

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



Western Plains Geomatics
PROFESSIONAL LAND SURVEYORS
Calgary, Alberta Phone 403.831.7030
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Western Plains Geomatics Corp.
PO Box 15026 Aspenwoods
Calgary, Alberta, T3H 0N8

To:
14 Panatella Cres, N.W.
Calgary, AB, T3K 0H4

Re: 14 Panatella Cres, N.W.
Calgary, AB, T3K 0H4

Attention:

Legal Description: Lot 57
Block 41
Plan 071 1752
("the Property")

Date of Survey: September 5, 2026

Date of Title Search: May 28, 2026

Title No.: 241 309 922

Registered Owner(s):

Registered instrument(s) affecting the extent of property:

Reg. No. 071 169 190 - Utility Right of Way - Grantee - The City of Calgary as to Portion of Plan 071 1753
Reg. No. 071 169 194 - Caveat - Re: Restrictive Covenant
Reg. No. 071 169 195 - Caveat - Re: Restrictive Covenant
Reg. No. 071 412 475 - Encumbrance - Encumbrancee - Northstar Residents Association Ltd.

Alberta Land Surveyor's 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 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 D, Section 8.5 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 unless otherwise noted;
3. no visible encroachments exist on the property from any improvements situated on an adjoining property unless otherwise noted; and;
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of property unless otherwise noted.

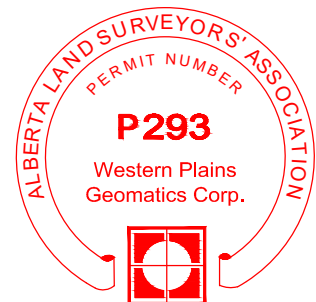
Purpose of Report:

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, 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 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.

This document is not valid unless it bears an original signature (in blue ink) and a Western Plains Geomatics Corp. permit stamp (in red ink).



Dated at Calgary, Alberta
This 7 day of September, 2026

Alberta Land Surveyor

Dennis E. Regan, A.L.S.
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SCAN THIS!



NOTES

- This plan is page 2 of a Real Property Report and is invalid if it is detached from page 1.
- The dimensions shown relate to distances from property boundaries to foundation walls unless otherwise noted.
 - Fences shown are within 0.20m of the property lines unless otherwise noted.
 - All measurements are in metres and decimals thereof.
 - Bearings are based on the NAD 83 (CSRS, Epoch 2002) datum, UTM Grid projection referred to the Central Meridian 117°W. (Zone 11) and were derived by G.N.S.S.

LEGEND

- Statutory Iron Post found : ●
Re-established by Plan 071 1752 : ☒
Established Position : ⊗
Property Boundary of Parcel Affected : ————
Foundation : ————
Eave : - - - - -
Fence : - x - x -

