



January 23, 2019

Quadreal
300-45 O'Connor Street
Ottawa, Ontario
K1P 1A4

Attn: Jan Fequet

**ONTARIO LAND
SURVEYORS**

A.J. Broxham
R.R. Gauthier
E.H. Herweyer
E.M. Lancaster
G.A. Ray
A.R. Roy
V.A. Shelp
D.R. Vollebakk

G.D. Annis (1939-2013)

DEVELOPMENT

R.F. Robinson

CONDOMINIUMS

A.Z. Pichette

RE: 1900 CITY PARK DRIVE
Part of Block 2
Registered Plan 4M-648
City of Ottawa
Our Reference: 18017-18

Dear Ms. Fequet:

Enclosed please find copies of the Surveyor's Real Property Report (Parts 1 and 2) prepared for the above noted premises, together with our account for the same. I trust this meets with your approval.

If you have any questions concerning the report, please do not hesitate to contact me.

Yours truly,

V. Andrew Shelp
Ontario Land Surveyor
Direct Line: 613-727-4352 ext.226

VAS:jm
Encl.

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SURVEYOR'S REAL PROPERTY REPORT

(PART 2)

RE: 1900 CITY PARK DRIVE
Part of Block 2
Registered Plan 4M-648
City of Ottawa

1. Registered Rights-of-Way / Easements

The above noted property is subject to a right-of-way over Part 3, Plan 4R-8036 and is also subject to an easement in favour of the City of Gloucester over Parts 1, 2 and 3, Plan 4R-5917, as set out in Instrument Number LT521803.

A paved parking area adjoining the property to the south (Part 1, Plan 5R-14629) is presently utilized by the subject lands. No registered agreement was found for this use.

2. Property Improvements

A five-storey concrete office building (1900 City Park Drive) is situated entirely within the limits of the subject property. For the location of the above building as well as the location of walkways, parking areas, etc., adjacent to the subject lands please refer to Part 1 of the Surveyor's Real Property Report.

3. Compliance With Municipal Zoning Bylaws

Compliance is not certified by this report.

4. Additional Remarks

Survey monuments mark or witness all property corners, as illustrated on the survey plan.

The area of the parcel is 2.640 hectares.

This report is a supplement to the accompanying survey plan. Please refer to this plan for disclosure of the location of improvements and boundary information.

OTTAWA, Ontario
January 23, 2019


V. Andrew Shelp
Ontario Land Surveyor

