

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

AXIOM GEOMATICS LTD.

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DESCRIPTION OF PROPERTY

Plan 148 HE
Block 3
See Parcel Description

**BLOCK 4
PLAN 2256 N**

39TH AVENUE S.W.

PARCEL DESCRIPTION
**FIRST
PLAN 148 HE
BLOCK 3
THE NORTH HALF OF LOT 20**
**SECOND
PLAN 148 HE
BLOCK 3
LOT 21**

The City of Calgary Planning and Development
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 Calgary Land Use Bylaw 1P2007. This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 1P2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms and conditions of any easement, covenant, building scheme agreement or other document affecting the building or land.
Date: May 06, 2026

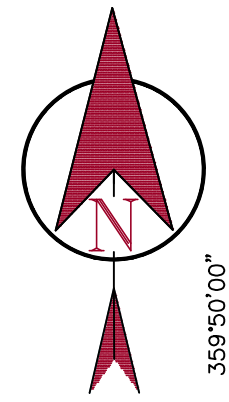
**THIS APPROVAL IN NO WAY
RECOGNIZES HOT TUBS OR
ACCESSORY BUILDINGS LESS
THAN 10m2 IN AREA**

LOT 1
89°55'50" 30.46m
89°55'50" 15.23m

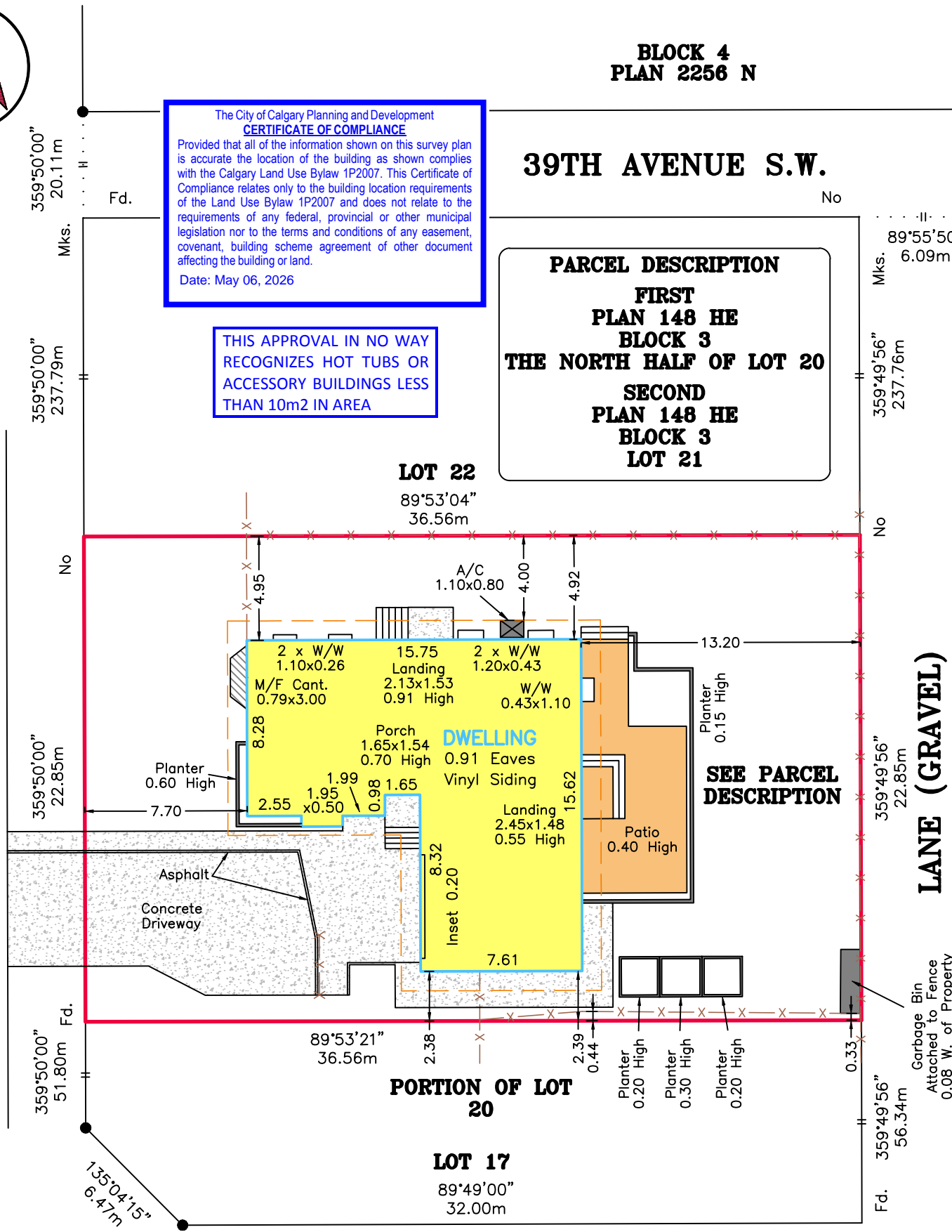
14A STREET S.W.
**BLOCK A
PLAN 1441 JK**

I, Kevin J. Nemrava, Alberta Land Surveyor do 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:

- 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, and registered easements and rights-of-way affecting the extent of the title to the property;
- The improvements are entirely within the boundaries of the property, except _____;
- No visible encroachments exist on the Property from any improvements situated on an adjoining property, except _____; and
- No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, except _____;
- Title information is based on a title search dated January 26 A.D. 2026 C. of T. No. 261 016 281
- The dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
- Distances are in metres and decimals thereof.
- This document is not valid unless it bears an original signature or digital signature of an Alberta Land Surveyor and a permit stamp.
- 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(s) of a real estate transaction. 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 (e.g., for fencing) 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 because subsequent development changes on the property will not be reflected on the Report.
- This survey was performed on: April 27, 2026.
6562 HB CAVEAT
261 016 280 RELEASE OF DOWER RIGHTS



15TH STREET S.W.
3.65m to B.O.W.



LEGEND
ABBREVIATIONS, SYMBOLS AND NOTES THAT MAY APPEAR/APPLY ON THIS PLAN.

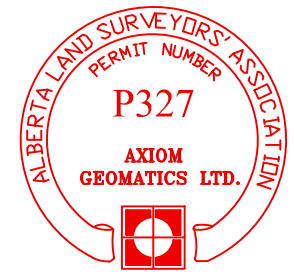
Drill Hole: X
Iron Bar found: ◆
Statutory Iron Post found: ●
Fences: —X—
Foundation: ———
Property line: ———
Line not to scale: ———
Utility Rights-Of-Way: ———
Eave Fascia shown thus: ———

S.: South
W.: West
m: Metres
Conc.: Concrete
Fd.: Found
Mk.: Mark
Mks.: Marks
Blk.: Block
A: Length of Arc
R: Radius of Arc
D: Delta (Central) Angle of Arc
G.L.: Ground Level
M/F: Main Floor
2/F: Second Floor
Cant.: Cantilever
W/W: Window Well
Ret. Wall: Retaining Wall
A/C: Air Conditioner
U.: Utility
O.D.: Overland Drainage
M.A.: Maintenance Access
R.W.: Right-Of-Way
Reg. No.: Registration Number

Fences are within 0.20m of the Property Line unless otherwise noted
Eave dimensions (where applicable) are to line of Fascia
Eaves as noted unless otherwise shown

The Following may not be shown:
Non-permanent concrete blocks
Right-of-ways not registered on title
Privacy walls, except for those on decks on attached and semi-detached dwellings
Temporary Storage Structures, Bins & Children's play structures
Borders between landscaping materials that do not function as retaining walls
Retaining walls not following property lines and not encroaching
Report may not show structures not visible at time of survey

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42ND AVENUE S.W.

REF. JOB: 369

Dated this <u>29</u> day of <u>April</u> A.D. <u>2026</u> .	
LOCATION: 4208 15th Street S.W. Calgary, Alberta	 Kevin J. Nemrava, A.L.S.
CLIENT Todd Kuipers	
CLIENT FILE	DRAWN BY MP
SCALE 1:250	AXIOM GEOMATICS FILE 8990