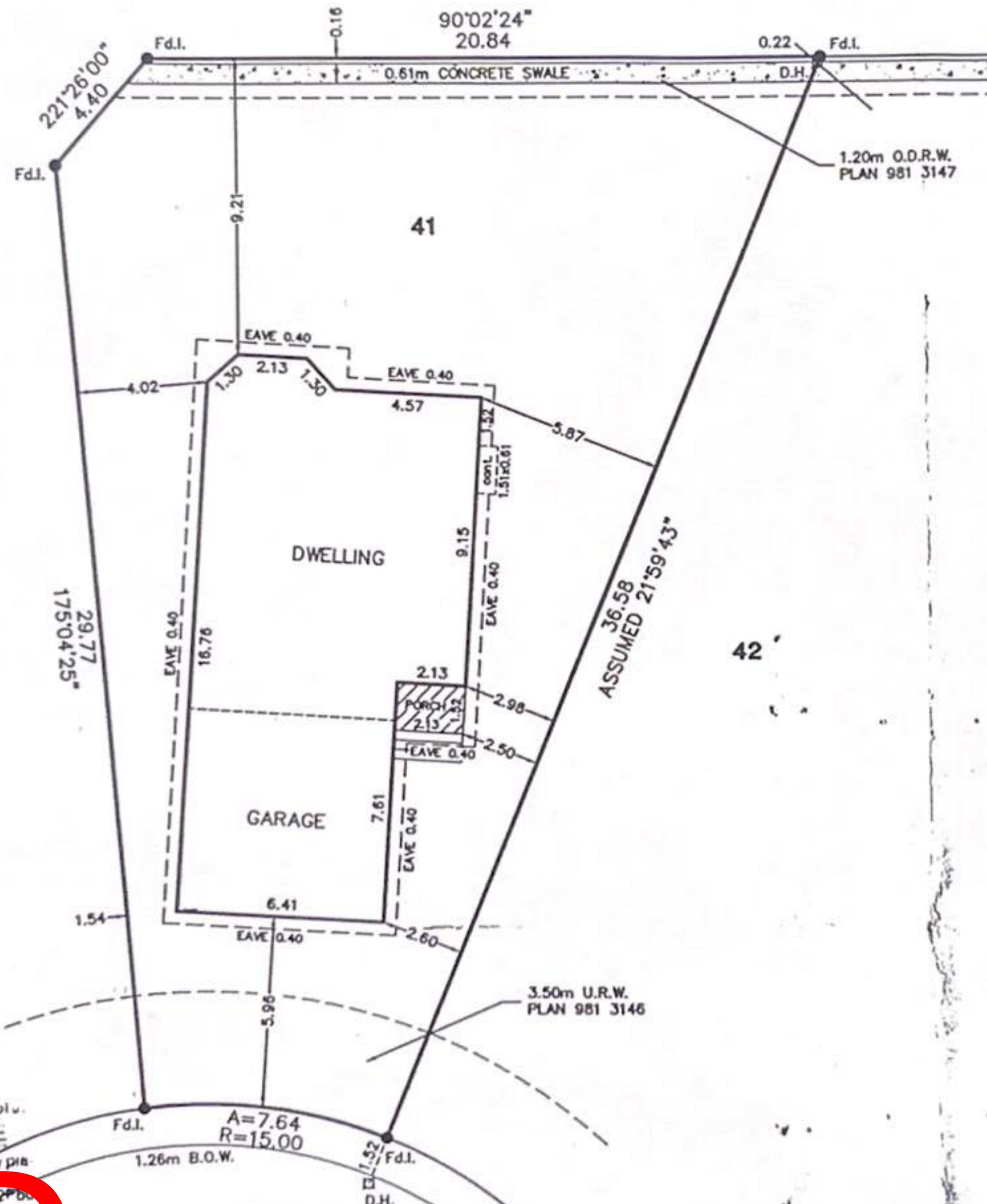


ARBOUR CREST COURT N.W.

CE
 building
 PBO and
 federal
 The left
 boundary
 Plan 981

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

40 MR BLOCK 32
PLAN 981 3145



LOT(S): 41
BLOCK(S): 32
REG'D PLAN No.(s) 981 3145

Municipal Address :
77 ARBOUR CREST COURT N.W.
CALGARY , ALBERTA

Certificate of Title Number(s) :
981 356 177 +87

For: ELITE HOMES LTD. (5167)
#1 2023 - 2nd AVENUE S.E.
CALGARY , ALBERTA

Date searched: JANUARY 6, 1999
The survey was completed :
12th day of JANUARY , 1999.

CERTIFICATION:

I hereby certify that this Report 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 as of the date of this Report, I am of the opinion that:

1. the Plan illustrates the boundaries of the Property, the permanent visible improvements situated thereon (the "Improvements"), registered easements, rights-of-way, and other registered instruments affecting the extent of title to the Property;
2. the Improvements are entirely within the boundaries of the Property;
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements, rights-of-way or other registered instruments affecting the extent of property;

PURPOSE:

This Report and the related Plan and Survey have been prepared and performed only for the benefit of the Client, the Client's purchaser (if this was prepared to facilitate a sale) and any of their legal advisors and lenders/mortgagees. Copying is permitted only for the benefit of those parties. Where applicable, registered easements, utility rights-of-way, and other registered instruments affecting the extent of the property have been shown on the Plan. Unless otherwise shown, property corner markers have not been placed during the Survey for this Report. The Plan should not be used to establish property boundaries due to the high degree of risk of the user making an error in measurement.

NOTES :

Property is subject to the following Encumbrances, Liens and Interests:

1. Utility easement registration number(s) 981 356 180
2. Restrictive covenant, caveat, etc. registration number(s) 981 356 181, 981 356 186, 981 356 187

LEGEND:

- Statutory iron post found ● F.d.I.
- Drill hole placed □ D.H.
- Utility-Right-of-Way U.R.W.
- Overland Drainage Right-of-Way O.D.R.W.
- Back of walk B.O.W.
- Distances are expressed in metres and decimals thereof.
- All eaves are measured to the fascia.
- All building dimensions and ties are to foundation.

Dated this 18th day of JANUARY, 1999.
at the City of Calgary

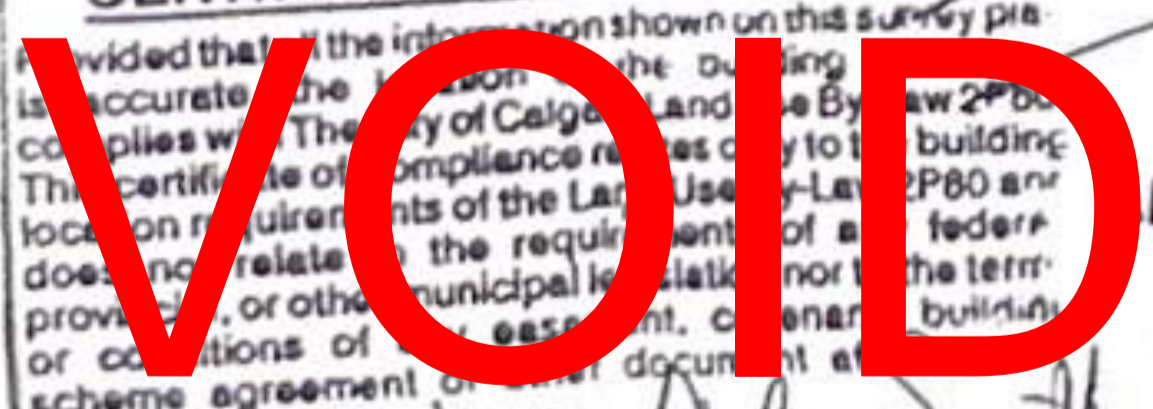
WAYNE E. BERG , ALBERTA LAND SURVEYOR
© Wayne E. Berg , Alberta Land Surveyor , 1999.

Scale : 1:200 Date: JAN. 14 ,1999. File No.: S 14405-98
Drawn by : J.S.S. Chk'd by : P.M.



KELLAM BERG
ENGINEERING & SURVEYS LTD.
CONSULTING ENGINEERS
LAND SURVEYORS
PLANNERS
(403) 640 0900

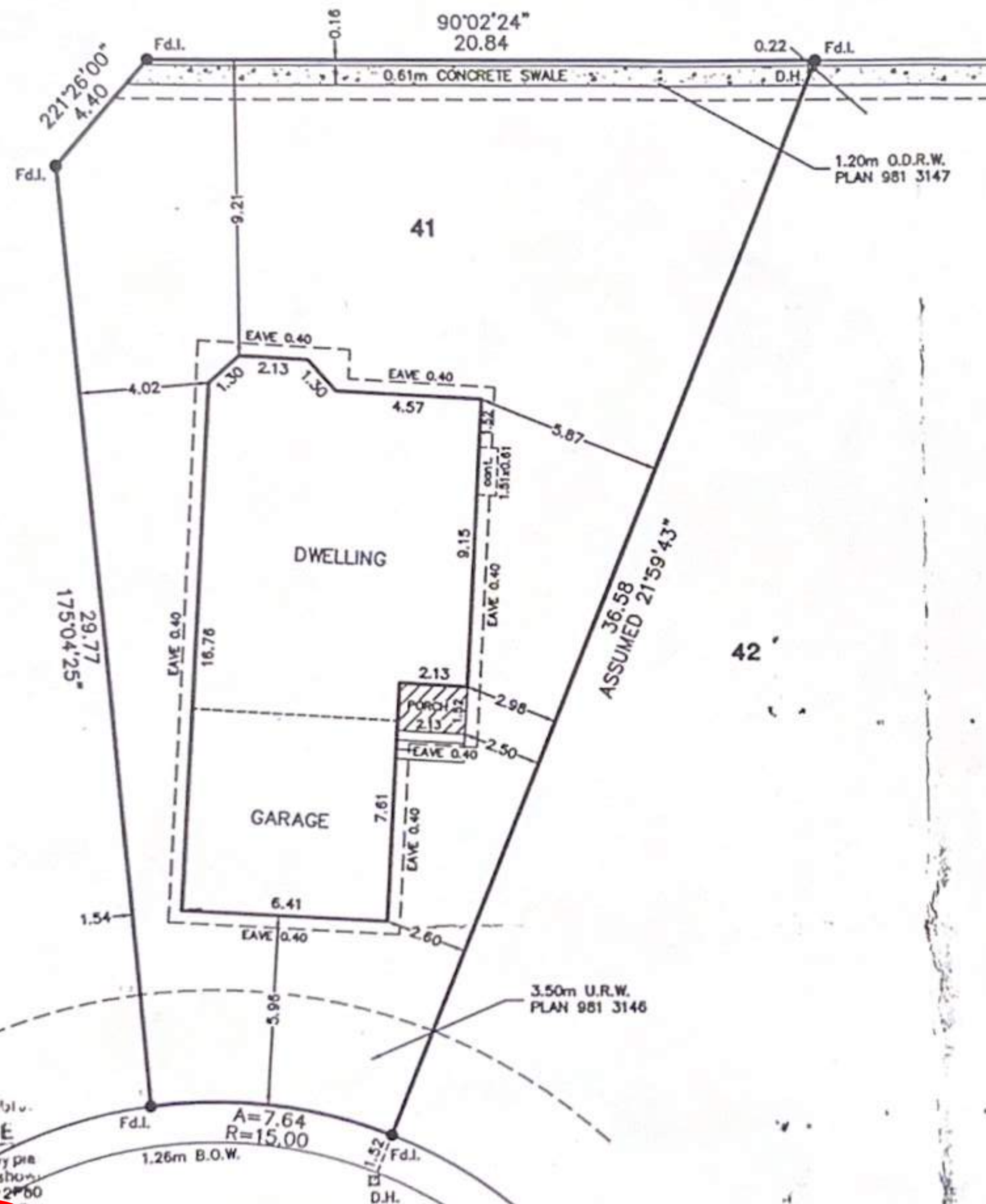
The City of Calgary Corporate Planning Application: 614.
CERTIFICATE OF COMPLIANCE
Provided that the information shown on this survey plan is accurate, the person who has caused the building to be constructed in accordance with the By-Law 2P80 and the City of Calgary and the City of Calgary Development Officer has approved the building. This certificate of compliance is valid for the building location requirements of the Land Use By-Law 2P80 and does not relate to the requirements of a federal, provincial, or other municipal statute, nor the terms or conditions of an easement, covenant, or building scheme agreement or other document affecting the building or land.
Date: 09/02/03
Development Officer



ARBOUR CREST COURT N.W.

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

40 MR BLOCK 32
PLAN 981 3145



LOT(S): 41
BLOCK(S): 32
REG'D PLAN No.(s) 981 3145

Municipal Address :
77 ARBOUR CREST COURT N.W.
CALGARY , ALBERTA

Certificate of Title Number(s) :
981 356 177 +87

For: ELITE HOMES LTD. (5167)
#1 2023 - 2nd AVENUE S.E.

Date searched: JANUARY 6, 1999
The survey was completed :
12th day of JANUARY , 1999.

CALGARY , ALBERTA

CERTIFICATION:

I hereby certify that this Report 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 as of the date of this Report, I am of the opinion that:

- the Plan illustrates the boundaries of the Property, the permanent visible improvements situated thereon (the "Improvements"), registered easements, rights-of-way, and other registered instruments affecting the extent of title to the Property;
- the Improvements are entirely within the boundaries of the Property;
- no visible encroachments exist on the Property from any improvements situated on an adjoining property;
- no visible encroachments exist on registered easements, rights-of-way or other registered instruments affecting the extent of property;

PURPOSE:

This Report and the related Plan and Survey have been prepared and performed only for the benefit of the Client, the Client's purchaser (if this was prepared to facilitate a sale) and any of their legal advisors and lenders/mortgagees. Copying is permitted only for the benefit of those parties. Where applicable, registered easements, utility rights-of-way, and other registered instruments affecting the extent of the property have been shown on the Plan. Unless otherwise shown, property corner markers have not been placed during the Survey for this Report. The Plan should not be used to establish property boundaries due to the high degree of risk of the user making an error in measurement.

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- Distances are expressed in metres and decimals thereof.
- All eaves are measured to the fascia.
- All building dimensions and ties are to foundation.

Dated this 18th day of JANUARY , 1999.
at the City of Calgary

WAYNE E. BERG , ALBERTA LAND SURVEYOR
© Wayne E. Berg , Alberta Land Surveyor , 1999.

Scale : 1:200	Date: JAN. 14 ,1999.	File No.:
Drawn by : J.S.S.	Chk'd by : P.M.	S 14405-98



KELLAM BERG
ENGINEERING & SURVEYS LTD.
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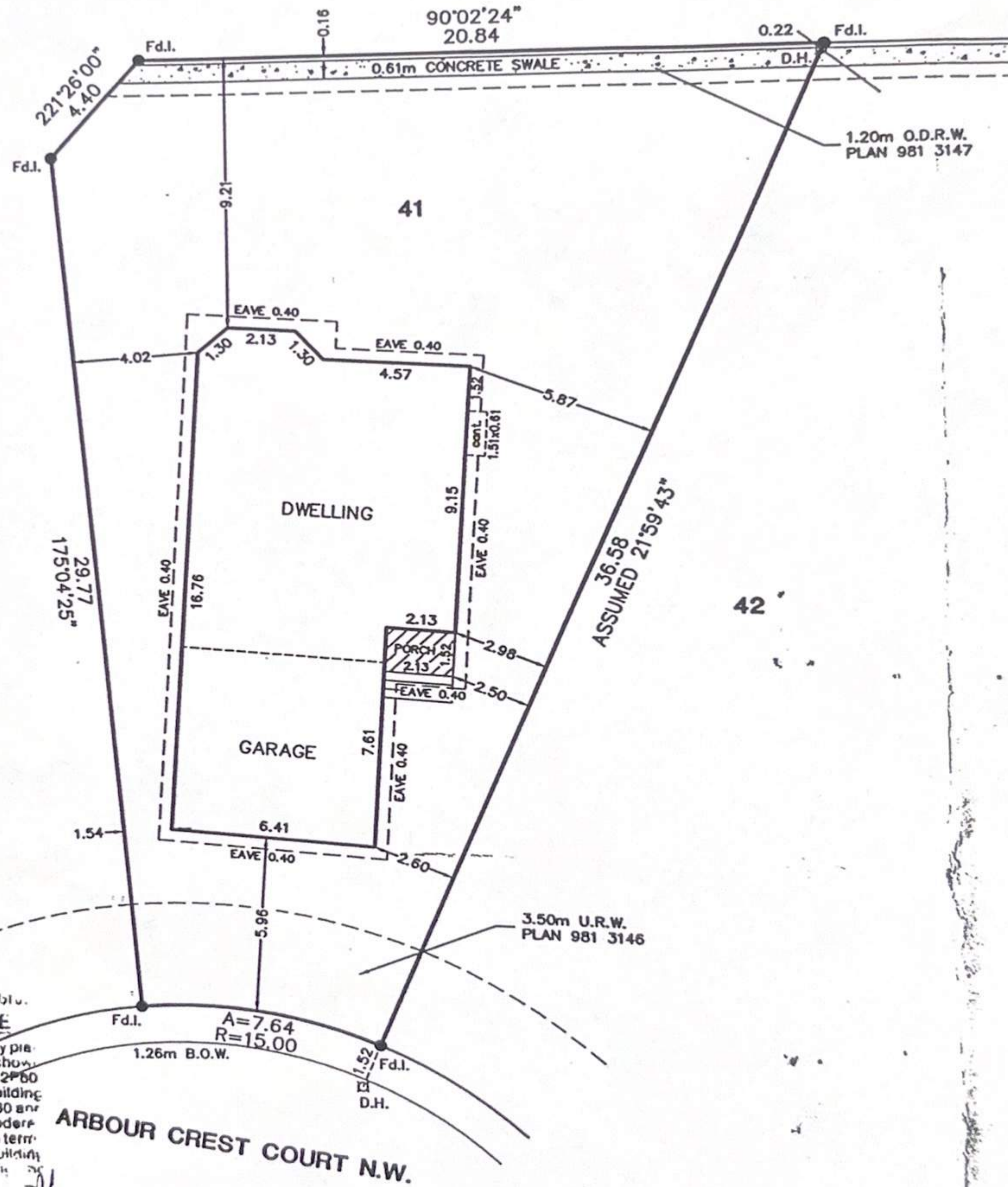
The City of Calgary Corporate Planning Application to:
CERTIFICATE OF COMPLIANCE
Provided that all the information shown on this survey plan is accurate, the location of the building as shown complies with the City of Calgary Land Use By-Law 2P60. This certificate of compliance is only valid if the location requirements of the requirements of any federal, provincial, or other municipal legislation, to the terms and conditions of any easement, covenant, building agreement or other document affecting the building or site.
Date: 09/02/03
Development Officer

VOID

ARBOUR CREST COURT N.W.

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

40 MR BLOCK 32
PLAN 981 3145



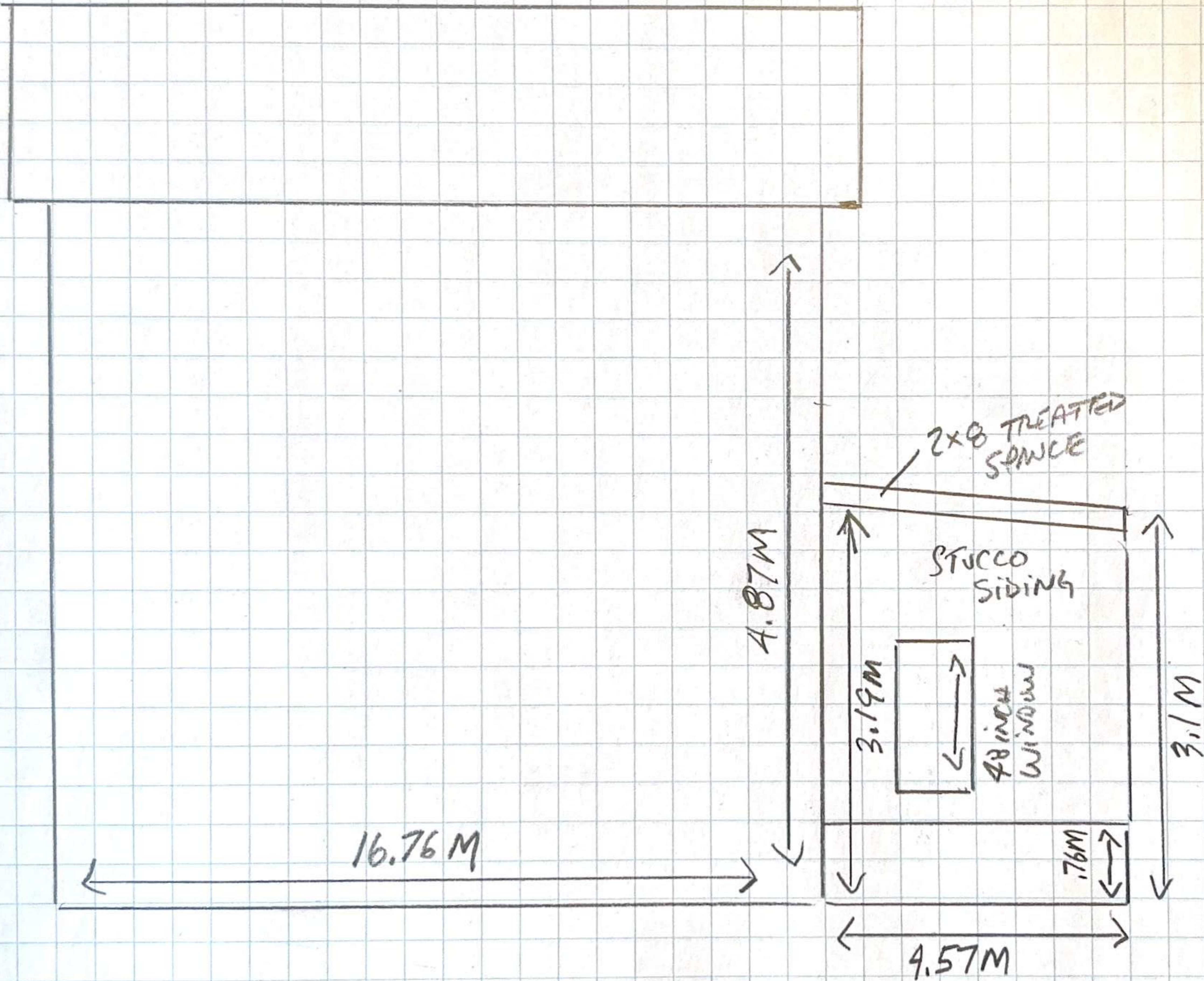
The City of Calgary Corporate Planning Applications Unit
CERTIFICATE OF COMPLIANCE

Provided that all the information shown on this survey plan is accurate, the location of the building as shown complies with The City of Calgary Land Use By-Law 2P80. This certificate of compliance relates only to the building location requirements of the Land Use By-Law 2P80 and does not relate to the requirements of any federal, provincial, or other municipal regulations, or the terms or conditions of any easement, covenant, building scheme agreement or other document affecting the building or land.

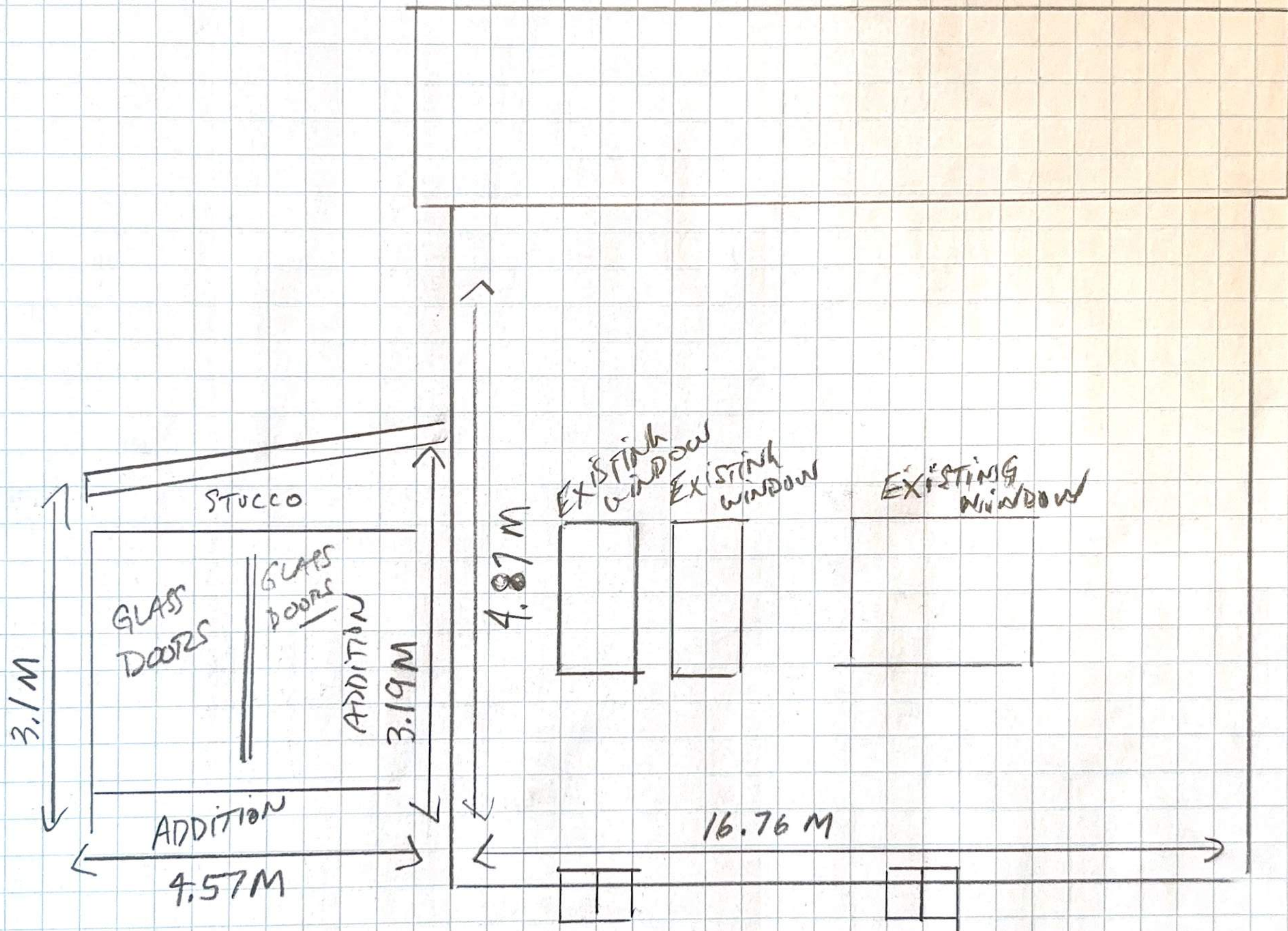
Date: 09/02/03
Development Officer

VOID

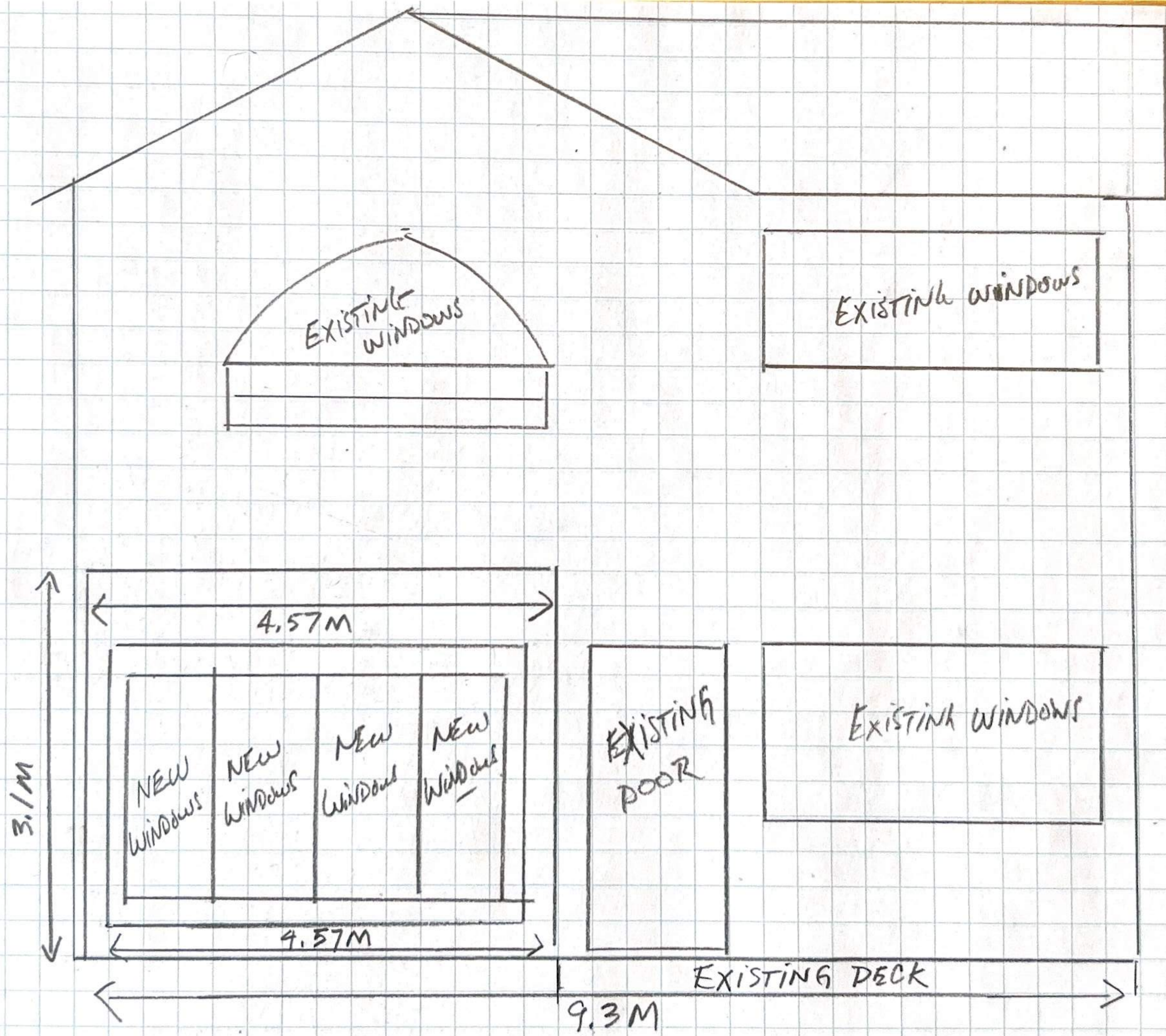
ARBOUR CREST COURT N.W.



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION