



**Land Surveyors**  
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Date: May 12, 2026

**Re:** Average Grade Determination of Farley, Smith & Denis Surveying Ltd. Survey Plan, dated January 19, 2018 of 71 Russell Avenue, Ottawa, Ontario

### **Basis of Determination**

The Average Grade was determined using the Topographic Plan of the subject property, prepared by Farley, Smith & Denis Surveying Ltd., dated January 19, 2018 (the “Farley Plan”). The spot elevations and topographic data depicted on the Farley Plan were used as the sole basis for this determination.

The Average Grade was calculated by importing the topographic data from the CAD file associated with the Farley Plan into Autodesk Civil 3D, generating a surface model, and extracting the mean surface elevation.

**Average Grade of Property: 63.9 m**

The Farley Plan dated January 19, 2018 depicts the topographic condition of the subject property as it existed prior to the demolition of the former dwelling. The Average Grade of 63.9 m derived from this plan therefore represents the established grade of the property as it stood continuously for the period prior to demolition.

### **Limitations and Qualifications**

This determination is subject to the following limitations:

- 1. No Field Work Completed:** This determination was prepared solely using the data derived from the Farley Plan dated January 19, 2018. No independent field survey, site visit, or field verification was undertaken as part of this assignment.



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2. Reliance on Source Data: The accuracy of this Average Grade determination is contingent upon the accuracy and completeness of the topographic data depicted on the Farley Plan. Any errors or omissions in the source survey data may affect the result.
3. Datum Reference: All elevations are referenced to Geodetic Datum CGVD-1928, as per the Farley Plan.
4. Conditions May Have Changed since the field work for the Farley Plan was completed on January 17<sup>th</sup>, 2019.

This determination is prepared for the purpose stated herein and shall not be relied upon for any other purpose without the prior written consent of the undersigned.



Jake Anderson  
Ontario Land Surveyor

