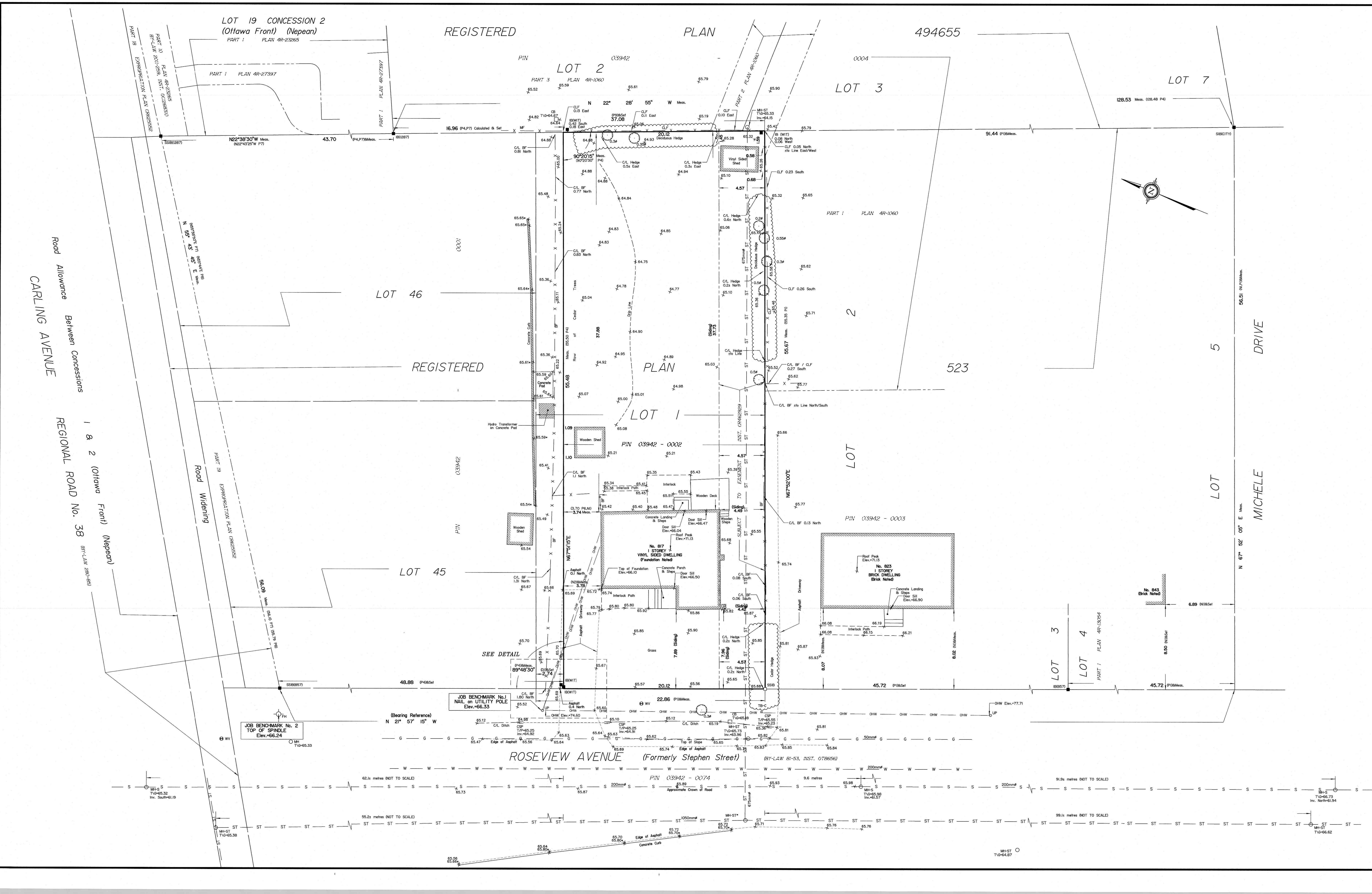


SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of
PART OF LOT 1
REGISTERED PLAN 523
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 150

6 4.5 3.0 1.5 0 3 6 Metres

Metric

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

Notes & Legend

	Denotes	
—□—	"	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CC	"	Cut Cross
CP	"	Concrete Pin
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(P1)	"	Registered Plan 523
(P4)	"	(857) Plan October 30, 1986
(P6)	"	(725) Plan May 8, 1963
(P7)	"	Plan 4R-27397
(P8)	"	Expropriation Plan Inst. CR625552
(P9)	"	Plan 4R-1060
(D1)	"	Inst. N561625
(N1)	"	Records of (725)
(N2)	"	Field Notes (647) September 21, 1973
FH	"	Fire Hydrant
WV	"	Water Valve
MH-ST	"	Maintenance Hole (Storm Sewer)
MH-S	"	Maintenance Hole (Sanitary)
MH	"	Maintenance Hole (Unidentified)
— OHW —	"	Overhead Wires
CB	"	Catch Basin
GM	"	Gas Meter
CLF	"	Chain Link Fence
BF	"	Board Fence
MF	"	Metal Fence
Fdn.	"	Foundation
CSP	"	Corrugated Steel Pipe
+ 65.00	"	Location of Elevations
+ 65.00*	"	Top of Concrete Curb Elevation
C/L	"	Centreline
———	"	Property Line
Inv.	"	Invert
T/P	"	Top of Pipe
T/G	"	Top of Grate
(tree symbol)	"	Deciduous Tree
UP	"	Utility Pole
TB-C	"	Cable Terminal Box
— ST —	"	Underground Storm Sewer
— S —	"	Underground Sanitary Sewer
— W —	"	Underground Water
— G —	"	Underground Gas
Ø	"	Diameter

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 18th day of May, 2021.

May 20, 2021
Date

A.J. Broxham
Andrew J. Broxham
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: MAY 20, 2021

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to 817 Roseview Inc. ("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.

ELEVATION NOTES

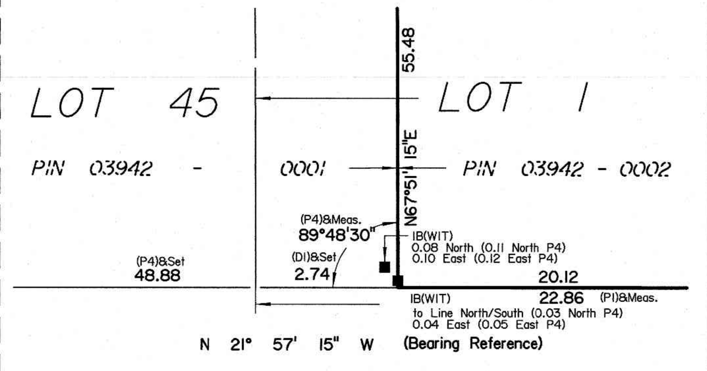
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Underground services, Inverts and Maintenance Hole marked by * are taken from City of Ottawa Engineering Drawings G-C-14C and Plan No. L-32.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

DETAIL NOT TO SCALE



ROSEVIEW AVENUE
(Formerly Stephen Street)
(BY-LAW 81-53, INST. OT8656)
PIN 03942 - 0074

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-11566

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

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Job No. 21421-21 OGC Pt Lt 1 PL 523 T D1 | ig