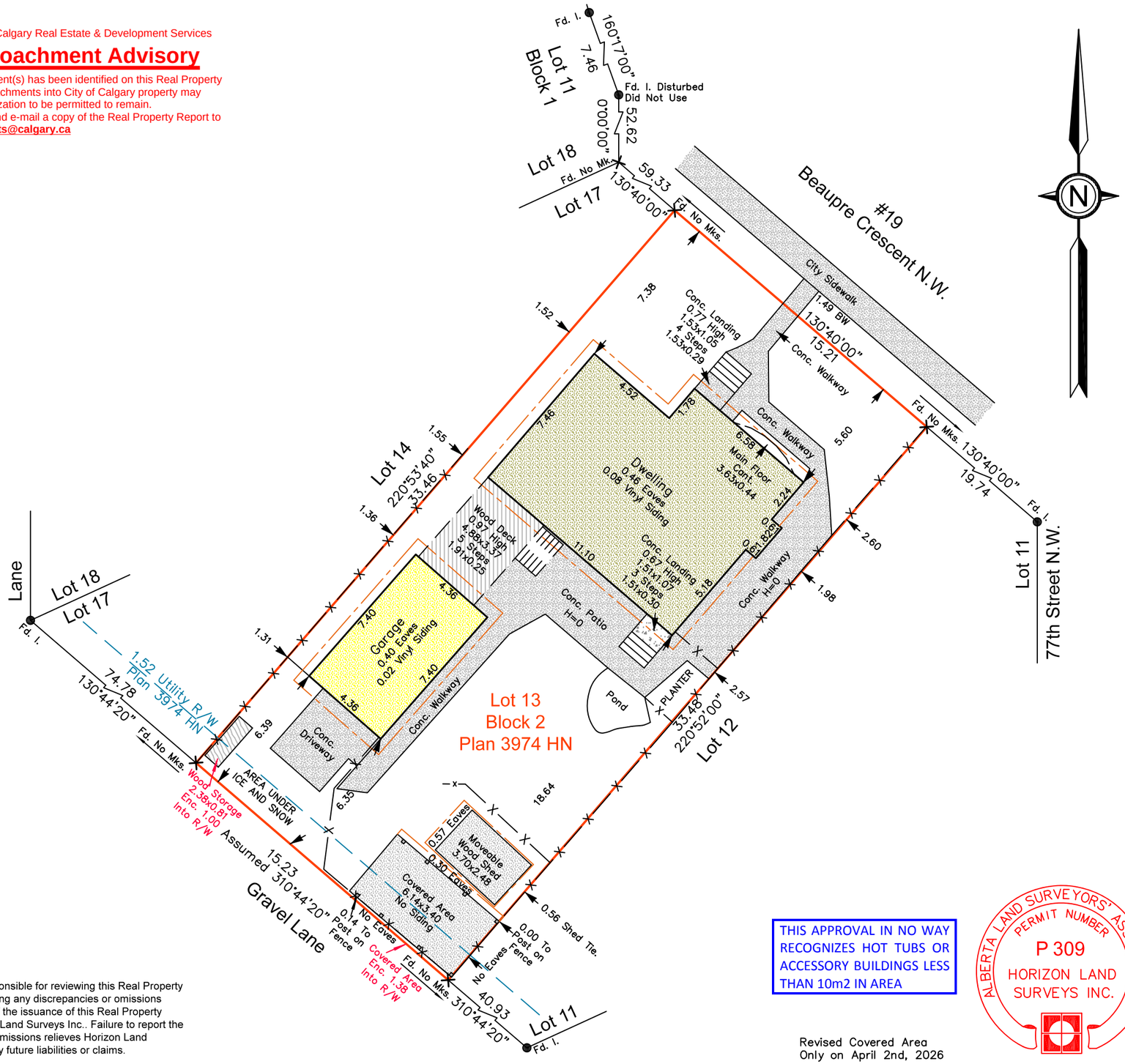
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

The City of Calgary Real Estate & Development Services

Encroachment Advisory

An encroachment(s) has been identified on this Real Property Report. Encroachments into City of Calgary property may require authorization to be permitted to remain.
Please scan and e-mail a copy of the Real Property Report to **encroachments@calgary.ca**



The owner is responsible for reviewing this Real Property Report and reporting any discrepancies or omissions within 3 months of the issuance of this Real Property Report to Horizon Land Surveys Inc.. Failure to report the discrepancies or omissions relieves Horizon Land Surveys Inc. of any future liabilities or claims.

THIS APPROVAL IN NO WAY RECOGNIZES HOT TUBS OR ACCESSORY BUILDINGS LESS THAN 10m2 IN AREA

Revised Covered Area
Only on April 2nd, 2026

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 309
HORIZON LAND SURVEYS INC.

Horizon Land Surveys Inc.

130 Bowness Centre N.W. P. 403–719–0272
Calgary, Alberta, T3B 5M5 F. 403–775–4171

LEGAL DESCRIPTION:
LOT 13
BLOCK 2
PLAN 3974HN

MUNICIPAL ADDRESS:
19 BEAUPRE CRESCENT NW
CALGARY, ALBERTA

SCALE: 1:200

DATE OF SURVEY: March 12th, 2021
DATE OF UPDATE: March 2nd, 2026

LEGEND:

- Subject Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Statutory Iron Post
- Drill Hole
- Iron Bar
- Calculation point
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch

'2F.'–Second Floor	'C.'–Certificate	'Enc.'–Encroach(es)	'R.'–Radius of Arc
'A'–Length of Arc	'Calc.'–Calculated	'Fd.'–Found	'Ret.'–Retaining
'A/C'–Air Conditioner	'Cant.'–Cantilever	'I.'–Statutory Iron Post	'R/W'–Right of Way
'AGL'–Above Ground Level	'Conc.'–Concrete	'M.F'–Main Floor	'T.'–Title
'BC'–Back of Curb	'C.S.'–Countersunk	'Mk./Mks.'–Mark/Marks	'W.W.'–Window Well
'BW'–Back of Walkway	'D.H.'–Drill Hole	'P/L'–Property Line	'W/O'–Walkout

CERTIFICATION:

I, Louis Wang, Alberta Land Surveyor do hereby certify that this Report 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 to the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights–of–way affecting the extent of the title of the property;
2. The improvements are entirely within the boundaries of the property,
3. No visible encroachments exist on the Property from any improvement situated on an adjacent property,
4. No visible encroachments exist on registered easements or rights–of–way affecting the extent of the property, (except storage and covered area as shown)
5. Title information is based on a title search dated February 26th, 2026
   C. of T. No. 241 189 702 and is subject to the following instruments:
   UTILITY RIGHT OF WAY 3974HN
6. Unless otherwise specified, the dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
7. Distances are in metres and decimals thereof;
   Lineworks and dimensions outside of the Property are not to scale;
   All eaves are measured from foundation to fascia unless otherwise noted;
   All fences are within 0.20 metres of the property lines unless otherwise shown.
8. 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 real estate transaction. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information 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.
9. This document is not valid unless it bears an original signature or digital signature of an Alberta Land Surveyor and a Horizon Land Surveys Inc. permit stamp (in red ink).

Dated this April 2, 2026

Louis Wang, A.L.S.