

# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Address : 35 Strathroy Bay S.W.  
 Calgary, Alberta  
 Legal : Lot 31, Block 1, Plan 791 0797

To: Smith Smith  
 503, 1300 - 8th Street S.W.  
 Calgary, Alberta T2R 1B2

Date of Survey: May 29th, 2004

Date of Title Search: April 6th, 2004

Title No.: 891 193 826

### Certification

I hereby certify that this survey and Plan was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association 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 permanent visible improvements situated thereon (the "Improvements"), registered easements and rights-of-way affecting the Property;
2. no visible encroachments exist on the Property from any improvements situated on an adjoining property;
3. no visible encroachments exist on utility rights-of-way or easements within the Property boundaries; except as shown: fence
4. the Improvements are entirely within the boundaries of the Property.
5. title is subject to U.R/W Plan 781 1677 @ U.R/W # 791 103 310.

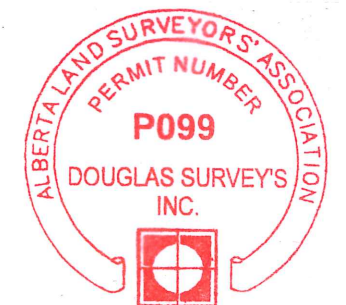
### Purpose

This Report and the related Plan and Survey have been prepared and performed only for the benefit of the Client, the Client's purchaser (if this was prepared to facilitate a sale) and any of their legal advisors and lenders/mortgagees. Copying is permitted only for the benefit of those parties. Where applicable, registered easements and utility rights-of-way have been shown. Other matters affecting the property, such as restrictive covenants or municipal requirements, have not been illustrated. Unless otherwise shown, property corner markers have not been placed during the survey for this report. This Plan should not be used to establish property boundaries due to the high degree of risk of the user making an error in measurement.

Dated at Calgary, Alberta, June 1st, 2004

*Iain Douglas*  
 Iain Douglas, A.L.S.  
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### NOTE

Scale - 1: 250

All measurements are in metres.

Unless otherwise specified, the dimensions shown relate to distances from property boundaries to foundation walls.

Unless otherwise specified, eaves are dimensioned to the line of foundation.

Statutory Iron Posts found shown thus: ●

Property Boundaries of Parcel Affected shown thus: ———

Foundation shown thus: ———

Fence shown thus: —\*—

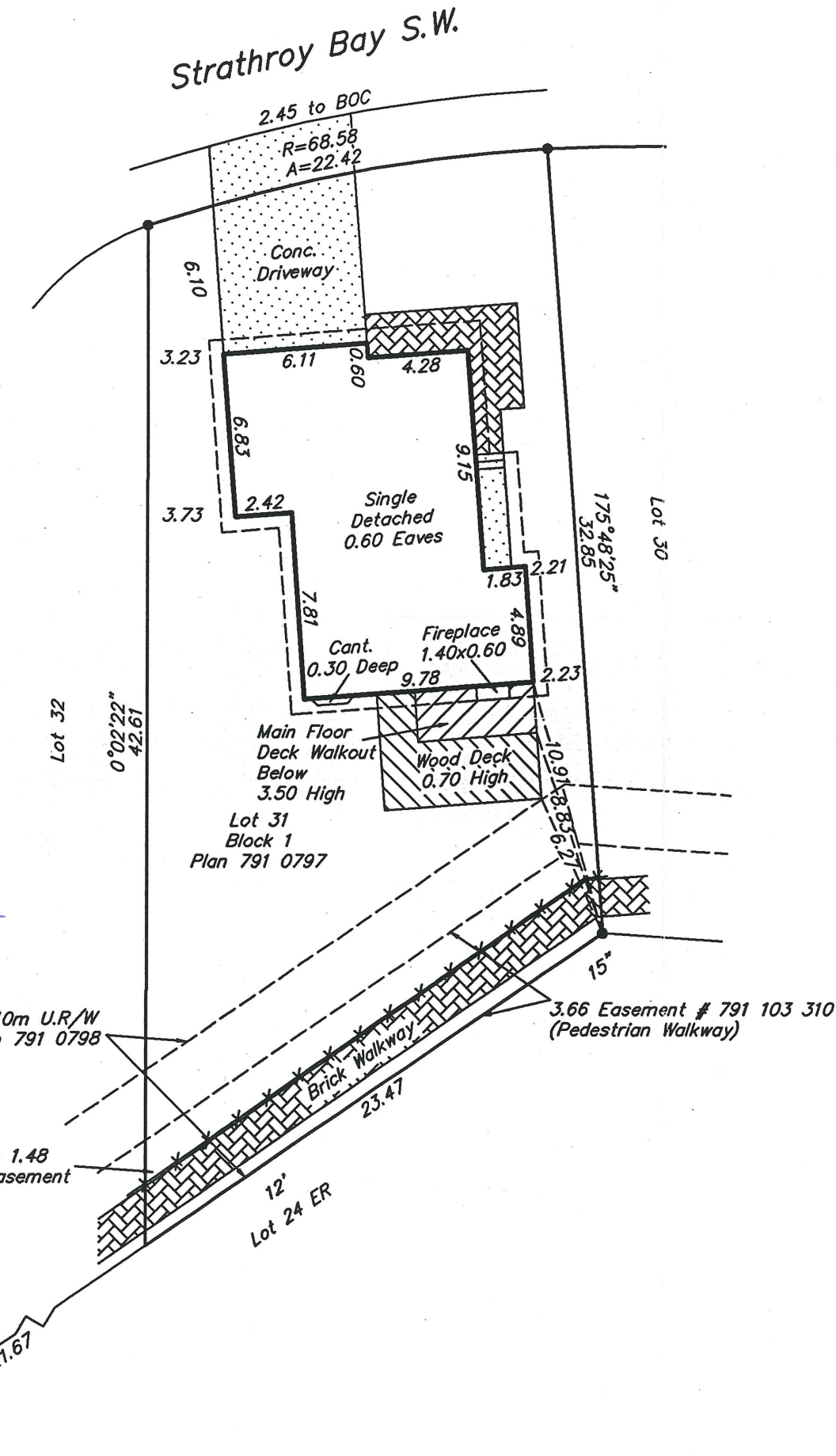
Fences found to be within 0.20m of the property line are shown on the property line.

This plan is ineffective if it does not bear a live signature and permit stamp (red).

### DOUGLAS SURVEYS INC.

610, 1300 - 8th Street S.W.  
 Calgary, Alberta, T2R 1B2  
 Phone : 228-7005 Fax : 228-4144

Job No. : 040776



### The City of Calgary Development & Building Approvals CERTIFICATE OF COMPLIANCE

Provided that all the information shown on this survey plan is accurate, the location of the building as shown complies with The City of Calgary Land Use By-Law 2P60. This Certificate of Compliance relates only to the building location requirements of the Land Use By-Law 2P60 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: June 30, 2004  
 Development Officer