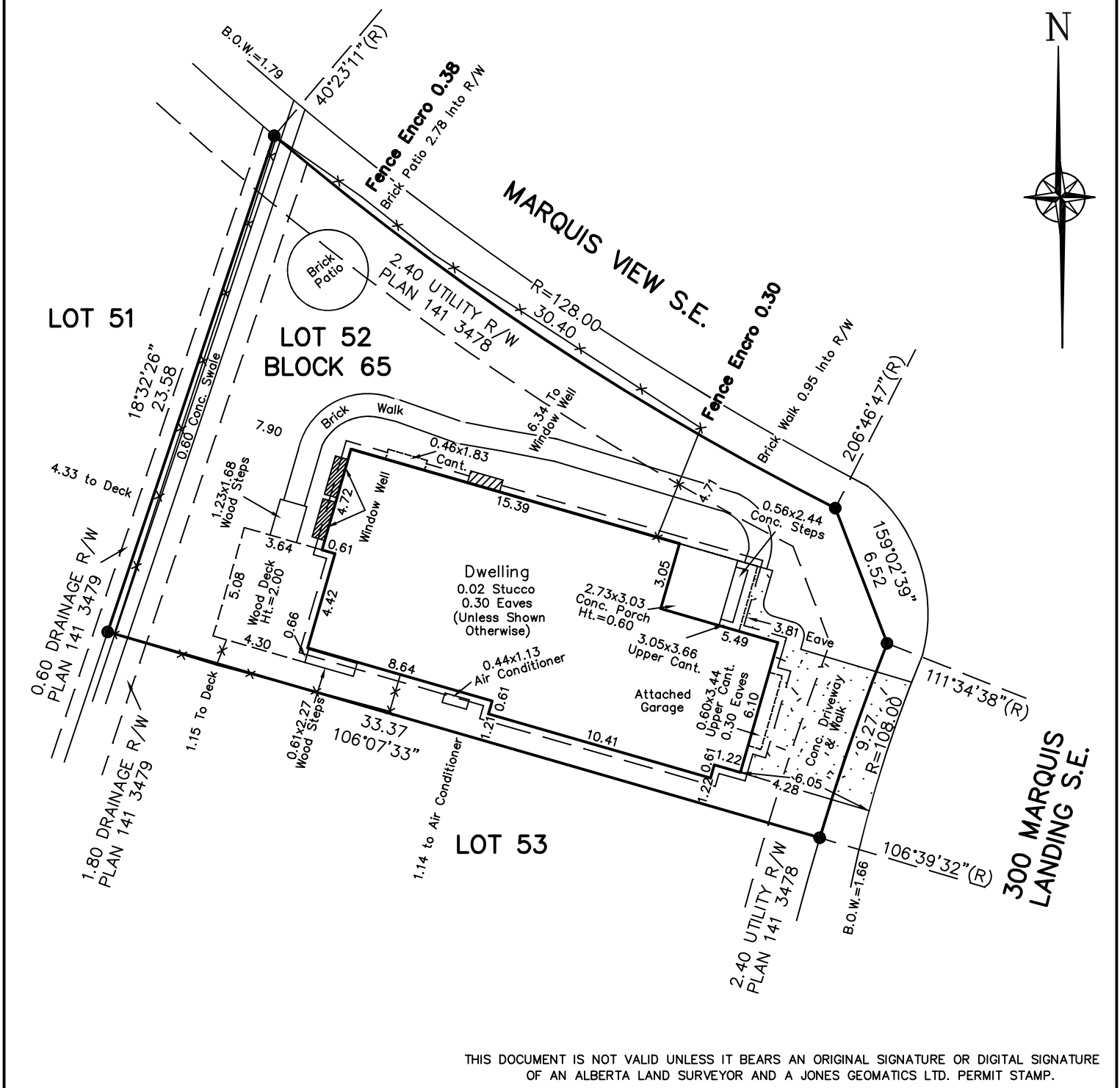


ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

LEGAL DESCRIPTION: LOT 52, BLOCK 65, PLAN 141 3477
MUNICIPAL ADDRESS: 381 MARQUIS LANDING S.E., CALGARY, ALBERTA



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

- NOTES:
- DISTANCES ARE IN METRES.
 - UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO PERPENDICULAR DISTANCES FROM PROPERTY BOUNDARIES TO FOUNDATION WALLS.
 - ALL EAVES SHOWN ARE DIMENSIONED FROM FOUNDATION TO FASCIA.
 - ALL FENCES SHOWN ARE WITHIN 0.2 METRES OF THE PROPERTY LINES UNLESS OTHERWISE NOTED.
 - STATUTORY IRON POST FOUND THUS: ●
 - FOUND NO MARK IS SHOWN THUS: Fd. No Mk.
 - PROPERTY LINE IS SHOWN THUS: _____
 - FENCE LINE IS SHOWN THUS: -x-x-x-
 - TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 151 273 755 , TITLE SEARCH DATED JULY 21, 2026
 - PROPERTY IS SUBJECT TO THE FOLLOWING INSTRUMENTS:
 - UTILITY R/W INST No. 141 348 886 (PLAN 141 3478)
 - CAVEAT INST. No. 141 348 889 (EASEMENT AND R/C)
 - RESTRICTIVE COVENANT INST No. 141 348 898
 - ENCUMBRANCE INST No. 141 348 900
 - CAVEAT INST. No. 151 281 489 (RESTRICTIVE COVENANT)
 - CAVEAT INST. No. 151 281 490 (RESTRICTIVE COVENANT)

- CERTIFICATION:
- I, JALEN GIROUX, ALBERTA LAND SURVEYOR, 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 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;
 - THE IMPROVEMENTS AS SHOWN ON THIS PLAN ARE ENTIRELY WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY. **(EXCEPT FENCE AS SHOWN)**
 - NO VISIBLE IMPROVEMENTS SITUATED ON AN ADJOINING PROPERTY CROSS THE BOUNDARIES OF THE SUBJECT PROPERTY.
 - NO VISIBLE IMPROVEMENTS EXIST WITHIN THE LIMITS OF ANY REGISTERED INTERESTS AFFECTING THE EXTENT OF THE SUBJECT PROPERTY.
 - THE SURVEY WAS COMPLETED ON THE 4TH DAY OF AUGUST, 2026.
 - THE SURVEY REPRESENTED BY THIS PLAN IS TRUE AND CORRECT.
- DATED THIS 14th DAY OF AUGUST, 2026

CLIENT: KEN CHAN
SCALE = 1: 250 metric WM/BD/TDT

PURPOSE:
THIS REPORT AND RELATED 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, SUPPORT OF A SUBDIVISION APPLICATION, A MORTGAGE APPLICATION, A SUBMITTAL TO THE MUNICIPALITY FOR A 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 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.

JALEN GIROUX, ALBERTA LAND SURVEYOR
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Alberta Land Surveyor

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Job No. P20037-26