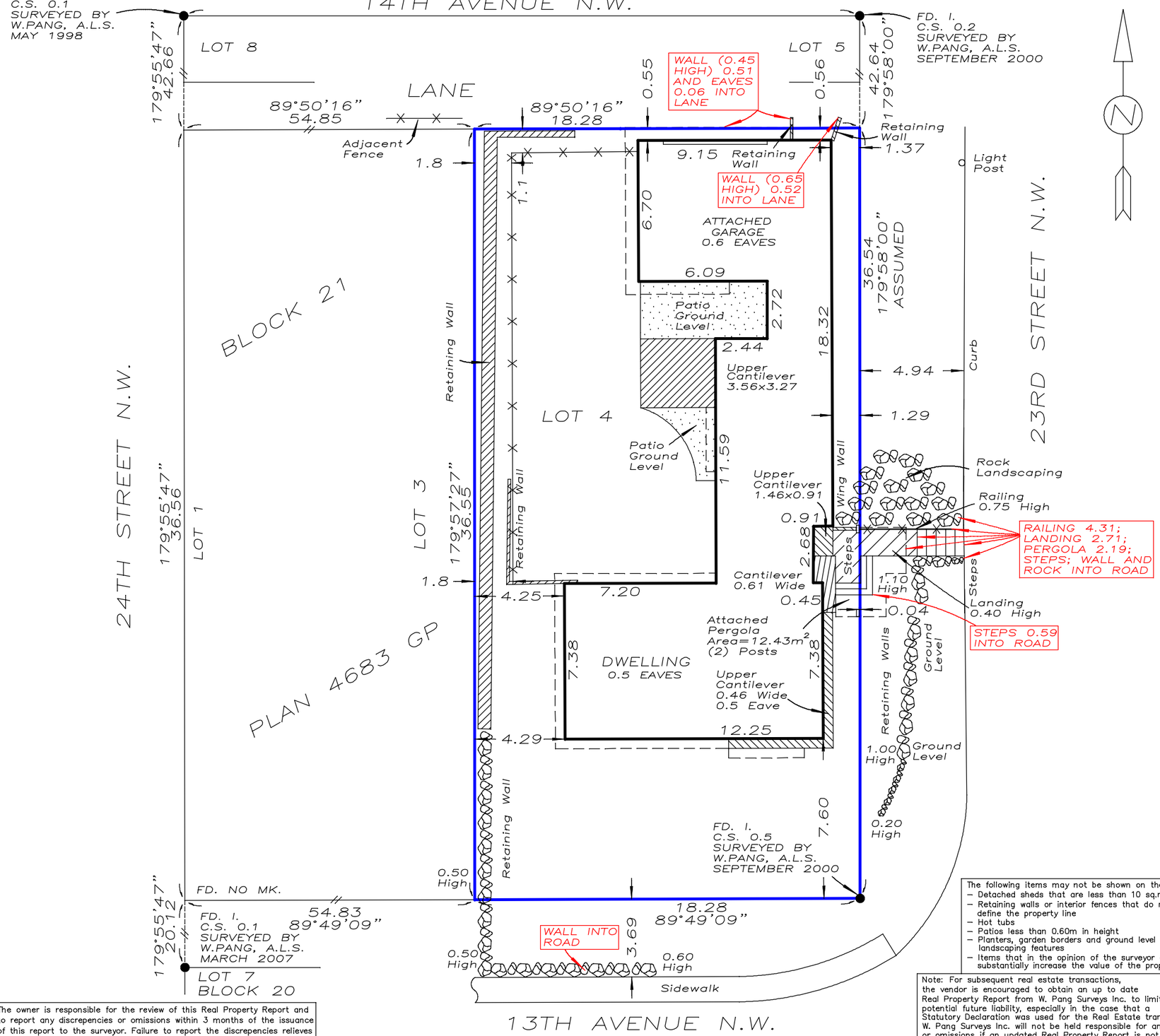
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



The owner is responsible for the review of this Real Property Report and to report any discrepencies or omissions within 3 months of the issuance of this report to the surveyor. Failure to report the discrepencies relieves W. Pang Surveys Inc. of any future liabilities or claims.

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
- Items that in the opinion of the surveyor do not substantially increase the value of the property

Note: For subsequent real estate transactions, the vendor is encouraged to obtain an up to date Real Property Report from W. Pang Surveys Inc. to limit potential future liability, especially in the case that a Statutory Declaration was used for the Real Estate transaction. W. Pang Surveys Inc. will not be held responsible for any error or omissions if an updated Real Property Report is not used for the Real Estate transaction.

LEGAL DESCRIPTION :

LOT 4
BLOCK 21
PLAN 4683 GP (the "Property")

CLIENT : [redacted] (the "Client")

CIVIC ADDRESS :

2404 – 13TH AVENUE N.W.
CALGARY, ALBERTA

Date of Title Search : MAY 14 ,2026 ; Title No. 071 401 647
Date of Survey : MAY 21 ,2026.

CERTIFICATION :

I hereby certify that this Report and related survey, was prepared and performed under my supervision, direction, and control and in accordance with 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:

1. 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, registered easements and right–of–way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the property; EXCEPT RAILING, LANDING, PERGOLA, STEPS, WALLS AND ROCK INTO ROAD; WALLS AND EAVES INTO LANE AS SHOWN
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements, or right–of–way affecting the extent of the property.
5. PROPERTY IS SUBJECT TO:
   071 365 921 – CAVEAT RE: ENCROACHMENT AGREEMENT

LEGEND :

All dimensions are in metres and decimals thereof.
Statutory Iron Post found shown thus : ●
Iron Bar found shown thus : ◆
C.S. denotes counter sunk. // denotes break line
Unless otherwise specified, the dimensions shown relate to distances from property boundaries to extent of the foundation walls only at the time of the survey.
Fences are within 0.20 metres of property line unless otherwise noted.
Fences shown thus : –×–×–×–×–
Eaves are dimensioned to the fascia line and shown thus: – – – – – –
Subject property is outlined thus : ▬▬▬

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 real estate transaction. 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 (e.g., for fencing) 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.

Dated at Calgary, Alberta
this 22 day of MAY 2026.

Nina Holdbrook, A.L.S.

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This Report is not valid unless it bears the original signature or digital signature of an Alberta Land Surveyor and a W. Pang Surveys Inc. permit stamp.

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P184
W. PANG SURVEYS INC.

SCALE = 1:200

0 1 2 3 4 5 10m

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FILE: 2026–1381 Drawn by: P.C.