

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



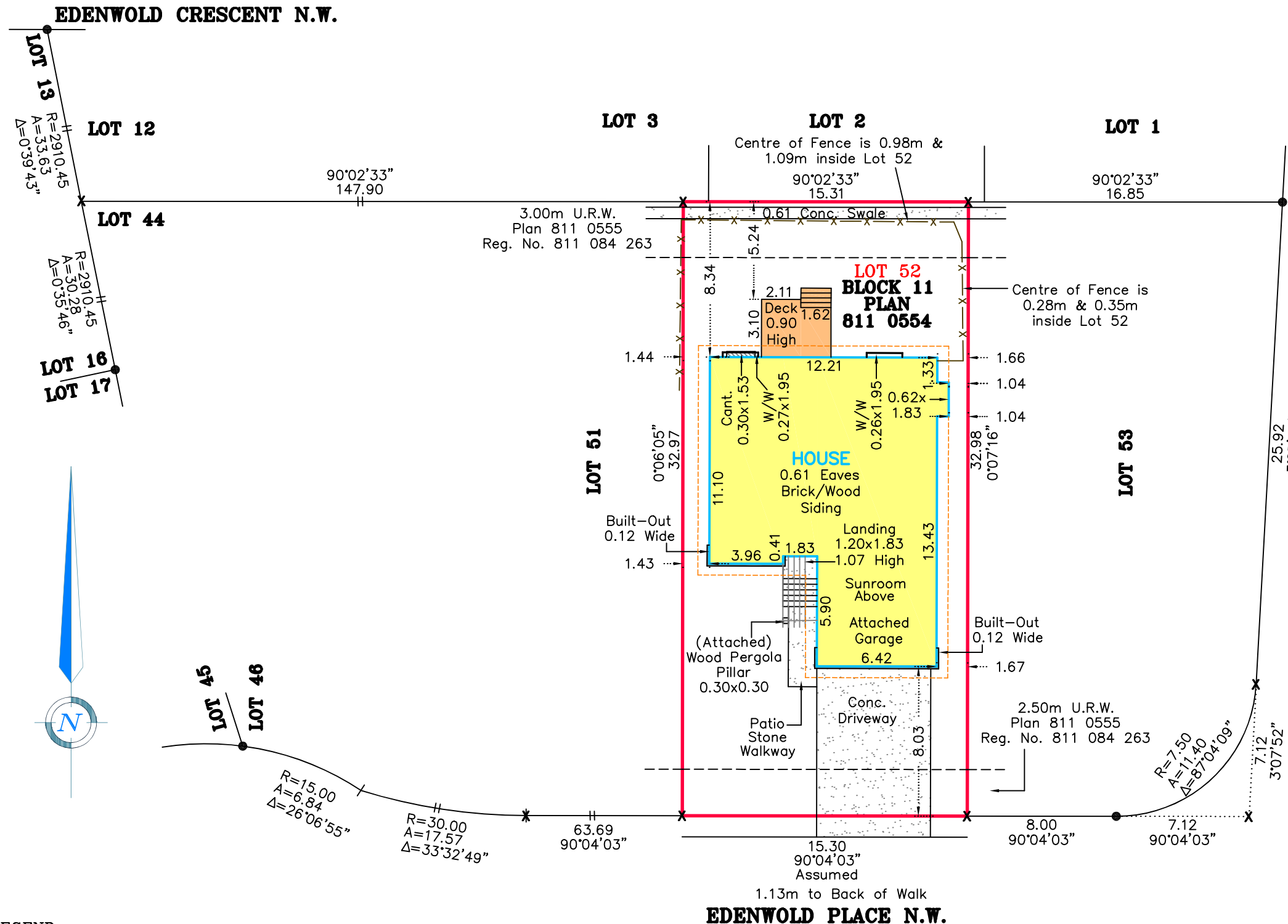
VISTA GEOMATICS LTD.

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DESCRIPTION OF PROPERTY

Lot(s) 52
 Block 11
 Plan 811 0554

- I, Jody E. Clarke, do hereby certify that this report was prepared and performed under my supervision, direction, and control, and in accordance with the 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:
- 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;
 - The improvements are entirely within the boundaries of the Property, except nil;
 - No visible encroachments exist on the Property from any improvements situated on an adjoining property, except nil; and;
 - No visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property, except nil;
 - Title information is based on a title search dated March 25th A.D. 2026 C. of T. No. 151 234 540.
 - The dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
 - Distances are in metres and decimals thereof.
 - This document is not valid unless it bears an original signature (in blue ink) and a red Vista Geomatics Ltd. permit stamp.
 - Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose(s) of a land conveyance and/or a submittal to the Municipality for a Compliance Certificate. 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 because of 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.
 - This survey was performed on the date of: April 21st, 2026.
 - Property is subject to Restrictive Covenant Reg. No. 811 084 267
 - Property is subject to Caveat Reg. No. 971 279 441
 Re: Encroachment Agreement



LEGEND

ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN.

Drill Hole found shown thus ...

Iron Bar found shown thus ...

Statutory Iron Post found shown thus ...

Magnetic Nail found shown thus ...

Delta (Central) angle of arc shown thus ...

Temporary position (Left no Mk.) shown thus ...

Eave Fascia shown thus ...

Eave Dimensions (where applicable) are to line of Fascia

Eavetroughs shown thus ...

Eavetroughs are 0.13m from the Eave Line unless otherwise noted

Fences are shown thus ...

Fences are within 0.20m of the Property Line unless otherwise noted

Line not to scale shown thus ...

Rights-Of-Way shown thus ...

Building foundation shown thus ...

Property line shown thus ...

A denotes Length of Arc

A/C denotes Air Conditioner

A.R.W. denotes Access Right-Of-Way

Blk. denotes Block

Cant. denotes Cantilever

Conc. denotes Concrete

c.s. denotes Countersunk

E. denotes East

Fd. denotes Found

G.L. denotes Ground Level

m denotes Metres

Mk. denotes Mark

M/F denotes Main Floor

M.A. denotes Maintenance Access

Mks. denotes Marks

N. denotes North

O.D.R.W. denotes Overland Drainage Right-Of-Way

P/L denotes Property Line

R denotes Radius of Arc

Reg. No. denotes Registration Number

Ret. Wall denotes Retaining Wall

R.W. denotes Right-Of-Way

2/F denotes Second Floor

S. denotes South

TCO denotes Top Cut Off

U. denotes Utility

U.R.W. denotes Utility Right-Of-Way

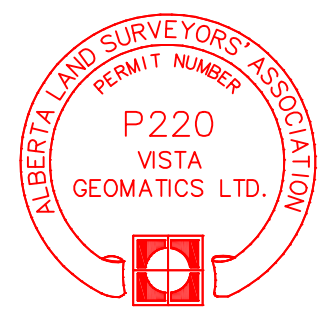
W. denotes West

W/W denotes Window Well

Note: All fences within 0.20m of property lines adjoining Municipal property are shown on property line unless otherwise noted.

Note: No Eaves for Cant. unless otherwise noted

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Dated this 28th day of April A.D. 2026.

MUNICIPAL ADDRESS: 7 Edenwold Place N.W. Calgary, Alberta ("the Property")	 Jody E. Clarke, A.L.S.
CLIENT: [REDACTED]	
FILE NO.: N/A	Drawn: OC Checked: SH
SCALE 1: 250	V.G. FILE NO.: 26045111