

**PREPARED FOR:**

c/o Equitex Management  
 707 Fort Street, Suite 500  
 Victoria, BC V8W 3G3  
 Tel (250) 386-6071

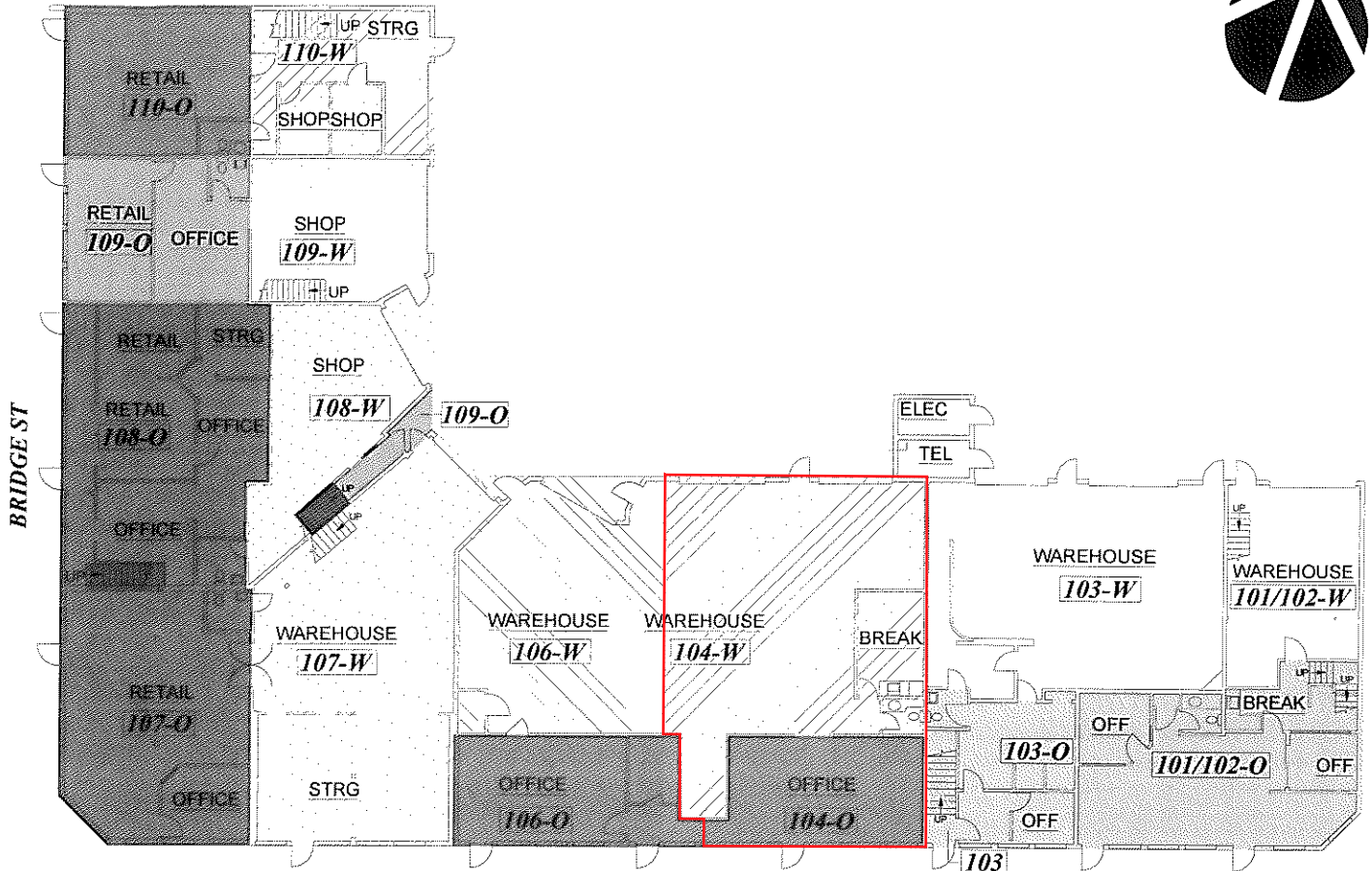
hadfield@equitex.ca

**BLDG 5082 - ISLAND FX  
 506 JOHN ST.  
 VICTORIA, BC**

**FIRST FLOOR**

(As Measured: September 2010)  
 (Last Updated: March 2018)

**PROPOSED  
 LEASE PLAN**



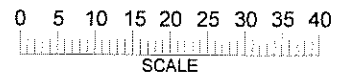
Suite #	Usable	Rentable	% of Tot R.
101/102-O	900.9	907.2	4.8
101/102-W	508.4	512.0	2.7
103-O	448.2	451.4	2.4
103-W	1,222.0	1,230.5	6.5
104-O	479.6	482.9	2.5
104-W	1,369.0	1,378.6	7.2
106-O	447.2	450.3	2.4
106-W	992.6	999.6	5.3
107-O	924.9	931.4	4.9
107-W	1,385.6	1,395.3	7.3
108-O	1,062.2	1,069.6	5.6
108-W	562.5	566.4	3.0
109-O	592.7	596.9	3.1
109-W	513.1	516.7	2.7
110-O	542.6	546.4	2.9
110-W	525.4	529.1	2.8

**JOHN ST**

BUILDING SUMMARY	SQ.FT.
Gross Building Area	19,255
Total Rentable	19,028
Total Usable	18,895
Total Floor Common	0
Total Building Common	133
Total Vertical	144

FLOOR SUMMARY	SQ.FT.
Total Rentable	12,564
Total Usable	12,477
Combined R/U	1.0070
Floor Common	0
Building Common	133
Total Vertical	144

**Note:** Some measurements were taken to unfinished wall surfaces. Lease areas are subject to minor change upon finishing.



AREAS COMPUTED IN ACCORDANCE WITH ANSI/BOMA (Z65.2) 2009 INDUSTRIAL STANDARD, METHODOLOGY B (DRIP LINE).



Survey Accuracy: +/- 0.10 %

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