

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



Western Plains Geomatics
PROFESSIONAL LAND SURVEYORS
Calgary, Alberta Phone 403.831.7030
westernplains.ca

Western Plains Geomatics Corp.
PO Box 15026 Aspenwoods
Calgary, Alberta, T3H 0N8

To: 1156514 Alberta Ltd.
PO Box 15072 Aspenwoods PO
Calgary, AB, T3H 0N8

Re: Linc No# 0026018359
Township Road 252
Rockyview, AB T3Z 1E8

Attention: 1156514 Alberta Ltd.

Legal Description: Lot 6 Block 3
Plan 781 0549
("the Property")
Excepting Thereout
A) West 322.1 metres of the
South 50.3 metres 1.62 ha
B) Subdivision Plan 901 0953 1.62 ha
C) Subdivision Plan 941 0994 1.60 ha

Date of Survey: July 21, 2025

Title No.: 051 468 308

Registered Owner(s): 1156514 Alberta Ltd.

Date of Title Search: July 16, 2025

Registered instrument(s) affecting the extent of property:

Reg. No. 761 141 577 - Zoning Regulations subject to Springbank Airport Zoning Regulations
Reg. No. 781 067 742 - Caveat - Re: Deferred Reserve - Caveator - The Calgary Regional Planning Commission
Reg. No. 901 131 494 - Caveat - Re: Acquisition of Land Caveator - The Municipal District of Rocky View NO#44
Reg. No. 941 118 876 - Easement - Over Lot 10 Block 3 Plan 941 0994 for Benefit of Portion of Lot 6 in Block 3 Plan 781 0549
Reg. No. 971 175 904 - Easement - Over Lot 6 Block 3 Plan 781 0549 for Benefit of Portion of Lot 10 in Block 3 Plan 941 0994
Reg. No. 971 175 905 - Easement - Over Lot 10 Block 3 Plan 941 0994 for Benefit of Portion of Lot 6 in Block 3 Plan 781 0549

Alberta Land Surveyor's 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's Manual of Standard Practice and supplements thereto. Accordingly, within those standards 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 and 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 improvements situated on an adjoining property unless otherwise noted; and;
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of property unless otherwise noted.

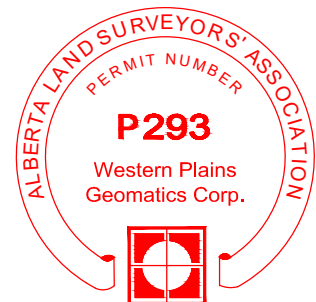
Purpose of Report:

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, a submittal to the municipality for a 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 during the survey for this report.

The attached plan should not be used to establish boundaries because of the risk of misinterpretation or measurement error by the user.

The information shown on this 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.

This document is not valid unless it bears an original signature (in blue ink) and a Western Plains Geomatics Corp. permit stamp (in red ink).



Dated at Calgary, Alberta
This 23 day of July, 2025

Alberta Land Surveyor

Dennis E. Regan, A.L.S.
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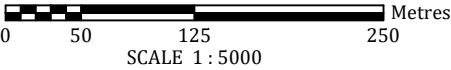
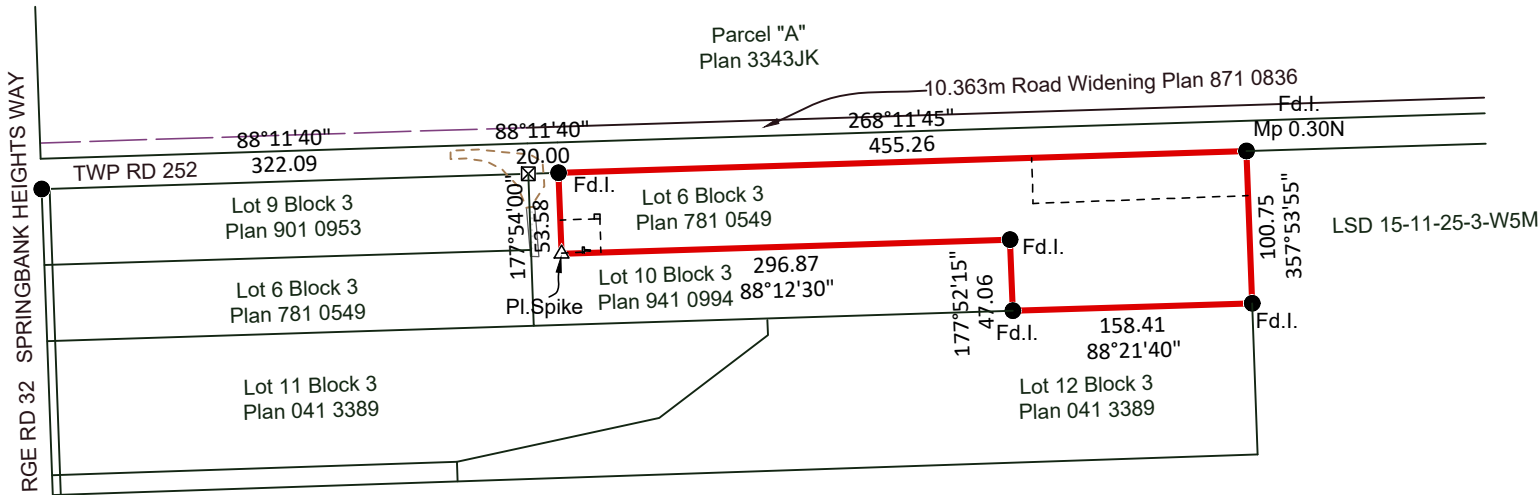
NOTES

This plan is page 2 of a Real Property Report and is invalid if it is detached from page 1 or 3.

- The dimensions shown relate to distances from property boundaries to foundation walls unless otherwise noted.
- Fences shown are within 0.20m of the property lines unless otherwise noted.
- All measurements are in metres and decimals thereof.
- Bearings are based on the NAD 83 (CSRS, Epoch 2002) datum, UTM Grid projection referred to the Central Meridian 117°W. (Zone 11) and were derived by G.N.S.S.

LEGEND

Statutory Iron Post found :	●
Re-established by Plan 941 0994 :	⊗
Established Position :	⊗
Property Boundary of Parcel Affected :	—
Foundation :	—
Eave :	—
Fence :	- x — x —



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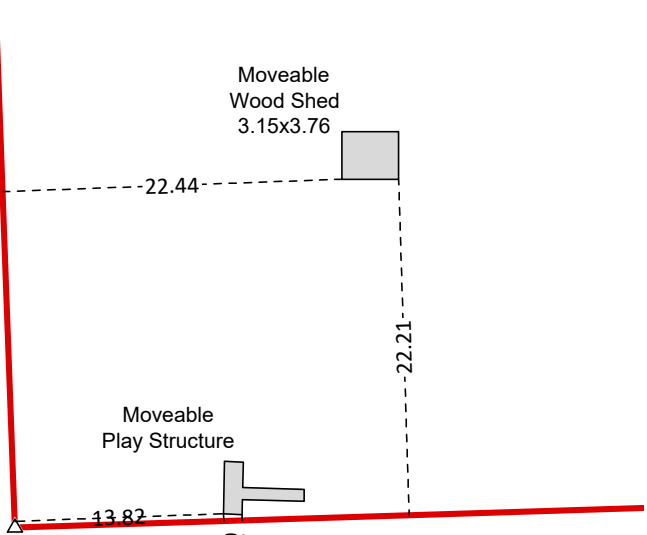


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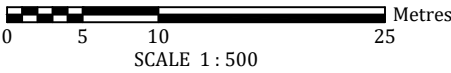
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LEGEND

- Statutory Iron Post found : ●
Re-established by Plan 941 0994 : ☒
Established Position : ⊗
Property Boundary of Parcel Affected : —
Foundation : —
Eave : - - -
Fence : - x — x —



SHED DETAIL



LOT DETAIL

