

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

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



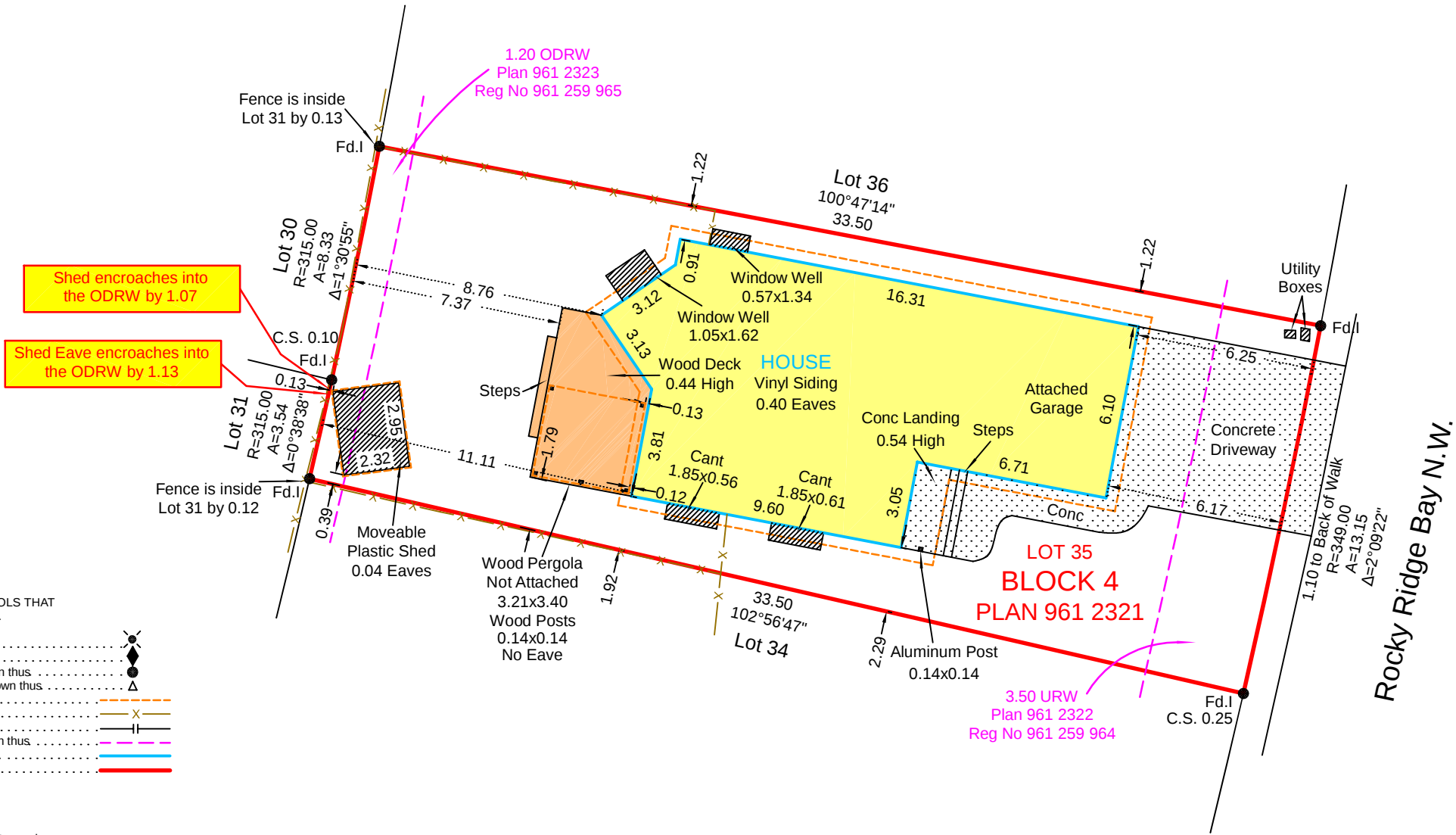
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DESCRIPTION OF PROPERTY

LOT 35
BLOCK 4
PLAN 961 2321

I hereby certify that this Report, which includes the attached plan 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 rights-of-way affecting the extent of the title to the property;
- The improvements are entirely within the boundaries of the property unless otherwise noted;
- No visible encroachments exist on the Property from any improvement situated on an adjacent property unless otherwise noted, and;
- No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, unless otherwise noted.
- Title information is based on a title search dated June 4th, 2026 C. of T. No. 971 192 770.
- Date of Survey June 18th, 2026
- Unless otherwise specified the dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
- Distances are in metres and decimals thereof.
- This document is not valid unless it bears the original digital signature of Robert M. Wallace, (Alberta Land Surveyor) and the Global Raymac Surveys's permit stamp.
- Purpose: This report has 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. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information 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.
- Property is subject to Agreement Reg. No. 951 246 140. RE: Restrictive Covenant and Easement
- Property is subject to Easement Reg. No. 961 259 966.
- Property is subject to Restrictive Covenant Reg. No. 961 259 697.
- Shed and Shed Eave from subject property encroach into the Overland Drainage Right-Of-Way as shown.
- This survey has been updated as of June 19, 2026. (Ref. Job No. 9703571R).



LEGEND

ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN.

- Drill Hole found shown thus
- Iron Bar found shown thus
- Statutory Iron Post found shown thus
- Delta (Central) angle of arc shown thus
- Eave Fascia are shown thus
- Fences are shown thus
- Line not to scale shown thus
- Utility Rights-Of-Way are shown thus
- Building foundation shown thus
- Property line shown thus
- A denotes length of arc
- AC denotes Air Conditioner
- Blk denotes Block
- CB denotes Cinder Block
- CS denotes depth Fd.I. is counter sunk
- Cant denotes cantilever
- Conc denotes concrete
- E denotes East
- Eave dimensioned to fascia
- Fd denotes found
- Fences are within 0.10m of property line unless otherwise noted
- GL denotes ground level
- I denotes iron post
- m denotes metres
- MA denotes Maintenance Access
- MF denotes Main Floor
- Mk denotes mark
- Mks denotes marks
- N denotes North
- OD denotes Overland Drainage
- R denotes radius of arc
- RW denotes Right-Of-Way
- Reg No denotes registration number
- Ret Wall denotes retaining wall
- S denotes South
- U denotes Utility
- Up denotes distance Fd. I. is above ground
- W denotes West
- WOB denotes Walk Out Basement



Dated this 19th day of June 2026.

MUNICIPAL ADDRESS:	409 Rocky Ridge Bay N.W. Calgary, Alberta	Robert M. Wallace, A.L.S.
CLIENT:		
CLIENT FILE NO.		Drawn by: R.S.
SCALE 1: 200		GRSI. FILE NO. 26CR0576