

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



ZOOM SURVEYS LTD.

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Dated at Calgary, Alberta on
June 10, 2026.

Adam Barvir
ADAM BARVIR, ALBERTA LAND SURVEYOR

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LEGAL DESCRIPTION:

Lot 38, Block 3, Plan 221 1883

MUNICIPAL ADDRESS:

1135A Regent Crescent N.E.

Calgary, Alberta

DATE OF SURVEY: September 27, 2023.

DATE OF UPDATE: June 8, 2026.

Title information is based on the certificate of title 231 330 917
Which was searched on the June 9, 2026.
The property is subject to the following instruments:

No Relevant Registration.

CERTIFICATION:

I, Adam Barvir, 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, and registered easements and rights-of-way affecting the extent of the title to the property.
- The improvements are entirely within the boundaries of the subject property.
- No visible encroachments exist on the property from any improvements situated on an adjoining property.
- No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property.

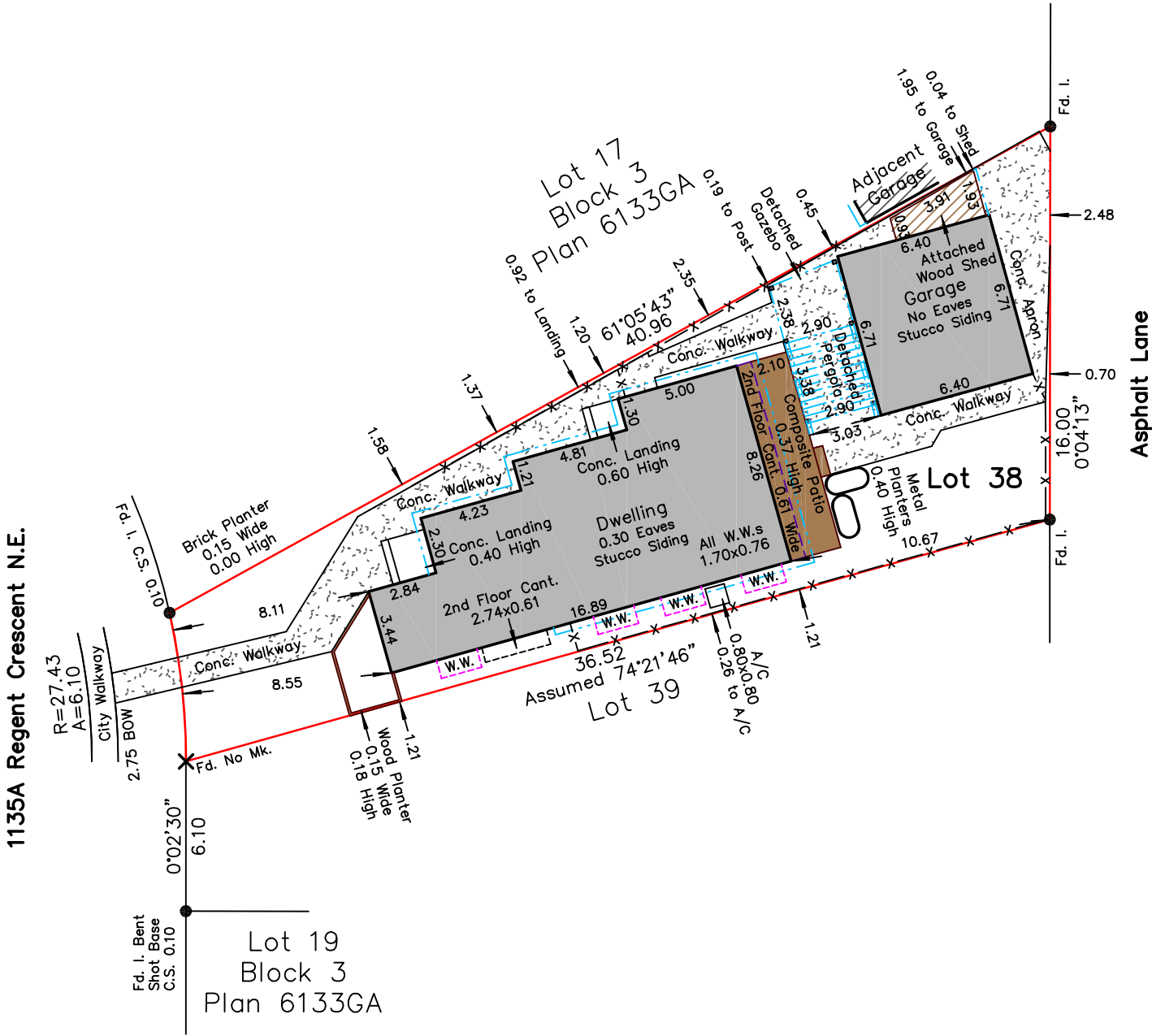
PURPOSE:

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 land conveyance, a Mortgage application, or a submittal to the municipality for the 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 due to 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.

LEGEND:

All distances are in metres and decimals thereof.
Found iron posts --- ● --- Subject property lines -----
Calculation points --- X --- Right of ways -----
Beginning of curves --- | --- Eaves -----
Pillars and posts --- ■ --- Fences -----

All eaves are measured to fascia unless otherwise shown.
All fences are within 0.2 metres of the property lines unless otherwise shown.



ABBREVIATIONS:

- A - Arc
- Acc. - Accessory
- A/C - Air Conditioner
- Bldg - Building
- BOC - Back Of Curb
- BOW - Back Of Walk
- Calc. - Calculated
- Cant. - Cantilever
- Conc. - Concrete
- C.S. - Countersunk
- DH - Drill Hole
- Enc. - Encroaches
- Fd. - Found
- I. - Iron Post
- M.A. - Maintenance Access
- Mk. - Mark
- O.D. - Overland Drainage
- P/L - Property Line
- R - Radius
- Ret. - Retaining
- R/W - Right Of Way
- W/O - Walkout Basement
- W.W. - Window Well

NOTES:

Unless otherwise specified, lines outside of property are not to scale.
Unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls.