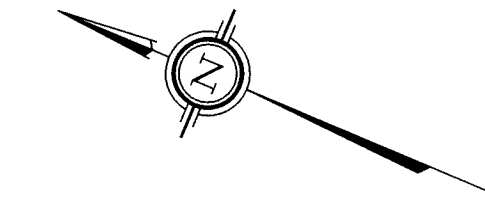


ROAD ALLOWANCE BETWEEN CONCESSIONS I (OTTAWA FRONT) & C (RIDEAU FRONT) (NEPEAN)

BRONSON AVENUE

PIN 04121 - 0324

N 22° 53' 10" W (Reference Bearing)

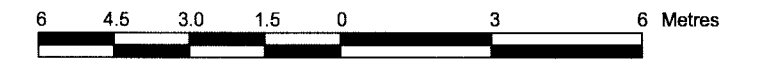


SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of
PART OF LOTS 137 AND 138
REGISTERED PLAN 3459
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150



Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 25th day of August, 2017.

August 30th, 2017
Date

Richard R. Gauthier
Richard R. Gauthier
Ontario Land Surveyor

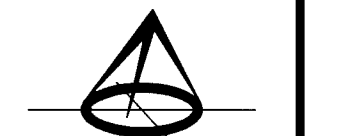
PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: AUGUST 30, 2017

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to TC United ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

- | | | |
|---------|---|--|
| Denotes | | |
| —□— | • | Survey Monument Planted |
| —■— | • | Survey Monument Found |
| SIB | • | Standard Iron Bar |
| SSIB | • | Short Standard Iron Bar |
| IB | • | Iron Bar |
| IB* | • | Round Iron Bar |
| CP | • | Concrete Pin |
| IB* | • | Iron Bar (0.3 Long) |
| (WIT) | • | Witness |
| Meas. | • | Measured |
| (AOG) | • | Annis, O'Sullivan, Vollebek Ltd. |
| (PI) | • | Registered Plan 3459 |
| (P2) | • | Plan 4R-17177 |
| (P3) | • | (857) Plan November 7, 1981 (Ref. 48-3459) |
| (P4) | • | (JDB) Plan August 23, 2005 (Ref. 05-10-481-00) |
| (P5) | • | (AOG) Plan April 11, 1986 |
| (NI) | • | (725) Field Notes February 6, 1956 |
| (DI) | • | Inst. N436062 |
| — OHW — | • | Overhead Wires |
| ○ UP | • | Utility Pole |
| □ GM | • | Gas Meter |
| BF | • | Board Fence |
| ○ B | • | Bollard |
| C/L | • | Centreline |
| Fdn. | • | Foundation |

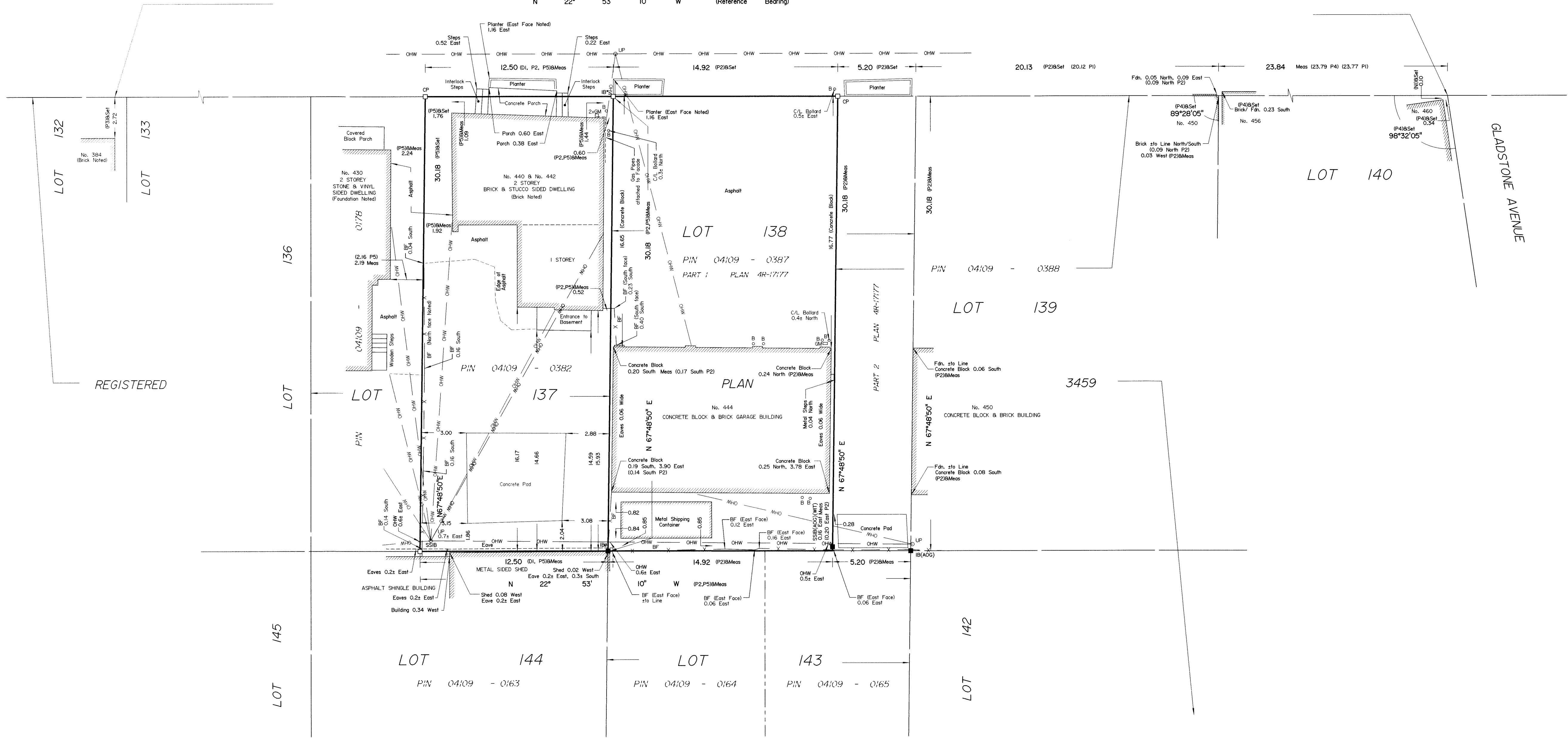
ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2019995



THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29 (3)

Bearings are astronomic, derived from the westerly limit of Bronson Avenue, shown to be N22°53'10"W on Plan 4R-17177.

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ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@osvdltd.com
Ontario Land Surveyors Inc. No. 19675-17, TC United Lt. 137 Pl. 3459 D.F.



REGISTERED

PLAN 3459 PART 1 (PART 2 OF PLAN 3459) - 2017-08-30 11:00 AM