

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

LEGAL DESCRIPTION: Lot 39 Block 2 Plan 971 2617
MUNICIPAL ADDRESS: 331 Mt. Douglas Court S.E. Calgary, Alberta

DATE OF SURVEY: August 18th, 2026.

LEGEND
Distances are in metres and decimals thereof.
Found Iron Posts are shown thus: 
Drill Holes are shown thus: 
Found Iron Bars are shown thus: 
Found Concrete Nails are shown thus: 
Calculation points are shown thus: 
Pillars and posts are shown thus: 
Property lines are shown thus: 
Utility Right of Ways are shown thus: 
Eaves are shown thus: 
Fences are shown thus: 
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.

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, support of a subdivision application, a mortgage application, or a submittal 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 placed. 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 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.

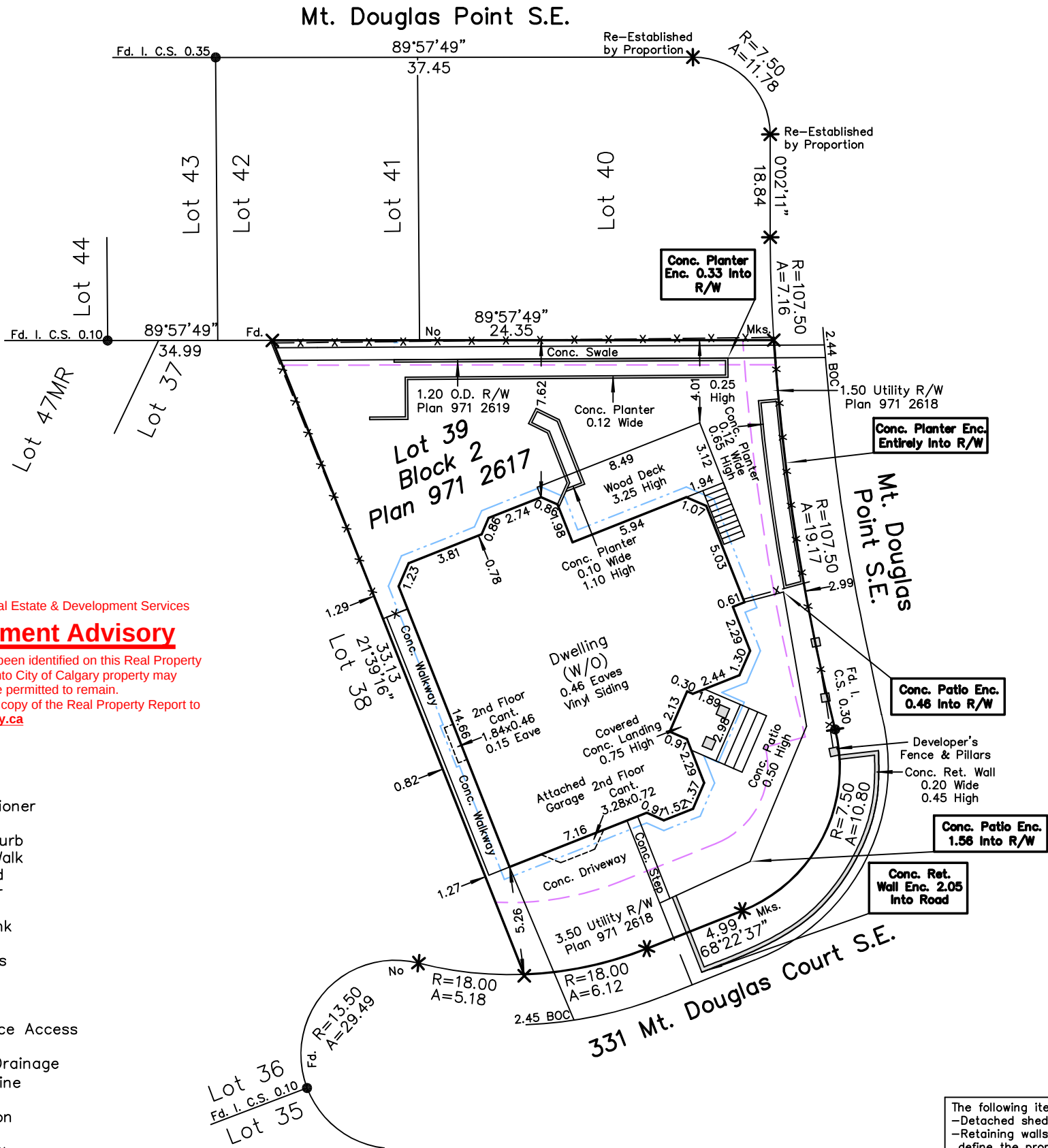
NOTE:
Title information is based on the C. of T. 201 226 836 which was searched on the 18th day of August, 2026., and is subject to:
Utility Right of Way No.: 971 379 048
Agreement No.: 971 379 049
Restrictive Covenant No.: 971 379 050
Caveat No.: 971 379 055



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

- ABBREVIATIONS
A---Arc Length
Acc---Accessory
A/C---Air Conditioner
Bldg---Building
BOC---Back of Curb
BOW---Back of Walk
Calc---Calculated
Cant---Cantilever
Conc---Concrete
C.S---Countersunk
DH---Drill Hole
Enc---Encroaches
Fd---Found
I---Iron Post
I.B---Iron Bar
M.A---Maintenance Access
Mk---Mark
O.D---Overland Drainage
P/L---Property Line
R---Radius
Reg---Registration
Ret---Retaining
R/W---Right of Way
W/O---Walkout Basement
W.W---Window Well

NOTE:
UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.



The following items may not be shown on the RPR:
-Detached sheds that are less than 10 sq.m.
-Retaining walls or interior fences that do not define the property line
-Hot tubs
-Patios less than 0.60m in height
-Planters, garden borders and ground level landscaping features
-Ground level features covered by snow and ice

Dated at Calgary, Alberta on this 18th day of August, 2026.

Chen Zheng, A.L.S.
This document is not valid unless it bears an original or digital signature in blue ink and an Arc Surveys Ltd. permit stamp in red ink.

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