



Land Surveyors
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Date: March 27, 2026

Re: Average Grade Determination of Farley, Smith & Denis Surveying Ltd. Survey Plan, dated January 17, 2019. 71 Russell Avenue, Ottawa, Ontario

Basis of Determination

The Average Grade was determined using the Topographic Plan of the subject property, prepared by Farley, Smith & Denis Surveying Ltd., dated January 17, 2019 (the “Farley Plan”). The spot elevations and topographic data depicted on the Farley Plan were used as the sole basis for this determination.

The Average Grade was calculated by importing the topographic data from the CAD file associated with the Farley Plan into Autodesk Civil 3D, generating a surface model, and extracting the mean surface elevation.

Average Grade of Property: 63.9 m

Limitations and Qualifications

This determination is subject to the following limitations:

- 1. No Field Work Completed:** This determination was prepared solely using the CAD data derived from the Farley Plan. No independent field survey, site visit, or field verification was undertaken as part of this assignment.
- 2. Reliance on Source Data:** The accuracy of this Average Grade determination is contingent upon the accuracy and completeness of the topographic data depicted



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on the Farley Plan. Any errors or omissions in the source survey data may affect the result.

3. Datum Reference: All elevations are referenced to Geodetic Datum CGVD-1928, as per the Farley Plan.
4. Conditions May Have Changed since the Farley Plan was completed on January 17, 2019.

This determination is prepared for the purpose stated herein and shall not be relied upon for any other purpose without the prior written consent of the undersigned.



Jake Anderson
Ontario Land Surveyor

