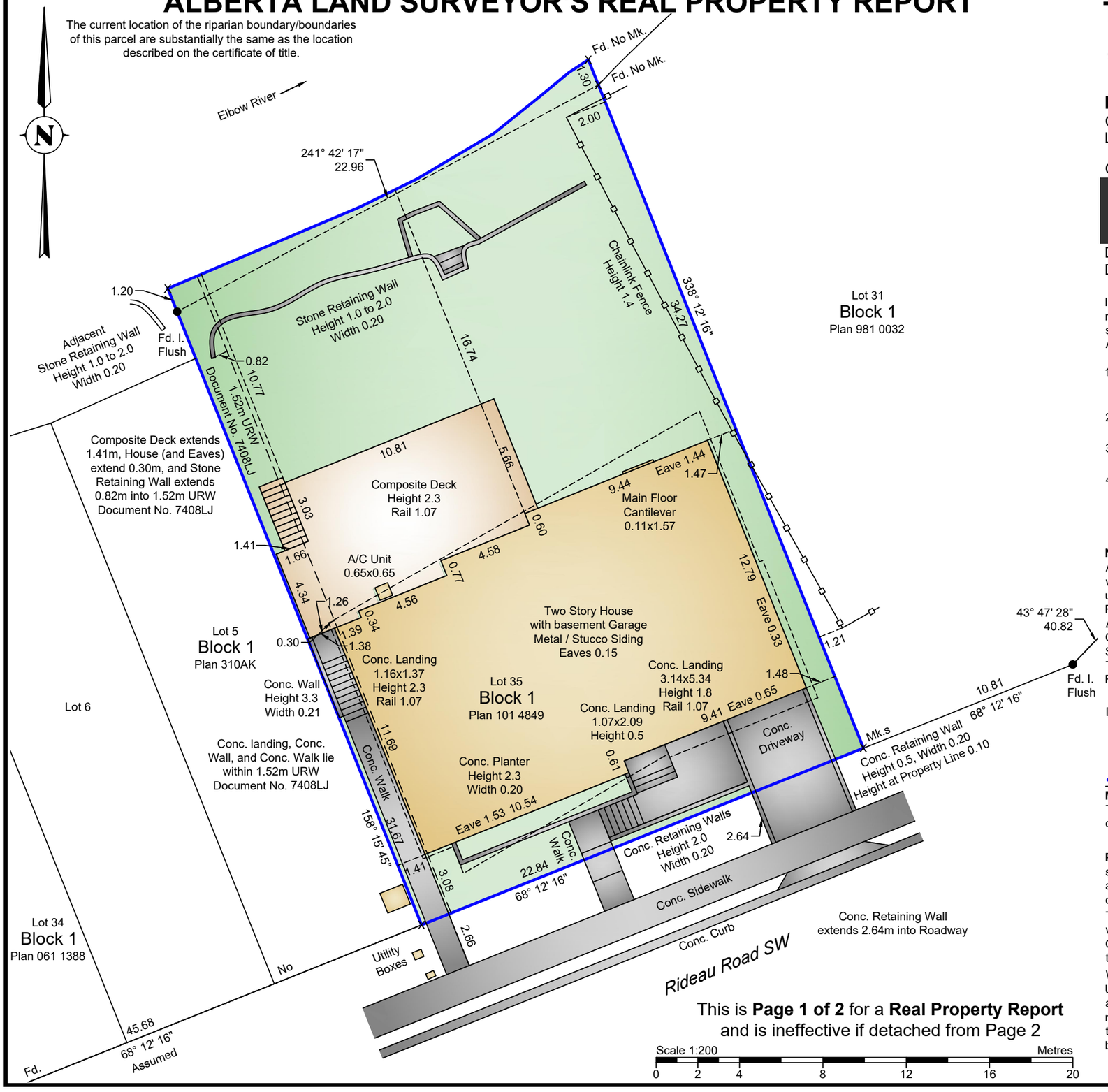
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



This is **Page 1 of 2** for a **Real Property Report**
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THIRD ROCK GEOMATICS

PO Box 216, Suite 104 1240 Kensington Road NW
Calgary, Alberta T2N 3P7 Phone 587-333-4413

THIRD ROCK GEOMATICS

Description of Property:
Civic Address: 710 Rideau Road SW, Calgary, Alberta
Legal Address: Lot 35, Block 1, Plan 101 4849

Certificate of Title: 141 058 379

[redacted]

Date of Title Search: September 9, 2026
Date of Survey: September 14, 2026

I, Mark A. Sutter, Alberta Land Surveyor, 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 except: Concrete Retaining Wall extends 2.64m into Roadway.
3. no visible improvements situated on an adjoining property cross the boundaries of the subject Property except: NONE IDENTIFIED
4. no visible improvements exist within the defined limits of any registered interests affecting the extent of the subject Property except: Composite Deck extends 1.41m, House (and Eaves) extend 0.30m, and Stone Retaining Wall extends 0.82m into 1.52m Utility Right-of-Way Document No. 7408LJ. Concrete landing, Concrete Wall, and Concrete Walk lie within 1.52m Utility Right-of-Way Document No. 7408LJ.

Notes: Distances are in metres and decimals thereof. Bearings are assumed from plan 101 4849.
All ties are perpendicular to property line. Side yard and setback distances are measured to concrete walls, except otherwise shown. All centre lines of the fences are within 0.20m of the property line unless otherwise noted. Eaves are measured to the foundation, unless otherwise noted.
Fd. - Found, Mk. - Mark, C.S. - Countersunk, AGL - Above ground level, Conc. - Concrete
Δ - Central angle of curve, R - Radius, A - Arc Length, Ck.m. - Check measured, (R) - Radial Bearing
Calculated Position shown thus X
Statutory Iron Post found shown thus . . . . ● Fd. I.
Title boundary shown thus . . .
Fence shown thus . . . . . .

Dated at the City of Calgary, Alberta, September 21, 2026

Mark A. Sutter, ALS, P.Surv. (Copyright reserved)
This document is not valid unless it bears the original or digital signature of an Alberta Land Surveyor and a Third Rock Geomatics Ltd. permit stamp.

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P306
THIRD ROCK GEOMATICS LTD.

Purpose: This Report and attached plan have been prepared for the benefit of the subject Property owner, subsequent owners, and any of their agents for the purposes of a land conveyance, support of a subdivision application, a mortgage application, or a submittal to the municipality for a compliance certificate. Copying is permitted only for the benefit of these parties, and only if the plan remains attached.

The owner is responsible for the review of this Real Property Report and to report any discrepancies or omissions within 3 months of the issuance of this report to the surveyor. Failure to report the discrepancies relieves Third Rock Geomatics Ltd. of any future liabilities or claims. Some improvements may not be shown if they are, in the opinion of the surveyor, considered to be temporary or do not substantiality affect the value of the property.

Where applicable, registered interests 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 subject 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 will not be reflected on the existing Real Property Report.

File: 26-0572 101 4849;1;35 | **Drawing Name:** 26-0572.dwg | **Plot Date:** 2026-09-21 06:33 PM

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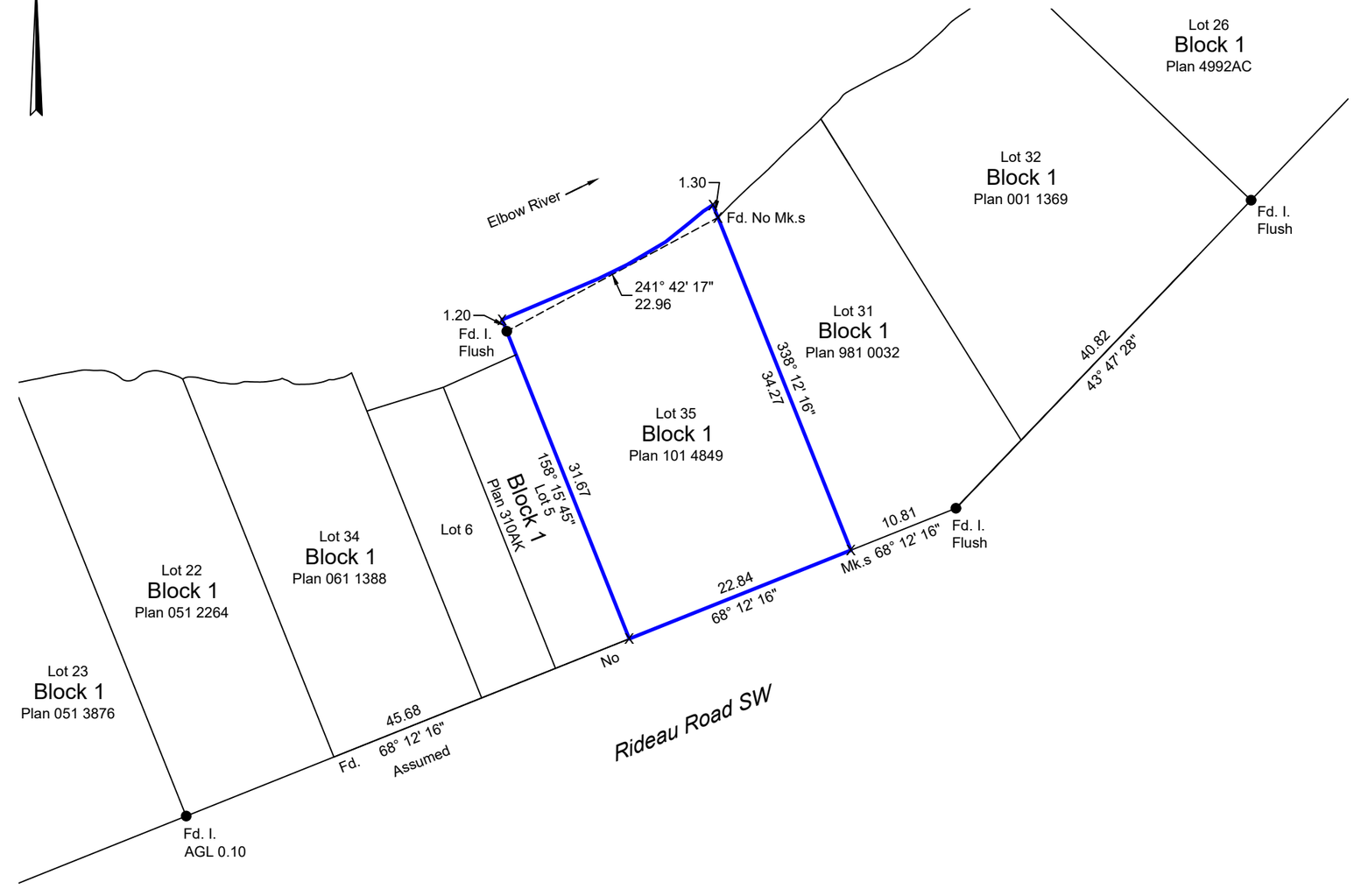

Scale 1:1000 Metres
0 10 20 40 60 80 100

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