

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



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Dated at Calgary, Alberta on
December 10th, 2025.



ADAM BARVIK, ALBERTA LAND SURVEYOR
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LEGAL DESCRIPTION:

Lot 13, Block 4, Plan 161 2130

MUNICIPAL ADDRESS:

1653 Cornerstone Boulevard N.E.
Calgary, Alberta

DATE OF SURVEY: December 5th, 2025.

This information is based on the Certificate of Title 161-118-053 which was searched on the 22nd day of December, 2025.

The Property is Subject to the Following Instruments:
Caveat No: 161 212 319
Restrictive Covenant No: 161 212 335, 161 287 985
Party Wall Agreement No: 161 212 337
Easement No: 171 037 745
Easement No: 161 212 338

CERTIFICATION:

1. Adam Barvik, Herby Certify that This Report, which includes The Attached Plan and Related Survey, was Prepared and Performed Under My Supervision, Direction, and Control and in Accordance with Standards and Rules for the Practice of Surveying Prescribed by The Alberta Land Surveyors' Association 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 C, Section 6.5 Of The Alberta Land Surveyors' Association's Manual Of Standard Practice, and Registered Easements and Rights-Of-Way Affecting The Extent Of The Title to The Property
 2. The Improvements Are Entirely Within The Boundaries Of The Subject Property
3. No Visible Encroachments Exist On The Property From Any Improvements Situated On An Adjacent Property.
4. No Visible Encroachments Exist On Registered Easements Or Rights-Of-Way Affecting The Extent Of The Property

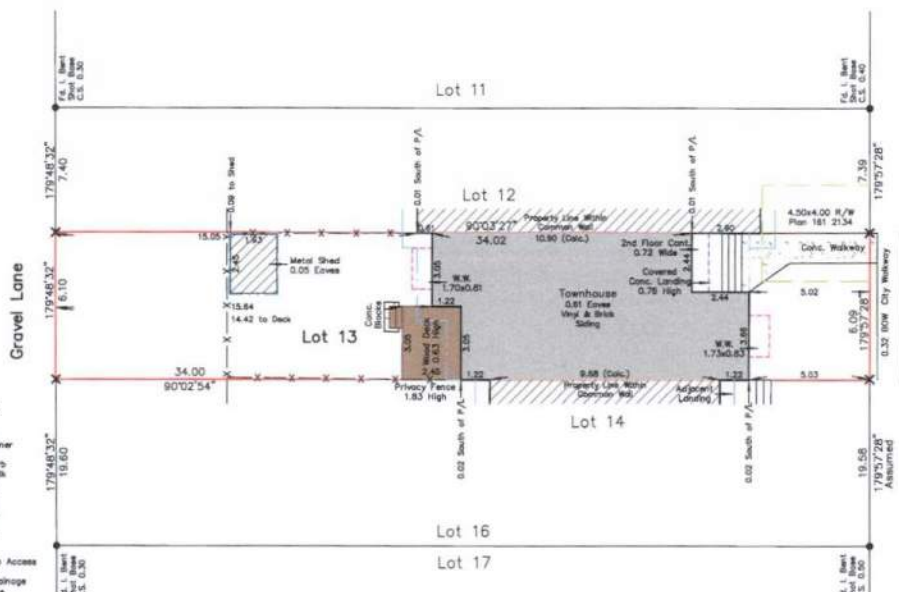
PURPOSE:

This Report and Attached Plan Have Been Prepared For The Benefit Of The Property Owner, Subsequent Owners and Any Of Their Agents For The Purpose Of A Land Conveyance, A Mortgage Application, Or A Submitted to the Municipality for The 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 Pinned During The Survey For This Report.
The Attached Plan Should Not Be Used To Establish Boundaries Due To The Risk Of Misinterpretation Or Measurement Error By The User.
The Information Shown On This 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 Because Subsequent Development Changes On The Property Will Not Be Reflected On The Report.

LEGEND:

All Distances are in Metres and Decimals Thereof.
Found Iron Posts --- ● --- Subject Property Lines ---
Calculation points --- X --- Right of Ways ---
Beginning of Curves --- | --- Eaves ---
Piles and posts --- □ --- Fences --- X ---
All Eaves are Measured to Fascia Unless Otherwise Shown.
All Fences are Within 0.2 Metres Of The Property Lines Unless Otherwise Shown.

Job No.: 25-0890 Scale: 1:150 Surveyed: AL Drawn: AK



ABBREVIATIONS:

- A - Arc
- Acc. - Accessory
- A/C - Air Conditioner
- Bldg - Building
- BOC - Back of Curb
- BOW - Back of Walk
- Calc. - Calculated
- Cont. - Contingent
- Conc. - Concrete
- C.S. - Countersunk
- DN - Drift Hole
- Enc. - Encroachment
- FD - Found
- I - Iron Post
- M.A. - Maintenance Access
- Mk. - Mark
- O.D. - Overland Drainage
- P/L - Property Line
- R - Radius
- Ret. - Retaining
- R/W - Right of Way
- W/O - Walkout Basement
- W.W. - Window Well

NOTES:

Unless Otherwise Specified, Lines Outside Of Property are Not to Scale.
Unless Otherwise Specified, The Dimensions Shown Relate To The Distances From Property Boundaries To The Foundation Walls.
Location Of The Party Wall is An Interpretation Based On Observations From Outside Only. It is Our Practice Not to Enter Private Residences For Liability and Privacy Reasons. For All Intended Purposes, Our Party Wall Line is For Illustration Only and We Can Not Be Held Liable For Any Portion Of The Buildings That May Encroach Between The Adjacent Properties.

1653 Cornerstone Boulevard N.E.