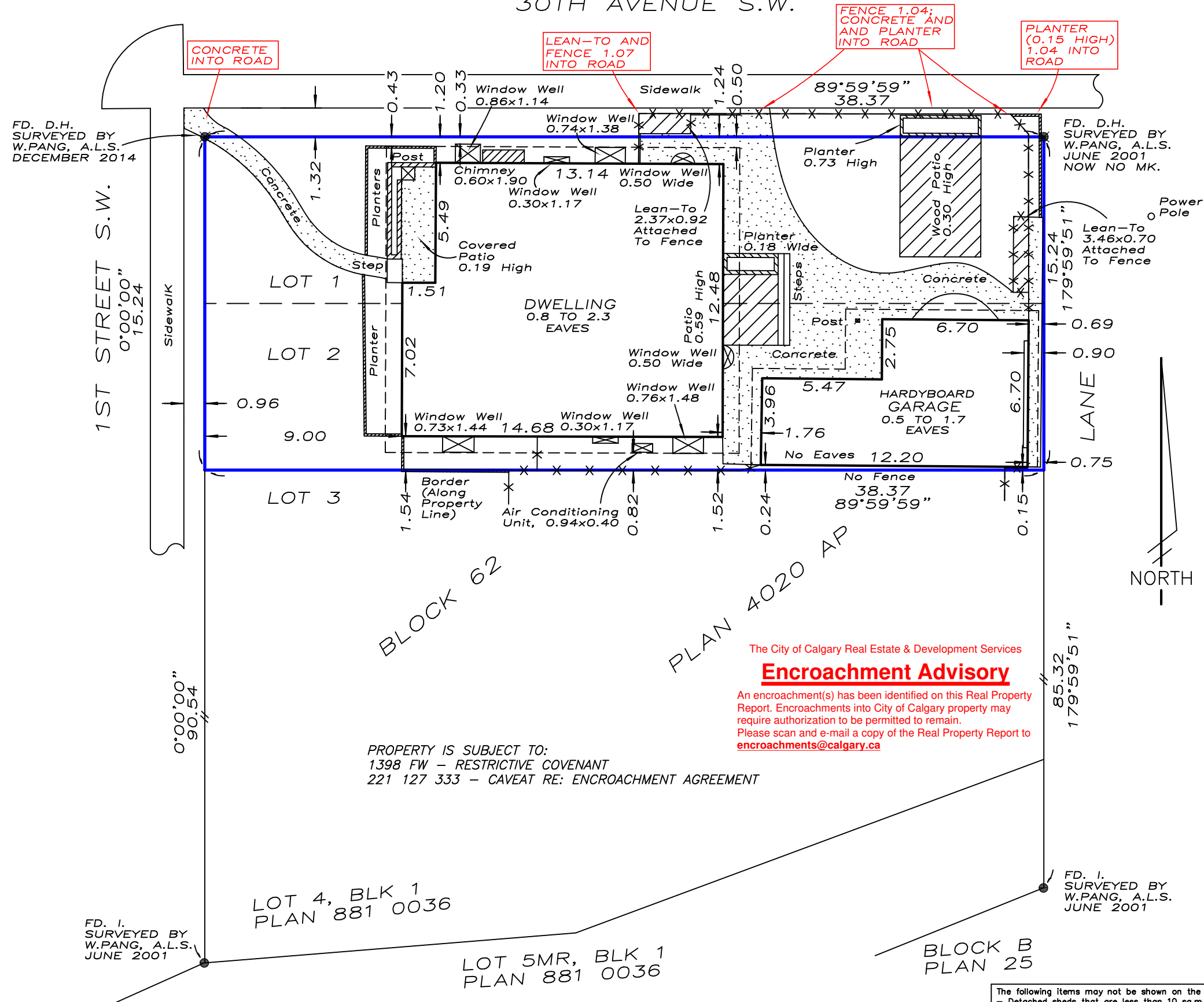


ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

30TH AVENUE S.W.



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

PROPERTY IS SUBJECT TO:
1398 FW – RESTRICTIVE COVENANT
221 127 333 – CAVEAT RE: ENCROACHMENT AGREEMENT

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

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.

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

LEGAL DESCRIPTION :

LOT 1 AND 2
BLOCK 62
PLAN 4020 AP (the "Property")

CLIENT : (the "Client")

CIVIC ADDRESS :

3202 – 1ST STREET S.W.
CALGARY, ALBERTA

Date of Title Search : MAY 20, 2026 ; Title No. 221 087 711

Date of Survey : JUNE 9, 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:

- 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;
- the improvements are entirely within the boundaries of the property; **EXCEPT CONCRETE, FENCE, LEAN-TO AND PLANTERS INTO ROAD AS SHOWN**
- no visible encroachments exist on the Property from any improvements situated on an adjoining property;
- no visible encroachments exist on registered easements, or right-of-way affecting the extent of the property.

LEGEND :

All dimensions are in metres and decimals thereof.

Statutory Iron Post found shown thus : ●

Iron Bar found shown thus : ◆ Drill Hole 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 : — x — x — x — x — x

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 10 day of JUNE 2026.

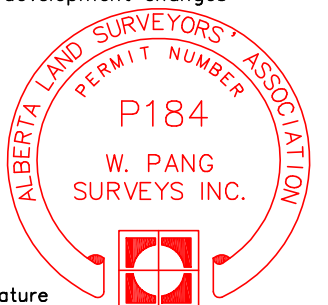
Nina Holdbrook
Nina Holdbrook, A.L.S.
(Copyright reserved)

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.

SCALE = 1:200

0 1 2 3 4 5 10m

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Calgary, AB T2W 4X9
TEL: 242-8040

info@pangsurveys.com

FILE: 2026-1443 Drawn by, N.P.