

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



CERTIFICATE OF COMPLIANCE

Provided that all of the information shown on this survey plan is accurate the location of the building as shown complies with The City of Calgary Land Use Bylaw 1F2007. This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 1F2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms or conditions of any easement, covenant, building scheme agreement or other document affecting the building or land.

Date: **JUL 04 2019**

Approving Authority: *[Signature]*

The City of Calgary Real Estate & Development Services

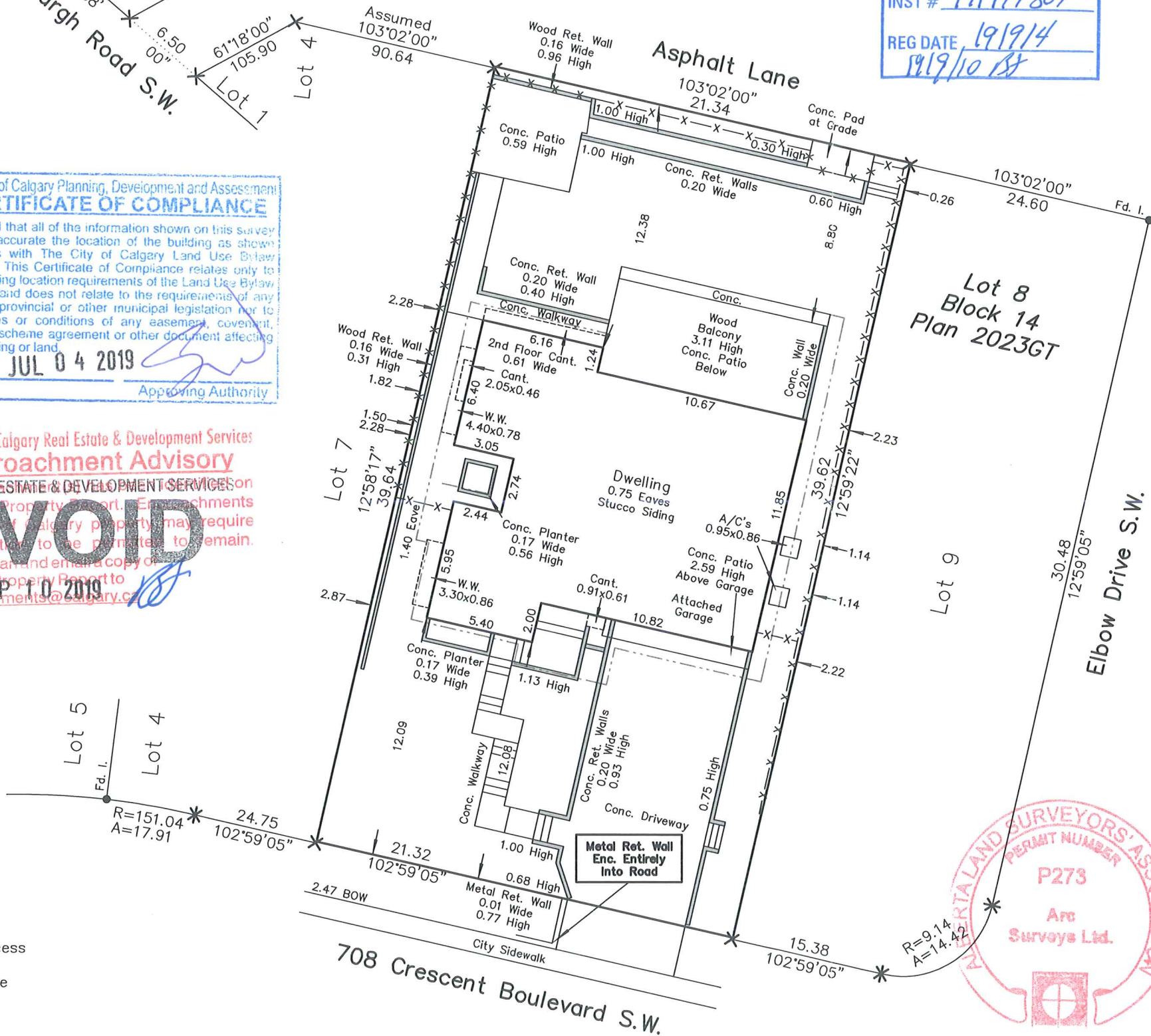
Encroachment Advisory

An Encroachment into City of Calgary property may require authorization to be permitted to remain. Please scan and email a copy of the Real Property Report to encroachments@calgary.ca

VOID

SEP 10 2019

- ABBREVIATIONS**
- A---Arc Length
 - Acc.---Accessory
 - A/C---Air Conditioner
 - Bldg---Building
 - BOC---Back of Curb
 - BOW---Back of Walk
 - Calc.---Calculated
 - Cant.---Cantilever
 - Conc.---Concrete
 - C.S.---Countersunk
 - DH---Drill Hole
 - Enc.---Encroaches
 - Fd.---Found
 - I.---Iron Post
 - I.B.---Iron Bar
 - M.A.---Maintenance Access
 - Mk.---Mark
 - O.D.---Overland Drainage
 - R---Radius
 - Reg.---Registration
 - Ret.---Retaining
 - R/W---Right of Way
 - W/O---Walkout Basement
 - W.W.---Window Well



ENCROACHMENT AGREEMENT

INST # **191179807**

REG DATE **19/9/14**

19/9/10 BS

LEGAL DESCRIPTION:
Lot 8
Block 14
Plan 2023GT

MUNICIPAL ADDRESS:
708 Crescent Boulevard S.W.
Calgary, Alberta

DATE OF SURVEY: July 4th, 2018.

DATE OF UPDATE: June 28th, 2019

LEGEND
Distances are in metres and decimals thereof.

Found Iron Posts are shown thus: ●

Drill Holes are shown thus: ✕

Found Iron Bars are shown thus: ◆

Found Concrete Nails are shown thus: ▲

Calculation points are shown thus: ✕

Pillars and posts are shown thus: □

Property lines are shown thus: —

Utility Right of Ways are shown thus: ---

Eaves are shown thus: - - -

Fences are shown thus: -x-x-

All fences are within 0.2 metres of the property lines unless otherwise shown.

All eaves are measured to fascia unless otherwise shown.

PURPOSE:

This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a land conveyance, support of a subdivision application, a mortgage application, or a submittal to the municipality for the compliance certificate, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed. The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property 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.

NOTE:

Title information is based on the C. of T. 141 274 366 which was searched on the 28th day of June, 2019, and is subject to:

Caveat No.: 4343GS

- CERTIFICATION:**
- I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. 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 Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements, and rights-of-way affecting the extent of the title to the property;
 2. the improvements are entirely within the boundaries of the Property (**except Metal Ret. Wall**)
 3. no visible encroachments exist on the Property from any improvements situated on an adjoining property
 4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property
 5. unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls of buildings at the date of survey.

Dated at Calgary, Alberta on this 2nd day of July, 2019.

[Signature]

Jerrad Gerein, A.L.S.

This document is not valid unless it bears an original or digital signature in blue ink and an Arc Surveys Ltd. permit stamp in red ink.

Arc Surveys Ltd.

201B 38th Avenue NE, Calgary, AB T2E 2M3
Ph.: 403-277-1272 www.arcsurveys.ca
Fax: 403-277-1275 info@arcsurveys.ca

© Copyright Arc Surveys Ltd. 2019

Surveyed: SS Drawn: BZ Scale: 1:250 0m 2.5 5 10 File No.: 191640

NOTE:
UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.