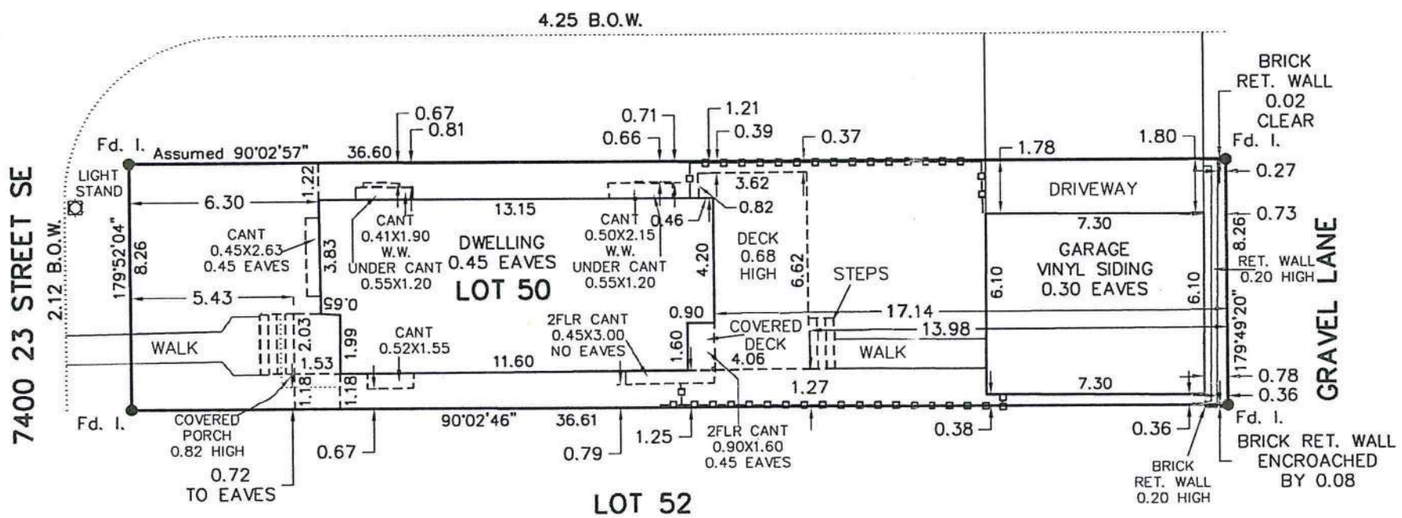
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

*NOTE:
-ALL CANTILEVERS ARE SHOWN THUS:- - - - AND ARE 0.61m UNLESS OTHERWISE NOTED.
-EAVES ARE MEASURED TO THE LINE OF FASCIA.
-ALL EAVES ON CANTILEVERS AND/OR BAYS ARE 0m UNLESS NOTED OTHERWISE.
-ALL WINDOW WELLS ARE 1.78X0.55 UNLESS NOTED OTHERWISE.
-LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.
-UNLESS OTHERWISE NOTED, FOUND NO MARKS AT ALL PROPERTY CORNERS
-ALL CANTILEVERS ARE AT MAIN LEVEL. UNLESS OTHERWISE NOTED.

ABBREVIATIONS AND DEFINITIONS THAT MAY OR MAY NOT BE USED IN THE RPR

M.R/W	MUTUAL RIGHT OF WAY
M.A.R/W	MAINTENANCE & ACCESS RIGHT OF WAY
A.R/W	ACCESS RIGHT OF WAY
B.O.C.	BACK OF CURB
B.O.W.	BACK OF WALK
Fd. I	FOUND IRON POST
Fd. no Mk.	FOUND NO MARK
Fd. IB	FOUND IRON BAR
I.	IRON POST
I.B.	IRON BAR
RE-EST.	RE-ESTABLISHED
POS.	POSITION
D.H.	DRILL HOLE
U.R/W	UTILITY RIGHT OF WAY
O.D.R/W	OVERLAND DRAINAGE RIGHT OF WAY
R	RADIUS OF CURVE AND/OR RADIAL
L.	ARC LENGTH
CANT.	CANTILEVER
CONC.	CONCRETE
B.C.	BEGINNING OF CURVE
RPR	REAL PROPERTY REPORT
HVAC	HEATING VENTILATION AIR CONDITIONING
W.W.	WINDOW WELL
RET.	RETAINING
FL.R	FLOOR

THE FOLLOWING ITEMS MAY NOT BE SHOWN ON THIS RPR
-DETACHED SHEDS THAT ARE LESS THAN 10m2
-RETAINING WALLS OR INTERIOR FENCES (DOG RUNS) THAT DO NOT DEFINE THE PROPERTY LINE
-HOT TUBS
-STEPS AND STAIRS
-PATIO THAT IS LESS THAN 0.60m IN HEIGHT
-ITEMS THAT, IN THE OPINION OF THE SURVEYOR, DO NOT SUBSTANTIALLY INCREASE THE VALUE OF THE PROPERTY.
-ITEMS THAT ARE COVERED BY SNOW AND ICE AS THE PROPERTY OWNER NEGLECTED TO REMOVE IT ON OR BEFORE THE FIELD SURVEY DATE.



DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

VOID

The City of Calgary Planning, Development and Assessment
DEVELOPMENT PERMIT
and
CERTIFICATE OF COMPLIANCE
Provided that all of the information shown on this survey plan is accurate, the location of the building as shown complies with The City of Calgary Land Use Bylaw 1P2007. This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 1P2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms and conditions of any easement, covenant, building scheme or agreement or other document affecting the building or land.
PERMIT NO DP2018-2898
JUL 05 2018 K. Kjartanson
Issued Date FOR Development Authority

VOID

FOR SUBSEQUENT REAL ESTATE TRANSACTIONS, THE VENDOR IS ENCOURAGED TO OBTAIN AN UP TO DATE RPR FROM LOVSE SURVEYS TO LIMIT POTENTIAL FUTURE LIABILITY, ESPECIALLY IN THE CASE THAT A STATUTORY DECLARATION WAS USED FOR THE REAL ESTATE TRANSACTION. LOVSE SURVEYS WILL NOT BE RESPONSIBLE FOR ANY ERROR OR OMISSIONS IF AN UPDATED RPR IS NOT USED FOR THE REAL ESTATE TRANSACTION

THE OWNER IS RESPONSIBLE FOR THE REVIEW OF THIS REAL PROPERTY REPORT AND REPORT ANY DISCREPANCIES OR OMISSIONS WITHIN 3 MONTHS OF THE ISSUANCE OF THIS REPORT TO THE SURVEYOR. FAILURE TO REPORT THE DISCREPANCIES RELIEVES LOVSE SURVEYS OF ANY FUTURE LIABILITIES OR CLAIMS.

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE (IN BLUE INK) AND A LOVSE SURVEY LTD. PERMIT STAMP (IN RED INK).

PLAN 091 3839
BLOCK 1
LOT(S) 50
CIVIC 7400 23 STREET SE CALGARY, ALBERTA
CLIENT

Certification:

I hereby certify that this Report, Plan and related survey was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report,
I am of the opinion that:

1. the Plan illustrates the boundaries of the Property, the improvements as defined in part D, Section 8.5 of the Alberta Land Surveyors Association's Manual of Standard Practice, registered easements, and rights-of-way, affecting the extent of title to the Property;

2. the Improvements are entirely within the boundaries of the Property; except BRICK RET. WALL ENCROACHED ONTO LOT 52 BY 0.08

3. no visible encroachments exist on the Property from any improvements situated on an adjoining property; except NIL

4. no visible encroachments exist on registered easements,or rights-of-way affecting the extent of Property; except NIL

Purpose: This report has been prepared for the benefit of the property owner, subsequent owners and any of their agents for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc) Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the Survey for this Report. This plan should not be used to establish boundaries because of the risk of misinterpretation or measurment error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated at the City of Calgary, Alberta
June 5, 2018

DESMOND SHAW, ALBERTA LAND SURVEYOR
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ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P159

LEGEND:

Found Iron Posts are shown thus: Fd. I
Found Iron Bars are shown thus: Fd. IB
Found Magnetic Nails are shown thus: Fd. MS
All distances are in metres and decimals thereof.
Distances shown on curve boundaries are Arc distances.
Fences are shown thus: -o-o-o-o-o-o-o-o-o-o- and are deemed to be on property line if within +/- 0.2m unless otherwise noted
The dimensions shown related to perpendicular distances from property boundaries to foundation walls.

NOTE:

Survey completed on MAY 29, 2018
Title information is based on a title search on MAY 18, 2018 and subject to:
771 147 064 ZONING REGULATIONS

NOT WITHSTANDING ITEMS 26d OF THE CERTIFICATION, THE DRIVEWAY AND/OR WALKWAY IS NORMALLY PERMITTED TO ENCROACH ONTO UTILITIES RIGHT OF WAYS AND/OR OUTSIDE THE PROPERTY LINE WITHOUT AN ENCROACHMENT AGREEMENT.

Drawn by: MS Chk'd: DS Scale : 1:200 METRIC FILE NO: 1805176RPR

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