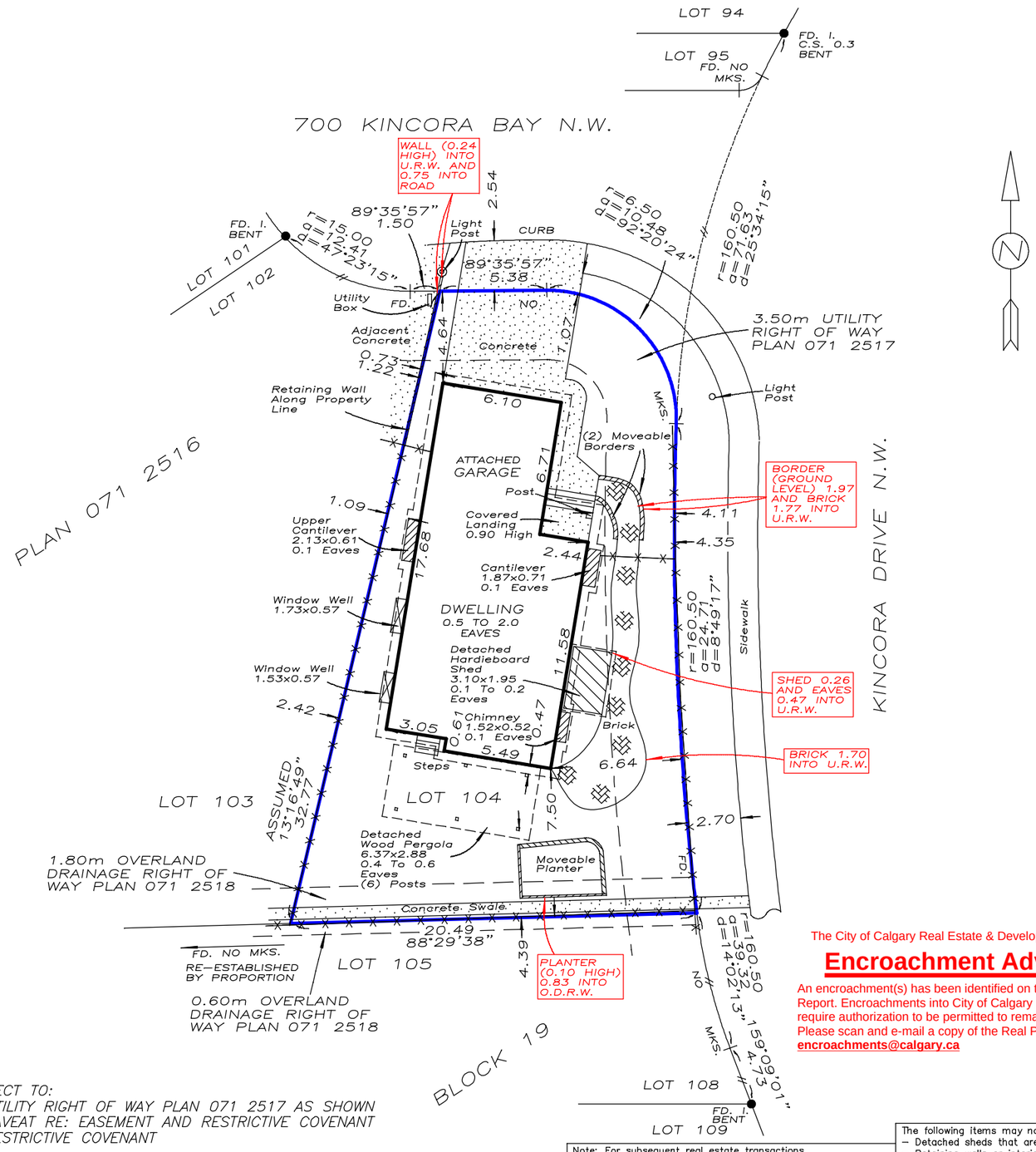
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



PROPERTY IS SUBJECT TO:
071 227 276 – UTILITY RIGHT OF WAY PLAN 071 2517 AS SHOWN
071 227 277 – CAVEAT RE: EASEMENT AND RESTRICTIVE COVENANT
071 227 280 – RESTRICTIVE COVENANT

The owner is responsible for the review of this Real Property Report and to report any discrepencies or omissions within 3 months of the issuance of this report to the surveyor. Failure to report the discrepencies relieves W. Pang Surveys Inc. of any future liabilities or claims.

Note: For subsequent real estate transactions, the vendor is encouraged to obtain an up to date Real Property Report from W. Pang Surveys Inc. to limit potential future liability, especially in the case that a Statutory Declaration was used for the Real Estate transaction. W. Pang Surveys Inc. will not be held responsible for any error or omissions if an updated Real Property Report is not used for the Real Estate transaction.

The following items may not be shown on the RPR:
- Detached sheds that are less than 10 sq.m.
- Retaining walls or interior fences that do not define the property line
- Hot tubs
- Patios less than 0.60m in height
- Planters, garden borders and ground level landscaping features
- Items that in the opinion of the surveyor do not substantially increase the value of the property

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 104
BLOCK 19
PLAN 071 2516 (the "Property")

CLIENT : AUMENTADO/PAVAN (the "Client")

CIVIC ADDRESS :
703 KINCORA BAY N.W.
CALGARY, ALBERTA

Date of Title Search : AUGUST 28 ,2026 ; Title No. 121 012 981
Date of Survey : SEPTEMBER 2 ,2026.

CERTIFICATION :

I hereby certify that this Report 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 property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors Association's Manual of Standard Practice, registered easements and right–of–way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the property;
   EXCEPT WALL INTO ROAD AS SHOWN
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 right–of–way affecting the extent of the property.
   EXCEPT WALL, BORDERS, BRICK, SHED AND SHED EAVES INTO U.R.W.; PLANTER INTO O.D.R.W. AS SHOWN

LEGEND :

All dimensions are in metres and decimals thereof.
Statutory Iron Post found shown thus : ●
Iron Bar found shown thus : ◆
C.S. denotes counter sunk. —//— denotes break line
Unless otherwise specified, the dimensions shown relate to distances from property boundaries to extent of the foundation walls only at the time of the survey.
Fences are within 0.20 metres of property line unless otherwise noted.
Fences shown thus : –x–x–x–x–x–
Eaves are dimensioned to the fascia line and shown thus: – – – – – – – – –
Subject property is outlined thus : ▬▬▬

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 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.

Dated at Calgary, Alberta
this 3 day of SEPTEMBER 2026.

Nina Holdbrook, A.L.S.
(Copyright reserved)

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P184
W. PANG SURVEYS INC.

This Report is not valid unless it bears the original signature or digital signature of an Alberta Land Surveyor and a W. Pang Surveys Inc. permit stamp.

SCALE = 1:250

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FILE: 2026–1687 Drawn by: P.C.