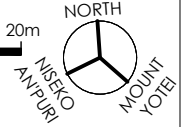
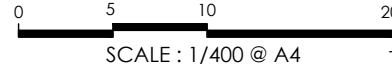
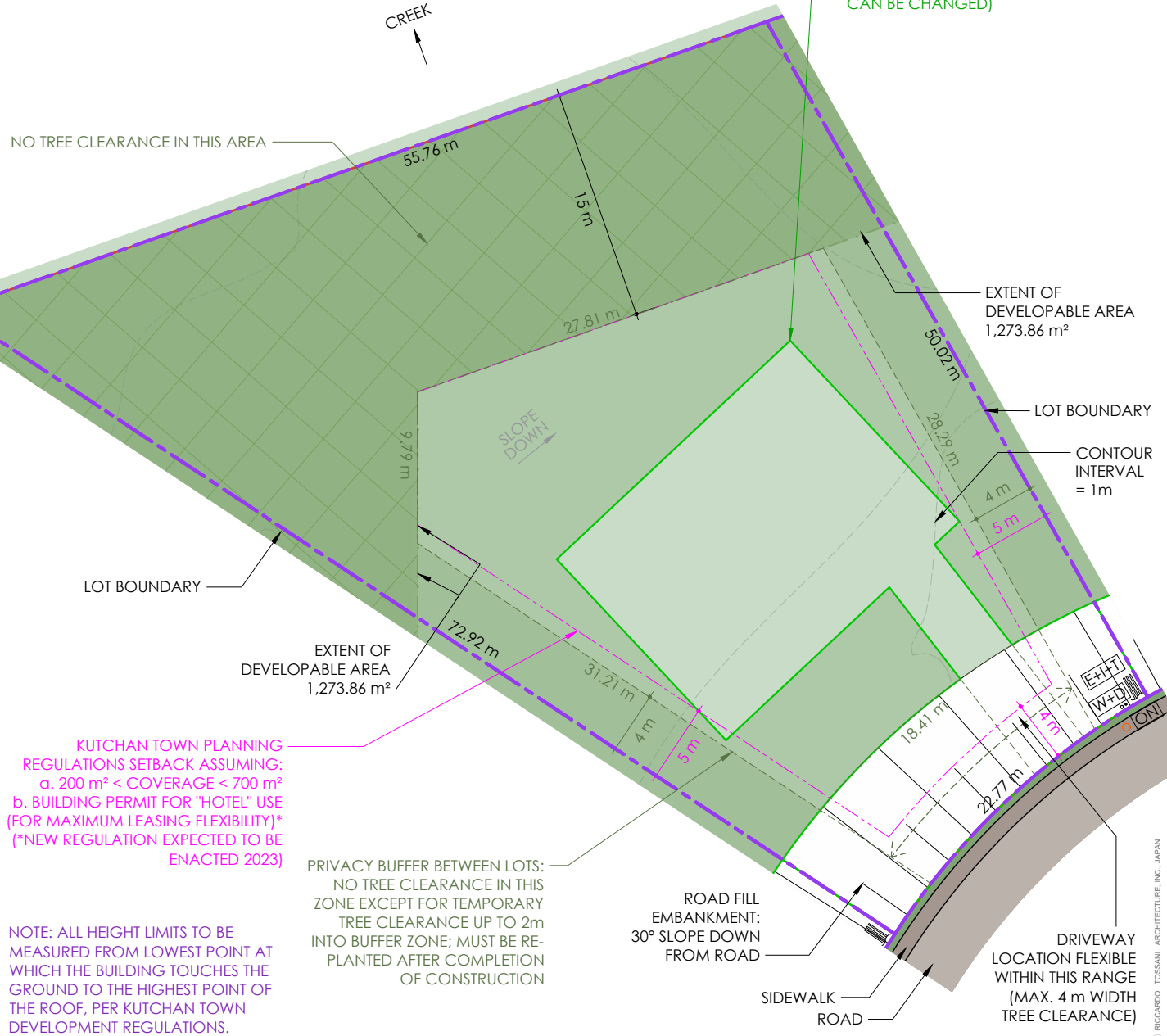


FINAL ELECTRICAL CAPACITY = **48 KVA** → [E]
 APEX PROPERTY RECOMMENDS HEATING BY KEROSENE OR GAS SO AS NOT TO EXCEED AVAILABLE ELECTRICAL CAPACITY
 MAX. PERMITTED NO. OF ONSEN BATHS = **2 BATH** → [ON]
 (1 BATH = 1.8 m²)

UTILITIES LEGEND
 [E] ELECTRICITY
 [I+T] INTERNET + TELEPHONE
 [W+D] WATER + DRAINAGE
 [ON] ONSEN



MAXIMUM TREE CLEARANCE AREA
 [INCLUDES ROAD CUT/FILL ZONE & 2m CONSTRUCTION ZONE AROUND BUILDING] = **558.01 m²**
 (MAXIMUM AREA CANNOT BE EXCEEDED, HOWEVER SHAPE OF CLEARANCE AREA CAN BE CHANGED)



KUTCHAN TOWN PLANNING REGULATIONS SETBACK ASSUMING:
 a. 200 m² < COVERAGE < 700 m²
 b. BUILDING PERMIT FOR "HOTEL" USE (FOR MAXIMUM LEASING FLEXIBILITY)*
 (*NEW REGULATION EXPECTED TO BE ENACTED 2023)

NOTE: ALL HEIGHT LIMITS TO BE MEASURED FROM LOWEST POINT AT WHICH THE BUILDING TOUCHES THE GROUND TO THE HIGHEST POINT OF THE ROOF, PER KUTCHAN TOWN DEVELOPMENT REGULATIONS.

PRIVACY BUFFER BETWEEN LOTS:
 NO TREE CLEARANCE IN THIS ZONE EXCEPT FOR TEMPORARY TREE CLEARANCE UP TO 2m INTO BUFFER ZONE; MUST BE REPLANTED AFTER COMPLETION OF CONSTRUCTION

KUTCHAN TOWN PLANNING REGULATIONS

DEVELOPMENT ZONE : WEST IWAOBETSU, ASAHI, HANAZONO AREA
MAX. COVERAGE RATIO : (TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX. BUILDING FOOTPRINT)
MAX. FLOOR AREA RATIO : 200% (50% FOR "HOTEL" BUILDING PERMIT)*
MAX. HEIGHT : 13 m
MIN. ROAD SETBACK : 2 m (COVERAGE < 200 m²)
 4 m (200 m² < COVERAGE < 700 m²)
MIN. SIDE SETBACK : 1.5 m (HEIGHT < 7m); 2.0 m (HEIGHT >= 7m)
 5.0 m ("HOTEL" BUILDING PERMIT)*
ROAD SHASEN LINE RATIO: 1.25:1*
SIDE SHASEN LINE RATIO: 1.25:1 @ 20m HEIGHT ABOVE BOUNDARY

FOREST DEVELOPMENT LAWS

MAXIMUM DEVELOPMENT FOOTPRINT (30% DEV. AREA) = 382.16 m²
MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = 558.01m²
ALL REMAINING FOREST IS TO BE PRESERVED.
FOREST WHICH IS CLEARED FOR CONSTRUCTION PURPOSES TO BE REPLANTED.

ADDITIONAL HANACREEK PLANNING CONTROLS

BUILDING TYPE: RESIDENCE (2-KEY OPTION PERMITTED)
LAND & ROOF DRAINAGE : DRAINAGE SHALL NOT FALL TOWARDS ROAD

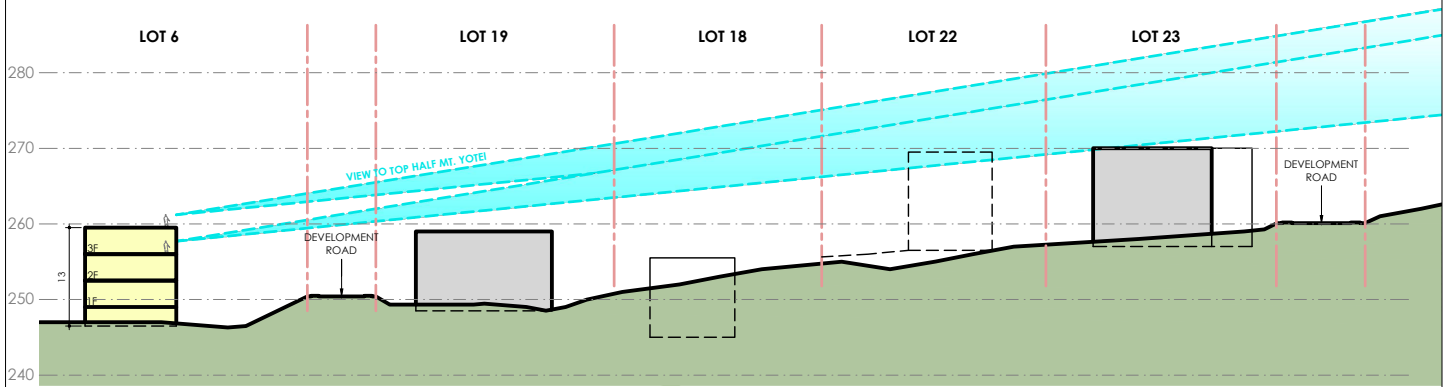
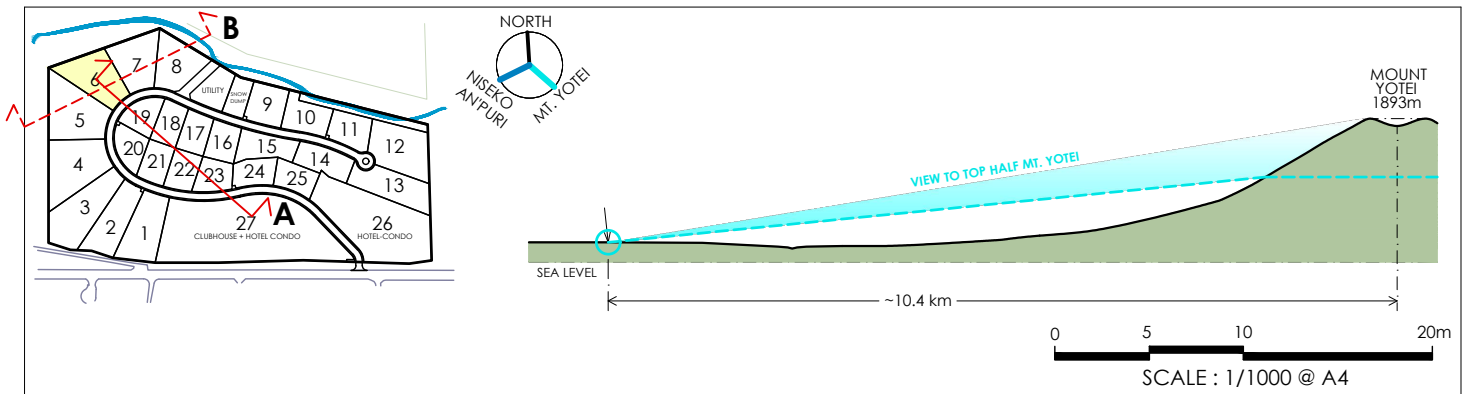
NOTES: ALL AREAS AND DIMENSIONS & CAPACITIES ARE SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.
 * NEW REGULATIONS EXPECTED TO BE ENACTED BY KUTCHAN TOWN IN 2023



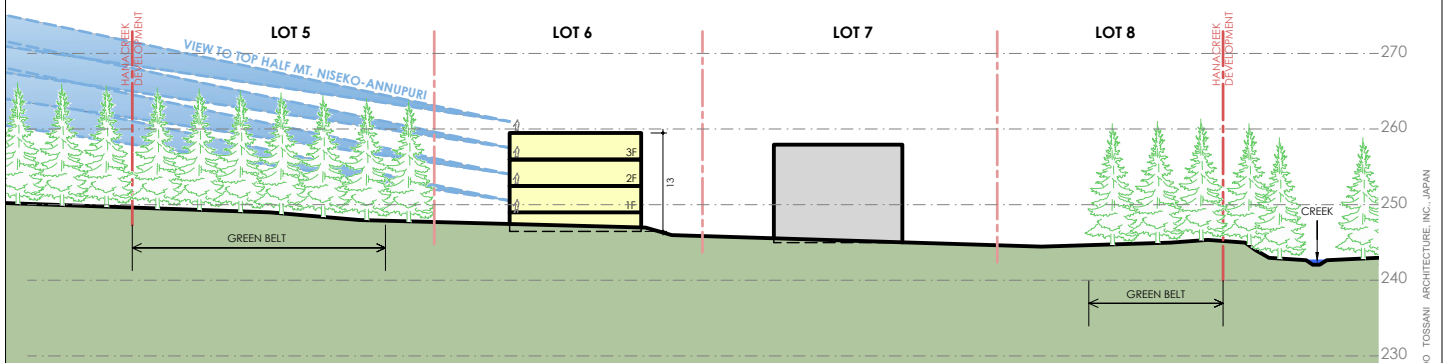
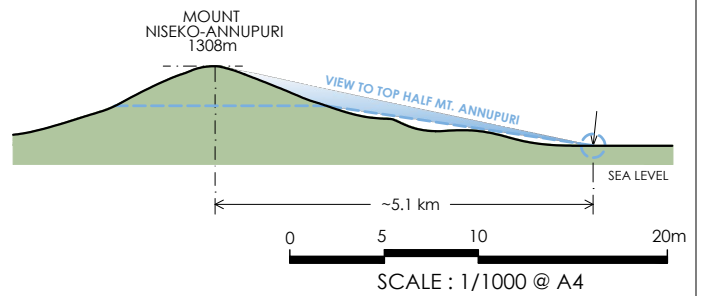
Hanacreek LOT 6
2,149.87 m²
 (1,273.86 m² DEVELOPABLE AREA)



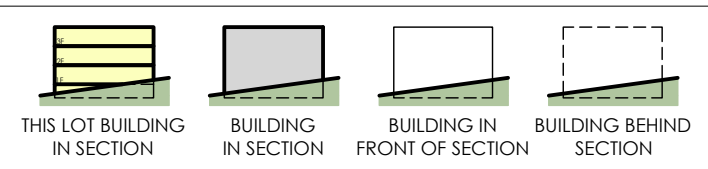
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SECTION A - VIEW TO MT.YOTEI




SECTION B - VIEW TO MT. NISEKO-ANNUPURI



KUTCHAN TOWN PLANNING REGULATIONS (HEIGHT & SHASEN SLOPE LINES)
DEVELOPMENT ZONE : WEST IWAOBETSU, ASAHI, HANAZONO AREA
MAX. HEIGHT : 13 m
ROAD SHASEN LINE RATIO: 1.25:1*
SIDE SHASEN LINE RATIO: 1.25:1 @ 20m HEIGHT ABOVE BOUNDARY

NOTES REGARDING VIEW LINES TO MOUNTAINS:
 1. BUILDING FORMS ARE INDICATIVE MAXIMUM HEIGHT VOLUMES ONLY, AND ARE SET OUT FROM THE LOWEST POINTS OF EXPECTED BUILDING FOOTPRINTS.
 2. VIEW LINES ARE APPROXIMATE ONLY AND DO NOT TAKE INTO ACCOUNT OBSTRUCTION BY TREES. VIEWS TO MOUNTAINS CANNOT BE GUARANTEED.
 3. ACTUAL BUILDING VOLUMES ON OTHER LOTS MAY PARTIALLY INTRUDE INTO VIEW LINES IF CONSTRUCTED OUTSIDE ASSUMED BUILDING FOOTPRINTS.

NOTES REGARDING LOT INFORMATION AND AUTHORITY REGULATIONS:
 1. ALL AREAS, DIMENSIONS & CAPACITIES ARE SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.
 2. ALL APPLICABLE REGULATIONS TO BE CONFIRMED BY THE BUYER.
 3. * NEW REGULATIONS EXPECTED TO BE ENACTED BY KUTCHAN TOWN IN 2023




HANACREEK
NISEKO

Hanacreek LOT 6

2,149.87 m²

(1,273.86 m² DEVELOPABLE AREA)



APEX
PROPERTY