

November 11, 2022

JDB# 22-10-111-00

1606 Proulx Drive
Ottawa, ON
K4A 1T5

Attention: Carina Guzman

Email: carina@creativdevventures.com

Re: Surveyor's Real Property Report
1815 Montreal Road
Lot 141
Judge's Plan 652

AOLS Plan Submission Form # 2160977

Dear Carina,

This report outlines the nature of our involvement with the above noted project and the results of our field survey.

THE PROJECT:

You engaged our firm to provide survey services on the above-noted parcel (s). The specifications for the survey are as identified on the Proposal dated, September 12, 2022 and in accordance with Ontario Regulation 216/10.

We provide the following:

- Digital copies of all deliverables;
- Hard copies (up to 4) available upon request

RESEARCH / DATA SOURCES:

Our research included obtaining current registry office records and field notes/plans from other surveying firms involved on or adjacent to the subject property. Dimensions shown on the plan are ground dimensions.

DATA ACQUISITION

The equipment deployed for the field survey included Global Positioning Systems and Total Station measurement devices. The software used to import/process the field data and prepare the drawing included Microsurvey Field Genius and Geoplus Vision CAD.

OBSERVATIONS

During the course of our field survey we observed the following:

Evidence Found: Sufficient survey monuments were located to ascertain the boundaries of the subject parcels.

Occupational Limits: See comments under PART 2 – SURVEY REPORT, BOUNDARY FEATURES, as shown on our SRPR dated November 10, 2022.

Please note that some of the features measured during the course of the survey are located in close proximity to the parcel boundaries. We would suggest you pay close attention to these specific features and discuss with your solicitor if their locations have any impact on your property rights.

Other Interests: Note that there are overhead utility wires crossing the Southerly portion of the property. No easement for the utility lines were found to be registered on PIN 04375-0013 (LT).

Easements / Rights-of-Way: None.

PROJECT MILESTONES

The following is the timeline of the Project Milestones:

Plan Preparation: September 12, 2022

OLS Plan Examination/Signature: November 10, 2022

DATA OWNERSHIP

J.D. Barnes Limited retains ownership of all of the materials provided, software developed and any data collected during the course of this project. Any reproduction or distribution of the materials provided without the written consent of J.D. Barnes Limited is prohibited.

NOTE TO READER

On the basis of the information that you have provided, we undertook this project and have prepared the above noted materials for the purpose of a real estate transaction. We express no assurances that the data or advice provided can be used for any other purpose by you or any other party without first consulting with J.D. Barnes Limited.


DECLARATION OF COMPLIANCE

You will note that the Plan contains a Surveyors Certificate, being a Declaration of Compliance with the Surveys Act, the Surveyors Act and the regulations made under them.

We trust that this is satisfactory to your needs. If you have any questions, comments or concerns please contact the undersigned.

Yours truly,

J. D. BARNES LIMITED



Shawn Leroux, O.L.S., O.L.I.P., A.L.S.,
Project Supervisor

