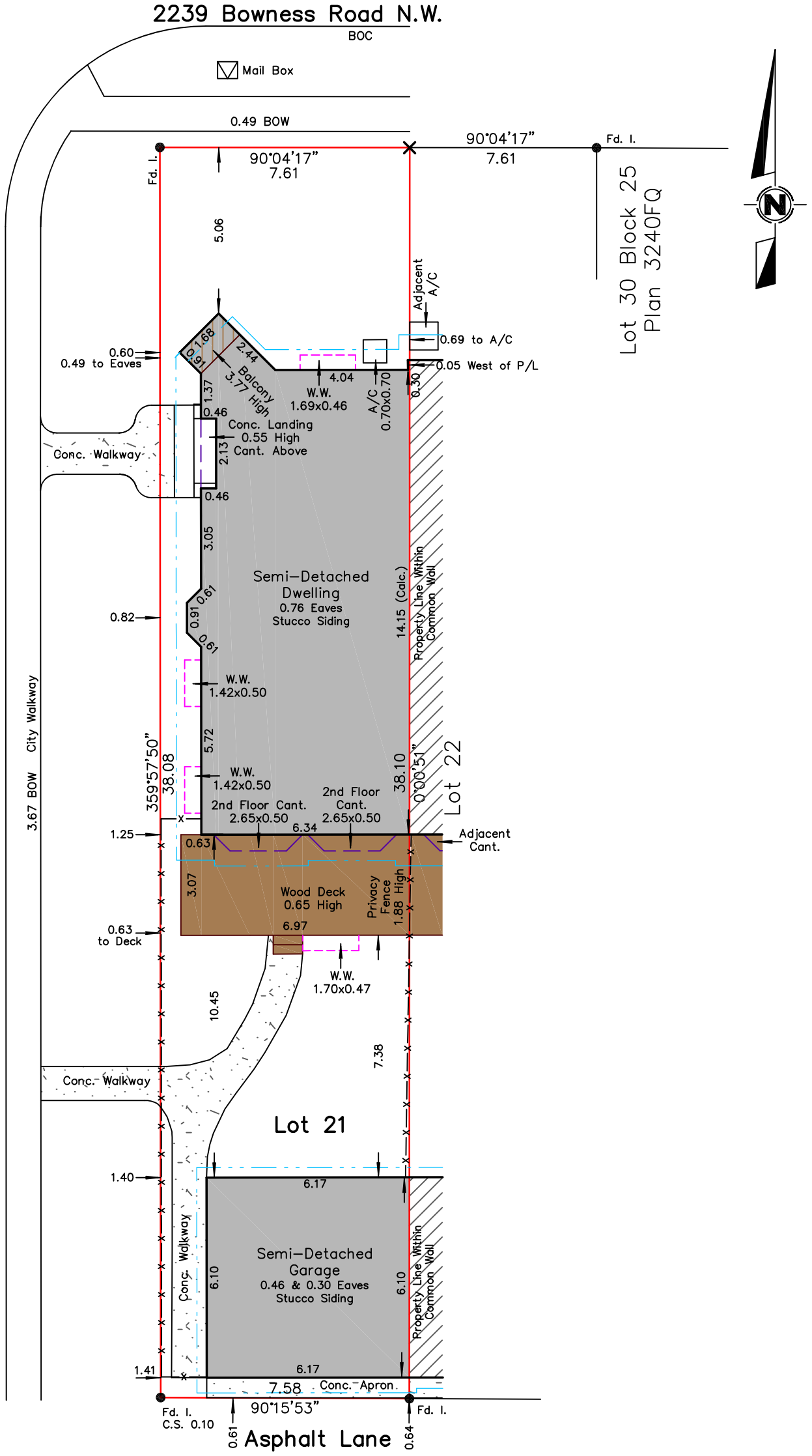
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

2239 Bowness Road N.W.



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
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

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 335
ZOOM
SURVEYS LTD.

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.
Bearing are Grid (3TM) Central Meridian 114°, Derived from GNSS Observations.
Location of the party wall is an interpretation based on observations from outside only. It is our practice not to enter private residences for liability and privacy reasons. For all intended purposes, our party wall line is for illustration only and we can not be held liable for any portion of the buildings that may encroach between the adjoining properties.

LEGAL DESCRIPTION:

Lot 21, Block 25, Plan 031 1624

MUNICIPAL ADDRESS:

2239 Bowness Road N.W.
Calgary, Alberta

DATE OF SURVEY: August 14, 2026.

Title information is based on the certificate of title 181 020 152
Which was searched on August 10, 2026.
The property is subject to the following instruments:

Party Wall Agreement No.: 031 176 142

LEGEND:

All distances are in metres and decimals thereof.
Found iron posts ---
Calculation points ---
Beginning of curves --
Pillars and posts ----
Subject property lines -----
Right of ways ----------
Eaves ----------
Fences ----------
All eaves are measured to fascia unless otherwise shown.
All fences are within 0.2 metres of the property lines unless otherwise shown.

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:

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.
3. No visible improvements situated on an adjoining property cross the boundaries of the subject property.
4. No visible improvements exist within the limits of any registered interests affecting the extent of the subject 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.

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Job No.: 26-0582	Scale: 1:150	Surveyed: HW	Drawn: AK