

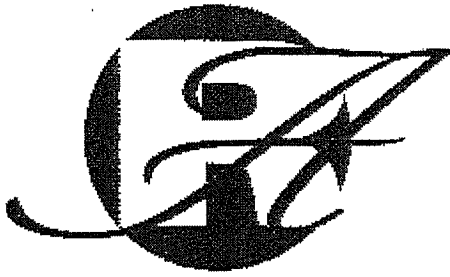
APPENDIX 1

CHAIN OF TITLE

CURRENT PLAN OF SURVEY

AERIAL PHOTOGRAPHS

SITE PHOTOGRAPHS



INVOICE NO. 55376
DATE December 15, 2011

READ ABSTRACTS LIMITED

331 Cooper Street, Suite 300
Ottawa, Ontario, Canada K2P 0G5
Tel: (613) 236-0664 Fax: (613) 236-3677
Email: search@readsearch.com

**PATERSON GROUP
28 CONCOURSE GATE
UNIT 1
OTTAWA, ON
K2E 7T7**

Our file no:
Your file no: PE2278
1050 Somerset
Att: luke Lopers

Disbursements Total	36.00
Mileage	-----
FEES TO prepare environmental search to early 1900's.	100.00

Subtotal before tax	136.00
HST No. R104429162 RT	17.68
Total	153.68

331 Cooper Street, Suite 300
Ottawa, Ontario, Canada K2P 0G5
Tel: (613) 236-0664 Fax: (613) 236-3677
Email: search@readsearch.com

ENVIRONMENTAL SEARCH

Att: Luke Lopers

Ref: 1050 Somerset St W, Ottawa

Lots 1 to 4, Block J, Plan 73

West Side of Breezehill Ave N.

(PINS 04099-0347, 04099-0348

04099-0349, 04099-0350)

City of Ottawa

Dec 13, 2011

Deed 16468 registered March 21, 1894
From William J. Cole to M. Hartnett

Deed 1885 registered June 13, 1905
From William J. Cole to Michael Cardill

Deed 137174 registered Nov 3, 1916
From Albert Thoms to Charles Orton

Foreclosure 207642 registered June 9, 1932
From Michael Hartnett to Toronto General Corp.

Deed 228992 registered Aug 29, 1939
From Toronto General Corp. to Ernest R. Beckwith

Deed 229293 registered Sept 29, 1939
From Michael Cardill to Blanche Leclair

Deed 237336 registered Jan 29, 1942
From Ernest R. Beckwith to Altha Heath

Deed 249056 registered Oct 6, 1944
From Blanche Leclair to Cyrille Leclair and Blanche Leclair

Deed 249658 registered Nov 7, 1944
From Michael Cardill to Arthur Albert

Deed 331610 registered March 31, 1955
From Charles Orton to Elias Wilko

Deed 448554 registered Aug 31, 1962
From Arthur Albert to Lazarus Mirsky

Deed 450413 registered Oct 4, 1962
From Altha Heath to Lazarus Mirsky

Deed 451647 registered Nov 1, 1962
Blanche Leclair to Lazarus Mirsky

Deed 453010 registered Nov 30, 1962
From Elias Wilko to Lazarus Mirsky

Deed 463004 registered July 24, 1963
From Lazarus Mirsky to National Brake & Clutch Service Limited

Deed 463006 registered July 24, 1963
From National Brake & Clutch Service Limited to Lazarus Mirsky

Lease NS266114 registered Nov 21, 1984
From Lazarus Mirsky to Acklands Ltd.

Deed OC1287895 registered Sept 27, 2011
Estate of Lazarus Mirsky to Claridge Homes (Hintonburg) Inc.

TOPOGRAPHICAL PLAN OF

**LOTS 1,2,3 and 4
WEST SIDE
BREEZEHILL AVENUE NORTH
BLOCK J
REGISTERED PLAN 73
CITY OF OTTAWA**

Prepared by Annis, O'Sullivan, Vollebakk Ltd.
Field Work Completed on April 19, 2011

Scale 1 : 250



Metric

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

Notes & Legend

Denotes	
+ 65.00	Location of Elevations
+ 65.00	Location of Bottom of Curb Elevations
○ MH-ST	Maintenance Hole (Storm Sewer)
○ MH-S	Maintenance Hole (Sanitary)
○ MH-B	Maintenance Hole (Bell)
○ UP	Utility Pole
□ CB	Catch Basin
○ FH	Fire Hydrant
CLF	Chain Link Fence
T/G	Top of Grate
— ST —	Underground Storm Sewer
— S —	Underground Sanitary Sewer
— W —	Underground Water
— P —	Underground Power
— B —	Underground Bell
— — —	Property Line

SITE AREA = 2416 m²

BOUNDARY INFORMATION COMPILED FROM OFFICE RECORDS,
REGISTRY SEARCH AND FIELD SURVEY

ELEVATION NOTES

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

UTILITY NOTES

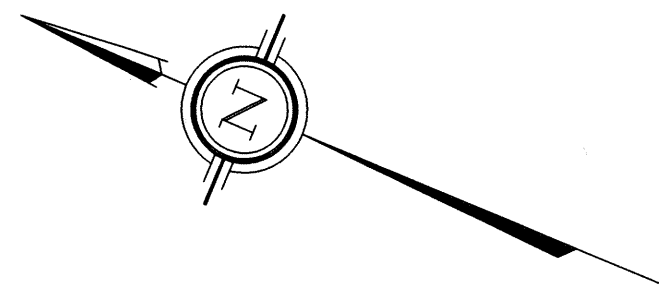
- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

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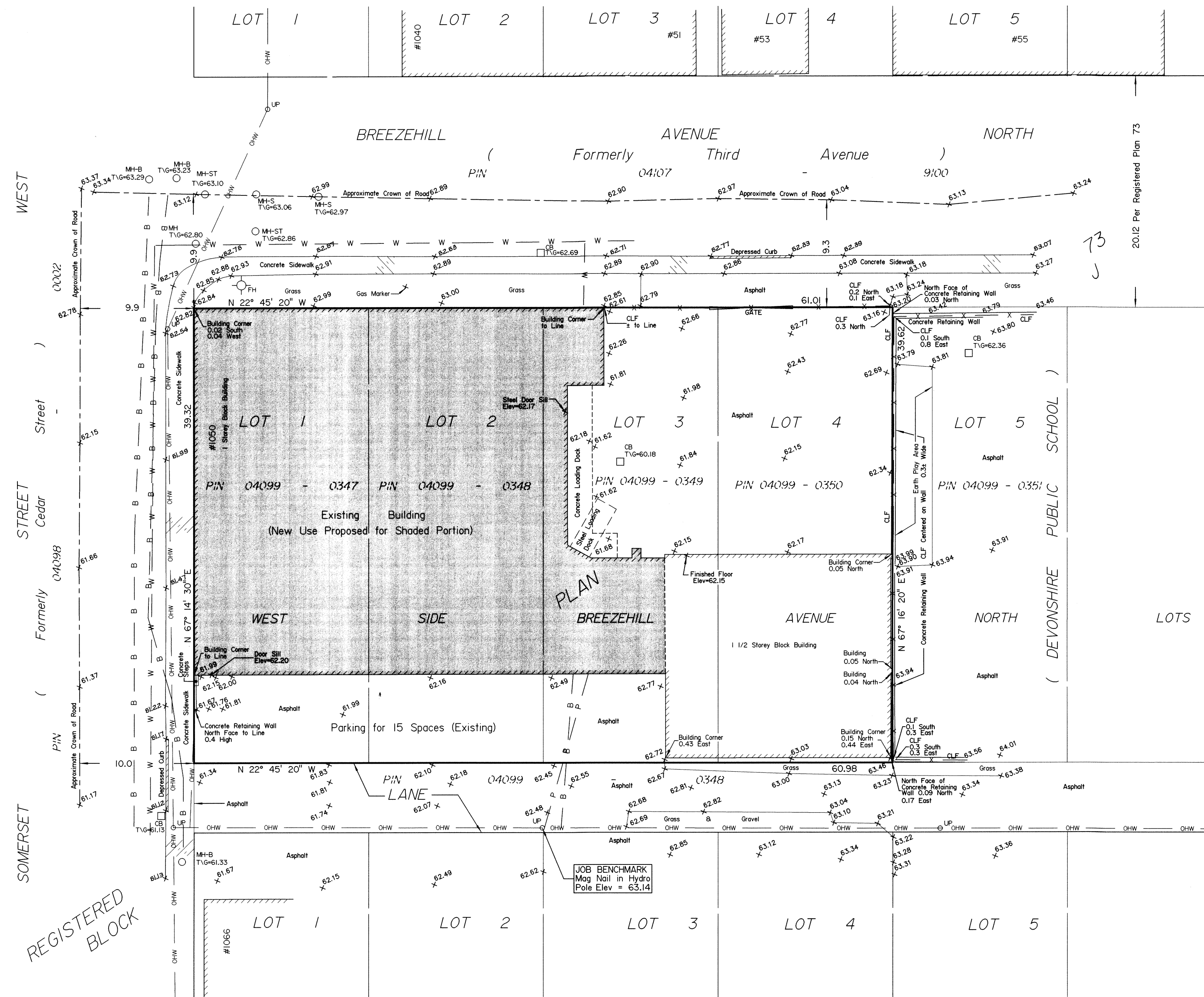
Ontario
Land Surveyors

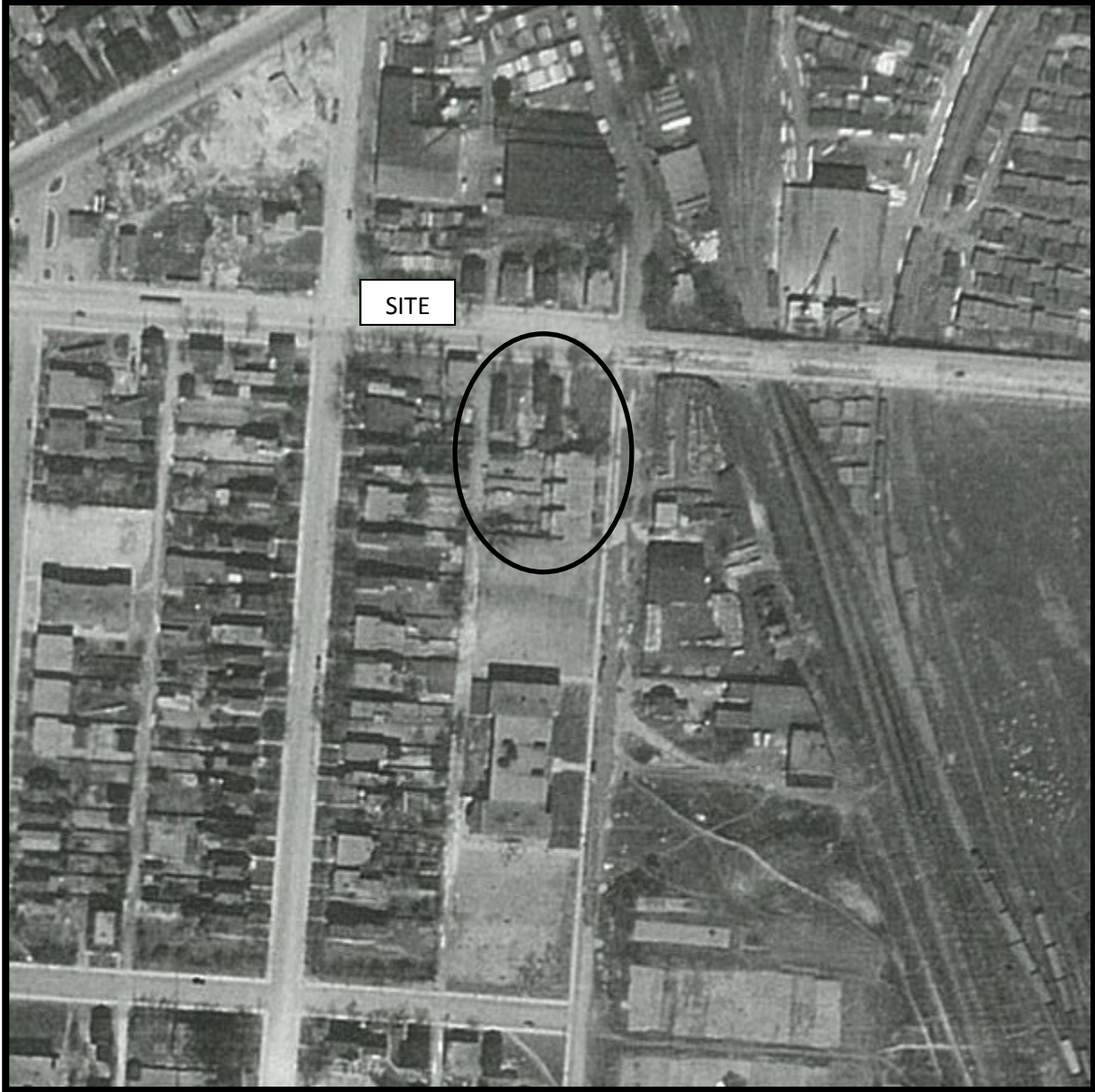
Job No. 11973-II Claridge Lt. 1-4 PI 73 T D2 CRO



1050 Somerset Street West Current Zoning: TM(126)H(15)
Current Parking #15 spaces (off Lane)

ADD: Light Industrial Use as a permitted use to the portion of the existing building that is high-lighted.





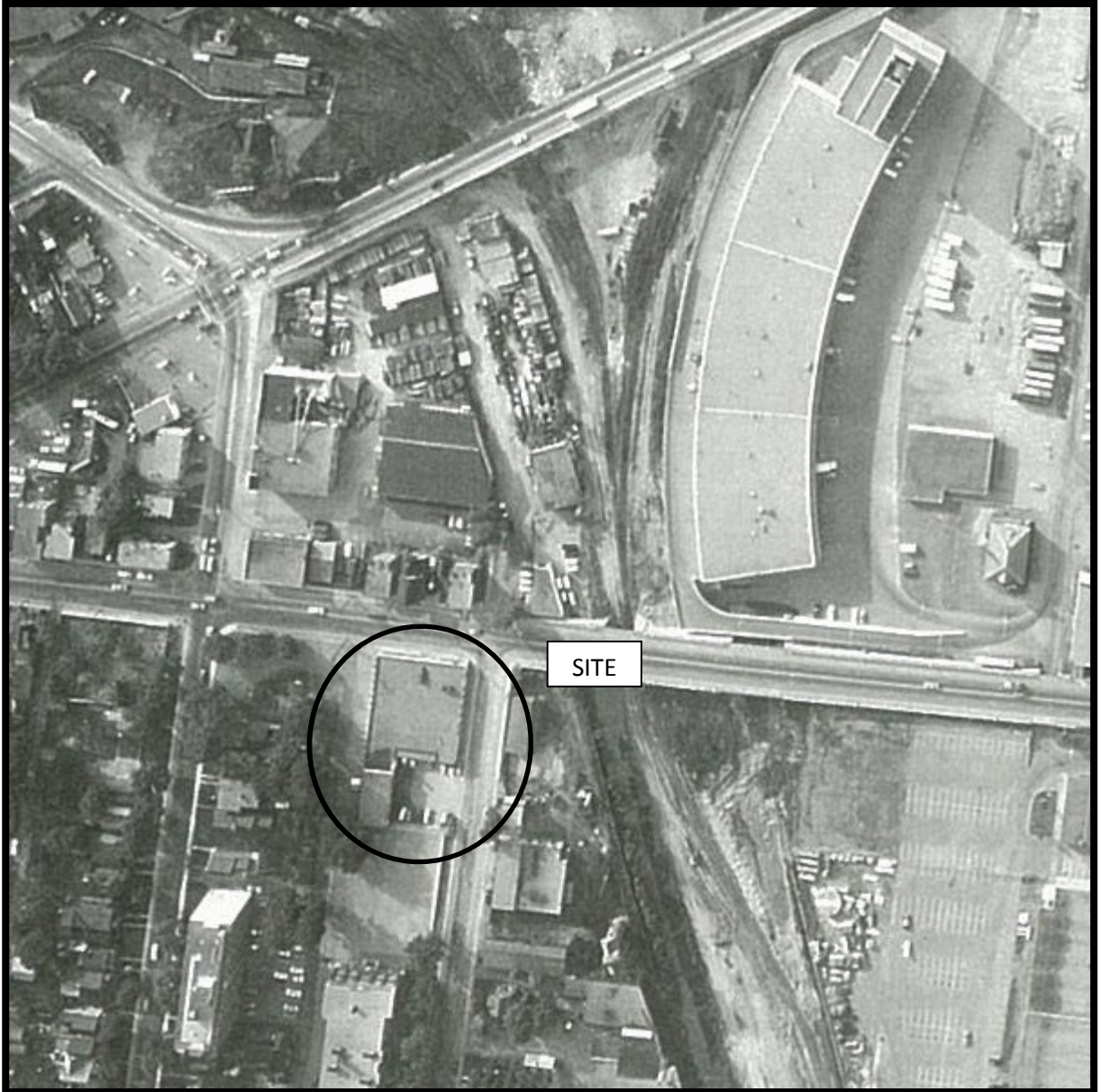
AERIAL PHOTOGRAPH
1928



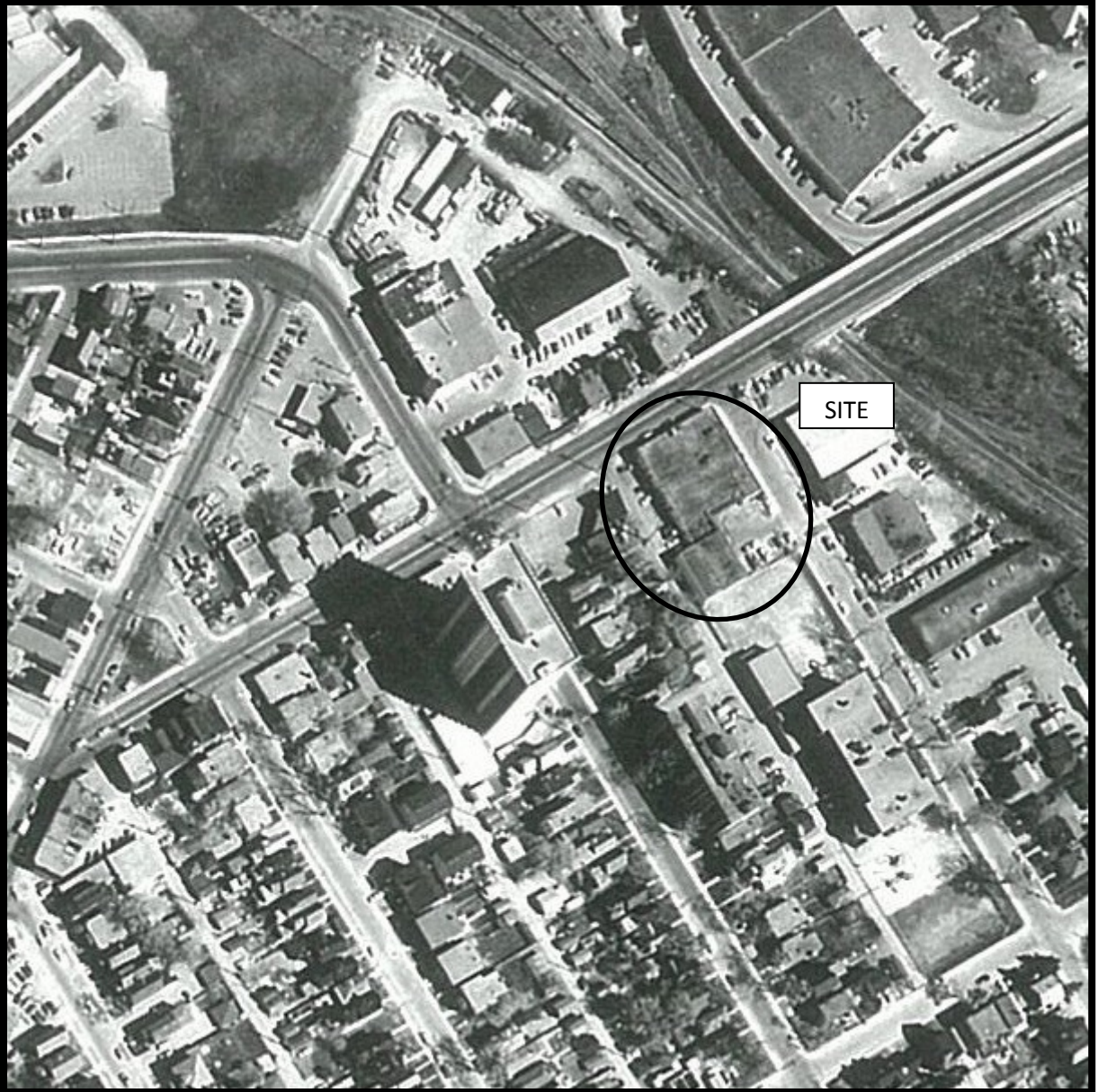
AERIAL PHOTOGRAPH
1946



AERIAL PHOTOGRAPH
1958



AERIAL PHOTOGRAPH
1966



AERIAL PHOTOGRAPH
1986



AERIAL PHOTOGRAPH
2002

Site Photographs

PE2278

1050 Somerset Street West, Ottawa, ON

February 2, 2012



Photograph 1: (Google Street View) View of the north side of the site looking south. Photograph illustrates the vacant commercial (north) portion of the subject building.



Photograph 2: View of the automotive service garage (south) portion of the subject building, looking west. Photograph illustrates the service bays of the automotive garage.

Site Photographs

PE2278

1050 Somerset Street West, Ottawa, ON

February 2, 2012



Photograph 3: View of loading area to the south of the commercial portion of the building. View is looking northwest.



Photograph 4: View of the vent and fill pipes to the northwest of the automotive garage. View is looking southeast.

Site Photographs

PE2278

1050 Somerset Street West, Ottawa, ON

February 2, 2012



Photograph 5: View of the interior of the automotive service garage portion of the subject building. View is looking southwest.



Photograph 6: View of the wash basin on the interior of the machine shop, north of the service garage portion of the building. View is looking east.

Site Photographs

PE2278

1050 Somerset Street West, Ottawa, ON

February 2, 2012



Photograph 7: View of the interior of the ground floor of the vacant commercial (north) portion of the subject building. View is looking northwest.



Photograph 8: View of the interior of the basement of the vacant commercial portion of the subject building, looking northeast.