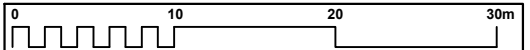


**TOTAL**  
2929 sq.m. LOT 3  
1585 sq.m.

LOT 13  
2892 sq.m.

**LOT 2**  
3511 sq.m.

--- 13.1m SPEA SETBACK AS DEFINED BY ENVIRONMENTAL PROFESSIONAL (TYP.)

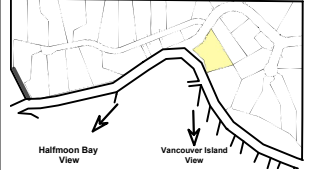


Note: Building side setback requirements are greater than the zone specifies.



- Lot Characteristics**
- 2\*large Road Frontages /Corner Lot
  - 2 Full Size Dwellings
  - 2\*water, 2 \* Hydro Connections
  - Community Sewer Connection
  - Creek & Rainforest Fronting
  - Easy Access to Coopers Green Park
  - Ability to Subdivide \*\*\*
  - \*\*\*\*through stratification

**Phase 1A**  
**Lot -2**  
**Zone: R 2**



LOCATION PLAN

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This is not an offering for sale. Any such offering can only be made with a Disclosure Statement. The enclosed information while deemed to be correct, is not guaranteed. This document is preliminary and subject to approvals and final legal plans to be provided by a BC Land Surveyor. Dimensions shown are general and for convenience only. Setbacks shown may exceed zone minimums. Topographic contours are existing conditions and do not reflect future grades. Contour interval = 1m. \*\*All dimensions are in meters.