

American National
 Commercial Real Estate
 Due Diligence Management
 3250 Bonita Beach Road
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 Bonita Springs, Florida 34134
 1-866-290-8121
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ALTA/NSPS Land Title Survey
 U-HAUL CO. (CANADA) LTD. U-HAUL CO. (CANADA) LTEE
 3636 INNES ROAD
 OTTAWA, ONTARIO

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM 2046609

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 21st DAY OF FEBRUARY, 2018.

MACKAY, MACKAY & PETERS LIMITED
 DATE: MARCH 27, 2018
 PER: ROSS A. CLARKE
 ONTARIO LAND SURVEYOR

TO: U-HAUL CO. (CANADA) LTD.; U-HAUL CO. (CANADA) LTEE; DS LAWYERS CANADA LLL; AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 5, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 21st DAY OF FEBRUARY, 2018.

DATE OF PLAT OR MAP: MARCH 27, 2018
 REGISTERED SURVEYOR: ROSS A. CLARKE
 ONTARIO LAND SURVEYOR No.: 1201
 PROVINCE OF ONTARIO
 DATE OF LAST REVISION: OCTOBER 11, 2019
 DATE PRINTED: OCTOBER 11, 2019
 PROJECT NO.: 18-018

MACKAY, MACKAY & PETERS LIMITED
 3380 SOUTH SERVICE ROAD
 BURLINGTON, ONTARIO L7N 3J5
 PHONE: (905) 639-1375
 FAX: (905) 333-9544
 e-mail: hilton@mmplimited.com
 Records of Sewell & Sewell and Yates & Yates LTD.

amec foster wheeler

Zoning Notes
 NOTES: CITY OF OTTAWA ZONING BY-LAW 2008-250 - IL2 H(14)

ITEM	REQUIRED	OBSERVED	STATUS
PERMITTED USE	PUBLIC STORAGE FACILITY		SOURCE: CITY OF OTTAWA
MINIMUM LOT AREA	0.2 ha	3.43 ha	
MINIMUM LOT FRONTAGE	N/A	153.70	
MAX LOT COVERAGE	65%	23.9%	
MAX BUILDING HEIGHT	14.00	see plan	
MINIMUM SETBACKS			
FRONT	7.50	10.21	
SIDE	ONE	7.50	1.55
OTHER	7.50	54.04	
REAR (ABUTTING HYDRO)	3.50	52.32	
PARKING REQUIREMENTS	ONE PARKING SPACE PER 100.0 sq.m. GROSS FLOOR AREA		

Vicinity Map
 A map showing the location of the site at the intersection of Innes Road and Glewville Homes (Innes) Ltd. The site is highlighted in red. Surrounding streets include Queenway, St. Josephs Blvd., Dupont Dr., Amiens St., Jeanne D'Arc Blvd. S., Orleans Blvd., and Innes Road.

INTEGRATION DATA
 OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES ARE TO AN URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING	ELEVATION
A	5032927.18	459195.91	91.29
B	5032736.50	459407.58	90.03

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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

Legal Description
 SURVEYOR'S REAL PROPERTY REPORT
 WITH TOPOGRAPHIC FEATURES
 PLAN OF
**PART OF LOT 4
 CONCESSION 3 (OTTAWA FRONT)**
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER
 BEING IN THE
CITY OF OTTAWA
 MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
 SCALE 1 : 600

REGISTERED OWNER: U-HAUL CO. (CANADA) LTD. U-HAUL CO. (CANADA) LTEE (TRANSFERRED BY INST. No. OC1970226)

CERTIFICATE OF TITLE: PARCEL REGISTRY PIN 04404-1581 FOR THE LAND TITLES DIVISION OF THE REGISTRY OFFICE OF OTTAWA-CARLETON (4)

LEGAL DESCRIPTION: PART OF LOT 4, CONCESSION 3 (OTTAWA FRONT), GEOGRAPHIC TOWNSHIP OF GLOUCESTER, BEING PARTS 1 AND 2 ON PLAN 4R-30840

ENCUMBRANCES:

- C** SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. OC1970226 DESIGNATED AS PARTS 1 AND 2, PLAN 4R-30840 IN FAVOUR OF THE GLENVIEW HOMES (INNES) LTD. FOR THE PURPOSE OF WATER AND UTILITY LINES.
- D** TOGETHER WITH AN EASEMENT AS SET OUT IN INST. No. OC1970226 DESIGNATED AS PART 3, PLAN 4R-30840 FOR THE PURPOSE OF ACCESS AND STORM AND SANITARY LINES.
- E** SUBJECT TO A NOTICE OF OPTION TO PURCHASE AS IN INST. No. OC1970233 (EXPIRES FEBRUARY 1, 2028)
- F** SUBJECT TO A NOTICE OF LEASE AS IN INST. No. OC1970234 (EXPIRES FEBRUARY 1, 2028)

REPORT SUMMARY BEING PART 2 (to be read in conjunction with Plan being Part 1)
 LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING BOUNDARIES, EASEMENTS AND RIGHT OF WAYS - DATE MARCH 06, 2018.
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY:
 SUBJECT TO EASEMENTS AS SET OUT IN INSTRUMENT OC1970226 TOGETHER WITH EASEMENT AS SET OUT IN INSTRUMENT OC1970226

Surveyor's As-Surveyed Written Description
 COMMENCING AT THE NORTHWEST CORNER OF PART 2, PLAN 4R-30840,
 -THENCE NORTHEASTERLY N60°31'35"E, 123.03,
 -THENCE NORTHEASTERLY N60°52'45"E, 30.67,
 -THENCE SOUTHEASTERLY S22°37'20"E, 38.17,
 -THENCE SOUTHWESTERLY S60°43'10"W, 30.68,
 -THENCE SOUTHEASTERLY S22°37'20"E, 142.51,
 -THENCE SOUTHEASTERLY S22°35'00"E, 91.42,
 -THENCE SOUTHWESTERLY S60°55'45"W, 122.55
 -THENCE NORTHWESTERLY N22°41'20"W, 271.34 TO THE POINT OF COMMENCEMENT.

SHEET 2

PLAN BEING PART 1 MUST BE READ IN CONJUNCTION WITH SURVEY REPORT BEING PART 2

Legend of Symbols & Abbreviations

■ DENOTES A SURVEY MONUMENT FOUND	SAN MH DENOTES SANITARY MANHOLE
□ DENOTES A SURVEY MONUMENT PLANTED	CB DENOTES CATCH BASIN
SIB DENOTES STANDARD IRON BAR	WV DENOTES WATER VALVE
SSIB DENOTES SHORT STANDARD IRON BAR	FHA DENOTES FIRE HYDRANT
IB DENOTES IRON BAR	HP DENOTES HYDRO POLE
CP DENOTES CONCRETE PIN	TW DENOTES GUY WIRE
PIN DENOTES PROPERTY IDENTIFICATION NUMBER	THH DENOTES TRAFFIC HAND HOLE
P1 DENOTES REGISTERED PLAN 4R-30840	BOL DENOTES BOLLARD
P2 DENOTES EXPROPRIATION PLAN OC339341	TAB DENOTES TRAFFIC CONTROLLER BASE
	TL DENOTES TRAFFIC LIGHT
	LS DENOTES LIGHT STANDARD
	BPED DENOTES BELL PEDESTAL
	BAH DENOTES BUILDING HEIGHT
	GV DENOTES GAS VALVE

Utility Notes
 UTILITIES INFORMATION WERE TAKEN FROM SURVEY CONDUCTED BY AMOCO FOSTER WHEELER, PROJECT No. TPB173178, DATED NOVEMBER 2017.

Flood Zone
 THE RIDEAU VALLEY CONSERVATION AUTHORITY (RVCA) HAS NOT CONDUCTED ANY FLOOD PLAIN MAPPING STUDIES IN THIS AREA AND AS SUCH DOES NOT HAVE FLOOD PLAIN INFORMATION AT THIS SITE.

Encroachment Statement

- A** NOTE THE LOCATION OF THE CHAIN LINK FENCE ALONG THIS LIMIT - SEE PLAN
- B** NOTE THE LOCATION OF THE METAL SHED ALONG THIS LIMIT - SEE PLAN

General Notes

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 18, NAD83 (CSRS) (2010.0). DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999589. FOR BEARING COMPARISONS, A ROTATION OF 1°05'25" CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P1; A ROTATION OF 1°04'25" CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P2.

ELEVATIONS ARE GEODETIC ORIGIN (CGVD-1927/1978), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL HTV2.0.

THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA INNES ROAD, A PUBLIC RIGHT-OF-WAY.

THERE ARE A TOTAL NUMBER OF 167 REGULAR AND 3 HANDICAP PARKING SPACES ON THE SUBJECT PROPERTY. ON THE DATE OF THE FIELD SURVEY THERE WAS NOT OBSERVABLE EVIDENCE OF WETLANDS.

ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

SURVEYOR IS UNAWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED.

ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THE POSTED ADDRESS ON SITE IS 3636 INNES ROAD.

THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 34315.0 sq. m. (3.43 ha).

ALL TOPOGRAPHY DATA WAS OBTAINED FROM AMOCO FOSTER WHEELER SURVEY, PROJECT No. TPB173178, DATED NOVEMBER 2017.

SCALE: 1 : 600
 DRAWN BY: AS
 APPROVED BY: K.J.D.
 DRAWING FILE NAME: 18-018

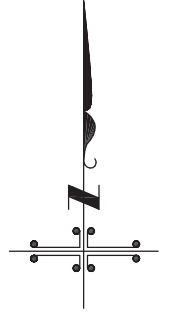


SCALE:
1 : 400

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A.S.

APPROVED BY:
K.J.D.

DRAWING FILE NAME:
18-018



SCALE:
1 : 400

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