

Appendix 1

Lease Plan of the Subject Site

| Point | Hong Kong 1980 Grid Coordinates | |
|-------|---------------------------------|------------|
| | N (m) | E (m) |
| A | 837439.144 | 823388.502 |
| B | 837440.304 | 823391.697 |
| C | 837440.915 | 823401.870 |
| D | 837437.587 | 823412.820 |
| E | 837434.434 | 823417.405 |
| F | 837429.282 | 823423.217 |
| G | 837427.801 | 823424.579 |
| H | 837421.864 | 823428.013 |
| J | 837420.100 | 823429.162 |
| K | 837411.902 | 823438.424 |
| L | 837409.754 | 823443.327 |
| M | 837408.283 | 823446.486 |
| N | 837407.756 | 823447.833 |
| P | 837406.195 | 823449.695 |
| Q | 837405.400 | 823449.182 |
| R | 837404.391 | 823450.578 |
| S | 837402.876 | 823452.837 |
| T | 837401.646 | 823454.909 |
| U | 837400.967 | 823456.164 |
| V | 837400.778 | 823456.085 |
| W | 837400.123 | 823457.343 |
| AA | 837400.342 | 823457.450 |
| AB | 837398.917 | 823460.731 |
| AC | 837397.857 | 823463.402 |
| AD | 837397.305 | 823465.040 |
| AE | 837396.931 | 823466.332 |
| AF | 837396.524 | 823467.931 |
| AG | 837395.937 | 823470.764 |
| AH | 837394.333 | 823479.083 |
| AJ | 837390.705 | 823498.139 |
| AK | 837387.781 | 823513.435 |
| AL | 837386.578 | 823518.801 |
| AM | 837384.726 | 823523.757 |
| AN | 837382.646 | 823527.766 |
| AP | 837380.871 | 823530.396 |
| AQ | 837379.573 | 823527.009 |
| AR | 837377.239 | 823517.350 |
| AS | 837375.261 | 823505.869 |
| AT | 837372.868 | 823506.173 |
| AU | 837369.056 | 823505.910 |
| AV | 837362.203 | 823504.831 |
| AW | 837355.112 | 823503.466 |
| AX | 837346.063 | 823500.861 |
| AY | 837337.571 | 823497.760 |
| AZ | 837340.566 | 823542.694 |
| BA | 837333.100 | 823538.646 |
| BB | 837323.692 | 823536.895 |
| BC | 837311.755 | 823530.277 |
| BD | 837311.908 | 823529.997 |
| BE | 837310.655 | 823529.315 |
| BF | 837310.547 | 823529.522 |
| BG | 837282.355 | 823514.152 |
| BH | 837282.492 | 823513.899 |
| BJ | 837281.272 | 823513.269 |
| BK | 837280.801 | 823514.101 |
| BL | 837279.486 | 823513.595 |
| BM | 837273.151 | 823506.792 |
| BN | 837262.048 | 823500.718 |
| BP | 837252.923 | 823499.064 |
| BQ | 837225.886 | 823484.249 |

| Point | Hong Kong 1980 Grid Coordinates | |
|-------|---------------------------------|------------|
| | N (m) | E (m) |
| BR | 837225.724 | 823484.588 |
| BS | 837224.597 | 823484.055 |
| BT | 837224.785 | 823483.658 |
| BU | 837222.741 | 823482.136 |
| BV | 837219.382 | 823473.787 |
| BW | 837217.649 | 823473.670 |
| BX | 837218.459 | 823469.745 |
| BY | 837216.904 | 823468.983 |
| BZ | 837203.585 | 823493.404 |
| CA | 837201.292 | 823492.297 |
| CB | 837187.461 | 823516.921 |
| CC | 837185.191 | 823518.183 |
| CD | 837179.923 | 823517.778 |
| CE | 837157.314 | 823504.908 |
| CF | 837139.277 | 823495.787 |
| CG | 837121.239 | 823486.666 |
| CH | 837117.739 | 823485.888 |
| CJ | 837102.123 | 823477.685 |
| CK | 837091.945 | 823470.365 |
| CL | 837094.175 | 823466.242 |
| CM | 837096.248 | 823462.343 |
| CN | 837099.223 | 823456.879 |
| CP | 837103.720 | 823448.096 |
| CQ | 837107.961 | 823439.948 |
| CR | 837109.523 | 823437.060 |
| CS | 837111.740 | 823432.961 |
| CT | 837111.482 | 823432.862 |
| CU | 837139.673 | 823376.839 |
| CV | 837128.107 | 823370.947 |
| CW | 837130.760 | 823362.102 |
| CX | 837141.143 | 823356.857 |
| CY | 837173.008 | 823365.440 |
| CZ | 837194.548 | 823370.280 |
| DA | 837216.253 | 823374.600 |
| DB | 837226.950 | 823376.391 |
| DC | 837259.549 | 823380.614 |
| DD | 837264.672 | 823389.339 |
| DE | 837262.404 | 823395.246 |
| DF | 837270.825 | 823398.700 |
| DG | 837274.861 | 823387.822 |
| DH | 837281.797 | 823383.160 |
| DJ | 837290.967 | 823384.148 |
| DK | 837341.122 | 823389.666 |
| DL | 837352.434 | 823390.783 |
| DM | 837362.458 | 823391.451 |
| DN | 837370.894 | 823391.768 |
| DP | 837379.598 | 823391.733 |
| DQ | 837387.749 | 823391.329 |
| DR | 837396.947 | 823390.506 |
| DS | 837433.475 | 823385.968 |
| DT | 837435.844 | 823386.456 |
| DU | 837438.400 | 823387.267 |

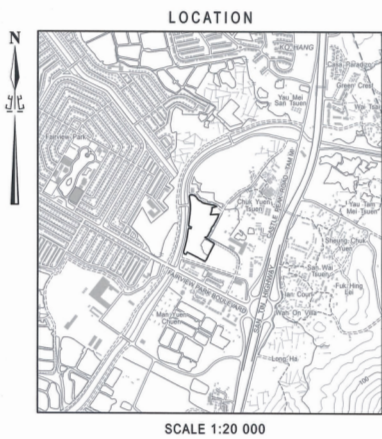
| Point | Hong Kong 1980 Grid Coordinates | |
|-------|---------------------------------|------------|
| | N (m) | E (m) |
| EA | 837433.520 | 823392.352 |
| EB | 837409.000 | 823398.683 |
| EC | 837414.775 | 823399.905 |
| ED | 837429.585 | 823474.532 |
| EE | 837442.162 | 823371.771 |
| EF | 837438.400 | 823387.519 |
| EG | 837281.475 | 823390.171 |

I, FAN Chung-hei, "Land Surveyor", Yuen Long,
"an Authorized Land Surveyor registered under the Land
Survey Ordinance (Cap. 473)", hereby certify that this land
boundary plan has been prepared from land boundary
surveys that were carried out by me or under my direct
supervision in conformity with the "Land Boundary Survey
Regulations / Code of Practice approved by the Land Survey
Authority under the above Ordinance, and that this plan
correctly represents that survey completed on the 20th day
of Jul, 2021.

Dated this 21st day of Jul, 2021

Remarks:
(1) - Delete as appropriate.
(2) The practice requirements laid down in the Land Boundary
Survey Regulations of the Lands Department are the same as
those in the Code of Practice approved by the Land Survey
Authority under the Land Survey Ordinance.

| Field Book | Comp. Folder | Svy. Officer | Tech. Officer | Date | ALS Plan No. | Plan No. |
|------------|--------------|--------------|---------------|------------|--------------|------------|
| --- | YL14240 | C.W. LEUNG | K.Y. HO | 21/07/2021 | --- | YL14240-DI |



SCALE 1:20 000

| SIDE | DISTANCE IN METRES | BEARING | PI. | CORNER MARKED BY |
|--------------|-----------------------|-----------|-----|---------------------|
| Chord A-B | 3.399 | 70 02 45 | | |
| Chord B-C | 10.191 | 86 33 46 | | |
| Chord C-D | 11.445 | 106 54 20 | | |
| D-E | 5.564 | 124 30 56 | | |
| E-F | 7.767 | 131 33 18 | | |
| F-G | 2.012 | 137 23 49 | | |
| G-H | 6.859 | 149 57 17 | | |
| H-I | 2.105 | 146 55 17 | | |
| I-J | 12.369 | 131 30 46 | | |
| J-K | 5.353 | 113 39 29 | | |
| K-L | 3.485 | 114 58 09 | | |
| L-M | 1.446 | 111 22 03 | | |
| M-N | 2.430 | 129 58 29 | | |
| N-P | 0.946 | 212 50 00 | | |
| P-Q | 1.722 | 125 51 31 | | |
| Q-R | 2.720 | 123 50 52 | | |
| R-S | 2.410 | 120 41 41 | | |
| S-T | 1.427 | 118 24 54 | | |
| T-U | 0.213 | 207 38 46 | | |
| U-V | 1.436 | 117 08 10 | | |
| V-W | 0.244 | 26 02 22 | | |
| W-AA | 3.577 | 113 28 34 | | |
| AA-AB | 2.874 | 111 38 45 | | |
| AC-AD | 1.729 | 108 37 25 | | |
| AD-AE | 1.345 | 106 08 40 | | |
| AE-AF | 1.650 | 104 16 50 | | |
| AF-AG | 2.893 | 101 42 22 | | |
| AG-AH | 8.472 | 100 54 48 | | |
| AH-AI | 19.398 | 100 46 46 | | |
| AI-AJ | 15.573 | 100 49 20 | | |
| AK-AL | 5.499 | 102 38 10 | | |
| AL-AM | 5.291 | 110 29 24 | | |
| AM-AN | 4.516 | 117 25 18 | | |
| AN-AO | 3.173 | 124 00 56 | | |
| AO-AP | 3.627 | 249 01 54 | | |
| AP-AQ | 9.937 | 256 24 56 | | |
| AQ-AR | 11.650 | 260 13 29 | | |
| AR-AS | 2.412 | 172 45 36 | | |
| AS-AT | 3.821 | 183 56 48 | | |
| AT-AU | 6.937 | 188 56 52 | | |
| AU-AV | 7.221 | 190 53 46 | | |
| AV-AW | 9.416 | 196 03 36 | | |
| AW-AX | 9.040 | 200 03 38 | | |
| AX-AY | 45.034 | 86 11 12 | | |
| AY-AZ | 8.493 | 208 27 58 | | |
| AZ-BA | 9.570 | 190 32 35 | | |
| BA-BB | 13.649 | 209 00 16 | | |
| BB-BC | 0.318 | 298 20 14 | | |
| BC-BD | 1.425 | 208 35 51 | | |
| BD-BE | 0.233 | 117 33 10 | | |
| BE-BF | 32.110 | 208 35 56 | | |
| BF-BG | 0.288 | 298 26 08 | | |
| BG-BH | 1.373 | 207 18 42 | | |
| BH-BI | 0.956 | 119 30 52 | | |
| BI-BJ | 1.409 | 201 02 47 | | |
| BJ-BK | 9.296 | 227 02 24 | | |
| BK-BL | 12.656 | 208 40 53 | | |
| BL-BM | 9.274 | 190 16 26 | | |
| BM-BN | 30.830 | 208 43 14 | | |
| BN-BO | 0.376 | 115 32 31 | | |

SPECIAL CONDITIONS REFER



POINTS X, Y, Z
X1, Y1, Z1

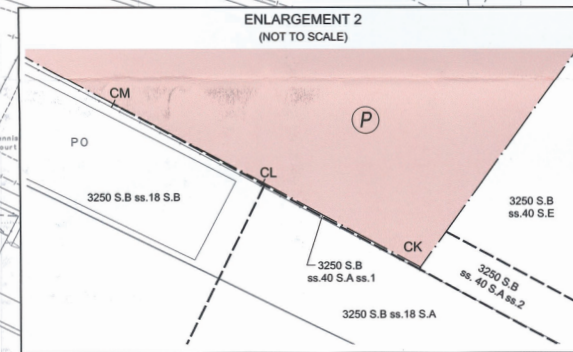
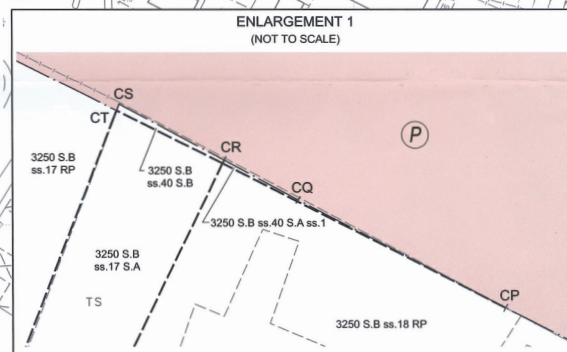
| SIDE | DISTANCE IN METRES | BEARING | PI. | CORNER MARKED BY |
|-------|-----------------------|-----------|-----|---------------------|
| BR-BS | 1.247 | 205 18 40 | | |
| BS-BT | 0.439 | 295 20 24 | | |
| BT-BU | 2.548 | 216 40 19 | | |
| BU-BV | 8.999 | 248 05 02 | | |
| BV-BW | 1.737 | 183 51 44 | | |
| BW-BX | 4.008 | 281 39 37 | | |
| BX-BY | 1.732 | 206 06 23 | | |
| BY-BZ | 27.817 | 118 38 28 | | |
| BZ-CA | 2.546 | 205 46 12 | | |
| CA-CB | 28.242 | 119 19 20 | | |
| CB-CC | 2.597 | 150 55 42 | | |
| CC-CD | 5.284 | 184 23 46 | | |
| CD-CE | 26.015 | 209 39 01 | | |
| CE-CF | 20.212 | 206 49 30 | | |
| CF-CG | 20.213 | 206 49 25 | | |
| CG-CH | 3.585 | 192 31 56 | | |
| CH-CI | 17.639 | 207 42 46 | | |
| CI-CJ | 12.537 | 215 43 25 | | |
| CJ-CK | 4.687 | 298 24 27 | | |
| CK-CL | 4.416 | 297 59 54 | | |
| CL-CM | 6.221 | 298 34 19 | | |
| CM-CN | 9.867 | 297 06 36 | | |
| CN-CP | 9.186 | 297 30 00 | | |
| CP-CQ | 3.283 | 298 24 26 | | |
| CQ-CS | 4.660 | 298 24 26 | | |
| CS-CT | 0.276 | 200 59 34 | | |
| CT-CU | 62.716 | 296 42 42 | | |
| CU-CV | 12.981 | 206 59 51 | | |
| CV-CW | 9.234 | 286 41 38 | | |
| CW-CX | 11.633 | 333 11 57 | | |
| CX-CY | 33.001 | 15 04 30 | | |
| CY-CZ | 22.077 | 12 39 50 | | |
| CZ-DA | 22.131 | 11 15 24 | | |
| DA-DB | 10.846 | 9 30 18 | | |
| DB-DC | 32.871 | 7 22 52 | | |
| DC-DD | 10.118 | 59 34 48 | | |
| DD-DE | 6.327 | 111 00 16 | | |
| DE-DF | 9.102 | 22 18 06 | | |
| DF-DG | 11.603 | 290 21 22 | | |
| DG-DH | 8.357 | 326 05 35 | | |
| DH-DI | 9.223 | 6 08 58 | | |
| DI-DJ | 50.458 | 6 16 42 | | |
| DJ-DK | 11.367 | 5 38 22 | | |
| DK-DL | 10.046 | 3 48 45 | | |
| DL-DM | 8.442 | 2 09 07 | | |
| DM-DN | 8.704 | 359 46 11 | | |
| DN-DO | 8.161 | 357 09 45 | | |
| DO-DP | 9.235 | 354 53 13 | | |
| DP-DQ | 36.809 | 352 55 06 | | |
| DQ-DR | 2.419 | 11 38 23 | | |
| DR-DS | 2.682 | 17 36 14 | | |
| DS-DT | 1.442 | 58 56 02 | | |

| CURVE DATA | | | |
|------------|------------|-------------------|---------------|
| Arc A-B | = 3.435 m | Radius = 6.816 m | Δ = 28 52 40" |
| Arc B-C | = 10.235 m | Radius = 32.074 m | Δ = 18 16 59" |
| Arc C-D | = 11.537 m | Radius = 26.214 m | Δ = 25 13 03" |
| Arc D-E | = 9.319 m | Radius = 10.230 m | Δ = 52 11 30" |
| Arc E-F | = 11.848 m | Radius = 14.949 m | Δ = 45 47 35" |
| Arc F-G | = 11.249 m | Radius = 7.128 m | Δ = 90 25 23" |
| Arc G-H | = 8.952 m | Radius = 7.019 m | Δ = 73 04 37" |

COLOURED PINK AND PINK HATCHED BLACK AREA 37 702 SQUARE METRES (ABOUT)

SCALE 1:1 000

metres 20 0 20 40 60 80 100 metres



PLAN I

DISTRICT LANDS OFFICE
YUEN LONG
LANDS DEPARTMENT



FUNG LEE WOON KING and
LEE KING YUE, Directors
(Name :)
Execution by the Grantee

(Name : CHAN CHI CHEONG)
Witness to the Execution by the Grantee

(Name : Ms Peggy CHAN)
District Lands Officer, Yuen Long

(Name : FUNG Lai Foon)
Witness to the Signature of
District Lands Officer, Yuen Long
Civil Servant, Lands Department

File No. DLOYL501/YLT/2012C, DSO/YLW/672/2012
Survey Sheet No. 2-SE-16D & 21B
O.Z.P. No. S/YL-MP/6
Reference Plan No. -----
ALS Plan No. -----
PLAN No. YL14240-DI
Date : 21/07/2021