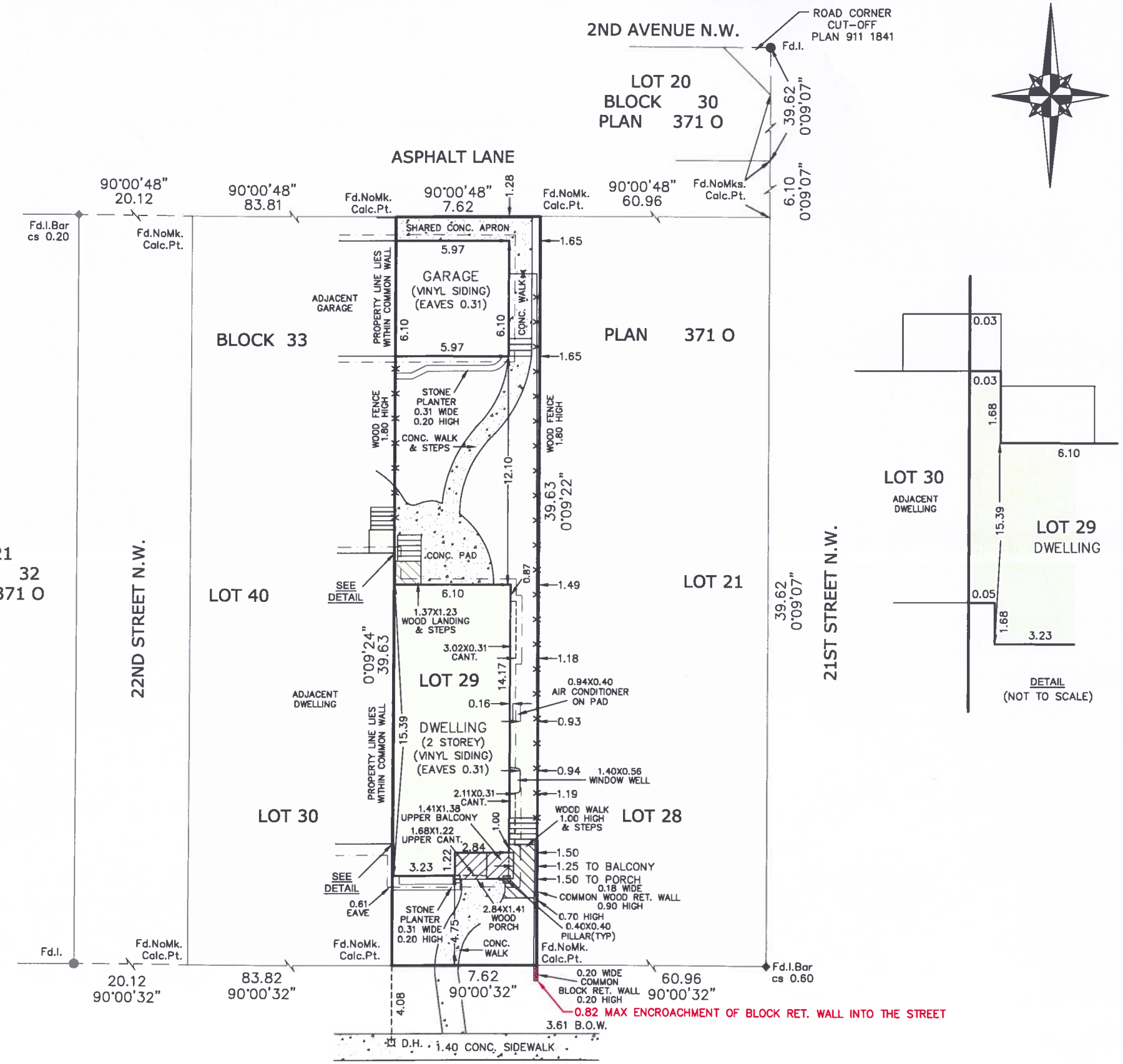
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



LOT(S): 29

BLOCK(S): 33

REG'D PLAN No.(s) 371 O

Certificate of Title Number(s) : 111 034 448

Date searched: APR. 28th, 2026

The survey was performed between:
FEB. 14th, 2004 and APR. 27th, 2026

Municipal Address :
2218–1ST AVENUE N.W.
CALGARY, ALBERTA

To : MISSION CENTRE LAW
602, 2303 4TH STREET S.W.
CALGARY, ALBERTA

ALBERTA LAND SURVEYOR'S CERTIFICATION:

I hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

1. the plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 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;
2. the improvements are entirely within the boundaries of the Property; EXCEPT FOR THE ENCROACHMENT OF THE BLOCK RET. WALL INTO STREET AS SHOWN.
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property; and
4. no visible encroachments exist on registered easements or rights–of–way affecting the extent of the Property;

PURPOSE OF REPORT:

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, a submittal to the municipality for a 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 during the survey for this Report. The attached 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.

NOTES:

Property is subject to the following Encumbrances, Liens and Interests:
Restrictive covenant, caveat, etc. registration number(s): 051 295 364 (PARTY WALL AGREEMENT).

LEGEND:

Found	Fd.	Mark	Mk.
Iron	I.	Calculation	Calc.
Countersunk	cs	Coordinates	Coord.
Utility–Right–of–Way	U.R.W.	Point	Pt.
Overland Drainage Right–of–Way	O.D.R.W.	Statutory iron post found	●
Access Right–of–Way	A.R.W.	Drill hole found	■
Back of walk	B.O.W.		
Radius	R	Fences are shown thus	–x–x–x–x–
Arc Length	A	Fences are within 0.20m of property line unless otherwise noted.	
Concrete	Conc.		
Cantilever	Cant.		

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

Dated at Calgary, Alberta on APRIL 28th, 2026.

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P125 AL–TERRA GEOMATICS LTD.

© Wayne E Berg, Alberta Land Surveyor.
This document is not valid unless it bears a signature (in blue ink) and an AL–Terra Geomatics Ltd. permit stamp (in red ink).

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REV	YY	MM	DD	REVISIONS
1	26	04	27	Fences, planters, wood walK, steps, ret. wall, pillars, air condtioner, and window well surveyed. Title information updated.
0	13	01	13	Original RPR surveyed.

Scale : 1:250	Date: APR. 28th, 2026	File No.: 901–820
Drawn by : B.S.	Chk'd by : L.V.	

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