# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT


VISTA GEOMATICS LTD.
Alberta Land Surveyors

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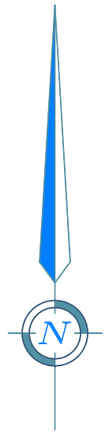


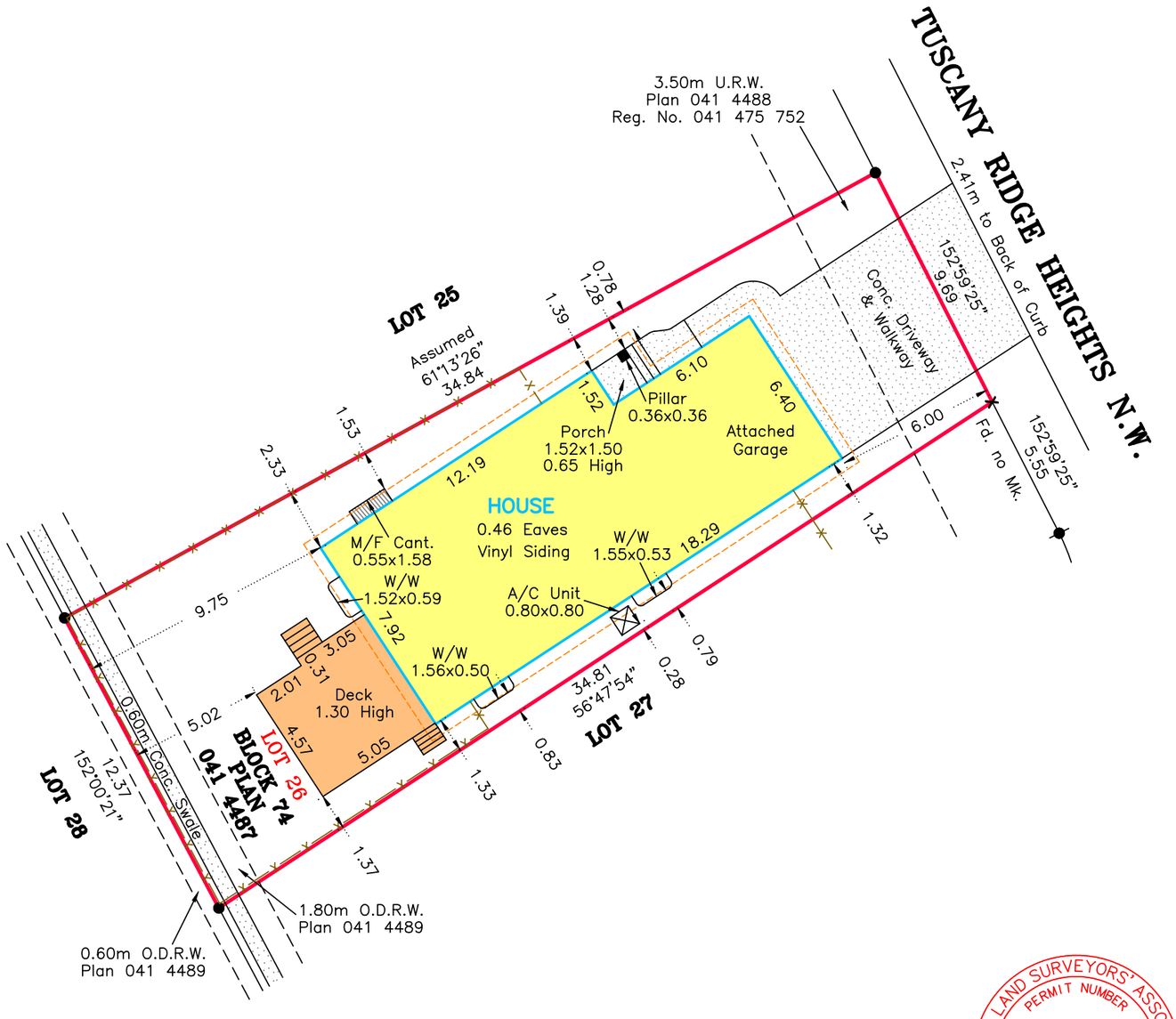


## LEGEND

ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN.
Drill Hole found shown thus ...
Iron Bar found shown thus ...
Statutory Iron Post found shown thus ...
Magnetic Nail found shown thus ...
Delta (Central) angle of arc shown thus ... Δ
Temporary position (Left no Mk.) shown thus ... X
Eave Fascia shown thus ...
Eave Dimensions (where applicable) are to line of Fascia
Eavestroughs shown thus ...
Eavestroughs are 0.13m from the Eave Line unless otherwise noted
Fences are shown thus ...
Fences are within 0.20m of the Property Line unless otherwise noted
Line not to scale shown thus ...
Rights-Of-Way shown thus ...
Building foundation shown thus ...
Property line shown thus ...
A denotes Length of Arc
A/C denotes Air Conditioner
A.R.W. denotes Access Right-Of-Way
Blk. denotes Block
Cant. denotes Cantilever
Conc. denotes Concrete
c.s. denotes Countersunk
E. denotes East
Fd. denotes Found
G.L. denotes Ground Level
m denotes Metres
Mk. denotes Mark
M/F denotes Main Floor
M.A. denotes Maintenance Access
Mks. denotes Marks
N. denotes North
O.D.R.W. denotes Overland Drainage Right-Of-Way
P/L denotes Property Line
R denotes Radius of Arc
Reg. No. denotes Registration Number
Ret. Wall denotes Retaining Wall
R.W. denotes Right-Of-Way
2/F denotes Second Floor
S. denotes South
TCO denotes Top Cut Off
U. denotes Utility
U.R.W. denotes Utility Right-Of-Way
W. denotes West
W/W denotes Window Well

Note: All fences within 0.20m of property lines adjoining Municipal property are shown on property line unless otherwise noted.

Note: No Eaves for Cant. unless otherwise noted


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## DESCRIPTION OF PROPERTY

| | |
|---|---|
| Lot(s) | 26 |
| Block | 74 |
| Plan | 041 4487 |

I, Jody E. Clarke, do hereby certify that this Report was prepared and performed under my supervision, direction, and control, and in accordance with the 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 nil,
3. No visible improvements situated on an adjoining property cross the boundaries of the subject Property, except nil; and;
4. No visible improvements exist within the limits of any registered interests affecting the extent of the subject Property, except nil;
5. Title information is based on a title search dated September 30th A.D. 2026 C. of T. No. 231 216 667 .
6. The dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
7. Distances are in metres and decimals thereof.
8. This document is not valid unless it bears an original signature (in blue ink) and a red Vista Geomatics Ltd. permit stamp.
9. Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose(s) of a land conveyance and/or a submittal to the Municipality for a Compliance Certificate. 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. 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.
10. This survey was performed between the dates of: October 10th, 2012 and October 3rd, 2026.
11. Property is subject to Restrictive Covenant Reg. No. 041 475 756
12. Property is subject to Caveat Reg. No. 041 475 760
    Re: Easement
13. This survey is an update of Ref. Job No. 05C094108

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P220
VISTA
GEOMATICS LTD.

Dated this 7th day of October A.D. 2026.

| | |
|---|---|
| MUNICIPAL ADDRESS:<br>78 Tuscany Ridge Heights N.W.<br>Calgary, Alberta ("the Property") | Jody E. Clarke, A.L.S. |
| CLIENT: Jeff Lefler | |
| FILE NO.: N/A | Drawn: CAR Checked: SH |
| SCALE 1: 200 | V.G. FILE NO.: 26095338 |