This Plan must be read in conjunction with Survey Report - Part 2, Dated: 10/16/15

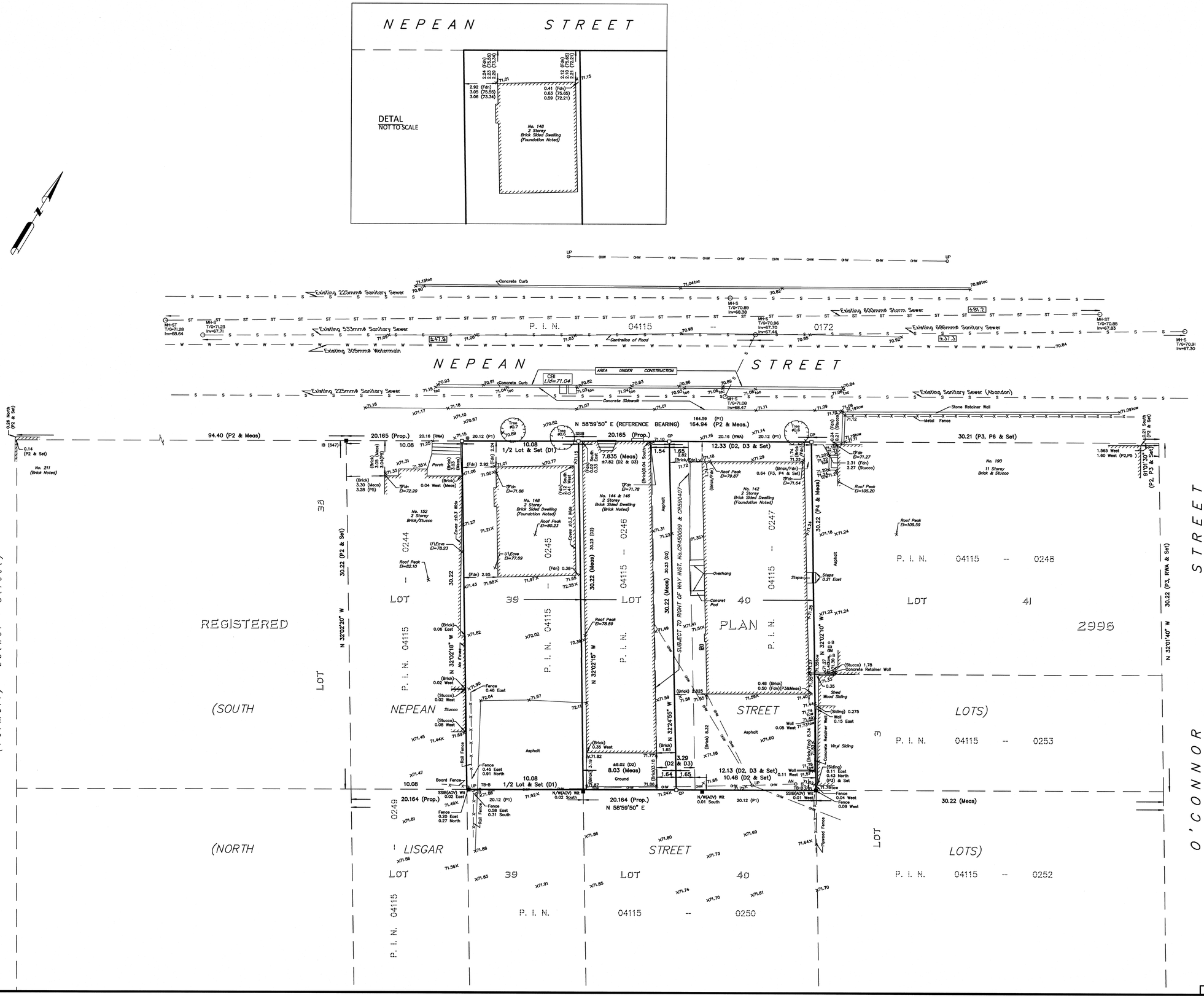
SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

PART OF LOT 39 AND LOT 40 (SOUTH NEPEAN STREET) REGISTERED PLAN 2996 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2015

Scale 1: 150

0 1.5 3 6 9 12 15 metres



Metric Note
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999xx.

Bearing Note
Bearings hereon are grid bearings derived from the Smart-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°03'40" counter-clockwise was applied to bearings on Plan

Elevation Notes
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978.
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. Underground utility data derived from City of Ottawa utility sheet reference: Plan No. 1609, sheets 2 & 3 of 3.
4. Sanitary and storm sewer grades and inverts were derived\compiled from: Field measurement \ City of Ottawa
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

	Denotes	
—□—	Denotes	Survey Monument Planted
—■—	"	Survey Monument Found
IB	"	Iron Bar
SSIB	"	Short Standard Iron Bar
CP	"	Concrete Pin
Meas	"	Measured
Prop.	"	Proportioned
(P1)	"	Registered Plan 2996
(P2)	"	Plan By (ANNIS, O'SULLIVAN, VOLLEBEKK LTD.) Dated April 27, 1989 Dated June 28, 2010
(P3)	"	Plan By (FARLEY, SMITH & MURRAY SURVEYING LTD.) Dated April 3, 1996
(P4)	"	Plan By (J. D.BARNES LTD.)
(P5)	"	Plan By (H.R. FARLEY O.L.S.) Dated April 23, 1968, November 17, 1972
(P6)	"	Plan By (FARLEY & MARTIN LTD.) Dated July 7, 1982
RWA	"	R. W. ARNETT O.L.S. Dated November 18, 1967
D1	"	Inst. No. CR606974
D2	"	Inst. No. CR450099
D3	"	Inst. No. CR590407
MH-ST	"	Maintenance Hole (Storm)
MH-S	"	Maintenance Hole (Sanitary)
VC	"	Valve Chamber (Watermain)
—— ST ——	"	Underground Storm Sewer
—— S ——	"	Underground Sanitary Sewer
—— W ——	"	Underground Water
—— OHW ——	"	Overhead Wires
UP	"	Utility Pole
AN	"	Anchor
CBI	"	Catch Basin Inlet
Inv.	"	Invert
T/G	"	Top of Grate
GM	"	Gas Meter
TB-B	"	Bell Terminal Box
B	"	Bollard
65.00	"	Location of Elevations
	"	Property Line
	"	Deciduous Tree

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THIS REPORT WAS PREPARED FOR:
PINO GUERRA ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

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 Regulations made under them.
2. The survey was completed on the 14th day of October, 2015.

OCTOBER 16, 2015
Date

Ronald A. Denis
Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1948356

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

FARLEY, SMITH & DENIS SURVEYING LTD.

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