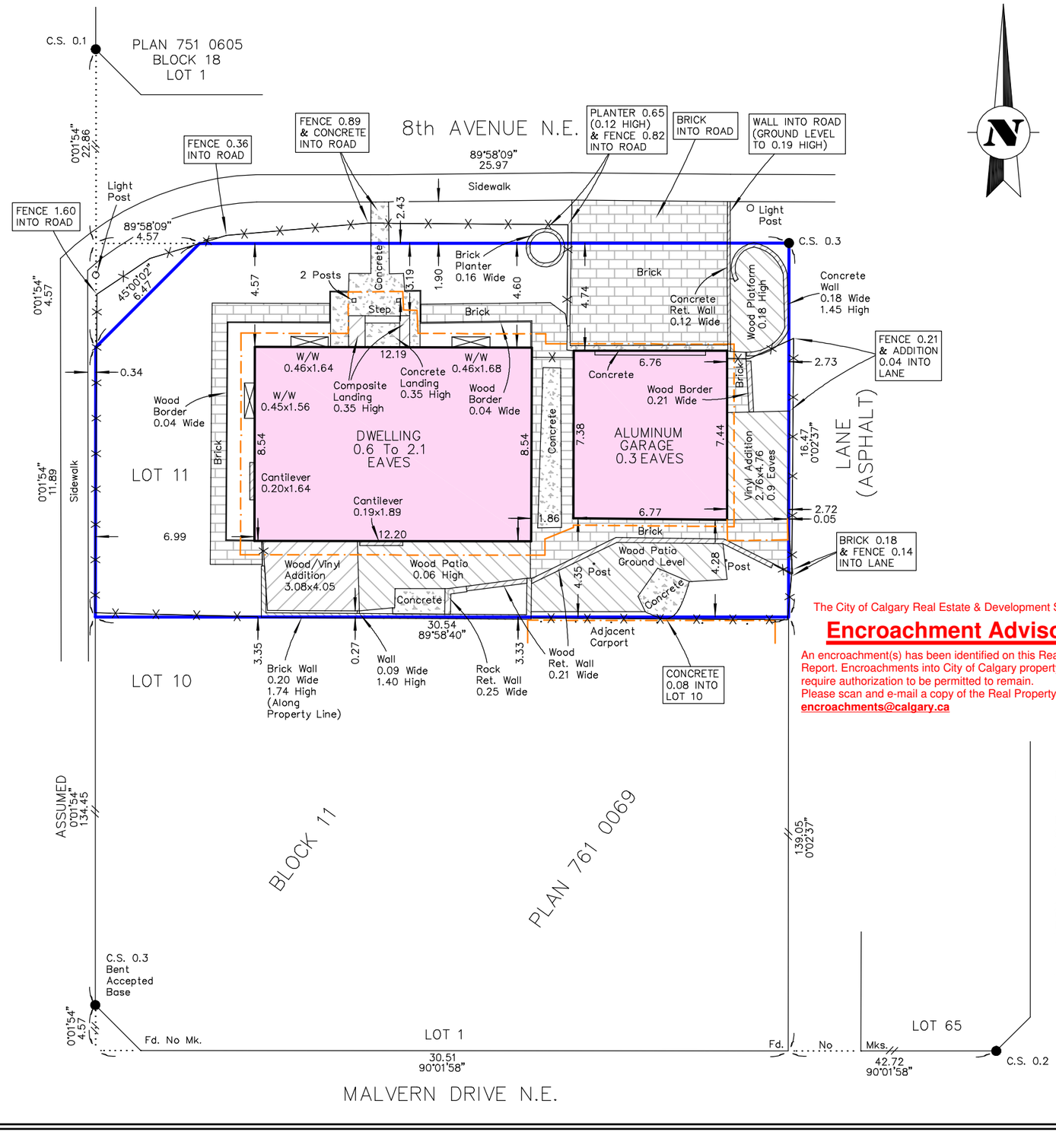
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



Abbreviations
A/C _____ Air Conditioning Unit
W/W _____ Window Well
c.s. _____ Counter Sunk
Ret. _____ Retaining
Fd. _____ Found
Mk. _____ Mark
I. _____ Iron Post
D.H. _____ Drill Hole
R _____ Radius
A _____ Arc
I.B. _____ Iron Bar
Mag. _____ Magnetic
R/W _____ Right of Way

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**

LEGAL DESCRIPTION :

LOT: 11
BLOCK: 11
PLAN: 761 0069

MUNICIPAL ADDRESS :

6024 MADIGAN DRIVE N.E.
CALGARY, ALBERTA
CLIENT: [redacted]

DATE OF SURVEY: AUGUST 6 ,2026

LEGEND :

Found Iron Post shown thus ..... ● Found Concrete Nail shown thus ..... ▲
Found Iron Bar shown thus ..... ◆ Found Spike shown thus ..... ▲
Delta shown thus ..... △ Fences shown thus .....—X—X—
Drill Hole shown thus ..... ⊗ Break in line shown thus .....
Eaves are dimensioned to the fascia line and shown thus:
Subject property is outlined thus :

All dimensions are in metres and decimals thereof.
Unless otherwise specified, the dimensions shown relate to distances from property boundaries to extent of the foundation walls only at the time of survey.
Fences are within 0.20 metres of property line unless otherwise noted.

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 (real estate transaction). 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 because subsequent development changes on the property will not be reflected on the Report.

NOTE :

Title information is based on title search dated APRIL 25 ,2026;
C. of T. 111 162 159 and is subject to:

061 038 234 - CAVEAT RE: ENCROACHMENT AGREEMENT

CERTIFICATION :

I hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. 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 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;
2. the improvements are entirely within the boundaries of the Property
   EXCEPT CONCRETE, BRICK, FENCE, PLANTER AND WALL INTO ROAD; FENCE, BRICK AND ADDITION INTO LANE; CONCRETE INTO LOT 10
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property

Dated at Calgary, Alberta
this 20 day of AUGUST 2026.

Stephen Hao, A.L.S.
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This Document is not valid unless it bears the original signature or digital signature of an Alberta Land Surveyor and a New Maple Geomatics Inc. permit stamp.

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P319
New Maple Geomatics Inc.

SCALE = 1:200
0 1 2 3 4 5 10m

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NEW MAPLE GEOMATICS INC.
TEL: (587) 232-9706
info@newmaplegeomatics.com
12, 2000 Pegasus Road N.E.
Calgary, AB T2E 8K7

FIELD: D.Z.
DRAWN BY: N.R.
FILE NO: 2026-0660