

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

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DESCRIPTION OF PROPERTY

LOTS 33 - 34 - 35
BLOCK 98
PLAN A1

I hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my supervision, direction and control and in accordance with standards and rules for the practice of surveying prescribed by the Alberta Land Surveyors' Association 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 C, Section 6.5 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 unless otherwise noted;
3. No visible encroachments exist on the Property from any improvement situated on an adjacent property unless otherwise noted, and;
4. No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, unless otherwise noted.
5. Title information is based on a title search dated May 22nd, 2024 C. of T. No's. 141 068 695, 081 059 115 & 981 366 633.
6. Date of Survey March 31st, 2025
7. Unless otherwise specified the dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
8. Distances are in metres and decimals thereof.
9. This document is not valid unless it bears the original digital signature of Robert M. Wallace, (Alberta Land Surveyor) and the Global Raymac Surveys's permit stamp.
10. Purpose: This report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a real estate transaction. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information 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.

11. Asphalt from the Lane encroaches into the subject property as shown.
12. Conc Retaining Wall from Lot 36 encroaches into Lot 35 as shown.

Dated this 1st day of April 2025.

MUNICIPAL ADDRESS:

1314, 1316, 1318 - 15th Avenue S.W.

Calgary, Alberta

Robert M. Wallace, A.L.S.

CLIENT: Lorri Yasenik and Ken Gardner

CLIENT FILE NO.

Drawn by: LC

SCALE 1: 200

GRSI. FILE NO. 25CR0286

14th Avenue S.W.

CS 0.20

Lot 1

0°07'58"
45.82Asphalt from the Lane
encroaches into the subject
property by 0.14Asphalt from the Lane
encroaches into the subject
property by 0.11Asphalt from the Lane
encroaches into the subject
property by 0.67Asphalt from the Lane
encroaches into the subject
property by 0.52

Lot 26

G.L.

6.10

2°35'44"

(Asphalt) Lane

LOT 34
BLOCK 98
PLAN A1
C. of T. No.
081 059 115**LOT 33**
BLOCK 98
PLAN A1
C. of T. No.
141 068 695**LOT 35**
BLOCK 98
PLAN A1
C. of T. No.
981 366 633

14th Street S.W.

0°07'58"
39.72

Road Plan 610 LK

Lot 36
2°42'07"
39.65

12th Street S.W.

39.64
2°35'44"Condominium
Plan 801 1365

15th Avenue S.W.

Fence is inside
subject property
by 0.17Road Plan
831 0447Condominium
Plan 831 1014

LEGEND

ABBREVIATIONS AND SYMBOLS THAT
MAY APPEAR ON THIS PLAN.

Drill Hole found shown thus
Iron Bar found shown thus
Statutory Iron Post found shown thus
Delta (Central) angle of arc shown thus
Eave Fascia are shown thus
Fences are shown thus
Line not to scale shown thus
Utility Rights-Of-Way are shown thus
Building foundation shown thus
Property line shown thus
A denotes length of arc
AC denotes Air Conditioner
Blk denotes Block
CB denotes Cinder Block
CS denotes depth Fd.I. is counter sunk
Cant denotes cantilever
Conc denotes concrete
E denotes East
Eave dimensioned to fascia
Fd denotes found
Fences are within 0.10m of property
line unless otherwise noted
GL denotes ground level
I denotes iron post
m denotes metres
MA denotes Maintenance Access
MF denotes Main Floor
Mk denotes mark
Mks denotes marks
N denotes North
OD denotes Overland Drainage
R denotes radius of arc
RW denotes Right-Of-Way
Reg No denotes registration number
Ret Wall denotes retaining wall
S denotes South
U denotes Utility
Up denotes distance Fd. I. is above ground
W denotes West
WOB denotes Walk Out Basement

Ret Wall from Lot 36
encroaches into the subject
property by 0.20