ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

PLAN	991 0406
BLOCK	23
LOT(S)	27
CIVIC	121 EDGERIDGE PARK NW CALGARY, ALBERTA
CLIENT	[redacted]

*NOTE:

-ALL CANTILEVERS ARE SHOWN THUS: – – – – –
AND ARE 0.61m UNLESS OTHERWISE NOTED.
-EAVES ARE MEASURED TO THE LINE OF FASCIA.
-ALL EAVES ON CANTILEVERS AND/OR BAYS ARE 0m UNLESS NOTED OTHERWISE.
-ALL WINDOW WELLS ARE 1.78X0.55 UNLESS NOTED OTHERWISE.
-LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.
-UNLESS OTHERWISE NOTED FOUND NO MARKS AT ALL PROPERTY CORNERS
-ALL CANTILEVERS ARE AT MAIN LEVEL UNLESS OTHERWISE NOTED.

ABBREVIATIONS AND DEFINITIONS THAT MAY OR MAY NOT BE USED IN THE RPR

A.R/W	ACCESS RIGHT OF WAY
B.C.	BEGINNING OF CURVE
B.O.C.	BACK OF CURB
B.O.W.	BACK OF WALK
CANT.	CANTILEVER
CONC.	CONCRETE
D.H.	DRILL HOLE
Fd. I	FOUND IRON POST
Fd. IB	FOUND IRON BAR
Fd. no Mk.	FOUND NO MARK
FLR	FLOOR
HVAC	HEATING VENTILATION AIR CONDITIONING
I.	IRON POST
I.B.	IRON BAR
L.	LENGTH
M.A.R/W	MAINTENANCE & ACCESS RIGHT OF WAY
M.R/W	MUTUAL RIGHT OF WAY
MR	MUNICIPAL RESERVE
MS	MAGNETIC SPIKE
MSR	MUNICIPAL SCHOOL RESERVE
O.D.R/W	OVERLAND DRAINAGE RIGHT OF WAY
POS.	POSITION
PUL	PUBLIC UTILITY LOT
R	RADIUS OF CURVE AND/OR RADIAL ARC
R.C.	RESTRICTIVE COVENANT
R/W	RIGHT OF WAY
RE-EST.	RE-ESTABLISHED
RET.	RETAINING
RPR	REAL PROPERTY REPORT
T.U.C.	TRANSPORTATION AND UTILITY CORRIDOR
U.R/W	UTILITY RIGHT OF WAY
W.W.	WINDOW WELL

THE FOLLOWING ITEMS MAY NOT BE SHOWN ON THIS RPR

-DETACHED SHEDS THAT ARE LESS THAN 10m2
-RETAINING WALLS OR INTERIOR FENCES (DOG RUNS) THAT DO NOT DEFINE THE PROPERTY LINE
-HOT TUBS
-STEPS AND STAIRS
-PATIO THAT IS LESS THAN 0.60m IN HEIGHT
-ITEMS THAT, IN THE OPINION OF THE SURVEYOR, DO NOT SUBSTANTIALLY INCREASE THE VALUE OF THE PROPERTY.
-ITEMS THAT ARE COVERED BY SNOW AND ICE AS THE PROPERTY OWNER NEGLECTED TO REMOVE IT ON OR BEFORE THE FIELD SURVEY DATE.

ENCROACHMENT DETAIL:

1. WOOD LOG LANDSCAPING ENCROACHED ONTO EDGERIDGE PARK NW BY 1.38
2. BRICK EDGING LANDSCAPING ENCROACHED ONTO EDGERIDGE PARK NW BY 1.38
3. BRICK WALK ENCROACHED ONTO LOT 26 BY 0.03
4. WOOD PLANTER ENCROACHED ONTO LOT 26 BY 0.12
5. FENCE ENCROACHED ONTO LOT 1ER BY 0.51
6. PATIO ENCROACHED ONTO LOT 1ER BY 0.29

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P159
LOVSE SURVEYS LTD.

UPDATED FROM ORIGINAL SURVEY PERFORMED BY LOVSE SURVEYS LTD. ON MARCH 16, 2000

ALL EVIDENCE SHOWN IS BASED ON THE ORIGINAL SURVEY. EVIDENCE SEARCHES ARE NOT CARRIED OUT DURING THE UPDATE SURVEY.

FOR SUBSEQUENT REAL ESTATE TRANSACTIONS, THE VENDOR IS ENCOURAGED TO OBTAIN AN UP TO DATE RPR FROM LOVSE SURVEYS TO LIMIT POTENTIAL FUTURE LIABILITY, ESPECIALLY IN THE CASE THAT A STATUTORY DECLARATION WAS USED FOR THE REAL ESTATE TRANSACTION. LOVSE SURVEYS WILL NOT BE RESPONSIBLE FOR ANY ERROR OR OMISSIONS IF AN UPDATED RPR IS NOT USED FOR THE REAL ESTATE TRANSACTION

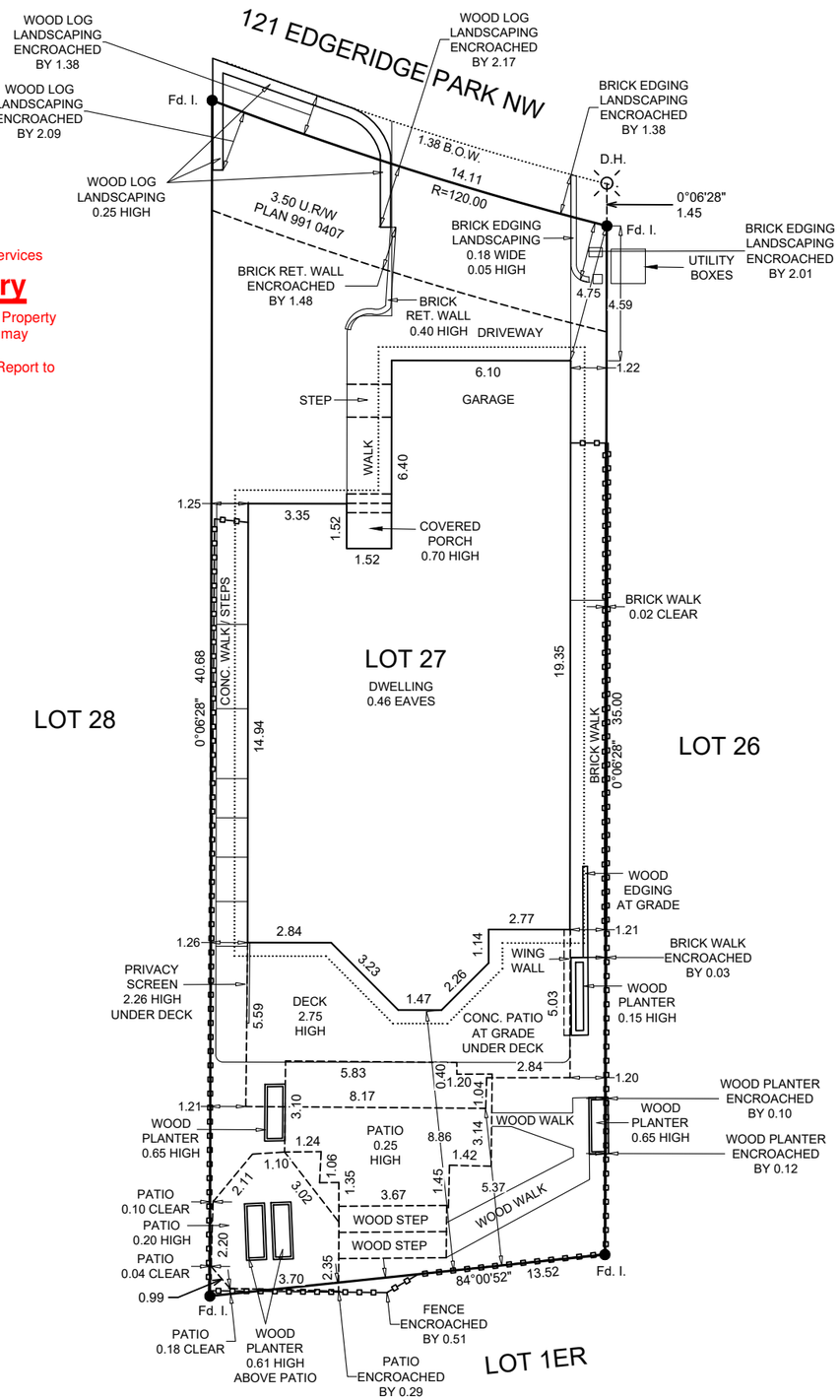
THE OWNER IS RESPONSIBLE FOR THE REVIEW OF THIS REAL PROPERTY REPORT AND REPORT ANY DISCREPANCIES OR OMISSIONS WITHIN 3 MONTHS OF THE ISSUANCE OF THIS REPORT TO THE SURVEYOR. FAILURE TO REPORT THE DISCREPANCIES RELIEVES LOVSE SURVEYS OF ANY FUTURE LIABILITIES OR CLAIMS.

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE OR DIGITAL SIGNATURE OF AN ALBERTA LAND SURVEYOR AND A LOVSE SURVEYS LTD. PERMIT STAMP.

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**



Certification:

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:

1. the plan illustrates the boundaries of the subject Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and the defined limits of registered interests affecting the extent of the title to the subject Property;

2. the Improvements are entirely within the boundaries of the subject Property;
   except SEE ENCROACHMENT DETAIL

3. no visible improvements situated on an adjoining property cross the boundaries of the subject Property
   except NIL

4. no visible improvements exist within the limits of any registered interests affecting the extent of the subject Property
   except WOOD LOG LANDSCAPING ENCROACHED ONTO U.R/W BY 2.09 & 2.17 EACH
   BRICK EDGING LANDSCAPING ENCROACHED ONTO U.R/W BY 2.01
   BRICK RET. WALL ENCROACHED ONTO U.R/W BY 1.48

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(s) of land conveyance

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 as subsequent changes to the development on the property will not be reflected.

Dated at the City of Calgary, Alberta
June 26, 2026

W. JEFFREY PATTON, ALBERTA LAND SURVEYOR
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LEGEND:

Found Iron Posts are shown thus: Fd. I ●
Found Iron Bars are shown thus: Fd. IB ♦
Found Magnetic Nails are shown thus: Fd. MS
All distances are in metres and decimals thereof.
Distances shown on curve boundaries are Arc distances.
Fences are shown thus: -o-o-o-o- and are deemed to be on property line if within +/- 0.2m unless otherwise noted.
All fence line observations are measured to the centerline of the fence, unless noted otherwise.
The dimensions shown related to perpendicular distances from property boundaries to foundation walls.

NOTE:

Survey completed on June 16, 2026
Title information is based on a title search on June 18, 2026
and subject to:
991 035 193 UTILITY RIGHT OF WAY PLAN: 991 0407
991 035 196 CAVEAT RE: R.C.
991 035 200 RESTRICTIVE COVENANT

NOT WITHSTANDING ITEMS 2&4 OF THE CERTIFICATION, THE DRIVEWAY AND/OR WALKWAY IS NORMALLY PERMITTED TO ENCROACH ONTO UTILITIES RIGHT OF WAYS AND/OR OUTSIDE THE PROPERTY LINE WITHOUT AN ENCROACHMENT AGREEMENT.

Drawn by: HK Chk'd: WJP Scale : 1:200 METRIC FILE NO: 2606107URPR

LOVSE SURVEYS LTD.
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