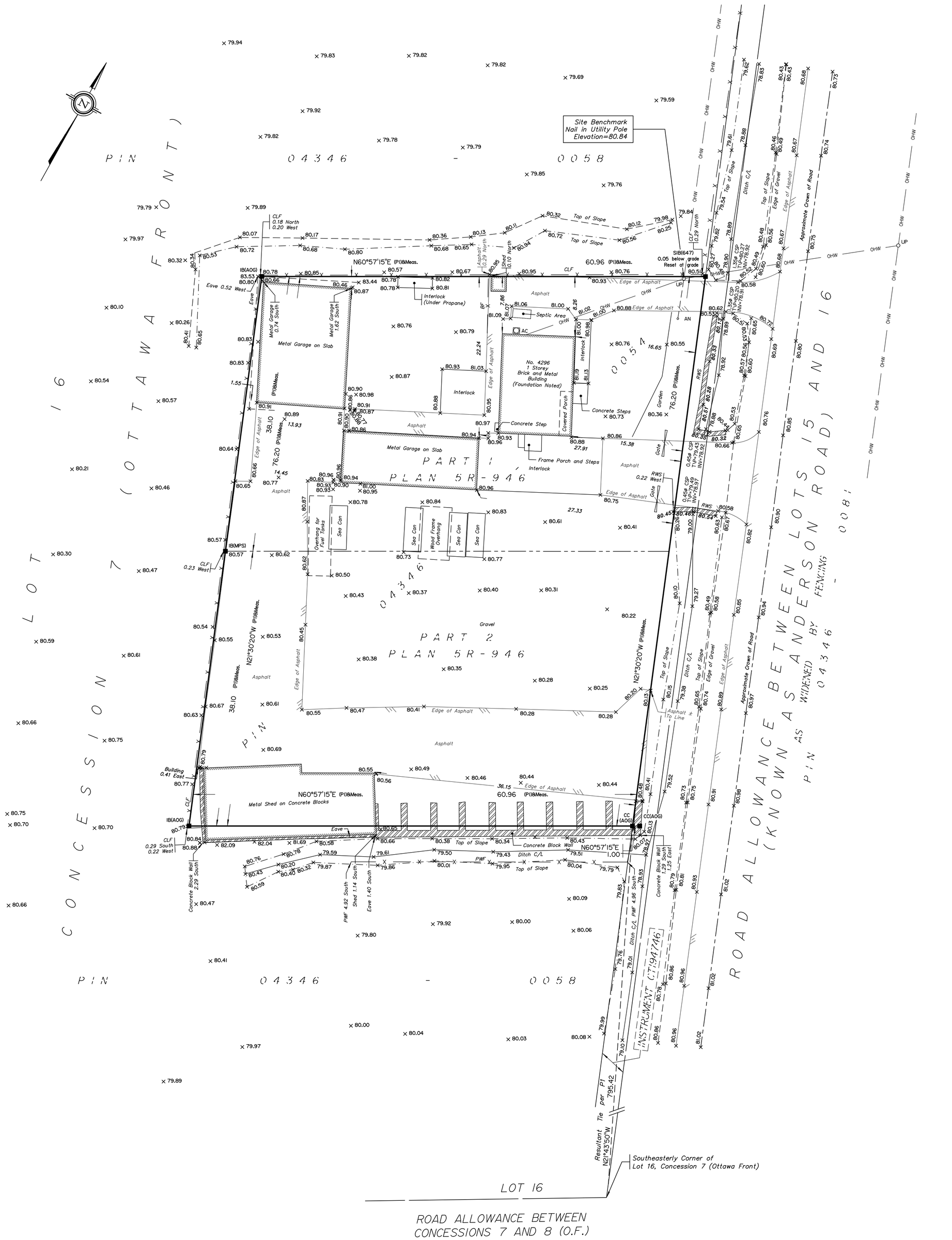

SURVEYOR'S REAL PROPERTY REPORT

PART 1: PLAN OF SURVEY OF
PART LOT 16
CONCESSION 7 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF
GLOUCESTER
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 300

12 9 6 3 0 6 12 Metres

Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 2nd day of December, 2024.

December 16, 2024
Date

Emmett Ketchum
Ontario Land Surveyor

PART 2: REPORT

1. ***REGISTERED RIGHT-OF-WAYS/EASEMENTS***
   No easements have been registered against the subject property.
2. ***PROPERTY IMPROVEMENTS***
   A single storey brick and metal building, 2 metal garages and a metal shed, a vinyl shed exist on the subject property. Chain link fences are noted on the northerly, westerly and southerly boundaries and a concrete block wall is noted on the southerly boundary.
3. ***COMPLIANCE WITH MUNICIPAL ZONING BYLAWS***
   Compliance is not certified by this report.
4. ***ADDITIONAL REMARKS***
   The building ties are to the siding unless otherwise noted.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to _____ Noel's Ottawa Snow Inc. _____ ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

—□—	Denotes	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CC	"	Cut Cross
Meas.	"	Measured
(P1)	"	Plan 5R-946
(P2)	"	Plan by McIntosh Perry Surveying Inc. dated August 14, 2017
BF	"	Board Fence
CLF	"	Chain Link Fence
C/L	"	Centreline
UP	"	Utility Post
AN	"	Anchor
OHW	"	Overhead Wires
RWS	"	Stone Retaining Wall

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999963.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations are referenced to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (CSRS)(2010).

For comparison purposes, a rotation of 0°12'30" clockwise was applied to the bearings on P1.

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, specifically Ontario Ministry of Natural Resources and Forestry Benchmark 00119653004.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-95564

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

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