ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

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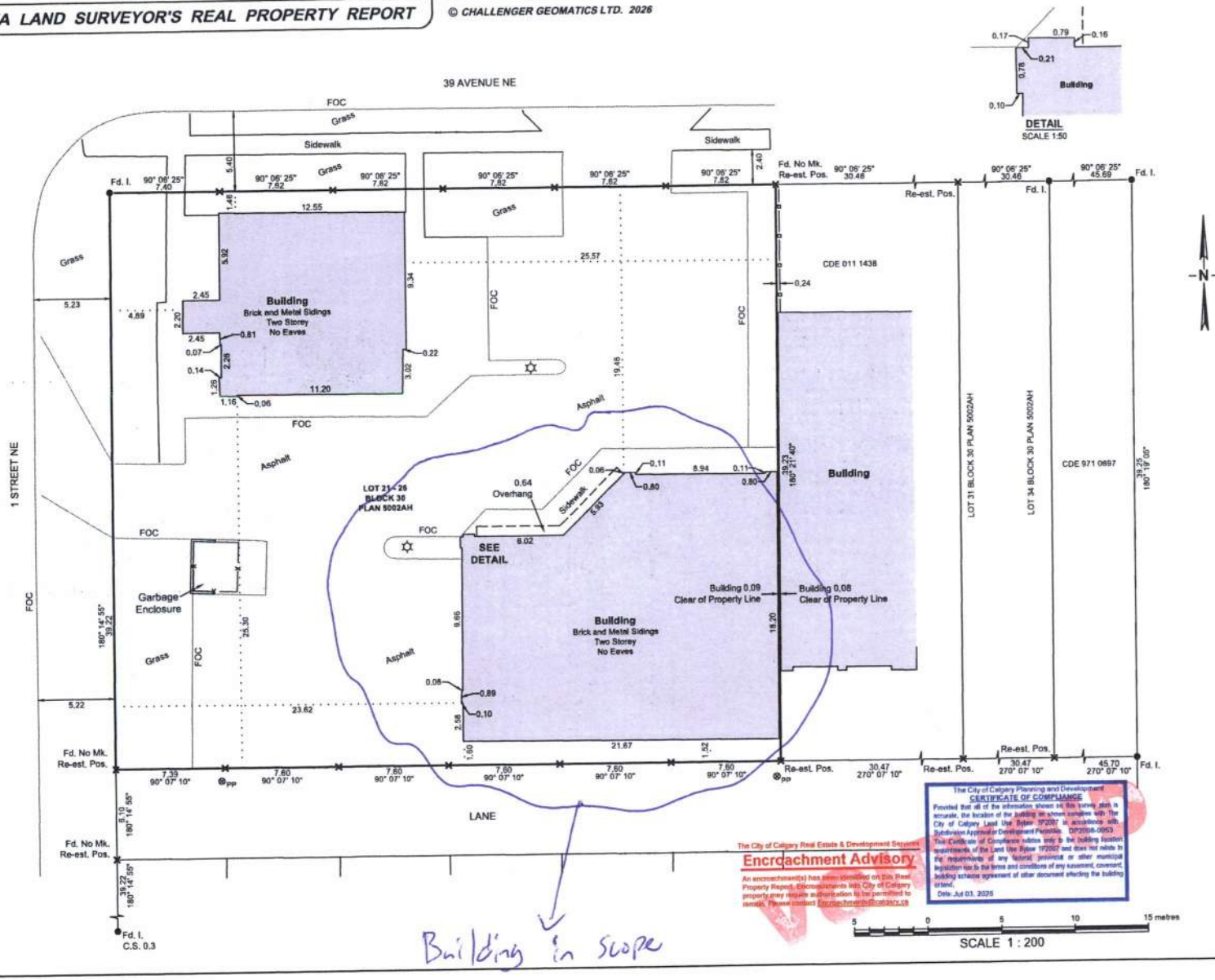

SCALE 1 : 200

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 contact Encroachments@calgary.ca

The City of Calgary Planning and Development

CERTIFICATE OF COMPLIANCE

Provided that all of the information shown on this survey plan is accurate, the location of the building as shown complies with The City of Calgary Land Use Bylaw 1P2007 in accordance with Subdivision Approval or Development Permit(s): DP2008-0053

This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 1P2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms and conditions of any easement, covenant, building scheme agreement or other document affecting the building or land.

Date: Jul 03, 2026

To: LEE & ASSOCIATES
117, 4950 - 106TH AVENUE SE
CALGARY, AB
(the "Client")

For: 1948549 ALBERTA LTD.
113 SCIMITAR BAY NW
CALGARY, AB
(the "Owner")

Re: LOT 21 TO 26, BLOCK 30, PLAN 5002AH
#202, 3916 1ST STREET NE
CALGARY, AB
(the "Property")

Date of Survey: June 2, 2023 and May 26, 2026
Date of Title Search: April 22, 2026 **Title Number:** 161 105 371

ENCUMBRANCES, LIENS and INTERESTS affecting the extent of TITLE:

- No Registrations

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 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;
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; and
5. all fences are within 0.2 metres of the property line unless otherwise shown.

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 purposes 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. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this Report.

LEGEND & NOTES

Distances are ground in metres and decimals thereof.
Bearings are 3TM Grid NAD83 (Original) Reference Meridian 114°W, derived from GNSS observations.
Dimensions, side yard, and setback distances refer to Brick/Metal Siding of building and are perpendicular to the property lines and are shown thus 8.95

Statutory iron survey post found ●
Calculated Position ×
Light Standard ☼
Power Pole ⊗PP
Fd. Found
I. Statutory iron post
m metres
Mk. Mark
Centreline of wooden fence —o—o—
Face of Curb FOC

The 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
June 16, 2026

Drew Stodalka, Alberta Land Surveyor

This plan is not valid unless it bears the original signature or digital signature of an Alberta Land Surveyor and a (survey company) permit stamp.

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P 105 CHALLENGER GEOMATICS LTD.

CHALLENGER

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Whitehorse | Yellowknife | Langley

DWN BY: PC/MR FILE: 42546-RPR
CHK. BY: MS/DS DATE: 2026-06-16