

**Location of  
Proposed Temporary  
Building**

# Facing North





# Facing South



# Facing East



# Facing West



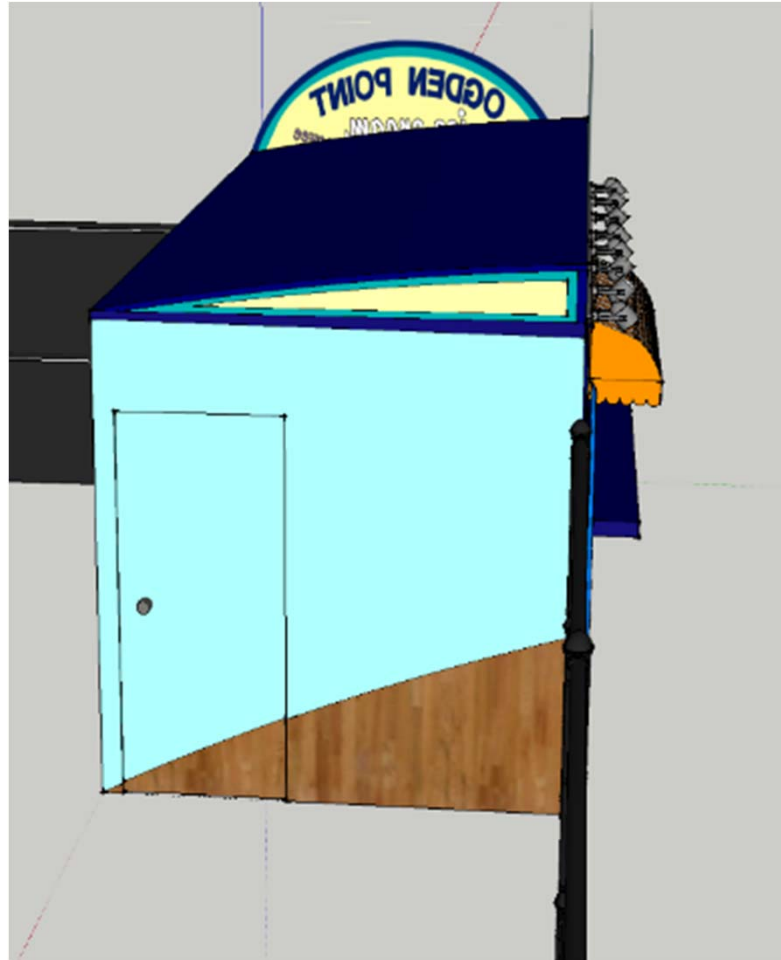




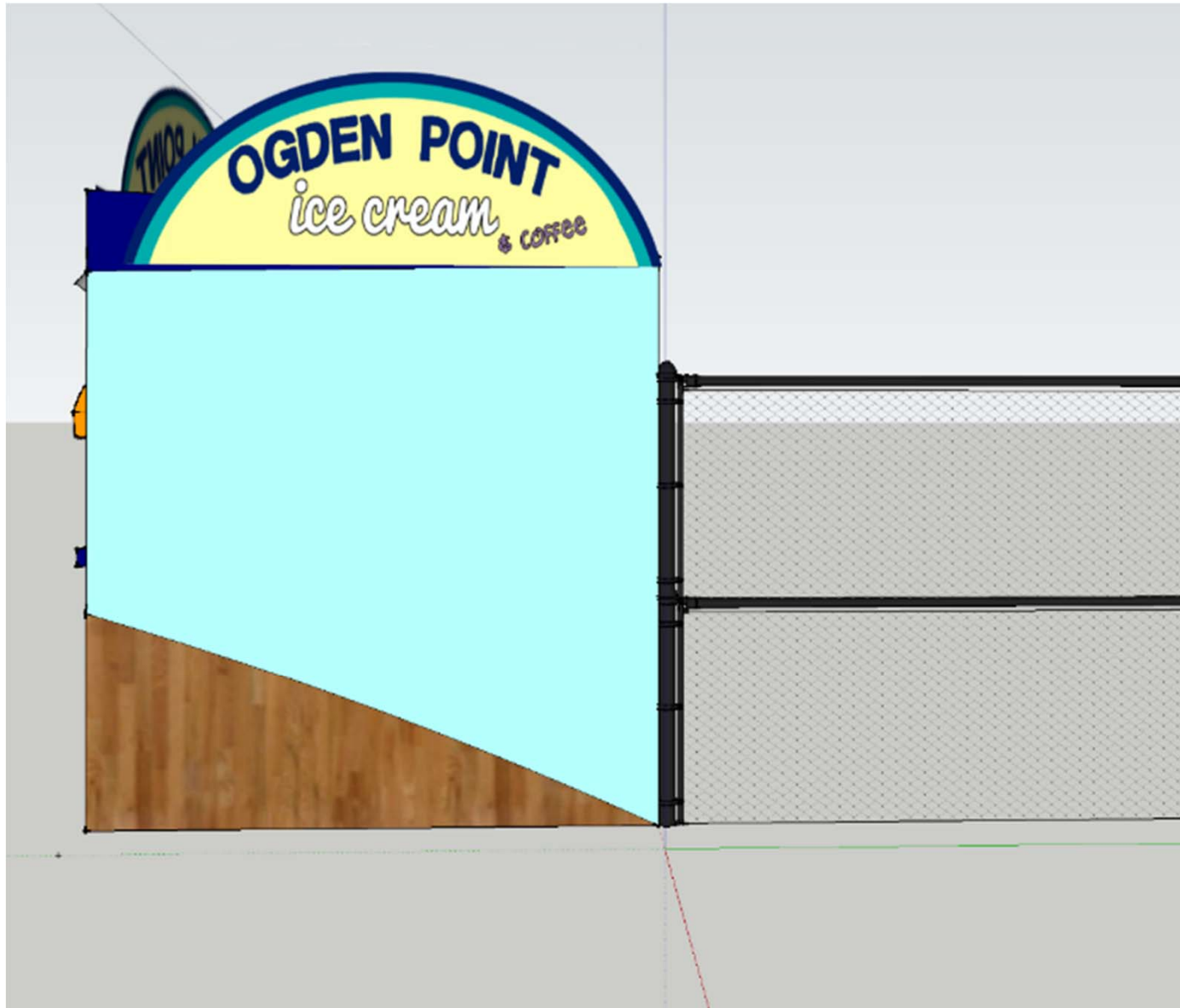




# 3D Facing East

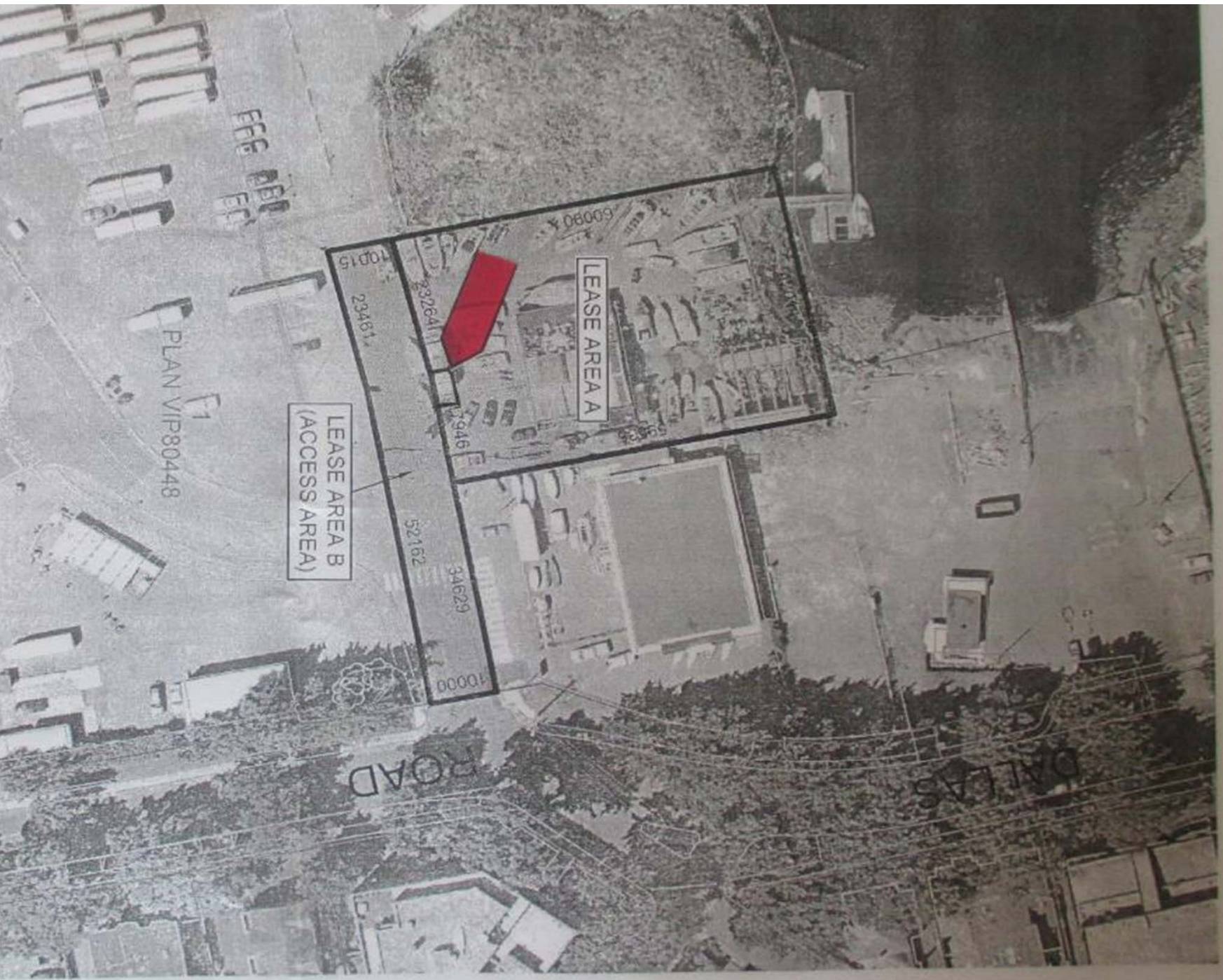


# 3D Facing West





# SCHEDULE 'A'





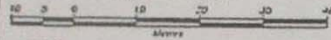
# SCHEDULE "A" Lease Plan

REFERENCE PLAN TO ACCOMPANY A LEASE OF PARTS OF  
LOT 1, OF THE BED OF VICTORIA HARBOUR, SECTION 31,  
PLAN VIP80448, ALL IN VICTORIA DISTRICT, FOR LEASEHOLD  
PURPOSES:

LEASE AND APPROVAL OF THE APPROVING OFFICER TO  
EXPIRE APRIL 30, 2016:

Pursuant to Section 99(1),(k) of the Land Title Act.

BCCS 928.0-4  
Scale = 1:500



## LEGEND

One bearing is derived from observations established  
from control monuments 7-8 and 8-59  
Integrated Survey Area No. 17, The City of Victoria,  
121063 (CSRS).

Distances are in metres and decimals  
thereof unless otherwise noted.

- ⊙ denotes control monument found.
- ⊙ denotes standard concrete post found.
- ⊙ denotes lead plug found.
- ⊙ denotes standard iron post found.
- ⊙ denotes standard iron post placed.

This plan shows ground level measured distances.  
Prior to compilation of U.T.M. coordinates multiply  
by combined factor of 0.99991295

VICTORIA

HARBOUR

LOT

LEASEHOLD AREA A  
PT  
PLAN VIP  
AREA = 0.547 ha

LEASEHOLD AREA 1  
PLAN VIP

LEASEHOLD AREA B  
PT  
PLAN VIP  
AREA = 757.1m<sup>2</sup>

PT. SECTION 31  
PLAN 1845R

PLAN VIP

Deposited in the Land Title Office of Victoria, B.C.  
this day of , 2006

Security Register

Approved pursuant to the Land Title Act  
for the purpose of leasing for a period of  
years from

Approving Officer for the  
City of Victoria



ST. LAWRENCE STREET  
STRAIT PLAN 306  
STRAIT PLAN 1374  
NIAGARA STREET

DALLAS ROAD

Option to Purchase No. 27 71709

Her Majesty the Queen in right of  
Canada as represented by the  
Minister of Transport

Registered Owner:

The Greater Victoria Harbour Authority  
Inc. No. 5-44228

Authorized Signatory

Authorized Signatory

Witness as to signature

Authorized Signatory

Witness Occupation

Witness as to signature

Witness Address

Witness Occupation

FOGLB  
VICTORIA, BC  
3006-05-03  
10178-00  
10178-00-1-03

Witness Address

## BOOK OF REFERENCE

DESCRIPTION (Parts of Lot 1)	AREA
LEASEHOLD AREA A	0.547 ha
LEASEHOLD AREA B (Access)	757.1m <sup>2</sup>

This plan lies within the Capital Regional District.

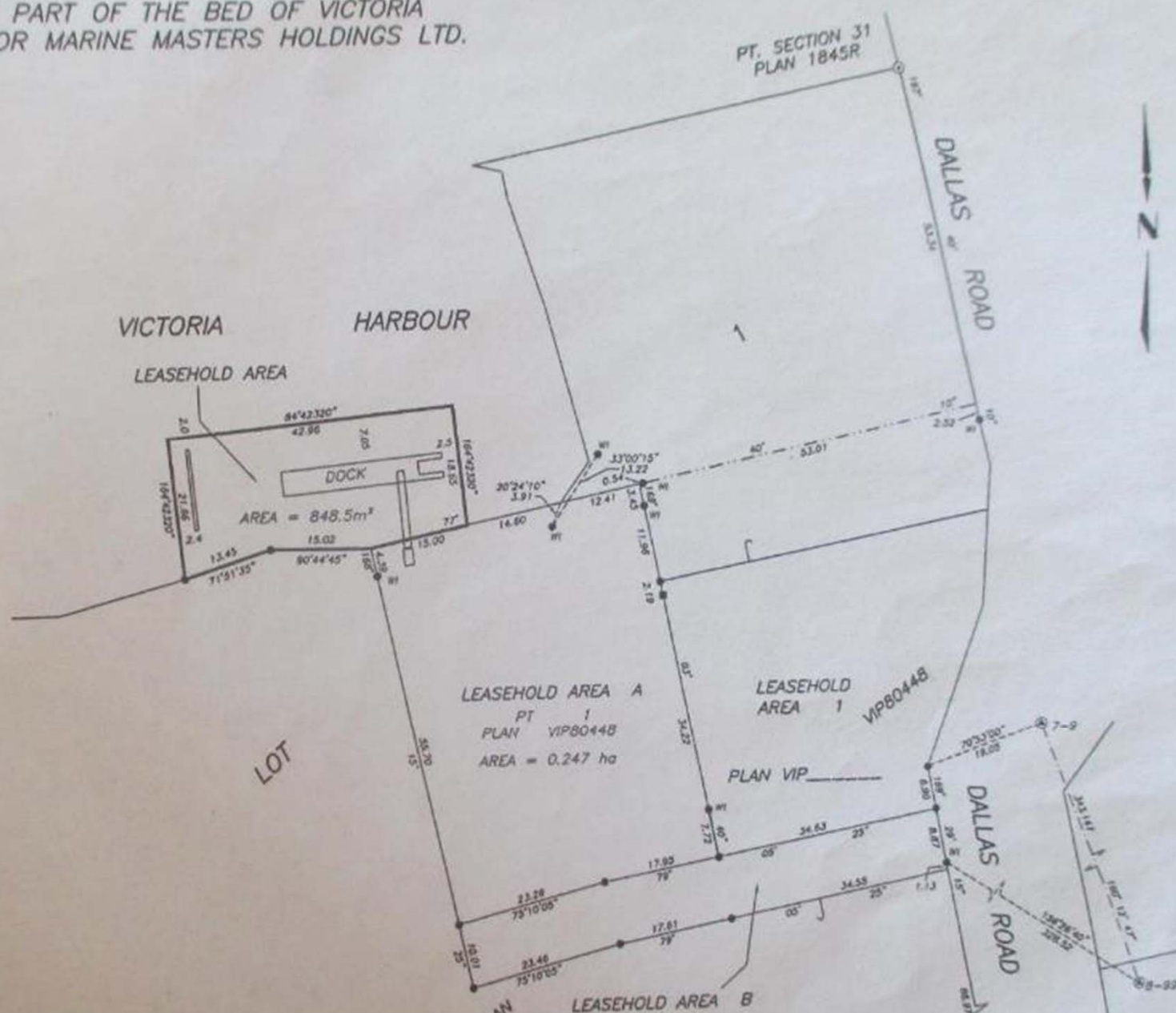
I, Ian Thomas Hughes, a British Columbia land surveyor, of the  
City of Victoria, in British Columbia, hereby certify that I was present  
at and personally supervised the survey represented by this  
plan, and that the survey and map are correct. The field survey  
was completed on the 3rd day of January, 2006. The plan  
was completed and checked, and the checklist filed under  
No. 42609, on the 4th day of January, 2006.

Ian Thomas Hughes

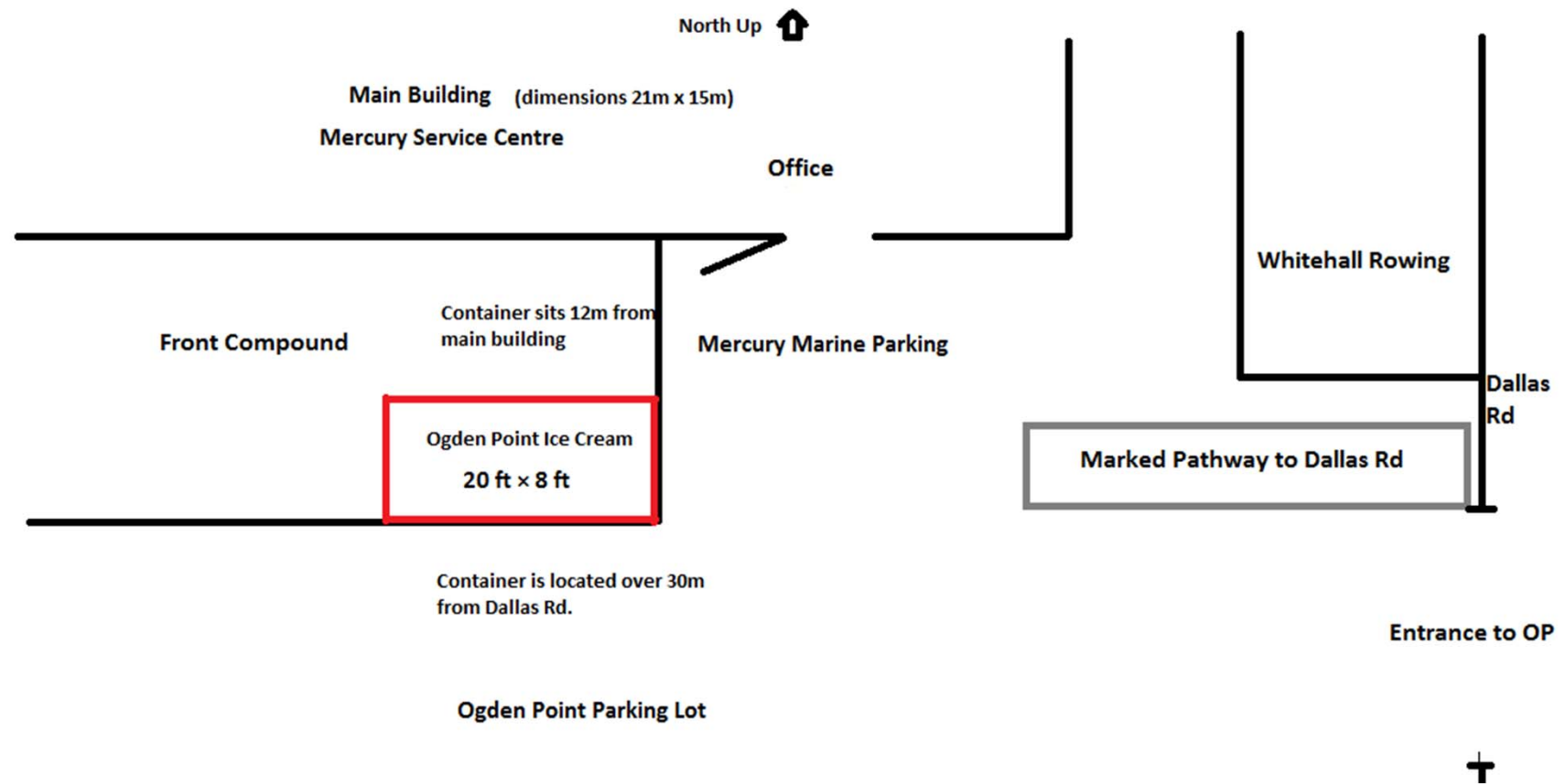
B.C.L.S.



ground level measured distances.  
 1. Elevation of U.T.M. coordinates multiply  
 2. factor of 0.99961205



# Property Layout

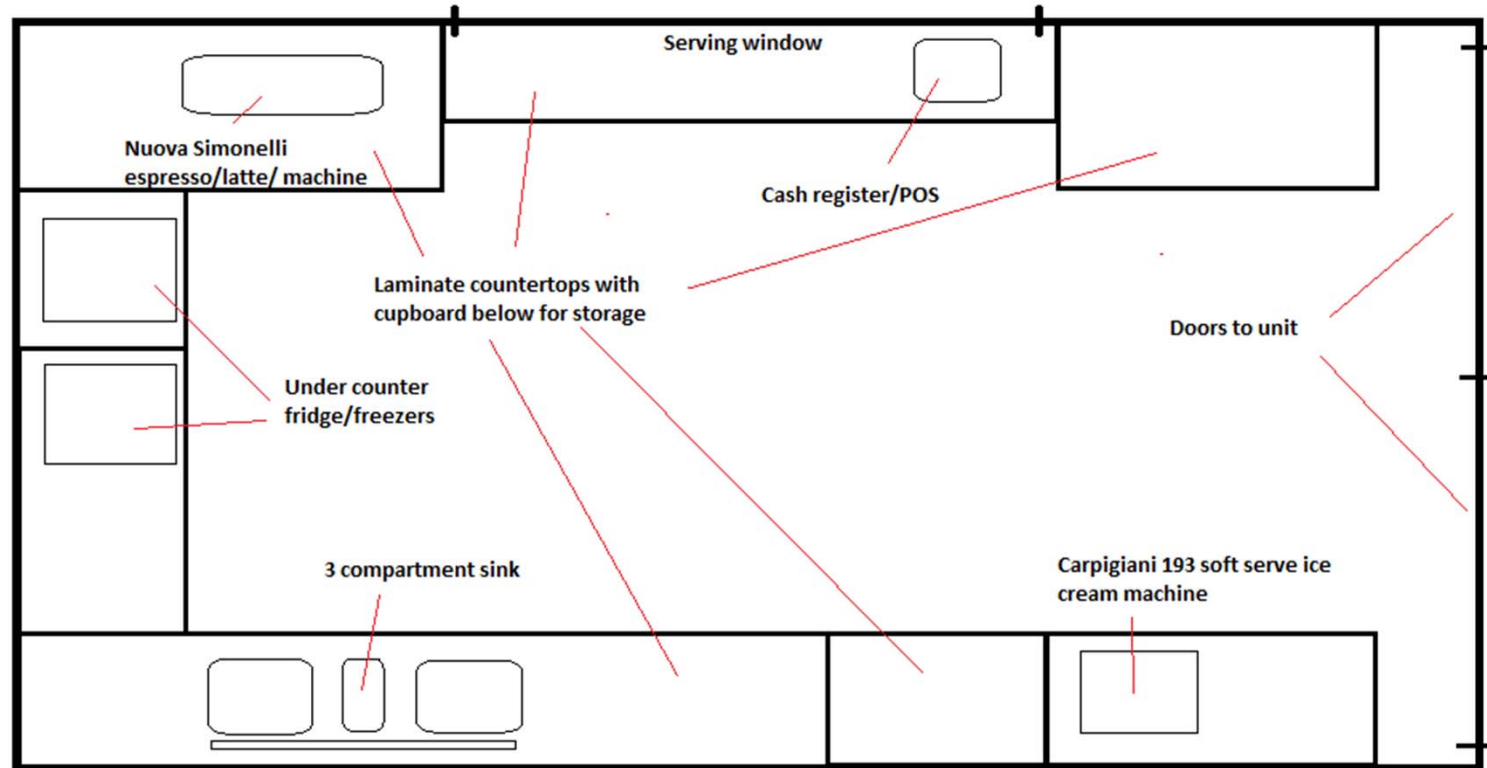




# 3D Facing North



# Ice Cream Kiosk Layout



# Facing South West





# Shipping Container Information

- **Shipping Container Information**

- **Length                  Width                  Height                  Volume**
- 20 ft (6.1 m)    8 ft (2.44 m)    8 ft 6 in (2.59 m)    1,360 cu ft (38.5 m<sup>3</sup>)
- Shipping containers are made of steel and are very strong. A twenty foot container can carry maximum of 53,000 lbs and the roof can sustain a load of more than 320,000lbs.
- Building Materials and additional information:
- container will be painted in keeping with a California surf theme.
- surf board menu's will be added
- interior and exterior lighting will be added to create an upscale look
- lower and upper trim of exterior will have cedar board and batten siding.
- dimensions of service window will be 6ft x 4 ft (1.83m x 1.22m)
- interior will be completed with wood frame and drywall - fully insulated
- container will have an awning over the service window made of sunbrella fabric with stainless steel supports
- interior of container has wood floors that will be painted
- interior will have laminate countertops with cupboards below for storage