



Total Geomatics & Consulting Inc
UNIT-1,1339-40 AVENUE N.E. CALGARY,T2E 8N6, ALBERTA., Ph.: +1 403 798 1118

PROPERTY DESCRIPTION:
LEGAL DESCRIPTION: LOT 5, BLOCK 3, PLAN 821 0969
MUNICIPAL ADDRESS: 2120 PEGASUS WAY N.E.
CALGARY, ALBERTA
DATE OF TITLE SEARCH: FEBRUARY 2, 2026
DATES OF SURVEY: JANUARY 29, 2026, & JUNE 12, 2026

TITLE NO.: 091 219 609

ENCUMBRANCES, LIENS & INTERESTS
PERTAINING TO EXTENT OF TITLE

REGIS. NO.	PARTICULARS
741 042 581	Restrictive Covenant
771 147 064	Zoning Regulations
821 108 970	Utility Right of Way Plan 821 0970

LEGEND

Statutory Iron Post found.	Δ..... Delta Angle
Iron Bar found.	Fd..... Found
Drill Hole found.	G.L..... Ground Level
Calculated Point (Left No Mark)....	I..... Statutory Iron Post
Building Foundation.	Mk..... Mark
Eave Fascia.	M/F..... Main Floor
Fences.	M.A..... Maintenance Access
Line Not to Scale.	O.D..... Overland Drainage
Property Line.	P/L..... Property Line
Rights-of-Way.	R..... Radius of Arc
A..... Length of Arc	Ret..... Retaining
A/C..... Air Conditioner	R.W..... Right-of-Way
Cant..... Cantilever	2/F..... 2nd Floor
Conc..... Concrete	U..... Utility
	W/W..... Window Well

NOTES:

- Distances are shown in metres and decimals thereof.
- Unless otherwise specified, the dimensions shown relate to distances from property boundaries to foundation walls only at the date of survey.
- Found no marks at all lot corners, unless otherwise shown.
- Fences are within 0.20 metres of the property line unless otherwise shown.

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Nitin Bansal, Alberta Land Surveyor

Ordered by GPS Capital Inc.

Job No.: TG26-0020	Date: June 18, 2026	Dwn By: S.K.	REV 3
Acad File No.: TG26-0020R	Scale: 1:500	Ck'd By: N.B.	

This plan is page 2 of a Real Property Report and is invalid if it is detached from page 1.

BLOCK A
PLAN 921 0847

Fence Encroaches by 4.97,
4.70 & 4.41 Into Road.

LOT 5
BLOCK 3
PLAN
821 0969

Commercial Building
No Eaves
Cinder Block

PEGASUS WAY N.E.

TREE SCHEDULE

Tree #	Variety	Canopy (m)	Trunk (m)	Height (m)
1	DEC	3	Bush	3
2	DEC	4	Bush	3.5
3	CON	4	0.3	6
4	CON	2	0.2	5
5	CON	2	0.2	5
6	CON	2	0.2	5
7	CON	2	0.2	5
8	DEC	2	Clump	4
9	DEC	1.5	0.2	2.5