

# Legal Description

5430 - 5450 OAK STREET  
 LOTS 2 & 3, BLOCK 865, 1 DISTRICT LOT 526  
 PLAN 8170, P.I.D. 006-445-454 (LOT 2),  
 009-432-566 (LOT 3)

# Project Summary

## 5430 - 5450 Oak Street Development Summary

<b>SITE AREA</b>		14,393.0 sf	1,337.14 sm
<b>PERMITTED FSR</b> (Based on gross site area)	1.2	17,271.6 sf	1,604.57 sm
<b>PROPOSED FSR</b>	<b>1.20</b>	<b>17,212.0 sf</b>	<b>1,599.0 sm</b>

UNIT SUMMARY		FSR AREA
<b>A UNIT</b>	Lower	198.0 sf
	Main	522.0 sf
	2nd	464.0 sf
	3rd	360.0 sf
	<b>Total</b>	<b>1,544.0 sf</b>
<b>A1 UNIT</b>	Lower	200.0 sf
	Main	527.0 sf
	2nd	469.0 sf
	3rd	364.0 sf
	<b>Total</b>	<b>1,560.0 sf</b>
<b>B UNIT</b>	Main	544.0 sf
	2nd	504.0 sf
	3rd	360.0 sf
	<b>Total</b>	<b>1,408.0 sf</b>
<b>B1 UNIT</b>	Main	550.0 sf
	2nd	510.0 sf
	3rd	364.0 sf
	<b>Total</b>	<b>1,424.0 sf</b>
<b>C UNIT</b>	Main	223.0 sf
	2nd	544.0 sf
	3rd	362.0 sf
	<b>Total</b>	<b>1,129.0 sf</b>
<b>C1 UNIT</b>	Main	226.0 sf
	2nd	550.0 sf
	3rd	363.0 sf
	<b>Total</b>	<b>1,139.0 sf</b>
<b>TOTAL UNITS</b>		
<b>A UNIT</b>	4	6,176.0 sf
<b>A1 UNIT</b>	2	3,120.0 sf
<b>B UNIT</b>	3	4,224.0 sf
<b>B1 UNIT</b>	1	1,424.0 sf
<b>C UNIT</b>	1	1,129.0 sf
<b>C1 UNIT</b>	1	1,139.0 sf
<b>TOTAL</b>	<b>12</b>	<b>17,212.0 sf</b>



Client:

**Listraor**

Project:

Townhouse  
 Development  
**5400 Oak Street**  
 Vancouver, BC

**Project  
 Summary**

NTS

Date: April 9, 2014