

DISTANCES:

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999910.

BEARINGS:

BEARINGS ARE MTM GRID BEARINGS, DERIVED BY REAL TIME NETWORK GNSS OBSERVATIONS ON OBSERVED REFERENCE POINTS 'A' AND 'B' SHOWN HEREON, AND ARE REFERRED TO THE NAD83 ORIGINAL MTM ZONE 9 COORDINATE SYSTEM.

INTEGRATION DATA:

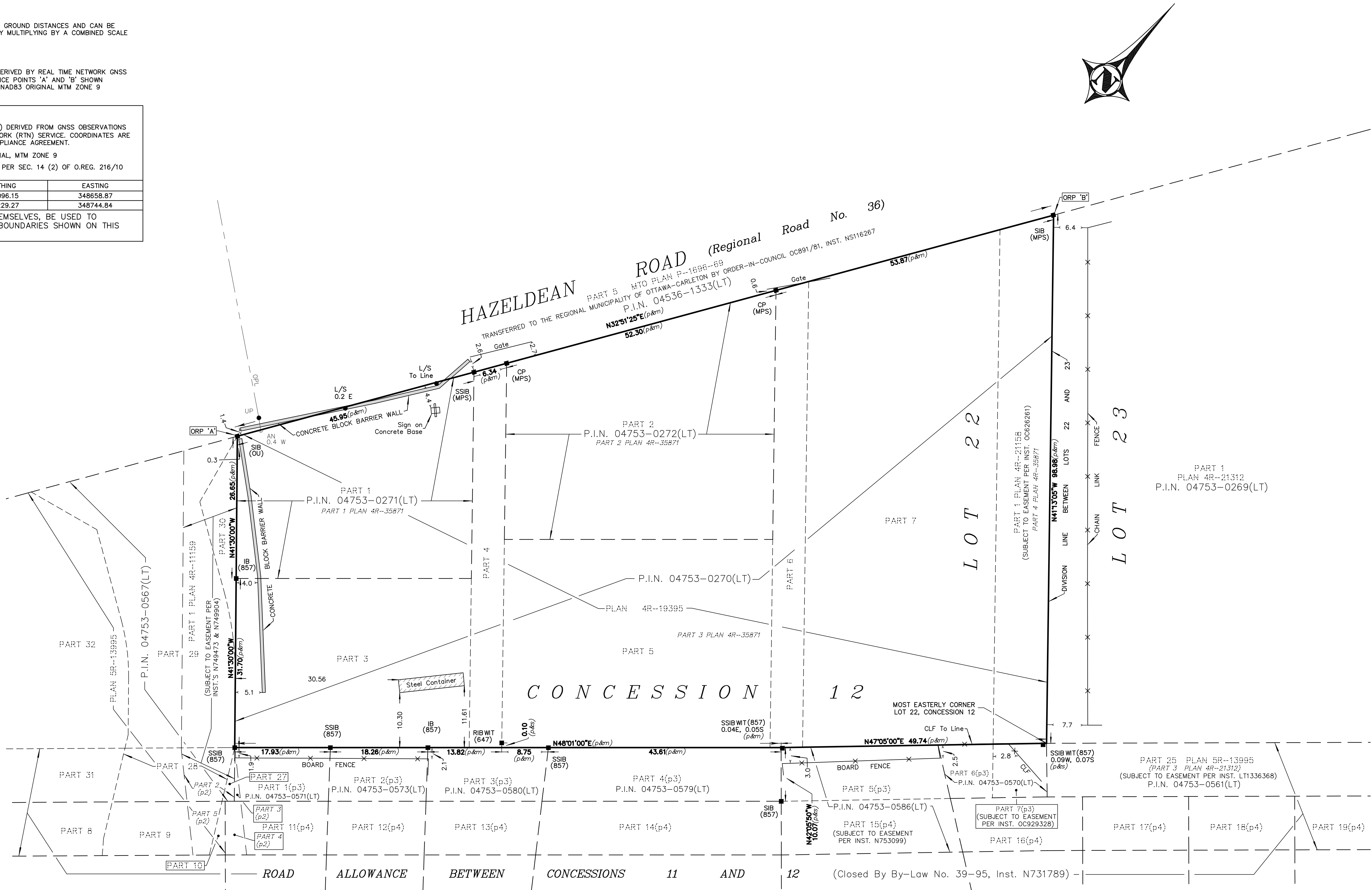
OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GNSS OBSERVATIONS USING THE CANNET REAL TIME NETWORK (RTN) SERVICE. COORDINATES ARE CONFIRMED BY THE NRCan RTK COMPLIANCE AGREEMENT.

COORDINATE SYSTEM : NAD83 ORIGINAL, MTM ZONE 9

COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

| POINT ID | NORTHING   | EASTING   |
|----------|------------|-----------|
| ORP 'A'  | 5014096.15 | 348658.87 |
| ORP 'B'  | 5014229.27 | 348744.84 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



SURVEYOR'S REAL PROPERTY REPORT

PART 1

PLAN OF SURVEY OF PART OF  
LOT 22, CONCESSION 12  
GEOGRAPHIC TOWNSHIP  
OF GOULBOURN  
CITY OF OTTAWA

EGIS SURVEYING INC

SCALE 1 : 400

0 10 20 30 40 Metres

METRIC :

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 21ST DAY OF FEBRUARY, 2025

FEBRUARY 28, 2025

DATE

John Gauthier  
JOHN GAUTHIER  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-91029.

LEGEND AND NOTES

|         |         |                                      |
|---------|---------|--------------------------------------|
| □       | DENOTES | MONUMENT PLANTED                     |
| ■       | DENOTES | MONUMENT FOUND                       |
| IB      | DENOTES | IRON BAR                             |
| SIB     | DENOTES | STANDARD IRON BAR                    |
| SSIB    | DENOTES | SHORT STANDARD IRON BAR              |
| RIB     | DENOTES | ROUND IRON BAR                       |
| CP      | DENOTES | CONCRETE PIN                         |
| (m)     | DENOTES | MEASURED                             |
| (p)     | DENOTES | SET                                  |
| (p1)    | DENOTES | PLAN 4R-35871                        |
| (p2)    | DENOTES | PLAN 4R-11159                        |
| (p3)    | DENOTES | PLAN 4R-23111                        |
| (p4)    | DENOTES | PLAN 5R-13995                        |
| (647)   | DENOTES | H.R. FARLEY, OLS                     |
| (857)   | DENOTES | FAIRHALL, MOFFATT & WOODLAND LIMITED |
| (MPS)   | DENOTES | MCINTOSH PERRY SURVEYING INC.        |
| (OU)    | DENOTES | ORIGIN UNKNOWN                       |
| WT      | DENOTES | WITNESS                              |
| N,S,E,W | DENOTES | NORTH, SOUTH, EAST, WEST             |
| CLF     | DENOTES | CHAIN LINK FENCE                     |
| UP      | DENOTES | UTILITY POLE                         |
| AN      | DENOTES | ANCHOR                               |
| OPL     | DENOTES | OVERHEAD POWER LINE                  |
| L/S     | DENOTES | LIGHT STANDARD                       |
| ORP     | DENOTES | OBSERVED REFERENCE POINT             |

SURVEYOR'S REAL PROPERTY REPORT

PART 2 - SUMMARY

DESCRIPTION OF LAND:

Part of Lot 22, Concession 12, Geographic Township of Goulbourn, City of Ottawa, Being All of P.I.N.'s 04753-0270(LT), 04753-0271(LT) and 04753-0272(LT).

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

Subject to easement per Inst. OC626261.

BOUNDARY FEATURES

Note the location of the concrete block barrier wall, light standards and anchor on the west limit and the fencing on the southeast limit.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:

Not Certified by this Report

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|                                                                                                                                                                         |                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| JOB No. 26-0471                                                                                                                                                         | DRAWING # D26-0471                                                                       |
| PREPARED FOR: SCALIA PROPERTIES INC.                                                                                                                                    |                                                                                          |
| <br>EGIS SURVEYING INC.<br>info.north-america@egis-group.com<br>www.egis-group.com | 3240 Drummond Con. 5A, RR #7<br>Perth, ON K7H 3G9<br>Tel: 613-267-6524 Fax: 613-267-7992 |
| EXAMINED: JG                                                                                                                                                            | CAD: DL                                                                                  |