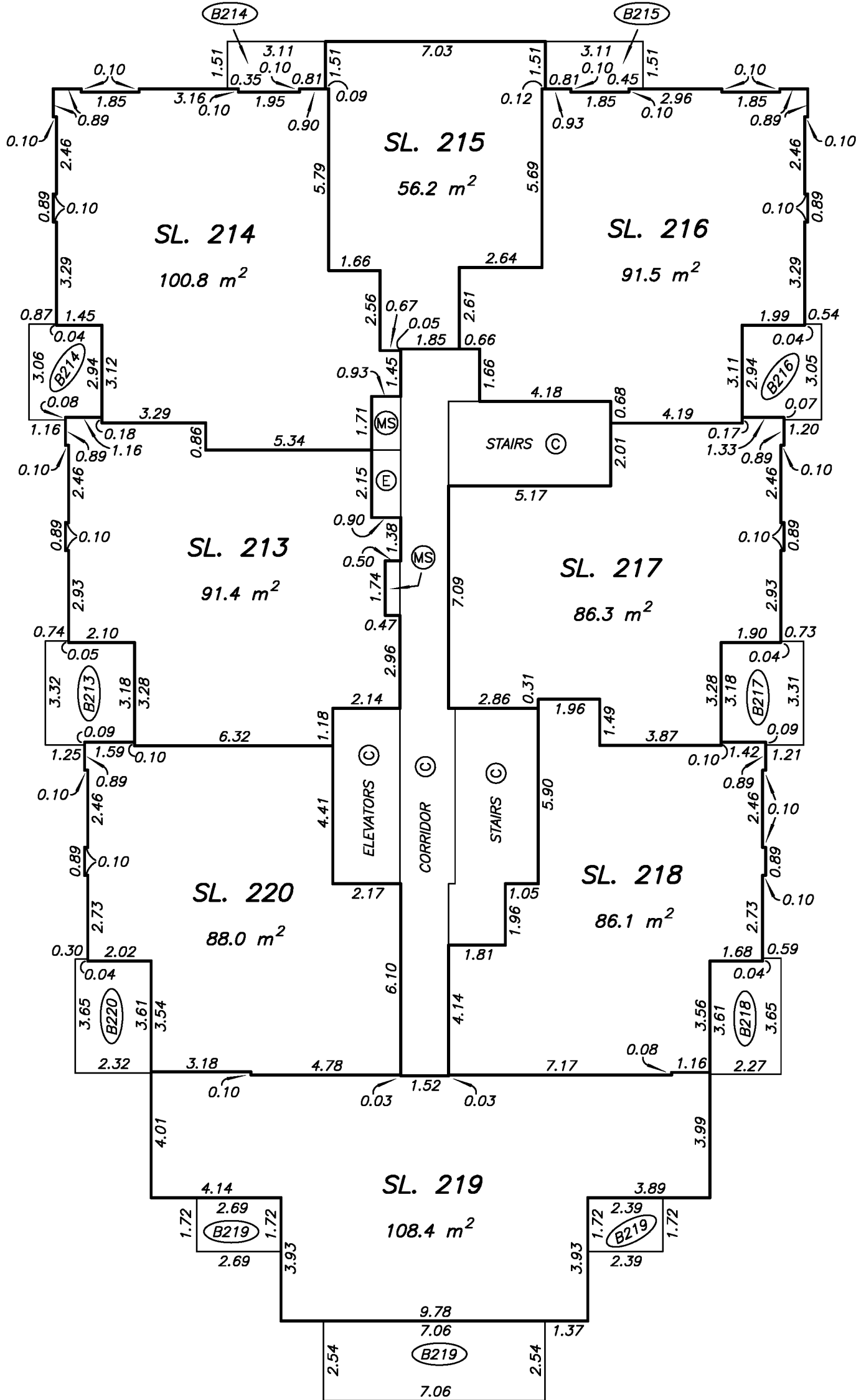
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TOWER 4 LEVEL 13 FLOOR PLAN

STRATA PLAN EPS4098

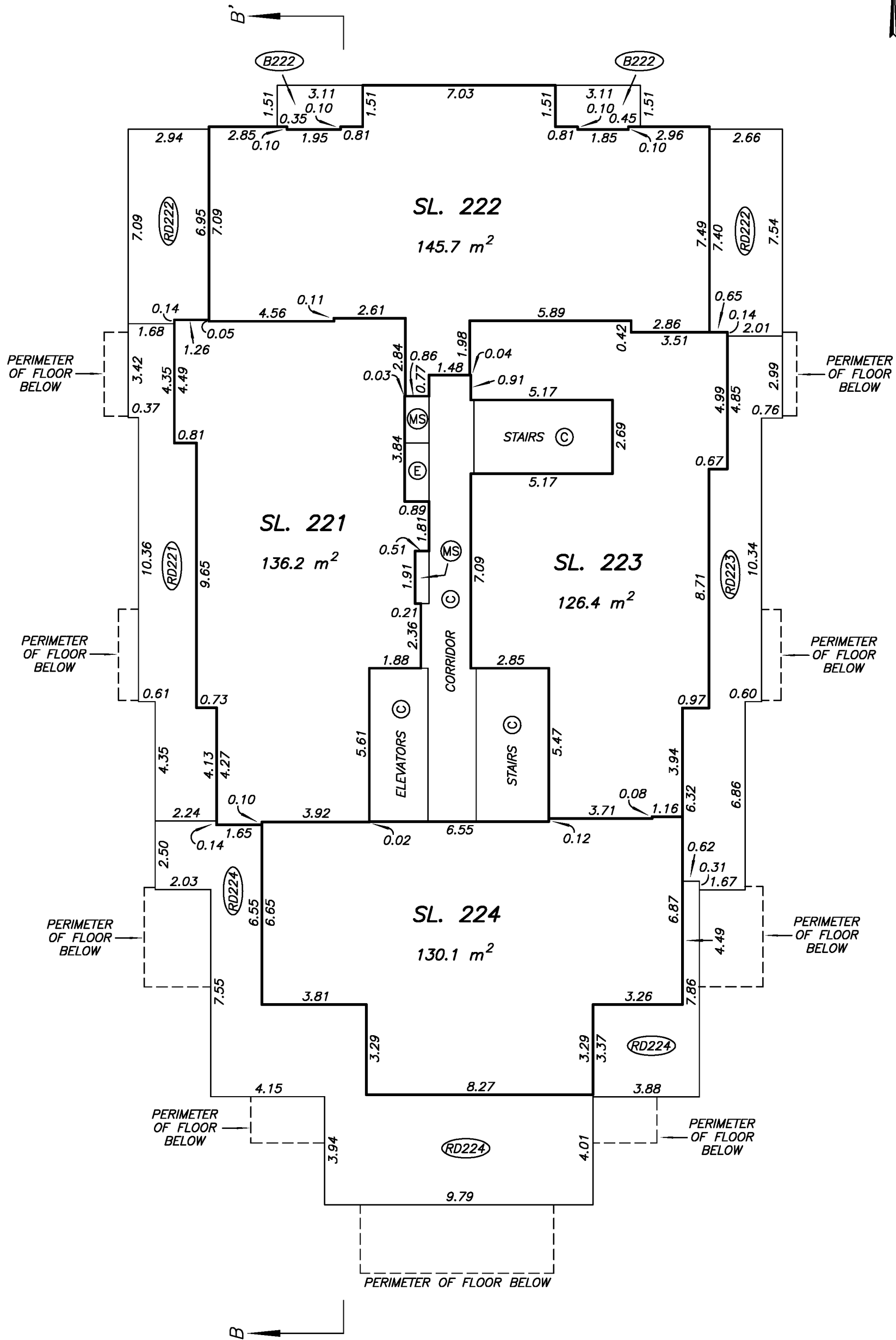
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TOWER 4 LEVEL 14 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



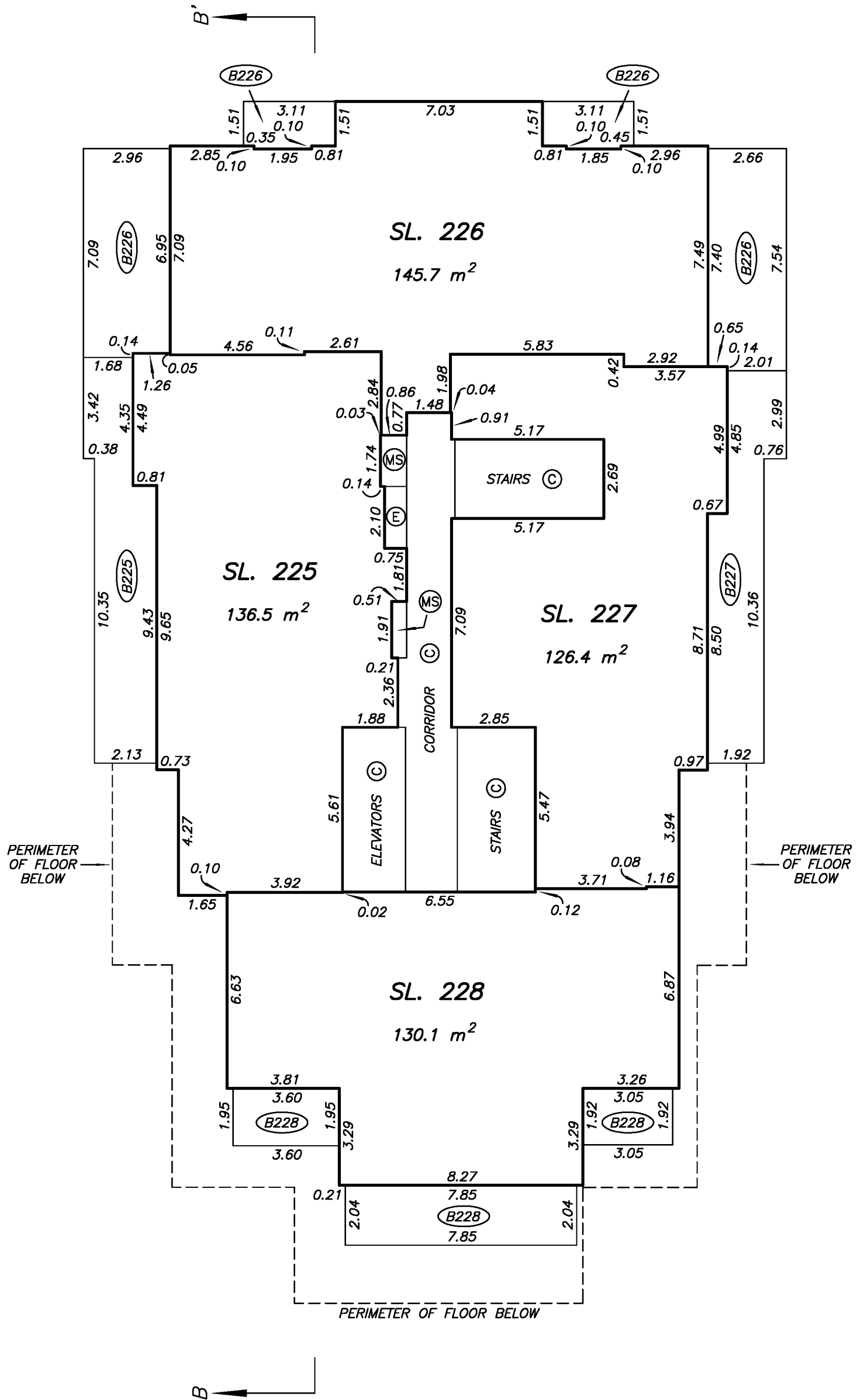
DRAWING # 31008-19
FILE # 31008-19_FP

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

TOWER 4 LEVEL 15 FLOOR PLAN

STRATA PLAN EPS4098

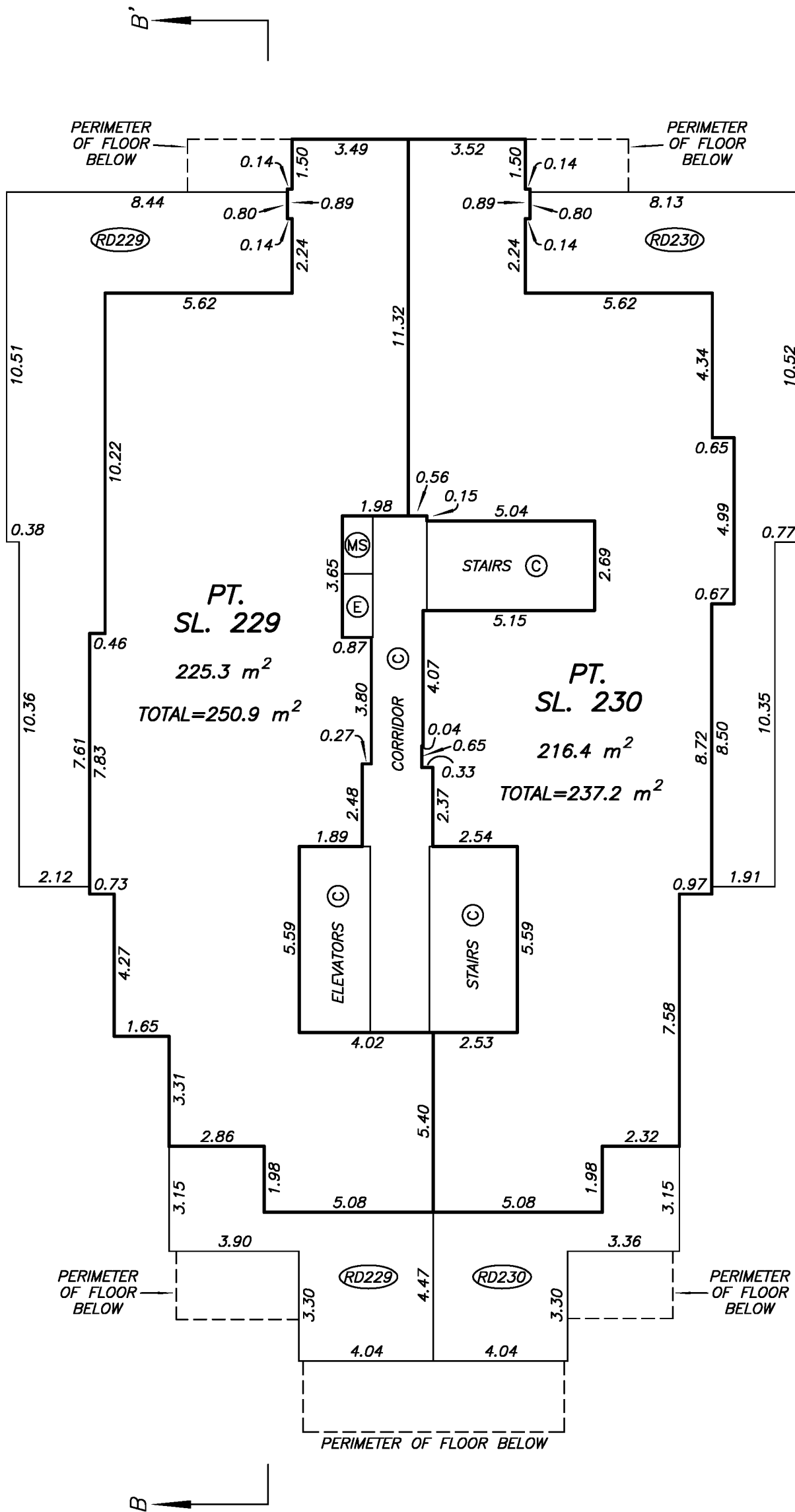
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TOWER 4 LEVEL 16 FLOOR PLAN

STRATA PLAN EPS4098

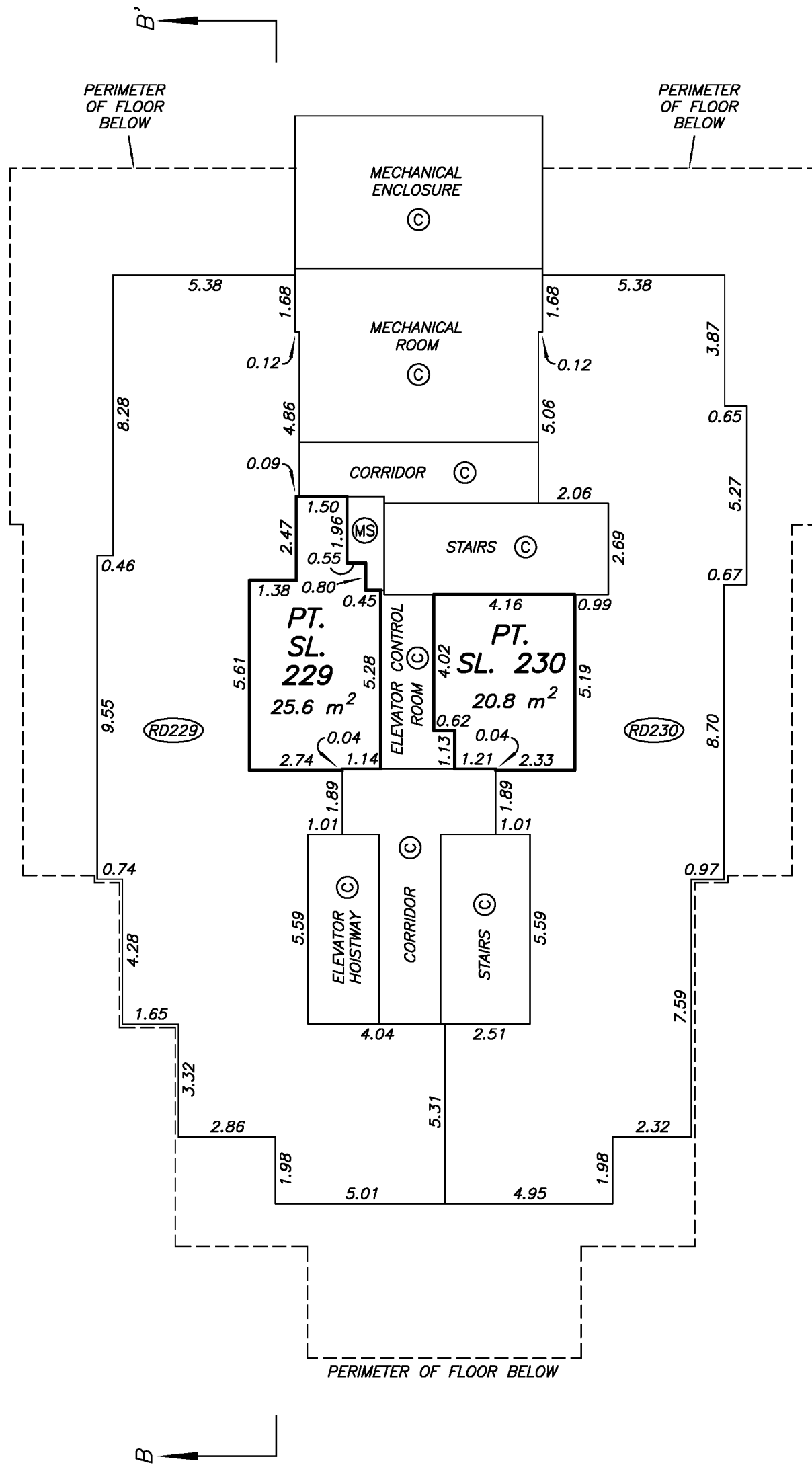
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TOWER 4 LEVEL 17 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



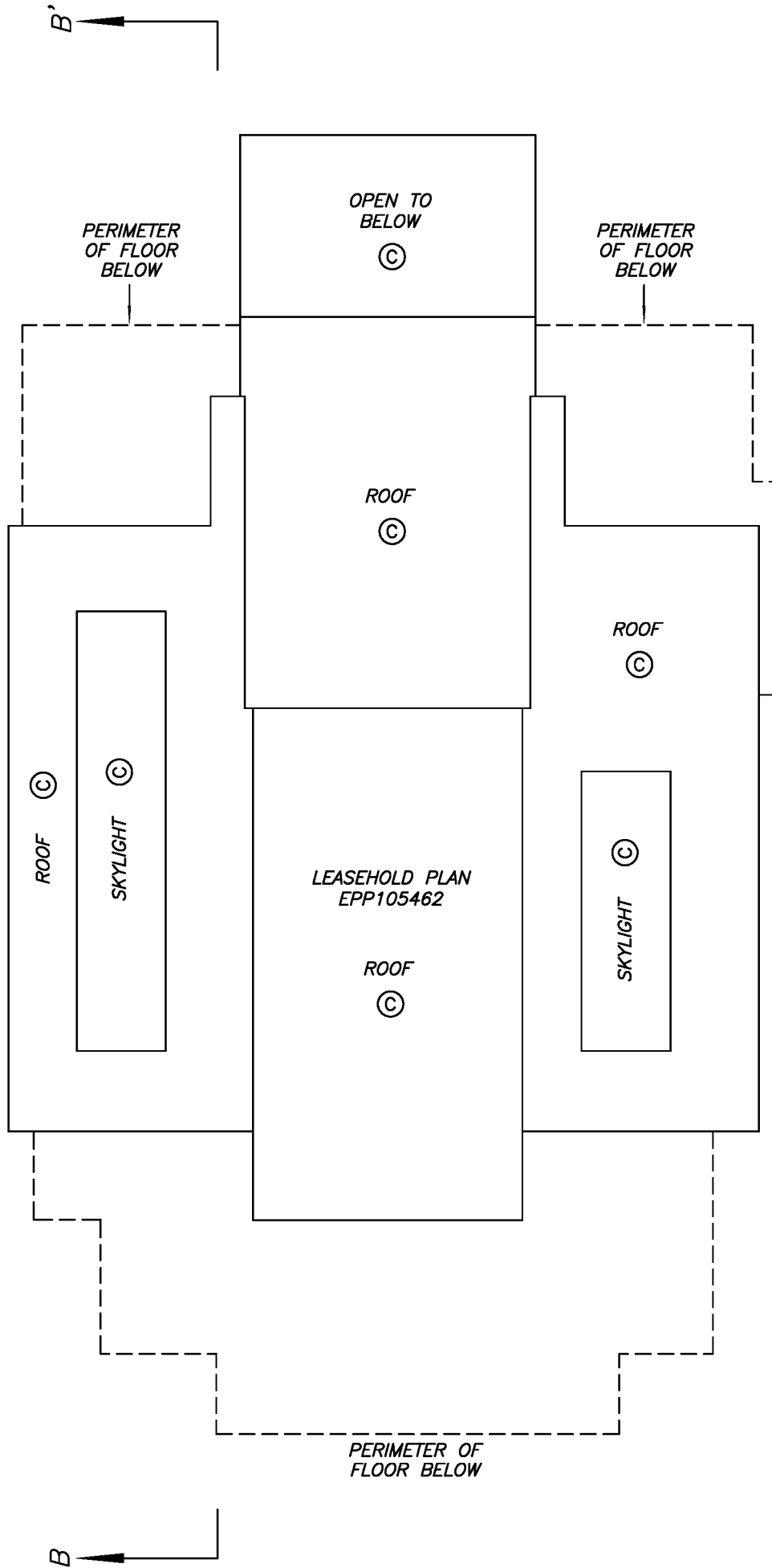
DRAWING # 31008-19
FILE # 31008-19_FP

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

TOWER 4 ROOF LEVEL FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



CROSS SECTIONS

STRATA PLAN EPS4098

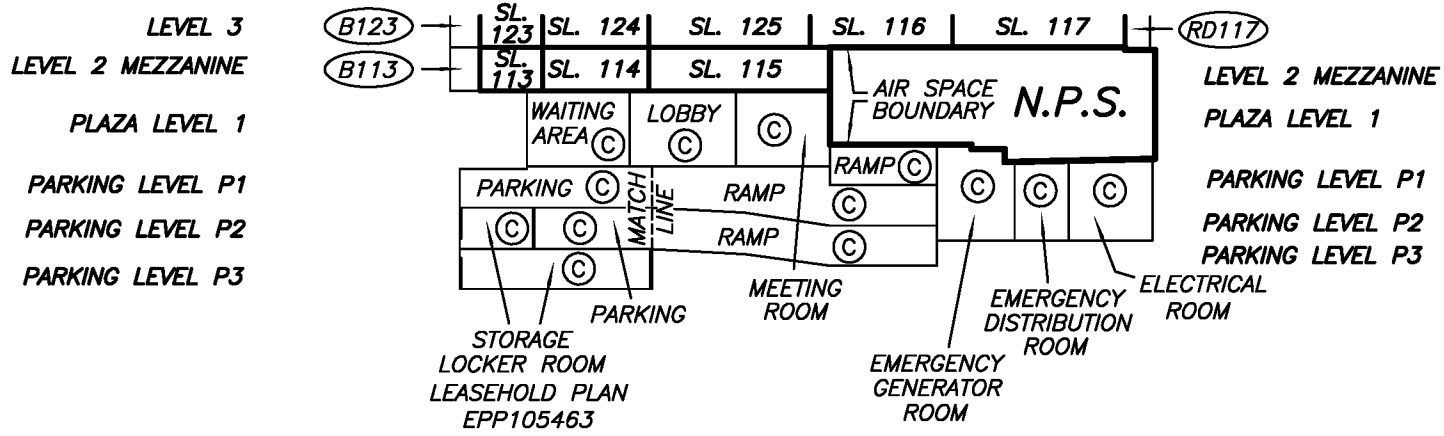
SCALE 1:500



ALL DISTANCES ARE IN METRES.

SEE SHEET #60 FOR CONTINUATION

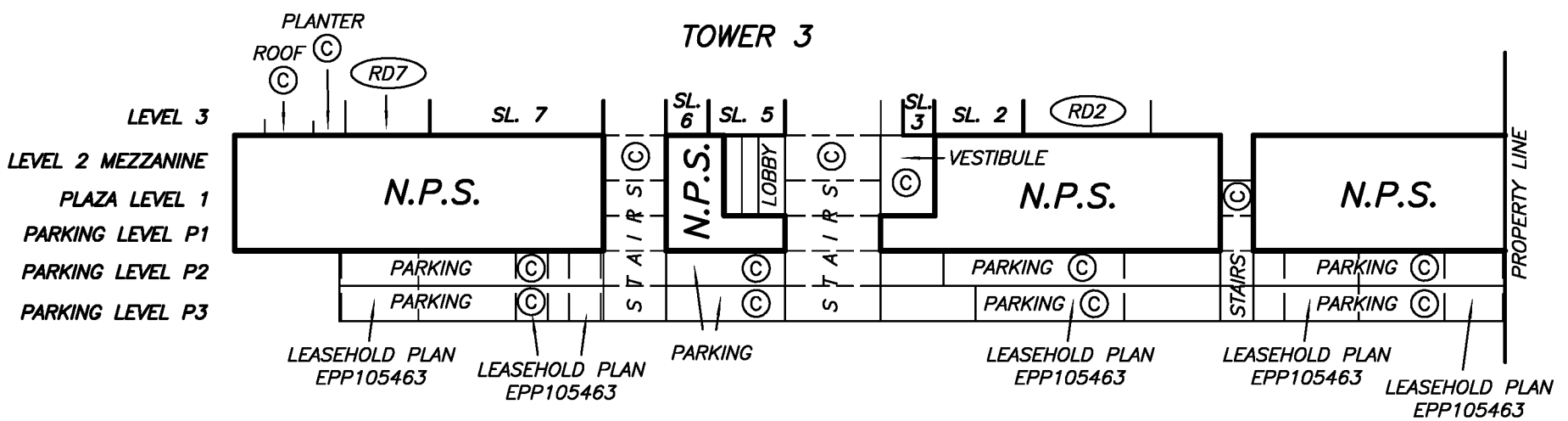
TOWER 4



CROSS SECTION B - B'

SEE SHEET #58 FOR CONTINUATION

TOWER 3



CROSS SECTION A - A'

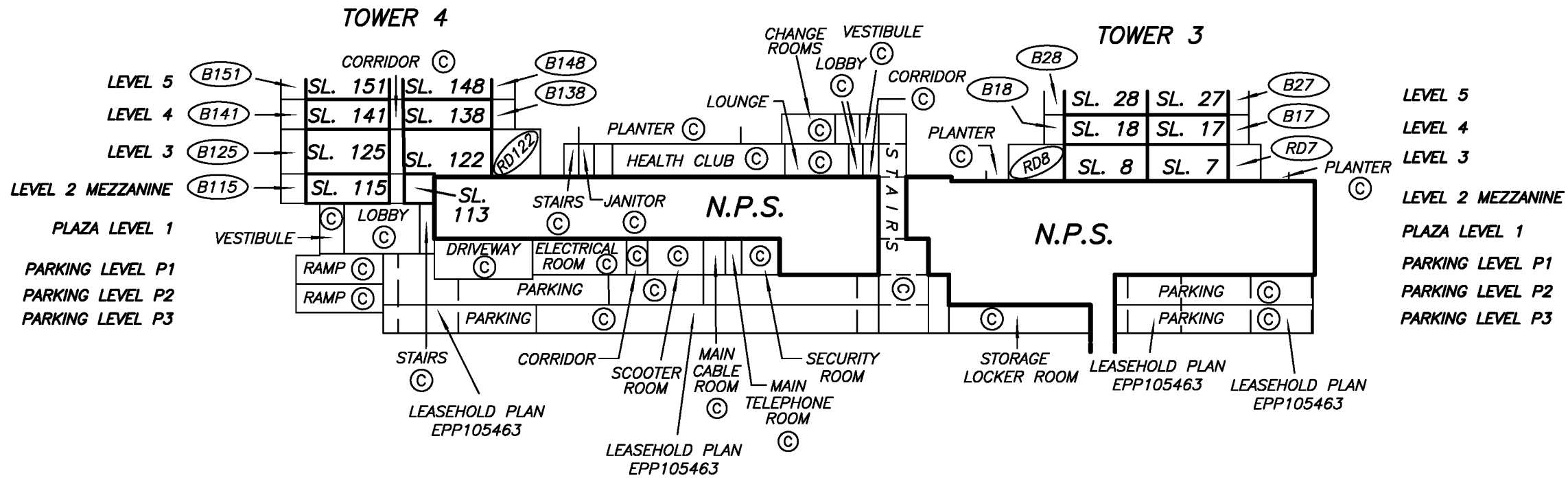
CROSS SECTIONS

STRATA PLAN EPS4098

SCALE 1:500



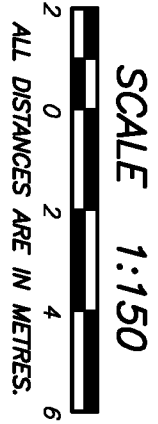
ALL DISTANCES ARE IN METRES.



CROSS SECTION C - C'

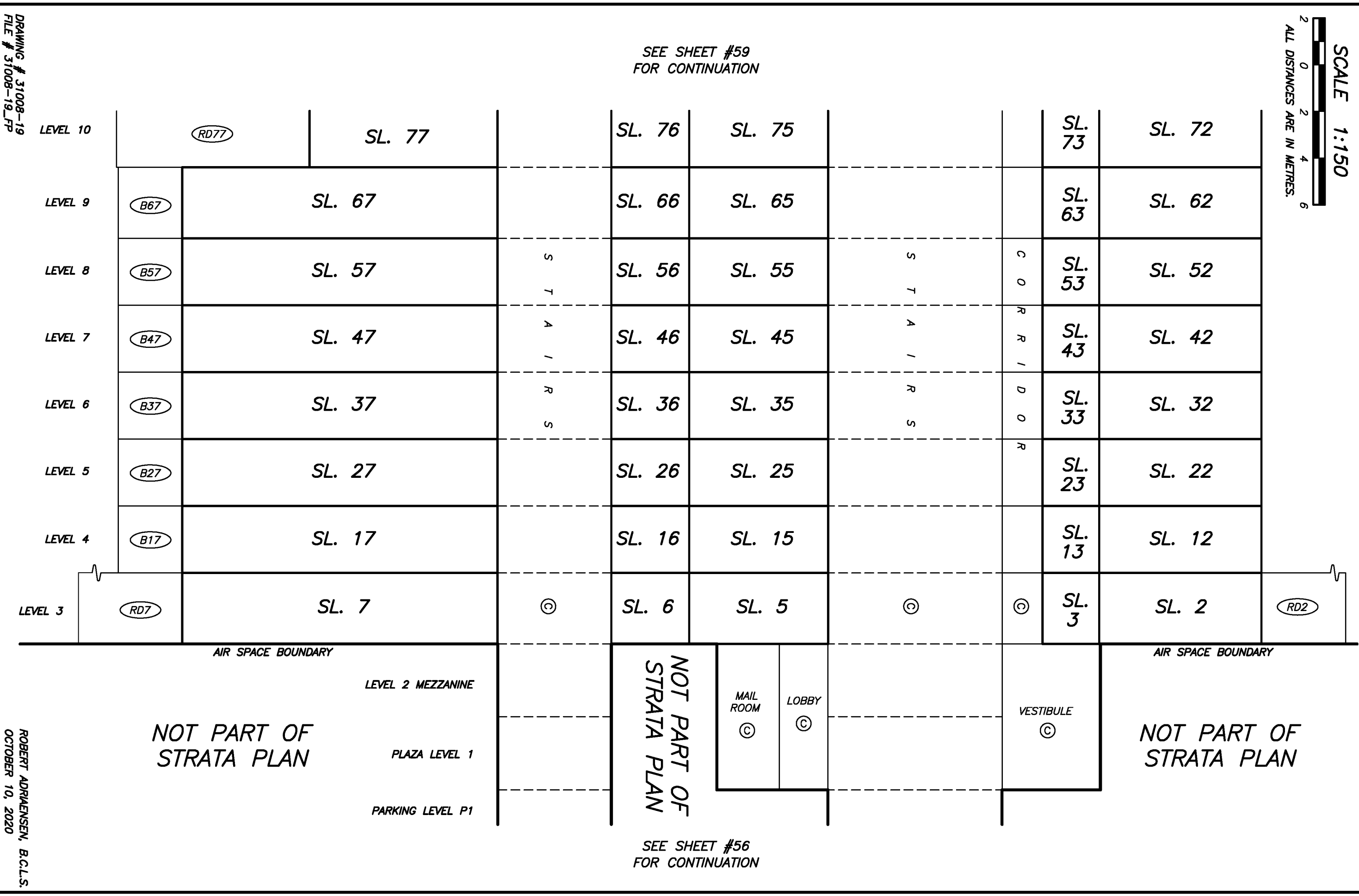
CROSS SECTION A - A'

STRATA PLAN EPS4098



SEE SHEET #59 FOR CONTINUATION

SEE SHEET #56 FOR CONTINUATION



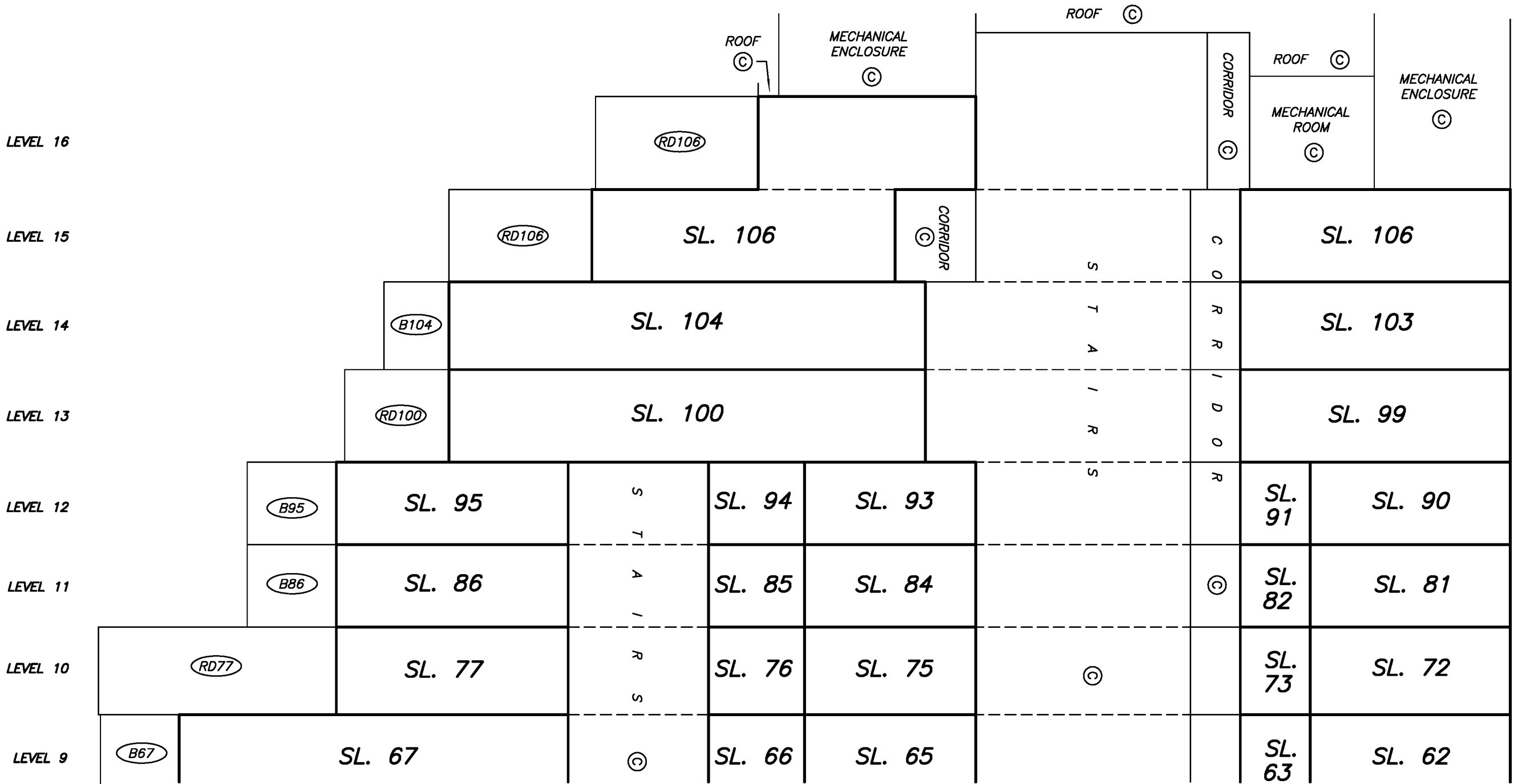
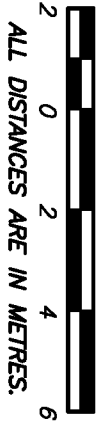
DRAWING # 31008-19
FILE # 31008-19_FP

ROBERT ADRAENSEN, B.C.L.S.
OCTOBER 10, 2020

CROSS SECTION A - A'

STRATA PLAN EPS4098

SCALE 1:150

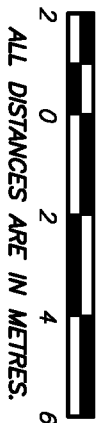


SEE SHEET #58 FOR CONTINUATION

CROSS SECTION B - B'

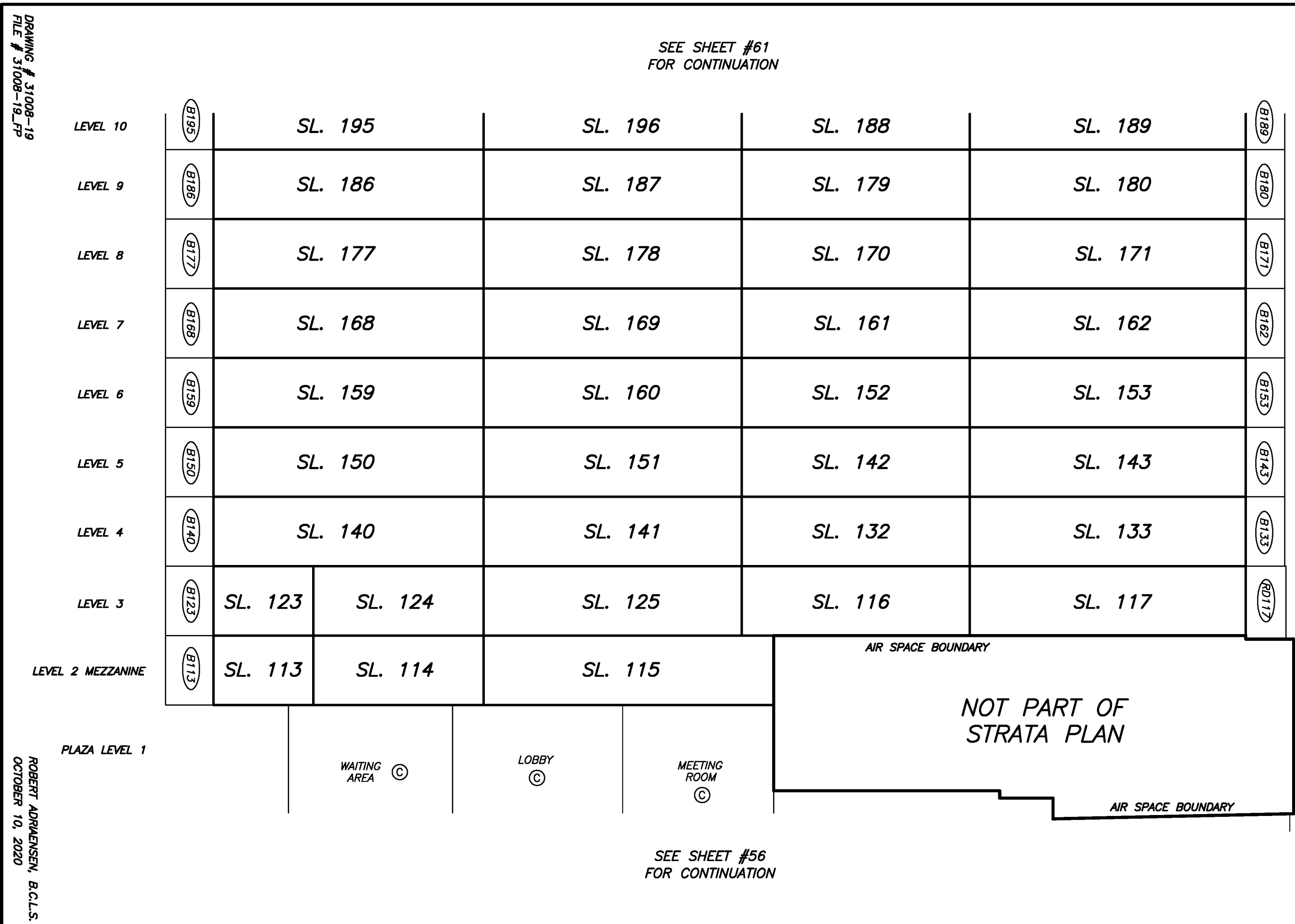
STRATA PLAN EPS4098

SCALE 1:150



SEE SHEET #61 FOR CONTINUATION

SEE SHEET #56 FOR CONTINUATION



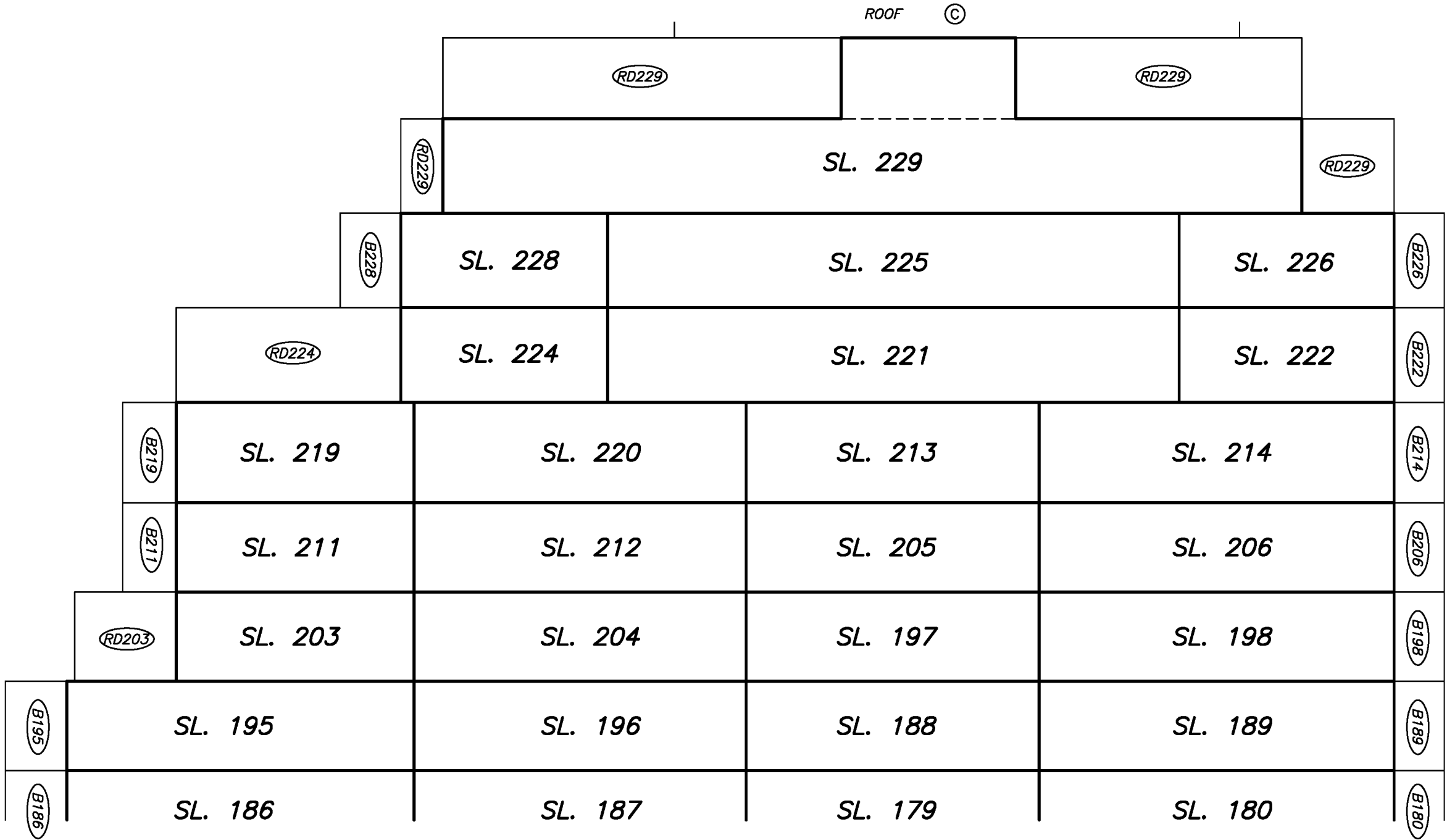
DRAWING # 31008-19
FILE # 31008-19_FP

ROBERT ADRAENSEN, B.C.L.S.
OCTOBER 10, 2020

CROSS SECTION B - B'

STRATA PLAN EPS4098

SCALE 1:150

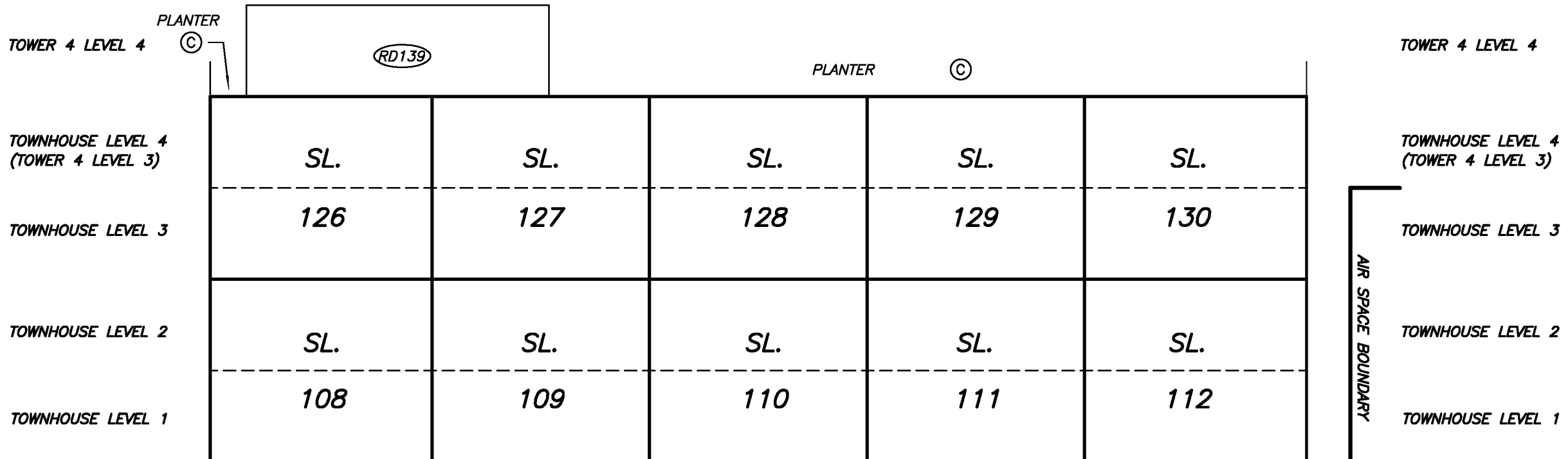
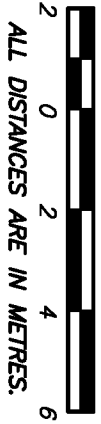


SEE SHEET #60 FOR CONTINUATION

CROSS SECTION D - D'

STRATA PLAN EPS4098

SCALE 1:150



DRAWING # 31008-19
FILE # 31008-19_FP

ROBERT ADRAENSEN, B.C.L.S.
OCTOBER 10, 2020

CROSS SECTION E - E'

STRATA PLAN EPS4098

SCALE 1:150

